CITY OF VANCOUVER

FIRST COUNCIL MEETING - 1970

The First Meeting of the Council of the City of Vancouver for the year 1970 was held on Wednesday, January 7, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with Prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel, Labour and Property matters.

ADOPTION OF MINUTES

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 16, 1969, be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council 'In Camera' meeting dated December 23, 1969, be adopted.

- CARRIED

PRESENTATION: Grant of Arms

The City Clerk presented to the Council a 'Grant of Arms' as given by the College of Heralds, London, England. A resume of information on the subject was filed with the Council.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT this 'Grant of Arms' be received and appreciation expressed to the City Clerk for his endeavours in bringing this Coat of Arms to the City of Vancouver at this time.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Traffic: 12th Avenue and Cambie Street

referred to traffic congestion at the intersection of 12th Avenue and Cambie Street which he attributed to a considerable extent to the fact that left turns are permitted. The Alderman requested the Engineering Department submit a specific report on the traffic congestion at this intersection.

His Worship so directed.

Alderman Phillips - Proposed Increase in Bus Fares

enquired if the Council will be discussing the proposed increase in bus fares (reported in the newspaper recently).

Several members of the Council spoke to the question.

Alderman Bird requested the Board of Administration revise a report for submission to Council in regard to the comparative position in the supply of power, etc. to an urban area such as Vancouver, as compared with a rural area.

COMMUNICATIONS OR PETITIONS

1. Safe Driving Week

MOVED by Ald. Calder,
THAT the communication from the Canada Safety Council, under date of December 19, 1969, in the matter of result of Safe Driving Week Campaign throughout Canada, be received for information.

- CARRIED

2. Meeting: Advisory Board to the Yellowhead Highway Association

The Council noted an invitation from the Chairman of the Advisory Board to the Yellowhead Highway Association to attend a meeting in Saskatoon, January 30, 1970. After due consideration, it was,

MOVED by Ald. Adams,
THAT the communication be received.

- CARRIED

3. Building Maintenance Contract: East Wing of City Hall

MOVED by Ald. Adams,
THAT the communication, dated December 18, 1969, from the Vancouver and District Port Maritime Council commenting adversely on the action of Council in granting a recent contract respecting maintenance of the East Wing of the City Hall, be received for information.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Proposed C.B.C. Development

A communication was noted from the Director of Planning, Canadian Broadcasting Corporation, that the C.B.C. Director for British Columbia has been instructed to contact the Mayor's Office to arrange a suitable date and time to discuss C.B.C. proposals for its Vancouver Consolidation Project.

His Worship reported that a meeting has been set to meet representatives of the Corporation next week, following which senior officials will appear before the Council with a full report.

MOVED by Ald. Calder,
THAT the foregoing information be received.

- CARRIED

5. Passport Office

A communication was received from the Secretary of State for External Affairs advising a satisfactory office location in the Vancouver downtown area has been determined, for occupancy in February, 1970, for a Passport Office.

A similar communication was received from Mr. H. Winch, M.P.

MOVED by Ald. Bird,
THAT the foregoing communications be received.

- CARRIED

6. Deputy Mayor: First Quarter, 1970

MOVED by Ald. Adams,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Linnell be appointed Deputy Mayor for the Quarter commencing January 1, 1970.

- CARRIED

7. Appointment of Civic Chaplain: 1970

A communication from His Worship the Mayor advised of re-appointment of the Rev. Dr. George Turpin as Civic Chaplain for the year 1970.

MOVED by Ald. Wilson,
THAT this information be received, the Council being pleased with this appointment.

- CARRIED

8. Appointments: Boards and Commissions, et al, 1970

MOVED by Ald. Bird,
THAT the following appointments of various Council members to Boards and Commissions et al for the year 1970, as recommended by His Worship the Mayor, be approved:

Alcoholic Receiving Hospital Board	Alderman Wilson
Athletic Commission	Alderman Sweeney
Auditorium Board	Alderman Broome
Callister Park Committee	Alderman Calder
	Alderman Sweeney

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Appointments: Boards and Commissions, et al, 1970 (cont'd)

Civil Defence Board	Mayor Campbell (Chairman) Alderman Wilson
Downtown Parking Corporation	Alderman Linnell
General Hospital Board	Alderman Hardwick Alderman Linnell Alderman Phillips
Greater Vancouver Regional District and Regional Hospital District	Mayor Campbell - 5 votes Alderman Adams -) Alderman Bird -) 4 votes Alderman Broome-) each Alderman Wilson-) ALTERNATE for Mayor Campbell Alderman Sweeney ALTERNATE for Alderman Adams Alderman Calder ALTERNATE for Alderman Bird Alderman Phillips ALTERNATE for Alderman Broome Alderman Linnell ALTERNATE for Alderman Wilson Alderman Rankin
Greater Vancouver Sewerage Board	Alderman Adams Alderman Linnell Alderman Wilson
Greater Vancouver Visitors and Convention Bureau	Alderman Linnell
Greater Vancouver Water District	Alderman Adams - 5 votes Alderman Bird -) 4 votes Alderman Broome -) each Alderman Wilson -)
Industrial Development Commission of Greater Vancr.	Alderman Bird
Library Board	Alderman Hardwick
Lower Mainland Municipal Association	Alderman Phillips
Metropolitan Board of Health of Greater Vancouver	Alderman Linnell
Mount St. Joseph's Hospital Board of Management	Alderman Rankin
Museum Board	Alderman Bird
Official Traffic Commission	Alderman Linnell Alderman Rankin
Pacific National Exhibition Advisory Directors	The Whole Council
Pacific National Exhibition Executive (Special Council Representative)	Alderman Adams
Parking Commission	Alderman Rankin
Port of Vancouver Development Committee	Alderman Linnell

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Appointments: Boards and Commissions, et al, 1970 (cont'd)

Remembrance Day Committee	Alderman Wilson	
St. Paul's Hospital	Alderman Calder	
St. Vincent's Hospital	Alderman Sweeney	
Town Planning Commission	Alderman Hardwick	
Vancouver-Fraser Regional Parks District	Alderman Bird -	5 votes
	Alderman Broome -)	
	Alderman Linnell-)	4 votes
	Alderman Sweeney-)	each
	Alderman Wilson -)	
	ALTERNATES	
	Alderman Hardwick	
	Alderman Rankin	
Vehicles-for-Hire Board	Alderman Rankin	

- CARRIED

9. Appointments: Standing Committees, 1970

The following letter was noted from His Worship the Mayor:

"I wish to recommend that the Standing Committees be re-appointed on the same basis as last year with the exception that the Planning and Development and Transportation Committee be split so that transportation matters can be handled separately.

Accordingly, it is further recommended that such Committees be Chaired as follows:

Finance	..... Alderman Adams
Planning and Development	..... Alderman Bird
General Purposes	..... Alderman Broome
Transportation	..... Alderman Wilson
Health and Welfare	..... Alderman Linnell"

MOVED by Ald. Sweeney,
THAT the foregoing recommendations of appointments of Chairmen of Standing Committees for 1970 be approved.

- CARRIED

10. Coat of Arms

The City Clerk reported as follows:

"I have great pleasure in presenting to Council the Grant of Arms by the College of Heralds dated March 31, 1969. This Grant was made pursuant to the formal application by His Worship Mayor Campbell in September 1968. In furtherance of the Council's intention to have its Coat of Arms registered, correspondence was commenced with the College of Heralds in 1966. In that year, Mayor Rathie visited the Chester Herald, Mr. W.J.G. Verco, and took with him some preliminary sketches. Mr. Verco's comments were noted and further sketches were prepared, which I took to the College of Heralds in July, 1968.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Coat of Arms (cont'd)

The document conveying the Grant and bearing the Seals of the three Kings of Arms and prepared under the direction of the Chester Herald, is now in the City's possession.

Having a new Coat of Arms will involve the City in some expenditures for such things as dies for medals, badges, service pins, uniform badges, letterheads, colour transparencies and so forth. It is not thought proper to recommend that the existing stock of stationery and other objects bearing the Coat of Arms should be disposed of, but that arrangements should be made for the progressive replacement of these things when the present stocks are exhausted. The principal expenditures will occur initially in the replacing of relatively expensive dies so that the various kinds of medals and badges in the new form can be ordered as needed.

As far as can be ascertained at the present time, these various expenditures should not exceed $5,000.00. The initial costs are, of course, the heaviest. This estimate will also include the cost of dies for uniform badges worn by the various uniformed members of the Police Force and other City Departments.

I, therefore, submit the following recommendations:

(1) RECOMMENDED THAT the Mayor and the City Clerk be directed to take necessary steps in line with the report by the City Clerk at a cost not to exceed $5,000.00.

(2) RECOMMENDED THAT the City Clerk be directed to send a true copy of the Coat of Arms to the various Boards and they be asked to follow the same policy as the Council, that is, to introduce the use of the new Coat of Arms progressively as the need arises."

MOVED by Ald. Sweeney,
THAT the foregoing recommendations of the City Clerk be approved.

- CARRIED

11. Christmas Tree Burn (Spanish Banks)

Requests were received from the West Point Grey Community Association and West Point Grey Home Owners' Association to allow burning of Christmas trees at Spanish Banks on January 16, 1970.

MOVED by Ald. Wilson,
THAT this request be approved, subject to the approval of the Fire Chief as required by the relevant By-law.

- CARRIED

12. Supervised Care Facilities (Senior Citizens)

The Chairman of the Standing Committee on Health and Welfare (Alderman Wilson), submitted a letter dated January 5, 1970, recommending as Vancouver's Centennial project, a domicillary senior citizens' housing complex, thereby honouring pioneer citizens.

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Supervised Care Facilities
Senior Citizens (cont'd)

In this regard the Alderman recommended the proposal be considered by the Health and Welfare Standing Committee and by the Council Committee appointed to recommend a centennial project for 1971.

MOVED by Ald. Wilson,
THAT this proposal be referred for consideration to the two Committees mentioned in the letter of January 5, 1970.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 2, 1970

Works and Utility Matters

(i) Reduction in Train Services (Clause 9)

The Board of Administration advised of a resolution from the City of Edmonton opposing any suggested reduction in train services to Edmonton, including the proposed elimination by the Canadian National Railways of the Panorama trains and other services to Edmonton. The City requests Vancouver take appropriate action to assist Edmonton in its position in this matter.

MOVED by Ald. Adams,
THAT no action be taken on this matter.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated January 2, 1970, Clauses 1 to 5 inclusive and 7 and 8 be adopted and Clause 6 received for information.

- CARRIED

Social Service and Health Matters

(i) Illegal Occupancy: 6754 Sherbrooke Street
Mr. and Mrs. K. Barker (Clause 1)

At a previous meeting the Council deferred action on a request by Mr. and Mrs. K. Barker for an extension in connection with illegal occupancy at 6754 Sherbrooke Street. The deferment was to allow a report from the Board of Administration for further consideration of the Council's policy.

The Board of Administration submitted the Building Inspector's report detailing the situation, pointing out Council has never considered as part of its policy parents accommodating married sons or daughters with normal earning capacity.

MOVED by Ald. Phillips,
THAT the Council's policy be reaffirmed.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

(ii) Illegal Suite - 565 East 58th Avenue
David L. Hughes (Clause 3)

It was agreed to defer further consideration of this matter pending the hearing of a delegation as requested.

(iii) Illegal Occupancy - Hardship Case
Mr. Antonio Spitale, 1949 East 6th Avenue (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated January 2, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Proposed Fill in the English Bay East of Chestnut Street, north of Vanier Park

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated January 2, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Briefs re False Creek Development (Clause 1)

In considering this clause, the following motion was passed:

MOVED by Ald. Hardwick,
THAT the Director of Planning be requested to report to the Council on this subject, and particularly the representations from the public, by not later than February 28, 1970.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 2 to 5 inclusive of the report of the Board of Administration (Building and Planning matters), dated January 2, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claims of Reeves & Sons (Canada) Ltd. and J.E. Johnston Enterprises Ltd.

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated January 2, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

Mardi Gras Society:
Parade in Downtown Area

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 2, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Finance matters), dated January 2, 1970, be adopted.

- CARRIED

B. Personnel Matters, Supplementary

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 2, 1970, be adopted.

- CARRIED

C. Property Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated January 2, 1970, be adopted.

- CARRIED

D. Illegal Suites: Extension of Removal Dates

The Board of Administration, under date of December 23, 1969, reported as follows:

"The Director of Planning and the City Building Inspector have submitted the attached report, dated December 23, 1969, dealing with the extension of removal dates for illegal suites throughout the City.

In view of the continuing critical housing situation, the Director of Planning and the City Building Inspector recommend that:

(1) The December 31, 1969 and December 31, 1970 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1972.

(2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1972, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing and general suitability.

Your Board RECOMMENDS the foregoing recommendations of the Director of Planning and the City Building Inspector be approved."

The Northwest Point Grey Homeowners' Association submitted a communication opposing any extension .

MOVED by Ald. Wilson,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Urban Renewal

(i) Strathcona Area

The Board of Administration, under date of January 2, 1970, submitted the following report:

"Your Board has received a report on Urban Renewal - Strathcona Area as prepared by a Joint Committee representative of Strathcona Property Owners and Tenants Association, Central Mortgage & Housing Corporation, the Province of British Columbia and the City of Vancouver.

The report makes the following recommendations:

'(a) City Council endorse the general program and procedure agreed to by the Working Committee for investigations leading to the rehabilitation of the Strathcona area.

(b) The City Council endorse the attached copy of the agreement between the Strathcona Property Owners and Tenants Association and its consultants, Birmingham and Wood.

(c) City Council authorize the Working Committee to administer the unexpended balance for the preparation of Scheme 3 to be devoted to the investigations by consultants and the City Departments as outlined above. It is not expected that cost of the work involved will exceed the balance in the Scheme accounts.

(d) City Council authorize the Comptroller of Accounts to accept payment progress statements from the Consultants, Birmingham and Wood, in regard to the agreement noted in (b) provided that such statements are endorsed by the President and Secretary of the Strathcona Property Owners and Tenants Association and signed by the Chairman of the Working Committee.

(e) Copies of the attached report be sent to the Honourable Robert Andras, Minister responsible for Housing, and to the Honourable Dan Campbell, Minister of Municipal Affairs, for their information.'

Your Board endorse the recommendations of the Joint Committee subject to the following:

(1) The Consultants, Messrs. Birmingham and Wood, shall be appointed by the City subject to an agreement satisfactory to the Corporation Counsel;

(2) Their terms of reference shall otherwise be as stated, except that consultation required by the Strathcona Property Owners and Tenants Association on technical matters shall have the prior approval of the Working Committee;

(3) The matters as listed in 4., A to F, of the letter of Birmingham & Wood, dated December 19, 1969, to the Strathcona Property Owners and Tenants Association, shall be by way of working with City representatives and shall be subject to approval by the School Board and Park Board to the extent that such investigations concern matters within their jurisdiction.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Urban Renewal (cont'd)

(4) To the extent that rehabilitation shall involve public funds the study shall consider the economic as well as the social implications of any proposals advanced;

(5) That the Director of Finance of the City of Vancouver be added to the Working Committee;

(6) That the proposal as approved by Council be submitted to the Provincial and Federal Governments for their ratification prior to the commencement of the studies."

MOVED by Ald. Wilson,
THAT the foregoing report be adopted.

- CARRIED

(ii) Vacant Sites and Displaced Owners

MOVED by Ald. Bird,
THAT the Urban Renewal Coordinating Committee be asked to review vacant sites cleared as a result of urban renewal, or owned by the City, with a view to such sites being made available in some way to owners displaced by previous urban renewal schemes.

- CARRIED

(iii) Rehabilitation: West End

MOVED by Ald. Phillips,
THAT the Chairman of the Social Development Committee discuss with the Director of Social Planning/Community Development the possibility of activating a similar rehabilitation program re Strathcona area, for the West End.

- CARRIED

(iv) Rehabilitation Programs:
Initial Participation by Provincial Government

Alderman Calder suggested His Worship the Mayor be requested to communicate with the appropriate authorites in the Provincial Government requesting initial participation in cost of rehabilitation programs similar to the Strathcona Area project and the letter be followed up by Alderman Bird as considered advisable.

His Worship the Mayor agreed accordingly.

F. Report of Standing Committee on Finance

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Finance dated December 23, 1969, be received for information.

- CARRIED

G. Report of Standing Committee on Health and Welfare

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Health and Welfare dated December 23, 1969, be received for information;

FURTHER THAT the United Community Services be requested to submit its report on Social Service Allowances to the Council as soon as possible.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of Special Committee re Illegal Suites (Hardship)

The Council received the following report, dated January 2, 1970, from its Special Committee re Illegal Suites, Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports with recommendations as follows:

(a) That the following applications be approved:

Mrs. Victoria Andruszko (owner), 4176 Skeena Street
Florence Atanasov(tenant), 244 East 17th Avenue
Christine M. Beaulieu (tenant), 1045 East 55th Avenue
Hugh H. Brown (tenant), 5395 Wales Street
Andrea Calzuolo (tenant), 2717 Franklin Street
Mrs. Gizeb Chizik (owner), 3009 Quebec Street
Mrs. Anna Fedora (owner), 2241 East Pender Street
Mrs. Alice Formo (tenant), 1031 Kelowna Street
Mrs. Anne Frederiksen (owner), 7169 Quebec Street
Hazara S. Garcha (owner), 5326 Fleming Street
Mrs. Adolfine Giesbrecht (owner), 2008-10 East 47th Avenue
Mr. Allen B. Gliege (tenant), 2542 East 12th Avenue
Eli Golesh (owner), 470 West 19th Avenue
Miss Marion Gould (tenant), 2884 East 10th Avenue
John A. and Caroline Greenwood (owners), 3326 Vanness Avenue
Edward Peter Hoeppner (tenant), 5092 Slocan Street
Parduman Singh Hundal (owner), 214 East 63rd Avenue
C. Bertram and Olive B. Huyck (owners), 1972 West 35th Ave.
Mrs. Suzanne Jansen (tenant), 5773 Culloden Street
Mrs. Arlene L. Kelland (tenant), 2061 Mannering Street
Katherine M. Kelly (owner), 389 East 36th Avenue
Mrs. A. Beatrice Kerwood (tenant), 3534 West 26th Avenue
Mrs. Laverne M. Lane (tenant), 3606 West 33rd Avenue
Mrs. Antonina Marcjan (owner), 4175 Carnarvon Street
Mrs. Dianne Marks (tenant), 6650 Lanark Street
Mrs. Rose Merin (owner), 825 West 14th Avenue
Peter Nahirney (owner) 490 East 16th Avenue
Robert L. Ouchi (tenant), 4439 Quebec Street
Butturu and Sauitri Parmandand (owners), 4498 Beatrice Street
Joseph Petek (tenant), 342 East 32nd Avenue
Mr. and Mrs. Gerhardt Peters (tenants), 779 E. 56th Avenue
Mr. and Mrs. Dennis James Peterson, 7825 Nanaimo Street
Miss Helen Riggs (tenant), 845 West 14th Avenue
Edward J. Rochon (tenant), 2718 Alberta Street
Mrs. Josef R. Scheuerer (owner), 281 East 15th Avenue
Dean Scroggie (tenant), 6075 Main Street
Mr. Mukhtair Singh Sidhu (owner), 204 West 63rd Avenue
Warren Roger Skidmore (tenant), 5052 Chambers Street
John Slemko (owner), 2165 East 39th Avenue
Mrs. Catherine Sly (tenant), 6740 Inverness Street
Mrs. Mary Sujich (tenant), 656 East 50th Avenue
Mrs. Elizabeth Thiessen (tenant), 6239 St. Catherines Street
Percy W. Trestain (tenant), 3630 Dundas Street
Florence Vance (owner), 1033 East 12th Avenue
Robert M. Walker (tenant), 1550 West 60th Avenue
Mrs. J. Vankuyk (owner), 5595 Killarney Street
Water W. Wallinder (tenant), 502 East 16th Avenue
Sharon Margaret Wallisser (tenant), 3216 West 24th Avenue

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

(b) That the following application be approved for two years from the date of the passing of this Resolution:

Robert J. Wilson (owner), 520 East 56th Avenue

(c) That the following applications be approved for one year from the date of the passing of this Resolution:

Lava Atanackovich (owner), 2210 West 1st Avenue
Dennis R. Brown (tenant), 350 East 57th Avenue
John R. and Margaret C. Borgerson (tenants), 551 East 58th Avenue
Antonio Fiel de Sousa (tenant), 3445 Nanaimo Street
Karl Horst Eha (owner), 4581 Quebec Street
Sardara Singh Gill (owner), 7875 Fraser Street
Alex J. Gregoric (owner), 458 East 37th Avenue
Mrs. Maria Niebuhr (tenant), 6161 St. Catherines Street

(d) That the following application be approved for six months from the date of the passing of this Resolution:

Mrs. Dorothy Vogl (tenant), 2778 West 22nd Avenue

(e) That the following applications be not approved:

Hugh E. Adamson (tenant), 7892 Heather Street
Maxwell and Marguerite Anderson (owners), 3450 Seaforth Dr.
Leroy P. Dunn (tenant), 4879 Joyce Street
Forrest L. Hardy (absentee owner), 3993 Perry Street
Chung Man and Lorretta Leung (owners), 534 East 21st Avenue
John E. Lindy (tenant), 7892 Heather Street
Collin Shadrech (owner), 6414 St. Catherines Street
Abe and Sara Shulz (tenants), 6835 Knight Street
Mr. and Mrs. William Duncan Smith (owners), 3708 Point Grey Road
Nicolas and Evangelia Stefanitsis (owners), 2182 West 20th Avenue
Elio Zordan (tenant), 4675 Rupert Street

(f) That, pursuant to Council's decisions, the Building Inspector be instructed to take the necessary action in regard to these applications, based on established Council Policy."

MOVED by Ald. Sweeney,
THAT the foregoing report of the Special Committee re Illegal Suites (Hardship), dated January 2, 1970, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

JAN 7 1970

The Council recessed at approximately 10:45 a.m., following which the Council reconvened 'In Camera' in the Mayor's Office and then reconvened in open session in the Council Chamber at approximately 11:20 a.m.

BY-LAWS

1. DEBENTURE BY-LAW ($6,500,000)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $6,500,000.00 in lawful money of the United States of America for the objects set out in Schedule "C", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3792 BEING THE PROCEDURE BY-LAW (First Council Meeting)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3792, being the "Procedure By-law", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd...

BY-LAWS (cont'd)

By-law to amend By-law No. 3792
being the Procedure By-law (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 4054 BEING THE STREET NAME BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 4054 being the Street Name By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. $6,500,000 Debenture Purchase Agreements

AMENDED
SEE PAGE 501

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT WHEREAS By-law No. 4468 of the City of Vancouver passed on the 7th day of January, 1970, authorized the issue of 9-1/2% Debentures of the City in the principal amount of $6,500,000 U.S., dated the 15th day of January, 1970 and payable on the 15th day of January, 1990;

cont'd...

MOTIONS (cont'd)

$6,500,000 Debenture Purchase Agreements (cont'd)

AND WHEREAS the following respective purchasers have agreed to purchase the following respective principal amounts of the said Debentures:

Name of Purchaser	Principal Amount of Debentures in U.S. Dollars
State of Iowa	$ 500,000
State of Washington Teachers' Retirement System	750,000
Seattle Retirement System	500,000
Bankers National Life Insurance Company	500,000
Occidental Life Insurance Company of California	500,000
State of Oregon	500,000
Municipal Employees Annuity & Benefit Fund of Chicago	500,000
State of Iowa	500,000
Bankers Life Company	1,000,000
Navy Mutual Aid Association	500,000
North Carolina Mutual Life Insurance Company	250,000
American United Life Insurance Company	250,000
Guaranty Mutual Life Company	250,000

AMENDED SEE PAGE 501

subject to the terms and conditions set forth in the Purchase Agreements at the price of 99.12% of the principal amount of such Debentures plus accrued interest, if any, to the date of purchase;

NOW THEREFORE BE IT RESOLVED:

THAT Purchase Agreements similar in form to the draft Purchase Agreement filed with the City Clerk and signed by him at this meeting for identification, be entered into between the City and each of the said purchasers of the Debentures by affixing thereto the Common Seal of the City and by the signatures of the Mayor and the City Clerk and that all action heretofore taken by the said Mayor and the said City Clerk in approving the form of the said Purchase Agreements and executing the same be hereby ratified and confirmed.

- CARRIED

2. Proceeds from Sale of Debentures, $6,500,000 (Bank of Montreal Trust Company)

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver has authorized the sale in New York of debentures worth $6,500,000.00;

NOW THEREFORE BE IT RESOLVED that Bank of Montreal Trust Company, 2 Wall Street, New York, N.Y., is hereby authorized to accept on behalf of the City of Vancouver the proceeds from the sale of debentures and to deliver the debentures to the purchasers subject to such instructions as may be given by the Director of Finance.

- CARRIED

MOTIONS (cont'd)

3. Allocation of Land for Highway Purposes (5518 Rupert Street, 2427-2443 Nanaimo Street, 2192 Kingsway)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lot "C" of Lots 1A, 1 and 2, Block 14, District Lot 50, Group 1, New Westminster District, Plan 4116, described as follows:

   Commencing at the south westerly corner of said Lot "C"; Thence North 50 feet, more or less, following in the westerly limit of said Lot "C" to the north westerly corner of said Lot "C"; Thence N 89° 46' E 12.5 feet following in the northerly limit of said Lot "C"; Thence S 8° 31' 30" W 50.59 feet, more or less, to intersection with the southerly limit of said Lot "C" at a point 5 feet easterly from the south westerly corner of said Lot "C"; Thence S 89° 46' W 5 feet following in the southerly limit of said Lot "C" to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 14, 1968, and marginally numbered LF 3927

2. West 2 feet of each of Lots 13 and 14, Block 3 of Block 150, District Lot 264"A", Group 1, New Westminster District, Plan 2469

3. All that portion of Lots 3 and 4 except that part now Kingsway (Reference Plan 2407), of Subdivisions "A" to "C" of Lot 6, Block 3, District Lot 393, Group 1, New Westminster District, Plan 2556, lying to the South of a line drawn parallel to and 10 feet perpendicularly distant Northerly from the Southerly limit of said part of Lots 3 and 4 and extending from the Westerly limit of said part of Lot 3 to the Easterly limit of said part of Lot 4. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 3, 1969, and marginally numbered LF 4707.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

4. Closing and Stopping Up also Dedication for Highway Purposes (Lane north of Broadway, east of Macdonald Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and,

AND WHEREAS Canada Safeway Limited is assembling Block 20, District Lot 192, as a supermarket site; and

cont'd...

MOTIONS (cont'd)

Closing and Stopping Up also Dedication for Highway Purposes (cont'd)

WHEREAS the City of Vancouver owns portions of lots for highway purposes within said Block 20 that it wishes to dedicate for highway;

THEREFORE BE IT RESOLVED that all the lane dedicated by the deposit of Plans 5537, 4090 and 5113, together with the following established portions of lane, namely;

the South 6 feet of Lot 1,
the North 10 feet of Lot 7,
that part of the West ½ of the East ½ and that part of the East ½ of the West ½ of Lot 6 included in Explanatory Plan 7186,
that part of Lot "A" of Lots 6 and 7 included in Explanatory Plan 7186,
the North 10 feet of the East 33 feet of Lot 5,
the North 10 feet of Lot 5 except the westerly 34 feet and the easterly 33 feet and except portion included in Parcel "A", (Ex. Plan 4608),
all in said Block 20,

be closed, stopped up and conveyed to Canada Safeway Limited;

AND BE IT FURTHER RESOLVED that the remainder of the lands, which are City owned, within said Block 20 be dedicated for highway;

AND BE IT FURTHER RESOLVED that all of said Block 20 be subdivided into two parcels with the required dedication for highway purposes.

- CARRIED

5. Delegation Requests: Organizations

At the Council meeting on December 16, 1969, Notice was called on a motion by Alderman Adams and Alderman Sweeney regarding delegation requests from organizations. The motion was changed with the approval of Council, and now reads as follows:

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City Council receives many delegations which represent variously, individuals, companies, societies, organizations or groups of people organized in less formal manner;

In order that Council may be better informed of the nature of the representations and the extent to which the delegation in each instance is supported in its representations;

IT IS RESOLVED THAT, at the request of any member of the Council, any organization or society or group which asks for permission to appear before the Council be required to file with the City Clerk a list of the members or directors of such organization, society or group, in such form as may be approved by City Council.

(lost)*

(see next page)

MOTIONS (cont'd)

Delegation Requests:
Organizations (cont'd)

A recorded vote was requested on this matter. The result, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	Alderman Phillips
Alderman Sweeney	Alderman Calder
His Worship the Mayor	Alderman Bird
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Hardwick

A tie vote resulted. The motion was, therefore, declared - LOST *

6. False Creek Development:
Housing

At the Council meeting on December 16, 1969, Notice was given of a motion re the subject matter. With the agreement of Council the motion was altered and now reads as follows:

"MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT, if and when the City's land on False Creek is developed for residential purposes, provision be made in the planning of the area for the inclusion of a significant amount of low cost, public, private and senior citizens' housing."

The motion was put and, - CARRIED

7. Schedule of Council Meetings for 1970

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the following proposed schedule of meetings for the year 1970 be adopted:

MONTH	DAY (Tuesday)	TIME
January	13	9:30 A.M.
	20	"
	27	"
February	3	"
	10	"
	17	"
	24	"
March	3	"
	10	"
	17	"
	24	"
	(Skip 31)	
April	7	"
	14	"
	21	"
	28	"

cont'd....

JAN 7 1970

Council Meeting, January 7, 1970 20

MOTIONS (cont'd)

Schedule of Council Meetings for 1970 (cont'd)

MONTH	DAY (Tuesday)	TIME
May	5	9:30 A.M.
	12	"
	(Skip 19)	
	26	"
June	2	"
	9	"
	16	"
	23	"
	(Skip 30)	
July	7	"
	14	"
	21	"
	28	"
August	4	"
	11	"
	18	"
	25	"
September	1	"
	(Skip 8)	
	15	"
	22	"
	29	"
October	6	"
	(Skip 13)	
	20	"
	27	"
November	3	"
	10	"
	17	"
	24	"
December	1	"
	(Skip 8)	
	15	"
	22	"
	29	"

- CARRIED

JAN 7 1970

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Vancouver Rental Accommodation Grievance Board: Proposed Regulation No. 14: Notices to Vacate and Rental Increases

MOVED by Ald. Rankin,

THAT wherever a landlord claims that continued occupancy by a tenant will result in deterioration of the premises going beyond reasonable wear and tear, or wherever the tenant is in arrears for a period of two months, or wherever the landlord claims that the tenant is a gross nuisance to his neighbours, or wherever the premises are being utilized for illegal activity, or wherever the landlord requires the premises for occupancy either by himself or his immediate family, then the landlord may apply to the Rental Accommodation Grievance Board for a decision terminating the tenancy and granting possession to the landlord;

In such a case, the chairman of the Grievance Board shall notify the tenant and arrange for a formal hearing before the Board within one month. If the Board is satisfied that any of the reasons mentioned above have been established, they shall make an order terminating the tenancy and grant possession to the landlord; providing there is alternative accommodation for the tenant available and providing that the tenant is given an additional one month's time to vacate.

The Rental Accommodation Grievance Board shall have the right, in what it considers to be exceptional circumstances, to order hearings before it immediately following the serving of the normal one month's notice, and if justified, grant quick possession to the landlord.

The Vancouver Rental Accommodation Grievance Board shall appoint Rent Review Officers. These Officers shall have the authority to investigate complaints of unreasonable rent increases, to mediate between the parties, and to recommend what increase in rent, if any, is justified.

The Vancouver Rental Accommodation Grievance Board shall be authorized on the application of a Rent Review Officer, a landlord, or a tenant, to reinvestigate a case where the Rent Review Officer's recommendations have not been followed or where any party is dissatisfied with the Officer's disposition of the case. After making its investigation the Grievance Board shall send a copy of its finding and its recommendations as to what would constitute just resolution of the case to all parties in the form of a written report.

Where a landlord fails to act in accordance with the Board's recommendations, the Board shall send a copy of its findings and recommendations, together with the landlord's reply, to the Vancouver City Council.

The Vancouver City Council shall be empowered to publish the report of the Vancouver Rental Accommodation Grievance Board dealing with the rent increase.

(Notice)

NOTICES OF MOTION (cont'd)

2. False Creek Development:
Area Generally between Burrard and Cambie Bridges

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the redevelopment of False Creek is a pressing City issue;

AND WHEREAS the City Planning Department has proposed several concepts for the long range redevelopment of the whole False Creek area of which Concept 4 appears to be the most viable;

AND WHEREAS the City has acquired property from the Provincial Government to hold approximately 85 acres on the South side between Cambie and Burrard Bridges which is ripe for redevelopment;

BE IT RESOLVED THAT the Technical Planning Board be instructed as follows:

(a) bring forth a Development Plan for the redevelopment of the area generally between Burrard and Cambie Bridges north of 6th Avenue for the consideration by Council as an Official Development Plan. This official plan would serve as the guidelines for subsequent rezoning(s) to CD-1 Comprehensive Development District to permit the uses suggested in Concept 4 and to designate the form and density of development

(b) bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets) by

(i) modifying the C-2 zoning between the lane south of Broadway and 8th Avenue to permit tower buildings and residential uses and eliminate other uses not compatible with the residential

(ii) rezoning the area between 6th Avenue and 8th Avenue to a new District Schedule to permit residential use at a density not to exceed the provisions of the RM-3 Schedule and to include special regulations covering the unique site features of slope, view and lack of lanes. Such zoning should also consider existence of commercial buildings of good quality and the inclusion of a small commercial component on the residential sites

AND THAT the Director of Planning make an application to amend the Zoning and Development By-law along the lines aforesaid in (b) in regard to the area generally described as the Fairview Slopes;

AND THAT concurrently a report on any modification to the street system and the effects of the proposed rezoning on traffic in the Fairview area should also be presented.

(Notice)

NOTICES OF MOTION (cont'd)

3. Bus Fares

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS B.C. Hydro Chairman Dr. Gordon Shrum has intimated that bus fares will be increased, and

WHEREAS this will work a considerable hardship on lower income groups who are the most frequent users of the bus system, and

WHEREAS Dr. Shrum has suggested that if the Provincial Government does not make an adequate contribution to the deficit of the bus system, then the Municipalities should be compelled to do so, and

WHEREAS the provision of cheap, fast transit should be regarded as an essential service to be subsidized, in the same way as fire and police protection,

THEREFORE BE IT RESOLVED that Vancouver Council register its opposition to any increase in bus fares, and

BE IT FURTHER RESOLVED that we insist that the bus system continue to be subsidized from B.C. Hydro profits and from the surplus in Provincial Government revenues.

(Notice)

4. Increase in Power Rates

Alderman Rankin filed with the City Clerk the following Notice of Motion:

MOVED by Ald. Rankin,
THAT WHEREAS B.C. Hydro Chairman Dr. Gordon Shrum has announced that electricity rates will be increased by 20 per cent in March, and

WHEREAS the distribution of electricity and natural gas has always been a highly profitable Crown-operated business with rates that are among the highest in Canada, and

WHEREAS Dr. Shrum places the blame for B.C. Hydro's alleged difficult financial situation on increased wages granted to Hydro workers, and

WHEREAS there is a strong suspicion that B.C. Hydro's difficulties, if real, are due to supplying cheap power to American consumers, with the profits from B. C. consumption being used to subsidize low rates to American manufacturers,

THEREFORE BE IT RESOLVED that we demand of Premier Bennett that B.C. Hydro be instructed to withhold any rate increase pending its ability to justify such increase before a committee representative of all parties in the Provincial Legislature, as well as of the Municipalities.

(Notice)

The Council adjourned at approximately 12:00 noon.

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The foregoing are Minutes of the First Council meeting dated January 7, 1970, and the reports referred to are those on Page(s) 452-481.....

MAYOR

CITY CLERK

JAN 7 1970

BOARD OF ADMINISTRATION

JANUARY 2ND, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated January 2nd,1970)

1. Proposed relocation of a spur track serving Vancouver Ocean Terminals at Clark Drive and Stewart Street

"On September 30th, 1969, City Council approved an application by the Canadian Pacific Railway Company to relocate a spur track across Clark Drive.

The same spur track extends across the recently dedicated Stewart Street north of the C.P.R. right-of-way, and the C.P.R. has requested City approval for the Stewart Street Crossing.

I RECOMMEND that:

(1) the application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the Company.

(2) your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City, when an undertaking has been received from the Company to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS that the foregoing be approved.

2. South-east sector - D.L. 339, Closing of Streets & Lanes

"The assembly of the lands for resubdivision in the South-East Sector requires the closing of various streets and lanes.

I RECOMMEND that the streets and lanes outlined red and green on plan marginally numbered LE 3388 and the streets and lanes outlined red on plan marginally numbered LE 3387 be closed, stopped up and title taken thereto and the said closed streets and lanes be consolidated with the adjacent City-owned lands."

Your Board RECOMMENDS that the foregoing be approved.

3. Water Main Replacements Prior to Paving in 1970

"The following water main replacements are required prior to paving scheduled in 1970:

WATER MAIN PROJECT 913

Full Block

Street or Avenue	From	To
Charles Street	Slocan Street	Kaslo Street
Georgia Street	Rupert Street	Cassiar Street
Lillooet Street	Parker Street	Charles Street
21st Avenue	Carolina Street	Fraser Street
21st Avenue	Fraser Street	Prince Albert Street
58th Avenue	Fraser Street	Prince Albert Street

Intersections

Street or Avenue	At
Ward Street	Duchess Street
55th Avenue	Beatrice Street

Paving of these streets was approved by Council following a Court of Revision on November 27th, 1969.

The estimated cost of Project 913 is $46,000 and funds are available in the 1969 Water Capital Budget, 'Provision for Unspecified 1970 Prior to Paving Projects', Account Code 0125/3902.

I RECOMMEND that water mains be replaced on the above listed streets and that $46,000 be appropriated from Account Code 0125/3902, 'Provision for Unspecified 1970 Prior to Paving Projects.'"

Your Board RECOMMENDS that the foregoing be approved.

4. Lot 10, Block 7, D.L. 185 - N/E Corner Thurlow Street & Nelson Street

"The old apartment situated on the above mentioned Lot 10 was gutted by fire and is now in the process of being renovated. For mortage purposes the owner has had the property surveyed and it has been determined that the six bay windows encroach over the streets a maximum of 1.5 feet. The owner requests these encroachments be validated.

I RECOMMEND that the encroachments be validated in accordance with the Encroachment By-law with an annual rental of $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

. . . 3

5. Twin Sewers on Bute Street between the L/S of Davie Street and Harwood Street

"In order to serve existing and proposed development on Davie Street and Burnaby Street and to replace inadequate combined sewers, the following separate sewers are required:

Twin Sewers

L/S of Davie Street west of Bute Street for 208 feet
Burnaby Street west of Bute Street for 170 feet
Bute Street from L/S of Davie Street to L/S of Burnaby Street

Sanitary Sewer

Bute Street from L/S of Burnaby Street to Harwood Street

These sewers are related to progressive sewer separation and diversion of sewage from the West End to the Iona Island Treatment Plant.

The estimated cost is $22,000.

I RECOMMEND that $15,000 be charged to the 1969 Sewers Capital Budget Account Code 0115/6901 'Pollution Control - Provision for Unspecified Projects' and $ 7,000 to Account Code 0115/7001, 'Provision for Unspecified Projects - Miscellaneous'".

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION

6. Report of Choukalos Woodburn McKenzie Maranda Ltd. Hastings Viaduct - 1969

The Deputy City Engineer reports as follows:

"We are in receipt of four copies of a report entitled 'Hastings Viaduct - 1969' from Choukalos Woodburn McKenzie Maranda Ltd. This report deals with the re-valuation of the Viaduct and recommends procedures for its strengthening.

It is being studied by this Department and a report will be forwarded to Council shortly.

A copy of the Consultants' report is available at the City Clerk's Office."

Your Board submits the matter to Council for Information.

. . . 4

JAN 7 1970

RECOMMENDATIONS

7. Flat Rates for Property Owners' Share of Completed Street Lighting Local Improvement Projects

The City Engineer reports as follows:

"Clause 508 (c) of the Vancouver charter provides that by resolution, Council may establish a flat rate per foot frontage with respect to any two or more project of a like nature, based on the average cost per foot frontage of such projects as estimated by the Council.

The following flat rates are derived from the contract costs and the costs of work done by the City forces, together with allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the street lighting projects, which were completed during 1969, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law. All the projects were dealt with at the Court of Revision of October 3rd, 1968."

RECOMMENDED that the following table of flat rates be approved.

Projects as Identified on the Assessment Commissioner's Schedules		Flat Rates to be applied to the Assessable Property in the Projects	
Schedule No.	Item No.	Business & Multiple Dwelling	Residential
375	1, 2, 3, 8, 9, 15, 28 to 32, 34 to 38, 41, 44 to 48, 51, 52, 54, 55, 56, 59, 60, 61, 64, 68, 74, 77	$0.789731	$0.789731
376	2 & 5)		
375	4, 5, 6, 11, 12, 14, 17 to 20, 24, 25, 27, 42, 43 49, 50, 62 63, 65, 66, 67, 69, 70, 76, 78, 81, 82)	$1.5006095	$1.5006095
376	1, 3, 4, 5)		
375	7, 79, 80)	$2.350099	$1.5006095
375	72, 73	$2.465021	$1.5006095
375	22, 23, 26, 57, 58	$3.295302	$1.5006095

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

8. Installation of Decorative Banners and Flags for the Du Maurier International 1970 World Cup Ski Race

The City Engineer reports as follows:

"The Vancouver Section of the Canadian Ski Association will host the du Maurier International World Cup Ski Race to be held on Grouse Mountain February 27th to March 1st, 1970. The Association requests permission to install decorative banners on the street lighting poles along Georgia Street and to install flags from ten nations on the six City-owned flag islands, during the month of February 1970.

Item No. 8 cont'd

The decorative banners will use Canada's World Cup Symbol for a design and will be approved by the City Engineer before installation. These banners and flags will be installed by City workmen at no cost to the City.

RECOMMENDED that permission be granted for the installation of decorative banners on Georgia Street from Cambie Street to Stanley Park, and International Flags on the City-owned flag islands, for the month of February 1970."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION

9. Reduction in Train Services

Under date of December 12 the City of Edmonton has written advising of the following motion passed by its Council:

> "That we vigorously oppose through the proper Canadian Government authorities any suggested reduction in train services to Edmonton, including the proposed eliminations by the Canadian National Railways of the Panorama trains and other services to Edmonton, and the application by the Canadian Pacific Railway to discontinue some of its services to Edmonton."

The City of Edmonton, because it feels that the City of Vancouver is affected by the action, solicits Vancouver's approval and ask that we take any appropriate action to assist in this cause.

A copy of Edmonton's submission to the Canadian National Railways pertaining to the discontinuance of the Panorama Service is circulated for information.

Your Board submits the foregoing for consideration of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 435

JAN 7 1970

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Illegal Occupancy - 6754 Sherbrooke Street, Mr. and Mrs. K. Barker.

City Council referred the following motion of Alderman Broome to the Board of Administration for consideration and report back after further consideration of the Council's policy:

"That an extension of one year in respect of this particular occupancy at 6754 Sherbrooke Street, be granted."

The City Building Inspector reports as follows:

"On November 10, 1964, City Council adopted a recommendation of the Civic Government Committee for the establishment of the policy respecting cases of hardship involved in the occupancy of illegal suites.

This Council resolution established a Committee of the Building, Health, and Social Service Departments to review each hardship application and make a recommendation to City Council either to approve or reject the application. Their judgment was to be based on the contents of a submitted affidavit and if health was a factor, on the family doctor's statement. If the owners or tenants of the suite in the hardship category were related, this had no bearing on the case, only the degree of economic hardship or illness was considered.

On March 7, 1961, City Council adopted a policy respecting suites for dependent parents, and this was amended in July 1969 and now reads as follows:

'(a) The Building Department to withhold action on any illegally installed living quarters for parents or grandparents provided the owners submit an affidavit with the names of the parents or grandparents, for whom the additional living quarters are being provided, and are in fact their parents or grandparents.

(b) The Building Department to proceed to take action against any owner found to be in the process of installing illegal accommodation purportedly for parents or grandparents.

(c) The Building Department to take action against the owner found to have additional illegal accommodation for relatives other than parents or grandparents.'

The case brought before City Council on November 18, 1969, involving Mr. and Mrs. K. Barker does not come within the provisions of the Dependent Parent Suite Policy referred to above, and so could only be considered under the Hardship Policy. The case was dealt with by the Hardship Committee on its economic merits. Even if the fact that the tenant was the daughter of the property owner had been known, this could not have influenced the recommendation of the Hardship Committee although it would have been mentioned in the report. The Hardship Committee's recommendation is consistent with the policies set by Council."

. . . Cont'd.

Clause No. 1 (Cont'd.)

It has always been understood that City Council's policy in respect to dependent parents, as set out in this report, was designed to aid families who wished to make provision for elderly parents or grandparents who lived with them on the same premises but in a separate self-contained dwelling unit. Apart from the financial aid to the parents or grandparents, inherent in this policy was the thought that in many cases some degree of care could be provided by such arrangements.

Council has never considered as coming within such a policy parents accommodating any married persons, one of whom would be the son or daughter and where they are obviously of normal earning capacity. In certain cases where the young married couple has special circumstances, such as attendance at the University and they are temporarily living under limited financial circumstances, then it has been the practice of Council to deal with such cases under their Hardship policy. Your Board finds it difficult to recommend to Council a change in policy to put these types of cases under the same category as the housing of aged parents or grandparents.

Your Board submits the above report for Council consideration.

(Report of the Board of Administration, dated October 17, 1969, is circulated for the information of Council.)

RECOMMENDATION

2. Illegal Occupancy - Hardship Case, Mr. Antonio Spitale, 1949 East 6th Avenue.

In July of this year, Cowan and Co., Barristers and Solicitors, made a submission to City Council on behalf of their client, Mr. A. Spitale, with reference to his hardship application. The City Building Inspector reports as follows:

"In February of this year, Mr. Spitale applied to City Council under their Hardship Policy for permission to retain the illegal basement suite in his home. This application, while making reference to the ill health of the two children, was actually based on economic grounds and the accompanying medical statement dealt only with the financial hardship incurred because of the children's illness. On the basis of that application the Hardship Committee recommended that the application be not approved and the City Council concurred in this recommendation.

On October 29, 1969, a new hardship application was made by Mr. Spitale for the retention of the same accommodation. This application provides new information with respect to the medical problem of the two children and in view of this new information the Hardship Committee composed of the Building, Health, and Social Service Departments recommend that the request be APPROVED."

Your Board concurs with the recommendation of the Hardship Committee.

(Relevant material with respect to this hardship application is circulated for the information of Council.)

JAN 7 1970

Board of Administration, January 2, 1970 . . . . . (SOCIAL - 3)

INFORMATION

3. Illegal Suite - 565 East 58th Avenue, David L. Hughes.

Mr. David L. Hughes has written to the City Council objecting to the refusal by City Council of his application for consideration under the hardship policy. The Director of Permits & Licenses reports as follows:

"On August 15, 1969, Mr. and Mrs. D.L. Hughes submitted an application for consideration under the City Council's hardship policy. The declaration indicated that Mr. and Mrs. Hughes are a young married couple with no dependants, health was not a factor and both applicants were employed with a combined income of $870.00 per month. The declaration further indicated that the total monthly expenses did not exceed $430.00 per month. A letter signed by Mr. Hughes was submitted with the application. In this letter Mr. Hughes stated that he did not consider that he was in any financial difficulties.

In view of the contents of the declaration and the letter submitted by Mr. Hughes, the Hardship Committee recommended that the request be refused and on October 21, 1969, City Council endorsed this recommendation."

This matter is submitted to Council for information.

(Copies of correspondence from Mr. Hughes dated November 24th and 25th are circulated for the information of Council.)

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 435, 436

JAN 7 1970

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Board of Parks and Public Recreation - Proposed Fill in the English Bay East of Chestnut Street North of Vanier Park

The Director of Planning, as Chairman of the Technical Planning Board, has submitted the following report:

"The Board of Parks and Public Recreation is proposing to call for tenders from excavating contractors to pay the Board an 'in place' amount per cubic yard for the privilege of depositing some 200,000 cubic yards of fill to prescribed line and grade in the foreshore of English Bay east of Chestnut Street north of Vanier Park.

It is the intention of the Board to use the funds obtained from the contractor to rip rap the waterfront face of the fill and to landscape the fill area.

The Board is requesting that the City arrange for the enlarging of the existing water lot, numbered Parcel A of Lot 6311, and that the required approvals be obtained for the placing of the fill under the provisions of the Navigable Waters Protection Act.

The Technical Planning Board on December 5th, 1969, recommended that:

(1) The proposed filling for landscaping purposes as more particularly shown on plan marginally numbered 119-F-2 be endorsed; the detailed plan of landscaping to be submitted to the Director of Planning for information.

(2) That the Corporation Counsel be authorized to make application to the Minister of Transport for prior approval for the placing of the fill under the provisions of the Navigable Waters Protection Act.

(3) The Corporation Counsel be authorized to make a formal application for approval of the works under the provisions of the Navigable Waters Protection Act.

(4) The Corporation Counsel and City Engineer be authorized to arrange with the Minister of Lands for a lease of a waterlot extending from the northerly boundary of Parcel A of Lot 6311 to Harbour Headline, for park and recreational purposes."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be endorsed.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 436

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Briefs re. False Creek Development

The Director of Planning reports as follows:-

"On November 27th, 1969, the Standing Committee on Planning, Development and Transportation adopted a Board of Administration report on a streamlined reporting procedure of the Planning Department. Recommendation '3' reads as follows:-

'That a simple brochure outlining proposals for False Creek be prepared. That the alternatives for False Creek be presented to a public meeting or meetings as soon as possible, That a period of thirty days be set for receipt of submissions by Council after such meetings.'

Consequently, on December 10th and December 16th, Planning Department staff made presentations to interested citizen groups, including the Downtown Business Association and the Board of Trade.

City Council has now received requests from the Vancouver Board of Trade and the Downtown Business Association for additional time in which to submit briefs concerning alternative plans for development in False Creek.

A similar verbal request was made at the second meeting, which was organized by the Citizens' Council on Civic Development.

As part of the procedure the Department is preparing a simple brochure which identifies the alternative proposals. It will be early January before this brochure can be printed because of the vacation period. In order not to delay a further report to Council on False Creek land, it is suggested that thirty days after the brochure is available would be sufficient time for interested persons to submit briefs to City Council.

Recommendation:

It is recommended that Council extend the period for public comments on alternatives for False Creek to thirty days from the completion of the brochure. Further, that copies of this report be sent to the Vancouver Board of Trade and the Downtown Business Association."

Your Board RECOMMENDS that the recommendations of the Director of Planning be adopted.

(Copies of the communications from the Downtown Business Association dated December 9, 1969 and the Vancouver Board of Trade dated December 5, 1969, are circulated for the information of Council.

2. Delete Building Line for Lane Purposes between 8th Avenue and Broadway

The Director of Planning reports as follows:-

"An application has been received from Mr. W. A. Street requesting an amendment to Schedule E (Building Lines) Part II of the Zoning and Development By-law for the purpose of:

Cont/d. ...

Clause 2 Cont/d.

'deleting existing building line for lane purposes between 8th Avenue and Broadway for a distance of 150 feet east of Oak Street. Amend Part II of Schedule E (building line) of the Zoning and Development By-law No. 3575.'

In 1965 Schedule E, Part II of the Zoning and Development By-law was amended thereby establishing building lines to ensure the ultimate provision of lanes on the lands located between 8th Avenue and Broadway from 150' east of the easterly limit of Birch Street to a point west of Ash Street.

A development permit application has been received to construct a 150 room hotel on Lots 1, 2, 3 and W½ of 4, which currently fronts on 8th Avenue and Lots 18, 19 and 20 fronting onto Broadway, all in Block 336, D.L. 526, all of which are lying immediately east of Oak Street between 8th Avenue and Broadway.

The proposed development has been approved by the Technical Planning Board subject to a number of conditions, one of which being:

'prior to the issuance of the development permit the applicant makes application and obtains approval from the City Council to amend Part II of Schedule E (building lines) of the Zoning and Development By-law No. 3575 to delete the existing building line for lane purposes between 8th Avenue and Broadway for a distance of 150' east of Oak Street.'

The applicants have proposed and it is agreed to by the Technical Planning Board that a lane outlet be provided to 8th Avenue from the easterly side of the proposed development thereby providing lane service to the remainder of the block.

The Technical Planning Board on November 28, 1969, recommended that the application be approved.

The Town Planning Commission on December 5, 1969, endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning: North Side of East Pender Street between Jackson and Princess Avenues

The Director of Planning reports as follows:

"The Board of Administration by report of June 6, 1969 endorsed recommendations of the Technical Planning Board and the Town Planning Commission that the application to rezone the above-mentioned property, being Lots 22 to 32 inclusive, Block 69, D.L. 196, from an (RM-3) Multiple Dwelling District to a (M-1) Industrial District be refused.

Council on July 8, 1969, after hearing a delegation representing the owners of this property recommended:

Cont/d. ...

Clause 3 Cont/d.

'That this whole matter be tabled for two months at which time it is hoped that more information will be available about the Federal Government's attitude toward the Urban Renewal Program in this part of the City;

Further that in the meantime His Worship the Mayor be asked to press the Federal authorities for an early decision on its attitude toward Urban Renewal programs.'

As a result of a meeting between The Hon. Robert Andras, minister responsible for urban renewal, and Council's Standing Committee on Planning, Development and Transportation on August 7, 1969, it was confirmed that the Federal Government was prepared to participate in the preparation of a revised scheme for the Strathcona area provided it emphasized rehabilitation rather than clearance and the terms of reference were agreed upon by the provincial and municipal governments together with the people in the Strathcona area. Subsequently a 'working' committee comprising representatives of the people of the Strathcona area and of the three levels of government has been formed and has held meetings towards this end.

It had been hoped that by this time it would have been possible to obtain from Central Mortagage and Housing Corporation an indication as to the Corporation's attitude to the acquisition and clearance of non-conforming properties such as the Purves-Ritchie operation within the Strathcona area for which a revised urban renewal scheme is being prepared. However, officials of Central Mortgage and Housing Corporation have stated that at this time they can give no commitment as to Federal funds being available to assist in purchasing such properties.

In a letter dated December 3, 1969 to the Director of Planning, Messrs. Lawson, Lundell, Lawson & McIntosh have suggested that 'limited or interim rezoning' should be permitted to facilitate Purves-Ritchie's business operations on this property. It is my view that such an approach would not be feasible.

It should be noted also that there are a number of other non-conforming uses in the 'Strathcona' area which might expect similar consideration. Considerable effort has been made to up-grade this area as a medium-density residential area in the past through clearance and redevelopment, and currently by efforts to devise a new approach which would permit as many houses as possible to remain. I consider therefore that the Technical Planning Board's recommendation of May 9, 1969, as endorsed by the Board of Administration's report of June 6, 1969, is still appropriate and that the application to rezone Lots 22-32 inclusive (except south 7 ft. of Lots 22-25 inclusive), Block 69, D.L. 196 from an (RM-3) Multiple Dwelling District to an (M-1) Industrial District be not approved."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board dated May 9th and endorsed by the Board of Administration June 6th, 1969 that the application be not approved, be adopted.

(Copies of letters dated December 3, 1969 to the City Clerk and to the Director of Planning from Lawson, Lundell, Lawson & McIntosh, the Board of Administration's report of June 6, 1969 and Council's action thereon dated July 8, 1969 are circulated for Council's information).

4. Demolition and Construction of Car Wash & 3 Gasoline Filling Pump Islands 1896 West 4th Avenue

The Director of Planning reports as follows:

"Development Permit Application #50134 has been filed to demolish the existing car wash on the site and to construct a new automatic car wash with 3 gasoline filling pump islands at the south-east corner of 4th Avenue and Cypress Street.

Development Permit #36485 dated October 26, 1965, approved the construction of the existing coin-operated car wash on this site, the existing car wash having 2 gasoline service pumps with 5 car wash bays.

The development as now proposed would have 3 gasoline pump islands with two pumps on each island. The gasoline service station facilities would be operated in conjunction with the new tunnel type automatic car wash.

The site is located in a C-2 Commercial District and the Gasoline Service Station Policy as adopted by City Council on October 1, 1968, permits consideration of additions to and the alteration of existing service station facilities at this location.

A letter has been submitted by Mr. Brodie, President of Jet Oil Company Limited which explains the operation of the proposed fully automatic car wash.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50134 be approved in accordance with the submitted application, such plans and information forming part thereof, including the letter from Robert G. Brodie dated November 7, 1969, thereby permitting the demolition of the existing car wash on this site and the construction of a new automatic car wash and the provision of 3 gasoline pump islands on this site, subject to the following conditions:

1) Prior to the issuance of the development permit:

(a) revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:

i) that the development will be carried out in accordance with the requirements of Section 11 (10) of the Zoning and Development By-law including landscaping, screening, etc.

ii) details of all landscaping to be provided.

(b) clarification as to the use of the off-street loading and unloading space including the type of materials that would be required to be delivered.

2) The development is to be carried out in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law and thereafter permanently maintained.

Clause 4 Cont/d.

3) All landscaping is to be provided as indicated on the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

4) All screening is to be provided in accordance with the approved drawings within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

Your Board RECOMMENDS that Development Permit Application #50134 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

(Copies of letter from Mr. R. G. Brodie of Jet Oil Co. Ltd. dated November 7, 1969 are circulated for the information of Council).

5. Rezoning N/W Corner Kingsway & Dumfries (McCan Franchise)

The Director of Planning reports as follows:-

"An application has been received from R. L. Marcoux, McCan Franchise 1933 West Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 8, 9 and 10, Subdivision of Blocks 2 and 4, D.L. 352 located on the N/W corner of Kingsway and Dumfries, would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'family take-out restaurant with automobile parking and landscaping to the north as detailed on attached plans and covering letter'.

Sketch plans submitted indicate the subject lots together with a portion of the east/west city lane and lots 3-7 inclusive, fronting on Kingsway, being developed with a drive-in restaurant (McDonalds). The development is to have an indoor eating area, but the majority of the site will be used as a restaurant drive-in self service.

In the block bounded by Kingsway, Dumfries, Knight and 22nd Avenue, there now exists a rather irregular east-west lane with the subject lots which front on Dumfries being bounded on both sides by the city lane. The developers propose to acquire a portion of the lane which services the properties abutting Kingsway, leaving a stub lane with a turn around to service Lots 1 and 2, which also front Kingsway.

To the north are nine lots fronting on East 22nd Avenue which are zoned RS-1 One Family Dwelling Districts and occupied by dwellings.

In previous reports regarding the establishment of district shopping centres throughout the City, it has been suggested the lands lying on both sides of Kingsway between Dumfries Street and Glen Drive, the depth of which is not determined, be ultimately zoned C-2 Commercial District and developed as a district shopping centre with the principal development

Cont/d.

Clause 5 Cont/d.

within the area being restricted to retail and office outlets, with other services such as gasoline filling stations, drive-in restaurants, being located on Kingsway to the east and west of this particular area.

An example of this type of development proposed for the area can be seen on the lands bounded by Kingsway, Dumfries Street, Knight Street and King Edward Avenue.

The definite boundaries of the suggested district shopping centres to be rezoned to a C-2 Commercial District have not as yet been established.

It is also noted, and the applicant was so advised upon making this application, that a drive-in restaurant (self-service) is a use that under Council's policy is not to be permitted in a C-2 Commercial District which adjoins or is adjacent to residential properties.

The Technical Planning Board on October 24, 1969 recommended:

THAT this rezoning application be not approved because the use proposed (Restaurant - Drive-in (Self-Service) is not permitted under Council policy, in that the site would adjoin residential property, however if a suitable use is proposed by the applicant, then the Technical Planning Board would recommend approval of the rezoning subject to prior compliance by the owners with the following conditions:

a) That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of City Council after a report thereon from the City Engineer.

b) That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

It has been envisaged for some time that certain district shopping areas would be extended in depth with multiple zoning adjacent thereto. Knight and Dumfries is considered a suitable area for such a concept.

The Technical Planning Board wish it known by Council that submission of a more suitable scheme and approval of this rezoning could prejudice an opportunity for the future comprehensive development of this area.

The Town Planning Commission on November 7, 1969 endorsed the recommendation of the Technical Planning Board."

Your Board understand that Mr. Marcoux's option on the property has run out and he is not interested in proceeding further with this application.

On the basis of this information and the recommendations of the Technical Planning Board and Town Planning Commission, your Board RECOMMEND that this rezoning application be not approved.

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FOR ADOPTION SEE PAGE(S) 436

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Claims of Reeves & Sons (Canada) Ltd. & J. E. Johnston Enterprises Ltd.

The Corporation Counsel reports as follows:-

> "Premises occupied by the claimants were flooded when a newly-installed City water main broke. Negotiations have been carried on with the claimants' solicitor and this Department which have resulted in a proposed settlement in the amount of $6,730.70.
>
> The facts surrounding the break have been thoroughly investigated, and in my opinion should the matter proceed to Court the City would be held liable for the full amount of the claim as presented. The amount of the proposed settlement is substantially less than the claim as presented.
>
> Accordingly, I recommend that you authorize payment of the sum of $6,730.70 in full settlement of the claims of Reeves & Sons (Canada) Limited and J. E. Johnston Enterprises Ltd."

Your Board RECOMMENDS that the report of the Corporation Counsel be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 436

FIRE & TRAFFIC MATTERS

RECOMMENDATION:

1. Mardi Gras Society
Parade in Downtown Area

The City Engineer reports as follows:-

"The U.B.C. Mardi Gras Society, in a letter signed by Mr. John Price, Publicity Chairman for the Society, is asking permission to hold a parade in the downtown area to aid the paraplegics of B.C. Proposed route and assembly area are the same as that used for the U.B.C. Student Homecoming parade. The suggested starting time is 10:30 a.m. on Saturday, January 24, 1970.

The police advise that they will regulate and control the parade but request that the starting time be changed to 10:00 a.m. All costs of policing will be absorbed by the police department. (The applicant has agreed to the 10:00 a.m. starting time).

The Transit Authority agrees that the parade can be accommodated without undue disruption of transit services.

The proposal is as follows:

ASSEMBLY & DISPERSAL

Hastings Street from Burrard to Bute Street

ROUTE

East on Hastings from Burrard to Granville
South on Granville from Hastings to Georgia
West on Georgia from Granville to Burrard
North on Burrard from Georgia to Hastings

Temporary parking prohibitions will be required on Granville Street and, together with barricades, in the assembly/dispersal area.

It is accordingly recommended that the U.B.C. Mardi Gras Society be permitted to hold a parade in the downtown area at 10:00 a.m. on Saturday, January 24, 1970, provided that all costs of necessary signing and barricading be borne by the applicant".

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

(Copies of letter from The Mardi Gras Society dated November 28, 1969 together with a description of the proposed Paraplegic Hostel House are circulated for the information of Council).

* * * * * *

FOR ADOPTION SEE PAGE(S) 436

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, November, 1969

The Board considered the following report of the Director of Finance respecting Security transactions during the month of November, 1969, and a Summary of Securities held by the General and Capital Accounts as at November 30, 1969.

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Nov. 6	Royal Bank of Canada	Nov. 14/69	$1,001,834.52	$1,000,000.00	8	8.37
12	Toronto Dominion Bank	Jan. 30/70	509,144.52	500,000.00	79	8.45
14	Bank of Montreal	Jan. 30/70	509,250.55	500,000.00	77	8.77
17	Bank of Montreal	Dec. 1/69	1,504,556.71	1,500,000.00	14	7.92
20	Royal Bank of Canada	Jan. 30/70	508,656.16	500,000.00	71	8.90
28	Toronto Dominion Bank	Jan. 2/70	806,750.68	800,000.00	35	8.80
			$4,840,193.14	$4,800,000.00		

****

Bank Deposit Receipts transferred by General Account to Sinking Fund in payment of Sinking Fund Instalments, City Serial Debentures Matured and interest on City Debentures Due to Sinking Fund

Date	Type of Security Bank Deposit Receipts Transferred	Maturity Date	Maturity Value	Cost	Term Days	Yie %
Nov. 4	Banque Canadienne Nationale	Jan. 15/70	$1,016,273.97	$1,000,000.00	72	8.2
4	Royal Bank of Canada	Jan. 15/70	406,785.75	400,000.00	72	8.6
18	Banque Canadienne Nationale	Jan. 15/70	607,984.93	600,000.00	58	8.3
			$2,031,044.65	$2,000,000.00		

****

CEMETERY CARE FUND

Date	Type of Security Debentures Purchased	Maturity Date	Par Value	Price	Cost	Term Apr/Mar	Yield %
Nov. 14	City of Van. 3 3/4%	Oct. 15/73	$15,000.00	81.75	$12,262.50	3/11	9.25
14	City of Van. 3 1/2%	Apr. 15/74	6,000.00	79.25	4,755.00	4/5	9.25
			$21,000.00		$17,017.50		

****

TAYLOR MANOR TRUST ACCOUNT

Date	Type of Security	Maturity Date	Par Value	Price	Cost	Term Apr./Mar	Yield %
Nov. 14	City of Van. 3 1/2%	Apr.15/75	$1,000.00	75.75	$757.50	5/5	9.25

.....Continued

Sinking Fund and Investment Matters November, 1969 (Continued)

GENERAL AND CAPITAL

Summary of Securities Held as at November 30,1969

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts	$ 17,374,372.93	$ 16,900,000.00
Canada Treasury Bills	1,600,000.00	1,572,562.16
	$ 18,974,372.93	$ 18,472,562.16
Medium Term		
Canada 4¼% Bonds due September 1, 1972	4,301,000.00	4,248,592.89
	$ 23,275,372.93	$ 22,721,155.05

RECOMMENDED by the Board of Administration that the above report of the Director of Finance re Sinking Fund and Investment Matters be confirmed.

2. Reallocation of Park Board Budget Appropriations

A letter has been received from the Board of Parks and Public Recreation requesting approval of the reallocation of budget appropriations as follows:

Capital Budget

#69-87 Spanish Banks Development - $5,000.
Reduce the appropriation from $20,000 to $15,000 and transfer the $5,000 to Unallocated. The work on this project has been completed for the year.

#69-65 Quilchena Park Development -$11,000.
The work at Quilchena Park has been deferred for at least one year. This appropriation should therefore be cancelled and the funds used for the further development of Tisdale Park to complete the work before winter.

Revenue Budget

Transfer of appropriations

(a)	From 1-479 Marpole Community Centre - Heating	$1,600
	To 1-474 Community Centre - Roof Repairs	1,600

Unforeseen cost of work required over initial estimates in roof repairs can be met from savings effected in the Marpole heating conversion.

(b)	From 1-454 Stanley Park Pipeline Road	$2,700
	To 1-452 Stanley Park Resurfacing Walks	2,200
	1-451 Stanley Park Brockton Point Drive	500

Paving of the pipeline road is deferred pending extensive repairs required on the pipeline. The $2,700 is required for resurfacing and paving in Stanley Park.

. . . Cont'd.

JAN 7 1970

Clause No. 2 (Cont'd.)

(c) From 1-404 Oppenheimer Park - $ 400
To 1-409 Templeton Park 400

From 1-467 Service Yard, Shop Lights $ 350
To 1-460 Sanitation, containers 350

Minor adjustments required to bring estimated appropriations to cover actual expenditures.

Income Operations

	Original Approp.	Adjustment	Revised Approp.
2/85/2. Min.Rlwy. & Children's Zoo Develop.....	$10,000	- 4,000	$ 6,000
3. Marina - balance cost of addition.....	2,000	- 1,000	1,000
7. Golf Course Improvement & Development.....	15,000	+ 1,000	16,000
8. Grandview Ice Rink Addition - Alteration.....	25,000	+ 4,000	29,000
9. Children's Zoo Booth Addition.	4,000	+ 2,800	6,800
11. McCleery Clubhouse - Architect fees, plans, proposed addition.....	1,000	- 600	400
12. Stanley Park Pony Shelter & Corral.....	4,000	+ 6,500	10,500
13. Duck Pond - shakemaker, bunomatic, renov.....	4,500	- 900	3,600
15. Second Beach Fish & Chips - fryers, fans, metal work...	4,000	- 700	3,300
17. Lumbermen's Arch Booth - drink station, bunomatic, hamburger cooker.....	2,000	- 200	1,800
18. McCleery Clubhouse - counter model shakemaker.....	2,000	- 2,000	nil
19. Fraser Clubhouse - counter model shakemaker.....	2,000	- 1,000	1,000
21. Locarno - peeler, drink dispenser, Alteration.....	4,500	- 2,000	2,500
23. Lagoon - drink dispenser.....	3,000	- 800	2,200
25. Capital Account - develop of parks & rec.....	69,000	-31,545	37,455
26. Renfrew Pool - alteration to pool bottom.....	15,000	+ 500	15,500
27. Swim Pools - re pipe deck drains, sun deck areas, heating clothes dryer.....	7,655	- 7,655	nil
28. Killarney Rink Dressing Rooms.....	4,800	+ 4,350	9,150
30. Prospect Point - sewer.....		+ 3,250	3,250
31. Bloedel Conservatory - opening & equipment.....		+ 5,000	5,000
32. Driving Range - Fraser Golf - partial dev.....		+25,000	25,000
	$179,455	nil	$179,455

. . . Cont'd.

JAN 7 1970

Clause No. 2 (Cont'd.)

Explanations

2/85/2. The balance of this development is deferred in order to provide funds elsewhere.
3. The balance cost from 1968 was not as large as anticipated and credit balance is required elsewhere.
7,8,9. The original estimates were under requiring the additional amounts to provide the planned facilities.
11. Preliminary plans halted to provide funds.
12. Building plans changed and enlarged to provide zoo storage and feed loft in addition to original plan.
13,15, 17. Work and equipment provided at less than estimates.
18,19. Shakemakers both cancelled until alterations to building completed. An ice maker will be provided to 19, however.
21,23. Peeler renewed and other equipment less than estimated.
25. Reduced to provide for additional costs of program.
26. Slightly over original estimate.
27. Deferred for the present as other projects more pressing.
28. Original alteration costs did not allow for extensive re-landscaping of area, added funds needed.
30. Repairs and rebuilding of sewer required by Health Department.
31. Providing for opening ceremonies and necessary office equipment at Bloedel Conservatory.
32. Partial development of driving range at Fraser Golf in order to put in service next year in answer to much demand.

Your Board RECOMMENDS approval of the reallocations of appropriations as requested by the Board of Parks and Public Recreation.

3. Authority to Invest Funds

The Director of Finance has requested authority to invest funds as they become available during the year 1970.

Your Board RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1970, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient:

For Sinking Fund Account; For Debt Charges Equalization Account; Cemetery Perpetual Care Funds, Pension D Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by the Province of B.C.;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Bank Deposit Receipts.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by the Province of B.C.;
Bank Deposit Receipts.

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Board of Administration, January 2, 1970 . . . . . (FINANCE - 5)

4. Annual Financial Authorities

The Director of Finance has requested certain authorities as required by the City Charter:

Your Board

RECOMMENDS: (a) That the Director of Finance be authorized for the period January 1 to December 31, 1970, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of the month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1970, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

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FOR ADOPTION SEE PAGE(S) 437

JAN 7 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 2, 1970

RECOMMENDATIONS

1. Leave of Absence With Pay - Maurice Egan, Director of Social Planning/Community Development.

The Director of Personnel Services reports as follows:

"Mr. Egan has been invited to participate in discussions at the Institute and Annual Meeting of the Alberta Association of Social Workers in Edmonton, Alberta, on January 22 and 23, 1970. He has been asked to represent Vancouver on a panel also comprised of representatives from Winnipeg, Calgary and Edmonton to discuss the social changes taking place in these four Western cities. Mr. Egan's expenses would be paid by the Alberta Association of Social Workers. The only cost to the City would be two days leave of absence with pay for January 22 and 23, 1970.

I recommend that this request for attendance be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Mr. R. Gallagher, Engineering Dept. - 1969 Vacation Entitlement Carried Over to 1970

The Director of Personnel Services, under date of December 29, 1969, reported as follows:

"A letter has been received from the City Engineer requesting that Mr. R. Gallagher's balance of seven (7) days remaining of his 1969 vacation entitlement be carried over to 1970. Due to the work load requirements, it would be very difficult to schedule these days in the remainder of this year."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. Vacation - R.L. Hawkins, Co-ordinator of Data Processing & Systems.

The Director of Finance reports as follows:

"Mr. R.L. Hawkins, Co-ordinator of Data Processing & Systems, due to the heavy workload in Data Processing & Systems, is unable to take 5½ days of his 1969 vacation before the end of this year. It is recommended that Mr. Hawkins be allowed to carry the 5½ days vacation into 1970."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

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FOR ADOPTION SEE PAGE(S) 437

JAN 7 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 2, 1970

The Board considered matters pertaining to Properties and submits the following report.

P A R T I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lots 3 & 4, D.L.729, Plan #13271
N/S 49th Ave. between Elgin & Inverness Sts.

NAME	LOTS	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
GHP Construction Ltd.	3 & 4	47' x 108'	$12,500.00 (each)	City Terms @ 9-3/4%	1. Lot 4 subject to a P.U. easement over North 10' of East 5'. 2. Both these lots known to contain peat and no guarantee given to soil stability

JAN 7 1970

2. Acquisition for Urban Renewal Project 6
3376 McGill Street

The Supervisor of Property and Insurance reports as follows:

"Lot 518 H.T. being 3376 McGill Street, which is required by the City of Vancouver under Project 6 of the Urban Renewal Programme, is located in the area adjacent to the south approaches of the Second Narrows Bridge. The lands in this area are to provide new industrial sites.

These premises comprise a one storey frame dwelling with concrete foundation and full basement erected in 1930 on a lot 66' x 132', zoned R.S.1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a shingle roof, shingles on the exterior walls and is heated by a coal and wood furnace. This dwelling is in good condition for age and type.

On January 21, 1969, Rodney Young, Barrister and Solicitor, appeared before City Council on behalf of the owners of 3376 McGill Street and 3486 Trinity Street wherein reference was made to Ontario Legislature relating to the taking of land for projects of this kind. Subsequently on June 10, 1969, Council considered a report of the Corporation Counsel regarding expropriation policy. This report refers to provisions contained in the new Ontario Act with respect to expropriations and the payment of compensation in that Province. The Board of Administration was authorized to continue acquiring property for City purposes based on present legislation.

Negotiations have continued between the City Solicitor and Mr. Young and on Sept. 30, 1969, an offer of $17,500.00 was made by the City Solicitor on behalf of the City based on a revised independent appraisal received. The City Solicitor now advises that the owner has agreed to accept the sum of $17,950.00 in full settlement, including appraisal and legal fees in the amount of $450.00 on the understanding that the sale date be Dec. 31, 1969 and she be permitted to retain rent-free possession until March 30, 1970. This settlement price is considered to be realistic and is endorsed by the City Solicitor and Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling thereon when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $17,950.00 on the foregoing basis, chargeable to Code 5886/672."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

JAN 7 1970

3. Acquisition for Replotting - S.E. Sector
Lot on the W/S Arlington Street
Between 49th and 50th Avenues

The Supervisor of Property and Insurance reports as follows;

"Reference is made to Item 5, Property Matters, September 27, 1968, confirmed by Council October 1, 1968 approving the expropriation of Lot 20, Block 3, N½ of SW¼, D.L. 339 situated on the west side of Arlington Street between 49th and 50th Avenues, the owner having failed to accept the offer of $4,000.00. This property is required in connection with the expanded programme of development in the S.E. Sector, as approved by Council on June 21, 1968.

This property comprises a single lot 33' x 130', zoned R.S.-1. Said lot is presently overgrown with bush and is lacking all services.

Negotiations have proceeded between the City Solicitor and the solicitors for the owner. The City Solicitor advises that the owner still refuses to appoint an arbitrator so that the question of compensation may be settled by arbitration. This party has also refused an increased offer of $5,000.00, which amount is being paid presently for similar lots in this area.

On January 28, 1969 City Council authorized the Corporation Counsel to make application for a vesting order for this property. A vesting order was subsequently obtained and title is now vested in the name of the City. In this connection it was necessary to pay out the sum of $2,400.00 to obtain a release of mortgage.

The City Solicitor suggests that the increased offer of $5,000.00 be confirmed and the balance of the purchase price, namely, $2,600.00 be paid in trust to the solicitors for the owner pending any later decision to proceed with arbitration.

RECOMMENDED that the increased offer of $5,000.00 for this property be confirmed and the sum of $2,600.00 paid in trust to the solicitors for the owner, chargeable to Code #4905/171."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for West End Community Centre
& Senior Citizens Housing Project
1619 Barclay Street

The Supervisor of Property and Insurance reports as follows:

"On August 5, 1969, City Council considered a report from the Director of Planning concerning the proposed combined West End Community Centre and Senior Citizens Housing Project on a portion of Block 57, D.L. 185 at Haro and Bidwell Streets. Council approved various recommendations of the Director of Planning relating to the proposed Senior Citizens Housing Project and instructed the Supervisor of Property and Insurance to commence negotiation as necessary to protect the site.

. . . /4

Item No. 4 cont'd

The owner of Lot 27, Block 57, D.L. 185 being 1619 Barclay Street has written the Property and Insurance Office indicating her desire to sell. She is well aware of the proposed use for the site and wishes to relocate elsewhere. Developers have shown an interest in the site.

The subject property comprises a site 66' x 131', zoned R.M.4, improved with a 2½ storey and basement frame dwelling erected in 1903, containing 13 rooms, divided into 7 rental units, and 19 plumbing fixtures. This dwelling has a patent shingle roof, asbestos shake exterior walls, a concrete foundation and is heated by an oil-fired hot air furnace. There is a 5 car garage at the rear. The owner occupies a 3 room suite on the main floor.

The existing building is in good condition for age and type and can continue to produce revenue, however the value herein lies in the land.

Negotiations confirm that the owner is prepared to sell for the sum of $79,500.00 including furnishings and equipment, subject to an advance payment of $5,000.00 upon delivery of a registrable deed in favour of the City of Vancouver, and sale date remaining open to not later than March 31, 1970. This settlement is considered fair and equitable. Same has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $79,500.00 on the foregoing basis, chargeable to Code 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 437

JAN. 7 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

DECEMBER 23, 1969

The Standing Committee of Council on Finance met on Tuesday, December 23, 1969, at 9:30 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor
Alderman Linnell (Leave of Absence)

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held October 23, 1969, were adopted.

The following action of the Committee is reported for the information of Council.

INFORMATION

1. Borrowing Authority Under 1966 - 1970 Five Year Plan

The Board of Administration submitted a report dated December 19, 1969, with respect to the Borrowing Authority Under 1966 - 1970 Five Year Plan for the information of the Committee.

The report contained two Schedules. Schedule A showed the remaining borrowing authority under the 1966 - 1970 Five Year Plan segregated as to:

Projects to which Council is committed and for which borrowing has been approved as the source of funds

Projects and programs for which Council has not committed the borrowing authority remaining in the Plan.

Schedule B showed the 1969 Supplementary Capital Budget and the 1970 projection based on 1969 Council policy noting that, while Council is committed on some of the items, others may be deleted at Council option. The report also stated that further requests for funds by Departments and Boards are anticipated and will be placed before Council.

Following a review of the Schedules, the Committee

RESOLVED that the report of the Board of Administration dated December 19, 1969, referred to above, be received for information.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 439

JAN 7 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

DECEMBER 23, 1969

The Standing Committee of Council on Health and Welfare met on Tuesday, December 23, 1969, at 11:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Wilson (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin and Sweeney.

ABSENT: His Worship the Mayor
Alderman Linnell (Leave of Absence)

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held August 7, 1969, were adopted.

INFORMATION

The following actions of the Committee are reported for the information of Council.

1. Social Service Matters

At the City Council meeting on December 16, 1969, a report of the Board of Administration dated December 12, 1969, and dealing with temporary staff at the Social Service Department was considered. The recommendations contained in the report were adopted. However, a portion of the report on page 2 regarding "Applicants for Assistance" was referred to this Committee.

At the same meeting of Council, the following Resolution was also passed:

"THAT the Standing Committee on Health and Welfare meet at the call of the Chair to consider operations of the Social Service Department of the City, review Council policy on Welfare, and hear delegations, both clients and staff, and interested parties."

As a result of the latter Motion, the Committee heard the following delegations:

(a) United Community Services - Mrs. Beirnes

The organization submitted a brief on the inadequacy of present social allowance rates, "overages" which is special payments for special needs, information brochures and proposed changes in the organization and attitude of the public welfare system.

(b) B.C. Association of Social Workers (Greater Vancouver Area Branch) - Miss A. Selander

The organization submitted a brief regarding current rates, effective operation of the Social Service Department, provision of information, proposed Public Welfare Board and multi-service centres for health, recreation and personal social services.

. . . Cont'd.

JAN

Clause No. 1 (Cont'd.)

(c) Unemployed Citizens Welfare Improvement Council - Mrs. Mitchell and Mr. A. Bandi

The organization did not submit a brief but commented on the present administration of the Social Service Department and recommended a guaranteed income of $200 per month for each social service recipient, plus $60 per month for each child. The organization was asked to submit a written brief on its comments made.

The Committee also noted a communication from the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver concerning referrals required by citizens on public welfare.

Time did not permit consideration of the subject "Applicants for Assistance" contained in the Board of Administration report of December 12, 1969, and it was agreed that this matter be discussed at the next meeting of the Committee.

RESOLVED that the letter from the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver be received and referred to the Board of Administration for report.

RESOLVED that the briefs and presentations made this day be received and referred to the Board of Administration for report to an early meeting of this Committee.

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FOR ADOPTION SEE PAGE(S) 439

JAN 1 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 13, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell
Alderman Phillips (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel and other matters.

CONDOLENCES: The Late Lawrence R. Munroe

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the Council extend condolences to Mrs. L. R. Munroe, in the recent passing of her husband, who was Assistant Director of Current Planning.

- CARRIED

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT the Minutes of the First Council Meeting, 1970, (including 'In Camera'), dated January 7, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Low Density Multiple Housing

The Council had before it the following documents for consideration in connection with application before a Public Hearing on December 11, 1969, in the matter of Low Density Multiple Housing:

(a) Technical Planning Board Policy Report
(b) Board of Administration report dated November 25, 1969.
(c) Town Planning Commission recommendation.
(d) Vancouver Real Estate Board submission dated June 16, 1969.

MOVED by Ald. Sweeney,
THAT the whole matter be referred to the Standing Committee on Planning and Development for a full discussion.

- CARRIED

JAN 13 1970

UNFINISHED BUSINESS (cont'd)

It was agreed to defer the following matters of Unfinished Business pending the hearing of delegations later this day:

(a) Demolition: 5837 Lanark Street

(b) Renewal of Development Permit:
Shannon Estate (N/S 57th Avenue between Granville and Adera)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Outstanding Planning Applications

enquired with respect to certain applications for rezoning filed with the City which come within certain references in the Low Density Multiple Housing report. The Alderman enquired if these applications must await disposition by Council of the application re this particular report.

The Director of Planning advised there are a number of applications on hand and they are being processed now in the normal manner to Council for Public Hearing consideration.

Alderman Bird - Car Adjustment re Air Pollution

referred to a statement by M.L.A. Evan Wolfe regarding adjustments to new cars to reduce air pollution and felt the Council should support such endeavours.

Alderman Sweeney - License and Business Tax: Credit Unions

referred to a communication from the Greater Vancouver Catholic Credit Union advising it is proposed to make Credit Unions liable for both trade licenses and business taxes. The Union advised that in the case of cities under the Municipal Act, Credit Unions have been exempted. The Alderman advised, therefore, he would be submitting a motion later in the day on the subject.

Alderman Sweeney - X-Kalay Foundation Society

referred to Council approval some time ago to permit 19 residents in a house at 2025 West 16th Avenue, operated by the X-Kalay Foundation Society. It is his information that now there are some 40 persons in this house. The Alderman felt the Board of Administration should investigate the matter.

His Worship the Mayor so directed.

JAN 1 1 1970

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Owners under Veterans Land Act: Voting Privileges

enquired whether there should be a Charter Amendment to provide that owners under the Veterans Land Act will be given voting privileges.

The City Clerk reported action is being taken for a Charter Amendment to provide that occupants of Crown lands, which would include owners under the Veterans Land Act, will be given such privileges.

Alderman Calder - Rapid Transit

referred to information he had received from the cities of Montreal, Toronto and Edmonton regarding rapid transit and handed the information to Alderman Wilson, Chairman of the Transportation Standing Committee.

Alderman Calder - Calling of Meetings: Standing Committees

enquired if Chairmen have authority to call meetings of their Standing Committees as and when considered advisable.

His Worship stated they have such authority.

Alderman Calder - Encouragement re Registration for Voters' List Purposes

submitted information for the City Clerk of action by the town of Kitimat to encourage voters to register for the Voters' List. In the main, registrations are taken, in addition to the City Hall, in a large store in the city centre, where more than 60% of the total registrations were completed.

Alderman Calder - Apartment Hotel Development

enquired if the regulations for construction of apartments varied to the regulations in respect of construction of hotels.

His Worship advised there was no difference.

Alderman Rankin - Equalization under the Finnis Report

cited a case of a knife grinder who, under the Finnis report, had a considerable increase in his license whereas under the same report certain other categories of business received a minor increase. The Alderman questioned, therefore, the equalization result.

It was agreed that Alderman Rankin would furnish material on the case he cited, to the Board of Administration for consideration.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - The Lipsett Collection

referred to the Lipsett Collection now at the Pacific National Exhibition and the history of how this collection came into the hands of this City originally. The Alderman felt action should be taken to bring this collection back into the hands of the City from the P.N.E. for public viewing in the Museum/Planetarium complex.

His Worship directed the Corporation Counsel submit a report on this.

COMMUNICATIONS OR PETITIONS

1. Proposed Regulation #14 re Notices to Vacate and Rental Increases (Grievance Board)

It was agreed that communications on this subject be deferred for consideration later this day under 'Motions'.

2. Maintenance Contract: East Wing of City Hall

MOVED by Ald. Adams,
THAT the communication from the Vancouver and District Labour Council, expressing its views contrary to the Council's action in granting recently a building maintenance contract with respect to the East Wing of the City Hall, be received.

- CARRIED

3. Memorial Token

The Council received a letter from the Vancouver Antique Flea Market advising it is proposed to strike a memorial token to commemorate the 100th anniversary of Gastown. The Council's endorsement is requested.

MOVED by Ald. Wilson,
THAT the proposal be endorsed, on the understanding the design must be approved by the Corporation Counsel.

- LOST

MOVED by Ald. Broome,
THAT His Worship the Mayor be requested to advise the Vancouver Antique Flea Market that it is not Council's policy to give endorsement to proposals of this kind. However, the Council has no objection providing no official City crest or marking is used.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 9, 1970

Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Works and Utility matters), dated January 9, 1970, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

(i) Provincial Mental Health Branch
Treatment Program (Clause 1)

MOVED by Ald. Wilson,
THAT this clause be adopted. However the Council takes the view that the "opportunity for cooperation for a more comprehensive community service", as described in the report, should include the Coordination of Services at the local level under the general aegis of the Director of Social Planning/Community Development and the Medical Health Officer insofar as the Killarney-Fraserview area is concerned.

- CARRIED

(ii) Greater Vancouver Regional District
Air Pollution (Clause 2)

MOVED by Ald. Sweeney,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated January 9, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Regional Plan Amendment Procedure:
Greater Vancouver Regional District (Clause 2)

MOVED by Ald. Rankin,
THAT this clause be deferred for report from the Director of Planning and the Corporation Counsel as to the exact meaning of the Amendment.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated January 9, 1970, Clauses 1 and 4 be adopted and Clause 3 received for information.

- CARRIED

Finance Matters

(i) Grant: Y.W.C.A. (Clause 2)

MOVED by Ald. Adams,
THAT, in connection with this application for a grant, a delegation be heard by the Finance Committee in the normal manner when grants are under consideration.

(carried)*

MOVED by Ald. Wilson, in Amendment,
THAT the delegation be heard today or next week.

- LOST

The motion of Alderman Adams was put and, - CARRIED *

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) Vancouver-Fraser Park District:
1970 Provisional Budget (Clause 1)

The Board of Administration advised of submission from the Vancouver-Fraser Park District of its provisional budget for the year 1970 based on a Municipal Requisition of .35 mills on the 1969 taxable assessment for school purposes.

The City of Vancouver share amounts to $432,506. The 1969 City share was $278,933. The increase is due to change in the mill rate from .25 to .35 mills for 1970 and the increase in taxable assessment of approximately 11%.

MOVED by Ald. Bird,
THAT the City's share of $432,506 in respect of the 1970 Provisional Budget of the Vancouver-Fraser Park District be approved.

- CARRIED

(iii) Grant: Kinsmen Rehabilitation
Foundation of B.C. (Clause 3)

The Board of Administration advised of request from the Kinsmen Rehabilitation Foundation of B.C. as follows:

(a) a grant of funds equal to the costs of producing, installing, maintaining and removing flags (3' x 6' red nylon with special white symbol) on 6 poles of each of the seven flag islands in the City. The Engineering Department estimates these costs to be $700.

(b) the permission of Council to use the flag islands for this publicity purpose.

The City Engineer recommends permission for the use of the islands be granted.

MOVED by Ald. Bird,
THAT permission for the use of the flag islands be approved.

- CARRIED

MOVED by Ald. Broome,
THAT the application for a grant in the amount of $700.00 be not approved.

(carried)*

MOVED by Ald. Calder, in Amendment,
THAT this grant application be referred to the Standing Committee on Finance for consideration when dealing with grants.

- LOST

The motion of Alderman Broome was put and - CARRIED *

(iv) Continuing Special Assignment of
Senior Fire Alarm Operator (Clause 4)

MOVED by Ald. Bird,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated January 9, 1970, be adopted.

- CARRIED

JAN 1

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel, Supplementary, January 9, 1970

(i) Leave of Absence with Pay:
Mrs. Catherine Zuest, Health Department (Clause 4)

The Board of Administration submitted report of the Director of Personnel Services advising of request of the Medical Health Officer that Mrs. Zuest be granted five days leave of absence with pay June 1 to June 5, 1970, to accompany Grade 7 Kerrisdale students on an educational trip to the Arctic. Mrs. Zuest will undertake the cost of the trip.

MOVED by Ald. Bird,
THAT leave of absence with pay be granted accordingly.

- CARRIED

(ii) Appointment to Technical and Research Committee:
Council on Uniform Traffic Control Devices for Canada (Clause 5)

The Board of Administration submitted report of the City Engineer respecting appointment of Mr. R. G. Ross to the Technical and Research Committee of the Council on Uniform Traffic Control Devices for Canada, requesting authority as follows:

"(a) R.G. Ross be authorized to represent the City of Vancouver at the June meeting held annually of the Technical and Research Committee of the Council on Uniform Traffic Control Devices for Canada, at the City's expense. (R.C. Boyes can substitute for R.G. Ross at the further one day meeting immediately prior to the Annual Meeting of the Council.)

(b) The City's roster of 'Conference & Working Committees' be amended to add the Technical and Research Committee of the Council on Uniform Traffic Control Devices for Canada.

(c) Provision of funds for attendance in 1970 and subsequent years to be included in the Departmental Conference Account No. 8002/365."

MOVED by Ald. Bird,
THAT the foregoing request of the City Engineer be approved.

- CARRIED

(iii) Balance of Personnel Supplementary Report

MOVED by Ald. Sweeney,
THAT Clauses 1, 2, 3 and 6 of the report of the Board of Administration (Personnel matters, Supplementary), dated January 9, 1970, be adopted.

- CARRIED

C. Property Matters, January 9, 1970

(i) Proposed Sale of Haro Park:
Federal Government (Clause 3)

The Board of Administration reported on the proposed sale of Haro Park to the Federal Government (Public Works); the property being located at 1231 Haro Street. On the site is a non-conforming building. The City's lease of the land to the Department stipulates the lease is not to be extended beyond May 31, 1970.

cont'd....

JAN 1 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale of Haro Park (cont'd)

In connection with the proposed West End Community Centre and Senior Citizens' Housing project, the Council in 1968 issued certain instructions with respect to negotiation of the sale of Haro Park.

The local Department of Public Works has advised of interest in purchase of the site and that the Department is prepared to recommend to Ottawa acceptance of an offer from the City to sell at a price not exceeding $328,500, being an appraisal obtained by the Department of Public Works.

It is reported the Government would wish to use the existing structure on Haro Park for at least the next five years.

The matter of sale of Haro Park, being lots 23 to 26, Block 32, D.L.185 to the Federal Government is submitted for Council consideration.

MOVED by Ald. Broome,
THAT the Federal authorities be advised the lease on Haro Park will not be renewed but will be extended on a year-to-year basis, on the understanding that the Federal authorities will proceed as quickly as possible to provide alternate accomodation.

(withdrawn)
(see page 19)

It was agreed to defer further consideration of this matter pending receipt by Commissioner Sutton Brown of information from the Park Board with respect to its recent action on the disposition of Haro Park.

(ii) Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Property matters), dated January 9, 1970, be adopted.

- CARRIED

During consideration of the foregoing matter the Council recessed for a short period, following which an 'In Camera' session was held in the Mayor's Office and the Council reconvened in open session in the Council Chamber at 11:40 a.m.

D. Change of Hours:
Social Service Department

The Board of Administration submitted a report dated January 9, 1970, in the matter of certain change of hours re the Social Service Offices. In this connection a communication was received from the Vancouver City Hall Employees' Association requesting the item be withdrawn at this time, as the Association is not in agreement with the Board of Administration recommendations.

MOVED by Ald. Wilson ,
THAT consideration of this report be deferred for one week to allow the Board of Administration an opportunity of further discussions with the Association on the subject.

- CARRIED

JAN 1 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Oily Waste Discharge:
Myer Franks Limited

The Board of Administration submitted a report dated December 30, 1969, in the matter of the discharge by Myer Franks Ltd., of oily and flammable liquid wastes from its barrel cleaning operation at 1100 Grant Street. The discharge is through temporary surface water drains to a pond on City land and on Vernon Drive, north of Terminal Avenue Viaduct. The subject has been reported to Council on previous occasions and an historic review is contained in the report, as well as current information respecting the discharge of such wastes. The Board of Administration recommends that Myer Franks Ltd. be advised that:

"(1) They will be required to comply by 1 September, 1970, with the minimum standards for quality of trade waste from their plant at 1100 Grant Street before such waste is discharged into the City's drainage system, such minimum standards being set out herein and which are being incorporated in the City's By-laws.

(2) If they should fail to comply with Recommendation (1), then their business license will be cancelled forthwith.

(3) In the meantime, they shall remove the fire hazard in the form of oily wastes from the pond as they accumulate, this to be done at a frequency and in a manner satisfactory to the Fire Warden and City Engineer.

(4) Any improvements or changes in the remaining portion of the pond (which is on the Vernon Drive street allowance) which in the opinion of the City Engineer are required during the interim period of its existence, shall be at the expense of Myer Franks Ltd."

A communication dated January 12, 1970, was received from Stark and Company, solicitors for Myer Franks Ltd., advising as follows:

"As the Solicitor for Myer Franks Limited, I have received instructions to advise you that Myer Franks Limited is in agreement with the recommendations of the City Engineer set out in his report dated the 30th December 1969 which I understand is to be submitted to Council on the 13th January 1970.

The President of Myer Franks Limited has instructed me to advise you that the Company will have removed or dismantled by the 1st September 1970, all machinery used by it in reconditioning drums which has caused the objected to effluent, and the only equipment that will be in use by the Company will be machinery that uses only fresh water as a cooling agent and which when discharged, will be free of oily and volatile wastes.

In the event however, that Council wishes to change any of the terms and recommendations of the City Engineer in his report of the 30th December 1969, I am instructed to and hereby request on behalf of Myer Franks Limited, that it be permitted to have a delegation appear before Council to make representations on behalf of Myer Franks Limited."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Oily Waste Discharge:
Myer Franks Limited (cont'd)

MOVED by Ald. Broome,
THAT the foregoing recommendations of the Board of Administration be approved.

(carried)*

MOVED by Ald. Calder,
THAT the matter be tabled one week and the company requested to appear.

- LOST

The motion of Alderman Broome was put and, - CARRIED

F. Appointment of Local Area Coordinators:
Kitsilano and Renfrew-Collingwood Areas

The Board of Administration, under date of January 5, 1970, submitted the following report in respect of appointment of local area co-ordinators, Kitsilano and Renfrew-Collingwood Areas:

"Your Board submits the following report of the Chairman of the Joint Technical Committee:

'The Department of Social Planning/Community Development presently employs three Local Area Co-ordinators assigned to Strathcona, Grandview-Woodland, Killarney-Victoria-Fraserview, and Riley Park. City Council also approved the appointment of a Co-ordinator for Skid Road on October 28, 1969. The Terms of Reference governing the role of Local Area Co-ordinators and Community Services Teams, prepared by the Social Development Committee, were received as information by Council on March 11, 1969. The attached Local Area Boundary Map shows the five (5) Local Areas of Vancouver presently covered by City Co-ordinators (red), the Skid Road area to be covered in February (amber) and the two (2) new areas being recommended to City Council (green).

The Joint Technical Committee meeting, on December 5, 1969, passed the following resolution:

"Experience to date supports a recommendation by the Joint Technical Committee that two Local Area Co-ordinators be employed; one in Kitsilano and another in Renfrew-Collingwood. Although preference of the Joint Technical Committee is for these two areas of the City, consideration of the Director of Social Planning/Community Development should not be limited to the Kitsilano and Renfrew-Collingwood areas when making his selection. The approach to co-ordination of health, educational, welfare, recreational, cultural, correctional, and related services by means of Local Area Co-ordinators and Community Services Teams to be subject to careful evaluation. Authority of City Council be requested to hire these two Co-ordinators in 1970".

Background:

City Council approved the appointment of three Local Area Co-ordinators in June 1968. They were hired in October 1968, January 1969 and March 1969 respectively. The Skid Road Co-ordinator approved by Council in October 1969 will start to work February 1, 1970. Based on these experiences, if Council approves the request for two Local Area Co-ordinators for Renfrew-Collingwood and Kitsilano, it is unlikely that their appointments would be made before April 1970.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appointment of Local Area Coordinators (cont'd)

However the Director of Social Planning/Community Development would like to fill the Renfrew-Collingwood position as soon as possible.

He foresees the need for 12 Co-ordinators to cover 17 of the City's Local Areas by the end of 1972, when the Department of Social Planning/Community Development will have been operative for 5 years. The present request to cover Kitsilano and Renfrew-Collingwood will fill the Department's requirements for Local Area Co-ordinators until the end of 1970. Both these areas of the City have pressing youth problems that call for more imaginative and more co-ordinated approaches to their solution. It is only by assigning personnel to local areas and neighbourhoods that the Department of Social Planning/Community Development can effectively assist various organizations and citizens' groups to resolve some of these problems. Representative groups of residents in both Renfrew-Collingwood and Kitsilano have requested the Department to provide them with the services of Local Area Co-ordinators.

Recommendation:

The Joint Technical Committee recommends that City Council authorize the establishment of two positions of Local Area Co-ordinator in the Department of Social Planning/Community Development.

Salaries (for ten months)	$16,120
Fringe Benefits	1,612
Auto Allowances	870
Furniture - Desks, Chairs & Costumers	400
Total	$19,002

The estimated annual recurring cost of this proposal at 1969 rates and including fringe benefits at 10% is $21,754. A formula for cost sharing under the Canada Assistance Plan for these and other staff positions in the Department of Social Planning/Community Development, retroactive to October 1, 1968 has been submitted to the Federal Government. Formal approval is expected but has not yet been confirmed.'

Your Board RECOMMENDS the foregoing report of the Chairman of the Joint Technical Committee be adopted, subject to Classification by the Director of Personnel Services; and

Further RECOMMENDS Council's authority to advertise these positions to interview applicants and to appoint a Co-ordinator for Renfrew-Collingwood prior to April 1st; but that the appointment of a Co-ordinator for Kitsilano be deferred until April 1, 1970; and

Further RECOMMENDS that approval be granted for expenditure of the necessary funds in advance of 1970 Budget."

(Local Area Boundary Map on file in City Clerk's Office)

MOVED by Ald. Wilson,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Urban Renewal Division: Staff

The Board of Administration, under date of January 7, 1970, submitted the following report in respect of Urban Renewal Division Staff:

"The Director of Planning reports as follows:

'On July 15, and September 9, 1969 Council was advised of the reduced urban renewal activity and the corresponding reductions in urban renewal staff by transfer to other vacancies within the Planning Department or by resignation.

The Director of Planning, in his report of August 25, 1969, which was approved by Council on September 9, undertook to report further when clearer information was available.

A review of the anticipated work load in 1970 indicates that further staff reductions are possible. The following summary sets out the changes in the authorized complement of urban renewal staff previously approved by Council and the staff presently estimated to be required in 1970

	Authorized			Present Estimated	Reduc-
	Original	July 15	Sept 9	Requirem't	tion
Assistant Director	1	1	1	1	-
Planner III	3	1	1	1	-
Planner I	4	2	1	-	1
Planning Assistant III	2	1	1	1	-
Clerk Steno III	1	1	1	1	-
Clerk Steno II*	1/2	1/2	1/2	1/2	-
	11-1/2	6-1/2	5-1/2	4-1/2	1**

* Half of this employee's time is assigned to work of the Beautification Section
** The Planner I position is presently vacant.

The stenographic complement will be the subject of a further report with the intention of reducing the secretarial staff for urban renewal from one and one-half to one.

The 1970 budget for the Urban Renewal Division (excluding the Beautification Section), based on the present estimated staffing requirement, as compared with 1969 costs, is as follows:

	1970	1969	Reduction
	$	$	$
Salaries and fringe benefits	50,911	73,987	23,076
Less - Shareable project costs chargeable to senior governments	(13,084)	(12,700)	384
Costs chargeable to City's Urban Renewal Capital Funds	(12,207)	(8,194)	4,013
Balance charged to Revenue Budget	25,620	53,093	27,473

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Urban Renewal Division: Staff (cont'd)

In the coming year work to be undertaken by the staff under the direction of the Assistant Director of Urban Renewal and Housing is expected to include the preparation of the Strathcona Rehabilitation Scheme and the co-ordination of Project 2 and Scheme 6; also it is anticipated that work will be undertaken on the Britannia Community Service Centre, formerly a part of Scheme 3. In addition, the staff will be involved in work on the City's public housing projects and upon special city projects. A substantial portion of the Assistant Director's time will be devoted to the Beautification Section.

A statement made by the Honourable Robert Andras in the House of Commons on December 18, 1969 relating to the expenditure of renewal funds is circulated with this report. From this it is concluded that no new projects are likely to receive consideration at this time. However, should any further renewal projects be approved, the above minimum urban renewal staff establishment will have to be increased.

It is RECOMMENDED that the Urban Renewal Division staff (excluding Beautification) be established at the reduced level of:

Assistant Director	1
Planner III	1
Planning Assistant III	1
Clerk-Stenographer III	1-1/2

and that the Department's budget, in the annual review, be adjusted accordingly.'

Your Board RECOMMENDS the foregoing recommendation of the Director of Planning be adopted."

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

H. Victorian Order of Nurses:
Maternal and Newborn Home Visiting

The Board of Administration, under date of January 12, 1970, reported upon maternal and newborn home visiting which was carried out by the Victorian Order of Nurses. A letter from that organization now requests such responsibilities be assumed by the Metropolitan Board of Health.

The Medical Health Officer's report is submitted, recommending as follows:

"(a) The Health Department absorb the work previously carried out by the Victorian Order of Nurses, representing approximately a ten percent increase in the newborn visiting program.

(b) That authority be given to appoint one additional Public Health Nurse in advance of the budget with car allowance and standard equipment at an estimated cost in 1970 of $7,800.

(c) That the Director of Personnel Services prepare the classification report on this position and submit same to the Board of Administration for approval."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Victorian Order of Nurses:
Maternal & Newborn Home Visiting (cont'd)

The Board of Administration endorses the recommendations of the Medical Health Officer.

MOVED by Ald. Wilson,
THAT the foregoing recommendations of the Medical Health Officer be approved.

- CARRIED

I. Appointment of Special Committees, 1970 and Division of Outstanding Subject Matters between Two Standing Committees

The Council considered report of the Board of Administration dated January 12, 1970, in the matter of appointments of Special Committees for 1970 and division of outstanding subject matters from the former Planning, Development and Transportation Standing Committee to the Planning and Development Standing Committee and the Standing Committee on Transportation.

After general review it was,

MOVED by Ald. Rankin,
THAT the following subject matters be referred as shown:

Heliport and Hovercraft	-	to the Standing Committee on Transportation
Stores Closing Hours	-	to the Standing Committee on General Purposes
1971 Centennial Project Committee	-	to be re-appointed on the understanding it will report through the General Purposes Committee

- CARRIED

MOVED by Ald. Wilson,
THAT the Remembrance Day Committee be re-appointed.

- CARRIED

MOVED by Ald. Bird,
THAT the Social Development Committee be re-appointed.

- CARRIED

MOVED by Ald. Bird,
THAT the Entertainment and Civic Recognition Committee be re-appointed, with power to act.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Hardwick,
THAT the following subject matter be referred as shown:

Arterial Road Connections - to the Standing Committee on Transportation

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appointment of Special Committees
and Division of Outstanding Subject Matters (cont'd)

MOVED by Ald. Sweeney,
THAT the following committees be re-appointed:

Amendments: Criminal Code of Canada
Callister Park Joint Committee

- CARRIED

MOVED by Ald. Broome,
THAT the following Committees of Officials be re-appointed on a continuing basis until such time as Council determines otherwise:

Joint Technical Committee - Social Planning
Suggestion Committee
Street Naming Committee

- CARRIED

MOVED by Ald. Broome,
THAT subject matters formerly outstanding in the Standing Committee on Planning, Development and Transportation be directed to the Standing Committee on Planning and Development and the Standing Committee on Transportation, as set out in the Board of Administration report dated January 12, 1970, pages 2 and 3.

- CARRIED

During consideration of the foregoing matter, the Council recessed for the noon break and continued with the subject after hearing delegations.

The Council reconvened in open session in the Council Chamber, at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell
Alderman Phillips (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Demolition:
5837 Lanark Street

On December 16, 1969, the Council considered motion respecting demolition at 5837 Lanark Street. At that time it was instructed the Building Inspector report on the property and the owner be given an opportunity to appear.

The Director of Inspections forwarded a letter from the Elwood Construction Limited advising the property was purchased to repair, renovate, decorate, etc., some of which has been commenced and it is anticipated will be completed by February 15, 1970, following which it is proposed to sell.

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Demolition:
5837 Lanark Street (cont'd)

A representative of the Elwood Construction Limited appeared in support of this letter.

In the Director of Inspection's report it is stated the property has been inspected and it has been found that the building is secure and does not present any hazard.

MOVED by Ald. Rankin,
THAT this house be improved as proposed in the letter from the Elwood Construction Limited, the work to be completed by not later than February 28, 1970.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Renewal of Development Permit:
Shannon Estate (N/S 57th Avenue between Granville and Adera)

The Board of Administration, under date of December 5, 1969, submitted report of the Director of Planning, giving an historic revie following rezoning of the Shannon Estate on the N/S of 57th Avenue, between Granville and Adera Streets. Mr. W. A. Street, solicitor for the applicant, Wall and Redekop Limited, in respect of development permit involved, appeared advising the company is prepared to take certain action forthwith to repair walls, etc. to make the property secure. With the aid of a representative of the company, the financial difficulties in proceeding with the project were explained. The request is made that the Development Permit involved, No. 44079, be renewed for a period of six months.

The Director of Planning, in the Board of Administration report, advised of the following two alternatives:

"(a) the request for renewal for Development Permit #44079 be denied with a fresh application being required when the development is to proceed for approval by the Technical Planning Board and City Council, or

(b) The Director of Planning renew Development Permit #44079 for a limited period of time expiring June 30, 1970."

Alderman Broome filed a letter dated January 8, 1970 from Mr. W. Fred Evans of 7020 Adera Street complaining of the nuisance being represented by the condition of the Shannon Estate property at the present time.

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Renewal of Development Permit:
Shannon Estate (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Director of Planning renew the development permit for a limited period of time, expiring June 30, 1970.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S 71st Avenue between Montcalm and Hudson)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Parking: Vancouver General Hospital)

MOVED by Ald. Hardwick,
SECONDED bv Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

Parking: Vancouver General Hospital (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO REPEAL BY-LAW No. 4409 AND TO AUTHORIZE BORROWING CERTAIN SUMS OF MONEY FOR A LIMITED PERIOD

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to repeal By-law No. 4409 and to authorize the borrowing of certain sums of money from January 13, 1970 to January 19, 1971, pending the collection of real property taxes, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters, January 9, 1970 (cont'd)

Proposed Sale of Haro Park (Clause 3)

Further to the consideration given this matter earlier in the day by Council, Commissioner Sutton Brown reported the Park Board had resolved as follows:

> "THEREFORE BE IT RESOLVED that the Board of Parks and Public Recreation does hereby release, relinquish, surrender and give up its custody, care and management of the said Haro Park in order that the said park may be sold by the City of Vancouver on the understanding that the proceeds from the sale of such park shall be used as part of the cost of acquiring the aforesaid portion of Block 57, District Lot 185."

In view of this action of the Park Board the Commissioner felt the Council may wish to reconsider Alderman Broome's motion made earlier in the proceedings respecting leasing.

Alderman Broome withdrew his former motion on the subject.

After further study it was,

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT His Worship the Mayor be requested to forward a letter to the appropriate Federal officials to advise the City Council is not prepared to sell the Haro Park site to the Government on the basis of indefinite maintenance of the existing building thereon;

FURTHER THAT there are two courses open to the Federal Government:

(a) the prevailing lease revert to the City on May 31, 1970, and the Federal Government lease alternate premises; or

(b) the Federal Government enter into a one-year only lease extension on the understanding the lease will not be extended beyond this one year period but rather the property, cleared, then will be placed on the open market and sold to the highest bidder.

- CARRIED

MOTIONS

1. Allocation of Land for Highway Purposes (2412 Laurel Street)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. North 2 feet of the South 10 feet of Lots 1 and 2, Block 337, District Lot 526, Group 1, New Westminster District, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 21, 1969, and marginally numbered LF 4510

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

cont'd...

MOTIONS (cont'd)

Allocation of Land for Highway Purposes (cont'd)

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Leave of Absence:
Alderman Phillips

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Alderman Phillips be granted Leave of Absence from the meeting of Council of January 13, 1970.

- CARRIED

3. Amendment to Resolution Authorizing Execution of Purchasing Agreements for $6,500,000 City Debentures

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT WHEREAS Council at its meeting of January 7, 1970, passed a resolution authorizing the execution of purchase agreements for the sale of $6,500,000.00 worth of debentures to certain purchasers;

AND WHEREAS the names of certain of the purchasers as set forth in the resolution were not completely accurate;

AND WHEREAS in order to ensure the sale of the debentures on the closing date of January 15, 1970 the City Clerk certified as a true copy of the aforesaid resolution a copy of the resolution altered so as to correct the inaccuracies contained in the names of certain of the purchasers;

THEREFORE BE IT RESOLVED that the action of the City Clerk be ratified and confirmed and that the resolution of Council passed on the 7th day of January, 1970, be deemed to have been passed in that form as certified correct by the City Clerk and annexed hereto;

BE IT FURTHER RESOLVED that in the event that before the delivery of the debentures the City's agents for the sale of the debentures find it necessary to substitute one or more new purchasers for the purchasers as set forth in the resolution as corrected or to redistribute among the purchasers the amounts to be purchased by each purchaser, the City enter into such agreements and provide such documents and certificates as may be necessary to effect such change and provide for the sale of the debentures as arranged by the City's agents.

- CARRIED

MOTIONS (cont'd)

4. Proposed Regulation #14 re Notices to Vacate and Rental Increases (Grievance Board)

On January 7th, Notice was given of the following motion:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick (seconded this day)

THAT wherever a landlord claims that continued occupancy by a tenant will result in deterioration of the premises going beyond reasonable wear and tear, or wherever the tenant is in arrears for a period of two months, or wherever the landlord claims that the tenant is a gross nuisance to his neighbours, or wherever the premises are being utilized for illegal activity, or wherever the landlord requires the premises for occupancy either by himself or his immediate family, then the landlord may apply to the Rental Accommodation Grievance Board for a decision terminating the tenancy and granting possession to the landlord;

In such a case, the chairman of the Grievance Board shall notify the tenant and arrange for a formal hearing before the Board within one month. If the Board is satisfied that any of the reasons mentioned above have been established, they shall make an order terminating the tenancy and grant possession to the landlord; providing there is alternative accommodation for the tenant available and providing that the tenant is given an additional one month's time to vacate.

The Rental Accommodation Grievance Board shall have the right, in what it considers to be exceptional circumstances, to order hearings before it immediately following the serving of the normal one month's notice, and if justified, grant quick possession to the landlord.

The Vancouver Rental Accommodation Grievance Board shall appoint Rent Review Officers. These Officers shall have the authority to investigate complaints of unreasonable rent increases, to mediate between the parties, and to recommend what increase in rent, if any, is justified.

The Vancouver Rental Accommodation Grievance Board shall be authorized on the application of a Rent Review Officer, a landlord, or a tenant, to reinvestigate a case where the Rent Review Officer's recommendations have not been followed or where any party is dissatisfied with the Officer's disposition of the case. After making its investigation the Grievance Board shall send a copy of its finding and its recommendations as to what would constitute just resolution of the case to all parties in the form of a written report.

Where a landlord fails to act in accordance with the Board's recommendations, the Board shall send a copy of its findings and recommendations, together with the landlord's reply, to the Vancouver City Council.

The Vancouver City Council shall be empowered to publish the report of the Vancouver Rental Accommodation Grievance Board dealing with the rent increase.

(lost)*
(see next page)

MOTIONS (cont'd)

Proposed Regulation #14 re Notices to Vacate and Rental Increases (Grievance Board) (cont'd)

In connection with the foregoing motion, communications were received as follows all, with the exception of Mr. Wm. Pennell, asking an opportunity to be heard on the matter:

Vancouver Tenants Council
Montreal Trust Company
Balfour Rentals
Apartment and Lodging House Association
Greater Vancouver Apartment Owners' Association
G. S. Johnson
Wm. Pennell

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT the main motion be deferred pending the hearing of delegations as per requests received.

- LOST

(Ald. Hardwick requested the main motion be divided but the Chair ruled otherwise and explained the position)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the question be now put.

- CARRIED

The motion of Alderman Rankin and Alderman Hardwick was put and a recorded vote requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	His Worship the Mayor Alderman Adams Alderman Broome Alderman Wilson Alderman Calder Alderman Sweeney Alderman Bird Alderman Hardwick (Alderman Hardwick did not cast a ballot and therefore was declared in the negative)

The motion was declared, - LOST *

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the Corporation Counsel prepare an Amendment to the Rental Accommodation Grievance Board By-law for submission to Council, the amendment to provide for the following procedure:

(i) Where three months notice to vacate has been given to the tenant on grounds only that the tenant refuses to meet a rent increase, the following procedure shall apply

(A) The tenant must advise his acceptance or rejection of a rent increase prior to the expiry of 60 days thus providing the landlords the opportunity to issue if they choose, the statutory 30 day Notice after expiry of the 60 days.

- CARRIED

MOTIONS (cont'd)

5. False Creek Development: Area Generally between Burrard and Cambie Bridges

At the Council meeting on January 7, 1970, Aldermen Bird and Wilson gave notice of a motion respecting the subject matter. By agreement of the Council, however, the motion was changed and now reads as follows:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

THAT WHEREAS the redevelopment of False Creek is a pressing City issue;

AND WHEREAS the City Planning Department has proposed several concepts for the long range redevelopment of the whole False Creek area of which Concept 4 appears to be the most viable;

AND WHEREAS the City has acquired property from the Provincial Government to hold approximately 85 acres on the South side between Cambie and Burrard Bridges which is ripe for redevelopment;

BE IT RESOLVED THAT the Technical Planning Board be instructed as follows:

(a) bring forth a development plan for the redevelopment of the area generally between Burrard and Cambie Bridges north of 6th Avenue for the consideration of Council. This plan would serve as the guideline for subsequent rezoning(s) to CD-1 Comprehensive Development District to permit the uses suggested in Concept 4 and to designate the form and density of development and be the basis of development by the City.

(b) bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets)

AND THAT the Director of Planning make an application to amend the Zoning and Development By-law along the lines aforesaid in (b) in regard to the area generally described as the Fairview Slopes.

(carried)* (see next page)

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,

THAT the whole matter be referred to the Planning and Development Standing Committee.

- LOST

MOVED by Ald. Hardwick, in Amendment,
SECONDED by Ald. Calder,

THAT all the words in the main motion after the words 'THAT the Technical Planning Board be instructed as follows' be struck and the following substituted therefor:

'bring forth a development plan for the redevelopment of the area generally between Burrard and Cambie Bridges north of 6th Avenue for the consideration of Council, and to include special regulations covering the unique site features of slope, view and lack of lanes. Such zoning should also consider existence of commercial buildings of good quality and the inclusion of a small commercial component on the residential sites

AND THAT the Director of Planning make an application to amend the Zoning and Development By-law along the lines aforesaid in regard to the area generally described as the Fairview Slopes.'

(lost)** (see next page)

MOTIONS (cont'd)

A recorded vote was requested on the Amendment of Alderman Hardwick and Alderman Calder and the record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Calder	His Worship the Mayor
Alderman Hardwick	Alderman Sweeney
	Alderman Wilson
	Alderman Bird
	Alderman Rankin
	Alderman Adams
	Alderman Broome

The Amendment was declared, - LOST **

The main motion of Alderman Bird and Alderman Wilson was put and a recorded vote requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	
Alderman Hardwick	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	

The main motion was declared, - CARRIED *

6. Transit Fares and Hydro Rates

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the Chairman of the British Columbia Hydro and Power Authority has stated that an increase in transit fares and Hydro rates can be expected;

AND WHEREAS Section 10 of the "Powers Measures Act" reads in part as follows:

> 'Since the first day of August, 1961, the following Statutes and Statutory provisions have not applied and do not apply to the Company, the Commission, or the Authority except to the extent that may be provided by Order of the Lieutenant-Governor in Council';

THEREFORE BE IT RESOLVED THAT the Vancouver City Council respectfully request the British Columbia Executive Council to pass an Order-in-Council directing the Public Utilities Commission to hold a hearing to determine the extent and justification of any increases in rates or fares which may be applied for by the British Columbia Hydro and Power Authority;

AND FURTHER THAT a Committee be struck to investigate what experts and legal counsel should be engaged to prepare a brief for submission to the Public Utilities Commission and that the estimated cost be submitted to City Council forthwith;

FURTHER THAT the Committee be authorized to consult other cities and municipalities extending an invitation to share in the cost and preparation of the brief.

- CARRIED

MOTIONS (cont'd)

7. Bus Fares

At the January 7th meeting of Council, Alderman Rankin and Alderman Calder gave notice of a motion respecting the subject matter. By Council agreement the motion was changed and now reads as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS B. C. Hydro Chairman Dr. Gordon Shrum has intimated that bus fares will be increased, and

WHEREAS this will work a considerable hardship on lower income groups who are the most frequent users of the bus system, and

WHEREAS Dr. Shrum has suggested that if the Provincial Government does not make an adequate contribution to the deficit of the bus system, then the Municipalities should be compelled to do so, and,

WHEREAS the provision of cheap, fast transit should be regarded as an essential service to be subsidized, in the same way as fire and police protection,

THEREFORE BE IT RESOLVED that Vancouver Council register its opposition to any increase in bus fares, and

BE IT FURTHER RESOLVED THAT it is imperative the bus system continue to be subsidized by B.C. Hydro and Power Authority profits and/or from Provincial Government revenues.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT copies of this resolution be forwarded to B.C. Hydro and Power Authority, local M.L.A.'s, Greater Vancouver Regional District and the Standing Committee on Transportation for further study in depth.

- CARRIED

8. Increase in Power Rates

At the January 7th meeting of the Council, notice of the following motion was filed with the City Clerk.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick, (seconded this day)
THAT WHEREAS B.C. Hydro Chairman Dr. Gordon Shrum has announced that electricity rates will be increased by 20 percent in March, and

WHEREAS the distribution of electricity and natural gas has always been a highly profitable Crown-operated business with rates that are among the highest in Canada, and

WHEREAS Dr. Shrum places the blame for B.C. Hydro's alleged difficult financial situation on increased wages granted to Hydro workers, and

WHEREAS there is a strong suspicion that B.C. Hydro's difficulties, if real, are due to supplying cheap power to American consumers, with the profits from B.C. consumption being used to subsidize low rates to American manufacturers,

THEREFORE BE IT RESOLVED that we demand of Premier Bennett that B.C. Hydro be instructed to withhold any rate increase pending its ability to justify such increase before a committee representative of all parties in the Provincial Legislature, as well as of the Municipalities.

- LOST

MOTIONS (cont'd)

9. Credit Unions:
Business Tax and Trade Licenses

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT WHEREAS the Municipalities Act of B.C. exempts Credit Unions from Business Tax and Trades Licenses;

AND WHEREAS the City of Vancouver does not permit such exemptions;

THEREFORE BE IT RESOLVED THAT the City of Vancouver take necessary steps to bring Business Tax and Trade Licenses, in respect of Credit Unions, into line with provisions of the B.C. Municipal Act.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion were submitted, and recognized by the Chair.

1. Marine Life Preserving Equipment

MOVED by Ald. Sweeney,
THAT WHEREAS recent marine tragedies indicate the inadequacy of life-preserving equipment required under present D.O.T. regulations pertaining to pleasure craft;

AND WHEREAS there has been a tremendous increase in pleasure boating on B. C. coastal waters in recent years;

THEREFORE BE IT RESOLVED that the City of Vancouver petition the Federal Department of Transport to revise present regulations pertaining to life-preserving equipment for pleasure craft;

AND FURTHER that such regulations be strictly enforced by the Department of Transport.

(Notice)

2. Third Reading of Certain Zoning By-laws

MOVED by Ald. Adams,
THAT in cases where Council, following a Public Hearing, has approved an application to re-zone any property to a higher use, it be policy not to give third readings to the re-zoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development.

(Notice)

NOTICE OF MOTION (cont'd)

3. Tenders:
Policy re Local Preference

MOVED by Ald. Broome,

THAT WHEREAS the City of Vancouver purchases approximately $7 million worth of goods a year, and

WHEREAS tenders for only 1¼% or $85,000 worth of these goods were referred to Council in 1968 because of local preference, and

WHEREAS Council paid a premium of $700 on $16,500 worth of business which was ¼ of 1% of the total expenditure in that year, and,

WHEREAS this has been the general pattern of premiums paid for local preference, and

WHEREAS present policy of reporting to Council where local preference is involved results in a substantial cost to the City in staff time in investigations and preparation of reports to Council;

THEREFORE BE IT RESOLVED that Council policy with respect to Local Preference shall be, other things being equal, to allow a "credit" for a supplier whose tender has local content, such "credit" to amount to 5% of that portion of the tender to which the local content is applicable, and

FURTHER BE IT RESOLVED that the Board of Administration By-law and Administrative Manual be revised to allow this policy to be administered by the Purchasing Agent and the Board of Administration.

(Notice)

The Coundil adjourned at 4:50 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated January 13, 1970, and the reports referred to are those on Page(s) . . 509 - 527 . . . .

MAYOR

CITY CLERK

JAN 13 1970

BOARD OF ADMINISTRATION

January 9, 1970.

The following is a report of the Board of Administration

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs

Adanac St., Vernon Dr. to Commercial Dr.
Bute St., Pacific St. to Beach Ave.
(curb exists on west side)
Knight St., 57th Ave. to 63rd Ave.
Thurlow St., Pacific St. to Beach Ave.
Union St., Gore Ave. to Campbell Ave.
Union St., Campbell Ave. to Glen Dr.

The City's share of these improvements is available in the 1969 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement By-law governing Local Improvement procedures, I am submitting the City Engineer's report dated January 2, 1970.

The estimated total cost of these improvements is $524,940 and the City's share of the cost is $387,449.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) the reports of the City Engineer and Director of Finance be adopted;

(2) the City-owned parcels shown under certain projects on the detailed Second Step report be declared assessable for these projects. (Report on file with City Clerk.)

INFORMATION

2. Street Alignment - East 45th Avenue

On October 28th, 1969, after considering a petition presented by Mr. W.G. Vatnsdal, 3091 East 45th Avenue to have the recently constructed sidewalk on the north side of East 45th Avenue between Kerr and Lancaster Streets moved closer to the property, City Council referred the subject to the City Engineer for report respecting street alignment generally.

The City Engineer reports as follows:

Item No. 2 cont'd

"The present street allowance of East 45th Avenue between Victoria Drive and Boundary Road is 66 ft. wide except for a length of approximately 120 feet where the allowance is reduced to 59ft. due to a misalignment of 7 ft. in the property lines at Kerr Street. The misalignment at Kerr Street is the only significant one which occurs in this length of East 45th Avenue.

The locations of the sidewalks vary and are shown on the display plan. It is noteworthy that significant misalignments occur in the sidewalk on the south side of Battison, Arlington and Kerr Streets and the area in question which is on the north side at Rupert, Lancaster and Kerr Streets.

It is planned that the future pavement width for East 45th Ave-Victoria to Boundary will be 32 ft. between curbs which will be straight except at Kerr Street where the 7ft. misaligned street allowance necessitates a slight bend to correct for this condition.

Locations of sidewalks vary throughout the City. Sidewalk misalignments similar to those on this length of East 45th Avenue can be found on many streets. For example, similar misalignments exist along West 11th Avenue between Highbury and Courtenay Streets and also along East 41st Avenue between Prince Rupert and Ross Streets. In all such developments the available street allowance has been used to provide a facility at minimal cost by adjusting the sidewalk locations to suit prevailing conditions. The City has consistently refrained from constructing walls. Where a stable slope could not be constructed within the available boulevard width and the owners would not grant permission for the slope to be constructed on private property the construction of the sidewalk has been deferred until such permission is obtained. Walls have only been built by the City where it has been necessary in order to construct permanent pavements with curbs. Such conditions occur most frequently on major streets where pavement widths are maximum and boulevard widths remaining are therefore minimized."

This matter is submitted to Council for information.

* * * * *

FOR ADOPTION SEE PAGE(S) 485

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Provincial Mental Health Branch Treatment Program

The Medical Health Officer reports as follows:

"I have discussed with Dr. J.S. Bland, Director of Children's Psychiatric Services for the Provincial Mental Health Branch, the possibility of facilitiating more mental health treatment services for the south-east part of the City (City Health Department Unit 4 Area).

The Health Department has undertaking a screening, counselling, consultative and short-term mental health treatment service since 1936. Currently, approximately 80% of this service is directed to school-age children. The City Health Department recovers the appropriate shares from the Vancouver School Board and the Medicare Commission. There are no community-based or hospital-based long-term treatment facilities in this area of the City. Private psychiatrists cannot cope with the demand for service arising from this population.

Many persons needing service have attended the Provincial Mental Health facility located in Burnaby. Transportation problems make this resource impractical for most people.

It has been recognized that a decentralization of part of the Burnaby Mental Health facility to Unit 4 (6405 Knight Street) could provide treatment service to the residents in the area.

A letter from Dr. Bland, of December 1, 1969, has been received suggesting that a treatment team (one part-time psychiatrist, two or three social workers and a part-time clinical psychologist) work out of 6405 Knight Street three half-days per week as part of their full-time commitment to that geographic area.

It is agreed that the City Health Department Service and the Provincial Mental Health Service continue to work in their respective areas of responsibility, as these two services would complement each other. They would remain administratively separate, but have a good opportunity for cooperation toward a more comprehensive community service. It is also understood that no clerical support be provided by the City of Vancouver. It is just feasible for the building at 6405 Knight Street to accommodate 4 workers for 3 half-days per week during daytime hours, but no space problem is anticipated for evening treatment services.

The foregoing proposal has the approval of the Deputy Minister of Mental Health.

I recommend to Council that the above plan be implemented in Unit 4 subject to:

(1) No direct costs to be incurred by the City.

(2) The plan be implemented for a six-month trial, at which time a report to Council will be submitted.

(3) That there be no further extension of this Mental Health Treatment Program until Council has adopted a policy, subsequent to discussion of this report."

Your Board RECOMMENDS that the above proposals of the Medical Health Officer be approved.

2. Greater Vancouver Regional District
Air Pollution

The Director of Inspections reports as follows:

"Mr. G.W. Carlisle, Administrator, Greater Vancouver Regional District, and members of the Regional Air Pollution Committee, have been meeting with Mr. J. Satterthwaite, our Chief Air Pollution Control Officer, to discuss the formation of a regional air pollution control program.

Mr. Satterthwaite has now been advised by Mr. Carlisle that he has been appointed a member of a Technical Advisory Committee, the purpose of which will be to give advice to the Air Pollution Committee of the District."

Your Board RECOMMENDS that authority be given to Mr. Satterthwaite to accept membership of the Technical Advisory Committee.

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 486

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Temporary Help: Department of Permits & Licenses - Construction Branch

In September Council considered a report dated September 26, 1969 from the City Building Inspector on the work load of the Construction Branch of the Permits and Licenses Department. The Building Inspector recommended that authority be granted to employ a man from a local architectural firm for a period of three months and this request was granted. A copy of the report dated September 26, 1969 is circulated.

The City Building Inspector reports as follows:

> "Mr. Jan Visscher of McCarter, Nairne & Partners, commenced work on October 20, 1969. His work has proved very helpful but the need for such help remains.
>
> McCarter, Nairne & Partners indicate that Mr. Visscher could continue to be 'loaned' to the City for a further period of time. In the event that this firm finds it necessary to recall their man, similar help would be sought from another firm.
>
> It is recommended that authority be granted to continue the employment of a senior man from a local architectural firm for a further period of six months with a ceiling expenditure of $6,480."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted, and that the expenditure be approved in advance of the budget.

2. Regional Plan Amendment Procedure - Greater Vancouver Regional District

The Director of Planning reports as follows:-

> "Background
>
> In March 1969, the planning function of the Lower Mainland Regional Planning Board was divided between four regional districts. The Vancouver metropolitan area was included in the Greater Vancouver Regional District.
>
> The administration of the Official Regional Plan of August 29, 1966, was by Letters Patent made the responsibility of the Regional Districts, including the Greater Vancouver Regional District. Provisions were also made at that time that the rules for amending or altering the Plan would be subject to the provisions of Sections 795 and 796 of the Municipal Act. (Copies circulated). Through this action, the City of Vancouver is clearly bound into the Regional Plan and is obligated to comply with its provisions - (see circulated letter from Corporation Counsel).
>
> On June 27, 1969, the Regional District submitted a proposal for Regional Plan Amendment Procedure to the members of the Greater Vancouver Regional District and on July 30, 1969, the Procedure was adopted in principle. (A copy is circulated).

Cont/d.

Clause 2 Cont/d.

Proposed Procedure

In reviewing the procedure as adopted, it is felt that the mechanics are adequate and the reviews established should give the municipalities sufficient time to investigate the amendments. The applications for amendment are to be reviewed quarterly, which may cause delays in rezoning, however, the quarterly procedure will not cause unnecessary delay since there should be few amendments which affect the City of Vancouver.

Implications

Up to the present, the Regional Plan had little affect on the City of Vancouver, since when it was first approved, the Plan could not apply to the City which acted under its own charter. The Plan was primarily based upon broad categories of existing uses as follows:-

Urban designated areas established or developing into communities, and include residential, commercial and industrial uses.

Rural designated land best suited for major agricultural development.

Industrial included land best suited for major industrial development.

Park included land suited for public recreational development of regional significance.

Reserves included land suited for extensive public purposes or for which a use had not yet been determined.

The areas of greatest development were, for the most part, in the 'urban' category. The 'Industrial' category was only placed on areas which were intended to be primarily industrial and would not include other uses.

Amendments to the Plan prior to 1969 related to suburban areas where rapid growth was taking place. Development in the City of Vancouver conformed to the broad land use categories it established. Recent events have indicated, that in the future, development within the City may require amendments to the Regional Plan for 'Reserve' areas, such as Jericho and for 'Industrial' areas, such as around False Creek, where the land use and zoning may be changed. Under these circumstances, the City must request an amendment to the Regional Plan to match City Rezoning.

The amendment procedure which has been adopted allows proposals for change to be made by municipal members, the electoral area, the regional district, or the Provincial Government. It is possible under these circumstances that an application for a Plan change in the City could be initiated by one of the other groups. This should not occur since the members should be working in close co-operation with the regional office and all members being represented on the Board should be well informed at all times of the activities of the Board. However, if this co-ordination fails, it is possible that the City may face proposed amendments which it has not initiated.

A major procedural change is that the approval of amendments is made by the Regional Board rather than by individual vote of the communities as heretofor. While this may prove more efficient, it is possible that members of City Council may not

Cont/d.

Clause 2 Cont/d.

be fully informed of all items dealt with by the Regional Board.

Recommendation

a) It is recommended that the procedure being followed by the Regional Board be given an adequate test period for one year and should it prove unsatisfactory that action to change be recommended at that time.

b) The Director of Planning be instructed to initiate subsequent necessary amendments to the Regional Plan for presentation to the Regional Board through City Council."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

INFORMATION

3. Rezoning of Area Adjacent to Vancouver General Hospital

The Director of Planning reports as follows:-

"In a letter dated November 21, 1969 to His Worship Mayor T. J. Campbell and Members of the City Council, Mr. K. R. Weaver, Executive Director of the Vancouver General Hospital stated that:

' ... the City Council rezoned a half-block of property adjacent to the Vancouver General Hospital from RT-2 to RM-3. ... The Hospital did not have this (notification) courtesy extended to it during the recent rezoning.'

Mr. Weaver also stated that, 'Council or one of its sub-bodies requested that the staff at City Hall make recommendations as to the rezoning of a large area adjacent to the Hospital.' 'This is a request, that before any further consideration is given to rezoning of property adjacent to or in the near environs of the Hospital, that the Hospital be notified sufficiently in time before such a hearing takes place to prepare a presentation in respect to the rezoning.'

In regard to the first statement:

a) Hospital officials were sent a notification letter, dated June 27, 1969, and mailed to the Vancouver General Hospital's address at 10th and Heather. The letter advised of a Public Hearing to be held on July 10, 1969 regarding the rezoning of Lots 3-10, Block 416, D.L. 526 from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

In regard to the second statement:

b) A rezoning application has been received by the Director of Planning to rezone the area bounded by 10th Avenue - Pine Street - Burrard Street and 16th Avenue from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District. Since the location of this application is not adjacent to the Hospital and would not likely be acquired by the Hospital for parking, it is unlikely that the Hospital officials will be notified in this case.

Cont/d.

Clause 3 Cont/d.

c) The 'False Creek-Fairview Slopes' district is a large area presently under study by the Planning Department. Although this area is not adjoining the Hospital, should this study result in rezoning in the future, the Hospital Authorities would be notified when and if it reached Public Hearing stage.

It is suggested that the City Clerk be requested to send a copy of this report to Mr. K. R. Weaver, Executive Director of the Vancouver General Hospital."

Your Board submits the report of the Director of Planning for the Information of Council.

(Copies of the communication from Mr. Weaver dated November 21, 1969 are circulated for the information of Council)

RECOMMENDATION

4. West End Community Centre/
Senior Citizens Housing Project -
Agreement with Senior Governments

The Director of Planning reports as follows:-

"Council on August 5, 1969 approved an application to the Provincial and Federal partners seeking written agreement whereby the Federal/Provincial partnership would purchase from the City the housing component of the project. Subsequently, Council considered a letter from the Provincial Deputy Minister, dated September 8 setting out conditions on the basis of which they would be prepared to recommend that the required agreement be completed.

On October 7, City Council adopted a report (copy circulated) accepting those conditions with the following proviso:-

(i) that the cost per unit allow for increases occurring up till the date of tender;

(ii) that the question of capital cost and size of senior citizens parking be further investigated and negotiated.

The question of parking and its financing for both the community centre and senior citizens project is critical. Parking to by-law standard would require 88 spaces for the senior citizens plus 225 spaces for the community centre.

The original report to Council proposed that the senior citizens parking be financed as part of the overall capital cost of the senior citizens project, recoverable within the purchase price paid by the senior governments. This was not acceptable. The senior governments proposed that the City finance all parking, with the Federal/Provincial partnership leasing from the City spaces needed for residents only, a substantially lesser number than would be normally required under the by-law.

However, negotiations with both senior governments have resulted in a further offer, conveyed by the Provincial Deputy Minister in his letter of December 24, 1969, in which he indicates a

Cont/d.

Clause 4 Cont/d.

willingness to purchase 25 spaces at an estimated cost of $2,500 each. Copies of the Deputy Minister's letters dated September 8 and December 24 are also circulated for Council's information.

It is our view that the Provincial terms now offered will not be improved upon, and should be accepted and the concurrence of the Federal Government formally requested.

The question of provision of the balance of parking, financing and operation costs etc. will be further reported upon to Council following study. A lesser number of parking spaces than normally required may be reasonable for this particular project:

It is therefore RECOMMENDED

(i) THAT Council accept the terms put forward by the Provincial Government in their letter of September 8, as modified by the further letter of December 24, 1969.

(ii) THAT the Provincial Government be requested to seek urgent approval of the City's proposal by Central Mortgage & Housing Corporation.

(iii) THAT His Worship the Mayor and the City Clerk be authorized to sign an agreement in a form satisfactory to the Corporation Counsel; such agreement to take into account increases in prices which may accrue to the date of construction.

Your Board brings to the attention of Council that if the total scheme i.e. community centre and senior citizens project does not mature, any costs e.g. architects fees in relation to project will have to be borne by the City.

Your Board RECOMMENDS the foregoing report of the Director of Planning be approved.

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FOR ADOPTION SEE PAGE(S) 486

JAN 12 1970

FINANCE MATTERS

CONSIDERATION

1. Vancouver-Fraser Park District - 1970 Provisional Budget

The Vancouver City Council, on December 9, 1969, passed the following Motion with respect to the Vancouver-Fraser Park District 1970 Budget:

"THAT members of the Council on the Vancouver-Fraser Park District be advised that the Council will not object to the setting of a mill rate for acquisition of park property at .35 for the 1970 budget."

The Vancouver-Fraser Park District has now submitted its Provisional Budget for the year 1970 based on a Municipal Requisition of .35 mills on the 1969 taxable assessment for school purposes.

The City of Vancouver's share of the 1970 Municipal Requisition amounts to $432,506 which is an increase of $153,573 or 55% over the 1969 levy of $278,933. This increased levy is due to

(a) the change in mill rate from .25 mills in 1969 to .35 mills in 1970

(b) the increase in the taxable assessment of approximately 11%.

A copy of the Vancouver-Fraser Park District 1970 Provisional Budget is distributed to Members of Council.

Your Board submits this matter to Council for consideration.

2. Grant - Young Women's Christian Association

In 1966, Council approved a capital grant of $100,000 payable over three years to the Young Women's Christian Association Building Fund. In 1969, an additional grant of one-third of $50,000 was approved for the same purpose with the recommendation that Councils in 1970 and 1971 approve similar grants in each of these years.

A letter has been received from the Young Women's Christian Association, requesting the immediate payment of the recommended 1970 and 1971 grants, which would amount to $33,333, in order to save continuing interest payments on outstanding indebtedness ($200,000 was financed at 6 3/8%) and to help meet current pressing financial obligations.

The Director of Finance wishes to remind Council that the City's short term borrowing and investment interest rate is presently between 8 1/2 and 9% and that this type of grant would not normally be paid until after the general tax remittances are received, viz - $16,666 in July 1970 and $16,667 in July 1971. These payments would be included in the budget for the respective years.

Your Board submits the matter to Council for consideration.

(Copies of the Y.W.C.A. letter dated December 5, 1969, are circulated for the information of Council.)

DELEGATION REQUEST

JAN 13 1970

3. Grant Request: Kinsmen Rehabilitation Foundation of B.C.

The Executive Secretary of the Kinsmen Rehabilitation Foundation of B.C. requests the consideration of Council of two requests related to the Foundation's fund raising campaign - "The Mothers' March", February 2, 1970.

The Foundation requests

(a) a grant of funds equal to the costs of producing, installing, maintaining and removing flags (3' x 6' red nylon with special white symbol) on 6 poles of each of the seven flag islands in the City. The Engineering Department estimates these costs to be $700.

(b) the permission of Council to use the flag islands for this publicity purpose.

No precedent for this type of grant request is available and your Board is unable to supply previous actions of Council.

The City Engineer recommends permission for the use of the islands be granted.

Your Board submits the grant request and the recommendation of the City Engineer for consideration.

RECOMMENDATION

4. Continuing Special Assignment of Senior Fire Alarm Operator

The City Engineer reports as follows:-

"Funds were provided in the 1969 Budget (Account 8092/6016 - Assignment Control Cards) for revising the assignment of fire apparatus to be dispatched to first and multiple fire alarms in various parts of the City. The assignments must be changed periodically to suit the changes in development and traffic conditions. The Department's most experienced Fire Alarm Operator was relieved of his normal duties to do this work in co-operation with the Fire Department.

In addition to this work, the operator has also been preparing operating procedures for the new intercom system for dispatching fire calls, which is expected to be in service by April 1970. The operator will also be required to train the other operators in the use of the new equipment. There is approximately three months work yet to be done on these projects.

The estimated cost for salaries and fringe benefits to complete this work is $3,000.00. Provision for this cost will be made in the 1970 Revenue Budget.

RECOMMENDED that the employment of the Fire Alarm Operator be continued to the end of March 1970 to complete the revision to the Assignment Cards and the operating procedures for the new 'Fire Dispatch' intercom system, and to train the other operators in the new procedures."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 486, 487

JAN 13 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 9, 1970

RECOMMENDATIONS

1. 1969 Vacation Carry-Over - Mrs. M. I. Beveridge, Archives Department.

The Director of Personnel Services reports as follows:

"Due to the illness of the Department Head, Mrs. Beveridge, Clerk Stenographer II in the Archives Department, requests that her 1969 vacation entitlement of two weeks be carried over to 1970. Major J. S. Matthews has been ill during the last three months, and Mrs. Beveridge has been unable to take her annual leave.

The Director of Personnel Services recommends that the above request of Mrs. M. I. Beveridge be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. 1969 Vacation Carry-Over - Mr. D. Brewer, Purchasing Division, Finance Department.

The Director of Personnel Services reports as follows:

"A letter has been received from the Director of Finance requesting that Mr. D. Brewer's balance of two (2) days remaining of his 1969 vacation entitlement be carried over to 1970. Due to the work load requirements caused by the move to the new East Wing and year-end budget estimates, he was unable to schedule these days in 1969.

As Mr. Brewer does not qualify for holiday deferment under Regulation 275, the Director of Personnel Services recommends that approval be given for Mr. Brewer to take the two (2) remaining days of his 1969 vacation entitlement in 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. 1969 Vacation Carry-Over - Jan Lemckert and George Leitch, Engineering Department.

The Director of Personnel Services reports as follows:

"A letter has been received from the Deputy City Engineer requesting that the balance of the 1969 vacation entitlement for Jan Lemckert and George Leitch, Waterworks Operations Branch, Engineering Department, be carried over to 1970. These employees were unable to complete their 1969 vacation entitlement due to illness and unavoidable late vacation periods of other staff.

. . . Cont'd.

JAN 13 1970

Clause No. 3 Cont'd.)

The following are the number of days vacation due to each employee:

Jan Lemckert - 3 days
George Leitch - 1 day

The Director of Personnel Services recommends that the above request of the Deputy City Engineer be approved."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

4. Leave of Absence With Pay - Mrs. Catherine Zuest, Public Health Nurse.

The Director of Personnel Services reports as follows:

"The Grade 7 class at Kerrisdale School will be undertaking an educational field trip to the Arctic in June of 1970. The public health nurse at Kerrisdale School, Mrs. Catherine Zuest, has been asked by the Principal to accompany this group on this Arctic trip. The request also has the support of the Superintendent of Schools.

Mrs. Zuest will undertake the cost of the trip herself. Mrs. Zuest's main responsibilities during the week of June 1st to June 5th, 1970, are with the school health service program. It will be possible for the Health Department to make the necessary staff adjustments to maintain full staffing at the clinics which Mrs. Zuest is scheduled to attend in the afternoons of that week.

The Medical Health Officer requests that Mrs. Zuest be permitted to have 5 days Leave of Absence With Pay from June 1st to June 5th, 1970, in order to accompany the Grade 7 students on this educational trip.

The Director of Personnel Services recommends that the request of the Medical Health Officer be adopted."

Your Board submits the recommendation of the Director of Personnel Services for the consideration of Council.

5. Appointment of R.G. Ross to Technical and Research Committee - Council On Uniform Traffic Control Devices For Canada

The City Engineer reports as follows:

"The Secretary of the Council on Uniform Traffic Control Devices for Canada has written to the Engineering Department asking if we wish to appoint a member to represent Vancouver on the Technical and Research Committee of the Council.

The Council was responsible for preparing the present Manual on Uniform Traffic Control Devices and its continuing function is to review, amend and add to the Manual in order that the standards are kept up-to-date at all times. The Council is the policy group responsible for all changes to the Manual.

. . . Cont'd.

Clause No. 5 (Cont'd.)

City Council, on May 27th, 1969, authorized R.C. Boyes, Assistant City Engineer, Traffic & Transportation, to replace Mr. K. Vaughan-Birch and to represent the City of Vancouver at the Annual Meetings of the Council at the City's expense.

The Technical and Research Committee is the working committee of the Council carrying out technical and research projects on the three main portions of the Manual (signs, signals and pavement markings). This Committee meets annually (usually in Winnipeg) for a two-day working session in June to review and process projects that have been in progress during the year. There is also a further one day meeting immediately prior to the Annual Meeting of the Council to finalize matters for consideration by the Council.

Since Mr. Vaughan-Birch's retirement, Vancouver has not been represented on this Technical and Research Committee. As a major Canadian urban area, the City of Vancouver has much to contribute to this important work, and will benefit from it. It is, therefore, highly desirable that the City be represented. R. G. Ross, Engineer i/c Traffic Operations in the Traffic Division, is responsible for this area of work and would be the most suitable City representative.

Authority is hereby requested that:

(a) R.G. Ross be authorized to represent the City of Vancouver at the June meeting held annually of the Technical and Research Committee of the Council on Uniform Traffic Control Devices for Canada, at the City's expense. (R.C. Boyes can substitute for R.G. Ross at the further one day meeting immediately prior to the Annual Meeting of the Council.)

(b) The City's roster of 'Conference & Working Committees' be amended to add the Technical and Research Committee of the Council on Uniform Traffic Control Devices for Canada.

(c) Provision of funds for attendance in 1970 and subsequent years to be included in the Departmental Conference Account No. 8002/365."

Your Board submits the matter to Council for consideration.

RECOMMENDATION

6. Salary and Classification Review - Accounting Clerk IV, Engineering Dept.

The Director of Personnel Services reports as follows:

"On October 8, 1968, City Council adopted a report from the Director of Personnel Services which recommended that the position of Accounting Clerk IV, Equipment Branch, Planning and Control Division, Engineering Department, temporarily receive two pay grades for additional responsibilities for the period of January 1, 1968 to December 31, 1968. These added responsibilities primarily arose from the introduction of Data Processing techniques to Branch procedures. The incumbent was required to spend a 'considerable portion' of his time 'in acquiring and presenting information from accounting sources for various projects initiated by senior Equipment Branch personnel in conjunction with Engineering Research'.

. . . Cont'd.

JAN 1 1970

Clause No. 6 (Cont'd.)

My recent review of this position indicates that these increased responsibilities were retained throughout 1969. The Research Engineer reports that computerization of the Branch's procedures will continue through 1970 but should be completed by the end of the year. Therefore, Mr. Gray's responsibilities will continue at the same level during the next twelve months.

I therefore recommend that the two pay grades for additional responsibilities be paid for 1969 and also be continued until December 31, 1970. I also recommend that the position be reviewed again no later than December 31, 1970.

The estimated additional cost for this proposal for 1969 and 1970, including fringe benefits at 10%, is $917.

The Comptroller of Accounts reports that the additional funds will be provided by an adjustment of the 1970 Departmental salary appropriation during budget review.

This report has been discussed with the Assistant City Engineer and the Business Manager of the Vancouver City Hall Employees' Association, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
J. S. Gray	Accounting Clerk IV Pay Grade 22 ($614 - 736)	Accounting Clerk IV Pay Grade 22 ($614 - 736) PLUS 2 Pay Grades for additional responsibilities	Jan. 1, 1969 to Dec. 31, 1970

Your Board

RECOMMENDS that (1) the foregoing recommendations of the Director of Personnel Services be adopted.

(2) the necessary funds for 1969 and 1970, estimated at $917. be provided by an adjustment of the 1970 Departmental salary appropriation during budget review.

* * * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 488

JAN 13 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 9, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Rental Review - City Lot
Situated at Dunlevy & Prior Sts.

The Supervisor of Property and Insurance reports as follows:

"Lot 8, D.L. 181, 196, 2037 situated at Dunlevy and Prior Streets is currently leased to Slade and Stewart Ltd. for a term of thirteen years and eight months, August 1, 1959 to March 31, 1972. The site is black-topped and used for the parking, loading, and unloading of vehicles serving the premises on the adjoining lands. No buildings may be constructed on the leased area due to a public utility easement over the entire site.

The rental has been reviewed in accordance with a five year review clause by the Supervisor of Property and Insurance who recommends an increase from the current rate of $50.00 per month plus taxes to $92.00 per month plus taxes effective August 1, 1969. For the year 1969 this creates a total monthly rental of $136.69. Slade and Stewart Ltd. after negotiations have concurred with this proposed increase in a letter dated December 15, 1969.

RECOMMENDED that effective August 1, 1969 the foregoing rental increase of $92.00 per month plus all taxes be adopted for the remaining term lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Subdivision of Lots
Situated: S/S 29th Ave., East of Sidney St.

The Supervisor of Property and Insurance reports as follows:

"The North 7' of City-owned tax sale Lots 122 and 122A, part of Block A, and of Lots 5, 6, 7 and part of 3 and 4, Block 2, D.L. 393, Plan #2707, situated on the south side of 29th Avenue, east of Sidney Street was established for highway purposes for the future widening of 29th Avenue. This widening strip is now surplus to the City's highway requirements, and on October 22, 1969, Council approved the City Engineer's recommendation that this 7' strip be closed, stopped up and consolidated with the abutting City-owned Lots 122 and 122A.

Subdivision plan marginally numbered LD1135, which is circulated, has now been prepared, showing the consolidation of the closed widening strip with the abutting lots and also the dedication of a portion of Lot 122A to improve

. . . /2

Item No. 2 cont'd

the lane entrance at the South-East corner of 29th Avenue and Sidney Street.

RECOMMENDED that Subdivision Plan marginally numbered LD 1135 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION & RECOMMENDATION

3. Proposed Sale of Haro Park
Lots 23 to 26, Block 32, D.L.185
Known as 1231 Haro Street

The Supervisor of Property and Insurance together with the Deputy Director of Planning report as follows:

"The above park site has been held under lease by the Crown, as represented by the Honourable the Minister of Public Works of Canada, since June 1 , 1945. This property is improved with a 3-storey frame office building, constructed in 1946 to meet an emergency situation and is occupied by the Department of Veterans' Affairs. These lands are zoned RS-1, One Family Dwelling District, and the building thereon constitutes a non-conforming use.

On December 29, 1964, City Council approved a renewal of this lease 'for a term of 3 years certain from June 1, 1965, to May 31, 1968, at a rental of $7,500.00 per annum subject to renewal thereafter on an annual basis with the understanding that the lease is not to be extended beyond May 31, 1970.'

City Council was concerned as to the continued existence of this non-conforming use building and was also anxious that the Crown proceed with the construction of a new Federal Building or buildings in downtown Vancouver.

Council (on December 29, 1964) therefore further resolved that His Worship forward an appropriate letter to Ministers of the Crown explaining the Council's position in agreeing to the renewal of this lease. It is to be noted that, under the terms of the lease, it is the responsibility of the lessee to demolish the building on lease termination.

In the fall of 1968, the matter of the possibility of providing a West End Community Centre and Senior Citizens Housing Project was considered by City Council, who on November 19, 1968, passed the following resolution:

'THAT WHEREAS the Council, as a result of representations from the Board of Parks and Public Recreation, has authorized the submission of a local improvement by-law to the owner-electors in a portion of the West End to raise the sum of Two Million Dollars for the purpose of constructing, equipping and furnishing a community and recreation centre on a portion of Block 57, District Lot 185;

Item No. 3 cont'd

AND WHEREAS it has been alleged that the cost of acquiring the land necessary for the erection of such a community centre can be recovered by the sale of Haro Park and by the sale of certain air rights above the said proposed community centre;

THEREFORE BE IT RESOLVED that, if the said local improvement by-law receives the assent of the owner-electors in the area defined in the by-law, Council will proceed to negotiate the sale of Haro Park and the sale of the air space over the proposed community centre;

AND FURTHER BE IT RESOLVED that the acquisition of the said portion of Block 57, District Lot 185, shall not be commenced until such time as the sale of Haro Park and the air space over the proposed community centre has been negotiated.

CARRIED.'

The said local improvement by-law received the assent of the owner-electors in the area, and on August 5, 1969, the City Council rescinded a portion of the resolution dated November 19, 1968, and instructed the Supervisor of Property and Insurance to commence negotiations as necessary to protect the site.

Conversations have been held with representatives of the Senior Government concerning the sale of air rights over the proposed Community Centre and this matter is still under consideration.

Under date of March 6, 1969, the Supervisor of Property and Insurance advised the Department of Public Works of the City's intentions to dispose of Haro Park and requested them to inform the City of the current position of the lessee with respect to vacating these premises by May 31, 1970 (in order that the City could then market the vacant site).

In due course, Mr. R.E. Fairey, Manager, Accommodation Services - British Columbia, Department of Public Works, advised, without commitment, that they were interested in the possibility of purchase of the site. By further letter of November 17, 1969, Mr. Fairey advised that he is prepared to recommend to Ottawa Headquarters acceptance of an offer to sell from the City of Vancouver at a price not exceeding $328,500.00. This price is based on an independent appraisal obtained by the Department of Public Works, a copy of which was supplied to the Property and Insurance Office.

The Supervisor of Property and Insurance advises that the price represents a fair and equitable value for this property as if vacant and zoned as RM-4.

The Director of Planning, in letter of September 16, 1969, states:

'While the existing use by the Federal Government of this land is not unreasonable, we would not like to see it perpetuated. My present understanding, however, is that the Federal Government wants to continue to use this for the next few years until they can adequately consolidate their offices, presumably in the downtown business district.'

Item No. 3 cont'd

In discussion, Mr. Fairey confirmed that the Government is not at this time in a position to proceed with a new Federal Building Complex, and they undoubtedly would wish to use the existing structure for at least the next 5 years. If the land is acquired by them at this time, then ultimately when accommodation is provided elsewhere, they would declare the building as surplus and turn it over to Crown Assets for disposal. Crown Assets would presumably dispose of the land and building as a unit to save demolition costs. If it was made a condition by the City, then they would agree to a proviso that a subsequent purchaser would covenant to demolish the structure immediately upon acquisition.

FOR COUNCIL CONSIDERATION:

(A) In view of Council's expressed concern in the past with respect to the continued existence of this non-conforming use building, the matter of the possible sale of Lots 23-26, Block 32, D.L.185, to the Federal Government is referred to Council for consideration; it being noted that the City would not then be in as strong a position to take action with regard to the removal of the building.

If it is Council's decision to dispose of the site to the Federal Government, then it is

RECOMMENDED that:

(B) [i] The above property be formally offered for sale to the Government of Canada for the sum of $328,500.00, with the proviso that when surplus to their requirements, they would either demolish the existing building themselves or make it a condition of resale that the new purchaser demolish the structure upon acquisition.

[ii] The sale be subject to a formal resolution of the Board of Parks and Public Recreation surrendering and giving up its custody, care and management of Haro Park in order that the Park may be sold by the City of Vancouver and the proceeds used for the purchase of the site for the West End Community Centre."

Your Board submits (A) for Council CONSIDERATION, and (B) as a RECOMMENDATION.

* * * * * * * * *

FOR ADOPTION SEE PAGE(S) 488, 489

JAN 20 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 20, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER — The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT — There were present in the Council Chamber students from Eric Hamber School, under the direction of Mr. Neville.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel, Property and Labour matters.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 13, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Change of Hours:
Social Service Department

At the last Council meeting the Board of Administration submitted a report dated January 9, 1970, presenting recommendations as follows in regard to mid-day and after hours service arrangements for the Social Service Department:

"It is recommended that:

(a) Approval be granted to keep all offices of the Social Service Department open between 12:00 Noon and 1:00 p.m. on all normal working days by the adjustment of staff lunchhours and the provision of temporary clerical replacement, as required, for telephone operator service, at an estimated cost of $2,344.00 per annum, less 50% recoverable under the Canada Assistance Plan.

(b) That the Director of Personnel Services be authorized to establish the class specifications necessary and report to the Board of Administration thereon.

(c) The expenditure of the necessary funds prior to the approval of the 1970 estimates of expenditure be approved.

. . . Cont'd.

UNFINISHED BUSINESS (Cont'd.)

Change of Hours:
Social Service Department (Cont'd.)

(d) A report of the above extended services be submitted prior to conclusion of the initial six months' period."

At that time a communication was received from the Vancouver City Hall Employees' Association advising its disagreement with the recommendations. The matter was laid over to permit the Board an opportunity of further discussions with the Union.

A letter has now been received dated January 19th from the Union stating it is not opposed to the principle of the Social Service Department remaining open between 12:00 Noon and 1:00 p.m. on a minimum staff basis for a trial period of six months.

MOVED by Ald. Bird,
THAT the communication from the Union be received.

- CARRIED

MOVED by Ald. Wilson,
THAT the foregoing recommendations submitted by the Board of Administration be approved on a six months basis.

- CARRIED

It was agreed to defer unfinished business items as follows for consideration later in the proceedings following the hearing of delegations:

2. Increase in Patients:
Glen Brae Private Hospital

3. Illegal Suite: 565 E. 58th Avenue (Hughes)

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Sign By-law

enquired of the status of the Sign By-law.

His Worship directed the Board of Administration advise accordingly.

(See Page 10)

Alderman Wilson - Left Hand Turns

enquired when a report will be submitted to Council on left hand turns.

His Worship directed that the Board of Administration obtain this information.

Alderman Adams - 45th and Boulevard

advise of information that the White Spot proposes a development in the area of 45th and Boulevard; certain store owners in the location having received notice. The Alderman requested information on the matter.

It was agreed the Director of Planning later in the day would advise of the situation.

(See Page 10)

Alderman Wilson - Public Hearing

enquired when the next Public Hearing would be.
His Worship requested the Board of Administration report.

(See Page 9)

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Hardwick - Downtown Plan, Part II

enquired of the status of the Downtown Plan report, Part II.

It was agreed the Director of Planning would report later on in the day.

(See Page 10)

COMMUNICATIONS OR PETITIONS

1. Capital Program: Recreational Facilities for East Hastings Area

A communication was received from the Conference on Indoor Sport and Recreational Facilities, advising of a meeting at which there were delegates from various organizations of the East Hastings area, requesting a hearing before Council to present a brief regarding need for indoor sport and recreational facilities in the area. It is requested that the delegation be heard before priorities for the Capital Plan have been set.

MOVED by Ald. Wilson,
THAT this communication be received and the Organization be given an opportunity to appear before the Council.

- CARRIED

2. Capital Grant: Y.W.C.A.

The Council received a communication from the Young Women's Christian Association requesting that the Council hear a delegation on January 27th in connection with its application for a capital grant.

At the previous Council meeting the matter was referred to the Finance Committee for consideration when grants are being considered in the normal way.

MOVED by Ald. Wilson,
THAT the delegation request be granted and heard on January 27th.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 16, 1970

Works and Utility Matters

(i) Tender: Tractor-Hoe-Loader (Clause 4)

The Council considered report submitted by the Board of Administration from the City Engineer and the Purchasing Agent in the matter of tenders received to supply one 65 H.P. Tractor-Hoe-Loader. The report sets out details respecting tenders received and advises that the officials consider the bid from Rollins Machinery Ltd. in the amount of $14,156.01 for one Ford Model 4500 Tractor-Hoe-Loader to be the best dollar value.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Works and Utility Matters

Tender: Tractor-Hoe-Loader (Cont'd.)

MOVED by Ald. Adams,
THAT the bid of Rollins Machinery Ltd. referred to, in the amount of $14,156.01, be accepted subject to:

5% Provincial Sales Tax, and
contract satisfactory to the Corporation Counsel;

this tender being the lowest one received meeting specifications.

- CARRIED

On request of the Board of Administration, Clause 5 re tenders in the matter of Cover Material for Delta Land Fill Site, was withdrawn.

(ii) Balance Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 3 and 6 to 8 of the report of the Board of Administration (Works and Utility matters), dated January 16, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Health Education - T.V. Program Channel 8

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Social Service and Health matters), dated January 16, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Projection of Advertisements from Roof:
Vancouver Art Gallery (Clause 5)

The Board of Administration reported upon request of American Visual Projections Limited to construct a projector housing building on the roof of the Vancouver Art Gallery at 1144 West Georgia Street. The purpose is to project advertisements on to the west wall of the adjoining Rayonier Office Building. Details on the matter are set out in the report, including Town Planning Commission recommendation against and Technical Planning Board recommendation for a trial period under certain conditions. The Director of Planning also recommends approval for a limited period of six months in accordance with the Technical Planning Board recommendations.

In the report it is advised, as well as in a further letter dated January 19, 1970, addressed to Council, that another firm, Mitralux Projection of B.C. Limited, has filed similar applications to mount a projector on the roof of building at 48 East Hastings and on the roof of building at 904 Robson Street. The Technical Planning Board will be recommending approval on the same basis as the application now before Council of American Visual Projections Limited.

The Council was advised the latter firm wishes to appear if there is a possibility the application will not be granted.

. . . . Cont'd.

JAN 30 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Building and Planning Matters

Projection of Advertisements from Roof:
Vancouver Art Gallery (Clause 5) (Cont'd.)

MOVED by Ald. Broome,
THAT the recommendation of the Director of Planning to grant approval for a six months period, subject to certain conditions of the Technical Planning Board, be not approved.

(Tabled)

MOVED by Ald. Wilson,
THAT the whole matter, including the motion of Alderman Broome, be tabled pending the hearing of the delegation as per request received,

FURTHER THAT the two other similar applications be not dealt with until the Council determines the application of American Visual Projections Limited.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 of the report of the Board of Administration (Building and Planning matters), dated January 16, 1970, be adopted.

- CARRIED

Finance Matters

(i) License and Business Tax -
Credit Unions (Clause 4)

In considering this particular clause, it was

MOVED by Ald. Wilson,
THAT Credit Unions be placed under Schedule A of the Business Tax By-law.

(Not Put)

The Council noted two additional letters received from the Civic Employees Credit Union and from the B.C. Credit Union League expressing views against the proposal to make Credit Unions subject to business tax and trade license fees.

MOVED by Ald. Adams,
THAT this whole matter be tabled for consideration later this day when a motion on the subject will be considered.

- CARRIED
(See Page 14 & 15)

(ii) Balance of Finance Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Finance matters), dated January 16, 1970, Clauses 1 and 2 be received for information and Clause 3 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

B. Personnel Matters,
Regular, January 9, 1970

Salary and Classification Review -
One Safety and Training Co-ordinator Position,
Personnel Services Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated January 9, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, January 16, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 16, 1970, be adopted.

- CARRIED

D. Property Matters,
January 16, 1970

(i) City-owned Lot: S/S Kingsway
East of Rupert Street (Clause 3)

The Board of Administration reported as follows in connection with City-owned lot, south side of Kingsway, east of Rupert Street:

"The Supervisor of Property and Insurance and the Director of Finance report as follows:

'City-owned tax sale Lot 1, Block 16, D.L. 37 situated on the south side of Kingsway east of Rupert Street, has been reserved from sale due to lane access problems which have now been rectified. The lot is irregular in shape, having 69.67' frontage on Kingsway with an average depth of 127.93' and was recently rezoned by the City from RT-2, Two Family Dwelling, to C-2, Commercial.

The lot has been leased to Mr. David Hunter, carrying on business as a Garden Shop since 1955, and has been utilized for customer parking and storage of shrubs and plants. The applicant states the use of this lot is essential to the operation of his business on adjoining Lots 15 to 17.

In April 1969, Mr. Hunter made application to purchase the lot prior to its being advertised for sale and, on June 2, 1969, Council authorized the Supervisor of Property and Insurance to negotiate a direct sale of Lot 1 and to report back. An independent appraisal of the lot was obtained by the City, which indicated an estimated market value of $32,300.00. This purchase price is now acceptable to the lessee. However, through his solicitor, the lessee states that the company's financial position is such that it is not possible to purchase the property outright at this time. It is anticipated, however, that financial arrangements to purchase can be made within 5 years.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Property Matters

City-owned Lot: S/S Kingsway, East of Rupert Street (Clause 3) (Cont'd.)

For this reason, he asks that a lease and option be granted as follows:

(a) For the month of December 1969, a rental of $312.00. From January 1, 1970, a five-year lease at a rental of $262.00 per month plus all taxes and subject to the present use being continued for the term of the lease.

(b) Lessee to be granted an option to purchase at any time within the five-year term at the fair market value to be established at such time of purchase.

(c) Agreement to be satisfactory to Corporation Counsel and the Supervisor of Property and Insurance.

In view of the fact that Mr. Hunter was unable to acquire this land previously and that the value has more than doubled with rezoning having taken place, it is considered that the request is reasonable and, therefore, it is

RECOMMENDED that Lot 1, Block 16, D.L. 37, be leased to Mr. David Hunter on the foregoing basis.'

Your Board submits the recommendation of the Director of Finance and the Supervisor of Property and Insurance for Council's consideration, and bring to Council's attention that the proposed rental provides a return of approximately 9-3/4% on the appraised value plus taxes. Such terms seem reasonable."

MOVED by Ald. Wilson,
THAT the recommendation of the Supervisor of Property and Insuranc and the Director of Finance set out above, be approved and the lot leased accordingly.

- CARRIED

(ii) Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Property matters), dated January 16, 1970, be adopted.

- CARRIED

E. Report of Standing Committee on Finance dated January 15, 1970

MOVED by Ald. Broome,
THAT this report be adopted except that the items to be submitted to the ratepayers be submitted as questions under Section 245 of the Charter.

(Amended)
(See Page 13)

MOVED by Ald. Adams, in Amendment,
THAT, in the recommendation of the Committee, the amount of $900,000,(Item 13)under Revenue for re-turfing of Empire Stadium, be placed before the ratepayers as a separate vote.

(Lost) *

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Report of Standing Committee on
Finance dated January 15, 1970 (Cont'd.)

A recorded vote was requested. The record therefore is as follows on the amendment of Alderman Adams:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Broome
Alderman Rankin	Alderman Linnell
Alderman Hardwick	Alderman Sweeney
Alderman Phillips	Alderman Wilson
Alderman Calder	Alderman Bird
	His Worship the Mayor

The Amendment was declared - LOST *

MOVED by Ald. Linnell, in Amendment,
THAT the following words be added to the main motion:

"and except that the Crystal Pool question be not submitted for separate vote but be included in the Capital Program to be placed before the ratepayers."

- (Carried) **

A recorded vote was requested. The record therefore is as follows on the amendment of Alderman Linnell:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Phillips
Alderman Wilson	Alderman Calder
Alderman Bird	Alderman Hardwick
His Worship the Mayor	Alderman Rankin
Alderman Linnell	Alderman Adams
Alderman Broome	

The Amendment was declared - CARRIED **

(See Page 13 for further action)

- - - -

A short recess was observed, followed by an 'In Camera' meeting, the Council recessing at 12:00 Noon to reconvene in open session at 2:00 P.M.

- - - -

The Council reconvened in open session in the Council Chamber at 2:00 p.m., still in the Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

2. Increase in Patients:
Glen Brae Private Hospital

The Council further considered Board of Administration report of November 21, 1969, setting out the views of the Building Inspector recommending against the request of the Glen Brae Private Hospital at 1690 Matthews Avenue for permission to increase the number of patients permitted from 18 to 30. The Board of Administration concurred in the Building Inspector's recommendation.

Mr. I.E. Epstein, Barrister, appeared on behalf of the Hospital and filed a brief in support of the application. In addition to the Building Inspector, the Fire Warden was present and advised the premises were inspected and he stated that a letter had been forwarded to the Building Division to the effect that the Fire Wardens Department would have no objections to any reasonable increase in capacity which would not be considered overcrowding or interfere with safe evacuation in emergency conditions.

Mr. Epstein advised he understands his client is prepared to bring the sprinkler system in the Hospital to a 100 per cent installation throughout.

MOVED by Ald. Broome,
THAT this matter be referred to the Director of Permits and Licenses for report within 30 days after a thorough re-examination of the prevailing regulations in regard to private hospitals and like institutions of construction prior to the existing regulations, particularly to advise Council of suitable action which could be taken to assist in providing greater accommodation in the older buildings but ensuring necessary protective measures are first taken. However, the prevailing regulations be maintained in respect of new construction.

- CARRIED

3. Illegal Suite: 565 East 58th Avenue

The Council considered Board of Administration report of January 2, 1970, advising of application of Mr. David L. Hughes, previously refused by Council, for permission to continue occupancy of illegal suite at 565 East 58th Avenue to approximately the end of the year. Mr. Hughes appeared in support of his request, emphasising circumstances and the fact that he would be required to leave the City by the end of the year.

MOVED by Ald. Broome,
THAT the continued occupancy by Mr. Hughes of this suite to not later than the end of this year be approved.

- CARRIED

UNFINISHED BUSINESS (Cont'd.)

1. Public Hearing Dates

In answer to an enquiry made earlier this day, the Director of Planning advised it is proposed to have the next Public Hearing by mid-February, with a subsequent Public Hearing between the end of February and early March. It is expected that outstanding rezoning applications will have been handled by these hearings.

UNFINISHED BUSINESS (Cont'd.)

2. Proposed Development by White Spot:
45th and Boulevard Area

In answer to an enquiry earlier in the day, the Director of Planning reported that a White Spot retail store is proposed to be developed in this area. No drive-in arrangement is proposed.

3. Status of Sign By-law

In answer to an enquiry made earlier this day, the Director of Planning reported on the status of the Sign By-law report, indicating it is expected to submit such report to Council in the near future.

4. Downtown Plan, Part II

In answer to an enquiry made earlier this day, the Director of Planning advised it is expected to report to Council re Downtown Plan, Part II between the middle and end of February.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

E. Low Density Multiple Housing

The Council had before it the following documents:

(a) Technical Planning Board Policy Report
(b) Board of Administration report dated November 25, 1969
(c) Town Planning Commission recommendation
(d) Vancouver Real Estate Board submission dated June 16, 1969

all referred to Council by the Standing Committee on Planning and Development. The Standing Committee advised the Council that when the Public Hearing on this subject was held on December 11, 1969, the following were present:

His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick and Sweeney

and the Corporation Counsel had expressed the view that only Members of Council who were at the Public Hearing should vote on the matter. The summary of proposals and recommendations in the Technical Planning Board report, April 1969, are as follows:

"PART I - Summary of Proposals

The Technical Planning Board propose that:

1. Council establish a policy to limit the use of (CD-1) zoning to permit low density multiple housing developments only in the following cases:

(1) For sites over about 8 acres in size, adjacent to major streets, low density multiple housing be considered subject to the guidelines set out in Appendix IV to this report, (0.75 F.S.R.).

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Low Density Multiple Housing (Cont'd.)

(2) For sites between about 2 and 8 acres in size, on the periphery of established single family communities, proposals for town houses and senior citizens' housing buffered in whole, or in part by land uses other than single family dwellings be considered subject to the guidelines set out in Appendix V to this report (0.5 F.S.R.). Sites for senior citizens' developments should be a minimum of one acre in size, (F.S.R. 0.6).

2. Council consider applications for rezoning to the (RM-1) Multiple Dwelling District Schedule as amended in Appendix III to this report, (0.75 F.S.R.), to permit low density multiple housing adjacent to the district commercial centres of Kerrisdale, Fraser and 45th, Marpole, and East Hastings. This principle is consistent with the earlier Technical Planning Board policy report dated May 26, 1967, and is also consistent with the 'buffer zone' alternative suggested for Kerrisdale in a report of the Technical Planning Board dated February 20, 1967.

   Adjacent to the district centres of Broadway and Bayswater, Kingsway and Knight, Victoria and 41st, and Kingsway and Joyce, Council lay over consideration of rezoning applications for low density multiple housing, pending eventual study by the Director of Planning of appropriate zoning boundaries for (RM-1), (RM-2) and (RM-3) Multiple Dwelling Districts.

3. Council permit low density multiple housing in the (RS-2) and (RT-2) zones as a conditional use subject to the approval of the Technical Planning Board and subject to the regulations of the (RM-1) District Schedule, as amended and attached as Appendix III to this report.

PART II - Recommendations

1. Council approve the proposals set out in this report.

2. The Corporation Counsel, in consultation with the Director of Planning, be instructed to draft the necessary amendments to the Zoning and Development By-law along the lines set out in the preliminary draft in Appendix III to this report.

3. The Director of Planning be instructed to make application to amend the Zoning and Development By-law; such application, together with this report, to be referred directly to a Public Hearing after report from the Town Planning Commission.

4. If Council approves the foregoing recommendations, the Technical Planning Board be instructed to review the new regulations after a two-year trial period in the same way as for the (RM-3) and (RM-4) regulations."

Motion #1

MOVED by Ald. Broome,

THAT Proposals 2 and 3 quoted above be approved after amending as follows:

(a) Proposal 2 - delete the following words:-

'of Kerrisdale, Fraser and 45th, Marpole, and East Hastings.'

(b) The following be added to Proposal 3 above:-

'This in no way prejudices consideration of rezoning of RT-2 zones to other uses, including RM-3.'

- CARRIED

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Low Density Multiple Housing (Cont'd.)

Motion #2

MOVED by Ald. Broome,

THAT the Corporation Counsel, in consultation with the Director of Planning, be instructed to draft the necessary amendments to the Zoning and Development By-law along the lines set out in the preliminary draft in Appendix III to the Low Density Multiple Housing report;

FURTHER THAT the Technical Planning Board be instructed to review the new regulations after a two-year trial period in the same way as for the (RM-3) and (RM-4) regulations;

FURTHER THAT the Corporation Counsel be authorized to make any minor amendments of a technical nature found necessary on review to give effect to Council's action on the Low Density Multiple Housing report.

- CARRIED

A recorded vote was taken on the above two motions. The record is as follows:

Motion No. 1 -

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Nil.
Alderman Broome	
Alderman Hardwick	
Alderman Calder	
Alderman Sweeney	
Alderman Bird	
His Worship the Mayor	

The motion was declared - CARRIED

Motion No. 2 -

FOR THE MOTION	AGAINST THE MOTION
Alderman Calder	Nil.
Alderman Sweeney	
Alderman Bird	
His Worship the Mayor	
Alderman Adams	
Alderman Broome	
Alderman Hardwick	

The motion was declared - CARRIED

(Only Members of Council at December 11, 1969, Public Hearing were permitted to vote.)

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

F. Report of Standing Committee on Finance dated January 15, 1970, Re Capital Program (Cont'd.)

The Council continued its consideration of the report of the Standing Committee on Finance dated January 15, 1970, which dealt particularly with the Capital Program. Earlier in the proceedings the following action was taken:

"MOVED by Ald. Broome,
THAT this report be adopted except that the items to be submitted to the ratepayers be submitted as questions under Section 245 of the Charter.

(Amended)

MOVED by Ald. Adams, in Amendment,
THAT, in the recommendation of the Committee, the amount of $900,000, (Item 13) under Revenue for re-turfing of Empire Stadium, be placed before the ratepayers as a separate vote.

(Lost)

MOVED by Ald. Linnell, in Amendment,
THAT the following words be added to the main motion:

'and except that the Crystal Pool question be not submitted for separate vote but be included in the Capital Program to be placed before the ratepayers.'

- (Carried)"

After further consideration of the above, the motion of Alderman Broome, as amended, and reading as follows was declared

- CARRIED

"THAT this report be adopted except that the items to be submitted to the ratepayers be submitted as questions under Section 245 of the Charter, and except that the Crystal Pool question be not submitted for separate vote but be included in the Capital Program to be placed before the ratepayers."

- - - - - - - - - - - - -

Alderman Rankin at this point endeavoured to submit a motion respecting inclusion in the Capital Program of a sum of $5,000,000 for housing. His Worship, however, ruled this was new business and it was indicated that notice would be called if the motion were presented.

Alderman Rankin challenged the ruling of the Chair.

The question was put therefore 'Shall the Chair be sustained?' As a result of the vote taken on the question, the Chair was sustained.

In view of the foregoing ruling, Alderman Rankin advised he wished to be recorded as voting against the motion of Alderman Broome, as amended, in respect of the Standing Committee's report on Finance dated January 15, 1970.

- - - - - - - - - - - - -

MOVED by Ald. Adams,
THAT the City Clerk be authorized to forward to the owners concerned with the Capital Program with respect to the March 11th vote, cards advising owners of their voting places in lieu of map advertising for the purpose.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing of Lane and Consolidation (Lane East of Nanaimo Street, South of 1st Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of lane dedicated by the deposit of Plan 3385, Block 1, South ½ Section 33, Town of Hastings Suburban Lands, is no longer required for highway purposes;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 3385 lying between the easterly production of the northerly limit of Lot 1 and the easterly production of the southerly limit of Lot 4, Block 1, South ½ Section 33, Town of Hastings Suburban Lands, the same as shown outlined red on plan prepared by Hesketh Roberts, B.C.L.S., dated the 11th day of June, 1969, and marginally numbered LF 4385, a print of which is annexed hereto, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane and Lots 1 to 4, said Block 1 be consolidated to form one parcel.

- CARRIED

2. Credit Unions:
Business Tax and Trade Licenses

At the last Council meeting, notice was called on a motion of Alderman Sweeney and Alderman Calder on the matter of application of Business and Trade Licenses to Credit Unions. Alderman Sweeney requested, and Council agreed, that his motion be changed and now read as follows:

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Corporation Counsel be instructed to bring in to Council an amending By-law to remove the Credit Unions from the payment of Business Tax.

- (Carried) *

In regard to this matter, earlier in the proceedings the Board of Administration submitted an information report on this subject at which time it was noted a number of Credit Unions had expressed opposition to any proposal to include Credit Unions in the provisions for payment of license and business taxes.

At that time Alderman Wilson submitted a motion

'THAT Credit Unions be placed under Schedule A of the Business Tax By-law' (Not put)

After further consideration the motion of Alderman Sweeney and Alderman Calder quoted above, was put and

- CARRIED *

. . . Cont'd.

MOTIONS (Cont'd.)

Credit Unions:
Business Tax and Trade Licenses (Cont'd.)

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT the license fee for Credit Unions be set at $10.00.

- CARRIED

- - - - - -

At this point the Council recessed, held an 'In Camera' meeting, and reconvened in open Council at approximately 4:45 p.m. with the same members present.

- - - - - -

MOTIONS (Cont'd.)

3. Marine Life Preserving Equipment

At the last meeting, notice was given of the following motion, seconded this day:

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT WHEREAS recent marine tragedies indicate the inadequacy of life-preserving equipment required under present D.O.T. regulations pertaining to pleasure craft;

AND WHEREAS there has been a tremendous increase in pleasure boating on B.C. coastal waters in recent years;

THEREFORE BE IT RESOLVED that the City of Vancouver petition the Federal Department of Transport to revise present regulations pertaining to life-preserving equipment for pleasure craft;

AND FURTHER that such regulations be strictly enforced by the Department of Transport.

The motion was put and - CARRIED

4. Third Reading of Certain Zoning By-laws

At the last meeting, Alderman Adams gave notice of motion on the subject matter. With permission of Council a slight change was made and the motion, seconded this day by Alderman Calder, was put as follows:

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT in cases where Council, following a Public Hearing, has approved an application to re-zone any specific property to a higher use, it be policy not to give third readings to the re-zoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development.

- CARRIED

MOTIONS (Cont'd.)

5. Tenders:
Policy re Local Preference

At a previous meeting, Alderman Broome gave notice of the following motion, which is seconded this day:

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT WHEREAS the City of Vancouver purchases approximately $7 million worth of goods a year, and

WHEREAS tenders for only 1¼% or $85,000 worth of these goods were referred to Council in 1968 because of local preference, and

WHEREAS Council paid a premium of $700 on $16,500 worth of business which was ¼ of 1% of the total expenditure in that year, and

WHEREAS this has been the general pattern of premiums paid for local preference, and

WHEREAS present policy of reporting to Council where local preference is involved results in a substantial cost to the City in staff time in investigations and preparation of reports to Council;

THEREFORE BE IT RESOLVED that Council policy with respect to Local Preference shall be, other things being equal, to allow a "credit" for a supplier whose tender has local content, such "Credit" to amount to 5% of that portion of the tender to which the local content is applicable, and

FURTHER BE IT RESOLVED that the Board of Administration By-law and Administrative Manual be revised to allow this policy to be administered by the Purchasing Agent and the Board of Administration.

- (Carried) *

MOVED by Ald. Adams, in Amendment
THAT in the first resolution 5% be changed to read 3%.

(Not Put)

The motion of Alderman Broome and Alderman Wilson was put and

- CARRIED *

(In order to place the matter of the highest percentage of local content before Council, the 5% proposal was first put and approved. The amendment, therefore, was not proceeded with.)

6. Capital Program:
Inclusion of $5,000,000 for Housing

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the sum of $5,000,000 be included in the Five Year Plan for the purpose of allowing the City of Vancouver to build senior citizen and low rental housing on the following basis:

(1) on the 75-25 formula under the appropriate section of the N.H.A.,

(2) on the 90-10 formula under the appropriate section of the National Housing Act,

. . . . Cont'd.

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MOTIONS (Cont'd.)

Capital Program:
Inclusion of $5,000,000 for Housing (Cont'd.)

(3) or on such other terms as Council may recommend as suitable.

(Notice)

Notice was called and recognized by the Chair.

- - - - -

The Council adjourned at 5:00 p.m.

* * * * * *

The foregoing are Minutes of the Regular Meeting of Council dated January 20, 1970, and the reports referred to are those on Page(s) 545-576

MAYOR

CITY CLERK

JAN 20 1970

BOARD OF ADMINISTRATION

January 16th, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated January 16th,1970)

1. Local Improvement - Reduction in Scope

"A sufficiently-signed Local Improvement Petition was filed in January of 1969 for curbs and gutters on 7th Avenue from Rupert Street to Cassiar Street. The project came before a Court of Revision on 12th June, 1969, and was approved.

Work has not been started because, in the meantime, the School District has developed plans for expansion of Sir Matthew Begbie Annex. On 25th November, 1969, Council approved the closure of 7th Avenue from the Lane east of Rupert Street to Cassiar Street for inclusion in the school site.

Of the project petitioned for, only the section from Rupert Street to the lane east can now be built. There are two flanking properties and the owners of both had signed the petitions. In view of the changed situation they were given the opportunity of indicating that they did not now wish curbs but neither has done so.

I, therefore, RECOMMEND that, since it is impracticable to complete this project (Item 79 of Schedule 383) as undertaken, it be reduced in scope to extend only from Rupert Street to the Lane east."

Your Board RECOMMENDS that the foregoing be approved.

2. Adjustment of 1969 Sewers Capital Budget

"The 1969 Sewers Capital Budget Account Code 0115/7001 'Provision for Unspecified Projects, Miscellaneous' has now been fully appropriated, and a transfer of funds to this account is required to provide for minor projects as the need arises. Since it now appears that all of the balance of $78,200 in Account Code 0115/1801 'Provision for Sewerage of City Subdivisions' is unlikely to be required in the budget period, a transfer of funds could be made from this account to Account Code 0115/7001.

I RECOMMEND that $40,000 be transferred from Account Code 0115/1801 to Account Code 0115/7001 in the 1969 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer in the lane north of Broadway between Clark Drive and McLean Drive

"This sewer is in very poor condition and should be reconstructed.

The estimated cost is $7,200.

I RECOMMEND that $7,200 be charged to the 1969 Sewers Capital Budget, Account Code 0115/7001 'Provison for Unspecified Projects - Miscellaneous'."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATIONS

4. Tender No. 35-69-9
One only 65 H.P. Tractor-Hoe-Loader

Tenders for the above were opened by your Board on 22, September, 1969, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A copy of the working tabulation is attached.

The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation.

Funds for this purchase are provided in the Equipment Plant Replacement Fund.

Seven bids were received on this tender and they are referred to by numbers 1 to 7 in ascending order of price.

This report is prepared for Council consideration because of local content. Bid No. 7 states that 13% of the machine is of local content. All other bids indicate no local content.

The following bids do not meet specifications:

Bid No. 1 - Butler Bros. Ltd.

Case, Model D 580CK.

The bucket capacity of the front end loader is less than the 5/8 cu. yd. specified.

In addition, the operation of the back hoe on the Case machine requires that the operator move with the hoe when it is shifted sideways on its horizontal slide. The City of Vancouver is presently operating two Case machines of this type which were modified so that the hoe operator's position would remain fixed at the tractor's centerline when the hoe was shifted horizontally. As most of this machine's work involves connecting water services, this positioning allows the back hoe to work closer to boulevard trees because the operator is approximately 4 feet away from the tree trunk and therefore clear of the lower branches.

The Bid No. 1 machine is the only machine that does not offer the centerline location for the hoe operator. The modification would cost approximately $900. Because of the bid prices on this tender call, the modification would not provide the best dollar value.

Item No. 4 cont'd

Bid No. 4 - I.E.C. Holden Ltd.

International Harvester Model 35141 D

The back hoe assembly is fixed at the machine's centerline and cannot be moved to either side of the machine's centerline on a horizontal slide as specified.

Bid No. 5 - Atlas Equipment Ltd.

JCB, Model 3C-MK11

Automatic engine shut down devices were not offered as specified to shut down the engine in case of low oil level or high engine temperature.

Bid No. 6 - Butler Bros. Ltd.

Case Model D680CK

The back hoe assembly is fixed at the machine's centerline and cannot be moved to either side of the machine's centerline on a horizontal slide as specified.

Bids No. 2, 3 and 7 meet all specifications.

The City Engineer and Purchasing Agent consider Bid No. 2 from Rollins Machinery Ltd. for one only Ford Model 4500 Tractor-Hoe-Loader to be the best dollar value.

This report is being submitted without recommendation because local preference is involved.

Contracts to the satisfaction of the Corporation Counsel"

Your Board submits the above report for Council Consideration.

5. Tender No. 58-69-6 -
Cover Material for Delta Land Fill Site

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by your Board on December 15, 1969 and referred to the City Engineer and Purchasing Agent for report. The complete working copy of the tabulation is on file in the Purchasing Agent's Office.

The 5% Provincial Tax is in addition to all prices shown in the report and in the tabulation.

Funds for this purchase are provided in the Revenue Budget.

This report is being submitted without recommendation because union status is involved.

The tender provided for prices to be offered for a 1 or 2 year period by the following methods:-

RIVER SAND

Method (A) - Delivered by truck to Delta Disposal Site, as and when required.

Method (B) - Dredged sand from Fraser River. Stock-piled by the contractor within 5 miles of the Delta Disposal Site. The City will arrange for the hauling of the material from the stock-pile.

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Item No. 5 cont'd

Method (C) - Dredged material from the Delta Disposal Site stock-piled on the site.

PIT RUN GRAVEL:

Delivered by truck to Delta Disposal Site, as and when required.

The lowest bids offered were for a 2-year period, delivered by truck to the Delta Disposal Site, as and when required.

A condensed tabulation showing these bids is as follows:

CONDENSED TABULATION

Estimated Quantities: River Sand - 40,000 tons per year

Pit Run Gravel - 3,000 tons per year

(Prices shown are on a per ton basis for a 2-year period)

Bid No.	1 BRI-DAL HOLDINGS LTD.	2 SABRE BULLDOZING LTD.	3 DELTA AGGREGATES LTD.	4 SHERRILL TRUCKING COMPANY	5 TRI-MAC CONCRETE LTD.
River Sand	.84	.905	1.09	1.25	1.30
Pit Run Gravel	1.25	2.736	2.00	2.00	1.90
Approx. Total Cost per Year	$37,350	$44,408	$49,600	$56,000	$57,700
Union Labour:	No	Yes	Yes	Not Stated	Yes

The low bid for both the River Sand and Pit Run Gravel was submitted by Bri-Dal Holdings Ltd. (Bid No. 1), all work being performed by non-union labour (2 owner-operators and 1 hired man).

Bri-Dal Holdings Ltd. attached an alternative proposal, which states:-

'In the event our tender is acceptable, we wish to propose the following:-

1. To purchase Peat Soil at an acceptable price and volume to both parties.

2. Along with our peat soil extraction method we wish to stock-pile sand from the same area providing sand will meet your requirements and specifications.

3. To deliver the stock-pile sand where and needed.

4. As a backup we have an unlimited supply of sand from our own pit which we have originally tendered on.

5. Peat soil extraction sand stock-pile will in no way interfere with the garbage dump operation.'

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Item No. 5 cont'd

It is our opinion that should Council award in favour of the low bid, the award should be made on the basis of their tender (deliver by truck to Delta Land Fill Site), but provision should be made to switch to their alternative proposal if, during the term of the contract, they can demonstrate that it is practical and will result in savings to the City.

The second overall low bid, submitted by Sabre Bulldozing Ltd. is unacceptable. This firm held the City's contract in 1969 and out of 235 working days this firm did not supply the sufficient quantity of material as required for 121 days. In addition, there were 16 days that we received no material whatsoever. The situation became so serious that on July 29, 1969, a registered letter was sent to the firm, which stated in part:-

> 'We are now in a position that the supply of sand is critical and that we have no alternative but to inform you that if we do not hear from you by 5:00 p.m., July 31, 1969, we will consider that you have abandoned the contract, and, consequently, make arrangements to have the material obtained from someone else.'

From October 10 to November 21 the City was forced to place an order with another supplier, as the contractor was not supplying the required quantity of sand.

The lowest overall acceptable bid for material supplied by union labour was submitted by Delta Aggregates Ltd. (Bid No. 3).

It is also our opinion that the Pit Run Gravel should be supplied by the firm who supplies the sand, and, therefore, The City Engineer and the Purchasing Agent RECOMMEND that Council accept one of the following alternatives, i.e. -

Bid No. 1 -

The low bid as submitted by Bri-Dal Holdings Ltd. for 'delivery by truck to Delta Disposal Site, as and when required of (a) River Sand by Method (A) to for a 24-month period at a price of 84¢ per ton, and (b) Pit Run Gravel for a 24-month period at a price of $1.25 per ton, except that by mutual agreement the requirement for River Sand by Method (A) may be deleted, and the contractor's alternative proposal may be substituted therefor.'

The total cost of this award is estimated at $37,350.00 per year.

- or -

Bid No. 3 -

The lowest acceptable Union bid (Delta Aggregates Ltd.) for 'delivery by truck to Delta Disposal Site, as and when required, of (a) River Sand by Method (A) for a 24-month period at a price of $1.09 per ton; (b) Pit Run Gravel for a 24-month period at a price of $2.00 per ton.'

The total cost of this award is estimated at $49,600.00 per year, or $12,250.- or approximately 32% higher than the low bid.

Contract to the satisfaction of the Corporation Counsel"

Your Board submits the foregoing report for the consideration of Council.

. . . 6

JAN 20 1970

RECOMMENDATIONS

6. Underground Wiring to Serve Proposed Subdivision of Privately-owned Property

Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

1. Lot 14, Block 62, D.L. Fraserview (See Drawing S-158) 7206 Stirling St.

2. Lot "G" Block 5, Section 33 S-½ THSL (See Drawing S-159) 2553 East 3rd.

N.B. Drawings are on File with the City Clerk

Final approval of the above noted subdivisions could only be granted upon compliance with the following condition:

"That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City, as prescribed under Section #18 of the Subdivision Control By-law."

Under Section #19 of the By-law, "the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground."

The Director of Planning and the City Engineer are of the opinion that the subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above noted subdivisions.

Your Board

RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be adopted.

7. Adjustment of 1969 Sewers Capital Budget

The City Engineer reports as follows:

"The 1969 Sewers Capital Budget included $126,000 under Account Code No. 115/5002 to install a trunk sewer 'Windermere from Lane South of Graveley, Rupert and Adanac'. This trunk sewer project cannot now be undertaken in the 1969 budget period due to lack of pipe. Reinforced concrete pipe 15-inch diameter and up is not now available as a result of the strike -lock-out in the plants of the two local suppliers, but vitrified clay pipe below 15-inch diameter is available. As a result of this situation it has become necessary to defer work on larger sewers until pipe is available and to advance needed minor projects which require only vitrified pipe in the available sizes.

. . . 7

Item No. 7 cont'd

After T.V. inspection, mainly as a result of petitions for street paving, sections of certain older sewers were found to be in poor condition and in need of replacement. Those listed below require only small pipe which is currently available and can, therefore, be undertaken now. However, funds are not now available to undertake this work without a transfer of funds.

1.	Pender Street from Vernon Drive to Clark Drive	$ 9,800
2.	Ontario Street from 29th Avenue to 30th Avenue	11,000
3.	Ontario Street from 42nd Avenue to 43rd Avenue	7,000
4.	St. George Street from 25th Avenue to 26th Avenue	8,000
5.	27th Avenue for 246 feet west of manhole at Kaslo Street	8,700
		$44,500

The trunk sewer project'Windermere from Lane South of Gravely, Rupert a Rupert and Adanac' will be re-submitted under the 1970 Sewers Capital Budget.

I, therefore, RECOMMEND that:

(1) The 1969 Sewer Capital Project Account No. 115/5002 'Windermere from Lane South of Graveley, Rupert and Adanac' in the amount of $126,000 be deleted from the 1969 Sewers Capital Budget.

(2) The above amount of $126,000 be transferred to Account No. 115/7001 'Provision for Unspecified Projects - Miscellaneous.'

(3) The projects listed above amounting to $44,500 be undertaken and funds appropriated from Account No. 115/7001 'Provision for Unspecified Projects - Miscellaneous'."

Your Board

RECOMMENDS that the above report of the City Engineer be approved.

8. Level Crossing of Great Northern Railway Company, Burrard Inlet Line at Union Street in the City of Vancouver, B. C.

The City Engineer reports as follows:

"In a report dated June 9th, 1969, it was recommended 'that application be made to the Canadian Transport Commission for Grade Crossing Protection at this location subject to the usual cost-sharing apportionment.' At the Council meeting of June 17th, 1969, this report was referred to the Standing Committee on Planning, Development and Transportation for consideration in connection with discussions re East-West Corridors.

At the Council meeting of September 9th, 1969, the reports concerning this matter were received and no further action was taken in respect to the recommendation that the Canadian Transport Commission be asked to consider Grade Crossing Protection at Union Street and the Great Northern Railway.

Subsequently, at the Council meeting on December 9th, 1969, a report dated November 27th, 1969, concerning the East-West Freeway and the recommendation to proceed with the Union-Prior one-way couplet was adopted.

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Item No. 8 cont'd

In order to have the railway crossing equipment installed coincident with the opening of the new Viaduct and the improvements to Union Street, it is necessary that we seek approval for the installation of Grade Crossing Protection now.

It is therefore RECOMMENDED that application be made to the Canadian Transport Commission for Grade Crossing Protection at this location subject to the usual cost sharing apportionment."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

* * * * *

FOR ARCHIVES 530, 531

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Health Education - T.V. Program Channel 8

As a continuation and broadening of the very successful 1969 Television Series "Beat the Budget", your Health Department in cooperation with other members of the Greater Vancouver Metropolitan Health Service, the Provincial Health Department and the Department of Adult Education of the Vancouver School Board is planning to produce a series of thirteen half-hour programs in conjunction with the public service programming of Channel 8 commencing 19 February 1970.

The general purpose of this service is to provide information to the public in regard to various health matters and problems and the services available through the Health Department and to stimulate citizens both individually and in groups to take an increasing interest in their own health and that of the community.

A great deal of time, thought and energy has gone into the preparation of each program and it is planned to repeat each half-hour not only on the same television channel but through the use of audio-video tapes and monitors on other television stations and various community settings.

The programs are being coordinated by a Television Committee with participation primarily from public health service staff throughout the lower mainland and the province.

Follow-up adult discussion group meetings are being organized by the Department of Adult Education of the Vancouver School Board in elementary and secondary schools. Other community groups and agencies have indicated they are planning similar discussion groups as a sequence to this series of television programs.

As in the past the Public Health Education Program will continue to operate on a consolidated and shared basis between Vancouver (77.1%), Burnaby (19.6%) and Richmond (9.3%).

A summary of the estimated cost of producing this series is as follows:

Taping of 13 half-hour programs	$150.00
Audio-video Tapes	487.00
80,000 "T.V. - Health" Program Flyers	900.00
Distribution and Mailing of Flyers	180.00
TOTAL	$1,717.00

To be shared as follows:

Provincial Health Department	$200.00
Vancouver School Board (Department of Adult Education)	350.00
City of Vancouver	830.00
Municipality of Burnaby	229.00
Township of Richmond	108.00
TOTAL	$1,717.00

cont'd..

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Clause #1 continued:

As it is exceedingly difficult to finalize the preparation and production of this series without firm budgeting support, it is requested that an expenditures in the amount of $1,717.00 be approved in advance of the 1970 Appropriations of the Public Health Education Account 6801/76 on the understanding that $887.00 will be recovered from the two other Health Departments of the Metropolitan Health Service, the Provincial Government and the Vancouver School Board.

Your Board RECOMMENDS that the amount of $1,717.00 be approved in advance of the 1970 appropriations of the Public Health Education Account 6801/76 on the understanding that $887.00 will be recovered from the two other Health Departments of the Metropolitan Health Service, the Provincial Government and the Vancouver School Board.

* * * * * * * *

FOR ADDITIONAL SEE PAGE 531

JAN 30 1970

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. False Creek Development - Marina

The Director of Planning reports as follows:-

"Council has received a letter dated December 17, 1969, quoting minutes of the Board of Parks and Public Recreation meeting held on December 15:

'WHEREAS there is a shortage of public marina space in the City of Vancouver, and

WHEREAS the Burrard Bridge Civic Marina is operating at 100 percent capacity, and

WHEREAS there is presently a 300 name waiting list for space, and the waiting list has been closed off as of March, 1969,

BE IT THEREFORE RESOLVED: That the City Council again be advised that the Board is willing to proceed with development of additional marinas in False Creek and request an area for such a development.'

On December 1, 1969, the Board of Parks and Public Recreation heard the same presentation by the Director of Planning of the alternative concepts for False Creek submitted to the Standing Committee on Planning, Development and Transportation. Board members subsequently requested copies of the brochure now being prepared. Comments are to be presented to Council by February 28.

Council has authorized negotiations with tenants in the probable first stage and an examination of physical problems such as soil conditions and areas for potential fill.

The Park Board last year requested an additional civic marina in False Creek. Each of the five concepts presented has shown alternative locations for marina facilities. The selection of the final location at the present time, however, would be premature until negotiations and further studies have been completed, and comments have been received from outside groups.

Since the possibility of a further civic marina is being considered in current studies of False Creek, it is recommended that the Board of Parks and Public Recreation be sent a copy of this report and the Director of Planning be asked to consult with Park Board officials in regard to additional marina facilities in False Creek."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

2. Granville Island - False Creek

The Director of Planning reports as follows:-

"Following Council's resolution of July 8, 1969, as follows:

'THAT the Director of Planning continue discussions with the National Harbours Board regarding the future development and disposition of Granville Island'

meetings have been held between officials of the National Harbours Board and the City. The last meeting was subsequent to the presentation to Council of proposals for the redevelopment of False Creek by the Director of Planning.

At this meeting the Acting Port Manager, Mr. W. Duncan, stated that the National Harbours Board was prepared to co-operate with the City in encouraging the proper development of False Creek and in particular Granville Island. He confirmed that the importance of False Creek as a secondary port is diminished and advised that the National Harbours Board are not interested in Granville Island as far as port development is concerned, but are administering it as Crown Federal Land.

He advised that the majority of the existing leases run until 1982 and therefore have 12-13 years to go.

City officials were also advised that possible expansion of Fisherman's Wharf in False Creek is dependent on joint studies presently underway by the Fisheries Department and the National Harbours Board and it will be some little time before these studies are completed. The National Harbours Board, however, has no proposals for pleasure boat facilities in False Creek.

The Acting Port Manager advised there have already been discussions with consultants who may be requested to re-examine the future of Granville Island.

The meeting concluded that there would be considerable advantage if the National Harbours Board were to examine the future of Granville Island concurrent with the City's studies on the remainder of the Creek.

More particularly, the southerly boundary of Granville Island adjoins part of the recently acquired City property in False Creek. The City property in this section is poorly serviced, has very inadequate road access and the buildings are substandard. It would be advantageous if detailed redevelopment planning of Granville Island could be undertaken concurrently with the acreage which the City holds adjacent thereto. Any study would obviously look at the physical and economic conditions of the Island related to its surroundings.

It is therefore recommended that City Council formally request the National Harbours Board:

(a) to carry out a detailed study of the future of Granville Island considering the general objectives for the redevelopment of False Creek when these have been established by City Council. Such study should be carried out in consultation with the Director of Planning.

Cont/d.

Clause 2 Cont/d.

(b) that the terms of reference for such a study first be a matter for discussion between the Port Manager and the Director of Planning.

and further that

(c) in the light of the prospect for such study, the National Harbours Board be requested not to renew leases which are falling due on Granville Island in the next year for more than one year in order that such new leases would not further prejudice future redevelopment possibilities."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Reid Properties Limited
Master Block Planning,
Waterfront Area and Transportation

The Director of Planning reports as follows:-

"A communication was received from Mr. J. A. Reid, President of Reid Properties Limited, addressed to the Mayor and Council, which stated his views of development in the City.

He suggested mixed residential and commercial development on large sites, preservation of views and use of the waterfront for the citizens and the necessity of solving problems related to better transportation. These matters are all being considered by the Planning Department in concepts being prepared for Downtown and the City. The opinions of interested citizens are relevant as part of the process.

Recommendation:

It is recommended that a copy of this report be sent to Mr. Reid, accompanied by a letter thanking him for his interest in City development."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

(Copies of Mr. Reid's letter dated December 22, 1969 are circulated for the information of Council).

4. Letter from Citizens' Council
on Civic Development
Re: Planning Issues

The Director of Planning reports as follows:-

"On September 29, 1969, the Citizens' Council on Civic Development wrote to Council regarding the study of planning issues by citizen groups. This letter, which is circulated, asks Council for assurance that the views of citizen groups would be considered before vital decisions are made.

Cont/d.

JAN 20 1970

Clause 4 Cont/d.

Since that time, the Standing Committee on Planning, Development and Transportation in considering development concepts for False Creek presented by the Director of Planning, were told that the view of citizens' groups received in response to 'Downtown Vancouver Plan, Part I' were considered. The Director of Planning was then authorized to make the same presentation to citizens' groups, who were invited to give their comments to Council. The Citizens' Council on Civic Development organized one meeting to hear the presentation and, therefore, are still aware that their views are being solicited.

It is recommended that a copy of this report be forwarded to the Citizens' Council on Civic Development."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION:

5. Projection of Advertisements from Roof of Vancouver Art Gallery at 1144 West Georgia Street

The Director of Planning reports as follows:-

"Mr. D. Hubbard, President, American Visual Projections Limited has submitted a request to erect a 6' x 12' projector housing building 6'6" high on the roof of the Vancouver Art Gallery at 1144 West Georgia Street. From a Ziess Projector, advertisements would then be projected on to the west wall of the adjoining Rayonier Office Building at 1111 West Georgia Street.

Mr. Hubbard has advised that the west wall of the Rayonier Building will provide a screen size of approximately 40' x 50'. The screen area will be at least three storeys in height above the street. All light is reflected on to the screen. There will be a 10' border of darkness around the screen. The Ziess Projector is powered by a 2500 watt xenon lamp.

Mr. Hubbard also advises that:

'The advertising messages will be as follows:-

(a) They will be concise - no message will take more than a glance to be read, eliminating traffic distraction.

(b) The slides will change every 15 seconds - there will be no animation and no flashing.

(c) The quality of the art work is excellent - it is our desire to maintain the highest possible standards in advertising. Our feeling is that if we operate in this manner, we will be welcomed as part of the Vancouver business community. Shoddy operation can only hurt us and endanger our investment.

(d) The types of advertisers vary greatly - at the start it will be mainly retail advertisers. Here is a list of some of the advertisers we will be starting with:-

Cont/d.

Clause 5 Cont/d.

Kings Drive-In Restaurants	Pattison Motors
Sealy Mattress Co.	Palm Springs Health Spa
C. P. Air	The B.C. Egg Marketing Board
Eatons of Canada	Woodwards
New York Fur Co.	Robo Car Washes

All advertisers will be of this stature. If we approach only reputable businesses in selling our advertising, our messages will surely be of the highest quality.'

The projection housing building is a protection cover only for the equipment which is automatic and has only to be serviced from time to time.

This is a new form of an advertising development within the City of Vancouver.

Planning Department officials after discussion with Mr. D. Hubbard of American Visual Projections Limited, suggested that any approval granted should be for a limited period of six months only. The development would be reviewed however, at the end of a three-month period, so that American Visual Projections Limited would have sufficient advance notice as to whether or not the City would be prepared to grant further approval to this form of development and if so, what if any, would be the applicable City regulations.

The Technical Planning Board agreed that a trial period without prejudice would be a good way of determining whether the proposed development was a satisfactory form of advertising.

The opinions of the Design Panel and the Town Planning Commission could also be obtained at the end of the three-month trial period.

The Technical Planning Board recommends:

'THAT PROVIDED:

(i) The applicant first obtains the approval of the City Building Inspector as to the method of construction and location of the building on the roof of the existing Vancouver Art Gallery;

(ii) The design of the projection housing building is first approved by the Director of Planning;

AND

the prior approval of the City Council is first obtained after consideration by the Town Planning Commission;

THEN

the Director of Planning is authorized to issue a development permit approving in accordance with the plans and information submitted, including the two letters dated December 22, 1969 and December 24, 1969, the erection of a 6' x 12' projector housing building 6'6" high on the roof of the Vancouver Art Gallery at 1144 West Georgia Street AND the projection of advertisements onto the west wall of 1111 West Georgia

Cont/d.

Clause 5 Cont/d.

Street (The Rayonier Building) FOR A LIMITED PERIOD OF SIX MONTHS EXPIRING JUNE 30th, 1970, subject to review after a period of three months from the date of issuance of the development permit.

FURTHER THAT the Director of Planning in consultation with the City Building Inspector and the City Engineer review and report on the development at the end of a three-month period expiring March 31, 1970, for consideration by the Technical Planning Board -- the review to also include the views of the Design Panel. The conclusions of the Technical Planning Board following such three-month review to be then submitted to the Town Planning Commission and the City Council for consideration.'

The Town Planning Commission in considering the submitted request recommend that City Council not approve the present request by American Visual Projections Limited. The Commission does not wish any further third party advertising on Georgia Street.

The Town Planning Commission however, suggest that this new form of advertising should be given a trial period in Vancouver but that such trial period be on streets other than the amenity streets (the amenity streets being Georgia and Burrard Streets).

I recommend that the request of American Visual Projections Limited be approved for a limited period of six months in accordance with the recommendations of the Technical Planning Board.

Council should be aware that another Company has a similar request to carry out the same form of advertising at two other locations in Vancouver - 904 Robson Street and 48 East Hastings Street. This request is currently being processed for consideration of the Technical Planning Board."

Your Board submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 531/2

JAN 20 1970

FINANCE MATTERS

INFORMATION

1. Separation of Law Enforcement and Administration of Justice

The Corporation Counsel reports as follows:

"As a result of prolonged negotiations between the Board of Police Commissioners, a Committee of Council, and the Attorney-General, the Council passed the following resolution on November 25th, 1969:

'(1) That the Corporation Counsel be instructed to prepare and proceed with an amendment to the Charter to provide for the separation of the functions of law enforcement and the administration of justice.

(2) That the City continue its planning process in terms of the new Court facility on an "adjacent but separate" basis.

(3) That serious consideration be given in approximately one year's time to the results of the Provincial Government's policy re traffic offences and the impact of this policy on income from fines and costs.'

This resolution was forwarded to the Board of Police Commissioners and considered at a meeting at which the City Prosecutor was present, and he stated that the resolution of Council was incorrect in making reference to the words 'administration of justic' and that it should have read 'administration of the courts'.

The background of the meetings and discussions leading up to the passage of this resolution is set out below:

On Wednesday, June 25th, 1969, a Special Committee of Council consisting of Aldermen Rankin, Adams and Bird met with the Attorney-General in company with Commissioner Sutton Brown, the Administrative Analyst and Commissioner Hudson of the Board of Police Commissioners. The minutes of that meeting indicate that Commissioner Hudson, on behalf of the Board of Police Commissioners, explained to the Attorney-General the concern of the Board that its responsibilities under the present wording of the Vancouver Charter included both the enforcement of law and order through the police force and the administration of justice through the justices and the court clerks. The Commissioner pointed out to the Attorney-General that the Board had serious reservations about the propriety of this responsibility which in his view was counter to the usually-held policy of the separation of the administration of justice from the enforcement of the law. The Attorney-General agreed that there was a conflict of interest in this dual responsibility and suggested a Charter amendment removing from the obligations of the Board of Police Commissioners the administration of justice.

It was as a result of this meeting that the Special Committee reported to Council on October 15th, 1969, with the recommendation set out above and this was adopted by Council on November 25th, 1969.

cont'd...

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Clause #1 continued:

Subsequently the matter was raised again by the Senior Judge in Vancouver and Council instructed me to draft legislation which would be compatible with the new Provincial Court Act and would remove the obligation now imposed upon the Board of Police Commissioners of administering justice within the City. That legislation has been drafted and forwarded to the Deputy Attorney-General for his consideration, and he has not raised any objection nor made any comment with respect to the matter up to the present time."

Your Board submits the foregoing report of the Corporation Counsel for the information of Council.

2. 1970 Assessment Roll

The Assessment Commissioner reports as follows:

"The following are the 1970 taxable Assessment Roll totals as at the Roll closing date of December 30, 1969. These totals will be subject to appeals to the Court of Revision.

1970 ASSESSMENT ROLL

SUMMARY OF TAXABLE VALUES

(1969 comparative amounts in brackets)

SCHOOL PURPOSES		
Land	$ 610,341,509	($553,293,613)
Improvements (Buildings, etc.)	792,187,229	(745,942,190)
Improvements (Fixtures, Machinery, etc.)	175,300,636	(165,513,679)
GENERAL PURPOSES		
Land	$1,335,283,533	($1,198,781,546
Improvements (Buildings, etc.)	1,724,013,625	(1,603,929,598

Your Board submits the foregoing for the information of Council.

RECOMMENDATION

3. Transfer of Staff to Department of Permits and Licenses

The Director of Inspections reports as follows:

"On February 28, 1967 City Council approved the report 'A Plan for the Organization of the Department of Permits & Licenses' which brought the department into being.

The report states that the Fire Wardens Branch of the Fire Department and the Division of Environmental Sanitation of the Health Department would come to the new department but would remain on the establishment of their respective departments. Of those involved, one clerical position in the Fire Warden Branch and one clerical position in the Division of Environmental Health will be situated with the clerical staff of the Department of Permits & Licenses and their work will be integrated with the total clerical work load of the Department of Permits & Licenses.

cont'd...

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Clause #3 continued:

The Fire Chief and the Medical Health Officer have agreed that two clerical positions should be transferred to the Department of Permits & Licenses in order that they may be placed under the control of the Administrative Division of the Department of Permits & Licenses.

This report has been discussed with the Business Manager, Vancouver City Hall Employees' Association who concurs herein.

RECOMMENDED THAT:

1. 1 Clerk-Typist II - Fire Department - K. Sloback (incumbent) be transferred from the Fire Department to the Department of Permits & Licenses.

2. 1 Clerk-Steno II - Health Department - L. Reshall (incumbent) be transferred from the Health Department to the Department of Permits & Licenses."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Inspections be adopted.

INFORMATION

4. License and Business Tax - Credit Unions

Your Board has received the following report from the Director of Finance:

"Historically, credit unions have been exempted from paying business license fees and business tax. In 1952, the Chief License Inspector recommended to Council that the License By-law be amended to include credit unions, with a business license fee of $250. On March 3, 1952, the License and Claims Committee of Council

'Recommended that the proposal to amend the License By-law by including "Credit Unions" with a fee of $250.00 be not proceeded with.'

Council adopted the recommendation of the Committee on March 10, 1952, thereby continuing the exemption of credit unions from license fees. A further resolution in 1958 specifically added credit unions to the list of businesses exempt from business tax in the Business Tax By-law.

In 1968, the City hired Mr. F.H. Finnis as consultant to review the entire licensing and business tax structure of the City. In his report of June 1968, he listed the types of business having exemptions (including credit unions) and discussed the justification for exemption.

To quote from the Consultant's report:

'Exemption of charitable or non-profit organizations from business taxation should also occur only at Council's discretion. The fact that an institution claims to be a non-profit organization should not, prima facie, make it eligible for exemption. It should be doing something which, in Council's opinion, is of benefit to the community at large and which would otherwise have to be performed at public expense.' (Page 23-24)

. . . Cont'd.

JAN 20 1970

Clause No. 4 (Cont'd.)

'There seems to be no valid reason for Council to exempt any other enterprises mentioned in Schedule A....' (Page 25).

In his conclusions and recommendation he does not exempt credit unions from either license fees or business tax even though he did list those categories that he felt should be exempt.

The consultant's report and its recommendations were approved by Council in early 1969 subject to the modifications recommended by a committee of officials. Your officials agreed with the consultant regarding exemptions (with the exception of free customer parking) and did not specifically report on the changes in the exemption category as it affected credit unions.

Presumably the reason for the historical exemption of credit unions reflects the opinion that they were not "businesses" in the accepted sense. This may have been true at one time but would not appear to be true now. Credit unions, particularly the larger ones, compete extensively with banks and finance companies for customers, and they operate with the aim of making a profit. The profit is distributed to the shareholders of the credit union (i.e. members) just as the profit of any other business is distributed to its shareholders. Credit unions advertise extensively. In many cases there is no longer even an identity of interest among the members of a credit union. In many of the smaller credit unions where there is an identity of interest there are no business premises and therefore no business tax would be payable in any event, only a license fee which under the present By-law is $50.

The Municipal Act of B.C. does not exempt credit unions from either license or business tax. Section 65 of the Credit Unions Act of B.C. exempts credit unions from Part IX of the Municipal Act (i.e. business tax) but any exemption of credit unions from license fees is at the discretion of the individual municipalities.

It is certainly within Council's discretion to exempt credit unions from a license fee and from business tax, by changing the respective by-laws, but your officials do not feel that such exemption is necessarily justified.

If Council decides that credit unions should pay a $10 license fee then Council should direct that the license fee for credit unions be specifically stated in Schedule A of the License By-law. This would avoid the general clause that presently applies whereby a credit union without assessable premises (for business tax) would have to pay a license fee of $50. The general clause also states that a business with assessable premises pays a license fee of $10.00."

Your Board submits the above report of the Director of Finance for Council information. Also submitted for Council informatio are copies of a number of letters from credit unions protesting the application of license fees and business tax to credit unions.

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FOR ADOPTION SEE PAGE(S) 532

JAN 20 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JANUARY 9, 1970

RECOMMENDATION

1. Salary and Classification Review - One Safety and Training Co-ordinator Position, Personnel Services Department.

The Director of Personnel Services reports as follows:

"On June 10, 1969, Council adopted a report of the Board of Administration regarding Finance Matters dated June 6, 1969, in which it was recommended that a new position of Safety and Training Co-ordinator be established in the Personnel Services Department. The position was classified at Pay Grade 30 ($885 - 1058).

Since that time, a thorough recruiting campaign has been conducted in an attempt to fill the position. This has included extensive newspaper advertising locally and in eastern Canada. Applications have been received from candidates who were qualified in the field of Safety Engineering. Also there have been a few applications from individuals who were qualified in the field of Employee Training and Development.

However, it has so far been impossible to locate even one applicant who is qualified in both these fields. At this point, it seems safe to conclude that there are simply no such individuals available, at least not at the salary we are offering.

In order to solve this recruiting problem and to expedite the crucial matter of instituting an effective accident prevention program, I believe that the duties of the position should be restructured to eliminate the aspect of employee training, except as it relates directly to the safety program. I therefore recommend that the position of Safety and Training Co-ordinator be reclassified to the new class of Safety Officer, Pay Grade 28 ($806 - 964), the incumbent to be responsible for establishing and administering the City's accident prevention program.

The recommended Pay Grade is based on a consideration of internal comparisons, rates paid for similar work in the community, and also salary information obtained during our recruiting campaign. The probation period for the position will be one year.

Due to the fact that the incumbent will be employed in a confidential capacity in matters relating to labour relations, it is recommended that the position continue to be excluded from the bargaining unit. This matter has been discussed with the Business Manager of the Vancouver City Hall Employees' Association, who disagrees with the matter of exclusion."

. . . Cont'd.

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Board of Administration, January 9, 1970.....(REGULAR PERSONNEL - 2)

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant	Safety and Training Co-ordinator Pay Grade 30 ($885 - 1058)	Safety Officer Pay Grade 28 ($806 - 964)	When adopted

Your Board

RECOMMENDS that (1) the above recommendation of the Director of Personnel Services be adopted;

(2) Class Specification No. 350, Safety Officer, be approved;

(3) Class No. 340, Safety and Training Co-ordinator, be abolished.

(Copies of Class Specification No. 350 are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 533

JAN 20 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 16, 1970

RECOMMENDATIONS

1. Salary and Classification Review - One Position, Document Examiner (Trainee), Detective Division, Vancouver Police Department.

The Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the above position in the Detective Division of the Police Department.

On November 7, 1963, Council approved the establishment of the new position of Document Examiner (Trainee) in the Identification Section of the Police Department. At the time the position was created, it was contemplated that the incumbent of this position would be eligible for advancement to a higher level classification upon completion of on-the-job training.

The present incumbent of this position, Miss M. Lucki, was appointed to this position in November 1963. The Document Examiner, her immediate supervisor, now advises that the incumbent is sufficiently trained to assume the following responsibilities:

To examine cheques and other similar documents for evidence of fraud or forgery; conduct name searches, codes, classify and compare handwriting, hand printing and other identifying characteristics in order to determine evidence of fraud or to establish identity; prepare reports and material for other divisions or for presentation in court; maintain a fraudulent cheque filing system; lecture to police recruits on document examination.

This work is of a highly specialized nature that is tailored to the operation of a Police organization in a modern society. Consequently, outside survey comparisons were restricted to R.C.M.P. and the Ontario Centre of Forensic Sciences. Based on the information received from these organizations and on an evaluation of positions within the Civic Service of similar complexity and responsibility, I recommend that Miss Lucki be reclassified to the new class of Assistant Document Examiner, Pay Grade 20 ($562-675), Class Specification No. 1208.

Cont'd . . . .

JAN 20 1970

Clause No. 1 Cont'd

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1969 rates and including fringe benefits will be $1,169.

The Comptroller of Accounts reports that the additional funds, estimated at $325 for the remainder of 1969, 11½ months, are available within the 1969 departmental budget.

The new Class Specification No. 1208, is attached for your approval.

This report has been approved by the Board of Police Commissioners at its meeting of January 8, 1970, and has been discussed with the Chief Constable and the Business Manager of the Vancouver City Hall Employees' Association, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Miss M. Lucki	Document Examiner (Trainee) Pay Grade 17 ($492-588)*	Assistant Document Examiner Pay Grade 20 ($562 - 675)*	Retroactive to January 16, 1969

*1969 rates (2nd half)

Your Board RECOMMENDS that the above recommendation of Personnel Services be adopted.

2. 1969 Vacation Deferment - R. S. Lyons, Permits & Licenses

The Director of Personnel Services reports as follows:

"A letter has been received from Dr. H. L. Bryson requesting permission for Mr. R. S. Lyons to defer his 1969 vacation entitlement remaining (7 days) to 1970.

Mr. Lyons had proposed to take some of this time in December 1969 but because of the move to the East Wing and the heavy workload of sending out the 1970 License statements, he was unable to do so.

I, therefore, recommend that Mr. R. S. Lyons be permitted to defer the remaining seven days (7) of his 1969 vacation entitlement to 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Cont'd . . . .

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3. Deferment of 1969 Vacation to 1970 - Mrs. P. Barby, Mayor's Office

The Director of Personnel reports as follows:

"A letter has been received from Mayor T. J. Campbell requesting deferment of Mrs. P. Barby 1969 annual vacation (15 days) until 1970.

Due to illnesses in the office, it was impossible for Mrs. P. Barby to take her 15 days vacation prior to the end of 1969.

It is therefore requested that, in accordance with Personnel Regulations, Mrs. Barby's 1969 vacation entitlement (15 days) be deferred until 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Education for Data Processing Staff

The Director of Personnel Services reports as follows:

"The Director of Finance has submitted the following request from the Co-ordinator of Data Processing & Systems:

'As part of the continuing and very necessary education program in the Data Processing and Systems Division, the Co-ordinator is requesting authority to send the members of his staff to free classes at I.B.M. The expansion of the computer system and the development of new computing techniques creates the need for additional training classes at I.B.M., again at no expense to the City. Similar authority was granted by Council in 1969. The request for 1970 is to have members of the staff attend such courses for a total period of 50 days.'

It is recommended that in accordance with Regulation 248 the Co-ordinator of Data Processing and Systems be authorized during the year 1970 to send members of his staff to free courses at I.B.M. for periods not exceeding 50 days in total, at no cost to the City other than Leave of Absence With Pay."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ... 533

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 16, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. City's Claim for Compensation - C.N.R. Tunnel at Boundary Road

The Corporation Counsel and the Supervisor of Property and Insurance report as follows:

"City Council, on December 16, 1965, authorized the Corporation Counsel together with the Supervisor of Property and Insurance to submit, on behalf of the City, a claim to the Canadian National Railway for compensation as a result of the expropriation of a railroad right-of-way through City-owned properties, bounded by Boundary Road, First Avenue, Trans-Canada Highway and Charles Street. The said right-of-way was expropriated by the C.N.R. on May 5, 1965.

The City property in question consisted of 22 acres of industrial land, a large portion of which was advertised for sale by the City at the time of expropriati the remainder of the property was the subject of a plan of subdivision which was pending registration in the Land Registry Office.

As a result of the expropriation, the property was withdrawn from the market and registration of the subdivision plan was delayed. At the request of the City, the Railway subsequently changed the location of their proposed railway line slightly in order to permit the City to market certain of their lots and on November 30, 1965, the C.N.R. abandoned their right-of-way requirements and the plan of expropriation was withdrawn. The total 22 acres have since been sold. The City's claim is based on the delay in marketing these industrial lands and the resultant loss of General and School taxes and loss of interest on projected capital realization.

In accordance with Council's instruction, negotiations have been conducted with the C.N.R. for full compensation arising out of their expropriation action. After lengthy negotiations, the solicitors for the Canadian National Railway have agreed to the payment to the City of compensation in the amount of $40,800.00

RECOMMENDED that payment for compensation in the amount of $40,800.00 as full settlement resulting from the expropriation action of the Canadian National Railway of the industrial site bounded by First Avenue, Boundary Road, Charles Street and the Trans-Canada Highway, be accepted."

Your Board

RECOMMENDS the foregoing recommendation of the Corporation Counsel and the Supervisor of Property and Insurance be adopted.

(A plan of the area is circulated for the information of Council.)

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2. Urban Renewal Project 2, Area A-5
Plan of Subdivision

The Supervisor of Property and Insurance reports as follows:

"As part of the City's Urban Renewal Programme, the City of Vancouver, in partnership with the Province of British Columbia and Central Mortgage & Housing Corporation, has acquired and cleared a portion of the above area in accordance with an overall plan.

Vernon Drive, between Franklin Street and Powell Street, has been closed and consolidated with the adjacent lands.

The City Engineer has prepared subdivision plan marginally numbered LD 1156, showing the newly created parcel, Lot 2, Block M, (formerly Vernon Drive and Lots 21 to 24, the West ½ of Lot 14 and Lot 15, Block 3, D.L. 182). It is noted that title to Lot 1, Block M, (formerly Lot 27) was conveyed to the City in trust with the understanding that once the subdivision plan was completed title would be returned to the owner and the lot deleted from the project.

RECOMMENDED that the plan of subdivision marginally numbered LD 1156 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same and to arrange for the reconveyance of Lot 1 to the former owner.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Plan #LD 1156 is circulated for the information of Council.)

RECOMMENDATION & CONSIDERATION

3. City-owned Lot
Situated: S/S Kingsway, East of Rupert St.

The Supervisor of Property and Insurance and the Director of Finance report as follows:

"City-owned tax sale Lot 1, Block 16, D.L. 37 situated on the south side of Kingsway east of Rupert Street, has been reserved from sale due to lane access problems which have now been rectified. The lot is irregular in shape, having 69.67' frontage on Kingsway with an average depth of 127.93' and was recently rezoned by the City from RT-2, Two Family Dwelling, to C-2, Commercial.

The lot has been leased to Mr. David Hunter, carrying on business as a Garden Shop since 1955, and has been utilized for customer parking and storage of shrubs and plants. The applicant states the use of this lot is essential to the operation of his business on adjoining Lots 15 to 17.

In April 1969, Mr. Hunter made application to purchase the lot prior to its being advertised for sale and, on June 2, 1969, Council authorized the Supervisor of Property and Insurance to negotiate a direct sale of Lot 1 and to report back. An independent appraisal of

JAN 20 1970

Item No. 3 cont'd

the lot was obtained by the City, which indicated an estimated market value of $32,300.00. This purchase price is now acceptable to the lessee. However, through his solicitor, the lessee states that the company's financial position is such that it is not possible to purchase the property outright at this time. It is anticipated, however, that financial arrangements to purchase can be made within 5 years.

For this reason, he asks that a lease and option be granted as follows:

(a) For the month of December 1969, a rental of $312.00. From January 1, 1970, a five-year lease at a rental of $262.00 per month plus all taxes and subject to the present use being continued for the term of the lease.

(b) Lessee to be granted an option to purchase at any time within the five-year term at the fair market value to be established at such time of purchase.

(c) Agreement to be satisfactory to Corporation Counsel and the Supervisor of Property and Insurance.

In view of the fact that Mr. Hunter was unable to acquire this land previously and that the value has more than doubled with rezoning having taken place, it is considered that the request is reasonable and, therefore, it is

RECOMMENDED that Lot 1, Block 16, D.L. 37, be leased to Mr. David Hunter on the foregoing basis."

Your Board submits the recommendation of the Director of Finance and the Supervisor of Property and Insurance for Council's consideration, and bring to Council's attention that the proposed rental provides a return of approximately 9 3/4% on the appraised value plus taxes. Such terms seem reasonable.

* * * * * * * *

FOR ADOPTION SEE PAGES 533, 534

JAN 20 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

JANUARY 15, 1970

The Standing Committee of Council on Finance met on Thursday, January 15, 1970, at 10:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney, and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held December 23, 1969, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. 1971 - 1975 Capital Program

Under date of January 13, 1970, the Board of Administration submitted to your Standing Committee a report "1971 - 1975 Capital Program" for the consideration of your Committee. The report had as an attachment a summary schedule which detailed the instructions of your Committee and of Council relating to this program. The Director of Planning by oral report explained the schedule and the various alterations to it as instructed, and placed before your Committee the following and requested the instruction of the Committee on these matters:

"1. (i) The addition of $1,640,000 proposed by the Social Development Committee as per their report of October 6th, 1969.

(ii) The addition of $200,000 which is the balance required for the proposed Fraserview Library and Community Meeting Rooms and which Council instructed should be included in the 1971-1975 Capital Program. The total cost of this project is estimated at $300,000 of which $100,000 has been allocated from Library funds in the 1966-1970 Capital Program.

(iii) The deletion of $600,000 from Downtown Open Space. The original amount agreed by the Finance Committee was $1,000,000. However, $600,000 of the amount has already been provided in the 1969 Supplementary Capital Budget as cash was required early in January, 1970, to provide the balance needed for the purchase of Block 71.

Cont'd.

Clause No. 1 Cont'd.

2. The inclusion or otherwise in the Capital Program of funds for projects proposed by the P.N.E. $2,000,000 was requested by the P.N.E. of which it was proposed to repay $1,000,000 at $100,000 - $110,000 per annum including interest.

3. The inclusion or otherwise in the Capital Program of $900,000 for returfing Empire Stadium on the understanding that Callister Park would be turned over to the Park Board for a neighbourhood park. It is noted that the acquisition of this proposed neighbourhood park would be additional to the park acquisition program of $2,500,000 already agreed by the Finance Committee. Further, no funds to develop Callister Park into a neighbourhood park were included in the parks development program proposed by the Park Board.

4. Before the draft plebiscite can be prepared for Council approval, the Committee's decision on the total of the Capital Program and its distribution between the various purposes is required. Further, an allocation of the agreed program between revenue and borrowing sources is also required."

Your Committee granted leave to the Chairman and Superintendent of the Board of Parks and Public Recreation to appear in support of that Board's requests for funds from the Capital Progra The delegation submitted that the amount included at the present time for "development" of parks (Schedule 8 (1)) be increased by a minimum of $1,000,000 to a total of $3,750,000. The delegation also placed before the Committee the Park Board's position re the replacement of Crystal Pool (Schedule 9 (1.V)).

Your Committee discussed at length and detail with advice fron the Administration the Summary Schedule, the four points quoted above and the items brought to the Committee's attention by the Park Board and RECOMMEND as follows:

1. That the 1971-1975 Capital Program be as follows:

"Schedule No.	Name or Purpose	Source of Funds Revenue	Borrowing
1	Magistrates Court	$ -	$ 1,240,000
4	Police	500,000	-
7	Health, Social Services, Etc.	-	960,000
8	Parks		
	(i) Development		3,750,000
	(ii) Purchases		2,500,000
	(iii) Waterfront-Pt, Grey		1,000,000
	(iv) Downtown Open Space		400,000
Parks Sub Total ($ 7,650,000)			

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Clause No. 1 Cont'd.

Schedule No.	Name or Purpose	Source of Funds Revenue	Source of Funds Borrowing
		$	$
9	Community Service Centre Facilities		
	(i)New, Extensions and Additions		1,750,000
	(ii)Britannia Complex		2,250,000
	(iii)Indoor Pools		960,000
Communities Sub Total ($ 4,960,000)			
10	Library	-	510,000
13	Returf Empire Stadium	900,000	-
14	Arterial Streets	8,830,000	-
15	Local Streets	-	10,310,000
16	Sewers	-	10,150,000
17	Water	-	5,050,000
19	Street Lighting	-	1,030,000
20	Communications	720,000	-
27	Beautification	700,000	-
28	Other Civic Buildings and Properties	300,000	-
	TOTALS	$11,950,000	$41,860,000
	Less borrowings for Sewer and Water for which voter approval is not required		-$15,200,000
	Total		$26,660,000

2. That a money by-law for an amount of $2,000,000 for the development of a swimming pool of Olympic standards be placed before the owner-electors at the same time as the Capital Program money by-law is submitted.

3. That a money by-law in the amount of $2,000,000 for the rehabilitation of facilities at the Pacific National Exhibition as outlined in their letter of June 27, 1969 be submitted to the owner-electors at the same time as the Capital Program money by-law is submitted, it being a condition that the Pacific National Exhibition will repay to the City the sum of $1,000,000 of this amount on an amortized basis.

4. That the above mentioned money by-laws relating to the Capital Program, the development of Olympic Standard Swimming Pool, and the funds for the rehabilitation of the Pacific National Exhibition facilities be placed before the owner-electors on March 11, 1970.

Cont'd . . . .

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Clause No. 1 Cont'd

5. That the communications from the Board of Parks and Public Recreation dated December 17, 1969, and the Cassiar Ratepayers Association dated January 6, 1970 be received.

It is recorded that Alderman Linnell voted in the negative on the placing of the money by-law regarding the Olympic Standard Swimming Pool as a separate vote. It is also noted that Aldermen Adams, Calder, Hardwick, and Rankin voted in the negative on the inclusion of the returfing of Empire Stadium (Schedule 13) as an item in the Revenue Budget Capital Levy.

* * * * *

FOR ADOPTION SEE PAGE(S) 534, 535, 540

JAN 27 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 27, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel, Labour, et al.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 20, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Georgia Street Traffic Situation

Council on November 25, 1969, passed the following motion:

"THAT the Assistant City Engineer, Traffic and Transportation, report on the desirability of and timing of traffic facilities, including grade separation, outlined in Board of Administration Report June 24, 1963, Appendix B, page 2, paragraph 9; re Georgia Street Traffic Situation,

FURTHER THAT Council then consider alternate financing of such facilities if in the public interest."

. . . . Cont'd.

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REPORT REFERENCE (Cont'd.)

Georgia Street Traffic Situation (Cont'd.)

In the report reference, the Assistant City Engineer (Traffic and Transportation) pointed out the requirements, over the past several years, from developers on the north side of Georgia Street west of the Bayshore Inn to the Stanley Park Entrance, due to additional traffic the developments were expected to generate on to Georgia Street. It was stated that the developments as proposed at present are such that additional traffic on to Georgia Street is expected to be in the neighbourhood of approximately 400 cars per hour in the morning peak period, rather than approximately 1,000 as had been expected in earlier assessments with different developments at these locations.

(No further action was taken at this time.)

UNFINISHED BUSINESS

1. Grandview Steam Laundry

The Council noted Board of Administration report (Property matters) under date of December 12, 1969, dealing with property of the Grandview Steam Laundry Ltd. at 891 Prior Street. This property was within the 'highway' sub-area of Urban Renewal Scheme No. 3. The report sets out the reasons why the property may not be required by the City for many years, if at all. There is, however, an air pollution problem caused by the operation of the laundry and details in regard to correction of this difficulty are set out. It is concluded the solution of the pollution problem, in accordance with City By-laws, should be left to the owners and their consultants.

At a previous Council meeting, it was advised the solicitors for the company wished an opportunity of appearing before the Council. Information at hand, however, now indicates there has been a change in ownership and the original representatives do not wish to appear.

It was reported by a Member of the Council that the Air Pollution Control Officer is presently discussing the pollution problem and remedies with the company.

It was agreed that the Air Pollution Control Officer would continue discussions on the pollution problem with the company.

It was agreed to defer unfinished business items as follows for consideration later in the proceedings following the hearing of delegations:

2. Capital Grant: Y.W.C.A.

3. Projection of Advertisements from Roof: Vancouver Art Gallery

4. Conference on Indoor Sport & Recreational Facilities: Capital Program

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ENQUIRIES AND OTHER MATTERS

Alderman Bird - Food Handling and Certificates of Health

enquired respecting the regulations in the matter of food handling by people and any requirements to obtain certificates of health.

His Worship advised the matter would be considered later.

(Time did not permit later discussion.)

Alderman Linnell - Cultural Grants

referred to the present system in reporting to Council on various welfare grant applications and requested information on studies for a similar type of system in the matter of cultural grants.

Alderman Hardwick - Union-Prior Couplet

reported that the Strathcona Property Owners and Tenants Association are opposed to the proposed Union-Prior Couplet. He expressed the view that planning of highway systems affecting the east areas are of concern and that the people should be informed on plans so they could make representations on required adjustments.

Alderman Hardwick enquired as to the costs of the Couplet and who was responsible and for how much.

Alderman Wilson - Traffic Situation within Vancouver

referred to the traffic situation within Vancouver and urged serious consideration be given to a program of grade separation to assist in expediting movement of traffic.

The Alderman agreed to raise the matter at a Standing Committee meeting on Transportation.

Alderman Linnell- Pole Lines Underground: Portions of 1st and 16th Avenues

enquired of the status of the matter of placing power pole lines underground in the area of 1st Avenue east from Commercial and 16th Avenue west from Dunbar.

Alderman Linnell - Council Policy re Standing Committee Meetings

enquired regarding the specific instructions of the Council in the matter of holding Standing Committee meetings on a Thursday only.

His Worship expressed the view that this is a guideline to the Chairmen of the Standing Committees but should not be interpreted that this is the only day on which a Standing Committee meeting could be held.

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips - Carbon Monoxide

advised of information that in Montreal the carbon monoxide content in the atmosphere has been measured and found to be at a dangerous level. The Alderman enquired if the Board of Administration would advise whether such a measure is taken in the Vancouver area and, if so, what is the carbon monoxide situation.

His Worship referred the matter to the Board of Administration.

Alderman Phillips - Establishment of Businesses in Vancouver

expressed the view that Vancouver's climate is conducive to attracting the establishment of businesses in Vancouver and attracts business executives to this area. The Alderman felt that this was an aspect, in addition to encouraging industry in general, which should be promoted by the Greater Vancouver Industrial Development Commission.

COMMUNICATIONS

1. Committee re University Endowment Lands

A communication was noted from the Park Board forwarding resolution asking that a representative of the Park Board be included on the Sub-Committee appointed in respect of University Endowment Lands.

MOVED by Ald. Calder,
THAT the Chairman of the General Purposes Committee be requested to invite a representative of the School and Park Boards to serve on the Sub-Committee of that Standing Committee re University Endowment Lands.

- CARRIED

2. Capital Program: P.N.E.

A communication was received from the Pacific National Exhibition Finance Committee, under date of January 22, 1970, quoting the following resolution:

"That the President be authorized to advise the Mayor and Members of City Council that the PNE withdraws request for funds to be provided under the Five Year Plan."

It was pointed out that although there is an urgent need for additional funds to renovate existing facilities, nevertheless, in view of demands upon the City to provide capital funds for essential public requirements, the P.N.E. considers it advisable to withdraw their request.

MOVED by Ald. Linnell,
THAT this communication be received.

- CARRIED

COMMUNICATIONS (Cont'd.)

3. Appointment of Publicity Committee: Capital Program

Consideration was given to the appointment of the Publicity Committee re promotion of the proposed capital program. It was

MOVED by Ald. Adams,
THAT the Publicity Committee, which was appointed as a Sub-Committee of the Finance Committee in 1969, be instructed when reporting, to report directly to the Council in the interest of expediting action on the matters within its terms of reference.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 23, 1970

Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated January 23, 1970, Clauses 1 to 5 be adopted, and Clause 6 be received for information.

- CARRIED

Building and Planning Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Building and Planning matters), dated January 23, 1970, be adopted.

- CARRIED

Finance Matters

(i) Request for Civic Dinner: duMaurier International Race Committee (Clause 2)

The Board of Administration submitted a request of the Chairman of the duMaurier International Race Committee that the City entertain athletes involved in the 1970 World Cup Ski Race by providing a Civic Dinner. These races are to be held in Vancouver February 27th, 28th, and March 1st.

In 1969 the request was deferred for consideration by the 1970 Council.

MOVED by Ald. Wilson,
THAT the matter be referred to the Entertainment Committee for report and recommendation.

(Out of Order)

His Worship ruled the motion out of order in view of the fact that such Committee was comprised of officials and would not be in a position to recommend.

No further action was taken on the Civic Dinner request.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

(ii) Grants in Lieu of General School and Hospital Taxes (Clause 3)

The Board of Administration submitted a report of the Director of Finance upon requests received for grants in lieu of taxes from various organizations. The following is quoted:-

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified that the properties will be shown as exempt on the 1970 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed that the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1968 and 1969 taxes, for the period from proof of occupancy or date of first building inspection to the date that the properties become exempt, are subject to Council approval or disapproval.

The requests are presented to Council in three sections.

A. Religious and Charitable Organizations

(i) Immaculate Heart of Mary Church — $2,508.98
3105 East 1st Ave. Lots 22-26/72/Sec.30
Church
First building inspection Aug. 15, 1968
Occupied from April 1969
Grant to cover period from Aug. 15, 1968 to December 31, 1969

(ii) The Salvation Army — $ 93.17
245 East 12th Ave. Lot 13/115/301
Parking lot
Occupied from October 21, 1969
Grant to cover period from October 21, 1969 to December 31, 1969

B. Hospitals

(i) Vancouver General Hospital — $ 422.12
685 West 12th Ave. Lot 19/399/626
Home Dialysis Training Unit for Chronic Renal Disease
First building inspection Feb. 14, 1969
Occupied May 30, 1969
Grant to cover period from Feb. 14, 1969 to December 31, 1969

C. Senior Citizens Housing

(i) British Columbia Housing Foundation — $1,011.57
1630 Barclay St. Lot 3/58/185
Private Senior Citizens Housing
First building inspection Feb. 17, 1969
Occupied December 10, 1969
Grant to cover period from Feb. 17, 1969 to December 31, 1969

As the grants in lieu of taxes are subject to Council approval or disapproval the above requests for grants in lieu of taxes, amounting to $4,035.84 in total, are submitted for Council consideration."

. . . . . Cont'd.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

Grants in Lieu of General School and Hospital Taxes (Cont'd.)

MOVED by Ald. Adams,
THAT the foregoing requests for grants in lieu of taxes be approved as of the dates indicated in each case.

- CARRIED
BY THE REQUIRED MAJORITY

(iii) West End Community Centre (Clause 4)

The following is extracted from the report of the Board of Administration:-

"The Director of Finance and the Corporation Counsel report as follows:

'On November 6th, 1968, the Board of Administration reported to Council with respect to the development of a community centre in the West End. A portion of that report reads as follows:

"LOCAL IMPROVEMENT BY-LAW

The Director of Finance advises that local improvement by-laws require financing details to be set out in the by-law and this has not so far created difficulties as the projects have heretofore been definite and the bonds have either been sold to sinking fund or on a stable and predictable market. There are no moneys in the sinking fund to finance an issue of $2,000,000 and the financing will have to be done in an unreceptive and unpredictable market. The present market requires a 7-3/4% interest rate for a 20 year issue repayable on the sinking fund method and the Charter requires 4% as the sinking fund rate. It is proposed that the date of issue of the debentures named in the by-law shall be July 1, 1970 and the first year of the local improvement levy shall be 1971. These details must be stated in the by-law and the levy must be made whether or not the bonds have been sold, although the issue date of the bonds can be later than July 1, 1970. If the market is unreceptive to the issue or the terms in the by-law, the by-law cannot be amended or repealed without the consent of the Lieutenant Governor in Council.

N.B. A charter amendment will be submitted to Council to permit the submission of a question under Section 245. instead of the by-law as now required, to a defined portion of the City. This will provide the authority to pass a by-law at the time of the bond sale to authorize borrowing on a basis the market will then accept. This procedure will not be possible until approval of the amendment at the 1969 session of the Legislature."

Upon receipt of this report, Council, on November 12, 1968, passed the following resolution:

"THAT the Corporation Counsel be instructed to prepare the necessary by-law and formal resolution for consideration of the Council at the next meeting."

. . . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

West End Community Centre (Cont'd,)

The result was that a local-improvement by-law was submitted to the property owners in the West End, and 576 voters cast votes in favour and 236 cast votes against the passing of the by-law.

The by-law approved by the ratepayers has an issue date of July 1st, 1970, an interest rate of 7-3/4%, and provides for borrowing in Canadian Funds. The Director of Finance is of the opinion that these details of the financing could well prove to be completely unrealistic as far as appealing to the prospective investors at the time the bonds are offered in the market is concerned. He has therefore suggested that an application be made to the Legislature for legislation which would state that the two readings of the by-law and the approval of the ratepayers would be treated as an affirmative vote to a question under section 523B which has now been amended in accordance with the report quoted above. If such legislation is approved, the bonds could be patterned to the requirements of the market in which they were offered, thus making it more likely that the project could be financed.' "

MOVED by Ald. Linnell,
THAT the Corporation Counsel be instructed to take the necessary steps to give effect to the suggestion of the Director of Finance referred to in the foregoing report submitted by the Board of Administration.

- CARRIED

(iv) Balance of Finance Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Finance matters), dated January 23, 1970, Clause 1 be adopted, and Clause 5 be received for information.

- CARRIED

B. Personnel Matters,
Regular, January 16, 1970

Payment of Long Service Leave -
Retired Members of Fire Department

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Personnel matters, Regular), dated January 16, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, January 23, 1970

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 23, 1970, be adopted.

- CARRIED

D. Property Matters,
January 23, 1970

MOVED by Ald. Linnell,
THAT, in respect of the report of the Board of Administration (Property matters), dated January 23, 1970, Clauses 1 to 6, and 8 be adopted, and Clause 7 be received for information.

- CARRIED

The Council recessed at approximately 10:45 a.m., following which the Council reconvened 'In Camera' in the Mayor's Office, after which Council recessed at 12:00 Noon to reconvene in open session at 2:00 p.m.

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The Council reconvened in open session in the Council Chamber at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Illness)

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At this point Alderman Linnell took the Chair to leave His Worship free to attend to other business.

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DELEGATIONS AND UNFINISHED BUSINESS

2. Capital Grant: Y.W.C.A.

The Board of Administration advised of a request from the Young Women's Christian Association that the Council grant now an amount of $33,333 to their building fund rather than two equal grants over the periods of 1970 and 1971 as recommended by the City Council in 1969.

A delegation submitted a brief dated January 27th in support of this request.

MOVED by Ald. Adams,
THAT a capital grant for the year 1970 in the amount of $16,667 be approved and paid forthwith to the Y.W.C.A.

(Amended)

MOVED by Ald. Rankin, in Amendment,
THAT the amount of '$16,667' be deleted and in lieu thereof, in the motion of Alderman Adams, the amount of $33,333 be inserted.

The Amendment was put and - CARRIED by the required majority

The motion, as amended and reading as follows, was put and - CARRIED by the required majority

"THAT a capital grant for the year 1970 in the amount of $33,333 be approved and paid forthwith to the Y.W.C.A."

3. Projection of Advertisements from Roof: Vancouver Art Gallery

The Council further considered the Board of Administration report of January 16th on a request from American Visual Projections Ltd. to construct a projector housing building on the roof of the Vancouver Art Gallery at 1144 West Georgia Street. The purpose is to project advertisements on the adjoining Rayonier Office Building. The Director of Planning and the Technical Planning Board recommend approval on a trial basis under certain conditions. The Town Planning Commission recommends against.

A representative of the Company appeared and submitted a brief in support of its application.

. . . . Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

Projection of Advertisements from
Roof: Vancouver Art Gallery (Cont'd.)

The Community Arts Council submitted a communication urging Council to reject the proposal as well as any other such applications.

At the last Council meeting, a motion was submitted by Alderman Broome which was re-submitted at this time as follows:-

"MOVED by Ald. Broome,
THAT the recommendation of the Director of Planning to grant approval for a six months period, subject to certain conditions of the Technical Planning Board, be not approved."

The motion was put and - CARRIED

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During consideration of the foregoing item, His Worship the Mayor assumed the Chair.

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3. Recreational Facilities for East End: Capital Program

A representative of the Conference on Indoor Sport and Recreational Facilities appeared before Council expressing the need for indoor sport and recreational facilities for the Hastings East area and asking provision in the proposed Capital Program be made accordingly. The Conference represents the following organizations:

Hastings Chamber of Commerce
Hastings Community Centre
Hastings Minor Hockey
P.N.E. Minor Hockey Association
Hastings Minor Lacross,
Vancouver Skating Club
Cassiar Ratepayers' Association
Parents Auxilliary, Our Lady of Sorrow
Senior Citizens Local #63,
Templeton School
A.R. Lord School
Franklin School
Hastings School
Lord Nelson School, Templeton and Chief Maquinna P.T.A.

A brief was filed in support of the position taken by the group.

MOVED by Ald. Linnell,
THAT the P.N.E. and the Conference group be requested to meet to discuss P.N.E. recreational facilities and provision of such future facilities as considered necessary, with a view to working out satisfactory recreational facilities to serve the East End area,

FURTHER THAT copy of this resolution be furnished to the Social Development Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

E. Fire Department: Manning Requirements

The Board of Administration under date of January 23, 1970, submitted a report from the Fire Chief on manning requirements, with particular reference to a decision of a Mediation Commission respecting holidays. Details are set out in the report showing the effect of the mediation award. It is also stated that there has been a manpower deficiency over the last two years due to vacation entitlement and increased absences due to sickness. The Fire Chief and Administrative Analyst submit the following recommendations which the Board recommends be adopted:

"I recommend that an additional five (5) firefighter positions be established in the Fire Department and that authority be granted to hire them immediately after adoption of this report.

It is further recommended that approval be given for the additional expenditures estimated at $2,750.00 per month, to provide wages and fringe benefits for the five additional firefighters prior to the approval of the estimates of expenditures in 1970."

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

F. Salary and Classification Review:
Certain Park Board Positions

The Board of Administration under date of January 23, 1970, submitted a report of the Director of Personnel Services as a result of salary and classification review of several positions in the Horticultural Maintenance Division of the Park Board. The following is extracted therefrom:

"The estimated annual recurring cost which includes annual savings, calculated on the top step, and 1969 second half rates, including fringe benefits of 25% for this combined proposal will be $3,310.

The Comptroller of Accounts reports that the additional costs for 1969, estimated at $2,030 will be provided for an included in the 1970 Departmental budget.

The Secretary of the Vancouver Civic Employees' Union requested that a posting procedure be established for all positions re-classified to the rank of Pay Group 5 ($3.155 per hour, 1969 second half rates) or higher and that this procedure be implemented upon City Council's adoption of this report. This was agreed to by the Superintendent of Parks, the Director of Personnel Services and the Secretary of the Vancouver Civic Employees' Union.

This report has been discussed with the Superintendent of Parks and the Secretary of the Vancouver Civic Employees' Union, both of whom concur herein.

. . . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Salary and Classification Review:
Certain Park Board Positions (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
D. Worrall	Tradesman II (Gardener) $3.85 per hour	Trades Foreman I Pay Grade 24 $736-806	July 1, 1969
N. Bennett F. Bressler A. Mathot	Tradesman II (Gardener) $3.85 per hour	Sub-Foreman (Trades) $4.015 per hour	July 1, 1969
A. Cook E. Rodway R. Wilson	Tradesman II (Gardener) $3.85 per hour	No Change	-
A. Scott	Tradesman II (Gardener) $3.85 per hour	Playing Field Attendant $3.515 per hour	When vacated
W. Crampton	Tradesman I (Gardener) $3.51 per hour	Tradesman II (Gardener) $3.85 per hour	July 1, 1969
S. Buswell	Tradesman I (Gardener) $3.51 per hour	Tradesman II (Greenhouseman) $3.85 per hour	July 1, 1969
19 Positions	Tradesman I (Gardener) $3.51 per hour	No Change	-
W. Fasse	Tradesman I (Gardener) $3.51 per hour	No Change	-
W. Bryan	Tradesman I (Gardener) $3.51 per hour	Park Attendant II $3.155 per hour	When vacated
P. Kimoto J. Sikora	Labourer I $3.02 per hour	Tradesman I (Gardener) $3.51 per hour While performing Tradesman I duties	When adopted

Your Board

RECOMMENDS that (1) the foregoing recommendations of the Director of Personnel Services be adopted;

(2) the necessary funds for 1969, estimated at $2,030 be provided by an adjustment of the 1970 departmental appropriation during budget review;

(3) the revised class specifications No. 1013, Trades Foreman I and No. 1002, Sub-Foreman (Trades) be adopted."

MOVED by Ald. Rankin,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

G. X-Kalay Foundation Society

The Board of Administration under date of January 23, 1970, submitted the following report:-

"During the Council meeting of January 13, 1970, Alderman Sweeney advised that it had come to his attention that some forty persons were at the above address and requested that an investigation be made into the matter.

The Director of Inspections reports as follows thereon:

'Inspections have been carried out at the above address which indicate that the occupancy of the building has been maintained, up to this time, within the approved maximum number of nineteen. An inspection carried out January 23, 1970, showed that there were twenty-six beds and one cot present and that fifteen adults and five children stayed overnight. The Medical Health Officer has ordered the removal of the additional beds and has reported the presence of the children to the Chief Inspector of Community Care Facilities.

It is also noted that visitors to the premises during the afternoon and early evening hours may give the impression of a larger number of persons being resident than is actually the case.'

Unless instructed otherwise a Development Permit will be issued with conditions established by Council per the attached resolution."

MOVED by Ald. Bird,
THAT the foregoing report be received for information.

- CARRIED

H. Report of Standing Committee on Planning and Development dated January 15, 1970

MOVED by Ald. Bird,
THAT, in respect of the report of the Standing Committee on Planning and Development, dated January 15, 1970, Clause 1 be adopted, and Clause 2 be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4157
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4157, being the Water Works By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping Up: Portion of
S/S 29th Avenue, East of Sidney Street

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the North 7 feet of each of Lots 122 and 122A, of part of Block "A" of Lots 5, 6 and 7 and part of 3 and 4, Block 2, District Lot 393, Group 1, New Westminster District, Plan 2707, was established for highway under D.F. 36702; and

. . . . . Cont'd.

MOTIONS (Cont'd.)

Closing and Stopping Up: Portion of
S/S 29th Avenue, East of Sidney Street (Cont'd.)

WHEREAS the said North 7 feet is no longer required for highway purposes;

THEREFORE BE IT RESOLVED that the North 7 feet of each of Lots 122 and 122A, of part of Block "A" of Lots 5, 6 and 7 and part of 3 and 4, Block 2, District Lot 393, Group 1, New Westminster District, Plan 2707, be closed, stopped up and subdivided with the remainder of said Lots 122 and 122A.

- CARRIED

2. Closing Streets and Lanes: South East Sector between 52nd and 54th Avenues from Arlington Street to Boundary Road

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS all the streets and lanes within the South ½ of the South East ¼ of District Lot 339, Group 1, New Westminster District, Plan 2275, were dedicated by the deposit of plan 599 and plan 2275;

NOW THEREFORE BE IT RESOLVED that all the street dedicated by the deposit of plan 599 and all the streets and lanes dedicated by the deposit of plan 2275 in the South ½ of the South East ¼ of District Lot 339, Group 1, New Westminster District, the same as shown outlined green and red respectively on a plan prepared by A. Burhoe, B.C.L.S., dated the 28th day of November, 1969, and marginally numbered LE 3388, a print of which is hereto annexed, be closed, stopped up and title taken thereto and consolidated with adjacent City owned lands.

- CARRIED

3. Closing Streets and Lanes: South East Sector between 49th and 52nd Avenues from Arlington Street to Boundary Road

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS all the streets and lanes within the North ½ of the South East ¼ of District Lot 339, Group 1, New Westminster District, Plan 1782, were dedicated by the deposit of said Plan 1782;

NOW THEREFORE BE IT RESOLVED that all the streets and lanes dedicated by the deposit of Plan 1782 in the North ½ of South East ¼, District Lot 339, Group 1, New Westminster District, save and except the following portions outlined green on plan prepared by A. Burhoe, B.C.L.S., dated November 27, 1969, and marginally numbered LE 3387.

. . . . Cont'd.

MOTIONS (Cont'd.)

Closing Streets and Lanes: South East Sector between 49th and 52nd Avenues from Arlington Street to Boundary Road (Cont'd.)

(1) 49th Avenue being the most northerly street dedicated by Plan 1782, extending from the easterly limit of District Lot 339 to the production northerly of a line drawn parallel to and 33 feet perpendicularly distant westerly from the westerly limit of Block 2, said part of District Lot 339.

(2) The east 33 feet of road lying west of said Block 2 north of the westerly production of the southerly limit of Lot 29, said Block 2.

(3) The lane in Block 2 north of the easterly production of said Lot 29, said Block 2.

(4) The west 33 feet of road lying east of said Block 2 north of the production easterly of the southerly limit of Lot 20, said Block 2.

The same be closed, stopped up, title taken thereto and consolidated with the adjacent City owned lands. The said closed roads and lanes are shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 27, 1969, and marginally numbered LE 3387.

- CARRIED

4. Capital Program: Inclusion of $5,000,000 for Housing

At the last Council meeting, Alderman Rankin and Alderman Linnell submitted a motion respecting inclusion of $5,000,000 for housing in the proposed Capital Program.

However, in view of a motion proposed by Alderman Bird, Alderman Rankin agreed not to proceed further with his motion. The motions, therefore, as dealt with by Council are as follows:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the sum of $1,000,000 be included in the Five Year Plan for senior citizens and low rental housing, these monies to be used on the basis of a revolving fund for the provision of land and/or housing.

- CARRIED

MOVED by Ald. Phillips, in Amendment
SECONDED by Ald. Calder,
THAT the amount of $1,000,000 in the motion of Alderman Bird be struck and the amount of $2,000,000 be inserted in lieu thereof.

- LOST

MOVED by Ald. Rankin, in Amendment to the Amendment
SECONDED by Ald. Linnell,
THAT the amount of $2,000,000 be struck and the amount of $5,000,000 be inserted in lieu thereof.

- LOST

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(The foregoing decisions were determined after all motions were put in the order shown on Page 17.)

. . . . . Cont'd.

MOTIONS (Cont'd.)

Capital Program:
Inclusion of $5,000,000 for Housing (Cont'd.)

Recorded votes were requested on the foregoing. The record therefore is as follows:

Amendment to the Amendment

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Phillips
Alderman Rankin	Alderman Calder
Alderman Linnell	Alderman Sweeney
	Alderman Bird
	Alderman Wilson
	His Worship the Mayor
	Alderman Adams

Amendment

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	Alderman Wilson
Alderman Calder	Alderman Sweeney
Alderman Hardwick	Alderman Bird
Alderman Rankin	His Worship the Mayor
Alderman Linnell	Alderman Adams

(Tie vote, therefore declared - LOST)

Main Motion

FOR THE MOTION	AGAINST THE MOTION
His Worship the Mayor	Alderman Sweeney
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Adams	
Alderman Phillips	
Alderman Calder	
Alderman Bird	
Alderman Wilson	

- - - - - -

During consideration of the foregoing item, the Council observed a short recess followed by an 'In Camera' meeting.

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5. Establishment of Division of Housing and Civic Property Development

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT WHEREAS Civic initiatives in housing, renewal, and subdivision are increasing in number, and

WHEREAS planning, properties and insurance, building and other departments are seen to be involved in Civic development, and

WHEREAS public should have clearly identified place to address inquiries, and Council should have a designated official to speak on such matters;

BE IT RESOLVED THAT in the process of reorganization of the Planning Department, the Director consider the establishment of a Division of Housing and Civic Property Development.

Notice was called and recognized by the Chair. (Notice)

NOTICE OF MOTION

Alderman Hardwick and Alderman Calder submitted the following Notice of Motion:

1. Union-Prior Couplet: Review

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS protests have been received from east side residents on use of Union/Prior couplet;

AND WHEREAS Council's expressed policy is for a freeway route along the Great Northern cut; not along Venables Street;

AND WHEREAS Georgia Viaduct traffic should be directed toward the eventual east-west routing;

AND WHEREAS the Malkin Street alignment was rejected because of the recommended provision of a viaduct over the railway;

BE IT RESOLVED THAT this route be reviewed substituting for the viaduct as an interim measure, a grade crossing similar to the one proposed for Union/Prior couplet.

(Notice)

- - - - -

The Council adjourned at approximately 5:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting dated January 27, 1970, and the reports referred to are those on Page(s) . 595-621 . . . .

MAYOR

CITY CLERK

JAN 27 1970

JANUARY 23RD, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated January 23rd, 1970)

1. Encroachment of Building on Lot 7, Block 7, D.L.200A, S/S First Avenue East of Quebec Street

"The building situated on Lot 7, Block 7, D.L. 200A, has been there for many years. A recent survey has shown that the building encroaches upon First Avenue a maximum of 11-5/8 inches. The owner of the property, Standard Oil Company of B.C., requests the encroachment be validated.

I RECOMMEND the encroachment from the building situated on Lot 7, Block 7, D.L. 200A, be validated in accordance with the Encroachment By-law. The rental is to be $15.00 per annum in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment - Lot 45 (except that portion now Kingsway), Block 7, District Lots 36 and 49 - Lane North of Kingsway East of Tyne Street

"The owner of Lot 45 is prepared to dedicate the north 10 feet of his property for lane purposes. Such dedication will make the one-storey concrete building encroach upon the new lane. The encroachment is triangular in shape, going from 0 feet to 0.97 feet, being a total of 6.2 square feet, the same as shown outlined red on plan marginally numbered LF 4906.

I RECOMMEND that the dedication of the 10 foot lane be accepted and the encroachment be validated for the life of the building, in accordance with the Encroachment By-law, at no cost to the owner."

Your Board RECOMMENDS that the foregoing be approved.

3. Closing Streets & Lanes for Georgia Viaduct Replacement

"The construction of the Georgia Street Viaduct will require the closing of a portion of Prior Street west of Main Street, the lane west of Main Street from Prior Street to Union Street, the lane east of Main Street from Union Street to Prior Street, the lane north of Prior Street from the lane east of Main Street to Gore Avenue, and the lane north of Prior Street from lane west of Main to High watermark.

The same as shown outlined red on plan marginally numbered LE 3443. The physical closing of these portsion of highway to vehiculartraffic will vary as construction proceeds.

I RECOMMEND that the portions of highway outlined red on Plan marginally numbered LE.3443 be closed and stopped up as required and that the City Engineer be empowered to make the physical closing of the highway by the placing of barricades as deemed necessary."

Your Board RECOMMENDS that the foregoing be approved.

4. Tenders for Construction of Sewers in Urban Renewal Area A-5 of Project 2

"Sealed tenders for this project were opened on December 29th, 1969 and the following bids were received:

TENDER	SECTION A	SECTION B
City Engineer	$ 134,835.00	$ 59,916.00
United Contractors Ltd.	168,739.58	139,230.69
H.B. Contracting Ltd.	180,232.70	NO BID
Cattermole-Trethewey Contractors Ltd.	213,314.00	206,049.00

The tender call was in two parts, Section A is for shareable work in the Urban Renewal Area and Section B is for non-shareable work. Under Urban Renewal the estimated total cost of Section A agreed to be shared 50% by the Federal Government, 25% by the Provincial Government and 25% by the City is $113,400.

Tenderers were at liberty to tender on both Section A and Section B, or either Section.

For both Sections A and B, the City Engineer's bid estimates are the lowest. Therefore, the proposal is that the City Engineering Department perform both sections of the work.

12-1/2% surcharge for engineering has to be added to all bids. Therefore, the City Engineer's bid estimates becomes:

Section A	$ 151,700
Section B	67,400
TOTAL A & B	$ 219,100

On December 16th, 1969, Council approved the estimated increase in the cost of municipal services shareable by the Senior Governments in Area A-5. At the same time Council approved a formal request to the Senior Governments for amendment to agreements to provide for the overall increase in the cost of work in Area A-5, and the local office of C.M.H.C. has processed the application on to Ottawa and formal approval is expected shortly.

A contract for street paving in Urban Renewal Area A-5 was awarded in 1969, but the Contractor has been restricted to streets where no sewer construction is required. It is therefore important that sewers in this area be completed as soon as possible to allow completion of the paving contract.

For this reason it is recommended that Council approve the construction of sewers in Area A-5 by the City Engineering Department in anticipation of formal Senior Government approval of the increase in cost. In order to proceed, an additional $22,050 must be appropriated prior to approval of the 1970 Sewers Capital Budget, as indicated below:

Existing Agreement Senior Government contributions towards cost of sewers in A-5 (75% of $113,400)	$ 85,050
Available funds in 1968-69 Capital Budget	112,000
Total available funds	$ 197,050
Additional funds to be appropriated (interim financing) = $219,100 - $197,050 =	$ 22,050

These $22,050 additional funds will not be required after the anticipated Senior Government approval of the increase in cost for works in Area A-5, but should be appropriated until such approval is formalized and agreements amended.

I RECOMMEND that the sewers in Urban Renewal Area A-5 of Project 2 in Section A and Section B be constructed by the City Engineering Department, the low tender in each case, and that additional interim financing of $22,050 be provided in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION

5. Routing No. 1 Beach Avenue Bus Service From Seymour Street To Homer Street

The City Engineer reports as follows:

"This service was inauguarated in May, 1969. The Transit Authority by letter dated September 26, 1969, have requested a modification of the downtown looping portion of this service. The Beach Avenue service is presently routed through the downtown area on Burrard, Dunsmuir, Seymour, Hastings and back to Burrard. The request is to substitute Homer Street for Seymour Street in this downtown loop with a stop on the east side of Homer Street north of Dunsmuir Street and a two-bus recovery point on Homer Street north of Pender Street. The purpose of the requested alteration is to improve patronage on the Beach Avenue service by providing a greater penetration into the downtown area.

The Beach Avenue route presently has two recovery points: one on Davie Street at Bidwell, and one for rush hour use on Hornby at Pacific. The two-bus recovery point on Homer at Pender is now requested as a replacement for the two existing recovery points, on the basis that this would minimize variations from the schedule. In the past, the City has adopted a policy of providing for bus recovery points at the outer ends of all bus routes where curb space is more readily available, and this arrangement works satisfactorily. There do not appear to be unusual circumstances in this case which would warrant departure from this policy.

This point has been discussed with Transit Officials, and it has been agreed that the existing recovery points would suffice, with a normal bus zone being installed on Homer at Pender Streets.

. . . cont'd

JAN 27 1970

Item No. 5 cont'd

There are no significant difficulties with the proposed route change from a traffic standpoint, and accordingly it is RECOMMENDED that the B.C. Hydro & Power Authority be permitted to extend the routing of the Beach Avenue Bus Service by way of Dunsmuir Street, Homer Street and Hastings Street and that bus stops be established on the east side of Homer Street north of Pender and Dunsmuir Streets."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION

6. Block 42 Construction

The City Engineer reports as follows:

"A letter dated December 23, 1969, from Mr. P.B. Coombs, President, Downtown Business Association, requests that Council give careful consideration to traffic arrangements during the period when Block 42 is constructed as a result of the experience, to date, with Block 52. He states that, for example, it is vital that there be public use of Howe Street during construction of Block 42.

On November 26, 1969, City Officials met with Messrs. E.M. Ballon, Store Manager, Hudson Bay Company, L.H. Thorlaksson, Manager, Downtown Business Association, and Mr. K. Bream, General Manager, Pacific Centre, to discuss this same matter and concern by the Downtown Business Association. During the meeting the following points were made:

(1) The use of Howe Street during construction of the underground portion of Howe Street was not possible. The Developers were making every effort to minimize the period of the Howe Street closure.

(2) In the planning of construction for Block 42, D.B.A. requested that they be given opportunity at this planning stage to be involved in the traffic arrangements with consideration being given to decking over the street or bridging over top of the roadway.

It was agreed that City and Developer were both anxious to cooperate on this matter and would attend any meeting convened by the D.B.A. to discuss the situation.

Since construction of Block 42 is a few years away, it was agreed that this matter would be put outstanding for six months, at which time the situation would be reviewed."

Your Board submits the matter to Council for Information.

* * * * *

FOR ADOPTION SEE PAGE 581

JAN 27 1970

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Alterations to Gasoline Service Station
   1610 Robson Street

The Director of Planning reports as follows:

"Imperial Oil Limited has filed a Development Permit Application #50456 to carry out alterations to the existing gasoline service station located at the south-west corner of Robson and Cardero Streets.

It is proposed to modernize the appearance of the existing building including the installation of a new fascia.

The site is located in a C-3 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50456 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station located on this site, subject to the following conditions:

(a) Prior to the issuance of the development permit, revised drawings are to be submitted or the submitted drawings amended to the satisfaction of the Director of Planning indicating the heights of all plants when planted in the landscaped areas.

(b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.

(c) All landscaping and treatment of the open portions of the site are to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

(d) All surfacing, curbing and screening are to be provided in accordance with the approved drawings within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #50456 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

2. Alterations to Gasoline Service Station
   1004 Denman Street

The Director of Planning reports as follows:

"Imperial Oil Limited has filed a Development Permit Application #50455 to carry out alterations to the existing gasoline service station located at the south-east corner of Denman and Nelson Streets.

It is proposed to modernize the appearance of the existing building including the installation of a new projecting fascia to the building.

cont'd...

JAN 27 1970

Clause #2 Continued:

The site is located in a C-3 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50455 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station located on this site, subject to the following conditions:

(a) Prior to the issuance of the development permit, revised drawings are to be submitted or the submitted drawings amended indicating clearly to the satisfaction of the Director of Planning the heights of all the plants when planted in the landscaped areas.

(b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.

(c) All landscaping and treatment of the open portions of the site are to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

(d) All screening, surfacing and curbing as indicated on the approved drawings are to be provided within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #50455 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

3. Development Permit No. 48152
First Phase: Project 200

The following report has been received from the Corporation Counsel:

"Under the provisions of the development permit dated September 2nd, 1969 granted in respect to the First Phase, Project 200, certain agreements were required to be completed to the reasonable satisfaction of the Corporation Counsel within forty-five days following the date of the development permit as set out in a letter dated August 8th, 1969 submitted by the Company to the Planning Department. The agreements to which the letter refers are with respect to the following matters:

(a) to provide for the continuous public pedestrian access at Plaza level to the northern boundary of the Plaza, also provision for ultimate extension of public pedestrian access both east and west as shown in the plans submitted. (Item 3a of City Council's Resolution of December 5, 1968.)

cont'd...

JAN 27 1970

Clause #3 Continued:

(b) in respect to developments over any portion of City Streets, i.e. pedestrian walkways, etc. (Item 3b of City Council's Resolution of December 5, 1968).

(c) Project 200 Investments Ltd. as developers will permit and contribute 50% of the cost of connecting a pedestrian walkway on the Plaza to any other similar facility that may be provided immediately to the west of this development. Such 50% of the cost shall be limited to 50% of the 80 ft. width of possible future Howe Street extension. Further, that Project 200 Investments Ltd. undertake to connect the pedestrian walkway on the Plaza to a similar facility as and when any development takes place immediately to the east of the developmemt. (City Council's Resolution of August 19th, 1969.)

Owing to the complexity of these documents, it was not possible to complete the drafting within the period of forty-five days and, at the request of the Corporation Counsel, the City Council did on October 28th, 1969 extend the time for completion of this work for a further period of three months. The extended period expired on January 17th, 1970.

By letter to the City Clerk from Project 200, dated January 15th, 1970, copy of which is circulated, a request has been made for a further extension of three months since the agreements have not yet been completed. It is my opinion that it was not possible to complete these very complex documents within the time allowed, and while it is anticipated the documents will be completed shortly it is considered advisable to allow the request for the extension to April 17th, 1970. I recommend that the extension be granted."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

*****

JAN 27 1970

FINANCE MATTERS

RECOMMENDATION

1. Museums Association Gift Shop Extension

The Director of Museums reports as follows:

"The Gift Shop in the Centennial Museum and H.R. MacMillan Planetarium is operated by the Vancouver Museums Association as a fund-raising venture. The revenue raised in 1969 was in excess of $15,000. As a result of the first year's operation, it is quite apparent that the revenue could be increased for the year if the Gift Shop were extended and the selling area modified. Plans have been prepared and reviewed by the Gift Shop Committee and their retailing advisors who feel that, conservatively, sales could be increased by 50% as a result of the changes. The cost of these changes including consultant's fees is estimated at $12,000. The Museums Association is prepared to pay for this work, but would like to spread the cost over a five-year period so that most of their revenue is still available for the improvement of the Museum. The City cannot make a loan to the Museums Association, but could finance the cost of the changes to the Gift Shop and charge this cost to the Association as rental for a five-year period.

Accordingly I recommend that Council authorize the expenditure of approximately $12,000 for the extension of the Gift Shop, subject to the approval of plans and specifications by the Director of Museums, and the City Building Inspector, and that the principal be charged back to the Vancouver Museums Association as rental spread over a five-year period.

This proposal has been endorsed by the Greater Vancouver Civic Museum and Planetarium Board."

The Director of Finance recommends, and your Board concurs, that the foregoing recommendations of the Director of Museums be adopted, subject to the annual rental being set at an amount that will amortize the cost and interest at 9% per annum in 5 equal annual instalments, the first of which is to become due one year after the extension is occupied, and subject to the Association signing an agreement to this effect satisfactory to the Corporation Counsel.

CONSIDERATION

2. Request for Civic Dinner:
duMaurier International Race Committee

City Council, on December 9, 1969, gave consideration to a Board of Administration report on a request received from the Chairman of the duMaurier International Race Committee that the City of Vancouver entertain the athletes involved in the 1970 World Cup Ski Race at a Civic Dinner at an estimated cost of $2,500.00.

Council, when dealing with this matter, passed the following Resolution:

'THAT the request of the duMaurier International Race Committee be tabled for consideration by the Council in 1970'.

The ski races are to be held in Vancouver on February 27th and 28th and March 1st, and the organization has written again proposing a Civic Dinner on February 25th.

cont'd...

Clause #2 continued:

Your Board submits the foregoing for the consideration of Council at this time in view of date of the event.

(Copies of the communication dated January 13, 1970, from duMaurier International, together with Board of Administration report dated December 5, 1969, are circulated for the information of Council.)

3. Grants in Lieu of General, School and Hospital Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified that the properties will be shown as exempt on the 1970 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed that the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1968 and 1969 taxes, for the period from proof of occupancy or date of first building inspection to the date that the properties become exempt, are subject to Council approval or disapproval.

The requests are presented to Council in three sections.

A. Religious and Charitable Organizations

(i) Immaculate Heart of Mary Church — $2,508.98
3105 East 1st Ave. Lots 22-26/72/Sec. 30
Church
First building inspection Aug. 15,1968
Occupied from April 1969
Grant to cover period from Aug. 15,1968 to December 31, 1969.

(ii) The Salvation Army — $ 93.17
245 East 12th Av. Lot 13/115/301
Parking Lot
Occupied from October 21, 1969
Grant to cover period from October 21, 1969 to December 31, 1969.

B. Hospitals

(i) Vancouver General Hospital — $ 422.12
685 West 12th Ave. Lot 19/399/626
Home Dialysis Training Unit for Chronic Renal Disease
First building inspection Feb. 14,1969
Occupied May 30, 1969
Grant to cover period from Feb. 14,1969 to December 31, 1969

C. Senior Citizens Housing

(i) British Columbia Housing Foundation — $1,011.57
1630 Barclay St. Lot 3/58/185
Private Senior Citizens Housing
First building inspection Feb. 17,1969
Occupied December 10, 1969
Grant to cover period from Feb. 17, 1969 to December 31, 1969.

cont'd...

Clause #3 Continued:

As the grants in lieu of taxes are subject to Council approval or disapproval the above requests for grants in lieu of taxes, amounting to $4,035.84 in total, are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council consideration.

4. West End Community Centre

The Director of Finance and the Corporation Counsel report as follows:

"On November 6th, 1968, the Board of Administration reported to Council with respect to the development of a community centre in the West End. A portion of that report reads as follows:

'LOCAL IMPROVEMENT BY-LAW

The Director of Finance advises that local improvement by-laws require financing details to be set out in the by-law and this has not so far created difficulties as the projects have heretofore been definite and the bonds have either been sold to sinking fund or on a stable and predictable market. There are no moneys in the sinking fund to finance an issue of $2,000,000 and the financing will have to be done in an unreceptive and unpredictable market. The present market requires a 7-3/4% interest rate for a 20 year issue repayable on the sinking fund method and the Charter requires 4% as the sinking fund rate. It is proposed that the date of issue of the debentures named in the by-law shall be July 1, 1970 and the first year of the local improvement levy shall be 1971. These details must be stated in the by-law and the levy must be made whether or not the bonds have been sold, although the issue date of the bonds can be later than July 1, 1970. If the market is unreceptive to the issue or the terms in the by-law, the by-law cannot be amended or repealed without the consent of the Lieutenant Governor in Council.

N.B. A charter amendment will be submitted to Council to permit the submission of a question under Section 245, instead of the by-law as now required, to a defined portion of the City. This will provide the authority to pass a by-law at the time of the bond sale to authorize borrowing on a basis the market will then accept. This procedure will not be possible until approval of the amendment at the 1969 session of the Legislature.'

Upon receipt of this report, Council, on November 12, 1968, passed the following resolution:

'THAT the Corporation Counsel be instructed to prepare the necessary by-law and formal resolution for consideration of the Council at the next meeting.'

The result was that a local-improvement by-law was submitted to the property owners in the West End, and 576 voters cast votes in favour and 236 cast votes against the passing of the by-law.

cont'd....

Clause #4 Continued:

The by-law approved by the ratepayers has an issue date of July 1st, 1970, an interest rate of 7-3/4%, and provides for borrowing in Canadian Funds. The Director of Finance is of the opinion that these details of the financing could well prove to be completely unrealistic as far as appealing to the prospective investors at the time the bonds are offered in the market is concerned. He has therefore suggested that an application be made to the Legislature for legislation which would state that the two readings of the by-law and the approval of the ratepayers would be treated as an affirmative vote to a question under section 523B which has now been amended in accordance with the report quoted above. If such legislation is approved, the bonds could be patterned to the requirements of the market in which they were offered, thus making it more likely that the project could be financed."

Your Board submits the foregoing report of the Director of Finance and the Corporation Counsel for the consideration of Council.

INFORMATION

5. Vancouver Traffic and Safety Council

The City Engineer reports as follows:

"Council when approving a grant to the Vancouver Traffic and Safety Council in 1969 requested a report on the functions of this organization and the responsibility of the City to support these functions.

The objects of the Safety Council are to actively engage in educational projects designed to promote accident prevention, focus public attention on major accident problems and encourage public participation in remedial action, assist responsible officials and public departments concerned with all aspects of accident prevention and to collaborate with any person or agency, approved by the Safety Council in the field of accident prevention.

The program followed by the Safety Council during 1969 included participation in the following activities:

Truck Safety

The Safety Council works in collaboration with the Association of Fleet Supervisors and Automotive Transport Association, organizing training courses such as Novice Truck Driver Courses, an Air Brake Course and Fleet Supervisor Training and Management courses. They also helped organize the Annual Truck Rodeo and the Northwest Fleet Supervisors Conference.

Defensive Driving

This program is run entirely by the Safety Council with classroom facilities provided by the School Board through the Night School system. Enrolment in this program during 1969 reached 2033 and for the first time since its inception the gross revenue was in excess of expenses by $1350. It should also be noted the Council was instrumental in bringing this program to B.C. and with the Alberta Safety Council, to the rest of Canada.

cont'd....

Clause #5 Continued:

High School Driver Training

This program is administered through the Vancouver High Schools and specially trained teachers. There were 1016 students enrolled in this course during 1969. As the students were only charged for direct costs there was a drain on the Council's financial resources of $2650 for administration and extra literature.

Traffic Education

The efforts of the Council in this direction were coordinated with the activities of the Police Traffic Division's newly devised and highly effective selective enforcement program. In this connection there were a great number of bulletins produced and distributed, two of which are circulated.

In addition to the foregoing, the Council during 1969 assisted in attaining uniform standards for driving school facilities and training standards, as well as setting standards for the testing of driving instructors. They also provided a subscription for the National Safety Council's magazine to all Vancouver Schools and programs on bicycle safety, home safety, baby sitting, etc., as requested by organized groups. They also took part in the 'Save a Life' program conducted by CKWX radio.

If it were not for the comprehensive education and information program of the Traffic and Safety Council it is likely the number of costly accidents would increase and it would become necessary for the City to become involved in this facet of safety work. To indicate the credit given to the Council for its knowledge and participation in the area of traffic safety, a representative of the Council sits in an advisory capacity on the Official Traffic Commission."

Your Board submits the matter to Council for Information.

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FOR ADOPTION SEE PAGE(S) 581/584

JAN 27 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JANUARY 16, 1970

RECOMMENDATION

1. Payment of Long Service Leave - Retired Members of Fire Department

The Director of Personnel Services reports as follows:

"Clause 10(1)(g) of the Vancouver Firefighters Agreement for 1969-1970 reads:

'After the completion of twenty-five (25) years service, twenty (20) additional working days will be granted as annual leave, to be taken before the completion of thirty (30) years of service, at the option of the member, and that a similar allowance be made at the completion of thirty (30) years service and each subsequent five year period thereafter.'

A letter has been received from the Fire Chief requesting payment in lieu of time-off for long service leave for fifteen (15) members of his department. Thirteen (13) members left the department in 1969 and two (2) members are due to retire in early 1970, and there is not sufficient time remaining for the latter two (2) to be scheduled for all the long service leave.

The remaining members of the department who have qualified for long service leave will have time-off scheduled in 1970.

The additional cost to the City would be $17,775.65 for Salaries and $133.36 for Fringe Benefits. The Comptroller of Accounts advises that funds are available within the 1969 Departmental Budget.

Although the interpretation of Clause 19(1)(g) is in dispute, and a statement of claim is being prepared by our Legal Department to be presented before the Courts, I recommend that the thirteen (13) members who left in 1969 and the two (2) members leaving in the early part of 1970 be paid the long service leave due them in accordance with the Fire Chief's request."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 584

JAN 27 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 23, 1970

RECOMMENDATIONS

1. 1969 Vacation Carry-over - Mr. E.N.R. Elliott and Mr. T.R. Bland, Law Department.

The Director of Personnel Services reports as follows:

"A letter has been received from Mr. R. K. Baker, Corporation Counsel, advising that due to the heavy work load in his Department during the past year, particularly with respect to Block 42, the Georgia Viaduct and related matters, and Project 200, it was not possible for all the solicitors to take advantage of their 1969 vacation entitlement.

Mr. Elliott has a total of 11½ days vacation remaining and Mr. Bland a total of 17. Both may defer 5 days in accordance with Regulation 275, and it is requested that permission be given for the balance of 6½ days for Mr. Elliott and 12 days for Mr. Bland to be taken in 1970.

It is therefore recommended that approval be given to Mr. Elliott to defer his 6½ days 1969 vacation entitlement until 1970 and Mr. Bland to defer his 12 days 1969 vacation entitlement until 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. 1969 Vacation Carry-over - Mr. A. L. Gracie, Engineering Department.

The Acting Director of Personnel Services reports as follows:

"A letter has been received from the City Engineer requesting deferment of two remaining days vacation of Mr. A.L. Gracie until 1970. Illness of himself, followed by illness of other staff members, prevented Mr. A.L. Gracie of the Sewers Operations Branch from completing his 1969 vacation entitlement (two days).

The Acting Director of Personnel Services recommends approval of this request."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

. . . 2

3. 1969 Vacation Carry-over -
Mr. E.M. Benedict,
Senior Fire Alarm Operator.

The Acting Director of Personnel Services reports as follows:

"A letter has been received from the Deputy City Engineer, Mr. G. Lawson, requesting that Mr. E.M. Benedict's vacation entitlement of 1969 of 42 calendar days be deferred until 1970. Mr. Benedict has been absent due to illness since May 1969 and as a result was unable to take his annual vacation.

It is therefore recommended that Mr. Benedict be allowed to defer his 1969 vacation entitlement (42 calendar days) until 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

4. Auto Allowance - Mrs. L.K. Brajcich,
Data Processing & Systems Division,
Finance Department.

The Director of Finance reports as follows:

"During the course of her work, this employee is required to visit Departments outside of the City Hall and it is considered more economical to establish a car allowance on the 11¢ per mile basis than to frequently tie up a pool car for long periods on several days per month.

It is recommended that a car allowance on the 11¢ per mile basis be established with respect to the position of Computer Programmer I in the Data Processing Division of the Finance Department."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

5. Mr. A. Mackie -
Extension of Leave of Absence

The Director of Personnel Services reports as follows:

"Mr. A. Mackie, Acting Business Manager of the Vancouver City Hall Employees' Association, is on Leave of Absence Without Pay from the Health Department until January 31, 1970. Because the Association now wishes to hold a competition for filling the permanent vacancy of Business Manager, Mr Derby, their President, has requested that Mr. Mackie's Leave of Absence be extended to March 31, 1970.

The Director of Personnel Services recommends that the Association's request be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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JAN 27 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 23, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition for Replotting
3593 Ellis Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 75 and 76, Subdiv. 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24-29, D.L.'s 330 & 331 being 3593 Ellis Avenue, which forms part of the overall plan of subdivision for the South-East Sector, has been offered for sale to the City. This property is one of three remaining private holdings required to complete the City's ownership in this block.

On April 16, 1958, City Council authorized the acquisition of various privately-owned lands south of Marine Drive and east of Kinross Street adjacent to the Kerr Street Disposal Area, these lands being required for a future subdivision scheme. This scheme envisaged the realignment of Marine Drive south of existing Marine Drive from Kerr Street to Boundary Road, which would provide an adequate separation of industrial and residential zones.

The new alignment of Marine Drive has now been established, pursuant to Resolution of Council of May 13, 1969, in connection with the construction of the Burnaby South Slope Interceptor Sewer, West Branch, to connect to the City's Kerr Street Sewer.

These premises comprise a 1½ storey frame dwelling with a main floor area of 728 square feet erected in 1940 on a site consisting of two lots each measuring 33.35' x 184' and both zoned RT-2. The dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, shakes on the exterior walls, a concrete foundation and is heated by a coal and wood furnace. This dwelling has been well maintained and is in good condition for age and type.

The offer to sell herein has been made by the executrix of the estate of the late owner of this property with a view to settling said estate. Following negotiations the executrix has agreed to sell for the sum of $15,500.00 as of December 31, 1969, subject to the present occupant, who is one of the beneficiaries, retaining rent-free possession to January 31, 1970 and continuing thereafter on a month-to-month tenancy at a rental of $80.00 per month. The aforesaid price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $15,500.00 on the foregoing basis, chargeable to Code #4902/24."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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2. Acquisition for Replotting S.E. Sector
Lot on the N/S 61st Ave. East of Cromwell St.

The Supervisor of Property and Insurance reports as follows:

"Lot 22, Block 2, E½ of SW¼ D.L. 335 situated on the north side of 61st Avenue, east of Cromwell Street is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on July 21, 1968.

This property comprises a single lot 40' x 103.75' zoned R.S.1. Same is presently overgrown with bush and is totally lacking all services.

The City Solicitor advises that the owner agrees to accept the sum of $5,000.00 for said lot subject to the City paying 1969 taxes, in the amount of $91.81. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property at a total cost of $5,091.81 on the foregoing basis, chargeable to Code #4906/256."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Tender for Lease of Lots
Sit: S.W. Corner of First Ave. & Burrard St.

The Supervisor of Property and Insurance reports as follows:

"Lots 17 - 20, Block 217, D.L.526, which is situated on the south-west corner of First Avenue and Burrard Street is a former service station site which was purchased as part of the acquisition programme for the proposed Arbutus/Burrard Connector. The site is 100' x 120', zoned M-1, Light Industrial, and improved with a hollow cement block building of approximately 480 square feet. The balance of the site is generally improved with blacktop. The City Engineer indicates that it is not anticipated that the connector will be completed in the immediate future and is, therefore, prepared to approve a lease for a period of five years. In this regard, the Supervisor of Property and Insurance has advertised for tenders which were opened on December 29, 1969, as follows:

Colonial Restaurants Ltd.	- $594.00 per month plus taxes
London Times Fish & Chips Ltd.	- $510.00 per month

The Supervisor of Property and Insurance RECOMMENDS that the tender from Colonial Restaurants Ltd. to lease the subject site be accepted, subject to the following terms and conditions.

A) A rental of $594.00 per month plus all taxes (based on 1969 assessed values - this would create a gross income per month of $594.00 plus $118.43 = $712.43).

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Item No. 3 cont'd

B) The lease to commence as of February 1, 1970, for a period of five years terminating January 31, 1975.

C) Alterations to the existing structure to be subject to the approval of the City Engineer and in conformity with all City By-laws.

D) The lessee to be given the right to erect signs upon the property in accordance with the City By-laws, providing, however, that such signs relate solely to the business being conducted upon the site.

E) That the lessee will not assign or sub-lease without leave from the City.

F) That the lease is subject to a covenant against the property prohibiting the sale or distribution of gasoline or petroleum products."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Caretaker Agreement - Elgin Apartments
961 Howe Street

The Supervisor of Property and Insurance reports as follows:

"Lots 1 - 37, Block 71, D.L.541, were purchased as per Council's Resolution of September 25, 1969, for public open space. Situated on Lots 26 and 27 is a 12 suite apartment. The apartment has a resident caretaker and relief man appointed by the previous owner. It is recommended that the present caretaker arrangement be continued and that Mrs. E. Kolle be retained as caretaker and Mr. E. Kolle as relief man at 961 Howe St. from January 6, 1970, subject to the following conditions:-

a) Mrs. Kolle to receive payment of $51.00 per month;
b) Rent free possession of Suite #2 valued at $45.00 per month;
c) Caretaker's duties are: the operation and minor maintenance of the building, maintaining the grounds and premises in a clean order, and supervision of tenants;
d) Mr. E. Kolle be appointed relief man on Sundays for 8 hours at $1.00 per hour;
e) A contract drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

RECOMMENDED that Mrs. E. Kolle be retained as caretaker and Mr. E. Kolle as relief man, subject to the conditions (a) to (e) above."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Sale to Angelus Hotel Ltd.: Chattels

The Supervisor of Property and Insurance reports as follows:

"Further to Council Resolution December 16, 1969, which approved leasing of the furniture to Pacific Centre Limited for a term of 18 months, it has been established that a lease of the furniture does not meet with the approval of the Liquor Control Board as a basis for issuing a liquor license to the operator of the hotel.

In this connection it is now proposed to sell the chattels as set out in the inventory of Furniture, Fixtures and Equipment as contained in Schedule A to a Bill of Sale from Angelus Ventures Limited to the City of Vancouver, dated December 31, 1969, for an amount equivalent to the rental the City would have received from February 1, 1970 to June 30, 1971, on the following basis:

a) A lump sum payment of $4,893.96 being made to the City upon delivery of a Bill of Sale to Angelus Hotel Ltd., it being understood that this company will be responsible for the custody, maintenance, replacement and insurance on the chattels.

b) That Angelus Hotel Ltd. will give the City of Vancouver an option to repurchase all of the chattels as listed for one dollar ($1.00).

c) The City will be given notice 60 days prior to closure or demolition of the building to enable them to exercise the option to repurchase.

d) It is agreed that compensation will be paid to the City for fixed or expendable items which have not been replaced during the term of this agreement.

e) It is agreed that the option to purchase for $1.00 can be postponed beyond June 30, 1971, by payment of $287.88 per month.

f) The City to have the right to check the chattels during the term of this agreement, and further, to give 60 days' notice for repossession after June 30, 1971.

RECOMMENDED that the chattels be sold to Angelus Hotel Ltd. on the foregoing basis, subject to an agreement satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for Replotting
Lots on the S/S 20th Ave., East of Camosun St.

The Supervisor of Property and Insurance reports as follows:

"On December 2, 1969, Council considered a joint report by the Supervisor of Property and Insurance and the Director of Planning relative to City and privately owned lands in the area of the proposed Camosun Bog Park Site, and residential subdivision.

Item No. 6 cont'd

Council resolved as follows:

(A) The City expropriate Lots 3 and 4, Sub. 4, Block 43, D.L. 139.

(B) The Director of Planning define the optimum boundaries of the proposed park.

(C) Certain City lots be resubdivided, and on sale, the funds be utilized to purchase privately-owned land.

Items (B) and (C) will be subject of a separate report.

Lots 3 and 4 comprise two vacant lots each measuring 33' x 122', zoned RS-1, Single Family. While these lots are without services at present, a short extension of 20th Avenue and existing sewer and water therein would serve to provide these facilities.

Negotiations confirm that the owners are prepared to sell for the sum of $16,000.00 as of Feb. 1, 1970. This settlement price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lots 3 & 4 for the sum of $16,000.00 on the foregoing basis, chargeable to Code #4948/785, these lots being within the proposed residential subdivision."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.
(Plan of the area is circulated for the information of Council)

INFORMATION

7. Georgia Viaduct Replacement - TENANTS - Blk. 21

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item F, Adjourned Council Minutes, February 29, 1968 authorizing the Supervisor of Property and Insurance to negotiate with the owners in Block 21, D.L. 196, for acquisition of the property and request the B.C. Housing Management Commission to consider the people displaced as priority applicants for vacancies in public housing.

The B.C. Housing Management Commission subsequently agreed to accept the people displaced due to the construction of the Georgia Viaduct Replacement as priority applicants in public housing.

The acquisition and clearance of properties has been carried out as a progressive programme, with the obligation to offer alternative housing to displaced residents being given full consideration.

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Item No. 7 cont'd

The position with respect to residentially occupied premises is as follows:

208 Union St., Lots 1 & 2, Blk. 21, D.L. 196

The main floor premises are occupied by London Drugs Ltd. The upper two floors are operated as a rooming house, containing approximately 70 tenants, predominantly elderly Chinese and a move out of this area to Woodland Terrace would have been extremely disruptive to their lives. Many of them do not speak English and therefore wish to remain in this area for shopping and social companionship. It was ascertained from the consulting engineers that this building could remain during the initial stages of construction until mid-summer of 1970. Discussions were held with the B.C. Housing Management Commission and Central Mortgage & Housing Corporation, concerning the completion date of McLean Park Extension. This public housing project is due to be completed about July, 1970 and is within two blocks of 208 Union St. Arrangements were made in the Georgia Viaduct Replacement contract No. 2, to leave 208 Union St. until mid-summer 1970 and with the B.C. Housing Management Commission to accept these tenants as priority applicants in McLean Park Extension.

Balance of Block 21, D.L. 196

It was obvious that the remaining residential buildings in Block 21 would have to be demolished and the property utilized for Georgia Viaduct construction well before the McLean Park Extension was available. For this reason eligible residential occupants were offered Public Housing at Woodland Terrace. Of those who refused Public Housing, many found their own accommodation and moved from Block 21.

When whole buildings became vacant they were immediately demolished. Sixteen residential buildings have thus been removed. From an original 131 residents in 22 buildings, there now remain 29 residents in 6 buildings (2 residential dwellings and 4 tenements).

City Council on Nov. 25, 1969, authorized the award of Contract No. 2 of the Georgia Viaduct Replacement to Dillingham Corporation Canada Ltd. Said contractor has now submitted a tentative construction schedule calling for commencement of work in this block March 23, 1970. In order to meet this deadline it is proposed to issue one month's notice to vacate, expiring Feb. 28, 1970, to the remaining tenants.

Your Board submits the above matter to Council for information.

JAN 27 1970

RECOMMENDATION

8. Acquisition for Park Site 19
1447 Barclay Street (Barclay Manor)

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 11, Property Matters, May 27, 1968, wherein the Supervisor of Property and Insurance advised that the owner of Lot 17, Block 45, D.L. 185, for health reasons, was forced to move to a drier climate and asked that the City either release his property to enable him to sell on the open market or purchase same immediately. City Council on May 31, 1968, authorized the Supervisor of Property and Insurance to negotiate for the acquisition of Lot 17 and certain other properties in Park Site 19.

These premises comprise a three-storey full basement multiple dwelling with a main floor area of 4,600 square feet erected in 1890 on a single lot 66' x 131', zoned RM-4. This building which is operated as a board residence, known as Barclay Manor, contains 48 rooms, 53 plumbing fixtures, has a concrete foundation, siding on the exterior walls, a patent shingle roof and is heated by an oil fired hot water heating system. These premises are currently held under a 7 year lease expiring Feb. 29, 1972, at a rental of $1,000.00 per month with the lessee being responsible for all repairs except to the exterior. The building is in fairly good condition for age and type.

Following protracted negotiations (due to the owner being absent from the City the greater part of each year) the owner has agreed to sell for the sum of $117,500.00 as of January 15, 1970, subject to the existing lease. This settlement price is considered to be fair and equitable and is substantiated by independent appraisals.

Park Site 19 is listed on Table 2 of the revised Parks Purchase Program 1968-70, adopted by Council Feb. 6, 1968. However, the 1969 allocation of funds for the purchase of Park Sites has been exhausted and this purchase will require an advance against the 1970 allocation for Park Sites Acquisitions in the Five Year Plan. Other commitments will reduce the funds available in 1970 to $165,000.00 after purchase of the subject property. Table 1 purchases are completed. It is considered that this amount left for protective purchasing in Table 2 may prove somewhat restrictive.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $117,500.00 on the foregoing basis, chargeable to Code 4189 and this amount be advanced against the 1970 allocation of Five Year Plan funds for Park Sites Acquisitions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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JAN 27 1970

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

JANUARY 15, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, January 15, 1970, at approximately 2:00 p.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: D. Scott

The Minutes of the meeting of the Standing Committee of Council on Planning, Development and Transportation held on Thursday, November 27, 1969, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Uniformity of Building Code
Enforcement of National Building Code
Standard of Housing

On May 20th, 1969, Alderman Broome referred to an article in the Financial Post which stated that the Province of Ontario had adopted uniformity in the Building Code, the result of which meant a reduction in the cost of housing. At that meeting Council passed the following motion:

"THAT the matter of uniformity of the building code be referred to the Standing Committee on Planning, Development and Transportation and the Director of Permits and Licenses submit a report on this subject to that Committee".

On July 24th, 1969, the Standing Committee of Council on Planning, Development and Transportation

"RECOMMENDED that the Board of Administration be requested to report on the matters of 'certificate of occupancy' and inspection enforcement related to quality control including C.M.H.C. standards".

This recommendation was adopted by Council on August 5th, 1969.

As a result of the foregoing and upon receipt of a communication from the Vancouver and District Building and Construction Trades Council dated April 1, 1969, the Committee had before it the following three reports of the Board of Administration:

(a) Uniformity of Building Code dated July 11, 1969.
(b) Enforcement of National Building Code dated July 11, 1969.
(c) Standard of Housing dated September 22, 1969.

The first two reports were submitted for information. In the third report, the Director of Permits and Licenses and the City Building Inspector reported as follows with respect to quality control and certificate of occupancy:

cont'd...

Clause #1 Continued:

"Quality Control

It is possible for the City to require quality standards in the construction of apartment buildings. The Corporation Counsel advises that there is power in the Charter for inclusion of such regulations in a by-law. It is presumed that the Residential Standards enforced by Central Mortgage & Housing Corporation would be an appropriate set of regulations to follow.

Information was obtained from the local office of C.M.H.C. with respect to the man power required to enforce the regulations. From their records on apartment buildings, they have provided data on the amount of time required to check plans and inspect the work.

Plan checking averages 11 hours per application. This would be over and above the time spent by our staff in checking plans for compliance with present by-laws. Field inspection averages 1½ hours per suite in buildings of 30 suites or greater but more time in buildings containing less than 30 suites.

Relating this information to the suites constructed in Vancouver in the first six months of this year, we find that required time would be

Plan Checking	-	660 hours
Field Inspection	-	5070 hours

Translated into staff requirements, this means

Plan Checking	-	1 Plan Checker
Field Inspection	-	7 Building Inspectors

In addition to the foregoing there would be required 1 Clerk-Typist II to cope with the additional clerical work.

The cost of this additional staff in the first year would be

1 Plan Checker @ $675/month	=	$ 8,100
7 Building Inspectors I @ $704/mo.	=	59,136
1 Clerk-Typist II @ $348/month	=	4,376
		$ 71,612
Add fringe benefits @ 20%		14,322
Add car allowance		6,000
		$ 91,934

If this cost is to be borne by the developers, the approximate increased fees charged would have to be about 3½ times that which is presently applicable. For example, the builder of an apartment building costing about $350,000 now pays a Building Permit Fee of $435.25. A fee to cover the increased costs would have to be about $1500.

It was suggested that the onus for seeing that the standards are complied with should be placed on the owners through the requirement of a statement from an architect that a subject building complies with Residential Standards. Discussions are taking place with the Architectural Institute of B.C. to determine if their members would be prepared to assume such responsibility, and this will be reported on later.

cont'd...

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Clause #1 Continued:

Occupancy Certificates

There is power in the Charter for the City to institute a system of occupancy control and this could be applied in the case of apartment buildings. In a previous report it was mentioned that some adjoining municipalities use this system and consider it is advantageous for administrative purposes. They advise that there is additional work in both the office and the field.

Answers are required to certain questions before terms of reference can be formulated:

(1) Should partial occupancy be allowed, on condition that safety requirements of the building are complied with.

(2) If the answer to (1) is 'yes', should all suites proposed for occupancy be absolutely complete, having in mind that to some prospective tenants the completion of some minor items after occupancy is of little consequence.

(3) Is it the desire of the Council that where minor alterations are carried out in an existing apartment building, an occupancy certificate should be issued.

It is believed that the field staff will be able to absorb whatever additional work ensues. The impact on the office staff will be greater, but, subject to actual experience, it is believed that this additional work can be assumed by the present staff at this time.

If the Council wish to institute the system with respect to apartment buildings and if answers are given to the above questions, the Building By-law could be amended accordingly."

Representatives of the Vancouver and District Building Trades Council and the United Brotherhood of Carpenters and Joiners of America, Local 452, appeared before the Committee and Mr. N. Podovinnikoff presented a brief which outlined their views with respect to the need for upgrading the City's Building By-law and the standards of material used in the construction of apartments and houses. A booklet entitled "Residential Standards Canada 1965" was submitted for the information of the Committee. The brief concluded with the following recommendations:

"(a) Adopt the Residential Standards of the National Building Code in By-law form.

(b) Rigidly enforce these standards by an increased and unhindered inspection personnel.

(c) The entrepreneur and builder must be given the responsibility to live up to the standards and police the quality of his product. This can be done by enacting legislation which will compel all who undertake frame housing construction to post a performance bond based on a percentage of the total cost of the project. Normal inspections would continue. There should be a penalty imposed upon the entrepreneur and/or builder for any reinspection resulting from infractions. Those who fail to comply with the provisions of the new standards will forfeit their Bond."

cont'd...

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Clause #1 Continued:

In response to questions directed by members of the Committee, the City Building Inspector advised that the Building By-law provides for the control of the safety of Buildings constructed but not quality control. He pointed out that the New National Building Code would be published about June or July of this year and suggested that possibly Council would want to wait until it is received before adopting it.

Mr. Matheson pointed out that if the National Building Code is adopted by Council, there would be additional costs in terms of required staff additions in order to enforce the Code adequately. The estimated cost of $91,934.00 as set out in the report on Standard of Housing has reference to quality control only.

It was suggested that the Building By-law be amended to permit the use of grade-marked lumber only. After considerable discussion on the various points raised, it was,

RECOMMENDED:

(a) THAT the Building By-law be amended to conform to the National Building Code with respect to the grade-marking of lumber.

(b) THAT as soon as the 1970 National Building Code is received by the City Building Inspector, he be requested to study it with a view to adopting its provisions for the Vancouver Building By-law and report back to the Standing Committee.

(c) THAT the representatives on the Regional District be instructed to bring up at the next appropriate meeting, the subject of uniformity of Building Codes within the Regional District.

(d) THAT interested parties be invited to appear before this Standing Committee to discuss the matter of quality control.

PART II

The following action of the Committee is submitted to Council for information:

INFORMATION

2. Low Density Multiple Housing

The Council, on Jan. 13, 1970, had before it the following documents for consideration in connection with application before a Public Hearing on December 11, 1969, in the matter of Low Density Multiple Housing:

(a) Technical Planning Board Policy Report.
(b) Board of Administration report dated November 25, 1969.
(c) Town Planning Commission recommendation.
(d) Vancouver Real Estate Board submission dated June 16, 1969.

At that meeting the following motion was passed:

"THAT the whole matter be referred to the Standing Committee on Planning and Development for a full discussion".

The Chairman pointed out that the following members were at the Public Hearing on December 11, 1969:

cont'd...

JAN 27 1970

Clause #2 Continued:

His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick and Sweeney

and the Corporation Counsel advised that at least six of the seven members of Council should be present at this meeting to vote on the report of the Technical Planning Board on Low Density Multiple Housing, dated April, 1969.

(It was noted Alderman Adams had left the meeting earlier)

It view of this information, it was,

RESOLVED that the subject matter be submitted to Council on January 20, 1970, for discussion.

The meeting adjourned at approximately 3:35 p.m.

****

FOR ADOPTION SEE PAGE(S) 589

1970

CITY OF VANCOUVER

SPECIAL COUNCIL January 29, 1970

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 29, 1970, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: Deputy Mayor (Alderman Linnell), Chairman
His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Sweeney and Rankin

ABSENT: Alderman Wilson

CLERK TO THE COUNCIL: M. James

BUSINESS

Local Improvements on the Initiative

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Her Worship the Deputy Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Improvements on the Initiative - Schedule No. 390

The Court received from the Assessment Commissioner Schedule No. 390 listing street improvements on the initiative. The Assessment Commissioner advised that there were insufficient objections to defeat any of the project. No representations were made to the Court on this project.

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,
THAT the project in Schedule No. 390 be approved.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedule No. 390

The Council considered the report by the Board of Administration dated January 19, 1970, dealing with the project approved by the Court this day and containing a number of recommendations.

The report noted that adoption of its recommendations would entail the approval of $9,800 areaway removal in advance of the 1970 Revenue Budget.

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT (a) this local improvement (Item 1 on Schedule 390) be undertaken subject to the conclusion of satisfactory arrangements for the areaways,

(b) the 'other work' shown on the Assessment Commissioner's schedule be approved, and

(c) an additional $9,800 requested in the 1970 Revenue Budget for areaway removal because of this project, be approved in advance.

- CARRIED

The Council then adjourned.

* * * * *

The foregoing are Minutes of the Special Council meeting dated January 29, 1970.

MAYOR

CITY CLERK

FOR ADDITION SEE PAGE(S) 656

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 3, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER — The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT — His Worship the Mayor acknowledged the presence in the Council Chamber of students from Windermere School under the direction of Mr. Goddard.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel, Property and Labour matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 27, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Denman Place: Rezoning Application

enquired if a Public Hearing would be necessary in connection with the Denman Place complex which involves apartment and hotel construction. The Alderman requested the Director of Planning be asked to report.

Alderman Bird - 5375 Cecil Street and 5304 McKinnon Street

advised that due to the raising of the level of the land at 5375 Cecil Street by a building contractor, flooding has resulted with a particularly adverse effect on property at 5304 McKinnon Street.

The Corporation Counsel advised of asking the Building Inspector to look into the matter and that a further investigation would follow.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Robson Street

referred to a report on Robson Street as compiled by Miss Susan Purcell and other students. As a result of the survey on December 20, 1969, when over 500 shoppers were interviewed, certain points of public interest were noted. This interest is shown on a tabulation furnished. The Alderman commented on this survey advising he had raised the matter of Robson Street some time ago when the Council referred the matter to the Planning and Development Committee for discussion. The Alderman enquired of the status of the matter in the Standing Committee.

Alderman Hardwick - Transit and Hydro Rate Increases

referred to proposed transit and hydro rate increases and expressed the view that these increases should receive separate studies and dealt with on a separate basis. The Alderman, therefore, requested the Chairman of the Transportation Committee convene a meeting to discuss Council's policy on transit. In this respect he referred to a study being carried out by staffs of both the City and B.C. Hydro and one aspect particularly of centralized fare collection arrangements. The Alderman stated that there were many such matters requiring study.

Commissioner Ryan reported the Council did not appoint a consultant as recommended in respect of the study referred to and it was indicated at that time, therefore, the staffs would take some time before they would be in a position to report. However, he would endeavour to advise Council at a later date on when the study report could be expected for Council.

Alderman Wilson reported there would be a Transportation Committee meeting at 9:30 a.m. on Thursday, February 5th, at which time Aldermen will be at liberty to raise various matters on the subject of transportation.

Alderman Rankin - Appointments to Committees

referred to the Mayor's appointments to Committees and requested in future consideration be given to membership on such Committees whereby more balanced opinions may be obtained. Particular mention was given by the Alderman to the Special Committee re Transit Fares and Hydro Rates.

His Worship the Mayor agreed to review the appointments made to this Committee.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Food Handling

raised again regulations in the matter of food handling by people and requirements to obtain certificates of health, as is the case, he understands, in various other cities. The Alderman felt the Medical Health Officer should be asked to report.

His Worship the Mayor agreed that the Medical Health Officer be asked to report.

Alderman Broome - Leave of Absence re Program "Front Page Challenge": Deputy Medical Health Officer

MOVED by Ald. Broome,
THAT the two days, February 2nd and 3rd, 1970, leave of absence taken by Dr. Mott, Deputy Medical Health Officer, in order to appear in Toronto on the program "Front Page Challenge", be approved with pay.

- CARRIED

Alderman Linnell - Meetings of Health and Welfare Committee

announced that she intended calling meetings of the Standing Committee on Health and Welfare on the first and third Thursdays of each month.

COMMUNICATIONS OR PETITIONS

1. Retention of Callister Park for Soccer

MOVED by Ald. Bird,
THAT, pursuant to request received, the Pacific Coast Soccer League be granted a hearing before the Council regarding retention of Callister Park for soccer.

- CARRIED

2. Old Shaughnessy Golf Course: Botanical Gardens

The Council received from His Worship the Mayor, copies of information communicated by the Honourable Grace McCarthy on the subject of use of old Shaughnessy Golf Course for Botanical Gardens. His Worship the Mayor advised the Board of Administration will endeavour to report in a week's time.

MOVED by Ald. Adams,
THAT this information be received and further consideration deferred pending a report from the Board of Administration which will be received as soon as possible.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 30, 1970

Works and Utility Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Works and Utility matters), dated January 30, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

Fire Boats - Ship's Husband

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 30, 1970, be adopted.

- CARRIED

Finance Matters

(i) Grant: Vancouver C.B.C. Radio Orchestra (Clause 3)

The Board of Administration submitted, for Council consideration, a request for a grant in the amount of $1,000 from Mr. John Avison to assist the Vancouver C.B.C. Radio Orchestra which will be touring northern British Columbia commencing this week.

The Council did not take action to approve.

(ii) Increase in Pensions: Certain Retired Employees (Clause 4)

The Board of Administration submitted report on the request of the B.C. Municipal Retired Employees Association and the Vancouver Superannuated Police Officers Association that employees who retired prior to April 1, 1957 be given an increase in pensions. The pensioners pointed out that in the past few months the Municipalities of Burnaby and Oak Bay, B.C. have granted their pensioners in this particular category an increase of $1.00 per month for each year of service. A similar increase is requested of the City of Vancouver. The Board of Administration report sets out details in respect of the request, including estimated costs.

MOVED by Ald. Wilson,
THAT approval be given to an additional contribution to municipal employees, retired prior to April 1, 1957, to equal the contribution of Burnaby. (It is understood the City's additional contribution would be 50¢ per month for each year of service).

(referred)

MOVED by Ald. Phillips,
THAT the whole matter be referred to the Board of Administration to submit a full report to the Finance Committee, to include consideration of a proposal that these retired employees (prior to April 1, 1957), be placed in a position of receiving pensions more equitable than is currently the case.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(iii) Balance Finance Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated January 30, 1970, be adopted.

- CARRIED

B. Personnel Matters, Regular
January 23, 1970

Group Insurance Coverage:
Library Employees

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated January 23, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, January 30, 1970

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 30, 1970, be adopted.

- CARRIED

D. Property Matters, January 30, 1970

(i) Acquisition for Union-Adanac Diversion:
1175 Union Street (Clause 3)

It was agreed to defer consideration of this clause to later in the proceedings following discussion on the motion of Alderman Hardwick and Alderman Calder re Union/Prior Couplet.

(ii) Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2 and 4 to 6 inclusive of the report of the Board of Administration (Property matters), dated January 30, 1970, be adopted.

- CARRIED

E. Tenders: Triple Combination Pumper Trucks
Aerial Ladder Truck

The Board of Administration, under date of January 26, 1970, submitted a report of the Fire Chief, City Engineer and Purchasing Agent as a result of tenders received for the supply of Triple Combination Pumper Trucks and an Aerial Ladder Truck. Details of the tenders received are noted in the report.

The Council noted a communication from the Safety Supply Company setting out information regarding their tender and requesting deferment of the whole matter until the next meeting in order to allow the firm an opportunity of appearing.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tenders: Pumper Trucks and Aerial Ladder Truck (cont'd)

MOVED by Ald. Calder,
(a) THAT the tender from LaFrance Fire Engine and Foamite Ltd. for two 1050 IGPM Triple Combination Pumper Fire Trucks, Model C900-F1050, at a total price of $60,892.70, be accepted, subject to 5% Provincial sales tax and contract satisfactory to the Corporation Counsel;

(b) THAT the tender from LaFrance Fire Engine and Foamite Ltd. for one Ford - LaFrance 100 foot Aerial Ladder Truck, model C900-1970, at a total price of $61,641.30, be accepted, subject to 5% Provincial sales tax and contract satisfactory to the Corporation Counsel.

- CARRIED

F. Tenders: Cover Material for Delta Landfill Site

The Board of Administration submitted a report from the City Engineer and Purchasing Agent regarding tenders for cover material for the Delta landfill site. After due consideration it was,

MOVED by Ald. Broome,
THAT the low bid submitted by Bri-Dal Holdings Ltd. for delivery by truck to the Delta disposal site, as and when required of:

(a) Sand by Method (A) for a 24-month period at a price of 84¢ per ton, except that by mutual agreement Method (A) may be deleted, and the contractor's alternative proposal may be substituted therefor - and

(b) Pit Run Gravel for a 24-month period at a price of $1.25 per ton,

be accepted, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

(carried)*

(Details in respect of Method (A) and the contractor's alternative proposal are referred to in the Board of Administration report dated January 23, 1970)

MOVED by Ald. Rankin, in Amendment,
THAT the motion be amended to accept the tender of the lowest acceptable Union bid, being Delta Aggregates Ltd.

- LOST

The motion of Alderman ~~Calder~~ Broome was put and, - CARRIED *

G. Employment Preparation Project

The Board of Administration, under date of January 22, 1970, submitted a report entitled 'Employment Preparation Project' and setting out various details in respect of this project, as reported upon by the Social Service Department, in consultation with the Park Board and the City Engineering Department.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Employment Preparation Project (cont'd)

The total cost of the project is estimated at $21,073.00, with the cost to the City under Federal, Provincial and Municipal cost-sharing arrangements, being $5,172.25; the latter amount to be provided from the 1970 Revenue Budget.

The Board of Administration recommends this project, as outlined in the report, be undertaken at an estimated net cost to the City of $5,172.25.

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

The Council recessed at approximately 10:45 a.m. following which the Council reconvened 'In Camera' in the Mayor's Office, thence recessing at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin and Wilson

ABSENT: Alderman Phillips
Alderman Sweeney (on Civic Business)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Project 200 Subdivision

The Board of Administration, under date of January 30, 1970, submitted the following report:

"The Corporation Counsel, the City Engineer and the Director of Planning report as follows:

'In order to facilitate the documentation of the complicated contractual relationship between the Canadian Pacific Railway Company, Marathon Realty, and Project 200 Investments Ltd., the Canadian Pacific Railway Company has submitted to the Approving Officer a plan of subdivision prepared by A.T. Holmes, B.C.L.S., and attested to on the 5th day of December, 1969, marginally numbered 1273-19, creating a parcel of land 19.13 acres in extent. The plan as originally submitted included in the parcel a small triangular portion of Cambie Street lying North of the original high-water mark and the greater portion of Abbott Street-end North of Water Street. It has now been revised to indicate that these two parcels have been dedicated as road.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Project 200 Subdivision (cont'd)

Subject to checking this plan against the provisions of the Subdivision Control By-law, it will receive the approval of the Approving Officer. The Registrar of Land Titles has requested that the City endorse the plan in the following form:

"The City of Vancouver hereby agrees with and accepts this plan as delineating truly and correctly the common northerly boundary of the dedicated portions of Cambie Street and Abbott Street.

_____
Mayor

_____
City Clerk"

The developers have also submitted a preliminary plan numbered 1275-1 showing the extent of the leases for foundations that are to be granted to Marathon Realty who will in turn sublet to Project 200. Approval of this plan by the Approving Officer is required by virtue of the provisions of Section 83 of the Land Registry Act.

The Approving Officer cannot approve this plan at the present time since it does not comply with certain provisions of the Subdivision Control By-law. These provisions are not appropriate to a subdivision for leases for foundations as contemplated by Plan 1275-1. There appear to be only two possible alternatives:

(1) The Approving Officer could refuse to approve the plan on the grounds that it does not comply with the By-law. This would presumably put an end to the Project.

(2) The Council could, by by-law, relieve the owners and developers from the obligation of complying with those sections of the By-law with which it is either impracticable or impossible to comply in respect of the contemplated subdivision for foundations. (Note: the sections from which relief would require to be given are set out in Schedule "A" to this report.)

IT IS RECOMMENDED:

1. That the Mayor and the City Clerk be authorized to execute the endorsement on the subdivision plan numbered 1273-19 which will establish the two streets as road allowance.

2. That the Corporation Counsel prepare a by-law to relieve the applicant for subdivision approval from those sections of the Subdivision Control By-law with which it is not possible to comply in respect to Plan 1275-1.

If Council agrees, an appropriate by-law will be submitted to Council under "BY-LAWS".'

YOUR BOARD recommends that the foregoing recommendations be adopted."

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

FEB 3 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Application to Paint Design on Sidewalk

MOVED by Ald. Bird,
THAT, pursuant to request received and Board of Administration report dated February 2, 1970, the following recommendation be adopted:

"that Big Scoop Industries Limited be permitted to paint the sidewalk in front of the entrance to their premises on the northwest corner of 41st Avenue and Balsam Street, subject to the following conditions:

(1) That the paint have a non-skid finish when dried, in both dry and wet weather.

(2) That following the expiration of a 90-day period the paint be removed and the sidewalk be left in a condition satisfactory to the City Engineer.

(3) That Big Scoop Industries Limited enter into an agreement satisfactory to the Corporation Counsel, indemnifying the City against any claims resulting from the laying of the paint."

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4451 BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 4451 being the Business Tax By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

FEB 1970

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 4451 BEING THE BUSINESS TAX BY-LAW (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 4450 being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (to establish new building line S/S Powell Street between Vernon Drive and Campbell Avenue and to cancel existing building line N/S Powell Street between Gore and Campbell Avenues and S/S of Powell from Gore to Vernon Drive)

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW No. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd...

FEB 2 1970

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 3334, BEING THE SUBDIVISION CONTROL BY-LAW (cont'd)

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Establishment of Division of Housing and Civic Property Development

On January 27th, Notice was called on the following motion:

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT WHEREAS Civic initiatives in housing, renewal, and subdivision are increasing in number, and

WHEREAS planning, properties and insurance, building and other departments are seen to be involved in Civic development, and

WHEREAS public should have clearly identified place to address inquiries, and Council should have a designated official to speak on such matters;

BE IT RESOLVED THAT in the process of reorganization of the Planning Department, the Director consider the establishment of a Division of Housing and Civic Property Development.

(referred)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the subject matter in the foregoing motion be referred to the Board of Administration for report thereon to the Standing Committee on Planning and Development.

- CARRIED

MOTIONS (cont'd)

2. Union-Prior Couplet: Review

On January 27th the following Notice of Motion was submitted:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS protests have been received from east side residents on use of Union/Prior couplet;

AND WHEREAS Council's expressed policy is for a freeway route along the Great Northern cut; not along Venables Street;

AND WHEREAS Georgia Viaduct traffic should be directed toward the eventual east-west routing;

AND WHEREAS the Malkin Street alignment was rejected because of the recommended provision of a viaduct over the railway;

BE IT RESOLVED THAT this route be reviewed substituting for the viaduct as an interim measure, a grade crossing similar to the one proposed for Union/Prior couplet.

(deferred)

In considering this motion it was noted communications were received from two organizations: Association to Tackle Adverse Conditions, and the Strathcona Property Owners & Tenants Association, requesting an opportunity to appear before the Council on the matter.

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,
THAT this whole matter be deferred for consideration following the hearing of delegations as requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

Acquisition for Union-Adanac Diversion:
1175 Union Street (Clause 3)

It was agreed to defer this matter for consideration following the hearing of delegations re the Union/Prior Couplet: Review.

NOTICE OF MOTION

1. Stanley and New Fountain Hotels and Parking in Vicinity of Cordova and Abbott Streets

Alderman Phillips and Alderman Hardwick submitted the following Notice of Motion:

"THAT WHEREAS City Council received and accepted in principle the report of the Planning Department and its consultants on Gastown redevelopment; and

WHEREAS a moratorium on demolition of the Stanley and New Fountain Hotels was requested over eight months ago and the buildings are deteriorating; and

WHEREAS a major social problem has been highlighted with the eviction of long-term residents; and

cont'd...

FEB 3 1970

NOTICE OF MOTION (cont'd)

Stanley and New Fountain Hotels and
Parking in Vicinity of Cordova and Abbott Streets (cont'd)

WHEREAS a parking problem has been clearly recognized in the area; and

WHEREAS a location for civic archives has been under discussion; and

WHEREAS archives and senior citizen accommodation have both been suggested Centennial projects;

THEREFORE BE IT RESOLVED THAT the City consider purchasing the Stanley and New Fountain Hotels (by expropriation if necessary) for

(i) a hostel for permanent residents of the area
(ii) civic archives
(iii) Blood Alley development in the rear
(iv) provide rentable ground space

AND FURTHER THAT this development be adopted as the 1971 Civic Centennial project;

AND FURTHER THAT the City explore means to provide major parking facility in the vicinity of Cordova and Abbott."

(Notice)

Notice was recognized by the Chair.

The Council recessed at approximately 3:00 p.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council adjourned at approximately 4:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated February 3, 1970, and the reports referred to are thos on Page(s) 638 - 655

MAYOR

CITY CLERK

FEB 3 1970

January 30th, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated January 30th, 1970)

1. Sewer on 20th Avenue from Oak Street to Laurel Street

"This sewer was inspected by T.V. and found in poor condition. It should be reconstructed prior to proposed 1970 street paving.

The estimated cost is $11,700.

I RECOMMEND that $11,700 be charged to the 1969 Sewers Capital Budget, Account Code 0115/7001 'Provision for Unspecified Projects - Miscellaneous'."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION

2. Underground Wiring to serve Proposed Subdivision of Privately-owned Property.

Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

1. Lots 15 and 16, Blocks 8, 9, 56 and 57, D.L. 36 and 51 - 3533 Vanness Avenue. (See Drawing S-161)

2. Lot "A", Block 1, S.E.¼ and N.E.¼ Section 38, T.H.S.L. - 3400 Lougheed Highway. (See Drawing S-162)

3. Lot 3, Block "J", D.L. 323 - 8076 Heather Street. (See Drawing S-163)

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

"That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City," as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, "the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground."

The Director of Planning and the City Engineer are of the opinion that the subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law with respect to power and telephone services for Subdivisions #1 and #3 noted above and

FEB 3 1970

Item No. 2 cont'd

with respect to the power service only for Subdivision #2 noted above.

Your Board

RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 627

FIRE & TRAFFIC MATTERS

RECOMMENDATION:

1. Fire Boats - Ship's Husband

The Corporation Counsel reports as follows:

"With the retirement of former Fire Chief Jacks and the appointment of Fire Chief Konig, it is necessary to file a new declaration appointing a Ships' Husband for the two City fire boats. This is a requirement of the 'Shipping Act'. The appointment is customarily the Fire Chief for the time being. This is a document which must be executed under seal.

I recommend that Fire Chief A. Konig be appointed Ships' Husband for Vancouver fire boats 'Vancouver II' and 'J. H. Carlisle', and that the Mayor and the City Clerk be authorized to sign the appointment and affix the City seal thereto."

Your Board
RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 627

FEB 3 1970

FINANCE MATTERS

RECOMMENDATIONS

1. Vancouver Museums Association - Gift Shop Agreement

By direction of Council, an agreement was entered into between the City of Vancouver and the Vancouver Museums Association, which granted to the Museums Association an area in the Centennial Museum lobby for the operation of a gift shop. The agreement had a term of 15 months, and was extended by Council on September 23, 1969, on a month-to-month basis.

Based on the experience of the operation, a new agreement, approved by the Board of Trustees of the Vancouver Museums Association and the Greater Vancouver Civic Museum and Planetarium Board, has been drafted.

There have been some changes made in the provisions of the draft agreement and the previous agreement, and the Corporation Counsel reports that in summary they are:

(1) The original agreement provided that the term of the licence be for a period of fifteen months from the first day of June, 1968.

The new agreement is for an indeterminate period (subject to a ninety-day termination clause which was also provided in the old agreement).

(2) The original agreement provided that the inventory of the gift shop should not exceed the value of $5,000 without the consent of the Board of Administration.

The proposed new agreement has no such limitation.

(3) The original agreement provided that any surplus monies in the operation of the gift shop may be spent on the acquisition or restoration of such articles, specimens, displays or collections approved by the Director of Museums after consultation with the Vancouver Civic Museum Board, and that any surplus monies not so expended were to be paid over to the Vancouver Civic Museum Board in trust for the acquisition, restoration or improvement of displays, exhibits and collections.

The proposed new agreement simply provides that surplus monies shall be expended on the acquisition, restoration or improvement of such articles, specimens, displays or collections or for any other purpose as may be in the interest of the Vancouver Museums and Planetarium, as may be determined by the Association and approved by the Greater Vancouver Civic Museum and Planetarium Board.

(4) The original agreement provided that upon termination of the agreement between the City and the Vancouver Museums Association that any monies remaining after the payment of all liabilities and expenses incurred in the operation of the gift shop would be paid over to the Vancouver Civic Museums Board in trust for the acquisition, restoration or improvement of the displays and collections.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The proposed new agreement provides that upon termination of the agreement any monies remaining after payment of liabilities and expenses are to be retained by the Association in trust for the acquisition, restoration or improvement of specimens, displays or collections for the Vancouver Museums and Planetarium, or such other purpose as may be in the interest of the museum as determined by the Association and approved by the Greater Vancouver Civic Museum and Planetarium Board.

A copy of the proposed agreement is on file with the City Clerk.

RECOMMENDED that the changes in the proposed agreement between the City and the Vancouver Museums Association concerning the Museum lobby area be approved and the Mayor and City Clerk be authorized to execute same on behalf of the City.

2. Lease of the Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Clause 6(b) of the Garage Lease requires the Theatre Manager to examine the operating expenses of the Lessee and report to City Council the anticipated operating expenses for the current year. Then Council shall determine whether the operating expenses for the current year shall be increased or decreased and the pertinent clause shall be amended accordingly.

In the lease dated December 3, 1968, Council authorized maximum allowable expense for 1969 for the garage of $18,350. Actual expenses for the year amounted to $16,983. The Theatre Manager recommends that the allowable operating expenses for the garage for the year 1970 remain at $18,350."

Your Board RECOMMENDS that the recommendation of the Theatre Manager be adopted.

CONSIDERATION

3. Grant: Vancouver C.B.C. Radio Orchestra

A letter dated January 27, 1970, has been received from Mr. John Avison requesting a grant of $1,000 to assist the Vancouver C.B.C. Radio Orchestra, which will be touring Northern British Columbia commencing this week.

The Canada Council has given a grant of $6,000 and approaches have been made to other sources for possible assistance. A substantial portion of the expense for travel is being borne by the Fairbanks Concert Association.

Your Board notes that Council has dealt with similar requests in the past as follows:

. . . Cont'd.

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Clause No. 3 (Cont'd.)

July 1969	-	B.C. Beefeater Band Travel to Europe	- $500 Approved.
February 1969	-	Vancouver Ladies' Pipe Band Travel to Scotland	- No action.

Your Board submits the foregoing for the consideration of Council at this time because of the date of the tour.

(Copies of the letter dated January 27, 1970, are circulated for the information of Council.)

INFORMATION

4. B.C. Municipal Retired Employees' Association and the Vancouver Superannuated Police Officers' Association: Increase in Pensions

A letter addressed to His Worship the Mayor, copy of which is circulated, was referred to the Director of Finance who reports as follows:

"This subject was last dealt with on April 23rd, 1968 when Council granted an increase of 50¢ per month to this particular group of pensioners for each year of service not exceeding 25 or 35¢ per month to their widows. The cost at that time was estimated at $61,800 for the first year.

The letter from the Associations notes that this group of pensioners, who retired prior to April 1, 1957, did not receive improved pensions under the legislation passed in 1958. However, since that time there have been two increases for this group of pensioners of the City of Vancouver in recognition of this difference, that have not been given to pensioners who retired immediately after that date. The report approved by Council on April 23rd 1968 gave certain comparative information of employees with 30 years service, which shows that if the 1968 increase is included, the service pension (part from employer contributions) would be as follows:

		Pensioners who retired prior to April 1, 1957 would receive:		
Category	Service Years	Under Present Pension	If additional 50¢ per mo. for each year of service (max. 25 years) is provided	If additional $1.00 per mo. of service (maximum 25 years) is provided
Laborer	30	$8.40 more than one who retired just after April 1, 1957	$20.90 more than one who retired just after April 1, 1957	$33.40 more than one who retired just after April 1, 1957
Clerk III	30	$6.90 less than one who retired just after April 1, 1957	$5.60 more than one who retired just after April 1, 1957	$18.10 more than one who retired just after April 1, 1957

. . . Cont'd.

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Clause No. 4 (Cont'd.)

Category	Service Years	Pensioners who retired prior to April 1, 1957 would receive: Under Present Pension	If additional 50¢ per mo. for each year of service (max. 25 years) is provided	If additional $1.00 per mo. of service (maximum 25 years) is provided
Police Constable	30	$36.80 less than one who retired just after April 1, 1957	$24.30 less than one who retired just after April 1, 1957	$11.80 less than one who retired just after April 1, 1957

N.B. It is difficult to make absolute comparisons due to differences in maximum retirement ages, salary variances, years of service, variety of choice of pension plan chosen by employee and other variables.

The foregoing shows that a further increase of 50¢ per month would probably over-compensate laborers and clerks who retired prior to April 1, 1957, for the difference created by the legislative change on April 1, 1957, as compared to those who retired immediately after that date and would reduce the disadvantage of police constables. Figures are also given in each category for an increase of $1.00 per month to pensioners for each year of service to a maximum of 25.

Other Details

The report approved by Council on April 23, 1968, also gave considerable detail which showed amongst other matters that these pensioners and their wives are for the most part each entitled to the old age pension.

Other Municipalities

The letter states that Burnaby has granted a $1.00 per month increase and it appears that Burnaby followed Vancouver's example in 1968 and has also recently given a further increase of $1.00 as of December, 1969. However, to put this into perspective, Burnaby has only 13 pensioners in this category and the cost of this increase is estimated at $2,200 per annum. Vancouver compares to Burnaby at approximately 4 to 1 so that if Vancouver's situation compared to Burnaby's the cost to Vancouver would be about $9,000 per annum. The facts are that in 1957 Burnaby was no where near one-quarter the size of Vancouver and, therefore, Vancouver today has relatively far more pensioners who retired prior to April 1, 1957, than has Burnaby of today. Vancouver pensioners in this category in fact number 420 rather than 52, or 4 times the 13 pensioners for Burnaby. The actions of other municipalities in granting an increase do not therefore necessarily result in the assumption of a relatively heavy financial burden.

The estimated Vancouver costs of an increase are:

50¢ for pensioners or 35¢ for their widows for each year of service to a maximum of 25 years	First year cost	$51,000
$1.00 for pensioners or 70¢ for their widows for service as above	First year cost	$102,000

. . . Cont'd.

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Clause No. 4 (Cont'd.)

It is estimated that the fifth year costs would be about 70% of the first year costs."

Your Board submits the above report of the Director of Finance to Council for information.

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FOR ADOPTION SEE PAGE(S) 627, 628

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JANUARY 23, 1970

RECOMMENDATION

1. Group Insurance Coverage - Library Employees

The Director of Personnel Services reports as follows:

"On the basis of a Memorandum of Agreement dated June 20, 1969, between the Vancouver Public Library Board and the Vancouver Public Library Staff Association, Local No. 391, regarding a change in Group Insurance coverage, negotiations have now been completed.

The relationship between coverage for members of Vancouver City Hall Employees' Association, Local 15, and those of Vancouver Public Library Staff Association, Local 391, are set out below:

Employees Who Are Members of		Coverage	Effective Dec. 1, 1969 Monthly Premium per $1000 Employee	Employer
City Hall Employees' Assn., Local 15		Based on Annual Salary @ Sept.30/69	.31	.31
Library Staff Assn.				
PRESENT	Males	Based on Annual Salary		
		Life	.23	.23
		AD & D	.03	.03
			.26	.26
	Females	Flat $1000		
		Life	.23	.23
		AD & D	.03	.03
			.26	.26
Library Staff Assn.			Effective Mar. 1/70 Estimated Monthly Premium per $1000	
PROPOSED	Males and Females	Based on Annual Salary		
		Life	.20	.20
		AD & D	.03	.03
			.23	.23

Maximum coverage $50,000. Over $25,000 full premium paid by employee. No benefits for retired employees.

. . . Cont'd.

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Board of Administration, January 23, 1970.....(REGULAR PERSONNEL - 2)

Clause No. 1 (Cont'd.)

This is essentially a change in coverage for Library Females only. Previous Flat coverage will now become coverage based on annual salary at January 1, 1970. Allowing time for administering the Payroll change, the effective date for change of coverage should be March 1, 1970.

Although the amount of insurance coverage will increase for female staff, the estimated rate per thousand will drop somewhat because of age distribution of a considerably younger group than the male staff.

The additional cost to the City (based on effective rates August 1969) estimated by Daniels & Fowler is approximately $294.00 per month. For 1970 (10 months) would amount to $2,940.00 and should be included in the 1970 Budget.

It is therefore recommended that changes to the Group Insurance coverage for the Vancouver Public Library Staff Association, Local 391, be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 628

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 30, 1970

RECOMMENDATIONS

1. Car Allowances -
Public Health Inspectors

The Director of Finance reports as follows:

"The Medical Health Officer has requested that two additional car allowances be authorized for Public Health Inspectors. He gives as the main reason that these Inspectors now operate from the City Hall East Wing rather than from Units close to their operations, and further that their duties have been expanded over the past few years due to government regulations governing liquor and food establishments and welfare institutions."

The Director of Finance RECOMMENDS and your Board concurs that two additional car allowances be established for Public Health Inspectors, one to take effect immediately, and the other to take effect when the City car assigned to the audiometrist is required, when an incumbent is found for that position.

2. 1969 Vacation Carry-over -
Mr. J. Trayner,
Engineering Department.

The Acting Director of Personnel Services reports as follows:

"A letter has been received from Mr G. Lawson, Deputy City Engineer, requesting deferment of Mr. J. Trayner's 1969 vacation entitlement (2½ days) to 1970. Mr. J. Trayner, Sanitation Branch, Engineering Department, commenced employment with the City on September 29, 1969, and was entitled to 2½ days vacation for the period worked to December 31, 1969.

Because of a misinterpretation of the instructions regarding deferred vacations, Mr. Trayner was advised that he could defer this period to 1970 if he so wished. This misinterpretation has now been corrected.

Under the circumstances, I recommend that Mr. Trayner should be permitted to take his 2½ days vacation for 1969 in 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

. . . 2

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3. Travel re Museum Monitor System

Your Board has received the following report from the Administrative Analyst:

"Enquiries have disclosed that the Edmonton Museum is using a monitor system to safeguard exhibits on display in its galleries. It is believed that substantial cost savings can be achieved by introduction of the system.

I recommend that Mr. M. Torrance, the Administrative Assistant at the Museum, whose duties include supervision of the Museum Attendants, be authorized to travel to Edmonton to examine the system and report back. The cost for two full days is:

Return air fare	$ 72.00
Hotel, meals and incidental expenses	63.00
	$125.00

It is also recommended that funds be provided prior to the approval of the 1970 budget."

Your Board RECOMMENDS that the above report of the Administrative Analyst be approved.

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FOR ADOPTION SEE PAGE 628

FEB 9 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 30, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lot 2, D.L. 729, Plan #13271
Sit: N/S 49th Ave., between Elgin & Inverness Sts.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
O.C. Blum Construction Co. Ltd.	2	47' x 113' / 47' x 119'	$12,030.00	9 3/4%	This lot is known to contain peat and no guarantee is given to soil stability.

Re: Lot 25, D.L. 729, Plan #13271
Sit: S/S 48th Ave., West of Inverness St.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
O.C. Blum Construction Co. Ltd.	25	33' x 96' / 95' x 97'	$12,030.00	9 3/4%	This lot is known to contain peat and no guarantee is given to soil stability.

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PART II

SUNDRIES

2. Subdivision of Lands between 15th and 18th Avenues, Dumfries and Knight Streets

The Supervisor of Property and Insurance reports as follows:

"On March 22, 1966, City Council approved in principle the resubdivision of City-owned lands within the area bounded by 15th and 18th Avenues, Dumfries and Knight Streets, and authorized the Supervisor of Property and Insurance to negotiate for the acquisition of certain privately-owned lands required to implement the subdivision. The necessary property acquisitions have been completed and the City Engineer has prepared Plan marginally numbered LC430 showing the subdivision.

The installation of sewer and water facilities was approved by Council in June 1969, and, in accordance with the subdivision control by-law, it is proposed that concrete sidewalks and curbs and gutters be installed on the newly created unnamed East-West cul-de-sac street, as local improvement projects.

The development of this subdivision incorporated a number of City-owned as well as a number of privately-owned properties. Approximately 37,340 sq.ft. of one of the major privately-owned properties which consisted of approximately one acre was required for the subdivision development. The balance of this property (7,190 sq. ft.) was not acquired by the City and presently contains a dwelling which fronts on to Knight St. with flankage on the newly created access road to the subdivision. This flankage is subject to local improvement taxation for curbs, gutters and sidewalks. This property is known as 3286 Knight St.

During negotiations with the owner of the above mentioned property, it was agreed, as part of the cost of acquisition, that the City would absorb that portion of local improvement taxes attributable to this flankage. This aspect of the negotiation was omitted as an oversight in reporting the acquisition to City Council on November 22, 1966. Therefore, authority is now requested to charge the local improvement cost, estimated to be $600.00, attributable to the flankage of 3286 Knight Street, to the cost of the subdivision project.

RECOMMEMDED that subdivision plan marginally numbered LC430, which is circulated, be approved and the Supervisor of Property and Insurance be authorized to effect registration of same.

FURTHER RECOMMENDED that the City Clerk be authorized to sign the necessary petitions on behalf of the City of Vancouver for the installation of sidewalks and curbs and gutters, on the newly created cul-de-sac street.

FURTHER RECOMMENDED that the newly created City-owned lots, as shown on subdivision plan LC430 be declared assessable for the local improvement projects for sidewalks and curbs and gutters.

continued . . / 3

Item No. 2 cont'd

FURTHER RECOMMENDED that the local improvement charges for curbs and gutters and sidewalks which would normally be levied against 3286 Knight Street (Lot A, Block 4, D.L. 756, Plan #12542) be borne by the City as part of the cost of subdivision."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Union-Adanac Diversion
1175 Union Street

The Supervisor of Property and Insurance reports as follows:

"On September 9, 1969, City Council adopted a report of the Standing Committee on Planning, Development and Transportation dated Aug. 28, 1969, wherein the Supervisor of Property and Insurance was authorized to begin negotiations as soon as possible for the acquisition of various properties required to connect Union Street and Adanac Street, including Lots A & B of Lots 18 - 22, Blk. 21, D.L. 182A being 1175 Union Street.

These premises comprise a site 90.73' x 122', zoned M-1, improved with a one storey concrete hollow block industrial building approximately 90.5' x 102' in size erected in 1959. This building has a concrete foundation, concrete slab floor, tar and gravel roof and is heated by two automatic gas furnaces. The front portion contains offices, a lunch room, washrooms, furnace room and 8 plumbing fixtures. Inner office walls are finished in plywood with tiles on ceiling and floor. The rear portion has an area of approximately 8,000 square feet and is used as a machine shop for the repairing and rebuilding of gasoline and diesel engines.

This property is held under lease expiring Nov. 15, 1974, with the Lessee having an option to renew for a further 15 years at a negotiated rent. Negotiations are continuing with the lessee regarding the amount of compensation payable for the prior termination of the lease. A separate report is to be submitted at a later date.

Following negotiations with a representative of the owners, they agree to sell for the sum of $86,500.00 as of Jan. 31, 1970, subject to the existing lease. This price is considered to be fair and equitable. It is proposed to demolish the building when vacant to enable the City Engineer to proceed with the development of the road.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $86,500.00 on the foregoing basis, chargeable to Code #145/2805."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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4. Proposed Re-alignment of N.W. Marine Drive at Sasamat Street, 4532 N.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Building Matters, Nov. 14, 1969, confirmed by Council on Nov. 18, 1969, regarding Lot 15, Block 129, D.L. 540 being 4532 N.W. Marine Drive. The Supervisor of Property and Insurance was authorized to negotiate immediately for the acquisition of said property due to the owner submitting an application for a subdivision into two lots each 60' x 95' which would prejudice the future re-alignment of N.W. Marine Drive at this point.

These premises comprise a one-storey non-basement frame dwelling erected in 1915, with alterations made in 1947 and 1948, on a lot 60' x 190' zoned R.S.1. The dwelling has an area of 1812 sq. ft. contains 6 rooms plus a utility room, 7 plumbing fixtures, has a patent shingle roof, wood shingles on the exterior walls, a foundation of wood posts and concrete piers and is heated by a gas furnace. This building is in good condition for age and type.

Following negotiations with the owner she has agreed to sell for the sum of $59,000.00 as of Jan. 31, 1970. This settlement price is considered to be realistic, it being noted that the owner has received a bona-fide offer from a private individual who is prepared to pay this amount provided that a subdivision into two parcels is possible.

RECOMMENDED that in view of the above circumstances the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $59,000.00 on the foregoing basis chargeable to Code 561/1104 (Land Purchase Fund for Future Civic Purposes)."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property and Insurance be adopted.

5. Acquisition of Portion of Lot 11 4559 Hoy St. for Subdivision

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Board of Administration, Building and Planning Matters, May 16, 1969, adopted by Council May 20, 1969, wherein the Supervisor of Property and Insurance was authorized to enter into negotiations with private owners for inclusion of their lands in a scheme of subdivision, on the understanding that these negotiations may result in total acquisition, partial acquisition and/or an exchange of lands.

A portion of Lot 11, Block 102, D.L. 36 & 51 known as 4559 Hoy Street is required for the subdivision of City-owned land, west of Boundary Road between 29th and Monmouth Aves.

This property consists of a modern single family dwelling in excellent condition on a site having a width of 45.25', a depth of 88.5' on the north property line and 117' on the south property line. The total area of the site is approximately 4650 sq. ft.

continued . . . / 5

Item No. 5 cont'd

To complete the new subdivision it will be necessary for the owner to convey her property to the City on a temporary basis. Following registration of the new plan of subdivision the City is to reconvey to this party a parcel measuring 46.25' x 96' having a total area of 4440 sq.ft. The net loss in area to the owner is approximately 230 sq. ft.

The owner agrees to accept the sum of $100.00 for loss of land, subject to the following conditions:

a) City to bear all costs of survey, documentation and registration.

b) City Engineer to construct a concrete retaining wall with grade steps at the new front property line.

c) Owner to remove rockery and existing fence at the front, without compensation and at no expense to City.

d) City Engineer to place survey stakes on the new east and south property lines.

The Director of Planning has endorsed the foregoing proposal as it relates to the new subdivision.

This settlement is considered to be realistic.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete this transaction on the foregoing basis chargeable to Code 4912/456 (Property Purchases for Resale Account)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Marine Insurance

The Supervisor of Property and Insurance reports as follows:

"The City's existing Marine Policy insuring the City Police Boats V.P.D. #98 and V.P.D. #99 and Fire Boats 'J.H. Carlisle' and V.F.D. #2 expire February 20, 1970. The present broker is H.A. Roberts Insurance Agencies Ltd. who has placed the coverage with Underwriters at Lloyds. The present annual premium is $3,998.20. The insurance covers Hull, Machinery and Equipment, ship to ship collision and also contains a $100.00 franchise with the following limits:

a)	Vancouver Fire Dept. #2	$540,000.00
b)	Vancouver Fire Dept. 'J.H. Carlisle'	185,000.00
c)	Vancouver Police Dept. #99	45,400.00
d)	Vancouver Police Dept. #98	12,200.00

Tenders for the renewal of this policy were invited. Sealed tenders to renew this insurance were opened by the Board of Administration, January 26, 1970 and referred to the Supervisor of Property and Insurance for tabulation and report.

continued . . . / 6

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Item No. 6 cont'd

Four tenders were received and are tabulated as below:

Company	Underwriters	Quoted Annual Premiu
a) H.A. Roberts	Underwriters at Lloyds 100%	$4,053.20
b) Leslie Wright & Rolfe	Underwriters at Lloyds 100%	4,166.24
c) Bell Irving Insurance	Underwriters at Lloyds 100%	4,239.66
d) Dale & Company	Underwriters at Lloyds 100%	4,400.00

RECOMMENDED that tender (a) submitted by H.A. Roberts on behalf of Underwriters at Lloyds to insure the City's Marine Fleet during the 1970-71 policy term be accepted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 628

FEB 1 0 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 10, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from York House School under the direction of Mrs. Watts and students from Little Flower Academy under the direction of Miss O'Donnell.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Property and Personnel matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting (Court of Revision), dated January 29, 1970, be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 3, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Ass't. City Engineer
Traffic and Transportation

Left Turns: Main Arterial Street Intersections

UNFINISHED BUSINESS

It was agreed to defer the following matters of Unfinished Business pending the hearing of delegations later this day:

(a) Retention of Callister Park for Soccer
(b) Union-Prior Couplet: Review
(c) Acquisition for Union-Adanac Diversion (1175 Adanac Street)

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ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Provincial Budget

commented on the Provincial Budget recently brought down and expressed concern with the increased financial burden which it would appear this budget has placed upon municipalities. The Alderman felt the Council should discuss the matter further with a view to making strong representations.

It was agreed Alderman Phillips would bring in a motion in respect of this whole matter.

Alderman Bird - School Costs

suggested an enquiry be made as to the portion of the school costs for 1970 which will be classified as shareable by the Provincial Government and what will be the total cost to the City of the School Budget.

Commissioner Ryan suggested this enquiry should be made of the School Board.

No further action was taken.

Alderman Bird - Community Services Complex (Britannia)

advised of communication with the Minister of Municipal Affairs and communication between that Minister and the Federal Minister, Mr. Andras, in which it is indicated that British Columbia will be receiving limited funds for urban renewal. The Alderman concluded, therefore, that it is not likely the City will receive financial support this year for the Community Services Complex (Britannia) development.

Alderman Bird - Hydro Rates

referred to information furnished to him by the Engineering Department pointing out the fact that the equalization of electricity rates throughout the Province results in Vancouver residential customers subsidizing residential customers in other areas.

COMMUNICATIONS OR PETITIONS

1. City Owned Land:
   75th Avenue and Angus Drive

MOVED by Ald. Hardwick,

THAT, pursuant to request received, a delegation from Horner Developments Ltd. be received in connection with their application in regard to purchase of City-owned lands at 75th Avenue and Angus Drive; it being understood the Board of Administration will be reporting thereon at the next regular meeting of the Council.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Housing as Function of Regional District: Meeting

MOVED by Ald. Bird,
THAT, pursuant to communication from the Greater Vancouver Regional District, Alderman Hardwick and a representative of the Board of Administration be authorized to attend a meeting of the Regional District's Public Housing Committee to be held at 2294 West 10th Avenue, on Monday, March 2, 1970, at 9:30 a.m.

- CARRIED

(Aldermen Bird and Broome will be attending as members of this particular Committee)

3. West End Community Centre/ Senior Citizens' Housing and Sale of Haro Park

The Council noted the following communication from the Minister of Public Works:

"Thank you for your letter of January 19, 1970. The cooperation of the City in extending the lease on several occasions is appreciated and I share your views that the present building has outlived its intended use. The Department therefore accepts your proposal (b), that is, to extend the lease for one year from May 31, 1970.

Mr. W. Koropatnick, our Regional Director at Vancouver, British Columbia, has received a copy of your letter and has been instructed to plan to have the building vacated by June 1, 1971, and to arrange that it be removed immediately thereafter. Vancouver officials of the Department will be communicating with City authorities in the near future respecting the lease extension."

MOVED by Ald. Bird,
THAT the foregoing letter from the Minister of Public Works be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, February 6, 1970

Works and Utility Matters

(i) Water Main Replacements Prior to Paving in 1970 (Clause 2)

It was agreed to defer consideration of this clause pending Council consideration in respect of the Union-Prior Couplet: Review motion later this day. (see page 11)

(ii) Museum-Marina Complex: Eastern Access (Clause 3)

The Board of Administration submitted report of the City Engineer regarding access to the Museums and Marina complex, with particular reference to previous request of Council to report on leasing of land from the National Harbours Board for extension of existing roadway at First Avenue under the Bridge. A report of discussions with the National Harbours Board is set out concluding that it is unlikely the Harbours Board would lease this land.

To provide alternate access from the East from some point near First Avenue and the rail crossing would cost in property acquisition and construction in the neighbourhood of half a million dollars.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Museum-Marina Complex:
Eastern Access (cont'd)

It is advised the Planning Department is working with a developer in the matter of connecting Vanier Park eastward through the False Creek area by a permanent roadway. This would be considered as an alternate access to the Museum-Marina area.

For Council's information it is advised that portion of the present temporary access route, i.e. Cypress Street south of Cornwall to West 4th Avenue, is being initiated for local improvement at a Court of Revision to be held in June, 1970.

The following recommendation is set out in the report:

> 'that the easterly access to the Museum-Marina complex be examined as part of the longer term development of the whole of the south side of False Creek, and as part of the proposed Arbutus-Burrard Connector improvements to the Burrard Bridge south bridgehead.'

MOVED by Ald. Bird,
THAT the foregoing recommendation be approved.

- CARRIED

(iii) S.E. Sector, Tyne-Rumble Connector (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Works and Utility matters), dated February 6, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Social Service Department:
Home Visits Program - Follow-up

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Social Service and Health matters), dated February 6, 1970, be approved, and a copy furnished to the United Community Services.

- CARRIED

Building and Planning Matters

(i) Cecilia Zanon Estate:
800 Keefer Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of delegation later this day. (see pages 8 and 9)

(ii) Progress Report:
Kerrisdale Beautification (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated February 6, 1970, be received for information.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

(i) Synthetic Turf in Empire Stadium:
B.C. Track & Field Association (Clause 2)

A request was received from the B.C. Track & Field Association that the Council hear a delegation in support of its concern in the proposal to install synthetic turf in Empire Stadium.

MOVED by Ald. Phillips,
THAT this matter be referred to the Standing Committee of Council on General Purposes at which time the B.C. Track & Field Association, together with other interested parties, be given an opportunity to appear.

- CARRIED

(ii) Request for Surplus Office Equipment
Canadian Amateur Swimming Association (Clause 4)

The Board of Administration submitted report of the Purchasing Agent on a request from the Canadian Amateur Swimming Association for surplus City office equipment. It is set out in the report that certain items of this equipment are available in surplus stores to the value of approximately $168.00. The Association requested such be made available to them either by grant or at a reasonable price without auction procedures.

MOVED by Ald. Bird,
THAT a grant of $168.00 be made to this organization to assist them in purchasing the City office equipment now in surplus stores.

- LOST

MOVED by Ald. Broome,
THAT this equipment now in surplus stores and amounting to approximately $168.00, as referred to in the report of the Purchasing Agent, be made available to this organization apart from auction and at a reasonable price as approved by the Purchasing Agent.

- CARRIED

(iii) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1, 3 and 5 of the report of the Board of Administration (Finance matters), dated February 6, 1970, be adopted.

- CARRIED

B. Personnel Matters, Supplementary,
February 6, 1970

C.F.M.M. Finance Committee Meeting:
Montreal - February 27, 1970

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 6, 1970, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters, February 6, 1970

(i) Lease Renewal: Widening Strip
N/S Point Grey Road, East of Wallace Street
(Clause 3)

MOVED by Ald. Hardwick,
THAT consideration of this clause be tabled pending a Report Reference on Long Range Planning in respect of proposed Jericho and Point Grey Road developments.

- CARRIED

(ii) Acquisition for Union-Adanac Diversion
1151 Union Street (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of delegations later this day on the Union-Prior Couplet motion. (see page 10)

(iii) Extension of Option to Purchase:
British Columbia Housing Foundation (Clause 7)

MOVED by Ald. Wilson,
THAT this clause be adopted, subject to approval of the Provincial Government.

- CARRIED

(iv) Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2, 4, 5, 8 and 9 of the report of the Board of Administration (Property matters), dated February 6, 1970, be adopted.

- CARRIED

D. Left Turns: Main Arterial
Street Intersections

The Board of Administration, under date of February 3, 1970, submitted a report from the City Engineer regarding left turns in respect of main arterial street intersections. The present practice is referred to as well as proposals to add further left turn prohibitions on arterial roads, and other additional measures such as signal modifications particularly during the 4 - 6 p.m. period. Details of main arterial streets involved at certain major intersections, are set out.

MOVED by Ald. Broome,
THAT the foregoing report be received for information.

- CARRIED

E. Provincial Court of British Columbia:
Family Division

The Board of Administration, under date of January 13, 1970, submitted an organizational report regarding the Family Division of the Provincial Court of British Columbia. The following summary of recommendations is set out and recommended by the Board of Administration:

cont'd....

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Provincial Court of British Columbia:
Family Division (cont'd)

"Summary of Recommendations:

It is recommended that:

(a) Three teams, each consisting of one Probation Officer III and five Probation Officers I or II be established to provide probation services in three defined districts of the City and, for this purpose, five additional Probation Officer II or I positions be established effective when filled. Also, approval be given to the establishment of one additional Clerk Typist position.

(b) An additional position of Probation Officer III be established to serve as the Senior Intake Probation Officer, providing liaison with parents, Prosecutor, the Court Officers and the Probation Officers; also to assign cases to Probation Officers and co-ordinate the activities of the Probation Officers while on court duty.

(c) The Chief Probation Officer be authorized to initiate Court Duty Days for each Probation Officer in conjunction with, and concurrence of, the Family Division Judges at the earliest possible date.

(d) The Chief Probation Officer be authorized to implement the recommendations contained in this report.

(e) The Director of Personnel Services be authorized to review the classifications of the proposed established positions and submit his report to the Board of Administration for approval.

(f) The sum of $2,610.00 be provided for the initial costs of furniture and equipment required as noted in 6., above.

(g) The expenditure of funds for the implementation of these recommendations be authorized in advance of the budget approval and that auto allowances be granted to the five additional Probation Officer positions on the regular basis, and on a regular or casual basis for the sixth position, as approved by the Board of Administration.

(h) The organization recommended at (a), (b) and (c) above be reviewed at the end of the current calendar year and a report for information be submitted to Council thereon, including a report on the effectiveness of the personal paging devices."

MOVED by Ald. Hardwick,
THAT the foregoing recommendations be adopted.

- CARRIED

F. Report of Official Traffic Commission, January 26, 1970

(i) Traffic Conditions: 16th Avenue and Camosun (Clause 1)

Consideration was given to Clause 1 of the report of the Official Traffic Commission regarding traffic conditions at 16th Avenue and Camosun Street and the various representations made in favour of pedestrian actuated signal and warning signal at this location. The City Engineer's report, as a result of studying the location, is set out.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Traffic Conditions:
16th Avenue and Camosun (cont'd)

MOVED by Ald. Linnell,
THAT a pedestrian operated light and warning light be installed at the intersection of 16th Avenue and Camosun Street.

- CARRIED

(ii) Balance of Official Traffic Commission Matters

MOVED by Ald. Linnell,
THAT Clauses 2 to 9 inclusive of the report of the Official Traffic Commission dated January 26, 1970, be adopted.

- CARRIED

- - -

The Council recessed at approximately 10:45 a.m. following which the Council reconvened 'In Camera' in the Mayor's Office and then recessed at approximately 11:45 a.m. to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, the Deputy Mayor, Alderman Linnell in the Chair and the following members of the Council present:

PRESENT: Her Worship Deputy Mayor, Alderman Linnell
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Building and Planning Matters
February 6, 1970

(iii) 800 Keefer Street:
Cecilia Zanon Estate (Clause 1)

The Council had before it a request from parties to the Cecilia Zanon Estate asking the Council free the property at 800 Keefer Street so that it may be sold without any restrictions or the City Council buy the property.

A delegation appeared and filed a brief in support of the request.

The Board of Administration submitted a report of the Director of Planning clarifying the position in respect of this property. In the report it is stated that 800 Keefer Street is located in Urban Renewal Scheme No. 3 and is improved with a house, a store and manufacturing and storage facilities. It is pointed out that this property had been recommended for acquisition but the scheme in which the acquisition was involved was not approved by the Senior Governments.

cont'd....

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DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

800 Keefer Street:
Cecilia Zanon Estate (cont'd)

Details on the use of this property since 1967 and action of the Board of Variance is referred to in the report. Lately this block has been included in a recommendation for rehabilitation as an experimental project. A feasibility study is being carried out. The Director of Planning concludes, however, that in his view an industrial operation such as was carried out on Lots 1 and 2 of this block is not compatible with the residential use for which the area is zoned or the overall goal of rehabilitation. The sale of the lots for continuation of residential use of the residential portion of the property or demolition of the buildings and replacement by an apartment building or use permitted in the RM-3 District schedule, is not precluded.

MOVED by Ald. Rankin,
THAT the Working Committee, comprising representatives of the Strathcona Property Owners and Tenants Association, the City and Senior Government officials, be requested to submit a report in respect of future planning of the area and at that time information be included giving detail on the assessment of the property.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

1. Retention of Callister Park for Soccer

A representative of the Pacific Coast Soccer League appeared before the Council and filed a brief dated February 10, 1970, in support of the retention of Callister Park for Soccer. The delegation filed a large petition in support of the position taken. A communication was noted from the Cassiar Ratepayers Association asking, among other things, that the property be operated by the Park Board in cooperation with the B.C. Soccer Association.

MOVED by Ald. Wilson,
THAT the Pacific Coast Soccer League be advised the City Council is prepared to consider a submission from the League and therefore, the Pacific Coast Soccer League is requested to place their proposals before the Standing Committee of Council on General Purposes, which Committee will, in due course, report to Council on the question.

- CARRIED

2. Union-Prior Couplet: Review

At the meeting on February 3, 1970, the following motion was deferred for consideration at this time after hearing delegations:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS protests have been received from east side residents on use of Union/Prior couplet;

AND WHEREAS Council's expressed policy is for a freeway route along the Great Northern Cut; not along Venables Street;

AND WHEREAS Georgia Viaduct traffic should be directed toward the eventual east-west routing;

AND WHEREAS the Malkin Street alignment was rejected because of the recommended provision of a viaduct over the railway;

cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Union-Prior Couplet:
Review (cont'd)

BE IT RESOLVED THAT this route be reviewed substituting for the viaduct as an interim measure, a grade crossing similar to the one proposed for Union/Prior couplet.

(not put)

Delegations were heard as follows:

(a) A.T.T.A.C.

(b) Strathcona Property Owners and Tenants Association (brief filed dated February 10, 1970)

(c) Hastings Chamber of Commerce (brief filed dated February 10, 1970)

The foregoing briefs expressed concern about the Union-Prior Couplet routing.

Letters were received from the Chinese Benevolent Association and the Community Arts Council of Vancouver, both expressing concern about the Union-Prior Couplet routing.

MOVED by Ald. Broome,
THAT the matter of the Union-Prior Couplet Review, be referred to the Board of Administration to bring in an up-dated report regarding alternatives referred to as A, B, and C, in view of the fact that the Council has no intention of extending the Union-Prior Couplet beyond Commercial Street; the report to take into account the Regional study in respect of the use of the Great Northern cut;

FURTHER the Board of Administration report regarding feasibility in respect of financing either on a regional basis or by the City;

AND FURTHER THAT the Board of Administration consult with the Regional District in regard to transportation studies.

- CARRIED

During consideration of the foregoing matter, the Council observed a short recess, following which Alderman Sweeney took the Chair to relieve Deputy Mayor, Alderman Linnell, to attend to other civic duties.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters

(v) Acquisition for Union-Adanac Diversion (1175 Union Street) Clause 3 of Board of Administration report dated January 30, 1970

(vi) Acquisition for Union-Adanac Diversion (1151 Union Street) Clause 6 of Board of Administration report dated February 6, 1970

MOVED by Ald. Hardwick,
THAT no action be taken to acquire 1175 Union Street for the Union-Prior Couplet, as proposed in Board of Administration report (Property matters), dated January 30, 1970 or to acquire 1151 Union Street for the purpose, as referred to in Board of Administration report (Property matters), dated February 6, 1970,

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Acquisition for Union-Adanac Diversion (cont'd)

until such time as the Board of Administration reports to Council with an up-dated report in respect of the Union-Prior Couplet routing.

(carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	Alderman Broome
Alderman Hardwick	Alderman Sweeney
Alderman Rankin	
Alderman Adams	
Alderman Phillips	
Alderman Calder	
Alderman Bird	

The motion was declared, - CARRIED*

Works and Utility Matters (cont'd)

(iv) Water Main Replacements Prior to Paving in 1970 (Clause 2)

MOVED by Ald. Adams,
THAT Water Main Project No. 914, detailed in this clause be approved on the basis of the City Engineer's recommendations; however, Water Main Project No. 915 referred to in this clause be not acted upon at this time.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4017 BEING THE BOARD OF ADMINISTRATION BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4017, being the Board of Administration By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Sweeney in the Chair.

- CARRIED

cont'd...

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BY-LAWS (cont'd)

By-law to Amend Board of Administration By-law (cont'd)

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO VARY AMOUNTS ALLOCATED FOR PROJECTS RE PARKS AND PUBLIC RECREATION

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to vary the amounts allocated for projects set forth under the heading "PARKS AND PUBLIC RECREATION" for which the City of Vancouver may borrow certain monies without the assent of the electors in any of the years 1966 to 1970, inclusive, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Sweeney in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings and was passed by the required majority)

MOTIONS

1. Stanley and New Fountain Hotels and Parking in Vicinity of Cordova and Abbott Streets

At the meeting on February 3, 1970, Notice was given of the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT WHEREAS City Council received and accepted in principle the report of the Planning Department and its consultants on Gastown redevelopment; and

WHEREAS a moratorium on demolition of the Stanley and New Fountain Hotels was requested over eight months ago and the buildings are deteriorating; and

WHEREAS a major social problem has been highlighted with the eviction of long-term residents; and

WHEREAS a parking problem has been clearly recognized in the area; and

WHEREAS a location for civic archives has been under discussion; and

WHEREAS archives and senior citizen accommodation have both been suggested Centennial projects;

THEREFORE BE IT RESOLVED THAT the City consider purchasing the Stanley and New Fountain Hotels (by expropriation if necessary) for

(i) a hostel for permanent residents of the area
(ii) civic archives
(iii) Blood Alley development in the rear
(iv) provide rentable ground space

AND FURTHER THAT this development be adopted as the 1971 Civic Centennial project;

AND FURTHER THAT the City explore means to provide major parking facility in the vicinity of Cordova and Abbott.

(withdrawn)

In connection with the motion a communication of support was received from the Vancouver Housing Association.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the motion be tabled for one week.

- LOST

Alderman Phillips and Alderman Hardwick requested the motion be withdrawn at this time and the Council gave its approval.

2. Review of 1970 Budget Estimates

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the Board of Administration and the Director of Finance be instructed to review, with Department Heads and Boards, the budget estimates submitted for the year 1970 in an endeavour to effect reductions as considered advisable; it being understood there are to be no increases in standards of service, and subsequent thereto, a first revised report on the budget be submitted to the Council.

- CARRIED

MOTIONS (cont'd)

3. Leave of Absence: Alderman Adams

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT Alderman Adams be granted leave absence for two weeks commencing February 13, 1970.

- CARRIED

NOTICE OF MOTION

The following Notices of Motion were submitted, and recognized by the Chair:

1. Provincial Per Capita Grant

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS Provincial revenues in the coming fiscal year are estimated to rise 14%;

AND WHEREAS the per capita grant is proposed to be increased only 7% - from $28 to $30;

AND WHEREAS no additional financial assistance to municipalities was proposed in the budget;

AND WHEREAS additional responsibilities have been assigned to the cities which can only be paid for by increasing property taxes;

THEREFORE BE IT RESOLVED THAT the City of Vancouver urge the Provincial Government to increase the per capita grant to municipalities by at least $4 - in line with the increase in Provincial revenues.

(Notice)

2. Policy re Matters Affecting Area Groups

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS Council has from time to time been put in the position of having not been made aware of the feelings of homeowners and tenants as a particular issue affects their area;

BE IT RESOLVED THAT Council policy is that any material proposed being presented to Council by the Board of Administration in our Board Reports, which will physically or socially alter the character of a neighbourhood, that as a matter of course, the Board send out copies of their report to representative area groups in that neighbourhood, in advance of Council considering the matter.

(Notice)

3. Pagoda and Oriental Cultural and Art Centre

MOVED by Ald. Wilson,
THAT a proposed Pagoda and Oriental Cultural and Art Centre be referred to the Centennial Committee for consideration.

(Notice)

The Council adjourned at approximately 5:10 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated February 10, 1970, and the reports referred to are those on Page(s) 670-697.

MAYOR

CITY CLERK

FEB 10 1970

FEBRUARY 6TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated February 6th, 1970)

1. S.E. Sector, Tyne-Rumble Connector

"As an integral part of the replanning of the south-east sector, the Tyne-Rumble connector is the major street facility joining 54th Avenue and the City with Rumble Street in Burnaby. Since 54th Avenue between Tyne Street and Boundary Road will be cut off this summer to permit construction of the new elementary school, it is proposed to complete the construction of the connector through Areas E and F between Blake Street and Boundary Road.

In 1968, the sum of $400,000 was appropriated for the clearing and grading of streets and lanes in Areas A, B, C & D in the south-east sector. This work has progressed to the point where it is estimated that there will be a surplus of $32,000 in Appropriation #144/1907.

I RECOMMEND that Tyne-Rumble from Blake Street to Boundary Road be cleared, graded and gravelled and that the sum of $32,000 be transferred from Appropriation 144/1907 to cover the cost of this work."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Replacements Prior to Paving in 1970

"The following water main replacements are required prior to paving scheduled for 1970 due to leaks or to low service pressure.

WATER MAIN PROJECT 914

Street or Avenue	From	To
Lane East of Dunbar Street	23rd Avenue	24th Avenue
Bruce Street	37th Avenue	39th Avenue
Dumfries Street	51st Avenue	53rd Avenue
33rd Avenue	Macdonald Street	Trafalgar Street
Clive Avenue	Spencer Street	McHardy Street
46th Avenue	Arlington Street	Boundary Road

The estimated cost of Project 914 is $38,000.

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"

WATER MAIN PROJECT 915

FULL BLOCKS

Street or Avenue	From	To
Adanac Street	Vernon Drive	McLean Drive
Adanac Street	Woodland Drive	Commercial Drive

INTERSECTIONS

Street or Avenue	At
Heatley Avenue	Union Street
Hawks Avenue	Union Street

The estimated cost of Project 915 is $26,000.

Funds to cover the total estimated cost of $64,000 for these two projects are available as follows:

1) $54,000 is available in the 1969 Water Works Capital Budget, 'Provision for Unspecified 1970 Prior to Paving Projects', Account Code 0125/3902.

2) $10,000 is available in the 1969 Water Works Capital Budget, 'Provision for Unspecified Projects', Account Code 0125/3901.

I RECOMMEND that water mains be replaced on the above listed streets and that

1) $54,000 be appropriated from Account Code 0125/3902, 'Provision for Unspecified Projects', and

2) $10,000 be appropriated from Account Code 0125/3901, 'Provision for Unspecified Projects',

for a total of $64,000."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

3. Museum-Marina Complex - Eastern Access

The City Engineer reports as follows:

"On March 11, 1969, Council received a Board of Administration Report on access to the Museums and Marina and resolved that, 'The Board of Administration be requested to report on leasing land from the National Harbours Board for the extension of the existing roadway at First Avenue under the Bridge, and report back to the Council with respect to costs'.

Your officials have discussed with the National Harbours Board the possibility of leasing a strip of land running roughly north-south through Block F on the attached plan. At present the adjacent wharves and other buildings are used by commercial fishermen, and the space in front of the sheds is not sufficient to accommodate a roadway. It is also noted that the pedestrian movement to and from the fishing boats would conflict with the use of the same area by cars. In the future, use of the area will be essentially the same as now. It is also possible that in the future there will be additional buildings on the site in the form of multi-level development. The form of this development would not be compatible with a road through the area. We have therefore been advised that it is highly unlikely that any formal approach to the Harbours Board for the lease of a roadway would meet with approval.

. . cont'd

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Clause 3 cont'd

To provide alternate access from the east from some other point say, near First Avenue and the rail crossing, would cost in the order of half a million dollars merely for property acquisition (private and/or C/P. Rail) and construction (not including the cost of acquiring improvements on the right-of-way).

Recent discussions with the owners of Block H indicate they are now in discussion with the National Harbours Board and the C.P.R. to combine Block F and the railroad property into an area for a more comprehensive development. The Planning Department is working closely with the Developer in the matter of connecting Vanier Park eastward through the False Creek area by a permanent roadway. However, it is suggested that this would be considered as an alternate access to the Museum-Marina area rather than the primary approach.

In view of the general complexity of providing access along the south side of False Creek at this time, it is recommended that the easterly access to the Museum-Marina complex be examined as part of the longer term development of the whole of the south side of False Creek, and as part of the proposed Arbutus-Burrard Connector improvements to the Burrard Bridge south bridgehead.

For Council's information, the existing temporary access route north of Cornwall Avenue via Cypress, Greer and Chestnut Streets has been recently re-examined and found to be operating well. The surface condition of these roadways is good, and adequate pavement width is available. The Director of Museums is also of the opinion that the temporary access is operating adequately. However, this access route has developed an increased volume of traffic on Cypress Street south of Cornwall Avenue to West 4th Avenue. The roadway on this section is below the quality and width standards for the zoning of the abutting lands, the improvement having been deferred in past years due to its inclusion in a former Urban Renewal Area. With the cancellation of this Urban Renewal Scheme, the initiation of this improvement by the City becomes viable. The initiation of this improvement will be advanced to Court of Revision in June, 1970."

Your Board submits the matter to Council for Consideration.

* * * * *

FOR ADOPTION SEE PAGE(S) 658, 659, 666

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SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Social Service Department:
Home Visits Program - Follow-up

Your Board has received the following report from the Administrative Analyst:

"On June 24, 1969, City Council adopted a recommendation by which ten (10) Social Service Workers were appointed to carry out a program of Home Visits. For the seventeen (17) weeks ended December 12, 1969, the position is as follows:

Unit	January 1969 Cases Not Visited	Visited by December 12, 1969
Centre	700	139
West	1,313	698
East	630	20
South	816	608
	3,459	1,465
Single Men's	1,540	449
	4,999	1,914

Each visit resulted in a case rating assessment which is summarized as follows:

	Problem	Number	Rating 1	Rating 2	Rating 3
Family Cases	Health	676	59	197	420
	Training (lack of)	276	71	139	66
	Child care	188	56	69	63
	No special problem	142	0	0	142
	All other problems	183	23	78	82
Single Men	Health	272	13	74	185
	Training (lack of)	122	12	38	72
	No special problem	24	0	0	24
	All other problems	31	2	23	6
		1,914	236	618	1,060

Definition of Case Rating:

1 - indicates high potential for independence if appropriate service is given;

2 - indicates good potential - may require longer, less intensive service;

3 - can manage on own as long as financial aid given - minimum other services needed.

At this date, West Unit and South Unit visits have been completed. It is estimated that by February 28, 1970, East Unit and Centre Unit visits will have been completed. The two workers assigned to visit single men report that there are approximately 1,000 more single men to visit. It is proposed to transfer three of the family visit workers, as of March 1, 1970, to assist in the single men's visiting program. It is anticipated that the single men's visits will be completed by April 30, 1970.

. . . Cont'd.

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Clause No. 1 (Cont'd.)

Commencing March 1, 1970, it is proposed to use five project workers, and from May 1, 1970, the remaining five workers for the balance of the ten-month period (ending June 18, 1970), under the direction of a Social Service Worker III (Mrs. Jean McCaffery, M.S.W.) to test the validity of extending the Case Rating Assessment program into daily use in the Department. The workers will use the assessments they have already made and their efforts will be directed to working with clients whose assessment is Case Rating 1, as these all have a high potential for independence within a short period. To complete the sample, cases will also be drawn from Ratings 2 and 3.

The advantages of using these workers in this manner before the program is initiated throughout the Department are:

(a) testing and refinement of assessment techniques;
(b) development and testing of case-handling techniques;
(c) shared knowledge of resources;
(d) establishment of unmet needs which can be demonstrated to Canada Manpower, educational and other resources;
(e) assessment and documentation of results;
(f) experimentation with specialization for defined age groups, problems. (Experience indicates many persons are unaware of training opportunities and methods of presentation when job seeking, etc.)

The Department frequently receives requests for Social Assistance, excluding financial aid, and a limited experiment to provide and assess such service would be of value. It is one of the services authorized by the Provincial Policy Manual, but has not been provided by the City to date.

The Social Service Administrator concurs with the above report.

This report has been discussed with an official of the Provincial Department of Social Welfare who concurs with the above Program.

The Administrative Analyst recommends that the Social Service Workers assigned to the Home Visits Program carry out a test of the validity of the Case Rating Assessment Program under the direction of Mrs. Jean McCaffery, Social Service Worker III, for the balance of the Home Visits Program period. (Mrs. McCaffery was assigned to special duties under the direction of the Administrative Analyst, as approved by Council November 4, 1969).

No further funds are required."

Your Board RECOMMENDS that the above report be adopted.

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FOR ADDITIONAL SEE PAGE(S) 659

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BUILDING AND PLANNING MATTERS

INFORMATION

1. 800 Keefer Street (Lots 1 and 2, Block 82, D.L. 181) (Cecilia Zanon Estate)

The Director of Planning reports as follows:

"This report is to assist Council in considering a request from Messrs. Braidwood, Nuttall, MacKenzie, Brewer & Company for clarification of the position regarding the above-mentioned property. Their inquiry was directed by letter of November 5, 1969 to the Law Department and copies of this letter together with the City Solicitor's reply of November 6, 1969, further letter of November 13, 1969 from Braidwood, Nuttall, MacKenzie, Brewer & Company and the City Solicitor's letter of November 26, 1969, are circulated.

This property is located in Urban Renewal Scheme No. 3. The site has dimensions of 50 ft. by 122 ft. and is improved with a house on Lot 1 and a store at the front, and the manufacturing and storage facilities to the rear and to the east of the house.

An urban renewal scheme for the 'Strathcona Sub-area' (Technical Planning Board report of August 9, 1968) was submitted by the City on October 30, 1968 to the senior governments with the request for approval and financial aid for implementation. Lots 1 and 2, Block 82, D.L. 181, were recommended for acquisition and clearance, together with all other lots in Block 82, to provide for street realignment and sites for development with multiple dwellings and institutional uses. The scheme recommended progressive acquisition and clearance in the Strathcona area over a period of approximately five years. This scheme was not approved by the senior governments.

On August 18, 1967, Development Permit No. 42467 was issued to Mrs. G. Barichello to use the portion of the building previously used as a bakery for candy manufacturing for a limited period of three years expiring June 1, 1970. This approval was granted by the Board of Variance under Appeal 16554. I understand that the appeal was allowed on the basis that it was not considered that the City and senior governments would be likely to require the property until approximately mid-1970 and only minor structural alterations were required.

Council on September 9, 1969 approved recommendations of the Board of Administration of August 26, 1969 relating to urban renewal including the abandonment of the preparation of Urban Renewal Scheme 3 other than the preparation of a revised scheme for the Strathcona area subject to the senior governments confirming their approval for the work to be charged to the un-expended balance of the approved cost of the preparation of Urban Renewal Scheme 3.

Senior government confirmation having been received, Council on January 7, 1970 approved, subject to certain conditions, recommendations contained in the report of December 18, 1969 from the 'Working Committee' comprised of representatives of the Strathcona Property Owners and Tenants Association and City and senior government officials for a program and procedure for this work. Guiding principles included in the report are no large-scale acquisition and clearance, with rehabilitation as the general goal. Blocks 82 and 84 were recommended in the report as an experimental project for rehabilitation. It is intended to examine these blocks extensively to estimate the feasibility of rehabilitation.

cont'd..

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Clause #1 continued:

If this study indicates feasibility and satisfactory arrangements for carrying out the work are agreed on by the Strathcona Property Owners and Tenants Association and the City and the senior governments, work in these blocks will proceed. It is not possible at this time to predict what detailed recommendations will be made in Blocks 82 and 84. However, it is my view that an industrial operation such as that which was carried out on Lots 1 and 2, Block 82, is not compatible with the residential use for which the area is zoned or with the overall goal of rehabilitation set out in the December 18 report.

The situation described above would not preclude the sale of Lots 1 and 2, Block 82, D.L. 181, for continuation of the residential use of the residential portion of the property or the demolition of the buildings and their replacement by an apartment building or other use permitted in the RM-3 District Schedule."

Your Board sumits the report of the Director of Planning for the information of Council.

A DELEGATION WILL BE HEARD ON THE ABOVE AT THE MEETING ON FEBRUARY 10th.

2. Progress Report:
Kerrisdale Beautification

The Director of Planning reports as follows:

"The Department has been questioned about the apparent delay in completing the report on the Stage I Beautification Study of Kerrisdale.

Council should be aware that the report is almost complete. However, it has since been announced that radical changes in the 'Vancouver and Lulu Island' line may be possible. I have, therefore, decided to arrange further discussions with the CPR and Marathon Realty, since such changes could affect the proposals in the report.

The report has been held up to allow such discussions to take place but should still be in Council's hands by the end of February."

According to the Director of Planning, "radical changes" to the "Vancouver and Lulu Island" line is its depression. An article in the "Kerrisdale Times" made mention of it as a statement by Marathon.

Your Board submits the matter to Council for Information.

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FINANCE MATTERS

RECOMMENDATION

1. Sinking Fund and Investment Matters, December, 1969

The Board considered the following report of the Director of Finance respecting Security transactions during the month of December, 1969, and a Summary of Securities held by the General and Capital Accounts as at December 31, 1969.

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Dec 1	Toronto Dominion Bank	Dec 8/69	$2,002,972.60	$2,000,000.00	7	7.75
11	Toronto Dominion Bank	Dec 22/69	501,262.74	500,000.00	11	8.38
			$2,504,235.34	$2,500,000.00		

****

Bank Deposit Receipts transferred by General Account to Sinking Fund in payment of Sinking Fund Instalments, City Serial Debentures Matured and Interest on City Debentures Due to Sinking Fund

Date	Type of Security Bank Deposit Receipt Transferred	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Dec 1	Toronto Dominion Bank	Jan 15/70	$505,208.90	$500,000.00	45	8.45
2	Banque Canadienne Nationale	Jan 15/70	303,001.64	300,000.00	44	8.30
23	Bank of Montreal	Jan 15/70	703,806.66	700,000.00	23	8.63
			$1,512,017.20	$1,500,000.00		

****

Sale of Canada 4½% Due September 1, 1972 by Kerrisdale Community Centre Fund to General and Capital Account to Provide Funds for Capital Expenditure at the Kerrisdale Community Centre

Date	Type of Security Canada Transferred	Maturity Date	Par Value	Price	Cost	Term Yrs/Mos	Yield %
Dec 31	Canada 4½%	Sept 1/72	$18,000.00	$90.72	$16,329.67	2/8	8.20

****

Transfer of Bank Term Deposits by General and Capital Account to Debt Charges Equalization Fund Account to Provide an Investment Suitable for the Debt Charges Equalization Fund Portfolio

Date	Type of Security Bank Term Deposit Transferred	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Dec 31	Royal Bank of Canada	Jan 30/70	$503,657.53	$500,000.00	30	8.90

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. . . cont'd

Sinking Fund and Investment Matters, December, 1969 (continued)

CEMETERY CARE FUND

Date	Type of Security Debentures Purchased	Maturity Date	Par Value	Price	Cost	Term Yrs/Mos	Yield %
Dec 1	City of Van. 3½%	Apr 15/73	$1,000.00	$83.25	$ 832.50	3/5	9.25
1	City of Van. 5½%	Nov 15/74	5,000.00	85.24	4,262.00	5/0	9.25
15	City of Van. 5½%	Nov 15/73	1,000.00	87.17	871.70	3/11	9.50
			$7,000.00		$5,966.20		

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TAYLOR MANOR TRUST ACCOUNT

Date	Type of Security Debenture Purchased	Maturity Date	Par Value	Price	Cost	Term Yrs/Mos	Yield %
Dec 15	City of Van. 5½%	Nov 15/73	$2,000.00	$87.17	$1,743.40	3/11	9.50

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GENERAL AND CAPITAL

Summary of Securities Held as at December 31, 1969

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts	$5,639,142.33	$5,500,000.00
Canada Treasury Bills	1,000,000.00	983,092.16
	$6,639,142.33	$6,483,092.16
Medium Term		
Canada 4¼% Bond Due September 1, 1972	$4,319,000.00	$4,264,922.56
	$10,958,142.33	$10,748,014.72

RECOMMENDED by the Board of Administration that the above report of the Director of Finance re Sinking Fund and Investment Matters be confirmed.

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CONSIDERATION

2. B.C. Track & Field Association - Empire Stadium

A letter dated January 18, 1970, has been received from the B.C. Track & Field Association, as follows:

"Further to our letter of June 24th with reference to the installation of synthetic turf and running tack at Empire Stadium, it is with concern that we see a decision has been made by your Council to provide funds out of general revenue if the referendum is approved by the public of Vancouver on March 11.

In our previous correspondence, it was requested that a meeting be arranged with our technical committee to discuss the problems that would arise in our sport if synthetic turf was installed. We again point out that Empire Stadium cannot be used for full scale international or championship track and field meets if this installation is made.

British Columbia has international commitments for this year. This will mean that Vancouver will not have a stadium of championship standard to host these or any other major track meets in future. We therefore request again a meeting be held with our technical committee as soon as possible. We regard this as an urgent matter and would like your immediate attention."

The previous correspondence referred to in the letter was, your Board understands, sent directly to each Member of Council by the organization.

The request of a meeting with the organization's technical committee is submitted for the consideration of Council.

DELEGATION REQUEST - B.C. TRACK & FIELD ASSOCIATION

RECOMMENDATION

3. Board of Parks and Public Recreation: Requested Review

The following request dated January 28, 1970, has been received from the Chairman of the Board of Parks and Public Recreation for:

a review by the Administrative Analyst of "the Park Board's administrative divisions with particular attention to the recent N.R.P.A. report entitled RECREATION ADMINISTRATIVE STUDY as soon as possible. The Park Board is most anxious that the City's Administrative Analyst review two proposed positions of 'District Recreation Supervisor' and the Park Board's Administrative Assistant' position as soon as possible."

Your Board has informed the Chairman of the Park Board that it is anticipated that the review required will take place over a long period and it is unlikely that a report can be available to the Park Board before December, next. However, the report on the two proposed positions of "District Recreation Supervisor" can be completed during the next three months.

. . . Cont'd.

FEB 10 1970

Clause No. 3 (Cont'd.)

The review of the Park Board "Administrative Assistant" position will be carried out by the Administrative Analyst himself.

Your Board RECOMMENDS that the Administrative Analyst be authorized to carry out the work required by the Park Board subject to the Park Board's Administrative Assistant being made available to the City's Administrative Analyst to carry out the detailed work of the review under the direction of the Administrative Analyst.

CONSIDERATION

4. Canadian Amateur Swimming Association's Request for Surplus Office Equipment

The Purchasing Agent reports as follows:

"The Canadian Amateur Swimming Association has written to the City Clerk requesting a grant of certain items of surplus office furniture and equipment, so that they might furnish an office they are opening in conjunction with the B.C. Sports Federation. A copy of their letter is circulated.

They also request alternatives as follows:

'If the foregoing is not within reason that an enabling grant be given to us to purchase these items from the City'

or

'If neither of the foregoing is possible, then would it be possible for us to purchase these items from the City, at a reasonable price, without necessity of waiting for them to go to open auction.'

Of the items requested on the list attached to the above-mentioned letter, the following are available in Surplus Stores - (the prices shown are average prices which have been received at previous auctions):

Stenographer's Desk	-	$45.00		
Stenographer's Chair	-	5.00		
6 Side Chairs @ $3.00	-	18.00		
Electric Typewriter	-	50.00		
Manual Typewriter	-	25.00		
Manual Adding Machine	-	25.00	=	$168.00

The City's existing procedure with reference to disposal of surplus equipment reads as follows:-

'The City Purchasing Agent shall, from time to time, to the best advantage, sell any equipment, materials or supplies for which there is no further use, by public auction, solicited offers, negotiated sale or transfer to another department of the City.' "

Your Board submits the organization's request to Council for consideration.

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Board of Administration, February 6, 1970 . . . . . (FINANCE - 5)

RECOMMENDATION

5. Finance Department - Revenue and Treasury Division - Additional Staff

The Director of Finance has submitted the following report to your Board. The detailed report in support is available to Council and is on file in the City Clerk's Office.

"A generally increased workload in the Treasury Branch and Provincial Government legislation regarding the format of the tax bill that must be used by municipalities has increased the workload of the Revenue and Treasury Division to the point where they are no longer supplying adequate service to the taxpayers. In 1969 many Aldermen and His Worship the Mayor received complaints regarding the slowness in processing payments, refunds and the issuing of tax receipts. This was a symptom of the problem and is most unfortunate for the City's public relations. In addition, the cashier operations are now split between the main City Hall building and the East Wing, therefore requiring additional vacation relief, and temporary help during the tax rush period. The detailed report available from the City Clerk separately describes the problems in detail. The detailed report also has attached a schedule showing that overall staff decreases in the period 1966-69 total 13, plus a further one in 1970 making an overall total of 14.

In order to bring the Division's functions back to a satisfactory level, I RECOMMEND

(1) That one additional Clerk-Typist II position be added to the Treasury Branch, at an annual cost of $4,700.00, effective immediately (in advance of the 1970 revenue budget). Classification subject to approval of the Director of Personnel Services.

(2) That because of the peak nature of the tax work, temporary help and paid overtime be used as the means of meeting staffing requirements, instead of increasing the permanent establishment. The cost increase of $4,130.00 in overtime to be included in the 1970 revenue budget.

(3) That with the cashiers now operating in two separate locations, the 1970 budget be increased by $1,175.00 to provide full vacation relief, and the necessary temporary help during the tax rush.

If approved by Council, the necessary adjustments will be made to the 1970 budget during budget review. The total annual cost of the above is $9,805."

Your Board RECOMMENDS that the recommendations of the Director of Finance be approved.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 660

FEB 10 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 6, 1970

RECOMMENDATION

1. C.F.M.M. Finance Committee Meeting
Montreal - February 27, 1970

City Council, on March 26, 1968, authorized Commissioner Sutton Brown to represent the City on the Canadian Federation of Mayors and Municipalities Technical Advisory Committee - Financial Matters. The Committee is meeting in Montreal on February 27 - 28 to draft the final statement, and the Executive Director has strongly requested that Vancouver be represented. Commissioner Sutton Brown will be unable to attend and is, therefore, recommending that Council approve the attendance of either the Director or Deputy Director of Finance at the meeting, at an approximate cost of $370. to the City.

It is therefore,

RECOMMENDED by your Board that Council approve the attendance of the Director or Deputy Director of Finance at the meeting of the Finance Committee of the Canadian Federation of Mayors and Municipalities in Montreal on February 27 - 28 at an approximate cost to the City of $370.

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FOR ADOPTION SEE PAGE(S) 660

FEB 10 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 6, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 1, D.L.662 & 729, Plan #13271
N/S 49th Ave. between Elgin & Inverness Sts.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
A.Weger Ltd.	1	46.09' x 124.95' / 46.38' 119.16'	$12,020.00	City Terms at 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lot 90, D.L.729, Plan #13271
E/S Ross Street, South of 45th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Wing Quan Chin	90	50' x 114'	$12,199.00	City Terms at 9-3/4%	This lot known to contain peat and no guarantee given to soil stability

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PART II

SUNDRIES

2. Acquisition of Lane Corner Cut-Off
Sit: W/S of Rupert Street, N. of Kingsway

The Supervisor of Property and Insurance reports as follows:

"The Library Board has received their new bookmobile and will be placing this vehicle into operation shortly. This new unit is substantially larger than the old vehicle and it is extremely difficult to manoeuvre the new unit into the loading bay at the rear of the Collingwood Branch Library where the bookmobile is supplied.

To facilitate ingress and egress of this vehicle, it became essential to secure a 15' x 30' lane corner cut-off from Sub. C of Lot 5, Block 12, D.L. 37 which is situated on the west side of Rupert Street, north of Kingsway. At the request of the Library Board, negotiations were entered into with the property owners who have now agreed to convey the required corner cut-off for the sum of $275.00, made up as follows:

a) Payment for loss of land (approx. 225 sq.ft.)	$115.00
b) Payment in lieu of erecting a new fence along the property line at the lane (approx. 85 lineal feet)	$160.00
	$275.00

This lane corner cut-off far exceeds normal lane dedications and is required only to provide manoeuvring space for the bookmobile. This settlement is considered fair and the Library Board has agreed to reimburse the owners on the above basis from their 'Gifts and Grants Account'.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the lane corner cut-off on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Lease Renewal - Widening Strip
N/S of Point Grey Road, East of
Wallace St. adjoining Parcel A,
D.L.448 and 538

The Supervisor of Property and Insurance reports as follows:

"The Jericho Tennis Club purchased Wallace Street End in 1957. As part of the purchase agreement, they in turn were required to dedicate, at no cost to the City, a portion of their property, approximately 275' x 25' for highway purposes.

continued . . . / 3

FEB 10 1970

Item No. 3 cont'd

The Tennis Club have leased the widening strip since January 1, 1960, for partial use as tennis courts, the balance being maintained in grass and shrubs.

The Tennis Club have now requested a further renewal. The City Engineer concurs with this request for a period of ten years. The Supervisor of Property and Insurance has reviewed the rent and recommends an increase from the current rate of $60.00 per annum plus taxes to $150.00 per annum plus taxes effective January 1, 1970.

RECOMMENDED that, effective January 1, 1970, the subject lease be renewed for a ten year period at a rental of $150.00 per annum plus all taxes, subject to the remaining terms and conditions as contained in the current agreement with the inclusion of a five year rental review clause and a one year right of cancellation clause by either the lessor or the lessee."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Caretaker Agreements
1646, 1648-50 and 1652 Haro Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Property Matters, December 12, 1969, adopted by Council December 16, 1969, approving the acquisition of the above properties for the West End Community Centre Site. The City obtained ownership of the properties as of Jan. 1, 1970.

These various premises comprise frame dwellings with multiple tenancies. Due to the type of tenancy, a caretaker is required for each dwelling. Caretaker's duties include maintaining the grounds, keeping the premises clean, looking after supply and exchange of linen, collection of rents and overall supervision of tenants.

In this connection arrangements have been made as follows:

1646 Haro Street - Mr. Paules Vermaat of 1132 Comox St. has been acting as caretaker of this dwelling as of Jan. 1, 1970.

1648-50 Haro Street - The previous owner, Mrs. Dayle Maliter, is remaining as caretaker until Feb. 28, 1970 and is occupying Ste. 5 rent-free in lieu of salary. Mr. Paules Vermaat is to assume caretaker duties commencing March 1, 1970.

1652 Haro Street - At the time of acquisition the caretaker was Mr. H. Keith Humm who has agreed to continue in this capacity as of Jan. 1, 1970.

RECOMMENDED that Mr. Paules Vermaat of 1132 Comox St. be appointed as caretaker of 1646 Haro St. from Jan. 1, 1970 and of 1648-50 Haro St. from March 1, 1970, subject to payment of allowances of $84.00 per month and $72.00 per month, respectively.

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Item No. 4 cont'd

FURTHER RECOMMENDED that Mr. H. Keith Humm of rear 1652 Haro Street be appointed caretaker of 1652 Haro Street from Jan. 1, 1970, subject to payment of an allowance of $72.00 per month.

The caretaker allowances in this report are in accordance with the Minimum Wage Act, Order #14 'Occupation of Janitor'.

In all instances contracts are to be drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

5. Consent to the Sub-lease of a Portion of the Waterlot being the Extension of Gore Avenue N. of C.P.R. Right of Way

The Supervisor of Property and Insurance reports as follows:

"The waterlot fronting Gore Avenue Street End is leased by the City from the National Harbours Board and sub-leased by assignment to the Canadian National Railways Ltd. Council Resolution of November 26, 1968 approved consent to a sub-lease of a portion of the waterlot to Viking Tugboat Co. Ltd. for a one year period June 1, 1968 to May 31, 1969.

By letter of January 13, 1970, the Canadian National Railways have again applied for consent to sub-lease to Viking Tugboat Ltd. for the remaining 42 month term of lease, June 1, 1969 to December 31, 1972, subject also to approval of this sub-lease by the National Harbours Board.

RECOMMENDED that consent be given to the aforementioned sub-lease subject to the documents being satisfactory to Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for Union-Adanac Diversion 1151 Union Street

The Supervisor of Property and Insurance reports as follows:

"On Sept. 9, 1969, City Council adopted a report of the Standing Committee on Planning, Development and Transportation dated Aug. 28, 1969, wherein the Supervisor of Property and Insurance was authorized to begin negotiations as soon as possible for the acquisition of various properties required to connect Union Street and Adanac Street, including Lot 24, Blk. 21, D.L. 182A being 1151 Union Street.

continued . . . / 5

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Item No. 6 cont'd

This property consists of a site 25' x 122', zoned M-1 (Industrial) used for both residential and industrial purposes.

At the front is a one-storey frame dwelling with a main floor area of 768 sq. ft. erected in 1905. This dwelling contains 7 rooms, 5 plumbing fixtures, has a patent shingle roof, siding on the exterior walls, a concrete foundation and is heated by an automatic oil-fired hot water system. The building is in good condition as a result of renovations in recent years and is occupied by the owner and family.

At the rear of the property is a one-storey frame building with an area of 1000 sq. ft. which is presently being used as a furniture making shop by the owner and family. This building has a concrete foundation, concrete slab floor, imitation brick siding on the exterior, a tar and gravel roof and contains various woodworking machines and equipment which will be removed by the owner when vacating.

In addition to the basic value of the property in use for residential purposes it has been necessary to consider the benefit accruing to owner by reason of the business enterprise also located on the property. Following negotiations with the owner's solicitors, the owner has agreed to sell for the sum of $20,500.00 as of Dec. 31, 1969, including moving costs, disruption of business and all other considerations, subject to the owner retaining rent-free possession to March 31, 1970. This settlement price is considered to be realistic. It is proposed to demolish these buildings when vacant to enable the City Engineer to proceed with the development of the new road.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property at a total cost of $20,500.00 on the foregoing basis, chargeable to Code #145/2805."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Extension of 'Option to Purchase'
British Columbia Housing Foundation

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated December 7, 1967 approved the sale of Lot 28, Sub. D, Block 160, D.L. 264A which is situated on the north side of 12th Avenue between Clark and Woodland Drives, to the Orange Rest Home Foundation for the cash price of $9,920.00, which has been paid in full.

After payment of the lot, the Orange Rest Home Foundation passed a resolution recommending that the property be conveyed into the name of the British Columbia Housing Foundation, 198 West Hastings St., Vancouver, B.C. The Foundation agreed to take over the land for the purpose of constructing a Senior Citizens Home.

continued . . . / 6

Item No. 7 cont'd

One of the conditions of sale was, ' the purchaser shall give to the City a two-year option to repurchase the property at the net sale price, to be exercised in the event that the purchaser does not proceed with construction'. An option was secured from the British Columbia Housing Foundation requiring construction to proceed by December 7, 1969, with the City having a further three months to exercise the option.

We have received a letter from the Housing Foundation which says in part ' owing to the fact that, subsequent to the transfer of the property to us, there was a change in City policy regarding the permissible maximum floor space ratio for this type of project in RT-2 zones, it was necessary to delay planning until a final decision had been taken by City Council, and later to revise the original plans. This has inevitably meant a considerable delay. The Housing Foundation goes on to request a one-year extension of the City's "option to purchase".'

The Planning Department reports that a floor space ratio of 0.75 is now permissible and will enable the Housing Foundation to proceed with their planned housing projects. The Director of Planning also endorses the granting of a one-year extension of the 'option to purchase'.

RECOMMENDED that the City Solicitor be requested to prepare a one-year extension to the 'option to purchase presently held by the City of Vancouver on Lot 28, Sub. D, Block 160, D.L. 264A, Group 1, NWD, Plan #10940."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Replotting S.E. Sector, Lot on S/S 59th Avenue, West of Cromwell St.

The Supervisor of Property and Insurance reports as follows:

"Lot 11, Block 2 of south part of NW¼, D.L. 335 which is situated on the south side of 59th Avenue, west of Cromwell Street is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968

This property comprises a single lot 33' x 110', zoned RS-1. Same is presently overgrown with bush and is totally lacking all services.

According to recent advice from the City Solicitor, the owner through his solicitor, agrees to accept the sum of $5,000.00 as of December 31, 1969 subject to the City paying out-of-pocket expenses in the amount of $685.00. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $5,685.00 on the foregoing basis, chargeable to Code #4906/255."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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9. Sale of City-owned Lot
Sit: S.E. Corner 8th Ave. & MacDonald St.

The Supervisor of Property and Insurance reports as follows:

"Lot A, Sub. 3 & 4, Block 20, D.L. 192, Plan #5113, which is situated on the South-east corner of 8th Avenue and MacDonald Street was acquired in 1948 for highway purposes with portion established for road. The residual portion, known as Lot A, is vacant, triangular in shape, and has a total area of 1,581 sq.ft.

Canada Safeway Ltd. has acquired the rest of the block on the South side of 8th Avenue between MacDonald and Stephens Streets, and on June 26, 1969 City Council (Public Hearing) approved an application for rezoning to C-2 Commercial District subject to the acquisition by Canada Safeway Ltd. of the lane allowance and subject to the consolidation of all lots including the closed and stopped-up portion of the E/W lane, into one parcel and so registered in the Land Registry Office.

On November 25, 1969 City Council approved Item 3 of the Board of Administration, Works & Utility Matters, report dated November 21, 1969 recommending closing and sale of the lane in Block 20, for the sum of $19,681.00. Negotiations for the sale of City-owned Lot A to Canada Safeway Ltd. have been in progress for some time. Valuing this parcel on the basis of its inclusion into a consolidated commercial development, the Supervisor of Property and Insurance has recommended a price of $6,324.00. Canada Safeway Ltd. has now indicated that they are prepared to acquire at this price. It is therefore,

RECOMMENDED that Lot A of Lots 3 & 4, Block 20, D.L. 192 be sold to Canada Safeway Ltd. for the sum of $6,324.00, plus taxes and registration fees, for consolidation with the abutting property."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * *

FOR ADOPTION SEE PAGE 661

FEB 10 1970

MINUTES January 26, 1970

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall on Monday, January 26, 1970, at approximately 3:30 p.m.

PRESENT:
Alderman Linnell
Alderman Rankin
Commissioner Ryan
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation Division
Superintendent A.E. Oliver, City Police Department
Mr. D. Morrison, City Prosecutor's Office
Dr. P.S. Bullen, Vancouver School Board
Mr. J. Mulberry, Law Department

ALSO PRESENT:
Mr. W.H. McLachlan, Vancouver School Board
Mr. J. Plaskett, Vancouver Traffic and Safety Council

CLERK: D. Scott

Appointment of Chairman

The Clerk advised that the Vancouver City Council on January 7, 1970 appointed Alderman Linnell and Alderman Rankin as Council Members to the Commission. Nominations were called for the position of Chairman.

Alderman Linnell was elected Chairman of the Official Traffic Commission for the year 1970.

The Minutes of the meeting held December 1, 1969 were adopted as amended by Council on December 16, 1969.

1. 16th Avenue and Camosun Street

The Commission has had before it for the past few years the matter of traffic conditions at 16th and Camosun and representations have been heard from various interested citizens and the Queen Elizabeth P.T.A. on several occasions. Mrs. L.A. Waters, Safety Chairman of the Queen Elizabeth P.T.A., has been the chief spokesman in the past year.

Mrs. L.A. Waters, representing the petitioners, again appeared before the Official Traffic Commission, presented a brief and requested a pedestrian actuated signal at 16th and Camosun and an advance flashing signal west of the actuated signal.

(A copy of the brief and relevant correspondence are attached for the information of Council and it should be noted that a petition with approximately 1,030 signatures is on file in the City Clerk's Office)

Mrs. Waters advised that as the Queen Elizabeth School is used for extra-curricular activities in the late afternoon and evening, a school patrol operated light would not be significant as it would not be in operation after the school patrol went off duty. In answer to a communication from Mrs. Waters received October 30, 1969 by the Engineering Department, Mr. Boyes advised Mrs. Waters that he had requested a School Board representative to supply information on the use of all schools after school hours so that this matter could be considered on a city-wide basis.

In a report dated January 19, 1970 the City Engineer reported as follows:

. . cont'd

Clause 1 Continued

"In regard to this matter, at the Commission meeting of August 25, 1969, the School Board was requested to supply information on extra-curricular activities at all schools in the City for inclusion in a later report.

This information has been received and shows that:

(1) Of 68 Elementary Schools in the City, 65 are used for extra-curricular activities in the late afternoon and evening. The evening use is generally by teenagers and adults and is comparable to activities in Secondary Schools and Community Centres throughout the City.

(2) Of the 65 schools, 29 (including Queen Elizabeth School at 16th Avenue and Camosun Street) are used between 3:00 P.M. and 5:30 P.M. for activities involving primary school children. The number of days per week the schools are used varies from one to four with an average of 2.1. The hours per day also varies with an average of 1.75 hours per day involving group sizes of 12 to 30 children per day of use.

As indicated in item (1) above, the evening use is by older Elementary school children and adults and the activities are comparable to those in Community Centres and Secondary Schools throughout the City where special crossing facilities have not been found necessary.

The main concern expressed at Commission meetings has been with the 3:30 P.M. to 5:30 P.M. period when Safety Patrols are not in attendance at school crosswalks and the vehicular traffic volumes are heavier because of the evening rush hour. The types of activities during this period are generally piano lessons, Cubs and Brownies and physical activities which are also occurring at Churches, Community Centres, Parks and Boys' Clubs throughout the City where the present arrangements of marked crosswalks and right-of-way provisions appear to be satisfactory.

Because the arterial streets are on a grid system with a spacing of approximately ½ mile, most of the schools are on or close to an arterial street. It has been suggested that because of the extra-curricular activities at the schools, pedestrian actuated signals should be installed at the school crosswalk locations.

In the recent review of pedestrian crossing difficulties throughout the City which culminated in a recommendation for the installation of five pedestrian actuated signals, factors considered in arriving at a warrant for such treatment included traffic volumes, crossing demand, accident history, etc. In the case of school crossings, the above information shows no special circumstances or technical criteria for recommending pedestrian actuated signals at school crosswalk locations.

Queen Elizabeth School is used more during the 3:30 P.M. to 5:30 P.M. period for extra-curricular activities than the average of other schools. Its use is four days per week compared to the average of 2.1 days per week, and 1.8 hours per day of use compared to the average of 1.75. As pointed out, however, similar activitites are occurring at other locations throughout the City. Specifically, in the West Point Grey area, activities are held in the Queen Mary School (4th Avenue and Trimble Street) and at two Churches in the same area. Access to these locations involve crossing 4th Avenue and 10th Avenue where the traffic

. . cont'd

volumes are comparable on 4th Avenue and heavier on 10th Ave. compared to 16th Ave. On a City-wide basis there are many arterial streets with substantially heavier volumes than presently occur on 16th Avenue.

In summary, having reviewed the program of activities, crossing movement and relationship to similar activities throughout the City, there does not appear to be justification for additional traffic control measures for schools at this time.

This report is submitted for the Commission's consideration."

Mrs. Waters pointed out that she believed the speed is excessive due to the fact that it is used a great deal by students going to and from the University of B.C. and Superintendent Oliver stated that he would have a radar survey made in this area.

As a request for this pedestrian actuated signal by Mrs. Waters on behalf of the petitioners has been before the Commission on serveral occasions and because there is no clear indication of special circumstances at this location, after some questions and considerable discussion it was

RECOMMENDED that the matter of a pedestrian operated light and a warning light at 16th and Camosun be brought before City Council for its CONSIDERATION and decision.

2. Loading Zone Mid-Block on Howe Street

In a communication dated November 28, 1969, Mr. G.E. Baynes, President of the Hotel Grosvenor requested the establishment of a mid-block loading zone north of the entrance to the Government Parking lot on the west side of Howe Street on Block 61. In reply to this communication, the City Engineer advised Mr. Baynes that he was prepared to eliminate three parking metered spaces on the west side of Howe Street immediately south of Robson Street. The City Engineer further advised Mr. Baynes that he felt his request should be placed before the Official Traffic Commission for consideration at which time arrangements would be made for Mr. Baynes to present his case.

The City Engineer submitted a report dated January 19, 1970 however the Clerk advised that Mr. Baynes was on holidays and could not be present at this meeting. It was therefore

RECOMMENDED that the matter of a loading zone mid-block on Howe Street be tabled to a subsequent meeting when Mr. Baynes can be present.

3. A.M. Congestion on South Granville

Mr. B.W. Hoeter in a communication dated December 8, 1969 advised that the traffic flow on Granville Street north from 57th to 41st Avenues is becoming more and more congested during the morning rush hour. He suggested that the curb northbound lane on the east side of Granville Street should have parking restrictions in order to open up this lane to traffic.

In a report dated January 15, 1970, the City Engineer advised that recent traffic volume increases between 59th and 41st Avenues indicate the need for another northbound lane and further advised it is proposed to install, under the City Engineer's authority, a 7:00 a.m. to 9:00 a.m. parking prohibition on the east side of Granville in this area.

RECOMMENDED that the City Engineer's report dated January 15, 1970 be approved.

. . cont'd

Official Traffic Commission January 26, 1970

4. Crosswalk, 41st & Heather - $1.49 Day

At the last meeting of the Official Traffic Commission it was recommended that a school crosswalk be placed on Heather and 41st Avenue and that a report be made to the next meeting of the Commission on traffic conditions in the vicinity of the Shopping Centre on a $1.49 Day.

Superintendent Oliver in a report dated December 5, 1969 advised of the traffic conditions and the crossing habits of pedestrians particularly as they pertain to students on 41st and Heather during the periods 8:20 a.m. to 9:00 a.m., 12:01 p.m. to 1:00 and 2:30 p.m. to 3:30 p.m. Superintendent Oliver concluded his report stating that in the opinion of the Police Department, the $1.49 Day traffic observed did not affect the safety of the students.

It was pointed out that the check of traffic conditions was to also determine whether a marked school crosswalk at 45th Avenue and Tisdall was necessary. It was

RECOMMENDED that the report of Superintendent Oliver dated December 5, 1969 respecting the crosswalk at 41st and Heather on $1.49 Day be received and that a further report be presented by Superintendent Oliver on the traffic conditions and student crossing problems at 45th and Tisdall.

5. Statistics re Traffic Accidents and Deaths in the City.

Superintendent Oliver reported that the number of traffic injuries in the City of Vancouver had increased slightly during 1969 however the number of deaths recorded had decreased from 53 in 1968 to 35 in 1969.

In speaking to the matter, Superintendent Oliver advised that a survey was being taken with respect to the seriousness of the accidents incurred and he was awaiting this report with interest. He explained that new methods are being tried with a view to reducing the number of traffic accidents.

RECOMMENDED that the Official Traffic Commission extend its appreciation and commendation to the Superintendent of Traffic and Mr. Boyes for their program and efforts with respect to the reduction of traffic deaths in the City of Vancouver during 1969.

6. Second Avenue Traffic -
East of Cambie Overpass

In connection with a communication received from Mr. E.W. Bear dated December 1, 1969 with respect to the signing on Second Avenue east of the Cambie Overpass, Mr. Boyes explained the type and location of signs and the reasons for their installation.

RECOMMENDED that the City Engineer send a suitable letter of explanation to Mr. Bear.

7. Hornby & Pender Streets
Request for Dual Left Turn Lanes

At a meeting of the Vancouver City Council on December 9, 1969 Alderman Sweeney reported that motorists turning left from Hornby Street onto Pender Street are being ticketed when they make the turn from the second lane from the curb and Council referred the matter to the Commission.

The City Engineer under date of January 19, 1970 reported as follows:

"This matter has been reviewed, and observations indicate that throughout the majority of the day there is no unusual situation at this intersection which would suggest a need for two lanes turning left. However, there are short periods of five to ten

. . cont'd

Clause 7 Continued

minutes duration during the afternoon rush period when some congestion occurs, and some left turns take place from the second lane.

Providing two lanes for these left turns introduces a hazardous weaving situation in the short block on Pender Street west of Hornby Street. A further hazard to pedestrians also exists in the west crosswalk, where they cannot be readily seen by the second lane of turning vehicles.

A further consideration in this matter is that when the new Georgia Viaduct is opened in the Spring of 1971, Pender Street will be made two-way in this area and dual left turns will not be possible, in view of the narrow width of street available.

In view of the above, it is RECOMMENDED that dual left turns at Pender and Hornby Streets not be permitted."

Mr. Boyes with the aid of a map explained the situation and it was

RECOMMENDED that the recommendation of the City Engineer, contained in his report dated January 19, 1970 that dual left turns at Pender and Hornby Streets not be permitted, be adopted.

8. School Buses Stopping on Appropriate Side of the Street

In a communication dated December 5, 1969 Mrs. Carol Wilson requested that action be taken to prohibit school buses discharging children where it would necessitate them crossing the street to reach their home or school. She suggested that children should be deposited from the school buses in front of their homes or in front of the school. It was pointed out that the Vancouver School Board do not operate school buses however many private organizations such as the Kerrisdale Transportation, the Bunny Bus etc., are operating on City streets.

The Commission agreed that a suitable letter should be forwarded to the organizations operating these buses explaining that the Commission is concerned with the hazard involved in those cases where children are required to cross the street at a mid-block location.

RECOMMENDED that Mrs. Wilson be advised of the action the Commission proposes to take on this matter.

9. Police Required due to Special Functions and Events

The Vancouver City Council on November 4, 1969 referred the matter of additional expenditures necessary to provide Police services for special events, functions etc., held in the City by organizations, commercial establishments et al, to the Official Traffic Commission for report to Council.

The Commission considered this matter at its meeting on December 7, 1969 and

RECOMMENDED

"(a) that consideration of developers paying for the cost of police supervision to handle special traffic conditions, if found necessary during the construction period, be referred to the Technical Planning Board for report to the Commission,

(b) that the Chairman write to the major cities to obtain information as to how they handle, from a police enforcement

. . cont'd

standpoint, peak traffic conditions; the cost involved and who pays for the additional supervision required,

(c) that Superintendent Oliver be requested to submit a report to the next meeting of the Official Traffic Commission setting out the use of the permanent and reserve police officers with respect to the P.N.E. events, major downtown department stores, and other profit making activities,

(d) that the Law Department review and report to the next Official Traffic Commission meeting on the legal aspects of charging for extra traffic police supervision."

With respect to charging for extra traffic police supervision where:

(a) a building project disrupts or impedes normal traffic patterns as a consequence of a partial or total closure of an adjacent street; and

(b) extra supervision is required to facilitate the holding of a parade.

the Corporation Counsel in a report dated December 22, 1969 advised that there would be no legal obstacle for the collection of these charges for the services provided. He pointed out however that with respect to (a) there are practical problems and suggested the Director of Permits and Licenses express his views on this matter.

The Director of Permits and Licenses reported under date of January 23, 1970 as follows with respect to the partial closure of streets with respect to building operations:

"Clause 1.6.3.(1) of the Building By-law sets forth the limitations of street occupancy with respect to the construction of buildings viz.

'The Building Inspector shall not authorize the occupation of any part of any street or the air space immediately above such part, beyond twenty feet from the street line, provided however that the Council may authorize the Building Inspector to issue a permit to any person for the use and occupancy of a greater part or area of any street, subject to such conditions and stipulations as the Council may deem expedient.'

It is to be noted that this regulation gives:

(a) authority to the Building Inspector to permit street occupancy up to 20 feet as measured from the street-property line

(b) reserves to City Council the right to approve and conditions of approval for street occupancy exceeding 20 feet as measured from the street-property line.

With respect to (a) street occupancy permits are not issued without prior approval of the City Engineer and such permits are not issued under conditions which would interfere with traffic to the extent that traffic supervision by City Police would be required.

With respect to (b) I am not aware of any street occupancy approved by Council that disrupted traffic to the extent that traffic control by police officers was required.

Closure of City streets for special projects, such as Block 52 currently under construction, was carried out by the City Engineer.

. . cont'd

Clause 9 Continued

Finally the Building By-law regulates through permit the movement of buildings over city streets. Prior approval of the City Engineer is required and it is usual to have a police officer in attendance.

A charge based on a flat fee structure for the case of moving buildings over city streets could be collected at the time the permit was issued. Such fee would have to be determined by the police administration.

Should the need arise in the future for traffic control by police officers in the case of special projects, fees could, presumably, be part of the conditions of approval. However establishment of a fee or fee structure would be very difficult to determine if possible at all.

In addition to the foregoing, it is pointed out that the present fee structure for street occupancy amounts to a significant figure."

Superintendent Oliver presented a report dated December 29, 1969, which set out a breakdown of all regular and reserve Police coverage in 1969 for parades, general traffic control, commercial events etc., for the consideration of the Commission.

Superintendent Oliver also submitted the following report dated January 23, 1970 setting out the policy followed by 10 major cities with respect to charges for the use of additional police:

"It should be noted that the prime criterion by which the reporting cities deal with the problem of charging fees for additional police personnel is:-

a). Does it affect the public at large, or

b). Does it only assist a commercial enterprise, and their patrons.

PARADES

All the cities involved in this report replied that they do not charge for additional traffic control, providing that a parade permit is obtained, and a parade fee posted.

MAJOR DEPARTMENT STORE SALES

All reporting cities replied that the Stores use their own security staff on premises, and employ off-duty police personnel to assist. Reserve Police, or off-duty police, are employed for on-premises traffic control. (i.e. parking lot control).

In most cases on-street traffic control is handled by on-duty police personnel, except Windsor and Toronto, where off-duty uniform police are hired.

COMMERCIAL EVENTS OF A THEATRICAL OR SPORTS NATURE

All cities involved replied that they even hire off-duty police personnel for on-premises security, while on-street traffic control is supplied by the City at no additional charge, except the City of Los Angeles, who pay their members, but assess the event the cost of personnel.

OTHER - ESCORTS ETC

This category included escorts of all types - house moves, construction etc. Seven cities reported that all escorts are

cont'd

FEB 10 1970

Clause 9 Continued

handled by off-duty members, while Calgary, Edmonton and Winnipeg supply on-duty personnel, and assess the company, or individual requesting the service.

PARKING LOT ON-STREET LINE-UP

The Cities of Los Angeles, Saskatoon and Toronto permit limited on-street line-up, but it must move when instructed by police. All other cities report no problem in this area."

(The report of the Corporation Counsel dated December 22, and the report of Superintendent Oliver dated December 29, 1969 are attached for the information of Council.)

The Commission discussed this matter for a considerable time and Mr. J. Mulberry pointed out to the members the difficulties that could arise in endeavouring to collect such charges. It was

RECOMMENDED that no action be taken at this time and the Corporation Counsel be asked to review the Vancouver Charter to see if there is any feasibility for such charges and

FURTHER RECOMMENDED that the Police Department be instructed to keep a watching brief to see if some of the extra police details might be charged for.

The meeting adjourned at approximately 5:00 p.m.

* * * * *

FOR ADOPTION 662/3

CITY OF VANCOUVER

FEB 17 1970

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 17, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Rankin

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Property and Personnel matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 10, 1970, be adopted.

- CARRIED

His Worship the Mayor advised that Dr. Turpin, the Civic Chaplain, has been confined in hospital but is now convalescing satisfactorily at home.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Pamphlet on Drugs

referred to a pamphlet on drugs put out under the sponsorship of major Vancouver department stores. The Alderman suggested an additional 50,000 copies be made available for distribution to the citizens.

At His Worship's request Alderman Wilson agreed to submit a motion later.

Alderman Bird - Parking Infraction and Towing Company

referred to a copy of a communication received citing an incident involving a citizen with a tow truck company following a parking infraction. The Alderman expressed his views on the matter of detaining citizens in this manner.

His Worship advised of having forwarded the matter to the Police Commission.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Street Hoardings

referred to the fact that in the next several months construction will commence on a number of major buildings in the downtown area. The Alderman enquired regarding City policy, if any, in the matter of construction of hoardings which protrude on to the City streets.

Commissioner Ryan reported there is a by-law provision allowing certain powers to the Building Inspector and further approval from the City Council as necessary.

Alderman Phillips - Mayor's Meeting with the Prime Minister

enquired if His Worship would be reporting as a result of his recent meeting with Prime Minister Trudeau.

His Worship stated he would be reporting later.

Alderman Phillips - Noise By-law

referred to a newspaper article commenting on a noise by-law recently enacted by the City of Ottawa.

The Corporation Counsel advised he has been in communication with various cities on the subject of noise and would be writing to obtain a copy of this recent enactment.

Alderman Broome - Street Marking Program

requested the Board of Administration furnish a report on the marking of streets program, to include money spent over the past year and quality of paint used.

Alderman Sweeney - Proposed 5-year Plan Plebiscite

enquired regarding submission of the proposed 5-year Plan plebiscite.

His Worship stated the matter would be discussed later.

Alderman Wilson Operating Funds: Community Centres

referred to an enquiry from the Dunbar Community Centre whether operating funds for community centre facilities, as well as in respect to future facilities as proposed in the 5-year plan, will be adequately provided.

His Worship reported he had already replied to this communication.

FEB 17 1970

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Social Planning Study: West End

referred to the Social Planning study for the West End which has been approved by Council. In this regard the Alderman advised the West End Community Association had conducted a house to house survey and obtained pertinent information respecting conditions in the area. The Alderman suggested the Chairman of the Social Development Committee endeavour to have a close liaison arrangement established with the Association in order that the material already gathered may be made available.

COMMUNICATIONS OR PETITIONS

1. Transportation Arteries: Burnaby, Richmond, Vancouver

The Council noted a communication from the Chairman of the Planning Committee of Richmond referring to an ad hoc committee of representatives of Richmond, Burnaby and Vancouver which has been discussing mutual problems in the field of transportation routes, and liaison with the Department of Highways. It is advised that particularly, the Committee considers the need to study in depth the possibility of a traffic corridor linking Highway 499 via the new Knight Street Fraser River crossing and Highway 401 in the vicinity of Boundary Road. It is suggested, therefore, that the respective Councils recognize this ad hoc committee and give it authority to discuss such matters with the Department of Highways officials.

MOVED by Ald. Sweeney,
THAT this communication be referred to the Standing Committee on Transportation for report back.

- CARRIED

2. Continental Hotel

MOVED by Ald. Bird,
THAT, pursuant to request received, a delegation be heard from the Continental Hotel Limited, as and when the Board of Administration submits a related report to Council.

- CARRIED

3. Conference: Housing & Community

The Council received a communication from the Supervisor, Urban Affairs Program, Extension Department of the University of British Columbia, pointing out a Housing and Community Conference would be held in the Georgia Hotel, March 5th and 6th. It is requested representations from elected and staff officers be arranged.

MOVED by Ald. Broome,
THAT this matter be left in the hands of His Worship the Mayor to appoint representatives both from the Council and the administration.

- CARRIED

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, February 13, 1970

Works and Utility Matters

(i) South 7' of Lot 13, Subdivision 10, Block A. D.L. 182 N/S Pender Street, East of Vernon Drive (Clause 1)

MOVED by Ald. Bird,
THAT this clause be deferred for consideration at the next meeting at which time the City Engineer be present to give a Report Reference to Council respecting Pender Street and like closings which have taken place.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 2 and 3 of the report of the Board of Administration (Works & Utility matters), dated February 13, 1970, be adopted.

- CARRIED

(iii) Underground Wiring re New Subdivisions

Alderman Calder requested the Board of Administration report on the proposal that contractors developing new subdivisions and are relieved of the requirement to place wiring underground, be required, in lieu thereof, to make a payment to the City.

MOVED by Ald. Calder,
THAT this proposal be referred to the Board of Administration for report.

- CARRIED

Social Service and Health Matters

(i) Juvenile Detention Home: Regional (Clause 2)

The Greater Vancouver Regional District has requested the Council advise whether or not it favours the Regional District building and operating a Remand-Detention Home for juveniles with the capital cost being distributed on the basis of assessments and operating costs being distributed on a per diem rate based on usage. This enquiry is made as a result of a request from the Vancouver City Council that the District consider the building of a Juvenile Detention Home on a Regional basis.

MOVED by Ald. Bird,
THAT the Greater Vancouver Regional District be advised that the Vancouver City Council is in favour of the District building and operating a Remand-Detention Home for juveniles with the Regional District's share of the capital costs being distributed on a basis of assessments and the District's share of the operating costs being distributed on a per diem rate based on usage.

- CARRIED

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

(ii) Saturday Closure:
Mountain View Cemetery (Clause 3)

The Board of Administration reported as a result of a communication from the B. C. Funeral Services Association re discontinuance of burial services on Saturdays. The views of the Medical Health Officer are set out in the report.

MOVED by Ald. Wilson,
THAT, in the Vancouver Cemetery operation, only the Cemetery Office remain open on Saturday and there be no burials on this day other than when special arrangements are made which will be at the cost of the parties so requiring.

(not put)

MOVED by Ald. Phillips, in Amendment,
THAT the present policy in respect of Saturday opening of the Vancouver City Cemetery remain unchanged.

- CARRIED

(iii) Taylor Manor:
Replacement Equipment (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated February 13, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Terminal Railways and Freight Movement in Greater Vancouver (Clause 5)

The Board of Administration reported as follows:

"Your Board submits the following report of the Director of Planning dated February 6, 1970 respecting problems connected with freight movement in Greater Vancouver:

'On November 12, 1969, Members of Council met with Dr. Derek Scrafton, Chief, Urban Transportation Development Division, Department of Transport, Ottawa, at which time it was agreed the City would submit a memorandum of its ideas regarding Terminal Railways in Greater Vancouver. Since then, Dr. Scrafton has made available copies of a 1963 study of freight traffic movement through Greater Vancouver which was prepared by the B.C. Research Council for the Department of Transport but not previously made public. Copies of a summary of this report are on file with the City Clerk for Members of Council who wish them.

After reviewing this report, it is obvious that some of the problem situations existing then have been eliminated by measures taken over the last six years, including:

- completion of the Heatley and Renfrew overpass
- elimination of level crossing at Campbell Avenue
- expansion of Canadian Pacific and Canadian National yard facilities at Coquitlam and Port Mann respectively
- completion of the new Second Narrows railway bridge and tunnel

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters
Clause #5 cont'd.

- operation of the "Physical Distribution Sub-Committee" of the Port of Vancouver Development Committee as a forum for considering problems of road and rail systems affecting physical distribution.

On the basis of the foregoing, it does not appear that a further fact-finding study is necessary. In addition, a forum for considering matters affecting the movement of goods (made up of representatives of the railways, trucking industry, shippers, harbour interests) already exists. Proposals for improving facilities for distributing goods, such as the Indian Arm causeway, waterfront access roads on the north and south shores of Burrard Inlet, are under consideration by the Physical Distribution Sub-committee, Port of Vancouver Development Committee who are meeting regularly to consider problems of this nature.'

Your Board submits the above report for Council's CONSIDERATION with the suggestion that the City's representative on the Port of Vancouver Development Committee, Alderman Marianne Linnell, be asked to discuss with the Executive of the Port Committee whether they believe there is a need for a new independent examination of railway operations and freight movements in Greater Vancouver; and that Alderman Linnell report from time to time to the Standing Committee on Transportation if any further action by City Council is necessary.

It is further suggested that a copy of this report be sent to Dr. Derek Scrafton."

MOVED by Ald. Broome,
THAT the suggestions contained in the foregoing report be approved.

- CARRIED

(ii) False Creek Development Concepts:
Letter from the Vancouver Board of Trade (Clause 6)

The Board of Administration submitted the Director of Planning's report on a request from the Vancouver Board of Trade that the time in which to furnish a reply on the matter of False Creek Development be extended for one month.

MOVED by Ald. Hardwick,
THAT the Director of Planning proceed on the present schedule of reporting to Council on delegations' briefs in connection with the matter; however, in the case of the Board of Trade, that Body be advised that their brief will be accepted when submitted.

- CARRIED

(iii) Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Building and Planning matters), dated February 13, 1970, be adopted.

- CARRIED

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

Fire Department Apparatus Replacement

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated February 13, 1970, be adopted.

- CARRIED

Finance Matters

(i) Civic Luncheon: Pacific Coast Curling Association (Clause 7)

The Board of Administration advised of a communication from the Pacific Coast Curling Association in respect of National Mixed Curling Championships to be held in March at the Capilano Winter Club, North Vancouver. Financial assistance is requested in co-hosting with the North Shore Municipalities, a luncheon on March 9th.

MOVED by Ald. Sweeney,
THAT no action be taken on this request.

- CARRIED

(ii) Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Finance matters), dated February 13, 1970, Clauses 1 to 5 inclusive and 8 be adopted and Clause 6 received for information.

- CARRIED

B. Property Matters, February 13, 1970

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Property matters), dated February 13, 1970, Clauses 1 to 4 inclusive be adopted and Clause 5 received for information.

- CARRIED

C. Low Density Multiple Housing Development: Vicinity Marine Drive and Angus Drive

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see page 8)

D. Urban Renewal: Strathcona Area

The Board of Administration, under date of February 11, 1970, submitted a progress report from the Strathcona Working Committee and commented on certain references in the report.

MOVED by Ald. Sweeney,
THAT the Board of Administration report dated February 11, 1970 and the report of the Strathcona Working Committee of February 5, 1970, be received for information.

- CARRIED

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Policy re Disposal of Residential Lots in Site 13, South-East Sector, Area "C"

The Council considered Board of Administration report of February 11, 1970, in which is set out report of the Director of Finance, Supervisor of Property and the Director of Planning, in the matter of method of disposal of residential lots located in Site 13, South-East Sector, Area "C". The present policy regarding disposal of residential lots in the City is referred to as well as various alternatives for Council consideration.

Motions were made at this point; however, no action was taken pending a further consideration later in the day. (see pages 9 & 10)

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Rankin

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

C. cont'd
Low Density Multiple Housing Development: Vicinity Marine Drive and Angus Drive

A representative of Horner Developments Limited appeared before the Council in support of a brief dated January 21, 1970, filed in connection with the request for authority to negotiate directly with the City for the purchase of a portion of City-owned Lot A, District Lot 317, Lot 5966, Block B, District Lot 307, located at 75th Avenue and Angus Drive. The company is acquiring rights to the abutting property, Lot 3, Block 16, D.L. 317, as well as additional acreage to the north and west. The proposal is to consolidate all of these lands for a comprehensive residential development.

The Board of Administration, under date of February 12, 1970, submitted the Director of Planning's report on this application. In this report is reviewed the status of the property pointing out the residential and light industrial sites have been withdrawn from the market for a period of one year as of September 23, 1969 to permit certain archaeological research. The Council requested the Director of Planning report in the meantime on the rationale in respect to the particular type of subdivision proposed on these lands.

MOVED by Ald. Hardwick,
THAT the Director of Planning be instructed to consider low density multiple zoning for this City land and report back; it being understood the Director of Planning's report will take into account his study of the Marpole centre and concern for amenities and waterfront alignment.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Proposed Botanical Garden Development:
Portion Old Shaughnessy Golf Course

On February 3, 1970, the Council received from the Honourable Grace McCarthy a proposal for the development of a portion of the Old Shaughnessy Golf Course for purposes of a Botanical Garden. The proposal was referred at that time to the Board of Administration for report.

Under date of February 13, 1970, the Board of Administration submitted reports of the Director of Finance, Director of Planning and the Corporation Counsel on various aspects of the proposal submitted and submitted for Council consideration, the following:

"Request the Board of Parks and Public Recreation to:

(a) Develop a probable final development plan for the gardens and buildings, and costs estimates thereof, to determine what additional funds will be needed in excess of the $666,667 of contributions for this purpose. Such development plans to be worked out in relation to the plan for residential development mentioned in item (e).

(b) Prepare a cost estimate of construction of necessary parking facilities and to determine whether these can be paid from the contributions for development or must be paid for by City funds.

(c) Prepare a detailed report on the operating losses expected to be experienced at least in the early years.

(d) Obtain clarification of what disposition is required of any operating surpluses not required for development purposes.

(e) Request Marathon Realty to prepare an outline plan for the residential development and make the necessary rezoning application."

Communications in support of the Botanical Gardens proposal were received from:

Community Arts Council of Vancouver
Save our Parkland Association
P.R.U. Stratton

MOVED by Ald. Wilson,
THAT His Worship the Mayor be requested to appoint a small committee to further consider this matter for report back and the matters set out above and identified as (a) and (e) inclusive, be referred to such Committee.

- CARRIED

E. (cont'd) Policy re Disposal of Residential Lots in Site 13, South-East Sector Area "C"

Under date of February 11, 1970, the Board of Administration submitted report of the Director of Finance, Supervisor of Property and the Director of Planning regarding method of disposal of residential lots located in Site 13, South-East Sector, Area "C". After due consideration of the information submitted therein, in which the present policy for sale of residential lots in the City is set out and various alternatives given to the Council for consideration, it was,

cont'd....

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Policy re Disposal of Residential Lots in Site 13, South-East Sector, Area "C" continued ....

MOVED by Ald. Bird,
THAT these lots be sold on the basis of giving preference to individuals who wish to build homes for themselves, have applied, and all other matters are equal;

THAT not more than two lots in a block be sold to any one purchaser;

THAT construction be commenced within 18 months of date of sale; it being understood the City shall have the right at its option to re-purchase the property by refunding the principal only, if construction is not commenced within this time;

THAT the lots be offered on the basis of 'fixed price' at market value.

- CARRIED

(In arriving at the foregoing conclusion, and because of a request to 'split the motion', separate motions were received and voted upon as each issue was considered)

G. Health Department: Reorganization

The Board of Administration, under date of February 12, 1970, submitted report of the Medical Health Officer in regard to re-organization of the Health Department. A report of the Director of Personnel Services, dated February 12, 1970, is submitted, making recommendations in respect of two positions resulting from the proposed recommendations. These positions are:

Speech Therapist I (Pay Grade 21) proposed to Speech Therapist II (Pay Grade 23)

Administrative Assistant, Health (Pay Grade 26) proposed to Administrative Assistant, Health (Pay Grade 27)

The Board of Administration recommends the following recommendations of the Medical Health Officer be adopted:

"1. Authority be granted to implement the changes recommended in this report.

2. The report of the Director of Personnel Services attached be adopted."

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

H. Report of Standing Committee on Transportation, February 5, 1970

MOVED by Ald. Wilson,
THAT, in respect of the report of the Standing Committee on Transportation, dated February 5, 1970, Clauses 1 and 2, Part I be adopted and Clauses 3 and 4, Part II, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of the Standing Committee on Planning and Development, dated February 5, 1970

MOVED by Ald. Bird,
THAT, in respect of the report of the Standing Committee on Planning and Development, dated February 5, 1970, Clause 1, Part I be adopted and Clause 2, Part II be received for information.

- CARRIED

J. Report of the Standing Committee on Health and Welfare dated February 5, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare dated February 5, 1970, be received for information.

- CARRIED

K. Social Development Plan: West End

The Social Development Committee, under date of February 13, 1970, submitted the following report:

"On January 7, 1970, Council passed the following resolution:

> THAT the Chairman of the Social Development Committee discuss with the Director of Social Planning/Community Development the possibility of activating a similar rehabilitation program re Strathcona area, for the West End.

This resolution follows very closely the item which had been under discussion with the Joint Technical Committee, Social Planning/Community Development Department. The Joint Technical Committee had been considering a report 'West End of Vancouver - A Social Profile' produced by United Community Services.

As a subsequent step in the consideration of the conditions and situations outlined in the report 'West End of Vancouver - A Social Profile' and to follow the instructions of Council's resolution of January 7, the Joint Technical Committee proposed to the Social Development Committee the establishment of funds for the purpose of engaging a Consultant to prepare a Social Development Plan for the West End of Vancouver. The costs of this are estimated to be $4,500. The terms of reference are to be prepared by the Joint Technical Committee.

The Social Development Committee at its meeting of February 2, adopted the following and recommends its adoption by the Vancouver City Council:

> 'THAT funds in the amount of $4,500 be approved for the Department of SP/CD to hire a Consultant for the purpose of preparing a Social Development Plan for the West End of Vancouver. The Terms of Reference for such a Consultant to be prepared by a Sub-Committee of the Joint Technical Committee.'"

MOVED by Ald. Linnell,
THAT the foregoing report of the Social Development Committee be approved and, therefore, funds be authorized accordingly.

- CARRIED

FEB 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Capital Program Plebiscite

MOVED by Ald. Linnell,
THAT the following report of the 5-year Plan Publicity Committee, dated February 17, 1970, and submitted by Aldermen Phillips, Rankin and Wilson, be approved on the understanding there is no need at this time for the printing of the date of submission of the plebiscite:

"At the request of your Committee, the City Clerk, Corporation Counsel, Director of Finance and Director of Planning submitted the proposed wording for the ballot re the 1971 - 1975 Capital Program, which is to be submitted to the Owner-Electors on March 11, 1970.

After careful review of the wording, your Committee

RECOMMENDS that the proposed wording for the ballot re the 1971 - 1975 Capital Program, as submitted by the officials and which is attached, be approved with an explanatory phrase re Provincial Courts Building.

In making this recommendation, the Committee was informed by the City Clerk and Corporation Counsel that, in accordance with the Vancouver Charter, any statement on the ballot to the effect that the Owners' assent is not required to borrow monies for water and sewer purposes, is not permitted."

- CARRIED

(attachment referred to is on file in the City Clerk's Office)

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW RE SALE OF DEBENTURES IN THE AMOUNT OF $113,542.47 (Local Improvements, Street Lighting)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a by-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $113,542.47 in lawful money of Canada for certain street lighting projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

cont'd...

FEB 17 1970

BY-LAWS (cont'd)

By-law re Sale of Debentures (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. LOCAL IMPROVEMENTS PROCEDURE BY-LAW AMENDMENTS (Underground Wiring)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3614 being the Local Improvement Procedure By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

MOTIONS

1. Allocation of Land for Highway Purposes (2727 West 29th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

All that portion of Lot 19, Block "H", District Lot 2027, Group 1, New Westminster District, Plan 5702, described as follows:

COMMENCING at the south easterly corner of said Lot 19; THENCE N 89° 53' W 12.62 feet following in the southerly limit of said Lot 19; THENCE N 0° 07' E 7 feet, more or less, to intersection with a line drawn parallel to and 7 feet perpendicularly distant westerly from the easterly limit of said Lot 19; THENCE N 31° 50' W 135.71 feet, more or less, following in the line drawn parallel to and 7 feet perpendicularly distant westerly from the easterly limit of said Lot 19 to intersection with the westerly limit of said Lot 19; THENCE N 0° 07' E 7.84 feet, more or less, following in the westerly limit of said Lot 19 to the north westerly corner of said Lot 19; THENCE S 89° 53' E 3.36 feet, more or less, following in the northerly limit of said Lot 19 to the north easterly corner of said Lot 19; THENCE S 31° 50' E 153.2 feet, more or less, following in the easterly limit of said Lot 19 to the point of commencement, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 10th day of September, 1969, and marginally numbered LF 4412

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Provincial Per Capita Grant

On February 10th, Notice was given on the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS Provincial revenues in the coming fiscal year are estimated to rise 14%;

AND WHEREAS the per capita grant is proposed to be increased only 7% - from $28 to $30;

AND WHEREAS no additional financial assistance to municipalities was proposed in the budget;

AND WHEREAS additional responsibilities have been assigned to the cities which can only be paid for by increasing property taxes;

THEREFORE BE IT RESOLVED THAT the City of Vancouver urge the Provincial Government to increase the per capita grant to municipalities by at least $4 - in line with the increase in Provincial revenues.

(referred)

MOVED by Ald. Wilson.
SECONDED by Ald. Calder,
THAT this resolution be referred to the Finance Committee when considering resolutions for the U.B.C.M. Conference.

- CARRIED

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MOTIONS (cont'd)

2. Policy re Matters Affecting Area Groups

At the Council meeting on February 10, 1970, Notice was given on the following motion:

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS Council has from time to time been put in the position of having not been made aware of the feelings of home-owners and tenants as a particular issue affects their area;

BE IT RESOLVED THAT Council policy is that any material proposed being presented to Council by the Board of Administration in our Board Reports, which will physically or socially alter the character of a neighbourhood, that as a matter of course, the Board send out copies of their report to representative area groups in that neighbourhood, in advance of Council considering the matter.

(withdrawn)*

After due consideration, Alderman Calder and Alderman Phillips, with Council's agreement, withdrew this motion.*

3. Pagoda and Oriental Cultural and Art Centre

At the Council meeting on February 10, 1970, Notice was given on the following motion:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney, (this day)
THAT a proposed Pagoda and Oriental Cultural and Art Centre be referred to the Centennial Committee for consideration.

- CARRIED

NEW BUSINESS

Proposal re Installation of Tartan Turf:
Empire Stadium

Alderman Sweeney submitted a communication from the Minnesota Mining and Manufacturing Company of Canada Limited, dated February 11, 1970, in the matter of installation of Tartan Turf at Empire Stadium.

MOVED by Ald. Sweeney, SECONDED by Ald. Wilson,
THAT this proposal be referred to the Standing Committee on General Purposes.

- CARRIED

The Council adjourned at approximately 3:45 p.m.

****

The foregoing are minutes of the Regular Council Meeting dated February 17, 1970, and the reports referred to are those on Page(s) 712-749.....

MAYOR

CITY CLERK

FEB 17 1970

FEBRUARY 13TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated February 13th, 1970.)

1. South 7' of Lot 13, Subdivision 10, Block A, D.L. 182 - N/S Pender Street, East of Vernon Drive

"The south 7 feet of Lot 13 was established for highway purposes when Pender Street was to be 80 feet in width. Present planning is for Pender Street to remain 66 feet in width. The south 7 feet of Lot 13 is now surplus to our highway requirements. The abutting owner wishes to acquire this 7 foot strip.

I RECOMMEND the south 7 feet of Lot 13,Subdivision 10, Block A, D.L.182, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(1) The value of the 7 foot strip to be $750.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

(2) The closed portion of highway and the remainder of Lot 13 to be consolidated into one parcel."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

2. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:
"I consider it advisable to carry out projects for Pavements and Curbs
Lane Pavements

shown in the attached schedule dated February 6, 1970, as Local Improvements.

The City's share of these improvements is covered in the 1969 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement

. . cont'd

Item No. 2 cont'd

By-law governing Local Improvement procedures, I am submitting the City Engineer's report dated February 6, 1970.

The estimated total cost of these improvements is $594,170 and the City's share of the cost is $350,173.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to in the attached list and RECOMMENDS that:

(1) the reports of the City Engineer and Director of Finance be adopted;

(2) the City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

3. Underground Wiring to Serve Proposed Subdivision of Privately-owned Property

Preliminary approval has been granted by the Approving Officer to the subdivision of the following property.

Lot "A" and Lots 41 to 46, Block 7, D.L.'s 36 and 51
N/S 3400 Block Kingsway (See Drawing S-164)

N.B. Drawing on file with the City Clerk

Final approval of the above noted subdivision could only be granted upon compliance with the following condition:

"That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City," as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, "the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to unreasonable expense in placing such wires or cables underground."

The Director of Planning and the City Engineer are of the opinion that the subdivider would be put to an unreasonable expense in placing such wires and cables underground as this is a minor subdivision in a developed block which is already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above noted subdivision.

Your Board

RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 701

FEB 17 1970

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Taylor Manor -
Replacement Equipment

The Social Service Administrator reports as follows:

"The Vancouver General Hospital has offered to sell to the City, for use in Taylor Manor, 58 hospital beds with spring-filled mattresses and 40 bedside lockers. The cost is $4.00 for a bed and mattress and $10.00 each for the lockers, for a total of $663.00 including tax. In addition the cost of cartage would be $120.00. Total cost $783.00.

The beds are in good condition and the mattresses are covered with a water proof material. The Inspector of Welfare Institutions has recommended that the majority of the existing beds, mattresses and lockers be replaced because of their poor condition.

The Purchasing Agent has inspected the hospital beds and recommends that these be purchased at this reduced price.

RECOMMENDED that funds be provided prior to Budget approval for the purchase of this required surplus equipment from the Vancouver General Hospital."

Your Board RECOMMENDS the foregoing recommendation of the Social Service Administrator be adopted.

CONSIDERATION

2. Juvenile Detention Home - Regional

On May 13, 1969, Council passed the following resolution:

"THAT Council request the Greater Vancouver Regional District to consider the building of a Juvenile Detention Home on a regional basis with all the Greater Vancouver Municipalities contributing to the building as well as the operating of the facility."

Your Board reported under date of August 8, 1969, further to this matter following which Council, on August 12, directed that a copy of this report be furnished to the Administrator of the Greater Vancouver Regional District with the request that each member of the District be also provided with a copy. And, further that the Vancouver representative on the Regional District be requested to press for early consideration.

A letter has now been received under date of February 9, 1970, from the Administrator of the Greater Vancouver Regional District, copy of which is circulated herewith for Council's information.

Your Board submits the foregoing for Council consideration.

(Copies of Board of Administration Report, Social Service and Health Matters, dated August 8, 1969, as amended by Council on August 12, 1969, are circulated for the information of Council.)

. . . 2

FEB 17 1970

INFORMATION

3. Saturday Closure - Mountain View Cemetery

Concerning the communication from the B.C. Funeral Service Association discussing discontinuance of burial services on Saturdays, the Medical Health Officer has reviewed the matter and submits the following for City Council's information:

"(1) The hours for making applications for a permit to inter are covered in Section 13 of the by-law defining the hours for Saturday to be between the hours of 9:00 a.m. and 12:00 noon.

(2) Section 22 of the Cemetery by-law provides for interments on Saturdays between the hours of 9:00 a.m. and 11:00 a.m.

(3) Although the B.C. Funeral Service Association possibly represents the majority of the funeral directors in the Greater Vancouver area, there are others who are not members.

(4) One of the non-members, the First Memorial Services Ltd., has filed a letter (copy circulated) expressing their opposition to Saturday closing.

(5) A summary of the Saturday burials from January to September, 1969, shows eleven (11) services were conducted by two non-members plus five (5) by private arrangements and one (1) for a Seattle funeral director. There were no services on Saturdays during October, November or December.

(6) At the present time the staff on duty in the Cemetery office Saturday morning consists of a Clerk III for three hours and the Superintendent for two hours.

(7) Additional staff for Saturday burials is employed only when an interment is scheduled. This staff consists of one truck driver, one laborer supervised by the Superintendent.

(8) As an indication of the cost involved in 1969 to provide Saturday burials for non-members of the association and private parties, two methods of costing have been prepared.

(a) Charging all time in which the Superintendent was on duty Saturday morning as an expense against burials

* Total Cost - 17 burials	-	$ 1,040.58
Average per Burial	-	61.21
Recovered per Burial	-	50.00

(b) Charging only actual time required from the Superintendent at burials

* Total Cost - 17 burials	-	$ 548.85
Average per burial	-	32.29
Recovered per burial	-	50.00

* Including one truck driver and one laborer but excluding the Clerk III.

(9) All municipal cemeteries in the Greater Vancouver area have provisions permitting Saturday burials.

. . . Cont'd.

FEB 17 1970

Clause No. 3 (Cont'd.)

(10) The present policy of having the Cemetery office remain open Saturday mornings is to provide the public and the funeral directors with such services as:

(a) Accepting applications and finalizing arrangements for interments from funeral directors and private parties for Monday burials.

(b) Escorting funeral processions on arrival at Cemetery.

(c) Assisting relatives or friends of a deceased to choose a plot for a burial Monday or Tuesday.

(d) Assisting visitors to locate graves particularly elderly people who are dependent upon others to bring them to the Cemetery and persons who may be unable to get to the Cemetery during week days.

The annual cost of providing this service under the present system is as follows:

Salary and Fringe Benefits	- Superintendent -	$ 760.00*
" " " "	- Clerk III	724.00
	TOTAL	$ 1,484.00

* In the event there is a Saturday burial, a portion of this expense is recoverable.

Having two employees on duty allows the office to be manned at all times. A possible modification of this system would be made by having the Superintendent on duty only when required for Saturday burials. However, this would necessitate closing the office to allow the Clerk to accompany persons to the site of a grave."

Your Board submits the foregoing report of the Medical Health Officer for the information of Council.

(Copies of B.C. Funeral Service Association letter dated December 17, 1969, are circulated for the information of Council.)

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 701, 702

FEB 17 1970

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Alterations to Gasoline Service Station
2408 West 41st Avenue

The Director of Planning reports as follows:

"Standard Oil Co. of B.C. Limited has filed a Development Permit Application #50725 to construct a 14'8" x 36' addition to the west side of the existing gasoline service station located at the south-west corner of Balsam Street and 41st Avenue.

It is proposed to create an additional servicing bay and small storage area.

The site is located in a C-2 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50725 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the construction of a 14'8" x 36' addition to the west side of the existing gasoline service station located on this site, subject to the following conditions:

(a) Prior to the issuance of the development permit:

(i) Revised drawings are to be submitted to the satisfaction of the Director of Planning indicating the provision of suitable landscaping and the heights of all plants when planted in the landscaped areas;

(ii) If the landscaping is to be provided within the established 17' building line along 41st Avenue, then a letter of undertaking is to be submitted stating that in the event the north 17' of this site is required for civic purposes an equivalent amount of landscaping will be provided on the remaining portion of the site to the satisfaction of the Director of Planning.

(b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.

(c) All landscaping and treatment of the open portions of the site are to be provided within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

(d) All screening, surfacing and curbing as indicated in the approved drawings are to be provided within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #50725 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

2. Amendment to Area A - South-East Sector Development

The Director of Planning reports as follows:

"City Council on May 31, 1968, approved the overall concept plan for the South-east Sector and approved the subdivision proposals for Areas A, B, C and D. Council also authorized the Director of Planning to make rezoning applications within Areas A, B, C and D, and referred such applications to Public Hearing.

However, because of the need to make amendments to the approved plan for Area A, rezoning applications have not yet been made and referred to Public Hearing. It is proposed that if Council approve the amendment to Area A set out in this report, all the rezoning applications for Areas A, B, C and D will be made and referred to Public Hearing at the earliest possible date except for site #5, Area A (public housing), to be the subject of a further report.

Area A, as shown on Drawing No. 4396-4A attached as Appendix A to this report, included the enlargement of the existing Captain Cook elementary school site from 8.4 acres to 10.1 acres. The existing school site was created subsequent to Council approval of a Properties Committee minute, dated October 5, 1951, which included the following:

> 'with an agreement that when the replotting scheme has been developed that any necessary adjustments to street system will be agreed upon by the School Board, with assurance from the City that the aforesaid area would not be materially altered.'

Subsequently in a letter dated July 26, 1968, the Board of School Trustees gave its approval to the change in the Captain Cook school site, provided that there was no charge involved. City officials were not prepared to recommend a settlement on this basis, and a revised proposal was therefore prepared as shown by the heavy line on Drawing 4396-4A (revised November 28, 1969) attached as Appendix B to this report.

Negotiations have now been completed between the School Board and the Supervisor of Property and Insurance. In a letter dated November 17, 1969, the School Board approved the revised proposal on the understanding that a park will be developed on the east side of the existing playing fields. The park referred to is a community park of 13.2 acres which is included in Area A and has been approved by City Council and the Board of Parks and Public Recreation.

Proposed Plan Amendments (See Appendix B, Drawing No. 4396-4A, Revised November 28, 1969)

(a) The boundaries of Captain Cook school site remain approximately the same. There is no disturbance to the existing site, fences, playing fields or parking lot. Small adjustments are proposed to the existing registered boundary of the school site to make it generally the same as the existing fence boundary. However, it is proposed to leave within the site a strip of land measuring 11' x 315.3' outside the fence line on the west side of the site, to provide future pedestrian access to the school. Along 54th Avenue on the north boundary of the site, it is proposed to dedicate a 7' strip for street widening purposes. These changes would reduce the area of the school site by 0.32 acres to approximately 8.14 acres, but would not affect the actual school yard area.

(b) Between the school site and the district shopping centre site to the west there is a parcel of land measuring about 200' x 700' which it is proposed to subdivide for two sites

Cont/d.

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2. Amendment to Area A - South-East Sector Development - Cont/d.

for low density multiple housing. It is proposed to convert Doman Street to a cul-de-sac serving both the existing school parking lot and the two housing sites. This arrangement will enable underground parking for the apartment to be fed directly by ramp access from the street.

It is proposed that the two housing sites, of about 1.18 acres and about 1.27 acres, be rezoned to a CD-1 Comprehensive Development District for garden apartments and town houses generally in accordance with the approved conditions of development set out in Appendix II of the South-east Sector Report dated May 16, 1968. It is proposed however, that Section 2 of the conditions which requires 60% of the dwelling units to be town houses be deleted in this case as the proximity of the shopping centre and the shape of these sites makes them more suited to non-family accommodation (garden apartments). The proposed conditions of development are attached as Appendix C.

(c) Because the school boundaries are virtually unchanged, it is necessary to amend the shape of the public housing site south of the school and to reduce its size to about 3.4 acres. The conditions of rezoning for this site will be the subject of a later report following discussions with the senior governments and the B.C. Housing Management Commission.

RECOMMENDATIONS

(i) Council approve the amended subdivision proposals for Area A, South-east Sector Plan, in accordance with Drawing No. 4396-4A, as amended November 28, 1969, attached as Appendix B to this report.

(ii) The Director of Planning be instructed to make the following rezoning applications for properties in Area A, South-east Sector, such applications to be referred direct to a Public Hearing, together with applications for the other properties in Areas A, B, C and D as authorized by Council:

(a) To rezone the two sites of about 1.18 acres and 1.27 acres for garden apartments and town houses, from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District, the scheme of development to be satisfactory to City Council and generally in accordance with the conditions of development set out in Appendix C to this report."

The Town Planning Commission at its meeting on January 9, 1970 endorsed the report of the Director of Planning.

The Technical Planning Board at its meeting on January 9, 1970 endorsed the report of the Director of Planning.

Your Board RECOMMENDS that the report of the Director of Planning be approved.

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3. Demolition of Service Station and Construction of Car Wash with Service Station Facilities 1290 Robson Street

The Director of Planning reports as follows:-

"Home Oil Distributors Limited have filed Development Permit Application #50708 to demolish the existing gasoline service station located at the south-east corner of Robson and Jervis Streets and to construct an automatic car wash with gasoline service station facilities.

The Site is located in a C-3 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1, 1968, permits the construction of a new gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #50708 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of the existing gasoline service station located on this site and the construction of a new automatic car wash with gasoline service pumps, subject to the following conditions:-

(a) Prior to the issuance of the development permit:

(i) The design of the building is to be first approved by the Technical Planning Board after advice from the Design Panel.

(ii) An undertaking is to be submitted to the satisfaction of the Director of Planning by the Company that an attendant will be on duty at all times during the hours of operation of this development.

(iii) Revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:

1) the site being suitably surfaced;

2) details of all landscaping required on this site and a minimum of 5% of the site area being landscaped (not including the 7' established building line adjacent to Robson Street);

3) details of all screening to be provided on the site.

(b) The hours of operation of the proposed car wash to be restricted to the hours from 7:00 a.m. to 10:00 p.m. Monday to Saturday and 10:00 a.m. to 6:00 p.m. on Sunday.

(c) Signs on this site to be restricted to one sign of identification and small directional signs.

(d) Treatment of the open portions of the site to be provided, othe than the landscaped areas, including surfacing, curbing and screening, prior to any use thereof.

(e) All landscaping of the site to be provided within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

Your Board RECOMMENDS that Development Permit Application #50708 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

4. Rezoning: N/S of S.W. Marine Drive and Glendalough Place (M. Spence)

The Director of Planning reports as follows:

"An application has been received from M. Spence, 1251 Howe Street, requesting an amendment to Zoning and Development By-law whereby Lot B, Block 3, D.L. 2027, Group 1, N.W.D. located on the N/S of S.W. Marine Drive and Glendalough Place would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of the application is 'building a group of 12 townhouses as outlined by the attached plan and written description.'

Submitted with the application is a set of preliminary plans prepared by Erickson-Massey, Architects, which indicate the site being developed with five buildings containing 12 dwelling units plus an additional dwelling unit at the entrance from S.W. Marine Drive for a caretaker. The five buildings consist of two-storey structures with basements with most of the units indicating ingress and egress from the basement at grade level thereby giving the appearance on certain elevations of a three-storey structure.

Provision is indicated for garages in the basement of each unit to accommodate two cars (garage 18' in width). Remainder of the basement is for heating, storage and recreation rooms. The application also indicates provision of on site parking for 33 cars, including 24 spaces within the building.

Also submitted with the application is a five page brief which states the development would comply with the suggestion contained in the Low Density Multiple Housing report regarding the site coverage of 38% for buildings and surface parking and a floor space ratio of .50. No detailed submission has been made as to how the floor space ratio was measured or what the floor space ratio for the development is as submitted on the sketch plans.

It is also proposed to wall-in the site with an 8' cedar wall on the boundary adjacent to the surrounding single family areas with a cast stone wall adjacent to Marine Drive and Glendalough Place. It is also proposed to have a caretaker, gardener and watchman on the site. The entry to the site is to be from S.W. Marine Drive and Glendalough Place. The dwelling units excluding the garage have a floor area ranging from 2,150 sq. ft. to 3,230 sq. ft.

The property at present has a width of 182' and a depth of 537'. This property forms part of an estate which until very recently contained one large home and in 1955 the other half of the original site was subdivided into five lots, with a 40' cul-de-sac street provided to serve the five lots all of which are developed with single family homes. These lands are totally surrounded by single family dwelling developments with the exception of the Golf Course across S.W. Marine Drive.

Should the site be subdivided into separate parcels for single family dwellings the maximum number of lots that could be approved would be six, and would be subject to special consideration being given to the ravine which passes through the property.

The applicant did submit further information by letter dated January 16, 1970, regarding their development which states in part:

Cont./d.

4. Rezoning: N/S of S.W. Marine Drive and Glendalough Place - Cont/d.

'The total gross square footage of the buildings in the above development is 35,519 sq.ft.

This includes all floor space on all floors (basement included), with dimensions taken to extreme outside surface of walls. It does not include decks on the building or landscaped courts, paving or the carport area.

The additional floor area not included for two-storey volume over the entrances is: 1,056 sq. ft.

Deck areas (second storey) on the buildings: 7,875 sq. ft.

Total sqare footage of land as submitted by our surveyors: 97,138 sq. ft.

We calculate our floor space ratio as follows: $\frac{35519}{97138} = .365$

It appears that the discrepancy between these figures and those submitted earlier is due to our not originally including the basements in unit types A and B which are totally underground and considered for mechnical and storage use only.'

The Technical Planning Board on January 23, 1970 recommended that the application to rezone the area to a CD-1 Comprehensive Development District be approved with the uses being restricted to townhouses or garden apartments, and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

(a) Dedication of the southerly 17' for the future widening of S.W. Marine Drive and 12' on the easterly side of the site for the widening of Glendalough Place from 40' to 52'. The cost of the widening, paving, curbing and any required utilities of Glendalough Place to the owner's account.

(b) The floor space ratio not to exceed 0.50 which shall be measured to the outer limits of the building including all floors except that portion of the basement containing garages, same calculated on the net area of the site after dedication.

(c) All services including any transformers, cablevision, etc., to be underground and the proposed walls surrounding the property to be lowered.

(d) The detailed scheme of development which shall not exceed two storeys in height plus basement to be first approved by the Technical Planning Board after report thereon has been considered by the Town Planning Commission and City Council and after advice from the Design Panel on the design of the buildings.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 180 days from this date (public hearing date) this approval shall expire.

Cont/d.

4. Rezoning: N/S of S.W. Marine Drive and Glendalough Place - Cont/d.

It is recalled that Council on January 20, 1970 resolved:

> 'THAT in cases where Council, following a Public Hearing has approved an application to rezone any specific property to a higher use, it be policy not to give third readings to the rezoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development.'

The above resolution had been interpreted to apply to specific developments which are to be rezoned CD-1 Comprehensive. Therefore in addition to the time limit for implementation, the three readings would not be given until the owners had complied with Council's resolution.

The Town Planning Commission on February 6, 1970 endorsed the recommendation of the Technical Planning Board and the further proviso."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

CONSIDERATION

5. Terminal Railways and Freight Movement in Greater Vancouver

Your Board submits the following report of the Director of Planning dated February 6, 1970 respecting problems connected with freight movement in Greater Vancouver:

"On November 12, 1969, Members of Council met with Dr. Derek Scrafton, Chief, Urban Transportation Development Division, Department of Transport, Ottawa, at which time it was agreed the City would submit a memorandum of its ideas regarding Terminal Railways in Greater Vancouver. Since then, Dr. Scrafton has made available copies of a 1963 study of freight traffic movement through Greater Vancouver which was prepared by the B.C. Research Council for the Department of Transport but not previously made public. Copies of a summary of this report are on file with the City Clerk for Members of Council who wish them.

After reviewing this report, it is obvious that some of the problem situations existing then have been eliminated by measures taken over the last six years, including:

- completion of the Heatley and Renfrew overpass
- elimination of level crossing at Campbell Avenue
- expansion of Canadian Pacific and Canadian National yard facilities at Coquitlam and Port Mann respectively
- completion of the new Second Narrows railway bridge and tunnel
- operation of the 'Physical Distribution Sub-committee' of the Port of Vancouver Development Committee as a forum for considering problems of road and rail systems affecting physical distribution.

Cont/d.

5. Terminal Railways and Freight Movement in Greater Vancouver - Cont/d.

On the basis of the foregoing, it does not appear that a further fact-finding study is necessary. In addition, a forum for considering matters affecting the movement of goods (made up of representatives of the railways, trucking industry, shippers, harbour interests) already exists. Proposals for improving facilities for distributing goods, such as the Indian Arm causeway, waterfront access roads on the north and south shores of Burrard Inlet, are under consideration by the Physical Distribution Sub-committee, Port of Vancouver Development Committee who are meeting regularly to consider problems of this nature."

Your Board submits the above report for Council's CONSIDERATION with the suggestion that the City's representative on the Port of Vancouver Development Committee, Alderman Marianne Linnell, be asked to discuss with the Executive of the Port Committee whether they believe there is a need for a new independent examination of railway operations and freight movements in Greater Vancouver; and that Alderman Linnell report from time to time to the Standing Committee on Transportation if any further action by City Council is necessary.

It is further suggested that a copy of this report be sent to Dr. Derek Scrafton.

6. False Creek Development Concepts - Letter from the Vancouver Board of Trade

A letter from the Vancouver Board of Trade, dated February 6, 1970, has been received and has been circulated to Council. The letter suggests that there should be an extension of one month for the receipt of replies on False Creek development from citizens and associations.

The Director of Planning reports as follows:-

"On January 2, 1970, City Council passed the following motion:-

'THAT the Director of Planning be requested to report to the Council on this subject and particularly his representations from the public, by not later than February 28, 1970'.

When Council established the deadline of late February for the submission of briefs, they carefully considered the time needed for organizations to react. It was considered that approximately 30 days was adequate for the following reasons:-

(a) Most groups have already commented on the development potential in False Creek in their submissions on the 'Issues' report (Downtown Vancouver Plan, Part I) and are prepared with background material. The Board of Trade had prepared one of the most thoughtful briefs dated February 12, 1969.

(b) Council considered that the verbal presentation given by the Director of Planning, which preceded the distribution of brochures, (one of which involved the Board of Trade) had already acquainted the public with the various concepts for False Creek.

(c) It is vital for the City to proceed to a decision on the development concept as soon as possible to permit detailed plans for redevelopment of the City's 85 acres to proceed and to avoid prolonged uncertainty in the minds of tenants on the City land.

Cont/d.

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6. False Creek Development Concepts -
Letter from the Vancouver Board of Trade - Cont/d.

Your Board submits the foregoing report of the Director of Planning for CONSIDERATION.

(Communications from the Vancouver Board of Trade dated February 6, 1970 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 702, 703

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RECOMMENDATION:

1. Fire Department Apparatus Replacement

The Fire Chief and City Engineer report as follows:

"The City of Vancouver Fire Department operates thirty-three pieces of fire apparatus. Over half of these units were bought prior to 1955, and only nine are less than 10 years old. Your Board has had the Engineering and Fire Departments carry out a joint review of fire apparatus replacement policy. A copy of the report is on file in the Board offices.

This investigation showed that many of these vehicles are past their effective life, and long periods of downtime and corresponding reductions in firefighting capability occur. The report concludes that gradual establishment of an approximately fifteen year replacement policy for most firefighting equipment would provide more effective and reliable emergency apparatus.

Immediate replacement of all older fire apparatus to place all apparatus on a policy based on an approximate 15 year life is not practical, because a very high capital investment would be required in 1970. However, new apparatus should be purchased as rapidly as possible to keep breakdowns and downtime to a minimum. A staged policy costing about $125,000 annually for replacements is proposed. Three replacement units provided for in the 1969 budget are now on order, but delivery is not expected until late this year. Two triple combination pumpers and an aerial ladder have been included in the 1970 budget on the basis of the joint Engineering and Fire Departments review. These units may not be delivered until 1971 if purchasing procedures cannot be carried out until final budget approval is obtained.

Late delivery results because chassis model year changes can significantly delay delivery of chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible, and eliminate this problem.

The Fire Chief and the City Engineer RECOMMEND approval be granted to purchase two triple combination pumper trucks and one aerial ladder truck in advance of budget, at an estimated cost of $130,000 as a first step in the implementation of a new replacement policy.

Your Board RECOMMENDS this report of the above officials be approved.

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FOR APPROVAL SEE PAGE(S) 704

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FINANCE MATTERS

RECOMMENDATIONS

1. Boys' Clubs of Vancouver Grant

The Director of Finance and the Director of Social Planning/ Community Development report as follows:

"The Boys' Clubs of Vancouver in a letter to City Council dated January 13, 1970, have requested that consideration be given to payment of an outstanding balance of a grant amounting to $3,330.

The amount in question represents year end carry-overs of grants for programs which coincide with the Provincial Government's fiscal year - April 1 to March 31 and no City funds have been granted in 1969 to provide for this carry-over.

However, the 1970 grant requests for all organizations will be forwarded to City Council for consideration in the near future.

Recommended that action on the Boys' Clubs of Vancouver be deferred and considered during review of the 1970 grant requests."

Your Board RECOMMENDS the foregoing recommendation of the Director of Finance and the Director of Social Planning/Community Development be adopted.

(Copies of the letter dated January 13, 1970, from the Boys' Clubs of Vancouver are circulated for Council's information.)

2. Overtime Payment - Dept. of Permits & Licenses, City Building Construction Branch.

The Director of Inspections reports as follows:

"There were not sufficient funds in the Department of Permits & Licenses' 1969 Overtime appropriation to pay for overtime worked by two employees in the City Building Construction Supervision Branch. It was originally intended that these men would take compensating time off in lieu of payment, but because of the heavy workload this is not practical.

Permission would normally be requested to transfer funds within the Departmental budget to pay this overtime but since the 1969 accounts have been closed, this is not possible. It is therefore

RECOMMENDED that an expenditure of $400.00 for this overtime be included in the 1970 departmental estimates and payment be approved prior to the approval of the 1970 estimates."

Your Board RECOMMENDS that the above report be adopted.

3. Tender Award Report

In accordance with Council policy, the following contracts were awarded by the Board of Administration:

Contract No.	Description of Supplies	Contractors	Date	Cost
13-69-5	Stage Curtain & Scrim - Q.E.T.	Imperial School Desks (low bid)	Sept. 8	$ 3,429.31 Incl. Taxes
Source of Funds - Revenue				
28-69-14	Rental of Traffic Barricades	Canadian Traffic Control (low bid)	Oct. 20	$20,000.00 Incl. Taxes
Source of Funds - Revenue & Capital				
36-69-2	Hoe-Mounted Pavement Breaker	Wing Machinery (low bid meeting specs.)	Oct. 31	$ 2,695.00 + 5%
Source of Funds - Truck Plant Replacement				
35-69-11	Prisoner Transport	Willock Truck (low bid)	Oct. 6	$15,571.15 + 5%
Source of Funds - Revenue				
S.O. 125	Surplus Scrap & Wire Rope (Item 1)	National Metal Corp. (high bid)	Nov. 3	Ton 35.76 Taxes - N/A
	(Item 2)	A & A Trading (high bid)	"	Ton 17.00 Taxes - N/A
	(Item 3)	Commercial Steel (high bid)	"	Ton 18.08 Taxes - N/A
	(Item 4)	Atlantic Metal (high bid)	"	Lb. .07 Taxes - N/A
	(Item 5)	Westminster Traders (high bid)	"	Lb. .13 Taxes - N/A
	(Item 6)	Davis Trading & Supply (high bid)	"	CWT 59.25 Lb. .265 Taxes - N/A
	(Item 7,9)	Active Trading (high bid)	"	Each 1.80 Taxes - N/A
	(Item 8)	N & S Steel (high bid)	"	Lb. .31 Taxes - N/A
	(Item 10)	ABC Salvage (high bid)	"	115.00 Taxes - N/A
	(Item 11)	Capital Salvage (high bid)	"	Each .80 Taxes - N/A
	(Items 12,13,14)	Felix Salvage (high bid)	"	375.00 Taxes - N/A
	(Item 15)	Allied Salvage (high bid)	"	Lb. .1725 Taxes - N/A

. . . Cont'd.

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Clause No. 3 (Cont'd.)

Contract No.	Description of Supplies	Contractors	Date	Cost
64-69-3	Precast Grave Liners	Thunderbird Precasting (low bid)	Aug. 25	$50,208.00 + 5%
Source of Funds - Revenue				
3-69-14	Vertical Shelf Filing (Item C)	Remington Rand (low bid)	Nov. 10	$ 2,223.75 + 5%
Source of Funds - Budget				
	Vertical Shelf Filing (Items A, B,D)	Tab Products (low bid)	Nov. 10	$18,133.73 + 5%
Source of Funds - Capital Budget				
30-69-5	Fire Dispatch Intercom Equip.	Webbco Services (low overall bid)	Aug. 25	$14,184.64 + 5%
Source of Funds - Capital				
22-69-2	De-Icing Salt	Vancouver Salt (only bid)	Dec. 1	Ton 23.05 (Del.) Ton 21.80 (Pick up) + 5%
Source of Funds - Budget				
5-69-6	Microfilming Equipment (Item 1)	Recordak of Canada (low bid)	Nov. 24	$ 2,120.00 + 5%
	(Items 2,3)	Minnesota Mining & Man. (low bid)	"	$ 2,199.00 + 5%
	(Item 4)	Ditto of Canada (low bid)	"	$ 3,877.50 + 5%
	(Item 5)	Itek Business Prod. (low bid meeting specs.)	"	$ 3,955.05 + 5%
Source of Funds - Revenue				
29-69-15	Traffic Signal Equip. (Item 1)	Can. General Elect. (low bid)	Nov. 3	$ 8,792.00 + 5%
	(Item 2)	C.M. Lovsted (low bid)	"	$ 361.50 + 5%
	(Items 3,4,5)	Pacific Bronze (overall low bid)	"	$ 4,147.50 + 5%
Source of Funds - Revenue				

. . . Cont'd.

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Clause No. 3 (Cont'd.)

Contract No.	Description of Supplies	Contractors	Date	Cost
35-69-10	Electric Carts	Purves Ritchie (only bid)	Dec. 8	$ 4,439.92 + 5%
Source of Funds - Revenue and Equipment Replacement				
39-69-5	Trucks (Items 1, 3,7)	Pacific GMC (low bid meeting specs.)	Dec. 8	$14,303.24 + 5%
	(Item 2)	Fogg Motors (low bid meeting specs.)	"	$14,188.40 + 5%
Source of Funds - Revenue				
	(Items 4,5)	Musgrove Ford (low bid meeting specs.)	Dec. 8	$12,474.40 + 5%
Source of Funds - Truck Plant Replacement				
40-69-4	Moving Arch Car Wash	Mussallem Motors (low bid)	Dec. 8	$14,212.45 + 5%
Source of Funds - Yards Fund				
39-69-3	Passenger Cars (Item 1)	Zephyr Motors (low bid meeting specs.)	Oct. 20	$15,714.90 + 5%
Source of Funds - Revenue				
37-69-10 (Rev.)	Mobile Dental Clinic	General Mobile Accommodations (low bid)	Dec. 1	$10,430.00 + 5%
Source of Funds - Revenue				
29-69-18	Steel Mast Arms	Northern Electric (low bid)	Dec. 29	$ 5,572.25 + 5%
Source of Funds - Revenue				
23-69-7	Janitor Service, 517 Hamilton	American Bldg. Mtce. (low bid)	Dec. 29	$ 3,133.40 Taxes - N/A
Source of Funds - Revenue				
3-69-15	Lounge & Lunch Room Furniture for East Wing (Items 1-7)	Dependable Manufacturing (low overall bid)	Dec. 29	$ 3,351.85 + 5%
	(Items 8-10)	Imperial School Desks Ltd. (only bid)	Dec. 29	$ 1,037.40 + 5%
Source of Funds - Capital				

RECOMMENDED that the foregoing be approved.

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4. Replacement of Two Typewriters: City Clerk's Office

The City Clerk reports as follows:

"Two typewriters in the City Clerk's Office are required to be replaced as soon as possible.

The Purchasing Agent has recommended that both the machines be replaced by higher calibre machines, because of the type of work for which these machines are required.

Provisions have been made in the 1970 estimates for the purchase of two electric typewriters.

As the preparation of Board reports, and Council letters is involved, and both machines are now inoperative, I would recommend that the purchase of two electric typewriters be approved in advance of the 1970 Budget, at the estimated cost of $1,200."

Your Board RECOMMENDS that the foregoing recommendation of the City Clerk be approved.

5. Amalgamation of Department of Permits & Licenses' Files

On July 30, 1968, City Council approved the purchase of open-shelf filing equipment and a unified filing system for all services in the Department of Permits & Licenses. The transfer of the Building, Plumbing, Gas and Housing permits, reports and correspondence was completed before the move to the East Wing and additional clerical assistance was approved for this purpose.

The Director of Inspections now reports as follows:-

"As all the inspectional disciplines are now located on the 2nd floor of the East Wing, it is desirable to continue the consolidation of the filing system, particularly in regard to the Electrical and Zoning Sections, into the Central files as soon as possible. This will further increase our effectiveness and provide more information on any premises, thus improving our efficiency.

It is estimated that it will take approximately three months for two Clerks to carry out the transfer and funds for this purpose, estimated at $2,000, have been included in the 1970 departmental estimates. However, due to the importance of this matter, I request authority to proceed with the program now, prior to approval of the 1970 budget.

RECOMMENDED that two Clerk I's be employed to carry out this work and that $2,000 be provided prior to approval of the 1970 estimates."

Your Board RECOMMENDS that the report of the Director of Inspections be approved.

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INFORMATION

6. Employee Suggestion Plan

Your Board has received the following report from the Chairman of the Employee Suggestion Plan Committee:

"Council at its meeting of October 8, 1968, moved:

'THAT the Employee Suggestion Plan be continued for a further year and extended to include Outside Employees, Police, Fire and Parks employees.'

The following is a report on activities that have taken place to December 31, 1969.

(a) Fire Department

In November 1968, noting that no suggestions had been received from fire fighters, copies of posters were forwarded to the Fire Chief requesting that they be displayed in each Firehall. The Fire Chief replied as follows under date of February 12, 1969:

'...This material was distributed to all Firehalls. Following this, the matter was discussed at the November meeting of the Fire Fighters' Union, Local 18, at which time a motion was passed that members would not participate in the Plan. The motion was based on the adequacy of the Departmental method of submitting suggestions for consideration.'

(b) Report of Activity

Ten reports have been submitted to Council since inception of the Plan (six in 1968 and four in 1969). From January 9, 1968, to December 31, 1969, a total of 154 suggestions had been received by the Committee. These were investigated and, where necessary, referred to department heads for report.

The position of the 154 suggestions as at December 31, 1969, was as follows:

32 employees (City, Police and Parks) awarded for	30	suggestions
5 Library Employees awarded for	5	"
Rejections	109	"
Under consideration	10	"
	154	suggestions

Total awarded: $2,537.00

(c) Cost of Plan Operation

The cost of the Plan, from its origination, has been:

Initial pamphlet and information to employees	$ 472.00
Awards to December 31, 1969	2,537.00
	$3,009.00

. . . Cont'd.

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Clause No. 6 (Cont'd.)

The Committee has spent to December 31, 1969, a total of 334 hours at an estimated cost of $2,010.00. To this must be added secretarial time of 265 hours, at an estimated cost of $820.00. The Research Branch of the Engineering Department reports a time-cost of $2,125.00 to review suggestions referred to them.

In addition, an unknown cost has been incurred in various Departments for time spent researching the suggestions. Mr. Metcalfe has also contributed 36 hours of his time to the Committee.

The total cost to date is, therefore:

Printing and publicity	$ 472.00
Awards	2,537.00
Time cost	4,955.00
	$7,964.00

(d) Indicated Value of Plan

Eleven (11) awards, totalling $2,062.00, were for suggestions which would provide direct annual savings of $11,510.00. Twenty-six (26) awards totalling $475.00 were made on a merit basis for suggestions which, when implemented, would improve a situation but which provided no measurable savings.

The Committee is arranging to review suggestions receiving awards to ensure that the suggestions have been fully implemented.

The officials of this Committee acknowledge the valuable services rendered by Mr. Metcalfe and propose that the City Clerk make an appropriate acknowledgment."

Your Board submits the above report for the information of Council.

CONSIDERATION

7. Civic Luncheon:
Pacific Coast Curling Association

A letter has been received from the Pacific Coast Curling Association advising of the National Mixed Curling Championships which are to be held in March at the Capilano Winter Club, North Vancouver. The headquarters for the event will be the Hotel Vancouver. The Association is requesting financial assistance to co-host, with the North Shore municipalities, a luncheon for 150 curlers and officials on March 9th.

Your Board is advised that the District of North Vancouver has approved of a non-recurring grant of $200, and the City of North Vancouver and Municipality of West Vancouver have not as yet allocated any grants towards this event pending consideration of their 1970 budgets.

Your Board notes that Council has dealt with similar requests in the past as follows:

. . . Cont'd.

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Clause No. 7 (Cont'd.)

April 1969	- Canadian Police Curling Association Dominion Championship - Luncheon.	- No action.
April 1969	- Canadian Amateur Swimming Association Luncheon.	- $250 Approved.
July 1969	- Pacific Coast Amateur Hockey Association - Reception.	- No action.

Your Board submits the foregoing for the consideration of Council.

RECOMMENDATION

8. Planetarium Ticket Sales:
Agreement with Vancouver Ticket Centre

The Director of Museums reports as follows:

"The present agreement with the Vancouver Ticket Centre for the sale of Planetarium tickets ends this month.

The present arrangement has worked well and undoubtedly the wide coverage given by the Vancouver Ticket Centre has contributed to the high rate of use of the Planetarium. The main problem which has been encountered under the present arrangement is that tickets have only been available at the Planetarium for approximately half of the time during which the building is open and then only for shows taking place on the same day.

Discussions have been held with the Vancouver Ticket Centre and a proposal has been developed to make tickets more readily available at the Planetarium. Under this arrangement, the Vancouver Ticket Centre will establish a branch office at the Planetarium to be open from 12:00 Noon to 5:30 p.m., Monday to Saturday, at which tickets for other events can be sold as well as Planetarium tickets. For the remaining period when the building is open to the public, and on Sundays from 12:00 Noon onwards, Planetarium tickets only would be available, but advance sales would still be possible.

This arrangement will fill the present gap very well and in addition may bring additional visitors to the Museums and Planetarium as a result of people visiting the Vancouver Ticket Centre branch for the purchase of tickets for other events.

No new furniture or equipment will be required

The proposed fee for this new arrangement would be the same as for that under the present agreement; that is 10% of gross sales, with a minimum fee of $100.00 per week (the minimum fee only operated once in 1969), complimentary tickets and Museums Association passes will be handled free up to a maximum of 300 per week with a fee of 5% of the value of any such passes in excess of 300.

It is proposed that the agreement should be for two years with provision for varying the fee if the price of Planetarium tickets is changed and with provision for cancellation by either party on three months' notice.

The fee basis has been examined by the Administrative Analyst who concurs that it is reasonable.

cont'd...

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Clause No. 8 (Cont'd)

It is recommended that subject to the preparation of an agreement satisfactory to the Corporation Counsel, the arrangement with the Vancouver Ticket Centre outlined above be approved. This arrangement and recommendation have been discussed with the Greater Vancouver Civic Museum and Planetarium Board who endorse the recommendation."

Your Board

RECOMMENDS the foregoing recommendation of the Director of Museums be adopted.

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FOR ADOPTION SEE PAGE(S) 704

FEB 17 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 13, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition Georgia Viaduct Replacement
Lessee's Interest, Iberica Garage
219 Prior Street

The Supervisor of Property and Insurance reports as follows:

"Lots 11 - 15, Block 21, D.L. 196 being 219 Prior Street were acquired for the Georgia Viaduct Replacement Project as per Resolution of Council of Aug. 20, 1969, subject to a lease of the garage and gas station premises situated on Lots 11 - 13, expiring January 31, 1973.

Lengthy negotiations have been carried on with the lessees of the gas station and their solicitor with regard to fixing compensation payable for terminating the lease as of Feb. 28, 1970. To date no agreement has been reached. The City requires vacant possession by Feb. 28, 1970, and has so informed the operators.

Their solicitor has suggested that the City make an advance of $8,000.00 without prejudice, to both parties, as a part payment of compensation for lease termination, business disruption, including moving costs, with the understanding that the lessees would give up vacant possession by Feb. 28, 1970. Said sum is considered to be below the total compensation which will be payable by the City.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to make an advance of $8,000.00 on the foregoing basis chargeable to Code #172/1120."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Provincial Courts (Vancouver)
236-238 Powell Street

The Supervisor of Property and Insurance reports as follows:

"On November 25, 1969, City Council adopted a report of the Provincial Courts Steering Committee confirming the selection of Block 5, D.L. 196, bounded by Main Street, Powell Street, Gore Avenue and Cordova Street as the site of a new Provincial Courts (Vancouver) Complex and directing the Supervisor of Property and Insurance to undertake negotiations for the acquisition of the properties within that area. Lot 25, Block 5, D.L. 196 being 236-238 Powell Street is required in this connection.

continued . . . / 2

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Item No. 2 cont'd

These premises comprise a 2½ storey non-basement frame building with a main floor area of 960 sq.ft., erected in 1900 on a site 25' x 122', zoned M-2. The ground floor of this improvement is utilized as store premises with a 5-room suite on the upper floor. There are also two rooms in the attic and a 15.5' x 10' concrete block addition to the ground floor. This building, which has five plumbing fixtures, a cedar shingle roof, siding on the exterior walls, a concrete foundation, and is heated by a coal and wood stove, is in fair condition and appears structurally sound. The present owner uses the store premises on the ground floor and rear yard for storage purposes and occupies the living quarters above.

Following negotiations, the owner has agreed to sell for the sum of $15,000.00 as of December 31, 1969, subject to retaining rent-free possession of these premises until April 30, 1970. This price is considered to be fair and equitable and is supported by an independent appraisal. It is proposed to demolish this building when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for $15,000.00 on the foregoing basis, chargeable to Code #442/1207."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Rental Review, City-owned Lot
S/E Corner 24th Avenue and Fraser St.

The Supervisor of Property and Insurance reports as follows:

"Lot A, Block F, D.L. 301, which is situated at the South-east corner of 24th Avenue and Fraser St. is currently leased to Home Oil Distributors Ltd. for a ten-year period from February 1st, 1965 to January 31, 1975. The site is blacktopped and is used as a parking area in conjunction with their service station.

The rental has been reviewed in accordance with the terms of the lease and the Supervisor of Property and Insurance has recommended an increase from the current rate of $42.00 per month plus taxes to $100.00 per month plus taxes effective February 1, 1970. Home Oil Distributors concur with this proposed increase.

RECOMMENDED that effective February 1, 1970 the foregoing rental increase of $100.00 per month plus all taxes be adopted for the remaining term of lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. City's Insurance Consultant

The Director of Finance and Corporation Counsel have submitted the following report to your Board.

"Mr. Douglas MacDonald was appointed by the City Council on January 9, 1968 to prepare a proposal by means of which quotations could be obtained and compared for various plans of coverage of the City's physical assets in accordance with a recommendation of the Director of Finance as set forth in a report of the Board of Administration of January 5, 1968.

The purpose of the following recommendation is to transfer the insurance consultant appointment from Mr. MacDonald to a company owned and controlled by him. The valuable consulting work performed by Mr. MacDonald for the City will continue to be done solely by him.

Mr. MacDonald's reasons for requesting transfer of the appointment relate to his income tax and estate situations and also continuity of the appointment as consultant to the City whereby his associates could complete any unfinished assignment from the records which would become available to them, subject, of course, to concurrence by the City.

It is therefore RECOMMENDED that

Such rights, benefits, obligations and commitments subsisting under the said appointment of Mr. Douglas MacDonald shall be transferred in their entirety to Royal Financial Insurance Limited, a company incorporated under the laws of British Columbia from January 1, 1969, subject to the premise that Mr. Douglas MacDonald shall have from the aforesaid date and until the completion or termination of the appointment effective ownership and control of the said Royal Financial Insurance Limited and as evidenced by reports of share ownership as required under the Companies' Act of the Province of British Columbia."

Your Board

RECOMMENDS that the recommendation of the Director of Finance and Corporation Counsel be approved.

INFORMATION

5. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE #
1058 E. 47th Ave. Lot 1, Blk.6, D.L. 662	Replotting (Authority to demolish in B/A Minutes May 10, 1968, at time of Purchase)	Ray Hogenson	$595.00	4812/75

continued . . . / 4

Item No. 5 cont'd

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE #
485 W. 2nd Ave. Ptn. of Lot 10, Blk. 2, D.L. 302	2nd Ave. Widening (Authority to demolish-See B/A Property Matters, Sept. 19/69, adopted by Council Sept.23/69)	J. Olar	$950.00	144/1809
3609 Napier St. Lot 14, N.Ptn. of SE¼ Sec.27, THSL	Replotting-Sundry Property for Resale (Authority-B/A Property Matters Nov.21/69, Res.of Council Nov.25/69)	J. Cayer	$321.00	4909/363
226 Union St. Lot 45, Blk.21 D.L. 196	Georgia Viaduct Replacement	Paul Bulych	$235.00	172/1120
883 E.Hastings St. Lots 24&25, Blk.61 D.L. 181	Redevelopment Project 11, Area A-5	Johnston & McKinnon Demolitions Ltd.	$560.00	5847/52
Building #22 Former R.C.A.F. Kitsilano Site	Centennial Museum Site	Ray Hogenson	$1,385.00	4812/80

Building #22 is the only frame building now on the former Kitsilano site. It was retained by the Police Dept. (Dog Squad), who have now vacated the premises.

120 Union St. & 155 Prior St. - Lot 11 Ex. N.25' & Pcl. A of 12 & 12A, 13-17, Blk. 22, D.L.196 & 2027	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	$7,750.00	172/1120

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for information.

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FOR ADOPTION SEE PAGE(S) 704

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

FEBRUARY 5, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 5, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Adams (On Civic Business)
Alderman Broome

CLERK: D. Scott

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Transit Operation Study and Bus Fares

Mr. R. Boyes, Assistant City Engineer, Traffic and Transportation, gave a report reference on the status of the Transit Operation Study. He advised that Council had directed that officials of the Engineering Department, together with officials of the B.C. Hydro, conduct this study, rather than hire a consultant, and as a result of this, several meetings have been held with the Hydro people. It has been agreed the study will be carried out by City and B.C. Hydro forces with a Technical Steering Committee consisting of Mr. McAulay and Mr. Mills of B.C. Hydro and Mr. Martin and Mr. Boyes of the Engineering Department. Mr. Boyes advised that it would be late summer before the study is completed and a report will be submitted to Council, however, a report will be submitted to Council shortly outlining the staffing and timing of the study and this progress report will contain an outline of the proposed work including:

(a) transit route changes in the Downtown area,
(b) possible changes of bus stops and loading arrangements which will include fare collection procedures,
(c) possible change in occupancy of the curb lane,
(d) traffic control devices and regulations and possible extra Police supervision.

During discussion, it was suggested that the Amalgamated Transit Union be involved in this study. Mr. Boyes advised he would review this matter with the B.C. Hydro and the Union and include this information in his progress report to Council.

The Committee resolved that the subject of bus fares be also considered at this time.

Council on January 13, 1970, resolved that the following motion respecting bus fares be forwarded to the B.C. Hydro and Power Authority, local M.L.A.'s, Greater Vancouver Regional District and the Standing Committee on Transportation for further study in depth:

. . . . Cont'd.

Clause 1 Continued

"MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS B.C. Hydro Chairman Dr. Gordon Shrum has intimated that bus fares will be increased, and

WHEREAS this will work a considerable hardship on lower income groups who are the most frequent users of the bus system, and

WHEREAS Dr. Schrum has suggested that if the Provincial Government does not make an adequate contribution to the deficit of the bus system, then the Municipalities should be compelled to do so, and

WHEREAS the provision of cheap, fast transit should be regarded as an essential service to be subsidized, in the same way as fire and police protection,

THEREFORE BE IT RESOLVED that Vancouver Council register its opposition to any increase in bus fares, and

BE IT FURTHER RESOLVED THAT it is imperative the bus system continue to be subsidized by B.C. Hydro and Power Authority profits and/or from Provincial Government revenues.

- CARRIED "

The City Engineer was asked to include in the study, consideration of extending the Downtown pass to include other heavily used areas besides the West End where it is currently in effect.

The Committee then discussed at length the proposal of the B.C. Hydro Chairman, Dr. Shrum, to raise bus fares and the members of the Committee expressed their opposition to any such raise. A motion was offered but after re-consideration of the above quoted motion of Council dated January 13th, and an additional motion passed by Council on the same day under the heading of "Bus Fares and Hydro Rates", the motion before the Committee was put and lost.

It was suggested that there should be a member of the Engineering Department, Traffic Operations, and a member of B.C. Hydro constantly doing research work on transit matter and the Engineer advised that this would necessitate the hiring of an additional man in the department. In view of this, it was

RECOMMENDED that the Transit Operation Study, as outlined above, be proceeded with by the Engineering Department and the B.C. Hydro, the B. C. Hydro be requested to appoint a member of their staff to carry on a continuing research program on transit matters and the City Engineer be authorized to add a member to his staff for the same purpose, subject to the B.C. Hydro doing the same.

Alderman Bird expressed concern with respect to the remark passed by one of the members of the Legislature that Vancouver bus rates are being subsidized by the rural areas as he believed that Vancouver is subsidizing the rural areas on power rates.

RECOMMENDED that the Board of Administration prepare a statement showing the facts with respect to the subsidization of power rates and that this statement be forwarded to the Vancouver Members in the Legislature for their information.

2. General Discussion re Transportation

The Committee had before it two communications:

(a) a letter from the Automotive Transport Association of B.C. dated January 21, 1970, wherein it was requested that the Committee, when considering rapid transit and the movement of people, do also consider the movement of goods,

(b) a letter from the Downtown Business Association dated February 3, 1970, setting out seven key principles with respect to transit and transportation planning.

Due to the shortage of time, it was

RECOMMENDED

(a) THAT the general discussion re transportation be deferred to the next meeting of this Committee,

(b) THAT the letter from the Automotive Transport Association of B.C. dated January 21, 1970, be received and that the survey on truck traffic in the City being conducted by York University be made available to members of this Committee,

(c) THAT the communication from the Downtown Business Association dated February 3, 1970, be received and the contents noted, and that copies be supplied to the Engineering and Planning Departments.

PART II

The following actions of the Committee are submitted to Council for information:

INFORMATION

3. Progress Report on Rapid Transit

The Chairman advised that the Regional District report on Rapid Transit is progressing on Schedule. Stage I, which involves, amongst other things, a study of corridors and alternate corridors and land use and alternative patterns, was submitted to his Regional Committee in the middle of January and the consultants are now working on Stage II.

RESOLVED THAT the oral report of the Chairman respecting rapid transit be received.

4. Highway Grade Separation

Alderman Wilson requested that consideration be given to highway grade separation and that the City Engineer be requested to report on specific intersections in strategic areas.

Due to the fact that delegations were waiting to make presentations to the meeting of the Standing Committee of Council on Planning and Development which meeting was following this one, it was

RESOLVED THAT consideration of the matter of highway grade separation be deferred to the next meeting of the Committee.

The meeting adjourned at approximately 11:10 a.m.

* * *

FEB 1 1970

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

FEBRUARY 5, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, February 5, 1970, at approximately 11:10 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Adams (On Civic Business)
Alderman Broome

CLERK: D. Scott

The Minutes of the meeting held January 15, 1970, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Development Permit No.44400:
Apartment Building Development,
1725 Pendrell Street

The Council on September 30, 1969, when considering a report of the Board of Administration dated September 26th, which set out an historical review with respect to a development permit application at 1725 Pendrell Street and, after hearing a delegation on the subject matter, resolved that no further action be taken on the request of the applicant.

Mr. J. Siermy, President of Pacific Shores Holdings appeared before the Committee as a delegation, presented a brief dated February 2nd and requested re-consideration of his development permit application. He requested that Council authorize the Planning Department to give a six months extension on his application.

The Board of Administration submitted an information report dated February 4, 1970, together with the report of the Board of Administration dated September 26th.

The Director of Planning and the Zoning Planner advised that there were major changes in the RM-4 regulations and therefore the drawings originally submitted by Mr. Siermy would not now be acceptable. It was pointed out that the Zoning Board of Appeal on July 17, 1969, disallowed Mr. Siermy's appeal and the Corporation Counsel confirmed that "No appeal shall lie from the decision of the Board".

In view of the fact that the Council could not grant Mr. Siermy's request, it was

RECOMMENDED that no action be taken on Mr. Siermy's request for an extension of the development permit.

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PART II

The following action of the Committee is submitted to Council for information:

INFORMATION

2. Parking Problems: West End

In October 1967 a Special Committee of Council was appointed to study parking problems in the West End. This Committee was chaired by Alderman Graham and a Sub-Committee was appointed, comprised of representatives of the West End under the Chairmanship of Mr. L.H. Thorlaksson. The Chairman of the Special Committee submitted a report dated December 31, 1968, to Council on January 14, 1969, at which time the Council passed the following motion:

"THAT this Committee report, together with the supporting information, be referred to the Board of Administration for consideration and report to the appropriate Committee in 1969."

As a result of a communication dated December 2, 1969, and a brief dated December 1, 1969, from Mr. Evan Wolfe, M.L.A., and the action of Council on January 14, 1969, the Board of Administration submitted the following report dated January 29, 1970, for the information of the Committee:

"A communication has been received from Mr. Evan Wolfe, M.L.A., concerning the 'on-street' parking problem in the West End, and some suggestions for its improvement.

The parking situation in the West End has been a matter of concern for several years, and the following is a brief resume of the consideration that has been given to the problem to date.

1965 WEST END PARKING STUDY

This study, which was undertaken by the Engineering Department, indicated that although there was an overall surplus of parking spaces in the West End, there are many sections within the area where the evening demand exceeds the supply of both on and off-street spaces. The report also stated that the 'high percentage of rented spaces and the low occupancy indicates that a significant percent of tenants are parking overnight on the streets'.

The report suggested several possible steps towards solving the problem. These include:-

- street widening
- off-street collective parking lots
- installation of parking time limits, including parking meters to facilitate enforcement
- overnight fee for street parking

Following a public hearing held to consider this report, Council adopted a resolution on April 7th, 1966, 'that the 1965 West End Parking Study Report be received as a Report of Progress and filed for future reference'.

. . . . Cont'd.

Clause 2 Continued

SPECIAL COMMITTEE OF COUNCIL

On October 10, 1967, a Committee was appointed, comprised of members of Council and representatives of the West End to 'examine the existing situation and recommend remedial action with respect to parking problems in the West End'.

A Sub-Committee was formed of interested parties, and it met consistently on a weekly basis, bringing in a final report in October, 1968. The report considered many aspects of the problem over and above the basic parking situation, and included the following recommendations:

- Parking time limit between 6:00 A.M. and 10:00 P.M.
- Street widening
- Acquisition of land for collective off-street parking lots
- Maximum use of backyard parking as interim remedy

The Special Committee's report, together with comments of the Engineering and Planning Departments, was submitted to Council for consideration in December, 1968. This matter was then referred to the Board of Administration for consideration and report to the appropriate Committee in 1969.

The Standing Committee on Planning, Development and Transportation did not receive a report in 1969 due to the pressure of other work in the Engineering Department.

The brief submitted by Mr. Wolfe suggests that the problem results from tenants parking on-street, rather than paying the rates for off-street parking provided for them.

Mr. Wolfe's recommendation, together with our comments, are as follows:

1. The City should require apartment developers to provide off-street parking for guests:

   The present RM-4 zoning requirement for on-site parking in apartment buildings is one space per 850 sq.ft. of gross floor space. This requirement, which was arrived at following a study of this matter by the Planning Department in 1965, is intended to provide for approximately three-quarters of the visitors' parking on-site.

   However, there is no compulsion for apartment owners to reserve these stalls for visitors alone; nor do apartments constructed prior to 1967 have to provide this standard of parking.

2. A one-hour parking time limit should be imposed between 1:00 A.M. and 6:00 P.M.

   There is presently a two-hour parking time limit between 1:00 A.M. and 6:00 A.M. on all paved streets. Enforcement of this provision of the Street and Traffic By-law is difficult, because there is insufficient off-street parking available to accommodate the vehicles that would be displaced in some areas.

. . . . . Cont'd.

Clause 2 Continued

3. Installation of meters in areas where a parking deficiency exists, to provide short-term non-resident parking:

These areas where the total available on and off-street parking space is inadequate, represent only a portion of the total problem. There is still the general need to fully utilize all the available off-street space. Therefore, although meters in specific areas might provide a more equitable distribution of curb parking spaces in these areas, this action may not be the most appropriate first step in dealing with the total parking situation in the West End.

The current situation with respect to this problem is outlined above, and there have been no further developments or proposals which could be put forward at this time.

Your Board submits the matter to the Committee for Information."

The Committee heard the following delegations:

(i) Mr. J.A. Witten, representing Mr. Evan Wolfe, M.L.A.

Mr. Witten submitted the proposals suggested by Mr. Wolfe and filed his own brief dated November 5, 1969.

(ii) Mr. H. Mostyn, representing the West End Community Council, concurred with the proposals submitted by Mr. Witten.

(iii) Mr. L.A. Thorlaksson, former Chairman of the Sub-Committee suggested that the Sub-Committee's report, together with other reports submitted to Council on the subject matter, be reviewed and reported on again to Council.

It was suggested that if the Police could give special attention to illegal parking in the West End for a period of time, a great deal of parking infractions would not occur.

After considerable discussion, it was

RESOLVED that the Board of Administration be requested to submit a report on

(a) the possibility of immediate enforcement of overnight parking bans,

(b) the reduction of on-street parking,

(c) the reversal of the City's policy on street widening in the West End,

such report to include consideration of related matters submitted in previous reports.

FURTHER RESOLVED that the City Engineer give a report reference on the subject matter when the Board submits the aforementioned report to the Committee.

The meeting adjourned at approximately 12:20 p.m.

* * * *

FEB 17 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

FEBRUARY 5, 1970

The Standing Committee of Council on Health and Welfare met on Thursday, February 5, 1970, at 2:00 p.m., in the Council Chamber, Third Floor, City Hall.

PRESENT: Alderman Linnell (Chairman)
His Worship the Mayor
Aldermen Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Civic Business)
Alderman Broome

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held December 23, 1969, were adopted.

INFORMATION

The following actions of the Committee are reported for the information of Council.

1. Social Service Department - Temporary Staff 'Applicants for Assistance'

At the December 16th meeting of Council, the Board of Administration submitted a report "Social Service Department - Temporary Staff". At that meeting, Council adopted the recommendations of the report and referred the section 'Applicants for Assistance' to the Health and Welfare Committee. At the December 23rd meeting of the Committee, time did not permit consideration of this referred section of the report.

Circulated for the information of the Members of your Committee was the section of the report referred to above and six attachments showing in graph form the numbers of cases in the following groups for the period January, 1967 - September, 1969: Family Group - Married-Unemployed, Family Groups - Indigents, Family Groups, Single Women - Indigents and Single Women - Unemployed Employables, Single Men - Indigents, and Single Men - Unemployed Employables.

The Administrative Analyst spoke to the graphs, pointing out correlations which appeared between the number of cases in the various classifications and certain changes which had occurred during the period under review. Specific mention was made of the cancelation of the "Federal Winter Works" Incentive Program and the effect that this had had on the number of cases in the period under review.

RESOLVED that the report be received.

2. Social Service Department
Briefs of United Community Services,
B.C. Association of Social Workers,
Unemployed Citizens Welfare Improvement Council,
Crisis Intervention and Suicide Prevention Centre.

At the last meeting of the Committee, briefs from the four groups listed above were received by your Committee and, at that time, the Committee directed the Board of Administration to report on the briefs submitted.

. . . Cont'd.

FEB 17 1970

Clause No. 2 (Cont'd.)

Under date of February 2, 1970, the Board of Administration submitted a comprehensive report of the Administrator of the Social Service Department. The report was in four sections and each section dealt with a brief previously submitted.

The Chairman reviewed actions to date on the briefs for the information of the Members of the Committee.

The Social Service Administrator spoke to the various sections of the briefs and the Members of the Committee gave consideration to the major points which were of concern to all the associations submitting the briefs.

The first concern which the Committee considered was the adequacy of the present level of financial support authorized by the Provincial Government. The Committee discussed this at great length and referred to the letter of the United Community Services Association dated January 19, 1970, which summarized, by example, monthly minimum subsistence budgets for typical family groups. These budgets excluded any rental allowances and ranged from $80.43 in the classification of single male or female, 19-44 years, to $395.40 for a married couple with six children of specific sex and age.

With this information from the U.C.S. available to the Committee and other comments which had been made to the Committee by way of brief and oral presentation, the Committee

RESOLVED that a presentation be prepared by the administration for submission to the Senior levels of government on the urgent need for an increase in the basic grants to realistic levels of support.

FURTHER RESOLVED that the administration use as a guide the information supplied by the brief and letter of the U.C.S. and other organizations.

The second concern that the Committee considered was the one brought forward by the U.C.S. and the Greater Vancouver Branch of the B.C. Association of Social Workers, which strongly supported the separation of the provision of financial support from the provision of social services to people. Both groups supported the concept that the provision of social services should not be directly connected nor administratively allied with the provision of financial support. Both briefs suggested an increase in the amount of social services being provided.

The Social Service Administrator and the Administrative Analyst spoke to this concern and referred to the series of reports which had been presented to the Council by the Board of Administration on the proposed re-organization of the Social Service Department. The Administrative Analyst pointed out that this re-organization was, in part, designed to provide the social work staff with more opportunity to do social service work. The Committee requested the Administrator of the Social Service Department to report to the Committee on this disengagement of financial support from social services. The Administrator was also requested to supply, for the information of the Committee, some samples of support presently being granted to various classes of clients and to provide an indication of the degree of discretion given to the line social workers on the granting of overages.

In connection with the increase in the basic rates of financial support, mention was made of the possible results of the increase of levels of support in the area of "the working poor".

. . . Cont'd.

FEB 17 1970

Clause No. 2 (Cont'd.)

The Committee then discussed the present lack of information from the clients of the City Social Service Department and comments from this group. The Committee discussed this topic at length and

RESOLVED that, at the next meeting of this Committee, the question of the operation of meal service by the City Social Service Department be a topic on the Agenda, the City Social Service Department, U.C.S. and B.C.A.S.W. be asked to attend and that the Unemployed Citizens Welfare Improvement Council and the Administrator of the Social Service Department be requested to invite representative recipients to this meeting.

The Committee also noted a report of the Board of Administration dated February 5, 1970, dealing with comments re the restaurants the Social Service Department was issuing meal tickets on.

Another concern brought to the attention of the Committee by the Crisis Intervention and Suicice Prevention Centre was the lack of resources available to people in need of financial or social service assistance after hours and during the weekends, and the lack of family and marital counselling available to the clients of the City Social Service Department.

3. Ambulance Service - Delegation Request

The Committee noted a request from the Federated Legislative Council Elder Citizens Association of British Columbia to appear before the Committee re the topic of ambulance services in the City of Vancouver.

The Committee agreed to hear a delegation at an early suitable meeting.

- - - - - - - -

During the preceding consideration, the Committee recessed from approximately 3:45 p.m. - 4:00 p.m., and when the Committee reconvened, the following Members were present:

Alderman Linnell (Chairman)
Aldermen Bird, Hardwick, Phillips,
Rankin, Sweeney and Wilson.

- - - - - - - -

The meeting then adjourned.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 708

FEB 24 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel and other matters.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 17, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

1.	Ass't. City Engineer Traffic & Transportation et al	Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review)

FOR COUNCIL ACTION SEE PAGES 2, 3 and 4

UNFINISHED BUSINESS

1. Pender Street

It was agreed to defer the Report Reference and general consideration of this matter, with particular reference to the South 7' of Lot 13, Subdivision 10, Block A, D.L. 182 - N/S Pender Street, East of Vernon Drive, until the next meeting of the Council.

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of Council present.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

DELEGATIONS

1. Continental Hotel Limited — Lease to Y.W.C.A. for Single Transient Women

Mr. Sutton, representing the Continental Hotel Limited, was called but did not appear. No delegations were heard on this matter therefore. For Council action see pages 4 and 5.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review)

The Council considered Board of Administration report dated February 19, 1970, in regard to the Georgia Viaduct Replacement and east approach routes, including reference to the Union-Prior Couplet. The report sub headings are as follows:

1. Georgia Viaduct Replacement
2. East-West Freeway
3. Grade Street Alternatives, which were noted as,

Alternative A	Union Prior Couplet
Alternative B-1	Charles-Malkin Route
Alternative B-2	Charles-Malkin Route
Alternative C	Malkin-Great Northern Cut Route to Nanaimo
Alternative C-1	Malkin-Great Northern Cut Route to Clark Drive
Alternative D-1	No change to Basic Street System and the Viaduct as Designed
Alternative D-2	No change to Basic Street System but Redesign Viaduct Ramps

MOVED by Ald. Wilson,
WHEREAS City Council has determined that access from the Georgia Viaduct to Highway 401 through the residential area of Strathcona, Grandview and Hastings is undesirable;

RESOLVED THAT

(a) City Council approve the permanent alignment from the Georgia Viaduct to 401 via Malkin Drive and the Great Northern Cut;

(b) the Board of Administration be instructed to communicate with the viaduct consultants to commence an immediate study with particular emphasis on possible staged development of the Malkin Drive and Great Northern Cut from the Columbia-Quebec connector and to report back to Council;

(c) the Board of Administration report to Council after consultation with the consultants as to the Terms of Reference, which shall include a report in terms of (i) freeway standards and (ii) grade street standards;

(d) the Provincial Highways Department and the Planning Department of the Greater Vancouver Regional District be advised of this action of the City Council.

(carried)*
see next page

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement (cont'd)

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	
Alderman Linnell	
Alderman Broome	
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	
Alderman Hardwick	

The motion was declared, - CARRIED UNANIMOUSLY*

MOVED by Ald. Linnell,
THAT although the technical experts have recommended the Union-Prior couplet and that without it congestion will result, for sociological reasons the alignment to Clark Drive only be approved by alternative plan D-2, using Prior Street as a temporary route with the aim of phasing this route out as soon as possible.

(tabled)

MOVED by Ald. Sweeney, in Amendment,
THAT the following be substituted for Alderman Linnell's motion:

'THAT, as a temporary measure, the Union-Prior alignment to Clark Drive only, be endorsed by the City Council until such time as a permanent connection to the freeway can be established;

FURTHER THAT the matter of required local improvements be referred to the Board of Administration for report back with respect to the possibility of giving relief therefrom to the people involved, since this alignment is temporary only'.

(tabled)

MOVED by Ald. Calder,
THAT the motion and amendment be tabled for one week and the members of Council in the meantime consult not only with the technical officials, but also with the social planning officials concerned with this area; His Worship the Mayor to make any necessary arrangements.

(carried)**

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Linnell	Alderman Hardwick
Alderman Broome	Alderman Rankin
Alderman Bird	
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
His Worship the Mayor	

The motion was declared, - CARRIED**

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement (cont'd)

MOVED by Ald. Sweeney,
THAT the communications received from the following be received:

Strathcona Property Owners and Tenants Association
Citizens Council on Civic Development
Central Council of Ratepayers
Grandview-Woodland Area Council
Evan Wolfe, M.L.A. and Herb Capozzi, M.L.A.
Petition - Students Simon Fraser University
Petition - Students University of British Columbia
Cassiar Ratepayers Association

- CARRIED

B. Continental Hotel: Lease to Young Women's Christian Association for Single Transient Women

The Board of Administration, under date of February 17, 1970, submitted a report in the matter of lease of the Continental Hotel to the Y.W.C.A. as a residence for single transient women. The report sets out details of a proposed arrangement with the Y.W.C.A. and termination of the present month-to-month tenancy arrangements with Mr. W. R. Sutton.

The following summary of recommendations is extracted from the report:

"The Administrative Analyst recommends that:

(a) The Supervisor of Property and Insurance be authorized to inform Mr. W. R. Sutton before the first of March 1970 that his tenancy of the Continental Hotel shall terminate on the last day of March 1970.

(b) The Administrative Analyst and the Supervisor of Property and Insurance be authorized to make arrangements to phase out the present operation so that the present residents are able to relocate without undue hardship and, for this purpose, the Supervisor of Property and Insurance be authorized to complete arrangements with Mr. W.R. Sutton concerning appointment as manager to carry on the service of the hotel and to deliver the building vacant and clear of furnishings by Monday, May 4, 1970, as outlined at Item 2., above, and under agreement satisfactory to the Corporation Counsel.

(c) An architect be appointed to prepare preliminary drawings and obtain estimates. Subsequent to approval of the estimates, he be appointed to prepare working drawings, call for tenders, recommend a contractor and supervise the contract to completion.

(d) In accordance with the recommendation of the Director of Finance:

i. A sum of money be approved as a supplementary budget item when the architect brings forward bids received in response to a tender call. The award of the contract to be in accordance with City policy.

ii. The money so advanced be recouped as rental over the life of the project (minimum of five years) with interest charged at 8½% per annum.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Continental Hotel (cont'd)

(e) The Board of Administration be authorized to submit the complete proposals to the Provincial Government for their endorsation and financing.

(f) The agreement between the City and the Y.W.C.A. be signed by the Mayor and City Clerk on behalf of the City when in final form, satisfactory to the Corporation Counsel."

The Board of Administration recommends adoption.

(Report on file in City Clerk's Office)

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Bus Fares and Hydro Rates

The Council noted a communication from the Executive Director of the Union of British Columbia Municipalities submitting information of presentations made to the Premier concerning power rates. In the communication the support of the members of the U.B.C.M. is requested.

Also furnished to the Council were copies of communications forwarded by His Worship the Mayor to the Premier on the matter of power rates and bus fares. The Mayor's communication on power rates, sets out a similar position as expressed in the U.B.C.M. letter.

MOVED by Ald. Linnell,
THAT this information be received.

- CARRIED

2. Cost Sharing - Temporary Social Service Workers

MOVED by Ald. Wilson ,
THAT the communication from the Deputy Minister of Social Welfare, dated February 20, 1970, in the matter of cost sharing re temporary Social Service Workers, be referred to the Board of Administration for report to the next meeting.

- CARRIED

3. Tourist Bureau Spring Promotion: Trip by His Worship the Mayor

MOVED by Ald. Bird,
THAT His Worship the Mayor be authorized to attend, with representatives of the Tourist Bureau, the Tourist Spring Promotion to Calgary and Edmonton, March 5th and 6th.

- CARRIED

FEB 70

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. General Report, February 20, 1970

Works and Utility Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated February 20, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Purchase of Replacement Typewriter

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Social Service and Health matters), dated February 20, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

MOVED by Ald. Linnell,
THAT, in respect of report of the Board of Administration (Harbours and Parks matters), dated February 20, 1970, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Building and Planning Matters

(i) Rezoning: S.W. corner of 48th Avenue and Oak Street (III Industries of Canada) (Clause 3)

MOVED by Ald. Broome,
THAT this clause of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, be adopted.

- CARRIED

(Alderman Calder recorded in the negative)

(ii) Rezoning: N/E Corner of Victoria and 28th Avenue (Clause 5)

Rezoning: W/S of Fraser Street between 14th and 15th Avenues (Clause 7)

Rezoning: N/W corner of 10th Avenue and Trafalgar Street (Clause 8)

Rezoning: N/E corner 41st Avenue and Collingwood Street (Clause 13)

Rezoning: S/W corner of 54th Avenue and Oak Street (Clause 14)

It was agreed to defer consideration of the foregoing clauses of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, pending the hearing of delegations, per requests received.

FEB 24 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

(iii) Rezoning: S/S of 10th Avenue between Commercial and Victoria (Peter Cole - Architect) (Clause 10)

MOVED by Ald. Broome,
THAT this application be referred to a Public Hearing.

- CARRIED

(iv) Development Permit Application: Royal Centre (Clause 15)

The Council considered development permit application by the Great West Saddlery Limited for commercial development on the easterly portion of site bounded by Melville, Burrard, Georgia and Thurlow, and noted Director of Planning's report thereon, and Technical Planning Board recommendations referred to as (a) to (e).

MOVED by Ald. Bird,
THAT this development permit application be approved, subject to recommendation of the Technical Planning Board (a) to (e) contained in Board of Administration report (Building and Planning matters), dated February 20, 1970.

- CARRIED

(v) Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT Clauses 1, 2, 4, 6, 9, 11, and 12 of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated February 20, 1970, be adopted.

- CARRIED

Finance Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Finance matters), dated February 20, 1970, be adopted.

- CARRIED

D. Personnel Matters, Supplementary, February 20, 1970

Vancouver General Hospital: Assistance of Coordinator Data Processing and Systems

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 20, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Property Matters, February 20, 1970

(i) MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Property matters), dated February 20, 1970, be adopted.

- CARRIED

(ii) Sale of Senior Citizens' Housing Site:
Ukrainian Senior Citizens' Housing Society (Clause 4)

The Board of Administration submitted report of the Supervisor of Property and Insurance regarding conditions of sale to the Ukrainian Businessmen's Association of Lot 3 of A, Block 71, D.L. 333, located on the W/S of Kerr Street, south of 54th Avenue. The sale was approved by Council on January 9, 1968, subject to various conditions.

The organization, operating under the name of the Ukrainian Senior Citizens' Housing Society insofar as this particular land is concerned, has been unable to comply with the City's sale requirements due to circumstances set out in the report, and request extension of the terms of Council's original resolution.

MOVED by Ald. Wilson,
THAT the terms of Council's original resolution be extended for an additional six months period to require the following:

(a) An option being granted to the City, requiring construction to be commenced to the satisfaction of the Supervisor of Property and Insurance by July 9, 1970.

(b) Payment in full by the Society of the outstanding principal with interest at 8% per annum and taxes from the date of sale; such payment to be made immediately upon all requirements of the trust agreement being fulfilled.

(c) The purchaser giving the City a 21-year option to repurchase the land at the net sale price, exercisable in the event the property is utilized for any other purpose.

(d) Failure to perform in accordance with the revised terms of sale would result in the forfeiture of monies paid and the City cancelling the sale.

- CARRIED

F. Location of Payroll Functions

The Board of Administration, under date of January 6, 1970, submitted a report, respecting relocation of Payroll Functions, as prepared by the Director of Finance. The Director of Finance recommends the following recommendation of the Coordinator of Data Processing and Systems be approved:

'that the transfer of payroll functions from the Personnel Services Department to the Accounts Division of the Finance Department be implemented on the basis of the implementation procedures in Schedule A."

The Board of Administration recommends that the above report be adopted and the Coordinator of Data Processing and Systems be responsible for its implementation.

(Report on file in City Clerk's Office)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Location of Payroll Functions (cont'd)

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved.

- CARRIED

G. Social Service Department:
Single Men's Section

The Board of Administration, under date of February 13, 1970, submitted a report in regard to the Single Men's Section of the Social Service Department and the need for additional staff at 517 Hamilton Street. The following recommendations are made:

"1. The Social Service Administrator be authorized to hire staff for the Single Men's Section as outlined above and that the necessary funds be provided prior to adoption of 1970 estimate of expenditures.

2. The Social Service Administrator submit this program to the Provincial Department of Social Welfare with a view to cost sharing as outlined."

The Board of Administration recommends adoption of the foregoing recommendations.

(Report on file in City Clerk's Office)

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

H. Historic Photograph Section of the Library:
Staff Requirements

The Board of Administration, under date of February 2, 1970, submitted report of the Coordinator of Data Processing and Systems upon a request from the Vancouver Public Library Director and Board for a new Clerk II position in the photographic section of the Library.

MOVED by Ald. Sweeney,
THAT this report be referred to the Standing Committee on Finance.

- CARRIED

I. Increase in Residents and Patients:
Personal Care Homes and Private Hospitals

Pursuant to previous Council instruction, the Board of Administration, under date of February 19, 1970, submitted a report from the Director of Permits and Licenses in the matter of increase in residents and patients in personal care homes and private hospitals. A detailed report is set out, including information from the Medical Health Officer and reference to the Fire Chief and Building Inspector.

MOVED by Ald. Broome,
THAT the following be adopted:

(1) Personal Care Homes for the elderly be reported on at the time the City Building Inspector reports to Council on the adoption of the 1970 National Building Code.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Increase in Residents and Patients:
Personal Care Homes and Private Hospitals (cont'd)

(2) An increase in the number of residents in the 12 private hospitals referred to in the report be approved subject to the procedure as outlined in the last paragraph (Pg.2) of Board of Administration report dated February 19, 1970.

(3) A report of progress be submitted to Council in one month's time.

- CARRIED

J. Report of Standing Committee on General Purposes dated February 19, 1970

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated February 19, 1970, be adopted, on the understanding His Worship the Mayor will appoint a special committee to study possible alternative ways and means of financing.

- CARRIED

K. Report of Standing Committee on Transportation, dated February 19, 1970

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation dated February 19, 1970, be adopted.

- CARRIED

L. Statue: Intersection of Alexander and Powell Street

The Board of Administration, under date of February 23, 1970, submitted a report by the City Engineer respecting placement of a statue of Captain John Deighton (Gassy Jack), on City street allowance at the intersection of Alexander and Powell Streets. It is reported the statue has been erected illegally on the street allowance. In a report from the Planning Department it is pointed out that to select locations for statues and other such matters at this time is premature, and that a beautification report for the area is near completion.

MOVED by Ald. Linnell,
THAT approval on a temporary basis be granted in respect of the present location of this statue, subject to it being adequately secured and an appropriate agreement of indemnification being furnished to the satisfaction of the Corporation Counsel.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

FEB 24 1970

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3614 BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Notice)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3614 being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Local Improvement Procedure (Notice)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS as Section 54 of the Local Improvement Procedure By-law provides as follows:

> "54. In all cases where a Court of Revision is required to be held under the provisions of the 'Vancouver Charter' or of this by-law, the Council shall fix the date of such sitting in accordance therewith. Except where Council by resolution otherwise directs, the Assessment Commissioner shall cause a general notice of such sitting to be published in two issues of a daily newspaper, circulating in the City."

THEREFORE BE IT RESOLVED that with respect to the sitting of the Court of Revision No. 392 scheduled for March 12, 1970, the Assessment Commissioner shall give general notice of such sitting by posting a notice in the office of the City Clerk for a period of seven days commencing on February 25, 1970, instead of by causing such notice to be published in a daily newspaper circulating in the City.

CARRIED

The Council adjourned at approximately 3:45 p.m.

***

(OVER)

The foregoing are Minutes of the Regular Council Meeting dated February 24, 1970, and the reports referred to are those on Page(s) 761-802.....

MAYOR

CITY CLERK

FEB 24 1970

FEBRUARY 18TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated February 20th, 1970)

1. Sewer in the lane west of Seymour Street from the South side of Dunsmuir Street to the L/S of Pender Street

"There are three sewers in this lane which are at different levels but interconnected, the capacity has been adequate and reconstruction has been deferred for a number of years. However, the two older and shallower sewers, to which most of the adjoining property is connected, are in a state of collapse and flooding has been experienced. It will, therefore, be necessary to reconnect all development to the lower sewer which, however, must now be replaced by a pipe of adequate capacity. To provide for future sewer separation, it is proposed to reconstruct as separate sewers.

The estimated cost of 438' of twin 18" and 10" sewer in tunnel, including reconnection of existing development and street drainage, is $44,000.

I RECOMMEND that $44,000 be charged to the 1969 Sewers Capital Budget Account Code 0115/7001 'Provision for Unspecified Projects -- Miscellaneous'."

Your Board RECOMMENDS that the foregoing be approved.

2. 1969 Capital Budget - Water Works

"The existing 70 year old water mains on Haro Street, between Denman Street and Bidwell Street and on Pendrell Street between Broughton Street and Jervis Street are not capable of providing adequate fire protection to the new developments in that area. In order to provide adequate capacity it is necessary to install the following:-

a) Approximately 320' of new mains on Haro Street between Bidwell and Denman Streets.

b) A new connection to the existing 26-inch water main at the Haro and Bidwell intersection.

c) A new water main on Pendrell Street between Broughton and Jervis Streets.

The estimated cost of this work is $11,000. Funds are available in the 1969 Water Capital Budget under 0125/3901, 'Provision for Unspecified Projects'.

I RECOMMEND that the water mains listed above be installed and that $11,000 be appropriated from Account Code 0125/3901, 'Provision for Unspecified Projects for this work'".

Your Board RECOMMENDS that the foregoing be approved.

3. Alterations to Telephone Exchange Room for "In-Dialing" System

"On May 9, 1969, the City Council authorized the City Engineer to order an "in-dialing" switchboard for the City Hall, to be installed by the B.C. Telephone Company at no cost to the City.

After more detailed engineering studies, the B.C. Telephone Company now reports that more space is required for the switchgear. It is proposed to use the present telephone operators' restroom for the equipment and to provide alternative restroom accommodation.

Because of the changes, the City Building Inspector recommends that a suitable system of mechanical ventilation be provided.

The estimated cost of building, mechanical and electrical alterations is $5,000. It is estimated that the "in-dialing" system will save approximately $250 per month which will offset these costs in less than two years.

Provision for this cost has been made in the 1970 Revenue Budget.

The B.C. Telephone Company has ordered the switchgear for the "in-dialing" system and estimates it will require the space by March 23, 1970 if the "in-service" date of July 1st, 1970 is to be met to correspond with the 1970 directory.

RECOMMENDED that the City Building Inspector be authorized to proceed with alterations to the Telephone exchange room and operators' restroom and that $5,000 be approved for this work in advance of the Budget."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

4. Tender No. 58-70-1 -
For the Supply of Mineral Aggregates

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above supply were opened by your Board on February 2nd, 1970, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The total cost shown below is estimated only and is based on quantities used in the previous 12 month period.

The City Engineer and the Purchasing Agent RECOMMEND acceptance of the low bid as follows:-

CONSTRUCTION AGGREGATES LTD.

Items 1 to 12 inclusive, and Items 16 and 17, at a total estimated cost of $446,100.00. The material is to be delivered and unloaded onto City stockpile. Part of Items 9 and 12 will be picked up at the supplier's stockpile.

No bid was received for Item No. 18 -; Round Stones.

The above price includes all taxes and charges.

Your Board

RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved and the bid bonds of the unsuccessful tenderers be returned."

. . . cont'd

FEB 24 1970

5. Newspaper Advertisements for Local Improvement Courts of Revision During Absence of Daily Newspapers

The Corporation Counsel reports as follows:

"Section 511 of the Vancouver Charter provides that Local Improvement Courts of Revision 'shall begin to sit and hear complaints at such time, not less than fifteen days, after the mailing of the last of the notices referred to in the preceding sections and after such advertising of the sittings of the Court as Council may direct.' By Section 54 of the Local Improvement By-law, Council has directed that the advertising shall be by publication in two issues of a daily newspaper circulating in the City. The newspaper advertisement is in addition to the notice each affected person receives through the mail.

A court of Revision is scheduled for March 12, 1970. In order to avoid a delay in the commencement of the work covered by the projects to be dealt with at that sitting, it is recommended that the Local Improvement By-law be amended to provide that Council may direct that the advertising be other than in a newspaper. Following this amendment, Council could then by resolution direct that the advertising for the Court sitting scheduled for March 12 should be by posting a notice in the office of the City Clerk. The By-law and Resolution necessary to implement this recommendation have been prepared and have been included in the agenda for this meeting under By-laws and Motions."

Your Board

RECOMMENDS that the recommendation of the Corporation Counsel be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 755

Board of Administration, February 20, 1970 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Purchase of Replacement Typewriter

The Medical Health Officer reports as follows:

"Included in the 1970 Budget Estimates of the Health Department is a request for a replacement typewriter due under the replacement program of the City.

The machine, due for replacement, is now inoperative and the cost to repair amounts to $160.00.

The Purchasing Agent recommends as follows:

'We, therefore, recommend replacing the Royal HES 16-7122501 typewriter with a Royal 560 Model immediately at a total cost of $420.00 prior to the 1970 budget approval.'

As there is now an immediate need for a replacement typewriter, it is recommended that funds in the amount of $420.00 be authorized to purchase the replacement typewriter prior to approval of the 1970 appropriations of the Health Department."

Your Board RECOMMENDS the foregoing recommendation of the Medical Health Officer be approved.

*****

FOR ADOPTION SEE PAGE(S) 755

FEB 24 1970

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Civic Square:
   Interim Development

The Board of Parks and Public Recreation, by letter dated January 14, 1970, forwarded the following Resolution:

"BLOCK 71 - CIVIC SQUARE

It was regularly moved and seconded,

.... In view of the fact that there is vacant land in Block 71 and a dire need for open space in the downtown area,

BE IT THEREFORE RESOLVED: That the Mayor and Members of City Council be requested to provide the necessary funds estimated to cost $35,000 for the Board to go ahead with development of this open space as a landscaped sitting out area on the north half of Block 71 until such time as it is needed for underground parking with finalized park on top.

- Carried"

Your Board RECOMMENDS that this item be referred to the Standing Committee on Finance for consideration during budget matters.

INFORMATION

2. Cypress Bowl Development

The Chairman of the Government and Civic Affairs Committee of the Vancouver Junior Chamber of Commerce has advised the City Clerk of the following Resolution passed by that Committee:

"'THE VANCOUVER JUNIOR CHAMBER OF COMMERCE urge Vancouver City Council to withhold using City of Vancouver taxpayer dollars for development of Cypress Bowl.

THE VANCOUVER JUNIOR CHAMBER OF COMMERCE are not opposed to use of city monies to assist in the acquisition of, dormant maintenance of, or holding of Cypress Bowl lands in the best interest of future recreational use by the public. It is our opinion that development of Cypress Bowl should not be directly undertaken by the City of Vancouver or any public body, but rather by a free enterprise.'

In addition we wish to point out that:

(1) The public purse should not be used to directly subsidize the capital necessary for development of such a proposed recreational area.

(2) Adequate municipal, crown/provincial regulations should exist to direct the development of the Cypress Bowl area by private free enterprise".

Your Board brings this forward for the information of the Members of Council.

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FOR ADOPTION SEE PAGE(S) 755

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Rezoning: E/S of Victoria Drive between Harrison & S.E. Marine Drive (A. Petzold)

The Director of Planning reports as follows:-

"An application has been received from Mr. A. Petzold, 2308 Nelson Avenue, West Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lots 1-3, Block 23, D.L. 329 located on the E/S of Victoria Drive between Harrison and S.E. Marine Drive would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'add to existing senior citizens development now existing on adjacent easterly site'.

The subject property was acquired from the City for senior citizens development subject to obtaining rezoning after a Public Hearing thereby rounding out the CD-1 Comprehensive Development zoning with the existing comprehensive development to the east located on the north side of S.E. Marine Drive, all for senior citizens housing.

A development permit has been filed to add to the existing senior citizens home now located on lots 4-7, Block 23, D.L. 328 and has been approved by the Technical Planning Board subject to approval by City Council for the rezoning after a Public Hearing.

The Technical Planning Board on January 23, 1970, recommended that the application to rezone Lots 1-3, Block 23, D.L. 329 to a CD-1 Comprehensive Development District be approved with the uses being restricted to a senior citizens development containing dwelling units and sleeping units with recreation and dining facilities and the detailed scheme of development not to be materially differen from that submitted and approved subject to conditions by the Technical Planning Board under development permit #50267.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Rezoning: N/S of 15th Avenue between Birch and Alder (G. Gemmill)

The Director of Planning reports as follows:-

"An application has been received from Mr. G. Gemmill, 2354 Oliver Crescent, requesting an amendment to the Zoning and Development By-law whereby Lots 11-20, Block 453, D.L. 526 located on the N/S of 15th Avenue between Birch and Alder would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'establishing an apartment zoned area to include all lots in the 1200 block, within the area, north of 15th Avenue between Birch and Alder for apartment building'.

Cont/d.

Clause 2 Cont/d.

The subject properties consist of 10 lots in the half block, each having a 50' frontage and a depth of 125' and generally are occupied by quite old large dwellings, most of which have been converted to multiple accommodations. To the west of Birch and north of 15th Avenue the property is zoned RM-3 Multiple Dwelling District as is the property between Birch and Oak, north of 14th Avenue and the lane lying between 14th and 15th Avenues, Birch to Alder.

The lands on the north side of 14th Avenue between Birch and Oak together with the south side of 14th Avenue between Birch and Alder were rezoned to RM-3 Multiple Dwelling District from RT-2 Two Family Dwelling District following a Public Hearing on July 19, 1965, and with few exceptions have been developed with new apartment buildings.

The lands lying south of Broadway, Pine to Oak are 75% developed with specifically designed apartments. The block immediately to the east of the subject properties is occupied by Cecil Rhodes School.

Submitted with the application is a list of six signatures of property owners in the area requesting the zoning change.

The Technical Planning Board on January 23, 1970, recommended that the application be approved.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning: S.W. Corner of 48th Avenue & Oak Street (III Industries of Canada)

The Director of Planning reports as follows:-

"An application has been received from Mr. Dryvynsyde, Director of III Industries of Canada, 1500 - 675 West Hastings, requesting an amendment to the Zoning and Development By-law whereby Lots 11 and 12, Sub. 13, Block 10, D.L. 526 located on the S.W. Corner of 48th Avenue and Oak would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of the application is 'construction of family restaurant (International House of Pancakes)'.

The subject lots each have a frontage of 58' and a depth of 140' and have been vacant for many years. The remaining 3 lots in the block to the south are zoned C-1 Commercial and are developed with a gasoline service station. The 3 lots on the west side of Oak Street between 49th Avenue and 50th Avenue are zoned C-1 Commercial and developed with a gasoline service station. The other two corners at 49th Avenue and Oak Street are zoned RS-1 One Family Dwelling District and are developed with churches. The surrounding properties are zoned RS-1 One Family Dwelling District and developed with good single family dwellings.

In 1959 an application was made to rezone the subject lots to C-1 Commercial for the construction of a 2 storey building to accommodate stores and professional offices. This application was denied by Council upon reports by the Technical Planning Board and Town Planning Commission.

Cont/d.

FEB 1 1 1970

Clause 3 Cont/d.

A further application was made in 1966 to C-1 Commercial for a gasoline service station. This application was denied by Council following a Public Hearing on June 29, 1967 upon reports from the Technical Planning Board and Town Planning Commission recommending against such rezoning and following submission from adjacent home owners.

The scheme of development indicates a restaurant (International House of Pancakes) with the structure being located on the south side of the site maintaining a 7' setback from the southerly boundary, a 20' setback from Oak Street and a 20' setback from the north south lane, perimeter planting around the site and provision for 20 off-street parking spaces.

A brief was submitted with the application which states in part:

'Concept

The application to have these lands rezoned from RS-1 Single Family Dwelling to CD-1 Comprehensive Development District is being made by III Industries of Canada Ltd. This is a company incorporated under the laws of the Province of British Columbia and is a wholly owned subsidiary of International Industries Inc., a large Californian corporation which is listed on the New York Stock Exchange.

International Industries Inc., throughout the United States, has established a restaurant chain known as International House of Pancakes. These restaurants are all of similar design and colour so that they are easily recognized wherever situated. International Industries Inc., had decided to expand this international restaurant chain to British Columbia and for this purpose the company known as III Industries of Canada Ltd., was incorporated in the Province of British Columbia. One such family restaurant (International House of Pancakes) has been opened in the City of New Westminster at 514 Eighth Avenue. Construction of another International Pancake House will start in January, 1970 in the Municipality of Richmond. III Industries of Canada Ltd., has obtained an option on the two vacant lots situated on the south west corner of Oak Street and 48th Avenue and is making this application to have these lots rezoned in order to construct thereon an International House of Pancakes - Family Restaurant.

The business philosophy of the chain of restaurants known as the International House of Pancakes is the prompt, congenial service of superb quality food at family prices. Pancakes of a wide variety are, of course, the speciality of the International House, but the menue also includes a comprehensive range of other foods.

It is the policy of these restaurants throughout America that no alcoholic beverages are sold and the emphasis is on family dining in a warm, friendly, relaxed atmosphere.

Cont/d.

Clause 3 Cont/d.

The Design

The design of the International House of Pancakes Family Restaurants throughout America is what might be termed classical Tudor, enhanced by beautifully designed landscaping. The restaurant building, including the one with which this application is concerned, contains a main floor above which is located a mezzanine or service area. The mezzanine or service area accommodates the staff changing rooms, a storage area and equipment such as air conditioning and heating equipment. The dining area is located on the main floor and there is table seating for 82 persons.

The Development

Every International Pancake House Restaurant throughout North America has the same design and is painted with the same colours. In this way these family restaurants are easily recognizable from a distance. There are over 200 such family restaurants in the United States. The American people have become accustomed to the design and the colours of these restaurants and of the high quality of service and food provided.

Each year many Americans drive to the City of Vancouver either as tourists or on business and use the Freeway and Oak Street Bridge to reach the entrance to this City. This approach is, in fact, the southern gateway to Vancouver and it would be a convenience to these travellers to have a familiar restaurant in this area which they would recognize and which would be a welcome sight.

From the plans and sketches attached it will be noted that this development will blend in with the surrounding area and careful consideration has been given to the ingress and egress of vehicular traffic. Adjacent to this property and on its western boundary is a civic lane separating the proposed development and the gas station from the residential homes located to the west.

It will be noted on the plans that any cooking odors produced are carried through a duct system and into a special chimney which emits any cooking odors into the sky above the roof of the building.'

The Technical Planning Board on January 23, 1970 recommended that the application be approved subject to the uses being restricted to a restaurant excluding drive-in or take out. The 3 readings to the amending by-law be not given until prior compliance by the owners to the following conditions:

a) Consolidation of Lots 11, 12, Sub. 13, Block 10, D.L. 526 into one parcel and so registered in the Land Registry Office.

b) The detailed scheme of development to be first approved by the Technical Planning Board after a report thereon to the Town Planning Commission and City Council, such scheme to include a minimum landscaped setback of 24' along Oak Street, 8' along 48th Avenue except for ingress and egress, 5' landscaped and tree planting area along the north south lane and the southerly property line plus suitable screened wall.

Cont/d.

Clause 3 Cont/d.

c) The building be first redesigned more residential in character and in keeping with the surrounding residential properties.

d) One sign only (non-flashing) to be permitted, other than small directional signs, such sign to be located adjacent to the building and behind the 24' landscaped setback from Oak Street.

e) The design of the building to be approved by the Technical Planning Board after advice from the Design Panel.

f) Satisfactory arrangements for garbage disposal, loading and unloading and control of fumes to the approval of the Technical Planning Board.

The Technical Planning Board further recommended, should the above conditions or such other conditions as may be set by City Council following a Public Hearing not be complied with by the owners in order to permit the 3 readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire.

The Town Planning Commission on February 6, 1970 recommended that the application be not approved."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received, and the matter be referred for the consideration of Council at a Public Hearing.

It should be noted that if this application is approved, then Council's resolution of January 20, 1970 would apply, as follows:

"THAT in cases where Council, following a Public Hearing has approved an application to rezone any specific property to a higher use, it be policy not to give third readings to the rezoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development."

4. Rezoning: S/S of 10th Avenue between Commercial & Victoria (Pitkethey and Buzza)

The Director of Planning reports as follows:-

"An application has been received from Pitkethey and Buzza Ltd., 2606 Commercial Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 37, Block 162, D.L. 264A located on the S/S of 10th Avenue between Commercial and Victoria would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The lot in question has a frontage of 50' and a depth of 127' and is immediately east of Lots A, B, C and D which front onto Commercial Drive and are zoned C-2 Commercial and have been occupied for many years by building supply people.

In 1963 an application was made by R. J. Paulson Construction Company to rezone the said lot for the purpose of extending the present building for more sales and display area and adequate parking.

Cont/d.

Clause 4 Cont/d.

After reports from the Technical Planning Board and Town Planning Commission, City Council at a Public Hearing on October 7, 1963, approved the rezoning of this lot from an RT-2 Two Family Dwelling District to a C-2 Commercial District subject to prior compliance by the owners with the following conditions:

a) Dedication of the southerly 5' of Lot 37 of A & B, Block 162 D.L. 264A for future lane widening.

b) Consolidation of Lots A, B, C, D and Lot 37 into one parcel and so registered in the Land Registry Office.

c) The proposed addition to the existing building and the provision of off-street parking and off-street loading is first approved by the Technical Planning Board.

The owners did not comply with the above conditions and the three readings to the amending by-law were not given.

Lots A, B, C & D which front on Commercial Drive and zoned C-2 Commercial are only 93' in depth and if the additional 50' lot was added to the site a much more acceptable scheme of development including off-street parking could be advantageous to the operation of the business on this site.

The Technical Planning Board on January 23, 1970 recommended that the application be approved subject to prior compliance by the owners to the following conditions:

i) Dedication of the southerly 5' of Lot 37 of A & B, Block 162, D.L. 264A for future lane widening.

ii) Consolidation of Lots A, B, C & D and 37 into one parcel and so registered in the Land Registry Office.

iii) The detailed scheme of development including any use of Lot 37 Block 162, D.L. 264A, which may include additions to the existing building, the provision of suitable off-street parking and off-street loading to be first approved by the Technical Planning Board.

It is further recommended that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) then this approval shall expire.

The Town Planning Commission on February 6, 1970, endorsed the recommendation of the Technical Planning Board and the further proviso."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

5. Rezoning: N/E Corner of Victoria and 28th Avenue (D. Fabiano)

The Director of Planning reports as follows:-

"An application has been received from D. Fabiano, 4372 Victoria Drive, requesting an amendment to the Zoning and Development By-law whereby Lots 7 & 8, Subdiv. of 1 & 2, Block 1, D.L. 743 located at N/E Corner of Victoria and 28th Avenue would be re-zoned from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District.

Cont/d.

Clause 5 Cont/d.

The subject properties each have a frontage of 32.93' and a depth of 125' and are currently occupied by an older type dwelling. The surrounding properties are zoned RS-1 One Family Dwelling and generally developed by one family dwellings other than a church and institutional buildings.

A similar type of application in the area was made by a Mr. Paul Bodner of 4038 Victoria Drive to rezone his lot from one family dwelling to a two family dwelling which is located adjacent to the church. This was denied by Council on recommendation from the Technical Planning Board and Town Planning Commission.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as such rezoning would establish an isolated apartment site in an area predominately developed and zoned RS-1 One Family Dwelling District.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - MR. D. FABIANO

6. Rezoning: S/E Corner of 34th Avenue & Chambers (Mr. & Mrs. McFadyen)

The Director of Planning reports as follows:-

"An application has been received from Mr. & Mrs. McFadyen of 2606 East 34th Avenue requesting an amendment to the Zoning and Development By-law whereby Lots 14 and 15, Block 4, D.L. 394 located at S/E Corner of 34th Avenue and Chambers would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District for the purpose of off-street parking.

The subject lots have a frontage of 52' and 34' respectively and a depth of 104' and are currently occupied by 2 one family dwellings with the land lying a considerable distance below the street grade. The properties immediately across 34th Avenue are zoned C-2 Commercial and also front onto Kingsway. The properties to the east, west and south are zoned and developed with single family dwellings.

An application was made to rezone the properties across the land to the east and located on the south west corner of 34th Avenue and Wales from RS-1 One Family Dwelling District to C-2 Commercial in 1963 but was refused by Council upon recommendation of the Technical Planning Board and Town Planning Commission.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved for the following reason:

> The zoning of the site for commercial purposes or development of off-street parking is considered incompatible with the surrounding single family dwellings.

The Technical Planning Board wish it noted, however, that favourable consideration would be given to a development permit application as a conditional use to develop the RS-1 lands on the north side of 34th Avenue and located immediately across the lane from the commercial zoned properties on Kingsway for a public parking area subject to suitable landscaping and treatment of the site which could best serve the commercial developments on Kingsway.

Cont/d.

Clause 6 Cont/d.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

7. Rezoning: W/S of Fraser Street between 14th and 15th Avenues (Mr. & Mrs. Hazuda)

The Director of Planning reports as follows:-

"An application has been received from Mr. & Mrs. Hazuda, 3025 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lot 12, Subdiv. F, Block 175, D.L. 264A located on the W/S of Fraser Street between 14th and 15th Avenues would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicants state the purpose of the application is 'Want property spot zoned commercial. Please have respect for poor, not only business people. This was not here, cafe, pool hall, italian club. Spoiled value of my residential property. All loading and unloading, public stinky garbage dumped by private firm under our kitchen. Noise from trucks, gasoline fumes. Nusiance unbearable to stand.'

The subject lot has a frontage of 30' on Fraser and a depth of 122' and is occupied by an older type dwelling. Immediately to the south is a 12' lane that serves the commercially zoned properties fronting on 15th Avenue.

While the owners complained of noise from adjacent commercial properties together with trucks using the 12' lane to serve the commercial properties, the existing commercial buildings have been there for many years but the uses have changed during the life of the buildings.

Both sides of Kingsway are zoned C-2 Commercial as is Fraser from Kingsway to 20th Avenue, much of which is not fully developed for commercial uses and many require redevelopment as some of the structures are very old.

Extension of the commercial zone for an isolated site in this area cannot be supported.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - MRS. HAZUDA

FEB 20 1970

8. Rezoning: N/W Corner of 10th Avenue & Trafalgar (B. Johnson)

The Director of Planning reports as follows:-

"An application has been received from Mr. B. Johnson, 8467 Lougheed Highway, Burnaby, requesting an amendment to the Zoning and Development By-law whereby Lots 8, 9, 10 & 11, Block 127, D.L. 540 located at N/W Corner of 10th Avenue and Trafalgar would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is for 'a restaurant complex containing three contiguous restaurants with off-street parking'.

The sketch plans submitted with the application indicates the development of the site to be with 3 restaurants, one being a drive-in (self-service McDonalds). Lots 5, 6, & 7 which front on to Broadway each have a frontage of 50' and a depth of 111' and are zoned C-2 Commercial. Lots 8-11 inclusive each have a frontage of 50' and a depth of 122' and are currently zoned RS-1 One Family Dwelling District. The 20' lane in the block terminates at the westerly boundary of lot 11 with 10' dedicated for a future lane on the southerly boundary of lot 4 which is immediately north of lot 11.

The scheme of development does not indicate any provision for additional lane extensions. The Broadway lots are basically proposed to be occupied by a self serve drive-in restaurant, the building being located partially on existing commercial lots and partially on the lots to the south which have been requested to be rezoned. The plans also indicate a 24' landscaped setback along 10th Avenue with parking for 48 cars located behind the landscaped setback with loading and unloading bays located at the main entrance to the restaurants.

In previous reports regarding the provision for district shopping centres, including zoning in depth, it has been indicated that zoning in depth to encourage development for district shopping centres (retail and offices) should only take place north and south of Broadway between Stephens and Balaclava Streets. These properties are located in the block east of Stephens Street.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved as such scheme of development is not considered compatible with the adjacent homes to the east, south and west of the subject properties and considerable commercially zoned lands exist which are not fully developed whereby restaurants (other than self service) could be established to serve that particular district.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - McCAN FRANCHISES LTD.

9. Rezoning: N/W Corner of 11th Avenue & Manitoba (B. Wiebe)

The Director of Planning reports as follows:-

"An application has been received from Mr. B. Wiebe, #202 - 4381 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lots 12, 13 and 14, Block 34, D.L. 302 located at the N/W Corner of 11th Avenue and Manitoba would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'constructing a 35 suite frame apartment'.

The subject lots have a frontage of 148.5' and a depth of 122' and are occupied by older type dwellings.

In 1969 an application was made to rezone the lots on the south side of 10th Avenue between Columbia and Manitoba. The Technical Planning Board and Town Planning Commission in a Board of Administration report dated June 6, recommended approval and City Council approved the rezoning following a Public Hearing subject to:

'dedication of the necessary lands as required by the City Engineer to provide a suitable east/west lane to serve the subject properties.'

The 3 readings of the amending by-law have not been given to rezone these lands as the condition set by Council has not been met.

At the July 10, 1969 Public Hearing the Technical Planning Board and Town Planning Commission advised they would favourably consider an application if made to rezone the lands on the south side of 10th Avenue between Manitoba and Ontario provided the owners first dedicate sufficient lands to provide a suitable east/west lane in the block, thereby rounding out the RM-3 Multiple zoning on the south side of 10th Avenue.

The Technical Planning Board on January 23, 1970 recommended that this application be not approved as such rezoning would create an isolated RM-3 zoned property on 11th Avenue, the remainder of the lands being zoned RT-2 Two Family Dwelling District.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

10. Rezoning: S/S of 10th Avenue between Commercial & Victoria (Peter Cole - Architect)

The Director of Planning reports as follows:

"An application has been received from Peter Cole, Architect, #405, 540 Burrard Street, requesting an amendment to the Zoning and Development By-law whereby Lots 38-43, Block 162, D.L. 264A located on the S/S of 10th Avenue between Commercial and Victoria would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'erecting a five storey medical office building'.

Cont/d.

Clause 10 Cont/d.

The subject lots each have a frontage of 50' and a depth of 127' and are currently occupied by older dwellings.

Submitted with the application are sketch plans prepared by Peter Cole, marked 'Received City Planning Department, September 10, 1969, and December 31, 1969' and marginally numbered Project #454. These plans indicate a five storey and penthouse medical building with basement, having a total floor area of 35,632 sq. ft. and provisions for 89 off-street parking spaces, all located on the surface with very little landscaping on the site.

To the north across 10th Avenue is a Safeway supermarket which was rezoned to C-2 Commercial on December 20, 1965, following a Public Hearing, to permit redevelopment of a new store which eliminated some homes on the north side of 10th Avenue and the concrete plant which fronted onto Broadway. A landscaped setback of 24' along 10th Avenue was required.

In dealing with the application by Canada Safeway, the Technical Planning Board and Town Planning Commission were somewhat reluctant to expand the C-2 Commercial zone in depth in this particular area, as it has been considered for some time, the most suitable location to establish a district shopping centre in this area of the City would be on both sides of Commercial Drive between Kitchener Street and 3rd Avenue east, such rezoning took place in part at the north west corner of 1st Avenue and Commercial Drive.

In a C-2 District the maximum height of a building shall not exceed 40 feet nor three storeys. The proposal is in fact a 6 storey building 74 feet in height. The applicant has stated, however, if the zoning was approved he wished to take an appeal to the Board of Variance to relax the height restrictions.

The properties to the east, west and south, except those fronting onto Commercial Drive, are zoned as an RT-2 Two Family Dwelling District and developed with older dwellings some of which are in multiple use.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved for the following reasons:

a) The extension of the C-2 Commercial Zone in this area is not considered desirable and the development as proposed would not be compatible with the surrounding residences.

b) A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive from Venables to the north to 14th Avenue on the south is either vacant, underveloped or contains very old buildings, all requiring redevelopment.

The Town Planning Commission on February 6, 1970 recommended that the application be approved."

Your Board RECOMMENDS that the application be refused in accordance with the recommendation of the Technical Planning Board.

FEB 24 1970

11. Rezoning: S/W Corner of Main Street & S.E. Marine Drive (Standard Oil Co. of B.C. Ltd.)

The Director of Planning reports as follows:-

"An application has been received from Mr. F. Moore of the Standard Oil Company of B.C. Limited, 833 Marine Building, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lot 1, Block 3 of Parcel A of Block 12 and north part of Lot 13, D.L. 322 located on the S/W Corner of Main Street and S.E. Marine Drive would be rezoned from a C-1 Commercial District to an M-2 Industrial District.

The applicant states the purpose of his application is 'developing the above property with a fully automated car wash facility to replace the existing two-bay gasoline filling station'.

Submitted with the application is a brief which states in part:

'Purpose

Our Company desires to develop an attractive, well-landscaped, fully automatic car wash to replace the present two-bay service station. In order to assure that the building is pleasing in appearance and that it compliments the other developments in the immediate vicinity, we have engaged the services of Mr. Shigeru Amano who has had considerable experience in designing for this particular use.

Equipment

The equipment which we propose to use has a rated capacity of 100 cars per hour and includes the following items:

Vacuum Cleaners
Hookless conveyor with wheel co-relator
Wheel washers
Pre-rinse and final rinse
A seven brush booth which covers the contours of the car
Automatic Waxer
Blower dryer

The equipment can be operated as a complete car wash operation and for this purpose our proposed building provides an observation area to permit the customer to observe his car at all times. It may also be operated as an 'exterior wash' only in which case the customer would drive his car through the wash 'tunnel' and the interior cleaning would be excluded. The proposed equipment is manufactured in Canada and we have satisfied ourselves that it will do a very creditable job.

Operation

It is our intention to sell gasoline through this car wash and for this purpose our pumps are located together with the vacuum cleaners prior to entering the 'tunnel'. The number of pumps and the vacuum cleaning facilities are related to the capacity of the car wash as is the 'stack-up' area which allows for at least 25 cars in the pre-wash location.

Cont/d.

Clause 11 Cont/d.

Building

The proposed building is faced with stone and wood set off by landscaped areas. It has a mansard roof with a gold background and black aluminum battens. The ground area covered by the building is 3,300 sq. ft. and since the site is 26,700 sq. ft. the floor space ratio is less than 5.

The Marketing Area

We have carefully selected this particular location for conversion to automatic car wash operation because of the following factors:

a) substantial traffic count, Marine Drive, carries in excess of 25,000 cars per day in both directions and thus provides a steady transient clientele.

b) there is a substantial and growing industrial population to the immediate south and west. This will assure a steady clientele during the working days of the week.

c) the area immediately north of Marine Drive is almost fully developed with houses and apartments to the west. This is the clientele we will be reliant on for weekend business.

The combination of the above three types of clientele will assure a steady and substantial business and at the same time is assurance that a desirable service is being rendered to the public.

Accessibility

We presently have three access driveways, two on Marine Drive and one on Main Street. Our proposed development calls for the elimination of one of the Marine Drive access points and the relocation of the Main Street access point.

The remaining Marine Drive access will be restricted to outgoing traffic only and will be used on a very limited and controlled basis.

The relocated Main Street driveway will be the only entrance point and will also be the major exit. This approach provides the greatest possible control over traffic and eliminates the necessity for using Marine Drive in favour of a street which is comparatively little used.'

The subject area has a frontage of 140.79' on Marine Drive and varying in depth from 158' to 217'.

The sketch plan received in the City Planning Department on January 12, 1970, indicates a 24' landscaped setback along Marine Drive with one 20' egress driveway on to Marine Drive with additional planting on a portion of the westerly boundary, at each end and on the east side of the building together with a 9' planting strip along Main Street with the exception of the main ingress and egress to the site. The use of the site is to be a carwash and gasoline filling station. The front portion of the site is currently occupied by a gasoline filling station constructed in 1956 which is to be demolished.

Cont/d.

FEB 24 1970

Clause 11 Cont/d.

The site has been zoned C-1 Commercial for many years and was permitted to remain C-1 Commercial when a large majority of lands lying south of Marine Drive were rezoned to Industrial with a 40' landscaped setback requirement as the gasoline filling station did exist and had maintained some small landscaped areas along Marine Drive.

The Technical Planning Board on January 23, 1970, recommended that the application be approved subject to prior compliance by the owners to the following condition:

> The detailed scheme of development is to be first approved by the Technical Planning Board and provided the owners can and do obtain relaxation from the Board of Variance to reduce the 40' landscaped strip along Marine Drive to that similar as shown on the plan marked 'Received City Planning Department, January 12, 1970' and prepared by Shigeru Amano, Architect, and with the understanding the areas including that landscaped area within the 40' setback are carried out and maintained and in no event, however, shall any advertising or signs be placed in the 40' landscaped setback area. (Section 11(2)

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

12. Rezoning: N/W corner S.W. Marine Drive and Yukon (Peter Cole)

The Director of Planning reports as follows:

"An application has been received from Peter Cole, Architect, #405, 540 Burrard Street, on behalf of Liberty Enterprises Limited and J. & O Enterprises Limited, requesting an amendment to the Zoning and Development By-law whereby Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323, located on the North West corner S.W. Marine Drive and Yukon, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'erecting a two-storey garden apartment project containing 64 suites in accordance with Section 3(1) of the RT-2 zone'.

Cont/d.

Clause 12 Cont/d.

The original application filed requested rezoning of the property to an RT-2 Two Family Dwelling District with the intent of the applicant being, should the subject properties be rezoned following a Public Hearing to an RT-2 Two Family Dwelling District, to apply for a development permit for the construction of 2 apartment buildings on the site for Council's approval after reports from the Technical Planning Board and the Town Planning Commission, in accordance with Section 3 of the RT-2 District Schedule.

After discussion with the Zoning Planner the application was amended by the applicant, by letter dated November 25, 1969, requesting rezoning to CD-1 Comprehensive Development District in lieu of the originally requested RT-2 District Schedule. The applicant also had agreed to follow the suggestion of the Zoning Planner to delay the processing of the application pending consideration by City Council at a Public Hearing on the Low Density Multiple Housing report scheduled to be held on December 11, 1969. However, a further letter was received on December 24, 1969, from Liberty Enterprises Limited and J. & O. Enterprises Limited which states:

> 'Further to our letter of November 20, 1969, concerning our zoning amendment application, we respectfully request that you proceed to process the application as it now stands.
>
> In the event that the Low Density Multiple Housing Report is adopted by Council, allowing a higher floor space ratio for this type of development, we may wish to take advantage of this at that time. However, this is not contemplated at present.'

City Council on January 20, 1970, did not adopt a portion of the Low Density Multiple Housing report related to comprehensive zoning for areas of 2-8 acres and over 8 acres which also set out guidelines for development.

Lot B of 3, which is privately-owned property has a frontage of 197' on Yukon and a depth of approximately 325'; Lot D, commonly known as Delta View Park, and currently City-owned is somewhat of a triangle in shape having a frontage of 31' on Yukon and a depth of approximately 315' and a width of approximately 220' abutting the north/south City lane. Lot B of 3 has an area of approximately 62,304 sq.ft. and Lot D has an area of approximately 39,802 sq. ft.

The sketch plan submitted with the application prepared by Peter Cole. Architect, marked "Received City Planning Department, September 2,1969" and marginally numbered 475, indicates 2 - two storey buildings containing a total of 64 dwelling units - 16 two-bedrooms and 48 one-bedroom with cellars below each building containing parking for a total of 56 automobiles and furnace room. An additional 16 off-street parking spaces are being provided on the surface. The sketch plans also indicate the development maintaining a floor space ratio of 0.50 excluding the underground parking areas. The building facing Yukon Street will have a setback of 45' from Yukon, both buildings at the nearest point maintaining a 25' setback from S.W. Marine Drive and the 2nd principal building on the site maintaing a 30' setback from the north/south City lane, with considerable open landscaped area to be maintained between the two buildings.

The property known as Delta View Park has not been finally released by the Board of Parks and Public Recreation. However, on November 13, 1967, following an enquiry through the Property and Insurance Office, the Board of Parks and Public Recreation resolved:

Cont/d..

Clause 12 Cont/d.

'THAT the Board release Delta View Park for sale by the Supervisor of Property & Insurance, the proceeds of the sale to go to the Board's Park Purchase Fund, on the understanding that the City Council has a firm park reserve on the park site bounded by S.W. Marine Drive, Ash Street, Lord Street, and a northerly boundary between 68th Avenue and 66th Avenue to be determined in agreement with the School Board.'

The properties across S.W. Marine Drive are zoned as M-1 and M-2 Industrial with all developments to provide a 40' landscaped strip parallel to S.W. Marine Drive. The properties to the east are zoned RS-1 One Family Dwelling District and occupied by a very old tourist court. Immediately to the west the properties are zoned C-1 Commercial and RT-1 Two Family Dwelling Districts and developed with stores and apartments above and 2 family dwellings, each one storey in height. To the north the properties are zoned RS-1 One Family Dwelling District and developed with one family dwellings.

Many enquiries have been received by the Planning Department as to the possibility of rezoning the subject properties all of which have been consistently advised that the Planning Department could only support garden type developments which did not exceed a floor space ratio of 0.50 and the buildings not to exceed two storeys in height.

A formal rezoning application was filed in June, 1968, to rezone the subject properties to a CD-1 Comprehensive Development District for development with apartment buildings being two and three storeys in height and having a floor space ratio of 0.80, containing 94 dwelling units. This application was processed through the Technical Planning Board and the Town Planning Commission but was not reported to Council as the application was withdrawn by the applicant.

The Technical Planning Board and the Town Planning Commission, however, took the view that the application should not be approved as the form of development proposed was considered excessive in floor area and would not be compatible with the adjacent one and two family dwellings having particular regard to the size and height of the buildings. These two Boards noted, however, that provided suitable arrangements are first made for the acquisition and consolidation of the City-owned land and its consolidation with the privately owned lands, favourable consideration would be given to a garden or town house development of suitable design with the buildings not exceeding two storeys in height and a floor space ratio not exceeding 0.50 gross, plus adequate treatment of all open portions of the site including off-street parking.

The Technical Planning Board on January 23, 1970, recommended that the application to rezone the subject properties from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District be approved, the uses being restricted to town houses or garden apartments and subject to prior compliance by the owners to the following conditions prior to the 3 readings of the amending by-law being given by Council:

Cont/d..

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Clause 12 Cont/d.

(a) Dedication of the westerly 10' of Lot B of 3 of City lane.

(b) Approval by City Council for the acquisition of Lot D, Block 2, D.L. 311 (Delta View Park)

(c) Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.

(d) The floor space ratio not to exceed 0.50 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed 2 storeys in height, plus cellar.

(e) The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, endorsed the recommendations of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

It should be noted that if this application is approved, then Council's resolution of January 20, 1970 would apply as follows:

"THAT in cases where Council, following a Public Hearing, has approved an application to rezone any specific property to a higher use, it be policy not to give third readings to the rezoning by-law until such time as City Council has received satisfactory guarantees that the developer has finances to carry to completion the proposed development".

13. Rezoning: N/E corner 41st Avenue and Collingwood (W.D. Buttjes)

The Director of Planning reports as follows:

"An application has been received from Mr. W. D. Buttjes, Architect, 1065 Howe Street, on behalf of Mr. K. H. Gillespie, requesting an amendment to the Zoning and Development By-law whereby Lots 1 and 2, Block 6 & 7, D.L. 2027, located North East corner 41st Avenue and Collingwood, would be rezoned from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District.

The applicant states the purpose of his application is 'erecting 7 townhouses'.

Cont/d....

Clause 13 Cont/d.

Submitted with the application are sketch plans prepared by W. D. Buttjes, Architect, and marked 'Received City Planning Department, September 22, 1969' which indicate 2 principal buildings containing 7 townhouses, two storeys in height, no basement or cellar. The sketch plans also indicate a 24' set-back from the existing building line on 41st Avenue, a 15' rear yard from the northerly property line (no lane existing in the block and no proposal to dedicate for lane), 15' and 25' sideyards with walled patios encroaching into the 25' setback from Collingwood Street, off-street parking for 8 cars, part of which is located within the required front yard, all with entry from 41st Avenue. There is no proposal for garbage pickup or storage facilities, etc.

The Architect also indicated the site area after dedication of 17' for future street widening of 41st Avenue will be 19,955 sq.ft., with the buildings and parking areas occupying 7,368 sq.ft. of the site and the building will have a floor space ratio of 0.50.

The two subject lots have a frontage of 63.5' and 66' respectively and a depth of 170.5'. However, 17' are required for future widening of 41st Avenue and 20' for a future lane. The properties immediately to the north are generally 50' in width and 101.5' in depth with no lane available.

All lots in the area are zoned RS-1 One Family Dwelling District and are occupied by one family dwellings, except those lots fronting onto 41st Avenue between Collingwood Street and the lane west of Dunbar and both sides of Dunbar between 39th Avenue and 120' south of 41st Avenue which are zoned C-2 Commercial and two lots on the south east corner of 41st Avenue and Collingwood which are RT-2 Two Family Dwelling District.

Numerous applications have been made for rezoning in this block since 1956.

(a) 1956 - Lot 1, Blocks 6 & 7. D.L. 2027
RS-1 to a 3-storey Multiple or Commercial

(b) 1958 - Lots 1-4, Blocks 6 & 7, D.L. 2027
RS-1 to Multiple

(c) 1959 - Lots 1 & 2, Blocks 6 & 7, D.L. 2027,
RS-1 to C-2 Commercial

(d) 1961 - Lots 1 & 2, Blocks 6 & 7, D.L. 2027,
RS-1 to C-2 Commercial

(e) 1963 - Lots 1-11 inclusive, Blocks 6 & 7, D.L. 2027
RS-1 to C-2 Commercial

These applications were refused by Council on recommendations from the Technical Planning Board and Town Planning Commission.

On April 29, 1969, an application was made by Canada Safeway to rezone 10 lots on the south side of 40th Avenue just east of Collingwood Street from an RS-1 One Family Dwelling District to a C-2 Commercial District to permit redevelopment of a new supermarket and related stores. The Technical Planning Board and Town Planning Commission had recommended approval of the rezoning subject to certain conditions. However, following a Public Hearing when numerous objections were heard from adjacent home owners, the application was denied by Council.

Cont/d..

Clause 13 Cont/d.

A brief was submitted by Mr. Gillespie in support of this application, which states in part:

'The Townhouse concept of development is something new to Vancouver. Several such developments are under construction or are completed in other municipalities, but these have been designed principally as low-priced basic accommodation for families who are unable to purchase other forms of housing. These have tended to be of lower construction quality, providing a minimum standard of accommodation and selling for the lowest possible price. As such, they meet certain needs.

However, there are other markets and standards for Townhouse development. We have only to look at cities such as Montreal and London to find that the Townhouse has met a need for upper middle class housing in the more densely populated core city. The subject development has been designed with this type of resident in mind. This type of resident would be compatible with other residents throughout this area. There are many present residents of the Kerrisdale area whose families have grown up and who find a house too much of a burden in terms of maintenance and responsibility. The Townhouse enables such a family to eliminate these burdens and yet, gives them a better alternative than a rental apartment. Their equity in the Townhouse ensures their interest in good maintenance and such a form of ownership ensures the whole development enjoying a standard of maintenance at least as high as other properties in the area.

In choosing this location, two factors are important. It should be close to shops and services in the Kerrisdale area and it should not intrude into an established single family area. I feel that this site meets both requirements. The Planning Department advocates the use of Townhouses as a buffer between residential and commercial land uses and this location, on the edge of a commercial area, would seem to fulfil this objective. 41st Avenue, between Arbutus and Dunbar, is of mixed zoning at present, the uses varying between Commercial, Apartment, Duplex and Single Family. A development such as this would not appear to be out of character with permitted uses on this street.

In designing this development, the site coverage and floor space ratio were kept within the general requirements as proposed by the Planning Department in its report on Low Density Multiple Family Housing. These differ only slightly from the restrictions for single family housing. Townhouses represent a more efficient use of the City's stock of residential land without the extreme densities created by apartment buildings.'

The Technical Planning Board on January 23rd, 1970 recommended that the application be not approved for the following reason:

Such rezoning would permit a small isolated apartment development incompatible in an area predominantly developed with one family dwellings.

The Town Planning Commission on February 13th, 1970 recommended that the application be approved."

Your Board RECOMMENDS that the application be refused in accordance with the report of the Technical Planning Board.

DELEGATION REQUEST MR. K. H. GILLESPIE

14. Rezoning: S/W corner of 54th Avenue and Oak Street (C. Diamond)

The Director of Planning reports as follows:

"An application has been received from C. Diamond, Belldee Holdings Limited, 105 N. Commercial Drive, requesting an amendment to the Zoning and Development By-law whereby Lots 5 & 6, Block 17A, D.L. 526, located South West corner of 54th Avenue and Oak Street, would be rezoned from an RS-1 One Family Dwelling District to an RT-1 Two Family Dwelling District.

The applicant states the purpose of his application is 'constructing two semi-detached two-family dwellings on Lots 5 & 6. Because of the lots' location on a major traffic route, it has been impossible to dispose of these lots. They are simply not attractive for single family dwelling homes. We would hope that we would be permitted to build two 2-family dwellings, such as the one permitted on Cambie Street and Oak and 37th Avenue'.

The two subject lots were formerly part of a large site on the South West corner of 54th Avenue and Oak which was used and occupied for many years by a Roman Catholic Society for an institutional use which was subsequently vacated and the building demolished.

In 1967 an application was made to resubdivide the area into single family sites with the lots ranging in size from 70.26' frontage and 150' in depth (being the two subject lots) and the inner lots having a 75' - 80' frontage and varying in depth from 159' to 200'.

A number of lots have been developed with single family dwellings. The majority of the lots in the remainder of the block bounded by Oak, Hudson, 54th and 57th Avenues are quite large as are three lots across Oak Street which are occupied by single family dwellings. The majority of single family lots in the area have a frontage of 66' or greater.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as such rezoning would permit two sites to be developed with two family dwellings in an area predominantly developed and zoned for one family dwellings most of which are located on similar or larger sites.

The Town Planning Commission on February 13, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST Mr. Wm. STREET

15. Development Permit Application: Royal Centre

The Director of Planning reports that:

"Dirassar, James and Jorgenson, Architects on behalf of the Great West Saddlery Limited in August 1969 filed Development Permit Application #49558 to erect a hotel-office building-commercial development on the easterly portion of the site bounded by Melville Street to the north, Burrard Street to the east, Georgia Street to the south and Thurlow Street to the west.

Cont/d..

FEB 24 1970

Clause 15 Cont/d.

With the MacMillan Bloedel Building on the westerly portion of the block, the 'Royal Centre' development would be on the remainder.

The applicants have submitted several revised schemes after discussions with the Director of Planning and the Technical Planning Board with advice from the Design Panel.

Drawings as received February 3rd, 1970 indicate development proposals acceptable to the Technical Planning Board on report from the Director of Planning and with the advice of the Design Panel. These development proposals have also the concurrence of the Town Planning Commission.

City Council on December 2nd, 1969 when considering a Board of Administration report regarding the Development Permit Application for the 'Royal Centre' proposal and the proposed Dunsmuir-Melville Connector resolved that the Development Permit be issued in accordance with certain conditions, one of which being:

> '(4) The final form of development for the Royal Centre, the remainder of the area as referred to in (1) (b) and the precise route of the Connector street be resubmitted to Council for consideration.'

It was understood that Council intended that the 'Royal Centre' Development Permit Application be processed and dealt with in advance of the proposed Dunsmuir-Melville Connector and related matters being finally settled in detail.

Summary of Development Proposals

The development will comprise:

- A 466' high office building having approximately 498,000 sq. ft. of office space.
- A 355' high hotel building providing 696 sleeping units as well as restaurants, health club, cocktail lounges and other facilities.
- A 54' high banking pavillion.
- A 44' high large banqueting hall, cocktail lounge and related uses, together with two movie theatres.
- The provision of approximately 30% of the site being open from the ground to the sky at plaza level. In addition, a further 18.5% of the site is open at plaza level to provide additional covered pedestrian areas.
- Below the plaza level are two floors of retail shops, etc.- 71,000 sq. ft. of retailing area - and other retailing and hotel facilities.
- 820 off-street parking spaces are provided on lower parking levels below the retail floors.
- The development would have a floor space ratio of 10.5 (a gross floor area of 1,205,000 sq. ft.).
- The existing lane would be closed except for that portion required to service the off-street loading and unloading facilities etc., both to the existing MacMillan Bloedel building and the proposed 'Royal Centre' development.

Cont/d..

Clause 15 Cont/d.

Recommendations of the Technical Planning Board

The Technical Planning Board on recommendation from the Director of Planning and approval of the Design Panel are recommending APPROVAL to the general scheme of development.

The Town Planning Commission has endorsed the recommendations of the Technical Planning Board.

The granting of such general approval would enable the Architects and Developers to proceed with the preparation of final sketch plans in required detail for submission to the Technical Planning Board.

The Technical Planning Board recommends that:

'The development proposals be APPROVED insofar as the scheme of development as now submitted with respect to the siting, massing, height and general location of buildings; proposed uses of the buildings (office building, retail stores, banking facilities, hotel and related facilities, banquet halls, movie theatres, restaurants, health club), the number (820 approx.) of proposed off-street parking spaces, the provision of nine off-street loading and unloading spaces, a floor space ratio of 10.5, the plaza levels in relationship to Georgia and Burrard Streets, general location of vehicular ingress and egress to the site.

THAT final consideration of the development permit application be deferred pending the following:

(a) The submission by the applicant of additional information and/or drawings to indicate the following:

- clarification of the layout and use of all floors of the buildings;

- information as to the landscaping and treatment proposals for all open portions of the site and the roofs of the banquet hall and the banking pavillion;

- the details of the size, location and manoeuvering aisles, ramp grades, etc. of the 820 off-street parking facilities;

- detailed information on the location of all vehicular ingress and egress to the site;

- information as to the servicing of all portions of the building for off-street loading and unloading facilities;

- information that the development will comply with the general requirements of all relevant City By-laws.

(b) That the applicant can and first does obtain the approval of the Board of Variance for that portion of the office tower building within the CM-1 Commercial District portion of the site - being approximately 14' wide x 122' long with two additional column projections and having a height of 486' above Melville Street in lieu of the permitted 165'.

(c) That the approval of City Council be first granted, on report from the City Engineer to the closing of portions of the City lane within the block.

Cont/d..

Clause 15 Cont/d.

(d) That information be first submitted from MacMillan Bloedel Limited and the registered owners of the "Royal Centre" property as to the removal of the existing building (The Beachcomber Restaurant) on Lot E½ of 13; that the development on this lot as owned by MacMillan Bloedel Limited will proceed concurrently with and be maintained at all times as an integral part of the "Royal Centre" development in accordance with the drawings submitted by Dirassar, James and Jorgenson with Development Permit Application #49558.

(e) That the detailed design, including exterior materials and finishes, be first approved by the Technical Planning Board with advice from the Design Panel.

The applicant should note that the Technical Planning Board is concerned that the final development will provide a high standard of architectural design. Not only must each building within the development be compatible, but they should be considered in relationship to the existing surrounding developments.'

With the foregoing approval the applicant can now proceed with the detailed design of the development including the siting, massing, height and general location of buildings etc.

The Technical Planning Board wish however, to bring to the attention of the Developer the following design suggestions:

(a) The position of the office tower in the overall development could be changed to provide a better relationship to Georgia Street. This could in turn improve the pattern of open space on Georgia Street.

(b) The development could be further enhanced if the proposed separate bank pavillion was more closely unified with the other buildings and also had the same appearance.

(c) The elevations of the development facing Melville Street could be reconsidered as these northerly elevations may face a future major arterial.

It is recommended that the recommendations cf the Technical Planning Board be APPROVED."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

An Architectural model of the "Royal Centre" Development will be available when this report is dealt with by Council.

(An extract from the Minutes of City Council of December 2nd, 1969, is circulated for Council's information)

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FOR ADOPTION SEE PAGE(S) 755, 756

LICENSES & CLAIMS MATTERS

RECOMMENDATIONS

1. Claim #9187 - Mr. Kosmas Galos,
   1346 Arbutus Street, Vancouver, B. C.

The Corporation Counsel reports as follows:

"The claimant seeks compensation for damages done to his home at 1346 Arbutus Street by vibration caused by the use of heavy equipment to excavate and drive piles when a large sewer was installed along Arbutus Street between August, 1968, and August, 1969.

A report from the Engineering Department indicates that Mr. Galos' house is centered in an area of peat and that the pile driving into the peat next to the house undoubtedly subjected it to quite heavy vibrations. Mr. Galos' home had been very extensively redecorated in approximately 1961 and the workmanship and materials used were of very high quality. There is no doubt that the vibration caused cracking in the ceilings and walls and that very extensive repairs are necessary to return the house to its original condition.

The Law Department has negotiated a settlement of $912.50 with Mr. Galos, which is approximately 50% of the estimated cost of repairs. This settlement makes proper allowance for depreciation and for normal cracking in the plaster surfaces.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the amount of the proposed settlement is in order."

Your Board RECOMMENDS payment of $912.50 in full settlement of the above-described claim.

2. City's Claim for Compensation:
   C.N.R. Tunnel at Boundary Road

The Corporation Counsel reports as follows:

"At the Council meeting held on January 20th, 1970, Council authorized settlement of the above claim in the amount of $40,800.00.

I have now received from the Solicitor for Canadian National Railways a cheque in the amount of $40,800.00 together with a Release for execution by the City. I would therefore recommend that Council pass the following resolution:

Cont'd . . . .

Clause No. 2 Cont'd.

'THAT His Worship the Mayor and the City Clerk be authorized to execute the Release submitted on behalf of the Canadian National Railway Company releasing that Company in respect of all claims of the City arising out of the construction of the tunnel in the vicinity of Boundary Road.'"

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 756

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, January, 1970

The Board considered the following report of the Director of Finance respecting Security transactions during the month of January, 1970, and a Summary of Securities held by the General and Capital Accounts as at January 31, 1970.

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
Jan. 8	Toronto Dominion Bank	Jan. 30/70	$ 502,923.29	$ 500,000.00	22	9.70
9	Royal Bank of Canada	Jan. 16/70	701,208.22	700,000.00	7	9.00
15	Royal Bank of Canada	Jan. 26/70	501,307.95	500,000.00	11	8.68
15	Royal Bank of Canada	Jan. 30/70	1,505,554.11	1,500,000.00	15	9.01
15	Royal Bank of Canada	Feb. 9/70	402,534.25	400,000.00	25	9.25
15	Royal Bank of Canada	Feb. 13/70	604,585.97	600,000.00	29	9.62
15	Can. Imperial Bank of Comm.	Feb. 17/70	252,126.92	250,000.00	33	9.41
26	Mercantile Bank of Canada	Feb. 17/70	502,712.33	500,000.00	22	9.00
30	Bank of British Columbia	Feb. 17/70	502,058.90	500,000.00	18	8.35
30	Bank of British Columbia	Feb. 25/70	502,973.97	500,000.00	26	8.35
			$5,977,985.91	$5,950,000.00		

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SINKING FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Jan. 12	City of Van. 5½%	Mar. 1/73	$1,000.00	$88.84	$ 888.40	3/2	9.73
12	City of Van. 5½%	Mar. 1/74	1,000.00	85.90	859.00	4/2	9.73
			$2,000.00		$1,747.40		

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GENERAL AND CAPITAL

SUMMARY OF SECURITIES HELD AS AT JANUARY 31, 1970.

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt	$ 2,766,992.34	$ 2,750,000.00
Medium Term		
Canada 4¾% Bonds due September 1, 1972.	$ 4,319,000.00	$ 4,264,922.56
	$ 7,085,992.34	$ 7,014,922.56

RECOMMENDED by the Board of Administration that the above report of the Director of Finance re Sinking Fund and Investment Matters be confirmed.

FEB 24 1970

Board of Administration, February 20, 1970 . . . . . (FINANCE - 2)

2. Works Yards Capital Projects

Council approved the allocation of $105,100 for the projects listed below as part of the 1969 Basic Capital Program:

Truck Storage - Cambie Yard	$22,000
Paving & Grading " "	14,000
Electrical Improvements - Cambie Yard	9,700
Car Wash	51,000
Building additions - Manitoba Yard	8,400
	$105,100

These projects, which were proposed by the City Engineer and recommended by the Board of Administration, were to be submitted to Council for final approval before the work commenced. Through an oversight, final Council approval was not obtained and the projects are now completed or in progress.

Your Board RECOMMENDS that Council grant retroactive approval to these projects.

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FOR ADOPTION SEE PAGE(S) 756

FEB 20 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 20, 1970

RECOMMENDATION

1. Vancouver General Hospital request for help of R. L. Hawkins, City Co-ordinator of Data Processing and Systems

The Director of Finance reports as follows:

"The Executive Director of the Vancouver General Hospital has requested that the City loan Mr. Hawkins for an average of approximately one half day per week, as a person of his qualifications is urgently required in order that the Hospital can proceed with an important project.

The City's Data Processing is carrying a heavy load at the present time and Mr. Hawkins has agreed that any time needed by the Hospital during normal City working hours would be made up to the City after normal hours. Mr. Hawkins' position does not receive pay or compensating leave for overtime, and he does not expect compensation for the extra work.

It is recommended that the City accede to the request of the Vancouver General Hospital for the help of Mr. R. Hawkins, the City's Co-ordinator of Data Processing and Systems, to the extent of not more than one-half day per week, and for a period that does not extend beyond approximately March 31, 1970, at no cost to the Vancouver General Hospital."

Your Board of Administration RECOMMENDS that the recommendation of the Director of Finance be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 756

FEB 24 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 20, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition - Georgia Viaduct Replacement
818, 822 & 826 Main Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, April 25, 1969, confirmed by Council April 29, 1969, approving the expropriation of Lots 3, 4 & 5, Block 21, D.L. 196 being 818, 822 and 826 Main Street, the owners having refused an offer of $57,500.00, and also appointing Mr. E.C.E. Todd as the City's nominee to the Board of Arbitration.

These premises comprise a site 75' x 120', zoned CM-1, improved with three buildings. 818-822 Main Street, on Lots 3 & 4, is a one-storey brick building with a floor area of 3595 square feet. At the rear is another one-storey brick building with a floor area of 1200 square feet used for storage purposes. Both buildings were erected about 1900 and are in poor condition. 826 Main Street, on Lot 5, is a two-storey frame building with a main floor area of 1250 square feet erected in 1948. The condition of this building is average for age and type.

Following serving of a Notice of Expropriation, negotiations have continued intermittently due to the fact that it has been extremely difficult to arrange meetings with the owner's solicitor to continue these negotiations. The City Engineer has received a construction schedule from the Viaduct contractor indicating that they will require this property by April 1970.

The City Solicitor requests that authority be obtained to apply for a Vesting Order to forestall any possibility of the construction company making damage claims by reason of it being held up in construction.

RECOMMENDED that the Corporation Counsel be authorized to apply for a Vesting Order in accordance with the foregoing report."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Georgia Viaduct Replacement -
Agreement with Western Assembly Ltd.

Reference is made to minutes of Council, March 4, 1969, Item 6, entitled 'Georgia Viaduct Replacement: Right-of-Way through Railway Companies' Lands - Memoranda of Agreement with Lessees' wherein the general concept of entering into agreements with the various lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:

"Western Assembly Ltd. occupy a portion of a C.P.R. Freight Shed and land under lease LV 3028. The City requires the lessee's permission to construct the viaduct over the property with Pier G 24 being situated on the leasehold. The contractor has indicated that it will be necessary to cut through the roof of the building to support the forms during construction of this pier. but should not cause the Company undue hardship. The Company's operations will suffer some disruption when the beams for the superstructure are being placed in position as the Workman's Compensation Board will not allow anyone in the affected section of the building while the beams are being placed.

The Company is willing to enter into an agreement with the City based on Item 6 (Property Matters) adopted by Council March 4, 1969, whereby the City is granted permission, by the lessee, to enter his leasehold property for the purpose of constructing and maintaining the Viaduct. The City will undertake to deal with the lessee's claims for disruption of business and additional operative expenses which may be incurred after the actual bridge construction has been completed at which time both parties will be in a better position to determine the exact losses suffered and expenses incurred.

RECOMMENDED that the City enter into an agreement with Western Assembly Ltd. drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Sale of City-owned Property
Federal/Provincial Housing Sites

The Supervisor of Property and Insurance reports as follows:

"The following public housing projects were approved by Council on April 25, 1967, and August 8, 1967.

a) F.P.-12 (Grandview Highway & Penticton Street)

b) F.P.-13 (Rupert Street and Vanness Avenue)

c) F.P.-14 (25th Ave. and Brant St.) - This project was formerly known as F.P.-18.

continued . . . / 3

Item No. 3 cont'd

The City Engineer has now prepared subdivision plans marginally numbered LE-3153, LD-1079, and LC-422, showing the sites of the above noted respective housing projects.

The formal agreements between the City of Vancouver and the Senior Governments covering the sale and development of these sites, which will provide approximately 114 housing units, are now being prepared. It is proposed that the subdivision plans be approved and registered in the Land Registry Office in order to expedite the sale of these parcels upon completion of the formal agreements.

RECOMMENDED that subdivision plans marginally numbered LE-3153, LD-1079, and LC-422 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(The plans referred to will be on display in the Council Chamber.)

CONSIDERATION

4. Sale of Senior Citizens' Housing Site - Ukrainian Senior Citizens' Housing Society

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated January 9, 1968, approved the sale of Lot 3 of A, Block 71, D.L.333, Fraserview, situated on the West side of Kerr Street, South of 54th Avenue, to the Ukrainian Professional Businessmen's Association, for the price of $25,080.00. The terms of sale were 10% cash and the full balance in 12 months at 8% per annum, plus taxes, subject to the following conditions:-

a) The purchaser shall give to the City a two-year option to repurchase at the net sale price, to be exercised in the event the purchaser does not proceed with construction.

b) The purchaser shall give to the City a 21-year option to repurchase at the net sale price, exercisable in the event the property is utilized for any other purpose.

c) Subject to the purchaser being able to obtain the required permits and approval for senior citizens' housing development.

Payment of the 10% down payment and the proportion of 1968 taxes has been received by the City. However, the balance of the principal and taxes to date have not been paid.

continued . . . / 4

Item No. 4 cont'd

The Office of the Supervisor of Property and Insurance has dealt with the Ukrainian Businessmen's Association at considerable length on this matter and the situation is as follows:-

The purchase of these lands by the Ukrainian Professional and Businessmen's Club, under the name of the Ukrainian Senior Citizens' Housing Society, is subject to a trust agreement, as follows:

i) Securing land from the City of Vancouver.

ii) Approval of development permit and building permit.

iii) Approval of loan from Central Mortgage & Housing Corp.

iv) Approval of Provincial Government grant.

Regarding item (ii), the development permit and building permit were approved by the City in June and August respectively during 1969.

Regarding item (iii), the necessary approval of a loan for Senior Citizen development has been obtained from Central Mortgage & Housing Corporation.

Regarding item (iv), your officials have confirmed with the Deputy Provincial Secretary's Office in Victoria that his Office is recommending approval of a grant to the Ukrainian Senior Citizens' Housing Society, and it is anticipated that final approval by the B.C. Cabinet will be forthcoming shortly. Your officials have obtained a copy of the trust agreement and also a letter from the Ukrainian Professional Businessmen's Club's bankers, confirming that the necessary funds are on deposit in the bank in trust.

In view of the foregoing and the fact that it appears that the Ukrainian Senior Citizens' Housing Society will be in a position to commence construction shortly, Council may wish to consider the extension of the terms of Council's original resolution for an additional six month period, thus requiring:-

a) An option being granted to the City, requiring construction to be commenced to the satisfaction of the Supervisor of Property and Insurance by July 9, 1970.

b) Payment in full by the Society of the outstanding principal with interest at 8% per annum and taxes from the date of sale; such payment to be made immediately upon all requirements of the trust agreement being fulfilled.

c) The purchaser giving the City a 21-year option to repurchase the land at the net sale price, exercisable in the event the property is utilized for any other purpose.

Failure to perform in accordance with the revised terms of sale would result in the forfeiture of monies paid and the City cancelling the sale.

The Society has agreed to proceed in accordance with the above should Council give this request its favourable consideration."

Your Board submits the matter to Council for consideration.

* * * * * * * * *

FOR ADOPTION SEE PAGE(S) 757

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

FEBRUARY 19, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, February 19, 1970, 9:30 a.m. in #1 Committee Room.

PRESENT: Alderman Broome, (Chairman)
His Worship the Mayor, Aldermen Bird, Calder Hardwick, Linnell, Phillips, Sweeney, Wilson

ABSENT: Alderman Adams (On Leave)
Alderman Rankin

CLERK: M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION:

1. Empire Stadium - Synthetic Turfing
B.C. Track & Field Association

At the Council meeting of February 10, 1970 a request was submitted from the B.C. Track & Field Association requesting Council to hear a delegation in support of that Association's concern re the proposal to install synthetic turfing in Empire Stadium. At that meeting Council resolved as follows:

"THAT this matter be referred to the Standing Committee of Council on General Purposes at which time the B.C. Track & Field Association, together with other interested parties, be given an opportunity to appear."

In compliance with the instructions of Council your Committee heard the following groups who were represented by the named persons. A brief synopsis of each presentation follows the name of the Association or group.

B.C. TRACK & FIELD ASSOCIATION - Mr. Don Basham, President

Referred to that group's letter of January 18, 1970 and explained the present concern of the group.

HIGH SCHOOL TRACK & FIELD ASSOCIATION - Mr. Van Morrison

Explained the needs of the High School Track & Field Association for a full size, all weather stadium with an all weather playing field and track. Pointed out the need for practice facilities.

B. C. LIONS - Mr. Veitch and Mr. Eaton

As the only professional sports group present, wished to support the installation of the synthetic turf and for further support of their position, introduced Mr. Lanman, Director of Athletics for the City of Seattle's Schools system. Mr. Lanman spoke to his experience with the artificial turf installed in stadium under his direction in Seattle and pointed out that they had experienced a 600% increase in use, a 50% decrease in injuries and a substantial decrease in maintenance costs. Mr. Lanman advised that all persons connected with the stadium, both players and spectators, were pleased with the results of their installation.

PACIFIC NATIONAL EXHIBITION - Mr. Rennie and Mr. Caravatta

Supports the installation. Pointed out that Empire Stadium is used

. . . cont'd

Clause 1 cont'd

only 16 to 20 times a year at the present time. Pacific National Exhibition in accordance with the instructions of Council had set attractive rates in connection with track and field events and will make available the turf practice field and other areas in the vicinity available for those field events which are inhibited by the artificial turf. They produced a telegram from Mr. Harry Jerome strongly supporting the installation of the turfing and the track. The Pacific National Exhibition estimates a reduction of $25,000 per annum in field maintenance costs after the turfing is installed.

BOARD OF PARKS AND PUBLIC RECREATION - Superintendent S.S. Lefeaux and Mr. Marshall Smith

Supports installation of artificial turf in Empire Stadium.

VANCOUVER SCHOOL BOARD - Mr. Armour, Co-ordinator of Physical Education and Athletics

Supports the turfing and track installation. Pointed out the advantages to the group he is concerned with - evening games, low rentals, ease of conversion to track and field.

HIGH SCHOOL FOOTBALL COACHES ASSOCIATION - Mr. W.R. Vance, President

Pointed out the advantages to his group and the advantages to City schools. Some playing fields at schools must be closed after use for football and thereby depriving the schools the use of their playing fields for some months. Estimated that the artificial turfing would allow 14 games in one week or the participation of some 830 players.

Advised the Committee that Dr. H.S. Gillespie (Orthopaedic Surgeon) was prepared to submit medical evidence which supported the installation of artificial turfing through the reduction of the playing field injuries.

B.C. FEDERATION OF HIGH SCHOOL ATHLETICS ASSOCIATION - Mr. Don Steen

Supported the positions taken by the previous speakers who expressed concern that there might be a limiting factor in terms of rentals for some groups. Strongly supported the multi-sports use of the Stadium.

MR. LORNE DAVIES, ATHLETIC DIRECTOR, SIMON FRASER UNIVERSITY

Concerned with the availability of the Stadium for amateur sports groups and related an incident where a change in schedule was forced by weather and field conditions was experienced. Supported installation of turfing and track.

HASTINGS SCHOOL P.T.A. - Mrs. Shannon

Supports turfing installation as it would return Callister Park for neighbourhood park for playing and school use. Pointed out the inconvenience experienced by residents surrounding Callister Park

B.C. SOCCER FOOTBALL COMMISSION - Mr. W. Miller

Reviewed his connection with the Sub-Committee of Council re Callister Park structure several years ago. Expressed concern over rental rates for amateur groups.

PACIFIC COAST SOCCER LEAGUE - Mr. Burkinshaw

Expressed concern with the possibility of the Stadium once returfed becoming unavailable to sporting groups by virture of its popularity. Agreed on the percentage of gate rental rather than overall fee.

. . . cont'd

Clause 1 cont'd

BIG 4 CANADIAN FOOTBALL LEAGUE - Mr. Hans Finken, President

Supported the artificial turfing of the Stadium and advised of the advantages this would be to that League.

The Committee referred to the presentations submitted and to the letter from the Minnesota Mining and Manufacturing of Canada Limited being dated February 28, 1970.

The Committee discussed the matter at length and

RECOMMENDS

That the Pacific National Exhibition be instructed to prepare and issue a call for tenders for the complete installation of artificial turf on the playing field surface and the installation of an eight lane all weather track in the Empire Stadium, such call for tenders to be based on specifications and other conditions drawn up in consultation with the appropriate civic authorities.

FURTHER RESOLVED that the Council of the City of Vancouver be consulted before any contract is awarded as a result of a tender call.

FURTHER RESOLVED that the presentations given today be received.

The meeting then adjourned.

* * * * *

FOR ADOPTION SEE PAGE(S) 759

FEB 24 1970

STANDING COMMITTEE OF COUNCIL
ON TRANSPORTATION

FEBRUARY 19, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 19, 1970, at approximately 11:50 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Phillips and Sweeney

ABSENT: Alderman Adams (Leave of Absence)
Alderman Calder
Alderman Rankin

CLERK: D. Scott

The minutes of the meeting held February 5, 1970, were adopted.

Due to the lateness of the time, on the suggestion of the Chairman, it was agreed that Items 2 and 5 on the agenda, being Executive Jet Charter Operation and Transportation Arteries: Burnaby, Richmond, Vancouver, be considered today and Items 3 and 4, being General Discussion on Transportation and Highway Grade Separation, be deferred to the next meeting of the Transportation Committee which is tentatively set for Thursday, February 26, 1970, at 2:00 p.m.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Executive Jet Charter Operation

The Committee had before it a communication from International Jet Air Ltd. wherein it was requested Council support the general principle that an executive jet charter operation be allowed to base at the Vancouver International Airport. It was further requested that, if Council agreed, would it so advise the Air Transport Board in Ottawa. The Company advised that their application had been turned down by the Air Transport Board on the grounds that there was not sufficient proof that this service was required at the Vancouver Airport. After due consideration, it was

RECOMMENDED that a letter be forwarded to the Air Transport Board, Ottawa, asking the reasons for its refusal of the application by International Jet Air Ltd. for an executive jet charter operation.

2. Transportation Arteries:
Burnaby, Richmond, Vancouver

Council on February 17, 1970, referred a communication dated February 9th from the Chairman of the Planning Committee of Richmond to this Committee for report back. This communication referred to an Ad Hoc Committee of representatives of Richmond, Burnaby and Vancouver, which had been discussing mutual problems in the field of transportation routes, and liaison with the Department of Highways. The writer requested that, as there is a need to further study the possibility of a traffic corridor linking Highway 499 via the new

. . . Cont'd.

Clause 2 Continued

Knight Street river crossing and Highway 401, somewhere in the vicinity of Boundary Road, this Ad Hoc Committee be recognized and given authority to discuss this and other related matters with the Department of Highways Officials. It was,

RECOMMENDED that we accede to the request of the Chairman of the Planning Committee of Richmond, as contained in his letter dated February 9, 1970, and that the Special Committee on Arterial Road Connections comprised of Aldermen Wilson, Bird and Hardwick, appointed in 1969, be reappointed for 1970, it being understood staff support will be given by the Engineering Department.

The meeting adjourned at approximately 12:00 noon.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 759

MAR 3 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 3, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Present in the Council Chamber were students in the Assessment Class of Vancouver Vocational Institute under the direction of Mrs. Heather Coates.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to a Property matter.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 24, 1970, be adopted.

- CARRIED

CONDOLENCES

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the Council express condolences to the family of the Late Senator J.W. de B. Farris.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Pender Street and South 7' of Lot 13, Sub. 10, Block A, D.L. 182 (N/S Pender Street, East of Vernon Drive)

On February 17, 1970, the Council deferred Clause 1 of the Board of Administration report, Works and Utility Matters, dated February 13, 1970, re South 7' of Lot 13, Sub. 10, Block A, D.L.182, for the purpose of obtaining information from the City Engineer in the matter of Pender Street and like closings which have taken place. This information was given to Council, following which it was

MOVED by Ald. Phillips,
THAT this particular clause, dated February 13, 1970, be adopted.

- CARRIED

UNFINISHED BUSINESS (Cont'd.)

2. Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review)

On February 24th, when considering matters pertaining to the Georgia Viaduct Replacement and East Approach Routes, particularly the Union-Prior Couplet Review, the following motions were tabled to allow members of Council to consult with technical and social planning officials, such motions being resubmitted now for consideration:

"MOVED by Ald. Linnell,
THAT although the technical experts have recommended the Union-Prior couplet and that without it congestion will result, for sociological reasons the alignment to Clark Drive only be approved by alternative plan D-2, using Prior Street as a temporary route with the aim of phasing this route out as soon as possible."

-(Carried Unanimously)*

"MOVED by Ald. Sweeney, in Amendment,
THAT the following be substituted for Alderman Linnell's motion:

'THAT, as a temporary measure, the Union-Prior alignment to Clark Drive only, be endorsed by the City Council until such time as a permanent connection to the Freeway can be established;

FURTHER THAT the matter of required local improvements be referred to the Board of Administration for report back with respect to the possibility of giving relief therefrom to the people involved, since this alignment is temporary only.' "

- (Not Put) **

The Board of Administration submitted a report for information dated March 2, 1970, in respect of the social impact on the Strathcona neighbourhood of converting Union Street to four lanes of one way westbound traffic approaching the Georgia Viaduct Replacement from the East.

Also submitted to Council was a petition signed by approximately 270 people strongly opposing any developments which could lead to a freeway along Union-Adanac and Prior-Venables Streets. The Malkin route to the Great Northern Cut is favoured. This petition was sponsored by the Grandview/Woodland Area Council.

After due consideration, the motion of Alderman Linnell, quoted above, was put and - CARRIED UNANIMOUSLY *

The Amendment, therefore, was - NOT PUT **

(There was a short recess at this point)

MOVED by Ald. Rankin,
THAT a sum up to $380,000, which was the anticipated expenditure for the proposed Union-Prior Couplet route, be placed in a fund for a feasibility study for the development of the Malkin and Great Northern Cut route.

(Not put)

. . . . Cont'd.

MAR 3 1970

UNFINISHED BUSINESS (Cont'd.)

Georgia Viaduct Replacement and East Approach Routes (Union-Prior Couplet Review) (Cont'd.)

MOVED by Ald. Linnell, in Amendment,
THAT to implement February 24th and March 3rd resolutions of Council re Malkin-Great Northern Cut route, the Council instruct the Board of Administration to proceed quickly and report back as soon as possible with:

1. terms of reference for a feasibility study re Malkin-Great Northern Cut route;

2. the possibility of upgrading east-west streets, south of Prior.

- CARRIED

(The amendment having carried, the motion was not put.)

MOVED by Ald. Linnell,
THAT the Board of Administration cancel all pending deals in respect of properties not now required in view of the Council's action on the approach routes to the new Georgia Viaduct replacement.

FURTHER THAT in the case of any deals concluded in respect of affected properties not now required, the Board be authorized to renegotiate, and where the former owners wish to reacquire such property, appropriate action be taken accordingly.

(Tabled)

MOVED by Ald. Adams,
THAT the foregoing motion be tabled and the Board of Administration be requested to report back to Council next week in connection therewith.

- CARRIED

3. Rezoning: N/W Corner of 10th Avenue and Trafalgar (B. Johnson)

MOVED by Ald. Bird,
THAT Clause 8 of Board of Administration report, Building and Planning Matters, dated February 20, 1970, regarding Rezoning: N/W Corner 10th Avenue and Trafalgar Street, be adopted.

- CARRIED

4. It was agreed to defer the following Unfinished Business item for consideration later in the proceedings, following the hearing of a delegation:

Rezoning: S/W Corner of 54th Avenue and Oak Street (C. Diamond)

5. Rezoning: W/S of Fraser Street between 14th and 15th Avenues (Mr. & Mrs. Hazuda)

MOVED by Ald. Phillips,
THAT Clause 7 of Board of Administration report, Building and Planning Matters, dated February 20, 1970, regarding Rezoning: W/S of Fraser Street between 14th and 15th Avenues, be adopted.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Grant re Taxes: Khalsa Diwan Society

referred to an application from the Khalsa Diwan Society for a grant equal to taxes in respect of property on Marine Drive purchased for the site of a new temple.

It was advised this application is receiving Board of Administration consideration for report to Council.

It was agreed that when the report is made to Council, a delegation from the Society will be permitted to appear.

Alderman Sweeney - Polish Organization Senior Citizens Project

referred to an enquiry from a Polish Organization for information respecting purchase of suitable City property on which could be constructed a senior citizens housing project.

It was suggested Alderman Sweeney advise the Organization to make a formal request through the Property Department.

Alderman Wilson - 5375 Cecil Street: Change in Level

referred to a change in the level of the land at 5375 Cecil Street, due to excavation by a building contractor. Flooding has resulted, having an adverse effect on the property at 5304 McKinnon Street.

It was agreed that Kline Brothers, who are responsible for development of the Cecil Street property, and the owner of the property on McKinnon Street, be invited to appear before Council in connection with the matter.

Alderman Broome - City Hall Telephone Directory

referred to the City Hall Telephone Directory and requested the Board of Administration arrange for a new issue.

Alderman Bird - 55 Powell Street

filed a communication from Mrs. K.J. Anderson, on behalf of several of the ladies of St. James Anglican Church, who are providing volunteer services, such as the provision of * [redacted], at the Single Men's Unit at 55 Powell Street. Various points are raised in the letter in respect of cleanliness, heating, etc. and concern is expressed about the conditions, and early action to remedy same.

His Worship instructed the letter be handed to the City Clerk for regular consideration.

* refreshments

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips - Milk Deliveries

referred to milk deliveries in the City of Vancouver, particularly in the West End, where previous service has been reduced. The Alderman felt the Council should request the Department of Consumer Affairs look into the situation in the City, particularly from the point of view of monopoly operation.

The Mayor suggested the Alderman bring in a formal motion for Council consideration.

COMMUNICATIONS AND PETITIONS

1. Appreciation re Services of Alderman Adams

The Council received a communication from the Chairman of the Advisory Committee of the Greater Vancouver Regional Hospital District expressing appreciation for the services rendered by Alderman Adams during his tenure as Chairman of the Hospital District.

MOVED by Ald. Bird,
THAT this communication be received and a copy furnished to Alderman Adams.

- CARRIED

2. Tag Day Request: The Don't Make a Wave Committee

The Council considered an application for a tag day March 21, 1970, received from the 'Don't Make a Wave Committee', which group is protesting the American Atomic Energy Commission's announced intention to test huge megatonnages of H-Bombs on Amchitka Island in the Aleutian Chain.

MOVED by Ald. Rankin,
THAT a delegation be heard.

(Amended)

MOVED by Ald. Broome, in Amendment
THAT the following words be added:

"but be heard only after filing with the Council, a list of the names of the members of the 'Don't Make a Wave Committee'."

- (Carried) *

A recorded vote was requested on the amendment. The record therefore is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Hardwick
Alderman Broome	Alderman Rankin
Alderman Sweeney	Alderman Linnell
Alderman Wilson	Alderman Phillips
Alderman Bird	Alderman Calder
His Worship the Mayor	

The amendment was declared - CARRIED *

. . . . . Cont'd.

COMMUNICATIONS AND PETITIONS (Cont'd.)

Tag Day Request:
The Don't Make a Wave Committee (Cont'd.)

The motion, as amended and reading as follows, was put and

- CARRIED

"THAT a delegation be heard, but be heard only after filing with the Council, a list of the names of the members of the 'Don't Make a Wave Committee'."

3. False Creek Development Concepts

The Council received a communication dated February 27th from the Deputy Director of Planning respecting report on the False Creek Development Concepts.

It is advised considerable public interest has been evidenced in the matter and therefore to permit the analysis of the material submitted, it is proposed to present the department's report to Council on March 17, 1970, rather than on the previously arranged date of February 28th.

MOVED by Ald. Wilson,
THAT the foregoing information be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, February 27, 1970

Works and Utility Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Works and Utility matters), dated February 27, 1970, be adopted.

- CARRIED

The Council proceeded to consider the Building and Planning section of the Board of Administration report, but recessed prior to concluding the matter.

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During the foregoing proceedings, in addition to a short recess, an 'In Camera' meeting was held. At 12:00 Noon the Council again recessed to reconvene at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning: S/W Corner 54th Avenue and Oak Street

Mr. W. Street, Barrister, appeared on behalf of Belldee Holdings Ltd. in support of an application to rezone the south west corner of 54th Avenue and Oak Street (Lots 5 and 6, Block 17A, D.L. 526) from an RS-1 One Family Dwelling District to an RT-1 Two Family Dwelling District.

MOVED by Ald. Broome,
THAT this application be referred to a Public Hearing.

LOST

MOVED by Ald. Bird,
THAT this Clause of the Board of Administration report (Building and Planning matters), dated February 20, 1970, recommending the application be refused, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Building and Planning Matters

(i) It was agreed to defer consideration of the following rezoning applications, pending the hearing of delegations as per requests received:

Rezoning: N/E Corner of 10th and Balsam (Bing Marr) (Clause 3)

Rezoning: W/S of Cambie between 65th and S.W. Marine Drive (D. Fowler) (Clause 4)

(ii) Areas of Special Sign Control (Clause 5)

The Board of Administration, through the Corporation Counsel, requested its recommendation be changed to read as follows in respect of this clause re Areas of Special Sign Control:

"Your Board RECOMMENDS that the recommendations of the Technical Planning Board be received and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing."

MOVED by Ald. Wilson,
THAT this clause be adopted.

- CARRIED

. . . Cont'd.

MAR 3 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Building and Planning Matters (Cont'd.)

Areas of Special Sign Control (Cont'd.)

MOVED by Ald. Linnell,
THAT in amending the By-law, the following three proposals be considered by Council at a Public Hearing to be held:

(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.

(b) The number of free-standing signs on any one site shall be limited to one.

(c) Third party signs be removed at the expiration of the contract.

- CARRIED

(iii) Home Car Wash and Gasoline Service Station: S/E Corner of 41st Avenue and Granville (Clause 7)

In considering this clause, a communication was noted from Mr. John W. Gunn requesting deferment until a delegation is heard in opposition.

MOVED by Ald. Calder,
THAT the delegation be heard, as well as the applicant.

- CARRIED

(iv) Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of Board of Administration report (Building and Planning matters) dated February 27, 1970, Clauses 1, 2 and 6 be adopted and Clause 8 be received for information.

- CARRIED

Finance Matters

(i) Request for Civic Luncheon: B.C. Gymnastic Association

The Council noted a communication from the Chairman, Japanese Olympic Tour, for the B.C. Gymnastic Association, requesting a Civic Luncheon be held Wednesday, March 18, 1970, in connection with this tour.

MOVED by Ald. Wilson,
THAT the request be approved and the details left in the hands of the Entertainment Committee, with power to act, up to an expenditure of $300.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

B. Personnel Matters,
Regular, February 20, 1970

Salary and Classification Review - 2 Positions
Clerk Typist I (Centre Unit), Clerk Typist I
(West Unit), Social Service Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated February 20, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, February 27, 1970

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 27, 1970, be adopted.

- CARRIED

D. Property Matters,
February 27, 1970

(i) MOVED by Ald. Wilson,
THAT the following two clauses be referred back to the Board of Administration for further report, having particular regard to properties now affected by the action of Council taken on February 24th and March 3rd in the matter of the Georgia Viaduct Replacement and East Approach Routes:

Acquisition - Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue (Clause 2)

Acquisition - Georgia Viaduct Replacement
Lots 17 & 18 - N/S 200 Block Prior Street
Lots 39 & 40 - S/S 200 Block Union Street (Clause 3)

- CARRIED

(ii) Sale of City-owned Tax Sale Lot:
1183 Homer Street (Clause 4)

The Board of Administration submitted a report of the Supervisor of Property and Insurance in the matter of sale of City Lot 22, Block 95, D.L. 541, at 1183 Homer Street to Silcan Investments Ltd., the abutting owners. The Director of Planning recommends the sale, subject to the following conditions:

(a) Consolidation of Lot 22 with Lots 23 and 24, Block 95, D.L. 541, into one parcel of land.

(b) Removal of the old dwelling prior to consolidation.

The Supervisor of Property and Insurance recommends the offer to purchase be approved, subject to the following conditions, if the Council approves the sale:

(i) Sale Price - $14,500.00 on City terms at 9-3/4%.

(ii) Subject to the existing tenancy on Lot 22.

(iii) The purchaser, Silcan Investments Ltd., to have all necessary consolidation plans prepared at their expense.

. . . . Cont'd.

MAR 3 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Property Matters (Cont'd.)

Sale of City-owned Tax Sale Lot:
1183 Homer Street (Cont'd.)

MOVED by Ald. Bird,
THAT this Lot 22 be sold to Silcan Investments Ltd., subject to the foregoing conditions of the Director of Planning and the Supervisor of Property and Insurance.

- CARRIED

(iii) Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 1 and 5 to 7 of the report of the Board of Administration (Property matters) dated February 27, 1970, be adopted.

- CARRIED

E. Simulation Study
of the Urban Structure

The Board of Administration submitted a report dated February 23, 1970, on the subject of 'Simulation Study of the Urban Structure' in which a joint report of the Director of Planning, the Director of Finance, and the City Engineer is set out.

MOVED by Ald. Calder,
THAT this report be deferred to allow the Board of Administration to arrange for a Report Reference to Council.

- CARRIED

F. New Landlord and Tenant Act Amendments

MOVED by Ald. Rankin,
THAT the matter of the New Landlord and Tenant Act Amendments be deferred to the next meeting, at which time the Corporation Counsel submit a report on the proposed amendments and the consequent effect on the City's Vancouver Rental Accommodation Grievance Board By-law.

- CARRIED

G. Report of Standing Committee on
Planning and Development,
February 26, 1970

Possible Rezoning of the
1000 Block Robson Street

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated February 26, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Allocation of Land for Highway Purposes (5290 Bursill Street)

MOVED by Ald. Calder,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lot 17, Block 11, District Lot 37, Group 1, New Westminster District, Plan 2542, described as follows:

   Commencing at the south easterly corner of said Lot 17;

   Thence N 83° 25' 21" W 10 feet following in the southerly limit of said Lot 17;

   Thence N 64° 04' 33" E 16.86 feet, more or less, to intersection with the easterly limit of said Lot 17 at a point 10 feet northerly from the south easterly corner of said Lot 17;

   Thence S 31° 34' 28" W 10 feet following in the easterly limit of said Lot 17 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., attested to on November 19, 1969, and marginally numbered LF 4696

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described land so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Charter Amendment re Registration of City Debentures and Appointment of Registrar

MOVED by Ald. Adams,
SECONDED by Ald. Hardwick,
THAT WHEREAS the Vancouver Charter does not provide for appointment of a Registrar for City Debentures other than the City Treasurer or for the issue and sale of fully registered debentures,

AND WHEREAS it is deemed expedient in marketing Vancouver debentures to have the authority to establish a Registrar anywhere in Canada or elsewhere and to issue debentures in fully registered form,

THEREFORE BE IT RESOLVED that the Corporation Counsel seek the necessary legislation at the current session of the Legislature, to give the City power to establish a Registrar of Vancouver debentures anywhere in Canada or elsewhere and to issue fully registered debentures, registered both as to principal and interest.

- CARRIED

MOTIONS (Cont'd.)

3. Leave of Absence:
Alderman Calder

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT Alderman Calder be granted leave of absence from March 17th up to and including March 25, 1970.

- CARRIED

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Milk Distribution Business:
Vancouver

MOVED by Ald. Phillips,
SECONDED by Ald. Rankin,
THAT WHEREAS the milk distributing business in Vancouver is becoming concentrated in fewer hands,

AND WHEREAS this has resulted in the elimination of milk delivery in the West End and may result in further reductions in service,

THEREFORE BE IT RESOLVED THAT Council request that the Department of Consumer Affairs investigate the milk distributing business in Vancouver.

(Notice)

2. Civic Entertainment: Policy

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the terms of reference on civic entertainment be reviewed by the General Purposes Committee.

(Notice)

NEW BUSINESS

1. Drug Pamphlet

Alderman Wilson requested the Council approve the reprint of a drug pamphlet put out by the Police Department, and suggested a reprint of 50,000 copies.

MOVED by Ald. Wilson, SECONDED by Ald. Bird,
THAT a reprint of this pamphlet to the extent of 50,000 copies be authorized for distribution through the Police Department.

- CARRIED

- - - - -

The Council adjourned at approximately 3:00 p.m.

* * * * *

(OVER)

[12B]

The foregoing are Minutes of the Regular Council Meeting dated March 3, 1970, and the reports referred to are those on Page(s) 13-40 . . . . .

MAYOR

CITY CLERK

FEBRUARY 27TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated February 27th, 1970)

1. Sewer Outfall across C.P.R. Tracks at Hawks Avenue

"This outfall can be cut off by a short sewer extension on Hawks Avenue and Alexander Street and the flow diverted to the Clark Drive system in accordance with the plan for Pollution control in this area.

The estimated cost is $9,000.

I RECOMMEND that $9,000 be appropriated for this purpose from Account Code 0115/6901 'Pollution Control - Provision for Unspecified Projects' in the 1969 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Cambie Yard Service Garage

"The move of the Central Garage operation from Union Street to Manitoba Yard increased the distance which vehicles in the northern part of the City must travel to the repair facility. Strong representations have been made by the Police Department and others for some improvement. A study of the Police problem was reported to Council in 1968.

Council has allocated funds for improvements to the existing service garage in Cambie Yard subject to a detailed study of the needs. Previously approved improvements in the existing garage are now complete and a detailed study has been completed that proposes expansion of the existing garage facilities at Cambie Yard. Again, the objective of this study is to minimize the time and mileage required to shuttle City vehicles to and from garage facilities. The expanded Cambie facility is proposed, not only for Police vehicles, but also all other City vehicles in the north end of the City which are presently maintained by the Engineering Department.

At present Cambie Yard provides fueling, washing and lubrication but repairs are limited to those of a minor "hand tool" nature. The study established that, by the performance of certain additional minor repairs at Cambie Yard, about one-half of the repair trips now required to Manitoba Yard by the vehicles in question would be replaced by much shorter trips to Cambie. This would result in savings in staff time and vehicle mileage of approximately $16,000 per year since the vehicles in question are located up to 6 miles or 15 minutes travelling time from Manitoba Yard and only 1-1/2 miles or 5 minutes travelling time from Cambie.

In order to perform the specified minor repairs at the Cambie Yard Garage, a capital expenditure of $18,000 for equipment and building alterations is required.

Funds are available in the 1969 Yard Capital Budget for 'further projects' which included improvements to the repair facility at Cambie Yard.

A detailed technical report covering this study has been presented to the Board of Administration.

I RECOMMEND that building alterations and repair equipment at Cambie Yard be authorized; the cost, estimated at $18,000, to be appropriated from funds allocated by Council for this purpose in the 1969 Capital Budget for 'further projects' (Account 0153/1270)."

Your Board RECOMMENDS that the foregoing be approved.

3. Great Northern Railway Co. Crossing of the Columbia-Quebec Connector

"The Columbia-Quebec Connector is scheduled to be completed and paved in 1972.

The road will cross over the Great Northern Railway tracks north of 1st Avenue, and, accordingly, the City must seek permission for this crossing from the Great Northern Railway Company and the Railway Transport Committee.

I RECOMMEND that the City Engineer be authorized to obtain approval from the Great Nortern Railway Company for the crossing and that Corporation Counsel be instructed to make the requisite application to the Railway Transport Committee."

Your Board RECOMMENDS that the foregoing be approved.

4. North 10 Ft. of Lots 18 and 19, Block 128, D.L. 540, 1470 Blanca Street

"The north 10 feet of the above mentioned Lots 18 and 19 was established for lane purposes. The subdivision of the property in this block makes it virtually impossible to have a through lane within the block. The north 10 feet of Lots 18 and 19 is surplus to our highway requirements.

I RECOMMEND that the north 10 feet of Lots 18 and 19, Block 128, D.L.540 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(1) The value of the closed lane to be $200.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(2) The closed lane to be added to and become an integral part of Lots 18 and 19."

Your Board RECOMMENDS that the foregoing be approved.

cont/d

5. North half of Lot 35 and Lots 36 to 38, Block 68, D.L. 541
840 Cambie Street

"The Canada Safeway Office building is presently to the line of Cambie Street at the south end and 0.10'(approximately 1-1/4") clear at the north end. The Company wishes to reface the building, which will then encroach approximately 1/2 inch onto the City street. Prior to having the work done, they wish to have the proposed encroachment validated.

I RECOMMEND that on the refacing of the building, the encroachment of the new facing of approximately 1/2 inch be validated in accordance with the Encroachment By-law."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

6. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1969, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board

RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Special Relief on Local Improvement Assessments for "CD-1" Zoned Property Used for Residential Purposes

The City Engineer reports as follows:

"The installation of street lighting as a local improvement on S.E. Marine Drive from Duff Street to Hartley Street is being completed this year. The portion from Duff Street to Elliott Street was approved at a Court of Revision September 12th, 1966 (item 46 - Schedule 354). The work, however, was delayed because of a difficulty in obtaining property for the alignment of the roadway.

The second portion from Elliott Street to Hartley Street was advanced to a Court of Revision on October 3rd, 1968. Much of the property abutting the south side of Marine Drive on both of these projects is zoned for Comprehensive Development and was assessed at the 'business' rate for the street lighting local improvements.

cont/d

Clause 7 cont/d

On March 18th, 1969, City Council adopted the following recommendation of the Board of Administration, respecting relief to be given to owners of property zoned for Comprehensive Development which were being used for residential purposes in the portion of Marine Drive between Elliott Street and Hartley Street, that:

'(a) Properties zoned Comprehensive Development (CD-1) be charged as if residential until either an industrial development is approved or they are acquired by the City.

(b) Formal resolutions be presented each year to give this relief under Section 67 of the Local Improvement Procedure By-law to those lots still so entitled.'

There are seven properties in the project for lighting Marine Drive from Duff Street to Elliott Street which are zoned for Comprehensive Development but are being used for residential purposes. The estimated cost to the City for this relief will amount to approximately $120 per year, decreasing as individual developments are approved or as properties are acquired by the City. The local improvement will run for ten years.

Under the Local Improvement Procedure By-law, Council may reduce, for any one or more years, a local improvement charge against any parcel which it deems to be especially inequitably or unjustly affected.

The City Engineer RECOMMENDS, with reference to the local improvement project for street lighting on both sides of S.E. Marine Drive from Duff Street to Elliott Street (item 46 - Schedule 354), that:

(a) Properties zoned Comprehensive Development (CD-1) be charged as if residential until either an industrial development is approved or they are acquired by the City.

(b) Formal resolutions be presented each year to give this relief under Section 67 of the Local Improvement Procedure By-law to those lots still so entitled."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 6

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Redevelopment Project No. 2: Area A-5
Deletion of Properties (Revision No. 8)

The Director of Planning reports as follows:

"The agreement of January 20, 1965 between Central Mortgage and Housing Corporation and the City provides under Clause B(1) (a) for amendment or supplementing of the scheme by the City with the concurrence of Central Mortgage and Housing Corporation and the Province of British Columbia.

A number of parcels of land, which are included in the schedule of property for acquisition and clearance in the project as originally approved, have, in some instances, been cleared by private initiative for various uses in connection with the industrial operations of the owners. It is, therefore, no longer necessary for these lands to be acquired and cleared by the City in partnership with the senior governments. The lands as listed below are therefore recommended for deletion from the schedule of property to be acquired and cleared, for the reasons stated:

(a) Lots 31 and 32, and Lots 35, 36 and 37, Block 44, D.L. 181 (50' x 122', and 75' x 122') (north side of Powell St. between Heatley and Hawks Avenues)

Lots 31 and 32, which are vacant, are owned by Patterson Boiler Works Ltd., whose main operation is located across the lane to the north. Lots 35, 36 and 37 are also owned by Patterson Boiler Works. Lot 37 was formerly occupied by a tenement building which has been demolished by the owners. Lots 33 and 34, between the above-mentioned two groups of lots, and Lot 30 to the east, were occupied by sub-standard buildings and acquired and cleared by the City in partnership with the senior governments and sold to Patterson Boiler Works.

(b) Lot 29, Block 51, D.L. 181 (25' x 122')
(north side of Cordova St. between Heatley and Hawks Avenues)

Lot 29, owned by Mr. M. Horie and improved with a single-storey industrial building, was included in the schedule of properties for acquisition and clearance because its presence in mid-block would have precluded the assembly of a site having 450' of frontage.

The Urban Renewal Co-ordinating Committee, on September 4, 1968, considered a request from the owner that Lot 29 be deleted. The Committee resolved:

'THAT Lot 29, Block 51, be not recommended for deletion at this time, but acquisition of this lot be deferred and if the owner of Lot 29 is the successful bidder for adjoining Lot 28, Lot 29 be recommended for deletion subject to its consolidation with Lot 28.'

Lot 28, together with a number of other lots in Block 51, was advertised for sale on November 5, 1968, subject to a number of conditions, including the requirement that the lands be consolidated into sites of not less than 50' in frontage wherever feasible.

Mr. Horie purchased Lot 28 and has erected thereon an addition to the industrial building on Lot 29. Due to separate financing arrangements it has not been feasible to consolidate these two lots into one parcel of 50' frontage.

cont/d.

Clause 1 cont/d

(c) Lots 30, 31 and 32, Block 51, D.L. 181 (75' x 122')
(north side of Cordova St. between Heatley and Hawks Avenues)

Lots 30, 31 and 32 are owned by Wells Cartage Ltd. Lots 30 and 31 were formerly occupied by sub-standard buildings, which have been demolished by the owners. Lots 33, 34, 35, 36, 37 and 38 were occupied by sub-standard buildings and acquired and cleared by the City in partnership with the senior governments and sold to Wells Cartage.

(d) Lots 1 and 2, Block 9 of A and K, D.L. 182 (57' x 104.5')
(south east corner of Cordova St. and Glen Drive)

Lots 1 and 2, which are used for parking, are owned by Messrs. Oliver and Kliewer, and used in connection with a seat cover business on Lots 33 and 34 across the lane to the south.

The approved plans for this area include the reduction of Cordova Street between Glen and Vernon Drives from a 66' street to a 25' lane to eliminate double-fronting lots and create additional industrial land for development. This change deprives Lots 1 and 2 of their frontage on Cordova Street. The owners have agreed to a re-arrangement on resubdivision which provides them with a parcel having 68.5' of frontage on Glen Drive and a depth of 95'.

(e) Lot 9, Block 60, D.L. 181 (25' x 122')
(south side of Cordova St. between Hawks and Campbell Avenues)

Lot 5 was occupied by a sub-standard building owned by Wallace Investments Ltd. The main operation, Wallace Neon, is located across the lane to the south. Lot 9 is also owned by Wallace Investments and was vacant at the commencement of the redevelopment project.

A request by Wallace Investments for the exchange of their Lot 5 for Lot 8, and to purchase Lot 10, the latter two having been acquired and cleared by the partnership, to consolidate their holdings on Cordova Street, was considered by the Urban Renewal Co-ordinating Committee on November 14, 1968.

The exchange of lots was approved by the Co-ordinating Committee and subsequently by Council, and Wallace Investments' offer to purchase Lot 10 was approved by the partnership. The Company has subsequently developed Lots 8, 9 and 10 with a building and blacktopped area for vehicle storage, and has demolished the building on Lot 5.

The Urban Renewal Co-ordinating Committee on February 11, 1970 endorsed these recommended deletions.

It is recommended, therefore, that Redevelopment Project No. 2 be modified, as provided for under Clause B(1) (a) of the Agreement of January 20, 1965 between Central Mortgage and Housing Corporation and the City, by the amendments as listed above, and the Provincial Government and Central Mortgage and Housing Corporation be requested to approve this modification."

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved.

2. Regional Plan Amendment Procedure

The Director of Planning reports as follows:

"On January 9th, 1970, City Council requested a further report from the Director of Planning and the Corporation Counsel to explain the exact meaning of amendments to the Regional Plan. The question was raised as a result of a Board of Administration report dealing with the Amendment Procedure to the Regional Plan proposed by the Greater Vancouver Regional District. The report recommended that:

'(a) The procedure being followed by the Regional Board be given an adequate test period of one year and should it prove unsatisfactory that action to change be recommended at that time.

(b) The Director of Planning be instructed to initiate subsequent necessary amendments to the Regional Plan for presentation to the Regional Board through City Council.'

Legal Position

The Corporation Counsel has now stated that in his opinion Section 797 of the Municipal Act was intended to prohibit the enactment by a municipality of any Zoning By-law and amendments thereto, which would impair the ultimate realization of the objectives of the Regional Plan or any part thereof. Although the meaning of this section has not been considered by the Court, the municipalities in the Regional District have been following the intent of this section. Further, in his opinion, where the Regional Plan is not consistent with proposed plans of the City, the City should apply to have the Plan amended. In this context, the previous report called attention to two areas of the City where there may be possible zoning changes that will not be consistent with the intent of the Regional Plan.

Zoning Position

The attached map sets out the zoning districts of the Regional Plan within the City of Vancouver. The attached text from the Regional Plan indicates the regulations which govern land use within these districts.

At the present, the following inconsistencies exist between development that has taken place in the City and the Zoning in the Regional Plan:-

(a) Project 200, the first stage of which is rezoned CD-1, has residential and commercial uses in the air space over the railroad and is on land designated solely for industrial use in the Regional Plan.

(b) A proposal by Erickson-Massey for development on the westerly end of False Creek indicates commercial, residential and industrial development in an area designated only for industrial development in the Regional Plan.

(c) Land in Jericho area has been rezoned to accommodate apartment development on an area which is shown as 'Reserve' land on the Regional District map.

Future inconsistencies are now apparent such as -

(a) The City is actively engaged in considering alternative uses for the development of False Creek, many of which will not fit the industrial classification.

cont/d

Clause 2 cont/d

(b) The Blenheim Flats area along the North Arm of the Fraser River is already zoned and developed to a greater density than is permitted under the 'rural' designation in the Regional Plan.

Proposals for Change

As most of the land within the City boundaries is now developed, to uses permitted under the 'Urban 1' classification, the special classifications originally shown under the Regional Plan are not necessarily applicable. It would seem logical at this time to change the classification of the whole area of the City of Vancouver to an 'Urban 1' category which permits all uses anticipated in the City.

Recommendations

It is recommended -

(a) That the Director of Planning be directed to prepare an application for changes to the Regional Plan generally in accordance with this report for approval by City Council and submission to the Regional Board.

(b) That the procedure for amending the Regional Plan adopted by the Regional Board and described in the report dated December 30th, 1969, be given an adequate test period of one year and should it prove unsatisfactory that action to change be recommended at that time."

Your Board RECOMMENDS that the recommendations of the Director of Planning be adopted.

(Notations of Plan from Official Regional Plan, are circulated for the information of Council.)

3. Rezoning: N/E Corner of 10th & Balsam (Bing Marr)

The Director of Planning reports as follows:-

"An Application has been received from B. Marr, Architect, 779 West Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 13-20, Block 342, D.L. 526 located at the N/E Corner of 10th Avenue and Balsam would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'erecting apartment dwellings as indicated on enclosed plans'.

The subject lots have a 50' frontage and a depth of 125' giving a total of 400' frontage on 10th Avenue and leaving two 50' lots at the east end of the block.

Submitted with the application are sketch plans prepared by B. Marr, and Associates, indicating eight of the ten lots fronting on 10th Avenue between Balsam and Vine being developed with a three storey structure (termed houses) on each side of a 13-storey apartment building with two levels of parking, most of which are underground, indicating parking for 177 automobiles. The applicant states the development contains 142 dwelling units consisting of studio units, one and two bedroom units.

Cont/d.

Clause 3 Cont/d.

A further communication was submitted to the Planning Department not dated and not signed, and was received on January 20, 1970 which states in part:

'This project will act as a buffer between the residential areas and the light industrial areas. As mentioned, we have half of one entire block. While isolated projects offer little scope for design, the property has sufficient area to allow greater freedom in design to include all the amenities pertinent to good apartment planning.

Our scheme will include one high-rise building consisting of 100 units and two wings of low three-storey frame structures extending on either side of the high-rise tower. These low buildings will include 42 apartment units. The entire site coverage is only 30%. Consequently, there will be 70% of open space left for green areas, landscaping and play areas.

We are asking for approval of this rezoning for the following reasons:

(a) It is a logical rounding out of the RM-3 zoning.

(b) Our scheme will act as a buffer between the light industrial zoning and the residential zoning.

(c) We have sufficient area for a good comprehensive development.

(d) We have total underground parking.

(e) There is a great need and demand for apartment accommodation in the Kitsilano district.'

In 1966 and 1967 two separate applications were considered, both filed by Mr. V. J. Petricia, to rezone the entire half block (Lots 11-20) to RM-3 Multiple Dwelling District. These applications were denied by City Council without a Public Hearing after hearing the applicant and the reports from the Technical Planning Board and Town Planning Commission.

The Technical Planning Board's and Town Planning Commission's reasons for recommending refusal were:

(i) The Kitsilano area contains 160 acres of RM-3 Multiple zoned property which is bounded generally by Vine and Larch Streets on the west, the lane north of Broadway on the south, Cornwall Street on the north and Burrard Street on the east, and as of September, 1965, 115 acres (approximately) have not been developed with specifically designed apartment buildings but generally contain older homes.

(ii) Rezoning of this half block to an RM-3 Multiple Dwelling District would be counter to the Apartment Zoning Report.

Furthermore, as of February, 1967, only 32% of the multiple zoned area in the Kitsilano District had been developed with specifically designed apartments. As of 1969 only 52% of this area had been developed with specifically designed apartments.

The Technical Planning Board on January 23, 1970 recommended that the application be not approved for the following reasons:

Cont/d.

Clause 3 Cont/d.

A. There is ample RM-3 Multiple zoned property in the Kitsilano District yet to be developed with specifically designed apartments.

B. Across 10th Avenue is Connaught Park with off-street parking restricted to one side of 10th Avenue only and such dense development could adversely affect traffic movement in the area of a heavily used park and play field.

The Technical Planning Board wish it noted, however, that they would recommend favourably to Council if an application was made to develop the entire half block (Lots 11-20 inclusive) with garden apartments or town houses not exceeding two storeys in height, in accordance with Section 3 of the RT-2 District Schedule and subject to suitable design and adequate provision for off-street parking, and suitable treatment of the open portion of the site.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendatio of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - Bing Marr.

4. Rezoning: W/S of Cambie between 65th and S.W. Marine Drive (D. Fowler)

The Director of Planning reports as follows:-

"An application has been received from Mr. D. Fowler of 8480 Granville Street on behalf of N. Gentile, 1312 S.W. Marine Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 19 of Block X of D.L. 311 located on the West Side of Cambie between 65th Avenue and S.W. Marine Drive would be re-zoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is 'constructing a specialty cafe and cabaret to be known as "Nino's Cafe Labotte", presently operating at 1312 S.W. Marine Drive and being expropriated for bridge building purposes after being in operation on the same site for the past 29 years.'

The sketch plans submitted with the application indicate a building 90' x 100' located 24' from Cambie Street with a 10' rear yard measured from the centre line of the existing lane and 51 surface off-street parking spaces. The applicant states in part by letter dated October 14, 1969:

> 'That the property be rezoned to permit the purchaser to relocate his business known as "Nino's Cafe Labotte" presently operating at 1312 S.W. Marine Drive, Vancouver 14, B.C. specializing in Italian Foods, and from which location he is being expropriated after operating in this location since 1940.
>
> This office strongly recommends that this application be given careful consideration by City Council at the earliest possible date, bearing in mind that the purchaser has been in business at his present location for 29 years, and is most interested in re-locating as near as possible to his present well known place of business.'

The site has a frontage of approximately 235' and a depth of 120' and was previously subdivided into 6 lots. Prior to releasing the City lands for sale, the zoning of the property was examined and the lands were subsequently sold to a Church on March 24, 1964 and a development permit was issued. The Church did not proceed with its development and on November 5, 1968 sold the lands back to the City.

Cont/d.

Clause 4 Cont/d.

Immediately to the south is a small C-1 zone which is currently occupied by two gasoline service stations. To the west across the City lane the lands were subdivided and developed with good single family dwellings, as are the lands to the north and east except on the east side of Cambie south of 64th Avenue which is zoned RT-1 and is developed with one storey two family dwellings. The lands on the north-east corner of Cambie and Marine are zoned C-1 Commercial and have been developed for some years with stores on the main floor and dwelling units above.

The Technical Planning Board on January 23, 1970, recommended that the application be not approved as additional C-1 zoning is not required in the area and the use proposed is not one permitted in a C-1 area nor would such a use be compatible with the adjacent single family area.

It is further recommended that the Director of Planning be instructed to make application to rezone the subject land to CD-1 Comprehensive Development District, the use of which to be restricted to town houses or garden apartments. The Technical Planning Board to first approve the detailed scheme of development with the buildings not to exceed a height of two storeys and cellar, the majority of parking to be underground and the floor space ratio not to exceed 0.50. Further, the three readings of the amending by-law not to be given by Council until such time as the property has been acquired by a developer and the detailed scheme of development approved. Should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending By-law to be implemented within 180 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on February 13, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendation of the Technical Planning Board and Town Planning Commission.

AND **FURTHER** that the Director of Planning be instructed to make application to rezone the subject land to a CD-1 Comprehensive Development District in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Mr. D. Fowler

5. Areas of Special Sign Control

A report dated January 28, 1970 respecting proposed Amendment to Zoning and Development By-law No. 3575 to extend the areas of special sign control by the addition of Schedules "G-1" to "G-7" inclusive has been submitted by the Technical Planning Board and states in part:

"On September 7, 1967, City Council resolved (in part) as follows:

'(a) That the Director of Planning be instructed to report immediately on an amendment to the Zoning and Development By-law (Schedule "G") to extend the areas of Special Sign Control to include the bridge approaches to the following bridges:

i) Granville Street Bridge
ii) Burrard Street Bridge
iii) Connaught Bridge
iv) Georgia Viaduct
v) Oak Street Bridge
vi) Fraser Street Bridge
vii) A new airport access bridge
viii) Any freeway route through the City.'

Cont/d.

Clause 5 Cont/d.

A Technical Planning Board report dated July 12, 1968, and a proposed By-law amendment were submitted to Public Hearing on December 5, 1968. This matter was deferred at the request of the Illuminated Sign Manufacturers' Association (I.S.M.A.) representing the Sign Industry, to enable the Association to properly make a submission.

City officials met with representatives of the Association and the proposed amendment was discussed in detail. The amendment was resubmitted to Public Hearing on March 27, 1969, at which time the Association appeared as a delegation, and submitted a brief.

City Council referred the application back to the Technical Planning Board for further discussions with the Sign Industry for further report to Council. A series of meetings followed and the Illuminated Sign Manufacturers Association and the Technical Planning Board agreed to the attached revised amendment being put forward for Council's consideration.

The amendment as now proposed, if enacted, would prohibit further roof signs and billboards of the '3rd Party' or 'national' advertising type in the Areas of Special Sign Control. Future signs in these areas would be restricted to '1st Party' signs, i.e. signs relating only to the business carried on upon the site on which the sign is displayed, and not to a business located or product made or sold elsewhere."

Copies of the report and draft By-law amendment, and the accompanying maps are circulated for information of City Council.

The Technical Planning Board recommends that:

"The Director of Planning be authorized to make application to amend Zoning and Development By-law No. 3575 and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing after report from the Town Planning Commission."

On February 13, 1970, the Town Planning Commission endorsed the recommendations of the Technical Planning Board.

SEE PAGE 7

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be received and the Corporation Counsel be requested to prepare an amendment to By-law No. 3575 along the lines of the attached draft, and that such amendment be referred direct to Public Hearing.

6. Slide Projector - Planning Department

The Director of Planning reports as follows:-

"Provision has been made in the 1970 Departmental Estimates to replace an Airequipt projector. The machine is now inoperative and the Purchasing Agent recommends replacement at an estimated net cost of $151.00.

The use of our projector is especially heavy at this time because of presentations being made on the False Creek Plan; the Five-Year programme of expenditures, and the Downtown Plan. An immediate replacement is essential.

Recommended:
That authority be granted in advance of approval of the 1970 budget to replace the Airequipt projector at a cost of $151.00 as recommended by the Purchasing Agent."

Your Board RECOMMENDS that the request of the Director of Planning be approved.

7. Home Car Wash and Gasoline Service Station
South-east Corner 41st Avenue & Granville

The Director of Planning reports as follows:-

"On December 22, 1969, a memorandum was received from the City Clerk requesting a report on the submission from Mr. James J. Pope, President of the Granville and 41st Home Service Limited, who was in turn requesting that the hours of operation for the car wash be amended from previously restricted 10:00 a.m. to 6:00 p.m. to 8:00 a.m. to 6:00 p.m. Also attached to the correspondence are 90 signatures, a number of which are located outside of Vancouver and none of which appear to be the occupants of the one family dwellings located immediately to the east, north and south.

Heading the petition is the following:

> 'We the undersigned, being customers of Granville Supersonic Car-wash, find the current hours of 10:00 a.m. to 6:00 p.m. inconvenient. We hereby request the carwash facility open earlier and remain open later.'

At a Public Hearing on June 8, 1964, when Council considered the rezoning of these lands from an RS-1 One Family Dwelling District and C-1 Commercial District to a CD-1 Comprehensive Development District to permit the establishment of a carwash, which was to be added to the existing gasoline service station, Council resolved that a condition of the Development Permit be: 'the hours of operation of the automatic car wash to be from 10:00 a.m. to 6:00 p.m.'

When this Development Permit was approved by the Technical Planning Board and issued by the Director of Planning, these hours of operation of the **car wash** from 10:00 a.m. to 6:00 p.m. were noted on the said permit.

It should be noted that the Planning Department had received numerous complaints from the homeowners located across the lane to the east of the subject property and fronting onto Cartier Street, and in collaboration with Home Oil officials and Mr. Pope, Development Permit #49288 was issued on November 5, 1969, to construct a 10' wall along the easterly property line which is adjacent to the North-South city lane, such wall being 88' in length commencing at the southerly property line. This Development Permit was issued to assist in controlling the noise and over-spray. Since the said wall was constructed, the Department has not been aware of any further complaints. However, some adjacent property owners were quite concerned about the operation of the carwash on Sundays as late as 6:00 p.m.

It is therefore recommended that the restriction on hours imposed by Council at the Public Hearing on June 8, 1964, being 10:00 a.m. to 6:00 p.m. each day, be altered to permit the car wash operation from 8:00 a.m. to 6:00 p.m., Monday through Saturday, and on Sundays from 10:00 a.m. to 4:00 p.m. which could be of assistance to the adjacent homeowners; this arrangement to be for a period of 1 year expiring March 31, 1971, subject to review.

Mr. Gray, Zoning Planner, has discussed the proposed new hours of operation with Mr. Pope, and he agrees to the shortened hours on Sunday, with the understanding that the Monday through Saturday hours would be 8:00 a.m. to 6:00 p.m."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

(Letter from Mr. Pope dated December 18, 1969 is circulated for the information of Council. The petition is on file in the City Clerk's Office)

INFORMATION:

8. Release of City-owned Lands
Areas formerly designated for Urban Renewal

The Director of Planning reports as follows:-

"Council on January 7, 1970 resolved:

'That Urban Renewal Co-ordinating Committee be asked to review vacant sites cleared as a result of urban renewal, or owned by the City with a view to such sites being made available in some way to owners displaced by previous urban renewal schemes.'

It will be recalled that Council on September 30, 1969 adopted a recommendation of the Board of Administration re. Building and Planning Matters of September 26, 1969 that City-owned lands within the Strathcona urban renewal area be retained until a revised scheme of the area is determined in consultation with the other levels of government. On January 7, 1970 Council endorsed, subject to certain conditions, a general program and procedure agreed by the 'Working Committee', composed of representatives of the Strathcona Property Owners and Tenants Association and officials from Central Mortgage and Housing Corporation, the Province and the City, to carry out this work. Subsequently senior government endorsement was received, and it is hoped that this phase of the work can be completed within a fairly short time.

The Urban Renewal Co-ordinating Committee on February 1, 1970 discussed the January 7 Council resolution. The Committee was informed that in the area designated by the 'Working Committee' for the proposed new scheme there were 65 lots owned by the City, 44 having been acquired through a tax sale and 21 by advance purchase in anticipation that their costs would be later shared by the senior governments on implementation of an urban renewal scheme. All of the 44 'tax sale' lots are vacant and 13 of the lots acquired by advance purchase are vacant.

The Committee resolved that:

'Until the rehabilitation studies under consideration by the Strathcona "Working Committee" had evolved further, it would be unwise to dispose of the City's holdings in this area. However, this decision should be reviewed periodically as the said work progressed.'"

Your Board submits the report of the Director of Planning for the INFORMATION of Council.

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FOR ADOPTION SEE PAGE(S) 7 + 8

FINANCE MATTERS

CONSIDERATION

1. Request for Civic Luncheon - B. C. Gymnastic Association

The Chairman of the Japanese Olympic Tour for the B. C. Gymnastic Association, in a communication dated February 20, 1970, requested that the City of Vancouver tender a Civic Luncheon on Wednesday, March 18th. In discussing the request with the Chairman, he advised that, including the gymnasts, coaches and manager (13 persons), the party will consist of approximately 25 - 30 people, the balance being representatives of the B. C. Gymnastic Association.

He further advised the Japanese Olympic Team is touring Canada in only three centres; namely, Toronto, Edmonton and Vancouver, and these gymnasts will be performing to the public at the University of British Columbia Memorial Gymnasium on Friday, March 20th.

Should Council not see fit to grant this Luncheon (estimated cost $300), then the Chairman requests permission to appear before Council as a delegation.

Your Board notes that Council has dealt with similar requests in the past as follows:

Feb. 1968	North American Gymnastic Championships Civic Luncheon.	- $500 Approved.
July 1969	B.C. Women's Field Hockey Association Civic Luncheon - Jamaican National Team	- Referred to Entertainment Committee with power to act.
July 1969	Manchester Schoolboys Soccer Team Luncheon.	- Approved and referred to Entertainment Committee with power to act.

Your Board submits the foregoing for the consideration of Council.

(Copies of the letter from the B.C. Gymnastic Association dated February 20, 1970, are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 8

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT FEBRUARY 20, 1970

RECOMMENDATION

1. Salary and Classification Review - 2 Positions Clerk Typist I (Centre Unit), Clerk Typist I (West Unit), Social Service Department

The Director of Personnel Services reports as follows:

"At the request of the Social Service Administrator, I have reviewed the duties and responsibilities of the above captioned positions in the Center Unit and West Unit respectively of the Social Service Department.

In January, 1969, Miss Bentley who had been hired as a temporary Clerk Typist I pursuant to Council authority of December 3, 1968, was moved into Centre Unit and assumed certain clerical duties previously done by Clerk Typist II's in the typing pool, certain clerical duties arising out of changes being made by the Administrative Analyst and certain clerical functions taken away from Social Workers. In March, 1969, Miss Bentley's position was made permanent and subsequently a Clerk Typist I Temporary was moved into Centre Unit together with all active Centre Unit files. In August, 1969, another Clerk Typist I Temporary was placed in Centre Unit to back up increasing work of the first two. Miss Bentley is expected to co-ordinate and supervise the clerical work in the section.

The position of Clerk Typist I (West Unit) currently occupied by Miss Muir has undergone a similar transformation to that of the above case except that Miss Muir has occupied the position only since November 1, 1969. In light of these changes, I recommend that Miss Bentley be reclassified to Clerk Typist II retroactive to August 1, 1969 and that Miss Muir be reclassified to a Clerk Typist II, retroactive to November 1, 1969. In addition, each position will be granted an additional pay grade for supervisory responsibilities which are not covered under the existing Class Specification for Clerk Typist II. (The matter of an additional pay grade for Clerk Typist II with supervisory responsibilities was previously treated in a report adopted by Council November 12, 1968). I further recommend that these upward reclassifications be temporary and continue only until approximately March 31, 1970 at which time the overall organization review by the Administrative Analyst should be complete and the two

Cont'd . .

Clause No. 1 (Cont'd.)

positions will be reviewed again.

The cost of this proposal for 1969 (5 and 2 months respectively) and including fringe benefits will be $330 (1969 2nd half). The cost of this proposal for 1970 (3 months) will be $275 (1969 2nd half).* These sums will be provided by an adjustment of the 1970 Departmental Salary appropriation during budget review.

This report has been discussed with the Administrative Analyst, the Administrator - Social Service, and the Business Manager, Vancouver City Hall Employees' Association all of whom are in agreement with this proposal."

*Fifty per cent of the cost of this proposal is recoverable from the Canada Assistance Plan.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
M. Bentley	Clerk Typist I P.G. 5 ($298-348)*	Clerk Typist II P.G. 9 ($348-412)* Plus one P.G. for supervisory responsibility	Aug. 1, 1969 to continue approx. to March 31, 1970
L. Muir	Clerk Typist I P.G. 5 ($298-348)*	Clerk Typist II P.G. 9 ($348-412)* Plus one P.G. for supervisory responsibility	Nov. 1, 1969 to continue approx. to March 31, 1970

*1969 2nd half rates

Your Board

RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 9

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 27, 1970

RECOMMENDATIONS

1. National Building Code of Canada;
Use and Occupancy Meetings
Attendance of Mr. R.L. Montador

The Director of Personnel Services reports as follows:

"On March 22, 1966, City Council approved the appointment of Mr. R.L. Montador, Assistant Director of Inspections, Development Division, Department of Permits and Licenses, to the Standing Committee on Use and Occupancy, National Building Code of Canada.

Mr. Montador attended seven committee meetings in 1969 to assist in the review of the comments made by the public on the draft proposed as the fifth edition of the National Building Code to be published in 1970.

The publication of the 1970 edition of the National Building Code has been delayed in order to permit the problem of fire preventive measures in tall buildings to be dealt with adequately.

To complete this document and continue in the work of the Standing Committee, it is anticipated that approximately four meetings will be held in 1970. To examine the 1970 edition of the National Building Code with the view of proposing to City Council its adoption with a minimum of revision and the need of the department to interpret the National Building Code will be greatly simplified if Mr. Montador is permitted to continue in the work of assisting in the preparation and updating of the regulations of the National Building Code.

The only cost to the City would be Leave of Absence With Pay for these attendances; travel and living expenses are paid by the National Research Council of Canada.

The Director of Personnel Services therefore recommends that in accordance with the request of the Director of Permits and Licenses, Mr. R. L. Montador be granted the necessary Leave of Absence With Pay to attend approximately four meetings during 1970 to assist in the preparation and review of the regulations of the National Building Code of Canada, it being understood that travel and living expenses will be paid by the National Research Council."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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2. 1969 Vacation Carry-Over -
J.G. Page, Engineering Department.

The Director of Personnel Services reports as follows:

"A letter has been received from Mr. G. Lawson, Deputy City Engineer, requesting deferment of one and one-half days vacation entitlement for 1969 for Mr. J. G. Page of the Utilities Control Branch. Mr. Page had planned to take this time during the latter part of December but due to illness of his supervisor, Mr. L. R. McLellan, to whom Mr. Page is next in charge, he was unable to take his remaining 1969 vacation entitlement.

It is therefore recommended that Mr. Page be permitted to defer one and one-half days of 1969 vacation entitlement to 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 9

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 27, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest bidder:-

Re: Lots 1,2,3,4,5,8,10,11 & 14, Blk. 'B', D.L.337, Plan No. 13492
Sit: Both sides Coleridge Avenue, West of Raleigh Street

(All the above lots are zoned RS-1, One Family Dwelling District)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Wakefield Realty Ltd.	1	Irregular	$15,156.00	City Terms @ 9-3/4%	Peat is known to exist in this area and no guarantee given to soil stability.
Wakefield Realty Ltd.	2	52' x 97'	$14,257.00	- " -	- " -
Dave Frith	3	52' x 97'	$13,860.00	- " -	- " -
Herman Volkenant	4	52' x 97'	$14,180.00	$3,000.00 down; balance in 3 equal payments: 6,12 & 18 months @ 9-3/4%	- " -
Montroyal Estates Ltd.	5	Irregular	$14,451.57	City Terms @ 9-3/4%	- " -
Fred Kirk	8	Irregular	$15,410.00	1/3 down; balance in 6 semi-annual payments @ 9-3/4%	- " -
Ernest Rilling	10	Irregular	$14,256.00	City Terms @ 9-3/4%	- " -
Rossmar Construction Ltd.	11	58' x 91'	$13,910.00	- " -	- " -
Ivan Chong Yett Low	14	Irregular	$15,700.00	Cash	- " -

PART II

SUNDRIES

2. Acquisition - Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 30 and 31, Block 21, D.L. 196 being 274-278 Union Street and 809 Gore Avenue are required for the Georgia Viaduct Replacement. These premises comprise two frame dwellings erected in 1900, located on Lot 30. The dimensions of this lot are 36.92' at the front, 51.56' at the rear with a depth of 122', zoned C.M. 1. The dwelling at the front of the lot is 1½ storeys with 675 square feet on the main floor, contains 6 rooms, 3 fixtures of plumbing and is heated by a gas space heater. The roof is patent shingle, shingle on the exterior walls, paper over wood interior walls and a wood post foundation. The dwelling at the rear is one storey of 351 square feet, containing two rooms, 2 fixtures of plumbing and is heated by an oil space heater. The roof is patent shingle, siding on the exterior walls, wood interior walls and a wood post foundation. Both these dwellings are in average condition for age and type. Lot 31, is 25' x 122', zoned C.M. 1 improved with a brick building occupied by a laundry. This building contains 3000 square feet on the main floor. The front portion of 1500 square feet is two storey brick built in 1920. The interior of this part of the main floor is plaster over brick with a concrete floor, the second floor has a wood interior, 3 fixtures of plumbing and is heated by a gas heater. The balance of the building was added in 1962 and is constructed of concrete block with a concrete floor. The main floor of the building contains the laundry equipment together with the necessary steam, water and air piping and a heavy electrical service.

Following protracted negotiations with both the owner and his solicitors an offer of $55,000.00 for the property plus the cost of moving the existing equipment from its present site to any building within a radius of five miles and to re-install therein the said equipment together with like electrical and plumbing services with which that equipment is presently supplied was made. This is considered to be a fair and reasonable value for this property and is substantiated by independent appraisal but has been rejected by the owner's solicitor. The owner's counter claim is for $61,000.00 plus estimated moving costs of approximately $30,000.00.

After consultation with the City Solicitor, it is proposed to proceed with expropriation and the authority to apply for a Vesting Order in order that the property will be available to meet the Viaduct contractor's schedule.

RECOMMENDED that:

a) The offer of $55,000.00 plus the cost of moving and re-installing the existing equipment together with like electrical and plumbing services as presently supplied which was made to the owner's solicitor through the office of the Supervisor of Property and Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.

. . . / 3

Item No. 2 cont'd

b) That, since the City has failed to come to agreement with the owners to acquire the said property on the foregoing basis for the sum of $55,000.00, the said property be expropriated and that the Resolution for that purpose submitted under ' Motions' be passed.

c) That, Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

d) That the Corporation Counsel be authorized to apply for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition - Georgia Viaduct Replacement
Lots 17 & 18 - N/S 200 Block Prior Street
Lots 39 & 40 - S/S 200 Block Union Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Property Matters, June 6, 1969, confirmed by Council June 10, 1969, approving the expropriation of Lots 17 & 18, Block 21, D.L. 196 situated on the North side of 200 Block Prior Street, and Lots 39 & 40, Block 21, D.L. 196 situated on the South side of 200 Block Union Street, for the Georgia Viaduct Replacement, the owners having refused to accept compensation in the amount of $42,570.00.

This property consists of four lots, each 25' x 122' in size, zoned C.M. 1. Lots 17 and 18 lie immediately south of Lots 39 and 40, being separated by the 20' City lane in this block. These lots are owner-occupied and used as a junk yard. Installed on site is a large press for cutting materials into short lengths. A small self-propelled crane is also in use. These lots form part of a joint business operation which includes Lots 13, 15 and 17, Block 24, D.L. 196, on the E/S of Main Street south of Prior Street. All lots, including the subject lots, are under the same ownership.

Following extensive negotiations with the solicitor for the owners, the City Solicitor advises that the owners are prepared to settle for the sum of $50,000.00 as of February 28, 1970, inclusive of all considerations, i.e. business loss, moving costs and fees, and further subject to the owners retaining rent-free possession to March 16, 1970. The settlement price is considered to be realistic and is endorsed by the City Solicitor. It is noted that the Project Contractors require vacant possession of this property by March 23, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $50,000.00 on the foregoing basis, chargeable to Code # 172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

4. Sale of City-owned Tax Sale Lot
1183 Homer Street

The Supervisor of Property and Insurance reports as follows:

"Tax sale Lot 22, Block 95, D.L. 541, Plan #210 being 1183 Homer Street was acquired by the City in 1938 and is approximately 25' x 120', zoned CM-1 (Commercial District), improved with an old dwelling known as 1183 Homer Street. The dwelling is a non-conforming use in accordance with the commercial zoning in this area.

In 1965, the Director of Planning released Lot 22 for sale only on the condition that it be consolidated with an adjoining property. However, a tentative sale pending at that time was never completed.

An offer to purchase Lot 22 for the sum of $14,500.00 has now been received from Silcan Investments Ltd., the owners of abutting Lots 23 and 24, situated to the North of the City lot. These privately-owned lots form the site of a two-storey commercial building. The owners have requested permission to purchase Lot 22 for off-street customer parking and for possible future expansion requirements and the Supervisor of Property and Insurance considers their offer to represent fair market value.

The Director of Planning has re-affirmed his original decision and recommends the sale of Lot 22, subject to the following conditions:-

a) Consolidation of Lot 22 with Lots 23 and 24, Block 95, D.L. 541, into one parcel of land.

b) Removal of the old dwelling prior to consolidation.

FOR COUNCIL CONSIDERATION

I. The matter of the Director of Planning's recommendation for the direct sale of Lot 22 to the abutting owner is submitted to City Council for consideration.

RECOMMENDED that:

II. In the event that City Council endorses the direct sale of Lot 22 to the abutting owner, it is recommended that the offer to purchase from Silcan Investments Ltd. be approved subject to those conditions as stated by the Director of Planning and subject to the following additional conditions:

i) Sale Price - $14,500.00 on City terms at 9-3/4%.

ii) Subject to the existing tenancy on Lot 22.

iii) The purchaser, Silcan Investments Ltd., to have all necessary consolidation plans prepared at their expense."

Your Board submits (I) for Council CONSIDERATION, and (II) as a RECOMMENDATION.

RECOMMENDATIONS

5. Demolition of City-owned Dwellings for Federal-Provincial Housing Sites (FP 13 & FP 14)

The Supervisor of Property and Insurance reports as follows:

"On April 25, 1967 and August 8, 1967 the Federal-Provincial Housing Projects FP 13 (Rupert and Vanness Ave.) and FP 14 (25th Ave. & Brant St.) were approved by Council, respectively.

The Director of Planning indicates that the Federal and Provincial Governments are in the process of approving formal agreement for the acquisition of these sites for Public Housing development. The Federal Government has requested clearance of the site by the end of March, 1970.

At the present time there is one dwelling, known as 4844 Rupert St., situated on the FP 13 site and two dwellings, known as 2237 and 2267 East 27th Avenue, situated on the FP 14 site. The dwelling known as 2237 East 27th Avenue is now vacant.

The dwelling known as 2267 East 27th Avenue is occupied by Mrs. H. Shreve, who has been advised by letter that vacant possession of the dwelling is required by the end of March, 1970. It is noted that Mrs. Shreve has contacted the Mayor's Office advising that she has been given notice, but is unable to find alternate accommodation. The B.C. Management Housing Commission subsequently offered Mrs. Shreve and her family a 4-bedroom unit in the new MacLean Park, Phase II, Housing Project, which she refused on February 23, 1970.

The dwelling known as 4844 Rupert Street is occupied by Mrs. T. Barkley, who has also been advised in writing of the City's need for vacant possession. Mrs. Barkley has advised that her income would render accommodation in a Public Housing Project uneconomical and is seeking alternate accommodation.

These tenants have been aware, for over a year, of the City's need for the land.

In view of the foregoing it is

RECOMMENDED that the Supervisor of Property and Insurance be authorized to arrange for the demolition of the three dwellings, known as 2237 and 2267 East 27th Ave. and 4844 Rupert Street as they become vacant.

FURTHER RECOMMENDED that Mrs. H. Shreve and Mrs. T. Barkley be given formal notice to quit possession of 2267 East 27th Ave. and 4844 Rupert Street respectively, to enable the land to be cleared by the end of March, 1970, as requested by the Federal Government."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Resubdivision of South-East Sector Portion of Area 'C' - East Side of Tyne Street, between 49th & 54th Aves.

The Supervisor of Property and Insurance reports as follows:-

"On May 31, 1968, City Council approved the Director of Planning's report, recommending a proposed plan of development for the South-East Sector of the City. Council further instructed that the portions of the South-East Sector designated as Areas 'A' and 'C' be proceeded with immediately. Subsequently, a plan showing the resubdivision of the North portion of Area 'C', bounded by 48th and 49th Avenues, Tyne Street and Boundary Road, was prepared and registered in the Land Registry Office.

The City Engineer has now prepared plan marginally numbered L351, showing the resubdivision of the balance of Area 'C', located East of Tyne Street, between 49th and 54th Avenues.

RECOMMENDED that subdivision plan marginally numbered L351 be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Grandview Area Branch Library: Lease of 1016 Commercial Drive

The Corporation Counsel reports as follows:

"On December 19th, 1967, City Council approved a recommendation of the Director of the Vancouver Public Library that a branch library be established in 1968 in rented premises on Commercial Drive between 1st Avenue and Venables Street.

The Supervisor of Property and Insurance has negotiated the rental of suitable premises, on behalf of the Library Board, and has reached an agreement subject to Council's approval with the owners of a building at 1016 Commercial Drive to lease approximately 3,000 square feet of the ground floor of the premises known as Lot 'A' (Explanatory Plan 10259), Block 29, District Lot 264'A', Group 1, New Westminster District, Plans 1190 and 1171, on the following terms:

a) The lessors will make such additions and improvements to the premises as specified by the Library Board to bring the premises up to the necessary standards, and the City will pay the owners $7,482.00 therefor.

b) The lease will be for a term of five years from the 1st day of the month following the completion of the additions and improvements, and with an option to renew for a further term of five years.

continued . . . / 7

Item No. 7 cont'd

c) The rental will be $625.00 per month for the first five years, and at a rental to be agreed upon for the last five years.

It is RECOMMENDED that the City enter into a lease with Giovanni Iacino and Rosina Iacino, the owners of the property, on the foregoing basis, the lease to be in a form approved by the Corporation Council and that the Mayor and the City Clerk be authorized to execute the lease."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 9 + 10

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

FEBRUARY 26, 1970

A meeting of the Standing Committee on Planning and Development was held in the No. 1 Committee Room on Thursday, February 26, 1970, at approximately 11:15 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
His Worship the Mayor
Aldermen Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

CLERK: D. Scott

The minutes of the meeting held February 5, 1970, were adopted.

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Possible Rezoning of the 1000 Block Robson Street

The Vancouver City Council at its meeting on October 7, 1969, passed the following motion:

> "THAT Council instruct the Director of Planning to report to the Standing Committee on Planning, Development and Transportation, as soon as possible, on the possibilities for rezoning the 1000 Block Robson Street, CD-1, to provide for the redevelopment of the area to include high rise apartments, pedestrian oriented shopping with two levels of small shops, and underground parking."

The Chairman noted that representatives from the 1000 Block Robson Street were present in the meeting and he invited Mr. J.A. Murchie and Mr. Warnett Kennedy to briefly discuss this matter with the Committee. Mr. Murchie introduced the members of the Committee, namely, Mr. Warnett Kennedy, Planning Consultant, Mr. E. Geisler, Architect, Mr. John MacDonald, representing Swan Wooster, and Mr. J. Quan, property owner.

Mr. Murchie stated that they had had some discussions with the Planning Department and had held a meeting of representatives in the area. Recently they have formed a Corporation known as Devanco Corporation Ltd. which is comprised of a group of property owners and merchants, and have engaged the services of Mr. Warnett Kennedy as their planning consultant. Mr. Murchie further stated that they had reviewed the report of the Director of Planning dated February 19th and were in agreement with the contents. He filed the February 1970 issue of "Fortune" entitled "Downtown is Looking Up" which deals with redevelopment of areas in other cities.

Mr. Warnett Kennedy also spoke to the matter and stressed the need for the proposed redevelopment of this area.

The Committee had before it a report of the Director of Planning dated February 19, 1970, which set out the possibility of rezoning the 1000 Block Robson Street. The subject matter was discussed under the following headings:

. . . . Cont'd.

Clause 1 Continued

(a) Previous Activity
(b) The Existing Specialty Shop Area
(c) Advantages of Robson Street Specialty Shops
(d) Pressure to Disperse Specialty Shops
  (i) Existing Land Ownership
  (ii) Mortgage Requirements
  (iii) Existing Rental Levels
  (iv) Business during Redevelopment
  (v) Special Activities
  (vi) Condition of Buildings
  (vii) Most of the Shopkeepers are tenants
(e) Existing Zoning
(f) Existing Servicing
(g) The Conceptual Solution
(h) Relationship to Downtown Plan
(i) Potential Zoning Changes
(j) Design Possibilities

The Director of Planning concluded that the most appropriate course of action at the present time would appear to be as follows:

"(1) THAT the Director of Planning initiate a series of meetings with land owners in this area in order to determine their present intentions and willingness to participate in a comprehensive redevelopment scheme, and

(2) THAT Council otherwise await the presentation of alternative concepts for downtown early in March and then authorize further study of Robson Street as a consequential action. It should be noted that since Council will be asking for the opinion of outside groups about the Downtown Plan concepts, they may also wish to seek the views of such groups on the future of Robson Street."

After questions and general discussion, it was

RECOMMENDED that the Director of Planning act as the City's liaison with Devanco Corporation Ltd. and the property owners and merchants not in the Corporation, to assist in the determination of a development plan for the 1000 Block Robson Street within the context of an emerging Downtown Plan.

The meeting adjourned at 11:40 a.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 10

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 10, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D.H.Little

PRAYER The proceedings in the Council Chamber were opened with Prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Gladstone School under the direction of Mr. Miroslaw.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Property Matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 3, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Rezoning: N/E corner 41st Avenue and Collingwood (W.D. Buttjes)

(b) Tag Day Request: 'Don't Make a Wave Committee'.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Underground Wiring

requested the Corporation Counsel report on By-law amendments necessary for the City to join with the B. C. Hydro in a joint program for placing utility lines underground with the City's share being covered on a local improvement basis.

His Worship the Mayor referred the matter to the Corporation Counsel for report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Movement of Vehicles Impeding Street Cleaning

requested the Corporation Counsel report on the City's power to move a vehicle, when it is parked impeding the City's street cleaning equipment, to another point along the street.

His Worship the Mayor so directed.

Alderman Wilson - House at 3891 Arbutus Street

advised he is informed of a complaint from the owner of a house at 3891 Arbutus Street that the house is sagging because a beam in the house was cut. It is stated to be the result of the City's development work in the area of Arbutus and King Edward. The Alderman requested the Engineering Department look into the matter, view the condition, and report.

His Worship the Mayor so directed.

Alderman Adams - Parking Lot off Pioneer Park: Vancouver Yacht Club

referred to a proposal by the Vancouver Yacht Club to construct a parking lot off Pioneer Park. The Alderman enquired if and when the matter would be placed before the Council, or is it a question to be determined by the Technical Planning Board.

The Board of Administration advised a report is prepared and ready for the Council. It was stated there are a number of letters of opposition which have been filed.

It was agreed that the whole question, including a report from the Board of Administration, would be submitted to Council at the next meeting and any persons wishing to appear would be given an opportunity at that time.

Alderman Adams - Sprott Property: Marine Drive and Blenheim

enquired as to whether there were plans for development of the Sprott property near the corner of Blenheim Street and Marine Drive.

It was advised the Council had received an application for rezoning and referred it to a Public Hearing.

Alderman Sweeney - Musqueam Indian Band: Taxes, etc.

enquired if any date has been set to consider the matters between the Musqueam Indian Band and the City respecting taxes, etc.

Alderman Adams reported as a result of discussions with their representatives at which time he advised them of their position regarding the matters on which agreement exists between the City and the Band.

Alderman Phillips advised the Band considers there is urgency in this matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Transient Youth	referred to transient youth travelling through Vancouver during the summer period and suggested therefore to accommodate, discussions be held with the Park Board for the release of Jericho Barracks for such transient youth on a trial basis for six months.
Alderman Hardwick - Extension of 4th Avenue into Chancellor Boulevard	advised of enquiries received regarding the City's plans for extension of 4th Avenue into Chancellor Boulevard and asked for a Board of Administration report on the matter. Commissioner Ryan reported the 4th Avenue alignment with Chancellor Boulevard is the subject of discussions with the Provincial Department of Highways.
Alderman Hardwick - Housing Conference: Georgia Hotel	commented on a Housing Conference held on Thursday and Friday of the past week at the Georgia Hotel and advised copies of talks would be furnished to him, and then circulated to members of Council.
Alderman Calder - Welding Flashes: Georgia Street	referred to welding flashes on Georgia Street as a result of development of Pacific Centre. The Alderman expressed concern as to whether such flashes would be injurious to passersby. It was agreed the Board of Administration would look into the matter.

COMMUNICATIONS OR PETITIONS

1. Luncheon: Greater Vancouver Visitors and Convention Bureau

The Council noted an invitation from the Greater Vancouver Visitors and Convention Bureau, Executive Committee, to attend a luncheon at the Bureau office, 650 Burrard Street, 12:15 to 1:45 p.m., Tuesday, March 17, 1970.

MOVED by Ald. Linnell,
THAT this invitation be accepted and as many members of the Council as possible be requested to attend.

- CARRIED

2. Anti-Litter Drive: Dump Charges

A request was received from Mr. Ray Eagle that the Council forego dump charges to assist an anti-litter group which is conducting a drive in the Lower Mainland; it being noted that two action groups have been organized to tackle litter and junk in the City of Vancouver, March 21, 1970.

MOVED by Ald. Rankin,
THAT the Council agree to forego the dump charges as a result of the action of these two groups in Vancouver in clearing up litter and junk on March 21st, on the understanding that prior arrangements must be made to the satisfaction of the City Engineer.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Appointment of Personnel to Entertainment and Civic Recognition Committee

MOVED by Ald. Bird,
THAT, pursuant to recommendation of His Worship the Mayor, the City Clerk and Executive Assistant to the Mayor be appointed as the personnel comprising the Entertainment and Civic Recognition Committee; the recommendation being made to Council since the Committee has power to act.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 6, 1970

Works and Utility Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated March 6, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Request for Amendment to Lease:
City to Kerrisdale Community Centre Society
Respecting Kerrisdale Arena

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Harbours and Parks matters), dated March 6, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Lodging House:
1190 Mathews Avenue (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel respecting use of 1190 Mathews Avenue as a lodging house contrary to the Zoning and Development By-law. It is reported an injunction was granted in November, 1968, ordering the owners/occupiers to cease violating the Shaughnessy Heights Act by this type of operation. This Act expired on January 1, 1970 and the City's zoning by-law now prevails. As the present continued use as a lodging house is in violation of the by-law. the question of enforcement arises. The Director of Permits and Licenses can follow the usual charging procedure in Provincial Court or the Council can authorize the institution of a Supreme Court action for an injunction; the latter action appearing to be the more satisfactory course.

MOVED by Ald. Adams,
THAT the Board of Administration report to Council on the present use of these premises.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated March 6, 1970, Clause 1 be adopted and Clause 3 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Enquiry Regarding Auctioneer's Requirements

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Licenses and Claims matters), dated March 6, 1970, be adopted.

- CARRIED

Finance Matters

(i) Grant: Dominion Firefighters Curling Championship (Clause 2)

The Board of Administration advised of a request for a grant to assist four firefighters to represent British Columbia in the Dominion Firefighters Curling Championship to be held at Shawinigan Falls, Quebec, March 29 - April 2nd.

MOVED by Ald. Bird,
THAT a grant of $500.00 be approved.

- LOST

No further action was taken.

(ii) Grant: Canadian Expo '70 Girls' Bicycle Caravan (Clause 3)

The Board of Administration advised of a request from the President of the Canadian Expo '70 Girls' Bicycle Caravan for a grant to assist the group to travel to Expo '70, Japan, representing Canada as 'goodwill ambassadors'.

MOVED by Ald. Phillips,
THAT a delegation be heard on this subject.

- LOST

No further action was taken.

(iv) Bill to Amend Landlord and Tenant Act (Clause 5)

The Board of Administration submitted a report of the Corporation Counsel as a result of a Bill before the Provincial House to amend the Landlord and Tenant Act. The report sets out the effect, particularly in respect of the City's relevant By-law. Certain recommendations are made.

MOVED by Ald. Rankin,
THAT the whole matter be tabled until a proposed Bill is passed and then such Bill referred to the Vancouver Rental Accommodation Grievance Board to obtain its views.

- CARRIED

(v) Grant re Rental of Queen Elizabeth Theatre: Crisis Centre (Clause 6)

The Board of Administration submitted a request from the Crisis Intervention and Suicide Prevention Centre that the City approve a grant equal to the rental of the Queen Elizabeth Theatre in connection with a tentatively arranged play for April 26, 1970, at 8 p.m.

cont'd...

MAR 10 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant re Rental of Queen Elizabeth Theatre: Crisis Centre (cont'd)

MOVED by Ald. Adams,
THAT a grant equal to one-half of the rental of the Queen Elizabeth Theatre for this purpose be approved.

(carried)*

MOVED by Ald. Wilson, in Amendment,
THAT the words in the motion of Alderman Adams 'one-half of' be struck.

(lost)**

The Amendment was put and, - LOST **

The Motion of Alderman Adams was put and, - CARRIED BY THE REQUIRED MAJORITY *

(vi) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 4 of the report of the Board of Administration (Finance matters), dated March 6, 1970, be adopted.

- CARRIED

B. Personnel Matters, Regular, February 27, 1970

Salary and Classification Review: Museum Collections Assistant

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated February 27, 1970, be adopted.

- CARRIED

C. Property Matters, March 6, 1970

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Property matters), dated March 6, 1970, be adopted.

- CARRIED

(Alderman Rankin was excused from voting in respect of Clause 3 re acquisition for Provincial Courts, 231 Gore Avenue)

D. Rezoning: S/W corner 12th Avenue and Cambie Street

The Board of Administration, under date of March 3, 1970, submitted a report of the Director of Planning in respect of application from Lort and Lort, Architects, for the rezoning of the S/W corner of 12th Avenue and Cambie Street. The Board of Administration recommends the reports of the Technical Planning Board and Town Planning Commission be received and the matter referred to the consideration of Council at a Public Hearing.

MOVED by Ald. Wilson,
THAT the foregoing recommendation be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Tender: Refuse Containers

The Board of Administration, under date of March 4, 1970, submitted a report on tenders received for the supply of refuse containers. Details furnished by the City Engineer and Purchasing Agent are contained in the Board of Administration report, pointing out that the low bid was submitted by Dormel Enterprises, with the second low bid being submitted by the City of Vancouver, in respect of items referred to on the tabulation as One Cubic Yard Containers, Two Cubic Yard Containers, Three Cubic Yard Containers. All bid prices include taxes and charges.

MOVED by Ald. Phillips,
THAT the bid of Dormel Enterprises to supply the required One Cubic Yard Containers be approved and the City of Vancouver bid to supply Two and Three Cubic Yard Containers be approved.

(lost)

MOVED by Ald. Linnell, in Amendment,
THAT the bid of Dormel Enterprises to supply One, Two and Three Cubic Yard Containers be approved.

(lost)

MOVED by Ald. Rankin, in Amendment to the Amendment,
THAT the bid of the City of Vancouver to supply One, Two and Three Cubic Yard Containers be approved.

(lost)

The Amendment to the Amendment was put and, - LOST

The Amendment was put and, - LOST

The Motion was put and, - LOST

MOVED by Ald. Adams,
THAT the bid of Dormel Enterprises to supply One and Two Cubic Yard Containers be approved and the bid of the City of Vancouver to supply Three Cubic Yard Containers be approved, subject to any necessary contract and the terms of the tenders received.

- CARRIED

F. Study of City's Insurance Program and Requirements

The Board of Administration, under date of February 25, 1970, submitted a report from the Director of Finance in regard to study of the City's insurance program and requirements. An historic review is given together with the present situation. The Director of Finance concludes with the recommendation that $4,000 be approved for insurance consultant fees for 1969 and 1970, to be included in the 1970 budget. The Board of Administration so recommends.

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

G. Report of Standing Committee on Health and Welfare dated February 26, 1970

MOVED by Ald. Linnell,
THAT, in respect of the report of the Standing Committee on Health and Welfare dated February 26, 1970, Clause 1, Part I, be adopted and Clauses 2 to 4 inclusive, Part II, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of the Standing Committee on Transportation, dated February 26, 1970

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation dated February 26, 1970, be adopted.

- CARRIED

In connection with Clause 2 of the foregoing report re General Discussion on Transportation and the appointment of a Sub-Committee, Alderman Wilson advised he had appointed the following in connection with negotiations with Dr. Shrum re adjustment in bus fare structure:

Alderman Wilson
Alderman Sweeney
Alderman Rankin
Alderman Hardwick

The Council recessed at approximately 10:35 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning: N/E corner 41st Avenue and Collingwood (W.D. Buttjes)

The Council considered Board of Administration report (Building and Planning matters), dated February 20, 1970, in respect of application from the architect on behalf of Mr. K.H. Gillespie for the rezoning of Lots 1 and 2, Blocks 6 & 7, D.L. 2027, located at the N/E corner of 41st Avenue and Collingwood Street, from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District. It is noted in the report that the Technical Planning Board recommends the application be not approved and the Town Planning Commission recommends approval. The Board of Administration recommends refusal of the application pursuant to the Technical Planning Board Report.

Although the applicant did not appear as a delegation as arranged, a letter was filed on his behalf under date of March 3, 1970, setting out his position.

MOVED by Ald. Broome,
THAT this application be referred to a Public Hearing.

- LOST

MOVED by Ald. Hardwick,
THAT the whole matter be referred to the Standing Committee on Planning and Development for further consideration and a representative of the Town Planning Commission and the applicant, or his representative, be invited to be present when the matter is considered by the Standing Committee to assist in this consideration.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Tag Day Request:
'Don't Make a Wave' Committee

The Council received a delegation representing the 'Don't Make a Wave' Committee in support of its request for approval of a tag day on March 21, 1970, to raise funds to finance obtaining a geophysical ship, or ships, equipped to monitor effects of testing H-bombs on Amchitka Island in the Aleutian Chain, and report thereafter to the Canadian people.

MOVED by Ald. Adams,
THAT the present tag day policy be upheld and, therefore, this request for a tag day on City streets be not approved, but approval be granted for a tag day for the purpose on private property only.

(carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
His Worship the Mayor	Alderman Calder
Alderman Bird	Alderman Phillips
Alderman Wilson	
Alderman Sweeney	
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Broome	
Alderman Adams	

The motion was declared, - CARRIED*

MOVED by Ald. Linnell,
THAT the Council tag day policy be referred to the Standing Committee on General Purposes for consideration and report.

- CARRIED

I. Acquisition of Property:
Georgia Viaduct Replacement

The Board of Administration, under date of March 6, 1970, submitted a report as prepared by the Supervisor of Property and Insurance regarding acquisition of Lots 30 & 31, 274-278 Union Street and 809 Gore Avenue, being clause 2 of the Board of Administration report (Property matters), dated February 27, 1970, and regarding acquisition of Lots 17 & 18, N/S 200 Block Prior Street and Lots 39 & 40, S/S 200 Block Union Street, being Clause 3 of the same Board of Administration report. After giving details in respect of each clause, it is recommended Clause 2 of the report of February 27th be withdrawn pending further study and later report and Clause 3 of the Board of Administration report be approved.

MOVED by Ald. Bird,
THAT Clause 2 of the Board of Administration report (Property matters), dated February 27, 1970, referred to in the foregoing, be withdrawn pending further study and later report to Council;

FURTHER THAT Clause 3 referred to in the premise be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Simulation Study of the Urban Structure

The Council, on March 3, 1970, deferred report of the Board of Administration, dated February 23, 1970, re Simulation Study of the Urban Structure, and containing the following recommendations, to allow a Report Reference to be made to the Council:

"1. THAT Council approve participation of the City in the joint city-university simulation study as detailed in the above report, specifically with reference to staff time of three man days per week plus approval in principle of $100,000 to be contributed over the five-year period of the study, subject to appropriate commitments being made by the University, the Greater Vancouver Regional District and the Ford Foundation.

2. THAT Council approve $15,000 as the 1970 appropriation (from the $100,000) for the study, to be included in the 1970 Revenue Budget during the Budget review."

The Council further considered the matter at this March 10th meeting when the following Board of Administration report, dated March 9, 1970, was received:

"Since reporting on February 23 further discussions have taken place at the University of British Columbia to clarify the University involvement in the study.

Your Board has now received letters from President Walter Gage of the University of British Columbia pledging full University support for the project and detailing the University's contributions. Copies of the letters are attached.

The Director of Planning, as Chairman of the City team that would be involved, has also reported as follows:

'Additional information about some aspects of the study was requested by the Board before further discussion by Council.

The following points have been agreed upon by those involved:

1. Availability of Data

The study will result in much new data becoming available. This data will be made available for any legitimate purpose and not be restricted to the study participants.

2. Nature of the Project

It should be recognized that the proposed study is enormously complex. It should, therefore, be considered at first as a demonstration or experimental project. It would be subject to reappraisal by all parties concerned 18 to 24 months after commencement at which time there would be a detailed progress report to Council.

3. Social Sciences

The report of February 23, 1970, does not explicitly state the involvement of the Department of Social Planning and Community Development or the Social Sciences disciplines at U.B.C. In a project of this nature, dealing with all aspects of the urban structure, the social (i.e. people) characteristics of the urban environment are an absolutely vital input to the model.

cont'd.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Simulation Study of the Urban Structure

3. Social Sciences (cont'd)

Both the City's department of Social Planning and Community Development and the Social Sciences disciplines at U.B.C. will be fully involved in this project. Furthermore, other Departments or University Groups will be brought in as necessary.

4. Civic Development Decisions

There should be no attempts to delay civic government decisions because the project is underway, i.e. normal decision processes of the City Council should not be held up by the project until such time in the future as the model may have proved its validity as a decision testing tool.

5. Commencement of the Project

The project will not start until such time as all parties (City of Vancouver, Regional District, University of B.C., Ford Foundation) have approved their respective contributions. Therefore, each party's approval is subject to approval of the project by all the other parties.

I would therefore recommend that Council -

1. Approve recommendations 1 and 2 from the report of February 23, 1970.

2. Further resolve that City participation in the project is subject to items 1 to 5 in this report.'

Your Board recommends that the recommendations of the Director of Planning be approved."

MOVED by Ald. Adams,
THAT the recommendations in the reports of the Board of Administration dated February 23, 1970 and March 9, 1970, be approved.

- CARRIED

The Council excused Alderman Hardwick from voting because of his particular interest in the matter.

Alderman Rankin voted against the motion in view of the fact that there was no Report Reference given at this time.

K. Georgia Viaduct Replacement and East Approach Routes re Certain Properties

The Board of Administration submitted a report dated March 9, 1970, pursuant to Council resolution of March 3, 1970. In that resolution the Council requested the Board of Administration report back regarding deals made by the City, or pending, on certain properties not now required in view of the Council's latest action re the East Approach Routes to the Georgia Viaduct replacement.

MOVED by Ald. Adams,
THAT the aforementioned Board of Administration report be received for information.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Use of Capilano Stadium Parking Lot for Bicycle Rally:
Kiwanis Club of West Point

Alderman Bird referred to a request from the Kiwanis Club of West Point for permission to use the Capilano Stadium parking lot as a marshalling area for a bicycle rally on Sunday, April 12, 1970; also to use the parking lot to accommodate stands from which refreshments will be dispensed. The group accepts responsibility for litter control.

MOVED by Ald. Bird,
THAT permission be granted as requested, subject to the Kiwanis Club of West Point being responsible for complete cleanup of the area following the rally and complying with all civic by-laws as required;

FURTHER THAT the Supervisor of Property and Insurance be granted authority to make arrangements to have the parking area access gates unlocked for that day.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

INCREASE IN MEMBERSHIP:
GREATER VANCOUVER MUSEUM AND PLANETARIUM BOARD

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 3960 being a by-law to provide for the establishment of a Board to be known as the "Greater Vancouver Civic Museum and Planetarium Board" and to define its functions and responsibilities, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd...

BY-LAWS (cont'd)

Increase in Membership:
Greater Vancouver Museum and
Planetarium Board (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

(The By-law received three readings) - CARRIED

MOTIONS

1. Special Local Improvement Assessment:
Lot 19: Abutting lane West of Fremlin
from 70th Avenue to 71st Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct a permanent pavement in the lane west of Fremlin Street from 70th Avenue to 71st Avenue (hereinafter called "the said project") as a local improvement, to be paid for by special assessment upon the real property to be benfited thereby;

AND WHEREAS Council sat as a Court of Revision on January 30th, 1969 to hear complaints against the proposed assessments;

AND WHEREAS on January 30th, 1969 Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to Lot 19 of V, Subdivision 7 to 10, Block C, District Lots 319, 323 and 324, (hereinafter called "the said lot"), which abuts the said project;

AND WHEREAS the said lot, thirty-three feet in width, is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a duplex;

AND WHEREAS by reason of the size of the said lot and the multiple dwelling constructed on the real property abutting the said lot, it cannot be developed beyond a residential use, notwithstanding that it is zoned RM-3;

AND WHEREAS the special annual assessment to be imposed on the said lot is $31.35 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were zoned residential would be $21.78 for a period of fifteen years;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by a special annual assessment of $31.35 for the said project and that such assessment be reduced to $21.78 as if the said lot were zoned residential to be paid annually for a period of fifteen years, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment commencing in the year 1970. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE
REQUIRED MAJORITY

MAR 10 1970

MOTIONS (cont'd)

2. Special Local Improvement Assessment: Lots 7 and 10: Abutting lane south of 15th Avenue, Quebec Street to Ontario Street

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct a permanent pavement in the lane south of Fifteenth Avenue from Quebec Street to Ontario Street (hereinafter called "the said project") as a local improvement, to be paid for by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on January 30th, 1969, to hear complaints against the proposed assessments;

AND WHEREAS on January 30th, 1969 Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to Lots 7 and Lot 10, Block 54, District Lot 302, (hereinafter called "the said lots"), which abut the said project;

AND WHEREAS the said lots, thirty-three feet in width, are zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and have constructed on each of them a rooming house;

AND WHEREAS by reason of the sizes of the said lots and the multiple dwellings constructed on the real property abutting the easterly and westerly boundaries of each of the said lots they cannot be developed beyond a residential use, notwithstanding that they are zoned RM-3;

AND WHEREAS the special annual assessment to be imposed on each of the said lots is $24.75 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on each of the said lots if they were zoned residential would be $21.78 for a period of fifteen years;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lots would be unjustly affected by a special annual assessment of $24.75 for the said project and that such assessment be reduced to $21.78 as if the said lots were zoned residential, to be paid annually for a period of fifteen years, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lots the amount of the reduced special assessment, commencing in the year 1970. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

3. Special Local Improvement Assessment:
Lot G: Abutting N/S 29th Avenue,
second lane east of Skeena Street
to a Property 33 feet east

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct a Portland cement concrete curb and gutter (hereinafter called the "said project") on the north side of 29th Avenue from the second lane east of Skeena Street to approximately thirty-three feet further east, abutting Lot G, Block 4, South-east 1/4 Section 51, T.H.S.L. (hereinafter called the "said Lot") as a local improvement to be paid for by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on January 30th, 1969 to hear complaints against the proposed assessments;

AND WHEREAS on January 30th, 1969 Council deemed that the said project would specially benefit the said Lot (being the sole real property fronting and abutting the said project) and undertook the said project; subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the said Lot;

AND WHEREAS the said project is an extension of a previously constructed curb and gutter project and Council is of the opinion that the petitioners for the said project should not be assessed an amount in excess of that being paid per front foot by the owners of the real property specially benefited by the previously constructed project;

AND WHEREAS the special annual assessment to be imposed on the said lot is $23.43 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if the owners thereof were assessed at the same rate per front foot as the owners of the previously constructed curb and gutter project is $16.17 for a period of fifteen years;

BE IT RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by a special annual assessment of $23.43 for the said project and that such assessment be reduced to $16.17 as if the said project had been constructed at the same time as the said previously constructed curb and gutter project, to be paid annually for a period of fifteen years, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment, commencing in the year 1970. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE
REQUIRED MAJORITY

MOTIONS (cont'd)

4. Allocation of Land for Highway Purposes (W/S 5200 Block Rupert Street)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Amended Subdivision "C" (see 71336-K) of Lot 5, Block 12, District Lot 37, Group 1, New Westminster District, Plan 3858, described as follows:

   Commencing at the south westerly corner of said Amended Subdivision "C";

   Thence N 33° 41' E 15 feet following in the westerly limit of said Amended Subdivision "C";

   Thence S 31° 09' 40" E. 33.13 feet, more or less, to intersection with the southerly limit of said Amended Subdivision "C" at a point 30 feet easterly from the south westerly corner of said Amended Subdivision "C";

   Thence N 58° 04' W 30 feet following in the southerly limit of said Amended Subdivision "C" to the point of commencement.

   The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., attested to on November 19th, 1969 and marginally numbered LF 4695.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

5. Milk Distribution Business: Vancouver

The following Notice of Motion was submitted at the Council meeting on March 3, 1970:

MOVED by Ald. Phillips,
SECONDED by Ald. Rankin,
THAT WHEREAS the milk distributing business in Vancouver is becoming concentrated in fewer hands;

AND WHEREAS this has resulted in the elimination of milk delivery in the West End and may result in further reductions in service;

THEREFORE BE IT RESOLVED THAT Council request that the Department of Consumer Affairs investigate the milk distributing business in Vancouver.

The motion was put and, - LOST

MOTIONS (cont'd)

6. Civic Entertainment:
Policy

The following Notice of Motion was submitted at the Council meeting on March 3, 1970:

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the terms of reference on civic entertainment be reviewed by the General Purposes Committee.

The motion was put and, - CARRIED

7. Accommodation of Transient Youth:
Jericho Barracks

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT WHEREAS Vancouver has a situation develop every summer of transient youth travelling across the country who end up staying in Vancouver for a number of days;

AND WHEREAS there are inadequate low cost facilities to accommodate these youths;

AND WHEREAS the Jericho Defence lands Barracks which were turned over to the City are vacant;

THEREFORE BE IT RESOLVED THAT the situation of the transient youth and the Jericho Barracks be referred to the Social Development Committee for report back.

(notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

1. Education Costs and Municipal Services
Union of British Columbia Municipalities

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS the B.N.A. Act places Education as a Provincial responsibility,

AND WHEREAS the Provincial Government of British Columbia following entry into Confederation did assume for a number of years full responsibility for the cost of Education;

AND WHEREAS successive governments have gradually unloaded their responsibility upon municipalities, rising from 9% up to todays cost sharing formula of 50%;

AND WHEREAS the Provincial Government directs that the Home Owner Grant shall first be applied to its responsibility of Education costs, as described on the government designed Property Tax Bill;

AND WHEREAS the Education of our youth is the No. 1 priority of all governments, to be paid by all citizens in accordance with their ability to pay;

cont'd...

NOTICE OF MOTION (cont'd)

Education Costs and Municipal Services
U.B.C.M. (cont'd)

AND WHEREAS Federal Provincial agreements now permit a Provincial Government to levy an extra percentage on corporation and personal income taxes, to provide for special regional needs;

THEREFORE BE IT RESOLVED THAT the Union of B.C. Municipalities petition the Provincial Government to levy an additional income tax levy to provide for the approved basic Education costs now borne by the municipalities;

FURTHER BE IT RESOLVED THAT the total Home Owner Grant be permitted to apply toward the cost of municipal services for which the municipality is totally responsible.

(notice)

Notice was recognized by the Chair.

The Council adjourned at approximately 3:30 p.m.

***

The foregoing are Minutes of the Regular Council Meeting dated March 10, 1970, and the reports referred to are those on Page(s) 59 - 81. . . . .

MAYOR

CITY CLERK

MARCH 6TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated March 6th, 1970 .)

1. Building Encroachment onto Howe Street from Lots 31, 33 & S ½ 34, Block 91, D.L. 541 W/S 1100 Block Howe Street

"The present agreement validating the encroachment of the foundation and wall encroaching onto Howe Street approximately 4 inches, has expired. The owner wishes to renew the agreement.

I RECOMMEND that the encroachment of approximately 4 inches onto Howe Street from the building situated on Lots 31 to 33 and the South Half of 34, Block 91, D.L. 541, be validated in accordance with the Encroachment By-law, the annual rental to be $22.00 in accordance with the recommendation of the Supervisor of Property & Insurance"

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of First Avenue West of Clark Drive and Unnamed Street West of Clark Drive North of First Avenue

"The City is resubdividing a site north of First Avenue between Clark Drive and Vernon Drive. A portion of highway dedicated by Plan 606 in Block 59, D.L. 264A is surplus to our highway requirements.

I RECOMMEND that all the street dedicated by Plan 606 lying north of First Avenue and west of Clark Drive be closed, stopped up and title taken thereto and subdivided with the adjacent City-owned Lots 1 to 17, Block 59, D.L. 264A."

Your Board RECOMMENDS that the foregoing be approved.

3. Encroachment onto the North side of First Avenue West of Main Street From the Building Situated on Lot 7, Block E, D.L.'s 200A & 2037

"The new 2-storey concrete block building constructed on the above-mentioned Lot 7 encroaches onto First Avenue a maximum of 5 inches. The building is 78 feet in length. The owner requests the validation of this encroachment.

I RECOMMEND that the encroachment be validated in accordance with the Encroachment By-law, the annual rental to be $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvement Reduction in Scope
(Curbs and Gutters, Price Street, from Joyce to Boundary)

"This local improvement project 'by petition' was advanced to a Court of Revision in June of 1968 and approved by Council. Subsequently, however, the Planning Department brought forward a proposal for resubdivision of an area, largely City-owned, which straddles the local improvement project. This will involve the closing of existing lanes and the opening of new streets and lanes and if the local improvement were constructed as advanced, a considerable amount of curbs and gutters would have to be broken out and rebuilt to suit the new subdivision. Work on the local improvement, therefore, has been delayed. We are now advised that it may be as much as two years before actual resubdivision of the lands abutting Price Street takes place. All of the property owners who signed the Local Improvement Petition are in the westerly part of the project and so that they may have their curbs without further delay, it is proposed that the curbing proceed in this section and that the easterly section be advanced as a new project in conjunction with the resubdivision scheme.

I therefore RECOMMEND that this Local Improvement Project (Item 64 of Schedule 374) be reduced in scope to:

'On the south side of Price Street, from Joyce Street to the lane east of Ruby Street and on the north side of Price Street from Joyce Street to the east property line of Lot 36, Block 88, D.L.'s 36 and 51' "

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION

5. Tender No. 57-70-1 - Supply and Delivery of Meters for Waterworks Service

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on January 26, 1970, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Bidders were requested to submit prices on:

(a) Meters equipped with standard registers.
(b) Meters equipped with remote reader units.
(c) Extensions for dials.
(d) Remote reader units.

The total costs shown are based on an estimated quantity for a 12 month period and include taxes and adjustments (including 5% Provincial S.S. Tax), to the tendered prices as set down in the Schedule of Quantities and Prices.

The recommended bids for meters are for the lowest bids which meet specifications. The recommended bids for extensions for dials and remote reader units are for either the lowest bids which meet specifications, or the lowest bid meeting specifications for the item which will fit the corresponding meter.

cont/d . . .

MAR 10 1970

Clause 5 cont/d

The City Engineer and the Purchasing Agent RECOMMEND acceptances as follows:

EMCO LIMITED

Items 25 and 26 at a total estimated cost of $1155.00.

NEPTUNE METERS LTD.

Items 8, 9, 10, 22, 23 and 24 at a total estimated cost of $8167.12.

ROCKWELL MANUFACTURING CO. LTD.

Items 1 - 7, 11 - 21, and 27 - 33 at a total estimated cost of $73,077.09.

When Council has made the award, contracts will be prepared to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS that the report of the City Engineer and Acting Purchasing Agent be approved.

* * * * *

FOR ADOPTION SEE PAGE(S) 44

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Request for Amendment to Lease
City to Kerrisdale Community Centre Society
Respecting Kerrisdale Arena

The Director of Finance reports:

"The lease requires that surplus earnings are to be turned over to the City to be held in trust for capital expenditures and other expenditures detailed in the lease upon approval of the Board of Parks & Public Recreation.

The Society is requesting that their working capital fund required in the operation of the Arena and originally provided from net revenues be increased from $10,000 to $12,000. The Board of Parks and Public Recreation have approved this request by their resolution of January 26th as 'being reasonable for the needs of the operation.'

The Director of Finance recommends, that the lease be amended to provide that the working capital fund be established at $12,000."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 44

MAR 10 1970

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Public Housing Project:
   S.E. Sector - Area A - Site No. 5

The Director of Planning reports as follows:

"City Council on June 21, 1968, considered a report from the Board of Administration dated June 20, 1968, regarding the City-owned land in the South-east Sector and made certain decisions about the disposal of sites in Areas A and C. Two parcels in these areas, namely Site No. 5 in Area A (south of Captain Cook Elementary School) and Site No. 9 in Area C were designated as public housing sites.

Council on September 23, 1969 approved a recommendation of the Board of Administration dated September 19, 1969, that the senior governments be requested to investigate the construction of public housing under Section 35A of the National Housing Act on Site No. 9 in Area C of the S.E. Sector and that the Director of Planning be instructed to supply to the senior governments information on distribution of accommodation and other technical matters. The formal request to the senior governments was made on September 24, 1969.

Because negotiations were being carried on with the School Board with respect to the size and dimensions of the Captain Cook School site, no formal application for public housing on Site No. 5 could be made at that time. These matters have been resolved by Council action of February 17, 1970, and revised boundaries for Site No. 5 have been agreed.

The Planning Department's S.E. Sector report of May 16, 1968, considered by Council on June 21, 1968, recommended that the future zoning of the public housing sites be (CD-1) Comprehensive Development District. An application for rezoning certain specific parcels in the S.E. Sector, including Sites 5 and 9, will be made shortly.

It is recommended that:

(1) The senior governments be requested to investigate the construction of public housing under Section 35A of the National Housing Act on Site No. 5 in Area A of the S.E. Sector;

(2) The Director of Planning be instructed to supply to the senior governments information on distribution of accommodation and other technical matters."

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved.

Board of Administration, March 6, 1970 . . . . . (BUILDING -2)

CONSIDERATION

2. 1190 Mathews Avenue

The Corporation Counsel reports as follows:

"The Director of Permits and Licenses advises that the above premises appear to be used, and have been used, as a lodging house contrary to the Zoning and Development By-law. Normally, the action to be taken would rest with the City Prosecutor's Office and a charge would be heard in Provincial Court.

These premises have, however, been the subject of litigation at the suit of the Shaughnessy Heights Property Owners' Association and in November, 1968, an injunction was granted ordering the owners/occupiers to cease violating the Shaughnessy Heights Act by operating a lodging house. It would appear on the surface that the injunction is not being observed but, as the Shaughnessy Heights Act expired on January 1st, 1970, it would seem almost academic for the ratepayers to institute contempt of Court proceedings. Since the Shaughnessy Act has expired, the City's Zoning By-law now prevails and, as the present continued use is a violation of the by-law, the question of enforcement arises.

There are two courses open to the Director. He can follow the usual charging procedure in Provincial Court, or Council can authorize the institution of a Supreme Court action for an injunction.

As the matter has already been the subject of an action in Supreme Court, it would appear that if the City is to proceed this would be a more satisfactory course of action than action in the Provincial Court.

If an injunction is granted in Supreme Court, observance is more readily assured when contempt procedures are taken if there is not voluntary compliance."

Your Board submits the foregoing report for Council's consideration.

INFORMATION

3. Fairview Slopes Ratepayers' Association re Construction of Warehouses

At a meeting of the Fairview Slopes Ratepayers' Association held on January 13th, 1970, concern was expressed over the continuing construction of warehouses in the Fairview Slopes area. A motion was passed at the meeting calling on Council to immediately stop issuing permits for warehouse buildings in this area, with a view to having a by-law passed to prohibit further issuing of permits.

The Director of Planning reports as follows:

"On January 13th, 1970, City Council resolved as follows:

'THAT WHEREAS the redevelopment of False Creek is a pressing City issue;

AND WHEREAS the City Planning Department has proposed several concepts for the long range redevelopment of the whole False Creek area of which Concept 4 appears to be the most viable;

cont'd...

Clause #3 continued:

AND WHEREAS the City has acquired property from the Provincial Government to hold approximately 85 acres on the South side between Cambie and Burrard Bridges which is ripe for redevelopment;

BE IT RESOLVED THAT the Technical Planning Board be instructed as follows:

(a) bring forth a development plan for the redevelopment of the area generally between Burrard and Cambie Bridges north of 6th Avenue for the consideration of Council. This plan would serve as the guideline for subsequent rezoning(s) to CD-1 Comprehensive Development District to permit the uses suggested in Concept 4 and to designate the form and density of development and be the basis of development by the City.

(b) bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets)

AND THAT the Director of Planning make an application to amend the Zoning and Development By-law along the lines aforesaid in (b) in regard to the area generally described as the Fairview Slopes.'

Pursuant to Council's instructions, the Director of Planning has made application to amend the Zoning By-law accordingly. Any applications for development permits received will be reviewed in the light of these instructions and where necessary will be referred to Council with a view to withholding consent under Section 570 of the Vancouver Charter."

Your Board submits the report of the Director of Planning for the information of Council and suggests that a copy of this report be forwarded to the Fairview Slopes Ratepayers' Association.

(Copies of communication from Mr. John E. Parker are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 44

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Enquiry Regarding Auctioneer's Requirements

Mr. B. Dryvynsyde of Bull, Housser & Tupper, Barristers and Solicitors, requested January 22, 1970 that the residency requirement in Section 9 (1) of the License By-law #4450 be amended. He states that:-

> "We act for a specialist auctioneer who carries on business in the Province of Ontario. From time to time our client has occasion to conduct auctions in the Lower Mainland area of this Province and is obliged to hold these auctions in the Municipality of West Vancouver due to the restrictions set out in Section 9 (1) of the above by-law."

He further states that:-

> "There are some items of merchandise which can only properly be sold by a specialist in the subject field ..."

The Director of Permits and Licenses reports as follows:-

"Section 9 (1) provides that:-

> 'An auctioneer's license shall be issued only to a person who offers satisfactory proof to the Inspector that immediately prior to the date of his application for such license he has been a bona fide resident of the Province of British Columbia for a continuous period of not less than one year.'

This section was included in the Auctioneer's By-law passed by Council September 20, 1957 which resulted from improper practices being employed by some auctioneers at that time. The by-law controlled the situation and no further problems have occurred since 1957. The Auctioneer's By-law was incorporated into the new License By-law which was passed by Council September 23, 1969.

It is now considered that the residency requirement contained in Section 9 (1) is no longer necessary because the remaining sections of the by-law provide adequate control of Auctions and Auctioneers. The License Inspector and the Corporation Counsel concur with this opinion.

RECOMMENDED that the Corporation Counsel be instructed to prepare the necessary amendment to the License By-law to delete the residency requirement that is presently a condition to the issuance of an Auctioneer's License."

Your Board RECOMMENDS that the above report be adopted.

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FOR ADOPTION SEE PAGE(S) 45

Board of Administration, March 6, 1970 . . . . . (FINANCE -1)

FINANCE MATTERS

RECOMMENDATION

1. Tender No. 12-70-1
   Fire, Police & Pound Uniforms,
   Overcoats and Raincoats

The following report, with respect to the above-noted tender, has been received from the Purchasing Agent, the Chief Constable, and the Fire Chief:

"We recommend acceptance of the overall low bid, totalling $95,071.85, plus 5% tax, submitted by Gordon Campbell Ltd., a local, unionized firm, which supplied the uniforms, overcoats and raincoats last year.

We further recommend that Council authorize this contract in advance of Council approval of the 1970 Budget. The Fire and Police uniforms are covered by union agreements and early ordering will satisfy the union request that deliveries be made by July 15, 1970.

The City Pound is not covered by a similar union agreement, but as the cost of Pound uniforms is less than 1% of the total contract price ($903.69 plus 5% tax), we believe it should be awarded at the same time as the other items, and have, therefore, included this amount in the above recommendation."

Your Board RECOMMENDS the recommendations of the Purchasing Agent, Chief Constable and Fire Chief be approved.

CONSIDERATION

2. Dominion Firefighters Curling Championship:
   Grant

A letter dated February 24th, has been received advising that four Firefighters have earned the right to represent British Columbia in the Dominion Firefighters Curling Championship, to be held at Shawinigan Falls, Quebec, March 29 - April 2nd. The four curlers advise that it will cost $350.00 per man (travel, accommodation, meals, etc.) and endeavours are being made to raise half of this amount by holding a social dance.

The curlers are therefore requesting a Civic Grant of $700.00, to enable them to participate in the Dominion Championships.

Your Board notes that Council has taken the following action with respect to similar requests in the past.

Dec. 1968 - B.C. Wheelchair Sports & Recreation Ass'n.
- Travel to Paralympic Games in Israel
- $1,500.00 approved.

Oct. 1968 - U.B.C. Thunderbirds Football Team
- Travel to Hawaii
- Not approved.

June 1969 - Hawks Field Hockey Club
- Tour of Australia, New Zealand and Japan
- Not approved

Your Board submits the foregoing for the consideration of Council.

3. Canadian Expo '70 Girls' Bicycle Caravan Grant

A letter has been received from the President of the Canadian Expo '70 Girls' Bicycle Caravan, requesting a Civic Grant of an unspecified amount to assist the group, who intend travelling to Expo '70, Japan for twenty-one days, representing Canada as 'good will ambassadors'.

The organization has reservations on a charter flight leaving April 17th, and some $10,000 is still required to pay for their trip.

It is advised that a $5,000 grant was obtained some time ago, from the Federal Government and $1,000 from the Province of Quebec (about 60% of the girls are from Quebec, and the balance from the other provinces in Canada).

Your Board notes that Council has taken the following action with respect to similar requests in the past.

July 1969 - B.C. Beefeater Band
- Travel to Europe
- $500 approved

Feb. 1969 - Vancouver Ladies Pipe Band
- Request for $1,000 to tour Scotland
- No action taken

Your Board submits the foregoing for the consideration of Council.

(Copies of the letter and current news releases concerning the group are circulated for information of Council)

RECOMMENDATIONS

4. Assessment Appeal
United Grain Growers Ltd.

The Corporation Council reports as follows:

"On the basis of certain information and documents received by the Assessment Commissioner during 1969, there was a substantial change made in the assessment on that portion of National Harbours Board property which the City alleges is under lease to United Grain Growers Ltd. This is not a registered parcel but is shown on National Harbours Board Plan 3-B-2-761 as Parcels 'A' and 'B'.

In 1969 the assessment on the land was $173,635 taxable and $117,175 exempt. For 1970 it was changed to $465,280 taxable. The improvements in 1969 were $2,291,190 taxable and $1,286,930 exempt, and were changed for 1970 to $3,578,120 taxable.

The Company took an appeal to the Court of Revision and argued successfully that they were neither occupiers nor tenants of the properties shown as exempt on the assessment roll for 1969. The result was that the Court ordered that the assessment be reduced to the figures shown on the 1969 roll. This represents a reduction of approximately $38,000 in taxes.

continued . . . / 3

Item No. 4 cont'd

After considering this matter at some length, it is my opinion that this company is a tenant of all of the aforementioned property and I would recommend that Council approve and consent to the Assessment Commissioner appealing the decision of the Court of Revision to the Assessment Appeal Board in respect of the above-described property. Section 385 of the Charter requires the consent of Council as a condition precedent to any appeal by the Assessment Commissioner."

Your Board

RECOMMENDS that the report of the Corporation Counsel be approved.

5. Bill to Amend Landlord and Tenant Act

The Corporation Counsel reports as follows:

"The proposed Act, if passed, will come into force on a day to be fixed by the Lieutenant-Governor and he may fix different dates for the coming into force of the several provisions of the Act. It is my opinion that no action by Council will be required until the Act takes effect.

In general, the proposed Act covers the same areas as does the City's by-law. It contains provisions dealing with tenants' privacy, the obligation of a landlord to mitigate his damages where a tenant vacates before the end of the tenancy and making the landlord responsible for providing and maintaining rented premises in a good state of repair and fit for habitation.

Under the Act, security deposits are prohibited unless a Municipality by by-law otherwise provides. At the present time, the City's by-law permits security deposits of $25.00 in the case of unfurnished premises and $50.00 in the case of furnished premises.

The proposed Act prohibits rent increases during the first year of a tenancy. Following the first year, the rent can be raised only after the tenant has received three months' notice in writing. If a landlord increases the rent without first having given the required notice, he is liable on summary conviction to a fine not exceeding $1,000.00.

The provisions of the proposed Act will be enforced directly in the Courts. This differs from the procedure under the City's by-law where a matter is heard first by the Grievance Board, which is empowered to make an order. It goes to Court only on non-compliance with an order made by the Board.

The proposed Act provides that Council may establish a Landlord and Tenant Advisory Bureau whose function will be to advise landlords and tenants on tenancy matters and to mediate disputes between them.

In my opinion, if and when the proposed Act comes into force it will take precedence over the City's by-law. In order that the law in relation to rentals of residential premises will be clear and certain, I recommend that when the proposed Act takes effect Council follow the following course:

continued . . / 4

Item No. 5 cont'd

'A. Repeal the Rental Accommodation Grievance Board By-law.

B. Determine whether security deposits should be permitted and, if so, in what amounts. If they are to be permitted, instruct the Corporation Counsel to prepare the necessary by-law.

C. Determine whether a Landlord and Tenant Bureau should be established and, if so, how it is to be constituted. If one is to be constituted, instruct the Corporation Counsel to prepare the necessary by-law.'"

Your Board

RECOMMENDS that the report of the Corporation Counsel be adopted.

CONSIDERATION

6. Crisis Intervention and Suicide Prevention Centre - Rental of Queen Elizabeth Theatre

A letter has been received from the Crisis Intervention and Suicide Prevention Centre advising that it is their intention to produce a play "Quiet Cries" to draw attention to the high suicide rate in Greater Vancouver. The play will be followed by a panel discussion of three psychiatrists.

A tentative booking has been made in the Queen Elizabeth Theatre for Sunday, April 26, 1970, at 8:00 p.m., and the organization is requesting that the City absorb the costs of the rental of the Theatre, amounting to $600.00.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1968	- United Nations Association - Half of Theatre rental re United Nations Day.	- Approved.
May 1968	- CKNW Orphans' Fund - Rental for charity performance	- $300 Approved.

Your Board submits the foregoing for the consideration of Council.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 45 + 46

MAR 10 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT FEBRUARY 27, 1970

RECOMMENDATION

1. Salary and Classification Review - One Position - Museum Collections Assistant, Curatorial Division, City Museums Department.

The Director of Personnel Services reports as follows:

"On December 16, 1969, City Council adopted a report of the Board of Administration on staffing arrangements in the City Museums Department. One of the items contained in that report was the recommendation that the Director of Personnel Services would report to the Board of Administration at a later date on the salary and classification of one position of Museum Collections Assistant in the Curatorial Division. The review of this position has now been completed.

The incumbent of this position (D. A. Hayes) is responsible for the organization and maintenance of a reference library for the Centennial Museum Complex, performing research work for museum and planetarium staff and preparing various bulletins and descriptive brochures. These functions are performed with greater independence of action than was originally contemplated when the position was established. After comparing these duties and responsibilities with those of related internal classes and also with those of professional librarians in the City's service, I recommend that the position be reclassified as Museum Library Assistant, Class Specification No. 361-1 and rated at Pay Grade 20 ($562-675).

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1969 rates and including fringe benefits at 10% will be $805.

The Comptroller of Accounts reports that the additional funds, estimated at $165 for 1969 (6 months) and $330 for 1970 (12 months) (1969 rates) will be provided by an adjustment of the 1970 departmental salary appropriation during budget review.

The Director of Museums and the Business Manager, Vancouver City Hall Employees' Association are in agreement with this recommendation."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
D.A. Hayes	Museum Collections Assistant Pay Grade 18 ($511 - 614)	Museum Library Assistant Pay Grade 20 ($562 - 675)	July 1, 1969

. . . Cont'd.

MAR 10 1970

Clause No. 1 (Cont'd.)

Your Board

RECOMMENDS (1) that the foregoing recommendation of the Director of Personnel Services be adopted;

(2) that the following Class Specification, as prepared by the Director of Personnel Services, be adopted:

#361-1 Museum Library Assistant.

(Copies of Class Specification No. 361-1 are circulated for the information of Council.)

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 46

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 6, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lots 6, 7 & 9, Blk. 'B', D.L.337, Plan No. 13492
Sit: Both sides Coleridge Ave., W. of Raleigh St.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Wakefield Realty Ltd.	6,7 & 9	Irregular	$14,527.00 each	9-3/4%	Peat known to exist in area & no guarantee give to soil stability

Re: Lot 12, Blk. 'B', D.L.337, Plan No. 13492
Sit: N/S Coleridge Ave., W. of Raleigh St.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
D.A. Frith Construction Ltd.	12	57.5' x 90.55'	$13,720.00	9-3/4%	Peat known to exist in area & no guarantee give to soil stability

Re: Lot 13, Blk. 'B', D.L.337, Plan No. 13492
Sit: N/S Coleridge Ave., W. of Raleigh St.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Wakefield Realty Ltd.	13	57.5' x 90.41'	$13,757.00	9-3/4%	Peat known to exist in area & no guarantee give to soil stability

Re: Lot 93, D.L. 729, Plan 13271
Sit: E/S Ross St., South of 45th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Lite Construction Ltd.	93	Irregular	$12,200.00	9-3/4%	This lot is known to contain peat a no guarantee give to soil stability

Re: Lot 94, D.L.729, Plan 13271
Sit: S/S 47th Ave., East of Elgin St.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Lite Construction Ltd.	94	Irregular	$12,600.00	9-3/4%	This lot is known to contain peat a no guarantee is given to soil stability.

continued . . . / 2

Item No. 1 cont'd

Re: Lot 95, D.L. 729 & 663, Plan 13271
Sit: S/S 47th Ave., East of Elgin Street

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Lite Construction Ltd.	95	Irregular	$12,100.00	9-3/4%	1) Sale of Lot 95 subject to a public utility easement over East 6'. 2) This lot known to contain peat and no guarante given to soil stability.

PART II

SUNDRIES

2. Acquisition for Urban Renewal - Project 6
Lots on the S.W. Corner Cassiar & McGill Sts.

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 9, Property Matters, May 27, 1968, confirmed by Council May 31, 1968, approving the expropriation of Lots 519 and 520 T.H.S.L., which are situated on the South-West corner of Cassiar and McGill Streets, the owner having previously refused an offer of $17,600.00.

This property comprises 2 vacant lots each measuring 66' x 132' with Lot 519 being zoned R.S. 1 and Lot 520 zoned C-1.

The City Solicitor has reviewed the independent appraisals obtained by the City which formed the basis of the City's previous offer herein. In the light of subsequent updated appraisals a higher value of comparable properties is indicated. With a view to strengthening the City's position in the event of arbitration, the City Solicitor suggests that an increased offer of $23,700.00 be made for the acquisition of this property.

RECOMMENDED that the City's offer herein be increased to $23,700.00 inclusive of all considerations."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Provincial Courts (Vancouver)
231 Gore Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 18 & 19 are located in Block 5, D.L. 196, bounded by Main Street, Powell Street, Gore Avenue and Cordova Street, being the site of the proposed new Provincial Courts (Vancouver) Complex confirmed by City Council on Nov. 25, 1969.

These premises comprise a corner site with a frontage of 76.41' on Cordova Street to a depth of 122' on Gore Avenue, zoned M-2 Industrial, improved with a former service station building having a floor area of 1100 sq. ft. erected in 1954. The building contains 5 plumbing fixtures, has a tar and gravel roof, concrete hollow block walls, a concrete foundation and is heated by an overhead gas unit. There is a 14 ft. high concrete retaining wall along the west boundary and the balance of the site is black topped. Access is provided by commercial crossings. This building is in average condition for age and type. Said property is occupied by an auto electric firm on a month-to-month basis. It is proposed to demolish the building when vacant.

Following negotiations, the owner has agreed to sell for the sum of $20,000.00 as of Dec. 31, 1970. This price represents the amount paid for the property in 1967.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,000.00 on the foregoing basis chargeable to Code 442/1207."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 46

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

FEBRUARY 26, 1970

The Standing Committee of Council on Health and Welfare met on Thursday, February 26, 1970, at 9:30 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Leave of Absence

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held February 5, 1970, were adopted.

PART I

The following recommendation of the Committee is submitted for the action of Council:

RECOMMENDATION

1. Social Service Department
Transient Youth - Hostels

Under date of February 25, 1970, the Board of Administration submitted a report of the Administrator of the Social Service Department which outlined a condition which had become detrimental to the continuing efficient operation of the Department. The report cited as an example the difficulty the Department had in arranging for assistance for young persons between the ages of 17 and 25 appearing for assistance as a family unit without proof of marriage. The Social Service Administrator recommended that the following statement be adopted by Council as an indication of support for the ongoing policy of the Department in this particular type of situation:

"The Administrator, Social Service Department, shall at his sole discretion direct young persons between the ages of 17 and 25, if not legally married, to the Pacific Hostel in the case of males, and to the Y.W.C.A. in the case of females, or other similar facilities. If these persons should refuse this form of assistance, cash assistance shall not be granted, it being noted that Hostel assistance consists of shelter, food and a weekly cash allowance; in addition, Counsellors are available at the Hostels to provide guidance and may arrange to return the youth to his or her home."

Your Committee discussed this matter and

RECOMMENDS that the recommendation of the Social Service Administrator, quoted in the report of the Board of Administration dated February 25, 1970, on the subject matter of the use of Hostels for transient youth, be adopted.

. . . 2

PART II

The following actions of the Committee are reported for the information of Council:

INFORMATION

2. Ambulance Service - Federated Legislative Council Elder Citizens Association of British Columbia

Mr. C. Frank Way, President of the Federated Legislative Council Elder Citizens Association of British Columbia, requested an appearance before the Health and Welfare Committee re the matter of ambulance services. Your Committee, at its previous meeting, agreed to hear the delegation and Mr. Way appeared this date.

The Committee was advised of a concern of the group for that portion of the population which has retired and is not either supported by public funds or by ample personal reserves. The delegation brought to the attention of the Committee the Bill to be submitted to the present sitting of the Legislative Assembly, which would have the effect of amending the Municipalities Aid Act by increasing the grant by an amount of $2.00 per capita and which directed that this increase and the increase which had been enacted in 1969 would be first applied to the provision of ambulance service for residents of the municipality.

The Committee was advised of the information received from the Greater Vancouver Regional Hospital District to the effect that the Technical Committee of that District, which was presently studying emergency facilities, would study ambulance facilities in the very near future. The Committee was also supplied with copies of the memorandum of the Secretary of the Provincial Treasury Board, dated April 25, 1969, which indicated the expectations of the Provincial Government in the application of the per capita grant funds.

Reference was made to the present agreement between the City of Vancouver and Metropolitan Ambulance Services for the provision of ambulances in the City of Vancouver and the previous actions of Council when the agreement was last considered.

The Committee discussed the matter and

RESOLVED that a small Sub-Committee of the Health and Welfare Committee be struck to review and investigate the situation of ambulance service and the per capita grant structure (The Chairman advised that the appointments to this Sub-Committee are Aldermen Phillips, Bird and Rankin).

3. Social Service Department

At the last meeting of your Committee, consideration was given to the briefs from the United Community Services, B. C. Association of Social Workers, Unemployed Citizens Welfare Improvement Council and Crisis Intervention and Suicide Prevention Centre and the report of the Board of Administration dated February 2, 1970. At that meeting, your Committee

"RESOLVED that a presentation be prepared by the administration for submission to the Senior levels of government on the urgent need for an increase in the basic grants to realistic levels of support.

FURTHER RESOLVED that the administration use as a guide the information supplied by the brief and letter of the U.C.S. and other organizations.

. . . Cont'd.

MAR 10 1970

Clause No. 3 (Cont'd.)

RESOLVED that, at the next meeting of this Committee, the question of the operation of meal service by the City Social Service Department be a topic on the Agenda, the City Social Service Department, U.C.S. and B.C.A.S.W. be asked to attend and that the Unemployed Citizens Welfare Improvement Council and the Administrator of the Social Service Department be requested to invite representative recipients to this meeting."

In compliance with the Committee's instructions, the Board of Administration, under date of February 23, 1970, submitted a report relating to current schedule and departmental proposals for social allowance rates, separation of the provision of financial support and social services, samples of support presently being granted, overages, and the development of a meal service by the City of Vancouver Social Service Department.

In compliance with the instruction to the Administrator of the Social Service Department, two clients of the Department were present to meet with the Committee. One client, presently residing in Raymur Housing Project, receives an allowance of $166 per month and pays a monthly rental for $34 for herself and her family. The other client receives monthly support of $290 and lives in privately arranged accommodation at a rental of $210 per month. Both are presently in the "opportunities program" and are allowed to receive earned income of up to $50 per month before a deduction is made in the assistance granted. The Members of the Committee discussed at length with the two clients various points, and the clients advised the Committee of certain points which they felt would be of benefit, both to the client and to the Department.

The Assistant Administrator of the Social Service Department spoke to the departmental proposals shown in the table in the report of the Board of Administration and advised the Committee Members how these proposals were developed.

It was noted that the Provincial Government had announced an increase in the basic rate of $5 per person per month. It was also noted that the present formula under which the Department must operate does not meet, in the City of Vancouver, the rental requirements. The Committee also heard from representatives of the Unemployed Citizens Welfare Improvement Council, who filed with the Committee an undated brief entitled "Notes on the Welfare Department Report" and a statement by the group on the recent increase announced by the Provincial Government.

The Committee also heard briefly from a representative of the B. C. Association of Social Workers, Greater Vancouver Area Branch, who filed with the Committee a statement and supplement to their previous statement dated December 22, 1969.

Your Committee discussed the information presented both orally and in report form and

RESOLVED that the proposals contained in the report of the Board of Administration dated February 23, 1970, under the heading "Rates of Social Allowances" be the basis of a brief to be submitted to the Provincial Government.

FURTHER RESOLVED that the report of the Board of Administration and other material submitted to the Committee this date be received.

. . . 4

MAR 10 1970

4. Social Service Department
Proposals for Discussion

Under date of February 25, 1970, the Chairman submitted a memorandum to the Members of the Standing Committee, containing the Chairman's proposals which the Chairman submitted for discussion by the Committee.

Due to the pressure of time and other urgent civic business to be handled by Committees following, this memorandum was received and tabled to the next meeting of this Committee.

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During the preceding meeting of the Committee, the Committee recessed for approximately 10 minutes at 10:45 a.m.

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The meeting then adjourned.

* * * * * * * * * *

OR ADOPTION SEE PAGE(S) 47

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

FEBRUARY 26, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 26, 1970. The Committee convened at 2:00 p.m. and recessed to go on a tour of the Georgia Viaduct East Approaches. After the tour, the Committee reconvened with the following members present:

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Adams (On Leave of Absence)

CLERK: D. Scott

The minutes of the meeting held February 19, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Highway Grade Separation

At a meeting of Council on January 27, 1970, Alderman Wilson urged consideration be given to a program of highway grade separation to assist in expediting the movement of traffic, and the matter was referred to a meeting of this Committee

The City Engineer, with the aid of plans, gave a Report Reference on the subject matter. He used as examples for his presentation, an overpass on Broadway at Cambie and an underpass on Cambie at Broadway. He estimated that a four-lane overpass with a single lane of traffic on each side would cost $500,000 for physical work alone and this figure did not include underground work. An overpass with two lanes on each side, which would be more desirable, would cost in the neighbourhood of $600,000, but a scheme of this nature would require purchase of property and this would make the cost considerably more. He stated that an underpass, from an aesthetic point of view, was more desirable but would cost even more. He suggested that such an overpass or underpass could cost as much as $2,000,000 and in view of the high cost, many aspects should be studied very carefully, i.e. cost-benefit, priority of location, design, estimation and comparison of separations, etc. Mr. Martin pointed out that placing an overpass or underpass at one location would improve the situation there but would transfer the congestion to the next signalized intersection, therefore, these grade separations should be considered on a system basis. He concluded with the suggestion that everything should be done to improve transit and that before any under or overpass on streets was constructed, there should be a good appreciation of future types of transportation facilities, such as transit, rapid transit and freeways, so that such an under or overpass would not, later on, conflict with other transportation facilities.

Questions were directed to the City Engineer and the Assistant City Engineer, Traffic and Transportation, and after due consideration, it was

RECOMMENDED that the Report Reference of the City Engineer be received and that no further action be taken at this time on highway grade separation.

MAR 10 1970

2. General Discussion on Transportation

The Chairman advised that this matter had been placed on the agenda in order that the members of the Committee could bring forward any suggestions they might have with respect to transportation.

The main topic of discussion revolved around the increase in bus fares which will go into effect April 1, 1970. During discussion, it was suggested that because the fare increase generally results in a reduction in transit riding and therefore will cause more vehicular congestion on the arterial streets approaching the downtown area and within the downtown area, there would be merit in suggesting some alterations within the bus rate structure to encourage riding in the "inner city" area, i.e. maintaining the present fare rate in the "inner city" area and increasing the "inter-zone" fares. It was also suggested that some extension of the Downtowner Pass arrangement would also ease the traffic congestion in the "inner city" area.

After considerable discussion, it was

RECOMMENDED that a Sub-Committee of this Committee be appointed to negotiate with Dr. Shrum, relative to an adjustment in the bus fare structure, with a view to inducing greater patronage of the bus system.

The meeting adjourned at approximately 4:05 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 48

MAR 12 1970

CITY OF VANCOUVER

SPECIAL COUNCIL MARCH 12, 1970

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 12, 1970, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

BUSINESS

Local Improvements on the Initiative

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Pavements and Curbs on the Initiative - Schedule No. 391

Schedule No. 391, submitted by the Assessment Commissioner, lists six pavements and curbs initiative projects, two of which being Adanac Street and Knight Street were defeated by petition. A delegation was heard in connection with the Knight Street paving project, which was defeated by petition: the speakers protested paying for curbing on an arterial street.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Local Improvement Schedule No. 391, being pavements and curbs on the initiative, be approved.

- CARRIED

Pavements & Curbs, and Lanes by Petition: Schedule No. 392

Delegations were heard in connection with pavement and curb items No. 20 on 50th Avenue and No. 28 on 14th Avenue.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Local Improvement Schedule No. 392, being pavements & curbs, and lanes by petition, be approved.

- CARRIED

MAR 19 1970

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedules Nos. 391 and 392

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the following report of the Board of Administration, dated March 4, 1970, dealing with Schedules Nos. 391 and 392, be adopted:

"The City Engineer reports as follows:

'Projects for certain types of work on the "Initiative Principle" and "by Petition" have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on 12 March, 1970.

The projects are listed by the Assessment Commissioner as follows:

	Schedule Number	Item Number	Type of Project
'Initiative Principle'	391	1 to 6	Street Pavements and Curbs
'by Petition'	392	1 to 23	Curbs and Gutters
		24 & 25	Pavements and Curbs
		26 to 29	Pavements and Curbs and Gutters
		30 to 40	Lane Pavements

Two projects for Street Pavements and Curbs on the "Initiative Principle" have been defeated:

Schedule 391, Item 1 - Adanac Street from Vernon Drive to Commercial Drive

Item 3 - Knight Street from 57th Avenue to 63rd Avenue

The project on Knight Street is the subject of a separate report recommending construction on Special Grounds.

The projects in Schedule 391, items 5 and 6, Union Street from Gore Avenue to Campbell Avenue, and Union Street from Campbell Avenue to Glen Drive, respectively, together with Adanac Street which has been defeated, are related to the Union-Prior Couplet. In view of Council's decision of 3 March, 1970, on the couplet, no recommendation is being made to proceed with these projects.

The City's share of the recommended projects is available in the 1969 Capital Budget.

. . . Cont'd.

MAR 12 1970

Local Improvement Subsequent Procedure -
Schedules Nos. 391 and 392 (Cont'd.)

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval of Council, that:

1. The projects on Schedule 391, items 2 and 4 only, be undertaken.

2. All the projects on Schedule 392 be undertaken.

3. The Engineer be authorized to call tenders for the approved projects.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

- CARRIED

Local Improvement Pavement on Special Grounds, Knight Street from 57th Avenue to 63rd Avenue - Portion of Schedule No. 391

In advancing the paving of Knight Street from 57th to 63rd Avenues, which was listed as Item 3 in Local Improvement Schedule No. 391, and was defeated by petition, the Board of Administration submitted the following report:

"The City Engineer reports as follows:

'A proposed project for resurfacing and widening the existing centre strip pavement on Knight Street, from 57th Avenue to 63rd Avenue was approved by Council on 13 January, 1970, for further processing. This project will come before a Court of Revision on 12 March, 1970, and has been defeated.

Final approval of the proposed Knight Street Crossing location and the S.E. Marine Drive interchange configuration was given by Council at its meetings of May 6th and July 8th, 1969. The B.C. Department of Highways Consultants now advise that the new crossing is scheduled for opening to traffic in the latter half of 1971.

In order to accommodate traffic distribution in Vancouver, the existing two lane strip pavement on Knight Street has to be improved to major arterial standards. This will be achieved by constructing a six lane 62-foot wide pavement within the 80 foot right-of-way which the City has progressively acquired over the years.

As a first stage development of Knight Street to meet the opening of the crossing in 1971, it is proposed to construct the six lane pavement from 63rd Avenue (bridgehead) to 57th Avenue in 1970.

The development of subsequent sections of Knight Street between 57th Avenue and 26th Avenue will be reported to Council in the future as determined by traffic requirements. Provision has been made in the 1971-75 Five Year Plan for this work and funds for the construction of the six lane pavement in the section between 57th Avenue and 49th Avenue have been included in the 1970 Capital Budget Submission for construction in 1971.

Although the latest information from the Department of Highways' Consultants indicates a postponement of the Bridge until the latter half of 1971, it is recommended that the project be approved for the following reasons:

. . . Cont'd.

Local Improvement Pavement on Special Grounds,
Knight Street from 57th Avenue to 63rd Avenue -
Portion of Schedule No. 391 (Cont'd.)

1. The affected property owners have submitted a sufficiently signed petition opposing the construction of the six lane pavement and to defer the matter to a Court of Revision in 1971 would force these property owners to recirculate their petition.

2. If approval for this project is delayed until 1971 no assurance can be given that the construction work would be completed prior to the opening of the bridge.

3. To delay construction until next year could result in a higher local improvement levy to the property owners if the current pattern of between 5% and 10% increase in the cost of construction work continues into 1971.

When Council advances a project on Special Grounds under the provision of the Vancouver Charter, a property owner's share is limited to an amount not exceeding 25% of his assessed land value. On Knight Street, none of the assessable properties are affected by this limitation, so that the following normal distribution of costs will apply:

Property Owners' Share	$ 16,774
City's Share	$124,556
Estimated Total Cost	$141,330

I RECOMMEND that:

1. The paving project on Knight Street from 57th Avenue to 63rd Avenue be proceeded with on Special Grounds.

2. The City Engineer be authorized to call for pavement tenders for this project.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Board of Administration, dated March 4, 1970, advancing the paving of Knight Street on Special Grounds, be adopted.

- CARRIED BY 8 AFFIRMATIVE VOTES

The Council then adjourned.

* * * * * *

The foregoing are Minutes of the Special Council Meeting dated March 12, 1970.

MAYOR

CITY CLERK

FOR ADOPTION SEE PAGE(S) 86

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 17, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Kitsilano Secondary School. The students were under the direction of Mr. Puil. ~~Chairman~~ * of the Park Board who was also recognized by His Worship the Mayor. At this time appreciation was expressed for the potted shamrocks given to the members of the Council by the Park Board in recognition of St. Patrick's Day.

* A member

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Property and Personnel matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated March 10, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting (Court of Revision), dated March 12, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Assistant City Engineer
Engineering Planning & Control
(Mr. Curtis) and,

Assistant City Engineer
Streets and Structures
(Mr. Townsend)

Pavements Branch
Revenue Budget

FOR COUNCIL ACTION SEE PAGE 7

MAR 17 1970

UNFINISHED BUSINESS

It was agreed to defer consideration of the following matter pending the hearing of delegations later this day:

Home Car Wash and Gasoline Service Station: S/E corner 41st Avenue & Granville

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Legislation re Non-Returnable Bottles

referred to information that a Bill had been introduced in the Provincial House in respect of anti-litter and particularly non-returnable bottles. The Alderman requested the Council pass a resolution commending the Minister, the Honourable Mr. Kiernan, for introducing this Bill, and urge its passage.

The Alderman advised he would submit a motion later in the day on the matter.

Alderman Adams - 5-Year Plan Plebiscite

requested His Worship the Mayor forward a suitable letter of appreciation to the senior high schools, such as Byng, Templeton and Britannia, which actively participated in the promotion of the 5-Year Plan Plebiscite recently passed.

His Worship agreed.

In this regard, Alderman Broome expressed commendation of the Council's special committee, comprising Aldermen Phillips, Wilson and Rankin for their arrangements and efforts in connection with the plebiscite.

Alderman Phillips, later in the proceedings, expressed appreciation to several others who were actively involved in the publicity arrangements.

Alderman Hardwick - Committee re Synthetic Turf: Empire Stadium

referred to the appointment by His Worship the Mayor of Alderman Sweeney to comprise the committee regarding Synthetic Turf for Empire Stadium. The Alderman expressed his understanding that there would be appointed a committee of three with Alderman Phillips one of the members and Alderman Sweeney Chairman.

His Worship the Mayor, therefore, added to the Committee, Alderman Calder and Alderman Phillips as additional members.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Tenders re Synthetic Turf: Empire Stadium	referred to action of the P.N.E. Callister Park/Empire Stadium Committee in which installation of synthetic turf and track at Empire Stadium is proposed to be completed by June 15th. Several Aldermen commented on the availability of funds for the purpose.
Alderman Linnell - Self Park Lots	referred to cars being towed away from self parking lots and suggested that the tickets be issued in duplicate from the machines on these lots in order that one may be placed as required on the car and the other retained by the car owner. Alderman Rankin advised he would raise the matter at the Vehicles for Hire Board meeting today.
Alderman Bird - Home Property Taxes: Senior Citizens	referred to a letter from the President of the U.B.C.M. with respect to efforts to obtain relief for senior citizens from high property taxes by way of special consideration. However, the Government refused to take action. Alderman Bird suggested that the President of the U.B.C.M. should be supported by the Council and the Council bring to the attention of the Cabinet Ministers and M.L.A.s the urgency of this matter. His Worship the Mayor suggested Alderman Bird submit a motion to Council on the subject.
Alderman Phillips - Underground Wiring: Tyne Street	referred to the proposal to place wiring underground on Tyne Street and requested the Board of Administration submit information at the next meeting with respect to costs for the project, and the application of such costs in respect of the City and the local residents. His Worship the Mayor so directed.
Alderman Phillips - Federal Budget	commented with respect to the Federal budget recently brought down and its effect on this Province, and particularly Vancouver. The Alderman felt representations should be made by way of a suitable brief to the appropriate Federal authorities in respect of the matter, pointing out particularly statistics from the Dominion Bureau of Statistics reports.

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ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Detoxification Centre — reported progress in the matter of obtaining the incorporation of the Vancouver Detoxification Centre Society and provision of a Detoxification Centre.

COMMUNICATIONS OR PETITIONS

1. 5-Year Capital Program (Results)

MOVED by Ald. Bird,
THAT the communication from the City Clerk advising of the following results in respect of the 5-Year Capital Program Plebiscite, submitted to the owner-electors on March 11, 1970, be received:

Yes	-	24,409
No	-	14,202

The affirmative votes amounted to more than three-fifths of the votes validly cast.

- CARRIED

2. Appeal re License Refusal: Bradley Drainage & Roofing Ltd.

The Council received a communication from Rosse & Novak, Barristers, on behalf of Bradley Drainage & Roofing Ltd., appealing decision of the License Inspector in refusing a license application from Bradley Drainage & Roofing Ltd.

MOVED by Ald. Linnell,
THAT the arrangements be left in the hands of the City Clerk in respect of the hearing of this appeal before Council.

- CARRIED

3. Motorcycle Drill Team and Palm Springs Desert Circus Parade

The Council received a resolution from the Board of Police Commissioners endorsing participation of the Police motorcycle drill team in the Palm Springs Desert Circus Parade on April 11, 1970, requesting the Council give favourable consideration to providing $600 to assist defray expenses.

MOVED by Ald. Broome,
THAT a grant of $300 be approved for this purpose.

(carried)*

MOVED by Ald. Wilson, in Amendment,
THAT the figure '300' be changed to read '600'.

- LOST

The motion of Alderman Broome was put and, - CARRIED BY THE REQUIRED MAJORITY *

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 13, 1970

Works and Utility Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated March 13, 1970, be adopted.

- CARRIED

Building and Planning Matters

Rezoning: N/W corner of 2nd Avenue and Victoria Drive

It was agreed to defer consideration of this matter pending the hearing of a delegation as requested.

Fire and Traffic Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Fire and Traffic matters), dated March 13, 1970, be adopted.

- CARRIED

Finance Matters

(i) 33rd Annual Conference: Canadian Federation of Mayors and Municipalities (Clause 3)

The Board of Administration recommended that delegates to the forthcoming Conference of the Canadian Federation of Mayors and Municipalities, June 8 - 11 in Halifax, be left in the hands of His Worship the Mayor and the City Clerk contact senior officials and members of Council for suggested resolutions for consideration through the Standing Committee on General Purposes.

MOVED by Ald. Rankin,
THAT the matter of appointment of delegates be discussed in Council and delegates when appointed be restricted to 2.

- LOST

MOVED by Ald. Broome,
THAT Clause 3 as contained in the report of the Board of Administration (Finance matters), dated March 13, 1970, be adopted.

- CARRIED

(ii) Provincial Court: Additional Night Court Sittings (Clause 4)

The Board of Administration advised of request from the Provincial Court Clerk for the continuance of the provision of two additional Night Court sittings per week, which additional Courts were approved by the Council on February 3, 1970, up to April 1, 1970. The Board of Administration points out that matters contained in the Court Clerk's proposal to the Police Commission respecting establishment of an additional full time Court, and other related matters, will be considered during the review of the Budget. The Board of Administration recommends the two additional Night Court sittings per week be continued pending review of the Provincial Court's budget.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Provincial Court:
Additional Night Court Sittings (cont'd)

A communication from the Police Court Clerk, dated March 2, 1970, was referred to the Council by the Police Commission, as well as a resolution of the Commission asking the authorization of funds to provide for extension of the two additional Night Court sittings to June 1, 1970.

MOVED by Ald. Adams,
THAT funds be authorized to provide for the extension of the two additional Night Court sittings, to June 1, 1970.

- CARRIED

(iii) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1, 2 and 5 of the report of the Board of Administration (Finance matters), dated March 13, 1970, be adopted.

- CARRIED

B. Personnel Matters,
Supplementary, March 13, 1970

(i) MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 13, 1970, be adopted.

- CARRIED

(ii) Air Pollution

In considering Clause 2 of the report of the Board of Administration (Personnel matters, Supplementary), dated March 13, 1970, regarding auto allowances for Air Pollution officers, the Council was informed of smoke emitting from stacks of certain operations after normal business hours.

MOVED by Ald. Sweeney,
THAT the Director of Permits and Licenses be requested to report on the advisability of amending the relevant By-law to require any wood burning or coal burning operations, with stacks emitting smoke, to have installed, a fly ash precipitator as part of the equipment.

- CARRIED

C. Property Matters, March 13, 1970

(i) Sale of City-owned Lots: E/S of Homer Street between Robson and Smithe (Clause 3)

The Board of Administration advised of an offer to purchase Lots S½ 10 and 11, Blk. 66, D.L. 541, for $33,750.00 cash, made by Kingston Securities Ltd., the owners of the abutting property. The Supervisor of Property and Insurance considers the offer represents fair market value and if sale is approved, recommends the purchase be subject to certain conditions.

cont'd...

MAR 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale of City-owned Lots: E/S of
Homer Street between Robson & Smithe (cont'd)

MOVED by Ald. Adams,
THAT sale of these City-owned lots to the abutting owner, Kingston Securities Ltd., be approved, subject to the following:

(a) Sale price $33,750.00 cash plus $100.00 to be applied against consolidation costs.

(b) Subject to existing tenancy.

(c) Subject to consolidation with Lots 8, 9, N½ 10 and 12.

(d) Property to be developed as proposed by the purchaser within one year or the property is to revert back to the City at the present purchase price, in which case Kingston Securities Ltd. will be responsible for payment of taxes during the interim purchase period.

- CARRIED

(ii) Balance Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 2 of the report of the Board of Administration (Property matters), dated March 13, 1970, be adopted.

- CARRIED

D. Parking Area north of Pioneer Park:
Royal Vancouver Yacht Club

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (See pages 8 and 9.)

E. Pavements Branch Revenue Budget

Under date of March 6, 1970, the Board of Administration submitted report of the City Engineer in respect of Pavements Branch Revenue Budget and pointing out the need for an increased pavements maintenance revenue budget this year. The City Engineer recommends this higher level of expenditure be approved prior to approval of the total revenue budget in order that preparations to carry out the necessary work can commence immediately. The budget estimate for 1970 for this purpose is $778,000. In 1969 the Pavements Maintenance Revenue Budget was $746.000. The Board of Administration recommends the policy previously established by Council be continued, the amount of funds to be subject to budget review.

MOVED by Ald. Linnell,
THAT the policy previously established by Council of crack filling be continued, the amount of funds to be subject to budget review.

- CARRIED

During consideration of the foregoing matters, a short recess was observed followed by an 'In Camera' meeting and the Council reconvened in open session continuing until noon, when a further recess was observed until 2:00 p.m. The Council reconvened in open session in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present at 2:00 p.m.:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence)

DELEGATIONS, BOARD OF ADMINISTRATION AND OTHER REPORTS, AND UNFINISHED BUSINESS

D. Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club

The Council received delegations as follows in connection with development permit application by the Royal Vancouver Yacht Club to fill beyond the existing high water mark, to provide a 179 off-street parking area, ancillary to the existing property at 3811 Point Grey Road, occupied by the Royal Vancouver Yacht Club:

IN SUPPORT

Royal Vancouver Yacht Club (Mr. Forsyth)

Mrs. L. Ireland

IN OPPOSITION

Sierra Club of B.C. (Mr. Chalmers)

Norman G. Freshwater, on behalf of residents (brief filed)

Citizens Council on Civic Development (Mr. Weinreich) (brief filed)

Point Grey Road (North Side) and Cameron Avenue Ratepayers Association (Mrs. Dallas) (brief filed)

Alma Mater Society, U.B.C. (Mr. Hodge) (brief filed)

Mr. M. Baker, on behalf of petitioners

Before hearing the foregoing delegations, His Worship the Mayor submitted a communication to the effect that, since certain senior members of the City's Law Department are members of the Royal Vancouver Yacht Club and have recommended independent advice be sought of the Council's position in respect of this permit, His Worship had retained the firm of Farris and Company for an independent legal opinion of the Council's position. Farris and Company, under date of March 13, 1970, submitted a letter which reads as follows:

"Thank you for your letter of March 12, 1970 in which you have requested our opinion on the following question:

'Inasmuch as appeals against a decision of the Technical Planning Board have been lodged with the Board of Variance, has City Council any lawful authority to vary, or overrule, the decision of the Technical Planning Board or instruct any Board or official that such decision be varied or overruled?'

We understand the facts to be that the Royal Vancouver Yacht Club has sought a development permit for a proposed development permit for a proposed development of an area zoned "RS-1". The application for the development permit was made pursuant to section 2(A)(8) and section 2(A) (10) of the One Family Dwelling District Schedule of Zoning and Development By-law No. 3575. By a decision dated February 20, 1970 the Technical Planning Board authorized issuance of development permit 50923.

cont'd...

Parking Area North of Pioneer Park (cont'd)

Section 3(7) of the Zoning and Development By-law No. 3575 vests in the Technical Planning Board the exclusive power to approve or disapprove applications for development permits.

Under section 573 of the Vancouver Charter the Board of Variance is given exclusive jurisdiction to hear and determine appeals by persons aggrieved by a decision of the Technical Planning Board on the question of zoning.

It is, therefore, our opinion that City Council has no authority to vary, overrule or instruct any Board or official that the decision of the Technical Planning Board be varied or overruled."

The Council noted a communication from Alderman Calder expressing the view that the residents surrounding Pioneer Park for approximately a one mile radius should be circularized and notified of this matter and a public meeting be held.

Alderman Phillips made reference to a letter expected to be received by the Director of Planning from the Provincial Minister of Lands, expressing their position in regard to the matter and expected to enquire of the City's position, since the water lot L5834 is leased by the Club from the Provincial Government for a 21-year period from October 4, 1959, being then leased for floats and boat moorage purposes only. The Provincial Government can cancel the lease if it deems such action to be in the interest of the public, i.e. the lot be used as a public park. It is pointed out Pioneer Park is leased to the City by the Provincial Government, the lease expiring October, 1982. The park is maintained by the City and when no longer used as a park, the property reverts to the Crown.

When considering this application, the Technical Planning Board was advised the Park Board approved in principle the Club's proposal, subject to certain conditions. The Technical Planning Board, on February 20, 1970, approved a development permit application subject to conditions. However, it was required that adjoining property owners be advised of this decision and the permit be withheld for a reasonable period following this notification. The permit has not yet been issued.

As of March 16th, 24 communications have been received from individuals in favour and 2 from organizations; 53 have been received from individuals opposed, 12 from organizations and one petition representing 104 persons.

It is stated six appeals have been filed with the Board of Variance and are on that Board's agenda for March 19, 1970.

MOVED by Ald. Adams,
THAT the whole matter be tabled until the letter expected from the Provincial Department of Lands is received, and the action of the Board of Variance is known in regard to appeals before that Board.

- CARRIED

At this point there was a short recess, following which the Council continued.

MAR 17 1970

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

1. Home Car Wash and Gasoline Service Station:
S/E corner 41st Avenue and Granville Street

The Board of Administration, under date of February 27, 1970, reported on a request from the Home Car Wash and Gasoline Service Station at 41st Avenue and Granville Street, that the hours of operation for the car wash be amended from a previous restriction of 10:00 a.m. to 6:00 p.m., whereby operation will be permitted from 8:00 a.m. to 6:00 p.m. In this regard signatures of parties in support were forwarded, a number of whom are located outside of Vancouver and do not appear to be occupants of the dwellings in the immediate area east, north and south.

Delegations appeared as approved by the Council when the matter was considered at the March 3rd meeting. The President of the Service Station filed a brief, dated March 14, 1970, setting out his views in support of the request. Mr. J. W. Gunn filed a brief, accompanied by a petition on behalf of residents and homeowners, against the request for extended hours.

After due consideration, it was,

MOVED by Ald. Broome,
THAT this request be tabled pending a report from the Corporation Counsel with respect to Sunday hours of operation, as well as any additional information received in the meantime on the hours of operation of this company at this location, and any other pertinent matters.

- CARRIED

During consideration of the immediately foregoing matter, the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Project 200 - Demolition of Granville Viaduct

Under date of March 13, 1970, the Board of Administration submitted report of the City Engineer as follows:

"Demolition of the C.P.R. Viaduct at the north foot of Granville Street for Project 200 is scheduled to start on March 23rd. Since the Viaduct abutment is immediately north of the centre of Cordova Street, this work will effectively block off half of the Granville - Cordova intersection.

Granville and Cordova Street traffic will be accommodated by adjustments to the pavement markings and a parking prohibition for approximately half a block on the south side of Cordova Street, east of Granville."

MOVED by Ald. Broome,
THAT the foregoing report be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Project 200 - Demolition of Granville Viaduct (cont'd)

MOVED by Ald. Linnell,
THAT, before demolition and other permits are issued in respect of demolition of the C.P.R. Viaduct at the north foot of Granville Street, the Council receive ratification of the agreement re Cordova Street extension and related matters, as set out in a former Council resolution.

(Notice)

Notice was called and recognized by the Chair.

G. Transit Operations Study

MOVED by Ald. Wilson,
THAT the report of the Board of Administration, dated March 5, 1970, regarding transit operations study, set out under headings of 'Study Content', and 'Staff and Organization', be received for information.

- CARRIED

H. Store Closing Hours

Under date of March 13, 1970, the Board of Administration submitted the following report of the Corporation Counsel, as a result of a request from the Downtown Business Association:

"The attached letter from the Downtown Business Association requests that stores be permitted to remain open on Wednesday and Thursday nights during those weeks when a statutory holiday falls on a Friday.

Before the Shops Closing By-law was amended November 25, 1969 stores were permitted to remain open on Friday only, however, if Friday was a statutory holiday they had the privilege of remaining open on Thursday evening. The present by-law permits stores to remain open on Thursday and Friday evenings, but makes no provision for an additional opening on Wednesday if Friday is a statutory holiday.

If Council wishes to accede to the request of the Downtown Business Association to enable stores to remain open on Wednesday evening when Friday is a statutory holiday, then the attached by-law to amend the Shops Closing By-law should be passed."

A communication was submitted by the Retail Merchants Association, under date of March 16, 1970, recommending no action be taken at this time, until the Association is able to determine the will of the majority of retailers.

MOVED by Ald. Bird,
THAT the report of the Board of Administration dated March 13, 1970, and the request of the Downtown Business Association, be received.

- CARRIED

MAR 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Tender: Refuse Containers

On March 10, 1970, the Council considered a Board of Administration report in the matter of purchase of refuse containers referred to as One Cubic Yard, Two Cubic Yard and Three Cubic Yard. At that time the Council apportioned the bid of Dormel Enterprises Limited and the City of Vancouver.

A further report from the Board of Administration, dated March 12, 1970, points out that the company will not accept a split tender on the basis the reduced quantity could affect their volume price on materials.

A letter dated March 16, 1970 from the company confirms that delivery can be made in 120 to 140 days of receipt of order.

MOVED by Ald. Broome,
THAT the resolution of the Council dated March 10, 1970, on this subject, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Bird,
THAT the bid of the City of Vancouver for the supply of One, Two and Three Cubic Yard Containers, as referred to in the report of the Board of Administration, be accepted.

(amended)*

MOVED by Ald. Broome, in Amendment,
THAT the motion of Alderman Bird be amended by deleting the words 'the City of Vancouver' and inserting in lieu thereof the words 'Dormel Enterprises Ltd.'.

- CARRIED

The motion, as amended,* and reading as follows was put, and - CARRIED

"THAT the bid of Dormel Enterprises Ltd. for the supply of One, Two and Three Cubic Yard Containers, as referred to in the report of the Board of Administration, be accepted."

J. Admission Privileges:
Museums and Planetarium

It was agreed to defer consideration of this matter pending the hearing of a delegation as requested.

K. Deficiencies in Work Area:
Centennial Museum and Planetarium

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration, dated March 13, 1970, containing a report of the Director of Museums re deficiencies in work area - Centennial Museum and Planetarium, be referred to the Standing Committee on General Purposes for consideration, at which time the Board of Administration be asked to give a Report Reference generally.

- CARRIED

MAR 17 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Report on Submissions:
False Creek Proposals

The Board of Administration, under date of March 12, 1970, submitted a report of the Director of Planning as a result of submissions received on False Creek proposals. The Council also received an analysis of briefs separately furnished by the Planning Department.

MOVED by Ald. Hardwick,
THAT the Director of Planning's report be received, with the summary of submissions, and referred to the Standing Committee on Planning and Development for consideration along with the alternative concepts for development of downtown;

FURTHER, THAT letters of appreciation be forwarded to citizens and groups who filed submissions and such parties be advised the Council would appreciate their being available to appear before the Standing Committee at some future date in connection with their submission, if and when the Council considers it advisable.

- CARRIED

M. Illegal Suites - Hardship Cases

The Council received the following report dated March 13, 1970, from its Special Committee re Illegal Suites - Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Ethel Abercrombie (owner), 3638 West 6th Avenue
Mrs. Eliza Ellen Allen (tenant), 5302 Earles Street
Edward Archer (tenant), 6 East 14th Avenue
Brian A. Bennett (tenant), 1249 East 55th Avenue
Misses Patricia Bentley and Brigitte Wolfe (tenants) 3605 West 8th Avenue
Miss Gene Bigelow (owner), 1328 Park Drive
Mrs. Sybil A. Chalk (owner), 3472 West 34th Avenue
Eugenio and Emilia De Bartolo (owners), 5860 Tyne Street
Miss Julia Demchuk (owner), 3482 Monmouth Street
Mrs. Reta Donaldson (tenant), 1523 East 12th Avenue
Mrs. Ella Fair (owner), 5205 Wales Street
Mr. Arne Hanas (owner), 3933 Slocan Street
Mrs. Bakhsho Hothi (owner), 4794 Fraser Street
Henry Jenkins (tenant), Ste. 312, 1999 Nelson Street
Mrs. Maureen A. Kozar (tenant), 3075 Kingsway
Mrs. Tressa M. Leppington (owner), 2085 Waverley Street
Calixte and Louisa Levasseur (owners), 886 W. King Edward
Mrs. Sylvia Levi (owner), 591 West 23rd Avenue
Miss Linda Jean Lucente (tenant), 461 East 55th Avenue
John McNeill (tenant), 654 West 12th Avenue
Mr. Iain Colquhoun Gibson Ogle (tenant), 2995 W. 13th Ave.
Miss Laila Paavola (tenant), 4791 Fleming Street
Marie C. Perry (tenant), 2613 MacKenzie Street
William Powell (tenant), Ste. 210, 1999 Nelson Street
David and Sylvia Redila (owners), 1831 McSpadden Avenue
Mrs. Lillian Roberts (tenant), 1103 East 10th Avenue
James Robinson (tenant), Ste. 104, 1999 Nelson Street
Olga E. Sereda (owner), 4031 Victoria Drive
Mrs. Karen E. Singlehurst (tenant), 3091 Renfrew Street
Bryce and Ruby Smith (owners), 2396 Vanness Street

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Illegal Suites - Hardship Cases (cont'd)

Mrs. Lena M. Spathelfer (tenant), 6553 Knight Road
Gabriel Turgeon (tenant), 654 West 12th Avenue
Franjo and Ana Vlasic (owners), 2838 East 16th Avenue
Mr. Arne Voje (owner), 5387 Dundee Street
Mrs. Thelma M. West (tenant), 6944 Quebec Street
George Nelson Wilkin (tenant), Ste. 211, 1999 Nelson St.
Michael Wilkins (tenant), 4402 West 7th Avenue
Mrs. Jean Eleanor Young (tenant), 166 West 17th Avenue

(b) the following applications be approved for one year from the date of the passing of this Resolution:

Mrs. Christine Babacos (tenant), 2226 East 47th Avenue
Louis J. and Arina Crockett (tenants), 2834 West 41st Av.
Mr. A. Kouveletsos (tenant), 2318 West 7th Avenue
Reginald Llewellyn (tenant), 2431 East 24th Avenue
Mrs. Aurelio Paludetto (tenant), 2580 William Street
Kurt R. and Frances D. Sjolander (owners), 66 West King Edward Avenue
Mervyn and Susan Sweeney (tenants), 2691 Alma Street

(c) the following applications be not approved:

Pietro Aiello (tenant), 2590 East Georgia Street
Wayne L. Morrison (tenant), 3020 East 45th Avenue
Giuseppe Parente (owner), 1156 Kaslo Street
Robert E. Porter (owner), 5169 Clarendon Street

(d) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the report of the Special Committee re Illegal Suites - Hardship Cases, dated March 13, 1970, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Low Density Multiple Housing)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to Amend By-law No. 3575, being the Zoning and Development By-law (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

It was considered advisable that the By-law receive further consideration when the Director of Planning was present. It was, therefore,

MOVED by Ald. Broome,
THAT the Committee rise without reporting and ask leave to sit again when the Director of Planning will be present.

- CARRIED

(Leave to sit again was granted.)

MOTIONS

1. Closing and Stopping up and Conveyance to School Board, and Subdivision (lane South of Broadway, East of Templeton Drive - Laura Secord School)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver, and,

WHEREAS the South 10 feet of Lots 1 and 2 and the North 10 feet of each of Lots 22, 23 and 24, All of Subdivision "B", Block 164, District Lot 264"A", Group 1, New Westminster District, Plans 304 and 1771 were established for lane purposes; and

WHEREAS these said 10 feet strips are no longer required for lane purposes;

THEREFORE BE IT RESOLVED that the South 10 feet of each of Lots 1 and 2 and the North 10 feet of each of Lots 22, 23 and 24, All of Subdivision "B", Block 164, District Lot 264"A", Group 1, New Westminster District, Plans 304 and 1771, be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver);

AND BE IT FURTHER RESOLVED that the said closed portions of lane be subdivided with the adjacent School Board lands.

- CARRIED

MOTIONS (cont'd)

2. Closing Portion of Highway and Consolidation (N/S Pender Street, East of Vernon Drive)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and,

WHEREAS the South 7 feet of Lot 13, Block 10, Subdivision "A", District Lot 182, Group 1, New Westminster District, Plan 176 was established for highway; and

WHEREAS the said South 7 feet is no longer required for highway purposes;

THEREFORE BE IT RESOLVED that the South 7 feet of Lot 13, Block 10, Subdivision "A", District Lot 182, Group 1, New Westminster District, Plan 176 be closed, stopped up and conveyed to the abutting owner;

AND BE IT FURTHER RESOLVED that the closed portion of highway and the remainder of said Lot 13 be consolidated to form one parcel.

- CARRIED

3. Closing and Stopping up (Road North of First Avenue, West of Clark Drive and the road West of Clark Drive, North of First Avenue)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and,

WHEREAS the City is consolidating its lands North of First Avenue between Vernon Drive and Clark Drive;

THEREFORE BE IT RESOLVED that all the road, dedicated by the deposit of Plan 606, in Block 59, District Lot 264"A", Group 1, New Westminster District, Amended Plan 606 and Plan 1771, be closed, stopped up, title taken thereto and subdivided with the adjacent City owned lands.

- CARRIED

4. Accommodation of Transient Youth: Jericho Barracks

At the March 10th meeting, Notice was called on the following motion:

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT WHEREAS Vancouver has a situation develop every summer of transient youth travelling across the country who end up staying in Vancouver for a number of days;

AND WHEREAS there are inadequate low cost facilities to accommodate these youths;

AND WHEREAS the Jericho Defence lands Barracks which were turned over to the City are vacant;

THEREFORE BE IT RESOLVED THAT the situation of the transient youth and the Jericho Barracks be referred to the Social Development Committee for report back.

(amended)
(see next page)

MOTIONS (cont'd)

Accommodation of Transient Youth:
Jericho Barracks (cont'd)

A letter was received from Alderman Calder requesting the Council proceed with the motion although he will not be present. A letter was also received from the Kitsilano Ratepayers Association objecting to the use of these facilities at Jericho by transients.

For information, Alderman Linnell submitted a memorandum on the subject of travelling and transient youth and dated March 12, 1970, written to her by the United Community Services.

MOVED by Ald. Hardwick, in Amendment,
THAT the reference in the motion to the Social Development Committee be struck and in lieu thereof be inserted 'Health and Welfare Standing Committee'.

(amended)

MOVED by Ald. Linnell, in Amendment to the Amendment,
THAT the reference to the Health and Welfare Standing Committee be struck in the Amendment of Alderman Hardwick and in lieu thereof be inserted 'Planning and Development Standing Committee'.

(carried)**

The Amendment to the Amendment was put and, - CARRIED **

The Amendment, as amended, was put and, - CARRIED

The main Motion, as finally amended, was put and, - CARRIED

The RESOLVED portion of the motion now reads as follows:

"THEREFORE BE IT RESOLVED THAT the situation of the transient youth and the Jericho Barracks be referred to the Planning and Development Standing Committee for report back."

5. Education Costs and Municipal Services
Union of British Columbia Municipalities

On March 10th, Notice was given of the following motion:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS the B.N.A. Act places Education as a Provincial responsibility,

AND WHEREAS the Provincial Government of British Columbia following entry into Confederation did assume for a number of years full responsibility for the cost of Education;

AND WHEREAS successive governments have gradually unloaded their responsibility upon municipalities, rising from 9% up to todays cost sharing formula of 50%;

AND WHEREAS the Provincial Government directs that the Home Owner Grant shall first be applied to its responsibility of Education costs, as described on the government designed Property Tax Bill:

cont'd...

MOTIONS (cont'd)

Education Costs and Municipal Services (cont'd)

AND WHEREAS the Education of our youth is the No. 1 priority of all governments, to be paid by all citizens in accordance with their ability to pay;

AND WHEREAS Federal Provincial agreements now permit a Provincial Government to levy an extra percentage on corporation and personal income taxes, to provide for special regional needs;

THEREFORE BE IT RESOLVED THAT the Union of B.C. Municipalities petition the Provincial Government to levy an additional income tax levy to provide for the approved basic Education costs now borne by the municipalities;

FURTHER BE IT RESOLVED THAT the total Home Owner Grant be permitted to apply toward the cost of municipal services for which the municipality is totally responsible.

(referred)

MOVED by Ald. Wilson,
THAT the foregoing motion be referred to the Council when considering resolutions for the forthcoming U.B.C.M. Conference and to be considered at any meeting arranged between the Council and the Board of School Trustees.

- CARRIED

6. Resurfacing Knight Street:
57th Avenue to 63rd Avenue, Special Grounds

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT WHEREAS there is an existing pavement twenty-two (22) feet in width on Knight Street from 57th Avenue to 63rd Avenue;

AND WHEREAS a project for resurfacing and widening of the existing pavement on the said portion of Knight Street to a width of sixty-two (62) feet, together with the construction of all necessary Portland cement concrete curbs, was recommended by the Board of Administration on January 9th, 1970 and approved by Council on January 13th, 1970;

AND WHEREAS the project was advanced as a local improvement on the initiative principle to a Court of Revision on March 12th, 1970 and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the existing pavement on the said portion of Knight Street be resurfaced and widened and that Portland cement concrete curbs be constructed as hereinafter set forth:

AND WHEREAS the Council deems that the said resurfacing, widening and concrete curbs will specially benefit the real property fronting and abutting on the said portion of Knight Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the resurfacing, widening and construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

cont'd...

MOTIONS (cont'd)

Resurfacing Knight Street (cont'd)

NOW THEREFORE BE IT RESOLVED that pavement resurfacing and widening with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface with the necessary Portland cement concrete curbs, together with all other necessary and incidental work in connection therewith, be constructed on the said portion of Knight Street in order to widen the pavement presently existing thereon to a width of sixty-two (62) feet;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of such construction to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY

7. Directors Meeting:
Canadian Federation of Mayors and Municipalities

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT Alderman Adams be authorized to attend the Board of Directors meeting of the Canadian Federation of Mayors and Municipalities to be held on Monday, March 23, 1970, in Ottawa.

- CARRIED

8. Anti-Litter Bill:
(Non-returnable Bottles)

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the Vancouver City Council commend the Honourable Kenneth Kiernan upon introducing in the Legislature an "Anti-Litter Bill";

FURTHER RESOLVED THAT we request the Lieutenant Governor in Council to proclaim the Act immediately it has been passed by the Legislature but to set a period of three months for adjustment by industry before penalties are invoked;

FURTHER THAT a copy of this motion be forwarded to the Board of the Greater Vancouver Regional District and all member Municipalities of the Region asking them to endorse our stand;

AND FURTHER THAT a copy of this motion be sent to the Executive Director of the U.B.C.M. asking him to bring it to the attention of all other municipal members in British Columbia and asking their endorsement.

- CARRIED

MOTIONS (cont'd)

9. Property Taxes and Senior Citizens

MOVED by Ald. Bird,

THAT WHEREAS the U.B.C.M. Executive has discussed with Premier Bennett and his Executive the question of relief for senior citizens on fixed income, in regard to tax relief on their homes;

AND WHEREAS Premier Bennett flatly refused to consider the request;

AND WHEREAS there is some support in the Provincial Government for this relief;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council go on record as supporting the U.B.C.M. in this matter, and the Council bring the urgency of this matter to the attention of the Cabinet Ministers and M.L.A's.

(notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

1. Development of the Jericho Defence Lands: Park Board

Alderman Phillips submitted the following Notice of Motion:

"THAT a meeting of the Standing Committee on Planning and Development and the Park Board be held to discuss Park Board plans for development of the Jericho Defence Lands".

(notice)

2. Contractors and City Streets

Alderman Linnell submitted the following Notice of Motion:

"THAT WHEREAS the City streets are adversely affected by the careless practices carried on by some contractors involved in construction projects;

AND WHEREAS such practices result in the City streets, including boulevards, being cluttered with building materials and various types of equipment;

AND WHEREAS the streets thereby become very untidy and unclean because of the muddy conditions which usually follow;

AND WHEREAS not one Civic authority but several appear to be involved in the control of this conduct resulting in delays to obtain early and appropriate action;

cont'd....

NOTICE OF MOTION (cont'd)

Contractors and City Streets (cont'd)

THEREFORE BE IT RESOLVED THAT the Board of Administration be requested to report on the most appropriate ways and means to require contractors involved in construction affecting the City streets to adhere to specific Civic regulations of control;

FURTHER THAT if the present regulations are not adequate to ensure good housekeeping on the City streets so affected, before, during, and after construction, the Board of Administration be requested to report to the Council the necessary action to make such regulations adequate and enforceable with a minimum of delay, possibly by providing authority to one Civic division in respect of the entire matter.

FURTHER RESOLVED THAT the attached memorandum of suggested remedies be reported upon by the Board of Administration in its overall report resulting from this resolution."

(notice)

NEW BUSINESS

1. Use of Capilano Stadium Area:
Kaiser Resources Ltd.

His Worship the Mayor referred to request from Kaiser Resources Ltd. that permission be granted for the parking of private vehicles on the area adjacent to the Capilano Stadium on June 15, 1970, in connection with dedication ceremonies planned for its superport at Westshore Terminals, Roberts Bank. Buses will be boarded at the Stadium.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the requested permission be granted, subject to the supervision of the Supervisor of Property and Insurance, on the understanding that the company will be responsible for complete cleanup of the area following the event, and complying with all Civic by-laws, as well as payment of any costs involved in making this parking space available.

- CARRIED

2. Use of Capilano Stadium Area

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT the Capilano Stadium Committee be requested to study, for report, the matter of making Capilano Stadium property available for various events from time to time and the basis on which the Council should give consideration in such cases.

- CARRIED

The Council adjourned at approximately 5:15 p.m.

***

The foregoing are Minutes of the Regular Council Meeting dated March 17, 1970, and the reports referred to are those on Page(s) 107-121.....

MAYOR

CITY CLERK

MARCH 13TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated March 13th, 1970.)

1. Encroachment onto City Lands from Lot B of Lots 1 - 4 Block 24, D.L. 541, 412 - 420 Seymour Street

"The building situated on Lots 1 to 4, Block 24, D.L. 541, 412 to 420 Seymour Street, encroaches onto the City street approximately 1½ inches. The former agreement has expired and the owner wishes to have the encroachment again validated.

I RECOMMEND that the encroachment from the building on the above mentioned Lots 1 to 4 be validated in accordance with the Encroachment By-law, the annual rental to be $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Lane North of 7th Avenue between Yew and Arbutus Streets, Lots 13 and 14, Block 284, D.L. 526, and the Western Institute for the Deaf

"In approving a development permit application made by the Western Institute for the Deaf regarding Lots 13 and 14, Block 284, D.L. 526, it was required that the northerly ten feet of Lot 14 be dedicated for lane purposes and that an agreement be entered into with the City of Vancouver for the use of this portion of the site so dedicated together with use of the 10 foot lane abutting the northerly boundary of adjoining Lot 13.

The Institute has executed a dedication of the northerly 10 feet of Lot 14 and the only lane dedications in the block are the ten foot strips from Lots 13 and 14.

I RECOMMEND that the ten foot lane strips abutting the northerly boundaries of Lots 13 and 14, Block 284, D.L. 526, be closed and stopped up and leased to the Western Institute for the Deaf subject to the following conditions:-

(1) The terms of the lease to be 10 years subject to six months' notice of cancellation if required for municipal purposes.

(2) The rental to be the sum of $1.00 for the term of the lease.

(3) No buildings to be constructed on the lease area.

(4) The lease area to be returned to its original condition at the expiration of the lease to the City Engineer's satisfaction.

(5) The right to construct and maintain public utilities in the lease area to be reserved.

"(6) An agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Mains, 1969 Capital Budget

"The following water main replacements are required due to leaks:

WATERWORKS PROJECT 916

Street or Avenue	From	To
Broadway	Alma	Waterloo
13th Avenue	Carnarvon	Balaclava
14th Avenue	Crown	Camosun
47th Avenue	Vivian	Raleigh

Intersection

36th Avenue & Blenheim Street

The estimated cost of Project 916 is $70,000.

The installation of water mains in Southeast Sector Area D will not proceed until July according to the revised work schedule. Therefore, the funds for Project 916 are available in the 1969 Capital Budget, 'Servicing Area D, S.E. Sector', Account No. 124/5319. The funds for Southeast Sector Area D will be reallocated from the Unspecified Projects Account in the 1970 Budget following approval of that Budget.

I RECOMMEND that the water mains be replaced on the above listed streets and that $70,000 be appropriated from Account Code 124/5319, 'Servicing Area D, S.E. Sector'."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION

4. Request to Cancel Local Improvement Lane Paving, Residential Standard, Lane East of Dunbar Street from 23rd Avenue to 24th Avenue

The City Engineer reports as follows:

"A request has been received that this local improvement not proceed. The project was advanced on a sufficiently signed petition and approved by a Court of Revision, and undertaken by Council on June 12th, 1969. Copies of the letter requesting cancellation dated November 17th, 1969, are circulated to the members of Council.

The Local Improvement Procedure By-law provides that signatures to petitions may not be withdrawn or countermanded after filing with the City Clerk. The Council may, however, rescind its motion of June 12th, 1969, undertaking the project.

cont'd...

Clause #4 continued:

There are ten owners on the project. Seven signed the original petition and, of these, six have signed the request-to-cancel. There is thus now only one owner apparently in favour of the project.

No physical work has been done on this local improvement project.

The encroachments referred to in the property owners' letter are at the rear of four of the lots on the west side of the lane. The lane was originally only 16 feet wide and the additional 4 feet was dedicated from these lots in 1941. The fences, however, have remained at the old line. To permit the paving these would have to be moved in to the new property line, which would be a substantial direct expense to the owners, in addition to the local improvement. The owners of three of these four lots signed the petition and all four have now signed the request-to-cancel.

In view of the following considerations, I am of the opinion that the project should not be proceeded with:

(a) Lanes in 1-family dwelling districts particularly are provided to serve the local needs and interest of the abutting residents almost exclusively.

(b) Of the ten owners, seven are definitely now opposed and only one still apparently in favour.

(c) The problems and costs of maintaining this lane are not abnormal.

(d) No preparatory physcial work has been done on this project.

I recommend that the resolution of June 12th, 1969, undertaking a local improvement for the paving of the lane east of Dunbar Street from 23rd Avenue to 24th Avenue (Item 149 on L.I. Schedule 383) be rescinded."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 90

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Rezoning: N/W Corner of 2nd Avenue and Victoria Drive

The Director of Planning reports as follows:-

"An application has been received from Mr. C. Tabory, 180 West 39th Avenue, requesting an amendment to the Zoning and Development By-law whereby certain lots located on the N/W Corner of 2nd Avenue and Victoria would be rezoned from an RT-2 Two Family Dwelling District to a Commercial District for the purpose of 'service station repair shop'.

The subject lots each have a frontage of 33' and a depth of 112.25' and have been occupied for many years with a gasoline service station (non-conforming use).

In 1963 the subject lots together with 2 lots immediately to the north, 2 lots on the north-west corner of 3rd and Victoria and eight lots on the west side of Victoria between 3rd and 4th Avenues, were rezoned from a C-2 Commercial District to an RM-3 Multiple Dwelling District leaving a very old gasoline service station as a non-conforming use.

At the same time, some eleven lots on the east side of Victoria lying between the lane north of 2nd Avenue and the lane south of 3rd Avenue were rezoned from a C-2 Commercial District to an RS-2 One Family Dwelling District again leaving three non-conforming uses, one at the south-east corner of 2nd and Victoria, one on the north-east corner of 3rd and Victoria and one on the south-east corner of 3rd and Victoria.

In 1965 the existing RM-3 zoning lying generally between Commercial and Victoria Drives, Broadway and Venables, was rezoned to RT-2 Two Family Dwelling District.

The applicant has submitted with his application a sketch plan indicating substantial additions to the existing service station building. The proposed additions are to be used as a work shop. They also will retain the two gas pumps on the Victoria Drive frontage of the site.

The sketch plans also indicate the inclusion of the lot immediately to the north (Lot 6) which is also currently zoned RT-2 Two Family Dwelling District and has a frontage of 33' and a depth of 105.25'.

The size of the additions as indicated on the sketch plans are 20' x 54'3" to the west of the existing building and 15' x 24' to the north of the existing building.

Site visitations would indicate the existing building is being used for heavy automotive repair and parking of some large trucks and automobiles at the rear of the site.

The Technical Planning Board on February 20, 1970, recommended that the application be not approved for the following reasons:

(a) There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.

Cont/d.

Clause 1 Cont/d.

(b) There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.

(c) Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south-west corner of 2nd Avenue and Victoria Drive.

The Town Planning Commission on February 27, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST - Mr. C. Tabory

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FOR ADOPTION SEE PAGE(S) 90

RECOMMENDATIONS

1. Fire Bylaw Permit Fees

The Director of Permits & Licenses, Director of Finance and the Fire Chief have reviewed the fees charged for permits under the Fire Bylaw. These permits are for the installation of oil burning equipment, gasoline pumps and tanks, compressed gas systems, and inflammable liquid storage tanks. The concept of different charges for each type of installation was examined, and discarded as being far too complex.

The annual costs incurred by the City in the issuance of these permits and the inspection of the installations involved is approximately $10.000. These costs include inspection and clerical salaries, auto allowance, fringe benefits and office supplies.

The present fee of $3.00 per permit, established in 1964, does not cover the City's costs and an increase to $5.00 per permit is required to bring revenue in to line with expenditures and to cover increased operating costs between now and the next review in approximately three years time. This is based on both projected average costs of service and the trend in volume of permits issued.

Your Board RECOMMENDS:

(a) That the Fire Bylaw permit fees be increased to $5.00 for each permit, effective April 1, 1970.

(b) That the Corporation Counsel be instructed to prepare the necessary bylaw amendment for Council approval.

2. Parade in Downtown Area

The City Engineer reports as follows:

"The 'Committee for the Festival for Survival' has requested permission to hold a parade in the Downtown area. The suggested starting time is 1:00 P.M. on Saturday, March 21st, 1970.

The proposal is as follows:

Assembly

Off-street at the Courthouse on Provincial Government property.

Route

West on Georgia Street from the Courthouse to Gilford Street, south on Gilford Street to Alberni Street, west on Alberni Street to Chilco Street, north on Chilco Street to Park Entrance via Pedestrian Underpass.

Dispersal

At Lumberman's Arch in Stanley Park as individuals.

The Transit Authority has requested that the route be direct to the Park rather than left at Gilford Street. This would cause less congestion than the proposed route and has been agreed to by the applicants. The Police Department requested that the starting time be changed to 10:00 A.M. but, when informed that posters, etc. had already been painted advertising the parade, they advise that they can cope with the situation. (Traffic is generally not unduly heavy on Georgia Street at this time on a Saturday afternoon.) The participants will walk in the traffic lane adjacent to the parking lane on the north side of Georgia Street and will be escorted by the Police.

. . . Cont'd.

MAR 17 1970

Clause No.2 (Cont'd.)

Temporary parking prohibitions will not be required.

It is accordingly recommended that the Committee for the Festival for Survival be permitted to hold a parade in the Downtown area from the Courthouse west on Georgia Street at 1:00 P.M. on Saturday, March 21st, 1970."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer by adopted.

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FOR ADOPTION SEE PAGE(S) 90

FINANCE MATTERS

RECOMMENDATIONS

1. Taxes: Portion of
Sir Winston Churchill Secondary School Site

The Corporation Counsel reports as follows:

"I have been asked to report on the letter from the Secretary-Treasurer of the School Board asking Council to write off taxes for that portion of the Sir Winston Churchill School site which was shown as taxable on the 1969 tax roll.

This parcel of property is shown as exempt on the 1970 tax roll, but because the conveyance was not registered until February 24th of 1969 there are no procedures by which the status of the property on the 1969 roll could be changed from taxable to exempt. Notwithstanding the fact that this parcel remained as taxable on the 1969 roll, there is no question that under section 203 of the Public Schools Act this property is not subject to taxation for the period February 24, 1969 to the end of the year. Accordingly the actual amount in issue is the proportion of taxes from the period January 1st to February 24th of 1969 and you will note that it is Mr. Robertson's suggestion that this should be written off because while the agreement was to take effect on January 1, 1969, a shortage of funds by the School Board precluded a conveyance until the February date.

The total amount of taxes, penalty and interest outstanding as of March 17, 1970 will be $6,746.57 and the amount represented by the period from January 1st to February 24th is $1,016.60.

This matter has been discussed with the Director of Finance and we are prepared to recommend that these taxes be written off, but would further recommend that the School Board be advised that this decision should not be considered a precedent should a similar situation arise in future."

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

(Copies of the communication from the Secretary-Treasurer of the School Board is circulated for the information of the members of Council)

2. Museums Department Compensating Time/Overtime

The Director of Museums reports as follows:

"During 1969 it was necessary for members of the Museums Department to work overtime, partly because of some staff shortages, partly because of exhibition or Planetarium show deadlines, and partly because of inadequacies of the equipment. Where possible, this overtime was paid, but in some cases, particularly in the case of the Curatorial Division where no appropriation for overtime was allowed, it was necessary for the individuals concerned to take compensating time. Wherever possible compensating time was taken before the end of 1969, but in some cases this has not proved possible and with the exception of those members of the Curatorial Division entitled to compensating time, the overtime entitlement will be paid out of standard appropriations.

cont'd..

Clause #2 continued:

The Union agreement provides that if compensating time cannot be taken by March 31 in the year following that in which it was gained, then compensation must be by way of payment. All of the individuals involved are covered by the Union agreement. As far as the Curatorial Division is concerned, the amount of money required is $1,500.

Accordingly, I recommend that a special appropriation be set up for the Curatorial Overtime of $1,500. to pay for the compensating time earned by the Curatorial Division during 1969 and which could not be taken as compensating time."

Your Board RECOMMENDS the foregoing recommendation of the Director of Museums be adopted.

3. 33rd Annual Conference:
Canadian Federation of Mayors and Municipalities

The Executive Director of the Canadian Federation of Mayors and Municipalities has advised the City Clerk that the 33rd Annual Conference will be held in Halifax June 8-11, 1970. Some of the specific topics to be dealt with are housing, urban renewal, finance, and urban transportation.

In the past Council has directed that His Worship the Mayor appoint the City's official delegates and that the City Clerk assume the responsibility for the preparation and submission of resolutions. These procedures are recommended again this year by your Board.

Therefore, it is RECOMMENDED

(a) THAT the naming of delegates to the 33rd Annual Conference of the CFMM be left to His Worship the Mayor, and

(b) THAT the City Clerk be directed to contact all senior officials and members of Council for suggested resolutions which will be submitted to the Standing Committee on General Purposes for report with recommendations to Council.

Your Board notes that the deadline for receiving resolutions by the CFMM is May 15, 1970.

4. Provincial Court:
Additional Night Court Sittings

On February 3rd Council authorized the expenditure of funds, in advance of budget approval, to provide for two additional night court sittings per week up to April 1, 1970 to handle the increase in cases coming before the Courts.

The Provincial Court Clerk has recently advised the Board of Police Commissioners and the Board of Administration of the need to continue the provision of additional court time to meet the steadily increasing number of cases to be tried. Since cases must be scheduled several weeks in advance and the authority to operate the additional night courts terminates on April 1st an immediate decision on this matter is required.

cont'd...

Clause #4 Continued:

The Court Clerk has submitted a proposal to the Board of Police Commissioners which recommends the establishment of an additional full time court, the elimination of certain clerical positions when the new "No-fine" system commences, and various changes in his 1970 Supplemental Revenue Budget requests for additional court staff.

These matters will be considered during the review of the budget of the Provincial Court and reported on to the Finance Committee in detail. There is, however, a need to provide additional court time from April 1st.

Your Board RECOMMENDS, therefore, that the two additional night court sittings per week be continued after April 1st pending review of the Provincial Court's 1970 Budget Estimates.

5. Per Diem Payment:
Members of Real Property, Court of Revision

In 1969 Council was given the statutory authority to pay an additional sum to the members of the Court of Revision, and in that year the Council authorized a payment of $40 per day for each day of sitting to each member.

The Court of Revision has completed its work which required each member of the Court to sit on 17 separate days.

Your Board RECOMMENDS that there be paid to each member of the Court of Revision $40 per day for each of the 17 days of sittings.

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FOR ADOPTION SEE PAGE(S) 90, 91

MAR 17 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 13, 1970

RECOMMENDATIONS

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 13 through April 17, 1970. This is the same programme which has been approved by Council for the past four years.

The students will work as trainees with no salaries, fees, or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsiblity for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the City Hall Employees' Association have indicated their willingness to co-operate with the Personnel Services Department staff in placing a number of students in our service for the week.

It is recommended that the Personnel Services Department again be authorized to co-operate with the Administrative Management Society in their Business Orientation Programme for students."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Additional Auto Allowances - Air Pollution Officers

The Director of Finance reports:

"The Director of Permits and Licenses informs me that, 'There are two City owned panel trucks for the use of the Chief Air Pollution Control Officer and three Air Pollution Control Officer I's. It has, therefore, been necessary in the past for the staff to travel by bus and on occasion, use their own cars. The nature of the work is such that immediate attention to complaints, as well as the need for frequent patrolling of the City, requires transportation that is readily available. The adoption of the new Air Pollution Control Bylaw, which has increased the amount of work in this regard, emphasizes the need for better transportation facilities.

. . . . Cont'd.

Clause No. 2 Cont'd.

To provide the necessary transportation, two members of the staff would use the City owned trucks and the remaining two would require auto allowances.

The estimated mileage for the Air Pollution Control Officer I is 800 miles per month and for the Chief Air Pollution Control Officer, 150 miles per month.'

Recommended that auto allowances on the regular monthly basis be established for the position of Chief Air Pollution Control Officer presently occupied by J. Satterthwaite and for the position of Air Pollution Control Officer I presently occupied by J. Urwin."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

3. Post-Graduate Course in Preventive Dentistry
Attendance of Dr. S. J. Gallagher

The Director of Personnel Services reports as follows:

"The University of Oregon Dental School, Portland, Oregon, is sponsoring the above post-graduate course to be conducted on April 3 and 4, 1970.

The leader of this course, Dr. Barclay is the chief promoter of the method of preventive dentistry adopted by the City Health Department. The City Medical Health Officer considers the course to be an excellent opportunity for Dr. S. J. Gallagher, Dentist II, to obtain first-hand knowledge of the new methods in preventive dentistry which he will be able to impart to the personnel of the Department. The City Medical Health Officer therefore requests authority for Dr. Gallagher's attendance.

The total cost to the City would amount to approximately $253 (tuition-$75 U.S. Funds; air travel-$48; three days accommodation and expenses-$111 U.S. Funds; exchange-$19) and one day (April 3, 1970) Leave of Absence With Pay. The Comptroller of Accounts advises that this amount is available within Appropriation 7090/933--Administration and Technical Courses.

As this request of the City Medical Health Officer is in accordance with Personnel Regulation 248, the Director of Personnel Services recommends approval."

Your Board

RECOMMENDS that Dr. S. J. Gallagher be authorized to attend the post-graduate course in preventive dentistry and be granted one day's Leave of Absence With Pay; that the total cost amounting to approximately $253 be made available from Appropriation 7090/933 - Administration and Technical Courses; and that the Director of Personnel Services and the City Medical Health Officer be authorized to implement this report.

* * * *

FOR ADOPTION SEE PAGE(S) 91

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 13, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

PART I

S A L E S

1. RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest bidder:

Re: Lots 91 & 87, D.L. 729, Plan #13271
Sit: E/S Ross Street, South of 45th Avenue

(Zoning - RS-1 - Single Family Residential)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
H P Construction Ltd.	91	Irregular	$12,300.00	City Terms @ 9-3/4%	Peat is known to exist in this area and no guarantee is given to soil stability.
H P Construction Ltd.	87	50' x 114'	$12,300.00	City Terms @ 9-3/4%	- " - Subject to a public utility easement over East 10' of South 5'.

PART II

SUNDRIES

2. Realignment of Marine Drive, Kerr Street to Boundary Road
3150 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Works and Utility Matters of May 9, 1969, confirmed by City Council on May 13, 1969, authorizing the Supervisor of Property and Insurance to proceed with the acquisition of privately-owned lands required for the realignment of Marine Drive. A portion of Lot B, Blk. 8, D.L.'s 330 & 331 being 3150 S.E. Marine Drive, as shown outlined in red on Plan marginally numbered LD1176, which is circulated, is required for road purposes.

This property comprises a site having an area of 1.812 acres partly developed as a lumber storage yard. The site is fenced and approximately one-third thereof is blacktopped. Present development on this site is confined to the Southerly portion which is zoned M-1 Industrial. The remainder of the property is zoned RT2.

Following negotiations with the owners they have agreed to convey the required portion on the following basis:

(a) Loss of land (578 sq. ft. at $.69 per sq. ft.) . . $399.00

(b) City Engineer to relocate fence along new property line.

(c) City Engineer to provide fill as necessary to establish proper grade.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire that portion of the above property as shown outlined in red on Plan marginally numbered LD1176 for the sum of $399.00 on the foregoing basis chargeable to Code #145/2802."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

3. Sale of City-owned Lots
East Side of Homer Street
Between Robson & Smithe

The Supervisor of Property and Insurance reports as follows:

"City-owned Lots S½ 10 & 11, Blk. 66, D.L. 541 which are situated on the East Side of Homer Street between Robson and Smithe were acquired by the City through exchange in 1946, and subsequently reserved for possible freeway purposes. The size of the lots total 37.5' x 120', zoned CM-1 (Commercial District) and are presently leased on a month-to-month basis for parking.

continued . . . / 3

Item No. 3 cont'd

In January 1970, the Director of Planning released the lots for sale on the condition that they are consolidated with adjoining Lots 8, 9, N½ 10 and 12.

An offer to purchase lots S½ 10 and 11 for $33,750.00 cash has, after negotiation, been made by Kingston Securities Ltd. the owner of Lots 8, 9, N½ 10 and 12.

Pemberton Realty Corp. Ltd. state that the House of Stein intend to construct an office and warehouse on the consolidated site.

The Supervisor of Property and Insurance considers the offer represents fair market value.

FOR COUNCIL CONSIDERATION

(A) The matter of direct sale of Lots S½ 10 and 11 to the abutting owner, based on the Director of Planning's recommendation, is submitted to City Council for Consideration.

RECOMMENDED that:

(B) In the event that City Council endorses the direct sale of Lots S½ 10 and 11 to the abutting owner it is recommended that the offer to purchase from Kingston Securities Ltd. be approved subject to the following conditions:

(i) Sale price $33,750.00 cash plus $100.00 to be applied against consolidation costs.

(ii) Subject to existing tenancy.

(iii) Subject to consolidation with Lots 8, 9, N½ 10 and 12.

Your Board submits the foregoing report of the Supervisor of Property and Insurance (A) for CONSIDERATION and (B) as a RECOMMENDATION.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 91, 92

CITY OF VANCOUVER

MAR 24 1970

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 24, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Civic business)
Alderman Calder (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. G. Turpin, Civic Chaplain.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of two classes of students from the Vancouver City College, under the direction of Miss Bristoll and Mr. Watts.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Property and Personnel matters, et al.

ADOPTION OF MINUTES

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated March 17, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club

On March 17th, 1970, the Council received delegations and information, including a Board of Administration report, in respect of development permit application by the Royal Vancouver Yacht Club to fill beyond the existing high water mark to provide a 179 off-street parking area, ancillary to the existing property at 3811 Point Grey Road, occupied by the Club.

After due consideration, the whole matter was tabled pending receipt of a letter from the Provincial Department of Lands in respect of lease of water lot by the Government to the Club, the lease presently providing for floats and boat moorage purposes only. Further, the matter was tabled also to receive the action of the Board of Variance in regard to appeals before that Board.

cont/d....

UNFINISHED BUSINESS (cont'd)

Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club (cont'd)

A letter from the Board of Variance, dated March 20, 1970, advises of the following decision on the appeals:

> 'DISALLOWED and the decision of the Technical Planning Board with respect to Development Permit #50923 is upheld.'

A letter from the Zoning Planner forwards copy of a communication, dated March 16, 1970, from the Deputy Minister of the Provincial Department of Lands, and reads as follows:

> "I would refer you to our telephone conversation of Friday, March 13th regarding Lot 5834, Group 1, New Westminster District, which is held under leasehold by the Royal Vancouver Yacht Club. The lease is dated October 4, 1959 and runs for a term of twenty-one years. I would stress that the lease is issued for 'floats and boat moorage purposes' - the lessee was not authorized by the lease indenture to make other use of the premises.
>
> I might add that the lessee has made no application to change the purpose of the lease and in any event no change would be considered without the City's approval. However, at this time I can give no assurance that a change in purpose of the lease would be considered even if the City did so recommend.
>
> In view of the fact that there is apparent strong objection to the construction of a parking lot on this leasehold area I would appreciate receiving the City's views in this matter."

The Council noted comments from Mr. M. Baker and Mr. N. Freshwater, as well as requests from them to be heard as delegations again.

A letter of comment was also noted from the Community Arts Council.

MOVED by Ald. Linnell,
THAT this whole matter be forwarded to the Minister of Lands for clarification as to whether the Department would approve the Yacht Club's parking proposal if the City were to give its approval.

- LOST

MOVED by Ald. Sweeney,
THAT the City approve the parking area as requested in the development permit application of the Royal Vancouver Yacht Club and the Provincial Department of Lands be informed of this action of the City Council.

(carried)*
(see next page)

MOVED by Ald. Linnell,
THAT the motion of Alderman Sweeney be tabled and a committee of Council be struck to look into the matter of alternative parking arrangements for the Yacht Club, and a copy of this action of Council be forwarded to the Provincial Department of Lands.

- LOST

cont'd.....

UNFINISHED BUSINESS (cont'd)

Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club (cont'd)

The motion of Alderman Sweeney was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	Alderman Hardwick
Alderman Wilson	Alderman Rankin
Alderman Sweeney	Alderman Linnell
Alderman Bird	Alderman Phillips
His Worship the Mayor	

The motion of Alderman Sweeney was declared, - CARRIED*

The Council recessed at approximately 10:30 a.m., following which an 'In Camera' meeting was held in the Mayor's Office and at 12:00 noon the Council recessed to reconvene in open session at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Civic business)
Alderman Calder (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

2. Rezoning: N/E corner of Victoria and 28th Avenue (Fabiano)

The Council received a delegation, and a brief, on behalf of Mr. D. Fabiano in support of application to rezone property at the N/E corner of Victoria Drive and 28th Avenue, from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District. This matter is reported on by the Board of Administration in its report dated February 20, 1970 (Building and Planning matters), in which refusal is recommended pursuant to recommendations of the Technical Planning Board and the Town Planning Commission.

MOVED by Ald. Bird,
THAT Clause 5 of the report of the Board of Administration (Building and Planning matters), dated February 20, 1970, recommending refusal of the application, be adopted.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Rezoning: N/E corner of 10th Avenue and Balsam Street

The applicant, Mr. Bing Marr, appeared and filed a brief, dated March 24, 1970, in support of application to rezone property at the N/E corner of 10th Avenue and Balsam Street. Board of Administration report (Building and Planning matters), dated February 27, 1970, sets out details in the matter and advises of the Technical Planning Board's and Town Planning Commission's recommendations against the application.

MOVED by Ald. Wilson,
THAT this application be referred to a Public Hearing.

- LOST

MOVED by Ald. Linnell,
THAT Clause 3 of the report of the Board of Administration (Building and Planning matters), dated February 27, 1970, recommending refusal of the application, be adopted.

- CARRIED

4. Admission Privileges: Vancouver Museums and Planetarium

The Board of Administration, under date of March 13, 1970, submitted report in regard to the Vancouver Museums and Planetarium Association admission privileges to the Centennial and Maritime Museums, as well as to each new Planetarium show in return for certain contribution from the Association's membership dues to the Trust Account of the Greater Vancouver Civic Museum and Planetarium Board. The Director of Museums recommendations, approved by the Museum and Planetarium Board, are set out as follows:

"1. That in return for a fee of $1,000 paid to the Trust Account of the Greater Vancouver Civic Museum and Planetarium Board on July 1 each year, members of the Vancouver Museums and Planetarium Association be accorded free admission to the Centennial Museum and Maritime Museum and each member or member of a family group be entitled to six free admissions each year to the Planetarium. This arrangement is on the understanding that the balance of funds derived from memberships dues after payment of the fee and after covering operating expenses is applied to Museums and Planetarium development, under the guidance of the Greater Vancouver Civic Museum and Planetarium Board.

2. That admission privileges for the following organizations affiliated with the Vancouver Museums and Planetarium Association remain as at present

The Archaeological Society of British Columbia
Vancouver Natural History Society
Vancouver Historical Society
Vancouver Centre of the Royal Astronomical Society of Canada

The present arrangement is that members of these organizations are accorded free admission to the Centennial Museum and Maritime Museums only in return for an annual contribution to the Greater Vancouver Civic Museum and Planetarium Board Trust Account of $2.00 per family membership and $1.00 per individual membership, paid quarterly through the Vancouver Museums and Planetarium Association.

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Admission Privileges (cont'd)

3. That further appropriate groups may be added to the list of affiliated organizations by Council, on recommendation of the Greater Vancouver Civic Museum and Planetarium Board.

4. That this agreement be reviewed by the Board of Administration in December, 1970."

The President of the Vancouver Museums and Planetarium Association appeared and filed a brief dated March 24, 1970, in support of recommendation 1. above.

MOVED by Ald. Bird,
THAT the foregoing recommendations, 1 to 4, of the Director of Museums and the Greater Vancouver Civic Museum and Planetarium Board, be approved.

- CARRIED

5. Rezoning: W/S Cambie between 65th Avenue and S/W Marine Drive (Fowler for Mr. Gentile)

The Council further considered Board of Administration report (Building and Planning matters), dated February 27, 1970, in the matter of application from Mr. D. Fowler, on behalf of Mr. Gentile, for the rezoning of property on the W/S of Cambie Street between 65th Avenue and S/W Marine Drive (Lot 19) from an RS-1 One Family Dwelling District to C-1 Commercial District.

The firm of F.A. Cleland & Son submitted a communication dated March 17, 1970, setting out views in support of the rezoning. In the Board of Administration report the Director of Planning's views are set out including recommendations of the Technical Planning Board and the Town Planning Commission, that the application be not approved.

MOVED by Ald. Hardwick,
THAT, pursuant to report of the Board of Administration, no action be taken to approve this application at this time;

FURTHER THAT the Director of Planning be asked to investigate the problem of rezoning as associated with the Hudson Street Crossing and Marine Drive, with particular reference to the rezoning application W/S Cambie Street between 65th Avenue and S/W Marine Drive;

AND FURTHER THAT the applicant be so advised.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - House at 3891 Arbutus Street

referred to his enquiry of March 10th regarding complaint from the owner of the house at 3891 Arbutus Street, i.e. the house is sagging because a beam in the house was cut when certain City development work was being carried out in the area. At that time the Alderman requested the Engineering Department look into the matter and report and His Worship so directed. The Alderman again enquired about the matter and stated no report has been received, nor has anyone from the City been in touch with the owners.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - 2600 block Triumph Street: Residential Parking

referred to installation of residential parking signs, with particular reference to the 2600 block Triumph Street, but stated there are other streets requiring this treatment. The Alderman requested an early report be submitted to Council.

Alderman Wilson - Voters' List and British Subjects

referred to enquiries made by certain new Canadians respecting their right to vote since the voting qualifications referred to British citizens. The Alderman stated some did not vote in the last 5-year Plan Plebiscite being not sure that they were qualified because of their confusion on the matter.

The City Clerk explained the Charter provides for British subjects, which includes Canadians, and that there is communication with the Immigration Department endeavouring to make arrangements whereby, on receiving citizenship, these new Canadians will be informed of their voting privileges.

Alderman Linnell - Building #4: Jericho

referred to resolution of the Park Board recently ordering demolition by May 15th of Building #4 on the Jericho Lands. The Alderman enquired if the City Council could take appropriate action to prevent this demolition until the Council can give further study to the matter.

The Corporation Counsel expressed the view the property was handed over to the Park Board but saw no reason why the Council should not enter into discussions with the Park Board.

Alderman Linnell - Rubella Epidemic

referred to the expected epidemic of Rubella in 1971 and the seriousness of the matter. The Metropolitan Board of Health is strongly recommending the particular vaccine for the purpose be made available before 1971.

Alderman Linnell - Passport Office

commended Alderman Broome and other members of the Council for efforts in making possible the opening of the new Passport Office in Vancouver.

Alderman Broome - New C.B.C. Development

referred to the proposed new C.B.C. development and enquired of the status of the matter.

His Worship the Mayor advised he would look into the enquiry.

MAR 24 1970

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Development of Terminal Avenue

referred to the present situation with respect to Terminal Avenue and commented that in view of the increasing traffic which will use this street in the future, there is urgency to develop Terminal Avenue to its full width. The Alderman requested the matter be referred to the Standing Committee on Transportation.

His Worship the Mayor so directed.

COMMUNICATIONS OR PETITIONS

1. Appointment of Deputy Mayor
Quarter Commencing April 1, 1970

MOVED by Ald. Bird,
THAT the communication from the Executive Assistant to the Mayor, advising His Worship recommended Alderman Sweeney be appointed Deputy Mayor for the quarter commencing April 1, 1970, be received and the recommendation approved.

- CARRIED

2. Synthetic Turf:
Empire Stadium

The Council received a communication from the Pacific National Exhibition, under date of March 23rd, advising the result of a call for tenders for the installation of synthetic turf and an eight lane, all-weather, running track at Empire Stadium. Details of the bids are enclosed. The P.N.E. states it favours acceptance of the Tartan Turf installation as submitted by the 3M Company and sets out the reasons. It is advised there is urgency, if the installation is to be in 1970, as the field must be completed by the end of June. The P.N.E. advises that the following two conditions have been agreed to:

a) Surrender the lease of Callister Park in order that the City may turn it over to the custody, care and management of the Park Board for use as a neighbourhood park.

b) Agree to set a more appropriate rental rate for amateur sporting events held at Empire Stadium and submit a rental rate schedule having regard to the maximum use of the Stadium, encouragement of amateur sports and having particular regard to the requests of the B.C. Soccer-Football Commission.

MOVED by Ald. Sweeney,
THAT City Council endorse the recommendations of the P.N.E. as contained in their letter of March 23rd, 1970, and that Council instruct the P.N.E. to let the contract for the complete installation of synthetic turf and track to the 3M Company of Canada immediately;

FURTHER THAT the matter of payment as to cash price viz a viz term payments and the possibility of cost sharing by the P.N.E., the B.C. Lions or other parties, be referred to the Finance Committee for report back to Council;

FURTHER THAT the installation be completed by June 30, 1970, and upon completion the P.N.E. must surrender the Callister Park lease to the City of Vancouver.

(carried)*
(see next page)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Synthetic Turf:
Empire Stadium (cont'd)

MOVED by Ald. Phillips, in Amendment,
THAT the following paragraph be added to the motion of Alderman Sweeney:

'FURTHER THAT the City's contribution be limited to a maximum of $600,000.'

(lost)**

A recorded vote on the Amendment was requested. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Phillips	Alderman Sweeney
Alderman Hardwick	Alderman Wilson
	Alderman Bird
	His Worship the Mayor
	Alderman Linnell
	Alderman Rankin
	Alderman Broome

The Amendment was declared, - LOST**

The motion of Alderman Sweeney was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	Alderman Hardwick
Alderman Sweeney	Alderman Rankin
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	
Alderman Linnell	
Alderman Broome	

The Main Motion was declared, - CARRIED*

During consideration of the immediately foregoing item, a short recess was observed.

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3. Delegates to Canadian Federation of Mayors and Municipalities Conference

His Worship the Mayor advised of the appointment of the following as delegates to the forthcoming Conference of the Canadian Federation of Mayors and Municipalities, to be held in Halifax, June 8 to 11, 1970:

Alderman Sweeney (Deputy Mayor)
Alderman Broome
Alderman Wilson

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

(Aldermen Phillips, Hardwick and Rankin are recorded in the negative)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Report of Standing Committee on Finance dated March 19, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Finance, dated March 19, 1970, be adopted after amendment as follows:

Clause 1: Page 3 re City's Capital Cost Payment (Musqueam Indian Reserve)

'from parts (a), (b) and (c) of the recommendation strike the words "and have improvements erected to the point of completion of the first building inspection"'.

- CARRIED

Certain items in Clause 1, re Musqueam Indian Reserve, in the aforementioned report of the Standing Committee on Finance, were for further consideration and these are dealt with as follows:

Clause 1: (i-b) Municipal Services (Musqueam Indian Reserve)

MOVED by Ald. Linnell,
THAT the following municipal services be provided by the City at no cost:

Police
Fire
Garbage and waste removal
Streets and roads maintenance
(traffic control deleted)
Sewer system maintenance

(amended)*

MOVED by Ald. Wilson, in Amendment,*
THAT the words 'at no cost' be struck in the motion of Alderman Linnell and in lieu thereof be inserted the words 'the Band to continue to pay $1,100 per annum in this regard.'

- CARRIED

The motion, as amended, and reading as follows was put and CARRIED

"THAT the following municipal services be provided by the City, the Band to continue to pay $1,100 per annum in this regard:

Police
Fire
Garbage and waste removal
Streets and roads maintenance
(traffic control deleted)
Sewer system maintenance"

(Board of Administration report of March 23, 1970, refers).

Clause 1: (iv) Improvement Taxes and Land Taxes re Town Houses and Apartments (Musqueam Indian Reserve)

MOVED by Ald. Linnell,
THAT full taxes on improvements and land shall accrue to the City in respect of Band owned and operated town houses and apartments referred to in this particular item of the Finance Committee's report.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance, March 19, 1970 (cont'd)

Musqueam Indian Village and Block Brothers Subdivision

MOVED by Ald. Linnell,
THAT the Board of Administration be requested to report on the most suitable action the Council should consider taking in the matter of inclusion of the Musqueam Indian Village, the nearby Block Brothers subdivision and the future Salish development under the Municipal per capita grant in order to obtain the per capita grant for the year 1970 and subsequent years.

- CARRIED

Clause 2 re Pensions for Certain Civic Employees retired prior to April 1, 1957

In respect of this clause in the report of the Standing Committee on Finance, dated March 19, 1970, it was,

MOVED by Ald. Rankin,
THAT the effective date be April 1, 1970.

- CARRIED

B. General Report, March 20, 1970

Works and Utility Matters

(i) Tender: Supply of Asphalts (Clause 5)

In considering this clause it was,

MOVED by Ald. Bird,
THAT the recommendations be adopted and in respect of MC Grades by Methods A and C, i.e. picked up at refinery and delivered to Cambie Yards, the bid of Imperial Oil Limited be accepted;

FURTHER THAT all of the foregoing be subject to 5% Provincial Sales Tax and contracts satisfactory to the Corporation Counsel.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), dated March 20, 1970, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Social Service and Health matters), dated March 20, 1970, be adopted.

- CARRIED

(No action was taken with respect to referring the subject matter in Clause 1 to the Health and Welfare Standing Committee, as raised in this clause).

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated March 20, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claim: Michael Joseph Mikulus

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated March 20, 1970, be adopted.

- CARRIED

Finance Matters

(i) Purchase of the Remaining Components of the City's Computer System (Clause 2)

The Board of Administration requested this clause be withdrawn and the Council agreed.

(ii) Grant to Canadian Red Cross Society re use of Queen Elizabeth Theatre Rehearsal Room (Clause 6)

The Council noted request from the Canadian Red Cross Society for a grant equal to the rental of the Queen Elizabeth Theatre rehearsal room on April 16th, for a blood donor clinic.

MOVED by Ald. Linnell,
THAT a grant equal to the rental of this rehearsal room be approved.

- CARRIED BY THE REQUIRED MAJORITY

(iii) Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Finance matters), dated March 20, 1970, Clauses 1, 4 and 5 be adopted and Clause 3 received for information.

- CARRIED

C. Personnel Matters, Regular, March 13, 1970

Salary and Classification Review: Planetarium Technician I

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated March 13, 1970, be adopted.

- CARRIED

D. Personnel Matters, Supplementary, March 20, 1970

(i) Overtime: Garage Night Shift Foreman (Clause 2)

The Council considered the City Engineer's report as submitted by the Board of Administration in the matter of overtime re garage night shift foreman, as reported on previously by the Board of Administration and the Director of Personnel Services.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime:
Garage Night Shift Foreman (cont'd)

After due consideration, it was,

MOVED by Ald. Bird,
THAT the Trades Foreman II (Night Shift) Equipment Branch be granted an additional pay grade ($40.00 per month), in view of the need for continued regular overtime.

- CARRIED

(ii) Balance of Personnel Matters, Supplementary, March 20, 1970

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated March 20, 1970, be adopted.

- CARRIED

E. Property Matters, March 20, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated March 20, 1970, be adopted.

- CARRIED

F. Proposed Truck Terminal for Sea-Land Service Inc., on G.N.R. land: north of westerly extension of East 5th Avenue between Glen and Keith Drives

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration, dated March 19, 1970, setting out reports of the Director of Planning and City Engineer in respect of proposed truck terminal for Sea-Land Service Inc., on G.N.R. Company lands on proposed site, being north of a westerly extension of East 5th Avenue, between Glen and Keith Drives, be received for information.

- CARRIED

G. Dedication for Highway: Parcel 6 of Parcel I, D.L. 2037 (False Creek)

MOVED by Ald. Hardwick,
THAT, pursuant to Board of Administration report of March 20, 1970, Parcel 6 of Parcel I, D.L. 2037 be dedicated for highway purposes and the Corporation Counsel be requested to advance a formal resolution for the dedication.

- CARRIED

H. Replacement of Parking Meters

The Board of Administration, under date of March 6, 1970, submitted the City Engineer's report in the matter of replacement of parking meters, under the subject headings of 'Core Area', 'Extension of Metered Area', and 'Test Results'.

The Board of Administration recommends the following recommendation of the City Engineer be adopted:

> 'that the Park-O-Meter Company and the Duncan Parking Meter Company be requested to submit prices on the purchase of 2,850 meters, such price to include allowance for the existing meters'.

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Certain Staff Positions:
Park Board

The Board of Administration, under date of March 13, 1970, submitted a joint report from the Director of Personnel Services and the Administrative Analyst respecting certain staff positions in the Park Board. These two officials recommend the position of Director of Ground Construction and Maintenance be approved at pay grade 30, $885-1058, 1969 (2nd half) rates and $964-1058 (effective salary range under Personnel Regulation No. 160-1). The overall effective date of the appointment to be September 1, 1969. The Board of Administration recommends as follows:

"1. The foregoing recommendations of the Director of Personnel services and the Administrative Analyst be adopted.

2. Class Specification No. 1030, Director of Grounds Construction and Maintenance, be approved.

3. The Board of Parks and Public Recreation be authorized to implement the recommendations of the report and funds, including 1969 adjustment of $370, be included as a budget item, and provided as necessary prior to adoption of the estimates of expenditure."

MOVED by Ald. Bird,
THAT the foregoing report with recommendations be approved.

- CARRIED

(The Board of Administration report contains a revised Page 3 from the original report distributed to Council prior to this meeting).

J. Certain Street Local Improvement Projects:
Portions of 15th and 36th Avenues East

The Board of Administration, under date of March 19, 1970, submitted a report pursuant to previous Council instruction on the matter of street local improvement projects, Item 32 - 15th Avenue B/S from Lillooet to Nootka Streets and Item 43 - 36th Avenue B/S from Prince Edward to Main Streets, as contained in Local Improvement Schedule 389 (P.C. concrete curbs and gutters by petition).

At a previous Council meeting the Board of Administration was requested to report on the costs involved if the local improvement work was carried out by City forces since it had been stated by certain taxpayers that the costs had increased since the petitions were signed.

The Board of Administration report deals with the matter concluding the Council should determine

(a) that the two projects (items 32 and 43 on Schedule 389) should be undertaken and the City Engineer authorized to call tenders, or

(b) that the two projects should not be undertaken.

MOVED by Ald. Broome,
THAT (a) above be approved, and the work undertaken accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Georgia Viaduct Replacement:
East Approach Routes

The Board of Administration, under date of March 19, 1970, submitted a report pursuant to resolutions of Council on the matter of east approach routes and the Georgia Viaduct Replacement, under the headings:

1. Terms of Reference for East End Connection from Georgia Viaduct Replacement to Highway 401 via Great Northern Cut, and
2. Upgrading Streets South of Prior.

MOVED by Ald. Broome,

(a) THAT the firm of Phillips, Barratt, Hillier, Jones and partners be appointed as the consultants in connection with this design project, subject to contract satisfactory to the Corporation Counsel;

(b) the Terms of Reference be in accordance with appendix A attached to the Board of Administration report dated March 19, 1970, it being noted that in respect of Part V, Design Organization, page 4 of the appendix, the selection, appointment and costs of the items referred to in this part would be to the approval of the City Council;

(c) the source of funds to be from Major Street Capital Funds;

(d) the Provincial Department of Highways and the Planning Department of the Greater Vancouver Regional District be advised of this action of the Council.

- CARRIED

MOVED by Ald. Wilson,
THAT, in respect of the portion of the Board of Administration report of March 19, 1970, dealing with upgrading streets south of Prior Street, the Board of Administration be requested to consider the connection from Malkin Street to William Street, to Vernon Drive, under the First Avenue Viaduct to the Grandview Highway.

- CARRIED

At this point the Council agreed to continue in session until 5:30 p.m.

L. Report of Standing Committee on
Planning and Development, dated March 12, 1970

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated March 12, 1970, be adopted after change to recommendation (4) on page 4 to read as follows:

'we authorize the Director of Planning, in consultation with the Chairman of the Town Planning Commission and in co-operation with the Corporation Counsel, to revise the Town Planning Commission By-law and the relevant sections of the Zoning and Development By-law.*'

- CARRIED

* change as underlined.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Report of Official Traffic Commission dated March 9, 1970

(i) Grant: Annual School Safety Patrol Banquet (Clause 2)

MOVED by Ald. Linnell.
THAT this clause be approved and a grant authorized accordingly.

- CARRIED BY THE REQUIRED MAJORITY

(ii) Balance of Official Traffic Commission matters

MOVED by Ald. Linnell,
THAT Clauses 1, and 3 to 9 inclusive of the report of the Official Traffic Commission dated March 9, 1970, be adopted.

- CARRIED

N. Report of Social Development Committee dated March 20, 1970

The Social Development Committee, under date of March 20, 1970, reported as follows:

"Under date of March 21, 1969, your Social Development Committee submitted its Report #5 dealing with the review of welfare changes and services. This report recommended Council sponsorship and support of a Citizens Congress on Welfare in conjunction with the Provincial Government Department of Social Welfare and private donors.

Council agreed with this recommendation and authorized an expenditure of $6,500 of civic funds and authorized involvement of civic departments with the Congress to aid and assist the development of the Congress.

Since Council's authority, the Social Development Committee has, at the request of the Minister of Social Welfare, forwarded suggested nominees for this Congress and in other ways assisted in the organizational aspects of the Congress' review. At the last meeting of your Social Development Committee, the Director of Social Planning/Community Development reported to the Committee on the latest meeting of the Citizens Congress on Welfare and circulated to the members of the Committee present, copies of the Minutes of that meeting. The Minutes of the Citizens Congress on Welfare at their meeting of February 24, 1970 quoted the following statement of the recently appointed Minister of Social Welfare presented to that meeting by the Assistant Deputy Minister of Social Welfare:

'The Minister has directed me to advise the Congress that he is carrying out a total re-organization of the Social Welfare Department which will, on April 1st, become the Department of Rehabilitation and Social Improvement and that due to the re-organization going on in the department, he has no items which he would like the Congress to examine at this time but at a later date there might be situations which he would like the Congress to review.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Social Development
Committee dated March 20, 1970 (cont'd)

The following is an extract from the Minutes of the meeting after the receipt of the statement of the Minister:

'In the light of the Minister's statement it appeared that the purpose and function of the Congress has altered and that the initial terms of reference did not appear to apply. A full discussion followed the reading of the statement and the comments of Mr. Egan on behalf of the City's Social Planning Department and Mr. Naphtali on behalf of the United Community Services were heard and discussed.

Mr. Guy then moved, seconded by Mr. Neal, that the Congress be and the same is hereby dissolved and that the Minister of Welfare be notified accordingly. The motion was carried unanimously.'

The Director of Social Planning/Community Developmend advised that it was his understanding that the 'in-put out-put' model being constructed by Management Sciences was going to be completed and that the model information would be available to the City of Vancouver.

The Social Development Committee discussed this action quoted above of the Citizens Congress on Welfare and the other aspects of the situation which reflected directly on the proposed policy of the Committee and of the Vancouver City Council and referred to the Joint Technical Committee, Department of Social Planning/Community Development.

a) The advisability of continuing the Citizens Congress on Welfare under the present terms of reference,

b) if the continuation is recommended on what basis, municipally or regionally or other and,

c) review the terms of reference and if felt advisable in light of altered conditions, such changes in the terms of reference and manner of operation as might be deemed advisable.

After further discussion, it was agreed by the Social Development Committee and is now RECOMMENDED that funds received for the Citizens Congress on Welfare from the Vancouver Foundation be returned to the Foundation with a letter of appreciation for the Foundation's support."

MOVED by Ald. Linnell,
THAT the foregoing report be adopted.

- CARRIED

MOVED by Ald. Broome,
THAT the previous authority granted to expend $6,500 to aid and assist the development of the Congress be withdrawn.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

O. Social Service Department:
Temporary Staff

The Board of Administration, under date of March 23, 1970, submitted a report with respect to additional temporary staff, approved by Council on December 16, 1969, as follows:

1 Clerk III
2 Clerks I
5 Clerk Typists II
8 Clerk Typists I
2 Social Workers I

The report sets out details by the Administrative Analyst indicating the circumstances, and the current situation respecting applicants for assistance, details with respect to records and a new filing system installed and estimated costs in respect of these positions as follows:

"Estimated Costs

The estimated monthly cost of the above positions is as follows:

(a) Control	1 Clerk III	$511
	1 Clerk I	321
	1 Clerk Typist II	364
Single Men's Unit		
	1 Clerk I	321
	1 Clerk Typist I	298
		$1,815
	Fringe Benefits 12½%	227
		$2,042
	Six months	$12,252
(b) Records, Typing Pool, Three Units		
	7 Clerk Typists I @ $298	$ 2,086
	4 Clerk Typists II @ $364	1,456
Intake	2 Social Workers I @ $537	1,074
		$ 4,616
	Fringe Benefits 12½%	577
		$ 5,193
	Three months	$15,579
(c) Total Estimated Cost		
	Single Men's Unit and Control	$12,252
	Records, Typing Pool, Three Units	15,579
		$27,831
	Less Canada Assistance Plan - 50%	$13,915
	Provincial - 25%	6,957*
		$20,872
	Estimated net cost to City	$ 6,959

* To be approved

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service Department:
Temporary Staff (cont'd)

The Assistant Administrator advises that he will request the Provincial participation as shown above.

It is recommended that the funds required to meet the salary costs indicated above be included in the Departmental budget for 1970 and that approval be given for the expenditure of such funds prior to approval of the budget."

MOVED by Ald.Linnell,
THAT this Board of Administration report, recommending approval of the report of the Administrative Analyst, be adopted.

- CARRIED

P. Sources of Funds for Parking Engineer

Under date of March 20, 1970, the Board of Administration submitted the following report of the City Engineer:

"At its meeting on January 23rd, 1969, Council received a Board of Administration report (dated January 13th, 1969) stating that the Downtown Parking Corporation accepted the suggestion that they should pay for technical assistance for the Vancouver Parking Commission. The moneys for this assistance were to be provided from operating surpluses of the D.P.C.

It now appears, that in view of the expansion underway at D.P.C. Lot Number 2, the D.P.C. surpluses for this year may not be sufficient to pay the full budgeted figure of $21,880.

Several sources of funds have been examined to determine what action might be taken if the D.P.C. is unable to provide the full budgeted amount. As a result of this examination, it is recommended that the necessary amount be taken from the Current Parking Meter Revenue Account (48/80) before the surplus for this account is divided between the Traffic Control Reserve and the Parking Meter Reserve funds. The amount of the D.P.C. surpluses available will then be paid into that account.

The Director of Finance has agreed to this procedure.

The City Engineer RECOMMENDS that the foregoing method of financing the Parking Engineer and recovering such funds as are avaible from D.P.C. surpluses be approved."

The Board of Administration recommends the report of the City Engineer be adopted.

MOVED by Ald. Sweeney,
THAT the foregoing recommendations be approved.

- CARRIED

Q. Tyne Street Underground Wiring Project

MOVED by Ald. Bird,
THAT the report of the Board of Administration, under date of March 20, 1970, submitting for information report on Tyne Street Underground Wiring Project, be received and referred to the Standing Committee on Finance for further consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN 1970, re CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to assess certain real property in the year 1970 for the purpose of defraying the costs and charges with respect to certain collective parking projects, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW (Auctioneer)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

cont'd....

MAR 24 1970

BY-LAWS (cont'd)

By-law to Amend By-law No. 4450
Being the License By-law (Auctioneer)
Continued:

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-law (Low Density Multiple Housing)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

(Various questions were asked of the Director of Planning)

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The by-law received two readings on March 17, 1970 and the third reading this day)

MOTIONS

1. Establishment of Land for Highway Purposes (Glen Drive, north of 5th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT the following City-owned land be established for highway, said land more particularly described as follows:

Parcel 6 (Reference Plan 2681) of Parcel "I", District Lot 2037, Group 1, New Westminster District, Plan 1341

be and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

2. Project 200: Demolition of Granville Viaduct

On March 17th, Notice was called on the following motion:

MOVED by Ald. Linnell,
THAT, before demolition and other permits are issued in respect of demolition of the C.P.R. Viaduct at the north foot of Granville Street, the Council receive ratification of the agreement re Cordova Street Extension and related matters, as set out in a former Council resolution.

(withdrawn)

Alderman Linnell requested, and agreement was given, to the withdrawal of this motion.

3. Property Taxes and Senior Citizens

On March 17th, Notice was called on the following motion of Alderman Bird, seconded this day by Alderman Linnell:

"MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT WHEREAS the U.B.C.M. Executive has discussed with Premier Bennett and his Executive the question of relief for senior citizens on fixed income, in regard to tax relief on their homes;

AND WHEREAS the Executive Council refused to consider the request;

AND WHEREAS there is some support in the Provincial Government for this relief;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council go on record as supporting the U.B.C.M. in this matter, and the Council bring the urgency of this matter to the attention of the Cabinet Ministers and M.L.A.'s."

The motion was put and, - CARRIED

MOTIONS (cont'd)

4. Development of the Jericho Defence Lands: Park Board

On March 17th, Notice was given on the following motion by Alderman Phillips, seconded this day by Alderman Linnell:

"MOVED by Ald. Phillips,
SECONDED by Ald. Linnell,
THAT a meeting of the Standing Committee on Planning and Development and the Park Board be held to discuss Park Board plans for development of the Jericho Defence Lands."

The motion was put and, - CARRIED

5. Contractors and City Streets

On March 17th, Notice was given on the following motion by Alderman Linnell, seconded this day by Alderman Sweeney:

"MOVED by Ald. Linnell,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City streets are adversely affected by the careless practices carried on by some contractors involved in construction projects;

AND WHEREAS such practices result in the City streets, including boulevards, being cluttered with building materials and various types of equipment;

AND WHEREAS the streets thereby become very untidy and unclean because of the muddy conditions which usually follow;

AND WHEREAS not one Civic authority but several appear to be involved in the control of this conduct resulting in delays to obtain early and appropriate action;

THEREFORE BE IT RESOLVED THAT the Board of Administration be requested to report on the most appropriate ways and means to require contractors involved in construction affecting the City streets to adhere to specific Civic regulations of control;

FURTHER THAT if the present regulations are not adequate to ensure good housekeeping on the City streets so affected, before, during, and after construction, the Board of Administration be requested to report to the Council the necessary action to make such regulations adequate and enforceable with a minimum of delay, possibly by providing authority to one Civic division in respect of the entire matter;

FURTHER RESOLVED THAT the attached memorandum of suggested remedies be reported upon by the Board of Administration in its overall report resulting from this resolution."

The motion was put and, - CARRIED

MOTIONS (cont'd)

6. Building #4:
Jericho Defence Lands

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the following motion proposed by Alderman Linnell be referred to the Standing Committee on Planning and Development for consideration when dealing with matters pertaining to Jericho Defence Lands:

> 'THAT the Park Board be requested to not demolish Building #4 at Jericho until Council has a chance to deal with it.'

- CARRIED

7. Leave of Absence:
Alderman Phillips

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT Alderman Phillips be granted leave of absence for the period March 30 to April 5, 1970.

- CARRIED

His Worship the Mayor advised he had called a special Council meeting for Thursday, March 26, 1970, at approximately 9:30 a.m., to consider 'In Camera', certain labour matters.

The Council adjourned at approximately 5:30 p.m.

***

The foregoing are Minutes of the Regular Council Meeting dated March 24, 1970, and the reports referred to are those on Page(s) 145 - 179.....

MAYOR

CITY CLERK

MARCH 20TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated March 20th, 1970)

1. Fruit Row Agreements - Private Roadway south of Malkin Avenue West of Glen Drive - Westfair Properties Ltd.

"An Agreement dated 14th June, 1948 between the City of Vancouver and the Great Northern Railway Company provided for a private roadway south of Malkin Avenue from approximately the southerly production of Princess Avenue to Glen Drive through the Railway lands. The purpose of the private roadway was to provide adequate off-street parking and unloading of vehicles on the Railway lands and to reduce traffic congestion on Malkin Avenue which was to be developed as a major street.

The foregoing Agreement was subsequently modified by Agreements dated 30th May, 1949 and 24th September, 1951. The 1949 Agreement had no effect on the private roadway but the 1951 Agreement did permit Chess Brothers Ltd. to construct a warehouse on the private roadway. (This construction has not taken place.)

The Railway Company has sold most of the lands affected by the private roadway and the purchasers are bound by the 1948, 1949 and 1951 Agreements.

The aforementioned Agreements were modified by an Agreement dated 21st January, 1965 which provides:

(a) Where an owner desires to construct a building upon the private roadway in his parcel he shall provide the City Engineer with a plan showing the development.

(b) If the City is satisfied that the plan shows adequate parking, loading and unloading areas for vehicles and adequate access to Malkin Avenue so that traffic congestion will not be created on the street, the City may grant permission to the owner to construct a building upon the private roadway on terms and conditions satisfactory to the City.

The City has granted the owners of Lots C and D permission to construct a building on the private roadway in their lots.

An application has been received from Eng & Wright, Architects, agent for Westfair Properties Ltd. for permission to construct a building which will be in part upon the private roadway in Lot E, Block 1, D.L.'s 196 and 2037 adjacent to aforementioned Lots C and D.

Item No. 1

"The applicant was advised that Council had determined that the permanent alignment from the Georgia Viaduct Replacement to Highway 401 be via Malkin Avenue and the Great Northern Cut, that the Georgia Viaduct Consultants are commencing an immediate study of this permanent alignment in terms of freeway standards and of grade street standards and that the private roadway in Lot E could be affected by this permanent alignment.

The applicant has advised that it is imperative to occupy the proposed building by mid-Summer of this year and has requested an early decision as to whether or not the private roadway in Lot E can be built upon with no restrictions

Lot E is located within a corridor where the Consultants will be considering the location of the permanent alignment connection from the Georgia Viaduct Replacement to Highway 401.

Until the Consultants' report has been completed and Council has finalized the location of the connection it will not be possible to determine to what extent the private roadway in Lot E may or may not be affected by this highway proposal.

I RECOMMEND that permission to construct a building upon the private roadway in Lot E be not granted at this time pending the finalization of the location of the highway."

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer on 23rd Avenue between the lane east of Main Street and Prince Edward Street

"Reconstruction of this sewer, which is in poor condition, is required prior to proposed paving.

The estimated cost is $17,500.

I RECOMMEND that $17,500 be appropriated for this purpose from 1969 Sewers Capital Budget Account Code 0115/7001 'Provision for Unspecified Projects - Miscellaneous'."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer on Prior Street from Hawkes to Campbell Avenue, etc.

"The four blocks of property bounded by Prior and Georgia Street and by Heatley and Campbell Avenues are presently discharging combined sewage to Terminal Avenue storm drain. In order to remove this source of pollution it is necessary to build a new diversion manhole at the junction of Union and Hawkes, also a new sewer along Prior Street from Hawkes Avenue to Campbell Avenue, and then north of Campbell Avenue from Prior to the L/S Union. This will divert the flow to the Raymur Trunk system.

I RECOMMEND that $12,000 be appropriated for this purpose from the 1969 Sewers Capital Budget Account Code 0115/6901 'Pollution Control - Provision for Unspecified Projects', and $10,000 from Account Code 0115/7001 - 'Provision for Unspecified Projects'."

Your Board RECOMMENDS that the foregoing be approved.

. . cont/d

RECOMMENDATIONS

4. Allocation of Funds from Traffic Control Reserve for Minor Modifications to Existing Traffic Control Signals

The City Engineer reports as follows:

"Annually it is required that minor modifications be made to existing traffic signal equipment. Cost of the work for this year has been estimated to be $15,000. In order that this work can be carried out as and when required, it is necessary that funds be allocated from the Traffic Control Reserve Fund.

It is therefore RECOMMENDED that the sum of $15,000 be allocated from the Traffic Control Reserve Fund for these minor modifications."

Your Board

RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

RECOMMENDATION & CONSIDERATION

5. Tender No. 56-70-1 - Supply of Asphalts (Liquid and Paving) For a 12 Month Period

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by the Board of Administration on January 26, 1970, and referred to the City Engineer and Purchasing Agent for report. The working copy of the tabulation is on file in the Purchasing Agent's Office.

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

The funds for all purchases are provided in the Revenue Budget.

There are two aspects of this Tender that require some explanation.

1. Delivery

In order to provide maximum operational flexibility, prices were requested for the following alternative methods of delivery for all products.

Method (A) - picked up at refinery.

Method (B) - delivered to City Tank Trucks.

Method (C) - delivered to Cambie Yards.

Method (D) - picked up at central locations (from mother trucks supplied by the contractor).

2. Prices

Tenderers were requested to state their Posted Tank Truck prices as of January 1st and offer a discount from the Posted Tank Truck prices. The discounts to be firm for the duration of the contract, but the tank truck price could fluctuate up or down with market changes.

. . cont/d

Clause No. 5 cont/d

This pricing system, which has been preferred by the industry, in the past has worked very well because invariably all suppliers have had the same Posted Tank Truck prices, and if one supplier made a price change, the others followed within a few days; therefore, the award could be made to the firm offering the largest discount.

In this instance, however, there has been a departure from the historical pattern. On January 5, 1970, Imperial Oil Ltd. revised their Posted Prices upwards by 7/10 of a cent per gallon for Liquid Asphalts, and $1.40 per ton on the Paving Asphalts. Gulf Oil Limited did not bring their prices into line until one month later, and the other two firms (Shell Canada Ltd. and Standard Oil Co. Ltd.) have still not done so.

Imperial Oil Ltd. submitted a letter of explanation after the closing of tenders, which stated they showed their Prevailing Posted Price as of January 5th instead of January 1st as requested. (See copy attached).

This affects the low bid position on one of the items only (MC Grades by Methods A & C). We are, therefore, recommending, subject to contract satisfactory to the Corporation Counsel, the award of all Asphalts, with the exception of that item which we are submitting for Council consideration.

RECOMMENDATIONS

IMPERIAL OIL LTD.

RC Grades - by Methods A & C -

for a total estimated cost of $847.00.

STANDARD OIL CO. LTD.

RC Grades - by Methods B & D.

Emulsions - RS2K - by Methods A, B, C & D,

for a total estimated cost of $27, 730.00.

SHELL CANADA LTD.

MC Grades - by Methods B & D.

Emulsions - RS1 Grade - by Methods A, B, C & D,

for a total estimated cost of $20,135.00.

GULF OIL CANADA LTD.

8500 Grade - by Methods A, B, C & D,

for a total estimated cost of $67, 600.00.

COUNCIL CONSIDERATION - of MC grades by Methods A and C.

Should Council wish to allow the letter of explanation offered by Imperial Oil Co. Ltd., this firm would be low on MC Grades by two methods of supply, thereby increasing the amount of their award by $21,210.00 for a total award of $22,057.00.

Should Council not wish to allow the letter of explanation, we recommend that this item be awarded to Shell Canada Ltd., in the amount of $22,125.00 thereby increasing Shell's award to $42,260.00.

. . cont/d

Clause No. 5 cont/d

As stated earlier -

(a) The discounts are firm for the duration of the contract.
(b) The Posted Tank Truck prices are not firm-they may flucuate up or down with the market.
(c) Posted Tank Truck prices have been identical in the past so the awards have been made to the firms offering the largest discounts.

In this instance, Imperial Oil Ltd. offered the largest discount but because Shell Oil Ltd. (the firm offering the next highest discount) has not followed the historical pattern of making their posted prices identical, two possibilities exist i.e. -

(1) If, within the near future, the Posted Tank Truck prices follow the historical pattern and become identical; the lowest bid will be from Imperial Oil Ltd.

Imperial Oil Ltd.	Shell Oil Ltd.	Difference
$22,260.00	$23,175.00	$915.00

(2) If the difference in the posted prices is maintained, the lowest bid will be from Shell Oil Ltd.

Imperial Oil Ltd.	Shell Oil Ltd.	Difference
$22,260.00	$22,125.00	$135.00"

Your Board

RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved and submits for Council CONSIDERATION the balance of the tender.

* * * * *

FOR ADOPTION SEE PAGE(S) 131

MAR 24 1970

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Social Allowances - Revised Rates

The Social Service Administrator advises as follows:

"The Assistant Deputy Minister of Welfare has issued Serial Letter 445-355 under date of March 4th, 1970, which is self-explanatory. A copy of this Letter is circulated. The specific points for Council's approval are (1) Social Allowances and (2) Boarding and Nursing Home Rates. The increases are effective April 1st, 1970, and authority to implement these increases is requested."

Your Board RECOMMENDS that with regard to Social Allowances authority be given to the Social Service Administrator to pay the revised rates authorized by the Provincial Government.

However, with regard to Boarding Home and Nursing Home rates the situation is already covered by Council resolution of January 27, 1970.

Council may wish to consider whether they would like the Health and Welfare Committee to consider the revised Social Allowances.

2. Overtime - Single Men's Section and Conversion of Records Section

The Social Service Administrator reports as follows:

"There has been an unusually high number of applications for social assistance from single men since January 1, 1970, which has resulted in the need for the staff of the Single Men's Section, and the Control Section, to work overtime on five occasions in order to keep abreast of the demand.

In addition, the conversion of the filing system has necessitated a great deal of overtime on the part of the clerical staff in Records and other sections.

As a result over $4,000 has been expended on overtime from January 1, 1970, to the end of February for which no funds are available in the 1970 Budget.

It is anticipated that when additional staff for the Single Men's Section, which was approved by City Council on February 24, 1970, are hired there will be no further need for overtime in that Section. There will be, however, a continuing need for overtime in connection with the filing system and vouchering system which will be the subject of a further report at a later date.

RECOMMENDED that sufficient funds ($6,000) be approved in advance of 1970 Budget in order to cover the cost of overtime already worked and for anticipated overtime required to March 31, 1970."

Your Board RECOMMENDS the foregoing recommendation of the Social Service Administrator be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 131

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Temporary Display Cottage - 2122 Kingsway

The City Building Inspector has received a request from FAB-A-LOG Construction Ltd. to erect a temporary display cottage at 2122 Kingsway until December 31, 1971.

The City Building Inspector reports as follows:

"The building is a log cabin type structure supported on wooden skids and does not meet the minimum requirements for wood frame construction of the Building By-law. However, as provided for in Section 2.6 of the Building By-law, I am prepared to recommend that the cottage be permitted on this site, for display purposes, until December 31, 1971 subject to the following conditions:

a) The applicant shall deposit with the City, a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period.

b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

2. Exchange of Property with Park Board: Southeast Sector

The Chairman of the Technical Planning Board reports as follows:-

"Within the existing registered subdivision covering the area of the Southeast Sector Development, there are five sites reserved for park purposes.

The Superintendent of Parks has requested that the terms of the exchange of existing parks for the new parks proposed in the Southeast Sector plan be determined prior to the release by the Park Board of existing parks for resubdivision purposes.

Existing Park Sites
The existing parks are shown on the attached Appendix I. The total area is approximately 25.0 acres based on registered plans. It is proposed that these parks be released by the Park Board for resubdivision purposes.

New Park Areas
The new park areas are shown on the attached Appendix II. These areas were approved by Council on May 31, 1968 as part of the overall concept plan for the Southeast Sector.

Cont/d.

Clause 2 Cont/d.

On July 8, 1968, the Park Board resolved:

'THAT the proposed parks be approved on the understanding that no capital funds were included in the Board's existing Five Year Plan for development of the proposed new park sites.'

Proposals for Exchange of Property

a) The park areas numbered 3, 5 and 9 on the plan attached as Appendix II are proposed to be dedicated to the Park Board at no cost as a straight exchange for the existing registered park sites. This includes the 13.2 acre community park and two neighbourhood parks of 6.8 acres and 5.0 acres. The total of these park areas is equal to 25.0 acres of existing park sites. It should be noted, however, that minor revisions to the exact boundaries may result from final survey of the new parks.

b) With reference to the plan attached as Appendix II, the walkway park areas numbered 1, 2, 4, 6 and 7, which total about 5.6 acres, and the Lookout and Major Park areas numbered 8 and 10 which total about 113.7 acres, are proposed to be reserved for park purposes pending purchase by the Park Board.

In accordance with the general policy of Council, the Park Board would purchase these areas at market value out of its Five Year Plan funds; the order of purchase to be established by the Park Board.

The acreage of the areas proposed to be purchased is subject to minor revisions resulting from final survey, and from the redesign of Areas "E" and "F" presently under study by the Planning Department in accordance with Council's resolution dated May 20, 1969.

Recommendations:

It is recommended that:

a) Council approve the proposals for the exchange of park sites in the Southeast Sector between the Park Board and the City as described in this report and outlined on the plans attached as Appendices I and II.

b) The Park Board be requested to approve the proposals set forth in this report, following which the existing park sites be resubdivided in accordance with the latest approved plans for the Southeast Sector.

c) Council reserve for park purposes, the 119.3 acres of walkway, Lookout and Major park areas, pending their acquisition by the Park Board in accordance with the general policy of Council, i.e. at market value."

Your Board RECOMMENDS that the above report of the Technical Planning Board be approved.

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FOR ADOPTION SEE PAGE(S) 132

MAR 24 1970

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim No. 9908 - Accident April 1, 1969
   Michael Joseph Mikulus, 860 Howard St.
   Burnaby, B.C.

The Corporation Counsel reports as follows:-

"Mr. Michael Joseph Mikulus was involved in an automobile accident on April 1, 1969 which resulted in damage in the amount of $1,575.00 to a City-owned vehicle under the control of the Water Works Operations Branch of the Engineering Department. This accident involved a number of vehicles and some serious injuries resulted. Because of the monetary limits of liability in the insurance policy held by Mr. Mikulus, his insurance company has been unable to settle the claims to this date. Since there is a one-year statute of limitations on motor vehicle accidents, the City must commence its action before April 1, 1970 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Mikulus to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 132

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, February, 1970

The Board considered the following report of the Director of Finance respecting Security transactions during the month of February, 1970, and a Summary of Securities held by the General and Capital Accounts as at February 28, 1970.

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased					
Feb. 2	Bank of Montreal	Feb. 27/70	$2,314,288.36	$2,300,000.00	25	9.07
4	Bank of Montreal	Feb. 13/70	1,502,681.51	1,500,000.00	9	7.25
17	Bank of Montreal	Feb. 27/70	1,252,482.88	1,250,000.00	10	7.25
20	Bank of Montreal	Feb. 24/70	400,317.81	400,000.00	4	7.25
			$5,469,770.56	$5,450,000.00		

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SINKING FUND TRANSACTIONS

Exchange of Canada 5% Bonds due October 1, 1973 for City of Vancouver 4¼% Debentures due October 15, 1973 to Provide an Improved Yield for the Sinking Fund Portfolio.

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Disposal						
Feb. 5	Canada 5%	Oct. 1/73	$410,000.00	$89.50	$366,950.00	3/8	8.38
	Acquisition		$U.S.	$U.S.	$U.S.		
Feb.23	≠ City of Van. 4¼%	Oct.15/73	$400,000.00	$84.06	$366,240.00	3/8	9.50

≠ These City of Vancouver bonds acquired are payable in U.S. dollars both as to principal and interest and values quoted are therefore in U.S. dollars.

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Date	Type of Security	Maturity Date	Maturity Values	Cost	Term Days	Yield %
	Bank Deposit Receipt Purchased					
Feb. 5	Bank of Montreal	Feb. 23/70	$376,363.87	$375,000.00	18	7.375

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GENERAL AND CAPITAL

SUMMARY OF SECURITIES HELD AS AT FEBRUARY 28, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Medium Term		
Canada 4¼% Bonds due Sept.1/72	$4,319,000.00	$4,264,922.56

RECOMMENDED by the Board of Administration that the above report of the Director of Finance re Sinking Fund and Investment Matters be confirmed.

2. Purchase of the Remaining Components of the City's Computer System

Your Board has received the following report of the Director of Finance:

"On August 26, 1969, Council approved the recommendations of the Director of Finance to purchase part of the computer system through IBM's Government Installment Payment Plan (GIPP) with a net annual budget saving of approximately $10,000 (if the value of owning the computer after the end of the purchase period is taken into account, the economic savings are $26,000 per year). There is an option in the agreement which allows the City to terminate the agreement with IBM at the end of any fiscal year. The remaining components of the computer system were left on the normal rental agreement because it was probable that they would have to be replaced by faster units much sooner than those components recommended for purchase. If all components were placed on the purchase plan at one time, the contract would have had to be cancelled at the time the first component was replaced.

The City can now realize an additional budget saving of $6,000 per year since IBM has recently modified its GIPP contract such that components can be removed from the contract without voiding the agreement for the rest of the system. The contract has been further modified to allow one component to be replaced by another at any time, not just at the end of any fiscal year.

With these restrictions removed, it is now possible to include the remaining installed components on the purchase contract.

The affected components are:

1403 printer
2841 direct access control
2 - 2311 direct access disk drive unit
2415 magnetic tape unit

Total monthly rental for this equipment is $4,677 including 5% P.S.T. Monthly payments on the Government Installment Payment Plan would be $3,487 including 5% P.S.T. In addition to the $3,487 the City must pay for maintenance service.

Cost comparison

Present monthly rental including 5% P.S.T.		$4,677
Proposed monthly payments GIPP (incl. 5% P.S.T.)	$3,487	
Maintenance agreement	660	
Insurance	25	4,172
Total monthly savings		$ 502

I recommend that the City enter into the Government Installment Payment Plan (designed by IBM for Government units) with IBM for the purchase of the presently installed 1403, 2841, two 2311s, and 2415 computer components at an approximate cost of $4,172 per month, including maintenance and insurance, with approximate annual budget savings of $6,000, and that the 1970 operating budget be reduced accordingly, for the remaining portion of the year."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

INFORMATION

3. North Fraser Harbour Commissioners:
1969 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31st, 1969, have been received and copies are circulated for the information of Council.

It will be noted that the net earnings for the year 1969 are reported as $401.00 and have been added to the Reserve for Future Harbour Development.

The Reserve for Future Harbour Development now stands as follows:

Balance forward January 1, 1969	$353,545
Add: Investment Earnings 1969	27,152
Operating Surplus 1969	401
	$381,098
Less Expenditures on Capital Works	94,334
Reserve Balance at Dec. 31, 1969	$286,764

A Reserve for Ice Breaking and Emergencies has been retained during the year at $150,000.

Section 16 of the Fraser Harbour Commissioners' Act provides that any surplus profits shall be divided equally between the Municipalities of Richmond, Burnaby and the City of Vancouver.

However, the reserve balances of $286,764 and $150,000 respectively as reported above have been retained by the North Fraser Harbour Commissioners for the purposes noted. The foregoing treatment of reserve funds is consistent with the practice of many years and has previously been reported to Council each year."

Your Board submits the above report of the Director of Finance for the information of Members of Council.

RECOMMENDATIONS

4. Tender No. 12-70-3 -
Policemen's Oxfords & Firemen's Boots

The following report, with respect to Tender No. 12-70-3 for Policemen's Oxfords & Firemen's Boots, has been received from the Purchasing Agent, the Chief Constable, and the Fire Chief:-

"We recommend ACCEPTANCE of the only tender received, which was submitted by the J. Leckie Company Limited, in the amount of $18,484.70, plus 5% Provincial Tax.

These oxfords and boots will be union made in Winnipeg, Manitoba.

We further recommend that Council authorize this contract in advance of Council's approval of the 1970 Budget. The oxfords and boots are covered by the Police and Fire Union Agreement, and early ordering will satisfy the Union request that deliveries be made by July 15, 1970."

Your Board RECOMMENDS the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved.

5. Tender No. 12-70-2 -
Policemen's and Firemen's Shirts

Tenders for Policemen's and Firemen's Shirts were opened by your Board on February 16, 1970, and referred to the Chief Constable, Fire Chief and Purchasing Agent for report. The working copy of the tabulation is on file in the Purchasing Agent's Office. The officials report as follows:

"We recommend ACCEPTANCE of the following low bids:-

Item No.	Description	Total Price	Name of Low Bidder
1.	Policemen's DRESS Shirts	$12,147.50 (plus 5% Tax)	Empire Shirt Mfg. Co. Ltd.
2.	Firemen's DRESS Shirts	$ 6,871.50 (plus 5% Tax)	Empire Shirt Mfg. Co. Ltd.

The above firm supplied the City's requirements last year and completed the contract satisfactorily.

We further recommend that Council authorize this contract in advance of Council approval of the 1970 Budget. The Police and Fire shirts are covered by the Police and Fire Union Agreement, and early ordering will satisfy the Union request that deliveries be made by May 30, 1970."

Your Board RECOMMENDS the recommendation of the Purchasing Agent, Chief Constable and Fire Chief be approved.

CONSIDERATION

6. Canadian Red Cross Society:
Grant Equal to Rental of
Queen Elizabeth Theatre Rehearsal Room

A letter has been received from the Canadian Red Cross Society advising that the Vancouver Vocational Institute is sponsoring a Blood Clinic on Thursday, April 16, 1970. The Society is confronted with the problem of finding suitable accommodation in which to hold the Clinic, as the Institute is extremely short of space.

The Society has been in touch with the Manager of the Queen Elizabeth Theatre, who has advised that the Rehearsal Room of the Theatre is available on April 16th. Therefore, the Canadian Red Cross Society is requesting a grant of $70, equal to the rental of the Rehearsal Room, for a Blood Donor Clinic on April 16th.

Your Board notes that Council on October 7, 1969, passed the following Motion regarding the Society's similar request last year:

"THAT a grant equal to the rental of the requested space, be approved."

Your Board submits the foregoing for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 132

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MARCH 13, 1970

RECOMMENDATION

1. Salary and Classification Review - One Position - Planetarium Technician I, Planetarium Division, City Museums Department

The Director of Personnel Services reports as follows:

"At the request of the Director of Museums, I have conducted a review of the duties and responsibilities of all positions in the Planetarium Division of the City Museums Department. Only one position is to be dealt with in this report, and is discussed below. The excluded position of Curator, Vancouver Planetarium will be considered at a later date, and the remaining positions will be reported on to the Board of Administration.

Planetarium Technician I (A. B. Guilmant-Smith)

The incumbent of this position is responsible for the recording, editing, equalizing, and mixing of sound for Planetarium shows, using sophisticated electronic equipment; developing special circuits and devices required for the production of varied sound effects; and performing maintenance tasks. The production of Planetarium shows has proven to be more complex than anticipated originally, and as a result, this requires greater technical skill and greater independence of action. In reviewing the overall duties and responsibilities of this position and in comparing related internal classes in the Museums Department, I recommend that the position be reclassified from Pay Grade 19 to Pay Grade 20, effective July 1, 1969. I have also revised class specification no. 369 (Planetarium Technician I) to more appropriately reflect the work performed, and recommend that it be adopted. It is further recommended that the auto allowance established for this position be continued on the same basis. The estimated recurring annual cost of this proposal calculated at the final steps in the pay ranges at 1969 rates and including fringe benefits at 10% will be $436.

The Comptroller of Accounts reports that the additional funds, estimated at $514 for six (6) months in 1969 and twelve (12) months in 1970 will be provided by an adjustment of the 1970 departmental salary appropriation during budget review.

The Director of Museums and the Business Manager, Vancouver City Hall Employees' Association are both in agreement with this recommendation."

. . . Cont'd.

Clause No. 1 Cont'd.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
A. B. Guilmant-Smith	Planetarium Technician I P. G. 19 ($537-642)*	Planetarium Technician I P.G. 20 ($562-675)*	July 1, 1969

*Salary includes consideration for working irregular hours and/or weekends.

Your Board

RECOMMENDS (1) that the foregoing recommendation of the Director of Personnel Services be adopted;

(2) that the following class specification, as revised by the Director of Personnel Services be adopted:

No. 369 Planetarium Technician I (Revised)

* * * * *

FOR ADOPTION SEE PAGE(S) 132

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 20, 1970

RECOMMENDATION

1. Automobile Allowances - City Museums Department Staff

The Director of Personnel Services reports as follows:

"On December 16, 1969, City Council adopted a report of the Board of Administration on staffing arrangements in the City Museums Department, reclassifying a number of positions. Several of the positions that were reclassified had been previously granted automobile allowances, however, the continuation of this allowance was not dealt with in that report. The situation with regard to the need for car allowance has not changed and, consequently, I recommend that the following positions continue to receive this allowance as they had done before, and on the same basis.

Incumbent	Classification Prior to Dec.16/69	Present Classification	Effective Date
S. A. Cuthbertson	Junior Museum Supervisor	Museum Student Education Officer	Dec. 16, 1969
H. Campbell	Museum Education Co-ordinator	Museum Adult Education Officer	Jan. 1, 1970
Vacant (M.J. Hale previous incumbent)	Museum Collections Assistant	Museum Curatorial Assistant	Dec. 16, 1969
J. Watson	Museum Display Technician II	Museum Display Technican III	July 1, 1969
L. McCann (temporary incumbent)	Museum Curator II (Maritime Museum)	Museum Curator I (Maritime Museum)	Dec. 16, 1969
1 Vacant Position (J.B. Stanton previous incumbent) L. Maranda G. Stewart G. Calvert	Museum Collections Assistant	Museum Curatorial Assistant	July 1, 1969

On March 10, 1970, City Council approved the reclassification of another position of Museum Collections Assistant (D. A. Hayes - incumbent) to Museum Library Assistant. An automobile allowance had also been previously authorized for this position and, consequently, I recommend that the allowance be continued on the same basis, effective July 1, 1969."

Your Board RECOMMENDS that the foregoing report of the Director of Personnel Services be adopted.

CONSIDERATION

2. Overtime - Garage Night Shift Foreman

The City Engineer reports as follows:

"On May 13, 1969, the Director of Personnel Services recommended to Council that the Trades Foreman II (Night Shift), Equipment Branch, be granted an additional pay grade ($40 per month). An apparent need for continued regular overtime provided the justification for the recommendation. The recommendation was not accepted, and Council instructed officials to try to eliminate the overtime.

Through the Research and Systems Committee, your Board has had an analysis of the reasons for this overtime carried out. Officials have attempted to establish an acceptable procedure for its elimination. Unfortunately, all possible means of eliminating this overtime involve either excessive costs or unreasonable operating procedures. The Equipment Branch night shift concerns itself primarily with the maintenance of equipment. Particular priority is placed upon equipment which is required urgently, such as refuse trucks and police vehicles. Loss of productivity on this shift could seriously affect the operating departments of the City.

The overtime which the foreman works is necessitated by three factors:

(1) The need for communication between the day and afternoon shifts in the Garage.

(2) The need to plan the allocation of work before tradesmen arrive so that unproductive time of tradesmen will be minimized.

(3) The need to carry out work related to shift end and closing of the Shops and Garage, without causing unproductive tradesmen time.

Three major possibilities for elimination of overtime were considered in detail. These are described below, with associated disadvantages.

(1) Require the foreman to work only his regular 8 hour shift from 4:30 p.m. to 1:00 a.m. At the beginning of this shift, tradesmen would have to wait for jobs to be assigned to them. It is estimated this would take up to 1/2 hour and, therefore, some tradesmen would work only 7½ hours. Some losses would also occur at shift end if clerical and procedural work had to be completed by the foreman by 1:00 a.m. This method of eliminating overtime would result in loss of productive time on the night shift. It is estimated that the costs of the above losses in productive time would be in excess of $800 per month.

(2) Attempt to shift the preliminary jobs associated with the afternoon shift, and the communication between shifts, to the Superintendent and Assistant Superintendent of the Garage Day Shift; do not permit the night shift foreman to carry out any work after 1:00 a.m., but continue to have the tradesmen work up to 1:00 a.m. and on occasion beyond this on an overtime basis. The Superintendent and Assistant Superintendent of the Garage already work longer hours than they are formally required to do. Placing additional requirements upon their positions is unacceptable.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Elimination of the jobs after 1:00 a.m. would slow down the communication between the Garage Night Shift and the using Branches, so that equipment could not be used immediately on the day following night shift maintenance. Information left for the Garage Day Shift would not reflect work done by tradesmen late in the shift.

(3) Attempt to upgrade the Trades Foreman I to Trades Foreman II, the Trades Sub-Foreman to Trades Foreman I, and a Tradesman to Trades Sub-Foreman for one hour per shift, permitting the Trades Foreman II to take one hour off at mid-shift. This proposal does not conform to common operating practice, and would cost $100 per month. In addition, the Trades Foreman II would work what is essentially a split-shift, for which extra compensation would probably be justified.

The City Engineer and your Board felt that Council would wish to consider this report of the Research and Systems Committee, before finalizing any judgment on this matter."

Your Board submits the matter to Council for consideration.

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FOR ADOPTION SEE PAGE(S) 132-133

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 20, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following sale by tender be approved under the terms and conditions set down by City Council, it being the highest offer received:

Re: Lot C, D.L. 36 & 51, Plan No. 13304
Sit: W/S Boundary Rd. between Wellington & Rae Aves.
(The above lot is zoned RS-1 - Single Family Dwelling District)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Dickman Construction Ltd.	C	Irregular	$10,600.00	9-3/4% (City Terms)	-

2. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lot 92, D.L. 729, Plan #13271
Sit: E/S Ross St. South of 45th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
H. & P. Construction	92	Irregular	$12,500.00	City Terms @ 9-3/4%	Peat is known to exist in area and no guarante is given to soil stability.

PART II

SUNDRIES

3. Acquisition - Georgia Viaduct Replacement
800 Main St., 208 & 210 Union Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Property Matters, July 25, 1969, confirmed by Council on July 29, 1969, approving the expropriation of Lots 1 and 2, Block 21, D.L. 196, being 800 Main Street, 208 and 210 Union Street, the owners having refused an offer of $110,000.00, and also appointing Professor E.C.E. Todd as the City's nominee to the Board of Arbitration.

These premises comprise a site 57' x 120', zoned CM-1, improved with a 3 storey masonry building erected in 1910. This building has a ground floor area of 6840 sq. ft., partial basement, tar and gravel roof, brick and stucco on the exterior and a concrete foundation.

Following serving of the Notice of Expropriation, the owner's solicitor filed particulars of claim for compensation in the amount of $165,000.00. Negotiations have continued with both the owners and their solicitor. The owners have now offered to accept the sum of $118,000.00 in full settlement of all elements of their claim as of March 31, 1970. Sale is subject to the existing lease of the premises known as 800 Main St. occupied by a drug store (London Drugs) under a lease expiring Oct. 31, 1974. The City is negotiating separately with this lessee for early termination of the lease, and this matter will be subject to a subsequent report to Council.

The City Solicitor and the Supervisor of Property and Insurance, after review of recent independent appraisals, and of the owner's compensable costs, such as independent appraisals, legal fees, loss of revenue, etc. consider the proposed settlement as reasonable and would recommend its acceptance.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for $118,000.00 on the foregoing basis, chargeable to Code #172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 133

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

MAR 24 1970

MARCH 12, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, March 12, 1970, at approximately 2:00 p.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Sweeney

CLERK: D. Scott

The minutes of the meeting held February 26, 1970, were adopted.

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Town Planning Commission : Organization

The Vancouver City Council on December 2, 1969, referred the following report of the Board of Administration, dated October 28, 1969, to the Standing Committee on Planning, Development and Transportation:

"The Director of Planning has submitted the following report:

'On March 25, 1969, Council adopted the following extract and recommendation of the Standing Committee on Planning, Development and Transportation based on a report, dated February 21, 1969, prepared by Mr. J. MacD. Lecky, Chairman of the Town Planning Commission and the Director of Planning:

"1. adopt the proposals in this report,

2. disband the Urban Renewal Consultative Committee and thank members for their services,

3. rename the Town Planning Commission the 'Vancouver City Planning Commission',

4. authorize the Director of Planning in co-operation with the Corporation Counsel to revise the Town Planning Commission By-law,

5. request the Director of Planning to report on required changes to the Zoning and Development By-law and other required changes of procedure,

6. request the Director of Planning in co-operation with the Town Planning Commission Chairman to report on any additional budget for the Commission.

RECOMMENDED that recommendations 1-3 and 5 and 6 contained in the report of the Director of Planning and Chairman of the Town Planning Commission dated February 4, 1969, and quoted above be adopted after adding the words 'in principle' at the end of Recommendation 1.

FURTHER THAT all interested groups be requested to submit written briefs on this report for the consideration of Council."

. . . . Cont'd.

Clause 1 Continued

As a result of the last instruction, nine organizations received copies of the report and seven briefs have been submitted. Copies of the briefs and an analysis are added as Appendices A and B. The original report is attached as Appendix C. With few exceptions the briefs endorse the proposals in the report. Where submissions disagree, they tend to contradict each other. The conclusions in the original report, therefore, remain valid.

Three advisory groups were proposed in the original report:

1. Urban Renewal and Redevelopment
2. Transportation
3. Zoning and General Planning

The first group was to deal with the specifics of Urban Renewal and Redevelopment. It is suggested that its establishment should be delayed until future programmes for Urban Renewal and Redevelopment in the City are clarified.

It has also been suggested that there should be a fourth advisory group set up to bring neighbourhood representatives together to discuss local problems. This might be a worthwhile objective, yet to select a representative small group would be impracticable.

It appears, therefore, that the Town Planning Commission and its advisory groups should deal with matters on a City-wide basis. However, the Commission could arrange special meetings with area groups when necessary.

Although they have not submitted a brief, there have been discussions with members of the Design Panel to consider ways in which they can assist the City. These discussions followed a meeting between the Panel members and the Standing Committee on Planning, Development and Transportation on February 18, 1969.

The Panel is appointed only to advise the Technical Planning Board on architectural design. However, members have suggested that they would be pleased to serve on the proposed Zoning and General Planning advisory group of the Town Planning Commission. This would provide a way for the Design Panel to take part in discussions on general planning matters as part of the Town Planning Commission advisory group.

The briefs and the relationship of the Design Panel to the Town Planning Commission advisory group has been discussed with Mr. J. MacD. Lecky, Chairman of the Town Planning Commission, who concurs with this report. He agrees that the recommendations of the original report should be put into practice as soon as possible.

Accordingly, it is RECOMMENDED that Council confirm their action of March 25, 1969, and instruct that the February 21, 1969, report on Town Planning Commission organization be implemented as soon as possible.

FURTHER, that the Corporation Counsel in consultation with the Director of Planning and Chairman of the Town Planning Commission be authorized to revise the Town Planning Commission By-law and that one or more members of the Design Panel be appointed to the Advisory group on Zoning and General Planning.

FURTHER, that there be no action at present to establish the advisory group on Urban Renewal and Redevelopment.'

. . . . Cont'd.

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Clause 1 Continued

Your Board endorse the recommendations in this report, but bring two points to Council's attention for their consideration:

(a) The appointment of three members of Council to the Town Planning Commission may be a heavy burden on members of Council, who have sought to divest themselves of some of their responsibilities on Outside Boards;

(b) Council may wish to retain the right to have the Director of Planning report to them first, particularly by way of progress reports to the Standing Committee on Planning, Development and Transportation, although the views of the Town Planning Commission would be sought before a final decision is made."

The Committee noted a communication from the Chairman of the Town Planning Commission dated December 9th dealing with the subject matter.

A report of the Board of Administration dated February 21, 1969, to which was attached a joint report of the Chairman of the Town Planning Commission and the Director of Planning dated February 4, 1969, was again considered, this report having been previously considered at a Standing Committee meeting on March 13, 1969. The Chairman of the Town Planning Commission and the Director of Planning discussed this report with the Committee.

After considerable discussion, it was

RECOMMENDED that

(a) there be only one Alderman on the Town Planning Commission, who will be appointed by Council and be a voting member;

(b) the Council recognize the point of the Chairman of the Town Planning Commission that there is no intent in the February 4th report to usurp Council's function of holding Public Hearings, particularly in relation to zoning matters. However, the Council takes the view that the question of consulting to obtain local or specialists' points of view would be recognized as within the authority of the Commission and therefore the Commission would be authorized to establish special committees and have meetings with local or special groups;

(c) the membership of the Town Planning Commission be comprised as follows:-

1 Alderman
1 Member of the School Board
1 Park Commissioner
9 representatives appointed by Council
2 representatives appointed by the Commission

(d) the item "Method of Selection" as contained on page 5 of the report of the Chairman of the Town Planning Commission and the Director of Planning dated February 4, 1969, be deleted;

(Alderman Broome is recorded as voting against this motion)

. . . . . Cont'd.

MAR 24 1970

Clause 1 Continued

(e) the Town Planning Commission submit names in December for consideration by Council when considering the appointment of members for the following year.

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The Committee then reconsidered the following recommendations as set out in the Board of Administration report dated October 28, 1969:

"1. adopt the proposals in this report

2. disband the Urban Renewal Consultative Committee and thank members for their services

3. rename the Town Planning Commission the 'Vancouver City Planning Commission'

4. authorize the Director of Planning in co-operation with the Corporation Counsel to revise the Town Planning Commission By-law

5. request the Director of Planning to report on required changes to the Zoning and Development By-law and other required changes of procedure

6. request the Director of Planning in co-operation with the Town Planning Commission Chairman to report on any additional budget for the Commission."

and RECOMMEND that

(1) we adopt the proposals in this report in principle;

(2) we disband the Urban Renewal Consultative Committee and thank the members for their services;

(3) we rename the Town Planning Commission the 'Vancouver City Planning Commission';

(4) we authorize the Director of Planning, in consultation with the Chairman of the Town Planning Commission and in co-operation with the Corporation Counsel, to revise the Town Planning Commission By-law;

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(5) we request the Director of Planning to report on required changes of procedure;

(6) we approve the appointment of an Executive Secretary for the Town Planning Commission, the hours of services required and the cost to be reported by the Director of Planning.

In order to expedite the matter, it was agreed that any further report of the Director of Planning should be submitted simultaneously to Council with the new Town Planning Commission By-law.

The meeting adjourned at approximately 3:45 p.m.

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FOR ADOPTION SEE PAGE(S) 135

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MARCH 19, 1970

The Standing Committee of Council on Finance met on Thursday, March 19, 1970, at 9:30 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Broome (Civic Business)
Alderman Calder (Leave of Absence)

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held January 15, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Musqueam Indian Reserve

The Board of Administration, under date of February 16, 1970, submitted a report of the Corporation Counsel, Director of Finance and Director of Planning concerning the development of Musqueam Indian Reserve lands, as a result of certain action taken by the Standing Committee on General Purposes on October 30, 1969.

The officials reported that the Band had requested certain variations in the proposal recommended by the Committee and approved by Council on November 18, 1969. The Board of Administration report set out the main points of difference.

The Indian Band's solicitor, Mr. Gardom, appeared before the Committee and filed a submission, dated March 19, 1970, dealing with the outstanding items of difference, which totalled eight in number. Mr. Gardom also filed a document entitled "Summary of Agreement re Musqueam Band and Vancouver City", dated December 1, 1969, and a Plan of the Reserve showing the proposed development.

Prior to considering the subject matter, the Committee

RECOMMENDED it be understood that the City, in taking the following action with regard to the development of Musqueam Indian Reserve lands, is not establishing a precedent for any other development.

The Committee then took action as noted below with respect to the eight outstanding items of difference contained in the Band's submission:

(i-a) The Band recommends that it is in its interests and the interest of the City that the streets of the Reserve be no longer "no trespass" private roads and instead become available to Vancouverites as all other streets. The Band proposes that they be dedicated to the City for 10 years subject to renewal.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(i-b) In order to complement this "opening of the Reserve" the Band requests normal Municipal services for Reserve Band members at no cost - police, fire, and garbage, maintenance of street roads, sewer and pumping station. The Band now pays approximately $1,100 per annum.

RECOMMENDED that the City agree to (i-a) above.

FURTHER that the matter of services as shown in (i-b) above be referred to the Board of Administration to submit a report to the Council meeting on Tuesday, March 24, 1970, on the normal costs involved in "opening of the Reserve".

(ii) In the capital-cost contract with the City and in the firm surrender, the Band requests that Salish subdivision be accepted by the City, with all City By-laws to apply and be effective, but as now zoned. This zoning is single-family residential plus the two small portions set aside for apartments and town houses.

RECOMMENDED that the City agree to the foregoing, it being conditional that the development of this area be in accordance with the City's RS-1 and RM-1 zoning regulations.

FURTHER, it is agreed that no additional park land will be required on condition the proposed park area, shown on the Plan submitted by the Band this day, be reserved specifically for park and recreation purposes.

(iii) ..... however if City Engineering wishes to inspect the public utilities at its expense, it certainly may. If there were any defects, the Band would rectify.

RECOMMENDED that the plans, specifications and Certificates with respect to engineering work performed on public utilities already carried out in the area be submitted to the City Engineer for his inspection and satisfaction.

FURTHER, the City agree to assume costs of any necessary inspections of the utilities with any defects found being the responsibility of the Band.

(iv) ..... as a compromise, and within the terms of the surrender of Salish subdivision dealing with the Band owned and operated town houses and apartments, the Band requests that the improvement tax on the same accrue to the City and the land tax on the same accrue to the Band - on prevailaing City formula for each as to maximum rate.

RECOMMENDED that consideration of this particular item be deferred for consideration by Council on Tuesday, March 24, 1970.

(v) The Band requests that City taxing power on the residential lots become operative as individual Leases are sold and on the multi-family Band owned and operated areas, when the buildings become leasable.

RECOMMENDED that the City accede to this request.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(vi) Consistent with the overall agreement of the City for capital cost contribution it is requested that the City assume similar responsibility for the extension of Salish Drive which is a necessity to service the subdivision, and on a similar formula, i.e. rough grading, gravel surfacing, water, sewer installations, estimated at $32,139.50.

In regard to the foregoing, the Committee noted a copy of a petition from residents of the Musqueam Park area, a development near 41st Avenue and Marine Drive, protesting the possibility of Salish Drive being utilized as a public thoroughfare to and from the Reserve development, for a number of stated reasons.

RECOMMENDED that the City accede to the Band's request.

FURTHER that the petition referred to be received for information.

(vii) The Band has paid for sewer and water connections in the residential lots. It requests the City bill the purchasers of the Leases for the same, and reimburse the Band - estimate $463 per lot for both connections.

After explanation by the officials on the problems involved with this request, Mr. Gardom agreed to withdraw the item.

(viii) It is requested the City's capital cost payment (estimate - $516,766.98 plus $32,139.50 equals $548,906.48) be paid:

(a) 25% on 25% of leasing;

(b) 25% on 50% of leasing;

(c) the balance on 65% of leasing.

To offset the Band's daily-running interest cost, the Band requests full funds to be made available forthwith, preferably effective January 1, 1970, and to be lodged in a high-yield Bank deposit with the City of Vancouver holding the same In Trust for the Band subject to the aforesaid payment formula, and with the Band receiving the Bank interest on the same at the time of final instalment.

RECOMMENDED the City's capital cost payment of an agreed amount be paid in the following manner:

(a) when 25% of the total number of lots in the subdivision are leased and have improvements erected to the point of completion of the first building inspection then the payment of 25% of the determined costs be made; AMENDED SEE PAGE 130

(b) when 50% of the total number of lots in the subdivision are leased and have improvements erected to the point of completion of the first building inspection then the payment of an additional 25% of the determined costs be made; AMENDED SEE PAGE 13

(c) when 65% of the total number of lots in the subdivision are leased and have improvements erected to the point of completion of the first building inspection then the payment of the balance of the determined costs be made. AMENDED SEE PAGE 130

. . . Cont'd.

Clause No. 1 (Cont'd.)

FURTHER that interest be allowed on funds made available in the 1970 Supplementary Capital Budget or any balance thereof remaining unpaid from time to time, from July 4, 1970 until the date the development qualifies for payment and the funds are paid over to the Band. The interest rate to be payable from time to time, calculated at the City's average interest earnings on short term investments.

2. Request for Increase in Pensions for Certain Civic Employees Retired Prior to April 1, 1957

City Council, on February 3, 1970, when dealing with a request for an increase in pensions for certain civic employees who retired prior to April 1, 1957, passed the following Motion:

"That the whole matter be referred to the Board of Administration to submit a full report to the Finance Committee, to include consideration of a proposal that these retired employees (prior to April 1, 1957) be placed in a position of receiving pensions more equitable than is currently the case."

As directed, the Board of Administration submitted a report of the Director of Finance and the Director of Personnel Services, dated February 24, 1970, to the Committee detailing the effect of increased pensions for this particular group. The report advised that any adjustment given by Council will require a written agreement with the Superannuation Commissioner in Victoria.

Mr. Rae, representing the B.C. Municipal Retired Employees' Association and the Vancouver Superannuated Police Officers' Association, spoke in support of both Associations' request for an increase in pensions. After due consideration, your Committee unanimously

RECOMMENDED that the City supplement this particular group's pension by an increase of $1.00 per month for pensioners, or 70¢ per month for their widows, for each year of service to a maximum of 25 years.

The Director of Finance was asked to submit a suitable effective date for this increase for the consideration of Council on March 24, 1970. (Subsequently, the Director of Finance has stated the Superannuation Commissioner in Victoria has advised that the increase can be made effective for the month of April, for which pension cheques will be issued April 28, 1970.)

- - - - - - - -

Time did not permit consideration of the subjects:

"Deferring Local Improvement Charges"
(Board of Administration Report dated March 4, 1970)

- and -

"Information re Grants to Religious and Charitable Organizations"
(Board of Administration Report dated December 16, 1969)

and it was agreed to defer these matters to a future meeting of the Committee.

- - - - - - - -

The meeting then adjourned.

FOR ADOPTION SEE PAGE(S) 130-131

MAR 24 1970

MINUTES MARCH 9, 1970

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Monday, March 9, 1970, at approximately 3:00 p.m.

PRESENT: Alderman Linnell
Alderman Rankin
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation Division
Inspector T. Herdman, City Police Department
Mr. D. Morrison, City Prosecutor's Office
Mr. J. Mulberry, Law Department

ALSO PRESENT: Mr. W.H. McLachlan, Vancouver School Board
Mr. J. Plaskett, Vancouver Traffic and Safety Council

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held January 26, 1970, were adopted.

1. Crosswalk, 45th and Tisdall - $1.49 Day

At the last meeting of the Commission, Superintendent Oliver was requested to submit a report with respect to traffic conditions and students' crossing problems at 45th and Tisdall on "$1.49 Day".

The Superintendent advised in a communication dated February 19, 1970, that during the morning period from 8:30 a.m. to 9:00 a.m. vehicular traffic was very light; during the noon hour period from 12:00 Noon to 1:00 p.m. traffic was much heavier but there were numerous breaks in the flow, and after school the traffic was the same as during the noon hour period. He further advised that students crossed at this "T" intersection without difficulty and in complete safety. He concluded his report with the observation that at this type of intersection, he could find no warrant for the installation of a "Stop when Occupied" school crosswalk.

RECOMMENDED that the report of Superintendent Oliver dated February 19, 1970, be adopted.

2. Grant: Annual School Safety Patrol Banquet

In a communication dated February 17, 1970, Superintendent Oliver requested a grant of $2,500 for the purpose of providing prizes and awards for the boys and girls in the school patrols; this being the same amount as was requested last year.

RECOMMENDED that the Official Traffic Commission recommend to Council that a grant of $2,500 be made towards the cost of prizes and awards in connection with the Annual School Safety Patrol Banquet.

Official Traffic Commission March 9, 1970

3. Loading Zone: Mid-Block on Howe Street

Mr. G.E. Baynes, President of the Hotel Grosvenor, appeared before the Commission and requested a loading zone mid-block on the west side of Howe Street, directly across from the hotel entrance. Mr. Baynes pointed out that the door for entering and discharging passengers is on the right hand side of all the airline limousine buses and, therefore, the buses cannot pull into the loading zone on the east side of Howe Street. He stated that, due to parking along the curb on the west side, the buses are unable to pull in and this presents a potentially dangerous situation when passengers are loading.

In a report dated January 19, 1970, the City Engineer advised that that department is prepared to remove some curb parking on the west side of Howe Street for a loading zone but this zone should be immediately south of Robson Street. He further advised that Mr. Baynes proposes to locate a shelter on the City street allowance, subject to the approval of Council, and that should the Commission agree to such a shelter, it would be necessary to submit the request to Council and have an agreement drawn up.

In speaking to the matter, Mr. Boyes pointed out that to have the loading zone mid-block on the west side of Howe Street would create a dangerous situation, in that passengers would likely jay-walk at this point on Howe Street to enter the bus.

It was noted that there are two metered parking areas in front of the hotel by the parking lot and it was felt advisable that these two meters should be removed.

After considerable discussion, it was

RECOMMENDED that the report of the City Engineer dated January 19, 1970, be received; that the City Engineer look into the possibility of removing the two metered parking spaces in front of the hotel; and that the Airline Limousine Company be written to asking if they can have an emergency left hand door put on the buses, as this arrangement would facilitate the loading of passengers on the one way streets.

4. Marked Crosswalk - 12th and St.Catherines

At the December 1, 1969, meeting of the Official Traffic Commission a request by Mr. Ryan, Director of Kivan Boys' Club, for a marked pedestrian crossing at 12th and St.Catherines Street was considered. At that meeting it was recommended that the recommendation of the City Engineer contained in his report dated November 21, 1969, that the crosswalk not be marked at 12th and St. Catherines Street, be adopted.

In a communication dated February 13, 1970, Mr. Ryan again requested the Official Traffic Commission to place a marked crosswalk at this intersection, due to another traffic accident which involved a young boy.

Mr. Ryan appeared before the Commission and stated that not only is the Boys' Club located at this intersection but there is also an adjacent playing area which is used by many children, as well as the club members. He stated that the membership in the Boys' Club had dropped off since the last accident, as the parents were concerned about their children crossing 12th Avenue at this intersection. Mr. Ryan filed with the Commission a petition containing 182 names requesting a flashing amber light at this corner which he submitted on behalf of one of the parents. He stated that he did not feel a light of this type was necessary but that a marked crosswalk would be sufficient.

. . . . Cont'd.

Clause 4 Continued

Mr. Boyes advised that he did not feel that there was justification for a marked crosswalk at 12th and St. Catherines as the rate of rear-end collisions is higher at marked crosswalks and such crosswalks often give a false sense of security. He stated that the particular accident referred to by Mr. Ryan occurred at 6:40 p.m. when some children were playing and one ran out on to 12th Avenue, just east of the intersection.

Alderman Rankin, in speaking to the matter, pointed out that 12th Avenue is a four lane arterial roadway, is narrow, and that traffic is very heavy during the rush hours. He presented a motion that a marked crosswalk be placed at this intersection, however, the motion was lost.

It was,

RECOMMENDED that no action be taken at this time.

5. 7000 Block Victoria Drive:
Parking Facilities

In a communication dated October 21, 1969, Mr. C.A. Hardy expressed concern at the loss of parking on a City-owned parcel of land adjacent to the commercial development on the west side of Victoria Drive, south of Argyle Drive, such land having been approved as a library site.

In a report dated February 20, 1970, the City Engineer reported as follows:

"From what we can determine, the area west of the commercial development, which is owned by the City and presently used for parking, was leased originally to Kelly, Douglas Company when the 'Market Basket' was located here. We understand it was paved as a parking area by them. When the 'Market Basket' moved out the lease lapsed until 1965, when St. Timothy's Church leased it for parking purposes.

As this property has been chosen by the Library Board for a Library site, Council on September 9th, 1969, requested the Supervisor of Property and Insurance to terminate the lease of St. Timothy's Church. The original lease terminated on January 31st, 1970, but is being renewed on a month-to-month basis until the site is required by the Library Board. The Church has been told to make its own parking arrangements, as they suggested they would do in correspondence dated May 1966. Emphasis, however, was placed on their coming to an agreement with the Library Board for the use of Library parking facilities when not required by the Library.

Preliminary plans indicate five or six parking stalls on the west side of the lane and ten stalls on the west side of the Library building close to the Church site.

Our observations of parking demand, as related to the stores in this area, indicate that very little use is presently made of the parking lot which will be the site of the proposed Library. During the week, when the stores are open, observations showed an average of five vehicles using the lot, while less than half of the approximately fifty curb parking spaces on the abutting streets adjacent to this block (Victoria Drive, Nassau Drive) were occupied.

. . . . Cont'd.

4. MAR 24 1970

Clause 5 Continued

The Planning Department advise that the site is zoned as an RS-1 One Family Dwelling District. The regulations of the Zoning and Development By-law require that, as this site has an average depth of less than 90 feet, a minimum front yard set-back of 18 feet must be provided.

The plans of development for the proposed Library, as approved by the Technical Planning Board, indicate the provision of a total of seventeen off-street parking spaces - all with direct access from the lanes at the south and east of the site."

The City Engineer concluded his report with the recommendation that no further action be taken with respect to the provision of parking as there does not appear to be a shortage of on-street parking for the stores within a reasonable distance.

With the aid of a plan, Mr. Boyes explained the situation to the Commission members.

The Chairman suggested that at the proposed library site there should be more than 17 parking spaces, however, Mr. Boyes pointed out that the Development Permit for this site has been approved by the Technical Planning Board.

After due consideration, it was

RECOMMENDED that the recommendation of the City Engineer, contained in his report dated February 20, 1970, that no further action be taken with respect to the provision of parking, be approved.

6. 5657 Stamford Street: Trucks
Cutting Corner on Private Property

In a communication dated January 20, 1970, Alvira Morrison and Donald Johnson described damage to their property and fences from truck traffic, and loading in the lane flanking their property. This lane is described as the lane north of Kingsway, from Stamford Street to Joyce Street.

The City Engineer advised under date of February 27, 1970, that his department has inspected this location, that there is not presently a fence on the complainants' property adjacent to the lane, and no evidence that there has been one recently. An entrance to the loading bays of a hardware warehousing service is within the first 40 feet of the entrance to the lane off Stamford Street and trucks turning wide to enter these loading bays are encroaching on the complainants' property. The warehousing service yard adjacent to the lane is approximately 70 feet wide and 62 feet deep which gives ample manoeuvring space off the lane. The encroaching on private property relates more to northbound vehicles which are descending on a steep grade on Stamford Street and the grade is probably a factor in swinging wide.

The City Engineer stated that, since the edge of the lane is not readily apparent to motorists, and in view of the grade conditions, arrangements are being made departmentally to install delineator posts at the north side of the lane adjacent to its intersection with Stamford Street.

RECOMMENDED that the report of the City Engineer dated February 27, 1970, be adopted.

7. 3300 Block Austrey Avenue - Request for Resident Parking Zone, Improved Access

In a communication addressed to Alderman Rankin dated December 15th from Mr. V.J. Blancard and six of his neighbours on Austrey Avenue, Mr. Blancard requested resident parking only privileges and better access to Joyce Street from the 3300 Block Austrey Avenue. He stated that heavy parking densities are being generated by Bingo games every Monday night.

In a report dated February 27, 1970, the City Engineer advised that observations during Bingo on Monday night indicate that several parking spaces are still available, even at peak density. The Bingo games are sponsored by St. Mary's Church which has provided off-street parking for 120 vehicles. The Church has also made arrangements for Bingo players to make use of a warehouse parking lot on the east side of Joyce Street. Observed parking densities on other nights are about 30% on Austrey Avenue. The City Engineer stated that since his department's observations indicate that parking space is available for residents on Austrey Avenue, a resident parking only zone does not appear to be warranted.

With respect to the request for access to Joyce Street, the residents of the 3300 Block Austrey Avenue presently have access to Joyce Street via McHardy Street and Euclid Avenue. Austrey dead-ends to the east of McHardy some 250 feet short of Joyce Street and records show that there never has been a street allowance through to Joyce Street. Until January 1969, St. Mary's Church had allowed residents of Austrey Avenue access to Joyce Street across their private property. When they began construction of an Educational Centre and Parish Hall in 1969, they closed off this access to permit construction of a paved playground and parking lot. Since the dead end nature of Austrey Avenue is similar to that occurring on many other streets in the City, an extension of Austrey Avenue is not necessary.

The City Engineer concluded with the following recommendations:

(a) Resident parking zones not be installed in the 3300 Block Austrey Avenue, and

(b) Mr. Blancard be supplied with a copy of this report.

Aldermen Linnell and Rankin stated they believed that Council had passed a resolution that would provide for a pedestrian walkway through the property so that the residents on Austrey Avenue would have easier access to Joyce Street.

It was

RECOMMENDED that this matter be tabled to the next meeting of the Commission in order that the City Engineer can investigate the matter of a public access to Joyce Street and provision of additional parking on the east side of Joyce Street.

8. Noise from Heavy Truck Traffic on Boundary Road in the Vicinity of 26th Avenue

In a communication to Alderman Rankin, Mr. Raymond C. Thomson complained about the noise emanating from heavy truck traffic on Boundary Road at night.

In a report dated February 27, 1970, the City Engineer reported as follows:

. . . . . Cont'd.

Clause 8 Continued

"This portion of Boundary Road has a 132' street allowance and dual roadways with a centre boulevard and is located about midway between Grandview Highway and Kingsway. Grades are negligible and development is residential. The street forms a convenient and logical routing between Grandview Highway and Kingsway and associated industrial areas, and has been classified as a major arterial street. As a result, it has been provided with a pavement capable of withstanding heavy loads (25,000 lbs. per single axle and 50,000 lbs. per tandem). Traffic is constant and increasing and includes considerable trucking.

It should be noted that vehicles operating within the size and weight limits set out in the Street & Traffic By-law are entitled to use this routing. Those which exceed these limits can only use this route under permit from the Engineering Department.

The question of vehicular noise was examined by City Council in 1967 and, after some study, it was concluded that the existing regulations were appropriate, and that more stringent police action was the only way to deal with the problem at that time.

Increased enforcement has been carried out since. The Police report that they are not aware of violations on this section of Boundary Road and remark that, in their experience, the grade conditions here are not sufficient to cause excessive engine and braking noises. The Police Department has been notified of this complaint, and they advise that special attention will be given to this area."

The City Engineer recommended that the complainant be advised that the Police Department will give special attention to this area.

In discussing this matter with the Commission, Mr. Boyes advised that Police investigation appears to be the only solution.

After considerable discussion, it was

RECOMMENDED that the City Engineer's report dated February 27, 1970, be adopted and that a communication be forwarded to the Automotive Transport Association and the Canadian Association of Fleet Supervisors, informing them of this complaint.

9. Bus Stop - Fraser and 25th Avenue

Mr. Stanley Jung of the King Edward Avenue Pharmacy Ltd. complained about the recent positioning of the bus stop on the far side of Fraser Street at 25th which places this bus stop directly in front of his and other merchants' stores. He submitted a petition signed by 14 tenants in the 4100 Block on Fraser Street. Mr. Jung stated that the placing of the bus stop at this location prevents customers parking directly in front of their premises and infringes on their daily livelihood. He requested that the bus stop be returned to its original location on the near side of Fraser Street.

. . . . . Cont'd.

MAR 24 1970

Clause 9 Continued

In speaking to the matter, Mr. Boyes advised that, for safety reasons, all bus stops are being located on the far side of the intersections. He pointed out that the bus stop at 26th and Fraser will be moved to the far side in the near future.

It was noted that either Mr. Jung, or his representative, had been invited to be present at this meeting to discuss this problem, however, Mr. Jung was not able to be present, nor was he able to have a representative present.

RECOMMENDED that Mr. Jung, on behalf of the petitioners, be forwarded a letter explaining the logic on why the bus stops are placed on the far side of the intersections and asking him if he wishes to appear at the next meeting of the Official Traffic Commission to discuss this matter further.

The meeting adjourned at approximately 4:20 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 136

MAR 26 1970

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 26, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 26, 1970, at 2:00 p.m.

PRESENT: Aldermen: Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney, Wilson

Chairman in the absence of His Worship the Mayor was Deputy Mayor Linnell.

ABSENT: His Worship Mayor Campbell
Alderman Calder

CLERK TO THE COUNCIL: R. Thompson, City Clerk

Committee of the Whole

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Linnell in the Chair, to consider proposed amendments to the Zoning and Development By-Law.

- CARRIED

DELEGATIONS

As each item was first dealt with by Council, the Chair asked for any delegations in favour and opposed to each of the applications. The following delegations are noted:

(1) Mr. Buchanan, for parties interested in--Kingsway between Aberdeen and Lincoln Streets.

(2) Mr. Wilkinson, Mr. Stewart, & Mr. Street, for parties for and against the removal of the building line for lane purposes at--8th Avenue and Oak Street.

(3) Mr. Petzold, the applicant for rezoning at--Victoria Drive between Harrison Drive and South East Marine Drive.

(4) Mr. R. McDonald, on behalf of the applicant for rezoning property on--the North West Corner of South West Marine Drive and Yukon Street.

Mr. Wosk and Mr. Green, in connection with the same application.

(5) Mr. Gimmell and Mr. Wilding, in connection with rezoning the--North Side of 15th Avenue between Birch and Alder Streets.

(6) A representative of the applicant appeared in connection with rezoning at--Marine Drive and Main Street.

(7) Mr. Wosk appeared in connection with rezoning at--12th Avenue and Cambie.

1. Lot 26, Blocks 3 & 4, D.L. 36/49,
Situated on the North Side of Kingsway between Aberdeen and Lincoln Streets

An application was received from the Director of Planning to rezone Lot 26, Blocks 3 & 4, D.L. 36/49.

FROM: C-2 Commercial District
TO: CD-1 Comprehensive Development District

Cont'd. . . .

Clause #1 Cont'd.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions.

MOVED by Alderman Broome,
THAT the foregoing application be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

"The use being restricted to an apartment building (senior citizens' housing development) and further, the scheme of development must be first approved by the Technical Planning Board after advice from the Design Panel, said scheme to be in compliance with the RM-2 District Schedule regulations but in no case shall the building exceed two storeys in height plus basement; off-street parking to be provided on the site with not less than one space for each six dwelling units occupied by senior citizens."

- CARRIED

2. Deletion of Building Line for Lane Located Between 8th Avenue and Broadway and from Oak Street East 150 Feet.

An application was received from W. A. Street for an amendment to Part II of Schedule E (Building Lines) to delete the existing building line at the location shown above.

Considerable interest in this application was shown by delegations representing persons owning property or operating businesses in the area served by the lane. Concern was felt that the alternate plan to convert a straight lane into an L-shaped lane would be to the disadvantage of adjoining property owners. Mr. W. A. Street, Solicitor, spoke in support of his application and advised that he felt adequate provision had been made for lane access.

This application has the approval of the Town Planning Commission and the Technical Planning Board.

MOVED by Alderman Adams,
THAT consideration of the application herein described to delete building lines for a portion of a lane be deferred until the problem of the substitute facilities for the existing lane has been settled to the satisfaction of the property owners affected and the City officials concerned, at which time Council will give further consideration on a report from its officials.

- CARRIED

3. Lots 1-3, Block 23, D.L. 329
Situated on the East Side of Victoria Drive between Harrison Drive and South East Marine Drive

An application by Mr. A. Petzold was received for the rezoning of Lots 1-3, Block 23, D.L. 329.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

Mr. Petzold spoke in support of his application and Council noted that a written request had been received that Council approve persona care as an ancillary use in order to meet provisions of the Community Care Facilities Licensing Act of the Province.

. . . Cont'd.

Clause #3 Cont'd.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions laid down by the Technical Planning Board.

MOVED by Alderman Hardwick,
THAT the application be approved subject to the use being confined to its senior citizens development containing dwelling units and sleeping units with recreation and dining facilities and personal care as an ancillary use and the detailed scheme of development not to be materially different from that submitted and approved subject to conditions by the Technical Planning Board under development permit #50267.

- CARRIED

4. Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323 Situated on the North West Corner of South West Marine Drive and Yukon.

An application was received from Mr. Peter Cole to rezone Lot D, Block 2, D.L. 311, Lot B of 3, Block B, D.L. 323.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

Mr. McDonald, Solicitor for the applicant appeared and asked among other things for relief from the provision that the two parcels shall be consolidated into one parcel and for an increase in the floor space ratio to 0.75. Mr. Wosk spoke in opposition to the request of the applicant and Mr. Green, an owner of nearby property spoke in favour of rezoning at an 0.60 floor space ratio.

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions. The approval by the Technical Planning Board is on the understanding that the uses will be restricted to town houses or garden apartments.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Broome,
THAT the application of Peter Cole for the rezoning of the above described property be approved subject to the following conditions:

"1. Dedication of the westerly 10' of Lot B of 3 of City lane.

2. Approval by City Council for the acquisition of Lot D Block 2, D.L. 311 (Delta View Park).

3. Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.

4. The floor space ratio not to exceed 0.60 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed 2 storey in height, plus cellar, the floor space ratio conditional on provision of total underground parking.

5. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building."

. . . Cont'd.

Clause #4 Cont'd.

FURTHER THAT should the foregoing conditions be not complied within 150 days after the date of the acquisition of the City property, the approval contained in this resolution shall expire.

- CARRIED

5. Lots 11-20, Block 453, D.L. 526
Situated on the north side of 15th Avenue Between Birch and Alder Streets

This is an application of Mr. Gimmell for the rezoning of Lots 11-20, Block 453, D. L. 526.

FROM: RT-2 Two Family Dwelling District
TO: RM-3 Multiple Dwelling District

This application was approved by the Technical Planning Board and the Town Planning Commission. It was noted that the subject property are all the lots in the block except two which are not available for redevelopment at the present time. Some concern was expressed by Council that in disposing of these lots to developers a locked-in lot may be left.

MOVED by Alderman Rankin,
THAT the application of Mr. Gimmell to rezone the above-described property be approved and this approval be subject to guarantees that in disposing of the property a locked-in lot(s) will not be created.

- CARRIED

6. Lot 1 of 3 North Part, Block 13, D.L. 322
Situated at the south west Corner of Main Street and South East Marine Drive

This is an application by the Standard Oil Company of B. C. to rezone Lot 1 of 3 north part, Block 13, D.L. 322.

FROM: C-1 Commercial District
TO: M-2 Industrial District

This application has the approval of the Technical Planning Board and the Town Planning Commission subject to certain conditions.

A letter was received from M.E.P.C. Canadian Properties Limited indicating that they would not object to the application for rezoning if the west elevation was treated in an aesthetically pleasing manner and if assurance can be given that tenants in the Marine Industrial Centre at 100-126 S. E. Marine Drive will not be disturbed by lights of cars entering the car wash, and if it is clearly understood that a sign will not be placed in the 40 foot set-back area.

The representative of the Standard Oil Company of B. C. appeared in support of this application and indicated he is agreeable to compliance with the proposals in the letter from M.E.P.C. Canadian Properties Limited.

MOVED by Alderman Bird,
THAT the application of the Standard Oil Company of B. C. for the rezoning of Lot 1 of 3 north part, Block 13, D.L. 322 be approved subject to the following condition and to compliance with the two requests contained in the letter from M.E.P.C. Canadian Properties Limited regarding treatment of the west elevation and screening of car lights entering the car wash.

FURTHER THAT should the foregoing conditions be not complied within 120 days from March 26, 1970, the approvals contained in this resolution shall expire.

- CARRIED

7. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526
Situated on the south west Corner of 12th Avenue and Cambie

This is an application of Lort & Lort Architects for the rezoning of the above-described property.

FROM: RM-3 Multiple Dwelling District and
C-2 Commercial District
TO: CD-1 Comprehensive Development District

This application has the approval of the Town Planning Commission and the Technical Planning Board subject to certain conditions.

Mr. Wosk, who proposes to develop the property appeared and spoke in support of his application.

Council's attention was drawn to its resolution of January 20, 1970, to the effect that the by-law be not read a third time until satisfactory guarantees of financial ability to complete the project have been given to Council.

MOVED by Alderman Wilson,
THAT the application of Lort & Lort Architects for the rezoning of Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526 be approved subject to the following conditions:

"1. Lots 8, 9, A & B of 10 and 11, Block 420, D.L. 526, to be first consolidated into one parcel and so registered in the Land Registry Office.

2. The owners to first enter into a 21-year option with the City to acquire the easterly 10' for possible future widening of Cambie Street at a nominal sum.

3. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be not materially different from that submitted with this application, after advice on the design of the building from the Design Panel.

4. Not more than 50% of the two floors for commercial purposes to be used for retail stores and such retail stores to be the type to serve the local area.

5. The floor space ratio not to exceed 2.99 as submitted by the applicant measured on gross floor area of the building, excluding areas used for parking; balconies not to exceed 8% of the permitted floor space ratio.

6. Adequate off-street parking and loading facilities to be provided and plazas to be suitably paved and landscaped including the roof portion of the two storey commercial structure.

7. All signs to be approved by the Technical Planning Board, such signs to be fascia and non-flashing with the exception of one free-standing sign which shall also be non-flashing."

FURTHER THAT should the foregoing conditions be not complied within 120 days from March 26, 1970, the approvals contained in this resolution shall expire.

- CARRIED

The following amendment was proposed by Alderman Hardwick that the floor space ratio be reduced from 2.99 to 2.65.

- LOST

. . . . Cont'd.

Clause # 7 Cont'd.

N O T E: It is noted that Alderman Wilson left the meeting after the passing of the motion under Item 1.

It is noted that Alderman Sweeney abstained from voting on items five and six.

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Hardwick,
THAT the report of the Committee of the Whole be adopted and the Corporation Council be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council then adjourned.

* * * * *

The foregoing are Minutes of the Special Council (Public Hearing) meeting dated March 26, 1970.

Marion Lynnell
DEPUTY MAYOR

CITY CLERK

FOR ADOPTION SEE PAGE(S) 186

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 7, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor, (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel and Property matters.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting dated March 24, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting (Public Hearing), dated March 26, 1970, be adopted.

- CARRIED

INFORMATION

It was noted that Vancouver's 84th Anniversary date was April 6th.

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

CHANGE IN ORDER OF AGENDA

It was agreed that the order of the agenda be changed to allow consideration of Board of Administration report re Four Seasons Hotels Limited development: Coal Harbour area (entrance to Stanley Park).

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Four Seasons Hotels Limited Development: Coal Harbour Area (entrance to Stanley Park)

The Board of Administration, under date of April 6, 1970, submitted the following report of the Corporation Counsel and the Director of Planning respecting Four Seasons Hotels Limited development in the Coal Harbour area at entrance to Stanley Park:

"On November 18th, 1969, Council considered a report of the Technical Planning Board on a proposed hotel and apartment complex to be developed on land fronting on Georgia Street held by Harbour Park Developments Limited. The development was to be carried out in two stages. The First Stage was to consist of a 400-room hotel and three low-rise apartments and one high-rise apartment containing in all approximately 500 suites. It was estimated that the First Stage would cost approximately 20 million dollars. It was suggested in the material that was submitted to Council that the Developers should put up a bond to guarantee the completion of the First Stage within four years from the date of the issuance of the Development Permit. The report to Council with respect to the bond reads as follows:

> 'If Council agree to a performance bond of $200,000 to guarantee $20 million will have been expended in construction and development within four years from the date a Development Permit is issued, the Corporation Counsel be instructed to draw up the appropriate bond and arrange for its execution.'

Council adopted this report and a draft agreement has been prepared based on this wording.

The Developers have suggested that the commitment should be to complete the First Stage within four years rather than to spend a fixed amount of money. While they estimate it will cost approximately 20 million dollars to complete the First Stage, they suggest that the City is really concerned that the First Stage of the project will be completed within four years no matter what it costs.

The Corporation Counsel is of the opinion that the position taken by the Developers is valid, but he did not feel that he could depart from the Council resolution without further instructions. It will, of course, be necessary to define what 'completion of the First Stage' means, but as long as this is clearly spelled out there appears to be no good reason for rejecting the suggestion of the Developers.

In the report of the Technical Planning Board which was considered by Council on November 18th, 1969, it was recommended that the Developers should bear the cost of any traffic modifications deemed necessary by the City Engineer to provide local access to the site.

Pursuant to this recommendation, an agreement has been prepared under the terms of which the Developers are to pay the total cost of filling Denman Street and constructing a 42-foot pavement for a distance of approximately 725 feet North of Georgia Street, and putting in curbs, gutters, sidewalks, street lighting, etc.

cont'd...

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

The Developers point out that one of the conditions recommended by the Technical Planning Board as a condition for the development of the 18-storey tower now under construction by Marwest Hotel Company Ltd. was that Marwest enter into an agreement to 'assume from Harbour Park Developments Limited one-half of the cost of modifying the vehicular access on Denman Street (as provided for in the previous conditions of development).' Council subsequently authorized the issuance of the Development Permit for Marwest, but specifically provided in the resolution authorizing the issue of the Development Permit that the Technical Planning Board, when considering further development, require the agreement referred to above.

The Developers of Four Seasons take the position that they should not be required to bear the total cost of the filling and improvements to Denman Street, but instead suggest that the City should construct the necessary improvements other than the fill which would be carried out by Four Seasons in conjunction with their own filling programme. One half of the cost of the fill and improvements on Denman and Georgia Streets would be paid for by Four Seasons when the work is carried out, and the balance by Marwest when Marwest proceeds with further development requiring vehicular access from Denman Street, North of Georgia Street. The City Engineer questions whether the City should carry out this work and finance one half the cost until such time as the Marwest Company proceeds with further development involving access to Denman Street.

The City Engineer recommends, therefore, that since the filling and paving of Denman Street, North of Georgia Street, is made necessary to provide access to the Four Seasons development initially and to serve the needs of the later stages of Marwest's development, the Four Seasons Hotels Ltd. should bear the total cost of the filling and street improvements in the first instance, with the prospect of being reimbursed by Marwest when that company proceeds with further development.

The agreement that has been prepared is drawn on this basis, but the Developers have asked for a firm commitment that the City will reimburse them to the extent of 50% of the costs when Marwest expand to the stage where they require access to Denman Street, North of Georgia Street. Your officials recommend that the agreement should merely provide that the City will use its best efforts to collect from Marwest and will pay over to Four Seasons Hotels Ltd. anything that is collected up to 50% of the amount initially put up by Four Seasons.

The Developers have stated that in order for the total complex to be successful it must be completed in its entirety, although it will probably be built in two stages. They have by agreement bound themselves to complete the First Stage within four years. Although there is a limitation on the period of time that a Development Permit is valid, the Director of Planning has already given them written assurance that he will extend any Development Permit to allow completion, in accordance with the agreement with Council. The Developers are also concerned that since the issuance of the Development Permit is within the discretion of the Director of Planning, they

cont'd...

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

may be refused a Development Permit for the Second Stage and they have asked if there is a procedure which can give them assurance that they will be permitted to complete the whole project. There appear to be two alternatives:

Alternative 1

The Director of Planning suggests that the Developers may wish to prepare a more detailed set of plans which could be made a schedule to the Zoning By-law which, when passed, will, in addition to setting out the permitted uses, refer to the plan as the general concept of the total development. The Developers would thus have the assurance they require and Council would be aware of the proposed scheme of development permitted by the By-law.

Alternative 2

The Developers suggest that when submitting detailed Development Permit drawings for the First Stage they also be permitted to submit detailed plans for the Second Stage as soon as the Zoning By-law is passed. Such plans would be of a standard required to obtain a Development Permit. The Developers have asked, therefore, that Council pass the attached resolution which, although it does not instruct the Director of Planning to issue a Development Permit for the Second Stage, does indicate that the Council contemplates a Development Permit being issued for the Second Stage in due course.

The Director of Planning believes that either alternative will be acceptable but that, in his opinion, Alternative 1 would provide more flexibility should the Developer wish to revise his plans when he is ready to start with the Second Stage.

The principals of Four Seasons Hotels Limited are coming out from Toronto in order to be present when this matter is before Council in order to answer any questions that may occur to any member of Council.

IT IS RECOMMENDED:

1. That Council authorize the preparation of an agreement which will provide for the completion of the First Stage of development within four years and that the meaning of the words 'completion of the First Stage' be defined in the agreement. The bond which is provided for in the agreement will be conditioned upon the completion of the First Stage within four years.

2. That the Developers of Four Seasons be required to fill Denman Street to the Harbour Headline under the supervision of the City Engineer and assume the total cost of the fill and the improvements on the understanding that the City has already stated by resolution that a condition of any further development permits issued to Marwest involving the use of Denman Street or requiring access to Denman Street will be that they pay their share of the fill and improvements on Denman Street and any expense in connection with the regulation of traffic on Georgia Street in order to give local access to the site.

cont'd...

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

3. That when an agreement covering the foregoing points is executed, Council pass a by-law in the form attached or as modified to take into consideration any decisions that may be taken as a result of this report.

4. That if Alternative 2 is accepted, Council should pass the attached resolution."

The Corporation Counsel gave an explanation of the provisions of the foregoing report and representatives of the company were given the opportunity of speaking to the Council and conveying their views and differences in the matter.

MOVED by Ald. Phillips,
THAT recommendation 1. above in the Board of Administration report be approved.

- CARRIED

(Alderman Rankin is recorded as voting in the negative)

MOVED by Ald. Phillips,
THAT recommendation 2. in the said Board of Administration report be approved.

- CARRIED

MOVED by Ald. Phillips,
THAT when the agreement covering the foregoing points is executed, the City Council pass a By-law in the form submitted with the aforementioned report, which By-law shall include the provisions of Alternative 1, above quoted in the said Board report of April 6, 1970.

- CARRIED

(Alderman Rankin is recorded as voting in the negative)

The Council recessed at approximately 10:45 a.m., to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Deputy Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor

UNFINISHED BUSINESS

1. Home Car Wash and Gasoline Service Station:
S/E corner 41st Avenue and Granville Street

The Council considered the following information:

(a) Board of Administration report of February 27, 1970, in respect of application of Home Car Wash and Gasoline Service Station at 41st Avenue and Granville Street for an extension of daily hours of operation from 10:00 a.m. to 6:00 p.m. as at present, to 8:00 a.m. to 6:00 p.m.

(b) Council resolution of March 17, 1970, placing on the table this request, pending a report from the Corporation Counsel on Sunday hours of operation.

(c) Board of Administration report of April 3, 1970, forwarding the Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application.

(d) Letter from the operator of the service station proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m.

(e) Letters from Mr. J. W. Gunn and Mr. and Mrs. Pickerill, in opposition.

(f) Letter from Mr. R. Witt, in support.

MOVED by Ald. Bird,
THAT this whole matter be referred to the Board of Administration for further study and report back after further discussions are held with representatives of the residents and the service station operator, in an endeavour to conclude a mutually satisfactory arrangement.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Date of Meeting: Standing Committee on Health & Welfare

referred to difficulties being experienced in arranging a meeting of the Standing Committee on Health and Welfare and there is urgent business to be discussed.

After due consideration it was agreed that the Chairman would call a meeting to follow the Public Hearing to be held on Thursday afternoon, April 9, 1970.

Alderman Calder - Rezoning: S/W corner of 48th Avenue & Oak Street

questioned the accuracy of the Minute of Council of February 24th in referring an applicaion for rezoning of the S/W corner of 48th Avenue and Oak Street to a Public Hearing. It was the Alderman's understanding the rezoning applicaion was not approved.

After consideration the Council took no action to change its action of referral, particularly since the Hearing would be held in the near future and the applicaition could be determined at that time.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Accident Involving City Garbage Truck

referred to an accident involving a City garbage truck at 69th Avenue and Ontario The Alderman in making certain enquiries asked if seat belts are required to be worn in city vehicles.

Commissioner Ryan advised the accident is receiving the consideration of the Engineering Department Safety Division and an enquiry report will be forwarded to Council.

Alderman Bird - Pacific Centre: Robson Street

referred to the condition of Robson Street resulting from the construction work on the Pacific Centre site and enquired if the company was working on a 3-shift basis or not.

The Deputy Mayor requested Commissioner Ryan obtain this information.

Alderman Rankin - Recreation Centre: Orchard Park

enquired when the recreation centre at Orchard Park will be constructed, as authorized by Council.

Commissioner Sutton Brown advised the order has been placed.

Alderman Broome - Municipal Financing Authority

requested the Board of Administration arrange for a report to be submitted to Council as soon as possible on the matter of participation in the Provincial Government Municipal Financing Authority.

The Deputy Mayor instructed accordingly.

COMMUNICATIONS OR PETITIONS

1. Council Delegation to Japan

Communications were noted from the Central Council of Ratepayers and the Cedar Cottage Ratepayers and Tenants Association expressing the view that no more than two Council representatives should be authorized in connection with the trip to Expo '70 in Japan, on invitation from the Japanese officials. It was reported that the City's representation has been determined as His Worship the Mayor and two Aldermen.

MOVED by Ald. Adams,
THAT these communications be referred to His Worship the Mayor for suitable reply.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Synthetic Turf:
Empire Stadium

A communication was noted from the Central Council of Ratepayers objecting to the proposal to install synthetic turf in Empire Stadium at City expense.

MOVED by Ald. Adams,
THAT this communication be received.

- CARRIED

(The Council, on March 24th, referred the matter of payments re this turf and the possibility of cost sharing by the P.N.E. et al, to the Finance Committee for report back. In this regard, Alderman Adams, Chairman of the Finance Committee, appointed Alderman Hardwick to look into the possibilities of cost sharing).

3. Litter Act

A communication was received from the Minister of Recreation and Conservation expressing appreciation for the Council's commendation of the Minister's action in introducing in the Legislature an Anti-Litter Bill. At that time the City Council asked that the Act, when passed, be proclaimed by the Lieutenant Governor allowing a three month period for adjustment by industry.

The Minister, in his reply, expressed the view that insofar as drink containers are concerned, a reasonable period should be allowed for representations before any proclamation is made.

MOVED by Ald. Bird,
THAT the Minister's communication be received.

- CARRIED

4. Study re East Approaches to New
Georgia Viaduct

Communications were received from N.D. Lea & Associates Ltd., and C.B.A. Engineering Ltd., commenting on the Council's recent decision to award a contract to Phillips, Barratt-Hillier, Jones and Partners in respect of studies re east approaches to the new Georgia Viaduct. The views are expressed that an opportunity should have been given to several firms before determining the matter.

MOVED by Ald. Bird,
THAT these communications be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club

The Council considered the following:

(a) Communication from the Royal Vancouver Yacht Club, dated April 3, 1970, reading as follows:

"We understand Council will reconsider on April 7th its resolution of Tuesday, March 24th approving the use of the foreshore adjacent to both Pioneer Park and the Yacht Club property for the development of a parking area.

Even though the proposed development has been approved by the Park Board, the Technical Planning Board and Board of Variance, all of whom had the benefit of detailed consideration of the Yacht Club proposal, the Yacht Club recognizes the existence of strong feelings of many interested parties in the matter. It is our view that such feelings are based, in many cases, on inadequate or mistaken information. Nevertheless the Club wishes to assure Council that it is ready and willing to consider, as it has always been, any reasonable alternative to its present proposal. Despite the fact the Club is not obliged to provide such facilities, it does feel strongly that the provision of adequate parking is a vital part of the overall development of its boat mooring at Jericho.

The provision of angle parking for the public along the north side of Point Grey Road abutting both the Yacht Club property and Pioneer Park, together with a lease of nearby city-owned vacant property, and the development of landscaped areas within the Yacht Club property itself for additional parking, could provide such an alternative.

Should Council wish to review these alternatives with us, the Club will not request the issuance of its development permit #50923 for the present and take no further steps toward development of the parking area on its water lot lease pending the outcome of such discussions."

(b) Communication from the Corporation Counsel requesting instructions respecting appearance at a Court Hearing on behalf of the Technical Planning Board and the Board of Variance in respect of action by Maurice Anderson to quash a decision of these bodies re application of the Royal Vancouver Yacht Club.

(c) Motions by Alderman Sweeney reading as follows:

"THAT the City Council motion of March 24, 1970, relating to Parking Area North of Pioneer Park: Royal Vancouver Yacht Club, be rescinded."

(carried)**
(see next page)

"THAT the matter of parking re Royal Vancouver Yacht Club application be reconsidered at a Council meeting called by His Worship the Mayor on April 13th at 2:00 p.m. to hear further delegations from interested parties requesting same."

(withdrawn) ****
(see next page)

COMMUNICATIONS OR PETITIONS (cont'd)

Parking Area North of Pioneer Park:
Royal Vancouver Yacht Club (cont'd)

Communications were noted from the Kitsilano Chamber of Commerce and the Kitsilano Ratepayers' Association.

(i) MOVED by Ald. Wilson,
THAT the letter of the Royal Vancouver Yacht Club, dated April 3, 1970, stating a desire to consider alternate proposals to solve their car parking problem be acknowledged;

FURTHER THAT whereas such action would be welcomed by a considerable number of interested citizens, this Council express its appreciation of the attitude of the Yacht Club and directs the City Engineer and the City Planner in cooperation with the Park Board to consider other proposals and recommend an alternate acceptable plan;

FURTHER THAT the Department of Lands, Victoria, be advised of Council action.

(carried)*

MOVED by Ald. Rankin,
THAT the motion of Alderman Wilson be deferred until the proposed rescinding motion of Alderman Sweeney is dealt with.

- LOST

The motion of Alderman Wilson was put and, - CARRIED*

(ii) The motion by Alderman Sweeney to rescind the motion of Council on this subject of March 24, 1970, was put and,

- CARRIED BY THE ** REQUIRED MAJORITY AND UNANIMOUSLY.

(iii) Alderman Sweeney requested, and the Council approved, that his motion respecting a Special Council meeting for reconsideration of the Council's action of March 24, 1970, on the application, be withdrawn.

****

(iv) MOVED by Ald. Rankin,
THAT, in respect of the Court Action referred to in the Corporation Counsel's letter dated March 26, 1970, the Corporation Counsel be instructed to appear and take whatever steps are considered necessary under the circumstances.

- CARRIED

6. Transcontinental Pop Festival:
Use of Capilano Stadium

The Council noted request from Industrial and Trade Shows of Canada for approval of use of Capilano Stadium for the purpose of a Pop Festival, July 4th and 5th. The Director of Permits and Licenses submitted a report, dated April 6, 1970, on the matter, setting out the position of various City officials on this application.

MOVED by Ald. Linnell,
THAT the application for use of Capilano Stadium for this event be not approved, however, it be suggested to the company the matter of a suitable site be discussed with the Pacific National Exhibition.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

7. Royal Centre
(Great West Saddlery Limited)

A communication was received from Great West Saddlery Limited under date of April 3, 1970, urging issuance of development permit for the Royal Centre development and referring to difficulties being experienced in this regard.

The Director of Planning orally gave the status of the situation with particular reference to the Council's action of February 24, 1970, granting approval of the development permit, subject to certain recommendations of the Technical Planning Board contained in Board of Administration report of February 20, 1970.

MOVED by Ald. Wilson,
THAT the development permit be issued forthwith but the building permit be withheld until the required conditions are fulfilled.

(tabled)

MOVED by Ald. Bird,
THAT the whole matter be tabled for one week and the Deputy Mayor be requested to be in communication with MacMillan, Bloedel Limited to obtain their written position insofar as that company is concerned in relation to the Royal Centre development.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report, April 3, 1970

Works and Utility Matters

(i) Offer: Pig Lead (Clause 2)

The Council considered offers received for pig lead noting the low bid was submitted by Metalex Ltd. for lead manufactured in Richmond, B.C., by non-union labour, at a total cost of $1,865.00 plus 5% Provincial Sales Tax. The next low bid was submitted by Canada Metal Co. Ltd. for lead manufactured in Trail, B.C. by union labour, at a total cost of $1,904.00, plus 5% Provincial sales tax.

MOVED by Ald. Adams,
THAT the low bid of Metalex Limited be accepted, subject to contract satisfactory to the Corporation Counsel.

(carried)*

MOVED by Ald. Wilson, in Amendment
THAT the words in the motion of Alderman Adams 'low bid of Metalex Limited' be struck and the words 'next low bid of Canada Metal Co. Ltd.' be inserted in lieu thereof.

- LOST

The motion of Alderman Adams was put and, - CARRIED*

(ii) Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1 and 3 of the report of the Board of Administration (Works and Utility matters), dated April 3, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, April 3, 1970 (cont'd)

Social Service and Health Matters

Proposed Constitution:
Coquitlam and District Hospital Society

The Council noted resolution of the Corporation of the City of Port Coquitlam which reads as follows:

"That the Municipal Council of the Corporation of The City of Port Coquitlam go on record as opposing the Government proposed constitution of the Coquitlam and District Hospital Society as set forth in Article 2 - Membership on page 3 of the minutes of the February 25th, 1970 meeting of the Greater Vancouver Regional Hospital District, and that a letter stating this objection be registered with The Honourable R.R. Loffmark, Minister of Health and Hospital Insurance."

The concern of Port Coquitlam is the restrictive nature of the provision respecting participation in the affairs of the hospital which is stated to serve Coquitlam, Port Moody and Port Coquitlam.

MOVED by Ald. Broome,
THAT the position taken by the City of Port Coquitlam be endorsed.

(carried)*

MOVED by Ald. Wilson, in Amendment,
THAT it be advised the Vancouver City Council would support a change whereby each municipality, Coquitlam, Port Moody and Port Coquitlam, would be given representation to the extent of one director each.

- LOST

The motion of Alderman Broome was put and, - CARRIED*

Harbours and Parks Matters

Vanier Park: Building #14

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated April 3, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) 1190 Matthews Avenue, Mrs. Dawn Raappana (Clause 2)

Addition to Building at 210 S.W. Marine Drive (Clause 6)

It was agreed to defer Clauses 2 and 6 of the report of the Board of Administration (Building and Planning matters), pending the hearing of delegations as requested.

(ii) Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated April 3, 1970, Clauses 1, 5 and 7 be adopted and Clauses 3 and 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Licenses and Claims Matters

(i) Alleged Flooding:
5304 McKinnon Street (Clause 2)

MOVED by Ald. Wilson,
THAT this clause be received for information and the parties thanked for their cooperation in the matter.

- CARRIED

(ii) Balance of Licenses and Claims Matters

MOVED by Ald. Broome,
THAT Clauses 1 and 3 of the report of the Board of Administration (Licenses and Claims matters), dated April 3, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 3, 1970, be adopted.

- CARRIED

Finance Matters

Tag Day: United Nations Association

MOVED by Ald. Bird,
THAT, in connection with this clause, a delegation be heard as requested.

- CARRIED

(Alderman Adams is recorded in the negative)

At this point the Council observed a short recess.

C. Personnel Matters,
Regular, March 20, 1970

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Regular), dated March 20, 1970, be adopted.

- CARRIED

D. Property Matters, April 3, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated April 3, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Vancouver Fireboat No. 2

The Board of Administration, under date of March 31, 1970, submitted the following report in regard to Vancouver Fireboat No. 2:

"Your Board has received the following report from the Fire Chief:

'City Council at its meeting of October 28, 1969, considered a report dealing with Vancouver Fireboat No. 2 and the result of an investigation into its mechanical condition.

The following recommendations were adopted:

1. That the Board of Administration engage a naval architect to inspect and review the present condition of the vessel and to establish firm tender proposals based on (three) proposals.

2. After receipt of the report of the naval architect, the preparation of tender documents for issue as a public tender call for the work to be done in a manner acceptable to the Fire Chief.

Council also moved that "when the report is received from the naval architect, an approach then be made to the Federal authorities for their assistance in financing.

Further consideration also be given thereafter to classifying the Fireboat No. 2 as an 'area' fireboat with the neighbouring municipalities affected being asked to share accordingly in the cost of operation."

A report has now been received from the naval architects and a copy is on file in the City Clerk's Office.

The naval architects state that the most advantageous approach is to do the total conversion at one time. Possible savings in doing a two-stage conversion are quickly negated because of duplicity of operations. Opening and closing of the vessel would be duplicated; inspection charges would be duplicated; stability calculations would be duplicated; and some first-time installation work would require partial dismantling to carry out the second stage and most important, the vessel's down time is greater. Supervision charges would also be greatly increased.

In the experience of the naval architects, a conversion carried out piecemeal over a period of time has never been totally satisfactory.

The naval architects strongly recommend that the total conversion of the subject vessel be carried out at one time as summarized under Proposal 'B' of their report.

As Fire Chief, I concur with this recommendation.

The estimated cost to complete the conversion at one time is $237,000 and the time required to accomplish the conversion work is seven (7) working weeks. To complete the conversion in two parts, it is estimated, would cost $272,000 and a total working time of nine (9) weeks.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

Recommendations:

As Fire Chief, I recommend that:

1. The report on the conversion of Vancouver Fireboat No. 2 submitted by Cove, Hatfield and Company Limited, be received.

2. The recommendation to proceed under Proposal 'B' at an estimated net cost of $237,000, after obtaining 'Maritime Funds' of $16,000, be adopted.

3. As the preliminary report of the naval architect has now been received, the City request the National Harbours Board to assist in financing the renovations.

4. The Board of Administration be authorized to instruct Cove, Hatfield and Company Limited to proceed with the preparation of detailed specifications and drawings. The estimated cost of engineering services and supervision for Proposal 'B' is $28,000. The Comptroller of Accounts states that funds to meet such costs could be advanced temporarily from Contingency Reserve, whilst financing is being arranged.

   The calling of tenders from shipyards in the Vancouver and Vancouver Island area to be made when financing has been arranged and the Purchasing Division be then authorized to purchase major items in accordance with specifications and drawings to be supplied by the naval architects.

5. After conversion has been completed, the Vancouver Fireboat No. 2 be classified as an "area" fireboat and the neighbouring municipalities affected being asked to consider sharing accordingly in the cost of operation.'

Your Board RECOMMENDS the foregoing recommendations of the Fire Chief be adopted."

MOVED by Ald. Rankin,
THAT the foregoing recommendations be approved, except item 2 which be referred to the Standing Committee on Finance for consideration at the appropriate time.

(amended)*

MOVED by Ald. Linnell, in Amendment *
THAT the following be added to the motion of Alderman Rankin:

'and, in respect of item 4 of the recommendations, quoted above, such be not implemented until after the actions proposed in item 3, re approaching the National Harbours Board, and item 5 re approaching neighbouring municipalities, are given effect to, including also an approach to the Provincial Government in this regard'.

- CARRIED

(It is understood His Worship the Mayor would make these approaches in the near future)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

The motion, as amended, and reading as follows was put and carried:

"THAT the foregoing recommendations be approved, except item 2 which be referred to the Standing Committee on Finance for consideration at the appropriate time, and, in respect of item 4 of the recommendations, quoted above, such be not implemented until after the actions proposed in item 3, re approaching the National Harbours Board, and item 5 re approaching neighbouring municipalities, are given effect to, including also an approach to the Provincial Government in this regard."

- CARRIED

F. City Hall Building: Required Alterations

The Board of Administration, under date of April 3, 1970, submitted report by the Building Inspector respecting alterations to the City Hall building. After due consideration, it was,

MOVED by Ald. Adams,
THAT the report of the Board of Administration be referred to the Standing Committee on Finance as a Supplementary Capital Budget item and the Committee receive a Report Reference on the proposal from the architects.

- CARRIED

G. Cost Sharing: Temporary Social Workers for Home Visits Programme

Under date of April 3, 1970, the Board of Administration submitted an information report as a result of discussions with the Minister of Social Welfare and his Deputy in respect of participating in the cost of ten Social Workers on a temporary basis. The official position taken by the Deputy Minister, in a letter dated March 25, 1970, reads as follows:

"I realize that your premise in this request is for sharing in administrative costs directly related to sharing in welfare costs. However, I do not see how this can be applied to one individual programme without bringing in the whole question of sharing in administrative costs with all municipalities... As far as I am concerned, the present method of sharing in 50% of the cost of Social Workers where indicated is the limit to which I can agree."

The financial position is summarized as follows:

"Estimated cost of programme for ten months		$64,640
Federal sharing under C.A.P. (50%)		$32,320
Provincial share, 25% of:		
6 workers for 6 months	$5,818	
10 workers for 4 months	6,464	12,282
		$44,602
Balance of cost, being City's portion		$20,038 "

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of Standing Committee on Health and Welfare, March 12, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare, dated March 12, 1970, be received for information.

- CARRIED

I. Report of Standing Committee on Planning and Development, March 26, 1970

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated March 26, 1970, be adopted.

- CARRIED

J. Report of Standing Committee on Health and Welfare, March 26, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare, dated March 26, 1970, be received for information.

- CARRIED

K. Proposed Botanical Garden Development: Portion Old Shaughnessy Golf Course

Alderman Wilson and Alderman Sweeney submitted the following Special Committee report, under date of April 7, 1970:

"The special committee has held a number of meetings including discussions with Marathon Realty and the elected members of the Park Board.

Officials of the Park Board, City Planning Department and Marathon Realty have been holding discussions relative to siting the twelve acre housing development within 62.5 acres. Marathon Realty have prepared a plan and model to form the basis of an application to rezone.

The formula for financing site acquisition and development as proposed by the government is as follows:

Site Acquisition

The City to contribute $666,000.00 to be expended on site purchase.

The Provincial Government and the private donor will contribute $1,334,000.00 for site acquisition, making a total of $2,000,000.00 the agreed purchase price for the fifty acres.

Botanical Garden Development

The Park Board propose a four year development program at a total cost of $800,000.00

This sum is financed as follows:

1.	Provincial Government and private donor	$666,000.00
2.	Park Board	134,000.00
	Four year development plan total	$800,000.00

Admission charges commence after four years. The revenue to be used for maintenance and operation plus development beyond the first four year period.

(cont'd)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Botanical Garden Development:
Portion Old Shaughnessy Golf Course (cont'd)

The committee asks for guidance from Council.

1. Is City Council prepared to contribute $666,000.00? If so, what is the source of funds? We recommend that the Director of Finance report on this matter.

2. It is expected that the Planning Department will be ready to report on Marathon Realty plan of development; therefore a public hearing will be required in advance of April 30th.

Will City Council reserve or set a date for the public hearing?"

MOVED by Ald. Hardwick
THAT the Council approve in principle the expenditure of $666,000.00 for site purchase and the question of provision of the funds be referred to the Finance Committee for consideration in conjunction with the submission expected at that time by the Director of Finance re Supplementary Capital Program for 1970.

- CARRIED

MOVED by Ald. Wilson,
THAT the Special Committee appointed on the subject of Botanical Gardens now be dissolved.

- CARRIED

Dr. W. C. Gibson, representing the Botanical Gardens Association, advised the Council that it would be of considerable assistance to set the date by April 30th for the Public Hearing; however, if not possible the Council may wish to inform the Provincial Government and the Vancouver Foundation that, as early as possible, a Public Hearing will be held.

MOVED by Ald. Hardwick,
THAT the Vancouver City Council entertain an application for rezoning from Marathon Realty Limited in connection with development plan for a portion of the Shaughnessy site;

FURTHER THAT the Director of Planning be requested to work in collaboration with the company in respect of the details of the application and,

FURTHER THAT it be left to His Worship the Mayor and the City Clerk to fix the date for the Public Hearing, required to consider such application; this date to be prior to April 30, 1970, if legal and other requirements will permit, if not, however, such Public Hearing date is to be at the first available opportunity.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2193
BEING THE "FIRE BY-LAW"

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2193 being the "Fire By-law" and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Federal Inflationary Controls:
Effect on British Columbia

On March 26th, 1970, Alderman Phillips and Alderman Broome gave Notice of a motion which was changed by agreement of Council and now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT WHEREAS the Minister of Finance for the Government of Canada has brought down a new budget which contains provisions to extend the penalties against certain types of development in cities in Ontario, Alberta and British Columbia, with the apparent thought that these provinces are growing faster than the rest of Canada and that slowing activity in their major cities would help fight inflation without depressing the parts of the country that are experiencing slower growth, and

cont'd....

MOTIONS (cont'd)

Federal Inflationary Controls:
Effect on British Columbia (cont'd)

WHEREAS the Council of the City of Vancouver believes that Canada should solve its regional problems by positive measures (i.e. the just announced $200 million five year highly specific program) for the lagging areas rather than by negative measures, because regional differences tend to be the result of long term factors and are unlikely to be corrected by short term actions designed to solve a problem such as inflation, and

WHEREAS the use of selective controls to slow down certain categories of building is also questionable in that development projects are becoming larger, such that the time between the planning stage and the final completion date is longer than in the past; with the result that tax policies affecting new projects may not be felt until a year or two later, when the problem (i.e. inflation), may no longer exist, and thus the fiscal policy may well have an effect that is the reverse of what was originally intended, and

WHEREAS the selection of British Columbia, and specifically the City of Vancouver, as a target for anti-inflationary measures is questionable in that the cost of living in Vancouver rose only 3.5% in the last twelve months compared to 5.0% for Canada, 7.0% for Halifax and 5.2% for Winnipeg, the latter two cities not being singled out for anti-inflationary measures, and

WHEREAS the unemployment rate in British Columbia is higher than the national average because of the steady influx of people from other parts of Canada, with the result that our economy must attempt to provide a growing number of jobs for the people settling here, and

WHEREAS there is considerable evidence of a slow-down of construction in Vancouver as evidenced by the building permits issued in January and February (1970 - $7,200,000; 1969- $11,700,000; 1968 - $16,100,000) and as evidenced by the level of work in the offices of architects, it would appear that monetary restraint, the conventional and most effective anti-inflationary weapon, is having its effect on building, thereby suggesting that this is a most inappropriate time to be further discouraging construction in the City of Vancouver, and

THEREFORE BE IT RESOLVED that the Council of the City of Vancouver having in mind the factors stated above, strongly condemns the selective inflationary controls applied on a blanket basis to the Province of British Columbia, with no apparent consideration given to their recessionary effect on specific areas, such as the City of Vancouver;

FURTHER THAT copies of this resolution be forwarded to the Prime Minister, the Cabinet Members and the British Columbia Members of Parliament and,

FURTHER His Worship the Mayor be requested to place this item on the agenda of an early meeting in connection with discussions with Federal Cabinet Ministers of Greater Vancouver, of various Civic matters.

- CARRIED

MOTIONS (cont'd)

2. Land and Water Use Policy:
English Bay and False Creek

On March 26th, 1970, Alderman Hardwick gave Notice of a motion, seconded this day by Alderman Calder, which was changed by agreement of Council and now reads as follows:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the Standing Committee on Planning and Development invite the presentation of briefs and delegations of groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including beaches west of Kitsilano Pool to include Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board;

FURTHER RESOLVED THAT this motion be referred to the Park Board for their information and advice respecting how they would wish to participate in the matter.

- CARRIED

NOTICE OF MOTION

1. Condition of Property:
833 Pacific Street

Alderman Phillips submitted the following Notice of Motion:

"THAT WHEREAS complaints have been received in respect of the condition of the lands and premises situate at 833 Pacific Street;

AND WHEREAS Council is considering invoking the appropriate provisions of Section 324A of the Vancouver Charter in respect of the said lands and premises;

THEREFORE BE IT RESOLVED that the Corporation Counsel be instructed to prepare the appropriate resolution, and after service of the same upon the owners of the subject property, the said owners be invited to appear before Council to show cause why the said resolution should not be passed."

Notice was recognized by the Chair. (Notice)

The Council adjourned at approximately 5:15 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated April 7, 1970, and the reports referred to are those on page(s) 207 - 233.

DEPUTY MAYOR

CITY CLERK

April 3rd, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated April 3rd , 1970.)

1. East 10 Ft. of Lane E, Block 171, D.L.264A
Lane West of Woodland Drive North of
13th Avenue - Leasing Portion of Lane

"The Portuguese Catholic Mission acquired land from the City which was consolidated with their own land to form Lot E, Block 171, D.L. 264A. The Mission dedicated the east 10 feet of Lot E for lane purposes at no cost to the City. A house situated partly on the 10 feet dedicated for lane was to be relocated as a condition of the development permit approved December 6, 1968.

The Mission requested an extension of time for the removal of the house. The Technical Planning Board on December 19, 1969 approved a further condition that allowed the house to remain until June 30, 1971 provided the Mission entered into an agreement with the City for the removal of the house by that date.

I RECOMMEND that the 10 feet of lane abutting the easterly limit of said Lot E be closed, stopped up and leased to the Portuguese Catholic Mission subject to the following conditions:-

1. The lease to expire June 30, 1971.

2. Prior to the termination of the lease, the house to be completely removed at no cost to the City.

3. The Mission to enter into a bulkhead agreement to the City in order that the lane can be developed to its full width without additional cost to the City.

4. A rental of $1.00 to be charged for the term of the lease.

5. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

2. Offer No. 28-170-4 -
Pig Lead

The Acting Purchasing Agent reports as follows:

"Offers for the above were opened in the Purchasing Agent's Office on March 6, 1970.

The low bid was submitted by Metalex Ltd. for lead manufactured in Richmond, B.C., by non-union labour, at a total cost of $1865.00 plus 5% Provincial S.S. Tax. The next-to-low bid was submitted by Canada Metal Co. Ltd. for lead manufactured in Trail, B.C. by Union labour, at a total cost of $1904.00, plus 5% Provincial S.S. Tax.

cont/d . .

Item No. 2 cont/d

The bid submitted by Canada Metal Co. Ltd. is $39.00 or approximately 2% higher than the low bid.

This item is submitted for Council consideration as the award is over $1,000.00 and involves the matter of union status."

Your Board

Submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Lane South of Melville Street from the Lane East of Thurlow Street to Burrard Street in Block 3, D.L. 185 and the Great West Saddlery Limited

The City Engineer reports as follows:

"An application has been received from the Great West Saddlery Limited on behalf of the owner of the Royal Centre site, to acquire a portion of the lane in Block 3, D.L. 185.

Council adopted a Recommendation that the development permit to be issued for the Royal Centre be subject to conditions which included the following regarding the closing of the lane:

(a) The owner dedicating an alternative lane system giving full time public access to the satisfaction of City Officials, including the Fire Chief.

(b) The difference in market value (as determined by the City) between the closed lane and the dedicated alternative lane system, being paid by the owner.

(c) The owner paying all costs involved in closing the lane and relocating the utilities.

The alternative lane system will require the dedication of the west 20 feet of the east 32 feet of Lot 7 for lane purposes. This lane dedication, together with the existing lane, will provide a lane 50 feet wide south of Melville Street except for the south 62.5 feet which will be 40 feet wide. This alternative lane is satisfactory to the Fire Chief and is acceptable from a traffic point of view.

I RECOMMEND the portion of lane in Block 3, D.L. 185 shown outlined red on plan marginally numbered L.D. 1195 be closed and stopped up and conveyed to the owner of the Royal Centre site subject to the following conditions:

(a) The owner to provide a quit claim in a form satisfactory to the Registrar of Titles to whatever interest the owner of Lot A and the east half of Lot 13, Block 3, D.L. 185 may have in the lane to be closed.

(b) The owner to dedicate the west 20 feet of the east 32 feet of Lot 7 for lane purposes.

(c) The sale price of the closed lane to be $469,545.00 in accordanc with the Recommendation of the Supervisor of Property and Insurance, being the difference in market value between the closed lane and the lane dedicated for the alternative lane system from Melville Street.

(d) The owner to bear the costs of removing and re-routing the utilities in the closed lane and the elimination of the lane entrance at Burrard Street.

cont/d . .

Item No. 3 cont/d

(e) The owner to bear the costs of providing temporary utility services including power, telephone, gas and sewer facilities to the building situated upon the east half of Lot 13 (The Beachcomber).

(f) The owner to bear the costs of developing the alternate lane system to Melville Street to grades established by the City Engineer including surfacing, the provision of storm drainage facilities and the redevelopment of the new lane entrance at Melville Street to the City Engineer's satisfaction.

(g) The owner to assume any City liability in the closing of the lane in respect to an unregistered lease of the east half of Lot 13.

(h) The closed lane and Lots 1 to 6 inclusive, the east 32 feet of Lot 7 save and except the west 20 feet, and Lots 14, to 18 inclusive, to be consolidated to form one parcel.

(i) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 196

7 1970

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Coquitlam and District Hospital Society
Proposed Constitution

Under date of March 12, 1970, the City Clerk of the Corporation of the City of Port Coquitlam forwarded the following Resolution of that Council:

> "That the Municipal Council of The Corporation of the City of Port Coquitlam go on record as opposing the Government proposed constitution of the Coquitlam and District Hospital Society as set forth in Article 2 - Membership on page 3 of the minutes of the February 25th, 1970 meeting of the Greater Vancouver Regional Hospital District, and that a letter stating this objection be registered with The Honourable R.R. Loffmark, Minister of Health and Hospital Insurance."

Circulated for the information of the Members of Council is the section of the Minutes of the meeting of the Greater Vancouver Regional Hospital District of February 25, 1970, which is referred to in the above Resolution.

The Corporation of the City of Port Coquitlam requests the support of City Council in opposing the proposed constitution of the Coquitlam and District Hospital Society and requests that Council record its opposition by advising the Advisory Committee of the Greater Vancouver Regional Hospital District and the Minister of Health Services and Hospital Insurance of the City of Vancouver's views on this matter.

Your Board notes that the Greater Vancouver Regional Hospital District on February 25, 1970, by Resolution, requested the Advisory Committee to take up the points of concern connected with the proposed constitution for the Coquitlam and District Hospital Society with the Minister of Health Services and Hospital Insurance.

Copies of the letters from the Clerk of Port Coquitlam to the Minister and from the Clerk of Port Coquitlam to the Administrator of the Greater Vancouver Regional Hospital District are also circulated for the information of Members of Council.

Your Board brings this item forward for the consideration and instruction of Council.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 197

APR 7 1970

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Vanier Park - Building #14

Under date of March 11, 1970, the Chairman of the Board of Parks and Public Recreation forwarded to His Worship the Mayor and Members of Council the following extract of the Park Board Minutes of the meeting of March 9, 1970:

"VANIER PARK - MUSEUM BOARD - BUILDING #14

Commissioner Robertson reported that Building #14, a former RCAF concrete block warehouse, is used by the Museum Board for temporary storage and is located in the middle of what should be a beautiful public park and recreation area.

It was regularly moved and seconded,

RESOLVED: That the Board request to appear before City Council to reiterate the Board's stand that the building is a huge blot on Vanier Park, and request Council to carry out previous intentions and demolish Building #14 forthwith.

- Carried."

As this building is an inter-related item with the deficiencies of the Museums, which was reported to Council by your Board and referred by Council to the Standing Committee on General Purposes, your Board

RECOMMENDS that the information and Resolution submitted by the Board of Parks and Public Recreation be forwarded to the General Purposes Committee for consideration at the same time as the report of the Board of Administration re the deficiencies in the Museums.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 197

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Three Temporary Display Cottages
44 West Broadway

The City Building Inspector has received a request from Space Insta-Fab Industries Ltd. to erect three temporary display cottages at 44 West Broadway until December 31, 1971.

The City Building Inspector reports as follows:

"The buildings are A-frame type structures, the main structural members being slender glued-laminated timber arches. The general design does not meet the minimum requirements for conventional wood frame construction of the Building By-law. However, as provided for in Section 2.6 of the Building By-law, I am prepared to recommend that these cottages be permitted on this site, for display purposes, until December 31, 1971 subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(d) The applicant shall make minor structural improvements to the satisfaction of the City Building Inspector."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION:

2. 1190 Matthews Avenue
Mrs. Dawn Raappana

On March 10, 1970, City Council considered a report from the Corporation Counsel recommending that further court action against the above property for its improper use as a boarding house take place before Supreme Court. City Council passed the following resolution:

"THAT the Board of Administration report to Council on the present use of the premises."

The Director of Permits and Licenses reports as follows:

"Inspections of this building have been made on June 5, September 6, 1969, February 6, 1970. The most recent re-inspection March 16, 1970 shows that the building is a boarding house and is occupied as follows:

Cont/d.

Clause 2 Cont/d.

BASEMENT:
1 sleeping unit occupied by one boarder
Former recreation room occupied by Mrs. Raappana as a sleeping unit

MAIN FLOOR:
Kitchen containing sink and cooking facilities, dining room, living room
Sleeping Unit occupied by one boarder

SECOND FLOOR:
1 sleeping unit occupied by one boarder
1 sleeping unit occupied by one boarder
1 sleeping unit occupied by two boarders
1 sleeping unit occupied by one boarder
1 sleeping unit occupied by one boarder
1 sleeping unit occupied by two boarders
1 sleeping unit - vacant

ATTIC:
1 sleeping unit occupied by two boarders
2 bedrooms occupied by Mrs. Raappana's children."

Your Board submits this report for the INFORMATION of Council.

DELEGATION REQUEST - Mrs. D. Raappana

(Copies of the Board of Administration report, Building and Planning Matters dated March 6, 1970 and Council's action thereon are circulated for the information of Council)

3. Increase in Patients - Private Hospitals

The following is an extract from the minutes of the City Council meeting of February 24, 1970:

"Pursuant to previous Council instruction, the Board of Administration, under date of February 19, 1970, submitted a report from the Director of Permits and Licenses in the matter of increase in residents and patients in personal care homes and private hospitals. A detailed report is set out, including information from the Medical Health Officer and reference to the Fire Chief and Building Inspector.

MOVED by Ald. Broome,
THAT the following be adopted:

(a) Personal Care Homes for the elderly be reported on at the time the City Building Inspector reports to Council on the adoption of the 1970 National Building Code.

(b) An increase in the number of residents in the 12 private hospitals referred to in the report be approved subject to the procedure as outlined in the last paragraph (Pg. 2) of Board of Administration report dated February 19, 1970.

(c) A report of progress be submitted to Council in one month's time.

- CARRIED"

Cont/d.

Clause 3 Cont/d.

The Director of Permits & Licenses now reports as follows:

"One application for an increase in patients in a private hospital was received March 23, 1970 from Mrs. Strome, Glen Brae Private Hospital, 1690 Matthews Avenue. The application is now being processed in accordance with the procedures adopted by Council February 24, 1970."

Your Board Submits the above report to Council for INFORMATION.

4. Redevelopment Project #2: Area A-5 (North of Hastings St. between Heatley Ave. & Clark Dr.) Installation of Municipal Services

The Director of Planning has reported as follows:

"Council on December 16, 1969 approved a recommendation of the Board of Administration that estimated increased costs of installation of services in the above mentioned area be approved and that the senior governments be requested to approve amendments to the agreements of November 14 and 15, 1968 to provide for this increase.

The Board's report noted that the increase in cost in Area A-5 from an estimated $530,639 to $781,684, which was expected to be partially offset by a decrease from an estimated $289,400 to $229,000 in Area A-6, was mainly a reflection of rising unit prices. It noted also that, due to deletion of a number of properties from the project, a saving in overall cost was anticipated.

Letters dated February 5, 1970 from the Province and March 13, 1970 from Central Mortgage and Housing Corporation have been received confirming senior government approval for the increased costs."

Your Board submits this report for the INFORMATION of Council.

RECOMMENDATION:

5. Keeping of Horses - 7275 Balaclava Street

The Director of Planning reports as follows:

"Mr. E.O.T. Simpson of 3276 S.W. Marine Drive has submitted a letter dated March 11, 1970 requesting permission to keep four horses on this site for private use only.

This site is located in a RA-1 Limited Agricultural District and has a 330' frontage along Balaclava Street and a depth of 325.4'.

Section 10 (16)(6) of the Zoning and Development By-law provides that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board has approved Development Permit Application #51547 as filed for this site for a One-Family Dwelling together with a private stable for a maximum of four horses subject to conditions, one being that the applicant

Cont/d.

Clause 5 Cont/d.

first obtains approval of City Council for the keeping of four horses on this site.

I recommend that City Council approve the keeping or housing of four horses on the site."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

CONSIDERATION:

6. Addition to Building at 210 S.W. Marine Drive

The Director of Planning reports as follows:

"Townley, Matheson and Partners, Architects on behalf of Felix Industries Limited have filed a Development Permit Application #49225 requesting additions to a building at 210 S.W. Marine Drive.

The site is located at the south-west corner of S.W. Marine Drive and Manitoba Street and is zoned as a M-2 Industrial District (Heavy).

The existing building has a gross floor area of 33,300 sq. ft. The approved uses are:

- furniture wholesaling (22,200 sq. ft.)
- customary accessory uses not exceeding 1/3rd the total gross floor area of the building (11,100 sq. ft.) - which includes retailing.

City Licenses have been issued for wholesaling and retailing.

Development Permit Application #49225 is for:

- A 55'6" x 150' addition to the existing mezzanine within the building.
- A 129'6" x 150' one-storey addition at the rear of the building.

Within the proposed gross floor area of the building of 58,275 sq. ft., the uses proposed are:

- furniture wholesaling (38,648 sq. ft.)
- accessory uses not exceeding 1/3rd the total gross floor area of the building - retailing (18,588 sq. ft.); office workshop etc. (1,039 sq. ft.).

BRIEF HISTORY

In 1968 the Technical Planning Board refused two Development Permit Applications to permit the use of the building for retailing as a principal use.

Subsequently representations were made to Council for approval to retail. It was advised that retailing comprised the greater use of the building and Council directed that the retail operations cease immediately until such time as a license was granted.

Cont/d.

Clause 6 Cont/d.

Brief History - Cont/d.

In 1969 Council received further representations for permission to retail.

Concerning retailing in Industrial Districts, the Zoning Planner advised Council that it was not customary for warehousing to have retail sales outlets as a customary accessory use. Requests for retailing where the principal use was a warehouse is subject to special approval of the Technical Planning Board.

However, it was customary for many wholesalers to have a certain amount of retailing as a customary accessory use to their wholesaling development.

A Development Permit and a City License had already been granted to permit the use of the building for wholesaling.

City Council approved the request on behalf of the South West Furniture Mart for retailing in the building in accordance with certain undertakings given on behalf of the Company, one of which being that the Company 'to use no more than 1/3rd of the gross floor within the building'.

PRESENT REQUEST

The gross floor area of the building is being increased by 24,975 sq. ft. from 33,300 sq. ft. to 58,275 sq. ft.

With the proposed additions the accessory uses would still not exceed 1/3rd the gross floor area of the existing and proposed building. However, the retailing sales area is being increased by 7,488 sq. ft. from 11,100 sq. ft. to 18,588 sq. ft.

Further the proposed retailing areas on the north side of the main floor and on the mezzanine floor directly abut the wholesaling areas without any apparent clear physical demarcation between the retailing and wholesaling areas.

The Development Permit Application has been filed for consideration as an 'outright use' in this M-2 Industrial District, i.e. a 'wholesale business' with a use customarily accessory (retailing) occupying an area of not greater than 1/3rd the total gross floor area of all the buildings on the site.

This report is submitted to City Council so that Council may be aware of the current Development Permit Application and the request for 18,588 sq. ft. of retailing within the development. This is considered a large area of retailing even though such area would not exceed 1/3rd of the new total gross floor area of the building.

The requested retail area of 18,588 sq. ft. is also an increase of 67% (7,488 sq. ft.) over the retailing area of 11,100 sq. ft. previously allowed by City Council as a customary accessory use to the existing wholesale development.

If Council accept the area requested for retailing of 18,588 sq. ft. as a use customary accessory to the furniture wholesale development; then the Director of Planning would approve the application as an 'outright use'.

However, if Council consider that the requested retailing area of 18,588 sq. ft. exceeds that which should be allowed at this location; then Council may wish that the application be refused.

Cont/d.

Clause 6 Cont/d.

Council will note that the current Development Permit Application is filed on behalf of Felix Industries Limited whereas the representations made to City Council in April, 1969 for retailing were on behalf of the South West Furniture Mart (Van.) Limited.

Mr. Arnold Silber on behalf of the Companies concerned, has verbally stated that although the building is owned by Felix Industries Limited, the building is wholly used and occupied by South West Furniture Mart for the wholesaling and customary accessory uses including retailing, of furniture. Felix Industries Limited are responsible for the shipping and trucking of goods.

I would advise Council that the Development Permit Application was originally filed on July 17, 1969. Further information and drawings as required were received on October 15, 1969. I regret that the submission of this report to Council on this Development Permit Application has been inadvertently delayed until this time."

Your Board submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

DELEGATION REQUEST - Should Council not see fit to grant this Development Permit, then Mr. Arnold Silber, owner, or his Solicitor wish to appear before Council as a delegation.

(A History re 210 S.W. Marine Drive is circulated for Council's INFORMATION)

RECOMMENDATION:

7. Technical Planning Board

The Director of Planning, under date of March 20, 1970, has submitted a report on proposed revisions to the composition of the Technical Planning Board and related procedural matters, which is circulated. This report has been endorsed by the Technical Planning Board.

The report recommends:

"(a) That the Technical Planning Board follow the procedure outlined in Alternative 'A' of this report.

(b) That the Director of Permits and Licenses and the Director of Social Planning/Community Development be appointed members of the Technical Planning Board.

(c) The Director of Planning report directly to Council, through the Board of Administration, on planning matters not requiring involvement by the full membership of the Technical Planning Board subject to referral to the Technical Planning Board where the Board of Administration think this desirable.

(d) That the Corporation Counsel be instructed to draft the necessary amendments to the Technical Planning Board By-law."

Your Board RECOMMENDS that the above mentioned recommendations of the Technical Planning Board be approved.

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FOR ADOPTION SEE PAGE(S) 197

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim #10135 - Mr. Douglas Brown

The Corporation Counsel reports as follows:

"The claimant has submitted estimates totalling $655.35 to repair portions of the basement of his house at 3976 Osler Street and to replace articles damaged by water when the sewer connection backed up on January 19, 1970. The flooding caused a newly laid tile floor to lift, damaged the wallboard and paint on the walls, and ruined some carpeting and a number of pieces of new luggage.

A report from the Engineering Department indicates that the blockage in the sewer connection was caused by boulevard tree roots on City property.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the claimant has substantiated his claim for $655.35."

Your Board
RECOMMENDS payment of $655.35 in full settlement of the above described claim.

INFORMATION:

2. Alleged Flooding
5304 McKinnon Street

At the Council meeting of March 3, 1970, Alderman Wilson raised the matter of the change in level of the land at 5375 Cecil Street which resulted in a flooding effect on the property at 5304 McKinnon Street. At that time Council agreed that Kline Bros., the agents for the Cecil Street property, be invited to appear before Council in connection with this item.

Under date of March 6, the President of Kline Bros. Realty Ltd., in a letter addressed to the City Clerk's office, pointed out that it was their opinion that there was a misunderstanding and as a result of the misunderstanding, adverse publicity had been received by their firm. A copy of the letter is attached.

Under date of March 10, the occupant of 5304 McKinnon advised that the situation had been rectified and that he was satisfied that the correction will prevent further flooding. The City Building Inspector advises that his department has been in contact with the occupant of 5304 McKinnon and was advised that the occupant does not wish to appear before Council now that the condition has been rectified.

In view of the above, your Board submits the letter of Kline Bros. Realty Ltd. and the information from the City Building Inspector and the occupant of 5304 McKinnon Street for the INFORMATION of Members of Council.

Cont/d.

RECOMMENDATION:

3. Mobile Hairdressing Licenses

Council is in receipt of a communication dated February 28, 1970 from Yvonne's Mobile Hairdressing Service and Banford's Mobile Coiffures with respect to the licensing of mobile hairdressing facilities. This communication contains complaints regarding certain alleged irregularities in the license and policing procedures between mobile hairdressing facilities and beauty salons.

The Director of Permits and Licenses reports as follows:-

"Persons applying for a Mobile Hairdressing service are asked to produce their Provincial Hairdresser's Association Certificate and they are then advised that they may have a mobile hairdressing license for which a $50.00 fee is charged. The applicants are licensed under the License By-law clause for Businesses which are not specifically mentioned in the by-law and which pay no Business Tax. They are also advised that this service is to be provided only to the people in hospitals, personal care homes and like institutions. They are further advised that this is not a license to do hairdressing in the home, either their own home or that of the customer.

A beauty salon license is issued to enable an operator to carry on the business of hairdressing at a specific address. They are licensed Under Section 11 of the License By-law at a fee of $20.00 per annum. However, these premises are subject to business tax as well which brings their total fee to something in the range of $100.00 per annum.

It is difficult to police the operations of the mobile hairdressing operators and it is possible that, at times, they do hairdressing in private homes. It is also possible that employees of beauty salons perform hairdressing functions outside of the licensed premises on occasions.

The Health Department advises that they have encountered no specific health problems in the operation of mobile hairdressing facilities.

Recommended that no change take place in the present licensing procedures for the above mentioned operations and that a copy of this report be sent to the complainants."

Your Board
RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be adopted.

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FOR ADOPTION SEE PAGE(S) 198

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. Fire Alarm Connection - Children's Hospital

The City Engineer reports as follows:-

"A request has been received from the Children's Hospital for connection of the internal fire alarm system in the Hospital to the City system. The Children's Hospital have agreed to pay all the connection costs which will amount to approximately $900.00 and the yearly maintenance charge of approximately $125.00.

I recommend that:

(a) approval be granted for the connection of the Children's Hospital internal fire alarm system to the City fire alarm system at no cost to the City, and

(b) the Corporation Counsel be authorized to prepare an Agreement between the City and the Children's Hospital to cover this connection."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Request for Parade, Saturday, April 11, 1970: Seaforth Highlanders Regimental Association

The City Engineer reports as follows:

"The Seaforth Highlanders of Canada Regimental Association has requested permission to hold a parade in the Central Business District at 5:15 p.m. on April 11th, 1970.

The proposal is as follows:

ASSEMBLY: At the Cenotaph
ROUTE: West on Hastings Street to Howe Street
DISPERSAL: South of Hastings Street on Howe Street
Temporary signing is not require.

This request is the same as approved by Council in previous years. No difficulties from a traffic standpoint appear to be involved. The Police Department is prepared to undertake supervision and will keep the parade to the right-hand half of the roadway and disperse them as quickly as possible.

It is accordingly recommended that the Seaforth Highlanders Regimental Association be permitted to hold a parade in the downtown area at 5:15 p.m. on April 11th, 1970, from the Cenotaph, west on Hastings Street, south on Howe Street and dismiss."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 198

APR 7 1970

FINANCE MATTERS

CONSIDERATION

1. Tag Day:
United Nations Association

A letter has been received from the Vancouver Branch of the United Nations Association for permission to sell Peace Roses each October on United Nations Day in much the same manner as Poppies are sold in November.

The Association advises that the proceeds from such a Day would be used to carry on the educational work of the organization.

A similar request was received from the organization last year to hold a Tag Day during the week of United Nations Day (October 19 - 25, 1969). Council, in dealing with the request last year, passed the following Motion:

> "THAT the organization be advised of the Council's policy in respect of Tag Days and that the Council has no objection to tagging activities which are confined to privately owned property."

Council will recall its policy whereby the following organizations only have been given approval to hold Tag Days annually, with other requests being submitted to Council for consideration.

The Loyal Protestant Home for Children
Vancouver Poppy Fund Committee
The Kinsmen Club of Vancouver
Co-ordinating Council of Lions Clubs

Council will also recall that on March 10, 1970, the matter of Council's Tag Day policy was referred to the Standing Committee on General Purposes for consideration and report.

Your Board submits the foregoing for the consideration of Council.

DELEGATION REQUEST - UNITED NATIONS ASSOCIATION IN CANADA

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FOR ADOPTION SEE PAGE(S) 198

APR 7 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MARCH 20, 1970

RECOMMENDATIONS

1. Salary and Classification Review - 5 Temporary Positions, Vancouver Provincial Court.

The Administrative Analyst reports as follows:

"A report adopted by Council on June 10, 1969, provided for an approximate twelve month extension of three existing temporary positions at the Vancouver Provincial Court -- a Clerk Typist II, a Clerk Typist I, and a Clerk III all in the Traffic Division. The report also established two new temporary positions, a Clerk Typist II (Court Recorders Office) and a Summons Officer I (Traffic Division), for the same length of time. I have recently reviewed these temporary positions and accordingly recommend that the Summons Officer I (Traffic Division) and the Clerk Typist II (Court Recorders Office) be made permanent and that the vacant temporary Clerk Typist II position (Traffic Division) be abolished."

The Director of Personnel Services reports as follows:

"At the request of the Court Clerk, I have reviewed the duties and responsibilities of the above noted temporary positions at the Vancouver Provincial Court and recommend that they be confirmed at their present classifications.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1969 rates and including fringe benefits at 10% will be $12,856.

This report has been discussed with the Court Clerk, Administrative Analyst and the Business Manager of the Vancouver City Hall Employees' Association, Local 15, both of whom concur herein, and it has been approved by the Board of Police Commissioners at their meeting of March 12, 1970."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
H. Friesen	Summons Officer I Pay Grade 16 ($469 - 562) Temporary	Summons Officer I Pay Grade 16 ($469 - 562) Permanent	January 1, 1970
M. Loland	Clerk Typist II Pay Grade 9 ($348 - 412) Temporary	Clerk Typist II Pay Grade 9 ($348 - 412) Permanent	January 1, 1970
Vacant	Clerk Typist II Pay Grade 9 ($348 - 412) Temporary	ABOLISH	When adopted

. . . Cont'd.

Clause No. 1 (Cont'd.)

Incumbent	Present Classification	Proposed Classification	Effective Date
Temporarily occupied by a permanent Clerk Typist III J. Bitzcal	Clerk III Pay Grade 17 ($492 - 588) Temporary until May 31, 1970	No change	-
Vacant	Clerk Typist I Pay Grade 5 ($298 - 348) Temporary until May 31, 1970	No change	-

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

2. Salary and Classification Review - E. Hepting, Control Clerk, Social Service Department.

The Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the above captioned position in the Control Section of the Social Service Department.

For some time now, the Social Service Department has been undergoing extensive study and re-organization under the direction of the Administrative Analyst. In light of changes implemented in the Control Section, as a result of this study, the incumbent has requested this Department to review his salary and classification. The nature of this report, however, must be of an interim nature since further changes are still contemplated. This position will again be reviewed upon completion of the re-organization to determine its permanent classification.

Although E. Hepting's request for reclassification was submitted in December, 1968, it was not until March, 1969, that his duties changed substantially enough to warrant any upward reclassification. The incumbent is responsible for reviewing files and vouchers for accuracy, adequacy and conformance with prescribed procedures. He approves vouchers for payment by certifying for accuracy. Since March, however, a basic change in the cheque issue system has been implemented. The control section is now responsible for the issue of cheques by their clerical staff on regularly scheduled issue days plus the mailing of cheques to persons on a regular monthly issue. This has been accomplished by existing staff in the control section under the supervision of the Control Clerk. Since June, the incumbent has assisted the Administrative Officer on routine administrative problems.

In light of these changes, I recommend that the incumbent be granted two pay grades for added responsibility effective from March 15, 1969, until approximately May 1, 1970, at which time we should be able to determine his permanent classification."

. . . Cont'd.

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Clause No. 2 (Cont'd.)

The estimated additional cost of this proposal at 1969 rates (second half) and including fringe benefits at 10% will be $77 per month. The cost for 1969 (9½ months) will be approximately $750 of which 50% is recoverable from Canada Assistance Plan. The Comptroller of Accounts advises that the estimated necessary funds for 1969 will be provided by an adjustment of the 1970 departmental salary appropriation during budget review.

This report has been discussed with the Social Service Administrator and the President, Vancouver City Hall Employees' Association who agree herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E. Hepting	Control Clerk Social Assistance Pay Grade 22 ($614 - 736) *	Control Clerk Social Assistance Pay Grade 22 ($614 - 736) * Plus two pay grades for added responsibility.	March 15, 1969 to continue to approximately May 1, 1970.

* 1969 2nd half rates

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 198

1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 3, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition for Provincial Courts (Vancouver) Complex
228 Main Street

The Supervisor of Property and Insurance reports as follows:

"Lot 6, Block 5, D.L. 196 being 228 Main Street is required for the proposed new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

These premises comprise a two storey non-basement frame dwelling with a main floor area of 1342 square feet erected in 1890 on a site 25' x 120' zoned CM-1. This house contains 10 rooms, has 7 plumbing fixtures, a patent shingle roof, stucco exterior, a foundation of concrete piers and is heated by an automatic gas furnace. A year ago the owner remodelled the exterior and interior and as a result the condition of this dwelling is above average for age and type. The owner, his family and parents occupy these premises. It is proposed to rent back this property to the present owner on a month-to-month basis and to demolish the building when vacant.

Following negotiations with the owner he has agreed to sell for the sum of $21,000.00 as of March 31, 1970 subject to retaining rent-free possession of these premises until April 30, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $21,000.00 on the foregoing basis chargeable to Code 442/1207."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Georgia Viaduct Replacement -
N.E. Corner Gore Ave. & Prior St.

The Supervisor of Property and Insurance reports as follows:

"Subdivision C, Lot 19, Blk. 104, D.L. 196 which is situated at the North-East Corner of Gore Avenue and Prior Street is a vacant lot of approximately 1778 square feet, zoned RM-3.

The City Engineer had requested that a portion of the above lot be acquired for necessary street work on the eastern exit from the Georgia Viaduct Replacement. Negotiations had commenced with the owner with a view to acquiring approximately 132 sq. ft. of the property and the owner had indicated he would prefer to dispose of the entire lot rather than try to develop the remainder.

continued . . . / 2

Item No. 2 cont'd

As a result of Council's decision of March 3, 1970, to adopt Alternate D2 the Engineer has re-examined the traffic requirements at this intersection and has indicated that since more of the property will be required than originally anticipated, it would appear to be in the best interest of the City to acquire the entire lot rather than buy the portion required and pay damages to the remainder. Any development on the remainder would be subject to the approval of the Board of Variance (due to very limited site size).

Following negotiations, the owner has agreed to sell the property for the sum of $2,700.00 effective March 31, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $2,700.00, chargeable to Code #172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Consent to Lease Waterlot 6067
Situated on Gambier Island

The Supervisor of Property and Insurance reports as follows:

"The City-owned Lot L2846 was purchased by the former municipality of South Vancouver in 1911 for the purpose of having an available quarry for crushed rock and is presently reserved from sale for that purpose. The property covers approximately 50 acres with the Provincial Government owning the 66 foot strip of waterfront property situated between the City's property and the high water mark.

The City property was advertised for sale by tender in November, 1962. A number of offers were received and City Council, after considering the entire situation, withdrew the property from sale with consideration being given to leasing the property. Interested parties were advised to this effect however, no lease was entered into.

Waterlot 6067, fronting City-owned land, is leased to Great West Towing & Salvage Ltd. for the purpose of log boom storage. This waterlot has been under lease to the company by the Department of Lands, Forests and Water Resources for a period of 21 years dating from November 1, 1948, with the consent of the City of Vancouver as upland owner. Great West Towing & Salvage Ltd. have applied to the Department of Lands, Forests and Water Resources for a lease renewal. The Provincial Government lease will be subject to 90-day cancellation at the discretion of the lessor. As stated, the City of Vancouver is not actually the upland owner by virtue of the 66' strip separating the City-owned land from the high water mark, however, the Provincial Government has recognized the City's interests and requests its consent to a lease of the Waterlot fronting the City-owned lands.

continued . . . / 3

Item No. 3 cont'd

RECOMMENDED that the City grant its consent to a renewal of the Waterlot lease provided that the Department of Lands, Forests and Water Resources will undertake to cancel the term thereof within 90 days in the event the City wishes to dispose or otherwise utilize Lot L2846."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Advance Payment Re: Acquisition of 898 Powell Street For Cordova-Powell Connector

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Property Matters, May 16, 1969, confirmed by Council May 20, 1969 approving the expropriation of Lots 18-20 inclusive, Block 50, D.L. 181, being 898 Powell Street in Redevelopment Project II, Area A-5.

These premises comprise an automotive service station erected in 1948 on an irregular site 75 ft. by an average depth of approximately 87 ft. zoned M-2 Industrial. The building contains 2 service bays with overhead doors, 2 washrooms, a sales office and a small storeroom. The service area and sales office are heated by a home-made drum type heater and a portable heater respectively. There are two old style gasoline pumps under the canopy roof. The driveways are paved with concrete and blacktop and 2 new gasoline tanks were installed in 1966. To the present time it has not been possible to effect a settlement with the owners. They have to date, rejected an offer made on behalf of the City, in the amount of $56,000.00 inclusive of all considerations. This amount is considered to be realistic and has been endorsed by the City Solicitor and Central Mortgage and Housing Corporation.

The City Engineer has advised that in order to carry out the proposed schedule of works for the construction and paving of the Cordova-Powell Connector and the 800 Block Cordova Street and to make the necessary submission of a Local Improvement By-law to a July Court of Revision, demolition of the subject improvements must be completed no later than April 19, 1970.

The owners, through their solicitor, have agreed to convey the property to the City and to vacate upon receipt of an advance payment to them in the amount of $54,153.93 consisting of payment of balance of the outstanding mortgage in the amount of $4,153.93 and payment to the owners in the amount of $50,000.00. This advance payment would be 'Without Prejudice' to the owners' claim for additional compensation in excess of the sum of $56,000.00.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to make an advance payment to the owners in the sum of $54,153.93 on the foregoing basis, chargeable to Code #5847/44."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 198

APR 7 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

MARCH 12, 1970

The Standing Committee of Council on Health and Welfare met on Thursday, March 12, 1970, at 10:15 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held February 26, 1970, were adopted.

The following actions of the Committee are reported for the information of Council:

INFORMATION

1. Social Service Department
Proposals for Discussion

At the last meeting of the Committee, Alderman Linnell submitted, under date of February 25, 1970, a memorandum to members of the Committee containing proposals for the discussion of the re-organization of the Social Service Department. Time did not allow complete consideration and this item was laid over to this meeting.

With the circulation of the Agenda for this meeting, the Chairman submitted a second memorandum dated March 11, 1970, which she requested be considered in place of her memorandum dated February 25, 1970.

The Chairman also pointed out to the Committee changes that were occurring at both the local and Provincial levels in terms of social welfare: the Press Report quoting the newly appointed Minister, which advised of his intended re-organization of the Provincial Department as and from April 1, 1970, and the retirement of the Administrator of the City Social Service Department. Another item the Chairman brought to the attention of the meeting was the final report from the Administrative Analyst on the re-organization of the Department which was expected shortly.

The Chairman suggested that these three items occurring at the same time presented a unique situation to the Council in terms of policy development and program implementation.

Submitted also for the consideration of your Committee was a report of the Board of Administration dated March 5, 1970, which reviewed the Organization and Methods Study and advised of the fact that the re-organization is one that will:

(a) encourage welfare recipients to become financially and psychologically independent;

(b) create incentives for people to assume their own responsibilities;

(c) avoid, as far as possible, discrimination of welfare recipients on the basis of marital status, age and sex;

. . . Cont'd.

Clause No. 1 (Cont'd.)

(d) invite recipients of welfare funds and consumers of welfare services to recommend improvements in welfare policies and practices;

(e) continually upgrade the quality of programmes and personnel skills by means of training research and evaluation;

(f) plan and co-ordinate the Department's programmes in conjunction with those of the other civic departments and voluntary agencies and provide service where ever possible on a local area basis.

The report also advised that implementation of the re-organization proposals will, it is estimated, take up to two years to be completed and during this time, the Administrator and his senior officers will be in a position to assess the Department's relationship to the child welfare agencies, Family Services Association, Family and Children's Court, and other official and voluntary agencies.

Your Committee discussed at great length the optimum procedure for the City of Vancouver to follow to take the greatest advantage of the situation which was presented at the present time. After lengthy discussion, your Committee

RESOLVED that the reports of the Chairman be received for study and be referred to the officials and staff of the City Social Service Department to be further considered on receipt of the Administrative Analyst's final report, with particular reference to the organization and provision of services to people around specific problem areas.

FURTHER RESOLVED that the report of the Board of Administration dated March 5, 1970, re Organization and Methods Study, City Social Service Department, be received.

2. New Business:
Zoning Policies - Group Homes

Under date of March 6, 1970, the President of the United Community Services forwarded to the Chairman a letter outlining the United Community Services' concern about the problem raised in the letter of the Executive Director of the Vancouver Association for Retarded Children dated March 2, 1970. The Vancouver Association for Retarded Children requested that necessary zoning and planning policies be followed to allow or include group homes in the south east section of the City, which is presently being prepared for sale under the instructions of Council.

Your Committee discussed this item and was of the opinion that it was not germane to this Committee's responsibilities and, therefore,

RESOLVED that the communications of the President of the United Community Services dated March 6, 1970, and the Executive Director, Vancouver Association for Retarded Children dated March 2, 1970, be referred to the Board of Administration for subsequent report to the Planning and Development Committee.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 202

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

MARCH 26, 1970

The Standing Committee of Council on Planning and Development convened at approximately 9:30 a.m. on Thursday, March 26, 1970, at the City Hall.

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor
Alderman Calder

CLERK: D. Scott

The Committee recessed to reconvene immediately following a Special Council meeting which was to convene forthwith. The Standing Committee reconvened at approximately 10:30 a.m. in the No.1 Committee Room with the same personnel present.

The Minutes of the meeting held March 12, 1970, were adopted as amended by Council March 24, 1970.

RECOMMENDATION

1. Downtown Development Concepts

The Director of Planning, with the aid of maps and plans, gave an oral progress report respecting the Plan for Downtown Vancouver. He submitted five concepts for discussion and consideration and advised these proposals have been tested and studied theoretically, however, further study is needed of the finally accepted concept. He stated that the selection of a concept and additional testing constitutes the next step in plan preparation and requires further co-ordination with other Departments and agencies.

Mr. Graham then discussed Downtown Vancouver under the following headings:

(a) Review of the Present Central City

Under this section he reviewed the economic activities and growth in Vancouver and presented statistics respecting area, assessment, population, employment, etc.

(b) Trends and Forecasts

Under this section he discussed the types of industries, population, housing, employment, etc.

(c) Downtown Objectives

This was a brief summary of replies received on "The Issues" report.

. . . Cont'd.

Clause 1 Continued

(d) Concepts for Development

The Director of Planning advised that the 5 alternative long range development concepts correspond to previously reported concepts for False Creek and for all concepts the primary regional functions of Downtown would be:

(i) Head Office Centre
(ii) Professional Offices Centre
(iii) Government Offices
(iv) Specialty Retailing Centre
(v) Cultural and Entertainment Centre
(vi) Hotel and Conventions Centre
(vii) Institutional Centre
(viii) Port and International Terminal

Mr. Graham then discussed the proposed five concepts.

CONCEPT 1: A continuation of the policies of the present Zoning and Development By-law maintaining present densities but amended to reflect trends in development and to improve the quality of individual development.

Each proposal for development would be considered within the terms of the by-laws. There would be only minor guidance and policy planning for development by the City.

Transportation improvements would be absorbed into the growth.

CONCEPT 2: The adoption of policies and by-law changes to assist the evolution of Downtown Vancouver to a high density "Executive City". This will involve considerable public expenditure for environmental improvement and facilities. A rapid transit system must be provided to make this concept possible to move the employees to a single high density core. There will also be improvements to other forms of transportation. Ancillary to high density core would be service and commercial uses. The core would contain specialty retail, recreational and office uses. Residential development would be expanded to increase the downtown labour force without increasing transportation problems.

CONCEPT 3: This concept would introduce zoning and development controls which would severely curtail downtown growth, especially offices. It assumes there will be no additional transportation facilities. Density should be lowered so that the automobile-oriented centre could at least maintain its present environment. New close-in residential development would be encouraged to reduce employment generating commercial uses. New office development would be discouraged by the lower densities. Public expenditures for additional facilities would be minimal. Office space would be at a premium due to limitations on its extent.

CONCEPT 4: Concept 4 is identical in most ways to Concept 2, which has a single core expanding outwardly from the existing development. Concept 4, however, while accepting existing development as a base suggests development to a high density in corridors corresponding to rapid transit routes. This would increase the number of objectives of transit stops in the downtown "along the core". People living or working along this route would then have easy access on foot to the system. Development beyond the corridor should consequently have considerably lower maximum densities.

. . . Cont'd.

Clause 1 Continued

CONCEPT 4. (Cont'd.)

The transit corridor would encourage redevelopment. Peripheral use would be similar to Concept 2.

CONCEPT 5: Concept 5 proposes a high density downtown core and is an extension of the approach proposed for Concepts 2 and 4, but with a much improved downtown environment. This kind of improvement would, however, involve the community in maximum capital expenditures for many purposes. Private developers would be encouraged to complement the City's expenditures as new zoning and development guidelines would increase their responsibility to help in improving the quality of the social and physical environment of the area.

Concept 5 is otherwise similar to Concept 2 and 4 as regards to employment downtown, rapid transit, mixed residential/commercial development, highest density redevelopment along a transit corridor, and other transportation implications.

Mr. Graham concluded his presentation by briefly dealing with environment improvements.

It was

RECOMMENDED that the Director of Planning prepare a brochure for circulation to Council, and to interested groups for their comments as was done in respect to False Creek.

A copy of the notes as presented by the Director of Planning this day was distributed to Council Members for their information, but it was agreed that interested parties would not be supplied with this material but must await the printing of the brochure.

The meeting adjourned at approximately 11:55 a.m.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 202

APR 7 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

MARCH 26, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, March 26, 1970, at 11:45 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor
Alderman Calder (Illness)

CLERK TO THE COMMITTEE: M. James

The following action of the Committee is reported for the information of Council:

INFORMATION

1. In compliance with the call for meeting, your Committee sat but, due to the lateness of the hour, recessed to reconvene following the special meeting of Council (Public Hearing) to be held in the afternoon.

   Your Committee reconvened with the following personnel present: Aldermen Linnell, Adams, Bird, Phillips, Rankin and Sweeney, and due to the pressure of time, recessed.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 202

CITY OF VANCOUVER APR 9 1970

SPECIAL COUNCIL - APRIL 9, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, April 9, 1970, at 2:00 p.m.

PRESENT: Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Wilson

Chairman in the absence of His Worship the Mayor was Deputy Mayor Sweeney.

ABSENT: His Worship Mayor Campbell (on leave)

CLERK TO THE COUNCIL: M. James

Committee of the Whole

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Sweeney in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Land lying on the North Side of South West Marine Drive and Glendalough Place

An application was received from Mrs. M. Spence to rezone Lot B, Block 3, D. L. 2027, Group 1, N.W.D.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to town houses or garden apartments and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

"1. Dedication of the southerly 17' for future widening of South West Marine Drive and 12' on the easterly side of the site for the widening of Glendalough Place from 40' to 52'. The cost of the widening, paving, curbing and any required utilities of Glendalough Place to the owner's account.

2. The floor space ratio not to exceed 0.50 which shall be measured to the outer limits of the building including all floors except that portion of the basement containing garages, same calculated on the net area of the site after dedication.

3. All services including any transformers, cablevision, etc. to be underground and the proposed wall surrounding the property to be lowered.

4. The detailed scheme of development which shall not exceed two storeys in height plus basement to be first approved by the Technical Planning Board after report thereon has been considered by the Town Planning Commission and City Council and after advice from the Design Panel on the design of the building.

. . . Cont'd.

Clause #1 Cont'd.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 180 days from this date (public hearing date) this approval shall expire."

The application was also approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board.

Council heard delegations in opposition from Mr. C. E. Hamilton, 3506 West 43rd Avenue; Mr. Leonard Stein, 6056 Collingwood Street, who also submitted a petition of property owners in the area in opposition; Mr. R. Haynes, on behalf of Dr. and Mrs. S. A. McFetridge; Mr. J. A. Wickson, 6130 Glendalough Place; Mr. J. P. McMartin, 3896 West 50th.

Mr. Peter S. Hyndman, Solicitor for the applicant, and Mr. Arthur C. Erickson, Architect of the proposed development spoke on behalf of the applicant and in support of the development.

MOVED by Alderman Bird,
THAT the foregoing application be not approved.

- CARRIED

2. Land on the South Side of 10th Avenue between Commercial and Victoria Drives

An application was received from Mr. Peter Cole, Architect, to rezone Lots 38-43, Block 162, D. L. 264A, which is land lying on the South Side of 10th Avenue between Commercial and Victoria Streets.

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

The application was not approved by the Technical Planning Board for the following reasons:

"1. The extension of the C-2 Commercial Zone in this area is not considered desirable and the development as proposed would not be compatible with the surrounding residences.

2. A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive from Venables Street to the north of 14th Avenue on the south is either vacant, underdeveloped or contains very old buildings, all requiring redevelopment."

The application was approved by the Town Planning Commission.

Council heard a delegation of Mrs. L.G.S. Wong of 1810 East 10th Avenue in opposition to the application.

Mr. Boyd Ferris, Solicitor, spoke in support of the application.

The Director of Planning, and the Zoning Planner explained in detail the regulations entailed in C-2 Zoning and that the development as proposed by the applicant would need the approval of the Board of Variance before it could be constructed. The Zoning Planner spoke also to the need for amendment to the landscape buffer zones.

. . . Cont'd.

Clause #2 Cont'd.

MOVED by Alderman Wilson,
THAT the application be approved and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and Marked "Received City Planning Department December 3, 1969", after advice from the Design Panel on the architectural design of the structure. Except, the said scheme to be amended to provide a 24' landscaped setback continuous along 10th Avenue with the exception of 2 means of ingress and egress, same being directly across said 24' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.

AMENDED SEE PAGE 30

2. Lots 38-43, Block 162, D.L. 264A, to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.

3. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to facia signs only, non-flashing, with no signs or advertisements on the south side of the structure.

4. Information to be first submitted to the approval of City Council that Lot 37, Block 162, D.L. 264A lying immediately to the west will not be left as an RT-2 Two Family Dwelling District zone but developed in a commercial manner forming part of the existing development now located on Lots A, B, C & D, Block 162, D.L. 264A.

AMENDED SEE PAGE 304

5. The owners can and do obtain relaxation of the C-2 District Schedule of the Zoning and Development By-law from the Board of Variance to permit a structure six storeys in height and 73' in height in lieu of the permitted 3 storeys and 40' in height.

- CARRIED

3. Land on the South Side of 10th Avenue between Commercial and Victoria Drives

An application was received from Pitkethey and Buzza Ltd. to rezone Lot 37, Block 162, D.L. 264A situated on the South Side of 10th Avenue between Commercial and Victoria Drives.

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

The application is approved by the Technical Planning Board subject to prior compliance by the owners to the following conditions:

. . .Cont'd.

Clause #3 Cont'd.

"1. Dedication of the southerly 5' of Lot 37, Block 162, D.L. 264A for future lane widening.

2. Consolidation of Lots A, B, C, D and 37 into one parcel and so registered in the Land Registry Office.

3. The detailed scheme of development including any use of Lot 37, Block 162, D.L. 264A which may include additions to the existing building, the provision of suitable off-street parking and off-street loading to be first approved by the Technical Planning Board.

It is further recommended that should the above conditions or such other conditions as set by Council not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (public hearing date) then this approval shall expire."

The application is also approved by the Technical Planning Commission subject to the conditions as set by the Technical Planning Board.

No delegations appeared to speak to this matter.

MOVED by Alderman Adams,
THAT the application be approved and the by-law considered by Council at the same time as the by-law concerning the rezoning of Lots 38-43, Block 162, D. L. 264A.

- CARRIED

4. Land on the South West Corner of 48th Avenue and Oak Street

An application was received from III Industries of Canada Ltd. for the rezoning of Lots 11 and 12, Sub 13, Block 10, D.L. 526, being property situated on the South West Corner of 48th Avenue and Oak Street.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to a restaurant excluding drive-in or take-out. The three readings to the amending by-law not to be given until prior compliance by the owners to the following conditions:

"1. Consolidation of Lots 11, 12, Sub. 13, Block 10, D.L. 526 into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by the Technical Planning Board after a report thereon to the Town Planning Commission and City Council, such scheme to include a minimum landscaped setback of 24' along Oak Street, 8' along 48th Avenue except for ingress and egress, 5' landscaped and tree planting area along the north south lane and the southerly property line plus a suitable screened wall.

. . . Cont'd.

Clause #4 Cont'd.

3. The building to be first redesigned more residential in character and in keeping with the surrounding residential properties.

4. One sign only (non-flashing) to be permitted, other than small directional signs, such sign to be located adjacent to the building and behind the 24' landscaped setback from Oak Street.

5. Design of the building to be approved by the Technical Planning Board after advice from the Design Panel.

6. Satisfactory arrangements for garbage disposal, loading and unloading and control of fumes to the approval of the Technical Planning Board.

It is further recommended should the above conditions or such other conditions as set by Council following a Public Hearing not be complied with by the owners in order to permit the 3 readings of the amending by-law to be implemented within 120 days from this date (public hearing date) then this approval shall expire."

The application was not approved by the Town Planning Commission.

Council heard the following in opposition to the application:

Mr. Norman Samuels, 1026 West 48th Avenue, who also submitted a petition signed by 129 residents of the area. Also in opposition, Mr. Joseph H. Cohen, 1035 West 48th, and Mr. D. Ziegler, 1107 West 48th.

Council also heard in support of the application from Mr. Howard N. Milner of International Industries Inc., Mr. Scheldon Saslow, Architect for the applicant, and Mr. Dryvynsyde, Solicitor for the applicant.

MOVED by Alderman Calder,
THAT the application be not approved.

- CARRIED

5. To amend Schedule "G" of the Zoning and Development By-law--Special Sign Control.

An application was received from the Director of Planning to amend Schedule "G" of the Zoning and Development By-law to extend the areas of Special Sign Control and applicable regulations all in accordance with the draft by-law pertaining to bridge approaches to the following:

i) Granville Street Bridge
ii) Burrard Street Bridge
iii) Connaught Bridge
iv) Georgia Viaduct
v) Oak Street Bridge
vi) Fraser Street Bridge
vii) A new airport access bridge, and
viii) Any freeway route through the City

The application was approved by the Technical Planning Board and the Town Planning Commission

At the time of consideration of this item Council had before it the following resolution which was passed by Council at the regular meeting of March 3:

. . Cont'd.

Clause No. 5 Cont'd.

"THAT in amending the By-law, the following three proposals be considered by Council at a Public Hearing to be held:

(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.

(b) The number of free-standing signs on any one site shall be limited to one.

(c) Third party signs be removed at the expiration of the contract."

Council was advised it did not have the power at the present time to enact (c) above.

Council heard the following:

(A) Mr. Frank Low-Beer, President of the Community Arts Council of Vancouver. The Council agrees with this proposed amendment but recommends that further controls should be extended, particularly in the three examples quoted in the previous resolution of Council.

The Community Arts Council also recommends that action be taken immediately to prohibit roof, projecting, and third-party signs on Georgia Street and Burrard Street.

(B) Mr. G. Spencer, Executive Director of the Community Planning Association of Canada appeared on behalf of the Community Planning Association of Canada and submitted a brief outlining the Association's comments on Signed Control.

(C) Mr. W. A. Street, Solicitor, appeared on behalf of the Illuminated Sign Manufacturers' Association and submitted an oral brief. The brief suggested two changes in the proposed by-law in connection with two sections of the by-law.

MOVED by Alderman Wilson,
THAT the foregoing application of the Director of Planning to amend Schedule "G" of the Zoning and Development By-law be approved after inserting the following words:

"More than 12 inches" after the word 'project' in viii) of 'A. Signs' of Clause '(e)' of Sub-section (21) of Section 10 of the Zoning and Development By-law."

MOVED by Alderman Linnell in amendment,

"(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.

(b) The number of free-standing signs on any one site shall be limited to one."

On request the above were split and recorded as follows:

MOVED by Alderman Linnell,

"(a) A restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway."

- CARRIED

. . . Cont'd.

Clause No. 5 Cont'd.

MOVED by Alderman Linnell,

"(b) The number of free-standing signs on any one site shall be limited to one."

- CARRIED

The motion by Alderman Wilson as amended by the motions of Alderman Linnell was put as follows:

THAT the foregoing application of the Director of Planning to amend Schedule "G" of the Zoning and Development By-law be approved after inserting the following:

"I. 'More than 12 inches' after the word 'project' in viii) of 'A Signs' of Clause '(e)' of Sub-section (21) of Section 10 of the Zoning and Development By-law.

II. Amendment to place a restriction on animated or flashing signs previously applied to sites adjoining the Trans-Canada Highway.

III. Amendment to provide the number of free-standing signs on any one site shall be limited to one."

- CARRIED

6(A) Lands lying on the East Side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

An application was received from the Director of Planning requesting the rezoning of lands lying on the East Side of Kerr Street South of 54th Avenue, i.e. for a distance of approximately 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application has been approved by the Technical Planning Board subject to the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment parks and ancillary uses to the foregoing: subject to such conditions as Council may be resolution prescribe pursuant to section 565 (f) of the Vancouver Charter.

The application has also been approved by the Town Planning Commission.

6(B) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street

An application was also received from the Director of Planning to rezone irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the east by Boundary Road and partially on the west by Tyne Street.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

. . Cont'd.

Clause No. 6 Cont'd.

The application was approved by the Technical Planning Board subject to the uses being restricted to town houses (both private and public housing), public parks, and ancillary uses to the foregoing: subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.

The application was also approved by the Town Planning Commission.

Council heard representations from Mrs. R. Coburn of 6987 Tyne Street representing the Killarney Fraserview Area Council. Mrs. Coburn submitted a written brief which requested a Council deferment of these two area's rezoning to provide time for the present residents of the area to make submissions to Council.

MOVED by Alderman Wilson,
THAT the Public Hearing be continued on Tuesday, April 21, at 2:00 p.m. and that this application be referred to that adjourned Public Hearing.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted and the Corporation Council be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

During the consideration of the above items Council observed a short recess at approximately 3:45 p.m.

The Council then adjourned.

* * * *

The foregoing are Minutes of the City Council meeting (Public Hearing) dated April 9, 1970.

DEPUTY MAYOR

CITY CLERK

FOR ADOPTION SEE PAGE(S) 297

CITY OF VANCOUVER

REGULAR COUNCIL MEETING APR 14 1970

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 14, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick (10:30 a.m.), Linnell, Phillips, Rankin and Wilson

ABSENT: Alderman Sweeney (illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students of Quilchena School, under the direction of Mrs. Thomson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to a Property matter.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated April 7, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Royal Centre
(Great West Saddlery Limited)

It was agreed to defer this item to later in the day when reports would be available. (see pages 6 and 7)

2. 1190 Matthews Avenue
Mrs. D. Raappana

It was agreed to defer this item to later in the proceedings pending the hearing of a delegation. (see page 8)

3. Tag Day:
United Nations Association

At the request of the organization it was agreed to defer this matter again to allow further delegation arrangements.

UNFINISHED BUSINESS (cont'd)

4. Addition to Building at 210 S. W. Marine Drive

It was agreed to defer this item to later in the proceedings pending the hearing of a delegation. (see pages 7 and 8)

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Alderman Wilson - Beautification Report re Gastown, Chinatown

Alderman Phillips requested information as to the status of the beautification report in regard to the Gastown Area and Alderman Wilson enquired regarding the status of a similar report in the matter of Chinatown.

His Worship agreed to take the matter up with the Director of Planning and arrange, if possible, a Report Reference at the next meeting on April 21st.

Alderman Calder - Juvenile Detention Home

requested Council representatives of the Greater Vancouver Regional Distric inform him of the status of the proposal that the Juvenile Detention Home be operated as a District functio

Alderman Calder - Effect of Sanitary Fill Areas on Water

referred to a situation in San Francisco where there was a problem of water pollution due to leaching from a sanitary fill project.

The Alderman enquired if a similar situation could occur here in the area of the Kerr Road dump and the Delta bog.

Alderman Broome - Parliamentary Committee: Ground Transportation and Particularly to Department of Transport Airports

referred to a Parliamentary Committee in the City recently to study transportation, particularly with respect to access to the Airport. It appears no contact had been made with the City administration.

Alderman Wilson referred to the matter and that he had, as mentioned by Alderman Broome, appeared before the Committee as a result of a late request He, with a representative of another municipality, spoke to the matter of this study which does involve ground transportation in major cities of Canada and particularly transportation to Department of Transport airports; the matter being of concern at this time in anticipation of the introduction of the new jumbo aircraft. Alderman Wilson explained the newspaper strike had some bearing on the lack of communication by the Parliamentary Committee.

COMMUNICATIONS OR PETITIONS

1. Trans-Continental Pop Festival:
July 4th and 5th, 1970

On April 7th, the Council did not approve an application from the Industrial and Trade Shows of Canada for use of Capilano Stadium for the purpose of a Pop Festival, July 4th and 5th, having considered departmental reports thereon.

The Council had before it at this time a communication from Campney & Murphy, on behalf of the organization, asking an opportunity of a delegation in respect of the request.

MOVED by Ald. Adams,
THAT this firm be advised the Council is not prepared to reconsider its decision of April 7th in not approving the application; it being suggested at that time that the company discuss the matter of a suitable site with the Pacific National Exhibition.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, April 10, 1970

Works and Utility Matters

(i) Sale of Portion of City-owned Lot D.
N/S Victoria Diversion (The New Chelsea Society)
(Clause 5)

MOVED by Ald. Wilson,
THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated April 10, 1970, be approved, on the understanding that the easement matter will be reviewed in five years time.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 inclusive and 6 and 7 of the report of the Board of Administration (Works and Utility matters), dated April 10, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Ridley Ice Ltd. vs. City

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated April 10, 1970, be adopted.

- CARRIED

Finance Matters

(i) Charter Amendments (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated April 10, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

(ii) Hotel Room Tax

MOVED by Ald. Broome,
THAT the Standing Committee on Finance now be requested to give consideration to the report of the Director of Finance contained in Board of Administration report (Licenses and Claims matters), dated April 18, 1969, in the matter of increase in license fees currently being charged on hotels, motels, etc.

- CARRIED

(iii) Restoration of "St. Roch" (Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated April 10, 1970, be adopted.

- CARRIED

(iv) Sky Glider:
Pacific National Exhibition (Clause 3)

The Board of Administration submitted the following report of the Corporation Counsel:

"I have read the letter received from Davis and Company on behalf of the P.N.E. requesting that, in respect of the proposed 'Sky Glider', the provision in the lease which provides that buildings, installations, facilities and improvements placed on the P.N.E. grounds become the property of the City, be waived.

The P.N.E. is to receive a percentage of gross profits received from the operation of the ride. Because of the large capital investment required to construct the ride, it is reasonable and in accordance with normal business practice to request such a waiver.

Should Council agree to grant the waiver, I would recommend that the following conditions apply:

(a) the waiver to be in a form satisfactory to the Corporation Counsel;

(b) that Murray-Latta Recreations Ltd. be required to obtain liability insurance in an amount and form satisfactory to the Corporation Counsel."

MOVED by Ald. Adams,
THAT the waiver be granted pursuant to the foregoing recommendation of the Corporation Counsel.

- CARRIED

(v) Vancouver Public Library Board:
Appointments (Clause 4)

The Council again considered the request of the School Board for representation on the Vancouver Public Library Board. A similar request from the Park Board was received, that a member of the Park Board be included.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Vancouver Public Library Board:
Appointments (cont'd)

The Vancouver Public Library Board does not agree with the proposal but suggested a representative of the Library Board be added to the City Council Social Development Committee, which has coordinating responsibilities. Subsequent communications from the School and Park Boards, and the Social Development Committee, agreed with the representation on the Social Development Committee by a Library Board representative. The Park and School Boards reiterated their requests that the Library Board membership be increased to allow appointments on behalf of the Park and School Boards.

AMENDED SEE PAGE 297

MOVED by Ald. Broome,
THAT the Library Board membership be expanded by two, ~~and~~ thereafter the Park and School Boards nominate one representative each for Council's consideration by way of appointment to these two additional vacancies, and the Corporation Counsel prepare the necessary by-law accordingly.

- CARRIED

Insofar as a Library Board appointee to the Social Development Committee is concerned, it was agreed the Corporation Counsel would report further on necessary action to be taken to make this additional vacancy possible.

(vi) Balance of Finance Matters

MOVED by Ald. Wilson,
THAT Clauses 5 and 6 of the report of the Board of Administration (Finance matters), dated April 10, 1970, be received for information.

- CARRIED

B. Personnel Matters, Regular,
April 3, 1970

Regulations and Procedures:
Occupational Health Plan for Firefighters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated April 3, 1970, be adopted.

- CARRIED

C. Property Matters, April 10, 1970

(i) MOVED by Ald. Wilson,
THAT Clauses, 1, 3, 4 and 5 of the report of the Board of Administration (Property matters), dated April 10, 1970, be adopted.

- CARRIED

(ii) Acquisition of Properties (Clause 2)

It was agreed to defer consideration of this matter pending the hearing of a delegation from J.S. Wood Realty Ltd., as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Sign: 1400 Block West 3rd Avenue
(Neon Products Limited)

It was agreed to defer this matter pending the hearing of a delegation later this day. (see pages 8 and 9).

E. Report of Standing Committee
on Transportation, March 31, 1970

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation, dated March 31, 1970, be adopted.

- CARRIED

F. Report of Standing Committee on
Planning and Development, April 2, 1970

(i) Rezoning: N/E corner 41st Avenue
and Collingwood (Clause 1)

MOVED by Ald. Adams,
THAT no further action be taken on application of Mr. W.D. Buttjes to rezone corner of 41st Avenue and Collingwood from RS-1 One Family Dwelling District to RM-1 Multiple Dwelling District.

- CARRIED

(ii) Balance of Standing Committee Report

MOVED by Ald. Adams,
THAT Clauses 2 and 3 of the report of the Standing Committee on Planning and Development, dated April 2, 1970, be approved, after changing the word 'RESOLVED' in clause 3 to read 'RECOMMENDED', in the second to last paragraph of the clause.

- CARRIED

The Council recessed at approximately 10:40 a.m. to reconvene 'In Camera' in the Mayor's Office, following which at approximately 11:45 a.m., the Council reconvened in open session in the Council Chamber, with the same members of the Council present.

UNFINISHED BUSINESS (cont'd)

1. Royal Centre
(Great West Saddlery Limited)

On April 7th, the Council considered a communication from the Great West Saddlery Limited, under date of April 3rd, urging issuance of the development permit for the Royal Centre development. At that time Alderman Wilson moved as follows:

"THAT the development permit be issued forthwith but the building permit be withheld until the required conditions are fulfilled." (tabled)

Alderman Wilson's motion was tabled for one week and the Deputy Mayor requested to communicate with MacMillan Bloedel Limited to obtain their written position insofar as that company is concerned in relation to the Royal Centre development.

cont'd...

UNFINISHED BUSINESS (cont'd)

Royal Centre (cont'd)

Further consideration was given to the whole matter at this time, based on a report of the Board of Administration under date of April 14th, 1970, giving the Council the current position and advice that reports are to be made to the Technical Planning Board this week including advice from the Design Panel.

The Director of Planning advised orally that a recent letter from MacMillan Bloedel Limited states that the Beachcomber Restaurant has a lease which still has another two years to run. This company is discussing with the holder of the lease, an earlier termination but until the matter is settled, it is necessary for MacMillan Bloedel Limited to protect the leaseholder's rights with respect to the use of the lane. It is stated that when the Beachcomber Restaurant vacates, agreement would be given to the closure of the lane.

MOVED by Ald. Adams,
THAT the foregoing motion of Alderman Wilson be tabled for a further week.

- CARRIED

The Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:15 p.m.

The Council reconvened at approximately 2:15 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair, and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: Alderman Sweeney (illness)

DELEGATIONS AND UNFINISHED BUSINESS

2. Addition to Building at 210 S.W. Marine Drive (South West Furniture Mart (Van.) Limited)

Mr. W. Street, Barrister on behalf of Felix Industries Limited and South West Furniture Mart (Van.) Limited, appeared, and submitted a brief dated April 14, 1970, in respect of development permit application for consideration as an 'outright use' in M-2 Industrial District, of property at 210 S.W. Marine Drive, i.e. 'wholesale business' with a use customarily accessory (retailing) occupying an area of not greater than one-third the total gross floor area of all the building on the site.

In the Board of Administration report (Building and Planning matters), dated April 3, 1970, the Director of Planning reports the history of development permit applications from this company, particularly in respect of use of the building for retailing.

In the present request the gross floor space area of the building would be increased by 24,975 square feet, with the retail sales area being increased by 7,488 square feet. It is advised that the proposed retailing areas on the north side of the main floor and on the mezzanine floor, directly abut the wholesale areas without any apparent physical separation.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Addition to Building at
210 S.W. Marine Drive (cont'd)

Mr. Street advised the company undertook to use only one-third of the total gross floor area for the accessory use (retailing).

MOVED by Ald. Linnell,
THAT the development permit not be granted until a proposed amendment to the Zoning and Development By-law, dealing with retail use in M-1 and M-2 areas, is considered and reported to Council.

- LOST

MOVED by Ald. Bird,
THAT the development permit application be approved subject to there being a physical separation between the retail and wholesale divisions.

- CARRIED

(Alderman Linnell and Alderman Broome are recorded in the negative)

2. 1190 Matthews Avenue
Mrs. D. Raappana

Mrs. D. Raappana appeared asking permission to continue operation at 1190 Matthews Avenue as a boarding house.

The Board of Administration report (Building and Planning matters), dated April 3, 1970, sets out the details of the occupancy of this building and in the Board of Administration report (Building and Planning matters), dated March 6, 1970, the Corporation Counsel sets out the legal position.

MOVED by Ald. Wilson,
THAT the matter of court action in respect of the use of building at 1190 Matthews Avenue be deferred for the time being;

FURTHER THAT the operator of these premises be advised to appeal to the City Council under the procedures laid down in respect of dealing with hardship cases, and,

FURTHER THAT the whole matter be considered again by Council not later than in two month's time.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

D. Sign: 1400 block West 3rd Avenue
Neon Products Limited

A representative of Neon Products Limited appeared, and filed a brief dated April 13, 1970, in support of application for electrical and building permits to change the message on an existing free-standing sign in the 1400 block West 3rd Avenue. The sign would be animated in part with a word changer for six different messages.

At a recent Public Hearing the Council approved an application to amend the Zoning and Development By-law which in effect, if and when passed, would not allow signs on the basis proposed.

cont'd...

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sign: 1400 block West 3rd Avenue
Neon Products Limited (cont'd)

The Board of Administration and Director of Planning recommend the building permit be withheld for a period of thirty days, expiring April 18, 1970, following which the permit be withheld for a further period of sixty days pending the passing of the proposed amending by-law.

MOVED by Ald. Broome,
THAT the permits requested be issued.

(carried)*

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Broome: 'subject to agreement being worked out satisfactory to the Corporation Counsel to the effect the sign will be dismantled five years after the date of completion'.

- LOST

The motion of Alderman Broome was put and, - CARRIED *

(Alderman Linnell and Alderman Rankin are recorded in the negative)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report of Social Development Committee dated March 26, 1970

The Council considered the following report of the Social Development Committee dated March 26, 1970:

"1. RELOCATION OFFICE & HOUSING REGISTRY

Under date of March 6, the President of the United Community Services forwarded to the Chairman of the Social Development Committee a letter expressing the concern of the United Community Services over the need for a Relocation Office and Housing Registry in the City. A copy of that letter is attached for the information of Members of Council.

At the March 16 meeting of the Social Development Committee, this letter was presented to the Committee and discussed and at that meeting the Social Development Committee

RESOLVED that the letter be referred to Council with the request that Council advise whether it wished to consider this matter further.

The Social Development Committee submits the letter of the President of the United Community Services for the consideration of Council.

2. COMMUNITY SERVICES CENTRE
LORD STRATHCONA SCHOOL

At a previous meeting the Social Development Committee had expressed its interest in any agreement which was executed between the School Board, the Park Board and the City of Vancouver re the Administrative Procedures regulating the operation of the Community Services facility which is well under way at Lord Strathcona School. At the last meeting of the Social Development Committee on March 16, the proposed agreement between the School Board, the Park Board and the City of Vancouver covering this particular project,

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Social Development Committee (cont'd)

was presented to the Committee and the representatives of the School and Park Board present explained further the philosophy of management which was developed and agreed to by both parties.

The Social Development Committee discussed the matter and instructed that the congratulations of the Social Development Committee on the finalization of this first co-ordinated Community Services Centre facility in the City of Vancouver be expressed to the Vancouver City Council.

As Chairman of your Social Development Committee, I am pleased to pass on these congratulations on behalf of the Committee."

MOVED by Ald. Linnell,
THAT action be not taken at this time to establish a Relocation Office and Housing Registry as proposed by the United Community Services.

- CARRIED

MOVED by Ald. Linnell,
THAT the foregoing item in respect of Community Services Centre, Lord Strathcona School, be received for information.

- CARRIED

H. Report of Special Committee re Illegal Suites, March 25, 1970

The Council received the following report, dated March 25, 1970, from its Special Committee re Illegal Suites - Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Alice Ashton (tenant), 6128 Chester Street
Mary M. Cromb (tenant), 3095 East 26th Avenue
Margaret Dawson (tenant), 6128 Chester Street
Mrs. Sylvina Dionne (tenant), 6128 Chester Street
Tina Dueck (tenant), 6128 Chester Street
Justina Dyck (tenant), 6128 Chester Street
Miss Anna Enns (tenant), 6128 Chester Street
Elizabeth Funk (tenant), 6128 Chester Street
Mrs. Helen C. Gompf (tenant), 1385 East 7th Avenue
Mrs. Hazel Holmstrom (owner), 5624 Tyne Street
Elizabeth Klassen (tenant), 6128 Chester Street
Mrs. Lenora C. McRobb (owner), 5215 Elgin Street
Mrs. Lily Schindel (owner), 6637 Sherbrooke Street
Mrs. Ida Sikstrom (tenant), 6128 Chester Street

(b) The following application be approved for six months from the date of this Resolution:

Harold and Nellie Bobb (tenants), 8095 St. George Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(c) The following applications be approved for one year from the date of this Resolution:

Edward P. Banbury (tenant), 5137 Rupert Street
Anton Baraka (tenant), 2535 East 1st Avenue
Thomas Matthew Burke (tenant), 2447 Adanac Street
Mr. Mangal Singh Sandhu (owner), 4336 Perry Street
Mrs. Shirley L. West (owner), 92 West 22nd Avenue

(d) The following application be not approved:

Miss Judith Loree Walls (tenant), 2610 West 10th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites, Hardship Cases, be approved.

- CARRIED

I. Request for Parade in Downtown Area
April 18, 1970

MOVED by Ald. Bird,
THAT, pursuant to Board of Administration report of April 13, 1970, the Vietnam Action Committee be permitted to hold a parade on Saturday, April 18th, 1970, at 11:15 a.m. from Thornton Park to the Courthouse via Hastings, Granville and Georgia Streets, the parade to assemble at Thornton Park and disperse at the Court House;

FURTHER THAT permission not be granted for the use of a sound truck.

- CARRIED

J. Report of Standing Committee on Finance
April 2, 1970 and April 9, 1970

The Vancouver City Council considered the report of the Standing Committee on Finance with regard to meetings of the Committee held on April 2, and April 9, 1970, and took action as follows, after hearing from the Chairman of the Finance Committee in each case:

PART I
Clause 1 1970 Civic Grant Requests

The detailed account of current applications, and the Committee's actions thereon were studied. Independent action was taken on each item which, in several cases, was determined only after several motions and amendments were dealt with. The Council, however, agreed that one concluding motion could be passed to record the Council's final action in each case. The record includes the negative voting of those members of Council so requesting. The Council action is as follows therefore:

A. MOVED by Ald. Broome,
THAT grants be approved as follows:

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

Grant App'n. Number	Name	Approved Grant $	Conditions or Other Council Action
615	Prov. Gov't of B.C. - T.B. Per Capita	46,000	The Board of Administration to prepare for consideration of Council a resolution for submission to the Union of British Columbia Municipalities based on the Regional Hospital District assuming all charges for this service.
635	Vancouver Housing Authority	48,380	--
105	Family Services Centre	15,184	Subject to 50% of the amount being recoverable from the Federal Government and 25% from the Provincial Government under the Canada Assistance Plan, Further, if these recoverable funds are not forthcoming in 1970, the organization's request be further reviewed later this year.
107	The Activators Society of B.C.	2,500	--
110	Dugout Day Centre	2,700	--
111	Meals on Wheels	833	--
115	Fraserview-Killarney Area Council	3,500	Neighbourhood information services presently provided under varying auspices to be reviewed during 1970.
151	Western Institute for the Deaf	6,200	--
173	Salvation Army	11,065	Including Special Water Rates
176	Vancouver Inner City Service Project	10,000	For legal aid services subject to the receipt by the Joint Technical Committee of an audited statement from a Certified or Chartered Accountant covering the legal aid program.
188	The John Howard Society of B.C.	2,500	--

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

Grant App'n. Number	Name	Approved Grant $	Conditions or Other Council Action
194	Central City Mission	787	In Lieu of Special Water Rates
196	Vancouver Indian Centre Society	12,000	--
198	Canadian Paraplegic Association	4,000	Subject to the amount being shareable under the Canada Assistance Plan.
220	Y.M.C.A. Development Fund	41,666	--
230	Canadian Red Cross Society	10,000	--
310	Kiwanis Musical Festival	600	--
350/55	Vancouver Art Gallery Association	91,000	For operating and maintenance costs.
		3,332	For non-recurring building repairs.
			Request for additional amount of $4,000 to employ a Registrar for the Gallery was not approved.
380	Vancouver Symphony Society	31,000 total	$6,000 of this grant to be earmarked for children's programs.
545/6	Big Brothers of B.C. (Lower Mainland Chapter)	12,500	--
550	Vancouver & Lower Mainland Industrial Development Commission	10,000	--
555	Vancouver Visitors Bureau	100,000	--
585	Town Planning Commission	3,000	--

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

Grant App'n. Number	Name	Approved Grant $	Conditions or Other Council Action
590	Vancouver Traffic & Safety Council	The same rate as was applied last year pro rata up to an amount of $20,000.	Whilst the Motor Vehicle Inspection Station is owned and operated by the City of Vancouver
610	Kiwassa Neighbourhood Services Assn.	3,000	--
650	Mission to Seamen	600	--
672/74 /75	Boys Clubs of Vancouver	8,330	$3,330 is for services in 1969 and $5,000 to continue services for six months in 1970. No additional payments until a report on delinquency, due in April, 1970, from the Joint Technical Committee has been completed.
676	Metropolitan Communities Council	1,500	--
682	Canadian Diabetic Association	1,000	--
904	Youth Employment Services (Y.M.C.A.)	3,600	Subject to the condition that the program be essentially youth organized and youth managed to the satisfaction of the Joint Technical Committee.
950	International Peace Arch Association	100	--
995	Sundry Grants in Lieu of Taxes	41,428	--
1042	City Hall Choristers	350	--
118	Crisis Intervention & Suicide Prevention Centre for Greater Vancouver	5,000	--

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

Grant App'n. Number	Name	Approved Grant $	Conditions or Other Council Action
386	The Community Music School	5,150	Non-recurring basis
540	B.C. & Yukon Chamber of Mines	3,000	--
566	Native Daughters of B. C.	600	--
955	Festival of Forestry	3,500	--
1060	Y.W.C.A.	7,200	Specifically earmarked for group work programs at the Pender Y.W.C.A., as recommended by the Joint Technical Committee.
315/16	Playhouse Theatre Company	20,000	Arrears of rental (i.e. approx. $5,000) to be a first charge. Further, grant is subject to appropriate financial assistance from Canada Council and B.C. Cultural Fund. The amount in lieu of rental for 1970 season ($29,000) was deferred for the time being pending further information respecting the organization's financial position. MOVED by Ald. Broome & CARRIED THAT the Playhouse Theatre Company be requested to invite the City Council to arrange City representation on the membership of the organization's Board; His Worship the Mayor to so request.
640/41	Neighbourhood Services Assn.	20,000	--
953	Vancouver Sea Festival	Same as 1969 (i.e. (a) an outright grant of $10,000 (b) a further grant on a matching grant basis of dollar for dollar of any contribution to the Festival from any source other than the two Senior Governments, up to a maximum of $10,000)	

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

B. MOVED by Ald. Adams,
THAT delegations be heard by the Finance Committee as follows:

- CARRIED

Grant App'n. Number	Name
117	Outward Bound B.C. (Grant request is $11,200. Joint Technical Committee recommended $5,250 subject to condition. Finance Committee recommended no action)
320	Vancouver Opera Association (Grant request is $19,500) (Finance Committee recommended $11,325)
384	Vancouver's Theatre in the Park (Grant request is $1,500) (Finance Committee recommended be deferred for delegation)
388	John Oliver School Choir (Grant request is $1,800) (Finance Committee recommended that no action be taken)

C. MOVED by Ald. Adams,
THAT no further action be taken in respect of the following applications.

- CARRIED

Grant App'n. Number	Name
112	Lower Mainland Society for Resident Physically Handicapped (Did not request a specific amount)
113	Vancouver Neurological Centre (Requested grant of $10,000)
114	Lower Mainland St. Leonards Society (Requested grant of $1,000)
139	Christmas Gifts City Supervised Nursing Homes (Requested grant of $100)
390	Vancouver Junior Club for the Performing Arts (Requested grant of $1,000)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

C. 'No further action' (cont'd)

Grant App'n. Number	Name
570	Vancouver Horticultural Society (Requested grant of $4,000)
605	Riley Park Area Council (Requested grant of $4,250)
750	The National Ski Team Fund (Did not request a specific amount)
960	Pharmaceutical Association of B.C. (Requested grant of $1,500)
1037	Vancouver Kiwanis Boys Pipe Band (Requested grant of $3,000)
1052	Youth Communication Centre (Cool Aid) (Requested grant of $25,370)
1061	Social Designs Society (Requested grant of $2,000)
1065	C.B.C. Vancouver Radio Orchestra (Requested grant of $235)
1070	Variety Clubs International (Requested grant of $1,715)
141	United Community Services (Requested grant of $12,500)
575	Vancouver Chamber of Commerce (Clean-up Week) (Requested grant of $500) AMENDED SEE PAGE 382
116	Laurel House Society (Did not request a specific amount)
568	Women's Canadian Club (Requested grant of $500)
-	Action Committee for Unemployed Students (Requested grant of $2,500 - Joint Technical Committee recommended against)
-	Opportunities Office (Requested grant of $8,110 - Joint Technical Committee recommended against)
-	Zone Ten Boys Club (Requested grant of $324 - Joint Technical Committee recommended against)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

D. MOVED by Ald. Adams,
THAT action be taken as shown hereunder respecting the following grant applications.

- CARRIED

Grant App'n. Number	Name	Council Action
191	Victorian Order of Nurses (Grant request of $30,000)	Deferred pending report from Board of Administration on the grant to be made by the Provincial Government to the Organization.
1050	Volunteers for Seniors (Grant request of $5,000)	Deferred pending review by Board of Administration on service provided by the organization and whether service can be assumed by another agency.
530	B.C. - S.P.C.A. (Grant request of $5,000)	Deferred to next meeting for further consideration.

E. MISCELLANEOUS

(Council Information only)

Grant App'n. Number	Name
114	Lower Mainland St. Leonards Society

A motion by Alderman Linnell to approve $1,000 FAILED.

Alderman Linnell is recorded against the motion to take 'no action'.

176	Vancouver Inner City Service Project

A motion by Alderman Hardwick to approve $16,000 FAILED.

188	The John Howard Society of B.C.

A motion by Alderman Linnell to approve $4,000 FAILED.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

E. Miscellaneous Council Information Only (cont'd.)

Grant App'n. Number	Name
350/55	Vancouver Art Gallery to employ a Registrar

The following motions FAILED:

Alderman Wilson - $2,000
Alderman Phillips - $4,000

380 Vancouver Symphony Society

The following motions FAILED:

Alderman Adams - $25,000
Alderman Phillips - $30,000 plus matching grant to extent of increase in grants which may be received from the neighbouring municipalities.

555 Vancouver Visitors Bureau

The following motions FAILED:

Alderman Rankin - $ 75,000
Alderman Phillips - 110,000
Alderman Linnell - 125,000

575 Vancouver Chamber of Commerce (Clean-up Week)

A motion by Alderman Wilson to approve $500 FAILED.

315/16 Playhouse Theatre Company

The following motions FAILED:

Alderman Phillips - That a cash grant of $10,000 be approved subject to financial assistance from the Canada Council and the B.C. Cultural Fund

Further, that the City approve an additional grant on a matching basis with grants from surrounding municipalities up to a total of $10,000 from such municipalities (LOST)

Alderman Bird: as amended by Alderman Wilson - That a grant of $20,000 be approved subject to appropriate grants from Canada Council and B.C. Cultural Fund (LOST)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

E. Miscellaneous Council Information Only (cont'd)

Grant App'n. Number	Name
568	Women's Canadian Club

A motion by Alderman Wilson to approve $500 FAILED.

953	Vancouver Sea Festival

A motion by Alderman Linnell for an outright grant of $10,000 with a further grant of $5,000 on a matching basis with the Provincial Government, and a further $5,000 on a matching basis with the surrounding waterfront municipalities FAILED.

F. Balance of report of Standing Committee on Finance

MOVED by Ald. Adams,
THAT Clauses 2 and 3 of Part I of the report of the Standing Committee on Finance, dated April 2, and April 9, 1970, be adopted and Part II, including Clause 4, be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Condition of Property:
833 Pacific Street

On April 7th, Notice was given of the following motion, seconded this day by Alderman Calder:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
"THAT WHEREAS complaints have been received in respect of the condition of the lands and premises situate at 833 Pacific Street;

AND WHEREAS Council is considering invoking the appropriate provisions of Section 324A of the Vancouver Charter in respect of the said lands and premises;

THEREFORE BE IT RESOLVED that the Corporation Counsel be instructed to prepare the appropriate resolution, and after service of the same upon the owners of the subject property, the said owners be invited to appear before Council to show cause why the said resolution should not be passed."

The motion was put and, - CARRIED

2. Civic Dinner

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT authority be granted for the annual Civic dinner to be held in honour of the Freemen of the City and members of Public Boards and Commissions, et al, on Thursday, April 30, 1970, at Marine Drive Golf Club, with arrangements being left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

NOTICE OF MOTION

1. Retail Use in
M-1 and M-2 Areas

Alderman Linnell and Alderman Broome gave Notice of the following Motion, which was recognized by the Chair:

"THAT in M-1 and M-2 areas only one-tenth of the permitted use be allowed for retail use;

FURTHER THAT the Director of Planning be requested to make an application to amend the Zoning and Development By-law and submit it to Council as soon as possible, but not later than one month from this date."

(notice)

The Council adjourned at approximately 5:50 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated April 14, 1970, and the reports referred to are those on Page(s) 263-296.

MAYOR

CITY CLERK

APR 14 1970

APRIL 10TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated April 10th, 1970)

1. Prior approval of Expenditures under 1970 Sewers Capital Budget

"The 1969 Sewers Capital Budget is almost fully appropriated. Advance approval by the City Council of funds from the 1970 Sewers Capital Budget is therefore requested for the following projects:

(a) Lane East of Main Street between Union Street and Prior Street

Replacement of this old sewer by separate sewers is required immediately to permit the contractor to construct approaches to the Georgia Viaduct Replacement and to provide drainage to the Viaduct approaches.

The estimated cost is $20,000.

I RECOMMEND that $20,000 be appropriated from Item 3-06-03 'Miscellaneous - Provision for Unspecified Projects' in the 1970 Sewers Capital Budget, in advance of approval of the 1970 Capital Budget.

(b) Union Street between Main Street and Columbia-Quebec Connector

New separate sewers are required to cut off a section of the sewer in the lane west of Main Street which is being abandoned as a result of the construction of the Georgia Viaduct Replacement and to drain the Viaduct approaches. As this portion of the combined system is being converted to separate sewers, reconnection of the sanitary sewer connection from the B.C. Hydro substation at Georgia Street is also required.

The estimated cost is $21,000.

I RECOMMEND that $21,000 be appropriated from Item 3-06-03 'Miscellaneous - Provision for Unspecified Projects' in the 1970 Sewers Capital Budget, in advance of approval of the 1970 Capital Budget.

(c) Relief of Willow Street Trunk Sewer

The sum of $110,000 was approved under the 1969 Sewers Capital Budget for this purpose, based on preliminary designs and estimates. Detailed studies of the drainage area served by this trunk sewer show that a larger relief sewer than originally indicated must be built to provide for future extensions and relief of other sewers to the south. The relief trunk sewer construction now required is from 22nd Avenue and Laurel Street to 17th Avenue and Willow Street. An additional $30,000 is required to cover the cost of the larger pipes and the increase in costs since the preliminary design and estimate was made.

cont/d

I RECOMMEND that Account Code 0115/5003 in the 1969 Sewers Capital Budget be increased by $30,000 to $140,000 and that the $30,000 be provided from Item 3-04-03 'Reconstruction and Relief - Provision for Further Projects' in the 1970 Sewers Capital Budget," in advance of approval of the 1970 Capital Budget.

Your Board RECOMMENDS that the foregoing be approved.

2. Installation of Water Mains, 1969 Capital Budget

"The following water main replacements are required due to leaks:

WATER WORKS PROJECT 917

Street or Avenue	From	To
Drummond Drive	2nd Avenue	4th Avenue
Glen Drive	Pender Street	Keefer Street
Glen Drive	Union Street	Venables Street
10th Avenue	Clark Drive	Woodland Drive
10th Avenue	Commercial Drive	± 80' East
Grandview Highway	Rupert Street	± 60' West

The estimated cost of Project 917 is $32,000. The funds for this project are available in the 1969 Capital Budget, 'Provision for Unspecified Projects', Account No. 125/3901.

I RECOMMEND that the water mains be replaced on the above-listed streets and that $32,000 be appropriated from Account No. 125/3901, 'Provision for Unspecified Projects'."

Your Board RECOMMENDS that the foregoing be approved.

3. Proposed Spur Track Crossing Glen Drive North of 5th Avenue

"An application has been received from Burlington Northern Inc. to construct a spur track across Glen Drive, 330' north of 5th Avenue to serve Sealand Services Incorporated.

I recommend that:

(a) The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the applicant.

(b) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:

i) after the plan has been amended to his satisfaction.

ii) when an undertaking has been received from Burlington Northern Inc. to execute a Standard Railway Crossing Agreement.

Your Board RECOMMENDS that the foregoing be approved.

4. 1969 Capital Budget - Water Works

"The following water main enlargement is required to improve the capacity for fire protection.

Haro Street - From Bute Street to Thurlow Street

The estimated cost for this project is $9,500. Funds are available from the 1969 Water Capital Budget under Account No. 125/3901, 'Provision for Unspecified Projects'.

I RECOMMEND that a new water main be installed on the above named street and that $9,500 be appropriated from Account Code 125/3901, 'Provision for Unspecified Projects'."

Your Board RECOMMENDS that the foregoing be approved.

cont/d

5. Sale of a Portion of City-owned Lot D, Blocks 4 to 8 and 14 to 19, D.L. 195, situated on the North side of Victoria Diversion East of Victoria Drive - the New Chelsea Society

"When Block 13, D.L. 195 , was re-zoned from RS1 to CD1 for the development of the New Chelsea Society Senior Citizens Housing Project, one of the conditions of re-zoning was that the Society purchase the portion of City-owned Lot D abutting Block 13. At that time, City Council was advised that the sale of the portion of Lot D could not be completed in that this portion of the lot was being used to provide vehicular access to Lot 14, at the north-east corner of Victoria Drive and Victoria Drive Diversion. Council was further advised that the Society had submitted a letter dated March 30th, 1967, undertaking to purchase the aforementioned portion of Lot D for the sum of $50.00 when the City land could be offered for sale. The re-zoning application was subsequently approved on this basis.

The Society is proposing further construction on Lot 13 and requires the portion of Lot D for floor space ratio. The portion of Lot D involved is still required for access purposes to the adjoining lots to the west.

I RECOMMEND that the portion of Lot D lying between the southerly production of the westerly and easterly boundaries of Block 13 be sold to the new Chelsea Society subject to the following conditions:

a) The sale price to be the sum of $50.00.
b) The portion of Lot D to be sold be consolidated with Block 13 to form one parcel.
c) The Society to grant the City an easement to provide vehicular access to Lot 14, Blocks 11 and 12, D.L. 195 for as long as required for this purpose.
d) In order to satisfy the requirements of the Subdivision Control By-law, that the balance of Lot D lying to the west of the area to be sold to the New Chelsea Society, be dedicated for highway by Council Resolution as a temporary measure.
e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

6. Lease of Carrall Street End North of Water Street

"An application has been received from the two abutting owners, namely Lee Importers Ltd. and Townsite Trading Company Ltd. to lease Carrall Street End north of Water Street.

I RECOMMEND that Carrall Street north of Water Street be closed and stopped up and leased jointly to the applicants, subject to the following conditions:

a) The term to be two years subject to one month's notice of cancellation if required for any municipal purpose.
b) The monthly rental to be $200 in accordance with the Recommendation of the Supervisor of Property & Insurance.
c) The use to be for parking and unloading purposes only.
d) No buildings to be constructed upon the lease area and no grade alterations to be made therein.
e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

cont/d

RECOMMENDATION

7. Underground Wiring to Serve the Proposed Subdivison of Land in the City of Vancouver

Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

1. Lot 20, Block "G", D.L. 2027 - 4276 MacDonald Street (See Dwg. S.165)

2. Lot 3, Block 33, D.L. 526 - 1538 Matthews Avenue (See Dwg. S.166)

3. Lot 3, Sub. 1, Block 158, D.L. 540 - 4576 West 12th Ave. (See Dwg. S.167)

4. Amended Lots 159 and 161, Blocks 1-8, D.L. 722 - 2157-2165 East 47th Avenue, (See Dwg. S.168)

5. City-owned Parcel "Y" of Lots E,F, & G, Blocks 8 & 9; Lot B, Block 4, Lot B, Block 5 and Lot 13, all in D.L. 756 - E/S 3200 and 3300 Block Knight Street (See Dwg. S.169)

6. Lot 1, Sub. 'A', 'B' and W.½ 'E', Blocks 1-6, D.L. 321 - 2844 West 41st Avenue, (See Dwg. S.170)

7. Lot 52, Block 3, D.L. 657 - 471 East 59th Avenue (See Dwg. S.1

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be grante upon compliance with the following condition:

"That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City," as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, "the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground."

The Director of Planning and the City Engineer are of the opinion th subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above-noted subdivisions.

Your Board

RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be adopted.

* * * * *

OR ADOPTION SEE PAGE(S) 244

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Ridley Ice Ltd. vs. City

The Corporation Counsel reports as follows:

"This is an action against the City for damage done to the Ridley Ice plant at 73rd Avenue and Hudson Street in 1961 which resulted (as was found by the Court of Appeal) from an improperly installed catch basin in the adjoining lane. Water escaped from the bottom of the catch basin, flowed under the building, froze, and raised the building cracking it from foundation to the roof.

The action has been going on through the Supreme Court to the Court of Appeal for approximately eight years.

The amount of the damage to the building has been assessed by the Court, and judgment entered in the sum of $203,041.52, which was recently paid. There still remains, however, a further damage item, namely, the 'downtime' whilst the building is rebuilt.

In our negotiations with the solicitors it is suggested that rather than go back to Court to have this assessed, we should close off the lawsuit and substitute an agreement setting out how this is to be established and the terms under which it becomes payable, and setting a final date by which it must be established or the City released. I am of the opinion that this is preferable to leaving the matter in abeyance to be processed through the Court again. I believe it gives both parties, the City and Ridley's, a better opportunity to define the remaining problems of damage and to settle them more expeditiously and at less cost. A draft form of agreement has been worked out with the solicitors for Ridley Ice Ltd. which in my opinion satisfactorily protects the City and provides for a fair and proper method of settling this head of damage. A copy is available for any Member of Council who might wish to examine the formal proposals.

In view of the above, I recommend that the final item of damage claim in the Ridley Ice action for damage be settled and concluded in the terms of the draft agreement in lieu of returning to Court proceedings, and that the Mayor and the City Clerk be authorized to execute the same."

Your Board
RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 244

FINANCE MATTERS

RECOMMENDATIONS

1. Charter Amendments

The Corporation Counsel reports as follows:

"The Bill covering the amendments to the Vancouver Charter has now received Third Reading but has yet to receive royal assent. The Bill as amended in the Select Committee on Standing Orders and Private Bills varies from the Bill as Introduced in the following respects:

(a) Section 13 of the Bill enacted Section 206C to authorize Council to pass a by-law to provide a pension for any member who has served for a period of not less than eight years. The minimum period of service was increased to twelve years.

(b) The section authorizing the imposition of a hotel room tax was deleted.

(c) The wording of the section providing for exemption from taxation for machinery and equipment used for the control or abatement of pollution was altered, but the effect remains the same.

(d) The section dealing with the obligation of the Provincial Court Clerk to submit an estimate of anticipated revenues and expenditures was altered to read as follows:

"The office of the Clerk of the Provincial Court shall be deemed to be a department of the city and the Clerk shall be deemed to be the department head and shall, subject to the Provincial Court Act, be subject to all the regulations applicable thereto."

(e) The section which would have had the effect of removing from the jurisdiction of the Board of Police Commissioners the administration of justice, was deleted.

Apart from these, and two slight changes in the wording of sections 23 and 25, the Bill was passed as submitted.

It is brought to the attention of Council that this Act brings within the city limits a triangular parcel of land lying between the extension Westerly of 29th Avenue and King Edward Avenue, West of Camosun Street, and the occupants of this land will be entitled to normal city services including Police and Fire Protection."

Your Board submits the foregoing report of the Corporation Counsel for the information of Council and

RECOMMENDS that item (a) respecting Section 206C be referred to the Board of Administration for the necessary action.

2. Restoration of "St. Roch"

The Director of Museums reports as follows:

"The 'St. Roch' is designated by the Federal Government as a structure of 'National historic importance' and there is an agreement between the Federal Government and the City of Vancouver setting out the relative responsibilities. Clause 9 of this agreement reads as follows:

'Within three (3) years after the moisture content of the fabric of the hull of the "St. Roch" is reduced to a point mutually satisfactory to the agents appointed by the parties hereto pursuant to section 4 hereof, Her Majesty will:

a. restore the "St. Roch" to a sound and safe condition and in such a manner that the vessel will appear as it did at a specific period in its history which is mutually agreed to by the Minister and the City and in particular but without restricting the generality of the foregoing replace all of the rotten and weakened timbers in the hull of the "St. Roch" and

b. provide a system of supporting cradles for the "St. Roch".

Her Majesty's liability hereunder shall be subject to funds being appropriated by Parliament for the purposes of this agreement.'

Since the 'St. Roch' shelter was constructed, the City has been carrying out, in consultation with the Federal Government, a program of dehumidification and the drying out has proceeded to a point when restoration is possible. For the past twelve months naval architects of the Department of Indian Affairs and Northern Development have been preparing drawings of the 'St. Roch' as a prelude to restoration. The agreement in Clause 9 quoted above states that the restoration of the 'St. Roch' shall be such that '...the vessel will appear as it did at a specific period in its history which is mutually agreed to by the Minister and the City ...' After considerable discussion with the Department of Indian Affairs and Northern Development, the Greater Vancouver Civic Museum and Planetarium Board, at its meeting on November 12, 1969, passed the following resolution:

'The Board RESOLVED that the Federal Government be advised that the configuration of the St. Roch of the year 1944 would be acceptable to the Greater Vancouver Civic Museum and Planetarium Board, and

FURTHER RESOLVED that all material taken from the vessel during the restoration become the property of the City of Vancouver, under the control of this Board.'

. . . Cont'd.

Clause No. 2 (Cont'd.)

Accordingly, I recommend that the City Clerk be requested to advise the Minister of Indian Affairs and Northern Development that, in accordance with Clause 9 of the agreement between the Federal Government and the City of Vancouver on the 'St. Roch', the City agrees that the appropriate configuration for restoration is that of the year 1944 and requests the Minister to initiate restoration with all possible speed.

It is further recommended that all material taken from the vessel during the restoration become the property of the City of Vancouver under the control of the Greater Vancouver Civic Museum and Planetarium Board."

Your Board RECOMMENDS the foregoing recommendations of the Director of Museums be adopted.

CONSIDERATION

3. Pacific National Exhibition re Proposed "Sky Glider"

The Corporation Counsel reports as follows:

"I have read the letter received from Davis and Company on behalf of the P.N.E. requesting that, in respect of the proposed 'Sky Glider', the provision in the lease which provides that buildings, installations, facilities and improvements placed on the P.N.E. grounds become the property of the City, be waived.

The P.N.E. is to receive a percentage of gross profits received from the operation of the ride. Because of the large capital investment required to construct the ride, it is reasonable and in accordance with normal business practice to request such a waiver.

Should Council agree to grant the waiver, I would recommend that the following conditions apply:

(a) the waiver to be in a form satisfactory to the Corporation Counsel;

(b) that Murray-Latta Recreations Ltd. be required to obtain liability insurance in an amount and form satisfactory to the Corporation Counsel."

Your Board submits the above report for Council's consideration.

(Copies of the letter from Davis & Company dated April 1, 1970, are circulated for the information of Council.)

4. Vancouver Public Library
Board - Appointments

At the Council meeting held December 16, 1969, the Board of Administration submitted for the consideration of Council a report dealing with appointments to the Vancouver Public Library Board and also dealing with the comments of the School Board and the Park Board. At that time, Council passed the following resolution:

"THAT further consideration of this clause be tabled pending reaction received by the City Clerk from the three Boards involved in respect of the proposal that the Social Development Committee be enlarged to include a representative from the Library Board."

Circulated for the information of the Members of Council are copies of letters received from the Board of School Trustees, the Board of Parks Commissioners and from the Social Development Committee in compliance with the instruction of Council. Also recirculated is the Board of Administration Report dated December 12, 1969.

Your Board wishes to draw Council's attention to the letter of the Board of School Trustees which reminds Council of its request to have a Trustee appointed directly to the Library Board.

Your Board brings this correspondence and the tabled report of the Board of Administration forward for the consideration and instruction of Council.

INFORMATION

5. Tender Awards:
February - March, 1970

In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration for the months of February and March, 1970:

Scotchlite Sheeting
Lumber
Light Coloured Rags
Wooden Meter Boxes
Special Street Trolley & Street Lighting Poles

Copies of the details of these tender awards are circulated.

Your Board submits the foregoing for the information of Council.

6. Municipal Superannuation

The Corporation Counsel reports as follows:

"The Municipal Superannuation Act was amended by Message to the following effect:

Section 1: By adding, after clause (b), the following as clause (c):-

'(c) adding, after subsection (3) of section 8, the following as subsections (4), (5), and (6):-

'(4) Where the increases provided under subsection (2) of section 8, including increases under clause (d) of subsection (3) of section 10, are less than two dollars and fifty cents per month for each year, not exceeding twenty-five years in total, of completed pensionable service in the case of retired employees, or one dollar and seventy-five cents per month for each year, not exceeding twenty-five years in total, of her husband's completed pensionable service in the case of a widow of a former employee or pensioner, the Commissioner shall increase the superannuation allowance for those retired employees or widows who were granted allowances prior to the first day of April, 1957, by an amount required to pay the amount of the total increase under this subsection.

'(5) The employer shall reimburse the Commissioner for the amount required to pay the increases under subsection (4).

'(6) Subsections (4) and (5) come into force on a date to be fixed by the Lieutenant-Governor by his Proclamation.'

I am bringing this to the attention of Council in view of the action of the Standing Committee on Finance on March 19th, 1970."

Your Board submits the foregoing report of the Corporation Counsel for the information of Council.

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FOR ADOPTION SEE PAGE(S) 244-246

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT APRIL 3, 1970

RECOMMENDATION

1. Regulations & Procedures Pertaining to the Occupational Health Plan for Firefighters

The Director of Personnel Services reports as follows:

"On January 16, 1962, City Council adopted the Board of Administration report of January 4, 1962, covering an Occupational Health Plan for Firefighters. The plan has been operating effectively with the full cooperation of the department and the union.

Although the plan was approved by both the City and the employees concerned, it was never included in the manual of Personnel Regulations & Procedures.

The Director of Personnel Services now recommends that the plan, which is circulated, be included in the above mentioned manual, and the Union agrees herein."

Your Board RECOMMENDS that the recommendation of the Director of Personnel Services be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 246

APR 14 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 10, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lot 'B', Blks. 60 & 61, D.L. 36 & 51, Plan #13304
Sit: W/S Boundary Rd. bet. Wellington & Rae Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Dickman Constr. Ltd.	B	Irregular	$10,600.00	City Terms @ 9-3/4%	-----

PART II

SUNDRIES

2. Acquisition of Properties - S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"At the Special Council meeting of September 7, 1967, the Supervisor of Property and Insurance was authorized to commence negotiations with private owners for inclusion of their lands in a scheme of subdivision (covering approximately 140 acres in the S.E. Sector of the City) and that these negotiations may result in total acquisition, partial acquisition and/or exchange of land.

On June 21, 1968, City Council adopted various reports from the Board of Administration relating to the acquisition, servicing and disposition of lands with respect to an expanded program of redevelopment in the S.E. Sector. This program necessitates the acquisition of the following 13 properties.

Property	Location	Size	Area
41 & 42/B/1-5/NE¼ 334	N/S 58th W. of Latta	72.32'x118'	A
10,11 & 12/1/SE¼ 334	W/S Marlborough S. of Asquith	99' x 136'	B
23,24 & 25/1/SE¼ 334	E/S Doman S. of Asquith	99' x 136'	B
30 & 31/3/NW¼ 334	S/S 57th E. of Kerr	66' x 127'	A
37/2/SW¼ 334	N/S 61st E. of Kerr	40' x 103'	B
12/4/S.Pt. of NW¼ 335	S/S 58th E. of Tyne	33' x 110'	D
9/21/330 & 331	S/S 65th W. of Cromwell	33' x 122'	E

Total Frontage. . . . . 442.32'

These properties are owned by Beatrice L. Wood, wife of J.S. Wood, Realtor (3 lots) and their son, Brian C. Wood, contractor and developer (10 lots), all having been acquired over a period of years by these parties. As indicated above, these lots have a total frontage of approximately 442'. All are vacant, overgrown with bush and are without services and access excepting Lot 37 on E. 61st Avenue which has road access. It is noted that the lots in Areas A & B have been expropriated further to Resolution of Council November 19, 1968 and Resolution of Council February 4, 1969 to facilitate development work. Negotiations have been proceeding for some months with these parties who have stated they do not wish to sell outright and prefer to effect an exchange of properties on an equitable basis. They are prepared to convey their lands to the City in exchange for an equal continuous or adjacent frontage in the new subdivision and pay the City an additional sum towards services. It is noted that these parties are prepared to defer development of the exchange sites for whatever period is necessary to suit the City's programming.

continued . . . / 3

Item No. 2 cont'd

On Feb. 17, 1970, City Council passed the following motion in connection with a report of the Board of Administration dated Feb. 11, 1970 concerning the method of disposal of residential lots in Site 13, South-East Sector, Area 'C'.

'THAT these lots be sold on the basis of giving preference to individuals who wish to build homes for themselves, have applied, and all other matters are equal;

THAT not more than two lots in a block be sold to any one purchaser;

THAT construction be commenced within 18 months of date of sale; it being understood the City shall have the right at its option to re-purchase the property by refunding the principal only, if construction is not commenced within this time;

THAT the lots be offered on the basis of "fixed price" at market value.'

During previous exploratory conversations with the representative of the owners it was suggested that in the event an exchange was possible an additional sum over and above an estimated amount of cost of services would have to be paid so as to make the transaction more equitable. The owners refused to pay an additional sum representing difference in values.

In view of the above it is proposed that the two lots described as Lot 12, Blk. 4, South Portion of NW¼ D.L. 335 and Lot 9, Blk. 21, D.L.'s 330 and 331, be now expropriated and the matter of compensation for all 13 lots be settled by arbitration. The current estimated market values for vacant unserviced lots in the S.E. Sector, which is supported by independent valuations, is $5,000.00 per lot thereby indicating a total value of $65,000.00.

RECOMMENDED

(a) that the total purchase price of $65,000.00 be confirmed as representing due compensations for the property to be acquired.

(b) that the Corporation Counsel be authorized to expropriate Lot 12, Blk. 4, South Portion of NW¼ D.L. 335 and Lot 9, Blk. 21, D.L.'s 330 and 331 in accordance with the Resolution for that purpose submitted under 'motions' be passed.

(c) that Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Park Site #9 (Kitsilano)
2044 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 6, except the West 17', Blk. 265, D.L. 526 being 2044 West 5th Avenue, which is located in Park Site #9 has been offered for sale to the City by the owner. This Park Site is defined in Table 11 of the Revised Parks Purchases Program (1968-1970) adopted by Council on February 6, 1968.

These premises comprise a 1-3/4 storey and full basement frame dwelling with a main floor area of 747 sq. ft. erected in 1908 on a site 33' x 120', zoned RM-3. The dwelling contains 7 rooms, has 8 plumbing fixtures, a concrete foundation, a patent shingle roof, stucco and shingles on exterior walls and is heated by an automatic gas furnace. There is an old garage at the rear of the lot with a driveway along the east side from 5th Avenue. Condition of this dwelling is average for age and type. These premises are occupied by the owners.

Negotiations with the owners confirm that they are prepared to sell for the sum of $25,000.00 as of March 31, 1970, subject to retaining rent-free possession until May 31, 1970. The above price is considered to be fair and equitable and represents market value for property in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Park Site 10
385, 377 and 379-381 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 5 and 6, Blk. 41, D.L. 200A being 385, 377 and 379-381 East 8th Avenue, which forms part of Park Site 10, has been offered for sale to the City on behalf of the owners by A.W. Goodrich Co. Ltd. Copy of letter dated Jan. 21, 1970, addressed to the Mayor and City Council is attached.

Park Site 10 is listed on Table 2 of the Revised Parks Purchases Program 1968-1970, adopted by Council February 6, 1968.

This Park Site was previously included in Urban Renewal Scheme 3. As a result of the withdrawal of assistance by the senior governments the acquisition of this Park Site became the sole responsibility of the City. On December 9, 1969, City Council approved a report wherein Park Site 10 was reduced in size and now requires the acquisition of Block 41, D.L. 200A and Block 104, D.L. 264A only. The revised Park Site, as shown on the attached plan, lies immediately west of the new Mount Pleasant School Site between 7th and 8th Avenues from Brunswick to Guelph Streets and includes portions of intervening streets and lanes.

continued . . . / 5

Item No. 4 cont'd.

The subject premises comprise a corner site with a combined frontage of approximately 100' to a depth of 122', zoned R.M. 3, improved with three converted dwelling containing multiple tenancies. These buildings are in average condition for age and type. Particulars are as follows:

385 East 8th Avenue on Lot 5, is a 2½ storey frame dwellin with a main floor area of 1171 sq. ft., erected in 1900. This dwelling contains 15 rooms, divided into 9 rental units, 14 plumbing fixtures, has a patent shingle roof, a patent shake exterior, a concrete foundation and is heated by an automatic gas furnace. Said building is occupied by tenants. There is a four-car garage at the rear.

377 East 8th Avenue at the front of Lot 6 is a 2½ storey frame dwelling with a main floor area of 950 sq. ft. erected in 1910. This dwelling contains 9 rooms divided into 5 rental units, 8 plumbing fixtures, has a patent shingle roof, siding on the exterior, a concrete foundation and is heated by an automatic oil furnace. The owners occupy a three-room suite on the main floor and the balance is occupied by tenants.

379-381 East 8th Avenue at the rear of Lot 6 is a 1½ storey frame dwelling with a main floor area of 572 sq. ft. erected in 1926. This dwelling contains 6 rooms divided into two rental units, 6 plumbing fixtures, has a patent shingle roof, siding on the exterior, a concrete foundation and is heated by oil and gas stoves. Both units are occupied by tenants. There is also a single garage at the rear of this property.

According to the aforesaid letter from A.W. Goodrich Co. Ltd., these properties were assembled on behalf of a client for the purpose of erecting an apartment building The sale of the property was frustrated when it was found that the potential developers could not obtain a development permit, this property being within the boundaries of a future park site. In view of this situation they have requested that the City purchase this property and have offered to sell for the sum of $64,000.0 which was the price the potential developer had agreed to pay.

A review of current selling prices in this area substantiates a value of $64,000.00 for this property. The owners are prepared to conclude this transaction as of March 31, 1970. Present gross rentals are approximately $900.00 a month.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $64,000.00 as of March 31, 1970, chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION AND RECOMMENDATION

5. Repairs and Renovations to 1157 Pendrell Street

The Supervisor of Property and Insurance reports as follows:

"E½ Lot 14, Block 23, D.L. 185 being 1157 Pendrell Street suffered extensive fire damage in February, 1969 and was the subject of reports to Council by the Board of Administration on May 23, and September 5, 1969. In the September 5, 1969 report the Supervisor of Property and Insurance advised that it should be possible to complete the renovation and repairs to the building for approximately $35,000.00 gross, less insurance recovery of approximately $7,900.00, and that the City could recoup this net cost over approximately 6 years. These calculations included an amount equal to annual taxes as if levied as a payment from rental revenues.

The Board of Administration submitted the recommendation for Council consideration on the basis that this is a border-line case economically and the main justification must be the provision of 11 units of accommodation for a limited period of time.

City Council on September 9, 1969 resolved that the Supervisor of Property and Insurance be authorized to proceed with the necessary renovations and repairs to 1157 Pendrell St. on the basis outlined in his report. The alteration work on 1157 Pendrell Street has now been completed and 10 of the 11 suites have been rented.

I must report, however, that as the work proceeded it was discovered that, partially due to the fire and also due to hidden deterioration and obsolescence, the renovation and alteration work was much more extensive and costly than had been originally contemplated.

The final accounts have now been submitted and the total gross cost of this renovation project is $55,005.21 (less insurance recovery of $7,969.80).

It was previously reported that the estimated cost of renovations could be recouped over a 6-year period. The rental schedule has been revised to a gross of $12,660 per annum. Under this revised rental structure it will require 8 years of net revenue (calculated at an 8% interest rate) to recoup the net renovation cost of $47,035.41."

Your Board forwards the report of the Supervisor of Property and Insurance to Council for information and

RECOMMENDS that the Supervisor of Property and Insurance be authorized to pay the balance, being $20,005.21, of the total accounts for renovations to 1157 Pendrell Street, chargeable to Account Code #9407/182 ($35,000.00 having been approved by Council on September 9, 1969) and

FURTHER RECOMMENDS that the Supervisor of Property and Insurance be instructed to maintain these premises for a minimum of 8 years before demolition.

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FOR ADOPTION SEE PAGE(S) 246

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

MARCH 31, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 2 Committee Room on Tuesay, March 31, 1970, at approximately 10:30 a.m.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Bird, Calder, Hardwick, Linnell and Rankin

ABSENT: His Worship the Mayor
Aldermen, Broome, Phillips and Sweeney

CLERK: D. Scott

The minutes of the meeting held February 26, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS

1. Terminal Avenue Widening under C.N.R. Agreement

At the request of Alderman Wilson, Council on March 24, 1970, referred consideration of the widening of Terminal Avenue to its full width to this Committee. The Chairman advised the reason for requesting this matter be considered was that property owners in the C.N.R. area, east of Main Street, were contemplating expansion of their plant and as the traffic will ultimately increase on Terminal Avenue, he had requested the City Engineer and the Corporation Counsel be present to discuss this situation, particularly with respect to its relationship with the 1913 Agreement with the C.N.R.

The City Engineer, with the aid of a map, discussed widening of Terminal Avenue and stated the City's interpretation of the 1913 Agreement is that the C.N.R. is responsible for the cost of the paving. The City Engineer then reviewed for the information of the Committee the sewage system in this area and advised that a report on this matter would be before Council in approximately two months time. He suggested that it would be unwise to widen Terminal Avenue at this time because of the proposed sewer program and as the Corporation Counsel is presently reviewing the Agreement with the C.N.R. in order to determine the City's and the C.N.R.'s responsibilities, further that the widening of Terminal Avenue should be completed coincidental with the opening of the Columbia-Quebec connector which, it is anticipated, will be completed in 1972.

The Corporation Counsel advised that he had been instructed to review the Agreement with the C.N.R. and report back. He stated some work had been done on this and that, due to a change in the C.N.R. Western Manager and Solicitor, this matter had been delayed. He stated that both the C.N.R. and the City have certain obligations, however, he believed the Railway Company would eventually agree to pay the cost of completing the paving of Terminal Avenue.

After further discussion, it was

RECOMMENDED that the oral report of the City Engineer and the Corporation Counsel be received for information.

APR 14 1970

2. Executive Jet Charter Operation:
International Jet Air Ltd.

At the February 19th meeting of the Committee, it was recommended that a letter be forwarded to the Canadian Transport Commission, Ottawa, asking the reasons for its refusal of the application by International Jet Air Ltd. for an executive jet charter operation.

In a communication dated March 9, 1970, the Canadian Transport Commission sets out the reasons why the application of International Jet Air Ltd. for an executive jet charter operation was denied. In a further communication from the Commission, dated March 11, 1970, it was advised that this Company has applied for a review of the decision and the application is again under consideration.

After further consideration, it was

RECOMMENDED that the information received from the Canadian Transport Commission be received for information and that no further action be taken at this time.

The meeting adjourned at 11:15 a.m.

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 247

APR 14 1970

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

APRIL 2, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the Council Chamber on Thursday, April 2, 1970, at approximately 2:00 p.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor
Alderman Phillips (Leave of Absence)

CLERK: D. Scott

PART I

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS

1. Rezoning: N/E Corner
41st Avenue and Collingwood

The Vancouver City Council on March 10th referred this rezoning application to this Committee for further consideration and directed that a representative of the Town Planning Commission and the applicant, or his representative, be invited to be present to assist in the deliberations.

Mr. K.H. Gillespie appeared before the Committee and set out his reasons for requesting the rezoning of the N/E Corner of 41st Avenue and Collingwood from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District for two principal buildings containing seven town houses, two storeys in height.

Mr. J. MacD. Lecky appeared as representative of the Town Planning Commission and advised that on a split decision, the Commission approved this application subject to certain conditions. He proceeded to advise the Committee the reasons why certain members of the Commission were in favour and others were opposed. Mr. Lecky was requested to present the views of the Commission in writing.

The Director of Planning, with the aid of a plan, reviewed the matter for the Committee. Some of the points raised by Mr. Graham were:

(a) this could constitute spot-zoning,

(b) six previous applications had been made for this same site and Council had rejected them,

(c) the applicant has requested a density of .5 and RM-1 zoning permits up to .75,

(d) that if Council considers rezoning this corner site, then probably consideration should be given to rezoning the whole block.

After considerable discussion, it was

RECOMMENDED that the delegations be received and the matter be referred to Council.

(A communication from the Town Planning Commission dated April 9, 1970, which is attached, sets out the views of the Commission.)

2. Report on Submissions - False Creek

The Council on March 17th, had before it a Board of Administration report dated March 12, 1970, containing a report of the Director of Planning on submissions received on False Creek proposals. Council also had before it on that date an analysis of briefs, and the following action was taken:-

"THAT the Director of Planning's report be received, with the summary of submissions, and referred to the Standing Committee on Planning and Development for consideration along with the alternative concepts for development of downtown;

FURTHER, THAT letters of appreciation be forwarded to citizens and groups who filed submissions and such parties be advised the Council would appreciate their being available to appear before the Standing Committee at some future date in connection with their submission, if and when the Council considers it advisable."

The Director of Planning reported briefly on the submissions that had been received and advised that the summary of the groups' preference with respect to the five concepts was as follows:-

nineteen of the groups presenting briefs preferred Concept 5, four preferred Concept 4, six preferred a combination of Concepts 4 and 5, and six were non-committal.

The Director of Planning advised that, after review and summarization of the briefs, the Planning Department had come to the following conclusions:

"1. The revised procedure of presenting alternative concepts of development to individuals and citizens' groups has been effective in obtaining the views of a maximum number of people who have commended Council for the method.

2. The majority of briefs support a form of redevelopment which will result in a change from the present mixed industry to a combination of residential, commercial and recreational uses.

3. Consequently the majority of support has been expressed for the redevelopment of False Creek generally in accordance with Concepts 4 and 5.

4. There appear to be no other alternative suggestions for redevelopment in any brief.

5. It was clearly evident that the majority of respondents are of the opinion that whatever is done in False Creek must be done with finesse and with firm control by the City."

He stated that he felt Concepts 2, 4 or 5 are acceptable for False Creek and these would tie in with Concepts 2, 4 and 5 or even Concept 1 for the downtown development. He concluded his presentation with the following progress report:

. . . Cont'd.

Clause 2 Continued

(a) The Supervisor of Property and Insurance has had meetings with the tenants in the 85 acres and will be reporting to Council on the matter soon.

(b) The City Engineer will be appointing a soil consultant in the near future.

(c) A report should be before Council in the early summer as to the C.P.R.'s intentions with respect to the tracks in False Creek and the staging of those which can be removed, including the Kitsilano trestle.

(d) A report should be submitted to Council soon on the proposed development procedure to be followed in the 85 acres in False Creek.

After further discussion, it was

RECOMMENDED (a) that Concepts 1 and 3 be eliminated;

(b) that the Planner be requested to report on the overall plans for Concepts 2, 4 and 5 with information respecting transit, family accommodation, transportation, etc. for further consideration, it being understood that this action taken today does not delay the work already instructed by Council with respect to the 85 acres on the Fairview Slopes.

The Chairman advised that Council had directed that the Standing Committee meet with the Park Board with respect to the development of the Jericho lands and that the Park Board wished to meet with the Committee re False Creek. It was agreed that the Park Board be invited to discuss these matters at the next meeting of the Committee.

The Director of Planning advised that he had had delegation requests from several groups which had presented briefs on False Creek development and he suggested that it would be more appropriate to hear these presentations after the next stage is presented to Council. The Committee agreed with this suggestion.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Accommodation of Travelling Youth: Jericho Barracks

At a meeting of Council on March 17, 1970, the following resolution was passed:

"THAT WHEREAS Vancouver has a situation develop every summer of transient youth travelling across the country who end up staying in Vancouver for a number of days;

AND WHEREAS there are inadequate low cost facilities to accommodate these youths;

AND WHEREAS the Jericho Defence lands Barracks which were turned over to the City are vacant;

THEREFORE BE IT RESOLVED THAT the situation of the transient youth and the Jericho Barracks be referred to the Planning and Development Standing Committee for report back."

. . . Cont'd.

APR 14 1970

Clause 3 Continued

The Board of Administration in an information report dated April 1, 1970, set out what changes would be required to convert Building No. 4, a dormitory at the barracks' site, into a hostel for travelling youth.

Alderman Calder explained the reasons for presenting the foregoing motion and considerable discussion followed.

It was

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RESOLVED that the Council approve in principle a hostel building concept as accommodation for travelling youth and that a Committee be struck to investigate the feasibility of operation, the cost-sharing possibilities, and the location of the site, for report back to this Committee.

The Chairman appointed Alderman Calder and Alderman Linnell as a Committee to investigate this matter.

The meeting adjourned at approximately 4:20 p.m.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 247

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 2, 1970, and APRIL 9, 1970

The Standing Committee of Council on Finance met on Thursday, April 2, 1970, and Thursday, April 9, 1970, in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

(Alderman Phillips was not present at the April 2, 1970 meeting and Alderman Rankin was present for part of the meeting.)

ABSENT: His Worship the Mayor

CLERK TO
THE COMMITTEE: R. Henry

The Minutes of the meeting held March 19, 1970, were adopted after amendment as follows:

"Clause 1: Page 3 re City's Capital Cost Payment (Musqueam Indian Reserve)

'from parts (a), (b) and (c) of the recommendation strike the words "and have improvements erected to the point of completion of the first building inspection". ' "

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

The Committee met on both occasions to consider the 1970 Annual Civic Grant Requests, to receive a Report Reference with respect to City Hall Building Alterations and to consider the allocation of funds for the purchase of 50 acres of the Old Shaughnessy Golf Course for use as Botanical Display Gardens. Action was taken on these matters as follows:

1. 1970 Civic Grant Requests

The Committee considered a number of grant requests, copies of which had been circulated previously to the Members. A summarized statement, prepared by the Director of Finance, was before the Members for guidance and, in the case of Voluntary Health, Education, Recreation and Welfare Agencies' requests, the Committee noted a report of the Board of Administration dated March 25, 1970, containing recommendations of the Joint Technical Committee of the Department of Social Planning/ Community Development.

. . . Cont'd.

APR 14 1970

Clause No. 1 (Cont'd.)

The Committee took action as follows:

615 - Prov. Gov't. of B.C. - T.B. Per Capita

RECOMMENDED that $46,000 be approved.

FURTHER RECOMMENDED that the Board of Administration prepare for the consideration of Council a resolution for submission to the Union of British Columbia Municipalities based on the Regional Hospital District assuming all charges for this service.

---

635 - Vancouver Housing Authority

RECOMMENDED that $48,380 be approved.

---

105 - Family Services Centre

RECOMMENDED that a grant of $15,184 be approved subject to 50% of the amount being recoverable from the Federal Government and 25% from the Provincial Government under the Canada Assistance Plan.

FURTHER, if these recoverable funds are not forthcoming in 1970, the organization's request be further reviewed later this year.

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107 - The Activators Society of B.C.

RECOMMENDED that $2,500 be approved.

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110 - Dugout Day Centre

RECOMMENDED that $2,700 be approved.

---

111 - Meals on Wheels

RECOMMENDED that $833 be approved.

---

112 - Lower Mainland Society for Resident Physically Handicapped

RECOMMENDED that no action be taken with respect to this request.

---

113 - Vancouver Neurological Centre

RECOMMENDED that no action be taken with respect to this request.

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114 - Lower Mainland St. Leonards Society

RECOMMENDED that no action be taken with respect to this request.

. . . Cont'd.

STANDING COMMITTEE ON FINANCE . . . APR 14 1970 . . . . . (3)
APRIL 2, 1970, and APRIL 9, 1970

Clause No. 1 (Cont'd.)

115 - Fraserview-Killarney Area Council

RECOMMENDED that $3,500 be approved on condition that neighbourhood information services presently provided under varying auspices be reviewed during 1970.

---

117 - Outward Bound B.C.

RECOMMENDED that no action be taken with respect to this request.

A letter has since been received from this organization requesting to be heard as a DELEGATION if the $5,250 recommended by the Joint Technical Committee is not approved.

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139 - Christmas Gifts City Supervised Nursing Homes

RECOMMENDED that no action be taken with respect to this request.

---

151 - Western Institute for the Deaf

RECOMMENDED that $6,200 be approved.

---

173 - Salvation Army - incl. Special Water Rates

RECOMMENDED that $11,065 be approved.

---

176 - Vancouver Inner City Service Project

RECOMMENDED that $10,000 be approved for legal aid services subject to the receipt by the Joint Technical Committee of an audited statement from a Certified or Chartered Accountant covering the legal aid program.

The Committee received a delegation from this organization on April 9, 1970, requesting a grant of at least $16,000.

---

188 - The John Howard Society of B. C.

RECOMMENDED that $2,500 be approved.

---

191 - Victorian Order of Nurses

RECOMMENDED that this item be deferred pending a report from the Board of Administration on the grant to be made by the Provincial Government to the organization.

. . . Cont'd.

Clause No. 1 (Cont'd.)

194 - Central City Mission - In Lieu of Special Water Rates

RECOMMENDED that $787 be approved.

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196 - Vancouver Indian Centre Society

RECOMMENDED that $12,000 be approved.

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198 - Canadian Paraplegic Association

RECOMMENDED that $4,000 be approved subject to the amount being shareable under the Canada Assistance Plan.

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220 - Y.M.C.A. Development Fund

RECOMMENDED that $41,666 be approved.

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230 - Canadian Red Cross Society

RECOMMENDED that $10,000 be approved.

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310 - Kiwanis Musical Festival

RECOMMENDED that $600 be approved.

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320 - Vancouver Opera Association

RECOMMENDED that $11,325 be approved.

The organization wishes to appear as a DELEGATION in support of its request for $19,500.

350/55 - Vancouver Art Gallery Association

RECOMMENDED that $91,000 be approved for operating and maintenance costs and $3,904 for non-recurring building repairs.

The Committee received a delegation from this organization on April 9, 1970, requesting an additional amount of $4,000 to employ a Registrar for the Gallery.

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380 - Vancouver Symphony Society

RECOMMENDED that $25,000 be approved.

The Committee received a delegation from this organization on April 9, 1970, speaking in support of its request for $70,000.

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384 - Vancouver's Theatre in the Park

RECOMMENDED that consideration of this item be deferred pending the hearing of a DELEGATION as requested.

. . . Cont'd.

Clause No. 1 (Cont'd.)

388 - John Oliver School Choir

RECOMMENDED that no action be taken with respect to this request.

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390 - Vancouver Junior Club for the Performing Arts

RECOMMENDED that no action be taken with respect to this request.

545/6 - Big Brothers of B.C. (Lower Mainland Chapter)

RECOMMENDED that $12,500 be approved.

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550 - Vancouver & Lower Mainland Industrial Development Commission

RECOMMENDED that $10,000 be approved.

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555 - Vancouver Visitors Bureau

RECOMMENDED that $100,000 be approved.

The Committee received a delegation from this organization speaking in support of its request for $175,200.

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570 - Vancouver Horticultural Society

RECOMMENDED that no action be taken with respect to this request.

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585 - Town Planning Commission

RECOMMENDED that $3,000 be approved.

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590 - Vancouver Traffic & Safety Council

RECOMMENDED that the same rate as was applied last year be approved pro rata up to an amount of $20,000 whilst the Motor Vehicle Inspection Station is owned and operated by the City of Vancouver.

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605 - Riley Park Area Council

RECOMMENDED that no action be taken with respect to this request.

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610 - Kiwassa Neighbourhood Services Assn.

RECOMMENDED that $3,000 be approved.

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650 - Mission to Seamen

RECOMMENDED that $600 be approved.

. . . Cont'd.

Clause No. 1 (Cont'd.)

672/74/75 - Boys Clubs of Vancouver

RECOMMENDED that $8,330 be approved, of which $3,330 is for services in 1969 and $5,000 to continue services for six months in 1970.

It was noted that no additional payments are recommended until a report on delinquency, due in April, 1970, from the Joint Technical Committee has been completed.

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676 - Metropolitan Communities Council

RECOMMENDED that $1,500 be approved.

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682 - Canadian Diabetic Association

RECOMMENDED that $1,000 be approved.

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750 - The National Ski Team Fund

RECOMMENDED that no action be taken with respect to this request.

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904 - Youth Employment Services (Y.M.C.A.)

RECOMMENDED that $3,600 be approved subject to the condition that the program be essentially youth organized and youth managed to the satisfaction of the Joint Technical Committee.

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950 - International Peace Arch Assn.

RECOMMENDED that $100 be approved.

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960 - Pharmaceutical Association of B. C.

RECOMMENDED that no action be taken with respect to this request.

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995 - Sundry Grants in Lieu of Taxes

RECOMMENDED that $41,428 be approved.

1037 - Vancouver Kiwanis Boys Pipe Band

RECOMMENDED that no action be taken with respect to this request.

1042 - City Hall Choristers

RECOMMENDED that $350 be approved.

. . . Cont'd.

APR 14 1970

Clause No. 1 (Cont'd.)

1050 - Volunteers for Seniors

RECOMMENDED that consideration of this item be deferred pending a review by the Board of Administration on the service provided by the organization and whether the service can be assumed by another agency.

1052 - Youth Communication Centre (Cool-Aid)

RECOMMENDED that no action be taken with respect to this request.

1061 - Social Designs Society

RECOMMENDED that no action be taken with respect to this request.

1065 - C.B.C. Vancouver Radio Orchestra

RECOMMENDED that no action be taken with respect to this request.

1070 - Variety Clubs International

RECOMMENDED that no action be taken with respect to this request.

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141 - United Community Services

RECOMMENDED that no action be taken with respect to this request.

CONSIDERATION

The following grant requests did not receive 8 affirmative votes and it was agreed that they be submitted for the consideration of Council.

The requested amounts are shown in brackets after the name of the organization.

118 - Crisis Intervention & Suicide Prevention Centre for Greater Vancouver ($10,000)

The vote on this item is recorded as 6 to 2 in favour of $5,000 as recommended by the Joint Technical Committee.

A letter has since been received from the organization asking to appear as a DELEGATION.

. . . Cont'd.

Clause No. 1 (Cont'd.)

386 - The Community Music School ($21,080)

The vote on this item is recorded as 5 to 3 in favour of a grant of $5,150 as recommended by the Joint Technical Committee on a non-recurring basis.

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530 - B.C. - S.P.C.A. ($5,000)

The vote on this item is recorded as 5 to 3 in favour of a grant of $5,000.

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540 - B.C. & Yukon Chamber of Mines ($5,000)

The vote on this item is recorded as 7 to 2 in favour of a grant of $3,000.

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566 - Native Daughters of B.C. ($600)

The vote on this item is recorded as 7 to 1 in favour of a grant of $600.

---

575 - Vancouver Chamber of Commerce Clean-Up Week ($500)

The vote on this item is recorded as 5 to 3 in favour of a grant of $500.

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955 - Festival of Forestry ($7,500)

The vote on this item is recorded as 6 to 3 in favour of a grant of $3,500.

1060 - Y.W.C.A. ($30,800)

The vote on this item is recorded as 5 to 3 in favour of a grant of $7,200 to be specifically earmarked for group work programs at the Pender Y.W.C.A., as recommended by the Joint Technical Committee.

The following grant requests were deferred by the Committee on April 2, 1970, pending the hearing of delegations, which were heard on April 9, 1970.

Time did not permit further consideration of the requests after hearing the delegations and, therefore, they are submitted to Council without recommendation.

116 - Laurel House Society (Amount not specified)

The Society spoke in support of its request for a grant to support its project to provide a residential education and treatment program for emotionally disturbed children.

. . . Cont'd.

Clause No. 1 (Cont'd.)

315/16 - Playhouse Theatre Company ($29,000 - Rentals
$11,000 - Stage Costs)

The organization spoke in support of its request and also requested a further $20,000 by April 15, 1970, to enable it to stay in operation.

The organization has also approached the Canada Council and the Provincial Government's Cultural Fund for immediate financial assistance.

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568 - Women's Canadian Club ($500)

The organization spoke in support of its request for a grant of $500 equal to rentals of the Queen Elizabeth Playhouse.

640/41 - Neighbourhood Services Assn. ($36,000 + $44,820)

The organization appeared in support of this request for $36,000 only at this time as a review is pending on the services and financing between the organization and community development services.

The Joint Technical Committee in its report of April 7, 1970, is recommending $20,000 at this time.

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953 - Vancouver Sea Festival ($30,000)

The organization spoke in support of its request and, on a question raised, advised that the Provincial Government had not seen fit to support the Festival to date.

The Board of Administration, in a report of the Joint Technical Committee dated April 7, 1970, submitted to the Committee the following additional late requests, on which no action was taken:

Action Committee for Unemployed Students ($2,500)

The Joint Technical Committee recommended that a grant be not approved.

Opportunities Office ($8,110)

The Joint Technical Committee recommended that a grant be not approved.

Zone Ten Boys Club ($324)

The Joint Technical Committee recommended that a grant be not approved.

However, the request by the organization for free rental of a high school in Riley Park has been referred to the School Board.

---

2. City Hall Building: Required Alterations

City Council on April 7, 1970, referred a Board of Administration report dated April 3, 1970, concerning required alterations to the City Hall building to the Finance Committee as a Supplementary Capital Budget item and directed that the Committee receive a Report Reference on the proposal from the Architects.

Mr. Ross Ritchie, on behalf of Townley, Matheson and Partners, Architects, gave a Report Reference on the subject, referring to his Company's submission of March, 1970. Mr. Ritchie and the City Building Inspector answered the various questions that were raised.

RECOMMENDED that this matter be deferred until the Committee considers the Supplementary Capital Budget.

3. Proposed Botanical Garden Development

Council on April 7, 1970, approved in principle the expenditure of $666,000 for site purchase of a proposed Botanical Garden development on a portion of Old Shaughnessy Golf Course. The question of provision of the funds was referred to the Finance Committee for consideration in conjunction with a report from the Director of Finance on the Supplementary Capital Program for 1970. After a short deliberation, the Committee

RECOMMENDED that Council approve of allocation of funds for the purchase of 50 acres of the Old Shaughnessy Golf Course for use as Botanical Display Gardens on the following basis:

(a) THAT the total acquisition price of the 50 acres does not exceed $2 million;

(b) THAT Council's contribution will be subject to provision being made in the 1970 Supplementary Capital Budget estimates of $444,444.00;

(c) THAT the Park Board shall provide $222,222.00 for this purpose from the City's 1971-76 Five-Year Plan;

(d) THAT if the Park Board is to operate the Botanical Gardens, it will be operated on the basis of being incorporated in its "Income Operations" Budget.

PART II

The following actions of the Committee are reported for the information of Council:

INFORMATION

4. Cultural Advisory Committee: Feasibility

RESOLVED that a Sub-Committee be appointed, comprising Aldermen Linnell and Hardwick, to study the feasibility of establishing a Cultural Advisory Committee.

Time did not permit consideration of the subjects:

"First Report on the 1970 Revenue Budget Estimates"
(Board of Administration Report dated April 3, 1970)

- and -

"1970 Supplementary Capital Program"
(Board of Administration Report dated April 8, 1970)

and it was agreed to defer these matters to the next meeting of the Committee.

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The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 252-261

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 21, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER — The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT — His Worship the Mayor acknowledged the presence in the Council Chamber of students of Quilchena School, under the direction of Mrs. Thomson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Property and Personnel matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing), dated April 9, 1970, be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the minutes of the Regular Council meeting (including 'In Camera'), dated April 14, 1970, be adopted except that on page 5, in respect of the item dealing with appointments to the Vancouver Library Board, the reference in the preamble to the effect that the Park Board reiterated with the School Board request for increase in the Library Board membership, be struck.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Director of Planning — Beautification: Gastown, Chinatown

Board of Administration report dated April 17, 1970, refers. (see page 13)

CHANGE IN AGENDA

MOVED by Ald. Wilson,
THAT the order of the Agenda be varied to permit consideration of the report of the Board of Administration relating to grant to the Playhouse Theatre Company.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Grant:
Playhouse Theatre Company

On April 14th, the Council approved a grant to the Playhouse Theatre Company in the amount of $20,000 on condition that the arrears of rental owing to the City were to be a first charge and further, the grant was subject to the Company receiving appropriate financial assistance from the Canada Council and the B.C. Cultural Fund.

The Board of Administration, under date of April 20th, reported the Theatre Company has advised:

(a) A cheque has been received for $35,000 from the Canada Council,

(b) $20,000 will be received from the B.C. Cultural Fund within a few days with the remaining $20,000 of their requested grant from that Fund being forthcoming when information is furnished regarding the Company's forthcoming season's programme.

Mr. Ellison of the Playhouse Theatre Company advised Council his organization is preparing the forthcoming season's programme strictly in relation to the revenues which will be received.

MOVED by Ald. Broome,
THAT the City's grant of $20,000, on condition of rental arrears owing to the City being a first charge, be paid immediately to the Playhouse Theatre Company in view of the information contained in the Board of Administration report of April 20, 1970.

- CARRIED

(A letter dated April 21, 1970 from the company states plans for the 1970/71 season will be carried forward)

UNFINISHED BUSINESS

1. Royal Centre
(Great West Saddlery Limited)

On April 14th, the Council tabled the following motion of Alderman Wilson respecting request of Great West Saddlery Limited that development permit re the Royal Centre be issued forthwith:

"THAT the development permit be issued forthwith but the building permit be withheld until the required conditions are fulfilled."

(tabled April 14th) *

The latest report of the Board of Administration, dated April 20, 1970, advises of information received from the Company and therefore, that the development permit was issued for the Royal Centre on April 20, 1970.

Alderman Wilson withdrew his former motion. *

MOVED by Ald. Adams,
THAT the report of the Board of Administration of April 20, 1970, be received.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Grant:
British Columbia S.P.C.A.

Pursuant to Council's instructions, the Council considered further the application of the British Columbia S.P.C.A. for a 1970 grant of $5,000.00.

MOVED by Ald. Adams,
THAT a grant of $5,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

DELEGATION MATTERS

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Acquisition of Properties:
South East Sector (Lots 9 and 12)

(b) Grant: The Greater Vancouver Youth Communications Centre Society (Cool Aid)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Public Hearing Date: Shaughnessy Property and Botanical Gardens

enquired if the Board of Administration would submit a report later this day dealing with rezoning application and a date for a Public Hearing in connection therewith insofar as the Shaughnessy property and proposed botanical gardens is concerned.
The Board agreed.

Alderman Calder - Houses Bordering Riley Park

advised that, due to mischievous action being taken by some people in the Riley Park area, fences of certain houses bordering Riley Park are being continually broken down. The Alderman requested the Board of Administration consider, in conjunction with the Park Board, a proposal that there be constructed a permanent chain type of fence, in an endeavour to eliminate this problem.

Alderman Hardwick spoke to the general question of the need of inaugurating effective social service programmes in an endeavour to eliminate social problems which appear to be apparent in this area.

His Worship referred Alderman Calder's proposal to the Board of Administration

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Linnell - Homeowner Grant

enquired of the action people could take to safeguard the homeowner grant application position in respect of their taxes when such people are out of town for a period of time.

It was explained that the homeowner grant application can be made as of the end of the year and to avoid any penalty it would be advisable for such persons to pay the full taxes and on return claim the homeowner grant as a rebate.

Alderman Bird - Sale of Property in the South East Sector

raised the question of when Council would be establishing a policy regarding the basis of sale of property in the twelve acres of commercial property in the South East Sector area.

It was noted that Council had established a policy in respect of sale of residential property.

Alderman Sweeney - Property Occupied by Giroday Sawmills

enquired of what action can be taken with respect to the concern of Giroday Sawmills for an extension of time in respect of its lease of certain properties in the False Creek area now acquired by the City.

The Alderman filed correspondence from the Company with the City Clerk.

MOVED by Ald. Broome,
THAT this correspondence be referred to the Standing Committee on Planning and Development.

- CARRIED

Alderman Sweeney - Business Tax: Appeals

enquired with respect to the machinery to deal with appeals of parties, such as photographers, who operate from houses and wish to appeal their business tax and license fee.

It was indicated there is a business tax Court of Revision which has just concluded its sitting.

Alderman Phillips - Brief: Canadian Radio-Television Commission

referred to proposed regulations by the Canadian Radio-Television Commission and suggested the Council consider, when the Commission sits in Vancouver, presenting a brief on the proposed regulation of Community Antenna Television Systems.

It was agreed Alderman Phillips should present a motion later in the proceedings.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Adams - Information Pamphlet Respecting Regional District	advised the Greater Vancouver Regional District has prepared an information pamphlet in regard to the District and suggested it be included with the tax notices when sent out.
Alderman Calder - Air Pollution Control: Progress Report	referred to a report some time ago by the City's Air Pollution Control Officer with respect to the position in industry in regard to the Pollution Control By-law. The official was requested to submit a further progress report in a years time which the Alderman reminded the Board of Administration would be early in May.
Alderman Rankin - Cypress Bowl	referred to a press release in which the Minister of Lands, Forests and Water Resources suggested there was nothing to prevent the Vancouver-Fraser Park District having control over Cypress Bowl area. The Alderman enquired if the Vancouver representatives on the Park District would raise the matter. Alderman Bird advised the Park District has the matter under full discussion.
Alderman Bird - Pollution Control Act and City By-law	enquired of the status of the City's Pollution Control By-law now that the Provincial Government has passed an Act on the matter. The Corporation Counsel agreed to submit a written report.
Alderman Wilson - Conference: Canadian Federation of Mayors and Municipalities	advised three members of Council will be attending the forthcoming Conference of Mayors and Municipalities in the East and therefore it might be the Council would wish these representatives to take up matters of particular Civic concern with the authorities at Ottawa. The Alderman mentioned particularly the item of undeveloped beaches from Kitsilano westward. However, in this regard it was noted the Council has passed a resolution referring this matter to its Standing Committee on Planning and Development to invite representations.

COMMUNICATIONS OR PETITIONS

1. Policy Matters: Centennial Museum

The Council received a communication from the Greater Vancouver Civic Museum and Planetarium Board advising of policy adopted by that Board and recommendation for Council adoption. It is stated in arriving at this policy statement in respect of the Centennial Museum, staff was consulted and their suggestions incorporated. The policy statement is attached.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Policy Matters:
Centennial Museum (cont'd)

MOVED by Ald. Adams,
THAT this communication and the policy statement be referred to the Board of Administration for consideration and report when the consultant appointed in connection with study of the Museum operation and its function is reporting on his assignment.

- CARRIED

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at 2:00 p.m. in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

Public Hearing: Rezoning Matters

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the Council go into Committee of the Whole to consider rezoning applications as follows in Public Hearing:

(A) Rezoning of Properties in South East Sector

(B) Rezoning: S/S 10th Avenue between Commercial and Victoria Drives

- CARRIED

cont'd....

PUBLIC HEARING: REZONING MATTERS (cont'd)

A. Rezoning of Properties in South East Sector

(i) Lands lying on the East side of Kerr Street, South of 54th Avenue, i.e. for a distance of approximately 1,650 feet East of Kerr Street and approximately 1,900 feet South of 54th Avenue.

(ii) Irregular shaped areas of land lying generally south of 49th Avenue and bounded partially on the East by Boundary Road and partially on the West by Tyne Street.

The Council considered applications for rezoning from RS-1 One-Family Dwelling Districts to CD-1 Comprehensive Development Districts of the aforementioned lands, on which a Public Hearing was held on April 9th, with instructions at that time the Hearing be continued today.

The applications were approved by the Technical Planning Board, subject to certain conditions. Approval was given also by the Town Planning Commission. Detailed reports on these applications were noted.

A communication was received from Mr. Adolf Kellner, 7285 Kerr Street, referring to garden site apartment 9 and enquiring if a row of single family homes could be placed in front of the apartments proposed, to act as a buffer.

Mrs. Coburn, Captain Cook representative to the Fraserview-Killarney Area Council, appeared expressing concern regarding single family dwellings plan for Tyne Street and requesting such dwellings be continued right through to 54th Avenue or alternatively, there be a landscaped setback in front of the town houses or a landscaped buffer zone facing Tyne Street.

Further, the request is made that in undetermined sections no more subsidized housing development be scheduled.

Draft by-laws in connection with this whole matter were submitted.

After due consideration it was,

MOVED by Ald. Wilson,
THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved.

(amended)

MOVED by Ald. Hardwick, in Amendment,
THAT the following words be added to the motion of Alderman Wilson:

'FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking'.

- CARRIED

cont'd.....

PUBLIC HEARING: REZONING MATTERS (cont'd)

Rezoning of Properties in South East Sector (cont'd)

The motion as amended and reading as follows was put and
- CARRIED

"THAT the applications to rezone the areas of land shown on the draft by-laws together with the uses that may be permitted within the area and set out in the draft by-laws be approved;

FURTHER THAT in submitting proposals to Council, there shall be as a condition of sale, a requirement of charging, where applicable, a rental inclusive of parking."

B. Rezoning: Lots 38-43, Block 162, D.L. 264A
Situated on the South side of 10th Avenue between Commercial and Victoria Drives

The Council considered application for rezoning from RT-2 Two Family Dwelling District to C-2 Commercial District, of the aforementioned lots, on which a Public Hearing was held on April 9th and a resolution passed.

The application was not approved by the Technical Planning Board which sets out reasons in connection therewith. The Town Planning Commission approved of the application.

Mr. Boyd Ferris, solicitor, appeared in support of the application and introduced Mr. Peter Cole, the architect, who also spoke to the matter. Reconsideration of certain action taken, particularly respecting the 24' landscaped setback, was requested.

After due consideration it was,

MOVED by Ald. Rankin,
THAT the motion of Council passed on April 9, 1970, requiring a 24' landscaped setback continuous along 10th Avenue, be amended to require a 10' setback.
- CARRIED

MOVED by Ald. Wilson,
THAT condition No. 4 stated in the resolution of April 9, 1970, be deleted.
- CARRIED

The resolution of April 9th, as amended this day, in respect of the rezoning application now reads as follows:

"THAT the application be approved and such zoning to be not given the three readings of the amending by-law by Council until prior compliance by the owners with the following conditions:

cont'd....

PUBLIC HEARING: REZONING MATTERS (cont'd)

Rezoning: Lots 38-43, Block 162, D.L. 264A (cont'd)

1. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and Marked 'Received City Planning Department December 3, 1969', after advice from the Design Panel on the architectural design of the structure. Except, the said scheme to be amended to provide a 10' landscaped setback continuous along 10th Avenue with the exception of 2 means of ingress and egress, same being directly across said 10' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.

2. Lots 38-43, Block 162, D.L. 264A, to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.

3. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to facia signs only, non-flashing, with no signs or advertisements on the south side of the structure.

4. The owners can and do obtain relaxation of the C-2 District Schedule of the Zoning and Development By-law from the Board of Variance to permit a structure six storeys in height and 73' in height in lieu of the permitted 3 storeys and 40' in height."

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and submit the necessary amending by-laws.

- CARRIED

CONTINUATION OF REGULAR COUNCIL BUSINESS

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

2. Acquisition of Properties:
South East Sector

Mr. J. A. Fraser, Solicitor, appeared on behalf of J.S. Wood Realty Limited, in respect of the Board of Administration report (Property matters), dated April 10, 1970, dealing with acquisition of certain properties in the South East Sector, and owned by this Company.

The Supervisor of Property and Insurance recommends as follows:

(a) that the total purchase price of $65,000.00 be confirmed as representing due compensations for the property to be acquired.

(b) that the Corporation Counsel be authorized to expropriate Lot 12, Blk. 4, South Portion of NW¼ D.L. 335 and Lot 9, Blk. 21, D.L's 330 and 331 in accordance with the Resolution for that purpose submitted under 'motions' be passed.

(c) that Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

The Board of Administration recommends adoption of the foregoing recommendations.

Mr. Fraser submitted a communication dated April 20th from J.S. Wood Realty Limited making the request that the 13 lots be exchanged for an equal amount of land in the single family area in the South East Sector, which is being replotted.

MOVED by Ald. Adams,
THAT the Board of Administration report (Property matters), Clause 2, dated April 10, 1970, on this subject and containing the foregoing recommendations of the Supervisor of Property and Insurance, be adopted.

(carried)*

MOVED by Ald. Wilson,
THAT the motion of Alderman Adams be tabled and the Supervisor of Property and Insurance discuss with the company the question of the proposed exchange and make a recommendation to the Council.

- LOST

(Alderman Wilson recorded in favour)

The motion of Alderman Adams was put and, - CARRIED*

(Alderman Wilson recorded in the negative)

3. Grant: The Greater Vancouver Youth Communications Centre Society (Cool Aid)

Mrs. M. McFarlane, a registered Social Worker and Mr. Ray Chouinard, Co-Director of the Greater Vancouver Youth Communications Centre (Cool Aid) appeared advising of:

(a) the need for some agency providing hotel accommodation for approximately 45 people per evening until appropriate hostels are open.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Grant: Cool Aid (cont'd)

(b) the need for funds to undertake a nutritious 'feed in' for such people until other appropriate arrangements can be made. This is estimated at approximately $1.60 per person per day on the basis of two meals.

Alderman Wilson advised it is his understanding that there have been meetings of agencies and City Officials related with this problem and a further meeting is to be held in the near future.

The Board of Administration submitted an information report under date of April 21st advising of recent meeting of City officials involved in the Cool Aid program, and enclosed an overall report by the Medical Health Officer setting out various points in connection with the operation.

Moved by Ald. Adams,
THAT the representations from the delegation be received.

- CARRIED

(His Worship directed that the Board of Administration report to the next meeting of Council in respect of the matters raised by the delegation)

BOARD OF ADMINISTRATION AND OTHER REPORTS

B. General Report, April 17, 1970

Works and Utility Matters

MOVED by Ald. Adams,
THAT, in respect of report of the Board of Administration (Works and Utility matters), dated April 17, 1970, Clauses 1 to 5 inclusive be adopted and Clause 6 received for information.

- CARRIED

Social Service and Health Matters

Tender: Catering Service at Men's Hostel, 535 Homer Street

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Social Service and Health matters), dated April 17, 1970, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated April 17, 1970, Clause 1 be received for information and Clauses 2 and 3 adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Finance Matters

(i) Lipsett Collection (Clause 1)

It was agreed to defer consideration of this matter pending the hearing of a delegation as requested.

(ii) Rental of Queen Elizabeth Playhouse
The Alcoholism Foundation of British Columbia
(Clause 2)

The Council considered a request from the Alcoholism Foundation of British Columbia for a grant of $180.00 to be applied to the rental of the Playhouse in connection with the organization's annual meeting and the presentation of a play in cooperation with the Crisis Intervention and Suicide Prevention Centre, to be held on May 21, 1970.

MOVED by Ald. Bird,
THAT a grant of $180.00, to be applied against the rental of the Playhouse Theatre for the purpose mentioned, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(iii) Civic Luncheon: Association for Retarded Children of B.C. (Clause 3)

The Board of Administration submitted a request from the Association for Retarded Children of B.C. that the City sponsor a Civic luncheon on October 9, 1970, in connection with a national conference of the Canadian Association for the Mentally Retarded to be held in Vancouver October 7 - 10, 1970.

The Council did not take action to approve of this request.

C. Personnel Matters,
Supplementary, April 17, 1970

Leave of Absence with Pay:
Mrs. E. Branter, Health Department

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 17, 1970, be adopted.

- CARRIED

D. Property Matters,
April 17, 1970

Caretaker Agreement: 916 Nicola Street
and 1619 Barclay Street

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Property matters), dated April 17, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (con'td)

E. Beautification:
Gastown, Chinatown

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration, dated April 17, 1970, forwarding report of the Director of Planning, setting out information regarding preparation of various beautification reports, including the report on Gastown and Chinatown, be received for information.

- CARRIED

F. Amendment to "Impounding By-law'
(Newspaper Notice)

The Board of Administration submitted report of the Corporation Counsel regarding present requirement under the Impounding By-law to publish a notice in three consecutive issues of a daily newspaper, in respect of disposal of impounded vehicles by auction. It is proposed to amend the By-law whereby it would not be necessary to publish the notice in 'daily' issues.

MOVED by Ald. Bird,
THAT the foregoing proposal be approved and the Corporation Counsel submit the necessary By-law amendment.

- CARRIED

G. West End Community Centre

The Board of Administration, under date of April 13, 1970, submitted a report of the Director of Planning as a result of communication from the West End Community Centre Association, commenting on action of the Steering Committee and wishing the right to participate in the planning of the West End Community Centre. The Director of Planning advises the responsibility for the Community Centre operation of the complex is vested in the Park Board. It is advised the Association has been assured several times they will play a cooperating role with the Park Board in the planning of the project. However, information is set out in the report concluding that, if the Association or the Community Council feel their views are not being sought adequately, then they should take the matter up with the Park Board.

The Director of Planning suggests this report be received for information and possibly the Council may wish to forward a copy to the Association and the Park Board.

A communication from the West End Community Centre Association, dated April 17, 1970, was noted asking the opportunity to present a brief to Council on the matter of the process by which the architect was chosen for the development of the Centre.

It was agreed the whole matter be deferred pending the hearing of this delegation.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Municipal Finance Authority of British Columbia

The Board of Administration, under date of April 14, 1970, submitted a report from the Director of Finance in the matter of Legislation incorporating the Municipal Finance Authority of B.C. Information is given to Council on the proposal setting out disadvantages insofar as Vancouver is concerned and concluding with a recommendation that the Council take the action open to it under Section 21 of the Municipal Finance Authority of British Columbia to notify the Inspector of Municipalities that it does not wish to finance through the Authority.

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Director of Finance be adopted, as recommended also by the Board of Administration.

- CARRIED

In connection with the foregoing matter, it was further,

MOVED by Ald. Adams,
THAT WHEREAS the Municipal Finance Authority of British Columbia Act provides that unless prior to July 2, 1970 the council of a municipality notifies the Inspector of Municipalities that it does not intend to finance its water, sewer, and pollution control and abatement facilities through the Municipal Finance Authority, it cannot borrow to finance the aforesaid works other than through the Authority;

AND WHEREAS if the City were to finance through the Authority it would be required to pay into a debt reserve fund to be established by the Authority one-half of an average year's levy for interest and debt repayment on its borrowing through the Authority which would amount to approximately $175,000 per year on water, sewer, and pollution control and abatement facility borrowing, (or between $600,000 and $700,000 per year on present total annual borrowings);

AND WHEREAS the said funds would be retained by the Authority until the respective loans were repaid in full;

AND WHEREAS borrowing for water, sewer, and pollution control and abatement facilities represents less than one-third of Vancouver's capital needs and the City must borrow directly in the bond market for the greater part of its capital needs in any case, and does not wish to finance by two different methods;

AND WHEREAS having regard to requirement to pay into a debt reserve fund and the considerations appearing in the following recitals, it is the opinion of the Council of the City that it would not be in the best interests of the City to finance through the Authority even if the powers of the Authority were broadened to permit it to finance for all the capital requirements of the City;

AND WHEREAS Vancouver would have no direct representation on the Authority or on the Board of Trustees of the Authority and would have only indirect representation through the Greater Vancouver Regional District which itself has numerically weak representation;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Municipal Finance Authority
of British Columbia (cont'd)

AND WHEREAS if the City were to finance through the Authority, the City Council's right to determine the amount of borrowing for the City's needs for water, sewer, and pollution control and abatement facilities would be subject to approval of said amount of borrowing by the said Authority and the terms, interest rates and other details of the City's borrowing would be determined by the Board of Trustees of the said Authority without any approval by Vancouver City Council;

AND WHEREAS if the City were to finance through the Authority the decision as to whether borrowing would, in fact, take place at any time would rest with the Authority and the City Council would have no power in this matter;

AND WHEREAS if the City were to finance through the Authority it would lose the management of the sinking fund related to Vancouver borrowings through the Authority, and would lose the said sinking funds as a source of financing for local improvements on 10 and 15 year terms at interest rates favourable to Vancouver local improvement tax payers;

IT IS THEREFORE RESOLVED that the City of Vancouver does not intend to finance its water, sewer and pollution control and abatement facilities through the Municipal Finance Authority of British Columbia.

IT IS FURTHER RESOLVED that the Inspector of Municipalities be notified prior to July 2, 1970 that the City does not intend to finance its water, sewer and pollution control and abatement through the Municipal Finance Authority of British Columbia and, that a copy of this resolution be sent to the Greater Vancouver Regional District and the Municipal Finance Authority.

AMENDED
SEE PAGE 328

- CARRIED

I. Report of Standing Committee
on Health and Welfare, April 9, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare, dated April 9, 1970, be received for information.

- CARRIED

J. Voters' List for School District
No. 39 (Vancouver)

The Board of Administration, under date of April 17, 1970, reported as follows:

"Your Board submits the following report of the Corporation Counsel:

'By Order-in-Council dated December 15th, 1969, the University Hill School District was abolished and the area amalgamated with School District No. 39 (Vancouver), effective January 1st, 1970. As a result, it was necessary to amend the Public Schools Act at the last session. These amendments are as follows:

(1) Section 35 of the Public Schools Act was amended to provide that the election of Trustees for School District No. 39 (Vancouver) shall conform with the provisions of the Vancouver Charter.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Voters' List for School District No. 39 (Vancouver)

(2) Section 65 of the Act was amended to provide that the persons qualified to have their names entered on the list of electors in School District No. 39 are the same as those persons qualified as electors under the Vancouver Charter and the provisions of Part I of the Vancouver Charter shall apply, mutatis mutandis.

As a result of the Order-in-Council and the amendments to the Public Schools Act, the list of electors at the next election of Trustees for School District No. 39 will include those persons residing in the University Endowment Lands who would be qualified as electors under the Vancouver Charter.

It has been the requirement that the voters' list for Vancouver be the list of electors for the School District, but with the inclusion of this rural area in the School District it will now be necessary for the City Clerk to carry out a canvass and ascertain the names of those persons residing in the University Endowment Lands who are entitled to vote at the next election of School Trustees. It would appear reasonable that the cost of this work should be borne by the School Board.

I suggest that the City Clerk proceed immediately to carry out this task and that the matter of costs be discussed with the School Board.'

Your Board submits the foregoing report of the Corporation Counsel for the consideration of Council."

MOVED by Ald. Hardwick,
THAT the City Clerk proceed immediately to carry out this task and the matter of costs be discussed with the School Board.

- CARRIED

K. Shaughnessy Property and Botanical Gardens: Application and Public Hearing

The Board of Administration, under date of April 20, 1970, submitted the following report:

"The Director of Planning reports as follows:

'As instructed by City Council, I am submitting an application for CD-1 zoning for the 67 acres bounded by, Oak Street on the east, the lane east of Granville on the west, the lane south of 33rd on the north and 37th Avenue west on the south - generally described as the "Old Shaughnessy Golf Course".

The terms of the application are as follows:

USES

1. Botanical gardens covering approximately 55 acres.

2. Town houses and garden apartments covering approximately 12 acres with the floor space ratio not to exceed 0.75.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Shaughnessy Property and
Botanical Gardens (cont'd)

Concept plans are being prepared as follows:

1. Botanical gardens prepared by the Vancouver Board of Parks and Public Recreation.

2. Town houses and garden apartments - McCarter Nairne for Marathon Realty.'

Council may wish to consider receiving the above report of the Director of Planning and establish a date for a public hearing.

After consultation with His Worship the Mayor and City Clerk, June 18th, 1970, at 2:00 p.m., has been selected as an appropriate date."

MOVED by Ald. Bird
THAT the foregoing report of the Director of Planning be received and the application be referred to a Public Hearing which be held on June 18, 1970, at 2:00 p.m.

- CARRIED

MOVED by Ald. Wilson,
THAT the Provincial Government and the Botanical Gardens Association be so informed.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3519 BEING THE "IMPOUNDING BY-LAW"

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3519 being the "Impounding By-law" and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd.....

BY-LAWS (cont'd)

By-law to Amend By-law No. 3519 being the Impounding By-law (cont'd)

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (2125 West 7th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. North 10 feet of Lot 14, Block 284, District Lot 526, Group 1, New Westminster District, Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Expropriation: Lot 9 (S/S 65th Avenue between Bristol and Cromwell Streets) and

Lot 12 (S/S 58th Avenue, between Tyne and Cromwell Streets)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

cont'd...

MOTIONS (cont'd)

Expropriation: Lot 9 and Lot 12 (cont'd)

Lot 9 of Block 21, District Lots 330 and 331, Group 1, New Westminster District	S/S of 65th Avenue, between Bristol and Cromwell Streets
Lot 12, Block 4, South portion of North-West 1/4 of District Lot 335, Group 1, New Westminster District	S/S of 58th Avenue, between Tyne and Cromwell Streets

pursuant to its powers under Section 564 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

3. Retail Use in M-1 and M-2 Areas

At the Council meeting on April 14, Notice was given of the following motion by Alderman Linnell and Alderman Broome:

"THAT in M-1 and M-2 areas only one-tenth of the permitted use be allowed for retail use;

FURTHER THAT the Director of Planning be requested to make an application to amend the Zoning and Development By-law and submit it to Council as soon as possible, but not later than one month from this date."

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the subject matter of the motion of Aldermen Linnell and Broome be referred to the Director of Planning for report to Council.

- CARRIED

4. Rezoning Application: S/W corner of Main and S.E. Marine Drive

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS at the Public Hearing held on March 26, 1970 Council dealt with an application by Standard Oil Company to rezone Lot 1 of 3 north part, Block 13, D.L. 322, situated at the southwest corner of Main Street and South East Marine Drive,

FROM: C-1 Commercial District
TO: M-2 Industrial District

cont'd...

MOTIONS (cont'd)

Rezoning Application (cont'd)

AND WHEREAS the following condition recommended by the Technical Planning Board and the Town Planning Commission was imposed by Council but omitted from the Minutes of the Council meeting:

THEREFORE BE IT RESOLVED THAT the following condition as recommended by the Technical Planning Board and the Town Planning Commission be imposed in addition to the other conditions recorded:

"1. The detailed scheme of development is to be first approved by the Technical Planning Board and provided the owners can and do obtain relaxation from the Board of Variance to reduce the 40' landscaped strip along Marine Drive to that similar as shown on the plan marked 'Received City Planning Department, January 12, 1970' and prepared by Shigeru Amano, Architect and with the understanding the areas including that landscaped area within the 40' setback are carried out and maintained and in no event, however, shall any advertising or signs be placed in the 40' landscaped setback area. (Section 11)2))"

- CARRIED

5. Canadian Radio Television Commission
Community Antenna Television Systems

MOVED by Ald. Phillips,
SECONDED by Ald. Adams,
THAT the City Council present a brief to the Canadian Radio Television Commission on their proposed regulation of community antenna television systems and that this subject be discussed as soon as possible by the General Purposes Committee.

- CARRIED

NEW BUSINESS

Meeting with National Director:
Institute for Social Work Training, (London, England)

Alderman Linnell advised she would like to have a meeting of interested parties, including City officials, with Mr. Robin Huw's Jones, National Director of the Institute for Social Work Training, London, England, who is expected to be in Vancouver in the near future. The Alderman requested authority for a luncheon or other appropriate arrangement for approximately 20 to 30 persons who will be in attendance.

MOVED by Ald. Bird,
THAT approval be given and details left in the hands of the Civic Recognition and Entertainment Committee.

- CARRIED

The Council adjourned at approximately 4:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting of April 21, 1970, and the reports referred to are those on Page(s) 317-327...

MAYOR

CITY CLERK

APRIL 17TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated April 17th, 1970 .)

1. Leasing Lane West of Main Street from 5th Avenue to the Lane North Block 24, D.L. 200A

"City Council on 25th February, 1969 approved the closing, stopping up and leasing of the lane west of Main Street from 5th Avenue to the lane north, for Hamilton Harvey Department store. One of the conditions was that no building be erected on the lease area. The applicant now wishes to erect a walkway over the lane from the parking area on the west side of the lane to the store.

I RECOMMEND that the agreement for the leased area be amended whereby a removeable walkway may be installed connecting the parking area with the store across the leased area."

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer on 7th Avenue between Arbutus Street and Yew Street

"The 1969 Sewers Capital Budget is almost fully appropriated. Advance approval by the City Council of funds from the 1970 Sewers Capital Budget is therefore requested for the above project:

This old sewer is too small and in poor condition. Reconstruction is required to serve a new apartment under construction at 2175 West 7th Avenue, and to adequately serve other properties and to provide street drainage.

The estimated cost is $15,700.

I RECOMMEND that $15,700 be appropriated from Item 3-04-03 'Reconstruction and Relief - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

cont/d

3. Installation of Water Mains
Project 1001 and 1005

"The following water main replacements are required due to leaks:

PROJECT 1001

Street	From	To
Garden Drive	Eton Street	Cambridge Street
Garden Drive	1st Avenue	2nd Avenue
Slocan Street	Trinity Street	McGill Street
Slocan Street	McGill Street	Eton Street
Slocan Street	2nd Avenue	3rd Avenue
Dundas Street	Cassiar Street	145 feet westerly
Lillooet Street	Venables Street	Parker Street
8th Avenue	Kaslo Street	Renfrew Street

PROJECT 1005

Wallace Street	29th Avenue	30th Avenue
24th Avenue	Highbury Street	60 ft.± Easterly
35th Avenue	MacKenzie Street	Macdonald Street
35th Avenue	Macdonald Street	Trafalgar Street
39th Avenue	Carnarvon Street	MacKenzie Street
53rd Avenue	Carrington Street	Blenheim Street

Lane

East of Dunbar Street	30th Avenue	32nd Avenue (2 blocks)
East of Dunbar Street	33rd Avenue	36th Avenue (3 blocks)
West of Dunbar Street	33rd Avenue	Lane South
South of 33rd Avenue	L/W of Dunbar	100 ft. ± Easterly

The estimated cost of Project 1001 is $44,000 and of Project 1005 is $51,000. Funds for these projects are included in the 1970 Water Works Capital Budget, Reference Nos. 10-03-01 and 10-03-05, respectively, and approval of this work is being requested in advance of the 1970 Budget.

I RECOMMEND that $44,000 for Project 1001 and $51,000 for Project 1005 be appropriated in advance from the 1970 Capital Budget, Reference Nos. 10-03-01 and 10-03-05, respectively, for the work listed."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS

4. Bus Stop:
West Side of Cambie Street, South of
50th Avenue

The City Engineer reports as follows:

"Until recently, the southbound Cambie Street trolley bus reversed direction at 49th Avenue by turning through the centre boulevard at 50th Avenue. The approach to this turn from the left side of the roadway precluded a bus stop at 50th Avenue.

The trolley bus system has now been extended southwards to Marine Drive, and this turning maneuver at 50th Avenue is eliminated. B.C. Hydro has therefore requested an additional southbound stop on Cambie Street at 50th Avenue, in order to provide continuity in the bus stop arrangement.

The proposed stop conforms to the skip stop policy and it is RECOMMENDED that a bus stop be established on the west side of Cambie Street at 50th Avenue."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

cont/d

5. Request for Parade in Downtown Area

The City Engineer reports as follows:

"The 'Specification Writers Association of Canada' are holding their annual convention in Vancouver from April 22nd to April 25th, 1970.

As this is the first time this convention has been held west of Toronto, the Specification Writers Association of Canada, Vancouver branch are planning to make it a 'gala affair'.

To entertain their out-of-town guests they are planning to have the Chinese Masonic Society perform the Chinese Dragon Dance on Columbia Street between Keefer Street and Pender Street and are requesting the closure of this street to facilitate this event.

The proposal is that Columbia Street between Keefer Street and Pender Street be closed to vehicular traffic on Thursday, April 23rd between the ours of 6:00 p.m. to 8:00 p.m.

Temporary parking prohibitions will be required on Columbia Street together with barricades. The cost for the signing will be borne by the applicant.

There are no transit vehicles affected and the Police will be in attendance. No difficulties are anticipated from a traffic viewpoint.

It is accordingly RECOMMENDED that Columbia Street between Pender Street and Keefer Street be closed to vehicular traffic between the hours of 6:00 p.m. to 8:00 p.m. on Thursday, April 23, 1970."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

INFORMATION

6. Date of Local Improvement Court of Revision

The City Engineer reports:

"At a Local Improvement Court of Revision on 29th January, 1970, Council indicated that it wished such Courts scheduled for 2:00 p.m. on a regular Council day if they appear likely to be of short duration.

Six short Local Improvement projects in Urban Renewal Area A-5 and two related projects outside of the area are to come before a Court of Revision in mid-July. If we may judge from previous similar projects in this area, there will be few, if any, delegations from the Urban Renewal Area. The other two projects are for paving and for lighting on an adjoining four-block section. While there may be some opposition to these, we have no reason to anticipate a large number of delegations or prolonged presentations."

Your Board has instructed that this Court of Revision be scheduled for a Tuesday afternoon on an experimental basis.

This item is submitted for the INFORMATION of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 307

Board of Administration, April 17, 1970 APR 21 1970. (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. TENDER NO. 28-70-5 - CATERING SERVICE AT MEN'S HOSTEL - 535 HOMER STREET.

The Purchasing Agent and Director of Social Service report as follows:-

"The above-tenders were opened by your Board on Tuesday, March 31, 1970, and referred to the Acting Purchasing Agent and Social Service Administrator for tabulation and report. A copy of the working tabulation is available in the Purchasing Agent's Office.

We RECOMMEND acceptance of the low bid submitted by Clancy's Coffee Shop for a three year period, at a cost of approximately $150,000.00 per year. Contract satisfactory to Corporation Council and bid bonds of unsuccessful tenderers be returned."

Your Board RECOMMENDS that the report of the Acting Purchasing Agent and Social Service Administrator be approved.

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FOR ADOPTION SEE PAGE(S) 307

BUILDING AND PLANNING MATTERS

INFORMATION

1. Additional Storage for Sailing Boats: Kitsilano Yacht Club

Council has received a letter from Mr. R.J. Middleton supporting proposal by the Kitsilano Yacht Club for additional storage for sailing boats. The Director of Planning reports as follows:

"The Kitsilano Yacht Club is located on land leased from the Board of Parks and Public Recreation. The Club has applied to the Park Board for permission to extend their boat storage and the Park Board have requested the Yacht Club to obtain a development permit for the project. The drawings and a Development Permit Application have been received by the Planning Department and are being reviewed before consideration by the Technical Planning Board. In making their decision, the Technical Planning Board will be considering such factors as those brought out in the letter from Mr. Middleton."

Your Board submits the foregoing report of the Director of Planning for the information of Council.

(Copies of the communication from Mr. R.J. Middleton dated March 25, 1970 are circulated for the information of Council)

RECOMMENDATION

2. Uniformity of Building Code - Appointment of Building Inspector to Technical Sub-Committee

Your Board has received a letter from Mr. G.W. Carlisle, Administrator, Greater Vancouver Regional District, asking for Council's approval to the appointment of the City's Building Inspector to a Technical Sub-Committee. This Sub-Committee is to study the possibility of achieving a uniform Building Code within the Regional District and will meet from time to time with representatives of the construction industry.

Your Board RECOMMENDS that Council approve the appointment of the City Building Inspector to the above-noted Technical Sub-Committee.

3. Kitsilano Area Resources Council Re Submission of Briefs

The Director of Planning reports as follows:

"A letter from the Kitsilano Area Resources Council expressing appreciation for the efforts being made by City Council to obtain citizen reactions to plans and proposals for developments in Vancouver has been forwarded to Council members. In the letter, the Kitsilano Area Resources Council also expressed its concern that the time allowed for replies to development proposals was not sufficient to permit them to make a proper study of the matter. Cited as a specific instance was the recently circulated Development Concepts for False Creek Brochure. The communication noted that their first inkling of Council's actions to receive replies from citizens' groups was through a column in the newspaper a few days before the deadline.

cont/d. .

Clause No. 3 cont/d

In checking the mailing list for groups receiving brochures about False Creek, it is noted that Kitsilano Area Resources Council was sent a copy of the brochure and the letter requesting briefs at the same time as were the majority of groups that received a notice; a month before the deadline. The document was not returned by the postal system, and it is assumed that it was received at the mailing address used, which corresponds to the mailing address on Kitsilano Area Resources Council's letterhead.

The Planning Department is making every effort to notify at an early date citizen groups that wish to submit briefs on projects. We are well aware of the efforts required of them to arrange meetings and to prepare the briefs.

The President of the Area Council is aware of the foregoing.

It is recommended that Council receive this report and forward a copy to the Kitsilano Area Resources Council."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be received by Council and that a copy be sent to the Kitsilano Area Resources Council.

(Copies of the Kitsilano Area Resources Council letter dated March 25, 1970 are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 307

FINANCE MATTERS

RECOMMENDATION

1. Lipsett Collection

The Director of Museums reports as follows:

"Following preliminary discussions held with Alderman Calder and Directors of the P.N.E., a special sub-committee of the P.N.E. was set up to discuss with representatives of the Centennial Museum the possibility of the Museum obtaining part of the Lipsett Collection.

The Lipsett Collection was examined by staff members of the Centennial Museum, who suggested a specific list of thirty-one items which would be most valuable from the Museum's point of view, supplemented by a selective assortment of baskets. This list was discussed with the special Committee of the P.N.E., who resolved as follows:

'IT WAS MOVED, SECONDED, AND CARRIED:
That, in the event there is a request from City on behalf of the Museum Board for provision of a representative group of items, as listed on the attached sheet, to be made available to the Museum, that this Committee would look in favour upon this arrangement, providing there is satisfactory acknowledgment of same and provided removal of these items does not reduce the attractiveness of the original collection; further, that the foregoing be subject to approval of the Provincial Government and the Lipsett family.'

The matter has been discussed by the Greater Vancouver Civic Museum and Planetarium Board who concur with the staff proposals. The Lipsett Collection as presently at the P.N.E. contains some items that are on loan from the Provincial Museum in Victoria and whereas attempts have been made to exclude such items from the proposed list, it is possible that one or two may be included.

Accordingly, it is RECOMMENDED that Council request the P.N.E. to transfer to the Centennial Museum the thirty-one items on the list, which is circulated, (subject to adjustment in the event that any of the items are the property of the Provincial Museum) with the date of transfer to be mutually agreed. The foregoing being on the understanding that this arrangement is without prejudice as to the ownership of the total Lipsett Collection."

Your Board RECOMMENDS the foregoing recommendation of the Director of Museums be adopted.

CONSIDERATION

2. The Alcoholism Foundation of British Columbia - Rental of Queen Elizabeth Playhouse

City Council on March 10, 1970, received a request from the Crisis Intervention and Suicide Prevention Centre for the City to absorb the costs of the rental of the Theatre with regard to the organization's production of the play "Quiet Cries". Council approved a grant equal to one-half the rental of the Theatre for this purpose.

A letter has now been received from The Alcoholism Foundation of British Columbia requesting a grant in the amount of $180 to offset the rental charge on the Playhouse. The purpose is to hold the organization's annual meeting and also to again stage the play "Quiet Cries" in co-operation with the Crisis Centre. No admission will be charged for the meeting or the play and the general public is invited.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1968	- United Nations Association - Half of Theatre rental re United Nations Day.	Approved.
May 1968	- CKNW Orphans' Fund - Rental for charity performance.	$300 Approved.

Your Board submits the foregoing for the consideration of Council.

3. Civic Luncheon: Association for Retarded Children of B. C.

A letter has been received from the Association for Retarded Children of B.C. advising that a National Conference of the Canadian Association for the Mentally Retarded is being held in Vancouver October 7 - 10, 1970. It is anticipated that approximately 400 - 450 delegates and guests will be attending from all parts of Canada, as well as from the United States.

The organization is therefore asking the City to sponsor a luncheon on Friday October 9th, 1970, at an approximate cost of $1,500.00.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1969	- Canadian Council of Christians and Jews - Request for Civic Dinner	Approved up to $100
Feb. 1968	- Canadian Public Health Association - Civic Luncheon re Annual Convention	No Action

Your Board submits the foregoing for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 308

1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT April 17, 1970

RECOMMENDATION

1. Leave of Absense With Pay -
Mrs. E. Branter, Health Department

The Director of Personnel Services reports as follows:

"The Annual Meeting of the Registered Nurses Association of B.C. will be held at the Bayshore Hotel May 27, 28 and 29, 1970, and many various topics will be discussed which will be of interest to the Health Department staff.

There exists an excellent liaison between the City and the Registere Nurses Association of B.C. in such matters as assistance in recruiting, maintenance of standard of nursing practices, assistance in nursing education, and the City Health Officer therefore considers it in the interest of the City and the Health Department to have one of his staff attend this meeting.

Mrs. Branter is an official voting delegate for the Vancouver District which will pay all incidental expenses. The only cost to the City of Vancouver will be Leave of Absence With Pay.

As Mrs. Branter will be required to impart information obtained at the meeting to the Health Department staff, and as the request of the City Medical Health Officer is in accordance with Regulation 45-7, I recommend that Leave of Absence With Pay for the indicated three days be approved for Mrs. E. Branter, Public Health Nurse, Health Department."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 308

APR 21 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 17, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Caretaker Agreement:
916 Nicola Street &
1619 Barclay Street

The Supervisor of Property and Insurance reports as follows:

"Lot A of Lots 4 & 5, Block 45, D.L. 185 being 916 Nicola Street was purchased in July, 1966 for future park development (Park Site #19). Mr. and Mrs. E. Brereton were appointed resident caretakers. Mrs. Brereton passed away in January, 1970 and Mr. Brereton has been unable to continue with the caretaking duties, and his services have been terminated effective February 28, 1970. Mr. Paulus Vermaat, the City's caretaker at 1132 Comox Street has carried out temporary caretaking duties since that time.

Lot 27, Block 57, D.L. 185 being 1619 Barclay Street was purchased in January, 1970 as part of the West End Community Centre and Senior Citizens' Housing Project. The City, on March 13, 1970, took possession of the building, which is a 2½-storey frame dwelling, containing 13 rooms divided into 7 suites. Mr. P. Vermaat has also carried out temporary caretaking duties at these premises.

To maintain proper control of these buildings it is necessary that a caretaker be engaged on a full time basis. The duties would include general janitorial services, maintaining the grounds, keeping up the interior and exterior appearance of the building, looking after supplies and exchange of linen, general over-all supervision of the tenants, and collection of rent.

In view of Mr. Vermaat's proven ability as caretaker of other City-owned buildings situated in the same area it is recommended that he be appointed caretaker for these premises as follows:

916 Nicola St. - 14 suites
Caretaker's wage of $114.00 per month effective March 1, 1970

1619 Barclay St. - 7 suites plus 5 garage rentals
Caretaker's wage of $80.00 per month effective March 13, 1970

RECOMMENDED that Mr. Vermaat be appointed caretaker at 916 Nicola Street and 1619 Barclay Street on the foregoing basis, subject to a contract being drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 208

APR 21 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

APRIL 9, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the Council Chamber, Third Floor, City Hall, on Thursday, April 9, 1970, at approximately 5:20 p.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COMMITTEE: M. James

The following action of the Committee is reported for the information of Council:

INFORMATION

1. In response to the Notice of Meeting, your Health and Welfare Committee met immediately following the Public Hearing held this day.

   Due to the time of day, the meeting adjourned without considering any items.

* * * * * *

FOR ADOPTION SEE PAGE(S) 311

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 28, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Emily Carr School, under the direction of Mr. Toochin.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 21, 1970, be adopted after adding the word 'UNANIMOUSLY' after the word 'CARRIED' in connection with Municipal Finance Authority of British Columbia, as shown on page 15.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Tag Day: United Nations Association
(b) Lipsett Collection

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Council on Urban and Regional Research

reported on a meeting of the Canadian Council on Urban and Regional Research in Montreal. In particular, he referred to a restatement of the aims of the organization, adopted by that Council, by which greater emphasis will be placed on applied urban research. Representatives of the Canadian Federation of Mayors and Municipalities participated in the meetings and expressed hope that CCURR in 1971 may become a major beneficiary of federal funds expected to be directed toward urban research.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Roof Signs

brought to the Council's attention the construction of roof signs, particularly in the 3400 block West 10th Avenue and expressed the view action should be taken to prevent this.

Alderman Sweeney - Enquiries and Other Matters

enquired if the item 'Enquiries and Other Matters' could not be placed at the end of the Council agenda rather than in its early position as at present.

His Worship advised Alderman Linnell has a motion for consideration in this respect which will be submitted later in the day.

Alderman Wilson - Housing

referred to an announcement by the the Honourable Robert Andras with respect to approval to public housing projects in Canada and that the announcement showed a major proportion of the housing projects to be in the area of Montreal and Toronto.

The Alderman suggested this be a matter for discussion at the next meeting of the Standing Committee on Planning and Development.

Alderman Bird agreed.

Alderman Broome - Graded Lumber

enquired respecting a report to Council as previously requested, regarding changes in present building regulations whereby graded lumber can be used in building.

Commissioner Ryan advised he would look into the matter.

COMMUNICATIONS OR PETITIONS

1. Delegation:
Proposed Senior Citizens Apartment Complex
Broadway and Slocan Street

The Council noted a request from Boughton, Street and Company for permission to appear before the Council when the Board of Administration reports in the matter of proposed Senior Citizens' Apartment complex at Broadway and Slocan Street.

MOVED by Ald. Wilson,
THAT permission be granted in respect of hearing of this delegation.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Proposed Public Housing Projects
FP 12, 13 and 14

MOVED by Ald. Wilson,
THAT, pursuant to communication from the Director of Planning, the Council hear delegations, if any so apply, in respect of proposed Public Housing Projects, known as FP 12, FP 13 and FP 14, in the areas of Grandview Highway and Penticton Street, Rupert Street and Vanness Avenue and 25th Avenue and Brant Street, which will be the subject of a Board of Administration report.

- CARRIED

3. Grant to Vancouver Junior Chamber of Commerce

His Worship the Mayor referred to request from the Vancouver Junior Chamber of Commerce that a delegation be heard by the Council in appealing rejection of grant of $500.00 toward the organization's annual 'Paint-up, Clean-up' program, due to commence May 9th.

MOVED by Ald. Bird,
THAT this delegation be heard on May 5th, pursuant to request received.

- CARRIED

4. Visit to Vancouver, Washington
Canadian Legion

MOVED by Ald. Bird,
THAT, pursuant to invitation received, Alderman Wilson be authorized to attend the American Legion Post #14 special ceremonies in Vancouver, Washington, when the annual visitation of Branch 16, Vancouver, B.C., will be made; the date of the special ceremonies being May 16, 1970.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, April 24, 1970

Works and Utility Matters

(i) Local Improvements:
Initiative Principle (Clause 7)

MOVED by Ald. Linnell,
THAT Clause 7 of the report of the Board of Administration (Works and Utility matters), dated April 24, 1970, be adopted.

- CARRIED BY THE
REQUIRED MAJORITY

(ii) Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 6 inclusive of the report of the Board of Administration (Works and Utility matters), dated April 24, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

(i) Seminar re Canadian Federation of Mayors and Municipalities: Director of Social Planning/Community Development (Clause 2)

The Board of Administration advised of invitation issued to the Director of Social Planning/Community Development to address a Seminar at the 33rd Annual Conference of the Canadian Federation of Mayors and Municipalities to be held in Halifax, June 8 - 11, 1970. The Federation is prepared to meet travelling expenses if the City does not include the Director as part of its municipal delegation.

MOVED by Ald. Hardwick,
THAT the Director of Social Planning/Community Development be authorized to attend as requested at City expense if considered advisable.

- CARRIED

(ii) Balance of Social Service & Health Matters

MOVED by Ald. Broome,
THAT, in respect to report of the Board of Administration (Social Service and Health matters), dated April 24, 1970, Clause 1 be adopted and Clause 3 received for information.

- CARRIED

Building and Planning Matters

Control of Waterfront Development

The Board of Administration submitted report of the Corporation Counsel and the Director of Planning as a result of Council resolution of January 23, 1968, i.e. that the Corporation Counsel and the Director of Planning be authorized to discuss the question of joint control of marine development with the Federal Departments concerned and submit a report to Council, together with any suggested by-law amendment. Details of discussion with the appropriate Federal officials are set out in this report, however, it is stated it was apparent any form of joint control by the City was unacceptable to these authorities. The Harbours Board and the Department of Transport representatives felt that their respective authorities would be willing to develop a working arrangement whereby the City would be notified of applications for water lot leases and applications under the Navigable Waters Protection Act.

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

Finance Matters

(i) Audit Fee re Vancouver International Festival (Clause 3)

The Board of Administration submitted report of the Director of Finance upon request from the audit firm of Price Waterhouse & Co., by letter dated April 1, 1970, for an increase in the authorized $1,000 audit fee to $2,000, in respect of the work carried out in matters pertaining to the Vancouver International Festival.

MOVED by Ald. Broome,
THAT the communication from the audit firm be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) Grant:
37th Annual Highland Games (Clause 4)

The Council considered request from the President of the B.C. Highland Dancing Association for a grant in the amount of $750.00 to help defray expenses of the 37th Annual Highland Games to be held at Brockton Oval, July 4th.

Action to approve was not taken.

(iii) Bahner vs P.C. Muir:
Judgment (Clause 5)

The Council considered the Corporation Counsel's report in the action of Bahner vs P.C. Muir and the judgment which followed, in respect of claim for false arrest arising out of an incident at the Bayshore Inn. Damages were awarded against the Police Constable and the Bayshore Inn. An appeal followed but was not successful. The matter of payment of costs and interest from date of judgment are submitted to Council for action, in view of the resolution of the Board of Police Commissioners recommending this case as a proper one for payment of costs.

MOVED by Ald. Rankin,
THAT this matter be deferred pending receipt of a detailed report on the circumstances involved.

- CARRIED

(His Worship agreed to obtain this report)

(iv) Civic Luncheon:
Canadian Credit Men's Association (Clause 6)

The Council considered request from the Canadian Credit Men's Association Limited, that the City sponsor a luncheon on May 26th or 27th in connection with conference of credit executives from across Canada and the Pacific Northwest, to be held in Vancouver May 24 - 27, 1970.

The Council did not take action to approve the request.

(v) Grant: The Elgar Choir (Clause 7)

The Council considered request from the Director of the Elgar Choir for a grant equal to the rental of the Queen Elizabeth Theatre, i.e. $600.00, plus $225.00 for installation of the symphony shell and risers, in connection with an international concert to be staged on May 29th.

MOVED by Ald. Bird,
THAT a grant of $600.00, equal to the rental of the Queen Elizabeth Theatre in connection with this concert, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(vi) Balance of Finance Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated April 24, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Supplementary, April 24

Seminar on Personnel Information Systems
(D. Pollard)

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 24, 1970, be adopted.

- CARRIED

C. Property Matters, April 24, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated April 24, 1970, be adopted.

- CARRIED

D. Appointment of Transportation Sub-Consultants:
Freeway Connection Georgia Viaduct to Highway 401

The Board of Administration, under date of April 24, 1970, submitted the following report:

"Your Board submits the following report of the City Engineer:

'On March 24th, 1970, when approving the appointment of Phillips, Barratt, Hillier, Jones and Partners as consultants, Council decided that the selection, appointment and costs of the sub-consultants would be to the approval of the City Council.

Phillips, Barratt, Hillier, Jones and Partners in their letter of April 10th, 1970, (copy attached) have requested City approval to the appointment of N.D. Lea and Associates as transportation sub-consultants. A copy of N.D. Lea and Associates' proposed terms of reference are attached for Council information.

We concur with Phillips, Barratt, Hillier, Jones' statement that N.D. Lea and Associates are the most experienced transportation engineering consultants available locally, and in addition have substantial pertinent data available within their organization.

The City Engineer recommends that Council approve the appointment by the prime consultants of N.D. Lea and Associates as Transportation Sub-Consultants on this study.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

MOVED by Ald. Hardwick,
THAT this recommendation of the Board of Administration be deferred pending reports on traffic and planning sub-consultants, both to be considered by the Council at the same time, together with information as to how it is proposed to cooperate with the Regional Transit Study being carried out by the Regional District consultants, De Leuw Cather and Associates.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Special Committee re Illegal Suites: Hardship Cases

The Council received the following report, dated April 24, 1970, from its Special Committee re Illegal Suites - Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Ethel M. Broderick (owner), 2742 East 16th Avenue
Mrs. Katharina Ferber (owner), 6326-6330 Beatrice Street
Dora J. Flello (owner), 5480 Dundee Street
Mrs. Ewdokia Hubich (owner), 2912 Venables Street
Mrs. Ellen C. Letalien (tenant), 6194 Chester Street
Mrs. Naomi Levallee (owner), 3473 Victoria Drive
Mrs. Mary McCormick (tenant), 2050 Alma Road
Luigi Mandarino (owner), 3267 Parker Street
Mrs. Maria Mullins (tenant), 5891 Clarendon Street
Mrs. Helmie Olsen (owner), 2895 McGill Street
Felice Pasqua (owner), 646 East 21st Avenue
Isabella Paul (owner), 3533 East 23rd Avenue
Miss Elishabet Pauls (tenant), 6843 Culloden Street
Miss Margaret Reinheimer (owner), 7078 Fraser Street
Mrs. Sandra Sandeen (tenant), 3150 Knight Street
Mrs. Maria Wurst (tenant), 6284 Beatrice Street
Mrs. Alma E. Young (owner), 542 East 50th Avenue
Mrs. Rita Zaurrini (owner), 2735 Graveley Street

(b) The following applications be approved for six months from the date of this resolution:

Harry Kenneth Barker (tenant), 6754 Sherbrooke Street
Carmelo and Asunta Cannatta (tenants), 1266 Renfrew Street
Rolf and Anne Marie Stiller (owners), 1686 E. 37th Avenue

(c) The following applications be approved for one year from the date of this resolution:

Miss Marcy Cohen (tenant), 3484 Oxford Street
Miss Katherine S. Getzie (tenant),3484 Oxford Street
Mrs. Dorothy Homuth (owner), 280 East 61st Avenue
Frederick Lynnwood Hutton (tenant), 3253 E. 28th Avenue
Mr. Anton Kronstein (owner), 834 East 58th Avenue
Gurcharan Singh Thind (owner), 1225 East 60th Avenue

(d) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the report of the Special Committee re Illegal Suites - Hardship Cases, dated April 24, 1970, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. 1970 Budget Matters

(a) MOVED by Ald. Broome,
THAT the report of the Standing Committee on Finance, dated April 23, 1970, dealing with 1970 budget matters, etc., be adopted.

- CARRIED

(b) MOVED by Ald. Broome,
THAT the report of the Board of Administration, dated April 24, 1970, re 1970 Revenue Budget Estimates (exclusive of Schools and Regional Hospital District), be adopted.

- CARRIED

(c) MOVED by Ald. Broome,
THAT WHEREAS the Board of Administration and the Director of Finance were instructed by Council on February 10, 1970 to review estimated revenues and expenditures of the City for the year 1970 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance;

AND WHEREAS the Standing Committee of Council on Finance has reviewed reports on the 1970 Estimates prepared by the Board of Administration and the Director of Finance dated April 6th and April 20th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1970, exclusive of the amounts required for School and Regional Hospital District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance amount to $80,044,478;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1970 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance, amounts to $40,244,641;

AND WHEREAS the amount of the tax levy so required is $39,906,837, less $107,000 required to be written off, for a net General Tax Levy of $39,799,837;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance be and the same are hereby adopted by Council.

- CARRIED

G. Accommodation for Transient Youth

It was agreed that the Board of Administration report of April 27, 1970, respecting accommodation for transient youth, communication on the subject from Mrs. M.C. Gutteridge of St. James' Church and report of the Medical Health Officer re emergency food services (Cool-Aid), be deferred for consideration in the afternoon proceedings, at which time appropriate officials will be present. (see pages 14 & 15).

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO LEVY RATE RE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S Kingsway between Aberdeen and Lincoln Streets)

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575 (N/S Kingsway between Aberdeen and Lincoln Streets) continued:

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (E/S Victoria Drive between Harrison Drive and S.E. Marine)

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

4. BY-LAW TO LEVY MILL RATE ON TAXABLE PROPERTY RE OPERATING BUDGET

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver to raise a sum which, added to the estimated revenue of the City from other sources will be sufficient to pay all debts and obligations of the City, falling due within the year 1970, and not otherwise provided for, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

5. BY-LAW TO AMEND BY-LAW No. 4065, BEING A ZONING BY-LAW (Four Seasons Hotels Limited)

In connection with this By-law the Council had before it an information report, dated April 28th, 1970, from the Board of Administration.

In the explanation of the By-law it was noted certain requirements of the developers have not as yet been effected.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the proposed By-law to amend By-law No. 4065, being a Zoning By-law, referring to the Four Seasons Hotels Limited proposed development, be not proceeded with until the necessary procedures are carried out in regard to submission of plans to the Council.

- CARRIED

MOTIONS

1. Enquiries and Other Matters

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT WHEREAS it appears that that portion of the Agenda described as "Enquiries and Other Matters" is absorbing an inordinate amount of time;

AND WHEREAS each Tuesday the Council is confronted with many matters of great concern which require careful thought and discussion;

AND WHEREAS, with increasing frequency, important items of business are not gone into until late in the afternoon;

THEREFORE BE IT RESOLVED THAT the order of business be altered so that subject "Enquiries and Other Matters" will appear immediately following "Motions".

(Notice)

Notice was called and recognized by the Chair.

2. Roof Signs

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT WHEREAS complaints have been received from residents and others regarding roof signs being erected in the City of Vancouver;

BE IT RESOLVED THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law No. 3575 to control the location of roof signs in C-2 and C-3 Commercial Districts and examine the problem of roof signs in other zoning districts.

(Notice)

Notice was called and recognized by the Chair.

The Council recessed at approximately 10:30 a.m. following which an 'In Camera' meeting was held in the Mayor's Office, the Council recessing again at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Adams (Illness)
Alderman Rankin (Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS

1. Tag Day:
United Nations Association

The Council received a delegation and a brief on behalf of the Vancouver Branch of the United Nations Association in support of application for a Tag Day during October when Peace Roses would be sold in recognition of United Nations Day in October.

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT this request be referred to the Standing Committee on General Purposes for consideration in connection with the tag day policy now being reviewed by the Standing Committee.

- CARRIED

2. Lipsett Collection

Mrs. C. A. Ryan and Mr. Shadbolt appeared and filed a brief dated April 28, 1970, expressing their views in the matter of the Lipsett Collection and suitable accommodation for it. They opposed a proposal to separately house parts of the collection and asked it be accommodated in a manner more befitting of the collection than is the case at the present time at the Pacific National Exhibition. Particularly, the delegation favoured the Centennial Museum.

The Board of Administration report on the matter, under date of April 17, 1970, sets out the Director of Museum's report following discussions with Alderman Calder and Directors of the Pacific National Exhibition recommending as follows:

> 'that Council request the P.N.E. to transfer to the Centennial Museum the thirty-one items on the list, which is circulated (subject to adjustment in the event that any of the items are the property of the Provincial Museum) with the date of transfer to be mutually agreed. The foregoing being on the understanding that this arrangement is without prejudice as to the ownership of the total Lipsett Collection.'

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT the City Council,

(a) re-affirm its position of no fragmentation of the Lipsett Collection in any way;

(b) re-affirm its ownership and right and title of the total Lipsett Collection;

(c) turn over this Collection at a suitable time to the care and custody of the Greater Vancouver Civic Museum and Planetarium Board;

(d) request a report from the Greater Vancouver Civic Museum and Planetarium Board on the schedule of physical transfer, costing and the programme of display.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Lipsett Collection (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the three telegrams from the Lipsett family, together with communication from Mr. Alan F. Pierce, protesting any division of this collection, be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G.(a) Accommodation for Transient Youth and Matters Pertaining to Cool-Aid

The Board of Administration, pursuant to Council resolution, submitted a report dated April 27, 1970, dealing particularly with the matter of accommodation for transient youth and making reference to Cool-Aid hostel services. Several recommendations were made.

After due consideration it was,

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the following recommendations of the Board of Administration be adopted:

"1. THAT Alexandra Neighbourhood Services and the YMCA be informed that the City Council is prepared to pay in respect of youths referred to them by the City's Social Service Department a per diem rate for accommodation and food to be negotiated with and approved by the Provincial Government for reimbursement to the City. The City will, of course, be charged the usual proportion of the 20 per cent Municipal share.

2. THAT similar arrangements be made with any other voluntary societies who are prepared to offer accommodation for youths, subject to the building and its operating being in accord with City By-laws.

3. Your Board DO NOT RECOMMEND the use of 213-15 East Cordova Street as a hostel for the following reasons:

(a) The Council has already given instructions for the purchase of this property and others in the block for the site of the Provincial Courts, and negotiations for its purchase are in progress.

(b) The objective for the purchase of all property and demolition thereof is December 31st, 1970.

(c) The concept plans for the Provincial Courts have been received from the architects and are being examined by the Judges and Departments concerned. If approval in principle is received within the next two months, the architects estimate that there would be no difficulty in having a contract let by the end of the year, by which time the buildings on the site would have to be demolished.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Accommodation for Transient Youth (cont'd)

(d) The City Building Inspector reports that it would cost $12,000 to make the premises useable as a hostel and any work thereon would be removed by the end of the year.

(e) Approximately 375 persons presently live on the site, and the officials concerned will have considerable difficulty finding alternative accommodation without having added the almost impossible task of finding alternative accommodation for the hostel by the end of the year."

- CARRIED

(b) 213-15 East Cordova Street

A communication, dated April 28, 1970, was received from Mrs. M.C. Gutteridge, Parish Worker of St. James' Church, as endorsed by the Rector, advising of their use of 213-15 East Cordova Street assisting needy cases. A workshop is provided and it was hoped to use the whole building to provide a complete service, including emergency sleeping accommodation. However, the Technical Planning Board has rejected an application from this group and therefore, the Council is asked to consider the whole matter of allowing their use of the building while it stands.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Rector of St. James' Church be advised the City Council will approve the present use of this building until the end of the year, but on the understanding no sleeping accommodation will be provided.

- CARRIED

(c) Emergency Food Services

The Council noted a memorandum from the Medical Health Officer respecting discussions with representatives of Cool-Aid, Inner City and the Health Department, in the matter of emergency food services. Agreement was reached on a proposal for submission to the Provincial Government for cost sharing as a welfare program. Details are set out.

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the memorandum from the Medical Health Officer in this regard, be received.

- CARRIED

(d) Canadian Federation of Mayors and Municipalities: Transient Youth Hostels

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT the Canadian Federation of Mayors and Municipalities recommend to the Federal Authorities that they develop a policy in respect of transient youth hostels.

- CARRIED

NEW BUSINESS

Meteorological Tower:
Site

Alderman Bird submitted a communication addressed to him from the Department of Transport Regional Meteorologist, in the matter of acquiring a suitable site on which to locate a meteorological tower in the Greater Vancouver area. It is hoped a site can be obtained by May 15, 1970.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT this matter be referred to the Board of Administration for negotiation in respect of a suitable site and report back to Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Acquisition for Provincial Courts (Vancouver) Complex: 213-15 East Cordova Street

The Board of Administration referred to a report of the Supervisor of Property and Insurance, with regard to acquiring for the Provincial Courts (Vancouver) complex Lots 11 and 12, Block 5, D.L. 196, located at 213-15 East Cordova Street. Details in respect of this property are set out in the report concluding with the following recommendations:

"(a) That the offer of $45,000.00 inclusive of all considerations, made to the owner through the Office of the Supervisor of Property & Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.

(b) That since the City has failed to come to an agreement with the owner to acquire the said property for the sum of $45,000.00 inclusive of all considerations, said property be expropriated and the resolution for that purpose be submitted.

(c) That Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the foregoing recommendations be approved.

- CARRIED

The Council adjourned at approximately 3:20 p.m.

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The foregoing are Minutes of the Vancouver City Council Regular meeting of April 28, 1970, and the reports referred to are those on Page(s) 344-3

MAYOR

CITY CLERK

APRIL 24TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(Dated April 24th, 1970)

1. Installation of Water Mains - Project 918

"The following water main replacements are required due to leaks and prior to paving scheduled for construction in 1970. These replacements are required at the following locations:

STREET	FROM:	TO:
Dundas Street	Kootenay Street	Boundary Road
32nd Avenue	Main Street	Sophia Street

The estimated cost of Project 918 is $10,500. Funds for this work are available in the 1969 Water Works Capital Budget, 'Provision for Unspecified 1970 Prior to Paving Projects' Account Code 0125/3902.

I RECOMMEND that water mains be replaced on the above listed streets and that $10,500 be appropriated from Account Code 0125/3902, 'Provision for Unspecified 1970 Prior to Paving Projects'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender Number 701 - Pavements and Curbs on Sundry Streets and Lane Pavements on Sundry Lanes

The City Engineer Reports as follows:

"Tenders for pavements and curbs on sundry streets and for lane pavements on sundry lanes in the City of Vancouver were opened on April 13, 1970 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of a few arithmetic errors which had no bearing on the status of the low tenders.

Tabulations of Tender Number 701 and the average unit prices for the major items of work included in this tender are circulated to Council members.

This tender includes pavement and curb projects which were approved by Council at Courts of Revision held on July 24, 1969, November 27, 1969, and March 12, 1970, and lane paving projects which were approved by Council at Courts of Revision held on June 12, 1969, and March 12, 1970.

Cont/d.

Clause 2 Cont/d.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderers, as follows:

Capital City Construction Company Limited
757 Courtney Street
Victoria, B.C.

Project 'A' - P.C. concrete curbs and gutters on sundry streets $448,142.50

Columbia Bitulithic Limited
Vancouver, B.C.

Project 'B' - Asphaltic concrete pavements and surfacing on sundry streets $388,672.25

Winvan Gravel and Supply Limited
230 Brunette Street
New Westminster, B.C.

Project 'C' - Asphaltic concrete lane pavements on sundry lanes $ 78,660.00

(b) All contracts satisfactory to the Corporation Counsel.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

3. Pacific National Exhibition - Opening Day Parade 1970

The City Engineer reports as follows:

"In a letter dated March 10, 1970, the Acting General Manager of the Pacific National Exhibition requests permission to hold their opening day parade on Saturday, August 22, 1970. It is proposed that the parade start at 10:00 a.m. at Burrard and Georgia Streets and proceed through the Downtown area via Burrard and Hastings Streets to a dispersal point at Clark Drive. This route has been used in previous years and the arrangements have proven quite satisfactory.

The Pacific National Exhibition also requests permission to erect a reviewing stand on the north side of Hastings Street west of Granville Street, again in a similar manner to the arrangement approved in previous years. The reviewing stand will be assembled on the evening before the parade and dismantled immediately after the parade is over.

The Pacific National Exhibition will seek approval of this occupancy, as in previous years from the Canada Department of Public Works and the Canada Post Office.

Cont/d.

Clause 3 Cont/d.

It is therefore recommended that:

(a) The request of the Pacific National Exhibition Acting General Manager to hold the P.N.E. opening day parade for 1970 on Saturday, August 22, 1970, commencing at 10:00 a.m. from Georgia and Burrard Streets, and proceeding via Burrard and Hastings Streets to Clark Drive, be approved.

(b) Approval be granted for the erection of a reviewing stand, provided that the Exhibition Association assumes full responsibility for any damage claims and subject to:

(i) Arrangements satisfactory to the Corporation Counsel.

(ii) Approval being obtained from the Canada Department of Public Works and the Canada Post Office."

Your Board
RECOMMENDS that the recommendations of the City Engineer be adopted.

4. Closure of Exhibition Park before and after the Pacific National Exhibition - 1970

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of exhibits. The request has been granted each year subject to a walk-way being left open, for public use, on the general line of Windermere Street.

It is therefore recommended that, in accordance with the request of the Pacific National Exhibition dated March 10, 1970, Exhibition Park be claosed to general vehicular and pedestrian traffic, except for a walk-way through the Park on the general line of Windermere Street, from midnight Saturday, August 15 until midnight Friday, September 11, 1970."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Tender No. 41-70-2 - Dump Body Hoists

Tenders for the above were opened by your Board on March 16, 1970 and referred to the City Engineer and Purchasing Agent for report. A copy of the working tabulation is on file in the office of the Purchasing Agent. The officials concerned report as follows:

Cont/d.

Clause 5 Cont/d.

"The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation. Six of the nine hoists will be exempt Federal Sales Tax because they will be part of a dump truck that will be used to construct and maintain roads.

Funds for this purchase are provided in the Truck Plant Replacement Fund.

There were five bids received. The bid numbers refer to the relative position of the bids in ascending order of price.

Bid No. 1 from Canadian Trailmobile Ltd. does not meet specifications because: (6 hoists @ $732.09 and 3 hoists @ $807.00).

(a) Neither an air operated nor an electric solenoid operated hydraulic valve was offered as specified.

(b) The hydraulic hose and hose fittings were not of the type specified.

Bid No. 2 from Carter Machine Works Ltd. offered two alternatives -

The first alternative does not meet specifications because an airshift power-take-off was not offered as specified (6 hoists @ $760.61, 3 hoists @ $851.88).

The second alternative does meet specifications but offers the following disadvantages as compared to the recommended bid: (6 hoists @ $791.97 and 3 hoists @ $887.01).

(a) The air-shift on the power-take-off is a kit attachment exposing the air cylinder to road dirt, whereas the recommended bid offers a power-take-off with an air shift built into the power-take-off housing.

(b) The pump offered by Bid No. 2 is mounted separately from the power-take-off and requires a drive shaft to link the power-take-off to the pump. The recommended bid offers an integral power-take-off pump which makes one assembly out of the pump and power-take-off eliminating the need for a drive shaft and pump mounting bracket.

(c) The hydraulic control valve offered by Bid No. 2 does not easily adapt for air or electric remote control. The City is presently converting a number of this bidder's control valves to air remote control. The air cylinder is custom made and is exposed to the road elements. The recommended bid (Bid No. 3) offers a solenoid operated hydraulic valve which is a standard off-the-shelf hydraulic valve solenoid control.

Cont/d.

Clause 5 Cont/d.

The above advantages of Bid No. 3 involving east of initial installation and inservice maintenance offset the $240.00 difference per hoist between Bid No. 2 and Bid No. 3.

The City Engineer and Purchasing Agent recommend acceptance of Bid No. 3 from Earls Hydraulic Service Ltd. for nine only Lear Siegler Model 273-5291 dump body hoists at a total cost of $9,545.82 (6 @ $1,038.55 and 3 @ $1,104.84) and the contract to the satisfaction of the Corporation Counsel.

Your Board
RECOMMENDS the report of the above officials be approved.

6. Air Pollution

At the March 17, 1970 Council meeting, the following motion was made:

"Moved,
THAT the Director of Permits and Licenses be requested to report on the advisability of amending the relevant Bylaw to require any wood burning or coal burning operations, with stacks emitting smoke, to have installed, a fly ash precipitator as part of the equipment.

- Carried"

The Director of Permits and Licenses reports as follows:

"It is understood that the motion of Council refers to industrial plants such as a mill or those industries which would have combustion equipment of similar size. There are nine wood burning and one coal burning plants which are not equipped with fly-ash collectors. All are subject to frequent inspections and those which have given rise to some doubt as to whether they meet the Bylaw have been tested. They have been found to meet the requirements of the Bylaw and cause no problem.

It is possible that all can emit fly-ash on occasion, however, every combustion unit, including approved incinerators in apartments, are in a similar position. Your officials believe that the standards and procedures in the Air Pollution Control Bylaw provide reasonable control of fly-ash and that requiring special equipment should not be mandatory unless non-compliance with the bylaw can be proved. Provision to require special equipment is in the bylaw now and this authority has been used in a number of instances to date after proof of non-compliance has been established.

Recommended that no amendments be made at this time to the Air Pollution Control Bylaw with respect to fly-ash precipitators."

Your Board
RECOMMENDS that the report of the Director of Permits and Licenses be adopted.

7. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements.

Pavements and Curbs
47th Avenue, Vivian Street to Raleigh Street
54th Avenue, N/S, Killarney Street to Kerr Street

Lane Pavement in an Urban Renewal Area
Lane south of Franklin Street, Glen Drive to Vernon Drive

P.C. Concrete Sidewalks on School Collector Streets
Slocan Street, E/S Adanac Street to Venables Street
Slocan Street, W/S Venables Street to Parker Street
Slocan Street, W/S Napier Street to Charles Street
16th Avenue, S/S Quesnel Drive to Blenheim Street
67th Avenue, N/S Lane West of Laurel Street to Laurel Street

The City's share of these improvements is available, subject to Council approvel in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law I am submitting the City Engineer's report dated April 17, 1970.

The estimated total cost of these improvements is $62,453 and the City's share of the cost is $42,283.

I have to report that the necessary financial arrangements can be made to carry out this work subject to Council approval of the 1970 Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted.

(b) The City-owned parcel shown on the list attached to the detailed Second Step report for the Local Improvements projects be declared assessable. (Lot 10, Block L, D.L. 182)

(c) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law.

Slocan Street, Adanac Street to Parker Street
Slocan Street, Napier Street to Charles Street
16th Avenue, Quesnel Drive to Blenheim Street
67th Avenue, Lane West of Laurel Street to Laurel Street

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FOR ADOPTION SEE PAGE(S) 330

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Police Mutual Benevolent Association of Vancouver for the parking of a group of 10 (ten) trailers at the Kerrisdale Arena from May 2 - 5, 1970.

This group consists of performers at the fourth Annual Gatti-Charles Circus who are being sponsored by the Police Mutual Benevolent Association.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board
RECOMMENDS that the application from the Police Mutual Benevolent Association of Vancouver for the parking of 10 (ten) trailers at the Kerrisdale Arena from May 2 - 5, 1970 be approved.

CONSIDERATION

2. Canadian Federation of Mayors and Municipalities Annual Conference: June 8 - 11, 1970

The Director of Social Planning/Community Development reports:

"I have been requested to address a Seminar at the 33rd Annual Conference of the Canadian Federation of Mayors and Municipalities to be held in Halifax from June 8 - 11, 1970. The title of the address is SOCIAL PROBLEMS IN THE CITY. Mr. C. H. Langlois, Executive Director of the Federation in extending the invitation to me says 'this Seminar is a very special one since we would like it to be a preview of the theme of next year's conference'.

No mention was made in the letter of invitation regarding the payment of travelling expenses. I contacted Mr. Langlois about this and learned that the Federation prefers that Civic officials be included in Municipal delegations to the conference. However, it this were not to be the case, the Federation would pay my travelling costs which are as follows:

Cont/d.

Clause 2 Cont/d.

Air Fare return to Halifax (economy)		$336
Per Diem	June 7 - 12 (4 days)	100
Accommodation	(approx.)	75
	TOTAL	$511

The trip would also involve four days leave of absence with pay. I am pleased to accept this invitation if Council agrees."

Your Board
SUBMITS this matter to Council for CONSIDERATION.

INFORMATION

3. Federal Government Cost Sharing Program of Department of Social Planning/ Community Development

Your Board submits the following report of the Director of Social Planning/Community Development:

"The Department of SP/CD has endeavoured during the past year to obtain cost sharing for its program and personnel from the Provincial and Federal Governments under the Canada Assistance Plan. The Chairman of the Social Development Committee, Alderman Marianne Linnell, has corresponded and held meetings with the Honourable John Munro, Federal Minister of Health and Welfare, and with members of the Provincial Cabinet regarding this matter. As a result, the Federal Government in January, 1970 agreed to the following sharing arrangement:

42% of the Director's salary;

65.6% of Local Area Co-ordinators' salaries;

55% of Clerk Steno III's salary, and

60% of Clerk Steno II's salary

for the fiscal year 1969 - 1970.

The gross shareable amount is $32,388. Although the Federal Government agreed to share 50% of this gross amount, the Provincial Government did not. Therefore, the amount refundable to the City for last year is $16,194. This money is shared under the Federal Welfare Grants' Program and not under the Canada Assistance Plan.

The Chairman of the Social Development Committee and the Director of SP/CD plan to continue pressing Provincial and Federal elected representatives and officials to re-consider their cost sharing responsibilities under the Canada Assistance Plan."

Your Board
SUBMITS this matter for INFORMATION.

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FOR ADOPTION SEE PAGE(S) 331

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Control of Waterfront Development

The Corporation Counsel and the Director of Planning report as follows:

"On January 23rd, 1968, City Council considered the matter of the extension of docking facilities at the Royal Vancouver Yacht Club in English Bay, and resolved that the Corporation Counsel and the Director of Planning be authorized to discuss the question of joint control of marine development with the Federal departments concerned and submit a report to Council, together with any suggested necessary by-law amendments.

Discussions have been held with representatives of the Federal Department of Transport, the National Harbours Board and the North Fraser Harbour Commissioner.

The City officials put forward a proposal which was in essence along the same lines as was developed in respect to 'Aircraft Landing Places', whereby the Federal Department of Transport (Aviation Division) consults with the City before granting a license for the establishment of an aircraft landing place within the City limits.

The situation regarding marine developments, such as docking facilities, is somewhat different in that such developments are built upon water lots, leased either by the National Harbours Board or the Provincial Land Department, depending upon the location. In addition, the structures erected upon such water lots are subject to approval by the Federal Department of Transport under the Navigable Waters Protection Act, which involves advertisement and hearings, if objections are received.

During the discussions, it was apparent that any form of 'joint' control by the City was unacceptable by the other authorities. It was pointed out that approvals under the Navigable Waters Protection Act could only be withheld on the grounds that the particular development would interfere with navigation. Such approval could not be given conditionally upon obtaining another authority's consent--such as planning consent from the City. However, water lot leases granted by the Harbours Board are granted for specific purposes, and generally contain a clause to the effect that the lessee must comply with the applicable by-laws of the municipality. Non-compliance with the terms of such leases would be investigated by the Harbours Board, and could result in them cancelling the lease. Such cancellation is however solely within the discretion of the Harbours Board. The clause confers no powers on the City.

The Harbours Board and the Department of Transport representatives felt that their respective authorities would be willing to develop a working arrangement whereby the City would be notified of applications for water lot leases and applications under the Navigable Waters Protection Act.

As it is apparent that this is as far as the other authorities are prepared to go in the matter of joint control with the City, it would appear that any by-law amendment in this regard would be to no avail at this time."

Your Board submits the report of the Corporation Counsel and the Director of Planning for the CONSIDERATION of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 331

8 1970

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, March, 1970

The Board considered the following report of the Director of Finance respecting:

(a) Security transactions during the month of March, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at March 31, 1970.
(c) Schedule of Promissory Notes issued for temporary financing pending collection of 1970 Taxes to March 31, 1970.

SINKING FUND TRANSACTION

Date	Type of Security	Maturity Date	Par Value	Price	Cost	Term Apr./Mar.	Yield
	Debenture Purchased						
Mar.6	≠ City of Van. 8½%	Mar.2/80	$113,542.47	$100.00	$113,542.47	10/0	8.50

≠ Direct issue of local improvement bylaw to sinking fund.

****

GENERAL AND CAPITAL

Summary of Securities Held as at March 31, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Medium Term		
Canada 4¼% Bonds due Sept. 1/72	$4,319,000.00	$4,264,922.56

****

City of Vancouver Promissory Notes

Issued for Temporary Financing Pending Collection of 1970 Taxes

Issue Date	Due Date 1970	Face Value of Note Issued	Term - Days	Effective Interest Rate Per Annum
1970				
Mar. 16	June 24	$3,000,000.00	100	8.28
26	July 2	3,000,000.00	98	7.825
26	July 2	1,000,000.00	98	8.00
26	July 2	1,000,000.00	98	8.03
		$8,000,000.00		

RECOMMENDED by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for March 1970 be confirmed.

354354

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2. Temporary Help - Electrical Division

The City Engineer reports as follows:

"A temporary Engineering Assistant II and a temporary Clerk II have been required in the Electrical Division since 1968 to keep pace with substantially increased workload. Your Board requested the Research and Systems Committee to carry out an over-all review of organization and procedures in the Electrical Division, to establish staff requirements before confirming the temporary positions. A report on this review was expected early this year, and funds for the temporary positions were budgeted only to the end of April.

Pressure of work related to wage negotiation and contracting out of some Electrical Division work has delayed completion of this review. Organizational and procedural changes will be submitted to Council within a few months; however, complete implementation of recommendations would require several months subsequent to Council approval.

These two temporary positions must be extended until the report can be considered by Council, and organizational and procedural changes finalized. An additional four months will be required. This extension will cost approximately $4,100 (1970 rates, including Fringe Benefits), distributed as follows:

8060/4204	Salaries	$1,968
8060/4211	Fringe Benefits	$ 200
8063/4604	Salaries	$1,716
8063/4611	Fringe Benefits	$ 200

The Comptroller of Accounts reports that funds are available in Contingency Reserve.

I RECOMMEND that authorization be given to extend the term of these temporary positions, at a cost of $4,084 to be charged to Contingency Reserve."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION

3. Audit Fee - Vancouver International Festival Financial Statements to August 31, 1968

The Director of Finance reports as follows:

"On October 10th, 1968 Council resolved

'THAT Council approve payment of $1,000 to the Auditors for the Vancouver Festival Society for the completion of the audit of this year's accounts and the Mayor appoint a Special Committee with instructions to secure such further information of the Vancouver Festival Society's accounts as may be required by Council.'

. . . Cont'd.

Clause No. 3 (Cont'd.)

On April 1st the audit firm has requested payment of $2,000, and states

> 'However, we do not wish to make any difficulties in this matter, and shall be content with the judgment of the Finance Committee and/or the City Council as to what is a fair and reasonable fee in all the circumstances.'

Amongst other points made by the audit firm is-

(a) The Accounting work to August 31st had not been completed and they were required to do additional work.

Comment:

It is noted from the files that on October 1st, 1968 detailed lists of salaries and wages and other liabilities were circulated to Council members.

It is noted that this information was supplied by the Vancouver Festival Society management prior to any direct involvement by the City and was produced either by their staff accountant or at the request of the management and was not done in response to any request by the City.

A further comment is that the audit firm was familiar with the requirements of the audit from experience in previous years.

(b) The audit firm states-

> 'The City required voluminous analyses of wages and salaries paid with special reference to the residence of the performers. This required a breakdown of wages and salaries in respect of residents of Greater Vancouver, rest of Canada, and foreign, which added considerably to our time.'

Comment:

Neither myself nor the City's Internal Auditor is aware of any City request to the audit firm to produce information of the nature of 'voluminous analyses of wages and salaries paid with special reference to the residence of the performers', nor in fact any information relating to the salaries and wages outstanding. A note by the City's Internal Auditor shows that a Mr. G. Thomson of the audit firm stated that he had worked to Mrs. McQuade's lists; and further inquiry elsewhere by the Internal Auditor satisfied him that the lists were reliable. The City's settlements of wages and salaries were based on the list produced by the V.I.F. Accountant referred to in (a) above and, in fact, Mrs. McQuade, the V.I.F. Accountant, although then employed elsewhere, was most co-operative with and helpful to the City's Internal Auditor in his work on the V.I.F. matters. The lists in question contained a total of some 90 names.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Does Council wish to increase the fee of $1,000 authorized by Council resolution of October 10th as requested in the audit firm's submission dated April 1st, 1970?"

Your Board submits the above report of the Director of Finance for consideration of Council.

(Copies of letter from Price Waterhouse & Co., Chartered Accountants, dated April 1, 1970, are circulated for the information of Council.)

4. Grant: 37th Annual Highland Games

Mr. H. G. Gallaher, President of the B.C. Highland Dancing Association, in a communication dated April 4, 1970, requested a grant in the amount of $750.00 to help defray the expenses of the 37th Annual Highland Games which will be held on Saturday, July 4th, at Brockton Oval, Stanley Park, commencing at 9:00 a.m. The events which will be held are set out in their communication, copies of which are circulated.

It is stated that the Association feels these games are quite an asset to the City as they provide a great attraction for tourists, competition, and enjoyment and entertainment for the people of Vancouver. It is noted that the senior citizens are admitted free of charge. In order for the Association to attract competitors from other cities, it finds it will be necessary to increase its prize money for professional competitors and pipe bands. Also, the Judges' fees and traveling expenses are an additional expense.

It is noted that no action was taken by Council on a similar request by this Association in 1969.

Your Board, in submitting this matter for the consideration of Council, notes the following action taken on similar requests:

September 1967	- Grant re Canadian Figure Skating Championships	- $445 Approved.
June 1967	- B.C. Off-Shore Racing Assn. Grant of $4,485.00 for racing during the Sea Festival.	- Application Received No action taken.

Your Board submits the foregoing for the consideration of Council.

RECOMMENDATION

5. Bahner vs P.C. Muir: Judgment

The Corporation Counsel reports as follows:

"This was an action which arose in 1968 and involves a claim for false arrest arising out of an incident at the Bayshore Inn. The Police Commission recommended, and Council approved, that the Corporation Counsel be authorized to conduct the

. . . Cont'd.

Clause No. 5 (Cont'd.)

defence at P.C. Muir's request. Liability was considered to be a very distinct possibility and was found by the trial judge, and he awarded $2,575.00 in damages against P.C. Muir and $3,500.00 against the Bayshore Inn. With authority of the Police Commission (and since the Bayshore Inn was appealing) an appeal, limited to the amount of damages awarded, was launched but was not successful. As matters stand, therefore, there is a judgment against P.C. Muir for $2,575.00, costs, and interest from the date of the judgment.

Under Section 472 of the Charter, Council may authorize payment of the above amounts if the Board of Police Commissioners recommends that the case is a proper one for payment. At a meeting on April 15th, the Board passed a resolution making such a recommendation. In view of the above, I recommend that payment of the amounts aforesaid be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

CONSIDERATION

6. Civic Luncheon:
Canadian Credit Men's Association

The Canadian Credit Men's Association Ltd. have submitted a letter dated April 8th, advising that a conference of Credit Executives from across Canada and the Pacific North-West of the United States, is being held at the Hotel Vancouver May 24 - 27, 1970.

This triennial conference anticipates an attendance in excess of 500 delegates and 300 wives, and the organization is requesting that the City sponsor a luncheon on May 26th or 27th (estimated cost $3,000). The organization also advises that when previous conferences were held in Toronto and Winnipeg, those cities tendered luncheons, and also the City of Edmonton is hosting a dinner for 1,500 delegates to a Consumer Conference in May. The Provincial Government has agreed to sponsor a luncheon during the conference.

Your Board in submitting this request for the consideration of Council notes the following action taken by Council on similar requests:

January 1967 -	Canadian Federation of University Women - Grant re Conference	- Not Approved.
February 1968 -	Canadian Women's Press Club - Luncheon re Conference	- No Action.
July 1969 -	Royal Canadian College of Organists - Banquet re Conference	- No Action.

Your Board submits the foregoing for the consideration of Council.

7. Grant Request:
The Elgar Choir

A letter dated April 6, 1970, has been received from Mr. Findlater of the Elgar Choir. The Choir is giving an International Concert in the Queen Elizabeth Theatre on Friday, May 29th, and in view of its long service to the City, the Province and Canada, is requesting assistance in staging this concert, being a grant of $600 equal to rental of the Queen Elizabeth Theatre, plus $225 for installation of the symphony shell and risers.

It is stated that the Choir is a non-profit organization, has never received a grant from any usual source; made twelve overseas tours to twenty-seven different countries, and has been almost entirely self-supporting in this overseas work.

Your Board notes that Council has dealt with similar requests in the past as follows:

April 1968	- Junior Symphony Society Rental Queen Elizabeth Theatre	- No Action.
May 1968	- CKNW Orphans' Fund Rental Queen Elizabeth Theatre	- $300 Approved.
April 1968	- Vancouver Junior Band Rental Queen Elizabeth Theatre	- No Action.

Your Board submits the foregoing for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 331 + 332

APR 28 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 24, 1970

RECOMMENDATIONS

1. Seminar on Personnel Information Systems - San Francisco, Donald Pollard, Personnel Services Dept.

The Director of Personnel Services reports as follows:

"As a result of recent discussions with the Supervisor of Data Processing & Systems on the design of an 'Information System' for the Personnel Services Department, he suggested that a member of the Department be sent to a seminar on this subject.

Advanced Management Research Inc. of New York are conducting a three-day seminar, April 27, 28 and 29, 1970, in San Francisco, on the Development of Effective Personnel Information Systems.

We have agreed that the Classification and Pay Section should receive priority at this time in the application of computer technology. Mr. Donald Pollard, the Senior Technician in this section, would be selected to attend the seminar and bring back a report for the Board, the Supervisor of Data Processing and the Director of Personnel Services.

The cost of the seminar and travelling expenses would amount to approximately $560. The Comptroller of Accounts advises that this amount would be available within Appropriation 7090/933 - Administration and Technical Courses.

The Director of Personnel Services and the Supervisor of Data Processing & Systems recommend that Mr. Donald Pollard be authorized to attend the above described seminar."

Your Board is in agreement with the above recommendation, however since this Seminar commenced on Monday, April 27, it was necessary for Mr. Pollard to proceed on April 26, and it is therefore

RECOMMENDED that the above action be confirmed.

* * * * * *

FOR ADOPTION SEE PAGE(S) 333

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 24, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition for Redevelopment Project II, Area A-5
916 & 922 Powell Street, 925-47, 920 & 1010-1020 E. Cordova St. and 1015 East Hastings Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 7, Property Matters, September 22, 1967, confirmed by Council September 26, 1967, approving the expropriation of Lots 5, 6, 7, 31 to 36 inclusive, Block 49, D.L. 181; Lots 3 to 6 inclusive, 8 to 14 inclusive, Block 62, D.L. 181; Lots 1 to 11 inclusive, 13, 14, A of 15 & 16, Block 63, D.L. 181; known as 916 & 922 Powell Street, 925-47 East Cordova Street, 920 East Cordova Street, 1010-1020 East Cordova St. and 1015 East Hastings Street, the owners having previously refused an offer of $190,000.00.

These properties constitute all of the lands owned by Berman Holdings Ltd., et al, which are leased, with the exception of three lots, to the Active Trading Co. Ltd. and operated as a junk yard. The exceptions are Lots 5 & 6, Block 62, District Lot 181, which are improved with a 2½-storey frame dwelling known as 920 East Cordova Street, (this dwelling is rented separately for residential purposes). Lot 36, Block 49, District Lot 181 is occupied by Active Trading Co. Ltd. but does not form part of their lease. All of the remaining lands are included in the lease, which expires April 30, 1975.

On October 19, 1966 the matter of acquiring these properties was referred to the Urban Renewal Co-Ordinating Committee for consideration. It was suggested that the Partnership acquire the freehold interest only and the lessee be allowed to remain for the un-expired portion of the lease term. The representatives of the Senior Governments concurred in this arrangement.

It is proposed that the present tenant will be allowed to continue the present use of the land subject to all of the normal by-law controls which will be exercised by the City as the succeeding land owner.

Negotiations with the owners and their Solicitors confirm that they are now prepared to sell for the sum of $213,000.00 inclusive of all considerations as of May 1, 1970, subject to the existing lease. This settlement price is considered to be realistic and has been endorsed by the City Solicitor and Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the total sum of $213,000.00 on the foregoing basis, chargeable to Code #5847/44."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Provincial Courts (Vancouver) Complex, 259 - 61 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"Lots 16 & 17, Block 5, D.L. 196 being 259 - 61 East Cordova Street are required for the proposed new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

This site 50' x 122', zoned M-2 is improved with a 1 3/4 storey and full basement frame dwelling and a two storey non-basement concrete block factory building.

259 Cordova Street:
This frame dwelling erected in 1906 with a main floor area of 543 sq. ft. has 6 rooms, 4 plumbing fixtures, a patent shingle roof, siding exterior, a concrete foundation and is heated by a sawdust burning hot air furnace. The owner is renting this house for $120.00 per month. Condition of this residence is below average for age and type.

261 Cordova Street:
This factory building erected in 1912 with a main floor area of 3725 sq. ft. occupies the rear of the site abutting the lane allowance. Said structure has 4 plumbing fixtures, a tar and gravel roof, a concrete foundation and the ground floor is heated by an overhead gas heater. The owner, who operates an umbrella factory, occupies the lower floor and rents the upper floor for $150.00 per month. Condition of this building is average for age and type. Parking for 6 cars if provided on the balance of the site fronting on Cordova Street.

It is proposed to continue present tenancies and demolish both buildings when vacant.

Following negotiations with the owner, he has agreed to sell for the sum of $42,000.00, inclusive of all considerations, as of May 15, 1970, subject to retaining rent-free possession of these premises until July 31, 1970. It is noted that this price represents reasonable compensation to the owner who must relocate his business operation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $42,000.00 on the foregoing basis chargeable to Code #442/1207.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Claim - Deferred Acquisition 1151 Union Street

The Supervisor of Property & Insurance reports as follows:

"On February 10, 1970 City Council passed the following motion:

'That no action be taken to acquire 1175 Union Street for the Union-Prior Couplet, as proposed in Board of Administration report (Property Matters), dated January 30, 1970 or to acquire 1151 Union Street for the purpose, as referred to in Board of Administration report (Property Matters), dated February 6, 1970 until such time as the Board of Administration reports to Council with an updated report in respect of the Union-Prior Couplet Routing.

cont'd . . 3

Item No. 3 Continued

Subsequently on March 10, 1970 City Council received for information a report from the Board of Administration dated March 9, 1970 concerning the status of negotiations for the acquisition of lands in the 1100 Block Union Street for the now-abandoned Union-Adanac Connector. This report stated, in part, that negotiations were continuing regarding the settlement of a potential claim from the owner of 1151 Union Street who had previously agreed to sell to the City for the sum of $20,500.00 as of December 31, 1969 and had committed herself to the purchase of alternate premises.

Following detailed negotiations between the City Solicitor and the owner, the sum of $1,500.00 has been agreed upon. This amount includes disruption, loss of profits, legal costs and out-of-pocket expenses.

RECOMMENDED that the City Solicitor be authorized to pay Evelyn Marjorie Low, registered owner of Lot 24, Block 21, D.L. 182A being 1151 Union Street, the sum of $1,500.00 in full settlement of all claims in connection with the aforsaid matter, chargeable to Code 145/2805."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Park Site #78
(Locarno) 4440 Hadden Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot 16, Block 130, D.L. 540 being 4440 Hadden Avenue, which is located in Park Site #78, (Locarno) and is required for the proposed extension thereof, has been offered for sale to the City by the owner. This Park Site is defined in Table II of the Revised Park Purchases Program (1968 - 1970) adopted by Council February 6, 1968.

These premises comprise a one-storey non-basement frame dwelling with a main floor area of 1559 sq. feet erected in 1952 on a lot 62.15 ' x 141', zoned R.S. 1. The dwelling contains 5 rooms plus a dining area, 5 plumbing fixtures, has a concrete foundation, a patent shingle roof, cedar siding exterior and is heated by an automatic oil furnace. This dwelling is in good condition and is occupied by the owner.

Negotiations with the solicitor acting for the owner confirm that she is prepared to sell for the sum of $37,000.00 as of April 30, 1970, subject to the owner retaining rent-free possession to June 30, 1970. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum $37,000.00 on the foregoing basis chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * *

APR 28 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 23, 1970

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, April 23, 1970, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder
Alderman Hardwick

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meetings held April 2, 1970, and April 9, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. 1970 Revenue Budget Estimates

The Committee received representations from the following Public Boards concerning budget items which were deleted from the 1970 Budget during review and which items were being appealed by these Boards:

Auditorium Board
Library Board
Police Commission
Museum and Planetarium Board
Park Board

The items were detailed in the Board of Administration Report dated April 20, 1970. The Park Board submitted lists of New Equipment and Non Annual Recurring Items which it felt were priority items. Communications were noted from a number of organizations supporting the Park Board's Supplemental Estimates.

Two letters from the Police Department regarding the Police Department's Budget were also noted.

The Committee, after hearing the representations, then gave consideration to the Board of Administration report dated April 20, 1970, dealing with the Budget Estimates, and took action as follows:

. . . Cont'd.

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Clause No. 1 (Cont'd.)

(a) AUDITORIUM BOARD

(i) 16 MM Projector & Screen $11,500

RECOMMENDED that this item be approved subject to the Civic Auditorium Board agreeing to recommend to City Council an increase in rates for the use of this equipment effective September 1, 1970.

(ii) Composite Brochure $ 7,500

RECOMMENDED that the request for this item be not approved.

(b) ENGINEERING DEPARTMENT

(i) Four Cushman Carts $13,100

RECOMMENDED that the request for this item be not approved.

(ii) Ten Winches for Loader Packer Container Trucks $10,000

RECOMMENDED that this item be approved subject to a special charge being levied for the service.

(iii) Modifications to Loader Packer Trucks $12,000

RECOMMENDED that a revised cost of $4,000 be approved for this item.

(c) FIRE DEPARTMENT

Six Walkie Talkies $ 7,000

RECOMMENDED that $7,000 be approved for this item.

(d) HEALTH DEPARTMENT

(i) Public Health Education $ 1,640

RECOMMENDED that the request for this item be not approved.

(ii) Public Health Inspector Trainees $2,950

RECOMMENDED that the request for this item be approved.

. . . Cont'd.

Clause No. 1 (d) (Cont'd.)

(iii) Additional Staff - Nursing Division $9,338 (100% Recoverable Vancouver School Board)

RECOMMENDED that this additional nursing staff (three) be approved, it being understood that the Vancouver School Board's share of 100% is to be on a continuing basis.

The Committee was advised that the Medical Health Officer wishes to appear before the Committee to speak in support of those items which were not approved.

(e) LIBRARY BOARD

Purchase of Books, Magazines, Pamphlets, Etc. $11,500

RECOMMENDED that $11,500 for this item be approved, but that the Library Board be requested to give consideration to the matter of 'duplicate pay system'.

(f) CIVIC MUSEUM AND PLANETARIUM BOARD

(i) Transfer of Funds

The Museum Board requested that funds presently approved in its 1970 budget for certain specific purposes be used instead for the display program.

RECOMMENDED that a transfer of funds, detailed in the Board of Administration Report dated April 20, 1970, be not approved as recommended by the Board of Administration for the reasons stated.

RECOMMENDED that, if sufficient progress is made in accomplishing the approved display program this year and resources are available, the Museum Board and the Director of Museums can submit an ancillary display program later in the year for consideration of Council.

RECOMMENDED that the open hours of the Museums be reduced so that the closure of the Centennial and Maritime Museums will be 9:00 p.m. instead of 10:00 p.m. for the balance of 1970.

FURTHER that the $8,000 in cost savings resulting from its closure, and elimination of one advertising pamphlet be deducted from the appropriate accounts in the Museums budget.

(ii) Display Items and Temporary Help $13,330

RECOMMENDED that the request for these items be not approved.

. . . Cont'd.

Clause No. 1 (f) (Cont'd.)

(iii) Curatorial Items $ 5,700

RECOMMENDED that the request for this item be not approved.

(iv) Display Equipment (Supplemental Estimates) $ 3,292

RECOMMENDED that the request for this item be not approved.

(v) Planetarium Equipment (Supplemental Estimates) $13,677

RECOMMENDED that $7,000 be approved for this item.

The Committee agreed that the purchase of this equipment should be spread over a two-year period.

(vi) Curatorial Equipment (Supplemental Estimates) $12,265

RECOMMENDED that the request for this item be not approved.

(vii) Field Equipment (Supplemental Estimates) $ 6,455

RECOMMENDED that the request for this item be not approved.

(g) PARK BOARD

(i) New and Non-Recurring Items $50,000

It was noted in the Board of Administration report dated April 20, 1970, that $175,700 (plus 1970 wage increases) had been allocated in the Park Basic Budget for New and Non-Recurring Items this year. The Park Board requested a further $50,000 and circulated to the Committee a list of the items showing allocations.

The Committee noted items contained in the Park Board's list which should be allocated from capital funds rather than charged against New and Non Annual Recurring Account, for example, $33,785 for work in Stanley Park in connection with a watermain.

RECOMMENDED that an additional amount of $20,000 be approved for New and Non-Recurring Items to be utilized for priority items of repair and maintenance.

FURTHER that an amended list of New and Non-Recurring Items be submitted by the Park Board to Council for approval, up to an amount of $195,700.

. . . Cont'd.

Clause No. 1 (g) (Cont'd.)

(ii) Improvements to Parks, Beaches, etc. (Supp. Est.) $73,082

RECOMMENDED that $73,082 be approved for this item, as detailed in the Board of Administration report dated April 20, 1970.

(iii) Expansion and Additions to Community Service Projects (Suppl. Estimates) $84,630

RECOMMENDED that the Joint Technical Committee on Social Planning/Community Development submit recommendations to the Park Board and Council on which programs should receive priority up to an amount of $40,000.

(iv) Operation of the Queen Elizabeth Conservatory $42,100 (Estimated Deficit)

The Committee noted admission revenues for the first two months of 1970 which indicated the total revenues for the year will exceed the $65,000 estimated by the Park Board. It was also noted that, in accordance with the terms of the agreement between the City and the Bloedel Foundation, all revenues derived from admissions must be used for Conservatory purposes, i.e. the operating profit, if any, cannot be taken into City revenues.

RECOMMENDED that the following recommendations of the Board of Administration in its report dated April 20, 1970, be approved:

> The Conservatory operation be treated in the Park Board accounts as a separate income producing facility and that the revenue from admissions after providing fully for the operating and maintenance costs of the Conservatory and peripheral area be reserved for Conservatory purposes.
>
> The 1970 revenue budget of the Park Board be reduced by the $42,100 provided during budget reviews to cover the estimated 1970 operating deficit.

(v) Central Park $ 8,250

During budget reviews, the requested increase in the cost of operating Central Park was deleted from the Park Board Estimates pending receipt of further budget detail. This information has now been received and the deleted amount of $8,250 is recommended for approval by the Board of Administration.

RECOMMENDED that the foregoing recommendation of the Board of Administration be approved.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(h) VANCOUVER POLICE DEPARTMENT

(i) 1 Clerk Steno II - Crime Intelligence Unit $ 3,214

RECOMMENDED that this item be referred to the Board of Administration for study and report by the Administrative Analyst.

(ii) Professional Lecturers Fees $ 1,700

RECOMMENDED that the request for this item be not approved.

(iii) Educational Courses - Financial Assistance $2,960

RECOMMENDED that $2,960 be approved subject to subsequent Course attendance being authorized in accordance with the provisions of the City Personnel Regulations.

(iv) Riot Control Equipment $10,133

RECOMMENDED that $1,680 be approved for 100 detachable face shields and nape protectors for helmets presently in stock.

(v) 3rd or Service Channel for Radio $45,500

RECOMMENDED that $45,500 be approved for this item and charged to the 1970 Supplementary Capital Budget.

(i) PROVINCIAL COURT

(i) Additional Court Sittings

RECOMMENDED that the following recommendations of the Board of Administration, as contained in its report of April 20, 1970, be approved:

"(1) the present night court be continued on a full time temporary basis until September 30, 1970 to provide additional court sitting time. The court sitting time requirement will be reviewed later in the year when the effect of the new No-Fine system on cases coming before the courts is known.

(2) the staff filling the five positions which are to be eliminated due to reduced volume of traffic offence notices would be handled as follows:

(a) three of the staff would be assigned to the temporary full time night court and, when not engaged with night court sittings, would assist with the clerical work overload.

. . . Cont'd.

Clause No. 1 (i)(i) (Cont'd.)

(b) the two remaining clerical positions would be abolished. It is noted that one of these positions is vacant and the other position is being filled by a temporary employee.

(c) the practice of paying employees on a flat rate basis to service the night court would be discontinued."

(ii) Staff Arrangements re Additional Court Sittings

The Committee noted the following report of the Director of Personnel Services as submitted by the Board of Administration:

"On March 17, 1970, Council approved the extension of two additional Night Court Sittings to June 1, 1970. The Comptroller of Accounts is now submitting a report to the Finance Committee recommending the further extension of these sittings to September 30, 1970.

Staff arrangements for the additional sittings have been discussed with the Court Clerk and the President, Vancouver City Hall Employees' Association, and agreement has been reached as follows: Coincident with these additional sittings, the advent of the "No Fine" system on April 1, 1970, will reduce clerical staff requirements and possibly make several positions redundant. It is recommended that two of these positions, both classified as Clerk Typist II's be abolished effective April 30, 1970. One of these positions is currently vacant and the other will be filled on a temporary basis until the end of April. It has been agreed that the incumbents of three remaining positions will be temporarily assigned to duties in the temporari authorized Night Court Sittings and the balance of their time would be spent in similar duties in the permanently authorized Night Court Sittings and in other clerical work. Classification of these employees will be as follows:

Present Classification	Proposed Temporary Classification
Clerk IV, J.P.	Court Clerk II
Court Clerk II	Court Officer I
Clerk-Typist II	Court Recorder Trainee

The present method of compensating for Night Court Sittings is to pay the employees involved in accordance with a schedule of flat rates per sitting. It has now been agreed to abolish this schedule and to pay the incumbents a shift differential in accordance with Personnel Regulation 160-1(f). The hours of work fo the three employees will be from 2:30 p.m. to 10:30 p.m. or from 3:00 p.m. to 11:00 p.m. Monday through Thursday and from 9:00 a.m. to 5:00 p.m. on Friday. It has been agreed that under the Regulation, they will be paid either one or two additiona pay grades throughout the week, depending on whether or not a rotating shift arrange ment can be worked out.

There was formerly also a need for a Cashier - J.P. to be on duty during Night Court Sittings who was paid $20 per night. However, since the Court will now be moved from 475 to 312 Main Street, the work of this employee will now be done by existing staff at the new location, with a resultant savings."

RECOMMENDED:

That the above report of the Director of Personnel Services relating to the staff changes previously described, be approved.

RECOMMENDED that the foregoing recommendation of the Board of Administration be approved.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(j) PROVINCIAL COURT OF BRITISH COLUMBIA (FAMILY DIVISION)

Carpeting to Eliminate Noise During Court Sessions $ 2,660

RECOMMENDED that this item be not approved at this time.

(k) SOCIAL PLANNING & COMMUNITY DEVELOPMENT

(i) Purchase of Community Services in Local Areas of City $17,000

RECOMMENDED that an additional $10,000 be approved subject to the programs being submitted to Council for authorization.

(ii) Consultant Services

RECOMMENDED that the request for this item be not approved.

The Committee agreed that, if Consultant Services are essential, the Director of Social Planning/ Community Development may include these Services as an item to be included in the $10,000 granted in (i) above.

(l) GENERAL GOVERNMENT $ 4,000

RECOMMENDED that an additional $4,000 be approved for General Government.

2. 1970 Supplementary Capital Program

The Committee considered the 1970 Supplementary Capital Program which was reviewed by the Board of Administration and the Director of Finance, who recommended the following adjusted program:

	Original Program Submitted	Reduction	Adjusted Program
	$	$	$
1 - A Public Works	1,359,600	-	1,359,600
- B Georgia Viaduct	328,951	-	328,951
- C Capital Works - Musqueam Reserve	500,000	-	500,000
- D Block 52 - Relocate Telephone Ducts	132,500	-	132,500
- E False Creek Development	200,000	-	200,000
- F Property Purchases	600,000	120,000	480,000
- G Synthetic Turf - Empire Stadium	416,878	-	416,878
- H British Columbia 1971 Centennial Project	246,225	-	246,225
- I Hostel for Single Transient Women	250,000	-	250,000
- J Alterations to City Hall	564,000	19,162	544,838

. . . Cont'd.

Clause No. 2 (Cont'd.)

		Original Program Submitted $	Reduction $	Adjusted Program $
2 - A	Property Purchases Botannical Garden	667,000	222,556	444,444
- B	Renovations to the Fireboat - Vancouver II	237,000	107,000	130,000
- C	Lumber Storage Shed at Manitoba	27,000	-	27,000
- D	Electrical Communications Projects	26,000	-	26,000
3 - A	Garbage Packer Trucks and Containers	237,700	-	237,700
- B	Fire Apparatus Replacement	130,000	-	130,000
- C	Additional Garbage Trucks(3)	72,000	-	72,000
- D	Continuation of Tree Planting Program	25,000	-	25,000
	Total Project Costs	6,019,854	468,718	5,551,136
4	Provision for Financing the Basic Capital Program	1,300,000	312,936	987,064
	Total Project Costs and Financing Provision	$7,319,854	$781,654	$6,538,200

The Committee

RECOMMENDED approval of the foregoing program plus the addition of $45,500, which earlier this day (see page 6, item (h) (v) of this report) was transferred from the Police Department Revenue Budget; the adjustment to be made under 'Provision for Financing the Basic Capital Program'.

The foregoing was approved on the understanding that reports will be submitted to Council on each item for approval.

3. 1970 Mill Rate

Your Committee, having reviewed the 1970 Revenue Budget Estimates and the 1970 Supplementary Capital Budget, as detailed in the Board of Administration report of April 20, 1970,

RECOMMENDS that a tax rate of 15.20 mills be adopted for 1970, based on the adjustments made by the Finance Committee and the Board of Administration during review.

FURTHER, that the formal Resolution and By-law in this regard be submitted to the next meeting of Council for approval.

4. Furniture Replacement Program (5 years)

The Committee considered a report of the Board of Administration dated April 6, 1970, concerning the Furniture Replacement Program over a period of 5 years for civic offices as follows:

. . . Cont'd.

Clause No. 4 (Cont'd.)

"The Director of Finance reports as follows:

"The general condition of furniture in many civic offices at various locations is considered to be outdated and below a reasonable standard and therefore the Board of Administration in a report, approved by Council on April 22nd, 1969, recommended that a joint study be made by the Purchasing Agent and the Systems and Research Committee to:

1. Evaluate the City's present furniture with a view to the continued use of as much of it as possible.

2. Job Engineer - the various work stations for maximum efficiency, considering work methods, paper flow patterns, etc.

3. Prepare specifications for furniture which will be efficient, durable, and a style that has little likelihood of becoming dated.

4. Recommend a furniture replacement programme which will, in as short a period of time as is economically practical, up-date the present furniture into attractive and efficient work stations.

The matter has been studied by a group consisting of the Assistant Purchasing Agent, the Co-ordinator of Data Processing and Systems and the Building Co-ordinator of the Building Division of the Department of Licenses and Inspections and the group's detailed report is attached.

In summary the report recommends a five year program of furniture replacement commencing with completion of updating of furniture in the East Wing of the City Hall followed by updating of furniture of offices relocated and renovated in the City Hall. Thereafter the remaining offices in the City Hall and other civic buildings would be similarly treated as needed, using suitable furniture generated by the program to update poorer furniture, and finally, disposal of furniture not suitable for use in civic buildings.

It will be noted that while the Assistant Purchasing Agent hopes that the existing staff can carry out the program, it may prove to be necessary for additional assistance to accomplish the task of planning, purchasing, exchanging and disposal of numerous items of office furniture to the best advanta of the City.

The Director of Finance recommends:

(1) That the furniture replacement program as outlined in the attached report be approved at an estimated average cost of approximately $100,000 per yea for five or six years.

(2) That the detailed program of furniture replacement for each year of the program be ready by the previous December for consideration and inclusion in the budget of the respective year.

(3) That the sum of $100,000 included in the 1970 budget be confirmed as follo

1. Updating balance of furniture of Departments already in East Wing (only furniture on public view has already been done)	$83,00
2. Furnishing requirements of Departments still to move into East Wing (Law Department and Property Office)	14,00
3. Furnishing requirements of offices relocated and renovated in City Hall for senior officials in 1970	3,00
	$100,00

Your Board recommends that the recommendations of the Director of Finance be approved."

. . . Cont'd.

Clause No. 4 (Cont'd.)

Your Committee

RECOMMENDS approval of the foregoing report of the Board of Administration dated April 6, 1970.

(The attached report referred to in recommendation (1) is dated April 6, 1970, and compiled by the Acting Purchasing Agent, the Co-ordinator of Data Processing & Systems and the City Building Inspector, containing further recommendations, is on file in the City Clerk's Office.)

5. Alterations to City Hall

The Committee briefly discussed the matter of alterations to City Hall as contained in the Board of Administration report dated April 3, 1970, in relation to the Supplementary Capital Program and it was

RECOMMENDED that this matter be deferred to a future meeting of the Committee.

* * * * * *

FOR ADOPTION SEE PAGE(S) 335

MAY 5 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 5, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, and Wilson.

ABSENT: His Worship the Mayor (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Point Grey Secondary School under the direction of Mr. Milton.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel and Labour matters.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated April 28, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) West End Community Centre

(b) Vancouver Junior Chamber of Commerce Grant re 'Clean-up, Paint-up' Programme

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Local Telephone Directory

enquired respecting delay in producing a new local telephone directory.

Commissioner Ryan advised a new directory will be published when the in-dialling system has been incorporated, which is expected to be July 1st.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Lot 8, 800 Block East Hastings Street

referred to the tenancy of Lot 8, in the 800 block East Hastings Street, immediately east of the Hastings Auditorium property, now leased from the City of Vancouver, and requested a report be obtained on the present situation and the possibility of more effective use of this property by providing parking in off business hours.

Alderman Linnell - Property S/S of 10th Avenue between Commercial and Victoria Drive: Rezoning

referred to the Council action on April 9th respecting the rezoning of lots 38-43, Block 162, D.L 264A, located on the S/S of 10th Avenue between Commercial Drive and Victoria Drive. The rezoning was approved from RT-2 Two-Family Dwelling District to C-2 Commercial District, subject to certain conditions, one of which was the owners asking relaxation of the C-2 District Schedule of the Zoning and Development By-law from the Board of Variance to permit a structure six storeys and 73' in height in lieu of the permitted three storeys and 40' in height.

The Alderman advised, however, the Board of Variance is unable to grant this relaxation. It is requested therefore, that if an application for CD-1 is submitted, action be taken to expedite the matter.

Commissioner Sutton Brown advised the Planning Department has not received a CD-1 application but if and when received, such application will be processed as quickly as possible.

Alderman Wilson - S/W corner 1st Avenue and Commercial Drive

requested the matter of the effective and appropriate use of the site on the S/W corner of 1st Avenue and Commercial Drive be considered by the Board of Administration, particularly since it is understood the site is to be used for warehousing and wholesaling and does not, therefore, appear to be in keeping with the rest of the commercial development in the area.

The Deputy Mayor requested the Board of Administration look into the proposed use of this site.

Alderman Calder - Distribution of Printed Material: Kitsilano Area

advised that in the Kitsilano area, particularly near the Kitsilano High School, there has been distributed questionable printed material which is being readily made available to the young students. The Alderman enquired if there was some way the Council could take action to prevent this distribution.

The Deputy Mayor advised the Chief Constable has been made aware of this and will be taking appropriate action.

COMMUNICATIONS OR PETITIONS

1. Deployment of Equipment and Manning Requirements

It was agreed to defer the communication from the Vancouver Fire Fighters' Union, Local 18, re deployment of equipment and manning requirements, to later consideration this day when a Board of Administration report on the matter will be considered.

2. Annual Meeting: Central Association of Seattle

The Deputy Mayor referred to an invitation from the Downtown Business Association for a representative of Council to attend the annual meeting of the Central Association of Seattle, May 12th, when a former Governor of Iowa, Norman A. Erbe, a Federal transportation expert, will be addressing the meeting.

MOVED by Ald. Broome,
THAT this invitation be left in the hands of His Worship the Deputy Mayor for suitable action.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 1, 1970

Works and Utility Matters

(i) Underground Wiring: Payment in Lieu (Clause 8)

The Board of Administration advised of the Council request for a report on the proposal that contractors developing new subdivisions but relieved of the requirement to place wiring underground, be required, in lieu thereof, to make a payment to the City. The Board of Administration submitted a report from the Director of Planning and the City Engineer on the matter, setting out their views in support of recommendation that no action be taken to institute the proposal.

MOVED by Ald. Broome,
THAT no action be taken on the proposal respecting payments in lieu of underground wiring as suggested.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 7 inclusive of the report of the Board of Administration (Works and Utility matters), dated May 1, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Off-Shore Territorial Waters

The Board of Administration reported as follows:

"The Council of the City of Victoria at its meeting held April 16, 1970 passed the following resolution:

'WHEREAS, the Canadian Government proposes to extend by law the Canadian off-shore territorial waters from three miles to twelve miles and set up a zone stretching one hundred miles off-shore from the Canadian Arctic mainland and islands of the Arctic Archipelago in which Canada would claim authority over shipping for pollution control purposes and Canadian officials would have the power to bar ships from the zone or seize offending ships;

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Off-Shore Territorial Waters (cont'd)

AND WHEREAS, the United States Government has opposed such action being taken by Canada;

THEREFORE BE IT RESOLVED that the action now being taken by the Canadian Government be supported by the Victoria City Council and that the Prime Minister of Canada be so advised and that a copy of this resolution be forwarded to all major Cities in Canada seeking their support of the proposed new law.'

The Clerk of the City of Victoria advises that Victoria City Council would appreciate the support of the City of Vancouver in this resolution and requests the Council to forward its support of endorsation to the Right Honourable the Prime Minister of Canada."

MOVED by Ald. Wilson,
THAT the City of Vancouver endorse the resolution of the City of Victoria on this matter as set out above and copies of Vancouver Council's action be forwarded to the Prime Minister of Canada and the Vancouver Members of Parliament.

- CARRIED

Building and Planning Matters

(i) Acquisition of City Property for Senior Citizens High Rise Apartment and Church Building (Clause 1)

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see page 9)

(ii) Request to Rezone: 4718 Clarendon Street (Clause 2)

MOVED by Ald. Bird,
THAT consideration of this clause be deferred pending delegation arrangements.

- CARRIED

(iii) Vacant Property: South East corner 54th and Adera (Clause 3)

It was agreed to defer further consideration of this clause to later in the day when the Corporation Counsel will have an opportunity to look into the matter of the City's position in such cases.

- CARRIED

Finance Matters

(i) Municipal Officers Association of British Columbia: Annual Conference - 1974 (Clause 2)

MOVED by Ald. Adams,
THAT, pursuant to request from the City Clerk, an invitation be extended to the Municipal Officers Association of British Columbia to hold its annual conference in 1974, in the City of Vancouver.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) Civic Luncheon Request:
W.H. Rhodes Canada Educational Trusts (Clause 3)

The Board of Administration submitted a request from the Rhodes Canada Educational Trusts that the Council arrange a tour of the City and a Civic luncheon to welcome a group of boys visiting Vancouver July 29 - August 2, under the sponsorship of the W.H. Rhodes Canada Educational Trusts.

MOVED by Ald. Adams,
THAT this group be advised it is not Council's policy to make grants in respect of bus tours and dinners or luncheons on such occasions;

The Council, however, does grant free admissions on specific occasions to some of its Civic institutions and on application for such privileges, the City's Entertainment Committee is empowered to grant approval, as and when considered advisable.

(carried)*

MOVED by Ald. Broome, in Amendment,
THAT the motion of Alderman Adams be amended to authorize a bus tour as requested.

- LOST

The motion of Alderman Adams was put and, - CARRIED *

(iii) Grant: Vancouver
Neurological Centre (Clause 4)

MOVED by Ald. Calder,
THAT a delegation be heard from the Vancouver Neurological Centre in respect of grant request.

- CARRIED

(iv) Grant: Jeunesses Musicales
of British Columbia (Clause 5)

The Council considered request of the Jeunesses Musicales of British Columbia for a 1970 civic grant in the amount of $4,900.00.

MOVED by Ald. Wilson,
THAT this organization be given the same grant as in 1969, i.e. $880.00.

- CARRIED BY THE REQUIRED MAJORITY

(v) Canadian Chamber of Commerce:
Civic Luncheon (Clause 6)

The Council considered request of the Vancouver Board of Trade that the City tender a host luncheon in connection with the annual meeting of the Canadian Chamber of Commerce to be held in Vancouver, September 20 - 23.

MOVED by Ald. Rankin,
THAT no action be taken with respect to this request.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(vi) Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated May 1, 1970, be adopted.

- CARRIED

B. Personnel Matters,
Regular, April 24, 1970

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated April 24, 1970, be adopted.

- CARRIED

C. Property Matters, May 1, 1970

(i) MOVED by Ald. Adams,
THAT the report of the Board of Administration (Property matters), dated May 1, 1970, be adopted.

- CARRIED

(ii) Sale of Residential (RS-1) Lots
S.E. Sector (Clause 8)

MOVED by Ald. Hardwick,
THAT, in respect of sale of residential lots in the S.E. Sector, reported upon in Clause 8 of the Board of Administration report (Property matters), dated May 1, 1970, the Board of Administration be instructed that, on May 25th the date by which applications to purchase the 94 remaining residential lots in Area C will be received, any residue lots be held for re-advertising.

- CARRIED

D. Fire Department: Deployment of Equipment and Manning Requirements)
E. Tenders: Fire Trucks Triple Combination Pumpers and an Aerial Ladder)

It was agreed to defer consideration of the foregoing reports pending the hearing of a delegation later this day. (see pages 11-13)

F. Salary Adjustment for Academic Qualifications (Mrs. L. Khairat)

MOVED by Ald. Bird,
THAT, pursuant to report of the Board of Administration and the Director of Personnel Services, the following proposal be approved:

Incumbent	Present Classification	Proposed Classification	Effective Date
L. Khairat	Public Health Nurse IV (Education) P.G. 28($806-964)	Public Health Nurse IV (Education) P.G. 28 ($806-964) Plus one pay grade for possession of the degree of Bachelor of Social Work.	May 1, 1969.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Salary and Classification Review:
Two Positions Park Board

MOVED by Ald. Adams,
THAT, pursuant to report of the Board of Administration and the Director of Personnel Services, the following proposals be approved:

Incumbent	Present Classification	Proposed Classification	Effective Date
M.E. McClurg	Clerk II Pay Grade 12 ($422-502)*	Clerk III Pay Grade 17 ($526-629)*	May 1, 1969
R.L. Stephens	Payroll Clerk Pay Grade 18 ($547-657)*	no change	

*1970 rates

- CARRIED

H. Rezoning Application:
Area near 16th Avenue and Burrard

It was agreed to defer consideration of this matter pending the hearing of a delegation per request received.

I. Motor Vehicle Inspection Station)
)
J. New Fountain and Stanley Hotels)

It was agreed to defer consideration of the foregoing two reports pending the hearing of delegations later this day.
(see page 10)

K. Report of Standing Committee on
Planning and Development, April 23, 1970

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated April 23, 1970, be received for information.

- CARRIED

L. Report of Official Traffic Commission,
April 20, 1970

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission, dated April 20, 1970, be adopted.

- CARRIED

The Council recessed at approximately 10:45 a.m., to reconvene 'In Camera' in the Mayor's Office at approximately 11:00 a.m., following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at 2:00 p.m., still in Committee of the Whole, His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (Civic Business)

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS

1. West End Community Centre: Architect

The Board of Administration, under date of April 13, 1970, submitted a report from the Director of Planning as a result of a communication from the West End Community Centre Association which protested the action of the Steering Committee and recommended the organization receive the right to participate in the planning of the West End Community Centre.

Among other things, it is pointed out by the Director of Planning that the Association has been informed their wishes would be sought in respect of this community centre and given full consideration through the Park Board.

A representative of the West End Community Centre Association appeared before the Council and submitted a brief dated May 5, 1970, recommending the design of the community centre/senior citizens' housing complex be determined by an open architectural competition. Further, that the Park Board ensure the Association is involved in drawing up the terms of reference for the competition.

A communication from the Park Board, under date of April 24th, points out the choice of an architect was to be considered by that Board on April 27th and the Community Centre Association presented their opinions on the matter to the Park Board on April 13th. Prior to this, discussions were held between staff and Board members with the organization.

MOVED by Ald. Rankin,
THAT the City Council recommend to the Park Board that there be an open architectural competition for the entire proposed West End Community Centre/Senior Citizens' Complex and the Central Mortgage and Housing Corporation be involved in the preparation of the terms of reference;

FURTHER THAT there be consultation with the West End Community Centre Association in respect of the terms of reference for the competition.

(not put)

MOVED by Ald. Wilson, in Amendment,
THAT the Board of Parks and Public Recreation be advised that Council suggest, as an alternative to proposals already made, that there be an investigation of the feasibility of an Architectural competition, bearing in mind the technical difficulties that may be involved;

FURTHER THAT should this alternative be favoured, then Central Mortgage and Housing Corporation be involved with the City in preparation of suitable terms of reference and that there be consultation with the West End Community Centre Association and other interested groups.

- CARRIED

The Amendment having carried, the motion was not put.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Community Centre:
Architect (cont'd)

MOVED by Ald. Hardwick,
THAT the Steering Committee be enlarged to include a representative from the Department of Social Planning/Community Development.

- CARRIED

MOVED by Ald. Linnell,
THAT a representative of the West End Community Centre Association be invited to sit in on meetings of the Steering Committee.

- CARRIED

2. Vancouver Junior Chamber of Commerce
Grant re 'Clean-up, Paint-up' Programme

A representative of the Vancouver Junior Chamber of Commerce appeared and filed a brief asking Council's reconsideration in the matter of application for a grant of $500 toward the organization's 'Clean-up, Paint-up' programme planned for the period May 9 - 17.

After due consideration, it was,

MOVED by Ald. Bird,
THAT the action of Council on April 14, 1970, i.e. that no further action be taken on this grant request, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT this application for a grant of $500, as stated, be approved.

- LOST
(not having received the required 8 votes)

Building and Planning Matters

Acquisition of City Property for Senior Citizens High Rise Apartment and Church Building: N/S Broadway between Penticton and Slocan Streets (Clause 1)

The Board of Administration, under date of May 1, 1970, reported as a result of communication from Mr. W. Street, in the matter of acquisition of Lots 18-24, located on the N/S Broadway between Penticton and Slocan Streets, for development of a senior citizens high rise and church building. The Council's views were sought before a formal application is made. The Board of Administration report sets out the views of the Director of Planning on the matter. Mr. Street appeared on behalf of his client.

MOVED by Ald. Adams,
THAT the applicant be advised to submit his application in the usual way and that the Council favours submitting the application to a Public Hearing.

- CARRIED

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Motor Vehicle Inspection Station

The Board of Administration, under date of April 20, 1970, submitted a report in the matter of future operation of the City's Motor Vehicle Inspection Station, setting out recommendations in connection therewith.

A representative of the Vancouver City Hall Employees Association appeared and submitted a brief, concluding with the suggestion the station be continued in operation, at no cost to the City, with the inclusion of the North Shore's inspection area.

MOVED by Ald. Adams,
THAT the submission from the Association be referred to the Board of Administration for analysis and report back to the Council.

- CARRIED

J. New Fountain and Stanley Hotels

The Board of Administration, under date of April 30, 1970, submitted a report by the Director of Planning on the history of the matter of demolition of the New Fountain and Stanley Hotels as proposed by the Army and Navy Stores Limited, and the interest in the matter shown by the residents of Gastown. These residents have advised of undertaking a feasibility study in the course of negotiations with the Federal Housing Agency with a view to these hotels being renovated and converted to elderly citizens' residences, in addition to commercial use at pavement level.

The Director of Planning advises that the feasibility studies being undertaken will be completed within approximately three weeks and could result in negotiations with the Federal Government, together with purchase of the property, being concluded within two months.

The recommendation is made that the Council ask the Army and Navy Stores Limited to defer the request for issuance of demolition permits for two months, pending the outcome of these negotiations. The Board of Administration so recommends.

A delegation on behalf of the residents of Gastown appeared and filed a brief in support of request for deferment of the demolition permits for a period of two months.

In support of the residents of Gastown position, the following communications were received:

Downtown-Eastside Clergy Association
Metropolitan Council of the United Church of Canada
Citizens Council on Civic Development
Gastown Improvement Association

MOVED by Ald. Broome,
THAT the Council request the Army and Navy Stores Limited to defer for two months their request for issuance of demolition permits respecting these two hotels, pending the outcome of the economic feasibility studies and negotiations with Central Mortgage and Housing Corporation.

- CARRIED

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Fire Department: Deployment of Equipment and Manning Requirements

The Board of Administration, under date of May 1st, submitted the following report of the Fire Chief and Administrative Analyst respecting deployment of equipment and manning requirements:

"Your Board has received a report from the Fire Chief and the Administrative Analyst, copy of which is attached. In summary, it is recommended that:

(a) The position of 'Fire Department Analyst' be established to enable a number of studies to be carried out, including:

(i) review of manning strengths;

(ii) review of Rescue and Safety Division operation;

(iii) review of location and coverage provided by present Fire Halls.

(b) The position be effective from the date of adoption of the report, subject to preparation of a Class Specification by the Director of Personnel Services.

(c) The necessary funds estimated at $6,000 in 1970, be provided from Contingency Reserve.

The item submitted for consideration is:

The removal of the Fireboat J. H. Carlisle from False Creek and the provision of fire protection by land-based equipment.

If approval for this change is given:

(a) The following alternatives are submitted for the disposition of the Fireboat:

i. to declare the boat surplus equipment and authorize the City Purchasing Agent to dispose of it in accordance with regular City procedures;

ANNUAL SAVING - $188,780.

ii. to moor the Fireboat adjacent to Vancouver Fireboat No. 2 at the No. 10 Fire Hall, in the Burrard Inlet. The present established positions would be abolished and the boat would remain unmanned.

Regular maintenance would be undertaken by the on-duty shift located at No. 10 Fire Hall.

The boat would be held in reserve and used in the event of a greater alarm on the Vancouver waterfront, at which time an off-duty pilot and off-duty Firefighters would be called in to man for the period of the emergency.

ANNUAL SAVING - $182,734.

iii. to moor the Fireboat at No. 10 Fire Hall and to be manned by one Pilot on each shift. In the event of a waterfront alarm, Vancouver Fireboat No. 2 would respond and the J.H. Carlisle would then be manned by a firefighting crew of one officer and three men responding from the nearest Fire Hall not answering the initial alarm.

ANNUAL SAVING - $132,299.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Deployment of Equipment and Manning Requirements (cont'd)

(b) The watermains in the False Creek area require modification. The City Engineer has reviewed this work and estimates the cost at $70,000. The Comptroller of Accounts advises that this amount will be provided from the 1971 - 1975 Five Year Plan Capital Budget.

(c) The authorization to purchase two 1,050 g.p.m. pumpers in 1970 at an estimated cost of $64,000 be changed to authorize purchase of two 1,500 g.p.m. pumpers at an additional cost of $48,000.

(d) The 1971 Departmental Estimates will include sufficient funds for the purchase of two additional 1,500 g.p.m. pumpers to replace two more obsolete 1,050 g.p.m. pumpers.

(e) The crew of the J. H. Carlisle will be redeployed to offset in part the manning deficiencies noted at item 6. of the attached report of the Fire Chief and the Administrative Analyst.

Your Board RECOMMENDS that:

1. The position of 'Fire Department Analyst' be established.

2. The Fireboat J.H. Carlisle be removed (after installation of watermains and delivery of two of the four 1,500 g.p.m. pumpers) from False Creek and moored at No. 10 Fire Hall in Burrard Inlet, and remain unmanned.

   NOTE: This to be again reported on after the Fire Chief has concluded his study of waterfront fire hazards, and the alternative methods of protection, in Burrard Inlet.

3. The City Engineer be authorized to proceed with modification of watermains in the False Creek area at an estimated cost of $70,000.

4. Two 1,500 g.p.m. pumpers be purchased in 1970 instead of the two 1,050 g.p.m. pumpers now authorized, at an additional estimated cost of $48,000.

5. The capital funds for the water service be supplied from the 1971 - 1975 Five Year Plan funds and authority be given for advance expenditure in 1970.

6. The additional funds ($48,000) required for equipment and the funds for the position of 'Fire Department Analyst' (approximately $6,000) be provided from Contingency Reserve.

7. The No. 16 Fire Hall on False Creek be abandoned on removal of the Fireboat J.H. Carlisle and the lease be not renewed in 1971.

8. The crew of the Fireboat J.H. Carlisle be redeployed to meet, in part, the current manning deficiencies noted."

A representative of the Vancouver Fire Fighters Union, Local 18, appeared requesting a deferment of thirty days to allow the Union an opportunity to study the matter.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Deployment of Equipment and Manning Requirements (cont'd)

MOVED by Ald. Bird,
THAT the recommendations in the foregoing Board of Administration report, numbered 1 (in accordance with the Board report), 3, 4, 5 and 6 be approved and the balance of the recommendations, being Nos. 2, 7 and 8, be referred back to the Board of Administration for further report, after 30 days.

(carried)*

MOVED by Ald. Linnell, in Amendment,
THAT the figure '30' in the motion of Alderman Bird be changed to read '15'.

(lost)**

MOVED by Ald. Rankin, in Amendment to the Amendment,
THAT the whole subject matter be deferred for 30 days.

- LOST

The Amendment of Alderman Linnell was put and, - LOST **

The Motion of Alderman Bird was put and, - CARRIED*
(copy of attachment to report on file City Clerk's Office)

E. Tenders: Fire Trucks Triple Combination Pumpers and an Aerial Ladder

The Board of Administration, under date of April 28, 1970, submitted a report with regard to tenders received in respect of Fire Trucks Triple Combination Pumpers and an Aerial Ladder. After due consideration, the Council took action as follows:

MOVED by Ald. Broome,
THAT, pursuant to recommendation received, tender No. 3 from King Seagrave Ltd. for two only 1,500 Imperial G.P.M. Triple Combination Pumper Fire Trucks at a total price of $105,202.00 be accepted, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel;

FURTHER THAT, pursuant to recommendation received, the lowest bid meeting specifications and received from Silver Line Fire Equipment Ltd., for one Thibault 100 foot aerial ladder at a total price of $62,490.00, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel, be accepted; and,

FURTHER THAT an additional $2,000 be reserved to modify this unit in order that the tire loadings will be reduced to the standard of non-emergency vehicles.

- CARRIED

During consideration of the foregoing matters, the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Vacant Property: South East corner 54th and Adera (Clause 3)

The Council again considered the Medical Health Officer's report as submitted by the Board of Administration in its report of May 1st, in respect of condition of vacant property at 54th and Adera, and the history in an endeavour to maintain the property in a tidy condition.

The following is extracted from the report:

"The Health Department has written to Mr. Leshgold to attempt to arrange a meeting with him on the property to discuss this situation.

A reinspection will be made of this property in two weeks and if it has not been cleaned up satisfactorily, procedures will be started again against the owner under the Tidy Property By-law.

There being no evidence of garbage or rodents on the above property it is not considered to be a threat to Public Health.

The City Engineering Department has removed all refuse from the lane to the property line of this property during March of this year."

The Corporation Counsel advised orally the City has not the power to clean up untidy premises and charge the cost to the property except in situations of health or danger.

MOVED by Ald. Adams,
THAT the Corporation Counsel be instructed to prepare a Charter amendment whereby the City can order such untidy properties be cleaned up with the costs being charged against the property.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MAY 5 1970

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3497 BEING THE TECHNICAL PLANNING BOARD BY-LAW

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3497, being the Technical Planning Board By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Sign Control)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the following words be struck from Clause 1 C, page 5, of the By-law:'or multipanel copy changers'.

- LOST

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575 (cont'd)

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

At this point Alderman Linnell requested the By-law not be given a third reading; however, since three members of Council are required to prevent a third reading, the Council continued with the By-law.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Alderman Linnell is recorded as voting against the passage of this By-law).

MOTIONS

1. Allocation of Land for Highway Purposes (4584 Joyce Street)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lot 2, Block 102, District Lot 36, Group 1, New Westminster District, Plan 1689, described as follows:
COMMENCING at the north easterly corner of said Lot 2; THENCE S 33° 47' W, 10 feet, following in the easterly limit of said Lot 2: THENCE N 56° 13' W, 144 feet, more or less, following in a line drawn parallel to the northerly limit of said Lot 2 to intersection with a line drawn parallel to and 120 feet perpendicularly distant easterly from the westerly limit of said Lot 2; THENCE N 33° 47' E, 10 feet, more or less, following in the line drawn parallel to and 120 feet perpendicularly distant easterly from the westerly limit of said Lot 2 to intersection with the northerly limit of said Lot 2; THENCE S 56° 13' E, 144 feet, more or less, following in the northerly limit of said Lot 2 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 3, 1970, and marginally numbered LF 5197.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED

MOTIONS (cont'd)

2. Expropriation:
213-15 East Cordova Street

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land and premises more particularly described as Lots Eleven (11) and Twelve (12), Block Five (5), District Lot One Hundred and Ninety-six (196), Group One (1), New Westminster District, known as 213-15 East Cordova Street, in the City of Vancouver, Province of British Columbia, pursuant to its powers under Section 204(j)(ix) of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

3. Establishment of Land for Highway Purposes (20th Avenue alignment between Marshall Street and Lakewood Drive)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described:

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED that the following City-owned land be established for highway, said land more particularly described as follows:

a) Lots Twenty-five and Twenty-six (25 & 26), Blocks Seventeen and Eighteen (17 & 18), District Lot One Hundred Ninety-five (195), Group One, New Westminster District, Plan 2002.

be, and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

4. Establishment of City-owned Property for Highway Purposes (N/S 24th between Penticton and Slocan)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described:

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED that:

All that portion of Lot 23, Block 2, North-East quarter section 46, T.H.S.L. Plan 6055, described as follows:

cont'd...

MOTIONS (cont'd)

Establishment of City-owned Property for Highway Purposes (N/S 24th between Penticton and Slocan) continued:

Commencing at the north-east corner of said Lot 23; Thence South, 10 feet, following in the easterly limit of said Lot 23; Thence N 45° 07'30"W, 14.11 feet, more or less, to intersection with the northerly limit of said Lot 23 at a point 10 feet westerly from the North-East corner of said Lot 23; Thence N 89° 45'E, 10 feet following in the northerly limit of said Lot 23 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 6, 1970, and marginally numbered LF 5218, be, and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

5. Establishment of City-owned Property for Highway Purposes (S/S 24th between Penticton and Slocan Streets)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described:

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT

All that portion of Lot 34, Block 2, North-East quarter section 46, T.H.S.L. Plan 6055, described as follows:

Commencing at the south-east corner of said Lot 34; Thence S89° 45'W, 10 feet following in the southerly limit of said Lot 34; Thence N 44° 52'30" E, 14.17 feet, more or less, to intersection with the easterly limit of said Lot 34 at a point 10 feet northerly from South-East corner of said Lot 34; Thence South, 10 feet following the easterly limit of said Lot 34 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 6, 1970, and marginally numbered LF 5218, be, and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

6. Expropriation: 4570 and 4556 Joyce Street

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land and premises more particularly described as those portions of Lot Three (3) and the South Half (1/2) of Lot Four (4), both in Block One Hundred and Two (102), District Lot Thirty-six (36), Group One (1), New Westminster District, Plan 1689 shown outlined in red on Plans marginally numbered LF 5216 and LF 5217 respectively, copies of which are hereunto attached, situate on the southerly side of the 4500 Block Joyce Street in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 564 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55 and amendments thereto;

cont'd..

MOTIONS (cont'd)

Expropriation:
4570 and 4556 Joyce Street (cont'd)

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

7. Enquiries and Other Matters

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the motion respecting 'Enquiries and Other Matters' be deferred one week.

- CARRIED

8. Roof Signs

Notice was called on the following motion at the Council meeting on April 28, 1970:

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT WHEREAS complaints have been received from residents and others regarding roof signs being erected in the City of Vancouver;

BE IT RESOLVED THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law No. 3575 to control the location of roof signs in C-2 and C-3 Commercial Districts and examine the problem of roof signs in other zoning districts.

(carried)*

In connection with this motion a petition was received strongly objecting to the construction of roof signs in the 3400 block West Broadway.

The motion of Aldermen Bird and Calder was put and, - CARRIED*

9. Council Meeting: June 2, 1970

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT in view of the fact there will be six members of Council away from the City on June 2nd, the regular meeting of Council scheduled for that day be not held.

- CARRIED

10. Program Budgeting

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT the Director of Finance report to the Finance Committee on 'program budgeting' and further, indicate the feasibility of introducing such practices in the City.

(Notice)

Notice was called and recognized by the Chair.

--

The Council recessed at approximately 4:40 p.m., to reconvene 'In Camera' in the Mayor's Office, following which the Council adjourned at 5:20 p.m.

**

(SEE OVER)

[392B]

The foregoing are the Minutes of the Regular Council meeting of May 5, 1970, and the reports referred to are those on Page(s) 393-428.....

DEPUTY MAYOR

CITY CLERK

MAY 1ST, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated May 1st, 1970.)

1. Federal Government Buildings
Fire Alarm Connections

"Requests have been received for connection of the internal fire alarm systems in the following three Federal Government buildings. The Department of Public Works has agreed to pay the connection costs and the yearly maintenance charges.

The estimated connection costs are as follows:-

Alvin Building	1155	Robson Street	$ 2,300
Begg Building	1110	West Georgia St.	1,600
Custom House	1001	West Pender St.	1,400

The yearly maintenance charges will vary each year in accordance with the average cost of maintaining connections to the City's system, which for 1970 is $125.00 for each connection. The charges would be pro-rated for the months that the connections are made in 1970.

I RECOMMEND that

a) approval be granted for connection of the above named buildings' internal fire alarm systems to the City fire alarm system at no cost to the City, and

b) the Corporation Counsel prepare an agreement between the City and the Department of Public Works to cover these connections."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of Lane South of 47th Avenue
West of Raleigh Street

"On subdividing the City lands between 47th Avenue and 48th Avenue west of Raileigh Street, a 33 ft. lane was left south of 47th Avenue. A lane 22 feet in width is sufficient for our highway requirements. The owners between 47th Avenue and the lane south have indicated their desire to acquire the 11 foot surplus portion of lane.

I RECOMMEND that the portion of lane shaded Yellow on plan marginally numbered LD 1081 be closed, stopped up and conveyed to the abutting owners subject to the following conditions:

a) The closed portion of lane abutting each lot to be valued at $50.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

b) The closed portions of lane to be added to and become an integral part of the abutting lots."

Your Board RECOMMENDS that the foregoing be approved.

3. Fairmont Barracks
Fire Alarm Connection

"A request has been received from the Department of Public Works on behalf of the Royal Canadian Mounted Police for connection of the internal fire alarm system at the Fairmont Barracks, 33rd Avenue and Heather Street, to the City's system. The Department of Public Works has approved the costs for making the connection and the yearly maintenance charge. It is estimated that the connection cost will amount to $900. The yearly maintenance charge will vary each year in accordance with the average cost of maintaining connections to the City's system, which for 1970 is $125. The charge would be pro-rated for the months that the connection is made in 1970.

I RECOMMEND that

a) approval be granted for connection of the Fairmont Barracks internal fire alarm system to the City's fire alarm system at no cost to the City, and

b) the Corporation Counsel prepare an agreement between the City and the Royal Canadian Mounted Police to cover this connection."

Your Board RECOMMENDS that the foregoing be approved.

4. Mount Saint Joseph Hospital
Fire Alarm Connection

"A request has been received from the Mount Saint Joseph Hospital for connection of its internal fire alarm system to the City's system. The Mount Saint Joseph Hospital has agreed to pay the costs for making the connection and the yearly maintenance charge. It is estimated that the connection cost will amount to $1,500. The yearly maintenance charge will vary each year in accordance with the average cost of maintaining connections to the City's system, which for 1970 is $125. The charge would be pro-rated for the months that the connection is made in 1970.

I RECOMMEND that:

a) approval be granted for the connection of the Mount Saint Joseph Hospital' internal fire alarm system to the City's fire alarm system at no cost to the City, and

b) the Corporation Counsel prepare an agreement between the City and the Mount Saint Joseph Hospital to cover this connection."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

5. Routing of Stanley Park Buses along Robson and Chilco Streets on Sundays and Public Holidays

The City Engineer reports as follows:

"The Transit Authority explain that on Sundays, during the summer season, west bound buses on Georgia Street heading for the Stanley Park bus loops have been delayed as much as 30 minutes by heavy traffic, between Pender and Chilco Streets. This occurs on fine Sundays in the Spring and early Summer between 12 noon and 4:00 p.m., at a time when they are carrying capacity loads, and involves about 40 bus trips on such days.

To improve the situation, they request permission to route their Stanley Park buses (westbound only) from Pender via Thurlow, Robson and Chilco Streets to the Stanley Park bus loop on Sunday afternoons during the Spring and early Summer to avoid the congested portion of Georgia Street. This routing requires the use of the following streets not previously approved by Council for use by Transit Vehicles:

Thurlow Street, from Pender to Robson Streets
Robson Street, from Denman to Chilco Streets
Chilco Street, from Robson to Alberni Streets

These street portions have adequate pavements, street widths and traffic regulations to carry this volume of transit vehicles on the days mentioned, for the summer season. There is no trolley overhead involved, since diesel buses will be used on this service on Sundays. The traffic signal at Denman and Robson Streets will be of assistance, and although congestion is likely at Chilco Street, no significant difficulties are expected from a traffic standpoint.

It may be that residents fronting on this residential portion of Robson Street will object to its use by transit vehicles, as occurred when Nelson Street was proposed as a transit route. However, in this case, the usage will be light, occurring for only 3 hours a day on Sundays and holidays and during the Spring and early Summer.

In view of the excessive delays presently experienced by buses, and the relatively infrequent usage of the residential section of Robson Street that this temporary re-routing will involve, it is recommended that this routing be approved."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

6. Request for Parade in Downtown Area 1971

The City Engineer reports as follows:

"The 'Pacific Northwest Shrine Association' has requested permission to hold a parade in the Downtown area next year, as part of its annual convention. The suggested starting time is 12:30 p.m. on Saturday, June 5, 1971.

The proposal is substantially the same as the 1961 Parade (which was cancelled because of rain) and follows, but is slightly shorter than the P.N.E. parade route.

Assembly — Georgia Street - Nicola Street to Burrard Street

Route — East on Georgia Street to Burrard Street, North on Burrard Street to Hastings Street, East on Hastings Street to Dunlevy Street.

Dispersal — Powell Street Grounds.

The parade will take approximately 45 minutes to pass a given point and will consist of Shriners only in decorated cars for dignitaries, marching drill teams, brass bands, drum and bugle bands, oriental bands, horse patrols, clowns, calliopes, various types of motor vehicles and motorcycle groups.

Although the proposed parade is over one year away, an answer is required at this time in order to finalize arrangements for the whole convention, of which the parade is only a part. As far as can be seen at this time and notwithstanding the heavy traffic volumes on Georgia Street, there appears to be no objection in principle, from a Traffic Engineering standpoint.

It is accordingly recommented that this Council recommend to the 1971 Council that the Pacific Northwest Shrine Association's request to hold a parade in the Central Business District on June 5, 1971, be approved, provided that:

(a) it does not conflict with any restrictions which are at this time not anticipated.

(b) all details of the parade meet the satisfaction of the City Engineer and Chief Constable.

(c) all costs of barricading and signing for the parade are borne by the applicant."

Your Board
RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

7. Amendment to the Plumbing Bylaw No. 4068 - Fees for Building Sewer Extensions other than One and Two Family Dwellings (See Note Below

The Deputy City Engineer reports as follows:

"(a) Connection Fees for Building Sewer Extensions other than One and Two Family Dwellings

The scale of fees set forth in Section 1.4.16(3) set by Council on December 17, 1968 should be amended as follows to meet the increased average cost of installing certain

Cont/d.

Clause 7 Cont/d.

sizes of commercial building sewer extensions. The proposed scale is based on analyses of costs for 1969 and the first quarter of 1970.

Increasing costs have resulted not only from higher labour, material and equipment charges, but also because of an increased amount of tunnelling under heavy traffic arteries and the difficulties resulting from the ever increasing density of traffic.

In another report, the City Council is being asked to appropriate funds from the 1969 Sewers Capital Budget to cover the current deficit in these accounts. To prevent further deficits accumulating and provide for increased costs anticipated in 1970, the fee scale should be charged as follows:

	Present Fee	Proposed Fee	Increase
(a) 4" in diameter	$ 400	$ 500	$ 100
(b) 6" in diameter	500	650	150
(c) 8" in diameter	650	800	150
(d) 10" in diameter	800	900	100
(e) 12" in diameter	950	1,000	50
(f) 15" in diameter	1,200	1,200	0

B. New "Hub" or "Y" on Public Sewer

Section 1.4.20 of the Plumbing By-law provides that when an applicant for a sewer connection is not satisfied with the location of the "Hub" or "Y" in the public sewer the City Engineer may authorize the installation of a new "Hub" or "Y" at an additional fee of $10.00. This fee was established some years ago and should now be revised.

The cost of providing a new "Hub" or "Y" in a single pipe main sewer averages $25.00. Occasionally it is necessary to install a "Hub" or "Y" in a twin sewer. This is a much more difficult and costly job since these sewers consist of separate sanitary and storm pipes with the sanitary line being located under the large storm pipe and is entirely encased in concrete. The concrete casing is also carried up the side of the storm pipe to provide support. In order to install a new "Y" on the sanitary pipe it is necessary to excavate a shaft to a level below the storm pipe, break out the encasing concrete and carefully remova a length of sewer tile then install a section of pipe containing a "Y". The concrete bedding and encasing must then be restored to provide structural support. The average cost of this work is $250.00. Because of the great difference in cost between the two installations, a separate charge should be made to break into a twin sewer.

The Deputy City Engineer RECOMMENDS that:

(I) Section 1.4.16(3) of the Plumbing By-law No. 4068 be amended as follows:

(i) For $400 substitute $500
(ii) For $500 substitute $650
(iii) For $650 substitute $800
(iv) For $800 substitute $900
(v) For $950 substitute $1,000

Cont/d.

Clause 7 Cont/d.

(II) Section 1.4.20 of the Plumbing By-law No. 4068 be amended to provide that the additional fee for installing a "Hub" or "Y" shall be $25.00 in a single pipe sewer main and $250.00 in a twin sewer main.

(III) The Corporation Counsel be instructed to prepare the necessary amendments to By-law No. 4068 for Council approval.

(IV) The amendments to By-law No. 4068 become effective June 1, 1970".

Your Board
RECOMMENDS the foregoing recommendations of the Deputy City Engineer be adopted.

NOTE:

* A Building (House) Sewer Extension is that part of a sewer connection lying within a street or lane.

The fee for a Building (House) Sewer Extension serving a one or two family dwelling is $300.

CONSIDERATION:

8. Underground Wiring
Payment in Lieu

This report arises from the following extract and resolution of the Vancouver City Council meeting, under date of February 17, 1970:

"Alderman Calder requested the Board of Administration report on the proposal that contractors developing new subdivisions and are relieved of the requirement to place wiring underground, be required, in lieu thereof, to make a payment to the City."

The Director of Planning and City Engineer report as follows:

"The provision of underground wiring in new subdivisions as a condition of approval was enacted in the City Charter in 1965 and incorporated into the Subdivision Control By-law #3334 in 1967.

Sections #18 and 19 of the By-law recite as follows:

'18. Subject to section 19 hereof as a condition precedent to the approval of any subdivision, applicant shall enter into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City (4309-1/6/67).

19. The City Council may waive the requirements of Section 18 hereof with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground (4309-1/6/67.)'

Since these sections were incorporated into the By-law, underground wiring has been installed in all new subdivisions, except for the following categories where the requirement has been waived:

Cont/d.

Clause 8 Cont/d.

(A) Subdivisions where the lots which are created can be served directly from existing pole lines on abutting streets and lanes. The By-law refers only to wires and cables 'within the subdivision'. Since these subdivisions do not require wiring 'within the subdivision' to bring the utilities to the lots, waving has been recommended.

Nearly all of the subdivisions where 'undergrounding' has been waived fall in this category.

(B) Certain other subdivisions such as industrial sites, where the load requirements are not known and 'back of lot' easements can be provided for pole lines. In these subdivisions waiving the 'undergrounding' requirement is also recommended, because the expense has been considered unreasonable. Such subdivisions are infrequent.

To implement the proposal that a developer be required to make a payment to the City where the 'undergrounding' requirement is waived for a subdivision, it would first be necessary to have the Charter amended. The amendment would be required to set forth an arbitrary formula by which to arrive at a 'reasonable' amount to charge, presumably based on the estimated cost of providing underground wiring to the lots within the subdivision. As the future power and telephone requirements for such subdivisions are not usually known, there would rarely be sufficient information to arrive at a reasonable payment.

In view of the small number of subdivisions falling in Category (B), and the difficulty in arriving at an equitable formula for the charge

WE RECOMMEND that no action be taken to institute the requirement for payment in lieu of placing wiring underground."

Requiring such payment would constitute a change in established City Policy and your Board therefore submits the foregoing report for Council CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 376

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. City of Victoria
   Off-Shore Territorial Waters

The Council of the City of Victoria at its meeting held April 16, 1970 passed the following resolution:

> "WHEREAS, the Canadian Government proposes to extend by law the Canadian off-shore territorial waters from three miles to twelve miles and set up a zone stretching one hundred miles off-shore from the Canadian Arctic mainland and islands of the Arctic Archpelago in which Canada would claim authority over shipping for pollution control purposes and Canadian officials would have the power to bar ships from the zone or seize offending ships;
>
> AND WHEREAS, the United States Government has opposed such action being taken by Canada:
>
> THEREFORE BE IT RESOLVED that the action now being taken by the Canadian Government be supported by the Victoria City Council and that the Prime Minister of Canada be so advised and that a copy of this resolution be forwarded to all major Cities in Canada seeking their support of the proposed new law."

The Clerk of the City of Victoria advises that Victoria City Council would appreciate the support of the City of Vancouver in this resolution and requests the Council to forward its support of endorsatio to the Right Honourable the Prime Minister of Canada.

Your Board brings this item forward for the CONSIDERATION and direction of Council.

****

FOR ADOPTION SEE PAGE(S) 376

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Acquisition of City Property for Senior Citizens High Rise Apartment and Church Building

The Director of Planning reports as follows:

"Mr. W.A. Street, Solicitor of Boughton, Street and Company has by letter dated February 25th, 1970 requested permission to appear before Council as a delegation regarding the acquisition of Lots 18-24, C & B; Block 22, N½ Sec. 34 THSL located on the North Side of Broadway between Penticton and Slocan Streets from the City for development with a Senior Citizens High Rise Apartment and Church Building.

Mr. Street seeks to obtain Council's views before making a formal application and final arrangements for acquisition of the property.

SITE LOCATION

The site is within the half-block on the north side of Broadway between Penticton and Slocan Streets. The westerly 182' frontage on Broadway is owned and developed by the Y.M.C.A. The subject request refers to the balance of the 379' street frontage along Broadway. This property is owned by the City.

The site is zoned as a RS-1 One Family Dwelling District.

BRIEF HISTORY

In 1959 City Council approved the sale of the westerly portion of the City-owned half-block to the Y.M.C.A. (Lot A) and the United Church of Canada (Lot B) for development for institutional purposes.

The balance of the property (Lot C and Lots 18-24) being held for future sale for a suitable comparable institutional use.

At that time the Technical Planning Board had reported 'the use of the site for apartment purposes similar to those allowed in a RM-3 Multiple Dwelling area would not be appropriate for this site.'

In 1962 City Council approved the sale of the easterly portion of the Block (Lots 18-22) to the Hungarian Social Club.

Neither the United Church nor the Hungarian Social Club developments went ahead and title of the property remained with or reverted back to the City.

Subsequently Council approved of the site being reserved for possible public housing.

In 1968 Council approved the withdrawal of this site from public housing use and authorized the property being offered for sale to non-profit organizations for development for senior citizens housing.

PRESENT PROPOSAL

From information submitted by the applicant's Architect Mr. N.S. Jones, the applicant seeks approval to develop the site with an integrated church, christian education centre and senior citizens development.

The church and christian education centre would be on the westerly portion of the site. A nine-storey senior citizens high rise apartment building would be on the easterly portion.

Off-street parking facilities would be provided both underground and on open portions of the site.

Cont/d . .

Item No. 1 continued

The total development would have a floor space ratio of approximate 1.45.

COMMENTS

It is considered that the proposed developed floor space ratio of 1.45 together with the nine-storey high rise senior citizens apartment building and the general height and bulk of the church and christian education centre create an overintensive development of the site at this location.

A floor space ratio of 1.45 could be appropriate in a medium density RM-3 Multiple Dwelling apartment area where the average floor space ratio for new apartments is approximately 1.5.

However, this site is within an area having on three sides One-Family Dwellings and across Broadway the Technical School. The surrounding area has a floor space ratio density of considerably less than 0.50.

For comparison there is an integrated church, school and ten-storey senior citizens apartment development at the north-west corn of Joyce Street and Euclid Avenue.

This site has One-Family Dwellings on two sides, commercial zoning to the north and industrially, zoned and developed property on the east side across Joyce Street.

Whereas a much higher floor space ratio had originally been requested for a senior citizens development, the CD-1 Comprehensive Development as finally approved by City Council in 1968 had a floor space ratio of 0.55.

The subject site on East Broadway is as stated totally within a One-Family Dwelling District where the maximum permitted floor space ratio is 0.45.

SUGGESTED DEVELOPMENT

It is considered that the development of this site for either a church, senior citizens development or combination of both would be acceptable provided the form of development was in keeping with the general surrounding One-Family Dwelling area; that the senior citizens development not exceed two storeys, that there are adequate setbacks, open landscaped areas and satisfactory off-street parking facilities.

It is also suggested so that the bulk, mass and form of the total development would be in keeping with the surrounding One-Family Dwelling District, the floor space ratio of the total development should not exceed approximately 0.55.

The floor space ratio of 0.55 would be that as proposed for this site when it was to be developed either for public housing or by non-profit organizations for senior citizens housing (maximum permitted floor space ratio in RS-1 One Family Dwelling District being 0.45.)

RECOMMENDATIONS:

(a) THAT the submission of Mr. Street be received.

(b) THAT in order to proceed with consideration of an integrated church/senior citizens development, then the Developers should file an application in accordance with normal procedure to rezone the site to a CD-1 Comprehensive Development District.

(c) THAT any development proposals should have regard to the suggested floor space ratio and form of development outlined in this report.

Cont'd . . . .

Item No. 1 continued

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

(Council on April 28th, 1970 agreed to Mr. Street appearing as a delegation on May 5th, 1970.)

2. Request to Rezone 4718 Clarendon Street - Mr. D. N. Guenther

The Director of Planning reports as follows:

"Mr. D.N. Guenther of 3325 Quebec Street by letter dated February 17th 1970 has requested that City Council give further consideration to his application to rezone the property at 4718 Clarendon Street (Lot 1, of Sub. 2, Blocks 8 and 9, D.L. 526) from an RS-1 One-Family Dwelling District to an RT-2 Two-Family Dwelling District.

On October 8th, 1968, City Council considered recommendations of the Technical Planning Board and the Town Planning Commission that the application of Mr. D. Guenther be not approved for the reason that such rezoning would establish an isolated RT-2 Two-Family Dwelling District site within a One-Family Dwelling District.

The existing building on the site has a dwelling unit on the main floor and a dwelling unit on the lower floor. The Technical Planning Board had approved the retention of the lower floor dwelling unit for a further period of time expiring December 31st, 1969.

City Council resolved:

'THAT no action be taken at this time in respect of this rezoning application but the applicant be advised he may bring the matter to the Council if he so wishes, after the development permit for the lower floor area expires on December 31st, 1969.'

Upon expiry of approval of the lower floor dwelling in December 1969, the Technical Planning Board on February 20th, 1970 approved an application by Mr. D. Guenther to permit the retention of the one dwelling unit on the lower floor for a further period of limited time expiring December 31st, 1972.

Such further period of limited consent was granted in accordance with the resolution of City Council on Januay 7th, 1970 dealing with an extension of the removal dates for illegal suites throughout the City.

Since Mr. Guenther submitted his letter of February 17th, 1970 the Zoning Planner and his Assistant have met with him on two occasions.

It was explained to Mr. Guenther the reasons why the Planning Department, the Technical Planning Board and the Town Planning Commission could not support his application to rezone the one lot to a RT-2 Two-Family Dwelling District.

The Council Resolution of October 8th, 1968 was also explained to Mr. Guenther and it was pointed out that Mr. Guenther now has approval for the lower floor dwelling unit until December 31st, 1972

Mr. Guenther however, was insistent that he wished his letter to be submitted to Council at this time and wished to appear before Council as a delegation.

cont/d . . .

Item No. 2 continued

It is RECOMMENDED that the recommendations of the Technical Planning Board and the Town Planning Commission as contained in the Board of Administration report of July 26th, 1968 be endorsed in that the application be NOT APPROVED as such rezoning would establish an isolated RT-2 Two-Family Dwelling District within a One-Family Dwelling area."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

DELEGATION REQUEST - Mr. D. N. Guenther

(Circulated for the information of Council is a copy of the Board of Administration report of July 26th, 1968 and a resume of various appeals and development permit applications which accompanied the Board of Administration report).

(Also circulated for the information of City Council is a copy of Mr. D.N. Guenther's letter of February 17th, 1970.)

INFORMATION & RECOMMENDATION

3. Vacant property - South East corner 54th and Adera

The Medical Health Officer reports as follows:

"A letter was received by the City Clerk from Mr. J.A. Ferry, 7037 Adera Street., regarding the untidy condition of the property on the South East corner of West 54th Avenue and Adera.

This is a large lot on the last vacant property in the area and is a convenient dumping place for neighbour's garden refuse and trash.

On June 4th, 1969, Mr. Jack B. Leshgold, owner of the above mentioned property pleaded guilty in Provincial Court to a charge laid by this department under the Tidy Property By-law.

Subsequent inspections of the property revealed no improvements and on March 10th, 1970, a second charge was laid by this department under the Tidy By-law. On March 25th, 1970, Mr. J Leshgold again pleaded guilty to this charge and was fined twenty-five dollars. To date there has been no improvement to the lot.

The Health Department has written to Mr. Leshgold to attempt to arrange a meeting with him on the property to discuss this situation.

A reinspection will be made of this property in two weeks and if it has not been cleaned up satisfactorily, procedures will be started again against the owner under the Tidy Property By-law.

There being no evidence of garbage or rodents on the above property it is not considered to be a threat to Public Health.

The City Engineering Department has removed all refuse from the lane to the property line of this property during March of this year."

Your Board submits the matter to Council for INFORMATION and RECOMMENDS that a copy of this report be sent to Mr. J.A. Ferry.

(Copies of Mr. Ferry's letter dated April 4, 1970 are circulated for the information of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 377

FINANCE MATTERS

RECOMMENDATION

1. 67th Annual U.B.C.M. Convention - Penticton, B. C.

Notice has been received from the Union of British Columbia Municipalities that the 1970 Annual Convention of the U.B.C.M. will be held in Penticton on September 16, 17 and 18, 1970. All business sessions and banquets will be held in the Peach Bowl Convention Centre and receptions prior to the banquets will take place in the Penticton Memorial Arena.

The City of Vancouver is entitled to 8 voting delegates plus Alderman Broome and Alderman Bird, who are members of the Executive.

All Resolutions for consideration by the Convention must be in the hands of the Executive Director no later than Friday, July 17, 1970. In this regard, Council is reminded that the matter of Resolutions are generally submitted to Council for consideration by the Standing Committee of Council on General Purposes.

Council is also reminded of its policy whereby all Members of Council are permitted to attend this Convention, plus a member of the Board of Administration, with the Mayor appointing the voting delegates.

Your Board submits the foregoing for the information of Council and

RECOMMENDS (a) THAT the City Clerk be directed to contact all senior officials and Members of Council for suggested Resolutions which will be submitted to the Standing Committee of Council on General Purposes for report with recommendations to Council;

(b) THAT the naming of voting delegates to the U.B.C.M. Convention be left to His Worship the Mayor.

(Copies of the Official Notice of the 1970 U.B.C.M. Convention are circulated for the information of Council.)

CONSIDERATION

2. Municipal Officers Association of British Columbia Annual Conference - 1974

The City Clerk reports as follows:

"Commencing last year, the Municipal Officers Association, which comprises City Clerks, Treasurers, City Managers, Commissioners and some other senior officials from all over British Columbia, has been holding its meetings in various cities in the Province.

The Vancouver Members of the Association are Commissioner Ryan, the City Clerk and the Director of Finance.

. . . Cont'd.

Clause No. 2 (Cont'd.)

I would like to see the Council invite the Association to hold its 1974 Conference in this City. This year is chosen because the intervening years have been taken up. Normally, the obligation of the host City is to provide meeting rooms for the Convention, which usually lasts three days and involves about 200 Members."

Your Board submits the foregoing suggestion of the City Clerk to Council for its consideration.

3. W.H. Rhodes Canada Educational Trusts: Civic Luncheon

A letter has been received from Mr. Knight of the Rhodes Canada Educational Trusts, advising that this group, which consists of 42 boys and 2 masters, will be visiting Vancouver from July 29 - August 2 for the first time. The organization, as part of its program for Vancouver, is requesting a tour of the City, including a visit to City Hall and a civic luncheon to welcome the boys to Vancouver (estimated cost - $250).

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1969	- Canadian Council of Christians and Jews Request for Civic Dinner.	- Approved.
April 1964) July 1966)	- Air Cadets League re Visiting Cadets from Europe - Luncheon and tour.	- Approved.

Your Board submits the foregoing for the consideration of Council.

(Copies of Mr. Knight's letter dated March 12, 1970, are circulated for the information of Council.)

4. Grant - Vancouver Neurological Centre: Delegation

City Council on April 14, 1970, upon recommendation of the Finance Committee, passed a Motion that no further action be taken with respect to a request for a grant in the amount of $10,000 received from the Vancouver Neurological Centre. The organization has submitted a further letter, dated April 23, 1970, requesting the opportunity to appear before Council or the Finance Committee to present additional information in support of a Civic grant.

Your Board submits the foregoing request for the consideration of Council.

DELEGATION - VANCOUVER NEUROLOGICAL CENTRE

(Copies of the orginal submission by the organization are circulated for the information of Council.)

5. Grant: Jeunesses Musicales of British Columbia

The Jeunesses Musicales of British Columbia, under date of April 3, 1970, has submitted an application for a 1970 Civic Grant of $4,900. The application was received too late to be considered with the other annual civic grant requests.

This organization received a grant of $880 for the last few years.

Copies of the detailed submission are circulated.

Your Board submits the foregoing for the consideration of Council.

6. Canadian Chamber of Commerce:
Civic Luncheon

Under date of April 21, 1970, the General Manager of the Vancouver Board of Trade has advised that the Canadian Chamber of Commerce will be holding its Annual Meeting in Vancouver from September 20th - September 23, 1970. The anticipated registration is 800 to 900, coming from all points in Canada.

The Board of Trade advises that traditionally, the host City participates by acting as a host for one of the events during the Convention. It is suggested this could be a luncheon on Tuesday, September 22nd (anticipated attendance - 500) or the reception or meal which forms part of that evening's program.

The estimated cost of a luncheon is $2,000, and the remaining functions will cost $2,500 - $3,000.

Your Board notes that Council has dealt with similar requests in the past as follows:

January 1967	- Canadian Federation of University Women - Grant re Conference	- Not Approved.
February 1968	- Canadian Women's Press Club Luncheon re Conference	- No Action.
March 1967	- B.C. Teachers Federation Grant re Conference dinner	- $1,500 Approved.

Your Board submits the foregoing for the consideration of Council.

(Copies of letter dated April 21, 1970, from the Vancouver Board of Trade are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 377-379

MAY 5 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT APRIL 24, 1970

1. Salary Adjustment - Three Positions, Inspection and Enforcement Division, Permits and Licenses Department.

The Director of Personnel Services reports as follows:

"At the request of the Vancouver City Hall Employees' Association, I have reviewed the duties and responsibilities of the positions of Stationary Engineer I and II, and Building Service Worker and Stationary Engineer in the Inspection and Enforcement Division of the Permits and Licenses Department.

(a) Stationary Engineer I (L. Mason)

The incumbent of this position is responsible for operating the heating system for the City Hall and City Hall Annex on an assigned shift, making necessary repairs, and performing related maintenance work in the boiler plant. I have conducted a survey of salaries paid for similar type work in the Vancouver area and found that the City of Vancouver's rates are low. Similar surveys conducted by the Bureau of Economics and Statistics, of the Department of Industrial Development, Trade, and Commerce, Province of British Columbia in 1968 and 1969 also substantiated this fact. Consequently, I recommend that the salary for this position be upgraded from Pay Grade 16 to Pay Grade 17, effective May 1, 1969.

(b) Stationary Engineer II (E. C. Stadel)

This position entails responsibility for planning and directing the work of two subordinates, and in general ensuring the safe and efficient operation of the City Hall and Annex heating system. Mr. Stadel operates the heating plant one shift per day, and performs necessary repair and maintenance work. In order to maintain an adequate salary differential over the position of Stationary Engineer I, I recommend that Mr. Stadel's position be upgraded from Pay Grade 18 to Pay Grade 19, effective May 1, 1969.

(c) Building Service Worker & Stationary Engineer (W. Marquart)

The incumbent of this position acts as a Stationary Engineer on an assigned shift from approximately October to May of each year, and works as a Building Service Worker the remainder of the year at the City Hall. As Mr. Marquart spends over one half of his time in operating the heating plant, I recommend that this position be upgraded from Pay Grade 15 to Pay Grade 16, effective May 1, 1969.

. . . Cont'd.

Clause No. 1 (Cont'd.)

These positions will be reviewed again in the fall of 1970 to determine if the operation of the air conditioning equipment in the City Hall Annex has a substantial effect on the incumbents' duties and responsibilities.

The estimated recurring annual cost of this proposal calculated at the final step in the applicable pay ranges at 1970 rates and including fringe benefits at 10% will be $1,108. The Comptroller of Accounts reports that the additional funds, estimated at $1,800 for 1969 (8 months) and 1970 (12 months) are to be provided from the Contingency Reserve.

The Director of Inspections and the Business Manager, Vancouver City Hall Employees' Association both concur with these recommendations."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
L. Mason	Stationary Engineer I Pay Grade 16 ($502 - 601)*	Stationary Engineer I Pay Grade 17 ($526 - 629)*	May 1, 1969
E.C. Stadel	Stationary Engineer II Pay Grade 18 ($547 - 657)*	Stationary Engineer II Pay Grade 19 ($575 - 687)*	May 1, 1969
W. Marquart	Building Service Worker & Stationary Engineer Pay Grade 15 ($483 - 575)*	Building Service Worker & Stationary Engineer Pay Grade 16 ($502 - 601)*	May 1, 1969

* 1970 rates

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

2. Salary Adjustment - Four Positions, Services Division, Police Department.

The Director of Personnel Services reports as follows:

"At the request of the Vancouver City Hall Employees' Association, I have reviewed the duties and responsibilities of all positions of Stationary Engineers I and II in the Services Division of the Police Department.

. . . Cont'd.

Clause No. 2 (Cont'd.)

(a) Stationary Engineers I (3 positions)

The incumbents of these positions (E. Witso, D. F. Dean and S.T. Thomsen) are responsible for operating the heating plant for the Public Safety Building and Jail Annex on an assigned shift, making necessary repairs, and performing related maintenance work to heating, ventilating, and auxiliary equipment.

I have conducted a survey of salaries paid for similar type work in the Vancouver area and found that the City of Vancouver's rates are low. Similar surveys conducted by the Bureau of Economics and Statistics of the Department of Industrial Development, Trade, and Commerce, Province of British Columbia in 1968 and 1969 also substantiated this fact. Consequently, I recommend that the salary for these positions be upgraded from Pay Grade 16 to Pay Grade 17, effective May 1, 1969.

(b) Stationary Engineer II (1 position)

The incumbent of this position (I.L. Barker) is responsible for planning and directing the work of the three Stationary Engineers I and in general, ensuring the safe and efficient operation of the heating system and related equipment for the Public Safety Building. Mr. Barker operates the heating plant one shift per day and also participates in necessary repair and maintenance work. In order to maintain an adequate salary differential over the positions of Stationary Engineers I, I recommend that Mr. Barker's position be upgraded from Pay Grade 18 to Pay Grade 19, effective May 1, 1969.

At the present time, the Stationary Engineers in the Police Department work 40 hours per week, and receive one pay grade extra for the longer hours worked. In contrast, the Stationary Engineers in the City Hall work 37½ hours per week. In order to maintain consistency of payment, the Stationary Engineers in the Police Department should receive seven percent in addition to the regular salary (instead of one pay grade) for longer hours worked, and I recommend that they be so compensated (for longer hours worked), effective May 1, 1969.

The estimated additional recurring annual cost of this proposal, calculated at the final steps in the applicable pay ranges at 1970 rates and including fringe benefits at 10% will be $2,351. The Comptroller of Accounts reports that the additional funds, estimated at $3,817 for 1969 (8 months) and 1970 (12 months) (1969 and 1970 rates) will be provided from the Contingency Reserve.

The Chief Constable and the Business Manager, Vancouver City Hall Employees' Association are both in agreement with this recommendation. This report was approved by the Board of Police Commissioners at its meeting of April 15, 1970."

. . . Cont'd.

Clause No. 2 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
D.F. Dean) S.T. Thomsen) E. Witso)	Stationary Engineer I Pay Grade 16 ($502-601)* Plus one pay grade for working longer hours	Stationary Engineer I Pay Grade 17 ($526-629)* Plus 7 percent for working longer hours	May 1, 1969
I.L. Barker	Stationary Engineer II Pay Grade 18 ($547-657)* Plus one pay grade for working longer hours	Stationary Engineer II Pay Grade 19 ($575-687)* Plus 7 percent for working longer hours	May 1, 1969

* 1970 rates

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 379

MAY 5 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 1, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

PART I

S A L E S

1. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lot A, Block 60 & 61, D.L. 36 & 51, Plan 13304
Sit: W/S Boundary Rd. bet. Wellington & Rae Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITION
Lite Construction Ltd.	A	Irregular	$10,650.00	City Terms 9-3/4%	- -

PART II

S U N D R I E S

2. Granville Carpet Cleaning Company Limited

The Corporation Counsel reports as follows:

"The City is leasing 1435 Granville Street to Granville Carpet Cleaning Company Limited from October 15, 1965 to October 14, 1970. This lease contains a right of renewal for a further term beginning on October 15, 1970 and ending on October 14, 1975, at a rent to be agreed upon.

The company has arranged for a loan of $10,000.00 from Industrial Development Bank in connection with its business and the Bank's solicitors have insisted that the company mortgage its interest in the lease by way of sub-lease in order to secure repayment of this loan and interest.

The provisions of this lease prevent the company from sub-leasing the above property without the consent of the City.

The company has requested that the City give written consent to the mortgage by way of sub-lease in order to permit the company to obtain this loan. The Bank's solicitors have requested that the consent contain a provision that the City will not exercise its remedies for breach of covenant under the lease unless the Bank has first received fourteen days' notice of the company's default and that the City will not unreasonably withhold its consent to the assignment, sale or other disposition of the lease by the Bank if the Bank realizes its security.

I feel that the execution of such a consent in the terms requested by the Bank will not unduly delay the City in the enforcement of its remedies under this lease.

I RECOMMEND that the City give its consent to the mortgage by way of sub-lease in the terms requested by the Bank and that the Mayor and the City Clerk be authorized to execute such written consent, the terms of which to be satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

3. Acquisition for Replotting S.E. Sector
Lot on the S/S 66th Avenue E. of Arlington St.

The Supervisor of Property and Insurance reports as follows:

"Lot 6, Sub of Lots 1 to 11, Blk. 30, D.L.'s 330 & 331 situated on the South Side of 66th Ave. E. of Arlington St. required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises a single lot 33' x 122' zoned R.S.-1. Same is presently overgrown with bush and is totally lacking all services.

continued . . . / 3

Item No. 3 cont'd

According to recent advice from the City Solicitor, the owner agrees to accept the sum of $5,000.00 as of Jan. 1, 1970. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $5,000.00 on the foregoing basis, chargeable to Code #4906/257."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Establishment for Highway Purposes
Lots Sit. on 20th Ave. Alignment Between
Marshall Street and Lakewood Drive

The Supervisor of Property and Insurance reports as follows:

"Vacant tax sale lots 25 & 26, Blks. 17 & 18, D.L. 195, Plan #2002 which are situated on 20th Avenue alignment between Marshall Street and Lakewood Drive were acquired by the City in 1926 and reserved from sale for highway purposes. Each lot is approximately 33' x 99' and zoned RS-1, One Family Dwelling District.

For several years, these lots have been used for street purposes, i.e. the extension of 20th Avenue between Marshall Street and Lakewood Drive. In 1961, this road extension was brought up to City street standards, but the lots were never formally established for highway.

The City Engineer has now received a petition for the installation of a concrete sidewalk on 20th Avenue between Marshall Street and Lakewood Drive. It is proposed that Lots 25 and 26 be established for highway in the Land Registry Office as the local improvement cannot be proceeded with until these lots are officially highway.

A formal resolution covering this establishment will be forwarded to City Council.

RECOMMENDED that Lots 25 and 26, Blocks 17 & 18, D.L. 195, Plan #2002, be established for highway purposes."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Copies of a plan of the area are attached for the information of Council.)

5. Acquisition for Provincial Courts (Vancouver) Complex
230-232 Main Street

The Supervisor of Property and Insurance reports as follows:

"Lot 7, Block 5, D.L. 196 being 230-232 Main Street is required for the new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

These premises comprise a two-storey, non-basement masonry building with a main floor area of 2,000 sq. ft. erected in 1910 on a site 25' x 120', zoned CM-1. This building is used by a Chinese Benevolent Society for their meeting place and for housing 15 elderly members in separate rooms with a community kitchen on each floor. This structure has 7 plumbing fixtures, a tar and gravel roof, brick exterior, a concrete foundation and is heated by an automatic gas furnace on each floor. The condition of this building is good for age and type. It is proposed to demolish this building when the Society has moved to its new location.

Following negotiations with the owners they have agreed to sell for the sum of $33,000.00 as of April 30, 1970, inclusive of all considerations, subject to retaining rent-free possession until July 31, 1970. This price is considered to be fair and equitable and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $33,000.00 on the foregoing basis, chargeable to Code #442/1207."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Establishment of City-owned Property
For Highway Purposes

The Supervisor of Property and Insurance reports as follows:

"The City Engineer has requested that a 10' x 10' corner cut-off from City-owned lots 23 & 34, Block 2, N.E.¼, Section 46, T.H.S.L., Plan #6055, as shown outlined in red on plan marginally numbered LF 5218, which is attached, be established for highway purposes in order to improve the lane system in the vicinity of 24th Avenue and Penticton Street.

A formal resolution covering these establishments will be forwarded to Council.

RECOMMENDED that those portions of City owned lots 23 & 24, Block 2, N.E.¼, Section 46, T.H.S.L., Plan #6055, as shown on plan marginally numbered LF 5218, be established for highway purposes, at no cost to the City Engineer."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Expropriation - Resubdivision of City-Owned and Privately-Owned Property
4570 and 4556 Joyce Street

The Supervisor of Property and Insurance reports as follows:

"On May 20, 1969 City Council approved in principle a scheme of subdivision prepared by the Director of Planning for an area West of Boundary Road between 29th Avenue and Monmouth Avenue, which scheme includes various City-owned and privately-owned lands, and authorized the Supervisor of Property and Insurance to enter into negotiations with private owners for the inclusion of their lands in this subdivision.

It is noted that the W.7' and the E.144' of Lots 3 and 4S½, Block 102, D.L. 36 & 51, as shown on plans marginally numbered LF 5216 and LF 5217, respectively, which are attached, are required for this purpose.

Lot 3, known as 4570 Joyce Street, is a single lot 82.5' x 264' in size, zoned RS-1, improved with a one-storey and basement frame dwelling erected in 1908. This building is located on site approximately 32.8' from the front property line and has a rear year of approximately 187'. Under the aforesaid scheme of subdivision the front yard will be reduced to approximately 25.8' and the rear yard to 43'. The reduced parcel will have a net size of 82.5' x 113'.

The owners of Lot 3 have been offered the total sum of $5,329.50 for loss of land, made up as follows:

W. 7'	(577.5 sq.ft. @ $1.00 per sq.ft.)	$ 577.50
E. 144'	(11,880 sq.ft. @ $ .40 per sq.ft.)	$ 4,752.00
		$ 5,329.50

Additional compensation, as yet to be determined, is payable for the loss of shrubs and yard improvements.

Lot 4S½, known as 4556 Joyce Street, is a single lot, 41.25' x 264' in size, zoned RS-1, improved with a 1½ storey and basement frame dwelling erected in 1910. This building is located on site approximately 42.8' from the front property line and has a rear yard of approximately 177'. Under the new scheme of subidivsion the front yard will be reduced to approximately 35.8' and the rear yard to 33'. The reduced parcel will have a net size of 41.25' x 113'.

The owners of Lot 4S½ have been offered the total sum of $2,664.75 for loss of land, made up as follows:

W. 7'	(288.75 sq.ft. @ $1.00 per sq.ft.)	$ 288.75
E. 144'	(5940 sq.ft. @ $ .40 per sq.ft.)	$ 2,376.00
		$ 2,664.75

Additional compensation, as yet to be determined, is payable for the loss of shrubs and yard improvements.

In both cases the owners, who are represented by B.E. Emerson, Solicitor, have refused to accept the City's offer for loss of land. These offers are substantiated by an independent appraisal.

continued . . . / 6

Item No. 7 cont'd

Following consultation with the City Solicitor, and with a view to facilitating completion of the scheme of subdivision, it is proposed to proceed with expropriation.

RECOMMENDED

a) That the offers of $5,329.50 and $2,664.75 plus additional compensation for loss of shrubs and other yard improvements made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.

b) That since the City has failed to come to an agreement with the owners to acquire the said property for the sums offered, the said property be expropriated and that the resolution for that purpose submitted under 'motions' be passed.

c) That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

8. Sale of Residential (R.S.-1) Lots
S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"The first 33 Residential Lots (R.S.-1) situated in Area C of the S.E. Sector, were advertised for sale and applications to purchase were received by the Board of Administration meeting held on April 27, 1970, when applications were drawn to determine the sequence of priority by which they would be considered.

In accordance with the instructions of City Council of February 17, 1970, the lots were advertised at a fixed price, based on current market value, with preference being given to individuals who wished to purchase a lot for the purpose of building a home for themselves. Applications to purchase from other than these individuals were to be dealt with on a second priority basis, with not more than 2 lots in any one block being sold to any Company or builder. The sale of these lots in every case is subject to commencement of construction within 18 months from the date of Council's approval of the sale.

A total of 24 applications to purchase were received from individuals and 5 applications were received from realtors or builders. Considering the applications in order of the established priority, 13 applications were immediately acceptable. In many instances, applications were received for the same lot and in an endeavour to ensure that the individual purchaser was given full consideration, unsuccessful applicants were contacted in priority order by telephone and advised of the circumstances and given the opportunity of transferring their offer to one of the remaining unsold lots. This has resulted in 3 additional acceptable offers to purchase:

continued . . . / 7

Item No. 8 cont'd

In accordance with the policy established by Council in past property sales, offers on the 17 lots remaining unsold will be received on an over the counter basis at the Property and Insurance Office, commencing 9:00 a.m., Monday, May 4, 1970. Such applications will be dealt with on a 'first come, first served basis.'

The second offering of lots in the S.E. Sector which constitute the 94 remaining (R.S.-1) Residential Lots in Area C and are generally situated East of Tyne Street, between 49th and 54th Avenues is already underway. Applications to purchase these lots will be received up to 9:30 a.m., May 25, 1970, at which time they will be dealt with at a meeting of the Board of Administration.

RECOMMENDATION:

Recommended that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, in each case, construction to be commenced within 18 months from the date of Council's approval of the sale.

Re: Lots 1-25, 27 & 28, 30-35, Blks. 1 & 8, N½
D.L. 339, Plan #13308
Sit: S/S 48th Ave. between Tyne St. & Boundary Rd.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS
Ken Boyd Wakefield	1	45 x 157	$13,000.00	9-3/4%
Wakefield Realty	2	40 x 157	$12,000.00	9-3/4%
Frederich Herman Findler	9	40 x 157	$12,000.00	9-3/4%
A.J.U. Construction Co. Ltd.	10	40 x 157	$12,000.00	9-3/4%
A.J.U. Construction Co. Ltd.	11	40 x 157	$12,000.00	9-3/4%
David Lowe	13	40 x 157	$12,000.00	9-3/4%
George Carl Lang	14	40 x 157	$12,000.00	9-3/4%
S.P. Strobel	15	40 x 157	$12,000.00	9-3/4%
Gunter Niemyt	16	40 x 157	$12,000.00	9-3/4%
Kenneth Benjamin Fleck	17	40 x 157	$12,000.00	9-3/4%
John Thomas Mitchell	18	40 x 157	$12,000.00	9-3/4%
Wing Kuey Gee	19	40 x 157	$12,000.00	9-3/4%
Celestino Milone	21 *	40 x 157	$12,000.00	9-3/4%
Ladislav Prigl	22	40 x 157	$12,000.00	9-3/4%
Rose Tretjakow	23	40 x 157	$12,000.00	9-3/4%
Lorenzo DiFrancesco	32	44 x 158	$12,800.00	9-3/4%

* N.B. Lot #21 is subject to a Public Utility Easement over the S. 5' of E. 10'."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 379

MAY 5 1970

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 23, 1970

A meeting of the Standing Committee of Council on Planning and Development convened in the No. 1 Committee Room, City Hall, on April 23, 1970, at approximately 2:00 p.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Linnell, Rankin and Sweeney

ABSENT: His Worship the Mayor (On Civic Business)
Aldermen Calder, Hardwick, Phillips and Wilson

CLERK: D. Scott

The Committee recessed to reconvene immediately following the completion of the meeting of the Standing Committee of Council on Finance, which was to convene forthwith.

The Standing Committee reconvened at approximately 2:50 p.m. in the No. 1 Committee Room with the following members present:

PRESENT: Alderman Bird, Chairman
Aldermen Broome, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Aldermen Adams, Calder and Hardwick

The minutes of the meeting held March 26, 1970, were adopted.

The minutes of the meeting held April 2, 1970, were adopted, as amended by Council on April 14, 1970.

The following action of the Committee is submitted to Council for information:

INFORMATION

1. Land and Water Use Policy:
English Bay and False Creek

The Vancouver City Council on April 7, 1970, passed the following motion:-

"THAT the Standing Committee on Planning and Development invite the presentation of briefs and delegations of groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including beaches west of Kitsilano Pool to include Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board;

FURTHER RESOLVED THAT this motion be referred to the Park Board for their information and advice respecting how they would wish to participate in the matter."

. . . Cont'd.

Clause 1 Continued

The following representatives of the Board of Parks and Public Recreation met with the Committee to discuss this matter:

Commissioner A.J. Livingstone, Chairman
Commissioner J.D. Malkin
Commissioner Mrs. Helen Boyce
Superintendent S.S. Lefeaux
Deputy Superintendent W.C. Livingstone

Superintendent Lefeaux advised that the communication from the City Clerk dated April 10th, containing the resolution quoted above, had not as yet been referred to a meeting of the Park Board for consideration.

After considerable discussion, it was

RESOLVED that this matter be tabled until we hear further from the Park Board.

2. Development of Jericho Defence Lands: Park Board

The Vancouver City Council on March 24, 1970, passed the following motions:

"THAT a meeting of the Standing Committee on Planning and Development and the Park Board be held to discuss Park Board plans for development of the Jericho Defence Lands."

"THAT the following motion proposed by Alderman Linnell be referred to the Standing Committee on Planning and Development for consideration when dealing with matters pertaining to Jericho Defence Lands:

'THAT the Park Board be requested to not demolish Building #4 at Jericho until Council has a chance to deal with it.' "

Representatives of the Park Board were present to discuss this item and Commissioner Livingstone, with the aid of a plan, advised of the proposed development of the Jericho Defence Lands.

Several of the Aldermen were of the opinion that organizations and interested groups throughout the City should be advised of this proposed development and be invited to present briefs on the matter before the Park Board finalize their plans.

Mr. Lefeaux advised that they did not know if the Federal Authorities were going to leave all of the buildings on the property, also that the Park Board do not take over all of the lands for two years.

In discussing the matter of demolition of Building #4, the representatives of the Park Board advised that they do not, at this time, plan to demolish this building and are investigating the possibility of suitable use.

It was

RESOLVED that the representations made by the Board of Parks and Public Recreation, re proposed development of the Jericho Defence Lands, be received for information.

The meeting adjourned at approximately 3:40 p.m.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 380

MINUTES

MAY 5 1970

APRIL 20, 1970

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 2 Committee Room, Third Floor, City Hall, on Monday, April 20, 1970, at approximately 3:00 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation Division
Superintendent A.E. Oliver, City Police Department
Mr. D. Morrison, City Prosecutor's Office

ALSO PRESENT: Mr. W.H. McLachlan, Vancouver School Board
Mr. E.L. Wiseman, President, Vancouver Traffic and Safety Council

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held March 9, 1970, were adopted.

1. 3300 Block Austrey Avenue: Request for Resident Parking Zone and Improved Access

At the last meeting of the Commission, it was recommended that this matter be tabled in order that the City Engineer could investigate the matter of public access to Joyce Street and provision of additional parking on the east side of Joyce Street. Mr. V.J. Blancard appeared on behalf of the petitioners in the area and requested:

(a) the re-examination of parking densities in the area as residents are not able to park in front of their homes on Austrey Avenue;

(b) the moving of the fire hydrant, which is located between 3331 and 3339 Austrey Avenue, to the corner of McHardy Street and Austrey Avenue, as parking is prohibited in the area of a fire hydrant;

(c) that the public access from Austrey Avenue to Joyce Street be investigated as, in his opinion, it was in very poor condition;

(d) the posting of signs in the turn-about to prohibit parking in this area;

(e) the posting of a speed limit in the lane as cars were exceeding the speed limit; and

(f) removal of part of the board fence, in order that residents of Austrey Avenue could use the lane to get through to Joyce Street.

. . . Cont'd.

Clause 1 Continued

Mr. Boyes, with the aid of a map, reviewed the information set out in the City Engineer's report dated April 9, 1970, and stated he believed that the parking space provided for activities at St. Mary's Church, such as weddings, was adequate. However, he suggested that the traffic densities should again be reviewed.

Mr. Blancard advised that considerable vandalism is taking place in the area when young people's activities are being held at St. Mary's Church. Superintendent Oliver stated that he would have his Youth Squad check the area.

After considerable discussion, it was

RECOMMENDED

(a) that the City Engineer's Department again check the parking densities in this area, particularly on a Monday night and if, after checking, it is determined that a resident parking zone is required on Austrey Avenue, that this be done under the City Engineer's authority;

(b) that the matter of the pedestrian access from Austrey Avenue to Joyce Street be referred to the Planning Department for report back to the Commission;

(c) that the matter of moving the fire hydrant be referred to the City Engineer and the Fire Chief for report back to the Commission.

2. Commercial-Victoria Diversion at 18th Avenue: Requests for Further Traffic Controls

Mr. J. Warnock, President of Cedar Cottage Ratepayers and Tenants Association and other residents of the area, appeared before the Commission with respect to their complaints of speed of traffic and pedestrian crossing problems at this intersection. The complainants requested protection for pedestrians crossing the Victoria Diversion and suggested a caution light be installed.

Mr. Boyes reviewed the City Engineer's report dated April 9th and advised that the Commercial-Victoria diversion is a major north-south street and carries one lane of traffic in each direction, except during rush hours when parking is prohibited in the peak direction. The other three approaches at this intersection (Findlay, Commercial and 18th Avenue) are all local streets,controlled by stop signs. The east crosswalk of the Victoria Diversion is marked and signed as a "Stop when Occupied" crosswalk since this is a collector route for students attending Lord Selkirk School. He stated that this crosswalk is longer than most, in that it is on an angle. However, traffic volumes on the Victoria Diversion are lower than those on most major streets and observations indicate that there are reasonable pedestrian crossing opportunities and visibility is good from each direction.

The City Engineer recommended that further traffic controls not be installed at the intersection of Commercial-Victoria Diversion with Findlay Street, Commercial Street and 18th Avenue.

In discussing the matter of speed in this area, it was pointed out that there is no traffic signal between 12th Avenue and Kingsway and some motorists are exceeding the speed limit.

. . . . Cont'd.

Clause 2 Continued

After considerable discussion, it was

RECOMMENDED that Superintendent Oliver check the speeds at this intersection, have his School Patrol Officers review this area with a view to having a school patrol placed at this intersection, review with the School Board Officials the boundaries of the Annexes and Lord Selkirk School to minimize crossings of the Victoria Diversion, and report back to the Commission on his findings.

The Chairman advised the delegation that this matter would be again discussed at the next meeting and invited them to be present.

3. Boundary Road and 45th Avenue: Request for Left Turn Bay and Pavement Widening

In a communication dated September 10, 1969, Mr. W. Muche advised of the traffic problem which exists at Boundary Road, 45th and 46th Avenues. He stated that a danger exists to children crossing in the crosswalk located on Boundary Road just south of 45th Avenue, as cars proceed on the gravelled shoulder in order to pass automobiles making left hand turns at 45th Avenue.

In a report dated April 8, 1970, the City Engineer advised that the pavement has recently been widened at 45th and Boundary to permit through vehicles to by-pass left turning vehicles, the result of whic is reducing or eliminating the accumulation of traffic. He further advised that permanent improvement on this section of Boundary Road will provide two roadways with a central median.

The City Clerk appeared before the Commission and stated that Mr. Muche has been in touch with him as he lives in the area. He further stated that Mr. Muche feels that the additional paving recently placed at the intersection of 45th and Boundary is causing a more hazardous condition and that when the swimming pool is re-opened in the summer, the children will be in greater danger when crossing Boundary Road.

Mr. Boyes pointed out that Boundary Road is signed with a playground, crosswalk and advanced warning signs and the crosswalk has been place in the most logical position in relation to existing sidewalks and pathway to the swimming pool.

After further consideration, it was

RECOMMENDED that the City Engineer review this intersection again when the swimming pool is opened and report back to the Commission.

4. Grosvenor Hotel: Additional Parking Prohibition

At the last meeting of the Commission, it was recommended that the City Engineer's report dated January 19, 1970, be received, that the City Engineer look into the possibility of removing the two metered parking spaces in front of the hotel, and that the Airline Limousine Company be asked if they can have an emergency left hand door put on the buses.

In a communication dated April 2, 1970, Vancouver Airlines Limousines (1963) Limited advised that the idea of installing a loading door on the left side of the buses is good, however, it is extremely difficult and expensive and in building new buses, the design characteristic may be modified to accommodate another door.

. . . Cont'd.

Clause 4 Continued

The City Engineer reported under date of April 8, 1970, that the removal of the two metered spaces between the loading zone and the sidewalk crossing would provide some convenience to the hotel operation. However, there is considerable demand for short term parking in the area and the slight improvement to the hotel operation must be weighed against the parking need, especially since Block 52 construction has already reduced available parking significantly. The City Engineer recommended that the request from Mr. Baynes of the Grosvenor Hotel to remove two metered spaces on the east side of Howe Street between Robson Street and Smithe Street not be granted.

After due consideration, it was

RECOMMENDED that the communication from the Vancouver Airlines Limousines (1963) Limited dated April 2, 1970, be received and that the report of the City Engineer dated April 8, 1970, be adopted.

5. Boundary Road and Hastings Street: Dual Left Turns

On September 24, 1969, the City Engineer submitted a report with regard to dual left turns at Boundary Road and Hastings Street. In this report, he advised that he would review a suggestion from Burnaby for the installation of a minimum left turn bay for northbound traffic and report back to the Commission.

The City Engineer under date of April 8, 1970, submitted an information report and advised that this review has now been completed and he agrees with Burnaby that such an installation would serve to clearly define the position from which these northbound left turns can be made. The cost of this work will be shared with the Municipality of Burnaby.

RECOMMENDED that the report of the City Engineer dated April 8, 1970, be received.

6. Relocation of Bus Stop: Broadway and Rupert

Alderman Hardwick referred a request from Mr. C.F. Edgett, Beulah Gardens Senior Citizens Homes, that the southbound bus stop on Rupert Street at Broadway be relocated to the near side of the intersection, in order to facilitate transfers to the westbound Broadway service.

In an information report dated April 8, 1970, the City Engineer advised that arrangements have been made to proceed with the construction of a near side bus pull-off as soon as City forces are available and the Transit Authority has agreed to share in the cost, which is estimated to be $500.

RECOMMENDED that Mr. C.F. Edgett be advised of the proposal to construct a bus pull-off on the north side of Broadway and that the City Engineer's report dated April 8th be received.

Official Traffic Commission MAY 5 1970 April 20, 1970

7. Nanaimo Street and Cambridge Street: Request for Suspended School Sign and/or Flashing Beacon

In a communication dated February 11, 1970, to Alderman Rankin, Mr. J. Zaslove expressed concern over the difficulty being experienced by pedestrians in crossing Nanaimo Street at Cambridge Street. Mr. Zaslove requested that consideration be given to the installation of suspended school signs and/or a flashing beacon as a minimum measure to improve the safety of the crossing.

In a report dated April 9, 1970, the City Engineer advised as follows:

"We have reviewed this intersection together with the Police Department and while traffic volumes are heaviest during the 7 a.m. to 9 a.m. period, they are relatively light during the remaining school crossing periods. Since January 1st, 1965, there has been a total of 11 recorded accidents, of which only one (November 19th, 1965) involved a pedestrian.

Mr. Zaslove's major concern is for the safety of children attending Hastings School Annex. Since the Annex serves children from kindergarten to Grade 3, their age is such that a school safety patrol would not be appropriate. The crosswalk at Nanaimo and Cambridge is too far removed from Hastings Elementary School for a safety patrol to be manned by the Hastings School students.

This location was the subject of a report to the Official Traffic Commission in March 1967, at which several methods of protection were discussed, including adult crossing guards. A system of 'volunteer crossing guards' was implemented by parents of the students shortly after Hastings School Annex opened in 1967. However, this system was discontinued shortly thereafter by the parents.

The Police Department review indicates that there are sufficient gaps in the traffic stream to allow students to cross in safety. It was noted, however, that there are a number of violations of the 'No Passing' regulation and also of vehicles proceeding before the crosswalk is completely cleared. These violations may relate to the width of Nanaimo Street and the 'offset' configuration of Cambridge Street, making it less apparent than a normal intersection.

Because of the special circumstances in this case, namely the width of Nanaimo Street, the absence of a school patrol, and the difficulty in recognizing the intersection because of its offset nature, we feel it is appropriate to make the crossing more apparent. We therefore propose to supplement the existing marginally mounted signs with suspended School Crosswalk signs governing northbound and southbound traffic on Nanaimo Street."

The City Engineer concluded his report with a recommendation that special attention be given to the crosswalk violations by the Police Department, as available manpower permits.

RECOMMENDED that the report of the City Engineer dated April 9, 1970, with respect to a request for suspended school signs and/or a flashing beacon be adopted.

8. Regulatory Traffic Signing:
Days Applicable

On October 7, 1968, in a communication to the City Clerk, the Secretary of the Board of Police Commissioners advised of the following excerpt from the minutes of the meeting of that Board dated September 26, 1968:

"Commissioner Brown stated he did not feel some traffic signs were clearly worded. He referred to the 'No Parking - 7 a.m. to 9 a.m.' signs in particular. He said they were apparently enforced on a Monday-to-Friday basis only, but nothing on the sign indicated this. He stated the sign should indicate the days the restrictions were enforced or the days on which the restrictions do not apply.

The Chief Constable stated that he had taken the matter up with the Traffic Engineer some years ago but had been unable to get the wording changed. He added that in most other cities parking signs clearly indicated the days on which the restrictions applied or the days on which they did not apply.

His Worship suggested that the matter be brought to the attention of the City Engineer with a request that he review the present wording of the signs and advise the Board of the results."

With respect to this matter, the City Engineer under date of April 9, 1970, reported as follows:

"At the Board of Police Commissioners' meeting on September 26th, 1968, concern was expressed that some traffic signs are not clearly worded, in that they do not indicate which days of the week the restrictions apply. The City Engineer was therefore requested to review the present wording of the signs. This report has been delayed, due to the priorities of other work.

Signs in this category include both parking and turning restrictions, both of which are installed to treat two basic situations, as follows:

(1) The 'all day' restriction is intended to aid the flow of traffic during the shopping and business hours, (i.e. No Parking, 7 A.M. - 6 P.M.) or, to regulate curb usage during shopping and business hours (i.e. One Hour Parking Time Limit 9 A.M. - 6 P.M.). These regulations are effective Monday to Saturday inclusive.

(2) The 'rush hour' restriction is intended to aid the flow of commuters (i.e. No Stopping 4 P.M. - 6 P.M.) (No Left Turn 7 - 9 A.M. 4 - 6 P.M.). These regulations are effective Monday to Friday only.

There are also other special sign arrangements dealing with particular conditions (liquor stores, entrance to Stanley Park). In general, all the traffic signs in the City are installed on the basis of introducing only the degree of regulation necessary to meet the particular condition. With the size of Vancouver City, this means there will be a variety of regulations and applicable periods. However, this approach is considered to be the most desirable and effective.

. . . . Cont'd.

Clause 8 Continued

1. Change the Signs

One means of clarifying this situation is to change the wording on the signs so as to include the information as to which days the regulations are applicable. Although this would overcome the difficulty with the present signing, the following points should be noted:

(a) In the case of parking signs, the more complex messages which result could lead to confusion, especially on those signs which include both stopping and parking regulations, each applicable on different days.

Larger signs would be required to accommodate the messages, and in some cases two signs would be needed where one is now adequate.

(b) On turn control signs, which must be clearly legible to moving traffic, the additional message would undoubtedly result in complaints of inadequate signing.

(c) The cost of converting all our curb usage and turn control signs to include information on the applicable days is estimated to be in the order of $65,000.

A limited check indicates a number of other cities indicate the days of the week on the parking signs but not on the turn prohibition signs.

2. Change the Regulations

Because of these disadvantages, an alternative solution has been examined. The regulations could be changed so that they are all effective for the same period of the week, either Monday to Friday, or Monday to Saturday. (Apart from a small number of special exceptions, which now have the applicable days posted on the signs.)

This alternative has the disadvantage that it may create some inconvenience to either motorists or property owners abutting the affected streets. If the uniform period is Monday to Friday:

(a) Certain streets which carry heavy volumes on Saturday (and therefore now have 7 A.M. to 6 P.M. restrictions), would experience Saturday congestion.

(b) Undesirable long-term parking will occur in the time-limit areas in shopping and business districts on Saturdays where the time limit is necessary to provide for the short-term parking demand.

If the selected period is Monday to Saturday:

(a) Residents located on major streets would be inconvenienced by rush hour parking prohibitions Saturday morning and afternoon.

(b) Rush hour traffic volumes on Saturdays are lower than on weekdays, and so the parking and turning prohibitions are not required for moving traffic.

(c) Parking prohibitions during the Saturday afternoon period would raise objection from merchants, since available parking would be reduced.

. . . Cont'd.

Clause 8 Continued

This alternative would not be a total solution, since motorists would still have to be made aware of the effective days by means other than the signs themselves.

The high cost and other drawbacks of changing the sign messages or the inconvenience to the public that would result from changing the period in which the regulations apply should be weighed against the difficulties experienced with the present signing. Although there are undoubtedly some instances of motorists' confusion with the present signing, it is felt that these are isolated cases, and that by and large, motorists are familiar with the existing regulations. Relatively few problems have been experienced by the Police in this regard, and the absence of adverse comments by the public would appear to indicate that our present practice is both understood and accepted.

Accordingly, it is RECOMMENDED that the present practice of not including the applicable days of the week on parking and turning signs be maintained and every effort be made to advise the public of the applicable times."

The Commission discussed appropriate ways in which the public could be informed of the days of the week in which certain restrictions apply and Mr. Wiseman offered the services of the Vancouver Traffic and Safety Council in advising the public.

After considerable discussion, it was

RECOMMENDED that the present practice of not including applicable days of the weeks on parking and turning signs be maintained and efforts be made to advise the public of the applicable times.

9. Bus Stop: Fraser and 25th Avenue

At the last meeting the Commission discussed the complaint by Mr. Stanley Jung, on behalf of the merchants in the block, with respect to the recent positioning of the bus stop on the far side of Fraser Street at 25th Avenue. The Commission recommended that Mr. Jung, on behalf of the petitioners, be forwarded a letter explaining the logic on why the bus stops are placed on the far side of intersections and that he again be asked if he wishes to appear before the Official Traffic Commission to discuss the matter further.

The Clerk advised that a letter had been forwarded by the City Clerk to Mr. Jung on April 10th which set out the reasons why bus stops are placed on the far side of intersections and he had been requested to notify her if he wished to appear before the Official Traffic Commission at this meeting. The Clerk further advised that she had telephoned Mr. Jung to determine if he, or any of the merchants, would be appearing and had been informed that there would not be representations by the merchants at this meeting.

It was

RECOMMENDED that copies of the communication dated April 10, 1970, to Mr. Jung be forwarded to each of the petitioners for information.

The meeting adjourned at approximately 4:30 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 380

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 12th, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, and Rankin.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Wilson (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from the Kitsilano Secondary School under the direction of Mr. Achtemichuk.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel and Property matters.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 5, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Dunsmuir-Melville Connector

The Board of Administration, under date of May 7th, 1970, submitted a detailed report by the Director of Planning and City Engineer in respect of the Dunsmuir-Melville Connector and replotting opportunities in the three block area bounded by Pender, Burrard, Georgia and Thurlow Streets.

cont'd....

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Dunsmuir-Melville Connector (cont'd)

The following recommendations are contained in this report:

"1. Council approve the alignment as shown on Engineering Department Drawing No. YD-121-7 (Appendix II) and authorize the Supervisor of Property and Insurance to negotiate the purchase of land required for the right-of-way. The programming for the purchase of individual parcels remaining; to be determined in relation to the timing of the Dominion Construction Co. Ltd. project and availability of funds.

2. Council approve in principle:

(a) Closure of eastern portion of Eveleigh Street and the sale of same to Dominion Construction subject to:

(i) sale at market value to be agreed upon by City Council

(ii) the land being consolidated with adjacent parcels

(iii) purchaser paying costs of relocating services

(iv) purchaser establishing land for the purposes of a turn-around at the east end of the residual part of Eveleigh Street

(b) Closure of land south of Eveleigh Street between the projection of the easterly property line of the Melville Building site and Burrard Street subject to:

(i) the parcels north and south of the closed lane being acquired by Dominion Construction Co.Ltd. and consolidated with the lane

(ii) the purchaser paying costs of relocating services (a very preliminary estimate is $36,000 in terms of 1970 dollars), it being understood that the closed lane would be exchanged for land required for the Connector right-of-way

3. Council approve the use of the triangular parcel of land bounded by the Dunsmuir-Melville Connector, Burrard Street and the centre line of Melville Street for public open space and in order to do this:

(a) Council establish a Committee to negotiate with the Provincial Government for the inclusion of their site at a nominal sum as part of the public open space

(b) Council indicate whether their officials should negotiate with Dominion Construction with respect to subsurface parking <u>or</u> offer the site for open tenders at a later stage."

(Attachments are on file in the City Clerk's Office)

The Council received a report explanation from the Director of Planning and the City Engineer and a request for deferment of the whole matter submitted by Mr. J.S. Maguire, Barrister, on behalf of Bowell McLean Motor Co. Ltd., one of the owners affected, for time in which to consider details of this report and submit its position.

cont'd.....

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Dunsmuir-Melville Connector (cont'd)

MOVED by Ald. Hardwick,
THAT recommendations 1 and 2 quoted above be approved;

FURTHER THAT recommendation 3 be deferred for two weeks to receive a submission from Bowell McLean Motor Co. Ltd.

- CARRIED

(A motion by Alderman Broome, i.e. that the Council agenda be varied to continue consideration of this particular subject following the Report Reference was passed at the commencement of this business)

UNFINISHED BUSINESS

1. Rezoning: Area near 16th Avenue and Burrard Street

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

2. Grant: Vancouver Neurological Centre

MOVED by Ald. Linnell,
THAT this matter be deferred pending the hearing of a delegation at a later date, as per request recently received.

- CARRIED

3. Enquiries and Other Matters

Further consideration was given to the following motion:

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT WHEREAS it appears that that portion of the Agenda described as 'Enquiries and Other Matters' is absorbing an inordinate amount of time;

AND WHEREAS each Tuesday the Council is confronted with many matters of great concern which require careful thought and discussion;

AND WHEREAS, with increasing frequency, important items of business are not gone into until late in the afternoon;

THEREFORE BE IT RESOLVED THAT the order of business be altered so that subject 'Enquiries and Other Matters' will appear immediately following 'Motions'.

(carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Phillips
Deputy Mayor Sweeney	Alderman Calder
Alderman Linnell	Alderman Hardwick
Alderman Broome	Alderman Rankin
Alderman Adams	

The motion was declared, - CARRIED*

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber, still in Committee of the Whole, at approximately 2:00 p.m., with the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips and Rankin.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Wilson (Civic Business)

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

Rezoning: Area Near 16th Avenue and Burrard Street

The Council further considered Board of Administration report of April 24, 1970, in the matter of rezoning application from Mr. J. Brand for area bounded by the lane north of 10th Avenue, Pine Street, 16th Avenue and Burrard Street; all of blocks 368, 388, 408, 428, 448, 468, Lots 11-20, Block 348, D.L. 526, from the present RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District. The report details pertinent information in connection with the matter and makes certain suggestions for Council consideration.

Mr. J. Brand, President and Margaret Gouraud, Secretary and Vice President of the South Granville Property Owners' Association submitted briefs dated February 20 and May 12, in support of the application and Mr. Brand appeared.

Mr. R.J. Hyndman of Viewmont Holdings Ltd. and Tupper Holdings Ltd., appeared in support of the Association's application and submitted a brief dated May 12, 1970.

MOVED by Ald. Adams,
THAT the Technical Planning Board and Town Planning Commission be requested to report on the advisability of rezoning at the present time to RM-3 Multiple Dwelling District only the area bounded on the north by the lane south of Broadway, with the exception of Lot 20, Block 348 (photography studio), Burrard Street on the west, Pine Street on the east and 14th Avenue on the south, i.e. taking no action on the half blocks bounded by 14th and 16th Avenues and Burrard and Pine Streets.

- CARRIED

B. General Report, May 8, 1970

Building and Planning Matters

(i) Proposed Public Housing Projects: FP 12, FP 13, FP 14 (Clause 4)

The Council considered Board of Administration report (Building and Planning matters), Clause 4, dated May 8, 1970, regarding the following Public Housing Projects:

FP 12 - Grandview Highway and Penticton Street
FP 13 - Rupert Street and Vanness Avenue
FP 14 - 25th Avenue and Brant Street

cont'd...

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Public Housing Projects:
FP 12, FP 13, FP 14 (cont'd)

An opportunity was given to any persons present wishing to speak on the matter. As a result, Mr. John Medwid of 3271 Vanness Street appeared and requested a fence be placed between his property and the adjacent proposed housing project.

MOVED by Ald. Bird,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated May 8, 1970, be adopted;

FURTHER THAT the request for fencing by Mr. Medwid be referred to the Director of Planning for appropriate action.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Adams - Riot Equipment: Police

enquired if the Police Commission would be making a further request to Council for funds for riot equipment, which was not approved by Council.

The Deputy Mayor advised the Chief Constable will be making a further request in the near future.

Alderman Phillips - Weekend Disturbances

referred to disturbances in the City during the weekend and proposed meeting with representatives of groups which participate in marches, in an endeavour to obtain cooperation from them in monitoring their members when in marches.

The Deputy Mayor suggested the Alderman bring in a motion if he wishes to pursue the matter.

COMMUNICATIONS OR PETITIONS

1. Grant: Laurel House Society

A communication was received from the Chairman of the Laurel House Society asking reconsideration of its application for a grant and submitting further information in respect of the work of the Society. The Council, on April 14th, passed a motion that no further action be taken.

MOVED by Ald. Linnell,
THAT the portion of the Council resolution of April 14th respecting no further action on this application be rescinded.

- LOST

(no further action taken on the matter)

2. Invitation to All Star Game and Dinner

MOVED by Ald. Adams,
THAT no action be taken on the invitation from the Mayor of Ottawa, addressed to His Worship the Mayor, to attend an all star game and dinner proposed in Ottawa, June 30 and July 2.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Council Appointee:
Playhouse Theatre Company

The City Council noted an invitation from the Playhouse Theatre Company that a Council representative be appointed to the Board of Directors.

MOVED by Ald. Hardwick,
THAT the City Council reiterate its right to appoint a nominee to the Playhouse Theatre Company;

FURTHER THAT for the 1970/71 theatre season, a representative of the Civic Auditorium Board be appointed as the Council's nominee.

- CARRIED

4. Anti Litter Program

The City Council noted a communication from the Minister of Travel Industry, under date of May 4, 1970, advising the Provincial Government has designated May 20, 1970, as 'Anti Litter Day' in the Province of British Columbia. The Council's consideration in assisting schools, or groups, in any project involved in litter cleanup or control, is requested.

The Deputy Mayor advised he had approved a proclamation declaring May 20th 'Anti Litter Day' in Vancouver.

MOVED by Ald. Bird,
THAT the City Council endorse this Anti Litter programme and the matter of rendering appropriate assistance be left in the hands of His Worship the Deputy Mayor, to make arrangements as considered advisable.

- CARRIED

5. Public Hearing Date:
Shaughnessy and Botanical Gardens

Mr. Paul Hansen submitted a communication to the City Council asking the Public Hearing date of June 18th respecting a Public Hearing regarding the question of development of Shaughnessy property to include a botanical garden, be set at a later date in July since detailed plans of the development are not expected to be available for inspection until approximately June 1st.

Alderman Hardwick advised that Dr. Gibson of the Botanical Gardens Association, is having a meeting in May to fully inform the public on the matter when details of plans and related matters are expected to be available.

MOVED by Ald. Hardwick,
THAT the City Clerk be instructed to be in communication with Dr. Gibson regarding meeting arrangements and if confirmed, inform Mr. Hansen, and that it is the Council's view he, therefore, should be able to inspect the plans in sufficient time without requiring any change in the Public Hearing date.

- CARRIED

(It was ascertained later from Dr. Gibson that meetings are being held May 27th and 28th in the Bloedel Conservatory)

COMMUNICATIONS OR PETITIONS (cont'd)

6. Working Session re Planning Procedures in Seattle.

A communication was received from the Director of Planning advising of an invitation to take part in a working session, May 21 and 22, in the City of Seattle on the matter of planning procedures for that City. City Council authority is requested.

MOVED by Ald. Adams,
THAT the Director of Planning be authorized to attend this Working Session and participate as invited.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report (cont'd)

Works and Utility Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Works and Utility matters), dated May 8, 1970, be adopted.

- CARRIED

Social Service and Health Matters

(i) Gordon House and Park Board Playground Space: West End (Clause 1)

MOVED by Ald. Broome,
THAT the following recommendation in this report be adopted:

'the foregoing report of the Director of Social Planning/Community Development and the Supervisor of Property and Insurance be adopted.'

- CARRIED

(ii) Library Board Representation: Social Development Committee (Clause 3)

MOVED by Ald. Linnell,
THAT, after considering information in the report of the Board of Administration respecting Library Board representation on the Social Development Committee, Clause 2 in the resolution of Council of October 8, 1968, be amended by adding the following:

'(e) one member of the Vancouver Public Library Board to be named by the said Board.'

- CARRIED

(iii) Department of Rehabilitation and Social Improvement: Change in Age of Majority (Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated May 8, 1970, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters

Vancouver Public Aquarium Association

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated May 8, 1970, be adopted.

- CARRIED

Building and Planning Matters

(ii) Election Building:
2510 Yukon Street (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be adopted, on the understanding the whole matter will be brought to the attention of City Council in one year's time.

- CARRIED

(iii) Application to amend text of Zoning and Development By-law relating to Height Limits in (C-2) Commercial Districts (Clause 5)

In connection with this clause, which relates to application to amend the Zoning and Development By-law re height limits in C-2 Commercial Districts, a communication, dated May 11, 1970, containing suggestions was received from Mr. J.S. Shakespeare, Barrister, on behalf of a client.

The following consideration was given by City Council:

MOVED by Ald. Hardwick,
THAT the Board of Administration be requested to report at an early date on proposal 1. in Mr. Shakespeare's letter of May 11, 1970, and the question of density as outlined in the C-2 schedule for both commercial and mixed commercial/residential areas, be reviewed.

(referred)

MOVED by Ald. Broome,
THAT suggestions 1. and 2. in Mr. Shakespeare's letter of May 11, 1970, together with motion of Alderman Hardwick, be referred to the Board of Administration for early report back.

- CARRIED

(iv) Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 3 of the report of the Board of Administration (Building and Planning matters), dated May 8, 1970, be adopted.

- CARRIED

(Clause 4 dealt with on pages 4 and 5)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Licensing of Lotteries Pursuant to Section 179A of the Criminal Code

In considering this report re licensing of lotteries pursuant to Section 179A of the Criminal Code, the following communications were noted:

(a) Killarney Community Centre
(b) Mount Pleasant Branch, No. 177, Royal Canadian Legion
(c) City Prosecutor

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Licenses and Claims matters), dated May 8, 1970, together with the communications received in connection therewith, be referred to the Standing Committee of Council on General Purposes.

- CARRIED

Finance matters

(i) Agreement City and Pacific National Exhibition re Pacific Coliseum Grant (Clause 1)

MOVED by Ald. Phillips,
THAT this clause be adopted after the recommendation is amended to read as follows:

'RECOMMENDED that the Pacific National Exhibition be notified that with respect to the Coliseum Agreement a payment of $29,324.94 plus a proper share of clock, scoreboard and concession revenues is expected for the year ended September 30th, 1969, and further that a payment is expected for the period ended September 30th, 1968, after the deficit of $605.29 is adjusted for clock and scoreboard revenues.'

(tabled)

MOVED by Ald. Adams,
THAT the motion of Alderman Phillips be tabled for two weeks and the whole matter referred back to the Board of Administration for further report, following further discussions with the Pacific National Exhibition authorities who have had a recent meeting on the matter.

- CARRIED

(ii) Payment of Legal Expenses Incurred by Police Constables (Clause 2)

MOVED by Ald. Linnell,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated May 8, 1970, be adopted.

- CARRIED

(iii) Stage Crew Wages Claim (Clause 3)

MOVED by Ald. Phillips,
THAT authority be granted to pay the $83.54 referred to in this clause in respect of settlement of wages to three members of the stage crew of the Vancouver International Festival, subject to release being signed by the Union, on behalf of all the employees of the Vancouver Festival Society which they represent.

(Alderman Broome is recorded in the negative)

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(iv) Grant:
Junior Symphony Society (Clause 4)

MOVED by Ald. Hardwick,
THAT consideration of this clause be deferred pending the hearing of delegation, pursuant to request received. - CARRIED

(At this point a short recess was observed)

(v) Landlord and Tenant Act (Clause 5)

The Board of Administration submitted report of the Corporation Counsel regarding the Landlord and Tenant Act passed at the last sitting of the Legislature and which Act has now been proclaimed. A comparison of the provisions of the Act with the provisions of the City's By-law is made and certain suggestions offered, one of which is as follows:

> 'Take no action and let the Board continue to administer the By-law as it has been doing. Should the validity of the By-law be challenged in the Courts, the resulting decision would resolve the question as to whether the Act or the By-law prevails or whether they can co-exist.'

A report, dated May 11, 1970, was received from the Vancouver Rental Accommodation Grievance Board conveying its comments. It was noted that the Vancouver Tenants' Council may wish to appear before the City Council and the Greater Vancouver Apartment Owners' Association also indicated they may, at some future date, wish to appear.

MOVED by Ald. Bird,
THAT no action be taken to alter the present arrangement and therefore, the Vancouver Rental Accommodation Grievance Board continue to administer the City By-law as it has been doing;

FURTHER THAT if the Vancouver Tenants' Council or the Greater Vancouver Apartment Owners' Association wish to appear before the City Council, arrangements be made.

- CARRIED

MOVED by Ald. Adams,
THAT the report dated May 11, 1970, from the Vancouver Rental Accommodation Grievance Board, be received.

- CARRIED

(vi) Grant: Vancouver Kitsilano Boys' Band (Clause 6)

An application was received from the Kitsilano Boys' Band for a grant to assist in the expenses of the forthcoming tour of the United Kingdom and the Continent during July and August, 1970.

MOVED by Ald. Broome,
THAT no action be taken on this request.

- CARRIED

(vii) Grant: Festive Players (Clause 7)

The City Council considered a request from the Festive Players for a grant of $6,264.00 to assist in providing for a 25-piece orchestra for outdoor concerts.

MOVED by Ald. Broome,
THAT no action be taken on this request.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(viii) Invitation to Odessa, U.S.S.R. (Clause 8)

The City Council received a communication from the Chairman of the Executive Committee of the Odessa City Council of Workers' Deputies inviting a delegation of three to visit Odessa in the U.S.S.R. Odessa is Vancouver's Sister City.

MOVED by Ald. Broome,
THAT the invitation be declined with thanks.

- CARRIED

(ix) Financial Statements for 1969

The Board of Administration submitted the financial statements for the year ending December 31, 1969 from the External Auditors, Griffiths & Griffiths, who have requested an opportunity to appear before the City Council in connection therewith.

MOVED by Ald. Bird,
THAT consideration of this matter be deferred pending delegation arrangements.

- CARRIED

C. Personnel Matters
Supplementary, May 8, 1970

Auto Allowance: Parking Engineer

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 8, 1970, be adopted.

- CARRIED

D. Property Matters, May 8, 1970

(i) Subdivision and Sale of Lot 158
S/S Wall St. between Slocan & Kaslo Sts. (Clause 5)

MOVED by Ald. Bird,
THAT consideration of this matter be deferred pending the hearing of delegations as requested.

- CARRIED

(ii) Balance of Property Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Property matters), dated May 8, 1970, Clauses 1 to 4 inclusive be adopted and Clause 6 received for information.

- CARRIED

E. Overtime: Social Service Department

The Board of Administration, under date of May 8, 1970, submitted a report from the Acting Social Service Administrator and the Administrative Analyst in the matter of departmental overtime, recommending as follows, the Board of Administration recommending approval:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime: Social Service Department (cont'd)

"(a) $2,204.00 overtime be approved to meet April overtime expenditures;

(b) an additional amount of $6,000.00 be provided for the balance of the year to meet emergency situations;

(c) the $8,204.00 be provided from the Contingency Reserve Fund."

MOVED by Ald. Broome,
THAT the foregoing recommendations be adopted.

- CARRIED

F. 1970 Basic Capital Program

The Board of Administration, under date of May 6, 1970, submitted a report with respect to the 1970 Basic Capital Program under the following headings:

Project Detail
Capital Programs
Unallocated By-law Funds
Financing the 1970 Basic Capital Program

The Board of Administration recommends as follows:

"1. the 1970 Basic Capital Program amounting to $9,899,396 and the method of financing this program, which are summarized on Schedule 1, be approved.

2. the Summary of Recommendations re Project Detail on Page 3 of this report be approved: it being noted that the Parks Program is submitted to Council for consideration."

MOVED by Ald. Adams,
THAT the foregoing recommendations be adopted and the Parks Program as submitted be approved.

- CARRIED

G. Economic Study - Downtown Vancouver

The Board of Administration, under date of April 27, 1970, submitted the following report in respect of Economic Study - Downtown Vancouver:

"The Board of Administration has received a report dated April 27, 1970, from the Director of Planning. In summary the Director of Planning reports the completion of the Economic Study by consultants, Hedlin Menzies and Associates Limited. This study was initiated in connection with the preparation of Urban Renewal Scheme 4A. Subsequent to the Federal Moratorium the Urban Renewal Scheme 4A was abandoned and the economic study was modified to take the form of a more comprehensive forecast for the downtown area.

The Planning Department particularly notes that the consultants' forecasts are based on present trends, and that the particular forecasts for the different Downtown and False Creek concepts will be made available in the brochures prepared for submission to Council and for circulation within the community.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Economic Study - Downtown Vancouver

The Director of Planning recommends that:

1. Council receive the economic study, noting that the information has been, as appropriate, assimilated into the Downtown and False Creek proposals being put forward for Council's consideration by the Director of Planning.

2. Copies of the report be deposited with the City Clerk to be made available to the public for perusal on request.

The consultants, Hedlin Menzies & Associates Limited have indicated their willingness to discuss and answer questions on their report, should Council so desire.

Your Board RECOMMENDS the aforementioned recommendations of the Director of Planning be adopted."

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration and Director of Planning be adopted.

- CARRIED

Basic Outstanding Items referred to Planning Department

MOVED by Ald. Phillips,
THAT the Board of Administration request the Director of Planning to set out the outstanding basic items which have been referred to the Planning Department for report, setting out the staff necessary to complete these requirements, and by what date; such report to be submitted to the Standing Committee of Council on Planning and Development.

- CARRIED

H. Payment for Synthetic Turf, etc. at Empire Stadium

The Board of Administration, under date of April 30, 1970, submitted the following report:

"The Director of Finance and the Corporation Counsel report as follows:

'The Pacific National Exhibition has asked what plan of payment the City is choosing for this project, and, while the resolution of Council of March 24th instructs the Pacific National Exhibition to let the contract to the 3 M Company, the matter of method of payment chosen by the City has not been stated specifically in a Council resolution, although a tentative choice of the instalment basis has been indicated by the Supplementary Capital Budget.

The present situation is that the Pacific National Exhibition is handling the matter of the contract, specifications for the work and presumably inspection and final acceptance of the laid turf and that the City will make payment directly or through the Pacific National Exhibition on approval of the works by the Pacific National Exhibition and their recommendation that payment be made.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Payment for Synthetic Turf, etc.
at Empire Stadium (cont'd)

While the 3 M Company proposal to the Pacific National Exhibition as reported to Council included preparation of the subsurface at a cost of $167,036, we are since informed that this part of the work is being arranged for separately by the Pacific National Exhibition. The total amount payable therefore, on an instalment basis is $891,878. of which $724,842. is to be paid to the 3 M Company by instalments and $167,036. in 1970 to other contractors for subsurface work as directed by the Pacific National Exhibition.

The cash price for the playing surface, field event and track surface, etc. as a package is $672,765. after deducting a cash discount for payment within 30 days after acceptance of the work. The instalment basis expressed on an interest basis works out to the following schedule of payments at 6.2416% interest per annum. This is an extremely favorable rate for this financing over the term proposed.

			Unpaid Balance	Payments allocated on interest basis: Principal	Interest @ 6.2416%
Cost on cash basis.....			$672,765		
Payment 1970	$249,842	(Down Payt)	422,923	$249,842	--
" 1971	200,000		249,320	173,603	$26,397
" 1972	150,000		114,882	134,438	15,562
" 1973	75,000		47,052	67,830	7,170
" 1974	50,000		-0-	47,052	2,948
Total Payable 1970-1974 incl.	$724,842			$672,765	$52,077

For Council Consideration

Should Council wish to direct that the City commit itself to instalment payments on the basis outlined in the proposal referred to in Council's resolution of March 24, a formal form of motion, prepared by the Corporation Counsel is attached.'

Your Board submits the above report of the Director of Finance and the Corporation Counsel for Council consideration."

A communication from Davis and Company was received, advising that in preparing a formal contract between the Pacific National Exhibition and the 3 M Company re installation of synthetic turf and running track at Empire Stadium, the question of assurance to the company re payment of the purchase price has arisen.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Payment for Synthetic Turf, etc.
at Empire Stadium (cont'd)

MOVED by Ald. Broome,

THAT WHEREAS at its meeting of March 24, 1970, Council instructed the Pacific National Exhibition to let a contract to Minnesota Mining and Manufacturing of Canada Limited for the complete installation of synthetic turf and track at Empire Stadium and referred the matter of the method of payment for the turf and track to the Finance Committee;

AND WHEREAS the proposal of Minnesota Mining and Manufacturing of Canada Limited includes as part of the work to be done the preparation of subsurface at a cost of $167,036;

AND WHEREAS the preparation of the subsurface will not be done by Minnesota Mining and Manufacturing of Canada Limited and accordingly the price payable to Minnesota Mining and Manufacturing of Canada Limited as set out in their proposal will be reduced by $167,036;

AND WHEREAS it is the opinion of the Director of Finance that it would be in the best interests of the City that the materials supplied and the work undertaken by Minnesota Mining and Manufacturing of Canada Limited be paid for on a deferred payment plan as hereinafter set forth, and the estimates and budget adopted by the Finance Committee contemplate payment on the basis of the said deferred payment plan;

THEREFORE BE IT RESOLVED that payment for the materials supplied and the work undertaken by Minnesota Mining and Manufacturing of Canada Limited in installing the synthetic turf and track be made on the following basis upon advice from the Pacific National Exhibition that the contract referred to above has been performed to their satisfaction.

The total price of $724,842 will be paid in five instalments as follows:

Thirty days after acceptance of the complete work	$249,842
One year following the date of the first payment	$200,000
Two years following the date of the first payment	$150,000
Three years following the date of the first payment ..	$ 75,000
Four years following the date of the first payment ...	$ 50,000

AND BE IT FURTHER RESOLVED that the City of Vancouver be made a party to the contract between the Pacific National Exhibition and Minnesota Mining and Manufacturing of Canada for the supply of Synthetic Turf and track for Empire Stadium for the purpose of binding the City in respect of the instalment payments provided for in the contract and that on submission of a contract satisfactory to the Corporation Counsel the Mayor and the City Clerk be authorized to sign and seal the contract.

AND FURTHER RESOLVED that the $167,036 to be paid for the preparation of the subsurface be paid to contractors designated by the Pacific National Exhibition or as otherwise directed by the Pacific National Exhibition upon advice from the Pacific National Exhibition that the work in respect of which payment is to be made has been completed, to the satisfaction of the Pacific National Exhibition.

(proposals separated
but finally carried)
(see next page)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Payment for Synthetic Turf, etc.
at Empire Stadium (cont'd)

MOVED by Ald. Hardwick, in Amendment,
THAT the following words be added to the motion of Alderman Broome:

'all the above to be subject to the Pacific National Exhibition agreeing to contribute the sum of $200,000 over the next five years toward the cost of the turf for the Empire Stadium.'

(lost)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Phillips	Alderman Bird
Alderman Calder	Deputy Mayor Sweeney
Alderman Rankin	Alderman Adams
Alderman Hardwick	Alderman Broome
	Alderman Linnell

The Amendment was declared, - LOST*

Alderman Phillips requested the motion of Alderman Broome be split, and a recorded vote was taken on the portion of the motion to and including the second RESOLVED. The record, therefore, is as follows:

FOR	AGAINST
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Hardwick
Alderman Linnell	
Alderman Phillips	
Alderman Calder	
Deputy Mayor Sweeney	
Alderman Bird	

The motion, in part, was declared, - CARRIED

The last RESOLVED portion in the motion of Alderman Broome was put and a recorded vote requested. The record, therefore, is as follows:

FOR	AGAINST
Alderman Bird	Alderman Phillips
Deputy Mayor Sweeney	Alderman Calder
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Hardwick
Alderman Linnell	

The remaining part of the motion was declared, - CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Motor Vehicle Inspection Station

The Board of Administration, under date of May 7, 1970, submitted a report of the Director of Finance, pursuant to Council's instructions as a result of the Vancouver City Hall Employees' Association having filed a brief at a previous meeting on the subject of the future operation of the Motor Vehicle Inspection Station. This Board of Administration report is concluded by recommending the Council approve the recommendations in the Board report of April 20th in respect of this subject. The Board of Administration, however, proposed an additional provision at this meeting.

After due consideration, therefore, it was,

MOVED by Ald. Adams,
THAT,

1. Council offer to turn over to the Provincial Government as of July 1, 1970, the operation of the Motor Vehicle Inspection Station along with the associated equipment and such items of office furniture and fixtures not considered useful to the City, for a price of $1.00, subject to the Province and City signing the necessary agreement.

2.(a) Council extend job preference provisions under personnel regulation 270-2(e) to the present employees of the station, effective from July 1, 1970, and that any employee who so desires, can advise the Director of Personnel Services prior to the end of June 1970 that he wishes to maintain this preference to June 30, 1971, even though he becomes an inspection station employee of the Provincial Government. This would appear to meet the request of the Union for an extension of protection beyond the six month deferral set by Council in December 1969, to allow the employees to seek other employment in the City service.

(b) In addition to the foregoing provision, where permanent City of Vancouver positions in the Motor Vehicle Inspection Station are abolished due to transfer of the Station to the Provincial Government, and where the incumbent in such a position has been in the position for 5 years or more, the following conditions of reemployment shall prevail:

(i) at any time up to the employee's maximum retirement date, regulation 270 (2)(e) shall be applicable;

(ii) the employee shall be placed in the highest step in the salary level in the position to which he is reemployed that is closest to the step in the salary range of the position he held when such position was abolished;

(iii) implementing (ii) above shall not have the effect of altering any salaries of any other employees of the City at the time of the reemployment, notwithstanding any current City of Vancouver practices in connection with employing staff at other than the lowest step in the salary range;

(iv) this arrangement shall be considered a special arrangement applicable only to positions abolished in the City of Vancouver Motor Vehicle Inspection Station and shall be without prejudice to City policy with respect to other positions abolished in the future.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Motor Vehicle Inspection Station (cont'd)

3. The methods recommended in the December 8, 1969 report for processing gratuity credits and Separation Trust be approved. Sick leave credits will be transferred if the Station is turned over to the Government and will be transferred back if the employee returns to the City service before July 1, 1971;

4. The Corporation Counsel draft any necessary agreement for the transfer of the Station to the Provincial Government including clauses detailing the protection of the present employees, and that His Worship the Mayor and the City Clerk be authorized to sign the agreement;

5. The Corporation Counsel be instructed to bring forward the necessary bylaw to repeal the Motor Vehicle Bylaw, effective July 1, 1970.

6. Council agree to continue the present use of the 1600 block of Alberni Street for vehicles waiting to enter the inspection station in return for permitting inspection of City vehicles through the inspection line at Manitoba Yards for 25¢ per vehicle. The Manitoba Yards inspection line to meet the Provincial Standards.

- CARRIED

J. Lease of Restaurant:
Centennial Museum

The Board of Administration, under date of May 8, 1970, submitted report from the Acting Purchasing Agent and Director of Museums in the matter of lease and operation of the restaurant in the Centennial Museum, recommending as follows:

1. That Oly's Food Services Limited be granted a five-year lease for the operation of the Centennial Museum Restaurant on a rental basis of 10% of sales plus one-half of all operating profits in excess of 10% of gross sales, and commissions on all vending machines sales at standard rates.

2. That Oly's Food Services Limited be authorized to proceed with the proposed changes in the restaurant at an estimated cost of $5,000.00 and the cost of such changes be retired by rentals to the City.

3. That the lease be to the satisfaction of the Corporation Counsel.

4. That the City obtain a Dining Lounge License and that Oly's Food Services Limited be retained to manage this License, and if granted, that permission be given to install a bar at an estimated cost of $2,000.00 and such cost be retired by offsetting rentals to the City.

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Report of Standing Committee on General Purposes, April 30

In connection with this report of the Standing Committee on General Purposes, the Council took action as follows:

(i) University Endowment Lands: Report of the Sub-Committee (Clause 1)

MOVED by Ald. Broome,
THAT this clause be adopted after amending part (d) by striking out the words 'development of the University Endowment' and inserting in lieu thereof the word 'developed'.

- CARRIED

(ii) Resolutions: Annual Conference Canadian Federation of Mayors & Municipalities (Clause 2)

(iii) Civic Entertainment: Policy (Clause 3)

MOVED by Ald. Broome,
THAT Clauses 2 and 3 of the report of the Standing Committee on General Purposes dated April 30, 1970, be adopted.

- CARRIED

(iv) Tag Day Policy (Clause 4)

In considering this clause the City Council noted request from the Vancouver Central Lions Club that tag day permission be continued for the organization. A request was noted from the Lions Carnation Fund asking a delegation be heard.

MOVED by Ald. Bird,
THAT this clause be deferred pending the hearing of a delegation as requested.

- LOST

MOVED by Ald. Broome,
THAT Clause 4 of the report of the Standing Committee on General Purposes dated April 30, 1970, be adopted.

- CARRIED

(v) Balance of Standing Committee Report

MOVED by Ald. Broome,
THAT Clauses 5, 6 and 7 of the report of the Standing Committee on General Purposes dated April 30, 1970, be received for information.

- CARRIED

L. Federal, Provincial, Municipal Programmes

The Board of Administration under date of May 8, 1970, submitted the following report:

"At the meeting of the General Purposes Committee held April 30, 1970 your Board was instructed to prepare a resolution for Council consideration re certain aspects of Federal, Provincial, Municipal programmes. The following is your Board's proposed resolution:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Federal, Provincial, Municipal Programmes (cont'd)

WHEREAS the Federal Government have eliminated grants to Municipalities in respect to the Winter Works programme, this programme providing capital funds to Municipalities amounting to, in the case of Vancouver, approximately $540,000 in Federal and Provincial grants during the 1967-68 program year;

AND WHEREAS the Federal Government have for the time being eliminated grants to Municipalities in respect to Municipal works in Urban Renewal areas, this programme providing needed capital funds to Municipalities amounting to, in the case of Vancouver, approximately $800,000 in Federal and Provincial approved grants to date;

AND WHEREAS the recent action of the Federal Government proposing reductions in the rental scale for Public Housing projects is expected to result in an annual increase in costs to Municipalities without prior consultation with the Federal Government's Provincial and Municipal partners in such projects;

AND WHEREAS the Minister of Finance, in his 'Proposals for Tax Reform' has proposed changes in the income tax laws which may well have detrimental effects on Municipalities as detailed in the Canadian Federation of Mayors and Municipalities brief to the Commons Committee on Finance, Trade and Economic Affairs;

THEREFORE BE IT RESOLVED THAT the Federation

(a) Urge the Federal Government to consult with the Federation prior to taking action on matters affecting the financial status of Municipalities, which form the level of Government most in need of aid and expanded fiscal resources to responsibly perform the functions expected of them; and

(b) Urge the Federal Government, as a matter of the highest priority, to establish Federal policies which will lead to the preservation and improvement of the physical and social environment in urban areas where an increasingly large majority of Canadians reside; and

(c) Urge the Federal Government to financially aid efforts initiated by Municipalities towards deriving a better understanding of municipal problems and the solutions thereto, in effect establishing a mutuality of interest and effort towards developing the policies referred to in (b) above.

Your Board submits the above resolution for the CONSIDERATION and instruction of Council."

MOVED by Ald. Adams,
THAT the foregoing resolution be forwarded to the forthcoming Conference of the Canadian Federation of Mayors and Municipalities.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 3124,
BEING THE PARKING COMMISSION BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to repeal By-law No. 3124, being the Parking Commission By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Expropriation:
(Certain Lots: 67th and 58th Avenues)

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 3, Block 2 of Block 23, District Lots 330 and 331, Group 1, New Westminster District, Plan 2713	East side Cromwell Street South of 67th Avenue
Lot 10, Block 4 in South part of North-west 1/4 of District Lot 335, Group 1, New Westminster District, Plan 3532	South side of 58th Avenue between Tyne and Cromwell Streets
Lot 26, Block 6 and North 1/2 of Block 7, North-east 1/4 of District Lot 335, Group 1, New Westminster District, Plan 3624	South-west corner of 58th Avenue and Boundary Road

pursuant to its powers under Section 564 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

2. Program Budgeting

The Council considered the following motion on which Notice was called at the meeting on May 5th:

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT the Director of Finance report to the Finance Committee on 'program budgeting' and further, indicate the feasibility of introducing such practices in the City.

The motion was put and, - CARRIED

3. Leave of Absence:
Alderman Wilson

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT Alderman Wilson be granted leave of absence for the period June 9th to and including June 16, 1970.

- CARRIED

MOTIONS (cont'd)

4. Leave of Absence:
Alderman Rankin

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT Alderman Rankin be granted leave of absence for the period May 19th to June 15, 1970, inclusive.

- CARRIED

5. Vandalism in City of Blaine

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS the City of Blaine was subjected to actions of vandalism and wanton destruction at the hands of persons at present unknown;

AND WHEREAS the citizens of this City of Vancouver have been hospitably and fraternally welcomed to the City of Blaine for many years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be, and is hereby recorded as deploring the actions and indignities suffered by the City and the citizens of Blaine and extends to the City and the citizens of Blaine our sincere regrets.

- CARRIED UNANIMOUSLY

6. Street Demonstrations

MOVED by Ald. Phillips,
SECONDED by Ald. Rankin,
THAT student, youth and Peace movement groups be requested to meet with the Director of Social Planning/Community Development to discuss setting up a system of monitors from within these groups to assist in heading off violence during demonstrations.

(Notice)

Notice was called and recognized by the Chair.

The Council adjourned at 5:20 p.m.

****

The foregoing are the Minutes of the Regular Council Meeting of May 12, 1970, and the reports referred to are those on Page(s) 452-487...

E. Sweeney
DEPUTY MAYOR

R. Thompson
CITY CLERK

MAY 8TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated May 8th, 1970.)

1. Festoon Lights for the 1970 Sea Festival Dances at Kitsilano Tennis Courts

"The Vancouver Sea Festival Society has requested the installation of 1,000 ft. of festoon lights for outdoor dances to be held at the Kitsilano Tennis Courts on July 11th, 13th, 14th, 15th, 16th, 17th and 18th, 1970.

The City owns a quantity of festoon lights and provisions were made in a resolution dated May 2nd, 1961 for the rental of these festoon lights, subject to the following conditions:-

(a) All applications be approved by Council.

(b) A rental of 16¢* per foot be charged. (Revised rate approved by Council July 9/68

(c) A deposit of one week's rental be required to ensure the return of the equipment in good condition.

As in previous years the cost of this work will be deducted from the City's 1970 Grant to the Sea Festival Society.

The deposit of one week's rental is not required because the festoons are to be installed and removed by City workmen.

RECOMMENDED that 1,000 feet of festoon lights be rented to the Vancouver Sea Festival Society for the sum of $160.00."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of Kerr Street N/E Corner 45th Avenue and Kerr Street

"Kerr Street north of 45th Avenue at the present time is about 88 feet in width. Our highway requirements are for Kerr Street to become 66 feet in width. The owner of Lot 6 at the north-east corner of 45th Avenue and Kerr Street has made application to acquire the surplus portion of street. The closed portion of street will taper from 22 feet at 45th Avenue to approximately 21 feet at the lane north of 45th Avenue, the definite amount to be determined by survey.

I RECOMMEND that the surplus portion of Kerr Street between 45th Avenue and the lane north of 45th Avenue be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed portion of road to be $11,000 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed portion of road to be consolidated with the abutting privately owned property."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewers on Prior Street from Dunlevy Avenue to Station Street

"The 1969 Sewers Capital Budget is almost fully appropriated. Advance approval by the City Council is therefore requested for this project, from 1970 Sewers Capital Budget.

Sewers must be constructed prior to paving work on Prior Street, Main to Dunlevy, in connection with the Goergia Viaduct replacement. The proposed work consists of the extension of the new twin sewer in the lane east of Main Street across Prior Street and the construction of two blocks of sanitary sewer on Prior Street.

The estimated cost is $24,000.

I RECOMMEND that $12,000 be appropriated from Item 3-03-04 'Prior to Paving, Provision for Further Projects' and $12,000 from Item 3-05-02 'Pollution Control, Provision for Further Projects', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

4. Tender No. 40-70-2 General Motors Genuine Original Equipment Replacement Parts

The City Engineer and Acting Purchasing Agent report as follows:

These parts are for City of Vancouver equipment maintained by the Equipment Branch of the Engineering Department

"The above tender was opened by your Board on February 23, 1970 and referred to the City Engineer and Purchasing Agent for tabulation and report. The working copy of the tabulation is on file in the Purchasing Agent's Office.

Tenders provided for bids to be submitted on the basis of discounts from manufacturer's standard published price lists. Discounts will remain firm, but the published prices may change from time to time. The contract is for 18 months and the estimated value is approximately $12,000.00 per year.

Five bids were received:-

Tie Low Bids 1 and 2 - Jim Pattison Ltd. and Carter Pontiac Buick Ltd. both offered 10% discount, but they did not meet night-time service requirements specified in the tender, viz. - City required service until 10:00 p.m. daily, and Bids 1 and 2 offered parts service only until 6:00 p.m. daily. Also, these firms have a much smaller stock of parts than Bids 3 and 4.

Cont/d.

Clause 4 Cont/d.

Bid No. 3 - Pacific G.M.C. offered 5% discount for payment made by the 15th of the month following and meets our night-time service requirements, but, as this firm is primarily a truck agency, most of their stock (approx. 85%) is for truck parts.

Bid No. 4 - Dueck on Broadway offered a 5% discount for payment made within 10 days. This firm also meets our night-time service requirements and carries adequate stock requirements for both cars and trucks (60% car, 40% truck). One-third of the City's business is for car parts.

Pacific G.M.C. offered better terms of payment for their 5% discount (payment by the "15th of the month following", compared to payment "within 10 days" as offered by Duecks), but the Engineering Department considers that the balance of car and truck parts in Duecks inventory will substantially reduce the possibility of 'stock-outs', which could keep vehicles out of service, and this more than offsets the better payment terms.

We therefore recommend acceptance of Bid No. 4 from Dueck on Broadway at a total annual cost of approximately $12,000.00. The report is submitted to Council for award because we consider Bid No. 4 from Dueck on Broadway, gives greater value than the bid offered by Pacific G.M.C."

Your Board
RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved. Contracts satisfactory to the Corporation Counsel.

5. Renewal Lease - National Harbours Board

The Corporation Counsel reports as follows:

"By an agreement dated the 5th day of October, 1967, the National Harbours Board granted to the City a lease for sewer purposes of a portion of the water lot in the northerly production of the Victoria Drive Street End, an area 51 feet in width and 1,186.8 feet in length, extending from the original high water mark to the Harbour Headline.

The lease is for a term of seven years and two months from January 1, 1963 to February 28, 1970 at a rental of $25 per annum, and contains a renewal term of twenty-one years, terminating February 28, 1991 upon the same terms and conditions as in the original lease, except as to rental.

The National Habours Board has forwarded a renewal agreement for execution by the City, extending the above lease for a period of twenty-one years from March 1, 1970 to February 28, 1991 at a rental of $25 per annum for the first five years."

Your Board
RECOMMENDS that the Mayor and City Clerk be authorized to execute the renewal agreement on the City's behalf.

6. Consent to Grant of Licence
Lot 6338, Group One, New Westminster District

The Corporation Counsel reports as follows:

"By a lease dated November 21, 1952 the City leased a portion of the foreshore and bed of the North Arm of the Fraser River known as Lot 6338, Group One, New Westminster District, from the North Fraser Harbour Commissioners, for a term expiring on November 21, 1972. By a sub-lease dated December 3, 1952 the City sub-let Lot 6338 to Vancouver and Districts Joint Sewerage and Drainage Board, the predecessors of the Greater Vancouver Sewer and Drainage District for a term expiring November 20, 1972.

The Greater Vancouver Sewer and Drainage District now wishes to grant a licence, expiring on November 19, 1972, to Westcoast Cellufibre Industries Ltd. to construct a log deck and scow loading berth on part of Lot 6338 and, the City's consent is required before this grant can be effected."

Your Board
RECOMMENDS that consent be given to the grant of the licence from the Greater Vancouver Sewerage and Drainage District to Westcoast Cellufibre Industries Ltd. covering Lot 6338, Group One, New Westminster District, the form of the required documents to be satisfactory to the Corporation Counsel

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FOR ADOPTION SEE PAGE(S) 435

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Gordon House and Park Board
Playground Space - West End

Your Board submits the following report of the Director of Social Planning/Community Development and the Supervisor of Property & Insurance respecting the request of Gordon House to use City-owned property in the West End:

"On November 13, 1969, a letter from Mr. R. A. Morris, President, Neighbourhood Services Association (NSA) was addressed to His Worship the Mayor and Members of Council requesting permission to use City-owned property in the West End as supervised playground space for pre-school children registered in the Day Care Centre program at Gordon House. Since the property requested by Gordon House, located on Nelson Street, has been reserved for development as a park the Clerk forwarded Mr. Morris' letter to the Parks Board on December 1, 1969. The matter was dealt with by the Parks Board at their meeting on February 23, 1970. The specific request of Gordon House to the Parks Board was

'for occupancy for $1 per year for two years of three 33 ft. lots on Nelson Park Site (Block 22) containing an old house, 1130 Nelson Street, on the centre lot and a vacant lot on either side, for use as a private playground for the day care service operated by Gordon House in the nearby St. Andrew's Wesley United Church. The small house to be used for play equipment storage and emergency restrooms, Gordon House to assume custodial care of the house; and further, requested the Board to approve an expenditure of $500 to do basic cleanup and surfacing work on the two vacant lots.'

The following resolution was approved by the Parks Board on February 23, 1970, and forwarded to City Council:

'That City Council be requested to agree to demolition of the small house, and that it be suggested to Gordon House that they arrange for a temporary structure for storage and restroom purposes on the requested temporary private day care playground area for a two-year period on Nelson Park site.'

This matter was referred to the Director of Social Planning/Community Development on March 18, 1970, and he reports as follows:

'The building at 1130 Nelson Street is occupied by a Mr. and Mrs. Ross and their son. They pay $85 monthly in rent to the City. The property is administered on behalf of the City by the Property & Insurance Division.

In consultation with the Director of SP/CD, the Supervisor of Property & Insurance inspected the building and rated it in fair condition. The exterior of the house needs painting but the interior is in good condition and has been well maintained by its present occupants.'

Cont/d.

Clause 1 Cont/d.

There is a room, at the rear of the basement, ideally suited for the storage of Gordon House equipment and adjacent washroom facilities which can be separated from the basement area for use by the children. Mr. and Mrs. Ross have agreed to relinquish these facilities for the use of Gordon House. Gordon House has agreed to expend up to $500 for alterations in the basement up to the standard recommended by City Officials. The Medical Health Officer has listed eight requirements for compliance with By-law health standards. This information has been provided to officials at Gordon House and their Chairman, Hilda Kristiansen, has undertaken to effect the necessary repairs. Job estimates indicate that this can be carried out for less than the $500 already committed to this purpose by Gordon House. The alterations in the dwelling and any necessary fencing are to be done under the supervision of the Supervisor of Property & Insurance. The Parks Board have agreed, by letter dated February 26, 1970, to Council to carry out some grading and surfacing of the vacant land area.

As the proposed use by Gordon House is expected to continue until such time as Council approves the demolition of this dwelling, (along with others in this block for park use) it is considered desirable that the Supervisor of Property & Insurance be authorized to have the exterior of the dwelling painted or stuccoed as part of the normal maintenance program, the cost to be financed from rental income.

The Director of Social Planning/Community Development and the Supervisor of Property and Insurance, because of the need to preserve all family dwellings in the City as long as possible,

R E C O M M E N D that the rental of the dwelling at 1130 Nelson Street be amended to exclude the rear basement room and the basement washroom. The tenants to have exclusive use of the front yard area for the width of the building and have access to and the use of the balance of the property when it is not in actual use by Gordon House. The tenant to have sufficient space to park two (2) vehicles in the south-west corner of Lot 4, with access from the lane and with pedestrian access from the parking area to the dwelling.

That the City enter into an agreement with the Gordon House Neighbourhood Services Association to permit Gordon House the use and occupancy of Lot 4, and W½ Lot 3, Block 22, D.L. 185, including the rear basement room and the basement washroom, in the dwelling at 1130 Nelson Street, (but excluding the balance of the dwelling, the front yard area and parking area) and subject to the conditions of use and access as proposed for the occupant of the dwelling.

Gordon House to be responsible for the cost of any alterations necessary for the proposed use; for installation and maintenance of fences; for care of the portion of the dwelling and grounds they occupy. All alterations, installations, maintenance and upkeep to be to the satisfaction of the Supervisor of Property & Insurance.

Cont/d.

The agreement to be at a nominal rental and drawn up to the satisfaction of the City Solicitor and the Supervisor or Property & Insurance.

That the Supervisor of Property & Insurance be authorized to obtain bids for the painting of the exterior of the dwelling at 1130 Nelson Street for submission to the Board of Administration."

That use and alterations be in accord with the City's bylaws.

Your Board
RECOMMENDS the foregoing report of the Director of Social Planning/Community Development and the Supervisor of Property & Insurance be adopted. However, since the proposals are contrary to the resolution of the Parks Board, Council may wish this approved and be subject to concurrence by the Parks Board.

INFORMATION:

2. Provincial Department of Rehabilitation and Social Improvement circular letter 450-359 concerning Change in Age of Majority

The Acting Social Service Administrator reports as follows:

"The changing of the age of majority from 21 years to 19 years, proclaimed as of April 15, 1970, will affect the Social Service Department as follows:

All present wards who are between nineteen and twenty-one will no longer be the financial responsibility of the Vancouver Children's Aid Societies. Financial responsibility for those young people who are in foster homes will be transferred to the Social Service Department. Monies presently in pay, to foster parents, are to continue at the same rate as is presently being paid, pending changes in circumstances. In some cases these rates are considerably higher than social assistance. There are approximately 70 cases involved.

Arrangements have been made with the Children's Aid Societies to:

(a) List cases with amount being paid, payee, etc., so that payment can be made by the Social Service Department as soon as possible.

(b) Children's Aid Staff to complete a Social Assistance Application and distribute a Social Service information pamphlet so that the individual will be aware of services available from this department.

(c) Casework and counselling service, where needed, to be provided by the Children's Aid Societies.

(d) Financial services to be provided by the Children's Aid Social Workers presently attached to the Social Service Department.

Over a period of years there will be higher administrative costs for the Social Service Department, since young persons who are Child Welfare Wards will be eligible for Social

Cont/d.

Clause 2 Cont/d.

Assistance at an earlier age. There should not, however, be any appreciable increase in total social assistance payments since Child Welfare costs are sharable on the usual 80/20 basis, in same way as are direct social assistance costs."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION:

3. Vancouver Public Library Board Representation on the Social Development Committee

On April 14, 1970, Council requested a report from the Corporation Counsel on the action necessary to add a member of the Library Board to the Social Development Committee. The following is the report of the Corporation Counsel:

"The Social Development Committee was established by resolution of Council of October 8, 1968. Clause 2 of the resolution establishes membership of the committee, and in order to provide for a Library Board appointee it will be necessary to amend the said resolution by adding the following as paragraph (e) to clause 2:

'(e) One member of the Vancouver Public Library Board to be named by the said Board.'

Upon the passage of this resolution, the Library Board could make its appointment immediately."

Your Board submits the foregoing report for Council's CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 435

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Vancouver Public Aquarium Association

The Corporation Counsel submits the following report:

"I have been asked to report on the attached resolution of the Board of Parks and Public Recreation which was passed on March 23, 1970. In essence the proposed arrangement is that the City will become a party to the Aquarium agreement rather than the Park Board in order to facilitate an extension of the present agreement for fifteen years. The Park Board is precluded by section 490 of the Vancouver Charter from extending the present agreement beyond a term of five years.

Accordingly I would recommend that Council authorize the Corporation Counsel to draw a new agreement between the City and the Vancouver Public Aquarium Association for a term of fifteen years from September 10, 1969, but otherwise upon the same general terms and conditions as presently exist in the agreement between the Park Board and the Association." *
* Details attached.

Your Board
RECOMMENDS that the recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 436

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Beautification - Gastown
Communication Mr. J.W. Parker

The Director of Planning reports as follows:

"Council has received a letter dated April 24th from Mr. John W. Parker of the Townsite Committee, which is circulated.

On April 17th, the Director of Planning submitted a report entitled 'Beautification, Gastown, Chinatown' which set out the way in which the department was reporting on the beautification opportunities in Gastown, Chinatown and Hastings Street as part of an overall program.

Council were told at that time that the three reports were being completed for submission to Council by the end of May. Two of the reports deal with proposed projects and one the general beautification program.

Council should be aware however that there are several committees representing the Gastown, Chinatown, Hastings Street area as follows:

(a) Townsite Steering Committee - (West Townsite Committee
(East Townsite Committee
(b) Gastown Improvement Committee
(c) Improved Downtown East Area Society (IDEAS)
(d) Chinatown Improvement Association.

In the reports to be submitted to Council it is hoped to reconcile the views of these different groups which in some cases do not necessarily coincide.

It is suggested that this report be received for information and that Mr. Parker be sent a copy of the Director of Planning's report dated April 17th and this report."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be received for information and a copy of this report and the report of the Board of Administration dated April 17th, which was received by Council April 21st, be forwarded to Mr. Parker.

2. Election Building -
2510 Yukon Street

Your Board has received the following report from the City Clerk and the Administrative Analyst:

"In reaching a decision in April 1966 to proceed with plans for a 'Basic Annex' to be built, City Council had received a report indicating that a portion of the capital cost might be made available from the sale of 2510 Yukon Street (the sale price indicated being $75,000).

The City Clerk and the City Building Inspector have, during 1969, reviewed the feasibility of transferring the Voters' List Office to the fourth floor of the East Wing and the storage of voting equipment elsewhere in City buildings.

cont/d . . 2

Clause 2 cont/d

It was agreed that the Voters' List Office could function on the fourth floor provided sufficient additional space was available for preparation and control of ballot boxes, ballots and election supplies before and after election periods. However, it was concluded that provision of reserve space for ballot box preparation and control was wasteful. The City Building Inspector stated: 'It is my opinion that the box filling operation should be performed at a location other than the East Wing.' Under the present arrangements, such space becomes available when booths, tables and election room equipment is moved out to the polls prior to election day.

The City Clerk also consulted with the City Engineer, the Supervisor of Property and Insurance and the Purchasing Agent concerning storage facilities and space for secure storage and preparation of ballot boxes. These officials were unable to provide suitable space in buildings used for City operations, at Manitoba Yard, Cambie Yard or elsewhere.

As the building at 2510 Yukon Street:

(a) was originally designed and built for the express purpose of housing election equipment, and

(b) is close to City Hall, thus enabling the City Clerk to maintain close supervision during election periods, and

(c) in view of the opinion of the City Building Inspector that ballot box preparation should be performed at a location other than in the East Wing.

We recommend that:

(a) 2510 Yukon Street be not sold, and

(b) The Voters' List Office and equipment storage continue to occupy the building and operate at that address."

Your Board RECOMMENDS adoption of the recommendations of the City Clerk and the Administrative Analyst.

3. Development Permit No. 48152:
First Phase Project 200

The Corporation Counsel reports as follows:

"Under the provisions of the development permit dated September 2nd, 1969 granted in respect to the first phase of Project 200, certain agreements were required to be completed within specified periods of time:

A. The following were to be completed within forty-five days following the date of the development permit:

(i) agreement to provide for a continuous public pedestrian access at Plaza level over Canada Square;

(ii) agreement in respect to developments over any portions of City streets, i.e. pedestrian walkways, etc.

cont/d . . 3

Clause 3 cont/d

B. The following agreements were required to be completed within six months following the date of the development permit:

(i) agreement granting the City the right to construct an elevated highway over areas 'A' and 'B' as shown on plan SK2-1 submitted by the developers.

(ii) agreement granting to the City the right to construct the extension of Cordova Street over Canadian Pacific lands shown as areas 'C' and 'D' on plan SK2-1.

The agreement covering the extension of Cordova Street has been completed and executed by Project 200, Marathon Realty Company Limited and Canadian Pacific Railway Company.

Time for completion of the remainder of the agreements has expired, and Project 200 has requested a further extension of time of three months to complete these documents. Since these documents have been substantially completed, I would recommend that the extension be granted. I believe the documents will be completed in final form and executed long before expiry of the extension period. Copy of the letter from Davis and Company, solicitors for Project 200, requesting the extension of time has been circulated for Council's information."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

4. Proposed Public Housing Projects:
FP 12 - Grandview Highway and Penticton Street
FP 13 - Rupert Street and Vanness Avenue
FP 14 - 25th Avenue and Brant Street

The Director of Planning, under date of April 24, 1970, has reported on the recommendations of the Review Committee composed of one representative each of C.M.H.C., the Province, the City and the Architectural Institute of British Columbia in respect of proposals by contractors for the above-mentioned project.

"The Review Committee has recommended, subject to a number of conditions which are listed in the Director of Planning's report, that awards be made as follows:

FP 13 - Relan Enterprises Ltd.	$447,413	42 units
FP 14 - Janin Western Contractors Ltd. and Turnkey D.E.C.M. Ltd.	$639,888	48 units

The Review Committee recommended also that an award be made to Janin Western Contractors Ltd. & Turnkey D.E.C.M. Ltd. for the FP 12 project for 24 units in the amount of $336,000. However, the Province, by letter of April 23, 1970, from Mr. J.T. Williams to Mr. K.B. Ganong has stated that, due to the high bids, this site is not accepted for development as proposed. This project has therefore been excluded from the recommendations in the Director of Planning's report.

The Director of Planning's report refers also to procedure approved by Council on October 10, 1967 whereby Council agreed to allow surrounding property owners to examine the plans when available and to express their views thereon. The Council having agreed to hear delegations, the plans will be made available for examination in the office of the Director of Planning and displayed in the Council Chamb when the Director of Planning's report is considered by Council.

cont/d . . 4

Clause 4 cont/d

The Director of Planning's report recommends that Council approve the sketch plans for Public Housing Projects F.P. 13 and F.P. 14, subject to any changes Council may determine as a result of representations from surrounding owners, noting that amendments will be negotiated as recommended by the Technical Review Committee, and that normal development and building permit procedures will follow.

Regarding possible further changes which the City might call for after hearing views of surrounding owners, C.M.H.C. has advised that the federal-provincial partnership has been concerned at the costs of these projects and has cautioned that changes, other than relatively minor adjustments, could increase costs to a level which might result in the projects having to be abandoned."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved, noting particularly C.M.H.C.'s observations regarding possible increases in cost if other than minor changes are proposed.

(Copy of the Director of Planning's report of April 24, 1970 is circulated for Council's information.)

INFORMATION

5. Application to amend text of Zoning and Development By-law #3575 relating to Height Limits in (C-2) Commercial Districts

The Director of Planning reports as follows:

"An application has been received from Mr. J.S. Shakespeare to amend the text of the (C-2) Commercial District Schedule to Zoning and Development By-law No. 3575 by adding the following to Section 1 F thereof:

'Provided that this restriction shall not apply to sites which immediately adjoin an RM-3 Multiple Dwelling District and which comply in all other respects with the requirements of this schedule.'

The effect of such an amendment would be to mandatorily eliminate the present height restriction in C-2 Commercial Districts of 40 feet or 3 storeys. This would affect some 81 city blocks distributed as follows:

Mount Pleasant	22
Woodland-Grandview	21
Kitsilano	18
Kerrisdale	12
Marpole	5
Fairview	3

The present application is made for the owner of Lots 11 and 12, Block 323, D.L. 526 which are located at the North-west corner of Broadway and Yew Street. The proposed office building use for this site complies with the existing C-2 Zoning schedule in all respects excepting height. The building is proposed to be 9 storeys and 128 feet in height, instead of the permitted 3 storeys and 40 feet in height.

An application to permit the proposed office building was previously considered by the Board of Variance December 18th, 1969. The minutes of the hearing are as follows:

cont/d . . 5

Clause 5 cont/d

'2207 West Broadway - Appeal No. 17679

This appeal was requesting relaxation of Section 1-F of the C-2 District Schedule (height provisions) in order to erect a 9-storey office building 116' in height (overall height of 128'), permitted height being 40' or three storeys.

It was the Board's opinion that the proposed building would be a better development than any structure that now would be permitted in this location under C-2 commercial district regulations of the Zoning and Development By-law. However, it was felt that such a variance in height would have the effect of changing the zoning district. Accordingly, it was suggested that the applicant should file an application with the City Council for an amendment to the applicable regulations of the Zoning and Development By-law and the Board would be prepared to write a letter to Council endorsing the development as indicated on the sketch plan submitted, if such an application is made.

This appeal was DISALLOWED.'

An application was subsequently considered by the Zoning and Real Estate Sub-Committee of the Technical Planning Board on January 19th, 1970, and was laid over for further consideration.

Council has previously given consideration to a related matter, namely a new zoning category for mixed-commercial-residential use.

On April 1, 1969, on a motion by Alderman W. Hardwick, Council directed:

'THAT the Director of Planning report to Council on the implications of new zoning categories appropriate for commercial property, adjoining (RM-3) and (RM-4) zones. The new zoning regulations could be designed to promote mixed-commercial-residential development by permitting a system of bonuses similar to the adjoining multiple residential zone.'

The Director of Planning in reporting back to Council July 4, 1969 pointed out that:

'The need to up-date the Suburban Commercial District Schedules, i.e. (C-1), (C-2) and (C-3) has been recognized for several years, particularly with regard to those areas adjacent to (RM-3) and (RM-4) districts where bonus systems are now operative.'

This report concluded:

'In summary, the present By-law provides for the mixed-residential-commercial uses suggested in a form compatible with the surrounding areas. The Director of Planning would not suggest changing the priorities of the Department's Work Programme at this time in order to attain more sophisticated types of commercial zoning schedules.'

It is felt that the present application to amend the C-2 Commercial District Schedule is of the same nature and would require considerable detailed study of the implications involved in changes to this and other schedules.

Cont/d . . 6

Clause 5 cont/d

The Technical Planning Board on 24th April, 1970, considered the implications involved and laid the matter over for further study. It is evident that a considerable amount of study and research will be needed before an amendment of this nature can be adjudged. Because of other planning commitments, high priority cannot be given to this work at this time, and if it is felt that City Council should be made aware of these circumstances."

Your Board RECOMMENDS that the report of the Director of Planning be received for information.

(Copies of a communication dated October 22, 1969 from the Kitsilano Chamber of Commerce supporting the application are circulated for the information of Council)

* * * * * *

FOR ADOPTION SEE PAGE(S) 432/3, 436

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Licensing of Lotteries Pursuant to Section 179A of the Criminal Code

The Corporation Counsel reports as follows:

"The Provincial Government has, by Order-in-Council dated April 20, 1970, promulgated regulations for the licensing of lotteries pursuant to Section 179A of the Criminal Code. A copy of those regulations is circulated herewith.

Clause (c) of section 179A deals specifically with the conducting of lotteries by charitable and religious organizations, and prohibits such organizations from operating dice games, 3-card monte, punch boards, and coin tables. It also provides that in the case of a lottery scheme conducted by a charitable or religious organization at a bazaar, (A) the amount or value of the prize awarded shall not exceed $100.00 and (B) the money or other valuable consideration paid to secure a chance to win a prize shall not exceed 50¢.

I would draw your particular attention to paragraph 4.11 of the Regulations contained in the Order-in-Council which provides that permission may be granted by a city, district, town or village clerk for the holding of lotteries having a charitable or religious object not more often than 52 occasions in any license year where the value of the prize or prizes on each occasion does not exceed in the aggregate $100.00 and the gross proceeds (excluding the aggregate value of the prize or prizes) do not exceed for the license period $500.00.

I would recommend that the granting of these licenses be delegated to the Department of Permits and Licenses. The License Inspector would be familiar with the regulations and ensure that licenses granted were in accordance with these regulations.

If this recommendation meets with Council's approval, the necessary application and license forms and other matters could be dealt with administratively."

Your Board
RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

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FOR ADOPTION SEE PAGE(S) 437

FINANCE MATTERS

RECOMMENDATIONS

1. Agreement City and Pacific National Exhibition re Pacific Coliseum Grant

The Director of Finance reports as follows:

"The agreement between the City and Pacific National Exhibition re the Pacific Coliseum Grant dated August 22, 1966, specifies in part

> 'In consideration of the payment of the grant by the City referrred to in Paragraph 1, the Exhibition covenants and agrees with the City that not later than the 31st day of December in each and every year after the commencement of the operation of the said building by the Exhibition and until the Exhibition has paid to the City the sum of $500,000.00 the Exhibition will deliver to the City a statement duly certified by its auditors showing the gross revenue and the operating and maintenance expenses (in which shall be included the said buildings' proportionate share of the Exhibition's Administration and Park Maintenance expense) with respect to the operation of the said building for the immediately preceding fiscal year of the Exhibition, together with a sum equal to twenty-five (25) per cent of the excess of the gross revenue over the operating and maintenance expenses.'

As required by the agreement the Pacific National Exhibition has forwarded separate statements for the Pacific Coliseum prepared by their auditors showing the financial results for the partial year of operation ended September 30, 1968, and for the year ended September 30th, 1969.

The auditor's report on the general financial statements of the Pacific National Exhibition also notes that:

> '(3) As at September 30, 1969 no amount has been transferred to current liabilities with respect to the City of Vancouver loan on the Pacific Coliseum. The parties concerned have not resolved the intent and interpretation of the agreement in terms of calculating the current payment due each year.'

The separate financial statements and the auditor's notes provide the necessary data for determining the amount payable to the City by the Pacific National Exhibition as follows:

Summary of statements presented:

. . . Cont'd.

Clause No. 1 (Cont'd.)

	Pacific National Coliseum	
	Year Ended Sept. 30/69	Partial Year (9 mos. ended Sept. 30/68
Gross Revenue	$444,546.32	$276,098.70
Expenditures	279,948.73	244,080.35
Operating Profit	$164,597.59	$ 32,018.35
Depreciation on Equipment and leasehold improvements	$ 68,953.97	$ 51,935.30
Provision for Plant Replacement	44,455.00	27,609.87
Administration & Park Maintenance proportion	47,297.72	32,623.64
	$160,706.69	$112,168.81
Profit	$ 3,890.90	
Loss	-----	$ 80,150.46

The figures and auditors notes that apply to the City and the Pacific National Exhibition Coliseum agreement are as follows:

	Year ended Sept. 30/69	Part year ended Sept. 30/68
Operating Profit as above	$164,597.50	$ 32,018.35
Less Administration & Park Maintenance Proportion	47,297.72	32,623.64
Excess of the Gross Revenue) over the operating &) Maintenance expenses)	$117,299.78	$ 605.29 Deficit
City share 25% (Note 1)	$ 29,324.94	(See Note 1)

Note 1: These figures should be adjusted by the following items:-

(a) The auditors point out that net revenue from the clock and scoreboard have not been included by the P.N.E. as Coliseum revenue.

(b) The Director of Finance of the City points out that the fairness of the amount shown for 'Administration and Park Maintenance proportion' should be reviewed.

The Pacific National Exhibition officials have given no indication that a payment can be expected by the City in accordance with the agreement, and it appears that a positive approach should be taken by the City.

. . . Cont'd.

Clause No. 1 (Cont'd.)

RECOMMENDED that the Pacific National Exhibition be notified that with respect to the Coliseum Agreement a payment of $29,324.94 plus a proper share of clock and scoreboard revenues is expected for the year ended September 30th, 1969, and further that a payment is expected for the period ended September 30th, 1968, after the deficit of $605.29 is adjusted for clock and scoreboard revenues."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

2. Payment of Legal Expenses Incurred by Police Constables

The Corporation Counsel reports as follows:

"On November 26, 1969 the Police Commission considered a request from a police custodial guard that he be reimbursed by the City for his legal expenses in defending himself against a charge of assault which arose while he was on duty. The Police Commission resolved that the matter be submitted to the Corporation Counsel for taxing and if found in order forwarded to City Council. The bill has now been taxed before the Supreme Court Registrar and allowed at the sum of $1,485.

At the same meeting the Board also considered a request from a police constable who was charged with assault as a result of activities which occurred while he was on duty. The Board passed substantially the same resolution. This bill has now been taxed and the Registrar has allowed the amount of $1,985.

Under section 472 of the Vancouver Charter Council may direct the payment of any sum required for the protection and defence or indemnification for any member of the police force when a prosecution is brought against him.

These bills having now been taxed in accordance with the terms of the resolution of the Board of Police Commissioners, are submitted to Council for approval of payment."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be approved.

CONSIDERATION

3. Claim for Alleged Balance of Wages - Vancouver International Festival - Three Members of Stage Crew

The Director of Finance reports as follows:

"On February 8, 1969 Council approved payment of a net amount of $5,155.25 for settlement of wages owing to stage crew and wardrobe employees of the Vancouver International Festival (owing for the 1968 Festival).

. . . Cont'd.

Clause No. 3 (Cont'd.)

On September 15th the Stage Employees Union wrote to the Mayor and Council requesting that amounts they claim are owing to members of their union be paid as follows:

	Amount of N.S.F. Cheques	V.I.F. Records Show	Balance in Dispute	
F. Wharton	$261.88	$235.72	$26.16	Union Officials
B. Soros	220.84	209.02	11.82	
M. Glover	171.94	126.38	45.56	Union Member
Total	$654.66	$571.12	$83.54	

(See letter dated September 15, 1969, from International Alliance of Theatrical Stage Employees, which is circulated.)

The gross amount owing to local stage crews and wardrobe showed on the Vancouver International Festival records as $6,563.30, less an amount of $1,408.05 we were told was taken by Vancouver International Festival officials from the box office receipts and handed to Union officials to pay employees to prevent a shut down of the show just prior to opening time. The wardrobe employees included in the total were not involved as they are not members of the stage union.

The additional amount of $83.54 referred to in the Union's letter has not been paid for the following reasons:

(a) The additional amounts claimed by Wharton and Glover appear to relate to N.S.F. cheques dated August 2nd and cheques were issued to these men at a later date. Whether these amounts were included by Vancouver International Festival in the later cheques is not definitely known, but Vancouver International Festival lists do not include the amounts of these cheques as remaining unpaid to these two employees.

(b) The claim of B. Soros for $11.83 appears to be based on a time sheet matter. Here again whether the amount was included in the amount shown on the Vancouver International Festival list is not known.

Although considerable detailed discussion occurred with Wharton and Soros between February and September 1969, they did not bring up the matter of these minor claims until one year after the Festival and we refused at that late date to consider these minor amounts for the following reasons:

(i) The value of the time of the internal audit staff to track down these small differences one year later would have far exceeded the amounts involved and could well have proved fruitless.

. . . Cont'd.

Clause No. 3 (Cont'd.)

(ii) Soros and Glover both accepted the settlements of amounts due them as shown by the Vancouver International Festival lists, with adjustment referred to in (iii) below. They signed releases and indicated they were through with the matter.

(iii) As stated previously, an amount of $1,408.05 was taken by Vancouver International Festival officials from the box office so that cash payment could be made to stage employees to prevent a walk-out. It was apparently arranged that the Union would hand the cash to the employees that night, but the Union did not use the cash as directed. They have excused this on the grounds of some income tax problem, which has apparently not materialized. The Union officials were obviously intended to act only as messengers to hand out the cash, rather than the usual Vancouver International Festival pay cheques, to stage employees.

When questioned by the City's Internal Auditor as to which employees had been paid on this occasion, in order to determine how much remained unpaid to individual employees, the Union advised that they still held the cash and insisted that the City make settlements without deducting the $1,408.05. The Internal Auditor refused to do this, and in order to carry out Council's intent that wages be paid as quickly as possible, he proposed that the City would reduce the payments proportionately and the Union could hand over the balance to each employee when they saw fit to do so.

Soros and Wharton (Union officers) finally agreed to this after much time-wasting controversy, and settlement documents and cheques were prepared. Soros was actively involved at this time in the matter of the allocation of the money. After the legal and financial work was completed, we understand the Union officials advised the employees to refuse the settlement.

A considerable time after the calculation of the payments by the Internal Auditor and the Union officials, drawing of documents by the legal department and drawing the cheques, Wharton and Soros brought up the matter of the three items now claimed. As many settlements had been completed on the agreed basis and recognition of these extremely late claims, (one year after the event) would upset the basis of settlement, the Director of Finance made the decision that they would not be considered for the following reasons:

(i) The Internal Audit staff in their attempt to make early settlement had been put to much additional work through the attitude of the Union officials as to the cash they held, which was the property of the employees.

(ii) The failure of the Union to pay over the money to the employees brought on the need for apportionment of funds and under this basis of settlement any alteration to the total of all claims would upset the settlements already made or ready to be completed.

. . . Cont'd.

Clause No. 3 (Cont'd.)

(iii) Soros, and later Wharton, although involved in the apportionment, failed to claim the additional amounts until long after the voluminous detailed work of claims settlements had been done, and the cost of redoing the whole settlement was away out of line with the amounts of claims involved.

For Council Consideration

Council may wish to direct that one of the following lines of action be taken:

(a) That the Union be advised that the basis of settlement established jointly by the Union officials and the Internal Auditor will prevail and that the City does not intend to spend further staff time in the matter of these small claims.

(b) Direct that the claims be paid without further investigation. Staff time to investigate these claims might prove to be fruitless so long after the event, and in any case, its value would likely exceed the amount of the claims.

(It should be noted that of the claimants mentioned in the letter, two, being Soros and Glover, have already signed releases and been paid, and only Wharton, the writer of the letter has refused to accept settlement, and he has insisted that he be allowed to appear as a delegation to Council on behalf of himself, Soros and Glover.)"

Your Board submits the above report of the Director of Finance for the consideration of Council.

DELEGATION REQUEST - MR. F. WHARTON

4. Grant: Junior Symphony Society

A request has been received from the Junior Symphony Society of Vancouver for a civic grant of $5,000 to be utilized as a training ground in orchestral work for young musicians and to assist in the budget of operating the Orchestra itself.

The Society states that this is the first time in its 32 years history, that it has sought financial support from the City. The organization has been supported in part, over the years, through direct grants and private foundations but this year, due to increased demands upon these foundations, a number of donations have been cut, and one large source has been eliminated entirely.

Your Board notes that Council has dealt with similar requests in the past as follows:

April 1970	- Community Music School	- $5,150 Approved (non-recurring basis)
April 1970	- Kiwanis Music Festival (Annual Grant request)	- $600 Approved.

. . . Cont'd.

Clause No. 4 (Cont'd.)

The organization wishes to appear as a delegation in support of its request.

Your Board submits the foregoing for the consideration of Council.

(Copies of letter dated April 30, 1970, from the Junior Symphony Society are circulated for the information of Council.)

DELEGATION REQUEST - JUNIOR SYMPHONY SOCIETY

5. Landlord and Tenant Act

The Corporation Counsel reports as follows:

"The Landlord and Tenant Act passed at the last sitting of the Legislature has now been proclaimed and is in force throughout the Province.

In general, the proposed Act covers the same areas as does the City's By-law. It contains provisions dealing with tenants' privacy, the obligation of a landlord to mitigate his damages where a tenant vacates before the end of the tenancy and making the landlord responsible for providing and maintaining rented premises in a good state of repair and fit for habitation.

Under the Act, security deposits are prohibited unless a municipality by by-law otherwise provides. At the present time the City's By-law permits security deposits of $25 in the case of unfurnished premises and $50 in the case of furnished premises.

The Act prohibits rent increases during the first year of a tenancy. Following the first year the rent can be raised only after the tenant has received three months' notice in writing. If a landlord increased the rent without first having given the required notice, he is liable on summary conviction to a fine not exceeding $1,000.

The Act empowers municipal councils to establish advisory bureaus to advise landlords and tenants on tenancy matters and to mediate disputes between them.

The provisions of the Act are administered and enforced directly by the Courts. This differs from the procedure under the City's By-law where a matter is heard first by the Grievance Board, which is empowered to make an order. It goes to Court only on non-compliance with an order made by the Board. To date the decisions of the Board have been accepted, with few exceptions. It has been the experience of the Board that in a number of cases, once a grievance has been filed the landlord and tenant will settle their differences before the date of the hearing.

It is understood that the Provincial Court will hear cases under the Act at night sittings, two nights a week.

. . . Cont'd.

Clause No. 5 (Cont'd.)

Ten days' notice of the hearing will be required. The length of time between the filing of the matter and the hearing will, of course, depend upon the number of cases filed. The person applying to the Court will be required to pay $4.00 to file the matter. This amount will presumably be recoverable from the other party if the person filing the matter is successful.

Under the practise adopted by the Vancouver Rental Accommodation Grievance Board, on the advice of the Law Department, when a grievance is filed notice is given to the person alleged to have contravened the By-law that an inquiry will be made into the grievance at a sitting of the Board to be held not less than six days from receipt of the notice. Normally the inquiry is held from eight to thirteen days after the grievance has been filed.

In addition to adjudicating disputes the Board answers inquiries from persons as to landlord and tenant matters.

The Landlord and Tenant Act does not deal specifically with the question as to the extent to which the City's By-law can exist alongside the Act. It did not repeal the Rent Control Act under which the By-law was passed. The Landord and Tenant Act states that it applies to tenancies of residential premises and tenancy agreements, nothwithstanding any other Act. On the other hand the Rent Control Act says that where there is a conflict between the provisions of a by-law of a municipality and any other law in force in the municipality, the by-law provisions shall prevail. The apparent conflict between the Landlord and Tenant Act and the Rent Control Act makes it impossible to say with any degree of certainty what effect the proclamation of the Landlord and Tenant Act has upon the validity of the City's By-law.

At the present time, while the areas covered by the Act and By-law are generally the same, the specific provisions differ to varying degrees in their operation. For example, with respect to the standard of the accommodation, the Act is quite general requiring the landlord to provide and maintain the rented premises 'in a good state of repair and fit for habitation' (the tenant is responsible for ordinary cleanliness). The By-law deals specifically with requirements relating to heat, electricity and sanitary facilities. It is, therefore, possible that a person could be in violation of the By-law though not of the Act.

The following suggestions are offered for Council's consideration:

(a) Take no action and let the Board continue to administer the By-law as it has been doing. Should the validity of the By-law be challenged in the Courts, the resulting decision would resolve the question as to whether the Act or the By-law prevails or whether they can co-exist.

. . . Cont'd.

Clause No. 5 (Cont'd.)

(b) Instruct the Corporation Counsel to amend the By-law so that its operation would correspond exactly with that of the Act. If this were done the only difference would be in the method of enforcement.

(c) Repeal the By-law and determine whether a new by-law should be passed permitting security deposits and further determine whether a Landlord and Tenant Advisory Bureau should be established.

This report has been forwarded to the Rental Accommodation Grievance Board for its comments and, it is understood the Board will be submitting its comments to Council in accordance with Council's resolution of March 12, 1970."

Your Board submits the foregoing report of the Corporation Counsel for the consideration of Council, and notes that the Vancouver Tenants' Council wishes to appear as a delegation.

DELEGATION REQUEST - VANCOUVER TENANTS' COUNCIL

6. Grant: Vancouver Kitsilano Boys' Band

A letter dated April 30, 1970, has been received from the Vancouver Kitsilano Boys' Band requesting a grant of an unspecified amount to help pay the costs of the Band's forthcoming tour to the United Kingdom and the Continent during July and August of this year.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1966 -	Kitsilano Boys' Band Assistance in planned trip to Europe.	- $3,000 Approved.
July 1969 -	B.C. Beefeater Band Financial Assistance toward visit to Europe.	- $500 Approved.
April 1970 -	Vancouver Kiwanis Boys' Pipe Band Financial assistance for travel to Scotland.	- No Action.

Your Board submits the foregoing for the consideration of Council.

(Copies of the letter dated April 30, 1970, from the Vancouver Kitsilano Boys' Band are circulated for the information of Council.)

7. Grant: Festive Players

Mr. Harvey Adams, representing Festive Players, an orchestra made up primarily of Symphony Orchestra members, has written under date of April 17th, requesting a grant of $6,264.00. The purpose of the grant is to provide for a 25 piece orchestra to give outdoor concerts similar to the B.C. Electric Concerts several years ago.

Mr. Adams advises that the Music Performance Trust Fund of the Recording Industry will match the City concert for concert, so that a civic grant in the amount specified will make possible a continuous series of 20 concerts throughout the coming summer.

Your Board notes that the only similar request in recent years was the grant given to the Dunbar Musical Theatre last year for $750 for performances in Stanley Park.

The foregoing request is submitted for the consideration of Council.

(Copies of the organization's letter are circulated for the information of Council.)

8. Invitation to Odessa, U.S.S.R.

A letter dated April 21, 1970, has been received from the Chairman of the Executive Committee of the Odessa City Council of Workers' Deputies inviting a delegation of three to visit Odessa, U.S.S.R., which is Vancouver's Sister City.

The Odessa City Council is suggesting that the visit be for a period of ten days during July to September of the current year.

Your Board submits the foregoing for the consideration of Council.

(Copies of the translated letter are circulated for the information of Council.)

9. Financial Statements for 1969

The External Auditors, Griffiths & Griffiths, have submitted the Financial Statements of the City of Vancouver for the year ending December 31, 1969.

The Auditors are requesting to meet with the Council to discuss the Financial Statements and elaborate on details surrounding certain aspects of them.

Your Board submits the foregoing delegation request of the External Auditors for the consideration of Council.

(Copies of the Accountants' letter and Financial Statements are circulated for the information of Council.)

DELEGATION REQUEST - GRIFFITHS & GRIFFITHS

* * * * * *

FOR ADOPTION SEE PAGE(S) 437/9

MAY 12 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MAY 8, 1970

RECOMMENDATION

1. Auto Allowance - Parking Engineer

The Director of Finance reports as follows:

"A request has been received from the City Engineer for an auto allowance for the position of Parking Engineer, which was established in late 1968 and filled on the 1st of March this year.

Because of the need to maintain frequent contact with people outside the Hall, to attend meetings at given times, and to carry out field investigations, it is necessary that the Parking Engineer makes use of his own car.

It is recommended that an auto allowance (on a monthly basis) be authorized for the position of Parking Engineer, presently occupied by John W. Hutchinson, effective May 1, 1970."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 439

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 8, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

PART I

S A L E S

1. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Re: Lot 109, D.L. 662 & 729, Plan #13271
Sit: E/S Elgin St. South of 45th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
York Construction Ltd.	109	105 x 49	$11,700.00	City Terms 9-3/4%	This lot is known to contain peat and no guarantee is given to soil stability.

Re: Lot 110, D.L. 662 & 729, Plan #13271
Sit: W/S Ross St. South of 45th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
York Construction Ltd.	110	100/105 x 49	$11,700.00	City Terms 9-3/4%	This lot is known to contain peat and no guarantee is given to soil stability.

PART II

SUNDRIES

2. Expropriation for Replotting - S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"Lot 10, Blk. 4, S. Pt. of NW¼, D.L. 335 situated on the South Side of 58th Avenue between Tyne & Cromwell Sts.; Lot 26, Blk. 6 & N½ of Blk. 7, NE¼ D.L. 335 situated on the South-West corner of 58th Avenue & Boundary Rd.; and Lot 3, Blk. 2 of Blk. 23, D.L.'s 330 & 331, situated on the East Side of Cromwell Street South of 67th Avenue are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

These properties comprise vacant lots zoned R.S.-1, are presently overgrown with bush and are totally lacking all services excepting Lot 26 which flanks Boundary Rd.

Negotiations with the owners are stalemated and following discussions with the City Solicitor he has requested that the Supervisor of Property and Insurance seek authority to expropriate same, it being noted that said expropriations will not preclude negotiations towards a final settlement.

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for the purpose submitted under 'Motions'."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Exchange of Properties - Redevelopment Project II Area A-5

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Building & Planning Matters, June 14, 1968, confirmed by Council June 18, 1968, approving the Comprehensive Program of Redevelopment for Area A-5 of Redevelopment Project II.

This report provided for construction of the Cordova-Powell Connector Road through Block 50, D.L. 181 and purchase of lots 13 - 15 incl. and 18 - 20 incl.

Bowman Cartage & Storage Ltd. owners of lots 13 - 15, have entered into a Memorandum of Agreement, prepared by the City Solicitor, to exchange the portions of these lots which are required for the connector, for portions of City lots 12 & 16 (which were acquired under Redevelopment Project II), and a portion of Powell St., all of which will be surplus to the City's requirements in this area. The total areas of the portions to be exchanged are approximately equal. However, the new consolidated parcel to which the Company will eventually receive title, will be of triangular shape and therefore will be restricted in use in comparison to their present rectangular parcel.

continued . . . / 3

Item No. 3 cont'd

Because of this aspect, the Company has requested that the new parcel be graded to adjoining street levels at the time the connector is constructed and further that the Engineering Department also provide ingress and egress to the new parcel. These requests have been conveyed to the City Engineer.

The City Engineer has now completed the survey of the new Connector. To facilitate the exchange as previously stated it will be necessary for the City to convey the surplus portions of lot 12 and lot 16, in Block 50, D.L. 181, and surplus portion of Powell Street to Bowman Storage & Cartage Ltd. who in turn will dedicate by way of a plan prepared by the Engineer, the portions of lots 13, 14 & 15, Block 50, D.L. 181, required for the Connector.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to convey the aforesaid surplus portions of lots 12 & 16, Block 50, D.L. 181, and surplus portion of Powell Street to Bowman Storage & Cartage Ltd., and to complete the dedication of all necessary lands for highway purposes in accordance with Plan #LD 1201, which is attached, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition of Portion of Lot 10
N.E. Corner of Broadway & Granville Street

The Supervisor of Property and Insurance reports as follows:

"A portion of Lot 10, Block 331, D.L. 526 which is situated on the North-East corner of Broadway and Granville Street being a 5' x 5' corner cut-off as shown outlined in red on Plan M/N LF 5198, which is circulated, is required for the provision of left-turn bays at Broadway & Granville Street. An appropriation for property acquisitions and the development work was included in the 1969 Capital Improvements Program approved by Council June 10, 1969.

The subject property along with Lots 6 - 9 is owned by the Royal Bank of Canada and the site is improved with a large office building. However, the required corner cut-off is free of encroachment, and following negotiations the owners have agreed to convey the said 5' x 5' cut-off (12.5 sq. ft.) for the sum of $250.00. This amount is representative of current market value at this location.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portion of Lot 10, Block 331, D.L. 526 as shown outlined in red on attached Plan M/N LF 5198 for the sum of $250.00 chargeable to Code 145/2128."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

5. Subdivision and Sale of Lot 158
S/S Wall St. between Slocan & Kaslo Sts.

The Supervisor of Property and Insurance reports as follows:

"Lot 158, H.T. situated on the South Side of Wall Street between Slocan and Kaslo Streets was acquired in 1943 by proceeds of the 1942 Tax Sale. This is a vacant lot 66' x 164'/186' in size, zoned R.S. 1. Said lot has been reserved from sale pending determination of requirements for Wall St. and the possible development of additional lane access in this block. Sewer and water service is available to this property.

In 1964 the Director of Planning released this property for sale subject to subdivision into two 33 ft. parcels and the provision of lane access. Such subdivision was approved particularly because this lot overlooks a large grain elevator and is considered to be undesirable as a site for a large single family home.

At this time the owners of Lots 157, 172 and 173 in this block were approached with a view to acquiring portions of their lots for lane purposes. However, the owners of Lots 157 and 172 were not prepared to convey the required portions of their respective properties. This matter was left in abeyance until May 1968 when negotiations were resumed on the basis of an amended plan which required a lesser portion of Lot 157. Negotiations again proved to be futile as has a subsequent attempt in June 1969.

As a result of recent amendments to the Zoning and Development By-law it is possible to subdivide the subject City-owned lot into two 33 ft. parcels without requiring lane access. However, it is mandatory that two vehicular off-street parking spaces be provided for each dwelling unit, in a new building containing one or two dwelling units, on sites with no developed secondary access. Accordingly, the approving officer has issued a Certificate of Approval to subdivide Lot 158 into the E½ and W½ and has released such lots for sale subject to the foregoing conditions.

The owners of Lot 157, which lies immediately West of Lot 158, have urged throughout our negotiations that Lot 158 be released for sale. These parties are represented by Claude E. Hamilton, Barrister and Solicitor. On April 10, 1970 Mr. Hamilton was advised by letter concerning the aforesaid amendment to the Zoning & Development By-law and was further informed that the matter was to be reported to City Council at an early date. Mr. Hamilton was requested to advise if he wished to make representations to City Council on behalf of his clients. He has since made a formal written request to appear before Council for the purpose of opposing the subdivision of Lot 158 into two 33' lots.

It is RECOMMENDED that Lot 158, H.T. be subdivided into the E½ and W½ and the resultant two parcels be advertised for sale in the usual way."

Your Board submits the matter to Council for CONSIDERATION.

DELEGATION REQUEST - MR. CLAUDE E. HAMILTON, SOLICITOR FOR OWNERS.

(Correspondence relating to this matter is circulated for Council's information.)

INFORMATION

6. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE #
Easterly portion of Blk.73, D.L.196 S/S Pender St. & N/S Keefer St. W. of Jackson Ave.	Site Clearance Redevelopment Project 2 - Area A 6	Jamieson Construction Co. Ltd.	$7,847	5851/11
251,251½,255 & 259 Prior St. Lots 21-24, Blk.21, D.L.196	Georgia Viaduct Replacement	Inland Wrecking & Tractor Ltd.	$1,800	0172/11
2237 E.27th Ave. Lot 11 ex.W.68' D.L.741	Public Housing Site FP 14	R. Shortreed	$ 560	4943/75
3486 Trinity St. Lot 5/L/THSL	Redevelopment Project 6	L.A. Kadin	$ 550	5886/67
3376 McGill St. Lot 518, Hastings Townsite	Redevelopment Project 6	J. McGaughey	$ 425	5886/67
232 & 234 to 240 Union St. Lots 41-43/21/196	Georgia Viaduct Replacement	Paul Bulych	$2,395	0172/11
219-221 Prior St. Lots 11-15/21/196	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	$ 525	0172/11
4844 Rupert St. Lot 3, Blk. 27 & 28 D.L. 36 & 51	Public Housing Site FP 13	F. Gormley	$ 690	4944/76
237 Prior St. Lot 16 Blk. 21, D.L. 196	Georgia Viaduct Replacement	P. Blackall	$ 415	0172/11
828-830 & 832 Main St. Lot 6 & A of 7/21/185 & Lot 7 ex.A & 8/21/196	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	$ 400	0172/11
7160 Kerr St. Lots 3 & 4, Blks. 1 & 2 NW¼, D.L. 334	Replotting S. E. Sector	Riley Jones	$ 285	4906/22

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for INFORMATION.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 439

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

APRIL 30, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, April 30, 1970. The proceedings commenced at approximately 9:30 a.m. in #1 Committee Room, City Hall.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor, Aldermen Adams, Bird, Hardwick, Linnell, Phillips, Sweeney, Wilson

ABSENT: Alderman Calder

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration.

1. University Endowment Lands - Report of the Sub-Committee

The Chairman of the Sub-Committee of your Standing Committee re General Purposes dealing with the amalgamation of the University Endowment Lands with the City of Vancouver submitted to this meeting from the meeting of the Sub-Committee held April 28, 1970 the Minutes and report of that meeting. The Sub-Committee recommended as follows:

"(a) THAT the Chairman of this Committee arrange a meeting with the Minister of Lands, Forests and Water Resources as soon as convenient.

(b) THAT the draft brief as revised by this Committee be prepared for submission to the Minister prior to a meeting."

Subsequent to the Committee proposing the above recommendations, the Chairman of the Sub-Committee spoke to the Minister of Lands, Forests, and Water Resources and the Minister agreed to the suggestion that the Minister convene a meeting of all interested parties - the City of Vancouver, the University of British Columbia and the residents of the area. At this meeting the Minister stated he proposed to outline the policy of the Provincial Government re the future of the University Endowment Lands.

Your Committee discussed the information supplied by the Chairman of the Sub-Committee and noted the following points - at the present time the schools serving the University Endowment Lands have been amalgamated with the School District of the City of Vancouver and that a sizeable percentage of the school population of the schools serving the University Endowment Lands were not residents of the Lands but residents of the U.B.C. Campus: that the City of Vancouver should prepare a statement of its position on any annexation and that planning for the entire area should be done before any portion is annexed to the City: that the present residential and commercial development and the services for this development be brought to City of Vancouver standards before they are annexed to the City: that the Park Board of the City of Vancouver should be intimately involved with annexation and planning discussions. After discussing the above points your Committee

RECOMMENDS

(a) that the City of Vancouver state that it is opposed to amalgamation or annexation of any of the presently developed areas of the University Endowment Lands until the standards of those developed areas are brought to a level satisfactory to the City of Vancouver.

Cont/d . . 2

Clause 1 cont/d

(b) that the Minister of Lands, Forests and Water Resources be advised that the City of Vancouver would be interested in discussing annexation of the whole of the University Endowment Lands subsequent to the development of a satisfactory plan of development which has been accepted by the City of Vancouver and other parties and at no cost to the City of Vancouver.

(c) that the Board of Administration prepare a report for submission to this Committee on the costs of the operation of the schools serving the University Endowment Lands and the revenue received from the University Endowment Lands to cover these costs.

AMENDED SEE PAGE 447

(d) that the Board of Administration report to this Committee on the estimated costs of the development of the University Endowment Lands and the estimated revenues of such developed lands.

(e) that the University Endowment Lands Sub-Committee be re-established and that the Committee have the power to meet with the Minister of Lands, Forests and Water Resources.

2. Resolutions - Annual Conference
Canadian Federation of Mayors & Municipalities

In accordance with the resolution of Council of March 13, 1970, the City Clerk submitted the collected proposed resolutions and submitted them to your Standing Committee. Your Committee considered the submitted resolutions and

RECOMMENDS

(a) that the following resolution be submitted to the forthcoming Conference of the Canadian Federation of Mayors & Municipalites

"THAT representations be made through the National Port Cities Committee that the presently exempt improvements structures of the Harbours Board piers be made subject to grant and until this takes place fire and police protection to these piers and shipping be recognized by a special grant."

(b) that the Board of Administration be instructed to bring forward to Council, at the same time of the consideration of this report of the Committee, a proposed resolution relating to the topics of Municipal Government financial participation in Federally sponsored programmes i.e. Urban Renewal, Winter Works, and Public Housing.

(c) that no action be taken on the other resolutions submitted for consideration except that the subject matter of the proposal submitted by the Assistant Director of Personnel Services be directed to the Executive Director of the Canadian Federation of Mayors and Municipalities by letter.

3. Civic Entertainment: Policy

By resolution of March 10, 1970 Council directed that the Terms of Reference on Civic Entertainment be reviewed by your Committee. Your Committee considered the matter and had before it previous statements of Council on this same topic. After discussion, your Committee

RECOMMENDS that the following be the policy established by Council re Civic Entertainment.

cont/d . 3

Clause 3 cont/d

"THAT for the guidance of the Entertainment and Civic Recognition Committee and future Councils, the Council record the following:

(a) that the Entertainment Committee be authorized to be responsible for all arrangements in connection with the entertainments approved by Council.

(b) that civic recognition, in the form of medals or by other suitable means, be given to Vancouver citizens who receive national or international honours. In the case of sport this shall include teams, provided such team represents Vancouver and has headquarters in Vancouver, and provided further that the majority of its members are residents of the City.

(c) that residents of British Columbia, who are non-residents of Vancouver, be considered for Civic Recognition in accordance with the merits of each case brought to the attention of City Council."

4. Tag Day Policy

Council instructed that your Standing Committee on General Purposes review the policy re Tag Days. At the discussion, the Committee had before it the report of the Board of Administration dated April 21, 1970 which reviewed Tag Day Policy of the City of Vancouver from 1931 to the present time and advised of actions taken by the City Clerk which had been authorized by the present policy. The Committee noted that Council had consistently supported the development of one annual multi agency drive and felt that this policy should be continued and therefore

RECOMMENDS

that the Council of the City of Vancouver not approve any Tag Day in the City on public property with the exception of the Annual Tag Day held in support of the Poppy Fund and

FURTHER RECOMMENDS

that Council state it has no objections to Tag Days which are not held on public property and

FURTHER RECOMMENDS

that no action be taken on the requests for Tag Days from Nasaika Lodge and the United Nations Association.

PART II

The following reports of the Committee are submitted to Council for information.

5. Sub-Committees

The Committee reviewed the position of the Sub-Committees appointed by the Standing Committee of Council on General Purposes in the year 1969 and resolved

RESOLVED that all Sub-Committees be disbanded with the exception of the Sub-Committee dealing with the future uses of Capilano Stadium and that Alderman Sweeney be reappointed to this Committee.

cont/d . . . 4

6. Matters Outstanding

The Committee reviewed the matters outstanding to the Committee at the present time and resolved on these matters as follows:

(a) that the matter of the deficiencies in Work Area - Centennial Museum and Planetarium be tabled pending the receipt of the report from the authorized consultants.

(b) that By-law voting by non-owner electors be placed before the Committee at a early meeting.

(c) that the matter of Callister Park - Retention for Soccer be considered and a delegation heard by this Committee on 9:30 a.m. Thursday, May 7, 1970.

7. Canadian Radio Television Commission - Regulations of Community Antenna Television Systems

Council on April 21, 1970 passed the following resolution:

"THAT the City Council present a brief to the Canadian Radio Television Commission on their proposed regulations of community antenna television systems and that this subject be discussed as soon as possible by the General Purposes Committee."

The Committee discussed the most advantageous matter of proceeding with this matter and

RESOLVED that Alderman Phillips serve as Sub-Committee of this General Purposes Committee to prepare a brief for report back to this Committee for consideration and submission to Council for approval on this matter.

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FOR ADOPTION SEE PAGE(S) 447

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 26, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Broome, Calder, Hardwick, Linnell, Phillips and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Civic Business)
Alderman Bird (Civic Business)
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School under the direction of Mr. Achtemichuk.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel, Property and Labour matters.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 12, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

Alderman Wilson advised that due to a Regional Transportation Committee meeting, he would not be able to remain in the Council meeting this morning.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Dunsmuir-Melville Connector - Replotting Opportunities in the Three Block Area bounded by Pender, Burrard, Georgia and Thurlow Streets
(see pages 9 & 10)

(b) Application to Rezone:
4718 Clarendon Street (Guenther)
(see page 10)

COMMUNICATIONS OR PETITIONS

1. Winter Olympics at Garibaldi

The Council received a letter from the City Clerk of Toronto forwarding a resolution of that City Council extending its best wishes to the City of Vancouver in the hope that the City of Vancouver will be successful in the future in arranging for the Winter Olympics at Garibaldi Park. Commendation was expressed also to His Worship Mayor Campbell for his efforts to obtain the Winter Olympics in 1976.

MOVED by Ald. Broome,
THAT this communication be received and a suitable letter of appreciation forwarded.

- CARRIED

Summer Olympics: Montreal

MOVED by Ald. Phillips,
THAT His Worship the Mayor forward congratulations on behalf of the Vancouver City Council to the City of Montreal in being successful in the award of the 1976 Summer Olympic Games.

- CARRIED

2. Use of Callister Park

It was agreed to defer communication from the Satellites Motorsport Club pending the hearing of a delegation later this day. (see pages 10, 11, 19 and 20)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 22, 1970

Works and Utility Matters

(i) Local Improvements: Initiative Principle (Clause 7)

Street Lighting Local Improvements on Initiative Principle (Clause 8)

MOVED by Ald. Broome,
THAT Clauses 7 and 8 of the report of the Board of Administration (Works and Utility matters), dated May 22, 1970, be adopted.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(ii) Access to the Waterfront and Filling of the Beach Area fronting Jericho Tennis Club (Clause 10)

MOVED by Ald. Phillips,
THAT Clause 10 of the report of the Board of Administration (Works and Utility matters), dated May 22, 1970, be adopted;

FURTHER the Board of Administration be requested to submit a progress report to Council respecting parking proposals to accommodate the Royal Vancouver Yacht Club requirements, as referred to in Council resolution of April 7, 1970, when the City Engineer and City Planner were directed, in cooperation with the Park Board, to consider proposals and recommend an alternate acceptable plan to a previous proposal which was not proceeded with, re the area near Pioneer Park.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility (cont'd)

(iii) City of White Rock's request to dispose of Garbage at Vancouver's Delta Landfill Site (Clause 12)

The Board of Administration submitted for Council consideration request from the City of White Rock for permission to dispose of its garbage at Vancouver's Delta landfill site. Details of the arrangements with Delta are referred to, it being pointed out that the small amount of garbage involved can be handled at the Delta site and will have no material effect on the life of the disposal site. White Rock will pay the regular charges.

MOVED by Ald. Broome,
THAT the City of White Rock be permitted to dispose of its garbage at the Delta landfill site, subject to satisfactory arrangements to the City Engineer and six months cancellation.

- CARRIED

(iv) Closing 11th Avenue between Heather Street and Ash Street and portion of the lane west of Ash Street north of 11th Avenue (Clause 13)

MOVED by Ald. Broome,
THAT

(a) this clause be approved;

(b) the street and lane be conveyed for hospital purposes only, for a nominal sum; it being understood that when the street and lane are no longer required for hospital purposes, such will revert back to the City of Vancouver;

(c) the Board of Administration be requested to report on the parking situation generally with respect to the Vancouver General Hospital operation.

- CARRIED

(v) Balance Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 6 inclusive, 9, 11 and 14 of the report of the Board of Administration (Works and Utility matters), dated May 22, 1970, be adopted.

- CARRIED

Social Service and Health Matters

(i) Public Bathing Facilities in Skid Road Area (Clause 3)

The Board of Administration advised of communication from Mr. Roy Coveney, President, 'Residents of Gastown', requesting the establishment of a facility in the Skid Road area for both public bathing and delousing. The Board of Administration submitted a report from the Medical Health Officer outlining the situation as far as public bathing facilities are concerned for transients. The Medical Health Officer gives detail of the facility and operating program which would have to be developed to comply with the apparent need in the area.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Public Bathing Facilities in Skid Road Area (cont'd)

MOVED by Ald. Linnell,
THAT establishment of such facilities in the Skid Road area be approved in principle, subject to a report on the financial aspects.

- CARRIED

(ii) Balance Social Service and Health Matters

MOVED by Ald. Phillips,
THAT Clauses 1 and 2 of the report of the Board of Administration (Social Service and Health matters), dated May 22, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Alternate City Representative to the Vancouver Port Development Committee

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Harbours and Parks matters), dated May 22, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) Regional Development Brief: Planning Institute of British Columbia (Clause 2)

The Board of Administration referred to information from the Planning Institute of British Columbia, particularly respecting regional development. The comments of the Director of Planning in respect of this information are contained in the Board of Administration report.

MOVED by Ald. Hardwick,
THAT the organization be advised the Council is pleased to receive this information and is giving it study, and it will be taken into account in respect of long range planning.

- CARRIED

(ii) Alterations to Gasoline Service Station at 598 East 15th Avenue (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated May 22, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claim of Arbena Coffin

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Licenses and Claims matters), dated May 22, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Finance Matters

(i) Scavenging Billing:
Minimum Charge (Clause 1)

The Board of Administration submitted report from the Director of Finance on the question of billing service users for small amounts owing. The Council's consideration is requested to choose

(a) instituting a minimum charge of $1.00 per two month billing period on private dwelling scavenging billing accounts, or,

(b) specifying that bills for less than $1.00 not be sent to the customer; the amounts to be written off

MOVED by Ald. Calder,
THAT proposal (b) be accepted.

(not put)

MOVED by Ald. Broome,
THAT the whole matter be referred to the Standing Committee on Finance for consideration.

- CARRIED

(ii) N.H.A. Financing of Pollution Control (Clause 4)

The Board of Administration submitted the following report of the Director of Finance:

"For the information of members of Council who will be delegates to the Canadian Federation of Mayors and Municipalities 1970 Conference, the letter dated April 8th from C.F.M.M. on the above item is circulated. The financing referred to is for the type of projects done by the Greater Vancouver Sewerage and Drainage District in this area, and accordingly the matter was dealt with by that District.

A copy of a telegram sent by the District Chairman in response to the letter is also circulated.

I have discussed the matter with the City Engineer and we are both in accord with the District's responses as follows:

(a) We are opposed to a reduction of N.H.A. financing from the two-thirds to one half of the cost.

(b) We are opposed to approval for the cost of the portion of a project that can be completed in one year, and feel that approval of the financing of a project in its entirety is necessary before the project is commenced."

MOVED by Ald. Phillips,
THAT the information in this clause be received and the Chairman of the Greater Vancouver Sewerage and Drainage District be advised the Council extends its full support to the telegram forwarded by the Chairman to the C.F.M.M. Pollution Control Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(iii) Grant for the Regional Conference of the International Municipal Signal Association (Clause 5)

This matter was deferred for consideration at a Council meeting when an appropriate number of Council members will be present.

(iv) Artifical Turf: Empire Stadium (Clause 7)

In considering this clause the Deputy Mayor submitted a statement from the 3 M Company respecting guarantees on the Tartan turf at Empire Stadium, reiterating the five year guarantee and concluding that the company deems it important that the field perform to everyone's complete satisfaction for a long time.

MOVED by Ald. Broome,
THAT Clause 7 of the report of the Board of Administration (Finance matters), dated May 22, 1970, be adopted.

- CARRIED

(Alderman Hardwick is recorded in the negative)

(v) Vancouver Rental Accommodation Grievance Board: Staff (Clause 9)

The Board of Administration submitted report from the City Clerk in the matter of accommodation and clerical assistance for the Vancouver Rental Accommodation Grievance Board. The increase in the demands being made upon this Board is referred to, concluding with the following recommendations:

"Having in mind that the Council on May 12th approved the continuance of the Board in its present form, and it being quite apparent that the staff could not be less than one person and the present rate of increase in work requires two, it is RECOMMENDED as follows:

(a) THAT the position of Secretary to the Board be now filled on a permanent basis and that the Personnel Department be requested to classify the position;

(b) THAT a temporary Clerk-Typist be engaged, also to be classified by the Personnel Department, and authority be given to provide the necessary furniture to accommodate the position."

MOVED by Ald. Broome,
THAT the foregoing recommendations of the City Clerk be approved.

- CARRIED

(vi) Balance Finance Matters

MOVED by Ald. Broome,
THAT Clauses 2, 3, 6 and 8 of the report of the Board of Administration (Finance matters), dated May 22, 1970 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Regular, May 8, 1970

Salary Adjustment: One Position
Health Department

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated May 8, 1970, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, May 22, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 22, 1970, be adopted.

- CARRIED

D. Property Matters, May 22, 1970

(i) Haro-Smithe Connector (Clause 9)

The Board of Administration submitted a report of the Supervisor of Property and Insurance, the Director of Planning and the City Engineer in connection with the Haro-Smithe Connector, particularly subdivision and disposal of surplus lands at Haro and Burrard Streets. The following recommendations are contained in the report:

"(a) That the plan of subdivision as submitted be approved in principle and the Director of Planning be authorized to make application for rezoning to CM 2 Commercial, subject to the usual procedures.

(b) That the Supervisor of Property and Insurance be authorized to conclude negotiations with the B.C.A.A. for the sale of the N 35' ± of closed Haro Street at a price of $144,375.00, subject to consolidation with Parcel E and the E½ Lot 16, Block 5, D.L. 185, to form one parcel.

(c) That the remaining portion of Haro Street and the residual City-owned lands South thereof be consolidated into one parcel and advertised for sale.

(d) That the request for extension of leases be referred to Council for its decision."

MOVED by Ald. Hardwick,
THAT recommendations (a), (b) and (c) be laid over for two weeks to allow the Board of Administration to report on the desirability of including the Haro diversion property with the Robson Street property as a possible comprehensive block development as was accomplished in the Georgia-Pender area.

- CARRIED

MOVED by Ald. Broome,
THAT lease extensions referred to in this clause be not granted but that after the lease expirations, such leases be continued on a month to month basis.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(ii) Balance Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 8 inclusive and 10 and 11 of the report of the Board of Administration (Property matters), dated May 22, 1970, be adopted.

- CARRIED

E. Protective Crowd Control Equipment

The Board of Administration, under date of May 22, 1970, reported on communication from the Board of Police Commissioners concerning protective crowd control equipment. The Police Commission requests the Council reconsider its previous decision in this matter.

The Board points out that the Police Department had requested 250 riot helmets, 100 detachable face shields and nape protectors for helmets in stock and 150 (36") riot sticks. During budget review only 100 detachable face shields and nape protectors for helmets in stock were approved.

A number of letters have been received from individuals and organizations both in support of the Police Commission's request and against the request. In some cases organizations have asked an opportunity to appear before the Council on the matter and particularly in this regard, an evening meeting be held.

MOVED by Ald. Phillips,
THAT 150 riot helmets, with detachable face shields and nape protectors be approved;

FURTHER THAT, in the matter of riot sticks, this consideration be deferred to the next meeting following the hearing of delegations as requested.

(for Council action see pages 12 & 13)

MOVED by Ald. Broome, in Amendment,
THAT the total request of the Chief Constable in respect of protective crowd control equipment, as requested in the 1970 budget application, be approved.

(for Council action see pages 12 & 13)

A recorded vote was requested on these motions.

MOVED by Ald. Hardwick,
THAT this matter be laid on the table until delegations requesting to appear before Council are heard.

(withdrawn see page 12)

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office following which the council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:15 p.m., still in Committee of the Whole, His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Sweeney)
Aldermen Broome, Calder, Hardwick, Linnell, Phillips and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Civic Business)
Alderman Bird (Civic Business)
Alderman Rankin (Leave of Absence)

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Dunsmuir-Melville Connector: Replotting Opportunities in the Three Block Area bounded by Pender, Burrard, Georgia and Thurlow Streets

The Council further considered the following recommendations in the Board of Administration report of May 7, 1970:

"3. Council approve the use of the triangular parcel of land bounded by the Dunsmuir-Melville Connector, Burrard Street and the centre line of Melville Street for public open space and in order to do this:

(a) Council establish a Committee to negotiate with the Provincial Government for the inclusion of their site at a nominal sum as part of the public open space

(b) Council indicate whether their officials should negotiate with Dominion Construction with respect to subsurface parking or offer the site for open tenders at a later stage."

(Recommendations 1 and 2 in this report were approved by Council on May 12, 1970.)

The President of Bowell McLean Motor Co. Ltd. appeared and submitted a brief dated May 26th setting out the company's position insofar as the Dunsmuir-Melville Connector affects its operations and in respect of the possible future use of the triangular piece of land bounded by the Connector, Burrard Street and the centre line of Melville Street, for open public space.

A communication was noted from the Town Planning Commission enclosing a resolution that recommendation 3(a) be adopted and effort be made to retain the triangular area as a public open space.

The Superintendent of Parks advised by telephone of the Park Board resolution to the effect that the Council is urged to approve the triangular portion for public open space.

MOVED by Ald. Linnell,
THAT the following be approved:

"Council approve the use of the triangular parcel of land bounded by the Dunsmuir-Melville Connector, Burrard Street and the centre line of Melville Street for public open space and in order to do this Council establish a Committee to negotiate with the Provincial Government for the inclusion of their site at a nominal sum as part of the public open space."

. . . Cont'd.

DELEGATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Dunsmuir-Melville Connector: Replotting Opportunities in the Three Block Area bounded by Pender, Burrard, Georgia and Thurlow Streets (Cont'd.)

FURTHER THAT it be indicated to the appropriate City Officials that they should negotiate with Dominion Construction Co. Ltd. and Bowell McLean Motor Co. Ltd. respecting sub-surface parking and that the Board of Administration report back on the financial implications of this proposal, having regard to the representations of the Bowell McLean Motor Co. Ltd., the report of the Properties and Insurance Department, and the availability of land for downtown open space for possible trade.

- CARRIED

MOVED by Ald. Wilson,
THAT the communication from the Town Planning Commission and information from the Park Board be received.

- CARRIED

2. Application to Rezone: 4718 Clarendon Street

The Board of Administration report of May 1, 1970, dealing with application of Mr. D.N. Guenther to rezone 4718 Clarendon Street from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District was further considered. In this regard Mr. Guenther appeared before Council and submitted a brief dated May 21, 1970.

In the Board report the Director of Planning recommends the recommendations of the Technical Planning Board and the Town Planning Commission as set out in a July 26, 1968, Board of Administration report, be endorsed, namely, the application be not approved, as such rezoning would establish an isolated RT-2 Two Family Dwelling District within a One Family Dwelling area.

MOVED by Ald. Broome,
THAT the application be not approved, pursuant to report of the Board of Administration and the Director of Planning.

- CARRIED

3. Satellites Motorsport Club: Use of Callister Park

A delegation from the Satellites Motorsport Club appeared in support of its communications dated May 8, 1970 and April 27, 1970, requesting the Council give consideration to the present arrangement their organization has in the use of Callister Park during the year 1970 for demolition derbies which have been operating since 1966.

In this connection the organization filed a brief dated May 26th, as well as a large petition favouring their position. The Club, in speaking to the matter, requested they be permitted to continue their derbies in future years as well.

The matter is raised at this time in view of the proposal to lease Callister Park to the Pacific Coast Soccer League.

. . Cont'd.

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Satellites Motorsport Club:
Use of Callister Park (Cont'd.)

A letter was received from Mrs. J. Slater favouring the continued use of Callister Park by Satellites Motorsport Club.

MOVED by Ald. Hardwick,
THAT this whole matter be deferred for consideration later this day when the report of the Standing Committee on General Purposes is under consideration dealing with the matter of lease of Callister Park to the Pacific Coast Soccer League.

- CARRIED

(See Pages 19 & 20)

F. Parade: Vietnam Action Committee

The Board of Administration under date of May 22, 1970, submitted a report from the City Engineer advising of an application from the Vietnam Action Committee for permission to hold a parade in the downtown area on Saturday, May 30th, to protest the United States invasion of Cambodia. The assembly area is proposed as Victory Square and the dispersal point at the United States Consulate. The request is made also for use of a sound truck. The proposed parade route is set out.

In a later report by the Board of Administration under date of May 25, 1970, the Deputy City Engineer has advised that the Vietnam Action Committee, following discussions with the Royal Canadian Legion, Pacific Command, wish to amend the request for the assembly area to be either at Victory Square Park removed from the Cenotaph or at Hamilton Street, Hastings to Pender and this portion of Hamilton Street be closed accordingly for the purpose.

Advice was received from the Park Board that Victory Square was not approved as an assembly point. Letters of objection to the use of the Cenotaph or Victory Square were received from a number of service organizations, the Chairman of the Remembrance Day Observance Committee, and an individual.

A representative of the Vietnam Action Committee appeared before Council asking that Hamilton Street be closed for a period of time prior to the parade in order that information may be given out to the public.

MOVED by Ald. Phillips,
THAT the Council approve Hamilton Street as an assembly area from Hastings to Pender Street, but a sound truck be not permitted.

(Not Put)

MOVED by Ald. Wilson, in Amendment,
THAT the words 'Hamilton Street as an assembly area from Hastings to Pender Street' be struck from the motion of Alderman Phillips and in lieu thereof the following be substituted:

"an assembly point at a location a minimum of one block removed from the Cenotaph site acceptable to the Traffic Department"

(Not Put)

. . . . Cont'd.

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Parade: Vietnam Action Committee (Cont'd.)

MOVED by Ald. Broome, in Amendment to the Amendment,
THAT the following words be added:

"FURTHER THAT no parade permit shall be granted unless a bond of $1,000 is arranged to cover any damages which may result from this parade."

(Not Put)

It was agreed to defer this item until later this day following a report from the officials after discussing the question again with the representative of the Vietnam Action Committee, particularly the matter of alternative assembly sites.

(See Pages 18 & 19)

Protective Crowd Control Equipment (Cont'd.)

Earlier in the day the Council considered the Board of Administration report of May 22, 1970, forwarding a Police Commission communication requesting the Council reconsider a request for 250 riot helmets with detachable face shields and nape protectors and 150(36")riot sticks. Alderman Hardwick in the earlier consideration moved the matter be laid on the table pending the hearing of delegations, however, at this point the Alderman was granted permission to withdraw that motion.

After due consideration, it was

MOVED by Ald. Phillips,
THAT 150 riot helmets with detachable face shields and nape protectors, as requested by the Chief Constable, be approved and consideration of the 100(36")riot sticks be deferred pending the hearing of delegations pursuant to requests received.

(See Page 13)

MOVED by Ald. Broome, in Amendment,
THAT the full requests of the Chief Constable in respect of protective crowd control equipment be approved.

(Lost)**

A recorded vote on the Amendment was requested. The record therefore is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Broome	Alderman Hardwick
Alderman Wilson	Alderman Linnell
Deputy Mayor Sweeney	Alderman Phillips
	Alderman Calder

The Amendment was declared - LOST**

The motion of Alderman Phillips was further considered and a request for separation of the motion into two parts was made. The motion, therefore, was considered accordingly as follows:

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Protective Crowd Control Equipment (Cont'd.)

MOVED by Ald. Phillips,
THAT 150 riot helmets with detachable face shields and nape protectors, as requested by the Chief Constable, be approved.

- CARRIED

MOVED by Ald. Phillips,
THAT consideration of the 100 (36") riot sticks be deferred pending the hearing of delegations pursuant to requests received.

(Carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Linnell	Alderman Wilson
Alderman Phillips	Deputy Mayor Sweeney
Alderman Calder	

The motion was declared - CARRIED*

- - - - - - - - - -

MOVED by Ald. Phillips,
THAT the order of the Agenda be changed to allow consideration at this time of a Motion relating to Street Demonstrations.

- CARRIED

MOTIONS

1. Street Demonstrations

On May 12, 1970, Notice was called on a motion respecting Street Demonstrations. With the consent of Council, the Mover altered the motion and it now reads as follows:

"THAT student, youth and Peace movement groups be requested to meet with the Director of Social Planning/ Community Development* and the Chief Constable or his nominee, to discuss setting up a system of monitors from within these groups to assist in heading off violence during demonstrations."

- CARRIED

(*Underlined portion represents the change made.)

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During consideration of the foregoing matters, the Council observed a short recess.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

G. Rezoning Application: S/S 10th Avenue between Victoria and Commercial

The Board of Administration submitted a report, under date of May 22, 1970, of the Director of Planning regarding Rezoning Application: S/S of 10th Avenue between Victoria and Commercial, Lots 38-43, Block 162, D.L. 264A. An historical review is set out in the report, together with the position of the Technical Planning Board and the Town Planning Commission. The Board of Administration recommended the Director of Planning's report be received and the application referred to the forthcoming Public Hearing on June 18, 1970.

MOVED by Ald. Broome,
THAT the foregoing recommendations of the Board of Administration be approved and the application, therefore, referred to the Public Hearing on June 18, 1970.

- CARRIED

H. Demolition of Building: 833 Pacific Street

The Board of Administration under date of May 21, 1970, reported regarding the status of building at 833 Pacific Street which the Council is considering on the basis of demolition. The Director of Permits and Licenses reports in the Board of Administration report of May 21st that if the present situation continues, further deterioration will result.

It is advised the Barrister for Leslie Investments Ltd. states he will not be appearing before the Council on this matter and does not object to the demolition resolution proposed. He intends forthwith to serve the necessary notice to the lessee and when the necessary legal procedures are effected, the Pacific Street property will be demolished.

MOVED by Ald. Phillips,
RESOLVED, and the Council of the City of Vancouver hereby declares that the building situate on Parcel "A" (see 410809L) of Lots Eighteen (18) and Nineteen (19), Block One Hundred and Eleven (111), District Lot Five Hundred and Forty-One (541), Group One (1), New Westminster District, Plan 210, in the City of Vancouver, and known as 833 Pacific Street, is a nuisance;

BY THIS RESOLUTION the Council of the City of Vancouver does order that the said building be pulled down and the materials removed from the said lands and all excavations be filled up by the owner within sixty (60) days after the date of service of this order, pursuant to the provisions of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

BY THIS RESOLUTION the Council of the City of Vancouver does further order that in case of default by the owner to comply with this order within the time herein limited, such pulling down, removal and filling up shall be done by John F. Aitken, Supervisor of Property and Insurance of the City of Vancouver, at the cost of the owner.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

I. Development Permits: Relaxation of Off-Street Parking Spaces for 55/57 Water Street and 110 Water Street

The Board of Administration, under date of May 22, 1970, submitted an information report from the Director of Planning regarding three development permit applications for proposed changes of use to existing buildings on Water Street. In each case, relaxation of off-street parking spaces was required. These development permit applications have been approved by the Technical Planning Board.

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

J. Social Service Department Matters

(i) Social Service Department: Plan for Re-organization (Chairman's Report)

MOVED by Ald. Linnell,
THAT the report submitted by the Chairman of the Standing Committee on Health and Welfare, under date of May 20, 1970, respecting 'Plan for Reorganization: Social Service Department' and dealing particularly with a meeting held with Provincial authorities be received for information.

- CARRIED

(ii) Social Service Department: Provincial Cost Sharing

The Board of Administration, under date of May 22, 1970, submitted a report of the Acting Administrator of the Social Service Department and the Administrative Analyst, following a meeting with Senior Provincial Officials arising out of a meeting held previously between certain Council representatives and Provincial authorities on reorganization. The officials referred to discussions with the Deputy Minister of Rehabilitation and Social Improvement on Provincial cost sharing and the Provincial Cabinet's freeze on its staff positions. In the matter of reviewing the Vancouver operation, with a view to suggesting economies, the Deputy Minister offered to send a consultant to Vancouver. Various other items discussed with the Deputy Minister are referred to in this report. It is concluded that the Deputy Minister was prepared to authorize extension of the cost sharing arrangements now in effect for various temporary positions.

MOVED by Ald. Linnell,
THAT this report be received for information and the Deputy Minister be requested to send a consultant to Vancouver as proposed.

- CARRIED

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Social Service Department Matters (Cont'd.)

(iii) Social Service Department:
Accounting Section Staff Needs

The Board of Administration, under date of May 15, 1970, submitted a report from the Administrative Analyst, the Assistant Director of Finance and the Acting Social Service Administrator, in the matter of additional staff for the Accounting Section of the Social Service Department. The following is extracted therefrom:

"'It is recommended that: (I) the following additional staff be hired until December 31, 1970, pending completion of the organizational review.

1530 West 8th Avenue		7½ months
1 Clerk III	$526.00	$3,945.00
1 Clerk Typist III	441.00	3,308.00
2 Clerk Typist II	372.00	5,580.00
2 Clerk Typist I	319.00	4,785.00
South, East & Single Men's Unit		
3 Clerk Typist II	372.00	8,370.00
		25,988.00
12% Fringe Benefits		3,119.00
		$29,107.00
50% sharable under Canada Assistance Plan		14,553.00
City's share		$14,554.00

The proposed classifications have been discussed with the Director of Personnel Services, who is in agreement.

(II) the following items of furniture be purchased.

8 electric typewriters	$420.00	$3,360.00
3 typist desks	180.00	540.00
3 typist chairs	40.00	120.00
8 mobile file trays	36.00	288.00
		$4,308.00
	5% sales tax	215.00
		$4,523.00

The Comptroller of Accounts advises funds can be obtained from the Contingency Reserve Fund. These equipment items may be reduced depending upon the availability of supplies of furniture from other departments of the City.'

This matter has been discussed with the Business Manager of the City Hall Employees' Union who concurs in the recommendation."

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Social Service Department Matters (Cont'd.)

Social Service Department:
Accounting Section Staff Needs (Cont'd.)

The Board of Administration recommends as follows:

"The foregoing recommendations of the Administrative Analyst, Assistant Director of Finance and Acting Social Service Administrator be adopted and funds estimated to amount to $19,077.00 be provided from Contingency Reserve Fund for the balance of 1970. However, it is further recommended that the situation be under continuous review until the end of the year."

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved.

- CARRIED

(iv) Reorganization: Social Service Department
(Board of Administration Report)

The Board of Administration under date of May 22, 1970, reported as follows:

"Having regard to the fact that the Minister of Social Improvement, Rehabilitation and Human Resources, The Honourable P.A. Gaglardi, has intimated that there is a freeze on positions in the Provincial Service and that the Government is unable to offer financial aid to the City in respect of additional staff, your Board offer the following suggestions for Council consideration:

1. That Council issue a policy directive to the Social Service Department that staff effort be concentrated on determining eligibility and the issuance of cheques for social assistance allowances, overages, etc.;

2. That the work of social services be concentrated on those persons on social allowances who are most likely to become independent because of rehabilitation efforts;

3. That the Administrative Analyst and the Acting Social Service Administrator report to Council as soon as possible as to how the above policies would be implemented;

4. In the meantime, there be a freeze on any vacancies which might arise among Social Workers with the intent that a better staff balance be obtained between financial support and social work;

5. That the above officers continue their discussions with the officials of the Provincial Department of Social Improvement, Rehabilitation and Human Resources so that their reaction to any recommendations under item 3. above, will be known, and that revised cost-sharing arrangements be included as part of the discussions."

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Social Service Department Matters (Cont'd.)

Reorganization: Social Service Department (Cont'd.)

MOVED by Ald. Hardwick,
THAT Item No. 1 quoted above be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT Item No. 2 quoted above be referred to the Standing Committee on Health and Welfare.

- CARRIED

MOVED by Ald. Linnell,
THAT Item No. 3 quoted above be approved, after changing the word 'policies' to read 'policy'.

- CARRIED

MOVED by Ald. Linnell,
THAT Item No. 4 quoted above be changed to read as follows:

"In the meantime the total complement of the Social Service Department remain the same as established by the 1970 budget and the Board of Administration be granted authority to vary the classifications within this complement. Further, the Union be so advised."

- CARRIED

MOVED by Ald. Hardwick,
THAT Item No. 5 quoted above be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT the 'Bethell' report re the Social Service Department be made available to persons concerned in the Social Service field but, when such is the case, the Council's total action on the Board of Administration report of May 22, 1970, regarding reorganization also be forwarded.

- CARRIED

MOVED by Ald. Hardwick,
THAT the experimental program in effect be reviewed by the Board of Administration.

- CARRIED

Parade: Vietnam Action Committee (Cont'd.)

Further consideration was given to the application of the Vietnam Action Committee for permission to hold a parade in the downtown area on Saturday, May 30th. Permission is requested also for approval of an assembly area and the closing of Hamilton Street, Hastings to Pender, prior to the parade to allow dissemination of information to the public. A sound truck is also requested. Earlier in the proceedings when the matter was considered, the officials were asked to discuss again with the representative of the Vietnam Action Committee,assembly sites. The City Engineer reported orally.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Parade: Vietnam Action Committee (Cont'd.)

MOVED by Ald. Hardwick,
THAT permission be granted to the Vietnam Action Committee for a parade on Saturday, May 30, 1970, subject to the assembly point being at an appropriate place on Homer Street, commencing at 2:00 p.m. along a route to be approved by the City Engineer, and the provision of whatever controls are necessary;

FURTHER THAT permission be not granted for use of a sound truck.

(Amended)

MOVED by Ald. Calder, in Amendment,
THAT the words 'on Homer Street' be struck from the motion of Alderman Hardwick and the following be inserted in lieu thereof:

'on a suitable off-street location, such as the C.B.C. site or the Queen Elizabeth plaza area'

- CARRIED

The motion, as amended and reading as follows, was put and

- CARRIED

"THAT permission be granted to the Vietnam Action Committee for a parade on Saturday, May 30, 1970, subject to the assembly point being at an appropriate place on a suitable off-street location, such as the C.B.C. site or the Queen Elizabeth plaza area, commencing at 2:00 p.m. along a route to be approved by the City Engineer, and the provision of whatever controls are necessary;

FURTHER THAT permission be not granted for use of a sound truck."

K. Report of Standing Committee on General Purposes, May 7, 1970

It was agreed that the names of Alderman Calder and Alderman Hardwick would be added to the names of those present at this meeting of the Standing Committee.

Callister Park: Retention for Soccer and Use for Demolition Derbies

In the report of the Standing Committee on General Purposes it is recommended the leasing of Callister Park to the Pacific Coast Soccer League for development as a soccer facility be approved in principle, with certain provisos.

Earlier in the proceedings, the Council received a large petition, letters and brief through the Satellites Motorsport Club urging Callister Park be made available to them to continue their 1970 demolition derby schedule which commenced May 17th and is due to be completed September 19th. The Club also requests consideration for continued occupancy of Callister Park for these demolition derbies.

The Deputy Mayor informed Council that the Chairman of the Park Board has advised that that Board wishes to be heard on the matter.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Report of Standing Committee on
General Purposes, May 7, 1970 (Cont'd.)

Callister Park: Retention for Soccer
and Use for Demolition Derbies (Cont'd.)

MOVED by Ald. Broome,
THAT the report of the Standing Committee be adopted.

(Not Put)

MOVED by Ald. Linnell,
THAT this Standing Committee report be tabled until delegations wishing to speak on either this Standing Committee report or the demolition derby matter have an opportunity of being heard.

- CARRIED

MOVED by Ald. Broome,
THAT the use of Callister Park as scheduled for demolition derbies in 1970, be approved.

- LOST

(Alderman Wilson is recorded as voting against Alderman Broome's motion.)

MOVED by Ald. Hardwick,
THAT the present lease arrangements, permitting the Satellites Motorsport Club to conduct demolition derbies in Callister Park be continued until October 1, 1970.

- CARRIED

L. Report of Standing Committee on
Planning and Development, May 7, 1970

MOVED by Ald. Hardwick,
THAT, in respect of the report of the Standing Committee on Planning and Development dated May 7, 1970, Clauses 1 and 2, Part I, be adopted, and Clause 3, Part II, be received for information.

- CARRIED

M. Report of Standing Committee on
Finance, May 14, 1970

In connection with the report of the Standing Committee on Finance dated May 14, 1970, Council took action as follows:

(i) 1970 Civic Grant Requests (Clause 1)

It was agreed to defer this clause until sufficient Members of Council are present since grants are involved.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Report of Standing Committee on
Finance, May 14, 1970 (Cont'd.)

(ii) Tyne Street Underground Wiring Project (Clause 2)

MOVED by Ald. Broome,
THAT this clause be adopted, after adding the following words to the second recommendation:

'and include the possibility of using the existing poles in the lane west of Tyne Street'

- CARRIED

(iii) Balance of Report of
Standing Committee on Finance

MOVED by Ald. Broome,
THAT Clause 3 of the report of the Standing Committee on Finance, dated May 14, 1970, be received for information.

- CARRIED

In respect of condolences re the passing of Miss Moira Sweeny, it was noted that a correction should be made in the spelling of the name.

N. Report of Standing Committee
on Transportation, May 14, 1970

MOVED by Ald. Wilson,
THAT Clauses 1 to 3 inclusive of the report of the Standing Committee on Transportation, dated May 14, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Corner 12th & Cambie)

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. DEBENTURE BY-LAW: $1,055,871.45

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $1,055,871.45 in lawful money of Canada for certain pavement, curb and gutter, and sidewalk projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

. . . Cont'd.

BY-LAWS (Cont'd.)

DEBENTURE BY-LAW: $1,055,871.45 (Cont'd.)

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED Ald. Linnell,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 4299, being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

. . . . Cont'd.

BY-LAWS (Cont'd.)

VEHICLES FOR HIRE BY-LAW (Cont'd.)

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW NO. 4193, BEING THE BUILDING BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4193, being the Building By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (Cont'd.)

5. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT leave be given to introduce a By-law to amend By-law No. 4068, being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS (Cont'd.)

2. Allocation of Land for Highway Purposes (3150 S.E. Marine Drive)

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lot "B", Block Eight (8), District Lots Three Hundred Thirty (330) and Three Hundred Thirty One (331), Group One (1), New Westminster District, shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., sworn to on the 4th day of February, 1970, and marginally numbered LD 1176.

. . . . Cont'd.

MOTIONS (Cont'd.)

Allocation of Land for Highway
Purposes (3150 S.E. Marine Drive) (Cont'd.)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Leave of Absence: Alderman Broome

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT Alderman Broome be granted leave of absence for the month of June.

- CARRIED

(During part of June Alderman Broome will be attending the Convention of the Canadian Federation of Mayors and Municipalities June 8 to 11 inclusive and attending to other civic business in Ottawa.)

4. Condolences: Mayor Lindsay, Deceased

MOVED by Ald. Wilson,
THAT the City Council extend condolences to the family of Mayor S. Lindsay of Kitimat who passed away recently;

FURTHER THAT regrets be extended also to the Corporation of the District of Kitimat.

- CARRIED

5. Authority to Proceed to Ottawa

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Alderman Wilson and Alderman Broome while in the East attending the C.F.M.M. Convention in the near future, be authorized to proceed to Ottawa to discuss civic business with the respective Government Authorities.

- CARRIED

6. Centennial Matters

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT interested civic groups and individuals be invited to submit to the City suggestions for Centennial projects and such parties be advised of the grant available to the City in this regard.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Cassiar and Hastings Streets

commented with respect to traffic conditions in the area of Cassiar and Hastings Streets and enquired of what progress was being made to improve the matter. He felt a report should be submitted and a copy submitted to the Hastings Chamber of Commerce.

Alderman Linnell advised of having reported to Council of a meeting with the Minister of Highways at Victoria. It was pointed out the Provincial Government probably would not be proceeding further in the matter of Cassiar/Hastings grade separation or the Williams pedestrian overpass as well as the freeway link until:

1. we (the City) arrange the financing and presentation of a financing formula;
2. they receive a definite freeway plan of the City of Vancouver;
3. they receive the results of the Greater Vancouver Regional Transit Study now underway.

It was agreed that the information from the Minister be sent to the Hastings Chamber of Commerce.

Alderman Wilson - Boundary and Hastings

referred to the condition of the boulevard at Boundary and Hastings with particular reference to the maintenance and asked for a report.

The Deputy Mayor instructed the City Engineer accordingly.

Alderman Calder - Widening of Cambie Street South of 49th Avenue

enquired of the widening schedule for Cambie Street South of 49th Avenue and requested a report.

The Deputy Mayor instructed accordingly

Alderman Calder - Parking Garage: Seymour Street near Smithe

referred to a recent incident where a car drove off the ramp on the top of the garage on Seymour Street near Smithe, and requested the City look into such parking arrangements to ensure the necessary protective measures are provided to prevent such occurrences.

The Deputy Mayor directed the Board of Administration report accordingly.

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Calder - Capilano Stadium and Recreational Programs in Riley Park

referred to activities of the staff of the Social Planning/Community Development Department to assist youths in the Riley Park area in respect of appropriate recreational programs. In this connection, he suggested consideration be given to making Capilano Stadium available and suggested therefore the matter be referred to the Health and Welfare Standing Committee for study.

The Deputy Mayor directed the matter to the Standing Committee for consideration.

The Council adjourned at 5:25 p.m.

* * * * * * * *

The foregoing are the Minutes of the Regular Council meeting dated May 26, 1970, and the reports referred to are those on Page(s) 516-565.

DEPUTY MAYOR

CITY CLERK

MAY 22ND, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated May 22nd, 1970)

1. Adjustment of 1970 Sewers Capital Budget

"The 'Prior to Paving' classification contains the following item

'3-03-02 - Union Street, Dunlevy Avenue to Hawks Avenue $ 50,000.'

This item was included to provide for sewer reconstruction prior to paving of Union Street as a traffic artery tributary to the New Georgia Viaduct. Since viaduct traffic is to be routed to Prior Street, sewer reconstruction on Union Street is not urgent and may be advanced in connection with future paving or as the need arises.

I RECOMMEND that Item 3-03-02, $50,000, in the 1970 Sewers Capital Budget, be cancelled and $50,000 added to Item 3-03-04 'Prior to Paving - Provision for Further Projects'."

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer on Welwyn Street between the Lane North of 28th Avenue and the Lane South of Kingsway

"The existing sewer is too shallow and in poor condition. It should be replaced prior to paving of Welwyn Street.

The estimated cost is $9,000.

I RECOMMEND that $9,000. be appropriated from Item 3-03-04 'Prior to Paving - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer on 28th Avenue from James Street to Main Street

"This sewer has been inspected by T.V. and found to be in poor condition. Reconstruction is required prior to proposed paving.

The estimated cost is $19,000.

I RECOMMEND that $19,000 be appropriated from Item 3-03-04 'Prior to Paving - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer in the lane south of Second Avenue between Larch Street and Yew Street

"The old sewer in this lane is too small to serve new apartment development and is generally in poor condition. Petitions for paving the lane have been received.

As this is an area which will ultimately be converted to the separate system, the existing combined sewer should be replaced with a separate (twin) sewer.

The estimated cost is $41,000.

I RECOMMEND that the additional cost of the sanitary sewer, estimated at $8,000., be appropriated from Item 3-05-02 'Pollution Control, Provision for Further Projects' and $33,000 from Item 3-04-03, 'Reconstruction and Relief - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer on Ferndale Street between Victoria Drive and Lakewood Drive

"This sewer has been inspected by T.V. and found to be in poor condition. Reconstruction is required prior to proposed paving.

The estimated cost is $18,000.

I RECOMMEND that $18,000 be appropriated from Item 3-03-04 'Prior to Paving - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer on Laburnum Street between 47th Avenue and 49th Avenue

"This old sewer has been inspected by television and found to be in very poor condition. Spot repairs have been made to temporarily relieve flooding conditions, but the sewer should be replaced as soon as possible.

The estimated cost is $15,300.

I RECOMMEND that $15,300 be appropriated from Item 3-04-03 'Reconstruction and Relief - Provision for Further Projects' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

7. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs
Cordova St., Gore Ave. to Heatley Ave.

Pavements and Curbs, Urban Renewal Area
Cordova St., Hawks Ave. to Campbell Ave.
Cordova-Powell Connector, Cordova St. to Powell St.

Lane Pavement, Urban Renewal Area
Lane south of Powell St., Hawks Ave. to Cordova-Powell Connector

P.C. Concrete Sidewalk, Urban Renewal Area
Cordova-Powell Connector, Both Sides, Cordova St. to Powell St.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 15, 1970.

The estimated total cost of these improvements is $251,828 and the City's share of the cost is $174.142.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) the report of the City Engineer and Director of Finance be adopted.

(b) the City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

8. Street Lighting Local Improvements on "Initiative Principle"

First Step

The City Engineer reports as follows:

"I consider it advisable to advance light standard projects as local improvements on both sides of the following streets:

Cont/d.

Clause 8 Cont/d.

Cordova/Powell Connector	Cordova St. to Powell St.
Powell Street	Approx. 275 ft. east of Hawks Ave. to approx. 100 ft. west of Raymur Ave.
Cordova Street	Hawks Ave. to Campbell Ave.
Hawks Avenue	Alexander St. to Powell St.
Cordova Street	Gore Ave. to Heatley Ave.

The funds for the City's share of these improvements are available in the Street Lighting Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law governing Local Improvements, I am submitting the report of the City Engineer dated May 14, 1970.

The estimated total cost of the light standard projects is $19,699.36 and the City's share is $9,268.15.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be adopted.

(b) The City-owned parcels shown under certain projects on the detailed Second Step report * be declared assessable for these projects.

* This report on file with the City Clerk.

9. Local Improvements by "Petition"

First Step

The City Engineer reports as follow:

"I consider it advisable to carry out projects for:

Pavements and Curbs
Lane Pavements
P. C. Concrete Sidewalks

shown in the attached schedule dated May 15, 1970, as local improvements.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

Cont/d.

Clause 9 Cont/d.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 15, 1970.

The estimated total cost of these improvements is $830,227 and the City's share of the cost is $497.647.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to in the attached list and RECOMMENDS that:

(a) the report of the City Engineer and Director of Finance be adopted.

(b) the City-owned parcels shown on the list attached to the detailed Second Step report for the local improvement projects be declared assessable.

(c) the following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law:

22nd Ave., Glendale St. to the lane east of Glendale St.
Windermere St., 1st Ave. to the lane south of 1st Ave.
Dumfries St., 28th Ave. to a pt. approx. 121 ft. north of 30th Ave.

10. Access to the Waterfront in English Bay and Filling of the Beach Area fronting Jericho Tennis Club

The Deputy City Engineer reports as follows:

"Communications have been received from:

(a) Mrs. M. Anderson regarding access to the waterfront in English Bay with specific referral to Wallace Street.

(b) Mr. Rick Baker and Gwyneth Eisenback, et al, regarding the filling of the beach area fronting the Jericho Tennis Club premises.

(I) Access to the waterfront at Wallace Street

Mrs. Anderson inquires about the closing and sale of Wallace Street north of Point Grey Road to the Jericho Tennis Club and the elimination of access to the waterfront at this location.

In response to a similar inquiry, Mrs. Anderson was advised by letter dated April 26, 1966 by the Director of Planning that:

(i) Council on July 7, 1953 authorized the sale of Wallace Street (33 feet wide) north of Point Grey Road to the Jericho Tennis Club subject to the Club dedicating the west 20 feet of Lot 11 to the City for access to the waterfront.

(ii) Council in January, 1957, authorized the sale to Jericho Tennis Club of the west 20 feet of Lot 11 previously reserved for access to the waterfront.

Cont/d.

Clause 10 Cont/d.

(iii) Jericho Beach Park is only about 100 yards west of the west 20 feet of Lot 11 mentioned above and provides convenient access to the waterfront.

Mrs. Anderson also inquires as to who maintains access to the waterfront at Dunbar, Balaclava and Trafalgar Streets. The City Engineering Department maintains the accesses at Dunbar and Balaclava Streets and the Park Board maintains the access at Trafalgar Street.

(II) Filling of the beach area fronting Jericho Tennis Club

(i) Jericho Tennis Club leases a waterlot from the Crown Provincial fronting the Club's premises. The permitted use of the waterlot is for the mooring of boats.

(ii) The Club has resurfaced eight tennis courts which involved the removal of soil to permit the laying of drainage gravel and new surface material without altering the original level of the courts.

(iii) Mr. Rhind (a club executive) has advised that the bank, being 16 to 20 feet above the beach, had become badly eroded and some of the fill from the tennis courts was placed at the bank to stave off further erosion.

(iv) The fill extends about 20 feet at the base from the bottom of the bank to zero at the top of the bank.

(v) Mr. Rhind has advised that the Club intends to plant the bank with ivy and ground cover plants and to remove any debris (3 or 4 pieces of concrete).

(vi) The Director of Planning has advised that no special approval would be required with regard to the Zoning and Development By-law for this bank replacement. The City Building Inspector has also advised that similarly no special building permit approval would be required."

Your Board
RECOMMENDS that the foregoing report of the Deputy City Engineer be received and a copy of the report be furnished the writers of the communications.

11. 1970 Paving Program - Strip Pavement on 49th Avenue-Imperial Connector

The Deputy City Engineer reports as follows:

"Curbs and gutters are presently being laid on 49th Avenue between Victoria Drive and Tyne Street. Forty-ninth Avenue is a secondary arterial route and its easterly extension (49th Avenue-Imperial Connector) through the South East Sector, between Tyne Street and Boundary Road has recently been constructed as a gravel road. It would be preferable to continue the curbs and pavement through this section at this time. However,

Cont/d.

Clause 11 Cont/d.

due to the need to finalize the subdivision, and the absence of a registrable survey plan for the entire length of the Connector, we are unable to advance a local improvement pavement project.

It is desirable to open this route to traffic and for this purpose, in order to provide a smooth, dust free surface for traffic that will be using this arterial route, it is proposed that a strip pavement 22 feet wide be laid this year. It is anticipated that the fully improved pavement with curb and gutters will be completed within two years.

The funds required to construct the strip pavement this year would be a prior contribution of a portion of the City's share of the cost of constructing the permanent pavement under Local Improvement procedures.

The estimated cost of constructing a strip pavement on the 49th Avenue-Imperial Connector is $9,000. Funds are available in Account Code Number 0145/7940 'Major Streets Unallocated'.

I RECOMMEND that:

(a) The City Engineer be authorized to construct with City forces a 22 ft. wide strip pavement on the 49th Avenue-Imperial Connector.

(b) Funds in the amount of $9,000 be appropriated from the Streets Capital Budget, Account Code Number 0145/7940 'Major Streets Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION:

12. City of White Rock's Request to Dispose of Garbage at Vancouver's Delta Landfill Site

The City Engineer reports as follows:

"A letter dated May 5, 1970 has been received from the City Clerk of the City of White Rock requesting permission to dispose of White Rock's garbage at Vancouver's Delta Landfill Site. The letter advises that the location presently being used as a disposal site by White Rock has unexpectedly been closed and they must make other arrangements by June 30, 1970.

The Agreement between Delta and Vancouver concerning the operation of the landfill site provides that 'Only garbage and refuse collected from within the City of Vancouver or the Municipality of Delta will be accepted for the Sanitary Landfill Operation, provided however, that garbage and refuse may be accepted from other municipalities if the parties hereto so agree'. Verbal agreement has been received from Delta and a letter of confirmation is expected shortly.

Cont/d.

Clause 12 Cont/d.

White Rock has approximately 160 cubic yards of compacted garbage to dispose of weekly. This small amount can be handled with the present facilities at our Delta Landfill Site and will have no material effect on the life of the disposal site. White Rock is prepared to pay the regular charges for disposal.

If Council agrees to accept White Rock's garbage at Vancouver's Delta Landfill Site it is suggested that any arrangement made be subject to six months cancellation."

Your Board submits the matter to Council for CONSIDERATION.

RECOMMENDATION & CONSIDERATION:

13. Closing 11th Avenue between Heather Street and Ash Street and portion of the Lane west of Ash Street north of 11th Avenue

The Deputy City Engineer reports as follows:

The Vancouver General Hospital has acquired all the parcels on the south side of 11th Avenue between Heather Street and Ash Street and the B.C. Cancer Clinic has acquired all the parcels on the north side of this portion of 11th Avenue.

A joint application has been received from the Hospital and the Cancer Clinic to acquire 11th Avenue between Heather Street and Ash Street and the Cancer Clinic has also applied to acquire the lane west of Ash Street from 11th Avenue to the lane north of 11th Avenue.

I RECOMMEND that 11th Avenue between Heather Street and Ash Street and the lane west of Ash Street from 11th Avenue to the lane north of 11th Avenue save and except the north 20 feet thereof, be closed and stopped up and conveyed to the abutting owners subject to the following conditions:

(a) The south 33 feet of 11th Avenue to be conveyed to the Hospital to be consolidated with the Hospital property on the south side of 11th Avenue.

(b) The north 33 feet of 11th Avenue to be conveyed to the Cancer Clinic to be consolidated with the Cancer Clinic's property on the north side of 11th Avenue.

(c) The closed lane to be consolidated with the Cancer Clinic's property.

(d) Public utility easements to be reserved over the south 5 feet of the portion of 11th Avenue to be conveyed to the Cancer Clinic and the north 15 feet of the portion of 11th Avenue to be conveyed to the Hospital.

(e) The Hospital and the Cancer Clinic to pay all costs in the closing out of the closed street and lane.

(f) An agreement satisfactory to the Corporation Counsel and the City Engineer.

Cont/d.

Clause 13 Cont/d.

The Supervisor of Property and Insurance has advised that the market value of the closed street and lane is $193,000.00.

In all the municipalities in the Province except the City of Vancouver, all highway is vested in the Queen in the right of the Province.

The Vancouver Charter, however, provides that the highway in the City of Vancouver is vested in the City.

The Director of Lands has advised that the Crown Provincial conveys highway to hospitals for a nominal sum with a restriction for hospital purposes only. In the event that the highway is no longer used for hospital purposes it reverts to the Crown. The Corporation Counsel has advised that similar arrangements could be made by the City in the conveyancing of highway to hospitals."

Your Board
RECOMMENDS that the foregoing report of the Deputy City Engineer be approved. The matter of the sale price of the closed street and lane is submitted for Council CONSIDERATION.

RECOMMENDATION:

14. Replacement of Damaged Police Car

The City Engineer and Chief Constable report as follows:

"Vehicle No. 8159 a 1970 car belonging to the Police Department was recently involved in an accident which makes it uneconomic to repair. A replacement vehicle is required to allow normal police operation to be maintained. In view of the urgent need for the replacement car, immediate purchase is proposed.

The City will not receive any insurance credit as a result of this accident. The cost of a replacement vehicle, including outfitting, is estimated at $3,100. The wrecked car will be disposed of at an estimated credit of $800. The net cost of the replacement vehicle will therefore be $2,300. The Comptroller of Accounts reports that funds can be provided from the Contingency Reserve.

The City Engineer and Chief Constable RECOMMEND that $2,300 be allocated from Contingency Reserve for the purchase of a replacement car."

Your Board
RECOMMENDS the foregoing report of the above officials be adopted.

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FOR ADOPTION SEE PAGE(S) 489/90

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS:

1. Co-operative Project with the Children's Aid Societies

The Acting Social Service Administrator reports as follows:

"Council on May 9, 1969 approved a co-operative project between the Social Service Department and the Children's Aid Society. It was agreed that the Vancouver Children's Aid Society would provide a Social Worker at their cost and the responsibility of the City Social Service Department would be only to provide office facilities to be located at the Social Service Department office and social assistance.

(a) The project was started on June 9, 1969 with the assignment of one Social Worker who represented the Children's Aid Society and the Catholic Family and Children's Services.

The Children's Aid Society's detached worker dealt with the following type of cases coming to the department:

(i) Unmarried mothers

(ii) Young people between the ages of 16 and 19 who have left home and who might become wards of the Children's Aid Society

(iii) Young people who are presently wards of the Children's Aid Society

(b) Because of the increasing demand for service, the Catholic Family and Children's Aid Services on February 3, 1970 added an experienced Social Worker on a half-time basis. A full time worker will be available May 1, 1970.

(c) Statistical Analysis

The attached table presents a complete picture of the activity for the period June, 1969 to January, 1970.

This co-operative project is working satisfactorily to this department, the Children's Aid Societies and the clients concerned.

RECOMMENDED that the project continues indefinitely with no cost to the City except the provision of office facilities for the two Social Workers at 1530 West 8th Avenue, and the cost of social assistance."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator be adopted.

2. Federal Provincial Study Group on Alienation - Group Project

The Acting Social Service Department Administrator reports as follows:

"The Federal Provincial study group on alienation has requested the participation of the Vancouver Social Service Department in an experimental group project involving social workers and recipients of social assistance. A four day group session (June 9 to June 12, 1970) under the leadership of David Jackson and Associates Ltd. of Toronto, is planned at a local hotel. The purpose would be to study the relationship of public assistance recipient and the social worker and some of the problems that arise in this relationship. The Province and David Jackson and Associates Ltd. will pay all costs for the social assistance recipients. The City is asked to pay the accommodation and meals of staff members.

RECOMMENDED that:

(a) Two social workers, to be chosen by the Acting Social Service Administrator, be allowed to participate in the group project - one Provincial employee and one City employee for the four day period.

(b) the expenses of the City employee be paid.

(c) a sum of $30.00 per diem ($120.00) be provided to cover the cost. The Comptroller of Accounts has advised that there is sufficient funds in the 1970 budget to meet this cost."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator be adopted.

CONSIDERATION:

3. Public Bathing Facilities in the Skid Road Area

In February of this year a letter was received from Mr. Roy Coveny, directed to the City Clerk, in which he requested consideration of the establishment of a facility in the Skid Road area of Vancouver for both public bathing and delousing. The letter of request from Mr. Coveny is attached. The Medical Health Officer reports as follows:

"The public bathing resources in the City of Vancouver for transients have been examined. In effect, there is no facility open to the public other than at the steam baths. Most large urban centres, particularly port cities, possess a public bathing facility accessible to any member of the transient public who has need of a place for washing and shaving. Vancouver has, in the past, had commercially operated resources, but the last of these is no longer in existence and Vancouver is, therefore, bereft of any such facility. It is estimated that, at times, up to 100 persons are not lodged in any formal accommodation on a given day and there is virtually no means for these persons to maintain cleanliness. This number does not include any true transients that are literally in Vancouver for the day.

Cont/d.

Clause 3 Cont/d.

The City's only delousing station is found on the fifth floor of the Vancouver City Jail. This is a most unsuitable site for any persons who are not jail residents because of the security problems involved and the general inability of the Police to handle this service on behalf of the entire public. The problem of delousing persons is a major one for all the hostels and the missions operating in the Skid Road area of the city. It is considered necessary by nearly everyone in the area that a public facility be made more available. Many persons have observed an increase in the number of men infested with lice.

Coincident with these investigations, it has been found recently that many of the lodging houses in the central area of the city are not operating up to the standards required under the Lodging House By-law. It is anticipated that a stricter enforcement of these provisions now being instituted will reduce the necessity of a public facility for many of the Skid Road residents, but even a complete compliance with by-laws will not remove totally the necessity for it.

If a public facility for these two purposes is developed a solution would have to be found both for the creation of such a facility and the continuing operation of the facility. In order to comply with the apparent need in this area the following would have to be developed:

(a) THE FACILITY

(i) A delousing centre consisting of change-room, two showers, two washbasins and a water closet.

(ii) This section to also have two laundromats and two dryers to clean the clothes worn by persons being disinfested.

(iii) A separate section consisting of four showers, four washbasins, a water closet and a change-room available to persons who wish to wash-up and shave, but who are not there because of an infestation.

(b) THE OPERATING PROGRAM

(i) Open 8 hours on weekdays from 12 noon to 8 p.m. Opening on Saturdays and Sundays for at least 4 hours. During the entire opening hours supervision to be given by a fulltime attendant.

(ii) For the delousing operation the centre should dispense and instruct persons in the use of "Carbamate", a dusting powder which can be applied to both the body and the clothing. The residual portion of Carbamate should be given to the person to take to his own abode in order to dust other clothing items and bed-sheets. This is a fairly recent development involving a very safe product and is widely recommended both because of its safety and its simplicity.

(iii) It is proposed that all persons using these facilities register so that unsanitary conditions in lodging and other housing arrangements can be more readily identified for action by Health

Cont/d.

Clause 3 Cont/d.

Department staff. It is also proposed that, in order to make a proper use of this facility for the persons who need it, no charges be made directly to the persons using the facility.

It would be possible for the City to operate the facility via contract, inviting any interested firm or agency to operate this facility in accordance with the specific terms of service and to the satisfaction of City officials.

The creation of the facility is a matter of either inviting a firm or agency to establish this facility and lease it to the City of Vancouver or for the City itself to purchase or lease property and set up the required facilities.

It would be possible for the Health Department to come up with a detailed recommendation on this facility, but the guidance of Council is sought before proceeding to develop an in-depth plan."

Your Board requests that Council give CONSIDERATION to establishing a policy regarding a public bathing and delousing facility.

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FOR ADOPTION SEE PAGE(S) 490/91

HARBOURS & PARKS MATTERS

RECOMMENDATION:

1. Alternate City Representative to the Vancouver Port Development Committee

The Director of Planning reports as follows:

"The regular meetings of the Port Development Committee are normally held on Tuesdays, a time which conflicts with attendance at Council meetings by the City representative, Alderman Linnell. To ensure continuity of representation, Mr. Gerard Farry of the Planning Department was appointed as alternate City representative to the Committee. Mr. Farry has recently left the City Service.

It is recommended that Mr. Richard B. Hayward, Assistant Director, Long Range Planning, be appointed as alternate City representative to the Vancouver Port Development Committee to attend meetings when the City representative is to be absent."

Your Board
RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

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FOR ADOPTION SEE PAGE(S) 491

Board of Administration, May 22, 1970 . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Alterations to Gasoline Service Station at 598 East 15th Avenue

The Director of Planning reports as follows:

"The Imperial Oil Company Limited has filed Development Permit Application #52079 to modernize the existing building located at the south-west corner of Kingsway and Carolina Street.

The site is located in a C-2 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968 permits consideration of alterations to the existing service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #52079 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to modernize the existing gasoline service station development located on this site, subject to the following conditions:

(a) All landscaping is to be provided in accordance with the approved drawings within six months from the date of issuance of this development permit and thereafter permanently maintained.

(b) All treatment of the open portions of the site, other than the landscaping referred to in the preceding condition, is to be provided within 60 days from the date of issuance of this development permit, including surfacing, curbing and screening, and thereafter permanently maintained.

(c) Any additional signs other than those indicated on the approved drawings to be first approved by the Director of Planning.

(d) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application #52079 be APPROVED in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

INFORMATION

2. Regional Development Brief
Planning Institute of British Columbia

Council along with members of the Legislative Assembly, Regional Districts and other municipalities received a letter dated April 25th from the President of the Planning Institute of British Columbia.

He submitted a further letter of the same date along with a brief addressed to the Honourable Dan Campbell, Provincial Minister of Municipal Affairs. The Brief entitled 'Regional Development - A Framework for Provincial Policy' proposes:

cont/d . . .

Board of Administration, May 22, 1970 . . . . . (BUILDING - 2)

Clause 2 cont/d

(a) Establishing closer co-operation between Provincial departments.

(b) Dividing the province into eight economic regions.

(c) Preparing broad provincial development programmes for these eight regions.

(d) Using these programmes as a basis for policy formulation and decision-making by the Provincial departments and Crown Corporations and by the twenty-nine regional districts and their constituent municipalities.

The Director of Planning reports as follows:

"The views in the brief are not new. It has been suggested for some time that liaison between Provincial departments and others can be improved. It is understood that the Provincial Government is generall working towards this objective.

The suggestions in the brief are acknowledged to be only one of several ways of working towards the same goals. It is suggested therefore that Council may wish to receive the brief without comment and send a copy of this report and an acknowledgment to the President of the Planning Institute of B. C."

Your Board submits the matter to Council for Information.

(Copies of the Planning Institute brief are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 491

MAY 26 1970

Board of Administration, May 22nd, 1970. . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim of ARBENA COFFIN

The Corporation Counsel reports as follows:

"The claimant was injured and her vehicle was damaged as a result of a collision which occurred at an intersection being controlled by a reserve police officer. The claimant was proceeding on a through road when she collided with a vehicle which had been directed to proceed from a stop sign. No direction had been given to the claimant to stop.

The claimant commenced an action and a proposed settlement arrived at between the claimant, the driver of the other vehicle and the City. Under the proposed settlement, the City will contribute $1,306.00, being 25% of the claim as originally presented.

In my opinion, if the matter were to proceed to trial the City would be required to pay an amount in excess of that proposed in the settlement. Accordingly, I recommend that Council authorize payment of $1,306.00 in full settlement of this claim."

Your Board
RECOMMENDS that the recommendation of the Corporation Counsel be adopted.

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FOR ADOPTION SEE PAGE(S) 491

FINANCE MATTERS

CONSIDERATION

1. Scavenging Billing - Minimum Charge

Your Board has received the following report from the Director of Finance:

"On occasion, usually as the result of a complaint, the question arises as to the validity of billing the City's service users for small amounts. The metered water accounts present no problem because the by-law specifies a minimum charge that prevents any bill of less than $7.24. In the scavenging billing system the container accounts are subject to a minimum of $6.50 for a billing period and the commercial accounts are subject to a $1.60 minimum per billing period. The private dwelling accounts, of which there are approximately 1,800 are not subject to a minimum. It is possible for the City to send out bills for as low as $.20 on these accounts if only one extra can was picked up from the dwelling during the two month period (in excess of the allowed two free cans per week). The Scavenging By-law requires that these amounts be billed but it does give rise to the complaint regarding the silliness of billing small amounts.

As the scavenging billing system is computerized it would be relatively easy to eliminate the problem by either not billing amounts of less than some specified amount, or instituting a minimum charge, say $1.00 for the two month period.

I would therefore ask Council to consider the matter and preferably choose between

(a) instituting a minimum charge of $1.00 per two month billing period on private dwelling scavenging billing accounts,

or

(b) specifying that bills for less than $1.00 not be sent to the customer, but the amounts be written off (approximately $1,400 per year).

If Council has other suggestions these could certainly also be considered. Council's decision would be incorporated into the new Scavenging By-law presently being prepared by the Engineering Department.

For the information of Council the total costs of recording, processing, preparing, mailing and receiving the payment for one scavenging bill is estimated to be 26.6¢ in 1970."

Your Board submits the report of the Director of Finance for Council consideration.

RECOMMENDATIONS

2. Attack Warning Signal Agreement

The Corporation Counsel submits the following report:

"In March, 1960, the City entered into agreements with the Crown Federal to permit the installation and operation of sirens at the following locations:

Fire Halls Nos. 3, 4, 6, 12, 13, 17, 18 & 19

Pole Mounted - near 6th Ave. & Cassiar St.
- near Charles St. & Salsbury Dr.
- cor. 49th Ave. & Gladstone St.
- near 1st Ave. & Yew St.
- near 24th Ave. & Trafalgar St.

The original agreements expired on March 31, 1970 and, the Base Commander of the Canadian Forces Base at Chilliwack has now written and requested that the City agree to enter into new agreements covering the sirens at the above locations for a further term of five years from the first day of April, 1970, with an option in favour of the Crown for a further renewal of five years from 1975. The consideration for each of these agreements would be the sum of $1.00 per year, as in the previous agreements.

This matter has been discussed with the City Building Inspector and the Assistant City Engineer, Electrical Division, and we would recommend execution of the agreements covering the sirens at the aforementioned locations."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

3. National Conference - Attendance of City Coroner

On May 27, 1969, Council approved a revised roster of conferences which provided for attendance by the City Coroner at one regional conference each year, and one national conference every second year.

The City Coroner attended a national conference in 1969 and under the present authorization is not eligible to attend one this year.

The City Coroner is now requesting that his name be removed from the regional conference roster and it be instead place on the national conference roster on an annual basis.

Your Board RECOMMENDS that the request of the City Coroner be approved.

INFORMATION

4. C.F.M.M. Brief to Government of Canada - Item on N.H.A. Financing of Pollution Control

The Director of Finance reports as follows:

"For the information of members of Council who will be delegates to the Canadian Federation of Mayors and Municipalities 1970 Conference, the letter dated April 8th from C.F.M.M. on the above item is circulated. The financing referred to is for the type of projects done by the Greater Vancouver Sewerage and Drainage District in this area, and accordingly the matter was dealt with by that District.

A copy of a telegram sent by the District Chairman in response to the letter is also circulated.

I have discussed the matter with the City Engineer and we are both in accord with the District's responses as follows:

(a) We are opposed to a reduction of N.H.A. financing from the two-thirds to one half of the cost.

(b) We are opposed to approval for the cost of the portion of a project that can be completed in one year, and feel that approval of the financing of a project in its entirety is necessary before the project is commenced."

Your Board submits the above report of the Director of Finance for Council information.

CONSIDERATION

5. Grant for the Regional Conference of the International Municipal Signal Association

The City Engineer reports as follows:

"The North-west Section of the International Municipal Signal Association will hold their Regional Conference in Vancouver this year for the first time, from June 22nd to 24th. The Conference will feature technical papers presented by experts from the United States and Canada dealing with street lighting, traffic signals, fire alarm and radio systems. The Conference will draw approximately 150 attendees.

I respectfully request that $300.00 be granted towards the cost of a Civic Luncheon to be held during the Conference.

No funds were provided for this in the Budget. The Comptroller of Accounts advises that money could be provided from the Contingency Reserve."

Your Board notes that Council has dealt with similar requests in the past as follows:

. . . Cont'd.

Clause No. 5 (Cont'd.)

June 1966	-	Association of Canadian Fire Marshals and Fire Commissioners - Conference	- $300 Approved.
Jan. 1966	-	American Waterworks Association Conference - Incidental expenses	- $300 Approved.
May 1968	-	Town Planning Commission National Planning Post - Conference	- $1,500 Approved.

Your Board submits the foregoing request of the City Engineer for the consideration of Council.

RECOMMENDATIONS

6. Sinking Fund and Investment Matters, April, 1970

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of April, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at April 30, 19
(c) Schedule of Promissory Notes Issued for Temporary financing pending collection of 1970 Taxes to April 30, 1970.

(a) Exchange on April 15, 1970 of Canada 4% Bonds due September 1, 1972 for Bank Deposit Receipts to provide greater liquidity and to increase yield

Securities Sold - Canada 4¼%, September 1, 1972
(by various funds as listed)

Fund	Par Value	Price	Sale Price	Term Yrs.Mos.	Yield %
Capital and General	$4,319,000.00	95.50	$4,124,645.00	2/4	6.32
Debt Charges Equalization Fund	1,620,000.00	95.50	1,547,100.00	2/4	6.32
* Sinking Fund	160,800.00	95.50	153,564.00	2/4	6.32
* Kerrisdale Community Centre	37,000.00	95.50	35,335.00	2/4	6.32
	$6,136,800.00		$5,860,644.00		

* Cash required and not re-invested at this time.

Securities Purchased - Royal Bank of Canada Deposit Receipts
(for various funds as listed)

Fund	Maturity Date	Maturity Value	Cost	Term Days	Yield %
General and Capital	Mar.1/71	$4,600,835.07	$4,300,000.00	320	7.98
Debt Charges Equalization Fund	Mar.16/71	1,663,523.70	1,550,000.00	335	7.98
		$6,264,358.77	$5,850,000.00		

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Other General and Capital Account Transactions

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Deposit Receipts Purchased					
Apr.24	Bank of Montreal	April 30/70	$1,001,191.78	$1,000,000.00	6	7.25

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. . . Cont'd.

Clause No. 6 (Cont'd.)

(b) General and Capital Accounts

Summary of Securities Held as at April 30, 1970

Type of Security	Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt	$4,600,835.07	$4,300,000.00

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(c) City of Vancouver Promissory Notes

Issued for Temporary Financing Pending Collection of 1970 Taxes

Issue Date 1970	Due Date 1970	Face Value of Notes Issued	Term - Days	Effective Interest Rate Per Annum %
March 16	June 24	$3,000,000.00	100	8.28
26	July 2	3,000,000.00	98	7.825
26	July 2	1,000,000.00	98	8.000
26	July 2	1,000,000.00	98	8.03
April 16	July 2	2,000,000.00	77	7.73
		$10,000,000.00		

RECOMMENDED by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for April 1970 be confirmed.

7. Installation of Artificial Turf

The Corporation Counsel and the Director of Finance report as follows:

"At its meeting on May 12, 1970, Council passed a resolution authorizing the City to become a party to the contract for the installation of artificial turf for the purpose of binding the City in respect of the instalment payments. Part of that resolution provides as follows:

'THEREFORE BE IT RESOLVED that the payment for the materials supplied and the work undertaken by Minnesota Mining and Manufacturing of Canada Limited in installing the synthetic turf and track be made on the following basis upon advice from the Pacific National Exhibition that the contract referred to above has been performed to their satisfaction.

The total price of $724,842 will be paid in five instalments as follows:

. . . Cont'd.

Clause No. 7 (Cont'd.)

Thirty days after acceptance of
the complete work $249,842
One year following the date of
the first payment $200,000
Two years following the date of
the first payment $150,000
Three years following the date
of the first payment .....$ 75,000
Four years following the date
of the first payment .....$ 50,000

AND BE IT FURTHER RESOLVED that the City of Vancouver be made a party to the contract between the Pacific National Exhibition and Minnesota Mining and Manufacturing of Canada for the supply of Synthetic Turf and track for Empire Stadium for the purpose of binding the City in respect of the instalment payments provided for in the contract and that on submission of a contract satisfactory to the Corporation Counsel the Mayor and the City Clerk be authorized to sign and seal the contract.'

A draft contract satisfactory to the Corporation Counsel has been prepared.

By the terms of the contract, when the Company has completed the work it will so advise the P.N.E. The P.N.E. is required within 30 days to give notice of Final Acceptance or provide the Company with a written list of objections. If the P.N.E. submits a list of valid objections, the date of Final Acceptance will be the date upon which necessary corrections have been made. Thus when the P.N.E. gives its Final Acceptance, it is acknowledging that the work has been performed in accordance with the contract.

As the City's obligation to pay does not arise until 30 days after acceptance and acceptance will only be given if the work is in accordance with the contract, the underlined words are unnecessary and could perhaps cause uncertainty as to the date for payment. Accordingly, it is recommended that the resolution of Council be amended by deleting the underlined words therefrom."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel and the Director of Finance be adopted.

8. Agreement Between the City and the Pacific National Exhibition re Pacific Coliseum Grant

Your Board has received the following report from the Deputy Director of Finance:

"On May 12, 1970, Council referred back to the Board of Administration the question of the Pacific National Exhibition payment to the City of a portion of the profits from the operation of the Coliseum, monies due the City in accordance with the original agreement at the time of the City's grant to the Pacific National Exhibition for the Coliseum.

Just prior to the Council meeting, a meeting took place with the Pacific National Exhibition officials to discuss the amount due under the agreement and to resolve differences as to what revenue and expenditure items, related to the Coliseum, should be included in the calculations.

The Pacific National Exhibition has now come forward with further figures but these need to be the subject of a final meeting with the P.N.E. officials before a report to Council for action is necessary.

I would therefore recommend to Council that further action on this matter await the return to the City of the Chairman of the Finance Committee and the Director of Finance, so that a final meeting may be held with the Acting Manager of the P.N.E., followed by report to Council."

Your Board RECOMMENDS that further consideration of this matter be deferred in accordance with the recommendation of the Deputy Director of Finance.

CONSIDERATION

9. Staff: Vancouver Rental Accommodation Grievance Board

The City Clerk reports as follows:-

"On November 18, 1969, Council passed the following:-

'THAT accommodation and administrative or clerical resources for the Board be arranged by the City Clerk, such arrangements and costs to be reviewed in six months time.'

The Board's administrative function was carried on in the City Clerk's Office for a few months and, latterly, in accommodation on the ground floor, 12th Avenue side. Board meetings are held in No. 1 Committee Room. The Board has been served through Office Assistance which organization has provided the services of Mrs. M. Joyner who, since the inception of the Board, has acted as Clerk to the Board, Secretary to the Chairman and handled all the office work involved. The Board has been holding eight sessions a month

. . . Cont'd.

Clause No. 9 (Cont'd.)

and, because of the increase in work, will now be holding four sessions a week during the next six weeks at least and for as long as may be necessary to render prompt service on appeals as and when filed. As this Board reported to Council on May 11th, it is a fact that a great deal of service is rendered by the Grievance Board by telephone. The number of calls has risen from fifty per day at the beginning of the year to nearly one hundred at the present time.

There is no doubt now that additional staff is required since the overtime being put in by Mrs. Joyner has increased from 16½ hours in January to 25½ hours in April. It is noted that the Chairman himself has spent some two hours a day during recent weeks answering phone calls in order to relieve the lady in charge. There is no staff available in the regular City Clerk's organization to place at the Board's disposal; as a matter of fact on the occasions when the Board office is closed because of meetings, etc. a difficult situation follows.

Having in mind that the Council on May 12th approved the continuance of the Board in its present form, and it being quite apparent that the staff could not be less than one person and the present rate of increase in work requires two, it is RECOMMENDED as follows:-

(a) THAT the position of Secretary to the Board be now filled on a permanent basis and that the Personnel Department be requested to classify the position;

(b) THAT a temporary Clerk-Typist be engaged, also to be classified by the Personnel Department, and authority be given to provide the necessary furniture to accommodate the position.

The Budget appropriation for staff for the Grievance Board is $6,004 and will not be sufficient to provide for the new staff arrangement recommended above. It is therefore RECOMMENDED that the balance of funds required when determined be charged to Contingency Reserve."

Your Board submits the matter for Council consideration.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 492/93

MAY 26 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MAY 8, 1970

RECOMMENDATION

1. Salary Adjustment - One Position - Public Health Educator, Health Department.

The Director of Personnel Services reports as follows:

"At the request of the City Medical Health Officer, I have reviewed the duties and responsibilities of the position of Public Health Educator in the Health Department.

The incumbent of this position (U. Nelson) is responsible in general for planning and organizing a program of public health education for the City of Vancouver. Specifically, in carrying out these duties, Mr. Nelson is involved in conducting and participating in lectures and training sessions for Health Department staff on health education methods, advising and consulting with community organizations concerned with public health matters, conducting various studies, analyzing trends and data, and writing articles and preparing material for distribution, or for transmission through the mass media. He also serves as Chairman of the School Health Program Planning Committee.

In reviewing and comparing the overall duties and responsibilities of this position with related internal classes and in considering external rates of pay for similar positions in Canada, I recommend that this position be upgraded from pay grade 26 to pay grade 27, effective June 1, 1969.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1970 rates and including fringe benefits at 10% will be $567.

The Comptroller of Accounts reports that the additional funds, estimated at $881 for 1969 (seven months) and 1970 (12 months) (1969 and 1970 rates) are available within the Departmental Budget.

The City Medical Health Officer has accepted this recommendation with the proviso that the salary for this position be reviewed again in 12 months.

The President of the Vancouver City Hall Employees' Association concurs with this recommendation."

. . . Cont'd.

Board of Administration, May 8, 1970 MAY 26 1970. (REGULAR PERSONNEL - 2

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
U. Nelson	Public Health Educator Pay Grade 26 ($788 - 947)	Public Health Educator Pay Grade 27 ($825 - 990)	June 1, 1969

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 494

MAY 26 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MAY 22, 1970

RECOMMENDATIONS

1. Auto Allowance -
Mrs. P. Watkins, Health Dept.

The Director of Finance reports as follows:

"The Acting Social Service Administrator advises that in order to help cope with the increase in the number of boarding homes and clients therein, 34 homes and 200 clients have been transferred from other nurses to Mrs. Watkins, and he is requesting authorization for an auto allowance for Mrs. Watkins in order to help her meet the added case load.

It is recommended that an auto allowance at 11¢ per mile be authorized for the Public Health Nurse position presently occupied by Mrs. Patricia Watkins, commencing May 1, 1970."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

2. Auto Allowance -
Display Technician II - Planetarium

The Director of Finance reports as follows:

"In December last year, the position of Display Technician II in the Planetarium, which had been established originally as a temporary position, was made permanent. The incumbent of this position is responsible for the preparation of much of the art work and photographic work for the Planetarium shows and he needs to make occasional visits to suppliers and people carrying out work for us outside. The Director of Museums requests that a casual, 11¢ a mile automobile allowance be established for this position. No adjustment to the appropriation for automobile allowances will be required.

I RECOMMEND that a casual, 11¢ a mile automobile allowance be established for the position of Display Technician II in the Planetarium."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

. . . 2

Board of Administration, May 22, 1970 .....(SUPPLEMENTARY PERSONNEL -

3. Leave of Absence Without Pay -
Mr. Kenneth E. Derby

The Director of Personnel Services reports as follows:

"I have received a request from Mr. R.C. Ross, Business Manager, Vancouver City Hall Employees' Association, Local 15, that leave of absence without pay for a period of one year, from June 1, 1970 to May 31, 1971, be granted to Mr. Kenneth E. Derby, who will be employed on Union business.

Mr. Derby is employed as Court Clerk IV, Provincial Court of B. C., Vancouver. Mr. W.W. Edwards, Court Clerk, Provincial Court, Vancouver, has indicated that such leave of absence can be arranged within his organization.

As is the practice in such cases, Mr. Derby has indicated to the Director of Personnel Services that he will advise the Director, one month prior to May 31, 1971, of his intention whether to return to the employ of the City, or not.

I recommend that leave of absence without pay be granted to Mr. K.E. Derby for the period June 1, 1970 to May 31, 1971."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Canadian Psychiatric Association
Annual Meeting - Winnipeg,
Dr. R.J. McQueen, Health Department.

The Director of Personnel Services reports as follows:

"The above annual meeting will be held this year from June 17 to 20 in Winnipeg at the International Inn. A considerable part of this period will be devoted to lectures and scientific sessions and meetings on Child and Adolescent Psychiatry and Mental Retardation, Psychotherapy and other subjects relevant to the work of the Mental Health Division of the Health Department. Part of one day has been set aside for the Annual General Meeting of the Canadian Medical Association.

It is for these reasons that the City Medical Health Officer wishes Dr. R.J. McQueen, Acting Director of the Division, to attend.

Dr. McQueen is prepared to meet all expenses herself. However, as the City and the Health Department will be benefiting from her attendance, the City Medical Health Officer requests approval of four (4) days Leave of Absence With Pay in accordance with Personnel Regulation 45-7.

As this request is in accordance with Personnel Regulation 45-7, the Director of Personnel Services recommends approval."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 494

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 22, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S A L E S

RECOMMENDATIONS

1. RECOMMENDED that the following offers to purchase residential lots situated in the Southeast Sector received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council; in each case construction to be commenced within 18 months from the date of Council's approval of the sale.

Re: Lots 31, 33 & 34, Blk. 1 N½ D.L. 339, Plan #13308
Sit: S/S 48th Ave. between Tyne St. and Boundary Rd.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
A.J.U. Construction Co. Ltd.	31	45'x 158'	$13,000.00	9-3/4%	Public Utility Easement over E. 5' of the S. 10'
A.J.U. Construction Co. Ltd.	33	45'x 158'	$13,000.00	9-3/4%	
C.I. & E.A. Maudsley	34	45'x 158'	$13,000.00	9-3/4%	

2. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lots 111-117, D.L. 663, Plan #13271
Sit: W/S of Ross St. South of 45th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
H & P Construction Ltd.	111 & 112	49' x 105'	$11,700.00 (each)	City Terms @ 9-3/4%	These lots known to contain peat and no guarantee given to soil stability.
Lite Construction Ltd.	113 & 114	49' x 105'	$11,700.00 (each)	City Terms @ 9-3/4%	"
Krause Bros. Construction Ltd.	115 - 117	49' x 105'	$11,700.00 (each)	City Terms @ 9-3/4%	"

continued . . . / 2

Re: Lots 27, 28 & 29, D.L. 662 & 729, Plan #13271
Sit: W/S of Ross St. between Waverly & 48th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Niebuhr & Wiebe Ltd.	27, 28 & 29	Irregular 51' x 120'	$11,700.00 (each)	City Terms @ 9-3/4%	These lots known to contain peat and no guarantee given to soil stability.

PART II

S U N D R I E S

3. Proposed Demolition:
105 Alexander Street

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver owns a long narrow strip of property between Alexander St. and the C.P.R. Right-of-Way East of Columbia St., measuring in total approximately 13' x 125'. Legally the property is known as Lots 21-25 ex. R.o.W., Block 1, D.L. 181/196.

Lots 21 and 22, contain a building known as 105 Alexander St., operated as a restaurant and leased under a month-to-month rental. This is a small one-storey building containing 726 sq. ft., erected prior to 1920. It has been in continuous use as a restaurant over the years but is now suffering due to age and obsolscence. The City Health Department has notified us that the building does not now comply with City Health By-laws for several reasons, and a basic examination of the premises indicates that extensive structural repairs and renovations would be needed to put it in reasonably sound and sanitary condition. In effect it would require almost complete re-construction.

It is my opinion that to effect proper renovations would run over $10,000.00 and this could certainly not be justified on the basis of the economic rental which could be obtained from the premises.

To the East of the subject premises (on the residual portion of Lots 21-25 ex. R.o.W.) is located another restaurant building known as 111 Alexander St. which is also leased out by the City. This building, while smaller, is in good condition.

This property (Lot 21 - 25 ex. R.o.W.) due to its limited depth could not be released for sale and is being held for possible redevelopment, ultimate street widening, etc. While is it desirable, in the interim, to obtain as much income as possible from the site, it appears in the best interest of the City to proceed with the demolition of 105 Alexander St. In due course, with the renewed interest in this area owing to the Gas Town Beautification Program, it may well be possible to enlarge and improve the cafe structure known as 111 Alexander St.

It is therefore RECOMMENDED that the Supervisor of Property and Insurance be authorized to demolish the building known as 105 Alexander Street."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Lease of Waterlots Fronting
Cassiar & Cariboo (now Skeena) Sts.

The Supervisor of Property and Insurance reports as follows:

"The waterlots fronting Cassiar and Cariboo Streets are leased by the City from the National Harbours Board under an Agreement dated June 10, 1927. The term of lease was for a period of 21 years commencing June 10, 1927, with provision for two 21 year renewals.

These leases were requested by the City Engineer to protect the City's interests fronting the street-ends. Subsequently, the waterlots were sub-leased to Alberta Pool Elevators who occupy all waterlots abutting the Cassiar and Cariboo lots. These leases have the same commencement date and run concurrently with those sub-leased from the City of Vancouver. The City Engineer has ratified the renewal of the final 21 year lease term. The National Harbours Board have now forwarded draft copies of the final 21 year lease renewal which requires City Council authorization for execution."

Your Board

RECOMMENDS that City Council authorize the remaining 21 year lease renewal of the waterlot leases fronting Cassiar & Cariboo street-ends and that a sub-lease be continued to Alberta Pool Elevators on the same basis as contained in the previous agreement.

5. Transfer of Sale of Residential Lot
(RS-1) S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"On May 5, 1970, City Council approved the sale of Lot 21, Block 8, N½ D.L. 339, Plan 13308, situated on the south side of 48th Avenue between Tyne Street and Boundary Road, to Celestino Milone. The lot size was 40' x 157' and the sale price was $12,000.00 on terms at 9-3/4% subject to the usual City terms and conditions, with construction to commence within 18 months of City Council's approval of the sale.

Mr. Milone has since contacted the office of the Supervisor of Property and Insurance and advised that he did not realize that a public utility easement was situated on the E. 5' of the S. 10' of the property, and for this reason he does not wish to purchase the lot, and has requested that his offer to purchase be transferred to Lot 28, Block 1, N½ of D.L. 339, Plan 13308 on the same terms. The approximate size of this lot is 44' x 157' and the sale price is $12,800.00.

RECOMMENDED that the sale of Lot 21, Block 8, N½ of D.L. 339, Plan 13308 to Celestino Milone in the amount of $12,000.00 be cancelled; and that the offer to purchase Lot 28, Block 1, N½ of D.L. 339, Plan 13308 from Celestino Milonein the amount of $12,800.00 on terms at 9-3/4% on the same terms and conditions set down by City Council, subject to construction being commenced within 18 months from the date of Council's acceptance, be approved."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Transfer of Interest of Redevelopment Lot 11, Cleanwell Cleaners Ltd. to Union Oil Co. of Canada Ltd.

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated January 23, 1969 approved the sale of Lot 11, Sub A, Block 7, D.L. 182, situated on the north side of Hastings Street between Vernon and Clark Drives for the sale price of $20,000.00 on terms. The sale is subject to the condition that 'no purchaser shall, except with the prior written consent of the City, resell, lease, or otherwise dispose of the land in the subject area before development is completed.'

We have received a communication from the purchaser, Cleanwell Cleaners Ltd., that they cannot proceed with the development of the property, as funds which were available at the time of purchase have since been withdrawn. The purchaser has arranged a sale of the property along with adjoining Lot 10 to Union Oil who own Lot 9. The Oil Company proposes to use all three lots as a site for a service station.

The Urban Renewal Co-Ordinating Committee, meeting on May 6, 1970, approved the transfer of the lot.

RECOMMENDED that permission be granted to Cleanwell Cleaners Ltd., 1287 East Hastings Street, Vancouver, B.C. to transfer their interest in Lot 11 to Union Oil Co. of Canada Ltd., 1111 West Georgia Street, Vancouver, B.C. subject to:

a) The conditions of sale as originally laid down

b) The transfer being on the basis of no financial gain or benefit to Cleanwell Cleaners Ltd.

c) All legal and registration fees being paid by the applicants

d) Commencement and completion dates for construction being the same as originally established, i.e. July 23, 1970 and January 23, 1972 respectively."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Caretaker Agreements

The Supervisor of Property and Insurance and Corporation Counsel report as follows:

"In recent years the City has been acquiring more properties with multiple occupancies. It is the policy, upon acquisition, to contract with the existing caretakers to provide janitorial and caretaking services for the property, or to locate another individual to perform the services as an independent contractor.

Under the existing procedure a report is submitted to Council requesting authority to contract with each individual caretaker as required.

continued . . . / 6

Item No. 7 cont'd

Also for a variety of reasons, it is sometimes necessary to terminate the contract with a caretaker on short notice and later report to Council for authority to enter into an agreement with a new caretaker.

In all cases there is no authority to make payments to the caretakers until Council has authorized the agreement, it has been drawn up and the various signatures obtained.

The resulting uncertainty of the appointment and delays in payment for services rendered could be of considerable inconvenience to the appointee and to the City.

As appointing caretakers is basically a routine management procedure, it is suggested that the existing procedure should be replaced by giving the Supervisor of Property and Insurance blanket authority to appoint caretakers and janitors as required. Such authority would eliminate the inconvenience to the caretakers and reduce the need to report to Council on purely administrative matters.

It is therefore RECOMMENDED that the Supervisor of Property and Insurance be authorized to appoint caretakers and janitors as required for the operation of City-owned properties and to execute agreements on behalf of the City with the individual contractors who are to provide the janitorial or caretaking services, such agreements to be to the satisfaction of the Corporation Counsel and the Director of Finance."

Your Board

RECOMMENDS the foregoing recommendation of the Corporation Counsel and the Supervisor of Property and Insurance be adopted.

8. Subdivision of City-owned Lots 55 & 56, and Lots 47 - 49 S/S 25th Ave., N/S 26th Ave. between Penticton & Slocan St.

The Supervisor of Property and Insurance reports as follows:

"The Director of Planning has released for sale Lots 55 & 56, Block 1, and Lots 47 to 49, Block 2, NE¼ Section 46, T.H.S.L., Plan 6055 situated on the S/S of 25th Ave., N/S 26th Ave. between Penticton Street and Slocan Street, subject to certain conditions. These RS-1 (one family dwelling district) lots are to be resubdivided into 4 parcels, each approximately 50' x 100', prior to marketing.

The City Engineer has now prepared plan, marginally numbered LE 3485, copy of which is attached, showing this subdivision, and it is proposed that the plan be registered in the Land Registry Office.

RECOMMENDED that plan marginally numbered LE 3485, showing the subdivision of Lots 55 and 56, Block 1 and Lots 47 to 49, Block 2, NE¼ Section 46, T.H.S.L., Plan 6055, be approved and the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION AND CONSIDERATION

9. Haro-Smithe Connector
Sub-Division and Disposal of Surplus Lands
at Haro and Burrard Streets

The Supervisor of Property and Insurance, the Director of Planning and the City Engineer report as follows:

"The physical development of the Haro-Smithe Connector was completed in May 1969, following which investigations were commenced with respect to the resubdivision of adjoining surplus City-owned lands, including the feasibility of closing either part or the whole of Haro St.

Alternative subdivision proposals have been studied. In order to obtain the greatest net return to the City, prime consideration has been given to the subdivision embracing the full closure of Haro Street as shown on the attached plan which is circulated.

Under this plan two parcels are created. The smaller parcel (5775 sq. ft.) comprises the N 35' ± of closed Haro Street and the other parcel (30,535 sq. ft.) include the remainder of closed Haro Street and the residual portions of City-owned lands between present Haro Street and the new diversion. It is noted that the easterly 132' of the residual lands, being the portion fronting on Burrard Street, is zoned CM 2 Commercial (High Density) while the remaining westerly portion is zoned P-1 Parking. Prior to the sale of this consolidated parcel, all of these lands, including the surplus portion of Haro Street to be closed, should be zoned CM 2 Commercial.

There are various utilities under present Haro Street including a 4" water main, a 26" water main and a 14" sewer. The 4" water main is located 22' ± south of the North property line of Haro Street. It is proposed to cut off and abandon this main at an estimated cost of $600.00.

The other utilities are located in the South half of Haro Street. It is necessary to retain the 26" water main whereas the 14" sewer could be relocated at an estimated cost of $20,000.00. A 10 ft. easement is required for the water main. To retain both utilities a 17' easement would be required. In either event the northerly limit of the easement area would be approximatel 35' south of the North property line, of Haro Street.

To effect the closure of Haro Street is will be necessary to obtain the consent of the abutting owners, the B.C.A.A. as to the N½ thereof. These parties are desirous of acquiring the N 35' of closed Haro Street (being the maximum area unencumbered by easement as indicated above) and have agreed to pay $144,375.00 for this portion of Haro Street based on a current market value of $25.00 per sq.ft. B.C.A.A. is also interested in acquiring the larger parcel and intends to submit a proposal when available for sale.

Further to Item 3, Property Matters, May 23, 1969, confirmed by Council May 27, 1969, the following leases of the aforesaid surplus lands were approved:

continued . . . 8

Item No. 9 cont'd

a) North ½ of Lots 1 and 2, Block 6, D.L. 185, known as 875 Burrard Street, to Sidmont Investments Ltd. acting on behalf of Hertz-Rent-A-Car, from May 1, 1969 to July 31, 1971 at a rental of $300.00 a month.

b) South ½ of Lots 1 and 2, East ½ and West ½ of Lot 3, and the East ½ of Lot 4, all in Block 6, D.L. 185, formerly known as 891 Burrard Street, to the B.C. Automobile Association from June 16, 1969 to May 31, 1971 at a rental of $300.00 a month.

In both instances the lessees are proceeding with plans for the erection of new buildings in the immediate vicinity and require temporary parking accommodation during construction.

These parties later made application for an extension of these interim leases and on Sept. 23, 1969, Council deferred these requests until Council has considered the subdivision and disposal of the above-mentioned surplus lands. Sidmont Investments Ltd. has requested an extension for 10 months and the B.C.A.A. an extension for 12 months, both leases to expire May 31, 1972.

It is anticipated that it will require approximately 6 to 8 months to complete the subdivision and re-zoning of these lands. On this basis it is possible that by January or February, 1971, the larger parcel could be advertised for sale. However, it is noted that any sale would be subject to the existing leases.

RECOMMENDED

a) That the plan of subdivision as submitted be approved in principle and the Director of Planning be authorized to make application for rezoning to CM 2 Commercial, subject to the usual procedures.

b) That the Supervisor of Property and Insurance be authorized to conclude negotiations with the B.C.A.A. for the sale of the N 35' ± of closed Haro Street at a price of $144,375.00, subject to consolidation with Parcel E and the E½ Lot 16, Block 5, D.L. 185, to form one parcel.

c) That the remaining portion of Haro Street and the residual City-owned lands South thereof be consolidated into one parcel and advertised for sale.

d) That the request for extension of leases be referred to Council for its decision."

Your Board

RECOMMENDS that the foregoing recommendations (a), (b) and (c) be adopted.

Further that the matter of lease extension (d) be a matter of Council CONSIDERATION.

RECOMMENDATION

10. Renovation and Deferred Maintenance
Englesea Lodge - 2046 Beach Avenue

The Supervisor of Property and Insurance reports as follows:

"On Lots 24, 25 and W½ 26, Block 71, D.L. 185 and Waterlot 5427 is a 45 suite apartment purchased April 1, 1967, to complete the acquisition of public park along the English Bay waterfront.

Council subsequently authorized the Supervisor of Property and Insurance to call for tenders and to carry out the renovations and deferred maintenance necessary to put the premises in condition for sound operation for a minimum of 10 years.

All the work then proposed has been completed with the exception of the replacement of the garages, fences and resurfacing of the parking area.

The Park Board placed a rock retainer and sand fill on the adjacent area to provide for an improved beach and enlarged parking layout. Development of the site was withheld pending testing of the rock retainer and sand settlement.

The existing parking area has a loose gravel surface; undersized garages and both the fencing and garages have deteriorated beyond any reasonable repair. Due to their condition and small dimensions, only six of the fourteen garages are rented. No rent is charged on the open parking because of the difficulty in controlling the unmarked gravel area.

The site is immediately adjacent to public beach and park areas and is overlooked by new apartment buildings.

Having regard to the amenity of the area, the proposed improvements are considered to be the minimum necessary to satisfy the parking requirements and to provide protection from the extensive salt spray. This proposal would provide nine covered spaces, fifteen open spaces and the entire area will be blacktopped and enclosed by new, more attractive fencing.

Accordingly, tenders were requested and the following were received:-

Dan Rae Building Contractors Ltd.	$14,300.00
Rae-Bilt Construction Ltd.	16,695.00
Pinecrest Construction Ltd.	no bid

RECOMMENDED that the Supervisor of Property and Insurance be authorized to award the contract for replacement of garages and resurfacing of the parking area to Dan Rae Building Contractors Ltd. for the amount of $14,300.00 chargeable to Account Code #4257/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

11. Transfer of Interest:
Harry I. Yuen & Jose Garro Caldero
to Patterson Boiler Works Ltd.

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated February 11, 1969 approved the sale of Lots 26-29, Block 44, D.L. 181 situated on the North Side of Powell Street between Heatley and Hawks Avenues, for the sale price of $34,400.00 on City terms. The sale is subject to the condition that 'no purchaser shall, except with the prior written consent of the City, resell, lease, or otherwise dispose of the land in the subject area before development is completed'.

We have received a communication from the purchasers Harry I. Yuen and Jose Garro Caldero, that they are unable to finance development of the above lots because of present market conditions and high interest rates. The purchasers have arranged a sale of the subject property to Patterson Boiler Works Ltd. Patterson Boiler Works Ltd. plan to develop this site in their expansion program which includes their adjoining 8 lots, (lots 30-37/50/181).

The Urban Renewal Co-ordinating Committee meeting on May 6, 1970 approved the transfer of these lots.

RECOMMENDED that permission be granted to Harry I. Yuen and Jose Garro Caldero, 5970 Culloden Street, Vancouver, B.C. to transfer their interest in Lots 26-29, Block 44, D.L. 181, to Patterson Boiler Works Ltd., 730 Alexander Street, Vancouver, B.C. subject to:

a) The conditions of sale as originally laid down

b) The transfer being on the basis of no financial gain or benefit to Harry I. Yuen and Jose Garro Caldero

c) All legal and registration fees being paid by applicant

d) Commencement and completion dates for construction being the same as originally established, i.e. August 11, 1970 and February 11, 1972 respectively."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 494/95

REPORT TO COUNCIL MAY 26 1970

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

MAY 7, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, May 7, 1970, at 9:30 a.m. in Number 1 Committee Room, City Hall.

PRESENT:	Alderman Broome (Chairman) Aldermen Adams, Bird, Linnell, Phillips, Rankin, Sweeney, Wilson
ABSENT:	His Worship the Mayor (Civic Business) Alderman Calder Alderman Hardwick
CLERK:	M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration.

1. Callister Park - Retention for Soccer
Pacific Coast Soccer League

On February 10, 1970 Council received a delegation from the Pacific Coast Soccer League which requested the consideration of the retenti of Callister Park as a soccer facility operated by the Pacific Coast Soccer League. Council passed the following resolution:

"Moved,
THAT the Pacific Coast Soccer League be advised the City Council is prepared to consider a submission from the League and therefore, the Pacific Coast Soccer League is requested to place their proposals before the Standing Committee of Council on General Purposes, which Committee will, in due couse, report to Council on the question."

At this meeting, Mr. L.W. Burkinshaw, Chairman, Mr. W.W. Legge, Vice-Chairman and Mr. S. Ross, Director of the Pacific Coast Soccer League appeared before your Committee accompanied by Mr. R. Davies the Recreational Playing Field Consultant. Mr. Burkinshaw provided the members of the Committee with an outline of the proposal of the Pacific Coast Soccer League to operate Callister Park for a term of five years provided a lease be entered into, at a nominal rental. Mr. Burkinshaw advised your Committee that the Pacific Coast Soccer League was prepared to returf the field and do other maintenance and restoration work to the improvements of the Park site. Mr. Burkinshaw advised that it would be possible, during the months wher the Park was not used as a soccer facility, for the playing field to be utilized by the Park Board for organized recreation.

Your Committee discussed the matter at length and

RECOMMENDS that the leasing of Callister Park to the Pacific Coast Soccer League for development as a soccer facility be approved in principal provided that

"(a) the term of lease be for five years.

(b) the form of lease be subject to the agreement of the Board of Parks and Public Recreation.

(c) a non-performance clause be included providing for the cancellation of the lease by the City of Vancouver.

(d) the other terms and conditions of the lease be satisfactory to the Corporation Counsel.

(e) the final lease form be approved by Vancouver City Council."

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FOR ADOPTION SEE PAGE(S) 506/7

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

MAY 7, 1970

MAY 26 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, May 7, 1970, at approximately 10:15 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Deputy Mayor Alderman Sweeney
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: D. Scott

The Minutes of the meeting held April 23, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Extension of Lease:
Giroday Sawmills Ltd.

The Board of Administration submitted a report of the Supervisor of Property and Insurance dated May 6, 1970, which set out information respecting lease negotiations on lands taken over by the City from the Provincial Government in August 1969, on the south side of False Creek. The Supervisor of Property and Insurance also set out pertinent data respecting the lease of Giroday Sawmills. The report is attached to these minutes.

Mr. L. de la Giroday of Giroday Sawmills Ltd., appeared as a delegation and requested that he be given a one year lease at the present rental rate.

Mr. Harold Clay, together with his solicitor Mr. R.D. Janowsky, appeared before the Committee and advised of the problems they are experiencing in their business, as a result of the operation of Giroday Sawmills.

The Committee discussed generally the leases in this area and, after due consideration, it was

RECOMMENDED that the Board of Administration be requested to report back to Council as quickly as possible on the phasing of development in False Creek on two alternative bases:

(a) on the problems of the tenants,

(b) on the capability of the City to complete redevelopment as quickly as possible;

all the existing tenancies to be negotiated, with the exception of the portion of land between Johnston Terminals and V.I.E.W., on the basis of a six months term at market value in 1971 and then on a month to month basis until Council has decided the total program, at which time the leases could be reviewed.

(Board of Administration report dated May 6th on file in City Clerk's Office).

2. Zoning Policies relating to Group Homes

The Board of Administration under date of April 29, 1970, submitted the following report of the Director of Planning:

" 'BACKGROUND

On March 12, 1970, the Health and Welfare Committee resolved as follows:

"RESOLVED THAT the communications of the President of the United Community Services dated March 6, 1970, and the Executive Director, Vancouver Association for Retarded Children dated March 2, 1970, be referred to the Board of Administration for subsequent report to the Planning and Development Committee."

The two letters referred to are attached to this report. Statements in the letters appear to be based upon misinformation. The letter of March 2nd refers to 'group homes for the mentally retarded in the City and Richmond' and states that 'in the South East Section of the City'.....'Plans for this large area do not include or allow group homes.

BY-LAW REQUIREMENTS

Because of the concern of residents in the single family areas, the City generally tries to encourage group homes or similar institutions in the RS-2, RT-2 or RM-3 zones which are generally close to district centres.

'Group Homes' however, are not barred from the RS-1 zones of the City, (the majority of the residential districts and two-thirds of the South East Sector).

A 'Group Home' is a conditional use in Group B of the RS-1 One-Family District Schedule. It is covered by the definition of 'an institution of a religious, philanthropic or charitable character', and is 'conditional' in that it may only be granted by the Technical Planning Board after consultation with the Town Planning Commission.

Before making a decision and issuing a development permit, it is customary to notify nearby owners. In approving such a use, it is usual to consider the amount of open space and the size of the site in relationship to the surrounding single family area and other factors. This procedure has been adopted to ensure that the development is integrated into its neighbourhood with the knowledge of the nearby owners.

A wide variety of housing types were designed into the centre of the South East Sector community but no specific site was identified for a 'Group Home'. This form of Development is only one of a large number of similar uses, which are difficult to identify in advance and provide with a special site.

Should a specific site be desired in later stages of the South East Sector development, for a 'Group Home', the details would need to be worked out in advance.

IT IS RECOMMENDED that this report be received for information and a copy be sent to the President of the United Community Services and the Executive Director, Vancouver Association for Retarded Children.'

Your Board RECOMMENDS that the foregoing report of the Director of Planning be endorsed."

. . . Cont'd.

MAY 26 1970

Clause 2 Continued

It was

RECOMMENDED that the foregoing report of the Board of Administration dated April 29, 1970, be adopted.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Low Income Housing Program

At a meeting of the Vancouver City Council on April 28th, Alderman Wilson referred to an announcement by the Honourable Robert Andras with respect to approval to certain housing projects in Canada, and the fact that the announcement showed a major proportion of these housing projects would be in the area of Montreal and Toronto. At that meeting, Alderman Bird agreed that this matter would be placed before the Standing Committee on Planning and Development at its next meeting.

Due to the lateness of the hour and, as Council had another meeting scheduled for approximately 11:00 a.m., it was

RESOLVED that this matter be deferred to the next meeting of the Standing Committee.

The meeting adjourned at approximately 11:15 a.m.

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FOR ADOPTION SEE PAGE(S) 507

MAY 26 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MAY 14, 1970

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, May 14, 1970, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Broome

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held April 23, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. 1970 Civic Grant Requests

The Committee received delegations from the following organizations speaking in support of their respective grant requests for 1970:

Outward Bound British Columbia (Mr. Rogers)

Vancouver's Theatre in the Park (Mr. Wolfe)

John Oliver Choir (Mr. Rhead)

Vancouver Opera Association (Mr. Hamilton and Mr. Hanson)

The Committee, after hearing the delegations, dealt with the requests as follows:

(a) Outward Bound British Columbia ($11,200 requested)

RECOMMENDED that $5,250 be granted to this organization, subject to the Director of Social Planning/Community Development reporting back at the year-end on the disbursement of the grant.

FURTHER that the selection of boys be under the control and with the agreement of the Director of Social Planning/Community Development.

(The vote on this item is recorded as 7 to 2 in favour of a grant as shown.)

. . . Cont'd.

Clause No. 1 (Cont'd.)

(b) Vancouver's Theatre in the Park (Requesting unspecified amount to cover rental or purchase of light and/or sound equipment)

RECOMMENDED that $1,000 be granted to this organization.

(The vote on this item is recorded as 8 to 1 in favour of a grant as shown.)

(c) John Oliver Choir ($1,800 requested)

RECOMMENDED that $1,000 be granted to this organization.

(The vote on this item is recorded as 8 to 1 in favour of a grant as shown.)

(d) Vancouver Opera Association ($19,500 requested)

RECOMMENDED that a maximum amount of up to $15,000 be approved in rentable time of the Civic Theatres.

(The vote on this item is recorded as 6 to 3 in favour of a grant as shown.)

2. Tyne Street Underground Wiring Project

City Council, at its meeting on March 24, 1970, passed the following Motion in connection with a report of the Board of Administration dated March 20, 1970, concerning Tyne Street Underground Wiring Project:

"THAT the report of the Board of Administration, under date of March 20, 1970, submitting for information report on Tyne Street Underground Wiring Project, be received and referred to the Standing Committee on Finance for further consideration."

The Committee noted a further report from the Board of Administration, dated May 13, 1970, on the subject as a result of certain new factors which should be considered. This recent report compared the costs of wood pole, steel pole and underground wiring installation. The report further advised that the delay in marketing certain residential lots in this area could result in a cost to the City of about $10,000 per month in interest plus taxes. After due consideration, your Committee

RECOMMENDS that the City authorize the B.C. Hydro and Power Authority to immediately proceed with the installation overhead of the new feed wires on wood poles on Tyne Street, at an estimated cost to the City of $3,000.

FURTHER that the Board of Administration report on the proposal to install ornamental steel poles, as described in its report of May 13, 1970, including estimated costs of local improvement charges.

. . . Cont'd.

Clause No. 2 (Cont'd.)

FURTHER that the subject matter of ornamental steel poles and costs be discussed with the Fraserview-Killarney Area Council and that organization's comments be included in the Board of Administration report.

PART II

The following action of the Committee is reported for the information of Council:

INFORMATION

3. Hotel Room Tax:
Proposed Increase in License Fees

The City Council on April 14, 1970, by resolution, requested the Committe to give consideration to a report of the Director of Finance contained in the Board of Administration report dated April 18, 1969, in the matter of increase in license fees currently being charged on hotels, motels, etc.

Pursuant thereto, the Committee considered the aforementioned report and also noted a working scale of proposed charges, prepared by the Director of Finance, based on an average daily room rate (with a 60% occupancy rate). The scale showed a column of suggested license fee per room. After due consideration, your Committee

RESOLVED that, in regard to a proposed increase in the license fees for hotel and motel rooms, the Board of Administration report back with alternate proposals, including all ramifications, based on the suggested license fee column in the scale prepared by the Director of Finance, but with an 80% occupancy rate and with no increase on rooms with a daily rate of up to $8.00.

FURTHER that the report include comparisons with license and business tax paid by other businesses.

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AMENDED
SEE PAGE 508

CONDOLENCES

The Committee was informed of the recent passing of Miss Moira Sweeney, who was most active in the Community Arts Council and other community organizations.

It was agreed that a suitable expression of condolences be forwarded.

* * * * * *

FOR ADOPTION SEE PAGE(S) 507/8

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

MAY 26 1970

MAY 14, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, May 14, 1970, at approximately 11:40 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
Deputy Mayor Alderman Sweeney
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips and Rankin

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome

CLERK: D. Scott

The Minutes of the meeting held March 31, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Bus Fares: Report of Sub-Committee
Re. Meeting with Dr. Shrum

The following report of the Sub-Committee re Bus Fares, dated May 14, 1970, was submitted for information:

"The Vancouver City Council on March 10th adopted the recommendation of its Standing Committee on Transportation that a Sub-Committee be appointed to negotiate with Dr. Shrum, relative to an adjustment in the bus fare system. At the Council meeting on March 10th, Alderman Wilson advised he had appointed the following in connection with the negotiations with Dr. Shrum:-

Alderman Wilson
Alderman Sweeney
Alderman Rankin
Alderman Hardwick

Aldermen Wilson, Rankin and Hardwick met with Dr. G. Shrum, Mr. E. Gunderson and Mr. P. Barchard on April 8th and report as follows: (Alderman Sweeney, being engaged in other civic business, was not able to attend this meeting.)

(a) Your Sub-Committee suggested extension of the Downtowner Pass to cover areas other than the West End. This suggestion was not received favourably if it involved jumping False Creek. However, there might be some chance of having it extended east of Main Street for a limited distance, i.e. it might be extended to take in the Strathcona area. Dr. Shrum advised of abuses of the Downtowner Pass as it applies in the West End.

(b) It was generally agreed that there should be a form of support for the transit system. The matter of a Transit Authority was discussed including possible sources of supplementary revenue. It was pointed out that there might be a lead given on this by the current Regional District Study on Rapid Transit.

. . . Cont'd.

Clause 1 Continued

(c) The Sub-Committee suggested that, as an increase had been put into effect, could more frequent service be supplied. Dr. Shrum advised that, even with the fare increase, the bus system is still operating "in the red" and B.C. Hydro advised we can look forward to a further fare increase unless all efforts are made to speed the operation of the buses, particularly in the Downtown area.

(d) The question of zone fares was discussed. The Company expressed its disapproval of any such plan as it was felt, within the City limits of Vancouver, the fares should apply equally throughout the whole area. They did not supply the Committee with a breakdown of the relative profitability of Vancouver service as compared with adjacent Municipalities.

(e) It was agreed on the need for a Policy Liaison Committee to supplement the existing Technical Study Committee."

It was

RECOMMENDED

(a) that the report of the Sub-Committee dated May 14, 1970, be received;

(b) that Alderman Wilson be requested to forward further information with respect to Clause (c) quoted above to the Official Traffic Commission and the Technical Study Committee;

(c) that a Policy Liaison Committee be established and that the Committee be comprised of members of the Sub-Committee re Bus Fares, i.e. Aldermen Wilson, Sweeney, Rankin and Hardwick.

2. Hydro Rates and Bus Fares

The meeting had before it the following report of the Special Committee of Council re Hydro Rates and Bus Fares:

"On January 13, 1970, Council established a Special Committee re Hydro Rates and Bus Fares which had as its primary duty the investigation of what actions Council should take to prepare a brief for submission to the Public Utilities Commission on the then proposed increase in transit fares and hydro rates. By that same resolution, Council instructed that the Executive Council of the Province of British Columbia be petitioned to pass an Order-in-Council directing the Public Utilities Commission to hold a hearing to determine the extent and justification in any increases in rates or fares which may be applied for by the B.C. Hydro and Power Authority.

In accordance with the instructions that Council laid on the Special Committee the Committee met and passed the following:

. . . Cont'd.

Clause 2 Continued

'RESOLVED that His Worship the Mayor be requested to present once again on behalf of the City of Vancouver a request to the Provincial Executive Council to pass an Order-in-Council directing the Public Utilities Commission to hold a hearing to determine the extent and justification of any increases in rates or fares which may be applied for by the British Columbia Hydro and Power Authority.

AND FURTHER RESOLVED that His Worship the Mayor contact all members of the Greater Vancouver Regional District and the Capital Regional District requesting the several Councils to consider joining in with the City of Vancouver in preparing briefs to present to the Public Utilities Commission if such authority is granted by the Executive Council.

AND FURTHER RESOLVED that the applications by the City of Vancouver to the Executive Council be made so as to separate the transit fares changes and the electrical power rates changes.'

His Worship did direct requests to the Executive Council and did contact the members of the Greater Vancouver Regional District and the Capital Regional District. Several replies were received from the Member Municipalities of the Regional District but no reply was received either from the Executive Council or any individual members of the Executive Council.

Inasmuch as the Provincial Government did not initiate Public Hearings on the rate increases and inasmuch as these increases have been instituted by the Hydro Authority your Committee

RECOMMENDS

(1) That all the municipalities that were contacted by your Committee re the preparation and submission of a brief and the sharing of costs of same,be advised that the Council of the City of Vancouver is no longer pursuing this course of action and express Council's thanks for their support and co-operation.

(2) That your Committee be instructed to prepare a resolution for submission by the Vancouver City Council to the next ensuing Convention of the Union of B.C. Municipalities on the topic of Bus Fare Increases and Hydro Rates Increases by the B.C. Hydro and Power Authority without public explanation being given.

(3) That the Council of the City of Vancouver express support and co-operation to the Union of British Columbia Municipalities in its past actions re the increase in bus fares and hydro rates.

(4) That,as the Sub-Committee of the Standing Committee of Council is continuing discussions on the matters of bus fares and services with the B.C. Hydro and Power Authority, your Special Committee be discharged."

After due consideration, it was

RECOMMENDED that recommendations (1), (2) and (4) quoted above be adopted; however, in connection with recommendation (2) the Board of Administration agreed to prepare a draft resolution for submission to Council;

FURTHER RECOMMENDED that recommendation (3) be adopted, after deleting the words "bus fares and" in the third line of the recommendation.

3. Transit Operation Study

On February 17, 1970, the City Council adopted the following recommendation of its Standing Committee on Transportation with respect to the proposed Transit Operation Study:

> "THAT the Transit Operation Study, as outlined above, be proceeded with by the Engineering Department and the B.C. Hydro; the B.C. Hydro be requested to appoint a member of their staff to carry on a continuing research program on transit matters and the City Engineer be authorized to add a member to his staff for the same purpose, subject to the B.C. Hydro doing the same."

The Committee had before it a report of the Board of Administration dated April 7, 1970, wherein it was advised that the B.C. Hydro and Power Authority have considered the recommendation of this Committee and, in the light of the studies now under way with the Greater Vancouver Regional District on Rapid Transit and with the City of Vancouver on the Downtown Study, in both of which their management and staff are extensively involved, it was the decision of the B.C. Hydro to decline the recommendation for participation in further transit research at this time.

RECOMMENDED that the report of the Board of Administration re Transit Operations Study dated April 7, 1970, be received.

The meeting adjourned at approximately 11:55 a.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 508

JUN 9 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 9, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, and Phillips

ABSENT: Alderman Broome (On Civic Business)
Alderman Rankin (Leave of Absence)
Alderman Sweeney (On Civic Business)
Alderman Wilson (On Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from the Orientation Class of the Vancouver Vocational Institute under the direction of Mrs. Coates, and students from the Charles Tupper School under the direction of Mr. J. Hunter

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel, Property and Labour Matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 26, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

Subdivision and Sale of Lot 158
S/S Wall Street between Slocan and
Kaslo Streets

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Use of 2025 West 16th Avenue:
X-Kalay Foundation

The Director of Planning submitted a communication advising it has not been possible to prepare a report to Council within the required time, regarding the use of building at 2025 West 16th Avenue by the X-Kalay Foundation Society. However, it is anticipated such report will be submitted to the Council in the next thirty days.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

2. Haro-Smithe Connector
Subdivision and Disposal
of Surplus Lands

A communication was noted from the Supervisor of Property and Insurance referring to the Council resolution putting over for two weeks for report, the question of the desirability of including the Haro Diversion property with the Robson Street property as a possible comprehensive block development. The Supervisor of Property and Insurance advises this is primarily a planning matter and the Director of Planning has instructed a report be prepared with a view to a submission to Council on June 16th.

MOVED by Ald. Hardwick,
THAT this information be received.

- CARRIED

3. Blaine Incident: May 9, 1970

A communication was noted from the Mayor of the City of Blaine, Washington, in acknowledgment of the City of Vancouver communication expressing regrets in respect of incidents in Blaine, Washington, on May 9th. The Mayor's views are set out in this communication expressing appreciation of the Vancouver Council's response.

MOVED by Ald. Bird,
THAT this communication be received.

- CARRIED

4. 1976 Winter Olympic Games

A communication was submitted from the President of the Comité International Olympique expressing appreciation for the invitation submitted by Vancouver for the staging of the 1976 Winter Olympic Games, and regrets in not being successful.

MOVED by Ald. Phillips,
THAT this communication be received.

- CARRIED

5. Fireboat Carlisle

It was agreed to defer communication from the Vancouver Fire Fighters' Union Local No. 18, pending the hearing of a delegation. Commissioner Ryan advised the required Board of Administration report on the subject would follow.

COMMUNICATIONS OR PETITIONS (Cont'd.)

6. Labour Matters

The following resolution was noted from the Corporation of the District of West Vancouver:

"WHEREAS the industrial shutdowns in B.C. are so widespread that the effects may generate a serious and continuing economic depression;

AND WHEREAS the elected Mayors and Aldermen throughout the Province represent the people of the Province on a closer level than the party system of senior governments;

THEREFORE BE IT RESOLVED THAT all B.C. city/municipal Councils be urgently requested to pass a resolution calling upon all labour and management organizations now in any cessation of work to declare a truce while negotiations are continued and to urge that all shutdown operations resume work on Monday, June 22, 1970."

MOVED by Ald. Hardwick,
THAT the foregoing resolution be received.

- CARRIED

7. Staff: Motor Vehicle Inspection Station

A communication from the Vancouver City Hall Employees' Association was submitted, setting out certain suggestions in the matter of priority placement in the civic service of Motor Vehicle Inspection Station staff who will be affected when the station is transferred to the Provincial Government. The Board of Administration submitted a proposed motion on the matter for the Council's consideration and, after due consideration, it was

MOVED by Ald. Calder,
THAT, in the event the Motor Vehicle Inspection Station is transferred to the Provincial Government, the policy with respect to priority placement for present City employees shall be:

(a) In the case of an application by a member or former member of the staff of the Motor Vehicle Inspection Station for a posted position, that after certification has been decided upon, but before the forwarding of that decision to the concerned Department head, the Association 'without precedent' be invited to consult on the matter.

(b) That in considering the qualifications for a posted position for which application has been made by an employee or former employee of the Motor Vehicle Inspection Station, wherever possible 'equivalent experience' be evaluated in relation to educational requirements.

(c) This arrangement shall be considered a special arrangement applicable only to positions abolished in the City of Vancouver Motor Vehicle Inspection Station and shall be without prejudice to City policy with respect to other positions abolished in the future.

- CARRIED

COMMUNICATIONS OR PETITIONS (Cont'd.)

8. Social Assistance: International Woodworkers of America

MOVED by Ald. Hardwick,
THAT the communication from the International Woodworkers of America in the matter of social assistance for Vancouver woodworkers who are requiring such aid, be deferred for consideration later in the day at delegation time.

- CARRIED

9. 'Peru Day' and Canvass

MOVED by Ald. Phillips,
THAT, pursuant to request received from Oxfam of Canada, that Organization be granted permission for a canvass for funds in connection with the Peru disaster, subject to the canvass being carried on within private property.

FURTHER THAT His Worship the Mayor be requested to proclaim Friday, June 12th, as 'Peru Day'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 5, 1970

Works and Utility Matters

(i) Knight Street Crossing - Town Planning Commission Concerns (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be adopted;

FURTHER THAT a copy of the communication dated April 23, 1970, as written by the Chairman of the Town Planning Commission, be forwarded to the Department of Highways in Victoria for information.

- CARRIED

(ii) Street and Traffic By-law No. 2849 Proposed Amendment Regarding Truck Widths (Clause 4)

MOVED by Ald. Calder,
THAT this clause be adopted;

FURTHER THAT the City Engineer be requested to assess the by-law provisions respecting adequacy of the street widths used by trucks and buses and up-dating of the provisions as considered advisable.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

(iii) Whistles: C.N. and G.N. Railways
Communication from Harold E. Winch, M.P. (Clause 6)

The Board of Administration submitted the Corporation Counsel's report as a result of communication from Mr. Harold E. Winch, M.P., in the matter of citizens' complaints respecting disturbance of their sleep by train whistle noises of the C.N. and G.N. Railways. Details of the matter are set out in the Corporation Counsel's report. The following is extracted therefrom:

> "If Council decides to proceed on the basis that it intends to prohibit whistles and bells only on the line from Boundary to Hastings, then I would recommend that the City Engineer be instructed to meet with the Canadian Transport Commission to ascertain the exact requirements for each crossing and probable cost sharing arrangements, and report back to Council on the amount of money required to make the necessary changes."

MOVED by Ald. Bird,
THAT the foregoing, extracted from the Corporation Counsel's report, be approved and a copy of the Council's action forwarded to Mr. Winch.

- CARRIED

(iv) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1, 3 and 5 of the report of the Board of Administration (Works and Utility matters), dated June 5, 1970, be adopted.

- CARRIED

Social Service and Health Matters

(i) Indigent Funerals (Clause 3)

MOVED by Ald. Hardwick,
THAT this clause be referred back to the Board of Administration to consider alternatives available, enquiring into the possibility of using the services of the Memorial Society of B.C. and Glenhaven Memorial Chapel Ltd., for report back.

- CARRIED

(ii) Balance of Social Service and Health Matters

MOVED by Ald. Calder,
THAT Clauses 1 and 2 of the report of the Board of Administration (Social Service and Health matters), dated June 5, 1970, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Harbours and Parks Matters

Work on Crystal Pool Replacement Prior to the 1971-75 Five Year Capital Program

The Board of Administration submitted a report from the Director of Finance on request from the Park Board that a special fund of approximately $45,000 of the approved capital funds for replacement of the Crystal Pool, be made available to the Park Board in order that action may be taken immediately to choose an architect and to draw plans. The Director of Finance recommends that should the request be approved, he be directed to determine the method of advance financing for the $45,000 and report back to Council.

MOVED by Ald. Bird,
THAT the Park Board's request be approved, subject to the site for the replacement of the Crystal Pool being discussed in due course with the Council, and on the understanding that the Director of Finance will report on the method of advance financing for the $45,000.

- CARRIED

Building and Planning Matters

(i) Civic Design Panel Membership (Clause 3)

It was agreed to defer consideration of this clause to an 'In Camera' meeting.

(ii) Erection of Billboard on Roof of Building - S/W Corner of Waterloo Street and Broadway (Clause 6)

The Board of Administration submitted the following report of the Director of Planning:

"A petition dated May 12th, 1970, has been received from Mr. and Mrs. W.H. McKenzie which bears the signatures of 111 persons protesting the erection of a billboard on the southwest corner of Waterloo and Broadway.

A similar petition dated April 23rd, 1970 has been received from Mr. and Mrs. P.H. Thomas bearing the signatures of an additional 38 persons. This petition also refers to billboards erected at the southeast corner of Collingwood and Broadway.

On May 5th, 1970 Council considered a motion by Alderman Bird in respect of such roof signs and resolved:

'THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law No. 3575 to control the location of roof signs in C-2 and C-3 Commercial Districts and examine the problem of roof signs in other zoning districts.
- Carried'

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Erection of Billboard on Roof of Building - S/W Corner of Waterloo Street and Broadway (Cont'd.)

As a result of Council's action the Director of Planning is in the process of carrying out the necessary survey and is preparing a draft amendment to Zoning and Development By-law #3575 in respect of control of such roof signs. A report thereon will be submitted to Council as soon as possible.

The particular roof signs, subject of the above noted petitions, have been erected and comply with existing by-law requirements. As the proposed amendment to the Zoning and Development By-law cannot be retroactive, these signs must be considered as legal uses."

MOVED by Ald. Phillips,
THAT the Director of Planning bring in a by-law amendment dealing with this subject, to be in Council's hands within two weeks, it being understood there will not be consultations with other parties in the meantime.

- CARRIED

(iii) Use of Y.M.C.A. Building - 2617 East Broadway for Travelling Youth and Young Men (Clause 8)

It was agreed to defer consideration of this clause pending the hearing of delegations later this day.

(iv) 1190 Matthews Avenue - Mrs. Dawn Raappana (Clause 9)

The Board of Administration advised of Council's decision on April 14, 1970, to defer injunction proceedings against the operator of a boarding house at 1190 Matthews Avenue for a two months period to allow the operator an opportunity to make an application to Council for consideration under the hardship policy. The Director of Permits and Licenses report is submitted by the Board, pointing out that no hardship application has been made to Council as of June 9, 1970.

MOVED by Ald. Adams,
THAT this information be received and His Worship be requested to reply to the lawyers representing the Shaughnessy Heights Property Association, giving the status of the situation.

- CARRIED

(v) Gospel Tent Meetings at 22nd Avenue between Penticton & Nanaimo Streets (Clause 12)

The Board of Administration advised of application by the South Main Gospel Hall for permission for the holding of tent meetings by various Gospel Halls in the evenings during the month of July, on City-owned land at 22nd Avenue between Penticton and Nanaimo Streets.

Details of the application are set out, as well as information from the Building Inspector and the Supervisor of Property and Insurance.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Gospel Tent Meetings at 22nd Avenue between Penticton & Nanaimo Streets (Cont'd.)

The Board of Administration advises this group received permission in June 1968 for other City-owned land for the purpose, following which there were letters of objection from neighbouring residents. As a result, certain public convenience centres were relocated to satisfy the residents.

MOVED by Ald. Bird,
THAT this request be not approved.

- CARRIED

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The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

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The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair, and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, and Phillips

ABSENT: Alderman Broome (On Civic Business)
Alderman Rankin (Leave of Absence)
Alderman Sweeney (On Civic Business)
Alderman Wilson (On Civic Business)

DELEGATIONS, COMMUNICATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Subdivision and Sale of Lot 158 S/S Wall Street between Slocan and Kaslo Streets

The Council considered Board of Administration report (Property matters) dated May 8, 1970, regarding subdivision of Lot 158, S/S Wall Street between Slocan and Kaslo Streets.

In this connection Mr. C.E. Hamilton, Barrister, appeared on behalf of the owners of Lot 157 and filed a brief urging Lot 158 be released for sale and not subdivided.

MOVED by Ald. Linnell,
THAT Clause 5 of Board of Administration report (Property matters) dated May 8, 1970, dealing with this matter, be adopted.

- CARRIED

DELEGATIONS, COMMUNICATIONS, UNFINISHED BUSINESS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

2. Capilano Stadium: Future Uses

The Sub-Committee of the General Purposes Committee on the matter of future uses of Capilano Stadium submitted the following report:

"In 1969 Council approved the establishment of the undersigned as a Sub-Committee of the General Purposes Committee to investigate into the future uses of Capilano Stadium. In the Resolution of Establishment the Sub-Committee was composed of Alderman E.C. Sweeney with power to add. As this matter was of interest to the Board of Parks and Public Recreation, Commissioner A.E. Sandy Robertson was added to the Committee. During the early part of 1970 the Committee held meetings and reviewed suggestions which had been received from the general public on possible future uses for the Stadium. In order to continue the investigations the Committee on February 5, 1970 adopted the following as its course of action:

'The Committee members felt there were three main courses of action which would be followed:

(1) Clear the land and dispose of the property for some private use.

(2) Keep the land and improvements with a minimum of expenses utilizing the facilities for some months only.

(3) Refurbish and adapt the facilities with the intention of utilizing it, if possible, 12 months of the year.

The Committee felt the third method should be the first to explore and in connection with this directed that the following information be sought for the information of the Committee:

(1) cost of provision of suitable drainage for multi-use grass sports field

(2) cost of moving the left field fences further out and extending the grass playing field

(3) cost of operating this facility i.e. lights, maintenance, etc.

(4) cost of extending and covering bleacher facilities along the present third base line

(5) a description of the present conditions of the Stadium and the cost of restoring the Stadium to a good state of repair

(6) actual value of lands and improvements and replacement of lands and improvements.'

The reports requested were received and reviewed by your Committee and copies are attached for the information of Members of Council.

The Committee held subsequent meetings after receiving the information from the Board of Parks and Public Recreation and from the City Departments and reviewed subsequent submissions received from the public.

. . . . Cont'd.

DELEGATIONS, COMMUNICATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Capilano Stadium: Future Uses (Cont'd.)

Subsequent to the last meeting of the Sub-Committee the Board of Parks and Public Recreation passed the following resolution:

'That City Council be requested to turn over Capilano Stadium for operation by the Park Board effective June 1 to September 30 on a trial basis on the understanding that the maximum cost to the City Council to keep the stadium in operation for the period would be $8,000.'

And also subsequent to the last meeting of the Committee was an informal meeting between the undersigned and Mr. Cyrus McLean who advised the undersigned that he and other interested persons were presently negotiating the possibility of developing a Triple A Ball Team in the City. As these negotiations are confidential no further information was available but it was suggested that in view of the negotiations presently underway the group would appreciate the deferment of any irreversible decision being made in connection with Capilano Stadium.

In view of all of the above your Committee

RECOMMENDS

That the Council accept the Board of Parks and Public Recreations offer for the management of Capilano Stadium during the summer season (June to September) for a trial period to determine if Capilano Stadium can be effectively and economically used by amateur sports.

That there be no capital improvements made and the Park Board submit maintenance costs for the period and that the Board also submit a maximum estimated budget for the operation period.

That any necessary funds required from the City during the period of operation be supplied from Contingency Reserve.

That the Park Board submit a detailed financial report on the operations during the trial period and also submit suggested future uses for the stadium after the termination of the trial period.

That any deficit incurred by the operation during the trial period be absorbed on an equal basis by the City and the Park Board."

In this respect delegations were received as follows:

(a) Capilano Development Committee of the Red Door - 3742 Main Street (U.C.S.)

- Brief filed dated June 1970 requesting the stadium be turned over to the Social Planning Department for administration jointly with the Vancouver Art Gallery and other interested groups.

(b) Citizens Council on Civic Development

- Brief filed dated June 9, 1970, making a similar request to that made by the Committee of the Red Door.

. . . . Cont'd.

DELEGATIONS, COMMUNICATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Capilano Stadium: Future Uses (Cont'd.)

After due consideration, it was

MOVED by Ald. Hardwick,
THAT the foregoing recommendations of the Sub-Committee of the General Purposes Committee be adopted, subject to a program of joint usage of the building facilities being worked out in conjunction with the Department of Social Planning/Community Development, and any conflict of interest be resolved by the Social Development Committee.

- CARRIED

MOVED by Ald. Linnell,
THAT the Joint Technical Committee of the Social Development Committee investigate multiple recreational uses of Capilano Stadium, including use by the Art Gallery and use for sport activities, for recommendation to Council by September 1, 1970, with a view in due course to the Social Planning/Community Development Department being placed in charge of the operation of Capilano Stadium.

- CARRIED

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During consideration of the immediately foregoing matter, the Council was recessed at approximately 2:40 p.m., following which an 'In Camera' meeting was held to complete the morning 'In Camera' business and then at approximately 3:30 p.m. the Council reconvened in open session.

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3. Y.M.C.A. Building at 2617 East Broadway: Use for Travelling Youth and Young Men (Clause 8, Board of Administration report, Building and Planning matters, dated June 5, 1970)

The Board of Administration submitted a report of the Director of Planning on a development permit application by the Y.M.C.A. of Greater Vancouver to use the existing building at 2617 East Broadway to provide short term emergency sleeping accommodation for travelling youth and young men during the summer months, May to September. Details of the application and consideration to date are set out in this report, it being advised neighbouring property owners were notified and several objections received, one letter being in favour.

Mr. Malcolm Craig appeared on behalf of the Y.M.C.A. Mr. W. Kachur appeared in opposition and filed a brief on behalf of petitioners. Mr. W.J. Gawthorn also appeared in opposition.

MOVED by Ald. Adams,
THAT no further action be taken on this development permit application to permit the requested use of emergency sleeping accommodation for travelling youth and young men during the summer months;

FURTHER THAT the Y.M.C.A. be congratulated for their efforts to assist in this matter.

- CARRIED

DELEGATIONS, COMMUNICATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Report of Board of Administration
(Building and Planning Matters)
dated June 5, 1970 (Cont'd.)

(vi) Balance of Building and Planning Matters

MOVED by Ald. Calder,
THAT, in respect of the Board of Administration report (Building and Planning matters), dated June 5, 1970, Clauses 1, 2, 4, 5, 7 and 11 be adopted, and Clause 10 received for information.

- CARRIED

4. Social Assistance: I.W.A. Members

The Council received a communication from the International Woodworkers of America advising members have been refused financial help by way of unemployment insurance and social assistance. A representative of the Organization appeared stressing the urgency of the situation.

The Acting Social Service Administrator advised the Council of the Provincial Government directives on the matter in cases of an individual being refused unemployment insurance due to being involved in a strike or a lock-out, i.e. that social assistance cannot be granted in such cases. The application of this directive is detailed in the report. Mr. McDaniel continued, however, to advise that as a result of a meeting on June 8th between the Minister of Rehabilitation and Social Improvement, Victoria, and the Federal Minister of Health, the latest position is that food vouchers can be issued for a period of two weeks in cases of destitution and need.

MOVED by Ald. Hardwick,
(a) THAT the Acting Social Service Administrator be requested to act forthwith on the latest directive he has received from the Provincial Authorities in Victoria in respect of this whole matter;

(b) THAT the two senior governments be advised that the Vancouver City Council is of the view that persons laid off work through no fault of their own should be entitled to receive unemployment insurance but, failing this, social assistance should be granted;

(c) THAT the Acting Social Service Administrator explore various means of facilitating the issuance of assistance to those in need.

(Carried)*

MOVED by Ald. Phillips, in Amendment,
THAT the Acting Social Service Administrator be instructed to follow the relevant Federal and Provincial laws on this matter.

- LOST

Alderman Hardwick's motion was put and - CARRIED*

(During consideration of the foregoing business, the Council recessed at approximately 4:30 p.m. and reconvened at approximately 4:45 p.m. to continue with the Council business. At 5:00 p.m. the Council agreed to continue in session until 5:30 p.m.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

General Report (Cont'd.)

Licenses and Claims Matters

Claim of Miss Jessie I. Hendry
3891 Arbutus Street

It was agreed to defer consideration of this clause for one week.

Fire and Traffic Matters

(i) Attendance at Calgary Exhibition and Stampede by the Vancouver Fire Department Band (Clause 3)

It was agreed to defer consideration of this request for one week.

(ii) Balance of Fire and Traffic Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 2 of the Board of Administration report (Fire and Traffic matters) dated June 5, 1970, be adopted.

- CARRIED

Finance Matters

(i) The Canadian Council of Christians and Jews Inc. - Luncheon and Passes (Clause 1)

It was agreed to defer consideration of this matter for one week.

(ii) B.C. Highland Dancing Association (Clause 2)

It was agreed to defer consideration of this matter pending hearing of a delegation.

(iii) The Playhouse Theatre Company Booth - City Hall (Clause 3)

The Board of Administration submitted a report from the City Building Inspector on a request from the Playhouse Theatre Company for permission to place a wood framed booth within the City Hall for the months of June - September for promotional purposes.

MOVED by Ald. Bird,
THAT permission be granted for one week on the understanding that this will not be considered a precedent in such matters.

- LOST

No further action was taken.

(iv) B.C. Civil Liberties Association - Grant (Clause 5)

It was agreed to defer consideration of this matter pending hearing of a delegation.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

(v) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clause 4 of the Board of Administration report (Finance matters), dated June 5, 1970, be received for information.

- CARRIED

B. Personnel Matters,
Supplementary, June 5, 1970

(i) B.C. Federation of Medical Women (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation.

(ii) Balance of Personnel Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the Board of Administration report (Personnel matters, Supplementary), dated June 5, 1970, be adopted.

- CARRIED

C. Property Matters,
June 5, 1970

(i) Acquisition of Property - S.E. Sector
Block 6 Bounded by 59th Avenue, Doman Street, Asquith Avenue and McKinnon Street (Clause 6)

MOVED by Ald. Adams,
THAT, in connection with this clause, a delegation be heard as requested. However, the owner be advised in the meantime of Council's past action in similar cases.

- CARRIED

(ii) Request to Cancel Sale of Lot 15
Sit: S/S 48th Avenue between Tyne and Boundary Road (S.E. Sector) (Clause 7)

The Board of Administration submitted a report of the Supervisor of Property and Insurance in respect of request from Mr. S.P. Strobel that the sale of Lot 15, Blocks 1 & 8, D.L. N½ 339, on the south side of 48th Avenue between Tyne and Boundary Road, be cancelled and his deposit of $680 be refunded. The reason for the request is set out.

MOVED by Ald. Adams,
THAT the sale be cancelled and the deposit refunded.

- CARRIED

(iii) Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 5 and 8 and 9 of the Board of Administration report (Property matters), dated June 5, 1970, be adopted.

- CARRIED

JUN 9 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

D. Pacific National Exhibition - 1970
Operating and Capital Budgets

The Board of Administration under date of June 5, 1970, submitted the following report respecting P.N.E. Operating and Capital Budgets for 1970:

"The following report has been received from the Director of Finance:

'The operating and capital budgets of the P.N.E. for 1970 have been received and a detailed copy is on file in the City Clerk's Office.

Summary of the 1970 Operating Budget

	1969 Budget	1969 Actual	1970 Budget
Revenues (Exhibit A)	$3,802,850	$3,839,586	$3,961,150
Expenditures (Exhibit B)	3,554,715	3,609,726	3,743,227
Net surplus	$ 248,135	$ 229,860	$ 217,923

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1970

The proposed P.N.E. capital budget consists in summary of the following items. The detailed explanation as supplied by the P.N.E. are attached as Appendix 1 to this report.

Canucks' Offices, Pacific Coliseum	$ 40,000
New Fire Hydrant - Race Track	6,500
Impulse Metering System (Electrical)	8,300
Electrical System Improvements	55,000
Electrical System Improvements - Gayway	50,000
Burrard Amusement Extension	70,000
Total	$229,800
Additional Expenditures on Equipment	124,875
Grand Total Capital Expenditure	$355,675

The funds required for the capital program will be provided for out of the operations of the Pacific National Exhibition.

The above 1970 capital budget is submitted to Council for CONSIDERATION.'

Your Board recommends that Council receive the 1970 operating budget of the P.N.E. for information, and submits the 1970 capital budget of the P.N.E. for consideration."

MOVED by Ald. Adams,
THAT the information respecting the operating budget of the P.N.E. for 1970 be received and the 1970 capital budget for 1970 be approved.

- CARRIED

(Alderman Phillips voted in the negative)

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

E. Proposed Beautification Project:
East Gastown

It was agreed to defer consideration of this matter pending the hearing of a delegation.

F. Proposed Beautification Project:
Hastings Street

It was agreed to defer consideration of this matter pending the hearing of a delegation.

G. Proposed Beautification Project:
Granville Street/Pacific Centre

The Board of Administration submitted the following report under date of June 2, 1970, on the matter of Beautification Project: Granville Street/Pacific Centre:

"Your Board submits the following report of the Director of Planning and the City Engineer dated June 2, 1970, respecting a requested beautification project for the 600 and 700 blocks on Granville Street:

'Pacific Centre Limited has submitted the attached letter (see Appendix 1) requesting the extension of the "Theatre Row" treatment into Blocks 52 and 42. Contact with some property owners on Granville Street opposite Block 52 indicates that they are generally in favour of renovating their frontage and participating in the street improvements.

The Director of Planning and the City Engineer request permission to proceed with a study for a beautification project on the 600 and 700 blocks Granville Street.

I. EXTENT OF PROJECT

The area covered by this project consists of the 600 and 700 blocks on Granville Street from Dunsmuir Street south to Robson Street (Illustration 1). It is proposed that the project proceed in two phases:

- Phase I: the 700 block Granville Street
- Phase II: the 600 block Granville Street

It is proposed that Phase I be implemented as soon as possible. Pacific Centre Limited is committee to replacing sidewalks around Block 52 and has asked approval of a design for the sidewalk area and the continuation of Theatre Row type of lighting on the west side of the 600 and 700 blocks Granville Street. Compatibility of this design with the beautification projects for the other portions of Granville Street is essential. Implementation of proposals for the area abutting Block 52 could be independent of those for the east side of the 700 block Granville Street, the latter being dependent on negotiations with property owners. However, it is hoped that work would be done at the same time.

Likewise, Phase II implementation could proceed with Pacific Centre's development of Block 42 but might proceed sooner on the east side because it will be some time before Block 42 construction reaches the stage where the sidewalk around it can be replaced and the area beautified.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Proposed Beautification Project -
Granville Street/Pacific Centre (Cont'd.)

II SCOPE

It is hoped to bring forward for Council's consideration, detailed design recommendations for the implementation of a standard beautification project in the area designated. Work to be done will be:

A. The redesigning of all sidewalks, light standards, and other pieces of street furniture within the area, generally along the lines of the adjacent Theatre Row area.

B. The establishing of general design criteria to act as guidelines for exterior renovations and signing on private properties within the project boundaries.

III USE OF CONSULTANTS

As the project consists basically of extending the "Theatre Row" treatment for two more blocks, the retention of outside design consultants is not required.

IV COST ESTIMATES AND FUNDING

A. Cost estimates

Based on the costs of the Theatre Row project, preliminary estimates indicate that outlined improvements for both the 600 and 700 blocks would be approximately $120,000. Of this amount, the City's share, based on the Theatre Row formula, would be approximately $40,000. The balance, approximately $80,000, would be borne by Pacific Centre Limited and the property owners on the east side of Granville Street. Furthermore, Council will recall that the existing agreement between Pacific Centre and the City obligates Pacific Centre to assume the financial burden of the replacement of sidewalks. Precise details of total costs and cost-sharing will be the subject of a further report to Council.

B. Funding

No monies have been specifically allocated for this project in the 1969-1970 beautification budget. The Comptroller of Accounts advises that the City's share of the Phase I (700 block) costs could be reallocated from the $116,000 set aside for Kerrisdale beautification when needed as the major portion of these funds will not be required until 1971.

The City's share of Phase 2 of the 600 block Granville Street would not be required until 1971 or later and would, therefore, be appropriated from the 1971-1975 beautification allocations.

V. RECOMMENDATIONS

It is recommended that:

A. Council instruct the Director of Planning and the City Engineer to undertake a beautification study as outlined for the 600 and 700 blocks Granville Street.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Proposed Beautification Project -
Granville Street/Pacific Centre (Cont'd.)

B. If Council approve Recommendation A, the Director of Planning and the City Engineer report further on Phases 1 and 2 of the project, including capital, maintenance and operating costs.'

Your Board RECOMMENDS the foregoing report of the Director of Planning and the City Engineer be adopted."

MOVED by Ald. Bird,
THAT the foregoing Board of Administration report be adopted.

- CARRIED

H. Site for Meteorological Tower

It was agreed that the Board of Administration report of June 5, 1970, in regard to a site for a meteorological tower in the Greater Vancouver area be deferred pending notification of adjacent property owners and the giving of such persons an opportunity of being heard before Council on the matter, if they so wish.

I. Enforcement of Maintenance Orders/
Family and Children's Courts

The Board of Administration, under date of June 2, 1970, submitted a report from the Co-ordinator of Data Processing and Systems and the Chief Probation Office with respect to enforcement of maintenance orders in the Family and Children's Courts, and a review of the Enforcement Section. Details of this review are set out and the following is recommended, the matter having been reviewed also with the Director of Personnel Services:

"1. the Probation Assistant position (currently filled on a temporary basis) be reclassified to a Clerk III position,

2. two new Clerk Typist II positions be established,

3. two desks, two chairs, two electric typewriters and two dictating machines be provided for the two new positions,

4. in eighteen months, a further review of the section be undertaken by the Chief Probation Officer and a representative of the Research and Systems Committee,

5. the Director of Personnel Services be authorized to review all positions in the Enforcement Section within six months of the adoption of this report,

6. the necessary funds for the remainder of 1970 be provided from the Contingency Reserve.

The Business Agent of the Vancouver City Hall Employees' Association, Local 15, has reviewed this report and concurs herein."

The Board of Administration recommends the foregoing be approved.

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

J. Posters on City Street Allowance

The Board of Administration submitted a report, under date of June 5, 1970, as prepared by the City Engineer, on a request from the Rotary Club of North Vancouver for permission to place posters on the back of pedestrian crosswalk signs within the City limits to promote the 'Point your Way to Safety' campaign. The display is scheduled for June 9th to July 11th.

It is recommended that the Rotary Club of North Vancouver be permitted to display their 'Point your Way to Safety' posters on the back of pedestrian crosswalk signs between the period of June 9th to July 11th, providing that all said posters are removed by the applicant on or before July 11, 1970, and the posters are maintained in a satisfactory condition throughout the period.

The Board of Administration so recommends.

MOVED by Ald. Calder,
THAT the foregoing recommendations be approved.

- CARRIED

K. Report of Special Committee
Re: Illegal Suites
Hardship Cases

The Council received the following report, dated May 22, 1970, from its Special Committee re Illegal Suites - Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee, be approved:

Mrs. Mary E. Bater (owner), 1124 East 19th Avenue
Louis D'Orsonnens (tenant), 200 East 22nd Avenue
Bernard Thomas Galbraith (tenant), 2972 Charles Street
Mrs. Lena Louise Guthrie (owner), 1626 S.W. Marine Drive
Mr. Caroll P. Hurd (tenant), 2048 West 48th Avenue
Ianna L. Husari (owner), 3486 Triumph Street
Mrs. Shirley Lafortune (tenant), 2192 Nanaimo Street
Jerry and Celestina Linza (tenants), 417 East 16th Avenue
Robert Carl Martinello (tenant), 5651 Earles Street
Margaret Melgard (tenant), 1619 East Broadway
Carol Anne Pawson (tenant), 3525 Adanac Street
Miss Minnie Pinder (owner), 55 East 48th Avenue
John William Sands (tenant), 424 East 37th Avenue
Winifred Mary Shadbolt (tenant), 2846 Charles Street
Mrs. Hilda Skinner (owner), 3606 West 33rd Avenue
Mr. E. Sokolowsky (tenant), 846 West 14th Avenue
Mrs. A. Strand (owner), 561 East 59th Avenue
Miss L. Venn (tenant), 2554 East Georgia Street
Manuel De Sousa Vieira (tenant), 734 East 19th Avenue
Mrs. Anne Ypma (owner), 342 East 32nd Avenue

(b) The following application be approved for six months from the date of this resolution:

Beverley McQuay (lessee), 1011 East 45th Avenue

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Report of Special Committee
Re: Illegal Suites
Hardship Cases (Cont'd.)

(c) The following applications be approved for one year from the date of this resolution:

Ilita and Ljubica Cuba (owners), 62 East 55th Avenue
Bhajan Singh Gill (owner), 7975 Inverness Street
Manuel M. Jacinto (tenant), 5272 St. Catherines Street
Richard C. and Angelina Johnson (tenants), 2817 East 45th Ave.
Harbhajan and Manjit Singh Kang (tenants), 5678 Wales Street
Jose and Fulgencia Murguia (owners), 555 East 22nd Avenue
Mr. Andy Nykiel (owner), 4334 Prince Albert Street
Kishen Singh (tenant), 3380 Euclid Street
Jacob Vandenborn (lessee), 2105 East 44th Avenue

(d) The following applications be not approved:

Frank De Cesare (owner), 3234 Turner Street
Ashok Khosla (owner), 5036 Prince Edward Avenue

(e) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the report of the Special Committee re Illegal Suites - Hardship Cases, dated May 22, 1970, be approved.

- CARRIED

L. Travelling Youth

The Sub-Committee re Travelling Youth, comprising Alderman Calder and Alderman Linnell, submitted the following report under date of June 3, 1970:

"The Sub-Committee re Travelling Youth was established by the Standing Committee of Council on Planning and Development on April 2nd, 1970, and the undersigned and Alderman Linnell were named to this Committee by the Chairman of the Standing Committee.

Since that time the Committee has met to consider ways of fulfilling its terms of reference and to develop accommodation for travelling youth visiting the City of Vancouver.

In the adoption of the report of the Standing Committee on Planning and Development, Council approved, in principle, a hostel building concept as accommodation for travelling youth and since that time several actions have been taken to fulfil this instruction. The Canadian Youth Hostels Association, British Columbia Division, has approached the Board of Parks and Public Recreation re the use of Building #4, at the Jericho Defence Lands. This building, which was designed as a barracks, lends itself, with alteration to meet By-law requirements, to a hostel type operation. The Park Board at their meeting Monday, May 11th, approved, in principle, the rental of the building to the Canadian Youth Hostels Association for this purpose. A draft agreement is to be presented to the Park Board for approval at their meeting Monday, June 8th. At the time of writing this report, the reaction of the Board to the agreement is not known but it is understood the agreement has a five year term with a $1 a year rent.

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Travelling Youth (Cont'd.)

The Canadian Youth Hostels Association submitted, through the Sub-Committee, a request for financial assistance in the development of this building as a hostel and a copy of their brief is attached. The appendix referred to in the index of the attached copy, was not reproduced but is on file with the City Clerk.

On Page 6 the Association submits the estimated start-up costs with a total expenditure estimated at $25,000.00 and on Page 7, the Association requests a start-up grant from the City of Vancouver of $10,000.00 to help defray part of the $25,000.00 cost.

Your Committee gave serious consideration to this grant request and for the following reasons:

- the priority of need for any available City funds for the general group of travelling and transient youth.
- the Association has a reserve of some $75,000.00 in anticipation of a hostel development at Whistler Mountain and has uncommitted funds of $23,000.00.
- all persons who use this facility will be members of an association and the facility will not be available to the general public.
- the City will be subsidising this hostel operation through the nominal rent provided by the Park Board.

RECOMMENDS that this Brief be received and in view of the results of the Olympic Committee award of the 1976 Winter Games to Denver, Colorado, thereby freeing the present funds of the Canadian Youth Hostels Association, as reserved for an hostel at Whistler Mountain, and in view of the fact that the City of Vancouver, through the Board of Parks and Public Recreation, is renting this building #4 at Jericho for $1 per year for a five year period, this Committee recommends to Council that the grant requested be received and not acted upon at this time and that the total costs of the required renovations for Building #4 be at the expense of the Canadian Youth Hostels Association.

Your Committee is present investigating other possibilities which will be the subject of other reports to Council in the near future."

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Rezoning 1819 and 1825 Robson Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S 15th Avenue between Birch and Alder)

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

. . . Cont'd.

BY-LAWS (Cont'd.)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S 15th Avenue between Birch and Alder) (Cont'd.)

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (2112 Dundas Street)

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. North 14 feet of Lot 2, Block 25, District Lot 184, Group 1, New Westminster District, Plan 178

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (Cont'd.)

2. Closing and Stopping Up and Conveyance to School Board (7th Avenue from Lane East of Rupert to Cassiar)

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of road (7th Avenue) dedicated by the deposit of Plan 1314 adjacent to Lot "A", Explanatory Plan 5531, Block 21, North West One Quarter Section 38, Town of Hastings Suburban Lands is no longer required for highway purposes; and

WHEREAS the Board of School Trustees of School District No.39 (Vancouver), owners of the property on both sides of 7th Avenue from Cassiar Street to the lane West, desire to consolidate their holdings in order to extend the existing school:

THEREFORE BE IT RESOLVED THAT all the portion of road dedicated by the deposit of Plan 1314 lying between a line joining the North West corner of Lot "A", Block 21, Explanatory Plan 5531, North West One Quarter Section 38, Town of Hastings Suburban Lands, and the South West corner of Lot 34, Block 8, said North West One Quarter and a line joining the North East corner of said Lot "A" and South East corner of Lot 22, said Block 8, the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated the 5th day of November, 1969, and marginally numbered LF 4629, a print of which is annexed hereto; be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver);

AND BE IT FURTHER RESOLVED that the closed road and the abutting properties be consolidated to form one parcel.

- CARRIED

3. Centennial Matters

At the last Council meeting, Notice was called on the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT interested civic groups and individuals be invited to submit to the City, suggestions for Centennial projects and such parties be advised of the grant available to the City in this regard.

(Deferred)

It was agreed that this motion be deferred for consideration in one week, pursuant to request of His Worship the Mayor.

4. Areas of Special Amenity: Gastown and Chinatown

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT, as Council is concerned with the well-being of Vancouver's historic area, Council designates both Gastown and Chinatown as areas of special amenity and requests that the Director of Planning ensure that no harmful developments are allowed to take place.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Fruit Carts on Streets

enquired into the possibility of taking action to permit fruit carts on the streets, particularly as an assistance to university students during the Summer period.

His Worship advised he would direct the Medical Health Officer and License Inspector to report on the matter.

Alderman Calder - Laburnum Trees

referred to the growing of laburnum trees in the City and the potential danger, particularly to children since all parts of this tree are poisonous. The Alderman suggested His Worship enquire of the Medical Health Officer respecting policy and his opinions on the matter, as well as the policy of the Park Board in respect of laburnum trees.

His Worship agreed to endeavour to report on the matter at the next meeting.

Alderman Bird - Beautification: Broadway West Area

advised the merchants in the Broadway West area in the vicinity of Macdonald Street, were anxious to have beautification plans processed as quickly as possible and enquired when the Planning Department will be reporting.

His Worship requested the Board of Administration look into the matter.

The Council adjourned at approximately 5:20 p.m.

* * * * * * * *

The foregoing are the Minutes of the Regular Council meeting dated June 9, 1970, and the reports referred to are those on Page(s) 26-63.....

MAYOR

CITY CLERK

JUNE 5th, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated June 5th, 1970)

1. Closing Streets and Lanes in the South-East Sector

"The sub-division of City owned lands in the South-East Sector requires the closing of various streets and lanes.

I RECOMMEND that all the streets and lanes outlined in various colours on plan marginally numbered LA175 be closed, stopped up and title taken thereto.

I FURTHER RECOMMEND that the closed streets and lanes be consolidated with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

2. Knight Street Crossing -
Town Planning Commission Concerns

The City Engineer reports as follows:

"The Chairman of the Town Planning Commission has submitted to City Council by letter dated April 23, 1970, the following specific concerns:

> 'The bridge design does not provide a turn from the east on Marine Drive for traffic going north on Knight Street. This means that traffic wishing to go north on Knight Street has to make a turn somewhere east of Borden Street and filter through residential development to Knight Street. Again, if traffic is going west on Marine Drive and desires to make a turn that will get it on to the bridge to go south, then this traffic has to go beyond Knight Street and make a left hand turn, which will impede traffic on Marine Drive.'

For Council information, these two points were discussed in detail by Planning and Engineering Department officials with representatives of the Department of Highways and their Consultants.

The question of provision of a ramp for the westbound to northbound movement was reported to Council in the Board of Administration report of May 2, 1969, as follows:

Cont/d.

Clause 2 Cont/d.

> 'The arrangement provides for all existing traffic movements except the westbound to northbound which could not be justified on account of the low forecast volumes, the high cost, and the availability of an alternative route nearby (i.e. Argyle Street).'

This May 2, 1969, Board Report was adopted by Council on May 6, 1969, at which time Council requested a report on the feasibility of eliminating the proposed left turn movement and signalization now raised by the Town Planning Commission.

The Board of Administration Report of July 4, 1969, received by Council on July 8, dealt in detail with alternative ways of eliminating the left turn and concluded with the following summary:

> 'Officials of the Engineering and Planning Departments have examined all these schemes following which they reviewed them with B.C. Highway Officials and their Consultants. All concurred that the "Approved" scheme was the most acceptable from the standpoints of community development, the highway user and overall economics, and had the flexibility for upgrading to a higher traffic capacity in the future if that should prove necessary.'

In view of the thorough examinations that were carried out respecting the points now being raised by the Town Planning Commission, it is RECOMMENDED that:

(a) The Town Planning Commission's letter be received.

(b) Copies of this and previous relevant Board reports and Council minutes be forwarded to the Town Planning Commission for its information."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

(Copies of the Town Planning Commission's letter are circulated)

3. Tender Number 702 - Pavement and Curbs on Fraser and Knight Streets

The City Engineer reports as follows:

"Tenders for pavement and curbs on Fraser and Knight Streets in the City of Vancouver were opened on May 25, 1970, and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order.

Tabulations of Tender Number 702 and the average unit prices for the major items of work included in this tender have been circulated to Council members.

Cont/d.

Clause 3 Cont/d.

This tender includes pavement and curb projects which were approved by Council at Courts of Revision held on January 30, 1969 and March 12, 1970.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderers, as follows:

Winvan Gravel and Supply Limited

230 Brunette Street
New Westminster, B.C.

Project "D" - Fraser Street - Kingsway to 20th Avenue $54,654.50

Standard-General Construction (International) Limited

Granville Island
Vancouver 9, B.C.

Project "E" - Knight Street - 57th Avenue to 63rd Avenue $91,311.25

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

4. Street and Traffic By-law No. 2849
Proposed Amendment Regarding Truck Widths

The City Engineer reports as follows:

"On May 9, 1968, the Provincial Government enacted legislation defining all Provincial Highways into two categories, 'scheduled' and 'unscheduled'. On those highways falling in the scheduled category, they also permitted an increase in truck widths from 8 feet to 8 feet 6 inches.

The scheduled highways enter the City at three points, via Lougheed Highway, 401 Highway and the Oak Street Bridge. The number of trucks of increased width on these routes was minimal and was readily accommodated by the City's present oversize permit system. The City regulations allow widths up to 8 feet, without a permit.

On April 23, 1970, the Provincial Government, by Order in Council, amended the Department of Commercial Transport regulations to permit truck widths of 8 feet 6 inches on all Provincial Highways.

Cont/d.

Clause 4 Cont/d.

It would appear desirable to be consistent with this change and to not provide an unreasonable situation for truck operators entering the City. However, if adopted by the City, the increased width would engender some adverse effect on traffic, both from the extra width itself and from the extra manoeuvering room required for turns. This would be especially so at arterial intersections and on the narrower pavements and narrower traffic lanes. Nonetheless, buses in the City are 8 feet 6 inches wide and the adverse effect on traffic does not appear unduly critical if the extra width is restricted to certain major streets and restricted to non-rush periods.

Schedule 'C' of Part III of the Street and Traffic By-law No. 2849 embraces all Provincial routes entering the City, plus all M-1 and M-2 industrial areas and a minimal network of routes between these areas. (A plan of City truck routes is attached for Council's reference.)

It is therefore RECOMMENDED that the City allow the operation of vehicles up to 8 feet 6 inches in width, without permit, on those routes listed in Schedule 'C' Parts 1 and 2 of Part III of the Street and Traffic By-law No. 2849, at any time except during the periods 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. of any day except Saturdays, Sundays and public holidays.

It is FURTHER RECOMMENDED that the Corporation Counsel be instructed to prepare the necessary By-law amendment to accommodate the new regulation."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Underground Wiring to Serve the Proposed Subdivision of Land in the City of Vancouver

The Director of Planning and the City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

(a) Lot 'C', Block 128, D.L. 540 - 4640 N.W. Marine Drive (see Drawing S-175)

(b) Lots 9 and 10, Sub. 3, Block 10, D.L. 139 - 2905-2911 West 23rd Avenue (see Drawing S-176)

(c) Lots 1 and 1-A, Block 67, D.L. 526 - 3838 Selkirk Street (see Drawing S-177)

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City,' as prescribed under Section #18 of the Subdivision Control By-law.

Cont/d.

Clause 5 Cont/d.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.'

The Director of Planning and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above-noted subdivisions."

Your Board
RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be adopted.

CONSIDERATION:
Whistles: C.N. & G.N. Railways
6. Communication from Harold E. Winch, M.P.

The Corporation Counsel reports as follows:

"I have been asked to report on the letter from Mr. Winch, M.P., wherein he makes reference to the fact that he has received a great number of complaints from citizens whose sleep is being disturbed by the noise made by whistles on trains of the Canadian National and Great Northern Railways. This problem has been the subject of other complaints and enquiries from time to time.

The main area of concern seems to be in relation to the Great Northern Line from Boundary to Clark Street, and the Burrard Inlet Line from Clark to Hastings Streets, particularly as it affects the Raymur Housing Development.

Under the provisions of the Railway Act, any train approaching a highway crossing is normally obliged to blow its whistle and ring its bell. This obligation does not obtain however, where a by-law of a municipality prohibits whistles or bells being sounded at a particular crossing or crossings.

The difficulty inherent in the present situation is, that before any city by-law can be effective in prohibiting whistles or bells, the by-law must be approved by an order of the Candian Transport Commission. A condition precedent to any approval is that each crossing that would be included in the by-law would have to be protected by an automatic warning device.

On the Great Northern Line from Boundary to Clark Street there are eleven crossings but the protection at each crossing is such that the approval of the Commission could probably be obtained with no further improvements or expenditures on the part of the City, with one exception which is simply a spur line crossing and therefore could possibly be excluded.

Cont/d.

Clause 6 Cont/d.

On the Burrard Inlet Line however, which appears to be the line which causes the major annoyance to residents, five of the eight highway crossings are unprotected. To provide the minimum protection necessary to obtain approval for a restrictive by-law would cost approximately $160,000. Of this we could expect an 87½% contribution if the normal cost sharing arrangements were followed. In that case the City's cost would be roughly $20,000 plus one-half the annual maintenance charge which would be approximately $2,000.

On the other hand the B.C. Railway Act provides that the additional costs occasioned by a situation such as this must be paid fully by the municipality involved. Although we are here dealing with the Federal Railway Act, it may be that the Canadian Transport Commission would not order the normal cost sharing arrangements, and it could be that the City might be ordered to pay the whole cost of the necessary extra protection.

While it is dealing with this subject, Council should be aware that the same situation exists at 46 other crossings in the City. Of this number, 26 are in or near residential areas. Accordingly it would appear that the first decision, if there is to be any further action on this matter at all, is whether or not the problem is to be dealt with on a City-wide basis or simply on the basis of prohibiting whistles and bells on the crossings between Boundary and Hastings Streets.

If this matter is to be dealt with on a City-wide basis, then I would recommend that the matter be referred back to the City Engineer for a report on the probable cost of bringing the protection at other crossings up to an acceptable standard.

If Council decides to proceed on the basis that it intends to prohibit whistles and bells only on the line from Boundary to Hastings, then I would recommend that the City Engineer be instructed to meet with the Canadian Transport Commission to ascertain the exact requirements for each crossing and probable cost sharing arrangements, and report back to Council on the amount of money required to make the necessary changes."

Your Board submits the foregoing report of the Corporation Council for Council's CONSIDERATION.

(Letter of Harold E. Winch, M.P. is circulated for information)

* * * * * *

FOR ADOPTION SEE PAGE(S) 4 + 5

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION:

1. Employment Preparation Project

On the third of February, 1970, Council adopted the recommendation of the Board of Administration contained in its report dated January 22, 1970, dealing with the establishment of an Employment Preparation Project in conjunction with the Park Board, the Provincial and Federal governments and their agencies.

Under date of May 15, the deputy Minister of Rehabilitation and Social Improvement advises that the Federal government has approved the Employment Preparation Project and that officials of the Provincial department will be shortly finalizing all arrangements with the City Social Service Department.

Your Board submits the above for the INFORMATION of the Members of Council.

2. Illegal Suite - 4557 West 4th Avenue

Mr. & Mrs. H. Fiala, 4573 West 4th Avenue and Mr. & Mrs. M. MacLeod, 4545 West 4th Avenue, wrote to Council regarding the number of lodgers present in the home of Mr. E. Granirer, 4557 West 4th Avenue and the disturbances attributed to one lodger who had received permission to reside in the home under Council's Hardship Policy. The complainants request that no further applications be considered.

The Director of Permits and Licenses reports that:

> "As a result of the complaint from Mr. and Mrs. Fiala in May 1969, inspection showed that the building was occupied as a one-family dwelling with three lodgers. The owner was advised to restore the building to the approved occupancy which would include two lodgers. Mr. Townbrow, on June 5, 1969, applied under the Hardship Policy for permission to continue to occupy a basement sleeping room in the home of Mr. Granirer. The application was approved for a period of one year expiring September 30, 1970 without prejudice to a further application. Routine inspection in October 1969 established that Mr. Townbrow was still resident in the home.
>
> Following the present complaint, inspections showed that Mr. Townbrow had vacated the sleeping room and that Mr. R. Grierson has occupied the premises since May 5, 1970. Mr. Granirer was again advised to have the room vacated. Mr. Grierson, on May 19, 1970, made application to the Hardship Committee for permission to continue to use the room in question. This will be dealt with by the Committee in due course.
>
> The disturbances, e.g. noise, parking, vandalism, etc. were presumably attributed to Mr. Townbrow who has now left. To our knowledge, no complaints in this regard have been registered against Mr. Grierson."

Your Board submits this matter to Council for INFORMATION.

RECOMMENDATION

3. Indigent Funerals

The Acting Social Service Administrator reports as follows:

"On May 4, 1970, correspondence was received from members of the B.C. Funeral Services Association requesting a revision in the amount paid for an indigent funeral.

The total cost of a funeral amounts to $390.00 The amount presently paid is $150.00; $5.00 of which is a fee for the Minister or Priest. This agreement has been in effect since January 1, 1957.

On April 6, 1970 the Provincial Department of Rehabilitation and Social Improvement authorized, effective April 1, 1970 a revision of funeral fees from a maximum of $150.00 to a maximum of $200.00. Cost of cremation $27.50 or burial plot $145.00 are additional costs.

Cost of indigent funerals, of which there were 307 in 1969, are shareable 80/20 under the Social Assistance Act. Indigent Funerals are rotated monthly between the various funeral directors. Most other municipalities in the Lower Mainland are now paying the $200.00 rate.

It is recommended that:

(a) The City revise its 1957 agreement with the B.C. Funeral Service Association.

(b) That effective April 1, 1970 the $200 maximum rate approved by the Provincial Government be paid.

(c) That the Funeral Directors be notified of the revised rate.

Your Board
RECOMMENDS the foregoing recommendations of the Acting Social Service Administrator be adopted.

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FOR ADOPTION SEE PAGE(S) 5

HARBOURS AND PARKS MATTERS

CONSIDERATION:

1. Work on Crystal Pool Replacement Prior to the 1971-75 Five Year Capital Program

Your Board has received the following report from the Director of Finance:

"The Chairman of the Board of Parks and Public Recreation has written to His Worship the Mayor and Members of City Council as follows:

'The Park Board would like to proceed quickly with the proposed replacement of Crystal Pool that was approved in the 1971-75 capital program. This two million dollar project is of high priority because of the poor structural condition of the existing Crystal Pool.

I was instructed to ask you to make available to the Park Board, as soon as possible, a special fund of approximately $45,000 out of the two million dollars approved, so that the Board may proceed immediately with the choosing of an architect and drawing of plans. It is proposed that construction of the pool would commence early in 1971.

Will you please advise me as soon as possible as to whether or not you will concur with this request.'

The Crystal Pool replacement ($2,000,000) was approved by the voters in the Spring of this year as part of the 1971-75 Five Year Capital Plan. The City's Five Year Plans are designed to provide capital funds for needed civic purposes during the indicated plan years and often, because of various types of delays, will provide capital funds for a few years following the specific plan period.

Presumably the Park Board will be including the Crystal Pool replacement in their 1971 basic capital program for submission to Council in the Spring of 1971. Their request at this time is for $45,000 of funds in advance of the Five Year Plan and in advance of the submission of the replacement as part of their 1971 basic capital program, for the purpose of appointing an architect to draw the plans for the pool.

If Council approves of the request, then I would recommend that I be directed to determine the method of advance financing for the $45,000 and report back to Council."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 6

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Public Housing Project: FP 12
Grandview Highway and Penticton Street

The Director of Planning has reported as follows:

"Council on May 12, 1970 had before it my report of April 24, 1970 relating to three proposed public housing projects, including the FP 12 project located at Grandview Highway (North) and Penticton Street, and approved the recommendation of the Board of Administration dated May 8, 1970 recommending approval, subject to conditions, of sketch plans of the FP 13 and FP 14 projects. My report of April 24, 1970 noted that, subsequent to the Review Committee's recommendations regarding the FP 12, 13 and 14 projects, the Province had advised that the FP 12 site could not be accepted for development as proposed, in view of the high bids which had been received.

As part of this site is within an area now being examined by the consultants for the East West Freeway connection between the East end of the Georgia Viaduct and Highway 401, I would recommend that no action be taken at this time to request the senior governments to reconsider the Province's recommendation on the FP 12 project."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Demolition of Gasoline Service Station - 785 Denman Street & Construction of New Station

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Limited has filed Development Permit Application #51686 to demolish the existing gasoline service station and automotive repair shop building at 785 Denman Street and to construct a new gasoline service station taking in two additional lots to the west of the existing service station site.

City Council at a Public Hearing on May 16, 1968, approved the rezoning of a portion of this site from RM-4 Multiple Dwelling District to C-3 Commercial District, subject to certain conditions which have now been completed.

The Gasoline Service Station Location Policy as adopted by City Council on October 1st, 1968, permits consideration of the rebuilding of the gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommends that development permit application #51686 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of the existing buildings on this site and the construction of a new gasoline service station development, subject to the following conditions:

A. Prior to the issuance of the development permit:

(1) The design of the building is to be first approved by the Technical Planning Board after advice from the Design Panel regarding the architectural design of the building.

(2) Revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:

Clause 2 continued

(i) landscaping to be provided adjacent to the City lane and additional landscaping at the south west corner of the site and details of all landscaping to be provided on the site;

(ii) building grades and finished grades to be supplied;

(iii) the off-street parking facilities being provided in accordance with the requirements of Section 12 of the Zoning and Development By-law including dimensioning.

(iv) the provision of screening on the southerly property line of the site from the northerly property line to the westerly vehicular crossing.

B. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

C. All landscaping is to be provided within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

D. Treatment of the open portions of the site other than the landscaped areas referred to in the preceding condition, including surfacing, curbing and screening to be provided prior to any use thereof.

E. No signs to be permitted to the west of the front of the gasoline service station building and all signs to be to the satisfaction of the Director of Planning.

F. All existing buildings on this site to be removed within 30 days from the date of completion of the new development.

It is recommended that Development Permit Application #51686 be approved in accordance with the recommendation of the Technical Planning Board and Town Planning Commission."

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved.

FURTHER RECOMMENDS tht the required amending by-law to rezone a portion of the site to C-3 Commercial District be given the 3 readings by City Council.

3. Civic Design Panel Membership

The Director of Planning reports as follows:

"The Architectural Institute of B.C., has requested that the following changes be made to the Design Panel Membership for 1970:

Expired Term of Office of the following Members:

Mr. Leonard A. Ehling, M.R.A.I.C.,
Mr. Bruno B. Freschi, M.R.A.I.C.,
Mr. Andrew Gruft, M.R.A.I.C.,

Clause 3 continued

Full Member Status (from Alternate Member)

Mr. Kenneth G. Terriss, M.R.A.I.C.
Mr. Matthew Smith, M.R.A.I.C.
Mr. John Kidd, M.R.A.I.C.

Nominated Members

Mr. Don M. Coulter, M.R.A.I.C.
Mr. Hubert L. Culham, M.R.A.I.C.
Mr. Dino P. Rapanos, M.R.A.I.C.

The Association of Professional Engineers of B. C. has requested that the following changes be made to the 1970 Design Panel Membership.

Expired Term of Office: George Woodburn, P. Eng.

Full Member Status (From Alternate Member): George Laszlo, P. Eng.

Alternate Member: Mr. J. Hansed, P. Eng.

It is recommended that the nominees of the Architectural Institute of B. C. and the Association of Professional Engineers be appointed to the Civic Design Panel for a two-year term and that the retiring members be thanked for their services."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

4. Juvenile Detention Home Agreements

The following report has been submitted by the Corporation Counsel:

"The agreements with each of the following municipalities, regarding the use of the Juvenile Detention Home, expired on April 30th, 1970:

District of North Vancouver
City of North Vancouver
District of Burnaby
Township of Richmond
District of Coquitlam
District of Delta

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1st, 1970 to April 30th, 1971, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to $15.80 per day. The proposed rate of $15.80 per inmate day, which was set by the Director of Finance, is a slight increase from the 1968-69 rate of $15.65 and reflects a calculation based on the number of detention days in relation to the total cost of operation of the Detention Home for the previous year.

The Corporation Counsel asks that a resolution of Council be obtained to authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the City and District of North Vancouver, Burnaby, Richmond, Coquitlam and Delta for a further period of one year from May 1st, 1970 to April 30th, 1971, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be $15.80."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be approved and that the Mayor and the City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

5. Public Hearings

Council has received a letter dated April 3, 1970 re the above matter from the Town Planning Commission.

The Director of Planning reports as follows:

"In their letter, the Commission is suggesting that in any case where a major variation in a rezoning application is introduced at a public hearing, Council should consider laying over the item for recommendations by the Commission.

The Commission is concerned that variations may be introduced at a public hearing which would have the effect of reversing their original recommendation.

In considering applications for rezoning, Council is acting under Section 566, Subsection 5 of the Vancouver Charter which states:

'After the conclusion of the public hearing, the Council may pass the proposed by-law in its original form or as altered to give effect to such representations made at the hearing as the Council deems fit.'

The Corporation Counsel advises that if the matter is referred back and further submissions are received from the Town Planning Commission it will be necessary to hold a further Public Hearing when dealing with these submissions.

This report is submitted for the information of Council"

Your Board RECOMMENDS that the Town Planning Commission be thanked for their letter and that a copy of this report be sent to them.

(Copies of the Town Planning Commission's letter are circulated for Council's information.)

6. Erection of Billboard on Roof of Building - S/W corner of Waterloo Street and Broadway

The Director of Planning reports as follows:

"A petition dated May 12th, 1970 has been received from Mr. & Mrs. W. H. McKenzie which bears the signatures of 111 persons protesting the erection of a billboard on the southwest corner of Waterloo and Broadway.

A similar petition dated April 23rd, 1970 has been received from Mr. and Mrs. P.H. Thomas bearing the signatures of an additional 38 persons. This petition also refers to billboards erected at the southeast corner of Collingwood and Broadway.

On May 5th, 1970 Council considered a motion by Alderman Bird in respect of such roof signs and resolved:

'THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law No. 3575 to control the location of roof signs in C-2 and C-3 Commercial Districts and examine the problem of roof signs in other zoning districts.

Carried'

Clause 6 continued

As a result of Council's action the Director of Planning is in the process of carrying out the necessary survey and is preparing a draft amendment to Zoning and Development By-law #3575 in respect of control of such roof signs. A report thereon will be submitted to Council as soon as possible.

The particular roof signs, subject of the above noted petitions, have been erected and comply with existing by-law requirements. As the proposed amendment to the Zoning and Development By-law cannot be retroactive, these signs must be considered as legal uses."

Your Board submits the above report of the Director of Planning for the information of Council and RECOMMENDS that the petitioners be so advised.

(Copies of the petitions dated April 23, 1970 and May 12, 1970 are circulated for the information of Council.)

7. Botanical Gardens (Old Shaughnessy Golf Course) Agreement with other Agencies

The Director of Planning reports as follows:

"Mr. W.A. Street, representing the Vancouver Botanical Gardens Association has written requesting that Council agree to the extension of the date for completion of the Agreement to July 15, 1970. A copy of Mr. Street's letter dated May 21st, 1970 is circulated for information.

Council will recall that the Hon. Grace M. McCarthy in her letter of January 30th, 1970 set out the terms of agreement under which the offers from the Provincial Government and the Vancouver Foundation were predicated upon completion of all arrangements by April 30th, 1970.

From Mr. Street's letter it is understood that the suggested new date for agreement is acceptable to the Province and to the Foundation.

It is therefore RECOMMENDED THAT:

Council acknowledge that July 15th, 1970 will be acceptable to the City as the date for completion of the agreement.

The City Clerk communicate this information to the parties concerned."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be adopted.

CONSIDERATIONS

8. Use of Y.M.C.A. Building - 2617 East Broadway for Travelling Youth and Young Men

The Director of Planning reports as follows:

"The Y.M.C.A. of Greater Vancouver on April 29, 1970 filed Development Permit Application #52144 to use the existing Y.M.C.A. building being an Institution of Philanthropic or Charitable character to provide short term emergency sleeping accommodation for travelling youth and young men (ages 17-24) during the summer months (May to September, 1970).

Clause 8 continued

The Y.M.C.A. advise that the young men will sleep only in the gymnasium area. Apart from casual coffee-urn service, no additional food or beverage services will be provided. This emergency shelter service will be available 24 hours a day, 7 days a week and will be supervised at all times by Y.M.C.A. staff.

The existing one storey Y.M.C.A. building is located on the north east corner of East Broadway and Penticton Street. The site is within an RS-1 One Family Dwelling District. To the west and the north are one family dwellings. To the east is vacant city property. To the south across East Broadway is the Vancouver Technical College.

City Council on April 28, 1970 when dealing with a report on the question of accommodation for transient youth resolved in part:

'(a) THAT Alexandra Neighbourhood Services and the Y.M.C.A. be informed that the City Council is prepared to pay in respect of youths referred to them by the City's Social Service Department a per diem rate for accommodation and food to be negotiated with and approved by the Provincial Government for reimbursement to the City. The City will, of course, be charged the usual proportion of the 20 per cent Municipal share.

(b) THAT similar arrangements be made with any other voluntary societies who are prepared to offer accommodation for youths, subject to the building and its operating being in accord with City By-laws.'

The Technical Planning Board on May 22, 1970 approved a development permit application to use a portion of the existing Alexandra Neighbourhood House at 1726 West 7th Avenue as a hostel for transient youth for a maximum of 50 persons for a limited period of time expiring December 31, 1970.

The Alexandra Neighbourhood House is within a C-2 Commercial zoning District.

The subject development permit application for the Y.M.C.A. building at 2617 East Broadway was laid over by the Technical Planning Board for the notification of adjoining property owners.

Fourteen neighbouring property owners were notified. Objections by either letter of petition were received from 56 property owners. In addition one letter was received advising of no objection.

The Technical Planning Board requested that the development permit application be first reported to City Council for consideration prior to the Technical Planning Board giving final consideration to the application after consultation with the Town Planning Commission.

The surrounding property owners have been advised that this development permit application may be before City Council on June 9, 1970 in order that representations, if any, could be considered by City Council at that time."

Your Board submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

DELEGATIONS APPEARING

(Letters & Petitions for and against the application are circulated for the information of Council.)

. . . 7

9. 1190 Matthews Avenue -
Mrs. Dawn Raappana

On April 4, 1970 City Council deferred a decision on injunction proceedings against the operator of a boarding house at the above location for a two month period in order that the operator could make an application to City Council for consideration under their hardship policy.

The Director of Permits & Licenses reports as follows:

"On April 28, 1970 hardship forms were delivered and the hardship procedure explained to Mrs. Raappana, the operator of the above premises. As of this date, no application has been made to City Council for consideration under the hardship policy.

Correspondence has been received from Boyd, King & Toy, Barristers & Solicitors, representing the Shaughnessy Heights Property Owners' Association, who may wish to make representation to City Council against the granting of any hardship application or further deferment of legal action."

Your Board submits this matter to Council for instructions.

(Circulated for Council's information is an extract from the Minutes of Council dated April 14, 1970. Also circulated is a copy of a communication from Mr. King dated April 27, 1970 and has advised he will not be appearing before Council.)

INFORMATION

10. Report of the Greater Vancouver Regional District Housing Committee

The Director of Planning has reported as follows:

"Following a series of meetings of officials from municipalities in the Greater Vancouver Regional District during 1967 and 1968 and after receiving a report on the matter by a technical staff committee, City Council, on July 9th, 1968, passed the following motions:

'THAT the Fraser-Burrard Regional District be advised the City of Vancouver is not prepared to support the housing scheme as presented in the report of the Staff Technical Committee dated March, 1968, but is prepared to consider variations which would result in a more equitable financing formula.'

'THAT the City of Vancouver accepts participation in housing as a Regional function.'

Shortly thereafter the Greater Vancouver Regional District appointed a Committee under the Chairmanship of Alderman H.S. Bird to examine the question of public housing as a regional district function. A further examination of financial aspects was made by the City's Director of Finance to assist in this examination.

The Housing Committee, under date of May 4th, 1970, has reported to the Chairman and members of the Greater Vancouver Regional District. We had examined this report with particular reference to matters which had been of concern to the City during the earlier study. This included cost-sharing arrangements and the opportunity for a municipality to undertake housing schemes on its own outside the Regional District's programs if it so desired.

Recommendation 2 states that the supplementary letters patent should contain various provisions which are listed in 8 sub-sections. Those of particular interest are referred to below:

Clause 10 continued

Sub-section (2) recommends that all costs of the function shall be distributed among members on the basis of the assessment for school purposes.

Sub-section (6) states that none of the powers set out in sub-section (4) become exclusively regional, meaning that a municipality would be free to undertake housing schemes on its own outside of the District's programs.

Sub-section (7) states that the Regional Board, by by-law, may assume for existing housing projects and approved projects not yet constructed, various costs, including, under sub-para (i), 'the municipal share of rental subsidies for which a member municipality is responsible.' It is the opinion of the Deputy Director of Finance and myself that assumption of the municipal share of rental subsidies for existing projects was considered as an essential part of the arrangement, and I would suggest therefore that this should be mandatory, rather than persuasive as the wording, as drafted, implies.

In summary, therefore, the report of the Housing Committee appears to meet the objectives which have been sought by the City, subject to clarification of Recommendation 2 (7) regarding whether certain cost-sharing arrangements should be mandatory or persuasive."

Your Board submits the report of the Director of Planning for the information of Council and advises that in a communication dated May 13th the Director of Planning of the Greater Vancouver Regional District offers the services of its staff to provide information or to answer questions concerning the way in which the housing function is expected to operate.

(Copy of the report of the Greater Vancouver Regional District Housing Committee dated May 4, 1970, is circulated for Council's information. Also circulated is a letter from the Director of Planning of the Greater Vancouver Regional District dated May 13th, 1970 together with a table of comparative figures.)

RECOMMENDATION

11. Gasoline Service Stations

The Chairman of the Town Planning Commission wrote to His Worship the Mayor and City Council expressing concern about the enforcement of the April 1969 amendment to the Zoning and Development By-law relating to gasoline service stations. The amendment is for the purpose of controlling the appearance and the number of signs on gasoline service stations.

The Director of Permits & Licenses reports that:

"A survey of twenty-six gasoline service stations which have had Development Permits approved since the amendment was adopted were inspected. Nine were found where enforcement action could be undertaken - seven of the nine displayed banners or too many signs on the site; one offered a car for sale and one was using an unapproved parking lot. The operators of the premises noted will be approached and enforcement action taken as may be necessary.

Clause 11 continued

In addition, inspections were made on a sampling of gasoline service stations which were operating before the amendment was adopted. Some were found to be questionable if the terms of the amendment were to be applied. The amendment is not retroactive however, and it is, therefore, most difficult to prove that banners which are up now were not there prior to the date of the amendment."

Your Board RECOMMENDS that the report of the Director of Permits and Licenses be received and a copy forwarded to the Town Planning Commission for information.

(Copies of the letter from the Town Planning Commission dated April 21, 1970 are circulated for Council's information.)

CONSIDERATION

12. Gospel Tent Meetings at 22nd Avenue between Penticton & Nanaimo Streets

Mr. W. A. Boyd of the South Main Gospel Hall has written on behalf of a number of other Gospel Halls requesting permission to hold tent meetings every evening between 8:00 and 9:00 p.m. during the month of July on City-owned land on 22nd Avenue between Penticton and Nanaimo Streets.

The tent would be so located that it would be about 200 feet away from the nearest house. The group will use part of the site for temporary parking of cars. They will comply with all relative City By-laws.

For the information of Council approval was given to this group in June 1968 to hold similiar meetings on City-owned land on Dumfries Street between 39th and 41st Avenues. Letters of objection by neighbouring residents were received and as a result re-placement of certain public convenience centres was determined in cooperation with the residents.

The City Building Inspector reports as follows:

"Section 2.6 of the Building By-law gives Council the power to erect a tent for a temporary period. In the event that such permission is granted by the Council, the applicant must deposit with the City a bond of indemnity to guarantee the removal of the tent and the clean up of the site. In addition, provision must be made for means of egress, fire protection and sanitation. I would not be opposed to the erection of this tent providing the applicant meets all required conditions.

The applicant has been referred to the Medical Health Officer for clearance on sanitary arrangements, to the Fire Warden's Office for clearance on fire protection matters and to the Provincial Fire Marshal for clearance on exit provisions as required under the Fire Marshal Act. In addition, the applicant must get clearance under the terms of the Zoning By-law, this being a use which can be approved by the Technical Planning Board after it has been considered by the Town Planning Commission."

The Supervisor of Property and Insurance reports that the 2.2 acre site is being reserved for future school development.

He recommends the rental fee of $150.00 be charged for the month and that a bond of $100 be required as a guarantee that the land will be returned to its original condition to the satisfaction of the Supervisor of Property and Insurance.

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Clause 12 continued

If Council is in agreement with the proposals, they may wish to grant such approval subject to the following conditions:

(a) conformity with all relevant By-laws;

(b) a rent of $150 per month;

(c) a bond of $100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property and Insurance;

(d) consultation with the neighbouring property owners as to the location of facilities.

Your Board submits the matter to Council for CONSIDERATION.

(Copies of a letter dated May 19th, 1970 from Mr. W. A. Boyd, Secretary of the South Main Street Gospel Hall are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 6-8 + 12

LICENSES AND CLAIMS MATTERS

INFORMATION:

1. Claim of Miss Jessie I. Hendry
3891 Arbutus Street

The Corporation Counsel reports as follows:

"Miss Hendry's letter of May 11, 1970 addressed to the City Clerk, copies of which were apparently sent to His Worship Mayor Campbell, the Board of Administration and Alderman Wilson, Sweeney, Rankin and Bird, has been referred to the Law Department for consideration. In this letter Miss Hendry requests that the City carry out further work to the front foundations of her home to restore the floor levels that she alleges existed prior to the alterations done on her house in 1963.

In view of the wide circulation that Miss Hendry's letter received, and the fact that this matter was mentioned in Council on March 10, 1970 and March 24, 1970, it appears advisable that this report be presented to Council for its information instead of dealing with Miss Hendry's claim in a routine manner.

The City Engineer, by an Enquiry Report through the Board of Administration dated March 26, 1970, has already reported to the Mayor and Members of Council concerning his interpretation of the facts concerning the matter. It would appear that this report forms a complete answer to Miss Hendry's allegation that the work performed by the Engineering Department (not by a contractor) was unsatisfactory. It is apparent from this report and from reports prepared by two members of the Building Department that the alterations are not the cause of the alleged settlement in Miss Hendry's house. Copies of the City Engineer's report are recirculated with this report.

When the work was performed in 1963, the nature of the alterations was fully explained to Miss Hendry and she signed a plan approving the proposals. The plan is quite clear.

I am informed that the work was carried out by the Engineering Department according to the plans submitted to Miss Hendry and that the design of the alterations was according to accepted engineering practices. It is apparent, however, that there were defects in the support of Miss Hendry's house in existence before the alterations were carried out. These defects are still present, and if any further settlement has occurred in the house since 1963, it is undoubtedly caused by these defects. No attempt was made to correct any sags in the floors in 1963 since this would have produced considerable damage to the plaster and woodwork on the main floor and such action was clearly not necessary to contain the fill placed in the front yard.

Conclusions

The City could only be liable to Miss Hendry if its servants performed the alterations to her house in a negligent manner and such negligence caused or contributed to the alleged settlement. We have been unable to discover any evidence, nor has Miss Hendry presented any evidence, that

Cont/d.

Clause 1 Cont/d.

would support a conclusion that City employees were negligent in performing the alterations on the house, nor that the alterations are the cause of any subsequent settlement in the house as alleged. Hence it is our opinion that the City is not liable to Miss Hendry in respect of her claim.

In addition, sec. 294(2) of the 'Vancouver Charter' states that an action of a type that would be necessary for Miss Hendry to institute to enforce her claim must be commenced within one year after the cause of action first arises. This year has long since expired and if Miss Hendry commenced an action now it would also fail for this reason. However, sec. 294(2) gives Council the power to extend the time for commencement of an action in a particular case and Council could take this action if it so desired."

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

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FOR ADOPTION SEE PAGE(S) 13

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Fire Protection
St. George's School

The Corporation Counsel reports as follows:

"Under the terms of an agreement dated September 20, 1966, between the City of Vancouver, Her Majesty the Queen as represented by the Minister of Lands, Forests and Water Resources, and St. George's School, the School undertook to pay the sum of $229.74 per hour for each member of the City Fire Department who attended at the school in response to an emergency call arising out of a fire.

In addition, the Provincial Government agreed to pay to the City annually the sum of $180.00 for providing fire hydrants. There were also provisions in the agreement with respect to garbage collection and other matters.

As a result of the amendment to the Vancouver Charter which altered the boundaries of the City of Vancouver, St. George's School is now within the City limits and is entitled to fire protection and all other civic services at no cost to the School.

Under the circumstances, the agreement should be terminated and I would therefore recommend that I be instructed to notify the signatories to the agreement that it is no longer in effect."

Your Board
RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

2. Appointment of Officers,
Fire Marshal Act

The Corporation Counsel submits the following report:

"On July 7, 1964 and November 1, 1966, Council passed a formal resolution on the recommendation of the Fire Chief, naming certain members of the Fire Department as 'Officers' for the purpose of Part II of the Fire Marshal Act.

Due to changes in the Department, the Fire Chief, Vancouver Fire Department, has requested me to secure Council authorization for the appointment of the following officers pursuant to the provisions of clause (a) of subsection (1) of Section 30 of the 'Fire Marshal Act', R.S.B.C., 1960, Chapter 148:

Assistant Chief R. Enman	Badge No. 963
Fire Warden Oren Eaton	Badge No. 1185"

Your Board
RECOMMENDS that the foregoing authorization of the Corporation Counsel be granted.

CONSIDERATION:

3. Attendance at Calgary Exhibition and Stampede by the Vancouver Fire Department Band

The Fire Chief is in receipt of a request from the Vancouver Fire Department Concert Band to attend the Calgary Exhibition and Stampede, quote:

> "The Band Co-ordinating Committee of the Calgary Exhibition and Stampede takes pleasure in inviting your group to participate in the 1970 Calgary Stampede, July 9 - 18.
>
> Enclosed is an application form which we ask that you complete and return at your earliest convenience. Should your group be participating - and we sincerely hope it can - more information concerning prize money, regulations, Parade dates, accommodation and meals will be forthcoming at a later date. We look forward to hearing from you."

The cost of having the Fire Department Band attend the Stampede July 12, 13, 14, 15 and 16:

(a) The Group will consist of 39 Bandsmen and 1 Chief in charge of supervision, and would provide their own substitutes with no duty time cost to the City.

(b) The City of Calgary has agreed to provide billeting and some meals.

(c) The men will pay for the balance of their meals.

(d) Cost to the City would be -

Squamish Coach Lines Ltd. (Charter)	$ 875.00
Meals for 40 men for 2 days on bus, travelling to and from Calgary	480.00
	$1,355.00

The Fire Chief points out that the Band has not been authorized to take an out of town trip for the last two years, resulting in a deteriorating Esprit de Corps within the Band. The Band is the Official Brass Band for the City of Vancouver and has for years attended Civic functions with excellent performances. In order to maintain a good Esprit de Corps, and an incentive for continuing interest for the members, the Chief recommends such a trip be granted.

For the information of Council, the following similar requests have been before Council. Council's action on each request is shown also:

1964	Fire Department Band - to Calgary Stampede (Transportation & Meals)	$724.50 GRANTED
1965	Fire Department Band - to Calgary Stampede (Transportation & Meals)	$1,320.00 NOT GRANTED
1966	Police Pipe Band - Transportation to Penticton ($150.00 + $336.00 on a/c wages)	$150.00 GRANTED

Cont/d.

Clause 3 Cont/d.

1967	Police Pipe Band - to San Francisco re Commencement of C.P. Airline flights to San Francisco	$2,000.00 on a/c wages GRANTED
1968	Police Pipe Band - Penticton Peach Festival	$150.00 GRANTED
1968	Police Motorcycle Drill Team Seattle Seafair	$200.00 GRANTED
1969	Police Motorcycle Drill Team Palm Springs Desert Circus	No Action
1970	Police Motorcycle Drill Team Palm Springs Desert Circus	$300.00 GRANTED

Your Board submits this report for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 13

JUN 9 1970

FINANCE MATTERS

CONSIDERATION

1. The Canadian Council of Christians and Jews Inc. - Luncheon

A letter dated May 20, 1970, has been received from the Canadian Council of Christians and Jews Inc., Pacific Region, advising that again this year some 45 students will be visiting Vancouver to reciprocate an earlier visit by 45 students from Vancouver to Quebec.

Last year, Council hosted a luncheon for this group, which was followed by a tour and visit to Centennial Museum and Planetarium.

The organization is requesting that Council again this year host a luncheon for the group, at an estimated cost of $300, to be followed by a tour of the Centennial Museum and Planetarium.

The letter advises that other cities located on the lower mainland are all contributing to the entertainment of students involved in this student exchange.

The Council is reminded that on May 5th, when dealing with a request from the Rhodes Canada Educational Trusts Group for a tour and Civic luncheon, the following motion was passed:

> "THAT this group be advised it is not Council's policy to make grants in respect of bus tours and dinners or luncheons on such occasions;
>
> The Council, however, does grant free admissions on specific occasions to some of its Civic institutions and on application for such privileges, the City's Entertainment Committee is empowered to grant approval, as and when considered advisable."

Your Board submits the foregoing for the consideration of Council.

(Copies of the letter from the Canadian Council of Christians and Jews Inc. are circulated for the information of Council.)

2. Delegation Request: B.C. Highland Dancing Association

On April 28, 1970, Council considered a Board of Administration (Finance matters) report concerning a request from the B.C. Highland Dancing Association for a grant to help defray expenses at the 37th Annual Highland Games at Brockton Oval on July 4th. Council took no action to approve the request.

. . . Cont'd.

JUN 9 1970

Clause No. 2 (Cont'd.)

A further letter has been received from the organization asking to appear as a delegation to present a few additional facts that they feel would substantiate a grant towards the Highland Games.

Your Board submits the foregoing request for a delegation for the consideration of Council.

(Copies of the Board of Administration report referred to are circulated for the information of Council.)

DELEGATION REQUEST - B.C. HIGHLAND DANCING ASSOCIATION

3. The Playhouse Theatre Company Booth - City Hall

The City Building Inspector has submitted the following report:

"The Playhouse Theatre Company has requested permission to place a triangular wood-framed booth with 5' equal sides within the confines of the City Hall, for the months of June - September. The booth is light in construction and hence there is no structural problem. The preferred location is the main lobby of the City Hall since the Company would like to catch the attention of a maximum number of people. No power outlet is required. The booth would be manned by one or two people of the Company.

Since there are no objections to the proposal on technical grounds, a decision on the matter is one of Council policy."

Your Board places the matter before Council for consideration.

(Copies of letter dated May 12, 1970, from The Playhouse Theatre Company are circulated for the information of Council.)

INFORMATION

4. Regional Juvenile Remand-Detention Home

Council, at its meeting on May 13, 1969, passed the following resolution:

"THAT Council request the Greater Vancouver Regional District to consider the building of a Juvenile Detention Home on a regional basis with all the Greater Vancouver Municipalities contributing to the building as well as the operating of the facility."

On February 17, 1970, Council, in response to an enquiry from the Greater Vancouver Regional District, resolved:

. . . Cont'd.

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Clause No. 4 (Cont'd.)

"THAT the Greater Vancouver Regional District be advised that the Vancouver City Council is in favour of the District building and operating a Remand-Detention Home for juveniles with the Regional District's share of the capital costs being distributed on a basis of assessments and the District's share of the operating costs being distributed on a per diem rate based on usage."

As Chairman of the Regional Administrative Advisory Committee, Commissioner G. Sutton Brown has been informed of the following resolution of the Board of the Greater Vancouver Regional District.

"THAT whereas a sufficient number of municipalities have endorsed the concept of a Remand-Detention Home built and operated on a Regional basis to warrant further investigation, it is therefore resolved that the Regional Administrative Advisory Committee be requested to appoint a Technical Sub-Committee to prepare terms of reference for a study which will determine: (a) the scope of the activities of the proposed Remand-Detention Home and the physical facilities required and (b) will identify those portions of the proposed Home's activities which are a municipal responsibility and those which are the responsibility of senior governments."

The Regional Administrative Advisory Committee has established a Sub-Committee to bring forward its recommendations to the Advisory Committee for its consideration and report to the Regional District.

The foregoing is submitted to Members of Council for information.

CONSIDERATION

5. B.C. Civil Liberties Association - Grant

A letter has been received from the British Columbia Civic Liberties Association requesting a grant of $5,000 for 1970 to assist the Association in providing its services to the community. It is advised that the organization's accumulated debt in 1969 is approximately $3,000 and the estimated deficit by January 1, 1971, will be $5,833.

The letter details some of the services provided by the organization, and a copy of its newsletter listing further services to the community is on file in the City Clerk's Office.

The Council is reminded that the organization submitted a request for financial assistance last year, in the amount of $3,500. Council on June 17, 1969, did not approve the request.

Your Board submits the foregoing request for the consideration of Council.

(Copies of the B.C. Civil Liberties Association's letter are circulated for the information of Council.)

DELEGATION REQUEST - B.C. CIVIL LIBERTIES ASSOCIATION.

* * * * * *

FOR ADOPTION SEE PAGE(S) 13 + 14

JUN 9 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JUNE 5, 1970

RECOMMENDATIONS

1. Interview Expenses for Mr. Victor Davidson - Safety Officer Applicant - Competition P-7234

The Director of Personnel Services reports as follows:

"The position of Safety Officer was established in January 1970. A final group of three promising applicants evolved, of which - on paper and after checking reference sources - Mr. Victor Davidson of Weston, Ontario, appears to be the most suitable applicant.

Due to the importance of the initial appointment to a new program, it is requested that Mr. Davidson be invited to come to Vancouver for a personal interview and assessment.

The total cost of bringing Mr. Davidson to Vancouver for two days would be approximately $300. The Comptroller of Accounts advises that these monies would be available from Appropriation 'General Government - Misc.' "

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Auto Allowance - Dr. M.W. Maclean, Dentist 1, Health Department.

The Director of Finance reports as follows:

"The Health Department has requested an auto allowance for the position of Dentist I in the Dental Division of that Department, presently occupied by Dr. M.W. Maclean.

Dr. Maclean's duties now require that she travel from Health Unit No. 3 to various schools and clinics throughout the City, two to three days per week.

It is recommended that an auto allowance be approved for the position of Dentist I presently occupied by Dr. M.W. Maclean, effective May 25, 1970.

No revision is required in the departmental budget."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

JUN 9 1970

3. Data Processing Seminar - Seattle,
D. J. Reid and K. Stoke,
Data Processing & Systems.

The Director of Personnel Services reports as follows:

"Mr. R. Hawkins, Co-ordinator of Data Processing and Systems, requests that Messrs. Reid and Stoke be authorized to attend a three day seminar offered by the Data Processing Management Association. Because the seminar program is organized into two concurrent series entitled 'Operations Management' and 'Documentation Requirements for Management', it seems desirable to send two employees for full coverage.

The subject matter offered is directly applicable to the functions of the operations branch and the documentation standards for programming and systems. Mr. Reid and Mr. Stoke are responsible for these areas and they will be expected to report to Mr. Hawkins on the value of the seminar.

The Director of Personnel Services recommends that Mr. D.J. Reid and Mr. K. Stoke be authorized to take leave of absence with pay to attend the D.P.M.A. seminar in Seattle on June 24 to 26, 1970 at an approximate cost of $410, to be charged to the Administration and Technical Courses Account 7090/933."

Your Board RECOMMENDS that the Director of Personnel Services' report be approved.

INFORMATION

4. Delegation Request -
B.C. Federation of Medical Women

A letter received by the City Clerk from the above-mentioned B.C. Federation of Medical Women, requesting permission to appear before City Council in early June regarding the alleged discrimination against women physicians employed by the City in that they are required to retire at the age of 60 while men do not retire before the age of 65, has been referred to the Director of Personnel Services. A copy of the letter in question is circulated.

The Director of Personnel Services reports as follows:

"Regulation 230-1(d)(i) defines retirement age for all female employees as age 55 minimum and age 60 maximum. This provision for the retirement of female staff is an extract Section 3-3-(c) from the Municipal Superannuation Act which explicitly provides for voluntary retirement at age 55 and mandatory retirement at age 60 for female employees such as those employed by the City of Vancouver. This regulation has been in effect since 1958. Provision is made for the possibility of postponed retirement under Section 230-3 of the same regulation, such postponed retirement being dependent upon the health of the employee and the concurrence of the appropriate department head. This decision to retain is generally predicated on the inability to recruit suitable staff for replacement of the person retiring.

. . . Cont'd.

JUN 9 1970

Clause No. 4 (Cont'd.)

It should be brought to the attention of Council that in April 1963 a circular was received from W.H. Forrest, Municipal Superannuation Commissioner, Victoria, re the proposed introduction of a fourth retirement group into the Municipal Superannuation Act. This fourth group would increase retirement age for certain female employees to voluntary retirement at 60 and mandatory retirement at 65. This circular indicated that this could be applied to Municipalities, School Boards, etc. at the discretion of the employer. Correspondence dating back to that time indicates that the matter was discussed with the Unions whose membership included females, and it appears that the Nurses Association was in favour of the proposal. However, while the Vancouver City Hall Employees Association Executive proposed a motion to their female employees that in the interest of their policy of equality, the Union would request the appropriate employers to place females under this new group four of the Superannuation Act, a letter was subsequently received from the above mentioned Union, May 22, 1963, stating that all females within the City of Vancouver Agreement, the Board of Parks and Public Recreation Agreement and Police Inside Agreement as well as Vancouver School Board employees had voted rejecting this motion thus indicating their preference to remain under the arrangement whereby they would retire voluntarily at age 55 with mandatory retirement at age 60.

Recent reference has been made to Section 5 of the B.C. Human Rights Act of 1969 which prohibits an employer from refusing to continue to employ any person for a number of reasons including age if the person has attained the age of 45 years and has not attained the age of 65 years. Our Legal Department has been approached on this matter and has advised that Section 11 of the B.C. Human Rights Act of 1969 provides that the provision relating to refusing to continue to employ an employee because of age does not apply to termination because of the terms of a bona fide retirement or pension plan, and thus the City of Vancouver is not discriminating by requiring female employees to retire at age 60."

Your Board submits the foregoing for the information of Council.

DELEGATION REQUEST - B.C. FEDERATION OF MEDICAL WOMEN

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FOR ADOPTION SEE PAGE(S) 14

JUN 9 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 5, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Acquisition for Replotting - S.E. Sector
Lot 10 on the S/S 58th Avenue Between
Tyne and Cromwell Streets

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, May 8, 1970, confirmed by Council May 12, 1970, approving the expropriation of various lands in the S.E. Sector, including Lot 10, Block 4, S. Pt. of NW¼, D.L. 335 which is situated on the South Side of 58th Avenue between Tyne and Cromwell Streets, which lands are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises a single lot 33' x 110' zoned R.S.1. Same is presently overgrown with bush and it is totally lacking all services.

According to recent advice from the City Solicitor, the owner agrees to accept the sum of $5,000.00 as of April 30, 1970, inclusive of all considerations. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $5,000.00 on the foregoing basis chargeable to Code #4906/259 (Sundry Properties for Resale)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition Georgia Viaduct Replacement
Lessees' Interest - Iberica Garage
219 Prior Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Property Matters, February 13, 1970, confirmed by Resolution of Council of February 17, 1970, approving an advance payment of $8,000.00, without prejudice, towards the final settlement of the lessees' interest in Lots 11-15, Block 21, D.L. 196 being 219 Prior Street. This property was acquired further to Item 1, Property Matters, August 15, 1969, confirmed by Council, August 20, 1969, for the sum of $91,675.00 as of August 31, 1969, subject to the existing lease of the garage and service station thereon expiring January 31, 1973.

continued . . . / 2

Item No. 2 cont'd

The lessees vacated these premises on February 28, 1970, and since that date lengthy negotiations have been carried on with the lessees who have been unable to locate alternate premises similar to the former site which included a garage with gas pumps and a separate paint shop.

Recently, however, the lessees have located suitable premises and have agreed to extinguish all their claims against this property on the payment by the City of the further sum of $15,000.00, making a total of $23,000.00. This settlement is considered to be realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle all the claims of the lessees herein for the additional sum of $15,000.00 chargeable to Code #172/1120. (Georgia Viaduct)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Provincial Courts (Vancouver) Complex 242-246 & 250-250A Powell Street

The Supervisor of Property and Insurance reports as follows:

"Lots 23 & 24, Block 5, D.L. 196 being 242-246 & 250-250A Powell Street are required for the proposed new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969. This site, 50' x 122', zoned M-2, is improved with a 2 & 3 storey partial basement masonry building on Lot 24 (242-246 Powell Street) and a one-storey non-basement frame building on Lot 23 (250 & 250A Powell Street).

242-246 Powell Street:

This building erected in 1908 and remodelled in 1951 with a main floor area of 3,000 sq. ft. has a 55-seat cafe on the main floor and 27 rooms on the upper floors known as the 'Sun Ah Rooms'. This structure has 44 plumbing fixtures; a tar and gravel roof, brick and concrete exterior, a concrete foundation and is heated by an oil-fired hot water heating system. Condition of this improvement is above average for age and type. The 'Sun Ah Rooms', being 242 Powell St., is held under a 3 year lease expiring October 31, 1972, whereas the cafe tenancy is monthly only.

250-250A Powell Street:

This building erected in 1910 and remodelled in 1945 with a main floor area of 2,320 sq. ft. has store premises fronting on Powell Street and four self-contained living units at the rear. Said structure has 15 plumbing fixtures, a patent shingle roof, a concrete foundation and each unit is heated by automatic gas heaters. Condition of this improvement is average for age and type. All tenancies in this building are on a month-to-month basis.

continued . . . / 3

Item No. 3 cont'd

It is proposed to continue present tenancies and demolish both buildings when vacant.

Following negotiations with the owner, he has agreed to sell for the sum of $60,000.00 as of May 31, 1970, inclusive of the freehold and leasehold interests, subject to retaining rent free possession of these premises until August 31, 1970. According to the terms of the lease to the operators of the 'Sun Ah Rooms' the lessor agrees to pay the lessees the sum of $3,500.00 in the event of the prior sale of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $60,000.00 on the foregoing basis chargeable to Code #442/1207. (Magistrates Courts)"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale of Residential (RS-1) Lots
Area "C" - S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"The remaining 94 residential (RS-1) lots situated in Area 'C' were advertised for sale and applications to purchase were received by the Board of Administration at a meeting held on May 25, 1970, at which time they were opened in the approved manner.

Only three offers to purchase from individuals were received.

In accordance with Council's resolution of May 5, 1970, the Supervisor of Property and Insurance will be advertising the remaining 91 unsold residential lots for sale on the basis of a fixed price, preference to individuals, and not more than two lots in a block being sold to a purchaser. Offers to purchase will be received until 9:30 a.m., Monday, June 22nd, after which applications to purchase will be dealt with on a first come first serve basis over the counter of the office of the Supervisor of Property and Insurance.

RECOMMENDED that the following applications to purchase received be approved under the terms and conditions set down by City Council, in each case construction to be commenced within 18 months from the date of Council's approval of the sale.

Re: Lots 27, 42, & 61, D.L. 339, Plan 13659
Sit: E. of Tyne between 48th & 54th Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Belfiore Sestito	27	$\frac{50}{59'} \times \frac{128}{130'}$	$14,000.00	Cash	Subject to a Bulk Head Agreement.

continued . . . / 4

Item No. 4 cont'd

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
D.A. Clarke	42	50' x 112'	$13,800.00	City Terms 9-3/4%	
Sandor Harascsak	61	50' x 130'	$14,000.00	Cash	"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Grandview Area Branch Library:
Lease of 1016 Commercial Drive

The Corporation Counsel reports as follows:

"On March 3rd, 1970, City Council adopted a recommendation of the Board of Administration, Property Matters, recommending that the City enter into a lease with Giovanni and Rosina Iacino of the property at 1016 Commercial Drive for a branch library. This lease was duly executed, and the property is now occupied by the Vancouver Public Library.

The lessors, Mr. and Mrs. Iacino, have assigned their interests in the lease to the Industrial Development Bank as security for a loan and the Bank has requested that the City execute a Notice of Assignment acknowledging that is has been given notice of the assignment to the Bank.

It is RECOMMENDED that the Mayor and the City Clerk be authorized to execute a Notice of Assignment as requested by the Industrial Development Bank, the Notice to be in a form satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

CONSIDERATION

6. Acquisition of Property - S.E. Sector
Block 6 Bounded by 59th Avenue, Doman Street, Asquith Ave. & McKinnon Street

The Supervisor of Property and Insurance reports as follows:

"Special Council of September 7, 1967, authorized the Supervisor of Property and Insurance to commence negotiations with the private owners for inclusion of their lands in a scheme of subdivision (covering approximately 140 acres in the S.E. Sector of the City) and that these negotiations may result in total acquisition, partial acquisition and/or exchange of land.

On June 21, 1968, City Council adopted various reports from the Board of Administration relating to the acquisition, servicing and disposition of lands with respect to an expanded program of redevelopment in the S.E. Sector. This expanded program necessitates the acquisition of the above property.

continued . . . / 5

Item No. 6 cont'd

Block 6 of Blocks 6 to 8, N.W.¼, D.L. 334 bounded by 59th Avenue, Doman Street, Asquith Avenue and McKinnon Street is located in Area A of the Project and has an area of 1.38 acres. This parcel,which comprises a full City block according to the original subdivision plan, is vacant, overgrown with bush and without street access or other services. It is noted that, further to Resolution of Council of November 19, 1968, the Corporation Counsel was authorized to proceed with expropriation and was further authorized by Resolution of Council of February 4, 1969, to apply for a Vesting Order.

Negotiations have been proceeding for some months with the owner and his solicitor. They have stated that they do not wish to sell outright and prefer to affect an exchange of properties on an equitable basis. The owner is prepared to convey his property to the City in exchange for a site of equal area in the new subdivision and agrees to pay the difference in value of the two sites.

On February 17, 1970, City Council passed the following motion in connection with a report of the Board of Administration dated February 11, 1970, concerning the method of disposal of residential lots in Site 13, South-East Sector, Area 'C'.

'That these lots be sold on the basis of giving preference to individuals who wish to build homes for themselves, have applied, and all other matters are equal;

That not more than two lots in a block be sold to any one purchaser;

That construction be commenced within 18 months of date of sale; it being understood the City shall have the right at its option to re-purchase the property by refunding the principal only, if construction is not commenced within this time;

That the lots be offer on the basis of "fixed price" at market value.'

In addition Council has determined the form of development for the areas of multiple housing e.g. condominium, limited dividend, etc.

The owner has been advised of Council policy as aforesaid. However, he is of the opinion that he is entitled to special consideration insofar as the subject property has been in the ownership of his family for approximately 50 years. He also states that said property is of a size capable of being developed for multiple units similar to the use proposed for adjacent enlarged parcels to be created according to the City's projected scheme of subdivision in the immediate vicinity. If an exchange were possible the owner would develop with the object of retaining ownership. This party has requested an opportunity to appear before City Council in this regard."

Your Board

Submits the matter to Council for CONSIDERATION.

DELEGATION REQUEST - MR. L.B. SHEPPARD, SOLICITOR FOR MR. WALTER S. WALKER.

continued . . . / 6

7. Request to Cancel Sale of Lot 15
Sit: S/S 48th Ave. between Tyne
and Boundary Road (S.E. Sector)

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated May 5, 1970, approved the sale of Lot 15, Blocks 1 & 8, D.L. N½ 339, to Mr. S.P. Strobel in the amount of $12,000.00 on City terms. In a letter dated May 25th, 1970, Mr. Strobel has advised the Supervisor of Property and Insurance that because the sale of his house had fallen through he is unable to complete the purchase of Lot 15, and requests that his deposit in the amount of $680.00 be refunded.

Council is advised that the application to purchase which was completed by Mr. Strobel states that 'if the purchaser does not make the cash payment or down payment referred to within 14 days after the date of acceptance of the offer by Council, the deposit will be forfeited to the City and the agreement cancelled'. The application further states that 'I understand and agree that my offer may not be withdrawn on or after the day advertised for the opening thereof."

Your Board submits the above report to Council for CONSIDERATION.

PART II

S A L E S

RECOMMENDATIONS

8. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 30, D.L. 662 & 729, Plan 13271
Sit: W/S Ross St. between Waverley & 48th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Domenico Taddei	30	51' x 120'	$12,075.00	Cash	Subject to P/U easement over N.5' This lot is known to contain peat and no guarantee given to soil stability.

continued . . . / 7

9. Sales - Redevelopment Project 2
- Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage & Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the partnership. The tenders were opened at a public meeting of the Board of Administration on May 25, 1970, and the prices offered have been endorsed by the Partnership. The sale is subject to the following conditions:-

a) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

b) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

c) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage & Housing Corporation.

d) No purchasers shall, except with prior written consent of the City, resell, lease, or otherwise dispose of the land in the project area before development is completed.

e) The purchaser shall grant the City, on behalf of the partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

f) The purchaser agrees that if his bid is accepted, to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

g) Lands to be consolidated into sites of not less than 50' in frontage, wherever feasible.

h) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council being in each case the highest offer.

continued . . . / 8

Item No. 9 cont'd

Re: Sales - Redevelopment Project 2 - Area A-5
Lots 1 (ex.W.7') 2 & 3, Blk. 60, D.L. 181
S/S of Cordova St. between Heatley & Hawks Aves.
Zoned M-2, Heavy Industrial

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Westwood Contractors Ltd.	1,2 & 3	68' x 122' (W.7' established for highway)	$25,501.00	City Terms 9-3/4%	-

Re: Lots 4-7 incl. Blk. 60, D.L. 181
Sit: S/S of Cordova St. between Heatley & Hawks Aves.
Zoned M-2, Heavy Industrial

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
McDonald Fabricating Ltd.	4-7	100' x 122'	$33,600.00	City Terms 9-3/4%	Offer is submitted subject to approval of the Technical Planning Bd. for the use intended.

The purchaser is required to obtain the necessary approval of development as stated in his conditional offer within 90 days of Council's approval of the sale.

Re: Lots 24-28 incl. Blk. 61, D.L. 181
Sit: N/S of Hastings St. between Hawks & Campbell Aves.
Zoned M-1, Light Industrial

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Knowlton Realty Ltd. on behalf of Maq Holdings Ltd.	24-28	125' x122'	$51,000.00	City Terms 9-3/4%	Offer is conditional upon purchaser being able to operate a retail food store, with rooftop parking, on the property.

The purchaser is required to obtain the necessary approval of development as stated in his conditional offer within 90 days of Council's approval of the sale.

Re: S. 30' x 100' of Lot 2, Block M. D.L. 182
Sit: N/S Franklin St. between Vernon & Clark Drives
Zoned M-2, Heavy Industrial

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Canadian Stevedoring Co. Ltd.	2	30' x 100'	$10,000.00	City Terms 9-3/4%	Subject to consolidation with Lot 16, Blk. 3, D.L. 182"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 14

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 16, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Broome (Leave of Absence)
Alderman Wilson (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Cecil Rhodes School under the direction of Miss Salo and Mr. McGavin.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Property matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 9, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Certain Civic Grant Requests

The Council further considered the report of the Standing Committee on Finance, dated May 14, 1970, in relation to grant requests from the following:-

(a)	Outward Bound British Columbia	($11,200)
(b)	Vancouver's Theatre in the Park	(Unspecified)
(c)	John Oliver Choir	($1,800)
(d)	Vancouver Opera Association	($19,500)

The Standing Committee made recommendations in each case.

. . . Cont'd.

UNFINISHED BUSINESS (Cont'd.)

Certain Civic Grant Requests (Cont'd.)

(b) Vancouver's Theatre in the Park

MOVED by Ald. Rankin,
THAT a grant of $1,000 be made to Vancouver's Theatre in the Park, in accordance with the request received.

- CARRIED BY THE REQUIRED MAJORITY

(c) John Oliver Choir

MOVED by Ald. Hardwick,
THAT a grant of $1,000 be approved for the John Oliver Choir in connection with attendance at the International Musical Eisteddfod in Llangollen, Wales.

- CARRIED BY THE REQUIRED MAJORITY

It was agreed to defer (a) and (d) requests re Outward Bound British Columbia and Vancouver Opera Association to the next meeting.

2. Grant: Regional Conference of the International Municipal Signal Association

The Council further considered Board of Administration report (Finance matters), dated May 22, 1970, advising of request from the City Engineer that $300 be granted towards the cost of a Civic Luncheon in connection with the Regional Conference of the International Municipal Signal Association which will take place in Vancouver June 22nd to 24th.

MOVED by Ald. Bird,
THAT authority be granted for this Civic Luncheon and the details be left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

3. Civic Luncheon, etc.: Canadian Council of Christians and Jews

The Council noted a request from the Canadian Council of Christians and Jews that a Civic Luncheon be arranged and possibly a visit to the Museum and Planetarium for highschool students and others involved in a visit on an exchange basis between students of British Columbia and the Province of Quebec.

MOVED by Ald. Adams,
THAT passes be arranged for these students to visit the Museum and Planetarium.

- (Carried)*

MOVED by Ald. Bird, in Amendment,
THAT a grant of $300 be approved in connection with the requested luncheon.

- LOST

The Amendment having been lost, the motion of Alderman Adams was put and

- CARRIED BY THE REQUIRED MAJORITY*

UNFINISHED BUSINESS (Cont'd.)

4. Attendance at Calgary Stampede:
Vancouver Fire Department Band

Consideration was given to the request submitted by the Fire Chief on behalf of the Fire Department Concert Band, that the Band be authorized to attend the Calgary Exhibition and Stampede pursuant to an invitation received from Calgary. The cost of the Band's attendance on the dates of July 12th-16th inclusive is $875 (bus) plus $480 (meals), totalling $1,355.

MOVED by Ald. Rankin,
THAT approval be given to an expenditure up to the amount of the bus fare, i.e. $875.

- (Carried)*

MOVED by Ald. Bird, in Amendment,
THAT approval be given for the total expenditure of $1,355.

- (Lost)**

MOVED by Ald. Sweeney,
THAT the matter be tabled for one week.

- LOST

The Amendment of Alderman Bird was put and - LOST**

The motion of Alderman Rankin was put and - CARRIED BY THE REQUIRED MAJORITY*

5. Centennial Matters

The Council further considered a motion of Alderman Phillips and Alderman Calder deferred at the last meeting and dealing with interested civic groups and individuals to be invited to submit to the City,suggestions for Centennial projects.

His Worship referred to the recent announcement by the Prime Minister of Canada of a $10,000,000 federal contribution to the Province for the 1971 British Columbia Centennial. In this regard the Board of Administration, under date of June 15, 1970, submitted the following information:

"To date, the Province has announced two grants on a per capita basis, payable to the municipalities, as follows:

1.	Celebration expenses - do not have to be matched by the municipality (40¢ per capita)	$164,150
2.	Centennial project - must be matched by the municipality (60¢ per capita)	246,225

City Council approved the necessary matching grant for the project, which is in the capital budget.

3.	City matching amount (60¢ per capita)	246,225
	Total Provincial and City Funds approved to date	$656,600

. . . . Cont'd.

UNFINISHED BUSINESS (Cont'd.)

Centennial Matters (Cont'd.)

If the newly announced $10,000,000 grant from the Federal Government were to be distributed by the Province on a per capita basis then Vancouver might expect to receive an additional $2,190,215, which with the project amounts above (items 2 and 3) of $492,450, gives a total of $2,682,665, which would permit the construction of a major project to celebrate British Columbia's 1971 Centennial.

The Provincial Government has not yet indicated what their intentions are with respect to the $10,000,000 Federal Government grant."

His Worship by letter dated June 16th, recommended a resolution of thanks to the Federal Government for this per capita grant of $10,000,000, be passed.

MOVED by Ald. Phillips,
THAT the appreciation of the Vancouver City Council be forwarded to the Prime Minister of Canada in respect of this federal contribution.

- CARRIED

MOVED by Ald. Rankin,
THAT the Vancouver City Council express the view that the $10,000,000 federal grant for the 1971 Centennial should be distributed to the municipalities within the Province on a per capita basis, which would mean, therefore, a grant for the City of Vancouver in the total amount, in connection with Centennial celebrations, of $2,682,665;

FURTHER, THAT a copy of this resolution be forwarded to the Federal and Provincial Governments.

- CARRIED

6. Claim re 3891 Arbutus Street:
Miss Jessie I. Hendry

The Board of Administration report (Licenses and Claims matters) of June 5, 1970, regarding the claim of Miss Jessie I. Hendry re foundation work at 3891 Arbutus Street, was further considered. The City Clerk advised that Miss Hendry had retained Mr. W. Street, Barrister, and a request has now been received from Mr. Street that the matter be deferred to allow a delegation to appear.

MOVED by Ald. Adams,
THAT the Board of Administration report on this matter be received for information and no further action taken.

- LOST

MOVED by Ald. Sweeney,
THAT the delegation be heard as requested.

- CARRIED

(His Worship requested Alderman Sweeney, in the meantime, meet with Mr. Street to discuss the situation.)

UNFINISHED BUSINESS (Cont'd.)

It was agreed to defer the following matters, pending the hearing of delegations later this day:

(a) Rezoning: N/W Corner of 2nd Avenue and Victoria Drive

(b) Grant: Vancouver Neurological Centre

(c) Proposed Beautification Project: East Gastown

(d) Proposed Beautification Project: Hastings Street

(e) Vancouver Firefighters' Union: Fireboat J.H. Carlisle

COMMUNICATIONS OR PETITIONS

1. Originating Notice of Motion: Court Action re Riot Control Equipment

His Worship the Mayor submitted a communication advising of Court action being taken against the Mayor, Board of Police Commissioners and the City of Vancouver, by an 'Originating Notice of Motion' on the subject of riot control equipment.

His Worship expressed the view the Corporation Counsel should enter the necessary defence on behalf of the City and the Mayor, and the Police Commission be authorized to retain independent counsel.

It was agreed to defer this matter until the afternoon proceedings later this day to allow Members of Council an opportunity to study the information.

(See Pages 16 & 17)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 12, 1970

Works and Utility Matters

(i) Air Pollution Control - Mr. J. Marunchak (Clause 2)

MOVED by Ald. Bird,
THAT this clause be adopted, on the understanding that the communication from Mr. Marunchak also be referred to the Greater Vancouver Regional District.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Works and Utility Matters (Cont'd.)

(ii) Joint Study of P.N.E. Parking (Clause 3)

MOVED by Ald. Hardwick,
THAT this clause be adopted on the understanding that all data gathered in connection with this study will become the property of the City of Vancouver and the Pacific National Exhibition, and be in the public domain.

- CARRIED

(iii) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated June 12, 1970, Clauses 1 and 5 be adopted and Clause 4 received for information.

- CARRIED

Building and Planning Matters

(i) Application to amend text of Zoning and Development By-law #3575 relating to Height Limits in C-2 Commercial Districts (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be adopted, after including the following in the proposed amendment to Section 1, Subsection F:

'As a matter of course, the Technical Planning Board shall notify adjoining owners.'

- CARRIED

(ii) Low Rental Accommodation for Old Age Pensioners (Clause 3)

In considering this clause of the Board of Administration report (Building and Planning matters), the report of the Director of Planning is noted in respect of a letter from Mrs. Jennifer M. Goddard in the matter of obtaining additional accommodation for pensioners. The following is extracted from the report of the Director of Planning:

"Mrs. Goddard proposes that the City pass a by-law requiring all landlords to make one suite in 25 or 30 available at a rental not exceeding $65.00 per month for senior citizens. She further suggests that apartment owners be offered a tax incentive or subsidy on such suites.

Such arrangements would be possible under Section 35 of the present legislation. However, we are advised that such an arrangement would have to be negotiated, that a by-law imposing such a requirement would not be possible under existing legislation.

The system of rent supplements has been utilized in the United States and to some degree in Ontario. The basic arrangement is that the housing authority contracts with private owners for an agreed number of units and agrees to pay them the regular rent. The difference between the rent paid by the low income occupant and the regular rent is

. . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Low Rental Accommodation for
Old Age Pensioners (Cont'd.)

therefore similar to the rent subsidy now shared between three levels of government in public housing projects.

It is considered by many advisors on housing for low income people and the elderly that it is highly desirable they be integrated into the main stream of normal housing accommodation. Mrs. Goddard's suggestion is therefore along these lines.

The Council may wish to thank Mrs. Goddard for her suggestions and to refer this suggestion to the B.C. Housing Management Commission for its consideration."

MOVED by Ald. Bird,
THAT Mrs. Goddard's suggestions be referred to the B.C. Housing Management Commission for consideration, with the request that a report be made back to the City Council.

- CARRIED

(iii) Balance of Building and Planning Matters

MOVED by Ald. Sweeney,
THAT Clause 1 of the Board of Administration report (Building and Planning matters), dated June 12, 1970, be adopted.

- CARRIED

Finance Matters

(i) Grant: Grandview Legion #179
(Soccer Team) (Clause 2)

The Council considered the request submitted by the Board of Administration from the Grandview Legion No. 179 respecting a grant to assist a Fourth Division soccer team to accept an invitation to take part in the Manitoba Centennial Invitational Soccer Tournament in August. A delegation request is made.

MOVED by Ald. Adams,
THAT no action be taken on this request.

(Not Put)

MOVED by Ald. Rankin,
THAT the delegation request be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

(ii) Grant: Vancouver Oral Centre for Deaf Children (Clause 3)

In connection with this grant request, it was

MOVED by Ald. Rankin,
THAT the Vancouver Oral Centre for Deaf Children Inc. be invited to appear before the Council in further explanation of their grant request;

FURTHER THAT, in the meantime, the Director of Social Planning/ Community Development be requested to submit a report on the matter.

- CARRIED

(iii) Grants in lieu of General, School, Hospital and Municipal Finance Authority Taxes (Clause 4)

MOVED by Ald. Adams,
THAT grant applications, as referred to in this clause, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(iv) Grant: The Experiment in International Living (Clause 5)

The Board of Administration submitted a request from The Experiment in International Living group for a grant in the amount of $900, equal to the rental of the Queen Elizabeth Playhouse, in connection with the group's recently sponsored cooking school.

MOVED by Ald. Adams,
THAT no action be taken on this request.

- CARRIED

(v) Police Motorcycle Drill Team: Seattle Seafair Parade (Clause 6)

The Board of Administration advised of resolution from the Board of Police Commissioners requesting the City Council consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair Parade, July 25th, and provide $200 towards the expenses.

MOVED by Ald. Adams,
THAT this request be approved.

- CARRIED BY THE REQUIRED MAJORITY

(vi) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 7 of the report of the Board of Administration (Finance matters), dated June 12, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

B. Personnel Matters,
Supplementary, June 12, 1970

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated June 12, 1970, be adopted.

- CARRIED

C. Property Matters,
June 12, 1970

(i) Cleanup of Four City Lots by the Action Committee for Unemployed Youth (Clause 5)

The Board of Administration submitted the report of the Director of Finance as follows:

"The Action Committee for Unemployed Youth has billed the City for $298.56 for their work in cleaning up lots 14, 15, 16, 17,Block 266 in the Kitsilano area. The amount was calculated by the Committee using an hourly rate of pay of $3.05 plus a lump sum of $20.00 for some young neighbourhood children who helped. The Action Committee did this cleanup without any authorization from the City.

Under normal circumstances the City would have at some time during the summer sent in a sanitation truck and done a normal cleanup on these properties at an approximate cost of $25.00. The Unemployed Youth group did an abnormal amount of work (i.e. cutting down all the grass) which resulted in a very large pile of material which the City has since removed at a cost in excess of $25.00. This means that the group did not save the City any money even though the final result may be more attractive.

Considering the large number of City owned lots in Vancouver and the precedent that would be set, your officials cannot recommend any payment to the Action Committee for Unemployed Youth for their unauthorized cleanup of the four lots in Kitsilano."

In this connection, the Action Committee submitted a petition in favour of the account; also an additional account in the amount of $404.12 respecting additional labour on the same properties.

MOVED by Ald. Adams,
THAT no action be taken on these accounts and the petition submitted be received.

- CARRIED

(ii) Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Property matters), dated June 12, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

D. Kerrisdale Beautification Project

The Board of Administration submitted a report dated June 1, 1970, re Kerrisdale Beatufication Project. It was noted the Kerrisdale and District Commercial Association has requested to be heard as a delegation.

It was agreed that the delegation be heard.

E. Report of Special Committee
Re: Illegal Suites
Hardship Cases

The Council received the following report, dated June 12, 1970, from its Special Committee re Illegal Suites - Hardship Cases:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee, be approved:

Mrs. Myrtle Mae Bowell (owner), 4459 Quebec Street
Mrs. Ljubica Dananic (owner), 5165 Fairmont Street
Thomas Edwards (owner), 2948 Carolina Street
Mr. Yoshitaro Fushimi (owner), 2753 Trinity Street
Mike Golovach (owner), 4363 Welwyn Street
Mrs. Janice Hagarty (tenant), 1066 East 55th Avenue
Joanna Mary Harris (tenant), 1985 East Broadway
Monika Lenz (tenant), 604 West 12th Avenue
Mrs. Deanna M. McBride (tenant), 2244 Rupert Street
Mr. Irwin Mangham (tenant), 2259 East 42nd Avenue
Mrs. J. Rozankoski (owner), 1166 Rossland Street
Helena Silins (owner), 2956 Victoria Street
Winifred Agnes Simm (owner), 319 East 57th Avenue
Ida A. Stockman (owner),2753 East 26th Avenue
Mr. Myrle Towne (tenant), 4447 Quebec Street

(b) The following applications be approved for one year from the date of this resolution:

Robert Donald Davidson (tenant), 822 East 49th Avenue
Albert E. Deptuck (tenant), 960 East 53rd Avenue
Mrs. Sharon Hilda Lambert (Lessee), 2025 East 51st Avenue

(c) The following applications be not approved:

Dino and Gloria Nonis (tenants), 2737 East Broadway
Antonio Ossia (owner), 2625 East 47th Avenue
John Smook (owner), 7357 Granville Street

(d) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Calder,
THAT the report of the Special Committee re Illegal Suites - Hardship Cases, dated June 12, 1970, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

- - - - - -

The Council recessed at approximately 10:30 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed to reconvene in open session in the Council Chamber at 2:00 p.m.

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The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair, and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Rankin and Sweeney

ABSENT: Alderman Broome (Leave of Absence)
Alderman Phillips
Alderman Wilson (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning: N/W Corner 2nd Avenue and Victoria Drive

The Council considered an application from Mr. C. Tabory to rezone lots on the N/W corner of 2nd Avenue and Victoria Drive from an RT-2 Two Family Dwelling District to a Commercial District for the purpose of a service station repair shop.

Mr. Tabory appeared before the Council on the matter and filed a brief in support of the rezoning.

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT this application be referred to a Public Hearing.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

2. Grant: Vancouver Neurological Centre

The Council further considered request of the Vancouver Neurological Centre for a grant of $10,000. In this regard the Council on April 14th passed a motion that no further action be taken on the application.

The matter was brought before Council at this time to hear a delegation as requested, but no representative from the Centre appeared although arrangements were made.

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT no further action be taken on this matter.

- CARRIED

3. Proposed Beautification Project: East Gastown

The Board of Administration submitted the following report dated June 1, 1970, in regard to the proposed beautification project in the East Gastown area.

"Your Board submits the report of the Director of Planning and the City Engineer dated May 29, 1970. This report proposes the initiation of a beautification project in the East Gastown area as one outcome of Council's instructions of July 15, 1969 which asked the Director of Planning to report back on specific projects which might be undertaken in connection with the Old Granville Townsite (Gastown), Hastings Street, and Chinatown areas. A petition by property owners in the East Gastown area is presented as Appendix 1 in the attached report.

After dealing with such matters as the scope of the project, the appointment of consultants for design work, costs, and financing, the Director of Planning and the City Engineer make the following recommendations:

That

'(a) Council authorize the design work to proceed and the provision of its share of the consultants' fees.

(b) Council appoint Birmingham and Wood, Architects, and Hopping, Kovach, Grinnell, as design consultants, for the project with terms of reference as set out in Appendix 2.

(c) Council concur in principle with the proposed cost distribution, with the exception of Pioneer Place (subject to further report).

(d) Upon completion of the design work, the Director of Planning and the City Engineer report further on the project, including the sharing of capital costs, and maintenance and operating costs, and the local improvement procedure to be followed.'

Your Board RECOMMENDS the Director of Planning and City Engineer's recommendations be adopted."

A representative of the East Gastown Property Owners appeared and filed a brief dated June 16, 1970, expressing their views on the matter.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

4. Proposed Beautification Project:
Hastings Street

The Board of Administration, under date of May 29, 1970, submitted the following report:

"Your Board submits the report of the Director of Planning and the City Engineer dated May 19, 1970, respecting the proposed beautification project on Hastings Street.

On July 15, 1969, Council passed a resolution asking the Director of Planning to report back on specific projects to be carried out within the Old Granville Townsite (Gastown), Hastings Street, and Chinatown study area. Feasibility studies and preliminary cost analyses were carried out for the Hastings Street area, the results of which are presented in the abovementioned report.

The Director of Planning and the City Engineer define the area involved and advise that the Hastings Street project consists essentially of two components - street improvements and canopies or awnings. After dealing in some detail with these two aspects as well as the question of costs and financing, the Director of Planning and City Engineer make the following alternative proposals and recommendations:

'A. For Council Consideration

In order to proceed with a Hastings Street beautification project, it is necessary to know whether the project will include a permanent canopy as requested by the owners and merchants and on what terms. Council is, therefore, asked to consider two alternative proposals -

1. Endorse the principle of contributing to the capital costs of a permanent canopy for the project area and establish the extent of such participation.

2. Authorize the beautification project to proceed on the basis of normal street improvements and on the understanding that the property owners will pay the entire cost of any permanent canopy or awnings.

If it is Council's decision to participate in providing a permanent canopy, then it is

B. RECOMMENDED

that the Director of Planning and the City Engineer report further on details of design and estimated costs of the project and its related local improvements. Otherwise, the project will proceed on the basis of street improvements only and will be reported accordingly.'

Your Board submits 'A' of the report of the Director of Planning and the City Engineer for Council's consideration and 'B' as a recommendation."

. . . . Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

Proposed Beautification Project:
Hastings Street (Cont'd.)

The Council earlier in the proceedings received a delegation on behalf of the Improvement of Downtown East Area Society, together with a brief dated June 16th filed by that group, setting out its views for beautification of Hastings Street, Carrall Street, to Cambie Street, to include canopies.

After due consideration, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the beautification project be authorized on the basis of normal street improvements and on the understanding that the property owners will pay the entire cost, over a fifteen year period, of any permanent canopy or awnings, and based on local improvement financing.

- CARRIED

5. Vancouver Firefighters' Union:
Fireboat J.H. Carlisle

Earlier in the proceedings, the Council received a delegation and a brief dated June 11, 1970, on behalf of the Vancouver Firefighters' Union, Local 18, conveying its views with respect to removal of the Fireboat Carlisle from False Creek.

The Council on May 5th, after receiving a Board of Administration report containing recommendation for the removal of the fireboat, referred this aspect back to the Board of Administration for further report.

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the information submitted by the Firefighters' Union be received and,when the Board of Administration reports further on the matter, the Union, if it so wishes, be given the opportunity of appearing before Council again in connection therewith.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder -
Grandview Laundry:
Air Pollution

requested the Air Pollution Control Officer check the Grandview Laundry at Campbell and Prior Streets as it was understood some time ago the laundry was intending to convert to a natural gas installation, but an impending sale then was imminent.

His Worship requested the Board of Administration look into the matter.

Alderman Sweeney -
Davis Cup Tennis
Championships

advised a Vancouver boy, for the first time in fifty years, is entered in the Davis Cup Championships,and it has been suggested the City of Vancouver support a move to bring these Championships to Vancouver, which would be at no cost to the City.

. . . . Cont'd.

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Davis Cup Tennis Championships (Cont'd.)

MOVED by Ald. Sweeney
SECONDED by Ald. Bird,
THAT His Worship the Mayor be requested to issue an invitation to bring the Davis Cup Tennis Championships to Vancouver this year, i.e. July 1970.

- CARRIED

Alderman Calder - Mobile Home Park Development

referred to the matter of the advisability of considering mobile home park development, pointing out that various municipalities are becoming interested in the matter since it provides housing on an ownership or rental basis. The Alderman requested the Director of Planning take the matter under review and advise Council of his views on the matter.

His Worship directed accordingly.

Alderman Linnell - Unemployment Insurance: I.W.A. Members

referred to delays in issuing Unemployment Insurance cheques to I.W.A. members. The Alderman congratulated the Mayor for his efforts in respect of immediate financial help for I.W.A. members and urged he continue rendering whatever assistance is possible in endeavouring to overcome any delays being experienced in receiving Unemployment Insurance.

MOTIONS

1. Establishment for Highway Purposes (Fleming Street Alignment South of 26th Avenue)

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described:

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes:

BE IT RESOLVED that the following City-owned land be established for highway, said land more particularly described as follows:

Subdivision "P" of Lots Nineteen and Twenty (19 & 20), Block Five (5), District Lot Three Hundred Fifty-two (352), Group One, New Westminster District, Plan 3082.

be, and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

MOTIONS (Cont'd.)

2. Areas of Special Amenity:
Gastown and Chinatown

At the last Council meeting, Notice was called on the following motion:

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT, as Council is concerned with the well-being of Vancouver's historic area, Council designates both Gastown and Chinatown as areas of special amenity and requests that the Director of Planning ensure that no harmful developments are allowed to take place.

(deferred)

It was agreed that this motion be laid over for consideration at the next meeting.

3. Neighbourhood Community Planning

Alderman Hardwick submitted the following motion:-

"THAT WHEREAS in the West End, Strathcona, Kerrisdale, Fraserview, Dunbar and other areas, planning problems of a local concern are arising;

AND WHEREAS at present the Planning Department is organized to deal primarily with individual properties or at a city-wide scale;

AND WHEREAS a report on Departmental re-organization will be forthcoming;

THEREFORE BE IT RESOLVED that the Director of Planning report to Council on how neighbourhood community planning can become more effective and more responsive to the local neighbourhoods and communities."

(Notice)

Notice was called and recognized by the Chair.

COMMUNICATIONS OR PETITIONS (Cont'd.)

Originating Notice of Motion: Court Action re Riot Control Equipment (Cont'd.)

His Worship the Mayor advised as follows:

"Please find enclosed herewith copy of Originating Notice of Motion together with supporting Affidavit against the City of Vancouver, the Board of Police Commissioners and myself.

I feel that under the circumstances, the Corporation Counsel should enter the necessary defence on behalf of the City and myself and the Police Commission be authorized to retain independent counsel on its behalf."

. . . . Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

Originating Notice of Motion: Court
Action re Riot Control Equipment (Cont'd.)

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the suggestion of His Worship the Mayor, contained in the foregoing communication, be approved, it being understood that the Police Commission is authorized to determine its own 'counsel' arrangements.

- CARRIED

The Council adjourned at approximately 4:00 p.m.

* * * * * *

The foregoing are the Minutes of the Regular Council meeting dated June 16, 1970, and the reports referred to are those on Page(s) 81-99.....

MAYOR

CITY CLERK

JUNE 8TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated June 12th, 1970)

1. Sewerage of City Subdivision on Area "A" of S.E. Sector at Doman Street South of 54th Avenue

"An extension of the twin sewer in easement along the west and north boundaries of Lot 9 is required to service Parcel 10 and the extension of Doman Street.

The estimated cost of the work is $11,500.

I RECOMMEND that $11,500 be appropriated from Account Code 116/7901, "City Subdivision - Unallocated".

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

2. Air Pollution Control - Mr. J. Marunchak

Mr. J. Marunchak, on behalf of the Society for Pollution and Environmental Control, wrote to His Worship Mayor Campbell on May 11, 1970. He recommended that bulk loading stations and all underground gasoline tanks of more than 2,000 gallon capacity be fitted with vapour recovery equipment within a specified time. Reference to Rule #61 of the Los Angeles Air Pollution Control Regulations was made and it was suggested that the same measure should be invoked in the Lower Mainland.

The Director of Permits and Licenses reports that:

"Reference has been made to Rule #61 of the Air Pollution Control Regulations of Los Angeles. A copy of the complete Rule #61 is attached which includes a control paragraph for the interpretation of the rule immediately following item 'c', which reads as follows:

> 'This rule shall not apply to the loading of gasoline into tank trucks and trailers from any loading facility from which not more than 20,000 gallons of gasoline are loaded in any one day.'

There are no gasoline loading facilities in Vancouver exceeding 20,000 gallon capacity.

Cont/d.

Clause 2 Cont/d.

Also attached for the information of Council is a copy of Rule #65 from the Los Angeles Regulations, the first two paragraphs of which are as follows:

> 'A person shall not after January 1, 1965, load or permit the loading of gasoline into any stationary tank with a capacity of 250 gallons or more from any tank truck or trailer, except through a permanent submerged fill pipe, unless such tank is equipped with a vapour loss control device as described in Rule #56, or is a pressure tank as described in Rule #56.
>
> The provisions of the first paragraph of this rule shall not apply to the loading of gasoline into any tank having a capacity of less than 2,000 gallons which was installed prior to the date of adoption of this rule nor to any underground tank installed prior to the date of adoption of this rule where the fill line between the fill connection and tank is offset.'

The degree and effect of this source of pollution in Vancouver is not known and there has been no problem to our knowledge. However, the handling of gasoline products is part of the larger problem of pollution control within the automotive industry. In view of the complexity of the problem, it is RECOMMENDED that the communication from Mr. Marunchak be referred to the Provincial Pollution Control Board."

Your Board
RECOMMENDS that the foregoing report of the Director of Permits and Licenses be adopted.

3. Joint Study of P.N.E. Parking

The City Engineer reports as follows:

"On October 21, 1969, Council adopted the following recommendation of the Standing Committee on Finance in its report dated October 16, 1969:

> 'that the Pacific National Exhibition be requested to agree to and share with the City half the costs of a joint study, by outside consultants, the study to include such matters as:
>
> - ingress and egress to the Pacific National Exhibition
> - problems of on-street parking in the area, and whether free parking at the Exhibition would reduce this problem
>
> and - long range parking requirements of the Pacific National Exhibition.'

The proposed study has been discussed with P.N.E. officials and the terms of reference agreed upon (copy attached). The objective of the study is to produce an overall traffic and parking plan for the P.N.E. grounds, which will provide optimum traffic and parking arrangements for a period of approximately 10 years, and minimize the impact of traffic generated by the P.N.E. on surrounding residential neighbourhoods.

Clause 3 Cont/d.

The selection of a consultant to carry out the study has also been discussed with P.N.E. officials, and it is agreed that N.D. Lea and Associates Limited is the firm best qualified to carry out this work. N.D. Lea and Associates are the most experienced transportation engineering consultants available locally, and have substantial pertinent data available within their organization.

The terms of reference and the scope of the study have been discussed with N.D. Lea and Associates, who have provided an estimate of $16,000 for the work.

In a communication dated April 23, 1970, the Acting General Manager of the P.N.E. advises that the P.N.E. Board of Directors approved their Auto Parking Budget for 1969-70 on April 15, 1970. This budget includes $8,000 as the P.N.E. share of the proposed study.

Accordingly, it is RECOMMENDED that:

(a) Council approve the City's participation in this study, in accordance with the attached terms of reference, on the basis of paying one-half the costs of the study to a maximum of $8,000.

(b) Funds to be appropriated from the Contingency Reserve.

(c) The firm of N.D. Lea and Associates Limited be selected to undertake the study."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

INFORMATION:

4. Air Pollution Control - Present Status

On July 8, 1969 City Council received a report dated June 26, 1969 following a May 20, 1969 resolution of Council which stated:

"THAT a report on compliance with the Air Pollution Control regulations be made immediately in respect to industry, etc. and that a further report be made in one year's time."

On October 29, 1969 City Council received for information a report dated October 23, 1969 prepared following a September 23, 1969 Council meeting, an extract of the minutes of which stated that:

"At the request of Alderman Calder, the Mayor agreed to arrange for a Report Reference re Air Pollution."

Part of this report referred to the progress which had taken place since the June 26, 1969 report.

The Director of Permits and Licenses now reports as follows:

"The following will show the level of compliance with the Air Pollution Control Bylaw to date compared with that reported in June and October 1969. To facilitate the comparison, the attached schedule

Cont/d.

Clause 4 Cont/d.

presents the same categories of industry reported on in 1969, the status then and the situation at the present time. In practically every instance, definite progress has been made, i.e. work has been completed, started, plans completed or studies actively taking place.

Your Officials have some concern that in three instances, full compliance with the Bylaw will not be met in the required time periods, i.e.:

- one grain elevator
- two brass foundries
- apartment and commercial incinerators

In the first two instances, management has suggested to your Officials that the possible effect of the Provincial legislation on the City's Bylaw is unknown and if they comply with the Bylaw now, it may not meet the requirements of the Province until a later date. Each have tentative plans under consideration, but nothing definite to our knowledge. They are aware of the June 1, 1971 time limit in the Bylaw.

Apartment block owners had one year to June 1, 1970 to comply. There are two reasons why some apartments will be unable to meet this compliance date:

(i) an insufficient supply of refuse containers
- The City Engineer advises that he will be reporting to Council in the near future on the availability of containers.

(ii) a limited supply of approved multi-chambered incinerators
- Units have now been approved, however, each has to be individually constructed and the time from ordering to installation will take approximately a month or more.

General Comments

(1) Successful court action has taken place on five occasions in the past six months. Penalties have ranged up to $500.00. One of the cases involved a ship in port at the time.

(2) The Chief Air Pollution Control Officer was appointed a member of the Regional District's Technical Committee on Air Pollution Control.

(3) The Department of National Health and Welfare have requested the assistance of your staff to install and operate two high volume samplers supplied by the Federal Department. These should be operational in the near future and will supply further information for all concerned.

(4) As noted in the schedule, inspection procedures have been further improved and adjusted so that an evaluation of incinerators, refuse disposal methods, etc. will take place routinely.

(5) There has been a high level of interest in air pollution problems and a growing number of requests for information and assistance.

Cont/d.

Clause 4 Cont/d.

(6) Your Officials intend to place another advertisement in the newspapers referring particularly to apartment block incinerators."

Your Board submits this matter to Council for INFORMATION.

RECOMMENDATION:

5. Upgrading of 16 Yard Heil Refuse Packer Trucks

The City Engineer reports as follows:

"The City of Vancouver has been operating ten of these units since 1962. In order to use these vehicles, a 7,000 lb. overload permit had to be obtained from the Provincial Government, so that the vehicles can operate on the Provincial highways to and from the Delta Disposal Site. The Provincial Government has stated that they will not grant permission for these substantial overloads on any new vehicles.

These units can no longer be operated economically and must be replaced. Replacement trucks, which will meet Provincial Government weight restrictions and operate efficiently in the City refuse collecting system, cost approximately $10,000 each more than the 16 yard units.

While the replacement units do have additional carrying capacity, the number of trucks provided cannot be reduced below ten. The units required to clear each refuse collection beat have to be carefully scheduled since two trucks are required to handle the refuse picked up by a single crew. Reduction of the number of trucks available would make this scheduling impossible.

To replace these ten units with ter units suitable for our operation which meet the Provincial Government requirements, $100,000 will be required in addition to the funds available in the replacement reserve.

The Director of Finance advises that while no specific provision was made in contingency reserve for replacement of these ten units, funds were included in the reserve for possible purchases of equipment and other items of a contingent nature. Additional funds were also added to contingency reserve when balancing the 1970 revenue budget at 15.20 mills. In view of the foregoing, the $100,000 required to replace these ten trucks could be provided from contingency reserve.

In view of the change required to meet the Provincial Government regulations while maintaining the number of units in the fleet, the City Engineer RECOMMENDS that $100,000 be allocated from contingency reserve to permit purchase of suitable replacements for the 16 yard Heil refuse packer trucks."

Your Board
RECOMMENDS the above report of the City Engineer be approved.

****

FOR ADOPTION SEE PAGE(S) 68 + 69

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Public Housing Project
South Side of 3rd Avenue between Burrard and Cypress Streets

The Director of Planning has reported as follows:

"Council on September 9th, 1969 approved a site being Lots 6 to 9, Block 237, District Lot 526 on the south side of 3rd Avenue between Burrard and Cypress Streets along with two sites in the Mount Pleasant Area for public housing. The site is zoned (RM-3) Multiple Dwelling District, has dimensions of approximately 100' x 118', and could provide approximately 18 units containing one and two bedroom accommodation in a two-storey with basement apartment structure.

Following the City's application, the Province by letter of September 29th, 1969 from Mr. J.T. Williams, Director of Housing and Urban Renewal advised the Director of Planning that this site was undesirable as to location, size and economic development for public housing.

Having regard to previous expressions by Council of the desirability of locating some public housing on the west side of the City, the Planning Department with Central Mortgage and Housing Corporation officials studied the possibility of increasing the number of units on the site to provide a more economic development. The matter has been discussed further with officials of the senior governments. It has been determined that, although the number of units on the site might be increased slightly from the number originally estimated, thereby showing some improvement to the financial aspect, other considerations still make the project unacceptable.

It appears that no good purpose would now be served by further studying development of this proposed site for public housing and it is recommended that the City's application to the senior governments for public housing on Lots 6 to 9, Block 237, District Lot 526 be withdrawn and the lands released for sale by the City in the normal way."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Application to amend text of Zoning and Development By-law #3575 relating to Height Limits in C-2 Commercial Districts.

The Director of Planning reports as follows:

"An application has been received from Mr. J.S. Shakespeare to amend the text of the C-2 Commercial District Schedule of the Zoning and Development By-law #3575. Council on May 12th, 1970 considered this matter as set out in Board of Administration report dated May 8th, 1970, copy of which is circulated . Also considered at this time was a communication dated May 11th, 1970 from Mr. J.S. Shakespeare, Barrister, on behalf of his client (also circulated). Council passed the following motion:

. . . cont'd

Clause 2 continued

'THAT suggestions 1. and 2. in Mr. Shakespeare's letter of May 11th, 1970, together with motion of Alderman Hardwick, be referred to the Board of Administration for early report back.'

In response to Council's directive, the two alternative suggestions have been investigated. It is now possible to recommend a more appropriate by-law amendment in respect of height restrictions for the C-2 Commercial District Schedule which will give authority to the Technical Planning Board to vary the height in any C-2 zone without requiring the preparation of a detailed set of regulations.

The following proposed amendment would vest discretionary authority in the Technical Planning Board but only in consultation with the Town Planning Commission. It is also considerably more comprehensive than the original proposed by-law amendment. It is not restricted to sites which immediately adjoin RM-3 Multiple Dwelling Districts, however, the criteria for approval are made more restrictive and related to surrounding development.

At the present time, it is not considered desirable to increase the existing maximum floor space ratio of 3.00 in C-2 Commercial areas or to provide similar discretionary authority for such increase without further detailed study.

In order not to delay consideration of increased maximum height for C-2 Commercial use, the question of density for both commercial and mixed commercial-residential areas has therefore not been considered as a part of this report. Regulations are being studied regarding density in mixed commercial-residential areas, and further detailed proposals will be brought forward as soon as possible.

The proposed amendment is as follows:

Section 1, subsection F of the C-2 Commercial District Schedule to Zoning and Development By-law #3575 presently reads as follows:

'The height of a building shall not exceed 40 feet nor three storeys.'

The Technical Planning Board on May 29, 1970 recommended that Section 1, subsection F of the C-2 District Schedule be amended by adding thereto the following:

'The Technical Planning Board may, in its discretion, permit a building at variance with Sub-section F of Section 1 of this District Schedule, after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

AMENDED SEE PAGE 69

(a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;

(b) the amount of open space, plazas, overall design, and the general amenity of the area;

(c) the effect on traffic;

. . . cont'd

JUN 16 1970

Clause 2 continued

(d) the existing and permitted uses and the form and need of each C-2 zone including its relationship to any surrounding residential area.

It is further recommended that the Director of Planning be authorized to make application to amend the By-law accordingly and that such an amendment be submitted direct to Public Hearing after report from the Town Planning Commission.'

The Town Planning Commission on June 5, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

CONSIDERATION

3. Low Rental Accommodation for Old Age Pensioners

The Director of Planning has reported as follows:

"A letter dated March 24th, 1970, from Mrs. Jennifer M. Goddard regarding a possible means of obtaining additional accommodation for pensioners has been referred to me for report.

Mrs. Goddard proposes that the City pass a by-law requiring all landlords to make one suite in 25 or 30 available at a rental not exceeding $65.00 per month for senior citizens. She further suggests that apartment owners be offered a tax incentive or subsidy on such suites.

Such arrangements would be possible under Section 35 of the present legislation. However, we are advised that such an arrangement would have to be negotiated, that a by-law imposing such a requirement would not be possible under existing legislation.

The system of rent supplements has been utilized in the United States and to some degree in Ontario. The basic arrangement is that the housing authority contracts with private owners for an agreed number of units and agrees to pay them the regular rent. The difference between the rent paid by the low income occupant and the regular rent is therefore similar to the rent subsidy now shared between three levels of government in public housing projects.

It is considered by many advisors on housing for low income people and the elderly that it is highly desirable they be integrated into the main stream of normal housing accommodation. Mrs. Goddard's suggestion is therefore along these lines.

The Council may wish to thank Mrs. Goddard for her suggestions and to refer this suggestion to the B.C. Housing Management Commission for its consideration."

Your Board submits the report of the Director of Planning for Council's CONSIDERATION.

(Mrs. Goddard's letter of March 24th, 1970 is circulated for Council's information.)

* * * * *

FOR ADOPTION SEE PAGE(S) 69 + 70

Board of Administration, June 12, 1970 . . JUN.16.1970 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Financial Statements and Annual Reports 1969

The Director of Finance reports as follows:

"Copies of the Financial Statements and Annual Reports for the year 1969 have been received and distributed to the members of City Council.

RECOMMENDED that the Annual Report for the year 1969 be formally received."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

CONSIDERATION

2. Grant - Grandview Legion #179
Fourth Division
Vancouver District Soccer Association

The Manager of the above-noted submits a request for a grant in the amount of $1,000 to assist this team in accepting an invitation to participate in the Manitoba Centennial Invitational Soccer Tournament this coming August. Details of the request are included in the letter from the Manager, copies of which are circulated for the information of Council.

Your Board notes that Council has dealt with similar requests in the past as follows:

August 1967	- B.C. Lacrosse Association Travel to Ontario re two Centennial Lacrosse Tournaments.	- Not Approved.
October 1966	- Meraloma Junior Football Club Travel to Edmonton re Alberta Championship Game.	- $120 Approved.
August 1966	- Texaco Service Stations Women's Softball Team - Major Women's League in South Hill - Travel to Toronto re Canadian Softball Finals.	- Request received No action taken.

Your Board submits the foregoing for the consideration of Council.

DELEGATION REQUEST - GRANDVIEW LEGION #179, FOURTH DIVISION, VANCOUVER DISTRICT SOCCER ASSOCIATION

3. Vancouver Oral Centre for Deaf Children - GRANT

A letter, dated May 6, 1970, has been received from the Vancouver Oral Centre for Deaf Children Inc., requesting a one time capital grant of $10,000.

The organization is a charitable foundation that operates an oral school for deaf children. It is presently planning the construction of a ten classroom school, although initially the school is to consist of six classes with seven children in each class. It is estimated that the capital requirements for the new school will be approximately $400,000.

Your Board submits the foregoing request for the consideration of Council and notes that the organization will appear before Council if it is felt desirable.

(Copies of the letter and brief from the organization are circulated for information.)

4. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1971 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed that the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1968, 1969 and 1970 taxes, for the period from proof of occupancy or date of first building inspection to the date that the properties become exempt, are subject to Council approval or disapproval.

The requests are presented to Council in two sections.

A. Religious Organizations

(1) Portugese Catholic Mission — $2,826.15

1423 East 13th Ave. Lot E/B/171/264A
Church and Hall
First Building inspection July 3, 1969
Occupied from December 25, 1969
Grant to cover period from July 3, 1969 to December 31, 1970

(2) St. Columba Presbyterian Church — $ 162.44

2196 East 44th Ave. Lot 25/719S.W.pt.
Parking Lot
Occupied from April 7, 1970
Grant to cover period from April 7, 1970 to December 31, 1970

. . . Cont'd.

Clause No. 4 (Cont'd.)

B. Senior Citizens Housing

(1) Chalmers Foundation $29,752.39

1450 West 12th Ave. Lot C/411/526
Private Senior Citizens Housing
First building inspection November 15, 1968
Occupied from December 31, 1969
Grant to cover period from November 15, 1968 to December 31, 1970

(2) Vancouver Kiwanis Senior Citizens Housing Society $8,864.54

1523 S.W. Marine Dr. Lot B/E/318
Private Senior Citizens Housing
First building inspection May 8, 1969
Occupied from March 1, 1970
Grant to cover period from May 8, 1969 to December 31, 1970

As grants in lieu of taxes are subject to Council approval or disapproval, the above requests for grants in lieu of taxes, amounting to $41,605.52 in total, are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council consideration.

(Copies of correspondence relative to the grant requests are circulated for the information of Council.)

5. Grant: The Experiment in International Living

Under date of May 29, 1970, The Experiment in International Living requests the consideration of Council for a grant in the amount of $900, which is equal to the rental of the Queen Elizabeth Playhouse (full rate) for the group's recently sponsored Cooking School. This Cooking School was promoted as a project to raise funds to assist the group in its objectives. The details of this request are included in the letter of the Chairman of the Vancouver Council of The Experiment in International Living, copies of which are circulated for information.

Your Board notes that Council has dealt with similar requests in the past as follows:

November 1968 - National Council of Metropolitan Opera - $105 Approved.
Rental of Q.E. Playhouse for Western Canada Auditions.

June 1968 - United Nations Association of Canada - Approved.
Half rental of Q.E. Theatre re United Nations Day in October 1968.

. . . Cont'd.

Clause No. 5 (Cont'd.)

May 1968	- CKNW Orphans' Christmas Fund Special rental of Q.E. Theatre for charity performance.	- $300 Approved.

Your Board submits the foregoing for the consideration of Council.

6. Police Department - Motorcycle Drill Team Participation - Seattle Seafair Parade

Under date of June 5, 1970, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting of May 27th:

The Chief Constable advises that the Police Motorcycle Drill Team has been invited to participate in the Seattle Seafair Parade on July 25th. He reports the team has taken part in the parade for several years and the Seattle Police Motorcycle Drill Team had participated in the P.N.E. Parade. He recommends that the team be authorized to attend and City Council be requested to provide the sum of $200.00 towards the expenses.

The Board of Police Commissioners resolved:

"THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair Parade on July 25th and to provide the sum of $200.00 towards the expenses."

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

July 1968 July 1967 July 1966	Police Motorcyle Drill Team Participation - Seattle Seafair Parade	- $200.00 Approved.

Your Board submits the foregoing for the consideration of Council.

RECOMMENDATION

7. Court Reporting and Transcript Preparation Costs in the Case Regina vs. Crux et al.

The Court Clerk, Provincial Court, Vancouver, reports as follows:

"Crown Prosecutors, appointed by the Attorney-General to act in the case of Regina vs. Crux, Harling, Polvliet and Foreman estimate the trial or preliminary hearing set to commence June 29, 1970, will require Court sittings of approximately sixty days. The Crown has ordered five copies of the transcript of the proceedings for delivery daily, other sources may also require one or more copies.

. . . Cont'd.

Clause No. 7 (Cont'd.)

Provided there is a Committal for Trial, the City is responsible for the cost of production of the original transcript for delivery to the Registrar of the County and Supreme Court.

Partly due to the requirement for a daily transcript, and additionally its extended length, the period of Court time required, the complete absorption of four to five Court Recorders within the period and vacations within the Section, alternatives to City staff assignments were considered.

Estimates were as follows:

All West Reporting Ltd.

$400.00 per day for 60 days	$24,000.00
Less: Credit of transcripts supplied to Crown	$10,530.00
Approximate net cost	$13,470.00

Note: (Provided an added copy is contracted by a party other than the Crown, the cost to the City would be reduced by about $5,460.00 to give a net cost of $8,010.00. To date an order has not been received.)

Official Court Reporters

$50.00 per day for 60 days	$ 3,000.00
7,800 pages (7 copies) at $2.25 p.p.	$17,550.00
	$20,550.00
Less: Re-sale of 5 copies to Crown	$10,530.00
Approximate net cost	$10,020.00

(Sales of added copies to other sources to accrue to the Reporters)

An alternative to contracting out is to assign trained City staff to the duty and to employ temporary replacement staff. Overtime and shift differential payments will likely be required on behalf of employees assigned to the case. If necessary, Court Reporters paid on a fee basis can be obtained during the months of July and August to cover the duties of City staff transferred to this assignment.

It is estimated total staff costs, plus material, copying expense and if required, added equipment, will not exceed $12,000.00.

Transcript charges in favour of the City totalling about $10,500.00 will reduce the net cost to $1,500.00 and if sales take place to other parties, there could be a plus position. It is emphasized that each of the above estimates could be substantially increased or decreased and that matters not foreseen by any party can affect the costs involved.

. . . Cont'd.

Clause No. 7 (Cont'd.)

Funds were not included in the 1970 budget to provide for the foregoing costs.

Upon review, it is the opinion and Recommendation of the Court Clerk, Provincial Court, Vancouver, that Civic staff be assigned.

The Comptroller of Accounts advises that funds are available from Contingency Reserve.

RECOMMENDED that

(a) The Court Clerk be authorized to engage additional temporary help as required in respect to this case and

(b) The sum of $1,500 be provided from Contingency Reserve to cover the net cost of court reporting and transcript preparation costs."

Your Board RECOMMENDS the foregoing recommendations of the Court Clerk, Provincial Court, Vancouver, be adopted and that continued negotiations be carried out with the Provincial Government regarding assuming the total cost of this case.

* * * * * *

FOR ADOPTION SEE PAGE(S) 70 - 71

JUN 16 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JUNE 12, 1970

RECOMMENDATION

1. Canadian Institute of Public Health Inspectors Annual Conference - St. John, New Brunswick, Mr. D.D. McNab, Health Department.

The Director of Personnel Services reports as follows:

"The above annual conference will be held this year from July 11th to 15th inclusive, in St. John, New Brunswick. A considerable part of the Conference will be devoted to subjects which are closely related to the work of the Public Health Inspectors of the City of Vancouver.

It is for this reason that the City Medical Health Officer wishes Mr. D. D. McNab, Public Health Inspector II, to attend.

Mr. McNab is president of the B.C. branch of the above institute which will cover his expenses. However, as the City and the Health Department will be benefiting from this employees' attendance at the Conference, the City Medical Health Officer requests approval of four days leave of absence with pay in accordance with Personnel Regulation 45-7.

As this request is in accordance with Personnel Regulation 45-7, the Director of Personnel Services recommends approval."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 72

BOARD OF ADMINISTRATION

JUN 16 1970

PROPERTY MATTERS

JUNE 12, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Georgia Viaduct Replacement
805-891 Main Street
Agreement with Western Glass & Windows Ltd.

The Supervisor of Property and Insurance reports as follows:

"City Council, (In Camera), on Feburary 11, 1969, when considering a report dated January 27, 1969, and a further report of February 10, 1969, re Western Glass & Windows Ltd. resolved:

That the property be purchased for the sum of $252,350.00 and the cleared site to be delivered to the City by December 31, 1969. It was further resolved that the Company would submit all claims for compensation to the City and, if settlement could not be reached by agreement, the claims be submitted to arbitration under the terms of the B.C. Arbitration Act. These claims dealt with such things as the cost of moving furniture, stock, manufacturing equipment, including disconnection and reinstallation, cost of advertising, stationery, disruption, etc. It was also stipulated that the cost of these items be reported back to City Council. The Company had originally estimated these costs to be approximately $185,000.00 and the Supervisor of Property and Insurance had in his report, estimated that these costs should not exceed $50,000.00.

Western Glass & Windows Ltd. completed the move to their new location on February 28, 1970, and by letter dated March 24, 1970, submitted a claim for compensation along with supporting vouchers which have been paid by the company. After preliminary investigation of these vouchers an interim payment of $25,000.00 was made while additional invoice data was acquired and checked with the various companies involved in the moving, installations, etc. A further $5,000.00 was paid by the City directly to Johnston Terminals for a portion of the moving costs.

After careful scrutiny, checking with companies who carried out the work involved, and subsequent adjustments we are satisfied that the total of all elements of claim are realistic and amounts to $37,854.57.

Western Glass & Windows Ltd. have sent a letter dated May 19, 1970, stating that 'no further claims will be made' when the balance of $7,854.57 is paid.

continued . . . / 2

Item No. 1 cont'd

RECOMMENDED that the expenditure of $37,854.57 covering full settlement be approved and the balance owing of $7,854.57 be paid to the company upon the execution of a Release of all Claims against the City; such Release to be drawn to the satisfaction of the City Solicitor. Costs to be charged to Code #172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Authority for Demolition of Premises Known as 805-21 Nelson and 985-997 Howe Street

The Supervisor of Property and Insurance reports as follows:

"Block 71, D.L. 541, bounded by Hornby, Nelson, Howe and Smithe Streets with the exception of privately-owned Lot 38, was acquired by the City January 5, 1970, for future use as a Civic Square. As part of the transaction the acquisition included certain existing structures.

There are two masonry apartment buildings which are in fair condition and with a reasonable expenditure for deferred maintenance can economically be continued in operation.

The improvements on Lots 20 & 21 - known as 805-821 Nelson Street and 985-997 Howe Street, are in extremely poor condition. The improvements consist of three 2 and 2½ storey multiple conversion dwellings fronting Nelson Street and four small stores fronting on Howe Street. The three dwellings contain a total of 2 housekeeping units, 21 housekeeping rooms and 5 sleeping rooms. Upon acquisition the City continued an arrangement whereby the dwellings are rented to three private operators who supply heat and light and are responsible for minor maintenance and interior decorating. The four stores are rented individually.

In order to bring these buildings up to even the minimum safety and health standards, it would be necessary to immediately contract for rewiring, re-roofing and new furnaces. This would involve an expenditure of approximately $18,500.00. This does not include allowances for interior and exterior repairs and painting and plumbing repairs which could bring the total outlay to over $35,000.00 and are now required under the Landlord and Tenant Act. Current gross rentals are $5,160.00 per annum.

It is the usual City practice to endeavour to retain existing residential accommodation until such time as the land is required for its ultimate use. In this instance, however, since such a large capital outlay would be required I would not so recommend.

continued . . . / 3

Item No. 2 cont'd

It is to be noted that Lots 1 - 10, 12 - 19, 22 - 25 and 28 - 37 have been developed as a commercial parking lot and it is suggested that under the circumstances, it would be more realistic for the City to demolish the improvements on Lots 20 & 21 and convert the lot for parking use. The buildings provide accommodation at present for 37 people and it will be necessary to serve notice on existing tenants before demolition can be proceeded with. The buildings have apparently been in a deteriorated condition for many years, but certainly could not be retained over another winter in their present state.

For this reason it is suggested that it would be realistic to now serve a 90-day notice ending September 30, 1970, in order to provide the tenants with as much time as possible for re-location. Demolition to immediately follow and the City to provide whatever assistance possible in re-locating the tenants.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to issue the 'Notices to Vacate' and subsequently arrange for the demolition of the existing improvements on Lots 20 & 21, Block 71, D.L. 541."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property and Insurance be adopted.

(A map of the subject property is circulated for the information of Council.)

3. Winfield Invention and Research Ltd.
- Rental Arrears

The Corporation Counsel reports as follows:

"Winfield Invention and Research Ltd. leases premises from the City situate at 1090 East Georgia Street and known as Lot 9, Block 95, District Lot 181, Group 1, New Westminster District, at a rental of $200 per month. The firm manufactures inventions of the owner of the company, Mel. E. Winfield, and has approximately eight employees.

The company is presently $1,500 in arrears in rental payments and, although Mr. Winfield has made numerous promises to pay the arrears in full, no payments have been forthcoming."

Your Board

RECOMMENDS that the Corporation Counsel be authorized to take whatever steps are necessary to collect the rental arrears of $1,500.

4. John C. Burton
- Rental Arrears

The Corporation Counsel reports as follows:

"John C. Burton leases residential premises from the City situate at 1872 West 3rd Avenue and known as Lot 6, Block 237, District Lot 526, Group 1, New Westminster District, at a rental of $290 per month. Mr. Burton sublets portions of the premises to transient tenants and collects rent from them.

continued . . . / 4

JUN 16 1970

Item No. 4 cont'd

Mr. Burton is presently $1,552.70 in arrears in rental payments and has therefore been given notice to quit effective June 30, 1970. Attempts to obtain payment of the arrears without legal action have failed."

Your Board

RECOMMENDS that the Corporation Counsel be authorized to take whatever steps are necessary to collect the rental arrears of $1,552.70.

CONSIDERATION

5. Cleanup of Four City Lots by the Action Committee For Unemployed Youth

Your Board has received the following report from the Director of Finance.

"The Action Committee For Unemployed Youth has billed the City for $298.56 for their work in cleaning up lots 14, 15, 16, 17 Block 266 in the Kitsilano area. The amount was calculated by the Committee using an hourly rate of pay of $3.05 plus a lump sum of $20.00 for some young neighbourhood children who helped. The Action Committee did this cleanup without any authorization from the City.

Under normal circumstances the City would have at some time during the summer sent in a sanitation truck and done a normal cleanup on these properties at an approximate cost of $25.00. The Unemployed Youth group did an abnormal amount of work (i.e. cutting down all the grass) which resulted in a very large pile of material which the City has since removed at a cost in excess of $25.00. This means that the group did not save the City any money even though the final result may be more attractive.

Considering the large number of City owned lots in Vancouver and the precedent that would be set, your officials cannot recommend any payment to the Action Committee For Unemployed Youth for their unauthorized cleanup of the four lots in Kitsilano."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

(Circulated for the information of Council is copy of letter from the Action Committee for Unemployed Youth dated May 25th, and a letter from Kitsilano Area Resources Council.)

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 72

CITY OF VANCOUVER

SPECIAL COUNCIL JUNE 18, 1970

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 18, 1970, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Calder, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (On Civic Business)
Alderman Broome (Leave of Absence)
Alderman Hardwick
Alderman Linnell (On Civic Business)

CLERK TO THE COUNCIL: R. Thompson

BUSINESS

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Pavements, Sidewalks, Curbs and Lanes on the Initiative - Schedule No. 393

Schedule No. 393, submitted by the Assessment Commissioner, lists 2 pavement projects, 1 lane project and 5 sidewalk projects, all on the initiative. Of these, 2 sidewalk projects on Slocan Street west side, Venables to Parker and Napier to Charles, were defeated by petitions.

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT the Court finds the Special Assessment Roll, for Schedule No. 393 Local Improvements on the Initiative, to be correct insofar as the Court has jurisdiction under Section 511 of the Charter.

- CARRIED

Pavements & Curbs, Lanes and Sidewalks by Petition - Schedule No. 394

Delegations were heard by Council in regard to pavement projects Nos. 33, 35, 42 and 44, and in regard to sidewalk projects Nos. 51, 61 and 62. Counter-petitions, objecting to the works, were received in respect to Items 33, 42 and 61. A formal statement was received from the School Board to the effect that the Board feels the walkways are necessary in the interests of safety.

. . . . Contd.

Pavements & Curbs, Lanes and Sidewalks
by Petition - Schedule No. 394 (Cont'd.)

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT the Court finds the Special Assessment Roll, for Schedule No. 394 Local Improvements by Petition, to be correct insofar as the Court has jurisdiction under Section 511 of the Charter.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent Procedure -
Schedules Nos. 393 and 394

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the following report of the Board of Administration, dated June 10, 1970, with amendment to Recommendation 2 shown underlined, be adopted:

"The City Engineer reports as follows:

'Projects for certain types of work on the "Initiative Principle" and "by Petition" have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on June 18, 1970.

The projects are listed by the Assessment Commissioner as follows:

	Schedule Number	Item Number	Type of Project
"Initiative Principle"	393	1 and 2	Pavement and Curbs
		3	Lane Pavement in an Urban Renewal Area
		4 to 8	P.C. Concrete Sidewalks
"by Petition"	394	1 to 34	P.C. Concrete Curbs and Gutters
		35 to 37	Pavements and Curbs and Gutters
		38 to 46	Pavements and Curbs
		47 and 48	Lane Pavements
		49 to 68	P.C. Concrete Sidewalks

. . . Cont'd.

Local Improvement Subsequent Procedure -
Schedules Nos. 393 and 394 (Cont'd.)

Two projects for P.C. Concrete Sidewalks on the "Initiative Principle" have been defeated:

Schedule 393 Item 5 Slocan Street, West Side, from Venables Street to Parker Street

Item 6 Slocan Street, West Side, from Napier Street to Charles Street

The projects for P.C. Concrete sidewalks on Slocan Street, Items 5 and 6, are the subject of a separate report recommending construction on Special Grounds.

The City's share of the recommended projects is available in the 1970 Capital Budget.

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval of Council, that:

1. all the "Initiative" projects on Schedule 393, except defeated Items 5 and 6 be undertaken;

2. all the projects "by Petition" on Schedule 394, except Nos. 42, 51 and 61, be undertaken;

3. the Engineer be authorized to call tenders for the approved paving and curb and gutter projects.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

- CARRIED

Local Improvement Sidewalks on Special Grounds
Slocan W/S, Venables to Parker
Slocan W/S, Napier to Charles

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the following report of the Board of Administration, dated June 10, 1970, be adopted:

"The City Engineer reports as follows:

'Two proposed projects for P.C. Concrete Sidewalks on School Collector Streets were approved by Council on 28 April, 1970, for further processing. The two projects, as listed below, will come before a Court of Revision on 18 June, 1970, and have been defeated.

Slocan Street, West Side, from Venables Street to Parker Street
Slocan Street, West Side, from Napier Street to Charles Street

The need for these sidewalks was brought to the attention of the Engineering Department by the Principal of Lord Nelson Elementary School. In his letter the Principal mentions the fact that the sidewalks on Slocan Street are not continuous and therefore the school children must either walk on the roadway, which is dangerous, or walk across the boulevards, which is annoying to the abutting property owners.

. . . Cont'd.

Local Improvement Sidewalks on Special Grounds
Slocan W/S, Venables to Parker
Slocan W/S, Napier to Charles (Cont'd.)

An investigation of the situation confirmed these conditions, and sidewalk projects have been initiated where necessary. This will give uninterrupted access, either by concrete sidewalks or existing screenings walks, to Lord Nelson School Annex on both sides of Slocan Street between Adanac and Charles Streets.

The Traffic Division, in conjunction with the Police School Patrol, have designated both sides of Slocan Street between Adanac and Kitchener Streets as a school collector route. Priority has been given to the west side of Slocan Street because the school is located on that side.

The Police School Patrol concurs in the view that these school collector walks should be constructed.

When Council advances a project on Special Grounds under the provision of the Vancouver Charter, a property owner's share is limited to an amount not exceeding 25% of his assessed land value. On Slocan Street, none of the assessable properties are affected by this limitation, so that the following normal distribution of costs will apply:

	Slocan Street, W/S, Venables Street to Parker Street	Slocan Street, W/S, Napier Street to Charles Street
Property Owners' Share	$ 212.00	$ 429.00
City's Share	2,273.00	4,652.00
Estimated Total Cost	$2,485.00	$5,081.00

The abutting properties on both projects are residential flankage lots which receive a relief of 87½% of their length on School Collector Streets, instead of the usual 75% residential flankage relief.

I RECOMMEND that projects for P.C. Concrete Sidewalks on a School Collector Street be proceeded with on Special Grounds at the following locations:

Slocan Street, West Side, from Venables Street to Parker Street
Slocan Street, West Side, from Napier Street to Charles Street. '

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

- CARRIED

The formal resolution for the above purpose will be submitted to Council on June 23, 1970.

The Council then adjourned.

* * * * *

The foregoing are the Minutes of the Special Council meeting of June 18, 1970.

MAYOR CITY CLERK

CITY OF VANCOUVER JUN 18 1970

SPECIAL COUNCIL - JUNE 18, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 18, 1970, at 2.00 p.m., for the purpose of holding a Public Hearing in connection with rezoning matters and for the purpose of giving consideration to such rezoning matters.

PRESENT: His Worship the Mayor (Chairman).
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (On Civic Business)
Alderman Broome (Leave of Absence)

AMENDED SEE PAGE 150

CLERK TO THE COUNCIL: R. Thompson.

1. Lots 38-43, Block 162, D.L. 264A

Situated on the South Side of 10th Avenue between Commercial Drive and Victoria Drive.

An application was received from Mr. Peter Cole for the rezoning of the above described property:

FROM: RT-2 Two Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board subject to the uses being restricted to a medical office building with customary ancillary uses, and that the final three readings of the amending by-law be not given by Council until prior compliance by the owners with the following conditions:

a. The detailed scheme of development to be first approved by the Technical Planning Board, the scheme of development not to be materially different from that submitted by the applicant and prepared by Peter Cole and marked, "Received Department of Permits & Licences, May 5, 1970," after advice from the Design Panel on the architectural design of the structure. The development to provide a 10' landscaped setback continuous along 10th Avenue with the exception of three means of ingress and egress, same being directly across said 10' landscaped setback, maintaining a 7' landscaped setback along the easterly property line, and a 4' landscaped setback and screening along the east/west lane with adequate tree planting and landscaping within the site.

b. Lots 38-43, Block 162, D.L. 264A to be first consolidated into one parcel and so registered in the Land Registry Office after dedication of the south 5' to the City for widening the lane to a minimum of 20'.

c. All signs and advertisements to be first approved by the Technical Planning Board. However, such signs or advertisements to be restricted to facia

..... Cont'd

Clause #1 Cont'd

c (cont'd)
signs only, non-flashing, with no signs or advertisements on the south side of the structure.

It is further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amended by-law to be implemented within 120 days from this date (public hearing date) this approval shall expire.

The application was also approved by the Town Planning Commission subject to the conditions set out by the Technical Planning Board.

Mr. B. Ferris appeared on behalf of the applicant and no other delegations appeared.

MOVED by Alderman Wilson
SECONDED by Alderman Bird
THAT the foregoing application by Mr. Peter Cole be approved subject to the conditions set out by the Technical Planning Board and recited above. -CARRIED

2. (OLD) Shaughnessy Golf Course - Rezoning for Botanical Gardens and Town Houses and Apartments.

An application was received from the Director of Planning for the rezoning of a 67 acre parcel bounded by Oak Street on the east, the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north and 37th Avenue on the south.

FROM: RS-1 - One Family Dwelling District.
TO: CD-1 - Comprehensive Development District.

The property is dealt with in two portions.

A Botanical Gardens

55 Acres on Block 899, Block 900 and unsubdivided portion of D.L. 526. Being the area bounded by Oak Street on the east, the lane south of 33rd Avenue on the north and 37th Avenue on the south and an irregular shaped boundary with a Garden Apartment-Townhouse Development to the west.

It is approved by the Technical Planning Board subject to the uses being restricted to a Botanical Gardens and customary accessory uses.

The Technical Planning Board could approve a Development Permit Application, if made, for a Botanical Gardens based on the plan as prepared by the Board of Parks and Public Recreation as received June 11th, 1970.

However, the Technical Planning Board after consultation with the Town Planning Commission would upon filing of subsequent Development Permit Applications have regard to such customary accessory uses as may be requested i.e. Floral Hall; Office; Service Buildings; location, screening and treatment of the off-street parking areas, etc.

It is approved by the Town Planning Commission subject to the following condition:

Clause #2 Cont'd

A Botanical Gardens (Cont'd)

The detailed scheme of development to be subject to the prior approval of City Council on advice from the Technical Planning Board and Town Planning Commission; not to be materially different from the submitted plans as prepared by the Board of Parks and Public Recreation as received June 11th, 1970, with regard being given to the location, screening and treatment of the off-street parking area and site perimeter fencing and screening.

o o o O o o o

B Town House and Garden Apartment Development

12 acres on unsubdivided portion of D.L. 526. Being the area bounded by the lane east of Granville Street on the west, the lane south of 33rd Avenue on the north, 37th Avenue on the south and an irregular shaped boundary with a Botanical Garden Development on the east.

It is approved by the Technical Planning Board subject to the uses being restricted to town houses or garden apartments and subject to the following conditions:

1. The issuance of any development permit for the detailed scheme of development to be subject to prior approval by the City Council on advice from the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission subject to:

   i The floor space ratio not exceeding a maximum of 0.70 computed on an area equal to 75 percent of the gross area of the site including one half the width of streets and lanes around the periphery and measured to the extreme outer limits of the buildings except for those areas not above finished grade of the buildings used for off-street parking facilities; (this being equal to a floor space ratio of 0.55 computed on the net site area of 12. acres).

   ii Off-street parking being provided at not less than one car per 725 square feet of gross building area; with the off-street parking spaces being generally underground except for visitor or guest parking.

   iii The town houses to be not higher than 2 storeys from the finished grade; the garden apartments to be not higher than 4 storeys from the finished grade. Regard to be given to the provision of adequate setbacks from the property lines; open space within the site; daylighting; landscaping treatment and suitable planting of the open portions of the site and the roofs of the buildings; adequate service facilities to the buildings; treatment of any required boundary walls or fences.

It is approved by the Town Planning Commission in accordance with the conditions as set by the Technical Planning Board.

..... Cont'd

The Director of Planning (applicant) and the Deputy Park Superintendent explained the nature of the proposed developments. Mr. Mooney, Marathon Realty Co. Ltd., and the Architect for his firm made further explanation of the 12 acre apartment project. General J. W. Clark spoke in opposition to that phase of the development which involves the high rise apartment building.

Petitions of protest on various aspects of the commercial development were received and letters endorsing the development of a Botanical Garden were received from the Vancouver Botanical Gardens Association, the Canadian Mental Health Association, the Greater Vancouver Visitors and Convention Bureau and the B.C. Council of Garden Clubs.

MOVED by Alderman Wilson
SECONDED by Alderman Linnell
THAT the application of the Director of Planning for the rezoning of the site of the Old Shaughnessy Golf Course be approved subject to the conditions set out by the Technical Planning Board and the Town Planning Commission with respect to the Botanical Gardens Development and subject to the conditions set out by the Technical Planning Board with respect to the Town House and Garden Apartment Development, and in addition subject to the following conditions in respect to the Town House and Garden Apartment Development:

A The parking requirements be on the basis of 2.4 parking spaces per dwelling unit, and,

B Special attention being given to the perimeter screening in order to enhance the appearance of the development from the viewpoint of the occupants of surrounding properties, with particular attention to the hiding of any fences with suitable planting.

- CARRIED.

The Council then adjourned.

* * * * * * * * *

The foregoing are Minutes of the Special Council (Public Hearing) of June 18, 1970.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 23, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel, Property matters, etc.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 16, 1970, be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Meeting of Council (Court of Revision), dated June 18, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Grant:
Outward Bound British Columbia

The Council further considered the application of the Outward Bound British Columbia organization for a grant in the amount of $11,200. The Standing Committee on Finance, on May 14, 1970, in recommending a grant of $5,250 made the recommendation subject to:

(a) the Director of Social Planning/Community Development reporting back at the year end on the disbursement of the grant.

(b) the selection of the boys being under the control and with the agreement of the Director of Social Planning/Community Development.

cont'd...

UNFINISHED BUSINESS (cont'd)

Grant:
Outward Bound British Columbia (cont'd)

MOVED by Ald. Hardwick,
THAT this application be approved.

(not put)

MOVED by Ald. Calder,
THAT the application be tabled to the next meeting.

- CARRIED

2. Grant:
Vancouver Opera Association

The Council further considered application of the Vancouver Opera Association for a grant in the amount of $19,500.00, the Finance Committee having recommended $15,000 in rentable time of the Civic Theatre.

MOVED by Ald. Calder,
THAT the application be tabled to the next meeting.

- CARRIED

It was agreed to vary the Agenda to allow consideration at this time of report of the Board of Administration (Works and Utility matters), dated June 19, 1970, particularly Clause 5.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 19, 1970

Works and Utility Matters

(i) Musqueam Indian Reserve and
Salish Subdivision (Clause 5)

The Board of Administration submitted the following report of the Corporation Counsel:

"On March 24, 1970 Council considered a lengthy report of the Standing Committee on Finance dated March 19 dealing with the Salish Subdivision in Musqueam. The report of the Standing Committee was adopted (with two minor modifications), and it appeared that all matters outstanding between the City and the developers had been resolved.

In summary, the City agreed to reimburse the developers for the cost of providing the services to the subdivision (approximately $550,000) conditional upon all City by-laws being effective and the zoning in accordance with the City's RS-1 and RM-1 regulations.

At that time the application of City by-laws in this area did not present any problem because the Musqueam Band had agreed to surrender this land to the Crown Federal. The then prevailing legal opinion was that all Provincial and Munipal laws were effective on surrendered Indian lands.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Musqueam Indian Reserve and
Salish Subdivision (cont'd)

In April of this year however, the British Columbia Court of Appeal held that even where Indian lands are surrendered to the Crown, they are still lands reserved for the Indians, and therefore Provincial and Municipal laws which attempt to regulate what may be done on those lands or how they may be used, are inapplicable and cannot be enforced. Accordingly, unless this judgment is appealed (which I understand is unlikely), and overruled by the Supreme Court of Canada, a fundamental condition of the City's agreement with the developers cannot now be carried out.

Before reporting to Council I discussed this matter at length with the solicitor for the developers and a representative of the Department of Indian Affairs. They are most anxious to put this development on the market, but the matter of making City by-laws applicable in this subdivision is still unresolved. The only method that now seems appropriate (complete alienation), is apparently unacceptable to the Band.

The solution suggested by the developers is that the proposals agreed to by Council on March 24 be implemented, and although Provincial and Municipal laws that concern the land will not be effective, the developers will attempt to specify the same standards by means of covenants in each lease. With some changes in the present proposed draft lease this could be done, although the City will never have any power to enforce these standards.

This matter is brought to your attention in order that you may consider whether or not, in the light of the fact that the City now has no legislative jurisdiction or power to enforce by-laws over these lands, the City is still prepared to reimburse the Band for the cost of the services in accordance with Council's previous resolution."

The Council noted a request from Mr. Gardom to speak to the Council on this matter on behalf of the Musqueam Band. Permission was granted and therefore Mr. Gardom addressed the Council urging a previous arrangement with the Council be confirmed. He pointed out covenants will be placed in leases of land to specify the standards as agreed to with the City previously, insofar as Provincial and Municipal laws are concerned.

MOVED by Ald. Adams,
THAT the Corporation Counsel be instructed to prepare the best agreement terms possible to protect the City's interests in the matter.

- CARRIED

UNFINISHED BUSINESS (cont'd)

3. Areas of Special Amenity:
Gastown and Chinatown

The Council further considered the following motion of Alderman Calder and Alderman Linnell regarding areas of special amenity: Gastown and Chinatown:

"THAT, as Council is concerned with the well-being of Vancouver's historic area, Council designates both Gastown and Chinatown as areas of special amenity and requests that the Director of Planning ensure that no harmful developments are allowed to take place."

(tabled)

UNFINISHED BUSINESS (cont'd)

Areas of Special Amenity:
Gastown and Chinatown (cont'd)

MOVED by Ald. Calder,
THAT this motion be tabled for two weeks.

- CARRIED

4. Police Control Equipment

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see pages 7 & 8)

COMMUNICATIONS OR PETITIONS

1. Davis Cup Championships

His Worship the Mayor submitted a telegram from the Canadian Lawn Tennis Association in answer to the City's invitation that the American Zone Davis Cup Championships, scheduled for July of this year, be held in Vancouver. The Association's advice indicated the championships would be played in Winnipeg but Vancouver will be given future consideration.

MOVED by Ald. Adams,
THAT this information be received.

- CARRIED

2. Joint Study re Simulation Model:
Vancouver Region

The Director of Planning submitted a communication further to Council's approval to participation by City staff in a joint study with the University of British Columbia and the Greater Vancouver Regional District to develop a mathematical simulation model of the Vancouver region. The Council's approval was subject to appropriate commitments from these bodies and the Ford Foundation. It was advised all three groups now have approved their commitments.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

3. Permission for Tent:
22nd Avenue between Penticton and Nanaimo Streets
Victoria Drive Gospel Hall

The Council considered request from the Victoria Drive Gospel Hall for permission to place a tent near 22nd Avenue between Penticton and Nanaimo Streets. In support of the request was a petition signed by certain residents in the area, stating there is no objection, subject to certain conditions as to tidiness and conformity with City by-laws.

MOVED by Ald. Bird,
THAT this request be approved, subject to the following conditions:

(a) conformity with all relevant By-laws
(b) a rent of $150 per month
(c) a bond of $100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property and Insurance
(d) consultation with the neighbouring property owners as to the location of facilities
(e) approval of the Medical Health Officer.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Deputy Mayor:
Quarter Commencing July 1, 1970

MOVED by Ald. Wilson,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Rankin be appointed Deputy Mayor for the quarter commencing July 1, 1970.

- CARRIED

5. Invitation to 4th of July Celebrations:
Vancouver, Washington

MOVED by Ald. Bird,
THAT the invitation from the Fort Vancouver Fourth of July Committee, Vancouver, Washington, that His Worship appoint an official representative of Vancouver, British Columbia, to attend 4th of July celebrations, be left in the hands of His Worship the Mayor.

- CARRIED

6. Unemployment Insurance Payments
in Certain Cases

In the matter of unemployment insurance payments and persons affected by labour disputes, the Council received a communication from the Minister of Labour, Ottawa. He pointed out that applications for benefits received from persons whose layoff was due to reasons other than a labour dispute or any involvement in any of the recent labour disputes in British Columbia, were dealt with in the usual manner and benefits paid to persons meeting the requirements of the Unemployment Insurance Act.

MOVED by Ald. Hardwick,
THAT this communication be received and a copy forwarded to the International Woodworkers of America organization, a representative of which appeared before the Council on June 9th on this matter.

- CARRIED

7. Federal Centennial Grant

His Worship the Mayor submitted a communication enclosing extract from the Daily Province of June 23rd, quoting the Honourable Premier Bennett as expressing the view British Columbia may not have the complete say in respect of the Federal Centennial grant. His Worship requested authority to proceed to Ottawa with another Council representative to discuss the matter with the Prime Minister and local Members of Parliament.

MOVED by Ald. Wilson,
THAT authority be granted pursuant to His Worship's request, if the trip is considered necessary.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Works and Utility Matters

(ii) Permission to use a Portable Organ
on City Streets (Clause 6)

The Board of Administration submitted report of the City Engineer as a result of a letter from Caledonian Markets Ltd. requesting permission for an organ grinder to grind out old style music on the Streets. The instrument will bear an advertising card.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Permission to use a Portable Organ on City Streets (cont'd)

The Police do not see any traffic problem if the organ and grinder stay on the sidewalk and do not stay in one place for a prolonged period of time.

It is suggested if approval is granted it be on a trial basis for a period of three months.

MOVED by Ald. Wilson,
THAT permission be granted as requested.

(amended)

MOVED by Ald. Linnell, in Amendment,
THAT the following words be added to the motion of Alderman Wilson:

'on a trial basis of three months but subject to no advertising appearing in the operation.'

(carried)*

The amendment was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Hardwick	Alderman Adams
Alderman Rankin	Alderman Wilson
Alderman Linnell	Alderman Bird
His Worship the Mayor	Alderman Sweeney
Alderman Calder	
Alderman Phillips	

The amendment was declared, - CARRIED*

The motion as amended, and reading as follows, was put and carried:

"THAT permission be granted as requested on a trial basis of three months but subject to no advertising appearing in the operation."

(iii) Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), dated June 19, 1970, be adopted.

- CARRIED

(for action on Clause 5 see pages 2 & 3)

Building and Planning Matters

(i) Fraserview Killarney Area Council re Southeast Sector Development (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated June 19, 1970, be approved and the Fraserview Killarney Area Council be informed that when a particular project is brought to Council for consideration, the organization will be so informed.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT Clauses 2, 3, 4, and 6 of the report of the Board of Administration (Building and Planning matters), dated June 19, 1970, be adopted, and Clause 5 received for information.

- CARRIED

At this point His Worship the Mayor introduced to Council, Councillor A. H. Honikman of the City of Cape Town, South Africa, a former Lord Mayor of that City, who was in the gallery, accompanied by former Alderman W. A. Street.

The Council recessed at approximately 10:30 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

Police Control Equipment:
Riot Sticks

The Council further considered request from the Police Commission for authority to purchase 150 riot sticks, which matter was laid on the table to receive delegations.

Delegations were heard as follows:

IN OPPOSITION TO PURCHASE

Mrs. Betty Tarrant, Executive Director
Crisis Intervention and Suicide Prevention Centre

Mrs. E. Huestis
Unemployed Citizens Welfare Improvement Council

Mr. Wayne Richards, Chairman
Kitsilano Area Resources Council

Mr. T.L. Perry Jr.

Mr. J. Stanton, President,
B.C. Civil Liberties Association

Mr. L. Atkins
The Action Committee for Unemployed Youth

Mr. N. Gibbons, President, Greater Vancouver Area
B.C. Association of Social Workers

Mr. B. Campbell
Point Grey Constituency Association N.D.P.

Mrs. H. Thomas, Chairman
Vietnam Action Committee

Mr. A. Saba Jr. (brief filed)

Mr. T. Hodge, President,
Alma Mater Society, U.B.C. (brief filed)

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Delegations in Opposition to Purchase (cont'd)

Mrs. M. Monteith

E. Podovinnkoff,
B. C. Peace Council

IN SUPPORT OF PURCHASE

Mr. P.D. Butler, B.C. Field Director
Canadian League of Rights (brief filed)

Mr. T.W. Spaetgens
Committee of Concerned Citizens (brief filed)

The Council noted that of the communications received on this subject, 279 were from individuals in support and 41 from individuals opposed and 4 were received from groups in support and 20 opposed.

MOVED by Ald. Adams,
THAT the request of the Board of Police Commissioners for authority to purchase 150 riot sticks be approved.

(carried)*

His Worship the Mayor instructed, at the request of Alderman Wilson, that copies of all communications and briefs on file with the City Clerk be forwarded to the Director of Social Planning/Community Development.

Following Council debate on the motion, Alderman Calder withdrew from the meeting to 'pair off' Alderman Broome who was absent and whose views it was stated were in favour of the purchase of this equipment

A recorded vote was requested on the motion of Alderman Adams and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Phillips
Alderman Wilson	Alderman Rankin
Alderman Bird	Alderman Linnell
His Worship the Mayor	---
Alderman Adams	Alderman Hardwick (did not vote and therefore was recorded in the negative)

The motion was declared, - CARRIED*

During consideration of the foregoing matter a short recess was observed at 4:00 p.m. following which debate continued and after the decision was made, a further short recess was observed at approximately 4:45 p.m.

COMMUNICATIONS OR PETITIONS (cont'd)

8. Community Picnic:
Vancouver Inner-City Service Project

His Worship the Mayor presented a communication dated June 23, 1970, from the Vancouver Inner-City Service Project advising of a community picnic sponsored with the Fairview Slopes Ratepayers and Tenants Association between the hours of 12 noon and 9:00 p.m., on July 1st, for residents of the Fairview slopes. In this regard the request is made for permission to use the undeveloped City right-of-way on Spruce Street between 6th and 7th Avenues.

MOVED by Ald. Wilson,
THAT permission be granted as requested, subject to the requirements of the City Engineer.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

(1) Crystal Pool Replacement:
1971-75 Capital Program (Clause 2)

The Board of Administration submitted report of the Director of Finance pointing out the Council, on June 9th, approved the Park Board's request for an advance of a $45,000 expenditure under the 1971-75 Five-Year Plan in order that immediate action may be taken to choose an architect in respect of replacement of the Crystal Pool. The Council added two conditions, i.e. the site for the pool replacement to be discussed in due course with the Council and the Director of Finance to report on the method of advance financing for the $45,000. The recommendation is made that the source of funds for these architect's fees be an advance against the 1971-75 Five-Year Plan funds.

MOVED by Ald. Adams,
THAT the source of funds be as recommended by the Director of Finance;

FURTHER the Park Board be advised that approval of funds for planning and replacement of Crystal Pool does not give this project any priority and that calling for tenders and contracts will depend on the order of priorities placed by Council for the many City needs to be met from borrowed funds, as there is no certainty of the availability of such funds on terms that can be acceptable.

- CARRIED

(ii) Grant: Laurel House Society (Clause 3)

The Board of Administration submitted request of the Laurel House Society for a grant in the amount of $3,300. The opportunity to appear as a delegation is requested. The Council noted, however, that this organization had appeared before the Finance Committee earlier in the year.

MOVED by Ald. Adams,
THAT no further action be taken on this application.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(iii) Luncheon:
Canadian Young Voyageur Program (Clause 4)

The Board of Administration advised of request from the Sir Charles Tupper Secondary School that the City sponsor an informal luncheon in the Centennial Museum cafeteria to entertain 42 Grade 11 exchange students from Winnipeg, during the week of July 22 - July 30, the approximate cost being $85.00.

MOVED by Ald. Wilson,
THAT the City host a luncheon up to the amount of $85.00 and the details be left in the hands of the Entertainment and Civic Recognition Committee, including obtaining passes to suitable Civic facilities for this group.

- CARRIED

(iv) Balance of Finance Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 5 of the report of the Board of Administration (Finance matters), dated June 19, 1970, be adopted.

- CARRIED

B. Personnel Matters,
Regular, June 12, 1970

Salary and Classification Review:
Golf Course Attendant II, Park Board

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated June 12, 1970, be adopted.

- CARRIED

C. Property Matters

(i) Dick Building:
1490 West Broadway (Clause 5)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

(ii) Sale of City-owned Property:
2221 Pine Street (Clause 6)

The Board of Administration submitted report of the Supervisor of Property and Insurance and the City Engineer advising Plimley Motors Ltd., owners of most of the surrounding property in the block, have requested the City approve sale to the company of City-owned lot South 26.5' of Lots 9 & 10, Block 288, D.L. 526 and a small portion of land dedicated for lane, in order to consolidate with the abutting property.

MOVED by Ald. Phillips,
THAT approval be given to the direct sale of this City-owned property and small portion of land mentioned, to Plimley Motors Ltd.

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters

Sale of City-owned Property:
2221 Pine Street (cont'd)

MOVED by Ald. Adams,
THAT this sale be on the following conditions:

(i) Sale price of South 26.5' of Lots 9 & 10 and 10' strip of lane abutting the West 16' of Lot 15 and Lot 16 except West 33', to be $17,550.00 plus taxes on the land only and registration fees.

(ii) Vacant dwelling on South 26.5' of Lots 9 & 10 to be demolished by Plimley Motors Ltd. within 60 days.

(iii) South 26.5' of Lots 9 & 10 to be consolidated with adjoining vacant Lot B of Lots 9 & 10.

(iv) Strip of lane abutting to be consolidated with West 16' of Lot 15 and Lot 16 except West 33'.

- CARRIED

(iii) Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 4 inclusive and 7 and 8 of the report of the Board of Administration (Property matters), dated June 19, 1970, be adopted.

- CARRIED

D. General Report:
Gastown, Chinatown

It was agreed to defer consideration of this report pending the hearing of delegations as requested.

E. Parking Meter Replacement

The Board of Administration, under date of June 15, 1970, submitted report of the City Engineer and Purchasing Agent making recommendations as a result of tenders received for the purchase of 2,850 parking meters. The recommendations are as follows and the Board of Administration recommends adoption:

"1. Council accept the low bid submitted by E.T. Curlette Sales Limited for the supply of 2,850 manual meters (including trade-in of existing meters) at a total cost of $161,829.38 plus 5% Provincial Sales Tax.

2. The additional $9,000 for meter replacement and installation expenses be appropriated from the Parking Meter Replacement Reserve Fund.

3. The Corporation Counsel be instructed to make the necessary amendments to the Parking Meter By-law No. 2952 to comply with the new parking meters and rate structure."

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Social Service Department:
Extension of Temporary Positions

The Board of Administration, under date of June 18, 1970, submitted report of the Acting Social Service Administrator and the Administrative Analyst regarding a number of temporary positions and recommending as follows:

"1. The Social Service Department be maintained generally on the present basis until such time as the Financial Aid Programme is established, but subject to continued cost-sharing by the Province. (Estimated commencement date: September 1970).

2. In principle, the termination date for the 32 temporary positions noted above be extended until:

(a) the Financial Aid Programme is implemented (21 positions);

(b) the completion of the changeover of the filing system, anticipated by mid-August 1970 (7 Clerk Typists I and 4 Clerk Typists II);

(c) subject to review with the Provincial Department of Social Improvement, Rehabilitation and Human Resources on a month-to-month basis and a continuation of Provincial cost sharing.

3. The necessary funds be provided from Contingency Reserve."

The Board of Administration recommends adoption of the foregoing and the matter of cost-sharing be the subject of continuing review between the Provincial and City officials.

MOVED by Ald. Bird,
THAT the foregoing recommendations of the officials and the Board of Administration be approved.

- CARRIED

G. Study of Scavenging Procedures

The Board of Administration, under date of June 19, 1970, submitted report of the City Engineer as a result of a study of scavenging procedures. The City Engineer details the result of the study to date in respect of two man refuse collection crews vs three man crews and advised of specially designed side loaders. As a result of this study it is stated the low capacity and high capital cost of the two man units largely offset the significant decrease in labour costs possible with two man crews and therefore such operation has shown the two man units to be practical and economical only in certain areas of the City. The situation however, will continue to be under close observation.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Grant: Vancouver Amateur Swimming Club
Canadian Dolphin Swim Club

The Board of Administration, under date of June 19, 1970, submitted for consideration a request from the Presidents of the Canadian Dolphin Swim Club and the Vancouver Amateur Swimming Club for a grant in the amount of $2,250 to provide a special reduced rental rate of $12.00 per hour for the Percy Norman Memorial pool and $7.00 per hour for the Crystal Pool. The Park Board approved a grant to these clubs in this amount, on a matching basis with City Council.

MOVED by Ald. Hardwick,
THAT the two swimming clubs be requested to consult with the Killarney Swim Club with a view to bringing in a joint grant application.

- CARRIED

I. Amending By-law to Control Roof Signs

The Board of Administration, under date of June 19, 1970, submitted a report regarding proposed amendment to the Zoning and Development By-law to control roof signs in C-2 and C-3 Commercial Districts. The history of the matter is set out in the Board of Administration report and the following is extracted therefrom:

"The Director of Planning has made application to amend Zoning and Development By-law #3575 to prohibit roof signs in C-2 and C-3 commercial districts which will include the deletion of Schedule 'F' to the by-law and necessary consequential changes.

It is therefore RECOMMENDED:

1. THAT the Corporation Counsel be requested to prepare a draft by-law amendment along the lines of Appendix A and that such amendment be referred direct to Public Hearing after report from the Town Planning Commission.

2. THAT City Council consider applying the prohibition of roof signs to all zoning districts throughout the City and if Council agrees to this policy, then the Director of Planning be authorized to make the necessary application to amend the Zoning and Development By-law and the Corporation Counsel be requested to revise the amendment referred to in (1) above accordingly."

The Board of Administration advised the Technical Planning Board approved these recommendations subject to minor drafting changes necessary. The Board of Administration so recommends.

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted, only insofar as necessary to process these applications to a Public Hearing.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Rental of Lighting Equipment to 'Theatre in the Park'

The Board of Administration, under date of June 22, 1970, submitted the following report of the Manager of the Vancouver Civic Auditorium regarding the rental of lighting equipment to the organization 'Theatre in the Park':

"The Vancouver Civic Auditorium Board has lent encouragement to the 'Theatre in the Park' admitting that to produce summer musicals in The Queen Elizabeth Theatre is an enormously expensive affair. This was tried by the Vancouver Festival. What is really wanted by the public is open-air Theatre. To help avoid the hazard of rain, the promoters of 'Theatre in the Park' have been advised to design their sets in such a way that their production could be moved to The Queen Elizabeth Playhouse in case of persistent rain.

The 'Theatre in the Park' have entered a request that certain lighting elements, previously the property of Theatre Under The Stars, be loaned to them for the run of their productions.

The Vancouver Civic Auditorium Board concurs with the Manager's proposal that these be loaned to them under the care and supervision of The Queen Elizabeth Theatre lighting operator. In return, the sum of $1,800.00 be paid by the 'Theatre in the Park' as a rental credit. In case of rain, their production could be moved to the Playhouse and this amount would cover ten evenings rental. If the credit is not used, it will accrue to Theatre rentals. Rentals in excess of $1,800.00 and all other charges would be paid by 'Theatre in the Park', should they be forced by rain to move to the Playhouse for more than the ten-day period. The Playhouse has no conflicting bookings during July."

MOVED by Ald. Phillips,
THAT this lighting equipment be rented to the organization for the amount of $1,800.00, based on the report of the Auditorium Manager.

(amended)

MOVED by Ald. Adams, in Amendment,
THAT the following words be added to the motion of Alderman Phillips:

'such rental to be paid in advance'.

- CARRIED

The motion, as amended, and reading as follows was put and carried:

"THAT this lighting equipment be rented to the organization for the amount of $1,800.00, based on the report of the Auditorium Manager, such rental to be paid in advance."

K. New Fountain and Stanley Hotels

The Board of Administration, under date of June 19, 1970, submitted the following report of the Director of Planning:

"On April 30, 1970, Council adopted a report asking the Army and Navy Stores Limited to defer their request for a Development Permit for two months, pending the outcome of negotiations between the Residents of Gastown group and the Central Mortgage and Housing Corporation. Council is reminded that the Residents of Gastown group were undertaking a feasibility study in course of negotiations with Central Mortgage and Housing Corporation, contemplating the hotels being renovated and converted to middle aged and elderly citizens' residences, plus retail use at ground floor.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

New Fountain and Stanley Hotels (cont'd)

The two months deferment requested by Council will terminate on July 5, but it is possible that negotiations will not be successfully concluded within that time.

On June 12, Mr. W.W. Wood of Birmingham and Wood, Consultants to the Residents group sent the attached letter and a feasibility study to Council drawing attention to this fact and to the danger of demolition negating the project.

For Council's information, I have had discussions with Senior officials of the Central Mortgage and Housing Corporation in Ottawa relating to this project and they are interested in this proposal for large scale rehabilitation. They hope that a feasible project can result which will provide much needed housing accommodation in a new way. It will also result in the retention and renovation of two important early buildings in Gastown. As confirmation, a letter dated June 19, has been received from the Central Mortgage and Housing Corporation Regional Supervisor setting out their interest. (Copy of this letter is also attached.)

Mrs. Hall, representing a financial responsible group of individuals has become associated with the Residents of Gastown group and, is currently making an offer of purchase to the Army and Navy Stores. It is possible that a response to the offer will have been received or that other developments will have occurred by Tuesday, June 23, which will be reported verbally to Council at that time. In the event that no further developments occur, however, it is suggested that Council request a further delay of thirty days of demolition by the Army and Navy Stores to enable negotiations to be completed."

The Council recognized the cooperation which has been received to date from the Army and Navy Stores Limited in granting deferments of demolition to date and expressed appreciation of the Company's assistance in the matter.

MOVED by Ald. Linnell,
THAT His Worship the Mayor be in communication with the owners of these two hotels requesting further deferment of decision on demolition for a period of thirty days.

- CARRIED

MOVED by Ald. Phillips,
THAT the Director of Planning be requested to report back as soon as possible on suggestions for relief of the parking situation in the neighbourhood of the New Fountain and Stanley Hotels.

- CARRIED

L. Fire Protection to Mitchell Island

Commissioner Ryan reported orally that, due to a fire on the Fraser Street Bridge placing that bridge out of use for a time, the Richmond Council has asked if the City of Vancouver would agree to provide fire service to Mitchell Island for the time being.

MOVED by Ald. Adams,
THAT fire services be provided to Mitchell Island during this emergency on a basis of a charge for actual costs incurred, to include normal surcharge for administration purposes.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 4317
BEING THE MOTOR VEHICLE INSPECTION BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to repeal By-law No. 4317 being the Motor Vehicle Inspection By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping Up Lane
(South of Melville Street from the Lane east of Thurlow Street to Burrard Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS all the streets and lanes lying within the limits of the City of Vancouver are vested in the City of Vancouver by virtue of Section 289(1)(2): of the Vancouver Charter; and

WHEREAS a portion of the lane in Block 3, District Lot 185, Group 1, New Westminster District, Plan 92, was dedicated by said Plan 92; and

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up Lane (cont'd)

WHEREAS written consent has been received by the City of Vancouver from the owner of the East ½ of Lot 13, said Block 3, for the closing, stopping up and disposing of portion of the lane in said Block 3;

THEREFORE BE IT RESOLVED THAT the portion of lane in Block 3, District Lot 185, Group 1, New Westminster District, Plan 92, dedicated by Plan 92, lying between a line joining the South East corner of Lot 1 to the North East corner of Lot 18 and the production southerly of a line drawn parallel to and 20 feet perpendicularly distant Easterly from the Westerly limit of the East 32 feet of Lot 7, all in said Block 3. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L S., dated April 3, 1970, and marginally numbered LD 1195, a print of which is hereto attached, be closed, stopped up and conveyed to the owner of Lots 1 to 6, the East 32 feet of Lot 7 and Lots 14 to 18, said Block 3;

AND BE IT FURTHER RESOLVED THAT the closed lane be subdivided with the above mentioned lots.

- CARRIED

2. School Collector Sidewalk
(W/S Slocan Street from Napier Street to Charles Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS a proposed project for the construction of a portland cement concrete sidewalk, five feet in width, on the West side of Slocan Street between Napier Street and Charles Street, was recommended by the Board of Administration on April 24th, 1970, and approved by Council on April 28th, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on June 18th, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the said portion of Slocan Street, which has been designated by Council as a school collector street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Slocan Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Slocan Street, between Napier Street and Charles Street;

cont'd....

MOTIONS (cont'd)

School Collector Sidewalk
(W/S Slocan Street from Napier
Street to Charles Street) cont'd.

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City.

- CARRIED BY THE
REQUIRED MAJORITY

3. School Collector Sidewalk
(W/S Slocan Street from Venables
Street to Parker Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS a proposed project for the construction of a portland cement concrete sidewalk, five feet in width, on the West side of Slocan Street between Venables Street and Parker Street, was recommended by the Board of Administration on April 24th, 1970, and approved by Council on April 28th, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on June 18th, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the said portion of Slocan Street, which has been designated by Council as a school collector street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Slocan Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Slocan Street, between Venables Street and Parker Street;

AND BE IT FURTHER RESOLVED THAT the cost of the construction of the said sidewalk be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

cont'd....

MOTIONS (cont'd)

School Collector Sidewalk
(W/S Slocan Street from Venables
Street to Parker Street) cont'd..

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid be assumed by the City and be paid out of the general revenue of the City.

- CARRIED BY THE REQUIRED MAJORITY

4. Neighbourhood Community Planning

On June 16, 1970, Notice was called on the following motion of Alderman Hardwick:

"THAT WHEREAS in the West End, Strathcona, Kerrisdale, Fraserview, Dunbar and other areas, planning problems of a local concern are arising;

AND WHEREAS at present the Planning Department is organized to deal primarily with individual properties or at a city-wide scale;

AND WHEREAS a report on Departmental re-organization will be forthcoming;

THEREFORE BE IT RESOLVED that the Director of Planning report to Council on how neighbourhood community planning can become more effective and more responsive to the local neighbourhoods and communities."

(referred)

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,
THAT the foregoing motion be referred to the Standing Committee on Planning and Development.

- CARRIED

The Council adjourned at approximately 5:20 p.m.

***

The foregoing are the Minutes of the Regular Council meeting, dated June 23, 1970, and the reports referred to are those on Page(s) 127-149...

MAYOR

CITY CLERK

JUNE 19TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT
(dated June 19th, 1970.)

1. Street Widening at the North East Corner of 61st Avenue & Knight Street and Lot 20, Block 2 of Block 5, D.L. 200

"The west 7 feet of Lot 20, Block 2 of Block 5, D.L. 200 is required for the widening of Knight Street.

Council has approved construction of a 62 ft. pavement on Knight Street from 57th Avenue southerly to the new crossing of the Fraser River.

The west 7 feet of Lot 20 is the last widening strip required for the foregoing paving project.

In addition to the cost of acquiring the 7 ft. of Lot 20, which is flankage, there will be additional physical costs which will include removing the existing concrete wall on Knight Street, constructing a new one at the new property line, the replacement of fences, the reconstruction of sidewalks within the lot, the removal of and compensation for trees, shrubs, hedges and a planter.

The Supervisor of Property & Insurance has been negotiating with the owner for the acquisition of the 7 ft. strip but to date, it has not been possible to arrive at a basis for settlement.

I RECOMMEND that the Supervisor of Property & Insurance be authorized to negotiate with the owner for the acquisition of the 7 ft. strip failing which the Corporation Counsel be instructed to commence expropriation proceedings and that an appropriation of $8,000 be set up for the acquisition of the strip and the carrying out of the work from Account Number 0146/7901 (1970 Major Street Paving Program Unallocated)."

Your Board RECOMMENDS that the foregoing be approved.

2. 1970 Paving Program - South side of 49th Avenue between Cambie Street and Ontario Street

"On June 12th, 1969, Council authorized the City Engineer to call tenders for the construction of pavement and curbs on the north side of 49th Avenue between Cambie Street and Ontario Street. This improvement was initiated by the majority of the abutting residents.

Contracts were subsequently awarded for this work, and construction should commence in the next few weeks.

The south side was not included in the Local Improvement as the abutting property consists of the new Vancouver City College and City-owned land (Langara).

Traffic volumes will increase in this section when the City College opens later this year and for this reason it is desirable to widen the pavement and construct curbs on both sides of 49th Avenue at this time. It is proposed that the improvement of this section will be followed later this year by the initiation by the City of the improvement of the remaining unimproved sections between Oak and Main Street as part of the overall plan for the improvement of 49th Avenue included in the current Five Year Plan.

The cost of constructing pavement and curbs on the south side of 49th Avenue between Cambie Street and Ontario Street is estimated to be $58,000. Funds are available in Account Code Number 146/7901 'Major Streets Unallocated'.

It is proposed to add this work to the existing contract for the construction of curbs and pavement on the north side which was awarded in 1969, the work being carried over to this year. The Contractors have signified their willingness to accept the additional work at the rates established in their 1969 contracts.

I RECOMMEND that:

1. The City Engineer be authorized to construct pavement and curbs on the south side of 49th Avenue between Cambie Street and Ontario Street;

2. That funds in the amount of $58,000 be appropriated from the Streets Capital Budget, Account Code Number 146/7901 'Major Streets Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. McCleery Street End South of Celtic Avenue
<u>and the Forest Service of British Columbia</u>

"An application has been received from the Forest Service to lease the westerly 60 feet of McCleery Street south of Celtic Avenue for the parking of Forestry vehicles.

This portion of McCleery Street is 100 feet wide and has not been developed for highway purposes. The Parks Board has constructed a path about 20 feet wide on the street with hog fuel for equestrians to ride from Celtic Avenue to the dyke. The Forest Service has agreed to relocate this path from the west 60 feet of the street which it wishes to lease.

It is to be noted that Balaclava Street south of Celtic Avenue was leased to the Forestry Service in 1967 under similar conditions as set out below.

I RECOMMEND that the west 60 feet of McCleery Street extending from the southerly limit of Celtic Avenue to the Fraser River be closed and stopped up and leased to the Minister of Lands, Forests and Water Resources, subject to the following conditions:

(1) The term of the lease to be 10 years subject to one year's notice of cancelation if required for municipal purposes at a nominal rental of $1.00 for the term.

(2) The lease area to be developed to grades approved by the City Engineer.

(3) The use to be for parking purposes only.

(4) The Forest Service to relocate the existing path extending from Celtic to the dyke from the lease area to the easterly portion of the street, to the satisfaction of the City Engineer.

(5) An agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION:

4. Request for Installation of Advertising Bench at Bus Stop at 8725 Oak Street

The City Engineer reports as follows:

"This bus stop is on the west side of Oak Street, immediately south of 71st Avenue and extends across the frontage of an apartment owned by Mr. Leong, at 8725 Oak Street. The stop is used as a transfer point to and from the Richmond bus and serves the industrial area south of Marine Drive. Consequently, it is used somewhat more extensively than most bus zones in residential areas, especially late in the evenings.

Mr. Leong has complained of litter on his property, of loitering on his lawn and entrance walk, and of bus patrons standing in the apartment building entrance during inclement weather and disturbing his tenants.

A litter container was installed at his request, resulting in a degree of improvement and Mr. Leong constructed a low chain fence along his property line to protect his lawn. Since then, the fence has been damaged and Mr. Leong has written requesting that an advertising bench be installed at the bus stop, in hopes that this would further localize the area used by the waiting bus passengers.

It is not City policy to permit the installation of advertising benches in residential areas, although relaxations have been made in three cases; on Rupert Street at 4th and 5th Avenues and at Macdonald Street and King Edward Avenue. These installations were made at the request of residents from nearby Senior Citizens Housing Projects and two of the benches were installed as a public service, without carrying advertising.

In this instance it also appears there is justification for a departure from policy, in view of the circumstances and the direct request from the fronting resident, and since an advertising bench company has indicated they are prepared to install a bench, displaying advertising at this bus stop.

While the installation would not completely resolve the difficulties being experienced, it would be of significant assistance, and therefore, it is RECOMMENDED that the City's policy regarding the placing of advertising benches in residential areas be relaxed to permit the installation of a bench on the west side of Oak Street south of 71st Avenue, at the bus stop."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATIONS:

5. Musqueam Indian Reserve
& Salish Subdivision

The Corporation Counsel reports as follows:

"On March 24, 1970 Council considered a lengthy report of the Standing Committee on Finance dated March 19 dealing with the Salish Subdivision in Musqueam. The report of the Standing Committee was adopted (with two minor modifications), and it appeared that all matters outstanding between the City and the developers had been resolved.

In summary, the City agreed to reimburse the developers for the cost of providing the services to the subdivision (approximately $550,000) conditional upon all City by-laws being effective and the zoning in accordance with the City's RS-1 and RM-1 regulations.

At that time the application of City by-laws in this area did not present any problem because the Musqueam Band had agreed to surrender this land to the Crown Federal. The then prevailing legal opinion was that all Provincial and Municipal laws were effective on surrendered Indian lands.

In April of this year however, the British Columbia Court of Appeal held that even where Indian lands are surrendered to the Crown, they are still lands reserved for the Indians, and therefore Provincial and Municipal laws which attempt to regulate what may be done on those lands or how they may be used, are inapplicable and cannot be enforced. Accordingly, unless this judgment is appealed (which I understand is unlikely), and overruled by the Supreme Court of Canada, a fundamental condition of the City's agreement with the developers cannot now be carried out.

Before reporting to Council I discussed this matter at length with the solicitor for the developers and a representative of the Department of Indian Affairs. They are most anxious to put this development on the market, but the matter of making City by-laws applicable in this subdivision is still unresolved. The only method that now seems appropriate (complete alienation), is apparently unacceptable to the Band.

The solution suggested by the developers is that the proposals agreed to by Council on March 24 be implemented, and although Provincial and Municipal laws that concern the land will not be effective, the developers will attempt to specify the same standards by means of covenants in each lease. With some changes in the present proposed draft lease this could be done, although the City will never have any power to enforce these standards.

This matter is brought to your attention in order that you may consider whether or not, in the light of the fact that the City now has no legislative jurisdiction or power to enforce by-laws over these lands, the City is still prepared to reimburse the Band for the cost of the services in accordance with Council's previous resolution."

Your Board
submits the foregoing report of the Corporation Council for Council's consideration.

(Circulated for the information of Council is the Standing Committee on Finance report of March 19, 1970 and Council action with respect to this report.)

6. Permission to Use a Portable Organ on City Streets

The City Engineer reports as follows:

"In a letter dated April 21, 1970, Mr. A. Lever of Lever Antiques, requests permission for an organ grinder to grind out old style music on the streets of Vancouver.

They propose to use a 100 year old Spanish Barrel organ that is mounted on a three-wheel dolly. The overall dimensions of this device will be 4 ft. 6 inches long, 2 ft. wide and 4 ft. high. It will be propelled around the Downtown area by a grinder. It is not their intention to stop in any one place for a prolonged period of time. Although this is not strictly an advertising device it will bear a 12 inch x 16 inch card on the back with the name and address, Lever Antiques, 771 Dunsmuir Street.

This request is similar in nature to the request from Adrian Stott in September, 1969. Mr. Stott requested permission for a group of local musicians to perform as buskers on City streets and was granted permission on a trial basis.

The Police do not foresee any problem from a traffic standpoint if the organ and grinder stay on the sidewalk and they do not, as they suggest, stay in one place for a prolonged period of time.

Since this proposal requires Council approval under Sections 67 and 69 of the Street and Traffic By-law, this report is submitted for Council Consideration.

In considering this matter Council should be aware that an activity of this nature has never been carried on in Vancouver and, therefore, it is impossible to foresee every situation which might arise. We therefore suggest if approval is granted that it be on a trial basis for a period of three months."

Your Board
submits the matter to Council for CONSIDERATION.

****

FOR ADOPTION SEE PAGE(S) 109, 110, 112, 113

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Fraserview Killarney Area Council
re Southeast Sector Development

The Director of Planning reports as follows:

"A letter addressed to His Worship the Mayor and Members of City Council was received from the Fraserview-Killarney Area Council asking Council to examine the conditions of development for the Southeast Sector and substitute the following:

(a) town house units in Areas B, D, E and F be sold for development under Strata Titles Act
(b) the regulations be reviewed for the two 6.6 acre garden apartment and town house sites in Area A to provide a greater percentage of open space
(c) that a landscape buffer be provided between the development of town house, senior citizen, and garden apartment sites and existing single-family homes on Kerr and Tyne Streets
(d) that the densities outlined in the May, 1968 Southeast Sector report be maintained for sites in Areas B, C, D, E and F.

Comments on Proposals

A. In June, 1968 Council made a decision with respect to the type of management for multiple housing sites in Areas A and C. The Area Council is suggesting that City Council in considering types of development and management in the remaining areas (B, D, E and F) of the Southeast Sector consider only private ownership of town house dwelling units.

B. The Area Council is concerned that the regulations proposed for the two 6.6 acre sites for garden apartments and town houses will not provide sufficient amenity and open space.

Although not expressed in their letter, their principal concern is that the proposed regulations will result in a repeat of the internal and particularly external appearance of the Killarney Gardens development on the west side of Kerr Street. City officials are aware of the problems encountered with the Killarney Gardens development and will take account of the concerns of the residents of the area with respect to this aspect of design.

C. The Area Council's concern with respect to landscaped setbacks and buffering of low density multiple housing from existing residents have been noted and will be considered in design reviews of development permit applications for the subject sites.

D. The densities proposed for the town house sites in Areas B, C, D, E and F was F.S.R. 0.5 for large sites and F.S.R. 0.45 for longitudinal sites. These densities will permit approximately 12-16 units per acre (based on 1,200-1,600 square foot units). These densities are within the standards recommended by the American Society of Planning Officials (ASPO) and the Urban Land Institute.

. . cont'd

Clause 1 cont'd

The Fraserview-Killarney Area Council asked to be notified in advance if Council is considering significant changes to the Southeast Sector plans - particularly as they relate to the points they have raised in their letter.

Reports being submitted to Council are not made public until they have been forwarded to Council for consideration. The City Clerk has noted the request by the Chairman of the Fraserview-Killarney Area Council and will endeavour to forward copies of reports and extracts of Council minutes related to the Southeast Sector to him."

Your Board brings to the attention of Council and the Fraserview-Killarney Area Council that the overall design for the Southeast Sector is the most advanced by comparison with any part of the City and comparable with the best in North America in relation to the provision of amenity and facilities of all types combined with a variety of housing forms to meet current needs of families and senior citizens. These needs must take into account the economic circumstances of the families.

Your Board RECOMMENDS that the communication from the Fraserview-Killarney Area Council be received and they be provided with copies of reports as they are submitted to Council, together with a copy of this report.

(Copies of the letter from Mr. Abe Fehr, Chairman, Fraserview-Killarney Area Council are circulated for Council's information.)

2. Rezoning: E/S of Victoria Drive between 48th & 49th Avenues - (Dr. D. Ciarniello)

The Director of Planning reports as follows:

"An application has been received from Dr. D. Ciarniello, 1092 West 37th Avenue, requesting an amendment to the Zoning and Development By-law No. 3575 whereby Lot B, Block 1, D.L. 724 would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District for the purpose of 'building a dental office to serve the community of South Vancouver and Fraserview District'.

Submitted with the application was a letter from Dr. Ciarniello which states:

"The south Vancouver area is badly in need of more dentists and of more dental offices. As a dentist in the area I have been unable to keep up with the demands of the public. My patients have been forced to travel to other areas to seek dental treatment. Even so, the demands for my services are increasing every day.

For over the past four years I have been constantly looking for somewhere else to house my practice - somewhere that would allow me the space to hire more dental personnel. My search has been fruitless, so in desperation I recently purchased the property at 6458 Victoria Drive with the hopes of having it rezoned from RT-2 to C-2 for the purpose of building an adequate dental office.

It is my firm belief that you should allow me to erect a building that meets with your approval. The area and myself are desperate for these facilities.'

. . cont'd

Clause 2 cont'd

The subject lot has a frontage of 40' and a depth of 118' and is currently occupied by a dwelling. The four lots fronting on Victoria Drive, lying immediately to the north of the subject lot, terminating at 48th Avenue, are zoned RT-2 Two Family Dwelling District and are occupied by dwellings. The three lots to the south of the subject lot fronting on Victoria Drive, terminating at 49 Avenue, are zoned C-2 Commercial as are the lots on the west side of Victoria Drive from 47th Avenue to 158' south of 50th Avenue and lots on the east side of Victoria Drive between 49th Avenue and 50th Avenue, all of which are developed commercially,

The applicant has for some years occupied the 2nd floor of the bank building immediately to the south of the subject property. It is understood the lease is being terminated and he proposes to construct a dental office building on the subject property if the rezoning is approved.

The Technical Planning Board on May 15, 1970 recommended that the application be APPROVED.

The Town Planning Commission on May 29, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Haro-Smithe Connector - Subdivision and Disposal of Surplus Lands at Haro and Burrard Streets

Your Board submits the following report of the City Engineer, the Supervisor of Property and Insurance and the Director of Planning:

"Vancouver City Council in considering the attached Board of Administration report on the Haro-Smithe Connector, dated May 22nd, 1970, passed the following motions:

'THAT recommendations (a), (b) and (c) be laid over for two weeks to allow the Board of Administration to report on the desirability of including the Haro diversion property with the Robson Street property as a possible comprehensive block development as was accomplished in the Georgia-Pender area.

THAT lease extensions referred to in this clause be not granted but that after the lease expirations, such leases be continued on a month-to-month basis.'

The attached report of the Director of Planning dated February 19th, 1970 and titled 'Notes on Rezoning, 1000 Block Robson Street', was considered by Council on March 4th, 1970 and it was resolved:

'THAT the Director of Planning act as the City's liaison with Devanco Corporation Ltd., and the property owners and merchants not in the Corporation to assist in the determination of a developement plan for the 1000 Block Robson Street within the context of an emerging Downtown Plan.'

The main concern of the Director of Planning's report was the preservation of the existing retail character of Robson Street. Although the maximum redevelopment area was purposely not delineated, a 7.9 net acre area including the City-owned Haro diversion property was studied.

. . cont'd

Clause 3 cont'd

Liaison to date with Devanco Corporation and other owners and tenants of the Robson Street area would indicate they are including the Haro diversion property in their formative plans for the proposed Robson redevelopment area. However, neither plans nor land assembly for the area have reached a stage where comprehensive redevelopment is possible.

In the interests of superblock redevelopment it would be desirable to include the 0.7 acre City-owned Haro diversion property within the proposed Robson redevelopment scheme, however, the property is not considered crucial to the preservation of the retail character of Robson Street. In addition it is physically separated from the Robson Street properties by the site of a new ten-storey apartment building (Lot 15 and the West ½ of Lot 16, Block 5, D.L. 185) and the British Columbia Automobile Association property (East ½ of Lot 16 and Parcel E, Block 5, D.L. 185).

Although desirable, inclusion of the Haro diversion property in the proposed Robson Street redevelopment area appears to be neither crucial, nor feasible under these present circumstances.

Notwithstanding the above, it is suggested that the City of Vancouver should be prepared to consider inclusion of the Haro diversion property if developers are able to demonstrate a workable means of doing so within the estimated 6 to 8 months required to prepare the property for sale.

It is therefore RECOMMENDED:

THAT Council adopt the recommendations of the Board of Administration report dated May 22nd, 1970, thereby approving subdivision, rezoning and sale of the Haro diversion property including the closed portion of Haro Street.

FURTHER, THAT Council not be adverse to considering inclusion of the Haro diversion property (excluding the northerly 35' ± of closed Haro Street) in a workable Robson Street redevelopment plan, if such a plan is submitted within the estimated 6 to 8 month period required to prepare the property for sale."

Your Board RECOMMENDS that the foregoing joint report of the City Engineer, Supervisor of Property and Insurance and the Director of Planning be endorsed.

(Copies of the Board of Administration report dated May 22nd, 1970 and the report of the Director of Planning dated February 19th, 1970 are circulated for the information of Council.)

4. Rezoning: Area bounded by Skeena Street, Second Narrows Bridge approach, Rupert Street and C.P.R. Right-of-way

An application has been made by the Director of Planning requesting an amendment to the Zoning and Development By-law whereby the above lands would be rezoned from an RS-1 One-Family Dwelling District and a C-2 Commercial District to an M-1 Industrial District.

Urban Renewal Scheme No. 6 is being carried out under agreements dated September 21, 1967 and January 23, 1968 with the Federal and Provincial Governments.

The scheme will provide approximately 7 acres of industrial sites through acquisition and clearance of lands presently zoned RS-1 One-Family Dwelling District, C-1 Commercial District and certain redundant streets and lanes.

. . cont'd

Clause 4 cont'd

The lands within the urban renewal scheme, for which rezoning is required, are bounded generally by Rupert Street, McGill Street, Bridgeway, Skeena Street and the toe of the embankment forming the south approach to the Second Narrows Bridge. There are, however, two parcels of privately-owned land lying north of the McGill Bridgeway realigned street and the C.P.R. right-of-way presently zoned RS-1 and C-1, which should be rezoned to industrial concurrently. These are identified as Block K, D.L. HT, Plan 05461, owned by the C.P.R. and Lot 4, Balance Block J. D.L. HT, owned by Alberta Pool Elevators Limited. In addition, a small triangular parcel of land, identified as Lot 16, which was purchased by the City from the Province to provide for realignment of McGill-Bridgeway, should also be rezoned. Letters dated August 13, 1969 from Marathon Realty Co. Ltd. and dated August 20, 1969 from Alberta Wheat Pool advise that those owners have no objection to rezoning to industrial.

IT IS THEREFORE RECOMMENDED that the lands north of McGill-Bridgeway be rezoned from RS-1 One-Family Dwelling District and C-1 Commercial District to M-2 Industrial District (Heavy) and the lands south of McGill-Bridgeway, between Rupert Street and Skeena Street, north of the approaches to the Second Narrows Bridge, be rezoned to M-1 Industrial District (Light).

The Technical Planning Board on May 15th, 1970 endorsed the above-mentioned recommendation. The Town Planning Commission on May 29th, 1970 endorsed the recommendation with the specific recommendation that the industry be carefully selected.

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the application be referred for Council's consideration at a Public Hearing.

(A plan showing the lands concerned is circulated for the information of Council.)

INFORMATION

5. Parking: Royal Vancouver Yacht Club

On May 26, 1970 City Council instructed that:

"....the Board of Administration be requested to submit a progress report to Council respect parking proposals to accommodate the Royal Vancouver Yacht Club requirements, as referred to in Council resolution of April 7, 1970, when the City Engineer and City Planner were directed, in co-operation with the Park Board, to consider proposals and recommend an alternate acceptable plan to a previous proposal which was not proceeded with, re: the area near Pioneer Park."

The City Engineer and the Director of Planning report as follows:

"The City officials concerned have met and discussed alternate plans for the Royal Vancouver Yacht Club parking requirements. As the proposal involves further action by the Yacht Club, the alternative schemes have been submitted for their comments. The Club is expected to reply very shortly and it is hoped that a final report can be submitted to Council within two weeks."

Your Board submits the report of the City Engineer and the Director of Planning for the information of Council

RECOMMENDATION

6. Strathcona Area Rehabilitation Project - Interim Report

Your Board submits the following report of the Director of Social Planning/Community Development:

"Mr. Maurice Egan, acting in the capacity of Chairman of the Strathcona Working Committee, is submitting for the information of Council, the report entitled 'Interim Report' - Strathcona Area Rehabilitation Project, prepared by the consultants, Birmingham & Wood, which was approved by the Strathcona Working Committee at its meeting on May 28, 1970.

The purpose of the interim report was to determine whether the consultants, Birmingham & Wood, should proceed to the second phase of the Strathcona study and prepare a final report on the feasibility of rehabilitating homes in a designated two block area. The Working Committee agreed that the final report should be undertaken and completed within a three-month period."

Your Board brings to Council's attention that the presently approved contract with the Consultants is $18,000 and the Working Committee has agreed, subject to Council approval, to increase the contract amount to $20,000 to enable the Final Stage to be completed. Your Board concurs with the Working Committee's recommendation that the contract amount be increased to $20,000 and RECOMMENDS that Council approve the increase. It is noted that discussions on the validity of some pre-contract costs of the Consultants is still under discussion.

(Copies of the Birmingham & Wood "Interim Report" are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 113

FINANCE MATTERS

RECOMMENDATION

1. Separation Trust Agreement

The Corporation Counsel reports as follows:

"The above agreement with the Canada Permanent Trust Company came up for review by the nominees named therein at the request of the contributors. The contributors advised the nominees that they desired some relaxation in the present agreement with regard to withdrawals and some changes in the administration of the trust fund.

As a result of the representations the nominees compiled a series of questions for balloting purposes and forwarded one ballot to each contributor, a copy of which is circulated. The questions put to the contributors will be noted. Also circulated for your information is a copy of the explanation of the provisions of the present agreement and of the import of the proposed changes, which was also sent to each contributor. A large number of contributors filled in their answers and returned their completed ballots by the due date.

All the questions were answered in the affirmative by a majority of roughly 84% of the voting contributors. After the results of the balloting were known, the nominees met with the representatives of the Canada Permanent Trust Company to discuss the ways and means of giving effect to the wishes of the contributors. It was agreed by the Company's officials that the desired changes could be made without affecting the efficiency of operations of the fund or add appreciably to the general costs of the administration thereof.

It was felt by the nominees and Company representatives that the desired changes could be made better by the preparation and execution of a new agreement rather than by amendment to the existing agreement.

Accordingly the nominees would now request authority of the City Council to prepare a new agreement embodying the amendments which have been agreed upon by the Canada Permanent Trust Company and the contributors."

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

RECOMMENDATION AND CONSIDERATION

2. Work on Crystal Pool Replacement prior to the 1971 - 1975 Five Year Capital Program

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation requested authority for an advance expenditure of $45,000 under the 1971-1975 Five Year Plan so that immediate action could be taken to choose an architect.

On June 9th Council resolved:

'THAT the Park Board's request be approved, subject to the site for the replacement of the Crystal Pool being discussed in due course with the Council, and on the understanding that the Director of Finance will report on the method of advance financing for the $45,000.'

..... Cont'd.

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Clause 2 continued

The Director of Finance advises Council that the City's borrowing requirements for approved projects are already quite heavy in relation to the condition of the bond market and puts forward for Council consideration that, while Council has authorized the drawing of plans for this project, Council may wish to indicate that the timing for calling of tenders and scheduling of construction will depend on its priority rating with all other City projects in the demand for available borrowed funds.

RECOMMENDATION

It is recommended that the source of funds for the $45,000 of architects' fees approved by Council on June 9th, 1970, for the Crystal Pool replacement be an advance against 1971-1975 Five Year Plan funds.

FOR COUNCIL CONSIDERATION

Whether Council wish to advise the Board of Parks and Public Recreation that approval of funds for planning the replacement of Crystal Pool does not give this project any priority and that calling for tenders and contracts will depend on the order of priorities placed by Council for the many City needs to be met from borrowed funds, as there is no certainty of the availability of such funds on terms that can be acceptable."

The Board of Administration concurs in the recommendation of the Director of Finance and forwards the other matter for Council consideration.

CONSIDERATION

3. Grant - Laurel House Society

Mrs. Laura Willows, Director of the Laurel House Society, in a communication, dated June 11, 1970, requests a grant from the Vancouver City Council in the amount of $3,300. This grant is requested to help defray expenses with respect to an intensive care, therapeutic and educational two-months program for eight children with serious behaviour disorders. Mrs. Willows advises that there is no other treatment resource available to these children. She further advises that the Provincial Government Departments of Mental Health and Child Welfare have agreed to provide financial assistance towards this program.

As this request does not parallel previous grant requests submitted to Council, your Board is unable to provide examples of previous Council action. However, it is noted that in 1966, 1967 and 1970, Council gave a grant of $1,000 each year to the Canadian Diabetic Association to assist diabetic children in Vancouver to be sent to a special camp.

Your Board submits the foregoing for the consideration of Council.

(Copies of the Laurel House Society's letter, dated June 11, 1970, and their budget are circulated for the information of Council.)

DELEGATION - LAUREL HOUSE SOCIETY

4. Luncheon: Canadian Young Voyageur Program

The Administrative Assistant of Sir Charles Tupper Secondary School requests, in a communication, dated May 27, 1970, that the City sponsor an informal luncheon in the Centennial Museum cafeteria on Thursday, July 23, 1970. The purpose of the luncheon is to entertain 42 exchange Grade 11 students from Winnipeg, who will be hosted in Vancouver by John Oliver and Sir Charles Tupper Secondary Schools during the week of July 22nd - July 30th. The approximate cost of this luncheon will be $85.00. It is suggested that His Worship the Mayor or his representative might extend civic greetings.

This is a Canadian Young Voyageur Program and the purpose is to give young Secondary School students a greater understanding of Canada. The tours are a joint venture and are financed by the Federal Government, Provincial Department of Education and the Vancouver School Board. In addition, the Student Council of each school is contributing both socially and financially.

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1969	- Canadian Council of Christians and Jews - Civic dinner	- Referred to Entertainment and Civic Recognition Committee with Power to Act. Expenditure up to $100.
May 1967	- B.C. High School Drama Festival - Banquet for students attending above Festival.	- Request Received.
Oct. 1966	- Ontario Legislative's Select Committee on Youth - Luncheon.	- Approved

Council is reminded that on May 5th, when dealing with a request from the Rhodes Canada Educational Trusts Group for a tour and Civic luncheon, the following motion was passed:

"THAT this group be advised it is not Council's policy to make grants in respect of bus tours and dinners or luncheons on such occasions;

The Council, however, does grant free admissions on specific occasions to some of its Civic institutions and on application for such privileges, the City's Entertainment Committee is empowered to grant approval, as and when considered advisable."

Your Board submits the foregoing for the consideration of Council.

(Copies of letter, dated May 27, 1970, from Sir Charles Tupper Secondary School are circulated for the information of Council.)

RECOMMENDATION

5. Police Training Academy - H.M.C.S. Discovery

City Council, at its meeting of May 27, 1969, approved the termination of the use of accommodation at 1363 Howe Street and for the use of facilities at H.M.C.S. Discovery by the Police Department Training Academy, effective December 1, 1969.

In the report dealt with by City Council on May 27, 1969, it was reported that the proposed lease agreement for the use of classrooms between 8:00 a.m. and 5:00 p.m. would be at a cost of $52.80 per month. The form of agreement and the estimated cost was signed on behalf of the Crown by the Unit Commander. Recently, a new directive has been issued by the Treasury Department to the Department of National Defence indicating that each unit must make a charge for services rendered sufficient to recover in full operating expenses incurred.

The arrangement for the use of facilities at H.M.C.S. Discovery by the Vancouver Police Training Academy has been reviewed by the officials of the Department of National Defence in Ottawa. They have submitted a "Leave and License Agreement" indicating a monthly charge of $251.10 which represents a reasonably accurate estimate of the costs arising from the use of the premises by the Training Academy.

Your Board has been informed that this figure does not include a "rental" element. The Commanding Officer of No. 5 Regional Construction Engineering Office requested that the agreement be effective December 1, 1969. However, your Board has received confirmation from the Commanding Officer that the "Leave and License Agreement" shall be effective June 1, 1970.

The position is as follows:

Occupation Costs:

Dec. 1/69 to May 31/70 @ $52.80 per month	$ 316.80
June 1/70 to Dec. 31/70 @ $251.10 per month	1,757.70
Total rental cost from date of occupation to end of current year	$2,074.50

Your Board has been informed by the Chief Constable that there are sufficient funds in the budget to meet this expense and, therefore, no further funds are required.

The "Leave and License Agreement" has been reviewed by the Corporation Counsel who is satisfied with the form and the items contained therein.

Your Board RECOMMENDS that the "Leave and License Agreement" now on file in the City Clerk's Office, be executed by the Mayor and City Clerk on behalf of the City, to be effective June 1, 1970, and that the occupation costs noted above be authorized for payment in the usual manner.

* * * * * *

ADOPTION SEE PAGE(S) 116 + 117

JUN 23 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JUNE 12, 1970

RECOMMENDATION

1. Salary and Classification Review - Golf Course Attendant II, Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"At the request of the Supervisor of Income Operations, I have reviewed the duties and responsibilities of one Golf Course Attendant II position, Income Operations Division, Board of Parks and Public Recreation.

The incumbent, in addition to being responsible for the operation of a small golf course, manages the Swangard Stadium. He is responsible for the security, maintenance, hiring, training and supervising casual staff, assisting in arranging bookings and negotiating rental rates, operating the concession stands, preparing the budget and reports, attending the Central Park Committee meetings and performing related work in the administration and operation of the Swangard Stadium. These added responsibilities commenced on April 1, 1969.

The Supervisor of Income Operations reports that the added responsibilities will continue over an extended period of time and that the incumbent's responsibilities will change as a result of further development of Central Park.

I therefore recommend that the incumbent temporarily receive two additional pay grades for the added responsibilities, effective June 1, 1969, and to continue until May 31, 1971. I also recommend that this position be reviewed again no later than May 31, 1971.

The estimated additional cost of this proposal for the period of June 1, 1969, to May 31, 1971, including fringe benefits at 25% will be $1,680.

The cost of this proposal for seven (7) months in 1969 will be $449.

The Municipality of Burnaby participates in the operation and administration of Central Park. Therefore, 50% of the cost of this proposal is recoverable from the Municipality of Burnaby.

The Comptroller of Accounts reports that the additional funds estimated at $224.50 for 1969 and $425 for 1970 are available within the 1970 Departmental budget. The Municipality of Burnaby has agreed to pay 50% of the cost of this proposal from their 1970 Operating Budget.

. . . Cont'd.

Clause No. 1 (Cont'd.)

This report has been discussed with the Superintendent of Parks, the Central Park Committee and the Business Manager of the Vancouver City Hall Employees' Association, all of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
H.J. Levasseur	Golf Course Attendant II Pay Grade 17 ($526 - 629)	Golf Course Attendant II Pay Grade 17 ($526 - 629) Plus two pay grades for additional responsibilities	June 1, 1969 to May 31, 1971

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 117

JUN 23 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 19, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Rental Review
- 242 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:

"By Council resolution dated February 23, 1965 Lot 15, Block A2, D.L. 2037 which is situated at 242 Terminal Avenue and improvements were leased to Homewood Marine Company Ltd. for a term of 23 years, 9½ months, from March 15, 1965 to December 31, 1988. The rental has been reviewed in accordance with terms and conditions of the lease and the Supervisor of Property and Insurance recommends an increase from the current rate of $375.00 per month plus taxes, to $550.00 per month plus taxes, for a monthly increase of $175.00, the taxes in this instance are billed separately. Homewood Marine Ltd. have concurred with this proposed rental increase.

RECOMMENDED that effective March 15, 1970 the foregoing rental increase to $550.00 per month plus all taxes be adopted for the 5 year period from March 15, 1970 to March 14, 1975."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Park Site #19 (West End)
1447 Barclay Street (Barclay Manor)

The Supervisor of Property and Insurance reports as follows:

"Further to Item 8, Property Matters, January 23, 1970, confirmed by City Council, January 27, 1970, the Supervisor of Property and Insurance was authorized to acquire the above property for the sum of $117,500.00 as of January 15, 1970, chargeable to the Park Board account, this sum to be advanced against the 1970 allocation of Five Year Plan funds for Park Sites Acquisitions. This acquisition was subject to an existing lease expiring February 29, 1972, with an option to renew for a further three years. The monthly rental is $1,000.00, due and payable on the 15th of each month.

Whereas this purchase was to have been made as of January 15, 1970, due to delays in reporting to City Council and in completing the conveyancing of the property, the former owners did not receive payment until February 2, 1970, the purchase price being disbursed as follows:

continued . . . / 2

Item No. 2 cont'd

James White Dick (RO)	$58,710.67
Ellen Selma Craggs (RO)	58,710.67
City of Vancouver - estimated taxes Jan. 1 - Jan. 15, 1970	78.66
	$117,500.00

It was subsequently discovered that the previous owners had collected the sum of $1,000.00 representing the rental for the month ending February 14, 1970, and had failed to notify the City in order that this could be in the calculation of adjustments.

The matter has been discussed with the City Solicitor, who concurs that the date of sale should be changed to February 2, 1970, being the date the net proceeds were received by the former owners. Utilizing this date these parties have received an overpayment of $513.74, computed as follows:

Rental for period Feb. 2 to Feb. 14/70 $\frac{13}{31}$ of $1,000.00	=	$ 419.35
Taxes for period Jan. 16 to Feb. 2/70 $\frac{18}{365}$ of $1,914.11	=	94.39
		$ 513.74

The former owners left Vancouver on an extended vacation and the City Solicitor's letter to them (through a Vancouver Post Office Box maintained by Mr. Dick for business purposes) requesting refund of this overpayment has brought no response.

It is therefore proposed to refer this matter to the Corporation Counsel to take appropriate legal action to enforce collection.

RECOMMENDED that the Corporation Counsel be authorized to take the necessary legal steps herein to protect the City's interests."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Franz Stigler
- Rental Arrears

The Corporation Counsel reports as follows:

"Franz Stigler leases business premises from the City situate at 606 Union Street and known as Lots 1 and 2, Block 101, District Lot 196, Group 1, New Westminster District, at a rental of $150 per month. He is presently $900 in arrears and, is also indebted to the City for a further sum of $495 which arose as a result of a dishonoured cheque given in payment for arrears of rent on premises he leased from the City at 120 Union Street.

Attempts to obtain payment of the arrears without legal action have failed."

continued . . . / 3

Item No. 3 cont'd

Your Board

RECOMMENDS that the Corporation Counsel be authorized to take whatever steps are necessary to collect the rental arrears of $1,395.00.

4. Acquisition for Replotting - S.E. Sector
Lots on the W/S Harvie Street S. of Asquith Ave.

The Supervisor of Property and Insurance reports as follows:

"Lots 16 & 17, E½ of NE¼ of SE¼, D.L. 335 which are situated on the West Side of Harvie Street South of Asquith Avenue are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises two lots each 32.64' x 103' in size and both zoned RS-1. Same are presently overgrown with bush and are totally lacking all services.

Following further negotiations the representative of the owner agrees to accept the sum of $10,000.00 for both lots as of June 1, 1970. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $10,000.00 on the foregoing basis chargeable to Code #4906/260."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

5. Dick Building
1490 West Broadway

The Supervisor of Property and Insurance reports as follows:

"Lots 1 & 2, Block 351, D.L. 526 being 1490 West Broadway were acquired by the City of Vancouver in 1907 for firehall purposes. The site was not utilized for this purpose and in 1929, B.C. Estates were granted a 21-year lease (with option to renew for a further 21 years) for the purpose of erecting and maintaining the existing structure. The original lease and renewal period terminates December 31, 1970, at which time, according to the terms of the lease, the building reverts to the City. The present rental amounts to $6,600.00 per annum representing land rent and includes land taxes in the amount of $2,556.43. The lessee pays improvement taxes direct.

The subject property comprises two lots on the southeast corner of Granville and Broadway, measuring in total 50' x 120', zoned C-3 Commercial. The structure

continued . . . / 4

Item No. 5 cont'd

consists of a three-storey reinforced concrete and brick office building with retail stores on the ground floor. Save for two of the store areas there has been little or no modernization carried out on the building, but the general maintenance is adequate. There is a part basement area which houses the oil-fired hot water furnace with semi-automatic controls. As the structure covers the entire site there is no provision for off-street parking. All existing fixtures and equipment are satisfactory, but some modernization is desirable.

As mentioned above the total property reverts to the City on December 31, 1970, and in view of this an investigation was made into the most satisfactory disposition of the premises. This investigation considered

(a) the possible sale,

(b) continuation of a ground or net lease,

(c) the City through the Property and Insurance Office, to take over the direct management of these premises.

By letter dated May 11, 1970, the Director of Planning has advised that ' while there is no definite civic use contemplated for this property in the immediate future, it would seem imprudent to dispose of the property.' The reasons given by the Director of Planning for the retention of this site are

(i) The strategic location (intersection of Broadway and Granville) in connection with the Regional Study of Rapid Transit, and

(ii) As the site in itself is too small for a new consequential building it would be to the City's advantage to retain ownership pending more definite development in the area.

There now appears to be two courses open to the City:

(A) With no specific Civic use for the property it would be possible to sell at this time, and make the funds available for the City's Capital Programme.

(Estimated Market Value - $250,000.00)

(B) Retain the property for a period of, say, 10 years, and the City take over the direct management of the premises, (the indication is that the City will realize a net return after taxes and expenses of approximately 10% on a capital value estimated at $250,000.00)."

Your Board submits the matter to Council for CONSIDERATION.

DELEGATION REQUESTS: (A) PEMBERTON REALTY CORPORATION LTD.
(B) SOLICITOR FOR PITMAN BUSINESS COLLEGE

CONSIDERATION AND RECOMMENDATION

6. Sale of City-owned Property
Situated in Block 288, D.L. 526

The Supervisor of Property and Insurance and the City Engineer report as follows:

"All of the block bounded by 6th and 7th Avenues, Burrard and Pine Streets, legally described as Block 288, D.L. 526, is owned by Plimley Motors Ltd. with the exception of City-owned Lot, South 26.5' of Lots 9 & 10, Block 288, D.L. 526 and a small portion of land dedicated for lane. A plan of the area is circulated.

The City-owned tax sale lot has been reserved from sale pending the possibility of an East-West lane being installed in the block. This City lot is approximately 26.5' x 100', zoned M-1, Light Industrial, and improved with an extremely old dwelling known as 2221 Pine Street, which is now vacant and beyond economic repair.

The only portion of lane in this block is a 10' strip, 33' in width, composed of the North 10' of the West 16' of Lot 15, and the North 10' of Lot 16, except the West 33'.

Representatives of Plimley Motors Ltd. have applied to the City to purchase the above noted City-owned lot and the dedicated lane for consolidation with abutting lands. The City Engineer recommends that the portion of dedicated lane be closed, stopped up and conveyed to the abutting owner, subject to the consolidation of the closed lane with the abutting lands.

The Director of Planning recommended that negotiations be entered into with the adjoining owner for consolidation of the lands. In this regard Plimley Motors Ltd. have submitted an offer to purchase the City property for $17,550.00 calculated as follows:

South 26.5' of Lots 9 & 10	$15,900.00
Sale of closed lane	1,650.00
	$17,550.00

FOR COUNCIL CONSIDERATION:

A) The matter of the direct sale of the South 26.5' of Lots 9 & 10 and 330 sq. ft. of lane to the abutting owner, based on the Director of Planning's recommendation, is submitted to City Council for consideration.

RECOMMENDED that:

B) In the event that City Council endorses the direct sale, it is recommended it be effected as follows:

i) Sale price of South 26.5' of Lots 9 & 10 and 10' strip of lane abutting the West 16' of Lot 15 and Lot 16 except West 33', be $17,550.00 plus taxes on the land only and registration fees.

ii) Vacant dwelling on South 26.5' of Lots 9 & 10 to be demolished by Plimley Motors Ltd. within 60 days.

iii) South 26.5' of Lots 9 & 10 to be consolidated with adjoining vacant Lot B of Lots 9 & 10.

iv) Strip of lane abutting to be consolidated with West 16' of Lot 15 and Lot 16 except West 33'."

Your Board submits the foregoing report of the Supervisor of Property & Insurance (A) for CONSIDERATION and (B) as a RECOMMENDATION.

PART II

S A L E S

RECOMMENDATIONS

7. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 32, D.L. 662 & 729, Plan #13271
W/S Ross Street between Waverley and 48th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
August Adfeldt	32	50.8' x 120.58' / 120.62'	$12,000.00	Cash	This lot is known to contain peat & no guarantee given to soil stability.

8. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, construction to be commenced within 18 months from date of Council's approval of the sale.

Re: Lot 4, Blocks 1 & 8, D.L. N½ 339
S/S 48th Ave. between Tyne St. & Boundary Road

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS
Frank Durante	4	40' x 157.86' / 157.88'	$12,000.00	City Terms @ 9-3/4%

* * * * * * *

FOR ADOPTION SEE PAGE(S) 117

JUL 7 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 7, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day re Personnel, Labour Matters, etc.

INFORMATION

The Council noted that the Mobile Health Centre will be opened at approximately 10:30 a.m. when the Council will be present. The location for this opening is on the lower level parking area, north entrance to the City Hall.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Public Hearing) dated June 18, 1970, be adopted after amendment to include Alderman Adams in those present and striking his name from those recorded as absent.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 23, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Financial Statements for 1969:
External Auditors

Mr. R. F. Gardiner of the firm of Griffiths and Griffiths explained to Council certain features of their 1969 financial statements, filed with the Council under date of April 18, 1970.

MOVED by Ald. Adams,
THAT this financial report be received.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

I. Study: City's Insurance Program and Requirements

The Board of Administration, under date of June 17, 1970, submitted a detailed report from the Director of Finance regarding study of the City's insurance program and requirements. Various recommendations are set out which the Board of Administration recommends be adopted. The Council is requested to consider, however, its policy regarding earthquake damage insurance.

The Deputy Director of Finance explained various features of this report, with the assistance of the City's insurance consultant, Mr. D. Macdonald.

The Council took action as follows:

MOVED by Ald. Bird,
THAT the 1½ years remaining of the main schedule fire insurance, extended coverage and malicious damage policy with Commonwealth Insurance Company be cancelled and replaced by a new three year policy with the consortium of 20 companies put together by the broker, Macaulay Nicolls Maitland & Co. Ltd.

- CARRIED

MOVED by Ald. Bird,
THAT the Burrard Marina, Arboretum, Mercantile, and Floater policies be cancelled and rewritten as part of the modified 'policy group', with earthquake coverage being deleted.

- CARRIED

MOVED by Ald. Bird,
THAT flood insurance and boiler explosion insurance be added to the modified 'policy group'.

- CARRIED

MOVED by Ald. Bird,
THAT the City insure, as a general principle, on 'new replacement value', rather than 'actual cash value'.

- CARRIED

MOVED by Ald. Linnell,
THAT $6,100 be provided from Contingency Reserve for the 1970 portion of the additional cost of the above.

- CARRIED

MOVED by Ald. Bird,
THAT the bridge insurance policies be brought up to 'new replacement value', adding approximately $8,000,000 to the insured value, at a cost of approximately $28,000 for three years.

- CARRIED

MOVED by Ald. Bird,
THAT $4.700 be provided from Contingency Reserve for the 1970 portion of the additional cost of bringing the bridge insurance up to new replacement value.

- CARRIED

MOVED by Ald. Broome,
THAT the City do not carry insurance for Burrard Amusements.

- LOST

cont'd....

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Study: City's Insurance Program and Requirements

MOVED by Ald. Bird,
THAT the PNE and Burrard Amusements be advised that if Burrard Amusements is to continue to be covered under the City policy then Burrard Amusements must pay the true cost of the coverage, as established by the underwriters of the policy.

- CARRIED

(Alderman Broome is recorded as voting in the negative)

MOVED by Ald. Bird,
THAT the Director of Finance and Supervisor of Property and Insurance be authorized to cancel the existing coverage and place new coverage in accordance with the recommendations of the Board of Administration in report dated June 17, 1970.

- CARRIED

Additional Earthquake Insurance

At this point the Council gave further study to the Board of Administration report respecting earthquake damage coverage on essential above ground buildings and underground facilities.

MOVED by Ald. Adams,
THAT no additional earthquake insurance be taken at this time.

(for Council action see Minutes of Council meeting of July 9, 1970)

The Council recessed at approximately 10:40 a.m. in connection with the Mobile Health Centre opening, following which, at approximately 11:00 a.m., an 'In Camera' meeting was held, the Council to reconvene in open session thereafter.

The Council reconvened in open session in the Council Chamber, at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS

The Council received delegations as follows:

1. Volunteer Bureau and Volunteers for Seniors (Mrs. Coinner) — Proposed Plan for Coordination and Subsequent Extension of Volunteer Services in the City

FOR COUNCIL ACTION SEE PAGES 5 - 7

DELEGATIONS (cont'd)

2. Mr. L. Sheppard (brief filed) — Acquisition of Property: Southeast Sector

FOR COUNCIL ACTION SEE MINUTES OF THE COUNCIL MEETING OF JULY 9, 1970.

3. B.C. Highland Dancing Association (Mr. Gallaher) (brief filed) — Grant Request

FOR COUNCIL ACTION SEE MINUTES OF THE COUNCIL MEETING OF JULY 9, 1970.

4. Mr. B.A. Rhuman (for petitioners) (brief filed, submitted on his own behalf - against) — Meteorological Tower Site

Department of Transport (Mr. Wright) (brief filed in support) — re above

FOR COUNCIL ACTION SEE MINUTES OF THE COUNCIL MEETING OF JULY 9, 1970

5. Junior Symphony Society (Mrs. Noel) — Grant Request

FOR COUNCIL ACTION SEE MINUTES OF THE COUNCIL MEETING OF JULY 9, 1970

6. (a) Gastown Improvement Association (Dr. R.M. Kaplan) (brief filed) — General Report: Gastown, Chinatown

(b) Townsite Committee (Mr. John Parker) (brief filed) — re above

(c) Chinatown Improvements Association (Mr. Frank Chang) (brief filed) — re above

(d) Community Arts Council (Mrs. H. Symonds) (brief filed) — re above

(e) Residents of Gastown (Mr. R. Coveney) (brief filed) — re above

FOR COUNCIL ACTION SEE PAGES 9 - 11

During consideration of the foregoing delegations, a short recess was observed.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Proposed Plan for the Coordination and Subsequent Extension of Volunteer Services in the City of Vancouver

The Board of Administration, under date of June 19, 1970, submitted the following report:

"Following discussions with the Director of Social Planning/ Community Development and the Acting Administrator, Social Service Department, the Medical Health Officer reports as follows:

'BACKGROUND

Since 1936 the Health Department has involved volunteer citizen participation in many Health Department programs. Full development of this program has not been possible because there has been no person on staff available to select, train, deploy and supervise volunteers. The need for extending this program has become more apparent since 1967 when the "60 and Up' geriatrics program revealed the need for a volunteer service to the older people of the city (see Appendix A).

In December 1969 the four City departments (Health, Social Service, Probation Services and Social Planning/Community Development) submitted a report which set up 5 service areas of the city (made up of groupings of the 21 local areas). When this report is fully implemented on completion of new space it will be possible to group the staffs of the four departments into shared premises, such staff serving the same geographical area. This will permit the sharing of specialized personnel to serve these four departments. Consequently a proposal to hire a Coordinator of Volunteers for one of these service areas was discussed and unanimously approved by the Joint Technical Committee of SP/CD on February 27, 1970.

The Joint Technical Committee also gave consideration to the Volunteers for Seniors program which has been established and functioning well since 1960. The Volunteers for Seniors Coordinator trains, deploys staff and supervises an activity program in nursing and rest homes designed to maintain the best possible level of physical and mental wellbeing (see Appendix B). This program, sponsored by the Volunteer Bureau of United Community Services, cannot be retained under UCS as this is a service program which must be operated by a voluntary agency or government department. The Joint Technical Committee of SP/CD, after lengthy consideration of alternatives, finally recommended that this program be operated by the City of Vancouver with continued Provincial Government support.

RECOMMENDATION

It is considered essential that these two programs lead to a coordinated, effective volunteer program. It is, therefore, proposed that

(a) The Health Department employ a Coordinator of Volunteers half-time July 1, 1970 - June 30, 1971 for one of the 5 service areas. The Coordinator of Volunteers will coordinate Health Department volunteer programs and develop a program for volunteer services to older people.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Plan for the Coordination and Subsequent Extension of Volunteer Services (cont'd)

(b) The Volunteers for Seniors program be transferred to the City of Vancouver April 1, 1971. The staff (coordinator and clerk) to be hired by the Health Department and initially seconded to the Medical Section, City Social Service Department.

(c) The Coordinator of Volunteers in the selected service area will assume responsibility for the Volunteers for Seniors program and incorporate this into the generalized program. The Volunteers for Seniors program will, therefore, function in the other four service areas and will be able to extend service to those nursing and rest homes now on the waiting list.

(d) The Coordinator of Volunteers be employed full-time from July 1, 1971 to June 30, 1972.

(e) The development of volunteer programs by the Coordinator of Volunteers in the service area will be guided by an inderdepartmental committee (SP/CD, City Social Service Department, Health Department and a representative of a voluntary agency active in the area). This committee will assist in evaluating the program and prior to the completion of the 2 year trial project, a plan will be prepared to extend the program to all five areas of the city. It is visualized on this basis that the Volunteers for Seniors program will be fused with the general program. By this time, the Health Department may not be considered to be the suitable department to operate this program, but a recommendation will be made in this regard.

This report has been discussed with the Business Manager of the City Hall Employees' Association, who could see no reason for union objection to use of volunteers as outlined in this report.

The matter has also been discussed with the Deputy Minister of Rehabilitation and Social Improvement who indicated that the government will give favourable consideration to the request for cost sharing in the Volunteers for Seniors program.

COSTS

July 1-December 31, 1970 (half-time)

Coordinator of Volunteers (P.G. 22)	$1,971.00
Clerk-Typist II (P.G.9)	1,116.00
	$3,087.00
Fringe Benefits (11%)	340.00
	$3,427.00
Car Allowance	150.00
	$3,577.00
General Expenses	
Telephone	30.00
Office Supplies	150.00
Volunteers and Training Supplies	120.00
	$3,877.00
Furniture and Equipment	750.00
TOTAL:	$4,627.00

The Comptroller of Accounts advises that the above amount was not included in the 1970 Budget Estimates of the Health Department and if approved would be provided from the Contingency Reserve.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Plan for the Coordination and Subsequent Extension of Volunteer Services (cont'd)

Your Board RECOMMENDS

1. That the volunteer program for 1970 as described by the Medical Health Officer be implemented. That -

   (a) The Director of Personnel Services be authorized to establish the classifications and pay grades for the new positions and submit same to the Board of Administration for approval.

   (b) The Comptroller of Accounts be authorized to provide funds in the Health Department 1970 appropriations in the amount of $4,627. to cover costs for the first six months of the pilot project.

2. That the 1970 Council recommend to the 1971 Council implementation of the balance of the 2-year trial volunteer program and the transfer of the Volunteers for Seniors program to the City of Vancouver. A report will be submitted to City Council in January 1971 for approval in advance of the 1971 budget.

3. That payment of the grant of $5,000. in 1970 to the Volunteers for Seniors program, which was recommended earlier by the Joint Technical Committee of the Department of Social Planning/Community Development and deferred by City Council pending receipt of this report, now be approved by Council. This is the same amount approved by Council in 1969 and is 50% recoverable under the Canada Assistance Plan.

In endorsing these recommendations your Board considered -

(a) The School Board has benefited from a volunteer program.
(b) The Museums use volunteers very effectively in the schoolchildren's programs.
(c) Although the Health Department has had a volunteer program for over 30 years it has been organized on a casual basis.
(d) There is an increasing body of opinion that social services will become far more effective if the resources of the community can be organized to help.

Earlier in the proceedings a representative of the Volunteer Bureau and Volunteers for Seniors appeared in support.

MOVED by Ald. Wilson,
THAT this report be approved.

- CARRIED BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

2. Grant: Outward Bound British Columbia

Further consideration was given to the application of Outward Bound British Columbia organization for a grant in the amount of $11,200. The Standing Committee on Finance, on May 14, 1970, recommended a grant of $5,250 subject to:

cont'd....

UNFINISHED BUSINESS (cont'd)

Grant: Outward Bound British Columbia (cont'd)

(a) the Director of Social Planning/Community Development reporting back at the year end on the disbursement of the grant.

(b) the selection of the boys being under the control and with the agreement of the Director of Social Planning/ Community Development.

MOVED by Ald. Phillips,
THAT a grant of $5,250.00 be approved as recommended.

- LOST

3. Grant: Vancouver Opera Association

Consideration was given to the application of the Vancouver Opera Association for a grant in the amount of $19,500, the Finance Committee having recommended $15,000 in rentable time of the Civic Theatre.

MOVED by Ald. Adams,
THAT a grant of $15,000 be approved, in rentable time of the Civic Theatre.

(carried)*

MOVED by Ald. Phillips, in Amendment,
THAT a grant of $15,000 be approved.

- LOST

The motion of Alderman Adams was put and,

- CARRIED BY THE REQUIRED MAJORITY *

4. Areas of Special Amenity: Gastown and Chinatown

Further consideration was given to the following motion, tabled on June 23rd for consideration at this time:

MOVED by Ald. Calder,
THAT, as Council is concerned with the well-being of Vancouver's historic area, Council designates both Gastown and Chinatown as areas of special amenity and requests that the Director of Planning ensure that no harmful developments are allowed to take place.

(lost)**

MOVED by Ald. Wilson, in Amendment,
THAT all the words in the motion after the words 'Director of Planning' be deleted and the following substituted therefor:

'report to the Council any application for a permit which may be considered to prejudice the Chinatown or Gastown development'.

- LOST

The motion of Alderman Calder was put and, - LOST **

UNFINISHED BUSINESS (cont'd)

5. General Report:
Gastown, Chinatown

Further consideration was given to the report of the Board of Administration dated June 18, 1970, regarding Gastown, Chinatown which reads as follows:

"The Director of Planning reports as follows:

'Council, on July 15th, 1969, in dealing with the Report of the Standing Committee on Planning, Development and Transportation, dated July 3rd, 1969, adopted the following recommendations:

"(c) that the Director of Planning report back on the Old Granville Townsite (Gastown), Hastings Street and Chinatown, dealing with the following subjects where applicable:

(i) specific projects which may be undertaken as public projects or projects to be carried out by the merchants jointly with the City which could be identified for the consideration of Council as part of the 1969 Capital expenditures or proposed Five-Year Plan expenses;

(ii) possible zoning changes;

(iii) further examination of protective or historic legislation and related matters;

(d) that in order to accommodate properly all aspects of the social situation, Council instruct the Director of Social Planning/Community Development to provide the necessary guidance."'

The Director of Planning has submitted a report dated June 12, 1970 describing proposed further action to be taken. This includes rezoning of the Gastown and Chinatown areas to CD-1 Comprehensive Development District and proposed further studies as recommended in the Restoration Report to establish over-all policies and a plan for the area. The Director of Planning recommends that Council:

'1. Instruct the Director of Planning to submit an application for rezoning of the Gastown-Chinatown areas as indicated, in accordance with the usual procedures.

2. Initiate the over-all Stage II studies outlined.

3. Endorse the proposed advisory committee as outlined in the report.

4. Endorse the use of a site office and instruct the Director of Planning to report back on a location for this purpose.

5. Authorize the recommended budget of $17,880 from the Contingency Reserve Fund for the proposed studies and authorize the addition to the Planning Department of the temporary staff indicated, subject to classification.

6. Establish a Committee of Council to negotiate with the Provincial Government on their financial involvement and on the use of Provincial legislation governing the control of historic areas.'

cont'd...

UNFINISHED BUSINESS (cont'd)

General Report: Gastown, Chinatown (cont'd)

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved with the understanding that any office accommodation be provided without cost to the City."

Earlier in the proceedings the Council received delegations and briefs on the subject matter.

It was agreed that the recommendations in this report be dealt with seriatim:

RECOMMENDATION No. 1

MOVED by Ald. Phillips,
THAT Recommendation No. 1 be approved.

(not put)

MOVED by Ald. Hardwick, in amendment,
THAT this recommendation be laid on the table for one week to obtain reports from the Director of Planning and City Engineer on the apparent conflict between the historical development of the area and the movement of traffic into the area.

(carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Phillips	Alderman Sweeney
Alderman Calder	Alderman Wilson
Alderman Hardwick	Alderman Bird
Alderman Rankin	His Worship the Mayor
Alderman Linnell	Alderman Broome
Alderman Adams	

The amendment was declared, - CARRIED *

The motion to table having carried, the motion of Alderman Phillips was not put.

RECOMMENDATION No. 2

MOVED by Ald. Wilson,
THAT this recommendation be approved and the Director of Planning submit a time table to the next regular meeting of Council.

(not put)

MOVED by Ald. Hardwick, in amendment,
THAT the Council approve the architectural-historical study but the other items set out in detail in section IV, page 3 of the report of the Planning Department dated June 12th, appended to the Board of Administration report of June 18th, be tabled pending a time table report from the Director of Planning to the next regular meeting of Council.

- CARRIED

The amendment having carried, the motion of Alderman Wilson was not put.

cont'd....

UNFINISHED BUSINESS (cont'd)

General Report: Gastown, Chinatown (cont'd)

RECOMMENDATION No. 3

MOVED by Ald. Bird,
THAT this recommendation be approved.

- CARRIED

RECOMMENDATION No. 4

MOVED by Ald. Adams,
THAT this recommendation be approved; it being understood any office accommodation will be provided without cost to the City.

- CARRIED

RECOMMENDATION No. 5

MOVED by Ald. Hardwick,
THAT this recommendation be tabled.

- CARRIED

RECOMMENDATION No. 6

MOVED by Ald. Hardwick,
THAT this recommendation be approved and the Corporation Counsel instructed to draw up an appropriate brief for the Committee's consideration.

- CARRIED

MOVED by Ald. Rankin,
THAT the Council receive next week, a Report Reference from the Director of Social Planning/Community Development with respect to Appendix 3-C of the Director of Planning's report of June 12, 1970 re 'The Social Survey and Evaluation'.

- CARRIED

(It was ascertained that the Director of Social Planning/Community Development will not be available from vacation until after August 1st and therefore, arrangements will be made for the Report Reference after that date.)

During consideration of the foregoing item it was agreed the Council continue in session until 5:30 p.m.

COMMUNICATIONS OR PETITIONS

1. Stanley and New Fountain Hotels

On June 23, 1970, His Worship the Mayor was requested to communicate with the owners of the Stanley and New Fountain Hotels asking a further deferment for thirty days in respect of decision on demolition of these hotels.

A communication was received from the Director of Army & Navy Dept. Store Limited referring to past delays and requesting the Council cause to be issued forthwith the contemplated development permit for demoliton of these hotels, effective September 1, 1970.

MOVED by Ald. Broome,
THAT this communication be received.

- CARRIED

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Stanley and New Fountain Hotels (cont'd)

MOVED by Ald. Phillips,
THAT the Council endorse the principle of purchasing the New Fountain and Stanley Hotels.

(Notice)

Notice was called and recognized by the Chair.

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

Leave of Absence:
Alderman Sweeney

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT leave of absence from the meetings of Council and Committees on Thursday, July 9th, 1970, be approved for Alderman Sweeney as per his request.

- CARRIED

Adjournment

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Council adjourn to reconvene on Thursday, July 9, 1970, at 9:30 a.m., in the Council Chamber, to continue with the regular Council business.

- CARRIED

The Council adjourned at approximately 5:45 p.m.

***

The foregoing are the Minutes of the Regular Council meeting, dated July 7, 1970, and the reports referred to are those on Page(s) .....

MAYOR

CITY CLERK

JUL 9 1970

CITY OF VANCOUVER

ADJOURNED COUNCIL MEETING

An adjourned meeting of the Council of the City of Vancouver was held on Thursday, July 9, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson.

ABSENT: Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

6. Acquisition of Property: South East Sector 59th Avenue, Doman Street, Asquith Avenue and McKinnon Street

The Board of Administration, under date of June 5, 1970, submitted a report with respect to acquisition of Block 6 in the South East Sector bounded by 59th Avenue, Doman Street, Asquith Avenue and McKinnon Street. The Corporation Counsel was authorized by Council in November, 1968 to expropriate and in February, 1969, was authorized to apply for a vesting order.

The owner does not wish to sell outright and prefers to effect an exchange of properties on an equitable basis. He is prepared to convey the property in exchange for a site of equal area in the new subdivision and is agreeable to pay any difference in value.

Further details in respect of Council policy regarding properties in the South East Sector are set out in the report.

On July 7th, the Council received representations on behalf of the owner.

MOVED by Ald. Broome,
THAT the representations made by the delegation on July 7, 1970, be received, and no further action be taken on this matter.

- CARRIED

7. Grant: B.C. Highland Dancing Association

The Council further considered application of the B.C. Highland Dancing Association for a grant of $750.00 to help defray expenses in connection with games held at Brockton Oval on July 4th.

A delegation in support of the request was received by the Council on July 7th.

MOVED by Ald. Wilson,
THAT a grant of $300 be approved.

- LOST

UNFINISHED BUSINESS (cont'd)

8. Site for Meteorological Tower

The Board of Administration submitted a report, under date of June 5, 1970, respecting the site of a proposed Meteorological Tower on City-owned site between Penticton and Slocan Streets, south of Grandview Highway south and north of the Beaconsfield Park. Details of the application and of the site are set out in the report of the Director of Planning, as submitted by the Board of Administration.

The Council heard representations on July 7th, for and against the application.

MOVED by Ald. Bird,
THAT City officials, in cooperation with representatives of the Department of Transport, endeavour to find a more suitable location for this tower.

(not put)

MOVED by Ald. Rankin,
THAT the proposed site referred to in the Board of Administration report be not approved.

- CARRIED

9. Grant: Junior Symphony Society

Further consideration was given to the application of the Junior Symphony Society of Vancouver for a grant of $5,000.

A delegation in support of the request was received by the Council on July 7th.

MOVED by Ald. Adams,
THAT the representations made by the delegation be received and no further action taken.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Low Cost Housing for Senior Citizens: South East Sector

A communication was received from Marion Construction Ltd. requesting permission to appear before Council to present a proposal for low cost housing for senior citizens in respect of land in the southeast section of Vancouver. It is proposed to lease the land for this project.

MOVED by Ald. Linnell,
THAT the Council receive a delegation as requested.

- CARRIED

2. Vancouver Rental Accommodation Grievance Board: Comments of Vancouver Tenants Council

The Council noted a communication from the Vancouver Tenants Council, under date of June 17, 1970, with respect to operation of the Vancouver Rental Accommodation Grievance Board. The request is made that a delegation be received to allow the organization to express views on the operation of the Board.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver Rental Accommodation Grievance Board (cont'd)

A communication was received from Mr.J.D. Henderson commenting favourably on the manner in which the Board dealt with his particular case.

MOVED by Ald. Adams,
THAT the communication from the Vancouver Tenants Council be received and no further action taken.

(split)

On request it was agreed the motion be split. The action, therefore, is as follows:

MOVED by Ald. Adams,
THAT the communication from the Vancouver Tenants Council be received.

- CARRIED

(The second part of Alderman Adams' motion, i.e. 'and no further action be taken', was not put)

MOVED by Ald. Linnell,
THAT a delegation be heard from the Vancouver Tenants Council, as per request.

- CARRIED

MOVED by Ald. Wilson,
THAT the communication from Mr. J. D. Henderson be received.

- CARRIED

3. Operation of Capilano Stadium

The Council received the following communication from the Board of Parks and Public Recreation, under date of June 24, 1970:

"At the June 22 meeting of the Board, the following minutes of the City Council, with respect to the Park Board's operation of the Capilano Stadium for the months of June to September inclusive, were considered:

'That the Council accept the Board of Parks and Public Recreation's offer for the management of Capilano Stadium during the summer season (June to September) for a trial period to determine if Capilano Stadium can be effectively and economically used by amateur sports, on the following conditions:

(a) no capital improvements
(b) budget to be submitted, the Board to pay 1/2 of any operating deficit.
(c) the Board to submit suggested future uses for the Stadium after the trial period.
(d) joint usage of the building facilities being worked out with the Social Planning/Community Development Department.
(e) in due course, the Social Planning/Community Development Department to be placed in charge of the operation of Capilano Stadium.'

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Operation of Capilano Stadium (cont'd)

Board members were very disturbed by condition (e) and requested me to obtain clarification of this point as it was agreed that the Social Planning/Community Development Department is not an operating department as such, and as this is a recreational facility, the Board felt maintenance and operation of the stadium should remain with the Board of Parks and Public Recreation if it is decided to continue to operate the stadium on a recreational basis. Will you please clarify this point for report to the Board.

The Board has made arrangements to operate the stadium for the summer for use by softball and baseball and as many other recreational sports as can be fitted in.

Will you please advise me as soon as possible on this matter."

It was pointed out that the Council resolution does not, in fact, determine the matter of future operation of Capilano Stadium and therefore the Council reviewed its motion of June 9th in this respect, which is quoted as follows:

"THAT the Joint Technical Committee of the Social Development Committee investigate multiple recreational uses of Capilano Stadium, including use by the Art Gallery and use for sport activities, for recommendation to Council by September 1, 1970, with a view in due course to the Social Planning/ Community Development Department being placed in charge of the operation of Capilano Stadium."

MOVED by Ald. Hardwick,
THAT the communication from the Park Board be received and that Board be referred to the precise wording of the Council's resolution respecting future operation, as set out in the Council Minutes of June 9th, 1970;

FURTHER the Park Board be informed the City Council will be receiving a report from the Director of Social Planning/Community Development and at that time the Council will be interested in receiving the Park Board's views.

- CARRIED

4. Use of Existing Building, 3443 Dunbar Street (Climax Gardens Enterprises Ltd.)

The Council noted a communication from Climax Gardens Enterprises Ltd. respecting consideration by Council of an application to develop on a location at 18th Avenue and Dunbar Street.

The Council was informed the Board of Administration will be submitting a report on the matter to Council for its consideration at the next meeting.

MOVED by Ald. Adams,
THAT this communication be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. Emergency Youth Hostels: Armories

His Worship the Mayor presented copy of a telegram from the Secretary of State advising the Government has decided to make a certain number of D.N.D. Armories available for use as emergency hostels for itinerant and transient youth this Summer. It is stated that in Vancouver the Beatty Street Armory will be used for the purpose.

MOVED by Ald. Wilson,
THAT this telegram be received and referred for consideration of Council under 'New Business'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 3, 1970

Works and Utility Matters

(i) Disposal of Toxic and Flammable Liquid Wastes (Clause 10)

The Council considered Board of Administration report submitting information from the City Engineer respecting disposal of toxic and flammable liquid wastes as set out in this clause.

MOVED by Ald. Wilson,
THAT this clause be approved after inserting the words,

'and advise on methods'

in the second line of the recommendation following the words 'up-date its report'.

- CARRIED

MOVED by Ald. Broome,
THAT the City Council inform the Greater Vancouver Sewerage and Drainage Board it considers disposal of this material as a function of the Sewer Board and the Council requests that Board take action in respect of suitable disposal of such materials, to include the matters of suitable methods and sites for such disposal.

- CARRIED

(ii) Tender: Supply and Delivery of 4", 6", 8", 12", 16" and 18" Water Pipe (Clause 18)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested, but not later than July 14, 1970.

(iii) Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 9 inclusive and 11 to 17 inclusive of the report of the Board of Administration (Works and Utility matters), dated July 3, 1970, be adopted.

- CARRIED

At this point the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service & Health Matters

(i) Laburnum Trees (Clause 1)

MOVED by Ald. Hardwick,
THAT this clause be adopted after adding the words 'on public property' to part (1) of the recommendation of the Medical Health Officer.

- LOST

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated July 3, 1970, be adopted, and Clause 2 received for information.

- CARRIED

Harbours and Parks Matters

Damage to Trees on Street Boulevards
(1400 block Nelson Street)

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated July 3, 1970, be received and a copy furnished to the Park Board for information.

- CARRIED

Building and Planning Matters

(i) Fire Damage:
Suite at 1926 Ferndale Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

(ii) Proposed Addition to Existing Senior Citizens Apartment Building:
1966 East 19th Avenue (Clause 3)

MOVED by Ald. Bird,
THAT this clause be adopted and in respect of proposed floor space ratio change, approval be granted accordingly.

- CARRIED

(iii) Development Permit Application within the Fairview Slopes Area:
605 West 8th Avenue (Clause 5)

MOVED by Ald. Hardwick,
THAT the development permit referred to in this clause be not authorized and the Director of Planning requested to bring in a report on the rezoning of the Fairview Slopes area forthwith.

(not put)

MOVED by Ald. Bird, in amendment,
THAT the development permit be withheld pursuant to provisions of the City Charter, Section 570, to permit a Report Reference by the Director of Planning on,

(a) this development permit application
(b) the rezoning application re the Fairview Slopes area.

- CARRIED

The motion of Alderman Bird having carried, the motion of Alderman Hardwick was not put.

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

Building and Planning Matters (cont'd)

(iv) Shannon Estates: Granville and 57th Avenue
Extension of Development Permit #44070 (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

(v) Roof Signs: Neon Products Ltd.)
Roof Signs: General) (Clause 8)

(a) The Board of Administration submitted a report of the Director of Planning for the information of Council in respect of three outstanding applications for roof signs received from Neon Products Limited on sites at the following locations:

8593 Granville Street
1541 West Broadway

It is pointed out that there is a proposed amendment to the Zoning and Development By-law for consideration at a Public Hearing. If the amendment is passed, such signs generally will not be permitted.

Neon Products Limited requests an opportunity to appear before the Council on the matter.

MOVED by Ald. Bird,
THAT these development permit applications be withheld pending the Public Hearing on the proposed By-law amendment to control roof signs.

- CARRIED

(b) The Council noted a communication from the Town Planning Commission, dated July 2, 1970, asking the Council consider making application to the Legislature to obtain a Charter Amendment enabling the City to require the removal of all roof signs in the City within a reasonable period.

MOVED by Ald. Wilson,
THAT the foregoing proposal of the Town Planning Commission be referred to Council when considering Charter Amendments and in the meantime, the Corporation Counsel be instructed to prepare a report on the suggestion for consideration at that time.

- CARRIED

(vi) Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated July 3, 1970, Clauses 2 and 4 be adopted and Clause 7 received for information.

- CARRIED

Licenses and Claims Matters

Claim of Phyllis Prochera

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Licenses and Claims matters), dated July 3, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

Fire and Traffic Matters

(i) Fire Department Annual Report (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Fire and Traffic matters), dated July 3, 1970, be adopted.

- CARRIED

(ii) Fire Dispatch Panel (Clause 2)

The Board of Administration advised that, in connection with offers to supply Fire Dispatch Panel, the low bid submitted was from Glenayre Electronics Ltd., at a total cost of $2,638.50, plus 5% Provincial Sales Tax. The lowest bid submitted for a panel manufactured by union labour was submitted by Humble Manufacturing Co. Ltd., at a cost of $2,648.80, plus 5% Provincial Sales Tax.

MOVED by Ald. Adams,
THAT the low bid of Glenayre Electronics Ltd. at a total cost of $2,638.50, plus 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

(not put)

MOVED by Ald. Wilson, in Amendment,
THAT the bid of Humble Manufacturing Co. Ltd., at a cost of $2,648.80, plus 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

(carried)*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
His Worship the Mayor	Alderman Linnell
Alderman Bird	Alderman Broome
Alderman Wilson	Alderman Adams
Alderman Calder	
Alderman Phillips	
Alderman Hardwick	
Alderman Rankin	

The Amendment was declared, - CARRIED*

The Amendment having carried, the motion of Alderman Adams was not put.

Finance Matters

(i) Children's Jubilee Summer Camp
Donation of Rowboats (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated July 3, 1970, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) Request for Certain City Equipment:
Native Daughters of B.C. (Clause 3)

The Board of Administration submitted report of the Purchasing Agent advising the Native Daughters of B.C. have requested an old Council Chamber chair and stove be donated to the organization for display at the Old Hastings Mill store museum. The value is estimated at $50.00.

MOVED by Ald. Adams,
THAT this Civic equipment be donated as requested.

- CARRIED BY THE REQUIRED MAJORITY

(iii) Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Finance matters), dated July 9, 1970, Clauses 2 and 4 be adopted and Clause 5 received for information.

- CARRIED

B. Personnel Matters,
Supplementary, July 3, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 3, 1970, be adopted.

- CARRIED

C. Property Matters, July 3, 1970

(i) Demolition of Houses on Lots 6 - 9
Proposed Public Housing Project:
S/S 3rd Avenue, betw. Burrard and Cypress Streets
(Clause 2)

The Board of Administration submitted report of the Supervisor of Property and Insurance respecting demolition of houses on Lots 6 - 9, S/S 3rd Avenue between Burrard and Cypress Streets. The lots are required in connection with a consolidation scheme to make one 100' apartment site.

A communication from the Kitsilano Area Resources Council objects to this demolition of the houses in view of the fact these houses are presently occupied, and because of the need for housing.

MOVED by Ald. Adams,
THAT the house at 1872 West 3rd Avenue be demolished forthwith in view of its poor condition and the Supervisor of Property and Insurance be requested to endeavour to relocate the sub-tenants in this house;

FURTHER the Board of Administration be requested to report back in respect of the houses on the remaining lots.

- CARRIED

MOVED by Ald. Linnell,
THAT the communication from the Kitsilano Area Resources Council be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

(ii) Cancellation of Sale of Lot 1:
Ken B. Wakefield (Clause 3)

The Board of Administration submitted report of the Supervisor of Property and Insurance in respect of request by the purchaser, Mr. Wakefield, of Lot 1, S/S 48th Avenue between Tyne and Boundary Street, that the sale of this lot to him be cancelled and deposit of $600.00 refunded because financing arrangements have not materialized.

MOVED by Ald. Calder,
THAT the request be granted and the deposit returned accordingly.

- CARRIED

(iii) Sale of Residential Lots (RS-1):
S.E. Sector (Clause 4)

The Board of Administration submitted report of the Supervisor of Property and Insurance as a result of sales of residential lots (RS-1) in the Southeast Sector. It is concluded that the reaction to the sale of these lots on the basis set by Council has been limited.

MOVED by Ald. Phillips,
THAT the balance of unsold RS-1, Single Family Residential Lots, in Area 'C' of the Southeast Sector, be placed on the market at a fixed price, without restrictions regarding the purchaser or the time within which the lots should be developed.

- CARRIED

(iv) Continental Hotel:
Residence for Transient Women (Clause 5)

In connection with this clause the Board of Administration filed an addendum of information dealing particularly with the rent and tax features and matters pertaining to repair and maintenance.

MOVED by Ald. Wilson,
THAT this clause be received for information, including the addendum from the Board of Administration.

- CARRIED

(v) Gordon House Day Care
1100 Block Pendrell Street (Clause 6)

MOVED by Ald. Phillips,
THAT this clause be adopted, except recommendation (b) which be reworded as follows and adopted:

> 'The agreement to be at a nominal rental for one year certain, subject to 3 months' notice of cancellation thereafter, and drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.'

- CARRIED

(vi) Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 7 of the report of the Board of Administration (Property matters), dated July 3, 1970, be adopted.

- CARRIED

JUL 9 1970

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council recessed at 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: Alderman Sweeney (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

D. Fire Department - Disposition of Fireboat J.H. Carlisle and Deployment of Personnel

It was agreed to defer the report of the Board of Administration dated June 22, 1970, re Fireboat J.H. Carlisle and Deployment of Personnel, pending the hearing of delegations as requested, except that it was

MOVED by Ald. Linnell,
THAT the following recommendation 2, proposed by the Fire Chief, be adopted:

"that, to complete the provision of land based protection for the False Creek area, authority be granted for tenders to be called for the two remaining 1,500 g.p.m. pumpers in September 1970 for delivery at the earliest possible date in 1971. These pumpers to replace two 1,050 g.p.m. pumpers scheduled for replacement in accordance with the programme of apparatus replacement approved by City Council at their meeting of February 17, 1970."

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

F. Food Handling

The Board of Administration under date of June 15, 1970, submitted a report on food handling, pursuant to Council's request. In this report details are submitted by the Medical Health Officer in respect of the food handling control program. The following is extracted from the Medical Health Officer's report:

"If a training program for food handlers is considered to be the most promising solution to the problem of public protection, a very large educational program would be required for the estimated 20,000 food handlers in Vancouver. If it is the wish of Vancouver City Council to adopt a policy favouring training and certification of food handlers in Vancouver then a series of negotiations and studies would be carried out by the Health Department to include -

1. Exploration with the Vancouver School Board of the practicability and cost of an adult education program in food handling. These discussions would include reference to problems of staffing the instructional program and would be based on the assumption that the cost of this program would be borne by the persons receiving the training program (or by the employers on their behalf).

2. Examination of procedures and costs of carrying out the examination of food handlers to select those meriting certification.

3. Determination of the extent of the City of Vancouver's commitment required for the staffing of the co-ordinating and supervisory functions in relationship to this program.

4. Discussion with representatives of the food industry re the most practical program that would receive their support. The principle of food handler training is already supported by the Canadian Restaurant Association and also by some of the major employers of food handlers in Vancouver.

5. Discussions of necessary health by-law changes with the City of Vancouver Law Department."

The Board of Administration recommends the Health Department be authorized to prepare a plan in accordance with the five steps outlined above.

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved and a copy of the report of the Board of Administration be forwarded to the appropriate officials of the Provincial Government.

- CARRIED

G. Proposed Camosun Park Extension:
University Endowment Lands

The Board of Administration under date of June 30, 1970, submitted a report of the Director of Planning on a communication from the Park Board requesting the Provincial Government turn over all lands between 25th Avenue, 29th Avenue, 16th Avenue and Imperial Road, to the City for park purposes, and extend the City boundary westward around the proposed large park. Historical information is contained in the Director of Planning's report with details of the proposed location and park development.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Proposed Camosun Park Extension:
University Endowment Lands (Cont'd.)

MOVED by Ald. Adams,
THAT the Park Board communication and information submitted from the Board of Administration and Director of Planning be received.

- CARRIED

H. Salary and Classification Review - Certain Clerical Positions (Museums)

The Board of Administration under date of July 2, 1970, submitted a report of the Director of Personnel Services in the matter of Salary and Classification Review of 11 clerical positions in the City Museums Department. The following is extracted therefrom:

"The recurring annual cost of this proposal, calculated at the final step in the applicable pay range at 1970 rates and including fringe benefits, will be approximately $884. The Comptroller of Accounts advises that the additional funds for 1969 (6 months) and 1970 (12 months) estimated at $354 are available within the 1970 Departmental budget.

The Acting Director of Museums is in agreement with all of the above recommendations.

The Assistant to the Business Manager of the Vancouver City Hall Employees' Association concurs with all of these recommendations except the position of Clerk Typist II, occupied by M. Waldron.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
C.A. Pointer	Clerk Stenographer III, Pay Grade 13 ($441-526)	No change	
J.A. Davis) M. Anderson) E.D. Stott) R.A. Gosling)	Clerk Stenographer II, Pay Grade 10 ($389-459)	No change	
P.S. Bredavs	Clerk Stenographer II, Pay Grade 10 ($389-459)	Clerk Stenographer III, Pay Grade 13 ($441-526)	July 1, 1969
M.A. Waldron	Clerk Typist II Pay Grade 9 ($372-441)	No change	
V.N. Maye	Telephone Operator Typist II Pay Grade 9 ($372-441)	No change	
B.J. McCormack	Clerk Typist I Pay Grade 5 ($319-372)	No change	
E.M. Ferguson	Clerk II Pay Grade 12 ($422-502)	No change	
E.W. Burton	Museum Clerk Attendant, Pay Grade 10 ($389-459)	No change	

"

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Salary and Classification Review -
Certain Clerical Positions (Museum) (Cont'd.)

The Board of Administration recommends adoption.

A communication was received from the Vancouver City Hall Employees' Association requesting the position of Clerk Typist II (M. Waldron) be referred for consideration.

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Board of Administration and the Director of Personnel Services be adopted, with the exception of that portion dealing with the Clerk Typist II position (M. Waldron) which be referred back to the Board of Administration.

- CARRIED

I. Earthquake Insurance

The Council considered further the report of the Board of Administration dated June 17, 1970, in regard to that portion relating to additional earthquake insurance. The remaining items in this report were dealt with by Council on July 7, 1970.

MOVED by Ald. Adams,
THAT no additional earthquake insurance be taken at this time.

(Lost)

MOVED by Ald. Linnell, in Amendment,
THAT the Council issue a firm order for $10,000,000 earthquake insurance coverage on underground utilities with $1,000,000 deductible, to Lloyds of London at an estimated cost of $75,000 for three years.

(Lost)

The Amendment of Alderman Linnell was put. A tie vote resulted and, therefore, the Amendment was declared - LOST

The Motion of Alderman Adams was put. A tie vote resulted and, therefore, the Motion was declared - LOST

No further action was taken at this time.

J. Report of Standing Committee on
Planning and Development, June 25, 1970

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated June 25, 1970, be received.

- CARRIED

K. Report of Official Traffic Commission,
June 22, 1970

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission, dated June 22, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing Portion of the West Side of Clarendon Street, North of 41st Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of Clarendon Street dedicated by the deposit of Plan 1707 is surplus to our highway requirements; and

WHEREAS the abutting owner wishes to acquire the surplus portion of road;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 1707, described as follows:

BEGINNING at the south east corner of Amended Lot 11C (see 276493-L), Block 14, District Lot 394, Group 1, New Westminster District, Plan 1707;

THENCE N 1° 03' E, 17 feet, following in the easterly limit of said Amended Lot 11C to the point of commencement;

THENCE N 1° 03' E, 55.12 feet, continuing in the easterly limit of said Amended Lot 11C;

THENCE southeasterly 55.65 feet, more or less, in the arc of a circular curve to the left of radius 1,586.0 feet to intersection with a line drawn S 88° 31' E, 7.22 feet from the point of commencement;

THENCE N 88° 31' W, 7.22 feet to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 17, 1970, and marginally numbered LF 5422, a print of which is hereto annexed, be closed, stopped up, conveyed and subdivided with the abutting Amended Lot 11C (see 276493-L).

- CARRIED

2. Noise

Alderman Bird and Alderman Wilson submitted the following motion:

"THAT WHEREAS with the increasing industrialization and traffic congestion in the City of Vancouver the control of objectionable noise has taken on an increased importance;

AND WHEREAS the control of these objectionable noises has been the subject of prolonged study by various authorities;

. . . Cont'd.

MOTIONS (Cont'd.)

Noise (Cont'd.)

AND WHEREAS the benefit of this research should be made available to permit the City to revise and improve existing legislation for the control of noise;

THEREFORE BE IT RESOLVED that a special committee of Council be struck to study the various measures adopted in other jurisdictions to control noise and to recommend to Council any necessary amendments to By-law No. 2531 being 'a By-law for the Abatement and Control of Noise in the City of Vancouver' and By-law No. 4338 being 'a By-law for the Abatement and Control of Objectionable Noises Emanating from Motor Vehicles in the City of Vancouver'."

(Notice)

Notice was called and recognized by the Chair accordingly.

3. Leave of Absence: Alderman Calder

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Alderman Calder be granted leave of absence for one week, commencing July 27th.

- CARRIED

4. Planning Department Reports to Council: Major Issues

Alderman Hardwick submitted the following motion:

"THAT the Planning Department be instructed to amend methods of reporting to Council on major issues, such as Gastown, so that

(a) background information,
(b) policy questions, and
(c) alternative action programs,

are clearly set out for Council's consideration."

(Referred)

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the subject matter in the foregoing motion be referred to the appropriate Standing Committee for consideration.

- CARRIED

5. Purchase of 1969 Radar Set (Police)

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT approximately $1,400.00 be approved to the Police Department for the purchase of a 1969 radar set for use by the Traffic Department of the Police.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Vancouver Tour Guide Services

referred to the organization of 'Vancouver Tour Guide Services' operated by University students and requested, for a three months period,the Guide Services personnel only be given pass privileges to the various civic facilities as appropriate.

MOVED by Ald. Calder,
THAT His Worship be authorized to arrange these pass privileges as he considers advisable.

- CARRIED

Alderman Hardwick - West End Traffic Report

requested the Board of Administration advise of the status of the West End Traffic Report.

Alderman Hardwick - Car Wash, Hornby Street

enquired respecting the necessity of the operation of a car wash on Hornby Street having to receive the consideration of the Board of Variance with respect to Sunday operation.

Having received an oral report from the Deputy Corporation Counsel on the matter, it was requested by Alderman Hardwick that the Corporation Counsel report on the reason for involvement of the Board of Variance in Sunday operation in respect of downtown car wash operations.

His Worship so directed.

Alderman Wilson - Procedure re Issuing of Licenses

requested a Report Reference relative to the procedure of issuing licenses and referred in particular to certain cases brought to his attention by way of complaints.

Commissioner Sutton Brown explained the procedure and requested details of any particular cases of complaint be brought to the attention of the Director of Permits as it is understood the present system is working satisfactorily.

Alderman Rankin - Retirement Age: Females

enquired with respect to the maximum retirement age for females. Commissioner Ryan explained the matter had been reviewed and when the matter of including the female personnel in the same retirement provisions as applies to male staff members generally, i.e. 65,was taken up with such personnel, the majority rejected the proposal.

Alderman Hardwick - Downtown Report

requested the Board of Administration advise at the next regular meeting when the Downtown Report will be available.

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Phillips - Jericho Hostel for Transients

referred to a statement in the press by a Canadian Youth Hostel representative that there were considerable delays in commencing the hostel operation at Jericho, due to so much City 'red tape'. Commissioner Sutton Brown reported on the details of the discussions with the Canadian Youth Hostel representative, and that it is expected the development permit involved will be cleared at the next meeting of the Technical Planning Board.

Alderman Phillips - Lights: Swangard Stadium

enquired if the lights at the Capilano Stadium could be transferred for use at Swangard Stadium. Commissioner Ryan reported explaining why this would not be considered practical.

Alderman Bird - Sites for Public Housing

enquired with respect to reports from the Planning Department on sites for public housing, particularly senior citizens' housing in the western part of the City. Commissioner Sutton Brown advised there is a resolution of Council, instructing the Planning Department to continue investigating the matter of suitable sites for public housing projects. However, there does not appear to be any suitable sites available, apart from the South East Sector.

Alderman Bird - New System: Road Marking

referred to a new system for road marking and enquired of the City Engineer's opinion in this regard.

Commissioner Ryan advised that it is his understanding the City Engineer has a new machine on order which does involve a new system of operation.

NOTICE OF MOTION

Left Turns: Signalized Intersections

Alderman Wilson submitted the following Notice of Motion which was recognized by the Chair:

"THAT the City Traffic By-law be amended to restrict left turns at all signalized intersections, except those intersections provided with left turn signals or left turn bays."

(Notice)

NEW BUSINESS

Itinerant and Transient Youth: Beatty Street Armoury

Council considered a telegram dated July 8th from the Secretary of State on the matter of the use of the Beatty Street Armoury as an emergency hostel for itinerant and transient youth this Summer. Details are set out in the telegram.

It was agreed His Worship investigate the details of this matter as quickly as possible and ascertain what particular assistance the Secretary of State expects from the City of Vancouver.

The Council adjourned at approximately 3:00 p.m.

* * * * *

The foregoing are the Minutes of the Adjourned Council dated July 9, 1970, and the reports referred to are those on Page(s) 181-233..

MAYOR

D/CITY CLERK

JULY 3RD, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Encroachment on to lane at rear of West Half of Lot 4, Block 56, D.L. 185, S/S Robson Street West of Cardero Street

"A new development is to be constructed on the west half of Lot 4, Block 56, D.L. 185. At the present time there is a garage on a concrete foundation at the rear of the property whichextends approximately 11 inches onto the 33 foot lane. The applicant requests this encroachment be validated.

I RECOMMEND that the encroachment of the garage onto the lane abutting the west half of Lot 4 be validated in accordance with the Encroachment By-law, the rental to be $18.00 per annum in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of W/S Clarendon Street North of 41st Avenue

"The owner of Amended Lot C, Block 14, D.L. 394, N/W corner 41st Avenue and Clarendon Street has made application to subdivide his property into two lots. There is a jog in Clarendon Street across 41st Avenue and Clarendon Street is to be widened from 66 feet to 86 feet. To eliminate the jog and make a street 86 feet in width, a portion of Lot 11 is required for the widening of the street, and a portion of street is surplus to our highway requirements. The south 17 feet of Lot 11 is also required for the widening of 41st Avenue.

I RECOMMEND that the portion of road shown outlined red on plan marginally numbered LF 5422 be closed, stopped and up and conveyed to the owner of Lot 11 in exchange for the portionof Lot 11 required for street purposes, the closed portion of street to be subdivided with Lot 11."

Your Board RECOMMENDS that the foregoing be approved.

3. Leasing of Argyle Street South of Kent Avenue South

"An application has been made by B.C. Monumental Works Ltd. to lease Argyle Street from Kent Avenue South to the Fraser River. The applicant has been using portion of the street for several years and the balance of the street is in an untidy condition and partly covered with brush.

I RECOMMEND that Argyle Street between the southerly limit of Kent Avenue South and the Fraser River be closed, stopped up and leased to the B.C. Monumental Works Ltd. subject to the following conditions:

a) The term of the lease to be for a 10 year period subject to a one year's notice of cancellation if required for municipal purposes.

b) The rental to be $50.00 per month, subject to review after five years in accordance with the recommendation of the Supervisor of Property & Insurance.

c) The ditch on the easterly side of the lease area to be kept clear and open at all times by the Lessee.

d) The brush to be removed by the Lessee.

e) The lease area to be kept in a neat and tidy condition.

f) At the termination of the lease the site to be left in a condition satisfactory to the City Engineer.

g) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer on Trinity Street from East of Kamloops Street to Nanaimo Street

"T.V. inspection shows this old sewer is in very poor condition. The estimated cost of relaying is $18,500.

I RECOMMEND that $18,500 be appropriated from Account Code 0116/7904, 'Reconstruction and Relief - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer on 30th Avenue from 350 feet East of St. George Street to St. George Street.

"T.V. inspection prior to proposed paving shows this old sewer is in very poor condition. The estimated cost of relaying is $8,000.

I RECOMMEND that $8,000 be appropriated from Account Code 0116/7903 "Prior to Paving - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer on Pender Street from Slocan Street to Penticton Street.

"T.V. inspection prior to proposed paving shows this old sewer is in poor condition. The estimated cost of relaying is $11,500.

I RECOMMEND that $11,500 be appropriated from Account Code 0116/7903 'Prior to Paving - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

7. Closing Lane East of Rupert Street North of B.C. Hydro Right-of-Way

"The assembly of lands for a potential housing project (FP 13) requires the closing of the lane east of Rupert Street from the B.C. Hydro right-of-way to the lane north.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF.4313 be closed, stopped up and title taken thereto and the closed lane be subdivided with the abutting City lands."

Your Board RECOMMENDS that the foregoing be approved.

8. Sewer on York Avenue from mid-block Manhole West of Arbutus Street to Arbutus Street

"T.V. inspection shows this old sewer is in poor condition. It is also too small and, in this area, should be replaced with a larger twin sewer, preparatory to eventual sewer separation.

The estimated cost of the new twin sewer is $11,900.

I RECOMMEND that $11,900 be appropriated from Account Code 0116/7904 'Reconstruction and Relief - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

9. Sewage Disposal System Connection W. B. Brown, 3635 Turner Street

The Medical Health Officer reports as follows:

"The owners of 3635 Turner Street were requested to have their premises connected to the City sewer system. However, they advise that they are unable to comply with our order and they have authorized the work to be done by the City and costs be added to the tax roll for the above property."

Your Board RECOMMENDS:

(a) That the City Engineer be authorized to provide the usual sewer connection on the City property and the Building Inspector to approve the submitted account for the balance of the connection when completed to the Building Inspector's satisfaction.

(b) That the charges for the above work be added to the tax roll on the property at 3635 Turner Street.

10. Disposal of Toxic and Flammable Liquid Wastes

The City Engineer reports as follows:

"In April, 1970, the Municipality of Burnaby closed its Stride Pit disposal area to receipt of 'liquid wastes' from surrounding municipalities. This created an immediate problem for certain 'liquid waste' collectors and certain industries and commercial operations. As a result, representations have been made to His Worship the Mayor and certain members of Council and to the Medical Health Officer, the Director of Permits and Licenses and to the City Engineer, pointing out the difficulties which have developed in connection with disposal of these kinds of wastes and seeking an early solution to the problem.

In 1968, anticipating the general growth of this kind of problem in the Greater Vancouver area, I discussed it with the Commissioner for the Greater Vancouver Sewerage and Drainage District, as a result of which he recommended to his Administration Board that he be authorized to undertake an investigation of the subject. On January 30, 1969, his Board authorized the investigation and in November, 1969, the Commissioner submitted his report to the Sewerage District. I quote the conclusion of that report:

> 'Conclusion
> Disposal of toxic and flammable liquid trade wastes in the Greater Vancouver area does not warrant, at this time, the establishment of a regional disposal system by a public organization. It has been generally accepted that disposal of difficult wastes is the responsibility of the industry generating the wastes and no justification can be seen for any change in this philosophy. Specific problems should be dealt with on an individual basis as is done to control air pollution; that is, by adequate regulations to control disposal coupled with strict enforcement of such regulations.'

Since that report was received, Metropolitan Seattle has become concerned about facilities for handling oily wastes. Also since that time, the Greater Vancouver Regional District has established a committee on waste disposal, and I believe that committee has in mind the problem that may be developing respecting disposal of toxic and flammable liquid wastes.

I have recently discussed this situation with Commissioner Bunnell of the Greater Vancouver Sewerage and Drainage District, and we both recognize, apart from the problems put to us by the businesses and industries to which I have made reference, there is the rapidly growing concern that both the municipal sewerage systems and the Sewerage District systems and disposal plants can become adversely affected at an increasing rate, if adequate solutions are not found for the handling of these materials.

If Council approves the recommendation herein, I shall supply the Sewerage District with what information we have received, including the representations which have been made to His Worship the Mayor and the civic departments referred to.

This recommendation is being submitted on behalf of the City Medical Health Officer, the Director of Permits and Licenses and the City Engineer.

AMENDED SEE PAGE 186

I recommend that Council request the Greater Vancouver Sewerage and Drainage Board to up-date its report on the Disposal of Toxic and Flammable Liquid Wastes and that, of course, examination be coordinated with whatever work is being done by the Regional District's committee on waste disposal."

.... Cont'd.

Clause 10 Cont'd.

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

11. Closing a Portion of the Lane South of Georgia Street West of the Lane West of Glen Drive in Block 95, D.L. 181-B.C. Tube Supply Ltd.

The Deputy City Engineer and Supervisor of Property & Insurance report as follows:

"An application has been received from B.C. Tube Supply Ltd. to acquire a portion of the lane south of Georgia Street west of the lane west of Glen Drive. This portion of lane is dead-end and unopened.

The Company owns Lot E of Block 120, D.L. 181, and is acquiring adjoining Lot F from the Burlington Northern Railway. The applicant is acquiring a portion of Lot C in Block 95, D.L. 181 (being Railway right-of-way) and wishes to acquire the portion of lane to make possible a railway track within a proposed building on Lot F.

There are two easement areas in Lots E and F which will have to be cancelled, to which the B.C. Hydro has agreed.

We recommend that the portion of lane in Block 95, D.L. 181, coloured red on plan marginally numbered LF 5423, be closed and stopped up and sold to the owner of Lots E and F, Block 120, D.L. 181, subject to the following conditions:

(a) The sale price to be $400.00;

(b) The closed lane to be consolidated with Lots E and F of Block 120, D.L. 181, and a portion of Lot C, Block 95, D.L. 181, as shown on a plan of subdivision prepared by J. E. Hermon, B.C.L.S. and attested to on the 24th day of April 1970;

(c) The utility easements at the southeast corner of Lot E and the northeast corner of Lot F to be cancelled;

(d) The poles in the aforementioned utility easements to be removed, to the account of the applicant, to the City Engineer's satisfaction."

Your Board
RECOMMENDS that the foregoing report of the Deputy City Engineer and Supervisor of Property & Insurance be adopted.

12. Tender No. 46-70-1 - Supply of Sewer and Waterworks Grey Iron Castings

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on May 25, 1970, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

The 5% Provincial S.S. Tax is in addition to all prices shown in this report and in the working tabulation.

Funds for the purchase of these supplies are provided in the Revenue and Capital Budget.

.... Cont'd.

Clause 12 Cont'd.

This tender call was for 25 items. The total costs shown below are estimated only, and are based on anticipated requirements for 12 months.

We recommend acceptance of the low bids as follows:

Dobney Foundry Ltd.

11 items at a total cost of $74,204.88.

McLean & Powell Iron Works Ltd.

8 items at a total cost of $3,889.20.

Mainland Foundry and Engineering Ltd.

6 items at a total cost of $33,735.40.

When Council has made the awards, contracts will be prepared to the satisfaction of the Corporation Counsel."

Your Board
RECOMMENDS the report of the Purchasing Agent and City Engineer be approved.

13. Tender No. 39-70-2 - Trucks

Tenders for the above were opened by your Board on May 19, 1970, and referred to the City Engineer and Purchasing Agent for report.

A copy of the working tabulation is on file in the Purchasing Agent's office.

The officials concerned report as follows:

"The 5% Provincial Sales Tax is in addition to all prices shown in this report and in the tabulation.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for all purchases are provided in the Truck Plant Replacement Fund except for 12 of Item 17 (two from 1970 General Revenue Budget and $100,000 from 1970 Contingency Reserve to upgrade ten 16 yd. packers approved by Council).

This tender call consists of 19 items. This report deals with Items 8, and 13 to 18 inclusive. The remaining items will be dealt with in a later report to the Board of Administration.

Federal Sales Tax (FST) is not included in vehicles which are to be used in the maintenance and building of roads. This will apply to:

Item 13	-	one unit
Item 14	-	two units
Item 15	-	two units
Item 16	-	one unit

Item 8 - 9 ft. Van

Two bids were received.

Bid No. 1 from Pacific GMC does not meet specifications.

.... Cont'd.

Clause 13 Cont'd.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid to meet specifications, Bid No. 2, from International Harvester Company for two (2) only IHC Model M1500 at a total price of $10,527.76 ($5,263.88 each).

Item 13 - 19,500 GVW Conventional Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for two (2) only IHC Model 1600 (one complete with power steering) at a total price of $9,494.02 (one at $4,408.87 less Federal Sales Tax and one at $5,085.15 including FST and power steering).

Item 14 - 22,000 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for two (2) only IHC Model C01610A Trucks at a total price of $11,514.28 (two at $5,757.14 complete with right hand steering, less Federal Sales Tax). When Federal Sales Tax is included, Pacific GMC (Bid No. 2) is low bid, but their bid does not meet specifications. The City Engineer and Purchasing Agent recommend acceptance of the low bid meeting specifications from International Harvester Company, for the one IHC Model C01610A, at $6,470.56 complete with 132" cab axle measurement at $37.00 and Federal Sales Tax at $676.42.

Item 15 - 27,500 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for three (3) only IHC Model C01810A Trucks at a total price of $22,342.06 (two at $7,149.99 complete with wedge brakes at $42 each less Federal Sales Tax and one complete with wedge brakes at $42 including Federal Sales Tax at $8,042.08).

Item 16 - 33,000 GVW Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for one (1) only IHC Model C01810A Truck at a total price of $8,027.55 ($7,985.55 plus $42 for wedge brakes).

Item 17 - 41,000 GVW Tandem Tilt Cab & Chassis

Five bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for thirty-two (32) only IHC Model COF1910A Trucks complete with wedge brakes and diesel engine at a total price of $510,386.24 ($14,686.17 plus $1,181.50 for optional diesel engine and $81.90 for optional wedge brakes each).

Item 18 - 41,000 GVW Tandem Tilt Cab & Chassis

Four bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for one (1) only IHC Model COF1910A Truck complete with wedge brakes at a total price of $13,654.96 ($13,573.06 plus $81.90 for optional wedge brakes).

.... Cont'd.

Clause 13 Cont'd.

When Council has made the awards, Contracts will be prepared to the satisfaction of the Corporation Counsel."

Your Board
RECOMMENDS the report of the above officials be approved.

14. Amendments to the Plumbing By-law No. 4068

The City Engineer and the Director of Permits and Licenses report as follows:

"Your Board has received from the City Engineer and the Director of Permits and Licenses the following proposed amendments to the Plumbing By-law No. 4068, which they consider are necessary and desirable at this time, to control the admission of industrial wastes into the City's sewers and the pollution of the environment.

Section 5.10

Change heading from 'Storm Sewers' to 'Connections to Public Sewers'.

Change 5.10(5) to:

'The sanitary and storm drainage systems of all buildings, other than one and two family dwellings in all areas of the City shall be entirely separate and separate building (house) sewers shall be constructed to the property line where public sewers are available. The sanitary and storm drainage systems of one and two family dwellings shall be separate in separate system areas only, unless otherwise required by the City Engineer or the Medical Health Officer.'

Section 5.12

Change 'Combined Sewer' to 'Required Diameters of Building Sewers' and change the text to:

'The diameter of every building (house) sewer and building (house) sewer extension shall be determined in accordance with Tables 24A, 24B and 24C of this By-law.'

Section 1.7 - Enforcement

1.7.1(5) - Add after 'public sewer': 'or obstruct the sewer or drain or be injurious to personnel maintaining or operating the sewerage or drainage system.'

Change 1.7.1(6) to: 'No person shall discharge into a sanitary sewer, a storm sewer, or a combined sewer any of the following:

1.7.1(6) (a) - Waste water having a pH lower than 5.5 or higher than 9.5.

(b) - Waste water containing suspended solids exceeding six hundred (600) p.p.m. or having a B.O.D. exceeding five hundred (500) p.p.m.

(c) - Waste water containing more than 150 p.p.m., or a lesser amount, as fixed by the City Engineer for a particular establishment, of fat, oil or grease or other matter that is soluble in petroleum ether.

.... Cont'd.

Clause 14 Cont'd.

(d) - Waste water containing any floating flammable material or more than 15 p.p.m. floating oil or grease of a mineral origin or tar, or more than 150 p.p.m. stable emulsified oil, or grease of mineral origin.'

Renumber the present clauses

1.7.1 - (6) to (7)
1.7.1 - (7) to (8)
1.7.1 - (8) to (9)

Section 1.4.21 - Special Manholes

'The City Engineer may require a special manhole on any building (house) sewer extension. The cost of such manhole shall be paid by the owner of the premises served by the building (house) sewer extension.

The City Engineer and the Director of Permits and Licenses may also require that any property discharging industrial waste to the public sewer shall have installed on the building (house) sewer or the building (house) sewer extension, a control manhole suitable for the inspection and sampling of the discharged wastes. The design and location of such manhole shall be approved by the City Engineer and the Director of Permits and Licenses. The manhole shall be installed and maintained at the sole expense of the owner of the premises and shall be accessible at all times to the City Engineer and the Director of Permits and Licenses and their authorized representatives. All industrial wastes discharged to public sewers from premises where inspection and sampling manholes are required shall pass through such manholes.'

We recommend that:

(a) The above changes and amendments to Plumbing By-law No. 4068 be adopted.

(b) The Corporation Counsel be instructed to prepare the necessary amendments to the Plumbing By-law No. 4068.

(c) The effective date of the By-law changes to be August 1, 1970."

Your Board
RECOMMENDS that the recommendations of the City Engineer and the Director of Permits and Licenses be adopted.

15. Development Permit No. 48152:
First Phase Project 200

The following report has been received from the Corporation Counsel:

"It is a condition of the above-mentioned development permit that Project 200 Investments Limited grant to the City a sublease of the lands over the Canadian Pacific right-of-way necessary to erect an elevated highway extension of Howe Street. Project 200 is not in a position to grant this sublease, but the Canadian Pacific Railway has offered to grant to the City an easement over the land necessary to accommodate the extension, provided, however, that such grant would not be made until the City designed an extension satisfactory to the Canadian Transport Commission. The grant, when made, would be in perpetuity and the consideration therefor would be the sum of $1.00. In other words, the Railway is prepared to enter into an agreement with the City that when the City is ready to proceed with the construction of the highway, the Railway will execute a registrable easement in favour of the

.... Cont'd.

Clause 15 Cont'd.

City. Canadian Pacific's reason for making the grant conditional upon the City proceeding with the construction of the highway is that the Company should not be required to commit defined lands to a purpose which might never be implemented.

While the Railway's undertaking to grant an easement in the future would not be registrable in the Land Registry Office (the present grant of an easement would be registrable), Canadian Pacific takes the position that if it renders itself unable to perform the convenant by conveying inconsistent land interests to other persons, the City would be entitled to expropriate the necessary interests and the City could recover the damages flowing from such breach of agreement from Canadian Pacific.

The position taken by Canadian Pacific is reasonable, and I recommend that the City enter into an agreement with the Canadian Pacific whereby the Company undertakes to grant to the City an easement substantially in the form attached to the agreement when the City has designed an extension of Howe Street which conforms with the regulations and order of the Canadian Transport Commission. The form of the agreement and the easement attached thereto to be satisfactory to the parties."

Your Board
RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

16. Underground Wiring to serve the proposed Subdivision of Land in the City of Vancouver

The Director of Planning and City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

(1) Lot "B", Block 3, D.L. 2027 - w/s Glendalough Place (see Drawing S-177)

(2) Lot "A", Sub. 19 to 22 of 3, Block 1001, D.L. 526 - 7578 Montcalm Street - (see Drawing S-178)

(3) Lot "A", Sub. 9, Block "A", D.L. 327 - 1033 S.E. Marine Drive - (see Drawing S-179)

(4) Lots 7 and 8, Block 23, D.L. 196 & Lots 20 and 21, D.L. 2037 - 939 Main Street - (see Drawing S-180)

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City'

as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.'

.... Cont'd.

Clause 16 Cont'd.

The Director of Planning and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground, as these are minor subdivisions in developed blocks, which are already served by overhead wires located on the adjoining streets.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivisions Control By-law for the above-noted subdivisions."

Your Board
RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

17. Vancouver Sea Festival Parade - 1970

The City Engineer reports as follows:

"This report refers to an application by the General Manager of the Sea Festival Society to hold a parade on Saturday, July 11th, 1970. The proposal, which is the same as that approved for the past two years, is as follows:

ASSEMBLY:

Hastings Street from Burrard Street to Bute Street.
Bute Street from Hastings Street to Melville Street.
Thurlow Street from Hastings Street to Melville Street.
Eveleigh Street from Thurlow Street to Burrard Street.

ROUTE:

East on Hastings Street to Granville Street.
South on Granville Street to Georgia Street.
West on Georgia Street to Nicola Street.
North on Nicola Street to Pender Street.
East on Pender Street to Bute Street.

DISPERSAL:

The same as the assembly area with the addition of Pender Street from Bute Street to Burrard Street.

The participants will form up and judging will take place between 8:00 a.m. and 10:00 a.m. on Saturday, July 11th, 1970, with the Parade scheduled to be under way no later than 10:30 a.m.

The proposal has been discussed in detail with the Police Department and the Transit Authority, who have no objections provided the necessary parking prohibitions and barricades are provided.

The proposal also includes a dais for dignitaries on the south side of Georgia Street in front of the Court House Fountain. The dais will be placed on the street just prior to the Parade and removed immediately after.

In accordance with Council resolution, dated June 9th, 1964, the signing and Policing of the streets involved in the Sea Festival Parade will be carried out by the City, without charge.

.... Cont'd.

The Society also requests permission to hold a street dance each night except Sunday, during the Sea Festival week from 9:00 p.m. to midnight, on Beach Avenue in the vicinity of Alexandra Park.

It is recommended that the Sea Festival Society be granted permission:

(a) To hold a parade in the Downtown area at 10:30 a.m. on Saturday, July 11th, 1970, the route and the assembly and dispersal areas to be as described herein.

(b) To erect, in conjunction with the Parade, a dais for dignitaries; provided the Sea Festival Society agrees to assume full responsibility, satisfactory to the Corporation Counsel, for any personal liability or property damage arising through this installation.

(c) To hold a street dance from 9:00 p.m. to midnight each night except Sunday, during Sea Festival week. The location of the dance to be Beach Avenue in the vicinity of Alexandra Park."

Your Board
RECOMMENDS the aforementioned report of the City Engineer be adopted.

RECOMMENDATION AND CONSIDERATION:

18. Tender No. 57-70-4 - Supply and Delivery of 4", 6", 8", 12", 16" and 18" Water Pipe

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on May 11, 1970, and referred to the City Engineer and Purchasing Agent for tabulation and report.

A condensed tabulation is attached. All taxes and charges are included in the tabulation and report.

The tender and specifications provided for prices to be received on the supply and delivery of approximately one year's supply of pipe, consisting of 16" and 18" ductile iron or steel pipe, and 4", 6", 8" and 12" ductile iron pipe.

The 18" size pipe is being deferred pending further investigation of the specifications submitted by one of the bidders.

Bids to specifications were received from Canron Ltd., Stanton Pipes Ltd., John Davidson Ltd., Interprovincial Steel & Pipe Corp. Ltd. and Canadian Phoenix Steel & Pipe Sales (Eastern) Ltd. on both types of pipes.

Bids were also received from Canadian Johns-Manville Co. Ltd. and Atlas Asbestos Co. for the supply of Asbestos Cement Pipe.

Asbestos Cement Pipe is used in some rural areas, and in cities where the soil is of a largely corrosive nature. It is not recommended for use within the City because:

(a) Compared with ductile iron or steel it is weaker under all structural conditions which affect water pipe.

(b) Its installed life is not known, whereas present installations are required to last at least 100 years.

(c) Its lack of corrosion, which is its main advantage, is parallelled in ductile iron pipe and steel pipe by using on these pipes the specification coatings.

.... Cont'd.

Clause 18 Cont'd.

(d) While its installed cost is somewhat similar to ductile iron pipe, its reduced capacity, due to its smaller inside diameter, would reduce local domestic and fire flows, unless counter-balanced by a larger size pipe installation.

Because the award of this tender involves the matter of Recommendation and Council Consideration, we submit this report in three Parts:

PART I

Recommendation - of lowest bid to specification:

6" Ductile Iron Pipe - Canron Ltd. at an estimated cost of $45,000.00

8" Ductile Iron Pipe - John Davidson Ltd. at an estimated cost of $80,560.00

PART II

Recommendation - Ductile Iron Pipe considered to give greater value than Steel Pipe:

16" Ductile or Steel Pipe

The low bid was submitted by Interprovincial Steel & Pipe Ltd. for steel pipe at a total estimated cost of $20,615.50.

The low bid for Ductile Iron Pipe was submitted by John Davidson Ltd. at a total estimated cost of $21,643.00, or approximately $1,027.50 or 5% higher than the low bid.

Because the wall thickness of Ductile Iron Pipe is 48% greater than steel pipe, it will give a considerably longer maintenance-free life.

We believe this longer life more than offsets the additional cost.

Acceptance of the bid submitted by John Davidson Ltd. for the supply of Ductile Iron Pipe at an estimated cost of $21,643.00.

PART III

Council Consideration - the matter of union status is involved.

4" and 12" Ductile Iron Pipe

The lowest bid to specifications was submitted by Stanton Pipe Ltd. for pipe manufactured by non-union labour. The lowest bid to specifications for pipe manufactured by union labour was submitted by John Davidson Ltd.

A comparison of these bids is as follows:

Description	Stanton Pipe Ltd.	John Davidson Ltd.	Difference in Cost	% Difference
4" Ductile Iron Pipe	approx. $25,350.	approx. $25,480.	$130.00	.5% (½ of 1%)
12" Ductile Iron Pipe	approx. $124,920.	approx. $125,820.	$900.00	.75%(3/4 of 1%)

When Council has made the award, contracts will be prepared to the satisfaction of Corporation Counsel."

Your Board
RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, and submits part III for Council Consideration.

(Delegation requests: see copies of correspondence attached)

* * * * * *

FOR ADOPTION SEE PAGE(S) 166

SOCIAL SERVICES AND HEALTH MATTERS

RECOMMENDATION:

1. Laburnum Trees

On June 9th Vancouver City Council discussed the danger posed by the laburnum trees in the City and requested a report of the Medical Health Officer to include reference to the policy of the Park Board in respect to laburnum trees.

The Medical Health Officer reports as follows:

"There are scores of shrubs, trees and flowers which are known to be toxic if parts or all of these plants are ingested.

It is obvious, however, that of all these the laburnum tree has a particular danger owing to the appendage of the tree which appears very similar to a pea pod. It is probably for this reason that several poisonings are brought to the attention of the Poison Control Centre in Vancouver each year. It is also true that there are fatal cases of such poisoning on record elsewhere, although none has been confirmed in Vancouver.

Information has been obtained from the Board of Parks and Public Recreation with respect to laburnum plantings in Vancouver. The Deputy Superintendent of Parks reports as follows:

'Further to your telephone inquiry re laburnum trees growing on City property, the following list is an approximate number of trees presently growing on public property:

City Parks	-	53	trees
Boulevard Trees	-	298	"
	Total	351	trees

Cost of removing @ $20.00 per tree -	$7,020.
Cost of replanting @ $15.00 per tree -	5,265.
TOTAL	$12,285.

It may be of interest to you to know that we have not planted any laburnum since 1954, and that approximately 100 trees have been removed over the last 15 years, and these were mostly in the Renfrew and Fraserview housing areas.'

It would appear, therefore, that there is some justification for progressively removing laburnum trees and prohibiting their planting.

After discussions with Corporation Counsel it would appear that this could be accomplished by an amendment to the City Health By-law which could prohibit the planting of laburnum trees.

It is suggested that laburnum trees now on private property be left alone, except where they overhang public property, in which case they could be ordered to be removed in accordance with the existing provisions of the City Charter. I would, therefore, like to recommend

(1) That the City of Vancouver Health By-law be amended to prohibit new plantings of laburnum trees.

.... Cont'd.

Item 1 Cont'd.

(2) That trees on private property posing a hazard be dealt with under the existing sections of the City Charter.

(3) That the Board of Parks and Public Recreation submit a plan to the Vancouver City Council for the removal and replacement of laburnum trees in boulevards and in parks in Vancouver."

Your Board
RECOMMENDS that the recommendations of the Medical Health Officer be adopted.

INFORMATION:

2. Transient Youth Hostels -
Alexandra Neighbourhood House & Y.M.C.A.

The Acting Social Service Administrator reports as follows:

"Council on April 28, 1970, instructed the Social Service Department to enter into negotiations with the Neighbourhood Services Association about the operation of a hostel for young people in its building at 1726 West 7th Avenue.

It was estimated initially that the cost of renovations to meet by-law standards, would be approximately $10,000. With an occupancy of 48 persons, the per diem rate to recover the cost of renovations would be $1.80 amortized over four months and .90¢ if amortized over eight months. With the reduced estimate of $5,740 the per diem rate for renovations would be $1.00 over four months and .50¢ over eight months, assuming full occupancy.

On June 15, 1970, the Provincial Department of Rehabilitation and Social Improvement approved a per diem rate of $5.80 of which approximately $4.00 would be for staff, food and supplies. The balance of $1.80 would then be available to amortize the renovations. This amount should make it possible for the $5,740 advanced by Neighbourhood Services to be recovered in less than three months, so that it should not be necessary for the Neighbourhood Services to request a grant from City Council to recover the amount advanced as suggested in letter sent to City Council on June 5, 1970, by Mr. Charles Flavelle, Chairman, Board of Management, Alexandra Neighbourhood House.

This hostel has been in operation since June 25th, 1970, with a capacity of 20 young women. The Y.M.C.A. Hostel in Dawson School gym commenced operation on Thursday, June 18th, for 50 young men and has been filled to capacity. Food service for these young men is provided by a local cafe on a per diem basis."

Your Board submits the foregoing report for information of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 167

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Damage to Trees on Street Boulevards (1400 Block Nelson Street)

At a meeting of the Park Board on April 27, 1970, it was regularly moved and seconded:

> "That prior to removal of trees from City boulevards by developers or individuals, permission should be obtained from the City Engineer in consultation with the Park Board and if said permission is granted, that compensation should be made to the City for removal and replacement of said trees."

The Deputy City Engineer reports as follows:

> "The removal of trees from City Streets is prohibited by the Street and Traffic By-law, Section 78, as follows:
>
> > No person, other than a duly authorized officer or employee of the City or Park Board acting in pursuance of his duties, shall dig up or in any manner injure or destroy any tree, flower, foliage, flowering plant, foliage plant, or shrubbery in any street."

Thus the removal of trees by developers or individuals is specifically prohibited.

There are occasions where a tree has to be removed by a developer in order to gain access to his property. Where such removal is justified, permission is granted by the Engineering Department at the time the access is approved, and the Superintendent of Parks is so notified. However, where space is available on the boulevard, the developer is required to bear the cost of planting a tree of a variety approved by the City Engineer and the Superintendent of Parks to replace the tree to be removed. In a few cases, where the existing pavement width is substandard and a local widening will be a benefit to both the thru and local traffic, a widening of the pavement has been approved. This is subject to the developer bearing the cost of removing the existing trees and planting new ones, if boulevard space is available, in addition to the cost of constructing the widened pavement.

It is considered that this procedure provides adequate protection against the abuse of boulevard trees by developers of abutting property.

The Engineering Department has never experienced any reluctance on the part of developers or individuals to replace damaged or destroyed trees to the satisfaction of the City Engineer.

This matter is submitted to Council for information.

* * * * *

FOR ADOPTION SEE PAGE(S) 167

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Fire Damage:
Suite 1926 Ferndale Street

Mr. M. Tymos has written requesting permission to re-build the third floor attic recently destroyed by fire. The City Building Inspector reports as follows:

"The building at 1926 Ferndale Street consists of a basement, two full storeys and a third floor attic. The attic which contained a dwelling unit was completely destroyed by fire and the owner wishes to re-build the accommodation. The Building By-law does not permit the erection of a wood frame building to more than two storeys in height.

Section 1.7.6 of the Building By-law states that the Building Inspector may permit repairs to an existing non-conforming building provided the cost of the work does not exceed the assessed value of the building. Mr. Tymos advises that the cost of the work is estimated to be not more than $5,000 but the contractor who applied for the permit says it would be about $10,000. The assessed value is $8,781.00.

It is my opinion that the third floor occupancy should not be permitted because of the fire-hazard inherent in high wood-frame buildings. Repairs should be confined to the installation of a roof with a pitch low enough to prevent the installation of living quarters at this level.

It is recommended that a new roof be permitted on the fire damaged building at 1926 Ferndale Street but that the pitch be such that occupancy will not be possible."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

DELEGATION REQUEST - MR. M. TYMOS

2. Rezoning: Area bounded by the lane north of 10th Ave., Pine St., 16th Ave., and Burrard Street

The Director of Planning reports as follows:

"An application has been received from Mr. J. Brand, 3608 Greentree Avenue, North Vancouver, requesting an amendment to the Zoning and Development By-law whereby all of Blocks 368, 388, 408, 428, 468, Lots 11-20, Block 348, D.L. 526 being the area bounded by the lane north of 10th Avenue, Pine Street, 16th Avenue and Burrard Street would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

Since receipt of the application, Mr. J. Brand has confirmed by letter to exclude lots 11-20, Block 448, D.L. 526, now city park and lot 20, Block 348, D.L. 526, now zoned C-2 Commercial at the north east corner of 10th Avenue and Burrard Street.

cont'd . .

Clause 2 continued

Attached to the application was a submission by Mr. J. Brand, President of the South Granville Property Owners' Association, on behalf of the property owners in the area, which refers in part to the Low Density Multiple Housing Report but also states points in favour of the RM-3 Multiple zoning:

'Transportation - the maximum distance in the 1700 Block is three blocks to Granville. Substantially higher revenue to the City by way of property taxes and a general up-grading of the area which consists of homes thirty to forty years old.'

Attached also were 103 signatures indicating ownership within the area who join in the application for rezoning.

The Technical Planning Board in considering this application submitted a report to City Council on this application following which Council, after hearing representation from Mr. J. Brand, President and Margaret Gouraud, Secretary and Vice President of the South Granville Property Owners' Association together with Mr. R.J. Hyndman of Viewpoint Holdings Ltd. and Tupper Holdings Ltd., resolved:

'THAT the Technical Planning Board and Town Planning Commission be requested to report on the advisability of rezoning at the present time to RM-3 Multiple Dwelling District only the area bounded on the north by the lane south of Broadway, with the exception of lot 20, Block 348 (photography studio), Burrard Street on the west, Pine Street on the east and 14th Avenue on the south, i.e. taking no action on the half blocks bounded by 14th and 16th Avenues and Burrard and Pine Streets.'

The Technical Planning Board, at its meeting on June 5, 1970, recommend that only a portion of the area requested by Mr. J. Brand (et al) be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District, that is ...

all lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine Street on the east and 14th Avenue on the south."

Your Board RECOMMENDS that the report of the Technical Planning Board be received and the application be referred to a Public Hearing after report from the Town Planning Commission.

(Circulated for the information of City Council is the report dated April 24, 1970 and attached map).

RECOMMENDATION & CONSIDERATION

3. Proposed Addition to Existing Senior Citizens Apartment Building - 1966 East 19th Avenue

The Director of Planning reports as follows:

"Townley, Matheson & Partners, Architects, on behalf of the New Chelsea Society have filed a development permit application #51507 requesting permission to construct an addition to the Senior Citizens apartment building at 1966 East 19th Avenue.

cont'd . .

Clause 3 continued

BRIEF HISTORY

City Council at a Public Hearing on December 19th, 1966, approved the rezoning of this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District subject to certain conditions, two of which being:

(a) The detailed scheme of development (Senior Citizens development) to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be residential in character and in accordance with the RM-1 District Schedule but not to exceed two storeys in height.

(b) The owners to first dedicate a 10' wide lane allowance along the easterly side of the property and also first acquire from the City the westerly portion of the City-owned Lot D after approval to subdivide such Lot D has been first received from the Approving Officer; arrangements to be first made to lease back from the City the newly dedicated 10' wide lane allowance along the easterly side of the property until such time as the lane is opened by the City.

Because of access problems to adjacent sites, the rezoning was subsequently ratified not including the westerly portion of Lot D.

Council will recall that a request was recently submitted by the New Chelsea Society to purchase this westerly portion of Lot D which was subsequently approved by Council on April 14, 1970.

The maximum floor space ratio permitted by Council's resolution at the time the existing Senior Citizens development was constructed was 0.50. The floor space ratio now proposed (0.73) would be similar to that recently approved for Senior Citizens developments on the 1400 Block East 12th Avenue and the 1400 Block East 13th Avenue.

The Technical Planning Board, after advice from the Design Panel on architectural design, recommends that this development permit application be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the construction of an addition to the existing apartment building for Senior Citizens located on this site, subject to the following conditions:

(1) Prior to the issuance of the Development permit:

(a) The sale of that portion of Lot D lying between the southerly production of the westerly and easterly boundaries of Block 13 to be first completed in accordance with the Resolution of City Council dated April 14, 1970.

(b) Revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:

(i) details of all landscaping and treatment of open portions of the site including the proposed treatment of that portion of Lot D when it is no longer used for access purposes;

(ii) the provision of 12 off-street parking spaces in accordance with the requirements of Section 12 of the Zoning and Development By-law.

cont'd . .

Clause 3 continued

(2) The off-street parking areas are to be provided including surfacing and curbing in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

(3) All landscaping and treatment of the open portions of the site to be provided in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained; the southerly portion of the site now used for vehicular access to the adjoining site is to be landscaped in accordance with the approved plans when the vehicular access is no longer required."

The Technical Planning Board's recommendation of approval is subject to City Council's concurrence permitting the change in the floor space ratio.

Your Board submits the foregoing report of the Director of Planning with respect to floor space ratio for CONSIDERATION and RECOMMENDS that the recommendations of the Technical Planning Board be endorsed.

4. Use of the building at 2025 West 16th Ave.
X-Kalay Foundation Society

City Council on November 4, 1969, when dealing with Development Permit Application 49488 to use an existing building at 2025 West 16th Avenue for the "X-Kalay Foundation Society" resolved that:

"The Technical Planning Board be advised the City Council's view is that the proposed use of the building at 2025 West 16th Avenue, by the X-Kalay Foundation Society, should be permitted for a period of one year on the understanding the whole matter will be further reviewed for report back to Council within six months time;

FURTHER THAT this permission be restricted to not more than nineteen residents, as recommended by the Medical Health Officer."

The Director of Planning reports that:

"The Technical Planning Board on November 7, 1969, approved Development Permit Application #49488 permitting the rehabilitation centre for a limited period of one year expiring November 30, 1970, for nineteen residents only, subject to certain conditions.

On an appeal to the Board of Variance from the Decision of the Technical Planning Board the Board of Variance amended the decision of the Technical Planning Board by adding the words 'Finally for nineteen persons at the end of November 30, 1970.'

As certain requirements prerequisite to the issuance of the Development Permit, were not completed by the Applicant, the Development Permit could not be issued until February 27, 1970. The development permit as issued included a requirement that three off-street parking spaces, in compliance with the regulations of the Zoning By-law, be provided by no later than April 30, 1970, and that all other required works be completed by July 15, 1970.

Since issuing the Development Permit no further correspondence has been received by the Planning Department from surrounding property owners regarding the use of 2025 West 16th Avenue."

cont'd . .

Clause 4 continued

The Medical Health Officer reports that:

"This Department has received no complaints within the past six months which involved the X-Kalay Society at this address. However, an inspection on March 29, 1970, revealed that sleeping accommodation existed as follows: 23 single beds, 2 double beds, and 3 cribs. An order was issued by this Department to the Society to reduce the sleeping accommodation to the approved number of 19 beds immediately.

A further recheck was made on June 5, 1970, and Mr. E. Allard, at this time, admitted to an occupancy of 25 adults, and 3 infants. The bed count indicated 28 beds and 3 cribs. Mr. Allard stated that he did not intend to reduce the occupancy to 19 and, furthermore, he would never turn anyone away from the door who was in need of help regardless of how much room was available.

Our efforts to persuade the X-Kalay Society to comply with the maximum occupancy of 19 persons, as set by City Council on advice of the Medical Health Officer, have been unsuccessful. We have experienced some difficulty in making inspections of these premises to ascertain the existing occupancy.

This Department is postponing any further action in regard to these premises pending receipt by Council of this report."

The Director of Social Planning/Community Development reports that:

"On June 17, 1970, a letter was received from Mrs. Gordon Clark of 2116 West 39th Avenue, writing on behalf of her sister-in-law, who lives next to X-Kalay. The letter complains of noise coming from the X-Kalay house and obscene language. No other complaints have been received by the Social Planning Department from the residents of the area concerning the manner in which the X-Kalay building and grounds are being maintained, nor have any complaints been received concerning the behaviour of X-Kalay residents.

On December 2, 1969, a letter was received from the Children's Aid Society incorporating a report from a former resident of X-Kalay that was critical of the treatment she received from the Society, of the fee charged for services rendered and that the required condition of becoming a member of the Society was the turning over of her personal assets (in excess of $6,000.00) to X-Kalay.

On December 5, 1969, a letter was received from another resident of the X-Kalay Society, praising that Society for the excellent care and treatment she had received.

In December 1969, Mr. E. R. Rickinson, Deputy Minister of Social Welfare, forwarded a copy of a letter sent to him by Mr. Berner, Executive Director of X-Kalay, requesting financial support from the Province. The letter, dated December 17, 1969, included the admission by Mr. Berner that 'our resident population has doubled in a period of two months'. It thus suggested that the Society was not limiting its number of residents to nineteen, as required by City Council.

At a meeting of the Community Services Co-ordinating Committee (COSEC), comprised of officials from the Provincial Department of Social Welfare, United Community Services and the City of Vancouver, it was resolved: 'that no financial assistance be recommended for X-Kalay Society as long as X-Kalay requires residents to convey all their property, real and personal, to the Society and because X-Kalay's present accounting procedures are considered inadequate.'

cont'd..

Clause 4 continued

It is possible for an agency, unfettered by the niceties of accounting procedures and trained professional staff, to be more effective in accomplishing its goals than conventional organizations. I would be concerned, however, that a considerable increase in the number of residents at X-Kalay will result in a decrease in the quality of their programme. City Council approved a recommendation of the Medical Health Officer, that the use of the building by X-Kalay be limited to not more than nineteen persons in residence. I recommend that compliance with this condition be enforced."

The Director of Permits and Licenses reports that:

"An inspection, after the 60 day period noted in Condition No. 2 of Development Permit 49488 referring to off-street parking spaces, shows that this has not been provided in accordance with approved plans.

11 items have been noted by our Building Division which require correction. 5 have been completed.

Our inspector was told verbally by the Executive Director that the building has been sold and an agreement for sale has been completed. X-Kalay expect to vacate the building by August 1st, 1970." **

**NOTE: As at Friday, June 26, 1970, there was no record at the Land Registry Office of any proposed property transaction for this building.

The Director of Permits and Licenses has advised that any further action is being deferred pending the consideration by City Council of this report.

Your Board RECOMMENDS that the foregoing reports be received and that unless satisfactory information has been first received by City Council by no later than July 14, 1970, in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970, then the conditions of approval of the Development Permit together with other City By-laws be enforced in accordance with normal procedures.

AMENDED SEE PAGE 231

5. Development Permit Application within the Fairview Slopes Area at 605 West 8th Avenue

The Director of Planning reports as follows:

"Beatty Construction Company Limited has filed a Development Permit Application #52347 as amended June 10, 1970, to erect a building at 605 West 8th Avenue to be used for a warehouse on the main floor, and a wholesale development on the second floor.

The site located at the north-west corner of Ash Street and West 8th Avenue has a 100' frontage on West 8th Avenue and a depth of 120' on Ash Street.

Form of Development

The proposed building would provide a 19 car underground off-street parking area with vehicular access from Ash Street. The main floor would be a general warehouse. The second floor would be a wholesale development for 'B.C. Dental.'

There is no City lane allowance at the rear of the site. The off-street loading bay for the main floor is provided from Ash Street. The off-street loading bay for the second floor is provided from West 8th Avenue.

cont'd...

Clause 5 continued

Zoning Position

The site is zoned as an M-1 Industrial District. The use of the building as a warehouse and for a wholesale business is 'outright use' in this M-1 Industrial District subject to the development complying with all relevant regulations of the Zoning and Development By-law.

The site is within the Fairview Slopes area. City Council on January 13, 1970, instructed the Director of Planning to make application to amend the Zoning and Development By-law to provide in part for the development of residential and commercial uses on the Fairview Slopes area (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets).

This rezoning application has been filed. At the present time, a draft zoning schedule for the area is being finalized by the Planning Department for preliminary review by the Technical Planning Board, in the near future.

Relationship of requested Development Permit Application to proposed application to amend Zoning and Development By-law

The subject site is within Block 319 bounded by West 8th Avenue, Heather Street, West 7th Avenue and Ash Street.

The greater portion of the subject block has been recently redeveloped with four warehouse type uses; building permits being issued between June 1968, and June 1969.

The remaining area of the block is run-down and is likely to redevelop for similar type uses.

Because of the existing recently constructed developments and the unlikelyhood of redevelopment being required in the forseeable future; the present zoning study of the Fairview Slopes area indicates that there should be no change of zoning in this block so as to permit, at the present time, residential development.

RECOMMENDED:

That the Director of Planning be authorized to issue Development Permit Application #52347 thereby permitting the warehouse and wholesale development subject to the development complying with all regulations and requirements of the Zoning and Development By-law, etc.

(Compliance with all regulations and requirements of the Zoning and Development By-law, etc., will require the submission of further information regarding provision of the required off-street parking facilities as well as a problem being first satisfactorily resolved regarding the already approved use of the subject site as required off-street parking facilities for an adjoining development.")

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

CONSIDERATION

6. Shannon Estates - Granville and 57th Avenue
Extension of Development Permit #44079

The Director of Planning reports as follows:

"On June 22, 1970, a letter with attached plans was received from Mr. R. Raimet of Erickson-Massey, Architects and Planners, requesting on behalf of Frank Stanzl Construction Ltd:

(a) a minor amendment to the plan of development originally approved by Development Permit #44079,

(b) a further 12 month extension to Development Permit #44079 under Part III, Section 8(5)(c) of the Zoning and Development By-law.

Mr. Raimet's letter points out in part that there is very little change to the project from that previously presented for development permit. The overall appearance, height of units, exterior materials, location of buildings, gross floor area, landscaping, etc., remain the same. The major change will be to permit custom planned condominiums rather than rentals but with the renovated apartments in the existing buildings to remain rental units. Also, they wish to phase the development with the first phase commencing in the Spring of 1971 and the completion of the fourth phase to be in the fall of 1972.

Because of the present market conditions and the present labour and financial situation they wish to amend the scheme and get a one year extension for the validity of the current development permit.

Council will recall following a Public Hearing on July 18, 1967, the site was rezoned to CD-1 Comprehensive Development District for a townhouse development subject to a number of conditions. On March 12, 1968, Development Permit #44079 was issued.

On December 9, 1969, following representation from Mr. W.A. Street on behalf of Wall & Redekop Ltd., Council resolved:

'THAT the developers of Shannon Estate be advised that the Council will agree to an extension of their development permit for a period of three months up to March 31, 1970, and at the end of this period of extension a report be submitted to the Council on the matter by the Director of Planning.'

and

'THAT the developers of Shannon Estate be asked to appear before the Council in thirty days in order that the Council may be informed by them of what their current proposals are and to what extent they are in a position to implement them.'

On January 13, 1970, on hearing representation from Mr. W.A. Street, Council resolved:

'THAT the Director of Planning renew the development permit for a limited period of time, expiring June 30, 1970.'

With reference to the request for an extension of time and the late date in which it was received, the time limit set by Council for the extension of Development Permit #44079 will expire on June 30, 1970, seven days prior to Council first receiving this request.

cont'd...

Clause 6 continued

With reference to the sketch plans submitted for a minor amendment, time has not permitted Planning staff to fully examine the proposed changes nor to advise if they are acceptable. It is expected, however, that such plan examination will have been completed by the time this report is considered by Council.

Should Council wish to grant Mr. Stanzl a further period of time to arrange his financing and for the City to analyze the revised scheme, the Director of Planning could be instructed to renew Development Permit #44079 under Section 8(5)(c) for a limited period of time. It is suggested that a six month period would be adequate to assess both the financing and the project itself rather than the 12 month period requested.

A letter dated June 29th, 1970, has been received from Mr. D.T. Braidwood, Solicitor, on behalf of four property owners in the area objecting to the extension."

Your Board submits the foregoing report of the Director of Planning for Council's consideration.

DELEGATION REQUESTS - Mr. D.T. Braidwood, Solicitor

- Frank Stanzl Construction

(Circulated for the information of Council are the following:

- Letter from Mr. R. Raimet, dated June 22, 1970
- Board of Administration report dated December 5, 1969
- Council's resolutions dated December 9, 1969 and January 13, 1970
- Letter from Mr. Braidwood dated June 29th, 1970)

INFORMATION

7. Super Valu Parking Lot - S/S Kingsway between Harold and Wessex Streets - Drive-In Church Service

The Director of Planning reports as follows:

"A letter dated June 4th, 1970, addressed to His Worship the Mayor, was received from Reverend R.H. Galbraith, Pastor of the Collingwood Baptist Church, requesting to use the existing Super Valu parking lot on the south side of Kingsway between Harold and Wessex Streets to conduct a series of Sunday evening drive-in Church services during the month of July.

This property is zoned C-2 Commercial District whereby the use of the land as a Church is a conditional use requiring approval of the Technical Planning Board.

The Zoning Planner has discussed the matter with the Deputy Corporation Counsel and it is agreed that the use as proposed by Reverend Galbraith would require a Development Permit Application approved by the Technical Planning Board.

Reverend Galbraith has been advised by the Zoning Planner of the necessity for a Development Permit Application and urged that same be made forthwith so that it may be considered at an early date by the Technical Planning Board."

Your Board submits the foregoing report of the Director of Planning for the information of Council.

(Circulated for the information of Council is the letter dated June 4, 1970, from Rev. R.H. Galbraith, and reply dated June 23, 1970.)

8. Roof Signs

The Director of Planning reports as follows:

"City Council on June 23, 1970, considered a Board of Administration Report dated 19th June, regarding a proposed amendment to the Zoning and Development By-law No. 3575 to control roof signs. A proposed By-law amendment now stands referred for consideration at Public Hearing.

There are three outstanding applications for roof signs made by Neon Products Limited as follows:

(1) A 8' x 4' rotating roof sign (first party) related to a restaurant at 8593 Granville Street. This is in a C-2 Commercial District.

(2) A 34' x 42' flashing roof sign (third party) on the west side of the roof of 1541 West Broadway. (C-3 Commercial District).

(3) A 34' x 42' flashing roof sign (third party) on the north side of the roof of 1541 West Broadway. (C-3 Commercial District).

If the proposed By-law amendment is enacted, signs of this nature will no longer be permitted.

The plans for the above application No. 1 were received for examination in the Department of Permits and Licenses on June 9th, 1970, and for applications Nos. 2 and 3, on June 10th, 1970. In examining the situation with the City Law Department, it is advised that the application dates should be taken as June 9th and 10th respectively.

As these dates are prior to the date of making application to amend the Zoning and Development By-law, action to withhold the permits under Section 570 of the Vancouver City Charter is precluded.

The Sign Company concerned has been contacted, but is unwilling to voluntarily withdraw the applications.

Unless directed otherwise, the permits will, therefore, be issued in the normal way."

Your Board submits the foregoing report of the Director of Planning for the information of City Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 167 + 168

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim of Phyllis Prochera

The Corporation Counsel reports as follows:

"The claimant's 1963 Volkswagon and contents consisting of camping equipment were sold at a City auction under the mistaken belief that they were the property of another. The incident was due in part to the fact that the claimant had encountered difficulty in registering the vehicle in her name.

In my opinion, the City would be held to be liable to the claimant. The claimant's solicitor has agreed to accept $900.00 in full settlement of the claim including legal costs and expenses. This amount is in order.

Accordingly, I recommend that Council authorize payment of $900.00 in full settlement of the above claim."

Your Board
RECOMMENDS that the report of the Corporation Counsel be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 168

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Fire Department Annual Report

In accordance with the provisions of the Fire Department by-law, the Chief of the Fire Department has submitted the 84th Annual Report which covers the departmental activities for the year 1969.

Your Board
RECOMMENDS that the report be received.

(Copies of the report are circulated for the information of Members of Council)

CONSIDERATION:

2. Offer No. 29-170-7 -
Fire Dispatch Panel

Offers for the above were opened in the Purchasing Agent's Office on June 26, 1970. The low bid was submitted by Glenayre Electronics Ltd. for a panel made by non-union labour at a total cost of $2,638.50 plus 5% Provincial S.S. Tax.

The lowest bid for a panel manufactured by union labour was submitted by Humble Manufacturing Co. Ltd. at a total cost of $2,648.80 plus 5% Provincial S.S. Tax. This bid is $10.30, or approximately .4% higher than the low bid.

This item is referred to Council, as union status is involved.

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FOR ADOPTION SEE PAGE(S) 169

FINANCE MATTERS

RECOMMENDATIONS

1. Children's Jubilee Summer Camp Association
Donation of Rowboats

Your Board submits the following report of the Director of Social Planning/Community Development respecting an application for a grant in 1970 of $2,500 by Children's Jubilee Summer Camp Association for the purchase of rowboats.

"This summer camp, located at Indian Arm, has operated for 35 years. It depends almost entirely for its survival on volunteer labour and private contributions. Fifty percent of the 436 children who attend this camp, which is open for 48 days each summer, are Vancouver residents. Children's Jubilee Camp has been operating on a low budget for the past several years. Their management group of volunteers is comprised of some people who have struggled for years to make the camp operation a success.

About a year ago, on June 24, 1969, the Joint Technical Committee re Social Planning/Community Development recommended that Jubilee Summer Camp Assocation:

(a) Increase its registration fees by at least $3.50 per child;

(b) Request a service club to help them purchase a new boat to transport children and supplies to Indian Arm;

(c) Seek relief from real property taxes for the camp site from the North Vancouver District Council;

and that a grant of $1,000 to the Association be considered by City Council.

At a regular meeting of City Council on July 8, 1969, the motion to grant $1,000 to Jubilee Summer Camp was lost. Jubilee Summer Camp's request for 1970 is for 10 aluminium rowboats @ $250 per boat to teach youngsters water safety, rowing and boat handling.

The City has for disposal 5 rowboats which were to have been sold at public auction on June 20th. These are evaluated at $50.00 per boat and have been examined by Jubilee Summer Camp officials and found suitable for their purpose. The Director of Finance and the Superintendent of Parks and Public Recreation have agreed to their being withdrawn from the auction pending Council's receipt of this report. They both understand this means a loss of revenue to the Park Board of $250. The Director of Social Planning/Community Development recommends that these five boats, formerly used by the Park Board, be donated by the City to the Jubilee Summer Camp Association."

If Council does not see fit to adopt the recommendation of the Director of Social Planning/Community Development, then Mr. J. Dobson, President of the Association, wishes to appear as a delegation.

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted.

2. Revenue Budget - Overtime
City Clerk's Department

The City Clerk reports as follows:

"During the budget review, the appropriation for overtime was established by the Budget Committee at $1,000. Due to increased work this year, this has resulted in the year's appropriation being consumed in the first four months of the year.

At present, this Department has 37 weeks of staff vacation to absorb; 17 weeks of this total is from the five senior members. The present illness of one of the five senior members is conservatively estimated to be six weeks in two three-week periods. This will mean that the Department will have to abosrb this absence, which is over 35% of the normal vacation for this group, as it will not be possible to hire temporary help of this type for these two short periods.

The policy determined for this Department is that as much overtime as is possible is taken by the staff as compensating time and this policy is continuing. However, due to the pressure of workloads this year, as was anticipated, less than a usual amount of compensating time has been taken and the staff have been paid in part. Now due to the illness of a staff member, less possibility of compensating time will occur.

In view of the above and with the knowledge that further overtime will be necessary this year, I recommend that $1,500 be provided from Contingency Reserve to Account Code 7062/723 (Salary Overtime)."

Your Board RECOMMENDS that the foregoing recommendation of the City Clerk be adopted.

CONSIDERATION

3. Request for an Old Council Chair
and a Pot-bellied Stove

The Purchasing Agent reports as follows:-

"The Native Daughters of B.C. have requested that the City donate to their organization an old Council chair and a pot-bellied stove for display at the Old Hastings Mill Store Museum.

There are a number of chairs and pot-bellied stoves in surplus storage, and they are scheduled for disposal over the next two auctions.

We estimate that the two items requested would bring a total of approximately $50.00 if sold at auction."

Your Board submits the foregoing report for the consideration of Council.

RECOMMENDATION

4. Agreement - City and Pacific National Exhibition re Partial Repayment of City's Pacific Coliseum Construction Grant

The Director of Finance reports as follows:

"On May 12, 1970, Council referred back a report on this matter pending further discussions between Pacific National Exhibition authorities and the City's Director of Finance and Chairman of the Finance Committee.

The agreement with the Pacific National Exhibition is not explicit in certain respects and the discussions have been held with P.N.E. officials with respect to what items of the nature of depreciation of equipment, provision for plant replacement, and general administration and park maintenance would be appropriately chargeable against gross revenues in determining the amount of net revenues available, of which 25% is to be repaid to the City.

The following items are considered to be appropriate charges:

Depreciation provision on equipment with useful life of up to 7 years (approx.)

(a) Depreciation on equipment based on the useful lives thereof which varies from one to seven years, including mechanical ice surface conditioning equipment.

Provision for Replacement of heating, refrigeration and other plant, and seating

(b) An amount to provide for plant which must be replaced one or more times during the normal life of the building. The P.N.E. policy sets this provision at 10% of gross revenues. This basis for calculation is unusual but does, in fact, appear to produce a reasonable result, and therefore it does not seem necessary to deviate from P.N.E. normal policy.

Proportion of Administration and Park Maintenance

(c) The agreement provides that expenses will include 'the buildings proportionate share of the Exhibition's Administrative and Park Maintenance expense'. These expenses are apportioned on the basis of gross revenues. The total expenses involved in 1969 were $432,931 and the method of apportioning allocates $47,298 as the Coliseum share. This method of apportionment was in effect at the time the agreement was signed and was apparently intended to apply, and the resultant charge cannot be said to be disproportionate in any obvious way.

Cumulative Surpluses & Deficits

(d) The intent of the agreement is that if the building operation produces a surplus, then 25% will be paid to the City as repayment, but the agreement does not deal with what

. . . Cont'd.

occurs in the years when there is a deficit. The Pacific National Exhibition requests that annual surpluses be offset by annual deficits in determining the amount available towards the repayments. This does not appear to be an unreasonable approach.

(e) The P.N.E. has agreed to include net scoreboard advertising revenue.

The original statement before adjustments showed a profit of $3,891 in 1969 and a loss of $80,150 for the part year of 1968 but it had been anticipated that some adjustment would be required.

The adjusted figures are as follows:

	Year ended Sept. 30/69	9 months ended Sept. 30/68
Auditor's Statement of Operating Profit, subject to following items	$164,598	$ 32,018
Add: Advertising Revenue from scoreboard (net)	13,013	6,381
	$177,611	$ 38,399
Deduct:		
Depreciation provision on equipment	27,096	21,488
Provision for Plant Replacement	44,455	27,610
Proportion of Administration & Park Maintenance Expense	47,298	32,624
Adjusted Surplus	$ 58,762	
(Deficit)		($43,322)
Surplus 1969	$ 58,762	
Deficit 1968	43,322	
Net Surplus (Cumulative)	$ 15,440	

Repayment amount 25% of $15,440 $3,860 (1968 & 1969 net)

Current year estimated surplus

As information for Council, the Coliseum budget for the current year after adjustment for items as above shows an estimated surplus for the year ending September 30, 1970 of $28,908, which on the 25% basis per the agreement would produce a repayment of $7,227.

. . . Cont'd.

Clause No. 4 (Cont'd.)

RECOMMENDATION

Recommended by the Director of Finance that the foregoing methods of adjusting items (a) to (e) as set out above for purposes of calculating the net Surplus of the Coliseum under the agreement be confirmed as being satisfactory to the City and that payment of $3,860 be accepted for the two periods ending September 30, 1969."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

INFORMATION

5. Analysis of 1970 Property Tax Roll for Single Family Residences

The following report has been received from the Director of Finance:

"Herewith submitted is the regular annual report showing the taxes paid by single family residences. The statistics on the two Exhibits are shown in stepped groups which make it easier to determine how many taxpayers are below any particular level of taxation.

As a very large majority of single family residences are owner occupied and the owners are therefore eligible for the home-owner grant, the taxes have been shown net of the home-owner grant.

Exhibit I is grouped in steps of general taxable value and shows the taxes payable at each level, whereas Exhibit II is a summarization of Exhibit I based on groupings of the tax payable shown in Exhibit I.

The groupings in Exhibit II do not match exactly for general and school taxes as $50 tax groups were used but the brackets are sufficiently close to show the trend.

The average total tax (general plus schools plus Hospital District) is $462 minus the home-owner grant (net $302). Approximately 65% of the taxpayers pay this amount or less. This average is the one normally reported to Council when discussing the total tax paid by the hypothetical single family residential taxpayer.

Council will note that the General Tax columns include the Hospital District tax."

Your Board submits the report of the Director of Finance for information.

(Exhibit I and Exhibit II are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 169 + 170

JUL 9 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 3, 1970

RECOMMENDATIONS

1. "Short Term Post Graduate Training Course"
Mr. R.J. Caldwell, Health Department.

The Director of Personnel Services reports as follows:

"The City Medical Health Officer has requested that approval be given to grant Mr. R.J. Caldwell, Statistician, ten (10) days Leave of Absence With Pay, July 20 to July 31, 1970, in order that he may attend the Summer Session of Statistics in Health Sciences to be held at the University of Washington from June 22 to July 31, 1970. Mr. Caldwell will be using nineteen (19) days of his annual vacation entitlement to attend.

All expenses are being met through a Short Term Post Graduate Training Grant. Therefore the only cost to the City would be Leave of Absence With Pay.

On June 10, 1969, City Council approved a similar request of the City Medical Health Officer which granted Mr. Caldwell four weeks Leave of Absence With Pay to attend the Summer Session on Statistics in the Health Sciences at the University of Washington.

Mr. Caldwell will review statistical methodology used in epidemiologic investigation; biostatistics will also be included. Knowledge of such material would be very valuable to the City and the Health Department.

I therefore recommend that in accordance with the request of the City Medical Health Officer, Mr. R.J. Caldwell be granted ten days Leave of Absence With Pay from July 20 to July 31, 1970, inclusive."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Auto Allowances -
Mr. R. Kleyn and Mr. J. Gorton,
Data Processing and Systems.

The Director of Finance reports as follows:

"The Co-ordinator of Data Processing and Systems has requested auto allowances for the position of Systems Analyst I, presently occupied by Mr. R. Kleyn, and Systems Analyst II,

. . . Cont'd.

Clause No. 2 (Cont'd.)

presently occupied by Mr. J. Gorton. These two Systems Analysts are required to spend a certain amount of time working on projects away from their normal place of work, and will be using their own cars as the time factors involved make the use of Pool Cars restrictive and expensive.

It is recommended that auto allowances of 11¢ per mile be granted to Mr. R. Kleyn, Systems Analyst I, and Mr. J. Gorton, Systems Analyst II, effective June 1, 1970."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

3. "Data Processing Management Training and Technical Course" - Mr. R.L. Hawkins, Co-ordinator of Data Processing & Systems.

The Director of Personnel Services reports as follows:

"I.B.M. is sponsoring a course at U.B.C. on August 16-21, 1970, which is designed for Data Processing and Systems managers. The Course is divided into two sections - the first is a series of non-elective management courses which are specifically directed to the unique problems of managing a data processing and systems organization. Some of the principles such as making the transition from a technical field to a management position could be applied to other City departments. The second section is a series of elective application and technical classes which are of particular interest because many of them concern new developments which could apply to the City's operation.

The Co-ordinator of Data Processing and Systems requests permission to attend the above named course, this request being strongly supported by the Deputy Director of Finance, who feels that this course will be of benefit to the Department and the City.

The cost of the course will be $120 which includes room and board for five full days, plus five days Leave of Absence With Pay.

The Comptroller of Accounts advises that this amount would be available within Appropriation 7090/933 - Administration and Technical Courses, All Departments.

I therefore recommend that in accordance with the Co-ordinator of Data Processing and Systems' request, approval be given for Mr. R. L. Hawkins to attend the above named course at a cost of $120 and that he be granted five days Leave of Absence With Pay."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

4. Salary and Classification Review - One Position
R.W. Parker, Planning Assistant III,
Planning Department

The Director of Personnel Services reports as follows:

"At the request of the Director of Planning, I have reviewed the duties and responsibilities of the above position. In addition, I have also reviewed the other Planning Assistant positions in the Department and they will be the subject of a separate report to the Board of Administration.

Mr. Parker was transferred to the Current Planning Division from Urban Renewal in June of 1969 to temporarily fill a Planner I position as a Planning Assistant III, Pay Grade 21 ($629-753). Since that time, he has been performing duties somewhat above the Planning Assistant III level. He has been delegated reponsibility for specific projects such as consideration of a proposed Fraserview Branch Library and a proposal to extend removal dates for Illegal Suites. He has been asked to carry these projects through to completion, including the necessary research and drafting final reports with recommendations. Although he has received closer supervision and more direction than would a professional Planner, nevertheless Mr. Parker has functioned with more independence than one would normally expect of a Planning Assistant III.

I therefore recommend that Mr. Parker receive two additional pay grades for extra responsibility commencing July 1, 1969. I further recommend that the additional pay grades continue on a temporary basis until such time as the Director of Planning completes his report on the priorities and staff needs of the Department in approximately two months time. At that time, the permanent classification of Mr. Parker's position will be covered in a further report.

The Comptroller of Accounts advises that the necessary additional funds estimated at $990. including fringe benefits at 10% are available within the Departmental budget.

This report has been discussed with the Director of Planning and the Business Manager of the Vancouver City Hall Employees' Association, both of whom are in Agreement."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
R.W. Parker (Temporarily filling Planner I vacancy as Planning Assistant III)	Planning Assistant III, Pay Grade 21 ($629-753)	Planning Assistant III, Pay Grade 21 ($629-753) Plus two pay grades for additional responsibility	Temporary from July 1, 1969 until August 31, 1970*

*To be reviewed for permanent classification when the Director of Planning completes his report on the priorities and staff needs of the Department.

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

****

FOR ADOPTION SEE PAGE(S) 170

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 3, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

PART I

SUNDRIES

1. Lease of Lots 21 - 23
Sit: N/W Corner of 3rd and Burrard

The Supervisor of Property and Insurance reports as follows:

"Lots 21 - 23, Block 227, D.L. 526 which are situated on the North West corner of 3rd and Burrard, comprising a former service station site were purchased in May 1969 as part of the acquisition program for the proposed Arbutus-Burrard connector. The site was leased to Apollo Steamcoat Ltd. at a monthly rental of $500.00 inclusive of all taxes from August 1, 1969. The lease to Apollo Steamcoat Ltd. has been terminated due to the business going into bankruptcy in March 1970.

The property was subsequently advertised for lease with tenders receivable to April 20, 1970. One tender only was received in the amount of $175.00 from Bill Docksteader Motors, this was considered too low and therefore returned as not acceptable.

An offer of $380.00 per month inclusive of taxes has now been received from Eric's Bug Stop, specialists in Volkswagen repairs. Due to the lack of interest in the site and the restriction of the term of lease to 4½ years this offer is considered acceptable.

The Supervisor of Property and Insurance therefore:

RECOMMENDS that the tender from Eric's Bug Stop be accepted subject to the following terms and conditions:

a) A rental of $288.00 per month plus all taxes which based on the current assessments creates a gross income of $380.00 per month.

b) The lease to commence from June 1, 1970 for a term ending on January 31, 1975.

c) Alterations to the existing structure to be subject to the approval of the City Engineer and in conformity with all City By-laws.

d) The lessee to be given the right to erect signs upon the property in accordance with City By-laws, providing, however, that such signs relate solely to the business being conducted upon the site.

e) The lessee to be responsible for all improvements, maintenance and utilities.

f) Agreement satisfactory to the City Engineer, Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

2. Demolition of Lots 6 - 9
Proposed Public Housing Project
S/S 3rd Ave. between Burrard & Cypress Sts.

The Supervisor of Property and Insurance reports as follows:

"City Council on June 16, 1970 gave consideration to a report of the Director of Planning concerning the Provincial and Federal Governments refusal to accept Lots 6 - 9, Block 237, D.L. 526 which are situated on the South Side of 3rd Avenue between Burrard and Cypress Streets, for public housing, and approved the Director of Planning's recommendation that the application to the senior governments for public housing be withdrawn. In the same report Council approved the Director of Planning's further recommendation that the lands be released for sale by the City in the normal way.

The Director of Planning in releasing these lands for sale recommends that the four 25' lots be consolidated into one 100' apartment site prior to sale, which condition will require demolition of the older type houses situated on the lands.

These houses contribute no value to the lands and the larger one is in exceptionally poor condition by reason of the number of transient tenants that have been through the property under the rental of Mr. John Burton. Because of rental arrears, Mr. Burton has been served notice to quit which was authorized by City Council June 16, 1970.

RECOMMENDED that the buildings on the land be demolished to create one single 100' x 118' RM-3 apartment site to be advertised for sale on the open market as soon as possible."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

3. Request to Cancel Sale of Lot 1
S/S 48th Avenue between Tyne & Boundary (S.E. Sector)

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated May 5, 1970 approved the sale of Lot 1, Blocks 1 & 8, D.L. N½ 339, to Mr. Ken B. Wakefield, in the amount of $13,000.00 on City terms. In a letter dated June 10, 1970 Mr. Wakefield had advised the Supervisor of Property and Insurance that because the financing that he had arranged for, had fallen through he would be unable to complete the purchase of Lot 1, and he has requested that his deposit in the amount of $600.00 be refunded.

Council is advised that the application to purchase which was completed by Mr. Wakefield states that 'if the purchaser does not make the cash payment or down payment referred to within 14 days after the date of acceptance of the offer by Council, the deposit will be forfeited to the City and the agreement cancelled.' The application further states that 'I understand and agree that my offer may not be withdrawn on or after the day advertised for the opening thereof.'

Your Board

Submits the above report to Council for CONSIDERATION.

4. Summary re
Sale of Residential Lots (RS-1) S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"On February 17, 1970, City Council received from its officials a report regarding the sale of RS-1 single-family residential lots in Area 'C' of the S.E. Sector. The report dealt with Council's concern that these lots should be offered on a preferential basis to individuals wishing to purchase for the purpose of development of a residence for themselves. After consideration of the report Council resolved that these lots be sold on the basis of a fixed market price, with preference to be given to individual purchasers, and not more than two lots in any block to be sold to other interested groups. Construction in every case was to commence within 18 months from the date of Council's approval.

On the basis of these restrictions and in accordance with Council's instructions a total of 127 residential single-family lots have been advertised for sale; the following is a tabulation of the results to date:

In April 1970, 33 lots were offered for sale.

Sold to individuals	14	
Sold to real estate or contractors	6	
Remainder Unsold		13

In May 1970, 94 additional lots were advertised.

Sold to individuals	3	

In June 1970, the 91 remaining unsold lots were re-advertised for sale.

as per separate sales report -	Sold to individuals	4	
	Sold to real estate & construction companies . .	10	
	Remainder of lots unsold		77
	(One request for cancellation of sale by an individual has been dealt with by Council and two similar requests are pending)		3
	Total unsold RS-1 Lots in Area 'C', S.E. Sector		93

It is apparent that the reaction to the sale of these lots has been limited. In particular, it is noted that very few individuals have offered to purchase lots for development of residences for their own use. In view of the fact that individuals have now had a reasonable opportunity to purchase on a preferred basis, City Council may wish to give consideration to placing the remaining unsold lots on the market at a fixed price without restrictions regarding the purchaser or the time within which the lot should be developed."

Your Board

Submits the above report to Council for CONSIDERATION.

INFORMATION

5. Continental Hotel -
Residence for Transient Women

City Council at its meeting February 24, 1970, approved the recommendations that:

a) The tenancy of Mr. W.R. Sutton be terminated;

b) The residents be relocated without undue hardship;

c) An architect be appointed to prepare preliminary drawings and obtain estimates. Subsequent to approval of the estimates, he be appointed to prepare working drawings, call for tenders, recommend a contractor and supervise the contract to completion;

d) i. A sum of money be approved as a supplementary budget item when the architect brings forward bids received in response to a tender call. The award of the contract to be in accordance with City policy.

ii. The money so advanced be recouped as rental over the life of the project (minimum of five years) with interest charged at 8½% per annum.

e) The Board of Administration be authorized to submit the complete proposals to the Provincial Government for their endorsation and financing.

The position now is that Mr. Sutton has terminated his tenancy and the Supervisor of Property and Insurance, working with the Acting Administrator of Social Service, was able to relocate residents so that the building is now vacant.

The architect prepared preliminary drawings and estimates which were reviewed by City and Provincial officials. As a result of the review, a letter dated June 24, 1970, has now been received from the Deputy Minister of Social Improvement, Rehabilitation and Human Resources which states in part:

"This . . . is to advise you that my Minister, The Honourable P.A. Gaglardi, now agrees we should go forward with this project. This is subject, of course, to the review recently made . . . in connection with the cost of renovations, furnishings, etc. The projected per diem is as follows:

Operating costs	$1.70
Amortization of renovations	.69
Rent and taxes	.21
Food	1.50
	$4.10

The Province is prepared to participate on the usual sharing basis." (which is: 50% Federal, 30% Provincial, 20% Municipal)

The revised architect's estimates which includes contractors' profit and architect's fees, amount to $300,000 which, together with the estimated cost of furniture at $30,000, indicates a required advance from the City of $330,000. It has been agreed with Provincial officials that this advance will be recouped by the City over a period of ten years, with interest at 8½% per annum. The estimated annual payment will, therefore, be $50,292 per annum, payable monthly. This is equivalent to a per diem rate of 69¢ per available bed space.

continued . . . / 5

Item No. 5 cont'd

The City Engineer in a letter dated March 3, 1970, stated in part:

"We have reviewed your request of February 23, 1970, that the term of the proposed lease to the YWCA be extended . . .

Until such time as the Brockton Crossing Consultants have finalized their designs . . . and these have been adopted . . . , we will not know if there will in fact be any involvement with the above property. We had felt that five years was reasonable to allow for such decision making . . .

Since preliminary plans of the bypass do not, at this time, involve this property, except for some effect on the already restricted access, it is our judgement that there is a greater than 50% chance it will not be involved in the final bypass plans . . . "

In accordance with the Council action of February 24, 1970, the City Building Inspector has instructed the architect to prepare working drawings, call for tenders and recommend a contractor.

Your Board submits the above report for INFORMATION.

RECOMMENDATION

6. Gordon House Day Care
1100 Block Pendrell Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Board of Administration report to Council, Social Services & Health Matters, Item 1, dated May 8, 1970, adopted by Council May 12, 1970, wherein the City authorized the use and occupancy of Lot 4 & W½ Lot 3, Block 22, D.L. 185 and portions of the dwelling thereon known as 1130 Nelson Street, to Gordon House Neighbourhood Services Association at a nominal rental, for playground space for pre-school children registered in the Day Care Centre programme at Gordon House.

Gordon House Neighbourhood Services Association has now submitted a request for the use of Lot 19 Ex. E. 27', Block 23, D.L. 185 on an annual lease basis, for use as a day care operation until such time as the property is required for park development. They propose to locate on the site a prefabricated building to provide facilities for washrooms, meals, rest periods and storage of equipment.

Block 23, bounded by Bute, Comox, Thurlow and Pendrell Streets, is the proposed site of the West End Park Site #7. It is now approximately 50% City-owned.

The subject property is a vacant City-owned lot, 39' x 131', located between privately-owned dwelling, 1103 Pendrell St. and City-owned dwelling, 1125 Pendrell St.

This proposal has been discussed with the Superintendent of Parks & Public Recreation, the Director of Social Planning & Community Development, and the City Building Inspector who advise they would have no objection to the proposal subject to Gordon House obtaining all necessary approvals and complying with City By-law requirements.

continued . . . / 6

Item No. 6 cont'd

The Superintendent of Parks & Public Recreation has further advised that he will present the proposal to the Board of Parks & Public Recreation with his recommendation for approval.

It is therefore RECOMMENDED that the City enter into an agreement to permit Gordon House Neighbourhood Services Association the use and occupancy of Lot 19 Ex. E. 27', Block 23, D.L. 185 for a day care operation subject to

a) Gordon House to be responsible for the cost of all utilities, improvements and maintenance; the obtaining of any necessary approvals and compliance with City By-law requirements.

AMENDED SEE PAGE 171

b) The agreement to be at a nominal rental, subject to 3 months' notice of cancellation and drawn up to the satisfaction of the Corporation Counsel and the Supervisor of Property & Insurance.

c) Approval of the Board of Parks & Public Recreation."

Your Board

RECOMMENDS the foregoing recommendationsof the Supervisor of Property and Insurance be adopted.

RECOMMENDATIONS

PART II

S A L E S

7. Sale of Residential Lots RS-1
S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"In accordance with City Council's instructions of June 9, 1970, the subject lots were re-advertised on the basis of a fixed price, at current market value, with preference being given to individuals who wish to purchase a lot for the purpose of building a home for themselves. Applications to purchase from other than individuals were to be dealt with on a second priority basis, with not more than two lots in any one block being sold to any company or builder. The sale of these lots in every case is subject to commencement of construction within 18 months from the date of Council's approval of the sale.

Applications were received and opened at a meeting of the Board of Administration held on June 22, 1970, at which time a draw was conducted to determine the sequence of priority by which the applications would be considered. On the basis of the foregoing the Supervisor of Property and Insurance:

RECOMMENDS that the following applications to purchase received be approved under the terms and conditions set down by City Council, in each case construction to be commenced within 18 months from the date of Council's approval of the sale.

Re: Lots 1-26, 28-41, 43-60, 62-94, D.L. 339 Plan 13659
Situated East of Tyne Street between 48th & 54th

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
AJU Construction Co. Ltd.	10 & 11	42' x 120'	$12,500.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	28	50/58' x 120'	$14,000.00	City Terms @ 9-3/4%	-
Steven & Shirley Sam	26	50/54' x 128'	$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	41	50' x 114'	$13,800.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	52	52/55' x 105/150'	$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	53	49/55' x 106/190'	$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	73	60/71' x 124/121'	$15,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	74	60/68' x 121/114'	$15,000.00	City Terms @ 9-3/4%	-
Etsuo Hayashi	75	54/98' x 114/116'	$15,200.00	City Terms @ 9-3/4%	-

continued . . . / 8

Item No. 7 cont'd

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Gordon D. Miller	77	50/95' x 124/134'	$15,200.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	89	50/57' x 120/113'	$14,000.00	City Terms @ 9-3/4%	-
AJU Construction Co. Ltd.	90	60/64' x 113/106'	$15,000.00	City Terms @ 9-3/4%	-
Kiyoshi G. Hikita	91	64/70' x 100/112'	$15,500.00	City Terms @ 9-3/4%	- "

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 170 + 171

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

JUNE 25, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, June 25, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT:	Alderman Bird, Chairman His Worship the Mayor Aldermen Adams, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson
ABSENT:	Alderman Broome (Leave of Absence) Alderman Calder
CLERK:	R. Thompson

The Minutes of the meetings held April 23, 1970, and May 7, 1970, were adopted.

The following action of the Committee is submitted to Council for information:

INFORMATION

1. South East Sector: Municipal, Provincial, Federal Pilot Housing Project

This item was considered 'In Camera' and will be reported upon separately.

2. Low Income Housing Program

RESOLVED that the report of the Board of Administration, dated May 7, 1970, which provides information on Low Income Housing programs, be received.

3. Land and Water Use Policy: English Bay and False Creek

On April 7, 1970, the Council referred to the Park Board for its advice, a proposal that the Standing Committee on Planning and Development invite representations on waterfront activities. The Board of Parks and Public Recreation, by resolution dated April 27th, advised the Council that it would agree to participate with the Standing Committee in the hearing of representations on waterfront activities.

It was

RESOLVED that the Standing Committee on Planning and Development, in conjunction with members of the Park Board invite and receive briefs and delegations from groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board.

The meeting adjourned at approximately 12:10 p.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 175

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Monday, June 22, 1970, at approximately 3:30 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation
Inspector T. Herdman, City Police Department
Mr. W. Kirkwood, City Prosecutor's Department
Mr. J. Mulberry, Law Department

ALSO PRESENT: Mr. W.H. McLachlan, Vancouver School Board
Mr. E.L. Wiseman, Vancouver Traffic and Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held April 20, 1970, were adopted.

1. Commercial-Victoria Diversion at 18th Avenue: Request for Further Traffic Controls

At the last meeting of the Official Traffic Commission, Superintendent Oliver was requested to check the speeds at this intersection, have his School Patrol Officers review the area with a view to having a School Patrol placed at this intersection, and review with the School Board Officials the boundaries of the Annexes and Lord Selkirk School, to minimize crossings of the Victoria Diversion and report back to the Commission on his findings. It was agreed that parties interested in this subject matter would be invited to attend this meeting.

Mr. J. Warnock, President of Cedar Cottage Ratepayers and Tenants Association and Mrs. Langman appeared before the Commission as delegations and presented a brief and petition containing approximately 1,000 names. Mr. Warnock urged that a signal be placed at this intersection in order to protect the pedestrians' rights.

Under date of June 8, 1970, Superintendent Oliver submitted a report and advised as follows:

"A radar survey was conducted on May 1st, 1970, during the periods 8:15 a.m.-9:00 a.m.; 12 Noon to 12:45 p.m.; 3:00 p.m.-3:30 p.m. In the initial period, 139 vehicles were exceeding 33 m.p.h.; 45 vehicles exceeding 36 m.p.h., and 18 vehicles exceeding 40 m.p.h.

During the subsequent two periods there was no appreciable excessive speed.

Radar enforcement was applied on three consecutive days following the survey, and special attention was given on a periodic basis since that time.

On June 1st, 1970, a second radar survey was conducted at times identical to the first. Between 8:15 a.m.-9:00 a.m. 32 vehicles exceeded 33 m.p.h., 28 vehicles exceeded 36 m.p.h., and none exceeded 40 m.p.h.

. . . . Cont'd.

Official Traffic Commission June 22, 1970

Clause 1 Continued

The School Patrol conducted a survey on Monday, May 11th, 1970, between the hours of 8:15 a.m.-9:00 a.m.; 12 Noon - 1:00 p.m., and 3:00 p.m.-3:30 p.m. Vehicular traffic during the first two periods was moderate, with numerous breaks in the flow. Motorists stopped quite readily for children crossing, and for children waiting to cross. Students' crossing habits were quite good, although some - en route to the annexe - did not use the school crosswalk on the East side, but crossed on the West side of the intersection.

The crosswalk across Commercial Drive, South of the Diversion, is not marked, and consequently children are not crossing within the legal unmarked crosswalk.

Mr. McLachlan of the School Board advises that plans for an annexe to Laura Secord School at the intersection of 15th Avenue and Victoria Drive are presently in Victoria awaiting final approval. The construction of this annexe will accommodate all the children in the primary grades in the area North and East of the Victoria-Commercial Diversion, and would consequently largely eliminate the problems of crossing at 18th Avenue and the Diversion.

The School Principal at Lord Selkirk School reports that he has not experienced any problems, nor complaints regarding this crossing."

The Police Department recommended:

"1. That crosswalk lines be painted across Commercial Drive, directly to the intersection of 18th Avenue, immediately South of the Diversion. (This recommendation is supported by the Traffic Engineering Office.)

2. That enforcement be continued on a special attention basis.

3. That no further traffic controls be installed at this intersection.

4. That there appears to be no basis for establishing a School Patrol."

After considerable discussion, it was

RECOMMENDED

(a) that Recommendations 1 and 2 quoted above be adopted;

(b) that the subject matter be reviewed again in three months time and at that time a report be submitted by the City Engineer to the Commission. However, should delegations wish to appear earlier, they should so advise the Commission;

(c) that the City Engineer review the area again with respect to advance warning signs.

2. Request for Regulation of Trucking and Noise on City Streets during Evening Hours

At a meeting of the Commission on March 9, 1970, it was recommended that the City Engineer's report dated February 27, 1970, be adopted and that a communication be forwarded to the Automotive Transport Association and the Canadian Association of Fleet Supervisors informing them of this complaint. In a communication dated May 6, 1970, the Canadian Association of Fleet Supervisors advised that a copy of the Official Traffic Commission minute dated March 9th, together with our letter to the Association dated March 25th, had been mailed to 145 members located in the Lower Mainland area, in order to make them aware of this complaint and with the thought that the matter would be alleviated.

On May 10th, Mr. Thomson again wrote to the Commission advising that he was not satisfied with the action taken and suggesting that trucking be prohibited in the late evening and early morning hours, in order to prevent excessive noise. Mr. Thomson suggested that if there was not a by-law to cover the situation then, in his opinion, there should be one.

In a report dated June 3, 1970, the City Engineer advised as follows:

> "There is presently no By-law requirement in Vancouver prohibiting truck traffic in the evening. The terms 'Trucking' and 'Truck Traffic' cover a wide range of vehicles, from half-ton pick-ups to the largest trucks on the road, and some pick-ups and even private vehicles make more noise than the larger highway trucks. Thus it would be arbitrary as well as most difficult to establish a point where a truck could be considered too large and heavy, and, therefore, too noisy to be permitted on an arterial street at night.
>
> Further, the concentrated nature and the heavy volumes of traffic in the City by day require that many of the larger and slower vehicles travel outside the normal working hours at times when traffic is at its lightest. This reduces the amount of delay and inconvenience to other traffic, and is a common practice in many cities. The City uses this device, and frequently directs the larger trucks to move at night.
>
> Thus, it appears the most practical approach to the problem is a general By-law restricting any noise that becomes objectionable. Our 'Noise Abatement By-law' is such a regulation, and has been effective in the control of excessive noise in this City, and in Burnaby, with North Vancouver and New Westminster indicating an interest in our regulation. The Police record some 700 charges laid last year for violations of the By-law, and over 600 charges for defective mufflers under Section 703 of the Motor Vehicle Act Regulations. (These offences include passenger cars as well as trucks.) In view of this, it is felt that a continuing enforcement of the By-law will meet the situation in this instance also."

The City Engineer concluded his report with the recommendation that Mr. Thomson be notified that the control of excessive noise in the evenings by the prohibition of truck traffic is not considered practical and that enforcement of the existing Noise Abatement By-law is an effective way of achieving this end.

On the suggestion of Commissioner Ryan, the Commission agreed to write to Toronto with respect to their use of a noise "measurement device".

After discussion, it was

RECOMMENDED that the report of the City Engineer, dated June 3, 1970, be adopted and that a copy be forwarded to Mr. Thomson.

Official Traffic Commission June 22, 1970

3. Traffic Control Signals

The following report dated June 2, 1970, was submitted by the City Engineer with respect to traffic control signals:

"I. PROPOSED NEW SIGNALS

Detailed studies have been carried out to determine those intersections which now warrant signal control. On the basis of these studies, it is proposed that traffic control signals be installed at the following locations:

INTERSECTION	ESTIMATED COST
1. Beatty Street and Dunsmuir Street	$7,500
2. Main Street and Union Street	4,500
3. Burrard Street and Dunsmuir Street	7,500
4. Bute Street and Pender Street	5,000
5. Thurlow Street and Nelson Street	6,500
6. Granville Street, 59th Avenue and Park Drive	8,000
7. Fraser Street and 57th Avenue	7,750

Items numbered 1, 2 and 3 are required for the completion of the Georgia Viaduct Replacement. While they will not be necessary until 1971, they are being put forward at this time in order that equipment may be purchased and preliminary work started.

PEDESTRIAN ACTUATED SIGNAL	ESTIMATED COST
1. Main Street and 36th Avenue	$2,650

This intersection is the location of the crossing for the Canadian National Institute for the Blind.

II. MAJOR MODIFICATIONS TO EXISTING SIGNALS

The following signalized intersections will have to be modified in connection with the Georgia Viaduct Replacement.

INTERSECTION	ESTIMATED COST
1. Beatty Street and Georgia Street	$5,500
2. Main Street and Prior Street	3,100
3. Gore Avenue and Prior Street	11,500

Accordingly, it is RECOMMENDED that the above program be approved and a sum of $69,500 be allocated from the Traffic Control Reserve for this work."

RECOMMENDED that the foregoing recommendation of the City Engineer, dated June 2, 1970, with respect to traffic control signals, be adopted.

4. Extension of Powell-Cordova One-Way Couplet

Under date of May 20, 1970, the City Engineer submitted the following information report:

"This report is submitted for information on the implementation of the new Powell-Cordova Diversion and the extension of the one-way couplet of Powell and Cordova Streets. Council approved the Powell-Cordova couplet and diversion at Campbell Avenue in June 1968, when considering a report from the Director of Planning on 'Redevelopment Project No. 2 - Comprehensive Program of Development Area A-5'.

That report set out the proposed grade street traffic arrangement in the general area and showed that the Powell-Cordova Street Diversion is an initial stage of the ultimate arrangement. An information report which was received by Council at that time, stated as follows:

'The development of increased grade street capacity to serve the downtown peninsula from the east will require the extension of the existing Cordova-Powell one-way couplet eastward from its present termination at Main Street. At Campbell Avenue the couplet is to be merged into an ultimate six-lane Powell Street which will provide increased capacity for traffic to and from the east via Wall and/or McGill Streets. As part of the grid street system connections will also be provided with the major north-south arterials Clark, Nanaimo and Renfrew.

The economics of property requirements and the desirability of a single structure overpassing the G.N.R. indicate that the most suitable location for these two one-way streets to converge is in the vicinity of Campbell Avenue.

As mentioned above, the Cordova-Powell Street Diversion forms an integral part of the Urban Renewal Area A-5 Redevelopment Scheme and its implementation in the form of a first stage at-grade facility is therefore scheduled to suit the timing of the Urban Renewal Area A-5 program. To improve traffic flow to the downtown area and provide a satisfactory operational arrangement, the one-way couplet extension from Main Street to Campbell Avenue will also be implemented as part of the first stage.

Provision of the railway overpass and widening of the route further to the east will be done in stages as future traffic requirements warrant.'

Property negotiations for the Diversion are nearing completion, and the local improvements are expected to be processed at a July Court of Revision. Construction of the Diversion will follow in August.

Since the existing strip pavement on Cordova Street between Gore and Heatley is inadequate for the anticipated increase in traffic under the new arrangement, the necessary improvements for this section of Cordova Street will also be initiated at the July Court of Revision.

As part of the re-arrangement in traffic brought about by this extension of the Downtown one-way system, the eastbound transit service presently on Powell Street will be re-routed via Cordova Street as far as the Diversion, where it will return to Powell Street.

. . . Cont'd.

Clause 4 Continued

No significant difficulties are anticipated with respect to access to abutting properties. The Fire Department advises that the Fire Hall at Gore and Cordova will have satisfactory access to the west via Gore Avenue and either Powell or Hastings. Alternatively, fire apparatus can proceed westbound on Cordova (which will be one-way eastbound) as far as Main Street, under the protection of the fire pre-emption sequence at the traffic signal at Main and Cordova.

The merchants and residents on Powell and Cordova Streets will be advised of the proposed one-way treatment by form letter, prior to its implementation.

This report is submitted for information."

During discussion, it was noted that a Court of Revision will be held on the subject matter on July 14th. The Commission was of the opinion that the merchants and residents on Powell and Cordova Streets should be advised of the proposed one-way treatment prior to the Court of Revision.

It was

RECOMMENDED

(a) that the report of the City Engineer, dated May 20, 1970, be received;

(b) that the City Engineer notify the merchants and residents on Powell and Cordova Streets of the proposed one-way treatment of Powell and Cordova Streets as soon as possible, advising them that this matter will be dealt with by Council on July 14th.

5. 3300 Block Austrey Avenue:
Relocation of Fire Hydrant

At the last meeting of the Commission, when considering the matter of parking densities, improved access, and other problems suggested by Mr. Blancard, the Commission recommended:

"(a) that the City Engineer's Department again check the parking densities in this area, particularly on a Monday night and if, after checking, it is determined that a resident parking zone is required on Austrey Avenue, that this be done under the City Engineer's authority;

(b) that the matter of the pedestrian access from Austrey Avenue to Joyce Street be referred to the Planning Department for report back to the Commission;

(c) that the matter of moving the fire hydrant be referred to the City Engineer and the Fire Chief for report back to the Commission."

The Clerk advised that, with respect to Recommendation (b) above, the Planning Department expected to have a report on this matter for the next meeting of the Commission.

. . . . Cont'd.

Clause 5 Continued

With respect to Recommendation (c), re relocation of the fire hydrant, the City Engineer reported that this matter had been investigated and it had been determined by the Fire Department that a fire hydrant located at the west end of the block at McHardy Street would have limited use for fire fighting at the church-school complex. To install it at the east end of Austrey Avenue would result in cumbersome delays to firemen attempting to extinguish a fire at one of the resident's homes. The City Engineer, therefore, recommended that, as the fire hydrant in its present location provides the most equitable situation to all concerned, it not be moved.

It was

RECOMMENDED that the recommendation of the City Engineer, dated June 11, 1970, be adopted.

6. Coroner's Recommendation re Fatal Accident 69th Avenue and Ontario Street

The Board of Police Commissioners on April 27, 1970, advised of the following recommendation of the City Coroner following the death of Elmer Alexander Fraser on March 12, 1970:

> "In view of the number of accidents at this intersection that Ontario be made a through street with stop signs governing 69th Avenue where it intersects with Ontario."

The City Engineer, under date of June 11, 1970, advised that the accident records do not indicate any established or developing trend. During the past five years there have a total of nine accidents, including the fatal accident earlier this year. A field check shows no physical condition which might contribute to a hazardous condition. Ontario Street only extends 1800 feet south of Marine Drive and it is unlikely it will ever serve as more than a local industrial street in this area. The City Engineer concluded that, in view of the foregoing, a through street treatment does not seem appropriate for Ontario Street and there is not a warrant for stop signs at the intersection of 69th Avenue and Ontario Street at this time.

After due consideration, it was

RECOMMENDED that the report of the City Engineer, dated June 11, 1970, be adopted.

7. 1970 Jehovah's Witness Convention

In a communication dated June 2, 1970, Mr. Karl Zuker, Secretary of the Cassiar Ratepayers Association, requested that parking and transportation arrangements for delegates to the 1970 Jehovah's Witness Convention at Exhibition Grounds be reviewed, in view of the traffic difficulties experienced in the area adjacent to the P.N.E. grounds during the 1969 Convention.

The Chairman advised of a communication forwarded by Mr. C.W. Jaggs, President of the Pacific National Exhibition to Mr. Zuker under date of June 4th. In this communication Mr. Jaggs advised that the convention this year will host approximately 12,000 persons, whereas last year there were 60,000, and the P.N.E. offered to co-operate with the Cassiar Ratepayers Association.

. . . Cont'd.

Clause 7 Continued

In a report dated June 11, 1970, the City Engineer advised the 1969 Convention of Jehovah's Witnesses was international in character, attracting 65,000 delegates over an extended period of time. He further advised that they will use the Pacific Coloseum for meetings and the Agrodome as a dining area and that the Convention Manager and the Manager of the Pacific Coloseum have reached an agreement for rental which includes pre-paid parking with no charge to the delegates at the gates. Further, sufficient parking stalls will be available on the P.N.E. grounds to accommodate all vehicles throughout the Convention, although some street parking will undoubtedly occur, due to inconvenient walking distances on the site.

The City Engineer concluded that, since the size of the Convention is comparable to that of many other events at the Coloseum, it is felt that additional traffic control measures are not required and recommended that, in order to reduce inconvenience to adjacent residents, the Convention Manager be asked to request the co-operation of the delegates in parking on the P.N.E. grounds, rather than on the surrounding streets.

Mr. Boyes advised that of the 12,000 delegates attending, only 5,000 are from out of town and they will be billeted within the City limits and, therefore, periphery parking is not considered appropriate.

After due consideration, it was

RECOMMENDED

(a) that the report of the City Engineer, dated June 11, 1970, be adopted;

(b) that a letter be forwarded to the Cassiar Ratepayers Association, enclosing a copy of the City Engineer's report and advising the Association that as only 5,000 of the delegates are from out of town, periphery parking does not seem appropriate;

(c) that a letter be forwarded to the Jehovah's Witnesses advising them of the concern expressed and requesting their co-operation with respect to their delegates parking on the P.N.E. grounds and further advising them that parking prohibitions will be enforced.

8. Complaint re Hedge at 2804 West 3rd Avenue: Mrs. V.M. Smith

In a communication dated June 16, 1970, Mrs. Smith complained about the height of a hedge on the lane behind 2804 West 3rd Avenue and suggested there is a potential danger to pedestrians as the motorist's view is limited. Mrs. Smith stated that if fences are restricted to a certain height, then hedges should also be restricted, especially on corners.

During discussion, it was pointed out that there is no height restriction on fences in lanes and that motorists are required to stop at the end of a lane before proceeding.

It was

RECOMMENDED that Mrs. Smith's communication, dated June 16, 1970, be referred to the City Engineer for report to the next meeting of the Commission.

The meeting adjourned at approximately 4:55 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 175

JUL 14 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 14, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

PRIVILEGE

1. Acts of Vandalism July 11th and 13th (English Bay)

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT the City Council of Vancouver will not tolerate acts of vandalism and destruction such as occurred at English Bay on July 11th and July 13th, and

THAT the Council go on record as complimenting the Police on their handling of both incidents.

- CARRIED

2. Firemen's Band: Calgary

Alderman Bird announced that the Vancouver Fire Department Band has won first prize in the senior brass band division at the Calgary Stampede.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting dated July 7, 1970, be adopted except the 'In Camera' Minutes, which be deferred for consideration at the 'In Camera' meeting later this day.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Adjourned Council meeting, dated July 9, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

1. Deputy Director of Planning and City Engineer — General Report: Gastown, Chinatown

Recommendation No. 1

The Deputy Director of Planning filed a memorandum dated July 13, 1970.

FOR COUNCIL ACTION SEE COUNCIL MINUTES DATED JULY 21, 1970

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2. Deputy Director of Planning — Development Permit Application and Rezoning: Fairview Slopes Area

FOR COUNCIL ACTION SEE BELOW

UNFINISHED BUSINESS

1. General Report: Gastown, Chinatown

(a) Application to Rezone

It was agreed to defer consideration of this matter to consideration of "Motions" later this day.

(b) Studies

It was agreed to defer consideration of this matter to consideration of "Motions" later this day.

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2. Development Permit Application and Rezoning: Fairview Slopes Area

The Council further considered Board of Administration report (Building and Planning matters), Clause 5, dated July 3, 1970 regarding development permit application for 605 West 8th Avenue, being within the Fairview Slopes area. At the last meeting this permit was withheld pending an explanatory report by the Director of Planning on the application and the rezoning application in respect of the Fairview Slopes area.

MOVED by Ald. Adams,
THAT Clause 5 of the report of the Board of Administration (Building and Planning matters), dated July 3, 1970, be adopted.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Grant: B.C. Civil Liberties Association
(b) Grant: Vancouver Neurological Centre
(c) Tenders: Supply and Delivery of Water Pipe
(d) Itinerant and Transient Youth: Beatty Street Armoury

COMMUNICATIONS OR PETITIONS

1. Delegation:
Garibaldi Olympic Development Association

Pursuant to request received, it was agreed to receive a delegation from the Garibaldi Olympic Development Association at the next meeting of Council.

2. 1971 Centennial Project

A communication was noted from the Vancouver Museums Association recommending that the Vancouver Centennial Project for 1971 be 'the construction of an addition to the Vancouver Centennial Museum to house the City Archives and additional storage space for the Museum'.

MOVED by Ald. Wilson,
THAT this communication be received and referred to the Special Committee re Centennial Projects.

- CARRIED

MOVED by Ald. Phillips,
THAT the Special Committee be requested to report to the next meeting of Council on the various Centennial proposals which have been submitted to date.

- CARRIED

At this point the Council recessed at approximately 10:40 a.m. and reconvened at approximately 11:25 a.m. following an 'In Camera' meeting in the Mayor's Office.

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3. Roof Signs (Neon Products Limited)

The City Council, on July 9th, received a Board of Administration report in respect of three outstanding applications of Neon Products Limited for roof signs at the following locations:

8593 Granville Street
1541 West Broadway

At that time the Council noted there is a proposed amendment to the Zoning and Development By-law for consideration at a Public Hearing which, if finally passed, would not permit such signs to be constructed.

The Council, on July 9th, passed a motion that these development permit applications be withheld pending the Public Hearing.

Neon Products Limited, under date of July 9th, submitted information in furtherance of their request for approval of these three development permit applications.

Alderman Bird raised the point of construction of a roof sign by Neon Products Limited at 3406-10 West Broadway.

It was agreed to defer the whole matter until a report is received later this day from the Building Department. (SEE PAGE 15)

COMMUNICATIONS OR PETITIONS (cont'd)

4. Use of Building: 2025 West 16th Avenue
X-Kalay Foundation Society

On July 9th, Council adopted the following recommendation of the Board of Administration:

> 'that unless satisfactory information has been first received by City Council by no later than July 14, 1970, in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970, then the conditions of approval of the Development Permit together with other City By-laws be enforced in accordance with normal procedures.'

A communication, dated July 10, 1970, was received from this Society setting out their present position in respect of use of the present building and proposal to lease warehouse and property at 26 West 7th Avenue.

MOVED by Ald. Phillips,
THAT the resolution of Council dated July 9, 1970, be amended by striking the following therefrom:

> 'in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970.'

FURTHER THAT the Director of Permits and Licenses report to Council whether, in the light of the communication from this Society dated July 10, 1970, the physical aspects in respect of this development permit, e.g. 'parking', can be deferred, and

FURTHER THAT the Health and other by-law regulations, in addition to the limitation of nineteen persons, shall be enforced.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 10, 1970

Works and Utility Matters

(i) MOVED BY Ald. Adams,
THAT the report of the Board of Administration (Works and Utility matters), dated July 10, 1970, be adopted.

- CARRIED

(ii) MOVED by Ald. Adams,
THAT the City Engineer, later in the year, report as to his priority program for installation of litter containers in 1971.

- CARRIED

Social Service and Health Matters

Illegal Suite: 4557 West 4th Avenue

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Social Service and Health matters), dated July 10, 1970, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

(i) Use of Existing Building at 3443 Dunbar Street for a Restaurant, Licensed Lounge and Beverage Room (Clause 2)

The Board of Administration submitted development permit application from Climax Gardens Limited in respect of use of building at 3443 Dunbar Street for a restaurant, licensed lounge and beverage room. Details of the application are set out, together with advice that delegation requests have been received. The following is extracted from the report:

"Your Board would also advise that on July 3, 1970, the Corporation Counsel sent the following telegram to Mr. William Bruce, Acting Chairman of the Liquor Control Board:

'Mr. B. Williams, on behalf of the Climax Gardens Limited, has filed an application for a Development Permit to alter and use an existing building on Dunbar Street between 18th and 19th Avenues to create a Restaurant, Beer Garden, and Cocktail Lounge with total accommodation, 490 persons. Has application been made to Liquor Control Board for license for such use? Could such premises be licensed for such uses under existing regulations?'

A reply was received on July 6, 1970, as follows:

'No provisions under Government Liquor Act to license the type of establishment nor application received.'"

MOVED by Ald. Adams,
THAT the application be received and delegations be not heard on this matter at this time in view of the advice from the Liquor Control Board that there are no provisions under the Government Liquor Act to license this type of establishment nor has an application been received.

- CARRIED

(ii) Temporary Help: Department of Permits and Licenses - Construction Branch (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated July 10, 1970, be adopted.

- CARRIED

Finance Matters

(i) Block 52: Parking Garage Operator Selection (Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated July 10, 1970, be adopted, on the understanding that the lease shall not be for more than two years.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) 1970 Grey Cup Parade (Clause 5)

The Board of Administration submitted for consideration an application from the Toronto Jaycees that the City consider entering, or sponsoring, a float, band or majorette group in the 1970 Grey Cup Parade to be held in Toronto.

MOVED by Ald. Wilson,
THAT the City participate in this Grey Cup parade by entering a float, providing the cost is shared with the Pacific National Exhibition on an equal basis.

- LOST

No further action was taken.

(iii) Balance of Finance Matters

MOVED by Ald. Phillips,
THAT, in respect of report of the Board of Administration (Finance matters), dated July 10, 1970, Clauses 1, 3, and 4 be adopted and Clause 6 received for information.

- CARRIED

B. Personnel Matters, Regular, July 3, 1970

Salary and Classification Review:
Trades Helper Position, Park Board

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Regular), dated July 3, 1970, be adopted.

- CARRIED

C. Personnel Matters, Supplementary, July 10, 1970

Leave of Absence:
Dr. W. A. Windrum

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 10, 1970, be adopted.

- CARRIED

D. Property Matters, July 10, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated July 10, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Employee Suggestion Plan

The Board of Administration, under date of July 3, 1970, submitted report of the Employee Suggestion Plan Committee with recommendations as follows, in respect of Employee Suggestion Plan:

"The Suggestion Committee recommends that:

(a) This report be received for information;

(b) i. An award of $75.00 be made to Mr. Daniel A. McPherson, formerly of the Permits and Licenses Department, for suggestion no. 116;

ii. An award of $50.00 be made to Mr. William McCormick, of the Waterworks Division, Engineering Department, for suggestion no. 130;

iii. An award of $25.00 be made to Mr. Max Fulkerson of the Garage Branch, Engineering Department, for suggestion no. 142;

iv. An award of $10.00 be made to Mr. Ronald Jenkins of the Tax Office, Finance Department, for suggestion no. 143;

v. An award of $45.00 be made to Mr. Max Fulkerson of the Garage Branch, Engineering Department, for suggestion no. 153;

vi. An award of $15.00 be made to Mrs. Gertrude Hughes of the Vancouver Public Library for Library Suggestion no. 13;

vii. An award of $40.00 be made to Mr. E. McColm of the Vancouver Public Library for Library Suggestion no. 19;

viii. An award of $15.00 be made to Mrs. J. Morgan of of the Vancouver Public Library for Library Suggestion no. 20.

(c) Funds for the above awards be taken from Account No. 7090/905, set up for this purpose."

The Board of Administration recommends adoption.

MOVED by Ald. Adams,
THAT the foregoing recommendations be adopted.

- CARRIED

The Council recessed to reconvene following the Court of Revision Council on Local Improvements which convenes at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:10 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Semi-Annual Review of Capital Budget: May 31, 1970

MOVED by Ald. Phillips,
THAT the report of the Board of Administration, dated June 30, 1970, re semi annual review of the Capital Budget as at May 31, 1970, be received for information.

- CARRIED

G. Additional Court: 475 Main Street

The Board of Administration, under date of June 30, 1970, submitted a report from the Administrative Analyst in regard to Additional Court: 475 Main Street. In respect of staff required, the Director of Personnel Services submitted a report recommending as follows:

"Incumbent	Proposed Classification	Effective Date
One New Position	Court Clerk II Pay Grade 17 ($526-629)	When filled
One New Position	Court Recorder I Pay Grade 14 ($459-547)	When filled
One New Position	Court Officer I Pay Grade 17 ($526-629)	When filled
One New Position	Asst. City Prosecutor II Pay Grade 33 ($1084-1300)	When filled

The Comptroller of Accounts advises that there are no funds in the budget of the Provincial Court Clerks Department or the Police Department to provide for the initial expense for the estimated salaries but that funds can be provided from the Contingency Reserve.

These recommendations have been discussed with the Business Manager of the Vancouver City Hall Employees' Association who concurs therein."

The following recommendations, as approved by the Board of Administration are extracted from the Administrative Analyst's report:

"1. An additional court room complete with court staff and equipment, be provided from September 1, 1970, at 475 Main Street.

2. The City Building Inspector be authorized to proceed in the most expeditious manner with the necessary alterations at 475 Main Street to provide the necessary facilities at an estimated cost of $15,400.00.

3. The Provincial Court Clerk, together with the City Purchasing Agent, be authorized to obtain the necessary furniture and equipment at an estimated cost of $11,686.00.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court: 475 Main Street (cont'd)

4. The report of the Director of Personnel Services be adopted and the court staff as outlined above be appointed effective when filled, at an estimated cost of $11,418.00 for the balance of 1970.

5. The necessary funds be provided from Contingency Reserve."

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted.

- CARRIED

H. Youth Programs:
Riley Park and Clark Park

The Social Development Committee, under date of July 8, 1970, reported as follows:

"At the June 22nd meeting of your Social Development Committee, the Board of Administration submitted a report of the Director of Social Planning/Community Development entitled 'Delinquency and Vandalism - Riley Park and Clark Park'. A copy of that report is attached. *

This report reviews the delinquency and vandalism situation in the Riley Park and Clark Park areas and other related matters. Your Committee recommends the reading of this report by Members of Council as the Committee felt the report merits commendation.

The Committee discussed the report and its implications at some length and

RECOMMENDS to Vancouver City Council that the request for the appointment of four detached youth workers (part time) for a six-month period (July to December, 1970) be approved and

FURTHER RECOMMENDS that the Board of Administration report to Vancouver City Council at the same time this Committee reports on the source of funds."

*(Report of Director of Social Planning/Community Development referred to is on file in the City Clerk's Office)

The Board of Administration, under date of July 10, 1970, submitted a report on interim financing in respect of Riley Park and Clark Park, as referred to in the Social Development Committee's report. This report reads as follows:

"Your Board submits the following report of the Director of Social Planning/Community Development dated July 7 respecting the need for interim financing in the amount of $9,000.00 for Youth Workers in the Clark Park and Riley Park delinquency programmes. Refer to: June 17 Board of Administration Report to Social Development Committee and Report No. 13 of the Social Development Committee.

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Youth Programs:
Riley Park and Clark Park (cont'd)

'The programmes are presently being sponsored through a temporary arrangement with Neighbourhood Services Association. Workers are recruited by SP/CD staff in cooperation with members of Community Services Teams and are supervised by SP/CD staff.

The amount required to carry this programme through on a temporary basis to December 1970 is $9,000.00.

The Recreation Supplemental Budget of $40,000.00 has recommended that $4,000.00 be available (refer to Board of Administration Report of July 7) for Special Youth Leadership.

RECOMMENDED that City Council grant $5,000.00 for this programme and that $4,000.00 be allocated to N.S.A. for youth workers in delinquency programmes from the Board of Parks & Public Recreation Supplemental Recreation Budget.'

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted.

(Circulated for the information of Council is the letter of the Chairman of the Park Board dated June 30, 1970, relating to this same item.)"

(i) MOVED by Ald. Broome,
THAT the report of the Social Development Committee, dated July 8, 1970, be approved.

- CARRIED

(ii) MOVED by Ald. Adams,
THAT the report of the Board of Administration, dated July 10, 1970, on this matter, be approved.

- CARRIED

(iii) MOVED by Ald. Phillips,
THAT the Director of Social Planning/Community Development report back to Council as soon as practicable on the extension to other areas in the City, of the techniques referred to in his report contained in Board of Administration report dated June 17, 1970, to the Social Development Committee.

- CARRIED

I. Supplementary Recreation Budget

The Board of Administration, under date of July 10, 1970, submitted the following report:

"Your Board submits the following report of the Director of Social Planning/Community Development dated July 7 respecting the recommendations of the Park Board and the Joint Technical Committee on the Supplementary Recreation Budget.

'In May 1970, the Joint Technical Committee, Social Planning/Community Development received the following recommendation of the Standing Committee on Finance adopted by City Council.

RECOMMENDED that the Joint Technical Committee on Social Planning/Community Development submit recommendations to the Park Board and Council on which programs should receive priority up to an amount of $40,000.00.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Supplementary Recreation Budget (cont'd)

Because of reduction from $84,000 to $40,000 many portions of the proposed programs will be ineffectual; we therefore have eliminated them entirely. The Joint Technical Committee found that each remaining item requested was of an essential nature. It was most difficult to determine priorities. Final recommendations of the Social Planning/Community Development Co-ordinators and others responsible in the various areas supported those of the Board of Parks and Public Recreation. The following is the list of projects and funding recommended for each by the JTC.

Vancouver East Recreation Project: There is a distinct difference within the Strathcona and Woodland areas served by the Vancouver East Recreation Project. An extra staff person is needed to effectively develop and implement the recreation services required. An amount of $4,125 for this must be recorded as an on-going program to be included in the regular budget for a full year at twice the amount ($8,250) for 1971. Amount recommended - $4,125.00.

Special Youth Leadership: Youth leadership to supplement a program of juvenile delinquency prevention, to be co-ordinated by Department of Social Planning/Community Development. This is a prevention program associated with recreation programs and facilities. Amount recommended - $4,000. This is to be an on-going annual program at a cost of $4,000 to cope with the delinquency problem.

Small Community Halls: This budget will supplement existing budgets for minor repairs, maintenance, heat, light, and janitor service in the small halls. Amount recommended - $1,000.00.

Advertising of Recreation Programs: Recreation programs are only effective if people are made aware of what is being offered. This amount will supplement some of the existing publicity done by the local community associations. Amount recommended - $2,775.00.

Transportation for Handicapped and Aged: For the past seven years the Board has been receiving periodic grants from the Herman Bishoff Foundation administered by United Community Services for recreational opportunities for the handicapped and to transport handicapped people from home to community centres and playgrounds in parks. The Herman Bishoff Foundation money is no longer available. Amount recommended - $2,500.00.

Creative Playground Equipment: One of the heaviest demands on the Vancouver Board is for more creative playground equipment in the City of Vancouver. The Conference of Local Area Councils and other bodies have requested the Board put more creative playground facilities on all parks of the City. Some experimental work is required to determine the best type of equipment. Amount recommended - $3,000.00.

West Point Grey Recreation Project: In 1969 City Council approved a full staff complement for the West Point Grey community. Because of the time of approval of the 1969 budget, the Board requested monies for half a year only. The City Comptroller of Accounts understood that this was to be a half program only. Therefore, the full amount ($40,000) was not included in the 1970 budget. The Board is therefore committed to approximately $20,000.00 for 1970, leaving $20,000.00 for the other priorities.

cont'd...

JUL 14 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Supplementary Recreation Budget (cont'd)

West Point Grey is the last community to have a full complement of recreation staff. In 1970 additional programming has commenced in some of the Jericho ex-National Defence installations. Besides the regular program conducted in schools, church halls, and on parks, a considerable load will be added to the West Point Grey budget for these essential programs. An additional amount of $20,200.00 is recommended for 1970. If approved, this means $40,000.00 for 1971. Amount recommended - $20,200.00.

New Supervised Playgrounds, Staff and Equipment: Through extensive study, Garden Park showed a need for a supervised playground. The Board have received money from the Vancouver Foundation to construct a complete Adventure Playground. Because of demand, supervision has commenced for the season. Amount recommended - $2,400.00.

RECOMMENDED that $40,000.00 be allocated as the Supplementary Recreation Budget for the aforementioned projects.'

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted, subject to consideration of any counter proposals which may be submitted by the Park Board."

MOVED by Ald. Adams,
THAT the foregoing report be adopted.

- CARRIED

DELEGATIONS, UNFINISHED BUSINESS AND COMMUNICATIONS

3. Grant: B.C. Civil Liberties Association

It was agreed since this organization was not represented in support of request for a grant, the matter would be deferred pending other delegation arrangements.

4. Grant: Vancouver Neurological Centre

The Council further considered request of the Vancouver Neurological Centre for a grant in the amount of $10,000; a similar application having been received by Council on April 14, 1970, when a motion was passed that no further action be taken. A representative of the Centre appeared and submitted a brief in support.

MOVED by Ald. Phillips,
THAT this application be deferred pending a report from the Director of Social Planning/Community Development.

- CARRIED

5. Tenders: Supply and Delivery of Water Pipe

The Board of Administration, under date of July 3, 1970, submitted report from the City Engineer and Purchasing Agent in respect of tenders received for the supply and delivery of various sizes of water pipe.

Earlier in the proceedings the Council received a delegation from a representative of Atlas Asbestos Company in support of asbestos cement pipe. A delegation was received from John Davidson Ltd. in support of that company's pipe. Briefs were filed by both delegations.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS AND COMMUNICATIONS (cont'd)

Tenders: Supply and Delivery of Water Pipe (cont'd)

After due consideration, it was,

MOVED by Ald. Bird,
THAT the recommendations in the Board of Administration report (Works and Utility matters), dated July 3, 1970, Part I, be approved, and tenders awarded accordingly.

- CARRIED

MOVED by Ald. Bird,
THAT the recommendations in the Board of Administration report (Works and Utility matters), dated July 3, 1970, Part II, be approved, and tenders awarded accordingly.

- CARRIED

MOVED by Ald. Wilson,
THAT the tender of John Davidson Ltd., being the lowest bid meeting specifications for 4" and 12" ductile iron pipe, manufactured by union labour, be accepted on the basis of the tenders submitted and referred to in Part III of report of the Board of Administration (Works and Utility matters), dated July 3, 1970.

- CARRIED

(The foregoing to be subject to contracts satisfactory to the Corporation Counsel)

6. Itinerant and Transient Youth: Beatty Street Armoury

On July 9th the Council received a telegram from the Secretary of State regarding the use of the Beatty Street Armoury as an emergency hostel for itinerant and transient youth during the Summer. At that time His Worship the Mayor agreed to investigate the matter.

Earlier in the proceedings Mr. T.E. Jackson, representing the Regional Office in Western Canada of the Federal Justice Department, appeared in explanation of the action of the Secretary of State in making the Beatty Street Armoury available on a contractual arrangement with certain individuals. Mr. Jackson advised there is a liaison arrangement with the Department of National Defence. He advised that, although individuals under contract with the Federal Department are prepared to abide by the City By-laws and liaison with established agencies, these individuals feel they are responsible for the operation. It was advised that in due course there will be an application for a sewer connection.

A representative of the operators advised the Council that the Federal Cabinet, in a directive to the National Task Force, outlined details respecting operation. Such information was conveyed to the local operators.

The following documents were received:

(a) Communication from United Community Services, dated July 14, 1970
(b) 'open letter' signed by United Community Services, et al
(c) Communication from Kitsilano Area Resources Council dated July 14, 1970

all of which recommend approval of the use of the Beatty Street Armoury as a youth hostel.

cont'd...

DELEGATIONS, UNFINISHED BUSINESS AND COMMUNICATIONS (cont'd)

Itinerant and Transient Youth:
Beatty Street Armoury (cont'd)

MOVED by Ald. Hardwick,
THAT the communications on this matter be received.

- CARRIED

MOVED by Ald. Adams,
THAT WHEREAS with regard to the operation of the Beatty Street Armoury for transient youth, the Council of the City of Vancouver is dissatisfied with the information received to date as to the lack of accountability for the operation to either an existing agency or to Government itself;

AND WHEREAS from the information so far given to the City, there will be no method of operation by a resonsible agency, which is as necessary to the youngsters themselves as to the interests of the community;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver suggests to The Honourable Gerard Pelletier, Secretary of State, that the contractual arrangement as to operation should be with an existing agency who would employ and be responsible for personnel;

FURTHER THAT in the meantime, the City of Vancouver is prepared to make available the services of the Department of Social Planning and Community Development to assist in arriving at a satisfactory arrangement through the Coordinating Committee of Hostel and Other Services for Transient Youth.

(carried)*

MOVED by Ald. Phillips, in Amendment,
THAT the Department of Social Planning and Community Development work through the Coordinating Committee of Hostel and Other Services for Transient Youth to ensure that the operations of the hostel in the Beatty Street Armoury are properly supervised.

Declared
Out of Order

(His Worship ruled the Amendment out of order.)

The motion of Alderman Adams was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Hardwick
Alderman Wilson	Alderman Rankin
Alderman Bird	Alderman Phillips
His Worship the Mayor	Alderman Calder
Alderman Adams	Alderman Linnell
Alderman Broome	

The motion of Alderman Adams was declared, - CARRIED *

COMMUNICATIONS OR PETITIONS (cont'd)

Roof Signs (Neon Products Limited)

Earlier in the proceedings the Council received a communication from Neon Products Limited asking reconsideration of applications for three roof signs. The Council received a detailed explanation from the Deputy Building Inspector.

MOVED by Ald. Bird,
THAT the action of Council taken on July 9, 1970, i.e. to withhold these development permit applications pending the Public Hearing on the proposed By-law amendment to control roof signs, be confirmed.

- CARRIED

During consideration of the foregoing, the Council observed a short recess at 3:45 p.m., held a short 'In Camera' meeting and then recovened at approximately 4:10 p.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Civic Grants to Certain Volunteer Agencies

The Board of Administration submitted report of the Director of Social Planning/Community Development in respect of certain health, education, recreation, and welfare grant applications. The following is extracted from the report:

"RECOMMENDATIONS

1. That the City grant to NSA not be increased from $20,000 at this time.

2. That City Council approve payment of $5,000 to NSA for 1970 for the purpose of hiring a community development worker for the Woodland-Grandview area. This is 50% shareable under the Canada Assistance Plan. This is to be an interim arrangement until the Social Development Committee advises Council on the whole programme.

3. That City Council approve $1,000 for Frog Hollow Neighbourhood House for 1970 to help defray their estimated annual expenses of $1,680. This programme will be included in a review of existing neighbourhood and information facilities of this kind.

4. That City Council approve payment of $25,000 to the VON for nursing services in the City of Vancouver.

CONSIDERATION

That City Council consider the request from UCS for an operating grant of $12,500 for 1970."

(i) MOVED by Ald. Adams,
THAT recommendations 1 to 4, set out above, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(ii) Operating Grant: UCS

MOVED by Ald. Rankin,
THAT the request to be heard as a delegation on this matter be approved.

- LOST

MOVED by Ald. Adams,
THAT no further consideration be given to this particular grant application.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Council continue in session until completion of the Agenda.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Report of Standing Committee
General Purposes, July 9, 1970

U.B.C.M. Convention Resolutions

MOVED by Ald. Broome,
THAT the report of the Standing Committee of Council on General Purposes, dated July 9, 1970, be adopted.

- CARRIED

L. Report of Special Committee re
Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, under date of July 3, 1970, submitted the following report:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Stanley and Mary Ainsworth (owners), 2491 Dundas Street
Mrs. Angela Anastopulos (owner), 326 East 35th Avenue
Ljiljana Atanackovic (owner), 2134 West 13th Avenue
Mrs. Inge E. Blucke (owner), 5091 Slocan Street
Edward and Maine Conn (owners), 687 West 71st Avenue
Elizabeth Edwards (owner), 2725 McGill Street
Mrs. Anna Klein (owner), 127 East 44th Avenue
Mrs. Erika Klein (owner), 504 East 47th Avenue
John Leier (owner), 3793 Lanark Street
Marie T. McPeake (tenant), 5169 Clarendon Street
Therese Magee (owner), 472 East 38th Avenue
Michael Markus (owner), 2742 East 1st Avenue
Mrs. Marie Mihalik (owner), 462 West 23rd Avenue
Mrs. Beatrice H. Royal (owner), 535 East 50th Avenue
Stephen James Stone (tenant), 3409 Prince Edward Street
Leo Trischuk (owner), 3126 Commercial Street
Mrs. Margaret Walker (owner), 6709 Tyne Street

(b) The following applications be approved for six months from the date of this Resolution:

George S. Majic (tenant), 2534 Trinity Street
Stanley A. Campbell (tenant), 757 East 10th Avenue

(c) The following applications be approved for one year from date of this Resolution:

Mrs. V.E. Bittle (tenant), 3003 Graveley Street
Margaret Anne Gorrill (owner), 2635 Waverley Street
Mr. Hari Pratap (tenant), 1061 East 12th Avenue
Mrs. Dianna Proskunik (tenant), 3248 Coleridge Avenue

(d) The following applications be not approved:

Irvine Fairley (tenant), 5958 Battison Street
Russell J. Grierson (tenant), 4557 West 4th Avenue
Barry John Zahara (tenant), 2548 Yale Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites - Hardship Cases (cont'd)

(e) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964".

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated July 3, 1970, be approved.

- CARRIED

M. Street Festivals:
Gastown-Oldtown-Chinatown

The Board of Administration, under date of July 10, 1970, submitted a report from the City Engineer in respect of application from the Gastown-Oldtown-Chinatown organization for permission to hold street festivals July 17 - 19, in conjunction with the 1970 Sea Festival and in the areas of Gastown, Oldtown and Chinatown. Details are set out in the report, together with the following recommendations which the Board of Administration recommends be adopted:

"1. The Gastown-Oldtown-Chinatown Street Festival Committee be permitted to hold street festivities as outlined above on July 17th, 18th and 19th, 1970, and to close off the following streets to vehicular traffic,

Pender Street from Carrall Street to Main Street
Alexander/Water Streets from Columbia Street to Abbott Street
Columbia Street from Cordova Street to Powell Street

provided that:

2. All closures and periods of closures be to the satisfaction of the Chief Constable, Fire Chief and the City Engineer.

3. All costs of signing and barricading be borne by the applicant.

4. The applicant enter into an agreement satisfactory to the Corporation Counsel indemnifying the City against any personal liability or property damage resulting from the festivities.

5. All other related permits and licenses be secured prior to any festivities taking place."

The Board of Administration submitted an additional report dated July 14, 1970, with respect to food services for these street festivals. This Board of Administration report reads as follows:

"The promoters of the three day special event series in Chinatown, Oldtown and Gastown have advised the Medical Health Officer of the events which will involve the service of food, either prepared or fresh, during this period. The food services would normally not be allowed except in approved premises. In similar situations Council has, under its policy adopted on 20 August, 1968, allowed the food service provided there is, in the opinion of the Medical Health Officer, suitable inspection control and facilities available.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Street Festivals:
Gastown-Oldtown-Chinatown (cont'd)

In connection with these events the Medical Health Officer reports:

'The spokesman for the Coordinating Committee for the events has advised of the type, site and time of the five occasions when food will be available on a temporary basis. None of these occasions is completely planned in detail and the public health inspectors are working with the committee to evaluate the suitability of the arrangements.

Under the policy of Council I have been provided with the necessary authority to control food services of this type and have taken these steps that I consider necessary in all of these events and will supervise the food services to completion.

I recommend that the policy of Council previously determined and adopted on August 20, 1968, be implemented in these cases and that the coordinating committee be so advised.'

Your Board RECOMMENDS the foregoing recommendation of the Medical Health Officer be adopted."

MOVED by Ald. Adams,
THAT the foregoing recommendations in the two Board of Administration reports, dated July 10 and July 14, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing and Stopping up of Lane
(East of Rupert Street, North of
B.C. Hydro right-of-way)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver, and

WHEREAS a portion of lane dedicated by the deposit of Plan 3712 is no longer required for highway purposes;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 3712 lying between the Westerly production of the Northerly and Southerly limits of Lot 17, Blocks 27 and 28, District Lots 36 and 51, Group 1, New Westminster District, Plan 3712, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 17, 1969, and marginally numbered LF 4313, a print of which is hereto annexed, be closed, stopped up and title taken thereto; and

cont'd...

MOTIONS (cont'd)

Closing and Stopping up of Lane (cont'd)

BE IT FURTHER RESOLVED that the said closed lane be subdivided with the adjacent City owned lands.

- CARRIED

It was agreed that motions on the following subjects be deferred for consideration of Council at its next regular meeting:

(a) New Fountain and Stanley Hotels

(b) Noise

(c) Purchase of 1969 Radar Set (Police)

(d) Left Turns: Signalized Intersections

Alderman Phillips submitted the following motion, pursuant to consideration of Centennial Project matters earlier in the Council proceedings. This motion will be considered by Council at the next regular meeting:

"THAT interested civic groups and individuals be invited to submit to the City, suggestions for Centennial projects and such parties be advised of the grant available to the City in this regard."

General Report:
Gastown, Chinatown

It was agreed to defer the following matters for consideration of the Council at the next meeting:

(a) Application to Rezone (Recommendation No. 1)

(b) Studies (Recommendation No. 2)

NOTICE OF MOTION

Notice was given of the following motions and recognized by the Chair:

1. Bicycle Paths in City

MOVED by Ald. Phillips (NO SECONDER)
THAT WHEREAS bicycling is becoming increasingly popular in Vancouver and,

WHEREAS bicycles often conflict with pedestrians on the walk around Stanley Park because there are inadequate separate bicycle paths;

THEREFORE BE IT RESOLVED THAT the City, along with the Park Board, embark on a program of creating separate bicycle and foot paths eventually extending completely around our waterfront area, where possible, from the Fraser River, including False Creek around Stanley Park to the Burrard Inlet.

(Notice)

NOTICE OF MOTION (cont'd)

2. Centennial Project

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the 1971 B.C. Centennial Project be the construction of an addition to the Vancouver Centennial Museum to house the City archives, to be known as the Major Matthews Pavilion, and to incorporate, if financially feasible, additional storage space for the Museum.

(Notice)

The Council adjourned at approximately 5:45 p.m.

***

The foregoing are the Minutes of the Regular Council meeting dated July 14, 1970, and the reports referred to are those on Page(s) 254-274.

MAYOR

D/CITY CLERK

JUL 14 1970

BOARD OF ADMINISTRATION . . . . . (WORKS - 1)

JULY 10TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Lumber Storage Shed - Manitoba Yard

"A variety of lumber stock, used mostly for concrete forms, is now stored in the open in the Purchasing Stores area of Manitoba Yard. Despite considerable effort in covering the piles and sprinkling in hot weather the material warps and splits, a wastage of material and loss of time results and quality of the finished work can be affected.

It is proposed to build a steel shed approximately 24 feet by 100 feet, to provide covered storage for this material. Associated items such as expansion jointing, form clamps and ties could also be stored in the shed and a second stop at the Stores Building avoided.

The estimated cost of such a shed is $27,000. The covering and sprinkling of the piles of lumber which would be avoided costs approximately $1,200 per year. The cost on the job of culling the lumber before use and the actual wastage of lumber are less easy to determine but are estimated to be approximately $5,000 per year.

The sum of $ 27,000 for the construction of the shed was provided in the Supplementary Capital Budget approved by Council on 28th April, 1970.

It is proposed to construct this shed with City Forces. Contractors are not available because of their labour dispute and our crews have built other sheds of this type.

I RECOMMEND that the City Engineer be authorized to proceed with this project."

Your Board RECOMMENDS that the foregoing be approved.

2. Fuel Dispensing Facilities at Cambie Yard

"As has been previously reported in connection with Works Yard modernization and at budget time, the fueling facilities at Cambie Yard need to be replaced, primarily because the storage tanks are too small. This is particularly so during times of emergency and when fuel supply is interrupted. These facilities are also poorly located in the Yard for present-day needs, which results in some congestion and unnecessary delays.

.....Cont'd.

Item No. 2 Cont'd.

The proposed facility will have a two-week supply of fuels instead of the present one-day supply and will be placed in a better location. The old facility will be converted into bulk oil storage which can serve the Service Garage, the proposed fueling facility, and also be used during emergencies.

The funds for these facilities were provided for in the 'Yards Fund - Provision for further Projects Unallocated awaiting final design and estimates - 152/7901'. The design has now been completed and the work is estimated to cost $35,000.

I RECOMMEND that the City Engineer be authorized to call tenders and proceed with this work at an estimated cost of $35,000. "

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

3. Bus Stop on East Side of Victoria Drive North of 47th Avenue

The City Engineer reports as follows:

"Mrs. Alex Beaumont of 6166 Victoria Drive, has complained by letter dated April 8, 1970 of a bus stop post recently placed on her frontage and of resulting disturbances, damage to lawn and shrubbery and litter.

This is an old established stop, the location of which conforms to City policy. On March 23, 1970 in the course of general maintenance, the wooden bus stop post here was to be replaced. In addition to identifying the location, bus stop posts mark the length of a bus stop as measured from the intersection, and in this case, the bus stop was found to be too long. Consequently, the opportunity was taken to alter it to a standard sized stop by moving the post 25 ft. southward. This placed it on Mrs. Beaumont's frontage and since the waiting bus passengers naturally stand near the post, this in turn caused the litter to appear at this new positioning.

When the location was visited, it was found to be quite neat and tidy and there was no visible damage to Mrs. Beaumont's lawn and flowers. There is a small local shopping centre at 48th Avenue and as a result, this stop receives somewhat more litter than usual. A litter container would assist, however, there is no provision in this year's budget for purchasing containers.

In connection with Mrs. Beaumont's request for a 'Keep Off the Grass' sign, it is against City policy to supply signs to individuals, but in any case it does not appear this would be effective or that there is any other action which would provide a significant improvement in this situation.

While it is appreciated that Mrs. Beaumont is experiencing some inconvenience, the problems occur to a greater or lesser degree at every bus stop.

Accordingly, it is RECOMMENDED that no alterations be made to this bus stop or to its location."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

****

FOR ADOPTION SEE PAGE(S) 237

JUL 14 1970

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION:

1. 4557 West 4th Avenue
   Illegal Suite

Mrs. Fiala of 4573 West 4th Avenue has written to the Board of Administration stating that the report of the Director of Permits and Licenses dated June 5, 1970 contained errors which she wishes to correct.

The Director of Permits & Licenses reports as follows:

> "Further discussions with Mrs. Fiala have taken place. My report stated that 'the disturbances, e.g. noise, parking, vandalism, etc. were presumably attributed to Mr. Townbrow, who has now left'. Mrs. Fiala now states that the noise, parking, vandalism, etc. were not attributable to Mr. Townbrow but to one of the other lodgers in the home of Mr. Granirer at 4557 West 4th Avenue at that time.
>
> The other points raised by Mrs. Fiala are for the purpose of supporting her opinion that Mr. Townbrown and the new applicant, Mr. R. J. Grierson, are not eligible to receive consideration under City Council's hardship policy.
>
> The application of Mr. Grierson will be considered by Council in the near future."

The report on the application is before Council today with other reports re. Illegal Suites.

This report is submitted for Council INFORMATION.

(Copies of letter of Mr. & Mrs. H. Fiala are circulated for information)

****

FOR ADOPTION SEE PAGE(S) 237

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Temporary Help: Department of Permits & Licenses - Construction Branch

Council considered a report dated September 26th, 1969 from the City Building Inspector on the work load of the Construction Branch of the Permits and Licenses Department. The Building Inspector recommended that authority be granted to employ a man from a local architectural firm for a period of three months and this request was granted. A copy of the report dated September 26th, 1969 is circulated. In January 1970, approval was given for a further period of six months and $6,480 was included in the 1970 budget.

The City Building Inspector reports as follows:

"Mr. J. Visscher of McCarter, Nairne & Partners, commenced work for the City on October 20th, 1969 and has worked continuously since then except the occasional time when he is required for duties for McCarter & Nairne, such time not being charged to the City.

Projects which he has looked after include the following:

- Design of alterations to workshop at Centennial Museum and estimate of cost. (This work is required under authority of the Workmen's Compensation Board and the Factories Act).

- Design of minimum alterations to Building #14 for Museum use and estimate of cost.

- Design of alterations and supervision of construction of alterations to the gift shop, Centennial Museum.

- Design of alterations to old Museum Building for use of Police Traffic Division

and concurrently

- Design of 475 Main Street to provide 3 additional court rooms - both with estimate of cost.

- Preliminary study of old Museum Building and estimate of cost for use by Health & Social Service Departments.

- Processing alteration work at Centennial Museum re items in 1970 Budget.

The workload of this Branch is such that his services are required for a further period of six months. McCarter, Nairne & Partners indicate they can spare him for this further period.

It is recommended that authority be granted to continue the employment of a senior man from a local architectural firm for a further period of six months with a ceiling expenditure of $6,000."

RECOMMENDED that the recommendation of the City Building Inspector be adopted in anticipation that by that time, the present approved study of the Construction Branch by B & W Management Company will have been completed and submitted to Council.

CONSIDERATION

2. Use of the Existing Building at 3443 Dunbar Street for a Restaurant, Licensed Lounge and Beverage Room

The Director of Planning reports as follows:

"Mr. B. Williams on behalf of Climax Gardens Limited, has filed Development Permit Application #52439 to alter, add to, and use the existing building on the site for 'Restaurant and Beverage Rooms, and Lounge.' The applicant has further requested 'Relaxation of required parking.'

The site which was formerly a Safeway Retail Store comprises the entire frontage (264 feet) on the west side of Dunbar Street between West 18th and West 19th Avenues. The site is zoned as a C-2 Commercial District. To the west of an existing north/south 16' wide City lane the area is zoned as an RS-1 One Family Dwelling District.

The existing building is located in the north-west corner of the site adjacent to the north/south City lane and West 18th Avenue. The remainder of the site is generally developed for off-street parking facilities.

The exterior of the building is to be renovated, by refacing in part and repainting. An existing mezzanine in the building is to be extended.

The submitted drawings indicate that the use of the building would be:

MAIN FLOOR: A 100 Seat Restaurant with related kitchen facilities, A 220 seat Beer Garden.

MEZZANINE FLOOR: South half--A 100 seat Cocktail Lounge.
North Half--A 70 seat Beer Garden.
Additional kitchen facilities are also provided.

The proposed development is a use which could be permitted as an 'outright use' in accordance with the provisions of Section 1 (A) 14 of the C-2 Commercial District Schedule of the Zoning and Development By-law which provides for:

> 'Retail stores, business or undertaking catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City, provided the development otherwise complied with all requirements of the Zoning and Development.'

However, the use of the building in accordance with the submitted drawings (allowing for a required reduction in the mezzanine floor area to comply with the requirements of the Building By-law) would require the provision of 81 off-street parking spaces, to be in compliance with the requirements of Section 12 of the Zoning and Development By-law.

The drawings submitted with the application indicate the provision of 56 off-street parking spaces only. The Technical Planning Board has advised that they would not be prepared to relax the additiona 25 off-street parking spaces. The proposed form of development should provide all off-street parking spaces required by the Zoning and Development By-law for the proposed use of the building.

cont'd . .

Clause 2 continued

As at noon Monday, June 29, 1970, the Planning Department had received either by individual letter, petition or form letter;

IN FAVOUR: Signatures representing 107 properties

OPPOSED: Signatures representing 196 properties plus 14 residents of a Senior Citizens' Development. In addition there were 43 signatures received with no addresses.

The Technical Planning Board has requested that the Development Permit Application be referred to City Council for information prior to the Technical Planning Board making a final decision on the application.

The Technical Planning Board had requested that where addresses were given, persons who had signed petitions or submitted letters etc., regarding the development, be advised that the Development Permit Application was being reported to City Council.

However, due in part to the uncertainty of the existing mail service, the Director of Planning has deferred advising such persons until this report has been before City Council."

Your Board SUBMITS the foregoing report of the Director of Planning for the information of City Council. Council's direction is requested as to the notification of those persons in favour or opposed to the application referred to in the Director of Planning's report. Council should also be aware that the applicant as well as several persons opposed to the application have requested permission to appear before Council as delegations.

Your Board would also advise that on July 3, 1970, the Corporation Counsel sent the following telegram to Mr. William Bruce, Acting Chairman of the Liquor Control Board:

"Mr. B. Williams, on behalf of the Climax Gardens Limited, has filed and application for a Development Permit to alter and use an existing building on Dunbar Street between 18th and 19th Avenues to create a Restaurant, Beer Garden, and Cocktail Lounge with total accommodation, 490 persons. Has application been made to Liquor Control Board for license for such use? Could such premises be licensed for such uses under existing regulations?"

A reply was received on July 6, 1970, as follows:

"No provisions under Government Liquor Act to license the type of establishment nor application received."

D E L E G A T I O N R E Q U E S T S

* * * * * *

FOR ADOPTION SEE PAGE(S) 238

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, May, 1970

The Board considered the following report of the Director of Finance respecting:

(a) Security transactions during the month of May, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at May 31, 1970.
(c) Schedule of Promissory Notes Issued for Temporary Financing (pending Collection of 1970 Taxes) to May 31, 1970.

(a) General and Capital Account Transactions

Date	Type of Security Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
May 20	Bank of Montreal	May 29/70	$500,893.84	$500,000.00	9	7.25

****

Cemetery Perpetual Maintenance Funds Transactions

Date	Type of Security Debentures Purchased	Maturity Date	Par Value	Price	Cost	Terms Yrs/mos	Yield %
May 20	City of Van. 6%	June 15/80	$4,000.00	$77.61	$3,104.40	10/1	9.50

****

(b) General and Capital Accounts

Summary of Securities Held as at May 31, 1970

Type of Security	Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts	$4,600,835.07	$4,300,000.00

****

(c) City of Vancouver Promissory Notes

Issued for Temporary Financing Pending Collection of 1970 Taxes

Issue Date 1970	Due Date 1970	Face Value of Notes Issued	Term - Days	Effective Interest Rate Per Annum %
March 16	June 24	$3,000,000.00	100	8.28
26	July 2	3,000,000.00	98	7.825
26	July 2	1,000,000.00	98	8.00
26	July 2	1,000,000.00	98	8.03
April 16	July 2	2,000,000.00	77	7.73
May 15	July 3	2,000,000.00	49	8.08
		$12,000,000.00		

RECOMMENDED by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for May, 1970 be confirmed.

2. Block 52 - Parking Garage
Operator Selection

The City Engineer reports as follows:

"Under the terms of the City's lease for Block 52 Parking Garage, the City will be responsible for operating the garage and can:

(a) Operate the garage with City staff

(b) Arrange for the D.P.C. or a City Parking Authority to operate the garage, or

(c) Negotiate with other parking operators (subject to the approval of Pacific Centre Limited) to operate the garage.

If it is decided to call for bids from other operators, Pacific Centre have the right reserved to submit a proposal.

Construction of the garage is now well under way, and it is therefore necessary to complete the final design, so that operating procedures may be determined and equipment installed in the structure during the contract period. The Engineering Department will determine these procedures and select equipment for installation, but would like to appoint an operator now so as to obtain the benefit of his practical experience during the design stage.

It has been the Council practice in the past to call for tenders for the operation of such parking facilities. In this case, however, it is difficult to give tenderers a good basis for tendering because of the many inherent uncertainties in the development of this garage. For example, varying numbers of spaces must be provided to satisfy the needs of Pacific Centre Limited, and there are limits on the number of spaces which can be assigned to contract usage, limits on the rates which may be charged, the City also hopes to meet Fairview lease payments from the garage income. (Refer to the Appendix for an outline of the likely Contract conditions.) In fact, the conditions which would have to be applied to any contract may be so strict as to make it impractical to obtain a private operator for the garage. The only way in which we can ascertain whether or not it is possible, is to go to tender, and assess the tenders received in terms of the City's needs.

As an alternative, under the conditions of the lease, Council may elect to appoint the D.P.C. as the operator. In this case, the D.P.C. could be retained on a management contract basis (i.e. a regular payment of so many dollars a month to operate the garage, and be required to return the excess of revenue over expenses to the City).

It is suggested that, for reasons of flexibility, the D.P.C. be appointed to operate the garage on the basis of a management agreement, which will have regard for:

.... Cont'd.

Clause 2 (Cont'd.)

A range of operating procedures,

Ultimate expansion of the garage to include Block 42, and

Maximizing return to the City.

It is suggested that the contract should be short-term, subject to re-negotiation as circumstances change, and that it should not be part of the master agreement under which the D.P.C. operates other City parking lots.

It is recommended that the Corporation Counsel and City Engineer be instructed to negotiate a contract with the Downtown Parking Corporation for the operation of Block 52 Garage in accordance with the general principles outlined in this report, and having regard for the conditions set out in the Appendix, which is circulated, subject to a report to Council."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Proposed Fraserview Branch Library

On September 9th, 1969, Council approved the appointment of an architect to prepare draft plans and estimates of cost for the Fraserview Branch Library and subsequently appointed Mr. Peter Smith as the architect.

The City Building Inspector reports as follows:

"Mr. Smith, the Architect, has prepared preliminary plans which are satisfactory to the Library Board and to the Department of Social Planning and Development. His estimate of the cost of the building prepared by a quantity surveyor is $193,000. Other items which must be included in the project are as follows: architects' and consultants' fees, land cost, shelving and accessories, furniture and equipment, books, and miscellaneous items. The cost of these items added to the cost of the building may be somewhat in excess of $300,000.

The Comptroller of Accounts reports that capital funds in the amount of $300,000 are available for the project. It is proposed that approval be given for preparation of working drawings and calling for tenders. At that time the costs will be known more precisely.

It is recommended that Mr. Peter Smith, Architect, be instructed to prepare working drawings and call for tenders for the Fraserview Branch Library."

Your Board
RECOMMENDS approval of the Building Inspector's recommendation.

4. Analysis of the Methods of Manpower Deployment in the Patrol Division of the Police Department

The Director of Finance reports as follows:

"The Co-ordinator of Data Processing & Systems has submitted the following report:

'On September 24, 1969, Council approved a report which in part recommended a study of the methods of Manpower deployment in the Patrol Division. Reference was made in the report to a possible need for temporary key punch assistance as the study progressed. We are now at a stage where it is necessary to do a detailed analysis of all the requests for Police assistance for a one year period. Because of the volume of data involved, the City's computer system will be used and, therefore, all the data must be converted to punch cards. Since this Division's Keypunch Section does not have any time available, it will be necessary to obtain temporary help to do the keypunching, the cost of which will be approximately $1,000. There are no funds available for this within this Division's budget.

The Comptroller of Accounts advises that the necessary funds can be provided from Contingency Reserve.

I recommend that $1,000 be provided from Contingency Reserve for the purpose of keypunching the Police deployment data.'"

Your Board
RECOMMENDS that the recommendation of the Co-ordinator of Data Processing and Systems be approved.

CONSIDERATION

5. 1970 Grey Cup Parade

Mr. Roy Martin of the Toronto Jaycees has, in a communication of recent date, suggested that the City consider entering or sponsoring a float, band or majorette group in the 1970 Grey Cup Parade, which is to be held in Toronto.

Council will recall that in 1969 the following motion was passed:

"THAT approval be given to the entry of a City float, on the following basis:
(a) total cost not to exceed $5,500.00
(b) P.N.E. agree to participate with the City on a fifty/fifty basis."

However, the P.N.E. did not agree to participate in a float for the Grey Cup Parade and no further action was taken.

In 1968, Council passed the motion that the City not enter a float in the Grey Cup Parade in Toronto.

In 1964, 1965 and 1967, the City joined with the P.N.E. on a cost-sharing basis, the City's share not to exceed $2,000.00, to send a float to Toronto and Ottawa.

.... Cont'd.

JUL 14 1970

Clause 5 (Cont'd.)

In 1966, the Grey Cup festivities were held in Vancouver. The City of Vancouver contributed $5,000.00 to the Grey Cup Committee, and the Committee paid the P.N.E. $500.00 towards the cost of the float which was entered in the parade.

The foregoing is submitted for the consideration of Council.

(Copies of the letter from the Toronto Jaycees are circulated for the information of Council)

INFORMATION

6. Tender Awards - March-June, 1970

The Purchasing Agent reports as follows:

"In accordance with Council policy, during the months of March, April, May and June, 1970, contracts for the following supplies were awarded by the Board of Administration:

Surface Grinder
Roadmarking Paint
Lubricating Oils
Fixed & Swivel Casters
Fine Paper
Cane Fibre Joint Filler Material

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the information of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 238 + 239

JUL 14 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JULY 3, 1970

1. Salary and Classification Review - One Trades Helper Position, Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the position of Trades Helper, Works and Buildings Division, Board of Parks and Public Recreation.

The incumbent performs skilled and semi-skilled brush and spray painting work below the journeyman level. The work of this position falls substantially within Class Specification No. 757-8, Tradesman I (Painter), and I recommend that the position be so classified effective June 1, 1969.

The estimated recurring annual cost of this proposal based on 1970 rates and including fringe benefits at 23% will be $976.

The cost of this proposal for seven (7) months in 1969 will be $538.

The Comptroller of Accounts reports that the additional funds estimated at $1,514 are not available within the Park Board budget and are to be provided from the Contingency Reserve.

This report has been discussed with the Superintendent of Parks who is in agreement. The Vancouver Civic Employees' Union has indicated that it does not wish to contest the recommendation as set out in this report."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
J. Lozowski	Trades Helper	Tradesman I (Painter)	
	$3.055 per hour	$3.40 per hour	June 1, 1969
	$3.155 per hour	$3.51 per hour	July 1, 1969

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 239

JUL 14 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 10, 1970

RECOMMENDATION

1. Dr. W. A. Windrum - Leave of Absence to attend the University of Toronto

The Director of Personnel Services reports as follows:

"Dr. Bonham requests that leave of absence without pay be approved for Dr. W. A. Windrum, Dentist I, for the period of August 14, 1970, to June 30, 1971.

This employee commenced working with the Health Department on December 2, 1968, and he wishes to take further training under a Federal Health Training Grant by attending a Public Health Diploma Course at the School of Hygiene at the University of Toronto.

Dr. Windrum has agreed to return to employment as a Dentist with the City, after completing the above mentioned course.

Temporary help will be provided to cover the position during Dr. Windrum's absence."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

****

FOR ADOPTION SEE PAGE(S) 239

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 10, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Acquisition for Replotting S.E. Sector
6658 Toderick Street

The Supervisor of Property and Insurance reports as follows:

"Lot 7, Block 4, N½ of SW¼ of D.L. 339 being 6658 Toderick Street is required for replotting purposes in connection with the plan of development for the S.E. Sector approved by City Council, June 21, 1968.

These premises comprise a one-storey frame dwelling with a main floor area of 748 sq. ft. erected in 1939 on a site 32' x 130' zoned RS-1. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, shakes on the exterior walls, a concrete foundation and is heated by an automatic oil furnace. While structurally sound this building has been poorly maintained. Said building is occupied by the owners.

On September 24, 1968, City Council approved the expropriation of this property as per Item 4, Property Matters, September 20, 1968, the owners, James T. and Mary Sturrock, having refused an offer of $11,000.00. Shortly thereafter it became necessary for the City Engineer to construct a sewer across the rear portion of the property. Because the owners would not permit City crews to enter upon the property, application was made to the Court on November 28, 1968, for an order to place the City in possession of the rear portion of the property. A Warrant of Possession was issued pursuant to the Order and is in the Sheriff's hands. Under this order City crews were able to complete the required works. Said Warrant applies to all of Lot 7.

Subsequently, the whole of the property was required for consolidation with other lots in the area in connection with the new plan of subdivision. Further to Item 4, Property Matters, January 3, 1969, confirmed by Council January 14, 1969, the Corporation Counsel was authorized to apply to the Court for a Vesting Order. Such order was granted on January 28, 1969, and the City later obtained title to the property. It was agreed with Mr. Sturrock, who attended the hearing, that he could remain in possession of the dwelling until the end of June 1969 so that his children would not have to change schools in mid-term.

On April 1, 1969, City Council approved an increased offer of $13,125.00 for this property as per Item 4, Property Matters, March 28, 1969. It was noted that in the light of subsequent sales a higher value was indicated and the City Solicitor had suggested that such increased offer would strengthen the City's position in the event of an arbitration.

continued . . . / 2

Item No. 1 cont'd

It should be noted that Mrs. Mary Sturrock, owner of one-half interest in the property in joint tenancy with her husband, has accepted her 50% share of the net proceeds from the City's offer of $13,125.00.

Efforts to effect a settlement with Mr. Sturrock have been unsuccessful and he has refused to give up possession unless he is paid the sum of $11,200.00 representing his 50% share of the compensation. This amount is considered to be excessive. He has also refused to accept alternative accommodation which was offered in late 1969.

As it is evident that Mr. Sturrock will not give up possession on a voluntary basis and because the property should now be cleared to meet the phasing of the sales programme in the replotting area the City Solicitor requests authority to instruct the Sheriff to proceed with the execution of the Warrant of Possession with respect to the whole of the property.

RECOMMENDED that the Corporation Counsel be authorized to take the appropriate action necessary to obtain vacant possession of this property."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Replotting - S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"On April 14, 1970, City Council received a report of the Board of Administration (Item 2, Property Matters, April 10, 1970) concerning the acquisition of the properties listed below, wherein it was recommended:

a) that the total purchase price of $65,000.00 be confirmed as representing due compensation for the property to be acquired. (This amount covers all 13 lots listed below, 11 being expropriated previously plus the 2 lots shown in Item (b) following.)

b) that the Corporation Counsel be authorized to expropriate Lot 12, Blk. 4, South Portion of NW¼ D.L. 335 and Lot 9, Blk. 21, D.L.'s 330 and 331 in accordance with the Resolution for that purpose submitted under 'motions' be passed.

c) that Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

Council agreed to defer consideration of this matter pending the hearing of a delegation from J.S. Wood Realty Ltd., as requested.

The properties in question are described as follows:

continued . . . / 3

Item No. 2 cont'd

PROPERTY	LOCATION	SIZE	AREA
41 & 42/B/1-5/NE¼ 334	N/S 58th W. of Latta	72.32' x 118'	A
10, 11 & 12/1/SE¼ 334	W/S Marlborough S. of Asquith	99' x 136'	B
23, 24 & 25/1/SE¼ 334	E/S Doman S. of Asquith	99' x 136'	B
30 & 31/3/NW¼ 334	S/S 57th E. of Kerr	66' x 127'	A
37/2/SW¼ 334	N/S 61st E. of Kerr	40' x 103'	B
12/4/S.Pt. of NW¼ 335	S/S 58th E. of Tyne	33' x 110'	D
9/21/330 & 331	S/S 65th W. of Cromwell	33' x 122'	E

Total Frontage . . . . 442.32'

These properties are owned by Beatrice L. Wood, wife of J.S. Wood, Realtor (3 lots) and their son, Brian C. Wood, contractor and developer (10 lots), all having been acquired over a period of years by these parties. As indicated above, these lots have a total frontage of approximately 442'. All are vacant, overgrown with bush and are without services and access excepting Lot 37 on E. 31st Avenue which has road access.

On April 21, 1970, Mr. John A. Fraser of Ladner, Downs & Co., Barristers & Solicitors, appeared before City Council on behalf of the owners who had stated they do not wish to sell outright and prefer to effect an exchange of properties on an equitable basis. City Council turned down the request for an exchange of properties and instead adopted the report of the Board of Administration, Property Matters, dated April 10, 1970, recommending a total purchase price of $65,000.00 for said property and in the event an agreement could not be reached at this price that the matter of compensation be settled by a Board of Arbitration.

It is noted that prior to said hearing the owners voluntarily forwarded executed deeds in favour of the City to expedite the new plan of subdivision. These deeds were registered April 20, 1970.

Following further negotiations between the City Solicitor and Mr. Fraser he advises that his clients are prepared to accept $70,000.00, in full settlement of all claims, as of April 20, 1970. This settlement is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the 13 parcels as described above for the sum of $70,000.00 on the foregoing basis chargeable to Code #4906/258 - Property Purchase for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Replotting - S.E. Sector
Lot 3 on the E/S Cromwell St. S. of 67th Ave.

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, May 8, 1970, confirmed by Council on May 12, 1970, approving the expropriation of various lands in the S.E. Sector, including Lot 3, Blk. 2 of Blk. 23, D.L.'s 330 & 331 which is situated on the east side of Cromwell Street south of 67th Avenue, which lands are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises a single lot 33' x 127', zoned RS-1. Same is presently overgrown with bush and is totally lacking all services.

Whereas the owner had previously refused the City's offer in the amount of $5,000.00, this party has now agreed to sell for this amount subject to the City assuming 1970 taxes amounting to $105.65. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $5,000.00 on the foregoing basis, chargeable to Code #4906/262 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Replotting
6202 Arlington Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 5, Property Matters, May 6, 1969, confirmed by Council May 20, 1969, approving the expropriation of Lots 67 & 68, Blocks 3 & 4, NE¼ D.L. 339, being 6202 Arlington Street, to enable the City Engineer to proceed with the Special Survey in this area. Also the Corporation Counsel was authorized to apply for a vesting order respecting this property.

These premises comprise a one-storey frame dwelling with basement, erected in 1912 on a corner site 90' x 69.6' zoned RS-1. This site is bounded on the east by an unopened street allowance. The dwelling has a floor area of 840 sq. ft., concrete foundation, patent shingle roof, wood shingle and siding exterior, contains five rooms, four plumbing fixtures and is heated by a wood and coal fired hot air furnace. Also located on the property are separate single and double garages. All buildings are in poor condition.

continued . . . / 5

Item No. 4 cont'd

Following service of the Notice of Expropriation, negotiations continued through the owner's solicitor, Mr. David S.C. Nuttall, who was able to obtain a properly executed Deed of Land and the City, on November 17, 1969, issued a cheque in the amount of $14,500.00, representing the full amount of the City's offer. This amount was advanced 'without prejudice' pending the outcome of an arbitration if such is deemed necessary. In this connection it was not necessary to apply for a vesting order respecting this property.

The owner, to date, through his solicitor, has refused to indicate a date upon which he would be willing to give up possession of the property. By letter dated June 5, 1970, Mr. Nuttall has advised that he will not act further for the owner and agrees that the City should proceed with its legal right to obtain possession.

In this connection the City Solicitor requests authority to apply to the Court under Section 539 of the Vancouver Charter, for an Order which would place the City in physical possession of the property.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for such an Order to obtain vacant possession of this property."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition of Lots for Redevelopment Project II
Area A-5, Cordova & Powell Connector

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Property Matters, May 16, 1969, confirmed by Council May 20, 1969, approving the expropriation of Lots 18 - 20, Block 50, D.L. 181 also reference is made to Item 4, Property Matters, April 3, 1970, confirmed by Council April 7, whereby the Supervisor of Property and Insurance was authorized to make an advance payment to the owners in the sum of $54,153.93. Such amount comprised a basic sum of $50,000.00 in consideration of the owners signing a registrable deed in favour of the City of Vancouver plus $4,153.93 being the balance of the outstanding mortgage on the property. This total amount was less than the estimated market value of $56,000.00.

The foregoing payment was duly advanced and on April 30, 1970, the City obtained title to the property.

These premises comprise an automotive service station erected in 1948 on an irregular site 75 ft. by an average depth of approximately 87 ft. zoned M-2 Industrial. The building contains 2 service bays with overhead doors, 2 washrooms, a sales office and a small storeroom. The service area and sales office are heated by a home-made drum type heater and a portable heater respectively. There are two old style gasoline pumps under the canopy roof. The driveways are paved with concrete and blacktop and 2 new gasoline tanks were installed in 1966.

continued . . . /6

Item No. 5 cont'd

Following further negotiations with Thomas H. Hara, Solicitor for the owners, they have agreed to a final settlement of $58,000.00 inclusive of all considerations. This settlement is considered to be realistic and is endorsed by the City Solicitor and Central Mortgage & Housing Corporation. It is noted that said amount is also supported by independent appraisals received by the owners.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property at a total cost of $58,000.00, inclusive of all considerations, chargeable to Code #5847/44."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 239

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

July 9, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, July 9, 1970, at 3:10 p.m. in the Council Chamber, City Hall.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor, Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Wilson.
ABSENT:	Alderman Sweeney (Leave of Absence)
CLERK:	M. James

The minutes of the meeting of May 7, 1970 were adopted as circulated.

PART I

The following recommendation of the Committee is submitted to Council for consideration.

1. U. B. C. M. Convention Resolutions

Early this year, when Council was advised of the Annual Convention of the Union of British Columbia Municipalities, Council directed that the City Clerk gather and submit to the General Purposes Committee, proposed resolutions from the Members of Council and the Administration. Under date of July 9, 1970 the Board of Administration submitted, for the consideration of your Committee, five separate resolutions, copies of which are attached.

After consideration of each resolution your Committee

RECOMMENDS that the resolutions numbered 1, 3 and 4 be submitted, and resolutions numbers 2 and 5 be withdrawn and

FURTHER RECOMMENDS that the following be submitted:

WHEREAS Section 37 (2) (b) of the Hospital Act (R.S.B.C. Chapter 178) provides that the Lieutenant-Governor in Council may take regulations respecting

> "the number or proportion of persons who, being persons in receipt of social assistance as defined in the Social Assistance Act, are to be provided with the necessary care and accommodation therein at the rates payable for the time being under that Act:"

AND WHEREAS the City of Vancouver, in common with other municipalities in British Columbia, is experienceing more and more difficulty in the placement of recipients of Social Assistance in facilities necessary for their care and accommodation

AND WHEREAS the City of Vancouver, in common with other municipalities in British Columbia, is unable from its own resources to provide recipients of Social Assistance with the facilities necessary

cont'd . .

Continued

AND WHEREAS Section 37 (2) (b) provides for the Lieutenant-Governor in Council to make regulations to assure accommodation and care and the rates for such accommodation as may be prescribed from time to time pursuant to the Social Assistance Act.

THEREFORE BE IT RESOLVED THAT the Union of British Columbia Municipalities petition and urge the Lieutenant-Governor in Council to exercise the power granted by Section 37 (2) (b) of the Hospital Act and issue regulations to provide the number or proportion of persons that are to be provided with this necessary care and accommodation.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 249

JUL 14 1970

CITY OF VANCOUVER

SPECIAL COUNCIL JULY 14, 1970

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 14, 1970, in the Council Chamber, City Hall, at 2:00 p.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street and Lane Pavements, Curbs, Sidewalks and Street Lighting on the Initiative - Schedule No. 395

Schedule 395 submitted by the Assessment Commissioner, listed a number of local improvements on the initiative. One project, street pavements and curbs on the initiative, Cordova Street both sides from Gore Avenue to Heatley Avenue, was noted as defeated as sufficiently signed objections against the proposed works had been received. No delegations were present to speak to any of the projects.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the Court finds the Special Assessment Roll, for Schedule No. 395 Local Improvements on the Initiative to be correct insofar as the Court has jurisdiction under Section 511 of the Charter.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Calder,
SECONDED by Alderman Broome,
THAT the report of the Court of Revision be received.

- CARRIED

. . . Cont'd.

Local Improvements, Pavements and Curbs on Special Grounds, Cordova Street from Gore Avenue to Heatley Avenue

Council considered the Board of Administration report dated July 3, 1970 in which the City Engineer is recommending that the project of pavements and curbs, Cordova Street from Gore Avenue to Heatley Avenue be proceeded with on special grounds for the reasons stated in the report. The report also detailed the property owners share and the City's share.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the following recommendation of the City Engineer, as contained in the Board of Administration report of July 3, 1970, be approved:

- the project for pavement and curbs on Cordova Street from Gore Avenue to Heatley Avenue be proceeded with on Special Grounds, and that Council pass the formal resolution to this effect which is being prepared, and which will require the votes of two-thirds of all the Members of Council.

- the City Engineer be authorized to call tenders for paving and curbing on this project.

- CARRIED BY REQ'D MAJORITY

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT WHEREAS a proposed project for pavement and curbs on Cordova Street from Gore Avenue to Heatley Avenue was recommended by the Board of Administration on May 22, 1970 and approved by Council on May 26th, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 14th, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to construct pavement and curbs on Cordova Street between Gore Avenue and Heatley Avenue, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portion of Cordova Street;

AND WHEREAS the Council may, by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the paving and the construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

NOW THEREFORE BE IT RESOLVED that a pavement with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface to a width of forty-two (42) feet, together with the necessary Portland cement concrete curbs and all other necessary and incidental work in connection therewith, be constructed on the said portion of Cordova Street;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

. . . Cont'd.

Local Improvements, Pavements and Curbs on Special Grounds, Cordova Street from Gore Avenue to Heatley Avenue (Cont'd.)

AND BE IT FURTHER RESOLVED that the proportion of the cost of such construction to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY REQ'D MAJORITY

Local Improvement Subsequent Procedure (Balance of Schedule No. 395)

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the following report of the Board of Administration dated July 3, 1970 dealing with the balance of the projects listed in Schedule 395 be adopted:

"The City Engineer reports as follows:

'Projects for certain types of work on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on 14 July, 1970

The projects are listed by the Assessment Commissioner on Schedule Number 395, as follows:

Item No.	Type of Project
1	Street Pavement and Curbs
2 & 3	Street Pavement and Curbs, Urban Renewal Area
4	Lane Pavement, Urban Renewal Area
5	P.C. Concrete Sidewalk, Urban Renewal Area
6	Street Lighting
7 to 10	Street Lighting, Urban Renewal Area

Item 1 for Street Pavement and Curbs on Cordova Street from Gore Avenue to Heatley Avenue has been defeated. This project is the subject of a separate report recommending construction on Special Grounds.

Item 2 Cordova Street from Hawks Avenue to Campbell Avenue.

The estimated Property Owners' share of this project, as shown on the Assessment Commissioner's schedule, does not allow for an existing curb and gutter. The assessable abutting property should have been charged for pavement only. The estimated costs, as advanced and as they should have been are:

	P.O.'s	City	Total
As advanced	$6,820	$29,765	$36,585
Should have been	$4,516	$32,069	$36,585

The correction can be made by the Council giving relief under Section 67 of the Local Improvement Procedure By-law.

I RECOMMEND that:

1. All the projects on the 'Initiative' Schedule 395, except defeated Item 1, be undertaken, Item 2 being subject to relief as set out in part 2 of this recommendation.

. . . Cont'd.

Local Improvement Subsequent Procedure
(Balance of Schedule No. 395) Cont'd.

2. The City Council, in undertaking this project (Item 2, Schedule 395), instruct that the assessable properties be given relief because of the existence of the curb and gutter. (A formal resolution to implement this will be presented when the exact amount of the relief is known and will require a vote of two-thirds of all the Members of Council).

3. The City Engineer be authorized to call tenders for the approved projects.'

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved."

- CARRIED

The Council then adjourned.

* * * * *

The foregoing are the Minutes of the Special Council meeting (Court of Revision), dated July 14, 1970.

MAYOR

D/CITY CLERK

JUL 21 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 21, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird (Civic Business)
Alderman Broome (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting dated July 14, 1970, be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council meeting (Court of Revision), dated July 14, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. General Report:
Gastown, Chinatown

The Council further considered the General Report of the Board of Administration, under date of June 18, 1970 regarding Gastown and Chinatown, in which the Director of Planning's report is set out.

On July 7th, the Council approved the recommendations in that report with the exception of recommendation No. 1, balance of recommendation No. 2 (the architectural-historical study having been dealt with on July 7th) and recommendation No. 5, which items are set out hereunder:

cont'd....

UNFINISHED BUSINESS (cont'd)

General Report:
Gastown, Chinatown (cont'd)

1. Instruct the Director of Planning to submit an application for rezoning of the Gastown-Chinatown areas as indicated, in accordance with the usual procedures.

2. Initiate the over-all Stage II studies outlined.

5. Authorize the recommended budget of $17,880 from the Contingency Reserve Fund for the proposed studies and authorize the addition to the Planning Department of the temporary staff indicated, subject to classification.

On July 14th, the Deputy Director of Planning and representative of the City Engineer gave a report explanation to the Council and the Deputy Director of Planning submitted a memorandum reporting on these outstanding matters, including a time schedule.

MOVED by Ald. Wilson,
THAT the aforementioned outstanding recommendations in the Board of Administration report of June 18, 1970, be approved;

FURTHER THAT the Council approve in principle development of Carrall Street as an amenity street and request the Director of Planning and City Engineer to take this into account in studies of Chinatown and Gastown areas.

- CARRIED

MOVED by Ald. Phillips,
THAT a report be given to Council, as and when available, in respect of parking aspects.

- CARRIED

MOVED by Ald. Linnell,
THAT recommendation No. 6 in the Board of Administration report of June 18, 1970, approved by Council on July 7, 1970, and reading as follows, be proceeded with immediately:

"Establish a Committee of Council to negotiate with the Provincial Government on their financial involvement and on the use of Provincial legislation governing the control of historic areas."

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. New Fountain and Stanley Hotels

The Council further considered a motion submitted by Alderman Phillips regarding purchase of the New Fountain and Stanley Hotels. The motion was reworded and submitted as follows:

MOVED by Ald. Phillips,
THAT the Council agree to purchase the New Fountain and Stanley Hotels, if necessary to preserve for accommodation and compatible commercial functions.

(tabled)

MOVED by Ald. Linnell,
THAT the motion of Alderman Phillips be tabled to approximately August 20, 1970.

- CARRIED

3. Noise

A motion submitted by Alderman Bird and Alderman Wilson was deferred on July 14th for consideration at this time. The motion reads as follows:

"THAT WHEREAS with the increasing industrialization and traffic congestion in the City of Vancouver the control of objectionable noise has taken on an increased importance;

AND WHEREAS the control of these objectionable noises has been the subject of prolonged study by various authorities;

AND WHEREAS the benefit of this research should be made available to permit the City to revise and improve existing legislation for the control of noise;

THEREFORE BE IT RESOLVED that a special committee of Council be struck to study the various measures adopted in other jurisdictions to control noise and to recommend to Council any necessary amendments to By-law No. 2513 being 'a By-law for the Abatement and Control of Noise in the City of Vancouver' and By-law No. 4338 being 'a By-law for the Abatement and Control of Objectionable Noises Emanating from Motor Vehicles in the City of Vancouver".

(tabled)

MOVED by Ald. Adams,
THAT this motion be tabled to the next regular meeting of Council.

- CARRIED

4. Purchase of 1969 Radar Set (Police)

Further consideration was given to the following motion, deferred at the Council meeting of July 14, 1970:

MOVED by Ald. Linnell,
THAT approximately $1,400.00 be approved to the Police Department for the purchase of a 1969 radar set for use by the Traffic Department of the Police.

- CARRIED

UNFINISHED BUSINESS (cont'd)

5. Left Turns:
Signalized Intersections

The Council further considered the following motion, deferred at the meeting on July 14, 1970:

MOVED by Ald. Wilson,
THAT the City Traffic By-law be amended to restrict left turns at all signalized intersections, except those intersections provided with left turn signals or left turn bays.

- LOST

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day.

(a) Fire Damage: Suite at 1926 Ferndale Street
(b) Grant: Grandview Legion #179
(Assistance to soccer team re Soccer Tournament)
(c) Grant: Vancouver Oral Centre for Deaf Children

COMMUNICATIONS OR PETITIONS

1. Suggested Centennial
Projects to Date

His Worship the Mayor advised of the proposals submitted by way of Centennial projects.

MOVED by Ald. Adams,
THAT this information be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 17, 1970

Works and Utility Matters

(i) Freeway Connection Georgia Viaduct to Highway 401: Appointment of Social Planning Sub-Consultant (Clause 6)

It was agreed to defer this clause to later this day when Commissioner Sutton Brown will submit additional information regarding the arrangements with the prime consultant respecting appointment of sub-consultant on Social Planning, from the City's Social Planning/Community Development Department. (see page 8)

(ii) Local Improvement: Initiative Principle (Clause 8)

MOVED by Ald. Sweeney,
THAT Clause 8 of the report of the Board of Administration (Works and Utility matters), dated July 17, 1970, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

(iii) Balance of Works and Utility Matters

MOVED by Ald. Sweeney,
THAT Clauses 1 to 5 inclusive and Clause 7 of the report of the Board of Administration (Works and Utility matters), dated July 17, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

(i) Public Safety Building:
Connection from Jail Area to Provincial Court
(Clause 1)

MOVED by Ald. Hardwick,
THAT this clause be deferred for further consideration when the design of the new structure is presented to Council.

- CARRIED

The Council recessed at approximately 10:45 a.m. after which the Council reconvened 'In Camera' in the Mayor's Office, and reconvened in open session in the Council Chamber at 11:40 a.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(ii) Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 2 to 6 inclusive of the report of the Board of Administration (Building and Planning matters), dated July 17, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Fire and Traffic matters), dated July 17, 1970, be adopted.

- CARRIED

Finance Matters

(i) Banquet: Army, Navy and Air Force
Veterans in Canada (Clause 1)

The Council considered request of the B.C. Provincial Command of the Army, Navy and Air Force Veterans in Canada for a grant of $500.00 to assist in the banquet planned for September 3, 1970, in connection with the 30th Biennial Convention of the National Association to be held in Vancouver August 31 - September 4.

MOVED by Ald. Wilson,
THAT a grant of $500.00 be approved.

- LOST

(ii) Tag Days: International
Association of Lions Clubs (Clause 2)

It was agreed to hear the delegation as requested.

(iii) Long Term Borrowing by Debenture Issue (Clause 3)

MOVED by Ald. Linnell,
THAT Clause 3 of the report of the Board of Administration (Finance matters), dated July 17, 1970, be received for information.

- CARRIED

JUL 21 1970

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters
Supplementary, July 17

Computer Operations Management Course:
D.J. Reid and D. Walters,
Data Processing and Systems

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 17, 1970, be adopted.

- CARRIED

C. Property Matters,
July 17, 1970

(i) Lease of 111 Alexander Street (Clause 1)

MOVED by Ald. Wilson,
THAT this clause be approved, subject to a clause providing for six months notice of cancellation.

- CARRIED

(ii) Demolitions (Clause 2)

MOVED by Ald. Linnell,
THAT Clause 2 of the report of the Board of Administration (Property matters), dated July 17, 1970, be received for information.

- CARRIED

D. Youth Hostel: Jericho

The Board of Administration, under date of July 16, 1970, submitted an information report in respect of the use of the former Department of National Defence building at Jericho for a youth hostel as an institution of a philanthropic or charitable character.

MOVED by Ald. Rankin,
THAT this report be received for information, on the understanding the Corporation Counsel will report back on the terms of the lease.

- CARRIED

MOVED by Ald. Wilson,
THAT the communication from Dr. Edith M. Cragg, member of the Executive of the North West Point Grey Home Owners' Association, objecting to this youth hostel, be received and a copy furnished to the Park Board with a request that Board forward an appropriate reply in explanation; it being understood His Worship the Mayor will also reply to the communication.

- CARRIED

The Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

JUL 21 1970

The Council reconvened at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird (Civic Business)
Alderman Broome (Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS

6. Fire Damage:
Suite at 1926 Ferndale Street

The Council further considered Board of Administration report of July 3, 1970, regarding fire damage in a suite at 1926 Ferndale Street and request of the owner for permission to rebuild a third floor attic, which attic contained a dwelling; the attic having been destroyed by fire. In the Board of Administration report the Building Inspector advises of the details of the situation and recommends a new roof be permitted but the pitch be such that occupancy will not be possible.

Earlier in the proceedings the Council received a delegation, and a brief, dated July 21, 1970, was filed in support of the request.

MOVED by Ald. Adams,
THAT the report of the Board of Administration dated July 3, 1970, be adopted.

- LOST

MOVED by Ald. Wilson,
THAT permission be granted for the attic to be rebuilt as requested, subject to approval of the Fire Warden.

- CARRIED

7. Grant: Grandview Legion #179
(Assistance to Soccer Team re Soccer Tournament)

The Council considered request of the Grandview Legion #179 for a grant of $1,000 to assist the Fourth Division Soccer Team to participate in the Manitoba Centennial Invitational Soccer Tournament in August.

Earlier in the proceedings a delegation was received from the Grandview Legion #179 and a brief was filed, dated July 21, 1970, in support.

MOVED by Ald. Phillips,
THAT a grant in the amount of $300.00 be approved.

- LOST

8. Grant: Vancouver Oral Centre for Deaf Children

It was agreed to defer this matter pending arrangements for a delegation to be heard at a later date.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

9. Vancouver Liberation Front

Earlier in the proceedings the Council received a delegation on behalf of the Vancouver Liberation Front and a brief was noted.

MOVED by Ald. Linnell,
THAT the representations made by this organization be received.

- CARRIED

At the close of hearing of delegations in connection with the foregoing matters, the Council observed a recess and reconvened at approximately 3:00 p.m., with the same members of the Council present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

(iv) Freeway Connection Georgia Viaduct to Highway 401: Appointment of Social Planning Sub-Consultant (Clause 6)

The Council again considered this clause and received an oral report from Commissioner Sutton Brown explaining payment of fees to Social Planning Sub-Consultant.

MOVED by Ald. Hardwick,
THAT Clause 6 of the report of the Board of Administration (Works and Utility matters), dated July 17, 1970, be adopted.

- CARRIED

Youth Hostel: Jericho (cont'd)

As instructed earlier in the proceedings, the Deputy Corporation Counsel reported orally on the terms of the proposed lease in respect of use of a former Department of National Defence building at Jericho for a youth hostel as an institution of a philanthropic or charitable character.

MOVED by Ald. Rankin,
THAT this information be received.

- CARRIED

E. Additional Staff:
Engineering Department (Sanitation Branch)

The Board of Administration, under date of July 16, 1970, submitted a report from the City Engineer in respect of request for additional staff for the Sanitation Branch of the Engineering Department. This report is divided into Part I: Supervisory Levels and Part II: Clerical Establishment. The following is extracted from the report:

"The Director of Personnel Services has reviewed the proposed positions and finds that the Superintendent should be classified as Superintendent I, P.G. 27 ($825-$990) and excluded from the bargaining unit. The clerical position has been classified as Clerk II, P.G. 12 ($422-502) plus 2 pay grades for longer hours and in lieu of rest periods.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Staff: Engineering Department (Sanitation Branch) (cont'd)

Class Specification No. 1075, Superintendent I has been revised as attached to reflect the duties of this position and is submitted for approval.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Superintendent I P.G. 27 ($825-$990)	When adopted
One New Position	Clerk II P.G. 12 ($422-$502) Plus 2 Pay Grades for longer hours and in lieu of rest periods	When adopted

CONCURRENCES:

This report has been discussed with the Business Agent, V.C.H.E.A. Local 15, in respect to the clerical position and agreement has been obtained.

REPORT OF THE COMPTROLLER OF ACCOUNTS:

The Comptroller of Accounts advises that the estimated net additional costs of the proposals amounting to $4,223 are available from the Contingency Reserve.

SUMMARY:

Substantial increases in the volume of work of the Branch now make additional assistance necessary. In the past, equipment has been added to cope with greater volume but the point has been reached where additional supervision is required to ensure its optimum use. An estimated net reduction in costs of $13,000 can be achieved annually, mainly by reducing the need for overtime pickups.

Sheer volume of calls from the public and related work also necessitates an extra clerical position but in the main increases in clerical loads can be taken care of by redesign of systems and procedures.

RECOMMENDED:

1. That the above report be adopted and that the City Engineer be authorized to implement it.

2. That funds for the estimated cost of $10,762 for 1970 be provided as follows:

a)	Transfer of appropriations within budgets	$6,539
b)	From Contingency Reserve	$4,223
		$10,762

3. That revised Class Specification No. 1075 Superintendent I be approved."

MOVED by Ald. Phillips,
THAT the foregoing report be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Standing Committee on Finance, July 9, 1970

The Council received the report of the Standing Committee on Finance dated July 9, 1970, dealing with proposed increase in licenses on hotel and motel guest room accommodation, in which certain recommendations are set out.

MOVED by Ald. Wilson,
THAT a copy of this Standing Committee report, together with the draft by-law in connection with the matter, be submitted to the hotel and motel industry with the advice that any submissions must be made to the City Council within thirty days, following which the by-law will receive the Council's consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Appointment of Officer: Fire Marshal Act

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS pursuant to the provisions of Clause (a) of subsection (1) of Section 30 of the "Fire Marshal Act", R.S.B.C. 1960, Chapter 148, the Council of the City of Vancouver is empowered to authorize persons to exercise all of the powers conferred upon the Chief of the Fire Department under Part II of the said Act;

AND WHEREAS pursuant to the section aforesaid such persons are designated as "officers" for the purposes of Part II of the said Act;

AND WHEREAS the Council deems it expedient that the persons hereinafter named be so authorized;

RESOLVED that the person named herein be and the same is hereby authorized to exercise all of the powers of the Chief of the Fire Department conferred upon him under Part II of the "Fire Marshal Act", R.S.B.C. 1960, Chapter 148:

Fire Warden Donald Salter Badge No. 961

so long as the above-named person is a member of the Vancouver Fire Department.

- CARRIED

MOTIONS (cont'd)

2. Centennial Projects

At a previous meeting Alderman Phillips submitted a proposed motion, seconded this day by Alderman Calder, respecting Centennial projects and with the Council's permission changed the wording whereby the motion now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT interested civic groups and individuals be invited to submit to the City, suggestions for Centennial projects.

(His Worship advised no further action needed) - CARRIED

3. Centennial Project

On July 14th, Notice was given of the following motion which was further considered at this time.

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the 1971 B.C. Centennial Project be the construction of an addition to the Vancouver Centennial Museum to house the City archives, to be known as the Major Matthews Pavilion, and to incorporate, if financially feasible, additional storage space for the museum.

(deferred)

It was agreed that the motion submitted by Alderman Broome and Alderman Bird in respect of a particular Centennial project, be deferred to the next meeting of the Council when Alderman Broome is expected to be present.

4. Bicycle Paths in City

On July 14th Notice was given of the following motion by Alderman Phillips, seconded this day by Alderman Linnell:

MOVED by Ald. Phillips,
SECONDED by Ald. Linnell,
THAT WHEREAS bicycling is becoming increasingly popular in Vancouver and,

WHEREAS bicycles often conflict with pedestrians on the walk around Stanley Park because there are inadequate separate bicycle paths;

THEREFORE BE IT RESOLVED THAT the City, along with the Park Board, embark on a program of creating separate bicycle and foot paths eventually extending completely around our waterfront area, where possible, from the Fraser River, including False Creek around Stanley Park to the Burrard Inlet.

(referred)

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the above motion be referred to the Park Board.

- CARRIED

(Alderman Adams is recorded in the negative)

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Ship Passenger Terminal

raised the matter of the present ship terminal facilities in Vancouver, particularly Pier B C, and enquired of Alderman Linnell, the Council's representative on the Port of Vancouver Development Committee, respecting any plans for replacement of Pier B C with an appropriate passenger terminal.

Alderman Linnell advised there is a plan.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council go on record as supporting the Port of Vancouver Development Committee in its attempts to obtain modern passenger ship facilities for the City of Vancouver.

- CARRIED

Alderman Phillips - Canadian Magazine: Article re Fraud

commented on an article in a recent issue of Canadian Magazine respecting the matter of fraud and giving advice to those participating in such practice as to how to avoid being apprehended. The Alderman enquired of the Corporation Counsel as to whether legal action could be taken against those responsible for publishing this information.

The Deputy Corporation Counsel advised this is not a criminal offence.

Alderman Calder - Air Pollution Control

enquired if the Fire Chief and the Firemen's Union could be asked to allow the use of some of their men for training in air pollution control and become involved in such inspections.

His Worship the Mayor advised he would communicate with the Fire Chief.

Alderman Linnell - Major Rezoning Applications: Social Planning

advised it is her intention to submit a motion proposing that the Social Planning Department be asked to report when major rezoning applications are being considered, in order to advise on the sociological implications.

Alderman Wilson - Canadian Magazine Social Assistance Allowances

referred to a recent issue of the Canadian Magazine in which were published details of social allowances given to a particular recipient in Montreal. The Alderman requested this information be furnished to the Acting Social Service Administrator to compare with a typical case in Vancouver and furnish to the Director of Social Planning/Community Development for information.

His Worship so directed.

JUL 21 1970

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Grant: Vancouver Inner-City Service Project

filed a letter from Mr. Frank Harris of the Vancouver Inner-City Service Project asking the Council consider making a grant of $360.00 whereby a concrete floor may be placed in the basement of the Grandview United Church at Victoria Drive and Venables Street, where men on the incentive allowance program are learning a trade. The organization wishes to appear before Council on the matter.

Alderman Rankin enquired if the organization could be heard next Tuesday.

The Council agreed.

NOTICE OF MOTION

Major Rezoning Applications and Sociological Implications

MOVED by Ald. Linnell,

THAT the Social Planning Department be asked to report on major rezoning applications as to the sociological implications.

(Notice)

Notice was recognized by the Chair.

The Council adjourned at 3:45 p.m.

***

The foregoing are the Minutes of the Regular Council meeting dated July 21, 1970, and the reports referred to are those on Page(s) 292-313....

MAYOR

CITY CLERK

JULY 17TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Relocate Spur Track Crossing
South Kent Avenue East of Jellicoe Street

"An application has been received from Ocean Cement Limited to relocate an existing spur track across south Kent Avenue to serve their industry.

I RECOMMEND that:-

(1) The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the company.

(2) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:

(a) after the plan has been amended to his satisfaction.
(b) when an undertaking has been received from Ocean Cement Limited to execute a Standard Railway Crossing Agreement. "

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

2. Execution of Service Agreements with Utility Companies

The City Engineer reports as follows:

"Before connecting or providing electrical, gas or telephone service to a premises, the utility companies require the customers to sign standard service agreements. Each agreement, which is also the customer's application for service, describes the type of service which the utility is to supply and provides for the customer's acceptance of the rates, terms and conditions in the utility's tariffs.

Cont/d. ...

Clause 2 Cont/d.

The utility's tariffs describe the types of services available, states the term of the agreement (usually one year and automatically renewable unless terminated), provides for cessation of service if the contract is breached and saves harmless the utility against actions resulting from a failure of the utility's service.

The present practice is for the Assistant City Engineer - Electrical to sign the service agreements for City-owned buildings which use low voltage electricity, low pressure gas, or telephone service. The estimated cost during the first year for the electrical, gas or telephone service provided under any of these agreements ranges up to a maximum of $5,000.

Service agreements for high voltage electricity, high pressure gas or large telephone switchboards such as for the City Hall Annex and the City Works Yard, have been subject to reports to Council requesting authority for His Worship the Mayor and the City Clerk to execute the agreements, subject to the agreements being satisfactory to the Corporation Counsel. These agreements are similar to those which are executed by the Assistant City Engineer - Electrical, with the exception that they include more details of the utility tariffs and save harmless the Utility Companies against costs and actions resulting from the use of the electrical energy. The estimated cost during the first year for the electricity, gas and telephone service provided under any of these agreements would range from $5,000 up to $70,000.

The funds for these expenditures are approved by Council as part of the operating budgets for the buildings.

Since the signing of these agreements is of a routine nature and since the Corporation Counsel is of the opinion that the standard service agreements are acceptable to him, I RECOMMEND that the City Engineer, or the person delegated in writing by him, be authorized to execute all service agreements for electricity, gas and telephone which have been approved by the Corporation Counsel."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Lane South of 49th Avenue East of Dunbar Street in Block 6, D.L. 314

The Deputy City Engineer reports as follows:

"The City has subdivided its lands north of 50th Avenue creating Lots C to F and proposes to market them. In its subdivision the City dedicated the portions of its lands required for the forementioned lane together with a 20 foot outlet to 50th Avenue and also provided underground power and telephone services to the Lots.

There is a partial lane system in the block and the lane has been opened for 132 feet east of Dunbar Street serving four abutting lots. The balance of the lots in the block, except for the City-owned lots, are developed and are set up to provide access for vehicles from the streets.

Cont/d. ...

Clause 3 Cont/d.

A petition has been received signed by 12 of the 16 private owners in the block requesting that the balance of the lane in the block be not developed.

The Supervisor of Property and Insurance has advised that whether or not a lane were to be opened to serve the City lots, this would have little appreciable effect on the market value of the lots. The 20 foot lane outlet to 50th Avenue, if closed, would have market value, however, being frontage,

I RECOMMEND:

(a) That the opened 20 foot lane abutting Lots J to M inclusive, be maintained.

(b) That the balance of the lane in the block be closed and stopped up.

(c) That the lands dedicated for lane purposes by the City be resubdivided with Lots C to G to the approval of the Approving Officer.

(d) That the Supervisor of Property and Insurance negotiate with the private owners with the view of adding the ten foot lane strips to the privately owned lots."

Your Board
RECOMMENDS that the foregoing report of the Deputy City Engineer be adopted.

4. Tender No. 37-70-4
Air Compressors

Tenders for the above were opened by your Board on 13th April, 1970 and referred to the City Engineer and Purchasing Agent for report. A working copy of the tabulation is on file in the office of the Purchasing Agent.

The officials concerned report as follows:

"The 5% Provincial Sales Tax is in addition to all prices shown in this report and in the working tabulation.

Bid numbers refer to the relative position of the bid in ascending order of price.

Funds for all purchases are provided for in the Equipment Plant Replacement Fund.

This tender call consists of two items. This report deals with item one only, item two is dealt with in a separate report to the Board of Administration.

Federal Sales Tax (F.S.T.) is not included in part of the purchase because some of the air compressors will be used for the construction and maintenance of roads.

Cont/d. ...

Clause 4 Cont/d.

Item 1 - 125 CFM Air Compressors

Twelve bids were received for this item and only two of the bids indicated any local content (Bid No.'s 1 & 2). However, local content consideration does not change the order of the bids.

Bid No. 1 - New Westminster Marine Sales Ltd.
Jenbach Model JWI 561
$4,600.00 each including Federal Sales Tax
(local content price $4,577.00)

Bid No. 1 does not meet specifications because:

(i) The third wheel on the jack leg is not equipped with a pneumatic tire as specified;

(ii) The sound level of this bid is twice as high as that specified;

(iii) The compressor is directly coupled to the engine with no disconnect or manual unloading valves to relieve the engine of the compressor load while starting as specified;

(iv) No high air temperature automatic shut down device was offered as specified.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 2) from Canadian Ingersoll-Rand Ltd. for twelve only Ingersoll-Rand Model DRAF-150 air compressors at a total price of $54,413.00 (5 @ $4,815.00 each F.S.T. in price and 7 @ $4,334.00 each F.S.T. not in price).

Contract to the satisfaction of the Corporation Counsel."

Your Board
RECOMMENDS the report of the above officials be approved.

5. Attack Warning Signal Agreements

The Corporation Counsel submits the following report:

"The local Canadian Forces Headquarters has written requesting the renewal of the following Attack Warning Signal Agreements which expired July 31, 1970:

Siren #	7	East side of Carnarvon St. near 53rd Ave.
	12	North side of lane 13th Ave. & Maple St.
	22	North side of lane, South of Davie St. near Bute
	33	North side of lane, North of Fraserview Dr.
	35	North side of lane, South of 36th Ave. near Dumfries

The renewals would be for a further term of five years from August 1, 1970, with an option in favour of the Crown for a further renewal of five years from 1975. The consideration for each of these agreements would be the sum of $1.00 per year, as in the previous agreement.

This matter has been discussed with the Assistant City Engineer, Electrical Division, and we would recommend execution of the agreements covering the sirens at the aforementioned locations."

Cont/d. ...

Clause 5 Cont/d.

Your Board
RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

6. Freeway Connection Georgia Viaduct to Highway 401 - Appointment of Social Planning Sub-Consultant

On June 16th, 1970, Council approved the addition of a Social Planning Sub-Consultant to the Study Team and instructed the prime Consultant to submit a name for Council approval as soon as possible.

Your Board submits the following report of the City Engineer, Director of Planning and Director of Social Planning/Community Development:

"The prime Consultant advises that, after canvassing all local sources including the Universities, he has been in consultation with the Director of Social Planning/ Community Development and has selected Mr. William B. Mundy, B.A., M.S.W., to work with the Study Team.

Mr. Mundy is a member of the City Social Planning/ Community Development Department and could be made available as necessary to work under the direction of, and be responsible to, the prime Consultant. It is estimated that Mr. Mundy will spend about half his time on this Study work during the period of the Study. Some rescheduling of lower priority work within the Social Planning/Community Development Department would be necessary.

In regard to Mr. Mundy's salary and fringe benefits the City would continue to pay him directly. The proportion of his time spent on the Study would be billed by the City to the Prime Consultant who would include this in his billings as a cost to the Study. This amount would, however, be deducted from payments made to the Prime Consultant.

Concerning non-City part-time staff assistance required by Mr. Mundy, for data collection, etc. and other expenses incidental to his Sub-Consultant assignment, Mr. Mundy will bill the Prime Consultant directly for these costs for inclusion in the latter's normal billing to the City. If it is necessary for Mr. Mundy to make use of City staff time and/or resources for some of these incidental duties, the re-imbursement of the costs of these services will be handled in the same manner as outlined above for Mr. Mundy's salary.

The appointment of Mr. Mundy is satisfactory to your officials and the estimated maximum cost of his salary and necessary technical services ($7,000) can be accommodated within the Consultant's total Study budget.

When considering the appointment of a Social Planner to the Study Team, the Co-ordinating Committee felt that a channel of communication should be established with local residents and interested community groups in the area to allow an exchange of information to take place.

Cont/d. ...

Clause 6 Cont/d.

In order that this communication channel can work effectively and for the benefit of all parties, it is suggested that a Liaison Group be established immediately with the following representation:

Community representatives -	Two or three to be selected by the Director of Social Planning/Community Development.
Council representatives -	Chairman of the Standing Committee on Transportation plus two other Aldermen.
Technical Co-ordinating - Committee (already established by Council)	City Engineer, Director of Planning and Director of Social Planning/Community Development.

The basic purpose of this Liaison Group would be to meet approximately once a month throughout the Study to:

a) Keep citizen groups informed through their representatives.

b) Keep Council informed through its representatives.

We therefore RECOMMEND that:

i) The appointment of Mr. W. B. Mundy as Social Planning Sub-Consultant to the Study Team be approved.

ii) Mr. Mundy remain on the City payroll and the proportion of his time spent on the Study, together with the costs of any City services used by him, be charged to the Prime Consultant.

iii) Mr. Mundy charge the Prime Consultant directly for any other expenses.

iv) A Liaison Group composed of Community Representatives, Council Representatives and City Technical Representatives be established immediately for the purpose of continuing communication between interested groups during the course of the Study."

Your Board
RECOMMENDS the adoption of the above report of the City Engineer, Director of Planning and Director of Social Planning/Community Development.

7. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following street lighting projects as local improvements:

Coleridge Avenue	from Raleigh Street	to Dead End West
Georgia Street	from Nanaimo Street	to Garden Drive
47th Avenue	from Ross Street	to Elgin Street
Elgin Street	from 45th Avenue	to 47th Avenue on W/S and 210' S. of 47th Ave. on E/S

Cont/d. ...

Clause 7 Cont/d.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated July 10th, 1970.

The estimated total cost of these improvements is $4,752.49 and the City's share of the cost is $955.37.

I have to report that the necessary financial arrangements can be made to carry out this work"

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The report of the City Engineer and Director of Finance be adopted.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

8. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the street lighting projects shown in the attached list as local improvements.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated July 10th, 1970.

The estimated total cost of these improvements is $181,962.10 and the City's share of the cost is $66,104.15.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is advisable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

FOR ADOPTION SEE PAGE(S) 282, 286

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Public Safety Building - Connection from Jail Area to Provincial Court

The City Building Inspector reports as follows:

"The Architects for the Provincial Court are studying, amongst other things, the problem of transferring prisoners and police personnel from the jail to the court rooms as well as providing access for other staff (e.g. prosecutors, court clerk's staff). They are finding that a detailed study is required of the holding facilities and police functions in the existing Public Safety Building. Their terms of reference are for the design of the new building only.

It is suggested that they should be asked to study and re-plan the areas of the existing building that will be directly affected by this necessary connection to the new building. It is estimated that if this work is done on a per diem rate the cost could amount to $4,500.

It is recommended that Harrison, Plavsic, Kiss be asked to prepare a preliminary plan for the connection from the existing Public Safety Building to the new Provincial Court, the cost of such work not to exceed $4,500."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

2. Permanent Accommodation for Police Dog Squad

The City Building Inspector reports as follows:

"On August 12th, 1969, City Council approved a total expenditure of $53,750.00 for the construction of new quarters for the Police Dog Squad at Cambie Yards.

On December 15th, 1969, the new facilities were substantially completed and the Police Department were able to take possession.

During the construction period, approval was given for a variety of unforseen but necessary extra work to be carried out. The major portion of the extra costs arising from this work is related to excavation and services. Had the conditions been know at the time of tender the contractor's price would have been correspondingly higher. This request for additional funds has been delayed until all final billings were received and properly assessed.

In order to finalize this project the following additional funds are required:

(a)	Over expenditure of funds for work that had to be completed before the Police Department could occupy the facilities . .	$1,719.23
(b)	Work which should be done in order to complete the project. This involves certain paving work to control drainage, and the painting of the exterior of the building-unit which had been relocated from Vanier Park	$1,075.00
	TOTAL	$2,794.23

cont'd . .

Clause 2 continued

The City Building Inspector recommends that an additional $2,794.23 be approved to cover the overexpenditure and to provide for the cost of completing this project.

The Comptroller of Accounts advises that the necessary funds are available in Contingency Reserve."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

3. Development Permit:
Retail Food Store - 5605 Victoria Drive

The Director of Planning reports as follows:

"Mr. Ronald B. Howard, Architect, on behalf of Canada Safeway Limited has filed Development Permit Application #49894 to construct a retail food store on the west side of Victoria Drive between East 40th and East 41st Avenues.

City Council at a Public Hearing on July 10th, 1969, approved the rezoning of that portion of the site west of Victoria Drive from a RS-1 One Family Dwelling District to a C-2 Commercial District subject to certain conditions including a requirement that the detailed scheme of development be first approved by the Technical Planning Board and City Council.

Mrs. Enos of 1917 East 40th Avenue appeared before Council at the Public Hearing speaking against the application. Council directed that the Director of Planning make available to Mrs. Enos the detailed scheme of development prior to it being submitted to the Technical Planning Board and Council.

Several meetings were held by the Zoning Planner with both Mrs. Enos and representatives of Canada Safeway Limited regarding the proposed development and in particular the proposed location of the major off-street loading and unloading facilities, as a result of which a letter has been submitted from Mr. G.H.F. McLean of Canada Safeway Limited stating that they now have an option to purchase the Enos property.

The proposed scheme of development is basically the same as that originally submitted with the rezoning application, however, the main off-street loading and unloading facilities have been relocated from the south end of the building to the north end as the applicants feel this would be more satisfactory due to grade differences.

The Technical Planning Board recommends that this development permit application be approved in accordance with the submitted application, such plans and information forming part thereof, but subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(1) Revised drawings are to be submitted indicating to the satisfaction of the Director of Planning:

(i) that portion of the parking area to be designated for Spools Lumber;

(ii) details of compressor room system and details of vents and ducts on the elevations of the building;

cont'd . . .

Clause 3 continued

(iii) details of all screening and landscaping to be provided on the site;

(iv) details of the parking including all dimensions and curbing;

(v) the provision of a 10' landscaped setback adjacent to the westerly boundary of the site from 40th Avenue to the City lane at the northerly boundary of the site;

(vi) suitable screening to the main off-street loading and unloading spaces at the northerly end of the building;

(vii) details of all signs to be provided on the site, the signs to be restricted to one free-standing sign and not more than 3 fascia signs, all to be non-flashing; the free-standing sign to be adjacent to Victoria Drive;

(viii) details of exterior lighting to be provided on the site.

(2) That Canada Safeway's option to purchase the property being Lot 30, D.L. 707 N½ of S½ Plan 4025 is first executed and registered in the Land Registry Office, all to the satisfaction of the Director of Planning.

B. The off-street parking and loading and unloading areas are to be provided including surfacing, screening and curbing in accordance with the approved drawings and Sections 12 and 13 of Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

C. All landscaping and treatment of the open portions of the site as indicated on the approved drawings is to be provided within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

D. Signs to be restricted to one free-standing sign adjacent to Victoria Drive and 3 fascia signs only, all to be non-flashing.

E. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises.

F. No vehicular ingress or egress to the commercial site from 40th Avenue is to be permitted at any time.

It is recommended that Development Permit Application #49894 be APPROVED in accordance with the recommendations of the Technical Planning Board.

Apart from having to first comply with the Condition 1 of the recommended approval of this Development Permit Application; the development permit could not be issued until the applicant has also first complied with the various conditions of approval relating to the rezoning application as approved by City Council and in addition, the required amending By-law to rezone a portion of this site to a C-2 Commercial District has been first passed by City Council."

cont'd . . .

Clause 3 continued

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

(It is advised that Mrs. Enos cannot be reached by telephone as she is ill in hospital. Attached is a copy of a letter sent to her address advising of this report, however, Mr. Enos subsequently has advised that they do not wish to appear as a delegation.)

4. Rezoning: All Lands bounded by King Edward on the north, Camosun Street on the east and 29th Avenue on the south (Director of Planning)

The Director of Planning reports as follows:

"An application has been made by the Director of Planning requesting an amendment to the Zoning and Development By-law #3575 whereby all lands bounded by King Edward on the north, Camosun Street on the east and 29th Avenue on the south being those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373 would be rezoned to RS-1 One-Family Dwelling District.

These lands previously known as those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373, and located within the University Endowment Lands were subdivided, serviced and annexed to the City of Vancouver on March 25, 1970.

These lands, however, require to be rezoned as RS-1 One Family Dwelling District as they now are included within the City boundaries and such zoning is in keeping with the surrounding areas.

The matter was reported by the Planning Department to the Technical Planning Board on April 24, 1970, with the recommendation that the Director of Planning make application immediately to rezone the said lands and such application was made on April 24, 1970.

The Technical Planning Board on July 3rd, 1970 recommended that the application be approved.

The Town Planning Commission on July 10, 1970 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

5. Rezoning: N/S of West 14th Avenue between Laurel and Willow (Wall & Redekop)

The Director of Planning reports as follows:

"An application has been received from Wall & Redekop Realty, 1070 West Broadway, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the north side of West 14th Avenue between Laurel and Willow being lots 11-14, Block 437, D.L. 526 would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The subject lots each have a frontage of 50' and a depth of 125' and are currently occupied by older type dwellings.

cont'd . . .

Clause 5 continued

The surrounding properties are zoned RT-2 Two Family Dwelling District, most of which are occupied with the older large one-family dwellings with a high percentage converted to multiple occupancy.

It should be noted that on July 10, 1969, an application to rezone Lots 3-10, Block 416, D.L. 526, located on the south side of 12th Avenue between Oak and Laurel, from an RT-2 Two-Family Dwelling District to an RM-3 Multiple Dwelling District was approved by City Council after favourable reports from the Technical Planning Board and the Town Planning Commission. These lands have not been redeveloped with apartments at this time.

It was noted that any appreciable expansion of the area should await a study on possible RM-3 expansion throughout the City.

The rezoning of the subject lots would in fact establish an isolated multiple-dwelling site permitting high-rise buildings in an area otherwise currently occupied with older type dwellings.

On March 24, 1970, the RT-2 District Schedule was amended by City Council whereby townhouses and/or garden apartments, 2 storeys in height with a floor space ratio of up to 0.75 could be considered by the Technical Planning Board as a conditional use.

The Technical Planning Board on July 3, 1970 recommended that the application be NOT APPROVED.

The Town Planning Commission on July 10, 1970 concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

6. City Hall East Wing

The City Building Inspector has submitted the following report with respect to additional capital funds required for completion of the East Wing:

"During the final stages of construction it was found necessary to order the contractor to carry out necessary additional work and provide additional equipment such as thermo protection to exposed water piping in garage areas, additional lunch room equipment, sound insulation, and additional heating controls. It is now necessary to find an additional $13,200.00 to meet our obligations to the contractor with respect to the initial contract. In addition the Architects' and Consultants' fees for the initial project will exceed the amount allocated by $1,850.00.

The report to Council on November 25, 1969 dealing with completion of the 4th Floor indicated that the cost of furniture and incidental items would be reported later. The cost of furniture required in areas seen by the public is now determined to be $4,800.00.

cont'd . . .

Clause 6 continued

The architect has advised that the cost of additional work on the 4th Floor, as reported to Council, was based inadvertently upon an early quotation which had been revised by the contractor before the report was submitted to Council. The reported price should have been $6,000.00 greater. In the meantime the contractor has proceeded with the work and the City is obligated to him in this amount.

In 1969, Council allocated $61,750.00 as provision for built-in items such as shelving, storage units, intercommunication and telephone equipment, and miscellaneous items. This allocation was based upon a preliminary estimate submitted in order that funds could be set aside. The precise requirements were determined later on a progressive basis and because the facilities were required at once orders were placed for many items. It is now determined that total expenditure necessary for these items will be $54,000.00.

The City Engineer has recommended that the sum of $6,250.00 be provided for connecting the building fire alarm to the municipal system, lamps for the 4th Floor, and relocation of intercommunication equipment for the Law and Property Offices.

Authorization is requested for the following necessary expenditures:

Addition to General Contract	$ 13,200.00
Addition to Architects' fees	1,850.00
Addition to contract for work on 4th Floor	6,000.00
Built-in equipment, etc.	54,000.00
Public area furniture	4,800.00
Electrical items	6,250.00
	$ 86,100.00
From this total should be deducted the sum already allocated for built-in equipment as referred to in fourth paragraph	61,750.00
Additional Funds Required	$ 24,350.00

The Comptroller of Accounts advises that funds are available in Contingency Reserve to meet the additional $24,350 required to complete the City Hall East Wing.

It is recommended:

(a) That this report be approved.
(b) That an additional amount of $24,350 be provided from Contingency Reserve for these additional expenditures."

Your Board RECOMMENDS that the recommendation of the Building Inspector be approved.

* * * * *

FOR ADOPTION SEE PAGE(S) 283

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Additional Money for Apparatus Repairs

The Fire Chief reports as follows:

"During the first five months of 1970, 4 unpredictable breakdowns of apparatus have occurred. The repairs necessary to return these vehicles to service cost $8,965.

In addition, our 1970 budget provided for the modification of an aerial ladder at an estimated cost of $3,000. Additional repairs were necessary and the total charge by the City Engineer was $5,920 or $2,920 over the original estimate.

The 1970 budget provided for normal operations and 3 major overhauls, one of which has now been done because of total breakdowns. These additional expenses and normal operations have now used the total budgeted amount.

The Fire Chief requests that $11,885 be transferred from contigency reserve to the Fire Department's Account 7524/235 - Repairs and Operation of Apparatus, to provide funds for the remainder of the year. This amount does not provide for the overhaul of the 2 additional vehicles originally budgeted for and if emergency repairs are required before the year end, a further request of approximately $4,000 will be made.

RECOMMENDED: That the Fire Chief's report be approved and $11,885 be transferred from contingency reserve to 7524/235 - Repairs and Operation of Apparatus Account.

The Comptroller of Accounts advises that the necessary funds are available in contingency reserve.

Your Board
RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

2. Appointment of Officer, Fire Marshal Act

The Corporation Counsel reports as follows:

"On July 7, 1964 and November 1, 1966, Council passed a formal resolution on the recommendation of the Fire Chief, naming certain members of the Fire Department as 'Officers' for the purpose of Part II of the Fire Marshal Act.

Due to changes in the Department, the Fire Chief, Vancouver Fire Department, has requested me to secure Council authorization for the appointment of the following officer pursuant to the provisions of clause (a) of subsection (1) of Section 30 of the 'Fire Marshal Act', R.S.B.C., 1960, Chapter 148:

Fire Warden Donald Salter Badge No. 961"

Cont/d.

Clause 2 Cont/d.

Your Board
RECOMMENDS that the foregoing authorization of the Corporation Counsel be granted and the formal motion considered later this day.

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FOR ADOPTION SEE PAGE(S) 283

JUL 21 1970

FINANCE MATTERS

CONSIDERATION

1. Banquet - Army, Navy and Air Force Veterans in Canada

In a communication dated July 6, 1970, Mr. F. Washbrook, Provincial Secretary of the Organization, advised that the British Columbia Provincial Command of the Army, Navy and Air Force Veterans in Canada, the oldest established veterans organization in the Dominion, will host the 30th Biennial Convention of the National Association in the Hotel Vancouver from August 31 to September 4, 1970, when 600 - 700 delegates and their wives will be present. The Organization advised that the banquet is planned for September 3rd, at which it is expected approximately 700 people will be in attendance, and requested the City contribute towards the cost.

In a further communication dated July 10th, the Organization advised that the Provincial Government has consented to provide a luncheon for the Association during their Convention. It is requested the City of Vancouver contribute $500 towards the cost of the banquet.

Your Board notes that Council has dealt with similar requests in the past as follows:

May 1970	- Canadian Chamber of Commerce Civic luncheon.	- No action.
February 1968	- Canadian Women's Press Club Luncheon re Conference.	- No action.
March 1967	- B.C. Teachers Federation Grant re Conference dinner.	- $1,500 approved.

Your Board submits the foregoing for the consideration of Council.

(Copies of the communications dated July 6 and July 10, 1970, from the Organization, are circulated for the information of Council.)

2. Tag Days - International Association of Lions Clubs

Under date of June 22, 1970, Mr. Ralph H. Long, District Governor-elect of District 19 International Association of Lions Clubs requested the permission of Council to appear before them to request permission to continue tagging in the City on public property on the Friday and Saturday prior to Mother's Day.

Council is reminded that on May 12, Council adopted the following recommendation of the General Purposes Committee re. Tag Days:

"that the Council of the City of Vancouver not approve any Tag Day in the City on public property with the exception of the Annual Tag Day held in support of the Poppy Fund and

. . . Cont'd.

Clause No. 2 (Cont'd.)

FURTHER RECOMMENDS that Council state it has no objections to Tag Days which are not held on public property and

FURTHER RECOMMENDS that no action be taken on the requests for Tag Days from Nasaika Lodge and the United Nations Association."

Your Board brings this request for a delegation forward for Council's CONSIDERATION and instruction.

(Copies of letter dated June 22, 1970, from District Nineteen, International Association of Lions Clubs, are circulated for the information of Council.)

DELEGATION REQUEST - INTERNATIONAL ASSOCIATION OF LIONS CLUBS

INFORMATION

3. Long Term Borrowing by Debenture Issue

The Director of Finance reports as follows:

"On July 7th, Council authorized a committee composed of the Chairman of Finance, Board of Administration and the Director of Finance to authorize the sale of bonds and appointed a group of dealers to place City bonds until December 31, 1970.

On July 10th, the committee authorized the dealers to proceed with the sale of bonds at an interest yield of 9 3/8% to the purchaser which is well within the maximum of 9 3/4% authorized by Council.

The dealers have now advised that the bonds have been sold as follows:

Canadian Currency Bonds

$2,000,000 9¼% serial issue with bonds maturing in terms of from one to twenty years at prices depending on term to yield 9 3/8%

$5,000,000 9¼% sinking fund debentures with a term of 20 years at a price of 98.88 to yield 9 3/8%

The yield to the purchaser is thus 9 3/8% and the interest cost to the City after providing for commissions and all other items of expense is approximately 9.49%.

The Corporation Counsel is preparing the necessary by-laws for approval of Council in the near future."

The Board of Administration presents this report for the information of City Council.

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FOR ADOPTION SEE PAGE(S) 283

JUL 21 1970

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 17, 1970

RECOMMENDATION

1. Computer Operations Management Course - Mr. D.J. Reid and Mr. D. Walters, Data Processing and Systems.

The Director of Personnel Services reports as follows:

"Mr. R. L. Hawkins, Co-ordinator of Data Processing & Systems, with the approval of the Director of Finance, has requested that Mr. D.J. Reid, Supervisor of Machine Operations, and Mr. D. Walters, Data Processor IV, be enrolled in the I.B.M.'s Operations Management Course. This course is being held in Vancouver from August 3 to 7, 1970, at a cost of $280 per student. The course deals directly with a number of significant changes that Mr. Hawkins wishes to implement in his branch. Both Mr. Reid and Mr. Walters will be instrumental in bringing about these changes in the computer operations branch.

The Comptroller of Accounts advises that funds are available within Appropriation 7090/933 - Administration and Technical Courses, All Departments.

The Director of Personnel Services recommends that Mr. D.J. Reid and Mr. D. Walters be authorized to attend the above-mentioned course at a cost of $560 plus 5 days leave with pay. The course is covered by Regulation No. 248."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 284

JUL 21 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 17, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Lease of 111 Alexander Street

The Supervisor of Property and Insurance reports as follows:

"Lots E½ 23, 24 & 25 except Right-of-Way, Block 1, D.L. 181-196 being 111 Alexander Street were acquired in 1900 for the installation of an underground structure involved with the sewer system. This structure is under both the street and the lots involved and removal would require substantial excavation of the street and adjoining lots. The lots have situated thereon a small building which has been operated as a cafe since 1933.

The cafe business has been purchased by Mr. R.C. Foot who has offered the City a rental of $40.00 per month plus all taxes, and has requested the security of a term lease. The Director of Planning has recommended a lease term of three years. The rental offered is considered to be acceptable and the Supervisor of Property and Insurance therefore:

RECOMMENDS that the subject property known as 111 Alexander Street be leased to Mr. R.C. Foot in the name of 'Rucketts Grill' for a three year period commencing June 1, 1970 subject to the following conditions:

a) A rental of $40.00 per month plus all taxes, subject to a yearly review.

b) The lessee to be responsible for all utilities (light, heat, water).

c) The lessee to be responsible for all maintenance of heating, wiring, painting, plumbing and decorating the interior and exterior.

d) The City to be responsible for structural repairs.

e) The documents being satisfactory to Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

2. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE NO.
898 Powell St. Lots 18-20, Blk.50 D.L. 181	Redevelopment Project II Area A-5	Litchfield Bulldozing Ltd.	$945.00	5847/52
236-238 Powell St. Lot 25, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Authority to Demolish Res. of Council Feb.17/70	R. Shortreed	$750.00	442/1209
3481 E.54th Ave. Lot 15, Blk. 5, S½ of SW¼ D.L.339	Replotting S.E. Sector	P. Blackall	$165.00	4905/176
826 Main St. Lot 5, Blk. 21, D.L. 196	Georgia Viaduct Replacement	F. Gormley	$845.00	0172/1120
			TO PAY THE CITY	
818-822 Main St. Lots 3 & 4, Blk.21, D.L. 196	Georgia Viaduct Replacement	George Muys	$ 25.00	0172/1120
			CITY TO PAY	
2005-09 Victoria Dr. Lots 38 & 39 Sub.B., Blk. 146 D.L. 264A	Park Site #20 Demolition authorized Bd. of Admin. Property Matters Feb.2/68, adopted by Council Feb. 8/68.	Beaver Demolition Co. Ltd.	$625.00	4189/-

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for INFORMATION.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 284

JUL 21 1970

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

JULY 9, 1970

* See Page 2

An 'In Camera' meeting of the Standing Committee of Council on Finance was held in the Council Chamber, City Hall, on Thursday, July 9, 1970, at 3:15 p.m.

PRESENT: Alderman Adams (Chairman)
His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson.

ABSENT: Alderman Sweeney (Leave of Absence)

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held May 14, 1970, were adopted.

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Increased License Fees on Hotel and Motel Guest Room Accommodation

Under date of June 18, 1970, the Board of Administration, as instructed by the Standing Committee at its meeting of May 14, 1970, submitted a report entitled "Increased License Fees on Hotel and Motel Guest Room Accommodation". The report reviewed, in compliance with the instructions, the background of hotel, motel accommodation taxation and detailed two license fee scales:

Average daily rental unit rate bracket	Average annual gross rental per unit at 80% occupancy (292 days)	License fee scale 1, being license fee per unit per year $	License fee scale 2, being license fee per unit per year $
up to $8.00	(292 x $6) = $ 1,752	4 or 10 *	4 or 10 *
8.01 - 10.00	(292 x $9) = $ 2,628	26	79
10.01 - 15.00	(292 x $12.50) = $3,650	36	109
15.01 - 20.00	(292 x $17.50) = $5,110	51	153
20.01 - 30.00	(292 x $25.00) = $7,300	73	219
30.01 - and up	(292 x $35.00) = $10,220	102	307
		See note 1	See note 2

. . . Cont'd.

JUL 21 1970

Clause No. 1 (Cont'd.)

* The present License Fee for a sleeping unit or a housekeeping unit is $4.00, and for a fully self-contained dwelling unit, $10.00.

Note 1 - Insofar as we are able to determine the matter this column (License scale 1) is very approximately equivalent to the hotels paying business tax. Solid data regarding number of hotel rooms, rate structure, annual rental value equivalents, etc. is either non-existent or unavailable.

Note 2 - This column (License scale 2) is, at 80% occupancy, approximately equivalent to a room rent tax of 3%, except that, being calculated on average rents in steps, and not charged on actual occupancy, it cannot in any way be called a room rent tax but can only be considered a stepped license fee. This column corresponds to the suggested column on the earlier submission considered by the Finance Committee.

The report advised that the potential revenue, if scale 1 were implemented, would be $300,000 - $400,000 per year and, if scale 2 were implemented, $900,000 - $1,200,000.

Your Committee considered this matter and

RECOMMENDS that the License fee scale 1, as shown on the second page of the Board of Administration report dated June 18, 1970, and entitled "Increased License Fees on Hotel and Motel Guest Room Accommodation, be adopted and

FURTHER RECOMMENDS that the Corporation Counsel prepare the necessary By-law to enact this License fee scale, to take effect as and from January 1, 1971, and

FURTHER RECOMMENDS that the By-law be given two readings and then tabled for 30 days, during which period interested parties be advised by suitable means and Council hear representations on this matter.

(Alderman Wilson is recorded as voting in the negative.)

The meeting then adjourned.

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* NOTE: This Minute and Report is of an IN CAMERA Meeting but the Minute and Report was considered by Council in open session.

FOR ADOPTION SEE PAGE(S) 288

JUL 28 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 28, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence))

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera), dated July 21, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED BY Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Noise

On July 21st a motion by Alderman Bird on the subject of Noise was tabled for consideration at this time. This motion, after due consideration, was altered with permission of Council and now reads as follows:

MOVED by Ald. Bird,
THAT WHEREAS with the increasing industrialization and traffic congestion in the City of Vancouver the control of objectionable noise has taken on an increased importance;

AND WHEREAS the control of these objectionable noises has been the subject of prolonged study by various authorities;

AND WHEREAS the benefit of this research should be made available to permit the City to revise and improve existing legislation for the control of noise:

. . . . . Cont'd.

UNFINISHED BUSINESS (Cont'd.)

Noise (Cont'd.)

THEREFORE BE IT RESOLVED that the Chairman of the General Purposes Committee appoint a Sub-Committee to study the various measures adopted in other jurisdictions to control noise and to recommend to the General Purposes Committee any necessary amendments to By-law No. 2513 being 'a By-law for the Abatement and Control of Noise in the City of Vancouver' and By-law No. 4338 being 'a By-law for the Abatement and Control of Objectionable Noises Emanating from Motor Vehicles in the City of Vancouver';

BE IT FURTHER RESOLVED that the City Engineer be instructed to prepare relative technical material for the consideration of the Sub-Committee.

The motion was put and - CARRIED

(The Chairman of the General Purposes Committee appointed the above mentioned Sub-Committee to comprise the following: Aldermen Wilson, Calder and Linnell.)

2. Centennial Project

On July 21, 1970, the following motion was deferred for consideration at this time:

"THAT the 1971 B.C. Centennial Project be the construction of an addition to the Vancouver Centennial Museum to house the City archives, to be known as the Major Matthews Pavilion, and to incorporate, if financially feasible, additional storage space for the museum."

MOVED by Ald. Linnell,
THAT the foregoing motion of Alderman Broome be referred to the Centennial Committee for consideration;

FURTHER THAT the deadline for receiving any submissions by Council in respect of Centennial Projects, be set as September 30, 1970.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Dick Building, 1490 West Broadway
(b) Claim of Miss Jessie I. Hendry, 3891 Arbutus Street
(c) Shannon Estates - Granville and 57th Avenue Extension of Development Permit

(See Pages 6, 7 and 8)

COMMUNICATIONS OR PETITIONS

1. Appointment: Revising Judge for Voters' List - 1970

MOVED by Ald. Broome,
THAT, pursuant to recommendation contained in communication from the City Clerk under date of July 24, 1970, Mr. R.S. Thorpe, Barrister, be appointed Revising Judge for the Voters' List for the year 1970 at the usual rate of $20 per hour while so occupied.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 24, 1970

Works and Utility Matters

(i) Sidewalk, 48th Avenue, Ross to Inverness (Clause 4)

The Board of Administration submitted a report from the City Engineer in respect of a petition received against construction of a sidewalk on 48th Avenue from Ross to Inverness Street as a local improvement. It is recommended the work proceed as originally approved by Council.

MOVED by Ald. Wilson,
THAT this sidewalk, proposed on a local improvement basis, be not proceeded with.

- LOST

MOVED by Ald. Adams,
THAT Clause 4 of the Board of Administration report (Works and Utility matters), dated July 24, 1970, be adopted.

- CARRIED

(ii) Parking: Police Members attending Court (Clause 5)

The Board of Administration submitted a report of the City Engineer in respect of a Police Commission resolution asking that temporary parking exemption permits for members of the Police Force attending Court be authorized. Details in respect of the matter are set out and it is noted that following discussions with the Chief Constable it is suggested twenty exemption permits, although not meeting full requirements, would be helpful.

MOVED by Ald. Linnell,
THAT twenty parking exemption permits be approved, subject to the discretion of the Chief Constable.

- CARRIED

(iii) Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 3 inclusive of the report of the Board of Administration (Works and Utility matters), dated July 24, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Harbours and Parks matters), dated July 24, 1970, Clause 1 be received for information and Clause 2 be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated July 24, 1970, Clauses 1 to 3 inclusive be adopted and Clause 4 be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters

(i) Tender: Laundry Service (Clause 3)

The Board of Administration submitted the report of the Purchasing Agent and the Medical Health Officer in the matter of tenders for laundry service, pointing out that if the low bid is accepted of Sterling Laundry Ltd., a union firm, and Custom Cleaners Ltd., a non-union firm, the lowest cost would be as follows:

Sterling Laundry Ltd.	-	$ 5,350
Custom Cleaners Ltd.	-	$ 7,350
Total	-	$12,700

Alderman Wilson advised of making an enquiry of the Purchasing Agent respecting the cost of approving the award on a 60/40% basis in favour of Sterling Laundry Ltd. bid and having obtained figures in this respect.

MOVED by Ald. Adams,
THAT the low bids of the two companies, as stated in the Board report in respect of the items involved and expressed as follows, be approved, subject to contract satisfactory to the Corporation Counsel:

Sterling Laundry Ltd.	-	$ 5,350
Custom Cleaners Ltd.	-	$ 7,350
Total	-	$12,700

- CARRIED *

MOVED by Ald. Wilson, in Amendment,
THAT the items of laundry service involved be awarded on the following basis, subject to contract satisfactory to the Corporation Counsel:

Sterling Laundry Ltd.	-	$ 7,820
Custom Cleaners Ltd.	-	$ 5,315
Total	-	$13,135

- LOST **

MOVED by Ald. Rankin, in Amendment to the Amendment,
THAT the items of laundry service involved be awarded to Sterling Laundry Ltd., subject to contract satisfactory to the Corporation Counsel.

- LOST ***

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The Amendment to the Amendment by Alderman Rankin was put and - LOST ***

The Amendment of Alderman Wilson was put and - LOST **

The motion of Alderman Adams was put and - CARRIED *

- - - - - - - - - - - - - - -

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

(ii) Offers: Binding (Clause 4)

The Board of Administration submitted a report of the Purchasing Agent advising of offers received for book binding service, and that two bids were received as follows:

Northwest Bindery Ltd. (Non-Union) - Approx. $890 per year, plus 5% Provincial Sales Tax

Fryers Bookbinding Ltd. (Union) - Approx. $979 per year, plus 5% Provincial Sales Tax

MOVED by Ald. Adams,
THAT the low bid of Northwest Bindery Ltd. be accepted, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

- CARRIED*

MOVED by Ald. Wilson, in Amendment,
THAT the bid of Fryers Bookbinding Ltd. be accepted.

- LOST

The motion of Alderman Adams was put and - CARRIED*

(iii) Grant: SPEC (Clause 5)

MOVED by Ald. Rankin,
THAT, pursuant to request received, the Council hear a delegation from the Society for Pollution and Environmental Control in support of its application for a grant, as referred to in this clause of the Board of Administration report.

- CARRIED

(iv) Grant: B.C. Lions Beefeater Band (Clause 6)

The Board of Administration submitted a request on behalf of the B.C. Lions Beefeater Band, for a grant in the amount of $1,200 to assist this band to participate in the entertainment at the Oakland Raiders and Baltimore Colts football game to be held at the Oakland Coliseum August 8, 1970.

MOVED by Ald. Sweeney,
THAT a grant of $1,200 be approved for the purpose.

- LOST

(v) Request for Fire Department Band: Hope (Clause 7)

The Board of Administration advised that Alderman James of the Town of Hope and Chairman of the Hope 'Brigade Days' has requested participation of the Police Motorcycle Display Team and/or the Firemen's Band at the 'Brigade Days' to be held in Hope September 11th to 13th inclusive, 1970.

The Chief Constable has advised it will not be possible for members of his Department to participate. The Fire Chief has advised his band could attend. The band members would make arrangements for time off with no loss to the City and the only cost therefore would be $120 for the chartering of a bus.

. . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd.)

Request for Fire Department Band:
Hope (Cont'd.)

MOVED by Ald. Linnell,
THAT the Town of Hope be advised the City's Fire Department Band will be available as requested because of special arrangements the band members are prepared to make, in taking time off for the purpose. The cost, however, to the Town of Hope would be $120 for the chartering of the required bus.

- CARRIED

(vi) Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Finance matters), dated July 24, 1970, Clauses 1 and 2 be adopted and Clause 8 be received for information.

- CARRIED

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The Council recessed at 10:50 a.m., held an 'In Camera' meeting, and recessed at 12:00 Noon to reconvene in open session in the Council Chamber at 2:00 p.m.

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The Council reconvened at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence)

ACKNOWLEDGMENT Present in the Council Chamber under the direction of Mr. Midmore were Summer School students from Britannia High School attending the English Improvement Class (New Canadians).

DELEGATIONS AND UNFINISHED BUSINESS

3. Dick Building:
1490 West Broadway

The Council further considered a report of the Supervisor of Property and Insurance submitted by the Board of Administration under date of June 19, 1970, in the matter of future arrangements in respect of the Dick Building, 1490 West Broadway. The building being on land leased from the City is to revert to the City on December 31, 1970. The matter of future arrangements for the property was considered on the following bases:

(a) the possible sale,

(b) continuation of a ground or net lease,

(c) the City through the Property and Insurance Office, to take over the direct management of these premises.

. . . . Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

Dick Building:
1490 West Broadway (Cont'd.)

The Director of Planning, by letter dated May 11, 1970, set out reasons why it would be advisable to retain the property.

Earlier in the proceedings, the Council received a delegation from a representative of Granville South Real Estate Company and a brief was filed setting out views in support of the contention that the property continue to be leased. A representative of Pitman Business College Ltd. appeared earlier in the proceedings expressing concern should consideration be given to any increase in rental to this company. A brief was filed.

MOVED by Ald. Bird,
THAT the City retain this property.

- CARRIED

MOVED by Ald. Adams,
THAT this property be leased for a period of five years at the market value as set by the City's Property Department.

- CARRIED

4. Claim: Miss J.I. Hendry (3891 Arbutus Street)

The Council further considered a report of the Corporation Counsel as submitted by the Board of Administration under date of June 5th, setting out details in respect of the claim of Miss Jessie I. Hendry, as a result of work on her house by City crews.

In this respect, Mr. W. Street, Barrister, appeared on behalf of the claimant requesting reimbursement in the amount of $625, the cost of the repairs which the claimant states resulted from the work of the City crews.

The Council noted a report from Alderman Sweeney who was appointed to look into the matter. The Alderman recommends in the report, settlement in the amount of $400. However, subsequent information has come to his attention which estimates the repair cost in the amount of $625 and therefore, Alderman Sweeney now recommends the latter amount be paid in settlement.

MOVED by Ald. Adams,
THAT an amount of $400 be approved in full settlement.

(Amended)

MOVED by Ald. Sweeney, in Amendment,
THAT the figure of $400 in the motion be replaced by the amount of $625.

- CARRIED

The motion as amended and reading as follows was put and - CARRIED

"THAT an amount of $625 be approved in full settlement."

JUL 28 1970

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd.)

5. Shannon Estates - Granville and 57th Avenue: Extension of Development Permit

The Council further considered a report of the Director of Planning submitted by the Board of Administration under date of July 3, 1970, in respect of request from the architects for the development of the Shannon Estates, for a twelve months extension of Development Permit No. 44079. The development permit expired on June 30, 1970, and the Director of Planning is suggesting that if Council wishes to extend the permit for a further period, the extension be for a period of six months.

Mr. F. Stanzl, developer, appeared earlier in the proceedings and requested permission to withdraw the application to extend the permit, in view of the present financial situation, stating that in due course when considered advisable, a further application will follow.

Mr. D.T. Braidwood, Q.C., on behalf of certain owners in the area of the Shannon Estates, requested any extension be subject to certain safeguards as set out in his brief to the Council dated July 28, 1970.

MOVED by Ald. Linnell,
THAT the application for extension of this development permit be received and the request of the developer for permission to withdraw the extension application be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

B. Property Matters, July 24, 1970

(i) Extension of Lease Giroday Sawmills Ltd. (Clause 4)

MOVED by Ald. Phillips,
THAT the request for a delegation received from Giroday Sawmills Ltd. in regard to lease of property in False Creek be approved.

- CARRIED

(ii) Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 3 inclusive of the report of the Board of Administration (Property matters), dated July 24, 1970, be adopted.

- CARRIED

C. Social Service Department (Programme Development)

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration, under date of July 15, 1970, giving a progress report respecting the development programme in the Social Service Department, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd.)

D. Street Closure re Meeting of Vancouver Tenants' Council and Downtown Tenants' Association

The Board of Administration under date of July 24, 1970, submitted a report of the City Engineer in respect of request of the Vancouver Tenants' Council and the Downtown Tenants' Association for permission to close the intersection of Alexander Street, Powell Street, Carrall Street and Water Street, to permit the holding of a street meeting.

MOVED by Ald. Adams,
THAT this request be not approved.

- CARRIED

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Visit of Mrs. Hastie, Alderman, Rutherglen, Scotland

His Worship the Mayor introduced Mrs. Hastie, an Alderman from the Burgh of Rutherglen, who is visiting the City and invited her, along with her brother, to join the Council at the afternoon recess.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2952, BEING THE PARKING METER BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2952, being the Parking Meter By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

. . . Cont'd.

BY-LAWS (Cont'd.)

BY-LAW TO AMEND BY-LAW NO. 2952,
BEING THE PARKING METER BY-LAW (Cont'd.)

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

(The By-law received three readings) - CARRIED

MOTIONS

Major Rezoning Applications
and Sociological Implications

On July 21, 1970, Notice was given of the following motion by Alderman Linnell, seconded this day by Alderman Phillips:

MOVED by Ald. Linnell,
SECONDED by Ald. Phillips,
THAT the Social Planning Department be asked to report on major rezoning applications as to the sociological implications.

(Referred)

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT this motion be referred to the Standing Committee on Planning and Development.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney -
Carport, 3543 Point Grey Road

referred to communication from the owners of 3543 Point Grey Road with respect to instructions from the City to remove carport erected at the front of the property.

In view of the particular situation of properties on the north side of Point Grey Road, exposed directly to the waterfront, Alderman Sweeney requested this communication be directed to the Board of Administration to investigate the complaint and application of these types of regulations to similar properties in the area.

His Worship so directed.

ENQUIRIES AND OTHER MATTERS (Cont'd.)

Alderman Wilson - Confrontation with Russian Fishing Trawlers	referred to the recent confrontation between Russian fishing trawlers and a Canadian fishing vessel. The Alderman requested His Worship the Mayor write an appropriate letter on behalf of the Council commending the Minister of Fisheries for his stand, as recently stated, in matters of this kind to protect Canadian vessels. His Worship agreed to forward an appropriate letter.
Alderman Bird - Central Heating System	referred to the central heating system in the downtown area and the steam which is ejected at various points out of the City streets. The Alderman requested information on preventing this situation continuing. His Worship referred the matter to the Board of Administration.
Alderman Broome - Myer Franks Barrel Company: Dumping of Oil	requested a communication from the President of the Society for Pollution and Environmental Control, dated May 12, 1970, be referred to the Board of Administration to obtain a report respecting contamination of False Creek by dumping of oil by the Myer Franks Barrel Company, as claimed by the SPEC Organization. His Worship so directed.
Alderman Hardwick - Commercial Zoning Study	requested the Director of Planning be asked to submit a progress report in the matter of study of commercial zoning areas in the City. His Worship so directed.

NOTICE OF MOTION

Notices of Motion were received as follows and recognized by the Chair.

1. Security Deposits: Landlord and Tenant Arrangement

MOVED by Ald. Rankin,

THAT WHEREAS the Provincial Government has introduced a new Landlord and Tenant Act; and

WHEREAS that Act has eliminated security deposits:

. . . Cont'd.

NOTICE OF MOTION (Cont'd.)

Security Deposits: Landlord and Tenant Arrangement (Cont'd.)

THEREFORE BE IT RESOLVED THAT the Vancouver Rental Accommodation Grievance Board By-law No. 4448 be amended in order to conform to the Landlord and Tenant Act by the repeal of Regulation No. 1 (which would have the effect of eliminating the security deposits of $50 for furnished suites and $25 for non-furnished suites) and the Corporation Counsel be asked to prepare and submit the amending By-law to Council.

(Notice)

2. Certain Procedures: Vancouver Rental Accommodation Grievance Board

MOVED by Ald. Rankin,

THAT WHEREAS the Council By-law No. 4448 incorporating the Vancouver Rental Accommodation Grievance Board to deal with grievances concerning tenants and landlords; and

WHEREAS this Board has now been functioning for a considerable period of time; and

WHEREAS the Council has retained the powers to give certain directions to the Rental Accommodation Grievance Board:

THEREFORE BE IT RESOLVED that the Vancouver Rental Accommodation Grievance Board

(a) hold night sessions for the benefit of parties appearing before it

(b) publish in advance the time, place, names and addresses of cases to be heard by the Board

(c) give written reasons for dispensation of the cases.

(Notice)

3. Roof Sign Applications: Neon Products Ltd.

MOVED by Ald. Phillips,

THAT the motions of Council of July 9th and July 14th deferring development permits on the following three sign applications made by Neon Products Ltd. prior to the introduction of a proposed sign control by-law, be rescinded and the development permits be authorized:

8593 Granville Street
1541 West Broadway

(Notice)

The Council adjourned at approximately 3:30 p.m.

* * * *

The foregoing are the Minutes of the Regular Council meeting dated July 28, 1970, and the reports referred to are those on Page(s) 326-347.

MAYOR CITY CLERK

JULY 24th, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Special Finish Filler
Sidewalks and Planters

"Neil J. Pelman, Architect for London Drugs' new store at 665 West Broadway, has applied for permission to install exposed aggregate filler sidewalks with planter areas.

I RECOMMEND that permission be granted subject to the following conditions:

(1) The owner enter into an agreement as provided by the Encroachment By-Law;

(2) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

2. Special Planters at
1885 West Broadway

"Dominion Construction Co. Ltd. have applied for permission to install (tub type) circular planters at two (2) entrances to their new building, Cypress Place, 1885 West Broadway, the encroachment being approximately 3 feet.

I RECOMMEND that permission be granted subject to the following conditions:

(1) The owners enter into an agreement as provided by the Encroachment By-Law;

(2) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

3. Changes to Electrical Service for Connaught Bridge

The City Engineer reports as follows:

"The electrical equipment which operates the Connaught Bridge swing span requires a special 550 volt direct current service. The B.C. Hydro and Power Authority, which presently provides this service, wishes to reduce the load on its direct current system and has offered an incentive of $1,085.00 if the City provides its own direct current service to the swing span by

Cont/d.

Clause 3 Cont/d.

October 1st, 1970. In addition, the City's electricity costs for the swing span, which were increased considerably on April 1st, 1970, would be reduced by approximately $900.00 per year.

The City can provide its own direct current service by installing a rectifier supplied from the existing A.C. service on the bridge. If this work is done in conjunction with electrical work already scheduled for the bridge span (Account 8037/2640 - Electrical Limit Switches on Cambie Bridge), the additional cost to the City, after deducting the Hydro contribution will be $2,400.00. The reduction in electricity costs for the swing span would offset this expenditure in approximately three years.

I RECOMMEND that the City install its own direct current electric service to the Connaught Bridge swing span, to be supplied from the existing A.C. service on the bridge, and that $2,400.00 be provided from the Contingency Reserve Account for this work."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

4. Petition Against a Local Improvement Sidewalk on 48th Avenue from Ross Street to Inverness Street

The City Engineer reports as follows:

"On April 25, 1967, Council authorized the City Clerk to sign petitions on behalf of the City for the construction of curbs and gutters, sidewalks and street lighting on certain streets in the South Vancouver Yard Site subdivision.

These projects were approved for construction by Council subsequent to a Court of Revision on October 3, 1968. The actual construction of the projects was held up pending the completion of housing construction in the area.

A petition has been received from some of the residents on 48th Avenue between Ross Street and Inverness Street petitioning 'the City of Vancouver NOT TO install sidewalks in this area'. Copies of the petition are circulated to the Members of Council, together with an explanatory plan.

The petition is signed by ten people, eight of whom are presently registered owners. The total number of assessed owners in the block is eighteen. Joint owner signatures have been made as 'Mr. and Mrs.' on this petition.

The total sidewalk project, of which 48th Avenue is a part, is for sidewalks on both sides of six interior streets and on one side of two boundary streets of the new City subdivision.

If Council wishes to recognize this petition, the project for P.C. Concrete Sidewalks, Schedule 377, Item 2, could be reduced in scope by deleting 48th Avenue, both sides, between Ross Street and Inverness Street, from the project.

Cont/d.

Clause 4 Cont/d.

However, 48th Avenue, Ross Street and Waverley Avenue form an enclosed 'U' shaped street with access only on to Inverness Street to the east at Waverley and 48th Avenue. There is a small shopping area and an elementary school two blocks to the east at 49th Avenue and Knight Street, so that 48th Avenue is the natural outlet for the homes on Ross Street.

If the sidewalk on 48th Avenue is not constructed, the residents on Ross Street, including school children, will not have sidewalk access out to Inverness Street, although they will be paying for sidewalks in front of their own properties.

I RECOMMEND that the project for P.C. Concrete sidewalks, Schedule 377, Item 2, proceed as originally approved by Council."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION:

5. Parking Accommodation - Police Members Attending Court

The City Engineer reports as follows:

"At its meeting on March 12, 1970, the Board of Police Commissioners passed the following resolution:

> 'THAT City Council be requested to consider authorizing temporary parking exemption permits for members of the Force attending Court with the understanding that proper control would be exercised over the issue of such permits.'

This resolution was passed after a report from the Chief Constable that the Executive of the Policemen's Union had expressed concern over the lack of on-street parking for members of the Force attending Court. He requested that the Chief Constable be asked to consider authorizing the use of temporary exemption permits for members attending Court. He said if such arrangement could be made, the permits would be under strict control and issued to the member when he appeared for Court and returned when he was through.

The request has been discussed further with the Chief Constable and parking conditions in the area have been reviewed. The Chief Constable has supplied the following information regarding the number of personnel attending Court:

(a) On an average day, 40 to 45 members of the Force attend morning session of Court at 312 Main Street during off-duty hours.

(b) Approximately 19 off-duty members attend morning Court at 475 Main Street.

Cont/d.

Clause 5 Cont/d.

Within a one block radius of the Courts (312 Main Street and 475 Main Street) there are 285 on-street parking spaces that are regulated by parking meters or parking time limit signs. The time limits range from half-hour to two hours. Within this same area and in the adjacent block on Cordova Street, there are 30 on-street parking spaces now allocated for Police vehicles because there is insufficient off-street space in the Police parking lot. Thirteen of the spaces are used to accommodate an overflow of Police cars during shift change. Between 10:00 a.m. and approximately 2:00 p.m. these same thirteen spaces are used by members of the Force attending Court during off-duty hours (the use is controlled by the Police Department).

The present request asks City Council to authorize exemption permits to allow members of the Force to park their private cars on-street and be exempt from the parking meter fee and parking time limit regulations when attending Court.

Continuing use of the thirteen Police zone spaces mentioned above, with the addition of exemption permits for fifty cars each day, would provide parking for the number of personnel attending Court on an average day.

The regulated parking in this area is fairly well used throughout the day and fifty exemption permits represents approximately 18% of the total spaces available for public use for all business and Court purposes.

As mentioned above, there are also 30 on-street spaces now designated for Police use. It is difficult to determine the most appropriate ratio between reserved on-street Police parking and public parking. In discussing this particular aspect, the Chief Constable suggested that 20 exemption permits, although not meeting the members full requirements, would be very helpful.

If exemption permits are granted, the identification on the vehicles and control of the permits, should be handled by the Chief Constable to insure that the permits are used only when the members appear for Court and are returned when through.

Council's attention is drawn to the fact that a further policy decision will be required concerning use of available parking spaces at the proposed Provincial Court Complex on Main Street and the re-designed Public Safety Building. The decision to be made now is likely to be reviewed when the Courts are completed and off-street parking is available."

Since this is a matter of policy, your Board submits the matter to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 316

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Cambie Park

The Park Board has advised that after lengthy consideration that Board has designated the park site at 54th and Cambie Street "Cambie Park".

The Board has named this park to continue the use of place named Cambie in the City of Vancouver and to continue the connection between Mr. H. J. Cambie, the first Divisional Engineer of the C.P.R. who was involved in the laying out of our first street plan in the years 1884 - 1885.

Your Board brings this forward for the INFORMATION of Council.

RECOMMENDATION:

2. Community Space in the New South-East Sector Elementary School

The Director of Social Planning/Community Development has submitted the following report:

> "At the June 24, 1970, meeting of the Joint Technical Committee, a motion was passed that a recommendation go to City Council from the Joint Technical Committee approving the inclusion of community space within the new South-East Sector elementary school. It was also approved that the $50,000 expenditure should come from the $1.5 million voted for capital expenditures on new extensions and improvements of Recreation Centres.
>
> This community space would be available for use during school hours as well as after school. The proposed space is 2,136 sq. ft. and includes 1,800 sq. ft. of open floor area (30' x 60'), adult washrooms, storage and office space, entrance, and separate gas fired heating and ventilating units. The $50,000.00 would also allow for basic furnishings.
>
> The school has been designed so that the lunch room area adjoins the gymnasium, separated by a folding partition, thereby providing the community with the use of a full size gymnasium at no extra cost to the municipality.
>
> A group representing local area residents and community staff were initially involved in this planning and have gone on record to state that such provisions within schools are of significant social and economic advantage to the whole City.
>
> The Director of Social Planning/Community Development RECOMMENDS that $50,000.00 of the $1.5 million in the 1971-75 Five Year Plan for capital expenditures on Recreation Centres be allotted for the inclusion of the proposed community facilities within the new South-East Sector elementary school and the Board of School Trustees and the Board of Parks and Public Recreation be so informed.

Your Board
RECOMMENDS the foregoing recommendation of the Director of Social Planning/Community Development be approved.

FOR ADOPTION SEE PAGE(S) 316

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: N/S of E. Broadway between Slocan & Penticton (Mr. W.A. Street)

The Director of Planning reports as follows:

"An application has been received from Mr. W.A. Street, #220 - 890 West Pender Street, requesting an amendment to the Zoning and Development By-law No. 3575, whereby the north side of East Broadway between Slocan and Penticton being Lots 18-24, C and B, Block 22, N½ Sec. 34 THSL would be rezoned from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of:

'development of non-profit senior citizens high-rise apartment and church building'.

Site Location

The site is located on the north side of Broadway between Penticton and Slocan Streets. The westerly 182' frontage on Broadway is owned and developed by the YMCA. The subject request refers to the remaining 379' street frontage along Broadway. The property is city-owned and zoned as an RS-1 One Family Dwelling District.

Brief History

In 1959, City Council approved the sale of two parcels in the westerly portion of the city-owned half block. One to the Y.M.C.A. (Lot A) and the other to the United Church of Canada (Lot B). Both parcels to be developed for institutional purposes, with the property remaining zoned as an RS-1 One-Family Dwelling District, and the scheme of development subject to prior approval by the Technical Planning Board after consultation with the Town Planning Commission.

The balance of the City-owned property to the east (Lot C and Lots 18-24) was held for future sale for a suitable comparable institutional use.

At that time the Technical Planning Board had reported 'the use of the site for apartment purposes similar to those allowed in an RM-3 Multiple Dwelling area would not be appropriate for this site.'

In 1962, City Council approved the sale of the easterly portion of the block to the Hungarian Social Club, subject to conditions.

Neither the United Church nor the Hungarian Social Club developments proceeded. Subsequently Council approved of the site being reserved for possible public housing. No scheme of development, or conditions, etc., were considered or prepared.

In 1968, Council approved the withdrawal of this site from possible public housing use and authorized the property being offered for sale to non-profit organizations for development for possbile senior citizens housing.

cont'd . .

Clause 1 cont'd

Present Proposal

From information submitted by the applicant's architect, Mr. N.S. Jones, it is proposed to develop the site with an integrated church, Christian Education Centre and senior citizens development.

The Church and Christian Education Centre would be on the westerly portion of the site. A 9-storey senior citizens high-rise apartment building would be on the easterly portion.

Off-street parking facilities would be provided both underground and on open portions of the site.

The total development would have a floor space ratio of approximately 1.45.

Comments

It is considered that the proposed developed floor space ratio of 1.45, the 9-storey high-rise senior citizens' apartment building, and the general height and bulk of the Church and Christian Education Centre would be over-intensive development of the site at this location.

A floor space ratio of 1.45 could be appropriate in a medium density RM-3 Multiple Dwelling apartment area where the average floor space ratio for new apartments is approximately 1.5.

However, this site is within an area having on three sides one-family dwellings and across Broadway, the Technical School. The surrounding area has a floor space ratio density of considerably less than 0.50. The maximum permitted floor space ratio in an RS-1 One Family Dwelling District is 0.45.

Development Suggestions

The development of this site for either a church, senior citizens' development or combination of both could be acceptable provided the form of development was in keeping with the general surrounding one-family dwelling area; the development should not exceed two storeys nor 35 feet in height and have adequate setbacks, open landscaped areas and satisfactory off-street parking facilities.

The bulk, mass and form of the total development should be in keeping with the surrounding one-family dwelling district and the floor space ratio should not exceed a gross floor area of 0.55.

The Director of Planning had proposed a gross floor space ratio of 0.55 for this site when it was being considered for either public housing or by non-profit organizations for senior citizens' housing.

For comparison there is an integrated church, school and ten-storey senior citizens' apartment development at the north-west corner of Joyce Street and Euclid Avenue.

This site was zoned from an RS-1 One Family Dwelling District and a C-1 Local Commercial District to a CD-1 Comprehensive Development District.

cont'd . .

Clause 1 cont'd

The surrounding area being zoned generally as an RS-1 One-Family Dwelling District to the south, west and north - in part,; C-1 Local Commercial District to the north and south - in part; and M-1 Light Industrial District to the east across Joyce Street - such industrial district requiring a 24' landscaped setback from Joyce Street.

CD-1 Comprehensive Development as finally approved by City Council in 1968 had an overall floor space ratio of 0.55.

Recommendation

The Technical Planning Board on July 3rd, 1970 recommended that the application for rezoning to a CD-1 Comprehensive Development District be APPROVED with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses subject to the following conditions:

A. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The gross floor space ratio not to exceed 0.55. The development not to exceed two storeys nor 35 feet in height. The bulk, mass and form of development to be in keeping with the adjacent one-family area. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

B. The site to be developed and maintained at all times as one integrated development.

C. No signs or advertisements shall be permitted save for such sign or advertisement as may be approved by the Technical Planning Board having regard to Section 10 (21) (a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

The Technical Planning Board further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with the by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.

The Town Planning Commission on July 10, 1970 concurred in the recommendations of the Technical Planning Board.

It is noted that City Council on May 5, 1970 received a delegation from Mr. W. A. Street regarding the acquisition of Lots 18-24, located on the north side of Broadway between Penticton and Slocan Streets, for development of a senior citizens' high-rise and church building.

City Council resolved:

'THAT the applicant be advised to submit his application in the usual way and that the Council favours submitting the application to a Public Hearing'. "

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Proposed Amendment to Zoning and Development By-law #3575 to Prohibit Roof Signs in all Commercial and Industrial Districts

The Director of Planning reports as follows:

"Further to City Council's resolutions of May 5, 1970 and June 23, 1970, the Director of Planning has made application to amend the Zoning and Development By-law #3575 to prohibit roof signs in Commercial and Industrial zoned districts of the City.

The applications will be before Council at the next Public Hearing.

For the period, June 29, 1970, to July 17, 1970, thirteen sign applications have been received which would not be in conformity with the proposed amendment to the By-law to be considered by Council at Public Hearing.

DATE OF APPLICATION	APPLICANT	LOCATION OF SIGN
June 29, 1970	Diamond Neon (Manufacturing) Ltd.	1090 Alberni Street
July 2, 1970	Neon Products Ltd.	8860 Hudson Street
July 8, 1970	Sign-O-Lite Plastics Ltd.	843 East Hastings
July 9, 1970	Neon Products Ltd.	1897 Burrard Street
July 13, 1970	Sign-O-Lite Plastics Ltd.	5076 Victoria Drive
July 13, 1970	Neon Products Ltd.	6241 Fraser Street
July 14, 1970	Superior Signs Ltd.	1310 East 12th Avenue
July 14, 1970	Galaxie Signs Ltd.	3660 East Hastings
July 15, 1970	Neon Products Ltd.	1001 Robson Street
July 15, 1970	Sign-O-Lite Plastics Ltd.	2374 East Broadway
July 16, 1970	Sign-O-Lite Plastics Ltd.	1941 Cornwall Street
July 16, 1970	Sign-O-Lite Plastics Ltd.	5854 Victoria Drive
July 20, 1970	Neon Products Ltd.	1756 East Broadway

RECOMMENDATION:

That the permits for each of the above applications be withheld pending the consideration of the proposed By-law amendments by City Council at the next Public Hearing."

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

3. Requested Study - West Broadway

The Director of Planning reports as follows:

"Council on June 9, 1970, was advised that merchants in the Broadway West area, had enquired as to when a report on the requested beautification study would be forthcoming. The Board of Administration was requested to look into the matter, and this report is submitted in response to the Board's request.

A. Introduction

Council has received a brief from the merchants of West Broadway which requests the initiation of beautification studies in the West Broadway area.

The Committee representing the merchants, wish to appear in respect of this report only if Council is considering not adopting the recommendation to proceed.

B. Area of Study

The proposed study area includes the public and private properties from 2600 to 3200 West Broadway as shown in Illustration I.

C. Study Procedure

It is proposed that feasibility studies be done by the Planning Department in consultation with the area committee and with other City Departments. If the beautification project proceeds, consultants will be required for detailed further studies. Their fees under the normal beautification formula would be shared - 50% by the property owners and tenants and 50% by the City.

D. Scope of the Project

The initial feasibility studies would investigate with the merchants the potentials for beautification in this area including preliminary estimates of magnitude of the cost and will bring these forward for Council's consideration. City staff will undertake only those basic investigations at normal cost assumed under existing procedure.

E. Time Table

Initial feasibility studies should be completed by the end of the year, subject to staff availability. Implementation of any project after acceptance would not, therefore, occur until the spring of 1971.

RECOMMENDATION

It is recommended that Council authorize the Director of Planning to proceed with feasibility studies for West Broadway in conjunction with the area's owners and merchants and to report back to Council on the nature of the project, including the use of consultants for further detailed studies, maintenance and operating costs and proposed cost sharing."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning be adopted.

(Copies of the brief are recirculated for the information of Council).

INFORMATION

4. Use of Building: 2025 West 16th Avenue
X-Kalay Foundation Society

The following is an extract from the Minutes of the Vancouver City Council meeting of July 14, 1970:-

"On July 9th, Council adopted the following recommendation of the Board of Administration:

'that unless satisfactory information has been first received by City Councl by no later than July 14, 1970, (in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970) then the conditions of approval of the Development Permit together with other City By-laws be enforced in accordance with normal procedures.'

A communication, dated July 10, 1970, was received from this Society setting out their present position in respect of use of the present building and proposal to lease warehouse and property at 26 West 7th Avenue.

MOVED by Ald. Phillips,
THAT the resolution of Council dated July 9, 1970, be amended by striking the following therefrom:

'in that the X-Kalay Foundation Society will be vacating the building at 2025 West 16th Avenue by August 1st, 1970.'

FURTHER THAT the Director of Permits and Licenses report to Council whether, in the light of the communication from this Society dated July 10, 1970, the physical aspects in respect of this development permit, e.g. 'parking', can be deferred, and

FURTHER THAT the Health and other by-law regulations, in addition to the limitation of nineteen persons, shall be enforced.

- CARRIED"

The Director of Permits & Licenses now reports as follows:-

"The parking and building requirments which were reported as not having been complied with can be deferred for a reasonable period of time without major problems resulting."

Your Board submits this matter to Council for Information.

* * * * * *

FOR ADOPTION SEE PAGE(S) 316

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, June, 1970

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of June, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at June 30, 1970.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
June 18	Mercantile Bank of Canada	July 31/70	$1,008,541.10	$1,000,000.00	43	7.25
19	Mercantile Bank of Canada	Aug. 31/70	1,014,500.00	1,000,000.00	73	7.25
			$2,023,041.10	$2,000,000.00		

****

SINKING FUND TRANSACTIONS

Exchange of Canada and Canadian National Railway Bonds for Bank Deposit Receipt to provide an Improved Yield and a More Suitable Maturity Date for the Sinking Fund Portfolio

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos.	Yield %
	Disposals						
June 30*	Canadian National Railways 5½%	Dec.15/71	930,000.00	$98.30	$ 914,190.00	1/5	6.74
30*	Canada 7¼%	Apr.1/72	1,120,000.00	101.20	1,133,440.00	1/9	6.52
			$2,050,000.00		$2,047,630.00		

* Transaction completed July 2, 1970.

	Acquisition						
June 29	Royal Bank of Canada	Mar.15/71	$2,224,426.44		$2,100,000.00	Days 259	8.35

****

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Purchase of Bank Deposit Receipts					
June 30	Bank of Montreal	Sept. 1/70	$2,024,958.36	$2,000,000.00	63	7.23

****

(b) GENERAL AND CAPITAL ACCOUNTS

Summary of Securities Held as at June 30, 1970

Type of Security	Maturity Value	Cost or Book Value
Short Term Bank Deposit Receipt	$6,623,876.17	$6,300,000.00

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for June, 1970 be confirmed.

Board of Administration, July 24, 1970 . . . . . (FINANCE - 2)

2. Museums Department Exhibition Program

The Acting Director of Museums and Planetarium reports as follows:

"I wish to present an amended exhibition program for 1970 that was presented to the Greater Vancouver Civic Museum and Planetarium Board and approved by them on July 14, 1970.

Since assuming this position late in May I have met with the Museum Curatorial and Display staff for the purpose of working out a more viable exhibition program than was originally presented to Council at budget time. This we have done and I now present it to you for your information and approval.

The new program does not involve any additional expense to the City; instead, it is a reallocation of the money approved. This can be done partly by deleting two planned exhibitions which were foundering and by involving certain curatorial personnel, who up to now have not been asked to prepare exhibition plans. If this program is approved, it will result in all display galleries of the Museums being filled by exhibitions produced by the Museums' staff.

When Council approved the budget, money had been allocated for five displays-

(a) Fisheries and Forestry
(b) Treasure Trove '70
(c) Settlement and Colonization (permanent)
(d) Whaling
(e) Historical Astronomy

When I assumed the Directorship of the Department, I determined that neither the whaling show, nor the historical astronomy show had much chance of being completed during 1970. Therefore, in consultation with the staff members involved, we decided to delay these exhibitions until next year. 'Treasure Trove '70', which is in the Maritime Museum, cost considereably less than was budgeted. These factors resulted in the saving of money which has been reallocated for 10 exhibitions (one permanent) for 1970 instead of the original 5. All the Curatorial Staff and Display staff are currently hard at work on developing the new exhibition plans. The Display Department is now being administered by the new Supervisor of Display and Technical Services, Herb Watson, and I am happy to report that the morale and productivity of the Display Department is extremely high.

Our first Natural History exhibition, entitled 'Birds of Prey' was produced in three weeks and is now being favourably accepted by the public. 'The World of Philip Timms', another recently-planned exhibition, opens on July 20. This exhibition shows early Vancouver as seen through the camera of Mr. Philip Timms, who still lives in this city at the age of 96. On August 10, we will open a massive Fisheries and Forestry exhibition, which will be one of the most impressive exhibitions of its kind ever produced. By late Summer, a new Archaeology exhibition is planned to open in the first gallery of the Museum. Meanwhile,

. . . Cont'd.

Clause No. 2 (Cont'd.)

the development of another Natural History exhibition, this one telling the story of a collections trip carried out in the Spring in the Okanagan Valley, will continue with a planned opening early in September. This is to be installed in the newly constructed display area at the bottom of the main stairs to the lower lobby.

Funds were not provided in the Museum Department's budget to construct this new display area and Council approval for the expenditure of $1,600 for this item, out of the approved display program funds, is requested.

An exhibition is under way for the Maritime Museum which will feature the age of steam on the B. C. coast. Work will continue from the Summer towards the planned opening of two further exhibitions in the Autumn produced by the History Division. One will tell the story of the Klondike Goldrush and Vancouver's association with it; the other, as previously mentioned, is the story of 'Settlement and Colonization'. The Hudson Bay trading post is being constructed in one of the galleries at this time and completion is expected this Autumn.

Even the Planetarium has exhibition plans, in addition to its popular presentation in the theatre. The Planetarium exhibition will show the public how a Planetarium production is planned and developed. This will be completed during the Summer.

And, of course, the Anthropology and Ethnology Division is awaiting the final plans for the Lipsett Collection to come to the Museum, with the hope that a large portion of this collection can be exhibited in the Autumn.

So, I hope from this brief summary that you can see that we have undertaken an ambitious program for the balance of this year and I ask your approval so that we can proceed towards completion.

RECOMMENDED that the revised exhibition program, which is circulated, for the Centennial Museum and H.R. MacMillan Planetarium, including the expenditure of $1,600 to construct a new display area in the stair well, be approved."

Your Board RECOMMENDS the foregoing recommendation of the Acting Director of Museums and Planetarium be adopted.

CONSIDERATION

3. Tender No. 15-70-1 - For Laundry Service

The Purchasing Agent and Medical Health Officer report as follows:

"Tenders for laundry service were opened by your Board on Tuesday, May 19, 1970, and referred to the Purchasing Agent and Medical Health Officer for tabulation and report.

This report is submitted without recommendation because Union status is involved.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Union Status

Tenders were received from Sterling Laundry Ltd. (a union firm) and Custom Cleaners Ltd. (a non-union firm). The Director of Personnel Services reviewed the scale of wages and fringe benefits paid by each of these firms and reports that the rates paid by Sterling Laundry Ltd. are 51% higher, on the low end of the scale, and 18% higher, on the top of the scale, than the rates paid by Custom Cleaners Ltd.

Sanitation

The Medical Health Officer reports that both premises comply with the requirements of the Health By-law. However, Sterling Laundry provided a higher level of sanitation throughout its plant.

Price Comparisons

The lowest cost can be obtained by accepting the low bid on each item. This would result in a split award with the following approximate costs -

Sterling Laundry Ltd.	-	$ 5,350.
Custom Cleaners Ltd.	-	$ 7,350.
Total	-	$12,700.

If the entire award is made to the union plant (Sterling Laundry) the cost will be approximately $16,400.00 which is $3,700.00 or 29% higher than a split award.

When Council has made the award, a contract (or contracts) satisfactory to the Corporation Counsel will be prepared and forwarded to the Board of Administration for signature."

Your Board submits the foregoing report for the consideration of Council.

4. Offer No. 6-170-20 for Binding

The Purchasing Agent reports as follows:-

"Offers for Bookbinding Service were opened by the Purchasing Agent on June 19, 1970. This report is submitted for Council consideration because union status is involved.

Only two bids were received:-

Bid No. 1 - Northwest Bindery Ltd.

A non-union firm at a total estimated cost of approximately $890.00 per year, plus 5% Provincial S.S. Tax.

The President of Northwest Bindery is unwilling to divulge current employee wage scales.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Bid No. 2 - Fryers Bookbinding Ltd.

A union shop, at a total estimated cost of approximately $979.00 per year, plus 5% Provincial S.S. Tax.

PRICE COMPARISON

Bid No. 1 - $890.00 - Non-union firm.
Bid No. 2 - $979.00 - Union Shop.

The bid from the Union Shop is $89.00 or 10% higher than the bid from the non-union shop."

Your Board submits the foregoing report for the consideration of Council.

5. Grant: Society for Pollution and Environmental Control

The Society for Pollution and Environmental Control, by letter addressed to Alderman Adams as Chairman of the Finance Committee, requests a grant of $2,500 which the Society states is approximately the value of one year's rental of the premises occupied by the Society at 44 West 6th Avenue. Attached to the letter was a summary of the first year's operation plus financial statements for the Society for the year ending March 31, 1970, a copy of the Society's Constitution and By-laws plus literature covering a public information poll on pollution and a copy of the publication of the Society "Introspect". Copies of the letter, summary of the first year of operation and the financial statements are circulated for the information of Members of Council, and the balance of the material is on file with the City Clerk for inspection.

The Society requests that it be heard as a delegation in support of its application.

Your Board notes that the Air Pollution Control Society received grants of $2,000 per year for the years 1965/66 and '67. In 1968, they applied for an increased grant and the Standing Committee on Finance recommended "no action be taken" and Council adopted that recommendation.

In 1969, the Air Pollution Control Society applied for an unspecified amount, but again, "no action was taken".

The Society for Pollution and Environmental Control requested a grant in the amount of $1,000 for research purposes in 1969. Council, at its meeting held December 2, 1969, considered the request and a motion to approve was lost.

Your Board submits the foregoing for the consideration of Council.

DELEGATION REQUEST - SOCIETY FOR POLLUTION AND ENVIRONMENTAL CONTROL

6. Grant - B.C. Lions Beefeater Band

In a communication dated July 18, 1970, Mr. Dal Richards has advised that he and 100 members of the B.C. Lions Beefeater Band have been issued an invitation by the Oakland Raiders Football Club to provide Half-time Entertainment at the Oakland Raiders and Baltimore Colts Football Game at the Oakland Coliseum Saturday, August 8, 1970. Mr. Richards states this is a rare opportunity for the City, the Province and the Football Club and the publicity attached to such a performance is enormous. He further advised that contributions have been given by interested groups in the amount of $14,700 towards the expense of this trip, however, a deficit of $1,200 remains, which he requests the Vancouver City Council donate.

Further information with respect to the invitation and the budget is set out in a communication dated July 18th, which is circulated for the information of Council.

Your Board notes that Council has dealt with similar requests in the past as follows:

April 1970	-	Vancouver Kiwanis Boys' Pipe Band Financial Assistance for travel to Scotland.	- No action.
July 1969	-	B.C. Lions Beefeater Band Travel to Europe re appearance at the Edinburgh Festival Tattoo.	- $500 Approved.
Feb. 1969	-	Vancouver Ladies Pipe Band Request for $1,000 to tour Scotland.	- No action.
June 1966	-	Kitsilano Boys Band Assistance in planned trip to Europe.	- $3,000 Approved.

Your Board submits the foregoing for the consideration of Council.

7. Hope Brigade Days
Request for Fire Department Band

Alderman James of the Town of Hope, as Chairman of the "Hope Brigade Days", requests the participation of the Police Motor Cycle Display Team and/or the Firemen's Band at the "Brigade Days" to be held in Hope, September 11, 12 and 13, 1970. Copy of Alderman James letter is circulated.

The Chief Constable advises that it will not be possible for members of his Department to participate. The Fire Chief advises that arrangements can be made for the Band to accept the invitation on Saturday, September 12 as requested by Alderman James.

The Band members will make the necessary arrangements for time off with no loss to the City.

For the information of Council, similar requests have been considered as follows:

. . . Cont'd.

Clause No. 7 (Cont'd.)

1964	Fire Department Band - to Calgary Stampede (Transportation & Meals)	$724.50 GRANTED
1965	Fire Department Band - to Calgary Stampede (Transportation & Meals)	$1,320.00 NOT GRANTED
1966	Fire Department Band - Kelowna Regatta	$430.00 GRANTED
1967	Fire Department Band - Kelowna Regatta	$525.00 GRANTED
1967	Fire Department Band - Reno United Fund Parade	NOT GRANTED
1968	Fire Department Band - Kelowna Regatta	$576.00 GRANTED
1970	Fire Department Band - Calgary Stampede	$875.00 GRANTED

The only cost not covered by arrangements made by the firemen themselves or the Town of Hope is $120 for the chartering of a bus.

Your Board brings this request for the attendance of the Fire Department Band at the Hope Brigade Days forward for Council's consideration and instruction.

INFORMATION

8. Taxes on Improvements

The Director of Finance has submitted the following report in response to Council's enquiry regarding the impact on single family homes resulting from the increase from 50% to 75% in the percent of improvements taxed for general purposes. This increase became effective in 1969.

"The easiest method of illustrating the impact on the homeowner of raising the percent of improvements taxed is to show the actual taxes (average single family residential general purpose) and what the taxes would have been with the alternate method.

Year	General Purpose Taxes on Basis of Taxable Value Equal to 100% of Land Value Plus 50% of Improvements Value	General Purpose Taxes on Basis of Taxable Value Equal to 100% of Land Value Plus 75% of Improvements Value
1963	$166	$165
1964	169	168
1965	177	174
1966	185	181
1967	195	191
1968	209	204
1969	231	224
1970	253	243

Cont'd

Clause No. 8 (Cont'd.)

The boxed-in amounts are the general taxes actually paid by the average homeowner. It can be seen that the switch in percent of improvements taxed saved the average homeowner $7 in 1969 and $10 in 1970. A projection suggests that the saving will be $11 in 1971."

Your Board submits the foregoing report of the Director of Finance for information.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 317-319

JUL 28 1970

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 24, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Lease Renewal: Lot 2
Sit: E/S of Granville St., S. of Beach Ave.

The Supervisor of Property and Insurance reports as follows:

"Lot 2, Block 124, D.L. 541 which is situated on the east side of Granville Street, South of Beach Avenue was acquired in 1956 and has been reserved from sale by the City Engineer for possible highway requirements.

Since June 1, 1965, it has been leased to Pioneer Manufacturing Ltd., for off-street parking required for their milling operation. The site use is restricted to parking only and it does not have access except through property owned by the company.

The company now requests a 4-year lease renewal from June 1, 1970, to May 31, 1974. This term will coincide with the termination dates of their leases on adjoining C.P.R. lands.

The Director of Planning concurs with the request. A review of the rental and terms and conditions of the lease indicates that the present rental being charged of $62.00 per month plus all taxes on land and improvements is producing a fair market rental return on the property.

RECOMMENDED that the lease of Lot 2, Block 124, D.L. 541 be renewed for a further 4-year term commencing June 1, 1970, at the same rate and subject to the same terms and conditions as contained in the original lease dated June 1, 1965."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition of Street Corner Cut-off
E/S Payne St., N. of B.C. Hydro Right-of-Way

The Supervisor of Property and Insurance reports as follows:

"The City Engineer has received a local improvement petition for installation of curbs and gutters on Payne St. from Wellington Avenue to the lane north of the B.C. Hydro Right-of-Way. In processing the petition, it was noted that Payne Street was sub-standard in width, being only 40'. To facilitate access to the lane, the City Engineer requested the acquisition of a 10' x 10' corner cut-off from Lot 7, Block 14, D.L.'s 36 & 51 as shown on plan marginally numbered LF 5408, which is attached.

continued . . . / 2

Item No. 2 cont'd

Following negotiations with the owners, they have agreed to convey the requested corner cut-off for the sum of $75.00 made up as follows:-

a) Payment for loss of land	$50.00
b) Payment for loss of an ornamental pine tree	25.00
	$75.00

The City Engineer has endorsed this settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portion of Lot 7, Block 14, D.L.'s 36 & 51, as shown on plan marginally numbered LF 5408 on the foregoing basis, the cost to be charged to Account Code #146/1801."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Urban Renewal Project 6
3425 McGill Street

The Supervisor of Property and Insurance reports as follows:

"Lots 13 & 14, Blk. L, H.T., being 3425 McGill Street are required for Urban Renewal Project 6, which project includes various lands located adjacent to the South approaches of the Second Narrows Bridge. The lands in this area are to provide new industrial sites.

These premises comprise a one-storey frame dwelling with full basement, erected in 1919 on a site consisting of two lots each 49.99' x 122' in size, zoned RS-1. The dwelling contains 5 rooms on the main floor plus 4 rooms in the basement, 6 plumbing fixtures, has a patent shingle roof, wood shingles on the exterior, a concrete foundation and is heated by an oil range and an oil space heater. This dwelling is in fair condition for age and type and is occupied by the owners.

On November 4, 1969, City Council approved the expropriation of this property as per Item 5, Property Matters, October 31, 1969, the owners having refused an offer of $28,000.00. Professor E.C.E. Todd was appointed as the City's nominee to the Board of Arbitration. Further negotiations with the owners have failed to produce a settlement and while the owners have appointed their nominee to the Arbitration Board, agreement has not yet been reached on the appointment of a chairman.

The subject property is required at an early date by the City Engineer for the installation of utilities. Also, title to the property is required to facilitate completion of the new subdivision. On a recent date the City Solicitor requested the owners to convey their property to the City without prejudice to their claims for compensation. This request was refused.

continued . . . / 3

Item No. 3 cont'd

To enable the project to proceed the City Solicitor now requests authority to apply to the Court for a Vesting Order and a Warrant of Possession.

RECOMMENDED that the Corporation Counsel be authorized to apply for a Vesting Order and a Warrant of Possession in accordance with the foregoing report."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Extension of Lease
Giroday Sawmills Ltd.

A letter dated July 13, 1970 has been received from Giroday Sawmills Ltd., copies of which are circulated for Council information.

At a meeting on May 26, 1970, City Council adopted the following recommendation of the Standing Committee on Planning and Development:

"THAT the Board of Administration be requested to report back to Council as quickly as possible on the phasing of development in False Creek on two alternative bases:

a) on the problems of the tenants,

b) on the capability of the City to complete redevelopment as quickly as possible;

all the existing tenancies to be negotiated, with the exception of the portion of land between Johnston Terminals and V.I.E.W., on the basis of a six-months' term at market value in 1971 and then on a month to month basis until Council has decided the total program, at which time the leases could be reviewed."

This resolution followed consideration of a report from the Supervisor of Property and Insurance and representations from Mr. L. De La Giroday of Giroday Sawmills Ltd.

A report dealing with the phasing of development of False Creek is due to be completed within the next week or two, and,

Your Board

RECOMMENDS that Mr. Giroday be given the opportunity to speak to the matter at the time the report is being considered by Council.

DELEGATION REQUEST - MR. L. DE LA GIRODAY

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 321

AUG 4 1970

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 4, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated July 28, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Low Cost Housing Senior Citizens - Mobile Homes (Marion Construction Limited)

(b) Vancouver Rental Accommodation Grievance Board

(c) Tag Days: International Association of Lions Clubs

(d) Garibaldi Olympic Development Association

COMMUNICATIONS OR PETITIONS

1. Delegation Request re Building: 1365/85 Boundary Road (World Wide Church of God)

MOVED by Ald. Bird,
THAT, pursuant to request received, permission be granted for a delegation to be heard on behalf of the World Wide Church of God in connection with the property at 1365/85 Boundary Road, such delegation to be heard when the Board of Administration report on the subject is before the Council.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. 1971 Federal Centennial Grant

The Council. on June 16, 1970, passed a motion directed to the Senior Governments expressing the view that the Government's $10 million Federal grant for the 1971 Centennial should be distributed to the muncipalities within the Province on a per capita basis.

A reply has been received from the Executive Assistant to the Secretary of State advising the disposition of the grant is being discussed between representatives from the two senior levels of government and announcements will be made as soon as an agreement has been reached.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

3. Additional Police

The Council received a resolution from the Police Commission dated July 30, 1970, reading as follows:

'THAT the Chief Constable's recommendation that the strength of the Force be increased by 50 Police Constables be approved and City Council be requested to consider:

1. Provision of the funds required in 1970 (approximately $55,000) for the engagement of 25 additional Police Constables effective October 1, 1970, AND

2. Authorization for the engagement of 25 additional Police Constables effective February 1, 1971.'

MOVED by Ald. Wilson,
THAT this communication and the whole subject matter be referred to the Standing Committee on Finance;

FURTHER THAT the Board of Administration be requested to submit a report on this request to the Standing Committee on Finance, at which time the Chief Constable and representatives of the Police Commission be invited to attend.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, July 31, 1970

Works and Utility Matters

(i) Offers: Two Gasoline Dispensers (Clause 3)

The Board of Administration advised of offers received for the supply and installation of two gasoline dispensers, submitted to Council for consideration in view of involvement of union status. The prices quoted include all taxes and charges and funds for the purpose are provided in the capital budget.

MOVED by Ald. Broome,
THAT the low bid of McIntosh Supply Ltd., in the amount of $2,063.25 be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

(ii) Tender: Supply of Sand (Clause 5)

The Board of Administration advised of tenders received for the supply of sand, referred to Council because of union status and local preference.

MOVED by Ald. Adams,
THAT the low bid of Basic Materials Ltd., for a 2-year Contract be accepted, subject to 5% Provincial sales tax and contract satisfactory to the Corporation Counsel.

- CARRIED

(iii) Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 4 of the report of the Board of Administration (Works and Utility matters), dated July 31, 1970, be adopted.

- CARRIED

Social Service and Health Matters

(i) Indigent Burials (Clause 1)

The Board of Administration submitted the following report of the Acting Social Service Administrator:

"On June 9, 1970 a recommendation by the Acting Social Service Administrator was made to Council to increase the amount paid for an indigent funeral from $145.00 to $200 (less $5.00 fee for minister) in line with the Provincial Government's approved maximum.

Council at that time referred the matter back to the Social Service Department with a request that prices charged by the Glenhaven Memorial Chapel Ltd. and the Memorial Society of B.C. be investigated.

Letters have now been received from both these Organizations setting out what they are prepared to provide in the way of a funeral and the price they would charge. These are summarized as follows:

(a) Glenhaven Memorial Chapel Ltd. is located at 1235 East Hastings Street and the proprietor is G.A. Martin.

Glenhaven is prepared to provide a full funeral for $195.00 plus $5.00 ministerial fee. Funerals would be held on any day except Saturdays and Sundays. This price would be available on a 12 month contract basis.

(b) First Memorial Services Ltd. is located at 1505 Lillooet Road, North Vancouver.

The Society has offices, chapel and crematorium at this location and is prepared to arrange for funeral or memorial service in any church in Vancouver or use its own chapel in North Vancouver. The price for this service, on a contract basis, is quoted as $185.00 which includes the ministerial fee.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Indigent Burials (cont'd)

The other alternative open for Council's decision is the possibility of continuing the present arrangements of rotating the indigent funerals between the twelve funeral directors on a monthly basis. Payment would be $195.00 plus $5.00 ministerial fee, the maximum rate approved by the Provincial Government.

The present contract with the funeral directors, dated June 1957, has a Clause #6 stating that 'It is agreed between the parties hereto that this agreement may be terminated at any time by either party hereto giving to the other six months' notice thereof in writing.'"

MOVED by Ald. Phillips,
THAT a contract for indigent burials be entered into with First Memorial Services Ltd. on the basis of its offer of $185.00, including ministerial fee, the contract to be on a one-year basis and satisfactory to the Corporation Counsel.

- CARRIED*

MOVED by Ald. Bird, in Amendment,
THAT these services be carried on on the present basis using the services of undertakers within the City of Vancouver.

- LOST

The motion of Alderman Phillips was put and carried.*

(ii) Social Assistance Statements (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated July 31, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Callister Park

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated July 31, 1970, respecting Callister Park, be adopted but the effective date of surrender and execution be immediately after October 1, 1970.

- CARRIED

Building and Planning Matters

(i) False Creek Lands
Provincial Government/Marathon Transfer (Clause 2)

It was agreed to defer consideration of this matter pending the receiving of a Report Reference from the Director of Planning later in the day. (see page 10)

(ii) Strathcona Area Rehabilitation Project (Clause 4)

MOVED by Ald. Bird,
THAT this clause be referred to the Standing Committee on Planning and Development to receive a Report Reference from the Director of Social Planning/Community Development.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

(iii) City Lands S/S of False Creek:
Staging and Implementation of Development
(Clause 6)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see pages 9 and 10)

(iv) Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 1, 3 and 5 of the report of the Board of Administration (Building and Planning matters), dated July 31, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claim:
Peter Toker

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Licenses and Claims matters), dated July 31, 1970, be adopted.

- CARRIED

Finance Matters

(i) Grant: Vancouver Opera Association (Clause 2)

On July 7th, the Council approved a grant to the Vancouver Opera Association in the amount of $15,000 in rentable time in respect of the Civic Theatre. The Board of Administration advises the Opera Association has pointed out rental time will only amount, in 1970, to a portion of this grant and therefore it is requested the former approval be amended to allow the grant on the basis of $10,000 in rentable theatre time and an outright grant of $5,000.00.

MOVED by Ald. Bird,
THAT the previous resolution of Council approving a $15,000 grant in rentable time of the Queen Elizabeth Theatre be amended to provide that $5,000 of the grant approved be given on a cash basis and the balance be applied against rentals and other Civic Theatre charges.

- CARRIED BY THE
REQUIRED MAJORITY

(ii) Luncheon: Canadian Young Voyageur Program
(Clause 4)

The Council considered a request from the Administrative Assistant of Sir Winston Churchill Secondary School for a grant of approximately $85.00 for a Civic luncheon to entertain Young Voyageurs from Montreal.

MOVED by Ald. Broome,
THAT a grant of approximately $85.00 be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(iii) Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 3 of the report of the Board of Administration (Finance matters), dated July 31, 1970 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters

(i) Sale of Church Sites:
Area 'C' S.E. Sector (Clause 3)

The Board of Administration submitted the following report of the Supervisor of Property and Insurance:

"The plan of development of the S.E. Sector approved by Council on May 31, 1968, specifies a 1.6 acre site in Area 'C' situated at 48th and Tyne for development as a church site. The site is zoned RS-1, one-family residential. City Council by Resolution of February 17, 1970, authorized the sale of RS-1 lots in Area 'C' of the S.E. Sector to individuals at a fixed price. Prior to marketing this church site, the Supervisor of Property and Insurance requests clarification from Council as to whether it is the intention to offer the church site for sale on the basis of fixed price or on a competitive bid basis.

A. If the site is offered for sale on the basis of fixed price a valuation based on RS-1, single family, market value can be determined and the property advertised for sale. In the event that more than one offer to purchase is received it will be necessary to select a purchaser.

B. Alternately, Council may wish to sell the site on the basis of a competitive bid procedure with the highest offer received above the upset price being selected as the successful purchaser.

In either method of sale if there are expressions of interest from several churches, Council may wish to have the Director of Planning initiate informally a Church Planning Committee to determine church needs for sites and locations in the S.E. Sector.

The method of sale of the 1.6 acre church site situated at the corner of 48th Avenue and Tyne Street in Area 'C' of the S.E. Sector and the desirability of initiating a Church Planning Committee for the purpose of assisting the Director of Planning in determining church site requirements in the S.E. Sector is forwarded to City Council for consideration."

MOVED by Ald. Adams,
THAT proposal B. above be approved;

FURTHER, if expressions of interest are received from several churches, the Director of Planning initiate informally a Church Planning Committee to determine church needs for sites and locations in the S. E. Sector.

- CARRIED

(ii) Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1, 2 and 4 of the report of the Board of Administration (Property matters), dated July 31, 1970, be adopted.

- CARRIED

C. Additional Funds: City's Share of Social Welfare Cases

The Council commenced consideration of a report of the Board of Administration dated July 27, 1970 regarding additional funds required for the City's share of Social Welfare costs. (see page 10 for action on this matter).

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m. It was agreed to continue the 'In Camera' session following the conclusion of the regular Agenda of business.

The Council reconvened at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair, and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Low Cost Housing Senior Citizens Mobile Homes (Marion Construction Ltd.)

A representative of the Marion Construction Ltd. appeared before Council and filed a brief in support of a lease proposal for the development of mobile home and trailer park on City-owned land at the S/E corner Marine Drive and Boundary Road.

MOVED by Ald. Phillips,
THAT the submission of the company be received and the Director of Planning be requested to report to Council in respect of mobile homes;

FURTHER, the Corporation Counsel be requested to report on the legal aspects involved, particularly in respect of the City's powers.

- CARRIED

2. Vancouver Rental Accommodation Grievance Board

Consideration was given to a communication submitted by the Vancouver Tenants' Council, under date of June 17, 1970, and spoken to by Mr. B. Yorke, Secretary, in respect of the following items relating to the Vancouver Rental Accommodation Grievance Board:

(a) composition of the Board
(b) request for night sessions
(c) listing of names and addresses of parties involved in cases
(d) publication of judgments made, together with reasons
(e) information given by staff
(f) information by Board members respecting rental increases after years tenancy

Mr. B. Forrest, Secretary-Treasurer of the Greater Vancouver Apartment Owners' Association, appeared supporting the Council in its appointment of the present three member Grievance Board and objecting to including a tenants' representative thereon as requested.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Rental Accommodation Grievance Board (cont'd)

MOVED by Ald. Adams,
THAT the Vancouver Tenants' Council be informed the City Council intends to take no action to make any changes in the present operation of the Vancouver Rental Accommodation Grievance Board for the balance of this year in order to enable the Council and Board members to fully assess the operations of the Board;

FURTHER, the Corporation Counsel be requested to clarify the position mentioned in the Tenants' Council communication regarding raising rents every three months following the first year of tenancy, by taking the matter up with the appropriate Provincial authorities with advice thereafter to the Grievance Board.

- CARRIED*

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	Alderman Rankin
Alderman Adams	Alderman Hardwick
Alderman Broome	Alderman Phillips
Alderman Linnell	
Alderman Calder	
Alderman Sweeney	
Alderman Bird	
His Worship the Mayor	

The motion was declared carried.*

3. Tag Days: International Association of Lions Clubs

Mr. R.H. Long, District Governor of District 19A, Lions International, appeared before the Council requesting the Lions Tag Day be permitted to continue as in the past, Council having changed its policy in this regard. Mr. Long pointed out that the funds raised are for senior citizens' housing. A brief dated August 4, 1970, was filed in support of his position.

MOVED by Ald. Rankin,
THAT the Lions Club of Vancouver be allowed to continue with its annual tag day for the purpose of raising money for senior citizens' housing.

(tabled)

MOVED by Ald. Bird,
THAT this motion of Alderman Rankin be tabled until after January 1, 1971.

- CARRIED

4. Garibaldi Olympic Development Association: Grant

A representative of the Garibaldi Olympic Development Association appeared and submitted a brief requesting a further grant payment be made to the Association in the amount of $5,000, in connection with its promotional expenses respecting proposing Whistler Mountain for the 1976 Winter Olympics. The Association's representative took the position that the original $5,000 granted by Council had nothing to do with the cost of promoting the international bid.

cont'd...

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Garibaldi Olympic Development Association: Grant (cont'd)

Therefore, a further $5,000 payment was forthcoming in view of the Council's resolution of November 25, 1969 authorizing the City's total grant for promotional purposes in the amount of $75,000; the Association maintaining that only $70,000 of this grant has been paid.

MOVED by Ald. Adams,
THAT the request for further payments to this Association be deferred until the organization presents to Council a satisfactory financial statement setting out the details of the disposition of the funds granted by the three levels of government.

- CARRIED

Building and Planning Matters (cont'd)

(v) City Lands S/S of False Creek: Staging and Implementation of Development (Clause 6)

The Council considered Board of Administration report (Building and Planning matters), dated July 31, 1970, in which a report of the Director of Planning is set out respecting phasing of development in False Creek.

Mr. L. de la Giroday, President of Giroday Sawmills Ltd. appeared asking that, in respect of the property his company occupies on False Creek, the following apply:

(a) rental to remain at present rates
(b) lease be terminated by either party on six months' notice

A supporting brief, dated August 3, 1970, was filed.

MOVED by Ald. Broome,
THAT Clause 6 of the report of the Board of Administration (Building and Planning matters), dated July 31, 1970, be adopted.

(amended)

MOVED by Ald. Wilson, in Amendment,
THAT the following words be added to the motion of Alderman Broome:

'with the exception of part (e) thereof which be laid over pending receipt of the Regional Rapid Transit Survey report.'

- CARRIED

The motion, as amended and reading as follows was put and CARRIED:

'THAT Clause 6 of the report of the Board of Administration (Building and Planning matters), dated July 31, 1970, be adopted, with the exception of part (e) thereof which be laid over pending receipt of the Regional Rapid Transit Survey report.'

cont'd..

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Lands S/S of False Creek:
Staging and Implementation of Development (cont'd)

MOVED by Ald. Rankin,
THAT the Properties Department be instructed to renegotiate a fair rental with Giroday Sawmills Ltd. of the property leased by them from the City; the lease to be to the end of 1971 and then on a six month's basis.

- CARRIED

(vi) False Creek Lands:
Provincial Government/Marathon Transfer (Clause 2)

In considering this clause some discussion ensued on the advisability of transferring the lands in question on the N/S of False Creek, east of Cambie Street Bridge, to the Marathon Realty Company from the Provincial Government.

MOVED by Ald. Linnell,
THAT this clause be referred back to the Board of Administration for further consideration and report to Council.

- CARRIED

Following consideration of the delegations, the Council observed a short recess period followed by an 'In Camera' meeting, reconvening in open session at 4:30 p.m.

Also, a motion was passed that Council continue in session until 5:30 p.m.

C. Additional Funds: City's Share of Social Welfare Costs

The Board of Administration, under date of July 27, 1970, submitted a report regarding additional funds required for the City's share of social welfare costs, concluding with recommendations as follows, in concurrence with report of the Director of Finance:

"1. the $434,997 required to meet the City's share of additional social welfare costs be provided from Contingency Reserve, and

2. the balance of funds available in Contingency Reserve to cover City needs to the end of the year be reported on in the June 30th review of the 1970 Revenue Budget."

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

D. Report of Standing Committee on Health and Welfare, July 30, 1970

(i) MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare, dated July 30, 1970, be adopted.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Health and Welfare, July 30, 1970 (cont'd)

(ii) The Board of Administration, under date of August 3, 1970, pursuant to request of the Standing Committee on Health and Welfare, submitted report of the Medical Health Officer on the costs of a German Measles Eradication program. A formal resolution in this regard was submitted for the Council's consideration.

MOVED by Ald. Linnell,
THAT WHEREAS there is a rubella epidemic in Vancouver,

AND WHEREAS an effective vaccine is now available which could stop the spread of rubella throughout the City,

AND WHEREAS immediate implementation of a rubella control programme is necessary to minimize the numbers of damaged unborn children,

AND WHEREAS the cost of immunization programmes is normally the responsibility of the Provincial government, with financial assistance from the Federal government,

AND WHEREAS there will be only limited funds available from the private sector of the community which we are unable to determine, at this time,

AND WHEREAS the City of Vancouver has promised to assist the programme by organizing clinics, staffing clinics, and by advancing the funds for vaccine purchase in order to expedite the programme;

THEREFORE BE IT RESOLVED THAT

(a) the Vancouver City Council forward an urgent request to the two Senior Governments requesting their immediate financial participation, and

(b) the Medical Health Officer be instructed to make preparations for a full programme of rubella eradication, and the City of Vancouver advance funds for this purpose estimated at $55,000 for the purchase of rubella vaccine.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W corner 64th Avenue and Granville)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. POLLING DISTRICTS BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to define and prescribe the Polling Districts in the City of Vancouver in which the Electors of the City shall Vote and to define and prescribe Polling Districts in School District Number 39 (Vancouver) in which School Electors shall Vote, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

Polling Districts By-law (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Security Deposits: Landlord and Tenant Arrangement

At the Council meeting on July 28th the following Notice of Motion was submitted by Alderman Rankin, seconded this day by Alderman Phillips:

MOVED by Ald. Rankin,
SECONDED by Ald. Phillips,
THAT WHEREAS the Provincial Government has introduced a new Landlord and Tenant Act; and

WHEREAS that Act has eliminated security deposits;

THEREFORE BE IT RESOLVED THAT the Vancouver Rental Accommodation Grievance Board By-law No. 4448 be amended in order to conform to the Landlord and Tenant Act by the repeal of Regulation No. 1 (which would have the effect of eliminating the security deposits of $50 for furnished suites and $25 for non-furnished suites) and the Corporation Counsel be asked to prepare and submit the amending By-law to Council.

(referred)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the foregoing motion be referred to the Standing Committee on General Purposes for discussion with the Vancouver Rental Accommodation Grievance Board.

- CARRIED

2. Certain Procedures: Vancouver Rental Accommodation Grievance Board

At the meeting on July 28th, the following Notice of Motion was submitted by Alderman Rankin, seconded this day by Alderman Phillips:

MOVED by Ald. Rankin,
SECONDED by Ald. Phillips,
THAT WHEREAS Council By-law No. 4448 incorporates the Vancouver Rental Accommodation Grievance Board to deal with grievances concerning tenants and landlords; and

WHEREAS this Board has now been functioning for a considerable period of time; and

cont'd....

MOTIONS (cont'd)

Certain Procedures: Vancouver Rental Accommodation Grievance Board (cont'd)

WHEREAS the Council has retained the powers to give certain directions to the Rental Accommodation Grievance Board;

THEREFORE BE IT RESOLVED that the Vancouver Rental Accommodation Grievance Board

(a) hold night session for the benefit of parties appearing before it

(b) publish in advance the time, place, names and addresses of cases to be heard by the Board

(c) give written reasons for dispensation of the cases

(ruled OUT OF ORDER)

His Worship the Mayor ruled this motion out of order in view of the Council's action earlier this day in resolving that no changes would be made in the present operation of the Vancouver Rental Accommodation Grievance Board for the balance of this year.

3. Roof Sign Applications: Neon Products Ltd.

At the Council meeting on July 28th, the following Notice of Motion was submitted by Alderman Phillips, seconded this day by Alderman Adams:

MOVED by Ald. Phillips,
SECONDED by Ald. Adams,
THAT the motions of Council of July 9th and July 14th deferring development permits on the following three sign applications made by Neon Products Ltd. prior to the introduction of a proposed sign control by-law, be rescinded and the development permits be authorized,

8593 Granville Street
1541 West Broadway

The motion was put and, - LOST

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Access and Egress: Museum Area

requested the City Engineer be asked to provide Council with a report on the feasibility of providing an access and egress road to the Museum area from the east side of the railway tracks.

His Worship the Mayor so directed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Time Attending Court:
   Police Constables, et al

MOVED by Ald.Phillips (NO SECONDER)
THAT the matter of time spent in Court by witnesses, police officers, social workers, et al, awaiting the pleasure of the Court, be discussed by the General Purposes Committee with a view to making recommendations to the appropriate authorities in an attempt to reduce the large amount of waiting time now being spent.

(notice)

2. Closing of Theatre Row portion of
   Granville Street for a Limited Period

MOVED by Ald. Calder,
SECONDED by Ald.Phillips,
THAT the City consider closing the two blocks of Granville comprising Theatre Row after the hour of 6 o'clock every day for one month on an experimental basis.

(notice)

The Council adjourned at 5:45 p.m.

***

The foregoing are the Minutes of the Regular Council meeting dated August 4, 1970, and the reports referred to are those on Page(s) 363-385

MAYOR

CITY CLERK

JULY 31st, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Encroachment From Lots 19 & 20, Block 371, D.L. 526 - 2625 Hemlock Street

"The building situated on the above mentioned Lots 19 & 20 encroaches on to 10th Avenue and Hemlock Street. The existing encroachment agreement has expired and the owner requests renewal.

I RECOMMEND that the encroachment from Lots 19 & 20, Block 371, D.L. 526 be validated in accordance with the Encroachment By-law, rental to be $15.00 per annum in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment from Lots 19 & 20, Block 44, D.L. 541 - N.E. Corner Georgia & Seymour Streets

"The Masonic Temple situated on the above mentioned property is to be re-faced. On completion of the renovations the new facing will encroach upon the street approximately 1½ inches.

I RECOMMEND that the proposed encroachment on completion of the renovations, be validated for the life of the building in accordance with the Encroachment By-law."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION:

3. Offer No. 37-170-3 for Supply & Installation of Two Gasoline Dispensers

Offers for the above were opened in the office of the City Purchasing Agent on June 28, 1970.

The award of this offer is submitted to Council for consideration as the matter of Union status is involved.

Prices shown in this report include all taxes and charges.

Funds for this purchase are provided in the Capital Budget.

Two bids were received, both meeting specifications.

Cont/d.

Clause 3 Cont/d.

A price comparison is as follows:

	McINTOSH SUPPLY LTD.	WESTERN OIL SERVICES LTD.
Total Cost	$ 2,063.25	$ 2,179.35
Union Status	NO UNION	UNION

The Union bid is $116.10, or approximately 5.62% higher than the non-Union bid.

Your Board
Submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION:

4. Tender No. 41-70-3 - Refuse Packer Bodies

Tenders for the above were opened by your Board on June 15, 1970, and referred to the City Engineer and Purchasing Agent. A working copy of the tabulation is on file in the office of the Purchasing Agent.

The officials concerned report as follows:

"The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation.

Bid numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided in the Truck Plant Replacement Fund and in the 1970 General Revenue Budget.

Item 1 - 25 Cu. Yd. Refuse Collection Packer Bodies

Six bids were received for this item from four different suppliers.

Local content consideration was given in Bids No. 2 and 4, but did not change the position of the bids.

Bid No. 1 from National Machinery Ltd. for thirty-two (32) Garwood Model LP725 at $8,519.00 each does not meet specifications. This bidder offered an alternative bid (Bid No. 6) which does meet specifications.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 2) from Reliance Truck Equipment Ltd. for thirty-two (32) only Heil Model Mark III Refuse Packers at a total price of $284,544.00 ($8,892.00 each).

Item 2 - 30 Cu. Yd. Front Loader Packer Refuse Body

This item called for alternative bids for body only and body complete with a special two axle chassis. There were only two bidders and both bidders offered prices for the two alternatives. When the bids were compared the body only bid combined with a separate

Cont/d.

Clause 4
Item 2 Cont/d.

chassis bid was more costly than the alternative for the body complete with a special two axle chassis. The body only bids are therefore, not considered.

The local content consideration does not alter the order of the bids.

Bid No. 1 from Reliance Truck Equipment Ltd. for three (3) packer bodies complete with gasoline powered automatic transmission chassis at $32,086.50 each (price with local content consideration $31,282.56 each) does not meet specifications.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 2) from F & F Equipment Ltd., for three (3) only Western Full Pack Packer Bodies Model 20L35Y and three (3) only White Alley Cat Chassis complete with automatic transmission and diesel engines at a total price of $100,458.00 ($33,486.00 each).

Item 3 - 10 Cu. Yd. Side Loading
Refuse Packer Bodies

Two bids were received for this item. One of the bids was an alternative which offered a body complete with a chassis. There is no local content consideration in this item.

Bid No. 1 from W. D. MacKenzie Ltd. offered a body only. To compare this bid to the alternative bid it is necessary to consider the total cost of the unit including chassis cost. With this considered, the Bid No. 1 machine is approximately $1,000.00 less than the alternative bid (Bid No. 2).

The Bid No. 2 Machines offer the better dollar value because of their ability to pack a larger payload than the Bid No. 1 machines. Both machines were demonstrated to the City of Vancouver.

The City Engineer and Purchasing Agent RECOMMEND the bid offering the best dollar value, Bid No. 2 from Shaw GMC Trucks Ltd., for four (4) only Smith Pack Model 10, complete with chassis fitted with dual controls at a total price of $51,398.80 ($12,849.70 each).

Contracts to be to the satisfaction of the Corporation Counsel."

Your Board
RECOMMENDS the report of the above officials be approved.

CONSIDERATION:

5. Tender No. 58-70-3, Supply of Sand

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on April 27, 1970 and referred to the City Engineer and Purchasing Agent for report.

This item is referred to Council because Union status and Local preference are involved.

Cont/d.

Clause 5 Cont/d.

The Tender provided for prices to be offered for 12 and 24 month periods for Sand picked up at Contractor's depot by City trucks.

In order to make a fair comparison of the five bids submitted, it was necessary to consider hauling costs to a central location within the City, from the supplier's stockpile.

A comparison of the bids which produce the lowest on-site cost for (a) Sand supplied by non-Union labour, and (b) Sand supplied by Union labour, is as follows. The hauling is by City trucks in both cases, and the cost is based on ton/miles in 6 cubic yard trucks from supplier's depot to a common central location:

Bidder	(a) Basic Materials Ltd. 1 or 2-Year Contract	(b) LaFarge Concrete Ltd. 1-Yr.Contract	2-Yr.Contract
Cost of Sand	$18,810.00/Yr.	$30,000.00	$33,000.00/Yr.
Cost of Hauling	$14,000.00/Yr.	$ 5,000.00	$ 5,000.00/Yr.
Total Cost of 12 Mos.	$32,810.00/Yr.	$35,000.00	$38,000.00/Yr.
Price adjusted for Local Content	$31,169.50	$33,439.00	$36,307.90
Cost comparison between low bid and second low bid with price adjusted for Local Content	LOW BID	$ 2,269.50 or 7.28%	$ 5,138.40 or 16.48%
UNION STATUS	NON-UNION	UNION	
Sand produced at	RICHMOND, B.C.	FRIDAY HARBOUR, WASH., U.S.A	

Haulage for LaFarge Concrete Ltd. based on collection from their Main Street site.

Should Council rule in favour of the low bid, we RECOMMEND acceptance of a two-year contract.

Should Council rule in favour of the second low bid, we RECOMMEND acceptance of a one-year contract.

Contract satisfactory to the Corporation Counsel."

Your Board
Submits the foregoing report for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 349, 350

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION:

1. Indigent Burials

The Acting Social Service Administrator reports as follows:

"On June 9, 1970 a recommendation by the Acting Social Service Administrator was made to Council to increase the amount paid for an indigent funeral from $145.00 to $200 (less $5.00 fee for minister) in line with the Provincial Government's approved maximum.

Council at that time referred the matter back to the Social Service Department with a request that prices charged by the Glenhaven Memorial Chapel Ltd. and the Memorial Society of B.C. be investigated.

Letters have now been received from both these Organizations setting out what they are prepared to provide in the way of a funeral and the price they would charge. These are summarized as follows:

(a) Glenhaven Memorial Chapel Ltd. is located at 1235 East Hastings Street and the proprietor is G. A. Martin.

Glenhaven is prepared to provide a full funeral for $195.00 plus $5.00 ministerial fee. Funerals would be held on any day except Saturdays and Sundays. This price would be available on a 12 month contract basis.

(b) First Memorial Services Ltd. is located at 1505 Lillooet Road, North Vancouver.

The Society has offices, chapel and crematorium at this location and is prepared to arrange for funeral or memorial service in any church in Vancouver or use its own chapel in North Vancouver. The price for this service, on a contract basis, is quoted as $185.00 which includes the ministerial fee.

The other alternative open for Council's decision is the possibility of continuing the present arrangements of rotating the indigent funerals between the twelve funeral directors on a monthly basis. Payment would be $195.00 plus $5.00 ministerial fee, the maximum rate approved by the Provincial Government.

The present contract with the funeral directors, dated June 1957, has a Clause #6 stating that 'It is agreed between the parties hereto that this agreement may be terminated at any time by either party hereto giving to the other six months' notice thereof in writing.'"

Your Board
Submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

2. Social Assistance Statements to Provincial Government and Canada Assistance Plan Payments

The Acting Social Service Administrator and Deputy Director of Finance report as follows:

"The Deputy Minister of Rehabilitation and Social Improvement on July 23, 1970 requested that the finalized social assistance accounts, which are presently three months in arrears, be brought up-to-date. It is imperative that we do so as delay in getting final reimbursement from the Government is costing the City approximately $40,000 per year in lost interest earnings.

In addition, the accounts for sharing of staff costs under the Canada Assistance Plan and for Special Projects, in which the Federal and Provincial Governments share, are in arrears for some months and must be brought up-to-date so that money payable to the City of Vancouver can be collected.

In order to bring up-to-date the social assistance monthly accounts and the payments under the Canada Assistance Plan, it is necessary to:

(A) Provide funds for a key-punching service for social assistance accounts as the Data Processing Department is unable to handle the heavy backlog at the present time. The reasons for this are (i) the very heavy increase in volume of cheques being produced by the Social Service Department and (ii) the increased use being made of the Data Processing Department's computer by the Social Service Department because of changes in the accounting procedures.

Supplying the key-punching service will help eliminate the problem and it is hoped that recent staff changes in the Social Service Department will also contribute to bringing the work up-to-date.

(B) Hire the services of the City's external auditors on a time basis to bring the Canada Assistance Plan claims to senior governments up-to-date. The present Social Service and Finance staff is unable to devote the time required to do the detailed accounting work required to seek out the data required by the senior governments for these claims.

RECOMMENDED that:

(a) $5,000 be made available to provide key-punching service so that the Social Service Department's government accounts can be brought up-to-date.

(b) That an additional $5,000 (which is a rough estimate) be made available to hire external auditors to bring the Canada Assistance Plan claims up-to-date.

The total of $10,000 which may or may not be fully required be made available from the Contingency Reserve Fund."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator and Deputy Director of Finance be adopted.

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FOR ADOPTION SEE PAGE(S) 350

HARBOURS & PARKS MATTERS

RECOMMENDATION:

1. Callister Park

The Corporation Counsel reports as follows:

"Under the arrangements made with the P.N.E. regarding the installation of the Tartan Turf was a condition that Callister Park be surrendered to the City.

A surrender has been prepared and forwarded to the P.N.E. They have pointed out that the turnover involves settling the existing arrangements with respect to the present caretaker and the existence of certain concessionaires' equipment.

Council will recall that on May 26 it approved a continuation of the Demolition Derbies until October 1, 1970.

No determination has yet been made for the future of the Park after that date.

In these circumstances, it seems more practical to leave the P.N.E. in possession of the Park until that date. I would therefore recommend that a surrender document in favour of the City be prepared and executed to take effect on October 1."

Your Board
RECOMMENDS that Council approve the foregoing recommendation of the Corporation Counsel.

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FOR ADOPTION SEE PAGE(S) 351

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Temporary Display Cottage
2201 Cambie Street

The City Building Inspector has received a request from Aztec Structures Ltd. to erect a temporary display cottage at 2201 Cambie Street until June 30th, 1972.

The City Building Inspector reports as follows:

"The building is an A-frame type structure, the main structural members being slender glued-laminated timber arches. The general design does not meet the minimum requirements for conventional wood frame construction of the Building By-law. However, as provided for in Section 2.6 of the Building By-law, I am prepared to recommend that this cottage be permitted on this site, for display purposes, until June 30th, 1972 subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(d) The applicant shall make minor structural improvements to the satisfaction of the City Building Inspector.

(e) The applicant is to obtain the approval of the Technical Planning Board for the proposed development."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

2. False Creek Lands - Provincial Government/
Marathon Transfer

The Director of Planning reports as follows:

"A letter has been received from the Provincial Director of Lands requesting the views of the City of Vancouver on the transfer of an area of approximately 18 acres on the north side of False Creek immediately east of the Cambie Street Bridge from the Provincial Government to Marathon Realty Co. Ltd. The land to the north of Taylor Street is already owned by the C.P.R. This transfer of title, therefore, will facilitate redevelopment of the land around the Creek and, provided there is no intention to consolidate or renew the existing industrial use, the arrangement will be of benefit to the City.

The transfer is made in accordance with the terms of an old agreement between the Provincial Government and the C.P.R. For some unknown reason, one lot was omitted from the agreement and is not therefore included in the proposed transaction. The omission of this lot split up the area to be transferred, and its inclusion in the transfer would facilitate the eventual redevelopment of the area by Marathon.

cont'd . .

Clause 2 continued

Accordingly I recommend that the Director of Lands be informed that the City welcomes the transfer of title provided that it is the intention of Marathon Realty Co. Ltd., eventually to redevelop the lands so transferred for residential, commercial and recreational purposes, and further, that the City would welcome the inclusion of Lot 5602 in the transfer to complete the consolidation."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning: Area Bounded by 70th Avenue, S.W. Marine Drive and Ash Street (Brentwood Realty Ltd.)

The Director of Planning reports as follows:

"An application has been received from Mr. Wayne E. Hall of Brentwood Realty Limited, 4856 East Hastings Street, Burnaby, B.C. requesting an amendment to the Zoning and Development By-law whereby the area bounded by 70th Avenue, S.W. Marine Drive and Ash Street being Lots A, B, 5 of Block 3, Lots 1, 2, 3 of Block 5, D.L. 311 would be rezoned from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of:

'developing the site with a Denny's Restaurant, Royal Bank of Canada and a two-storey commercial building.'

Site Location and Existing Zoning

The triangular shaped site is bounded by the south side of S.W. Marine Drive to the North; West 70th Avenue to the South and Ash Street to the East.

This site is within a small area still zoned and developed as an RT-2 Two-family Dwelling District.

The subject site comprises both City-owned and privately-owned lots.

History

The general zoning policy of City Council for the area south of S.E. Marine Drive from Marpole on the West to Boundary Road on the East has been to provide for rezoning to M-2 Industrial District with the provision of a 40' landscaped strip adjacent to the South side of S.E. Marine Drive.

Much of the lands have been so zoned but the subject site and the immediate surrounding areas have remained zoned as RT-2 Two-Family Dwelling District because of the existing residential developments.

On an enquiry the Technical Planning Board in 1964 had advised that they would be prepared to make a favourable recommendation to City Council on an application if made, to rezone the subject block to M-1 Industrial District subject to the following conditions:

(a) the dedication of the southerly 33' of Lots 1, 2 and 3, for the widening of 70th Avenue and dedication of the northerly 17' for the widening of Marine Drive;

cont'd . .

Clause 3 continued

(b) a custom scheme of development providing a 40' landscaped strip along Marine Drive with suitable additional landscaping adjacent to 70th Avenue and Ash Street, the total development being compatible in the area;

(c) Details of the proposed use and adequate assurance of the tenure of the proposed use.

No formal application, however, was made.

In 1969 City Council on recommendation from the Technical Planning Board and Town Planning Commission refused an application to rezone the subject site to an M-2 Industrial District to provide a 'Robo Car-Wash' and a 'Pizza Hut'.

It was considred that the proposed use of the site was not compatible with the residential zoned properties to the North and South.

Present Application

The proposed development would provide a 40' landscaped setback adjacent to S.W. Marine Drive. There would be three separate buildings on the site separated generally by off-street parking areas with landscaping interspersed throughout the site.

There would be a one-storey Bank Building at the West end of the site; a one-storey 'Denny's' restaurant building at the East end of the site. The centre building would be two-storey commercial/office building.

It is considered that the development proposals for this block are acceptable having particular regard to the nearby residential properties, the traffic movement to and from the site in relation to S.W. Marine Drive, the provision of the 40' landscaped setback and the general landscaping and amenity of the proposed site development.

Recommendation

The Technical Planning Board recommended on July 10, 1970 that the application to rezone the subject lots to a CD-1 Comprehensive Development District be approved with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store, Marine accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

(a) The south 33' of Lots 1, 2, 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.

(b) Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office.

(c) All services including any transformers, etc., to be underground

cont'd . .

Clause 3 continued

(d) The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped setback areas adjacent to S.W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easterly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.

(e) All signs to be approved by the Technical Planning Board with such signs to be facia signs, and non-flashing with the exception of one free-standing sign which shall also be non-flashing.

The Technical Planning Board further recommended that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.

The Town Planning Commission on July 24, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

INFORMATION

4. Strathcona Area Rehabilitation Project

The Director of Planning has reported as follows:

"Work on planning this project is proceeding under arrangements approved by Council on January 7th, 1970. These include authorization for the Strathcona Working Committee to administer the unexpended balance of funds, allotted for the preparation of Urban Renewal Scheme 3, for the required work.

Council on June 23rd, 1970 adopted a recommendation of the Board of Administration of June 19th, 1970 concurring with the recommendation of the Strathcona Working Committee that the contract amount for the consultants (Birmingham and Wood) be increased from $18,000 to $20,000 to enable the final stage of the consultants study to be completed. Copies of the Consultants 'Interim Report' were circulated at that time. The Board's report noted that the validity of some pre-contract costs was still under discussion, and these discussions are continuing at the date of submitting this report.

A further meeting of the Working Committee was held on July 15th, 1970. At this meeting, the consultants advised that they hoped to complete their report by the end of August.

The Working Committee approved a recommendation from the consultants that a 'Strathcona Area Rehabilitation Project Joint Office' be established for a two-month period at a cost of approximately $100.00 which would cover rent and miscellaneous supplies. The office would be located in the Pender Y.W.C.A. at Pender Street and Dunlevy Avenue and be staffed by volunteers who would take enquires and refer them to City and other staffs as appropriate. Further details of the operation of this office will be reported after a trial period.

cont'd . .

Clause 4 continued

The Working Committee also approved a recommendation from the consultants that a model of the area to scale of 1" to 50' showing contours and existing street layout and with removable buildings be constructed by professional model makers in consultation with the Planning Department at a cost not to exceed $500.00. The model would be kept in the project office and be used as a working tool for the residents, consultants and staff working on the project.

The program of work set out in the Working Committee's report of December 18th, 1969 called for the Planning Department to undertake to have civic departments re-appraise certain elements which would make up a community plan and report back to the Working Committee. Work to date has included up-dating of survey information necessitated by the extension of the scheme boundary south from the southern boundary of the Strathcona Sub-Area as previously defined, preliminary examination of alternate levels of improving municipal services, re-examination of park acreage requirements, supplying information to the consultants and the drafting of outlines of the report covering renewal plans for the overall Strathcona Area which would be required if, in the view of the Working Committee, the consultants final report indicates that rehabilitation would be feasible in the Strathcona Area. The Working Committee was advised that it was not intended to proceed further with preparation of renewal plans for the overall area until the consultants had completed their final report and the views of the Working Committee were known.

At the start of the work, the balance unexpended from Urban Renewal Scheme No. 3 Preparation Account was approximately $45,000. Because of the many new and unknown factors expected to be encountered, it was noted, in the Working Committee's December 18th, 1969 report to Council, that it was not possible to prepare a firm estimate of the cost of the work to be undertaken and that senior government representatives considered that it should be possible to complete it at a cost well below the approximately $45,000 balance.

The Planning Department has prepared, for control purposes, a tentative budget. This is shown below with expenditures to June 30th, 1970 also shown.

	Tentative Budget	Expenditures to June 30, 1970
Consultants	$20,000.00	$ 7,699.48
City Staff Costs	14,000.00	4,231.82
Printing and Production	2,000.00	--
Balance	8,995.85	--
Total	$44,995.85	$11,931.30 "

Your Board SUBMITS the foregoing report of the Director of Planning for the information of City Council.

cont'd . .

RECOMMENDATION

5. False Creek Development Concepts - Additional Briefs

The Director of Planning reports as follows:

"Attached are copies of briefs received subsequent to the date established by Council for comments on the five concepts for False Creek development.

(a) Mr. W. Walter Behnke, Simon Fraser University

(b) Building Construction Trades Council

(c) The Catholic Women's League of Canada

(d) False Creek Mill Operators' Co-operative Association

(e) Kitsilano Area Resources Council

(f) Kitsilano Chamber of Commerce

(g) Kitsilano Ratepayers' Association.

These briefs are being forwarded for the information of Council.

Although comments in the briefs have not been summarized, the views expressed have been recognized by the Department in the current work of False Creek.

It is recommended that a letter be forwarded to the senders of the briefs to thank them for their efforts and interest in City development."

Your Board RECOMMENDS the foregoing recommendation of the Director of Planning be adopted.

6. City Lands South side of False Creek - Staging and Implementation of Development

The Director of Planning reports as follows:

"On May 26, 1970 Council requested a report on the phasing of development in False Creek. The report has been prepared, copies of which are circulated for the information of Council. The recommendations summarize the conclusions of the report and are as follows:

It is recommended that Council:

(a) approve the area from Willow to Alder Streets north of the tracks as Stage 1 of the False Creek redevelopment with a target date of early 1973 for the commencement of new construction;

(b) approve Stages 2, 3 and 4 as a basis for planning and negotiations with the Federal Department of Transport, private owners and lessees in accordance with this report;

cont'd . .

Clause 6 continued

(c) instruct the Supervisor of Property and Insurance to investigate the possibility, with the C.P.R., of breaking the remainder of the lease on the team track shown as A on Appendix II;

(d) negotiate with the Provincial Government and private owners for the purchase of property in Areas B, C and D in relation to the proposed stages;

AMENDED SEE PAGE 356

(e) initiate discussions at the highest level with the C.P.R. and B.C. Hydro with the objective of securing the removal of the trackage north of 6th Avenue as soon as possible;

(f) the Council Committee should start negotiations with the Provincial Government for acquisition of the area between the old and new harbour headlines adjoining City-owned land."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning be adopted.

Council, on July 28th, agreed to hear Mr. L. de la Giroday as a delegation when this report is before Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 351, 356

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim #10286 - Peter Toker
   757 Richards Street

The Corporation Counsel reports as follows:

"Mr. Peter Toker was involved in an automobile accident on August 20, 1969, which resulted in damage totalling $710.12 to barrier arms of the Connaught Bridge. Mr. Toker has paid $10.00 towards the damage but refuses to execute a promissory note for the balance. Unfortunately, since there is a one-year statute of limitations on motor vehicle accidents, the City must commence an action against Mr. Toker before August 20, 1970, in order to protect its claim.

Accordingly, I recommend that authorization be given for the commencement of an action against Mr. Toker to recover the damages incurred by the City."

Your Board
RECOMMENDS that the recommendation of the Corporation Counsel be approved.

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FOR ADOPTION SEE PAGE(S) 352

FINANCE MATTERS

RECOMMENDATIONS

1. Analysis of the Method of Manpower Deployment in the Patrol Division: Police Department

The Director of Finance reports as follows:

"The Co-ordinator of Data Processing & Systems has submitted the following report:

'On September 24, 1969 Council approved a report which in part recommended a study of the methods of manpower deployment in the Patrol Division. Reference was made to the possible use of temporary programming assistance as the study progressed. We are now at a stage where an extensive computer analysis of deployment data is necessary. Since we have no programmers available for this task it will be necessary to obtain temporary assistance. We expect that the City's computer system will not be large enough to handle the problem so that temporary use of a service bureau will be necessary. The cost of the programming and computer time will come to about $3,000 of which $1,000 can be provided from the Purchase Program Service Account (7032-341).

The Comptroller of Accounts advises that the necessary funds can be provided from Contingency Reserve.

I recommend that $2,000 be provided from Contingency Reserve for the purpose of providing temporary programming and computer service for the analysis of Police Deployment data.'"

Your Board RECOMMENDS that the recommendation of the Co-ordinator of Data Processing & Systems be approved.

CONSIDERATION

2. Grant to Vancouver Opera Association

On July 7, 1970, Council approved a grant to the Vancouver Opera Association of $15,000.00 in rentable time of the Civic Theatre.

The Vancouver Opera Association, in a letter dated July 17, 1970, advises that rentable time of the Civic Theatre will amount to only $10,433.75 in 1970 and therefore requests that Council amend the resolution to allow $10,000.00 in rentable time and an outright grant of $5,000.00.

For Council information

(1) the Vancouver Opera Association has paid $7,112.33 to the Queen Elizabeth Theatre this year to date for the following:

(a)	Theatre rentable time - chargeable against grant	$6,433.75
(b)	Extra stage crew time - in excess of allowance included in basic rental - charged to Association	612.58
(c)	City of Vancouver trade license - charged to Association	30.00
(d)	Coffee - charged to Association	36.00
		$7,112.33

. . . Cont'd.

Clause No. 2 (Cont'd.)

Theatre rentable time to the end of the year will amount to an additional $3,900.00.

(2) In 1969 Council approved a grant to the Vancouver Opera Association of $6,325.00 in Civic Theatre rentable time plus an outright grant of $5,000.00 towards the students performances. No student performances are scheduled in 1970.

(3) Accepted City policy is that grants specifically designated as Civic Theatre rentable time are applied to basic theatre rentals only as in (1) (a). Other charges as in (1) (b) to (d) are billed directly to the organization.

A copy of the letter from the Vancouver Opera Association is circulated to Members of Council.

Your Board submits this matter to Council for consideration.

RECOMMENDATION

3. Social Service - Data Processing Requirements

Your Board has received the following report from the Administrative Analyst:

"In the March 1970 report entitled 'A Plan for Re-Organization' concerning the Social Service Department, a recommendation was made that an additional Keypunch Operator I (Pay Grade 10, $389-459) position be established effective upon adoption of the report and that a machine be rented at an approximate rental of $82.00 per month and a chair and desk be purchased at a total of approximately $160.00. It was noted that the Co-ordinator of Data Processing and Systems had reported that, as at December 1968, the service required 29 hours of key-punching per month; that the current level of service then demanded 95 hours of keypunching per month; and that further procedures were planned which would bring the keypunching requirement to 175 hours each month.

In addition, the Social Service Department has been receiving requests for assistance at an ever-increasing rate since the Fall of 1969. The numbers of persons now receiving assistance is at a very high level and it is anticipated that the numbers will continue to increase for some months. In a report received by City Council at its meeting of May 26, 1970, it was noted that the number of cheques issued in April 1970 was 24,000 compared to 18,000 in April 1969. In June 1970, 31,000 cheques were issued, which is an increase of 25% over the April 1970 figure and a 66% increase over the number issued in June 1969 (18,500).

This increased volume is reflected in increased keypunch time required to prepare material. The Co-ordinator of Data Processing has requested the additional position be established immediately to meet this increase.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The Acting Administrator advises that the salary costs of the position may be shareable under the Canada Assistance Plan and that he has submitted a request for such sharing.

The Director of Personnel Services reports that he has reviewed the proposed duties and responsibilities and finds they clearly fall within the Clerk Keypunch Operator I position.

Incumbent	Proposed Classification	Effective Date
ONE NEW Position	Clerk Keypunch Operator I P. G. 10 ($389-459)	When filled

The Comptroller of Accounts advises that the necessary funds, estimated at $2,757.00 less $1,093.00 recoverable under the Canada Assistance Plan (net $1,664.00) can be made available from the Contingency Reserve.

This matter has been discussed with the Business Manager of the Vancouver City Hall Employees' Association, who concurs herein.

RECOMMENDATIONS

It is recommended that:

1. In accordance with the report of the Director of Personnel Services, a Clerk Keypunch Operator I (Pay Grade 10, $389-459) position be established effective when filled.

2. A machine be rented at an approximate cost of $82.00 per month and that a chair and desk be purchased at an approximate cost of $160.00.

3. The Acting Administrator obtain approval for cost-sharing of the position under the Canada Assistance Plan.

4. The necessary funds, estimated to amount to $1,664.00 for the balance of 1970, be made available from Contingency Reserve."

Your Board RECOMMENDS that the above recommendations of the Administrative Analyst be adopted.

CONSIDERATION

4. Luncheon: Canadian Young Voyageur Program

The Vancouver City Council, on June 23, 1970, when dealing with a request for a luncheon from John Oliver and Sir Charles Tupper Secondary Schools to entertain 42 Grade 11 exchange students from Winnipeg, passed the following Motion:

"THAT the City host a luncheon up to the amount of $85.00 and the details be left in the hands of the Entertainment and Civic Recognition Committee, including obtaining passes to suitable Civic facilities for this group."

. . . Cont'd.

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Clause No. 4 (Cont'd.)

A similar request has been received from Mr. J.T. Rush, Administrative Assistant of Sir Winston Churchill Secondary School, to entertain Young Voyageurs from Montreal. This request is for a Civic Luncheon at the Asia Gardens, 173 East Pender Street, followed by a tour of Chinatown, guided by Mr. Harvey Lowe. The cost of this Luncheon is estimated at approximately $85.00. (Information now at hand is to the effect the luncheon was held July 28th).

Your Board notes that Council has dealt with similar requests in the past as follows:

June 1969	- Canadian Council of Christians and Jews - Civic Dinner	Referred to Entertainment and Civic Recognition Committee with Power to Act. Expenditure up to $100.
May 1967	- B.C. High School Drama Festival Banquet for students attending above Festival.	Request received.
Oct. 1966	- Ontario Legislative's Select Committee on Youth - Luncheon	Approved.

Your Board submits the foregoing for the consideration of the Council.

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FOR ADOPTION SEE PAGE(S) 352

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BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 31, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Pier Footing for an Exit Section of Granville Bridge on C.P.R. Right-of-Way

The Corporation Counsel reports as follows:

"The City leases from the Canadian Pacific Railway a small parcel of property situate on District Lot 526 for the purpose of maintaining a pier footing for one of the exits of the Granville Bridge. The rental reserved in the lease which is on a year-to-year basis was $5.00 per annum. The company has now stated that it is obliged to increase this rent to $20.00 per annum to reflect current land values in this general area. This matter has been discussed with the City Engineer and the Supervisor of Property and Insurance and they agree that the increased rental is reasonable.

An amending agreement which provides for the aforementioned increase in rental has been prepared and this agreement is satisfactory."

Your Board

RECOMMENDS that this agreement be approved and the Mayor and City Clerk be authorized to affix the seal of the City.

2. Urban Renewal Scheme 6 - Second Narrows Bridge Area

The Supervisor of Property and Insurance reports as follows:

"As part of the City's Urban Renewal Programme, the City of Vancouver has purchased from the Province of British Columbia, the triangular-shaped Lot 16, Block L, Town of Hastings, Plan 5461, between Bridgeway and Cassiar and Trinity Streets.

In accordance with the overall plan of Urban Renewal Scheme 6, a portion of Lot 16 is to be sold to the Urban Renewal Partnership for realignment of Bridgeway Street and the balance of the lot consolidated with abutting undeveloped portions of Cassiar and Trinity Streets for resale at a later date.

The City Engineer has prepared subdivision plan marginally numbered LE 3518 depicting Lot 16, and the portion of it which is to be sold to the Urban Renewal Partnership for the realignment of Bridgeway Street.

RECOMMENDED that the plan of subdivision marginally numbered LE 3518, which is circulated, be approved and that the Supervisor of Property and Insurance be authorized to effect registration of same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

3. Sale of Church Sites - Area 'C'
S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"The plan of development of the S.E. Sector approved by Council on May 31, 1968, specifies a 1.6 acre site in Area 'C' situated at 48th and Tyne for development as a church site. The site is zoned RS-1, one-family residential. City Council by Resolution of February 17, 1970, authorized the sale of RS-1 lots in Area 'C' of the S.E. Sector to individuals at a fixed price. Prior to marketing this church site, the Supervisor of Property and Insurance requests clarification from Council as to whether it is the intention to offer the church site for sale on the basis of fixed price or on a competitive bid basis.

A) If the site is offered for sale on the basis of fixed price a valuation based on RS-1, single family, market value can be determined and the property advertised for sale. In the event that more than one offer to purchase is received it will be necessary to select a purchaser.

B) Alternately, Council may wish to sell the site on the basis of a competitive bid procedure with the highest offer received above the upset price being selected as the successful purchaser.

In either method of sale if there are expressions of interest from several churches, Council may wish to have the Director of Planning initiate informally a Church Planning Committee to determine church needs for sites and locations in the S.E. Sector.

The method of sale of the 1.6 acre church site situated at the corner of 48th Avenue and Tyne Street in Area 'C' of the S.E. Sector and the desirability of initiating a Church Planning Committee for the purpose of assisting the Director of Planning in determining church site requirements in the S.E. Sector is forwarded to City Council for consideration."

Your Board

Submits the above report to Council for CONSIDERATION.

(A plan of the area is circulated for Council information)

RECOMMENDATION

PART II

S A L E S

4. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Residential Lot - S.E. Sector
Lot 25, Block 1 & 8, D.L. N½ 339
E/S Tyne between 48th and 54th Avenues

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS
Andrea Frustaci & Maria Frustaci	25	48.32' x 157.61' / 157.51'	$14,000.00	City Terms @ 9-3/4%

* * * * * *

FOR ADOPTION SEE PAGE(S) 353

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

JULY 30, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, July 30, 1970, at 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams
Alderman Broome
Alderman Calder (Leave of Absence)

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held March 26, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Rubella -
Report Reference - Medical Health Officer

The Medical Health Officer orally reported to the Committee concerning the recent public discussion on the matter of Rubella (German measles).

The Committee was advised that British Columbia, along with other parts of Western Canada, is expected to experience an increase in the incidence of Rubella this Fall.

The Medical Health Officer pointed out the dangers of this disease to the unborn children of mothers who contract the disease during the pregnancy. The Committee was advised that specific defects such as deafness, heart disease, mental retardation and various conditions of the eyes can result in the child, either during the pregnancy or subsequent to delivery.

The major concern of the Medical Health Officer was the fact that, as this disease is now controllable by immunization, and its effects can be extremely costly in terms of human condition and the cost of care and maintenance of affected children, that a program of immunization, particularly the age group 1 - 12, be instituted. As this age group represents the "reservoir" of the disease in the community, the Medical Health Officer advised that a program of immunization for 90% or over of these children will effectively control the incidence of the disease.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The Medical Health Officer advised that the recently developed, proven and licensed vaccine, if purchased in quantity, would cost approximately $1.00 per dose and estimated the cost for the Province at somewhere between $350,000 - $400,000; the cost for the City of Vancouver, somewhere between $60,000 - $70,000.

The Medical Health Officer advised that a mass program could be easily developed and conducted during the first month of the school year with present staff and facilities.

The Medical Health Officer advised that, at the present time, the City of Vancouver does not incur any direct costs for vaccines and other serums used in the control of other communicable diseases. These costs are borne by the Federal and Provincial Governments.

After discussion, your Committee

RECOMMENDS (a) THAT a program for the control of Rubella in the City of Vancouver be approved by Council.

(b) THAT the Medical Health Officer report direct to Council at the same time as this report on the development and costs of such a program.

(c) THAT the City of Vancouver advise the senior governments that it is prepared to advance funds for the purpose of this program but that the City of Vancouver expects to recover the costs of the prevention program which would normally be the costs of the senior levels of government in other communicable disease control programs.

(d) THAT the Chairman of the Committee advise the Minister of National Health and Welfare of these actions.

2. Social Service Department

(A) Submission: Public Welfare Committee
Vancouver Branch, B.C. Association of Social Workers

The Chairman submitted to the meeting a brief dated July 3, 1970, from the Public Welfare Committee, Vancouver Branch, B.C. Association of Social Workers. The brief commented on that Committee's opinions of the role of the City Social Service Department as it relates to other levels of government, in terms of financial support and social services. The brief also discussed the matter of staff qualifications in the City Social Service Department and the area which the Department should concern itself with.

The brief suggested that the City Department should become responsible for all social services in the City (some of which are now being provided by voluntary agencies, etc.) and that perhaps the "multi-service social service department" after amalgamation of all social services, be given different auspices; i.e. become a private

. . . Cont'd.

Clause No. 2 (Cont'd.)

agency, a separate body with publicly elected Board, become a part of the Regional District, or continue as a Department.

The Committee was advised of the present work being carried on through the City's Department of Social Planning/Community Development, which is promoting a co-ordination of all services in areas of the City as instructed by Council previously. The Committee was also advised that the various staff members in the public and private agencies were working, at the present time, on a plan which will promote a further co-ordination and, in part, the amalgamation of many of the present services. This report is not yet complete, but will be referred to Council through the Social Development Committee.

Your Committee discussed the matter and

RECOMMENDS (a) THAT the brief of the Public Welfare Committee, Vancouver Branch, B.C. Association of Social Workers, be received.

(b) THAT it be noted that the Council of the City of Vancouver is aware of the present studies underway under the auspices of the Department of Social Planning/Community Development and various officials of agencies in the City to promote the co-ordination of services to eliminate duplication and develop programs where need is shown, and that the Council is in support of this development and would appreciate being advised of any action it could take, if requested.

(c) THAT, through the Director of Social Planning/ Community Development, these various administrative officials be advised that Council would appreciate receiving the report at an early date.

(B) Referral of Council, May 26, 1970

Council, when considering the report of the Board of Administration re the re-organization of the City Social Service Department dated May 22, 1970, referred the following to the Health and Welfare Committee for consideration and discussion:

"That the work of social services be concentrated on those persons on social allowances who are most likely to become independent because of rehabilitation efforts."

Your Committee reviewed the subject matter referred to and

RECOMMENDS that this referral be tabled until the appointment of the Administrator of the Social Service Department and be a point of discussion with the new Administrator.

. . . 4

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3. Social Assistance Clients -
Provision for Care and Accommodation

When Council considered the report of the General Purposes Committee re Resolutions for submission to the 1970 Convention of the Union of British Columbia Municipalities, the Board of Administration was instructed to prepare and submit a Resolution on the matter of the provision of care and accommodation for persons in receipt of social assistance, as referred to in Section 37(2)(b) of the Hospital Act and Section 15(g) of the Community Care Facilities Licensing Act.

It was noted these sections provided for the Lieutenant-Governor-in-Council to make regulations which could prescribe the number or proportion of persons who are in receipt of social assistance which are to be provided with care and accommodation in institutions controlled by these two Acts.

The Committee discussed this matter at length and

RECOMMENDS (a) THAT the Resolution, as prepared by the Board of Administration and submitted to the Union of British Columbia Municipalities, be approved.

(b) THAT, as this matter of the provision of care and accommodation to those persons receiving social assistance is of immediate concern due to the shortage of facilities available and that, as the licensing of new facilities of certain types to provide this care and accommodation has been restricted by the Provincial Government, the Medical Health Officer and other departments, as required, prepare and submit to Council a report on the problem as it is found at the present time in the City of Vancouver and the future of the problem in the City of Vancouver; such report to be prepared in a form which would allow its submission as a total brief to the Lieutenant-Governor-in-Council.

It was noted during discussion that the financing of such facilities would be greatly assisted if provisions similar to those governing the development of senior citizens housing were developed for financing care and accommodation facilities.

The meeting then adjourned.

* * * * * *

FOR ADOPTION SEE PAGE(S) 257

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 11, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 4, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Social Implications:
Gastown Beautification Program

The City Clerk informed the Council that the request by Council for a Report Reference from the Director of Social Planning/ Community Development is being made by arranging such Report Reference to take place at the August 13th meeting of the Standing Committee on Planning and Development.

UNFINISHED BUSINESS

It was agreed to defer the following matters to later in the proceedings, pending the hearing of delegations:

(a) Grant: Vancouver Oral Centre for Deaf Children
(b) Kerrisdale Beautification Project
(c) Retirement Age Women Physicians Employed by the City
(d) Grant: B.C. Civil Liberties Association

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 7, 1970

Works and Utility Matters

(i) Shinerama 70 for Cystic Fibrosis (Clause 4)

The Board of Administration submitted the following report by the City Engineer for Council's consideration:

"The Alma Mater Society of the University of British Columbia, together with Trinity College and the British Columbia Institute of Technology, propose to hold a Shinerama or Shoe Shine Day on Friday, September 18, 1970, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1,500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police or the Shoe Shine operators of Vancouver and the only requirement needed from a traffic standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If permission is granted to the Alma Mater Society of the University of British Columbia to place shoe shine boxes on City street allowance and to hold a Shoe Shine day in Vancouver on September 18, 1970, such permission should be subject to the following conditions:

(a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

(b) That six foot clearance in the Downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks."

MOVED by Ald. Sweeney,
THAT the request to hold a Shinerama as set out in the City Engineer's report be approved, subject to the following conditions:

(a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

(b) That six foot clearance in the Downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks.

- CARRIED

(ii) Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility matters), dated August 7, 1970, be adopted.

- CARRIED

(No action was taken on Clause 5 of the report)

Social Service and Health Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Social Service and Health matters), dated August 7, 1970, be received for information.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters

Pioneer Place

The Board of Administration submitted the following report of the Director of Planning:

"The attached petition protesting the conditions in Pioneer Place was received on July 22, 1970.

Council will recall that the physical and social conditions relating to this Square are under study in the East Gastown beautification project, and also in the overall Gastown, Chinatown investigations. The Director of Social Planning/ Community Development in collaboration with the Planning Department, will be reporting on steps that might be taken to alleviate the present problems in this area.

Council may wish to request the City Clerk to send a copy of this report to the Gospel Mission thanking them for their communication, and noting that Council has already taken steps to obtain a solution to the problem."

MOVED by Ald. Rankin,
THAT this matter be referred to the Standing Committee on Planning and Development to be considered at its next meeting and the Police Department be asked to report on a submission by I.D.E.A.S. in connection with the problem at Pioneer Place.

- CARRIED

Building and Planning Matters

(i) Rezoning: W/S of Balsam between 41st and 43rd Avenues (Cloverlawn Investments Ltd.) (Clause 1)

MOVED by Ald. Hardwick,
THAT this clause be deferred pending the hearing of a delegation from Bull, Housser & Tupper.

- CARRIED

(ii) Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT Clauses 2, 3 and 4 of the report of the Board of Administration (Building and Planning matters), dated August 7, 1970, be adopted.

- CARRIED

Finance Matters

(i) South Vancouver Elk's Lodge: Request for Grant for a Member of B.C. Tour Band (Clause 1)

The South Vancouver Elk's Lodge #55, on July 29, 1970, asked that the Council give financial assistance towards sending a student representative of Vancouver to Expo '70 as a member of the B.C. Tour Band.

The Council considered the request and took no action.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

(ii) Second Annual British Columbia Festival of Sports City of Vancouver Participation (Clause 2)

The B.C. Festival of Sports, in a letter dated July 24, 1970, asked that the Council arrange for participation by the City of Vancouver in the 1971 program and to appoint a special committee for that purpose.

MOVED by Ald. Bird,
THAT, in response to the request from the B.C. Festival of Sports, Alderman Sweeney be appointed liaison between the Council and the Festival in connection with the 1971 Festival of Sports, and it be understood that this action will not involve the City in any additional expense.

- CARRIED

(iii) Canadian Lacrosse Hall of Fame Request for Grant (Clause 3)

The Board of Administration advised Council that in a communication dated July 25, 1970, the Secretary of the Canadian Lacrosse Hall of Fame, a non-profit organization established in 1965 to honour players and builders who have distinguished themselves in the game of lacrosse, requests a grant of $200 from the City of Vancouver towards the cost of making bases and permanent name plaques for the Canadian Lacrosse Hall of Fame, which is located in the City of New Westminster.

MOVED by Ald. Wilson,
THAT this matter be brought up again at the next meeting of Council, at which meeting further information will be available.

- LOST

No further action was taken.

(iv) Canadian Equestrian Team Request for Grant (Clause 4)

The Board of Administration submitted a request from the Canadian Equestrian Team to assist them in their intention to participate in the Olympic Games in Munich, West Germany in 1972.

No action was taken.

(v) H.M.C.S. Discovery: Request for Grant Entertainment H.M.S. Leopard (Clause 5)

The Board of Administration submitted a request from H.M.C.S. Discovery for financial assistance in arranging a reception and entertainments in connection with the visit of H.M.S. Leopard, a British Anti-Aircraft Frigate, from September 12 - 15, 1970.

MOVED by Ald. Broome,
THAT the request of H.M.C.S. Discovery for a grant in the amount of $330 be approved.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters, August 7, 1970

Request for Cancellation of Sale:
Residential Lot in Southeast Sector
Mr. Gordon D. Miller

Mr. Gordon D. Miller, whose application to purchase Lot 77, D.L. 339 was accepted by the City, has written saying that, due to economic conditions, he is prevented from proceeding with the development of the property. He has asked if the Council will consider return of his deposit of $760.00 and relieve him of the obligation to complete the purchase of the property.

MOVED by Ald. Bird,
THAT the request of Mr. Gordon D. Miller be granted and accordingly the sale be cancelled and the deposit returned;

FURTHER RESOLVED THAT in view of the fact there have been several requests of this kind and it is anticipated there may be further such requests, the Board of Administration be requested to report to Council and advise how such situations can best be met with due consideration to the protection of the City's interests.

- CARRIED

C. Proposed Hostel for Single Persons:
S/S Cordova Street between Dunlevy and Jackson

MOVED by Ald. Wilson,
THAT the following report of the Board of Administration, dated August 6, 1970, be approved:

"The Director of Planning reports as follows:

'On January 21, 1969, Council approved a report recommending the above site for a hostel for approximately 100 single persons, under Section 35A of the Act, and requesting the senior Governments to investigate the proposal on the basis that the City would assemble land for sale to the Federal-Provincial partnership.

Officials from the senior levels of Government have completed their investigation and have arrived at cost estimates for three alternative types of projects as follows:

	HIGH RISE (8-Storey) 154 Units	LOW RISE (3-Storey) Masonry 88 Units	LOW RISE (3-Storey) Frame 88 Units (Walk-up)
Total Cost	$1,045,560.00	$670,240.00	$498,285.00
Cost per Unit	6,789.00	7,616.00	5,663.00*
Full recovery rent	75.00	84.00	65.00
Basic rent (as per Section 16)	41.00	45.00	40.00
Subsidy	34.00	39.00	25.00

*Plus $340/Unit with elevator

The three-storey building in masonry has a considerably higher cost per unit than the other two alternatives and can be discounted on this basis. The lowest per unit cost is for a building in frame construction providing 88 units; this type of construction is not favoured by the senior Governments nor does it make maximum use of the site.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Hostel for Single Persons (cont'd)

Central Mortgage & Housing Corporation favour the high rise alternative. Funds have been set aside by them within their 1970 budget and they and the Province wish to formally consider approval of this project at this stage, as soon as they have a decision from the City on the type of building desired.'

It is RECOMMENDED that Council endorse the proposal on the basis of the high rise structure incorporating approximately 150 units, and that the Board of Administration be authorized to proceed with negotiations with the senior levels of Government on this basis."

- CARRIED

D. Quarterly Review of Revenues and Expenditures as at June 30, 1970

The Board of Administration, under date of July 31, 1970, submitted a detailed report on this subject which contains recommendations by the Director of Finance, concurred in by the Board of Administration, and a number of suggestions by the Board of Administration.

MOVED by Ald. Broome,
THAT the recommendation of the Director of Finance, as set out below, be adopted:

"(1) the 1970 Estimates be adjusted as follows:

Revenues	Appropriation Increase $	Appropriation Decrease $
Grants in Lieu of Taxes	17,200	
Receipts in Lieu of Taxes	16,300	
Sundry Rentals		
Central Heat Distribution	10,800	
Sundry Properties	49,000	
Disbursements on Properties	13,500	
License and Business Tax	160,000	
Service and Inspection Fees		40,000
Civic Museums		25,000
Interest on Temporary Investments	200,000	
	466,800	65,000
Net Revenue Increase	$401,800	

Expenditures		
Municipal Share of Social Welfare Costs - in addition to the increase of $434,997 approved by Council on August 4	221,600	
Health Department Salaries		17,800
Hydro Rate Increase	7,800	
	229,400	17,800
Net Expenditure Increase	$211,600	
Difference Between Revenue Increase and Expenditure Increase	$190,200	

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Review of Revenues and Expenditures as at June 30, 1970 (cont'd)

(2) the difference between the revenue increase and expenditure increase which amounts to $190,200 as shown in (1) above be allocated as follows:

To Contingency Reserve - See Note 2 on Page 1	$133,200
To Residence for Single Transient Women See Note 1 on page 3	57,000
	$190,200"

- CARRIED

The Council then proceeded to give consideration to the suggestions made by the Board of Administration. (This subject continued on pages 9 and 10).

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office; then recessed at 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

UNFINISHED BUSINESS

1. Vancouver Oral Centre for Deaf Children Grant Request

The Council made arrangements for the appearance of a representative of the Oral Centre for Deaf Children. However, in view of the fact that the delegation did not appear as arranged, the Council considered the request which was for a one time capital grant of $10,000 to assist in the construction of a classroom for pre-school deaf children. The Board of Administration submitted a report by the Director of Social Planning/Community Development bearing on the request in which he described the method of operation of the Centre. He recommended that the grant request be not entertained at this time and that the organization be encouraged to work with other organizations for deaf children.

MOVED by Ald. Broome,
THAT in view of the recommendation of the Director of Social Planning/Community Development, no further action be taken on the request of the Oral Centre for Deaf Children for a capital grant.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Kerrisdale Beautification Project

The Council received a delegation from the Kerrisdale and District Commercial Association appearing in support of a report of the Board of Administration dated June 1, 1970, outlining a program leading to the beautification of the Kerrisdale commercial area.

MOVED by Ald. Broome,
THAT the following report of the Board of Administration dated June 1, 1970, be adopted:

"Your Board submits the report of the Director of Planning and the City Engineer dated June 1, 1970, respecting the Kerrisdale beautification project.

On April 1, 1969, Council, in adopting a report by the Director of Planning, initiated a Stage I beautification study in Kerrisdale, and it will be recalled that subsequent reporting on this subject was delayed to allow discussions with the CPR regarding their right-of-way (Director of Planning's report of January 29, 1970).

The report now submitted:

(1) Summarizes the findings of the Stage I study which are set out in detail in a brochure attached to the report;

(2) Discusses proposals for the immediate beautification project and suggests further long-range studies to be undertaken by the Kerrisdale merchants and the City in collaboration with the CPR;

(3) Gives details of costs and cost-sharing;

(4) Makes the following recommendations:

That

'A. Council request the owners of the railway right-of-way to establish their willingness to co-operate in the proposed beautification scheme of the intersection of the Boulevards and 41st Avenue and to share financially in necessary improvements to railway property;

B. Subject to agreement from the owners of the railway right-of-way, Council authorize the initiation of the design stage (working drawings) of the landscaping project and the design studies for the beautification of the 2100 block on 41st Avenue, and provide matching funds for design fees up to a total of one-half of $6,500, according to the established policy;

C. Council concur with the selection of the firm of Rhone and Iredale, Architects, as design consultants for the Kerrisdale beautification Project 1 and Project 2;

D. Following completion of the working drawings, the Director of Planning and the City Engineer report back on the initial beautification projects, including the possible sharing of design, capital, maintenance, and operating costs;

cont'd...

UNFINISHED BUSINESS (cont'd)

Kerrisdale Beautification Project (cont'd)

E. Council request the City Engineer to report on the traffic conditions identified in the brochure at the time the Director of Planning and the City Engineer report back to Council on the implementation of the proposed intersection beautification scheme;

F. Council refer the brochure to the Standing Committee on Planning and Development to discuss the possibility of proceeding with a long-range co-operative study of Kerrisdale as suggested in this report.'

Your Board recommends the foregoing report of the Director of Planning and City Engineer be adopted."

- CARRIED

3. B.C. Federation of Medical Women
Retirement Age Physicians Employed by the City

Dr. Rebbeck appeared before Council urging the Council to alter the rules respecting superannuation of female doctors so that their retirement ages, voluntary and compulsory, shall be the same as in the case of male doctors. The Board of Administration report of June 5, 1970, was brought forward. This report sets out the history of discussions in connection with retirement ages for female employees.

MOVED by Ald. Broome,
THAT the request of the B.C. Federation of Medical Women, as presented by Dr. Rebbeck, be referred to the Board of Administration to report as to whether and how this and any other similar requests can be dealt with.

- CARRIED

4. B.C. Civil Liberties Association:
Grant

Mr. Leitch appeared on behalf of the B.C. Civil Liberties Association and stated that he had taken note of the concern expressed by Council this day in regard to the current financial situation and in view of this, he has asked, on behalf of his organization, that the request be withdrawn at this time.

MOVED by Ald. Hardwick,
THAT the Council receive the representation by the B.C. Civil Liberties Association and thank them for the position they have taken.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Quarterly Review of Revenues and
Expenditures as at June 30, 1970 (cont'd)

The Council resumed consideration of this report and directed its attention to the suggestions made by the Board of Administration in its report of July 31, 1970, with regard to the financial situation of the City.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Review of Revenues and Expenditures as at June 30, 1970 (cont'd)

MOVED by Ald. Rankin,
THAT the Council concur in and approve the following suggestions presented to it by the Board of Administration:

"1. Since the present critical budget situation is a direct result of the City having to find funds to meet the latest additional social welfare cost increase of $221,600, that the Provincial Government be requested

(a) to provide financial assistance to the City to off-set the latest social welfare cost increase which amounted to $221,600

(b) to absorb any further per capita cost increases for social welfare this year, and

(c) to amend the 80% - 20% Provincial - Municipal cost sharing formula in 1971 to reduce the percentage payable by municipalities.

2. No further staff increases or increases in the standards of service of Civic Departments and Board be approved for the balance of the year, unless Council considers the request to be completely unavoidable."

- CARRIED

E. Increased Social Welfare Costs

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration dated August 10, 1970, which provides information with respect to social welfare costs, be received.

- CARRIED

F. Street Closure: Proposal for a 'Village Square' Kerrisdale Commercial District

The Board of Administration, under date of August 10, 1970, submitted a request by a group of residents of the Kerrisdale commercial district for the closure of a portion of Yew Street from 41st Avenue to the lane north for the purpose of enabling the 'residents' to establish a "Village Square" for a temporary period from August 11th to September 3rd. The report of the Board of Administration sets out in some detail the request and the plans for the "Village Square".

MOVED by Ald. Phillips,
THAT Yew Street, between 41st Avenue and the sidewalk crossing into the Safeway parking lot being immediately south of the lane south of 40th Avenue, be closed during the period of August 11th to September 3rd, subject to the following conditions:

(1) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the 'Village Square'.

(2) That the street and 'Village Square' be maintained and kept in a clean and tidy condition.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Street Closure:
Kerrisdale Commercial District (cont'd)

(3) That adequate barricades and signing be erected, subject to the approval of the City Engineer, to expedite the flow of vehicular traffic in the area. The cost of this signing and barricading to be borne by the applicants.

and, in addition, subject to it being established that the group headed by Mrs. Diggins is reasonably representative of the merchants in the area or has the active support of a substantial number of merchants.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES ($2,000,000.00)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of $2,000,000.00 in lawful money of Canada for the objects set out in Schedule "C" and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES ($5,000,000.00)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of $5,000,000.00 in lawful money of Canada for the objects set out in Schedule "C" and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND ZONING AND DEVELOPMENT BY-LAW (S/S 10th Avenue between Victoria and Commercial Drives)

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald.Hardwick,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd....

AUG 11 1970

BY-LAWS (cont'd)

BY-LAW TO AMEND ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping Up (N/S Charles Street, West of Clark Drive)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the North 17 feet of Charles Street, West of Clark Drive is surplus to the City highway requirements;

AND WHEREAS the City is the owner of the abutting lot, which is to be conveyed to City Sheet Metal Ltd.;

THEREFORE BE IT RESOLVED that the South 17 feet of Lot 8, Block 37, Subdivision "H", District Lot 182, Plan 176, together with the South 17 feet of Parcel "E" (Reference Plan 40) of Lots 6 & 7, Block 37, Subdivision "H", District Lot 182, Plans 176 and 4123 be closed, stopped up and conveyed to City Sheet Metal Ltd., the said closed street to be consolidated with adjacent lands.

- CARRIED

2. Time Attending Court: Police Constables, et al.

The following motion was submitted by Alderman Phillips at the Council meeting on August 4th, seconded this day by Alderman Calder:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the matter of time spent in Court by witnesses, police officers, social workers, et al, awaiting the pleasure of the Court, be discussed by the General Purposes Committee with a view to making recommendations to the appropriate authorities in an attempt to reduce the large amount of waiting time now being spent.

- CARRIED

3. Closing of Theatre Row Portion of Granville Street for a Limited Period

The following motion was submitted by Alderman Calder and Alderman Phillips at the Council meeting on August 4th, which was changed with the approval of Council to deal with East/West traffic flow.

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the City consider closing the two blocks of Granville comprising Theatre Row after the hour of 6 o'clock every day for one month on an experimental basis, with Robson, Nelson and Smithe Streets being left open.

(tabled)

cont'd....

MOTIONS (cont'd)

Closing of Theatre Row Portion of Granville Street (cont'd)

MOVED by Ald. Sweeney, in Amendment,
SECONDED by Ald. Bird,
THAT there be added to the motion these words:

'and such closing be limited to Saturdays and Sundays during the trial period.'

(tabled)

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,
THAT the foregoing motion and amendment be tabled pending a report from the City Engineer, the Director of Traffic and the Transit Division of B.C. Hydro and Power Authority on the feasibility of the proposal.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the City Engineer and Transit Division of the B.C. Hydro and Power Authority be asked to report to Council on the feasibility of closing a portion of Pender Street as an alternative to the proposal to close a portion of Granville Street.

- CARRIED

4. Commendation: Mountain View Cemetery Renovations

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Medical Health Officer and all connected with the renovations of Mountain View Cemetery be commended for the excellent work they are doing in this connection with the consequent savings in money and manpower.

- CARRIED

5. Land Use: Vicinity of Broadway and Maple

MOVED by Ald. Hardwick,
THAT the Planning Department, following the precedent set in the study of Marpole, investigate the future land uses of the M-1 zone between Broadway and 12th Avenue, Maple to Yew and adjacent blocks.

(notice)

Notice was called and recognized by the Chair.

6. Property Rear of Stanley and New Fountain Hotels

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the City of Vancouver purchase the rear portion, approximately 40' in depth, of Lot 11 except Pcl. "A", Lots 12, 13 and 14, Block 2, DL O.G.T. for the sum of $60,000 payable on January 1, 1970 and demolish the structure on said portion; provided that the remaining portion of the property and buildings provide low cost accommodation for at least 90 persons and this area be used for a pedestrian mall with shrubs, greenery, etc. and that the proper legal safeguards be placed in the said agreement.

(notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Waste Receptacles: Gastown

commented that there do not appear to be waste receptacles on the streets in Gastown and asked whether the Council might have a report on this matter.

His Worship endorsed a suggestion by Commissioner Sutton Brown that the Engineer bring this matter up at the time estimates are considered in 1971 for Council's decision at that time.

Alderman Phillips - North End Oak Street Bridge Traffic Flow

noted that some rezoning is about to take place in the vicinity of the north end of the Oak Street bridge. He advised Council that a problem has developed involving traffic movement westerly on Marine Drive destined for the south on Oak Street bridge. The Alderman suggested that now is the time to look into the possibility of arranging for a cloverleaf and that since the rezoning is under consideration, it may be possible to arrange for the necessary road allowances.

It was left to the City Engineer to make a Report Reference if the suggestions of Alderman Phillips come within the realm of practicality.

The Council recessed at approximately 3:30 p.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council adjourned at approximately 4:30 p.m.

****

The foregoing are the Minutes of the Regular Council meeting dated August 11, 1970, and the reports referred to are those on Page(s) 404 - 425

MAYOR

CITY CLERK

AUG 11 1970

AUGUST 7TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Closing portion of Road, South 7 Ft. of Lots 32 and 35, Block 44, D.L. 181 N/S of Powell St. East of Heatley Ave.

"The south 7 ft. of Lots 32 and 35, Block 44, D.L. 181 was established for highway purposes when Powell Street was to be widened to 80 feet. On February 3, 1970, Council deleted the building line on this portion of Powell Street thereby having the street remain 66 ft. in width. The south 7 ft. of Lots 32 and 35 is surplus to our highway requirements.

Patterson Boiler Works Ltd. occupy Lots 30 to 37 with Lots 32 and 35 being the only lots which have the south 7 ft. established for road.

I RECOMMEND that the south 7 ft. of Lots 32 and 35, Block 44, D.L.181, be closed, stopped up and conveyed to the abutting owners subject to the following conditions:

1. The Supervisor of Property & Insurance has placed the value of each 7 ft. strip at $350 - a total of $700.

2. The closed portion of road to be consolidated with the abutting lots.

3. All registration and consolidation fees to be borne by the applicant."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of 19th Avenue Adjacent to Lot 7, Block 56, D.L. 301, 998 East 19th Avenue

"The north 7 ft. of the above mentioned Lot 7 was established for highway for the future widening of 19th Avenue. Present planning is for 19th Avenue to remain 66 ft. in width making the north 7 ft. of the lot surplus to our highway requirements.

The First Church of the Nazarene own Lots 4 to 8 in this block. Approval was recently given whereby in the development of the site by the Church, the required front yard from Lot 7 was relaxed in order that the front of the Church would have continuity. The acquisition of the 7 ft. by the Church is not necessary insofar as the Church development is concerned. In order to eliminate the job in the front property line, the Church has applied to acquire the north 7 ft. of Lot 7.

I RECOMMEND that the north 7 ft. of Lot 7 established for highway, be closed, stopped up and conveyed to the abutting owner subject to the following conditions;

(1) The value of the 7 ft. strip be $50.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

(2) The closed portion of road be added to the abutting lot.

(3) All registration and consolidation fees to be borne by the applicant."

Your Board RECOMMENDS that the foregoing be approved.

3. Closing Lane North of 8th Avenue East of Heather Street

"In 1919, Lots 18 to 20, Block 319, D.L. 526 were subdivided, creating three lots, A, B and C and an L-shaped lane 12 feet in width. Lot A has been occupied by a residence while Lots B and C have been occupied commercially. The lane is located south of the location of the future lane to serve the remainder of the block. In order to develop an industrial site the owner of Lots B and C has acquired Lot A to provide the necessary loading by and off-street parking. If the proposed development had been completed, the City would continue to have a lane located where it would be impossible to develop a lane 20 feet in width to serve the entire block.

This Department requested the developer to consider an exchange of the present lane for a lane 10 feet in width along the northerly boundary of Lot A in order to have the lane properly located for the future lane in the block. This is most advantageous from the City's point of view. As it may be years before the lane will be constructed throughout the block, it was also suggested the developer could lease back the lane to be dedicated.

The developer has agreed to exchange lanes and has redesigned his development. The proposed development has been approved by the Technical Planning Board subject to the existing lane being relocated.

I RECOMMEND that the lane north of 8th Avenue east of Heather Street be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(1) The owner to remove the existing house on Lot A and dedicate the north 10 feet for lane purposes.

(2) The remainder of Lot A, together with Lots B & C and the closed lane be consolidated into one parcel by a subdivision plan provided by the developer.

(3) The subdivision plan to be deposited in the Land Registry Office.

(4) The new dedicated lane to be closed, stopped up and leased to the abutting owner for the nominal sum of $1.00 per annum and subject to 6 months notice of cancellation if required for municipal purposes.

(5) An agreement satisfactory to the Corporation Council and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION:

4. Shinerama 70 for Cystic Fibrosis

The City Engineer reports as follows:

"The Alma Mater Society of the University of British Columbia, together with Trinity College and the British Columbia Institute of Technology, propose to hold a Shinerama or Shoe Shine Day on Friday, September 18, 1970, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1,500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police or the Shoe Shine operators of Vancouver and the only requirement needed from a traffic standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If permission is granted to the Alma Mater Society of the University of British Columbia to place shoe shine boxes on City street allowance and to hold a Shoe Shine day in Vancouver on September 18, 1970, such permission should be subject to the following conditions:

(a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

(b) That six foot clearance in the Downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks."

The matter is submitted to Council for CONSIDERATION.

CONSIDERATION & INFORMATION:

5. Railway Transport Committee Hearings
CPR - Discontinuance of "The Canadian"

The Corporation Counsel reports:

"As a result of a hearing before the Railway Transport Committee of the Canadian Transport Commission in which the Canadian Pacific Railway requested authority to discontinue 'The Canadian', the Board has ordered the attached Notice to be served on the Attorney-General of each province, the members of Parliament of the Provincial Legislature and the clerk of each City in which the train is operated."

Attached for the information of Council is a copy of the Notice issued by the Canadian Transport Commission Railway Transport Committee.

Cont/d.

Clause 5 Cont/d.

Subsequent to the receipt of the Notice, information was received on the holding of hearings and in connection with this, the Corporation Counsel advises:

> "Notice has been received from the Railway Transport Committee advising that it has ordered the Canadian Pacific Railway to continue to operate certain of its transcontinental operations and that the Company is to file a submission with the Committee outlining a plan for the rationalization of such trains.
>
> A brief has been filed (copies of which are on file with the City Clerk) in which the Canadian Pacific Railway proposes an increase in certain fares and reduction of service in the winter months.
>
> The notice further indicates that a public hearing will be held in Vancouver commencing August 27 for the purpose of receiving submissions on the subject from any interested parties."

Your Board brings this item forward for the CONSIDERATION and INFORMATION of Council.

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FOR ADOPTION SEE PAGE(S) 390

AUG 11 1970

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION:

1. Opportunities Incentive Program

The Acting Social Service Administrator reports as follows:

"Council, on July 20, 1970, received a letter from Miss Kathrine Layton, who was a recipient of Social Assistance, setting forth certain complaints about the Opportunities Program and the operation of the Opportunities Office which is located at Cedar Cottage Neighbourhood House located at 22nd Avenue and Victoria Drive.

The Opportunities Program has been in operation for almost a year and at the present time there are about 250 persons receiving Opportunities payments of $50.00 per month for the required minimum of 30 hours employment.

Opportunities Allowance payments are approved by Mrs. E. Keays of the Social Service Department who also is the liaison person with the Opportunities Office. The Opportunities Office is administered by a fulltime manager, Mrs. Laurie Walker, who is aided by some other mothers on Opportunities Allowance. The office was financed and administered by the Neighbourhood Service Association who, in April, 1970, requested operating grants from the Provincial Government through the Community Services Co-ordinating Committee.

A special Committee, chaired by the Acting Social Service Administrator, was struck to study possible methods of financing the Central Office Services which seems essential if the Program was to operate effectively. The special Committee recommended that, in addition to the $50.00 per month Incentive payment to the individual recipient, an additional payment up to $3.00 per individual in receipt of Opportunities Allowance be made from Social Assistance Funds to finance operation of the Incentive Opportunities Office. This recommendation was adopted and approved by the Provincial Department of Rehabilitation and Social Improvement. A statement of monthly operating expenses is being made of $2.80 per case. While Social Assistance funds are being used to finance the Opportunities Office, the supervision of the office is the responsibility of Neighbourhood Services and the Social Service Department would have no way of directly intervening in its operation.

Copies of Miss Layton's letter will be forwarded to the Opportunities Steering Committee for their information.

The attached report outlines the objective of the Opportunities Program and lists some of the jobs being done in the community by persons receiving Opportunity Allowance."

Your Board
Submits this matter to Council for INFORMATION.

(Copies of Miss Layton's letter are circulated)

2. Renovations - Mountain View Cemetery

The Medical Health Officer reports as follows:

"(I) Brief History

In 1965, the City Council approved a renovation program at Mountain View Cemetery, the cost of which is to be provided from funds obtained through the sale of graves set up in a Reserve for Cemetery Development Account. This renovation program has a two fold purpose:

(a) To beautify the rough sections of the Cemetery by placing all head stones, monuments or markers flush with the ground. The purpose of this is to create an expanse of lawn broken only by shrubs, trees and a minimum of upright monuments.

(b) To reduce maintenance costs through the use of larger mowers and gang mowers and other heavier equipment made possible by having the majority of upright monuments placed flat and level with the surface.

(II) Capital Cost of First Four Renovations - 24.4 Acres

		Gross Cost	Less Winter Works Grant	Net Cost
#1 (1966)	4.4 acres	$40,218.00		$40,218.00
#2 (1967)	4. acres	12,468.00	$3,485.00	8,983.00
#3 (1968)	6. acres	16,547.00	5,088.00	11,459.00
#4 (1969)	10. acres	23,728.00		23,728.00
Totals	24.4 acres	$92,961.00	$8,573.00	$84,388.00 *

* As an offset to the capital outlay, there will be a recoverable amount of $119,980.00 through the sale of 3,428 new grave spaces created through elimination of certain pathways in the renovated areas.

(III) Comparative Summary of Savings in Maintenance

In compiling a comparative summary of the savings in maintenance costs, it should be noted that the figures shown apply to the total area of 105 acres. The renovations are confined to the rough sections of the cemetery: however, there are numerous plots scattered throughout these areas which are already in lawn because:

(a) they are located in reclaimed pathways.

(b) the owners of certain plots have contracted for perpetual care and had their plots put in lawn condition.

These plots in lawn are included in the 'Lawn Section', in the Accounting System, therefore, it is not possible to confine comparative savings to the 24.4 acres renovated.

Cont/d.

Clause 2 Cont/d.

Comparative Costs of Mowing, Clipping and Watering
105 acres - 1967:1969

1967 costs 105 acres	=	$76,828.00	(applying 1969 pay rates)
1969 costs 105 acres	=	$59,931.00	(applying 1969 pay rates)
Reduction in costs 105 acres		$16,897.00	(22%)
1967 costs per acre	=	$ 732.00	(applying 1969 pay rates)
1969 costs per acre	=	571.00	(applying 1969 pay rates)
Reduction in costs per acre		$ 161.00	(22%)

IV. Comparative Summary of Savings in Interment Costs

An additional saving, as a result of the renovations, is that made in cost of interments.

Cost of Interments 1967:1969

1967	1,030 Burials =	$62,302.00	(applying 1969 pay rates)
1969	1,053 Burials =	48,426.00	(applying 1969 pay rates)

Average cost per interment	$60.49	1967
Average cost per interment	$45.99	1969
Reduction in average cost	$14.50	(24%)

SUMMARY

The reduction in maintenance costs has been brought about by the renovation program which has made possible more efficient and economic methods of operation since we are now able to use larger mowers and gang mowers. The regular and seasonal labour staff has been reduced, not only in numbers, but also the duration of the seasonal staff employment has been shortened.

The savings in interment costs may also be credited to the renovation program as larger equipment may now be utilized for digging graves and removing surplus soil from the grave site. Our present method is to move such equipment right to the grave site, whereas in the past the machinery and equipment could not maneouver between the monuments, therefore all work was done manually.

Summary of staff employed (1967:1970)

	Permanent Staff	Seasonal Staff
1967	25	20
1968	24	12
1969	20	12
1970	19	10

The final figures for the Fifth Renovation are not complete at this date: however, a detailed report will be presented in the near future. Estimates are being prepared at this

Cont/d.

Clause 2 Cont/d.

time for presentation to City Council for a Sixth Renovation of approximately 10 acres in 1970/71. A final renovation of 15 acres of the General Section will be submitted for completion in 1971/72."

Your Board submits the matter to Council for INFORMATION.

****

FOR ADOPTION SEE PAGE(S) 390

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. Pioneer Place

The Director of Planning reports as follows:

"The attached petition protesting the conditions in Pioneer Place was received on July 22, 1970.

Council will recall that the physical and social conditions relating to this Square are under study in the East Gastown beautification project, and also in the overall Gastown, Chinatown investigations. The Director of Social Planning/Community Development in collaboration with the Planning Department, will be reporting on steps that might be taken to alleviate the present problems in this area.

Council may wish to request the City Clerk to send a copy of this report to the Gospel Mission thanking them for their communication, and noting that Council has already taken steps to obtain a solution to the problem."

Your Board
Submits this item to Council for CONSIDERATION.

****

FOR ADOPTION SEE PAGE(S) 391

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: W/S of Balsam between 41st & 43rd Aves., (Cloverlawn Investments Ltd.)

The Director of Planning reports as follows:

"An application has been received from Bull Housser & Tupper for Cloverlawn Investments Ltd., 1500-675 West Hastings Street, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the W/S of Balsam between 41st and 43rd Avenues being Lot 9 of 12, Block 16, D.L. 526 would be rezoned from an RM-3 Multiple Dwelling District to a C-2 Commercial District for the purpose of:

> 'construction of a neighbourhood store building (Mac's Milk).'

Submitted with the application is a short brief and artist's concept of development. The applicant states in part in the brief:

> 'Cloverlawn Investments Limited is a company duly incorporated under the laws of the Province of Ontario and registered extra-provincially under the provisions of the "Companies Act" of the Province of British Columbia.'

The brief goes on to state:

> 'Cloverlawn Investments Limited, acting for Mac's Milk through Ontario, British Columbia and Alberta, is establishing a chain of convenient grocery stores. These Mac's Milk stores are all of similar design and colour, so that they are easily recognized wherever they are located. Cloverlawn Investments Limited has obtained an option on the lot in question. The Mac's Milk chain has been established on the basis of providing convenient shopping for residents in local areas.'

The subject property has a frontage of 33' and a depth of 125.5' and is located immediately south of the east-west City lane which lies south of 41st Avenue. The properties on both sides of 41st Avenue between Laurel and Maple are zoned C-2 Commercial and are developed with a number of stores, offices, restaurants, service stations, etc.

The lands zoned C-2 Commercial located on the south side of 41st Avenue between Laurel and Balsam are developed with gasoline service stations. The properties immediately to the south of the subject property are zoned RM-3 Multiple and are developed with very fine high-rise apartment buildings.

The properties lying on the south side of 41st Avenue between Balsam and Vine are zoned C-2 Commercial and are developed with gasoline service stations and stores, with 4 lots, two of which front onto Balsam and two onto Vine, developed as ancillary off-street parking principally serving the IGA supermarket (formerly Dominion Stores).

cont'd . .

Clause 1 continued

The sketch submitted with the application indicates a one-storey building 24' in width and 79' long having a gross floor area of 1896 sq. ft. with said building maintaining a 6' setback from the Balsam Street front property line, 5' setback from the southerly property line and a 4' setback from the east-west lane with provision at the rear for 3 off-street parking spaces and one loading space.

This development if permitted would be located much closer to the street than the apartment buildings to the south.

It is noted that there are a number of small grocery confectionery stores located on 41st Avenue a short distance from the subject property and it is also considered numerous buildings exist that could be reconstructed for this use both on 41st Avenue and East and West Boulevard.

The Technical Planning Board on July 10, 1970 RECOMMENDED that the application be not approved for the following reasons:

(a) The development as proposed is considered incompatible with the adjacent apartment developments.

(b) There is adequate commercial zoned land in the immediate area to serve the function of a local store.

The Town Planning Commission on July 24, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST: Bull, Housser & Tupper - Mr. G.B. Blackwell, Solicitor

2. False Creek Development Concepts - Information on Concepts 2, 4 and 5.

The Director of Planning reports as follows:

"Background

Subsequent to the presentation to Council in January, 1970, of five alternative development concepts for the False Creek area, Council on January 13th, 1970, passed the following motion:

'BE IT RESOLVED THAT the Technical Planning Board be instructed as follows:

(a) Bring forth a development plan for the redevelopment of the area generally between Burrard and Cambie Bridges north of 6th Avenue for the consideration of Council. This plan would serve as the guideline for subsequent rezoning(s) to (CD-1) Comprehensive Development District to permit the uses suggested in Concept 4 and to designate the form and density of development and be the basis of development by the City.

cont'd . .

Clause 2 continued

(b) Bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets).

AND THAT the Director of Planning make an application to amend the Zoning and Development By-law along the lines aforesaid in (b) in regard to the area generally described as the Fairview Slopes.'

On April 14th, 1970, Council acted further on False Creek and resolved:

(a) that Concepts 1 and 3 be eliminated.

(b) that the Planner be requested to report to the overall plans for Concepts 2, 4 and 5 with information respecting transit, family accommodation, transportation, etc. for further consideration, it being understood that this action taken today does not delay the work already instructed by Council with respect to the 85 acres and the Fairview Slopes.

Information

This report incorporates the information required by Council on April 14th, 1970, relating to comparative data for False Creek Concepts 2, 4 and 5. Appendix 'A' presents data for residential development by Concept. Appendix 'B' is a discussion by the City Engineer of transportation elements associated with False Creek development.

A report on staging of development for City land on the south side of False Creek has been submitted.

In line with reporting procedures adopted by Council on December 2nd, 1969, the Planning Department is preparing a policy plan for all False Creek for Council consideration. That report will include elements from the three acceptable concepts as modified by subsequent studies.

Recommendation

It is recommended that this report be received for information and be referred to the Standing Committee on Planning and Development for discussion in association with the forthcoming policy report for the development of False Creek."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning be adopted.

3. Effects of the Hudson Street Crossing on the Marpole Area

The Director of Planning reports as follows:

"BACKGROUND

On January 23rd, 1969, City Council approved the Federal Government Department of Transport's final stage proposal for the new Hudson Street Crossing in Marpole. At that time Council resolved that the Director of Planning report back on planning implications involved in respect to this whole matter.

As a result of a Public Hearing held on March 26th, 1969 regarding the Hudson Street Crossing, Council broadened the study by asking for an examination of the existing RM-3 apartment zone in the Marpole Area.

cont'd . .

Clause 3 continued

Further, on February 17th, 1970 a proposal was presented to Council for a Low Density Multiple Housing development at the foot of Angus Drive by Horner Developments Limited. Council resolved that the Director of Planning consider this low density multiple zoning for this location taking into account his study of the Marpole Centre.

SUMMARY

The Director of Planning in his capacity as Chairman of the Technical Planning Board has submitted a report dated June 1st, 1970 dealing with:

(a) Direct Effects of the New Bridge on the Marpole Area
(b) Apartment zoning
(c) Relationship with Horner Developments Limited proposal
(d) RM-1 Low Density Multiple Housing
(e) Other existing land uses and zoning proposals (Under this section, there are three other small rezoning proposals which are noted in (3), (4) and (5) in the following recommendations).

RECOMMENDATIONS:

The Technical Planning Board, at a meeting on June 26th, 1970 RECOMMENDED that:

A. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to implement the following zoning changes as shown on the plan (see attached report):

(1) approximately 13 acres of the Hudson Street Industrial Area bounded by the lane west of Hudson Street, Oak Street, 72nd Avenue and 73rd Avenue be rezoned from an M-1 Light Industrial District to an RM-3 Multiple Dwelling District

(2) the remaining five acres of the Hudson Street Industrial Area fronting on Southwest Marine Drive between Hudson Street and Oak Street not previously recommended for rezoning in (1) above, be rezoned from M-1 Light Industry to C-2 Commercial

(3) the triangular parcel of City-owned land at the foot of Granville Street between Southwest Marine Drive and Milton Street be rezoned from RM-3 Multiple Dwelling District to C-2 Commercial District

(4) the isolated C-2 Commercial zone on the west side of Hudson Street north and south of 71st Avenue be rezoned to RM-3 Multiple Dwelling District.

(5) the two 50' parcels of land fronting onto 73rd Avenue between Montcalm and Granville Streets be rezoned from an M-1 Light Industrial District to an RM-3 Multiple Dwelling District.

B. The Corporation Counsel be requested to prepare the necessary by-law amendments following which the application be referred direct to Public Hearing.

It is FURTHER RECOMMENDED that agreement be sought with the Federal Department of Transport with a view to keeping the landscaped residual strip on the north side of Southwest Marine Drive (Montcalm to Granville Streets) in perpetuity."

cont'd . .

Clause 3 continued

The Town Planning Commission, on July 24th, 1970 considered the report of the Technical Planning Board dated June 1st, 1970 and resolved as follows:

"THAT it be recommended to Council that the report of June 1st, 1970, be approved, and further, in view of the increased density which would result from the additional apartment development, without any increase in the open space in the area; and as the Park Board park purchase funds are allocated to the end of 1975; the Commission considers it of the utmost importance to obtain the residual strip on the north side of Southwest Marine Drive from Montcalm Street to Granville Street, in perpetuity, and for landscaping purposes only."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning (in his capacity as Chairman of the Technical Planning Board) and Town Planning Commission be endorsed.

4. Rezoning of a Portion of the South Side of 10th between Columbia and Manitoba Streets

The Director of Planning reports as follows:

"Mr. David Way, Solicitor, has submitted a letter dated June 25, 1970, to City Council advising of certain problems in obtaining the dedication of lands required to provide for a City lane within this block ; the provision of the City lane being a condition prerequisite to the passing of an amending by-law to rezone a portion of the block to an RM-3 Multiple Dwelling District. Mr. Way requests that the amending by-law be passed in respect of certain specified properties for which dedications have already been secured.

At a Public Hearing on July 10, 1969, City Council approved the rezoning of all lots on the south side of West 10th Avenue between Columbia and Manitoba Streets from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District subject to prior compliance by the owners to the following condition:

'dedication of the necessary lands as required by the City Engineer to provide a suitable east/west lane to service the subject properties.'

The Planning Department together with Engineering and Law Departments have discussed the problem several times with Mr. Way in efforts to assist. Mr. Way states in his letter (a copy attached) that he has endeavoured on several occasions to obtain the dedication of the necessary lands to provide a satisfactory lane throughout the block but for several reasons has been unable to complete the dedication.

Mr. Way gives two undertakings:

(a) That if he could obtain the rezoning through an amending by-law by Council to lots 9, 10 and 11 of Block 34, these being the three most easterly lots in the half block, he would first dedicate and register such dedications for lots 9, 10 and 11 together with lot 14 as lots 12 and 13 have already dedicated 10', and would as requested by the Deputy City Engineer, undertake to handle land drainage until the balance of the lane is opened in the block.

(b) He will continue to obtain the dedication of the remaining lots in the block, some of which he has already obtained, and will file for dedication.

cont'd . .

Clause 4 continued

I suggest that Mr. Way's request be given favourable consideration as the required land dedication would be completed in respect of the three subject lots; that satisfactory arrangements can be made at this time for the drainage of the lane and that Mr. Way advises that his principals wish to proceed to develop the subject lots with an apartment building.

Recommendation

It is recommended that provided the required dedications are effected and registered in the Land Registry Office to provide for a 20' wide City lane in that portion of the block from Manitoba Street to the westerly limits of lots 9 and 14 and an undertaking satisfactory to the City Engineer is given regarding drainage of the City lane so created,

THEN the required amending by-law be submitted to City Council to rezone lots 9, west 33' of lot 10 and lot 10 except west 33' and lot 11; of Block 34; D.L. 302 from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

This recommendation is made on the understanding that Mr. David Way will continue on behalf of his client to obtain the required remaining dedications within the block to provide for an east/west lane in accordance with the resolution of City Council at Public Hearing on July 10, 1969."

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

Circulated for the information of City Council are:

1. Letter dated June 25, 1970, from Mr. David Way of Nordman & Way, Barristers & Solicitors, outlining the problems encountered in obtaining dedications.

2. Explanatory plan of the subject Block 34.

* * * * *

FOR ADOPTION SEE PAGE(S) 391

FINANCE MATTERS

CONSIDERATION

1. Financial Assistance:
Member of B.C. Tour Band

Mr. Don Pasmore, Executive Member of the South Vancouver Elk's Lodge #55, in a communication dated July 29, 1970, requests that the Vancouver City Council give financial assistance towards sending a student representative of Vancouver to Expo '70 as a member of the B.C. Tour Band. There are 55 members in the Band chosen from cities and municipalities throughout British Columbia, and Fred Cook, age 15, has been chosen to represent Vancouver. The Band will be giving fourteen concerts at Expo '70 and two in the City of Kofu.

The total cost per student is $1,000 and Mr. Pasmore advises that each community has sponsored and made available funds necessary to send their Band representative to Expo '70. It is noted that each student is required to attend a three week practise session prior to departure on August 17, 1970.

The communication from Mr. Pasmore, which contains a biography of Fred Cook and other pertinent information, is circulated for the information of Council. Also circulated is a letter dated July 25, 1970, from Mrs. D.J. Curtain, Secretary, Expo '70 Concert Band Committee.

Your Board notes that Council has dealt with similar requests in the past as follows:

May 1970 -	Vancouver Kitsilano Boys Band Travel Assistance re tour to United Kingdom and the Continent during July and August.	- No Action.
March 1970 -	Canadian Expo '70 Girls' Bicycle Caravan - Trip to Expo '70.	- No Action.
July 1967 -	Vancouver Kiwanis Pipe Band Travel assistance to Eastern Canada to play at Expo.	- $500 Approved.
June 1966 -	Kitsilano Boys Band Travel assistance in planned trip to Europe.	- $3,000 Approved.

Your Board submits the foregoing for the consideration of Council.

2. Second Annual British Columbia
Festival of Sports

Messrs. Don Benson and Frank Bain, Field Directors, advise in a communication dated July 24, 1970, that the Second Annual British Columbia Festival of Sports will be held May 20 - June 7, 1971.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The communication, together with the Festival Rationale, which are circulated, explain how the City of Vancouver can participate in this program. Should the City wish to take part in this Festival, the appointment of a chairman and a viable committee is required prior to August 31, 1970.

It is noted that the First Annual Sports Festival brought together 125,000 athletes from all parts of the world, competing in 247 events in 64 B.C. centres.

Your Board submits the foregoing for the consideration of Council.

3. Grant: Canadian Lacrosse Hall of Fame

In a communication dated July 25, 1970, the Secretary of the Canadian Lacrosse Hall of Fame, a non-profit organization established in 1965 to honour players and builders who have distinguished themselves in the game of lacrosse, requests a grant of $200 from the City of Vancouver towards the cost of making bases and permanent name plaques for the Canadian Lacrosse Hall of Fame, which is located in the City of New Westminster. In making this request, it is pointed out that many of the members are from the City of Vancouver and possibly many more will be so honoured in the coming years.

The cost of making up the bases and plaques, to include names of those members inducted into the Hall of Fame since 1965 and to allow room for future members, will be $2,400.00 The governors are committed to raise $1,000 of the amount required, and donations are being sought from several cities, municipalities and associations to cover the balance of $1,400. Further details of the request are contained in the letter, copies of which are circulated for the information of Council.

Your Board notes that Council has dealt with similar requests in the past as follows:

Dec. 1967	- Canadian Centennial Cup Committee Establishment of Centennial Cup as National Hockey Award.	- No Action.
June 1966	- Blue Boy Motor Hotel Softball Team Canadian Softball Championships - Civic Recognition.	- Medals.
Feb. 1963	- North American Figure Skating Championship - Grant for trophies.	- $150 Approved.
April 1960	- Amateur Synchronized Swimming Association - Championship in Vancouver.	- $30 Approved For Emblem.

Your Board submits the foregoing for the consideration of Council.

Board of Administration, August 7, 1970 . . . . . (FINANCE - 3)

4. Grant: Canadian Equestrian Team

The Chairman of the Finance Committee of the Canadian Equestrian Team, in a communication dated July 29, 1970, is requesting financial support for the Team for the years 1970 - 1971 - 1972. He states that $75,000 a year for each year is required in order to complete their program, which would be the Olympic Games in Munich, West Germany in 1972.

This Equestrian Team won the only Gold Medal for Canada when the Olympic Games were held in Mexico and they hope to be able to repeat this performance in 1972. Copies of their communication, together with their program, are circulated for the information of Council.

Your Board notes that Council has dealt with similar requests in the past as follows:

July 1969 -	Canadian Maccabiah Games Association Travel Assistance - Games in Tel Aviv.	- No Action.
Dec. 1968 -	B.C. Wheelchair Sports and Recreation Association - Request for $1,500 for expenses for Canadian team at Paralympic Games, Tel Aviv, Israel.	- $1,500 Approved.
May 1967 -	B.C. Volleyball Association Travel assistance for U.B.C. Men's Volleyball Team as Canadian representatives at World Student Games in Tokyo.	- No Action.
July 1964 -	B.C. Amateur Sports Council Aid B.C. Athletes attending Olympic Game Trials in Tokyo.	- $1,000 Approved.

Your Board submits the foregoing for the consideration of Council.

5. Entertainment: H.M.S. Leopard

Captain D.R. Learoyd of HMCS Discovery advises, in a letter dated July 29, 1970, that H.M.S. Leopard, a British Anti-Aircraft Frigate, will be paying an official visit to the Port of Vancouver September 12 - 15, 1970, inclusive. Captain Learoyd states that it is proposed to organize an Officer's Reception, a Chief and Petty Officer's Reception and a Sailor's Dance during the visit. An entertainment grant of $330 is requested, and further details are set out in the communication which is circulated for the information of Council.

Your Board notes that Council has dealt with similar requests in the past as follows:

Nov. 1969 -	H.M.C.S. Discovery Entertainment Grant of $488.	- $488 Approved.

. . . Cont'd.

Board of Administration, August 7, 1970 . . . . . (FINANCE - 4)

Clause No. 5 (Cont'd.)

Oct. 1967	-	H.M.C.S. Discovery Entertaining personnel on Australian HMAS Melbourne.	- $500 Approved.
Aug. 1967	-	H.M.C.S. Discovery Entertainment personnel USS Chicago.	- $150 Approved.

Your Board submits the foregoing for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 391 + 392

BOARD OF ADMINISTRATION

PROPERTY MATTERS

August 7, 1970

The Board considered matters pertaining to Properties and submits the following report.

S U N D R I E S

CONSIDERATION

1. Request to cancel Sale of Single Family Residential Lot 77, D.L. 339, Southeast Sector

The Supervisor of Property and Insurance reports as follows:

"Resolution of Council dated July 9, 1970, approved the sale of Lot 77, D.L. 339, to Mr. Gordon D. Miller in the amount of $15,200.00 on City terms. In a letter received July 28, 1970, Mr. Miller has advised the Supervisor of Property and Insurance that, due to economic conditions, he would be unable to proceed with the development of the subject property. He has also asked that his deposit in the amount of $760.00 be returned.

Council is advised that the application to purchase which was completed by Mr. Miller, states that 'if the purchaser does not make the cash payment or down payment referred to within 14 days after the date of acceptance of the offer by Council, the deposit will be forfeited to the City and the agreement cancelled'. The application further states that 'I understand and agree that my offer may not be withdrawn on or after the day advertised for the opening thereof'.

It is noted that Council in recent weeks has dealt with two similar requests for cancellation of sales in the Southeast Sector, in each case the request was granted."

Your Board

Submits the above report to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 393

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 18, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 11, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS

Request for Grant:
Society for Pollution and Environmental Control

Mr. J. Marunchak appeared before the Council to support the Society's request for a grant. He introduced a member of the Society who formally presented their petition for financial assistance.

The delegation was heard at this time of day for the convenience of Council.

UNFINISHED BUSINESS

1. Property Rear of Stanley and New Fountain Hotels

The Council gave further consideration to a motion which was introduced by Alderman Linnell on August 11, and on which Notice was called. The Council agreed to changing the wording in the third line by inserting after the word 'for', the following:

'an amount up to'

and agreed to change the date to read January 1, 1971.

The motion, as corrected, reads as follows:

MOVED by Ald. Linnell,
THAT the City of Vancouver purchase the rear portion, approximately 40' in depth, of Lot 11 except Pcl. "A", Lots 12, 13 and 14, Block 2, DL O.G.T. for an amount up to the sum of $60,000 payable on January 1, 1971, and demolish the structure on said portion; provided that the remaining portion of the property and buildings provides low cost accommodation for at least 90 persons and this area be used for a pedestrian mall with shrubs, greenery, etc. and that the proper legal safeguards be placed in the said agreement.

(referred)

MOVED by Ald. Broome,
THAT the foregoing motion by Alderman Linnell, dealing with the purchase of property in O.G.T. be approved in principle and referred to the Board of Administration for report in a week's time.

- CARRIED

2. New Fountain and Stanley Hotels

The following motion which was introduced by Alderman Phillips on July 21st, was tabled to this meeting:

> "THAT the Council agree to purchase the New Fountain and Stanley Hotels, if necessary, to preserve for accommodation and compatible commercial functions."

(withdrawn)

In view of the Council's action pursuant to a resolution passed this day which was introduced by Alderman Linnell, Alderman Phillips asked leave to withdraw his motion. The Council agreed to the withdrawal of the foregoing motion.

3. Grant: Society for Pollution and Environmental Control

A delegation was heard earlier from the Society for Pollution and Environmental Control and a brief was submitted in support of a request by the Society for a grant of $2,500, being one year's rental on SPEC House. This matter was originally brought to the Council through the Board of Administration on July 24th and had been deferred pending the hearing of a delegation.

MOVED by Ald. Adams,
THAT no action be taken in the matter of the request of the Society for Pollution and Environmental Control for a grant from the City.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 14, 1970

Works and Utility Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Works and Utility matters), dated August 14, 1970, be adopted.

- CARRIED

Enquiry re Pollution Control Machinery
Alberta Wheat Pool Elevator

The Board of Administration noted a request from Council that it make a report to Council on the timing for the installation of baghouses throughout all of the older portion of the Elevator.

The Committee of the Whole Council recessed at approximately 10:35 a.m., following which an 'In Camera' meeting was held in the Mayor's Office. The Committee of the Whole Council then recessed at approximately 12:00 noon.

The Committee of the Whole Council reconvened at 2:00 p.m. in open session in the Council Chamber, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Social Service and Health matters), dated August 14, 1970, be adopted.

- CARRIED

Harbours and Parks Matters

Laburnum Trees

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Harbours and Parks matters), dated August 14, 1970, being Clause 1 only re laburnum trees, be received for information.

- CARRIED

Building and Planning Matters

Home Car Wash and Gasoline Service Station
41st Avenue and Granville Street (Clause 3)

The Board of Administration submitted a report by the Director of Planning giving a brief history of discussions and resolutions, etc. dealing with the operation of the Home Car Wash. It appears that a change was made in the times of operation which drew objections from some of the neighbours. The Board of Administration suggested three alternative courses of action:

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Home Car Wash and Gasoline
Service Station (cont'd)

(a) To leave the hours unchanged

(b) To permit operation from 8:00 a.m. to 6:00 p.m. and to be closed on Sundays and eight Statutory Holidays, or,

(c) Council to set such hours and days as it feels suitable

MOVED by Ald. Phillips,
THAT the following suggestion by the Board of Administration be adopted by the Council:

'Authorize the Director of Planning to amend the Development Permit by way of a minor amendment whereby the hours of operation for the car wash would be from 8:00 a.m. to 6:00 p.m., Monday through Saturday with the car wash being closed each and every Sunday and eight Statutory holidays per year as listed by Mr. Pope, with these hours of operation to be reviewed by Council on or before December 31, 1971.'

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Calder,
THAT Clauses 1 and 2 of the report of the Board of Administration (Building and Planning matters), dated August 14, 1970, be adopted.

- CARRIED

Finance Matters

Rental of Lighting Equipment to
"Theatre in the Park" (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated August 14, 1970, be adopted.

- CARRIED

Journal of Commerce Request for Ad
Special Edition, Port of Vancouver (Clause 2)

The Journal of Commerce requested that the Council consider taking space in a special 40 page edition of the Journal which will detail the progress story of the Port of Vancouver during the past ten years. It was noted that Council's established policy is not to take space in special issues of publications.

MOVED by Ald. Adams,
THAT the Council take no action toward meeting the request of the Journal of Commerce for the taking of space by the City in the special edition of the Journal.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters, August 14, 1970

Consolidation and Sale of Land:
1852, 1864 and 1872 West 3rd Avenue (Clause 4)

The Board of Administration reported on properties at the three addresses shown on West 3rd Avenue. It was noted that 1872 West 3rd Avenue has been demolished, that 1852 West 3rd Avenue is now vacant and boarded up and 1864 West 3rd Avenue is occupied by a lady and three children and that the property is not in good condition.

The Council was concerned that in authorizing demolition it would not be acting unreasonably toward the tenant who is in receipt of social assistance and has three children dependant on her.

MOVED by Ald. Bird,
THAT, in order to enable the City to proceed with the sale of this apartment site, the vacant house at 1852 West 3rd Avenue be demolished immediately and the tenant of 1864 West 3rd Avenue be given notice to vacate but such notice be not less than 30 days and be not given prior to the lands being consolidated and the property offered for sale; the foregoing being predicated on the assumption that the City will assist the tenant in the problem of finding other quarters and moving to them.

- CARRIED

MOVED by Ald. Broome,
THAT the communication from the Kitsilano Area Resources Council, dated August 18, 1970, protesting the intention to demolish the two houses at 1852-1864 West 3rd Avenue, be received for information.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 3 inclusive and 5 to 8 inclusive of the report of the Board of Administration (Property matters), dated August 14, 1970, be adopted.

- CARRIED

C. Painting Hastings Street, Howe to Hornby Streets for P.N.E. Parade: Canadian Broadcasting Corporation

The Board of Administration reported on a request by the Canadian Broadcasting Corporation for permission to paint decorative designs on a portion of the P.N.E. parade route.

MOVED by Ald. Broome,
THAT permission be granted to the C.B.C. to paint designs on the pavement surface of Hastings Street between Howe Street and Hornby Street for television coverage of the P.N.E. parade on August 22nd, 1970, subject to the following conditions:

(1) That all costs of the painting be borne by the applicant.

(2) That the applicant enter into an agreement satisfactory to the Corporation Counsel indemnifying the City against any claim that may result from the laying of the paint.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Sublease of Portion of Vancouver Iron and Engineering Works: False Creek Site

The Board of Administration submitted, for Council's consideration a recommendation by the Corporation Counsel and the Supervisor of Property and Insurance in connection with the above noted subject.

MOVED by Ald. Wilson,
THAT the following report of the Corporation Counsel and the Supervisor of Property and Insurance be adopted:

"The Trustee of Vancouver Iron and Engineering Works leases the False Creek site from the City under various leases, all of which expire on December 31, 1970. By the terms of the leases, he requires the consent of the City to sub-lease. He now requests permission to sub-let a portion of the site to LAMBTON STEEL LTD. from August 1 to December 30, 1970.

The portion of the site in question includes the old fabrication shop, together with yard space. The proposed sub-lease includes land owned by the City and buildings and machinery owned by the Trustee. The total rent payable to the Trustee for the period covered by the sub-lease is $16,083.00, of which $6,220.00 is the rent for the land. The land rent payable to the City under the head lease for the same period is $1,910.00.

There are two years taxes outstanding on the land and premises proposed to be sub-let amounting to approximately $40,000.00. The taxes on the land and premises proposed to be sub-let, pro-rated to apply to the period of the sub-lease, amount to $6,425.00, without taking any back taxes into account.

It is recommended that the request of the Trustee be granted on the condition that the Trustee pay to the City the sum of $6,425.00 on account of the outstanding taxes, prior to the sub-lessee taking possession".

- CARRIED

E. Report of Standing Committee on Finance, August 13, 1970

MOVED by Ald. Adams,
THAT the report of the Standing Committee on Finance, dated August 13, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Sublease of Portion of Vancouver Iron and Engineering Works: False Creek Site

The Board of Administration submitted, for Council's consideration a recommendation by the Corporation Counsel and the Supervisor of Property and Insurance in connection with the above noted subject.

MOVED by Ald. Wilson,
THAT the following report of the Corporation Counsel and the Supervisor of Property and Insurance be adopted:

"The Trustee of Vancouver Iron and Engineering Works leases the False Creek site from the City under various leases, all of which expire on December 31, 1970. By the terms of the leases, he requires the consent of the City to sub-lease. He now requests permission to sub-let a portion of the site to LAMBTON STEEL LTD. from August 1 to December 30, 1970.

The portion of the site in question includes the old fabrication shop, together with yard space. The proposed sub-lease includes land owned by the City and buildings and machinery owned by the Trustee. The total rent payable to the Trustee for the period covered by the sub-lease is $16,083.00, of which $6,220.00 is the rent for the land. The land rent payable to the City under the head lease for the same period is $1,910.00.

There are two years taxes outstanding on the land and premises proposed to be sub-let amounting to approximately $40,000.00. The taxes on the land and premises proposed to be sub-let, pro-rated to apply to the period of the sub-lease, amount to $6,425.00, without taking any back taxes into account.

It is recommended that the request of the Trustee be granted on the condition that the Trustee pay to the City the sum of $6,425.00 on account of the outstanding taxes, prior to the sub-lessee taking possession".

- CARRIED

E. Report of Standing Committee on Finance, August 13, 1970

MOVED by Ald. Adams,
THAT the report of the Standing Committee on Finance, dated August 13, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing Portion of Kerr Street North of 45th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS Lot 5, South West Quarter of Block 17, District Lot 50, Group 1, New Westminster District, Plan 2950, has been established for highway purposes under filing 94151;

AND WHEREAS only a portion of said Lot 5 is required for highway purposes;

THEREFORE BE IT RESOLVED that Lot 5, South West Quarter of Block 17, District Lot 50, Group 1, New Westminster District, Plan 2950, now highway, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that said Lot 5 be subdivided with the adjacent lands, dedicating the portion of said Lot 5 required for highway purposes.

- CARRIED

2. Allocation of Land for Highway Purposes (8005 Granville Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. West 10 feet of the East 17 feet of Lot 4, Block 2, DL 325, G 1, NWD, Plan 1982, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 28th day of July, 1970, and marginally numbered LF 5445

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Land Use: Vicinity of Broadway and Maple

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the Planning Department, following the precedent set in the study of Marpole, investigate the future land uses of the M-1 zone between Broadway and 12th Avenue, Maple to Yew and adjacent blocks.

- CARRIED

MOTIONS (cont'd)

4. Sale of Bay Rum

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT WHEREAS the City Council considers the sale of Bay Rum within the City is not in the best interests of the Citizens of Vancouver;

BE IT RESOLVED THAT the License Inspector advise City Council of all cases, to his knowledge, of licensed retail establishments selling Bay Rum, to enable Council to consider action under Section 275 of the Vancouver Charter, which section deals with the cancellation or suspension of licenses.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Compulsory Bicycle Registration

asked the Mayor to request the Board of Administration to report on the feasibility of the re-institution of compulsory bicycle registration.

The Mayor asked the Board of Administration to so report.

Alderman Hardwick - Transportation Planning at Regional Level

referred to his letter to the Regional District offering his views on transportation at the Regional level.

Alderman Calder - List of Licensees

said that he has been advised a person went to the License Department and asked for information on newly licensed firms and was told it was not available but that he could get such information from the Journal of Commerce.

The Mayor explained that it is known that the Journal of Commerce gets such information regularly and publishes it and that current information on new licenses is always available on enquiry but not past information.

Alderman Sweeney - Delegation: M. Kopernik Foundation

enquired if arrangements have been made for the Council to hear a delegation from the M. Kopernik Foundation with respect to a housing proposal in the Southeast Sector.

Alderman Broome - Traffic Painting Work: 25th Avenue and Cambie Street

referred to inconvenience caused to the driving public by traffic painting work which was carried on at 25th Avenue and Cambie Street in the morning rush hour.

Commissioner Ryan advised that there were reasons for this particular timing but that he has issued instructions to the Department to avoid a repetition of this kind of work where rush hour traffic is considerable.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Transportation Planning at Regional Level

assured the Council that the points raised in Alderman Hardwick's letter to the Regional District Planning Committee were given consideration by the Committee.

Alderman Bird - Liners: Landing and Loading

referred to the lamentable lack of likely landing locations for liners letting local passengers off. He asked that the Port Development Committee give this matter serious consideration.

Alderman Linnell advised the Council that the Port Development Committee has discussed very thoroughly the lack of local passenger landing facilities and indicates that since there are approximately 12 passenger arrivals a year it does not seem feasible to construct a special facility.

The Council adjourned at approximately 2:45 p.m.

***

The foregoing are the Minutes of the Regular Council meeting dated August 18, 1970, and the reports referred to are those on Page(s).....

MAYOR

CITY CLERK

AUGUST 14TH, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Widening of Knight Street between 49th Avenue and 57th Avenue

"Knight Street is to be paved from 57th Avenue to the Bridge Head (63rd Avenue) of the Knight Street crossing of the Fraser River this year and it is proposed to extend this pavement north to 49th Avenue in the spring of 1971. There are several properties from which the 7 ft. widening strips have not been acquired between 49th and 57th Avenues. The estimated cost for the acquisition of these properties is $40,000.

I RECOMMEND that $40,000 be made available for the acquisition of these properties from account code 0146/7901 '1970 Major Street Paving Program - Unallocated'. "

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 35-70-3 - Mobile Cranes

Tenders for the above were opened by your Board on 22 June, 1970, and referred to the City Engineer and Purchasing Agent for report. A copy of the working tabulation is on file in the office of the Purchasing Agent.

The officials concerned report as follows:

"The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation. Bid numbers refer to the relative position of the bids in ascending order of price. Funds for all purchases are provided in the Equipment Plant Replacement Fund.

This Tender called for prices on new machines and asked for trade-in values on four of the City's old machines. The City reserved the right to accept or reject any trade-in offer, and to apply any one of the trade-in values offered to any one of the new machines purchased on a one for one basis. Prices shown in this report have been adjusted to include the trade-in values, as all trade allowances offered by the recommended bidder were acceptable.

- Cont'd.

Clause 2 (Cont'd.)

ITEM 1 - 5 TON MOBILE CRANES

Five of the ten bids for this item meet specifications. Local content consideration does not change the order of the bidders.

Bid No. 1 from Skagit Equipment Ltd. for a Bullmoose Model BHCP 2036 at $20,391.25 does not meet specifications because:

(1) The crane offered has two wheel drive instead of four wheel drive, as specified.

(2) The crane has a fixed boom instead of a boom with 360 degrees continuous rotation as specified.

(3) The crane offered has two wheel steering instead of four wheel steering, as specified.

The tender asked for optional prices for a high speed winch in lieu of the standard winch, and a reduction in price, if any, for a 90 HP engine in lieu of the standard engine. The recommended bid offered both of these options. The higher winch speed results in greater machine productivity and the smaller engine is satisfactory for City service, because these cranes will see very little steep off-road terrain. The overall additional cost of $421.45 for these options is considered to be well worth the added cost.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid to meet specifications, Bid No. 2, from Rollins Machinery Ltd. for two only Austin Western Model 210 Mobile Cranes complete with high speed winch, at a total price of $55,702.90 after trade-in allowance ($27,430 each less $524 for 90 HP engine in lieu of 120 HP engine plus $945.45 for high speed winch).

ITEM 2 - 8 TON MOBILE CRANE

Seven of the eight bids received for this item meet or exceed specifications. Local content consideration changed the order of the bidding in the case of Bid No. 6 only.

Serious consideration was given to Bids No. 1 and 2 which both meet specifications and both offer cranes in the $30,000 price range.

The following table shows the cost of Bids No. 1 and 2 to the City including the high speed winch option and the small engine option:

Bid No.	Bidder & Dollars	Make & Model
1	Jacobs Bros. $30,340.00 net ($5,500 trade allowance)	Jaylift 160
	($29,496 net with local content consideration)	
2	Rollins Machinery $33,369.09 net ($5,500 trade allowance)	Austin Western 220

- Cont'd.

Clause 2 (Cont'd.)

Bidder No. 1, Jacobs Bros. of Richmond, B.C., have not yet manufactured a crane of the type offered. The City of Vancouver has experienced operating and maintenance problems with the few prototype units purchased in the past. The City Engineer and Purchasing Agent do not consider the original cost saving of approximately $6,000 total for two units ($7,000 with local content consideration) over the recommended bid (Bid No. 2) justifies taking the chance of operating problems on two prototype units.

The City Engineer and Purchasing Agent recommend acceptance of Bid No. 2, from Rollins Machinery Ltd., for two only Austin Western Model 220 Mobile Cranes complete with high speed winch at a total price of $66,738.18 ($32,947.64 each less $524 for 90 HP engine in lieu of 120 HP engine plus $945.45 for high speed winch).

Contracts to be to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS the report of the above officials be approved.

3. Communication from Cassiar Ratepayers' Assn. re Alberta Wheat Pool Elevator

A letter from Mr. Karl Zuker, Secretary, Cassiar Ratepayers' Association, was received July 9, 1970, stating that "something must be done now" to eliminate the dust emanating from the Alberta Wheat Pool elevator. The Association urges Council to direct the Alberta Wheat Pool to stop all operations when breakdowns occur until the necessary repairs are completed.

The City Clerk is in receipt of a letter from the Municipal Clerk of the District of Burnaby, advising of a letter of complaint from the Vancouver Heights Homeowners Association (an association of homeowners in the north-west corner of the District of Burnaby), which concerns the same problem as the letter from the Cassiar Ratepayers Association. The Council of the District of Burnaby instructed its Municipal Clerk to forward the letter of the Vancouver Heights Homeowners Association to the City Clerk for "any action your city is prepared to take in this matter".

The Director of Permits & Licenses reports that:-

"1. Section 13(1)(C) of the Air Pollution Control By-law (1969) states that the standard of '20 grains of particulate matter per 1000 cubic feet at 68° Fahrenheit from equipment used in the handling or milling of grain' must be met. The By-law further states that this requirement 'shall not come into force or take effect until June 1, 1971.'

2. The newer portions of the Alberta Wheat Pool elevator have had dust control equipment (baghouses) installed as they have been built, and plans have been completed to install baghouses throughout all of the older portion. We are advised that the cost of the completed installation will be more than $1,000,000.00 and completion is expected by May 1, 1971.

3. To our knowledge there has only been one 'breakdown' which occurred recently. At this time a scrubber which normally washes the emission from the plant, failed to function and alterations were required.

- Cont'd.

Clause 3 (Cont'd.)

4. Existing control devices (cyclones) can become clogged and this has created some maintenance difficulty. Management are well aware of the problem and carry out inspections of this equipment regularly. City staff have for some time inspected the plant daily to emphasize the problem and to check on plant procedures.

5. Problems which arise are corrected within minutes after detection. This usually means shutting down the section to carry out the necessary maintenance.

6. For the past number of months, a large percentage of the grain being processed has been barley, which is considered to be normally the most dust laden of all grains. Indications are that this will continue.

7. Your officials are of the opinion that all reasonable care is exercised by Management at the present time and that the installation required to meet the By-law standards is proceeding in good order. The new equipment being installed is considered to be the best available.

Recommended

(a) That City Council write to the Manager of the Alberta Wheat Pool elevator, requesting that when a major breakdown occurs, the portion of the plant involved be closed until the situation has been fully corrected.

(b) A copy of this report be sent to the Cassiar Ratepayers' Association and Burnaby Council."

Your Board

RECOMMENDS that the foregoing report of the Director of Permits & Licences be adopted.

* * * * *

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS

1. Feed-In for Transient Youth on Henry Hudson School Grounds

The Medical Health Officer reports as follows:

"A petition submitted by the Kitsilano Ratepayers containing 234 signatures has been received by the City Clerk regarding the use of Henry Hudson School grounds as an emergency feed-in site for transient youth. Regular inspections of this site have been carried out by this Department and we have found that the school grounds are being maintained, on the whole, in a satisfactory manner. During the past two months this Department has received four complaints mainly re lack of garbage storage facilities. This condition has been immediately rectified upon request. The school grounds have been inspected at various times of the day and we have not found that they were frequented by transient youth between feed-in times to any extent. The Vancouver School Board was contacted and Mr. A. Patterson, Assistant Secretary, stated that although his Board has received several complaints from adjacent residents, they have experienced no serious problems at the school with the transient youth attending the feed-ins. He also said that the School Board had no serious problems during the last summer when this site was used for this purpose. He further stated that the feed-in was to be discontinued at Henry Hudson School by September 4, 1970. The Vancouver Police Department was contacted and Inspector Lake stated that a member of the Youth Squad attends the feed-ins and that the Police Department had experienced no problems at the site.

The Feed-In Committee is made up of a member from each of the following: Cool Aid, Inner City and the Vancouver Health Department. They are reviewing the entire feed-in operation weekly and are taking the necessary steps to ensure that the feed-in is operated in a satisfactory, orderly manner.

The number of transient youth attending the feed-ins has far exceeded the estimated number. It appears that the peak of people requiring food has passed; on July 26, 1970, 710 evening meals were served but the average has dropped to about 350 meals in the evening at present, which will undoubtedly decrease congestion in the area.

Two complaints were received by this Department today regarding several conditions occurring at the school site and these are currently being investigated."

Your Board RECOMMENDS that the report of the Medical Health Officer be received and a copy forwarded to the Kitsilano Ratepayers Association.

2. Vacant lots in the 5700 Blk. Ross Street

The Medical Health Officer reports as follows:

"The City Clerk has received a petition from several residents regarding three vacant lots in the 5700 Blk. Ross Street, Vancouver. Inspections by this Department indicate that one lot has been recently cleared of bush and is in a satisfactory condition. The clearing and removal was done by the owner, Mr. D. Moody. The other two lots complained of are overgrown with weeds, grass and blackberry bushes and a small amount of broom. There has been some dumping of garden refuse but this is not excessive.

In our opinion the conditions existing on these lots do not warrant action by this Department under the Tidy By-law.

Mrs. D. Moody, wife of the owner, has been contacted by this Department and she states that her husband will clear the two remaining lots within a period of 14 days."

Your Board RECOMMENDS that the report of the Medical Health Officer be received and a copy furnished to the petitioners.

* * * * * *

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Laburnum Trees

On July 9 Council considered a report of your Board which included a report from the Medical Health Officer concerning laburnum trees in the City and the policy of the Board of Parks and Public Recreation.

One of the recommendations of that report adopted by Council on July 9 was that the Board of Parks and Public Recreation submit a plan to Council for the removal and replacement of laburnum trees on public property and in the parks in the city.

Under date of July 29, the Chairman of the Board of Parks and Public Recreation advises of the following extract from the Minutes of the Park Board of their meeting of July 27:

"Laburnum Trees

The City Clerk advised that at the July 9 meeting of City Council a report of the Medical Health Officer was adopted that recommended the following:

'(1) That the City of Vancouver Health By-law be amended to prohibit new plantings of laburnum trees on public property.

(2) That trees on private property posing a hazard be dealt with under the existing sections of the City Charter.

(3) That the Board of Parks and Public Recreation submit a plan to the Vancouver City Council for the removal and replacement of laburnum trees in boulevards and in parks in Vancouver.'

The Council was advised that the estimated cost of removing and replanting all 298 laburnum trees on City boulevards and 53 in parks was $12,285.

It was regularly moved and seconded,

RESOLVED:
That City Council be advised that the Board will include approximately $4,100 in their annual estimates in each of the next three years to remove and replant laburnum trees; should Council feel there is a more urgent need, and provide the necessary funds, the trees could be removed in a one year program in 1971.

- Carried"

Your Board notes that the costs estimated by the Park Board for the years 1971-73 inclusive total $12,300 on present prices and wage scales.

Your Board RECOMMENDS that the matter be brought to the attention of the 1971 Finance Committee at the time they are considering their recommendations to Council on the 1971 budget.

* * * * *

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Sale of 1.83 acres of City-owned Land, Southeast Corner of 49th Avenue and Elliott Street - Lot 1, Block 11, S.E.¼, D.L. 336

The Director of Planning reports as follows:

"BACKGROUND

On August 16th, 1960, Council rezoned an area of City-owned land bounded by 49th Avenue, Elliott Street, the lane north of 52nd Avenue and the lane west of Wales Street from an RS-1 One-Family Dwelling District to a CD-1 Comprehensive Development District; the scheme of development to be limited to an RM-2 Multiple Dwelling District standard and requiring the approval of the Technical Planning Board and City Council prior to sale.

Subsequently, these lands were subdivided into two parcels; Lots 1 and 2, with Lot 2 being sold to the Federal-Provincial partnership as a housing site. (A low density senior citizens' development was built on this site in 1967). The residual area to the north (Lot 1) was left with an area of approximately 1.83 acres. This site and the surrounding area are shown on Appendix A. In the immediate vicinity are a local commercial centre, three senior citizens' developments, ranging in floor space ratio from 0.4 to 0.67, and one apartment building (FSR 0.85).

On October 13th, 1967, the Technical Planning Board laid over the consideration of this site because the location and regulations for low density multiple housing in suburban areas were at that time under study.

On January 20th, 1970, Council considered the report of the Technical Planning Board entitled 'Policy Report - Low Density Multiple Housing', and approved the changes to the Zoning and Development By-law recommended therein. The amending by-law, which included a new RM-1 Multiple Dwelling District Schedule, was passed on March 24th, 1970.

The report suggested that the new RM-1 Schedule be used to permit a buffer zone of low density multiple housing adjacent to certain district commercial centres.

METHOD OF DISPOSAL

This parcel is not required for civic or public purposes and should therefore be offered for sale.

PROPOSED CONDITIONS OF DEVELOPMENT - CD-1 ZONING BASED ON RM-1 REGULATIONS

Conditions of development based on the new RM-1 Schedule could be adopted by Council without requiring a fresh Public Hearing to vary the existing CD-1 zoning. It is proposed that these regulations be adopted by Council to replace the Council resolutions of June 27th, 1960 which required the scheme of development to be limited to an RM-2 standard. The 1960 RM-2 regulations are no longer considered suitable with regard to the 40 foot height limit, a floor space ratio of 0.85 and combined site coverage by buildings and parking of over 70%.

cont'd . .

Clause 1 continued

The RM-1 regulations would permit an apartment building and/or townhouses of two storeys in height, and a maximum site coverage by buildings, driveways and parking of 40%. The F.S.R. would in practice vary from 0.55 to 0.75 depending on the amount of underground parking. For comparative purposes, the project by Kirkpatrick Construction at 54th Avenue and Kerr Street has an F.S.R. of 0.63, measured on the same basis as the RM-1 regulations.

Although the Schedule is designed primarily for small sites of under one acre, these regulations would be suitable provided that the scheme is approved by Council, on advice from the Technical Planning Board prior to sale.

OTHER CONDITIONS

It is proposed that the use of the site be restricted to apartments or townhouses. Senior Citizens' developments and similar uses such as Personal Care Homes should be discouraged in view of the existing concentration of such uses (see Appendix A), and the need to provide adequate economic support for the commercial centre at the northeast corner of 49th Avenue and Elliott Street.

RECOMMENDATIONS

It is RECOMMENDED that:

(a) Lot 1, Block 11, S.E. ¼, D.L. 336, zoned CD-1 Comprehensive Development District, be advertised for sale for the development of apartments or townhouses.

(b) The scheme of development be subject to the RM-1 Multiple Dwelling District regulations.

(c) The scheme of development be subject to the approval of the Technical Planning Board prior to sale."

The Technical Planning Board, on August 7th, 1970, endorsed the recommendations of the Director of Planning.

Your Board RECOMMENDS that the foregoing recommendations be adopted.

(Appendix "A" is circulated for the information of Council)

2. Proposed Amendment to Zoning and Development By-law #3575 to Prohibit Roof Signs in all Commercial and Industrial Districts

The Director of Planning reports as follows:

"Further to City Council's resolutions of May 5, 1970, and June 23, 1970, the Director of Planning has made application to amend the Zoning and Development By-law #3575 to prohibit roof signs in Commercial and Industrial zoned districts of the City.

The applications will be before Council at the next Public Hearing to be held on Thursday, August 27, 1970.

For the period, July 20, 1970 to August 10, 1970, three sign applications have been received which would not be in conformity with the proposed amendment to the By-law to be considered by Council at Public Hearing.

cont'd . .

Clause 2 continued

DATE OF APPLICATION	APPLICANT	LOCATION OF SIGN
August 3, 1970	Wallace Neon Ltd.	1305 W. Broadway
August 5, 1970	Walburn Neon Ltd.	1055 Denman Street
August 5, 1970	Walburn Neon Ltd.	1055 Denman Street

RECOMMENDATION:

That the permits for each of the above applications be withheld pending the consideration of the proposed By-law amendments by City Council."

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

CONSIDERATON

3. Home Car Wash and Gasoline Service Station
41st Avenue and Granville Street

The Director of Planning reports as follows:

"BRIEF HISTORY

On March 17, 1970, Council considered a Board of Administration report dated February 27, 1970, regarding a request from the Home Car Wash and Gasoline Service Station at 41st Avenue and Granville Street, to change the hours of operation for the car wash from a daily restriction of 10:00 a.m. to 6:00 p.m. to a daily restriction of 8:00 a.m. to 6:00 p.m.

Mr. J.J. Pope, President of the Service Station, was heard in support of his request and Mr. J.W. Gunn, representing the residents and homeowners in the area, was heard in objection to the proposed change.

City Council resolved:

'THAT this request be tabled pending a report from the Corporation Counsel with respect to Sunday hours of operation, as well as any additional information received in the meantime on the hours of operation of this company at this location, and any other pertinent matters.'

A Board of Administration report dated April 31, 1970, giving the Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application was considered by City Council on April 7, 1970.

Consideration was also given to a letter from Mr. Pope proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m. Letters from Mr. J.W. Gunn and Mr. & Mrs. Pickerill were received in opposition and a letter from Mr. R. Witt was received in support of the request.

City Council resolved:

'THAT this whole matter be referred to the Board of Administration for further study and report back after further discussions are held with representatives of the residents and the service station operator, in an endeavour to conclude a mutually satisfactory arrangement.'

cont'd . .

Clause 3 continued

Mr. H.W. Gray, Zoning Planner, met with Messrs. Pope and Gunn on June 1, 1970, in an endeavour to conclude a mutually satisfactory arrangement between the operator of the car wash, Mr. Pope and Mr. J.W. Gunn, representing the adjacent property owners. After considerable discussions and suggestions it was Mr. Gray's belief that a tentative arrangement was concluded in that Mr. Pope would undertake to close the operation of the car wash each and every Sunday and on eight (8) Statutory holidays during the year, provided he was permitted to operate the car wash from 8:00 a.m. to 6:00 p.m. Monday through Saturday, with the hours of operation to be reviewed not later than December 31, 1971.

Mr. Gunn was somewhat reluctant but it was believed he would go along with the proposed change subject to checking with the other property owners.

Mr. Gray asked both Mr. Pope and Mr. Gunn to submit letters confirming the revised hours of operation. A letter dated June 5, 1970, was received from Mr. Pope. A letter dated June 7, 1970, was received from Mr. Gunn and a letter dated June 9, 1970, was received from Mr. H.M. Engineer, a resident in the area.

At the end of the meeting Mr. Pope had asked Mr. Gray if he could have permission to commence immediately to operate from 8:00 a.m. to 6:00 p.m. Monday through Saturday. Mr. Gray replied that the Department had no authority as any change must be approved by City Council. However, in Mr. Gray's opinion, should all interested parties agree, he could see no objection to the change of hours taking place on a temporary basis prior to Council's consideration and decision on the request.

Mr. Pope apparently did change the hours of operation and complaints were received following which Mr. Gray contacted Mr. Pope by telephone and Mr. Pope readily agreed to change back to the original hours approved by Council until the matter was fully considered.

A subsequent letter dated June 18, 1970, was received from Mr. Pope reconfirming the requested change of hours together with a petition and sketch giving opinions of the people within the block bounded by 41st Avenue, 43rd Avenue, Cartier and Granville Streets. This letter and petition indicates that the majority of people within this block have no objections to the hours as requested. Mr. Pope has also expressed his feeling that he does not want to 'press' the matter any further. While it is still his desire to change the hours of operation, if it is Council's wish that there should be no change, he will stay with the original hours of operation, including the opening on Sundays and holidays.

There would appear to be three alternatives for Council to consider in dealing with this matter:

(a) The original hours of operation that were approved for the car wash to remain unchanged i.e. 10:00 a.m. to 6:00 p.m. seven days a week.

(b) Authorize the Director of Planning to amend the Development Permit by way of a minor amendment whereby the hours of operation for the car wash would be from 8:00 a.m. to 6:00 p.m., Monday through Saturday with the carwash being closed each and every Sunday and eight Statutory holidays per year as listed by Mr. Pope, with these hours of operation to be reviewed by Council on or before December 31, 1971.

(c) Authorize the Director of Planning to amend the Development Permit by way of a minor amendment for such hours of operation for the car wash as Council may deem satisfactory after further considering Mr. Pope's request and hearing the opposition."

cont'd . .

Clause 3 continued

Your Board submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

CIRCULATED FOR THE INFORMATION OF CITY COUNCIL ARE THE FOLLOWING:

1. Board of Administration report of February 27, 1970, in respect of application for an extension of daily hours of operation from 10:00 a.m. to 6:00 p.m. as at present, to 8:00 a.m. to 6:00 p.m., and Mr. Pope's letter of December 18, 1969, requesting this extension.

2. Council resolution of March 17, 1970, placing this request on the table pending a report from the Corporation Counsel on Sunday hours of operation.

3. Board of Administration report of April 3, 1970, forwarding Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application.

4. Letters from Mr. Pope proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m.

5. Letters from Mr. J.W. Gunn and Mr. & Mrs. Pickerill, in opposition, April 2, 1970 and April 4, 1970.

6. Letter from Mr. R. Witt, in support, April 2, 1970.

7. Extract from Minutes of Council dated April 7, 1970.

8. Letter dated April 30, 1970, from Home Oil Distributors Limited and report from Barron & Strachan, Consulting Acoustical Engineers, with respect to the noise element.

9. Letter dated June 5, 1970, from Mr. Pope, confirming revised hours of operation as agreed upon in meeting with Mr. Gray and Mr. Gunn.

10. Letter dated June 7, 1970, from Mr. Gunn confirming arrangements made in meeting with Mr. Gray and Mr. Pope.

11. Letter dated June 9, 1970, from Mr. H.M. Engineer, resident in the area, opposing car wash.

12. Letter dated June 18, 1970, from Mr. Pope, reconfirming requested change of hours together with a petition and sketch giving opinions of the people in the area.

* * * * * *

FINANCE MATTERS

RECOMMENDATION

1. Rental of Lighting Equipment to "Theatre In The Park"

The Board of Administration, under date of June 22, 1970, submitted a report on the rental of lighting equipment to the "Theatre In The Park" for the production of Summer musicals. In case of persistent rain, the promoters were advised to design their sets in such a way that their production could be moved to the Queen Elizabeth Playhouse. The Vancouver Civic Auditorium Board concurred with the Auditorium Manager's proposal that lighting equipment be loaned under the care and supervision of the Queen Elizabeth Theatre Lighting Operator. In return, a sum of $1,800 was to be paid by the "Theatre In The Park" as a rental credit.

When dealing with this matter on June 23, 1970, City Council passed the following Motion:

> "THAT this lighting equipment be rented to the organization for the amount of $1,800.00 based on the report of the Auditorium Manager, such rental to be paid in advance."

The Theatre Manager states in part in the report of the Board of Administration dated June 22nd:

> "In case of rain their production could be moved to the Playhouse and this amount would cover ten evenings rental."

The rain did fall but audiences in the park were far larger than the seating capacity of the Playhouse. Their production, therefore, was moved to The Queen Elizabeth Theatre for two evening performances and one matinee.

The Vancouver Civic Auditorium Board concurs with the Theatre Manager's recommendation that the rental credit of $1,800.00, paid in advance by "Theatre In The Park", be applied to the rental of The Queen Elizabeth Theatre rather than the Playhouse as previously stated.

Your Board RECOMMENDS that the recommendation of the Theatre Manager be adopted.

CONSIDERATION

2. Special Edition - Journal of Commerce Port of Vancouver

The president and publisher of the Journal of Commerce, by letter dated August 3, 1970, advises that that newspaper "will publish a 40-page special edition in September detailing the progress story of the Port of Vancouver during the last decade and proposals and intentions for its future."

. . . Cont'd.

Clause No. 2 (Cont'd.)

The president and publisher requests Council consideration of a paid advertisement in this special edition. The costs for various size advertisements are detailed in his letter, which is circulated.

Council, on previous occasions, has been asked to consider similar requests, and has adopted as policy the following:

"That it be the general policy of the City to carry out such advertising as may be legally or otherwise required in the administration of the City, and that any advertising for the purpose of publicizing the City as a tourist and convention centre be done through the Greater Vancouver Tourist Association, and any advertising from the industrial point of view be done through the Greater Vancouver Metropolitan Industrial Development Commission, to both of which the City makes annual grants. (May 28, 1957)

RECOMMENDED that it is not the City's policy to take space in special or commemorative issues of publications." (April 30, 1963)

Your Board notes that the letter from the president and publisher of the Journal of Commerce also requests a statement from His Worship the Mayor, and it is understood that this will be handled directly by His Worship.

Your Board brings this item forward for the consideration and instruction of Council.

* * * * * *

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 14, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Lots Bounded by Howe, Nelson, Hornby and Smithe Streets

The Supervisor of Property and Insurance reports as follows:

"Lots 1 - 10, 12 - 19, 22 - 25 and 28 - 37, all inclusive, Block 71, D.L. 541, which are bounded by Howe, Nelson, Hornby and Smithe Streets were acquired in January 1970 as per Resolution of Council September 25, 1969, for the purpose of providing open space in the downtown area.

The present use of the above-described lots is parking and the lease (which was in existence when the City acquired the property) expires on December 31, 1971.

Contained in the lease are the following provisions:-

i) Flat rental $3,155.00 per month.

ii) Any tax increase above the 1967 base level, (approximately $3,600.00 in 1970).

iii) Right to cancel by lessor on thirty days notice.

iv) If the lease is cancelled the tenant is to be compensated on the basis of $100.00 per month for any unexpired portion of the lease. This would amount to $1,600.00 from September 1, 1970.

In view of the fact that the rental payment is considered to be below market and that the penalty for cancellation is comparatively low, it was considered advisable to review the rental being paid by the tenant for the use of these lands for parking purposes.

Negotiations with the lessee have resulted in his agreement to pay an increased flat rental of $4,500.00 per month effective September 1, 1970, subject to the following conditions:-

a) In addition to the rental the lessee will, for the year 1970 only, pay the lump sum payment of approximately $3,600.00 referred to in (ii) above.

b) In view of the fact that the lessee intends to increase the parking rates to the public, he has further agreed that the rental to the City be reviewed again on December 1, 1970.

c) All other terms and conditions of the lease to remain the same.

RECOMMENDED that the rental be increased to $4,500.00 per month flat rate subject to the aforesaid conditions."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Knight Street Widening
N/E Corner 61st Avenue & Knight Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Works & Utility Matters of June 19, 1970, confirmed by Council on June 23, 1970, authorizing the Supervisor of Property and Insurance to negotiate for the acquisition of the West 7 ft. of Lot 20, Block 2 of Block 5, D.L. 200, for the widening of Knight Street, failing which the Corporation Counsel be instructed to commence expropriation proceedings.

This property comprises a modern single-family dwelling in excellent condition, erected in 1959, on a site 34.6' x 112' having an area of approximately 3875 sq.ft. There is a 'Building Line' established over the West 7 ft. of the property and since the dwelling was constructed after its imposition, the house is sited to conform to this situation.

The West 7 ft. of this lot is improved with a concrete retaining wall, a partial chain link fence and high close board fence, and has been landscaped with trees, bushes, lawn and a brick planter. The main entrance to the property and a concrete walk providing access to the front of the lot are also located within this strip.

Following negotiations, the owners' solicitor has advised the City Solicitor that his clients have agreed to accept the sum of $3,000.00 representing loss of land, planter, trees and shrubs. This is subject to the City Engineer reconstructing a new concrete retaining wall, replacing the fences and reconstructing a new concrete walk and concrete main landing (entrance) within the lot. This settlement is considered fair and reasonable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the West 7 ft of Lot 20, Block 2 of Block 5, D.L. 200, on the foregoing basis, costs to be chargeable to Account Code #146/7901."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Acquisition of Portion of Lot 18,
N/W Corner Granville Street & Broadway

The Supervisor of Property and Insurance reports as follows:

"A portion of Lot 18, Block 330, D.L. 526, which is situated on the Northwest corner of Broadway & Granville Street, being a 5' x 5' corner cut-off, as shown on Plan marginally numbered LF 5464, which is circulated, is required for the provision of left-turn bays at Broadway and Granville Street. An appropriation for the property acquisitions and the development work was included in the 1969 Capital Improvements Program approved by Council June 10, 1969.

continued . . . p.3

Item No. 3 cont'd

The subject property is improved with a two-storey, no basement, masonry building, erected in 1910. A retail shoe store, known as 1501 West Broadway, is located on the ground floor, and two offices comprise the second floor. Originally this structure was constructed with the entrance to the retail store located at the corner, thereby being completely clear of the City's present requirements. However, in recent years the lessee of 1501 West Broadway changed the door position and constructed a display window at this location.

Following negotiations with the agent for the owner, he has agreed to convey the said 5' x 5' cut-off (125 sq.ft.) for the sum of $250.00, subject to the City satisfying the lessee respecting disruption and loss of display area and also subject to the City carrying out the necessary alterations to the building at no cost to the owner. It will also be necessary for the owner to enter into an encroachment agreement with the City for the portion of the second floor of the building which overhangs the corner cut-off area. This agreement will be for the life of the building at no cost to the owner.

Negotiations with the lessee of 1501 West Broadway respecting disruption and loss of display area have resulted in this party agreeing to accept the sum of $300.00 in full settlement of all claims. This settlement is considered to be realistic and is endorsed by the City Solicitor.

Respecting the necessary alterations to the building, Stephens & Sons, building contractors, have submitted a quotation of $695.00 which amount is considered to be realistic and comparable to office estimates for this type of work.

The following is a tabulation of the various costs to the City respecting this project:

Loss of Land (payable to owner) 125 sq.ft. at $20.00 per sq.ft.	$250.00
Loss of Display Area & Tenant Disruption (payable to lessee of 1501 W.Broadway)	300.00
Alterations to the building per quotation received from Stephens & Sons	695.00
	$1,245.00

Recommended that the Supervisor of Property & Insurance be authorized to acquire the portion of Lot 18, Block 330, D.L. 526, as shown outlined in red on attached Plan marginally numbered LF 5464 and carry out the required alterations at a total cost of $1,245.00 on the above basis, chargeable to Code #145/2128."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

COUNCIL CONSIDERATION

4. 1852, 1864 & 1872 West 3rd Avenue:
Consolidation and Sale of Land

The Supervisor of Property & Insurance reports as follows:

"City Council, on July 9, 1970, when dealing with a report from Supervisor of Property & Insurance concerning the demolition of three houses on this 100' apartment site, authorized the demolition of 1872 West 3rd Avenue because of its poor condition. However, in light of correspondence from the Kitsilano Area Resources Council to City Council concerning the demolition of these houses, it was decided that a further report from the Board of Administration should be made concerning the status of the remaining two houses.

The tenants of 1872 West 3rd Avenue have all relocated and this house has since been demolished.

The property at 1852 West 3rd Avenue is now vacant and boarded up, as the tenants had been given notice to vacate because of non-payment of rent. Rental arrears total $500.00 as at July 31, 1970. The nature of the tenancies in this house has resulted in considerable physical deterioration. Prior to the tenants giving vacant possession to the City, they have removed or broken most of the windows in the house. The general rundown condition of the interior would require redecorating prior to new tenants taking possession. To prevent illegal occupancy, which has happened several times, and eliminate fire hazards, the rubbish has been removed and services have been cut off. The estimated cost of putting this house into a fair standard of living accommodation, reconnecting the services, repairing the back verandah, removing illegal partitions in the basement, and putting the plumbing into good order, would be in the realm of $5,000.00.

1864 West 3rd Avenue is occupied by a woman and three children, who are on welfare. The rental is paid up to date by the Welfare Department and the house has been kept in fair condition, although there are problems with the furnace and kitchen stove not operating properly.

The Director of Planning's recommendation that the lands be released for sale by the City in the normal way was adopted by City Council June 16, 1970. Further to Council's action, the Director of Planning recommended that a condition of the sale of the lands would be removal of the three dwellings to permit consolidation of the site and dedication of two feet for lane widening purposes as necessary steps prior to the land being put on the open market.

If Council wishes to attain this objective, it is recommended that the vacant house, 1852 West 3rd Avenue, be demolished immediately and the tenants in 1864 West 3rd Avenue be given notice to vacate by October 1, 1970, to enable the City to proceed with the sale of this apartment site. Assistance will be given to the tenants to find alternative accommodation."

Your Board

Submits the above report to Council for Consideration.

(Circulated for the information of Council is a letter from Mrs. Marcia Stone, tenant living at 1864 West 3rd Avenue)

PART II

S A L E S

5. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 30, Blocks 1 & 8, D.L. N½ 339, Plan 13308
S/S 48th Avenue between Tyne & Boundary Road

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Derek John Smith & Barbara Ann Smith	30	45' x 158.12'/158.02'	$13,000.00	City Terms @ 9-3/4%	This sale subject to the following condition - P.U. Easement S.10' of W.5'.

6. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 15, Blocks 1 & 8, D.L. 339, Plan 13303
Sit: 48th Ave. between Tyne & Boundary Rd.
Southeast Sector

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS
Mate Zrno	15	40' x 157.60'	$12,000.00	City Terms @ 9-3/4%

7. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:-

Re: Lot 96, D.L. 663
Sit: S/S 47th Avenue between Ross & Elgin

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Krause Bros. Construction Ltd.	96	58.37'/40' x 111.43'/117.71'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lot 99, 105-108, D.L. 663
Sit: E/S Elgin Street South of 45th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Krause Bros. Construction Ltd.	99	45.29'/47.09' x 142.67'/134.84'	$10,900.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of S.5'.

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Item No. 7 cont'd

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Krause Bros. Construction Ltd.	105	49' x 105.6'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of N.5'.
Krause Bros. Construction Ltd.	106	49' x 105.6'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. P.U. Easement E.10' of S.5'.
Krause Bros. Construction Ltd.	107	49' x 105.6'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Krause Bros. Construction Ltd.	108	49' x 105.6'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lots 100-104, D.L. 663
Sit: E/S Elgin Street South of 45th Avenue

Brite Construction Ltd.	100	44'/46.26' x 120.70'/134.84'	$10,900.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Brite Construction Ltd.	101	47'/49.42' x 105.6'/120.70'	$11,200.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.
Brite Construction Ltd.	102 - 104	49' x 105.6'	$11,200.00 (each)	City Terms @ 9-3/4%	This lot known to contain peat and not guarantee given to soil stability.

8. Sales-Redevelopment Project 2
- Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage & Housing Corporation) and the Province of British Columbia, has under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this Office on behalf of the Partnership. The tenders were opened at a public meeting of the Board of Administration on July 27, 1970, and the prices offered have been endorsed by the Partnership. The sale is subject to the following conditions imposed by the Partnership:-

a) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

b) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

c) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage & Housing Corporation.

d) No purchasers shall, except with prior written consent of the City, resell, lease, or otherwise dispose of the land in the project area before development is completed.

e) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

f) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-Law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

g) Lands to be consolidated into sites of not less than 50' in frontage, wherever feasible.

h) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

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Item No. 8 cont'd

RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by City Council being in each case the highest offer.

Re: Sales Redevelopment Project 2 - Area A-5
Lot 2, except the S.E. 30' x 100' Blk. M, D.L. 182, Plan 13661. Sit: S/S Powell St., N/S Franklin between Glen and Clark Drives. Zoned M-2, Heavy Industrial District

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Macaulay Nicolls Maitland & Co. Ltd. on behalf of Beadie Construction Co. Ltd.	2	200' x 180' (34,000 sq.ft.)	$98,600.00	City Terms @ 9-3/4%	Sewer Easement situated over the Westerly 20'.

Re: Lot 18 except the N. 7', Sub 'A' & 'K', Block 2, D.L. 182, Plan 176. Situated on the S/S Powell, N/S of Franklin between Glen & Vernon Drives. Zoned M-2, Heavy Industrial District.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Rowena Lorraine Evans	18	54.5'/53.8' x 95'/105'	$17,000.00	City Terms @ 9-3/4%	The City of Vancouver to retain an option to repurchase that portion of Lot 18 N. of the building line for the sum of $1.00 when required for street purposes.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

AUGUST 13, 1970

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, August 13, 1970, at approximately 3:20 p.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Linnell, Rankin and Sweeney.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick
Alderman Phillips
Alderman Wilson

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held July 9, 1970, were adopted after correction:

That the figure "1" in the first line of the first Recommendation be corrected to read "2".

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Deferring Local Improvement Charges

In compliance with the Resolution of Council of June 12, 1969:

"The matter of deferring payment of local improvement charges be referred to the Standing Committee on Finance for consideration, to ascertain if any relief could be given in special cases.",

the Corporation Counsel reported, through the Board of Administration report on the above-noted matter dated March 4, 1970. The Committee considered the matter and

RECOMMENDS that the Corporation Counsel prepare for submission to City Council, when appropriate, a draft Charter amendment which would authorize the deferment of the payment of local improvement charges: such amendment to provide for the accrual of interest against the deferred charges.

The meeting then adjourned.

* * * * * *

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 25, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson
(Alderman Hardwick arrived at 9:55 a.m.)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 18, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Director of Planning — Proposed Low Density Multiple Housing Southwest Marine Drive and the Fraser River (Horner Development)

FOR COUNCIL ACTION SEE PAGE 3

COMMUNICATIONS OR PETITIONS

1. Alteration of Dates of September Council Meetings

The annual schedule of Council meetings calls for a skip on September 8th and a meeting on the 15th September and the U.B.C.M. will meet on the week of September 14th to 18th at which nearly all members of Council will be present, said the City Clerk.

MOVED by Ald. Adams,
THAT the Council hold a regular meeting on September 8th and the regular meeting originally scheduled for September 15th be cancelled.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Salvation Army Red Shield Building Fund: Delegation

MOVED by Ald. Broome,
THAT the communication from the Salvation Army be received and arrangements be made by the City Clerk to hear the delegation in connection with the Red Shield Building Fund on September 1, 1970.

- CARRIED

3. Canadian Federation of Mayors and Municipalities Transportation Meeting: Alderman Wilson

His Worship the Mayor submitted a letter from the Chairman of the Urban Transportation Committee, Canadian Federation of Mayors and Municipalities, being a notice calling a meeting of the Committee for August 31, 1970, at 10:00 a.m. in Ottawa. His Worship recommended that Alderman Wilson be authorized to attend the meeting.

MOVED by Ald. Adams,
THAT Alderman Wilson be authorized to attend the meeting of the CFMM Urban Transportation Committee to be held in Ottawa on August 31, 1970, at 10:00 a.m.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 21, 1970

Works and Utility Matters

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Works and Utility matters), dated August 21, 1970, be adopted.

- CARRIED

Social Service and Health Matters

U.B.C.M. Circular re Rubella

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Social Service and Health matters), dated August 21, 1970, be adopted.

- CARRIED

Building and Planning Matters

Carport: 3382 East 23rd Avenue
Mr. Louis Naples (Clause 3)

MOVED by Ald. Sweeney,
THAT this clause be deferred pending the hearing of a delegation as requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Proposed Low Density Multiple Housing Development between Southwest Marine Drive and the Fraser River at the Foot of Angus Drive (Clause 5)

This clause sets out a recommendation of the Director of Planning in which he suggests the application for rezoning be subject to the conditions set out in Section E of the report of the Board of Administration. The Council felt that the application should not be 'subject to the conditions set out in Section E of the report' but rather 'along the lines of the conditions set out in Section E of the report' of the Technical Planning Board of July 17, 1970.

MOVED by Ald. Phillips,
THAT Horner Developments Ltd. be invited to apply for rezoning of the properties covered by the Stage I proposal shown on Appendix IV, along the lines of the conditions set out in Section E of the report, such application to be referred direct to a public hearing after report from the Technical Planning Board and the Town Planning Commission.

- CARRIED

Proposed Low Density Multiple Housing Development between Southwest Marine Drive and the Fraser River at the Foot of Angus Drive: Town Planning Commission Report (Clause 6)

The Town Planning Commission, in a letter dated August 7, 1970, advised Council that it recommends that the Council give consideration to the provision of a park area along the Fraser River waterfront (e.g. similar to Sunset Beach below Beach Avenue).

MOVED by Ald. Hardwick,
THAT the information containing the Town Planning Commission's views respecting a park area along the Fraser River waterfront be received and the Commission be thanked for its interest.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Sweeney,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated August 21, 1970, Clauses 1, 2 and 4 be adopted and Clause 7 received for information.

- CARRIED

Licenses and Claims Matters

Peddlers

The Board of Administration submitted a report dated August 21, 1970, with regard to the question of the sale of flowers from flower carts on City streets, in which it is noted that Mrs. Kostyk has obtained ten licenses to operate flower carts and that merchants have been complaining about these carts. Mr. John Stanton, Barrister and Solicitor requested that he be allowed to speak to Council on behalf of Mrs. Kostyk.

MOVED by Ald. Rankin,
THAT Mr. John Stanton be heard in connection with the sale of flowers from flower carts on City streets and in the meantime the Board of Administration report to Council generally on the operating and licensing of flower carts, popcorn wagons and similar contrivances and advise on the feasibility of relating the license fee to the extent or size of the business in each case, along with any other recommendations the Board may desire to make.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

Fire Investigators Clothing Allowance

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated August 21, 1970, be adopted.

- CARRIED

Finance Matters

Grants in Lieu of Taxes (including Arrears) on Taxable Property: St. Vincent's Hospital and Mount Saint Joseph Hospital (Clause 2)

MOVED by Ald. Sweeney,
THAT this clause be deferred pending the hearing of delegations as requested.

- CARRIED

Pacific National Exhibition Request for Approval of Proposed Capital Expenditure (Clause 5)

The Board of Administration brought forward a report of the Director of Finance to the effect that the P.N.E. has asked Council's approval of a capital expenditure of $38,500 for the installation of 526 additional seats in the Pacific Coliseum. The P.N.E. state that the cost of the seats should be returned in the form of additional revenue over three or four years and that the funds will be provided from the Association's Reserve for Improvements.

MOVED by Ald. Adams,
THAT the request of the P.N.E. as set out in this clause be approved.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Sweeney,
THAT Clauses 1, 3 and 4 of the report of the Board of Administration (Finance matters), dated August 21, 1970, be adopted.

- CARRIED

B. Personnel Matters, Regular August 14, 1970

Review of License Inspector Positions Department of Permits and Licenses

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated August 14, 1970, be adopted.

- CARRIED

C. Property Matters, August 21

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated August 21, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Vancouver General Hospital Parking

The Board of Administration, under date of August 13, 1970 submitted the following information report of the City Engineer:

"On May 26th, 1970, Council adopted the recommendations of a report dated May 22nd, 1970, recommending the closure of 11th Avenue between Heather and Ash Streets and a portion of the Lane West of Ash Street north of 11th Avenue. At that time, Council further instructed that:

'The Board of Administration be requested to report on the parking situation generally with respect to the Vancouver General Hospital operation'.

Of particular interest was whether or not the removal of parking on the closed portion of 11th Avenue would affect the amount of parking as provided for in an earlier report to Council. The following is submitted in compliance with this request.

EXISTING PARKING SITUATION

At the present time the Vancouver General Hospital, together with the associated agencies, provide a total of 863 off-street parking spaces on seven lots, the largest being the 446 stall 12th Avenue parking lot opposite the Centennial Pavilion. Three of these lots are operated by the Hospital as supervised pay lots and accommodate a total of 661 vehicles. A further 255 stall supervised pay lot, located on the Vancouver City College grounds west of the Centennial Pavilion, is also available for use by parkers bound for the Hospital complex. The remaining four lots, provided by the Provincial Health Service, B.C. Cancer Institute and the Canadian Arthritic and Rheumatism Society, are free and accommodate 202 vehicles.

In general, these lots fill up on weekdays by 9:00 a.m. and remain full until about 4:00 p.m. During this period a spillover of over 400 vehicles park on the minor streets from Broadway to as far south as 16th Avenue. The heavy on-street parking occurring daily in the residential neighbourhood south of 12th Avenue restricts the available parking for the residents in this area.

BACKGROUND

A Parking Study was carried out for the Hospital by a Consultant at the time of the Hospital's application for re-zoning in 1969 to determine the parking requirements for 1985 when Hospital expansion, rehabilitation, and consolidation will more than double the present size of the complex. This Study indicated that by 1985 this development would require an estimated 2750 spaces to accommodate the weekday peak hour parking demand, and proposed that sufficient off-street facilities be provided to satisfy 75% of this demand, or 2057 spaces. This situation was not acceptable to the City as it meant that an estimated 693 vehicles would not be accommodated and would be required to park on the street during the peak hour demand period. Accordingly, it was decided that all 2750 vehicles be accommodated off-street.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver General Hospital Parking (cont'd)

On May 20th, 1969, Council approved the rezoning application, which included the recommendation that off-street parking facilities be constructed to a standard of not less than one space per 1084 sq. ft. of new floor area constructed so as to convert from the present one space per 2185 sq. ft. to an ultimate 1985 ratio of one space per 1627 sq. ft. and thereby provide the necessary 2750 off-street spaces required to serve the proposed 4,474,373 sq. ft. Hospital complex of 1985.

Following a Public Hearing on June 26, 1969, Council adopted a resolution 'that the Hospital Board undertake, in writing, to correct the existing deficiency with respect to parking within three years of this date to conform with the required By-law standards'.

CURRENT PROPOSAL (EXTENDED CARE UNIT)

The most immediate plans for development of this complex call for the establishment of a new Extended Care Unit in the block bounded by 11th Avenue, 12th Avenue, Heather Street and Ash Street.

It is expected that this Extended Care Unit will generate a demand for 57 parking spaces. Accordingly, a total of 60 off-street spaces are proposed, 36 additional spaces as an extension to the B.C. Cancer Institute parking lot and 24 spaces on a new parking lot opposite the main entrance to the Extended Care Unit. This provision will satisfy the parking requirements of one space per 1627 sq. ft. of floor area for the Extended Care Unit as required by the May 20th, 1969, recommendations approved by Council.

With respect to correcting the existing parking deficiency within three years, as adopted by Council on June 26th, 1969, the Extended Care Unit will provide a further 122 spaces on the grassed games area in the westerly portion of the existing King Edward College site. This will resolve the question of deficiency of off-street parking spaces and provide the required parking of one space per 1627 sq. ft. of floor area for the total Hospital Complex.

The development of the Extended Care Unit will require the closure of 11th Avenue between Heather and Ash Streets and will thereby eliminate 19 on-street parking spaces along the north curb of this block. (Parking has been prohibited along the south curb for several years).

However, in view of the foregoing, this loss of 19 on-street spaces is not considered to be significant."

MOVED by Ald. Hardwick,
THAT the foregoing information report by the City Engineer be received for information and a copy be forwarded to the Vancouver General Hospital.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Control of Discharge of Oily Wastes from Myer Franks Ltd., 1100 Grant Street

The Board of Administration, under date of August 21, 1970, submitted a report for Council's consideration on the matter of the discharge of oily wastes from Myer Franks Ltd. Myer Franks Ltd. have asked that the matter be held over and the company be allowed to make representations to Council on September 1st.

MOVED by Ald. Broome,
THAT the report of the Board of Administration of August 21, 1970, dealing with this matter be deferred to the meeting of Council to be held on September 1st and a delegation from Myer Franks Ltd. be heard at that time.

- CARRIED

F. Report of Standing Committee on Planning and Development, August 13, 1970

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated August 13, 1970, be adopted.

- CARRIED

G. Report of Standing Committee on General Purposes, August 13, 1970

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated August 13, 1970, be adopted.

- CARRIED

H. Report of Standing Committee on General Purposes, August 18, 1970

In discussing this report of the General Purposes Committee it was noted that certain action of the Committee with regard to the rental regulation dealing with deposit had not been reported. The City Clerk concurred and advised that the section which should have been reported is as follows and should appear in the report immediately before the Committee's recommendation:

> 'The Chairman ruled that the motion referred by Council is a motion before the Committee and called for a vote. The motion was defeated; therefore the Committee did not take any action to recommend any revision or deletion of regulation #1 of the Vancouver Rental Accommodation Grievance Board By-law (By-law #4448).'

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated August 18, 1970, as corrected, be adopted.

- CARRIED

I. Report of Official Traffic Commission dated August 10, 1970

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission dated August 10, 1970, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Report of Special Committee
re Illegal Suites, August 21, 1970

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of August 21, 1970:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Theresa Amantea (owner), 3220 East 14th Avenue
Mrs. Lise Andersen (tenant), 766 West 7th Avenue
Mrs. C. Canet (owner), 2916 Fraser Street
Florence Sharon Cavalluzzi (tenant), 2279 Nanaimo Street
Mrs. Josephine Fierro (owner), 2523 Adanac Street
Mrs. Patricia Furlong (tenant), 439 West 22nd Avenue
Mary Lou Gendron (tenant), 2465 Triumph Street
William Gordey (tenant), 2905 McGill Street
Mrs. Inez Hansen (tenant), 2575 East 5th Avenue
Lenard Hennenfent (tenant), 2649 Trinity Street
James Hong (tenant), 3196 East 8th Avenue
Raffaele and Maria Iachetta (owners), 2896 East Georgia
Mrs. Josephine R. Kerr (owner), 4561 Dumfries Street
Lena Laka (owner), 3043 Copley Street
Chik Yuen and Wai Ying Lam (tenants), 2448 Grant Street
Anna Orsolan (tenant), 3065 Charles Street
Mrs. Freda A. Ostertag (tenant), 2955 East 4th Avenue
Giuseppe Perrotta (owner), 2781 Cambridge Street
Antonios and Margarita Sacallis (owners), 5291 Chambers
Mrs. P. Upshall (tenant), 157 East 44th Avenue
Adolph and Lena Van Spengen (owners), 5743 St. Margaret
Mrs. Mary G. Van Wieringen (tenant), 2641 Eton Street
Malcolm Ainslie Foote and Mary Alice Waugh (owners), 3555 Cambridge Street

(b) The following application be approved for six months from the date of this resolution:

Guy E. Shandley (tenant), 1005 East 54th Avenue

(c) The following applications be not approved:

Jagtar Singh Chauhan (tenant), 985 East 64th Avenue
Denis and Julie Ledoux (tenants), 3234 Turner Street

(d) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1964, and as amended by Council on November 10, 1964."

MOVED by Ald. Sweeney,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, containing recommendations lettered (a) to (d), be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council recessed at approximately 10:45 a.m. and reconvened 'In Camera' in the Mayor's Office, following which the Council recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS

The Council received delegations as follows:

1. Mr. H. Bowering (brief submitted) — Rezoning: W/S of Balsam Street between 41st & 43rd Avenues (Cloverlawn Investments Ltd.)

FOR COUNCIL ACTION SEE BELOW AND PAGE 10

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2. Mr. W. Street, Barrister — Surplus Lands: Haro-Smithe Connector (United Equities)

FOR COUNCIL ACTION SEE PAGES 14 and 15

UNFINISHED BUSINESS

1. Rezoning: W/S of Balsam Street between 41st & 43rd Avenues (Cloverlawn Investments Ltd.)

This application is for the rezoning of one lot on the W/S of Balsam Street immediately south of the lane south of 41st Avenue for the purpose of constructing a commercial building. Recommendations against approval were received from the Technical Planning Board and Town Planning Commission.

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the application of Cloverlawn Investments Ltd. for rezoning of Lot 9 of 12, Block 16, D.L. 526 from RM-3 Multiple Dwelling to C-2 Commercial District be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

- LOST

cont'd.....

UNFINISHED BUSINESS (cont'd)

Rezoning: W/S of Balsam Street between 41st & 43rd Avenues (Cloverlawn Investments Ltd.) (cont'd.)

A recorded vote on the foregoing motion was called for and the voting was as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	His Worship the Mayor
Alderman Bird	Alderman Broome
Alderman Hardwick	Alderman Calder
Alderman Linnell	Alderman Phillips
Alderman Rankin	Alderman Sweeney
	Alderman Wilson

Thereupon the following motion was offered.

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the application of Cloverlawn Investments Limited, as described in this Minute be referred to a Public Hearing.

- CARRIED

MOTIONS

1. Allocation of Land for Highway Purposes (1366 East 49th Avenue and 7664 Knight Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. South 4 feet of Lot 3 except North 7 feet, now road, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645, as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 4, 1970, and marginally numbered LF 5465

2. West Seven Feet (W7') of Lot Twenty (20), Block Two (2) of Block Five (5), District Lot Two Hundred (200), Group One (1), New Westminster District, Plan 3834

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up (portion of lane, North of School Avenue, East of Rupert Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS a portion of the lane North of School Avenue, East of Rupert Street is surplus to the City of Vancouver highway requirements;

cont'd...

MOTIONS (cont'd)

Closing and Stopping Up (portion of lane, North of School Avenue, East of Rupert Street) (cont'd.)

THEREFORE BE IT RESOLVED THAT all that portion of lane, dedicated by the deposit of Plan 12817, be closed, stopped up and conveyed to the owner of the abutting south 115 feet of Lot "C", except Parcel "X" (Reference Plan 416), Block 16, District Lot 37, Group 1, New Westminster District, Plan 1781; said portion of lane more particularly described as follows:

Commencing at the north westerly corner of said portion of the south 115 feet of Lot "C";

Thence N 29° 35' 40" E 34.84 feet, more or less, following in the production northerly of the westerly limit of said portion of the south 115 feet of Lot "C" to intersection with the production westerly of the northerly limit of Lot 3, said Block 16, Plan 12817;

Thence S 75° 46' 40" E 37.85 feet, more or less, following in the said production westerly of the northerly limit of said Lot 3 to the north westerly corner of said Lot 3;

Thence S 29° 29' 20" W 45.10 feet, more or less, following in the westerly limit of said Lot 3 to the north easterly corner of said portion of the south 115 feet of Lot "C";

Thence N 60° 03' 30" W 36.59 feet, more or less, following in the northerly limit of the said portion of the south 115 feet of Lot "C";

The same as shown outlined red on a plan prepared by Adam Burhoe, B.C.L.S., dated the 24th day of May, 1968, and marginally numbered LF 4078, a print of which is hereto attached.

AND BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting land to form one parcel.

- CARRIED

3. Establishment of Lands for Highway Purposes (South of 19th Avenue, West of Marshall Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of the hereinafter described lands;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED that the following City-owned lands more particularly described as:

the lane between Lots 13 to 16, Block 17 and 18 district Lot 195, Group 1, N.W.D. Plan 2002

be, and the same are, hereby established for highway purposes and declared to form portions of highways.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Organization: Pacific Coast Ports	distributed to members of Council a transcript of a statement by the Honourable Mr. Jamieson dealing with the proposed new organizational structure proposed by the Federal Government for the management of the Vancouver Harbour. She advised that the Port of Vancouver Development Committee has authorized the preparation of a brief commenting on the Federal Government's proposals.
Alderman Phillips - Organization: Pacific Coast Ports	enquired whether the brief referred to by Alderman Linnell will deal with municipal taxation of piers and wharfs.
Alderman Calder - West End Apartment Tenants Association: Advertisement	referred to an advertisement published in a local newspaper by the West End Apartment Tenants Assn. inviting people to express their views to Mayor Campbell about transients. He enquired what action Council would take concerning this type of advertising which he felt may be in contravention of Federal laws.
Alderman Phillips - Police Foot Patrols Transients	spoke to the matter raised by Alderman Calder and referred to the possibility of reintroducing police constables on foot patrol in the West End area. He commented further on the matter of travelling youth in the country and suggested that steps be taken through inter-governmental cooperation to reduce the suspected abuse of welfare payments by a portion of the travelling youth in the City.
Alderman Wilson - Regional District Transportation Report	advised that the report by the Regional District Transportation Committee on rapid transit and transportation generally will be ready very soon and he enquired whether the joint study being conducted by the City and B.C. Hydro will be ready at the same time.
Alderman Bird - Tax Free American Municipal Bonds	referred to the fact that he has again learned that municipalities in the United States can borrow money at about 6% interest because municipal bonds are free from Federal taxation and he asked the Mayor to continue to take this matter up with the C.F.M.M.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Adams - Sundry Enquiries

made several enquiries:

(a) What is the status of the Second Crossing?

This was answered by Commissioner Ryan who said a report is being submitted to the Federal Government at this time on alternative methods of crossing the Inlet.

(b) What is happening about the Four Seasons Hotel development?

The Corporation Counsel replied the developers are expecting the approval of the National Harbours Board to the assignment of leases.

(c) What is the situation with regard to innovative housing proposals for the South East Sector of the City.

Commissioner Sutton Brown replied to the effect that the time for receiving proposals was extended to September 28.

Alderman Sweeney - Vandalism: Prince of Wales School

spoke to a case of vandalism at Prince of Wales School immediately adjacent to his home. In this instance a number of provocative persons painted obscene remarks over the school premises using supplies of paint left unattended by painters who are working at the school.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. City Services Outside of Regular Business Hours

MOVED by Ald. Hardwick,

THAT WHEREAS some City services must be maintained outside of regular business hours, such as health and pollution inspections, medical services, etc.;

BE IT RESOLVED that the Board of Administration report on the possibility of negotiating with the Unions to permit necessary services to be available outside of regular hours.

(notice)

NOTICE OF MOTION (cont'd)

2. Organization:
Pacific Coast Ports

MOVED by Ald. Linnell,
THAT WHEREAS the Minister of Transport has presented a concept for port organization in Canada;

AND WHEREAS said re-organization appears to provide less autonomy and more centralized control from Ottawa of major commercial ports of the country;

AND WHEREAS there are several port jurisdictions in the Greater Vancouver area and there is no machinery proposed for coordination of port development for these and other Pacific Coast commercial harbours;

BE IT RESOLVED THAT the City Council endorse the efforts of the Port of Vancouver Development Committee to obtain from the Minister of Transport a more appropriate form of organization for the Pacific Coast ports than has hitherto been presented.

(notice)

3. Advertising on Vehicles

MOVED by Ald. Broome,
THAT WHEREAS Section 85 of the Street and Traffic By-law states that no person shall place or cause to be placed any handbill, dodger, circular, card or other advertising matter upon or in any vehicle upon a street without permission of the owner or person in charge of such a vehicle;

AND WHEREAS this section has been totally ineffective in curbing this form of litter and street pollution because a person must be caught in the act of placing such handbills, etc.;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring forward for the consideration of Council an amendment to the Street and Traffic By-law which will place the responsibility for such litter on the company, person or organization on whose behalf the advertisement is made and against whom penalties can be levied.

(notice)

NEW BUSINESS

1. Extension of Lease: Hertz Rent-A-Car
Surplus Lands: Haro-Smithe Connector

Mr. W. Street appeared as a delegation requesting that Council reconsider its decision of May 26th not to extend beyond July 31, 1971, the lease of the N½ of Lots 1 and 2, Block 6, D.L.185, known as 875 Burrard Street, to Hertz Rent-A-Car.

Mr. Street, in his presentation, requested an extension of this lease to November 1, 1972. He said he was willing to agree to the extension being subject to Council receiving satisfactory assurance that financing has been committed for the project.

cont'd....

NEW BUSINESS (cont'd)

Extension of Lease: Hertz Rent-A-Car
Surplus Lands: Haro-Smithe Connector (cont'd)

In order that Council may be advised about the relevant past history of this matter and about the implications of the request and about its effect on the interests of the B.C. Automobile Association in this location, it was,

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT the request of United Equities, through Mr. Street, for an extension of lease to Hertz Rent-A-Car of property at the Haro-Smithe Connector, be referred to the Board of Administration for report to Council.

- CARRIED

The Council recessed at approximately 3:45 p.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council adjourned at approximately 4:30 p.m.

***

The foregoing are the Minutes of the Regular Council meeting dated August 25, 1970, and the reports referred to are those on Page(s) .....

MAYOR

CITY CLERK

AUGUST 21ST, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Sewer in L/W Fraser Street, between 19th & 21st Avenues and on 20th Avenue, Carolina to L/W Fraser Street and on L/S 20th Avenue, Carolina to L/W Fraser Street

"T.V. inspection showed these old sewers to be in poor condition and several blockages have occurred due to failure of the pipe. The pipes are also inadequate in size.

The estimated cost of replacing these sewers is $40,000.

I RECOMMEND that $40,000 be appropriated from Account Code 0116/7904, 'Reconstruction and Relief - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Review of Policy re the Sale of Streets and Lanes for Inclusion in Commercial, Industrial, Multiple Dwelling and CDI Development

The City's present established method of closing streets and lanes, and conditions of sale to adjoining owners, has produced considerable criticism and complaint from proposed developers. As a result, the Board of Administration instructed the Director of Finance, with other appropriate officials, to review the current policy, for subsequent report to City Council.

The following joint report from the Director of Finance, Director of Planning, City Engineer and Supervisor of Property and Insurance, has now been received:

"Streets and Lanes are vested in the City and are under the jurisdiction of the City Engineer. As the need arises, funds are expended for the installation of various City services and private utilities on, over or under the highway. These facilities form part of a service net-work - not merely a facility for the exclusive use of the abutting lots. When an owner of adjoining lands makes application to the City Engineer for the closing and purchase of a street or lane, the City Engineer reviews his highway requirements. If he is prepared to recommend closure, the following conditions apply:

(a) the developer paying the cost of removal and where necessary, the relocation and replacement of existing services and utilities. This cost will vary considerably.

.... Cont'd.

Item No. 2 (Cont'd.)

(b) the developer paying the market price of the land which the Supervisor of Property and Insurance will estimate on the basis of the intended future use of the consolidated site.

Some developers have indicated that in their view the City is being unduly harsh and that procedures should be modified for the following reasons:

(a) The consolidation of closed streets and lanes with adjoining lands creates larger sites upon which development can proceed in accordance with good planning concepts.

(b) The City is relieved of the responsibility for continued maintenance of the closed street or lane.

(c) The closed portion of street or lane becomes taxable.

(d) The cost to the developer of paying for the removal or relocation of services and utilities, plus the full market value for the closed highway based upon the intended use, can well make this the most expensive realty in the total site, and in certain instances be so high as to frustrate the development.

Your officials have carefully considered this matter and have reviewed the basis of present policy. Streets and lanes are vested in the City for the benefit of the general public. A particular portion of highway does not exist solely for the access and benefit of a particular site. It is part of a system on which the general public can travel, or it forms part of a service or utility grid. Many streets and lanes fill such an important roll that the City Engineer will not recommend closure. Where it is recommended, it is obvious that adjacent streets or lanes must accommodate an increased traffic or service load.

Developers, by the process of consolidation, are often able to increase the effective area of a site fronting a major street - they may be able to take advantage of increased floor space ratios due to site size and shape. They also have greater flexibility in the design of structures, since they are not restricted to the depth of site from street to lane (normally about 120').

A developer is often desirous of acquiring a lane allowance between commercially and residentially zoned property, in order that he may subsequently make application for rezoning the consolidated site to the higher use. As a condition to rezoning the City may require setbacks from the residential streets, landscaping, placing of utilities underground, etc. This, however, is a mandatory requirement for rezoning - not of the street or lane closure.

A developer wishing to assemble a site for his purpose, will search for a location where the existing building improvements are such that the acquisition of the individual properties and demolition costs of the structures will be compatible with the value of the consolidated site for his purpose. Likewise, a developer may obtain information as to the existing utilities in an intervening street or lane, the estimated cost of their removal or relocation, and the estimated market value of the closed highway. The potential developer can thus determine in advance the probable cost of the assembled site and whether it is economic for his purpose. If he proceeds, then it can be assumed that market values have been established by a willing buyer."

.... Cont'd.

Item No. 2 (Cont'd.)

Your officials recommend that the existing policy of charging the developer the cost of removal and relocation and replacement of services be continued and that the land be sold at a market value based on the zoning necessary for the use intended for the consolidated site.

Your Board

RECOMMENDS that the recommendation of the above officials be adopted.

3. Parade in Downtown Area

Your Board submits the following report of the City Engineer.

"The Army, Navy and Air Force Veterans of Canada, are requesting permission to hold a parade in the Downtown area on Tuesday, September 1st, 1970.

The proposal is as follows:

Participants	-	approximately 500 persons
Assembly	-	6:30 p.m. South side 700 Block West Hastings Street
Route	-	East along Hastings Street (keeping as close to the right hand side of the road as possible) to the Cenotaph.
Dispersal	-	By bus from the Cenotaph.

The Police Department and Transit Authority do not anticipate any undue congestion or disruption to services to arise from the holding of the parade, which is scheduled to take place after rush hour traffic volumes have subsided.

Signing and barricading will not be required and supervision of the parade will be provided by the Police Department as required.

It is accordingly recommended that the B.C. Command of the Army, Navy and Air Force Veterans of Canada be permitted to hold a parade in the Central Business District of Vancouver at 6:30 p.m. on Tuesday, September 1st, 1970."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 468

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Union of British Columbia Municipalities
Circular re Rubella

The City Clerk has received the attached circular from the U.B.C.M. The Medical Health Officer was requested to comment on two aspects of the material in the circular. 1) The Provincial Government's programme referred to in paragraph three. 2) The relationship of Council's action to date and its compatability with the Provincial Government's programme. The Medical Health Officer's report is as follows:

"To date the Provincial Health Branch has only undertaken to administer rubella vaccine purchased with $88,000. This amount of money will purchase less than 80,000 doses of rubella vaccine. The Provincial Government's programme is to immunize female children in grade 6, and then to administer the balance of the vaccine to boys and girls starting with grade 1. This programme of immunization will not adequately immunize the key susceptible population between ages 1 - 12.

The Government has agreed to distribute to all Health Departments in the Province, vaccine purchased with the fund set up by the Kinsmen Rehabilitation Foundation. It is not known yet how much vaccine this will purchase.

The decision of the Vancouver City Council and other Municipal Councils in British Columbia is to supplement the Provincial Government's programme in order to complete the full immunization of all children between ages 1 - 12.

It is evident, therefore, that all Municipalities choosing to opt for a complete programme will be adding greatly to the community's protection against rubella."

Your Board

RECOMMENDS that the report of the Medical Health Officer be received and a copy sent to the President of the U.B.C.M.

* * * * *

FOR ADOPTION SEE PAGE(S) 458

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Fountain Sculpture Gift - German-Canadian Centennial Committee

The Director of Planning reports as follows:

"In 1967, the German-Canadian Centennial Committee offered the City of Vancouver a sculpture as part of the centennial program and on January 24, 1967, Council adopted the following recommendations:

(a) That the existing pool on the Queen Elizabeth Theatre plaza be chosen as the site for the United German-Canadian gift sculpture.

(b) That the City Building Inspector be requested to investigate the matter of cost involved as a result of this decision and report back to Council.

The sculpture was to be donated, with the City paying the cost of installation. Since that time, the matter has remained dormant. Difficulties in collecting the needed funds made it impossible for the German-Canadian Centennial Committee to proceed.

Financial difficulties have now been overcome and the German-Canadian Centennial Committee wishes to proceed with a different sculpture in the previously-designated location on the Queen Elizabeth plaza. The original work was in granite and the present work is in stainless steel and bronze.

The Director of Planning chaired a meeting on June 26, 1970, with members of the Community Arts Council and the German-Canadian Centennial Committee in attendance.

This Committee considered the suitability of the proposed sculpture for location in the pool of the Queen Elizabeth Theatre plaza.

It was agreed that the following recommendations should be forwarded to City Council:

'That the German-Canadian Centennial gift sculpture be placed in the existing pool on the Queen Elizabeth Theatre plaza and that necessary modifications be effected to:

(a) the supporting sub-structure
(b) the pumping system
(c) the lighting

and that all costs for such modifications be borne by the German-Canadian Centennial Committee. Modifications to the pumping system and the lighting would be under the control of a professional engineer working with the sculptor.

It is further recommended that the complete installation be to the satisfaction of the City Building Inspector.'

The Vancouver Civic Design Panel has also been consulted and does not object to the proposal.

The Civic Auditorium Board endorsed the sculpture and the terms of installation at their meeting on August 7, 1970, as follows:

cont'd . .

Clause 1 continued

'RESOLVED that approval of the Auditorium Board be given to this proposed sculpture in the Queen Elizabeth Plaza pool area, provided the executed sculpture is erected to the satisfaction of City officials, and is not materially different from the model presented to the Board.'

Accordingly, it is Recommended that:

(a) The existing pool on the Queen Elizabeth plaza be designated as the site for the new German-Canadian Centennial gift sculpture, provided that the sculpture not be materially different from the model submitted by the donor.

(b) The complete installation be at no cost to the City.

(c) Installation be according to the terms of this report and to the satisfaction of the City Building Inspector."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning be adopted.

2. Review of RM-4 Multiple Dwelling District Regulations of the Zoning and Development By-law

The Director of Planning reports as follows:

"City Council on May 2, 1967, following a Public Hearing, approved a new RM-4 Multiple Dwelling District Schedule of the Zoning and Development By-law.

City Council resolved that the effective date of the By-law was to be September 1, 1967, and further that;

'The new regulations be reviewed after a one year trial period (in the same way as was done for the (RM-3) regulations of 1961).'

From the time the new RM-4 District Schedule has been in effect - September 1, 1967, to July 31, 1970, a total of 39 Development Permits have been issued and a total of 26 Building Permits subsequently issued.

The plans of development as approved under the new regulations show an improved form of development which was anticipated because of the adoption of the amendment.

No serious criticisms have been made to the Planning Department regarding buildings designed in accordance with the new RM-4 regulations or the details of the regulations.

Parking standards were increased by approximately 20% and the amount of parking provided is apparently meeting the demand and more parking is underground because of the action of the bonus system.

Because of the absence of general complaints regarding the new regulations, it is RECOMMENDED that there be no detailed review of the regulations at this time."

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed.

3. Mr. Louis Naples - Carport
3382 East 23rd Avenue

On February 9, 1970, City Council received a communication from Mr. Louis Naples of 3382 East 23rd Avenue respecting his having been ordered to remove an over-sized carport from the rear yard of the above property.

The Director of Planning and the Director of Permits & Licenses report as follows:

"In November 1965, Development Permit Application #36724 was filed with the Technical Planning Board by McLarnon Construction Limited to construct a 25' x 25' carport in the rear yard, the gross floor area of the carport and the existing garage and roofed-in patio being 1,159 sq. ft. in lieu of the 4[illegible] sq. ft. permitted under the Zoning and Development By-law. In addition, the height of the carport was 12', permitted height being 10' and the combined width of the carport and existing garage was 39' in lieu of the permitted width of 33'.

This application was refused by the Technical Planning Board, having particular regard to the combined gross floor area of the proposed carport, existing garage and roofed-in patio. The applicant was advised by the Technical Planning Board that if a new application was submitted indicating accessory buildings having a combined gross floor area not exceeding 500 sq.ft., it would be given favourable consideration.

In June 1966, the property owner was reminded by letter of the provisions of the Zoning and Development By-law respecting the permitted size of accessory buildings, and also of the restrictions on the storage of large vehicles on a one family dwelling site. He was at that time ordered to remove the partially built over-sized accessory building. Prosecution action followed and after a number of adjournments, mostly at the request of the defence attorney, the charge was dismissed in late 1968 on a legal technicality that the City failed to word the charge properly.

Following the above court action and since only a legal technicality was responsible for the charge dismissal, the Building Division again commenced prosecution action in September 1968. The owner's lawyer then filed Appeal #17175 to the Board of Variance for permission to retain the over-sized carport. The Board of Variance refused this appeal.

At this point, the applicant's lawyer requested more time to enable his client to apply directly to City Council in this matter. This request was granted but no action was taken by Mr. Naples or his lawyer until July 1969 when another notice to remove the offending building had been delivered.

A petition signed by adjacent property owners who do not object to the carport was subsequently submitted to the Board of Variance by Mr. Naples' solicitor. The Board of Variance considered the petition at its meeting on December 18, 1969 and resolved that no further consideration could be given to Appeal #17175 and the Board's decision must stand.

In January, 1970, a notice to remove the over-sized accessory building or face prosecution action was again delivered to Mr. Naples. It is, as a result of the notice, that Council is now in receipt of Mr. Naples' communication.

cont'd . .

Clause 3 continued

The site is located in an RS-1 One Family Dwelling District. The Zoning and Development By-law would permit an accessory building(s) not exceeding a gross floor area of 460 sq.ft. provided in part, that the building(s) did not exceed 2/3 the width of the site nor a height of 10 ft.

It has been the policy of the Technical Planning Board to permit new carport/garages provided the gross floor area of any existing and proposed buildings did not exceed approximately 500 sq.ft. and the total widths of the developments did not exceed 2/3 the width of the site. It is considered that a gross floor area of approximately 500 sq.ft. is sufficient to allow covered off-street parking facilities for up to three cars.

The floor area of the existing accessory buildings on this site-- not including the subject 25' x 25' carport-- is already 534 sq.ft. The subject carport building being 25' x 25' has a gross floor area of 625 sq.ft., thus the total area of accessory buildings on this site is 1,159 sq.ft. The combined widths of the accessory buildings are 39' rather than the permitted 33'. In addition, the subject carport is 12' high.

The size of Mr. Naples lot (49.5' x 120') is not different from a large number of other lots in the City. For Mr. Naples to comply with the suggestion of the Technical Planning Board it would be necessary for the existing accessory building to be first removed and the subject carport reduced both in height and size.

However, it is noted that Mr. Naples is the owner of a vacant lot immediately to the east of the subject site. If the two lots were consolidated into one parcel and so registered at the Land Registry Office, the Zoning and Development By-law would permit, as an 'outright use,' accessory buildings not greater than 10' in height and not wider than 63' and having a gross floor area of 824 sq.ft. or such greater area as may be approved upon application to and by the Technical Planning Board.

RECOMMENDATION:

That Mr. Naples' letter be received; that he be provided with a copy of this report and that the Director of Permits and Licenses continue to implement enforcement procedures."

Your Board RECOMMENDS that the recommendations of the Director of Planning and the Director of Permits and Licenses be endorsed.

(Copies of Mr. Naples letter dated February 9, 1970 are circulated for the information of Council.)

4. Erection of a New Gasoline Service Station at 2473 Kingsway

The Director of Planning reports as follows:

"Shell Canada Ltd. has filed a Development Permit Application #52761 to erect a new gasoline service station (self-serve) on this site.

The site is located in a C-2 Commercial District and the gasoline service station policy as adopted by City Council on October 1, 1968, permits the erection of a new gasoline service station at this location.

cont'd . .

Clause 4 continued

It is proposed to erect a small office with a canopy and 3 pump islands. The submitted drawings clearly indicate that the principal use of this site will be gasoline sales. No lubrication bays or repair facilities will be provided.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #52761 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the erection of a new gasoline service station (self-serve) on this site, subject to the following conditions:

A. Prior to the issuance of the development permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

(1) an acceptable design to the north elevation of the building;

(2) the 4' wall along the north property line will be decorative masonry;

(3) the amount and type of landscaping and the heights of all the plants when planted in the landscaped areas;

(4) the proposed free-standing sign shall not exceed a maximum 25' and all other signs are to be in accordance with the requirements of the Zoning and Development By-law (note - current amendment would not allow the proposed roof sign);

(5) that the parking area will have a 6" curb maintaining a 2' setback from the west property line.

B. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

C. All screening, surfacing and curbing as indicated on the approved drawings is to be provided within 60 days from the date of completion of the proposed development and thereafter maintained in good condition at all times.

D. All landscaping and treatment of the open portions of the site is to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

Your Board RECOMMENDS that Development Permit Application #52761 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

NOTE: Representatives of Shell Canada Ltd. would like the opportunity of appearing as a delegation, if the Council is considering not approving this Board report.

5. Proposed Low Density Multiple Housing Development between Southwest Marine Drive and the Fraser River at the Foot of Angus Drive

The Director of Planning reports as follows:

"BACKGROUND INFORMATION

A representative of Horner Developments Ltd. appeared before City Council on February 17th, 1970 requesting authority to negotiate directly with the City for the purchase of approximately 12.5 acres of City land legally described as Parcel A, D.L. 317, Parcel B, D.L. 307 and Lot 5966, in order to consolidate these properties with certain street rights-of-way and about 23 acres of private lands to the west of Angus Drive for comprehensive residential development.

The City lands were approved on October 1st, 1968 for heavy industrial use (M-2 zoning) adjacent to the Fraser River, light industrial use (M-1 zoning) north of 75th Avenue, and single-family residential use adjacent to Southwest Marine Drive.

City Council resolved:

'THAT the Director of Planning be instructed to consider low-density multiple zoning for the City land and report back; it being understood that the Director of Planning's report will take into account his study of the Marpole Centre and concern for amenities and waterfront alignment.'

REPORT SUMMARY AND RECOMMENDATION

The report of the Technical Planning Board dated July 17th, 1970, outlines the proposal and analyses the various policy issues and local planning implications. The report concludes that Council should approve the proposal in principle subject to various conditions (set out on Page 10 of the attached report).

The following reasons are advanced for approving the proposal in principle involving the use of City lands for residential rather than industrial purposes:

(a) the proposal will establish a viable western boundary for the industrial zoning along the North Arm of the Fraser River

(b) the opportunity is present to redevelop the derelict operation of Pitkethly Bros. and rehabilitate the river bank

(c) low density multiple housing, not including high rise apartments, would be an efficient and attractive use of this land, provided that adequate park, landscaped setback and waterfront walkway areas were included

(d) there is no overriding case for alternative land uses, for example, industrial or recreation purposes

(e) there are no particular physical or environmental problems raised by the proposal.

The Technical Planning Board, on July 17th, 1970 RECOMMENDED that Horner Developments Ltd. be invited to apply for rezoning of the properties covered by the Stage I proposal shown on Appendix IV, subject to the conditions set out in Section E of the report, such application to be referred direct to a public hearing after report from the Technical Planning Board and the Town Planning Commission."

The Town Planning Commission at its meetings of July 22nd and August 7th, 1970 considered the report of the Technical Planning Board dated July 17th, 1970 and is reporting separately. (See Clause 6).

Your Board RECOMMENDS that the recommendation of the Director of Planning (in his capacity as Chairman of the Technical Planning Board) be approved.

(Copies of the report of the Chairman of the Technical Planning Board dated July 17th, 1970 are attached for circulation to Council)

CONSIDERATION

6. Proposed Low Density Multiple Housing Development between Southwest Marine Drive and the Fraser River at the Foot of Angus Drive - Town Planning Commission Report

The Chairman of the Town Planning Commission, in a communication, dated August 7, 1970, advised as follows:

"The Town Planning Commission, having before it the report of the Technical Planning Board dated July 17th, 1970, on the above matter, adopted the following report and requested that it be submitted to Council for consideration:

'The Town Planning Commission, while favouring residential development for this area (generally in accordance with Appendix III of the Technical Planning Board report dated July 17, 1970) as opposed to industrial development, nevertheless consider that the matter of first importance is the future use of Vancouver's waterfrontage.

Vancouver is richly endowed with waterfrontage, but unfortunately public access to it is becoming less and less possible as development increases.

No public access is available to the Fraser River. The area under question is of historical importance to Vancouver, having been a gathering place for the surrounding inhabitants for a period of several thousand years and it seems appropriate that it should continue in public use.

The property is owned by the City, and it might be economically advisable to avoid future purchases for water access at high cost -- as is being done today on Point Grey Road -- by retaining such property now.

For these reasons the Commission recommends that Council be respectfully requested to give consideration to the provision of a park area along the Fraser River waterfront (e.g. similar to Sunset Beach below Beach Avenue).'"

Your Board submits the foregoing report of the Town Planning Commission to Council for CONSIDERATION.

INFORMATION

7. Commercial Zoning Study

An extract from the Minutes of the meeting of Vancouver City Council held on July 28, 1970 reads as follows:

"Alderman Hardwick requested the Director of Planning be asked to submit a progress report in the matter of study of commercial zoning areas in the City.

His Worship so directed."

The Director of Planning reports as follows:

"A study of suburban commercial zoning has been under way for some time and it is, in effect, one chapter of the overall City Plan. The report will examine the existing situation in the suburban commercial areas and will outline a suburban commercial zoning and development policy for consideration by City Council. (Downtown commercial zoning is being dealt with as part of the Downtown Plan).

cont'd . .

Clause 7 continued

This study will be completed in approximately three months' time but it is anticipated that Council may wish to lay the report on the table in order to obtain the views of others before any consequential zoning changes are submitted to a Public Hearing."

Your Board submits the matter to Council for INFORMATION.

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FOR ADOPTION SEE PAGE(S) 458

Board of Administration, August 21, 1970 .....(LICENSES - 1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. PEDDLERS

The Director of Permits and Licenses reports that:-

"Mr. John Stanton wrote on behalf of Mrs. Barbara Kostyk requesting that the License Bylaw be amended to allow peddlers to remain in the block for longer than ten minutes, and further that Council instruct the License Inspector to cease and desist from harassing her in the future.

The Chief License Inspector advises that in April 1970 he and Mrs. Kostyk discussed the placing of flower carts in the City and he stated that a license would be issued provided traffic regulations were observed. The period of time for staying in one place was emphasized and Section 18(3) of the License Bylaw was referred to which reads in part:-

> 'nor shall any peddler stop his vehicle for a longer time than five minutes at any one place on any street or lane in the City nor shall such vehicle be allowed to stand or remain on any street or lane within the block bounded by intersecting streets for a longer period than ten minutes during any period of two hours while engaged in the carrying on of his business.'

Mrs. Kostyk has subsequently obtained ten licenses to operate flower carts.

Merchants in the areas where the flower carts have been located have complained about their presence. Normal investigation of the complaints took place which resulted in the carts being moved."

Your Board submits the matter to Council for consideration.

(A copy of Mr. Stanton's letter is circulated for Council's information.)

DELEGATION REQUEST.

* * * * *

FOR ADOPTION SEE PAGE(S) 469

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Fire Investigators Clothing Allowance

The Fire Chief reports as follows:

"For several years Fire Investigators have been working in the regulation Fire Department uniform. There have been numerous occasions when the nature of their investigation has required them to wear civilian clothes. These men have done so voluntarily in the past and have never received any remuneration for wear and tear on their clothes. There is increasing evidence to suggest it is desirable to have these men wear civilian clothes regularly in place of the Fire Department uniform, with an appropriate clothing for the following reasons:

1. A good number of the investigations involve criminal elements and discreet enquiries.

2. The uniform causes embarrassment to witnesses and suspects during interviews, particularly school children and informants.

3. Unmarked cars are used for investigation and the advantage to be gained is lost in some cases which develop before the investigator has an opportunity to change to civilian clothes.

4. Associated investigators wear civilian clothes and a more flexible and compatible working team evolves when both investigators are in civilian clothes.

5. There is a building public resentment to uniformed authority.

The Fire Chief requests that Lieutenants Jackson and Davis (Fire Investigators) be taken out of uniform and placed on a clothing allowance on the basis of $20.00 per month and a cash allowance per year equal to two pair of fire boots together with repairs to clothing when damage occurs in the course of duty upon recommendation by the Fire Chief, effective January 1, 1970 (no uniform was issued during 1970 to these men who have been working in civilian clothes all year). The cost of the clothing allowance would be partially offset by the reduction of uniform and boot purchases and no additional funds would be required this year.

Recommended that the Fire Chief's report be approved and Lieutenants Jackson and Davis be paid a clothing allowance."

Your Board

RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

* * * * *

FOR ADOPTION SEE PAGE(S) 460

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, July, 1970.

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of July, 1970
(b) Summary of Securities held by the General and Capital Accounts as at July 31, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased and Redeemed in July	Maturity Date	Maturity Value	Cost	Term Days	Yield %
July 2	Mercantile Bank of Canada	July 31/70	$3,017,578.77	$3,000,000	29	7.37
3	Royal Bank of Canada	July 31/70	1,005,408.22	1,000,000	28	7.05
10	Bank of British Columbia	July 15/70	1,000,941.78	1,000,000	5	6.87
21	Bank of Montreal	July 27/70	1,201,331.51	1,200,000	6	6.75
			$6,225,260.28	$6,200,000		
	Bank Deposit Receipts Purchased for Redemption after July 31, 1970					
July 2	Mercantile Bank of Canada	Aug. 31/70	$2,024,246.58	$2,000,000	60	7.375
3	Imperial Commerce Bank	Sept. 30/70	4,072,175.34	4,000,000	89	7.40
3	Banque Canadienne Nationale	Aug. 14/70	3,025,372.60	3,000,000	42	7.35
3	" " "	Aug. 26/70	1,010,873.97	1,000,000	54	7.35
6	Bank of Montreal	Aug. 24/70	707,085.53	700,000	49	7.54
6	" " "	Sept. 3/70	1,012,187.95	1,000,000	59	7.54
6	" " "	Sept. 15/70	710,321.26	700,000	71	7.58
6	" " "	Sept. 16/70	507,495.89	500,000	72	7.60
6	" " "	Sept. 21/70	812,826.30	800,000	77	7.60
6	" " "	Sept. 25/70	711,899.23	700,000	81	7.66
6	" " "	Sept. 28/70	1,322,917.04	1,300,000	84	7.66
6	" " "	Oct. 1/70	1,018,281.92	1,000,000	87	7.67
6	" " "	Oct. 5/70	509,636.03	500,000	91	7.73
7	Imperial Commerce Bank	Oct. 15/70	766,109.59	750,000	100	7.84
7	" " "	Oct. 16/70	510,819.45	500,000	101	7.82
7	Toronto Dominion Bank	Oct 26/70	819,268.38	800,000	111	7.92
7	" " "	Oct. 27/70	1,024,425.21	1,000,000	112	7.96
7	" " "	Oct. 30/70	4,716,235.07	4,600,000	115	8.02
7	" " "	Nov. 2/70	256,465.75	250,000	118	8.00
7	" " "	Nov. 16/70	617,575.89	600,000	132	8.10
8	Imperial Commerce Bank	Nov. 13/70	719,638.36	700,000	128	8.00
8	" " "	Nov. 16/70	823,056.00	800,000	131	8.03
8	" " "	Nov. 23/70	309,278.14	300,000	138	8.18
8	" " "	Nov. 26/70	722,173.70	700,000	141	8.20
8	" " "	Nov. 27/70	825,521.10	800,000	142	8.20
8	" " "	Nov. 30/70	3,097,726.03	3,000,000	145	8.20
			$32,653,612.31	$32,000,000		

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SINKING FUND TRANSACTIONS

Date	Type of Security Bank Deposit Receipts	Maturity Date	Maturity Value	Cost	Term Days	Yield %
July 2	Mercantile Bank of Canada	Sept. 1/70	$2,024,650.68	$2,000,000	61	7.375
9	Bank of Montreal	Mar. 15/71	1,587,286.44	1,500,000	249	8.53
			$3,611,937.12	$3,500,000		

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. . . Cont'd.

Clause No. 1 (Cont'd.)

CEMETERY PERPETUAL MAINTENANCE FUNDS TRANSACTIONS

Date	Type of Security Debenture Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yie %
July 9	City of Vancouver (Gov't Guaranteed) 5 3/4%	Mar. 15/75	$1,000.00	$85.25	$852.50	4/8	9.7

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(b) GENERAL AND CAPITAL

SUMMARY OF SECURITIES HELD AS AT JULY 31, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt - Purchased July, 1970	$32,653,612.31	$32,000,000.00
Bank Deposit Receipt - Purchased April and June, 1970	5,615,335.07	5,300,000.00
	$38,268,947.38	$37,300,000.00

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for July, 1970 be confirmed.

2. Grants in Lieu of Taxes (Including Arrears) on Taxable Property - St. Vincent's Hospital and Mount Saint Joseph Hospital

The Director of Finance reports as follows:

"The City Charter provides only for exemption of property wholly in use for charitable purposes, school purposes, hospital purposes and religious purposes.

Dealing with hospitals, there are several pieces of property on which taxes have actually been paid by six institutions and the two institutions above-mentioned have allowed their taxes to fall into arrears. These are properties which are not in use for hospital purposes, and are therefore taxable even though held by hospitals. Presumably, hospitals do have sources of funds, donated or otherwise, from which the six who have paid their taxes are able to meet the payment. It is noted from the letter that Mount St. Joseph does have 'meager capital monies'. Possibly no restrictions apply to those funds and capital financing is available through the normal Regional Hospital District channels for other capital needs.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The City is requested from time to time by various institutions to forego payment of taxes and other levies made in accordance with the City Charter and By-laws and in order to regularize the situation, Council set a policy that requests for financial aid should not be based on the City foregoing lawful City levies, but should take the form of a request for a grant, based on the organization's total financial position and under the City's normal grant procedure. There is only one exception to this and that is where new construction for a charitable purpose is done under conditions whereby the property will be exempt on the next or a following Assessment Roll a grant in lieu of taxes is given to cover taxes for the period from the date of the first building inspection until the year when the property is exempt from taxes on the Assessment Roll.

The two requests dealt with in this report are for taxes lawfully levied by the City and under Council policy would be dealt with as a request for a grant for overall financial assistance. As B.C.H.I.S. and the Regional Hospital District carry responsibility for hospitalization, the City would not likely expect to give grants for hospital purposes, and would expect hospitals to pay all legally imposed City levies.

It is pointed out that grants in lieu of taxes include school taxes, hospital taxes and the small Municipal Finance Authority levy, in addition to the general levy, yet the grant all comes from the general levy.

The situation of taxes on property held for Hospital expansion purposes has been recognized by a 1970 amendment to the Regional Hospital District Act. Under this amendment, land held by a Hospital District, (providing the District declares that the land will be used for a hospital project at some future time) is not subject to real property taxation.

As Hospital expansion now comes under the Regional Hospital Districts, it appears that the amendment gives an orderly procedure for recognizing future land needs for this purpose and provides for the matter of tax relief of land recognized by the District as suitable and needed for a hospital expansion program.

Council is advised that the funds provided in the 1970 budget for grants in lieu of taxes are already fully committed and the requests herein could not be met without provision of funds from Contingency Reserve, if any. The two requests total to $24,992.02 plus interest on arrears from January 1, 1970.

Recommended that St. Vincent's and Mount St. Joseph Hospitals be advised that they have a remedy under Section 20A of the Regional Hospital District Act to avoid taxation on land held for expansion. This would be done in co-operation with the Regional Hospital District whereby the land would be held by the District and be declared by the District as intended to be used for hospital purposes at a future time."

Your Board concurs in the recommendation of the Director of Finance.

(Copies of the letters from the two hospitals are circulated for Council information.)

DELEGATION REQUESTS - ST. VINCENT'S HOSPITAL
MOUNT ST. JOSEPH HOSPITAL

3. Replacement of Boiler Tubes - No. 2 Boiler
The Queen Elizabeth Theatre

Two tubes in the No. 2 Boiler at The Queen Elizabeth Theatre are leaking. The Boiler is shut down pending emergency replacement.

In a letter to the Manager of The Queen Elizabeth Theatre dated August 14, 1970, the City Building Inspector wrote:

"No. 2 Boiler is the main heating boiler for the Theatre, and is divided into two sections, the upper and the lower. The lower section comprises 46 horizontal tubes all of which are subject to the same intensity of heat, corrosion, and general wear and tear. The fact that two tubes are now leaking indicates that all tubes will have to be replaced in the near future.

It is possible to replace only the two tubes at this time, however the most likely consequence will be further breakdown in the tubes during the forthcoming heating season with a compounding of maintenance, repair, inspection and heating problems.

In summation, the two tubes can be replaced for a cost of $123.00, but from the consideration of the ultimate cost and future operational problems it is the recommendation of this Department that all 46 tubes in the lower section of No. 2 Boiler be replaced as soon as possible."

The Theatre Manager therefore recommends immediate replacement of all 46 tubes at a cost not to exceed $1,500.00.

The Comptroller of Accounts reports:

"Funds are not available within the Departmental Budget. Since the Building Inspector reports that the repairs should be carried out, the Comptroller of Accounts recommends that the funds for the emergency repairs be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Theatre Manager and the Comptroller of Accounts be adopted.

4. Schedule of Rental Rates
The Queen Elizabeth Theatre and Playhouse
September 1, 1970 to August 31, 1971

The Manager of The Queen Elizabeth Theatre reports as follows:

"Each year the Manager of The Queen Elizabeth Theatre submits for Council approval the Schedule of Rental Rates of The Queen Elizabeth Theatre and Playhouse for the ensuing twelve months with recommended changes.

This year the situation differs in that an additional clause was drafted for insertion in the 1970/71 schedule and approved by the Vancouver Civic Auditorium Board at its meeting on April 3, 1970. This action was taken at the suggestion of the Budget Committee who were reviewing an estimate of $11,500.00 for the purchase of a new 16 mm movie projector and screen for The Queen Elizabeth Theatre. The purpose of the new clause is to provide money to defray the cost of the new projector and screen.

. . . Cont'd.

Clause No. 4 (Cont'd.)

With the exception of the change of effective dates of the Schedule of Rental Rates and the insertion of the following new clause already approved by the Vancouver Civic Auditorium Board, no other changes are recommended:

'CLASS III - FILMS AND CLOSED-CIRCUIT TELEVISION

	EVENING	AFTERNOON	MORNING	ALL DAY
EVENTS COMMERCIALLY SPONSORED, DIRECTLY OR INDIRECTLY				
The Queen Elizabeth Theatre				
(1 performance)	1,000	550	450	1,550
(2 performances - same evening or afternoon)	1,500	825		
NOT COMMERCIALLY SPONSORED				
(1 performance)	600	330	210	930
(2 performances - same evening or afternoon)	900	500		'

The Theatre Manager recommends ratification of the Schedule of Rental Rates as set out in his memorandum to the Board of Administration and circulated to Members of Council to be effective September 1, 1970 to August 31, 1971."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

CONSIDERATION

5. Pacific National Exhibition Request for Approval of Proposed Capital Expenditure

The Director of Finance reports as follows:-

"As required by their agreement with the City, the Pacific National Exhibition has by letter of August 5th, requested City Council's approval of the expenditure of $38,500 for the installation of 526 additional seats in the Pacific Coliseum. The letter explains that the seats are to be installed at the request of the Vancouver Hockey Club, under an agreement with the P.N.E., that the latter would install the extra seats when Hockey Club seat sales approached 10,000. The P.N.E. letter states that the cost of the seats should be returned to the P.N.E. as additional revenue over three or four years.

The P.N.E. will pay for the seats from their Reserve for Improvements."

The Board of Administration forwards the request of the P.N.E. for Council consideration.

(Copies of the letter from the P.N.E. dated August 5, 1970, are circulated for the information of Council.)

* * * * * * * * FOR ADOPTION SEE PAGE(S) 460

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT AUGUST 14, 1970

RECOMMENDATION

1. Review of License Inspector Positions - Department of Permits & Licenses

The Director of Permits & Licenses reports that studies have been made on the duties of four License Inspector positions in the License Division of the Department of Permits & Licenses. They are:-

Taxi Meter Inspector
Contractor Inspector
Weights & Measures Inspector
Vehicle for Hire Inspector

The Taxi Meter Inspector position became vacant in June 1969 and has been filled on a temporary basis pending completion of the study. It is now apparent that a redistribution of duties of the four inspectors can be made to reduce the number of inspectors from four to three. This can be accomplished by consolidating the clerical duties presently carried out by the four inspectors and assigning the duties to a clerical position to be established by reclassifying the present vacant position.

The inspectional duties of the vacant position can be distributed among the remaining three inspectors.

The foregoing will permit a higher level of efficiency in the clerical and inspectional areas, particularly in the Contractor Inspector's work area. This function produces revenue from fees charged for contractors' and sub-contractors' licenses which can be potentially increased.

The Director of Personnel Services reports as follows:-

"The subject position will be mainly clerical in nature and will involve a considerable variety of office duties associated with ensuring that Contractors and Vehicles for Hire are properly licensed, the issuing of these licenses and maintaining appropriate records. The incumbent will be required to have a good working knowledge of the related bylaw requirements and will function with a fair degree of independence.

These duties are at the Clerk III level of complexity and I recommend that the position be so reclassified effective when adopted. The estimated recurring annual saving of this proposal determined by the decrease in the final step in the pay range and including fringe benefits at 10% is $1,228."

. . . Cont'd.

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant	License Inspector Pay Grade 20 ($602 - 722)	Clerk III Pay Grade 17 ($526 - 629)	When adopted

The proposed reclassification has been discussed with the Business Manager for the Vancouver City Hall Employees' Association and he concurs with the recommendation, subject to the matter being reviewed within six months.

RECOMMENDED that the vacant License Inspector I position be reclassified to a Clerk III position in accordance with the recommendation of the Director of Personnel Services, subject to review six months after the position is filled.

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FOR ADOPTION SEE PAGE(S) 460

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 21, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Establishment of City-Owned Property For Highway Purposes

The Supervisor of Property and Insurance reports as follows:

"The lane between Lots 13 to 16, Blocks17 & 18, D.L. 195, which is located South of 19th Avenue, West of Marshall Street, was acquired by the City by tax sale in 1945, at a cost of $22.27. The Land Registry Office records describe this property as 'the lane between Lots 13 to 16' and it would appear that it was originally intended for lane purposes, but was never formally established as highway. The property is partially developed as a lane to provide access to Lot 15.

The City Engineer is agreeable to the establishment of this property for highway purposes and a charge against his Department of $22.27. A formal resolution covering this establishment will be forwarded to Council.

RECOMMENDED that the lane between Lots 13 to 16, Blocks 17 & 18, District Lot 195, Group 1, N.W.D. Plan 2002, be established for highway purposes at a cost of $22.27 to the City Engineer."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR ADOPTION SEE PAGE(S) 460

PART II

S A L E S

2. Sale - Redevelopment Project 2
- Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage & Housing Corporation) and the Province of British Columbia, has, under Redevelopment Project 2, acquired and cleared certain lands which were advertised for sale through this Office on behalf of the Partnership. This tender was opened at a public meeting of the Board of Administration on July 27, 1970, and the price offered has been endorsed by the Partnership. The sale is subject to the following conditions imposed by the Partnership:-

a) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

b) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

c) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage & Housing Corporation.

d) No purchasers shall, except with prior written consent of the City, resell, lease, or otherwise dispose of the land in the project area before development is completed.

e) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

f) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

In accordance with Redevelopment Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

g) Lands to be consolidated into sites of not less than 50' in frontage, wherever feasible.

h) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

continued . . . 3

Item No. 2 cont'd

RECOMMENDED that the following sale by tender be approved under the terms and conditions set down by City Council being in each case the highest offer.

Re: Sale - Redevelopment Project 2 - Area A-5
Lot 10, Block 'L', D.L. 182, Plan 13634
Sit: W/S of Vernon Dr. between Glen Drive and Vernon Drive

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Olnor Investments Ltd.	10	435' x 100' / 375' 150' (57,000 sq.ft.)	$144,500.00	City Terms @ 9-3/4%	1. Approval of the scheme of development by the Technical Planning Bd. and/or Central Mortgage & Housing Corp. 2. Subject to the purchaser being permitted to subdivide the property into two parcels with the privilege to pay off in full at any time either parcel. "

The purchaser is required to obtain approval of his proposal within 90 days of Council's approval of sale. The proposal consists of 20,000 sq. ft. of warehouse and office space.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 31, Block 65, D.L. 541
Sit: W/S of Homer Street between Robson & Smythe Sts.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
D.W. Louie & Associates for Omega General Construction Ltd.	31	25' x 120'	$20,105.00	City Terms @ 9-3/4%	Subject to existing sign rental agreement.

FOR ADOPTION SEE PAGE(S) 460

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STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

AUGUST 13, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, August 13, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held June 25, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. United Co-operative Housing Society
Co-op Housing Project - S.E. Sector

Rev. James Erb appeared on behalf of the United Co-operative Housing Society and presented a proposal for a Co-op Housing Project on a 6.6 acre parcel of land in the South East Sector. Rev. Erb filed a brief dated July 22,1970,wherein the Society requested consideration of the following:

(a) A 60 year lease agreement at 6% per annum, based on a fair market value for the land, and

(b) an early assurance that the land in question will be made available to the Society for this development.

The general proposals for the development are as follows:

"1. Construct between 90 and 100 two, three and four-bedroom townhouse units together with such amenities as tot lot, wading pool and central meeting hall on the 6.6 acres of land set aside by Council for a co-operative housing development.

2. To limit applications for such housing to families with a maximum income of $9,000/annum and to attempt to accommodate those with a minimum annual income of $5,000 - $6,000/annum.

3. To organize this housing project as a Continuing Co-operative.

4. To manage this development on behalf of the owner-occupants until the project is completed, homes are fully occupied and residents have undergone the educational process prerequisite to incorporation as a 'resident-member housing co-operative' and to then transfer full ownership of this development to this new co-operative."

. . . Cont'd.

Clause 1 Continued

Rev. Erb then discussed the proposed project under the following headings:

(a) Projected Operating Costs
(b) Effect of Land Costs
(c) Financing
(d) Screening of applicants
(e) Management
(f) Controls on Speculative Selling

He advised that the co-operative development will pay full property taxes.

After considerable discussion and questioning, it was

RECOMMENDED that the other Co-operative Societies be advised that a 6.6 acre section in the South East Sector has been set aside for a co-operative housing development and that they be invited to submit proposals; such proposals to be reviewed by the Committee in one months time;

FURTHER RECOMMENDED that the proposal submitted by the United Co-operative Housing Society be received and in the meantime the Board of Administration consider the ground rules that might apply for this form of development.

2. Parking Problems: West End

The Committee on February 5, 1970, passed the following resolution:

"RESOLVED that the Board of Administration be requested to submit a report on

(a) the possibility of immediate enforcement of overnight parking bans,

(b) the reduction of on-street parking,

(c) the reversal of the City's policy on street widening in the West End,

such report to include consideration of related matters submitted in previous reports.

FURTHER RESOLVED that the City Engineer give a report reference on the subject matter when the Board submits the aforementioned report to the Committee."

The Board of Administration submitted a report of the City Engineer dated July 27, 1970, which dealt with the items contained in the resolution. The report concluded with the following recommendations 1 and 2, and submitted items (a), (b) and (c) for consideration:

"Accordingly, it is RECOMMENDED:

1. That a 32-foot pavement width be adopted as the standard for the local streets in all residential districts in the City which are zoned higher than one and two family dwelling areas.

2. That a programme of improving the local streets in the West End to the 32-foot width be initiated by the City under the Local Improvement procedure, commencing in 1971, with funds provided within the current Five Year Program.

. . . Cont'd.

Clause 2 Continued

The following items are set out for Council CONSIDERATION:

(a) The principle of charging a fee for overnight on-street parking in the West End.

(b) An increase in Police manpower to provide enforcement of the existing two hour parking time limit in the West End.

(c) A review of the Zoning and Building By-law requirements for off-street parking in high density residential zones."

Mr. R. Ross, Traffic Operations Engineer, reviewed the information contained in the report with respect to the immediate enforcement of overnight parking bans in the West End and the reduction of on-street parking, and Mr. S. Townsend, Assistant City Engineer, discussed and reviewed the City policy on street widening in the West End.

The Committee discussed the report in detail and heard representations from Mr. Evan Wolfe, M.L.A., Mr. Robert Gibson, representing the Sub-Committee, and Mr. Joseph A. Witten.

Considerable discussion ensued and it was

RECOMMENDED

(a) that the report of the Board of Administration containing a report of the City Engineer on Parking Problems in the West End, dated July 27, 1970, be made available to all interested parties and that they be permitted to appear as delegations at a subsequent meeting of this Committee;

(b) that the City Engineer be requested to report on the implementation of recommendations 1 and 2, quoted below, particularly with respect to the blocks coloured brown, blue and green and marked on the City Engineer's map of the West End (numbered Z-5) which was displayed at this meeting:

"1. That a 32-foot pavement width be adopted as the standard for the local streets in all residential districts in the City which are zoned higher than one and two family dwelling areas.

2. That a programme of improving the local streets in the West End to the 32-foot width be initiated by the City under the Local Improvement procedure, commencing in 1971, with funds provided within the current Five Year Program."

(Note: The brown, blue and green areas are the blocks referred to in Groups (i), (ii) and (iii) respectively on Page 5 of the Board report.)

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Pioneer Place

When considering a report of the Board of Administration (Harbours and Parks matters), dated August 7, 1970, dealing with a complaint and petition received from the Gospel Mission re the condition of Pioneer Place, the Council referred this matter to the Standing Committee and the Police Department was requested to report on a petition and complaint forwarded to that department from I.D.E.A.S. on the same subject.

. . . Cont'd.

Clause 3 Continued

The Committee had before it a communication from R.B. Cray, Acting Deputy Chief Constable, wherein he advised of the following action which has been taken by the Police Department since the petition and complaint was received from I.D.E.A.S. on July 17th.

"(1) Patrol cars in the area make regular visits to Pioneer Square when not on call.

(2) Beat policemen patrol the area when man power is available.

(3) When man power is available, plainclothesmen patrol the area and make arrests for Vag 'B' (Begging), and secure evidence for 'consuming liquor in a public place' summonses.

(4) Arrangements have been made with the City Engineering Department to hood two meters on the west side of the 300 block Carrall Street adjacent to the Park. This enables our Patrol Wagon to park at Pioneer Square and give direct attention to this problem, when not on call.

(5) Chief Constable Fisk has written direct to the Traffic Engineering Department requesting a permanent police parking zone be established in the 300 block Carrall Street, to enable a Police Wagon to be frequently present there."

The Acting Deputy further advised that Pioneer Square is receiving continuing attention from members of the Patrol Division. The following statistics were presented to the meeting:

"From July 17th to August 11th, 59 arrests have been made for the State of Intoxication in a Public Place, 13 arrests for Begging and 14 Summonses have been given out for consuming liquor."

Staff Inspector Mead met with the Committee and discussed the problem that exists and advised of the steps that are being taken to alleviate this problem.

It was

RESOLVED that the report of the Acting Deputy Chief Constable dated August 11, 1970, be received for consideration at another meeting.

4. Balance of Agenda

It was

RESOLVED that the balance of the agenda, being Items 4, 5, 6, 7 and 8 as listed below, be tabled for a full meeting of this Standing Committee, at which time the Committee will deal with these subjects only:

4. Neighbourhood Community Planning
5. Planning Department Reports to Council: Major Issues
6. Major Rezoning Applications and Sociological Implications
7. Strathcona Area Rehabilitation Project
8. Gastown, Chinatown: Social Survey and Evaluation

The meeting adjourned at approximately 12:10 p.m.

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FOR ADOPTION SEE PAGE(S) 463

REPORT TO COUNCIL

STANDING COMMITTEE ON GENERAL PURPOSES

AUGUST 13, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, August 13, 1970, in the No. 1 Committee Room, third floor, City Hall at approximately 2:00 p.m.

PRESENT: Alderman Broome (Chairman)
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)

CLERK: M. James

1. The Minutes of the meeting of July 9, 1970 were adopted as circulated.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

2. Callister Park

Council on May 26, 1970, tabled the report of your General Purposes Committee dated May 7, 1970, pending the hearing of delegations on the matter. Subsequently, Council authorized the Standing Committee to hear the delegations.

Your Committee heard the following who were represented by the persons noted:

(a) Pacific Coast Soccer League

- Mr. L.W. Burkinshaw, Chairman

(b) Satellites Motorsport Club

- Mr. D. Harder, Business Manager

(c) Pacific National Exhibition

- Mr. M. Caravetta

(d) Board of Parks and Public Recreation

- Mr. A.J. Livingstone, Chairman
- Mrs. H. Boyce

(e) Cassiar Ratepayers' Association

- Mr. J.T. Cork, President
- Mr. Karl Zuker, Secretary

(f) Hastings P. T. A.

- Mrs. A. Richards
- Mrs. Shannon

cont'd . .

During the course of the presentations of the delegations, the members of the Committee requested further information from the representatives and at the end of the hearing of the delegations, your Committee considered, at some length, the matter of the future uses of Callister Park. After general discussion your Committee

RECOMMENDS that Callister Park be turned over to the care, custody, and management of the Board of Parks and Public Recreation subject to:

(a) the terms of the deed of Ada May Stevenson to the City of Vancouver dated the 20th day of March, 1942; and

(b) the existing improvements being demolished by 1972 and the park completed by 1973, and the Park Board's estimated costs of development of $120,000 (10% more or less) being financed from the 1971-1975 Capital Program Park Development Funds.

(It is recorded that Alderman Wilson voted in the negative).

AND FURTHER RECOMMENDS that the Pacific National Exhibition be asked to consult with Satellites Motorsport Club on the possibility of the conversion of the forestry area in the P.N.E. into a site suitable for the demolition derbies sponsored by this Club.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 463

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

August 18, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Tuesday, August 18, 1970, at 12:30 p.m., in #1 Committee Room, City Hall.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor, Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney, Wilson

CLERK: M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration.

1. Vancouver Rental Accommodation Grievance Board

On August 4, 1970, Council considered a proposed resolution, which if passed, would repeal Regulation #1 of the Vancouver Rental Accommodation Grievance Board By-law (By-law #4448).

Council, at that meeting, directed that the resolution be referred to your Standing Committee on General Purposes for discussion with the Vancouver Rental Accommodation Grievance Board.

Your Committee met with the Chairman and one member of the Grievance Board and had submitted to it a statement signed by all members of the Board dated August 11, 1970, dealing with the matter at hand.

The members of your Committee discussed at length the various situations connected with the matter of security deposits and after full discussion

RECOMMENDS that the Vancouver Rental Accommodation Grievance Board be requested to draw up a rental contract form acceptable to both the Landlord and Tenant Act of the Province of British Columbia, and the By-law under which that Board is constituted, and submit the contract form for consideration to the Vancouver City Council.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 463

MINUTES AUGUST 10, 1970

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Monday, August 10, 1970, at approximately 3:30 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Mr. R. Ross, Traffic Operations Engineer
Superintendent A.E. Oliver, City Police Department
Dr. Ian B. Kelsey, Vancouver School Board

ALSO PRESENT: Mr. E.L. Wiseman) Vancouver Traffic and
Mr. J. Plaskett) Safety Council

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held June 22, 1970, were adopted.

1. Clark Drive and Kingsway: Signal Modification

In a report dated July 28, 1970, the City Engineer advised that a traffic signal was installed at Clark Drive and Kingsway in 1955 in order to provide better opportunities for pedestrians to cross Kingsway in this commercial area. As a result of a recent petition for a local improvement on Clark Drive from Kingsway north to 14th Avenue, the function of this signal has been reviewed and, in order to discourage through traffic from using Clark Drive, a local residential street, it is proposed to modify the signal at Kingsway from a standard "fixed time" vehicle arrangement to a pedestrian actuated signal. The estimated cost of this modification is $1,000.

The City Engineer recommended that the traffic signal at Clark Drive and Kingsway be modified to a pedestrian actuated signal and that the sum of $1,000 be allocated from the Traffic Control Reserve Fund for this work.

On questioning, Mr. Ross advised that he was of the opinion that the merchants on Kingsway would not object to this change.

RECOMMENDED that the report of the City Engineer, dated July 28, 1970, re the signal modification at Clark Drive and Kingsway, be adopted.

2. Parking Exemption Decals

In a report dated July 29, 1970, the City Engineer advised that the Special Committee re Parking Exemption Decals recommends that the following applications for handicapped persons for parking exemption permits be approved:

T.H. Flinn, #1103 - 935 Marine Drive, West Vancouver, B.C.

A. Faulkner, 3362 East 6th Avenue, Vancouver, B.C.

E. Lacasse, #101 - 1215 Beach Avenue, Vancouver, B.C.

RECOMMENDED that the foregoing recommendation of the Special Committee re Parking Exemption Decals be adopted.

3. Traco Services - Request for Permission to Escort Funerals

Superintendent Oliver, in a report dated July 30, 1970, advised that Traco Services (1968) Ltd. has requested permission to escort funerals through the City. The purpose of the escort is to permit the cortège to move smoothly and unbroken through City traffic. In order to accomplish this, it is necessary to provide adequate traffic control at all major intersections. In speaking to the report, Superintendent Oliver advised that there appears to be a demand for this type of service and that the Police Department has adopted the policy that it will supply an escort when there are forty or more vehicles in the cortège or when congestion may occur in the downtown area, providing manpower and motorcycles are available. He stated that in recent months, due to the shortage of manpower and machines, no service has been given with the exception of very large funeral processions in the downtown area. He pointed out that a funeral procession does not have any special privileges which would allow the vehicles to disobey traffic regulations. However, it has been the accepted practice to allow a funeral procession, the lead vehicle having entered the intersection on a green light, to continue through the intersection even though the light changes to red.

Superintendent Oliver advised that, should the principle of an escort service be approved, the following aspects must be considered:

(a) Members working an escort:

(i) must have legal authority to control traffic, and

(ii) should have an acceptable type of uniform, clearly distinct from that of the Police Department.

Mr. M. Ellis, Manager of Traco Services, who was present at the meeting, was wearing the uniform of that Company.

In discussing the matter the Commission did not feel that this escort service should be limited to forty or more vehicles in the cortège, but felt that this could be a general service.

After further discussion, it was

RECOMMENDED that a funeral escort service, satisfactory to the Chief Constable, be permitted to escort funerals throughout the City, with the personnel in an acceptable type of uniform clearly distinct from that of the Police Department and that the Corporation Counsel be requested to review the By-law to see if an amendment is necessary to give this type of service the legal authority required to control traffic when necessary at the intersections.

4. Boundary Road and 45th Avenue: Central Park Swimming Pool

In a communication dated September 10, 1969, Mr. W. Muche advised of the traffic problem which exists at Boundary Road, 45th and 46th Avenues. He stated that a danger exists to children crossing in the crosswalk located on Boundary Road just south of 45th Avenue, as cars proceed on the gravelled shoulder in order to pass automobiles making left hand turns at 45th Avenue.

When considering this communication and a report of the City Engineer, dated April 8, 1970, on April 20, 1970, the Commission recommended that the City Engineer review this intersection again when the swimming pool is opened and report back to the Commission.

. . . . Cont'd.

Clause 4 Continued

In a report dated July 29, 1970, the City Engineer advised that an analysis of the annual attendances at the swimming pool indicates peak generation takes place during the month of July. The pool activities vary according to the summer schedule but basically operate during weekdays 10:00 a.m. to 12:30 p.m. and 1:00 p.m. to 4:45 p.m. There is some private swimming usage by clubs but these activities are mostly evening classes attended by older children and adults. The operating times indicate that the morning activities would not conflict with the a.m. rush hour traffic and, therefore, detailed observations were carried out for the evening rush hour only. The pedestrian movements from the pool were as follows:

		PEDESTRIANS	%
(A)	Eastbound to Burnaby	20	15
(B)	Northbound to Kingsway	37	27
(C)	Westbound crossing at 46th Ave.	10	7
(D)	Westbound crossing at 45th Ave.	52	38
(E)	Westbound crossing midblock 45th/46th Avenues	17	13
	TOTAL	136	100%

These pedestrians were recorded during the fifteen minute period after the pool closed. Of these five basic movements, three involved crossing traffic on Boundary Road.

(C) WESTBOUND AT 46TH AVENUE

This location has a marked crosswalk and attracted ten pedestrians which are subjected to a single lane of traffic in each direction. No conflict or hazardous situations were observed.

(D) WESTBOUND AT 45TH AVENUE

At this marked crosswalk the highest percentage of pedestrian activity was noted and throughout the observation period the motorists' behaviour toward the pedestrians was good and created an orderly pattern of pedestrian activity.

(E) MID-BLOCK BETWEEN 45TH AND 46TH AVENUES

There is some thirteen percent of the total pedestrians crossing at this location which, although not illegal, does produce the situation that would most likely result in an accident occurring. In order to deter this movement, a fence would seem to be needed but it is doubtful that this manoeuvre could be entirely prevented.

In conclusion, the City Engineer advised that the overall conditions at this location do not indicate any unique situation that merits further traffic control. However, it is proposed that this location be kept under review to assess the need for further control in the event of a change in traffic conditions.

The Engineer noted that his Department is currently assessing a suggestion from the Municipality of Burnaby for a traffic control signal at 49th Avenue and Boundary Road. A signal installation at this intersection would effect greater crossing gaps in the north-bound traffic flow at 45th Avenue and other locations on Boundary Road and may also bring about a change in travel patterns, causing a reduction in the use of 45th Avenue. If such a signal is to be recommended, it will be reported to the next meeting of the Official Traffic Commission.

. . . Cont'd.

Clause 4 Continued

The City Engineer recommends no further action with respect to pedestrian crossings at Boundary Road and 45th Avenue.

It was

RECOMMENDED that the report of the City Engineer dated July 29, 1970, be adopted and that Mr. Muche be sent a copy of this report.

5. Pedestrian and Bus Route Streets

Alderman Linnell advised she had written to Bremen as she understood that in that City certain streets were set aside for pedestrian movement only and others for the movement of traffic and in particular, certain tram and bus route streets.

In a reply to this enquiry, dated April 9, 1970, Dr. Brenning of the Traffic Association of Bremen, enclosed a map of the centre of the town indicating which streets are at the disposal of the pedestrian. However, the trams and some of the buses are still operating on the pedestrian streets.

In speaking to this matter, Mr. Ross advised that the geographical layout and street arrangement of Bremen was different to that of the City of Vancouver and would lend itself more easily to such an arrangement. He stated further that in the Transit Operation Study, along with other matters, exclusive transit streets are under consideration.

It was

RECOMMENDED that the letter from Dr. Brenning dated April 9, 1970, be received and be referred to the City Engineer and B.C. Hydro for inclusion in the joint Transit Operation Study.

6. Noise Control

At the last meeting, the Commission again considered Mr. R.C. Thomson's request for a regulation on trucking and noise on City streets during the late evening and early morning hours. The Commission also considered a report of the City Engineer dated June 3rd wherein it was recommended Mr. Thomson be notified that control of excess noise in the evenings by the prohibition of truck traffic is not considered practical and that enforcement of the existing noise abatement by-law is an effective way of achieving this end. This recommendation was adopted and a copy of the City Engineer's report was forwarded to Mr. Thomson.

At that meeting, on the suggestion of Commissioner Ryan, the Commission agreed to write to Toronto with respect to their use of a noise "measurement device".

Under date of July 20, 1970, the Metropolitan Toronto Clerk forwarded a copy of the Metropolitan Corporation's Anti-Noise By-law No. 835, together with a copy of By-law No. 1790 amending same. He also enclosed a copy of a report of the Commissioner of Traffic to the Metropolitan Transportation Committee dated June 7th, and the report of Mr. A.P.G. Joy, Metropolitan Solicitor, to the Legislation and Planning Committee dated March 17, 1969, in which certain problems of enforcement of the By-law are dealt with.

. . . . Cont'd.

Clause 6 Continued

The Chairman pointed out that the Vancouver City Council on July 28, 1970, adopted a motion submitted by Alderman Bird which provided for the appointment of a Sub-Committee to study the various measures adopted in other jurisdictions to control noise and to recommend to the General Purposes Committee any necessary amendments to By-law No. 2513, being "a By-law for the Abatement and Control of Noise in the City of Vancouver" and By-law No. 4338, being "a By-law for the Abatement and Control of Objectionable Noises Emanating from Motor Vehicles in the City of Vancouver". This motion instructed the City Engineer to prepare relative technical material for the consideration of the Sub-Committee.

The Commission was informed that Mr. John Mulberry of the Law Department, and the City Engineer's Department, had files containing relevant information on noise control.

It was

RECOMMENDED that the information received from Toronto under date of July 20, 1970, and the information on hand with the Law Department and the City Engineer's Department, be forwarded to the Sub-Committee of the Standing Committee on General Purposes to facilitate its study.

7. Parking Prohibitions: Kitsilano Area

Mr. Ross advised that under the City Engineer's authority, it is proposed to place parking prohibitions on all curbed streets that are 27' wide between Burrard and Trafalgar from Cornwall to 4th Avenue. He pointed out that it is becoming more difficult, due to the density of traffic and the narrow width of the streets, for the Fire Department to manoeuvre on these streets.

It was

RECOMMENDED the oral report submitted by Mr. Ross of the Engineering Department be approved.

8. Vancouver Traffic and Safety Council Sign: North End of Burrard Bridge

Mr. Plaskett advised that in 1948 the Official Traffic Commission and City Council approved the installation of a neon sign at the north end of Burrard Bridge, which was used to display traffic safety hints. He further advised that it is becoming increasingly difficult to obtain suitable displays and the cost of maintenance is becoming prohibitive. He suggested that the Commission consider recommending to Council the removal of this sign.

RECOMMENDED that the Vancouver Traffic and Safety Council sign at the north end of Burrard Bridge be removed.

9. Accident Report: Vancouver City Police Department

Alderman Linnell brought to the attention of the Commission the monthly accident report which is supplied by the Vancouver Police Department. Superintendent Oliver reported that the death figure is one higher than at this time last year and he discussed the matters of failing to give the right-of-way, following too closely and excessive speed. He advised of the methods by which the Traffic Branch is handling these problems.

It was

RECOMMENDED that the oral report submitted by Superintendent Oliver with respect to traffic problems and the accident picture be received.

10. Shrubbery Encroachment: West Side Macdonald Street, Lane South of 3rd Avenue

At the last meeting of the Official Traffic Commission, Alderman Linnell advised of a communication from Mrs. V. Smith, dated June 16th wherein she complained about the height of the hedge which protruded into the City street allowance and, in her opinion, was a vision restriction to a driver's egress from the lane behind 2804 West 3rd Avenue. This communcation was referred to the City Engineer for report to this meeting of the Commission.

In a report dated July 30, 1970, the City Engineer advised that the subject matter falls into two separate aspects which are:

(a) The growth on private property

(b) The growth on the City boulevard

In the first aspect, there is no regulation controlling growth of shrubs or hedges on private property since the controlling section of the Zoning and Development By-law was repealed on November 12, 1958. The reasons for the removal of the control was inequitable application, no demonstrated benefits to safety, and experience showing that drivers tended to be less cautious at "open" intersections.

In the second aspect, removal of encroaching boulevard growths can be carried out either by the abutting property owner or City forces. However, under Council policy of July 7, 1960, this is only done when "their removal is necessary in the interests of public safety".

The investigation of the complaint by the Traffic Division, therefore, was conducted under the application of the second aspect, since the shrubbery does encroach onto the west boulevard of Macdonald Street and the Lane South of 3rd Avenue. In both cases the encroachment is approximately two feet, with the shrubbery being about seven feet high in the lane and four feet high on the boulevard. In the lane the encroachment comes close to the travelled portion and, since it has grown somewhat since our review of November last year, would be subject to the attention of the City's district foreman.

A vehicle exiting from the lane is required (by law) to stop before entering the street. In this case, a vehicle having stopped, and then proceeding, has a clear view to the north along Macdonald Street before the front of the car arrives at the curb alignment. As the hedge does not encroach upon the sidewalk there is no obstruction to pedestrian traffic. In view of this and the fact that there is no known history of any problems other than the points made by Mrs. Smith, no action can be taken "in the interest of public safety".

The City Engineer recommended that Mrs. Smith receive a copy of this report,together with a copy of the 1958 report.

Discussion followed on Alderman Linnell's suggestion of considering an amendment to the Zoning and Development By-law to include restrictions on the heights of hedges on lanes at corner properties. However, Mr. Ross pointed out that the matter of the height of hedges was included in the Zoning By-law at one time but was deleted about 1963 because of the difficulty in enforcing the height restriction.

After considerable discussion, it was

RECOMMENDED that the City Engineer be requested to seek the co-operation of the owner to have the hedge, which is on this private property, clipped.

The meeting adjourned at approximately 4:30 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 463

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 27, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 27, 1970, commencing at 10 a.m. for the purpose of holding a Public Hearing in connection with rezoning matters and for the purpose of giving consideration to such rezoning matters.

PRESENT: His Worship the Mayor (Chairman).

Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

MOVED by Alderman Adams
SECONDED by Alderman Sweeney
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. Amendments to the Zoning and Development By-law re advertisements, Bill-Boards and Signs on Roofs in C1, C2, C3, C4, C5, CM1, CM2, M1, M2 and P1 Districts.

An application was received from the Director of Planning to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts and to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4, C-5, CM-1, CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District.

The application has been approved by the Technical Planning Board and the Town Planning Commission. The Town Planning Commission further recommended:

'that City Council consider making application to the Legislature next December to obtain an amendment to the Vancouver City Charter to enable the City to require the removal of all roof signs in the City within a reasonable period.'

In connection with the above application, after the Chair asked for delegations in favour and opposed, the following were heard:

(a) Illuminated Sign Manufactuers of B. C. represented by Mr. Oliphant who submitted an undated Brief.

(b) Mr. J. Wallace, Neon Products Ltd.,

(c) Mr. E. Fulton represented the International Brotherhood of Electrical Workers, Local 213.

(d) L. W. Glasspool, Business Representative, Sign and Pictorial Union, Local 726, who submitted a Brief dated August 27th, 1970.

(e) Mr. Stairs, Sheet Metal Workers Union.

(f) Mrs. Hilda Symonds, representing the Community Arts Council.

The Council Members addressed questions concerning the matter of the application to the various delegations.

MOVED by Alderman Bird
THAT the sign industry be requested to supply to the Vancouver City Council within 30 days, through the Board of Administration, the sign industry's recommendations on the proposed amendments to the Zoning and Development By-law dealing with sign control.

- - CARRIED.

The Committee of the Whole Council recessed at approximately 11.45 a.m.

The Committee of the Whole Council reconvened at 2.15 p.m. in open session in the Council Chamber, His Worship Deputy Mayor H. Rankin in the Chair and the following members present:

PRESENT: His Worship Deputy Mayor H. Rankin.

Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor - Civic Business.

DELEGATIONS:

As the following applications were dealt with by Council, the Chair requested delegations in favour and opposed for each of the applications.

The following applications are noted:

(2) No Delegations.

(3) No Delegations.

(4) The applicant, Broadway Tabernacle was represented by Mr. W. A. Street, Solicitor.

(5) No Delegations

(6) The applicant, Mr. C. Tabory, spoke to the application and requested permission to withdraw the application.

The Clerk submitted to Council a petition signed by 46 residents of the area surrounding the property in question opposing the application to rezone.

(7) No Delegations.

(8) Mr. Campbell a resident of the area, opposed the application.

(9) No Delegations.

2. Lots 11-19 of Block 348, Lots 1-10 of Block 448, all of Blocks 368, 388, 408, 428, 468, D.L. 526 being the area bounded by the lane north of 10th Avenue, Pine Street, 16th Avenue and Burrard Street.

An application was received from J. Brand to rezone Lots 11-19 of Block 348, Lots 1-10 of Block 448, all of Blocks 368, 388, 408, 428, 468, D.L. 526 being the area bounded by the lane north of 10th Avenue, Pine Street, 16th Avenue and Burrard Street.

FROM: RT-2 Two Family Dwelling District
TO: RM-3 Multiple Dwelling District

The application was approved by the Technical Planning Board for a portion of the area only described as follows:

'all lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine on the east and 14th Avenue on the south.'

The application was approved by the Town Planning Commission in accordance with the recommendation of the Technical Planning Board, having in mind that a further recommendation will follow after the needs of this area have been assessed in relation to forthcoming transportation studies.

A letter dated August 26th from Mr. G. B. Gardom, from the firm of Gardom and Volrich, Barristers and Solicitors, who represent the Vancouver Lawn Tennis and Badminton Club, was read to the Council.

MOVED by Alderman Adams
THAT the letter be received.

- CARRIED.

MOVED by Alderman Broome
THAT the foregoing application be approved subject to the following condition as recommended by the Technical Planning Board:

'the lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard on the west, Pine on the east and 14th Avenue on the south.

- CARRIED.

3. Lots A, B, 5 of Block 3, Lots 1, 2, 3, of Block 5, D.L. 311 being the area bounded by 70th Avenue, South West Marine Drive and Ash Street.

An application was received from Brentwood Realty Ltd., for the rezoning of Lots A, B, 5 of Block 3, Lots 1, 2, 3 of Block 5, D.L. 311 being the area bounded by 70th Avenue, South West Marine Drive and Ash Streets.

FROM: RT-2 Two Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store, Marine accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

1. The south 33' of Lots 1, 2, 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.

2. Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office

3. All services including any transformers etc to be underground

4. The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped setback areas adjacent to S. W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easternly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.

5. All signs to be approved by the Technical Planning Board with such signs to be facia signs, and non-flashing with the exception of one free-standing sign which shall also be non-flashing.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing be not complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.

The application was approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board .

MOVED by Alderman Broome
THAT the application be approved subject to the following conditions:

'with the uses being restricted to a Bank; Restaurant (excluding drive-in with or without car service or take out food service); Professional offices; Recording Studio; Industrial Laboratory; Retail Stores including a drug store. Marine Accessory distributor and sales, subject to prior compliance by the owners with the following conditions:

1. The south 33' of Lots 1, 2 3 of Block 5 to be first dedicated to the City to provide for the future street widening of West 70th Avenue.

2. Lots A, B & 5, Block 3 and Lots 1, 2 & 3 (except the south 33') of Block 5, all of D.L. 311 to be first consolidated into one parcel and so registered in the Land Registry Office

3. All services including any transformers etc. to be underground

4. The detailed scheme of development which shall not exceed two storeys in height to be first approved by the Technical Planning Board after advice from the Design Panel as to the architectural design of the building, with there being suitable lawn, shrub and tree planting both on the landscaped

Item 3 (Continued)

4. (cont'd)

setback areas adjacent to S.W. Marine Drive, along the southerly landscaped setback area of the site abutting West 70th Avenue and along the easternly landscaped setback area of the site abutting Ash Street as well as interspersed throughout the site.

5. All signs to be approved by the Technical Planning Board with such signs to be facia signs, and non-flashing with the exception of one free-standing sign which shall also be non-flashing.

FURTHER that should the above conditions be not complied with by the owners in order to permit the by-law to be passed within 120 days from the date of public hearing, then this approval shall expire.'

- CARRIED.

4. Lots 18-24, C and B, Block 22, N½ Sec 34, THSL Situated on the North side of East Broadway between Slocan and Penticton.

An application was received from Mr. W. A. Street, Barrister and Solicitor on behalf of Broadway Tabernacle, to rezone lots 18-24, C and B, Block 22, N½ Sec 34, THSL, situated on the north side of East Broadway between Slocan and Penticton.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District.

This application is approved by the Technical Planning Board, with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The gross floor space ratio not to exceed 0.55. The development not to exceed two storeys nor 35 feet in height. The bulk, mass and form of development to be in keeping with the adjacent one family area. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

2. The site to be developed and maintained at all times as one integrated development.

3. No signs or advertisements shall be permitted save for such sign or advertisementsas may be approved by the Technical Planning Board having regard to Section 10(21)(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-Law.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

The application is also approved by the Town Planning Commission subject to the conditions as set out by the Technical Planning Board.

Item 4 continued.

Mr. Street, Solicitor for the applicant Broadway Tabernacle, spoke to the matter and requested that the original application be granted. The original application requested a floor space ratio of 1.45 and a scheme of development which would allow a structure 60' x 90' of 9 storeys as a senior citizens' housing unit comprising some 80 units. Mr. Street pointed out that the original application provided for some 70 underground parking spaces and 20 surface parking spaces with landscaped setbacks and areas, and a church structure with normal facilities ancillary to a church.

MOVED by Aldermen Wilson
THAT the original application be approved as submitted with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

2. The site to be developed and maintained at all times as one integrated development.

3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(21)(a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

- (CARRIED)

Alderman Linnell in Amendment
THAT the application be approved with the church and a 60' x 90' senior citizens' housing high rise of 9 storeys with a minimum of 80 units and the Technical Planning Board report back on the other conditions to apply to the rezoned site.

- DEFEATED.

MOVED by Alderman Broome in Amendment to the Amendment
THAT the words 60' x 90' be deleted.

The amendment to the amendment by Alderman Broome was put and

- DEFEATED.

The amendment by Alderman Linnell was put and

- DEFEATED.

MOVED by Alderman Linnell in Amendment
THAT this application be tabled for two weeks for report from the Technical Planning Board.

- DEFEATED.

The original motion of Alderman Wilson as stated above was put and

- CARRIED.

5. Lot B, Block 1, D.L. 724,
Situated on the East side of Victoria Drive between 48th and 49th Avenues.

An application was received from Dr. D. Ciarniello to rezone lot B, block 1, D.L. 724, situated on the east side of Victoria Drive between 48th and 49th Avenues.

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

The application has been approved by the Technical Planning Board and by the Town Planning Commission.

MOVED by Alderman Adams
THAT the application be approved.
- CARRIED.

6. Lots 7 and 8, Subdivision B, Block 144, D.L. 264A
Situated on the North-west corner of Victoria Drive and 2nd Avenue.

An application was received from Mr. C. Tabory to rezone lots 7 and 8, subdivision B, Block 144, D.L. 264A, situated on the North-west corner of Victoria Drive and 2nd Avenue.

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

The application was not approved by the Technical Planning Board because of the following reasons:

a) There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.

b) There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.

c) Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south-west corner of 2nd Avenue and Victoria Drive.

The application was not approved by the Town Planning Commission for the reasons outlined by the Technical Planning Board.

Earlier in the meeting the applicant, Mr.C. Tabory, requested permission to withdraw the application.

AMENDED
SEE PAGE 553

MOVED by Alderman Calder
THAT Mr. C. Tabory be allowed to withdraw the application.
- CARRIED.

7. To amend the C-2 District Schedule of the Zoning and Development By-law in relation to Building Heights.

An application was received from the Director of Planning to amend the C-2 District Schedule of the Zoning and Development By-law in relation to Building Heights by adding the following to subsection F of Section I of the Zoning and Development By-law.

"The Technical Planning Board may, in its discretion, permit a building at variance with sub-section F of section 1 of this District Schedule after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission and after notifying the adjoining owners. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;

b) the amount of open space, plazas, overall design, and the general amenity of the area;

c) the effect on traffic;

d) the existing and permitted uses and the form and need of each C-2 zone including its relationship to any surrounding residential areas".

The application was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Alderman Hardwick
THAT the Zoning and Development By-law be amended by adding the following to subsection F, section 1 of the C-2 Commercial District Schedule (suburban)

"The Technical Planning Board may, in its discretion, permit a building at variance with sub-section F of section 1 of this District Schedule after having received a report thereon from the Director of Planning and after consultation with the Town Planning Commission and after notifying the adjoining owners. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

a) the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings;

b) the amount of open space, plazas, overall design, and the general amenity of the area;

c) the effect on traffic;

d) the existing and permitted uses and the form and need of each C-2 zone including its relationship to any surrounding residential area."

- CARRIED.

8. Area bounded by Skeena Street, 2nd Narrows Bridge Approach, Rupert Street and CPR Right-of-Way

An application was received from the Director of Planning to rezone the area bounded by Skeena Street, 2nd Narrows Bridge Approach, Rupert Street and CPR Right-of-Way.

FROM: RS-1 One Family Dwelling District
C-1 Commercial District
TO: M-1 and M-2 Industrial District

The application was approved by the Technical Planning Board.

The application was approved by the Town Planning Commission with the specific recommendation that the industry be carefully selective.

MOVED by Alderman Bird
THAT the application be approved.

- CARRIED

9. Those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373
All lands bounded by Kind Edward Avenue, Camosun Street and 29th Avenue.

An application was received from the Director of Planning to rezone those portions of Block 292, D.L. 140, Group 1, N.W.D., Plan 6373 being all lands bounded by King Edward Avenue, Camosun Street and 29th Avenue,

TO: RS-1 One Family Dwelling District.

The application has the approval of the Town Planning Commission and Technical Planning Board.

It was noted that this application covered lands incorporated into the City of Vancouver at the last sitting of the Provincial Legislature and, therefore, had not previously been zoned.

MOVED by Alderman Linnell
THAT the application be approved.

- CARRIED.

MOVED by Alderman Adams
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Wilson
SECONDED by Alderman Adams
THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and that the application of the Director of Planning concerning sign control (Item #1) be considered by Council at or about 30 days from this date.

- CARRIED

MOVED by Alderman Hardwick
SECONDED by Alderman Broome
THAT the pending applications for signs as detailed in the reports of the Board of Administration (Building and Planning Matters dated July 24th and August 14th) and considered by Council at its meetings of July 28th and August 18th be granted and that the Director of Planning be instructed to withhold permits for those

Item #9 Continued....

signs which he deems unsuitable and report thereon to Council.

- CARRIED.

It was noted by Council that Seaboard Advertising Co. Ltd., through their representatives at the meeting, agreed to suspend action on all applications that that firm had pending for billboards for the 30 days period that the Sign Industry has to submit their recommendations to City Council.

The meeting then adjourned at approximately 3.55 p.m.

* * * *

The foregoing are the Minutes of the Special Council Meeting (Public Hearing) dated August 27, 1970.

MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 1, 1970, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting, (including 'In Camera'), dated August 25, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Salvation Army Red Shield Building Fund: Request for Grant

(b) Control of Discharge of Oily Wastes from Myer Franks Ltd., 1100 Grant Street

COMMUNICATIONS OR PETITIONS

Development:
West End Area

Alderman Wilson referred to a communication, dated August 20, 1970, from Dr. Wilson E. Schwahn in respect of the development of the West End and requested His Worship direct that a copy of this communication be forwarded to the Director of Planning.

His Worship the Mayor so directed.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 28, 1970

Works and Utility Matters

Tender: Traffic Signal Controllers (Clause 1)

The Council considered Board of Administration report containing information from the City Engineer and the Purchasing Agent as a result of tenders for the supply of Traffic Signal Controllers, the matter being submitted because of the involvement of Union status.

MOVED by Ald. Broome,
THAT the low bid of Northern Electric Co. Ltd., in the amount of $11,894.40 for the supply of these Traffic Signal Controllers, pursuant to the tender submitted, be accepted, subject to 5% Provincial sales tax and contract satisfactory to the Corporation Counsel.

- CARRIED

Sale of Portion of Lane East of Granville Street North of 6th Avenue and Adjacent Portions of City Lands (Clause 2)

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Works and Utility matters), dated August 28, 1970, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Social Service and Health matters), dated August 28, 1970, Clauses 1 and 2 be received for information and Clause 3 adopted.

- CARRIED

Unemployment Assistance Project Company (Clause 4)

The Council considered the information furnished by the Board of Administration from the Acting Social Service Administrator regarding a request by Mr. Peter Jeal that the City enter into a contract with his company to move welfare recipients and in so doing provide jobs for such recipients. It is pointed out the policy of the Social Service Department in this respect is to require the recipient to provide the Department with moving estimates from two companies and the lowest estimate then accepted. Details of Mr. Jeal's proposal are referred to in the report. It is concluded that the present system of accepting the lowest moving estimate from established companies is quite satisfactory. Mr. Jeal requested an opportunity to appear before the Council.

MOVED by Ald. Hardwick,
THAT a delegation be heard as requested.

- LOST

MOVED by Ald. Broome,
THAT Mr. Jeal be advised of the present policy and that Council has no intention of changing this policy at the present time.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

False Creek Lands - Provincial Government/Marathon Transfer (Clause 4)

MOVED by Ald. Broome,
THAT this clause be adopted.

(amended)*

MOVED by Ald. Sweeney, in Amendment,*
THAT the following words be added to the motion of Alderman Broome:

'and that the City's position be that the sale be conditional upon the Marathon Realty Company granting an easement to the City, in writing, of a strip along the waterfront, and the granting to the City of the riparian rights.'

- CARRIED

The motion, as amended and reading as follows, was put and

- CARRIED

"THAT this clause be adopted and that the City's position be that the sale be conditional upon the Marathon Realty Company granting an easement to the City, in writing, of a strip along the waterfront, and the granting to the City of the riparian rights."

Request by M. Kopernik Foundation for Elderly Citizens Home - Southeast Sector (Clause 5)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see page 6)

Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Building and Planning matters), dated August 28, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

Fire Defences: Burrard Inlet

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Fire and Traffic matters), dated August 28, 1970, be adopted.

- CARRIED

Finance Matters

Loomis Armored Car Service Contract (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated August 28, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Aqua-Jets Swim Club (Clause 2)

The Council considered an application from the Aqua-Jets Swim Club for a grant in the amount of $6,500 to commence a club for boys aged 8 to 14 years, from under-privileged and welfare homes for specialized training in swimming.

MOVED by Ald. Adams,
THAT the organization be advised the Council has not taken action to approve the application.

- CARRIED

B. Personnel Matters, August 21, 1970

Gratuity Plan:
Vancouver Fire Fighters Union

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated August 21, 1970, be adopted.

- CARRIED

C. Property Matters, August 28, 1970

Requests for Cancellation of Sale
and Refund of Deposits (Clause 5)

The Board of Administration submitted a report in the matter of requests for cancellation of sales of City properties and the refund of deposits. The following is extracted therefrom:

"City Council on August 15. 1950 approved the following, 'recommended that when an offer of $1,000 or more, to purchase City-owned property is received, such offer to be accompanied by a deposit of 5% of the amount shown on the application to purchase.'

Sales policy has been subsequently reviewed at various times by City Council, and the requirement of a 5% deposit has been confirmed. If an offer to purchase is accepted by Council, and the applicant decides not to proceed, then by policy the deposit is not refundable. This matter is covered in Item (1) of the Offer to Purchase form which states:

'1. Agree that if I do not pay the balance of the cash payment referred to above within 14 days after the date of acceptance of this offer by Council, my deposit will be forfeited to the City.'

For the past few months the real estate market has been unsettled and the sales have been slow. City Council has taken this fact into account when agreeing to the three recent refunds.

I would suggest, however, that it would be to the City's best interests to confirm current policy of a 5% deposit, non-refundable if offer accepted by Council - to prevent the submission of frivolous bids.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Requests for Cancellation of Sale and Refund of Deposits (cont'd)

Council will still have the prerogative of deviating from this stand if conditions of market or hardship warrant it. It is felt, however, that in the case of a refund approval the City should retain $50.00 of the deposit, representing administrative costs, which are payable by the purchaser of City lands."

MOVED by Ald. Adams,
THAT the foregoing suggestions respecting future requests for cancellation of sale of City properties and refund of deposits, be approved.

- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Property matters), dated August 28, 1970, be adopted.

- CARRIED

D. Grant Request: Neighbourhood Services Association - Community Development Services

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

E. Increased Administration Costs Social Service Department

The Board of Administration, under date of August 20, 1970, submitted a report of the Acting Social Service Administrator in the matter of increased administrative costs. An historical review is set out and the following recommendations proposed; the Board of Administration recommends approval.

"The Acting Social Service Administrator recommends that additional funds amounting to $59,932 be provided from Contingency Reserve to increase the 1970 Social Service administration Budget for the foregoing items which are summarized as follows:

1.	That an additional $23,265 be provided for Salaries and Temporary Help (less $11,633 shared C.A.P.)	$11,632
2.	That an additional $15,900 be provided for Stationery, Printing and Office Supplies	15,900
3.	That $1,400 be provided for installation and operation of a copying machine	1,400
4.	That an additional $25,000 be provided to meet increased bank charges in 1970	25,000
5.	That $6,000 be provided for the increase in cost and additional filing equipment and supplies	6,000
		$59,932

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved and the subject matter of increasing welfare costs be referred to the Standing Committee on Health and Welfare for full consideration.

- CARRIED

The Committee of the Whole Council recessed at approximately 10:45 a.m. and reconvened at 11:00 a.m. 'In Camera' in the Mayor's Office, following which the Committee of the Whole Council recessed to reconvene in open session at 2:00 p.m. in the Council Chamber.

The Committee of the Whole Council reconvened in the Council Chamber at 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

DELEGATIONS, ETC.

1. Acquisition of City-owned Property
W/S Boundary Road at Williams Street

The Council considered a request from the Inland Group of Companies to purchase City-owned land, known as Block 3, SW¼ Section 27, bounded by Charles, Williams, Kootenay Streets and Boundary Road, for development of a truck service centre.

The Board of Administration advised that a report would be submitted to Council in due course with respect to development of a larger area of City land of which this parcel is a part.

Earlier in the proceedings a delegation on behalf of the Inland Group of Companies appeared in support of their application and filed a brief dated September, 1970.

MOVED by Ald. Wilson,
THAT this submission from the Inland Group of Companies be referred to the Director of Planning for report to Council at the same time the Department is reporting on the larger area of City-owned land, of which the parcel in question is a part.

- CARRIED

2. Elderly Citizens' Home:
Southeast Sector (M. Kopernik Foundation)
(Building and Planning Matters, August 28, (Clause 5))

The Board of Administration submitted a report of the Director of Planning on the request of the M. Kopernik Foundation for a 2.0 acre site in Area B of the Southeast Sector, for a Senior Citizens' Housing development. In commenting on the proposal the Director of Planning suggests if Council approves the release of the site in question to the M. Kopernik Foundation that the senior citizens' development not exceed F.S.R. 0.6 and that the release of such a site be conditional on:

(a) a price being negotiated satisfactory to the City, and
(b) a scheme of development being approved by the Technical Planning Board.

Earlier in the proceedings a delegation on behalf of the Foundation appeared in support of the application and filed a brief dated August 31, 1970.

MOVED by Ald. Bird,
THAT approval be given to the release of the site in question to this Foundation as requested, subject to the aforementioned suggestions of the Director of Planning.

- CARRIED

DELEGATIONS, ETC. (cont'd)

3. Grant: Salvation Army
Red Shield Building Fund

Earlier in the proceedings the General Chairman of the Red Shield Building Fund filed a brief dated September 1, 1970, in support of an application for a capital grant in the amount of $180,000 in connection with its capital building fund.

MOVED by Ald. Adams,
THAT this request for a capital grant be referred to the Board of Administration to report on:

(a) advisability of a grant of land in lieu of a cash grant

(b) the estimated price of an appropriate parcel of land

(c) a cash grant over a period to be determined

- CARRIED

4. Control of Discharge of Oily Wastes
Myer Franks Ltd., 1100 Grant Street

The Board of Administration, under date of August 21, 1970, submitted a report on the matter of discharge of oily wastes by the firm of Myer Franks Ltd., in connection with its barrel cleaning operation at 1100 Grant Street. Under date of August 27, 1970, the Board of Administration submitted a report on the general question of the disposal of toxic and flammable liquid wastes, referring particularly to the most recent action of the Sewerage Board updating a 1969 report, including consideration of development in other areas for regional disposal of such wastes and development of a regional facility for disposal in the Greater Vancouver area.

The Board of Administration report of August 21st gives an historic review of action taken with Myer Franks Ltd., in respect of this effluent material. The following is extracted from that report:

"Furthermore, in another meeting your officials had with Sewerage District officials on 18 August, Sewerage District officials advised us that:

(a) If an application were made they would not approve a sewer connection from Myer Franks premises to the Clark Drive Interceptor until such time as the Company's effluent meets the District's standards.

(b) The Federal Fisheries Department and the Provincial Pollution Control Board are reviewing standards to regulate the admission of wastes to receiving waters.

(c) The Sewerage District's regulations governing the admission of wastes into sewers are minimum standard regulations which were enacted on 18th June, 1970, and effective that date. The City's own regulations cannot be less restrictive."

cont'd....

DELEGATIONS, ETC. (cont'd)

Control of Discharge of Oily Wastes
Myer Franks Ltd., (cont'd)

Earlier in the proceedings Mr. Shortt, Barrister, introduced Dr. F. D. Schaumburg, consultant for Myer Franks Ltd., who submitted a brief dated August 31, 1970, setting out the company's position and commenting on the matter of effluent standards.

MOVED by Ald. Rankin,
THAT, in connection with disposal of the effluent from the operation of Myer Franks Ltd., the company be required to connect to the sewer and the City continue to enforce its current standards with respect to this company to the satisfaction of the City Engineer; the matter to be reviewed with the Department of Fisheries, the City Health Department and the Greater Vancouver Sewerage District for report back to the City Council within six months. *

(amended)

*

MOVED by Ald. Wilson, in Amendment,
THAT the following words be added to the motion of Alderman Rankin after the word 'sewer'

'at standards acceptable to the Sewerage District'.

- CARRIED

The motion as amended, and reading as follows, was put and

- CARRIED

"THAT, in connection with the disposal of the effluent from the operation of Myer Franks Ltd., the company be required to connect to the sewer at standards acceptable to the Sewerage District, and the City continue to enforce its current standards with respect to this company to the satisfaction of the City Engineer; the matter to be reviewed with the Department of Fisheries, the City Health Department and the Greater Vancouver Sewerage District for report back to the City Council within six months."

5. Grant: Neighbourhood Services Association

The Board of Administration submitted a report dated August 28, 1970, containing information and recommendations submitted by the Director of Social Planning/Community Development on the application of the Neighbourhood Services Association for financial support in connection with its community development services in 1970. Details are set out in the report, concluding as follows:

"(a) That City Council approve a grant of $52,796.00 to Neighbourhood Services Association in 1970 to cover salaries, travel costs and fringe benefits for Community Development Services in addition to the $5,000.00 already approved by Council on July 14, 1970.

(b) That the City, through the Province, apply to the Federal Government to recover $28,898.00 under the Canada Assistance Plan funds. The Province has already approved this program for 50% sharing by the Federal Government.

(c) That the City endeavour to have the Province assume an equal share of responsibility for the remaining $28,898.00 requested for Community Development Services.

cont'd...

DELEGATIONS, ETC. (cont'd)

Grant: Neighbourhood Services Association (cont'd)

(d) That the City make a payment of 50% i.e. $28,898.00 immediately to Neighbourhood Services Association for Community Development Services and withhold payment of the balance until after the Provincial share is determined in September.

Source of Funds - Director of Finance

The Director of Finance reports that the City's share of this program will require a provision of $26,398 from Contingency Reserve prior to any Provincial Government sharing. ($28,898 less $2,500 authorized as the City's share of an advance by City Council on July 14th). The provision from Contingency Reserve will be reduced by the amount of Provincial Government sharing when this is known.

Further, the Director of Finance advises that the Contingency Reserve Fund, after providing for the above and allowing for known items yet to be dealt with by City Council, will be depleted except for a small balance of approximately $2,000. Any subsequent amounts approved by City Council in excess of this balance will be provided by an appropriation from Revenue Surplus' - Prior Years pending the final Revenue and Expenditure results at year end."

The Board of Administration recommends this report be adopted, including the Director of Finance's report on the source of funds.

Earlier in the proceedings a representative of the Association appeared in support of the Board of Administration report.

MOVED by Ald. Wilson,
THAT the aforementioned recommendations submitted by the Director of Social Planning/Community Development and Board of Administration be adopted.

- CARRIED BY THE REQUIRED MAJORITY

(at the conclusion of the hearing of delegations on the foregoing matters, the Council observed a short recess)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Illegal Suite:
Mrs. D. Raappana

Under date of August 28, 1970, the Committee of Officials considered the request of Mrs. D. Raappana, 1190 Matthews Avenue, with respect of retention of an illegal suite, the matter being considered on a hardship basis. The report sets out the action taken to date in this whole matter.

A further report from the Director of Permits and Licenses under date of September 1, 1970, reads as follows:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Illegal Suite:
Mrs. D. Raappana (cont'd)

"Further to my report of August 19th, it is now known that the electric service to the premises at 1190 Matthews Avenue has been shut off. Inspections have resulted in the Medical Health Officer ordering Mrs. Raappana to cease providing room and board at the above premises. He further advises that arrangements have been made to have the Department of Veterans' Affairs move eight male patients to Shaughnessy Hospital and for the Christian Science Church Nursing Services to look after one female.

The Fire Warden also found that fire hazards existed in the building.

In view of the financial position reported by Mrs. Raappana to the Hardship Committee, it appears that she will not be able to restore the premises to an acceptable condition. The Medical Health Officer concurs with this opinion."

MOVED by Ald. Linnell,
THAT the action taken by the Medical Health Officer, as referred to in the report of the Director of Permits and Licenses and set out above, be approved.

- CARRIED

G. Additional 1970 Capital Item:
P.N.E. Pacific Coliseum

The Board of Administration, under date of August 28, 1970, reported as follows:

"The Director of Finance has submitted the following report.

'Each year the P.N.E. Capital Budget is submitted to Council for consideration and approval. On June 9, 1970 Council approved the 1970 P.N.E. Capital Budget of $355,675 as submitted in the Board of Administration report dated May 22, 1970. On August 25, 1970 Council approved a further item of $38,500.

The General Manager has submitted, by letter to His Worship the Mayor and Members of Council a request for a supplementary item for the 1970 budget. The letter is as follows:

"We submit herewith our application for a capital improvement for additional press facilities in the Pacific Coliseum to cost $47,000. This increase in press facilities is necessary to bring the Coliseum standards up to the minimum required for national hockey league arenas. We are asking this approval be granted as soon as possible in order to get this work done in time for the National Hockey League's opening game on October 9th. We must get approval at the Tuesday, September 1st, meeting of City Council. The funds for this additional press facility will be taken from our reserve for capital improvements.""

Your Board therefore submits the matter to Council for consideration.

MOVED by Ald. Adams,
THAT the application of the P.N.E. for this capital improvement be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Establishment of Land for Highway Purposes (S/S West 3rd Avenue between Burrard and Cypress Streets)

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT WHEREAS the City of Vancouver is the registered owner of the land hereinafter described;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT

The southerly two (2) feet of each of Lots six (6) to nine (9) inclusive, Block Two Hundred and Thirty-Seven (237), District Lot Five Hundred and Twenty-six (526), Group 1, New Westminster District, Plan No. 590,

be and the same is hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

2. City Services Outside of Regular Business Hours

At the Council meeting on August 25th, Alderman Hardwick gave Notice of the following Motion, seconded this day by Alderman Calder:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS some City services must be maintained outside of regular business hours, such as health and pollution inspections, medical services, etc.;

BE IT RESOLVED that the Board of Administration report on the possibility of negotiating with the Unions to permit necessary services to be available outside of regular hours.

WITHDRAWN

After due consideration Alderman Hardwick requested, and obtained Council permission, to withdraw this motion.

MOTIONS (cont'd)

3. Organization:
Pacific Coast Ports

Alderman Linnell submitted the following Notice of Motion at the Council meeting on August 25, 1970:

MOVED by Ald. Linnell,
THAT WHEREAS the Minister of Transport has presented a concept for port organization in Canada;

AND WHEREAS said re-organization appears to provide less autonomy and more centralized control from Ottawa of major commercial ports of the country;

AND WHEREAS there are several port jurisdictions in the Greater Vancouver area and there is no machinery proposed for coordination of port development for these and other Pacific Coast commercial harbours;

BE IT RESOLVED THAT the City Council endorse the efforts of the Port of Vancouver Development Committee to obtain from the Minister of Transport a more appropriate form of organization for the Pacific Coast ports than has hitherto been presented.

(tabled)

Alderman Linnell requested the motion be tabled until the next meeting. The Council so directed.

4. Advertising on Vehicles

At the Council meeting on August 25th, Alderman Broome submitted the following Notice of Motion, seconded this day by Alderman Linnell.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT WHEREAS Section 85 of the Street and Traffic By-law states that no person shall place or cause to be placed any handbill, dodger, circular, card or other advertising matter upon or in any vehicle upon a street without permission of the owner or person in charge of such a vehicle;

AND WHEREAS this section has been totally ineffective in curbing this form of litter and street pollution because a person must be caught in the act of placing such handbills, etc.;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring forward for the consideration of Council an amendment to the Street and Traffic By-law which will place the responsibility for such litter on the company, person or organization on whose behalf the advertisement is made and against whom penalties can be levied.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder -
East Entrance to City Hall off 12th Avenue

requested study be given to ways and means of preventing east bound traffic on 12th Avenue making left turns into the City Hall entrance on 12th Avenue at the east side.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Sidewalk Ramps	enquired with respect to providing for a curb ramp arrangement when laying new sidewalks in order to facilitate travel by handicapped persons.
Alderman Sweeney - 2505 Cornwall Street	referred to accommodation for a caretaker in an elderly lady's home, Mrs. Wilson, at 2505 Cornwall Street. Mrs. Wilson has been asked to close out this caretaker's suite in the basement area. His Worship the Mayor advised he would look into the matter.
Alderman Calder - List of New Licensees	made a further enquiry respecting obtaining a list of new licensees and the fact that this information was not available to an enquirer of the License Department but rather he was referred to the Journal of Commerce. His Worship the Mayor advised he was looking into the matter.
Alderman Broome - Site for New CBC Headquarters	referred to the matter of development of CBC headquarters on a new site in Vancouver and expressed the view that full information should be made available to Council in the near future in order that the development proposals will be made known. His Worship the Mayor agreed to be in communication immediately with the CBC authorities in this regard.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Bicycle Registration

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS there has been an increasing problem of bicycle thefts in the City of Vancouver;

AND WHEREAS these thefts of bicycles are looked after by the Police Department;

THEREFORE BE IT RESOLVED that City Council re-institute a By-law making bicycle registration compulsory and that the license fee be set in such a way that it be sufficient to carry the necessary services without any additional cost to the City.

(Notice)

NOTICE OF MOTION (cont'd)

2. Sale of Used Cars: Testing

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS many used car dealers in the City of Vancouver do not have their vehicles tested in the Motor Vehicle Testing Station;

AND WHEREAS many cars on used car lots are faulty and cannot pass the same test;

THEREFORE BE IT RESOLVED that all motor vehicles on used car lots in the City of Vancouver be required to be put through the motor vehicle testing station prior to their being sold to a purchaser.

(Notice)

3. Summer Services to Youth

MOVED by Ald. Hardwick,
THAT the Director of Social Planning/Community Development and the Medical Health Officer report to the Standing Committee on Health and Welfare on the extent and type of services performed this past summer to youth and the mix of individuals served.

(Notice)

The Council adjourned at approximately 4:45 p.m.

***

The foregoing are the Minutes of the Regular Council Meeting dated September 1, 1970, and the reports referred to are thos on Page(s).....

MAYOR

DEPUTY CITY CLERK

WORKS AND UTILITY MATTERS

CONSIDERATION:

1. Tender No. 29-70-6 Traffic Signal Controllers

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on July 13, 1970 and referred to the City Engineer and the Purchasing Agent for report. This report, which deals with items 1 and 2 (electronic controllers) of this tender, is being submitted without recommendation because Union status is involved. The following is a tabulation of the bids received.

Tenderer	Price	Difference from Low Bid Amount	Percentage	Union Made	Spare Parts Stocked by City
Northern Elec.	$11,894.40	-	-	No	Yes
C.G.E.	$15,050.00	$3,155.60	26.5	Yes	No
C.M. Lovsted	$16,070.80	$4,176.40	35.1	Yes	Yes

The 5% Provincial Sales Tax is in addition to all prices shown in this report. All this equipment is made in Eastern Canada.

The City has controllers in use of the type tendered upon by Northern Electric Co. Ltd. and by C.M. Lovsted (Canada) Ltd., and carries a stock of spare parts. The City does not have any of the type of controllers offered by Canadian General Electric Co. Ltd. in service and would have to stock spare parts costing approximately $1,000.00 if these controllers are purchased."

Your Board submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

2. Sale of Portion of Lane East of Granville Street North of 6th Avenue and Adjacent Portions of City Lands

The City Engineer and Supervisor of Property and Insurance reports as follows:

"Pacific Press Ltd. own Lot A of Block 271, D.L. 526 and have acquired Lots 5 to 8 of Block 271 situated east of Granville Street north of 6th Avenue.

When the new Granville Street Bridge was constructed the lane east of Granville Street north of 6th Avenue became dead-ended. Lot B of Block 271 is part of the Bridge right-of-way and the portion of Lot B outlined red on plan marginally numbered D-52-1 Amd. was intended for a lane turn around but was not developed. At the request of the then owners of Lots 5 to 8 the City provided an outlet through the southerly portion of City-owned Lot 4 from the dead end lane to Granville Street.

Clause 2 Cont/d.

Pacific Press Ltd. is demolishing the improvements on Lots 5 to 8 and the portion of Lot B intended for a lane turn around and the lane outlet to Granville Street are no longer required to serve them.

The Company has made application to acquire the south 4 feet of Lot 4, the lane east of Granville Street for 124 feet north of 6th Avenue and the portion of Lot B reserved for a lane turn around.

We RECOMMEND that the portion of Lot 4, Block 271, D.L. 526, the portion of the lane east of Granville Street north of 6th Avenue and the portion of Lot B, Block 271, D.L. 526 outlined red on Plan D-52-1 Amd. be conveyed to the Company subject to the following conditions:

(a) The sale price to be $14,820 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The Company to bear the costs of closing out the lane outlet for the dead end lane at Granville Street, the lane entrance for the lane east of Granville Street north of 6th Avenue and the closing out, relocation and re-routing of the utilities in the lane as required, to the City Engineer's satisfaction.

(c) A public utilities easement over the closed lane to be reserved for a transformer kiosk.

(d) The Company to grant an easement to the City over that portion of Lot 8 outlined green on the said plan.

(e) The Company to consolidate the portions of lands to be conveyed together with the Company owned lands, all as outlined yellow on the said plan to form one parcel.

(f) The Company to bear the costs of survey plans and registration to effect the registration of consolidation.

(g) The execution of any agreements deemed necessary by the Corporporation Counsel and the City Engineer."

Your Board
RECOMMENDS that the foregoing report of the City Engineer and Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 520

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION:

1. Employment Preparation Project (C.A.P. Project)

The Acting Social Service Administrator reports as follows:

"The Employment Preparation Project, which was approved as a Canada Assistance Plan Project in May, 1970, got underway on July 13, 1970. Mr. Carlos Charles is the Project Co-ordinator.

Two groups of ten men each were selected from the case-load of married employable men on Social Assistance. These groups alternate every two weeks between the class-room program and work in the Park (Central Park).

Classroom Program

The classroom program is an informal setting. The emphasis is on personal development and also on getting to know and use the community resources. Resource people are invited to meet with the group to discuss topics relevant to employment. The classroom experience has helped the men work together as a cohesive group.

Work Activity

Absenteeism is a problem and different methods are being used to alleviate it. The work itself involves Park maintenance; e.g. trimming, back brushing, footpath clearing, digging drains, etc. The Park Board foremen appear competent to handle problem situations. It is reported that their level of work is not yet at par with the regular Labourer I.

Earnings

Wages are $3.23/hour - $125.00 on a five day week. The usual earnings exemption does apply.

Remarks

It became quite evident at the outset of the Project that most of these men have serious family and personal problems. Unemployment might be the cause of these 'other' problems. An assessment is being made of each family's situation and counselling services are being provided.

Generally the group is willing to participate, but they are also hoping that this experience would provide them with a greater opportunity to become independent.

Unfortunately there is no guarantee for fulltime employment at the end of this course, but with the help and co-operation of the Park Board, Canada Manpower, Provincial Alliance of Businessmen, and other community resources as well as programs like 'Creative Job Search Techniques', it is hoped that most of the men would either be placed in employment or receive upgrading or retraining to enhance their employ-ability.

This project should be beneficial to most men who cannot see a glimmer of hope of becoming self-supporting.

A more detailed assessment would be available at a later date."

Your Board submits the matter to Council for INFORMATION.

2. Social Service Department, Mid-day and After Hours Service

Council, at its meeting of January 20, 1970, considered a report from your Board, dealing with the changing of hours at the City Social Service Department office. The report recommended that:

(a) Approval be granted to keep all offices of the Social Service Department open between 12:00 noon and 1:00 p.m. on all normal working days by the adjustment of staff lunch hours and the provision of temporary clerical replacement, as required, for telephone operator service, at an estimated cost of $2,344.00 per annum, less 50% recoverable under the Canada Assistance Plan.

(b) The Director of Personnel Services be authorized to establish the class specifications necessary and report to the Board of Administration thereon.

(c) The expenditure of the necessary funds prior to the approval of the 1970 estimates of expenditure be approved.

(d) A report of the above extended services be submitted prior to conclusion of the initial six months' period.

At the same meeting, letters from the Vancouver City Hall Employees' Association were brought to Council's attention. The Association advised of its disagreement with the recommendations, but the Union would agree to the 6 months' trial period.

In accordance with the instructions of Council for a review at the end of 6 months, your Board has received the following report from the Acting Administrator, Social Service Department.

"A) Mid-day Opening

Pursuant to Council approval of January 20, 1970, Departmental offices have been kept open between 12:00 noon and 1:00 p.m. Experience during the six month period has demonstrated a minimal use by the public of the extended hours, less than anticipated. Therefore, the following arrangements adequate to meet the demand for service are being continued:

1530 West 8th Avenue - The switchboards are kept open and a receptionist and worker or supervisor are on duty.

2610 Victoria Drive - A telephone operator-receptionist and a worker or supervisor are on duty.

6445 Knight Road - A telephone operator-receptionist and a worker or supervisor are on duty.

517 Hamilton Street - The office remains open and work continues between 12:00 noon and 2:00 p.m. on a split staff basis.

B) Service After 5:00 P.M.

There have been no further demands from the community for after 5:00 p.m. and weekend emergency welfare service and it is felt that the provision of transient accommodation and feeding arrangements over the summer period has to some degree alleviated any need that existed. With the anticipated opening of the Continental Hotel to provide hostel accommodation for single women

Cont/d.

Clause 2 Cont/d.

and emergency overnight service for families, adequate provision will be available to provide emergency overnight and weekend service.

Staffing of the offices at noon hour has been made possible by realignment of existing staff, no additional funds are required for the purpose.

This matter has again been discussed with the Business Manager of the Union who concurs in the use of staff as outlined to provide minimal service at noon hour."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION:

3. Health Service
Vancouver City College

The Medical Health Officer reports as follows:

"Since 1965 the Health Department has had periodic meetings with Vancouver School Board officials, most specifically Dr. B. E. Wales, Director of Adult Education to discuss the development of a Student Health Service for the three campuses of Vancouver City College (King Edward, Vancouver Art School, Vancouver Vocational Institute). These discussions culminated this year in a formal request from Dr. Wales for this Department to undertake the development of such a service for the Langara Campus in view of the lack of supervisory health personnel at the Vancouver School Board. This request was discussed with the Board of Administration which requested the Personnel Services Department and the Director of Finance to assist the Health Department in the planning and development of a Student Health Service.

The services planned with Dr. Wales and his staff consist of the following elements:

(a) pre-entrance health assessments,
(b) limited diagnostic and treatment services including general first aid,
(c) mental health counselling and referral services,
(d) health education services,
(e) psychological screening for selected occupational programs,
(f) communicable disease and environmental control services.

These services have a basic public health focus and complement existing Health Department programs.

The staff will consist of a half-time Medical Officer, one full-time Public Health Nurse, and a full-time Health Service Office Assistant. Supervisory responsibility for these personnel will fall to Dr. H. E. McLean, Director of Clinical Services, and Miss E. M. Williamson, Director of Public Health Nursing. Both of these members of our senior staff will incorporate these activities in time already paid for by the School Board.

The budget for the program from October 1 to December 31, 1970 breaks down as follows:

Cont/d.

Clause 3 Cont/d.

Salaries - Medical Health Officer (55 sessions @ $35.00 per half day)	$1925.00
- Public Health Nurse ($687 per mon.)	2061.00
- Office Assistant ($389.00 per mon.)	1167.00
	5153.00
Fringe Benefits at 11% (Public Health Nurse & Office Assistant	+355.00
	5508.00
Medical Supplies	1200.00
	6708.00
Administrative Surcharge at 10%	671.00
	$7379.00

The total cost for this new program will be 100% recoverable from the Vancouver School Board.

Mr. J. E. Robertson, Secretary-Treasurer of the Vancouver School Board, has indicated that the Board will equip the space being provided at the College at its own expense. The 1971 program will be expanded to include the services of a psychiatrist and a clinical psychologist to assist in the mental health aspects of the program.

It is anticipated that the B.C. Medical Plan will compensate the School Board for the clinical activities of the Medical Officer and the Psychiatrist but this will be determined by negotiation with the Medical Services Commission. In addition the B.C. Government, through its grant to the Board, and student fees will assist in defraying the costs for this service."

Your Board
RECOMMENDS that the Medical Health Officer be authorized to establish a contract with the Vancouver School Board for the above Health Services for Vancouver City College on the understanding that all costs will be 100% recoverable on a continuing basis from the Vancouver School Board.

INFORMATION:

4. Unemployment Assistance Project Company

The Acting Social Service Administrator reports as follows:

"This report is in reply to an August 12, 1970 memo from the City Clerk's office with a request from a Mr. Peter Geal.

Mr. Geal is requesting that the City enter into a contract with his 'company' to move Welfare recipients and in so doing would provide jobs for Welfare recipients (Documents on file with Clerk).

Mr. Geal is receiving Welfare and was selected for the Employment Preparation Project, but got himself involved in forming a moving company.

Policy of the Social Service Department with Regards to Moving of Welfare Recipients

The present policy of the Department of Rehabilitation and Social Improvement is to pay the moving expenses of those recipients who are either evicted or who have to move for health reasons.

Cont/d.

Clause 4 Cont/d.

The recipient is responsible for providing this Department with moving estimates from two moving companies and the lowest estimate is accepted. This Department authorizes payment of moving expenses for an average of sixty Welfare recipients each month.

Proposed Operation of Unemployment Assistance Project Company

Mr. Geal proposes to rent a truck for $12.00/day, hire Welfare recipients at the minimum wage of $1.50/hour and charge the Department $8.00/hour. Prior to moving the client would sign a waiver absolving the 'company' from any damages to goods and property that may occur as a result of the move.

Remarks

There are many problems inherent in Mr. Geal's proposal. Firstly, the 'Unemployment Assistance Project Company' does not really exist. It is only an idea. Mr. Geal does not have any equipment. He does not have a business licence, nor can he provide any protection for his potential employees.

The present system of accepting the lowest moving estimate from established moving companies is quite satisfactory. Should the City enter into a contract with a moving company to move Welfare recipients, it would only create unfair competition to other companies. If Mr. Geal's company became a reality, he may compete in the usual way."

Your Board submits the matter to Council for INFORMATION and notes that Mr. Geal requests to appear as a delegation.

(DELEGATION REQUEST)

****

FOR ADOPTION SEE PAGE(S) 520

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Request to Keep Horses at 3475 West 53rd Avenue

The Director of Planning reports as follows:

"A Development Permit Application has been filed on behalf of Mr. H. Murray to construct a 20' x 34' storage shed and a 34' 8" x 110' stable to house 19 horses.

This corner site is located in an RA-1 Limited Agricultural District and has a 165' frontage along Blenheim Street and a 667' frontage along West 53rd Avenue.

Section 10 (16) (c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board has approved the Development Permit Application to construct a 20' x 34' storage shed and a 34' 8" x 110' stable and noted that City Council's approval is required for the keeping of horses subject to certain conditions.

The Director of Planning recommends that City Council approve the keeping or housing of 19 horses on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Request to Keep Horses at 7083 Balaclava Street

The Director of Planning reports as follows:

"A Development Permit Application has been filed on behalf of Miss A.M. Mason (owner) to construct a 19' x 29' 4" addition to the existing stable to house her 2 horses.

This site is located in an RA-1 Limited Agricultural District and has a 150' frontage along Balaclava Street and a 146' frontage along West 55th Avenue.

Section 10 (16) (c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board has approved the Development Permit Application to construct the stable addition subject to certain conditions and noted that City Council's approval is required for the keeping of horses.

The Director of Planning recommends that City Council approve the keeping or housing of 2 horses on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Alterations to Existing Gasoline Service Station: 2210 Cornwall Avenue

The Director of Planning reports as follows:

"Imperial Oil Limited has filed a Development Permit Application #53029 to carry out alterations to the existing gasoline service station located on this site.

This site is located in a C-2 Commercial District and the gasoline service station policy as adopted by City Council on October 1, 1968, permits consideration of alterations to the existing gasoline service station at this location.

The drawings submitted with this application indicate that it is proposed to construct a 15' 6" x 25' 6" mezzanine floor addition, a 6' x 10' waste enclosure enlargement of the existing pump island, installation of one additional gasoline dispensing pump, installation of two storage tanks and other minor alterations.

The Technical Planning Board and Town Planning Commission recommend that Development Permit Application #53029 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station located on this site, subject to the following conditions:

(a) The development is to be carried out and maintained in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law.

(b) All landscaping and treatment of the open portions of the site is to be provided within six months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

(c) All screening, surfacing and curbing as indicated in the approved drawings are to be provided within 60 days from the date of completion of the proposed development and thereafter to be maintained at all times."

Your Board RECOMMENDS that Development Permit Application #53029 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

4. False Creek Lands - Provincial Government/Marathon Transfer

Your Board submits the following report of the Director of Planning:

"At its meeting on August 4th, 1970, Council referred back the recommendation on the transfer of some land on the north side of False Creek from the Provincial Government to Marathon Realty Co. Ltd. The Provincial Government Director of Lands had requested the views of the City on this transfer which was being made under the terms of an Agreement between the Provincial Government and the Canadian Pacific Railway. The referred recommendation welcomed the transfer which would facilitate eventual redevelopment and noted that the inclusion of a further lot which was excluded from the terms of the Agreement would improve the situation further.

cont'd . .

Clause 4 continued

Council's concern over the transfer and the reason for the referral was the importance of securing public waterfront access. A revised recommendation follows which includes a request for a public waterfront access easement as part of the transaction. Such access of course could only be possible when redevelopment from the present use takes place.

Accordingly it is RECOMMENDED that the Provincial Director of Lands be informed that the City welcomes the transfer of title provided that it is the intention of Marathon Realty Co. Ltd. to develop the land so transferred for residential, commercial and recreational purposes and with the request that a public waterfront access easement be registered against the titles of the lands so transferred, such easement to be drawn in terms satisfactory to the Corporation Counsel and the Director of Planning and to be effective on the redevelopment of the lands.

It is FURTHER RECOMMENDED that the Director of Lands be informed that the City would welcome the inclusion of Lot 5602 (which is the adjoining lot to the east of the Crown Provincial lands located on the north side of False Creek south of Taylor Street) in the transfer to complete their consolidation and with the same easement provision."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

CONSIDERATION

5. Request by M. Kopernik Foundation for Elderly Citizens' Home - Southeast Sector

The Director of Planning reports as follows:

"A letter dated July 30th, 1970, was received by His Worship the Mayor from the M. Kopernik (Nicolaus Copernicus) Foundation. The Foundation requested that a site in the Southeast Sector be set aside for Senior Citizens' housing.

Members of the Foundation have met with City officials at various times. The creation of a site adjoining Boundary Road for senior citizens' housing was discouraged on the basis that such a location did not meet the normal criteria for senior citizens' housing.

They have abandoned the idea of a site adjoining Boundary Road and have now indicated their preference for a 2.0 acre site in Area B outlined on the map, which is circulated.

City Council in considering the Foundation's proposal should be aware of the following implications:

(a) although the pending CD-1 By-law would permit senior citizens' housing (in addition to other residential uses) on the site in question, this site was designated for town house development in the Plan of Development for the Southeast Sector report of May, 1968.

(b) an additional site for senior citizens' development would not create any difficulties but the release of this site for senior citizens' development might set a precedent for approving further sites and could upset the balance of housing types which was the objective of the 1968 Plan.

cont'd . .

Clause 5 continued

If Council approves the release of the site in question to the M. Kopernik Foundation it is suggested that the senior citizens' development not exceed F.S.R. 0.6 and that the release of such a site be conditional on:

(a) a price being negotiated satisfactory to the City, and
(b) a scheme of development being approved by the Technical Planning Board."

Your Board submits the report of the Director of Planning to Council for CONSIDERATION.

DELEGATION APPEARING

(Copies of a communication from the M. Kopernik Foundation dated July 30, 1970 are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 521

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT AUGUST 21, 1970

RECOMMENDATION

1. Gratuity Plan -
Vancouver Fire Fighters Union

The Acting Director of Personnel Services reports as follows:

"On August 6, 1968, the Vancouver City Council approved an amendment to the Gratuity Plan for Fire Fighters on a trial basis of twenty months effective July 1, 1968.

On January 9, 1970, the Fire Chief reported that the trial period, July 1, 1968, to February 28, 1970, as applied to Fire Fighters had proven satisfactory and that the wording covering the trial period be eliminated from the Personnel Regulation No. 95, Page 1A.

The Acting Director of Personnel Services now recommends that Personnel Regulation No. 95 pertaining to the Gratuity Plan for Fire Fighters be reworded as follows:

'Employees covered by the Fire Fighters Union Agreement may be granted time off for gratuity days earned after 3 years or more service, according to the other conditions now in existence or as subsequently amended, and subject to the following other provisions.

No more than one (1) employee per shift may be absent on Gratuity Leave at any one time. Consequently no more than four (4) employees in total may be absent at any one time. In addition, it must be clearly understood that an employee's right to be absent shall be subject at all times to the exigencies of the Fire Service and to the discretion of the Fire Chief. Any employee who terminates his employment with the City of Vancouver for any reason prior to completion of ten (10) years of service, will repay to the City the number of days which he might have taken as paid leave under the condition of the Gratuity Plan.'

The Fire Fighters Union and the Fire Chief concur in the above recommendation."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 622

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Fire Defences - Burrard Inlet

City Council at its meeting of April 7, 1970, received a report from the Fire Chief recommending the conversion of the Vancouver Fire Boat No. 2 and that the City request the National Harbours Board to assist in financing the renovations. It was further recommended that after conversion has been completed, the boat be classified as an area fire boat and the neighbouring Municipalities be asked to consider sharing accordingly in the cost of operations.

City Council, in approving the recommendations of the Fire Chief, made an amendment to the effect that the naval architects not proceeded with the preparation of detailed specifications until after an approach had been made to the National Harbours Board, adjacent Municipalities and the Provincial Government. It was understood that His Worship the Mayor would make the approaches.

Under date of April 23, 1970, His Worship the Mayor sent letters to the following requesting they consider the matter and appoint a person to a committee to consider the problems:

The Chairman of the National Harbours Board and subsequently the Minister of Transport

The Minister of Lands, Forests and Water Resources (B.C.)

The B. C. Hydro and Power Authority

Imperial Oil Limited (Ioco Refinery)

District of Burnaby

City of North Vancouver

District of North Vancouver

City of Port Moody

Replies have now been received from all of the above and copies of the replies are on file in the City Clerk's Office.

The Municipalities have made the following appointments to the Committee:

District of Burnaby	Alderman W.R. Clark
City of North Vancouver	Alderman J. Loucks Alderman J.A.W. Chadwick and Fire Chief J.H. Spencer
District of North Vancouver	Alderman E. T. Cotton
City of Port Moody	Alderman Maplethorpe

The Minister of Lands, Forests and Water Resources, the B.C. Hydro and Power Authority and the National Harbours Board, or the Minister of Transport, did not appoint a representative to the Committee and the Imperial Oil Limited Manager of the Ioco Refinery requested certain specific additional information and stated that as fire defence of Burrard Inlet is the concern of the marine and marketing operations, as well as refinery, it is necessary that he confer with management of those departments.

cont'd....

Clause #1 continued:

Your Board RECOMMENDS that as the adjacent Municipalities have now appointed Aldermen as their representatives to a committee to consider the problems of fire defences on the shores of Burrard Inlet, City Council should now appoint an Alderman as its representative to the committee so that a meeting of the committee can be convened at an early date.

Your Board will prepare a report on the matter of fire defences in Burrard Inlet for submission to the committee.

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FOR ADOPTION SEE PAGE(S) 521

FINANCE MATTERS

RECOMMENDATION

1. Loomis Armored Car Service Contract

The Director of Finance reports as follows:

"Discussions have been carried on with the above firm for a renewal of the contract for armored car service from the City Treasurer's Office, the Centennial Museum, and Court Clerk of the Provincial Court to the Bank of Montreal.

The Company has indicated that its increased costs of operation require an increased scale of fees for this service. The present rates, shown below, have been in effect since 1968.

PRESENT RATES

City Treasurer's Office - $75.00 per month plus 20¢ per standard bag of coins.

Clerk of the Provincial Court - $57.50 per month.

Centennial Museum - $37.50 per month.

PROPOSED RATES

City Treasurer's Office - $82.50 per month plus 20¢ per standard bag of coins.

Court Clerk of the Provincial Court - $65.00 per month.

Centennial Museum - $43.00 per month

The total yearly cost at present is approximately $2,400, which will increase to approximately $2,646 per annum at the proposed rates, or an overall increase of approximately 10% commencing 1 September 1970. The contract is for one year but carries on thereafter from month to month, subject to the right of either party giving 30 days prior written notice of termination.

A comparison with the estimated City cost of handling the transfer of funds indicates that the service should be continued.

RECOMMENDED that approval be given to entering into a contract, to the satisfaction of the Corporation Counsel, for armored car service, at the rates proposed in this report, and that the Mayor and City Clerk be authorized to sign the contract."

Your Board RECOMMENDS the foregoing recommendation of the Director of Finance be adopted.

CONSIDERATION

2. Grant: Aqua-Jets Swim Club

The Aqua-Jets Swim Club has filed an application for a civic grant in the amount of $6,500. The reason for this request is to start a Club for boys aged 8-14 years from under-privileged and welfare homes for a specialized type of training in swimming with a view to starting a chain of swimmers for the Olympic Team. It is intended to rent the CYO pool on Richards Street because it is the cheapest and is of competition size. The expenses for this undertaking are as follows:

Salaries	$ 3,600
Pool rental, uniforms, club swimsuits, stationery, travelling expenses	2,900
Total:	$ 6,500

Further details are set out in a communication dated July 31, 1970, from Mr. R. A. East, President, and the application for the grant, copies of which are circulated.

Your Board notes that Council has dealt with a somewhat similar request in the past as follows:

October 1969 -	Canadian Dolphin Swim Club $4,500 requested towards rental Percy Norman and Crystal Pools.	- ½ approved provided Park Board gives equal amount. $1,923 has been paid by the City.

Your Board submits the foregoing for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 521

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 28, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Sale of City-Owned Lands to Abutting Owner

The Supervisor of Property and Insurance reports as follows:

"That part of Lots 14 & 15, Sub. C, included in Right-of-Way shown on Plan 4064, and that part of Lots 14 & 15, Sub. C, lying to the North of Right-of-Way shown on Plan 4064, all in Block 2 of Block 146, D.L. 264A, which is located on the North Side 1700 Blk. E. 6th Avenue between Commercial and Victoria Drives, were formerly part of the Burnaby Lake Line Right-of-Way. When the portion of this line from Commercial Drive to Nanaimo Street was abandoned in 1954, it was purchased by the City. Since acquisition, the City has re-sold several portions of the Right-of-Way to abutting owners which has resulted in the recreation of the original lots which existed prior to establishment of the rail line.

In this instance, the subject property zoned, RT-2, Two-Family Dwelling District, comprises the rear portion of two 25' lots, irregular in shape with an average depth of 56 ft. and a total area of 2840 sq. ft. These lots are 'landlocked' with no access to the street system and there is no lane in this block.

The owner of Lots 14C and 15C, which front the City-owned lots, has submitted an offer to purchase the City property. He has offered to pay the sum of $950.00 cash, inclusive of current year's taxes and registration fees.

The two privately-owned lots have a frontage of 25 ft. each, are irregular in shape having an average depth of 43 ft. and a total area of 2160 sq.ft. On Lot 15C, there is a one-storey frame dwelling erected in 1923, which has four rooms and a concrete basement and on Lot 14C there is a single-car garage. Both the house and garage are in fair condition for age and type.

The sale of the City lands has been investigated by the Director of Planning who has endorsed its sale subject to the following conditions:-

a) That the City-owned lands and privately-owned lands be consolidated into one parcel of land, 50' x 100'.

b) That the City reserve a 21-year option to repurchase the northerly 10 ft. of the consolidated parcel for future lane purposes, for the nominal sum of one dollar.

continued . . . / 2

Item No. 1 cont'd

The owner has agreed to the condition of consolidation and to grant the City the requested option, subject to documentation being completed at no cost to him.

In view of the conditions of sale and taking into consideration the restricted use and size and lack of access, the offer of $950.00 for the City lands is fair and reasonable.

RECOMMENDED that the above-mentioned City lands be sold to the owner of abutting Lots 14C and 15C for the sum of $950.00 cash inclusive of current year's taxes, registration fees and consolidation fees, subject to:-

a) The consolidation of the City-owned and privately-owned lands into one parcel - approximately 50' x 100'.

b) The City to reserve a 21-year option to repurchase the northerly 10 ft. of the consolidated parcel for future lane purposes for the sum of one dollar."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

(Copies of a plan of the area are circulated for the information of Council.)

2. Portions of Lots 25 to 28
Required for Widening of Vanness Ave.
Between Ormidale Street and Boundary Rd.

The Supervisor of Property and Insurance reports as follows:

"Lots 25 to 28, Block 6, District Lots 36 & 49, were acquired by the City in the 1920's by tax sale. These lots are situated on the South side of Vanness Avenue between Ormidale Street and Boundary Road.

On March 1, 1960, Council adopted the report of the Board of Administration (Works & Water Matters) of February 24, 1960, and portions of these lots were used to widen and improve Vanness Avenue at this location and the road was physically opened. As the street is to be permanently paved this year the City Engineer has requested that these portions be officially dedicated for highway purposes, and a subdivision plan (No. LD 1194) has been prepared showing the portions to be established as highway.

The tax sale costs of Lots 25 to 28 total $366.60. The pro-rated cost of the portions to be established as highway is $214.56.

RECOMMENDED that plan marginally numbered LD 1194, which is circulated, be approved; the Supervisor of Property and Insurance be authorized to effect registration of the plan; and that the cost of $214.56 for the portion of the tax sale lands dedicated for the widening of Vanness Avenue be charged against the City Engineer's account No. 146/1801."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Transfer of City-Owned Lots from Tax Sale to Georgia Viaduct Replacement

The Supervisor of Property and Insurance reports as follows:

"Lots A & B, Sub 1 - 4, Block 29, D.L. 541, and Lots 9 & 10, Block 21, D.L. 196, were acquired by Tax Sale. Lots A & B situated on the Southeast corner of Dunsmuir and Beatty Streets, and Lots 9 & 10 located on the North-east corner of Prior and Main Streets are required for the Georgia Viaduct Replacement.

RECOMMENDED that Lots A & B, Sub 1 - 4, Block 29, D.L. 541, and Lots 9 & 10, Block 21, D.L. 196 be transferred from City Tax Sale to the Georgia Viaduct Replacement at the total market value of $63,250.00."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Establishment of City-Owned Property for Highway - Ptn. of Lots S/S West 3rd Ave. between Burrard & Cypress Sts.

The Supervisor of Property and Insurance reports as follows:

"The Director of Planning has released for sale a portion of City - owned Lots 6 to 9 inclusive, Block 237, D.L. 526 which are situated on the South side of West 3rd Avenue between Burrard & Cypress Streetsconditional upon the southerly two feet of each lot being first reserved for lane widening purposes.

A formal resolution covering this establishment will be forwarded to Council.

RECOMMENDED that the southerly two feet of each of Lots 6 to 9 inclusive, Block 237, District Lot 526, Plan 590, be established for highway."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

5. Requests for Cancellation of Sale and Refund of Deposits

City Council, on August 11, 1970, approved a request of Mr. Gordon D. Miller, for cancellation of sale and refund of $760.00 deposit, on Lot 77, D.L. 339, situated in the Southeast Sector. Council further resolved that "in view of the fact there have been several requests of this kind and it is anticipated there may be further such requests, the Board of Administration be requested to report to Council and advise how such situations can best be met with due consideration to the protection of the City's interests".

The Supervisor of Property and Insurance has now submitted the following:

continued . . . / 4

Item No. 5 cont'd

"Mr. Miller's request was the third of its kind recently dealt with by Council, all of which were the result of the City's advertisement for sealed tenders on residential lots being offered for sale at a fixed price in the Southeast Sector of the City. It was thus necessary for the applicants to submit their offers on City lands, prior to completing financial arrangements for payment, if successful. We now have a considerable number of residential lots available on an over-the-counter basis, thus the situation is not likely to repeat itself in the near future.

Prior to 1950 it had been the policy to request a deposit of $25.00 by cash or cheque, when accepting applications to purchase City-owned properties. This led to situations where properties were tied up for a period of 14 days or more on a $25.00 deposit, which in some cases eliminated other offers from being considered.

This policy was reviewed by City Council on August 15, 1950, who approved the following. 'Recommended that when an offer of $1,000.00 or more, to purchase City-owned property is received, such offer to be accompanied by a deposit of 5% of the amount shown on the application to purchase.'

Sales policy has been subsequently reviewed at various times by City Council, and the requirement of a 5% deposit has been confirmed. If an offer to purchase is accepted by Council, and the applicant decides not to proceed, then by policy the deposit is not refundable. This matter is covered in Item (1) of the Offer to Purchase form which states:

'1. Agree that if I do not pay the balance of the cash payment referred to above within 14 days after the date of acceptance of this offer by Council, my deposit will be forfeited to the City.'

For the past few months the real estate market has been unsettled and the sales have been slow. City Council has taken this fact into account when agreeing to the three recent refunds.

I would suggest, however, that it would be to the City's best interests to confirm current policy of a 5% deposit, non-refundable if offer accepted by Council - to prevent the submission of frivolous bids.

Council will still have the prerogative of deviating from this stand if conditions of market or hardship warrant it. It is felt, however, that in the case of a refund approval the City should retain $50.00 of the deposit, representing administrative costs, which are payable by the purchaser of City lands."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 522

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 8, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

PRIVILEGE: Alderman Wilson advised the Council that Major J.S. Matthews, the City Archivist, reached his 92nd birthday on September 7, 1970.

His Worship the Mayor stated he would be extending the best wishes of Council to the Major.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council Meeting (Public Hearing), dated August 27, 1970, be adopted, after amendment in respect of Item 6 on page 7, by deleting the resolution as recorded and restating the resolution as follows:

'MOVED by Ald. Calder,
THAT Mr. C. Tabory be not permitted to withdraw this application;

FURTHER THAT this application to rezone be not approved.'

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated September 1, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting (In Camera) dated September 3, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Organization:
Pacific Coast Ports

On September 1, 1970, the following motion by Alderman Linnell was tabled for consideration at this meeting of Council:

"THAT WHEREAS the Minister of Transport has presented a concept for port organization in Canada;

AND WHEREAS said re-organization appears to provide less autonomy and more centralized control from Ottawa of major commercial ports of the country;

AND WHEREAS there are several port jurisdictions in the Greater Vancouver area and there is no machinery proposed for coordination of port development for these and other Pacific Coast commercial harbours;

BE IT RESOLVED THAT the City Council endorse the efforts of the Port of Vancouver Development Committee to obtain from the Minister of Transport a more appropriate form of organization for the Pacific Coast ports than has hitherto been presented."

(tabled)

MOVED by Ald. Broome, in Amendment,
THAT the following be added to the Motion of Alderman Linnell:

'BE IT FURTHER RESOLVED THAT the Port of Vancouver Development Committee be requested to investigate terminal charges as now levied in the port of Vancouver as to whether these charges are not unreasonably high in relation to other major ports in both Canada and the United States;

FURTHER THAT a copy of this resolution be sent to the Vancouver Board of Trade.'

(tabled)

MOVED by Ald. Linnell,
THAT the main motion and amendment be tabled for two weeks.

- CARRIED

DELEGATION MATTERS

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Grants in Lieu of Taxes (including arrears) on taxable Property: St. Vincent's Hospital and Mount St. Joseph Hospital

(b) Carport: 3382 East 23rd Avenue
Mr. Louis Naples

COMMUNICATIONS OR PETITIONS

Closing of Lane:
York House School

MOVED by Ald. Wilson,
THAT, pursuant to communication received from York House School, dated August 31, 1970, that organization be permitted to appear before Council as a delegation when a report is being considered on the application to close lane in the block bounded by Granville Street, 26th Avenue, Alexandra Street and 25th Avenue.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 4, 1970

Works and Utility Matters

Development Permit No. 48152:
First Phase Project 200 (Clause 8)

MOVED by Ald.Hardwick,
THAT Clause 8 of the report of the Board of Administration (Works and Utility matters), dated September 4, 1970, be adopted on the understanding that the extension is for a period of sixty days.

- CARRIED

Banner Across Burrard Bridge
"Jaycee Week" (Clause 10)

The Board of Administration submitted report of the City Engineer to the effect a request has been received from the Vancouver Junior Chamber of Commerce for permission to install a banner on the S/S of Burrard Street Bridge over the centre span to advertise 'Jaycee Week', September 13 - 19. The banner would be installed and removed by City workmen at the cost of the Association.

MOVED by Ald. Bird,
THAT permission be granted to install this banner, subject to the usual conditions which apply in matters of this kind.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Works and Utility matters), dated September 4, 1970, Clauses 1 to 4 inclusive and 9 be adopted and Clauses 5 to 7 inclusive be received for information.

- CARRIED

Building and Planning Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Building and Planning matters), dated September 4, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

Night Court Sittings

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated September 4, 1970, be adopted.

- CARRIED

Finance Matters

Grant: Playhouse Theatre Company (Clause 1)

The Board of Administration reported as follows:

"This year the Playhouse Theatre Company submitted for Council consideration grant requests for the sum of $40,000 (being $29,000 in theatre rentals and $11,000 in stage costs), plus an outright cash grant of $20,000. The Finance Committee at its meetings of April 2nd and April 9th considered the requests and reported to Council at its meeting of April 14th. Council at that meeting approved the cash grant of $20,000 with the condition of $5,000 being a first charge against rental arrears and deferred action for the time being on the requested grant of $29,000 pending further information respecting the Organization's financial position. No action was taken on the request for $11,000 in stage costs.

Under date of August 20th, the President of the Playhouse Theatre Company forwarded a letter and Playhouse Theatre Company 1970/1971 budget for the information of Council with the request that the $29,000 grant for the 1970/71 season be made. This material is circulated for the information of Council.

The Director of Finance confirms that funds have been set aside in the 1970 budget for the grant request, payable in theatre time.

It is noted that the $29,000 request in theatre rental time covers the 1970/71 season and, if approved, should be allocated on the basis of $15,000 in 1970 and $14,000 in 1971 subject to the 1971 portion being approved prior to budget approval by next year's Council."

MOVED by Ald. Adams,
THAT a grant of $15,000 in theatre rental time for the year 1970 be approved to the Playhouse Theatre Company and it be recommended to the 1971 Council that a grant of $14,000 in theatre rental time be approved for the 1971 portion of the 1970/71 season.

- CARRIED BY THE REQUIRED MAJORITY

Pacific National Exhibition:
Capital Expenditures Forum Building (Clause 2)

The Board of Administration submitted the following report of the Director of Finance:

"The agreement between the City and the Pacific National Exhibition requires Council approval of the P.N.E. capital budget each year for projects to be financed from P.N.E. funds.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

P.N.E. Capital Expenditures:
Forum Building (cont'd)

The P.N.E. financial statements at September 30, 1969, show a reserve for improvements of $850,000. This in effect is the available funds for expenditures on new buildings and additions to or rehabilitation of old buildings.

Council has already given approval to the following:

June 9/70 1969/70 Capital Budget totalling	$355,675
Aug.25/70 Additional Seats - Pacific Coliseum	38,500
Sept.2/70 Additional Press Facilities - Pacific Coliseum	47,000
	$441,175
The P.N.E. is presently requesting Council approval of proposed capital expenditure on the Forum Building	300,000
Total including current request	$741,175

(Balance of the improvements reserve at Sept. 30/69 remaining if current request approved would be $850,000 less $741,175 or $108,825)

The current request is put forward at the direction of the P.N.E. Finance Committee and Board of Directors. The General Manager's letter states that the project would include installation of new plastic pipe in a concrete floor, new ice-making equipment and a complete floor over 48,000 square feet of the Forum Building, also new rink boards, changing the front of the building and improving washrooms. The letter states that these improvements will allow the P.N.E. to carry on with sports facilities for residents of the area and also provide a good ice surface for the peewee hockey teams and the figure skaters of this area as well.

The letter explains that approval is requested on the basis that if the 1970 Fair is financially successful, the work will proceed immediately in order to minimize the disruption time for people who normally use the facilities in the fall and winter months. The funds would be provided from the P.N.E. reserve for improvements, which would be supplemented by the 1970 surplus of the P.N.E.

For Council consideration--Request of the P.N.E. for Council approval of improvements to the Forum Building at a cost of $300,000 to be financed from P.N.E. funds."

MOVED by Ald. Rankin,
THAT, while the forum is undergoing alterations, the P.N.E. be requested to consider making time available in the Coliseum at the same rentals charged in the Forum, for the youth groups who will be displaced while the Forum undergoes these alterations.

- CARRIED

MOVED by Ald. Adams,
THAT the request of the P.N.E. for approval of capital expenditure in the amount of $300,000 in connection with the Forum Building to be financed from P.N.E. funds, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters, September 4, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated September 4, 1970, be adopted.

- CARRIED

C. Apartment-Motel Development
S/W corner Cambie and 12th Avenue
(Mr. Wosk)

The Board of Administration, under date of September 4, submitted a report of the Corporation Counsel on a communication received from Mr. B. Wosk in which Mr. Wosk asks the development permit which has been issued in respect of development at the S/W corner of Cambie Street and 12th Avenue, be amended to include a public house licensed premises.

The Corporation Counsel gives the historic position as a result of the original application being heard at a Public Hearing and concludes as follows:

"Under the circumstances I am of the opinion that Mr. Wosk should make a formal application to amend the Zoning and Development By-law to include this additional use and that a public hearing should be held at the earliest possible time.

At the time of the original hearing the Planning Department notified the adjoining property owners of the application and it is suggested that the Director of Planning be instructed to notify the same people of the proposed amendment to the By-law.

If, after the public hearing, Council decides to amend the By-law, Mr. Wosk should then make application to amend the existing Development Permit upon production of new plans."

MOVED by Ald. Phillips,
THAT the applicant be advised he should make a formal application to amend the Zoning and Development By-law to include this additional use, following receipt of which, the required reports will be made to Council in the normal manner and further consideration given.

- CARRIED

D. Examination of Duplicated Service Functions:
City and Board of Parks and Public Recreation

The Board of Administration, under date of August 14, 1970, reported as follows:

"Because this study of duplicated service functions was performed jointly by staff of the Engineering Department and the Park Board, reports have been prepared for submission to both City Council and the Park Board.

To ensure that both bodies receive the same information upon which to base their decisions, the two reports must be identical. This necessitates using a non-standard report format.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Examination of Duplicated Service Functions (cont'd)

City Council requested that a detailed study be carried out to determine whether duplication of services between these two major areas of Civic Service existed and to prepare a report on the feasibility of amalgamating any duplicated functions. The Board of Parks and Public Recreation endorsed this study and instructed the Superintendent of the Board of Parks and Public Recreation to cooperate in carrying it out. The study has now been completed by staff of the Engineering Department and the Board of Parks and Public Recreation, under the auspices of the Research and Systems Committee. The results of this study are as follows:

Findings of the Study

It is unavoidable that with two operations such as the Park and City operations, some duplication will exist. The study established that duplication of certain functions can, however, be eliminated by amalgamation of these functions. These are:

a. Automotive Shops
b. Heavy Machinery Shops
c. Small Equipment Shops
d. Welding Shops
e. Blacksmith Shops

In these areas, amalgamation of the Board of Parks and Public Recreation and the Engineering Department shops is feasible. Other functions such as the paint shop, electrical maintenance, carpentry, fencing, net making, plumbing, forestry, paving, sanitation, etc., have also been studied. Although in some of these functions, some degree of duplication obviously exists, amalgamation is not proposed at this time.

Adoption of the recommendations of this report, that the functions listed in the first group be amalgamated, will result in a net annual saving of about $39,000 to the City at large, composed of a reduction in net City costs of $56,000 and an increase in Park Board annual estimates of $17,000. Part of this net $39,000 saving will result from a reduction of supervisory positions in the Board of Parks and Public Recreation. This reduction will be achieved by internal re-organization of staff by the Superintendent of Parks. Further savings above the $39,000 will accrue in the future because capital expenditure on the renovation of the older Park Board facilities will be unnecessary.

If this report is approved by both City Council and the Board of Parks and Public Recreation, the Board of Administration and the Superintendent of Parks have agreed that the Research Branch of the Engineering Department carry out a replacement study on Park Board equipment. This study will be similar to the analyses already carried out for the Fire, Police and Engineering Departments. In addition to determining minimum cost replacement cycles on Park Board equipment, the study will consider the capital fund financing which must be provided by the City to upgrade the fleet to these standards. The results of this study will be reported to Council when it is completed.

The Superintendent of Parks is concerned that because the Park Board work will have to compete with Police, Engineering and Fire Department work under the new system, Park Board priorities may not be maintained. The more modern Engineering facilities and the two-shift system of the Engineering Shops are expected to assure adequate service;

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Examination of Duplicated Service Functions (cont'd)

however, the transition will be staged over an 18 month period to minimize the possibility of reduction in service to the Park Board. Approximately $9,000 available in the allocated, non-appropriated Yards fund, (capital), will be used to modify Cambie Yard to accommodate the Park Board users.

Recommendations

It is recommended that:

(1) the automotive, heavy machinery, small equipment, welding and blacksmith shops of the Board of Parks and Public Recreation be amalgamated with those of the main Engineering Department shops and be moved to Cambie and Manitoba Yards where new and modern facilities are available to accommodate them. An ultimate saving of about $39,000 per year is expected as a result of this change, excluding other savings resulting from elimination of the need to renovate Park Board repair facilities in the future.

(2) the City Engineer be authorized to prepare a report for Council detailing the cost of modifications to Cambie Yards."

A communication was furnished to Council from the Chairman of the Park Board forwarding a resolution advising of approval of this report and that the Superintendent was requested to implement the recommendations over the next 18 months.

MOVED by Ald. Bird,
THAT the foregoing recommendations contained in the Board of Administration report be approved.

- CARRIED

The Committee of the Whole Council recessed at approximately 10:30 a.m., to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 11:40 a.m. to reconvene in open session in the Council Chamber at 2:00 p.m.

The Committee of the Whole Council reconvened in open session in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Grants in Lieu of Taxes (including arrears) on Taxable Property: St. Vincent's Hospital and Mt. St. Joseph Hospital

The Council considered the application of St. Vincent's Hospital and Mount Saint Joseph Hospital for grants in lieu of taxes. The Board of Administration reported on the applications under date of August 21, 1970, setting out details with respect to these applications.

Earlier in the proceedings the Council received delegations on behalf of each of these hospitals and briefs were filed.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Grants in Lieu of Taxes (cont'd)

MOVED by Ald. Broome,
THAT a grant in lieu of taxes be approved for St. Vincent's Hospital in the amount of $15,811.37, as per letter of request from that hospital under date of July 27, 1970.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Wilson,
THAT a grant in lieu of taxes be approved for Mount Saint Joseph Hospital in the amount of $9,180.65, as per letter of request from that hospital under date of July 15, 1970.

- CARRIED BY THE REQUIRED MAJORITY

2. Carport: 3382 East 23rd Avenue
Mr. L. Naples

The Board of Administration, under date of August 21, 1970, submitted a report from the Director of Planning and Director of Permits and Licenses in respect of instruction to Mr. Louis Naples to remove an over-sized carport from the rear yard of property at 3382 East 23rd Avenue.

The details of this matter are set out in the officials' report in which it is recommended Mr. Naples be provided with a copy of the report and the Director of Permits and Licenses continue to implement enforcement procedures.

Earlier in the proceedings Mr. Naples appeared in support of retaining the carport.

MOVED by Ald. Rankin,
THAT no action be taken to require removal of this carport.

(not put)

MOVED by Ald. Adams, in Amendment,
THAT the Board of Administration report on this matter, dated August 21, 1970, be approved.

- CARRIED

The Amendment having carried, the motion was not put.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Equipment for Containerized Refuse Pickup

The Board of Administration, under date of August 17, 1970, submitted report of the City Engineer in the matter of refuse collection, recommending as follows:

"1. $47,000 be transferred from account no. 8126/7430 to an appropriation for the purchase of 198 containers,

2. $30,000 be transferred from appropriation no. 5930/222 to an appropriation for the purchase of 2 trucks,

3. the remaining $60,000 required for the trucks be included in the 1971 Revenue Budget submission of the Engineering Department and that authority be granted to tender and order the two trucks during 1970. This will be offset by increased charges to users."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Equipment for Containerized Refuse Pickup (cont'd)

The Board of Administration recommends adoption of the City Engineer's recommendations.

MOVED by Ald. Linnell,
THAT the foregoing recommendations be approved.

- CARRIED

(Alderman Calder recorded as voting in the negative)

F. Certain Roof Signs

The Board of Administration, under date of September 4, 1970, submitted report of the Director of Planning advising that it is proposed to withhold permits until further notice in the case of 4 roof sign applications as follows:

(a) A 34' x 42' flashing roof sign:
1541 West Broadway (west portion)

(b) As above (north portion)

(c) A 6' x 8' projecting roof sign:
1055 Denman Street

(c) A 9' x 10' roof sign:
1055 Denman Street

Details in respect of these signs and reasons for withholding applications are referred to in the report, with particular reference to proposed amendment to the Zoning and Development By-law regarding the control of roof signs.

MOVED by Ald. Linnell,
THAT approval be given to the action of the Director of Planning in withholding permits for the aforementioned roof signs.

- CARRIED

G. Closure of Theatre Row or Pender Street to Vehicular Traffic

The Board of Administration, under date of September 3, 1970, submitted a report of the City Engineer pursuant to Council's instructions in respect of the feasibility of closing two blocks of Granville Street, comprising Theatre Row, after the hour of 6 o'clock every day for one month on an experimental basis. It was also instructed consideration be given to limiting the closure to Saturdays and Sundays during the trial period, and the Chinatown portion of Pender Street be considered as an alternative to the Granville Street proposal.

The City Engineer sets out details in respect of each of these matters and concludes as follows:

"In summary, an evening closure of the Theatre Row portion of Granville Street is expected to create significant problems with respect to vehicular traffic, at least for the duration of the Howe Street closure. Buses could be re-located to Seymour and Richards Streets, but the inconvenience to transit patrons would be severe.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Closure of Theatre Row (cont'd)

Evening closure of Pender Street is feasible, but there would still be a lower level of transit service, especially on Friday and Saturday evenings.

It should be noted that although a street closure of this nature can be accomplished (and, in the case of Pender Street, is done a couple of times a year), most downtown streets are carrying heavy traffic volumes, and an extended closure without the provision of additional street capacity on an alternate route can only result in some degree of inconvenience and delay to vehicular traffic."

MOVED by Ald. Broome,
THAT this report be received for information;

FURTHER THAT the Director of Planning, at a convenient time, carry out a detailed study into the question of a pedestrian mall on Pender Street from Columbia to Main Street and include in this study also, Water and Alexander Streets (Gastown area).

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing Portion of Road
(South of 47th Avenue, West of Raleigh Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS a portion of the road dedicated by the deposit of Plan 3092 adjacent to portions of Block 3, North ½ of North West ¼ District Lot 337, Group 1, New Westminster District, Plan 3092 is surplus to the City highway requirements;

AND WHEREAS abutting owners have applied to the City to acquire portions of the surplus highway;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 3092 adjacent to portions of Block 3, North ½ of North West ¼ District Lot 337, Group 1, New Westminster District, Plan 3092 included in plan prepared by A. Burhoe, B.C.L.S., attested to on the 20th day of July, 1970, and marginally numbered LD 1227, a print of which is hereto annexed; be closed, stopped up and conveyed to the abutting owners;

AND BE IT FURTHER RESOLVED that the closed portions of road be consolidated with the abutting lots.

- CARRIED

MOTIONS (cont'd)

2. Bicycle Registration

On September 1st, Notice was given on the following motion:

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS there has been an increasing problem of bicycle thefts in the City of Vancouver;

AND WHEREAS these thefts of bicycles are looked after by the Police Department;

THEREFORE BE IT RESOLVED that City Council re-institute a By-law making bicycle registration compulsory and that the license fee be set in such a way that it be sufficient to carry the necessary services without any additional cost to the City.

(not put)

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the subject matter of the motion of Alderman Rankin and Alderman Sweeney be referred to the Board of Administration for report back with respect to the ramifications and the benefits.

- CARRIED

The motion to refer having carried, the motion of Alderman Rankin was not put.

3. Sale of Cars by Dealers: Testing Stickers

On September 1st Notice was submitted by Alderman Rankin and Alderman Hardwick of a motion in respect of requiring motor vehicle testing stickers before sale of cars by dealers. The motion was altered at this meeting of Council by consent of Council and now reads as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS many car dealers in the City of Vancouver do not have their vehicles tested in the Motor Vehicle Testing Station;

AND WHEREAS many such cars are faulty and cannot pass the motor vehicle test;

THEREFORE BE IT RESOLVED THAT all motor vehicles (new and used) for sale by dealers in the City of Vancouver be required to display a valid Motor Vehicle Inspection Station sticker prior to being sold to a purchaser.

(tabled)

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the motion of Alderman Rankin and Alderman Hardwick be tabled for thirty days and the Automobile Dealers' Association of Greater Vancouver, and any other interested parties, be informed of the Council's consideration of the matter and that any representations on application, will be heard before Council.

- CARRIED

MOTIONS (cont'd)

4. Beatty Street Armoury

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS the operation of the Beatty Street Armoury as a hostel was initiated by the Secretary of State and therefore is the responsibility of his Department;

AND WHEREAS the Beatty Street Armoury was to be closed as of September 8th, 1970, in respect of its operation as a hostel;

THEREFORE BE IT RESOLVED that the Secretary of State be advised the Vancouver City Council expects the Beatty Street Armoury operation as a hostel to be closed as quickly as possible as per the agreement with the Department, and that the City officials have been instructed to cooperate with the Federal officials to this end.

(carried)*

His Worship the Mayor reported information has been received that the Federal Government has granted an indefinite extension of the lease on this hostel until alternative accommodation is found.

The motion of Alderman Hardwick and Alderman Calder was put and, - CARRIED*

5. Summer Services to Youth

On September 1st, Notice was submitted of the following motion by Alderman Hardwick, seconded this day by Alderman Linnell:

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Director of Social Planning/Community Development and the Medical Health Officer report to the Standing Committee on Health and Welfare on the extent and type of services performed this past summer to youth and the mix of individuals served.

- CARRIED

6. Program for Care and Training Transient Unemployed Youth

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS it is desirable that Federal authorities provide a suitable program for the care and training of transient unemployed youth;

AND WHEREAS the Department of National Defence and the Emergency Measures Organization through the army is equipped with facilities and personnel to provide shelter, food, medical services, together with physical training, trade training and vocational counselling;

THEREFORE BE IT RESOLVED that City Council request the Federal Authorities to consider the use of army training centres in preference to City armouries as suitable facilities to carry out a constructive program of care and training.

(notice)

Notice was called and recognized by the Chair.

MOTIONS (cont'd)

7. Air Pollution: Marpole

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the air pollution situation is still bad in the Marpole area although the City's revised air pollution standards have been in effect for over a year;

THEREFORE BE IT RESOLVED that the City's chief air pollution officer report to the City Council on the situation in the Marpole area and any steps that might be taken to remedy the situation.

(notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Program for Care and Training: Transient Unemployed Youth	referred to a newspaper article respecting a youth program by the Provincial Parks Branch and referred to the need for installation of youth programs for unemployed youth.
Alderman Bird - National Security Guard: Harbour Areas	advised of complaints he had received that the National Security Guard are withdrawing security guard protection from leased government buildings along the waterfront. The Alderman requested the Board of Administration look into the matter. His Worship the Mayor so instructed.
Alderman Rankin - Unemployment	referred to the unemployment situation.
Alderman Hardwick - Tree Removals	referred to the matter of tree removals and requested the Board of Administration be asked to clarify the matter of jurisdiction insofar as removal of trees on City property is concerned. His Worship the Mayor so instructed.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Crystal Pool Replacement

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the cities of New Westminster and Burnaby have been awarded the Canada Summer Games;

AND WHEREAS they will be building an Olympic size spectator pool for these Games;

AND WHEREAS there is need for only one spectator pool in this area;

AND WHEREAS an Olympic size 8 lane 50 meter pool could be built for approximately One Million Dollars and provide facilities for Championship training;

AND WHEREAS if the Million Dollars thus not expended in replacing Crystal Pool could be used for two additional pools attached to the secondary schools;

AND WHEREAS Central Park could be considered as a site for the Games pool and would be central in the Lower Mainland;

THEREFORE BE IT RESOLVED that the City Council request the Park Board to reconsider the type of replacement of the Crystal Pool.

(Notice)

The Council recessed at approximately 3:45 p.m. to hold an 'In Camera' meeting, following which the Council adjourned at approximately 4:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting dated September 8, 1970.

MAYOR

CITY CLERK

SEPTEMBER 4TH, 1970

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Burrard-Arbutus Connector Right-of-Way

"The 1971-75 Capital Program provides for acquiring the right-of-way for the Burrard-Arbutus Connector. Construction is to follow, probably in 1976. Active purchasing of property will be done closer to the construction date but there will be certain properties which can, with advantage, be purchased as they come on the market, or as developments are proposed. There is a provision in the approved 1970 Capital Budget - Streets for this purpose.

Some properties required for the right-of-way have already been acquired under "Advance purchases, Urban Renewal Schemes". The total cost of these is approximately $200,000. Since that scheme has been abandoned and since funds have now been budgeted for the connector project, these lands should now be transferred to the connector. Other purchases which arise will be presented to Council for approval, and are not expected to exceed $80,000 in the 1970 Capital Budget.

I RECOMMEND that:

1. $280,000 be appropriated from Account 0146/7903 'Special Arterial Connectors Unallocated' for Property Acquisition - Burrard-Arbutus Connector.

2. The properties acquired as advance purchases for Urban Renewal Scheme 5 be transferred to the connector project and charged to this appropriation."

Your Board RECOMMENDS that the foregoing be approved.

2. Installation of Water Mains - Project 1009

"The following water main replacement is required due to the repaving of a section of Beatty Street involved with the new viaduct and due to leaks:

Street	From	To
Beatty Street	Georgia Street	Pender Street

The estimated cost of Project 1009 is $45,000. The funds for this work are available in the 1970 Water Works Capital Budget, 'Provision for Unspecified Projects', Account Code 126/7902.

I RECOMMEND that the water main be replaced on the above mentioned street and that $45,000 be appropriated from Account Code 126/7902, 'Provision for Unspecified Projects'."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

3. Local Improvement by "Initiative"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following street lighting project as a local improvement:

Haro-Smithe Diversion B/S from Burrard St. to Haro St.

The City's share of this improvement is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated August 25, 1970.

The estimated total cost of this improvement is $2,982.74 and the City's share of the cost is $1,073.08.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

a) The report of the City Engineer and Director of Finance be adopted.

b) The City-owned parcel shown on the list attached to the detailed Second Step Report for the local improvement project be declared assessable.

4. Request for a Street Closure in Downtown Area

The City Engineer reports as follows:

"The British Columbia Association for the Mentally Retarded are holding their National Conference in Vancouver from October 7 to 10, 1970.

As part of a Hospitality Night they would like to hold a Fireworks display and Lions Dance, and have requested that for this purpose Pender Street be closed to vehicular traffic between 7:00 p.m. and 8:00 p.m. on Thursday, October 8, 1970.

Although there would have been no serious problem caused by the closure of Pender Street, the closure of Columbia Street would be a little less disruptive to traffic, and transit vehicles would not require re-routing. The applicant had no objection to this change in location.

Police will be in attendance and no problems are anticipated from a traffic standpoint.

Temporary parking prohibitions and barricades will be required.

Cont/d.

Clause 4 Cont/d.

It is accordingly RECOMMENDED that Columbia Street between Pender Street and Keefer Street be closed to vehicular traffic between the hours of 7:00 p.m. and 8:00 p.m. on Thursday, October 8, 1970, provided that:

a) Costs of barricading and signing are borne by the applicant.

b) The applicant enter into an agreement, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims that may arise from the festivities."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION:

5. Contract No. 57-70-4 Supply of Water Pipe - Part III, 4" & 12" Ductile Iron Pipe

The Purchasing Agent and City Engineer report as follows:

"This report is submitted for Council information in response to a letter of August 12, 1970, from Stanton Pipes Ltd. a copy of which is attached.

Tenders for the above supplies were opened by your Board on May 11, 1970, and referred to the City Engineer and Purchasing Agent for report.

The report to Council was submitted on July 3, within the usual 60-day acceptance time. However, delegations were heard concerning Asbestos and Ductile Iron Pipe and the report was not dealt with until July 14. As a result, we requested a 30-day extension of the acceptance time which all bidders complied with.

The report was submitted in accordance with Council's instructions, that when tenders are called, and the matter of union status is involved, the award of such tender shall be submitted to Council for decision.

The report read as follows:

PART III

'Council Consideration - the matter of union status is involved.

4" and 12" Ductile Iron Pipe
The lowest bid to specifications was submitted by Stanton Pipe Ltd. for pipe manufactured by non-union labour. The lowest bid to specifications for pipe manufactured by union labour was submitted by John Davidson Ltd.

A comparison of these bids is as follows:

Cont/d.

Clause 5 Cont/d.

Description	Stanton Pipe Ltd.	John Davidson Ltd.	Difference In Cost	% Difference
4" Ductile Iron Pipe	approx.$ 25,350.	approx.$ 25,480.	$130.00	.5%(1/2 of 1%)
12" Ductile Iron Pipe	approx.$124,920.	approx.$125.820.	$900.00	.75%(3/4 of 1%)'

On July 14, 1970, Council passed the following resolution which stated in part - 'That the tender of John Davidson Ltd. being the lowest bid meeting specifications for 4" and 12" Ductile Iron Pipe, manufactured by Union Labour, be accepted, on the basis of the tender submitted and referred to in Part III report to the Board of Administration (Works and Utility matters) dated July 3, 1970.'

Stanton Pipes Ltd. did supply pipe to the City of Vancouver in 1967 and in 1968 through a local distributor - Ocean Cement Ltd. At that time Ocean Cement stated on the tender form that the pipe would be manufactured by union labour.

The tender form asks the question on union labour as follows: - 'The goods will/will not be made, or the services will/will not be performed by union labour (cross out the wording that does not apply), and the name of the union is _____. The goods to be supplied herein are manufactured by _____ at _____.'"

Your Board submits the foregoing for the INFORMATION of Council.

6. S.P.E.C. - Proposals re. Air Pollution

Mr. R. Kroecher, Officer at Large, SPEC Provincial Executive, 2277 Wall Street, Vancouver, in a letter to the Vancouver City Council, made two proposals regarding the Air Pollution Control program in Vancouver.

The two proposals and the Director of Permits and Licenses' comments on each are:

"a) 'Air Pollution Inspectors should be on three shifts, so that at all times, day, night or weekends somebody is on duty. At the present time your Air Pollution Inspectors are on duty only from nine to five Monday to Friday. At the present time industries dispose of their waste at night which explains why the degree of air pollution is most severe in the early morning periods. Spot checks at night, as your inspectors conduct them now occasionally, simply are not adequate.'

- The question of increased staff was the subject of a Board of Administration report to City Council which, on August 26, 1969, passed the following motion:

'THAT this whole matter be tabled pending action which may be taken on air pollution by the Greater Vancouver Regional District;

FURTHER THAT the Air Pollution Control Officers undertake early morning and late afternoon inspections for trial period in order to study the effectiveness of such a program and the Director of Inspections report further to the Council on this aspect.'

Cont/d.

Clause 6 Cont/d.

On October 28, 1969 City Council received for information a Board of Administration report on the survey referred to above. The report concluded 'it is suggested that inspections carried out as in this survey do have merit but should not be routinely continued unless additional staff is obtained.' In both reports, it was noted that inspections out of normal working hours are carried out as circumstances in the field may dictate.

b) 'Much of your present air pollution by-law is based on the Ringelmann scale. Even your own inspectors admit that the Ringelmann scale is next to useless in the daytime and completely useless at night. As a matter of fact at night the Ringelmann scale cannot be used whatsoever. Measuring devices much superior to the Ringelmann scale exist and your Air Pollution Inspectors should be equipped with them so that they really could do a first class job. SPEC would be happy to provide assistance in this respect should you so desire.'

- The Ringelmann Chart is a recognized method of evaluating air pollution and is used in most air pollution control programs that your Officials are aware of, e.g. Puget Sound area, Los Angeles, Toronto, New York.

The Bay Area Air Pollution Control District (San Francisco) have reviewed their control standards this year and are retaining the Ringelmann Chart without question, other than reviewing the standard level to be accepted.

Although the Ringelmann Chart is a valuable assessment procedure, there are other methods which are used separately or in conjunction with the Chart. We understand that Mr. Kroecher has in mind the recording type of smoke indicator when he refers to other measuring devices. Some of the plants in Vancouver are already equipped with recording smoke indicators, of which a number were installed on the recommendation of our Air Pollution Control Inspectors.

The Vancouver Air Pollution Control By-law contains the authority to require smoke indicators and other control equipment as may be required."

Your Board submits this matter to Council for INFORMATION.

7. Construction of Sewers in Urban Renewal Area A-5 of Project 2 - Contract No. 904

The City Engineer reports as follows:

"On January 27, 1970 the City Council approved the Board of Administration's recommendation that the City Engineering Department, as low tenderer, construct these sewers. United Contractors was the next low bidder.

Including 12½% surcharge for engineering the bid estimates were:

Cont/d.

Clause 7 Cont/d.

	City Engineer	Unit Contractors
Section A	$ 151,700	$ 189,830
Section B	67,400	156,630
	$ 219,100	$ 346,460

The work was in two parts:

Section A - Shareable with Senior Governments
Section B - Non-shareable

These were unit price tenders, in which the prices bid were extended on estimated quantities for the comparison of tenders but payment would be made on final measured quantities. The significant comparisons are thus:

	Tender	Section "A"	Section "B"	A + B
a)	City Engineer	$ 134,835.00	$ 59,916.00	$ 194,751.00
	Incl. 12½% Engineering	$ 151,700.00	$ 67,400.00	$ 219,100.00
	United Contractors Ltd.	$ 168,739.58	$ 139,230.69	$ 307,970.27
	Incl. 12½% Engineering	$ 189,830.00	$ 156,630.00	$ 346,460.00
b)	Estimated Costs Using Actual Quantities and Tendered Unit Prices			
	City Engineer	$ 154,056.00	$ 62,621.00	$ 216,677.00
	Incl. 12½% Engineering	$ 173,313.00	$ 70,323.00	$ 243,636.00
	United Contractors Ltd.	$ 181,745.00	$ 127,127.00	$ 308,872.00
	Incl. 12½% Engineering	$ 204,463.00	$ 143,017.00	$ 347,480.00
c)	Actual Costs (As at July 31, 1970)			
	City Engineer	$ 158,111.66	$ 58,619.19	$ 216,730.85
	Incl. 12½% Engineering	$ 177,875.62	$ 65,946.59	$ 243,822.21

This tabulation shows:

(A) That the actual cost of the work done by the City Engineer, $243,822. was less than 1% over the estimated price, using actual quantities, of $243,636.

(B) That the cost of the work, if done by the lowest private tender would have been $347,480. or 43% greater than by doing the work with City forces.

The work was completed on May 2, 1970 except for the street repairs in Section B which are not included in the sewer contract or in the above figures."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION:

8. Development Permit No. 48152 -
First Phase Project 200

The Corporation Counsel reports as follows:

"I have received the following letter dated August 28, 1970 to the City Clerk from Davis & Company, solicitors for Project 200:

'On behalf of Project 200 Investments Limited, by letter dated April 22, 1970, we requested an extension of the time for completion of the following Agreements with the City:

a) the grant to the City of the right to construct an elevated highway over areas "A" and "B" as shown on Plan SK 2-1;

b) the grant to the City of a continuous public pedestrian access at Plaza level over Canada Square;

c) the agreement in respect of the construction by Project 200 along Granville Street of a walkway for pedestrian access to the Plaza of Canada Square.

At the time we wrote our letter the Agreement granting the City the right to construct the extension of Cordova Street over the Canadian Pacific's land had been concluded.

We are pleased to confirm that the provisions of the Agreements referred to in paragraphs 2 and 3 of this letter have been agreed upon and the Agreements are in the process of being executed by the parties. However, due to the complexity of all of the Agreements and to the absence from time to time of representatives of the parties on vacation, while the provisions of the Agreements concerning the construction of the elevated highways over areas "A" and "B" have been agreed in principle and most of the wording has been settled by the parties, the Agreements have not yet been approved in detail by all of the parties. It is therefore requested that the time for completion of the Agreements concerning areas "A" and "B" be extended for a time sufficient to permit their approval in detail by all of the parties.

At this time we wish to express our appreciation for the co-operation which we have received from the representatives of the City in settling all of the terms of the Agreements and to assure you that we will continue our efforts to conclude the Agreements without delay.'

I concur with the statements made in this letter and would recommend that the extension be granted."

Your Board
RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

9. P.C. Concrete Sidewalks for Vancouver City College - Langara Campus

The City Engineer reports as follows:

"The Board of School Trustees has requested that permanent concrete sidewalks be provided on the south side of 49th Avenue from Ontario Street to a point 1,200 feet west of Ontario Street and on the west side of Ontario Street from 49th Avenue to a point approximately 726 feet south of 49th Avenue to serve the new Vancouver City College at this location.

The construction of these sidewalks will be in the public interest.

The estimated cost of constructing the walks is as follows:

a)	S/S 49th Avenue from Ontario Street to 1,200 ft. west	$ 8,200
b)	W/S Ontario St. from 49th Avenue to 726 ft. south	$ 6,500
	TOTAL	$14,700

Funds for this work are available in 1970 Streets Capital Budget, Account Code 0146/7913 Walks Abutting Parks and Schools, Unallocated ($6,150) and Account Code 146/7911 Sidewalks Unallocated (Balance)."

The City Engineer RECOMMENDS that an appropriation in the amount of $14,700 be approved for the construction of permanent concrete sidewalks at the locations and from funds available as stated above.

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION:

10. Permission to Install a Banner on Burrard Bridge for "Jaycee Week"

The City Engineer reports as follows:

"A request has been received from the Vancouver Junior Chamber of Commerce for permission to install a banner on the south side of the structure over the centre span on the Burrard Bridge to advertise 'Jaycee Week', (September 13 - 19).

Similar banners have been installed in the past for the following events:

a) Red Feather Campaign - 1966, 1967, 1969
b) Canadian Mental Health Association - 1969

The banner would be installed and removed by City workmen and the cost would be paid by the association.

Section 61 of the Sign By-law #2341 provides that City Council may grant permission for the installation of such banners over City streets by resolution."

Your Board submits the matter to Council for CONSIDERATION.

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for adoption see page(s) 555

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Re-appointments to Board of Examiners for Master Plumbers

The City Building Inspector reports as follows:

"Section 1.5 of the Plumbing By-law contains regulations with respect to examination of plumbers for Master Plumber certificates. The following Board is established for this purpose:

City Building Inspector
Plumbing Inspector Supervisor
One Plumbing Inspector
Two Master Plumbers

the Master Plumbers being appointed for three year terms.

Two Master Plumbers and one alternate, nominated by the Canadian Plumbing and Mechanical Contractors Association were appointed by Council on November 8th, 1966, to serve for a three year term, their names being:

Mr. G. D. Anderson
Mr. C. Doyle
Mr. D.Whiting, as alternate

The Canadian Plumbing and Mechanical Contractors Association are nominating these men for a further term of three years and they advise the men are willing to act.

I recommend that Council make these appointments for the period from November 8th, 1969 to November 8th, 1972."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

2. Amendments to the Text of the Zoning and Development By-law No. 3575.

The Director of Planning reports as follows:

"After consultation with the Deputy Corporation Counsel, the following amendments to the Zoning and Development By-law No. 3575 are proposed:

Proposed Amendment	Explanatory Note
1. Section 11(2)(b). Strike out all words after the third line, add: 'by the planting of trees, shrubs and lawn thereupon, and may, subject to the approval of the Director of Planning, include statuary, fountains and other objects of art.'	This amendment adds the requirement to plant trees on the landscaped setback in addition to shrubs and lawn and with the prior approval of the Director of Planning the placing thereon of statuary, fountains and other objects of art. The Director of Planning in dealing with the latter uses can administratively take advice from the Technical Planning Board and/or Design Panel as he may deem necessary.

Contd...

Clause 2 Continued.

	Proposed Amendment	Explanatory Note
2.	Section 11(2)(c) Insert after 'area for' in second line: 'manoeuvering aisles.'	The present wording of this clause of the regulations has caused some misunderstanding or misinterpretation as to whether or not manoeuvering aisles as required to give access to a particular parking area are prohibited within the required landscaped setback. This proposed amendment clarifies that such manoeuvering aisles are not permitted within the said landscaped setback.
3.	Section 11(2)(d). Strike out 'as may be necessary' in the third line, and substitute: 'which in the opinion of the Director of Planning may be required.'	This gives the Director of Planning authority to designate where the necessary driveways giving vehicular access to the site across landscaped setbacks may be.
	Second last line, insert 'trees' before the word 'shrubs.'	The word 'trees' is added to maintain continuity with Section 11(2)(b).
	Add at the end: 'and shall not prohibit the use of statuary, fountains and objects of art incorporated in the landscaping.'	Required in clause (d) in relation to permitting them under clause (b).
4.	Section 10(2)(a)(iii) Strike out 'and do not exceed 48 inches' and substitute: 'and do not project more than 48 inches measured at right angles to the face of the building.'	There has been some difficulty in the Provincial Courts in the interpretation of this clause when enforcement action is taken. It is believed this amendment will rectify the problem.
5.	Schedule A. Strike out Section 9(2) and substitute: 'Advertisements or signs located between any building line prescribed by the By-law and the limit of the adjoining or projected street or lane, provided that the said advertisement or sign is removed at no cost to the City when the street or lane is	On September 24, 1968, Section 9(2) of Schedule A was added to the Zoning and Development By-law in order to streamline the issuance of permits for signs which were located between an established building line and city street or lane. Subsequently, a session of Legislature in 1970 amended the City Charter under Section 569 whereby it is the responsibility of any owner to remove any structure, sign, etc., that is located between an established building line and City street or lane at no cost to the City. This proposed

Contd...

Clause 2 Continued.

Proposed Amendment	Explanatory Note
5. Continued..	
widened in whole or in part to the established building line, pursuant to the provisions of Section 569 of the Vancouver Charter.'	amendment is to further streamline the procedure of issuing permits in that with the recent amendment to Section 569 of the City Charter and the proposed amendment to the Zoning and Development By-law no agreements would be required for any permit issued, subject to compliance with the Zoning and Development By-law, but would have noted thereon, subject to the provisions of Section 569 of the Vancouver Charter.
6. Section 13(3) To amend by adding the following: 'Provided, however, that where conditions exist peculiar to the site or the form of development, the Director of Planning may permit access from the street in lieu of lane access.'	The current conditions of the By-law require vehicular access to the required loading spaces to be from the lane if a lane exists and has brought about a number of appeals to the Board of Variance particularly for one and two storey structures located mostly on sloping sites. This proposed amendment would in most cases, eliminate the need for an appeal to the Board of Variance and administratively, the Director of Planning will be first consulting with the City Engineer's office before exercising his discretion.

The Technical Planning Board on July 3rd, 1970, recommended that the Director of Planning make applications to amend the Zoning and Development By-law in accordance with the proposals above and such application be referred direct to a Public Hearing after a report has been received thereon from the Town Planning Commission.

The Town Planning Commission on July 10th, 1970 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 555

FIRE & TRAFFIC MATTERS

RECOMMENDATION:

1. Night Court Sittings

The Court Clerk, Provincial Court, Vancouver, reports as follows:

"His Honour L. S. Eckardt, District Judge of Vancouver, advises two Night Court sittings are to be held each week commencing from September 1, 1970, a reduction from four. Commencing October 1, 1970, sittings previously authorized at the rate of two each week have been ordered. The question of providing funds commencing October 1, was left in abeyance at the time Night Court sittings were increased from two to four for a limited period, concluding September 30, 1970.

Three of five permanent staff eliminated due to a reduced volume of Traffic Offence Notices were temporarily employed to cover the work of four Night Court sittings each week to the end of September by resolution of Council, April 28, 1970. Through vacancies, all permanent staff affected have been placed in permanent positions within the Department. By reduction of sittings during the months of August and September, funds are available in Account 6601/3 to carry two Night sittings each week for the balance of 1970.

Prior to the adoption of the above report, employees assigned to Night Court duties were paid flat rates per attendance. The report recommended this system be discontinued and full time staff employed. It is suggested the Court Clerk, Provincial Courts, Vancouver, the Administrative Analyst and the Director of Personnel Services review the employment of Night Court staff and the methods of payment.

RECOMMENDED THAT

a) Night Court sittings commencing September 1, 1970, be at the rate of two each week.

b) $3,000.00 be transferred from Account 6601/3 (Salaries Court Staff-Temporary Help) to Account 6603/75, (Night Court, Traffic Operation, Salaries-Clerical).

c) The Court Clerk, Provincial Courts, the Administrative Analyst and the Director of Personnel Services review the methods of employment of Night Court employees and the rates of payment; further, that pending such review, payments be made at rates under overtime regulations, or that part-time persons be employed at present classification."

Your Board
RECOMMENDS the foregoing recommendations of the Court Clerk, Provincial Court, Vancouver, be adopted.

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for adoption see page(s) ....556...

FINANCE MATTERS

CONSIDERATION

1. Grant: Playhouse Theatre Company

This year the Playhouse Theatre Company submitted for Council consideration grant requests for the sum of $40,000 (being $29,000 in theatre rentals and $11,000 in stage costs), plus an outright cash grant of $20,000. The Finance Committee at its meetings of April 2nd and April 9th considered the requests and reported to Council at its meeting of April 14th. Council at that meeting approved the cash grant of $20,000 with the condition of $5,000 being a first charge against rental arrears and deferred action for the time being on the requested grant of $29,000 pending further information respecting the Organization's financial position. No action was taken on the request for $11,000 in stage costs.

Under date of August 20th, the President of the Playhouse Theatre Company forwarded a letter and Playhouse Theatre Company 1970/1971 budget for the information of Council with the request that the $29,000 grant for the 1970/71 season be made. This material is circulated for the information of Council.

The Director of Finance confirms that funds have been set aside in the 1970 budget for the grant request, payable in theatre time.

It is noted that the $29,000 request in theatre rental time covers the 1970/71 season and, if approved, should be allocated on the basis of $15,000 in 1970 and $14,000 in 1971 subject to the 1971 portion being approved prior to budget approval by next year's Council.

Your Board submits the foregoing for the consideration of Council.

2. Pacific National Exhibition Request for Approval of Additional Capital Expenditures

The Director of Finance reports as follows:

"The agreement between the City and the Pacific National Exhibition requires Council approval of the P.N.E. capital budget each year for projects to be financed from P.N.E. funds.

The P.N.E. financial statements at September 30, 1969, show a reserve for improvements of $850,000. This in effect is the available funds for expenditures on new buildings and additions to or rehabilitation of old buildings.

Council has already given approval to the following:

June 9/70 1969/70 Capital Budget totalling	$355,675
Aug.25/70 Additional Seats - Pacific Coliseum	38,500
Sept.2/70 Additional Press Facilities - Pacific Coliseum	47,000
	441,175

. . . Cont'd.

Clause No. 2 (Cont'd.)

The P.N.E. is presently requesting Council approval of proposed capital expenditure on the Forum Building	300,000
Total including current request (Balance of the improvements reserve at Sept.30/69 remaining if current request approved would be $850,000 less $741,175 or $108,825)	$741,175

The current request is put forward at the direction of the P.N.E. Finance Committee and Board of Directors. The General Manager's letter states that the project would include installation of new plastic pipe in a concrete floor, new ice-making equipment and a complete floor over 48,000 square feet of the Forum Building, also new rink boards, changing the front of the building and improving washrooms. The letter states that these improvements will allow the P.N.E. to carry on with sports facilities for residents of the area and also provide a good ice surface for the peewee hockey teams and the figure skaters of this area as well.

The letter explains that approval is requested on the basis that if the 1970 Fair is financially successful, the work will proceed immediately in order to minimize the disruption time for people who normally use the facilities in the fall and winter months. The funds would be provided from the P.N.E. reserve for improvements, which would be supplemented by the 1970 surplus of the P.N.E.

For Council consideration -- Request of the P.N.E. for Council approval of improvements to the Forum Building at a cost of $300,000 to be financed from P.N.E. funds."

Your Board submits the above for the consideration of Council.

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for adoption see page(s) 556-7...

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 4, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Associated Foundry Limited
4080 Nanaimo Street

The Supervisor of Property and Insurance reports as follows:

"On October 20, 1969, City Council approved the acquisition of 4080 Nanaimo Street for the sum of $149,000.00 with the condition that the Foundry operation would cease on or before June 30, 1971.

The Company is now proceeding with the erection of new facilities in Surrey and has requested that they be allowed to move a small frame office building from the property to their new location. This building is approximately 18' x 30' in size and is attached to the main office building.

During negotiations the Company was advised that the salvage value of this building is approximately $500.00. By letter dated August 11, 1970, a firm offer of $500.00 to purchase this building for removal from site has been received from Associated Foundry Limited. This offer is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to sell the aforesaid building for removal from site to Associated Foundry Limited for the sum of $500.00, this amount to be credited to Code #4947/780."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Georgia Viaduct Replacement - 317 Prior Street

The Supervisor of Property and Insurance reports as follows:

"The City Engineer has requested that portions of Lots 17, 18 E½ and 18 W½, Block 104, D.L. 196, be acquired for necessary street work on the Eastern approach to the Georgia Viaduct Replacement.

The property is zoned RM-3 and the portion required has an area of approximately 195 sq. ft. as indicated on attached drawing BA 40 BU.

Negotiations with the owner have produced agreement to convey the property required by the Engineer to the City on the following basis:

Cont/d.

Clause 2 Cont/d.

a)	Payment for loss of land	$300.00
b)	Payment in lieu of reconstructing fence on new property line	100.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portions of Lots 17, 18 E½ and 18 W½, Block 104, D.L. 196, as per the above drawing, on the foregoing basis, the cost to be charged to Account Code #172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

PART II

S A L E S

3. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Residential Lot - S.E. Sector
Lot 8, Block 1 & 8, D.L. N½ 339
S/S 48th Avenue between Tyne & Boundary Rd.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS
Howard Lichty	8	40' x 157.79'	$12,000.00	City Terms @ 9-3/4%

4. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 36, D.L. 729, Plan 13271
Situated N/S Waverley Avenue
West of Inverness Street

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Dickman Construction Ltd.	36	90' 98.53' / 40' x 95.17'	$11,500.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

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for adoption see page(s) .....558.....

CITY OF VANCOUVER

SPECIAL COUNCIL September 10, 1970.

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 10th, 1970, in the #1 Committee Room, City Hall, at approximately 9.30 a.m.

PRESENT: His Worship the Mayor, Chairman
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips and Rankin

ABSENT: Alderman Sweeney
Alderman Wilson

CLERK TO THE COUNCIL: D. Scott

BUSINESS

Local Improvement on the Initiative and by Petition

MOVED by Ald. Broome,
SECONDED by Ald. Linnell.
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements or any other complaints that persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Lighting on the Initiative - Schedule No. 396
Street Lighting by Petition - Schedule No. 397

The Court received from the Assessment Commissioner Schedule No. 396 listing 70 street lighting projects on the initiative. The Assessment Commissioner advised that projects 2, 9 and 68 had been defeated; i.e. objections had been received from at least more than one half of the owners representing at least more than one half of the properties affected and were, therefore, deemed to be sufficiently signed objections against the proposed works.

Objections were heard from Mr. L. Flint on project #37, from Mr. S. Lycett on project #70 and from Mr. G. T. Talling on project #43.

The Court noted Schedule No. 397 submitted by the Assessment Commissioner, which listed 3 street lighting projects by petition. The Assessment Commissioner advised that these projects were requested by the majority of the owners affected by means of sufficiently signed petitions.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the projects contained in Schedules No. 396 and No. 397 in respect of street lighting on the initiative and by petition respectively be approved.

- CARRIED.

.....2

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Court of Revision rise and report.

- CARRIED.

COUNCIL

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the report of the Court of Revision be received.

- CARRIED.

The Council noted a petition in favour of project #21 being Island Avenue from Argyle Street to Beatrice Street contained in Schedule No. 396 re street lighting on the initiative. It was noted by the Assessment Commissioner in the Schedule that there were insufficient objections to defeat this project.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the favourable petition re project #21 be received.

- CARRIED.

The Council considered a Board of Administration report dated September 8th, 1970 wherein it was recommended:

"1. Items 1 to 3 inclusive in Schedule 397 Street Lighting by "Petition" be undertaken.

2. Items 1 to 70 in Schedule 396 Street Lighting on the "Initiative" Principle be undertaken, with the exception of Items 2, 9, and 68, which are shown on the schedule as having been DEFEATED.

3. The City Engineer be authorized to call tenders for the approved street lighting projects."

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the report of the Board of Administration dated September 8th, 1970 be approved.

- CARRIED.

Alderman Broome asked the Deputy Assessment Commissioner if, after a project has been completed, the property owners were notified they could pay the total cost then or it could be paid in installments (total cost plus interest charges) when paying their taxes on their property. It was pointed out that when the project is initiated the owners are advised of this procedure.

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT in regard to Local Improvement Projects, the Board of Administration be instructed to advise the owners the cost of the local improvement when such costs are determined, i.e. on the basis of the annual charge over the life of the local improvement levy or the cash price if the owner wishes to pay the levy in full when the work is completed.

(Referred)

.....3

MOVED by Ald. Phillips,
SECONDED by Ald. Linnell,
THAT the Motion of Aldermen Broome and Rankin be referred to the Board of Administration for report back.

- CARRIED.

The Council adjourned at approximately 9.55 a.m.

* * * * * * * * * *

The foregoing are Minutes of the Special Council Meeting dated September 10, 1970.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 22, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting, dated September 8, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald.Broome,
THAT the Minutes of the Special Council Meeting (Court of Revision), dated September 10, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Pacific Coast Ports

The Council further considered the following motion which was tabled at the last meeting for two weeks. Alderman Linnell furnished information to members of the Council on the subject.

MOVED by Ald. Linnell,
THAT WHEREAS the Minister of Transport has presented a concept for port organization in Canada;

AND WHEREAS said re-organization appears to provide less autonomy and more centralized control from Ottawa of major commercial ports of the country;

AND WHEREAS there are several port jurisdictions in the Greater Vancouver area and there is no machinery proposed for co-ordination of port development for these and other Pacific Coast commercial harbours;

BE IT RESOLVED THAT the City Council endorse the efforts of the Port of Vancouver Development Committee to obtain from the Minister of Transport a more appropriate form of organization for the Pacific Coast ports than has hitherto been presented.

- CARRIED

cont'd...

UNFINISHED BUSINESS (cont'd)

Pacific Coast Ports (cont'd)

On September 8th Alderman Broome submitted an amendment to the motion of Alderman Linnell but it was agreed by Council that this amendment be considered as a separate motion.

(The motion of Ald. Linnell was, therefore, put and carried)

MOVED by Ald. Broome,
THAT the Port of Vancouver Development Committee be requested to investigate terminal charges as now levied in the port of Vancouver as to whether these charges are not unreasonably high in relation to other major ports in both Canada and the United States;

FURTHER THAT a copy of this resolution be sent to the Vancouver Board of Trade.

- CARRIED

2. Fire Department: Disposition of Fireboat J.H. Carlisle and Deployment of Personnel

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see Pages 10 & 11)

COMMUNICATIONS OR PETITIONS

1. Civic Dinner re Composite Committee: 1970 Program

Pursuant to letter received from the Town Planning Commission, dated September 4, 1970, it was,

MOVED by Ald. Wilson,
THAT the City host a dinner in honour of Mr. Philip G. Givens, former Mayor of Toronto, who will be speaking during the Composite Committee's 1970 Program on 'The Urban Strait-Jacket', the date being the evening of November 9th.

- CARRIED

2. Declaration of 'Hungarians Day' and flying of Hungarian Flag at City Hall

A request was received from the Chairman of the Coordinating Committee of the Hungarian Organizations in Vancouver forwarding resolution asking October 23rd be declared 'Hungarians Day' in Vancouver and the Hungarian flag be flown on the City Hall.

His Worship the Mayor advised he was prepared to make a proclamation in connection with 'Hungarians Day' and suggested the flag be flown on the City Hall at the location of the No. 1 Committee Room.

The Council agreed with His Worship's proposals.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Name: Southeast Sector

A communication from the Town Planning Commission, dated August 11, 1970, advised of a resolution recommending the area bounded by Kerr Road, Boundary Road, 54th Avenue and Marine Drive, known as the Southeast Sector, be named 'Sparbrook'.

The Council was informed that names (eight) had been submitted from the community for study.

MOVED by Ald. Phillips,
THAT the names (eight) submitted by the community and the name 'Sparbrook' proposed by the Town Planning Commission be submitted to the Council for consideration.

- CARRIED

Alderman Wilson requested consideration also be given to the name 'Fraserview'. His Worship the Mayor so directed.

4. Floral Beautification:
Median of Highway 401

The Council received a communication from Mr. Harold J. Merilees, M.L.A. in the matter of providing floral beautification on the median of Highway 401 between Chilliwack and the City of Vancouver, which would help to celebrate, in the spring of 1971, the 100th anniversary of British Columbia in joining Confederation. Mr. Merilees advised in his communication of cooperation being received in the matter through the Minister of Highways, the Centennial Committee and various other groups. He suggests, therefore, the City of Vancouver consider making a grant of $500 toward this project.

MOVED by Ald. Adams,
THAT this request be received.

- CARRIED

5. Delegation Request re Unemployment
Situation in Local Union (I.B.E.W)

MOVED by Ald. Bird,
THAT the request of the I.B.E.W. Union, in respect of the Council hearing a delegation on the unemployment situation in the local Union, be approved, and arrangements made accordingly.

- CARRIED

6. C.B.C. Headquarters:
Information

His Worship the Mayor submitted a letter dated September 21, 1970, forwarding a press release respecting plans for early construction in Vancouver by the C.B.C. of a radio and TV production centre.

MOVED by Ald. Broome,
THAT His Worship the Mayor be in communication with Mr. George F. Davidson, President of the Canadian Broadcasting Corporation, and arrange for a representative of the C.B.C. to appear before the Council to give full details of this proposed construction.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 18, 1970

Works and Utility Matters

Freeway Connection: Georgia Viaduct to Highway 401
Appointment of Social Planning Sub-Consultant (Clause 14)

The Board of Administration advised of Council's action on July 21, 1970, respecting appointment of Mr. W.B. Mundy, of the City's Social Planning/Community Development Department, as the Social Planning sub-consultant on the Design Team carrying out the study in regard to freeway connection, Georgia Viaduct to Highway 401. However, Mr. Mundy has resigned from the City's service. It is, therefore, proposed that Mrs. Nancy Arwyn of the same Department be appointed on the same terms and conditions.

MOVED by Ald. Linnell,
THAT the resolution of Council dated July 21, 1970, approving the appointment of Mr. Mundy as Social Planning Sub-consultant re the Georgia Viaduct - Highway 401 study be amended by deleting all references to Mr.Mundy and substituting therefor, Mrs. Nancy Arwyn.

- CARRIED

Local Improvements:
Initiative Principle (Clause 15)

MOVED by Ald. Broome,
THAT Clause 15 of the report of the Board of Administration (Works and Utility matters), dated September 18, 1970, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Closing Lane North of 26th Avenue, East of Alexandra Street, together with Lane West of Granville Street, North of 26th Avenue (Clause 16)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day.

Sidewalk: 48th Avenue, Ross to Inverness Street (Clause 17)

It was agreed to defer consideration of this clause pending the hearing of a delegation pursuant to request received.

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Works and Utility matters), dated September 18, 1970, Clauses 1 to 9 inclusive, 12, 13 and 18 be adopted and Clauses 10 and 11 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Indigent Burials (Clause 3)

The Board of Administration submitted report of the Corporation Counsel on the matter of indigent burials and the history of the action by Council authorizing a contract for indigent burials with First Memorial Services Ltd.

It is advised letters have been received from Harron Bros. Ltd. suggesting the matter be reopened and from Kearney Funeral Directors stating this company is prepared to provide the service for a lesser fee. The following is extracted from the Corporation Counsel's report:

"In view of the fact that Council has already accepted the offer of First Memorial Services Ltd. thus creating a binding contract, it is suggested that Mr. Owen and Kearney Funeral Directors be advised that the matter will come up for further consideration when the contract with First Memorial Services Ltd. expires.

Before entering into a contract with First Memorial Services Ltd. it will be necessary to terminate the existing contracts with the various funeral parlours and authority is therefore requested to give notice of termination in accordance with the terms of the contracts."

MOVED by Ald. Phillips,
THAT the action proposed by the Corporation Counsel as stated above be approved and he be authorized accordingly.

- CARRIED

(Aldermen Sweeney and Wilson are recorded in the negative)

Balance of Social Service Matters

MOVED by Ald. Linnell,
THAT Clauses 1, 2 and 4 to 6 inclusive, of the report of the Board of Administration (Social Service matters), dated September 18, 1970, be adopted.

- CARRIED

Building and Planning Matters

Low Cost Housing
Senior Citizens Mobile Homes

The Board of Administration submitted a report of the Deputy Corporation Counsel, pursuant to Council's instructions, regarding the legal aspects involved particularly in respect of the City's powers in the matter of leasing of City land to a developer for the purpose of creating mobile home sites.

The Director of Planning's report, submitted by the Board of Administration, states the Director of Planning is preparing a report on mobile homes pursuant to Council's instructions and suggests the Deputy Corporation Counsel report be considered in conjunction with the Planning report when received by Council.

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated September 18, 1970, be received and the Deputy Corporation Counsel's report on low cost housing: senior citizens' mobile homes, be deferred for consideration when the Director of Planning's report on the subject is before Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Sale of Bay Rum

The Board of Administration, pursuant to Council resolution, submitted the following report of the Chief License Inspector respecting sale of Bay Rum in the City:

"The License Inspectors have made spot checks in their districts and the operators of sixteen premises admit that they sell Bay Rum. In addition two wholesalers admit that they supply stores with Bay Rum.

The Manager of a large drug store chain and several department stores were contacted, and all declared they do not sell Bay Rum.

A list of the sixteen retail stores and the two wholesale dealers is circulated."

MOVED by Ald. Broome,
THAT a letter of warning be forwarded to the list of dealers and wholesalers, reported on in the Board of Administration report by the Chief License Inspector, to the effect that the City Council is considering whether or not the licenses of these dealers and wholesalers will be cancelled in view of the report of the sale of Bay Rum in their operations. However, an opportunity will be given in each case for a hearing before the Council prior to any further action being taken on the matter.

LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	His Worship the Mayor
Alderman Calder	Alderman Wilson
Alderman Broome	Alderman Sweeney
	Alderman Phillips
	Alderman Hardwick
	Alderman Rankin
	Alderman Linnell
	Alderman Adams

(The motion of Alderman Broome was declared lost.)

MOVED by Ald. Wilson,
THAT this subject re the sale of Bay Rum be referred to the City Council when considering Charter Amendments.

- CARRIED

The Committee of the Whole Council recessed at approximately 10:50 a.m., following which the Committee held an 'In Camera' meeting in the Mayor's Office and then reconvened in open session in the Council Chamber at approximately 11:40 a.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Grant: Opera Auditions
(Playhouse) Clause 1

The Council considered request from the Director of Western Canada Auditions of the National Council of the Metropolitan Opera for a grant equal to the rental of the Queen Elizabeth Playhouse Sunday evening, February 7, 1971.

MOVED by Ald. Adams,
THAT this grant request be approved.

- CARRIED BY THE REQUIRED MAJORITY

Grant: Canadian Red Cross Society
(Theatre Rehearsal Room)
Clause 2

An application was received from the Canadian Red Cross Society for a grant equal to the rental of the Queen Elizabeth Theatre rehearsal room for a blood donor clinic, October 9, 1970.

MOVED by Ald. Adams,
THAT this grant request be approved.

- CARRIED BY THE REQUIRED MAJORITY

B. Property Matters,
September 18, 1970

Acquisition for Provincial Courts (Vancouver) Complex
230-232 Main Street (Clause 8)

MOVED by Ald. Broome,
THAT Clause 8 of the report of the Board of Administration (Property matters), dated September 18, 1970, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Haro-Smithe Connector:
Request for Lease Extension (Sidmont Investments Ltd.)
(Clause 9)

On August 25th, the Council received representation from Mr. W. Street, Barrister, on behalf of United Equities Limited (Sidmont Investments Ltd.) requesting that Council reconsider its decision of May 26th not to extend beyond July 31, 1971, lease of 875 Burrard Street to Hertz Rent-A-Car. Mr. Street requested an extension be granted to November 1, 1972. The Council referred the matter to the Board of Administration for report.

In the Board of Administration report of September 18th, an historic review is set out in respect of this and related properties. It is advised that financing for a nearby hotel complex has been arranged but the matter of lease extension is delaying the start of the project as Hertz Rent-A-Car must be guaranteed temporary accommodation.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Haro-Smithe Connector:
Request for Lease Extension (cont'd)

The position of the British Columbia Automobile Association leasing of surplus lands jointly with United Equities Limited is set out in the report. Alternative proposals for Council's consideration are referred to and after due consideration, it was,

MOVED by Ald. Phillips,
THAT Sidmont Investments Ltd. be offered the choice of one of the following two proposals:

(a) no change in the Council decision of June 23, 1970, i.e. 'that lease extensions be not granted but that after the lease expirations, such leases be continued on a month-to-month basis.'

(b) continue the present arrangements until July 31, 1971 when the current term lease to Sidmont expires and then enter into lease extension from August 1, 1971 to October 31, 1972 on the portion of the site now occupied by them at a rental based on 9-3/4% interest on the Estimated Market Value, plus an amount equal to land taxes as if levied.

Estimated rental at 9-3/4% of $250,000.00	$24,375.00
Taxes on Land only	7,200.00
	$31,575.00 per annum

or approximately $2,630.00 per month

the condition being attached, however, that a letter of intent will be filed with the City to the effect the proposed hotel construction will proceed within 1971.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 7 inclusive of the report of the Board of Administration (Property matters), dated September 18, 1970, be adopted.

- CARRIED

C. Classes for Expectant Parents and Rental Accommodation for Classes and for Child Health Centres

The Board of Administration, under date of September 16, 1970, submitted a report setting out report of the Medical Health Officer respecting additional classes for expectant parents and rental accommodation for classes for expectant parents and child health centres. The recommendations are summarized as follows:

"1. The expenditure of $1,261.73 be approved, effective immediately, for purchase of equipment described in the attached Schedule A for an additional teaching centre for Classes for Expectant Parents.

2. The approval of $470.00 for rentals in 1970 for decentralized Health Department programs.

3. The additional funds be provided from Contingency Reserve."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Classes for Expectant Parents and
Rental Accommodation (cont'd)

The Board of Administration recommends that the recommendations of the Medical Health Officer outlined above be approved, since discussions with the Medical Health Officer have convinced your Board that this can be regarded as an 'unavoidable' expense.

(Copy of Schedule A referred to is on file in the City Clerk's Office)

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

D. Grant: Vancouver Neurological Centre

The Board of Administration, under date of September 16, 1970, submitted a report setting out report of the Director of Social Planning/Community Development in respect of a request from the Vancouver Neurological Centre for a grant of $10,000. The following is extracted from the report:

"The Director of the Department of Social Planning/Community Development recommends that Council approve a grant of $6,000 to the Vancouver Neurological Centre in recognition of the additional services given to Vancouver's children. The City Health Officer endorses this recommendation. The Comptroller of Accounts advises the $6,000 would be provided by an appropriation from Revenue Surplus-Prior Years, pending the final Revenue and Expenditure results at year end."

The Board of Administration recommends approval of the $6,000 grant.

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED BY THE
REQUIRED MAJORITY

The Committee of the Whole Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Committee of the Whole Council reconvened in the Council Chamber at approximately 2:00 p.m., with the following members of the Committee present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS, UNFINISHED BUSINESS AND REPORTS

Disposition of Fireboat J.H. Carlisle
and Deployment of Personnel

The Council further considered Board of Administration report dated June 22, 1970, in respect of disposition of Fireboat J.H. Carlisle and deployment of personnel. The Fire Chief's report is contained therein, with the following recommendations:

"1. That, on completion of the watermains modification and the delivery of the two 1,500 gallon pumpers, the Fireboat J.H. Carlisle be removed from False Creek and that the Fire Hall No. 16 on False Creek be abandoned at that time.

2. That, to complete the provision of land based protection for the False Creek area, authority be granted for tenders to be called for the two remaining 1,500 g.p.m. pumpers in September, 1970 for delivery at the earliest possible date in 1971. These pumpers to replace two 1,050 g.p.m. pumpers scheduled for replacement in accordance with the programme of apparatus replacement approved by City Council at their meeting of February 17, 1970."

In the matter of disposition of the Fireboat J.H. Carlisle once removed from False Creek, the Fire Chief states:

"It is my considered opinion that the J. H. Carlisle should be moored at No. 10 Fire Hall in Burrard Inlet and should not be disposed of until I have completed the waterfront study."

The Board of Administration recommends as follows, and refers particularly in the report to the personnel:

"1. The recommendations of the Fire Chief be adopted.

2. The J. H. Carlisle be moored at No. 10 Fire Hall in the Burrard Inlet and remain unmanned.

3. The deployment of the personnel be as indicated in the Fire Chief's report, attached.

4. The five (5) least senior Pilots revert to First Class Firefighters and the Pilot reverting to Relief Pilot maintain their present established salary rate, but receive only one third (1/3) of any general rate increase granted until such time as the established rate is reached."

(Copy of Fire Chief's report is on file in the City Clerk's Office)

Earlier in the proceedings the Council received representations from the Vancouver Firefighters Union in opposition to removal of the Fireboat J.H. Carlisle from False Creek.

A delegation was received from the False Creek Mill Operators Cooperative Association expressing concern that care be taken in the timing of the removal.

The Council noted the City Clerk has received a number of letters on the subject.

A letter, dated September 21, 1970, from the Canadian Merchant Service Guild was received this day, against the proposal of removal of the fireboat.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS AND REPORTS (cont'd)

Disposition of Fireboat J.H. Carlisle (cont'd)

MOVED by Ald. Adams,
THAT the recommendations of the Board of Administration and the Fire Chief, submitted by the Board of Administration under date of June 22, 1970, be approved, with the exception of recommendation 2 by the Fire Chief respecting calling of tenders for 1,500 g.p.m. pumpers since this recommendation was adopted by Council on July 9;

FURTHER THAT this approval be on the understanding the Fireboat will not be removed until installation of the four 1,500 g.p.m. pumpers and the proposed water main improvements are carried out, as referred to in the Board of Administration report.

- CARRIED

MOVED by Ald. Bird,
THAT this whole matter be tabled until the Committee respecting waterfront fire protection is able to report to Council respecting financial support from the National Harbours Board and support from the surrounding municipalities.

- LOST

(The motion of Alderman Adams was then put and carried.)

Works and Utility Matters (cont'd)

Closing Lane North of 26th Avenue, East of Alexandra Street, together with Lane West of Granville Street, North of 26th Avenue (Clause 16)

The Board of Administration reported as follows:

"The Deputy City Engineer and Supervisor of Property and Insurance report as follows:

'York House School for Girls Society is the owner of all the lots in Block 670, D.L. 526 bounded by King Edward Avenue, Granville Street, 26th Avenue and Alexandra Street. The development of the site has been approved by the Technical Planning Board subject to the Society acquiring the lane in the block and the dedication of the east 10 feet of the site for the future widening of Granville Street.

We recommend that the lane north of 26th Avenue east of Alexandra Street and the lane west of Granville Street north of 26th Avenue be closed, stopped up and conveyed to York House School for Girls Society subject to the following conditions:

(a) The east 10 feet of Block 670 to be dedicated for the future widening of Granville Street.

(b) The portion so dedicated be leased back to the Society for the nominal sum of $1.00 subject to a six months notice of cancellation if required for municipal purposes.

(c) The utilities in the closed lane to be abandoned or re-routed when required by the City Engineer to his satisfaction to the account of the School.

(d) The School to bear all costs in closing out the lane.

(e) The block to be consolidated into one parcel to the School's account.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS AND REPORTS (cont'd)

Closing of Lane
York House School (cont'd)

(f) An agreement to the satisfaction of the Corporation Council and City Engineer.

The School has requested that the closed lane be exchanged for the 10 foot widening strip for Granville Street.

The School has requested Council's permission to appear as a delegation regarding this matter.'

Your Board RECOMMENDS that the recommendations of the Supervisor of Property and Insurance and the Deputy City Engineer be adopted and that the matter of the exchange of the lane and the street widening strip for Granville Street be advanced for Council's consideration."

A delegation was heard from the York House School in support of special consideration to the School for its lands involved in the exchange.

MOVED by Ald. Adams,
THAT the report of the Board of Administration be adopted subject to the lane allowance reverting to the City at the nominal sum of $1.00 should it not be continued to be used for school purposes.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Grant Requests

The Board of Administration, under date of September 17, 1970, submitted a report of the Director of Social Planning/Community Development on the following outstanding grant requests:

Family Service Centres
Boys' Clubs of Vancouver
St. James Church, Social Service
Neighbourhood Services Association

Comments are made in each case and the following is extracted from the report of the Director of Social Planning/Community Development:

"Considering the present state of the City budget and the time involved in researching these requests, the Director of SP/CD asks Council to instruct him as to whether the aforementioned outstanding grant applications should be reviewed and reported on in the usual manner."

MOVED by Ald. Rankin,
THAT the Director of Social Planning/Community Development be requested to review and report on these grant applications as soon as possible.

- CARRIED

F. Youth Programmes: Riley Park and Clark Park

MOVED by Ald. Adams,
THAT the report of the Board of Administration dated September 4, 1970, forwarding interim report of the Director of Social Planning/Community Development on youth programmes in respect of Riley and Clark Parks, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Tyne Street Ornamental Steel Pole Overhead Wiring

The Board of Administration, under date of August 25, 1970, submitted a report in the matter of Tyne Street ornamental steel pole overhead wiring, pursuant to Council's instructions on May 26, 1970. The report deals with steel pole overhead costs, moving of the power line to the lane west of Tyne Street and comments from the Fraserview-Killarney Area Council. The Board of Administration concludes recommending the City Engineer's recommendation, 'that no further action be taken in the matter of the Tyne Street Power Line at this time', be adopted.

MOVED by Ald. Broome,
THAT, pursuant to recommendation of the Board of Administration and the City Engineer, no further action be taken in the matter of the Tyne Street power line at this time.

- CARRIED

MOVED by Ald. Rankin,
THAT the power line be moved to the lane west of Tyne Street and poles be installed in the lane; and the B.C. Hydro and Power Authority be requested to make a contribution in this regard, but failing to receive such assistance the costs be taken from General Revenue.

- LOST

(The motion of Alderman Broome was then put and carried.)

H. Four Seasons Hotels Limited Development N/S Georgia Street between Stanley Park and Denman Street

The Board of Administration submitted report of the Director of Planning in respect of the proposed development by Four Seasons Hotels Limited on the N/S of Georgia Street between Stanley Park and Denman Street. The developers now seek final acceptance by Council of the schematic development drawings and the passage of the required By-law.

The Director of Planning sets out in the Board of Administration report, an historical review, development proposals and other development information, as well as features in connection with the project. The following is extracted from the report of the Director of Planning:

"The Technical Planning Board recommends that:

The schematic plans of development as indicated on the drawings prepared by Webb, Zerafa, Menkes, Architects, and stamped 'Received City Planning Office May 27th and June 11th, 1970' be APPROVED in accordance with this report and with respect to the siting, height and general location of buildings; proposed uses of the buildings (Hotel and related facilities; apartments; townhouses; private marina; retail stores; commercial and service facilities; restaurants; banquet halls) and provisions of a health club and private marina facilities both for the use by tenants and hotel guests only.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

THAT, when filed, the Development Permit Application(s) be subject to the prior approval of the Technical Planning Board in accordance with this report and also having regard to:

1. The submission of information and drawings to satisfactorily indicate the following:

   The detailed layout and use of all floors of all buildings;

   Details of the size, location, manoeuvering aisles, ramp grades, etc. of all underground off-street parking facilities.

   Detailed information of the location of all vehicular ingress and egress to the site with the detailed crossing locations being first approved by the City Engineer.

   The provision of an adequate number of off-street loading and unloading spaces to adequately serve all portions of the development as required.

   Arrangements for the detailed treatment of all open portions of the site including screening etc. to the surfaced off-street parking facilities; provision of suitable landscaping including lawn, shrub, and tree planting as well as reflecting pools, etc.

   The satisfactory determination of the finished levels of the plazas and open portions of the site in relation to the Georgia Street building grade.

2. The provision of approximately 150 off-street parking spaces on the open portions of the site with the balance of the off-street parking spaces being underground.

3. The submission of the detailed elevations of all buildings, together with exterior finishes and materials, with the design being first approved by the Technical Planning Board on advice from the Design Panel.

4. The completion of the required agreements, to the satisfaction of City Council after report from the Technical Planning Board for the provision and maintenance by the developer of the public walkways and public open space areas, including full details of the development; site levels; the treatment and maintenance of these areas.

5. Information, satisfactory to the Technical Planning Board, as to the phasing of the construction of the development, including landscaping and treatment of the open portions of the site.

6. Information as to any required signs, with such signs being non-flashing and generally restricted to facia signs only attached to the retail stores, restaurants and the hotel with no illuminated signs facing Stanley Park and with all signs and advertisements to be subject to the Technical Planning Board.

The Town Planning Commission also recommend that the schematic plans of development be approved in accordance with the recommendations of the Technical Planning Board.

I recommend that the schematic scheme of development be APPROVED in accordance with the recommendations of the Technical Planning Board and Town Planning Commission."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

The Board of Administration recommends the foregoing recommendations be endorsed.

The Council noted a memorandum from the City Clerk advising of various communications received from organizations and individuals commenting on the matter and generally in opposition to the development. It is stated in the City Clerk's memorandum that the Park Board wishes to appear before Council as a delegation. The Park Board is in opposition to the project.

MOVED by Ald. Adams,
THAT the report of the Board of Administration, dated September 10, 1970, be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT the memorandum from the City Clerk be received.

- CARRIED

I. Report of Special Committee re Illegal Suites, September 18, 1970

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of September 18, 1970:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Melva Cairns (tenant), 131 East 27th Avenue
Karter K. Chohan (owner), 2491 East 19th Avenue
Mrs. Lynne Clement (tenant), 2385 East 54th Avenue
Mr. Skuli Johnson (owner), 2935 West 8th Avenue
Louis Kusel (owner) 3463-3465 West 6th Avenue
Mike and Katica Paulic (owners), 1735 East 28th Avenue
Mrs. Marie Rochefort (tenant), 3339 Monmouth Street
Mrs. Naranjan Kaur Mehar Singh (owner), 3075 East Broadway
Mrs. Rose Stewart (owner), 3282 West 31st Avenue
Amy F. Upshall (tenant), 2690 East 1st Avenue

(b) The following applications be approved for six months from the date of this resolution:

Hugh R. Cockriell (tenant), 3335 Charles Street
Mr. Jural Laus (owner), 4774 Joyce Street

(c) The following applications be approved for one year from the date of this resolution:

Korbinian Kosolofski (owner), 8415 Duff Street
Germano Pellizzari (tenant), 3489 Franklin Street
Mark Prodanovic (tenant), 3325 East 29th Avenue
John Stancato (owner), 375 Skeena Street

(d) The following applications be not approved:

Luigi V. Fontana (tenant), 2979 Charles Street
Michal Humenny (owner), 233 East 57th Avenue
John and Maria Manoila (owners), 174 East 44th Avenue

(e) With respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

MOVED by Ald. Adams,
THAT the foregoing report of the Spcial Committee re Illegal Suites - Hardship Cases, containing recommendations lettered (a) to (e), be approved.

- CARRIED

J. Report of Standing Committee on
Planning and Development, September 3, 1970

MOVED by Ald. Bird,
THAT, in respect of report of the Standing Committee on Planning and Development dated September 3, 1970, Clauses 1 to 3 inclusive of Part I be adopted and Clauses 4 to 8 inclusive of Part II be received for information.

- CARRIED

K. Report of Standing Committee on Health
and Welfare, September 10, 1970

MOVED by Ald. Linnell,
THAT, in respect of report of the Standing Committee on Health and Welfare, dated September 10, 1970, Clause 1 of Part I be adopted and Clauses 2 to 5 inclusive of Part II be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE
ZONING AND DEVELOPMENT BY-LAW
(S/W corner of Main Street and Marine Drive)
(All lands within an area bounded on the north by the lane south of Broadway with the exception of Lot 20, Block 348, D.L. 526, Burrard Street on the west, Pine Street on the east and 14th Avenue on the south)
(E/S Victoria Drive between 48th and 49th Avenues)
(Area bounded by Skeena Street, 2nd Narrows Bridge approach, Rupert Street and CPR right-of-way)
(All lands bounded by King Edward Avenue, Camosun Street and 29th Avenue)

MOVED by Ald. Hardwick,
SECONDED by Ald.Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4065 BEING A ZONING BY-LAW (Four Seasons Hotels Limited)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4065 being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT, in respect of Part 2 of this By-law, all the words after the word 'shall' in the quoted portion on page 2, re floor space ratio, be struck, and the following substituted therefor:
'not exceed 3.0'.

- LOST

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Lands for Highway Purposes (317 Prior Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. All that portion of Lots 17 and 18, Block 104, District Lot 196, Group 1, New Westminster District, Plan 196, described as follows:

   Commencing at the south westerly corner of said Lot 18;

   Thence North 6.6 feet following in the westerly limit of said Lot 18;

   Thence S 83° 50' W, 50.29 feet, more or less, to intersection with the easterly limit of said Lot 17 at a point 1.2 feet northerly from the south easterly corner of said Lot 17;

   Thence South 1.2 feet following in the easterly limit of said Lot 17 to the south easterly corner of said Lot 17;

   Thence West 50 feet, more or less, following in the southerly limit of said Lot 17 to the point of commencement.

   The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated September 10, 1970, and marginally numbered LF 5513.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up Portion of Street (Discovery Street north of 4th Avenue)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS on the 27th day of June, 1968, Resolution of City Council passed the following Resolution.

BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 6421 adjacent to Block "A", District Lot 538, Group 1, New Westminster District, Plan 7615, be closed, stopped up and title taken thereto and subdivided with the adjacent lands; said portion of road more particularly described as follows:

The east 34 feet of said road lying between the production westerly of the southerly limit of the portion of said Lot "A" included in Reference Plan 5064 and a point normal to the south east corner of the portion of Block "A", Explanatory Plan 2125, Block 132, District Lot 540, lying to the north of the portion of said Block "A" included in Reference Plan 5584 and more particularly described as follows:

Commencing at the south westerly corner of Block "A", District Lot 538, Group 1, New Westminster District, Plan 7615;

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up Portion of Street
(Discovery Street north of 4th Avenue) cont'd..

Thence N 89° 54' 35" W 14 feet following in the production westerly of the southerly limit of said Block "A";

Thence N 44° 57' 20" W 28.26 feet to intersection with a line drawn parallel to and 34 feet perpendicularly distant westerly from the westerly limit of said Block "A";

Thence north 1016.42 feet more or less following in the line drawn parallel to and 34 feet perpendicularly distant westerly from the westerly limit of said Block "A" to a point normal to the south east corner of the portion of Block "A", Explanatory plan 2125, Block 132, District Lot 540, Group 1, New Westminster District, lying to the north of the portion of said Block "A", included in Reference Plan 5584;

Thence east 34 feet more or less following in the line drawn normal to the said portion of Block "A", Explanatory Plan 2125 to intersection with the westerly limit of said Block "A", plan 7615;

Thence south 1036.47 feet more or less following in the westerly limit of said Block "A", plan 7615 to the point of commencement.

The same as shown outlined red on plan prepared by Adam Burhoe, B.C.L.S. dated the 18th day of June, 1968 and marginally numbered LE 3098.

AND WHEREAS the City Engineer now requires a larger corner cut-off at 4th Avenue and Discovery Street;

THEREFORE BE IT RESOLVED that Resolution dated the 27th day of June, 1968, be rescinded;

AND BE IT FURTHER RESOLVED that all that portion of road dedicated by the deposit of Plan 6421 adjacent to Block "A", District Lot 538, Group 1, New Westminster District, Plan 7615, be closed, stopped up and title taken thereto and subdivided with the adjacent lands; said portion of road more particularly described as follows:

The east 34 feet of said road lying between the production westerly of the southerly limit of the portion of said Block "A" included in Reference Plan 5064 and a point normal to the south east corner of the portion of Block "A", Explanatory Plan 2125, Block 132, District Lot 540, lying to the north of the portion of said Block "A", Block 132, included in Reference Plan 5584. Said East 34 feet more particularly described as follows:

Commencing at the south westerly corner of Block "A", District Lot 538, Group 1, New Westminster District, Plan 7615;

Thence N 89° 54' 35" W 2 feet following in the production westerly of the southerly limit of said Block "A";

Thence N 33° 39' 40" W 57.73 feet to intersection with a line drawn parallel to and 34 feet perpendicularly distant westerly from the westerly limit of said Block "A";

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up Portion of Street
(Discovery Street north of 4th Avenue) cont'd...

Thence North 988.42 feet, more or less, following in the line drawn parallel to and 34 feet perpendicularly distant westerly from the westerly limit of said Block "A" to a point normal to the south east corner of the portion of Block "A", Explanatory plan 2125, Block 132, District Lot 540, Group 1, New Westminster District, lying to the north of the portion of said Block "A", included in Reference Plan 5584;

Thence East 34 feet, more or less, following in the line drawn normal to the said portion of Block "A", Explanatory Plan 2125 to intersection with the westerly limit of said Block "A", plan 7615;

Thence South 1036.47 feet, more or less, following in the westerly limit of said Block "A", plan 7615 to the point of commencement.

The same as shown outlined red on plan prepared by Adam Burhoe, B.C.L.S., dated the 18th day of June, 1968 and marginally numbered LE 3098, a print of which is annexed hereto.

- CARRIED

3. Closing and Stopping Up Lane
(North of 8th Avenue, East of Heather Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the lane dedicated by the deposit of Plan 4860 is located in such a position that it is detrimental to the future lane requirements within the block;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 4860 be closed, stopped up and conveyed to the abutting owner of Lots "A", "B" and "C" of Lots 18 to 20, Plan 4860, Block 319, District Lot 526, Group 1, New Wesminster District, and,

BE IT FURTHER RESOLVED THAT the said Lots "A", "B" and "C" and closed lane be subdivided to provide for a 10 foot lane along the northerly boundary and the remainder to form one parcel.

- CARRIED

4. Program for Care and Training
Transient Unemployed Youth

On September 8th, Notice was called on the following motion which was re-submitted at this time. However, changes were agreed to by the Council this day and the motion, therefore, now reads as follows:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS it is desirable that Federal authorities provide a suitable program for the care and training of transient unemployed youth for jobs;

cont'd...

MOTIONS (cont'd)

Program for Care and Training
Transient Unemployed Youth (cont'd)

AND WHEREAS the Department of National Defence and the Emergency Measures Organization through the army is equipped with facilities and personnel to provide shelter, food, medical services, together with physical training, trade training and vocational counselling;

THEREFORE BE IT RESOLVED that City Council request the Federal Authorities to consider the use of army training centres in preference to City armouries as suitable facilities to carry out a constructive program of care, training, and employment.

- CARRIED

MOVED by Ald. Rankin, in Amendment,
SECONDED by Ald. Hardwick,
THAT WHEREAS it is desirable that Federal authorities provide a suitable program for the care and training of transient unemployed youth, and for the provision of jobs;

THEREFORE BE IT RESOLVED that City Council request the Federal Authorities to consider the question of such a program.

- LOST

The main motion was put and carried.

5. Air Pollution: Marpole

On September 8th, Notice was called on the following motion which was re-submitted at this time. However, changes were agreed to by the Council this day and the motion, therefore, now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the air pollution situation is still bad in the Marpole area although the City's revised air pollution standards have been in effect for over a year;

THEREFORE BE IT RESOLVED that the Board of Administration report to the City Council on the situation in the Marpole area and any steps that might be taken to remedy the situation; the Board of Administration also report on the manpower situation in the Air Pollution Control Division.

- CARRIED

6. Crystal Pool Replacement

On September 8th, Notice was submitted in respect of Crystal Pool Replacement which, by agreement of the Council this day, was changed to read as follows:

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the cities of New Westminster and Burnaby have been awarded the Canada Summer Games;

AND WHEREAS they will be building an Olympic size spectator pool for these Games;

AND WHEREAS there is need for only one spectator pool in this area;

cont'd....

MOTIONS (cont'd)

Crystal Pool Replacement (cont'd)

AND WHEREAS an Olympic size 8 lane 50 meter pool could be built for approximately One Million Dollars and provide facilities for Championship training;

AND WHEREAS if the Million Dollars thus not expended in replacing Crystal Pool could be used for two additional pools attached to the secondary schools;

THEREFORE BE IT RESOLVED that an invitation be extended to the Park Board to discuss with the Standing Committee on General Purposes the matter of the replacement of the Crystal Pool.

(referred)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the subject matter of the foregoing motion be referred to the Standing Committee on General Purposes.

- CARRIED

7. Beautification of Median Highway 401
Centre Boulevard Boundary Road

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the matter of beautification of the median strip of Highway 401 between Boundary Road and Cassiar Street, together with the centre boulevard of Boundary Road from Burrard Inlet to the Fraser River be referred to the Standing Committee on Planning and Development for consideration and report.

(notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Bird - Innovative Housing Southeast Sector

advised it is understood the proposed innovative housing development has been withdrawn by the developer. Alderman Bird therefore proposed the following motion:

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the City of Vancouver develop the lands proposed for a low cost innovative housing scheme in the Southeast Sector, to provide such innovative housing for sale to low income groups on a cost basis.

(referred)

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the foregoing motion be considered 'In Camera' later this day.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Proposed Townhouse Apartment Development: 1000 block Cypress Street	requested the Board of Administration obtain a report on the status of a proposed townhouse apartment development in the 1000 block Cypress Street. The Alderman enquired if the residents in the area will have an opportunity of making representations on the matter. His Worship requested the Board of Administration report accordingly.
Alderman Calder - Denman Place	reiterated a request made some time ago for a report respecting a change in the Denman Place plans to now provide for a hotel. His Worship so instructed.
Alderman Wilson - 1000 Block West 59th Street Paving	enquired of the status of an application for paving and curb in the 1000 block West 59th Avenue, it being understood the application has been outstanding for over two years. His Worship instructed a report be obtained.
Alderman Wilson 3737 Oak Street	drew attention to a proposed development on the site at 3737 Oak Street and difficulties being experienced by the developer in being able to obtain approval of the Planning Department to proceed. The Alderman requested a report be made to Council giving information on what developers may do to obtain approval. His Worship the Mayor advised he would obtain a report.
Alderman Phillips - Engagement of his Firm re Separation Trust Fund	advised his firm has been appointed investment counsellors to the Separation Trust Fund in accordance with advice received by him from the Municipal and Regional Employees Union under date of August 27th. The Corporation Counsel reported that he did not see any conflict of interest in respect of this appointment and Alderman Phillips' position as a member of the Council.
Alderman Broome - Building Department Report re Permits Issued	commented with respect to building permits issued since January 1, 1970 to August 31, 1970, stating such are less by approximately one-half of 1969 for the same period.

NOTICE OF MOTION

Prohibition of Stationary
Election Signs

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT WHEREAS Vancouver City Council has indicated a sincere desire to combat pollution in the City of Vancouver;

AND WHEREAS visual pollution is equally as offensive as other forms of environmental pollution;

THEREFORE BE IT RESOLVED that Sign By-law No. 2341 be amended so as to prohibit the erection of all forms of stationary election signs in all residential areas in the City of Vancouver.

(notice)

The Council recessed at approximately 4:10 to reconvene 'In Camera' in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting dated September 22, 1970.

MAYOR

CITY CLERK

SEPTEMBER 18TH, 1970.

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. **Reallocation of Sewer Funds**

"Work in some categories has not proceeded as anticipated when the 1970 Budget was prepared.

In order that funds may be available for other desirable projects, I RECOMMEND making the following transfers in the 1970 Sewers Capital Budget.

Account Code		
0116/7901	- 'City Subdivisions - Unallocated'	
	To	
0116/7906	- 'Miscellaneous - Unallocated'	$ 70,000

Account Code		
0116/5701	- 'York & Cypress Streets, 1st to Maple proceeding	
	To	(not this year)'
0116/7906	- 'Miscellaneous - Unallocated'	$107,000. "

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer on 21st Avenue between Prince Edward Street & St. George Street

"T.V. inspection shows this old sewer to be in poor condition.

The estimated cost of replacement is $15,500.

I RECOMMEND that $15,500 be appropriated for this work and charged to Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget. "

Your Board RECOMMENDS that the foregoing be approved.

3. Twin Sewers on Station Street between Prior Street and National Avenue

"Extension of this sewer will reduce surcharge on sewers on Prior Street and the lane east of Main Street as part of a scheme to provide separate sewers in this area.

The estimated cost is $45,000.

I RECOMMEND that $45,000 be appropriated for this work and charged to Account Code 0116/7906 - 'Miscellaneous Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer Reconstruction in the area between 15th and 17th Avenues, Clark and Knight Streets

"The following sewers should be reconstructed to replace poor sewers in this area following T.V. inspection. Much of this work is required prior to proposed paving.

Lane South of 16th Avenue East of Inverness Street
Inverness Street, Lane South of 16th Avenue to 16th Avenue
16th Avenue, Inverness Street to Clark Drive
16th Avenue, Clark Drive to West of Knight Street
Clark Drive, 16th Avenue to 15th Avenue
15th Avenue, Clark Drive to West of Knight Street

The estimated cost is $48,000.

I RECOMMEND that the work be charged to Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget, subject to approval of Item 1 above. "

Your Board RECOMMENDS that the foregoing be approved.

5. Cleaning and Inspection of Sewers in Salish Subdivision - Musqueam Indian Reserve

"Funds are requested to clean and inspect by television, sewers in the Salish Subdivision prior to take-over by the City. This will be a City expense, with the Indian Band making good any defects.

The estimated cost of this work is $5,000.

I RECOMMEND that $5,000 be appropriated for this purpose from Account Code 0116/7906, 'Miscellaneous - Unallocated', in the 1970 Sewers Capital Budget, subject to approval of Item 1 above. "

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer on 62nd Avenue between Prince Edward Street and St. George Street

"This sewer is undersized and is in very poor condition with collapsed sections. It should be replaced and connected to the Sewerage District's trunk sewer at St. George Street.

This work will cut off and eliminate another poor sewer on St. George Street between 62nd Avenue and 63rd Avenue.

The estimated cost, including extending house connections on St. George Street to the District's trunk sewer is $40,000.

I RECOMMEND that $40,000 be appropriated for this work to be charged to Account Code 0116/7906 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget, subject to approval of Item 1 above. "

Your Board RECOMMENDS that the foregoing be approved.

7. Installation of Water Mains - Project 1010

"The following water main replacements are required due to leaks:

Street	PROJECT 1010 From	To
Slocan Street	Dundas Street	Pandora Street
Woodland Drive	Georgia Street	Venables Street
Woodland Drive	Hastings Street	Pender Street
Skeena Street	22nd Avenue	24th Avenue
Pandora Street	Lakewood Drive	Templeton Drive
30th Avenue	Victoria Drive	Gladstone Street
Prince Albert Street	7th Avenue	Broadway

The estimated cost of Project 1010 is $60,000. The funds for this project are available in the 1970 Capital Budget, 'Provision for Unspecified Projects', Account No. 126/7902.

I RECOMMEND that the water mains be replaced on the above-listed streets and that $60,000 be appropriated from Account 126/7902, 'Provision for Unspecified Projects'."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

8. Lane Between Lots 12 & 13, Block 9, Sections 40 & 41, T.H.S.L. - S/S Haida Drive West of Dieppe Drive

The City Engineer and Supervisor of Property and Insurance report as follows:

"The 10 foot lane between Lots 12 and 13, Block 9, Sections 40 and 41, T.H.S.L. as shown outlined red on plan marginally numbered LF 5484 is surplus to the City's highway requirements. The abutting owners have requested the acquisition of this lane.

We RECOMMEND that the lane shown outlined red on plan marginally numbered LF 5484 be closed, stopped up with the westerly half being conveyed to the owner of abutting Lot 12 and the easterly half conveyed to the owner of abutting Lot 13, subject to the respective halves being added to the respective Lots 12 and 13. The value of each half of the closed lane to be $300 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS the foregoing report of the above officials be adopted.

(Map circulated for the information of Council)

9. Pacific Centre Limited
Block 52 Undersurface Lease

The Corporation Counsel reports as follows:

"By indenture dated August 12, 1969, made between the City, Pacific Centre Limited, The Fairview Corporation (British Columbia) Limited, Cemp Holdings Limited and Canada Permanent Trust Company, the City leased to Pacific Centre Limited the undersurface of certain parts of Howe and Robson Streets for the development of the Block 52 parking garage. Section 4.02 of the Block 52 Undersurface Lease required Pacific Centre Limited to construct the improvements in Howe and Robson Streets with a certain load-bearing capacity. The specified load-bearing capacity is now shown to be inaccurate and therefore it is recommended that section 4.02 of the Block 52 Undersurface Lease be deleted and the following substituted therefor:

'SECTION 4.02

The LESSEE agreed that it will construct the IMPROVEMENTS in conformity with the load-bearing capacity requirement stipulated by the LESSOR, namely, that the IMPROVEMENTS will be designed and constructed by the LESSEE to comply with the 1965 Standard Specifications for Highway Bridges adopted by the American Association of State Highway Officials for a live loading designated therein as H20-44 and HS20-44 except that such designated live loading or relevant live loading shall be increased by 25%, and the LESSOR agrees that, provided the LESSEE so constructs the IMPROVEMENTS to such load-bearing capacity, then, save as provided in Section 6.01, the LESSEE shall have no further obligation for the support of the streets above the LANDS.'

This substituted section has been approved by the City Engineer.

It is further recommended that the City enter into a modification agreement with Pacific Centre Limited, The Fairview Corporation (British Columbia) Limited, Cemp Holdings Limited and Canada Permanent Trust Company to give effect to the change in Section 4.02, such agreement to be satisfactory to the Corporation Counsel."

Your Board
RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

INFORMATION:

10. Pollution Control Machinery
Alberta Wheat Pool

The following is an extract from the minutes of the Council meeting of August 18, 1970:

"The Board of Administration noted a request from Council that it make a report to Council on the timing for the installation of baghouses throughout all of the older portion of the Elevator."

Cont/d.

Clause 10 Cont/d.

The Director of Permits and Licenses reports as follows:

"The Manager of the Alberta Wheat Pool advises that construction of a baghouse to complete the air pollution control of the grain elevator will commence in November 1970. The installation is expected to be operating by May 1971 - the date on which grain elevators must comply with the Air Pollution Control Bylaw is June 1, 1971."

Your Board submits this report to Council for INFORMATION.

11. Proposed Nelson Street Bus Service

The City Engineer reports as follows:

"On September 9, 1969, Council adopted the following recommendation of its Standing Committee on Planning, Development and Transportation:

'That the question of the proposed Nelson Street Bus Service be reviewed in approximately one year's time.'

In accordance with the above resolution, the B.C. Hydro and Power Authority have reviewed the proposed Nelson Street Bus Service.

In a letter to the City Engineer dated August 26, 1970, B.C. Hydro state the following:

'We find that most, if not all, of the reasons for withdrawing a request for approval of this route as outlined in my letter of August 19, 1969 (copy circulated) remain unchanged. Therefore, B.C. Hydro does not intend to renew a request for approval of the Nelson Street service in the foreseeable future.'"

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION:

12. Sale of Portion of Road N. of 2nd Ave. W. of Cambie St. Adjacent to Lot F, Block 279, D.L. 526 & leasing Portion of Cambie St. N. of 2nd Ave.

The Deputy City Engineer and the Supervisor of Property and Insurance report as follows:

"On the north side of Second Avenue west of Cambie Street there is a small portion of highway which is presently excess to our highway requirements and the owner of abutting Lot F has made application to acquire it.

The owner has also made application to lease the 17 foot widening strip for Cambie Street north of Second Avenue abutting Lot F.

WE RECOMMEND:

(a) That the portion of road dedicated by the deposit of Plan 11961 as shown outlined red on plan marginally numbered LF 4628 be closed, stopped up and conveyed to the owner of abutting Lot F, Block 279, D.L. 526, subject to the following conditions:

Cont/d.

Clause 12 Cont/d.

(i) The sale price of the closed road to be $3,250.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(ii) The closed road to be consolidated with adjacent Lot F to form one parcel.

(iii) The purchaser to grant the City a 21 year option satisfactory to the Corporation Counsel and the City Engineer to re-acquire the closed portion of road for the sum of $3,250.00 (being the sale price) if required for municipal purposes.

(b) That the 17 ft. widening strip for the west side of Cambie Street north of Second Avenue be leased to the owner of abutting Lot F subject to the following conditions:

(i) The annual rental to be $215.00 per annum, plus all taxes, in accordance with the recommendation of the Supervisor of Property and Insurance.

(ii) Term of the lease to be 10 years subject to one year's notice of cancellation if required for highway purposes.

(iii) The lease area to be used for yard purposes - no buildings to be constructed upon it.

(iv) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board
RECOMMENDS the foregoing report of the Deputy City Engineer and the Supervisor of Property and Insurance be adopted.

13. Handbill Advertising Placed on Vehicles

The Corporation Counsel reports as follows:

"On September 1st Council passed the following resolution:

'THAT WHEREAS Section 85 of the Street and Traffic By-law states that no person shall place or cause to be placed any handbill, dodger, circular, card or other advertising matter upon or in any vehicle upon a street without permission of the owner or person in charge of such a vehicle;

AND WHEREAS this section has been totally ineffective in curbing this form of litter and street pollution because a person must be caught in the act of placing such handbills, etc.;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring forward for the consideration of Council an amendment to the Street and Traffic By-law which will place the responsibility for such litter on the company, person or organization on whose behalf the advertisement is made and against whom penalties can be levied.'

Cont/d.

Clause 13 Cont/d.

The By-law as it presently stands exhaust the authority contained in Section 319(e) of the Charter and to give effect to the above proposal, i.e. to expand the area of responsibility would require a Charter amendment and I propose to include an appropriate amendment when Charter amendments are brought before the appropriate Committee of Council.

I therefore recommend that the resolution of September 1 be referred to the appropriate Committee when proposed Charter amendments are considered."

Your Board
RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

14. Freeway Connection - Georgia Viaduct to Highway 401 - Appointment of Social Planning Sub-Consultant

On July 21, 1970, City Council adopted the report of the Board of Administration dated July 17, 1970, recommending the appointment of Mr. W. B. Mundy of the City Social Planning/Community Development Department as Social Planning Sub-Consultant on the Design Team carrying out the above study.

However, Mr. Mundy resigned from City service on August 17 and has left Vancouver, thus necessitating the appointment of a substitute Social Planner to the Study Design Team.

The City Engineer, Director of Planning, and Director of Social Planning/Community Development report as follows:

"The prime Consultant, Phillips, Barratt, Hillier, Jones and Partners, has submitted the name of Mrs. Nancy Arwyn of the Department of Social Planning/Community Development for the approval of Council for appointment to the Design Team. The terms and conditions of her appointment would be the same as were approved by Council for Mr. Mundy, as outlined in the Board of Administration report of July 17, 1970 (copy circulated).

The appointment of Mrs. Nancy Arwyn is satisfactory to your officials.

We therefore RECOMMEND the appointment of Mrs. Nancy Arwyn as Social Planning Sub-Consultant to the Study Team be approved on the same terms and conditions as approved by Council on July 21, 1970, for Mr. W. B. Mundy."

Your Board
RECOMMENDS the foregoing report of the City Engineer, the Director of Planning and the Director of Social Planning/Community Development be adopted.

15. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs

- Cypress Street, Cornwall Street to 4th Avenue
- Tyne Street, W/S Lane north of 49th Avenue to 54th Avenue E/S, 48th Avenue to approximately 110 ft. south of 53rd Ave.
- 49th Avenue, Tisdall Street to Main Street, except between Cambie Street and Ontario Street
- 49th Avenue, Main Street to Fraser Street
- 49th Avenue, Fraser Street to Knight Street except between Elgin Street and Inverness Street on the N/S and between Ross Street and Inverness Street on the S/S
- 49th Avenue, Knight Street to Victoria Drive

Pavement Only

- Alberni Street, Chilco Street to Denman Street

Lane Pavement

- Lane south of 12th Avenue, Ash Street to Cambie Street
- Lane south of 38th Avenue, Osler Street to the lane west of Oak Street, and the lane east of Osler Street, lane south of 38th Avenue to the lane north of 41st Avenue and Lane north of 41st Avenue, Osler Street to the lane east of Osler Street

P.C. Concrete Sidewalk

- Fraser Street, E/S, 30th Avenue to Durward Avenue except approximately 99 ft. abutting Lots 3A, 4A and 5A, Block 2, D.L. 391/2.

P.C. Concrete Sidewalks on School Collector Streets

- Killarney Street, E/S, 43rd Avenue to 44th Avenue
- St. George Street, W/S, 53rd Avenue to 55th Avenue

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 4, 1970.

The estimated total cost of these improvements is $807,482 and the City's share of the cost is $607,553.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted.

Cont/d.

Clause 15 Cont/d.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

(c) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law:

Killarney Street, 43rd Avenue to 44th Avenue
St. George Street, 53rd Avenue to 55th Avenue

RECOMMENDATION & CONSIDERATION:

16. Closing Lane North of 26th Ave. East of Alexandra St. Together with Lane West of Granville St. North of 26th Ave. - Block 670, D.L. 526

The Deputy City Engineer and Supervisor of Property and Insurance report as follows:

"York House School for Girls Society is the owner of all the lots in Block 670, D.L. 526 bounded by King Edward Avenue, Granville Street, 26th Avenue and Alexandra Street. The development of the site has been approved by the Technical Planning Board subject to the Society acquiring the lane in the block and the dedication of the east 10 feet of the site for the future widening of Granville Street.

We RECOMMEND that the lane north of 26th Avenue east of Alexandra Street and the lane west of Granville Street north of 26th Avenue be closed, stopped up and conveyed to York House School for Girls Society subject to the following conditions:

(a) The east 10 feet of Block 670 to be dedicated for the future widening of Granville Street.

(b) The portion so dedicated be leased back to the Society for the nominal sum of $1.00 subject to a six months notice of cancellation if required for municipal purposes.

(c) The utilities in the closed lane to be abandoned or re-routed when required by the City Engineer to his satisfaction to the account of the School.

(d) The School to bear all costs in closing out the lane.

(e) The block to be consolidated into one parcel to the School's account.

(f) An agreement to the satisfaction of the Corporation Counsel and City Engineer.

The School has requested that the closed lane be exchanged for the 10 foot widening strip for Granville Street.

The School has requested Council's permission to appear as a delegation regarding this matter."

Your Board
RECOMMENDS that the recommendations of the Supervisor of Property and Insurance and the Deputy City Engineer be adopted and that the matter of the exchange of the lane and the street widening strip for Granville Street be advanced for Council's consideration.

CONSIDERATION:

17. Sidewalk 48th Avenue
Ross to Inverness Street

Under date of July 24, 1970, the Board of Administration submitted a report of the City Engineer on a petition of residents of this location against the installation of sidewalks. A copy of the report plus Council's action at its meeting of July 28 is attached for information.

Subsequent to the advice of the City Clerk, the chief petitioner on behalf of the petitioners, wrote again to Council requesting to be heard on this matter. A copy of that letter is also attached for Council's information.

As this matter has been reported on previously and no further information is available to submit to Council, your Board submits for the CONSIDERATION of Council the request of the petitioners to be heard as a delegation.

(DELEGATION - REQUEST)

RECOMMENDATION:

18. Attack Warning Signal Agreement

The Corporation Counsel submits the following report:

"The local Canadian Army Headquarters has written requesting the renewal of the following attack warning signal agreement which expired August 31, 1970:

Siren No. 6 = Lane South West Marine Drive

The renewal would be for a further term of five years from September 1, 1970, with an option in favour of the Crown for a further renewal of five years from 1975. The consideration for the agreement would be the sum of $1.00 per year, as in the previous agreement.

This matter has been discussed with the Assistant City Engineer, Electrical Division, and we would recommend execution of the agreement covering the siren at the aforementioned location."

Your Board
RECOMMENDS that the foregoing report of the Corporation be adopted.

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For adoption see page(s) ...591.....

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Mountain View Cemetery - Sixth Renovation

The Medical Health Officer requests approval for the following project as detailed:

"As a continuation of the renovation program of Mountain View Cemetery approved by City Council, it is now requested that a Sixth Renovation project be authorized. The purpose of this program is two-fold, first to reduce maintenance costs and secondly to add to the beauty of the Cemetery.

The Sixth Renovation will include an area of approximately 12 acres in Jones 2 and Jones Green Sections embracing Blocks 26-31; 33-44: 46-47 and Border Plots 87-149 in the Jones 2 Section and Blocks 26R, 32R, 39R and 41R in the Jones Green Section. The renovation lies within an area bounded on the west by Prince Edward St., the northerly boundary extends approximately 925' east (approximately 125' south of 38th Ave.) and the southerly boundary parallels 41st Ave. The estimated cost is summarized as follows:

Labour: Grading, Cultivating, Seeding	$ 11,903.05
Labour: Resetting Markers, Memorials, etc.	13,231.22
Supplies and Equipment Rentals	10,242.00
	$ 35,376.27
10% Administration and Overhead	3,537.63
Total Estimate	$ 38,913.90

The above estimate covers regrading and levelling, the laying flat of all adaptable monuments and reseeding the entire area. Funds to cover all costs are available in the Reserve for Cemetery Redevelopment Account 4759/ set up in conjunction with the Renovation Program. As a result of the renovation, there will be 1,920 new graves available for a total potential recovery of $67,200.00.

As reported to City Council August 11, 1970, a savings in operating costs of approximately 22% has resulted through previous renovations. It is predicted that further savings will be possible upon completion of this renovation. In addition, many favourable comments have been received on the improvement in the appearance of the Cemetery.

It is, therefore, requested that approval be given for this Sixth Renovation and that authority be given to file an application with the Public Utilities Commission to proceed with the project."

. . . Cont'd.

Clause No. 1 (Cont'd.)

Your Board RECOMMENDS that:

(a) The City Council approve the above project as described, including preparation of such plans and records as required.

(b) The Medical Health Officer be authorized to make the necessary arrangements with the Public Utilities Commission to proceed with the project.

2. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Lapidary Rock & Mineral Society of B.C., for the parking of a group of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 23 - 25, 1970, inclusive. The P.N.E. has granted approval.

This group consists of exhibitors in the B. C. Gem Show sponsored by the Lapidary Rock & Mineral Society.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and housecars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Lapidary Rock & Mineral Society of B.C. for the parking of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 23 - 25, 1970, be approved.

CONSIDERATION

3. Indigent Burials

The Corporation Counsel reports as follows:

"As a result of a letter dated May 4, 1970, from Mount Pleasant Chapel Ltd. on behalf of the British Columbia Funeral Service Association, Council considered the question of the cost of indigent burials. As a result of the publicity arising therefrom an offer was received from First Memorial Services Ltd. dated July 9, 1970, offering to provide indigent burials at a price of $185.00. This was reported to Council by the Board of Administration and the following resolution was passed:

. . . Cont'd.

Clause No. 3 (Cont'd.)

'THAT a contract for indigent burials be entered into with First Memorial Services Ltd. on the basis of its offer of $185.00, including ministerial fee, the contract to be on a one-year basis and satisfactory to the Corporation Counsel.'

Since that resolution was passed, letters have been received from Mr. W. S. Owen on behalf of Harron Bos. Ltd. suggesting that Council reopen the question of indigent burials, and from Kearney Funeral Directors stating that they were prepared to provide the service for a fee of $140.00.

In view of the fact that Council has already accepted the offer of First Memorial Services Ltd. thus creating a binding contract, it is suggested that Mr. Owen and Kearney Funeral Directors be advised that the matter will come up for further consideration when the contract with First Memorial Services Ltd. expires.

Before entering into a contract with First Memorial Services Ltd. it will be necessary to terminate the existing contracts with the various funeral parlours and authority is therefore requested to give notice of termination in accordance with the terms of the contracts."

Your Board submits the foregoing report of the Corporation Counsel for the consideration of Council.

RECOMMENDATIONS

4. Meal Tickets for Single Men

The Acting Social Service Administrator reports as follows:

"History

In January, 1968, an arrangement was made with White Lunch Ltd. whereby the Social Service Department issued a portion of their caseload of single employable men with daily meal tickets, at a face value of $2.25 and a billing value of $1.50, usable only at 65 East Hastings Street. A minimum of 180 per day was guaranteed. Since $45.00 per month was more than the food allowance for single persons, the concurrence of the Provincial Government was obtained.

Since January, 1968, these tickets have been issued to men placed in the Stratford Hotel, Catholic Charities Hostel, and men on an administered caseload. This latter group has included both the special caseload of chronic alcoholic single men (approximately 130 men) and at present over 200 young transient men for whom there is no space at Pacific Hostel and whose room rent is being paid by the Department directly to their landlords.

. . . Cont'd.

Clause No. 4 (Cont'd.)

In 1969, because of complaints by merchants in the Unit block East Hastings Street concerning the congregation at or near 65 East Hastings of the men in our alcoholic caseload and because the Plaza and New Zenith Cafes in the 100 block East Hastings asked for a share of the business, a similar arrangement at the same prices was made with them, and the alcoholic caseload was issued with tickets on these two Cafes.

Since July, 1970, the White Lunch Ltd. has reported that the general public's use of their cafeteria at 65 East Hastings has declined; that wage and other costs have risen substantially since January, 1968; that they are, as at May 31st, running at a $5,000.00 loss on their operation there, they request an immediate increase to $1.75 per ticket and a subsequent increase to $2.00. As a long-term solution, they offer to operate 65 East Hastings solely for the use of this Department. The Provincial Government, Department of Rehabilitation and Social Improvement, has been consulted and the Minister has agreed to an immediate increase to $1.75 and accepts the idea of the use of 65 East Hastings solely for the Social Assistance applicants.

Accordingly, discussions with Mr. Sorenson and Mr. Jordan of the White Lunch have produced the following tentative guidelines for an agreement.

I. The White Lunch will lease the premises at 65 East Hastings from the owner for a period of five years which will be the period of the agreement.

II. The White Lunch will make all alterations to suit the new use and will redecorate both the front and interior to a higher esthetic standard. They will provide and replace all equipment and will be responsible for maintenance and cleaning.

III. The White Lunch will provide and serve two meals a day, a substantial brunch and dinner, at hours to be agreed upon at a price depending on a guaranteed minimum of persons served. A take-away snack will be provided. The price will be renegotiable at yearly intervals. The White Lunch will cost-account their operation at 65 East Hastings separately and will be prepared to substantiate the need for any subsequent increase in prices.

IV. The City Social Service Department will direct Social Assistance applicants to this service on one of the following plans:

(a) A guaranteed daily minimum of 500, $1.75 a day; any surplus over 500 at $1.65 a day.

(b) A guaranteed daily minimum of 1,000, $1.56 a day; any surplus over 1,000 at $1.50 a day.

(c) A guaranteed daily minimum of 1,500, $1.48 a day; any surplus over 1,500 at $1.40 a day.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Provision can be made to change from one plan to another with adequate prior notice.

V. City Social Service Department personnel will control identification and admission to the meal lineup.

VI. The White Lunch will provide some office space on the second floor for the use of the City Social Service Department in issuing identification and authority for meals.

VII. During the winter months, the White Lunch may make available the dining area, in hours when meals are not being served, for use as a lounge by the men normally eating there; provided, however, that during such periods, admission, behaviour and cleanup would be controlled by City personnel.

Recommendations:

A. That Council approve an increase in the price paid for meal tickets from $1.50 per man per day to $1.75, effective September 7, 1970, provided that the restaurants honouring such tickets continue to meet the standards of the Health Department.

B. That Council instruct the Acting Social Service Administrator to complete a mutually satisfactory agreement with White Lunch Ltd. or any other interested organizations, based on a daily minimum of 500, and following Guidelines I to VI above and present it to Council for approval. However, any agreement should be extended to meet the requirements of any policy adopted by Council for dealing with the problem of transient men. A report on this question has been requested by the Standing Committee on Health and Welfare."

Your Board RECOMMENDS the foregoing recommendations of the Acting Social Service Administrator be approved.

5. Continental Hotel -
Residence for Transient Women

The Administrative Analyst reports that the Deputy Minister of Social Improvement, Rehabilitation and Human Resources, in his letter of April 3, 1970, stated:

"There will no doubt be pre-operating costs (incurred by the Y.W.C.A.). I would appreciate an estimate of these. If they are acceptable, I would expect them to be included and amortized along with capital costs."

The Y.W.C.A. have now advised that they will incur pre-operating costs in the amount of $9,000 made up of the salary and fringe benefits to be paid to a staff member assigned full time to the project on July 1, 1970, and other staff costs incurred for time taken to examine furnishing requirements, catering proposals, etc.

. . . Cont'd.

Clause No. 5 (Cont'd.)

This matter has been discussed with an official of the Provincial Department who has advised that the matter should be submitted to the Minister of Social Improvement, Rehabilitation and Human Resources for formal approval.

The reimbursement will be made through the per diem payments with interest at 8½% per annum, in the same manner as the amortization of the $330,000 capital costs for renovations.

The Comptroller of Accounts advises the $9,000 would be provided by an appropriation from Revenue Surplus - Prior Years, pending the final Revenue and Expenditure results at year end.

The Administrative Analyst is recommending that, subject to formal approval of the Minister being granted, reimbursement to the Y.W.C.A. be authorized and that the necessary funds be approved as recommended by the Comptroller of Accounts.

Your Board RECOMMENDS approval of the recommendation of the Administrative Analyst.

6. Residence for Transient Women
Continental Hotel

The City Building Inspector reports as follows:

"On February 24th, 1970, Council approved recommendations contained in the Board of Administration Report dated February 17th, 1970, for the conversion of the Continental Hotel to a Residence for Single Transient Women, operated by the Y.W.C.A. This Report gave instructions that when an architect was appointed he would prepare working drawings, call for tenders, recommend a contractor, and supervise the contract to completion.

On March 6th, 1970, Council approved the firm of Paul Smith and Associates as the Architects for the project.

The Architects recommend that this renovation project be awarded to a contractor on a Fixed-Fee Cost-Plus Basis, with a ceiling price of $258,500.00 inclusive of fixed-fee. This form of contract appears to be the most economical and quickest method to have the work completed, therefore the Architects were instructed to request tenders from selected contractors on this basis.

The Architects called for tenders from three interested contractors and received the following submissions on September 4th, 1970:

	Fixed-Fee	Estimate Excluding Fixed-Fee	Construction Time
Allan & Viner Construction	$7,480.00	$232,000.00	180 days
Commonwealth Construction	$9,950.00	$226,535.00	4 months
Alex Park & Son		Bid not received.	

. . . Cont'd.

Clause No. 6 (Cont'd.)

Both the estimate and the construction time were informal, for the purposes of establishing the fixed-fee and as a check on the Architects' estimates as to the ultimate cost of the project. The contract should be awarded to the contractor submitting the lowest fixed-fee.

Agreement has been reached with the Provincial Government of an approved maximum Capital Expenditure totalling $330,000.00 for this project. The responsibility to assure the total expenditure will not exceed $330,000.00 will lie jointly with the Architect and the City Building Inspector.

Our break-down of the disbursements of these funds are as follows:

(i)	Fixed-fee for contractors, which is their charge for managing the contract, including their profit and overhead	$ 7,480.00
(ii)	Cost for renovation work	232,000.00
(iii)	Contingency & miscellaneous items of sitework, service connections, telephones, permit fees, etc.	19,120.00
(iv)	Furniture	45,000.00
(v)	Allowance for Consultants' fees	26,400.00
	TOTAL COST in accordance with sharing limitation by Provincial Government.	$330,000.00

Source of Funds:

Total Cost - (Maximum sharing amount set by Provincial Government)		$330,000.00
Less Provided by City Council to date:		
1970 Supplementary Capital Budget	$250,000.00	
Quarterly Review Revenue Budget June 30th, 1970 (Approved by City Council Aug.11/70)	57,000.00	
		307,000.00
Balance to be provided		$ 23,000.00

The Comptroller of Accounts advises that these additional costs were noted to City Council in the June 30th Budget Review Report dated July 27th. No adjustment was made at that time pending this Report, however, funds estimated at $23,000.00 were set aside in Contingency Reserve in anticipation of this Report and are available. It has been agreed with Provincial Officials that the total cost, not exceeding $330,000.00 will be recovered by the City over a period of ten years, with interest at 8½% per annum.

. . . Cont'd.

Clause No. 6 (Cont'd.)

It is recommended that:

(a) The necessary additional funds, amounting to $23,000.00 be provided from Contingency Reserve.

(b) A contract satisfactory to the Corporation Counsel be awarded to Allan & Viner Construction Ltd. in the amount of their Fixed-Fee Tender with a ceiling price of $258,500.00 inclusive of the fixed-fee."

Your Board RECOMMENDS approval of the recommendations of the City Building Inspector.

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For adoption see page(s) ....592....

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Low Cost Housing -
Senior Citizens Mobile Homes

The Deputy Corporation Counsel reports as follows:

"At its regular meeting on August 4, 1970, City Council heard a proposal to lease City land to a developer for the purpose of creating mobile home sites. He proposed a twenty-year lease and an amount for taxes which was considerably less than normal taxes. Council passed the following resolution:

> 'The Corporation Counsel be requested to report on the legal aspects involved, particularly in respect of the City's powers.'

There is no prohibition against disposing of City land by way of lease for such a purpose.

With respect to the tax situation, if a lease is granted, then the property remains in the name of the City and hence is exempt from taxes. Council's policy is, however, that the lessee of City land, in addition to rent, must pay a sum equivalent to taxes that would, but for the exemption, be imposed. This policy was confirmed by Council on May 14, 1968.

On the face of it, it would appear that a sum in lieu of taxes could be negotiated, however, section 153 of the Charter may apply. This section reads as follows:

> 'Except as otherwise provided by this or some other Act, the Council shall not have the power to grant to any person any special rights, franchise, privilege, immunity, or exception beyond such as all others in the like case are entitled to, unless the granting of the same has been authorized by a by-law requiring the assent of the electors.'

This section was raised in the Block 42 trial, but Judge McDonald said that Block 42 was unique and therefore there was no 'like case'. Just what is a 'like case' has not been judicially defined, however, when Council has a policy whereby lessees are obliged to pay a sum equal to taxes, in addition to rent, it could be argued that to make a special deal here may be granting a privilege not granted other 'like cases', and hence would violate this section, unless approved by the electors."

The Director of Planning reports as follows:

"Council will be considering a report of the Deputy Corporation Counsel, dealing with the legal aspects of leasing City lands to a developer for the purpose of creating mobile homes. The Director of Planning is also preparing a report on mobile homes in response to a previous resolution of Council that:

> 'the Director of Planning take the matter under review and advise Council of his views on the matter.'

cont'd . .

Clause 1 continued

The report being prepared by the Director of Planning is investigating techniques and regulations relating to mobile homes and is reviewing policies and other development across Canada. The report is also investigating available sites in the southeastern part of the City.

It has not been possible to complete this comprehensive report to accompany that of the Deputy Corporation Counsel. It is suggested therefore that Council receive the report of the Deputy Corporation Counsel and consider it at the time the report is presented by the Planning Department on the advisability of permitting mobile homes within the City."

Your Board submits the foregoing reports of the Deputy Corporation Counsel and Director of Planning to Council for CONSIDERATION.

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For adoption see page(s) ...592.....

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Sale of Bay Rum

A resolution of City Council of August 18, 1970 stated:

> "THAT WHEREAS the City Council considers the sale of Bay Rum within the City is not in the best interests of the Citizens of Vancouver;
>
> BE IT RESOLVED THAT the License Inspector advise City Council of all cases, to his knowledge, of licensed retail establishments selling Bay Rum, to enable Council to consider action under Section 275 of the Vancouver Charter, which section deals with the cancellation or suspension of licenses."

The Chief License Inspector reports as follows:

> "The License Inspectors have made spot checks in their districts and the operators of sixteen premises admit that they sell Bay Rum. In addition two wholesalers admit that they supply stores with Bay Rum.
>
> The Manager of a large drug store chain and several department stores were contacted, and all declared they do not sell Bay Rum.
>
> A list of the sixteen retail stores and the two wholesale dealers is circulated."

Your Board submits the above report of the Chief License Inspector for the INFORMATION of Council.

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For adoption see page(s) ...593.....

FINANCE MATTERS

CONSIDERATION

1. Grant: The National Council of the Metropolitan Opera

The Director of Western Canada Auditions of the National Council of the Metropolitan Opera has written, under date of August 29, 1970, requesting the consideration of Council for a grant equal to the rental of the Queen Elizabeth Playhouse on Sunday evening, February 7, 1971. The Theatre Manager advises that the rental involved will be $180.

The request is submitted at this time, as arrangements have to be made with participants who enter from all over Western Canada.

For the information of Council, a grant in this regard has been given to the organization each year since 1964.

Your Board submits the foregoing request for the consideration of Council.

(Copies of the letter from the National Council of the Metropolitan Opera are circulated for the information of Council.)

2. Canadian Red Cross Society: Grant Equal to Rental of Queen Elizabeth Theatre Rehearsal Room

A letter dated August 28, 1970, has been received from the Canadian Red Cross Society advising that the Vancouver Vocational Institute has agreed to sponsor another Blood Donor Clinic on Friday, October 9, 1970. The Society is again confronted with the problem of finding suitable accommodation in which to hold the Clinic, as the Institute is extremely short of space.

The Society has been in touch with the Manager of the Queen Elizabeth Theatre, who has advised that the Rehearsal Room of the Theatre is available on October 9th. Therefore, the Canadian Red Cross Society is requesting a grant of $70, equal to the rental of the Rehearsal Room, for a Blood Donor Clinic on October 9th.

Your Board notes that Council has approved similar requests from this Organization for a Clinic in the Queen Elizabeth Theatre Rehearsal Room in October 1969 and March 1970.

Your Board submits the foregoing for the consideration of Council.

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For adoption see page(s) .594....

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 18, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Lease Renewal - Birch Street End
North of 6th Ave. to C.P.R. Right-of-Way

The Supervisor of Property and Insurance reports as follows:

"The above street end has been leased to Sigurdson Millwork Co. Ltd. for varying periods since February 27, 1939. The current 5-year lease expired on September 30, 1969 and has continued on a monthly basis since that time pending the completion of a study of rental rates for the False Creek properties. The area is used for access and storage purposes.

Sigurdson Millwork Co. Ltd. has now requested a 5-year lease renewal, and both the Director of Planning and the City Engineer have reviewed this request and with respect to the future development of False Creek have concurred with it.

A review of comparative rentals in the area has indicated that an increase is warranted from the current rate of $25.00 per month plus taxes to $85.00 per month plus taxes. Sigurdson Millwork has agreed to the rental increase effective September 1, 1970.

RECOMMENDED that the lease of the Birch Street End to Sigurdson Millwork Co. Ltd. be renewed for a further 5-year term commencing September 1, 1970 at a monthly rental of $85.00 per month plus all taxes subject to 6-month notice of cancellation and the same terms and conditions as contained in the current lease, with the inclusion of a proviso that the lessee is to maintain the culvert on West Boundary off the Street End."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Park Site #9 (Kitsilano)
2058 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 5 except the East 8', Block 265, D.L. 526 being 2058 West 5th Avenue, which is located in Park Site #9, has been offered for sale to the City by the owner. This Park Site is defined in Table II of the Revised Parks Purchases Program (1968-1970) adopted by Council on February 6, 1968.

continued . . . / 2

Item No. 2 cont'd

These premises comprise a 2 1/3-storey and full basement frame dwelling with a main floor area of 970 sq. ft. erected in 1908 on a site 42' x 120' zoned RM-3. The dwelling contains 8 rooms plus a two-room self-contained basement suite, has 13 plumbing fixtures, a concrete foundation, a patent shingle roof, siding on exterior walls and is heated by an automatic gas furnace. There is a three-car garage at the rear of the lot and access is gained by a side driveway to 5th Avenue. This house is in average condition for age and type and is currently rented to one lessee who sublets the basement suite.

Negotiations with the owners confirm that they are prepared to sell for the sum of $33,070.00 as of September 30, 1970. The above price is considered to be fair and equitable and represents market value for property in this area. The Parks Superintendent advises that this matter is being referred to a meeting of the Park Board on September 14, 1970.

Therefore it is -

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $33,070.00 on the foregoing basis chargeable to Code #4189/-, subject to the endorsation of the Board of Parks and Public Recreation."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of Delta View Park Site
Lot Situated N/S South-West Marine Drive
Between Cambie and Yukon Streets

The Supervisor of Property and Insurance reports as follows:

"Lot D, Blks. 1&2, D.L. 311, Plan #10525, situated on North Side Marine Drive between Yukon and Cambie Streets was acquired in 1922 for park purposes, being designated 'Delta View Park'. The site is triangular in shape and contains approximately .91 acres, and has not been developed by the Parks Board.

The site was originally zoned RS-1 and in October, 1967 was considered by City Council as a possible public housing site subject to inclusion of privately-owned Lot 3 of B, D.L. 323, situated to the North and abutting the park. Due to the fact that this privately-held land formed approximately 60% of the proposed site, it was deemed that the cost of assembly of the site was prohibitive and it was deleted as a possible public housing site.

Following Council's action an inquiry was received from the optionee of this private parcel, advising of his interest in acquiring the park site for development with garden apartments, and on November 13, 1967 the Board of Parks resolved:

'That the Board releases Delta View Park for sale by the Supervisor of Property and Insurance, the proceeds of the sale to go to the Board's Park

continued . . . / 3

Item No. 3 cont'd

Purchase Fund on the understanding that City Council has a firm park reserve on the park site bounded by Southwest Marine Drive, Ash Street, Lord Street and the Northerly part bounded between 66th and 68th Avenue to be determined in agreement with the School Board.'

In July, 1968, the Technical Planning Board reviewed an application to rezone Delta View Park and the adjoining property to the North to CD-1 Comprehensive Development District for family-type apartments. It was recommended that the application not be approved as the form of development was considered excessive in floor area and in turn would not be compatible with the adjacent one and two-family dwellings having regard to the height and size of the buildings. The Technical Planning Board noted however, that providing suitable arrangements are first made for the acquisition and consolidation of Delta View Park lands and adjoining privately-owned Lot 3 of B, D.L. 323 to the North, favourable consideration would be given to a garden or town house development of a suitable design, not exceeding .50 gross.

Recently the private property to the North has been sold to Liberty Enterprises Ltd., developers, who have applied to have the entire site rezoned from RS-1, One-Family Dwelling District to CD-1, Comprehensive Development District, this request was dealt with by City Council at a public hearing on March 26, 1970, and it was resolved that the zoning be approved subject to the following conditions.

a) Dedication of the Westerly 10' of Lot B of 3 for City lane.

b) Approval by City Council for the acquisition of Lot D, Block 2, D.L. 311 (Delta View Park).

c) Consolidation of the two parcels after dedication into one parcel and so registered in the Land Registry Office.

d) Floor space ratio not to exceed 0.60 measured on the gross floor area of the building, excluding cellars used for parking and such buildings not to exceed two storeys in height, plus cellars, the floor space ratio conditional on provision of total underground parking.

e) The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building.

f) That if the foregoing conditions are not complied with within 150 days after the date of the acquisition of the City property the approval contained in this resolution shall expire.

In accordance with Item 2 of Council's Resolution referred to above, the Supervisor of Property and Insurance has negotiated with the owners of Lot B of 3, Block B, D.L. 323, the abutting lands to the north, who have now offered to purchase the City-owned lands, generally referred to as Delta View Park, for the sum of $75,000.00. This price is considered representative of present market value.

continued . . . / 4

Item No. 3 cont'd

Therefore it is

RECOMMENDED that Lot D of Blocks 1 & 2, D.L. 311, referred to as Delta View Park, be sold to Liberty Enterprises Ltd. in accordance with the terms and conditions laid down by City Council for the amount of $75,000.00; the proceeds of this sale to be credited to Parks Board Account # 4189/-. The date of sale to be 90 days from the date which City Council approves the sale or the date of the development permit is approved, whichever is the sooner."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved, subject to endorsation by the Park Board.

(A plan of the area is circulated for the information of Council)

4. Acquisition for Burrard-Arbutus Connector
1878 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"On September 8, 1969 City Council approved a preliminary appropriation for the acquisition of those lands within the right-of-way for the Burrard-Arbutus Connector which can, with advantage, be purchased as they come on the market or as development is proposed.

W½ Lot 3, Block 267, D.L. 526 being 1878 West 5th Avenue, a portion of which forms part of said right-of-way, has been offered for sale to the City further to a Supreme Court Order requiring that this property be sold to settle a dispute between the joint-owners thereof in connection with a legal separation.

These premises comprise a two-storey frame dwelling with full basement and main floor area of approximately 650 sq. ft. erected in 1910 on a single lot, 25' x 120', zoned RM-3. The dwelling contains nine rooms, (divided into three self-contained suites), twelve plumbing fixtures, has a patent shingle roof, shingles and siding on the exterior, a concrete foundation and is heated by a gas-fired furnace. This building is in fairly good condition for age and type. The main floor and second floor suites are occupied by tenants. One of the owners occupies the basement suite and will be vacating when the property is sold. As this suite does not meet by-law standards it will not be rented.

Following negotiations with the Royal Trust Company, agents for the Co-Trustees appointed by the Court, the owners have agreed to sell for the sum of $16,500.00 as of September 30, 1970, inclusive of all considerations. This price includes furnishings and equipment in the two upper suites and is considered to be fair and equitable. It is proposed to continue renting the upper suites until the property is required for the project.

Therefore it is

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of

continued . . . / 5

Item No. 4 cont'd

$16,500.00 on the above basis chargeable to Code 146/1804 - Burrard-Arbutus Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(A plan of the area is circulated for the information of Council.)

5. Sale of City Lot 27
Sit: E. of Tyne St. between 48th & 54th Aves.

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Board of Administration, Property Matters, June 5, 1970, adopted by Council June 9, 1970, wherein the sale of Lot 27, D.L. 339 which is situated east of Tyne Street between 48th and 54th Avenues to Belfiore Sestito for the sum of $14,000.00 cash was approved. The total cash payment, plus taxes, registration fees, etc., have been received but the property has not yet been conveyed to the purchaser.

The purchaser has now advised that due to difficulties in arranging interim financing in order that he may proceed with construction of a home on this Lot he is requesting that the sale be converted to a term sale of ¼ cash, balance in 6, 12 & 18 months in accordance with usual City policy.

It is considered that the City's interests are well protected under such an arrangement and accordingly it is:

RECOMMENDED that the request be approved."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Request to Postpone Option to Purchase
British Columbia Housing Foundation

The Supervisor of Property and Insurance reports as follows:

"Lot 28, Sub D, Block 160, D.L. 264A situated on the North Side of 12th Avenue between Clark and Woodland Drives was sold to the Orange Rest Home Foundation for $9,920.00 as per Council's Resolution of December 7, 1967 subject to a 2-year option to repurchase at the net sale price in the event that the purchaser did not proceed with construction. The option also states that the purchaser shall give the City a 21-year option to repurchase at the net sale price, exercisable in the event the property is utilized for any other purpose.

B.C. Housing Foundation has advised that they are unable to finalize mortgaging with Central Mortgage and Housing because of the options registered against the property, and for this reason they have asked that the option be postponed so that the mortgage can be finalized.

The first part of the option requiring commencement of construction has been fulfilled, however, the 21-year part of the option is still in force.

continued . . . / 6

Item No. 6 cont'd

The City Law Department has advised that inasmuch as Central Mortgage & Housing are issuing a mortgage for this development, and that they have written into their mortgage agreement the necessary protective clauses regarding the type and use of construction that the City's sale of the land for Senior Citizen purposes is adequately protected.

It is therefore

RECOMMENDED that the 21-year option to repurchase at the net sale price exercisable by the City in the event that the property is utilized for any other purpose than Senior Citizen Housing be postponed as a first charge against the property in favour of the Central Mortgage & Housing Corporation mortgage for development of a Senior Citizen facility."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Park Site #10
2320 Brunswick Street and 368, 370,
374, 378 and 382 East 7th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 1 Amd., E. 33' of 2, W½ and E½ 3 and 4, Block 41, D.L. 200A being 2320 Brunswick Street and 368, 370, 374, 378 and 382 East 7th Avenue, which forms part of Park Site #10, has been offered for sale to the City on behalf of the owners by Oak Investments Ltd.

Park Site #10 is listed on Table 2 of the Revised Parks Purchase Program 1968-70, adopted by Council February 6, 1968.

The subject premises comprise a site on the South side of East 7th Avenue between Brunswick and Prince Edward Streets with a combined frontage of approximately 202' to a depth of 122' and zoned RM-3. These properties are improved with bothsingle family and converted dwellings containing multiple tenancies. The buildings are in average condition for age and type and particulars are as follows:

368 East 7th Avenue on Lot 1 Amd., is a 2-storey frame dwelling with a main floor area of 995 sq. ft. erected in 1900. This dwelling contains 10 rooms, divided into 9 rental units, 12 plumbing fixtures, has a patent shingle roof, stucco exterior, concrete foundation and is heated by an automatic gas-fired furnace. Said building is occupied by tenants.

2320 Brunswick Street at the rear of Lot 1 Amd., is a 1-storey framedwelling with a main floor area of 768 sq. ft. erected in 1922. This dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, wood shingles and siding on the exterior, concrete foundation and is heated by an automatic oil-fired furnace. Said building is occupied by tenants.

continued . . . / 7

Item No. 7 cont'd

370 East 7th Avenue on the East 33' of Lot 2, is a 2-storey frame dwelling with a main floor area of 576 sq. ft. erected in 1902. This dwelling contains 6 rooms plus a utility room, 3 plumbing fixtures, has a patent shingle roof, patent siding on the exterior, a foundation consisting of wood posts on piers and is heated by a gas-fired circulator heater. Said building is occupied by tenants.

374 East 7th Avenue on the W½ of Lot 3, is a 1 3/4-storey frame dwelling with a main floor area of 685 sq. ft. erected in 1910. This dwelling contains 7 rooms plus a utility room, 7 plumbing fixtures, has a patent shingle roof, wood siding on the exterior, concrete foundation and is heated by an automatic oil-fired furnace. Said building is occupied by the owners.

378 East 7th Avenue on the E½ of Lot 3, is a 1 3/4 - storey frame dwelling with a main floor area of 716 sq. ft. erected in 1910. This dwelling contains 6 rooms plus a utility room, 5 plumbing fixtures, has a patent shingle roof, wood siding on the exterior, a concrete foundation and is heated by an automatic oil furnace. Said building is occupied by the owners.

382 East 7th Avenue on Lot 4 is a 2-storey frame dwelling with a main floor area of 770 sq. ft. erected in 1903. This dwelling contains 5 rooms, 9 plumbing fixtures, has a patent shingle roof, stucco on the exterior, concrete foundation and is heated by an automatic oil-fired furnace. The main floor is occupied by tenants and the upstairs by the owners.

According to the letter from Oak Investments Ltd. these properties were assembled on behalf of a client for the purpose of erecting an apartment building. The plans for development of the site have been frustrated as the potential developer could not obtain a development permit, this property being within the boundaries of a future park site. In view of this situation, they have requested that the City purchase these properties and have offered to sell for the sum of $155,800.00 which was the price the potential developer had agreed to pay.

A review of current selling prices substantiates a value of $155,800.00 for this assembled site. The owners are prepared to conclude this transaction as of September 30, 1970.

The Parks Superintendent advises that this matter is being referred to a meeting of the Park Board on September 14, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the total sum of $155,800.00 as of September 30, 1970, chargeable to Code #4189/-, subject to the endorsation of the Board of Parks & Public Recreation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Provincial Courts (Vancouver) Complex 230-232 Main Street

The Supervisor of Property and Insurance reports as follows:

"On May 5, 1970 City Council approved the acquisition of Lot 7, Block 5, D.L. 196 being 230-232 Main Street, for the new Provincial Courts (Vancouver) Complex for the sum of $33,000.00 as of April 30, 1970, subject to retaining rent-free possession until July 31, 1970 and on May 8, 1970 a Deed of Land was delivered to the Society's solicitor for execution.

The Society, however, withheld execution until they had finalized plans for acquiring another property which they deemed suitable for relocating their present use.

The subject premises comprise a two-storey, non-basement masonry building with a main floor area of 2000 sq. ft. erected in 1910 on a site 25' x 120', zoned CM-1. This property is owned by a Chinese Benevolent Society and the building is used as a meeting place and for housing 15 elderly members in separate rooms with a community kitchen on each floor. The building contains 7 plumbing fixtures, has a tar and gravel roof, brick exterior, a concrete foundation and is heated by an automatic gas furnace on each floor. This building is in very good condition for age and type. It is proposed to demolish this building when the Society has moved to a new location.

In acquiring another property the Society did not anticipate the difficulties involved in locating a building in the Chinatown area that could be remodeled to duplicate the existing accommodation. The owners, after purchasing a building on Keefer Street, find that their original plans to house an equal number of residents have to be revised to meet City By-laws with the result that at the new location one-third of the contemplated living accommodation has been lost. Further the elderly tenants will be confined to the upper floors requiring additional supervision and attention.

Because the Society did not anticipate the costs and difficulties involved in relocating their present meeting hall and living quarters they have indicated through their Solicitor that they cannot agree to sell to the City for the sum of $33,000.00. However, they have agreed to convey their property for the sum of $35,500.00 as of July 31, 1970, subject to retaining rent-free possession until December 31, 1970.

After reviewing the above situation wherein the Society takes the responsibility for housing elderly members and where it is necessary to relocate in a specified area, it appears reasonable to conclude this transaction on the above basis. This settlement has been endorsed by the City Solicitor.

Therefore it is

RECOMMENDED that that portion of the Resolution of Council May 5, 1970 approving the purchase of this property for $33,000.00 be rescinded and the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,500.00 on the foregoing basis, chargeable to Code #442/1207."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

9. Haro-Smithe Connector
Request for Lease Extension - W.A. Street

The Supervisor of Property and Insurance reports as follows:

"On August 25, 1970, Mr. W.A. Street, appearing before Council as a delegation on behalf of United Equities Ltd. (Sidmont Investments Ltd.) requested an extension of their lease until November 1, 1972, on portion of the triangle of land residual to the Haro-Smithe Connector project. It appears that as financing for the hotel complex has now been arranged, only the matter of the lease extension is delaying the start of the project as Hertz-Rent-A-Car has to be guaranteed temporary accommodation.

The following historical background is provided:

On May 27, 1969, City Council approved the granting of the following leases:

a) N½ of Lots 1 & 2, Block 6, D.L. 185, known as 875 Burrard Street, to Sidmont Investments Ltd., acting on behalf of Hertz-Rent-A-Car, from May 1, 1969 to July 31, 1971, at a rental of $300.00 per month.

b) S½ of Lots 1 & 2, E½ and W½ of Lot 3 of the W½ of Lot 4, Block 6, D.L. 185, formerly known as 891 Burrard Street, to the B.C. Automobile Association from June 16, 1969 to May 31, 1971, at a rental of $300.00 per month.

In both instances the lessees required temporary accommodation during the erection of new buildings in the immediate vicinity. In the case of Sidmont Investments, who plan to erect a hotel complex at the Southeast corner of Burrard and Robson Streets, the leased area is required for Hertz-Rent-A-Car, who are participating in the new building, for the temporary operation of their business.

Later, both Sidmont Investments Ltd. and B.C. Automobile Association applied for an extension of these leases and City Council considered the matter on September 23, 1969. At that time, however, Council deferred the request until the matter of the disposal and subdivision of the Haro-Smithe surplus lands had been resolved.

On May 26, 1970, in considering a joint report of the Supervisor of Property and Insurance and the Director of Planning, City Council refused to grant these extensions but specified both leases be continued on a month-to-month basis after expiry.

In the foregoing report it was anticipated that the subdivision and rezoning of the surplus lands would be completed by January 1971. This date can now be confirmed.

It is noted that Council on May 26, 1970, deferred the matter of subdivision, rezoning, and sale of the Haro Diversion property to allow the Board of Administration to report on the desirability of including this property in a Robson Street redevelopment plan.

continued . . . / 10

Item No. 9 cont'd

City Council on June 23, 1970, recommended the subdivision, rezoning and sale of the surplus lands with the proviso that said lands (except the North 35' of closed Haro Street) could be considered for inclusion in the Robson Street redevelopment plan if a redevelopment plan was submitted within the period required to prepare the lands for sale.

In summary, the following points may be considered:

A) Using a date of January 1, 1971 for marketing the surplus lands it could be anticipated that a developer would require one year to complete financing and development plans bringing the date vacant possession was required to January 1, 1972.

B) Although some developers might welcome a delay until November 1, 1972, it would appear reasonable to assume that a lease on the lands until the end of 1972 would have some detrimental effect on saleability, especially if the rent is not economic.

C) Delay in marketing the property for one year would cost the City on their land investment estimated at $500,000.00 the amount of $48,750.00 at 9-3/4% interest. (City's present rate on Agreements for Sale)

D) Delay of construction for one year as estimated in (A) above could deprive the City of the following approximate amounts of property taxes:

Land - Estimated Land Value of $500,000.00	$14,400.00
Bldg. - Estimated Hypothetical Improvement Value of $5,000,000	$108,100.00

E) On balance, however, if the lease extension is not granted and the hotel complex at Robson & Burrard cannot proceed, there would be a like loss of improvement taxes.

Inasmuch as B.C. Automobile Association is leasing the surplus lands jointly with United Equities Ltd. they were questioned as to their future plans and the following points emerged:

i Plans for a new building on their present site and for which they have filed a Development Permit application will be delayed for an indefinite period.

ii The portion of the triangle leased to B.C. Automobile Association was originally intended to provide them with a parking area during the construction of their new building. They are however, using the space for additional customer and employee parking, and while agreeable to a lease extension until November 1, 1972, they would not be prepared to pay an increased rental. It should be noted that upon completion of the sale of the North 35' of Haro Street to B.C. Automobile Association, as approved by Council June 23, 1970, this additional area will be available and they may not require the leased area.

continued . . . / 11

Item No. 9 cont'd

In light of the information given by the Supervisor of Property and Insurance your Board offers the following alternatives for Council's consideration:

I) That the decision of City Council of June 23, 1970 stand.

'That lease extensions be not granted but that after the lease expirations, such leases be continued on a month-to-month basis.'

Under this resolution the term lease to Sidmont Investments Ltd. at a rental of $300.00 per month would be in effect to July 31, 1971 and then continue on a month-to-month basis.

II) Continue the present arrangements until July 31, 1971 when the current term lease to Sidmont expires and then

i) Enter into lease extension from August 1, 1971 to October 31, 1972 on the portion of the site now occupied by them at a rental based on 9-3/4% interest on the Estimated Market Value, plus an amount equal to land taxes as if levied.

Estimated rental at 9-3/4% of $250,000.00	- $24,375.00
Taxes on Land only	- 7,200.00
	$31,575.00 per annum

or approximately $2,630.00 per month

OR

ii) Close out lease to B.C. Automobile Association on July 31, 1971 and lease the total area to Sidmont Investments Ltd. as per (i) above.

Estimated rental at 9-3/4% of $ 500,000.00	- $48,750.00
Taxes on Land only	- 14,400.00
	$63,150.00 per annum

or approximately $5,260.00 per month

III) In addition to II(i) or II(ii) above they be required to pay an additional amount representing loss of improvement taxes which would accrue from the delay in the development as from August 1, 1971."

Your Board

Submits the foregoing for Council's CONSIDERATION.

(A plan of the area is circulated for the information of Council)

For adoption see page(s) .595.....

* * * * * * * * * *

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

SEPTEMBER 3, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, September 3, 1970, at approximately 10:15 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: M. James

Adoption of Minutes

The minutes of the meeting held on August 13, 1970, were adopted.

The Committee was advised that the Chairman had made arrangements for the hearing of a delegation representing the Vancouver Association for the Mentally Retarded at today's meeting time permitting.

For the information of the Committee the Chairman submitted and had read a letter dated September 1st, from the Honourable Grace McCarthy, Minister Without Portfolio, requesting a meeting re the proposal of the Provincial Government to develop self-owned apartment or condominium type housing in the southeast sector. The Minister requested an early meeting. The Committee agreed to the request and left details to be arranged by the Chairman.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Neighbourhood Community Planning

On June 23rd the following Motion submitted at the June 16th meeting of Council was referred to this Committee:

"THAT WHEREAS in the West End, Strathcona, Kerrisdale, Fraserview, Dunbar and other areas, planning problems of a local concern are arising;

AND WHEREAS at present the Planning Department is organized to deal primarily with individual properties or at a city-wide scale;

AND WHEREAS a report on Departmental re-organization will be forthcoming;

THEREFORE BE IT RESOLVED that the Director of Planning report to Council on how neighbourhood community planning can become more effective and more responsive to the local neighbourhoods and communities."

. . . Cont'd.

Clause 1 Continued

The Director of Planning and the Director of Social Planning/ Community Development advised the Committee of the processes and techniques that the Departments are utilizing at the present time to involve local representatives of the neighbourhoods and communities. The Director of Planning advised that if Council wished more liaison developed between the Department and the local neighbourhoods and communities, more staff would be required by the Department.

The Director of Social Planning/Community Development advised that his Department is also involved in this matter and use planning models to arrange the liaison. The Director of Social Planning/Community Development referred to the planning model developed for the Britannia Community Services Centre as an example of the use of this type of planning model.

Your Committee discussed this matter with the Department representatives and

RECOMMENDS that the report of the Director of Planning and the Director of Social Planning/Community Development be received.

2. Planning Department Reports to Council: Major Issues

On July 9th the following Resolution was submitted for Council consideration for its meeting that date:

"THAT the Planning Department be instructed to amend methods of reporting to Council on major issues, such as Gastown, so that

(a) background information
(b) policy questions, and
(c) alternative action programs,

are clearly set out for Council's consideration."

Council directed that the Resolution be referred to the appropriate Standing Committee and it was considered by this Committee.

The Director of Planning spoke to the matter and the proposed instructions contained in the referred Resolution. He pointed out that the major reports issued by his Department over the past several years had contained the information on background information, policy questions and alternative action programs and that if Council so desired, these sections could be more clearly defined but that the Department was supplying this information in its present report format. The Committee discussed the matter and

RECOMMENDS that the manner of reporting presently being employed by the Planning Department be continued.

3. Major Rezoning Applications and Sociological Implications

At the Council meeting on July 21, the following Resolution was submitted as Notice:

> "THAT the Social Planning Department be asked to report on major rezoning applications as to the sociological implications."

Council on that date referred the Notice to this Committee.

The Director of Planning and the Director of Social Planning/Community Development both spoke to the matter, pointing out that the sociological implications of major rezoning applications were considered and reported on by the various departments involved at the Technical Planning Board level and as examples of this referred to the report submitted by the Planning Department re R.M.4 Zoning Report submitted to Council in 1965. Another example mentioned was the report dealing with the requested rezoning of the lands near Angus Drive, Southwest Marine, North Arm of the Fraser River.

It was agreed that the Director of Social Planning/Community Development report should be simultaneous with and not separated from the reports of other departments dealing with major rezoning applications. It was agreed that it was necessary for Council to have the information on the possible effects of the patterns of living which would occur as a result of major rezonings.

The Committee discussed this matter at some length and

RECOMMENDS that on all reports going to Council covering major rezoning applications the sociological implications be reported on and that the section of the report dealing with sociological implications be so identified.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

4. Strathcona Area Rehabilitation Project

Under date of July 31, 1970, the Board of Administration submitted an Information Report to Council on the Strathcona Area Rehabilitation Project. Council on August 4th, when considering the report referred the matter to this Committee to receive a report reference from the Director of Social Planning/Community Development. The Director of Social Planning/Community Development was present at this meeting and advised that the final report on the rehabilitation of homes in the two-block area should be available on October 15th.

. . . Cont'd.

Clause 4 Continued

The Director of Social Planning/Community Development advised that during the study period a much better relationship had developed between the citizens in the area and the officials of the various levels of government involved. It was also noted that the study had developed a catalytic action and citizens owning homes in the area were fixing up their homes prior to the direct involvement of the governmental levels.

The Committee was reminded that the Federal Minister responsible for housing had stated that there was a sum of 2½ million dollars available for this particular project. The Director of Social Planning/Community Development requested that if funds were left over from this project from the two and a half million dollars, could they be diverted to the Britannia project?

The Committee discussed the matter generally and it was

RESOLVED that the report of the Board of Administration dated July 31, 1970, and referred to this Committee be received and

FURTHER RESOLVED THAT the report reference of the Director of Social Planning/Community Development be received.

5. Gastown, Chinatown
Social Survey and Evaluation

At the Council meeting dated July 7th, 1970, Council considered the report of the Board of Administration dated June 18th, 1970, dealing with Gastown and Chinatown. At that time Council passed the following Resolution:

> "THAT the Council receive next week, a Report Reference from the Director of Social Planning/Community Development with respect to Appendix 3-C of the Director of Planning's report of June 12, 1970 re 'The Social Survey and Evaluation'."

It was not possible to follow exactly the instructions of Council due to the absence of the Director of Social Planning/Community Development and arrangements were finalized for the report reference at this meeting of the Committee.

Your Committee was advised that there are 6,813 persons living in varying types of accommodation in the general area of Gastown and Chinatown. There are an undefined number of transient and other residents. The survey on the areas which was done by the Health and Social Service Departments found that there were 955 women and 481 children living as permanent residents in the area. At the present time a survey of housing accommodation is being done and the next phase will be to survey in depth the social characteristics of the people living in the areas. The Departments will be reporting to Council in the future and will make application under Part V of the National Housing Act to establish a diagnostic and research centre to provide assistance for:

(a) people moving out of the area
(b) half-way house
(c) move people to various types of personal care homes when these are indicated by the conditions found in each individual case

. . .Cont'd.

Clause 5 Continued

In addition, it was suggested that the Detoxification Centre presently being planned could be located in the general area, and all of the foregoing items taken together would provide a pilot project to be operated for three to five years. The end result would be an assessment of the methods envisaged to eliminate the present situation we label "Skid Road".

Your Committee discussed the report reference, and asked questions for further information.

RESOLVED that the Report Reference be received.

Members of the Committee made reference to the situation in Pioneer Square and what might be done in the interim to alleviate the conditions. It was suggested that the City-owned lands on the north-west corner of Powell and Columbia Streets, presently undeveloped, could be developed as a sitting-out area by minor landscape planting and the installation of benches. Another suggestion was the installation of more street refuse containers in the area generally north of Hastings Street. The Committee discussed the item of refuse containers and

RESOLVED that the Board of Administration be requested to report to the Committee on the number and cost of containers required to assist in the litter control; the report to include comments the Board might wish to add on the design of the containers and

RESOLVED that the question of the development of the small triangular piece of City-owned land at the northwest corner of Powell and Columbia Streets be referred to the Board of Administration for report back to this Committee on the matter of developing this with landscaping and benches.

6. Kerrisdale Beautification Project

Council on August 11th referred the brochure dealing with Kerrisdale Beautification Project to this Standing Committee for discussion on the possibility of proceeding with a long-range co-operative study of Kerrisdale as suggested in the report of the Board of Administration dated June 1st, 1970.

The Committee

RESOLVED that the matter be laid over to the end of the month.

7. Land and Water Use Policy : English Bay and False Creek

Under date of July 15th, the Chairman of the Board of Parks and Public Recreation advised the Chairman of this Committee of the following RESOLUTION of the Park Board

"THAT the Chairman delegate a member or members from the Park Board to sit with City Council Standing Committee on Planning and Development and invite and receive briefs and delegations from groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board, and further, that the Chairman meet with Alderman Bird to discuss the best way of carrying out the action proposed by the Standing Committee of Council on June 25th."

. . . .Cont'd

Clause 7 Continued

Present at the Meeting was Commissioner George Puil of the Park Board. Commissioner Puil advised the Committee of the present thinking of the Park Board re the development of marina facilities in False Creek, and the development of water uses on both sides of the Creek which would be recreational, and available to all citizens. It was suggested that the Park Board might wish to develop greater involvement of the average citizen in the planning of the Board's proposals for the development of water front in False Creek. It was suggested that the Park Board make a point of meeting with Marathon Realty and the Director of Planning re the proposed waterfront uses of Marathon Realty and that the Park Board advise this Committee of its comments.

The Director of Planning advised that the major report on False Creek would be available to Council later this month or early next month. The report would contain policy recommendations for Council and it was the intention of the report to provide material for discussion by Council, the Park Board and others. The report will also contain suggested guide lines for the Marathon development on the north side of False Creek.

The Committee after receiving the above information

RESOLVED that the letter of the Board of Parks and Public Recreations dated July 15th be received and, in view of the report of the Director of Planning, no further action be taken on the matter at this time and

FURTHER RESOLVED

THAT the Park Board be requested to provide Vancouver City Council with a report, for consideration by the Director of Planning, on marinas, launching ramps, water use densities and the development of these in the False Creek area.

8. Residential Facilities for the Mentally Retarded

As time did not allow for the hearing of a Delegation and other consideration on this item, the Committee

RESOLVED that this matter be the first item on the next suitable Agenda, to be considered with the other matters dealing with requests for land in the southeast sector.

Due to a previous commitment the Chairman retired at approximately 11:45 a.m. and the Deputy Mayor assumed the Chair for the balance of the meeting which adjourned at approximately 12:00 noon.

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FOR ADOPTION SEE PAGE(S) 603

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

SEPTEMBER 10, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, September 10, 1970, at 9:55 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips and Rankin.

ABSENT: His Worship the Mayor (Civic Business)
Aldermen Sweeney and Wilson

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held July 30, 1970, were adopted.

PART I

The following recommendation of the Committee is submitted for the action of Council:

RECOMMENDATION

1. Increased Administration Costs
Social Service Department

Under date of August 10, 1970, the Board of Administration advised Council of increased social welfare costs. The Board noted in that report the increase in welfare costs as follows:

" City's Share of Social Welfare Costs

Year	Amount	Percentage Increase Over Previous Year
	$	%
1966	1,376,602	-
1967	1,592,363	15.67
1968 - Note 1	3,596,933	125.88
1969	4,355,313	21.08
1970 - estimated - Note 2	5,455,120	25.25

Note 1 - The Provincial - Municipal cost sharing was changed from 90%-10% to 80%-20% effective April 1, 1968.

Note 2 - The estimated costs include the adjustment of $434,997 approved by Council on August 3rd plus the latest cost increase of $221,600."

Included in the report was an outline of the increase in the administrative costs of operating the Department and the following table shows how these administrative costs have increased substantially:

. . . Cont'd.

Clause No. 1 (Cont'd.)

"Social Welfare Department (excluding Taylor Manor)

Year	Administrative Costs - Note 1 $
1966	579,435
1967	603,585
1968	639,810
1969	823,363
1970 - estimated - Note 2	886,246 (946,246)

Note 1 - These costs are net after Provincial cost sharing and recoveries under the Canada Assistance Plan.

Note 2 - The Social Welfare Department will be reporting to Council on additional budget funds required to cover administrative cost increases this year amounting to about $60,000. This would increase the total administrative costs to $946,246 in 1970."

As noted in the August 10, 1970, report, a subsequent report dated August 20, 1970, and submitted to the September 1, 1970, meeting of Council advised that the 1970 operating budget of the Social Service Department was not sufficient in light of the increased case loads and that an increase in the amount of some $59,900 in the budget would be required to continue the Department's operation to the end of 1970. In handling the report of August 20th at its September 1st meeting, Council authorized the increase in the Departmental Budget and directed

"THAT the foregoing recommendations be approved and the subject matter of increasing welfare costs be referred to the Standing Committee on Health and Welfare for full consideration."

Present at the meeting was the Acting Administrator, City Social Service Department, and the Director of the Single Men's Unit at 517 Hamilton Street.

The Acting Administrator advised the Committee that, at the present time, the Canada Assistance Plan (Federal Government) pays 50% of all staff salaries of the increase in the staff over the base year 1964. The Provincial Government is not committed to a percentage of costs of staff or other administrative costs but makes special arrangements, each of which are negotiated.

At the present time, the Single Men's Unit is handling 200 new applications per day, and the Acting Administrator and the Director of the Single Men's Unit advised the Committee how these applications were handled from a clerical and administrative staff point of view.

. . . Cont'd.

Clause No. 1 (Cont'd.)

Eighty percent of the present intake of the Single Men's Unit state as 'Province of Residence' either the Province of Ontario or the Province of Quebec.

The Acting Administrator also advised the Committee on the status and method of handling, as far as the Social Service Department is concerned, applications for assistance from Federal Government sponsored immigrants and individually sponsored immigrants.

The Director of the Single Men's Unit spoke to the Committee and advised that there are approximately 8,500 single males being handled through the Single Men's Unit, one-third of which are classified as unemployable. The Director detailed for the Committee the procedure of application, interview and disposition of each person applying for assistance at the Single Men's Unit. The Director also advised, from his personal knowledge, how single males are handled in other Provinces. He also advised the Committee that it was his personal opinion that the first requirement of these people is the provision of some opportunity for meaningful work, and the second requirement is for food and lodging. He also recommended the exploration of a policy which would require the applicant to work, according to his capacity, in return for assistance granted. The Committee was advised that, at the present time, the Department is involved with two programs providing "work experience" for recipients of social assistance. Council had previously authorized the project presently being conducted with the co-operation of the Park Board for employable males and the "Opportunities" project being operated for females. It was noted that the Federal Government in the United States has a program wherein the Federal Government assists, by means of providing part of the cost of salaries and wages, assistance recipients who are placed in selected private industries.

The Director advised the Committee of the following statistics concerning the Single Men's Unit:

	Total	Unemployable	Employable
August 1969	3,696	1,962	1,734
August 1970	8,478	2,956	5,522

At the present time, 71% of the cases gave 'Province of Residence' as British Columbia.

The Chairman, under date of September 8, 1970, submitted a memorandum requesting the Members of the Committee to consider the proposed statement of policy re "Welfare and Social Services" as issued by the Executive of the Union of British Columbia Municipalities. This Welfare and Social Services policy was to be considered at the Annual Convention of the U.B.C.M. the following week.

The Committee expressed concern about the present policies of operation, and the Acting Administrator advised of the following points:

. . . Cont'd.

Clause No. 1 (Cont'd.)

" Who May Apply for Social Assistance

The Social Assistance Act provides for cash allowances on a means test basis to those people who do not have the income necessary to maintain a reasonable normal and healthy existence.

Lack of residence in B.C., or lack of Canadian citizenship, does not prevent the granting of Social Assistance. There is no discrimination based on race, creed, colour or political affiliations."

The policy of the City of Vancouver has been that the Provincial Government establishes and amends from time to time the administrative and other policies for social welfare in the Province and that our Department, following these policies, administers social assistance for those who apply to us. This policy of the Provincial Government has been flexible as, approximately four years ago, the City approached the Provincial Government with the suggestion that rather than the issuance of cash support to certain classes of recipients, food and lodging be provided instead. The Provincial Government agreed and the end result of this particular amendment to policy was the development and operation of our Pacific Hostel at 535 Homer Street in the City. Another example is the use of the Stratford Hotel and the administration of residents' cheques and the issuance of meal tickets. The Committee was also reminded that another example of this change in policy of providing services rather than cash is the present development of the Continental Hotel.

The average stay in the Pacific Hostel is ten days, and some counselling is provided while the men are there. Many of the persons housed in the Hostel have found jobs and, due to the success of the operation of Pacific Hostel and on the instruction of Council, the various Departments have been conducting a search for another suitable building. However, this has proven to be difficult as the standards for accommodation are not readily met in the downtown area of the City due to inadequate facilities in the buildings or an extremely expensive cost of conversion of some of these buildings. It was pointed out to the Committee that the capacity of Pacific Hostel could be increased by decreasing the allowable length of stay to, say, three days, as is done in some cities in other Provinces offering a similar type of food and lodging resource for single transient men.

The Committee discussed the information given by way of oral report from the Acting Social Service Administrator and the Director of the Single Men's Unit and discussed the matter at some length and

RECOMMENDS that the Board of Administration be requested to report to Council the procedures, policies and practices in effect at the present time in other Provinces of Canada re the granting of assistance to single transient men, and

. . . Cont'd.

Clause No. 1 (Cont'd.)

FURTHER RECOMMENDS that the Board of Administration report on, for the consideration of Council, the situation regarding single transient men and single transient women; such report to include information from the various, directly involved Departments, and to advise Council as to the desirability of and the changes necessary to change the provision of assistance for these single transient men and single transient women from a cash to a non-cash basis.

PART II

The following actions of the Committee are reported for the information of Council:

INFORMATION

2. Welfare Patients in Private Hospitals

The Chairman brought to the attention of the Members of the Committee the actions that she had taken in response to Council's instruction 'In Camera' dated March 17, 1970, re the request of the City to have the Provincial Government issue regulations covering social assistance recipients in personal care facilities under the Community Care Facilities Licensing Act. The Chairman tabled correspondence that she had between herself and various Members of the Provincial Cabinet. The Chairman also generally reviewed the present situation the City finds itself faced with in connection with the increased daily charges and the Provincial Government's maintenance of the previous allowable daily charge for social assistance cases. The Committee discussed the matter and

RESOLVED that the information be received.

3. Supervised Care Facilities (Senior Citizens)

Under date of January 5, 1970, Alderman Wilson submitted, by letter, a recommendation that the Centennial Project for the City of Vancouver be a domicillary senior citizens housing complex. Subsequently, the Provincial Government Centennial Committee advised that such a project was not permitted under the regulations of the Centennial Grant and, therefore, this could not be submitted as a project. At the meeting of the Committee dated July 30, 1970, it was agreed that this matter be discussed at this meeting of the Committee.

RESOLVED that the information be received.

. . . 6

4. Rubella Program - Cost Sharing

Previously, the Council authorized, upon the recommendation of this Committee, that a Rubella Prevention Program be instituted and the Federal and Provincial Governments be advised that the City of Vancouver consider that a portion of the costs of this Program should be provided by those levels of Government.

This information was forwarded to the Senior levels of Government by His Worship the Mayor but, to date, no reply has been received from either level.

RESOLVED that the information submitted to the Committee be received.

5. Social Service Department:
Re-organization

The general matter of the Re-organization of the Social Service Department has been considered by Council and, at the meeting of May 26, 1970, Council referred the following to the Health and Welfare Committee:

> "That the work of social services be concentrated on those persons on social allowances who are most likely to become independent because of rehabilitation efforts."

RESOLVED that the matter be laid over to the next meeting of the Committee.

The meeting then adjourned.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 603

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 29, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES: The Late R. Henderson (Internal Auditor)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the City Council express its condolences to the members of the family of the late Mr. R. Henderson, Internal Auditor.

- CARRIED

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students of the School of Social Work, University of British Columbia, accompanied by Professors John McDonald, Max Beck and Bryce Babcock.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated September 22, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Name: Southeast Sector

A communication was received from the City Clerk reporting, pursuant to Council's instructions, certain names received in respect of naming of the Southeast Sector area.

It was agreed to defer the matter for consideration later this day. (See page 11)

COMMUNICATIONS OR PETITIONS (cont'd)

2. Appointment of Deputy Mayor

MOVED by Ald. Adams,
THAT, pursuant to recommendation from His Worship the Mayor, Alderman Hardwick be appointed Deputy Mayor for the quarter commencing October 1, 1970.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 25, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Works and Utility matters), dated September 25, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Extension of Contract:
U.B.C. and City of Vancouver

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Social Service and Health matters), dated September 25, 1970, be adopted.

- CARRIED

Building and Planning Matters

Proposed Public Housing Projects: Southeast Sector
Site No. 17, Area "C", Site No. 21, Area "A"

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Building and Planning matters), dated September 25, 1970, be approved.

(amended)

MOVED by Ald. Hardwick, in Amendment,
THAT, to reflect the interest shown by the Fraserview-Killarney Area Council, the following words be added to the motion of Alderman Bird:

'except that project proposed for development on Site 17 be moved south to site known as 18, with the necessary adjustment provisions respecting number of units and land costs, to be determined later at the discretion of the Director of Planning.

- LOST

MOVED by Ald. Wilson, in Amendment,
THAT the following words be added to the motion of Alderman Bird:
'FURTHER THAT the City Council request the Senior Governments to include in these projects, facilities for recreation.

- CARRIED

The motion, as amended, and reading as follows, was put and CARRIED.

'THAT the report of the Board of Administration (Building and Planning matters), dated September 25, 1970, be approved;

FURTHER THAT the City Council request the Senior Governments to include in these projects, facilities for recreation.'

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Grant: Khalsa Diwan Society (Clause 1)

The Council considered the request of the Khalsa Diwan Society for a capital grant in connection with the society's new Sikh Temple at Ross Street and Marine Drive. The report of the Board of Administration sets out details in respect of outstanding taxes.

MOVED by Ald. Broome,
THAT the request for a delegation on this matter be approved but it be suggested to the organization that it might be advisable that their representations be made to Council in 1971.

- CARRIED

Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes (Clause 2)

The Board of Administration submitted a report of the Director of Finance as a result of applications for grants in lieu of general, school, hospital and Municipal Finance Authority taxes. Details are set out in the report, however, the actual grant amounts involved are shown as follows:

1.	Khalsa Diwan Society Ross Street and S.E. Marine Drive New Sikh Temple Grant to cover period from June 24/69 to December 31/70	$7,820.77
2.	Union Gospel Mission Inc. 604 East Cordova Street Church Hall Grant to cover period from October 10/69 to December 31/70	893.15
3.	The Granville School 4305 Granville Street School for emotionally disturbed children Grant to cover period from January 1/70 to December 31/70	1,936.35
4.	Western Institute for the Deaf 2125 West 7th Avenue Community Centre Grant to cover period from January 15/70 to December 31/70	3,117.26
5.	Vancouver Jewish Community Centre 950 West 41st Avenue Parking Lot Grant to cover period from May 12/70 to December 31/70	1,300.22
6.	Neighbourhood Services Association 1068 Davie Street Community Services Building Grant to cover period from April 16/70 to December 31/70	696.33
7.	Kinsmen Rehabilitation Foundation of B.C. 1341-1347 S.W. Marine Drive	3,213.75

MOVED by Ald. Broome,
THAT the foregoing grant applications be approved.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Vancouver Traffic and Safety Council (Clause 3)

It was agreed to hear the Vancouver Traffic and Safety Council as a delegation, pursuant to request received.

Appointment of External Auditors of City of Vancouver for year 1971 (Clause 4)

The Board of Administration submitted a report of the Director of Finance in the matter of appointment of External Auditors for the year 1971. After due consideration it was,

MOVED by Ald. Adams,
THAT the firm of Riddell, Stead & Co. be appointed External Auditors for the City of Vancouver for the year 1971 at a fee of $32,100 in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED

Centennial Museum T.V. Monitoring (Clause 5)

Pursuant to request received, the Council agreed to hear a delegation from the Municipal and Regional Employees' Union in respect of this clause.

Amalgamation of Roads and Pavements Operations Branches: Engineering Department (Clause 6)

MOVED by Ald. Hardwick,
THAT Clause 6 of the report of the Board of Administration (Finance matters), dated September 25, 1970, be adopted.

- CARRIED

B. Personnel Matters, Regular September 18, 1970

Salary and Classification Review: One Building Inspector I Position Department of Permits and Licenses

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated September 18, 1970, be adopted.

- CARRIED

C. Personnel Matters, Supplementary September 25, 1970

Pre-employment Medical Examinations

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated September 25, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Property matters), dated September 25, 1970, be adopted.
- CARRIED

E. Proposed Fee for Building Grades

The Board of Administration, under date of September 22, 1970, submitted a report of the City Engineer and Director of Finance respecting proposed fees for building grades supplied by the City. The report gives the history of the matter, present regulations, relevant 1968 and 1969 statistics, deals with collection of fees and sets out a proposed charge schedule, recommending in conclusion as follows:

"1. City Council authorize a fee for providing building grade plans based on the above-mentioned schedule.

2. The Permits and Licenses Department collect the proposed fees at the time the building permit is issued.

3. The proposed fees apply to all building permit applications for new commercial, industrial, and apartment buildings and to additions to such buildings which affect entrances and/or exits. (One and two family dwellings only to be excluded).

4. The proposed schedule of fees to become effective December 1, 1970.

5. The Law Department prepare the necessary amendment to Section 1.4.2(4) of the Building By-law."

The Board of Administration recommends adoption.

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved.
- CARRIED

MOVED by Ald. Linnell, in Amendment,
THAT the building grade fees be set to recover approximately 100% of the 1971 costs. - LOST

(The motion of Alderman Broome was put and carried)

(Board of Administration report referred to containing fee schedule proposed is on file in City Clerk's Office).

F. Proposed New Refuse By-law and Schedule of Rates

(The Council commenced consideration of this report but after due consideration, recessed at approximately 10:45 a.m. An 'In Camera' session followed at approximately 11:00 after which the Council reconvened at approximately 11:20 a.m. in open session and continued with consideration of the matter).

Under date of September 18, 1970, the Board of Administration submitted a detailed report by the City Engineer and the Director of Finance in respect of a Refuse By-law. Details are set out in the report, including present and proposed charges for various services rendered.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed New Refuse By-law and
Schedule of Rates (cont'd)

MOVED by Ald. Bird,
THAT this report, with recommendations, be approved.

(referred)

MOVED by Ald. Phillips, in Amendment,
THAT, in respect of special and unscheduled collections (non carry out), the proposed charge be sufficient to cover approximately 100% of the costs.

(referred)

MOVED by Ald. Adams, in Amendment to the Amendment,
THAT refuse bills be not issued for charges under $1.00;

FURTHER THAT, in the case of duplex dwellings, two free cans per week be allowed for each dwelling of the duplex.

(referred)

MOVED by Ald. Broome,
THAT the whole report be referred back for further consideration in the light of the Council's debate, with particular attention being given to the proposals contained in the amendments and the additional proposal that in regard to single family and duplex dwelling charges, consideration be given to some suitable type of prepaid cash system.

- CARRIED

G. Establishment of Financial and
Administrative Division
Social Service Department

The Board of Administration, under date of September 25, 1970, submitted report of the Administrative Analyst, Acting Social Service Administrator and the Director of Personnel Services in respect of establishing of a financial and administrative divison in the Social Service Department. Details are set out in the report including proposed classifications in respect of various positions involved; also class specifications covering such positions are submitted as necessary.

The recommendations of the Board of Administration are set out as follows:

"1. The report be now received and tabled until October 20, 1970, to provide an opportunity for the Union to review its contents.

2. The Administrative Analyst, the Acting Administrator and the Director of Personnel Services be authorized to arrange a series of staff meetings to review the report with employees of the Department.

3. That on October 20, 1970, the report be raised from the table and adopted."

MOVED by Ald. Linnell,
THAT this whole report be tabled for consideration at the Standing Committee on Health and Welfare meeting, Thursday, October 1st;

FURTHER THAT the Acting Social Service Administrator (Mr. McDaniel) be requested to meet with the Standing Committee at that time.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Control of Roof Signs

The Board of Administration, under date of September 28, 1970, submitted for information advice from the Director of Planning that he expects to report to the Council on this matter through the Board of Administration, at the meeting on October 6, 1970, pursuant to Council resolution of August 27, 1970.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Establishment of Land for Highway Purposes
(N/S Prior Street, East of Gore Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of Lot C of Lot 19, Block 104, District Lot 196, Group One, New Westminster District, Plan 629;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands for highway purposes;

THEREFORE BE IT RESOLVED that the following described portion of City-owned land be and the same is hereby established for highway purposes and declared to form and constitute a portion of highway;

All that portion of Lot C of Lot 19, Block 104, District Lot 196, Group 1, New Westminster District, Plan 629, described as follows:

COMMENCING at the South-westerly corner of said Lot C;

THENCE N 6° 30' W 13 feet following in the Westerly limit of said Lot C;

THENCE S 80° 48' E 39.52 feet more or less to intersection with the Easterly limit of said Lot C at a point 6.6 feet Northerly from the South-easterly corner of said Lot C;

THENCE South 6.6 feet following in the Easterly limit of said Lot C to the South-easterly corner of said Lot C;

THENCE West 37.54 feet more or less following in the Southerly limit of said Lot C to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated September 18, 1970 and marginally numbered LF 5032.

- CARRIED

MOTIONS (cont'd)

2. Beautification of Median Highway 401
Centre Boulevard Boundary Road

On September 22nd Notice was called on the following motion which was put this day and dealt with as follows:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the matter of beautification of the median strip of Highway 401 between Boundary Road and Cassiar Street, together with the centre boulevard of Boundary Road from Burrard Inlet to the Fraser River be referred to the Standing Committee on Planning and Development for consideration and report.

- LOST

The Council recessed at 12:00 noon to reconvene in open session at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m., in the Council Chamber, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

COMMUNICATIONS OR PETITIONS (cont'd)

3. Grant: Floral Beautification
Highway 401 between Chilliwack and Vancouver

On September 22nd the Council considered a request from Mr. Harold J. Merilees, M.L.A., that the Council consider making a grant of $500 in cooperation with other groups to provide floral beautification on the median of Highway 401, between Chilliwack and the City of Vancouver which would assist in celebrating in 1971 the 100th Anniversary of British Columbia. The Council did not take action to approve the request; therefore, a further letter was received this day from Mr. Merilees asking the Council's re-consideration.

MOVED by Ald. Wilson,
THAT a grant of $250 be approved for this purpose.

- LOST

MOTIONS (cont'd)

3. Prohibition of Stationary Election Signs

On September 22nd Notice was submitted on the following motion which was dealt with this day as follows:

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT WHEREAS Vancouver City Council has indicated a sincere desire to combat pollution in the City of Vancouver;

AND WHEREAS visual pollution is equally as offensive as other forms of environmental pollution;

THEREFORE BE IT RESOLVED THAT Sign By-law No. 2341 be amended so as to prohibit the erection of all forms of stationary election signs in all residential areas in the City of Vancouver.

cont'd...

MOTIONS (cont'd)

Prohibition of Stationary Election Signs (cont'd)

The Corporation Counsel reported the City has not the authority to pass a by-law as proposed in respect of private property.

No further action was taken.

ENQUIRIES AND OTHER MATTERS

Alderman Bird - Beautification Program: West Broadway Area

advised the merchants in the West Broadway area are concerned as a result of a letter from the Deputy Director of Planning that the Department was unable to proceed with beautification program for the area this year. The Alderman requested the Board of Administration report on whether some action can be taken in the matter this year.

His Worship the Mayor so directed.

Alderman Calder - Improvements to Basement Area in Family Dwellings

requested the Board of Administration report on what course of action could be taken to amend the Zoning and Development By-law to improve the present situation resulting from the By-law provision which restricts the amount of basement area which can be actually occupied by a family for living purposes.

His Worship the Mayor so directed.

Alderman Wilson - Building Permit Application 800 Keefer Street

advised that delay is being experienced by applicant for building permit due to a report required from the Strathcona Working Committee. The Alderman requested the Board of Administration endeavour to expedite the report.

His Worship the Mayor so directed.

Alderman Wilson - Maintenance of Boulevard Boundary Road north of Hastings

requested a report be obtained from the City Engineer as to responsibility for maintaining the boulevard at Boundary Road, north of Hastings.

His Worship the Mayor directed accordingly.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Excavation: 2-Storey Frame Dwellings

referred to the By-law requirement respecting 2-storey frame dwellings with basement and the below ground provision therefor. The Alderman requested a report from the Building Inspector in respect of this regulation in Vancouver but not required elsewhere in Canada.

His Worship the Mayor so directed.

Alderman Adams - Outside Burning Regulation

enquired respecting outside burning regulations and commented respecting the timing of such burning privileges.

Alderman Broome - C.B.C. Proposed Development

enquired with respect to representative of the C.B.C. appearing before Council with details of the proposed new C.B.C. development in Vancouver.

His Worship the Mayor advised the matter would be placed on the next Council meeting agenda, at which time it is expected the Director of Planning and a representative of the C.B.C. will submit information to the Council.

Alderman Broome - Centennial Grants

enquired in the matter of Centennial grants and the latest press release in this regard.

His Worship the Mayor reported he would be meeting with the Chairman of the Provincial Centennial Committee in the near future when the matter will be discussed.

Alderman Rankin - Oiling: Lanes

enquired of the cost of oiling lanes in the City out of general funds.

His Worship the Mayor agreed a report be submitted by the Board of Administration.

Alderman Rankin - Rental Increases: Public Housing

requested Commissioner Sutton Brown be informed of the Alderman's understanding that the provisions of the Landlord and Tenant Act would apply to the tenants in public housing projects and in this respect, therefore, three months notice in writing should be given to the tenants prior to any rental increases.

Commissioner Ryan reported the matter is receiving consideration, a meeting having been held recently by the B.C. Housing Commission with the tenants' representatives.

His Worship directed the matter to Commissioner Sutton Brown.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Development Permit: 2285 East 61st Avenue (Music Studio)

referred to application to use 2285 East 61st Avenue as a music studio but difficulties are being encountered because of certain landscaping and screening required to be effected. The position is set out in a communication dated September 23rd from Mr. W.J. Mullin. The Alderman enquired why, in this particular case in this building, this applicant is unable to obtain the permit in these circumstances but other occupants in the building are not so affected.

His Worship the Mayor referred the matter to the Board of Administration.

Alderman Hardwick - Aircraft Routing over the City in the Area around West 41st Avenue

requested His Worship the Mayor enquire of the Department of Transport in respect of this activity, whether this is the regular routing and if so, ask the aircraft be directed down the middle of the harbour line rather than over a highly populated residential area.

His Worship the Mayor agreed to make this enquiry.

COMMUNICATIONS OR PETITIONS (cont'd)

Name: Southeast Sector

The Council further considered the matter of a suitable name for the Southeast Sector, noting the following names have been proposed:

Champlain
Fraserview
Kerbury
Kerkentyne
Kerrborough
Kerridge
Southridge
Sparbrook
Tynecrest
Vankerine

It was agreed to ballot on these names. After due consideration and two ballots, the name 'Champlain Heights' was selected.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the Southeast Sector area, bounded by 48th Avenue, Boundary Road, North Kent Avenue, Kerr Street, 54th Avenue, and Tyne Street, be named 'Champlain Heights'.

- CARRIED

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Inhalation: Polish Remover and Glue Vapours

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS the inhalation of nail polish remover and glue vapours by young people is a serious problem and a serious threat to the community's health and welfare;

AND WHEREAS such inhalation if prolonged can cause permanent damage to human organs;

AND WHEREAS our greatest natural resource is in our young people;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request the Retail Merchants Association and the Pharmaceutical Association to request their members to place nail polish remover and glue 'behind the counter' so as to assist in the control of the sale of these products to our youth.

(Notice)

2. Vancouver Development and Housing Corporation

MOVED by Ald. Wilson,
RESOLVED THAT the City Council consider the advisability of establishing a 'Vancouver Development and Housing Corporation' to operate generally along lines established by the Government of Ontario for their H.O.M.E. program (Home Ownership Made Easy);

FURTHER THAT the Legal Department report to the Standing Committee on Planning and Development any Legislation required from Victoria to establish a Vancouver Development and Housing Corporation.

(Notice)

3. Barber Shops Closing

MOVED by Ald. Linnell,
THAT WHEREAS Barber Shops are required by By-law 4462 of the City of Vancouver to close one business day each week;

AND WHEREAS until November 25, 1969 Beauty Salons were also required to close one business day each week, but the restriction was abolished;

AND WHEREAS Barber Shops render the same or a similar service to males as Beauty Shops render to females, the distinction in hours of closing should be abolished;

AND WHEREAS Barber Shops are now the only service to the public that are required to close their businesses and suspend their services one day per week;

THEREFORE BE IT RESOLVED THAT the City of Vancouver amend By-law 4462 to eliminate the requirement of Barber Shops to close one business day each week.

(Notice)

NOTICE OF MOTION (cont'd)

4. Arbutus-Burrard Connector

MOVED by Ald. Hardwick,
THAT the Board of Administration report to Council on the possibility of accelerating the development of the Burrard Street portion of the Arbutus-Burrard connector.

(Notice)

5. Voters' List on Computer Tape: Candidates

MOVED by Ald. Phillips,
THAT WHEREAS the City's Voters' List is a public document available free in duplicate to every candidate;

AND WHEREAS it is important that voters be correctly advised of where to vote;

AND WHEREAS citizens have been wrongly advised by where-to-vote cards copied from the printed Voters'List as many voters refer to these cards rather than the City's card;

AND WHEREAS the City records the Voters' List on computer tape and such tape can be easily duplicated;

THEREFORE BE IT RESOLVED THAT any candidate be entitled to take one of his Voters' Lists in the form of a computer tape, at the City's cost plus 20%.

(Notice)

The Council adjourned at 2:55 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated September 29, 1970.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Yards Basic Capital Further Projects

"In the Yards Basic Capital Appropriations, funds were allocated by Council (Ref. 15-03) to cover a number of further projects for which detailed studies, designs and estimates were not available at the time. Funds are now required to be appropriated so that the work can be proceeded with. The work is:

		Estimate
a)	Covered storage and battery charging facilities for Sanitation Cushman Carts - Cambie Yard	15,000
b)	Improvements to Truck Washing Facilities - Manitoba Yard	10,000
		$25,000

I RECOMMEND that appropriations be allocated for these two projects, funds to be provided from Yards Fund Unallocated, Account No. 152/7901."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

2. Tender No. 29-70-8
Electric Lamps, Starters & Ballasts

The City Engineer and City Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on August 3, 1970 and referred to the City Engineer and the City Purchasing Agent for report.

The tenders include the requirements for the various departments of the City, the Greater Vancouver Water District, the Public Library, the Park Board and the Pacific National Exhibition. The working tabulation is on file in the Purchasing Agent's office.

The 5% Provincial Sales Tax is in addition to the prices shown in this report and in the tabulation.

All of the recommended tenderers bid firm prices and offered the City the benefit of any price reduction that may occur during a two year contract period.

We RECOMMEND acceptance of the low bids by the following suppliers, for a two year period, subject to contracts being satisfactory to the Corporation Counsel:

a) Northern Electric Company Limited
All miniature, automotive, metallic vapour and sodium vapour lamps; mercury vapour lamps items 94-98 inclusive, 100 and 101; and incandescent lamps items 73A, 74, 76A, 77, 79 and 80; for a total cost of approximately $29,141.00 per year.

Cont/d.

Clause 2 Cont/d.

b) Canadian Westinghouse Company Limited
All starters and ballast for fluorescent lamps; all photographic lamps; and incandescent lamp item 20B, for a total cost of approximately $3,878.00 per year.

c) Canadian Securex Electric Limited
incandescent lamp items 2, 5, 6, 15, 27, 58A, 76, 78B; mercury vapour lamp item 99; and fluorescent lamps items 106, 107, 108, 115 and 121, for a total cost of approximately $9,146.00 per year.

d) Canadian General Electric Company Limited
incandescent lamps items 1, 7-14 inclusive, 16-19 inclusive, 21-26 inclusive, 28-49 inclusive, 50A, 51-57 inclusive, 59-70 inclusive, 75, 81, 84-89 inclusive, and 91; and fluorescent lamps items 104, 105, 109-120 inclusive and 122, for a total cost of approximately $22,263.00 per year."

Your Board
RECOMMENDS that the foregoing report of the above officials be approved.

3. Plumbing Bylaw Revisions

The City Engineer reports as follows:

"The City Engineer has reviewed his responsibilities in connection with the Plumbing Bylaw No. 4068 and considers the following amendment is needed:

Connection Fees to One and Two Family Dwellings.

In the Board of Administration report dated December 13, 1968 (copy attached) which was adopted by the City Council on December 17, 1968, the installation fee for building (house) sewer extensions to one and two family dwellings (Section 1.4.16(2) of the Plumbing Bylaw) was raised to $300.00, effective January 15, 1969.

The fee was in line with installation costs in 1968 and 1969 as the average cost in this period was favourably influenced by the substantial number of connections constructed in the South East Sector under ideal conditions. However for the period from January 1, 1970 to July 31, 1970 the average cost of constructing house connections for one and two family dwellings was $425.00. (There were virtually no connections in the S. E. Sector in 1970).

The fee for a 4" connection other than to one and two family dwellings was increased on June 1st, 1970 from $400.00 to $500.00 to meet actual average cost. It now appears that the fee for connections to one and two family dwelling units should similarly be raised from $300.00 to $400.00. This would continue the City's long standing policy of establishing the fee somewhat below cost for connections to one and two family dwellings.

Cont/d.

Clause 3 Cont/d.

The City Engineer RECOMMENDS:

1. That Bylaw No. 4068, the Plumbing Bylaw, be amended as follows:

   Sewer installation fees for building (house) sewer extensions, as set forth in Section 1.4.16(2) of the Plumbing Bylaw, be revised upward from $300.00 to $400.00.

2. That the Corporation Counsel be instructed to prepare the necessary amendment to Bylaw No. 4068 for Council approval.

3. That the amendment to Bylaw No. 4068 become effective December 1st, 1970."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted and that the normal notification to contractors be made.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 658

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Extension of Contract.
University of British Columbia and City of Vancouver

The Medical Health Officer reports as follows:

"On August 1, 1969, an agreement was signed between the City of Vancouver and the University of British Columbia to provide a Public Health Nurse from the Health Department on a half-time basis for a period of one year. The service provided is 100% recoverable from the University.

A request has been received from the University to renew this agreement for a further period of one year with the necessary revisions to bring the terms of the agreement up to date.

It is recommended that the authority be given to the Medical Health Officer to renew this agreement and that the Legal Department prepare the necessary memorandum of agreement."

Your Board RECOMMENDS that:

1. The Medical Health Officer be authorized to arrange extension of the agreement to supply a Public Health Nurse to the University of British Columbia on a half-time basis for one year at no cost to the City.

2. The Corporation Counsel prepare the necessary revised memorandum of agreement between the City and the University.

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FOR ADOPTION SEE PAGE(S) 658

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Public Housing Projects - Southeast Sector
Site No. 17, Area "C"
Site No. 21, Area "A"

The Director of Planning reports as follows:

"The City on September 24, 1969, formally requested the senior governments to investigate provision of public housing on Site 17 (previously designated as Site 9) in Area 'C' (8.387 acres). A similar request was made on March 26, 1970 re Site 21 (previously designated as Site 5) in Area 'A' (3.594 acres).

The Director of Planning's report of May 16, 1968 (Proposed Plan of Development Southeast Sector) recommended Site 17 as a low density townhouse site for comprehensive development with housing predominantly for families with children. Council subsequently (June 21, 1968) designated this site for public housing. Site 21 in Area 'A; adjacent to the Captain Cook Elementary School and proposed district shopping centre was recommended for public housing with a high proportion of units in townhouses for families with children, together with a small amount of three-storey apartments for couples without children.

The recommendation that Site 21 should contain a large number of units for families with children was made before Site 17 was designated by Council for public housing. As Site 21 is adjacent to the proposed shopping centre and to other high density garden apartment and townhouse sites, Central Mortgage and Housing Corporation's investigations have been made on the basis that a high proportion of the larger units for families with children would be located on Site 17 and a high proportion of smaller units (one and two bedrooms), for which there is a high demand, would be located on Site 21.

Central Mortgage and Housing Corporation's preliminary investigations indicate that Site 17 could accommodate approximately 120 units distributed approximately as follows:

Two bedroom	20%
Three bedroom	70%
Four and Five bedroom	10%

Site 21 would accommodate approximately 100 units with the following approximate distribution:

One bedroom	35%
Two bedroom	30%
Three bedroom	20%
Four and Five bedroom	15%

The value of both of these sites has been estimated by the Supervisor of Property & Insurance on the basis of single-family development at $55,000 an acre, or $461,285 for Site 17 in Area 'C' and $197,670 for Site 21 in Area 'A'. These figures give an approximate land cost per unit of $3,844 for Site 17 and $1,977 for Site 21. The land cost per unit for Site 17 is considered by senior government officials to be too high. However, combining the two projects gives an average land cost per unit of approximately $2,995 which is understood to be within the acceptable cost range for public housing financed by the senior governments.

cont'd . .

Clause 1 continued

Central Mortgage and Housing Corporation officials have advised that formal approval of both the Province and the Federal Government will be sought for these projects to proceed on receipt of a formal recommendation from City Council that the approximate numbers of dwelling units and distribution of units of different sizes, as quoted above, is acceptable and that the City will be prepared to sell the land to the senior governments at the figures quoted. Funds have been set aside for these projects in Central Mortgage and Housing Corporation's 1970 budget and their officials have emphasized the need for the City's recommendations to be made not later than the end of September.

They have suggested also that the City should indicate the procedure which it would favour for design and construction of these projects. In this regard, as the sites concerned are fairly large and irregular in shape and will require considerable design ability for their most effective development and because a high standard of design is desired in this area, I would recommend that the procedure employed for earlier public housing projects should be endorsed by Council rather than the developer proposal system which has been employed on certain recent smaller projects. The procedure recommended involves the retention of architects and other necessary consultants by the Federal/Provincial partnership, or the use of Central Mortgage and Housing Corporation staff, to first produce sketch plans and approximate estimates. On approval of these sketch designs and estimates by all levels of government, the consultants proceed to their working drawings, specifications and tender documents and carry out the normal full consultants' services through to completion of the housing projects.

Recommendations:

(a) that Council approve the approximate number and distribution of dwelling units on Site 17 in Area 'C' and Site 21 in Area 'A' of the Southeast Sector as set out in this report;

(b) that Council approve the sale of the land for these two projects to the senior governments at a price of $658,955;

(c) that Council recommend to the senior governments that they employ Central Mortgage and Housing Corporation architects and other required consultants, or retain consultants, to prepare the necessary sketch plans, working drawings, specifications and tender documents for these projects;

(d) that Council request the senior governments to make available sketch plans and approximate estimates for its approval prior to proceeding with working drawings, specifications and tender documents."

Your Board RECOMMENDS that the report of the Director of Planning be adopted.

(A plan showing the location of the two public housing sites is circulated for Council's information.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 658

FINANCE MATTERS

CONSIDERATION

1. Grant: Khalsa Diwan Society

Earlier this year, the Khalsa Diwan Society submitted a request for a grant in lieu of taxes for the Society's new Sikh Temple, situated at Ross Street and Marine Drive. The request was for the period prior to construction of the Temple, when the organization started its fund raising campaign. The Finance Department advised the Society that for those organizations which qualify for exemption under Section 396(c) of the Vancouver Charter, the City policy is to give a grant in lieu of taxes effective the date of the first building inspection.

Based on the foregoing, the Society re-submitted an application but for an unspecified capital grant on a charitable basis, in accordance with the following resolution of Council dated August 5, 1969:

> "THAT the requests for grants as contained in Board of Administration report dated July 23, 1969, with the exception of the application from Columbia Junior College, be rejected and the organizations advised accordingly that only applications which clearly demonstrate the need for financial assistance from the City can be submitted to Council for consideration."

The Society advises that it has borrowed $200,000 from the Bank and also owes the contractor another $45,000, as of September, 1970. One quarter of a million dollars was collected by the Society from its small community in Vancouver. It has further advised that, eventually, another two projects will be constructed; a senior citizens home and a community centre.

The Director of Finance advises that the organization is in arrears of its 1967, 1968, 1969 and 1970 taxes, totalling $16,134.57 (not including interest on arrears) with respect to this property. The Temple will be shown as exempt on the 1971 Assessment Roll, in accordance with Charter provisions, and another report submitted this day for Council consideration advises that the Temple may qualify for a grant in lieu of taxes, in accordance with Council's policy, as from June 24, 1969 (the date of the first building inspection). This would reduce the outstanding taxes amount to $8,314 if Council approves.

Your Board submits the foregoing request for a capital grant for the consideration of Council and notes that the organization wishes to appear as a delegation before Council in support of its request.

(Copies of letter dated June 1, 1970, from Khalsa Diwan Society are circulated for the information of Council.)

DELEGATION REQUEST - KHALSA DIWAN SOCIETY

2. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations:

The Assessment Commissioner has certified the properties, or the portions in use by the organization, will be shown as exempt on the 1971 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed the organizations qualify for this exemption under Section 396(c).

These requests for grants in lieu of 1969 and 1970 taxes, for the period from proof of occupancy or date of first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

(a) Khalsa Diwan Society $ 7,820.77

Ross Street & S.E. Marine Drive -
Lot 18/10-12/200
New Sikh Temple
First building inspection, June 24/69
Occupied from, March 1970
Grant to cover period from June 24/69
to December 31/70.

(b) Union Gospel Mission Inc. $ 893.15

604 East Cordova Street -
Lots 1 & 2/59/196
Church hall
Occupied and in use from October 10/69
Grant to cover period from October 10/60
to December 31/70.

B. Schools

(a) The Granville School $ 1,936.35

4305 Granville Street -
Lots 6, 7 & 8/710/526
School for emotionally disturbed children
Occupied and in use from January 1/70
Grant to cover period from January 1/70
to December 31/70.

C. Charitable Institutions

(a) Western Institute for the Deaf $ 3,117.26

2125 West 7th Avenue -
Lots 13 & 14/284/526
Community Centre for the deaf
Occupied and in use from January 15/70
Grant to cover period from January 15/70
to December 31/70

. . . Cont'd.

Clause No. 2 (Cont'd.)

C. Charitable Institutions (cont'd.)

(b) Vancouver Jewish Community Centre $ 1,300.22

950 West 41st Avenue -
Lot 27/A/1008/526
Parking Lot
Occupied and in use from May 12/70
Grant to cover period from May 12/70
to December 31/70.

(c) Neighbourhood Services Association $ 696.33

1068 Davie Street -
Lot 8 W½/11/185
Community Services building
Occupied and in use from April 16/70
Grant to cover period from April 16/70
to December 31/70.

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $15,764.08 in total, are submitted for Council consideration.

D. Grant Equal to Taxes

Kinsmen Rehabilitation Foundation of B.C. $3,213.75

1341-1347 S.W. Marine Drive

This property which is being used by the Foundation for administration relating to the rehabilitation of crippled children and adults, has been exempt from taxes under Section 396(c) of the Charter since 1962 as being in use by a charitable organization.

In December, 1969, an expropriation was filed by the Department of Transport - the property being required for right-of-way for the new bridge to the airport. Because of this registration, the property has been made taxable for 1970.

The Kinsmen Rehabilitation Foundation is presently occupying the property and will continue to do so until at least the end of 1970. Mr. P. Gregory of the Real Estate Branch of the Department of Transport has verified this information is correct.

Due to this technicality, the Foundation has lost its usual tax exemption and has been billed for full taxes for 1970. The Society has paid the Local Improvement charges of $217.11 for 1970 and is requesting a grant equal to General, School, Hospital and Municipal Finance Levy for $3,213.75.

On the basis of Council policy as set out in resolution of Council of August 5, 1969, applications for grants equal to taxes may be submitted for Council consideration where eligibility for tax exemption was lost due to a technicality."

Your Board submits the foregoing report of the Director of Finance for Council consideration.

3. Grant: Vancouver Traffic and Safety Council

The Vancouver City Council on April 14, 1970, adopted the following recommendation of the Standing Committee on Finance:

"RECOMMENDED that the same rate as was applied last year be approved pro rata up to an amount of $20,000 whilst the Motor Vehicle Inspection Station is owned and operated by the City of Vancouver."

Under date of September 17, 1970, the President of the Vancouver Traffic and Safety Council has written advising that, due to the Motor Vehicle Inspection Station being transferred to the Provincial Government as of July 1, 1970, a total of $10,000 was received from the City in fulfilment of its grant.

The Safety Council has presented its problem to the Provincial Government, but unofficial and preliminary approaches offer little encouragement with respect to financial assistance.

Cash reserves will be depleted by the end of December unless assistance is received from the Civic or Provincial Government.

The Safety Council has referred to a report submitted by the Board of Administration, dated January 23, 1970, on the functions of the organization, which report Council received for information on January 27, 1970. The organization, in submitting its request for financial assistance, asks to appear before Council to present its case.

Your Board submits the foregoing for the consideration of Council.

(Copies of Board of Administration report dated January 23, 1970, are circulated for the information of Council.)

DELEGATION REQUEST - VANCOUVER TRAFFIC & SAFETY COUNCIL

4. Appointment of External Auditors of City of Vancouver for Year 1971

The Director of Finance reports:

"The matter of appointment of External Auditors for the year 1971, pursuant to Section 230 of the Vancouver Charter, is sumbitted for consideration.

The City's present auditors, Riddell, Stead & Co, by letter dated August 27th, have applied for appointment as external auditors for the year 1971 and have submitted other information in support of their application.

The proposed fee for the year 1971 is $32,100, a 7% increase over the 1970 fee of $30,000, which they state is due to salary increases to their staff in line with increases generally.

. . . Cont'd.

Clause No. 4 (Cont'd.)

The appointment of auditors should be in the following form:

> That the firm of ---------- be appointed External Auditors for the City of Vancouver for the year 1971 at a fee of $---------- in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board of Administration submits this report for Council consideration.

(Copies of letter dated August 27, 1970, from Riddell Stead & Co. are circulated for the information of Council.)

RECOMMENDATION AND CONSIDERATION

5. Centennial Museum - T.V. Monitoring

Your Board has received the following report from the Acting Director of Museums and the Administrative Analyst:

"At the regular meeting of the Greater Vancouver Civic Museum and Planetarium Board held on September 9, 1970, approval was given to a recommendation by the Administrative Analyst that a T.V. monitoring system be installed in the Centennial Museum. Such a system would enable one person at a central point to continually scan the movement of persons throughout the galleries and enable him to spot immediately any suspicious behaviour, thereby ensuring proper safety of the exhibits while, at the same time, giving the public the greatest freedom of access to the galleries without obvious surveillance by large numbers of Attendants. This would also make possible the very desirable improvement in the type of service offered by the Attendants. They would be able to deal with the public on a more personal basis and provide the valuable function of offering information and guidance to people visiting the Musuem galleries. At the present time, their principal job is surveillance and security and as such the Attendants are not encouraged to discuss exhibits or answer questions from the public.

T.V. monitoring systems have been installed in a large number of museums throughout the North American continent and, in particular, a system has been installed at the Edmonton Museum. This system was inspected by Mr. M. Torrance, Administrative Assistant at the Centennial Museum, and he reports that the system as used at the Edmonton Museum has many advantages, is economical, has provided positive security against loss and the reaction by the visiting public has been favourable.

. . . Cont'd.

Clause No. 5 (Cont'd.)

The proposal to install a T.V. monitoring system was reviewed with manufacturers' representatives. Seven representatives submitted proposals which indicated installation costs ranging from a high of $78,000 to a low of $15,000. On the basis of these proposals, it is anticipated that a satisfactory monitoring system could be installed for approximately $35,000. It has also been estimated that there would be an annual salary cost saving of approximately $35,000 per annum.

The Assistant City Engineer - Electrical, has reviewed the proposal and supports the recommendation but advises that the work load of his Division is such that a consultant should be employed for the purpose of preparing specifications and drawings, calling for tenders, evaluating tenders and submitting a recommendation as to the most suitable supplier, and subsequently supervise the installation of the system, make the final tests of the components and recommend acceptance.

The Acting Director of Museums and the Comptroller of Accounts report that funds for payment of the consultant, up to a maximum of $5,000, can be made available from the Departmental Salaries Budget and, therefore, no additional funds are requested at this time.

Recommendation

It is recommended that:

(a) The installation of a T.V. monitoring system in the Centennial Museum be approved.

(b) A consultant be appointed to prepare specifications and drawings, call for tenders, and submit a report to the Board of Administration with a recommendation as to the most suitable supplier.

(c) The consultant's recommendations be reported to Council and, if adopted, the consultant be authorized to supervise installation and recommend to the Director of Museums acceptance of the completed installation.

(d) If the installation is completed, the consultant's costs be added to the installation costs, but if the tenders are not accepted or installation be not authorized, then the Board of Administration be authorized to approve payment of consultant's fees for work completed using funds available in the current Departmental Budget."

The Business Manager of the Municipal and Regional Employees' Union is aware of this report and has informed your Board that he wishes to appear as a delegation before Council on the matter.

Your Board RECOMMENDS adoption of the above recommendations and submits the following names of consultants (recommended by the Assistant City Engineer - Electrical) for CONSIDERATION:

(a) Hoyles Niblock Associates Limited
(b) The Shearing Group
(c) Saperstein and Associates Limited

DELEGATION REQUEST - MUNICIPAL AND REGIONAL EMPLOYEES' UNION.

RECOMMENDATION

6. Amalgamation of Roads and Pavements Operations Branches, Engineering Department.

The City Engineer reports as follows:

"For many years the streets of Vancouver have been developed and maintained by two Operations Branches. These are the Roads Operations Branch and the Pavements Operations Branch. The low-cost curbed roadway program introduced 7 years ago has produced a gradual change in the work required on City streets. 1969 statistics showed approximately 600 miles of streets and 40 miles of lanes are now improved while 200 miles of streets and 350 miles of lanes have temporary-type improvements. A low-cost lane paving program presently under review could, along with the street paving program, rapidly reduce mileage of temporary-type surfaces. Therefore, the point has now been reached where there is a need for the reappraisal of the functions of these two Branches.

PRESENT FUNCTIONS

(a) Roads Operations Branch

When the Roads Operations Branch was formed its primary function in a young City was the opening up, construction and maintenance of new roads and lanes through virgin land. This work consisted of clearing the land, grading, provision of adequate roadbed and gravel surface, and provision of culverts and ditches for drainage. Over the years the travelled portion of most of these roads has been treated with a temporary asphaltic or macadam type surface. We refer to this temporary type of road as 'unimproved'.

It provided minimum standards for opening new subdivisions. Approximately 200 miles of this type of unimproved road are still in existence in the City and their maintenance is now the prime function of this Branch. The recently implemented Subdivision Control By-law calls for paved and curbed improvement of all streets in new subdivisions.

Programs of street improvement in recent years, particularly the 'low-cost' paving program have resulted in a progressive reduction of the miles of unimproved roads and consequently the workload of this Branch.

With the development of the last large unopened area in the S.E. Sector of the City, the services of this Branch in the opening of new roads will be largely eliminated.

(b) Pavements Operations Branch

This Branch is responsible for the maintenance of all City surface structures such as bridges, retaining walls, bulkheads, permanent pavements, curbs and concrete sidewalks. It constructs some of these facilities, but most of the permanent paving and curb work and construction of all major bridges in the City has been by contract.

. . . Cont'd.

Clause No. 6 (Cont'd.)

(b) Pavements Operations Branch (cont'd.)

The curbing and paving of streets producing 'improved' streets, has increased considerably in recent years thereby increasing the maintenance workload of this Branch.

PROPOSED AMALGAMATION

Some form of reorganization of these two Branches is necessary to best satisfy the present day needs of the City. After consideration of alternative organizational possibilities to replace that existing, it is apparent that an amalgamation of the two present branches into one Streets and Structures Operations Branch would be the most suitable.

A single Branch would provide specialized crews where needed to supplement routine maintenance work, while retaining internal flexibility to utilize equipment and manpower most effectively in accordance with work programs, maintenance requirements and season of the year. The labour and equipment force could be concentrated on specialized maintenance work in the mid months of the year at which time this type of work is performed most efficiently, while routine maintenace work not so dependent on the weather for efficiency, could be performed in the winter months.

It is proposed that this Branch be placed under the control of one Superintendent reporting to the Assistant City Engineer, Streets and Structures Division. The recent retirement of Mr. C. Myers, the Roads Superintendent, provides an opportunity to eliminate one existing Superintendent position. The organization of this Branch would be as outlined in the organization chart which is circulated.

The only change in staffing is from General Foreman upwards. This is shown below:

Position	Existing	Proposed	
Superintendent IV	2	1	(one of the Superintendent IV's has recently retired)
Superintendent II	2	3	
General Foremen	2	1	General Foremen are eligible for promotion to Superintendent positions
Total.....	6	5	

These changes would result in a reduction in salary cost ranging from about $1,000 to $1,100 per month on the current salary scale, depending on the salary steps of the employees involved.

This amalgamation would produce very little change in the present working conditions of those employed in the two branches.

. . . Cont'd.

Clause No. 6 (Cont'd.)

The Director of Personnel Services has reviewed the five proposed positions, and a copy of his report dated September 21, 1970, is circulated.

I RECOMMEND that:

(a) the Roads and Pavements Operations Branches be combined to form a Streets and Structures Operations Branch, as shown on Drawing No. MA41-K dated June 26, 1970, which is circulated.

(b) the departmental salary budget be adjusted when the new organization is staffed."

The Director of Personnel Services RECOMMENDS as follows:

"SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
One New Position		Superintendent IV Pay Grade 33 ($1084-1300) *	When adopted
Three New Positions		Superintendent II Pay Grade 29 ($902-1084) *	When adopted
One New Position		Foreman III Pay Grade 25 ($825 - 902) *	When adopted
Two Positions A.C. Murray Vacant (formerly C. Myers)	Superintendent IV Pay Grade 33 ($1084-1300)	Abolish	When New Positions are filled
Two Positions W.H. Patterson D.C. Vincent	Superintendent II Pay Grade 29 ($902 - 1084)	Abolish	When New Positions are filled
Two Positions K. McKenzie R.A. Craig	Foreman III Pay Grade 25 ($753 - 902)	Abolish	When New Positions are filled

* Under Personnel Regulation 160-1(a) the effective range is as follows: Superintendent IV - $1132-1300
Superintendent II (Administration Branch) - $947 - 1084
Foreman III - $862 - 902

FURTHER RECOMMENDS that Class Specification No. 1081, Superintendent IV, be approved as revised."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer and the Director of Personnel Services be adopted.

(Copies of revised Class Specification No. 1081 are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 659

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT SEPTEMBER 18, 1970

RECOMMENDATION

1. Salary and Classification Review - One Building Inspector I Position, Department of Permits & Licenses.

The Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the above captioned position in the Building Construction and Services Division of the Permits and Licenses Department.

City Council, on February 28, 1967, adopted a report dealing with the establishment of a new permanent position in connection with the maintenance of civic buildings subject to appropriate classification by the Director of Personnel Services. Subsequently, this position was classified as Building Inspector I.

The incumbent of this position (E. Blair) performs duties in relation to an assigned area of responsibility within the Construction Co-ordinator's office and is now not closely related to other Building Inspector I positions. Generally speaking, Mr. Blair is responsible for dealing with a wide range of problems concerning alteration, repairs, maintenance of civic buildings in the capacity of technical expert, estimator, expeditor, co-ordinator, and supervisor of contractors' work. For example, Mr. Blair was involved extensively with the rehabilitation of sanitary facilities at the Pacific Hostel and the replacement of humidifying equipment at the Vancouver Art Gallery.

This position is not adequately described by the class specification for Building Inspector I or any other existing City Class Specification. Therefore, it is necessary to create a new class entitled 'Construction Assistant', No. 249-1. In terms of appropriate internal relationships, this class would be equitably established at Pay Grade 25 and I so recommend.

The probation period will be one year.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1970 rates and including fringe benefits at 10% will be $1,016.

The Comptroller of Accounts reports that the additional funds estimated at $255 for 3 months in 1969 and $1,016 for the remainder of 1970 (12 months) (1970 rates) are available within the 1970 Departmental Budget.

. . . Cont'd.

Clause No. 1 (Cont'd.)

This report has been discussed with the Director of Inspections and the Business Manager of the Municipal and Regional Employees' Union, who concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E.H. Blair	Building Inspector I Pay Grade 23 ($753 - 825)	Construction Assistant Pay Grade 25 ($753 - 902)	Oct. 1, 1969

1970 Rates

Your Board

RECOMMENDS THAT: (a) the foregoing recommendation of the Director of Personnel Services be adopted.

(b) Class Specification No. 249-1, Construction Assistant, be adopted.

(Copies are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 660

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT SEPTEMBER 25, 1970

RECOMMENDATION

1. Pre-employment Medical Examinations

The Director of Personnel Services reports as follows:

"This matter has arisen as the result of a Mr. L. T. Kirby challenging the City's Personnel Regulation No. 70(c)(2) concerning pre-employment medical examinations and suggesting an amendment to the Regulation.

The Occupational Health Services Plan was set out in a Board of Administration report to City Council dated September 16, 1958, which was adopted by City Council on December 16, 1958.

The intent to have pre-employment medical examinations performed by the Occupational Health Service's Physician is established by the following section of this report:

(1) Occupational Health Service means a service provided by Management to deal constructively with the health requirements of employees and employers in relationship to employment. This is exclusive of 'treatment', which is the responsibility of the employee and his physician.

(2) To ensure and facilitate the placement of individuals, according to their individual capacities and their emotional make-up, in work which they can reasonably perform with an acceptable degree of efficiency and without endangering their own health and safety or that of their fellow workers.

(3) Each person selected for appointment to a permanent position in the civic service will be subject to a comlete health examination, including health history, physical examination, and such laboratory or special examination as may be indicated.

(4) In making the examination, all factors will be considered. For example, for fire fighting a higher degree of physical fitness and health is required than say for a person in a sedentary occupation.

(5) All examinations will be conducted by physicians with such assistance from ancillary personnel as may be required. When health defects are found the physician will explain to the individual the importance of obtaining further medical attention, and treatment, from his own practitioner.

. . . Cont'd.

Clause No. 1 (Cont'd.)

Mr. Kirby's letter was discussed with the Director of Occupational Health Services who made the following comments:

'(i) Pre-employment medical examinations are an integral part of any properly run Occupational Health Service. In support of this statement, I would quote from the "Guiding Principle for the Provision of Occupational Health Services", published by the Canadian Medical Association, as follows: "... Medical examinations form an essential part of the health program. They should constitute an assessment of the employee's fitness for the work he (she) is expected to perform. Examining physicians should therefore have an intimate knowledge of the physical and emotional demands of each job in the industry (my underlining)... The pre-placement or pre-employment examination should be tailor made to the needs of each job in industry. Where selective placement is involved, cooperation with the employing agency is essential in order that the best possible use be made of the individual's physical and mental abilities..."

The point here, of course, is that in virtually 100 percent of cases, the attending physician has no accurate way of knowing the duties involved and, particularly, their attendant demands and stresses in any given job situation.

(ii) It is an established fact that management, with or without an Occupational Health Service, is entitled to require any prospective employee to be examined by a physician of management's choice. This has been confirmed by the City Legal Department.'

It follows that:

(a) Authority of City Council to the change in regulations (not policy) is contained in its approval of the City's Occupational Health Plan refuting Mr. Kirby's statement 'Legality of regulation 70(c)(2) page 1' in his letter.

(b) Pre-employment medical examinations are an integral part of an Occupational Health Services Plan.

(c) Only in exceptional circumstances caused by considerable distances can an examination by a private physician be authorized but should not be accepted unless the Director of Occupational Health Services has satisfied himself of the validity of the conclusions of such physicians.

It is the recommendation of this Department that no change be made to the Occupational Health Services Plan as it is being applied."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

(Copies of Mr. Kirby's letter dated August 18, 1970, are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 660

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 25, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Georgia Viaduct Replacement - N.E. Corner Gore Ave. and Prior St.

The Supervisor of Property and Insurance reports as follows:

"On April 7, 1970, Council approved the report of the Board of Administration (Property Matters) of April 3, 1970 recommending the acquisition of Lot C, of Lot 19, Block 104, D.L. 196, situated at the N.E. Corner of Gore Avenue and Prior Street, a portion of which lot was required in connection with the approach and exit ramps for the Georgia Viaduct Replacement.

The property was subsequently acquired and the City Engineer has requested that the portion required for the eastern ramps of the Georgia Viaduct Replacement, as shown outlined red on plan marginally numbered LF 5032, which is circulated, now be established as highway.

A formal resolution covering the establishment will be forwarded to Council.

RECOMMENDED that that portion of City-owned Lot C, of Lot 19, Block 104, District Lot 196, Plan 629, as shown outlined red on plan marginally numbered LF 5032 be established for highway purposes."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Redevelopment Project II, Area A-5 Sale & Development of Lands

The Supervisor of Property and Insurance reports as follows:

"A number of industrially-zoned sites were sold in connection with the above project in the early part of 1969. One of the conditions of sale which applies to all sales in the Project is that 'purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of purchase.'

continued . . . / 2

Item No. 2 cont'd

A number of purchasers of these sites are now at the end or just passed the period of eighteen months in which to start development and, having had this condition of sale brought to their attention, have now requested extension of this time limit. The reasons given for not starting development are their inability to arrange financing and the generally difficult labour conditions of recent months.

These requests for extension were reviewed in the Redevelopment Co-ordinating Committee meeting of September 11, 1970 at which time this Committee proposed that these purchasers be granted an additional six months in which to start development from the termination dates of each agreement.

This proposal has been endorsed by the City Solicitor

In view of the foregoing it is,

RECOMMENDED that purchasers of sites in Area A-5 of Redevelopment Project II upon their written request have the development clause of their respective agreements extended for a period of six months; all other conditions of sale to remain the same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Rental of a Portion of the V.I.E.W. Site (False Creek) To A.J. Forsyth and Company Limited

The Corporation Counsel, Director of Planning and the Supervisor of Property and Insurance submit the following report:

"On May 12, 1970 Council acknowledged the right of the Receiver of V.I.E.W. to remove two prefabricated buildings from a portion of the V.I.E.W. site. In return for this acknowledgment the Receiver paid to the City all taxes and rental relating to the premises falling due to December 31, 1970.

The Receiver has now sold the prefabricated buildings to A.J. Forsyth and Company Ltd. A.J. Forsyth and Company Ltd. would like to continue to occupy the land on which their buildings sit. The Receiver who is the present lessee of this land has agreed to assign the balance of the term under the existing lease to A.J. Forsyth and Company Ltd. That company requests the City's consent to the assignment.

A.J. Forsyth and Company Ltd. would also like to occupy the land after the existing lease expires on December 31, 1970. They advise that they do not require any specific term of lease, but would require a minimum of six month's notice to phase out their operations on the land and remove their buildings.

The Director of Planning has considered the City's need for this particular site in relation to the overall plan for False Creek. He advises that the land on which the buildings are situate will not be needed prior to December 31, 1971, and that renting the land during the period from January 1, 1971 to December 31, 1971

continued . . . / 3

Item No. 3 cont'd

on the terms hereinafter set forth would not prejudice the phasing of the redevelopment for this portion of False Creek.

It is RECOMMENDED as follows:

A) That the City consent to the assignment of the existing lease from the Receiver to A.J. Forsyth and Company Ltd.

B) That the land on which the buildings sit be rented to A.J. Forsyth and Company Ltd. during the period from January 1, 1971 to December 31, 1971 on the following terms:

i) at a rental, payable monthly, to be negotiated by the Supervisor of Property and Insurance. The rental to include an amount in lieu of taxes on the land, buildings and machinery;

ii) the City to have the right to enter upon the land to conduct tests, place fill, or install services. This right to be exercised so as not to damage or require removal of the buildings and so as to interfere as little as possible with the operations of the Company;

iii) the Company to remove all buildings, structures and equipment from the site prior to the termination of its term of occupancy; the City to acknowledge the Company's ownership of the buildings;

iv) the City to agree that, if requested so to do prior to June 1, 1971, it will advise the Company by June 30, 1971, of the period, if any, which the Company would be permitted to rent the land after December 31, 1971."

Your Board

RECOMMENDS the foregoing report be approved.

PART II

S A L E S

4. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: S.E. Sector Sale
Lot 12, Blks. 1 & 8, D.L. N½ 339
S/S 48th Ave. between Boundary & Tyne

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Henry Siemens	12	40' x 157.65'/157.70'	$12,000.00	City Terms @ 9-3/4%	NIL

5. RECOMMENDED that the following offers received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 31, D.L. 662 & 729, Plan 13271
Situated on the W/S of Ross Street
between Waverley and 48th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Rudolph Hilderbrandt	31	51' x 120.64'/120.71'	$11,900.00	City Terms @ 9-3/4%	1. This lot known to contain peat and no guarantee given to soil stability. 2. P.U. Easement over S 5'.

6. RECOMMENDED that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by the City Council, being in each case the highest offer:-

Re: Lot 22, D.L. 756
Sit: E/S of Knight between 15th & 18th

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Kirill Jurgens	22	30.10'/103' x 100'/131.87'	$12,200	Cash	This lot contains fill and no guarantee given to soil stability.

Re: Lots 10 & 12, D.L. 756
Sit: N/S of 18th Avenue
Between Knight Rd. & Dumfries St.

Zan Procyk	10	32.94'/32.93' x 155.92'/155.90'	$10,200	City Terms @ 9-3/4%	This lot contains fill and no guarantee given to soil stability.
Zan Procyk	12	45.72'/33.54' x 155.86'/145.85'	$13,800	City Terms @ 9-3/4%	"

* * * * * *

FOR ADOPTION SEE PAGE(S) 661

T

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 6, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Illness)

(On being advised of the matter, the Council excused Alderman Broome from attendance from 11:00 a.m. until noon in view of the fact that he is required, as a member of the Executive of the U.B.C.M., to meet with Mr. Gaglardi this day.)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Lord Byng School, under the direction of Mr. Parker.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera') dated September 29, 1970, be adopted.

- CARRIED

Alderman Wilson questioned the propriety of the Council's action in naming the Southeast Sector since it appeared to him that a previous report dealing with areas of the City seemed to indicate that the Council had approved the name "Killarney".

The Corporation Counsel was requested to look into this matter and advise the Council.

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

CONDOLENCES: Major J.S. Matthews

MOVED by Ald. Adams,
THAT the Council express to the members of the family its deep regret on the passing of Major Matthews and to record its appreciation for the life long undertaking by the Major on behalf of the City in commencing the Archives for this City and carrying it on during the past four decades.

- CARRIED

REPORT REFERENCE

C.B.C. Vancouver
Radio and TV Production

A Report Reference was given by Mr. McGall, Regional Director, Canadian Broadcasting Corporation, on the proposed production centre. He explained the general scheme of the development and the use to which the facilities would be put. He was followed by Mr. Paul Merrick who, with the aid of slides, described in detail the proposed development.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

1. Sidewalk 48th Avenue
   Ross to Inverness Street

2. Unemployment Situation in the
   Local Union: I.B.E.W.

3. Grant: Vancouver Traffic and Safety Council

COMMUNICATIONS OR PETITIONS

1. Civic Funeral: Major J.S. Matthews

MOVED by Ald. Sweeney,
THAT the following recommendation of the Standing Committee on Planning and Development, dated October, 1, 1970, be adopted:

'RECOMMENDED that a civic funeral be held for the late Major J.S. Matthews, City Archivist.'

- CARRIED

2. Central Council of Ratepayers
   Burden of Taxation on Senior Citizens

MOVED by Ald. Wilson,
THAT the communication from the Central Council of Ratepayers, asking for the appointment of a committee to hold hearings and receive briefs on the question of the burden of taxation on senior citizens, be referred to the Standing Committee on Finance for the purpose of considering the subject matter of the letter and of hearing delegations.

- CARRIED

3. Financing: Centennial Projects
   and Celebrations

MOVED by Ald. Wilson,
THAT the following communication from His Worship the Mayor be received for information:

'Please find enclosed herewith a copy of a letter from Mr.L.J. Wallace, Chairman of the British Columbia '71 Centennial Committee. You will note that the Provincial Government is withdrawing their 40¢ per capita grant for administration and celebration. These costs, if there are any, will have to be borne by the local government.

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Financing: Centennial Projects
and Celebrations (cont'd)

The 40¢ is now committed to the approved Centennial project. Mr. Wallace had advised me that within the next month he should be able to advise on the balance of the $7,000,000 Federal Grant. Under these circumstances it would appear that our project cannot be planned at this time and that unless Council is prepared to approve funds, there will be no celebrations next year.

This is for your information.'

- CARRIED

4. Barbers' Union, Local 120
Request for Delegation re Shops Closing

MOVED by Ald. Broome,
THAT the letter referred to herein be considered later this day when dealing with the same subject matter under 'Motions'.

- CARRIED
(see pages 19 and 20)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 2, 1970

Works and Utility Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Works and Utility matters), dated October 2, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Purchase of Outside Services:
Department of Social Planning/Community Development

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Social Service and Health matters), dated October 2, 1970, be adopted and the Director of Social Planning/Community Development be requested to present a detailed report on this matter at an early meeting of the Standing Committee on Health and Welfare.

- CARRIED

Building and Planning Matters

Arbutus Quilchena Homeowners Association:
Development of 25th and Arbutus Area (Clause 1)

MOVED by Ald. Bird,
THAT this clause be adopted and Marathon Realty Limited be asked to consider, in the development of their plan, the inclusion of a concept which will provide for rapid transit stops.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of report of the Board of Administration (Building and Planning matters), dated October 2, 1970, Clauses 3 and 4 be adopted and Clauses 2 and 5 received for information.

- CARRIED

The Committee of the Whole Council recessed at approximately 10:40 a.m., following which an 'In Camera' meeting was held in the Mayor's Office and then the Committee reconvened in the Council Chamber at 11:05 a.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Sinking Fund and Investment Matters, August, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Finance matters), dated October 2, 1970, be adopted.

- CARRIED

B. Personnel Matters, Supplementary, October 2, 1970

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters), dated October 2, 1970, be adopted.

- CARRIED

C. Property Matters, October 2, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated October 2, 1970, be adopted.

- CARRIED

D. Greater Vancouver Youth Communication Centre Service: 1866 West 2nd Avenue

MOVED by Ald. Wilson,
THAT the matter of the use of 1866 West 2nd Avenue by the Greater Vancouver Youth Communication Centre Service be tabled and the following delegations, the Kitsilano Ratepayers' Ass'n., Mrs. C. McBay on behalf of area residents and Mr. Ray Chouinard on behalf of the applicant, be heard.

- CARRIED

E. Annual Fee for Signs Projecting over City Streets

The Board of Administration, under date of September 29, 1970 reported upon the question of instituting an annual fee for signs which encroach over City streets. A fee schedule was suggested in the report and the report also suggested the Corporation Counsel prepare a by-law and arrangements be made to advise the sign companies and other interested parties of this proposal.

MOVED by Ald. Phillips,
THAT the Corporation Counsel be instructed to prepare the necessary amendments to the Sign By-law to provide for an annual fee for presentation to the Council, following which an opportunity be given to any interested parties to make representations.

- CARRIED

F. City Hall: Required Alterations

The Board of Administration, under date of September 30, 1970 submitted the following report:

"The City Building Inspector reports as follows:

'Tenders, as set forth below, were received from Building Contractors selected by the Architects and opened by the City Clerk on September 21st, 1970, to provide all construction management services necessary for the completion of required alterations and renovations in the third to eleventh floors of City Hall,

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Hall: Required Alterations (cont'd)

including air conditioning and sound proofing to the Council Chamber and the existing Committee Rooms, in accordance with the program and contract proposal recommended by the Board of Administration in its report of April 3rd, 1970. Bidders were required to quote:

(1) a fixed fee for providing all necessary management services, as outlined in the above noted report and defined in the tender documents. The fee represents the total amount for which the bidder undertakes to act in the capacity of the general contractor for the performance of the work, upon the basis of an assumed construction period of seven months, and an estimated total construction cost of $500,000.00, including the management fee. The fee includes the contractor's head office and general overhead, and his profit required on work performed by sub-contractors.

(2) the percentage profit for which the management contractor is prepared to carry out portions of the work with his own forces on a cost-plus basis.

(3) the charge per additional working day for continuation of the contractor's management services beyond seven months, in the event that the work is not completed within that period in consequence of delay caused wholly by the Owner.

Every tender was accompanied by a Contractor's Bid Bond for $25,000.00, and an undertaking from the Bonding Company to provide a Performance Bond for $250,000.00.

BIDDER	CONSTRUCTION MANAGEMENT FEE	PROFIT ON COST-PLUS WORK	CHARGE PER WORKING DAY
Allan & Viner Construction Ltd.	$29,960.00	5.5%	$150.00
Cana Construction Co.Ltd.	28,500.00	7.5%	185.00
Smith Bros.& Wilson	36,280.00	10.0%	275.00
Commonwealth Construction Co.Ltd.	29,410.00	10.0%	200.00
Turnbull & Gale Construction Co.Ltd.	28,747.00	10.0%	100.00
Bird Construction Co.Ltd.	33,130.00	7.0%	237.00
J.R. Bezanson Ltd.	42,832.00	5.0%	170.00

In comparing the tenders, both the management fee and the percentage profit applicable to work done on cost-plus must be considered. The Architects assess the value of work that will, in all probability, be done on cost-plus at approximately $100,000.00, including the contractor's profit. Assuming this figure to be correct, the effective total costs represented by the tenders will be as follows:

BIDDER	CONSTRUCTION MANAGEMENT FEE	PER-CENT	PROFIT ON COST-PLUS	TOTAL
Allan & Viner	$29,960.00	5½%	$5,500.00	$35,460.00
Bezanson	42,832.00	5%	5,000.00	47,832.00
Bird Construction	33,130.00	7%	7,000.00	40,130.00
Cana	28,500.00	7.5%	7,500.00	36,000.00
Commonwealth	29,410.00	10%	10,000.00	39,410.00
Smith Bros & Wilson	36,280.00	10%	10,000.00	46,280.00
Turnbull & Gale	28,747.00	10%	10,000.00	38,747.00

It will be seen that the effective low tender is that of Allan & Viner Construction Co. Ltd.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Hall: Required Alterations (cont'd)

The Architects' specifications pursuant to the tender and proposed contract provide that the following portions of the work be carried out on cost-plus, the City retaining the right to have tenders called for it if deemed advantageous:

demolition and disposal of materials
drilling, cutting and patching
installation of millwork and hardware
miscellaneous rough carpentry and masonry
hoisting materials
continuing cleanup and protective work

The contract provides further that all other work be undertaken on a firm contract basis, the Management Contractor being obliged to obtain three competitive tenders from approved trades contractors in each case, to enter into sub-contracts with the successful bidders, and to assume full responsibility for their performance. As noted previously, the Management Contractor will not be entitled to claim additional general overhead or profit with respect to work performed by sub-contractors. It is proposed that the City Building Inspector be authorized to approve the award of sub-contracts by the Management Contractor, acting on the advice and recommendations of the Architects.

The total cost of the proposed alterations, including the Management Fee, work carried out on cost-plus, and work performed by sub-contractors is estimated by the Architects not to exceed $497,000.00, as follows:

Management Fee	$30,000.00
Cost-plus work, including profit	100,000.00
Building trades sub-contracts and material supply contracts	169,000.00
Electrical sub-contract	79,000.00
Mechanical sub-contracts, including heating, ventilation, air-conditioning, controls and plumbing	119,000.00
Estimated total cost of building alterations and renovation	$497,000.00

In addition to the building alterations, the following items are required to complete Part I of the renovation program, as noted in the report of the Board of Administration dated April 3rd, 1970:

(1) Telephone installations, alterations and extension of Engineering Department inter-office telephone system, and provision for intercommunication systems	$15,000.00
(2) New furniture for public areas and areas seen by the public	4,500.00
(3) Miscellaneous built-in equipment, such as shelving, storage cabinets, map and notice boards, signs, directories, carpets and window drapes in private offices of senior staff, replacement of venetian blinds, etc.	32,000.00
(4) Moving office furniture and records	6,500.00
(5) Miscellaneous expense, including provision for part-time Clerk of the Works, printing expense, etc.	3,500.00

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Hall: Required Alterations (cont'd)

(6) Architects' and Consulting Engineers' fees, including $28,000.00 in Architects' fees and $5,000.00 in Consultants' fees for preparation of working drawings and specifications for Part II of the proposed renovations to the City Hall, as previously recommended	92,500.00
(7) Provision for contingencies	25,000.00
Total of items (1) to (7)	$179,000.00
Estimated cost of building alterations and renovations	497,000.00
Total estimated cost	$676,000.00

The Comptroller of Accounts advises that Council has provided the funds necessary for the foregoing items, as follows:

1969 Supplementary Capital Budget Provision	$112,000.00
1970 Supplementary Capital Budget Provision	544,838.00
Balance of By-law funds for civic improvements	19,162.00
	$676,000.00

It is RECOMMENDED that:

(1) Council be requested to appropriate the funds necessary to complete the alterations and renovations and the incidental items, as reported above.

(2) The tender of Allan & Viner Construction Ltd. be accepted.

(3) A contract satisfactory to the Corporation Counsel be awarded to Allan & Viner Construction Ltd., immediately, in the amount of their tender plus such other sums as may be determined and approved, for work performed by their own forces or by sub-contractors.

(4) The City Building Inspector be authorized to order and approve payments to the Management Contractors for work performed on the basis of cost-plus, and to approve their awarding sub-contracts for the remainder of the work, as recommended by the Architects and within the total estimated cost set forth above.

(5) The City Building Inspector be instructed to order the Architects to prepare working drawings, specifications and estimates with respect to the required alterations and renovation of the remainder of the City Hall, as recommended in the report of the Board of Administration of April 3rd, 1970, and to report on this portion of the project, prior to December 1, 1970.

(6) That the City Treasurer be instructed to return the Bid Bonds of the unsuccessful bidders.'

Your Board recommends that the foregoing recommendations of the City Building Inspector be adopted."

MOVED by Ald. Phillips,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Shops Closing By-law: Petition from Barber Shop Operators

MOVED by Ald. Sweeney,
THAT Board of Administration report dated October 2, 1970, be considered later this day when dealing with the same subject matter under 'Motions'. (see pages 19 and 20)

- CARRIED

H. Control of Roof Signs

The Board of Administration, under date of October 2, 1970, submitted the following report for the Council's consideration:

"Your Board submits the report of the Director of Planning dated October 1, 1970 respecting the control of roof signs.

City Council, on August 27, 1970, at a Public Hearing considered the matter of a proposed amendment to the Zoning and Development Bylaw No. 3575 which, if enacted, would have prohibited the erection of any further roof signs in the City. It was resolved, among other things:

'That the sign industry be requested to supply to the Vancouver City Council within 30 days, through the Board of Administration, the sign industry's recommendations on the proposed amendments to the Zoning and Development Bylaw dealing with sign control.'

The Director of Planning, in his report, reviews the brief submitted by the Sign Industry and suggests that Council may wish to take one of the following courses of action:

(a) City Council could enact the proposed amendment to the Zoning and Development Bylaw, as presented to Public Hearing, with the modification as mentioned in the attached report regarding parapet walls. This, if enacted would prohibit any further new roof signs in the City but existing roof signs would remain as non-conforming uses, unless City Council were successful in obtaining enabling powers to require the removal of same by way of City Charter amendment.

(b) City Council could enact a similar amendment as above to the Zoning and Development Bylaw (with the modifications mentioned previously) but to apply only to certain areas within the City, e.g. the C-2 and C-3 Commercial Districts. Roof signs would then still be permitted in other Districts as now.

(c) City Council could accede to the Sign Industry's request and instruct the appropriate City officials to consult with the Industry and formulate a completely new Sign Bylaw and set the priority for this work.

(d) Since the Sign Industry has not had the opportunity of seeing this report, City Council may wish to lay the matter over for one week in order to give the Sign Industry an opportunity to present their own brief to Council.

Your Board submits the report of the Director of Planning to Council for consideration."

(copy of report of the Director of Planning dated October 1, 1970, is on file in City Clerk's Office).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Control of Roof Signs (cont'd)

MOVED by Ald. Rankin,
THAT the report of the Board of Administration dated October 2, 1970, regarding control of roof signs, be tabled and in the meantime the Corporation Counsel be requested to prepare an amendment to the Zoning and Development By-law, in accordance with the Council's resolution with a modification in respect to parapet walls and such amendment be submitted to the Council; in the meantime copies of the draft By-law be sent to the sign industry and they be advised they may make representations with regard to the By-law if they so wish.

- CARRIED
(rescinded October 8, 1970)

I. Roof Sign Applications: Not in Conformity with Proposed Amendment

The Board of Administration, under date of October 2, 1970 submitted the following report:

"The Director of Planning reports as follows:

'A separate Board of Administration report to City Council dated October 2, 1970, deals with the submission by the Illuminated Sign Manufacturing Association regarding the prohibition of roof signs as at present being considered by City Council.

This report deals with three sign applications as received and not in conformity with the proposed amendment.

When at a Public Hearing on August 27, 1970, City Council were considering the application to amend the Zoning and Development By-law with respect to roof signs; Council instructed that those applications for signs as were being withheld were to be granted by the Director of Planning except for such signs as the Director of Planning considered unsuitable which were to be reported to Council.

All except three applications were subsequently approved either as initially submitted or following changes made as a result of discussions with the Planning Department. The remaining three applications have not been approved as being considered unsuitable.

Since the Public Hearing on August 27, 1970, there have been received three further sign applications not in conformity with the proposed amendment. Details of these applications are:

1. Sign application filed by Diamond Neon (Manufacturing) Ltd. on September 8, 1970, to erect a projecting sign at 1110 Robson Street being located in a C-3 Commercial District.

   This sign would not comply with proposed By-law amendment in that the roof support beam would project 26" above the roof of the building rather than the required 12" (the building has no parapet). The message portion of the projecting sign would also be 4' 10" (approximately) above the building roof line rather than the required 12".

2. Sign application filed by Neon Products of Canada Ltd. on September 16, 1970, to carry out changes to an existing Air Canada roof sign at 650 Burrard Street being located in a CM-2 Commercial District.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Roof Sign Applications (cont'd)

The existing sign is in two parts -

(1) a 26' 0" wide by 24' 6" high Air Canada sign,

(2) a 36' 6" long aircraft outline mounted with an approximate 4' 0" clearance above the Air Canada sign.

The proposed new sign would be one unit only - 26' 0" wide by 31' 3" high with an Air Canada sign and a time/temperature clock on the upper half and a Rotavision unit with pictoral copy of cities on the lower half.

The physical area being occupied by the sign is being increased i.e. existing air space from the top of the Air Canada sign to the bottom of the aircraft outline - is now being filled in with a new advertising message. Although the City Building Inspector has advised that there are no structural alterations proposed; the proposed new sign is considered to be an addition to the existing sign and consequently not permitted by the proposed amendment to the By-law.

Further the proposed changes to the existing sign by enlarging the actual sign copy area is not achieving a reduction of roof top signs in terms of scale and location as has been generally discussed.

3. Sign application filed by Superior Signs Ltd. on September 24, 1970, to erect a roof/projecting sign at 2541 Commercial Drive being located in a C-2 Commercial District.

This sign would not comply with the proposed By-law amendment in that the structure on the roof supporting the sign has a height of 10' 6" above the roof of the building rather than the required 1' 0". Further the 3' 0" wide by 8' 0" high sign message would also be approximately 7' 0" above the roof line rather than the required 1' 0".

The support frame work for the sign comprises angle iron and guy wires and the sign as such is one which the proposed By-law amendment would not allow.

It is recommended that the permits for each of the three applications be withheld pending consideration of the proposed By-law amendment by City Council; but that the Director of Planning be authorized to approve the application for the projecting sign at 1110 Robson Street if changes can be first made to the sign satisfactory to the Director of Planning.'

Your Board submits the foregoing report of the Director of Planning for Council for consideration."

MOVED by Ald. Bird,

THAT the recommendation of the Director of Planning as contained in the Board of Administration report, and as set out below, be adopted:

'that the permits for each of the three applications be withheld pending consideration of the proposed By-law amendment by City Council; but that the Director of Planning be authorized to approve the application for the projecting sign at 1110 Robson Street if changes can be first made to the sign satisfactory to the Director of Planning'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Charter Amendments: 1971

The Board of Administration, under date of September 20, 1970, submitted a report by the Corporation Counsel drawing to the Council's attention various matters which have been suggested be considered for Charter Amendments. It was agreed to deal with the clauses seriatim:

1. Requirements for Notice

During the mail strike and the newspaper strike, some of the requirements set out in the Charter for giving notice could not be complied with. I suggest, therefore, that a general provision be included in the Charter that if for any reason it is impossible to comply with the by-law requirements for giving notice, Council have power to determine how notice shall be given.

MOVED by Ald. Adams,
THAT the foregoing clause be approved.

- CARRIED

2. Roof Signs

In June of this year, the Town Planning Commission passed the following resolution:

> 'THAT City Council consider making application to the Legislature next December to obtain an amendment to the Vancouver City Charter to enable the City to require the removal of all roof signs in the City within a reasonable period.'

This was considered by Council on July 9th, 1970 and I was instructed to prepare a report on this suggestion when Council was considering Charter Amendments.

The resolution of the Town Planning Commission did not indicate whether the owners of the signs and the lessees were to be compensated for the loss they would sustain, but I assume that the City would not seek power to confiscate personal property and private rights without compensation. Under the circumstances, the Council may wish to get a report from the Board of Administration indicating the estimate of the cost of removing all roof signs throughout the City before proceeding further with this suggestion. It is noted that this would require a considerable amount of staff time.

MOVED by Ald. Hardwick,
THAT the foregoing clause be tabled pending further consideration by the Council on the matter of roof signs.

- CARRIED

3. Deferment of Local Improvement Taxes

A suggestion has been made that a Charter Amendment might be sought to give Council power to defer local improvement taxes on properties occupied by persons of limited means. This suggestion appears reasonable on the face of it, but it is suggested that to be logical the payment of general taxes should be treated on the same basis. If this plan is to be adopted by Council it will require some considerable thought as to how it would operate; for example: how would the persons who were to be granted this privilege be selected? Would those properties on which taxes were deferred be exempt from the provisions of the Charter dealing with the sale of property for taxes? Would there be any limit on the period during which the taxes would be deferred?

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments

Clause #3 continued:

What circumstances would terminate the deferment of taxes? Would it apply to properties subject to mortgage where the mortgagee is now collecting taxes along with the monthly payments on the mortgage?

These and other matters will have to be determined by Council and I would suggest that a Special Committee of Council be appointed to make recommendations on these matters to Council.

MOVED by Ald. Phillips,
THAT the foregoing matter be referred to the Standing Committee on Finance for consideration.

- CARRIED

4. Expropriation of Personal Property

In the acquisition of Block 42 it became necessary to acquire certain buildings such as the Angelus Hotel which, in order to continue operating, required the use of personal property such as the furniture in the rooms and lobbies, equipment in the restaurant and beer parlour. Since the City has no power to expropriate personal property it could have been in a very difficult position if the owner had refused to sell the equipment with the hotel. There is power to expropriate personal property under the 'Municipal Act' and Regional Districts also have that power.

MOVED by Ald. Adams,
THAT the foregoing clause be approved.

- CARRIED

5. Temporary Investment of Funds

Under Sections 201 and 259 of the Charter, Council is authorized to invest funds that are not immediately required in securities of or guaranteed by the Government of Canada or the Province of British Columbia. As opposed to this, sinking funds may be invested in securities of or guaranteed by the Government of Canada or a Province of Canada. The Director of Finance has suggested that Sections 201 and 259 be amended so that funds not immediately required could be invested in securities of or guaranteed by the Government of Canada or a Province of Canada.

MOVED by Ald. Adams,
THAT the foregoing clause be approved.

- CARRIED

6. Stock Transfers

At the present time, the Charter provides that registered debentures can only be transferred by the City Treasurer. The Director of Finance has suggested that in order to make it easier to sell securities in the United States, Council should have the power to set up a transfer agent in New York.

MOVED by Ald. Adams,
THAT the foregoing clause be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

7. Handbill Advertising Placed on Vehicles

Council by resolution requested an amendment to the Street and Traffic By-law that would place the responsibility for litter created by the placing of handbills on motor vehicles on the company, person or organization on whose behalf the advertisment is made.

No action was taken by the Council on this matter.

8. Indemnity for Members of the Park Board

On February 17th, 1970, Council considered the following resolution of the Board of Parks and Public Recreation:

'BE IT THEREFORE RESOLVED: That the Board of Park Commissioners request His Worship the Mayor and Members the City Council to request the Provincial Government to amend the City Charter to allow for an indemnity to members of the said Board of Park Commissioners, in an amount equal to that allotted to members of the Board of School Trustees ..($2,000 per annum).'

Council at that time passed the following resolution:

'THAT the Park Board be advised it is too late to consider its resolution respecting indemnities to Park Commissioners insofar as the 1970 Charter amendments are concerned and, therefore, the matter is being tabled for consideration when the 1971 Charter amendments are under review.'

MOVED by Ald. Rankin,
THAT the amendment be approved but that it stipulate a maximum of $1,000 per annum and further stipulate that the Council shall determine from time to time the amount to be paid to members of the Park Board.

- CARRIED

9. Sale of Bay Rum

On September 22nd, 1970, Council passed the following resolution:

'THAT this subject re the sale of Bay Rum be referred to the City Council when consindering Charter Amendments.'

MOVED by Ald. Wilson,
THAT the Corporation Counsel look at the possibility of arriving at some degree of control through the Food Act or the Liquor Control Act.

- CARRIED

It is understood that in all the cases where the Council has approved the seeking of amendments, the Corporation Counsel be instructed to put them in proper form.

K. Report of Official Traffic Commission
September 23, 1970

MOVED by Ald. Rankin,
THAT the report of the Official Traffic Commission, dated September 23, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Proposed Theatre in the Round:
804 West Pender Street

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see page 17)

M. Parade in Downtown Area and
Use of Sound Truck (Vancouver Canucks)

The Board of Administration submitted a report dated October 2, 1970, conveying a request of Public Relations Services Limited to have a parade on behalf of the Vancouver Canucks, on October 8, 1970, to celebrate Vancouver's entry into the National Hockey League.

MOVED by Ald. Sweeney,
THAT the following recommendation of the Board of Administration be adopted:

> 'that the Public Relations Services Limited on behalf of the Vancouver Canucks be permitted to hold a parade in the downtown area commencing 11:30 A.M. on Thursday, October 8th, 1970'

FURTHER THAT the use of a sound truck in the parade be allowed.

- CARRIED

N. Garibaldi Olympic Development Association:
Grant Request

A report was received from the Board of Administration on the question raised by the Garibaldi Olympic Development Association as to whether the initial $5,000 grant paid by the City should not have been included in the grant of $75,000 for promotional purposes. The Director of Finance stated that $75,000 has been paid to them in the form of grants and that, because of the ambiguity concerning the precise purpose of the initial $5,000 grant, the Council might consider whether it would not be appropriate to make the total grant to the Association $80,000 which would be more in line with the grants made by the Senior Governments. The report included a summary of financial operations prepared from statements received from a firm of Chartered Accountants.

MOVED by Ald. Wilson,
THAT an additional grant of $5,000 be made to the Garibaldi Olympic Development Association in connection with its promotional expenses respecting Whistler Mountain as a potential site for the 1976 Winter Olympics.

(tabled)

MOVED by Ald. Phillips,
THAT this matter be tabled until the next meeting of the Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

O. Request for Street Closure in the Downtown Area

The Board of Administration, under date of October 6, 1970, submitted a report for the Council's consideration, a request of the 'Take Back the Earth Committee' for closing of streets bounded by Granville, Georgia, Burrard and Smithe, on Saturday, October 17, 1970.

MOVED by Ald. Adams,
THAT the 'Take Back the Earth Committee' be advised the Council is not in the position to accede to its request for street closing.

- CARRIED

The Committee of the Whole Council recessed at 12:00 noon to reconvene at 2:00 p.m.

The Committee of the Whole Council reconvened in the Council Chamber at approximately 2:00 p.m., with the following members of the Council present:

PRESENT: His Worship, the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Linnell (Illness)

DELEGATIONS AND UNFINISHED BUSINESS

1. Sidewalk: 48th Avenue Ross to Inverness Streets

Mr. W. Hay appeared on behalf of certain residents of 48th Avenue between Ross Street and Inverness Street asking that a sidewalk by local improvement, which was authorized by Council on July 28th, be not proceeded with. A communication from Mr. O.H. Gildemeister, on behalf of owners of eight properties involved, asked that the Council install the sidewalk.

In view of the fact that there is a difference of opinion amongst the residents as to the desirability of constructing a sidewalk, it was,

MOVED by Ald. Broome,
THAT the City Engineer write to the owners of the properties involved in this local improvement project and ask each one his views as to whether the work should be carried out or not, for report to the Council.

- CARRIED

2. Unemployment Situation in the Local Union, I.B.E.W.

Mr. T. Constable, on behalf of Local 213, I.B.E.W., appeared before the Council and urged support for the electrical workers of this City, many of whom are unemployed and have been for some time. The Local submitted the following proposals and asked the Council's support:

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Unemployment Situation in the
Local Union: I.B.E.W. (cont'd)

"1. That the government re-institute the winter works program.

2. That government at all levels embark on a comprehensive program of low cost housing. At present day prices and rents, it is highly unlikely that the housing targets for this or subsequent years will be met on the basis of ordinary commercial home-building. Government must face up to the fact that unless, and until there is a fundamental change in the cost of housing a substantial part of the population will be dependent on publicly assisted housing. It is especially necessary that this should be proceeded with now when it will also serve to alleviate unemployment.

3. With particular relevance to our own trade we would urge that a program be instituted to put electric wiring underground. This is a reform which must be undertaken eventually, and the longer it is delayed the more expensive it is likely to be. While the primary responsibility for this must rest with the provincial government and its creature the B.C. Hydro, all levels of government have a role to play - in prescribing standards, in influencing the appropriate authorities, perhaps in financing.

4. All restrictions on school and hospital construction should be lifted and plans now awaiting approval should be proceeded with, without delay."

MOVED by Ald. Wilson,
THAT the Council endorse in principle the brief presented by the International Brotherhood of Electrical Workers, Local 213, and direct that there be prepared a submission on behalf of the City to the Federal and Provincial Governments along similar lines, which submission should urge the setting up of works programs and the carrying out of other steps to assist in relieving the distress caused by economic conditions.

(amended)

MOVED by Ald. Rankin, in Amendment,
THAT the following words be added to the motion of Alderman Wilson:

'FURTHER THAT the Council appoint a delegation to present the City's submission to the Federal and Provincial Governments and it be understood the delegation may be joined by other groups who may desire to make a presentation in conjunction with the Council's presentation. '

- CARRIED

The motion, as amended, and reading as follows was put:

'THAT the Council endorse in principle the brief presented by the International Brotherhood of Electrical Workers, Local 213, and direct that there be prepared a submission on behalf of the City to the Federal and Provincial Governments along similar lines, which submission should urge the setting up of works programs and the carrying out of other steps to assist in relieving the distress caused by economic conditions;

FURTHER THAT the Council appoint a delegation to present the City's submission to the Federal and Provincial Governments and it be understood the delegation may be joined by other groups who may desire to make a presentation in conjunction with the Council's presentation.'

- CARRIED

The Committee of the Whole Council recessed at 3:40 p.m. and reconvened in open session at 4:05 p.m.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Grant: Vancouver Traffic and Safety Council

The Council considered Board of Administration report of September 25, 1970, conveying request of the Vancouver Traffic and Safety Council for a grant for the last six months of the year. It is noted that the City's normal grant through Motor Vehicle Inspection fees terminated at the end of June, at which time the Motor Vehicle Testing Station was taken over by the Provincial Government. A delegation, headed by the Council president, Mr. Wiseman, appeared in support of their request.

MOVED by Ald. Bird,
THAT, in view of the fact the City's grant to the Traffic and Safety Council for many years has been made directly from revenues of the Motor Vehicle Testing Station and since the Station has been taken over by the Provincial Government, the Council give its full support to an approach by the Vancouver Traffic and Safety Council to the Provincial Government for financial assistance.

- CARRIED

MOVED by Ald. Rankin,
THAT the communication of September 25th, 1970, from the Teamsters' Joint Council No. 36, endorsing the request of the Vancouver Traffic and Safety Council for financial assistance, be received.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

L. Proposed Theatre in the Round:
Mrs.J. Mushet

The Board of Administration, under date of October 5, 1970, submitted an information report from the Fire Chief with regard to the above described theatre premises. The report indicates that certain modifications are required to the building to meet the safety requirements set out under regulations pursuant to the Fire Marshal's Act. It is estimated that the modifications will cost $4,200.00.

Mrs. Mushet, on behalf of the Theatre in the Round, appeared before the Council and asked for a grant in the amount of $4,200 to cover the cost of alterations. Fire Chief A. Konig and Provincial Fire Marshal H.K. Jenns answered questions from members of the Council.

MOVED by Ald. Adams,
THAT the report of the Board of Administration and representations by Mrs. Mushet be received, and she be advised with regret, that the Council is not in a position to provide financial assistance as requested by her.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

P. Roof Signs: 1541 West Broadway

The Board of Administration, under date of October 6, 1970, submitted report advising Neon Products of Canada submitted two applications for roof signs, one on the west side and one on the north side on the roof at 1541 West Broadway.

On July 9th, the Council withheld these applications pending a Public Hearing on By-law amendments to control roof signs.

The Board of Administration report states "that a letter dated October 2, 1970 has been received from Ladner, Downs, Ladner, Locke, Clark and Lenox, Barristers and Solicitors, acting for Neon Products Limited, regarding the two subject roof signs at 1541 West Broadway. The letter points out that Section 570 of the Vancouver Charter empowers City Council to cause such permits to be withheld for a period not exceeding 90 days, but there is no authority to exceed this time. The letter states that the present direction to the Director of Planning to withhold these permits is in excess of the authority granted. It is claimed that their Client has suffered damage, and will continue to suffer damage, so long as these permits are wrongfully withheld. In the circumstances, they are instructed to inform Council that unless the Director of Planning issues the appropriate permits within ten days from the date of their letter, immediate proceedings will be taken to protect and enforce their Client's rights. These proceedings will include application for a Writ of Mandamus ordering the Director of Planning to meet the obligations imposed upon him by the Zoning and Development By-law".

The Council considered the report of the Board of Administration.

MOVED by Ald. Wilson,
THAT in view of the situation described in the report of the Board of Administration, the Council directs that the two applications referred to in this report be no longer withheld and the officials concerned so advised.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing Lane North of Union Street West of Glen Drive

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS a portion of the lane dedicated by the deposit of Plan 196 adjacent to Lots "B" and "C", Block 95, District Lot 181, Group 1, New Westminster District, Plan 11623 is surplus to City requirements;

cont'd...

MOTIONS (cont'd)

Closing Lane North of Union Street (cont'd)

THEREFORE BE IT RESOLVED that all that portion of lane in Block 95, District Lot 181, Group 1, New Westminster District lying to the West of a line joining a point in the southerly limit of Lot "B", said Block 95, Plan 11623, 11.79 feet easterly from the south westerly corner of said Lot "B" to a point in the northerly limit of Lot "C", said Block 95, Plan 11623, 8.51 feet easterly from the north westerly corner of said Lot "C". The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated June 22, 1970 and marginally numbered LF 5423, a print of which is hereto annexed; be closed, stopped up and conveyed to the owner of Lot "E", Block 120, District Lot 181, Group 1, New Westminster District, Plan 11715; and

BE IT FURTHER RESOLVED that the closed lane be subdivided with the abutting Lots "E" and "F"; said Block 120 and portion of Lot "C", said Block 95.

- CARRIED

2. Inhalation: Polish Remover and Glue Vapours

The motion on this subject, standing under the name of Alderman Calder, was postponed to a later meeting at which the Alderman will be present.

3. Vancouver Development and Housing Corporation Greater Vancouver Regional District

On September 29th, Alderman Wilson gave Notice of a motion leading to an investigation of the feasibility of establishing a Vancouver Development and Housing Corporation. During the debate it appeared that there was support for such a study by the Regional District and the Council agreed to the following substitute motion:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the Greater Vancouver Regional District be asked to consider the advisability of establishing a Development and Housing Corporation to operate generally along the lines established by the Government of Ontario for their H.O.M.E. program (Home Ownership Made Easy).

- CARRIED

4. Barber Shops Closing

The following motion, on which Notice was given on September 29, was before the Council:

MOVED by Ald. Linnell,
THAT WHEREAS Barber Shops are required by By-law 4462 of the City of Vancouver to close one business day each week;

AND WHEREAS until November 25, 1969, Beauty Salons were also required to close one business day each week, but the restriction was abolished;

AND WHEREAS Barber Shops render the same or a similar service to males as Beauty Shops render to females, the distinction in hours of closing should be abolished;

cont'd....

MOTIONS (cont'd)

Barber Shops Closing (cont'd)

AND WHEREAS Barber Shops are now the only service to the public that are required to close their businesses and suspend their services one day per week;

THEREFORE BE IT RESOLVED THAT the City of Vancouver amend By-law 4462 to eliminate the requirement of Barber Shops to close one business day each week.

(deferred)

Earlier in the day the Council received a communication from the Barbers' Union Local 120 asking that the motion be laid on the table until the barber shop owners can get together and determine their views on the proposal to have barber shops open six days a week. In addition, a report from the Board of Administration, dated October 2nd, was before the Council presenting a petition from 16 owners of barber shops asking that the requirement to close one business day each week be eliminated from the By-law. The Board of Administration report was submitted for the Council's consideration in conjunction with the motion on the matter.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the whole matter be deferred until the next meeting at which Alderman Linnell is present.

- CARRIED

5. Arbutus-Burrard Connector

At the Council meeting on September 29th, Notice was given of the following motion:

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the Board of Administration report to Council on the possibility of accelerating the development of the Burrard Street portion of the Arbutus-Burrard Connector.

- CARRIED

6. Voters' List on Computer Tape: Candidates

In the absence of Alderman Phillips, who left just prior to the conclusion of the meeting, the motion on this subject, Notice of which was submitted by Alderman Phillips on September 29th, was deferred to the next meeting at which Alderman Phillips will be present.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Jericho Hostel

referred to the Jericho hostel closing and pointed out that 100 beds were made available throughout the City and only 18 were used by people who were staying in Jericho. The Alderman asked what progress is being made on the Continental Hotel and on the establishment of another single men's hostel.

Commissioner Sutton Brown advised that the contract for the Continental Hotel alterations has been let and two possible sites have been located in connection with the single men's hostel.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Joint Study: Transit Operations — advised that the report resulting from the joint study by the City and B.C. Hydro on local transit operations will be available prior to the October 29th meeting of the Standing Committee, at which time the report will be presented.

Alderman Bird - Noise Pollution — reported progress in the matter of noise pollution studies.

Leave of Absence: Alderman Sweeney

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT Alderman Sweeney be granted leave of absence from the Council meeting on October 20, 1970.

- CARRIED

NOTICE OF MOTION

Alderman Broome submitted the following Notice of Motion, which was recognized by the Chair:

MOVED by Ald. Broome,
THAT the City Council considers the Georgia Street overpass connecting the proposed C.B.C. development to the Queen Elizabeth Theatre to be part of the C.B.C. development and,

FURTHER THAT the Director of Planning so inform the C.B.C. and their architects.

(Notice)

The Council adjourned at 4:30 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated October 6, 1970.

MAYOR

CITY CLERK

OCTOBER 2ND, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Renewal of Building Sewer Extensions

"During recent years the City has carried out a continuing program of renewing building sewer extensions which have proved difficult to maintain because of repeated stoppages caused by boulevard tree roots. Funds have been provided from the Sewer Capital Budget.

The previous appropriation of $50,000 has now been expended. Funds are however available in Account Code 0114/2050, "Provision for servicing the South East Sector, Area E", since development of the South East Sector, Area E is not proceeding at this time. In order that the work renewing building sewer extensions may continue, I RECOMMEND:

That $50,000 be transferred from Account Code 0114/2050, "Provision for Servicing South East Sector, Area E" to the 1970 Capital Budget, "Miscellaneous" for renewal of building sewer extensions."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Lane South of 16th Avenue West of Renfrew Street and Closing Portion of 17th Avenue West of Renfrew Street

"The resubdivision of City-owned Lots 8 and 15, Block N, Section 44, T.H.S.L. requires the closing of the lane at the rear of Lot 8 and the north 13 ft. of 17th Avenue abutting Lot 15.

I RECOMMEND that the lane and street, as shown on plan marginally numbered LF.5524, be closed, stopped up and title taken thereto and subdivided with the abutting City-owned Lots 8 and 15."

Your Board RECOMMENDS that the foregoing be approved.

3. Rayonier Canada (B.C.) Limited Proposed Private Gas Pipe on the South Foot of Heather Street

"An application has been received from Rayonier Canada (B.C.) Ltd. of 1111 West Georgia Street, to install a 3-inch gas pipe on Heather Street from a point approximately 450 feet south of the V. & L.I. right-of-way to a point approximately 43 feet north of the right-of-way. The line would connect a proposed B.C. Hydro & Power Authority metering and reducing station on Company property, on the east side of Heather Street south of the right-of-way to the Company's drying plant west of Heather Street North of the Right-of-Way.

Rayonier Canada (B.C.) Limited leases from the City all that portion of Heather Street lying between the V. & L.I. right-of-way and the northerly boundary of District Lot 5908, which is approximately 745 feet south of the V. & L.I. right-of-way, for the purposes of vehicular and pedestrian traffic, the storage of lumber and other material, and has been granted the right to maintain and use on the allowance certain buildings and other structures which are shown on the plan attached to the lease agreement dated June 4, 1969.

I RECOMMEND that the proposed gas pipe installation be permitted subject to the following:

a) Plans and details of the installation to be to the satisfaction of the Provincial Gas Inspector, the City Building Inspector and the City Engineer.

b) An agreement be entered into, satisfactory to the Corporation Counsel and City Engineer covering:

   i) The installation on that portion of Heather Street not leased by Rayonier Canada (B.C.) Limited with a recommended annual rental of $15.00 in accordance with the Encroachment By-law.

   ii) The installation on the leased portion of Heather Street to run concurrently with the present lease agreement, with no increase in the present rental."

Your Board RECOMMENDS that the foregoing be approved.

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FOR ADOPTION SEE PAGE(S) 3

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION & RECOMMENDATION:

1. Purchase of Outside Services
Department of Social Planning/
Community Development

The Director of Social Planning/Community Development reports:

"The approved 1970 budget for the Department of Social Planning/Community Development includes the item 'Purchase of Outside Services' -- in the amount of $20,000. The services purchased by the Department under this budget appropriation are: 'new, innovative and experimental programs which, if demonstrated to be successful, are built into established agencies. If they prove ineffective they are discontinued.' Approval of this $20,000 was subject to the condition that: 'the Department of Social Planning/Community Development would report to Council on the specific programs for which the first $10,000 was spent and submit to Council, for their prior authorizations, the programs for which the second $10,000 was proposed to be spent. On August 4, 1970, City Council meeting in camera, increased this appropriation by $500.

The following is a list of programs and monies spent by the Department of Social Planning/Community Development for Purchase of Outside Services to September 30, 1970.

Strathcona Information Centre	$ 500.00
Compilation of Community Services (Directory Fraserview-Killarney)	521.01
Clark Park Youth Club	1,075.00
Riley Park Youth Club	1,100.00
Woodland-Grandview Area Council	1,666.50
False Creek Concerts (2)	1,207.89
Neighbourhood Services Association (For Salaries of Detached Youth Workers involved in Delinquency Control Program Sponsored by the Department of SP/CD	1,200.00
Riley Park Recreation Survey	250.00
Gastown Improvement Association (To Sponsor Social and Cultural Programs in Gastown and Chinatown)	250.00
Vancouver Inner-City Service Project	350.00
Youth Work Services	677.86
Riot Control, English Bay	208.34
Skid Road Human Renewal Program	725.00
TOTAL	$9,731.60

Cont/d.

Clause 1 Cont/d.

The following is a list of programs and monies required by the Department of Social Planning/Community Development for Purchase of Outside Services from September 1 to December 31, 1970.

Street School Program	$3,000.00
Zone Ten Boys' Club	250.00
Environmental Community Planning	500.00
Assessment and Evaluation of Certain Services Funded by City of Vancouver	3,000.00
Action Centre Manager (Fraserview)	750.00
Local Area Council Community Relations Program	2,000.00
Development of Two Integrated Social Services Models	500.00
	$10,000.00

Detailed information about these projects is available in Department of SP/CD. Because of unforeseen emergencies, it is possible that priorities for use of these funds may have to be revised slightly during the next four months.

The Director of SP/CD submits the first list of programs for the Information of Council and Recommends the second list for Council's approval".

Your Board
RECOMMENDS adoption of the recommendations by the Director of Social Planning/Community Development.

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FOR ADOPTION SEE PAGE(S) 3

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Arbutus Quilchena Homeowners Association
re Development of 25th and Arbutus Area

The Director of Planning reports as follows:

"A letter dated August 31st, 1970, addressed to His Worship the Mayor and members of City Council was received from the Arbutus Quilchena Homeowners Association.

As background to this, Council on October 7th, 1969, considered the application on behalf of Marathon Realty Co. for rezoning of the area in the vicinity of 25th Avenue and Arbutus Street and resolved:

'THAT the area known as the unsubdivided portion of D.L. 526 and Lot 1, Block 92, D.L. 526, bounded by King Edward Avenue, Arbutus Street, Normandy Private Hospital, Prince of Wales Secondary School site and Valley Drive, be rezoned from RS-1 (One-Family Dwelling District) to CD-1 (Comprehensive Development District) subject to a scheme of development being submitted through the Director of Planning, for approval by Council.'

The Association felt that Marathon Realty Co. were stalling on the preparation of a scheme of development for the 25th and Arbutus area and did not want the matter of developing the area to become a third 'battle of Arbutus'. They have interpreted the actions of the Town Planning Commission and City Council as not being in favour of a large-scale shopping centre.

The Association suggests the following:

(a) the commercial floor area should not exceed 50,000 square feet plus ancillary parking and should not include a department store or service station

(b) the development should be on not more than six acres of land

(c) the commercial uses should be of the type which would serve strictly local needs

(d) the development should contain:

(1) a 'theatre', although the Association feels there is no justification for one

(2) a modest medical/dental building of not more than three storeys

(3) townhouses and garden apartments not exceeding two storeys in height.

The Association feels that the development of this area should be determined and approved in six months' time.

Various options were considered by Council at the time of Public Hearing when they received reports from the Technical Planning Board and others.

It is RECOMMENDED that City Council forward this report and the letter from the Arbutus Quilchena Homeowners Association to Marathon Realty Co. for consideration when submitting their plan of development to Council."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

(Copies of the letter from Arbutus Quilchena Homeowners Association are circulated for the information of Council.)

INFORMATION

2. Use of 3443 Dunbar Street for a Restaurant - Development Permit Application No. 53289

The Director of Planning reports as follows:

"Mr. Barry Williams on August 28, 1970, filed Development Permit Application No. 53289 to 'add to, alter and use' an existing building at 3443 Dunbar Street for a Restaurant.

The site which was formerly a Safeway retail store comprises the entire frontage (264 ft.) on the west side of Dunbar Street between West 18th and 19th Avenues. The site is zoned as a C-2 Commercial District.

Previous Development Permit Application

There was a previous Development Permit Application No. 52439 as filed by Mr. Barry Williams on behalf of Climax Gardens Ltd. in June 1970 to 'alter, add to and use' the existing building for a 'Restaurant and Beverage Rooms and Lounge.'

In July 1970 this previous application was reported to City Council for information and consideration, when City Council resolved that:

> 'The application be received and delegations be not heard on this matter at this time in view of the advice from the Liquor Control Board that there are no provisions under the Government Liquor Act to license this type of establishment nor has an application been received.'

The application was WITHDRAWN by Mr. B. Williams on August 26, 1970, on filing of the new Development Permit Application No. 53289.

Current Development Permit Application

Details submitted with Development Permit Application No. 53289 indicate that the use of the building etc. will be as follows:

EXISTING BUILDING

Main Floor:	Restaurant; Dining Room; Kitchen; Storage area; Washroom facilities.
Mezzanine Floor:	Restaurant; Kitchen facilities; Mezzanine Restaurant; Washroom facilities.

EXTERIOR BUILDING

To be renovated using cedar siding, with coloured stucco etc.

OPEN PORTIONS OF SITE

Off-street parking facilities to be provided for 73 cars. 56 off-street parking spaces on the existing open portions of the site and a further 17 off-street parking spaces within a new second storey parking garage structure located at the south west corner of the site.

A canopy will connect the new off-street parking structure to the existing building. There will also be canopy from the existing building extending over the off-street parking area entrance from West 18th Avenue.

cont'd . .

Clause 2 continued

The use of the site for a restaurant with ancillary off-street parking is an 'outright use' in this C-2 Commercial District. However as there will be structural additions and alterations to the existing development with the existing building non-conforming as to regulations - having a 6 ft. rear yard rather than the required 10 ft. - the approval of the Technical Planning Board was first required.

The Technical Planning Board, with advice from the Design Panel as to design, have approved the proposed development subject to certain conditions. The development permit can be issued when certain required detailed information has been first satisfactorily received.

The Technical Planning Board when dealing with the application requested that as Council had previously considered the earlier Development Permit Application #53289 regarding the possible use of this site, then the approval of this current Development Permit Application #53289 be reported to City Council for information."

Your Board submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

3. Redevelopment Project No. 1: Area A-1 Disposal of Lots - (S.E. Corner Hastings Street and Campbell Avenue)

The Director of Planning submits the following report which was endorsed by the Technical Planning Board on September 25, 1970:

"A. BACKGROUND

Lots 1 to 6, Block 120, D.L. 181 are owned by the redevelopment partnership of the City and the Provincial and Federal Governments. Lots 1 to 3 are leased to the B.C. Housing Management Commission, Lots 1 and 2 being used for parking and Lot 3, which is occupied by a one-storey with basement concrete block structure, being used for the Commission's Office. Lots 1 to 3 were acquired by the partnership in Redevelopment Project No. 1 to avoid severance of an industrial operation whose property further to the east was acquired. Lot 4, then occupied by a sub-standard house, was acquired at the same time and the house demolished. In February 1966, the partnership acquired Lots 5 and 6 which had been occupied by a warehouse-type structure, following destruction of the building by fire. Lots 4, 5 and 6 are now vacant. The partnership therefore, now owns property having 150' of frontage on Hastings Street with a depth of 122' to the lane to the south (18,300 sq. ft.). The B.C. Housing Management Commission intends to vacate Lots 1 to 3 after finding suitable alternative accommodation.

Detailed plans for the redevelopment of the whole of Area A-1 from Hastings to Union Streets between Campbell Avenue and the Great Northern Railway to the east were set out in the Technical Planning Board's report of July 15th, 1963, and subsequently approved by the City and the Federal and Provincial Governments. This report included the recommendation that all of the lands bounded by Hastings and Union Streets, Campbell and Raymur Avenues including the above-mentioned Lots 1 to 6 be rezoned to (CD-1) Comprehensive Development District. However, Lots 1 to 6 were excluded from the rezoning and remain zoned (M-1) Industrial (Light). The remainder of these lands, excepting two privately owned lots facing Campbell Avenue and occupied by a church and a hall, were rezoned to (CD-1) Comprehensive Development District and developed with public housing.

cont'd . .

Clause 3 continued

Lots 1 to 6 were recommended by the Technical Planning Board in 1964 and, in 1966 in a revised submission, for development with a hostel for single persons but this proposal did not proceed. Subsequently the City's request for the hostel was transferred to a site on the south side of Cordova Street between Dunlevy and Jackson Avenues, now being investigated by the Senior Governments.

C.M.H.C. did not approve the City's request of March 4th, 1969, to have Lots 1 to 6 transferred to Redevelopment Project No. 2 to allow Redevelopment Project No. 1 to be closed out. They recommended that the City come forward with proposals for the disposal of these lands within Redevelopment Project 1.

The City's agreements with the senior governments in respect to Redevelopment Project No. 1 require that disposition of lands within the project be to the satisfaction of the City and the Senior Governments. The Urban Renewal Co-Ordinating Committee, on September 11th, 1970, gave general endorsement to this report.

B. PROPOSED DISPOSITION OF THE LANDS

It is recommended that the building on Lot 3 be demolished and Lots 1 to 6, Block 120, D.L. 181 be disposed of as follows:

(1) Use - The development to be a comprehensive development. The following uses shall be permitted:

(i) Apartments
(ii) Retail stores or businesses catering to the residents and to people working in the surrounding area.
(iii) Offices
(iv) Parking

(2) Floor Space Ratio - It is recommended that the maximum floor space ratio permitted be 3.00 gross, measured to the outer limits of the building but excluding all areas used for off-street parking and loading providing the floors used for such parking and loading are located below the elevation of Hastings Street. If the development consists of a use or uses excluding apartments, the permitted floor space ratio for such use or uses should not exceed 1.5. If the development includes apartments in combination with another permitted use or uses the floor space ratio of the other permitted uses shall not exceed 40% of the maximum permitted floor space ratio.

(3) Rezoning - Zoning to be (CD-1) Comprehensive Development District to permit the uses and floor space ratio described in (1) and (2) above.

(4) Sale Procedure - It is recommended that the lands be offered for sale by open tender under the City's normal procedures for sales of land, requiring a deposit of 5% of the amount of the offer, and with the further requirement that offers be accompanied by a written statement to include:

(i) Type and form of development proposed including an approximate estimate of the number and types of dwelling units.
(ii) Approximate estimate of value of the development proposed.
(iii) Statement of developers' experience and proposals for financing.
(iv) Any other information considered by the applicant to be pertinent to the submission.

cont'd . .

Clause 3 continued

The sale procedures should include controls to ensure that development is started within 18 months of date of sale and completed within 3 years; that there is no disposal of the land by the purchaser prior to completion of development without consent of the City; and that the lands are not transferred to the purchaser until a Development Permit has been obtained.

C. RECOMMENDATIONS - It is recommended:

(1) That the City approve the uses and floor space ratio controls as set out in Section B (1) and (2) of this report.

(2) That the Director of Planning be instructed to apply for rezoning of Lots 1 to 6, Block 120, D.L. 181 to (CD-1) Comprehensive Development District and such application be referred for Council's consideration at a public hearing after report has been received thereon from the Town Planning Commission.

(3) That the detailed scheme of development be in accordance with plans approved by the Technical Planning Board with special attention being given to the relationship of the building to the surrounding development, the provision of adequate daylighting, landscaping and advice from the Design Panel on matters of design.

(4) That the City approve sale procedures generally, in accordance with the procedures set out in Section B (4) of this report.

(5) That the Provincial Government and Central Mortgage and Housing Corporation be requested to approve the procedures for disposal of Lots 1 to 6, Block 120, D.L. 181 as described in detail in this report."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be endorsed.

4. Rezoning: S/S of S.W. Marine Drive between Laurel and Heather (Russell T. Mack)

The Director of Planning reports as follows:

"An application has been received from Russell T. Mack, 1485 S.W. Marine Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 32, Block C, D, Y and Z, D.L. 319, 323 and 324, situated on the South side S.W. Marine Drive between Laurel and Heather (820 S.W. Marine Drive), would be rezoned from an RM-3 Multiple Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is for a 'three-storey warehouse and office building'.

Submitted with the application are brief sketch plans indicating an office building with warehousing and wholesaling.

The Zoning Planner discussed the matter with Mr. Mack who stated that the use proposed for the property was primarily warehousing, packaging and ancillary offices, but that he would confirm in writing he wished the application to be considered for rezoning to M-1 with no reference to the sketch plans submitted.

cont'd...

Clause 4 continued

The site in question is an isolated RM-3 zoned lot with all surrounding properties to the east, west and south zoned M-1 Industrial. This particular lot was included in an application for rezoning of a number of lots on the south side of Southwest Marine Drive in 1963, but at that time the owner did not wish to dedicate the southerly 20' for lane purposes and therefore the rezoning of this particular lot was not implemented by Council.

The Town Planning Commission on September 11, 1970 recommended that the application be approved subject to prior compliance by the owner to the following condition:

> The southerly 20' of the site to be first dedicated to the City for lane purposes.

The Technical Planning Board on September 18, 1970 also recommended that the application be approved subject to the same condition.

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

INFORMATION

5. Greater Vancouver Real Estate Board
False Creek Development

The Director of Planning reports as follows:

"City Council has received a letter from the Greater Vancouver Real Estate Board dated September 21, 1970. This letter is circulated.

The Real Estate Board concurs with the report on the 'staging and implementation of development of False Creek' dated July 31, 1970, which was approved by Council on August 6, 1970. The letter, however, cautions Council that a 'full evaluation of the development potential of False Creek' has not been completed and that rezoning proposals for the Fairview Slopes have not been produced.

Council is aware that reports are being completed as follows:

1. A policy plan for the whole of False Creek.

2. Zoning Proposals for the Fairview Slopes (which relate to the acceptable concepts for False Creek previously discussed by Council).

3. The development procedure for the City's 85 acres.

Each of the foregoing reports will recognize previous policy decisions and is complementary to the others. It is anticipated that all three reports will be in Council's hands before the end of October."

Your BOARD submits the foregoing report for the information of the Council.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 3

FINANCE MATTERS

RECOMMENDATION

1. Sinking Fund and Investment Matters, August, 1970

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of August, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at August 31, 1970.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased and Redeemed in August					
Aug. 5	Bank of Montreal	Aug.27/70	$702,900.68	$700,000.00	22	6.875
	Bank Deposit Receipts Purchased for Redemption					
Aug. 5	Banque Canadienne Nationale	Sept.29/70	$505,613.01	$500,000.00	55	7.45
5	Bank of Nova Scotia	Dec. 1/70	1,331,991.25	1,300,000.00	118	7.612
5	Bank of Nova Scotia	Dec.16/70	513,924.92	500,000.00	133	7.643
5	Royal Bank of Canada	Oct.28/70	712,098.30	700,000.00	84	7.51
5	Royal Bank of Canada	Nov.23/70	306,952.60	300,000.00	110	7.69
5	Royal Bank of Canada	Nov.30/70	1,331,961.84	1,300,000.00	117	7.67
5	Royal Bank of Canada	Dec. 4/70	205,098.58	200,000.00	121	7.69
			$4,907,640.50	$4,800,000.00		

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DEBT CHARGES EQUALIZATION FUND

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term	Yield %
	Disposals of Bonds						
Aug.13	Canadian National Railways 5½%	Dec.15/71	$500,000.00	98.35	$491,750.00	1yr/4mos.	6.80
	Acquisition of Treasury Notes						
Aug.13	Alberta Municipal Financing Corporation Treasury Notes	Sept.2/70	$492,769.83		$490,820.00	20 days	7.25

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SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures Purchased						
July 15	+ City of Van. 8½%	July 15/85	$1,055,871.45	$100.00	$1,055,871.45	15/0	8.50
Aug.31	City of Van. 3-3/4%	Dec.1/70	5,000.00	98.30	4,915.00	0/4	9.00
			$1,060,871.45		$1,060,786.45		

\+ Direct issue of local improvement to sinking fund

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FOR ADOPTION SEE PAGE(S) 4

1. Sinking Fund and Investment Matters, August, 1970 continued.

(b) GENERAL AND CAPITAL

Summary of Securities Held as at August 31, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1970	$30,793,674.13	$30,100,000.00
Bank Deposit Receipts due 1971	4,600,835.07	4,300,000.00
Treasury Notes Alberta Municipal Financing Corporation	492,769.83	490,820.00
	$35,887,279.03	$34,890,820.00

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for August, 1970 be confirmed.

FOR INFORMATION OF COUNCIL

By authority of Council on September 8, 1970 the City has purchased forward exchange contracts for $6,700,000 (US) for delivery on March 15, 1971 at a premium of 1.3125%. The Bank of Nova Scotia and the Royal Bank of Canada each received a contract for half the amount.

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 2, 1970

RECOMMENDATIONS

1. Salary and Classification Review - One Stationary Equipment Operator II Position, Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"At the request of the Superintendent of Parks, I have reviewed the duties and responsibilities of one Stationary Equipment Operator II position, Works & Buildings Division, Board of Parks and Public Recreation.

This position was reviewed in 1966 and the Director of Personnel Services recommended that the salary be increased from Pay Grade 19 to 21, effective August 1, 1966, due to the incumbent assuming more supervisory responsibility. City Council approved this report on February 7, 1967.

My recent review of this position reveals that the duties and responsibilities have again changed. The incumbent performs supervisory technical work and is responsible for the efficient operation and maintenance of all stationary equipment in community centres, indoor and outdoor swimming pools, ice rinks, the Bloedel Conservatory, the Swangard Stadium and other Park buildings. He now assists in the start-up of new projects such as the Swangard Stadium and the Bloedel Conservatory. In addition, he is now consulted on the installation or modification of stationary equipment such as boiler conversion from oil to gas. He recommends and implements modifications to existing equipment, consults with previous designers regarding modifications, prepares specifications for tender and supervises contracted work. He ensures that boiler repairs are made in accordance with prescribed laws for the annual inspection by Provincial Boiler Inspectors. He is also responsible for the selection, retention, training and supervision of Stationary Equipment Operators and Iceman-Janitors. Accordingly, I have revised and retitled Class Specification Stationary Equipment Operator II, No. 666-2 to Supervisor - Stationary Equipment No. 1044 to reflect the duties performed. This position is equitably rated internally at Pay Grade 23 ($687-825) and I recommend it be so classified effective October 1, 1969.

This position will continue to be excluded from the bargaining unit.

I further recommend that Class Specification No. 666-2, Stationary Equipment Operator II, be abolished and that Class Specification No. 666-1, Stationary Equipment Operator I be retitled to Stationary Equipment Operator.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1970 rates and including fringe benefits at 23% will be $1,063.

The cost of this proposal for three (3) months in 1969 will be $118. The Comptroller of Accounts reports that the additional funds estimated at $118 for 1969 and $812 for 1970 are available within the 1970 departmental budget.

This report has been discussed with the Superintendent of Parks, who is in agreement."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
G. Hansford	Stationary Equipment Operator II Pay Grade 21 ($629 - 753) ($687 - 753)*	Supervisor - Stationary Equipment Pay Grade 23 ($687 - 825)	October 1, 1969

* Effective salary range in accordance with Personnel Regulation No. 160-1.

Your Board

RECOMMENDS that (1) The foregoing recommendations of the Director of Personnel Services be adopted.

(2) Class Specification No. 1044, Supervisor - Stationary Equipment, be approved.

(3) Class Specification No. 666-2, Stationary Equipment Operator II, be abolished.

(4) Class Specification No. 666-1, Stationary Equipment Operator I, be retitled to Stationary Equipment Operator.

(Copies of Class Specification No. 1044, Supervisor - Stationary Equipment, are circulated for the information of Council.)

2. Leave of Absence With Pay - Fireman R. Wilson

The Fire Chief reports as follows:

"Fireman R. Wilson represented the Vancouver Fire Department in the B.C. Handball Championship sponsored by the B.C. Federation of Sports and the Canadian Fitness Council. Fireman Wilson won this competition and later won the Western Canadian and Canadian Championship.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The World Handball Championship is being held in Dublin, Eire and the Canadian Champion was asked to participate.

The sponsoring City - Dublin, has paid for Fireman Wilson's air fare (they have sent him tickets) and agreed to pay his accommodation.

The Fire Chief recommends leave of absence with pay for seven working shifts be granted Fireman Wilson to allow him to participate in the World Handball Championships. A replacement will not be necessary and there will be no additional cost to the City."

Your Board RECOMMENDS the foregoing recommendation of the Fire Chief be adopted.

3. Automobile Allowance -
Clerk Typist II, Museums Department.

The Acting Director of Museums reports as follows:

"As there was a need for papers and other material to be carried between various locations and the Museum, the Clerk Typist I was given an automobile allowance approved by Council July 29, 1969. At present, most items are being sent by 'Post', but it is still necessary to have certain items e.g. from Customs, delivery of bulk mail to the Post Office, pick up of printed items etc. from the Printing Department, either picked up or delivered by hand.

The present Clerk Typist I does not have a car, however, the Clerk Typist II (formerly the Clerk Typist I) does have a car and it would be available for this use.

I RECOMMEND that the Automobile Allowance, based on 11¢ per mile, be transferred from the Clerk Typist I position to that of the Clerk Typist II."

Your Board RECOMMENDS the foregoing recommendation of the Acting Director of Museums be adopted.

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FOR ADOPTION SEE PAGE(S) 84

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 2, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Closure of Lane for Resubdivision with City-Owned Lands-
N/S 3500 Blk. West 50th Ave., East of Dunbar Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Works and Utility Matters, July 17, 1970, confirmed by Council July 21, 1970, approving the request of the property owners on the north side 3500 block - West 50th Avenue that the undeveloped lane in their block be not opened, and further approving that lands dedicated for lane purposes by the City in its subdivision be resubdivided with City-owned Lots C to G, Block 6, D.L. 314 to the approval of the Approving Officer.

The Director of Planning recommends that the 20' lane allowance between the Point Grey Golf & Country Club Course and the City lands to the west be closed and incorporated in the new subdivision. To do so, it is necessary to obtain a Quit Claim Deed from the Golf Course as to their interests in the lane allowance.

The Golf Club was contacted in this regard, and following negotiations their Solicitor has advised they are prepared to grant the Quit Claim subject to the City paying the Club's share of the proposed street lighting to be installed on 50th Avenue, same being estimated at $426.00.

The proposed street lighting installation was advanced by the City Engineer 'on the initiative' and is to be installed primarily to service the newly subdivided City lots. This installation was approved by Council at a Court of Revision held on September 10, 1970. Since 50th Avenue is not utilized for access by the Golf Club, they will receive little benefit from the street light installation.

RECOMMENDED that the Supervisor of Proper and Insurance be authorized to conclude arrangements with the Point Grey Golf and Country Club whereby the Golf Club will execute the Quit Claim Deed as to all their interest in the lane allowance north of 50th Avenue, east of Dunbar Street in return for the City paying the Club's share of the street lighting to be installed on 50th Avenue at an estimated cost of $426.00, chargeable to account code 4812/75."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(A plan of the area is circulated for the information of Council.)

2. Insurance for Signs Projecting Over City Streets

The Director of Permits and Licenses reports as follows:

"Under the provisions of Section 71 of the Sign By-law, owners of signs which project over City streets are required to either deposit with the City a Bond of Indemnity or Policy of Insurance to indemnify the City against all claims which may arise out of the erection of the sign. Some policies are systematically renewed by the owners but others are not, in which case the City is not adequately covered during the period involved in having the owner renew the insurance.

In the case of permits issued under the Building By-law to occupy a portion of a City street during the erection or alteration of a building, the City's Liability Insurance policy indemnifies the City from any claims which may arise. Mr. Douglas Macdonald, Insurance Consultant, states in his report on the City of Vancouver insurance:

'Except in the case of blasting permits, it is suggested that an immense amount of clerical work could be avoided if the contingent liabilities of the City as well as indemnity for damage to City property could be incorporated into the City's insurance in a manner similar to that in force for building permits. If advisable, the additional premium cost could be passed back to applicants by means of an increase in the fee charged for the permit, but the saving in staff time would be substantial.'

The Supervisor of Property and Insurance advises that insurance can be obtained under the City's blanket liability policy to indemnify the City against all claims which may arise out of the erection of a projecting sign at an estimated cost of $300.00 per year which would:

a) indemnify the City against such claims

b) eliminate the need for the owner of the sign to obtain insurance to indemnify the City

c) eliminate the clerical work appended to maintaining a record of the insurance policies

d) ensure that the City is adequately covered by insurance at all times.

The Corporation Counsel is of the opinion that such insurance coverage would adequately protect the City.

RECOMMENDED that:

i) Section 71 of the Sign By-law be amended to delete the requirement that the owner of a sign which projects over City property must deposit with the City a Bond of Indemnity or Policy of Insurance.

ii) The Supervisor of Property and Insurance be instructed to obtain liability insurance to indemnify the City against all claims which may arise out of the erection of a projecting sign. Funds are available in the Departmental Budget to cover the pro-rata 1970 cost.

continued . . . / 3

Item No. 2 cont'd

iii) Subject to approval of (i) and (ii) above, the Corporation Counsel be instructed to prepare the necessary by-law amendment."

Your Board

RECOMMENDS adoption of the above report.

3. Sale of City-Owned Lots A & B
S/E Corner - S.W. Marine Drive & 70th Avenue

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 3, Building & Planning Matters, dated July 31, 1970, confirmed by Council August 4, 1970, approving an application to rezone Lots A, B and 5 of Block 3 and Lots 1, 2 & 3 of Block 5, all in D.L. 311 located on the south side of S.W. Marine Drive, west of Ash Street, from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District. At a Public Hearing on August 27, 1970, the rezoning was approved conditionally, the amending by-law to be deferred pending compliance of a number of conditions by the applicants. The proposed development includes both privately-owned and City-owned lands.

The City lands, legally described as Lots A & B, Block 3, D.L. 311 were acquired by Tax Sale prior to 1941. This property is triangular in shape having a frontage of 253' on Marine Drive and comprises a total area of 16,650 sq. ft.

These lands were zoned duplex (RT-2) but were reserved from sale in accordance with the policy to rezone lands south of Marine Drive from Marpole to Boundary to Industrial (M-2).

The requirement for a 40' landscaping setback on Marine Drive and a 5' setback for the same purpose on 70th Avenue reduces the developable area of this site from 16,560 sq. ft. to 6,700 sq. ft.

The site by itself would not support development because of size and shape, consequently the best value for the City land has to be contingent with the use of the privately-owned land to the east, which has a net useable area of 37,835 sq. ft. With these factors taken into consideration and the numerous proposed types of development put forth but not approved, a value of $12-13,000.00 had been related to the City lands.

In this respect developers of the present proposal initially offered the City $13,750.00 for their lands. However, after consideration of their proposed scheme of development this offer was considered to be unacceptable and after negotiation the developers have now offered to pay the City the sum of $20,750.00 cash, for parcels A & B, plus a portion of the current year's taxes, registration and administrative fees. This offer is considered acceptable by the Supervisor of Property and Insurance. This offer is also subject to the purchaser granting a Public Utility easement over the East 5' of the Northerly 22' of Lot A.

continued . . . /4

Item No. 3 cont'd

RECOMMENDED that Lots A & B, Block 3, D.L. 311 be sold to Brentwood Realty Ltd. for the sum of $20,750.00 cash, plus proportion of current year's taxes, administrative charges and registration fees subject to:

a) The reservation of a Public Utility Easement over the East 5' of the Northerly 22' of Lot A.

b) The date of sale to be the date the development permit is issued or 120 days from the date this sale is approved, whichever is sooner.

c) The purchaser to grant the City an option to repurchase its lands at the sale price if development does not proceed within one year."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 4

MINUTES SEPTEMBER 23, 1970

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Wesdnesday, September 23, 1970, at approximately 3:00 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Superintendent A.E. Oliver, City Police Department
Dr. P.S. Bullen, Vancouver School Board

Mr. R.C. Boyes, Assistant City Engineer Traffic and Transportation

ALSO PRESENT: Mr. J. Plaskett, Vancouver Traffic and Safety Council
Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held August 10, 1970, were adopted.

1. Commercial-Victoria Diversion at 18th Avenue: Request for Further Traffic Control

At a meeting of the Official Traffic Commission on June 22, 1970 a report submitted by Superintendent Oliver dated June 8, 1970, was reviewed wherein it was recommended

(a) That crosswalk lines be painted across Commercial Drive, directly to the intersection of 18th Avenue, immediately South of the Diversion.

(b) That enforcement be continued on a special attention basis.

(c) That no further traffic controls be installed at this intersection.

(d) That there appears to be no basis for establishing a School Patrol.

The Commission recommended:

(i) That recommendations (a) and (b) quoted above be adopted;

(ii) That the subject matter be reviewed again in three months time and at that time a report be submitted by the City Engineer to the Commission. However, should delegations wish to appear earlier, they should so advise the Commission;

(iii) That the City Engineer review the area again with respect to advance warning signs.

In a report dated September 15, 1970, the City Engineer advised that arrangements have been made to mark the South crosswalk on Commercial Drive, as per the Police recommendation. He further advised that the matter of advance warning signs has been reviewed and it is felt that some additional treatment can be proveded to make motorists more aware of the crosswalk.

cont'd . .

Clause 1 Continued

Accordingly he proposed to install overhead, interior-illuminated crosswalk signs at this location, under the City Engineer's authority and he recommended that no further controls be implemented.

The Clerk advised the Commission that she had contacted Mr. J. Warnoch, President of the Cedar Cottage Ratepayers & Tenants Association, informing him of the action proposed by the City Engineer and he had stated that they would be satisfied with this arrangement and appreciated this proposed action.

RECOMMENDED that the report of the City Engineer dated September 15, 1970, be adopted.

2. Complaint re Speeding on Angus Drive

In a communication dated August 5, 1970, Mr. M.L. DuMoulin complained about the speed of automobiles on Angus Drive, particularly between 37th and 41st Avenues.

In a report dated August 21, 1970, the Chief Constable set out the accident picture in this area and advised that radar enforcement was assigned to the area during the evening hours and that several violations were noted. The Chief Constable stated that he did not feel the accident picture is out of line with any other comparable area in the City but the number of violations reported indicates that an enforcement problem exists. He further stated that the radar crews will give as much special attention to this area as is possible with the limited manpower available.

RECOMMENDED that special attention by the Police Department be designated to the area between 37th and 41st Avenues on Angus Drive as set out in the Chief Constable's report dated August 21, 1970.

3. Use of Residential Properties for Parking Vehicles in the Vicinity of the Pacific National Exhibition

In a communication dated July 29, 1970, to City Council and in particular to Alderman Rankin, Mrs. M. DeJulius complained about the enforcement of parking regulations in the vicinity of the Pacific National Exhibition.

The Vancouver City Council on October 21, 1969, adopted a report of the Official Traffic Commission dated October 6, 1969, wherein it was recommended that

(a) Until such (parking) facilities are provided regulations continue to be enforced as they are now during the two week period of the Pacific National Exhibition.

(b) In other periods of the year, the regulations of the Zoning and Development By-law concerning on site parking be enforced.

In a report dated September 15, 1970, the Director of Permits and Licenses advised that evening inspections have been made in the area immediately west of the Pacific National Exhibition grounds. Some thirty sites were located where cars were being parked in contravention of the Zoning and Development By-law. Notices were sent to all of the property owners concerned and the usual enforcement action took place. A fairly high degree of cooperation has been received from the property owners in compliance with the regulations. More recently the Department has been inspecting properties east of the Pacific National Exhibition grounds.

cont'd . .

Clause 3 Continued

Dr. Bryson advised that this enforcement programme is a slow and continuing one and it is quite possible that some premises such as referred to by Mrs. DeJulius may not be identified as offending until later in the programme. He stated where the addresses of the offending premises are reported to the Department, prompt follow-up action takes place.

Superintendent Oliver advised that during the Exhibition this year, there were no serious traffic problems and they feel that traffic is now moving a little better.

Mr. Boyes advised that the parking survey between the Pacific National Exhibition and the City should be ready about the end of October.

RECOMMENDED that the report of the Director of Permits & Licenses be received for information and that a copy be forwarded to Mrs. DeJulius.

4. 3300 Block Austrey Avenue

The Commission has considered various requests of Mr. Blancard at several meetings of the Commission during 1970, with respect to the 3300 Block Austrey Avenue, and Mr. Blancard has been kept informed of the action taken by the Commission. However, on August 10, 1970, Mr. Blancard again wrote complaining about parking and the fact that the Commission did not take action to move the fire hydrant. He also commented on the fact that nothing had been done with respect to the access through to Joyce Road.

The Commission noted a communication addressed to Mr. Blancard under dated of September 15, 1970, from Mr. Boyes wherein he replied to Mr. Blancard's letter of August 10, 1970. In this communication Mr. Boyes advised that parking densities were re-surveyed during Bingo games on the evenings of May 25th, June 22nd, August 3rd, and August 31, 1970, and it was found, that although the attendance at Bingo games remains the same, parking densities in the 3300 Block Austrey Avenue have decreased to around 50% of available space. He further advised Mr. Blancard that based on these observations the Department does not feel that a resident parking zone can be justified, however, they will keep the situation under review, and if the parking densities increase, resident parking zones will be installed. The Clerk advised that the Planning Department had written to the Architects with respect to the request for improved pedestrian access through to Joyce Road but that they had not had a reply.

Alderman Rankin brought to the attention of the Commission that one of the complaints is the parking of cars in the lanes in the area. After due consideration it was

RECOMMENDED that the letter dated September 15, 1970, from Mr. Boyes to Mr. Blancard be approved and that the Police Department be requested to give special attention to the lane parking.

5. Traffic Control Signals and Modifications

The City Engineer under date of September 14, 1970, reported as follows with respect to traffic control signals and modifications:

"Further to a report submitted on June 2nd, 1970, proposing traffic control signal locations, which was adopted by Council on July 9th, 1970, recent studies indicate traffic control signals and modifications are now warranted for the following locations:

cont'd . .

PROPOSED NEW SIGNALS

A. Boundary Road and 49th Avenue and Imperial Street Connector

49th Avenue was recently extended eastward from Tyne Street to Boundary Road, where it connects with Imperial Street in Burnaby. Observations carried out by Burnaby Engineering Department and our Engineering Department, since the extension of 49th Avenue in June, 1970, indicate the need for signal control. Burnaby Engineering Department has informed us that their Council has approved a recommendation that they pay 50% toward the installation and maintenance of this project, under the usual cost-sharing arrangement.

Total Estimated Cost	$5,500	
Less 50% (Burnaby Share)	$2,750	
Estimated Cost to City of Vancouver		$2,750

B. Pedestrian Signals

A review of pedestrian needs throughout the City indicates that pedestrian signals should now be installed at the intersections of Davie and Bute Streets and 4th Avenue and Vine Street.

The estimated cost of these installations is:

Davie and Bute Streets	$10,000	
4th Avenue & Vine Street	$ 4,500	$14,500

C. Pedestrian Refinement

Further refinements are now proposed to control pedestrians by the installation of pedestrian heads at the following signalized intersections. The current study on the transit system in the Downtown area indicates that this additional pedestrian control will be helpful in reducing delays to buses.

Bute and Robson Streets	Estimated Cost	$2,200	
Cambie and Hastings Streets	" "	$1,850	
Granville and Georgia Streets	" "	$2,000	
Granville and Pender Streets	" "	$1,700	
Granville and Smithe Streets	" "	$2,400	
Hornby and Pender Streets	" "	$1,750	
Seymour and Smithe Streets	" "	$1,700	
Thurlow and Pender Streets	" "	$2,000	$15,600
	TOTAL		$32,850

Accordingly, it is RECOMMENDED that the above program be approved and the sum of $32,850 be allocated from the Traffic Control Reserve for this work."

cont'd . .

Clause 5 Continued

Mr. Boyes reviewed this report for the information of the Commission.

Discussion followed on the abuse of the pedestrian control signals by pedestrians, i.e., pedestrians continue to cross at intersections after the "walk" signal has changed. Superintendent Oliver was requested to give special attention to this matter with a view to eliminating the "straggler" pedestrian problem.

RECOMMENDED that the report of the City Engineer dated September 14, 1970, dealing with traffic control signals and modifications be approved.

6. Parking Exemption Decals

The City Engineer in a report dated September 11, 1970, advised that the Special Committee appointed re Parking Exemption Decals recommended that the application of Mr. T. Fabian, a handicapped person, for a parking exemption permit be approved.

RECOMMENDED that the recommendation of the City Engineer under date of September 11, 1970, be adopted.

7. Vancouver Traffic & Safety Council Finances

In a communication dated September 21, 1970, Mr. Alan H. Rossiter, Vice President of the Vancouver Traffic and Safety Council advised of the financial difficulties being experienced by this Council. In speaking to this matter, Mr. J. Plaskett and Mr. W.A. McKinley stated that the main purpose of their appearance before the Commission was to inform them that the Vancouver Traffic and Safety Council may have to cease operation by the end of the year and therefore would not be represented on the Official Traffic Commission in an advisory capacity.

Superintendent Oliver advised that the Chief Constable had requested him to inform the members of the Official Traffic Commission of the invaluable services and assistance supplied to the Police Department by the Council. He stated that their various educational programmes had been an asset to the Police force and that the Police Department supported the request of the Vancouver Traffic and Safety Council for financial assistance.

Mrs. Rowley, a member of the Executive of the Parent Teachers Association and Mr. W.A. McKinley, President of the McKinley Driving Schools, and also a member of the Vancouver Traffic and Safety Council, spoke in support of the work being done by the Vancouver Traffic and Safety Council. Mrs. Rowley stated that the function of this Council was very important, particularly its educational programme for the children in the schools.

It was noted that a report will be going to the Vancouver City Council with respect to the financial problems of the Vancouver Traffic and Safety Council on September 29, 1970, and that a delegation has requested to be heard.

cont'd . .

Clause 7 Continued

It was

RECOMMENDED that the presentations made by Superintendent Oliver, Mrs. Rowley, and Mr. McKinley on behalf of the Vancouver Traffic and Safety Council be received for information.

(Attached for information is a copy of Mr. Rossiter's letter dated September 21, 1970.)

The meeting adjourned at approximately 3:45 p.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 13

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 8, 1970, in the #1 Committee Room at 9:30 A.M. with the following members of the Council present:

PRESENT: Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick
Alderman Wilson

CLERK TO THE COUNCIL: R. Thompson

Alderman Adams was elected to the Chair.

This meeting was called for the purpose of considering the application to amend the Zoning and Development By-law re roof signs.

The City Clerk referred to the following resolution of the Council of October 6, 1970:

"THAT the report of the Board of Administration dated October 2. 1970, regarding control of roof signs, be tabled and in the meantime the Corporation Counsel be requested to prepare an amendment to the Zoning and Development By-law, in accordance with the Council's resolution with a modification in respect to parapet walls and such amendment be submitted to the Council; in the meantime copies of the draft By-law be sent to the sign industry and they be advised they may make representations with regard to the By-law if they so wish."

The Corporation Counsel advised the City Council that the direction to hear representations from the sign industry is unwise since an opportunity should be given to all sides to make representations at the same time and he, therefore, suggested that Council would be well advised to hold a further Public Hearing.

Control of Roof Signs

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the Council resolution re control of roof signs, dated October 6, 1970, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

Public Hearing re Control of Roof Signs

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Council, in its continuing consideration of the Director of Planning's application to amend the Zoning and Development By-law in connection with roof signs, hold a further Public Hearing to hear representations with respect to the proposed By-law and the date for such Public Hearing to be determined by His Worship the Mayor and the City Clerk.

- CARRIED

The Special Meeting of the Council adjourned at 9:45 a.m.

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The foregoing are Minutes of a Special Council meeting dated October 8, 1970.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 20, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: Alderman Adams
Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

INTRODUCTION: Right Honourable Joseph F. Cairns
Lord Mayor of Belfast

His Worship the Mayor introduced the Right Honourable Joseph F. Cairns, Lord Mayor of Belfast, who is paying an official visit to the City of Vancouver. The Lord Mayor acknowledged the introduction and spoke briefly to the Council.

His Worship the Mayor presented to the Lord Mayor a set of gold cuff links and the Lord Mayor reciprocated by presenting a replica of the City of Belfast Coat of Arms, City of Belfast Year Book and a box of Irish linen handkerchiefs.

ACKNOWLEDGEMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Lord Byng Secondary School.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting dated October 6, 1970, be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting dated October 8, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Garibaldi Olympic Development Association: Grant Request

Arising from a Board of Administration report, dated October 6, 1970, the following motion was tabled at the Council meeting on October 6:

> "THAT an additional grant of $5,000 be made to the Garibaldi Olympic Development Association in connection with its promotional expenses respecting Whistler Mountain as a potential site for the 1976 Winter Olympics."

MOVED by Ald. Phillips,
THAT this matter be tabled until the next meeting of the Council when it is anticipated all members of the Council will be present.

- CARRIED

2. Inhalation: Polish Remover and Glue Vapours

At the meeting of Council on October 6th, a motion on this subject, standing in the name of Alderman Calder, was postponed to a later meeting at which the Alderman would be present.

With the concurrence of the Council, Alderman Calder withdrew the motion.

3. Barber Shops Closing

At the Council meeting on October 6th, the whole matter of barber shops closing was deferred, which included a motion proposed by Alderman Linnell, a Board of Administration report dated October 2, 1970, and a letter from the Barbers Union, Local 120.

There being no seconder to Alderman Linnell's motion, the motion was therefore not put and no further action was taken on the subject matter.

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Sale of Cars by Dealers: Testing Stickers

(b) Greater Vancouver Youth Communication Centre Service: 1866 West 2nd Avenue

COMMUNICATIONS OR PETITIONS

1. System of Rapid Transit
Columbia Rapid Transit Lines Ltd.

MOVED by Ald. Wilson,
THAT the communication from Columbia Rapid Transit Lines Ltd. requesting the opportunity of introducing its system of rapid transit, be referred to the Standing Committee on Transportation and that arrangements be made to hear a delegation from the company by that Committee.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Vancouver Public Library Board:
Resignation, Mr. Peter Grossman

The Council noted a letter dated October 14, 1970, from the Vancouver Public Library Board advising of an extract from the Minutes of a meeting of that Board of October 16th concerning the resignation of the Director of the Public Library, Mr. Peter Grossman. The letter detailed the distinguished service rendered by Mr. Grossman to the Library.

MOVED by Ald. Calder,
THAT the letter from the Library Board be received and His Worship the Mayor write to Mr. Grossman expressing the Council's appreciation of his service to the citizens of Vancouver.

- CARRIED

3. Town Planning Commission:
Greater Vancouver Area Rapid Transit Study

In a letter dated October 16, 1970, the Town Planning Commission advised of the following resolutions passed by the Commission at its special meeting on October 9th, on the matter of the Greater Vancouver Area Rapid Transit Study.

(1) "THAT the Commission is favourably impressed with the Greater Vancouver Area Rapid Transit Study and urges Council to take the lead in bringing about its implementation."

(2) "THAT speculation in land for profit along the proposed transit routes should be minimized and consequently it is suggested that major requests for rezoning or applications for development in the vicinity of the transit corridors should be carefully reviewed in the context of the transit potential."

MOVED by Ald. Bird,
THAT this letter be received and the second resolution be referred to the Standing Committee on Planning and Development for consideration and report.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 16, 1970

Street Cleaning - Gastown (Clause 3)

MOVED by Ald. Broome,
THAT this clause be not approved.

- LOST

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated October 16, 1970, be adopted.

- CARRIED

(Alderman Phillips, being affected by Clause 7 of the report, re underground wiring for new subdivisions, was excused from voting on this clause only)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Dwelling in Basement at
448 East 30th Avenue

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Social Service and Health matters), dated October 16, 1970, be received for information.

- CARRIED

Building and Planning Matters

Rezoning: N/W corner of Granville and
King Edward Avenue (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT in respect of report of the Board of Administration (Building and Planning matters), dated October 16, 1970, Clause 1 be adopted and Clause 3 received for information.

- CARRIED

Fire and Traffic Matters

Provincial Government Policy:
Traffic Offences

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Fire and Traffic matters), dated October 16, 1970, be received;

FURTHER THAT a detailed report be submitted by the Board of Administration as to the improvements of traffic and safety on the streets as a result of the Provincial Government's policy.

- CARRIED

Finance Matters

Tender: Two-Way Mobile
Radio Equipment (Clause 3)

The Board of Administration submitted report of the Purchasing Agent and City Engineer in connection with tenders for two-way mobile radio equipment. It is advised that the low bid was submitted by Canadian Motorola Electronics Co. at a total cost of $41,397.00, plus 5% Provincial S.S. Tax for goods made by non-union labour, and that the lowest bid for equipment made by union labour was submitted by Canadian Marconi Company at a total cost of $44,091.18 plus 5% Provincial S.S. Tax. The matter is referred to Council as union status is involved.

MOVED by Ald. Bird,
THAT the low bid as submitted by Canadian Motorola Electronics Co., in the amount of $41,397.00, plus 5% Provincial S.S. Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Rental of Queen Elizabeth Playhouse:
Metropolitan Health Service of Greater Vancouver
(Clause 4)

The Board of Administration submitted request of the Metropolitan Health Service of Greater Vancouver for a grant equal to the rental fee of the Queen Elizabeth Playhouse with respect to a meeting by the organization on November 30, 1970. It is stated the fees charged by the operator of the sound equipment will be borne by the Burnaby, Richmond and North Shore Health Departments.

MOVED by Ald. Bird,
THAT a grant of $180.00, equal to the rental fee for the Queen Elizabeth Playhouse, be approved to the Metropolitan Health Service of Greater Vancouver.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Finance matters), dated October 16, 1970, Clauses 1 and 2 be adopted and Clause 5 received for information.

- CARRIED

B. Personnel Matters, Supplementary,
October 16, 1970

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 16, 1970, be adopted.

- CARRIED

C. Property Matters
October 16, 1970

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Property matters), dated October 16, 1970, be adopted.

- CARRIED

D. Street Closure for Lions Dance

The Council considered report of the Board of Administration dated October 14, 1970, in which it is advised the Hon Hsing Athletic Club is requesting the closure of Pender Street between Carrall and Gore Avenue on Sunday, October 25, between the hours of 1:00 p.m. and 4:00 p.m. for the purpose of holding the annual Lions Dance.

MOVED by Ald. Wilson,
THAT the following recommendation of the City Engineer as submitted by the Board of Administration be approved:

'that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 1:00 p.m. and 4:00 p.m. on Sunday, October 25th, 1970, provided that costs of barricading and signing are borne by the applicant and the applicant enter into an agreement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the festivities.'

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORT (cont'd)

E. Report of Standing Committee on Planning and Development October 1, 1970

The Council considered the report of the Standing Committee on Planning and Development of October 1, 1970, and noted that the recommendation in clause 3 with respect to the Civic funeral for Major Matthews had been adopted at the Council meeting of October 6, 1970.

MOVED by Ald. Bird,
THAT, in respect of the report of the Standing Committee on Planning and Development dated October 1, 1970, Clauses 1 and 2 of Part I be adopted and Clause 4, Part II, received for information after inserting the words 'and Marathon Realty' after the word 'CPR' in the resolution on page 5.

- CARRIED

F. Report of Standing Committee on Health and Welfare October 1, 1970

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare dated October 1, 1970, be adopted.

- CARRIED

G. Report of Standing Committee on General Purposes, October 8, 1970

MOVED by Ald. Broome,
THAT, in respect of the report of the Standing Committee on General Purposes dated October 8, 1970, Clauses 1 and 3 of Part I be adopted and Clause 4 of Part II be received for information and with respect to Clause 2, the word 'same' be inserted before the word 'basis' and the word 'as' after the word 'basis' in the recommendation on page 2.

- CARRIED

(The recommendation, therefore, now reads as follows:

'that the City of Vancouver continue to issue licenses for lotteries generally, on the same basis as in the past at the discretion of the Council'.)

H. Street Closure: 19th Avenue Oak Street to Laurel Street

The Council considered a report of the Board of Administration under date of October 16, 1970, advising of request from Rabbi Hier, Schara Tzedeck, for permission to close 19th Avenue between Oak Street and Laurel Street on October 22, 1970 from 6:00 p.m. to 9:00 p.m. for purposes of religious service in the street.

MOVED by Ald. Broome,
THAT the following recommendation of the City Engineer as submitted by the Board of Administration be approved:

'that 19th Avenue from Oak Street to Laurel Street be closed to vehicular traffic on Thursday, October 22nd, 1970, from 6:00 p.m. to 9:00 p.m. provided that costs of barricading and signing are borne by the applicant; that the applicant enter into an agreement, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims that may arise from the festivities and that all details be to the satisfaction of the Chief Constable and the City Engineer.'

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4608
BEING THE PLUMBING BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 4608 being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

The Council recessed at approximately 10:30 a.m., to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson

ABSENT: Alderman Adams
Alderman Sweeney (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Sale of Cars by Dealers: Testing Stickers

On September 8th the Council tabled for thirty days a motion in respect of cars requiring Motor Vehicle Inspection Station stickers before sale by dealers. The Automobile Dealers' Association and other interested parties were informed of Council's consideration of the matter.

Mr. Dale, on behalf of the B.C. Automobile Dealers' Association appeared before the Council and filed a brief proposing that the motion on the subject matter be withdrawn as the Provincial Government, by legislation, is handling the matter in a similar manner. The Council also heard Mr. Chestnutt of the B.C. Automobile Association who also filed a brief, suggesting that any proposed by-law also take into consideration new and used vehicles. The B.C. Automobile Association also suggested that any proposed by-law be delayed until July 1, 1971.

The Council also noted a letter, under date of October 14, 1970, from the Superintendent of Motor Vehicles suggesting that the Council not pursue the motion on the matter as the Provincial Government's existing plans will reach the objectives the Council members have in mind.

With the consent of the Council, Alderman Rankin proposed to add the words 'effective July 1, 1971' to his motion. The motion, therefore, now reads as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS many car dealers in the City of Vancouver do not have their vehicles tested in the Motor Vehicle Testing Station;

AND WHEREAS many such cars are faulty and cannot pass the motor vehicle test;

THEREFORE BE IT RESOLVED THAT, effective July 1, 1971, all motor vehicles (new and used) for sale by dealers in the City of Vancouver be required to display a valid Motor Vehicle Inspection Station sticker prior to being sold to a purchaser.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the motion of Alderman Rankin and Alderman Hardwick be tabled.

- LOST

The motion of Alderman Rankin and Alderman Hardwick was put and carried.

MOVED by Ald. Broome, SECONDED by Ald. Wilson,
THAT the letter from the Superintendent of Motor Vehicles be received.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Development Permit Application:
1866 West 2nd Avenue
Greater Vancouver Youth Communication
Centre Service

Following consideration of a Board of Administration report of September 28 on the subject, the Council, on October 6th, passed the following motion:

"THAT the matter of the use of 1866 West 2nd Avenue by the Greater Vancouver Youth Communication Centre Service be tabled and the following delegations, the Kitsilano Ratepayers' Ass'n., Mrs. C. McBay on behalf of residents and Mr. Ray Chouinard on behalf of the applicant, be heard."

The Council this day heard the following persons speak in support of the development permit application:

Mr. R. Chouinard, representing the Greater Vancouver Youth Communication Centre Service

Mr. D. Robertson, representing the Program Committee of the United Church of Canada

Mr. S. Robertson representing the Alma Mater Society, University of British Columbia.

The Council also heard the following persons opposing the development permit application:

Mr. G.F. Moul, representing Kitsilano Ratepayers Association

Mrs. McBay, representing residents in the area

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the application of the Greater Vancouver Youth Communication Service Centre for a development permit with respect to 1866 West 2nd Avenue, be refused.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the Board of Administration report to the next Regular meeting of the Council on an action program coordinating private and civic agencies to deal with the emergency situation of young transients in the community.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the Board of Administration report to the next Regular meeting of the Council on the three premises presently under consideration for use as hostel accommodation for young transients.

- CARRIED

MOTIONS

1. Establishment of Land for Highway Purposes (Terminal Avenue, East of Main Street)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the registered owner of the lands hereinafter described;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the following City owned land be established for highway, the said land more particularly described as follows:

Those portions of the bed of False Creek lying East of Main Street, being portions of District Lot 2037, to which the letters "B" and "C" have been assigned as distinguishing letters, said portions being described by metes and bounds in False Creek Terminal Act, Cap. 76, B.C.S. 193, Reference Map 1341

be and the same are hereby established for highway purposes and declared to form and constitute portions of highways.

- CARRIED

2. Closing and Stopping Up of Lane (South of 16th Avenue, West of the lane West of Renfrew Street and portion of 17th Avenue, West of the lane West of Renfrew Street)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS portion of the lane and street dedicated by the deposit of Plan 11660, adjacent to Block "N", Section 44, T.H.S.L., Plan 11660 is surplus to the City Highway requirements;

AND WHEREAS the City of Vancouver is the owner of Lot 8 and Lot 15, said Block "N" adjacent to the portions of highway to be closed;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 11660, lying between the production southerly of the easterly and westerly limits of Lot 8, Block "N", Section 44, T.H.S.L., Plan 11660; and all that portion of road dedicated by the deposit of said Plan 11660 lying between the production southerly of the easterly and westerly limits of Lot 15, said Block "N", and a line drawn parallel to and 13 feet perpendicularly distant southerly from the southerly limit of said Lot 15, the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated the 15th day of September, 1970 and marginally numbered LF 5524, a print of which is hereto annexed; be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the closed portions of highway be subdivided with the abutting City owned Lots 8 and 15, said Block "N".

- CARRIED

MOTIONS (cont'd)

3. Voters' List on Computer Tape: Candidates

The following motion was deferred by the Council at its meeting on October 6th, pending the presence in Council of Alderman Phillips:

MOVED by Ald. Phillips,
THAT WHEREAS the City's Voters' List is a public document available free in duplicate to every candidate;

AND WHEREAS it is important that voters be correctly advised of where to vote;

AND WHEREAS citizens have been wrongly advised by where-to-vote cards copied from the printed Voters' List as many voters refer to these cards rather than the City's card;

AND WHEREAS the City records the Voters' List on computer tape and such tape can be easily duplicated;

THEREFORE BE IT RESOLVED THAT any candidate be entitled to take one of his Voters' Lists in the form of a computer tape, at the City's cost plus 20%.

(deferred)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the foregoing motion be deferred one week, when it is anticipated all members of the Council will be present.

- CARRIED

4. Georgia Street Overpass: C.B.C. Development

Notice was submitted on the following motion by Alderman Broome at the Council meeting on October 6th, seconded this day by Alderman Linnell:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the City Council considers the Georgia Street overpass connecting the proposed C.B.C. development to the Queen Elizabeth Theatre to be part of the C.B.C. development, and,

FURTHER THAT the Director of Planning so inform the C.B.C. and their architects.

(deferred)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the foregoing motion be deferred one week, when it is anticipated all members of the Council will be present.

- CARRIED

MOTIONS (cont'd)

5. War Measures Act and
Illegal Assemblies

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Vancouver City Council commend the Parliament of Canada for their action in implementing the War Measures Act as an interim means of counteracting and controlling violence indulged in by law breakers in some areas of Canada;

FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada;

FURTHER BE IT RESOLVED THAT the Mayor be requested to discuss with the Police Commission means of preventing assembly of people upon public property by organizations advocating the overthrow by force of constituted government in Canada and who are participating in subversive activity.

(Notice)

Notice was called and recognized by the Chair.

EXPRESSION OF SYMPATHY
FOUR NAVAL RESERVISTS: H.M.C.S. DISCOVERY

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,
THAT the Council express its sympathy to the next of kin of the following members of the Naval Reserve who are reported missing and presumed drowned while on a training exercise in the Georgia Strait:

Sub-Lt. Mark Lyons, West Vancouver
Private Mark Withers, North Vancouver
Private David Clarke, Vancouver
Private Walter Karwowski, Vancouver

- CARRIED

The Council adjourned at approximately 5:00 p.m. to reconvene on Thursday, October 22, 1970, following the Court of Revision.

***

The foregoing are Minutes of the Regular Council Meeting on October 20, 1970.

MAYOR

CITY CLERK

OCTOBER 16TH, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Encroachment of Wall in Front of
2969 West 41st Avenue
Lot A, Sub. 16, Blk. 10, D.L. 2027

"The above property was purchased from the City in July 1943 less the South 17 ft. which was dedicated for street widening. By way of an Encroachment Agreement dated December 28, 1943, the owner was permitted to construct a retaining wall and steps on the widening strip. To date, the street widening has not been carried out and the lessee has applied for a renewal of the agreement which expired on December 31, 1969.

I RECOMMEND that the Encroachment Agreement covering the aforementioned encroachments be renewed in accordance with the Encroachment By-law."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment, Lot 9, Block 49, D.L.200A
N/W Corner Broadway & Ontario Street

"The building situated on the above Lot 9 encroaches a maximum of 1/2 inch onto Ontario Street. This encroachment was validated by a 10 year agreement which expires October 31, 1970. The owner wishes a new agreement to validate the encroachment.

I RECOMMEND that the encroachment from the building on Lot 9, Block 49, D.L.200A, be validated in accordance with the Encroachment By-law."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

3. Street Cleaning - Gastown

The City Engineer reports as follows:

"Complaints have been received that the Gastown area is not receiving sufficient street cleaning service in view of the development which has taken place during the past year. The area under consideration is:

Water Street	-	Richards to Carrall Streets
Alexander Street	-	Carrall to Columbia Streets
Powell Street	-	Carrall to Columbia Streets
Abbott Street	-	Water to Cordova Streets
Carrall Street	-	Water to Cordova Streets

Cont/d.

Clause 3 Cont/d.

The present scheduled street cleaning service is as follows:

Night shift service consists of street flushing and electric cart hand litter cleaning on Monday, Wednesday, Friday and Saturday.

Day shift service consists of hand cart litter cleaning five times per week, Monday through Friday.

Because of continuous day and night street parking in this area, mechanical street sweepers cannot be used effectively for street cleaning. However, additional service could be obtained by providing street flushing and electric cart litter cleaning on Tuesday and Thursday nights, since no coverage is now provided at those times.

The annual cost of supplying the additional service is estimated to be $1,650.00

I RECOMMEND that:

The scheduled street cleaning service in Gastown be increased to provide coverage on Tuesday and Thursday nights."

Your Board
RECOMMENDS approval of the foregoing recommendation.

4. Litter Containers - Gastown Area

The City Engineer reports as follows:

"The Standing Committee on Planning and Development requested a report concerning the placement of street litter containers in the Gastown Area. A survey has been made and 10 street litter containers are required in the following areas:

Water Street	-	Richards to Carrall
Alexander Street	-	Carrall to Columbia
Powell Street	-	Carrall to Columbia
Abbott Street	-	Water to Cordova
Carrall Street	-	Water to Cordova

The Beautification Section of the Planning Department have not yet decided on a special design of container which will blend with the final pattern of street furniture, however, as an interim measure the present bowl type of litter bin may be used until the renovation project takes place. Based on the use of the present standard bowl type, the cost of installing, emptying and maintaining 10 street litter containers is estimated as follows:

Initial installation	$ 650
Emptying, annual cost	$1,550
Maintenance, annual cost	$ 150

Funds to provide the initial installation this year could be found by delaying, until 1971, proposed work on mechanical sweeper dumps, appropriation 8143/9407. The reinstatement of these funds for mechanical sweeper dumps will be requested in the 1971 Engineering Department Estimates.

Cont/d.

Clause 4 Cont/d.

The City Engineer RECOMMENDS that:

a) $650 be transferred from appropriation 8143/9407, 'Mechanical Sweeper Dumps', to appropriation 8143/9405, 'Litter Receptacles', for the installation of 10 street litter containers in Gastown.

b) The additional street litter container emptying and maintenance cost, estimated at $1,700 for 1971, be included in the 1971 Engineering Department Budget."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Local Improvements by "Petition"

First Step:

The City Engineer reports as follows:

"I consider it advisable to carry out projects for -

Pavements and Curbs
Lane Pavements
P.C. Concrete Sidewalks

shown in the attached schedule dated October 9, 1970, as Local Improvements

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provision of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated October 9, 1970.

The estimated total cost of these improvements is $1,366,414 and the City's share of the cost is $902,101.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to in the attached list and RECOMMENDS that:

a) the report of the City Engineer and Director of Finance be adopted;

b) the City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable;

c) the following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law;

41st Avenue, Oak Street to Osler Street
41st Avenue, Lanark Street to Dumfries Street

6. Closure of Portions of 40th Ave. W. of Victoria Dr. and Portion of Lane S. of 40th Ave. W. of Lane W. of Victoria Drive

The City Engineer and Supervisor of Property and Insurance report as follows:

"Canada Safeway Limited wish to enlarge their existing site which requires the closing of portion of 40th Avenue and the lane south of 40th Avenue as shown outlined green and red on plan marginally numbered LF 5065.

We RECOMMEND the portions of 40th Avenue outlined green and red and the portion of lane outlined red on plan marginally numbered LF 5065 be closed, stopped up and conveyed to Canada Safeway Limited subject to the following conditions:

a) The value of the closed portions of highway be placed at $76,194.00.

b) The closed portions of highway and adjacent lands owned by Canada Safeway Limited to be subdivided in a manner satisfactory to the City, which will include the dedication of a turn-around for 40th Avenue and a lane outlet for the lane south of 40th Avenue.

c) Canada Safeway to pay all costs to effect the closure of the portions of highway to the City Engineer's satisfaction.

d) The Company to grant to the City any easements required.

e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board
RECOMMENDS the foregoing report of the City Engineer and Supervisor of Property and Insurance be adopted.

7. Underground Wiring for New Subdivisions

The Director of Planning and City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

a) Lot "C", Block 128, D.L. 540 - 4640 Northwest Marine Drive (See Drawing S-185)

b) Lots "A" and "B" of Lots 23 to 27, Sub. "A", Block 137, D.L. 264A - 1510 Commercial Drive (See Drawing S-186)

c) Lot 36, Block 10, D.L. 394 - 5460 Gladstone Street (See Drawing S-187)

d) Lot "B" of Lots 3 and 4, Block "F", D.L. 317 - 1775 Southwest Marine Drive - (See Drawing S-188)

e) Lot 2 of Lots 13 and 14, Block 1 South, D.L. 526 and of Block 4, D.L. 316 - 6885 Balsam Street (See Drawing S-181)

Cont/d.

Clause 7 Cont/d.

N.B. Drawings are on file with the City Clerk

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

> 'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City,'

as prescribed under Section #18 of the Subdivision Control By-law.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground".

The Director of Planning and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets or lanes.

It is therefore recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above noted subdivisions.

Your Board
RECOMMENDS that the report of the Director of Planning and the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 50

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION:

1. Dwelling in Basement at
448 East 30th Avenue

Mr. Alan Y. Ling wrote to City Council on September 27, 1970 asking permission to continue to occupy the above illegal accommodation.

The Director of Permits and Licenses reports as follows:

> "The basement living accommodation at 448 East 30th Avenue first became known to this department in February 1969. As a result of orders to the owner Mr. Karapidakis to remove the separate living quarters, an application was filed by the then tenant, Mr. George Chronakis, to continue to occupy this illegal suite under City Council's Hardship policy. This application was approved by City Council in April 1969.
>
> On August 27, 1970 information was received that Mr. Chronakis was no longer occupying the subject accommodation and inspections were carried out which confirmed this - the new tenants being a Mr. & Mrs. Alan Y. Ling. The owner, still Mr. Karapidakis, was notified on September 16, 1970 to discontinue the use of this illegal accommodation. No enquiries have been received from Mr. Ling by this department for a Hardship Application.
>
> On October 6, 1970 the necessary Hardship Application forms were left with the owner of the above premises to pass on to his tenant for completion and submission to this department where they will be processed in the usual manner."

Your Board submits the above report for the INFORMATION of Council.

(Copies of Mr. Ling's letter dated September 27, 1970 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 51

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. 500 West 12th Avenue - Amendment to Condition #2 of By-law #4497 to add (Beverage Room Facilities)

The Director of Planning reports as follows:

"An application has been received from Mr. W.R. Lort, Architect, on behalf of Mr. B. Wosk of Wosk's Limited, to amend condition #2 of By-law #4497, a by-law to amend By-law No. 3575 being the Zoning and Development By-law, by adding one additional use (beverage room facilities).

History:

At a Special Council (Public Hearing) on March 26th, 1970, an application by Mr. B. Wosk to rezone the above described property from an RM-3 Multiple Dwelling District and C-2 Commercial District to a CD-1 Comprehensive Development District was approved by Council, permitting the following uses:

> retail stores, professional offices, restaurant, lounge, apartment and hotel-motel and other ancillary facilities,

and subject to a number of conditions regarding the form of development.

By-law #4497 was given final reading by Council on May 26th, 1970. Development Permit #52116 was subsequently issued on May 27th, 1970, after approval by the Technical Planning Board, permitting 'the erection of a 16-storey hotel-apartment and commercial complex containing professional offices, restaurant, lounge, retail stores, barber shop, beauty parlour, 6 floors of hotel units, 8 floors of apartment units, display areas and other hotel/apartment ancillary facilities.'

Under date of August 21st, 1970, Mr. Wosk, President of Wosk's Limited, submitted a letter to Council requesting approval of a beverage room within the development. On September 4th, 1970, the Corporation Counsel, through the Board of Administration, reported to Council on Mr. Wosk's request and advised in part: 'Under the circumstances I am of the opinion that Mr. Wosk should make a formal application to amend the Zoning and Development By-law to include this additional use and that a public hearing should be held at the earliest possible time.'

On September 8th, 1970, Council resolved:

> 'THAT the applicant be advised he should make a formal application to amend the Zoning and Development By-law to include this additional use, following receipt of which, the required reports will be made to Council in the normal manner and further consideration given.'

The sketch plans submitted with the application indicate changing the previously approved retail store on the main floor consisting of approximately 2785 sq.ft. to a beverage room.

cont'd . .

Clause 1 continued

When the original Development Permit was approved, provision was made for off-street parking to accommodate 162 automobiles, 25 spaces on the surface and 137 spaces on two levels in the underground parking garage. This number of spaces exceeded by-law requirements for the uses permitted by some 43 spaces. However, the change of use (beverage room) under the provisions of the Zoning and Development By-law would leave 3 spaces in excess of the requirement.

On receipt of the application to amend the CD-1 Comprehensive by-law on uses, the Planning Department suggested to the applicant that they also file a Development Permit Application which could be processed by the Technical Planning Board, thereby having further detailed information available for Council when they consider the amendment at a Public Hearing.

The Technical Planning Board wish it noted that under the provisions of the Zoning and Development By-law a beverage room (beer parlour) has always been taken as a retail business, being an outright use in all commercial districts other than C-1 (local) and a Development Permit would have to be issued provided the development met the requirements of the Zoning and Development By-law including off-street parking, off-street loading, etc.

It is also noted the licensing of beverage rooms, cocktail lounges, is controlled by the Provincial Government. Also, licensed premises are connected with hotel establishments and hotels are conditional uses requiring the approval of the Technical Planning Board in commercial districts. Excluding the downtown areas, a few examples of this type of development that have been approved in commercial districts or CD-1 Comprehensive Development Districts are: the Biltmore Hotel at 12th and Kingsway, the beverage room having an approximate floor area of 4764 sq.ft; the Eldorado Hotel, Kingsway and Nanaimo, the beverage room having a floor area of approximately 4200 sq.ft.; the Kingsway Motor Hotel at Tyne and Kingsway, the beverage room containing 5544 sq.ft., and a CD-1 Comprehensive rezoning on Renfrew between Hastings and Franklin, approved at a Public Hearing on September 12th, 1968, but not implemented, for a hotel commercial complex and beverage room with an approximate area of 5480 sq.ft.

A portion of the subject property prior to rezoning to CD-1 was zoned C-2 Commercial as are the properties on both sides of Cambie from 12th to 19th Avenues.

The Technical Planning Board on September 25th, 1970, having in mind that the requested change of use is very similar to other hotel developments that have been previously approved in other areas of the City, RECOMMENDED that Section 2 of By-law No. 4497 be amended by adding the words 'beverage room', and that the said application be referred direct to Public Hearing after a report has been received thereon from the Town Planning Commission.

On October 2nd, 1970, the Town Planning Commission endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Rezoning: N/W Corner of Granville and King Edward Avenue (Mr. H.S. Fan)

The Director of Planning reports as follows:

"An application has been received from Mr. H.E.S. Fan, 279 East Pender Street, requesting an amendment to the Zoning and Development By-law whereby the N/W corner of Granville and King Edward Avenue being Subdivision C of Lots 7 and 8, Block 31, D.L. 526 would be rezoned from an RS-4 One-Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'erecting an financial institution building with one-storey and basement. On site parking facilities to comply with Zoning and Development By-law No. 3575'.

In a telephone conversation with Mr. Fan as to what was meant by 'financial institutional building', it was stated this could be a bank or similar type of building.

The property in question has a width of 100' and a depth of 120' and the building line existing on Granville Street will ultimately reduce the depth of the site to 110'. There is no lane access to the site.

The adjacent lots to the west and north are zoned as an RS-4 One-Family Dwelling District with the lot immediately to the west recently developed with a new single-family dwelling.

All properties north of King Edward Avenue to 16th Avenue, Arbutus and the lane lying west of Oak Street are zoned RS-4 One-Family Dwelling District and all properties lying south of King Edward Avenue between Oak Street and East Boulevard are zoned RS-1 One-Family Dwelling District. Therefore, the rezoning of this small lot to a C-2 Commercial District would have the effect of permitting an isolated commercial development in an area developed with single-family homes other than the existing schools in the immediate area.

The Technical Planning Board on August 28, 1970, recommended that the application be NOT APPROVED.

The Town Planning Commission on September 11, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST: Mr. Harry S. Fan

INFORMATION

3. Community Arts Council of Vancouver
re Project 200

The Director of Planning reports as follows:

"The attached letter dated September 17, 1970, has been addressed to Council by Mrs. H. Symonds, Chairman of the Civic Arts Committee of the Community Arts Council of Vancouver.

Mrs. Symonds is referring to a letter of the Community Arts Council dated December 5, 1968, which is also attached. Most of the principles embodied in the Community Arts Council's earlier letter were covered in a report of the Technical Planning Board on Project 200 which was considered by Council at a Public Hearing held on December 17, 1968. Only the western 4½ acres known as 'Canada Square' was zoned CD-1 at the Public Hearing. Subsequent stages of Project 200 will be considered on their merit when additional development is to proceed and must also be referred to Public Hearing in due course.

Mrs. Symonds in her letter infers that the Public has not been supplied with the project drawings, and is, therefore, unable to determine the final positioning of the structures.

A development permit for Stage 1 was issued on September 2, 1969, after report to Council. The Development Permit drawings which are in accordance with the CD-1 zoning were explained to Council, in public, and have been on file since that time. They are therefore available to any interested party for examination.

Had these plans been checked, the Community Arts Council would have learned that the office building in Canada Square is offset to the west, preserving the view down Granville Street of the North Shore mountains. Further, the plaza level is at or slightly below the level of Hastings Street at Granville, allowing this view to be seen over the plaza. It should be noted that the pedestrian plaza is to be landscaped and fully developed with guaranteed pedestrian access to the waterfront.

It is recommended that the letter from the Community Arts Council be received and a copy of this report forwarded for their information."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be received for Council's information.

(Attached are copies of the Community Arts Council's letters dated December 5, 1968, and September 17, 1970, for Council's information.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 51

FIRE AND TRAFFIC MATTERS

INFORMATION:

1. Provincial Government Policy
Traffic Offences

The Court Clerk, Provincial Court, Vancouver reports as follows:

"November 25, 1969, City Council approved the following recommendation of its Special Committee:

'THAT serious consideration be given in approximately one year's time, to the results of the Provincial Government's policy re traffic offences and the impact of this policy on income from fines and costs.'

Following herewith are joint totals of Parking and Motor-Vehicle Act offences fine collections, actual and estimated:

Traffic Offences, By-laws & Motor-Vehicle Act

Year		Total Receipts
1968		$1,375,000
1969		$1,592,000
*1970	(estimated)	$ 787,000
1971	(estimated)	$ 498,000

*Traffic offence notices were issued up until April 30, 1970

Recent experience is that of total average monthly receipts of $41,500, one-half is received from Parking Offence convictions. Prior to May 1970, they represented about one sixth of fines collected from both sources.

Commencing from October 7, 1970, seventeen-year old persons will be charged with alleged offences in Adult Courts instead of Juvenile Courts. For some time, offenders in this age group have not been charged with Motor-Vehicle Act or Parking Offences in any Court. It is anticipated they will now be charged with these offences in the Adult Courts. Revenues from this source are uncertain. Receipts will not be substantial because Traffic Violations Reports will be issued for the most part instead of Traffic Offence Notices."

Your Board submits the matter to Council for INFORMATION.

* * * * * *

FOR ADOPTION SEE PAGE(S) 51

FINANCE MATTERS

RECOMMENDATIONS

1. Filing System -
Property & Insurance Office

The Director of Finance and the Administrative Analyst report as follows:

"The Property & Insurance Office is scheduled for relocation into the East Wing of the City Hall in the near future. The filing requirements of this Office have been reviewed in keeping with the approaches adopted for other East Wing occupants. The majority of files held by this Office relate to the acquisition, sale, rental and lease of City properties and by their very nature must be retained for long periods. The growth rate exceeds deletions and it is anticipated that this condition will continue for the foreseeable future.

The rental and lease aspects of this filing system lend themselves to open shelf filing similar to that authorized for the Permits & Licenses, Law and Health Departments. It is, therefore, recommended that open shelf filing be authorized for the Office of the Supervisor of Property & Insurance at an estimated cost of $1,960.00. This will enable present and future needs to be met with an estimated floor space requirement of 14 sq. ft. as against 25 sq. ft. currently in use.

Seven (7) filing cabinets will become surplus after implementation of this recommendation and will be disposed of under standard procedures for surplus items.

The Comptroller of Accounts advises that funds are available for transfer within the Departmental budget due to staff vacancies.

Purchasing Procedure:

On September 9, 1969, Council authorized the acquisition of open shelf filing equipment for the Social Service, Health & Law Departments. In dealing with this matter Council was advised that the Purchasing Department recommended a system developed by 'Tab Products Co.' This system has a number of patented features and there is no other system on the market which will perform many of the functions with equal facility. Calling of tenders will not produce bids for equally acceptable equipment.

RECOMMENDED:

(a) That open shelf filing be installed in the Property & Insurance Office in the East Wing, City Hall, at an estimated cost of $1,960.00. Funds to be provided by a transfer of appropriations within their departmental budget.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(b) That the City Purchasing Agent be authorized to purchase filing equipment for the Property & Insurance Office of the same type used in the East Wing."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Finance and the Administrative Analyst be adopted.

2. Interest on Prepayment of Taxes and Delinquent Taxes

Your Board has received the following report from the Director of Finance:

"Interest on Tax Prepayments

Prior to a Charter amendment at the last session of the Legislature, Council had the power to set, by by-law, the rate of interest that the City could pay on tax prepayments, providing such rate of interest did not exceed 6%. The Charter amendment lifted the 6% ceiling and allows Council to set the rate as Council considers fit.

Interest will be paid on tax prepayments received between November 1, 1970 and March 31, 1971, from the date of payment to June 30, 1971, the approximate date when taxes are payable without penalty.

The larger commercial and industrial concerns are unlikely to be attracted by any economic (from the City's point of view) interest rate the City can pay. The primary attraction is for the smaller taxpayers, particularly those who prefer to make regular instalment payments.

The City's current borrowing rate (prime rate) is 8%, with every expectation that it will be 7½% in the reasonably near future. Considering the clerical cost of handling small prepayments, it would be economic for the City to pay 7% on tax prepayments for the forthcoming period.

Recommendation:

That Council approve an increase to 7% per annum (from 6%) in the rate of interest paid on tax prepayments, commencing November 1, 1970, and instruct the Corporation Counsel to prepare the necessary amending by-law for Council adoption."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

CONSIDERATION

3. Tender No. 30-70-5 -
Two-Way Mobile Radio Equipment

The Purchasing Agent and City Engineer report as follows:

"Tenders for Two-Way Mobile Radio Equipment were opened by your Board on August 31, 1970, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

This matter is being referred to Council as Union status is involved.

Alternate bids were requested for (a) solid state radios and (b) Hybrid radios which contain tubes in the transmitter section. The Hybrid radios cost less to purchase but are more expensive to maintain than the solid state radios. The additional cost of maintenance for the Hybrid equipment (whether done by City forces or on a maintenance agreement with the supplier) more than offsets the difference in original cost, so the following comparisons are on solid state equipment only.

The low bid was submitted by Canadian Motorola Electronics Co. at a total cost of $41,397.00, plus 5% Provincial S.S. Tax for goods made by non-union labour.

The lowest bid for equipment made by union labour was submitted by Canadian Marconi Company at a total cost of $44,091.18, plus 5% Provincial S.S. Tax.

This bid is $2,694.18, or approximately 6½% higher than the low bid.

When Council has made an award, the contract will be prepared for execution by the Board of Administration."

Your Board submits the foregoing report of the Purchasing Agent and City Engineer for the consideration of Council.

4. Rental of Queen Elizabeth Playhouse -
Metropolitan Health Service of Greater Vancouver

The Medical Health Officer reports as follows:

"The Metropolitan Health Service of Greater Vancouver has held annually a staff development day, usually in the Fall. Last year it was possible to hold this gathering in the Auditorium of the Museums-Planetarium, but the size of the staff exceeded the capacity of the Auditorium by approximately 50 persons. This year's program is scheduled for the morning and afternoon of November 30, 1970.

On searching for adequate accommodation it was determined that the Queen Elizabeth Playhouse would be a suitable auditorium for 300 persons. However, the four Health Departments of the Metropolitan Health Service of Greater Vancouver have no

. . . Cont'd.

Clause No. 4 (Cont'd.)

provision in their 1970 budgets to offset the rental fee of $180.00 set by the Queen Elizabeth Playhouse. It is, therefore, respectfully requested that a grant equal to the rental fee be approved in favour of the Metropolitan Health Services of Greater Vancouver. The fees charged by the operator of the sound equipment will be borne by the Burnaby, Richmond and North Shore Health Departments."

Your Board submits the foregoing request of the Medical Health Officer for Council consideration.

INFORMATION

5. Tender Awards: June - September, 1970

The Purchasing Agent reports as follows:

"In accordance with Council policy, during the months of June, July, August and September, 1970, contracts for the following supplies were awarded by the Board of Administration:

Truck-Mounted Cranes
Firemen's Work Shirts
Eductor Type Street & Catch Basin Cleaner
Traffic Signal Equipment
Fibreglass Sewer Pipe
Fire Hose

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the information of Council.

* * * * * *

DESCRIPTION SEE PAGE(S) 51-52

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 16, 1970

RECOMMENDATIONS

1. The Second Western Symposium on Learning, Attendance - Mrs. A. Stec, Health Department.

The Director of Personnel Services reports as follows:

"The Western Washington State College, Bellingham, Washington, is presenting the Second Western Symposium on Learning, 'Early Learning' again this year on October 22 to October 23, 1970, at the Department of Psychology, Miller Hall, Western Washington State College in Bellingham.

The City Medical Health Officer advises that the contents of this symposium will be of great value and assistance to the Mental Health Division and that he wishes Mr. A. Stec, Psychologist II to attend. Mrs. Stec has signified her willingness to pay the registration fee and all other expenses but desires Leave of Absence With Pay for October 22 and 23.

As this request of the City Medical Health Officer is in accordance with Personnel Regulation 45-7, 'Employee paying his own expenses but requesting leave with pay', I recommend approval."

Your Board RECOMMENDS the foregoing recommendation of the Director of Personnel Services be adopted.

2. Woodlands School Workshop on Retarded Children for Public Health Nurses - Attendance - Miss G. Harmsen, Health Dept.

The Director of Personnel Services reports as follows:

"The above Workshop will take place at Woodlands School, New Westminster, on November 2 - 6, 1970, inclusive. It is sponsored by the Mental Health Services and the Health Branch, Department of Health Services and Hospital Insurance, Victoria, B.C., for public health nurses. The purpose of the Workshop is to provide participants with an opportunity to increase their knowledge and skills in the care of retarded children and providing services to these children and their families.

The program will consist of lectures, clinics, observation, and participation in the program being conducted. Although the emphasis is on retarded children, there will be opportunity to study care provided for children with other conditions such as cerebral palsy, emotional disturbances,

. . . Cont'd.

Clause No. 2 (Cont'd.)

autistic, etc. Attention will be director towards help which public health nurses can give parents.

The City Medical Health Officer wishes Miss G. Harmsen, Public Health Nurse I, to attend, who is assigned to provide public health nursing service to parents with defective children in the Health Unit 5 area.

The total cost to the City would be five days Leave of Absence with Pay, from November 2 to 6, 1970, inclusive."

Your Board RECOMMENDS that the request of the City Medical Health Officer be approved.

* * * * * *

FOR ADOPTION SEE PAGE(S) 52

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 16, 1970

The Board considered matters pertaining to Properties and submits the following report.

PART I

S U N D R I E S

RECOMMENDATIONS

1. Acquisition -
Georgia Viaduct Replacement

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, April 25, 1969, confirmed by Council April 29, 1969, approving the expropriation of Lots 3, 4 & 5, Block 21, D.L. 196, the owners having refused an offer of $57,500.00 and also appointing Mr. E.C.E. Todd as the City's nominee to the Board of Arbitration. Reference is also made to Item 1, Property Matters, Feb. 20, 1970, confirmed by Council Feb. 24, 1970, authorizing the Corporation Counsel to apply for a Vesting Order.

Subsequent to this, the owners through their solicitor, agreed to convey the property to the City without prejudice subject to an advance payment of $55,000.00. The property was conveyed and $55,000.00 paid.

These premises comprise a site 75' x 120', zoned CM-1, which was improved with three buildings which the City has had demolished to make way for the North East abutment of the Viaduct Overpass over Main St. 818-822 Main St., on Lots 3 & 4, was a one storey brick building with a floor area of 3595 square feet. At the rear was another one storey brick building with a floor area of 1200 square feet used for storage purposes. Both buildings were erected about 1900 and were in poor condition. 826 Main St. was a two storey frame building with a main floor area of 1250 square feet erected in 1948. The condition of this building was average for age and type.

The owners' solicitor had claimed $90,000.00 as representing the value to the owner but further negotiations and an additional appraisal have produced an offer to accept the sum of $61,000.00 in full settlement of all elements of claim.

The City Solicitor and the Supervisor of Property and Insurance, after review of the independent appraisals and of the owners' compensable costs, such as appraisals, legal fees, etc., consider the proposed settlement as reasonable and would recommended its acceptance.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle the acquisition of the above property for the total sum of $61,000.00 chargeable to code #172/1120."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Replotting - S.E. Sector

The Supervisor of Property and Insurance reports as follows:

"Block 6 of Blocks 6-8, D.L. NW¼ 334, which is bounded by 59th Ave., Doman St., Asquith Ave. and McKinnon St. is required for replotting purposes in connection with the expanded program of development in the S.E. Sector approved by Council on June 21, 1968.

This property is located in Area 'A' of the project and has an area of 1.38 acres. The parcel, which comprises a full City block according to the original subdivision plan, is vacant, overgrown with bush and without street access or other services, however, it is bounded on all 4 sides by dedicated street allowances, thus it has maximum subdivision potential. It is noted that, further to Resolution of Council of November 19, 1968, the Corporation Counsel was authorized to proceed with expropriation and was further authorized by Resolution of Council of February 4, 1969, to apply for a Vesting Order.

Negotiations have been proceeding for approximately 2 years with the owner and his solicitor. They stated initially that they did not wish to sell out-right and preferred to effect an exchange of properties on an equitable basis. Subsequently they requested the opportunity to appear before Council as a delegation and on July 9, 1970, Council passed the following motion:

'that the representation made by the delegation on July 7, 1970 be received and no further action be taken on this matter.'

Following further negotiations the owner has agreed to sell his property for the sum of $72,500.00 as of January 1, 1970. The City will be responsible for 1970 taxes in the amount of $1,296.41. This settlement is considered to be realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $72,500.00 on the foregoing basis, chargeable to Code #4906/243."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Amendment to Lease of City-Owned Lot
Sit: S/S of Kingsway, E. of Rupert St.

The Supervisor of Property and Insurance reports as follows:

"By resolution of Council dated January 20, 1970, Mr. David Hunter was granted a five-year lease of Lot 1, Block 16, D.L. 37 which is situated on the South side of Kingsway, East of Rupert Street, at a rental of $262.00 per month plus all taxes and subject to the present uses being continued for the term of the lease.

continued . . . / 3

Item No. 3 cont'd

The present uses, as defined in the previous agreement, stated that the premises be utilized for automobile parking, storage of shrubs and plants, and not other purposes.

Prior to signing the lease, the solicitor for Mr. Hunter had requested that the wording under conditions of use be revised to customer parking, retail display and sale of plants in connection with the business. This use does not conflict with the original intent and conforms with zoning by-laws, consequently there would be no valid objection to this request.

RECOMMENDED that the clause concerning use of the property be amended to allow customer parking and retail display and sale of plants in connection with the business."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

PART II

S A L E S

4. RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 19, D.L. 756 & Lot 20, D.L. 756
Sit: E/S Knight St. between 15th & 18th Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Brite Construction	19	Irregular	$12,130.00	City Terms @ 9-3/4%	1) This lot contains fill and no guarantee given to soil stability. 2) Subject to a P.U. easement over the S 20' of the W 4'.
Brite Construction	20	Irregular	$12,130.00	City Terms @ 9-3/4%	This lot contains fill and no guarantee given to soil stability.

Re: Lot 23, D.L. 756
Sit: E/S Knight St. between 15th & 18th Aves.

K. & W. Construction Ltd.	23	Irregular	$12,230.00	City Terms @ 9-3/4%	This lot contains fill and no guarantee given to soil stability.

5. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 81, D.L. 339, Plan 13659
Sit: E/S of Tyne between 48th & 54th Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Peter & Martha Regehr	81	Irregular	$15,500.00	Cash	

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FOR ADOPTION SEE PAGE(S) 52

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

OCTOBER 1, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, October 1, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held on September 3, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. "5-5-5 Plan" of Housing for Elderly People - Champlain Heights

At the last meeting of the Committee a communication from the Honourable Grace McCarthy, Minister Without Portfolio, was noted wherein she set out a proposal of the Provincial Government respecting self-owned apartments or condominiums for elderly people under the Strata Titles Act and requested an opportunity to meet with the Committee to discuss the plan. The Committee agreed with the request and left the arrangements with the Chairman.

The Honourable Grace McCarthy appeared before the Committee and explained the details of this Plan which was devised by the Department of Municipal Affairs and which is basically designed for elderly people who own a home, which, for many reasons, does not meet their special requirements. The self-owned apartment could be financed as follows:

(a) the applicant puts up $5,000 cash, derived from the sale of their home (some may wish to put up more).

(b) the B.C. Government provides a second mortgage of $5,000 under the Provincial New Home Building Assistance Act (which is paid only after occupation).

Clause 1 Continued

(c) the applicant obtains a first mortgage loan of $5,000, or up to $10,000

The applicant would become the registered owner of the apartment or condominium.

Mr. Pickstone advised that a suitable site being 1.27 acres which is located South of the proposed Shopping Centre at 54th and Kerr was available in Champlain Heights for this type of development which would contain about 100 units. The Minister advised that the Government would pay the market price for this land.

After considerable discussion, it was

RECOMMENDED that the "5-5-5 Plan" of housing for elderly people presented by the Honourable Grace McCarthy be adopted in principle and that the Property and Insurance Department be instructed to determine a fair market value for the 1.27 acres.

2. Co-operative Housing Project: Champlain Heights

At a meeting on August 13th, your Committee gave consideration to a proposal for a Co-operative Housing Project on a 6.6 acre parcel of land, being Site #9 in the Southeast Sector. At that meeting the Committee

"RECOMMENDED that the other Co-operative Societies be advised that a 6.6 acre section in the South East Sector has been set aside for a co-operative housing development and that they be invited to submit proposals; such proposals to be reviewed by the Committee in one months time;

FURTHER RECOMMENDED that the proposal submitted by the United Co-operative Housing Society be received and in the meantime the Board of Administration consider the ground rules that might apply for this form of development."

In a Board of Administration report dated September 29th, the Supervisor of Property and Insurance advised that an ad had been placed in the newspapers and letters were sent to the B.C. Central Credit Union and the Vancouver City Savings Credit Union advising that this parcel of land had been set aside for a Co-operative Housing development and proposals were to be in the hands of the Supervisor of Property and Insurance by September 28th, 1970.

Only one submission was filed, a preliminary proposal from J.E. Smith Realty Ltd. under date of September 28th, 1970, who requested an additional month in order that they could complete a detailed development scheme. However, the Committee in considering this proposal concluded that this was not a co-operative scheme within the terms that Council had intended and no action was taken.

Clause 2 Continued

The Supervisor of Property and Insurance further advised that the estimated market value of the site is $415,000 and the estimated rental to be based on 8% of the market value plus all taxes. The United Co-operative Housing Society had requested consideration be given to a 60 year lease agreement at 6% per annum. In the proposal submitted by the Society, their plans estimate the owner would qualify for the Home Acquisition Grant. In this connection the Honourable Grace McCarthy advised:

(a) that the Society would qualify if the land is owned by the City or the Crown.

(b) most of the applicants would have little trouble getting the grant from the Provincial Government as most would not have received the Home Owner Grant previously.

(c) the Province would enter into an agreement with the City whereby the City would agree not to permit an assignment of lease within 5 years.

Representatives of the United Co-operative Housing Society appeared before the Committee and a communication from the Secretary-Treasurer was noted wherein it was advised that the Executive Board of the United Church of Canada formally authorized the investment of $100,000 at 6% interest to provide interim development capital for the construction of family housing in the South East Sector as proposed by the United Co-operative Housing Society.

In the Board of Administration report of September 29th, the Director of Planning reviewed the regulations proposed for Site #9 (6.6 acres) and suggested:

"...that if Council is considering the release of land to the United Co-operative Housing Society it should either specify that the development be increased in density by substituting some garden apartments for townhouses or City Council provide a site which would be more appropriate for the townhouse-family type form of development that the Society is proposing. It is suggested that the 7.0 acre site (Site #18) in Area D would be more appropriate.

If the second alternative is selected, Council may also wish to reconsider the type of management for the garden apartment and townhouse site (Site #9). It is suggested that release for either a condominium or rental scheme would be suitable."

Mr. H. Pickstone advised that Site #18 in Area D was a more appropriate site and after considerable discussion, it was

RECOMMENDED

(a) THAT we approve in principle the plan proposed by the United Co-operative Housing Society and that Site #18 in Area D being at the intersection of the connection from Imperial Street to 49th Avenue and Boundary Road (7 acres) in Champlain Heights (formerly the Southeast Sector) rather

Clause 2 Continued

than Site #9 be set aside for this development;

(b) THAT the matter be subject to review after the Property and Insurance Department reports on the market value of Site #18, based on this proposal;

(c) THAT at this time the Committee approve the rental rate of 8% of the market value plus all taxes as set out in the Board of Administration report dated September 29th, 1970;

(d) THAT the Director of Planning and the Supervisor of Property and Insurance be requested to negotiate with the United Co-operative Housing Society and report back.

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3. Civic Funeral: Major J.S. Matthews

During consideration of the first item, His Worship the Mayor entered the meeting to inform members of Council the City Archivist, Major J.S. Matthews, had passed away and requested their consideration on the matter of a Civic Funeral.

RECOMMENDED

THAT a Civic Funeral be held for the late Major J.S. Matthews, City Archivist.

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PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

4. Kerrisdale Beautification Project

Council on August 11th referred the brochure dealing with the Kerrisdale Beautification Project to this Standing Committee for discussion on the possibility of proceeding with a long range co-operative study of Kerrisdale as suggested in the report of the Board of Administration dated June 1st, 1970.

Your Committee on September 3rd laid the matter over to the end of the month.

The Director of Planning gave a short report reference advising that the beautification of the area along the CPR railway tracks had been delayed as he is still waiting word from the CPR as to whether or not they will participate in this scheme. He further advised that the area west of the tracks on 41st Avenue will be reported on in due course since the consultant architects had been employed by the local committee to produce a scheme of development.

Alderman Sweeney requested the Director of Planning discuss with the CPR a proposal for diagonal parking along the railway right of way parallel to East Boulevard north of

Clause 4 Continued

41st Avenue as there is insufficient parking when large crowds attend activities at the Kerrisdale Arena.

Mr. H. Buchan, representing the Kerrisdale & District Commercial Association, and Mr. W.R. Rhone, Architect, were present and they confirmed that Mr. Rhone has been authorized to proceed with plans for the 2100 block West 41st Avenue.

After due consideration it was

RESOLVED that the officials of the CPR be requested to meet with this Committee with a view to expediting the first stage beautification project which involves railway lands;

FURTHER RESOLVED that Section (4) F of the Board of Administration report dated June 1st, 1970, be tabled for the time being.

The meeting adjourned at approximately 11:00 a.m.

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AMENDED
SEE PAGE 53

FOR ADOPTION SEE PAGE(S) 53

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

OCTOBER 1, 1970

An 'In Camera' meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, October 1, 1970, at 11:00 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Rankin

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held September 10, 1970, were adopted.

The following recommendation of the Committee is submitted for the action of Council:

RECOMMENDATION

1. Social Service Department Re-organization

At the Council meeting of September 29, 1970, the Board of Administration, under date of September 25, 1970, submitted the report "Establishment of Financial and Administrative Division" which was prepared by the Administrative Analyst, the Acting Social Service Administrator and the Director of Personnel Services. That report recommended the following:

"1. The report be now received and tabled until October 20, 1970, to provide an opportunity for the Union to review its contents.

2. The Administrative Analyst, the Acting Administrator and the Director of Personnel Services be authorized to arrange a series of staff meetings to review the report with employees of the Department.

3. That on October 20, 1970, the report be raised from the table and adopted."

At the Council meeting of September 29, 1970, the report was tabled by Council and referred to your Standing Committee for consideration. Council also instructed that the Acting Social Service Administrator meet with your Standing Committee when the referred report was under consideration.

Also before the Committee was the referral of May 26, 1970, of the following:

"That the work of social services be concentrated on those persons on social allowances who are most likely to become independent because of rehabilitation efforts."

. . . Cont'd.

Clause No. 1 (Cont'd.)

This was submitted to Council by the Board of Administration as a proposal for policy after consideration by Council.

Your Committee also had before it the memoranda of the Chairman of the Standing Committee dated February 25, 1970 and March 11, 1970. The Acting Social Service Administrator had advised Council, in his letter of resignation, of certain reservations that he personally held concerning the proposed re-organization of the Department. The letter advised that the Acting Social Service Administrator agreed with certain points of the proposed re-organization but did not fully support certain specific points. The points made by the Acting Social Service Administrator were:

> That the report does not deal with the whole Department and that no information has been given as yet on the portion of the Department providing the social services as distinct from financial services and that the major problems facing the Department today are a direct result, not of organizational or functional deficiencies, but of a simple shortage of staff.

The Acting Social Service Administrator advised that the staff, in May of 1970, were dealing with 14,000 cases and, in October, 1970, the same number of staff were expected to deal with 18,000 cases. He advised that the staff simply cannot deal with the volume. As further indication of his concern, the Acting Social Service Administrator advised that the amounts of cash handled by the Department had increased to over $2 Million a month, the highest it has ever been and that, in ten days in September, the Department had to process 1,500 new applications.

The Acting Social Service Administrator advised he agreed with the division of social service and financial service as a valid division of function.

The Acting Social Service Administrator then went into the detail of his concern re the removal of certain, if not all, decisions concerning financial support from the Social Worker who is directly connected with each case. His concern was that the Social Service Assistants, as proposed in the re-organization, would be responsible to the "Financial Division", to the detriment of the Social Worker contact and service to any individual client. The Acting Administrator detailed for the Committee the present system of processing financial support items and the proposed processing as he understood it from the report.

Mr. Astbury, Director of the North Unit, also spoke to the concern of the social work staff in the matter.

The Acting Social Service Administrator stressed again his concern that "Unit Management" as it relates to the care of the individual case be left as is and that the Social Service Assistants be used as aides to Social Workers in dealing with the clerical functions of the Department as has been done in pilot projects in the Department already.

. . . Cont'd.

Clause No. 1 (Cont'd.)

Your Committee discussed this matter at great length and, as time did not allow for a presentation of the proposals in the report of the Board of Administration and the Administrative Analyst, it was agreed that the Administrative Analyst appear before the Committee at its next meeting.

Your Committee

RECOMMENDS that the third recommendation of the referred report of the Board of Administration be amended by removal of the last word "adopted" and be replaced by the word "considered".

The Committee adjourned at approximately 11:50 a.m. to reconvene in open session.

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FOR ADOPTION SEE PAGE(S) 53

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

OCTOBER 1, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, October 1, 1970, at approximately 11:55 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)

CLERK TO THE COMMITTEE: M. James

Your Committee reconvened in open session following its 'In Camera' session immediately preceding. Please see 'In Camera' Minutes and Report of same date.

The following recommendation of the Committee is submitted for the action of Council:

RECOMMENDATION

1. Rubella Program

Previously, your Committee on Health and Welfare recommended, in its report of July 30, 1970, that a program for the control of Rubella in the City of Vancouver be approved by Council and that Council advance the funds for the payment of any extraordinary costs in connection with this control program. Your Committee also recommended that the senior Governments be requested to reimburse the City of Vancouver for the advances for the program in the usual proportion that infectious disease control programs were supported by the senior levels of Government.

At this meeting of your Committee, copies of the letters of September 9, 1970, to His Worship the Mayor, and September 15, 1970, to the Chairman of your Committee, from the Minister of National Health and Welfare were circulated. Both letters advised the policy of the Federal Government has not been one of supporting municipal programs of this nature directly. Also submitted for the information of the Members of your Committee was a report of the Board of Administration advising of the funding of immunization programs in British Columbia by the Federal and Provincial Governments.

In view of the negative response from the Federal Government and the absence of response, to this time, from the Provincial Government, your Committee

RECOMMENDS that Council vigorously pursue the matter of reimbursement of funds advanced by the City of Vancouver for this Rubella control program.

The meeting then adjourned.

* * * * * * FOR ADOPTION SEE PAGE(S) 53

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

October 8, 1970

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, October 8, 1970, at 9:40 a.m., in #1 Committee Room, City Hall.

PRESENT: Alderman Broome (Chairman)
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Sweeney, and Wilson

ABSENT: His Worship the Mayor (Civic Business)

CLERK: M. James

Adoption of Minutes

The Minutes of the meetings of August 13, 1970, and August 18, 1970, were adopted as circulated.

PART I

The following recommendations of the Committee are submitted to Council for consideration.

1. Crystal Pool Replacement

Previously Council had before it a Notice of Motion which would have the effect of requesting the City of New Westminster and the Municipality of Burnaby, who had been awarded the Summer Games, to place the required swimming facility for the Games at Central Park and would request the Park Board to reconsider the type of replacement required for Crystal Pool. This resolution was considered by Council on September 22, 1970 and with the agreement of the Mover and Seconder was amended and passed in the following form:

"THAT WHEREAS the cities of New Westminster and Burnaby have been awarded the Canada Summer Games;

AND WHEREAS they will be building an Olympic size spectator pool for these Games;

AND WHEREAS there is need for only one spectator pool in this area;

AND WHEREAS an Olympic size 8 lane 50 meter pool could be built for approximately One Million Dollars and provide facilities for Championship training;

AND WHEREAS if the Million Dollars thus not expended in replacing Crystal Pool could be used for two additional pools attached to the secondary schools;

THEREFORE BE IT RESOLVED that an invitation be extended to the Park Board to discuss with the Standing Committee on General Purposes the matter of the replacement of the Crystal Pool."

Present at this meeting of your Committee, in response to the invitation, was Commissioner A.E. Sandy Robertson, Commissioner Rebecca Watson, and the Superintendent of the Board of Parks and Public Recreation. For the information of your Committee the representatives of the Park Board submitted a statement dated October 7, 1970 on "an aquatic centre for Vancouver" and details of costs of recently installed 50 meter pools.

cont'd . .

It was reported to the meeting that the Mayor of the City of New Westminster had received the advice that the costs of their structure would be in the neighbourhood of $800,000 but if two are installed, the costs would be reduced to $600,000 each. The Committee presented to the members of the Park Board present, the thought that, which was suggested in the resolution, if costs for the Crystal Pool replacement can be reduced considerably, this would create funds for the construction of community oriented pools attached to the secondary schools.

The representatives of the Park Board pointed out that their concept from the development of an "aquatic centre" and that they are presently looking at various sites for the centre. They advised the Committee that they would be presenting to Council, on two separate occasions, reports on siting and final costs.

The matter was discussed with the representatives of the Park Board at some length and it was agreed by the Committee that information be sought from the City of New Westminster on the pool construction for the Canada Summer Games and it is

RECOMMENDED that the Council of the City of Vancouver request the Board of Parks and Public Recreation to report back on the matter of the Crystal Pool replacement to Council and

FURTHER RECOMMENDS that no further action be taken on the referred motion at this time.

2. Licensing of Lotteries Pursuant to Section 179A of the Criminal Code

Under date of May 8, 1970, the Board of Administration reported to City Council on the Order-in-Council issued by the Lieutenant-Governor-in-Council re regulations for the licensing of lotteries. The report dealt in some detail with the problems opposed by the regulations and their interpretation and the report noted the recommendation that the Department of Permits & Licenses of the City be the responsible City of Vancouver issuing authority for the licensing of lotteries. At the same time communications from Killarney Community Centre, Royal Canadian Legion Branch, No. 177, and the City Prosecutor were submitted to Council. Council at its meeting on May 12, 1970, referred the report and communications to this Standing Committee for consideration.

The Corporation Counsel reported orally to the Committee on the situation and his several attempts to clarify the regulations in the Order-in-Council with the office of the Attorney-General in Victoria.

The Committee discussed the matter and

RECOMMENDS that the City of Vancouver continue to issue licenses for lotteries generally, on the basis in the past at the discretion of the Council and

FURTHER RECOMMENDS that the City Prosecutor, the Corporation Counsel, and the Chief Constable be requested to:

(a) report on the matter of the changes necessary in the regulations and

(b) endeavour to continue to seek interpretation of the present regulations for report to Vancouver City Council and

FURTHER RECOMMENDS that the report of May 8, 1970, of the Board of Administration dealing with this matter be received.

AMENDED
SEE PAGE 53

3. Voting on By-laws by Non-owner Electors

On December 9, 1969, Council had before it the following resolution:

> "THAT an amendment to the Vancouver Charter be sought which will allow non-owner electors (resident electors and tenant electors) to vote on by-laws requiring the assent of the electors."

At that same meeting, Council referred the above resolution to your Standing Committee and requested that ratepayer organizations be asked to advise the Committee on this question.

The Board of Administration submitted a report on the results of the requests to 22 different ratepayers' and other concerned organizations in the City, which is as follows:

	Favour	Against
Apartment & Lodging House Assn.		x
Citizens Council on Civic Development	x	
South Hill Ratepayers'	x	
Kitsilano Ratepayers' Assn.		x*
Greater Vancouver Apartment Owners Assn.		x
Vancouver Board of Trade	x	
Building Owners & Managers Assn.		x
West End & Downtown Ratepayers' Assn.		x
Cassiar Ratepayers' Assn.	x	
Dunbar Homeowners' Assn.	x*	
Vancouver Tenants Council	x	
	6	5

* conditionally-please see letter

The Committee discussed this matter at some length and raised the points concerning money by-laws submitted to the electors by other organizations, i.e., Greater Vancouver Regional District, the Greater Vancouver Regional Hospital District, Board of School Trustees of School District No. 39 (Vancouver) and the matter of Local Improvement By-laws. It was noted that the City had, at the present time, power to incur liabilities for certain classes of "essential services" without being required to receive the assent of the owner electors.

The Committee discussed this matter and

RECOMMENDS that the matter be tabled until the Council meeting nearest the 15th of November and in the interim, the Board of Administration gather information from other major cities across Canada on the matter of non-owners voting on money by-laws and

FURTHER RECOMMENDS that the Corporation Council draft a proposed charter amendment: both reports to be submitted to Council when the matter is raised from the table.

FOR ADOPTION SEE PAGE(S) 53

PART II

The following action of the Committee is submitted to Council for information.

4. Time Attending Court

Council on August 11, 1970, passed the following resolution:

> "THAT the matter of time spent in Court by witnesses, police officers, social workers, et al, awaiting the pleasure of the Court, be discussed by the General Purposes Committee with a view to making recommendations to the appropriate authorities in an attempt to reduce the large amount of waiting time now being spent."

Under date of September 30, 1970, the Board of Administration submitted to your Committee a report prepared by the Court Clerk, Provincial Courts in Vancouver dealing with the matter.

In view of the time available and the necessity for further information from the various officials directly connected, the Committee

RESOLVED that the matter be deferred until such time as the Chief Constable, the City Prosecutor, the Senior Judge, Provincial Courts, and the Court Clerk, Provincial Courts, can be present to meet with the Committee.

The meeting then adjourned.

* * * * * *

FOR ADOPTION SEE PAGE(S) 53

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 22, 1970, in the No. 1 Committee Room at 11:55 a.m. with the following Members of the Council present:

PRESENT: Aldermen Bird, Broome, Calder, Linnell, Phillips and Rankin.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick (Civic Business)
Alderman Wilson (Civic Business)
Alderman Sweeney
Alderman Adams

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT, in the absence of His Worship the Mayor and Alderman Hardwick, the Deputy Mayor, Alderman Linnell take the Chair.

- CARRIED.

Report of the Standing Committee on Health and Welfare 'In Camera' dated October 22, 1970

MOVED by Ald. Broome,
SECONDED by Ald. Phillips,
THAT the report of the Standing Committee of Council on Health and Welfare 'In Camera' dated October 22, 1970, be adopted.

- CARRIED.

The Council then adjourned.

* * * * * *

The foregoing are Minutes of a Special Meeting of the Council on October 22, 1970.

MAYOR

CITY CLERK

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

OCTOBER 22, 1970

An 'In Camera' meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, October 22, 1970, at 10:55 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Broome, Calder, Phillips and Rankin.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick (Civic Business)
Alderman Wilson (Civic Business)
Alderman Sweeney
Alderman Adams

CLERK TO THE COMMITTEE: M. James

The Minutes of the meeting held October 1, 1970, including 'In Camera' Minutes of same date, were adopted.

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. Social Service Department Re-organization

At the last meetings of the Committee, the topic of the Re-organization of the Social Service Department was under consideration, and also under consideration was the report of the Board of Administration dated September 25, 1970, entitled "Social Service Department - Establishment of Financial and Administrative Division" which was referred to the Committee by the action of Council at its meeting of September 29, 1970.

In response to the first recommendation of the report of the Board of Administration, your Committee heard, as requested, from the Municipal and Regional Employees' Union who was represented by Mr. R.C. Ross, Business Manager, and Mr. Ken Derby, President, and Mr. E.D. Hepting, Supervisor of Control and Accounting Departments, City Social Service Department, and Mr. D.C. McDonell, East Unit Director, City Social Service Department. The representatives of the Union submitted to your Committee a "Report of the Social Service Department Employees on Reorganization of the Department" dated October 13, 1970. The submission contained 10 specific points and 6 specific recommendations.

The members of the delegation amplified the written submission by oral comment and example and replied to questions posed by Members of the Committee.

The Committee discussed seriatim the points (a) to (n) in the report of the Board of Administration dated September 25, 1970, and discussed at length further points to be included and, after explanation on the matters before the Committee by the Board of Administration and Administrative Analyst,

. . . Cont'd.

Clause No. 1 (Cont'd.)

RECOMMENDS:

(a) A "Financial and Administrative Services Division" be established in the Social Service Department.

(b) The Division be organized into three branches, namely:

i. Clerical Services Branch
ii. Financial Services Branch
iii. Accounting Services Branch

(c) The Division assume responsibility for:

i. prviding all administrative and clerical services;
ii. receiving applications, establishing eligibility, authorizing and issuing allowances;
iii. preparing and rendering accounts to obtain reimbursement of monies disbursed, approval of accounts payable, preparation of Canada Assistance Plan claims;
iv. other related duties.

(d) The number of established positions in the Division be 129 as detailed in Sections 2(b), 2(c) and 2(d) on pages 8 to 11 of the report and the total complement of the Department remain unchanged, in accordance with Council resolution of May 26, 1970.

(e) The office equipment required (two cheque writing machines and a mailing machine) be selected by immediate tender call; such machines to be rented for the balance of 1970 with an option to purchase in 1971 and the rental paid to be applied in whole or in part to the purchase price in 1971.

(f) The replacement cost of dictating equipment in use by the typing pool and telephone service be included as a 1971 budget item.

(g) The City Building Inspector be authorized to review the accommodation at 1530 West 8th Avenue (as soon as the Downtown space has been approved) so that he may submit recommendations for alterations to City Council in 1971.

(h) Mileage allowances be granted on a regular basis to the incumbents of the following positions:

i. Division Head
ii. Clerical Services Branch Head
iii. Financial Services Branch Head
iv. Supervisor and nine (9) Social Service Assistants of the Eligibility Section.

(i) The recommendations of the Director of Personnel Services at Section 7 (pages 21 to 24) be adopted.

. . . Cont'd.

Clause No. 1 (Cont'd.)

SUMMARY

	Proposed Classification	Effective Date
1 Position	Assistant Director - Financial & Administrative Services (Salary to be determined)	When adopted
1 Position	Clerk Stenographer II Pay Grade 10 ($389 - 459)	When adopted
1 Position	Social Service Assistant III (Supervisor) Pay Grade 27 ($825 - 990)	When adopted
1 Position	Accounting Supervisor - Welfare Services Pay Grade 23 ($722 - 825) *	When adopted
1 Position	Clerk V Pay Grade 22 ($657 - 788)	When adopted
1 Positions	Social Service Assistant II Pay Grade 22 ($722 - 788) *	When adopted
13 Positions	Social Service Assistant IA Pay Grade 19 ($575 - 687) or ($657 - 687) *	When adopted
8 Positions	Social Service Assistant I Pay Grade 17 ($526 - 629)	When adopted

* effective range under Personnel Regulation No. 160-1(a)(2)

(j) The new class specifications as prepared by the Director of Personnel Services (attached to Board of Administration report dated September 25, 1970) be approved:

i. No. 326: Assistant Director - Financial and Administrative Services
ii. No. 314-1: Social Service Assistant III (Supervisor)
iii. No. 301: Accounting Supervisor - Welfare Department
iv. No. 313-1: Social Service Assistant IA.

(k) Class Specification No. 012 "Administrative Officer - Social Service" be abolished.

(l) The temporary position of "Administrative Officer - Social Service" be abolished effective upon the appointment of the "Assistant Director - Financial and Administrative Services".

. . . Cont'd.

Clause No. 1 (Cont'd.)

(m) The recommendations of the Comptroller of Accounts that:

i. should funds be required for salaries, they be appropriated from Revenue Surplus - Prior Years pending final results at year end;

ii. Estimated rental costs of $4,525 for office equipment be provided from Revenue Surplus - Prior Years.

(n) In view of the current "abnormal" situation, a proportion of the recommended positions remain on a temporary basis subject to review after six (6) months and thereafter, at regular intervals to decide whether or not the temporary positions should become permanent.

(o) In initiating this Financial and Administrative Services Division it is not the intention of Council to adversely affect the position of Social Workers but rather to give them greater scope to exercise their professional competance by removing from them any responsibility for the financial and administrative aspects.

(p) The further implementation of new procedures be left in the hands of the Board of Administration with the general intention that they would not be initiated until the Social Service Administrator has been appointed and the reorganized staff of the division had been trained.

(q) The administrative arrangements should be considered as flexible and subject to change if improvements can be made.

FURTHER RECOMMENDS that the Board of Administration be instructed to report to Council on the classification and other related personnel matters of the position of Head of the Social Services Division, as outlined in the report of the Board of Administration dated March, 1970.

The meeting then adjourned.

* * * * *

FOR ADOPTION SEE PAGE(S) 14

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 27, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, under the direction of Mr. Drabeck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting, dated October 20, 1970, including 'In Camera', be adopted.

- CARRIED

(In respect of hostel accommodation for young transients referred to on page 9 of these Minutes, the Board of Administration advised a report would be submitted to the Council at its meeting on November 3, 1970)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Adjourned Council meeting, 'In Camera' be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the Minutes of the Special Council meeting, dated October 22, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Grant Request:
Garibaldi Olympic Development Association

The Council further considered the following motion, tabled on October 20th to this meeting and a report dated October 6th submitted by the Board of Administration setting out detail on the matter.

MOVED by Ald. Wilson,
THAT an additional grant of $5,000 be made to the Garibaldi Olympic Development Association in connection with its promotional expenses respecting Whistler Mountain as a potential site for the 1976 Winter Olympics.

- CARRIED BY THE REQUIRED MAJORITY

(The motion was put and carried.)

2. Georgia Street Overpass:
C.B.C. Development

On October 20th, the Council deferred the following motion to this meeting:

MOVED by Ald. Broome,
THAT the City Council considers the Georgia Street overpass connecting the proposed C.B.C. development to the Queen Elizabeth Theatre to be part of the C.B.C. development and,

FURTHER THAT the Director of Planning so inform the C.B.C. and their architects.

- CARRIED

(The motion was put and carried.)

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Centennial Museum: T.V. Monitoring

(b) Rezoning: N/W corner of Granville and King Edward Avenue

3. Peddlers

The City Clerk advised of request from Mr. J. Stanton, Barrister, that this whole matter be deferred to the November 3rd meeting of the Council and therefore it was agreed the matter be deferred for consideration on November 3rd.

VARIATION IN AGENDA

MOVED by Ald. Phillips,
THAT the agenda be varied to permit consideration at this time of a motion respecting 'Voters' List on Computer Tapes'.

- CARRIED

UNFINISHED BUSINESS (cont'd)

4. Voters' List on Computer Tapes: Candidates

On October 20th, the following motion was deferred for further consideration at this time:

MOVED by Ald. Phillips,
THAT WHEREAS the City's Voters' List is a public document available free in duplicate to every candidate;

AND WHEREAS it is important that voters be correctly advised of where to vote;

AND WHEREAS citizens have been wrongly advised by where-to-vote cards copied from the printed Voters' List as many voters refer to these cards rather than the City's card;

AND WHEREAS the City records the Voters' List on computer tape and such tape can be easily duplicated;

THEREFORE BE IT RESOLVED THAT any candidate be entitled to take one of his Voters' Lists in the form of a computer tape, at the City's cost plus 20%.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Calder	Alderman Wilson
Alderman Phillips	Alderman Sweeney
Alderman Hardwick	Alderman Bird
Alderman Rankin	His Worship the Mayor
	Alderman Linnell
	Alderman Broome
	Alderman Adams

(The motion was declared lost.)

COMMUNICATIONS OR PETITIONS

Multiple Service Center
Skeena Terrace Tenants Association

MOVED by Ald. Linnell,
THAT, pursuant to request from the Skeena Terrace Tenants Association, approval be given to a delegation from that organization on the subject of a Multiple Service Center for the community.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 23, 1970

Works and Utility Matters

Parade in Downtown Area
Vietnam Action Committee (Clause 3)

Pursuant to request received, the Council agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see pages 13 and 14)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated October 23, 1970, Clauses 1 and 2 be adopted and Clause 4 received for information.

- CARRIED

Social Service and Health Matters

Illegal Suite - Hardship Case
Mr. Piara Singh Sandhu (Owner) - Clause 1

The Council considered the application submitted by the Board of Administration under the Hardship Policy, of illegal suite at 875 West 63rd Avenue, approval being requested by Mr. Piara Singh Sandhu, the owner. The Hardship Committee reported pointing out the circumstances in respect of this illegal suite installed in the basement and now being occupied as a separate housekeeping unit in violation of the By-law.

It is suggested the Council consider either refusing the application for approval or granting the application for a limited period.

MOVED by Ald. Adams,
THAT this illegal suite be permitted to be continued for a limited period of two years, by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action, however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period.

- CARRIED

Accumulation of Refuse:
1447 Rupert Street (Clause 2)

The Board of Administration submitted a report from the Medical Health Officer in respect of the accumulation of refuse on the premises at 1447 Rupert Street, owned by Mr. J. Doughty. The administrative action in an endeavour to maintain this property in a tidy condition is set out in the report.

MOVED by Ald. Bird,
THAT the Board of Administration be instructed to arrange to have this property cleaned up and the expenditure in connection therewith be placed as a charge against the property.

- CARRIED

Licenses and Claims Matters

Claim: Mrs. Catherine Jowett
(Clause 2)

It was agreed to defer consideration of this report pending the hearing of a delegation as requested.

Finance Matters

Social Service Government Reporting

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Finance matters), dated October 23, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters, October 23, 1970

Registration of Subdivision Plan of Area 'A': Champlain Heights

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Property matters), dated October 23, 1970, be adopted.

- CARRIED

C. Sale of City Property

MOVED by Ald. Linnell,
THAT the following report of the Board of Administration dated October 23, 1970, be adopted:

"RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer.

Re: Lot 18 & 26, D.L. 756
Cul-de-sac East of Knight
North of 18th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Josef Stanzl	18	51' x 107.84' / 41' x 117.85'	$12,135.00 (each)	City Terms @ 9-3/4%	Lot 26 subject to Bulkhead agreement.
	& 26	Irregular			These lots known to contain fill and no guarantee given to soil stability.

Re: Lots 14, 15, 16 & 17, D.L. 756
Sit: E/S Knight, North of 18th Ave.

Vancouver Chinese Alliance Church	14	47' x 154.11' / 153.38'			These lots known to contain fill and no guarantee given to soil stability.
"	15	47' x 154.84' / 154.11'	$12,350.00 (each)	City Terms @ 9-3/4%	Subject to the approval of the scheme of development by the TPB, within 60 days.
"	16	47' x 155.56' / 154.84'			
"	17	31.66' / 54.04' x 157.44' / 155.56'			Lots 16 & 17 are subject to Bulkhead Agreement.

Re: Lot 41 amd., Blks. 47, 50 & 51
D.L. 37 E/S Stamford N. of Kingsway

Bawn Construction Ltd.	41 amd.	Irregular	$8,480.00	City Terms @ 9-3/4%	Double fronting lot. Development Permit to be referred to TPB for approval of buildings in relation to size.

Re: Lot 28 (except 10' x 10' corner cut-off),
Blk. 5, D.L. 320 E/S Alma, N. of 48th Ave.

V. Setty Pendakur	28	50' x 136'	$16,800.00	City Terms @ 9-3/4%	"

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Grant: Salvation Army
Red Shield Building Fund

MOVED by Ald. Adams,
THAT consideration of the report of the Board of Administration dated October 23, 1970, be deferred pending the hearing of a delegation as requested by the Salvation Army Red Shield Building Fund.

- CARRIED

E. Hostels

The Board of Administration, under date of October 23, submitted an information report on the subject of hostels, pointing out the action taken in endeavouring to find additional and suitable hostel facilities. Details on buildings considered suitable for adaptation for hostel use are set out and it is concluded that a building located at Arbutus Street and 11th Avenue for the purpose has been proposed to the Department of Social Improvement, Rehabilitation and Human Resources, Victoria, for consideration. A reply from the Assistant Deputy Minister, reads as follows:

> 'The matter has been laid before the Honourable P.A. Gaglardi. However, the Minister does not wish to make a decision regarding participation at this time as we are presently reviewing the matter of assistance to single persons.'

In the report, reference is made to the Continental Hotel which is proposed to accommodate single transient women. It is reported alterations are being made and the building is expected to be ready for occupancy in March, 1971. The question is raised as to whether a portion of the 200 beds which will be available in this building should be for men as well as women.

MOVED by Ald. Wilson,
THAT the report of the Board of Administration dated October 23, 1970, be received for information;

FURTHER THAT the subject matter of a hostel be referred to the Chairman of the Standing Committee on Health and Welfare to discuss with the Minister of Social Improvement, Rehabilitation and Human Resources, Victoria, the matter of the extension of hostel operation on the same program as is the case with the Pacific Hostel.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Council re-affirm its already approved policy in respect of operation of the Continental Hotel.

- CARRIED

The Committee of the Whole Council recessed at approximately 10:45 a.m., to reconvene 'In Camera' in the Mayor's Office, following which the Committee reconvened in open session in the Council Chamber at approximately 11:15 a.m. with the same members of the Council present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Proposed Camosun Park Extension

The Board of Administration, under date of October 7, 1970, submitted a report in the matter of the proposed Camosun Park extension, setting out an historic review of the Council's past action particularly with respect to 33' privately owned lots within the Camosun Bog Park site. It is advised consideration has been given to the optimum boundary of the park and the matter of suitable subdivision of part of the City-owned land on the periphery of the site to create lots for sale. The report concludes with the following recommendations of the Director of Planning, Superintendent of Parks, Supervisor of Property and Insurance and the City Engineer:

"1. City Council confirm the north, south and eastern boundary of the proposed park as shown on the map attached as Appendix I.*

2. The Supervisor of Property and Insurance be authorized to:

(a) negotiate with the owner of privately-owned Lot 15, Sub. 4, Block 43, D.L. 139 for exchange with City-owned Lot 14, Sub. 4, Block 43, D.L. 139, on the understanding that it be consolidated with Lot 13.

(b) arrange the subdivision and servicing of the 1.7 acres of City-owned land east of Camosun Street between the lane south of 19th Avenue and 21st Avenue.

(c) negotiate for the purchase of the remaining three privately-owned lots in Block 42, D.L. 139."

(*The Appendix referred to is on file in the City Clerk's Office.)

The Board of Administration recommends that the report of the Director of Planning, Superintendent of Parks, Supervisor of Property and Insurance and the City Engineer be approved, subject to the concurrence of the Board of Parks and Public Recreation.

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Meeting: Department of Justice
'Breath Tests for Blood Alcohol Levels'
Attendance: E. J. Fennell

MOVED by Ald. Rankin,
THAT, pursuant to the Board of Administration report dated October 23, 1970, Mr. E.J. Fennell, City Analyst, be granted leave of absence with pay to attend the meeting with members of the Federal Department of Justice on breath tests for blood alcohol levels, to be held in Ottawa on the dates of November 2nd to 4th, inclusive; it being understood that the Federal Department of Justice has accepted responsibility for all expenses.

- CARRIED

H. Report of Special Committee re
Illegal Suites, October 16, 1970

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of October 16, 1970:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

George Balonis (tenant), 1836 West 11th Avenue
Giacinto Cosentino (owner), 4726 Gothard Street
Sara Louie Creighton (tenant), 7357 Granville Street
Thomas F. Fitzpatrick (tenant), 2812 Alberta Street
Miss Betty MacLean (tenant), 2568 East 4th Avenue
Mrs. Helen Noppen (tenant), 820 East 33rd Avenue
Mrs. Maria Racanelli (tenant), 2476 East 10th Avenue
Wilfred Speirs (owner), 5456 East 50th Avenue
Frederick Vick (tenant), 1717 East 7th Avenue

(b) The following application be approved for six months from the date of this resolution:

George William Barnaby (lessee), 565 East 44th Avenue

(c) The following applications be approved for one year from the date of this resolution:

Peter J. Allan (tenant), 999 West 20th Avenue
Charles and Irene Balint (owners), 3044 Clark Drive
Mrs. Angelena Burmas (tenant), 1561 East 35th Avenue
Wai Kin Chung (tenant), 6454 Windsor Street
Richard Clary Harris (tenant), 999 West 20th Avenue
Raymond K. Miller (tenant), 419 East 57th Avenue
Sohan Singh Sidhu (owner), 5088 Moss Street

(d) The following applications be not approved:

David and Dianne Field (tenants), 2515 West 2nd Avenue
Juan Guerrero (owner), 4272 Perry Street
Lawrence E. Wamsley (lessee), 590 West 16th Avenue
Manouhar Begg (owner), 974 East 28th Avenue

(e) In respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, containing recommendations (a) to (e) be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

A report on the Stanley and New Fountain Hotels was considered at which time a motion was made bv Alderman Hardwick to receive this information report by the Board of Administration, dated October 26th. However, the Committee decided to defer this report, together with reports dealing with a brief to Senior Governments on Unemployment, and the request for a Parade: TEAM, for later consideration. (see pages 14, 15, 16)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #4018
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4018, being the Tax Prepayment By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND THE ZONING AND DEVELOPMENT BY-LAW (certain parcels in the S.E. Sector)

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Street Names: S.E. Sector
Toderick and Arlington

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the street names 'Toderick' and 'Arlington' be reviewed by the Street Naming Committee with the suggestion Toderick Street be re-named to that of the related Avenues and where streets such as Toderick and Arlington are broken by intervening areas, the name be not continued for the divided street portions.

- CARRIED

(Plan Z-135-A attached to By-law 4515, refers)

MOTIONS (cont'd)

2. Allocation of Land for Highway Purposes (Various Locations)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. West 7 feet of Lot 12, Block 9, West ½ of District Lot 738, Group 1, New Westminster District, Plan 1681 (6572 Knight Street)

2. West 7 feet of Lot 19, Block 9, West ½ of District Lot 738, Group 1, New Westminster District, Plan 1681, (6650 Knight Street)

3. East 7 feet of Lot 29, Block 3, District Lot 739, Group 1, New Westminster District, Plan 1645 (6721 Knight Street)

4. East 7 feet of Lot 32, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645 (6603 Knight Street)

5. West 7 feet of Lot 46, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770 (7248 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. War Measures Act and Illegal Assemblies

On October 20th, Notice was called on the following motion:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Vancouver City Council commend the Parliament of Canada for their action in implementing the War Measures Act as an interim means of counteracting and controlling violence indulged in by law breakers in some areas of Canada;

FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada;

FURTHER BE IT RESOLVED THAT the Mayor be requested to discuss with the Police Commission means of preventing assembly of people upon public property by organizations advocating the overthrow by force of constituted government in Canada and who are participating in subversive activity.

(changed)

Alderman Wilson requested, and permission was granted, to delete the last resolved portion of the motion and also agreed to the suggestion that in the first resolve, the words 'law breakers' be struck and the word 'insurrectionists' be inserted in lieu thereof.

cont'd....

MOTIONS (cont'd)

War Measures Act and
Illegal Assemblies (cont'd)

The motion, as changed, now reads as follows:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Vancouver City Council commend the Parliament of Canada for their action in implementing the War Measures Act as an interim means of counteracting and controlling violence indulged in by insurrectionists in some areas of Canada;

FURTHER RESOLVED THAT a copy of this resolution be forwarded to the Prime Minister of Canada.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	
Alderman Linnell	
Alderman Hardwick	
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	

The motion was declared carried.

The Council recessed at approximately 12:00 noon, to reconvene at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., with the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION REPORTS

5. Centennial Museum:
T.V. Monitoring

The Council considered a Board of Administration report of September 25, 1970, containing recommendations in the matter of installing a T.V. monitoring system in the Centennial Museum and the appointment of consultants in connection therewith.

The Business Manager of the Municipal and Regional Employees' Union appeared before the Council earlier in the proceedings and submitted a brief in opposition to the proposal.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION REPORTS

Centennial Museum:
T.V. Monitoring (cont'd)

MOVED by Ald. Sweeney,
THAT this whole matter be tabled for consideration as soon as possible after the appointment is made to the position of Director of Museums;

FURTHER THAT the new Director be requested to report on this proposed monitoring service for the Council's information when further considering the matter.

- CARRIED

Works and Utility Matters

Downtown Parade:
Vietnam Action Committee (Clause 3)

The Board of Administration submitted a report of the City Engineer on a request from the Vietnam Action Committee for permission to hold a parade in the downtown area to protest the war in Vietnam.

It is proposed to assemble on October 31 at 12:00 noon, in front of the Court House, follow a route at 12:45 p.m. east on Georgia Street to Granville Street, south on Granville to Broadway, east on Broadway to Cambie and south on Cambie to the City Hall where, at 2:00 p.m. a rally is scheduled.

The Transit Authority anticipates some delays in service would result. The Police Department advise some disruption to traffic is expected and that all available enforcement manpower would be required to control the parade. The Council is requested also to consider the matter of permission to rally on the City Hall Grounds.

A representative of the Vietnam Action Committee appeared in support of the request.

MOVED by Ald. Rankin,
THAT the application for the parade as requested, together with permission to rally on the City Hall grounds, be approved.

(amended)

MOVED by Ald. Adams, in amendment,
THAT the following words be added to the motion of Alderman Rankin:

'subject to the time and route of the parade being satisfactory to the Chief Constable and the City Engineer.'

- CARRIED

A recorded vote was requested on the amendment. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Broome	Alderman Rankin
Alderman Hardwick	
Alderman Linnell	
Alderman Adams	
Alderman Wilson	
Alderman Sweeney	
Alderman Bird	
His Worship the Mayor	

The amendment was put and carried.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION REPORTS

Downtown Parade:
Vietnam Action Committee (cont'd)

The motion as amended and reading as follows was put and, - CARRIED

'THAT the application for the parade as requested, together with permission to rally on the City Hall grounds, be approved, subject to the time and route of the parade being satisfactory to the Chief Constable and the City Engineer.'

(Alderman Rankin voted in the negative).

6. Rezoning: N/W Corner of Granville and King Edward Avenue (Mr. H.S. Fan)

The Board of Administration report dated October 16, 1970, was further considered in respect of application from Mr. H.S. Fan to rezone the N/W corner of Granville and King Edward Avenue from an RS-4 One-Family Dwelling District to a C-2 Commercial District. The Technical Planning Board recommends against the application and this recommendation is endorsed by the Town Planning Commission. The Board of Administration recommends the application be refused.

Mr. Fan appeared before the Council in support of the application.

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration, recommending refusal, be adopted.
- CARRIED

COMMITTEE OF THE WHOLE

After the hearing of delegations, it was,

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.
- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Downtown Election Parade: TEAM

The Board of Administration submitted a report of the City Engineer in respect of a request of The Electors Action Movement for permission to hold a parade in the downtown area on Sunday, November 1, 1970, commencing at 7:00 p.m. The proposed route is as follows: Columbia Street, from Cordova to Alexander, Alexander Street, from Columbia to Carrall, Water Street, from Carrall to Abbott.

MOVED by Ald. Bird,
THAT this application be approved, subject to the approval of the Chief Constable and the City Engineer in respect of time and route.
- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Amendment to Parade Regulations:
Definition of Downtown Area

MOVED by Ald. Broome,
THAT the present parade regulations in respect of the downtown area be amended to include the following:

"That, in view of the relatively large number of candidates and the fact that Civic Elections always occur during the period that Christmas traffic regulations are in effect, no parades or sound trucks be permitted in the central district (as defined in the Street and Traffic By-law) during shopping hours (as defined in the Shops Closing By-law) while the Christmas traffic regulations are in effect."

- CARRIED

I. Renovation of the Stanley and New Fountain Hotels

The Board of Administration, under date of October 26, 1970, submitted an information report from the Director of Planning in respect of renovation of the Stanley and New Fountain Hotels, pointing out the Technical Planning Board has resolved the development permit application be approved, subject to certain conditions and the prior submission of a report to the City Council for information.

MOVED by Ald. Hardwick,
THAT this information report be received and issuance of the development permit be expedited.

- CARRIED

J. Brief to Senior Governments on Unemployment

Pursuant to the Council's instructions on October 6th, the Board of Administration submitted a brief on unemployment in which certain actions are proposed for the consideration of the Senior Governments.

On October 6th the Council authorized the appointment of a delegation to present the City's submission to the Senior Governments.

MOVED by Ald. Broome,
THAT the brief be approved on the understanding the Board of Administration will investigate the matter of 'capital cost allowance' for inclusion in the brief if considered advisable.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - New Hudson Street Crossing: Fraser River	advised the Honourable Arthur Laing inferred that the City Council is responsible for holding up the development of the Hudson Street crossing of the north arm of the Fraser River. The Alderman suggested a Report Reference be given to the Council on the situation.
Alderman Wilson - Resident Parking: 2600 Block Triumph Street	advised of submitting a motion for Council's later consideration respecting provision of resident parking throughout the 2600 block Triumph Street.
Alderman Bird - Community Centre and Senior Citizens' Accommodation: West End	advised of information given to him that no steps have been taken to draw the plans for this development. Commissioner Sutton Brown reported that as yet an agreement has not been concluded with Central Mortgage and Housing Corporation.
Alderman Adams - Manpower Requirements: Police Department	requested the Board of Administration advise when a report will be submitted on the Police Department manpower request. Commissioner Sutton Brown reported the Board of Administration is obtaining information for a Council report.
Alderman Hardwick - Urban Renewal Study, City of Vancouver under Part V National Housing Act	reported that the Central Mortgage and Housing Corporation was in possession of this report and enquired therefore when the Council would be given the information. Commissioner Sutton Brown advised the report is not available as yet.
Alderman Hardwick - False Creek Reports	enquired of progress being made with respect to False Creek reports. Commissioner Sutton Brown spoke to the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Indigent Burials

enquired with respect to the Council receiving a delegation from the Undertakers' Association in the matter of indigent burials. It was reported the Board of Administration was submitting information to Council on the matter at the next meeting, including the request of the undertakers to appear.

Alderman Linnell - Certain Services: Salish Subdivision and Musqueam Village

enquired with respect to a report on certain matters raised by Mr. Garde B. Gardom, Barrister, in a letter dated October 14th respecting certain specific services in the Salish Subdivision and Village.

The City Clerk and Board of Administration advised such letter has not been received by them.

His Worship agreed to expedite consideration of the matter.

Alderman Broome - Borrowing Debt Charge on Real Estate

referred to an article in the 'Courier' by Aldermen Phillips, Hardwick and Calder stating that a newspaper editorial was in error in reporting that debts resulting from the borrowing of money are a first charge on real estate. The Alderman requested the Corporation Counsel's comments.

Mr. Baker advised that if the City failed to meet its obligations on bond issues, the taxes could be increased to meet such obligations.

MOTIONS (cont'd)

4. Resident Parking: 2600 block Triumph Street

MOVED by Ald. Wilson,
THAT the parking for residents only provision be made applicable throughout the 2600 block Triumph Street.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

Alderman Broome and Alderman Linnell submitted the following Notice of Motion, which was recognized by the Chair:

1. Assistance to Urban Municipalities

MOVED by Ald. Broome, SECONDED by Ald. Linnell
THAT WHEREAS in the Speech from the Throne, delivered on October 8, 1970, among other things, it was stated:

'One of the greatest of the challenges to individuality comes from the increasing pressures of urban living. It is estimated that eighty per cent of the population of Canada will be resident in a few large cities by the end of this century.

cont'd

NOTICE OF MOTION (cont'd)

Assistance to Urban Municipalities (cont'd)

By comparison with the recent past, this is a new face of Canada bringing with it a new accumulation of problems. One of those problems is the need for adequate housing, another the provision of the many services necessary in an urban environment. Much progress has already been attained in these areas, but much more remains to be done. To solve the problems will require an ever-increasing share of the nation's financial resources; not to solve them to permit unmanaged growth, would result in an unacceptable drain on the nation's human resources. To foster co-ordination of the activities of all levels of government, and to contribute to sound urban growth and development, the Government proposes the re-organization of its urban activities under the direction of a Minister of State for Urban Affairs and Housing. The Government seeks, by making rational its efforts in these fields, and through consultation with those mostly concerned, to help Canadians reach and implement the decisions that will determine their urban future."

AND WHEREAS Mayor Dent of Edmonton, President of the Canadian Federation of Mayors and Municipalities, stated, on behalf of that organization, that:

"The Canadian Federation of Mayors and Municipalities welcomes the Federal Government's decision to name a Minister of State responsible for Urban Affairs and Housing. We believe that the move, as outlined in the Throne Speech, constitutes a firm and responsible commitment on the part of the Federal Government to do its fair share in meeting all Canadian government's common responsibilities towards the Canadian Urban Dweller."

AND WHEREAS the provision of rapid transit represents a major priority in the servicing of large urban metropolitan areas;

AND WHEREAS the Hon. Dan Campbell, Minister of Municipal Affairs, stated that the Provincial Government would contribute up to 37½% of the cost of providing such a transit system for the Vancouver metropolitan area;

AND WHEREAS the Vancouver Sun, in its issue of October 24, 1970, reports that the Hon. Arthur Laing stated that

"the Federal Government has no intention of helping to pay for Greater Vancouver's proposed $300-million rapid transit system"

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request from the Prime Minister of Canada clarification as to whether the Speech from the Throne represents government policy in regard to assistance to urban municipalities, as the statement by Mr. Laing seems to repudiate this policy.

(Notice)

(Alderman Wilson suggested to Alderman Broome he may wish to raise this matter in the meeting of the Standing Committee on Transportation on Thursday, October 29th, when this whole question will be under review).

The Council adjourned at approximately 3:30 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated October 27, 1970.

MAYOR

CITY CLERK

OCTOBER 23RD, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Sewers Prior to Paving

"The following sewers are in poor condition, and should be replaced before the streets can be paved.

a)	Sewer on 17th Avenue between Glen & Inverness Including extension on Inverness Street to the lane South of 16th Avenue	Estimated Cost	$ 14,000
b)	Sewer on 18th Avenue between Inverness Street and Knight Street		24,000
c)	Sewer on 20th Avenue between Inverness and Clark Drive		9,500
		Total	$ 47,500

I RECOMMEND that $47,500 be appropriated for this work from Account Code 0116/7906, "Miscellaneous - Unallocated" in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer on Cypress Street from Second Avenue to the Lane South

"This defective sewer must be replaced prior to proposed paving.

Estimated cost $ 7,100

I RECOMMEND that $7,100 be appropriated for this work from Account Code 0116/7903, "Prior to Paving - Unallocated", in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved

FOR ADOPTION SEE PAGE(S)

CONSIDERATION

3. Parade in Downtown Area - Saturday, October 31st, 1970

The City Engineer reports as follows:

"The Vietnam Action Committee in a letter dated October 8th, 1970, signed by Sheila Turgeon, Secretary of the Committee, are asking for permission to hold a parade in the Downtown area to protest the war in Vietnam.

The proposal is as follows:

Assembly:	12:00 Noon	-	October 31st, 1970 - in front of the Court House
Route:	12:45 P.M.	-	East on Georgia St. to Granville St. South on Granville St. to Broadway East on Broadway to Cambie St. South on Cambie St. to 12th Ave. to the front of the City Hall; then
Rally:	2:00 P.M.	-	on City Hall Grounds
Dispersal:	3:30 P.M.	-	from City Hall as individuals.

The Transit Authority advise that they expect some delay to services to occur.

The Police Department will control the parade but advise that they do expect some disruption to traffic to occur and point out that to control a parade of this nature they must use all available enforcement manpower, which leaves no men for routine traffic duty.

The Vietnam Action Committee's request to hold a parade from the Court House to City Hall via Georgia Street, Granville Street, Broadway, Cambie Street and 12th Avenue on October 31st at 12 Noon and to hold a rally on City Hall Grounds at 2:00 P.M. is referred to Council for Consideration."

Your Board submits the matter to Council for CONSIDERATION.

INFORMATION

4. Block 42 Construction

The City Engineer reports as follows:

"On January 27th, 1970, the City Engineer submitted a report to Council on the construction of Block 42. That report outlined the Downtown Business Association's concern that careful consideration be given to traffic arrangements during the period when Block 42 is constructed, and concluded with the following statement:

> 'Since construction of Block 42 is a few years away, it was agreed (between the City, the Developer and Downtown Business Association) that this matter would be put outstanding for six months, at which time the situation would be reviewed.'

continued . . . /3

Item No. 4 cont'd

A review in July, 1970, indicated that Pacific Centre was still formulating plans for the development schedule of Block 42, and proposals re traffic arrangements during construction could not be fruitfully discussed with the City until these plans were further developed.

Recent discussions with Pacific Centre officials indicate that it will be a few more weeks before they can present their proposals for discussion. When we receive these we intend to meet with DBA officials to obtain their comments before finally arriving at a program for handling traffic during construction.

These traffic arrangements will then be the subject of a report to Council."

Your Board submits the matter to Council for INFORMATION.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 102, 112

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Illegal Suite - Hardship Case
Mr. Piara Singh Sandhu (owner),
875 West 63rd Avenue

An application for consideration under City Council's hardship policy has been received from Mr. Piara Singh Sandhu owner of the property at the above address. As Chairman of the Hardship Committee, the City Building Inspector reports as follows:

"The Committee noted that the building was erected in August 1968 as a one family dwelling, and it was further noted that the applicant obtained a building permit on December 31, 1969 for the installation of a playroom, recreation room, bedroom and a three-piece bathroom in the basement of this one family dwelling. Subsequent inspection on July 10, 1970 found that the basement was now occupied as a separate housekeeping unit.

The Committee felt that this was a flagrant violation of the Zoning and Development By-law and were inclined to recommend refusal of the application and request that immediate enforcement action be taken. Examination of the declaration however, due to the debt incurred by the installation of the illegal unit, would appear to substantiate that the discontinuance of the basement accommodation would effect a hardship on the applicant.

Council may wish to:

(a) refuse the application and instruct the Building Inspector to enforce the Zoning and Development By-law, or

(b) grant the application for a limited period of two years in which time it is felt that the debt incurred by the installation of the unit will be substantially reduced."

Your Board submits the foregoing for Council's consideration.

INFORMATION

2. Accumulation of Refuse:
1447 Rupert Street

The Medical Health Officer reports as follows:

"The City Clerk received a letter from Mr. Alexis Bird regarding the accumulation of refuse on the premises at 1447 Rupert Street, which is owned by a Mr. J. Doughty.

This Department's records show that this site which consists of a lot with a dwelling on it and a vacant lot has been a problem to various civic departments due to the storage of large amounts of material of questionable value since 1942.

Clean up and removal of materials from this site, including those stored within the dwelling, have been carried out by the City of Vancouver Engineering Department by Resolution of Council in 1955 and in 1957. This property was further dealt with by Resolution of Council in 1965 but Mr. Doughty removed the accumulation of materials before the City crews took action.

cont'd...

Clause 2 continued:

This Department has kept this site under surveillance over the years and has accomplished many partial cleanups In March 1969 Mr. Doughty advised us that he was moving from 1447 Rupert Street to Mission, B.C., but when questioned in February 1970 he stated that he had now decided to remain at this address. Mr. J. Doughty commenced a clean up at this time but by June had not progressed to our satisfaction.

We attempted to lay charges with the City Prosecutor at this time under the Untidy Premises By-law but were advised by the Prosecutor to obtain from Mr. Doughty the admission that he was the owner of the materials stored at this site.

To date we have not been able to contact Mr. Doughty to engage him in conversation but an appointment has been made with the City Prosecutor to again attempt to proceed with Court action under the Untidy Premises By-law."

Your Board submits the above report for the information of Council.

*****

FOR ADOPTION SEE PAGE(S) 102

LICENSES & CLAIMS MATTERS

INFORMATION

1. Claim #10779, Mrs. Catherine Jowett
#207-376 N. Garden Drive
Vancouver 6, B. C.

The Corporation Counsel reports as follows:

"I have been asked to comment on the attached letter from Ernest Jowett on behalf of his wife, Mrs. Catherine Jowett.

Mrs. R.C. Winkelman, on behalf of her mother, first submitted this claim to the Law Department on February 24, 1970. Mrs. Jowett was apparently walking on the sidewalk in front of 49 S. Kamloops Street when she tripped over an upraised sidewalk slab. The Engineering Department has reached the conclusion that the sidewalk slab was raised by tree roots from an adjacent boulevard tree.

The accident was reported to the Engineering Department and a temporary patch of fine asphalt was made over the trip on February 24, 1970. Since the trip was indeed a hazard to pedestrians, the slab was readjusted by a Pavements Branch crew on or about March 11, 1970. It is the practice of the Engineering Department to repair trips of this type when they are drawn to their attention in order to avoid future accidents.

Mrs. Winkelman stated that the condition of the sidewalk had been the subject of earlier complaints. Although no record of these complaints could be located, the issue of legal liability upon the City for the accident is not affected by notice of the hazard.

The British Columbia Court of Appeal in 1958 in the action of Lillian Douglas v. City of Vancouver decided that there is no liability upon the City for injuries suffered by someone who trips on an upraised sidewalk slab if the cause of the shifting was the 'growing action of tree roots'. Similar decisions based upon the same principle of law have been reached in other cases. Basically the principle of law involved is that there is no legal duty upon the City to maintain its sidewalks and it is, therefore, not liable if normal causes, such as tree roots, cause them to fall into disrepair.

Claims of this type are not uncommon, occurring at a frequency of approximately five per month. All are treated alike and the claimants are forwarded a letter from the Law Department denying liability on behalf of the City, and explaining the reason for the denial. This was done in Mrs. Jowett's case in a letter dated March 5, 1970, addressed to Mrs. Winkelman."

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

(DELEGATION REQUEST: See Letter)

* * * * *

FINANCE MATTERS

RECOMMENDATION

1. Social Service Government Reporting

Your Board has received the following report from the Director of Finance:

"On August 4, 1970, Council approved a Board of Administration report requesting $10,000 to bring Canada Assistance Plan reporting up to date and to bring the monthly welfare accounting statements to the Provincial Government up to date. The latter reporting was at that time three months plus, in arrears.

The Canada Assistance Plan reporting is now up to date and the monthly welfare accounting statements to the government are six to seven weeks in arrears (desirable target is four weeks). Delay in reporting to the government results in substantial loss of interest income to the City because of the large amounts involved. This was reported to Council in the previous report.

The work of reducing the delay (five to six weeks reduction) has been done by senior Finance Department staff plus temporary help hired under Finance Department control. Given the conditions in the Social Service Department the only way in which we can maintain the present six to seven weeks delay in the welfare accounting statements to the government, much less reduce that delay, is to keep the Finance Department staff involved. Some of this work is done in the daytime but most of it is done on overtime, plus the two temporary staff.

The $10,000 originally approved is almost used up and a further $5,000 is required for the overtime and temporary help. If the departmental re-organization is delayed, then probably further funds will also be required.

I therefore recommend that $5,000 be provided from Revenue Surplus - Prior Years, subject to adjustment when the final revenue expenditure results are known for 1970, to provide overtime and temporary help funds under control of the Director of Finance to maintain the welfare accounting reporting to the Provincial Government."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 102

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 23, 1970

RECOMMENDATION

1. Registration of Subdivision Plan of Area 'A'
Sit: In Champlain Heights (formerly S.E. Sector)

The Supervisor of Property and Insurance reports as follows:

"In accordance with the over-all concept of development of Champlain Heights as approved by Resolution of City Council May 31, 1968, a plan of subdivision of Area 'A' has been prepared. The City Surveyor has advised that to enable the old subdivision to be cancelled and the new plan of subdivision, which is marginally numbered LB259, to be registered, it will be necessary to take temporary title to the Gulf Oil Service Station site. The site is situated at the corner of 54th and Kerr and is described as Lots 9 & 10 (except that part in Explanatory Plan 7039), Blocks 1 & 2, NW¼ D.L. 334, Group 1, N.W.D., Plan 2004. Gulf Oil Ltd. have been advised of this requirement and are prepared to surrender temporary title to the site for the purpose of facilitating the registration of the plan of subdivision.

Therefore it is,

RECOMMENDED:

a) That the City take temporary title to the Gulf Oil site, Lots 9 & 10 (except that part in Explanatory Plan 7039), Blocks 1 & 2, NW¼ D.L. 334, Group 1, N.W.D. Plan 2004.

b) The plan of subdivision of Area 'A', of Champlain Heights marginally numbered LB259, be registered.

c) Upon registration of the new subdivision plan, the service station site be reconveyed to Gulf Oil at no cost to them."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * * *

FOR ADOPTION SEE P. 103

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 29, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, October 29, 1970, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

Chairman in the absence of His Worship the Mayor was Deputy Mayor Hardwick

ABSENT: His Worship Mayor Campbell (on civic business)
Alderman Calder

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. S/S of S.W. Marine Drive between Laurel and Heather Streets (820 S.W. Marine Drive)

An application was received from Russell T. Mack to rezone Lot 32, Blocks C, D, Y and Z, D.L. 319, 323 and 324 situated on the S/S of S.W. Marine Drive between Laurel and Heather Streets (820 S.W. Marine Drive).

FROM: RM-3 Multiple Dwelling District
TO: M-1 Industrial District

The application was approved by the Town Planning Commission and the Technical Planning Board subject to the condition that the southerly 20' of the site be first dedicated to the City for lane purposes.

MOVED by Alderman Broome,
THAT the foregoing application be approved subject to prior compliance by the owner to the following condition:

'the southerly 20' of the site be first dedicated to the City for lane purposes'.

- CARRIED

2. W/S of Balsam Street between 41st and 43rd Avenues

An application was received from Bull Housser and Tupper for Cloverlawn Investments Ltd. to rezone Lot 9 of 12, Block 16, D.L. 526, situated on the W/S of Balsam Street between 41st and 43rd Avenues.

FROM: RM-3 Multiple Dwelling District
TO: C-2 Commercial District

The Technical Planning Board and the Town Planning Commission recommended that the application be not approved for the following reasons:

(a) The development as proposed is considered incompatible with the adjacent apartment developments.

(b) There is adequate commercial zoned land in the immediate area to serve the function of a local store.

A number of persons were present who spoke for and against the application. A representative of the applicants spoke in support of the rezoning for the purpose of constructing a neighbourhood store building (Mack's Milk).

MOVED by Alderman Sweeney,
THAT the foregoing application be approved.

- LOST

MOVED by Alderman Linnell,
THAT the foregoing application be not approved.

- CARRIED

3. Rezoning: Marpole Area

An application was received from the Director of Planning to rezone a number of areas in the Marpole district.

The application was approved by the Technical Planning Board and the Town Planning Commission in accordance with the report of the Technical Planning Board dated June 1, 1970.

Delegations were heard both in favour and against rezoning in particular areas. A brief was also filed by John W. Reeve.

The Council took action on the various locations as follows:

(a) All lands within the area bounded by 72nd Avenue on the North, the lane west of Hudson Street on the West, Oak Street on the East, 73rd Avenue and S.W. Marine Drive on the south except Lot A and B of 23 of 1 to 6 and 12, and Lot A of 13, Block C, D.L. 319, 324 and pt. 323

AND

Lots 20 to 24, Block 2 D.L. 318, situated at the South-west corner of Hudson Street and 73rd Avenue

FROM: M-1 Industrial District
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Bird,
THAT the foregoing area as described be not rezoned.

- CARRIED

(b) Lots A and B of 23 of 1 to 6 and 12, and Lot A of 13, Block C, D.L. 319, 324 and pt. 323.

Situated on the N/S of S.W. Marine Drive between Oak and Osler Streets

FROM: M-1 Industrial District
TO: C-2 Commercial District

MOVED by Alderman Phillips,
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

(c) All lots bounded by 73rd Avenue on the North, Hudson Street on the West, S.W. Marine Drive on the South, including Lot A of Block 2, D.L. 318 on the W/S of Hudson Street between 73rd Avenue and S.W. Marine Drive

FROM: M-1 Industrial District
TO: C-2 Commercial District

MOVED by Alderman Phillips,
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

(d) Lots B, C, D, E, Block 16, D.L. 318, and Lots 6 and 7 Block 9, D.L. 318

Situated on the W/S of Hudson Street North and South of 71st Avenue

FROM: C-2 Commercial District
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Sweeney,
THAT the application to rezone the above mentioned area be not approved.

- (TABLED)

MOVED by Alderman Broome,
THAT consideration of the rezoning of this particular area be tabled for two weeks.

- CARRIED

(e) Lots 26 and 27, Block 3, D.L. 318

Situated on the S/S of 73rd Avenue between Granville and Montcalm Streets

FROM: M-1 Industrial District
TO: RM-3 Multiple Dwelling District

MOVED by Alderman Phillips,
THAT the foregoing area be rezoned to RM-3 Multiple Dwelling District.

- CARRIED

(f) Lot 54, Block E, D.L. 318

Being a triangular parcel of land at the South-west corner of S.W. Marine Drive and Milton Street

FROM: RM-3 Multiple Dwelling District
TO: C-2 Commercial District

MOVED by Alderman Bird,
THAT the foregoing area be rezoned to C-2 Commercial District.

- CARRIED

During the hearing of delegations on the above item Alderman Wilson arrived, the Deputy Mayor left the meeting temporarily and Alderman Adams took the Chair.

4. (a) Prohibition of advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts.

(b) Prohibition of advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District.

An application to amend the Zoning and Development By-law as described above was considered by Council at a Public Hearing on August 27, 1970, following which it was resolved:

"THAT the Council, in its continuing consideration of the Director of Planning's application to amend the Zoning and Development By-law in connection with roof signs, hold a further Public Hearing to hear representations with respect to the proposed By-law and the date for such Public Hearing to be determined by His Worship the Mayor and the City Clerk."

The Council heard representation from representatives of the Illuminated Sign Manufacturers' Association speaking against the amendments and suggesting further meetings with the administration to modify and amend the By-law. A drawing of a redesigned structure was displayed by the Association showing suggested improvements to roof signs.

Other delegations were heard as follows:-

Mr. P. Hepp - Community Arts Council - supporting the application;
Mr. Weinreich - Citizens' Council of Community Development - supporting the application;
Mr. John Beltz - Community Planning Association - supporting the application;
Mrs. Symonds - representing various citizens - supporting the application;
Mr. Corday - Town Planning Commission - supporting the application, and suggesting that an amendment be made to the City Charter to enable the City to require the removal of all roof signs within a reasonable period.

MOVED by Alderman Wilson,
THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts be referred back to the Director of Planning with instructions that he discuss further with the sign industry the proposed amendments to this section of the Zoning and Development By-law.

- LOST

MOVED by Alderman Broome,
THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-2 and C-3 Commercial Districts be approved.

- CARRIED

MOVED by Alderman Broome,
THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District be approved.

A tie vote resulted, the motion was therefore declared - LOST

MOVED by Alderman Wilson,
THAT the application to amend the Zoning and Development By-law to prohibit advertisements, billboards and signs on roofs in C-1, C-4 and C-5, CM-1 and CM-2 Commercial Districts, M-1, M-2 Industrial Districts and P-1 Parking District be referred to the Board of Administration to submit amendments to the Sign By-law with respect to roof signs, having consideration of the discussions on this subject held this day.

- CARRIED

5. To amend Sections 10 and 11, and Schedule A of Zoning and Development By-law No. 3575.

An application was received from the Director of Planning to amend Sections 10 and 11, and Schedule A of Zoning and Development By-law as was set out in a draft by-law circulated to Council.

The application was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Alderman Broome,
THAT the foregoing application to amend Sections 10 and 11, and Schedule A of Zoning and Development By-law No. 3575, as set out in the draft by-law be approved.

- CARRIED

MOVED by Alderman Wilson,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Sweeney,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.
- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the Director of Planning report to Council on the feasibility of rezoning the W/S of Hudson Street to C-2 Commercial District, and,
FURTHER THAT the Director of Planning report on the matter of providing a landscaped set-back on the northern boundary of the M-1 Industrial District adjacent to RM-3 Multiple Dwelling District.
- CARRIED

The Council adjourned at approximately 5:30 p.m.

IT IS NOTED THAT ALDERMAN WILSON DID NOT VOTE ON ITEMS 1 AND 2 AS HE WAS NOT PRESENT DURING THE HEARING OF DELEGATIONS. ALDERMAN HARDWICK DID NOT VOTE ON ITEM 4 FOR THE SAME REASON.

* * * * *

The foregoing are Minutes of a Special Council meeting (Public Hearing), dated October 29, 1970.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 3, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber School, under the direction of Miss Fletcher.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated October 27, 1970, be adopted, after deleting the bracketed reference on page 1 to hostel accommodation for young transients, as set out.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Mr. H. Pickstone
Planning Department

Marketing of City-owned Land
Areas A, B, C and D
(Champlain Heights)

Board of Administration report dated October 15, 1970, refers

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Peddlers

(b) Red Shield Building Fund (Salvation Army) Grant Request

(c) Multiple Service Center

COMMUNICATIONS OR PETITIONS

1. Transient Youth:
Hostels and Unemployment

MOVED by Ald. Hardwick,
THAT the communications received from the following, on the subject matter, be deferred for consideration following the hearing of a delegation from the United Community Services as per request received:

Vancouver-Burrard Presbytery
The United Church of Canada

United Community Services

Coordinating Committee of Hostel and Other Services for transient Youth

- CARRIED

2. Hudson Street Crossing

MOVED by Ald. Broome,
THAT the communication from the Regional Director of Air Services, Vancouver, enclosing news release announcing plans of the Ministry of Transport for the immediate construction of a new access to the Vancouver International Airport (Hudson Crossing), be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 30, 1970

Works and Utility Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated October 30, 1970, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Social Service and Health matters), dated October 30, 1970, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated October 30, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

Outdoor Burning

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Fire and Traffic matters), dated October 30, 1970, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Finance Matters

Business Development Letter from The Public Relations Services Limited re City of Vancouver Newsletter (Clause 1)

MOVED by Ald. Adams,
THAT the recommendation of the Board of Administration in this clause be approved and no further action taken at the present time in respect of the information sheet referred to in the clause.

- CARRIED

Admission Privileges:
Vancouver Museums and Planetarium (Clause 2)

The Board of Administration submitted request from the Vancouver Museums and Planetarium Association that the World Ship Society of Western Canada be allowed to become an affiliated member of the Association and have the same privileges currently extended to other affiliated organizations, in respect of admission privileges to the Centennial and Maritime Museums. This request has been approved by the Greater Vancouver Civic Museum and Planetarium Board.

The Board of Administration reports the matter of admission privileges will be reviewed in December, as already directed by the Council.

MOVED by Ald. Hardwick,
THAT the application be approved and therefore, admission privileges be extended to the World Ship Society of Western Canada accordingly.

- CARRIED

B. Personnel Matters, Regular
October 23, 1970

Salary and Classification Review:
Cashier Clerk Typist, Department of Permits and Licenses

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Regular), dated October 23, 1970, be adopted.

- CARRIED

C. Personnel Matters, Supplementary,
October 30, 1970

Training Course: Air Pollution Control Officer (Clause 2)

MOVED by Ald. Broome,
THAT authority be granted for four Air Pollution Control Officers to attend this training course.

- LOST

Balance of Personnel Matters, Supplementary

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 30, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters, October 30, 1970

Georgia Viaduct Replacement:
3 Vets Ltd. (Clause 4)

MOVED by Ald. Bird,
THAT consideration of this clause be deferred pending the hearing of a delegation as requested.

- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 3 inclusive of the report of the Board of Administration (Property matters), dated October 30, 1970, be adopted.

- CARRIED

E. Branch Libraries:
South Grandview and Fraserview

(a) Libraries: Funds

The Board of Administration, under date of October 30, 1970, submitted for Council's information, a report giving certain information in respect of funds for library purposes.

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

(b) Branch Library: Grandview

The Board of Administration, under date of October 30, 1970, submitted a report from the Director of Finance with respect to the library for South Grandview; the Council having approved $65,000 to equip a branch in the area, subject to suitable leased premises being obtained. However, the Library Director has advised the Library Board has been unable to find suitable premises for this branch and in view of commitment with the Fraserview Project, is recommending further action to establish this branch be deferred for the present. In regard to a branch library in North Grandview, the cost exceeded the original estimate by $6,776.00 and the Library Board recommends the over-expenditure be provided from Library Capital Funds. The Board of Administration submits for Council's consideration the Library Board request to defer action on the South Grandview branch and recommends the Director of Finance's recommendations, as follows, be approved:

"if City Council approves the Library Board recommendation to defer the South Grandview Branch Library that

(a) The over-expenditure of $6,776 for the North Grandview Branch Library be provided from the funds ($65,000) made available by the deferment of the South Grandview Branch Library.

(b) That the balance of funds amounting to $58,224 approved for the South Grandview Library Branch be returned to the unappropriated account."

MOVED by Ald. Adams,
THAT approval be given to the Library Board request to defer action on the South Grandview Branch Library for the present and therefore, the recommendations of the Board of Administration and the Director of Finance be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Branch Libraries:
South Grandview and Fraserview (cont'd)

(c) Branch Library: Fraserview

The Board of Administration, under date of October 29, 1970, submitted a report of the Building Inspector as a result of tenders received for construction of the Fraserview Branch Library and Community Services Building. The result of these tenders is set out showing the firm of Ridgeway-Pacific Construction Co.Ltd. the low tender in the amount of $186,200.00. The Building Inspector points out the estimated total cost of the project is $313,000,00 and a breakdown of this amount is shown in the report. It is pointed out the capital funds available for the project show a shortage of $12,600 as a result of the bids received and the estimated total cost of the project now known.

The Board of Administration recommends the following recommendation of the Building Inspector and Comptroller of Accounts be adopted:

"(1) Approve the foregoing estimates, and proceed with the project at a total cost of $313,000.00.

(2) Accept the tender of Ridgeway-Pacific Construction Co. Ltd. and enter into a contract with them for construction of the building, in the amount of their tender, such contract to be satisfactory to the Corporation Counsel.

(3) Authorize the City Treasurer to return the Bid Bonds of the unsuccessful bidders.

(4) Advance the $200,000.00 included in the 1971 - 1975 Five Year Capital Program for the Fraserview Branch Library.

(5) Provide the additional $12,600.00 required to meet the estimated total cost of this project out of Library Capital Fund Unappropriated account."

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

F. Marketing of City-owned Land:
Champlain Heights

The Board of Administration, under date of October 15, 1970, submitted a detailed report of the Director of Planning and Supervisor of Property and Insurance, in the matter of marketing of City-owned lands - Areas A, B, C and D in Champlain Heights (Southeast Sector). The following recommendations are contained in the report:

"1. Land in Area A be disposed of in accordance with the present concept, i.e. site by site development.

2. Council determine the basic conditions of development for sites in Area A, B, C and D; it is suggested that these conditions of development be generally in accordance with those attached as Appendix B.

If difficulties are experienced in obtaining tenders due to the conditions being too onerous they may be varied.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Marketing of City-owned Land:
Champlain Heights (cont'd)

3. All sites in Areas A, B, C and D, with the exception of the cooperative housing site (#18) be sold. The disposal of Site #18 to the United Cooperative Housing Society will be reported on separately.

4. All commercial and multiple housing sites in Areas A, B, C and D, with the exception of sites which Council have already determined be sold to a specific company, agency or group (#s 1, 3, 4, 11, 16, 17, 18 and 21) be advertised for sale on the open market on the basis of the conditions of development attached as Appendix B to this report, as follows:

   (a) commercial site #2, garden apartment and townhouse sites #9 and #10, townhouse sites #19 and #20 - on the basis of competitive design and minimum price.

   (b) high rise sites #5 and #6, garden apartment and townhouse sites #7 and #8, townhouse sites #12 and #13 - on the basis of highest bid.

   A decision on the disposal of sites #14 and #15 will be made after the Standing Committee of Council on Planning and Development has considered a submission from the Association for the Mentally Retarded.

   When the bids are received they will be reported to Council with recommendations.

   Bid calls for sites for which the type of operation or management have not been established and for cooperative housing site #9, be limited to condominium and rental schemes with preference given to condominium development for sites #s 9, 19 and 20.

   The two senior citizens' sites (#3 and #11), the highrise '5-5-5' Plan (site #4) and the cooperative housing site (#18) be developed in accordance with the conditions of development attached as Appendix B to this report."

The Board of Administration recommends the foregoing joint report of the Director of Planning and Supervisor of Property and Insurance be endorsed.

(Appendix B is on file in the City Clerk's Office)

MOVED by Ald. Sweeney,
THAT the foregoing recommendations be approved, including the suggestion that the basic conditions of development for sites in areas A, B, C and D be generally in accordance with the conditions set out in Appendix B.

- CARRIED

G. Melville-Dunsmuir Connector

It was agreed to defer consideration of the report of the Board of Administration dated October 26, 1970, pending the hearing of a delegation as requested.

H. Columbia-Quebec Connector: Construction and Matters Arising therefrom - Deeks-Lafarge Ltd.

It was agreed to defer consideration of the report of the Board of Administration dated October 30, 1970, pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Provincial Policy: Social Allowance Administration

The Board of Administration, under date of October 23, 1970, submitted a report of the Acting Social Service Administrator reviewing various aspects of administering social allowances, in the light of a circular letter from the Provincial Department of Rehabilitation and Social Improvement dated October 1, 1970. The Council reviewed the information contained therein and took action as follows:

Emergency Aid

MOVED by Ald. Hardwick,
THAT the authorities of the Provincial Department of Rehabilitation and Social Improvement be informed that the Vancouver City Council recognizes many of the matters set out in the Department's circular of October 1st as reasonable directives. However, in the matter of emergency aid it is considered such should be left in the hands of the Social Service administrator of the City of Vancouver in view of the emergent situations involved, but it be required that the City report after the facts to the Department.

- CARRIED

(For further action on this report see page 10)

The Council (in Committee of the Whole), recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office following which the Council recessed at 12 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council (in Committee of the Whole), reconvened in the Council Chamber at approximately 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Peddlers

Earlier in the proceedings Mr. J. Stanton, Barrister, appeared on behalf of Mrs. B. Kostyk in respect of placing of flower carts on the streets and being permitted to remain in one location for longer than a specified time. Briefs dated September 18 and November 3, were submitted.

The Board of Administration in its report of August 21st reports on this particular matter and advises of the relevant section of the License By-law setting out limited times for stopping of peddlers' vehicles on the streets or lanes. It is advised merchants in the areas where the flower carts have been located have complained. In this regard a communication was noted from St. Paul's Hospital, under date of September 10, 1970.

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Peddlers (cont'd)

The Board of Administration, under date of October 14, 1970, reported generally through the Director of Permits and Licenses in respect of application for peddler licenses and enforcement difficulties. It is advised the Superintendent of Parks finds peddler carts at English Bay Beach objectionable. In the report it is suggested that if Council wishes to allow peddler carts to remain all day at one location on City streets, the following regulations be adopted:

"1. The applicant must first hold a current Retail Dealers license.

- this would require the applicant to also have a licensed store or business premises as a base of operations

2. The location, positioning and size of a cart be subject to the approval of the City Engineer provided the size of the cart does not exceed 3' x 6'.

- this would control the size and numbers of such sites in a manner compatible with traffic requirements.

3. The location approved as in (2) be the only site for the particular cart being licensed which would be identified accordingly.

- this would mean the cart, once allotted to a site, could not move from the site for peddling purposes. The control of such carts could then be more effective.

4. Advertising having a maximum area of 4 sq. ft. and which is part of the cart be permitted.

5. Only carts meeting the requirements listed above be permitted in the Downtown area.

- this would not prohibit door to door peddlers without carts, nor would it prevent coffee trucks which deliver coffee and packaged foods to industrial and construction sites. The latter have a regular route and are not considered to be peddlers. The Downtown area to be defined as the area west of Main Street and north of False Creek.

6. Carts located in the remainder of the City to meet the above requirements in order to stay in one place, otherwise the existing bylaw requirements will apply.

7. The license fee for peddler carts allowed to remain in one location all day to be $50.00 per location, per annum, in addition to the Retail Dealers license.

- this fee would be the same as for other licensed businesses not subject to Business Tax. This type of fee is already in the License Bylaw.

8. All peddlers' licenses be reviewed each year by the License Inspector who will, before issuing such licenses, obtain the approval of the City Engineer for carts located in one place, and from the Medical Health Officer for all peddlers or delivery vehicles which handle prepared or perishable foods.

9. As a condition of granting a license for a stationary peddlers cart, the applicant shall provide a public liability policy in an amount satisfactory to the Corporation Counsel.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Peddlers (cont'd)

Mr. Stanton, when appearing for Mrs.Kostyk, stated his client agrees with the suggestions made by the City officials except in respect of proposal #5 which does not apply to his client's business.

MOVED by Ald. Rankin,
THAT the foregoing suggested regulations, contained in the Board of Administration report dated October 14, 1970, be approved.

- CARRIED

2. Red Shield Building Fund
(Salvation Army)
Grant Request

The Board of Administration, under date of October 23, 1970, submitted a report of the Director of Finance on a request from the Salvation Army for a contribution toward its capital fund drive. Earlier in the proceedings representatives of the Salvation Army appeared before the Council and presented views in a brief dated November 2, 1970, in respect of the Board of Administration report.

MOVED by Ald. Adams,
THAT this matter be referred to a Special Committee comprised as follows:

Chairman of the Standing Committee on Finance
Board of Administration
Director of Finance

for investigation and report after meeting with representatives of the Salvation Army and the Central Mortgage and Housing Corporation.

- CARRIED

(During consideration of the foregoing matter His Worship relinquished the Chair to Alderman Hardwick, Deputy Mayor)

3. Multiple Service Center (Skeena)

Earlier in the proceedings the Council received a delegation from the Skeena Terrace Tenants Association submitting a brief dated November 3, 1970, in respect of a Multiple Service Center for the community. The request is made that the City make approximately seven acres of land available, described as the area bounded by 1st and 5th Avenues, Skeena and Highway 401.

MOVED by Ald. Rankin,
THAT the City Council agree in principle to all or the necessary portion of the seven acres of land requested, for a multiple service center, subject to grants from the Provincial and Federal governments toward the capital costs for the completion of the building.

(not put)

MOVED by Ald. Wilson,
THAT this whole matter be referred to the Social Development Committee;

FURTHER THAT the Planning and Property and Insurance Departments notify the Council if at any time action is contemplated on the requested property.

- CARRIED

The Council (in Committee of the Whole) recessed at approximately 3:45 p.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council reconvened in open session at 4:10 p.m., with His Worship the Deputy Mayor, Alderman Hardwick, in the Chair.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Provincial Policy: Social Allowance Administration

The Council continued consideration of the Board of Administration report respecting Provincial Policy: Social Allowance Administration, having dealt earlier in the proceedings with the matter of Emergency Aid referred to in the report.

MOVED by Ald. Rankin,
THAT this report be further considered by the Council at its next regular meeting, at which time it is anticipated Alderman Linnell will be able to report to the Council following discussion with the Minister on various aspects of social allowance administration referred to in the report.

- CARRIED

J. Coordination of Public and Private Services to Transient Youth

MOVED by Ald. Sweeney,
THAT the report of the Director of Social Planning/Community Development submitted by the Board of Administration under date of November 3, 1970, in respect of coordination of public and private services to transient youth, be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (various minor amendments)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Amend the Zoning and Development By-law (cont'd)

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (7238, 7196 and 7228 Knight Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. West 7 feet of Lot 47, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770

2. West 7 feet of Lot 50, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770

3. West 7 feet (W7') of Lot 48, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping up (11th Avenue, betw. Heather and Ash and lane West of Ash Street, North of 11th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the Vancouver General Hospital and the British Columbia Cancer Treatment and Research Foundation are enlarging their hospital facilities South of 10th Avenue between Heather Street and Ash Street. This requires the closure of the dedicated road (11th Avenue) adjacent to Blocks 379 and 399, District Lot 526 and the closing of the established lane West of Ash Street from 11th Avenue to the lane North of 11th Avenue (East 20 feet of Lot 15, Block 379, District Lot 526);

cont'd....

MOTIONS (cont'd)

Closing and Stopping up
Portion of 11th Avenue (cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 991 lying between the Southerly productions of the Easterly and Westerly limits of Block 379, District Lot 526, Group 1, New Westminster District, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 26th day of August, 1970, and marginally numbered LF 5485, a print of which is hereto annexed; be closed and stopped up. The North half of the closed road to be conveyed to the British Columbia Cancer Treatment and Research Foundation, and the South half to be conveyed to the Vancouver General Hospital; and

BE IT FURTHER RESOLVED THAT the established lane, being the East 20 feet of Lot 15, Block 379, District Lot 526, Group 1, New Westminster District, Plan 991 be closed, stopped up and conveyed to the British Columbia Cancer Treatment and Research Foundation;

AND BE IT FURTHER RESOLVED THAT the said closed road and lane be subdivided with the abutting lands of British Columbia Cancer Treatment and Research Foundation and The Vancouver General Hospital.

- CARRIED

3. Establishment of Land for Highway Purposes
(S/S 4th Avenue between Trafalgar and Larch Streets)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the South four feet of Lots 9 and 10, Block 240A, D.L. 526, Group 1, New Westminster District, Plans 1058 and 3943;

AND WHEREAS it is deemed expedient in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT the South four feet of Lots 9 and 10, Block 240A, D.L. 526, Group 1, New Westminster District, Plans 1058 and 3943, be, and the same are, hereby established for highway purposes and declared to form portions of highway.

- CARRIED

4. Resident Parking:
2600 block Triumph Street

On October 27th, Notice was called on the following motion of Alderman Wilson, seconded this day by Ald. Sweeney:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the parking for residents only provision be made applicable throughout the 2600 block Triumph Street.

(referred)

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the subject matter of the foregoing motion be referred to the Official Traffic Commission for consideration.

- CARRIED

MOTIONS (cont'd)

5. Assistance to Urban Municipalities

Notice was given on the following motion at the meeting on October 27, 1970:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT WHEREAS in the Speech from the Throne, delivered on October 8, 1970, among other things, it was stated:

> 'One of the greatest of the challenges to individuality comes from the increasing pressures of urban living. It is estimated that eighty per cent of the population of Canada will be resident in a few large cities by the end of this century.
>
> By comparison with the recent past, this is a new face of Canada bringing with it a new accumulation of problems. One of those problems is the need for adequate housing, another the provision of the many services necessary in an urban environment. Much progress has already been attained in these areas, but much more remains to be done. To solve the problems will require an ever-increasing share of the nation's financial resources; not to solve them to permit unmanaged growth, would result in an unacceptable drain on the nation's human resources. To foster co-ordination of the activities of all levels of government, and to contribute to sound urban growth and development, the Government proposes the re-organization of its urban activities under the direction of a Minister of State for Urban Affairs and Housing. The Government seeks, by making rational its efforts in these fields, and through consultation with those mostly concerned, to help Canadians reach and implement the decisions that will determine their urban future."

AND WHEREAS Mayor Dent of Edmonton, President of the Canadian Federation of Mayors and Municipalities, stated, on behalf of that organization, that:

> "The Canadian Federation of Mayors and Municipalities welcomes the Federal Government's decision to name a Minister of State responsible for Urban Affairs and Housing. We believe that the move, as outlined in the Throne Speech, constitutes a firm and responsible commitment on the part of the Federal Government to do its fair share in meeting all Canadian government's common responsibilities towards the Canadian Urban Dweller."

AND WHEREAS the provision of rapid transit represents a major priority in the servicing of large urban metropolitan areas;

AND WHEREAS the Hon. Dan Campbell, Minister of Municipal Affairs, stated that the Provincial Government would contribute up to 37½% of the cost of providing such a transit system for the Vancouver metropolitan area;

AND WHEREAS the Vancouver Sun, in its issue of October 24, 1970, reports that the Hon. Arthur Laing stated that

> "the Federal Government has no intention of helping to pay for Greater Vancouver's proposed $300-million rapid transit system"

cont'd....

MOTIONS (cont'd)

Assistance to Urban Municipalities (cont'd)

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request from the Prime Minister of Canada clarification as to whether the Speech from the Throne represents government policy in regard to assistance to urban municipalities, as the statement by Mr. Laing seems to repudiate this policy.

- LOST

(The motion was put and lost)

6. Transportation Corridors and Land-use Control

MOVED by Ald.Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS the Minister of Municipal Affairs has suggested that the Greater Vancouver Regional District take over land-use control on proposed transportation corridors,

BE IT RESOLVED THAT the Board of Administration report to Council on the implications to the City of transportation corridors and land-use control, and possible action by Council in anticipation of the Greater Vancouver Regional District taking on land-use control powers.

(Notice)

Notice was called and recognized by the Chair.

7. Outdoor Burning

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT WHEREAS the City of Vancouver passed By-law #4425 being the Air Pollution Control By-law to regulate the emission and discharge of particulate matter, smoke, noxious fumes into the atmosphere;

AND WHEREAS we allow outdoor burning on 4 (four) weekends per year;

AND WHEREAS people have been observed burning leaves and other matter on residential street asphalt surfaces;

AND WHEREAS many residents of Vancouver have complained to City Hall, Fire Department and to Aldermen of the fire hazards created, and air pollution created;

AND WHEREAS these concerns and complaints are not received during the balance of the year when outdoor burning is not allowed;

THEREFORE BE IT RESOLVED THAT the City Engineer, Fire Chief, Smoke Inspector report to Council regarding the effect of the burning allowed on the atmosphere in Vancouver, the effect real and anticipated on City streets, the fire hazards created, and the anticipated additional cost of refuse collection if outdoor burning is totally banned.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Centennial Matters

enquired as follows:

(a) when a list of suggestions for Centennial projects will be made available, and what the projects are.

(b) What is the time limit in which Centennial funds must be spent?

(c) What are the details of Federal and Provincial grants?

The Alderman requested answers be provided.

The Deputy Mayor instructed the matter be referred to His Worship the Mayor

Alderman Phillips - Carbon Monoxide Contained in Atmosphere

referred to a Board of Administration report dated February 12, 1970 in answer to an enquiry by Alderman Phillips at a Council meeting respecting carbon monoxide contained in the atmosphere. The report at that time indicated that the Provincial Health Branch has received equipment which will be placed in a mobile van to test for carbon monoxide in the downtown area and that the equipment could be in operation within two or three months.

The Alderman enquired if any testing has been carried out as indicated in the report. An up-dated report by the Director of Permits and Licenses is requested.

It was agreed the Board of Administration would arrange for the report accordingly.

Alderman Sweeney - Baseball Franchise: North-West League of Professional Baseball

advised the Northwest League of Professional Baseball would like to establish a franchise in the City of Vancouver commencing with the 1971 baseball season. The use of Capilano Stadium is therefore requested.

The Deputy Mayor directed the City Clerk to forward this enquiry to the Park Board with the request a report be given to Council within the next two weeks in respect of that Board's review of the question of the use of the Capilano Stadium.

Alderman Calder - Detention Home for Juveniles: Metropolitan Area

enquired of action by the Greater Vancouver Regional District in establishing a Juvenile Detention Home for the metropolitan area.

The enquiry was answered. A news release from the Regional District states the District has approved a full study into the matter and that the concept of a Remand Detention Home operated by the Regional District has been endorsed. Consultants will be retained.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Noise Pollution

enquired whether the Regional District would be assuming the responsibility for noise pollution.

The enquiry was answered to the effect the District authorized a study of noise pollution in the metropolitan area.

Alderman Calder - Plywood Signs

referred to Sign By-law 2341 provision, Section 3, that signs over streets must be illuminated and enquired why such signs must be illuminated.

The enquiry was answered by Commissioner Ryan.

Alderman Rankin - Bicycle Registration

enquired of the status of the report required of the Board of Administration in the matter of bicycle registration.

The Board of Administration was unable to advise at this time.

Alderman Broome - Social Service Matters

advised he would be accompanying a UBCM delegation to Victoria to meet with the Minister for the purpose of filing the UBCM brief regarding welfare payments and assessments against the municipalities. The Alderman stated that he would endeavour to obtain copies of the brief for members of Council following the presentation.

Alderman Wilson - Maintenance of Boulevard: Boundary Road north of Hastings Street

reiterated an enquiry made on September 29, 1970, in respect of maintenance of boulevards and requesting in particular a report from the City Engineer as to responsibility for maintaining the boulevard on Boundary Road, north of Hastings Street.

The Deputy Mayor directed the enquiry to the City Engineer.

NOTICE OF MOTION

Time of Commencement:
Council Meetings

Alderman Phillips submitted the following Notice of Motion:

MOVED by Ald. Phillips,
THAT WHEREAS Council meetings often run short of time on Tuesday afternoons with the result that important matters are not given proper consideration;

THEREFORE BE IT RESOLVED THAT Council begin its meetings at 9:00 A.M. rather than 9:30 A.M.

(Notice)

Notice was recognized by the Chair.

The Council adjourned at approximately 4:55 p.m.

***

The foregoing are Minutes of the Regular Council meeting of November 3, 1970.

MAYOR

CITY CLERK

OCTOBER 30TH, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Reallocation of Sewer Funds

"The 1970 Sewers Capital Budget included an allotment of $500,000 for sewering Area E of the South East Sector on the assumption that this would go ahead in the current budget year. It now appears that this work will not be carried out during this period but since the balance of funds available for sewer projects is now depleted it is proposed that $300,000 be transferred from the Area E provision and utilized for sewer projects included in the 1971-1975 five year plan. These South East Sector funds will be replaced out of the next five year plan funds when the area is to be serviced.

In order that funds may be available for current sewer projects, I RECOMMEND:

That $300,000 be transferred from Account Code 0114/2050 'Provision for servicing South-East Sector, Area E' to the 1970 Sewers Capital Budget Account Code 0116/7906 'Miscellaneous - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Reallocation of Sewer Funds

"It does not appear that the sewer outfall on Laurel Street north of Sixth Avenue will be extended in the current budget period.

In order that funds may be available for other purposes, I RECOMMEND making the following transfer:

Account Code 0116/6801 'Laurel North of Sixth Extend Outfall' approximately $ 30,000

to

Account Code 0116/7906 'Miscellaneous - Unallocated' "

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer on 23rd Avenue East of Prince Edward Street

"This sewer has been inspected by T.V. and found to be in very poor condition.

The estimated cost of reconstruction is $19,800.

I RECOMMEND that $19,800 be appropriated for this work from Account Code 0116/7906 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget, subject to Item 1 of this report being approved."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer in the Lane East of Ontario Street between 19th Avenue and 20th Avenue

"Sections of the Spur Sewer in the lane have collapsed.

The estimated cost of replacement is $6,200.

I RECOMMEND that $6,200 be appropriated from Account Code 0116/7906 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget, subject to Item 1 of this report being approved."

Your Board RECOMMENDS that the foregoing be approved.

5. Special Finish Filler Sidewalk

"Chercover Engineering Ltd., acting for Hamilton Harvey Ltd., have applied for permission to retain an exposed aggregate entrance filler sidewalk. The location is 2674 West 4th Avenue.

Permission is recommended subject to the following conditions.

(a) The owner enter into an agreement as provided by the Encroachment By-law.

(b) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION:

6. Tenders for Street Lighting Contract No. 101

Tenders for the installation of street lighting on Contract No. 101 were opened at the meeting of the Board of Administration on October 19, 1970 and referred to the City Engineer for tabulation and report. The City Engineer reports as follows:

"The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 101:

Ricketts-Sewell Electric Ltd.	$114,941.65
C.H.E. Williams Co. Ltd.	$117,517.92

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

The City Engineer RECOMMENDS that:

(a) the contract for the installation of street lighting on Contract No. 101 be awarded to the Ricketts-Sewell Electric Ltd., subject to the Company entering into an agreement with the City that is satisfactory to the Corporation Counsel,

(b) the Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bonds be returned to the unsuccessful tenderer."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

****

FOR ADOPTION SEE PAGE(S) 131

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Social Service Allowance - Christmas Bonus

The Acting Social Service Administrator reports as follows:

"The Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December, 1970. The amount of the Christmas Bonus is $10.00 for each head of a family and $4.00 for each single person. This is the same rate as in 1969, and will be shared 80% by the Province and 20% by the Municipalities on a per capita basis.

RECOMMENDED that payment of this Bonus be approved."

Your Board
RECOMMENDS the foregoing report of the Acting Social Service Administrator be adopted.

2. Purchase of Bed Lamps - Taylor Manor

The Acting Social Service Administrator reports as follows:

"In January 1970 the Inspector of the Licensing Division, Community Care Facilities, Department of Rehabilitation and Social Improvement, after inspecting the facilities at Taylor Manor, recommended that '48 bed lamps should be replaced by a safer type of lamp. There have been several accidents with the present ones.'

As a consequence $230.00 was provided in the 1970 Budget to replace the bed lamps. This amount provided for lamps which would be attached to the beds and plugged into wall receptacles.

Subsequently the Electrical Division, on reviewing this need, judged that this type of lamp would not provide the required safety and that the lamps should be wall mounted. The cost of a suitable and safe lamp of this type would be $15.00 each, and the total price for installing the lamps is estimated by the Electrical Division to be $2700.00.

As this is a safety precaution that should not be delayed another year, it is recommended that this work be proceeded with in 1970.

The Comptroller of Accounts advises that 'if City Council approved the installation of the wall mounted lamps, the additional cost amounting to $2470.00 will be provided by an appropriation from Revenue Surplus - Prior Years, pending the final Revenue and Expenditure results at year end.'

RECOMMENDED that $2470.00 be provided from this fund so that the work can be completed as soon as possible."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator be adopted.

3. Feed-In,
Inner-City Service Project

The Acting Social Service Administrator reports as follows:

"On April 28, 1970, City Council approved the provision of emergency feeding of needy transient youth. The Feed-In to be operated by the Inner-City Service Organization for the period May 1 to October 31, 1970.

The Provincial Department of Rehabilitation and Social Improvement agreed to share in the cost as a social assistance payment on the 80/20 sharing formula.

The estimate of numbers who would require the services of the Feed-In was 125 per day and the cost estimated to be $6,000.00 per month.

The Feed-In started on June 2, 1970 on the playgrounds of Alexander Neighbourhood House, moved from there to Henry Hudson School for the months of July and August and latterly was feeding at the Jericho Barracks and most recently Inner-City Hostel at 6th Avenue and Columbia. Two meals per day were provided at a cost of 65 cents for breakfast and 90 cents for dinner - total $1.55.

The numbers fed and the cost far exceeded the estimate as there was an unusally heavy influx of young transients into the City. The costs were:

June	$ 6,174.00
July	11,630.00
August	15,720.00
September	14,088.00
October 1 to 11th	3,631.00
	$ 51,243.00

Of this total the City of Vancouver's share was approximately 8% or $4,099.44.

All individuals were required to sign a declaration that they were without money and were not in receipt of social assistance each time they received a meal. There were complaints that there were a large number of persons in receipt of social assistance who were taking advantage of the Feed-In. About 2,700 names on the Feed-In lists for one week in July were checked against the social assistance roles and only three names were indentified as social assistance recipients. The possibility of continuing the Feed-In for the winter months has been broached by some organizations and a letter to the Department of Rehabilitation and Social Improvement concerning this elicited the following reply, in part, from the Assistant Deputy Minister dated October 26, 1970: 'The Minister has stated that the Province will not participate in the cost of the Feed-In beyond October 31, 1970. This coincides with the original date which we agreed on many months ago'.

The termination of the Feed-In will make it necessary for some of the young persons presently using this service to either (1) accept hostel care in whatever facilities are available, such as Pacific Hostel or Inner-City Service Hostel; or (2) accept a referral from the Social Service Department for meals and lodging. Meals to be provided by means of meal tickets on the White Lunch and lodgings to be paid for directly to the landlord. Those who will not accept either of these alternatives will likely leave town or will have to rely on whatever other resources are available in the community.

continued . . . / 3

Board of Administration, October 30, 1970 . . . . . (SOCIAL - 3)

Item No. 3 cont'd

In view of the Government's intention not to share in the cost of the Feed-In beyond October 31, 1970, it is recommended that:

The Social Service Department terminate its arrangement with Inner-City Services for the Feed-In effective October 31, 1970, and that organization be so notified."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 131

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Amendments to Plumbing By-law - Fees for Examination for Master Plumber Certificates

The City Building Inspector reports as follows:

"Section 1.5 of the Plumbing By-law contains regulations with respect to examination of plumbers for Master Plumber certificates. Under the terms of the By-law there is a Board of Examiners which includes two Master Plumbers appointed by Council. These men are entitled to receive $30 per day while conducting examinations. This figure which was set in 1956 is considered to be unrealistic today. It is suggested that $50 per day would be appropriate and the Canadian Plumbing and Mechanical Contractors Association also consider this amount to be reasonable.

The fee paid by a candidate for examination is $25.00. It is considered appropriate to increase this amount to $35.00 and the Contractors Association concurs in this. The cost of conducting an examination would be more than covered by the fees paid by the candidates.

I recommend as follows:

(a) That the remuneration received by a member of the Board of Examiners for Master Plumbers be increased to $50 per day.

(b) That the fee to be paid by a candidate for examination be increased to $35.

(c) That the Corporation Counsel be instructed to bring in an amendment to the Plumbing By-law to give effect to these proposed changes."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

2. Extension of time for the Downtown Vancouver Development Concepts Replies

The Director of Planning reports as follows:

"In June 1970, a report, Downtown Vancouver Development Concepts, was printed and distributed to the general public. This report requested opinions from organizations and the general public about the development of the Downtown peninsula. The date established in the report for receipt of replies was October 23, 1970. On September 30th, the Vancouver Regional District released a feasibility report on rapid transit which proposed service to the Downtown area. That study has also been distributed with a request for comments.

By October 23rd, 18 individuals and organizations had submitted briefs to the Director of Planning, commenting on the Downtown Concepts Report. However, five organizations: The Board of Trade, the Downtown Business Association, the Citizens' Council on Civic Development, the New Democratic Party and the Junior League of Vancouver have requested additional time for their replies, in order to relate their comments on the Development Concepts Report to the Rapid Transit Study. The Director of Planning is at present concentrating on completing a series of reports on False Creek. The delay will not therefore hamper Departmental activity.

It is recommended that the time for replying to the Downtown Concepts Report be extended to November 30, 1970, and that the five mentioned organizations be so notified."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning be adopted.

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FOR ADOPTION SEE PAGE(S) 131

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Outdoor Burning

Mr. J. R. Oakley wrote to City Council August 5, 1970, requesting the revokation of the By-law permitting outdoor burning on four weekends each year. The letter was circulated for the information of Council. Mr. Oakley, in a letter dated October 5, 1970, again requests the by-law be revoked.

The Director of Permits and Licenses reports as follows:

"City Council passed By-law #4373 on June 27, 1968 to amend the Fire By-law #2193 which prohibited the burning of any material in the open air within the City, except in a device used solely for the preparation of food. In addition, the Fire Chief may issue a permit to allow burning of brush, stumps, slash and any other material resulting from the clearing of land.

Council, on May 6, 1969, passed By-law #4425 which further amended the Fire By-law to permit the burning of 'garden refuse in the nature of grass and other clippings, leaves, tree and shrub prunings, cuttings and like material ... on the last Saturday in the month of March, the following Sunday and the following Saturday and Sunday, and the last Saturday in the month of October, the following Sunday and the following Saturday and Sunday.'

I understand that Council amended the Fire By-law to permit weekend burning in spite of the contribution to air pollution in order to look after a serious disposal problem from other sources which could not be satisfactorily dealt with otherwise."

Your Board submits the above report for the information of Council.

(Copies of the communications from Mr. Oakley dated August 5 and October 5, 1970, are circulated for the information of Council).

*****

FOR ADOPTION SEE PAGE(S) 131

FINANCE MATTERS

RECOMMENDATION AND CONSIDERATION

1. Business Development Letter from The Public Relations Services Limited re City of Vancouver Newsletter

The Director of Finance reports as follows:

"A letter dated October 20, 1970, has been received from The Public Relations Services Limited proposing to Council that they be engaged to prepare a newsletter to be mailed with the assessment notice. The fee for their services would be $1,000.00 and in addition there would be the cost of printing.

In order to be mailed with the assessment notice the letter would be required for stuffing in envelopes well before the end of November. The Assessment Department is also faced with a problem of advising owners of changes in Assessment regulations which have not yet been defined by the Provincial Government. Each insert must be inserted separately in the envelope and even though done by machine, several working days are required for each insert with the notice last. There is also limitation on size and envelope space.

I am definitely of the opinion that a newsletter could not be well prepared and 100,000 copies printed in time to be inserted with the assessment notices this year, without proving to be a major hindrance to the main effort of getting out assessment notices in accordance with legal requirements.

Future assessment notices may be of a fold over type not requiring envelopes and would not provide a mailing medium for other material in any case.

For many years, the City has sent out an information sheet with the tax bill.

Originally, this was to provide information on revenues and expenditures of the City on a percentage and per capita basis. The usual charts were included until a Council Committee decided that the material other than budget figures should be of a general nature. This has been prepared by the Deputy Director of Finance for several years with the help of other Departments, probably due to the origination of the sheets as a Finance Department production related to financial information. Printing costs recently have amounted to about $1,400.00 per year.

A sheet was prepared but not printed for 1970. Council will recall that the Regional District requested that their brochure be sent this year and it was substituted for the City's newsletter as reported to Council.

Mailings with the City's tax bill or assessment notice do not provide full coverage of all citizens, as only owner occupied dwelling units and businesses are covered. With the trend towards rented apartments the coverage is decreasing.

. . . Cont'd.

Clause No. 1 (Cont'd.)

It is therefore recommended that a newsletter as proposed by The Public Relations Services Limited not be mailed with the assessment notice, as there is not reasonable time available to accomplish this.

Council may wish to consider, however,

(a) Whether there is a need to replace the present 'information for taxpayers' prepared by the Finance Department with a professionally prepared newsletter or brochure to be mailed with tax notices. The additional cost presently quoted would be $1,000.00 for preparation.

(b) Whether such a newsletter or brochure, if preparation by a professional meets with Council approval, should have wider distribution to include apartment tenants, and be sent at a more appropriate time than the assessment notice or tax notice mailing. The cost of distribution to all homes and apartments by the post office as unaddressed mail would be in the range of $3,000.00 to $3,500.00 at 3¢ each."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance with respect to the letter received from The Public Relations Services Limited and submits for the consideration of Council the matter of an information sheet to be mailed separately.

(Copies of the letter dated October 20, 1970, from The Public Relations Services Limited are circulated for the information of Council.)

CONSIDERATION

2. Admission Privileges:
Vancouver Museums and Planetarium

On March 24, 1970, City Council approved a number of recommendations of the Director of Museums, as submitted in the Board of Administration report dated March 13, 1970, concerning admission privileges to the Vancouver Museums and Planetarium. Two of the recommendations are as follows:

"(2) That admission privileges for the following organizations affiliated with the Vancouver Museums and Planetarium Association remain as at present

The Archaeological Society of British Columbia
Vancouver Natural History Society
Vancouver Historical Society
Vancouver Centre of the Royal Astronomical Society of Canada

. . . Cont'd.

Clause No. 2 (Cont'd.)

The present arrangement is that members of these organizations are accorded free admission to the Centennial Museum and Maritime Museums only in return for an annual contribution to the Greater Vancouver Civic Museum and Planetarium Board Trust Account of $2.00 per family membership and $1.00 per individual membership, paid quarterly through the Vancouver Museums and Planetarium Association.

(3) That further appropriate groups may be added to the list of affiliated organizations by Council, on recommendation of the Greater Vancouver Civic Museum and Planetarium Board."

A letter dated September 28, 1970, has been received from the Vancouver Museums and Planetarium Association requesting that the World Ship Society of Western Canada be allowed to become an affiliated member of the Association and to have the same privileges currently extended to other affiliated organizations.

The Greater Vancouver Civic Museum and Planetarium Board approved of this application on September 29, 1970.

Your Board submits this request for the consideration of Council and points out that the matter of admission privileges will be reviewed by the Board of Administration in December, as directed by Council.

(Copies of letter dated September 28, 1970, from the Vancouver Museums and Planetarium Association are circulated for the information of Council.)

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 132

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT OCTOBER 23, 1970

RECOMMENDATION

1. Salary and Classification Review - One Position - Cashier Clerk Typist, Department of Permits and Licenses.

The Director of Personnel Services reports as follows:

"At the request of the Director of Permits and Licenses, I have reviewed the duties and responsibilities of one Cashier Clerk Typist position in the Administrative Division of the Department of Permits and Licenses.

The incumbent of this position (Mrs. D. Callan) in addition to performing assigned clerical tasks, functions as a relief cashier. The clerical duties primarily include responsibility for the processing of new sign cards and the maintenance of existing sign files and records. She is additionally responsible for the recording of all fire alarm systems and emergency lighting installed under permit. I find that these clerical responsibilities fall within the incumbent's existing classification of Cashier Clerk Typist. However, approximately 50% of the incumbent's time is spent on cashiering duties functioning in relief during rest periods, lunch periods and also during peak periods when two cashiers are required. These duties fall within a higher classification and I therefore recommend the following arrangements: The incumbent be granted two pay grades for additional responsibility effective until March 31st, 1971. The City's classification for cashiers is currently being reviewed and the results should be available in early 1971. Therefore, this position would then be reviewed in order to establish its permanent classification. Furthermore, I recommend that the two pay grades be made retroactive to December 16th, 1969, which was the time when the increased responsibilities accrued to this position (i.e. the incumbent was physically moved from the Electrical Inspection operation on Broadway Street to the East Wing and assumed the functions of relief cashier).

The cost of this proposal for one-half month in 1969 will be $20.00. The Comptroller of Accounts reports that the additional funds, estimated at $640.00 for 1970 (12 months) (1970 rates), are available within the 1970 Departmental Budget.

The contents of this report have been reviewed by the Director of Permits and Licenses and the Business Manager, Municipal and Regional Employees' Union, who are in agreement.

. . . Cont'd.

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
D. Callan	Cashier Clerk Typist Pay Grade 10 ($389 - 459) *	Cashier Clerk Typist Pay Grade 10 ($389 - 459) * Plus two pay grades for additional responsibility	Dec. 16/69 through March 31/71

* 1970 Rates

Your Board

RECOMMENDS that (a) the foregoing recommendation of the Director of Personnel Services be adopted

(b) the necessary funds, estimated at $660. be provided from the Departmental Budget

(c) the Director of Permits and Licenses be authorized to implement this report.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 132

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 30, 1970

RECOMMENDATIONS

1. Non-Union Casual Wage Rates, 1970
Board of Parks and Public Recreation

The Director of Personnel Services reports as follows:

"At its meeting of November 18, 1969, Council approved the 1969 schedule of Non-Union Casual wage rates for the Board of Parks and Public Recreation. The schedule incorporated increases from 1968 which were in line with those granted under the Inside and Outside Agreements.

At its meeting on May 25, 1970, the Board of Parks and Public Recreation received for information, the recommendations of the Superintendent of Parks, for a 1970 wage schedule to be effective January 1, 1970. Once again, the schedule involved increases in line with the Collective Agreements with the exception that the classes of Community Centre Worker II through V were kept at their 1969 rates.

I have reviewed the recommendations of the Superintendent of Parks and it has been agreed with him that in view of a number of factors, it would be appropriate to leave several other classifications at their 1969 levels. These are specified in the schedule which follows:

In addition, there are six classifications (Paper Picker, Zoo Ranger, Watchman, Custodian Cleanup, Bathhouse Attendant and Filter and Pool Attendant) where it is evident that a detailed review of duties and responsibilities is required before a final recommendation can be made and I am currently conducting this review. These classifications are not shown in the schedule, but will be covered in a subsequent report.

I recommend that the following schedule of Non-Union Casual Wage Rates be approved, effective January 1, 1970:

A. HOURLY PAID STAFF	Jan. 1, 1970
SINGLE RATES	
1. Buildings, Cleanup, etc.	
Building Attendant I	2.635
Building Attendant II	2.82
Building Maid	1.93

. . . Cont'd.

Board of Administration, October 30, 1970 ...(SUPPLEMENTARY PERSONNEL - 2)

Clause No. 1 (Cont'd.)

A. HOURLY PAID STAFF — Jan. 1, 1970

SINGLE RATES

2. Income Operations

Children's Zoo & Pony Attendants	1.50**
Stockroom Driver I	3.02*
Stockroom Driver II	3.17*

* No change from 1969 wage rate
** Wage rate adjusted May 4, 1970 to comply with Minimum Wage Order No. 8 (1970)

INCREMENT CHANGES	STEP 1	STEP 2	STEP 3
1. Income Operations			
Lagoon Boating Guard	1.805	1.88	1.97
2. Beaches and Pools			
Cashier Attendant	1.68	1.75	1.84
3. Recreation Staff			
Community Centre Worker I	-	1.50**	1.65*
Community Centre Worker II	1.75	2.00	2.25*
Community Centre Worker III	2.50	2.75	3.00*
Community Centre Worker IV	3.50	4.00	4.50*
Community Centre Worker V	5.00	5.50	6.00*
Playground Leader I	1.54	1.59	1.67
Playground Leader II	2.09	2.19	2.29

B. WEEKLY, BI-WEEKLY OR MONTHLY PAID STAFF

Supervisor (Ponies & Children's Zoo)	$395.00
Manager (Golf Clubhouses)	139.00
Resident Caretaker Marina (44 hr. wk.)	227.00
Night Pool Patrol	131.00
Resident Caretaker Picnic Area	$60 per month plus house*
Gun Loader	$50 per month plus house*
Lockup (English Bay Bathhouse)	$25 per month*
Wading Pool Service	$50 per month*

	STEP 1	STEP 2	STEP 3	STEP 4	STEP 5*
Playground Driver (per month)	$369	$387	$403	$422	$440

* No change from 1969 wage rate
** Wage rate adjusted May 4, 1970 to comply with Minimum Wage Order No. 8 (1970)

The Comptroller of Accounts reports that the additional increased wage costs are available within the Park Board 1970 Budget."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

2. Training Course -
Air Pollution Control Officer

The Director of Permits & Licenses reports as follows:

"A school to train air pollution control personnel in the techniques of evaluating plume densities has been established by the State of Washington, Department of Ecology. Our air pollution control officers received their training in this field on the job many years ago. The equipment used at that time was designed and built by City staff but is no longer usable.

The air pollution control officers are required to evaluate smoke emissions as part of their daily duties and on occasion, are required to give evidence of their findings in court. In my opinion, they should be in a position to state that they have recently attended a training course in this field and hold a certificate from a recognized training school. For this reason I strongly recommend that Mr. J. Urwin, one of our four air pollution control officers, be authorized to enroll in the course offered by the State of Washington. The course consists of a one day theory session followed later by one or two days training in the field. The cost to the City for the theory session would be $15.00 registration fee plus travelling expenses estimated at $75.00 and up to two days leave of absence with pay. It is not felt that the field training is required at this time. This cost is insignificant compared to what it would cost to construct or purchase the equipment necessary to produce plumes of known density for evaluation purposes. The course is being given at the Department of Ecology, Redmond, Washington, and the necessary funds are available in the Departmental budget.

RECOMMENDED that authority be granted under Regulation 45-10 for Mr. Urwin to enroll in the air pollution training course at the Department of Ecology, Redmond, Washington, at an estimated cost of $90.00 chargeable to Account 6701/25 and that he be granted up to two days leave of absence with pay."

Your Board RECOMMENDS that the above report be adopted.

3. Auto Allowance - Mrs. P. Watkins,
Health Department.

The Director of Finance reports as follows:

"The Acting Social Service Administrator advises that due to organizational changes, Mrs. Watkins will be using her auto daily and has requested that she receive a monthly auto allowance, effective November 1, 1970, to replace her present allowance of 11¢ per mile.

It is recommended therefore that Mrs. P. Watkins, Health Department, be granted a monthly auto allowance effective November 1, 1970."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

4. Auto Allowance for Position of Museum Collections Assistant, City Museums Department.

The Director of Personnel Services reports as follows:

"On February 8, 1968, City Council approved the establishment of automobile allowances for several positions in the City Museums Department. One of the positions with such an allowance was reclassified from Museum Curatorial Assistant to Museum Collections Assistant on August 12, 1970. As I have been advised that the need for the car allowance for this position has not changed with the reclassification, I recommend that it be continued and on the same basis as before, effective August 12, 1970."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

5. Auto Allowance - Internal Auditor

The Director of Finance reports as follows:

"A request has been received from the Internal Auditor for an auto allowance as he will be using his car on City business. It is impractical for him to use a pool car as sometimes his work requires him to be away from City Hall for most of the day.

I therefore recommend that a monthly auto allowance be granted for the position of Internal Auditor, presently occupied by Mr. Gordon Peet, effective November 1, 1970."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

6. Sun Life Assurance Company Policy Amendment - Vancouver Police Department

The Director of Personnel Services reports as follows:

"As specified in the Contract Agreement between the Board of Police Commissioners for the City of Vancouver and the Vancouver Policemen's Union signed July 16, 1969, and specified in Section 9-2 of that Agreement, we have policy amendment number 4, approved by the office of the Corporation Counsel to submit for approval.

This policy amendment sets out in detail the Accidental Death and Dismemberment coverage for Class G insurance coverage (and specified limitations) for the Vancouver Policemen's Union and Excluded Members of the Uniform Staff of the Police Department (except the Chief Constable, Deputy Chief Constable, and Staff Superintendents). It provides in addition to Group Life coverage based on annual income, Accidental Death and Dismemberment coverage in an amount equivalent to the Group Life coverage. This has been effective from July 1, 1969.

. . . Cont'd.

Board of Administration, October 30, 1970 ...(SUPPLEMENTARY PERSONNEL - 5)

Clause No. 6 (Cont'd.)

The fee for this additional coverage is specifically set out on page 9 of the Amendment and is $0.09 per $1,000.00 of Accidental Death & Dismemberment coverage, in addition to the premium of $0.62 per $1,000.00 for life coverage.

The approximate cost for this additional coverage for the Policy year December 1, 1969 to November 30, 1970, is $7,336.35, half of which is borne by the employees.

I would, therefore, recommend that amendment number 4 of the Sun Life Assurance Company Policy No. 8645-G and GD be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 132

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 30, 1970

The Board considered matters pertaining to Properties and submits the following report.

RECOMMENDATIONS

1. Knight Street Widening
49th to 57th Avenue

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration, Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

a) Lot 46, Blks. 29 to 31, D.L. 200
7248 Knight Street
1) Loss of land (W 7') $231.00
2) City Engineer to install concrete wall with grade steps at the new property line and replace lawn where damaged

b) Lot 32, Blk. 2, D.L. 739
6603 Knight Street
1) Loss of land (E 7') $231.00
2) The City to replace picket fence with one coat of paint. 74.25
$305.25
3) City Engineer to reconnect walk and replace any damaged lawn.

c) Lot 12, Blk. 9, D.L. W½ 738
6572 Knight Street
1) Loss of land (W 7') $231.00
2) Loss of fence 15.00
$246.00
3) City Engineer to reconnect walk and replace any damaged lawn.

d) Lot 19, Blk. 9, D.L. W½ 738
6650 Knight Street
1) Loss of land (W 7') $231.00
2) Loss of 5 ornamental shrubs and 47' of picket fence. $175.00
$406.00
3) City to remove existing front steps and build new front steps and porch clear of new property line and replace concrete walks. $775.00
4) City Engineer to fill balance of front yard and replace lawn.

continued . . . / 2

Item No. 1 cont'd

e) Lot 25, Blk. 6, D.L. 739 6975 Knight Street 1) Loss of land (E 7') 2) City Engineer to reconnect walk and replace any damaged lawn.	$231.00
f) Lot 38, Blk. 2, D.L. 739 6549 Knight Street 1) Loss of land (E 7') 2) City Engineer to reconnect walks and replace any damaged lawn.	$231.00
g) Lot 34, Blk. 2, D.L. 739 6583 Knight Street 1) Loss of land (E 7') 2) City Engineer to reconnect walk and replace any damaged lawn.	$231.00
h) Lot 29, Blk. 3, D.L. 739 6721 Knight Street 1) Loss of land (E 7') 2) City to rebuild portion of brick planter	$231.00 60.00 $291.00
3) City Engineer to install concrete wall and grade steps, reconnect walk and replace any damaged lawn.	
i) Lot 49, Blks. 29-31, D.L. 200 7216 Knight Street 1) Loss of land (W 7') 2) City Engineer to install concrete wall and grade steps, reconnect walks and replace any damaged lawn.	$231.00
j) Lot 64, Blks. 29-31, D.L. 200 7229 Knight Street 1) Loss of land (E 7') 2) Loss of shrubs	$231.00 50.00 $281.00
3) The City Engineer to construct a concrete retainer wall with grade step at the new property line and replace any damaged lawn.	
k) Lot 37, Blk. 2, D.L. 739 6553 Knight Street 1) Loss of land (E 7') 2) The City Engineer to replace any damaged lawn.	$231.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Review of City's Liability Insurance Requirements

The Director of Finance has submitted the following report to your Board.

"Introduction

In 1966 the City hired Mr. Douglas Macdonald as a consultant to review the City's entire insurance program and requirements. In late 1966 Mr. Macdonald submitted his report which led in turn to his appointment by Council to implement, if possible, the recommendations and suggestions in his report, with respect to insurance of the City's physical assets.

On July 7, 1970 Council adopted the recommendations of the Board of Administration report of June 17, 1970 regarding the physical asset insurance, recommendations based on a very comprehensive review by a committee of City officials ably assisted by Mr. Macdonald.

Liability Insurance

In general, liability insurance protects the insured, i.e. the City, against claims from persons who are injured or suffer loss or damage as a result of the operations or activities of the insured as specified in the insurance policy. At the present time only certain of the operations or activities of the City are covered.

Your officials are of the opinion that a thorough review needs to be made.

Review Procedure

The best method of handling the review appears to be in the same manner as that for the physical asset insurance. A review committee should be established with senior representatives from Finance, Engineering, Law and Permits and Licenses, plus possibly others from time to time as specific areas are dealt with. The committee would be assisted by Mr. Macdonald. We do not have an insurance department or division as such. The Supervisor of Property and Insurance is responsible for the City's insurance program, but he has only one clerk to handle the function. Without Mr. Macdonald's outstanding knowledge and capabilities in the insurance field we could not have adequately reviewed the physical asset insurance and his services are equally needed in reviewing the liability insurance.

The City's liability insurance policies expire on April 1, 1971. The review will probably not be completed before 1972. Therefore, in early 1971 I will report further to Council regarding the expiring insurance policies.

Cost of the Review

Because of the difficulty in determining liability risks we expect the review to present greater difficulties than did the review of physical asset insurance. However, we do not expect the data systems (information gathering and maintenance) problems that we experienced in the physical asset area. This report requests Council approval of a total of $10,000 for consultants' fees for review of the City's liability insurance program and

continued . . /4

Item No. 2 cont'd

requirements. Provision will be made in the 1971 and 1972 revenue budgets as no portion of the amount will be required in 1970.

Miscellaneous Matter

The review of the physical asset insurance is completed and Council approved the recommendations resulting therefrom. The appropriation for consultants' fees was $1,000 short of the amount required and it is therefore recommended that $1,000 be provided by an appropriation from Revenue Surplus - Prior Years, pending the final Revenue and Expenditure results for 1970.

Recommendations

It is RECOMMENDED:

a) That a Committee be established for the purpose of reviewing the City's program and requirements for liability insurance, and that the Finance, Engineering, Law and Permits and Licenses Departments each appoint a representative to the Committee. The chairman would be the Deputy Director of Finance.

b) That Council approve the appointment of Royal Financial Insurance Ltd. (Mr. Douglas Macdonald) as consultant for the insurance review, on the same basis of payment that applied to the physical asset insurance review, at an estimated total cost of $10,000. No part of this amount will be required in 1970. Provision would be made in the 1971 and 1972 revenue budgets.

c) That Council approve an appropriation of $1,000 from Revenue Surplus - Prior Years (pending the final revenue and expenditure results for 1970) to complete payment of the consultants' fees for the review of physical asset insurance requirements."

Your Board

RECOMMENDS that Council approve the recommendations of the Director of Finance.

3. Establishment of City-Owned Property For Highway Purposes

The Supervisor of Property and Insurance reports as follows:

"In 1921 the City acquired by tax sale Lots 9 and 10, Block 240A, D.L. 526 situated on the South side of 4th Avenue between Trafalgar and Larch Streets. The property was sold in 1937 except for the South four feet of each lot which was retained for lane purposes.

The portions retained by the City were never formally established as lane, and the City holds Title No. 73089-I to the South four feet of Lots 9 and 10, Block 240A, D.L. 526. The Assessment Commissioner has requested the dedication of these portions as lane, and a formal resolution covering the establishment will be forwarded to Council.

continued . . . / 5

Item No. 3 cont'd

RECOMMENDED that the South four feet of Lots 9 and 10, Block 240A, D.L. 526, Group 1, New Westminster District, Plans 1058 and 3943, be established for highway purposes."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

4. Georgia Viaduct Replacement
Claim by the 3 Vets Ltd. for Moving Costs

The Supervisor of Property and Insurance reports as follows:

"On February 29, 1968 Council authorized acquisition of properties required for the Georgia Viaduct Replacement. At that time construction of the new Viaduct was to commence in September, 1969.

Two of the properties required were occupied by 3 Vets Ltd., one by ownership (828 Main St. - 1,800 sq. ft.) and one by lease (832 Main St. - 5,400 sq. ft.).

The lease term was for 3 years ending January 31, 1970 and the property had been occupied by 3 Vets Ltd. under continuous 3-year leases for approximately 21 years. They had tried to buy the property but Montreal Trust Co., agents for the estate would only give assurance of continued occupancy.

Acquisition of the property owned by the Company (828 Main St.) was approved by Council March 4, 1969. Although not stated in the report it was understood in negotiations with 3 Vets Ltd. that disruption and moving costs would be compensable when the breaking of the lease was carried out on 832 Main St. and they agreed to the City's purchase of 828 Main St. on that basis.

Acquisition of the leased property (832 Main St.) was later approved by Council on April 15, 1969 after which the City was then the landlord of the 3 Vets on this property.

On the basis of the original Georgia Viaduct Replacement schedule it was anticipated that both sites should be made available for demolition by August 31, 1969. This required the existing lease to be broken, in which case the City as stated, would be liable for disruption and moving costs. Contemplating this course of action three firms were contacted for moving cost estimates and the lowest bid was $4,179.00 (which did not include unpacking). A settlement of $4,200.00 was proposed to 3 Vets Ltd. which was not accepted because of their uncertainty of relocation costs and disruption of business.

The subsequent re-scheduling of the Georgia Viaduct Replacement allowed the lease on 832 Main St. to expire, which, in effect, eliminated the legal responsibility for the cost of breaking the lease.

continued . . . /6

Item No. 4 cont'd

It is the opinion of the Law Department that the Company originally had a claim against the City by virtue of its ownership in 828 Main St. If the 3 Vets Ltd. had refused to negotiate in good faith with the City for that property and forced the matter to expropriation the City would have been obligated to pay moving costs and something in addition for disruption of their business conducted on their said freehold property.

The Georgia Viaduct Replacement Committee at their meeting of April 28, 1970 moved that the Supervisor of Property and Insurance offer the 3 Vets Ltd. a compromise in the sum of $2,100.00 in settlement of their claim, subject to City Council approval.

This proposed settlement was passed along to Mr. W.A. Street, who intimated that it would be accepted by his clients. However, Mr. Street desired as part of the transaction, to appear as a delegation before Council to speak to the matter."

Your Board submits the matter to Council for CONSIDERATION.

DELEGATION REQUEST - MR. W.A. STREET

(Copy of letter from Mr. W.A. Street, October 6th, 1970, is circulated for the information of Council.)

* * * * * * * * *

FOR ADOPTION SEE PAGE(S) 133

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 10, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing), dated October 29, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 3, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting (In Camera), dated November 5, 1970, be adopted.

- CARRIED

CONDOLENCES: The Late Mr. George Robson

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the Vancouver City Council extend condolences to the family of the late Mr. George Robson, former member of the Board of Police Commissioners.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

'IN CAMERA' MEETING

The Council recessed at approximately 9:35 A.M. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at 10:45 A.M. and then reconvened in open session in the Council Chamber at 11:05 A.M.

UNFINISHED BUSINESS

1. Claim:
Mrs. Catherine Jowett

The Council, on October 27th, deferred a Board of Administration report, Licenses and Claims matters, dated October 23, 1970, pending the hearing of a delegation. The Council was informed that the delegation now does not wish to appear.

MOVED by Ald. Sweeney,
THAT the Board of Administration report (Licenses and Claims matters), Clause 1, dated October 23, 1970, be received for information.

- CARRIED

2. Proposed Rezoning: W/S Hudson Street
North and South of 71st Avenue

At a Public Hearing on October 29th, the Council tabled the following rezoning application by the Director of Planning and a motion by Alderman Sweeney, as follows:

"Lots B, C, D, E, Block 16, D.L. 318, and Lots 6 and 7 Block 9, D.L. 318, situated on the W/S of Hudson Street North and South of 71st Avenue

FROM: C-2 Commercial District
TO: RM-3 Multiple Dwelling District"

"Moved by Ald. Sweeney,
THAT the application to rezone the above mentioned area be not approved."

- LOST

(After due consideration, the foregoing motion of Alderman Sweeney was put and lost.)

MOVED by Ald. Broome,
THAT the foregoing rezoning application of the Director of Planning be approved and the Corporation Counsel be instructed to bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED

(Alderman Sweeney is recorded in the negative)

(Aldermen Wilson and Calder, not being present when this item was dealt with at the Public Hearing, did not vote.)

3. Provincial Policy:
Social Allowance Administration

The Council, on November 3rd, when considering a Board of Administration report dated October 23rd, on the matter of Provincial Policy: Social Allowance Administration, dealt with Clause G of the report and deferred the balance of the report to this Council meeting for consideration, following a report from Alderman Linnell after meeting with the Minister on the subject.

Alderman Linnell reported orally with respect to her meeting with the Minister of Rehabilitation and Social Improvement with particular reference to the policy on 'Emergency Aid'.

cont'd...

UNFINISHED BUSINESS (cont'd)

Provincial Policy:
Social Allowance Administration
(cont'd)

MOVED by Ald. Bird,
THAT this matter be tabled and the Acting Social Service Administrator be directed to work out with the Department of Rehabilitation and Social Improvement on a method of operation which recognizes the practical differences the City faces with particular reference to 'Emergency Aid', 'Hostel Accommodation' and 'Continuing Assistance', for report back to Council.

- CARRIED

4. Melville-Dunsmuir Connector

It was agreed to defer this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Transient Youth

The Council considered a communication from the Children's Aid Society of Vancouver, B.C., on the matter of transient youth with particular reference to the Society accepting responsibility for transient youth within the age jurisdiction of the Society.

MOVED by Ald. Calder,
THAT the letter from the Children's Aid Society be received and a copy be forwarded to the Director of Social Planning/ Community Development for his information.

- CARRIED

2. Commission of Inquiry into the Non-Medical Use of Drugs: Public Hearing, November 20, 1970

The Council noted a letter from the Commission of Inquiry into the Non-Medical Use of Drugs which will be holding a Public Hearing in Vancouver on November 20, 1970. The letter suggested the Council may wish to submit its views and comments in respect to the conclusions arrived at by the Commission in its Interim Report.

MOVED by Ald. Calder,
THAT the Medical Health Officer be requested to report to Council on the advisability of the Council submitting a brief to the Commission.

- CARRIED

3. Appointment of Director: Vancouver Public Library

MOVED by Ald. Bird,
THAT the letter of November 2, 1970, from the Vancouver Public Library Board, advising of the appointment of Mr. Morton P. Jordan as Director of the Vancouver Public Library, be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Delegation Request: Canadian Dolphin and Vancouver Amateur Swim Clubs

MOVED by Ald. Bird,
THAT delegations be heard from the Canadian Dolphin Swim Club and the Vancouver Amateur Swimming Club per request received.

- CARRIED

5. Delegation Request re Indigent Burials

The Council noted a letter from Owen, Bird & McDonald, Barristers, requesting permission to appear as a delegation concerning indigent burials.

MOVED by Ald. Adams,
THAT Owen, Bird & McDonald be advised that the City Council reiterates its decision with respect to indigent burials and therefore a delegation be not permitted on this subject.

- LOST

MOVED by Ald. Broome,
THAT a delegation be heard from Owen, Bird & McDonald with respect to indigent burials.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 6, 1970

Works and Utility Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Works and Utility matters), dated November 6, 1970, be adopted.

- CARRIED

Building and Planning Matters

It was agreed to defer consideration of the report of the Board of Administration (Building and Planning matters), dated November 6, 1970, pending the hearing of a delegation as requested.

Licenses and Claims Matters

Shops Closing By-law

The Board of Administration submitted a report of the Corporation Counsel in respect of request from the T. Eaton Co. Limited for an amendment to the Shops Closing By-law which would permit retail stores to remain open on Wednesday evening in any week in which a statutory holiday falls on Thursday or Friday. The report noted a request had also been received from the Retail Merchants Association of Canada, B.C. Division, asking that all shops be allowed to remain open until 9:00 P.M. on Wednesday, December 30th, but not suggesting a change in the By-law.

MOVED by Ald. Phillips,
THAT the Corporation Counsel be directed to bring in an amendment to the Shops Closing By-law which will permit retail stores to remain open on Wednesday evenings until 9:00 P.M. in any week in which a statutory holiday falls on Thursday or Friday.

- CARRIED

The Council recessed at 12:00 noon to reconvene at 2:00 p.m.

The Council reconvened in the Council Chamber, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

4. Melville-Dunsmuir Connector

Earlier in the proceedings Mr. Maguire and Mr. Birks, representing Bowell McLean Motor Co. Ltd., appeared before the Council with respect to the company's property being affected by the Melville-Dunsmuir Connector. A brief was submitted requesting the company be allowed to enter into immediate negotiations with the City for the City to acquire such property from Bowell McLean Motor Co. Ltd. as may be required for the connector, and the City assist Bowell McLean to acquire such adjacent properties as would be required for development on the area. The Board of Administration, in its report of October 26, 1970, detailed history of the matter and made certain recommendations.

MOVED by Ald. Linnell,
THAT the Supervisor of Property and Insurance be authorized to, as soon as possible, conclude negotiations with the objective of outright acquisition of the Bowell McLean Motor Co. Ltd. property and report to Council, including all details of financing implications necessary for the acquisition of this property;

FURTHER THAT the report also include reference to the feasibility of the exchange of the Bowell McLean property for City property.

- CARRIED

MOVED by Ald. Adams,
THAT the Special Committee continue its negotiations with the Provincial Government with respect to the Provincial Government property located in this area.

- CARRIED

Finance Matters

Assessments for School and Hospital Purposes (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel with respect to a recent announcement by the Provincial Minister of Finance concerning the Government's intention to pass legislation at the next session of the Legislature that would have the effect of limiting the assessments on land and improvements to not more than 10% over previous assessments. It was noted that the proposed legislation will be retroactive and will apply to the 1971 assessment roll to assessments for school and hospital purposes only.

It was agreed that a brief be prepared based on the City's previous brief when the City objected to the Provincial Government's proposal to limit increases to not more than 5%.

Alderman Broome advised that the Executive of the U.B.C.M. is intending to object to this proposed legislation when it meets with the Cabinet of the Provincial Government.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Assessments for School and Hospital Purposes (cont'd)

MOVED by Ald. Phillips,
THAT the City Council support the Executive of the U.B.C.M. on this matter and the Board of Administration prepare a brief for Council for submission to the Provincial Cabinet, through the U.B.C.M., giving appropriate examples of circumstances whereby new developments, such as Marathon Realty's proposed development of the False Creek area, if rezoned, will be grossly under-assessed.

- CARRIED

Increased Pay Rates: Deputy Returning Officers and Assistants (Clause 3)

The Board of Administration submitted a report of the City Clerk with respect to increased pay rates for Deputy Returning Officers and assistants. It is recommended that the rates of pay for election workers in the following categories be adjusted as follows:

	Present Rate	Proposed Rate
Deputy Returning Officers	$37.50 - $47.50	$40.00 - $60.00
Assistant to Deputy Returning Officers	$27.00 Plus $1.00 for each half hour after midnight	$34.00 Plus $1.00 for each half hour after midnight

The estimated cost of this change in rates is $750.00 which has been provided for in the 1970 budget.

MOVED by Ald. Broome,
THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED

Sinking Fund and Investment Matters, September. 1970 (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated November 6, 1970, be adopted.

- CARRIED

B. Personnel Matters, Supplementary, November 6, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated November 6, 1970, be adopted.

- CARRIED

C. Property Matters, November 6, 1970

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Property matters), dated November 6, 1970, Clause 1 be received for information and Clauses 2, 3 and 4 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Fairview Slopes Rezoning

The Board of Administration, under date of November 2, 1970, submitted a report with respect to rezoning of the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets). It was noted in the report that the Technical Planning Board recommended that:

"1. The Director of Planning be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include a CRM-1 Commercial/Multiple Dwelling District Schedule as set out in the attached draft. (on file in the City Clerk's Office)

2. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to implement the following zoning changes:

(a) approximately 43 acres bounded by Hemlock Street, 6th Avenue, Ash Street and 8th Avenue, be rezoned from M-1 and M-2 Industrial Districts to a CRM-1 Commercial/ Multiple Dwelling District.

(b) approximately 7.4 acres comprising Blocks 300, 320 and Lots 1-12, Block 340, D.L. 526 be rezoned from M-1 Industrial District to a C-2 Commercial District.

(c) approximately 1.5 acres comprising Parcels "A" and "B" and Lots 15-23, all in Block 340, C.L. 526, be rezoned from an M-1 Industrial District to a C-3 Commercial District.

3. The Corporation Counsel be instructed to prepare the necessary by-law amendments and submit same for the consideration of Council at a Public Hearing after report from the Town Planning Commission.

4. If proposals are adopted by Council with or without amendment, the Director of Planning be instructed to carry out an automatic review of the CRM-1 provisions after the CRM-1 Schedule has been in effect for a period of twelve months (or earlier if required)."

MOVED by Ald. Phillips,
THAT the foregoing recommendations of the Technical Planning Board be approved and the necessary Public Hearing be held during the month of January.

(tabled)

MOVED by Ald. Bird,
THAT the foregoing motion by Alderman Phillips and the subject matter be tabled for two weeks for a Report Reference by the Director of Planning.

- CARRIED

MOVED by Ald. Adams,
THAT the letter from the Town Planning Commission dated November 6, 1970 advising that the Commission will be reporting to the Council on the matter after November 20, 1970, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Standing Committee on Transportation, October 29, 1970

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation, dated October 29, 1970, including the report by five members of that Committee who reported because of a lack of a quorum, be approved.

- CARRIED

F. Appointment to Vacancy: Director of Museums

The Council received a report from the Special Committee re Vacancy, Director of Museums, in which it was advised that at an 'In Camera' session on November 3rd, the Council adopted a recommendation of the Committee that Mr. Helmuth J. Naumer, of Fort Worth, Texas, be appointed to the position of Director of Museums, effective January 1, 1971, or as soon thereafter as Mr. Naumer is available.

MOVED by Ald. Bird,
THAT this report of the Special Committee re Vacancy, Director of Museums, be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND ZONING AND DEVELOPMENT BY-LAW (Various Locations)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend Zoning and Development By-law (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The by-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (7229 Knight Street and 5275 Clarendon Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Calder.
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following lands:

1. East 7 feet of Lot 64, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770

2. West 20 feet of each of Lots 2 and 3 of Lots 9 and 10, Block 6, District Lot 394, Group 1, New Westminster District, Plan 3031;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping up (40th Avenue West of Victoria Drive and the Lane South of 40th Avenue, West of lane West of Victoria)

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS portions of road dedicated by the deposit of plans 4025 and 1978 and portion of lane dedicated by the deposit of plan 1978 in District Lot 707, are surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of plan 4025 lying between the Southerly production of the Westerly limit of Lot 29 and the Easterly limit of Lot 24, except the East 7 feet, now road, North ½ of South ½ District Lot 707, Plan 4025 (outlined green): and all that portion of road dedicated by the deposit of Plan 1978 lying between the

MOTIONS (cont'd)

2. Closing and Stopping up (cont'd)

northerly production of the Westerly limit of Lot 37 and the Easterly limit of Lot 1, except the East 7 feet, now road, South ¼ District Lot 707, Plan 1978 (outlined red); and all that portion of lane lying between the Southerly production of the Westerly limit of Lot 38 and the Easterly limit of Lot 42, South ¼ District Lot 707, Plan 1978 (outlined red). The same as shown on a plan prepared by A. Burhoe, B.C L.S., on the 5th day of February, 1970, and marginally numbered LF 5065, a print of which is hereto annexed, be closed, stopped up and conveyed to Canada Safeway Limited;

AND BE IT FURTHER RESOLVED THAT the said closed portions of road and lane be subdivided with the adjacent Canada Safeway Limited lands.

- CARRIED

3. Closing Lane (North of 26th Avenue, East of Alexander Street) York House School

MOVED by Ald. Rankin,
SECONDED by Ald. Calder.
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS all the lane dedicated by the deposit of Plan 6011 adjacent to Lots 1 to 7, Block 670, District Lot 526, Group 1, New Westminster District, Plan 6011 is surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT all the lane in Block 670, District Lot 526, Group 1, New Westminster District, Plan 6011, be closed, stopped up and conveyed to the abutting owner;

AND BE IT FURTHER RESOLVED THAT the closed lane be subdivided with the abutting lots.

- CARRIED

4. Closing Lane (west of Dieppe Drive from Haida Drive to the lane South)

MOVED by Ald. Rankin,
SECONDED by Ald. Calder.
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS Plan 8268 dedicated a 10 foot lane between Lots 12 and 13, Block 9, Sections 40 and 41, T.H.S.L., Plan 8268, which is surplus to City Highway requirements;

AND WHEREAS the owners of said Lots 12 and 13 wish to acquire the said lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 8268 lying between a line joining the north easterly corner of Lot 12, Block 9, Sections 40 and 41, T.H.S.L., Plan 8268 to the north westerly corner of Lot 13, said Block 9 and a line joining the south easterly corner of said Lot 12 to the south westerly corner of said Lot 13, the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated the 26th day of August, 1970, and marginally numbered LF 5484, a print of which is hereto annexed, be closed, stopped up and conveyed to the abutting owners of said Lots 12 and 13;

AND BE IT FURTHER RESOLVED THAT closed lane be subdivided with the abutting said Lots 12 and 13.

- CARRIED

At this point the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Police Manpower and Equipment Requirements

The City Council, at an 'In Camera' session on October 20th considered a resolution of the Board of Police Commissioners concerning police manpower and equipment requirements, as contained in the Chief Constable's report of October 7th. The Council referred the matter to the Board of Administration for report.

Under date of November 5th, the Board of Administration submitted a report of the Director of Finance commenting on the requests of the Chief Constable. The Board of Administration report sets out a number of proposals for the Council's consideration.

The Chief Constable addressed the Council emphasizing his Department's immediate requirements.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT, in accordance with the proposals contained in the report, the Council:

1. approve an increase in the strength of the force by 40 Police Constables as requested by the Board of Police Commissioners as from December 15th, 1970, in preference to the date of December 1st.

2. authorize an increase in the 1970 departmental budget of $29,150 to cover -

Salaries	$11,600
Fringe benefits	350
Personal equipment	17,200
	$29,150

such amount being allocated from Revenue Surplus Prior Years.

3. leave the distribution of the above manpower increase to the discretion of the Board of Police Commissioners subject to the City's usual personnel classification and promotional policies.

4. Ask the Board of Police Commissioners to report back to Council as soon as practicable on additional equipment requirements, in advance of 1971 budget approval, arising out of the above increase of 40 constables.

5. give consideration to additional Police requirements (in excess of the 40 constables covered above) at the time of the 1971 budget review and for this purpose the Police Department's supplementary budget should include an appropriate submission.

6. request the Board of Police Commissioners, after the re-organization of the Patrol Division has been initiated, to report to Council twice yearly upon the effectiveness of the Patrol Division according to criteria mutually agreeable to that Board and City officials.

7. refer back to the Board of Administration the question of communication studies referred to in the Board of Administration report, for further report at the earliest date.

- CARRIED

MOTIONS (cont'd)

5. Transportation Corridors and Land-use Control

Notice was called on the following at the meeting on November 3rd:

MOVED by Ald.Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS the Minister of Municipal Affairs has suggested that the Greater Vancouver Regional District take over land-use control on proposed transportation corridors,

BE IT RESOLVED THAT the Board of Administration report to Council on the implications to the City of transportation corridors and land-use control, and possible action by Council in anticipation of the Greater Vancouver Regional District taking on land-use control powers.

- CARRIED

(The motion was put and carried)

6. Outdoor Burning

Notice was called on the following at the meeting on November 3rd:

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT WHEREAS the City of Vancouver passed By-law #4425 being the Air Pollution Control By-law to regulate the emission and discharge of particulate matter, smoke, noxious fumes into the atmosphere;

AND WHEREAS we allow outdoor burning on 4 (four) weekends per year;

AND WHEREAS people have been observed burning leaves and other matter on residential street asphalt surfaces;

AND WHEREAS many residents of Vancouver have complained to City Hall, Fire Department and to Aldermen of the fire hazards created, and air pollution created;

AND WHEREAS these concerns and complaints are not received during the balance of the year when outdoor burning is not allowed;

THEREFORE BE IT RESOLVED THAT the City Engineer, Fire Chief, Smoke Inspector report to Council regarding the effect of the burning allowed on the atmosphere in Vancouver, the effect real and anticipated on City streets, the fire hazards created, and the anticipated additional cost of refuse collection if outdoor burning is totally banned.

- CARRIED

(The motion was put and carried)

MOTIONS (cont'd)

7. Time of Commencement:
Council Meetings

The following Notice was submitted by Alderman Phillips on November 3rd, and seconded this day by Alderman Sweeney:

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,

THAT WHEREAS Council meetings often run short of time on Tuesday afternoons with the result that important matters are not given proper consideration;

THEREFORE BE IT RESOLVED THAT Council begin its meetings at 9:00 A.M. rather than 9:30 A.M.

- LOST

(the motion was put and lost.)

AMENDED SEE PAGE 209

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Parking Situation Surrounding P.N.E.

referred to notices received by home owners in the vicinity of the P.N.E. advising them re contravening the Zoning By-law if parking is being permitted on front lawns or backyards of their property. The Alderman requested the Official Traffic Commission consider the matter with a view to permitting such parking.

Alderman Hardwick - Regulations re Maintaining Heat and Power in Rented Premises

referred to an incident whereby a tenant was not given sufficient notice to vacate and the power and heat in the rented premises was cut off. The Alderman enquired what action could be taken immediately on such an emergent situation.

The Corporation Counsel advised he would look into the matter.

Alderman Calder - Waste Oil and Inflammable Material

advised that the Regional District was investigating the matter of disposing of waste oil and inflammable material and suggested the boilers in the building at 720 Beatty Street might dispose of such material.
His Worship agreed that the Regional District be so advised.

Alderman Calder - Air Pollution Control

referred to a previous enquiry and asked when a report would be forthcoming from the Fire Chief on the matter of one fireman per shift at each fire hall being trained in air pollution control and becoming involved in such inspections.

The Council adjourned at approximately 4:30 p.m. to meet at 11:00 a.m. on Thursday, November 12, 1970.

***

FOR ADOPTION SEE PAGE(S) 209

The foregoing are Minutes of the Regular Council meeting dated November 10, 1970.

MAYOR

CITY CLERK

NOVEMBER 6TH , 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Lane West of Oak Street North of 12th Avenue and Lot B of Lots 11 to 13, Block 395, D.L. 526

"The owner of Lot B of Lots 11 to 13, Block 395, D.L. 526, has made application to lease a portion of the unopened 12 foot lane west of Oak Street north of 12th Avenue.

Secondary access is required to Lot B in order that a proposed development may comply with the Zoning and Development By-Law in respect to off-street loading and parking requirements.

I recommend that the 12 foot lane abutting Lots A and B of Lots 11 to 13, Block 395, D.L. 526, be closed and stopped up and leased to the owner of Lot B subject to the following conditions:-

a) The term to be 10 years for the nominal sum of $1.00 subject to 6 months' notice of cancellation if required for municipal purposes;

b) The right to construct and maintain utilities in the lease area to be reserved;

c) The lease area to be used for access purposes to Lot B only and no buildings to be constructed upon it;

d) The lease area to be developed to grades approved by the City Engineer;

e) The applicant to provide storm drainage for the lease area and assume liability for the lane development and any flooding of adjacent premises that may occur;

f) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Replacement Prior to Paving in 1971

"The following water main replacement is required prior to paving scheduled for Spring, 1971:

Water Main Project 1011

Cordova Street from Gore Avenue to Heatley Avenue (4 blocks)

"Paving of this street was approved by Council following a Court of Revision on July 14, 1970.

The estimated cost of Project 1011 is $26,000 and funds are available in the 1970 Water Capital Budget, 'Provision for Unspecified 1971 Prior to Paving Projects', Account Code 126/7903.

I RECOMMEND that the water main be replaced on the above named street and that $26,000 be appropriated from Account Code 126/7903, 'Provision for Unspecified 1971 Prior to Paving Projects'."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATIONS:

3. Tender No. 41-70-7
Refuse Containers

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on October 13, 1970, and referred to the City Engineer and Purchasing Agent for report. Four bids were received; a tabulation is attached, showing prices including sales tax were applicable. Local content is not considered since all steel is supplied from outside the province and all suppliers will fabricate locally.

Funds for this purchase were authorized by Council on September 8, 1970. Twenty-one 1 yard, seventy-seven 2 yard, and one hundred 3 yard containers are required.

As well as the direct costs of labour and materials, the City's bid prices include a portion of the fixed overhead costs associated with the Shops-Garage operation at Manitoba Yard. This overhead, which covers building maintenance, security, lighting, supervision, stores costs, etc., must be paid for whether or not the City builds these containers. If the City does not do this work, other users of the Shops-Garage facility will pay a higher proportion of the Shops-Garage overhead and the City will pay more dollars 'out of pocket' for the containers required.

The construction of containers can be a stabilizing mechanism which reduces disruption and increases general efficiency of City shops. If present conditions continue, at least one man will be laid off if the City does not build these containers.

On the two previous tenders for containers awarded to the City, the actual cost of the work was over $5,800 less than the City's bid price. This saving is refunded to General City Revenues; if the work had been done outside, the City would have lost this amount.

The City is second low bid overall. The total City bid price exceeds the low bidder's total price by only $417.72 (Approx. 1%). The fixed overhead portion of the City's bid is $6,690.04. The City will be 'out of pocket' by over $6,200 if the bid from Dormel Enterprises is accepted.

Cont/d.

Clause 3 Cont/d.

In view of the foregoing, the City Engineer and the Purchasing Agent RECOMMEND acceptance of the overall second low bid from the City of Vancouver since this provides the least real cost to the City.

When Council has made the award, contracts will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board
RECOMMENDS the report of the above officials be approved.

4. Street Closure for Lions Dance

The City Engineer reports as follows:

"The Dart Coon Club, 116 East Pender Street, in a letter dated October 22, 1970, are requesting the closure of Pender Street between Columbia Street and Gore Avenue so that they may celebrate their 52nd Anniversary with a Lions Dance.

The Proposal is that on Sunday, November 15th, at 1:30 p.m., Pender Street between Columbia Street and Gore Avenue be closed to vehicular traffic for approximately two and one half hours. Main Street will only be closed for a short period of time while the Lion crosses the intersection.

The Hydro will re-route transit vehicles and members of the Police Department will be in attendance.

Temporary parking prohibitions together with barricades will be required.

It is accordingly RECOMMENDED that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 1:30 p.m. to 4:00 p.m. on Sunday, November 15th, 1970, provided that:

(a) Costs of barricading and signing are borne by the applicant.

(b) The applicant enter into an agreement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the festivities."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Tender No. 58-70-5
Ready Mix Concrete

The Purchasing Agent and City Engineer report as follows:

"Tenders for Ready Mix Concrete were opened by your Board on October 5, 1970, and referred to the City Engineer and Purchasing Agent for report. A copy of the tabulation is on file in the Purchasing Agent's Office. This tender is submitted to Council because the value of the award is over $50,000.

. . . Cont'd.

Clause No. 5 (Cont'd.)

Two bids were received, and based on the total estimated quantity of 13,000 cubic yards for a one-year period, the prices offered are as follows:

	LaFarge Cement	Ocean Cement
Price per cubic yard delivered	$ 18.75	$ 18.99
Price per cubic yard picked up	$ 16.25	$ 16.49

Method of Delivery

(a) General

Provision was made in the tender document for the City to award one or more contracts so that material may be obtained for each job from the depot that would produce the lowest on-site cost, after hauling costs are considered.

It is estimated that 60% of the concrete required will be delivered to job site by Ready-mix trucks, and that 40% will be picked up by City trucks.

(b) Delivery by Ready-Mix Trucks

For loads in excess of five yards there is no surcharge and the low bid was submitted by LaFarge Concrete Ltd. The total estimated cost based on 60% of the annual supply is $146,250.00.

(c) Pick-up at Suppliers Depot

For loads of less than five yards there is a surcharge imposed by both companies. This varies from $14.00 per load for anything less than two yards and decreases to $5.00 per load for five yards.

It is often (about 40% of the time) more economical to pick up these small loads in City trucks and save the surcharge.

The City Engineer and Purchasing Agent, therefore, RECOMMEND that contracts be drawn on both firms as follows:

(a) LaFarge Concrete Ltd. (the low bid) - for delivered concrete (approximately 60% of the year's supply) and a portion of the picked up concrete.

(b) Ocean Cement Ltd. - for a portion of the picked up concrete. Concrete will only be picked up from this contractor in cases where, because of plant location, it will produce the lowest on-site cost.

. . . Cont'd.

Clause No. 5 (Cont'd.)

The above prices are subject to the 5% Provincial S.S. Tax.

When Council has made the award, contracts will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board RECOMMENDS that the report of the Purchasing Agent and the City Engineer be approved.

6. Services re Development of Glen Drive North of 5th Avenue

The Deputy City Engineer reports as follows:

"Burlington Northern Inc. is developing Parcel F of D.L. 264A and D.L. 2037 for Sealand Truck Terminal.

Under the provisions of the Subdivision Control By-law the Railway Company is paying for the extension of a watermain on Glen Drive northerly from Great Northern Way.

The 1913 Agreement between the City and the Railway Company reserved Glen Drive for highway purposes and accordingly the Railway is not obliged to improve Glen Drive north of Great Northern Way.

Glen Drive is developed to a gravel surface for 220 feet north of Great Northern Way and the Railway Company has requested the City to improve the roadway to a gravel surface for another 400 feet northerly to serve the Sealand Development. The Railway Company has agreed to bear the cost of providing a 40 foot pavement with curbs on Glen Drive from Great Northern Way to the northerly limit of the requested extension.

In the Glen Drive extension and the proposed watermain construction there are four separate railway track crossings of Glen Drive involved. For three of the railway track crossings there are Board Orders which permit roadway construction across the tracks. There is a Burlington Northern track at 5th Avenue for which approval will have to be obtained.

In the subdivision which created Parcel F the City agreed to the Railway Company providing a sanitary sewer extension northerly through Railway lands to the pumping station at Glen Drive and Terminal Avenue, and to the Railway Company providing a storm sewer extension northerly through Railway lands to a storm drainage ditch. In error, the sanitary and storm extensions have been constructed in part, on City owned Parcel 8 of Parcel I, D.L. 2037, being a 30 foot widening strip for Glen Drive. The Railway Company has requested that an easement be granted for these works through City lands.

. . . Cont'd.

Clause No. 6 (Cont'd.)

I RECOMMEND:

(A) Glen Drive Extension

That Glen Drive be extended from the present dead-end, north of Great Northern Way, to a point approximately 400 feet further north, that the surface be graded and gravelled and that two temporary catch basins be installed at the north end of the extension. The estimated cost for the extension is $12,000 and the funds are available in Capital Budget Account No. 146/7914 - Grading Unallocated.

(B) Water Main Extension

(1) That a water main be installed on Glen Drive from Great Northern Way to a requested service location for the Sealand Development.

(2) That the costs of this installation be charged to Burlington Northern Inc.

(3) That permission be granted to enter into any necessary agreements with respect to the water main crossings of three Burlington Northern and one Canadian National tracks, such agreements to be to the satisfaction of the Corporation Counsel.

(C) Track Crossing Approval

(1) That the Corporation Counsel be authorized to make application to the Railway Transport Committee for an order to permit the construction of a roadway across the Burlington Northern track on Glen Drive at 5th Avenue.

(2) Burlington Northern Inc. to support the City's application for the track crossing of a roadway.

(3) Burlington Northern Inc. to bear all costs, actual and related, of construction and maintenance of the roadway crossing of the track.

(4) The City Engineer be authorized to sign the application plans to the Railway Transport Committee.

(D) Sanitary and Storm Sewer Easements in Parcel 8

(1) That Burlington Northern Inc. be granted an easement through Parcel 8 of Parcel I, D.L. 2037 for the sum of $1.00 to contain the Railway Company's sanitary and storm sewer connections subject to the following conditions:

(i) The Railway Company to furnish proper plans satisfactory to the City Engineer.

. . . Cont'd.

Clause No. 6 (Cont'd.)

(ii) The Railway Company to maintain the sanitary and storm connections to the easement area.

(iii) The Railway Company to relocate the said sanitary and storm connections to Railway lands if required by the City and in that event to relinquish the easement.

(iv) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing report of the Deputy City Engineer be adopted.

* * ** * *

FOR ADOPTION SEE PAGE(S) 173

BUILDING AND PLANNING MATTERS

INFORMATION

1. Carport: 1061 East 57th Avenue
Mr. W. J. Heinrich

A request for an appearance as a delegation before Council has been made with respect to an addition to an accessory building at the above location. The City Building Inspector reports as follows:

"On August 30th, 1968, the Technical Planning Board approved an application for a Development Permit, made by Mr. W. Heinrich, for a carport addition to an existing garage. This application was approved with the conditions that (1) the total gross floor area of the accessory buildings do not exceed 500 square feet, (2) the total width of the accessory buildings do not exceed 22 feet, and (3) the height does not exceed 10 feet.

On March 4th, 1970, an inspection of the site was made where it was found that an addition had been made to the existing garage and with this addition the area of the accessory buildings now exceeded 500 square feet. It was further reported that the total width of the accessory buildings was now 31 feet. Our records show that a building permit has not been obtained for this addition.

On April 1st, 1970, Mr. Heinrich was notified by this Department to remove the addition to the carport. As a result of this letter on April 29th, 1970, a second development permit application was made by Mr. Heinrich requesting relaxation of the maximum height, width and area requirements under the Zoning and Development By-law for an addition to provide shelter for a camper.

On May 13th, 1970, the Technical Planning Board refused this application and re-affirmed its previous decision which would permit the erection of accessory buildings, provided their total floor area did not exceed 500 square feet, with a maximum width of 22 feet and a maximum height of 10 feet.

On June 2nd, 1970, this Department again notified Mr. Heinrich that the addition must be removed. Re-inspection on July 27th, 1970 found that the addition had not been removed and that a camper truck exceeding a GVW of 6000 pounds was now stored in the new addition. Re-inspection again on August 19th, 1970, found that the addition still existed and that the truck was still stored on the site.

On September 9th, 1970, a notice to remove the addition and the truck from the site in question was delivered to Mr. Heinrich. This notice advised Mr. Heinrich that unless the order was complied with within thirty days, enforcement action would be taken.

On October 14th, 1970, a re-inspection of the site was made where it was found that the carport addition was still existing and that a truck with a GVW of 10,000 pounds was stored on the site.

The next stage in the enforcement procedure would be to refer the matter to the City Prosecutor with a view to laying a charge. This will not be done until after Council has received this report."

This matter is submitted to Council for INFORMATION.

DELEGATION REQUEST: Mr. W.J. Heinrich

* * * * * *

FOR ADOPTION SEE PAGE(S) 173

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Shops Closing By-law

The Corporation Counsel reports as follows:

"A letter has been received from The T. Eaton Co. Limited requesting an amendment to the Shops Closing By-law which would permit retail stores to remain open on Wednesday evenings of any week in which a statutory holiday falls on Thursday or Friday.

This matter was considered by Council in March of 1970 as a result of a letter from the Downtown Businessmen's Association in which a similar request was made. This request was reported to Council at that time and a by-law which would have given effect thereto was submitted to Council. Council decided against this principle and the by-law was not passed.

A letter has also been received from the Retail Merchants Association of Canada asking that all shops be allowed to remain open until 9:00 P.M. on Wednesday, December 30, 1970. The letter from the Association does not suggest a change in the by-law as suggested by The T. Eaton Co. Limited."

Your Board submits the foregoing report of the Corporation Counsel for the consideration of Council.

(Copies of the communication from The T. Eaton Co. Limited dated October 26, 1970, together with the letter from the Retail Merchants Association of Canada, dated October 21, 1970, are circulated for the information of Council)

* * * * * *

FOR ADOPTION SEE PAGE(S) 173

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, September, 1970.

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of September, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at September 30, 1970.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased and Redeemed in September					
Sept. 1	Bank of Montreal	Sept. 2/70	$1,000,150.68	$1,000,000	1	5.50
3	Royal Bank of Canada	Sept. 16/70	2,005,050.41	2,000,000	13	7.09
22	Bank of Nova Scotia	Sept. 30/70	1,001,397.04	1,000,000	8	6.374
			$4,006,598.13	$4,000,000		
	Bank Deposit Receipts Purchased for Redemption October to December, 1970.					
Sept. 1	Banque Canadienne Nationale	Dec. 15/70	$ 306,472.60	$ 300,000	105	7.50
1	" " "	Dec. 18/70	459,986.30	450,000	108	7.50
1	" " "	Dec. 22/70	3,785,150.68	3,700,000	112	7.50
1	" " "	Dec. 28/70	614,547.95	600,000	118	7.50
1	" " "	Dec. 29/70	614,671.23	600,000	119	7.50
1	" " "	Dec. 30/70	512,328.77	500,000	120	7.50
1	" " "	Dec. 31/70	614,917.81	600,000	121	7.50
2	Toronto Dominion Bank	Dec. 31/70	307,387.40	300,000	120	7.49
9	Royal Bank of Canada	Dec. 30/70	511,660.27	500,000	112	7.60
			$7,727,123.01	$7,550,000		
	Bank Deposit Receipts Purchased for Redemption in 1971.					
Sept. 2	Bank of Montreal	Jan. 4/71	$ 718,073.42	$ 700,000	124	7.60
9	Royal Bank of Canada	Jan. 15/71	1,951,771.62	1,900,000	128	7.77
9	Imperial Commerce Bank	Jan. 18/71	513,853.70	500,000	131	7.72
9	" " "	Jan. 25/71	720,431.56	700,000	138	7.72
9	" " "	Jan. 27/71	514,824.66	500,000	140	7.73
			$4,418,954.96	$4,300,000		

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CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Par Value	Price	Cost	Terms Yrs/Mos	Yield %
Sept. 1	City of Vancouver 9¼%	Sept. 1/81 to Sept. 1/84	$15,000	$99.10	$14,865.00	11/0 to 14/0	9.375

****

continued .....

Clause #1 continued

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Exchange of Canada and Canadian National Railway Bonds for B. C. Hydro and Power Authority Parity Bonds to provide an improved yield and more suitable maturity dates

Date	Type of Security Disposals	Maturity Date	Maturity Value	Price	Cost	Terms Yr/Mo	Yiel %
Sept. 1	Canada 6%	Dec. 15/71	$ 135,000	$99.70	$ 134,595.00	1/3	6.24
1	Canadian National Railway 5½%	Dec. 15/71	2,445,000	98.35	2,404,657.50	1/3	6.85
2	Canadian National Railway 5½%	Dec. 15/71	500,000	98.35	491,750.00	1/3	6.85
			$3,080,000		$3,031,002.50		
	Acquisitions						
Sept 1	B.C. Hydro & Power Authority 7% Parities	Sept. 1/75	$2,900,000	100.00	$2,900,000.00	5/0	7.00
2	" " "	Sept. 1/75	1,175,000	100.00	1,175,000.00	5/0	7.00
			$4,075,000		$4,075,000.00		

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(b) GENERAL AND CAPITAL

SUMMARY OF SECURITIES HELD AS AT SEPTEMBER 30, 1970.

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1970	$ 28,865,361.12	$ 28,150,000.00
Bank Deposit Receipt due 1971	9,019,790.03	8,600,000.00
	$ 37,885,151.15	$ 36,750,000.00

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for September, 1970 be confirmed.

INFORMATION

2. Assessments for School & Hospital Purposes

The Corporation Counsel submits the following report:

"The Provincial Minister of Finance has recently announced that it is the Government's intention to pass legislation at the next session of the Legislature that would have the effect of limiting increases in the assessments on land and improvements to not more than 10% over previous assessments. He has further stated that this legislation will be retroactive and will apply to the 1971 assessment roll. An amendment to the Assessment Equalization Act would apply to assessments for school and hospital purposes, but would not apply to assessed values for general purposes which are determined under the Vancouver Charter.

. . . Cont'd.

Clause No. 2 (Cont'd.)

This matter has been discussed at length with the City Assessment Commissioner, and I have advised him that he is legally obliged to proceed on the basis of the legislation as it exists at this date and that assessments cannot be modified to comply with proposed or suggested changes that may take place in the future. We have not been provided with any details with respect to the operation of this limitation. The fact is that the City Assessment Commissioner is, upon completion of the assessment roll, obliged to swear on oath that he has prepared the roll in accordance with the relevant legislation as it now exists.

When and if such legislation is passed, the City Assessment Commissioner will naturally be obliged to amend his roll in accordance with the provisions of such legislation. In the interim we intend to advise each taxpayer that if such legislation is passed, the assessments will be altered to meet all provisions of such amendment before the 1971 tax statements are calculated. This information will be included with the 1971 Assessment Notice."

Your Board submits the foregoing report of the Corporation Counsel for Council's information.

CONSIDERATION

3. Increased Pay Rates -
Deputy Returning Officers and Assistants

The City Clerk reports as follows:

"I have reviewed the rates of pay for election workers. The present rates are:

Deputy Returning Officers - from $37.50 to $47.50
Election Clerks - $27.00

I believe that the rate for election clerks is proper, but I do feel that there should be an improvement in the amount paid to Deputy Returning Officers because of the increased complexity of the elections, and I would like to see the Assistant to the Deputy Returning Officer paid at a rate $7.00 higher than the rate for election clerks.

I, therefore, recommend that the rates of pay for election workers in the following categories be adjusted as indicated herein:

	Present Rate	Proposed Rate
Deputy Returning Officers	$37.50 - $47.50	$40.00 - $60.00
Assistant to Deputy Returning Officers	$27.00 Plus $1.00 for each half hour after midnight	$34.00 Plus $1.00 for each half hour after midnight

The estimated cost of this change in rates is $750.00, which has been provided for in the 1970 budget."

Your Board submits the foregoing recommendation of the City Clerk for Council consideration.

* * * * * * FOR ADOPTION SEE PAGE(S) 174-5

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

NOVEMBER 6, 1970

RECOMMENDATIONS

1. Radiological Defence Course - Attendance of Two Employees - Fire Department

The Director of Personnel Services reports as follows:

"The Provincial Civil Defence Authority has arranged the above course to be held in Victoria on December 7th - 11th, 1970, inclusive. It is designed to inform and train men to handle, treat and control radiation created by nuclear attack or industrial accidents involving radioactive materials.

The Fire Chief states that the hazard of radiation is an ever increasing and changing problem for Fire Fighters in the performance of their duties. To recognize the hazard, and to be able to handle the problems created in the event of an emergency concerning radiation, it is necessary to be properly trained. He therefore wishes Chief Training Officer Kellett and Chief Rescue and Safety Officer Moye to attend.

The total cost to the City will only be the time for attendance for these two employees, i.e. 10 days (2 x 5 days) leave of absence with pay, as the Provincial Civil Defence will pay for transportation, lodging and meals.

The Fire Chief emphasizes the relevance and importance of the subject to the work of the Fire Department and the employees.

RECOMMENDED that the request of the Fire Chief be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Proposed R.C.M.P. National Computer Information System

The Director of Finance reports as follows:

"The Co-ordinator of Data Processing & Systems has submitted the following report:

'In a report to Council on September 25, 1969, I reported that the proposed Police systems group would be investigating the costs and feasibility of implementing a computer based information retrieval system for the Police Department. There would be a considerable cost involved in developing such a system.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Federal government, through the R.C.M.P., has now indicated their intent to develop such a system for national use, and have planned a meeting in Ottawa to discuss the implementation of such a system. The meeting is scheduled for November 30th to December 3rd. I request permission to attend this meeting to determine what costs might be associated with the use of the system, what are the proposed capabilities of the system, and what conversion methods will be used. I have attempted to receive answers to these questions by telephone without success. It was suggested to me that more satisfactory answers to my questions would be provided at the meeting.

I recommend that approval be given to attend this meeting from November 30th to December 4th, the additional day being spent, if necessary, with the technical design people to ensure that the sytem will meet the City's needs. The cost of attending this meeting would be approximately $525, for which funds are available in this Division's Salaries Account 7030-301.'

I recommend that

(a) the Co-ordinator of Data Processing & Systems be given approval to take leave with pay to attend the R.C.M.P. meeting in Ottawa from November 30th to December 3rd, and that, if necessary, December 4th be spent gathering any necessary information, and

(b) that the costs of approximately $525 be provided by transfer of appropriation from the Data Processing Systems Division's Salaries Account 7030-301."

Your Board RECOMMENDS that the recommendations of the Director of Finance be adopted.

3. Committee on Urban and Regional Information Technology (CFMM)

The Director of Finance reports as follows:

"A report has been received from the Co-ordinator of Data Processing & Systems as follows:

'The Technical Advisory Committee on Municipal Finance of the Canadian Federation of Mayors and Municipalities has established an ad hoc committee to investigate the possible formation of a municipal data processing Association, (tentatively named Committee on Urban and Regional Information Technology) The committee has met and is currently organizing the inaugural meeting and seminars to be held in March 1971 in the City of Montreal.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Mr. Ben Cramer, the Director of the Organization and Methods Division of the City of Toronto, the chairman of this ad hoc committee, has nominated me as a candidate for the Executive Board of the new Association, and has further requested my attendance at the next meeting of the ad hoc committee which will be held in Winnipeg on December 11th, for the purpose of completing arrangements for the presentation of the committee's proposals to the Executive of the CFMM.

If I were elected to the Executive Board of the new Association I cannot say at this time how much time would be required for the affairs of the organization, but certainly two or three meetings each year should be expected. It is hoped that the organization would bear the cost of travelling expenses.

The proposed new Association appears to be worthwhile and should be beneficial to the City of Vancouver. I recommend that approval be given for my attendance at the meeting in Winnipeg which will cost approximately $242.00, plus two days' leave with pay, and that I be allowed to accept a nomination to the Executive Board of the new Association, and that if elected, approval be given to attend Executive meetings when necessary. The funds for the Winnipeg meeting are available in the Data Processing Salaries Account 7030-301.'

I recommend that the recommendations of the Co-ordinator of Data Processing and Systems be approved, and that the necessary funds for the Winnipeg meeting be provided by transfer of appropriation from the Data Processing and Systems salaries account 7030-301."

Your Board RECOMMENDS that the recommendations of the Director of Finance be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 175

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 6, 1970

The Board considered matters pertaining to Properties and submits the following report.

INFORMATION

1. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE NO.
2267 E. 27th Ave. Blk. 10, D.L.741	Proposed Public Housing Project, F.P.14, 25th Ave. & Brant St.	Johnston & McKinnon Demolitons Ltd.	$ 965	4943/759
3476 Trinity St. & 3435 McGill St. Lots 4 & 12, Blk. L, T.H.S.L.	Urban Renewal Scheme #6	Mr. R. Shortreed	$ 495	5886/673
1872 W. 3rd Ave. Lot 6, Blk. 237 D.L. 526	Advance Purchases Demo. authorized Resolution of Council July 7/70	Litchfield Bulldozing & Demolition Ltd.	$ 995	531/1231
3455 E. 54th Ave. Lot 10, Blk. 5, D.L. 339, S½ of S.W.¼	S.E. Sector	John Cayer	$ 650	4812/75
Lots 12, 13, 14, Blks. 1 & 2, N.W.¼ D.L. 334 S/S 54th Ave. E. of Kerr St. Lot 24, Blk. 3, N½ of SE¼ D.L. 339 S/E corner 49th & Blake St. Lots 3 & 4, Blks. 1 & 2, NW¼ D.L. 334 N/E corner Kerr & 56th Avenue	S.E. Sector	Johnston & McKinnon Demolitions Ltd.	$1,435	4812/55
821 Nelson St. Blots 20 & 21, Blk. 71, D.L. 541	Civic Square	Paul Bulych	$ 595	521/1021

continued . . . / 2

Item No. 1 con'td

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE NO.
6658 Toderick St. Lot 7, Blk. 4, N½ of SW¼ D.L. 339	S.E. Sector	Johnston & McKinnon Demolitions Ltd.	$ 695	4905/169
1852 W. 3rd Ave. Lot 9, Blk. 237 D.L. 526	Advance Purchase Urban Renewal Scheme 5 Authority to Demolish - B/A Prop. Matters Aug. 14/70 approved by Council Aug. 18/70	Mr. R. Shortreed	$1,040	531/1231
6202 Arlington St. Lots 67 & 68, Blks. 3 & 4, NE¼ D.L. 339	Replotting Special Survey Property Matters Jan 3/69 R/C Jan 14/69	Gormley Wrecking (F.T. Gormley)	$ 444	4905/177
985-87-95-97 Howe St. & 805 & 817 Nelson St. Lots 20 & 21 Blk 71, D.L. 541	Civic Square Authority to Demolish - B/A Property Matters June 12/70, adopted by Council June 16/70	Paul Bulych	$1,395	521/1201

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Acquisition for Park Site #78 (Locarno)
4423 Belmont Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 20, Block 130, D.L. 540 being 4423 Belmont Avenue which is located in Park Site #78 (Locarno) and is required for the proposed extension thereof, has been offered for sale to the City by the owner's representative. This Park Site is defined in Table II of the Revised Park Purchase Programme (1968-1970) adopted by Council February, 1968 and is being recommended for inclusion in Table I in a revised Park Purchase Plan being prepared for Council approval.

These premises comprise a 1½ storey, full basement frame dwelling with a main floor area of 1,062 sq. ft. erected in 1926 on a lot 60' x 150' zoned R.S.1. The dwelling contains 5 rooms on the main floor, a 3-room self-contained in-law suite on the second floor, 9 plumbing fixtures, a patent shingle roof, stucco exterior and is heated by an automatic oil furnace. This dwelling is in good condition and is occupied by the owner.

continued . . . / 3

Item No. 2 cont'd

Negotiations with the representative, acting for the owner, confirm that she is prepared to sell for the sum of $33,500.00 as of November 30, 1970 subject to the owner retaining rent-free possession to December 31, 1970. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $33,500.00 on the foregoing basis chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

PART II

S A L E S

3. RECOMMENDED that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer:-

Re: Lot B (ex. part included in Explanatory Plan 9910, now road), Subdivisions 1 'A', 1 and 2, Block 14, D.L. 50, Plan 4116. S.E. corner Rupert & School Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Dickman Construction Ltd.	B	Irregular	$8,200.00	City Terms @ 9-3/4%	Subject to a Bulkhead Agreement

Re: Lot A of Lot 158 (Explanatory Plan 10590), H.T., Plan 100. Sit: S/S of Wall St. Between Kaslo and Slocan Streets

Sigried Ullrich	A of 158	Irregular	$9,500.00	City Terms @ 9-3/4%	

Re: Lot B of Lot 158 (Explanatory Plan 10590), H.T., Plan 100. Sit: S/S of Wall St. Between Kaslo and Slocan Streets

Jerry Jang	B of 158	Irregular	$9,500.00	City Terms @ 9-3/4%	

continued . . . / 4

4. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot B, Block 54, D.L. 37
W/S Tyne Street between Kingsway & Foster

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Bawn Construction Ltd.	B	Irregular	$7,450.00	City Terms @ 9-3/4%	Subject to Bulkhead Agreement.

FOR ADOPTION SEE PAGE(S) 175

* * * * * * *

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

OCTOBER 29, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, October 29, 1970, at approximately 9:40 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Adams, Bird, Hardwick, Linnell, Phillips and Sweeney

ABSENT: Alderman Broome
Alderman Calder
Alderman Rankin

CLERK: D. Scott

The Minutes of the meeting held May 14, 1970, were adopted.

Alderman Wilson requested that the Committee consider meeting again on Monday, November 2, to deal with other transportation matters that are outstanding, however the Committee decided to leave consideration of this matter until the conclusion of the meeting.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Downtown Transit Operations Study

The Vancouver City Council on February 17, 1970, authorised a joint study to be undertaken by the City Engineer's Department and the B.C. Hydro and Power Authority, Transportation Division. The report entitled "Existing Transit Operations Downtown Vancouver 1970", and dated October 1970, was before the Committee for consideration.

Mr. P.W. Barchard and Mr. W.W. McAulay of the B.C. Hydro and Power Authority, Transportation Division, were present to discuss this report with the Committee.

Mr. John W. Hutchison, Parking Engineer, gave a lengthy explanation of the report which contained the following recommendations:

"RECOMMENDATIONS

It is recommended that City Council and B.C. Hydro Transportation Division adopt the recommendations of this report as outlined in summary form below:

REGULATION AND CONTROL

(1) That pedestrian heads be installed at a total of 24 locations (listed in Appendix D). A recent report to the Official Traffic Commission recommended the installation of pedestrian heads at eight of these locations and these eight will be proceeded with at a cost of $15,600. The other installations should be made as soon as possible, with first priority being given to signals on transit routes, the estimated cost of this work is $32,000.

Clause 1 Continued

(2) That a new signal be installed immediately at the intersection of
Seymour and Cordova Street
and that signals be installed at the intersections of
Pender and Hamilton, and
Cambie and Cordova
when the Georgia Viaduct Replacement is completed. Each of these signal sets is estimated to cost $6,000.

(3) That Richards Street from Hastings to Pacific, and Hornby from Pacific to Robson Street be made more attractive to traffic by introduction of Parking restrictions and new lane lining as discussed in the report, with a view to providing relief to parallel transit routes. In the east/west direction, the North Side of Cordova Street should be cleared of parking during the P.M. peak from Abbott to Main Street to provide further relief to Hastings Street (Cordova North side West of Abbott Street is now cleared).

(4) That a point duty police officer be assigned to the intersection of Granville and Hastings Street for the P.M. peak period. Further point duty officers should be considered as a result of the effectiveness of this action and the nature of the problems at other intersections in the Downtown area.

(5) That an education campaign be undertaken to advise drivers that it is an infraction of the Street and Traffic By-law to stop within an intersection.

(6) That City Council and B.C. Hydro approach the Police Commission requesting that the 4:00 P.M. to 6:00 P.M. stopping prohibitions on Downtown streets be enforced, with violators being fined. (It is noted that violators are not now fined for this offence).

CURB LANE USAGE

(7) That a combination of mandatory right turns and new stop locations be implemented (as discussed in section 4.3.2) to effectively control use of the curb lanes on Downtown streets. This recommendation is being made in preference to a recommendation for exclusive transit lanes, because this study demonstrates that they have no application in Vancouver's Downtown Core.

STOP LOCATION

(8) The proposed stop location plan in Figure 10, which deletes 23 stops and relocates 14 others, be implemented.

REROUTING

(9) If recommendation 8 (stop location), is approved, then Main and Oak Street routes be relocated to run Eastbound on Cordova Street from Seymour Street instead of Eastbound on Hastings Street from Seymour, and that additional overhead wiring be constructed to permit the Oak Street route to return to existing routing along Cambie Street, that is overhead wiring should be constructed on Cambie Street from Cordova to Hastings. The estimated cost of this work is $8,000.

Clause 1 Continued

SCHEDULE ADHERENCE AND SUPERVISION

(10) That all schedule deviations be recorded. Where buses are ahead of schedule or are two or more minutes behind schedule the reasons for such deviations should be recorded. This data would be collected at four points where transit vehicles approach the congested area of Downtown and be used as described in Section 4.6.

GRANVILLE/HASTINGS STREETS

(11) That a five-lane operation with three lanes southbound and two lanes northbound be introduced on Granville Street between Pender and Robson Streets. That parking be prohibited from 7:00 A.M. to 6:00 P.M. commencing with the introduction of this year's Christmas Regulations. That the normal stopping prohibitions now in existence continue to apply during the P.M. peak period.

(12) That if the 3/2 split on Granville Street proves to be operationally acceptable from a traffic and transit point of view, then a 3/2 split, five-lane operation should be introduced on Hastings Street in January 1971. In this case three lanes would be assigned to the eastbound direction and two lanes to the westbound direction between Granville Street and Carrall Street. On Hastings Street, curb use restrictions similar to those proposed for Granville Street would apply.

(13) That a passing wire be constructed on Granville Street from Pender Street, Northbound through the Granville/Hastings intersection to by-pass those buses turning right. The estimated cost of this work is $2,500.

CONTINUING REVIEW

(14) That in view of the high priority which must be given to transit vehicles in the Downtown area, and in view of the need to continually review transit operations, a minimum of one additional staff member be authorized in each of the B.C. Hydro Transportation Division and in the City Engineering Department. In each case a suitably qualified person should be appointed at a level to be determined by the personnel officers of the organizations concerned to undertake the work necessary to ensure continuous review and improvement of transit operations.

(15) That a study of alternative signal arrangements to determine how transit operation might be improved, be undertaken for the Downtown area if additional staff can be made available. (This study should be undertaken by the staff members whose appointment is recommended in Recommendation 14 above, and discussed in Section 4.9)."

The Committee dealt with the foregoing recommendations seriatum as follows and in the sequence of importance as outlined in a submission from the Assistant City Engineer, Traffic and Transportation, under date of October 27, 1970.

(a) Recommended that recommendation (11) (Special five-lane arrangement on Granville) be approved and the necessary traffic signing and road marking be carried out as part of the normal traffic operational work.

Clause 1 Continued

(b) That recommendations (1) and (2) (Traffic Signal Additions) be approved and the necessary funds for this work, estimated to be $50,000, be allocated from the Traffic Control Reserve.

(c) That recommendation (4) be referred to the Police Commission for consideration and report back to the Committee.

(d) That recommendation (5) which was changed to read as follows be referred to the Police Commission with the request that the Commission approve and implement this recommendation:

> "that an education and enforcement campaign be undertaken to advise drivers that it's an infraction of the Street and Traffic By-law to stop within an intersection."

- - - - - -

From this point the Committee did not have a quorum and therefore the balance of this report and recommendations are submitted for Council's consideration by the following Aldermen who were still present:

Alderman Wilson (Chairman)
Aldermen Adams, Bird, Linnell and Sweeney

- - - - - -

(e) Recommended that recommendation (6) be referred to the Police Commission with the request that the Commission approve and implement this recommendation. In carrying out this recommendation the Police Commission be requested to consider certain limitations as to its practical application.

(f) Recommended that recommendations (10) and (13) (Schedule Adherence and Overhead Wire) be referred to the B.C. Hydro and Power Authority with a request that the Authority approve and implement these recommendations.

(g) That recommendation (14) (Additional Staff for Continuing Review) be approved and the B.C. Hydro and Power Authority be asked to reconsider City Council's request ... "... that B.C. Hydro be requested to appoint a member of their staff to carry a continuing research programme on transit matters and the City Engineer to add a member to his staff for the same purpose subject to the B.C. Hydro doing the same." (Representatives of the B.C. Hydro stated that careful consideration would be given to this request.)

(h) Recommended that recommendation (15) (Study of Downtown Signal System) be approved subject to additional staff being made available.

(i) Recommended that recommendations (3), (7), (8) and (9) (Additional stopping prohibitions, turn controls, bus stops rearrangements and transit route relocations) be laid over to allow any interested parties to make representations to Council when considering these matters before the end of the year.

Clause 1 Continued

(j) Recommended that recommendation (12) be referred back to Council for consideration prior to the end of this year at which time the City Engineer will report further as to operation of the proposal on Granville Street and its application on Hastings Street.

(k) Recommended that copies of the report entitled "Existing Transit Operations Downtown Vancouver 1970" be made available to public organizations such as the Town Planning Commission, the Public Library, the Downtown Business Association and the Retail Merchants' Association at no cost and to interested parties on request at a cost of $3.00 per copy.

2. Special Temporary Christmas Traffic Control Measures

The Board of Administration under date of October 19, 1970, submitted the following information report of the City Engineer with respect to special temporary Christmas traffic control measures:

"Arrangements are being made to establish traffic control measures in the downtown area to handle the abnormal volumes of traffic which occur during the Christmas Season. These regulations which will be established on November 13th, 1970, will be similar to those established last year, with the addition of special treatment on Granville Street between Robson Street and Pender Street, which is outlined at the end of this report.

In connection with vehicle line-ups on the approaches to the larger parking lots and garages, the Police Department advises that every effort will be made to minimize or eliminate such line-ups through enforcement action and cooperation by the parking lot operators.

A brief description of the proposed temporary regulations is as follows:

PASSENGER ZONES:

Passenger zones are being established near all major Department Stores and at other locations where curb passenger loading facilities will prevent double parking.

TURN PROHIBITIONS:

Turning restrictions will be imposed where needed at the discretion of the Police Department by means of portable signs and/or Officer control. While there has been some criticism by motorists of these restrictions, it is felt that such arrangements are the most practical means of maintaining a reasonable flow of traffic in the Downtown area during the periods of heavy volumes.

PARKING PROHIBITIONS:

Parking prohibitions during the business day, as progressively determined over the years, will be established on sections of Downtown streets. Extensions of these are proposed this year on Richards Street south of Smithe Street and on the south side of Water Street from Cambie Street to Abbott Street.

In 1968 and 1969 parking prohibitions were introduced along both sides of Granville Street from Robson Street to Pender Street and extended along the south side of Hastings Street from Homer Street to Carrall Street. These will again be implemented for the 1970 Christmas season.

Clause 2 Continued

HOWE STREET CLOSURE:

Last year in view of significant changes in Downtown traffic patterns brought about by the closure of Howe Street for Block 52, special regulations were instituted. Accordingly, it is proposed again this year to prohibit parking on the north side of Dunsmuir Street from Burrard Street to Richards Street and on the south side of Pender Street from a half block west of Howe Street to Burrard Street. Should the Pender Street regulation not prove sufficient it would be extended eastward to Granville Street. Further, the "NO TURNS AFTER 6:00 P.M." restriction usually in effect during Christmas at Georgia and Granville Streets will again be amended to permit eastbound traffic to turn right (to southbound).

It may also be found desirable to carry out additional control measures or vary those mentioned in this report if conditions arise which are not now foreseen.

As in past years the Downtown Business Association and the major Department Stores will be publicizing the arrangements by way of maps, newspaper advertisements and bulletins to shoppers.

IMBALANCED LANE ARRANGEMENT ON GRANVILLE STREET:

In the report 'Existing Transit Operations Downtown Vancouver' it is recommended that five lanes be marked on Granville Street between Pender and Robson, 3 southbound and 2 northbound. It is felt that the Christmas rush period is an appropriate time to implement this type of treatment on Granville Street as traffic volumes are high and any improvement or deterioration in flow will be readily discernible. Assessments will be made during the Christmas period, and if this imbalanced lane arrangement is successful, it will be continued in January, 1971, as a permanent arrangement during the Howe Street closure.

Depending upon the experience with the imbalanced lane arrangement on Granville Street, a similar arrangement would be introduced on Hastings Street between Granville and Carrall Streets. In such an event it is suggested that the Merchants be advised beforehand.

Parking will be prohibited on both sides of Granville Street in the area affected by the five lane arrangement. It is noted that additional parking facilities have been constructed in the area adjacent to this portion of Granville Street."

Mr. R. Boyes, Assistant City Engineer, Traffic and Transportation, reviewed the report for the information of the Committee. It was

RECOMMENDED that the report of the Board of Administration dated October 19 quoted above be received and that the program as outlined be recommended to Council subject to a report back prior to the end of the year on the proposed five lane arrangement on Granville and Hastings Streets.

3. Regional District Report on Rapid Transit

Alderman Wilson, Chairman, submitted a report to the Committee dated October 29, 1970, entitled "Regional District Report on Rapid Transit". Attached to the report was a communication dated September 1, 1970, from Dr. D. Scrafton, Chief, Urban Transportation Development Division of the Department of Transport, together with terms of reference of the Urban Transportation Development Program. It is pointed out in the terms of reference:-

/continued ..

Clause 3 Continued

(a) that any projects which are undertaken as part of this program must be sponsored jointly by municipal, provincial and federal governments;

(b) that each project must have some element of existing federal involvement;

(c) that greater priority will be given to projects in those areas where the problems are most severe and the lower limit of area size will be about 50,000 population;

(d) that the alternatives to be tested in initial feasibility studies will be clearly definable from the existing situation, i.e. it is not the purpose of the development program to plan extensions to existing rapid transit lines or add lanes to existing highways;

(e) that the current program for feasibility studies of demonstration projects allocates only limited federal funds which will only allow two or three major feasibility studies per year, therefore project selection will be fairly rigorous;

(f) that any projects undertaken as part of the Urban Transportation Program must contribute toward the development of an overall federal policy on urban affairs or fit within the planning framework as it develops;

(g) that the Treasury Board will evaluate all projects to ensure they meet criteria of sound business management;

(h) that projects undertaken must have applicability to other Canadian areas of a similar nature in terms of size and problems; projects which are applicable to the study area will not be considered.

Included in the information with respect to the scope of the program was an item dealing with improvements to existing public transit, and the Chairman pointed out that he felt this section should be carefully reviewed as it was suggested that the recommended project would take the form of a city bus experiment using as many techniques as possible to improve the service and get maximum impact from the study.

After due consideration it was

RECOMMENDED that the letter from the Department of Transport dated September 1, together with the terms of reference be referred to the Board of Administration for report back to the Committee as to how this Urban Transportation Development Program may apply to this area.

Due to lack of time it was

RECOMMENDED that the report of the Chairman dated October 29 respecting the Regional District Report on Rapid Transit be referred to the next meeting of the Committee.

FURTHER RECOMMENDED that the next meeting of the Transportation Committee be held on Thursday, November 12, at 9:30 a.m.

The meeting adjourned at approximately 11:50 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 177

CITY OF VANCOUVER

REGULAR COUNCIL MEEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 17, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Wilfred Laurier and Magee Secondary Schools.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 10, 1970, be adopted after altering the reference on page 13 re Parking Situation surrounding the P.N.E., by striking out the words 'on front lawns or' after the word 'permitted' and inserting in lieu thereof the word 'in'.

- CARRIED

(The reference, therefore, will now read as follows:

'Alderman Wilson referred to notices received by home owners in the vicinity of the P.N.E. advising them re contravening the Zoning By-law if parking is being permitted in backyards of their property. The Alderman requested the Official Traffic Commission consider the matter with a view to permitting such parking.')

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Minutes of the Adjourned Council meeting (In Camera), dated November 12, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Hotel and Motel License Fees:
Guest Room Accommodation

(b) Transient Youth:
Hostels and Unemployment

(c) Georgia Viaduct Replacement:
Claim by 3 Vets Limited

(d) Columbia-Quebec Connector: Construction and matters arising therefrom

COMMUNICATIONS OR PETITIONS

1. Expropriation:
City-owned and Privately-owned Property
4570 and 4556 Joyce Street

MOVED by Ald. Rankin,
THAT, pursuant to request received, Mr. R. Gordon Patterson be granted permission to appear before the Council later this day in connection with expropriation in regard to the re-subdivision of City-owned and Privately-owned property at 4570 and 4556 Joyce Street.

- CARRIED

2. Request for Civic Dinner:
Fijian National Rugby Team

A request was received from the British Columbia Rugby Union that the Council host a dinner for approximately 60 people in honour of the visit to Vancouver of the Fijian National Rugby Team November 25th to November 29th, when Canada will be played in an International Rugby match at the Swangard Stadium on the particular date of Saturday, November 28th. The suggested date for the dinner is Thursday, November 26th.

MOVED by Ald. Wilson,
THAT this request be approved and the details left in the hands of the Entertainment Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 13, 1970

Works and Utility Matters

Sidewalk: 48th Avenue from Ross Street to Inverness Street (Clause 10)

The Board of Administration submitted a report of the City Engineer in respect of construction of a sidewalk on 48th Avenue from Ross to Inverness Streets. The result of communication with the owners of the properties involved is set out in the report. The Council's instructions are requested.

MOVED by Ald. Broome,
THAT the City Engineer be instructed to proceed with the construction of the P.C. Concrete sidewalks on both sides of 48th Avenue from Ross Street to Inverness Street.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Canopies for Cushman Carts (Clause 11)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Parking, North Foot of Tolmie Street (Clause 12)

The Board of Administration submitted the City Engineer's report on a petition received as a result of vehicles, particularly the camper type, parking for extended periods of time on Tolmie Street, north of Marine Drive adjacent to the beach. Information is given on the matter and it is pointed out that this street-end will be transferred to the jurisdiction of the Park Board and become park land within a year or so. In the meantime appropriate signs will be erected under the City Engineer's authority to deal with the overnight parking problem and to authorize angle parking.

In the matter of campers being used as living quarters and of dogs running at large in the park area, it is pointed out such matters are controlled through the Health and Park By-laws; therefore, copies of the petition and the City Engineer's report will be forwarded to the Park Superintendent and the Medical Health Officer.

MOVED by Ald. Wilson,
THAT this clause be received for information and the Medical Health Officer and Park Superintendent be requested to report to Council the result of their investigations and action taken.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 9 inclusive of the report of the Board of Administration (Works and Utility matters), dated November 13, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Grant Request - $15,000
Family Service Centres (Clause 2)

The Board of Administration submitted a report of the Director of Social Planning/Community Development on the request of the Family Service Centres of Vancouver for a $15,000 grant for special services to designated local areas of the City.

MOVED by Ald. Adams,
THAT this whole matter be referred to the Finance Committee for consideration at its first meeting in 1971.

- CARRIED

Broken Bottles in and around Riley Park (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Social Service & Health matters), dated November 13, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Rezoning: Northwest corner Victoria Drive and Kent Avenue (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning Matters

MOVED by Ald. Calder,
THAT Clauses 1 to 3 inclusive of the report of the Board of Administration (Building and Planning matters), dated November 13, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Claim of Mrs. Victoria Flaata (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel setting out details of a claim by Mrs. Victoria Flaata of 8637 Oak Street. After due consideration, it was,

MOVED by Ald. Adams,
THAT the extension of time in respect of this claim be approved on the following terms:

(a) That the time for commencement of an action by Victoria Flaata against the City of Vancouver relating to an accident which occurred on October 17, 1969, be extended for two months from October 17, 1970;

(b) That the action to be commenced be limited to one for damages totalling $1,126.74;

FURTHER THAT payment of the claim in the amount of $1,126.74 be authorized.

- CARRIED

Use of a Portable Barrel Organ on City Streets (Clause 1)

MOVED by Ald. Calder,
THAT Clause 1 of the report of the Board of Administration (Licenses and Claims matters), dated November 13, 1970, be adopted.

- CARRIED

Finance Matters

Charter Amendments (Clause 1)

The Council considered the Corporation Counsel's report in respect of proposed Charter Amendments as follows:

(A) Voting by Non-owner Electors on Money By-laws.

(B) Use of Voting Machines.

(C) Use of term 'British Subject' for List of Electors.

(D) Age of 19 and effective date for the List of Electors.

Action was taken as follows:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

Money By-laws: Non-Owner Electors

MOVED by Ald. Wilson,
THAT the Corporation Counsel's report respecting Voting by Non-Owners on Money By-laws be deferred for later this day and in the meantime a previous report of the General Purposes Committee, together with supporting information, be made available to the members of Council.

(see page 14) - CARRIED

Voting Machines

MOVED by Ald. Phillips,
THAT the City Clerk and Corporation Counsel give the matter of use of voting machines further study for a further report to the Council in due course.

- CARRIED

Canadian Citizens/British Subject: List of Electors

MOVED by Ald. Broome,
THAT the Corporation Counsel be instructed to prepare a proposed Charter Amendment with respect to using the term 'Canadian Citizen or other British Subject' in regard to a qualification to be placed on the List of Electors.

- CARRIED

Age 19: List of Electors

MOVED by Ald. Phillips,
THAT the proposal, i.e. 'if a person is of the full age of 19 on Election Day, he be entitled to have his name entered on the List of Electors if otherwise qualified', be approved and the Corporation Counsel be instructed to draft the required Charter Amendment.

- CARRIED

Request for Refund of Taxes:
Scottish Agencies (Clause 2)

The Board of Administration submitted a report of the Corporation Counsel on a request from Scottish Agencies for remission of taxes for 1967, 1968, 1969 and 1970 in respect of Lots 519 and 520, Hastings Townsite, located at the S.W. corner of McGill and Cassiar Streets as the property was expropriated May 31, 1968, in connection with Urban Renewal Scheme #6. The circumstances resulting in this request are set out in the report. After due consideration, it was,

MOVED by Ald. Wilson,
THAT taxes in respect of Lots 519 and 520 Hastings Townsite be remitted from the 31st day of May, 1968, being the date the said lots were expropriated.

- CARRIED

B. Personnel Matters,
Regular, October 30, 1970

Fire Department Residence Requirements

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated October 30, 1970, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters,
Supplementary, November 13, 1970

Community Leadership Training Seminar:
Attendance Director of SP/CD (Clause 2)

MOVED by Ald. Broome,
THAT, pursuant to request received, the Director of Social Planning/Community Development be granted leave of absence with pay to attend a Community Leadership Training Seminar at the Bowman's Mount Hood Country Club, Wemme, Oregon, commencing November 30th and concluding December 3rd; it being understood that all other costs will be underwritten by the Junior League of Vancouver, one of the sponsors of the Seminar.

- CARRIED

Balance of Personnel Matters

MOVED by Ald. Broome,
THAT Clauses 1, 3, 4 and 5 of the report of the Board of Administration (Personnel matters, Supplementary,) dated November 13, 1970, be adopted.

- CARRIED

D. Property Matters, November 13, 1970

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Property matters), dated November 13, 1970, be adopted.

- CARRIED

E. Quarterly Report of Revenues and
Expenditures as at September 30, 1970

The Board of Administration, under date of November 13, 1970, submitted Quarterly Report of Revenues and Expenditures as at September 30, 1970, setting out the financial position in detail and concluding with the following recommendations:

"The Director of Finance recommends that

1. the 1970 Estimates be adjusted as follows:

	Appropriation	
Revenues	Increase	Decrease
	$	$
General Tax Levy	54,000	
Receipts in Lieu of Taxes		
Property sold by City	10,000	
Tax Grants - housing schemes	20,800	
Sundry Rentals	35,000	
License and Business Tax	165,000	
Service and Inspection Fees		76,000
Scavenging Fees		90,000
Interest on Delinquent Taxes	27,000	
Interest on Temporary Investments	150,000	
Civic Theatre Revenue		19,000
Civic Museum Revenue		16,000
Metered Water Revenue		155,000
Transfer from Water Rates Stabilization Reserve	115,000	
Transfer from Reserve for Loss on Capital Investments	128,080	
	704,880	356,000
Net Revenue Increase	$348,880	

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Report of Revenues and Expenditures (cont'd)

Expenditures

Municipal Share of Social Welfare Costs - increased from $1.15 to $1.58 per capita effective September 1st	705,845	
Disbursements on Rented Property		25,000
Health Department		
Salaries		13,000
Rubella Vaccine		25,000
Waterworks Debt Charges		31,500
	705,845	94,500
Net Expenditure Increase	$611,345	
Difference between Expenditure Increase and Revenue Increase	$262,465	

2. the difference between the expenditure increase and the revenue increase, which amounts to $262,465, be set up as a Deficit on Revenue Account and off-set against the City's accumulated Revenue Surplus at year-end when actual revenues and expenditure amounts are known.

Your Board concurs with the recommendations of the Director of Finance and further recommends that Civic Departments and Boards

1. be advised of the City's estimated budget deficit of $262,465 this year and

2. be requested to carefully review their spending programs for the balance of the year and insure that overexpenditures of their budgets do not occur.

Your Board also wish to remind Council that Departments and Boards were previously advised that there would be no further staff increases or increases in the standards of service this year unless Council considered the request to be completely unavoidable."

MOVED by Ald. Adams,
THAT the foregoing recommendations be adopted.

- CARRIED

F. Kerrisdale Village Square

The Board of Administration, under date of November 3, 1970, submitted a report as a result of the blocking off of Yew Street between 41st and 40th Avenues in Kerrisdale in order to create a Village Square. It is pointed out the creation of the Kerrisdale Square this past summer resulted from efforts of a group of area residents, known as the Volunteer Village Square Committee, working in close cooperation with the City's Traffic Department. Details of a survey made in respect of interest and use are referred to in the report which concludes that 'the Kerrisdale Square must be considered a short term success'.

MOVED by Ald. Sweeney,
THAT this report be received for information.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Kerrisdale Village Square (cont'd)

MOVED by Ald. Broome,
THAT the Director of Planning be instructed to investigate and report on a detailed scheme of development for a permanent Village Square in Kerrisdale at this particular location on Yew Street; it being understood the report will be prepared in consultation with the Volunteer Village Square Committee.

- CARRIED

MOVED by Ald. Hardwick,
THAT the City Council indicate it looks with favour on this type of Village Square development in Kerrisdale and the Council would be prepared to entertain similar proposals from other community groups, at no cost to the City.

- CARRIED

G. Report of Standing Committee on Planning and Development, November 5, 1970.

MOVED by Ald. Broome,
THAT, in respect of the report of the Standing Committee on Planning and Development, dated November 5, 1970, Clauses 1 to 3 inclusive of Part I be adopted, and Clause 4 of Part II be received for information.

- CARRIED

H. Grant: Vancouver Little Theatre Association

The Board of Administration, under date of November 13, 1970, submitted a report for Council's consideration in respect of a request of the Vancouver Little Theatre Association for a grant of $3,000.00.

MOVED by Ald. Wilson,
THAT this matter be referred to the 1971 Finance Committee when considering grants.

- CARRIED

I. Capilano Stadium: Uses

MOVED by Ald. Sweeney,
THAT the Board of Administration report of November 16, 1970, be deferred for consideration later in the day when a report is expected to be received from the Park Board in the matter of Capilano Stadium uses.

- CARRIED

(see page 13)

J. Commission of Inquiry into the Non-Medical Use of Drugs: Public Hearing

The Board of Administration, under date of November 16, 1970, submitted a report from the Medical Health Officer as a result of an invitation from the Commission of Inquiry into the Non-Medical Use of Drugs that the City present its views in response to conclusions of the Commission in its Interim Report. The Medical Health Officer points out a position cannot be recommended to Council at this time and, therefore, the City not submit a brief to the November 20th Inquiry. When the Drug Committee of the Health Department has completed its work there may be a presentation to Council if any major policy or program decisions are required.

AMENDED SEE PAGE 257

MOVED by Ald. Rankin,
THAT the Medical Health Officer be requested to report further on this matter to Council on Thursday, November 19, 1970, submitting a brief for Council's consideration at that time.

- CARRIED

The Council recessed at approximately 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Hotel and Motel License Fees: Guest Room Accommodation

In respect of the Council's proposal respecting license fees on hotel and motel guest room accommodation, the Council received delegations as follows:

(a) B.C. Motels & Resorts Ass'n. (Mr. MacQuarrie)	Brief dated August 14, 1970, submitted in opposition to the license fees proposal in respect of motels and hotels guest room accommodation.
(b) B.C. Hotels Association (Mr. Ferris)	Brief dated November, 1970, submitted stating that if the Council must obtain further revenue from the hotel industry, the fairest and most proper way would be by an 'add-on' room tax to be collected by the hotels.
(c) Hotel Vancouver (Mr. Sharp)	in support of submission by the B.C. Hotels Association
(d) Downtown Business Ass'n. (Mr. Thorlaksson)	Brief dated November 17, submitted expressing concern regarding the Council's license fee proposal.
(e) Western Hotels Limited (Mr. Spencer)	Brief dated November 17, submitted supporting position of the B.C. Hotels Association.

The Board of Administration, under date of November 12, 1970, submitted a report summarizing the views of the B.C. Hotels and Motels Association, as contained in its brief, and commented respecting other interest shown in the matter. A letter was noted from the Vancouver Board of Trade dated November 12, 1970, expressing the hope the Council will not approve the license fee proposal.

The license fee proposal is set out in the report of the Standing Committee on Finance dated July 9, 1970, in which is shown a license fee on Scale 1 arrangement on a per unit, per year basis, as well as a license fee on Scale 2 on a similar basis, both as shown hereunder:

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Hotel and Motel License Fees (cont'd)

Average daily rental unit rate bracket	Average annual gross rental per unit at 80% occupancy (292 days)	License fee scale 1, being license fee per unit per year $	License fee scale 2, being license fee per unit per year $
up to $8,00	(292 x $6) = $1,752	4 or 10 *	4 or 10 *
8.01 - 10.00	(292 x $9) = $2,628	26	79
10.01 - 15.00	(292 x $12.50) = $3,650	36	109
15.01 - 20.00	(292 x $17.50) = $5,110	51	153
20.01 - 30.00	(292 x $25.00) = $7,300	73	219
30.01 - and up	(292 x $35.00) = $10,220	102	307

MOVED by Ald. Adams,
THAT the license fee, scale 1, shown above, be approved effective January 1, 1971;

FURTHER THAT the Corporation Counsel be instructed to apply for a Charter Amendment to give the City the power to apply a room tax.

(amended and split)

MOVED by Ald. Linnell, in Amendment,
THAT scale 2 be substituted for scale 1 in the motion of Alderman Adams.

- LOST

MOVED by Ald. Phillips, as a Second Amendment,
THAT the following words be added to the motion of Alderman Adams after the words 'effective January 1, 1971',

'payable May 1, 1971'

- CARRIED

Alderman Wilson requested the main motion be split. The Council voted on the main motion, as amended, therefore, as follows:

MOVED by Ald. Adams,
THAT the license fee, scale 1, shown above, be approved effective January 1, 1971, payable May 1, 1971.

- CARRIED

(Alderman Wilson is recorded in the negative)

MOVED by Ald. Adams,
THAT the Corporation Counsel be instructed to apply for a Charter Amendment to give the City the power to apply a room tax.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Transient Youth:
Accommodation and Unemployment

The President of the United Community Services and the Rev. R. Burrows of the Vancouver-Burrard Presbytery of the United Church of Canada spoke on behalf of submissions presented by the following in connection with transient youth: accommodation and unemployment:

United Church of Canada, Vancouver-Burrard Presbytery
United Community Services
Co-ordinating Committee of Hostel and other services for Transient Youth

In particular, Rev. Burrows requested the Council arrange for leadership to be given to private agencies and services endeavouring to respond to the problem of unemployed, single homeless young people. Further that, through an agency or group of agencies, arrangements be made for per diem room and board allowance for such young people who can be accommodated in suitable private homes. He advised the age group generally is from 19 through 23.

A letter was noted from the Crisis Intervention and Suicide Prevention Centre endorsing the letter from the Co-ordinating Committee of Hostel and other services for Transient Youth.

MOVED by Ald. Wilson,
THAT the Board of Administration be requested to seek from the Provincial authorities in Victoria a per diem allowance for single unemployed persons, such money to be paid by the City to persons providing board and room in their private homes to such unemployed persons.

- CARRIED

MOVED by Ald. Calder,
THAT the Director of Social Planning/Community Development take the leadership role to coordinate services and agencies available in providing assistance for single unemployed and homeless young people.

- CARRIED

PRESENTATION: Freedom of the City
Reginald Atherton

On December 16, 1969, the City Council bestowed the honour of 'Freedom of the City' on Mr. Reginald Atherton, a former Alderman and School Trustee of the City of Vancouver.

Special recognition of this honour was given at the November 17th Council meeting when His Worship the Mayor presented Mr. Atherton with a framed, illuminated scroll, together with a special medallion and a suitably inscribed parking permit. Mrs. Atherton was honoured and presented with a corsage by Alderman Linnell.

Following remarks of acceptance by Mr. Atherton, the Council recessed and a tea reception followed at approximately 3:45 p.m.

The Council reconvened in the Council Chamber at 4:10 p.m., with the same members present.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Georgia Viaduct Replacement:
3 Vets Limited

The Council further considered Board of Administration report dated October 30, 1970, in respect of 3 Vets Limited claim for full moving costs, in the amount of approximately $4,700, as a result of properties required for the Georgia Viaduct replacement. The details are set out in the Board of Administration report in which a compromise of $2,100 is suggested by the Georgia Viaduct Replacement Committee.

Mr. W. Street, barrister, appeared on behalf of the company requesting the full moving costs be paid to the company.

MOVED by Ald. Adams,
THAT the sum of $2,100 be approved for payment to the 3 Vets Limited as a compromise in settlement of this claim.

- CARRIED

MOVED by Ald. Wilson, in amendment,
THAT the figure $2,100 be deleted and replaced by the figure $4,200.

- LOST

(The main motion was put and carried)

3. Columbia-Quebec Connector:
Construction and Matters
arising therefrom

The Board of Administration, under date of October 30, 1970, submitted a report of the Corporation Counsel, City Engineer and Supervisor of Property and Insurance in respect of a brief submitted by Lawson, Lundell and Company on behalf of Deeks-Lafarge Limited, by letter dated September 18, 1970. The brief relates to a difference which has arisen between the City and the company in connection with the proposed Columbia-Quebec Connector to be constructed by the City at the easterly end of False Creek, and the resulting property and facilities adjustments required to be undertaken by Deeks-Lafarge Limited as a result of the development. Mr. R.J. Mair, Solicitor, appeared and dealt in detail with the company's brief. The report of the City Officials set out in the Board of Administration report concludes as follows:

"Other than as set out above, we do not feel that the facts of this situation give rise to any moral or legal justification for making any further concession or increasing the City's contribution beyond that set out in the 1961 agreement.

The question of the sale of Lot "D" to Deeks for the sum of $88,430 is submitted to Council for consideration, however, if Council is prepared to agree to such a sale, we would recommend that it be conditional upon Deeks completing the conveyer system by October 1, 1971.

We further recommend that the City re-affirm its original decision and direct that all contributions by the City be in accord with the existing contract between the parties."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Columbia-Quebec Connector (cont'd)

MOVED by Ald. Rankin,
THAT the City re-affirm its original decision and direct that all contributions by the City be in accord with the existing contract between the parties.

- CARRIED

(Alderman Wilson is recorded as voting in the negative)

MOVED by Ald. Rankin,
THAT Lot D of D.L. 196 and 2037, presently under lease to Deeks-Lafarge Limited, be offered to the company at fair market value.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Phillips
Alderman Rankin	Alderman Sweeney
Alderman Linnell	Alderman Wilson
Alderman Broome	
Alderman Adams	
His Worship the Mayor	
Alderman Bird	
Alderman Calder	

(The motion was declared carried)

DELEGATIONS AND COMMUNICATION OR PETITIONS

5. Expropriation: Resubdivision of City-owned and Privately-owned Property: 4570 and 4556 Joyce Street

Mr. R. Gordon Patterson appeared and submitted a brief on behalf of Mr. and Mrs. Semenoyez and Mr. W. Krotzek, owners of property at 4556 and 4570 Joyce Road, which properties are affected by City expropriation. The request is made that the City increase its offer for the property required and obviate the necessity of an arbitration which is about to commence on the matter.

MOVED by Ald. Linnell,
THAT no further action be taken on the request of Mr. Patterson, as presented to the Council this day.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Capilano Stadium: Uses

MOVED by Ald. Linnell,
THAT the Board of Administration report dated November 16, 1970, in respect of uses re the Capilano Stadium and the Park Board communication dated November 17th on the subject, be deferred for consideration at the next regular meeting of the Council.

- CARRIED

MOVED by Ald. Broome,
THAT the City Clerk be instructed to communicate with the Northwest League of Professional Baseball and advise the Council will be considering their request of November 3rd. addressed to Alderman Sweeney, at the Council meeting on November 24th

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Voting by Non-Owner Electors on Money By-laws (Clause 1)

MOVED by Ald. Adams,
THAT the portion of Clause 1 of the Board of Administration report (Finance matters), dated November 13, 1970, regarding Voting by Non-Owner Electors on Money By-laws, be deferred to the next regular Council meeting for consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4068 BEING THE PLUMBING BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4068 being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (various locations)

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 34, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645 (6583 Knight Street)

2. South 10 feet of the West 33 feet of Lot 10, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)

3. North 10 feet of Lot 14, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)

4. South 10 feet of Lot 9, Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)

5. South 10 feet of First: Lot 10 except the West 33 feet and South 10 feet of Secondly: Lot 11, both of Block 34, District Lot 302, Group 1, New Westminster District, Plan 198 (100 Block West 10th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up (N/S Powell Street, East of Heatley Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the South 7 feet of each of Lots 32 and 35, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196, is established for highway and is now surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the South 7 feet of each of Lots 32 and 35, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196 be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said portion of closed road be consolidated with the abutting lands.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick -
2100 Block West 7th Avenue

requested the Corporation Counsel be asked to look into the complaints received in respect of the care of property in the 2100 block West 7th Avenue and report to Council at its next regular meeting.

His Worship the Mayor so directed.

Alderman Bird -
Petition re Noise: Kiwassa Neighbourhood Services Association

referred to a communication from the Kiwassa Neighbourhood Services Association in respect of noise from Great Northern trains running between Union and Powell Streets under the Hastings Viaduct.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT this communication be referred to the Noise Committee of the Greater Vancouver Regional District.

- CARRIED

NOTICE OF MOTION

1. Sunday Hours of Operation: Gastown Merchants

MOVED by His Worship the Mayor,
THAT WHEREAS the Attorney General of the Province of British Columbia is prepared to issue fiats in connection with the operations of the merchants in Gastown on Sunday;

AND WHEREAS he has instructed the City Prosecutor to prosecute under these fiats;

THEREFORE BE IT RESOLVED THAT the City Council move that the Attorney General of the Province of British Columbia be requested not to issue any fiats for prosecution until the Vancouver City Corporation Counsel, in consultation with the City Prosecutor, investigate the possibility of amending the Vancouver City Charter to declare an area to be designated as Gastown as an historical site with exemptions and privileges associated within its boundaries.

(Notice)

2. Lottery re 1971 Centennial Project

MOVED by Ald. Phillips,
THAT WHEREAS the City will have to raise a substantial sum of money to finance its share of the 1971 Centennial project or else lose the contributions from senior governments:

THEREFORE BE IT RESOLVED THAT the Corporation Counsel report on the steps that would be necessary to conduct a special civic lottery to finance Vancouver's share of the 1971 Centennial project.

(Notice)

(Notice was recognized on foregoing two motions accordingly)

The Council meeting adjourned at 6:00 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated November 17, 1970.

MAYOR

CITY CLERK

NOVEMBER 13TH, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Twin Sewer in the Lane South of Burnaby Street between Nicola Street and Bidwell Street

"The existing sewer is too small and should be replaced by separate (twin) sewers. A catch basin spur to Burnaby Street on Cardero Street is also required.

The estimated cost is $41,000.

I RECOMMEND that $41,000 for this work be appropriated from Account Code 0116/7906 "Miscellaneous - Unallocated" in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Leasing Portion of the West side of Granville Street South of 64th Avenue in front of Parcel A of Lot 6, Block 2, D.L.325

"The 10 foot widening strip in front of Parcel A of Lot 6 Block 2, D.L. 325, has been dedicated to the City. The abutting owner has made application to lease back the 10 foot strip until the physical widening of the street takes place. Other owners in the area have leased back the widening strips for a ten year period subject to notice of cancellation.

I RECOMMEND that the 10 foot strip of road in front of Parcel A of Lot 6, Block 2, D.L. 325, be closed, stopped up and leased to the abutting owner subject to the following conditions.

a) The lease to be for a 10 year period subject to a 6 month notice of cancellation if the area is required for municipal purposes.

b) A nominal rental of $10.00 for the term of the lease.

c) No buildings to be constructed on the lease area.

d) At the termination of the lease the area to be returned to the City in a condition satisfactory to the City Engineer.

e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Encroachment North side of Cordova Street
West of Carrall Street
Lot 11 except Parcel A, Lots 12 and 13, and
Lot 14 except east 26 feet, Block 2, O.G.T.

"The building situated on Lot 11 except Parcel A, Lots 12 and 13, and Lot 14, except East 26 feet, Block 2, O.G.T. encroaches onto Cordova Street from zero to 0.34 feet. The owner wishes to have this encroachment validated.

I RECOMMEND that the encroachment from the building on the above mentioned property be validated in accordance with the Encroachment By-law subject to the annual rental being $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

4. Underground Utility Ducts Across Heather Street
at 11th Avenue to Serve the Extended Care Unit
of the Vancouver General Hospital

"Paul Smith Associates, Architects, on behalf of the Vancouver General Hospital, has requested permission to install two concrete utility ducts, one to contain steam and pneumatic pipes and the other to contain electrical conduits across Heather Street at 11th Avenue to serve the Extended Care Unit of the Vancouver General Hospital.

Based on the 50¢ per square foot rate scheduled in the Encroachment By-law, the annual rental for street space occupied would be approximately $240. The applicant, on behalf of the Vancouver General Hospital, has requested that since the hospital is a non-profit organization, the annual rental charge be waived.

Rental has been set at $1.00 per year in the case of similar applications in past years from the Vancouver General Hospital, B.C. Cancer Institute and G.F. Strong Rehabilitation Centre.

The Encroachment By-law provides that Council may, by resolution, authorize fees and charges other than those scheduled in the By-law.

I RECOMMEND approval on the following conditions:

a) All details of design and installation of the utility ducts to be satisfactory to the City Engineer.

b) An agreement satisfactory to the Corporation Counsel and the City Engineer be entered into.

c) Rental to be $1.00 per year."

Your Board RECOMMENDS that the foregoing be approved.

5. Watermain Installation - South East Sector, Area D

"This project was originally approved by Council as part of the 1969 Capital Budget. However, as a result of a change in the construction schedule, only a portion of the work was done and the remaining funds were re-allocated to more urgent projects, under Minute of Authorization dated March 13th, 1970.

The installation of water mains in Area D is now scheduled to be completed for a cost estimated at $65,000.

I RECOMMEND that water main construction in South East Sector, Area D be completed and that $65,000 be transferred from Account Code 0126/7902, 'Provision for Unspecified Projects' to Account Code 0124/5319, 'Servicing Area D'.",subject to approval of Item 6 of this report.

Your Board RECOMMENDS that the foregoing be approved.

6. Reallocation of Water Funds

"The 1970 Water Works Capital Budget included $92,000 set aside for servicing Area E of the South East Sector. This work will not be carried out within the 1970 Budget period.

In order that the aforementioned funds may be available for current water works projects, I RECOMMEND

That $92,000 be transferred from Account Code 0124/5323 'Servicing Area E' to the 1970 Water Works Capital Budget, 'Provision for Unspecified Projects', Account Code 0126/7902."

Your Board RECOMMENDS that the foregoing be approved.

7. Encroachment - Lot 20, Block 62 D.L. 541 - Smithe & Granville Streets

"The encroachment of the building situated on Lot 20, Block 62, D.L. 541, has been validated by an encroachment agreement for the past 10 years. The owner has again asked for the encroachment to be validated.

I RECOMMEND that the encroachment from the building on Lot 20, Block 62, D.L. 541, be validated in accordance with the Encroachment By-law, the annual charge to be $79.37 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

FOR ADOPTION SEE PAGE(S) 210-211

RECOMMENDATIONS:

8. Line-ups from Stanley Theatre

The City Engineer reports as follows:

"E.M. Hensel, the owner of the Blue Fountain Apartments, complains that patrons queuing for the Stanley Theatre block his front walkway and are the cause of much litter being deposited on his front lawn. He claims the noisy crowds lining up in front of his property are causing him to lose prospective as well as established tenants, and the continuous littering has lowered the property value.

Mr. Bush, Manager of the Stanley Theatre, was contacted to enquire what steps he had taken to co-operate with the complainant. Mr. Bush has just taken over the job of Manager and he said he had not been made aware there had been a complaint regarding patrons lining up on 11th Avenue. He said he thought it would be a rare occasion when their queue extended past the Lane East of Granville on 11th Avenue, and when it did it would only last for 15 to 20 minutes.

As this is not a frequent occurrence, the Theatre Manager has been asked to watch for problem evenings and have someone control the line-up, keeping it in an orderly fashion at the back of the walk. He has also been asked to assemble the line-up so as to use the commercial frontage as much as possible and try to have the doors open early enough to avoid the line-ups extending into the residential area.

The Hensels were advised of the steps we had taken and they were asked to notify us if the problem occurred again. As we have not heard from the Hensels we assume the Theatre is controlling the problem and no further action is required.

In view of the foregoing, it is RECOMMENDED that no further action be taken regarding this matter."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the communication dated July 28, 1970 from Mr. and Mrs. Hensel are circulated for the information of Council.)

9. Request for Relocation of Bus Zone East Side of Fraser Street North of 26th Avenue

The City Engineer reports as follows:

"Mr. C.M. Martin, of Eve's Variety Store, 4100 Fraser Street, has submitted a petition carrying the signatures of five other merchants requesting that the bus stop on the east side of Fraser Street south of 26th Avenue, be relocated to immediately North of 27th Avenue. The merchants claim that the bus zone in its present position interferes with their business by denying curb parking in front of their stores.

Recently, portions of Fraser Street between 41st Avenue and Kingsway were widened and paved. As is our normal practice, the opportunity was taken to move the bus stops from the nearside of the intersections to the standard farside location. At that time, the bus stop in question was located nearside 26th Avenue and although it was not directly affected by the paving projects, it also was moved to the farside location so as to conform with the normal farside, skip stop arrangement.

Cont/d.

Clause 9 Cont/d.

"Following the paving of Fraser Street from Kingsway to 20th Avenue this Summer, the bus stops at 18th, 19th and 20th Avenues are being relocated to farside positions. Coincident with these changes, the existing northbound stop farside of 25th Avenue will be moved to the farside of 24th Avenue to conform with the skip stop policy and to improve the service at 24th Avenue.

If the bus stop at 26th Avenue was moved to 27th Avenue as requested, the bus patrons at 26th Avenue would be left without a bus stop in either direction, which is contrary to Council policy; there would be two stops at 27th Avenue and another only a block away at 28th Avenue. The relocation would be undesirable from a transit point of view and would expose the bus stop system in this area to further requests for alteration.

Accordingly, it is RECOMMENDED that the northbound bus stop at 26th Avenue remain at its present location."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the communication from the petitioners dated May 26, 1970 together with their diagram are circulated to Council for information.)

CONSIDERATION:

10. Sidewalk: 48th Avenue
From Ross Street to Inverness Street

The City Engineer reports as follows:

"On October 6, 1970, Council heard a delegation opposed to the construction of a P.C. Concrete sidewalk on both sides of 48th Avenue from Ross Street to Inverness Street, and also received a communication on behalf of owners in favour of the sidewalk.

Council instructed:

'That the City Engineer write to the owners of the properties involved in this local improvement project and ask each one his views as to whether the work should be carried out or not, for report to the Council.'

The instructions of Council have been carried out, with the following results:

Cont/d.

Clause 10 Cont/d.

	Number of Owners			
	In favour	Opposed	No reply	Totals
Valid Signatures	7	7		14
Signatures not in accordance with Assessment Roll (one-half of joint ownership, etc.)	3	1		4
No reply			3	3
Totals	10	8	3	21
Percentages	48%	38%	14%	100%

The assessed values represented by the signatures are in almost exact proportion to the percentages shown in the tabulation.

The block in question on 48th Avenue is a part of a larger project consisting of thirteen blocks of sidewalk in a new subdivision. All the sidewalks have been constructed with the exception of those on 48th Avenue.

If Council wishes to proceed with the construction of the project, it could pass the following motion:

> 'That the City Engineer be instructed to proceed with the construction of the P.C. Concrete sidewalks on both sides of 48th Avenue from Ross Street to Inverness Street.'

If Council wishes not to proceed with the construction of the project, it could pass the following motion:

> 'That the project for P.C. Concrete sidewalks, scheduled by the Assessment Commissioner as Item 2 of Court of Revision Schedule 377 (October 3, 1968), be reduced in scope by deleting that portion of the project on both sides of 48th Avenue, from Ross Street to Inverness Street.'"

Your Board submits the foregoing report of the City Engineer to Council for CONSIDERATION.

INFORMATION:

11. Canopies for Cushman Carts

The Deputy City Engineer reports as follows:

"The Vancouver Civic Employees Union have requested an opportunity to appear before City Council to briefly state their case for having the remaining 11 Cushman carts immediately equipped with canopies.

As a result of negotiations with the Union in 1969 it was agreed to equip one cart with a canopy on a trial basis. Following this an item was included in the 1970 departmental budget submissions to equip the remaining 20 carts with

Cont/d.

Clause 11 Cont/d.

canopies at an estimated cost of $4,725. In order to reduce the expenditure, the Budget Committee approved $2,362 so that 10 carts could be equipped, with the suggestion that the program might be completed in 1971.

The Union on August 18, 1970 wrote to the City Engineer objecting to this half way measure and requesting that all carts be equipped. A meeting was held in September, at which time the need to program some budget requests over a longer period was explained to the representatives of the Union. The Union did not feel that this explanation was satisfactory and requested that their letter of August 18 be forwarded to the Board of Administration for reply direct to the Union. The Board replied on September 23rd stating with regret that 'the Board is unable to meet your request but since the Engineer is requesting funds for the balance of the canopies in the 1971 Budget, it seems reasonable to assume that Council will authorize the funds in 1971 in view of the action taken to equip half the carts in 1970.'"

Your Board submits the matter to Council for its INFORMATION

DELEGATION REQUEST - Vancouver Civic Employees Union

(Copies of the communication from the Vancouver Civic Employees Union dated October 26, 1970 are circulated for the information of Council.)

12. Parking North Foot of Tolmie Street

The City Engineer reports as follows:

"In a petition dated August 11th, 1970, D.L. Smith and petitioners point out that vehicles, particularly of the camper type, are parking for extended periods of time (over 24 hours) on Tolmie Street north of Marine Drive adjacent to the beach. They feel that some greater control is necessary and even suggest that the street end be incorporated into the (Spanish Banks) park area.

This is a dead-end street and although it is dedicated and curbed, it does not have the appearance of a street, but rather that of a parking lot. Vehicles angle park at this location which is within the Spanish Banks Beach area. Such parking has been sanctioned over the years although there are no signs to indicate angle parking is permitted. Angle parking is a desirable convenience related to the recreational facilities.

With regard to converting the street to parkland, this street end will be transferred to the jurisdiction of the Parks Board and will become parkland within a year or so. In the meantime, appropriate signs will be erected on this portion of street under the City Engineer's authority to deal with the overnight parking problem and to authorize angle parking.

The petition also implies that the campers are being used as living or sleeping quarters and that dogs are running at large in the park area. Both these items are controlled under the Health By-law and the Parks Board By-law and, therefore, copies of the petition and of this report, are being forwarded to the Superintendent of Parks and to the City's Medical Health Officer."

Cont/d.

Clause 12 Cont/d.

Your Board submits the matter to Council for INFORMATION.

(Copies of the communication from the petitioners dated August 11, 1970 are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 211

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Broken Bottles in and around Riley Park

The Corporation Counsel reports as follows:

"I have been provided with a copy of a letter from Kenneth Marjoram, President of Riley Park Community Association, addressed to City Council informing them of the following motion that was passed by the Board of Directors of the Riley Park Community Association on September 16, 1970:

> 'Moved that we urge City Council to get store dealers to give cash refunds for bottles instead of trade.
>
> Carried.'

On April 3, 1970, the Provincial Government passed the Litter Act, S.B.C. 1970, Ch. 22 which contains the following provisions:

> '3. (1) No person shall sell or offer for sale beer, ale, carbonated beverages, or drinks in a glass, plastic, or metal container for consumption or use off the premises on which they are sold or offered for sale unless the person undertakes to refund to the purchaser on delivery up of the container the sum of not less than two cents for each container.
>
> (2) Without limiting subsection (1), a person may make arrangements with an agent, or with a wholesaler or a distributor in the same locality, to provide a depot, convenient for his customers, for the acceptance of containers purchased from him and for refunds to the purchaser as required under subsection (1).
>
> (3) This section applies to a Government Liquor Store under the Government Liquor Act.'

At the present time, regulations passed pursuant to the Litter Act permit a seller to offer to exchange the same number of full containers, at no extra charge to the purchaser for the container, for the empty containers delivered up.

However, on January 1, 1971, the full effect of section 3 will come into force.

It would appear, therefore, that the Provincial Government is dealing with the problem raised by the Riley Park Community Association and the City lacks the authority to legislate on the matter."

Your Board submits the foregoing report of the Corporation Counsel for the information of Council and RECOMMENDS that a copy be forwarded to Mr. Kenneth Marjoram, President of Riley Park Community Association.

(Copies of Mr. Marjoram's letter dated October 16 are circulated for the information of Council)

CONSIDERATION:

2. Grant Request - $15,000
Family Service Centres

The Director of Social Planning/Community Development reports:

"The Family Service Centres of Vancouver has requested a grant for special services to designated local areas of the City.

The Agency's Local Area Program was started in response to:

a) requests from citizens for family focussed and neighbourhood based social services; and

b) social planning recommendations for development of an effective local area service delivery system. Family Service Centres staff are currently assigned to six local areas; Grandview-Woodland, Renfrew, Killarney-Fraserview, Marpole, Kitsilano and Mount Pleasant.

The objectives of this service are to:

i) strengthen family life by reducing dependency and preventing breakdown;

ii) help local area residents find solutions for neighbourhood social problems;

iii) familiarize residents with the range of services available through Family Service Centres, e.g. Child Day Care, Family Counselling, Homemaker Service.

In seeking to fulfill these objectives their staff work closely with churches, schools, doctors, ethnic group leaders, public health nurses and other social agencies. Four full time staff are assigned to the six local areas to provide these services.

The total cost of these services is $53,400.00. Income for 1970 is $15,184.00 from the City and $19,000 from United Community Services, for a total of $34,184.00. The agency's deficit is $19,216.00.

The Family Service Centres is requesting a grant of $15,000.00 which is 75% recoverable under the Canada Assistance Plan (50% Federal and 25% Provincial). The Province has agreed to approve the grant for federal sharing of 50% and to pay its own share of 25%.

Recommendation

That the request for $15,000 (net cost to City $3,750) be approved subject to two conditions:

A) that the Family Service Centres provide professional services to selected families either in receipt of social assistance or likely to be in need of social assistance and resident in the six local areas mentioned earlier in this report;

B) that the Family Service Centres commit itself to the principles of integration and decentralization of social services and authorize its President and Executive Director to help the City, Province and United Community Services develop a new model for delivery of social services in 1971.

Clause No. 2 Cont'd.)

The Board of Directors of the Family Service Centres, meeting October 21, 1970, approved by resolution, these two conditions."

Your Board submits the recommendation of the Director of Social Planning/Community Development for Council consideration.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 211

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. City-owned Property:
S/W Corner of Nanaimo and Copley Streets,
Lot 27, Block A, D.L. 741

The Director of Planning reports as follows:

"The Supervisor of Property and Insurance, in a letter dated August 11, 1970, advises that the above lot is City-owned, undeveloped, and has been zoned as a C-1 Commercial District for many years. The adjacent properties to the north, south, east and west are zoned and developed with one-family dwellings with the exception of the lots on the east side of Nanaimo between 20th and 21st Avenues which are zoned C-1 Commercial but developed with duplex dwellings, and the south-east corner of 20th and Nanaimo which contains a small grocery store with living quarters above.

The area is well served with local commercial zoning. In considering the release of the subject lot for sale, the current zoning was considered and it was agreed that no additional commercial property is needed to serve the day-to-day needs of the surrounding homes. There are no plans for any East-West arterial streets on this alignment and therefore the property can best be used by the development thereon of two single-family dwellings.

The Technical Planning Board, on October 23, 1970, recommended that the Director of Planning be instructed to make the necessary application to amend the Zoning and Development By-law whereby this property would be rezoned from a C-1 Commercial District to an RS-1 One-Family Dwelling District, such application to be referred direct to a Public Hearing after a report has been received thereon from the Town Planning Commission.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Building Line. North side of Pacific Street
from approximately 300' west of Burrard to
approximately 60' west of Howe Street

The Director of Planning reports as follows:

"The City Engineer has requested that Schedule E - Building Lines - Part II, of the Zoning and Development By-law, be amended to establish a building line on the North side of Pacific Street, as noted above, and in accordance with Plan LB.262 prepared by the City Engineer's office dated August 12th, 1970.

The City Engineer has advised that the purpose of establishing the proposed building line is to provide greater street width in this area which will:

(a) improve traffic capacity and provide increased channelization at the congested bridge head at Pacific and Burrard Streets.

cont'd . .

Clause 2 continued

(b) improve traffic capacity and provide increased channelization at the congested intersection of Pacific and Hornby Streets.

(c) improve local circulation around proposed high density developments in this area.

The Technical Planning Board, on October 23, 1970, recommended that the Director of Planning be instructed to make the necessary application to amend Schedule E - Building Lines - Part II of the Zoning and Development By-law to establish a building line on the North side of Pacific Street from approximately 300' west of Burrard to approximately 60' west of Howe, as shown on Plan #LB262 such application to be referred direct to a Public Hearing after a report has been received thereon from the Town Planning Commission.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning and Protective Purchasing - Area Bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street

The Director of Planning reports as follows:

"BACKGROUND

As shown on the plan attached as an Appendix to this report, the area bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street is zoned as an M-1 Industrial District. However, there is no industrial development within the 2.4 acre area which contains eleven vacant City-owned lots, and ten privately-owned lots, of which eight are improved with single-family dwellings. The surrounding residential area was rezoned in 1953 from an M-1 District to an RS-1 District, but this small pocket was excluded pending the establishment of the boundaries for the B.C. Hydro Industrial Estate.

On March 4th, 1957 Council resolved:

'That the property bounded by Euclid Avenue, Aberdeen Street, Stamford Street and the general line of Foster Avenue be designated for park purposes'

and further,

'That steps be taken to secure the consequential amendments to the Zoning and Development By-law.'

At the same time the boundaries of the industrial estate were established on the north side of Euclid and Foster Avenues, and 24' landscaped setbacks were required by the Zoning By-law. These have been provided in site development. However, no action was taken to rezone the M-1 pocket to an RS-1 District because the whole area was until 1969 reserved for either park or school purposes, and land values for residential use made it unlikely that the area would be developed for industry.

cont'd . .

Clause 3 continued

REZONING APPLICATION

The rezoning of this pocket has now become a matter of some urgency. A Development Permit Application has recently been received* to permit the erection of a general warehouse on W½, Lot 2, Block 8, D.L.'s 36 & 49. The area should be rezoned to an RS-1 District to discourage any further industrial development permit applications. Rezoning would reflect the existing land uses, and would enable the City-owned properties to be used either for the school site which is presently reserved on the west portion, or failing this, for single-family dwellings.

In accordance with the Technical Planning Board discussion of this matter on November 6, 1970, the Director of Planning has filed, under date of November 9, 1970, an application to rezone the area in question from an M-1 District to an RS-1 District.

PROTECTIVE PURCHASE

If the general warehouse is built at 5442 Melbourne Street it would severely compromise plans to maintain this area in residential use. The Technical Planning Board therefore resolved on November 6, 1970:

> 'That it be recommended to Council that the Supervisor of Property and Insurance be instructed to negotiate for the purchase of W½, Lot 2, Block 8, D.L. 36 and 49.'

The property could be resold for single-family use. The lot is improved with a house and has a 1970 assessed value of $10,233. The owner, Mr. J. Morris, has expressed a willingness to enter into negotiations with the City.

RECOMMENDATIONS

It is recommended that:

(a) The application of the Director of Planning to rezone the area bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street from an M-1 Industrial District to an RS-1 One-Family Dwelling District be referred after report from the Town Planning Commission to the next Public Hearing.

(b) The Supervisor of Property & Insurance be instructed to negotiate for the purchase of W½, Lot 2, Block 8, D.L.'s 36 and 49."

Your Board RECOMMENDS that the report of the Director of Planning be approved.

*Development Permit No. 53524, dated September 22, 1970 and issued November 10, 1970. Address: 5442 Melbourne Street.

4. Rezoning: Northwest Corner Victoria Drive & Kent Avenue (8485 Victoria Drive)

The Director of Planning reports as follows:

"An application has been received from Mr. H. Hoff, 8485 Victoria Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 7 of 4, Block J. D.L. 328 being the northwest corner of Victoria Drive & Kent Avenue would be rezoned from an RS-1 One Family Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is for 'automotive repair - Volkswagen specialists. These premises have been used for this purpose for the past three years.'

The subject lot has a frontage of 33.38' and a depth of 81' and is developed with a single-family home and attached carport. Enclosed with the application for rezoning is a copy of a letter addressed to His Worship the Mayor and Aldermen which states:

> 'The proximity of my property to the existing industrial area along with the fact that I have operated an auto repair business here for the past three years, in my estimation, suggests that you give serious consideration to allowing me to continue to earn a living on these premises. I might add that since my immigration to Canada in 1963, I have been completely self supporting.'

Since approximately 1954, it has been the proposal by the City to ultimately zone all the lands on the south side of Marine Drive from Hudson Street to Boundary Road as an industrial district with a 40' landscaped strip requirement adjacent to Marine Drive. Much of the said lands are now zoned industrial with the landscaped setback being applicable.

Also, certain properties within the area are zoned CD-1 upon consolidation of the lots into suitable industrial sites and it is proposed to rezone these properties to industrial.

The area bounded by Argyle, Marine Drive, Duff and Kent, which is currently zoned RS-1 One Family and which includes the subject property, is well developed with single-family dwellings, some recently constructed, and it is envisaged this area would not be rezoned to industrial for many years. Therefore, the rezoning of one small lot to an M-1 Industrial District would create an isolated industrial lot within and adjacent to the single-family areas, and furthermore it is noted on site development there is very little space available to permit a proper industrial development.

The Technical Planning Board, on October 23, 1970, recommended the application be not approved.

The Town Planning Commission, on November 6, 1970, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST: Mr. H. Hoff

* * * * * *

FOR ADOPTION SEE PAGE(S) 212

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Use of a Portable Barrel Organ on City Streets

The City Engineer reports as follows:

"On June 23rd, 1970, Council considered a request from Lever Arms Service to operate a portable organ in the Downtown area. After due consideration it was resolved 'that permission be granted as requested on a trial basis of three months, but subject to no advertising appearing in the operation'. Lever Antiques has now requested permission to continue this operation.

The three month trial period has been used to observe this operation and determine what problems if any, might develop. The Department of Permits and Licenses and the Police Department report that no problems have arisen and they have no objection to this operation being allowed to continue. No adverse comments have been received from the general public and it is assumed this operation does not offend or cause inconvenience.

Accordingly it is RECOMMENDED that Lever Arms Service be allowed to continue the use of their portable organ, subject to review if and when a complaint or problem arises."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION

2. Claim #10357
Mrs. Victoria Flaata, 8637 Oak Street

The Corporation Counsel reports as follows:

"Frank M. Turco, Barrister and Solicitor, has requested that the Law Department forward to Council his request that Council, pursuant to the power granted it by the provisions of Section 294(2) of the Vancouver Charter, extend for a period of two months the time within which he may commence a civil action against the City on behalf of his client, Mrs. Victoria Flaata.

Mrs. Flaata was injured on October 17, 1969, when she fell over a pile of construction materials that had been placed across a pathway on private property by members of the Pavements Operations Branch of the Engineering Department. Mrs. Flaata was returning home with groceries in her arms and did not see the construction materials. As well as superficial bruises and abrasions, she suffered a moderate strain to her back and required some physiotherapy. She was unable to work for just over a month.

Mr. Turco forwarded notice of his client's claim to the Law Department in a letter dated October 28, 1969. Communications were then entered into between the Law Department and Mr. Turco which culminated in a letter dated May 14, 1970, to Mr. Turco in which the Law Department offered to recommend to Council that the City settle the claim for $1,126.74. The Law Department's file was then filed away pending a reply from Mr. Turco.

cont'd....

Clause #2 continued:

On October 22, 1970, Mr. Turco telephoned Mr. Reid of the Law Department and informed him that he had received instructions from his client to agree to the settlement as proposed by the Law Department in the letter of May 14, 1970. It was realized at this time that the limitation period had expired on October 17, 1970.

Mr. Turco states that he was not aware that there was a one-year limitation period on actions of this type against the City contained in the Vancouver Charter and pressure of business resulted in his not dealing with the matter at an earlier date.

There is no doubt that the City would be liable to Mrs. Flaata had an action been brought in time, and the Law Department was negotiating a settlement of the claim solely on the basis of the amount involved. The amount of the proposed settlement was in order.

The Corporation Counsel submits the foregoing request of Mr. Turco without recommendation.

If it is the wish of Council to grant Mr. Turco's request, the Corporation Counsel recommends that the extension of time be made on the following terms:

(1) That the time for commencement of an action by Victoria Flaata against the City of Vancouver relating to an accident which occurred on October 17, 1969, be extended for two months from October 17, 1970;

(2) That the action to be commenced be limited to one for damages totalling $1,126.74.

The Corporation Counsel further recommends that if Council decides to grant Mr. Turco's request, it approve payment of the claim in the amount of $1,126.74."

Your Board submits the foregoing report of the Corporation Counsel for Council's consideration.

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FOR ADOPTION SEE PAGE(S) 212

FINANCE MATTERS

CONSIDERATION

1. Charter Amendments

The Corporation Counsel reports as follows:

"Voting by Tenants on Money By-laws

On October 8th last the Standing Committee on General Purposes had before it a resolution to the following effect:

> 'That an amendment to the Vancouver Charter be sought which will allow non-owner electors (resident electors and tenant electors) to vote on by-laws requiring the assent of the electors.'

The Committee recommended that the Board of Administration gather information from other major cities across Canada on the matter of non-owners voting on money by-laws and further recommended that the Corporation Counsel draft a proposed Charter Amendment, both reports to be submitted to Council when the matter is raised from the table.

The City Clerk has canvassed various cities in Canada and the following is a summary of the information which he has obtained:

Calgary	- Voting on money by-laws is restricted to owners of property.
Halifax	- Money by-laws are NOT put to the electors in Halifax. The Provincial Government exercises the right to approve, or otherwise, proposed municipal borrowings.
Winnipeg	- Only property owners are entitled to vote on money by-laws. The City of Winnipeg has unsuccessfully applied to the Provincial Government on more than one occasion to be allowed to extend the vote on money by-laws to tenants.
Regina	- The City of Regina does not allow non-owners to vote on money by-laws. Their Council is considering asking for power to allow non-owners to vote on money by-laws but has asked the City Manager for a further report, which may take considerable time.
Hamilton and Toronto	- Owners and lessees are entitled to vote on money by-laws. In Ontario, very few money by-laws are put to the voters since it is unnecessary to do so for borrowing money for most of the usual municipal purposes. A Provincially-appointed Committee in Ontario is recommending that, in place of putting money by-laws to owner voters, they should be put in the form of 'questions' for the purpose of obtaining the opinion of all electors.

Clause No. 1 (Cont'd.)

"The amendment to the Charter which would permit non-property owners to vote on money by-laws is a simple one to Section 267 by merely striking out the words "as owner electors" so that the section would read, in part:

> 'Where a by-law requires the assent of the electors, only those persons whose names appear on the current annual list of electors shall be entitled to vote on the by-law, and each such person shall be limited to one vote.'

It would also be necessary to amend Section 184 by striking out the following words:

> 'provided that any question necessitating the borrowing of money on the part of the city shall be submitted to owner-electors only.'

Voting Machines

The City Clerk has suggested that Council consider the question of using voting machines in connection with civic elections. One Canadian city is already using them and it is the opinion of the City Clerk that in the near future it may be economical for the City of Vancouver to adopt the same practice. If this practice were to be adopted it would involve substantial amendments to the Charter and careful consideration of all the consequences arising out of the amendments. He has therefore suggested that Council may wish to adopt the idea in principle and allow the City Clerk and the Corporation Counsel to give the matter further study with a view to amending the Charter in 1972.

Other Amendments suggested by the City Clerk

There are two other amendments which have been suggested by the City Clerk:

(1) That instead of using the term 'British subject' in reference to the voters' list, the wording of the 'Municipal Act', which uses the term 'Canadian citizen or other British subject', be adopted.

(2) Instead of the present requirement that a person must be of the full age of 19 years on the 15th day of June in the year in which an election is held, that it be provided that as long as the person would be of the full age of 19 years on election day he would be entitled to have his name entered in the list of electors."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council.

2. Request for Refund of Taxes:
Scottish Agencies

The Corporation Counsel reports as follows:

"Mr. Walter W. Campbell, on behalf of Scottish Agencies, has requested a refund of taxes paid last year with respect to Lots 519 and 520, Hastings Townsite. This property, situate at the South-west corner of McGill and Cassiar Streets, was expropriated on May 31, 1968, in connection with Urban Renewal Scheme No. 6 which encompasses an area of approximately seven acres at the approach to the Second Narrows Bridge.

The City appointed its arbitrator at the same time as the Resolution to expropriate was passed but Mr. Campbell did not appoint his arbitrator until February of this year. The third arbitrator was appointed shortly thereafter and the arbitration hearings were held in April and May.

In the meantime taxes continued to mount up and the property was sold for taxes in 1968. To preserve the status quo it was suggested to Mr. Campbell and to his solicitor that the City would advance sufficient funds to redeem the property and to pay the taxes up to date. It was implicitly stated that the payment of taxes was by way of advance and would be deducted from any amount that might be awarded as compensation for the property. Mr. Campbell, as mentioned in his letter, declined the proposition and paid sufficient money to redeem the property. I am told by the Tax Department that the property will be put up at Tax Sale on November 4, 1970, but I have made arrangements for the City to pay all the taxes outstanding by way of advance against the compensation.

The passage of the expropriating resolution does not vest the property in the City and it remains the liability of the owner until this is done. There is no responsibility in the City to pay the taxes until the property is transferred over to it and no obligation on the part of the City to refund the taxes paid by Scottish Agencies in the interval."

Your Board submits the foregoing request of Scottish Agencies for the consideration of Council.

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FOR ADOPTION SEE PAGE(S) 212-3

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT OCTOBER 30, 1970

RECOMMENDATION

1. Fire Department Residence Requirements

The Fire Chief reports as follows:

"On September 13, 1966, City Council adopted a report of the Standing Committee on Civic Services recommending an extension of the boundaries for Fire Department Staff residence. It was further recommended that up to 25% only of the Fire Department Staff, subject to the approval of the Fire Chief, be permitted to live outside the previous boundaries but within the proposed new boundaries and that the regulations be reviewed in two years time.

On November 1, 1968, a further report by the Fire Chief was submitted to Council recommending the continuation of the extended boundaries with a further review to be made in September, 1970.

The Fire Chief now reports that the extended boundaries with the limit of 25% staff residing in these extended areas is satisfactory and recommends the present regulations governing Fire Department Staff be adopted."

Your Board RECOMMENDS the foregoing report of the Fire Chief be adopted.

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FOR ADOPTION SEE PAGE(S) 213

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 13, 1970

RECOMMENDATION

1. Closing of Civic Offices - December 24, 1970

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I RECOMMEND that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Thursday, December 24, and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24, and is not in the nature of a statutory holiday."

Your Board
RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

CONSIDERATION:

2. Community Leadership Training Seminar Attendance - Mr. Maurice Egan, Director Social Planning/Community Development

The Director of Personnel Services reports as follows:

"The Association of the Junior Leagues of America, with the professional guidance of Educational Systems and Designs is sponsoring the above seminar at Bowman's Mount Hood Country Club, Wemme, Oregon (near Portland).

The seminar will be held beginning the evening of November 30, 1970 through lunch December 3, 1970.

The Junior League of Vancouver has invited Mr. Egan, Director, Social Planning/Community Development, to participate with two of its members. The Association states that a very successful seminar of this kind has been recently held in the Eastern States and that the aim of this seminar is to bring together participants from twenty communities in the Pacific Northwest to further the communication between volunteer and professional. They

Cont/d.

Clause 2 Cont/d.

feel very strongly that civic representation is beneficial not only to the League as a civic voluntary organization but also to the City of Vancouver in carrying out future programs and are aware of the contribution that Mr. Egan could make to the seminar.

The Junior League of Vancouver will underwrite all expenses incurred by Mr. Egan. The only cost to the City would be 4 days leave of absence with pay.

The Director of Social Planning and Community Development requests leave of absence with pay to attend this seminar."

Your Board
Submits this matter to Council for CONSIDERATION.

RECOMMENDATIONS

3. Canadian Corrections Association
National Committee Meeting - Montreal, Quebec,
Mr. J.M. Gillis, Prov. Court of B.C. (Family Div.)

The Director of Personnel Services reports as follows:

"The above Committee will meet on November 16 and 17, 1970, at the Holiday Inn, Montreal, P.Q. It is made up of representatives of the Provinces. A number of topics of importance to the correctional field will be dealt with and particularly the possibility that a new Juvenile Delinquents Act will be proclaimed by Parliament at its present sitting.

The Chief Probation Officer informs that discussion of the forthcoming legislation will be of importance to his department and that Mr. J.M. Gillis, Assistant Chief Probation Officer, is a B.C. representative on this Committee. He wishes Mr. Gillis to attend.

All expenses are covered by the Canadian Corrections Association and the total cost to the City would only be leave-of-absence with pay for November 16, 17 and 18, 1970.

The request of the Chief Probation Officer is in accordance with Regulation 45-2, Non-Roster Conferences.

RECOMMENDED that Mr. J.M. Gillis be granted three days leave-of-absence with pay from November 16 to 18, 1970, inclusive, to attend the National Committee Meeting, Canadian Corrections Association in Montreal, P.Q."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Auto Allowance - Planning Department

The Director of Planning reports as follows:

"Mr. H.W. Pickstone was transferred from the Museums Department to the Planning Department on June 1, 1970, but his position has not yet been formally established. He has been using his own automobile without automobile allowance for travelling since that time.

Accordingly, it is RECOMMENDED that standard automobile allowance be set up for Mr. H.W. Pickstone. Funds being available in the Departmental budget for this purpose."

Your Board RECOMMENDS that the report of the Director of Planning be endorsed.

5. Summons Processing - Micro-film Equipment Operation

The Court Clerk, Provincial Courts, Vancouver, reports as follows:

"Constables report the license numbers of vehicles illegally parked or operated and prior to the issue of summonses, names and addresses of registered owners must be obtained. These are copied from microfilm strips supplied to the Court Clerks Department by the Motor-Vehicle Branch, Victoria Headquarters. From the films inserted into the viewer, clerks copy the information needed. If the record showing the latest owner is not present in the film strip, the Motor Vehicle Branch is advised and the summons is held until the information becomes available. At the commencement of the licensing year, delays of this sort occur in volume and afterwards in a lesser degree. In many instances, the information was available but not located due to insufficient knowledge of the system. After correspondence directed to the Superintendent of Motor Vehicles regarding delayed information, his Department assigned an employee to review our procedures. A number of recommendations were made which will be put into effect. Included is one that the immediate supervisor of the employees directly concerned, be dispatched to his Department in Victoria to view and study in depth and micro-film automobile registration system. In addition her instructions will be to review the performance standards of Motor Vehicle Branch film strip viewing operators in order that standards can be set within her section.

By extending the knowledge of the micro-film data operators, it is anticipated delay in the issue of summonses will be reduced.

RECOMMENDED that Ann Sorenson, Clerk-Typist III, Court Clerks Department, be authorized to attend for two days at the Motor Vehicle Branch, Provincial Government Offices, Victoria, to study and report upon their automobile registration micro-film system and that she be granted two days leave of absence with pay."

Your Board RECOMMENDS that the foregoing recommendation of the Court Clerk, Provincial Courts, be adopted and the necessary funds, estimated at $40.00, be provided from the Departmental Budget.

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FOR ADOPTION SEE PAGE(S) 214

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 13, 1970

RECOMMENDATIONS

1. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

a) Lot 47, Blocks 29-31, D.L. 200
7238 Knight Street
1) Loss of land (W 7') $231.00
2) Loss of trees and hedge 100.00
$331.00
3) The City Engineer to construct a concrete retainer wall with grade steps and reconnect concrete walks as shown on plan 'Scheme B' and replace any damaged lawn

b) Lot 8, Block 8, D.L. W½ 738
6792 Knight Street
1) Loss of land (W 7') $231.00
2) City Engineer to replace any damaged lawn

c) Lot 35, Block 2, D.L. 739
6571 Knight Street
1) Loss of land (E 7') $231.00
2) Loss of portion of new concrete walk 25.00
$256.00
3) City Engineer to replace any damaged lawn

d) Lot 48, Blocks 29-31, D.L. 200
7228 Knight Street
1) Loss of land (W 7') $231.00
2) The City to replace cut stone retainer wall with concrete grade steps 490.00
$721.00
3) City Engineer to replace any damaged lawn

e) Lot 50, Blocks 29-31, D.L. 200
7196 Knight Street
1) Loss of land (W 7') $231.00
2) Loss of shrubs 50.00
3) City to replace cut stone retainer wall with concrete grade steps and rebuild West end of cut stone planter 275.00
$556.00
4) City Engineer to replace any damaged lawn

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code #146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Plan of Development
- Champlain Heights

The Supervisor of Property and Insurance reports as follows:

"On May 31, 1968, Council approved the overall concept plan for Champlain Heights, and the subdivision proposals for Areas 'A', 'B', 'C', and 'D' as contained in the report of the Director of Planning of May 16, 1968.

In the report approved by Council it specifically states that the proposed pattern of subdivision is for all land to be completely serviced, including underground wiring.

However, the report does not appear to give direct authorization to the City Clerk to sign petitions on behalf of the City for these services.

RECOMMENDED that the City Clerk be instructed to sign petitions on behalf of the City for the following local improvements, to be installed within the boundaries of Champlain Heights:

a) Street Lighting

b) Sidewalks

c) Pavement and Curbs"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Exchange of City-Owned Property
For Privately-Owned Property
Sit: N/S 21st Ave. between Crown & Camosun Sts.

The Supervisor of Property and Insurance reports as follows:

"On October 27, 1970 Council adopted the report of the Board of Administration dated October 7, 1970 dealing with the Proposed Camosun Park Extension. Included in the report was the following recommendation with respect to a request received from the owner of Lots 13 and 15, Sub. 4, Block 43, D.L. 139 to exchange Lot 15 for the adjacent City-owned Lot 14, Sub. 4, Block 43, D.L. 139 situated on the North side of 21st Avenue between Crown and Camosun Streets:

'The Supervisor of Property and Insurance is authorized to:

a) negotiate with the owner of privately-owned Lot 15, Sub. 4, Block 43, D.L. 139 for exchange with City-owned Lot 14, Sub. 4, Block 43, D.L. 139, on the understanding that it be consolidated with Lot 13.'

The owners has agreed to the exchange of lots and to the consolidation of Lots 13 and 14, at no cost to the City.

RECOMMENDED that City-owned Lot 14, Sub. 4, Block 43, D.L. 139 be exchanged for privately-owned Lot 15, Sub. 4, Block 43, D.L. 139 on the conditions that Lot 14

continued . . . / 3

Item No. 3 cont'd

be consolidated with privately-owned Lot 13 of Lot 4, Block 43, D.L. 139 to form one parcel, at no cost to the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Provincial Courts (Vancouver) Complex 204 to 208 Main Street

The Supervisor of Property and Insurance reports as follows:

"Lots 2 and 3, Block 5, D.L. 196 being 204 to 208 Main Street are required for the new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

These premises comprise a site 50' x 120', zoned CM-1 Commercial, improved with a three-storey non-basement frame building erected in 1900. Each storey provides an area of 6,000 sq.ft. The main floor is divided into two stores and three dwelling units. There are 75 sleeping rooms, with common washroom and kitchen facilities, on the second and third floors. This structure has 19 plumbing fixtures, a tar and gravel roof, stucco exterior, a concrete foundation and is heated by a gas-fired hot water heating system. The condition of this building is average for age and type.

The upper two floors, known as 'Queen's Rooms', are held under a lease which expired December 1, 1969 but contains a right of renewal for a further 5 years to November 30, 1974. One store on the main floor is leased to February 28, 1974. Separate negotiations are continuing for the surrender of leases and will be the subject of a subsequent report to Council. All other tenancies are on a month-to-month basis with one dwelling unit being vacant. Present gross rentals are $850.00 monthly. It is proposed to continue these tenancies until the vacant land is required for development, at which time the building will be demolished.

Following negotiations with the owners they have agreed to sell for the sum of $66,675.00 subject to existing leases on the following terms:

a) The sale date to remain open until April 30, 1971 at the latest.

b) The owners to receive an advance payment of $6,675.00 upon delivery of a registrable deed in favour of the City of Vancouver.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $66,675.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 214

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

NOVEMBER 5, 1970

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, November 5, 1970, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Broome, Calder, Hardwick, Linnell, Phillips and Rankin

ABSENT: Alderman Adams
Alderman Sweeney
Alderman Wilson

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held on October 1, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Residential Facilities for the Mentally Retarded: Champlain Heights

The Board of Administration submitted a report of the Director of Planning dated October 29. In this report the Board advised that the approved portion of the Southeast Sector Plan contains the following multiple housing sites:

(a) five medium-sized townhouse sites (6-10 acres)
(b) four small linear townhouse sites (1-2 acres)
(c) three medium-sized mixed townhouse and garden apartment sites (3-7 acres)
(d) two small garden apartment sites (1-1½ acres)
(e) two senior citizens' sites (2-2½ acres)
(f) three high-rise apartment sites (1½ acres)

Firm commitments have already been made for Public Housing included in (a) and (c); for innovative housing for people of low income, included in (a); and for the two senior citizens' sites included in (e) for release to the Salvation Army and the M. Kopernik Foundation. The City officials have been instructed to negotiate with the United Co-operative Housing Society for one of the medium-sized townhouse sites, and with the Honourable Grace McCarthy for one of the high-rise apartment sites. The Board of Administration report concluded with the following recommendation:

"that the request for two housing sites from the Vancouver Association of the Mentally Retarded be regretfully refused, but that the Committee may wish to recommend to Council that either Site #14 or Site #15 may be sold to the Association for the Mentally Retarded with the other site being advertised for tender."

Clause 1 Continued

Mrs. E. Bjarnason, Chairman of the Residential Services Committee, introduced Mr. George Atherton, Past President of the Vancouver Association for the Mentally Retarded, who outlined the reasons for the request for sites in this area. He stated amongst other things that institutional type of living was not desirable for these people, and that it is proposed to provide residential facilities for approximately forty people on each site.

The Deputy Supervisor of Property and Insurance advised that the market price for this parcel, which is slightly less than one acre in area, is $55,000 per acre.

After due consideration it was

RECOMMENDED that Site #15 be sold to the Vancouver Association for the Mentally Retarded at market price, and that Site #14 be advertised for tender.

2. Champlain Heights - Site #18
United Co-operative Housing Society

The Board of Administration under date of October 26, 1970, submitted the following information report of the Supervisor of Property and Insurance and the Director of Planning:

"The following is a report from the Supervisor of Property & Insurance and the Director of Planning.

The Supervisor of Property & Insurance reports as follows:

'At a meeting of the Standing Committee on Planning and Development on October 1, 1970, it was recommended:-

(a) THAT they approve in principle the plan proposed by the United Co-operative Housing Society and that Site #18 be set aside for this development;

(b) THAT the matter be subject to review after the Property & Insurance Department reports on the market value of Site #18, based on this proposal;

(c) THAT at this time the Committee approve the rental rate of 8% of the market value plus all taxes as set out in the Board of Administration report dated September 29, 1970;

(d) THAT the Director of Planning and the Supervisor of Property & Insurance be requested to negotiate with the United Co-operative Housing Society and report back.

Following these recommendations a meeting was held on October 5, 1970 with representatives of the United Co-operative Housing Society. At this meeting the market value of the site and the rental value was discussed.

The Supervisor of Property & Insurance indicated that the market value of Site #18 based on $55,000.00 per acre as $385,000.00, which produces an estimated rental value of $30,800.00 per year plus all taxes, using an 8% rate of return.

A copy of a letter to the Chairman of the Standing Committee on Planning and Development, was received on October 13, 1970 by the Property & Insurance Office from the Society in which they suggest a market value of

/continued ..

Clause 2 Continued

$300,000.00 being more appropriate in view of the land and building appreciation 50 years hence. In a normal situation a market value for long-term lease purposes is not usually reduced because of the anticipated appreciation of the land and building value 50 years hence. Rather the owner looks for a return on his capital either in income over a long period or sale for capital gain in a relatively short period of time.

The Society also requests an option to lease the site in three stages and the leases to be tied in with a three phase development plan. The first phase to be started not later than June, 1971 and the last phase to be completed not later than June, 1973, the rental for each phase to begin on the date the construction commences on each phase.

SUMMARY

I. (a) Sites #17 and 21 have been set aside for Public Housing Projects and the price set on these sites was $55,000.00 per acre which has been acceptable to Central Mortgage & Housing Corporation.

(b) Site #16, sold to Dawson Developments for Innovative Housing for $55,000.00 per acre.

II. To recognize a low-density of development as proposed by United Co-operative Housing Society as a basis for pricing land would encourage under-development of these sites and set a pattern for future requests which might result in a waste of land in relation to the over-all development.

In view of the foregoing, it is suggested that:

1. The Estimated Market Value be accepted as $385,000.00.

2. In accordance with usual Council policy the total Ground Rental should be charged from the commencement of the lease term based on 8% of the market value, but not later than June 1, 1971.

3. All taxes applicable to the total site to be charged from the commencement of the lease term, but not later than June 1, 1971.

4. The Lease be for a period of 50 years subject to 5-year review clauses.

5. The City to take over the land if there is a default of the agreement.

6. The commencement of construction to be phased with not more than three phases, with the last phase to commence not later than December 31, 1972, and the first not later than June 1, 1971.

7. The lease be subject to an agreement being drawn up to the satisfaction of the Corporation Counsel.

The Director of Planning concurs with the suggestions of the Supervisor of Property & Insurance.'

Your Board submits the foregoing for the information of the Committee."

Clause 2 Continued

Miss Shirley C. Schmid, Secretary Treasurer, and Mr. Allan Martin, Director of the United Co-operative Housing Society, appeared before the Committee and presented a brief dated November 5, 1970. This brief included further information and was in support of their original brief dated July 22, 1970, which was submitted to the Standing Committee on August 13. In the brief dated November 5 the Society proposed that the value of the land for lease purposes be set at $210,000.00.

After considerable discussion, it was

RECOMMENDED THAT

1. The value of the land for lease purposes be 80% of the market value.

2. In accordance with usual Council policy the total Ground Rental should be charged from the commencement of the lease term based on 8% of the market value, but not later than June 1, 1971.

3. All taxes applicable to the total site to be charged from the commencement of the lease term, but not later than June 1, 1971.

4. The Lease be for a period of 50 years subject to 5-year review clauses.

5. The City to take over the land if there is a default of the agreement.

6. The commencement of construction to be phased with not more than three phases, with the last phase to commence not later than December 31, 1972, and the first not later than June 1, 1971.

7. The lease be subject to an agreement being drawn up to the satisfaction of the Corporation Counsel.

8. Included in the terms of the lease there be a clause pertaining to maintenance and repairs for the full term of the lease.

3. Additional Sites for Public Housing

The Chairman advised that he felt it would be desirable to have the officials endeavour to locate additional sites for public housing. It was

RECOMMENDED that the Chairman and the Board of Administration firm up with the other levels of government their policies with respect to public housing, and in particular their policy respecting the price of land.

FURTHER RECOMMENDED that after these policies are determined the Board of Administration be requested to locate additional public housing sites.

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PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

4. "5-5-5 Plan" of Housing for Elderly People: Champlain Heights

At the last meeting of the Committee when considering the "5-5-5 Plan" of Housing for Elderly People, the Committee

> 'RECOMMENDED that the "5-5-5 Plan" of housing for elderly people presented by the Honourable Grace McCarthy be adopted in principle and that the Property and Insurance Department be instructed to determine a fair market value for the 1.27 acres.'

Mr. H. Pickstone of the Planning Department advised the Committee that he had written to Mrs. McCarthy on October 30th and had included in his communication an evaluation for the 1.27 acres. He further advised that as there had not been time for Mrs. McCarthy to check this evaluation out and reply he had nothing further to report to this meeting.

It was

RESOLVED that the oral report of Mr. Pickstone be received.

The meeting adjourned at 11:00 a.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 216

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 24, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D.H.Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Vancouver Vocational Institute under the direction of Mrs. Coates and students from Gladstone School under the direction of Miss Kinney.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 17, 1970, be adopted after a change on page 8 re item "J" - Commission of Inquiry into the Non-Medical Use of Drugs: Public Hearing, by substituting the name of Alderman Broome for Alderman Rankin as the mover of the motion on this subject.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting (In Camera) dated November 19, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Fairview Slopes Rezoning

The Council considered the Board of Administration report dated November 2, 1970, regarding rezoning of the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets). The recommendations of the Technical Planning Board are set out in the Board report.

cont'd...

REPORT REFERENCE AND UNFINISHED BUSINESS (cont'd)

The Director of Planning appeared before the Council and explained in detail many of the proposals contained in the report. A communication was noted from the Town Planning Commission under date of November 23, 1970, expressing the Commission's views.

MOVED by Ald. Phillips,
THAT the recommendations of the Technical Planning Board on this matter be approved, as contained in the Board of Administration report of November 2, 1970, and the necessary Public Hearing be held in 1971 and as soon as practicable.

- CARRIED

MOVED by Ald. Rankin,
THAT the motion of Alderman Phillips be amended by appropriately adding the following:

'except that in respect of recommended basic floor space ratio, the application and by-law for the Council's consideration at the Public Hearing provide for increase through bonuses up to an additional total of 2 rather than as proposed in the Technical Planning Board's report.'

- LOST

(The motion of Alderman Phillips was put and carried).

MOVED by Ald. Hardwick,
THAT the Director of Planning be requested to be in a position at the Public Hearing when held on this subject, to report on the effect of different floor space ratios on densities, both on the flats and slopes areas.

- CARRIED

The Council (in Committee of the Whole) recessed at 10:45 a.m. to reconvene 'In Camera' in the Mayor's Office. At approximately 11:50 a.m. there was a further recess, to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council (in Committee of the Whole) reconvened in open session in the Council Chamber at 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

Finance Matters, November 20, 1970

Grant Request: Canadian Dolphin and Vancouver Amateur Swim Clubs (Clause 2)

The Board of Administration submitted for consideration, a request from the Presidents of the Vancouver Amateur and Canadian Dolphin Swim Clubs for a grant in the amount of $2,250 to provide special reduced rental rates in connection with the use of the Percy Norman Memorial Pool and the Crystal Pool; the Park Board having approved a similar grant to these clubs subject to the Council taking like action.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant Request: Canadian Dolphin
and Vancouver Amateur Swim Clubs (cont'd)

When considered by the Council previously it was instructed that the two swim clubs be requested to 'consult with the Killarney Swim Club with a view to bringing in a joint grant application'.

The Canadian Dolphin and Vancouver Amateur Swim Clubs advise they cannot comply with this request as they are treated differently by the Park Board to other swim clubs in the City.

A representative of the Canadian Dolphin and the Vancouver Amateur Swim Clubs appeared in support of a brief filed with the Council under date of November 24, 1970.

MOVED by Ald. Phillips,
THAT a grant of $2,250 be approved to provide for the Canadian Dolphin and Vancouver Amateur Swim Clubs a special, reduced pool rental rate for the year 1970, subject to the Park Board taking similar action.

- CARRIED BY THE
REQUIRED MAJORITY

DELEGATIONS AND UNFINISHED BUSINESS

Indigent Burials

Mr. W.S. Owen, Barrister, appeared before the Council on behalf of eight funeral companies in Vancouver, requesting the Council reconsider action taken in respect of granting a contract for indigent burials to First Memorial Services Limited. In a brief filed, dated November 24, 1970, it is suggested the existing contract dated January 1, 1970 with certain companies, be continued in all its provisions at least until April, 1972.

The Council record was reviewed in which it was noted the Acting Social Service Administrator, at the Council meeting of June 9, 1970, reported through the Board of Administration that correspondence was received from members of the B.C. Funeral Services Association requesting a revision in the amount paid for an indigent burial. It was then advised the Provincial Department of Rehabilitation and Social Improvement had authorized. effective April 1, 1970, a revision of funeral rates from a maximum of $150.00 to a maximum of $200.00. At this time the matter was referred to the Board of Administration to consider alternatives enquiring into the services of the Memorial Society of B.C. and Glenhaven Memorial Chapel Ltd. The Board of Administration subsequently reported to Council on August 4th, as instructed, advising First Memorial Services Limited is prepared to arrange for funeral or memorial services in any church in Vancouver or use its own Chapel in North Vancouver on a contract basis of $185.00, including ministerial fee. (The company subsequently has agreed also to provide the necessary newspaper insertions).

The Council at that time authorized a contract be entered into with this company on the basis of its offer, for a period of one year.

Authority was subsequently given to give notice to the companies who are party to the existing contract and on November 3, 1970, the Council re-affirmed its position including recommendation to the 1971 Council that arrangements be made in advance of expiry of the new contract, for the calling of bids from the various funeral undertakers.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Indigent Burials (cont'd)

The Corporation Counsel expressed the opinion that if Council rescinded its resolution with respect to the contract to First Memorial Services Limited, the City would be subject to Court action.

MOVED by Ald. Linnell,
THAT the representation and brief filed on behalf of various undertaking companies be received for information.

- CARRIED

Carport:
1061 East 57th Avenue

The Board of Administration in a report dated November 6, 1970, sets out a report of the Building Inspector with respect to an addition by Mr. W.J. Heinrich of an accessory building at 1061 East 57th Avenue and the details of action taken in contravention of the By-law.

Mr. Heinrich appeared before the Council and submitted a brief expressing his need for this addition to the carport to house a camper truck.

MOVED by Ald. Linnell,
THAT the applicant be permitted an addition to the garage for this camper truck, the measurements of the addition to be as follows:

width	12 feet
height	11 feet
length	25 feet

(referred)

MOVED by Ald. Broome,
THAT Alderman Linnell's motion be referred to the Zoning Planner to discuss with the applicant in an endeavour to satisfactorily resolve the matter along the lines proposed in the Alderman's motion.

- CARRIED

UNFINISHED BUSINESS

Voting by Non-Owners on Money By-laws

The Council considered a report of the General Purposes Committee dated October 8, 1970, in which views are noted from various organizations, the majority favouring the proposal on the matter of giving the right to vote on money by-laws to non-owner electors. In a report of the Corporation Counsel submitted by the Board of Administration under date of November 13, 1970, information on the matter from several cities across Canada is set out. The majority of these cities do not grant the right of voting on money by-laws to non-owner electors.

At a previous Council meeting, and considered subsequently by the General Purposes Committee, was the following motion by Alderman Phillips which reads as follows, after being changed by general approval.

cont'd....

UNFINISHED BUSINESS (cont'd)

Voting by Non-Owners on Money By-laws (cont'd)

MOVED by Ald. Phillips,
THAT an amendment to the Vancouver Charter be sought which will allow non-owner electors (resident electors and tenant electors) to vote on by-laws requiring the assent of the electors but not including any by-laws for the benefit of limited areas.

(carried)*

MOVED by Ald. Adams,
THAT this whole matter be referred to the Board of Administration and the Director of Finance to report on financial implications.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	Alderman Rankin
Alderman Adams	Alderman Linnell
Alderman Sweeney	Alderman Bird
His Worship the Mayor	Alderman Calder
Alderman Wilson	Alderman Phillips
	Alderman Hardwick

(The motion was declared lost)

The motion of Alderman Phillips was then put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	His Worship the Mayor
Alderman Wilson	Alderman Sweeney
Alderman Calder	Alderman Adams
Alderman Phillips	
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Broome	

The main motion was declared, - CARRIED *

PRESENTATIONS: Civic Merit Book

At approximately 3:30 P.M. the Council honoured the following in recognition of the inscribing of their names in the Vancouver Civic Merit Book:

Jan Cherniavsky
Arthur W. Delamont
Harry Duker

A medal and a copy of the page in the Civic Merit Book on which each name is inscribed was presented to each gentleman.

Following acceptances by each of those presented, a recess was observed for a tea reception in the City Hall foyer.

The Council (in Committee of the Whole) reconvened in the Council Chamber at approximately 4:15 p.m., with the same members present.

UNFINISHED BUSINESS (cont'd)

Capilano Stadium: Uses

The Council considered a Board of Administration report dated November 16, 1970 in respect of uses for the Capilano Stadium, enclosing a report of the Director of Social Planning/Community Development dated September 22, 1970, as well as a copy of the Council Committee's report on the matter under date of May 14, 1970. A communication from the Park Board, dated November 17, 1970, sets out that Board's views and resolutions.

On November 17th, Alderman Sweeney advised of interest in the use of the Stadium by the North West League of Professional Baseball. Alderman Sweeney stated that this Baseball group will be having a meeting in the near future and therefore is requesting the matter be postponed until the decision of this group is known in respect of establishing a franchise in Vancouver commencing with its 1971 baseball season.

MOVED by Ald. Sweeney,
THAT this whole matter be referred to the General Purposes Committee to meet with the various parties interested in using the Capilano Stadium, i.e. representatives of the North West League of Professional Baseball, the soccer interests, Park Board and Director of Social Planning/Community Development.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Sunday Operation:
Gastown

It was agreed that a delegation from the Gastown Merchants Association be permitted to appear before the Council on Tuesday, December 1, 1970, as per request received.

2. Noise: Great Northern Train Whistles

MOVED by Ald. Bird,
THAT the Kiwassa Neighbourhood Services Association be permitted to appear before the Council in connection with their petition in respect of train whistles from the operation of the Great Northern railway trains using the tracks between Union and Powell Streets under the Hastings Viaduct.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Vancouver Fireboat No. 2

The Council considered the following report, dated November 16, 1970, submitted by the Fire Chief and the Board of Administration:

"Your Board has received the attached report dated November 12, 1970, from the Fire Chief. His recommendations (in brief) are that:

(a) A new moorage site west of the Great Northern Dock at an annual rental of $1,738 be approved.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

(b) Funds estimated at $75,000 be approved for provision of firefighters' quarters, water, electrical and sewer services and for provision of moorage floats and alarm hookup at the new site.

(c) The Naval Architects be authorized to prepare detailed specifications and drawings and proceed to call tenders for the refitting of Vancouver Fireboat No. 2.

(d) The work on the Vancouver Fireboat No. 2 be completed without delay.

The Fire Chief has been informed by the Fire Department Chief Mechanic that inspections (made under the Canada Steamship Act) which have been delayed for two years, will reveal that one propulsion engine and the fuel tanks will not meet required standards, in which circumstances the boat will be declared unserviceable. Such inspections, it is reported, must be completed before June 1971.

(e) The 'J.H. Carlisle' (which will be moved to Burrard Inlet in June 1971) be manned and used for fire protection purposes during the period in which the Vancouver Fireboat No. 2 is decommissioned for conversion and refit purposes.

1. Report of the Director of Finance

(a) Provision of Funds

i. Moorage Facilities in Burrard Inlet

The 1971 Revenue Budget appropriation for rental of the moorage site would be increased from $1,630 to $1,738 to provide for the higher rental.

ii. Construction of Building

Funds, estimated at $75,000, would be included in the 1971 Revenue Budget to provide for the cost of purchase and installation of the prefabricated building and other services at the new moorage site.

iii. Conversion of Vancouver Fireboat No. 2

In 1970, City Council set aside $130,000 of supplementary capital funds to provide for the estimated first year cost of refitting the Vancouver Fireboat No. 2. The balance of funds required would be included in the 1971 Supplementary Capital Budget.

(b) Property Taxes

i. Private Operators on the Waterfront

In common with all other property owners elsewhere in the City, these operators pay full property taxes on assessed land to the fifty foot water mark, piers and other improvements and machinery values. Private operators on land leased from the National Harbours Board pay property taxes on the same improvement assessment basis as those on privately owned properties.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

Such operators include the C.P.R., C.N.R., G.N.R., Rogers' Sugar, several elevator operators and many others. The 1970 assessed value of these improvements amounts to $32,031,545. Total taxes levied in 1971 were $1,499,086.

ii. National Harbours Board - Grant in lieu of taxes on N.H.B. property occupied by the N.H.B.

The National Harbours Board was authorized in February, 1967 to pay harbour grants to municipalities subject to the following conditions:

- That for each of the calendar years 1966, 1967 and 1968 respectively, any harbour grants so paid should not exceed 62½%, 75% and 87½% of the respective statutory grant.

- That for the calendar year 1969 and each calendar year subsequent thereto, the harbour grant so paid shall not exceed 100% of the statutory grant.

The grants payable for the years 1966 to 1970 inclusive were as follows:

Year	Grant Payable	Paid
1966	$182,245	In full
1967	326,921	"
1968	317,738	"
*1969 (estimated)	437,000	$317,000 (Interim pymnt.)
*1970 (estimated)	500,000	Interim payment in process

*Final settlement for the years 1969 and 1970 under review by Municipal Grants Division of Federal Government. Final settlement will follow field audit by their assessors.

The 1970 assessed values of National Harbours Board improvements which forms the grant basis, amount to $7,864,229.

Special Note on Pier Valuations - N.H.B. occupied property subject to tax grants.

Members of the Vancouver City Council met with a representative of the National Harbours Board and the Municipal Grants Division in Ottawa in June, during the Confederation of Mayors and Municipalities 1969 Conference, at which time the Vancouver Council members understood the Board representative to state that the grant in lieu of taxes did include the tax on piers by allowing a valuation on piers as though they were land fill. Had this been so, it was subsequently calculated that the additional values involved would amount to $543,000 in 1969 to produce a tax of some $16,000. However, the exempt values of the piers are in excess of $12,600,000 which would produce a tax in excess of $300,000.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

This matter of assessing piers as land fill instead of as existing piles, decks and other improvements, was discussed with the assessor for the Municipal Grants Act when in Vancouver, who in turn thoroughly discussed the matter with his senior supervisors in Ottawa. By letter of August 6, 1969, the Director of the Municipal Grants Division, Ottawa, has confirmed that water areas under piers will not be assessed as fill and pier structures such as piles, decks, roadways, copings and the like will not be taxable improvements for the purpose of the grant.

2. Operating Costs of Vancouver Fireboat No. 2 - 1970

Salaries	$265,050	
Fringe benefits and uniforms	42,938	
		$307,988
Maintenance, gas and oil		9,100
Marine Insurance		2,604
Firefighting supplies		75
Crew's quarters:		
Operating costs	$ 1,860	
Rental - new site	1,738	3,598
Estimated annual operating cost		$323,365
to which should be added:		
(a) Depreciation of building and relocation costs over 5-year term of lease ($75,000)		14,600
(b) Proportion of estimated capital expenditures for refit		
i. Estimated capital cost - $237,000		
ii. Estimated useful life - 20 years		
Estimated annual write-off excluding interest factor		$ 11,850
Total estimated annual cost		$349,815

3. Area Fireboat Concept - Committee of Representatives to Consider Problem of Burrard Inlet Fire Defences

In accordance with the resolution of Council on April 7, 1970, His Worship the Mayor by letter dated April 23, 1970, invited adjoining municipalities, B.C. Hydro, Minister of Land, Forests and Water Resources, B.C. Imperial Oil Limited, the National Harbours Board and subsequently, the Minister of Transport, to appoint representatives to a Committee to consider the problem of fire defences in the Burrard Inlet.

By report dated August 24, 1970, City Council was informed that representatives had been appointed by each of the adjoining municipalities but that neither the Minister of Lands, Forests and Water Resources, B.C. Hydro and Power Authority, National Harbours Board nor the Minister of Transport had appointed a representative.

The Manager of the IOCO Refinery requested additional information.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

4. Comment

In view of the facts stated above, or in the Fire Chief's report, that:

(a) In addition to the National Harbours Board property, there are a large number of individual taxpayers who pay City property taxes and are entitled to adequate fire protection;

(b) The property taxes in 1970 payable by private operators on the waterfront amounted to $1,499,086 and the assessed value of improvements owned by private operators exceeds $32,000,000;

(c) There are 36 combustible piers of which number 15 are privately owned;

(d) The history of alarms that Vancouver Fireboat No. 2 has responded indicates that approximately two-thirds of the alarms were for property owned by the private operators and that the Fireboat is called into service approximately four times each month;

(e) Land-based equipment used exclusively cannot provide proper protection to combustible piers and other structures;

(f) The Vancouver Fireboat No. 2 may be declared unserviceable in June 1971 if not refitted and, if this occurs, the Vancouver Harbour will be without adequate fire protection and that immediate steps must be taken to obviate such a condition;

Your Board RECOMMENDS the adoption of the recommendations of the Fire Chief.

However as:

(a) The Minister of Transport, National Harbours Board and the Minister of Lands, Forests and Water Resources (B.C.) have declined to appoint a representative to a Committee to consider fire protection problems in Burrard Inlet;

(b) The estimated cost of relocation of moorage (caused by termination of the present lease due to property sales between the Canadian Pacific Railway and the Federal Government) amounts to $75,000;

(c) The estimated cost of refit of the Vancouver Fireboat No. 2 in 1969 was $237,000 (subject to the availability of $16,000 of Maritime Funds);

(d) Such refit costs may now actually be higher than estimated in 1969;

(e) The minimum annual operating cost of Vancouver Fireboat No. 2 is $349,815;

(f) The J.H. Carlisle lacks speed and has limited pumping capacity (4,000 g.p.m.);

Your Board submits the following additional items for consideration:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2

5. Items for Consideration

(a) The Minister of Transport, the National Harbours Board and the Minister of Lands, Forests and Water Resources (B.C.) be notified of the fact that the Vancouver Fireboat No. 2 may become unserviceable in June 1971 by reason of decertification for failure to meet standards set by regulation under the Canada Steamship Act. If this occurs, the Vancouver Harbour will be without adequate fire protection unless immediate steps are taken to remedy this situation; accordingly, the Minister of Transport and the National Harbours Board be requested to make a contribution to the cost of the refit of Vancouver Fireboat No. 2.

(b) As the 'J.H. Carlisle' is not considered to be a suitable vessel for use in Burrard Inlet by reason of lack of speed and limited pumping capacity, City Council, therefore, resolve to dispose of this vessel after service in a temporary capacity during conversion of Vancouver Fireboat No. 2.

(c) The Fire Chief be requested to report on the level of land-based fire protection now provided to waterfront property and indicate what improvements might be made in this service in order to reduce the reliance on fireboats.

(d) The Fire Chief be requested to prepare a report on the alternate methods of providing protection for combustible pier pilings."

MOVED by Ald. Adams,
THAT the recommendations of the Fire Chief and the Board of Administration contained in the Board report dated November 16, 1970, be approved.

- CARRIED

MOVED by Ald. Broome,
THAT the proposals of the Board of Administration, submitted to Council for consideration under item No. 5 of the report dated November 16, 1970, be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Seminar: Vancouver and Lower Mainland Industrial Development Commission

The Vancouver and Lower Mainland Industrial Development Commission advised of a seminar entitled 'Where is Greater Vancouver Going in the Next Decade?' to be held on Saturday, December 5th at the Villa Motor Inn in Burnaby. An invitation is extended.

MOVED by Ald. Adams,
THAT this invitation be received and as many members of Council as possible be authorized to attend.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Georgia Street Overpass

The Council noted a communication from the Chairman of the Vancouver Civic Auditorium Board acknowledging the Council's resolution supporting a Georgia Street overpass to connect the proposed development of the C.B.C. on Georgia Street at Hamilton Street to the Queen Elizabeth Theatre complex. The Auditorium Board requests the Council continue to press for this overpass.

Commissioner Sutton Brown advised that a reply to the Council's position has been received from the Canadian Broadcasting Corporation and in this connection the Director of Planning is preparing a report to Council.

MOVED by Ald. Adams,
THAT the foregoing information be received.

- CARRIED

5. Commission of Inquiry into the Non-Medical Use of Drugs: Brief

The City Clerk submitted information as a result of consideration by certain members of Council on November 19, 1970, to the matter of presenting a brief to the Commission of Inquiry into the Non-Medical Use of Drugs. The brief submitted by the Medical Health Officer was reviewed by these members of Council at that time and the Medical Health Officer was authorized to present the brief on behalf of the Council to the Commission. Further, the Mayor was requested to ask the Chief Constable, or his representative, to join the Medical Health Officer at the hearings. The recommendation is made that the actions taken by His Worship the Mayor, Aldermen Broome, Bird, Rankin and Sweeney, the Aldermen who considered this matter, be endorsed.

MOVED by Ald. Calder,
THAT the actions taken on this matter be approved.

- CARRIED

6. Fee re Projecting Electrical Signs over Streets

The Corporation Counsel submitted a proposed by-law in respect of amendment to the Sign By-law to provide for an annual fee for electrical signs projecting over City streets. At a previous Council meeting it was agreed that, when such amendment was before the Council an opportunity would be given to interested parties to make representations.

MOVED by Ald. Bird,
THAT the proposed amending By-law be deferred for a period of thirty days to allow representations to be made to the Council.

- CARRIED

7. Request for use of Queen Elizabeth Theatre

A request was received from Oxfam of Canada for a grant equal to the rental of the Queen Elizabeth Theatre to permit the holding of a benefit concert on Saturday, December 5, 1970, in connection with the Oxfam Pakistan Relief Fund.

MOVED by Ald. Broome,
THAT a grant equal to the rental of the Theatre be approved for this purpose as requested.

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

7. City Towing Contract:
Tenders

The record of proceedings of the Council meeting held 'In Camera' on Thursday, November 19th, when an auto towing contract was awarded to Buster's Auto Towing Service Ltd. for the period December 4, 1970 to December 3, 1973, in accordance with the company's bid, was noted.

A letter, dated November 16, 1970, was received from Mr. Donald S. White, Solicitor for Ken's Auto Towing Ltd., explaining there is a management dispute and the bid submitted by the President of Ken's Auto Towing Ltd. is not properly authorized by the company since two signatures are required.

MOVED by Ald. Broome,
THAT the Council proceedings of November 19, 1970, in respect of this matter, together with the documents relating thereto, be no longer considered as confidential information.

- CARRIED

Alderman Rankin proposed that the Board of Administration be instructed to arrange for the future call for tenders for the Auto Towing contract so that a report will be made to Council three months prior to the expiration of the contract.

His Worship the Mayor instructed accordingly.

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8. Hotel/Motel License or Tax

The Council received the following communication dated November 23, 1970, from the Minister of Municipal Affairs:

"In reviewing the move by the City of Vancouver to bring in a hotel licence or tax I should draw several points to your attention.

In the first place, the Legislature in dealing with the Municipal Act has made its position quite clear insofar as discriminatory taxes are concerned through the use of classification procedures.

Furthermore, the Legislature has, under the Municipalities Aid Act, provided $1.00 per capita for the support of Tourist promotion, and I would feel that the payment of $410,000.00, representing the $1.00 per capita portion of the total per capita grant paid to Vancouver, would not be sustained should Vancouver proceed with its by-law.

Finally, the idea that a single municipality in British Columbia would be in a position to enter a tax field not open to other municipalities is clearly not within the public interest.

On all these counts it might well be that the City of Vancouver would like to review its position."

The Corporation Counsel stated the proposed draft by-law with respect to license fees re hotels and motels will be before Council on Tuesday, December 1, 1970.

MOVED by Ald. Rankin,
THAT an appropriate reply on behalf of the Council be forwarded by the Board of Administration to the Minister of Municipal Affairs, setting out the Council's position in this matter.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

9. Municipal Pensions

Alderman Broome reported that the U.B.C.M. Executive received a report with recommendations from the Municipal Advisory Committee on Pensions, setting out recommendations for changes in the Municipal Superannuation Act to provide increased benefits to retired and working employees covered by the Act.

The Alderman advised the Executive of the U.B.C.M. has adopted and approved this report which will be submitted to the Provincial Secretary.

The Executive recommends to its U.B.C.M. members, approval be given to the report and any objections be forwarded to the U.B.C.M. not later than December 14th.

Alderman Broome presented material for forwarding to the Board of Administration for study.

The Council (in Committee of the Whole) recessed at approximately 5:00 p.m. to reconvene on Thursday, November 26th, at 9:00 A.M.

****

CITY OF VANCOUVER

RECESSED COUNCIL MEETING

The Council (in Committee of the Whole), reconvened on Thursday, November 26, 1970, in the Council Chamber, at approximately 9:00 A.M., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome
Alderman Hardwick
Alderman Phillips

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 20, 1970

Works and Utility Matters

MOVED by Ald Sweeney,
THAT the report of the Board of Administration (Works and Utility matters), dated November 20, 1970, be adopted.

- CARRIED

Building and Planning Matters

Zoning of 3296 S.E. Marine Drive
Mr. Tom Holmes (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Kerrisdale Beautification Project (Clause 3)

The Board of Administration submitted a report of the Director of Planning with respect to a Kerrisdale Beautification Project. An historical account is set out in the Planner's report, concluding as follows:

"The following course of action is proposed for Council's consideration:

A. That Council authorize matching funds for design studies up to a total of one-half of $3,500 for Project 2, involving the beautification of the 2100 block 41st Avenue

B. That Council authorize matching funds for design studies and working drawings up to a total of one-half of $3,000 for Project 1, involving 41st Avenue and the CPR right-of-way.

C. That, when the Standing Committee on Planning and Development meets with officials of the CPR and Marathon Realty, the Committee may wish to take up further with officials of the CPR the matter of financial contribution to the cost of the work on railway land."

MOVED by Ald. Bird,
THAT the proposals set out above be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated November 20, 1970, Clauses 1 and 4 be adopted and Clause 5 received for information.

- CARRIED

Finance Matters

MOVED by Ald. Linnell,
THAT, in respect of the report of the Board of Administration (Finance matters), dated November 20, 1970, Clause 1 be adopted and Clause 3 received for information.

- CARRIED

(Clause 2 of the Finance report was dealt with at the regular Council meeting on November 24th)

B. Personnel Matters
Supplementary, November 20

Interview Expenses for Civil Engineer III (Parking)
Applicant: Mr. Kenneth Rainsberry

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated November 20, 1970, be adopted.

- CARRIED

C. Property Matters, November 20

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Property matters), dated November 20, 1970, be adopted.

- CARRIED

D. Employment Preparation Project

The Board of Administration requested its report of October 20, 1970, setting out report of the Acting Social Service Administrator on the subject of employment preparation project, submitted to Council this day, be changed in recommendation (1) to provide for a commencement date of December 15th rather than November 30th. This report is in considerable detail and the recommendations are as follows, as changed by the Board of Administration at this meeting:

"1. That the City of Vancouver enter into a second Employment Preparation Project with the Senior Governments similar to the pilot project but expanded to accommodate 60 men at a total shareable project cost of $64,093 to commence December 15th, 1970.

2. That the City's share (25%) amounting to $16,024 be provided as follows:

1970 - 1 month	$ 2,289	- Contingency Reserve.
1971 - 5 "	13,734	- 1971 Departmental Estimates

3. That an additional Social Worker be employed for seven months and be assigned directly to the project to provide the necessary social services to the current participants and to provide follow up services to the previous participants. This position is in addition to the present Social Service complement.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Employment Preparation Project (cont'd)

4. That the Director of Personnel Services determine the classification of the Social Worker under normal classification procedures."

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

E. West End Community Centre:
Senior Citizens Housing Project

The Board of Administration, under date of November 16, 1970, submitted the following report:

"Your Board submits the attached report of the Director of Planning dated November 16, 1970, setting out the present position with regard to the above project. Following appointment, the Architects have commenced work on programming and on the location of the project prior to the commencement of sketch lay-outs. At the same time negotiations with the senior levels of government relating to the senior citizens project, have resulted in problems in completing a form of Agreement.

The report presents for Council's approval a Statement of Agreement for endorsement which, if agreed, could allow the project to proceed with some safeguards for the City. The question of the sale of the senior citizens portion of the project to the Federal-Provincial partnership is covered by alternative proposals, depending upon the location of the housing, and the willingness of the Provincial Government to amend its Strata Titles legislation.

It is proposed that the School Board be asked to appoint an official to sit as a regular member of the Steering Committee, having regard to the objective of combined school and community centre use of facilities.

Recommendations

1. That Council endorse the completion of the preliminary studies being undertaken by the Architects, and instruct the Chairman of the Steering Committee to report back on the results of such studies with the recommendations of the Steering Committee as to further action.

2. That Council endorse the attached Statement of Intent and request the Federal/Provincial partnership to agree to the Statement as a basis for proceeding.

3. That Council instruct the City Clerk to forward a copy of this report to the School Board for their information with a request that the Board appoint an official to represent them on the Steering Committee.

4. That Council authorize Corporation Counsel to proceed to complete the contract between the City and the Architects.

Your Board RECOMMENDS the foregoing recommendations of the Director of Planning be adopted."

(Report of the Director of Planning is on file in the City Clerk's Office)

MOVED by Ald. Sweeney,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. West End Community Centre Senior Citizens Housing Project: Vehicular Parking

The Board of Administration, under date of November 20, 1970, submitted a report from the Steering Committee of the West End Community Centre/Senior Citizens' project and referred particularly to vehicular parking. Details in respect of this matter are set out in the report with the Board conveying its comments on the Steering Committee's recommendations. The Board of Administration report concludes, recommending as follows:

"1. That the Architects be instructed to provide parking for the Complex on the following basis:

Senior Citizens' Project - 25 spaces

Community Centre Project - 150 spaces

2. That Council indicate from the four available sources of funds how the deficit of $75,000, if parking structure, to $300,000, if underground, will be financed.

3. That this revised assessment and Council's views on funding be forwarded to the Board of Parks and Public Recreation."

MOVED by Ald. Linnell,
(a)THAT recommendations 1 and 3 set out above be adopted;

(b)THAT the Architects be requested to investigate underground and covered surface parking.

- CARRIED

MOVED by Ald. Rankin,
THAT, in connection with recommendation 2 set out above from the Board of Administration report of November 20, 1970, the required funds be from the Parking Meter Fund.

- CARRIED

G. 1971-75 Capital Programme: Revised Schedule

The Board of Administration submitted report of the Director of Planning in respect to a revised schedule re the 1971-75 Capital Programme, recommending as follows as endorsed by the Technical Planning Board on October 21, 1970. The Board of Administration recommends endorsement.

"1. The attached Table I, '1971-75 Capital Programme-Revised Schedule' be confirmed.

2. The attached Table II be accepted as a guide to the timing and probable pattern of allocations in the five year period based upon the requests of individual Departments and Boards.

3. The following further reports be submitted to Council as soon as possible:

(a) Park Site Purchase Programmes (Tables 1 and 2)
(b) Common use of Health and other Social Service buildings
(c) Local area needs and Community Services Centre facilities
(d) Possible Housing Programmes"

(Tables I and II are on file in the City Clerk's Office)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971-75 Capital Programme:
Revised Schedule (cont'd)

MOVED by Ald. Bird,
THAT the aforementioned report be adopted.

- CARRIED

(His Worship the Mayor directed the Corporation Counsel report to the City Council at the second to last meeting of 1970 progress in respect of the Botanical Gardens matter)

I. Report of Standing Committee on Transportation,

MOVED by Ald. Wilson,
THAT in respect of the report of the Standing Committee on Transportation, dated November 12, 1970, Clause 1 of Part I be adopted and Clauses 2 and 3 of Part II be received for information.

- CARRIED

J. Report of Committee of Officials re Illegal Suites, November 18, 1970

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of November 18, 1970:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

John Frederick (owner), 2012 Nanaimo Street
Mrs. Cora G. Gavin (tenant), 748 East 11th Avenue
Mrs. Eva A.M. Glenn (tenant), 1061 East 12th Avenue
Mrs. Naomi Hanni (owner), 7216 Nanaimo Street
Mrs. Barbara Hill (tenant), 5142 Fairmont Street
Mrs. Theresa E. Krutulis (owner), 1881 East 7th Avenue
Mrs. Elizabeth McGee (tenant), 1636 Victoria Drive
Mrs. Helen Richards (owner), 2542 East 4th Avenue
Samuel H. Riddell (tenant), 2505 West Broadway
John and Alma Starcevic (owners), 3331 Garden Drive
Maria Switzer (tenant), 1745 Graveley Street
Joan Louise Taylor (tenant), 4024 Gladstone Street
Mrs. Jagraj Singh Toore (owner), 5361 McKinnon Street

(b) the following applications be approved for six months from the date of this resolution:

Alan Y. and Jean Ling (tenants), 448 East 30th Avenue
William K. Seto (owner), 6143 Victoria Drive

(c) the following applications be approved for one year from the date of this resolution:

Luka Dosen (tenant), 3024 East 17th Avenue
Larry Robert Haynes (tenant), 1878 Whyte Avenue
Steve R. Zivkow (owner), 1354 East 41st Avenue

(d) the following application be not approved:

Asatour Mansourian (owner), 5184 Sherbrooke Street

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Committee of Officials
re Illegal Suites, cont'd.

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, containing recommendations (a) to (e) be approved.

- CARRIED

K. Report of Social Development Committee dated November 20, 1970

The Social Development Committee, under date of November 20, 1970, submitted the following report on the following subjects:

(1) Joint Use of School and Community Facilities
(2) Community Services Centre (Britannia)

"At the November 16th meeting of your Social Development Committee, the Committee considered reports on the above two topics and recommends as follows:

1. Joint Use of School and Community Facilities
Report of the Board of Administration

Under date of November 9, 1970, the Board of Administration submitted a report of the Director of Social Planning/Community Development on the proposal of the Education Research Institute of B.C. to jointly sponsor a research project on the Joint Use of School and Community Facilities with particular attention being paid to the development of an administrative structure for use with the Britannia Community Services Complex.

Dr. Selwyn Miller, Executive Director, Education Research Institute of B. C. was present at the meeting and spoke to the Committee. Dr. Miller pointed out that there were four factors that would be taken into account.

(a) the programmes required by the Community

(b) the facilities necessary to carry out the programmes

(c) the arrangements for the proper administration of the buildings, facilities and programmes

(d) a justification for the entire development i.e. a cost benefit analysis.

Dr. Miller stated that it was the intent of the proposal to be forwarded by ERIBC to develop a good cost benefit analysis of the Britannia Community Services Centre.

The report of the Director of Social Planning/Community Development proposed certain deletions and other amendments in the proposal to be forwarded by ERIBC and Dr. Miller stated that these deletions and amendments if provided by the Committee, would be handled by ERIBC by varying the timing and interchange and information between Social Planning/Community Development and ERIBC. Dr. Miller stated it would take approximately 5 months to complete the project proposal. The Committee considered the report of the Board of Administration and

cont'd...

Report of Social Development
Committee dated November 20 (cont'd)

Recommend to the Vancouver City Council that the City of Vancouver agree to jointly sponsor and fund this research project in the amount of $4,000.00, funds for which are available in the Department of SP/CD Account No. 7801/17 and recommended for this prupose by the Comptroller of Accounts, subject to the following four conditions:

(1) The proposal be amended:

(a) Under Part C of the proposal titled 'Plan of Action' which begins on page 2, all material be deleted up to the last paragraph on page 4 of the proposal;

(b) The first sentence of the last paragraph on page 4 be re-written to read--'The nature of the Centre having been clearly defined by the Britannia Planning Advisory Committee in conjunction with the consultant on program content, an administrative structure that will best enable it to meet its goals can be developed in the light of certain guiding principles:'

(2) The timing of the beginning of either part of the proposed two-part research effort be left to the discretion of the proposed Britannia Planning Advisory Committee;

(3) The research consultants meet with the proposed Britannia Planning Advisory Committee of citizens and officials to discuss their research methods before embarking on the study of possible new administrative arrangements for the Community Service Centre (Britannia);

(4) The research consultants report their draft findings and recommendations on possible new administrative arrangements for the Community Services Centre (Britannia) to the proposed Britannia Planning Advisory Committee for their review and comment prior to submitting their final report to the Educational Research Institute of British Columbia and the Social Development Committee.

2. Community Services Centre (Britannia)
(a) Establishment of a Planning Advisory Committee
(b) Hiring of architectural consultants

Under date of November 12, 1970, the Board of Administration submitted a joint report of the Director of Social Planning/Community Development and the Director of Planning on the appointment of a Planning Advisory Committee and hiring of architectural consultants for further work on the development of Britannia Community Services Centre. The report proposed that a Planning Advisory Committee composed of citizens and officials be appointed and have as its area of responsibility the following:

(a) Clarification of the goals of the Community Services Centre (Britannia);

(b) Identification of the specific needs and desires of the people who reside in the area to be served by the Centre as the basis for programme development;

(c) Examination of existing programmes available for meeting identified needs of local residents so that the new Centre will be appropriately designed to accommodate the additional and complementary programmes required;

(d) Review of proposed physical design alternatives for the Centre prepared by the consultant architect, within the framework of the current Five Year Plan.

The report also recommended the hiring of consultants skilled in architecture and building development programmes.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Social Development
Committee dated November 20 (cont'd)

The report as originally submitted recommended that five citizens be members of the Planning Advisory Committee and be chosen by various organizations in the Grandview-Woodland and Strathcona areas. It was suggested however, that this number be increased to six (6) and that the total members of the Committee be increased to ten (10) by Mr. E. Guerrero, of ATTAC. This matter was discussed by the Committee and after having been fully advised that the six persons suggested would be fully represented and fully responsible for the representation of all citizens in the Grandview-Woodland and Strathcona areas, the Committee

Recommend to the Vancouver City Council, the School Board and the Park Board for approval the following:

1. THAT a Planning Advisory Committee composed of citizens and public officials be established to report to the Social Development Committee on the Community Services Centre (Britannia) and with responsibilities as outlined in Items 1-4, commencing on Page 1 of this report.

2. THAT an architect be appointed to produce schematic plans and refine cost estimates for that part of the Community Services Centre (Britannia) included in the current Five Year Plan and that a consultant skilled in the development of building programmes be appointed to work with him.

3. THAT the architect and the development consultant work under the direction of the Director of Planning and report through him to the Social Development Committee; in working out their proposals there will be close liaison from the beginning and at all stages with the Planning Advisory Committee.

4. THAT funds for the employment of the consultants come from Five Year Plan funds for the Community Services Centre (Britannia).

5. THAT on approval of the above recommendations the Director of Planning, the Director of Social Planning/Community Development, the Superintendent of Schools and the Superintendent of Parks report to the Social Development Committee on the precise terms of reference for the consultants to prepare schematics and costs estimates only, together with recommended firms."

MOVED by Ald. Bird,
THAT the foregoing report of the Social Development Committee be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and Report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (two locations)

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4462 BEING THE SHOPS CLOSING BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4462 being the Shops Closing By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4462
being the Shops Closing By-law (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (roof signs)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Lands for Highway Purposes (various locations)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 11, Block 8, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681 (6832 Knight Street)

2. East 7 feet of Lot 24, Block 6, District Lot 739, Group 1, New Westminster District, Plan 1645 (6979 Knight Street)

3. West 7 feet of Lot 4, Block 7, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681 (6928 Knight Street)

4. East 7 feet of Lot 36, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645 (6559 Knight Street)

5. West 10 feet of the South 200.0 feet of Lot "A" (Explanatory Plan 4360) of Lots 6 to 8, Block 8, District Lot 325, Group 1, New Westminster District, Plan 295, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 10, 1970, and marginally numbered LF 5556 (8384 Granville Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Sunday Hours of Operation: Gastown Merchants

It was agreed that the following motion by His Worship the Mayor, Notice of which was given at the last regular meeting, be deferred for consideration on Tuesday, December 1st, at which time a delegation from the Gastown Merchants Association will be making representations before the Council:

"THAT WHEREAS the Attorney General of the Province of British Columbia is prepared to issue fiats in connection with the operations of the merchants in Gastown on Sunday;

AND WHEREAS he has instructed the City Prosecutor to prosecute under these fiats;

THEREFORE BE IT RESOLVED THAT the City Council move that the Attorney General of the Province of British Columbia be requested not to issue any fiats for prosecution until the Vancouver City Corporation Counsel, in consultation with the City Prosecutor, investigate the possibility of amending the Vancouver City Charter to declare an area to be designated as Gastown as an historical site with exemptions and privileges associated within its boundaries."

(deferred)

MOTIONS (cont'd)

3. Lottery re 1971 Centennial Project

It was agreed to defer the following motion of Alderman Phillips, Notice of which was given on November 17th, to the next regular meeting of Council when it is expected Alderman Phillips will be present:

"MOVED by Ald. Phillips,

THAT WHEREAS the City will have to raise a substantial sum of money to finance its share of the 1971 Centennial project or else lose the contributions from senior governments·

THEREFORE BE IT RESOLVED THAT the Corporation Counsel report on the steps that would be necessary to conduct a special civic lottery to finance Vancouver's share of the 1971 Centennial project. "

(deferred)

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Parking: Vancouver City College (Langara Campus)

raised the question of the inconvenience caused to residents by students parking on the streets in the vicinity of Vancouver City College (Langara Campus).

MOVED by Ald. Linnell,

THAT the City Council request the Vancouver School Board to withdraw parking charges in respect of its parking provision within the College grounds in order that students may park on the grounds and free the neighbouring streets from the present parking situation which is causing considerable inconvenience to the neighbouring residents.

- CARRIED

His Worship the Mayor - Court Application: Candidates Names on Ballots

advised there is a Court application which is expected to be determined shortly in regard to the necessity of placing full names of candidates on ballots. The Corporation Counsel and City Clerk will be appearing.

Alderman Wilson - Left-hand Turns: Signalized Intersections

requested the Official Traffic Commission be asked to consider further left-hand turning movements at signalized intersections.

MOVED by Ald. Rankin,

THAT arrangements be made for Alderman Wilson to attend an Official Traffic Commission meeting in connection with this matter.

- CARRIED

Alderman Sweeney - Unbalanced Traffic Lane Arrangement

referred to the unbalanced traffic lane arrangement in the downtown area, particularly on Georgia Street west of Granville, and requested the City Engineer make these lanes more obvious through the use of 'catseyes'.

His Worship requested the Board of Administration take care of this matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Linnell - Christmas Traffic Regulations: Downtown

referred to Christmas traffic regulations downtown and suggested newspaper publicity be given.

Alderman Calder - Candidates for Civic Office

referred to the large number of candidates for Civic office and enquired if some provision should be made to prove sincerity of a candidate in respect of running for Civic office.

It was advised a deposit system was proposed to the Provincial Legislature but failed to receive approval.

It was indicated members of Council may wish to raise the matter again in 1971.

Alderman Rankin Mohawk Garage 2611 Kingsway : Old Tires

referred to the practice by certain persons in the area, of rolling old tires from the Mohawk Garage premises down a nearby hill. Damage results to private property.

His Worship the Mayor requested the Corporation Counsel communicate with the owner of this garage to the effect that appropriate action must be taken whereby this situation will be prevented from taking place.

The Council adjourned at 9:55 a.m.

***

The foregoing are Minutes of the Council meetings under dates of November 24, 1970 and November 26, 1970.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Reduction in Scope -
Street Lighting Local Improvement Project

The City Engineer reports as follows:

"On September 11, 1969, Council approved the installation of a street lighting local improvement project on the Initiative Principle for Vanness Street (south of the right-of-way), both sides, from Spencer Street to Boundary Road (item 57 - Court of Revision Schedule No. 385).

During 1970, the two lots on the south side of the street in the block between Ormidale Street and Boundary Road, which are City-owned, were resubdivided. Provision was made to relocate the roadway to improve the intersection at Boundary Road but because of the strikes this year, the work will not be done until 1971.

The lighting on the portion of Vanness Street between Spencer Street and Ormidale Street has been completed and it would be desirable to include these costs on the 1971 tax rolls to avoid further interest costs. This can be done by redefining the limits of the project to exclude the unfinished portion of the street. Section 519 of the Vancouver Charter provides that the Council may readjust the limits of a project if it deems it is inadvisable to complete in its entirety.

Another project can be initiated to complete this lighting as part of the 1971 Program. There is no privately-owned assessable property in the block.

I RECOMMEND that the project for the installation of street lighting on Vanness Street (south of the right-of-way) from Spencer Street to Boundary Road be reduced to Vanness Street (south of the right-of-way) from Spencer Street to Ormidale Street, and that the appropriation for this project be reduced as follows:

		From	To
(a)	Property Owners' Share	$ 3,702.53	$ 3,504.90
(b)	City's Share	$ 7,673.09	$ 6,989.74
(c)	Total Estimated Cost	$11,375.62	$10,494.64"

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Flat Rates for Property Owners' Share of Completed Street Lighting Local Improvement Projects

The City Engineer reports as follows:

"Section 508 (c) of the Vancouver Charter provides that Council may by resolution establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by the Council.

The following flat rates are derived from the contract costs and the costs of work done by the City forces, together with allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the street lighting projects, which were completed during 1970, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law. All the projects were dealt with at the following Courts of Revision.

Schedule No.	Court of Revision Date
354	September 12, 1966
366	September 7, 1967
375	October 3, 1968
385,386 and 387	September 11, 1969

RECOMMENDED that the following flat rates be approved.

Projects as Identified on the Assessment Commissioner's Schedules		Flat Rates to be Applied to the Assessable Property in the Project	
Schedule No.	Item No.	Business & Multiple Dwelling	Residential
366	87		
385	1,2,5,6,7,8,9,10,12,14,17,20, 22,24,26,27,29,30,31,33,34,35, 37,38,39,40,41,43,45,46,47,48, 49,51,56,58,60,61,63,64,65,66, 67,83,84,85,86,87,88,89,90,91, 92,93,94,95,97,98,99	$0.833317	$0.833317
385	3,4,11,13,25,28,36,38,52,53,54, 57,59,68,69,70,71,72,73,74,75, 76,77,78,79,81,82,92,96,100, 101,102	$1.495220	$1.495220
387	1,2		
385	Urban Renewal Areas 108,109,113,114	$0.416659	$0.416659
	103,104,106,107,110	$0.747610	$0.747610
	105,111,112	$1.65	-
375	40	$1.717759	-
385	23	$2,311375	-
386	1,2,3,	$1.951130	$1.951130
385	15,16	$3.30	$1.54
354	46	$3.135	$1.32
375	39	$3.30	$1.54

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Tender No. 37-70-14
Pneumatic Roller

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by your Board on 28th September, 1970 and referred to the City Engineer and Purchasing Agent for report. A copy of the working tabulation is on file with the City Clerk.

The 5% Provincial Sales Tax is in addition to all prices shown in the working tabulation and in this report. Federal Sales Tax is not included because this machine will be used for the maintenance and construction of roads.

Funds for this purchase are provided for in the Equipment Plan Replacement Fund.

Eleven bids were received. The 5% local content consideration does not change the position of any bid.

Bid No. 1 - Cypress Equipment Ltd.
Bros. Model 6000 D $ 19,769.00

Bid No. 1 does not meet specifications because:

(a) the machine offered is not a new machine.
(b) the machine is not painted as specified.
(c) the lights do not comply with the B.C. Motor Vehicle Act as specified.
(d) 'lock-up' type body panels are not offered as specified.

Bid No. 2 - Walkem Machinery Ltd.
Aveling Barford Model P M-20 $ 21,030.00

Bid No. 2 does not meet specifications because:

There is no machine available for demonstration as required. This specification is important when the machine offered is new to the area. Bidder No. 2 did offer after tenders closed to fly a member of the Engineering Department staff to London, England. However, it has not been City practice in the past to accept such offers.

In addition, the Bid No. 2 machine offers the following disadvantages:

(i) The machine's operating position is located at the front of the machine which does not allow the operator clear vision to the rear when operating the roller in reverse. All the other machines offered, positioned the operator in the centre of the machine for equal visibility forward and rearward.

(ii) The recommended machine, Bid No. 3, is made in Canada and the Bid No. 2 machine is made in England. Parts supply is generally easier from equipment manufacturers located in Canada or the U.S.A. as compared to the manufacturers located outside North America.

The $218.00 difference between Bid No. 2 and the recommended machine (Bid No. 3) is more than offset by the above disadvantages.

Cont/d.

Clause 3 Cont/d.

Bid No. 3 - Cypress Machinery Ltd.
Bros. Model 6000 D $ 21,248.00

The City has rented a machine identical to this bid and found it satisfactory. Six of these Canadian made machines have been sold in this area since mid 1969, and fifteen older models of this make were sold prior to that date. The bidder states that about $3,000 - $4,000 stock of parts is maintained locally.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications from Cypress Machinery Ltd. for one (1) only Bros. Model 6000 D Pneumatic Tired Roller at a total cost of $21,248.00 (Federal Tax not applicable), contract satisfactory to the Corporation Counsel."

Your Board
RECOMMENDS that the foregoing report of the City Engineer and Purchasing Agent be adopted.

****

FOR ADOPTION SEE PAGE(S) 271

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Three Temporary Buildings:
1780 Anderson Street, Granville Island

The City Building Inspector has received a request from Mr. S. Rusic of 550 West 12th Avenue to erect three temporary buildings, to be used for the construction of ferro cement boats at 1780 Anderson Street for a limited period of six months.

The City Building Inspector reports as follows:

"The buildings are unprotected wooden structures which do not meet the Building By-law requirements for fire resistance or construction. However, Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect a temporary structure for any period under two years, subject to conditions. Since the applicant is requesting a limited period of six months, I am prepared to recommend that the structures be permitted on this site until May 1st, 1971 subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the structures and removal of all materials from the site by May 1st, 1971.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

2. Mr. Tom Holmes:
Zoning of 3296 S.E. Marine Drive

The Director of Planning reports as follows:

"Council has received a letter from Mr. Tom Holmes, 3296 S.E. Marine Drive, which is attached for their information.

Mr. Holmes is correct in his statement. The two lots he owns facing S.E. Marine Drive are zoned RT-2 Two Family.

Mr. Holmes includes a photocopy of our letter dated April 23, 1928 received from the Corporation of the District of South Vancouver stating that the lots are commercial.

The original South Vancouver zoning was superseded June 6, 1930, by the enacting of Zoning and Development By-law of the City of Vancouver No. 2074. This By-law designated Mr. Holmes' property as zoned Two-Family Dwelling District.

Mr. Holmes' views on his property are well known to the Department, but there is no evidence that additional commercial zoning is required in this location. Furthermore, it is also doubtful whether rezoning to Commercial would be of any economic benefit to Mr. Holmes.

It is recommended that Mr. Holmes' letter be received and that he be forwarded a copy of this report."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

3. Kerrisdale Beautification Project

The Director of Planning reports as follows:

"INTRODUCTION

Council, on August 11, 1970, adopted a report of the Board of Administration of June 1, 1970, endorsing recommendations contained in a report dated June 1, 1970, from the Director of Planning which read as follows:

'A. Council request the owners of the railway right-of-way to establish their willingness to co-operate in the proposed beautification scheme of the intersection of the Boulevards and 41st Avenue and to share financially in necesary improvements to railway property;

B. Subject to agreement from the owners of the railway right-of-way, Council authorize the initiation of the design stage (working drawings) of the landscaping project and the design studies for the beautification of the 2100 block on 41st Avenue, and provide matching funds for design fees up to a total of one-half of $6,500, according to the established policy;

C. Council concur with the selection of the firm of Rhone and Iredale, Architects, as design consultants for the Kerrisdale Beautification Project 1 and Project 2;

D. Following completion of the working drawings, the Director of Planning and the City Engineer report back on the initial beautification projects, including the possible sharing of design, capital, maintenance, and operating costs;

E. Council request the City Engineer to report on the traffic conditions identified in the brochure at the time the Director of Planning and the City Engineer report back to Council on the implementation of the proposed intersection beautification scheme;

F. Council refer the brochure to the Standing Committee on Planning and Development to discuss the possibility of proceeding with a long-range co-operative study of Kerrisdale as suggested in this report.'

As the program is contingent upon the co-operation and financial participation by the owners of the railway right-of-way (Recommendation A above), the City Clerk sent a letter dated August 14, 1970, to the Regional Vice-President of the Canadian Pacific Railway, informing him of Council's action.

Council, on October 20, 1970, amended a resolution of the Standing Committee on Planning and Development, passed at its meeting of October 1, 1970, with regard to the Kerrisdale Beautification Project, to read as follows:

'RESOLVED that the officials of the CPR and Marathon Realty be requested to meet with this Committee with a view to expediting the first stage beautification project which involves railway lands;

FURTHER RESOLVED that Section (4)F of the Board of Administration report dated June 1, 1970, be tabled for the time being.'

cont'd . .

Clause 3 continued

The Standing Committee on Planning and Development, at its meeting on October 1, 1970, was informed by Mr. H. Buchan, representing the Kerrisdale and District Commercial Association, that Mr. W. Rhone, Architect, had been authorized to proceed with plans for the 2100 block West 41st Avenue; this is Project 2, as referred to in Recommendation C of the June 1 report referred to above.

It is understood that the Association has taken this step on its own initiative to avoid further delay, in anticipation that the City's share of the consultants' fees for Project 2 ($1,750) will be provided irrespective of the arrangements that may, in due course, be concluded with the CPR regarding cost-sharing of the work on Project 1.

The Railway Company's reply, dated October 16, 1970, states that the Railway is not prepared to contribute funds to any scheme.

A letter dated October 30, 1970 from Marathon Realty Co. Ltd. to the Director of Planning indicates Marathon's interest in a feasibility study of future development potential in Kerrisdale and a willingness to support this undertaking financially. The letter suggests also that a meeting regarding the beautification program be held between the City and themselves together with a CP Rail representative.

The following course of action is, therefore, proposed for Council's consideration:

A. That Council authorize matching funds for design studies up to a total of one-half of $3,500 for Project 2, involving the beautification of the 2100 block 41st Avenue

B. That Council authorize matching funds for design studies and working drawings up to a total of one-half of $3,000 for Project 1, involving 41st Avenue and the CPR right-of-way.

C. That, when the Standing Committee on Planning and Development meets with officials of the CPR and Marathon Realty, the Committee may wish to take up further with officials of the CPR the matter of financial contribution to the cost of the work on railway land."

Your Board submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

(Copies of the letters dated October 19, 1970 from the CPR and October 30, 1970 from Marathon Realty Co. Ltd., and the table from the June 1, 1970 report of the Director of Planning showing recommended cost-sharing, together with a map identifying Projects 1 and 2, are circulated for Council's information.)

RECOMMENDATION

4. Communication CCCD (Citizens Council on Civic Development) - False Creek

The Director of Planning reports as follows:

"A letter has been received from Mrs. L. Tripps, Secretary of the Citizens Council on Civic Development. Mrs. Tripps is requesting Council to defer decisions on the development of False Creek until mid-December. Two reports are at present being prepared dealing with False Creek:

cont'd . .

Clause 4 continued

1. Fairview Slopes Rezoning:

This is already in the hands of Council and has been tabled for two weeks for report reference. In any case, no action can result from the report until some subsequent Public Hearing.

2. Policy Plan - False Creek

This report will not reach Council until late December."

Your Board RECOMMENDS that the letter from the Citizens Council on Civic Development be received and a copy of this report be forwarded to Mrs. L. Tripps, Secretary.

(Copies of the letter from Mrs. L. Tripps dated November 3, 1970, are circulated for the information of Council.)

INFORMATION

5. Petition re 2184 East 35th Avenue

A petition signed by several neighbours in the area of the above property has been addressed to the Mayor and Council. In addition, an individual complaint was received regarding this property from another neighbour on November 3, 1970.

The Director of Permits & Licenses reports as follows:

"On November 4, 1970, inspections of the above property were carried out and it was found that the building is occupied as a one family dwelling by four unrelated young people. The building and the grounds are in a reasonable state of maintenance. The garage at the side of and behind the main dwelling is used to store certain goods belonging to the owner of the property. No garbage or other junk was found on the site. The interior of the building was checked and no infraction of any by-laws was observed.

Following receipt of the most recent petition, the owners of the building have been contacted and advised that the neighbours are complaining about the type of tenants and their activities in this house. Since there are no by-law infractions occurring on this site that would enable this department to take any action against either the owners or the tenants, it is felt the only agency in the City that may be of assistance to the neighbours is the City Police Department because of the alleged noise problem."

Your Board forwards the above report to Council for INFORMATION and suggests that the matter be referred to the Police Commission.

* * * * * *

FOR ADOPTION SEE PAGE(S) 271-2

FINANCE MATTERS

RECOMMENDATION

1. New Position - Calendar Clerk, Provincial Court of B. C.

Your Board has received the following report from the Clerk of the Provincial Courts and the Director of Personnel Services:

"This Department has always employed a Clerk IV as a 'Calendar Clerk'. His duty is to keep a running card record of all cases, until they are concluded, by entering notations of Court actions including adjournments, fines, gaol sentences, payments, appeals, etc. An index of all cases is complete from 1954 to date. In addition, he checks all Court lists and prepares a list of dispositions for Police and office use.

The numbers of cases before the Courts continues to increase and now exceeds 1,000, making the total daily work of the Calendar Clerk such that additional assistance is required.

To facilitate Court hearings and minimize delay, it is proposed that the incumbent of the new position would, throughout the day, mark off the general Court list with dispositions noting the amount of bail set, answer enquiries, assist in processing cash receipts and collect information from the Courts.

The Director of Personnel Services reports as follows:

'At the request of the Court Clerk, I have reviewed the proposed duties and responsibilities of this additional Calendar Clerk position at the Court Clerk's Office of the Provincial Court of B. C.

The proposed duties and responsibilities fall within the area of assisting the Calendar Clerk (i.e. Clerk IV) in the more routine aspects of his job. Illustrative duties include, for example, (1) the delivery and collection of information and documents from the Courts; (2) marking dispositions to the general court lists noting the amount of bail set, fines, adjournment dates, etc.; (3) answering telephone enquiries and attending to the public at the counter.

The incumbent will initially work under very close supervision, learning the basic elements of court procedures and organization, but as experience is gained, the incumbent will work more independently. I find that these duties and responsibilities are at a Clerk I level, Pay Grade 7, and I recommend that it be so classified effective when established.

The cost of this proposal for two months, 1970, calculated at the first step and including fringe benefits at ten percent will be approximately $750.

. . . Cont'd.

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Clerk I Pay Grade 7 ($343 - 401)	When established

The Business Manager of the Municipal and Regional Employees' Union has been notified of this report and concurs therein.

The Comptroller of Accounts concurs that as there are sufficient funds in the Departmental Budget (Account No. 6601/1) to cover the anticipated salary expense, no further funds are required.

This report has been reviewed by the Administrative Analyst who concurs with the recommendation.

(Furniture required can be provided from pieces already available in the Department.)"

Your Board RECOMMENDS that the position of Clerk I, Pay Grade 7 ($343 - 401) as recommended by the Director of Personnel Services be established, effective when filled.

CONSIDERATION

2. Grant - Vancouver Amateur Swim Club and Canadian Dolphin Swim Club

The Board of Administration on June 19th, submitted for Council consideration a request from the Presidents of the Vancouver Amateur Swim Club and the Canadian Dolphin Swim Club for a grant in the amount of $2,250 to provide a special reduced rental rate of $12.00 per hour for the Percy Norman Memorial Pool and $7.00 per hour for the Crystal Pool. The Park Board approved a grant to these Clubs for this amount, but on a matching basis with City Council. Council, on June 23rd, passed the following Motion:

"THAT the two swimming clubs be requested to consult with the Killarney Swim Club with a view to bringing in a joint grant application."

The Canadian Dolphin Swim Club and the Vancouver Amateur Swim Club replied that they could not comply with this request as they were treated quite differently from other swim clubs in the City by the Park Board.

The Superintendent of the Park Board then advised that it was the Park Board's policy to consider each swimming club's application for a reduced rental on its own merits.

Your Board re-submits this matter for the consideration and direction of Council, as it would appear that present procedures preclude the Clubs complying with Council's instruction of June 23rd.

(Copies of the Board of Administration report dated June 19, 1970, with attachment, are circulated for the information of Council.)

DELEGATIONS - - CANADIAN DOLPHIN SWIM CLUB, and
VANCOUVER AMATEUR SWIMMING CLUB

Board of Administration, November 20, 1970 . . . . . (FINANCE - 3)

INFORMATION

3. Increase of C.F.M.M. Membership Dues

Under date of October 30th, the Canadian Federation of Mayors and Municipalities has written advising that at the last annual general meeting, the delegates agreed to increase the fees of membership in the organization. There will be an increase of 33-1/3% in dues effective January 1971 and a further 25% increase effective January 1972. The increase is to permit the C.F.M.M. to take on a permanent research function in support of the various committees' activities.

On the basis of Vancouver's population, we will be assessed $9,000.00 as from January 1971. This is in comparison to $6,155.00 paid for 1970.

Your Board submits this for the information of Council, and advises that the increase will be included in the 1971 Estimates.

(Copies of the letter from the C.F.M.M. are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 258, 272

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 20, 1970

RECOMMENDATION

1. Interview Expenses for Civil Engineer III (Parking)
Applicant - Mr. Kenneth Rainsberry

The Director of Personnel Services reports as follows:

"The position of Civil Engineer III in the Traffic Division, Parking Branch of the Engineering Department, was posted on 14 September 1970 and subsequently advertised in newspapers across Canada.

Of the ten applications received for the position, only one applicant, Mr. Kenneth Rainsberry of Calgary, was considered to have the qualifications and experience necessary to competently fill the position.

Mr. Rainsberry has a B.Sc. in Civil Engineering from the University of Edmonton, and a Master of Science in Transportation Engineering from the University of California (Berkeley). Since July 1967, Mr. Rainsberry has been the head of the Transportation Studies Section for the City of Calgary Engineering Department and has been involved in work closely related to our vacant position. With the limited availability of Transportation Engineers with a background similar to Mr. Rainsberry, I believe it to be necessary to invite Mr. Rainsberry to come to Vancouver for a personal interview and assessment.

The total cost of bringing Mr. Rainsberry to Vancouver for one day would be approximately $100.00. The Comptroller of Accounts advises that these monies would be available from Appropriation No. 7090/959 'General Government - Misc.' "

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE 272

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 20, 1970

RECOMMENDATIONS

1. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration, Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

a) Lot 24, Blk. 6, D.L. 739
6979 Knight Street

1) Loss of land (E. 7')	$231.00
2) Loss of fence and shrubs	85.00
	$316.00

3) City Engineer to replace any damaged lawn

b) Lot 36, Blk. 2, D.L. 739
6559 Knight Street

1) Loss of land (E. 7')	$231.00

2) City Engineer to replace any damaged lawn

c) Lot 26, Blk. 6, D.L. 739
6965 Knight Street

1) Loss of land (E. 7')	$231.00
2) Loss of shrubs	50.00
	$281.00

3) City Engineer to replace any damaged lawn

d) Lot 12, Blk. 8, W½ 738
6842 Knight Street

1) Loss of land (W. 7')	$231.00
2) Loss of shrubs	100.00
	$331.00

3) City Engineer to build concrete retainer wall with grade steps at the new property line and replace any damaged lawn

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Replacement of Water Piping -
Englesea Lodge
2046 Beach Avenue

The Supervisor of Property and Insurance reports as follows:

"Lots 24, 25 and W½ 26, Block 71, D.L. 185 and Waterlot 5427 being 2046 Beach Avenue is a 45-suite apartment building located on the waterfront side of Beach Avenue adjacent to the Stanley Park entrance. City Council on March 14, 1967 approved the acquisition of this property for the sum of $375,000.00 with 50% of the purchase price to be provided from the Parks By-law Fund and the balance of 50% to be provided from the Land Purchase Fund -- this fund to be re-imbursed as far as possible from the annual net income after taxes from the Lodge. By further Resolution, Council, pending its demolition to continue to operate the property as an apartment until the Land Purchase Fund has been fully re-imbursed or for a period of 10 years, whichever is the greater.

Upon acquisition, major renovations and deferred maintenance were carried out but these included only minor repairs to the plumbing system. Various repairs to the plumbing have since been carried out as leaks and stoppages have occurred but these are becoming too frequent and too expensive to continue. In co-operation with the City Water Works Department, a survey has been carried out to assess the extent and estimate the cost of replacing the remaining old piping in the building. While a firm cost cannot be determined an amount of $20,000.00 is considered to be a realistic estimate for this work (which amount has been confirmed by a plumbing contractor), with an additional amount of $4,000.00 required for restoration of the walls, floors etc. following the alterations and repairs.

It is evident that the original piping in the building cannot be kept in repair during the remaining term of operation of Englesea Lodge. To continue to repair as breaks occur creates a considerable amount of disruption to the occupants of the premises and is a more costly procedure that an organized replacement.

It is to be noted to December 31, 1969, despite fairly large expenditures for deferred maintenance, a net credit of $40,376.53 has been realized on the Englesea Lodge operation. During 1970, the sum of $14,300.00 has been spent on the renovation to the parking area but the indication is that there will be a 1970 net surplus of $14,000.00. With the improvements to the plumbing, the City will have carried out all known preventive maintenance and no further major repairs are anticipated.

Since May, 1969, the Water Works Department has carried out almost all the repair work on City-owned properties. They are familiar with the problem at Englesea Lodge, having done emergency repairs as they occured.

It is RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with the replacement of water piping and the restoration of walls and floors,

continued . . . / 3

Item No. 2 cont'd

in Englesea Lodge, utilizing the services of the City Waterworks Department, at an estimated total cost of $24,000.00, chargeable to Account Code #4257/-, as a charge against the 1971 gross revenues."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 272

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

NOVEMBER 12, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, November 12, 1970, at 9.30 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Broome, Bird, Linnell, Rankin, Sweeney, Phillips and Hardwick

ABSENT: His Worship the Mayor (On Civic business)
Alderman Calder

CLERK: M. James

The Minutes of the meeting of October 29, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Regional District Report on Rapid Transit
Report of the Chairman dated October 29, 1970

At the meeting of the Standing Committee held October 29, 1970 the Chairman of this Committee submitted a report dated October 29, 1970 dealing with the Regional District Report on Rapid Transit. At that meeting of October 29 time did not allow the Committee to consider this report and the whole matter was referred to thepresent meeting of your Committee.

At this meeting your Committee considered the first recommendation of the Chairman which is as follows:

> "I recommend that City Council advise the Regional District that they favour the District accepting transportation as a function of the Greater Vancouver Regional District."

Also before the Committee at this meeting were extracts from the remarks made by the Minister of Municipal Affairs, the Honourable Dan Campbell at the Transportation Seminar conducted by the Vancouver Board of Trade which was held in the city on October 22nd, 1970.

Your Committee discussed the recommendation of the Chairman and the first comment made by the Minister of Municipal Affairs on the general matter of the Regional District and the function of transportation and

RECOMMENDS that the City of Vancouver endorse the remark of the Minister of Municipal Affairs made at the Transportation Seminar by the Vancouver Board of Trade on the 22nd of October 1970; such remark is as follows:

> "That the Regional District of Greater Vancouver assume forthwith the responsibility for transportation planning and projections in the Greater Vancouver area."

. . . Cont'd.

Clause 1 Continued

and FURTHER RECOMMENDS that the Council of the City of Vancouver so advise the Greater Vancouver Regional District.

It was agreed by the Committee that the balance of the report of the Chairman dated October 29th would be considered at the next meeting of the Standing Committee.

PART II

The following actions of the Committee are submitted to Council for INFORMATION

2. System of Rapid Transit
The Columbia Rapid Transit Lines Limited

On October 20th, 1970 Council received and considered a letter from Columbia Rapid Transit Lines Limited which requested the opportunity of introducing its system of rapid transit to the City of Vancouver. Council at that meeting referred the request to your Standing Committee on Transportation with the instruction that arrangements be made to hear a delegation from the Company.

At this meeting of the Committee Mr. Robert Craig, representing Columbia Rapid Transit Lines Limited submitted an undated brief to the Committee which detailed the proposal of the Company.

The Company proposed the development of a monorail rapid transit line from Project 200 to the Vancouver International Airport with various stops enroute. The proposed stops suggested at the moment are Arbutus and Broadway, Arbutus and 25th Avenue, 41st and the Boulevard, and 49th and Arbutus. The fares suggested by the company would be $1.00 for the complete trip from Project 200 to the Airport, 35¢ from Broadway to Project 200, and 50¢ from 49th Avenue to Project 200.

The company stated that they had made arrangements for interim financing of the cost of the line (estimated at $35-$40 million) at current rates of interest.

Also present with Mr. Craig was Mr. S. Burnsed of Seattle, Washington, a representative of the company in that city.

Mr. Craig suggested to the Committee that it would be economically feasible for the company to build the line and establish the line as an operating transportation system and then transfer ownership by some financing arrangement to the City of Vancouver. Mr. Craig suggested that their studies would show that this particular transportation system would be a lucrative portion of the rapid transit system in the city and in all probability would pay for itself in a very few years. However, if other lines other than this one were added, this line, because of its potential to earn profit, could be used to subsidize other lines in the city.

The Committee members addressed questions to Mr. Craig and Mr. Burnsed re the technical aspects of the monorail system and after serious discussion with Mr. Craig and Mr. Burnsed, thanked the gentlemen for their appearance.

. . . . Cont'd.

Clause 2 Continued

The Committee discussed the matter at length and in view of other studies and commitments being conducted either by the City of Vancouver and/or the Greater Vancouver Regional District on the matter of a balanced transportation system for the Lower Mainland area, your Committee

RESOLVED that the information supplied by Columbia Rapid Transit Limited be received for information.

3. Terminal Avenue - Main Street to Terminal Avenue Viaduct - Paving

Under date of August 20th, 1970, Mr. E.C. Foley, Operation Manager for Western Canada for Canadian Industries Limited, addressed a letter to the Chairman of your Standing Committee on Transportation concerning the condition of Terminal Avenue in the above-noted area. The letter advised that C.I.L. were anticipating further capital improvements to their property at this site and that they along with other property holders operating in the area, wished some information on the City's proposal for the correction of the condition of traffic and the condition of the surface of Terminal Avenue.

The Chairman instructed that this matter be placed on the agenda for Committee consideration and that Mr. Foley be invited to attend this particular meeting, at which the Committee would consider the matter.

The Board of Administration under date of November 5, 1970 submitted a joint report of the City Engineer and the Corporation Counsel on the present status of the improvement of this portion of Terminal Avenue.

The Committee heard from Mr. Foley, who advised that at the present time Canadian Industries Limited is improving their property by way of capital improvements in the amount of $250,000 and are considering a further $250,000 capital improvement. The Company overall, is looking towards an improvement of their property of the total of approximately $1,000,000. Mr. Foley drew to the attention of the Committee the problems of traffic using this particular portion of Terminal Avenue and suggested that this traffic situation would be aggravated by the construction of the new Georgia Viaduct. He also drew to the attention of the Committee the problems of maintaining the amenity of the area with this particular section of Terminal Avenue in its present condition.

The report of the Board of Administration advised of the history of the negotiations and agreements between the City of Vancouver and the Canadian National Railway, particularly those dealing with 1913 agreement between the two parties. By oral report the City Engineer and the Corporation Counsel advised that the present status of the negotiations presently underway between the City of Vancouver and the Canadian National Railway, and the City of Vancouver and the Greater Vancouver Regional Sewerage and Drainage District and the Provincial Pollution Control Board. The Corporation Counsel advised of his negotiations with the Railway and the City Engineer advised of his present planning in conjunction with the Sewerage and Drainage District and the Pollution Control Board for the installation of storm and sanitary sewers in the particular area.

. . . . Cont'd.

Clause 3 Continued

Your Committee discussed this matter and

RESOLVED that the Corporation Counsel be instructed to proceed with the negotiations presently underway between his department on behalf of the City of Vancouver and the Canadian National Railway with all dispatch, and that the City Engineer be instructed to report back to this Committee as soon as possible on the sewerage system proposed and approved by the necessary authorities and also report on the estimated schedule of installations of the sewerage system.

The meeting then adjourned.

* * * * * *

FOR ADOPTION SEE PAGE(S) 275

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 1, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from York House School under the direction of Miss Watts and students from a Political Science class of Lord Byng Secondary School, under the direction of Mr. Emmott.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Calder,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 19, 1970, be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Council meeting under the dates of November 24, 1970 and November 26, 1970, (including 'In Camera'), be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Sunday Hours of Operation: Gastown

(b) Canopies for Cushman Carts

(c) Rezoning: N/W corner Victoria Drive and Kent Avenue (Mr. Hoff)

(d) Zoning: 3296 S.E. Marine Drive (T. Holmes)

UNFINISHED BUSINESS (cont'd)

Lottery re 1971 Centennial Project

Pursuant to Council's instructions on November 26, 1970, further consideration was given to the following motion:

MOVED by Ald. Phillips,
SECONDED by His Worship the Mayor,
THAT WHEREAS the City will have to raise a substantial sum of money to finance its share of the 1971 Centennial project or else lose the contributions from senior governments;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel report on the steps that would be necessary to conduct a special civic lottery to finance Vancouver's share of the 1971 Centennial project.

(not put)

MOVED by Ald. Rankin,
THAT His Worship the Mayor be requested to communicate with the appropriate authorities in the Provincial Government and enquire if they would support a special Civic lottery to finance Vancouver's share of the 1971 Centennial project.

- CARRIED

COMMUNICATIONS OR PETITIONS

Proposed Low Density Multiple Dwelling Housing: S/W Marine Drive and the Fraser River at end of Angus Drive

The Council noted a communication from Horner Developments Limited asking an opportunity to appear before Council further in connection with low density housing development between S/W Marine Drive and the Fraser River at the end of Angus Drive. The request is made the hearing be set for December 15th.

MOVED by Ald. Linnell,
THAT the delegation be permitted to appear when the Board of Administration report on this latest communication of November 26 is received, which it is anticipated will be December 15th.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 27, 1970

Works and Utility Matters

Rental of Festoon Lights to 1970 Christmas Carol Ship Committee (Clause 5)

MOVED by Ald. Linnell,
THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated November 27, 1970, be approved and a grant up to $112.00 to cover the rental of the festoon lights, be approved.

- CARRIED BY THE REQUIRED MAJORITY

Air Pollution: Marpole (Clause 8)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Air Pollution: Manpower Situation (Clause 9)

The Board of Administration submitted for the Council's consideration, a report pursuant to Council's request in respect of the manpower situation in the Air Pollution Control Division.

Details are set out in the report concluding by recommending the Air Pollution Control Division be increased by the addition of one control officer.

The report of the Director of Personnel Services is also set out advising the matter has been reviewed and it is recommended the additional officer be classified as Air Pollution Control Officer I, pay grade 23, $687 - $825, effective on adoption of the report.

After due consideration it was,

MOVED by Ald. Broome,
THAT the following recommendations contained in the Board of Administration report be approved:

(a) The establishment of the Air Pollution Control Branch of the Department of Permits and Licenses be increased by one Air Pollution Control Officer I.

(b) The report of the Director of Personnel Services be adopted.

- CARRIED

MOVED by Ald. Hardwick,
THAT the subject matter of auxiliary inspections be referred back to the Board of Administration for further consideration and to take into account forthcoming Legislation in regard to the Regional District.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive and 6 and 7 of the report of the Board of Administration (Works and Utility matters), dated November 27, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Untidy Premises (Clause 2)

The Board of Administration submitted the following report of the Corporation Counsel:

"In May of this year I reported to Council that there was no power under the Untidy Premises by-law by which the City could clean up either a vacant lot which was the subject of discussion at that time, or any other untidy premises and charge it to the owner. Council at that time suggested that application be made to obtain the power to insert in the Untidy Premises by-law the power to carry out the necessary work with City forces and charge it to the owner.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Untidy Premises (cont'd)

This by-law was passed by Council pursuant to the power contained in clause (u) of Section 323 which reads as follows:

'323. (u) The Council may make by-laws for requiring the owners or occupants of real property to maintain the said property in a neat and tidy condition and in keeping with a reasonable standard of maintenance prevailing in the neighbourhood.'

Under the section of the Charter dealing with various forms of nuisance there is power to require the owner or occupier of real property to remove therefrom any accumulation of rubbish, discarded materials, garbage, ashes or filth and lawfully dispose of the same and for providing that in default of such removal the City may by its workmen or others enter and effect such removal at the cost of the person so defaulting.

This power has not been incorporated in any by-law at the present time, but on the instructions of Council a by-law incorporating these powers can be prepared."

MOVED by Ald. Linnell,
THAT the Corporation Counsel be instructed to prepare a by-law on the basis of the Charter powers in respect of untidy premises referred to in his report.

- CARRIED

Petition re 6009 Argyle Street (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated November 27, 1970, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Building and Planning matters), dated November 27, 1970, be adopted.

- CARRIED

Licenses and Claims Matters

Dog Licenses for Female Dogs

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated November 27th, 1970, be adopted.

- CARRIED

(Alderman Wilson is recorded as voting in the negative)

Fire and Traffic Matters

Tender: 1500 IGPM Triple Combination Pumper Fire Trucks

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Fire and Traffic matters), dated November 27th, 1970, be adopted, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Grant: Boys' Clubs of Vancouver

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Finance matters), dated November 27, 1970, be adopted.

- CARRIED

B. Personnel Matters, Regular
November 20, 1970

Salary and Classification Review: Two Clerk II Positions, Engineering Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated November 20, 1970, be adopted.

- CARRIED

C. Personnel Matters, Supplementary
November 27, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated November 27, 1970, be adopted.

- CARRIED

D. Property Matters
November 27, 1970

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Property matters), dated November 27, 1970, Clauses 1 to 4 inclusive, 6, 7 and 8 be adopted, after changing in clause 3, re False Creek:Lease of City-owned Lands, the reference to a five-year renewal clause to read a five-year review clause, a typographical error having occurred. Further, Clause 5 be received for information.

- CARRIED

E. Alterations to Existing
Gasoline Service Stations

It was agreed to defer consideration of this report to later in the proceedings.

F. Charter Amendments

MOVED by Ald. Adams,
THAT the draft bill of Charter Amendments, as submitted by the Corporation Counsel under date of November 27, 1970, be approved and the Corporation Counsel be instructed to take any necessary action in connection with bringing these proposed Charter Amendments before the Provincial Legislature.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Knight Street Widening:
49th to 57th Avenues

The Board of Administration, under date of November 27, 1970, submitted the following report:

"The Supervisor of Property and Insurance reports as follows:

'Further to Board of Administration Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

(a) Lot 11, Block 9, D.L. W½ 738
6560 Knight Street

(1) Loss of Land (W 7 ft.)	$231.00
(2) Loss of Shrubs	50.00
	$281.00

(b) Lot 11, Block 8, D.L. W½ 738
6832 Knight Street

(1) Loss of land (W 7 ft.)	$231.00
(2) Loss of trees	25.00
	$256.00
(3) City Engineer to build concrete retainer wall at new property line.	

(c) Lot 4, Block 7, D.L. W½ 738
6928 Knight Street

(1) Loss of land (W 7 ft.)	$231.00
(2) Loss of one tree	25.00
	$256.00
(3) City to replace 2 evergreen shrubs and plant in front yard. Estimated cost	90.00

(d) Lot 35, Block 2, D.L. 739
6595 Knight Street

(1) Loss of land (E 7 ft.)	$231.00
(2) City to rebuild new front steps, concrete retainer wall, concrete walks and fill balance of front yard to grade. Estimated cost:	$1,075.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803'.

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted."

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Closure of Portion of Yew Street:
Christmas Square

The Board of Administration, under date of November 27, 1970, submitted a report of the City Engineer containing the following recommendations in the matter of closure of a portion of Yew Street for the purpose of a 'Christmas Square'. The Board of Administration recommends accordingly.

"RECOMMENDED that the Kerrisdale and District Commercial Association be permitted to close Yew Street to vehicular traffic between 41st Avenue and the sidewalk crossing immediately South of the lane South of 40th Avenue, during the period of December 2nd, 1970 to January 3rd, 1971 for the purpose of establishing a 'Christmas Square', provided:

(1) The applicants obtain adequate insurance coverage, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims which may result from the 'Christmas Square'.

(2) That the street and 'Christmas Square' be maintained and kept in a clean and tidy condition, and that the pavement be returned to its original condition.

(3) That adequate barricades and signing be erected, subject to the approval of the City Engineer, and the costs of this signing and barricading be borne by the applicants.

(4) All electrical fittings and structures in the 'Christmas Square' be to the approval of the City Engineer."

MOVED by Ald. Wilson,
THAT the foregoing recommendations be adopted.

- CARRIED

H. (2) Rental of Festoon Lights to the
Kerrisdale and District Commercial Association

MOVED by Ald. Phillips,
THAT, pursuant to report of the Board of Administration dated November 30, 1970, and pursuant to Council resolutions of May 2, 1961 and July 9, 1968, approximately 250 festoon lights be rented to the Kerrisdale and District Commercial Association for $40.00, in connection with decorating a 30-foot Christmas tree.

- CARRIED

I. Salary and Classification Review:
Certain Positions - Police Department

The Board of Administration, under date of November 16, 1970, submitted a report of the Director of Personnel Services as a result of a review of duties and responsibilities of the following positions:

9 positions of Constable
1 position of Corporal
All of the Identification Section, Services Division
Police Department

The recommendation is summarized as follows:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Salary and Classification Review:
Certain Positions
Police Department (cont'd)

SUMMARY

Incumbents	Present Classification	Proposed Classification	Effective Date
E. Adams H.E. Awcock P.J.Corcoran K. Drinovz J.T.Mikita W.Munro M.W.Ozeroff C.N.Rupert R.T.Tyler	Constable-1st Class $762. per mo.(July 1/70) Plus $18 Specialist Allowance	Evidence Technician $783. per month (Jan. 1/70) $797. per month (July 1/70)	Jan. 16/ 70
P.A. Dubois	Police Corporal $797. per mo.(July 1/70) Plus $18 Specialist Allowance	Evidence Corporal $819 per mo. (Jan. 1/70) $834 per mo. (July 1/70)	Jan.16/ 70

In the matter of application of 'specialist allowance' for designated uniform positions in the Identification Section and the Hit and Run Squad, Traffic Division, the Director of Personnel Services recommends, in summary, as follows:

Incumbents	Present Classification*	Proposed Classification*	Effective date
B.C.Molony	Police Sergeant $914 per mo. Plus $18 Specialist Allowance	Police Sergeant $914 per month	When Vacated **
E.R.Snider	Police Corporal $797 per mo. Plus $18 Specialist Allowance	Police Corporal $797 per month	When Vacated **
T.Hodge J.H.Hodgetts A.H.Kehler J.Kirk R.W.Tarling	Constable, 1st Class $762 per mo. Plus $18 Specialist Allowance	Constable, 1st Class $762 per month	When Vacated **

* All rates shown are for second half, 1970

** Subject to the proviso that if an incumbent of any of these positions moves to another position but returns to his original position within one year, the Specialist Allowance should recommence and continue for as long as he occupies the position.

The report was approved by the Police Commission, as well as the Chief Constable and the President of the Vancouver Policemen's Union.

The Board of Administration recommends the Director of Personnel Services' recommendations be adopted.

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Semi-Annual Review of the Capital Budget as at September 30, 1970

MOVED by Ald. Adams,
THAT the report of the Board of Administration, under date of November 25, 1970, regarding the semi-annual review of the Capital Budget as at September 30, 1970, be received for information.

- CARRIED

K. Juvenile Age Limit: 18 to 17

The Board of Administration, under date of November 16, 1970 submitted a report of the Chief Probation Officer of the Provincial Court of B.C. and the Court Clerk of the Provincial Court in the matter of change of juvenile age limit from 18 to 17. The Chief Probation Officer's report concludes as follows:

"In summary, it can be stated that it is anticipated that the volume of cases will be reduced by an average of 52 per month by reason of the lowering of the juvenile age from 18 to 17 years of age; the reintroduction of the processing of delinquency offences under the Provincial Statutes, certain City By-laws, and processing of all cases by virtue of Section 16 will undoubtedly offset such reduction so that there will be no lessening of the demand on the Probation Services. It may be in reverse. We may find that the demand on the Probation Services is increased.

In the circumstances, therefore, no reduction in the staffing levels can be achieved."

The following is quoted from the report of the Court Clerk:

"Although the indicated incidence of the above-mentioned charges is not overly large compared to the total case intake of the Department, they will add to an eight percent criminal charge increase experienced this year. This has extended staff services so that through more arrests and trial rate increases, a backlog has been created in excess of 1,000 persons awaiting trial. By the addition of trials of seventeen-year old persons to the backlog, a further extension is anticipated. Each person charged may be required to attend Court many times before his case is concluded. Each appearance adds to the office work necessary.

A new court room recently provided, no more than takes care of the noted case volume increases.

To date, the duties entailed have been covered within the authorized staff establishment; however, a point has been reached where I now recommend that a systems survey be commenced to determine present and immediate future staff requirements of the Court Clerk's Department, Provincial Courts".

The Board of Administration recommends the survey of the staff position of the Provincial Court Clerk's department be undertaken by the Administrative Analyst.

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Report of Municipal Advisory Committee on Pensions

The Board of Administration, under date of November 26, 1970, submitted for Council's information a report on a letter from the Executive Director of the Union of British Columbia Municipalities which submitted a report from the Municipal Advisory Committee on Pensions. The U.B.C.M. in its letter of November 20 advised the U.B.C.M. has adopted the report from the Municipal Advisory Committee on Pensions and it will be submitted to the Provincial Secretary for implementation.

Councils are requested to record any objections with the U.B.C.M. office not later than December 14, 1970.

The Board of Administration report sets out the effect of the Advisory Committee's recommendations.

MOVED by Ald. Adams,
THAT the Executive of the Union of British Columbia Municipalities be advised the Vancouver City Council endorses, and is fully in accord with, the report of the Municipal Advisory Committee on Pensions and the action of the Executive of the U.B.C.M. in connection therewith, in submitting the matter to the Provincial Secretary for implementation.

- CARRIED UNANIMOUSLY

(Alderman Bird was absent during this consideration)

M. Report of the Official Traffic Commission

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission dated November 23, 1970, be adopted.

- CARRIED

N. Rental Review: City-owned Property Pender-Keefer Diversion

The Board of Administration, under date of November 30, 1970, submitted the following report:

"The Supervisor of Property and Insurance reports as follows:

'Parcels 3 and 4, Sub C, Block 14, D.L. 196 and 2037, situated Pender-Keefer Diversion were acquired by the City in 1957 for the Pender-Keefer Diversion and subsequently leased to Little China Drive-In Limited for a period of 30 years commencing June 1, 1957. The lessees have constructed a service station on a portion of Lot 3, the remainder of Lot 3 plus Lot 4 is used for parking purposes.

This Company, during the last 5 years has experienced serious financial difficulty. Consequently, prolonged negotiations have been required to arrive at a mutually satisfactory rental for the property. It is anticipated that the Company will attempt to sell this lease before going out of business. With this possibility in mind, the lease has been reviewed, and negotiations have now been completed with the lessee agreeing to pay an increased rental in the amount of $1,232.00 per month, plus taxes which will produce a gross rental of $1,699.45 per month, based on 1970 taxes.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rental Review, City-owned Property
Pender-Keefer Diversion (cont'd)

In addition, the Standard Oil Company of B.C. Limited have advised that Little China Drive-In is indebted to them in the amount of $33,000.00. The Oil Company proposes to secure this indebtedness by a mortgage charged against the lease if agreed to by the City Council.

This aspect has been thoroughly investigated by the City Solicitor who advises that the mortgage and sub-lease will not affect the interests of the City under the head lease, but on the contrary will assure the payment of rent and the observance of covenants thereunder.

RECOMMENDED that,

1. The rental of Parcels 3 & 4, Sub C, Block 14, D.L. 196 and 2037 to Little China Drive-In be increased to $1,232.00 per month, plus an amount equal to all taxes as if levied, effective November 1, 1970. This rental to be reviewed at the next five-year review period.

2. The request of Standard Oil Company of B.C. Limited for consent to a mortgage of the head lease be approved subject to the lessee paying the City any arrears of rent which may be due, and subject to the mortgage documents being drawn to the satisfaction of the Corporation Counsel.'

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted."

MOVED by Ald. Broome,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

(The Council noted that the foregoing property is not the site of the proposed Pagoda and Chinese Center)

P. Salish Subdivision: Musqueam Indian Reserve

The Board of Administration, under date of September 30, 1970, submitted the following report:

"Your Board submits the following report of the Corporation Counsel and City Engineer dated November 30, 1970 respecting the Salish Subdivision - Musqueam Indian Reserve:

'An Agreement between the City of Vancouver and the Minister of Indian Affairs respecting the Salish Subdivision has been prepared in accordance with Resolutions of Council dated November 18, 1969, March 24, 1970 and June 23, 1970.

The Agreement has been executed by the Minister of Indian Affairs and has been forwarded by the Minister for execution by the City.

The Resolution of Council dated November 18, 1969 provided that the City agree to pay the costs of the Indian Band for the installation of sewer and water mains (not including connections to individual lots) in the Salish Subdivision and the development of the streets to a gravel surface - such costs to be as finally determined by the City Engineer and the Musqueam Band or its agent.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Salish Subdivision: Musqueam Indian Reserve (cont'd)

Based on statements submitted by the Consulting Inspection Engineers for the Indian Band, the costs expended by the Band for the installation of storm and sanitary sewers less connections, watermains less connections and the clearing, grading and gravelling of the streets in the Salish Subdivision is $483,125. After extensive checking it is the City Engineer's opinion that the Indian Band's statement of costs is a fair one.

The water system and street lighting installed by the Indian Band have been inspected and are satisfactory subject to minor work, and the pavement and curbs have been found to be satisfactory.

The main sewers have been T.V. inspected. This inspection has revealed locations where remedial work will have to be carried out. A letter dated 27 November, 1970 has been received from the Solicitors for the Inspection Engineers undertaking to have the defects corrected to the satisfaction of the City Engineer.

A further protection for the City for all services to be taken over by the City lies in the fact that the Agreement provides that the Minister will pay the City the costs of repairing or replacing sewers, water mains, pavements and street lighting found by the City to be defective upon initial inspection.

We RECOMMEND:

(1) That the City agree that the cost of the works in the Salish Subdivision for the installation of storm and sanitary sewers and water mains (not including lot connections to these utilities) and of clearing, grading and gravelling streets, be the sum of $483,125 as set out in the draft agreement executed by the Minister.

(2) That the Agreement respecting Salish Subdivision between the Minister of Indian Affairs and the City of Vancouver be approved and the Mayor and the City Clerk be authorized to execute the Agreement on behalf of the City of Vancouver."

Your Board RECOMMENDS that the foregoing report of the City Engineer and Corporation Counsel be adopted."

MOVED by Ald. Linnell,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

The Council (in Committee of the Whole) recessed at approximately 10:40 A.M. following which an 'In Camera' meeting was held in the Mayor's Office after which meeting the Council (in Committee of the Whole) reconvened in open session in the Council Chamber at 11:15 A.M., with the same members present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

O. Erection and Lighting of Christmas Tree:
Alexander and Powell Streets (Gastown)

It was agreed to defer consideration of this report until after the hearing of delegations later this day.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (W/S Hudson Street North and South of 71st Avenue)

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW (Hotel/Motel)

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4450 being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise without reporting.

- LOST

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Broome	
Alderman Adams	
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	

The motion was declared carried unanimously.

MOTIONS

1. Allocation of Land for Highway Purposes
(6560, 6595 and 6549 Knight Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 11, Block 9, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681

2. East 7 feet of Lot 33, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645

3. East 7 feet of Lot 38, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up
(Portion of 27th, Lane and Portion of Laurel)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS G.F. Strong Rehabilitation Centre owns property on both sides of Laurel Street between 27th Avenue and 28th Avenue, and on both sides of 27th Avenue, West of Laurel Street;

AND WHEREAS the Centre plans to expand their rehabilitation facilities over their properties including the intervening streets and lane;

THEREFORE BE IT RESOLVED THAT all those portions of road dedicated by the deposit of Plan 5040 lying between the southerly production of the westerly and easterly limits of Lot "E", Block 696, Plan 12392, and lying between the easterly production of the northerly and southerly limits of Lot "B", Block 716, Plan 7119 (outlined red) and all that portion of lane dedicated by the deposit of Plan 5377, lying to the west of the southerly production of the easterly limit of Lot 1, Block 717 (Plan 5377) (outlined green) ALL in District Lot 526, Group 1, New Westminster District; the same as shown on a plan prepared by A. Burhoe, B.C.L.S., dated August 17, 1970, and marginally numbered LF 5471, a print of which is hereto annexed, be closed, stopped up and conveyed to G.F. Strong Rehabilitation Centre;

AND BE IT FURTHER RESOLVED THAT the closed streets and lanes be subdivided with the abutting property.

- CARRIED

MOTIONS (cont'd)

3. Closing and Stopping Up
(various streets and lanes)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS all the streets and lanes lying within the limits of the City of Vancouver are vested in the City of Vancouver by Section 289, Sub-sections 1 and 2, of the Vancouver Charter;

AND WHEREAS the City of Vancouver is the owner of all the lands in District Lot 334, Group 1, New Westminster District;

AND WHEREAS all the lands in said District Lot 334, save and except the portion of road dedicated by the deposit of Plan 8474, are to be resubdivided;

THEREFORE BE IT RESOLVED THAT:

The road deemed dedicated by the deposit of Plan 1096 outlined Orange North West ¼ and North East ¼;

The roads and lanes dedicated by the deposit of Plan 2004 outlined Blue North West ¼;

The roads and lanes dedicated by the deposit of Plan 4046 outlined Red North West ¼;

The roads and lanes dedicated by the deposit of Plan 3830 outlined Green North West ¼;

The roads and lanes dedicated by the deposit of Plan 4383 outlined Brown North West ¼;

The roads dedicated by the deposit of Plan 3704 outlined Yellow North West ¼;

The road dedicated by the deposit of Plan 713 outlined Blue North East ¼;

The roads and lanes dedicated by the deposit of Plan 4029 outlined Red North East ¼;

The roads and lanes dedicated by the deposit of Plan 3227 outlined Yellow North East ¼;

The roads and lanes dedicated by the deposit of Plan 3554 outlined Green North East ¼;

The roads and lanes dedicated by the deposit of Plan 3609 outlined Blue South East ¼;

The roads and lanes dedicated by the deposit of Plan 2061 outlined Red South West ¼;

ALL in District Lot 334; the same as shown on plan prepared by A. Burhoe, B.C.L.S., dated March 8, 1970, and marginally numbered LA 175, a print of which is hereto annexed, be closed, stopped up and title taken thereto;

AND BE IT FURTHER RESOLVED that the said closed streets and lanes be consolidated with the abutting lands to form one parcel.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Canadian Merchant Fleet

advised he would be submitting a motion to Council with respect to making representations to the Department of Transport that steps be taken to establish a merchant fleet, particularly in the field of containerized shipping with the home port at Vancouver.

At this point the Deputy Mayor, Alderman Hardwick, took the Chair to relieve His Worship to attend to other business.

City Clerk - Declarations re Election

advised that, due to the complexity of the election this year, he did not intend to make declarations immediately following the tabulation of voting results for the various offices, in order to allow sufficient time for the required examination of returns.

Alderman Phillips - President: Municipal and Regional Employees' Union

made reference to the recent appointment of Miss Addie Ross to the position of President of the Municipal and Regional Employees' Union and felt Miss Ross should be commended for having attained this position.

It was advised that it is normal for the Mayor's Office to acknowledge appointments of this kind.

Alderman Hardwick - Service Station and Automotive Repair Service: Parking Garages in Downtown Area

requested the Board of Administration look into the regulations in regard to downtown parking structures not being permitted to contain gasoline service and automotive repair stations and consider this matter in the light of the change in Regional and National Building Codes.

Alderman Wilson - Abstaining from Voting

drew the Council's attention to the regulation in the Procedure By-law that a member of Council who abstains from voting without being excused by the Council, or otherwise legitimately excused, is recorded in the negative on the issue under consideration. However, in the Municipal Act the reverse applies and such person therefore is recorded in the affirmative. The Alderman requested the Corporation Counsel report on the merits of the two systems.

The Chairman referred the matter to the Corporation Counsel.

The Council recessed at approximately 11:50 A.M. to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., with the following members present and His Worship the Mayor in the Chair:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

Canopies for Cushman Carts

The Board of Administration, under date of November 13, 1970, submitted a report of the Deputy City Engineer in respect of request of the Vancouver Civic Employees' Union that the balance of 11 Cushman carts be immediately equipped with canopies. A representative of the Union appeared and submitted a brief dated December 1, 1970, asking that the necessary funds be set aside immediately for the purpose.

MOVED by Ald. Bird, SECONDED by Ald. Wilson,
THAT the request of the Vancouver Civic Employees' Union be approved, that is, the necessary funds be set aside immediately to equip the remaining Cushman carts with canopies, and the Board of Administration advise in respect of source of funds.

- CARRIED

Sunday Operation: Gastown

The Council received a delegation from the Gastown Merchants Association regarding Sunday operation and related matters. A brief submitted contained recommendations asking a representative of the Gastown Merchants Association, Gastown Residents Association and the Townsite Committee be permitted to work with any committee investigating the implications of designating Gastown as an historic site. Also. the type of business enterprises permitted in Gastown comply with general development to date and that the Merchants Association be involved in the setting of guidelines for future development of a controlled environment.

The Council further considered the following motion of His Worship the Mayor submitted at a previous meeting, as changed by agreement of Council this day:

MOVED by His Worship the Mayor,
SECONDED by Ald. Bird,
THAT WHEREAS the Attorney General of the Province of British Columbia is prepared to issue fiats in connection with the operations of the merchants in Gastown on Sunday;

AND WHEREAS he has instructed the City Prosecutor to prosecute under these fiats;

THEREFORE BE IT RESOLVED THAT the Attorney General of the Province of British Columbia be requested not to issue any fiats for prosecution until the Vancouver City Corporation Counsel, in consultation with the City Prosecutor, investigate the possibility of amending the Vancouver City Charter to declare the Gastown area to be a designated or historic area with exemptions and privileges associated within its boundaries.

- CARRIED
cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sunday Operation:
Gastown (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Corporation Counsel and the City Prosecutor deal with the action proposed in the resolution of His Worship the Mayor respecting Sunday operation in Gastown within the provisions of the Lord's Day Act; it being understood that the actual size of the area affected will be defined and only special items permitted to be sold within that area.

- CARRIED

Rezoning: N/W corner Victoria Drive
and Kent Avenue (Mr. Hoff)

The Council noted a Board of Administration report dated November 13, 1970, in respect of application from Mr. H. Hoff for amendment to the Zoning and Development By-law to rezone Lot 7 of 4, Block J. D.L. 328 being the northwest corner of Victoria Drive and Kent Avenue from an RS-1 One Family Dwelling District to an M-1 Industrial District.

The Board of Administration recommends the application be refused in accordance with recommendations of the Technical Planning Board and the Town Planning Commission.

In connection with the application Mr. Hoff had been given an opportunity to appear before the Council but did not appear this day.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the recommendation of the Board of Administration on this matter be approved and the application, therefore, be refused.

(tabled)

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the motion of Alderman Broome be tabled for two weeks to allow Mr. Hoff a further opportunity to appear before Council if he so wishes.

- CARRIED

Zoning: 3296 S.E. Marine Drive
(Mr. Holmes)

The Board of Administration, under date of November 20, 1970, submitted a report of the Director of Planning in respect of a request from Mr. Holmes that the zoning on his property be declared as commercial as was the original zoning in South Vancouver prior to the enactment of the City's Zoning and Development By-law in 1930, at which time Mr. Holmes' property was designated two-family dwelling district. Mr. Holmes' property is located at 3296 S.E. Marine Drive and consists of two lots. Mr. Holmes appeared before the Council in support of his position.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT negotiations be commenced with Mr. Holmes with a view to acquiring his property.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Alterations to Existing Gasoline Service Stations

The Board of Administration submitted a report of the Director of Planning recommending approval of seven development permit applications of the Shell Oil Company Limited, noted as follows, subject to certain conditions set out in the report. The Technical Planning Board and Town Planning Commission, as well as the Board of Administration, recommend approval accordingly:

(a) Development Permit Application #53777
2375 East Broadway

(b) Development Permit Application #53772
7233 Fraser Street

(c) Development Permit Application #53773
6808 Victoria Drive

(d) Development Permit Application #53779
3114 East 49th Avenue

(e) Development Permit Application #53771
4894 Fraser Street

(f) Development Permit Application #53776
5794 Main Street

(g) Development Permit Application #53769
4000 Main Street

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the foregoing applications be approved and the development permits issued in accordance with the aforementioned Board of Administration report of November 23, 1970.

- CARRIED

O. Christmas Tree and Lights: Alexander and Powell Streets: Gastown

The Board of Administration, under date of December 1, 1970, submitted a report of the City Engineer on a request to erect a Christmas tree, rent festoon lights and allow a choir to sing in Gastown, particularly at the intersection of Alexander and Powell Streets. The following recommendations are made, recommended also by the Board of Administration:

(1) That during the period December 2nd to December 28th the Gastown Merchants Association be permitted to rent from the City, approximately 250 ft. of festoon lights for the sum of $40.00.

(2) That they also be permitted to erect a Christmas tree in the paint marked gore at the junction of Alexander and Powell Streets and to have a choir sing carols on the sidewalk adjacent to the tree, provided that:

(a) The tree be positioned and erected within the painted gore so that no part of the tree or anchor wires shall exceed its perimeter.

(b) The maximum height of the tree be 24 inches below the overhead wire.

(c) The applicants obtain adequate insurance coverage satisfactory to the Corporation Counsel, indemnifying the City against all possible claims which may result from the erection of the tree and associated activities.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Christmas Tree and Lights
Gastown (cont'd)

(d) The pavement be returned to its original condition satisfactory to the City Engineer, following the dismantling of the tree.

(e) Adequate barricades and signing be erected, subject to the approval of the City Engineer, and the costs of this signing and barricading be borne by the applicants.

(f) All electrical fittings and structures be to the approval of the City Engineer.

(g) The choir remain on the sidewalk at all times and do nothing to encourage spectators to congregate on the pavement.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the aforementioned report of the Board of Administration be approved.

- CARRIED

The Council adjourned at approximately 3:10 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 1, 1970.

Walter G. Hardwick
DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL November 19th, 1970

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 19th, 1970, in the #1 Committee Room, City Hall, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor, Chairman
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

MOVED by Ald. Broome,
SECONDED by Ald. Adams.
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements or any other complaints that persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Lighting on the Initiative - Schedule No. 398
Street Lighting, Street and Lane Pavement and Sidewalks on the Initiative - Schedule No. 399
Pavement, Curbs and Sidewalks by Petition - Schedule No. 400

The Court received from the Assessment Commissioner Schedule No. 398 listing one street lighting project on the initiative. There were no persons present wishing to speak with respect to this project.

The Court received from the Assessment Commissioner Schedule No. 399 listing twelve projects on the initiative. The Assessment Commissioner advised that project nos. 2, 9 and 12 had been defeated; i.e. objections had been received from at least more than one half of the assessed owners representing at least more than one half of the value of the properties affected and were, therefore, deemed to be sufficiently signed objections against the proposed works.

Objections were heard from the following with respect to Schedule No. 399:

Mrs. Whealan	-	Project No. 1	-	Alberni St.
Mr. Glanville	-	Project No. 2	-	Cypress St.
Mrs. Peebles	-	Project No. 3	-	Tyne St.

A letter from Louis Brier Home, objecting to Project No. 9 was noted.

(At this point in the proceedings, the Court recessed in order that the Council consider an "In Camera" matter).

The Court received from the Assessment Commissioner, Schedule No. 400, listing seventy-two projects by petition, which had been requested by the majority of the assessed owners affected by means of a sufficiently signed petition. Objections were heard from the following with respect to Schedule No. 400:

Mrs. Kuc	-	Project No. 1	-	Dumfries St.
Mr. Turner	-	Project No.27	-	53rd Avenue

.....2

A petition was also filed on Project No. 29 (58th Avenue) objecting to the proposed works.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Schedule Nos. 398, 399 and 400, as submitted by the Assessment Commissioner, be approved.

- CARRIED.

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the Court of Revision rise and report.

- CARRIED.

COUNCIL

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Court of Revision be received.

- CARRIED.

Local Improvements Subsequent Procedure - Schedule No. 398

Council considered a Board of Administration report, dated November 16th, 1970, wherein it was recommended that the installation of street lighting on both sides of the Haro-Smithe Diversion from Burrard Street to Haro Street be undertaken and the work be added to Contract No. 101 with Ricketts-Sewell Electric Ltd.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Board of Administration, dated 16 November, 1970, be approved.

- CARRIED

Local Improvements Subsequent Procedure - Schedule No. 399 and 400

The Council considered a Board of Administration report, dated November 6th,1970, with respect to Schedule No. 399 and 400.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Project No. 2, Schedule 399, (Cypress St.) be not approved.

- CARRIED

(His Worship the Mayor, being affected by Project No. 2, did not vote on the motion).

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Project No. 3, Schedule 399, (Tyne St.) be not approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Projects No 1, 4 - 8, 10 and 11, of Schedule No. 399 be approved, and the City Engineer be authorised to call tenders for the approved pavement, curb and gutter projects.

- CARRIED

.....3

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Project No. 27 (53rd Avenue) and Project No. 29 (58th Avenue) in Schedule 400, be not approved.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the balance of projects in Schedule No. 400 be approved, and the City Engineer be authorised to call tenders for the approved paving, curb and gutter projects.

Local Improvement P.C. Concrete Sidewalk on Special Grounds
- St. George Street, West Side, from 53rd Avenue to 55th Avenue

The Council considered a report of the Board of Administration concerning the above matter, and dated November 6th, 1970. The report recommended that the project proceed on special grounds for the reasons stated.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT WHEREAS a proposed project for the construction of a Portland cement concrete sidewalk, five feet in width, on the West side of St. George Street between 53rd Avenue and 55th Avenue, was recommended by the Board of Administration on September 18, 1970 and approved by Council on September 22, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 19, 1970, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the West side of the said portion of St. George Street, which has been designated by Council as a school collector street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of St. George Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of St. George Street, between 53rd Avenue and 55th Avenue;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City.

- CARRIED BY THE REQUIRED MAJORITY

At this point in the proceedings (10:40 a.m.) the Meeting was unable to continue because of the lack of a quorum.

PRESENT: Mayor Campbell
Aldermen Broome, Bird,
Rankin and Sweeney

ABSENT: Alderman Adams (on civic business)
Alderman Wilson (on civic business)
Alderman Linnell (on civic business)
Alderman Calder
Alderman Hardwick
Alderman Phillips

As the matter of the City's brief to the Commission of Inquiry into the Non-Medical Use of Drugs had yet to be considered, the five members of Council present decided to hear the Medical Health Officer outline the proposals contained in the brief.

Following this, the members of Council authorized the Medical Health Officer to present the brief on behalf of the City Council. The Mayor was requested to ask the Chief Constable or his representative to appear with the Medical Health Officer before the Hearings.

It was agreed by those present that the action taken be forwarded to the next meeting of Council for endorsation.

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The foregoing are Minutes of the Special Council meeting of November 19, 1970.

MAYOR

CITY CLERK

November 27th, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Removal of Parked Cars During Snow Removal Operations

The City Engineer reports as follows:

"In March, 1967, Section 179 of the Provincial Motor Vehicle Act was amended by the insertion of the following sub-section:

2(a) 'Where a vehicle is standing or parked in a position that causes it to interfere with the removal of snow from a highway by a person authorized to do so by the Minister of Highways or a municipality, the person so authorized or a peace officer may

(a) move the vehicle; or
(b) cause it to be moved.'

On December 7th, 1967, Council authorized that a number of Engineering Department personnel be authorized to move vehicles which are parked in a position that cause them to interfere with the removal of snow from streets and lanes. It is not proposed that the authorized civic employees impound vehicles, but they would have the authority to move interfering vehicles and return them as close as practical to their original location after the snow has been cleared from the street.

In accordance with practice followed since 1967, I RECOMMEND that the personnel of the Engineering Department shown on the attached list be authorized to move parked vehicles as provided in Section 179, Sub-section 2a of the Provincial Motor Vehicle Act, between 15th November, 1970 and 15th March, 1971, and previous authorization be rescinded."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Sewer in the L/S of Georgia Street between Main Street and Gore Avenue

"This sewer is in poor condition and should be replaced by separate (twin) sewers prior to paving.

The estimated cost, including connections is $20,000.

I RECOMMEND that $20,000 for this work be appropriated from Account Code 0116/7906, "Miscellaneous - Unallocated", in the 1970 Capital Budget, Sewers."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

3. Sewer on 21st Avenue between Ash and Heather Streets

"This sewer is in poor condition and reconstruction is required prior to paving.

The estimated cost is $10,500.

I RECOMMEND that $10,500 be appropriated for this work from Account Code 0116/7906, 'Miscellaneous - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

4. Water Main on Heather Street from Marine Drive to the North Arm of the Fraser River

"The Greater Vancouver Water District have enquired on the possibility of the City taking over the ownership of their 18" and 12" cast iron water main on Heather Street from Marine Drive to the North Arm of the Fraser River.

The Water District's need for this main, that is, to supply water to the Township of Richmond, ceased to exist some years ago with the completion of the Oak Street Bridge Crossing.

The City's need for this main, however, remains since the main has now become an intrinsic part of our distribution grid. The maintenance costs are such that renewal would not be anticipated for at least 30 years.

Therefore, I RECOMMEND

(a) That any costs incurred on the aforesaid water main to meet Greater Vancouver Water District Standards be borne by the Water District.

(b) That the ownership of the above mentioned water main be transferred from the Greater Vancouver Water District to the City of Vancouver for a consideration fee of $1.00, such transfer of ownership to be by agreement satisfactory to Corporation Counsel."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

5. Rental of Festoon Lights to 1970 Christmas Carol Ship Committee

"The 1970 Christmas Carol Ship Committee has requested the loan of City-owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2nd, 1961, which required that:

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with the increased maintenance costs. The Committee requires approximately 700 ft. of festoons. At the present rate of 16¢ per foot the rental will amount to $112.

The Committee has applied for a grant equivalent to the rental charge. For the past eight years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

I RECOMMEND that approximately 700 ft. of festoon lights be rented to the 1970 Christmas Carol Ship Committee for $112.

Submitted for Council's Consideration is the request from the 1970 Christmas Carol Ship Committee for a grant of up to $112 for rental of approximately 700 ft. of festoons. It may be that the actual cost to the City for handling the lights and replacing or repairing damaged lamps, sockets, etc., will amount to less than $112 in which case the rental charge and grant would be reduced correspondingly."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

6. Underground Utility Ducts across 77th Avenue at approximately 331 ft. and 540 ft. west of Oak Street

"Ocean Cement Limited has requested permission to install one 8-inch diameter concrete duct, to contain communication cables and a pneumatic message system pipe, across 77th Avenue at approximately 331 ft. west of Oak Street. The duct would connect their building north of 77th Avenue, on Lot D of the balance of Lots 16A, 17A, 32 and part of 15A, D.L. 319, 323 and part of 324, with their building south of 77th Avenue on Lot G of A, D.L. 319, 323 and part of 324. The Company also requests permission to install two 8-inch diameter steel ducts, one to contain a 2-inch diameter gas line and the other for future utility use, across 77th Avenue at approximately 540 ft. west of Oak Street. These ducts would connect their building north of 77th Avenue on Lot 2 of Sub. of 3, Block Y, D.L. 318, with their building south of 77th Avenue on Parcel 1 of 1 and 2, Block Z, D.L. 318.

I RECOMMEND approval on the following conditions:

(a) All details of design and installation of the utility ducts to be satisfactory to the City Engineer.

(b) An agreement satisfactory to the Corporation Counsel and the City Engineer be entered into.

(c) Annual rental of $70.00 for street space occupied to be paid in accordance with the Encroachment By-law."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATIONS:

7. Methods for Reducing Air Pollution Caused by Motor Vehicles

The City Engineer reports as follows:

"In October, 1969, City Council authorized the City Engineer to convert two trucks to propane fuel for the purpose of evaluating its feasibility:

(a) in reducing pollution,

(b) in reducing costs,

(c) as a practical fuel for use under Vancouver climatic conditions.

These trucks have now been operating since November, 1969, and operating experience and data have been acquired. In addition, a careful review has been made of available literature on other studies being carried out in America, particularly from the point of view of the effects of propane on pollution since local capability for such an evaluation is limited.

Included in this evaluation of propane were other possible fuels which could reduce pollution as well as certain fuel additives. This was included to provide a comparison of both pollution abatement effectiveness as well as cost reduction. A technical report on the findings of this study is available for Members of Council in the City Clerk's Office.

The report concludes that:

i) It is feasible to use propane fuels in the City of Vancouver in that no operating difficulties such as freezing were experienced.

ii) As compared to gasoline, propane, natural gas and diesel oil fuels all provide some reduction in pollution. There is complex variation in the reduction of certain emission components among the various fuels as shown in Tables 6 and 7 (pages 21 and 22) of the technical report. None of the fuels is completely pollution free.

iii) Calculations based on City of Vancouver experience so far indicate that only diesel fuel is more economic than gasoline. The possibility exists that propane or natural gas may be more economic in the long run because of reduced maintenance costs, but experience during the period of the test has shown no significant difference in this regard. The report, therefore, concludes that tests should continue on the two vehicles now converted to propane for the life of these vehicles so that the longer-range effects on maintenance can be determined.

iv) Recent and proposed changes in federal legislation are causing vehicle manufacturers to carry out design changes which will significantly reduce emissions. In these circumstances, major expenditures for conversions from gasoline to other fuels should be delayed.

Cont/d.

Clause 7 Cont/d.

v) Since diesel fuel both reduces pollution and is more economic, the report concludes that the City should use diesel fuel units where applicable.

It should be mentioned that while diesels have the least harmful emissions from the standpoint of air pollution, some people find the odor or their exhaust emissions to be distasteful.

The Council resolution originally approving this study stated that the City would either return or purchase the propane conversion units after the initial testing period was over. This period is now over and the supplier has sent invoices to the City totalling $1,494.02, representing the cost of the two conversion units. Of the $1,000 initially appropriated for the test, approximately $400 had been spent to September 30, 1970. It is estimated that an additional $1,000 will be sufficient to cover the supplier's invoice and provide for miscellaneous expenditures throughout the remainder of the proposed test. This amount can be provided from Account No. 5950/966, originally allocated for the purchase of equipment which proved less expensive than anticipated.

The City Engineer RECOMMENDS that:

(1) $1,000 be transferred from Account No. 5950/966 to a new account to be set up within the PATHE fund for the purchase of two propane conversion units now installed in City equipment.

(2) The Engineering Department be authorized to continue evaluating the propane units for the longer-range effects on maintenance cost.

(3) Where practicable, diesel fuel vehicles be employed as a means of reducing pollution and operating costs until a more effective means is developed."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATIONS:

8. Air Pollution - Marpole

The following is a resolution of City Council of September 22, 1970:

"THAT WHEREAS the air pollution situation is still bad in the Marpole area although the City's revised air pollution standards have been in effect for over a year;

THEREFORE BE IT RESOLVED that the Board of Administration report to the City Council on the situation in the Marpole area and any steps that might be taken to remedy the situation; the Board of Administration also report on the manpower situation in the Air Pollution Control Division."

The Director of Permits & Licenses reports as follows:

"The following report will refer to the situation in the Marpole area and the manpower situation in the Air Pollution Control Division will be the subject of a separate report.

Cont/d.

Clause 8 Cont/d.

The dustfall records for the Marpole area have shown a significant decrease from 38.3 tons per square mile in 1956 to 12.6 tons per square mile in 1969.

The sulphur dioxide determinations in the Marpole area have shown a decrease from .37 micrograms per 100 square centimeters/day in 1959 to .17 micrograms per 100 square centimeters/day in 1969.

The highest incidence of pollution occurs during September due, primarily, to slash burning conducted under unsuitable meteorological conditions. A study of six years wind flow records made by the Meteorological Branch show that calm periods occur 40% of the time during the month of September, which curtails normal ventilation of the area. The Marpole smoke sampler reflected this incident, as did all other sampling stations in the City. Otherwise, the atmosphere in the Marpole area is well within recognized air quality standards.

In the Marpole area, there are two major lumbering industries, numerous smaller manufacturing plants, i.e. liquid air plant, secondary lead and brass smelting, chemical plant, asphalt roofing plant, concrete batching plant and several furniture manufacturers. All industries with the exception of the Rayonier Corporation (lumber mill) are capable of meeting the bylaw requirements. In March 1970 Rayonier Canada Ltd. was prosecuted and fined $500 for violation of the bylaw. Subsequently, studies have been made on power requirements and a natural gas fired boiler has been ordered and should be in operation by early 1971, which should result in compliance with the bylaw.

The following firms have further improved the quality of emissions from their plants since the amended bylaw was passed on May 20, 1969:

Ocean Cement - converted their power boiler from heavy bunker oil to natural gas firing, thus reducing the discharge of smoke, sulphur dioxide and soot to the atmosphere.

North Shore Shingle - have ceased operation of two hog fuel fired boilers which formerly contributed considerably to air pollution in the area.

Apartment blocks - have installed multi-chambered incinerators as required, or changed to a pick up service thus reducing the amount of contaminants to the air.

Canadian Forest Products (Eburne Division) - this firm does meet present bylaw requirements, however, many complaints are received about the plant and, as a result, they are subjected to very frequent inspections. The plant is equipped with electronic smoke recorders which record the discharge of smoke 24 hours a day. Inspectors check the recorders weekly and report that dark smoke does occur on occasion but within the time limits set out in the bylaw.

Cont/d.

Clause 8 Cont/d.

The visual effect of emissions from industry can be misunderstood for the amount of water vapour in the emission can suggest improper control when, in reality, the air pollutants which may be present can be within present by-law standards. The permissive bylaw requirement of a higher level of emissions for three minutes/half hour can also result in similar misunderstanding when viewed without knowledge of the bylaw standards. Visual and particulate contributions are also introduced in the Marpole area enamating from industries not located in Vancouver.

Bylaw standards can be raised, however, your officials do not recommend this at this time for the following reasons:

(a) Vancouver industries have co-operated well and have made, or are making, satisfactory efforts to meet the present requirements in most instances.

(b) Many are in the process of further upgrading their control programs. These should be fully operative and assessed before standards are raised further.

(c) Control of Vancouver industry without similar controls being applied elsewhere would not solve the total Vancouver problem and could be considered as being unfairly restrictive."

Your Board forwards the above report for Council CONSIDERATION.

DELEGATION REQUEST - Sir Winston Churchill Secondary School Air Pollution Group.

9. Air Pollution - Manpower Situation

The following is a resolution of City Council of September 22, 1970:

"THAT WHEREAS the air pollution situation is still bad in the Marpole area although the City's revised air pollution standards have been in effect for over a year;

THEREFORE BE IT RESOLVED that the Board of Administration report to the City Council on the situation in the Marpole area and any steps that might be taken to remedy the situation; the Board of Administration also report on the manpower situation in the Air Pollution Control Division."

The Director of Permits & Licenses reports as follows:

"The following report will refer to the manpower situation in the Air Pollution Control Division and the situation in the Marpole area will be the subject of a separate report.

The Air Pollution Control Branch is composed of one supervisor and three field Air Pollution Control Officers. In view of the small number, it is evident that if one is away for holiday, sickness or other reasons, the staff is reduced at least by 25%. Each staff member is now entitled to one month's holiday, so one-third of a man year is lost each year. Unusual illness during 1970 accounted for over six months absence.

Cont/d.

Clause 9 Cont/d.

An additional Air Pollution Control Officer to provide service at the level required by the Air Pollution Control Bylaw was recommended to Council August 26, 1969 as part of a report 'Enforcement of the new Air Pollution Control Bylaw.' The following is an excerpt from this report:

'3 It must also be noted that the new Air Pollution Control Bylaw has increased the workload of the present staff for:

(i) New standards in the bylaw will require that re-testing of installations previously tested should be carried out in many areas, e.g. foundries, incinerators.

(Note: The testing referred to is a two-man operation and is time consuming.)

(ii) More complaints are being received and will likely continue at a higher level than in the past. Each complaint must be investigated.

(iii) If other inspectional staff carry out inspections to find offenders of the Air Pollution Control bylaw, in or out of regular working hours, a substantial number of referrals to the Air Pollution Control Branch will result.'

Council at that time stated 'that the whole matter be tabled pending action which may be taken on air pollution by the Greater Vancouver Regional District.'

The specialized nature of the work of this staff is such that no one else in the City service is available to assist on a temporary basis. To our knowledge, there is no other source where a person of the required technical knowledge at this level can be obtained for either permanent or temporary employment. To obtain additional staff members, it would be necessary to engage a person with the same basic training as the present staff (Stationary Engineer) and provide a training period of about one year with our present staff to obtain approximately the same level of expertise.

To assist in the enforcement of the bylaw, particularly during the periods of illness, as noted, the Fire Wardens, as part of their normal inspections, are assessing incinerators in apartment buildings for referral to the Air Pollution Control Branch, as may be required.

In view of the unsatisfactory staff situation noted above, and because clarification of air pollution control programs at the Regional and Provincial levels may not be forthcoming for some time, the establishment of the Air Pollution Control Division should be increased by the addition of one Air Pollution Control Officer.

The Director of Personnel Services reports as follows:

'The Director of Permits and Licenses is recommending the establishment of a new position in the Air Pollution Control Branch of the Department of Permits and Licenses.

I have reviewed the proposed duties and responsibilities of the position and find that it will involve the observation, inspection and regulation of sources of air

Cont/d.

Clause 9 Cont/d.

pollution in an assigned district. The incumbent will be required to determine the causes of air pollution and to take the required steps to eliminate it through advertising and advocating those responsible and in some cases by prosecution of persistent offenders.

These are the duties of an Air Pollution Control Officer I, Pay Grade 23 ($687-825) and I recommend that the position be so classified, effective when adopted.'

The costs of the additional salary, fringe benefits, auto allowance and furniture would be included in the 1971 budget estimates, and are as follows:

Salary	$ 8,244
Fringe Benefits	989
Auto Allowance	840
Furniture	325
	$10,398

In view of the above, the following is recommended:

(a) The establishment of the Air Pollution Control Branch of the Department of Permits and Licenses be increased by one Air Pollution Control Officer I.

(b) The report of the Director of Personnel Services be adopted."

Since the foregoing report of the Director of Permits and Licenses deals with standard of service and further since Council in August, 1969 tabled a request for additional staff pending action by the Regional District, your Board submits the recommendations of the Director of Permits and Licenses for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 304-5

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Petition re. 6009 Argyle Street

A petition containing approximately twenty four names was received from Mrs. V. W. McLennan regarding noise and disturbances occurring at 6009 Argyle Street.

The Director of Permits and Licenses reports as follows:

"Our records show that this dwelling is approved as a single family home and is occupied accordingly. The owner's agent, Action Realty, advise that:-

(a) They are aware that disturbances have occurred at and about these premises which have annoyed the neighbours.

(b) They are renting the building to a Mrs. H. Rowe on the condition that the building be occupied by no more than three persons.

(c) In view of the adverse reports they have received, they have served notice on Mrs. Rowe to vacate the premises by November 30, 1970.

(d) They have advised Mrs. Rowe that damages have occurred to the building which are to be paid for by Mrs. Rowe.

(e) The agent is prepared to take Court action if necessary to remove the tenants and to collect the damages which they consider due.

Inspections of these premises have been carried out and no contravention of City by-laws was observed. Further inspections will be made after November 30, 1970."

Your Board forwards this report to Council for information and RECOMMENDS that a copy be forwarded to Mr. & Mrs. McLennan on behalf of the petitioners.

(Copies of the petitioners' letter are circulated for the information of Council)

CONSIDERATION:

2. Untidy Premises

The Corporation Counsel reports as follows:

"In May of this year I reported to Council that there was no power under the Untidy Premises by-law by which the City could clean up either a vacant lot which was the subject of discussion at that time, or any other untidy premises and charge it to the owner. Council at that time suggested that application be made to obtain the power to insert in the Untidy Premises by-law the power to carry out the necessary work with City forces and charge it to the owner.

Cont/d.

Clause 2 Cont/d.

This by-law was passed by Council pursuant to the power contained in clause (u) of Section 323 which reads as follows:

> '323. The Council may make by-laws
> (u) for requiring the owners or occupants of real property to maintain the said property in a neat and tidy condition and in keeping with a reasonable standard of maintenance prevailing in the neighbourhood.'

Under the section of the Charter dealing with various forms of nuisance there is power to require the owner or occupier of real property to remove therefrom any accumulation of rubbish, discarded materials, garbage, ashes or filth and lawfully dispose of the same and for providing that in default of such removal the City may by its workmen or others enter and effect such removal at the cost of the person so defaulting.

This power has not been incorporated in any by-law at the present time, but on the instructions of Council a by-law incorporating these powers can be prepared."

Your Board submits the foregoing report of the Corporation Counsel for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 305, 306

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Construction: Gasoline Service Station, 6501 Victoria Drive

The Director of Planning reports as follows:

"Chercover Engineering Ltd. on behalf of Home Oil Distributors Ltd., have filed Development Permit Application No. 53413 to demolish the existing Gasoline Service Station on this site and construct a new Gasoline Service Station with retailing facilities at the south west corner of Victoria Drive and 49th Avenue.

The new development will include one additional C-2 zoned lot. The site is located in a C-2 Commercial District and the Gasoline Service Station location policy as adopted by City Council on October 1st, 1968, permits consideration to rebuilding of existing Gasoline Service Stations and including additional site area at this location.

The applicants have stated in a letter that the retailing within the building will be through vending machines vending hot and cold drinks, candy, and ice cream.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 53413 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the demolition of the existing Gasoline Service Station on this site and the construction of a new Gasoline Service Station subject to the following conditions:

A. Prior to the issuance of the Development Permit

(1) revised drawings are to be submitted to the satisfaction of the Director of Planning indicating:

(i) details of and the provision of a minimum of 5% of the site being landscaped,

(ii) details of all drainage to be provided on the open portions of the site,

(iii) details of the garbage enclosures,

(iv) details and the provision of screening on the westerly property line of this site adjacent to the City lane.

B. The open portions of the site are to be developed including surfacing and screening prior to any use or occupancy thereof.

C. All signs to be first approved to the satisfaction of the Director of Planning.

D. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

E. All landscaping is to be provided in accordance with the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

Your Board RECOMMENDS that the Development Permit Application No. 53413 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

2. Rezoning: S/W Corner of 20th Avenue and Clark Drive (Canadian Paraplegic Association)

The Director of Planning reports as follows:

"An application has been received from Mr. D.L. Mowat, Executive Director, Canadian Paraplegic Association, requesting an amendment to the Zoning and Development By-law whereby Lots 1-6 and B, Block 38, D.L. 301 being the south-west corner of 20th Avenue and Clark Drive would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicants state the purpose of their application is 'for the construction of a lodge which will provide short term, self-contained accommodation for up to 24 paraplegics and quadriplegics following their physical rehabilitation program at the G.F. Strong Rehabilitation Centre. The lodge will provide the necessary step from the Rehabilitation Centre into the community for paraplegics and quadriplegics. The Canadian Paraplegic Association, British Columbia Division's rehabilitation counsellors will provide supervision and counselling for those within the lodge with the goal being integration into the community as normal physically and financially independent citizens.'

Also attached to the application is a brief which states:

'The Canadian Paraplegic Association's proposed lodge would alleviate two distinct and presently insurmountable problems in the rehabilitation of paraplegics and quadriplegics.

The first problem which could be solved through the benefits of the lodge is the premature discharge of paraplegics who are still in "mourning" and therefore have not made any mental adjustment towards accepting their disability. Although these individuals may have attended the G.F. Strong Rehabilitation Centre for a period of six months to one year, their mal-adjusted attitude has prevented them from taking advantage of the physical re-training program. These individuals need extensive counselling, involvement in recreation, social improvement and vocational training, which are difficult, if not impossible to obtain outside of the Greater Vancouver area. The lodge, or "half-way" house would allow the rehabilitation counsellors of the Canadian Paraplegic Association to concentrate on a group of ten to twenty such individuals and give them time for not only the previously mentioned counselling, recreation, social improvement and vocational training, but to find suitable housing in their community, and most important of all, employment. The British Columbia Division does not expect to keep any individuals in the lodge for periods longer than one year.

The lodge, as envisioned by the B.C. Division would also eliminate the most serious road block to rehabilitation of quadriplegics, which is the lack of accommodation for these severely disabled individuals who require small amounts of care and assistance in order to function outside of institutions, rest homes, etc. At present, we know of more than thirty quadriplegics living in institutions, who with suitable accommodation, could not only live away from the confines and restrictions of private hospitals, etc., but could find full time employment, drive their own automobiles and live full and worthwhile lives rather than merely "existing" as is their lot today.

cont'd . .

Clause 2 continued

The Canadian Paraplegic Association offices are located in the City of Vancouver and our rehabilitation counsellors will provide supervision and counselling for those within the lodge with the goal being integration into the community as physically and financially independent citizens. To this end the B.C. Division has been endeavouring to find the necessary monies in order to construct such a lodge since 1960 with abortive proposals for these facilities presented in 1961 and 1965. At long last this vital project is financially feasible with the University of British Columbia, Greek Letter Societies "Mardi Gras" our major contributors.

We have raised $30,000 which is the 10% required by Central Mortgage and Housing Corporation in order to receive their 90% mortgage payable over a period of 50 years. Our auditors, Thorne, Gunn, Helliwell and Christenson have prepared a detailed financial feasibility study which proves the lodge will be financially self-supporting. The advantages of this site are that it is centrally located, close to shopping, recreation, education, vocational training, and other facilities that will assist in the return of these paraplegics and quadriplegics to the community.'

Also submitted with the application are sketch plans which indicate a one storey building containing 13 units, 6 of which are totally self-contained and designed to accommodate two people, 6 units having two living rooms with shared kitchen and washroom facilities proposed to be occupied by two persons, one dwelling unit for the operator plus a small office, lounge, general dining area and library.

The sketch scheme submitted also indicates the building having a total floor area of approximately 11,000 sq.ft. with a floor-space ratio of 0.25, a landscaped setback of approximately 15' as indicated along 20th Avenue, with additional landscaping areas on the westerly section of the site along Clark Drive and adjacent to the City lane, with a blacktopped area adjacent to the building on the north, east and west, providing off-street parking.

The subject property consists of 7 lots having an area of approximately 43,560 sq.ft., is triangular in shape and has been used by the Horticultural Society for many years. It backs onto C-2 Commercial zoned property which fronts onto Kingsway. The areas immediately to the North and East are zoned RS-1 One Family and occupied by one family dwellings.

It is considered these lots are appropriate for the use proposed as it does give the occupants a location within the City which is near to adequate shopping and business establishments, and is also adjacent to homes. The shape of the property does not lend itself to a good subdivision layout for single family homes.

The Town Planning Commission on November 20th, 1970, RECOMMENDED THAT the application be approved, thereby rezoning the area to a CD-1 Comprehensive Development District with the by-law restricting the use of the lands to a paraplegic residential centre, the scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, with the form of development indicating a 20' landscaped setback from East 20th Avenue, adequate landscaping on the easterly and westerly sides of the site, revised suitable off-street parking, with the floor space ratio not to exceed 0.50 gross.

The Technical Planning Board on November 20th, 1970, also recommended that the application be approved, subject to the same conditions."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for consideration of Council at a Public Hearing.

3. Dogs Running at Large and Illegal Suite at 2035 West 49th Avenue

The City Clerk has received a letter from Mr. J.F.C. Kirk of 2025 West 49th Avenue complaining of dogs running at large in the neighbourhood and also of the continued existence of a second floor suite at 2035 West 49th Avenue.

The Director of Permits & Licenses reports as follows:

"As a result of a previous complaint from Mr. Kirk, the Pound Officers have given additional attention to this area. They have not found any unusual number of dogs, but are continuing their surveillance.

The house at 2035 West 49th Avenue is a two storey frame house located in an RS-1 Single Family Dwelling area. The main floor contains a dwelling unit with two basement bedrooms being used in conjunction with the main floor unit. In 1962 the Technical Planning Board approved a Development Permit Application which permitted the retention of a dwelling unit on the second floor for a limited period of time expiring December 31, 1970. When Mr. Kirk complained on a previous occasion about this multiple occupancy, he was informed that the second floor suite was legal until December 31, 1970. This accommodation comes within the City Council resolution which withholds enforcement action against such installations until December 31, 1972, provided the owner applies to the Technical Planning Board for a further retention.

On November 3, 1970, the owner of 2035 West 49th Avenue applied to the Technical Planning Board as above and this application was approved. Therefore, no enforcement action will take place before December 31, 1972.

Inspections carried out on November 20, 1970, showed that the building is occupied in accordance with the approved Development Permit Application."

Your Board RECOMMENDS receipt of the above report and that a copy be sent to Mr. Kirk.

(Copies of the letter from Mr. Kirk dated November 10, 1970, are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 306

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Dog Licenses for Female Dogs

In a letter dated June 9, 1970, Mr. N. Benner suggested that female dogs can be treated with a substance which will render them unattractive to male dogs. He therefore believes that the license fee for a female dog so treated should be reduced to the license fee for spayed female dogs.

The Director of Permits and Licenses reports as follows:

> "The fee for male dogs and spayed female dogs is $3.50 and for unspayed females $10.00 per annum. This licensing procedure is also followed in most communities in Canada and the United States in an attempt to control the dog population. We are not aware of any alternative method being employed elsewhere.
>
> To subscribe to Mr. Benner's suggestion would create a difficult administrative problem. Assurance that an approved, reliable substance had been properly administered to a female dog would be next to impossible to obtain. Further your officials are not aware of any drug or substance which, if properly administered, could be considered effective at all times.
>
> RECOMMENDED that the present method of licensing dogs remain as at present."

Your Board
RECOMMENDS that the above report be adopted.

(Copies of the communication from N. Benner dated June 9, 1970 are circulated for the information of Council)

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FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Tender No. 39-70-3, 1500 IGPM Triple Combination Pumper Fire Trucks

Tenders for the above were opened by your Board on October 26, 1970 and referred to the Fire Chief, City Engineer and Purchasing Agent for report. A working copy of the tabulation is on file in the office of the Purchasing Agent. The officials concerned report as follows:

"The 5% Provincial Tax is in addition to all prices shown in this report and in the working tabulation.

Bid numbers refer to the order of the bids in ascending order of price.

On July 9, 1970, Council approved tendering for two 1500 IGPM (Imperial Gallons Per Minute) pumper fire trucks in September 1970 for delivery in early 1971. These two pumper fire trucks are to replace two 1050 GPM fire trucks originally scheduled for 1971 replacement.

These fire trucks, along with two 1500 IGPM fire trucks on order, will provide the land based protection for the False Creek Area and allow for the retirement of the Fireboat Carlisle from this service. Funds for this purchase will be requested in the 1971 General Revenue Budget.

Three bids were received for these units as follows:

Bid No. 1	Silver Line Fire Equip. Thibault Pumper on Ford C910 Chassis	$ 56,849.00
Bid No. 2	Silver Line Fire Equip. Thibault Pumper on Custom Chassis	$ 57,169.00
Bid No. 3	King Seagrave Ltd. Seagrave - Pumper Ford C910 Chassis	$ 58,717.00

All bids meet specifications. However, Bid No. 2 from Silver Line Fire Equipment Ltd. is offered with a custom built chassis, whereas, Bid No. 1 and Bid No. 3 offer a stock chassis built by Ford Motor Co. The City has experienced major problems in obtaining parts for custom built chassis and since the early 1960's has adopted a policy of purchasing fire apparatus mounted on stock truck chassis as manufactured by any of the major truck manufacturers. For this reason Bid No. 2 is not considered to offer the best dollar value to the City.

Bid No. 1 and Bid No. 3 both offer units which are acceptable. However, Bid No. 3 from King Seagrave Limited is preferable for service in the City of Vancouver for the following reasons:

Cont/d.

Clause 1 Cont/d.

(a) King Seagrave Ltd. are presently building two identical units for the City. They have provided engineering drawings and information that demonstrate clearly that their unit provides all the specified and desirable features. The drawings first supplied by Silver Line Fire Equipment Ltd. were not adequate and further drawings were requested by the Fire Chief. The drawings finally supplied still showed a smaller working platform and hose storage area than desirable.

(b) These two 1500 IGPM Fire Trucks will make a fleet of 4 trucks of this type that the Fire Department will operate as land based fire equipment for the False Creek area. Men will be transferred between halls from which this equipment will be operated. For this reason, standardization of vehicle operation and operator training is imperative if the men are to operate this equipment with the minimum amount of error under fire fighting conditions. Four identical pieces of fire fighting apparatus will eliminate any non-uniformity in operation of the units.

(c) Staff operating these units will require intensive training; if two different makes are operated, duplicate training programs will be required.

The anticipated operating life of these units is fifteen years. The $1,868 difference per truck between Bids 1 and 3 is therefore equivalent to about $125 per truck per year. The Fire Chief is strongly of the opinion that the advantages to be gained from operating the Bid No. 3 units more than offset this cost difference. The City Engineer and Purchasing Agent concur with this judgment.

The Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the bid to offer the best dollar value, Bid No. 3 from King Seagrave Ltd. for two only 1500 Imperial GPM Triple Combination Fire Trucks at a total price of $117,434.00 ($61,629.00 less $2,065.00 for drive out in lieu of rail, less $997 for 10.00 x 20 12 ply tires, plus $150 for power tilt cab).

When Council has made the award a contract will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board
RECOMMENDS the report of the above officials be approved.

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FOR ADOPTION SEE PAGE(S) 306

FINANCE MATTERS

RECOMMENDATION

1. Grant - Boys' Clubs of Vancouver

Your Board submits the following report of the Director of Social Planning/Community Development reviewing program requirements of the Boys' Clubs of Vancouver for the second half of 1970, in relation to a further grant request:

"A grant of $5,000.00 was awarded the Boys' Clubs of Vancouver in the Spring of 1970. The money was spent mainly for a Lower Mount Pleasant Summer Fun Program ($1,572.00) and Day Camping at Buntzen Lake ($3,196.00) and the major expenditure in each program was for Summer staff salaries and transportation for program participants.

There are no additional services that the City needs to purchase from the Boys' Clubs in 1970.

Therefore, it is recommended that Council not approve additional funds to the Boys' Clubs at this time."

Your Board RECOMMENDS the foregoing recommendation of the Director of Social Planning/Community Development be adopted.

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FOR ADOPTION SEE PAGE(S) 307

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT NOVEMBER 20, 1970

1. Salary and Classification Review - Two Clerk II Positions, Engineering Department.

The Director of Personnel Services reports as follows:

"The Clerk II and III positions at Manitoba Yards were reviewed in 1968 and I recommended no change in salary or classification. The President of the Municipal and Regional Employees' Union did not concur with these recommendations which were subsequently reviewed at the Joint Committee level. The Union as a result of the Joint Committee meeting on March 19, 1970, requested a review of two Clerk II positions in the Waterworks and Sewers Operations Branches, Sewer, Water and Sanitation Division, Engineering Department.

(1) Mr. A.L. Gracie, Clerk II, Sewers Operations Branch

The incumbent performs varied and moderately difficult clerical work under minimal supervision such as preparing work tickets for maintenance crews, completing time sheets and plotting, dragging, flushing and rodding reports. In addition, he is now responsible for costing capital jobs on a daily basis plus costing for the sewer relay program. These costing duties have been added to the Branch's responsibilities and the incumbent's costing functions take up a major portion of his time. Therefore, there has been an increase in the complexity of the work performed since the last audit and the duties and responsibilities of this position now fall substantially within Class Specification No. 025, Clerk III, Pay Grade 17, and I recommend that the position be so classified effective April 1st, 1970.

(2) Clerk II, Waterworks Operations Branch

The work of this position involves the performance of a variety of repetitive clerical tasks of limited complexity such as maintaining standard office records, checking tally sheets for materials issued, screening incoming calls, providing information to the public and Waterworks personnel in the field. The work of this position falls substantially within Class Specification No. 023, Clerk II, Pay Grade 12, and I recommend no change in salary or classification.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1970 rates and including fringe benefits at 10% will be $1,848.00.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The Comptroller of Accounts reports that the additional funds estimated at $1,386 for nine (9) months in 1970 are available within the 1970 Departmental budget.

This report has been discussed with the Assistant City Engineer, Sewer, Water and Sanitation Division, and the Assistant Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
A.L. Gracie	Clerk II Pay Grade 12 ($422-502) Plus 2 Pay Grades for longer hours and in lieu of rest periods	Clerk III Pay Grade 17 ($526-629) Plus 2 Pay Grades for longer hours and in lieu of rest periods	April 1, 1970
Vacant	Clerk II Pay Grade 12 ($422-502) Plus 2 Pay Grades for longer hours and in lieu of rest periods	No change	-

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 307

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 27, 1970

RECOMMENDATIONS

1. Vancouver City Hall Choristers

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 20, 1970, are requesting a portion of two working days, on Tuesday, December 22nd and Wednesday, December 23rd, 1970, to tour and perform in local hospitals. The Choir members are also performing during the evening at the hospitals. Some thirty-one members of the Civic staff are involved.

RECOMMENDED that, as requested by the Vancouver City Hall Choristers, members of the Vancouver City Hall Choir participating in the tour of City Hospitals on Tuesday, December 22nd and Wednesday, December 23rd, 1970, be granted leave of absence from their duties for this purpose without loss of pay."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

(Copies of letter dated November 20, 1970, from the Vancouver City Hall Choristers are circulated for the information of Council.)

2. Extension of Leave of Absence Without Pay - L.H.J. Atkinson and D. Werlin, Officers of the Vancouver Civic Employees Union

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Civic Employees Union requesting an extension of leave of absence without pay from January 1, 1971, to December 31, 1971, for L.H.J. Atkinson (Garage) and D.L. Werlin (Sewers) for the purpose of performing their duties as officers of the Union.

The Union further requests that should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given.

. . . Cont'd.

Clause No. 2 (Cont'd.)

It is therefore recommended that Mr. L.H.J. Atkinson and Mr. D.L. Werlin, Officers of the Vancouver Civic Employees Union, be granted an extension of leave of absence without pay from January 1, 1971, to December 31, 1971, for the purpose of performing their duties as Officers of the Union, and should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * * * *

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BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 27, 1970

PART I

SUNDRIES

RECOMMENDATIONS

1. Acquisition for Replotting S.E. Sector
S.W. Corner of 58th Ave. & Boundary Rd.

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters May 8, 1970, confirmed by Council on May 12, 1970 approving the expropriation of Lot 26, Blk. 6 and N½ of Blk. 7, N.E.¼ D.L. 335 situated on the South-west corner of 58th Ave. and Boundary Road, which is required for replotting purposes in connection with the expanded programme of redevelopment in the S.E. Sector authorized by City Council on June 12, 1968.

The property comprises a single lot, 33' x 108.6' zoned R.S.1, which flanks Boundary Road. However, said lot is overgrown with bush and lacks all other services.

According to recent advice from the City Solicitor, the owner has failed to submit particulars of her claim or to appoint an arbitrator and also has refused to give the City a conveyance without prejudice to her rights. In order that resubdivision plans are proceeded with, the City Solicitor has requested the Supervisor of Property and Insurance seek authority for an application to be made to the Court for a vesting order. It is noted that said application will not preclude negotiations towards a final settlement.

RECOMMENDED that since the City has failed to come to an agreement with the owner, that the Corporation Counsel be authorized to make an application to the Court for a vesting order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Provincial Courts (Vancouver) Complex
230-234 Powell Street

The Supervisor of Property and Insurance reports as follows:

"Lot 26, Block 5, D.L. 196 being 230 to 234 Powell Street is required for the new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

The premises comprise a 2 and 2-3/4 storey non-basement frame building with a main floor area of 2928 sq. ft. erected in 1900 on a site 25' x 122' zoned M-2. This structure with a gross floor area of approximately 7100 sq. ft. has 13 plumbing fixtures, a patent shingle roof, stucco on exterior walls and a concrete foundation.

continued . . . / 2

Item No. 2 cont'd

The lower floor, 230 & 232 Powell Street, was originally two retail stores but years ago was converted into 14 sleeping units with a community kitchen and is heated by a hot water heating system provided by two electric furnace units. This protion of the building is in above average condition and the 14 units are managed by the owners.

The upper floors, 234 Powell Street, known as 'Golden Star Rooms', consist of 26 rooms rented out to an operator at a current rental of $190.00 per month. This part of the building has also a two-room suite for the operator, two community kitchens and is heated by coal and wood stoves. Condition of the upper floors is average for age and type.

The lower floor tenancies are on a month-to-month basis and the owners also are now renting the upper floors to the operator of the 'Golden Star Rooms' from month-to-month with no written lease. It is proposed to continue these tenancies until the vacant land is required for development, at which time the building will be demolished.

Following negotiations with the owners they have agreed to sell for the sum of $42,000.00 on the following terms:

a) The sale date to remain open until the property is required by the City for development purposes.

b) The owners to receive an advance payment of $4,500.00 upon delivery of a registrable deed in favour of the City of Vancouver.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $42,000.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted."

3. False Creek -
Lease of City-Owned Lands

The Supervisor of Property and Insurance reports as follows:

"Reference is made to the Board of Administration Report of December 5, 1969 approved by Council December 9, 1969, authorizing the Supervisor of Property and Insurance to have leases drawn in favour of E.L. Sauder Co. Ltd. for certain properties in False Creek including Lot 44, D.L. 2037 and Portion of Lot 'A', D.L. 2064, which is to be utilized for access purposes. This property (Lot 44) is the extension North of Ontario Street but has not been opened.

It was proposed that this property be leased to E.L. Sauder Co. Ltd. effective November 1, 1969 for a period of 10 years. Rental to be based on current rates less a 40% allowance in consideration of the cost of road construction and restricted use.

continued . . . / 3

Item No. 3 cont'd

As this lease would expire October 31, 1979 and the other abutting leases granted to Sauder were approved for a term which expires December 31, 1988, the lessees have made the following request:

AMENDED SEE PAGE 307

Providing the City Engineer does not require the subject property for road purposes, the City grant the lessee a right of renewal for a further period expiring December 31, 1988, at a rental to be based on the then current market rental rates plus taxes and subject to one year's notice of cancellation by the City, and a five year renewal clause.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to amend the proposed lease on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Park Site #19 (West End)
1430-1432 Haro Street

The Supervisor of Property and Insurance reports as follows:

"E½ of Lot 3, Block 45, D.L. 185 being 1430 to 1432 Haro Street, located in Park Site #19 bounded by Haro, Broughton, Barclay and Nicola Streets has been offered for sale to the City by the owners. This Park Site is defined in Table II of the Revised Park Purchase Programme (1968-1970) adopted by Council February 1968 and is being recommended for inclusion in Table I in a revised Park Purchase Plan being prepared for Council approval.

These premises comprise a two-storey, full basement, frame dwelling with a main floor area of 1055 sq. ft. erected in 1900 on a site 33' x 131' zoned RM-4. The dwelling contains nine rooms divided into three living units with the owner occupying the main floor suite. There are two separate living units on the second floor with common bathroom. Both units are presently rented.

This building has 10 plumbing fixtures, a patent shingle roof, siding on the exterior walls, a stone foundation and is heated by an automatic gas furnace. The condition of this dwelling is average for age and type.

Negotiations with the owners confirm that they are prepared to sell for the sum of $41,000.00, including all furnishings and equipment on the upper floor, as of November 30, 1970, subject to the owners retaining rent-free possession of these premises until January 31, 1971. This price represents a fair and reasonable value for this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $41,000.00 on the foregoing basis chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

5. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER	CITY TO PAY	CODE NO.
105 Alexander St. Lots 20 - 25, Blk. 1 D.L. 181/196	Possible Redevelopment Future Street Widening	Riley Jones	$520.00	9407/182
	(Demolition authorized by Council - May 26/70)			
1141 Comox St. Lot 16, E½ Blk.22 D.L. 185	School Site - Request of School Board	J. Olar Demolition Co. Ltd.	$675.00	9407/182

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for INFORMATION.

PART II

S A L E S

RECOMMENDATIONS

6. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 5, Blks. 1 & 8, D.L. N½ 339, Plan 13308
Sit: S/S 48th Ave., between Tyne St. & Boundary Rd.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Mate Zrno	5	40' x 157.84' / 157.86'	$12,000.00	Cash	-

7. RECOMMENDED that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer:-

Re: Lots A - L, Blk. 5, D.L. 663, Plan 13751
Sit: W/S of Elgin between 47th & 45th Aves.
Zoning (RS-1)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Peter Wolff	C	49.5' x 109.88' / 109.96'	$11,500.00	City Terms @ 9-3/4%	This lot known to contain peat, and no guarantee given to soil stability.
Abe Toews	A	49.5' x 109.73' / 109.81'	$11,800.00	City Terms @ 9-3/4%	This lot known to contain peat, and no guarantee given to soil stability.

8. RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer:-

Re: Lot 1, Blk. 11, S/E¼ D.L. 336
Sit: S/E corner of 49th Ave. & Elliott St.
Zoning (CD-1)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Boughton, Street & Co. for Bralic-Zamboni Construction Co. Ltd.	1	274.34' x 302.56' / 276.73' 288.71' (1.83 acres)	$132,500	City Terms @ 9-3/4%	1) The scheme of development being subjec to the RM-1 Multiple Dwelling District regulations and to the approval of the Technica Planning Bd. prior to sale, such scheme of development to be approved within 120 days from date of acceptance of tender.

continued . . . / 6

Item No. 8 cont'd

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
					2) Date of sale to be the date of approval of the scheme of development by the Technical Planning Board.

Re: Lots 9 and 10, Blk. 86, D.L. 264A
Sit: N/W Side of 6th Ave. & Fraser
Zoning (RM-3)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Douglas M.S. Chung	9 & 10	99' x 122'	$38,500.00	City Terms @ 9-3/4%	Sale is subject to the lots being consolidated into one parcel and the reservation of a bulkhead agreement over the consolidated site.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 307

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 2 Committee Room on Monday, November 23, 1970, at approximately 3:30 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Inspector T. Herdman, City Police Department
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation
Mr. J. Mulberry, Law Department
Dr. P.S. Bullen, Vancouver School Board

ALSO PRESENT: Mr. J. Plaskett, Vancouver Traffic and Safety Council
Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held September 23, 1970, were adopted.

1. Parking on East 56th Avenue Opposite Killarney Gardens

In a communication dated October 5, 1970, Mr. R.J. Metcalfe forwarded a petition from residents in the area of East 56th Avenue opposite Killarney Gardens with respect to the impossible parking conditions caused by the completion of the Killarney Garden Apartments. Mr. Metcalfe appeared before the Commission and outlined the problems that the residents are experiencing in this area.

In a report dated November 13, 1970, the City Engineer advised that at the time this project was under construction, residents of the surrounding area were advised by City representatives that sufficient off-street parking space would be provided to accommodate the tenants parking. The off-street parking was provided but the petitioners complain that tenants are not using the space and are parking on the streets. He further advised that investigations by his Department did not substantiate the complaint of excessive parking conditions. Observations of parking densities were taken in June, September and again on November 6. It is noted that the petitioners all have lane access and the majority have off-street parking accessible from the lanes.

The City Engineer recommended that parking regulations not be implemented, and that the petitioners be provided with a copy of this report.

Mr. Boyes advised that, following the submission of the report of the City Engineer dated November 13, 1970, further field checks on the parking situation were taken. These checks showed that parking densities were higher than had been previously observed in June, September and early November. On the south side of 56th Avenue, evening parking densities averaged between 50% and 100% between Killarney and Lancaster. Day time parking was very light, and evening parking on the portions of streets south of the housing development was also very light. Off-street parking facilities provided by the housing development were not extensively used. Mr. Boyes further advised that there appears to be a case for establishing three residents' parking zones on the south side of 56th Avenue between Killarnay and Lancaster Place, each sufficient to accommodate three cars.

Clause 1 Continued

After due consideration it was

RECOMMENDED that "resident only" parking zones be placed on the south side of 56th Avenue.

FURTHER RECOMMENDED that we write to the owner of Killarney Gardens seeking his advice on what can be done to facilitate the use of underground parking in the development.

2. Langara Campus, Vancouver City College - Student Parking

Under date of October 19, 1970, Mr. V. Zenner and Mrs. J.M. Vizjak forwarded a petition from the residents of 49th and 48th Avenues between Quebec and Cambie Streets with respect to parking congestion on the streets in this area.

Mr. V. Zenner and Mr. L. Dahl appeared on behalf of the petitioners and filed a brief.

The City Engineer under date of November 13, 1970, reported as follows:

"On October 13th, 1970, Vancouver City College began full operation at its new Langara Campus at 49th Avenue and Ontario Street.

Since that time many complaints have been received from residents in the area that parking on the surrounding residential streets has usurped all the available curb parking, made local access difficult and has lowered residential amenities. Checks taken in the week after the College opened showed that up to 530 students' cars were parked on-street during the daytime and 330 during the evening. This on-street parking extended along both sides of 49th Avenue and Ontario Street adjacent to the College and along the neighbouring residential streets for a distance of up to two blocks from the College site, while the College's off-street parking facilities were less than one-third full.

The maximum student and faculty parking demand, as indicated by the checks on the lot and on-street, is approximately 800 vehicles. The existing off-street parking facilities are sufficient to accommodate this demand.

As a condition of the Development Permit for this College, the School Board was required to provide 830 off-street parking spaces to be available to students and staff, both day and night, with parking stickers sold on a term basis. A further condition was the provision of an additional 60 spaces by the School Board or upon request by the Technical Planning Board should traffic and on-street parking conditions make this necessary.

When the College opened in October, the parking facilities were available at a daily charge of 25¢ per car. Although there are over 800 parking spaces available for students and faculty on site, checks taken on October 16th, 19th and 20th and again on November 9th and 10th, showed a maximum of 340 cars parked in these lots.

The sticker system will be implemented on November 16th and will permit parking on-site at a cost of $5.00 for the remainder of this school term. Thereafter, the School Board proposes to provide "stickered" parking at a charge of $10.00 per term. Co-operation of the Student Council has been obtained in an effort to encourage students to use these parking facilities.

It is felt that the most appropriate first step in overcoming the problem of heavy parking on the surrounding residential streets is to obtain full utilization of the off-street facilities.

/continued

Clause 2 Continued

A short settling-down period is therefore necessary to determine the relief that the "stickered" parking arrangement will provide on the on-street situation.

If significant improvement is not achieved, then further solutions will have to be attempted. It would appear that either the cost of parking on-site should be included in the students' tuition fees, or parking restrictions may have to be imposed on the neighbouring streets so as to force students to use the off-street parking. This could be achieved by:

- total parking prohibitions, which would have the disadvantage of also denying resident parking;
- parking time limits which would be similarly restrictive on residents and their visitors;
- providing exclusive residents' parking zones.

Residents' parking zones are not a total solution either, in that they do not accommodate visitors, are difficult to enforce, and would not entirely eliminate student parking on the streets, as they are only installed for a portion of each block. Since they are only enforced on a complaint basis, extending the resident parking zones for the full block length would make enforcement extremely difficult.

Notwithstanding the above, resident parking zones have been provided in the unit and 100 Blocks West 49th Avenue and the 6400 Block Ontario Street, since no matter how much use is made of the off-street parking facilities, there will still be an attraction for students to park in these blocks as well as the flankage blocks on Ontario Street south of 49th Avenue, because of their convenience and proximity to the College.

In summary, since sufficient parking facilities are provided on the College site to accommodate the total student and faculty demand, it is RECOMMENDED that additional parking regulations not be installed on the residential streets at this time, that the School Board be asked to consider methods of encouraging students to use the off-street facilities, and that the matter be reviewed in approximately one month's time."

Considerable discussion followed, and after due consideration it was

(1) RECOMMENDED

(a) That we request the School Board to provide free parking on this parking lot.

(b) That we ask the School Board for a financial statement to justify the parking costs of 11¢ a day.

(c) That we negotiate with the School Board with respect to removal of snow and painting of parking lines.

(d) That if the parking fee is not eliminated, then the School Board be requested to make provision for the parking fee to be included in the registration fee.

(e) That we request the School Board to report back to the Official Traffic Commission in the shortest time possible.

(f) That we request the City Engineer to review the on-street parking conditions with a view to adding additional resident parking zones.

/continued ..

Clause 2 Continued

(2) FURTHER RECOMMENDED that the City Engineer be requested to:

(i) review all intersections with a view to extending the corner clearances, and

(ii) review the policy of parking on Ontario Street.

Prior to the delegation leaving the meeting it was requested that the Commission endeavour to obtain a bus service on 49th Avenue. The Chairman undertook to write to the B.C. Hydro with respect to this matter.

3. Request for Improved Pedestrian Access from Austrey Avenue Through the Existing Comprehensive Development

At various meetings of the Commission during 1970 requests submitted by Mr. Blanchard have been considered and action taken with the exception of improved pedestrian access from Austrey Avenue to Joyce Road. In a communication dated October 19, 1970, Mr. H.W. Gray, Zoning Planner, advised that the Reverend Paul Foran of St. Mary's Church in a letter dated October 6, 1970, stated that the parish council are pleased to comply with the request for pedestrian access through their development. However, he further stated it must be understood that the parish council cannot assume any legal responsibility for accidents to pedestrians as a result of their use of this access. They expect to renovate the entrance to Austrey Avenue in the very near future.

RECOMMENDED that the information submitted by the Reverend Paul Foran under date of October 6 be forwarded to the residents on Austrey Avenue.

FURTHER RECOMMENDED that the Chairman forward a letter of appreciation to the Reverend Paul Foran for his cooperation in this matter.

4. Traffic Problems on Taylor Street International Woodworkers of America

Mr. R. Blanchard, Business Agent, Local 1-217, International Woodworkers of America, in a communication dated September 3 outlined the traffic problems that are being experienced on Taylor Street as a result of the operation of the H.Y. Louie plant.

In a report dated November 13, 1970, the City Engineer advised that Mr. Blanchard's concern relates to the bend of Taylor Street which occurs approximately 500 feet south of the old Georgia Viaduct and where truck traffic congestion results in undue inconvenience to other vehicle operators using the street. The congestion situation has existed at this location in varying degrees for many years. The H.Y. Louie Company is located on the North-West corner of the street bend, and the building, which is set back from the East-West portion of Taylor Street, has four loading bays facing the street and, therefore, truck manoeuvering must take place at or close to the bend in the road. When all the bays are in use additional trucks wait on the travelled portion of the street since all shoulders and boulevards are solidly parked with private cars. Enforcement by police proved an impossible task and a "no parking" area was established, which kept out the private cars and allowed waiting trucks to stand clear of the pavement.

The City Engineer outlined specific arrangements which have been in effect since 1966 and advised that these arrangements worked fairly well for two years, and then increasing truck traffic produced occasional violations and congestion which resulted in further enforcement being applied. This location was recently re-examined

/continued ..

and due to the construction of the new Georgia Viaduct, further parking prohibitions were established. Mr. Louie has advised that they have plans to relocate their business away from Taylor Street, and this relocation will probably take place within a year.

The City Engineer recommended:

(a) That no further traffic regulations or changes to present traffic regulations on Taylor Street at H.Y. Louie Company Limited be implemented at this time, and the matter be kept under review by the City Engineer.

(b) That copies of this report be made available to the International Woodworkers of America and H.Y. Louie Company Limited.

Mr. Boyes with the aid of a map reviewed the problem for the information of the Commission, and after due consideration it was

RECOMMENDED that the report of the City Engineer with respect to traffic problems on Taylor Street dated November 13 by adopted.

5. Resident Parking:
2600 Block Triumph Street

The Vancouver City Council on November 6 referred the following motion proposed by Alderman Wilson and Alderman Sweeney to the Commission for consideration:

"THAT the parking for residents only provision be made applicable throughout the 2600 Block Triumph Street"

Mr. Boyes advised that this situation will be dealt with when the Parking and Traffic Study report comes forward to Council in approximately one month's time. It was

RECOMMENDED that the matter of resident parking: 2600 Block Triumph Street, be tabled until after Council has received the parking report on the P.N.E.

6. Parking Exemption Decals

The City Engineer in a report dated November 3, 1970, advised that the Special Committee appointed to consider parking exemption decals recommends that the following applications for handicapped persons for parking exemption permits be approved:

Maurice A. Walley, 2956 West 35th Avenue, Vancouver, B.C.	George D. Borza, #102 - 11022 - 136 Street, N.Surrey, B.C.

RECOMMENDED that the report of the City Engineer dated November 3 with respect to parking exemption decals be approved.

/continued ..

7. Traffic Signal - Intersection of Boundary and Imperial Streets

The Chairman requested that Mr. Boyes give an oral report with respect to the installation of a signal at the intersection of Boundary and Imperial Streets, as she had been receiving telephone calls from motorists experiencing difficulty in crossing Boundary Road at Imperial Street. Mr. Boyes advised that it is anticipated the signal will be installed by mid-December.

RECOMMENDED that the oral report of Mr. Boyes with respect to the installation of a signal at Boundary Road and Imperial Street be approved.

The meeting adjourned at approximately 5:00 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 312

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 15, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: Alderman Hardwick (Deputy Mayor)
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber School and Lord Selkirk School.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

CONDOLENCES: Dr. Frank E. Buck

The Deputy Mayor paid tribute to the late Dr. Frank E. Buck for his past services to the citizens of Vancouver.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT a letter expressing the condolences of the members of the Vancouver City Council be forwarded to the family of the late Dr. Frank E. Buck.

- CARRIED

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 1, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Air Pollution: Marpole

(b) Rezoning: N/W corner of Victoria Drive and Kent Avenue (Mr. Hof)

COMMUNICATIONS OR PETITIONS

1. Monday, December 28, 1970
Holiday

A request was received from the Municipal and Regional Employees' Union for an opportunity to appear before the Council in support of an application that Monday, December 28th, be declared a holiday for all employees.

MOVED by Ald. Adams,
THAT Monday, December 28, 1970, be declared a holiday for civic employees, based on a formal resolution to be submitted to Council later this day.

- CARRIED

2. Christmas Bonus:
Social Service Recipients

It was agreed to defer consideration of the communication from the Unemployed Citizens Improvement Committee pending the hearing of a delegation later this day.

3. Civic Elections Results

(a) MOVED by Ald. Bird,
THAT the report of the City Clerk advising of the following results of the Civic Elections held on Wednesday, December 9, 1970, be received for information: (carried)

"MAYOR

Having received the highest number of votes, Thomas John Campbell is declared Mayor-elect for the years 1971 and 1972.

ALDERMEN

Having received the highest number of votes, the following are declared Aldermen-elect for the years 1971 and 1972.

Harry Rankin
Marianne Elizabeth Linnell
Brian Kenneth Calder
Walter Gordon Hardwick
Arthur Phillips
Earle Gordon Adams
Hugh Stuart Bird
Edward Charles Sweeney
Ernest James Broome
Halford David Wilson

SCHOOL TRUSTEES

Having received the highest number of votes, the following are declared School Trustees-elect for the years 1971 and 1972.

Ian Bruce Kelsey
Eva Viola New
Olive Johnson
Fritz Karl Bowers
Frederick Newton Alexander Rowell
Sydney Taylor
John Charles Melvin Scott
Peter Southcott Bullen
John Sparrow Stearman

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Civic Elections Results (cont'd)

PARK COMMISSIONERS

Having received the highest number of votes, the following are declared Park Commissioners-elect for the years 1971 and 1972.

Edward Alastair Sandy Robertson
George John Puil
George Wainborn
Helen Demetra Boyce
Andy John Livingstone
Arthur Robert Cowie
Joseph Edge Malkin"

- CARRIED

(b) MOVED by Ald. Phillips,
THAT the Standing Committee on General Purposes discuss at an early date the subject matter of elections, particularly such matters as candidates' deposits and sponsorship identification being placed on the ballot beside a candidate's name.

- CARRIED

4. Constitutional Hearings

The Council noted a communication from the Joint Chairman of the Special Committee on the Constitution of Canada advising hearings will be held in Vancouver on the evening of January 7th and all day on the 8th in the matter of constitutional reform. The City is invited to present a brief.

MOVED by Ald. Wilson,
THAT the Vancouver City Council make a submission to this Constitutional Committee and the Deputy Mayor be authorized to appoint a committee to prepare such a brief for Council's consideration at its meeting on Wednesday, January 6th.

- CARRIED

5. Appointment of Deputy Mayor:
Quarter commencing January, 1971

MOVED by Ald. Sweeney,
THAT, pursuant to recommendation by His Worship the Mayor, Alderman Calder be appointed Deputy Mayor for the quarter commencing January 1, 1971.

- CARRIED

6. Council meeting:
December 29, 1970

MOVED by Ald. Adams,
THAT, pursuant to recommendation of His Worship the Mayor, the Council meeting scheduled for December 29, 1970, be cancelled, on the understanding that His Worship the Mayor will call a special meeting of the Council as considered necessary for any emergency business.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

7. Inaugural Council

His Worship the Mayor submitted a communication recommending the Council meeting scheduled for Wednesday, January 6, 1971, be held as the last regular meeting of the 1970 Council and the 1971 Inaugural Council meeting take place on Tuesday, January 12, 1971, at 4:00 p.m.

MOVED by Ald. Phillips,
THAT the foregoing proposal of His Worship the Mayor be approved;

FURTHER THAT a regular Council meeting be held on Tuesday, January 12, 1971, commencing at 9:30 A.M. to deal with regular Council business.

- CARRIED

8. Christmas Closing:
Museums and Planetarium

The Council considered a recommendation from the Greater Vancouver Civic Museum and Planetarium Board that the museums and planetarium complex close Christmas Eve, Christmas Day and New Year's Eve.

MOVED by Ald. Broome,
THAT the communication be received and the recommendation approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, December 11, 1970

Works and Utility Matters

Proposed New Refuse By-law and
Schedule of Rates (Clause 7)

MOVED by Ald. Phillips,
THAT the recommendations in this clause be approved and, with respect to proposal I, regarding establishing a policy for special or unscheduled collection charges, proposal (i) be adopted.

- CARRIED

In considering this clause several motions were dealt with as follows:

RECOMMENDATION II

MOVED by Ald. Linnell,
THAT this proposal be referred to the Administrative Analyst for report.

- LOST

RECOMMENDATION IV

MOVED by Ald. Adams,
THAT the system of permitting customers a choice of either having a charge account or paying cash to the driver when having extra refuse removed be not approved but the present charge system continued.

- LOST

MOVED by Ald. Broome,
THAT the recommendation in this clause be referred to the Administrative Analyst for further investigation and report back to Council in respect of a ticketing system.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility matters (cont'd)

Tender: Precast Grave Liners (Clause 9)

The Board of Administration submitted a report of the officials in respect of tenders for precast grave liners. The low bid was submitted by Thunderbird Precasting Ltd. at a total estimated cost of $31,644.00, plus 5% Provincial Sales Tax, for goods made by non-union labour.

MOVED by Ald. Broome,
THAT the low bid of Thunderbird Precasting Ltd., at a total estimated cost of $31,644.00, plus 5% Provincial Sales Tax be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Use of Sound Truck in Parade:
Jewish Festival of Chanukah (Clause 12)

The Board of Administration submitted a report of the City Engineer advising the Ichud Habonim organization is asking permission to use a sound truck on December 23rd to broadcast Israeli music in company with the annual torch light parade from Oak Street and 27th Avenue to Oak Street and 41st Avenue at 7:30 p.m. The parade has been approved by the Police and Fire Departments.

MOVED by Ald. Adams,
THAT permission be granted for use of the sound truck as requested.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 6 inclusive, 8, 10 and 11 of the report of the Board of Administration (Works and Utility matters), dated December 11, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Hazard: Unsolicited Samples (Clause 2)

The Board of Administration submitted a report of the Medical Health Officer, the Corporation Counsel and the Director of Permits and Licenses as a result of a letter from Mrs. G. Hollinger in the matter of unsolicited samples placed at doors of residences. In referring to the matter generally the officials indicate the difficulty in controlling the problem and that the City has no legal jurisdiction with regard to samples delivered through the mail. In the matter of samples delivered by hand, an amendment could be made to the License By-law.

MOVED by Ald. Adams,
THAT no further action be taken on this matter.

- CARRIED

Balance of Social Service and Health Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Social Service and Health matters), dated December 11, 1970, Clause 1 be adopted and Clauses 3 and 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters

Park Site Purchase Program 1971-75 (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Harbours and Parks matters), dated December 11, 1970, be adopted.

- CARRIED

(It was noted that Commissioner Sutton Brown advised the Park Board will be making a submission to Council in due course in the matter of price of land for Park purposes)

Marina: False Creek (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Harbours and Parks matters), dated December 11, 1970, be adopted.

- CARRIED

Building and Planning Matters

C.B.C. Development:
Georgia Street Overpass (Clause 2)

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated December 11, 1970, be adopted;

FURTHER THAT the Deputy Mavor be requested to take whatever action is considered necessary in an endeavour to obtain the overpass arrangement.

- CARRIED

The Council (In Committee of the Whole), recessed at approximately 10:45 A.M. to reconvene in the Mayor's Office 'In Camera', following which the Council recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council (in Committee of the Whole) reconvened in the Council Chamber at approximately 2:00 P.M. with the following members present:

PRESENT: Alderman Hardwick (Deputy Mayor)
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

DELEGATIONS AND UNFINISHED BUSINESS

Air Pollution: Marpole

The Council considered a Board of Administration report dated November 27, 1970, in respect of air pollution in the Marpole area in which reference is made to certain companies and the action taken by them to improve the quality of emission from their plants since the Air Pollution Control By-law was passed on May 20, 1969.

cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Air Pollution:
Marpole (cont'd)

Representatives of the Sir Winston Churchill Secondary School appeared before the Council and submitted a brief dated December 15th in respect of this matter, forwarding various suggestions for consideration.

MOVED by Ald. Calder,
THAT,

(a) the representations from the delegation be received with thanks;

(b) the brief from the school be referred to the City Air Pollution Control Division and the Air Pollution Committee of the Greater Vancouver Regional District;

(c) the Air Pollution Control Division report on measurements taken in 1969 since the passage of the Air Pollution Control By-law, together with any other pertinent information for Council's further study;

(d) the Greater Vancouver Regional District be requested to advise when the matter of air pollution will be a function under the Regional District;

(e) the Deputy Mayor be requested to communicate with the Provincial Government and request the Government bring in a strict system of permits as referred to by the Minister of Lands, Forests and Water Resources, and proclaim an air quality standard.

- CARRIED

Rezoning: N/W corner of Victoria and Kent Avenue

The Council considered a report of the Board of Administration dated November 13, 1970, on the application of Mr. H. Hof for rezoning of the N/W corner of Victoria Drive and Kent Avenue from an RS-1 One Family Dwelling District to an M-1 Industrial District.

In this regard Mr.Hof appeared in support of the application and requested a temporary permit be granted permitting him to continue to operate at this location for approximately two years in order to finance a move to other premises.

At the last meeting of Council the following motion of Alderman Broome was tabled for consideration at this time:

> 'THAT the recommendation of the Board of Administration on this matter be approved and the application, therefore, be refused.'

No further action was taken on this motion.

MOVED by Ald. Rankin,
THAT the Zoning Planner be requested to meet with Mr. Hof in an endeavour to assist him to obtain a temporary permit, if possible, to continue operating the business at this location for a period of one year; it being understood this may involve reference to the Board of Variance.

- CARRIED

DELEGATIONS AND COMMUNICATIONS OR PETITIONS

Christmas Bonus:
Social Service Recipients

A delegation was received from the Unemployed Citizens Improvement Committee in support of a letter dated December 8, 1970, asking Christmas monies in the amount of $20,000 be provided to assist single men and women and married couples, all on welfare, with special Christmas consideration.

MOVED by Ald. Rankin,
THAT a grant of $20,000 be made to the Unemployed Citizens Improvement Committee, under such directions as the Board of Administration considers advisable in respect of legal and accounting safeguards.

- LOST

MOVED by Ald. Bird, in Amendment,
THAT a grant of $20,000 be made available to the United Community Services for disbursement under arrangements satisfactory to the Director of Finance in respect of the persons referred to in the request and steps be taken to initiate the matter in such a way that the City may be able to obtain assistance under the Canada Assistance Plan.

- LOST

(The motion of Alderman Rankin was put and lost.)

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS

Building and Planning Matters (cont'd)

City-owned Lands - Angus Drive and
75th Avenue: Development
Horner Developments Ltd. (Clause 4)

The Council considered the Board of Administration report in this clause in respect of proposed development of City-owned lands in the vicinity of Angus Drive and 75th Avenue by Horner Developments Ltd.

In this respect Mr. Horner appeared and presented a brief dated December 15th dealing with both City-owned and privately-owned lands in the area and submitting certain proposals.

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated December 11, 1970, be adopted.

- CARRIED

The Council (in Committee of the Whole) recessed at approximately 3:45 P.M. to reconvene 'In Camera' in the Mayor's Office following which the Council reconvened in open session in the Council Chamber at approximately 4:40 P.M. with the same members of the Council present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Building and Planning Matters (cont'd)

Building Site:
X-Kalay Foundation Society (Clause 5)

The Board of Administration submitted a report of the Director of Social Planning/Community Development and the Director of Planning with respect to a request from the X-Kalay Foundation Society that the Council release 3.3 acres of a 6.6 acre townhouse and garden apartment site in Area A of Champlain Heights for a building site for the Society.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building Site:
X-Kalay Foundation Society (cont'd)

Reasons are set out in the report why it is felt the request cannot be supported. However, alternative sites were discussed with the Society and agreement reached to an approximately 2-acre site immediately east of the Baptist Theological College. The Technical Planning Board resolved as follows:

> 'THAT the Technical Planning Board have no objection from a planning point of view to the reservation of this approximately two-acre site to the X-Kalay Foundation Society, subject to the Society obtaining approval to rezoning to CD-1 on the basis of a schematic proposal, this reserve to be for a period of six months to enable the scheme of development and terms of sale to be determined.'

MOVED by Ald. Linnell,
THAT the proposal of the Technical Planning Board contained in its resolution of November 27th set out above, be approved.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated December 11, 1970, Clauses 1, 3 and 7 be adopted and Clause 6 received for information.

- CARRIED

Finance Matters

Assessments for School and
Hospital Purposes (Clause 3)

The Board of Administration reported in respect of proposed Provincial Legislation limiting annual increases in assessments on land and improvements for school and hospital purposes. The Board of Administration submitted a proposed brief, pursuant to Council resolution of November 10th and prepared by the Assessment Commissioner.

Alderman Phillips advised that the Executive of the Union of British Columbia Municipalities met with the Provincial Cabinet on December 9th and presented a brief on this subject and the Executive received a good reception. The Alderman stated, however, that further information would be given to Council at an 'In Camera' session.

Commissioner Sutton Brown advised a copy of this Board of Administration report on the subject was forwarded to the Executive Director of the U.B.C.M. prior to the Executive's presentation .

MOVED by Ald. Adams,
THAT the Vancouver City Council unanimously supports the brief of the U.B.C.M. on this subject, as presented to the Provincial Cabinet by the Executive on December 9th;

FURTHER THAT the information contained in the Board of Administration report be forwarded to Victoria to assist in consideration of the matter.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: St. David's School for Boys: Squamish Valley (Clause 4)

The Council considered a request from the St. David's School for Boys, Squamish Valley, for a grant in aid.

The Council did not take action to approve the request.

Rental Contract Form: Vancouver Rental Accommodation Grievance Board (Clause 5)

The Board of Administration submitted for Council's information, and pursuant to previous instructions, a report from the Vancouver Rental Accommodation Grievance Board forwarding a copy of a proposed rental contract form.

MOVED by Ald. Rankin,
THAT this proposed rental contract form be referred to the Corporation Counsel for review and subsequent submission to the Greater Vancouver Apartment Owners' Association and the Vancouver Tenants' Council for comments, and report to Council in due course.

- CARRIED

Musqueam Indian Reserve: Municipal Services for Reserve Band Members (Clause 6)

The Board of Administration submitted the following report of the Deputy City Engineer:

"The Standing Committee on Finance on March 19, 1970, considered the following submission of the Band -

'In order to complement this opening of the Reserve, the Band requests normal municipal services for Reserve Band members at no cost -- police, fire and garbage, maintenance of streets, roads, sewer and pumping station. The Band now pays approximately $1,100 per annum.'

The Standing Committee on Finance recommended that the above be referred to the Board of Administration to submit a report to Council on the normal costs involved in 'opening of the Reserve'.

Council on March 24, 1970:

(a) Was advised that the estimated annual costs of providing normal civic services to Musqueam Band Members based on 1970 Dollars to be $4,550.

(b) Resolved that the following municipal services be provided by the City, the Band to continue to pay $1,100 per annum in this regard:

Police	
Fire	
Garbage and Waste Removal (estimated cost	$1,050)
Streets and Roads maintenance (estimated cost	$1,500)
Sewer System maintenance (estimated cost	$1,150)
TOTAL	$3,700)

Mr. Gardom, Solicitor for the Indian Band has advised that the Council Resolution does not include the following services:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Musqueam Indian Reserve:
Municipal Services (cont'd)

Water System maintenance	(estimated cost	$ 350)
Street Lighting maintenance and power	(estimated cost	$ 500)
Traffic Control	(estimated cost	$ NIL)
	TOTAL	$ 850)

The letter states that: - it would appear that it was the intention both of City Council and the Band that normal City services be provided, however since the Resolution was specific it has been later noted that the foregoing items were not taken care of and it is submitted, with all respect, that they should be.

It is to be noted:

(i) That the estimated costs of Municipal services to Band members as set out is based on 1970 dollars with no provision for escalation if the value of the dollar depreciates.

(ii) The term of the City providing Municipal services to Band Members is 10 years in accordance with the Band's request.

(iii) If the Indian Band carries out further development in the Village there is no provision for increasing the Band's contribution towards the cost of providing the services."

MOVED by Ald. Linnell,
THAT the following municipal services be provided by the City to the Village in addition to, and on the same basis as, those included in the Council resolution of March 24, 1970:

Water System maintenance	(estimated cost $	350)
Street Lighting maintenance and power	(estimated cost $	500)
Traffic Control	(estimated cost $	NIL)
	TOTAL $	850)

FURTHER THAT if the Indian Band carries out further development in the Village, the services fees will be increased on a pro rata basis during the period of the Agreement.

- CARRIED

Tender: Automatic Offset
Duplicating Equipment (Clause 9)

The Board of Administration submitted a report of the Purchasing Agent and Chief Constable on tenders for the supply of automatic offset duplicating equipment. Details as a result of the tenders received are set out in the report under Item 1 (requirements for the Printing Branch of the Finance Department) and Item 2 (for the Police Department), with recommendations as follows:

(1) Acceptance of the bid for Item 1, as submitted by Addressograph Multigraph Ltd., except that the master maker offered in the tender be replaced with the master maker that the City is now renting, at a cost of $13,283.39, plus 5% Provincial Sales Tax.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tender: Automatic Offset Duplicating Equipment (cont'd)

(2) Transfer of the Printing Branch's old equipment to the Police Department at a cost of $2,000.00, until a final decision regarding Police Department equipment is made.

MOVED by Ald. Adams,
THAT the foregoing recommendations of the officials be approved, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Sinking Fund Surplus of Former Vancouver & Districts Joint Sewerage and Drainage Board (Clause 10)

MOVED by Ald. Wilson,
THAT this clause be adopted and the funds be designated for generating housing programs.

- LOST

Balance of Finance Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2, 7, 8 and 10 of the report of the Board of Administration (Finance matters), dated December 11, 1970, be adopted.

- CARRIED

B. Personnel Matters Regular, November 27

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated November 27, 1970, be adopted.

- CARRIED

C. Personnel Matters Supplementary, December 11

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated December 11, 1970, be adopted.

- CARRIED

D. Property Matters December 11, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated December 11, 1970, be adopted.

- CARRIED

E. Amendment of Fee Schedule to Waterworks By-law No. 4157

MOVED by Ald. Adams,
THAT the following recommendations contained in the Board of Administration report, and the report of the Director of Finance, under date of December 2, 1970 in respect of amendment of fee schedule to Waterworks By-law, be approved:

1. The charges for water consumption and services contained in Schedules B, C, D, and E of the Water Works Bylaw be increased by 8%, as shown in the attached * appendix to this report, the increase to be effective Jan. 1, 1971.

* appendix on file in City Clerk's office.

cont'd...

Amendment of Fee Schedule
to Waterworks By-law (cont'd)

2. The Corporation Counsel be instructed to bring forward the necessary amending bylaw.

3. That annual surpluses on waterworks operations be accumulated in and annual deficits be charged to the Water Rates Stabilization Reserve.

4. That the Service Charge on four monthly metered accounts be adjusted as recommended in the report, prior to the 8% increase being applied.

- CARRIED

MOVED by Ald. Broome, in Amendment,
THAT, in regard to Water Rates Stabilization Reserve, that Reserve shall consist not only of monies earned by the Reserve but all annual interest earned.

- LOST

(The motion of Alderman Adams was put and carried)

MOVED by Ald. Broome,
THAT the question of billing for water rates separately from the regular tax billing be referred to the General Purposes Committee for consideration.

- LOST

F. Gastown/Chinatown:
Off-street Loading and Parking

The Board of Administration, under date of December 10, 1970, submitted a report from the Director of Planning and the City Engineer in regard to off-street loading and parking in the Gastown/Chinatown area, recommending as follows:

"1. That City Council approve the following policies with respect to off-street parking and off-street loading within the Gastown and Chinatown area designated on the attached plan:

(a) Off-street Parking

Where existing buildings are being rehabilitated or involved in a change of use, required parking under the by-law will be relaxed where, due to conditions peculiar to the site, to the area, or to the proposed development, literal enforcement would result in development detrimental to the special nature of the area.

(b) Off-street Loading - Trounce Alley and Blood Alley

That off-street loading within Trounce Alley and Blood Alley not be required, and that alternative on-lane or on-street loading be permitted in designated areas to the satisfaction of the City Engineer.

(c) Off-street Loading - General Policy

That elsewhere in the designated Gastown/Chinatown area, off-street loading facilities for existing buildings, where changes of use are proposed or rehabilitation undertaken, be in accordance with the following policy:

(i) Where off-street loading facilities exist, these shall be retained wherever possible unless it is demonstrated that these will not be needed further, or that their retention would result in conditions detrimental to the special nature of the area.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Gastown/Chinatown:
Off-street Loading and Parking (cont'd)

(ii) Where no off-street loading facilities exist, required loading under the by-law will be relaxed where, due to conditions peculiar to the site, to the area, or to the proposed development, literal enforcement would result in development detrimental to the special nature of the area.

2. That the City Engineer, in conjunction with the Director of Planning, report back following study on necessary vehicular access restrictions and the provision of on-street or on-lane loading facilities within the Trounce Alley and Blood Alley areas."

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration, the Director of Planning and the City Engineer be adopted.

- CARRIED

G. Emergency Cheque Production and Control: Social Service Department

The Board of Administration, under date of November 23. 1970, submitted a report from the Director of Finance and the Coordinator of Data Processing and Systems in regard to emergency cheque production and control for the Social Service Department. The following recommendations are set out and adoption recommended by the Board of Administration:

"1. two Burroughs 'L2000' billing machines be installed on or about January 1, 1971 in the Social Service Department for the purpose of preparing emergency cheques, at an annual lease cost of $14,630 including 5% Provincial Tax, subject to contract approval by the Corporation Counsel.

2. the electrical system at the Social Service building at 1530 West 8th Avenue be modified for the billing machines at a cost of approximately $1,000;

3. two Burroughs '192' work tables be provided at a cost of approximately $450;

4. a carpet costing about $100 and two acoustic enclosures costing in total about $500 be provided in order to reduce the noise generated by the machines;

5. $700 be provided for programming the machines;

6. the IBM cards and paper forms be provided from the Data Processing and Systems Division and that the cost of about $1,000 be included in that division's 1971 budget (Accounts 7030-312)(continuous stock forms) and 7030-313 (IBM cards);

7. the report of the Director of Personnel Services be approved and that the additional salaries required ($1,116) be included in the Social Service Department's 1971 budget;

8. the cost of altering the electrical system, estimated to be $1,000 be provided from the Social Service Department's 1970 budget where funds are available and that the remaining costs be approved in advance of the 1971 budget approval".

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Emergency Cheque Production and Control: Social Service Department (cont'd)

The Director of Personnel Services recommends as follows:

"SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
4 Existing Positions (Incumbents to be determined)	Clerk Typist II, Pay Grade 9 ($372-441)*	Clerk Typist II, Pay Grade 9 ($372-441)* Plus one pay grade for operating the Burroughs L 2000 and peripheral units	Temporary from the time when the new duties are assumed until the permanent classification is determined (approximately Jan. 1, 1971 to June 30, 1971)

"

* 1970 Rates

MOVED by Ald. Rankin,
THAT the foregoing recommendations be adopted.

- CARRIED

H. Report of Standing Committee on Health and Welfare

MOVED by Ald. Linnell,
THAT, in respect of the report of the Standing Committee on Health and Welfare, dated November 26, 1970, Clauses 1 and 2 of Part I be adopted and Clause 3 of Part II be received for information.

- CARRIED

I. Report of the Standing Committee on Transportation

MOVED by Ald. Wilson,
THAT, in respect of the report of the Standing Committee on Transportation, dated November 26, 1970, Clause 1 of Part I be adopted and Clause 2 of Part II be received for information.

- CARRIED

J. Rental of Festoon Lights to Cerebral Palsy Association

MOVED by Ald. Bird,
Pursuant to request from the Cerebral Palsy Association and information in the report of the Board of Administration dated December 11, 1970, that a grant in the amount of $64.00 be made to the Cerebral Palsy Association to cover the rental by that organization of 400 feet of festoon lights.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Symposium on Occupational Health and Hazards of the Fire Service

The Board of Administration, under date of December 14, 1970, submitted a report from the Medical Health Officer requesting provision of funds prior to approval of the 1971 budget to permit the Director of Occupational Health Services to attend a symposium on Occupational Health and Hazards of the Fire Service to be held in South Bend, Indiana, January 11, 12 and 13th. The estimated cost is $433.00, in addition to leave of absence with pay for four days.

MOVED by Ald. Linnell,
THAT the following recommendation of the Medical Health Officer be approved:

"(a) Funds in the amount of $433.00 be provided in advance of approval of the 1971 Budget Appropriations of the Health Department and charged to Conferences and Courses 6801/139.

(b) Dr. L. W. Hartwell, Director of Occupational Health Services, be granted four (4) days leave of absence with pay to attend the Symposium on Occupational Health and Hazards of the Fire Service being held in South Bend, Indiana, January 11 - 13, 1971, inclusive.

(c) The above Symposium be substituted for one of the four approved Regional Conferences of the Health Department in 1971."

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

1. BY-LAW TO AMEND BY-LAW No. 3850 BEING THE TOWN PLANNING COMMISSION BY-LAW

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No.3850, being the Town Planning Commission By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd...

BY-LAWS (cont'd)

By-law to Amend Town Planning Commission By-law (cont'd)

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4157 BEING THE WATER WORKS BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4157 being the Water Works By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome.
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend the Subdivision Control By-law (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (4 motions)
6792, 7178, 6553 and 6965 Knight Street

MOVED by Ald. Calder,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 8, Block 8, West ½ D.L. 738, Group 1, New Westminster District, Plan 1681;

2. West 7 feet of Lot 51, Blocks 29 to 31, D.L. 200, Group 1, New Westminster District, Plan 1770;

3. East 7 feet of Lot 37, Block 2, D.L. 739, G. 1, New Westminster District, Plan 1645;

4. East 7 feet of Lot 26, Block 6, District Lot 739, Group 1, New Westminster District, Plan 1645

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Closing and Stopping Up (Portion of Powell Street and the lane south of Powell Street, west of Campbell Avenue)

MOVED by Ald. Calder,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the City of Vancouver and the owner of portions of Lots 13, 14 and 15, Block 50, District Lot 181, have agreed to an exchange of lands to provide for a road diversion through said Block 50;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 196 in Block 50, District Lot 181, Group 1, New Westminster District, Plan 196 described as follows:

Commencing at the south west corner of Lot 16, said Block 50;

Thence S 88° 21' 44" E. 125 feet more or less, following in the southerly limit of Lots 16 to 20, said Block 50 to the south east corner of said Block 20;

Thence S 1° 38' 16" W. 20 feet, more or less, to the north east corner of Lot 21, said Block 50;

Thence N 88° 21' 44" W 150 feet, more or less, following in the northerly limit of Lots 21 to 26, said Block 50, to the north west corner of said Lot 26;

Thence N 1° 38' 16" E. 10 feet following in the production northerly of the westerly limit of said Lot 26;

Thence S 88° 21' 44" E. 25 feet, more or less to intersection with the southerly production of the westerly limit of said Lot 16 at a point 10 feet southerly from the south west corner of said Lot 16;

Thence N 1° 38' 16" E. 10 feet to the point of commencement; the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated the 27th day of April, 1970 and marginally numbered LF 5298, a print of which is annexed hereto, be closed, stopped up and title taken thereto;

AND BE IT FURTHER RESOLVED that all that portion of Lots 13, 14, 15 and 16 shown outlined red on reference plan 3144 established for road, said Block 50, be closed and stopped up; and

BE IT FURTHER RESOLVED that the said closed portions of street and lane be subdivided with the abutting property.

- CARRIED

3. Leave of Absence: Alderman Bird

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Alderman Bird be granted leave of absence for the period December 16, 1970 to January 5, 1971, inclusive.

- CARRIED

4. Leave of Absence: His Worship the Mayor

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT leave of absence be granted His Worship the Mayor from December 15th to 31st, 1970.

- CARRIED

MOTIONS (cont'd)

5. Monday, December 28, 1970
Holiday

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the following employees under the direct control of City Council be granted a day off on Monday, December 28, 1970:

Staff covered by the Collective Agreement between the City and the Municipal & Regional Employees' Union

Foremen

Nurses

Electrical Inspectors

Stage Hands

Staff covered by the Collective Agreement between the City and the Vancouver Civic Employees' Union

FURTHER THAT granting the employees a day off on December 28, 1970, is not considered to be replacing a statutory holiday;

AND FURTHER THAT any employees who may be required to work on December 28, 1970, will not be paid at overtime rates as set out in the respective Agreements between the employees and the City, since such employees will be regarded as working a normal day and will be granted time off on the basis of actual hours worked; such work to be performed at the discretion of the appropriate Department Head;

AND FURTHER THAT aforementioned employees on vacation or continuing their sick leave on December 28, 1970, will not be considered as absent on this date;

AND FURTHER THAT the employees of the Vancouver Police Commission, other than the uniformed Branch, and the employees of the Vancouver Board of Parks and Public Recreation be granted a day off on Monday, December 28, 1970, under the same terms as other employees covered by this resolution, subject to the approval of the Vancouver Police Commission and the Vancouver Board of Parks and Public Recreation;

AND FURTHER THAT civic offices and yards will be closed to the public all day on Monday, December 28, 1970.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Citizens Committee on Transportation

advised he had been in communication with the Chairman of the Town Planning Commission on the matter of the setting up of a citizens' committee, particularly with respect to transportation problems, and the question would be on the agenda of the meeting of the Standing Committee on Transportation to be held December 17th.

Alderman Bird - Street Lighting: Kerr Road south of 54th Avenue

enquired when the street lighting program for Kerr Road, south of 54th Avenue would be carried out.

Commissioner Ryan stated it was in the 1971 program.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Bus Seat: 54th Avenue and Kerr Street	enquired if a bus seat could be established at the boarding stop at 54th Avenue and Kerr Road to accommodate elderly citizens in nearby senior citizens' homes. The proposal was referred by the Deputy Mayor to the Board of Administration.
Alderman Rankin - Bicycle Registration Depot	enquired when a report would be received on the matter of establishing a bicycle registration depot.
Alderman Rankin - Salvaging Rights: Delta Landfill site (Mr. Belong)	advised of correspondence between himself and the Administration on behalf of Mr. E. Belong who wishes to have the rights to salvage at the Delta Sanitary Landfill site.

MOVED by Ald. Rankin,
THAT Mr. E. Belong be permitted to salvage at the Delta Sanitary Landfill site on a three month trial basis providing the City is properly indemnified in the event of accident.

(notice)

Notice was called and recognized by the Chair.

His Worship the Deputy Mayor - Federal Government Plans Downtown Office Building	directed the Board of Administration endeavour to obtain a report for Council on the Federal Government's plans with respect to a new downtown office building.
Alderman Bird - Federal Monies at Special Interest Rates	referred to the release of Federal monies to the Provincial Government at interest rates between 7% and 8%. The Alderman enquired if it would be possible to obtain a report on the availability of some of the money for various Civic projects. The Deputy Mayor directed the enquiry to the Board of Administration for report.

The Council adjourned at approximately 5:20 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 15, 1970.

Walter G. Hardwick
DEPUTY MAYOR

CITY CLERK

December 11th, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Burlington Northern Inc., Spur Track Crossing over Glen Drive approximately 35' north of 5th Avenue

"An application has been received from Burlington Northern Inc. to construct a spur track across Glen Drive just north of Fifth Avenue to serve Sealand Services Inc.

I RECOMMEND that:

a) The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance, and removal be paid for by the applicant.

b) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City.

i) after the plan has been amended to his satisfaction.

ii) when an undertaking has been received from the Burlington Northern Inc. to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Special Finish Decorative Filler Sidewalk with Planter Areas. S/W Corner Broadway and Laurel Street, 906 West Broadway

"Mr. D.R. Parker, Executive Secretary for the B.C.T.B. Society, has made application to install a decorative filler sidewalk consisting of a standard concrete and exposed aggregate with raised planter areas encroaching two (2) feet on both Broadway and Laurel Street abutting the B.C.T.B. Society's property at 906 West Broadway.

Permission is recommended subject to the following conditions:

a) The B.C.T.B. Society enter into an agreement as provided by the Encroachment By-law.

b) The annual charge be nil."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

3. Underground Steam Line on Heather Street from 32nd Avenue to 33rd Avenue - Workmen's Compensation Board

"D.W. Thomson & Company Ltd., Consulting Engineers, on behalf of the Workmen's Compensation Board, has requested permission to install a steam pipe system consisting of a 6 inch diameter steam pipe and a 3 inch diameter condensate pipe, both encased in insulating material, together with a 6 inch drain pipe along Heather Street from 32nd Avenue to 33rd Avenue.

The purpose of the steam line is to supply steam from Shaughnessy Hospital boiler house to the Workmen's Compensation Board building. The remainder of the route is not on City streets.

I RECOMMEND approval on the following conditions:

a) All details of design and installation of the steam line to be satisfactory to the City Engineer.

b) An agreement, satisfactory to the Corporation Counsel and the City Engineer be entered into.

c) Annual rental to be 50¢ per square foot of street occupied in accordance with the Encroachment By-law."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

4. Twin Sewers in the L/S of Davie Street and on Jervis Street from the L/S of Davie Street to Harwood Street

"The existing sewers are too small and it is proposed to replace them with separate (twin) sewers.

The estimated cost is $26,000.

I RECOMMEND that $26,000 for this work be appropriated from Account Code 0116/7906, 'Miscellaneous - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

5. Relief Sewer on Maple Street between 41st Avenue and 47th Avenue

"The purpose of this sewer is to relieve surcharged sewers in the area between 41st and 47th Avenues, East Boulevard and Marguerite Street, as well as the semi-trunk sewer on East Boulevard which serves the apartment area between 41st Avenue and 47th Avenu

The estimated cost is $128,000."

I RECOMMEND that $128,000 for this work be appropriated from Account Code 0116/7906, 'Miscellaneous - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

6. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:-

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1970, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATIONS:

7. Proposed New Refuse Bylaw and Schedule of Rates

The City Engineer and the Director of Finance report as follows:

"On September 29, 1970 Council considered a report from the City Engineer and the Director of Finance dated September 18, 1970 dealing with a proposed new Refuse Bylaw and Schedule of Rates. The report was referred back for further consideration on several points as follows:

A. 'That, in respect of special and unscheduled collections (non carry out), that the proposed charge be sufficient to cover approximately 100% of the costs.'

It has been Council policy to provide a special collection service at somewhat less than cost in order to assist the citizens in keeping their property clean, particularly since the Disposal Site was moved to Delta and outdoor burning was banned.

Council may wish to consider one of the following proposals:

i) Charge 100% of the 1971 costs which are estimated to average $4.80 per cubic yard. The proposed minimum charge should then be $2.50 and the carry out charge $7.00 per cubic yard with a minimum of $3.50.

or

ii) Charge $4.00 per cubic yard which represents 88% of current costs. The proposed minimum charge should then be $2.00 and the carry out charge $6.00 per cubic yard with a minimum of $3.00.

/Continued ...

Clause 7 Continued

B. 'That refuse bills be not issued for charges under $1.00'

On May 26, 1970 Council referred a Board of Administration report on Scavenging Billing - Minimum Charge to the Standing Committee on Finance, for consideration. This matter has not yet been dealt with.

The report concluded by asking Council consideration of two possibilities for handling minimum charges. They were:

i) instituting a minimum charge of $1.00 per two month billing period on private dwelling scavenging billing accounts,

or

ii) specifying that bills for less than $1.00 not be sent to the customer, but the amounts be written off (approximately $1,400 per year).

Council may have other suggestions for handling the problem but i) and ii) above would appear to be the most reasonable with ii) being probably more equitable.

The report also noted for the information of Council that the total costs of recording, processing, preparing, mailing and receiving the payment for one scavenging bill is estimated to be 26.6¢ in 1970.

C. 'That in the case of duplex dwellings, two free cans per week be allowed for each dwelling of the duplex.'

Both the existing and proposed Refuse Bylaws in general define a Dwelling as any premises occupied, used or intended to be used exclusively as a living area and containing not more than two dwelling units. A duplex has therefore been considered the same as a single family dwelling and two cans of refuse per week are removed at no additional charge. If additional quantities are removed this is done on an extra charge basis whether the dwelling be single family or duplex.

In the case of a triplex, apartment house or licensed rooming house, etc., all garbage collection is done on a full charge basis since these are considered commercial enterprises. A duplex has been considered a dwelling even though normally at least one of the separate units is rented.

If four cans of refuse per week are permitted instead of two, at no extra charge, it is estimated that the additional garbage placed out for collection will average an extra 3/4 can per week per duplex over and above the amount collected now. It is estimated that there are 6,500 buildings which fall into the duplex category for garbage collection purposes. The annual collection and disposal cost of the additional refuse is estimated at $48,500 and two additional trucks will be required at $58,000.

D. 'That in regard to single family and duplex dwelling charges, consideration be given to some suitable type of prepaid costs system.'

The amount of cash collected from dwellings by garbage crews is relatively small, amounting to approximately $2,500 annually. In general, the practice followed is that collection crews remove, without charge, an additional box or bundle of material occasionally placed out with the

/Continued ...

Clause 7 Continued

regular garbage cans. The time lost if cash were collected in these cases is usually worth more than the money collected. If the extra material being placed out by a householder becomes a regular occurrence, the resident is contacted and the suggestion made that an account be established whereby the material is removed as required and a bill is forwarded every two months for the service. This is a workable policy which minimizes complaints and yet allows smooth operations without imposing substantial extra costs on the service.

If a ticket or sticker system were instituted the most suitable way to provide wide sales distribution will be through retail outlets such as drug stores etc. It is estimated that the retail outlets will not be interested in the sale of tickets or stickers unless the commission is in the order of 10% of the value of the sales. In addition, the City's accounting aspects, i.e. controlling distribution, picking up cash, recording etc., and ticket printing would add considerably to the cost, all for a probable low volume of sales. There are also certain operating problems which would have to be solved, such as sticker attachment to the cans and removal by the collection crews but not by unauthorized persons.

If a system such as this were placed in operation, it would be necessary to enforce an inflexible rule that the collection crews would not pick up any excess refuse if the required number of tickets were not present or if someone was not available to pay cash.

It would still be necessary for Drivers to carry receipt books for those persons who wish to pay cash because they are not on a charge account, who do not have tickets, or who do not wish to buy a group of tickets (say 5 or 10 as a minimum sale) when they seldom require the extra service.

The City Engineer and the Director of Finance RECOMMEND that:

I. The Council establish a policy for Special or Unscheduled Collection charges as suggested in paragraph A above:

i) Charge 100% of the 1971 costs which are estimated to average $4.80 per cubic yard. The proposed minimum charge should then be $2.50 and the carry out charge $7.00 per cubic yard with a minimum of $3.50.

or

ii) Charge $4.00 per cubic yard which represents 88% of current costs. The proposed minimum charge should then be $2.00 and the carry out charge $6.00 per cubic yard with a minimum of $3.00.

II. Refuse collection bills for less than $1.00 not be sent to the customer, but the amounts be written off.

III. No change be made in the number of cans of refuse collected at no extra charge from duplex dwellings.

IV. The system of permitting customers a choice of either having a charge account or paying cash to the Driver when having extra refuse removed be continued.

V. Garbage Bylaw No. 2035 be amended, as recommended in the September 18, 1970 Report to Council (copy attached) dealing with the Proposed New Refuse Bylaw and Schedule of Rates, combined with recommendation II above, and Council's decision on I above.

Clause 7 Continued

VI. The Corporation Counsel be instructed to prepare the necessary Refuse Bylaw."

Your Board
RECOMMENDS the foregoing report of the City Engineer and the Director of Finance be adopted.

(The Board of Administration report dated September 18, 1970, together with the proposed Bylaw are circulated for the information of Council.)

8. Proposed Litter Containers 1971

The City Engineer reports as follows:

"On July 14, 1970 the Council passed the following motion:

'THAT the City Engineer, later in the year, report as to his priority program for installation of litter containers in 1971.'

It is proposed that funds be requested in the 1971 Budget Estimates to install 100 street litter containers as follows:

A.	General Business Area and West End	- 25
B.	District Shopping Areas	- 65
C.	Miscellaneous	- 10

The cost of installing, emptying and maintaining these 100 litter containers, based on 1971 costs, is estimated as follows:

Initial installation	-	$ 6,500
Emptying, annual cost	-	$ 6,440
Maintenance, annual cost	-	$ 1,200

The City Engineer RECOMMENDS that funds for the installation of 100 additional street litter containers, together with funds for emptying and maintenance for the last four months of 1971 be included in the 1971 Budget Estimates."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION:

9. Tender No. 64-70-1 - Precast Grave Liners

The Purchasing Agent, City Engineer and Medical Health Officer report as follows:

"Tenders for the subject supplies were opened by your Board on October 26, 1970, and referred to the City Engineer, Medical Health Officer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

This matter is being referred to Council as Union Status is involved.

Prices shown are the estimated costs for a one-year period.

/Continued ...

Clause 9 Continued

The low bid was submitted by Thunderbird Precasting Ltd. at a total estimated cost of $31,644.00, plus 5% Provincial S.S. Tax, for goods made by non-union labour.

The lowest bid for goods made by union labour was submitted by Columbia Concrete Products at a total estimated cost of $44,760.00, plus 5% Provincial S.S. Tax. This bid is $13,116.00 or approximately 41% higher than the low bid.

Labour costs for each firm are shown on the attached questionnaires.

When Council has made an award, the contract will be prepared for execution by your Board."

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATIONS:

10. Closing Portions of Yale Street East of Renfrew Street: Western Gypsum Products Ltd.

The City Engineer and Supervisor of Property and Insurance report as follows:

"Western Gypsum Products Ltd. wish to acquire portions of Yale Street east of Renfrew Street for plant expansion.

Council on July 16, 1968 approved the sale of portions of Yale Street to Western Gypsum. The sale of these portions of Yale Street required the consent of the Canadian Pacific Railway Company as adjoining owner. The Railway had indicated that it would provide the consent but later Marathon Realty Co. Ltd. advised that the proposed closing of the portions of street would be detrimental to the Railway Company's interests.

The matter has now been resolved. The Railway Company is now prepared to consent to the closing of a smaller portion of street to be sold to Western Gypsum.

The two portions of Yale Street now to be sold are shown outlined red on plans marginally numbered LF4376 and LF4377.

The two portions of street to be sold comprise two irregular shaped areas totalling 48,529 square feet which are to be consolidated with adjoining Company lands. A review of current values of comparable lands in the vicinity confirms a value $72,790 for the two portions which amount is considered to be realistic and representative of market value.

We RECOMMEND that the two portions of Yale Street shown outlined red on plans marginally numbered LF4376 and LF4377 be closed and stopped up and sold to Western Gypsum Products Ltd. subject to the following conditions:

A. The sale price to be the sum of $72,790.

B. Prior to the conveyancing of the closed portions of street the Board of Transport Commissioners by Orders eliminate the public crossing of the Canadian Pacific Railway right-of-way (which serves only the Western Gypsum premises) and grant a private crossing at this location to Western Gypsum Products Ltd.

/Continued ..

Clause 10 Continued

C. The Company to bear the costs of surveys and registration.

D. The Company to bear the costs of closing out the two portions of street including the removal and relocation of utilities, and to provide utility easements if required to the satisfaction of the City Engineer.

E. The closed portions of street to be consolidated with Lots 27 to 34 inclusive, Lots 85, 86 and T, Hastings Townsite and Lot 1216 to form one parcel.

F. Western Gypsum to grant the City a bulkhead agreement in respect to the new parcel referred to in E above.

G. The recommendation of the Board of Administration, Property Matters dated October 4, 1968, adopted by Council on October 8, 1968 dealing with the sale of Yale Street to the Company be varied and amended as set out in this report."

Your Board
RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance and City Engineer be adopted.

11. Request for Street Closure for a Public Christmas Party

Your Board submits the following report of the City Engineer.

"Alex Michaels, representing the Inner-City/Now Bus (a Vancouver Drug Treatment Centre), is requesting permission to close Arbutus Street to vehicular traffic between 4th and 5th Avenues on December 23rd during the hours 7:00 p.m. - 8:30 p.m.

They request the closure so that a Christmas Tree and other decorations can be erected on-street. A 'Santa Claus' would be in attendance for the children who would receive free presents and they will also be playing Christmas music through a public address system. They also intend holding a parade from 4th and Arbutus to Kitsilano Beach, where they propose to sing carols.

There are no driveways fronting on Arbutus Street between 4th and 5th Avenues and access to the rear of premises at this location can be gained by the Lane South of 4th Avenue from Yew or Maple Streets.

There are no objections from a Police, Transit or Traffic Engineering standpoint.

The matter of the parade and use of Kitsilano Park is being handled Departmentally by the Police Department and Parks Board and we understand from those Departments that permission for both items will be given.

Accordingly, it is RECOMMENDED that the Inner City/Now Bus be permitted to close Arbutus Street to vehicular traffic between 4th and 5th Avenues on December 23rd, 1970, during the period 6:00 p.m. - 9:00 p.m. for the purpose of holding a public 'Christmas Party', provided:

A. The applicants obtain adequate insurance coverage, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims which may result from the street closure.

/Continued ..

Clause 11 Continued

B. That adequate barricades and signing be erected, subject to the approval of the City Engineer, and the costs of this signing and barricading be borne by the applicants.

C. That following the 'Christmas Party' the street be returned to its original condition.

D. That all structures be to the approval of the City Engineer."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of Mr. Michaels' letter are circulated for the information of Council.)

CONSIDERATION:

12. Request to Use Sound Truck in Parade
Jewish Festival of Chanukah

Your Board submits the following report of the City Engineer.

"We have received a request from Ichud Habonim (Labor Zionist Youth) in a letter dated December 7th, 1970, for permission to use a sound truck on December 23rd, 1970.

If Council gives permission, the sound truck, broadcasting Israeli music, will accompany their annual Torch Light Parade from Oak Street and 27th Avenue to Oak Street and 41st Avenue at 7:30 p.m.

Permission for the parade has been given by both the Police and Fire Departments but the use of a sound truck is a matter of Council policy and is, therefore, referred for Council's consideration.

Last year Council gave permission to use the sound truck. No problems appeared to evolve from its use and no complaints with regard to sound volume were received by the Engineering Department."

Your Board submits the foregoing report of the City Engineer for Council's CONSIDERATION.

(Copies of the letter from Ichud Habonim dated December 7th are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 366-7

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Social Service Department - Mailing Machine

City Council on October 22, 1970, adopted the report to Council of the Standing Committee on Health and Welfare of that date. Recommendation "e" of the report stated:

> "The office equipment required (a mailing machine) be selected by immediate tender call; such machines to be rented for the balance of 1970 with an option to purchase in 1971 ..."

The matter of the mailing machine was dealt with in the report to the Standing Committee on Health and Welfare dated September 1970 as follows:

> "Due to the heavy and increasing volume of cheques being mailed daily, together with Earnings Statement Forms, information pamphlets and other material, it has been found necessary to rent a 'Mail Inserter' which can stuff four items into each envelope, seal, stamp, and stack, ready for mailing in one run through the machine.
>
> The Printing Branch mailing machine at City Hall is of limited capacity capable of inserting only one item per envelope at each run through. It is in constant use by other departments and the sheer volume of Social Service items has made it impractical to continue using it.
>
> It is noted that the Permits and License Department and the Assessment Division of the Finance Department have use for such a machine at one or two intervals each year. In the 1970 Budget Review it was suggested that such a machine should be located in a central place (say Printing Branch) but this idea was abandoned because of lack of space.
>
> As the Social Service Department is a heavy and consistent user of such equipment, it is recommended that the machine to be purchased be located in the Issue Section of the Department.
>
> It is recommended that the City Purchasing Agent be authorized to make an immediate tender call; the selected machine to be purchased in 1971 with 1970 rental applied to the purchase price in part or in whole.
>
> The estimated cost of a machine with the required capabilities is $17,000.00 with a rental cost of approximately $400.00 per month, or $2,500 for the total 1970 rental period."

Equipment of this value is usually selected by tender call but, in this instance, as it was necessary to obtain a machine forthwith, the Social Service Administrator, the Administrative Analyst and the Co-ordinator of Data Processing and Systems examined the mailing machines available and obtained, at a rental rate of approximately $400.00 per month,

Cont/d.

Clause 1 Cont/d.

the machine which they considered to be best equipped and most favourably priced (this is a special short term rental which the firm will only continue for a limited period of time).

The Purchasing Agent considers that as the City will, by the year end, have a rental investment of approximately $2,000.00 in the equipment and as it is essential that the City continue to have uninterrupted use of the equipment, the calling of tenders should be dispensed with and the equipment purchased from Pitney Bowes Limited at a total cost of $16,920.70, less any rentals paid up to the time of purchase.

The Comptroller of Accounts advises that funds are available in the Departmental budget for the rental costs to December 31, 1970, and that if City Council approves the purchase of the equipment, the order be placed prior to January 2, 1971, the funds will be included in the 1971 budget.

Your Board
RECOMMENDS that the above report be adopted.

CONSIDERATION:

2. Hazard - Unsolicited Samples

The Medical Health Officer, the Corporation Counsel and the Director of Permits and Licenses, jointly report as follows:

> "Accidents are the commonest cause of death in the preschool child and, quite apart from the mortality, are also a serious cause of concern to parents. Among accidents in the home poisoning ranks high and certainly the arrival of unsolicited samples which may be poisonous or otherwise dangerous in the hands of children adds to the problems of a housewife who has already to keep her children away from the array of poisons which are usually present in the medicine cabinet and kitchen cupboards of most homes. There is therefore, some substance in Mrs. Hollinger's letter.
>
> However, how to control is a much more difficult problem. The City has no legal jurisdiction whatsoever to deal with the problem insofar as it relates to samples delivered through the mail. With regard to samples delivered by hand, it would be possible, if Council wished, to amend the License By-law to prohibit this type of activity by any company licensed or required to be licensed to carry on business here in the city. However, enforcement of such a by-law would be a very difficult problem, and, in any case, would not deal with the situation in which a company not requiring a license uses its own employees to distribute samples of its own products.
>
> In summary, while the problem of Mrs. Hollinger and others like her is appreciated, it is doubtful whether control of it by legislation is really practicable."

Your Board submits the above report for Council CONSIDERATION.

(Copies of Mrs. G. Hollinger's letter of September 12, 1970 are circulated for the information of Council)

INFORMATION:

3. City Lockup -
Mentally Disturbed Persons

The Medical Health Officer reports as follows:

"Over a year ago on September 18, 1969, Mr. J. W. Hudson of the Board of Police Commissioners in a letter to the Attorney-General expressed concern about the situation down at the City Jail with respect to mentally disturbed persons.

At this time there were considerable delays in acceptance of mentally disturbed persons at Riverview from the City Jail.

I have maintained contact with the Chief Constable and it would appear that the situation has now stabilized and that over the past year no undue difficulty has been experienced in transferring disturbed persons from the City Jail to Riverview Mental Hospital."

Your Board submits the above report of the Medical Health Officer for Council INFORMATION.

(Copies of the letter from J. W. Hudson, Commissioner for the Board of Police Commissioners dated September 18, together with his letter to the Honourable L. R. Peterson, Q.C. are circulated for the information of Council)

4. Fifth Renovation Project -
Mountain View Cemetery

The Medical Health Officer reports as follows concerning the Fifth Renovation at Mountain View Cemetery.

"The Fifth Renovation (approximately 10 acres) at Mountain View Cemetery, which was approved by City Council October 7, 1969, is now completed. Following is a summary of the final cost.

Grading, Cultivating and Seeding	$10,229.70
Resetting Markers, Memorials, etc.	9,157.96
Supplies and Equipment Rentals	6,884.88
Advertising	215.99
Total Expenditures	$26,488.53
Appropriation	28,539.00
Unexpended	$ 2,050.47

The two-fold purpose of the Renovation Program, reduction of maintenance costs and beautification of the Cemetery, continues to be achieved. Maintenance costs are showing a steady reduction and the improved appearance of the Cemetery has brought many compliments from various quarters.

The Sixth Renovation Project of approximately 12 acres, approved by City Council September 22, 1970, will be started immediately final authorization is received from the Public Utilities Commission."

Your Board submits the foregoing report for the INFORMATION of Council.

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FOR ADOPTION SEE PAGE(S) 367

HARBOUR & PARKS MATTERS

RECOMMENDATION:

1. Board of Parks & Public Recreation
Marina - False Creek

The Director of Planning reports as follows:

"By letter of November 25, 1970 the Chairman of the Board of Parks and Public Recreation transmits the following resolution:

'THAT City Council be requested to turn over to the Park Board the V.I.E.W. property in False Creek for construction of a marina.'

The letter notes that there will be no problem in financing a marina.

On November 17, 1970, Council appointed consultants to prepare plans for the optimum development of the City lands within the broader context of the whole Creek and it seems premature to make disposition of any piece of property until such time as the plans are completed and considered and approved by Council. It is anticipated that preparation of plans will take about twelve months.

Accordingly it is RECOMMENDED that the Board of Parks and Public Recreation be informed that Council has appointed consultants to prepare plans for the development of City-owned property including the V.I.E.W. property and that until such time as plans are approved by Council no final disposition can be made."

Your Board
RECOMMENDS that the report of the Director of Planning be endorsed.

(Copies of the letter of November 25, 1970 from the Board of Parks and Public Recreation are circulated to Council for information)

2. Park Site Purchase Program 1971-75

As requested in Recommendation 3(a) of the 1971-1975 Capital Program, Revised Schedule adopted by Council November 26, 1970, the Director of Planning and the Supervisor of Property and Insurance report as follows:

"The 1971-75 Capital Program approved in March, 1970 authorized City Council to borrow up to $2,500,000 for park site purchases during the next 5 years. However, no detailed program for park site acquisitions was adopted at that time.

After discussions with the Supervisor of Property and Insurance and the Director of Planning, the Board of Parks and Public Recreation adopted the following program of park site purchases.

Table I represents proposed outright park purchases and Table II is a list for protective purchasing only, to preclude development. The figures quoted are estimated market value.

Cont/d.

Clause 2 Cont/d.

TABLE I

Shaughnessy Botanical Gardens	$ 222,222.22	
Falaise Park Extension (Private)	70,000.00	
McSpadden Park (PS20) - (City)	80,000.00	
John Hendry Park (City)	15,130.00	
West End Park (PS19) - (Private)	350,000.00	
Locarno Park Extension (PS78) - (Private)	435,000.00	(a)
Clark Park Extension (PS52) - (Private)	62,500.00	
Renfrew Ravine Park (City and Private)	135,000.00	
Strip Parks - S.E. Sector (5.6 acres)	308,000.00	
Mt. Pleasant Park (PS10) - (Private)	340,000.00	
	$2,017,852.22	

TABLE II

McLean Park Extension (City and Private)	$ 350,000.00	
Nelson Park (PS7) - (Private)	900,000.00	(b)
29th & Cariboo (City and Private) PS45	215,000.00	
Ash & Marine (City and Private) PS26	205,000.00	
Fraserview Golf Course Extension (108.7 acres)	750,000.00	
Lookout - S.E. Sector (5 acres)	275,000.00	
Kitsilano Park (PS9) - (City and Private)	440,000.00	
Chaldecott Park Extension (City)	100,000.00	
	$3,235,000.00	

Camosun Bog (City and Province) - no estimate
the northern, eastern and southern boundaries of this park site were established by Council October 7, 1970. The western boundary is still subject to negotiations between the City and the Province.

(a) Recovery from subdivision of portion South Belmont subject to negotiation between City and Park Board. Surplus streets to be considered also.

(b) Does not include Strathmore Lodge - Lot 9 W½ & 10, Block 23, D.L. 185.

Total capital funds available for park site purchases during the 1971 to 1975 period consist of:

(i) 1971 - 1975 Capital Program	$2,500,000
(ii) Larwill Park rentals	370,000
	$2,870,000

Some additional funds may be realized from the sale of surplus Locarno Park Lands.

The Director of Planning and Supervisor of Property and Insurance recommend that:

(A) Council approve for outright purchase the park sites listed in Table I subject to annual budget limitations.

(B) Council approve the park sites listed on Table II for protective purchasing to preclude development subject to the same limitations on the annual budget."

Clause 2 Cont/d.

Your Board
RECOMMENDS that the report of the Director of Planning and Supervisor of Property and Insurance be adopted.

(A map indicating the location of park sites, as indicated in Tables I and II, is circulated for Council's information)

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FOR ADDITION SEE PAGE 368

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Project 200 Subdivision

The following report has been received from the Corporation Counsel:

"Subdivision plan marginally numbered 1275-1 prepared by Project 200 for its proposed development could not be approved by the Approving Officer because the plan did not comply with certain provisions of the Subdivision Control By-law. A Board of Administration report dated January 30, 1970, recommended that a by-law be prepared relieving Project 200 of certain provisions of the Subdivision Control By-law. This report was adopted by Council on February 3, 1970, and By-law 4478, being a by-law to amend the Subdivision Control By-law, was passed the same day enacting that Sections 25, 37, 38 and 39 of the Subdivision Control By-law shall not be applicable to the proposed subdivision.

By letter dated November 18, 1970, from the Law Department of the CPR to the City Clerk (a copy of which letter accompanies this report), the CPR advises that subsequent developments have made it necessary to amend plan No. 1275-1 slightly and requests that By-law 4478 be repealed and a new by-law passed incorporating the corrected plan. The corrected plan submitted by the CPR was prepared by A.T. Holmes, B.C.L.S. and certified correct by him on February 24, 1970 and marginally numbered 1275-1A.

The corrected plan has been examined by the City Engineer and the Director of Planning and found to be in order.

It is recommended that the Corporation Counsel prepare a new by-law repealing By-law 4478 and re-enacting the same substituting subdivision plan 1275-1A for subdivision plan 1275-1.

If Council agrees, an appropriate by-law will be submitted to Council under 'BY-LAWS'."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

2. C.B.C. Development - Georgia Street Overpass

The Director of Planning reports as follows:

"Council, at its meeting on October 27, 1970, passed the following resolution:

'THAT the City Council considers the Georgia Street overpass connecting the proposed C.B.C. development to the Queen Elizabeth Theatre to be part of the C.B.C. development and,

FURTHER THAT the Director of Planning so inform the C.B.C. and their architects.'

In accordance with this resolution the C.B.C. were contacted and a reply was received noting that the Corporation does not intend to construct the overpass and referring to 1966 correspondence with the Planning Department which stated that it was not likely there would be any reason for a physical connection between the C.B.C. site and the Queen Elizabeth Theatre.

The earlier correspondence followed discussions with the C.B.C. on all aspects of their development and was related to the proposal as they envisaged it at that time and was intended to form a prelude to discussions on sketch designs which were anticipated within twelve months.

Clause 2 continued

The first proposal for an overpass on Georgia Street was intended to link the Queen Elizabeth Theatre with a coliseum proposed for the site now owned by the C.B.C. and there was in fact a functional linkage. The 1966 C.B.C. proposal was not intended to have public access to the same extent as the present plan, and the functional reason for the linkage disappeared. The current C.B.C. proposal, however, does make provision for public involvement and the desirability of the overpass is once again apparent. The recently announced Federal building on Block 56 could, with advantage, be linked by a separate pedestrian route to the C.B.C. site (Block 57) thus extending the pedestrian network.

The best course of action appears to be for the C.B.C. to be requested immediately to make provision for the abutment to an overpass in their plans and for negotiations on the provision of the overpass to be continued.

Accordingly it is RECOMMENDED THAT the C.B.C. be requested to design their building and a plaza to incorporate an abutment for the overpass and that discussions on the need for and responsibility for the construction of the overpass should be continued by the Director of Planning for further report to Council. The discussions should also include a pedestrian connection between the C.B.C. site and the proposed Federal building site on Block 56."

Your Board RECOMMENDS that the report of the Director of Planning be endorsed.

(Copies of the exchange of letters between the Director of Planning and the Vice-President - Engineering, C.B.C. are circulated for the information of Council.)

3. The Demolition of a Gasoline Service Station and Construction of a New Gasoline Service Station with retail sales on the site at 2001 and 2021 Kingsway

The Director of Planning reports as follows:

"Mr. G.D. Wylie, Architect, on behalf of McCan Franchises Ltd. and Home Oil Distributors Ltd. has filed Development Permit Applications No. 53798 and 53799 to demolish an existing Gasoline Service Station and older dwelling on the site to construct a new Gasoline Service Station with retailing facilities.

A separate Development Permit Application has been filed to construct a separate building on this site to contain a Restaurant and has been approved by the Technical Planning Board subject to certain conditions. The applicants have indicated that the site would be later subdivided into two separate pacels and the Restaurant and Gasoline Service Stations would share vehicular access.

The majority of the site is located in a C-2 Commercial District with the rear portion in an RS-1 One Family Dwelling District; the RS-1 portion being developed as landscaping and off-street parking facilities.

cont'd . .

Clause 3 continued

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 53798 be approved in accordance with the submitted application such plans and information forming part thereof including the letter dated October 19, 1970, from Home Oil Distributors thereby permitting the demolition of the existing Gasoline Service Station and dwelling and the construction of a new Gasoline Service Station with retailing facilities on the site subject to the following conditions:

A. Prior to the issuance of the development permit:

(1) confirmation is to be submitted in writing to the satisfaction of the Director of Planning with respect to the proposed retailing in the gasoline service station building;

(2) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating:

(i) details of all the landscaping and treatment of the open portions of the site;

(ii) details of the off-street parking and loading and unloading facilities including dimensions, surfacing, curbing, and screening;

(iii) not more than one vehicular access to the property from the City lane - this access to be used exclusively for off-street loading and unloading facilities. The provision of garbage facilities - these facilities being provided in the C-2 portion of the site only;

(iv) details of the roof treatment of the buildings including any equipment to be placed thereon and its effective screening;

(3) vehicular crossings to the site to be first approved to the satisfaction of the City Engineer;

B. The off-street parking and loading and unloading facilities are to be provided including surfacing, curbing and screening in accordance with the approved drawings and the requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All landscaping and treatment of the open portions of the site other than the off-street parking and loading facilities referred to in the preceding condition shall be completed in accordance with the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

D. The development is to be carried out and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application Number 53798 be APPROVED in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

4. City-Owned Lands - Angus Drive
& 75th Avenue - Residential Development
Horner Developments Ltd.

The Director of Planning reports as follows:

"City Council received a letter dated November 26, 1970 (attached) from Mr. G.H. Horner of Horner Developments Ltd. in which he refers to the August 10, 1970 report of the Director of Planning and quotes Council's motion thereon as follows:

'THAT Horner Developments Ltd. be invited to apply for rezoning of the properties covered by the Stage I proposal shown on Appendix IV, along the lines of the conditions set out in Section E of the report, such application to be referred direct to a Public Hearing.'

Mr. Horner states that the conditions contained in Section E are not acceptable and requests permission to appear before Council to renegotiate the terms agreed to at the Council meeting of August 25th.

Council's attention is drawn to notes of a meeting (attached) arranged at the initiative of the Director of Planning on September 2nd, a little over a week after Council ruled on the Horner proposal. Item 5 of these notes indicates that Mr. Horner believed that three conditions of the development would have to be altered, particularly:

'(a) the streets would have to remain private
(b) a park would have to be developed for private use by the residents of the housing development
(c) the high rise be permitted in order to provide a greater degree of openness.'

Council will recall that there was a thorough discussion of the three points in question at the meeting of August 25th and that while the Director of Planning had authority to negotiate the physical arrangement of the street or the physical location of the park, he had no authority to reverse Council's acceptance of the fact that the streets would be public, the park should be available for public access, and that the concept of a high rise was not acceptable to Council.

Consequently the Director of Planning has been reminding Mr. Horner that he is waiting for him to proceed and sent a further letter on November 26th, 1970 (attached). This letter points out that if Mr. Horner does not proceed shortly the Director of Planning will report further to Council.

In conclusion, the Planning Department has taken the initiative in this matter and has suggested ways of proceeding within the guidelines set by Council on August 25th. Mr. Horner now apparently wishes to reopen the basic questions debated at that time."

Your Board RECOMMENDS that Mr. Horner be heard as a delegation on December 15th, 1970, but that the Director of Planning be requested to report on alternative measures to secure appropriate development of the City lands between Southwest Marine Drive and the Fraser River at the foot of Angus Drive.

CONSIDERATION

5. Building Site:
X-Kalay Foundation Society

The Director of Social Planning/Community Development and the Director of Planning report as follows:

"A letter dated August 18th, 1970 addressed to the Mayor and Members of City Council was received from the X-Kalay Foundation Society requesting Council to release 3.3 acres of a 6.6 acre townhouse and garden apartment site in Area A of Champlain Heights for a building site for their Society.

We met with Mr. D.M. Berner, Executive Director of the Society and advised him that for reasons of site size, community integration and compatibility of building and dwelling types we could not support his application.

We discussed with Mr. Berner alternative sites in the City and Mr. Berner agreed to an approximate two-acre site (200' x 450') immediately east of the Baptist Theological College.

The site selection was reported to the Technical Planning Board on November 27th, 1970 and it was resolved:

'THAT the Technical Planning Board have no objection from a planning point of view to the reservation of this approximate two-acre site to the X-Kalay Foundation Society, subject to the Society obtaining approval to rezoning to CD-1 on the basis of a schematic proposal, this reserve to be for a period of six months to enable the scheme of development and terms of sale to be determined.'"

Your Board submits the joint report of the Director of Social Planning and the Director of Planning for the CONSIDERATION of Council.

(Copies of the map are circulated for the information of Council.)

INFORMATION

6. 3340 Findlay Street

On October 23, 1970, a complaint wss received from Mrs. M. Burger, 3326 Findlay Street regarding, among other things, a broken downpipe and a drainage ditch at the above site.

The Reliable Mat Company manufactures rubber mats from old tires at this address, which is a non-conforming use in a C-2 Commercial District and has been in existence for many years.

The Director of Permits & Licenses reports as follows:

"Inspection of the property showed that:

(a) The evestrough at the rear of the building is sound and secure, but the downpipe is missing.

(b) There is a gravel filled drainage trench at the rear of the building and partially along the northerly border of the site, approximately 2' inside the property line. No accumulation of water was observed in this trench.

(c) Old tires used in the mat manufacturing business are stored at the rear of the building.

(d) The northerly one-third of the rear yard is partially overgrown with weeds and there is an old trailer on this portion of the site.

cont'd . .

Clause 6 continued

The owner of the property was contacted and advised of the conditions noted above.

Re-inspections of the property showed that the missing downpipe had been replaced. The rear yard has been checked by the Health Department which reports that no action can be taken under the Tidy Properties By-law at this time."

Your Board forwards the above report for the INFORMATION of Council.

RECOMMENDATION

7. Site Bounded by Burrard, Nelson, Hornby, Helmcken - King George/ Dawson School

His Worship the Mayor and City Council have received a letter from the Vancouver Board of Trade in regard to the disposal, by the Board of School Trustees, of Block 80, D.L. 541. The property in question is the former King George/Dawson School site bounded by Burrard, Nelson, Hornby and Helmcken Streets. This property was recently advertised by the Vancouver Board of School Trustees for development proposals.

The Board of Trade letter recommends that the property not be disposed of until the Planning Department report on alternative concepts for Downtown development has been considered by Council after receiving submissions from interested groups. The closing date for receipt of replies from interested groups was November 30th. The Planning Department is now analysing the submissions for a report to Council.

The Board of Trade suggests a "land bank" as a method of acquiring and holding land for exchange, sale, or open area purpose, to fit in with future plans for City development.

The Director of Planning reports as follows:

"Land Bank

This land is owned and controlled by the Vancouver Board of School Trustees alone. It is an asset which is not subject to approval by the Department of Education in Victoria. It represents a source of capital funds for the local School Board which must be realized in one way or another. The assignment of funds for park purchase under the 1971 - 1975 Capital Budget is based on two tables of priorities, approved by the Board of Parks and Public Recreation. Block 80 is not on Table 1 or Table 2 of lands to be considered for purchase before 1975.

The suggestion of the Board of Trade to create a land bank, although worthwhile, is therefore a new policy for which funds are not at present available.

Development

The Director of Planning however also has been concerned about the form of development which may be anticipated as Block 80 and has communicated with the Board of School Trustees.

The following file notes were made of a discussion about the matter with the Chairman of the Board of School Trustees on October 30th:

cont'd . .

Clause 7 continued

'The Chairman of the Board of School Trustees assures me that there is no commitment at the present time to any form of development on Block 80. He gave his assurance that before any commitment is made he will contact me for further discussions.

I told him of our desire to fit the development of this block into downtown in an effective way and he concurred with the objective.'

To confirm the intention in the memo, the Secretary-Treasurer of the Board of School Trustees wrote as follows:

'Dr. Oberlander has requested that I reply on his behalf to your letter of November 12th, regarding the lease of the property, Block 80, D.L. 541.

He has asked me to assure you that there is no disagreement with your memorandum of October 30, 1970, and that the City will be kept informed as the matter progresses.'"

Your Board RECOMMENDS that Council endorse the action of the Director of Planning and instruct him to report in due course on development proposals which may be received for Block 80, D.L. 541, and that the Board of Trade be thanked for their letter and sent a copy of this report.

(Copies of the letter from the Vancouver Board of Trade dated November 20, 1970 are circulated to Council for information.)

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FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters, October , 1970.

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of October, 1970.
(b) Summary of Securities held by the General and Capital Accounts as at October 31, 1970.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yie %
	Bank Deposit Receipts Purchased for Redemption in October, 1970					
Oct. 7	Bank of Montreal	Oct. 15/70	$1,502,054.79	$1,500,000.00	8	6.2
13	" " "	Oct. 16/70	500,256.85	500,000.00	3	6.2
21	Mercantile Bank of Canada	Oct. 27/70	800,861.37	800,000.00	6	6.5
			$2,803,173.01	$2,800,000.00		
	Bank Deposit Receipts Purchased for Redemption November to December, 1970					
Oct. 6	Banque Canadienne Nationale	Dec. 31/70	$ 508,099.32	$ 500,000.00	86	6.8
27	Mercantile Bank of Canada	Nov. 3/70	801,004.93	800,000.00	7	6.5
30	Bank of Montreal	Nov. 16/70	300,890.75	300,000.00	17	6.3
			$1,609,995.00	$1,600,000.00		
	Bank Deposit Receipts Purchased for Redemption in 1971					
Oct. 1	Toronto Dominion Bank	Jan. 28/71	$1,024,158.63	$1,000,000.00	119	7.4
5	Bank of Montreal	Jan. 29/71	511,520.55	500,000.00	116	7.2
			$1,535,679.18	$1,500,000.00		

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Exchange of B.C. Hydro and Power Authority Parities for Alberta Resources Railways Bonds to Provide an improved Yield

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos.	Yie %
	Disposals						
Oct. 20	B.C. Hydro & Power Authority 7% Parities	Sept. 1/75	$440,000.00	$100.05	$440,220.00	4/10	6.9
	Acquisitions						
Oct. 20	Alberta Resources Rlwy 7 3/4% Prov. of Alta Gtd.	Mar. 1/74	$452,000.00	$ 97.85	$442,282.00	3/4	8.5
	Bonds Purchased						
Oct. 1	Gtr. Van. Reg. Dist. 9¼%	Oct.1/71 to Oct. 1/75	$280,000.00	$100.00	$280,000.00	1/0 to 5/0	9.2

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.....Contd.

Clause No. 1 (Cont'd.)

SINKING FUND TRANSACTIONS

Exchange of Canadas and Canadian National Railways for Alberta Resources Railways to Provide an Improved Yield

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos.	Yie %
	Disposals						
Oct.16	Canadas 6¼%	Dec.1/73	$390,000.00	$98.50	$384,150.00	3/1	6.7
16	C.N. Rlwy. 3 3/4%	Feb.1/74	110,000.00	99.25	99,275.00	3/3	7.1
			$500,000.00		$483,425.00		
	Acquisitions						
Oct. 16	Alta. Resources Rlwy 7 3/4% Prov. of Alta.Gtd.	Mar.1/74	$508,000.00	$97.85	$497,078.00	3/4	8.5

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Investments Purchased

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos	Yiel %
	Debentures Purchased		$U.S.	$U.S.	$U.S.		
Oct. 5	City of Van. 3 3/4%	Mar.15/72	$175,000.00	$93.28	$163,240.00	1/5	9.7
	U.S. Funds purchased at 1.02 Can.						

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in 1971					
Oct. 13	Bank of Nova Scotia	Mar. 15/71	$1,753,088.90	$1,700,000.00	153	7.45

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(b) GENERAL AND CAPITAL

Summary of Securities Held as at October 31, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1970	$20,398,482.17	$19,900,000.00
Bank Deposit Receipts due 1971	10,555,469.21	10,100,000.00
	$30,953,951.38	$30,000,000.00

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for October, 1970 be confirmed.

2. Night Court Sittings

The Court Clerk, Provincial Court, Vancouver, reports as follows:

"September 8, 1970, City Council adopted the following recommendation:

'Night Court sittings commencing September 1, 1970, be at the rate of two each week.'

Since the commencement of Night Court sittings until April 30, 1970, provision was included in approved budgets for required added sittings in excess of two each week whenever applications for trial at Night Sessions were more than could be tried in the time allotted. About twenty cases are set for trial at each sitting.

From May 1st to August 30th, 1970, four Night Court sittings were held each week. Applications for trial at Night decreased, permitting a reduction to two each week. Recently, application rates have been increasing, indicating that added sittings will be necessary from time to time.

Whenever applications total more than forty each week, added Court sittings are needed. To provide extra sittings on demand, an amendment to the above resolution is required. Presently, staff salary costs are approximately $78.00 per sitting.

The District Judge, Provincial Courts, Vancouver, states that to accommodate the public, it is intended to order additional Night Court sittings as may be demanded by the volume of applications received from accused persons.

RECOMMENDED THAT

(a) The above resolution be amended by adding the words, 'except, when by direction of the District Judge, added sittings are required'.

(b) The above amended resolution become effective January 1, 1971.

(c) In conformance with past practice, provision for twelve sittings, in excess of two each week, be made in the Budget of the Provincial Courts for the year 1971."

Your Board RECOMMENDS the foregoing recommendation of the Court Clerk, Provincial Court, Vancouver, be adopted, on the understanding that if Night Court sittings in excess of the number approved in the budget are required, the Court Clerk will first obtain approval for the provision of additional funds, in accordance with City budget procedures, before the sittings are ordered.

CONSIDERATION

3. Assessments for School & Hospital Purposes

City Council on November 10, 1970, passed the following resolution:

"THAT the City Council support the Executive of the U.B.C.M. on this matter and the Board of Administration prepare a brief for Council for submission to the Provincial Cabinet, through the U.B.C.M., giving appropriate examples of circumstances whereby new developments, such as Marathon Realty's proposed development of the False Creek area, if rezoned, will be grossly under-assessed."

The Assessment Commissioner submits the following brief as directed by Council:

"The Provincial Minister of Finance has recently announced that it is the Government's intention to pass legislation at the next session of the Legislature that would have the effect of limiting annual increases in the assessments on land and improvements to not more than 10% over the previous year's assessments. An amendment to the Assessment Equalization Act would apply to assessments for school & hospital purposes, but would not apply to assessed values for general purposes which are determined under the Vancouver Charter.

The 5% limitation on assessed values of individual properties which was enacted in 1966 created many anomalies within the various assessment categories in 1967 & 1968. The following statistics are taken from a 1967 report to Council showing the effect on property taxes. The study was confined to land because improvement values could be adjusted for a change in the physical characteristics or where new construction occurred.

'Vacant Land - All Categories

603 properties remain approximately equal
686 properties pay an average of $7.41 to $229.20 less per year
* 1709 properties pay an average of $5.20 more per year

Residential Properties - Land Only

30,267 properties remain approximately equal
19,616 properties pay an average of $4.46 to $61.77 less per year
* 22,004 properties pay an average of $3.07 more per year

Industrial Properties - Land Only

316 properties pay an average of $9.16 to $2,078.29 less per year
* 609 properties pay an average of $33.39 more per year'

* These properties were required to pay additional taxes because of loss in revenue from other properties which benefited from the 5% limitation.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Recent changes in assessed values due to rezoning show land value increases ranging from 142% to 244% over a two year period since 1968. A 10% restriction would have confined these value changes to 10% for each of the two years and would have resulted in substantial tax reductions to owners of rezoned land who had already derived benefit by way of a sharp capital gain in the value of their property.

For the above reasons it is doubtful that the proposed 10% individual limitation would be equitable to the majority of other taxpayers. Legislation such as this creates many inequities and departs from the principle of equalization of property assessment and taxation."

Your Board submits the foregoing brief for Council's consideration.

4. St. David's School for Boys
Squamish Valley

Under date of November 23, 1970, the President of the St. David's School for Boys, Squamish Valley, has written requesting financial support for the School.

The Organization is a non-profit educational society in which the boys are trained for leadership in both church and state. The School is due to open in September, 1971, and about thirty students from all parts of the Province, but particularly from Vancouver, are being accepted. The site of the School is located in the Squamish Valley.

The grant is required for the commencement of the School and for the granting of bursaries for boys from Vancouver who need financial assistance and who would benefit from the program.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the St. David's School for Boys dated November 23, 1970, are circulated for the information of Council.)

INFORMATION

5. Rental Contract Form -
Vancouver Rental Accommodation Grievance Board

In accordance with the recommendation of the Standing Committee on General Purposes of August 18, 1970, adopted by Council on August 25, 1970, the Vancouver Rental Accommodation Grievance Board has submitted a proposed rental contract form, copies of which are circulated.

Your Board endorses the recommendation of the Corporation Counsel that the proposed rental contract form be referred to him for report to Council, before being finalized.

CONSIDERATION

6. Musqueam Indian Reserve - Municipal Services for Reserve Band Members

The Deputy City Engineer reports as follows:

"The Standing Committee on Finance on March 19, 1970, considered the following submission of the Band -

'In order to complement this opening of the Reserve, the Band requests normal municipal services for Reserve Band Members at no cost -- police, fire and garbage, maintenance of streets, roads, sewer and pumping station. The Band now pays approximately $1,100 per annum.'

The Standing Committee on Finance recommended that the above be referred to the Board of Administration to submit a report to Council on the normal costs involved in 'opening of the Reserve'.

Council on March 24, 1970:

(a) Was advised that the estimated annual costs of providing normal civic services to Musqueam Band Members based on 1970 Dollars to be $4,550.

(b) Resolved that following municipal services be provided by the City, the Band to continue to pay $1,100 per annum in this regard:

Police		
Fire		
Garbage and Waste Removal	(estimated cost	$ 1,050)
Streets and Roads maintenance	(estimated cost	$ 1,500)
Sewer System maintenance	(estimated cost	$ 1,150)
	TOTAL	$ 3,700)

Mr. Gardom, Solicitor for the Indian Band has advised that the Council Resolution does not include the following services:

Water System maintenance	(estimated cost	$ 350)
Street Lighting maintenance & power	(estimated cost	$ 500)
Traffic Control	(estimated cost	$ NIL)
	TOTAL	$ 850)

The letter states that:- it would appear that it was the intention both of City Council and the Band that normal City services be provided, however since the Resolution was specific it has been later noted that the foregoing items were not taken care of and it is submitted, with all respect, that they should be.

It is to be noted:

(i) That the estimated costs of Municipal services to Band members as set out is based on 1970 dollars with no provision for escalation if the value of the dollar depreciates.

. . . Cont'd.

Clause No. 6 (Cont'd.)

(ii) The term of the City providing Municipal services to Band Members is 10 years in accordance with the Band's request.

(iii) If the Indian Band carries out further development in the Village there is no provision for increasing the Band's contribution towards the cost of providing the services."

Your Board submits the foregoing report of the Deputy City Engineer for Council consideration.

RECOMMENDATION

7. Replacement of the Police Recording Equipment

The City Engineer reports as follows:

"Money was included in the 1971 portion of the Five Year Capital Communications Budget for the replacement and expansion of the present recording equipment in the Report Centre.

The equipment is used to record emergency calls received so that the calls and the conversations with the staff can be reviewed.

The new equipment will record a continuous time log, all conversations on emergency 'phone lines, emergency conversations received on the administration line that are transferred to the Report Centre and the conversations on all radio channels.

The present equipment is worn out and obsolete. The sets are out of service for a long period of time because it is difficult to obtain replacement parts. The quality of the recording is very poor and does not produce the fidelity required. Because of the erratic performance of the equipment it is urgent that it be replaced as soon as possible.

I recommend that $20,500.00 be provided in advance of the 1971 Communications Capital Budget and that the City Engineer be authorized to call for bids for the supply and installation of the recording equipment for the Police Report Centre."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

8. Police Vehicles and Radio Requirements

The Board has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems.

"On November 10, 1970, Council authorized an increase of 40 constables for the Police Department and directed the Chief Constable to review and re-submit his requirements for additional vehicles and portable radios based on the additional 40 men.

contd....

Clause No. 8 (Cont'd.)

The Chief Constable originally requested an additional 85 men, 16 vehicles and 8 portable radios. The portion of this request related to the Patrol Division was 58 men plus all of the vehicles and radios. The reason for this increase in Patrol Division manpower was because of the greatly increased crime rate and also to implement an important change in deployment practice, specifically to reorganize the Division into a service patrol function and a preventative patrol function. This preventative patrol force is to use both mobile and foot patrol methods.

When Council approved 40 men, the Chief Constable assessed his priorities and assigned all of the 40 men to the Patrol Division. The ratio of men in vehicles to men on foot will not remain static but will be extremely flexible in order to meet circumstances as they arise. The additional men require vehicles and the portable radios in order to maintain this flexibility. The Chief Constable has requested 14 vehicles and 6 radios, (original request 16 and 8) slightly more than the 40/58 manpower increase ratio would indicate are necessary. The extra 3 vehicles beyond the apparent proportionate need (40/58 x 16) are required, not for the additional 40 men, but are needed to implement the reorganization into service patrol and preventative patrol functions.

We recommend that the Chief Constable's request for 14 vehicles and 6 portable radios be approved, that these items be ordered immediately, and funds be provided in the 1971 Operating Budget, as follows:

14 autos with radio and emergency equipment @ $4,700	$65,800
Maintenance 14 autos at $1,500	21,000
6 portable radios @ $1,060	6,360
TOTAL COST	$93,160"

Your Board RECOMMENDS that the recommendation of the Co-ordinator of Data Processing and Systems and Director of Finance be approved.

CONSIDERATION

9. Tender No. 5-70-4:
Automatic Offset Duplicating Equipment

The Purchasing Agent and Chief Constable report as follows:

"Tenders for the subject equipment were opened by your Board on September 14, 1970 and referred to the Purchasing Agent and Chief Constable for tabulation and report. The working tabulation is in the Purchasing Agent's office.

This tender is being submitted for Council consideration because: Item 1, - the Purchasing Agent is recommending equipment which he considers gives greater value than the low bid, and Item 2, - union status is involved.

cont'd....

Clause #9 (cont'd)

Item 1 - (for the Printing Branch of the Finance Department)

The low bid for Item 1 was submitted by A.B. Dick Ltd. at a cost of $12,107.55. The next-to-low bid was submitted by Addressograph Multigraph Ltd. at a cost of $15,468.30. The Addressograph Multigraph bid is $3,360.84, or 27% higher than the low bid, but they included $1,739.00 worth of features not offered by the low bid, so the effective difference is reduced to $1,621.84 or 12%.

The extra cost for the Addressograph Multigraph equipment is more than justified because the Printing Supervisor has examined both machines, and considers that the Addressograph Multigraph equipment will enable him to double his production without any increase in staff, whereas the A.B. Dick equipment will only provide a minor production increase.

The foregoing judgment was made on the basis of tenders as submitted, but, after tenders closed, Addressograph Multigraph Ltd. submitted a letter stating that if the City is prepared to accept the master maker (one of the components of this system) which the City is now renting, they will reduce the purchase price by $2,185.00. Even though the offer to sell this component was made after tenders closed, we are recommending that the City take advantage of this saving, because the equipment is in good condition and the saving involved did not influence our decision to recommend Addressograph Multigraph equipment.

Item 2 - (for the Police Department)

The equipment now being used by the Police Department is in very poor condition and must be replaced as soon as possible, but the lowest bid meeting specifications was submitted by a firm (A.B. Dick Ltd.) that is now being struck. The President and Business Manager of the Municipal and Regional Employees' Union have stated that if equipment from this strike-bound firm is delivered, it will not be operated by members of their union.

We are, therefore, recommending that the decision on this item be deferred until after the strike, the funds be re-budgeted in 1971, and, to provide them with more reliable equipment in the interim, the Printing Branch's old equipment be transferred to the Police Department at its trade-in value of $2,000.00.

We recommend:

1. Acceptance of the bid for Item 1, as submitted by Addressograph Multigraph Ltd., except that the master maker offered in the tender be replaced with the master maker that the City is now renting, at a cost of $13,283.39, plus 5% Provincial Tax.

2. Transfer of the Printing Branch's old equipment to the Police Department at a cost of $2,000.00, until a final decision regarding Police Department equipment is made."

Your Board submits the foregoing report for the consideration of Council.

RECOMMENDATION

10. Sinking Fund Surplus of Former Vancouver & Districts Joint Sewerage and Drainage Board

The Director of Finance reports as follows:

"The Secretary-Treasurer of the Greater Vancouver Sewerage and Drainage District advises by letter dated December 1st that as the last outstanding debentures of the former Board were paid off on September 1st, 1970, it seems appropriate that the Sinking Fund Surplus remaining should be distributed to member municipalities in the same proportions as contributions towards repayments were provided by the members.

The Surplus is approximately $570,000 of which Vancouver's share is 89.53% or about $510,000.

The Sinking Fund is held by the Minister of Finance of the Province of British Columbia and the Greater Vancouver Sewerage and Drainage District, successor to the above-mentioned Board, has instructed the Minister to distribute the surplus as of December 31, 1970.

These overpayments of debt service costs in previous years should be credited to the City's Revenue Surplus account. However Council can take such action as it deems fit under the circumstances when considering the City's capital and revenue budgets in 1971 and the fact of this credit in 1970.

It is therefore recommended

That the amount received as Vancouver's share of the Sinking Fund Surplus of the former Vancouver and District Joint Sewerage and Drainage Board be credited to Revenue Surplus when received."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 371-4

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT NOVEMBER 27, 1970

RECOMMENDATIONS

1. Reallocation of Staff - Central Library, Vancouver Public Library

The Director of Personnel Services reports as follows:

"I have received the following report from the Head of Library Personnel Services which was approved by the Vancouver Public Library Board at its meeting on October 21, 1970:

'Due to increasing work pressures in the Art, Literature and Catalogue Divisions, and a re-scheduling of duties in the General Collection - Boys and Girls Division, it has been recommended by the Systems Analyst (Library) and the Division Heads concerned that the staffing pattern in the Central Library be revised. I have reviewed the duties and responsibilities of the positions concerned and recommend as follows:

(a) One full-time Librarian I position (#254) in the General Collection - Boys and Girls Division which was recently vacated and has been filled temporarily by a casual employee pending completion of this report, consists primarily of readers' advisory work and some reference duties. This position is properly classified as Librarian I but by re-scheduling the work of the Division, it is possible to reduce this position from full-time to three days per week.

(b) The Art and Literature Divisions have less librarian time than other divisions in the Central Library and the staff is finding it increasingly difficult to provide acceptable public service. The problem is compounded by insufficient clerical staff to provide routine information to the public in peak periods (as is done in other divisions), which results in hard-pressed professional librarians spending time providing services which could be done adequately by clerical staff. Such duties include taking and checking reserves and renewals, ordering material from the stacks, booking and checking films, directing and assisting patrons in the use of the picture file, providing routine information, and related duties; this is work at the Library Clerk II level of complexity and responsibility. It is recommended that the major portion of savings resulting from the reduction of librarian services in the General Collection - Boys and Girls Division, be used to improve librarian services in the Art and Literature Divisions by the provision of 20 hours per week of Library Clerk II time.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(c) Increased circulation of books in branches is resulting in an increased requirement for the re-binding of books. This has resulted in a continuing back-log of re-binds being processed in the Catalogue Division. To alleviate the problem, it is proposed that some of the savings remaining from Item (a) above be used to provide 7 hours per week of Library Clerk I time in the Preparations section of the Catalogue Division.'

The recurring annual savings of this recommendation at 1970 rates and including fringe benefits will be approximately $222.00.

The Vancouver Public Library Staff Association, Local 391, is in agreement with this report.

The Director of Personnel Services endorses this report and recommends that it be adopted."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant #254	Librarian I Pay Grade 21 ($629-753) Plus 7% for longer hours	ABOLISH	When adopted
NEW Part-time Position 22½ Hrs. per week to be established	-	Librarian I Pay Grade 21 ($4.13-$4.95 per hour)	When adopted
NEW Part-time Position 20 Hrs. per week to be established	-	Library Clerk II Pay Grade 9 ($2.44-$2.90 per hour)	When adopted
NEW Part-time Position 7 Hrs. per week to be established	-	Library Clerk I Pay Grade 4 ($2.00-$2.34 per hour)	When adopted

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

2. Salary Adjustment -- Purchasing Agent - Park Board, Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"At the request of the Department Head, I have reviewed the duties and responsibilities of the above-named position.

The incumbent performs specialized and responsible work in negotiating and arranging for the purchase of a wide variety of materials, supplies, equipment and services utilized by the Park Board. In addition, he is independently responsible for preparing specifications, consolidating purchases, drafting contracts and developing purchasing procedures and records, subject to a superior's final approval. The work of this position has not changed significantly since 1965, when it was last reviewed.

The Purchasing Agent - Park Board is internally related to the Buyer classification and up to 1965 there was a two-pay grade differential between these classes. In October 1966, the Buyer classification received an upward salary adjustment of one pay grade in order that the prevailing community rate be paid for work performed of equal value. A review of recent external salary rates for the Buyer category reveals that this class is still equitably compensated at Pay Grade 24.

The internal relationship between the Purchasing Agent - Park Board and the Buyer category is now distorted. Also, recent external salary data indicates that our rate for the Purchasing Agent - Park Board is below the community average.

Therefore, in order to maintain established internal relationships with the Buyer classification, and to compensate the work of this position so it is equitable with prevailing community rates, I recommend that the Purchasing Agent - Park Board be upgraded one pay grade to Pay Grade 26 ($788-$947) effective January 16, 1970.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range of 1970 rates and including fringe benefits at 23 percent will be $664.

The Comptroller of Accounts reports that the additional funds estimated at $575 for eleven and one-half months in 1970 are available within the 1970 Departmental Budget.

This report has been discussed with the Superintendent of Parks and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
D.J. Cleary	Purchasing Agent - Park Board Pay Grade 25 ($753 - $902)	Purchasing Agent - Park Board Pay Grade 26 ($788 - $947)	January 16, 1970

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * * * * * *

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT DECEMBER 11, 1970

RECOMMENDATIONS

1. 1970 Vacation Carry-over -
Mr. M.C. Colcleugh,
Social Service Department.

The Director of Personnel Services reports as follows:

"Mr. M.C. Colcleugh, Acting Administrator, has submitted a request asking to have the remaining 11½ days of his 1970 vacation entitlement deferred until 1971.

Because of the current workload and the unavailability of the new Director of the Social Service Department until the first of January, 1971, he states that it will not be possible for him to take the vacation leave prior to that time.

The Director of Personnel Services in awareness of the circumstances, recommends approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. 1970 Vacation Carry-over -
Mrs. M. Galloway, Health Department.

The Director of Personnel Services reports as follows:

"Mrs. M. Galloway, Public Health Nurse I, has submitted to the City Medical Health Officer a request to have five days of her 1970 vacation entitlement deferred until 1971.

Although Mrs. Galloway does not yet qualify for such a deferment under Personnel Regulations, there is a special reason for permitting the carry over. Mrs. Galloway's husband, Mr. Tom Galloway, City Purchasing Agent, has recently been appointed President of the National Institute of Governmental Purchasing, and Mrs. Galloway, as wife of the President, is expected to assist at official functions. These functions will be held in Washington, D.C., White Sulphur Springs, Virginia, Cincinatti, Ohio, and in England. It is Mrs. Galloway's intention to use her vacation allowance to attend these functions.

The City Medical Health Officer and the Director of Personnel Services appreciate the particular circumstances involved in this request and both recommend that Mrs. Galloway's request be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. 1970 Vacation Carry-over -
Mr. G. L. Fraser,
Social Service Department.

The Director of Personnel Services reports as follows:

"A letter has been received from the Acting Administrator requesting that Mr. G.L. Fraser's balance of 5 days remaining of his 1970 vacation entitlement be carried over to 1971. Due to the work load requirements, it would be very difficult to schedule these days in the remainder of this year. I RECOMMEND that the request of the Acting Social Service Administrator be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. 1970 Vacation Carry-over -
Mrs. Mary I. Beveridge, Archives.

The Director of Personnel Services reports as follows:

"A letter has been received from the Archives Department requesting that Mrs. Beveridge's leave entitlement of 15 days for 1970 be carried over to 1971.

This is occasioned by the fact that following the death of Major Matthews, Mrs. Beveridge is engaged in cataloguing and sorting out the varied documents and artifacts so as to determine proper ownership and it would not be convenient for her to take vacation at this time. I RECOMMEND that Mrs. Beveridge's request be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 374

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 11, 1970

PART I

S U N D R I E S

RECOMMENDATIONS

1. Sale of City-Owned Land
Request to Postpone Option to Purchase
Odd Fellows Low Rental Housing Society

The Supervisor of Property and Insurance reports as follows:

"Lot 26, Blks. 3 and 4, D.L. 49 situated on the north side Kingsway, between Aberdeen and Lincoln Streets was sold to the Odd Fellows Low Rental Housing Society for $35,250.00 as per Council's Resolution of August 12, 1969. The sale was subject to a 2 year option to repurchase at the net sales price in the event that the purchaser did not proceed with construction. The option also states that the purchaser shall give the City a 21 year option to repurchase at the net sale price, exercisable in the event the property is utilized for any other purpose.

The Odd Fellows Low Rental Housing Society have advised that they are unable to finalize mortgaging with Central Mortgage and Housing because of the options registered against the property, and for this reason they have asked that the 21 year option be postponed so that the mortgage can be finalized.

The first part of the option requiring commencement of construction has been fulfilled, however the 21 year part of the option is still in force.

The City Law Department have advised that inasmuch as Central Mortgage and Housing are issuing a mortgage for this development, and that they have written into their mortgage agreement the necessary protective clauses regarding the type and use of construction that the sale of the land for Senior Citizens purposes is adequately protected.

It is, therefore,

RECOMMENDED that the 21 year option to repurchase at the net sales price exercisable by the City in the event that the property is utilized for any other purpose than Senior Citizens Housing be postponed as a first charge against the property in favour of the Central Mortgage and Housing Corporation mortgage for development of a Senior Citizen facility."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal:
1435 Granville Street

The Supervisor of Property and Insurance reports as follows:

"Lot F, Block 122, D.L. 541, and improvements, situated at 1435 Granville Street were purchased for the Granville Bridge and approaches in 1951 and have been leased since that time to various companies.

The property is presently under lease to Granville Carpet Cleaning Co. Ltd. for a five-year period, October 15, 1965 to October 14, 1970 at a rental of $152.00 per month plus an amount equal to taxes, with option to renew for a further five years. The last five-year period to be subject to one year's notice of cancellation if property required for highway purposes.

Granville Carpet have exercised their option to renew for a further five-year period and have accepted the recommendations of the Supervisor of Property and Insurance to a rental increase from $152.00 per month plus taxes to $198.00 per month plus taxes.

RECOMMENDED that the subject lease be renewed for a further five-year period subject to a rental of $198.00 per month plus taxes, all other terms and conditions as contained in the original lease dated on the 11th day of January 1966 to remain."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

a) Lot 51, Blks. 29 - 31. D.L. 200
7178 Knight Street

1) Loss of land (W 7') $231.00
2) The City engineer to replace concrete retainer wall and grade steps at new property line and replace any damaged lawn.

b) Lot 7, Block 7, W½ 738
6952 Knight Street

1) Loss of land (W 7') $231.00
2) Loss of fence and cedar hedge 175.00
$406.00
3) City Engineer to replace any damaged lawn.

continued . . . / 3

Item No. 3 cont'd

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Grimmett Park
N/S 19th Ave. between Quebec & Main Sts.

The Supervisor of Property and Insurance reports as follows:

"On January 30, 1967 the Board of Parks and Public Recreation passed the following resolution relating to the proposed extension of the existing lease of the portion of Grimmett Park occupied by the Pacific Indoor Lawn Bowling Club and the possible sale of the remaining unoccupied portion of the site.

'That the City Council be requested to instruct the City Property Department to sell the small amount of open land at market value for credit to the Park Purchase Fund, a first offer to be made to the Pacific Indoor Lawn Bowling Club, and further . . . . that the Council be requested to enter into a long term lease of the building on the site for a nominal sum to the Pacific Indoor Lawn Bowling Club on the condition that the building will be used for indoor lawn bowling club purposes only, and further . . that in the event of any future sale of the building to the Lawn Bowling Club or any other buyer, the Park Purchase Fund will be credited with the amount of the sale.'

Concurrent with the foregoing resolution the lease to the bowling club was renewed for a period of three years from January 1, 1967 at a nominal rental of $1.00 per annum.

The request from the Park Board was referred to the Supervisor of Property and Insurance for investigation.

Grimmett Park is comprised of Lots 18 to 24, Block 2, D.L. 628. This park site is 214' x 122' in size and present zoning is RS-2 One Family Dwelling District. The easterly 114' ± thereof is occupied by the Pacific Indoor Lawn Bowling Club, combining a club building and black-topped parking area. The westerly 100' ± of the site is vacant. This area is unimproved and is used on a casual basis as a play area by children in the vicinity.

Considerable time has been spent in exploring possible alternative uses of the site. Discussions have been held with the Director of Planning and the lessees etc. To give effect to the proposed sale of portions of the park site, various schemes of subdivision were considered. However, it was found that the club did not have the resources to purchase the portion occupied by the building and only two 33 ft. lots could be obtained from the balance of the site at this time pending demolition of the building. Because the Park Board have now indicated a potential future need of these lands as a park site and since very little is to be gained by disposal of residual portions, it was concluded that these lands should be retained as a park site until the existing building is removed.

continued . . . /4

Item No. 4 cont'd

In discussion with representatives of the Club they have requested the right to develop additional off-street parking spaces on a portion of the vacant area.

Representations have also been made by the owners of four properties abutting the westerly end of the park site who wish to obtain the use of a portion of the site for garden purposes. Each of these properties is 30.5' x 64' in size and each is improved with a dwelling. The westerly 30 ft. of the park site is available for this purpose.

By letter dated July 13, 1970 the foregoing requests and information were forwarded to the Superintendent of Parks. On September 28, 1970 this matter was reviewed by the Board of Parks & Public Recreation and the following is an excerpt from the Board's meeting of that date:

'GRIMMETT PARK -- PACIFIC INDOOR LAWN BOWLING CLUB

On January 30, 1967 the Park Board agreed to dispose of Grimmett Park. On July 13, 1970, the Board requested staff to investigate a lease of building and land and construction of a parking lot with the Club. It was agreed that Grimmett Park land should not be sold but should be leased as the land may be required for park purposes at the end of a proposed twenty year lease period.

Commissioner Boyce reported meeting with the bowling club executive together with Deputy Superintendent Livingstone. The bowling club advised in a letter dated September 10, 1970 that they agree to leasing the building and Lots 18 to 23 and a portion of Lot 24, Block 2, D.L. 628 and to develop a parking lot west of the building.

The Board also were advised that the four property owners to the west of Lot 24 were anxious to obtain a 30 ft. strip of property off Lot 24 to extend their short back yards.

After further discussion, it was regularly moved and seconded,

RESOLVED: The City Council be requested on behalf of the Board to enter into a nominal lease for $1.00 per year for a period of 20 years with the Pacific Indoor Lawn Bowling Club for Lots 18 to 23 and E 2' of 24, Block 2, D.L. 628, including the existing indoor lawn bowling club building, on the understanding that the club will be responsible for all capital and development and maintenance and operating costs of the land and building leased to them.

- Carried.

It was regularly moved and seconded,

RESOLVED: That the Board lease the four parcels of land, 30' x 30.5' (E 30' of Lot 24/2/628), at the west end of the lots comprising Grimmett Park for $40.00 per property owner per year for twenty years.

- Carried.'

continued . . . /5

Item No. 4 cont'd

RECOMMENDED

a) That the foregoing resolution of the Board of Parks & Public Recreation be endorsed.

b) That the City of Vancouver on behalf of the Board of Parks & Public Recreation enter into a lease with the Pacific Indoor Lawn Bowling Club covering Lots 18 to 23 and the east 2 ft. of Lot 24, Block 2, D.L. 628 for a period of 20 years commencing January 1, 1971 at a rental of $1.00 per annum, subject to the lessee being responsible for all capital, development and maintenance and operating costs of the lands and building hereby leased, in a form satisfactory to the Corporation Counsel.

c) Further, that the City of Vancouver on behalf of the Board of Parks and Public Recreation enter into separate leases with the respective owners of 3460, 3472, 3484 and 3496 Quebec Street covering that portion of the west 30' of Lot 24, Block 2, D.L. 628 abutting the rear of Parcels A to D, Sub 25 and 26, Block 2, D.L. 628 for a period of 20 years commencing January 1, 1971 at a rental of $40.00 per annum for each portion, such leases to be in a form satisfactory to the Corporation Counsel.

d) All of the aforesaid leases to be subject to six months notice of cancellation if the property is required for civic purposes."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Automobile Fleet Insurance

The Supervisor of Property and Insurance reports as follows:

"The City's annual Automobile Fleet and Non-owned Automobile Liability Insurance Policy expires December 31, 1970. This policy currently insures 920 licensed motor vehicles and 357 licensed Trailers, compressors and various other pieces of road equipment with Third Party Liability limits of $1,000,000.00 inclusive. The present broker is Vancouver Holdings (B.C.) Ltd. who have placed the coverage with Hartford Fire Insurance Company. The current annual premium totalled $107,000.00 when tendered in 1969 and after allowing for various additions and deletions is now $108,427.00 for the Automobile Fleet and $1,076.00 for Non-owned Automobile Liability.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this policy for the year 1971 were called for an opened at a meeting of the Board of Administration on November 30, 1970. One quotation only was received from Vancouver Holdings (B.C.) Ltd. on behalf of the Hartford Fire Insurance Company. This is as follows:

continued . . . / 6

Item No. 5 cont'd

Standard Auto Policy with Third Party Liability and Passenger Hazard $1,000,000.00 inclusive limits	$139,930.00
Standard Non-owned Policy with Third Party Liability $1,000,000.00 inclusive limits	$ 1,076.00

A comparison of claims experience compiled over the past six years has been obtained from the City's broker and is shown below:

YEAR	PREMIUM	CLAIMS		PERCENTAGE OF PREMIUM
1965	$ 64,747.00	$86,218.00		133.16%
1966	76,462.00	71,867.00		93.99%
1967	104,276.00	Paid $48,860.00 O/S 22,800.00	$ 71,660.00	68.72%
1968	90,510.00	Paid 47,142.00 O/S 950.00	$ 48,092.00	53.13%
1969	88,850.00	Paid 72,167.00 O/S 33,035.00	$105,202.00	118.40%
1970	1) 82,127.00 109,503.00	Paid 24,976.00 O/S 34,905.00	$ 59,881.00 (2)	72.91% (To Sept. 30/70.)

1) Earned premium to September 30, 1970.

2) Losses to September 30, 1970.

(O/S - outstanding claims against the City which have not been paid by the Insurance Company but a reserve has been set up in this amount.)

RECOMMENDED that the tender submitted by Vancouver Holdings (B.C.) Ltd. on behalf of the Hartford Fire Insurance Company be accepted in accordance with the tender submitted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Tender for Lease - Two Parking Sites
S/E Corner of Pender Keefer Diversion
S/S of Haro-Smithe Connector

The Supervisor of Property and Insurance reports as follows:

"Tenders for these two sites were advertised in the local newspapers and opened by the Board of Administration on November 30, 1970, in accordance with usual tendering procedure.

Tenderers were to submit on the basis of the highest payment of rental either on a flat rate or a percentage of the monthly gross. (Both figures to be quoted.)

Leases for both sites are to commence January 1st, 1971, and the lessee in each case will bear all expenses with the exception of property taxes.

continued . . . / 7

Item No. 6 cont'd

Site #1 (S/E corner of Pender-Keefer Diversion being Lot 1 & 2 of C, Blk. 14, D.L. 196 & 2037)

Lease to be for a term of 5 years, subject to 6 months notice of cancellation. The successful tenderer to provide landscaping, remove existing service station and oil tanks and to have the option of removing the existing restaurant building. The site will provide approximately 70 stalls of parking space.

The following bids were received for this site:

1) Imperial Parking Ltd. - $3,460.00 or 80% of gross revenue per month
2) Aide Auto Parks Ltd. - $2,906.00 or 83% of gross revenue per month
3) John Persic - $1,700.00 or 66% of gross revenue per month
4) Metro Parking Ltd. - $1,200.00 per month. (No gross figure submitted)

An analysis of these bids indicates that the highest revenue to the City will be received from Imperial Parking Limited in the amount of $3,460.00 or 80% of the gross per month, whichever is the greater.

Site #2 (S/S of Haro-Smithe Connector being Ptn. Lot 1, Blk. 6, D.L. 185, Plan 13701)

The lease to be for a term of 5 years subject to the lessee permitting access through the easement area to B.C. Hydro and Power Authority. The site will provide approximately 28 stalls of parking space. The following bids were received for this site.

1) Imperial Parking Ltd. - $465.00 or 75 % of gross revenue per month
2) Aide Auto Parks Ltd. - $368.00 or 83% of gross revenue per month
3) Metro Parking Ltd. - $235.00 per month. (No gross figure submitted)

An analysis of these bids, taking into account the revenue created by the existing surrounding development as well as the development in the area proposed for the next 5 years, indicates that the offer from Aide Auto Parks Ltd. at $368.00 or 83% of the gross per month, should produce the highest revenue to the City for the 5 year term.

In both cases, the successful tenderer is required to submit a yearly statement of the gross income certified by a Public Accountant.

RECOMMENDED that the following offer be accepted:

Site #1 Situated S/E corner of Pender-Keefer Diversion being Lots 1 & 2 of C, Blk. 14, D.L. 196 & 2037.

The offer from Imperial Parking Ltd., in the amount of $3,460.00 or 80% of the gross revenue per month whichever is the higher.

Site #2 Situated S/S of Haro-Smithe Connector being Portion of Lot 1, Blk. 6, D.L. 185, Plan 13701.

The offer from Aid Auto Parks Ltd. in the amount of $368.00 or 83% of the gross revenue per month, whichever is the higher.

And that, in each case, leases be drawn to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

PART II

S A L E S

7. RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer:-

Re: Lots 21 and 25, D.L. 756
Cul-de-sac East of Knight,
North of 18th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Lite Construction Ltd.	21	Irregular	$12,400.00	City Terms @ 9-3/4%	This lot known to contain fill and no guarantee given to soil stability.
Lite Construction Ltd.	25	Irregular	$12,300.00	City Terms @ 9-3/4%	Subject to bulkhead agreement - above street. P.U. Easement required over the Northerly 20' of Easterly 4'. This lot known to contain fill and no guarantee given to soil stability.

8. RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council being in each case, the highest offer.

Re: Lots D-L, Blk. 5, D.L. 663, Group 1
N.W.D., Plan 13751
Sit: W/S Elgin St., between
45th Ave. and 47th Ave.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Brite Construction Ltd.	D,E,F H,I,J K, L	49.5' x 110' (each)	$11,500.00 (each)	City Terms @ 9-3/4%	These lots known to contain peat, and no guarantee given to soil stability.
Brite Construction Ltd.	G	49.5' x 110'	$11,500.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. This lot subject to a Public Utility Easement over the N.5'.

continued . . . /9

Item No. 8 cont'd

Re: Lot 24, D.L. 756, Plan 13691
E/S of Knight Street between
15th and 18th Avenues

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Brite Construction Ltd.	24	Irregular	$12,400.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. This lot subject to a Public Utility Easement over the N.E. corner

Re: Lot 29, Blk. 5, D.L. 320, Plan 2798
Sit: E/S of Alma St. N. of 48th Ave.

Bas Cobanli	29	40' x 136'	$16,800.00	City Terms @ 9-3/4%	

* * * * * *

FOR ADOPTION SEE PAGE(S) 374

REPORT TO COUNCIL

STANDING COMMITTEE ON HEALTH AND WELFARE

NOVEMBER 26, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, November 26, 1970, at approximately 10:00 a.m. The following Members were present:

PRESENT: Alderman Linnell (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Calder, Rankin, Sweeney and Wilson.

ABSENT: Alderman Broome
Alderman Hardwick
Alderman Phillips

CLERK TO THE COMMITTEE: D. Scott

The Minutes of the meeting held October 22, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Rubella Vaccine Funds

The Vancouver City Council on October 22, 1970, adopted the following recommendation of the Committee dated October 1, 1970:

"RECOMMENDS that Council vigorously pursue the matter of reimbursement of funds advanced by the City of Vancouver for this Rubella control program."

Dr. Bonham reviewed the Program that was carried out and stated that the acceptance rate amongst the school children was approximately 80 percent and the pre-school children was slightly better than 40 percent. He further stated that the full amount of money granted by the Council was not expended and that, to date, approximately $27,000 had been used. He expressed concern that the children from 12 years of age and up were not adequately protected.

A communication from the Hon. Ralph R. Loffmark, dated October 7, 1970, was noted. This was a reply to a letter forwarded to the Minister under date of September 28, 1970. Mr. Loffmark advised that all the National Health Grants had been fully committed and, therefore, there were no funds available from this source for Rubella vaccine.

To carry out the Committee's recommendation quoted above, Dr. Bonham submitted for the Committee's consideration a draft of a letter dated November 23, 1970, to the Hon. John Munro, Minister of National Health and Welfare, Ottawa, wherein it was requested that the City of Vancouver be reimbursed for the funds expended in purchasing the Rubella vaccine in the amount of $26,610.

. . . Cont'd.

Clause No. 1 (Cont'd.)

After further consideration, it was

RECOMMENDED that the draft letter prepared by Dr. Bonham dealing with the reimbursement of funds for the purchase of Rubella vaccine in the amount of $26,610 be sent to the Hon. John Munro, Minister of National Health and Welfare, Ottawa, and to the Hon. Ralph R. Loffmark, Minister of Health Services and Hospital Insurance, Parliament Buildings, Victoria.

2. Home Care Services

The Board of Administration submitted the following report of the Medical Health Officer dated November 10, 1970·

"The Medical Health Officer reports as follows:

'The question of Home Care Services for Metropolitan Vancouver was discussed with the Hon. R.R. Loffmark by representatives from the Health Department as part of a delegation from the Metropolitan Board of Health of Greater Vancouver. The following points were raised in the discussion:

1) A major problem at the moment is the failure of the Federal Government to share costs for Intermediate and Home Care. As a result, it is less costly to the Provincial Government to push for the development of extended care facilities costing approximately $12. per day (½ cost paid by the Federal Government) than to pay the total cost for Home Care which varies from $7. to $10. per patient per day. The Federal Government must extend cost sharing before the Provincial Government will expand Home Care Services.

2) The Provincial Government will not make any monies available for a demonstration project in Vancouver until the Home Care project in Victoria is more fully developed.

3) Redistribution of provincial funds for local health services is expected when these services are regionalized. The expected time of regionalization of the Capital City Regional District remains as April 1, 1971.

4) The question of Home Care for each region would become a matter of what each regional health service places as a priority and cost-sharing for this service would be negotiated as part of the regional health service package.

Conclusion:

The Provincial Government at this time is not prepared to provide additional funds for the organization of a

. . . Cont'd.

Clause No. 2 (Cont'd.)

comprehensive home care service in the Metropolitan Vancouver area. It would appear that its implementation will depend upon the development of regional health services.'

Your BOARD recommends that the above report of the Medical Health Officer be received for information."

Discussion followed with respect to approaching the Federal Government with a view to having them split the cost of Intermediate and Home Care Services with the Provincial Government, the same as they do for Extended Care. It was

RECOMMENDED that the Board of Administration be requested to prepare a brief for presentation to the Federal Government with a view to securing from the Federal Government a commitment that they will share with the Provincial Government the cost of Intermediate and Home Care Services, the same as they do for Extended Care Services.

PART II

The following matter is submitted for the information of Council:

INFORMATION

3. Social Assistance Allowances

Mrs. Margaret Mitchell appeared before the Committee on behalf of the Unemployed Citizens Welfare Improvement Council and presented a brief which contained several requests for the consideration of the Committee. These requests were reviewed by Mrs. Mitchell and discussion followed on several of the points raised in the brief.

Alderman Rankin raised several cases that had been brought to his personal attention and asked what policy was adopted with respect to persons wishing to appeal decisions made by our Social Service Department. Mr. M. C. Colcleugh, Acting Social Service Administrator, stated their instructions come from the Provincial Government, and the Department of Rehabilitation and Social Improvement may convene Boards of Review to consider matters brought up by welfare recipients.

With respect to the mailing of Christmas and January cheques, Mr. Colcleugh advised that the Christmas cheques were in the mail and the January cheques would be received by the welfare recipients prior to the end of the year.

The Chairman advised that the brief submitted by Mrs. Mitchell would be further discussed at a subsequent meeting of this Committee.

The meeting adjourned at approximately 11:00 a.m.

(At the request of the Chairman, attached for the information of Council are statistics on New Cases Opened from July - October, 1970, inclusive, as compiled by the Acting Social Service Administrator.)

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 377

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

NOVEMBER 26, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, November 26, 1970, at approximately 11:15 a.m. The following members were present:

PRESENT: Alderman Wilson, Chairman
Aldermen Rankin, Bird, Calder, Sweeney, Linnell and Adams

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Phillips
Alderman Hardwick
Alderman Broome

CLERK: M. James

The Minutes of the meeting of November 12, 1970, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Helicopter Landing Sites

Under date of November 3 the Board of Administration submitted a report of the Director of Planning as follows:

> "On September 16, 1969, the Standing Committee on Planning Development and Transportation adopted a report from the Director of Planning recommending against the establishment of a helicopter landing site on the property adjacent to Highway 401 on 1st Avenue.
>
> On October 28, 1969, the action by Council Committee:
>
> > 'FURTHER RECOMMENDED that the Special Committee re Heliport be asked to continue its studies in order to advise Council where in the Committee's view there is a site in the City which might have a general use as a helicopter landing site.'
>
> Since aircraft landing facilities, including helicopter sites, are part of the regional transportation network, it is suggested that this study be continued by the Greater Vancouver Regional District in cooperation with City Planning and Engineering staff.
>
> It is recommended that the study of helicopter sites in the City not be pursued at the present time, but be considered as part of studies of other regional transportation needs by the Greater Vancouver Regional District."

Your Committee

RECOMMENDS the adoption of the recommendation of the Board of Administration and their report dated November 3, 1970.

PART II

The following actions of the Committee are submitted to Council for information.

2. Report of the Chairman dated October 29, 1970

At previous meetings of the Committee, the report of the Chairman of your Committee was considered and the balance of the report not yet handled was brought forward for the consideration of the Committee at this meeting.

The portion of the Chairman's report which had not yet been handled by the Committee contained two recommendations as follows:

> "The City of Vancouver has some immediate decisions to make which will require
>
> (a) the defining of the exact route of rapid transit in the downtown core
>
> (b) defining the route of the rapid transit line which will supplement the East West expressway from the Georgia Viaduct to Highway 401 and the Second Narrows Bridge
>
> (c) the exact route of rapid transit from the downtown core to the vicinity of Nanaimo Street and Vanness Street to join with the B.C. Hydro Central Park Railway.
>
> I recommend that these studies pertaining to rapid transit routes be carried out concurrently with the G.V.R.D. Transportation and Urban Pattern Study and the Regional District be so advised.
>
> I recommend that the Vancouver City Council advise the Regional District that they favour the immediate establishment by the Provincial Government and the G.V.R.D. of a Transportation Authority, with functions and powers similar to the Toronto Transit Commission. Provision must be made for coordination between mass public transit and highway planning."

The Committee considered these matters and, after discussion, RESOLVED

that the second recommendation of the Chairman be referred to the Board of Administration for report back to the Committee and

that the third recommendation be tabled and the Corporation Counsel be requested to report back to this Committee on the present powers and authority of the Toronto Transit Commission.

The meeting then adjourned.

* * * * *

FOR COUNCIL SEE PAGE(S) 377

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 22, 1970, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Hardwick)
Aldermen Adams, Broome (10:10 a.m.), Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Bird (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the Minutes of the Special Council meeting (Public Hearing), dated December 14, 1970, be adopted with the exception of Item 1 which be adopted after striking the resolution contained therein and substituting the following therefor:

> 'THAT the property be rezoned from C-1 Commercial District to RS-1 One Family Dwelling District, and no further action be taken with respect to this application until a report is submitted to Council with regard to the traffic situation and the subdivision of the area in question.'

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 15, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

REPORT REFERENCE

City Engineer and Director of Planning	Point Grey Road through Jericho D.N.D. Lands and related matters.

FOR COUNCIL ACTION SEE PAGES 6 and 7

COMMUNICATIONS OR PETITIONS

1. Congratulations to Council and Extension of Cooperation: C.C.C.D.

A communication was received from the President of the Citizens Council on Civic Development under date of December 11, 1970, congratulating the members of the City Council for their re-election and offering the organization's cooperation.

MOVED by Ald. Phillips,
THAT this communication be received and the Council express appreciation to the organization for the public meetings arranged during the election period.

- CARRIED

2. Certificates to Vote: Election, December 9, 1970

MOVED by Ald. Adams,
THAT the report of the City Clerk in the matter of 'Certificates to Vote" issued on Election Day, December 9, 1970, be received for information.

- CARRIED

3. Annual Meeting: Yellowhead Interprovincial Highway Association

The Council noted an invitation from the Executive Director of the Yellowhead Interprovincial Highway Association for attendance of the Mayor at the Advisory Board meeting and the annual general meeting to be held on January 28th and 29th in Edmonton.

MOVED by Ald. Adams,
THAT this invitation be received and no further action be taken.

- CARRIED

4. Permit to Burn Christmas Trees

The Council noted a request from the Northwest Point Grey Homeowners' Association for a permit to arrange an evening for the 'Burning of the Greens' on January 8th on the beach of Spanish Banks at the foot of Sasamat Street.

MOVED by Ald. Rankin,
THAT permission be granted for this 'Burning of the Greens' as requested, subject to approval of the Fire Chief and the Park Board.

- CARRIED

5. Shaughnessy Development: Marathon Realty and Botanical Gardens

The Council received two letters from General J.A. Clark, Q.C., under date of December 21, 1970, expressing views in the matter of the proposed Shaughnessy development involving Marathon Realty and a botanical garden development. The request is made that the Council hear a delegation on the matter. Members of Council expressed concern that a Public Hearing having been held, further submissions which might relate to that Public Hearing would not be in order.

MOVED by Ald. Rankin,
THAT these communications be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, December 18, 1970

Works and Utility Matters

Freeway Connection:
Georgia Viaduct to Highway 401
Appointment of Acoustical Sub-Consultant (Clause 6)

The Board of Administration submitted a report of the City Engineer, Director of Planning and Director of Social Planning/ Community Development in support of recommendation that the firm of Barron and Strachan, Consulting Acoustical Engineers, be appointed to the design team in respect of the new Georgia Viaduct construction and freeway connection to Highway 401.

MOVED by Ald. Linnell,
THAT this clause be approved;

FURTHER THAT a progress report by the consultants, Phillips, Barratt, Hillier, Jones and Partners, be made to Council as early as possible.

- CARRIED

The Council (in Committee of the Whole), recessed at approximately 10:45 A.M., to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee of the Whole) reconvened in the Council Chamber at approximately 2:00 P.M., with the following members of the Council present:

PRESENT: His Worship the Deputy Mayor (Alderman Hardwick)
Aldermen Adams, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Bird (Leave of Absence)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

(Clause 6 of this report re Freeway Connection: Georgia Viaduct to Highway 401, Appointment of Acoustical Sub-Consultant, was dealt with earlier in the proceedings)

Demolition and Removal of
Georgia Viaduct (Clause 7)

In considering this clause a wire was received from the President of Johnston Terminals commenting with respect to the recommendation that this award be made to Cleveland Wrecking Company of Los Angeles, California. A representative for the Cleveland Wrecking Company was present and answered various questions from Council members.

MOVED by Ald. Adams,
THAT the three recommendations of the City Engineer, contained in this clause, be approved.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Demolition and Removal
of Georgia Viaduct (cont'd)

MOVED by Ald. Wilson, in Amendment,
THAT, in respect of recommendation (a), the firm name Cleveland Wrecking Company be struck and in lieu thereof the firm name of Johnston Terminals Limited of Vancouver, B.C. be substituted.

- LOST

(The motion of Alderman Adams was put and carried)

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 5 inclusive and 8 and 9 of the report of the Board of Administration (Works and Utility matters), dated December 18, 1970, be adopted.

- CARRIED

Social Service and Health Matters

Increased Rates at Stratford Hotel (Clause 1)

MOVED by Ald. Rankin,
THAT this clause be approved subject to a report back from the Board of Administration with details justifying the increase.

- CARRIED

Training and Work Program:
Social Service Recipients (Clause 2)

MOVED by Ald. Linnell,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated December 18, 1970, be received for information.

- CARRIED

Building and Planning Matters

Rezoning: N/E corner of S.E. Marine
Drive and Inverness (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 5 inclusive of the report of the Board of Administration (Building and Planning matters), dated December 18, 1970, be adopted.

- CARRIED

Finance Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Finance matters), dated December 18, 1970, Clause 1 be received for information and clauses 2 to 5 inclusive be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Regular, December 11, 1970

Salary and Classification Review:
Two Positions, Engineering Department

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Personnel matters, Regular), dated December 11, 1970, be adopted.

- CARRIED

MOVED by Ald. Broome, in Amendment,
THAT the following words be added to the motion of Alderman Rankin,

'except that the effective date of the reclassification of E.S. Trasolini be January 1, 1970'.

- LOST

(The motion of Alderman Rankin was put and carried)

C. Personnel Matters
Supplementary, December 18, 1970

Auto Allowance:
Engineering Technicians - Materials Branch

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated December 18, 1970, be adopted.

- CARRIED

D. Property Matters, December 18, 1970

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated December 18, 1970, be adopted.

- CARRIED

E. Recommendations re Existing
Transit Operations: Downtown

The Board of Administration, under date of December 16, 1970, submitted a report of the City Engineer with respect to existing transit operations in the downtown area, concluding with recommendations as follows:

"(1) That Council authorize the retention of the existing five-lane arrangement on Granville Street until they deal with the further report on this matter as early as possible in 1971.

(2) That the Christmas regulations on Hastings Street between Granville and Carrall Streets be removed on January 4th, 1971 and the implementation of the five-lane arrangement on this section be deferred until Council has considered the further report at the earliest possible time in 1971."

The Board of Administration recommends adoption.

MOVED by Ald. Adams,
THAT the foregoing report, with recommendations, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Planning, Programming, Budgeting Systems (PPBS)

The Board of Administration, under date of December 17, 1970, submitted a report of the Director of Finance in the matter of Planning, Programming, Budgeting Systems (PPBS).

MOVED by Ald. Phillips,
THAT this report be referred to the Standing Committee on Finance for consideration.

- CARRIED

G. Point Grey Road through Jericho D.N.D. Lands and Related Matters

The Board of Administration, under date of November 20, 1970, submitted a report of the Director of Planning, the City Engineer and the Supervisor of Property and Insurance in respect to Point Grey Road through Jericho D.N.D. lands and related matters, in which the following recommendations are set out and recommended by the Board of Administration for adoption:

RECOMMENDATIONS

WE RECOMMEND THAT:

1. In accordance with the terms of the agreement dated March 25, 1969, the City now request the Minister of National Defence to grant to the City for the sum of One Dollar, Letters Patent to the road areas in Jericho, namely Parcels 5 and 6 as referred to in such Agreement.

2. Construction of a 34 foot pavement with concrete curbs and gutters and lighting through Parcel 5 be approved, estimates to by supplied to the Minister of National Defence of the Crown's share in accordance with the agreement; and that funds for the City's share of the costs be appropriated from unallocated capital funds:

Paving and road drainage	$ 154,500
Street Lighting	$ 12,200

3. The Supervisor of Property and Insurance be authorized to negotiate for the property needed at Northwest Marine Drive and Sasamat (Lots 13, 14 and 16, Block 129, D.L.540) for report back to Council, these purchases to be chargeable to 'Properties for Resale'.

4. (a) The Board of Parks and Public Recreation be requested to release formally that part of the park area in Block 133, D.L.540 located south of the north boundary of the new Northwest Marine Drive realignment for the purpose of road construction, subdivision and sale.

   (b) The Board of Parks and Public Recreation be requested to release formally the 1.2 acre parking area comprising Lot 5, exc. south 140-, south 140' of Lot 5 and Lot 6 of the East Part, D.L. 448, located between Point Grey Road and Second Avenue.

   (c) The Supervisor of Property and Insurance be authorized to negotiate with the Board of Parks and Public Recreation on the matter of compensation with respect to (a) and (b) above, including the ultimate closure of surplus road allowances north of the new alignment west of and including Trimble Street and the 10'widening strip required from Parks Board Lots 15 and 16, E.pt. D.L. 448, immediately east of the Jericho D.N.D. Lands.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Point Grey Road through Jericho
D.N.D. Lands and Related Matters (cont'd)

5. The Supervisor of Property and Insurance and Director of Planning be authorized to negotiate with the private owners in Block 133, D.L. 540 with a view to investigating the possibility of a comprehensive subdivision and development of both private and City-owned lands in this block and to report back to Council.

6. The Council approve in principle the proposed scheme of subdivision prepared by the Director of Planning and shown in City Planning Department Drawing No. 4491-D, for the subdivision of City-owned land bounded by Point Grey Road, Wallace Street, Fourth Avenue and the Jericho D.N.D. Lands, into 39 one-family dwelling lots and the Supervisor of Property and Insurance to arrange for the necessary survey, servicing and ultimate marketing.

7. The arrangements for these two subdivisions (5 and 6 above) include provisions for paving and lighting of the adjacent sections of Point Grey Road and Northwest Marine Drive as local improvements.

8. That the City Engineer be instructed to bring forward at the appropriate time the changes to the pavement and the lighting on Northwest Marine Drive from Discovery Street to Trimble Street, the local improvements for paving and lighting in the block west of Sasamat Street, and the paving of Point Grey Road-MacDonald Street to Wallace Street.

9. The lease of the Point Grey Road widening strip to the Jericho Tennis Club be continued for a term of 10 years subject to one year's notice of cancellation, and the Supervisor of Property and Insurance report on a rental."

MOVED by Ald. Broome,
THAT the foregoing report with recommendations 1 to 9, set out above, be adopted, with the exception of recommendation 6.

- CARRIED

Recommendation #6

MOVED by Ald. Phillips,
THAT the form of development proposed on Area 'E' as shown on drawing 4395C, prepared by the Planning Department and reviewed by Council this day, be referred back to the Board of Administration for further report to Council on the following basis:

(a) possible alternate forms of development

(b) sale or lease to the Royal Vancouver Yacht Club and Jericho Tennis Club of portion of this area along the North side, and an economic analysis in connection therewith.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Temporary Staff Positions:
Social Service Department

The Board of Administration, under date of December 14, 1970, submitted a report of the Administrative Analyst in regard to the continuing establishment of certain temporary positions in the Social Service Department, recommending as follows:

"(a) 12 temporary clerical vacation relief positions and

(b) 16 temporary Social Worker positions

be authorized from January 1, 1971, until June 30, 1971; and

(c) 3 temporary Social Service Assistant I positions be authorized from January 1, 1971, until three permanent positions authorized on October 22, 1970, have been filled;

(d) the situation be reviewed prior to termination date for report to Council, or in the event that present Provincial support is discontinued."

The Board of Administration recommends adoption of these recommendations, as endorsed by the Acting Social Service Administrator and concurred in by the Business Manager of the Municipal and Regional Employees' Union.

MOVED by Ald. Sweeney.
THAT the foregoing report, with recommendations, be adopted.

- CARRIED

I. Grants to Cultural Organizations

The Board of Administration, under date of December 10, 1970, submitted a report from the Director of Social Planning/Community Development in the matter of grants to cultural organizations in which several recommendations are set out. After due consideration, it was,

MOVED by Ald. Linnell, as follows:

(a) THAT a new application form for Civic grants to cultural organizations be prepared by the Director of Social Planning/Community Development, based on the Canada Council form, and adapted for use prior to the 1971 budget review by the Finance Committee;

(b) the deadline for receiving annual cultural grant applications be January 15th.

- CARRIED

J. Report of Special Committee
re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of December 11, 1970:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Edith Boxer (owner), 4289 Oak Street
Sik Wai Chow (owner), 2301 Fraser Street
Mrs. Lillian Darby (tenant), 995 East 64th Avenue
Mrs. C. D'Arcey (tenant), 196 East 22nd Avenue
Samuel East (owner), 5098 Moss Street
Mrs. E. Jensen (tenant), 4208 John Street
Mrs. Violet K. Karn (tenant), 1338 Grant Street
Mrs. Marjorie Perreault (tenant), 985 East 64th Avenue
Mrs. Kaethe Schmiedecke (tenant), 3367 Kingsway
Mrs. Jacqueline J. Simpson (owner), 2741 Graveley Street

(b) The following applications be approved for one year from the date of this resolution:

Margaret Patricia Carlson (tenant), 5751 Earles Street
Amrik S. Gill (owner), 2846 East 14th Avenue
Mr. Kashmir Johal (tenant), 431 S.E. Marine Drive
John McCaffrey (tenant), 303 East 56th Avenue
George Salatelis (owner), 2476 West 7th Avenue

(c) The following applications be not approved:

Mrs. Winnifred Brown (owner), 1424 East 10th Avenue
William Vinton (owner), 743 East 14th Avenue

(d) With respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated December 11, 1970, containing clauses (a) to (d) be approved.

- CARRIED

K. Balance of
1970 Vacational Entitlement:
Certain Employees

The Council considered reports of the Board of Administration dated December 21st and December 22nd in regard to the balance of 1970 vacation entitlements outstanding as follows:

A.R. Bethell, Administrative Analyst - 9½ days

D.J. Reid, Supervisor, Data Processing Operations - 10 days

M.M. Harrell, Chief License Inspector and Business Tax Collector - 20 days

R.S. Lyons, Acting Assistant Chief License Inspector and Business Tax Collector - 15 days.

MOVED by Ald. Rankin,
THAT the outstanding 1970 vacation entitlements of the aforementioned employees be carried over to 1971, pursuant to recommendation of the Board of Administration.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. City Archives

The Special Committee re Archives submitted the following report under date of December 21, 1970:

"Your Special Committee comprising the undersigned, was instructed on June 16 to meet with the City Clerk for continuing discussions on the Archives question, with the object of bringing recommendations to Council. Since the Committee was appointed, Major Matthews, the Archivist for many years, passed away and the Committee thereupon directed itself to the whole question of the future of the Archives and the filling of the position of Archivist.

The Committee has had a considerable amount of assistance and is indebted to the Community Arts Council for arranging an effective meeting involving persons knowledgeable about or interested in the Archives. We had an opportunity of a brief conversation with the Provincial Archivist, Mr. Willard Ireland, at that meeting. Advice and offers of assistance were received from Mr. Basil Stuart-Stubbs, Librarian, University of British Columbia and the Vancouver Chapter of the American Records Management Association. Through the courtesy of Mrs. O'Kiely of the Community Arts Council, the Committee had a meeting with Dr. Kaye Lamb, until recently Dominion Archivist and at one time Provincial Archivist. Dr. Lamb has a very close and intimate knowledge of the City Archives and an appreciation of the function an Archives can serve for the City of Vancouver.

Dr. Lamb was kind enough to prepare a memorandum for the benefit of the Committee which covered many points involved in your Committee's study. In his memorandum, he expressed concern about the possible destruction of valuable historical documents and felt that steps should be taken quickly to prevent this loss. He proposed that the Archivist could quite properly concern himself with records disposal as well as the collection and preservation of the kind of records found in the City Archives. He envisaged the Archives as a 'half-way house between City departments and the Archives proper which would provide secure and fire proof storage to which departments would transfer records which are used occasionally but must be retained for a period of time'. Dr. Lamb suggested that the space to be provided for the Archives should, amongst other things, include a reading room in which students and the public may consult the collection, and a storage area to which all civic records no longer required by departments would be transferred. He suggested certain basic qualifications for an Archivist which included University graduation with courses in Canadian History, experience in an archival institution, experience in records disposal and a reasonably good knowledge of this City and its history.

Dr. Lamb indicated the need for display facilities in a modern Archives. Your Committee felt that an additional use of such display facilities would be the setting up of a kind of Urban Information Centre where City plans, proposals, maps and models could be displayed for public information.

Mr. Stuart-Stubbs and the Vancouver Chapter of the American Records Management Association make substantially the same points as Dr. Lamb.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Archives (cont'd)

Your Committee gave some thought to the status of the position of Archivist, particularly as to whether such a position should be at the level of Department Head or not. The Committee is aware of the historical role of the City Clerk in most cities which involves him in the general custody and direction over the records of the City, and in this instance, with some considerable emphasis on storage and disposal of records. Your Committee is inclined to the view that it would be appropriate to combine the function of records management and Archives and place it in the establishment of the City Clerk.

At its latest meeting held on December 17 in the Mayor's office, the Committee considered very fully the information before it and submits the following recommendations for Council's consideration:

RECOMMENDATIONS:

1) Recommended that the City Clerk's functions be broadened to include records disposal and Archives.

2) Recommended that the Board of Administration be instructed to advertise for a person to fill the position of Archivist and to seek out applicants for such position, it being noted that the applicant should be competent to provide the records management and archival function for the City, following receipt of which, a report be made to your Committee.

3) Recommended the Archives building be constructed in Vanier Park as a part of the complex of City buildings with adequate underground storage and record treatment facilities.

4) Recommended that pending the appointment of an Archivist and to avoid the possible loss of historical documents, Department Heads be asked to co-operate with the City Clerk and consult him before ordering the destruction of City records under their control.

5) Recommended that upon the appointment of an Archivist, a Records Committee of appropriate Department Heads be set up in order to develop and operate an effective records management program.

CONSIDERATION:

Your Committee would ask Council to favourably consider the designation of the Archives building as the City of Vancouver Centennial Project. Such a building would provide, at below grade level, adequate storage space for the operation of a records centre and archival storage and treatment area while the above ground portion of the building would include space for offices, Archives, reading and study rooms, possibly a small auditorium or meeting room and display facilities. The Committee believes that the cost of the proposed building would come well within the total amount of money available for a Centennial Project. It would be an effective means of commemorating Mayor J. S. Matthews, City Archivist and would, as well as guaranteeing the continuation of the Archives in suitable quarters, be of significant benefit to the City in meeting the increasing problems of record management."

(sgd.) Alderman W.G.Hardwick (Chairman)

(sgd.) Alderman M.E. Linnell

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Archives (cont'd)

After due consideration, action was taken as follows:

(I) MOVED by Ald. Linnell,
THAT the City Clerk's functions be broadened to include records disposal and Archives.

- CARRIED

(II) MOVED by Ald. Linnell,
THAT the Board of Administration seek out applicants for the position of Archivist; it being understood it is desirable that the applicant should be competent to provide the records management and archival function for the City; following receipt of which, a report be made to Council.

- CARRIED

(III) MOVED by Ald. Phillips,
THAT *recommendation 3 in the Special Committee's report be referred to the Board of Administration for report regarding costs and other related matters such as,

(a) timing of construction
(b) storage space for Museum purposes
(c) public information area.

- CARRIED

*(Recommendation 3 reads as follows:

'that the Archives building be constructed in Vanier Park as a part of the complex of City buildings with adequate underground ** storage and record treatment facilities'.

** (it was generally agreed the word 'underground' would be deleted

(IV) MOVED by Ald. Linnell,
THAT pending the appointment of an Archivist and to avoid the possible loss of historical documents, Department Heads be asked to cooperate with the City Clerk and consult him before ordering the destruction of City records under their control.

- CARRIED

(V) MOVED by Ald. Linnell,
THAT upon the appointment of an Archivist, a Records Committee of appropriate Department Heads be set up in order to develop and operate an effective records management program.

- CARRIED

(VI) MOVED by Ald. Sweeney,
THAT, in respect of the matter of designating the Archives building as the City of Vancouver Centennial project, this subject matter be referred to the Board of Administration for report back to Council on this and other proposals received to date from various parties, such report to include information on,

(a) cost factors
(b) feasibility
(c) completion within the required time.

- CARRIED

(During consideration of the foregoing matter, the Council observed a short recess)

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2875 BEING THE VANCOUVER ATHLETIC COMMISSION BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 2875 being the Vancouver Athletic Commission By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4497, BEING A ZONING BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT leave be given to introduce a By-law to amend By-law No. 4497, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4497,
being a Zoning By-law (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee rise without reporting and ask leave to sit again.

- LOST

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW No. 2849
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

5. BY-LAW TO PROVIDE FOR THE OPERATION
AND CONTROL OF A SYSTEM OF COLLECTION
AND DISPOSAL OF REFUSE

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to provide for the operation and control of a system of collection and disposal of refuse, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd...

BY-LAWS (cont'd)

By-law to provide for the operation and control of a system of collection and disposal of refuse (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (2 motions) (1533 West 7th Avenue and N/W corner Granville and Broadway)

MOVED by Ald. Calder,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 10 feet of Lot 19, Block 290, District Lot 526, Group 1, New Westminster District, Plan 590

2. All that portion of Lot 18, Block 330, D.L. 526, Group 1, New Westminster District, Plan 590 described as follows:

   Commencing at the South East corner of said Lot 18; THENCE West 5.0 feet, following in the southerly limit of said Lot 18; THENCE N 45° E, 7.07 feet, more or less, to intersection with the easterly limit of said Lot 18 at a point 5.0 feet northerly from the South East corner of said Lot 18; THENCE South 5.0 feet, following in the easterly limit of said Lot 18 to the point of commencement; The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 3, 1970 and marginally numbered LF 5464; a copy of which said plan is annexed hereto,

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Salvaging at Delta Sanitary Landfill Site

At the last Council meeting Alderman Rankin submitted a motion with respect of salvaging and Mr. E. Belong being permitted to salvage at the Delta Sanitary Landfill site. With the permission of Council, however, the Alderman changed the motion and it now reads as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT a suitable number of persons be permitted to salvage at the Delta Sanitary Landfill site, on a three month trial basis, providing the City is properly indemnified.

- CARRIED

(Aldermen Calder and Broome are recorded against the motion)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Plan for New and Extended Public Institution for the care of the aged

enquired of the City Clerk if a letter has been received from the Chairman of the Volunteer for Seniors Committee regarding a plan for a new and extended public institution for the care of the aged in Vancouver.

The City Clerk reported the letter has been received.

The Deputy Mayor directed this communication to the Board of Administration.

Alderman Calder - Leases: 4 Seasons Hotel Project in the Harbour Area

enquired if the Deputy Mayor would be in touch with Federal Ministers Mr. Davis and Mr. Basford to obtain detailed information in respect of Government leases in regard to the Four Seasons Hotel proposed development and obtain copies if possible for Council's information.

The Deputy Mayor advised he could make such enquiries.

His Worship the Deputy Mayor - Pedestrian Signal: Jackson and Hastings

requested the City Engineer consider the advisability of having the pedestrian signal at the intersection of Jackson and Hastings Streets operate on a 24-hour basis.

The Council recessed at approximately 4:45 P.M. to an 'In Camera' meeting.

***

The foregoing are Minutes of the Regular Council meeting of December 22, 1970.

Walter G. Hardwick
DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 14, 1970

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Monday, December 14, 1970, at approximatel 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

Chairman in the absence of His Worship the Mayor was Deputy Mayor Hardwick.

ABSENT: His Worship Mayor Campbell

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. South-west Corner of Nanaimo and Copley Streets

An application was received from the Director of Planning to rezone Lot 27, Block A, D.L. 741, situated at the South-west corner of Nanaimo and Copley Streets.

FROM: C-1 Commercial District
TO: RS-1 One Family Dwelling District

The application was approved by the Town Planning Commission and the Technical Planning Board.

A Mr. Guminy spoke, and suggested a postponement of the Hearing to enable others unable to be present to speak against the rezoning, particularly because of the area in question being a traffic hazard.

MOVED by Alderman Rankin,
THAT this application be deferred until the next Public Hearing and the Board of Administration report on the feasibility of improving the traffic situation at this location.

- LOST

MOVED by Alderman Adams,
THAT no further action be taken with respect to this application until a report is submitted to Council with regard to the traffic situation and the sub-division of the area in question.

AMENDED
SEE PAGE 435

- CARRIED

2. South-west corner of 20th Avenue and Clark Drive

An application was received from the Canadian Paraplegic Association to rezone Lots 1 - 6 and B, Block 38, D.L. 301, situated at the south-west corner of 20th Avenue and Clark Drive.

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

The application was approved by the Town Planning Commission and the Technical Planning Board, with the by-law restricting the use of the lands to a paraplegic residential centre, the scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, with the form of development indicating a 20' landscaped setback from East 20th Avenue, adequate landscaping on the easterly and westerly sides of the site, revised suitable off-street parking, with the floor space ratio not to exceed 0.50 gross.

Mr. H. Olsen addressed the Council, expressing his concern with respect to parking entrances to the development.

MOVED by Alderman Adams
THAT the rezoning application by the Canadian Paraplegic Association be approved, subject to the conditions recommended by the Town Planning Commission and the Technical Planning Board.

- CARRIED

3. South-west corner of 12th Avenue and Cambie

An application was received from Mr. W. R. Lort, Architect, regarding Lot A, Block 420, D.L. 526, to amend Condition No. 2 of By-law # 4497, a by-law to amend By-Law No. 3575 being the Zoning and Development By-Law, by adding one additional use (beverage room facilities).

The application was approved by the Technical Planning Board and by the Town Planning Commission, as the requested change of use is very similar to other hotel developments in other areas of the city.

A Mr. Miller and Mrs. Hallock spoke against the application, particularly insofar as the parking problems that will occur as a result of the beverage room being permitted. Mr. Gordon Root also spoke in opposition to the application, and referred to a petition containing approximately 104 names, all against the application, which had been submitted earlier. Mr. Root also filed a further submission.

Mrs. A. MacKenzie spoke and requested an assurance from Council that there would be no problems with respect to noise and traffic congestion in the area.

Mr. W. Street and Mr. B. Wosk spoke in support of the application, and Mr. Street filed a petition containing approximately 700 names, also in support of the application.

MOVED by Alderman Bird,
THAT the foregoing application by Mr. W. R. Lort be approved.

- CARRIED

(Alderman Rankin is recorded as voting against the foregoing motion by Alderman Bird).

4. South-east corner of Hastings and Campbell Avenue

An application was receved from the Director of Planning to rezone Lots 1 - 6, Block 120, D.L. 181, situated at the south-east corner of Hastings and Campbell Avenue.

FROM: M-1 Industrial District
TO: CD-1 Comprehensive Development District

No delegations were present to speak to this matter.

MOVED by Alderman Broome,
THAT this application by the Director of Planning be approved, subject to the following conditions as recommended by the Town Planning Commission and the Technical Planning Board:

(a) That the City approve the uses and floor space ratio controls as set out in Section B(1) and (2) of the attached report.

(b) That the detailed scheme of development be in accordance with plans approved by the Technical Planning Board with special attention being given to the relationship of the building to the surrounding development, the provision of adequate daylighting, landscaping and advice from the Design Panel on matters of design.

(c) That the City approve sale procedures generally, in accordance with the procedures set out in Section B (4) of this report.

(d) That the Provincial Government and Central Mortgage and Housing Corporation be requested to approve the procedures for disposal of Lots 1 to 6, Block 120, D.L. 181 as described in detail in the attached report.

- CARRIED

5. Area Bounded by Euclid Avenue, Aberdeen Street Foster Avenue and Tyne Street

An application was received from the Director of Planning to rezone Lot 1, Block 1, Lots 14-27, Block 7, Lots E½ & W½ 1, E½ & W½ 2 E½ & W½ 3 and Lot 4, Block 8, all in D.L.'s 36 and 49.

This is an area bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street.

FROM: M-1 Industrial District
TO: RS-1 One Family Dwelling District

The application was approved by the Technical Planning Board and the Town Planning Commission. However the Commission recommended that the easterly portion of the area to be rezoned, be given serious consideration for park purposes, and that this investigation also consider the adjacent portions of Foster Avenue and the city-owned property adjacent to Foster Avenue.

A Mrs. Willfahrt and Mrs. Roy appeared, and requested an explanation of the application of the Director of Planning, which was then given.

MOVED by Alderman Broome,
THAT the foregoing application by the Director of Planning be approved, and the Board of Administration be directed to submit

a further report on the use of this land for park and school purposes.

- CARRIED

6. Building lines - North Side of Pacific Street from Burrard Street to Howe Street approximately

An application was received from the Director of Planning to amend Schedule E - Building Lines - Part II of the Zoning and Development By-law to establish a building line on the North side of Pacific Street from approximately 300 feet west of Burrard Street to approximately 60 feet West of Howe Street, as shown on Plan #LB262 as prepared by the City Engineer.

This was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Alderman Sweeney.
THAT the foregoing application by the Director of Planning be approved.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 3:45 p.m.

* * * * * *

The foregoing are Minutes of the Special Council meeting (Public Hearing) of December 14, 1970.

Walter G. Hardwick
DEPUTY MAYOR

R. Thompson
CITY CLERK

FOR ADOPTION SEE PAGE(S) 435

December 18th, 1970

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Closing of Haro Street West of Burrard Street

"On February 19, 1970, the Supervisor of Property & Insurance reported on the closing of Haro Street west of Burrard Street wherein the north 35 ft. of Haro Street abutting the B.C. Automobile Association's property be added to their property and the remainder of the street be added to the City-owned lot on the south side of Haro Street. City Council on June 23, 1970 adopted the recommendation of the Supervisor of Property & Insurance whereby the portion of Haro Street west of Burrard Street was to be closed and a portion of it sold to the B.C. Automobile Association.

I RECOMMEND that the portion of Haro Street adjacent to Lot F (Plan 13326), Block 5, D.L. 185, as shown outlined red on plan marginally numbered LF 5544, be closed and stopped up and title taken thereto subject to the following conditions:

(a) The north 35 feet of the closed road be added to the B.C. Automobile Association's property in accordance with the recommendations of the Supervisor of Property & Insurance which were approved by City Council on June 23, 1970.

(b) The remainder of the closed road to be consolidated with the abutting City-owned land."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Closing Lane West of Prince Albert Street North of 45th Avenue

"McKenzie Annex school site, north of 45th Avenue between Fraser Street and Prince Albert Street, has never been consolidated and the unopened lane west of Prince Albert Street north of 45th Avenue has never been officially closed. The School Board is erecting a new school on the site and a condition of the development permit is that the site be consolidated.

I RECOMMEND that the lane west of Prince Albert Street north of 45th Avenue, as shown outlined red on plan marginally numbered LF.5577, be closed, stopped up and conveyed to the School Board, subject to the closed lane being consolidated with the abutting school property.

The closure of the lane referred to herein is deemed to be for the benefit of the City."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

3. Encroachment - Lots 24 to 27, Block 32, D.L. 541
N.E. Corner Dunsmuir and Howe Streets

"The building situated on Lots 24 to 27, Block 32, D.L. 541 encroaches upon the City streets and lane a maximum of $3\frac{1}{4}$ inches.

The encroachment of the building was validated by an agreement which expires on December 31 next and the owner has requested a renewal.

I RECOMMEND that the encroachment of the building be validated by way of an agreement in accordance with the provisions of the Encroachment By-law at an annual rental of $15.00 in accordance with the Recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

4. Sewer on 12th Avenue between Spruce and Oak Streets

"The existing sewer is surcharged and in very poor condition. The cost of replacement is estimated at $25,000.

I RECOMMEND that $25,000 be appropriated for this work from Account Code 0116/7906, 'Miscellaneous - Unallocated', in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

5. Sewer on Charles Street between Slocan and Penticton Streets

"This sewer was inspected by T.V. and found to be in poor condition.

The estimated cost of replacement is $20,000.

I RECOMMEND that $20,000 be appropriated for this work from Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATIONS:

6. Freeway Connection - Georgia Viaduct to Highway 401
- Appointment of Acoustical Sub-Consultant

The City Engineer, Director of Planning and Director of Social Planning/Community Development, submit the following report:

"On March 2nd, 1970, when approving the appointment of Phillips, Barratt, Hillier, Jones and Partners as Consultants, Council decided that the election, appointment and costs of the Sub-Consultants would be subject to the approval of City Council.

Phillips, Barratt, Hillier, Jones and Partners, in their letter of December 3rd, 1970, copy of which is circulated, have requested Council approval for the appointment of Barron and Strachan, Consulting Acoustical Engineers, to the Design Team.

/Continued ..

Clause 6 Continued

The objectives of the preliminary acoustic survey will be as outlined below:

'(a) To identify any major acoustical problems associated with the several alternate geographic locations and physical constructions of the highway.

(b) To provide a preliminary estimate of the expected sound pressure levels in the vicinity of the highway and to predict the general effects of this noise upon the neighbouring community.

(c) Identify, in the course of the work described in the above, the directions in which future detailed acoustical design work should proceed in order that the proposed East-West Approach Route should be as acoustically acceptable, to the surrounding neighbourhood, as is practically possible.'

The estimated cost of this work is $2000.

Your officials agree that this work should be done and the firm of Barron and Strachan is the most experienced firm available locally to do it.

Depending on the findings of this investigation, it may be necessary to commission further design assistance to minimize acoustical problems which are not resolved by alignment changes. The extent of any such additional work is not known at this time and is, therefore, not included in this proposal. It is, however, anticipated that the cost of any further work of this nature would be covered by the contingencies item in the appropriation approved for the overall Study.

We therefore RECOMMEND:

(i) The appointment of Barron and Strachan as Acoustical Sub-Consultant to the Design Team.

(ii) The cost of their services be covered out of the contingencies sum, at an estimated $2000."

Your Board
RECOMMENDS the adoption of the above report of the City Engineer, Director of Planning and Director of Social Planning/Community Development.

7. Demolition and Removal of Georgia Viaduct

The Deputy City Engineer reports as follows:-

"On October 26, 1970, tenders were received by the City Clerk for the Demolition and Removal of the Georgia Viaduct.

Five bids were opened and referred to the City Engineer for tabulation and report.

The low bid of $679,843.00 was submitted by Cleveland Wrecking Company of Los Angeles, California. The second low bid of $730,153.00 is 7.4% higher. It was submitted by Johnston Terminals Limited of Vancouver, B.C. Both amounts are within the funds allocated for this portion of the Georgia Viaduct Replacement project.

/Continued ..

Clause 7 Continued

Subsequent to opening of tenders Johnston Terminals submitted a letter dated 28th October requesting consideration of its bid on the basis of local preference, although it had submitted the second lowest bid.

Discussions have been held with representatives of both bidders. Both firms advise that the work done under this contract would be performed by Union labour and have retained local consulting engineers to advise them on this project. Cleveland Wrecking Company also advises that it is their intention to use all Canadian personnel with the exception of the project manager and superintendents.

Subsequent to the discussion with Cleveland Wrecking a letter was received confirming the foregoing and adding that they have estimated that something in the area of $600,000 will be spent in Canada while on this job and further that the Company is incorporated in British Columbia and has a City business license.

Copies of the letters from these two bidders are circulated for the information of Council. Johnston Terminals 1969 Financial report and Sales Brochure are on file with the City Clerk.

Both firms are experienced in demolition work. From the information obtained during the interviews, Cleveland Wrecking Company has the more extensive experience in bridge demolition in congested areas.

The 'Proposed Method of Demolition' submitted by each bidder has been studied by the City Engineer and by the professional engineer retained by the City's insurance company and it has been agreed that both proposals are acceptable. In addition, the bidders were required to state, with their bids, the amount of working area required to carry out the contract in order that the City could negotiate with the property owners for its use. Johnston Terminal's bid stipulated somewhat more area than that of Cleveland Wrecking, which would be reflected in the disruption costs that the Canadian Pacific Railway Company and the B.C. Hydro and Power Authority will expect the City to pay.

I RECOMMEND that:

(a) Council award a contract to Cleveland Wrecking Company of Los Angeles, California, for the Demolition and Removal of Georgia Viaduct.

(b) Council instruct the Corporation Counsel, in consultation with the City Engineer, to prepare contract documents based on acceptance of the Contractor's bid of $679,843.00.

(c) Council authorize His Worship the Mayor and the City Clerk to sign the contract on behalf of the City."

Your Board

RECOMMENDS the foregoing recommendation of the Deputy City Engineer be adopted.

8. Tender No. 35-70-8
<u>- 25 Ton Dozer Compactor</u>

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on 14 December, 1970 and referred to the City Engineer and Purchasing Agent for report. The working copy of the tabulation is on file in the Purchasing Agent's office.

The 5% Provincial Sales tax is in addition to all prices shown in this report and in the tabulation.

Bid numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase are provided in the Equipment Plant Replacement Fund.

Seven bids were received for this item. Two of the seven bids were alternative bids and offered demonstrator machines.

BID NO. 1 - Purves Ritchie Ltd.
Koehring K-551
<u>$70,822.00 (new machine)</u>

This bid does not meet specifications because the machine will not compact to overall axle width in each single pass as specified. That is, there is a 40-inch path between wheels that does not receive any compaction on each pass.

In addition, Bid No. 1 has the following disadvantages:

(i) The steel compaction wheels are mounted over standard tractor type rubber tires. This was the method used by the early dozer compactor machines. Experience has proven that this is not the most practical method of suspension for refuse landfill site operation. For this reason, many machines no longer use a steel wheel mounted over a rubber tire.

(ii) Ground clearance is only 14 inches or 10 inches less than the recommended machine. Experience on the landfill site indicates that maximum ground clearance is preferred. Additional ground clearance allows the machine to clear most objects on the landfill site that could cause a stoppage of work by jamming steering or drive train.

(iii) No sound level information was given. This machine is equipped with a 2-cycle diesel engine. From the sound levels quoted by other bidders using the same engine and from our own experience with this engine, we can only assume that the sound level specification will not be met. Bid No. 1 does not offer an 'optional' price for the addition of sound insulation to the cab which the City of Vancouver and other local industry has found to be necessary to reduce noise levels to B.C. Workmen's Compensation Board's acceptable limits, as specified.

(iv) This bid cannot be completely assessed because the bidder failed to answer a number of the questions and advises that the information must be obtained from the manufacturer.

/Continued ...

Clause 8 Continued

BID NO. 2 - B.C. Equipment Co.
Rex, Model 3-50
$71,905.00 (new machine)

This bid meets all specifications except for noise level limits. Without the addition of sound insulation to the cab the quoted noise levels exceed those specified with all doors and windows closed.

This bidder offers sound insulation for the cab as an 'option', but is unable to provide any noise level reduction information. From our experience, the air conditioning 'option' would also have to be considered to ensure acceptable noise levels in the cab during summer operation. This would allow the doors and windows to remain closed.

The addition of the sound insulation and the air conditioning increase the bid price to $73,265.00.

BID NO. 3 - Finning Tractor & Equipment Ltd.
Hyster, Model C451 A
$78,265.00 (new machine)

The machine offered by Bid No. 3 meets all specifications.

This bidder also offered an alternative bid for a demonstrator model of the machine noted above. The demonstrator machine has operated for 280 hours which is equivalent to two months of use in the City of Vancouver's service.

The demonstrator is offered with full new machine warranty and meets all mechanical and operating specifications.

The demonstrator machine is offered at a total price of $61,645.00 which is the lowest bid offered and represents a saving of $16,620.00 over the equivalent new machine and is $9,177.00 less than the lowest bid for a new machine (Bid No. 1).

The alternative bid offered by Bid No. 3 for a Hyster dozer compactor offers the best dollar value to the City.

We RECOMMEND acceptance of the bid to offer the best dollar value to the City (Bid No. 3, alternative), from Finning Tractor and Equipment Ltd., for one (1) only, HYSTER Dozer Compactor, Model C451-A at a total price of $61,645.00, (demonstrator model)."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer and Purchasing Agent be adopted, subject to 5% Provincial Sales tax and contract satisfactory to Corporation Counsel.

9. Knight Street Crossing
- Town Planning Commission Concerns

The City Engineer reports as follows:

"The Acting Chairman of the Town Planning Commission has submitted to City Council by letter dated December 2nd, 1970, the following concern:

/Continued ...

Clause 9 Continued

'. . .that the bridge design does not provide a turn from the East on Marine Drive for traffic going North on Knight Street and that traffic going West on Marine Drive and wishing to go South on the bridge will have to go beyond Knight Street and make a left hand turn which will impede traffic on Marine Drive.'

The Town Planning Commission submitted the same concern to Council by letter dated April 23rd, 1970, and the Board of Administration submitted the following report to Council in June, 1970.

'The City Engineer reports as follows:

The Chairman of the Town Planning Commission has submitted to City Council by letter dated April 23, 1970, the following specific concerns:

> "The bridge design does not provide a turn from the east on Marine Drive for traffic going north on Knight Street. This means that traffic wishing to go north on Knight Street has to make a turn somewhere east of Borden Street and filter through residential development to Knight Street. Again, if traffic is going west on Marine Drive and desires to make a turn that will get it on to the bridge to go south, then this traffic has to go beyond Knight Street and make a left hand turn, which will impede traffic on Marine Drive."

For Council information, these two points were discussed in detail by Planning and Engineering Department officials with representatives of the Department of Highways and their Consultants.

The question of provision of a ramp for the westbound to northbound movement was reported to Council in the Board of Administration report of May 2, 1969, as follows:

> "The arrangement provides for all existing traffic movements except the westbound to northbound which could not be justified on account of the low forecast volumes, the high cost, and the availability of an alternative route nearby (i.e. Argyle Street)."

This May 2, 1969, Board report was adopted by Council on May 6, 1969, at which time Council requested a report on the feasibility of eliminating the proposed left turn movement and signalization now raised by the Town Planning Commission.

The Board of Administration Report of July 4, 1969, received by Council on July 8, dealt in detail with alternative ways of eliminating the left turn and concluded with the following summary:

> 'Officials of the Engineering and Planning Departments have examined all these schemes following which they reviewed them with B.C. Highway Officials and their Consultants. All concurred that the 'Approved' scheme was the most acceptable from the standpoints of community development, the highway user and overall economics, and had the flexibility for upgrading to a higher traffic capacity in the future if that should prove necessary."

/Continued ...

Clause 9 Continued

In view of the thorough examinations that were carried out respecting the points now being raised by the Town Planning Commission, it is recommended that:

(a) The Town Planning Commission's letter be received.

(b) Copies of this and previous relevant Board reports and Council minutes be forwarded to the Town Planning Commission for its information.'

On June 9th, 1970, Council adopted the above-noted recommendations and also adopted the following:

"Further that a copy of the communication dated April 23, 1970, as written by the Chairman of the Town Planning Commission, be forwarded to the Department of Highways in Victoria for information."'

In view of the thorough examinations that have been carried out respecting the concerns being raised again by the Town Planning Commission, it is RECOMMENDED that:

(a) The Town Planning Commission's letter be received.

(b) Copies of this report be forwarded to the Town Planning Commission for its information."

Your Board
RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

(Copies of the Town Planning Commission's letter dated December 2, 1970, are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 437-8

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Increased Rates at Stratford Hotel

The Acting Social Service Administrator reports as follows:

"For the past three years the Department has housed single employable applicants for social allowance for a limited time in the Stratford Hotel.

We have had an agreement with the Hotel Stratford (1963) Limited for the provision of one hundred rooms at a cost of $1.50 per night for each room. Mr. Libby, the proprietor, reported in October 1970 that his wage and other costs had continued to rise and that he could now provide us with these rooms only at $1.75 per night.

This charge is considered a welfare cost and is shared 80/20 by the Provincial Government and on a per capita basis with the municipalities.

I now have agreement from the Provincial Government to the increased rate as from the 1st of November 1970.

RECOMMENDED that Council approve the payment of the increased rate of $1.75 per night effective 1st November 1970."

Your Board
RECOMMENDS the foregoing recommendation of the Acting Social Service Administrator be adopted.

INFORMATION:

2. Training & Work Program - Social Service Recipients

The Acting Social Service Administrator reports as follows:

"The letter from the Honourable P. A. Gaglardi, Minister of Rehabilitation and Social Improvement, dated November 25, 1970 concerning a training and work program, is mainly directed to other municipalities whom he wishes to copy the pioneer work of this Department. Our second phase of this program was approved by Council on November 26, 1970, under the title 'Employment Preparation Project'.

At a meeting on December 2 and 3, 1970 in Victoria, of the Municipal Welfare Administrators and Regional Directors of his Department, which your Acting Social Service Administrator attended, the Minister directed them to work closely with any Councils interested in this program.

At the request of those attending the Conference, I am sending to them copies of the report presented to Council concerning our first project and the content of our second phase.

Cont/d.

Clause 2 Cont/d.

I have been in touch with Mr. Howard Atkinson, President, Vancouver Civic Employees Union, Local 1004, concerning his letter to Council on November 27, 1970. His executive was not clear that the announcement made by the Honourable Mr. Gaglardi did, in fact, refer to the Employment Preparation Project. I assured him that it did and that this was the only program currently under discussion with the Provincial Government, and that the terms of their agreement with the Park Board would be adhered here, i.e. that men on this project would be put to work only after any members of their seniority list currently waiting for employment had been rehired."

Your Board submits the matter to Council for INFORMATION.

(Copies of the letters from the Hon. P. A. Gaglardi dated November 25, 1970 and from the Vancouver Civic Employees Union dated November 27, 1970 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 438

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. "5-5-5 Plan" of Housing for Elderly People-Site No. 4 - Champlain Heights

The Director of Planning and Supervisor of Property and Insurance report as follows:

"At the meeting of the Standing Committee on Planning and Development on October 1st, 1970, it was

'RECOMMENDED that the "5-5-5 Plan" of housing for elderly people presented by the Honourable Grace McCarthy be adopted in principle and that the Property and Insurance Department be instructed to determine a fair market value for the 1.27 acres.'

The site selected was Site No. 4 adjacent to the proposed shopping centre and designated for medium density high rise development.

Subsequently, and as reported verbally on November 5th, 1970, the market price was quoted to Mrs. McCarthy by letter of October 30th as $220,000 which is $4.00 per square foot, and on the assumption that 100 units will be constructed, $2,200 per unit.

By letter of November 23rd, Mrs. McCarthy advises that her government feels this price is too expensive, thanks us for our assistance and regrets that she does not feel able to pursue the matter on this site.

Accordingly, it is RECOMMENDED that this report be received and that the Honourable Mrs. McCarthy be thanked for her interests.

It is FURTHER RECOMMENDED that Site No. 4, which was reserved for the '5-5-5 Plan', be disposed of in accordance with the procedure already approved by Council on November 3rd, 1970. This procedure is similar to that for Sites No. 5 and 6, also proposed for high rise development."

Your Board RECOMMENDS the foregoing report of the Director of Planning and the Supervisor of Property and Insurance be adopted.

2. Transportation - Role of Planning and Engineering Departments

The City Engineer and Director of Planning report as follows:

"Background:

The City Engineer and the Director of Planning have for some time been considering the responsibility and administrative procedures for dealing with transportation matters. While there have been few administrative problems in dealing with such matters this report has been prepared to set out the principles being followed.

Present Situation:

Schedule of Transportation/Planning responsibilities has been drawn up and is attached as Schedule I. This schedule has been agreed by the City Engineer and Director of Planning. It has the concurrence of the Board of Administration. This schedule sets out clearly the basis of the division of responsibility between the two departments although in all cases both departments will co-operate fully with each other.

In general detailed traffic studies and related investigations will be carried out by the City Engineer. Comprehensive land

cont'd . .

clause 2 continued

use studies, including the determination of transportation corridors, jointly with the City Engineer, their context in the overall plan, and physical relationship to the surrounding community will be carried out by the Director of Planning.

Responsibility:

The responsibility in specific examples is shown in Schedule II. The first page of Schedule II illustrates cases where the Director of Planning will act as the officer-in-charge. The second page of Schedule II illustrates those types of activity where the City Engineer will act as the officer-in-charge.

It should be noted that some matters may start as a planning investigation under the direction of the Director of Planning and responsibility for later administration would transfer to the City Engineer.

Consequences:

The agreed arrangement does not require any change in the City's administration manual or related documents and is in accordance with the existing organization of the City Engineer and proposals for reorganization being discussed between Council and the Director of Planning.

No changes in staff classification are required. The City Engineer will provide technical services to the staff under the Assistant City Engineer - Traffic & Transportation. The Director of Planning will provide his input through the Long Range Planning Division or its successor. (Planning staff and responsibilities are bing dealt with in a current re-examination of the Planning Department organization.)"

Your Board RECOMMENDS that City Council endorse the procedures outlined in this report, noting that it deals with the inter-relationship of Planning and Engineering. In the case of any significant project e.g. East-West Freeway, other aspects such as Social Planning, etc., will have to be brought in.

3. Communication from Honourable Grace McCarthy re Low Cost Housing

The Honourable Grace McCarthy by letter of November 12, 1970, has suggested to Council that in view of the difficulty of purchasing housing for those families whose income is in the range from $5,000 - $10,000 per annum the City should "allocate 15% of next year's housing starts on provision for housing these lower income families." She suggests that based on last year's figures this would amount to 975 homes and further points out that there is likely to be an additional $2,000,000 in mortgage money from the Federal Government for low-income innovative housing.

The Director of Planning reports as follows:

"The City can only control housing in the way suggested by Mrs. McCarthy through imposing conditions on the sale of its own land. In dealing with the disposal of the remaining larger sites in Areas A, B, C and D of Champlain Heights, Council considered that the sites already allocated for Public Housing, Innovative Housing and housing for special groups was a high enough proportion of the total for this area and the remaining sites should be sold on the open market. Even without special mortgage arrangements it is likely that many of the townhouses constructed on these sites on the open market will be available for people within the income range suggested by Mrs. McCarthy, i.e. $5,000 - $10,000 per annum.

cont'd . .

Clause 3 continued

Accordingly it is RECOMMENDED that the Honourable Grace McCarthy be thanked for her interests and be supplied with a copy of this report indicating that the City, within the means available to it, is in fact doing as much as it can to provide family accommodation for people within the income range of $5,000 - $10,000 per annum."

Your Board RECOMMENDS that the report of the Director of Planning be endorsed.

(Copies of the letter from Mrs. McCarthy dated November 12, 1970, are attached for circulation to Council)

4. Alterations to an Existing Gasoline Service Station at 2236 Kingsway

The Director of Planning reports as follows:

"Paramount Construction Company Limited on behalf of Shell Oil Company Limited have filed Development Permit Application No. 53678 to alter the existing gasoline service station on the south side of Kingsway between Gladstone and Baldwin Streets by converting one of the existing service bays into an automatic carwash with other general alterations, and provision of a new pump island to the existing service station.

This site is located in a C-2 Commercial District. The Gasoline Service Station Location Policy, as adopted by City Council on October 1st, 1968, permits consideration of alterations and additions to the existing gasoline service station at this location.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #53678 be APPROVED in accordance with the submitted application and such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station building to provide an automatic carwash subject to the following conditions:

A. Prior to the issuance of the development permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating:

(1) suitable screening along the rear property line adjacent to the City lane with no ingress or egress from the lane;

(2) suitable off-street loading and parking facilities;

(3) suitable landscaping being provided on the site;

(4) details of signs to be provided;

(5) the 3 westerly crossings indicated from Kingsway being deleted and replaced by 1 larger sidewalk crossing located toward the westerly property line of the site.

B. The landscaping as indicated on the approved drawings is to be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. Treatment of the open portions of the site other than the landscaping referred to in the preceding condition is to be completed, including surfacing, screening, and curbing in accordance with the approved drawings and the requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

cont'd . .

Clause 4 continued

D. The development is to be carried out and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

It is to be further noted that if Condition A above has not been complied with by February 28th, 1971, then this development permit application shall stand refused."

Your Board RECOMMENDS that the foregoing Development Permit Application be APPROVED in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

5. Downtown & False Creek 'Densities' Submission Board of Parks & Public Recreation - November 25, 1970

City Council has received a letter from the Board of Parks and Public Recreation, a copy attached. The letter suggests:

"West End Densities

That present City plans for downtown development call for additional population of 20,000 on the north shore of False Creek, 50,000 on the south shore and another 76,000 in the rest of downtown and that this high density population is not compatible with the Board's objectives, since we are 1,000 acres short of parks to satisfy present population.

As a result it was

RESOLVED: That the Board request a meeting with City Planning Department and City Council to discuss floor space ratios suggested for the development of downtown Vancouver and False Creek."

The Director of Planning reports as follows:

"Although the Board of Parks and Public Recreation had presentations on the alternative concepts for development in False Creek and the five concepts for development in Downtown Vancouver, it appears that they may have misunderstood the contents and the intention of the reports. The purpose of the reports was to seek written responses to a series of alternative proposals each of which would result in differing densities in False Creek and the Downtown area in order to allow City Council to assess which concept or combination of concepts would be the most desirable for future development.

The Park Board states that we are 1,000 acres short of parks to satisfy the present population. This remark is presumably related to the report, Proposed Development Plan for Parks 1959-1976 prepared in 1959 and updated in 1969 as part of the 1971-75 Capital Program which investigated park deficiencies in Vancouver. The 1,000 acre shortage is misleading since it is based upon the total deficit of neighbourhood, community, City and metropolitan parks, part of which may never be made up by open space in the City, but by park lands provided on a metropolitan basis.

False Creek Policy Plan

The Planning Department is now preparing a final policy plan for False Creek which will recognize the views of citizens in previous submissions including that of the Board of Parks and Public Recreation of February 26, 1970. This policy plan will recognize the decision of Council that Concepts 1 and 3 shall be eliminated, and the proposals will be based upon the recognized standard for open space and other amenities already adopted by City Council and the Board of Parks and Public Recreation.

cont'd . .

Clause 5 continued

Downtown Concepts

On October 21, 1970, the Board of Parks and Public Recreation submitted a brief to the Director of Planning commenting on their evaluations of the Downtown Concepts presented in the Planning Department report of June, 1970.

When the 31 briefs, now in hand, have been analysed and reported to Council early in 1971, with proposals for further action, it is suggested that the Board of Parks and Public Recreation also receive a copy of the report. Further, that after submission of the Policy Plan for False Creek, the Park Board be asked to comment on the proposals.

Recommendation

That this report be approved. The letter of the Board of Parks and Public Recreation be received and that a copy of the report be forwarded to them for information.

Further, that the Director of Planning be authorized to discuss the future reports on False Creek and Downtown with the Board of Parks and Public Recreation after they have been received by Council."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be adopted.

6. Rezoning: N/E Corner of S.E. Marine Drive and Inverness

The Director of Planning reports as follows:

"An application has been received from Gordon and May Tang, 1385 Southeast Marine Drive, requesting an amendment to the Zoning and Development By-law whereby Lots 3 and 4, Block 14, D.L. 200 being the N/E corner of S.E. Marine Drive and Inverness would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The Applicants state the purpose of their application is 'to replace the C-1 zoning which was expropriated in order to make way for the bridge approach to Knight Road. The expropriated property is our home and business located 1385 Southeast Marine Drive. The rezoning of this property, which has already been purchased would allow the Provincial Government to move the existing building to this new property. We have been established in this area for many years and are well-known.'

The perspective submitted with the application indicates the existing building (store with living quarters) now located at 1385 Southeast Marine Drive is to be moved onto this site, with the provision of approximately 20 off-street parking spaces. No off-street loading and unloading is proposed but the plans indicate considerable landscaping with all vehicular and pedestrian ingress and egress to be from Inverness and the City lane.

For some years 5 lots on the North side of Southeast Marine immediately west of Knight Street have been zoned as a C-1 Commercial District with the immediate North-west corner occupied as a bus loop, the next two lots owned by the applicant containing a store with living quarters above, with the most westerly lots occupied as a service station. The remainder of the block consists of four RS-1 zoned lots each 75' in width and 96' in depth.

cont'd . .

Clause 6 continued

The North-east corner of Southeast Marine and Knight is zoned C-1 Commercial and currently occupied by a gasoline filling station. The subject lots are currently occupied by single family homes.

The gasoline filling station on Southeast Marine west of the existing store with the living quarters above and the one single family dwelling have been demolished.

Plans for the interchange at S.E. Marine and Knight in connection with the Knight Street Bridge indicate all lots on the North side of Southeast Marine between Knight and Inverness being used for ramps, etc. with the exception of the two subject lots. This will also mean the removal of the gasoline filling station at the North-east corner of Southeast Marine Drive and Knight together with two apartment buildings which have already been demolished.

On September 10, 1970, a letter was submitted by Mr. Elson, Senior Planning Engineer, Provincial Department of Highways, Victoria, expressing his view of the proposed development of the subject property by Mr. and Mrs. Tang, and stating they had no objection to the proposal in principle. The Planning Department reply dated September 15, 1970, states in part:

> 'The suggestion that Lots 3 and 4 be rezoned to a commercial district has been considered by this Department having regard to the areas adjacent to the proposed Knight Street Bridge approaches.
>
> It is my opinion that should a formal application be made to rezone these two lots to a commercial zone, such a request would not receive the support of the Planning Department.
>
> However, the final decision on any rezoning application lies with the City Council after Council has received reports thereon from the Technical Planning Board and the Town Planning Commission.'

The Town Planning Commission on November 20, 1970, recommended that the application be <u>not approved</u> for the following reasons:

(a) Rezoning of the two subject lots to a C-1 Commercial District would permit an unsuitable use in this location.

(b) The immediate residential properties are well served with existing local commercial zoning in the near vicinity, i.e. 57th and Knight, Victoria and Prestwick Drives, both sides of Fraser between 56th and 57th, and Fraser and Southeast Marine Drive.

The Technical Planning Board on November 20, 1970, recommended that the application be <u>not approved</u> for the foregoing reasons."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

(DELEGATION REQUEST)

(A plan which shows the relationship of the proposed rezoning to the bridge approach and nearby C-1 zones is circulated for Council's information)

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FOR ADOPTION SEE PAGE(S) 438

FINANCE MATTERS

INFORMATION:

1. Fees Charged by Vancouver Athletic Commission

The Corporation Counsel submits the following report:

"I have been asked to comment on the communication received from the Vancouver Athletic Commission in respect to the above matter.

Under the provisions of the Vancouver Charter Council has the power to appoint this Board to regulate and supervise professional boxing and wrestling contests, and provide that the Board has power to issue permits to participants and others conducting these events.

It has always been assumed that the Vancouver Athletic Commission itself has the power to decide the amount of the fee to be charged for various permits. While this may be so, in order to remove any doubt, I would recommend that the attached by-law be passed to make it clear that the Commission not only has power to issue permits, but also has power to make a charge therefor. Once this by-law has been passed it would then be appropriate that the communication from the Vancouver Athletic Commission should be received for information."

Your Board submits the foregoing report of the Corporation Council for Council's INFORMATION.

RECOMMENDATION

2. Admission Privileges
Vancouver Museums and Planetarium

The Director of Museums and Planetarium (Acting) reports as follows:

"On March 24, 1970, Council approved an arrangement of admission privileges to the Vancouver Museums and Planetarium to the Vancouver Museums and Planetarium Association and other affiliated groups. These privileges are in exchange for an annual contribution to the Greater Vancouver Civic Museum and Planetarium Board Trust Account. The Association contributes $1,000 on July 1 of each year and its members are entitled to free admission to the Museums. Each member, and each member of a family group is entitled to six free admissions each year to the Planetarium. The contribution from the affiliated organizations is $1.00 for each individual membership and $2.00 for each family membership, and they are granted free admission to the Muesums.

..... cont'd

Clause 2 continued

At present, the affiliated groups of the Vancouver Museums and Planetarium Association are:

The Archaeological Society of British Columbia
Vancouver Natural History Society
Vancouver Historical Society
Vancouver Centre of the Royal Astronomical Society of Canada
The World Ship Society of Western Canada.

It might be noted that the The World Ship Society of Western Canada became an affiliated organization as of November 3rd this year.

The Vancouver Museums and Planetarium Association and the Greater Vancouver Civic Museum and Planetarium Board are satisfied with the arrangement of March 24 and hope it will continue. I attach a copy of a letter from Mrs. W.T. Lane, President of the Vancouver Museums and Planetarium Association to this effect.

RECOMMENDED that the arrangement approved by Council on March 24th regarding admission privileges to affiliated organizations of the Vancouver Museums and Planetarium Association, and the Association itself, be continued."

Your Board RECOMMENDS the foregoing recommendation of the Acting Director of Museums and Planetarium be adopted.

3. Schedule of Rental Rates and
Theatre License Agreement
The Queen Elizabeth Theatre and Playhouse
September 1, 1971 to August 31, 1972.

The last upward revision of rental rates was in 1966 with the exception of a 25% increase in rentals for commercially sponsored films and closed-circuit television showings approved and put into effect September 1, 1970. Rising wage costs have made it necessary to increase all other rental rates by 25% effective September 1, 1971.

The proposed schedule attached sets out the higher rates and takes into account the increasing role of the Travel/Adventure Films and the trend towards increasing use of theatres for Closed-Circuit Television viewings of major sporting and theatre events. Films and television showings are listed in separate categories in the new schedule.

The new rate for Closed-Circuit Television showings is recommended to have effect from January 1, 1971.

Experience has shown that the thirty day period prior to any event allowed for cancellation without forfeit is too short. A sixty day period is recommended with no refund of deposit for any reason after that time. This will require a new Clause 8 to be inserted in the Theatre License Agreement.

.... cont'd

Clause 3 continued

The new schedule is submitted for approval eight months in advance to give the lessees adequate notice of the proposed increases.

The Vancouver Civic Auditorium Board approved the new rate schedule at its meeting on December 4, 1970.

The Theatre Manager recommends ratification of the Schedule of Rental Rates and change of Clause 8 of the Theatre License Agreement as set out in the Summary of Changes and revised Schedule circulated to members of City Council to be effective September 1, 1971 to August 31, 1972 with the rates set out in Class V effective January 1, 1971 to August 31, 1972.

Your Board RECOMMENDS adoption of the Theatre Manager's report.

4. Offer to Purchase
Planetarium Show

The Acting Director of Museums reports as follows:

"During the Summer and Autumn of 1970, the H. R. MacMillan Planetarium presented an original production entitled "The Taurus Incident." This show was entirely written and produced by the staff of this Planetarium and was extremely well received by the public. Over 110,000 people saw it. In addition, several other planetarium directors saw it and it was widely discussed at Planetarium Conferences throughout North America.

There are now in excess of 1,000 planetariums in the world, of which some 50 are of the major size, such as the Vancouver Planetarium. Strangely enough however, there has been very little interchange of ideas, shows, and technical information between them. A planetarium show is not like a film which can be instantly packaged and distributed with ease.

There are now signs that the situation is improving. A new company has been established, called Omnitheatre Ltd., to produce planetarium shows for world-wide distribution. Its president is Dennis Gallagher, formerly the Director of the Manitoba Museum of Man and Nature Planetarium in Winnipeg.

In a recent letter to the Greater Vancouver Civic Museum and Planetarium Board, Omnitheatre Ltd. offered to purchase the rights to "The Taurus Incident" for a ten-year period. This offer is completely without precedent in the planetarium field and is, I believe, a very high compliment to the staff of the H.R. MacMillan Planetarium.

This offer was discussed at the November 18 meeting of the Board and after discussion, the Board in part

'RESOLVED THAT WHEREAS Omnitheatre Ltd. has submitted an offer to purchase certain rights of reproduction and resale of the H.R. MacMillan Planetarium production, "The Taurus Incident" for a period of ten years;

AND WHEREAS the Greater Vancouver Civic Museum and Planetarium Board support, if mutually agreeable terms and conditions can be arranged, the sale of rights of reproduction and resale;

.....cont'd

Clause 4 continued

THEREFORE BE IT RESOLVED THAT the Greater Vancouver Civic Museum and Planetarium Board recommend to the Vancouver City Council that

a. The City of Vancouver take the necessary steps to clarify and determine its legal position as owner of the rights of reproduction and resale of "The Taurus Incident".

b. That the Board of Administration enter into negotiations with Omnitheatre Ltd. for the sale of such rights of reproduction and resale as are deemed desirable: subject to the necessary reserves to protect the continued use of "The Taurus Incident" by the H.R. MacMillan Planetarium, on the basis of outright sale of such rights.

c. That funds received from this sale, if negotiated, be placed in the Museum Trust Fund account.'

RECOMMENDED that the recommendations of the Greater Vancouver Civic Museum and Planetarium Board be approved."

Your Board RECOMMENDS the foregoing recommendation of the Acting Director of Museums be adopted.

5. Sunday Observance by Shops in Gastown

The Corporation Counsel and the City Prosecutor report as follows:

"On December 1, 1970, Council passed the following resolutions:

'THAT the Attorney General of the Province of British Columbia be requested not to issue any fiats for prosecution until the Vancouver City Corporation Counsel, in consultation with the City Prosecutor, investigate the possibility of amending the Vancouver City Charter to declare the Gastown area to be a designated or historic area with exemptions and privileges associated within its boundaries.'

'THAT the Corporation Counsel and the City Prosecutor deal with the action proposed in the resolution of His Worship the Mayor respecting Sunday operation in Gastown within the provisions of the Lord's Day Act; it being understood that the actual size of the area affected will be defined and only special items permitted to be sold within that area.'

With respect to the first resolution, the Director of Planning advises that a delegation of which he was a member took this matter up with the Hon. Wesley D. Black and the Hon. D.R.J. Campbell on December 3, 1970.

With respect to the second resolution, in view of the fact that the enforcement of the Lord's Day Act comes under the particular control of the Attorney-General who is at present recovering from illness, and the fact that the Premier has indicated

....cont'd

(according to accounts in the public press) that the whole question of the enforcement of the Lord's Day Act in the Gastown area will be referred to the Attorney-General when he returns to his office in the new year, it is RECOMMENDED:

(1) That Council defer taking any action in this matter until the Attorney-General has had an opportunity to consider the matter fully and to make to the Provincial Government such recommendations, if any, as he may see fit as to policy in this regard, and

(2) That subject to such Provincial policy, the City Council take such action as may be possible or as is deemed necessary either by way of zoning or otherwise to bring Gastown within the terms of such policy."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel and the City Prosecutor be adopted by Council.

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FOR ADOPTION SEE PAGE(S) 438

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT DECEMBER 11, 1970

RECOMMENDATION

1. Salary and Classification Review - Two Positions, Engineering Department.

The Director of Personnel Services reports as follows:

"At the request of the incumbents, I have reviewed the duties and responsibilities of two positions in the Waterworks Operations Branch, Sewer, Water and Sanitation Division, Engineering Department.

(a) Mr. E.S. Trasolini, Foreman (Welding) Waterworks

This position was established in 1960 and on February 8, 1966, City Council adopted the Director of Personnel Service's recommendation that the position be reclassified from Foreman Working (Welding) Waterworks to Foreman (Welding) Waterworks.

My recent review of this position reveals that in addition to planning, assigning, scheduling, co-ordinating and supervising a crew performing skilled and semi-skilled welding work, the incumbent is responsible for a salvage operation to reclaim used waterworks fittings and plumbing maintenance for City owned houses and buildings. The work of this position falls substantially within Class Specification No. 1013, Trades Foreman I, Pay Grade 24 ($788-862) and I recommend that the position be so classified effective November 16, 1969. I further recommend that Class Specification No. 1015, Foreman (Welding) Waterworks be abolished.

(b) Mr. O.R. Chamberlain, Foreman, Working, Water Meters

This position was reviewed in overall Foreman Classes review in 1966 and on May 30, 1967, City Council adopted a revised Class Specification for this position.

My recent review reveals that the incumbent is responsible for assigning, planning, scheduling, co-ordinating and supervising a crew performing skilled and semi-skilled work repairing, testing, installing and servicing a variety of watermeters. Since 1966, the number of Tradesmen II (Water Meter Mechanics) has increased by 50%. In addition, the incumbent conducts flow tests, designs water meters for large buildings such as apartment blocks and supervises the installation of remote water meter readers. The nature of the work now requires the incumbent to mainly perform

. . . Cont'd.

Clause No. 1 (Cont'd.)

supervisory duties. Therefore, the work of this position falls substantially within Class Specification No. 1013, Trades Foreman I, Pay Grade 24 ($788-862) and I recommend that the position be so classified effective February 1, 1970. I have revised Class Specification No. 1013, Trades Foreman I, to reflect the duties performed. I further recommend that Class Specification No. 1017, Foreman, Working Water Meters, be abolished.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range of 1970 rates and including fringe benefits will be $1,217.

The Comptroller of Accounts reports that the additional funds estimated at $73. for one and one-half months in 1969 and $1,165. for twelve months in 1970 are available within the 1970 Departmental Budget.

This report has been discussed with the Assistant City Engineer, Sewer, Water and Sanitation Division, and the President of the City of Vancouver Foremen's Association, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E.S. Trasolini	Foreman (Welding) Water Works Pay Grade 23 ($753 - 825)	Trades Foreman I Pay Grade 24 ($788 - 862)	Nov. 16, 1969
O.R. Chamberlain	Foreman, Working, Water Meters, Pay Grade 23 ($753 - 825)	Trades Foreman I Pay Grade 24 ($788 - 862)	Feb. 1, 1970

Your Board RECOMMENDS that

(1) the foregoing recommendations of the Director of Personnel Services be adopted.

(2) Revised Class Specification No. 1013, Trades Foreman I be approved.

(3) Class Specification No. 1015 Foreman (Welding) Waterworks be abolished.

(4) Class Specification No. 1017 Foreman-Working-Watermeters be abolished.

(Copies of Revised Class No. 1013 - Trades Foreman I, are circulated for the information of Council.)

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 439

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

December 18, 1970

RECOMMENDATION

1. Auto Allowance -
Engineering Technicians - Materials Branch

The City Engineer reports as follows:

"In 1965 the Board of Administration approved a report on the re-organization of works inspection in the Materials Branch. This report proposed:

(a) that all works inspection be amalgamated into one branch.

(b) that a reduction in man months from 253 per year to 229 per year (two men) would take place.

(c) that improved transportation and communication would be necessary to achieve this.

(d) that the Engineering Technicians (Works Inspectors) be moved to the Inside Union.

(e) the savings would be about $12,000 per year.

This reorganization was achieved later in 1967 after the dispute with the Union was settled by the Labour Relations Board.

All of the above objectives have been met except that the transportation problem (c) has not been solved. The actual savings have been about $26,000 per year.

The Materials Branch Technicians are responsible for controlling all the contract paving, inspecting contractors' plants, utility companies works and their contractors works, and miscellaneous inspections.

The 1965 report showed a need for 14 permanent (all year) technicians supplemented during the summer paving season by temporary help. This would have achieved the reduction of 253 to 229 man months/year. However, after re-organization only 12 permanent men were hired supplemented by temporary men (8 students in 1970). Under the present system using the available transportation, this is not sufficient help to handle the work and is below the reduced staff level which was the target for 1967.

Inspectors duties include coordination of contracts - expediting the job between the contractor, utility companies and City forces as well as acting as the City's representative to the public. Once they are on the job they have to stay there until transported to another. Thus, there is not opportunity to make use of them for other work unless transportation is provided.

Therefore, if the present system is maintained, because of the increased workload, the staff level will have to be raised by 2 men to what was originally proposed in the 1965 report at an increased salary cost of $20,000.

cont'd....

Clause 1 continued

Alternatively, if the transportation improvements requested below are provided, we believe it will be possible to get by using the same number of temporary technicians during the summer months. The transportation improvements required are:

Car allowances for 5 permanent and 8 temporary Engineering Technicians

At the present time these Technicians theoretically are transported by the Supervisor from job to job. What actually happens is that this is not practical so the Technicians use their own cars or are transported by the contractor. This is contrary to City policy, the Technicians are not covered by insurance under these conditions.

The estimated cost per year is $3,950.

Cost of Car Allowances

5 full-time men @ average $44/mo. for 12 mos.	$ 2,640
6 temporary men @ average $25/mo. for 4 mos.	$ 600
2 temporary men @ average $44/mo. for 8 mos.	$ 704
	$ 3,944

All other inspectors in the City either have car allowance or are provided with a City car. The latter alternative would cost much more.

The cost of the allowances will be distributed 90% by General Distribution to Capital Paving Projects to cover the estimated cost of the auto allowances.

I RECOMMEND that:

1. the five regular Engineering Technicians be granted monthly auto allowance at regular rates.

2. the eight temporary Engineering Technicians be granted auto allowance at regular monthly rates for the period that they are employed (any not owning cars would be transported as at present or by regular technicians).

3. Provision be made for an adjustment of the 1971 Basic Revenue Budget as 'Auto Allowances - Inspection Function - 8005/616 - $3,950' which will be distributed 90% by General Distribution to Capital Paving Projects, commencing January 1, 1971, except for the temporaries which will not apply until date of hiring."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 439

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 18, 1970

PART I

S U N D R I E S

RECOMMENDATIONS

1. City Land - Rental Review
S/E Corner of 6th Ave. & Fir St.

The Supervisor of Property and Insurance reports as follows:

"This City-owned property being Lots D & E, Block 290, D.L. 526 forms part of the Granville Bridge right of way and has been leased to Oswald Smith Holdings Limited for parking purposes, since November 1, 1955. In accordance with the review clause of the present lease, the rental has been reviewed, and it is recommended that the present rental of $720.00 per annum, plus an amount equivalent to taxes, be increased to $1,668.00 per annum, plus an amount equivalent to taxes. Based on 1970 assessments, this will create a gross rental of $2,270.00 per annum. Oswald Smith Holdings have agreed to this increase.

RECOMMENDED that the rental of Lots D & E, Block 290, D.L. 526 to Oswald Smith Holdings Limited be increased to $1,668.00 per annum plus an amount equivalent to taxes. This increase to be effective November 1st, 1970 and to continue for the remaining 5 year term of the lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Melville-Dunsmuir Connector --
Acquisition and Exchange of Lands
With Dominion Construction Co. Ltd.

The Supervisor of Property and Insurance, City Engineer and Director of Planning report as follows:

"Council on May 12, 1970 approved the alignment as shown on Engineering Department Drawing No. YD-121-7 and authorized the Supervisor of Property and Insurance to negotiate the purchase of lane required for the right-of-way. The programming for the purchase of individual parcels remaining to be determined in relation to the timing of the Dominion Construction Co. Ltd. project and availability of funds.

Further Council approved

a) Closure of eastern portion of Eveleigh Street and the sale of same to Dominion Construction subject to:

i) Sale at market value to be agreed upon by City Council.
ii) The land being consolidated with adjacent parcels.
iii) Purchaser paying costs of relocating services.
iv) Purchaser establishing land for the purpose of turn-around at the east end of the residual part of Eveleigh Street.

continued . . . / 2

Item No. 2 cont'd

b) Closure of lane south of Eveleigh Street between projection of the easterly property line of the Melville Building site and Burrard Street subject to:

i) The parcels north and south of the closed lane being acquired by Dominion Construction Co. Ltd. and consolidated with lane.

ii) The purchaser paying costs of relocating services (a very preliminary estimate is $36,000.00 in terms of 1970 dollars), it being understood that the closed lane would be exchanged for land required for the Connector right-of-way.

The City Engineer advises that he has now agreed to a closure of an additional portion of Eveleigh Street measuring 19 ft. x 232 ft. subject to consolidation and subject to removal of services, at a cost to the purchaser, and this additional area has been included in the exchange as reported below.

The Supervisor of Property and Insurance advises that Dominion Construction has agreed to the exchange of land on a pro-rata basis (sketch plan is attached showing lands required by the City and the property to be acquired by Dominion Construction), based on current market value.

In accordance with this plan the following is a tabulation of this transaction:

City land to be conveyed to Dominion Construction - 32,021 sq.ft.	$958,900.00
Dominion Construction land to be conveyed to City - 24,825 sq. ft.	717,500.00
Dominion Construction to pay City the difference	$241,400.00
Less: City's share of demolition costs of buildings on Lots 17 S½, 18 E½ & 19 W½	5,000.00
Net amount to be paid by Dominion Construction Co. Ltd. to City of Vancouver	$236,400.00

In addition Dominion Construction to pay for their proportionate share of survey and registration fees. Date of sale, for adjustment purposes, to be determined as the date of registration of the plan giving effect to the land exchange.

Dominion Construction Co. Ltd. have agreed to paying for the cost of relocating services, and to the other conditions of street closure contained in the Council Minute of May 12, 1970.

Your officials RECOMMEND that this acquisition of Right-of-Way by way of exchange be authorized as above."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance, Director of Planning and City Engineer be approved.

3. Melville-Dunsmuir Connector - Acquisition
1029 Melville Street

The Supervisor of Property and Insurance reports as follows:

"On May 12, 1970, City Council approved an alignment for the Melville-Dunsmuir Connector as shown on Plan YD 121-7 (Appendix II) and authorized the Supervisor of Property and Insurance to negotiate for the acquisition of various lands including the above property.

E½ Lot 31, Block 2, D.L. 185 being 1029 Melville Street is a 2½ storey, full basement, frame dwelling with a main floor area of 1,025 sq. ft., erected in 1905 on a site 33' x 132', zoned C.M.-1. The dwelling contains 12 rooms divided into two main floor suites, five sleeping rooms on the second floor and four sleeping rooms on the top floor, has 7 plumbing fixtures, a patent shingle roof, siding on the exterior walls, a concrete foundation and is heated by an automatic oil hot air furnace. The condition of this dwelling is poor. All units are occupied by tenants and a portion at the rear is rented separately for parking purposes.

Following negotiations with the owners' agents, The Royal Trust Co., they have agreed to sell for the sum of $107,500.00, including all furnishings and equipment, as of January 15, 1971. This price is considered to be fair and reasonable value for this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $107,500.00 on the foregoing basis, chargeable to Code #146/1805."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

PART II

S A L E S

4. RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot B, Blk. 5, D.L. 663, Plan 13751
Sit: W/S Elgin St. between
45th Avenue and 47th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Eileen Louie	B	49.5' x 109.88'	$12,505.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability.

Re: Lot 35, D.L. 662, 663 & 729, Plan #13271
N/S Waverly Ave., West of Inverness St.

H. Wenzel for Arthur Schellenberg	35	Irregular	$11,650.00	City Terms @ 9-3/4%	This lot known to contain peat and no guarantee given to soil stability. Subject to a Public Utility Easement.

5. RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lots 3, 6 and 35, Blks. 1 & 8, D.L. 339
Plan 13308. Sit: S/S 48th Ave., between
Tyne St. & Boundary Rd. - Champlain Heights

NAME	LOT	APPROX.SIZE	SALE PRICE	CONDITIONS	TERMS
Raymond Percy Cooper	35	45' x 158'	$13,000.00	Nil	$2,500 down and the balance payable in 6 semi-annual instalments @ 9-3/4%
Henry J. Banman	3	40' x 158'	$12,000.00	Nil	Cash
Michael Rizak	6	40' x 158'	$12,000.00	Public Utility Easement over S.10' of W.5'	City Terms @ 9-3/4%

* * * * * *

FOR ADOPTION SEE PAGE(S) 439

CITY OF VANCOUVER

A Regular Meeting of the Council of the City of Vancouver was held on Wednesday, January 6, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Calder)
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 22, 1970, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Director of Planning — Development Permit: Town Houses and Garden Apartments - Old Shaughnessy Golf Course

FOR COUNCIL ACTION SEE PAGES 9, 10 and 11

COMMUNICATIONS OR PETITIONS

1. Transient Unemployed Youth

On September 22, 1970, the Council passed a resolution requesting the Federal authorities to consider the use of army training centres in preference to City Armouries as suitable facilities to carry out a constructive program of care, training and employment in regard to transient unemployed youth.

Under date of December 16th a reply has been received from the Minister of National Defence concluding 'that the resources of our training centres are stretched to meet current demands and if large numbers of students are to be accepted, the facilities of the local armouries will have to be used'.

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Transient Unemployed Youth (cont'd)

The Council noted a communication on the matter from Mr. Robert Stanbury, Minister Without Portfolio (Citizenship) acknowledging the Council's resolution and advising that such will be taken into account in the review of the emergency hostel program. It is stated a report is being awaited from the Secretary of State's Committee on Youth.

MOVED by Ald. Wilson,
THAT these communications be referred to the Standing Committee on Health and Welfare and in the meantime a communication be forwarded to the Secretary of State requesting information on future plans in respect of this whole matter, such reply when received to be forwarded to the Standing Committee.

- CARRIED

2. Shaughnessy Development: Marathon Realty and Botanical Gardens

The Council noted a communication under date of December 30, 1970, from General J.A. Clark, Q.C., in the matter of certain property owners having the opportunity to appear before the City Council, regarding a proposed Shaughnessy development.

On December 22nd a similar request was received from General Clark, at which time it was noted that further submissions might relate to the Public Hearing held, and this would not be in order.

After due consideration, it was,

MOVED by Ald. Hardwick,
THAT this latest communication from General Clark be received.

- CARRIED

3. Charter Amendments

The Council considered the Corporation Counsel's draft of proposed amendments to the Vancouver Charter for consideration by the Private Bills Committee at the forthcoming session of the Legislature. After considering the various items, action was taken as follows:

Item 2- Section 3 of the Vancouver Charter: Public Notice

MOVED by Ald. Broome,
THAT Council do not seek the Legislation proposed in this section.

- LOST

Item 13 - Provision for a Section 287A: Hotel or Motel Tax

MOVED by Ald. Bird,
THAT in part 1 (a) the words 'three percent' be changed to read 'five percent'.

- LOST

MOVED by Ald. Linnell, in Amendment,
THAT the following words be struck from this paragraph 'and shall not exceed three percent'.

- LOST

(The Amendment of Alderman Linnell was put and lost)

(The Motion of Alderman Bird was put and lost)

COMMUNICATIONS OR PETITIONS (cont'd)

Charter Amendments (cont'd)

MOVED by Ald. Broome,
THAT this proposed new Section 287A, as drafted by the Corporation Counsel, be approved.

- CARRIED UNANIMOUSLY

Balance of Charter Amendments Draft

MOVED by Ald. Hardwick,
THAT the draft amendments to the Vancouver Charter, proposed by the Corporation Counsel, be approved with the exception of item 13 dealt with separately.

- CARRIED

(Alderman Broome is recorded as voting against Item 2 regarding Public Notice)

4. Four Seasons Hotels Limited

The Council noted communications from the following in respect of the proposed Four Seasons Hotels Limited development in the Coal Harbour area:

Mrs. M. Pigott on behalf of Community Arts Council of Vancouver
Community Planning Association
Save Our Parkland Association
West End Ratepayers Association
Vancouver Council of Women

(requesting an opportunity to be heard)

Mrs. B. Clyne (opposing the proposed development)

C.R. Douglas, President, West End Community Council (requesting an opportunity to appear)

Alderman Hardwick advised of having forwarded a communication to the National Harbours Board in respect of the government leases involved in this development and a reply is awaited.

MOVED by Ald. Linnell,
THAT action on these communications be deferred pending receipt of information from the National Harbours Board in regard to government leases involved in the proposed development, and the writers be so informed.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 4, 1971

Works and Utility Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Works and Utility matters), dated January 4, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning

Five Temporary Buildings:
1501 Main Street (Clause 1)

Consideration was given to a report of the Building Inspector, forwarded by the Board of Administration, regarding a request from Lindal Homes C.E. Ltd. to retain five temporary display cottages at 1501 Main Street for a further two year period, expiring on December 31, 1972.

MOVED by Ald. Linnell,
THAT a 30-day extension be granted and in the meantime a report be received from the Board of Administration respecting the following:

(a) similar types of temporary buildings in the City.

(b) any tax position which should be considered.

(c) building permit charges, including renewals.

(d) actual use to which these particular temporary buildings are being put.

- CARRIED

Apartment Zoned Lands (Clause 2)

In considering this clause, it was,

MOVED by Ald. Hardwick,
THAT the Council endorse the statement that no major RM-3 zoning extension or changes of density be made at the present time other than around district shopping centres, it being recognized that the whole question will be reviewed when the proposed rapid transit system is under discussion by Council.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	His Worship the Deputy Mayor
Alderman Adams	Alderman Bird
Alderman Linnell	Alderman Wilson
Alderman Hardwick	Alderman Sweeney
	Alderman Broome
	Alderman Rankin

(The motion was declared lost)

Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT Clauses 2 and 3 of the report of the Board of Administration (Building and Planning matters), dated January 4, 1971 be received for information.

- CARRIED

The Council (in Committee) recessed at approximately 11:00 A.M. to reconvene 'In Camera' in the Mayor's Office, following which the Council (in Committee) recessed at approximately 12:30 to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council (in Committee of the Whole) reconvened in the Council Chamber at approximately 2:00 P.M. His Worship the Deputy Mayor, Alderman Calder, in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Calder)
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor
Alderman Phillips (on Civic Business)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

Vancouver Fire Boat No. 2 Conversion

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 4, 1971, be adopted.

- CARRIED

Finance Matters

International Union of Local Authorities: Congress (Clause 5)

The Board of Administration advised of a communication from the International Union of Local Authorities with respect to its International Congress meeting in Toronto, July 19 to 23, on the subject of 'The Role of Local Governments in the Fostering of Social and Economic Development'. The Congress is co-sponsored by the Federal Government, the Government of Ontario and the Municipality of Metropolitan Toronto.

A representative of the City is invited to attend. It is also suggested that Vancouver sponsor a bus to assist in serving the delegates, the estimated cost being $300.00.

MOVED by Ald. Wilson,
THAT His Worship the Mayor be authorized to attend or appoint a representative.

- CARRIED

MOVED by Ald. Bird,
THAT the City sponsor a bus as suggested in the amount of approximately $300.00.

- LOST

No further action was taken.

Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes (Clause 6)

The Board of Administration submitted a report of the Director of Finance with respect to the following requests received for grants in lieu of taxes: (The Assessment Commissioner has certified the properties will be shown as exempt on the 1971 Assessment Roll.)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes (cont'd)

"A. Religious Organizations

1. First United Spiritualist Church $363.45

8250 Argyle Street - Lot 20/D, E & F/328
Church Hall
Occupied and in use from December 15, 1969
Grant to cover period from December 15, 1969 to December 31, 1970.

B. Hospitals

1. Children's Hospital 163.58

925 West 10th Avenue - Lot 13/356/526
Children's Hospital Diagnostic Centre
Occupied and in use from October 1, 1970
Grant to cover period from October 1, 1970 to December 31, 1970

C. Charitable Organizations

1. Nasaika Lodge Society 151.74

666 West 12th Avenue - Lot 4/419/526
Rehabilitative Home for Indian Girls
Occupied and in use from October 1, 1970
Grant to cover period from October 1, 1970 to December 31, 1970.

2. Columbus Charities Association 18,019.88

5233 Joyce Street - Lot 2/69, 70&155-157/37
Private Senior Citizens Housing
First building inspection February 11, 1969
Occupied March 20, 1970
Grant to cover period from February 11, 1969 to December 31, 1970. "

MOVED by Ald. Bird,
THAT the foregoing applications for grants in lieu of taxes be approved as shown.

- CARRIED BY THE REQUIRED MAJORITY

Reallocation of Park Board Budget Appropriation (Clause 7)

The Board of Administration advised of a communication from the Park Board asking approval of the reallocation of certain budget appropriations. The details are set out in the Board of Administration report.

MOVED by Ald. Adams,
THAT the request of the Park Board be approved and authority granted, therefore, for the reallocation of Park Board budget appropriations as requested.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Finance matters), dated January 4, 1971, Clauses 1, 3 and 4 be adopted and Clauses 2 and 8 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters
Regular, December 18, 1970

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated December 18, 1970, be adopted.

- CARRIED

C. Personnel Matters
Supplementary, January 4, 1971

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 4, 1971, be adopted.

- CARRIED

D. Property Matters
January 4, 1971

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Property matters), dated January 4, 1971, be adopted.

- CARRIED

E. Report of the Standing Committee
on Transportation

MOVED by Ald. Wilson,
THAT, in respect of the report of the Standing Committee on Transportation dated December 17, 1970, Clause 1 of Part I be adopted and Clause 2 of Part II be received for information.

- CARRIED

F. Report of the Special Committee
re Hearings on Constitution of Canada

The Council considered a report of the Special Committee authorized to prepare a brief in connection with Hearings on the Constitution of Canada to be held in Vancouver on the evening of January 7th and all day on January 8th. A draft brief was considered and certain changes proposed by members of the Council. These changes, by agreement of members of Council, were incorporated and after further consideration, it was

MOVED by Ald. Broome,
THAT the brief prepared by the Special Committee, and changed this day, be approved for submission to the Federal Joint Committee on the Constitution of Canada;

FURTHER THAT the Council's Special Committee and such other members of Council who may wish, be authorized to appear before the Federal Committee to present this brief.

- CARRIED

G. Woodwards Parking Garage:
Overpasses

MOVED by Ald. Adams,
THAT the report of the Board of Administration dated December 30, 1970, in the matter of overpasses over the City lane and Cordova Street in connection with a proposal to enlarge the Woodwards Parking Garage, be referred to the meeting of January 12, 1971 for further consideration, at which time a Report Reference be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

II. Purchase of Portion of Shaughnessy Golf Course for a Botanical Garden

The Board of Administration, under date of December 18, 1970 submitted the following report:

'Your Board submits the following report of the Corporation Counsel:

"On February 17, 1970 Council considered a proposal by the Honourable Grace M. McCarthy for financing the purchase of the Old Shaughnessy Golf Course and for developing it as a botanical garden. On April 7, 1970 Council approved in principle the expenditure of $666,000.00 for site purchase.

Two contracts have now been prepared which provide for the financing of the purchase of 46.449 acres of the Old Shaughnessy Golf Course, the actual purchase of the property and its development as a botanical garden.

I. FINANCE CONTRACT

This contract is made between the Provincial Government, the Vancouver Foundation and the City. It provides that if the City agrees to buy the 46.449 acre portion of the Golf Course for $2,000,000.00 on January 15, 1971, the Foundation and the Provincial Government will each pay $666,666.67 to the City on January 14, 1971 to be applied towards the purchase thereof. The Foundation and the Provincial Government also agree that each will contribute an additional $333,333.33 in three instalments of $111,111.11 on September 30 in 1971, 1972 and 1973 to be applied towards developing the site as a botanical garden.

This contract contains covenants by the City that this property, the reservoir site and the dedicated roads lying in the eastern portion of this property will be developed and maintained as a botanical garden.

This contract has been considered and approved by the Corporation Counsel, executed by the Provincial Government and the Vancouver Foundation and has been submitted to the City for execution.

II. AGREEMENT FOR SALE

This contract is between the City of Vancouver and the Canadian Pacific Railway and provides for payment by the City of the purchase price of $2,000,000.00 for the 46.449 acres on January 15, 1971, and for the conveyance of this property to the City on that date.

The contract also provides that the City will abide by restrictive covenants limiting the use to which the property so conveyed, the reservoir site and the dedicated roads in the eastern portion of the property may be put.

This agreement has been approved by the Corporation Counsel and the solicitors for the Canadian Pacific Railway although it has not yet been submitted to the Canadian Pacific Railway for final approval and execution.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Purchase of Portion of Shaughnessy Golf Course for a Botanical Garden (cont'd)

The Corporation Counsel recommends that the City enter into these two contracts and that His Worship the Mayor and the City Clerk be authorized to sign them on behalf of the City."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.'

MOVED by Ald. Wilson,
THAT the foregoing report be approved.

- CARRIED

I. Development Permit Application: Marathon Realty Company and Development of an approximately 12 acre site of old Shaughnessy Property

The Board of Administration submitted a report of the Director of Planning with respect to a development permit application by Marathon Realty Company Limited for a town house and garden apartment complex on a 12-acre site on the westerly portion of the former Shaughnessy Golf Course, bounded by the lane east of Granville, West 37th Avenue, the lane south of West 33rd Avenue and the boundary of the proposed Botanical Gardens.

Details in respect of the various features of this development permit application are set out in the report, concluding with recommendations as follows:

" The Technical Planning Board recommends that Development Permit Application #54192 be APPROVED thereby permitting a 152 dwelling unit Town House and Garden Apartment development in accordance with the application and such plans and information forming part thereof and subject to the following conditions:

1. Prior to the issuance of the Development Permit

(a) Revised drawings are to be first submitted to show to the satisfaction of the Director of Planning the details of general architectural finishes, roof lights, skylights, chimneys, roof surfaces, etc.

Further that the external finishes of the building be subject to the prior approval of the Director of Planning with consideration being given to obtaining some changes in external finish materials other than the indicated Stucco.

(b) That the provision of any individual Town House or Garden Apartment dwelling unit be subject to the prior approval of the Director of Planning with regards the provision of daylight after examination of window locations, size and location of horizontal sun louvers, heights of patio or garden wall enclosures, etc.

(c) Revised drawings be first submitted to indicate to the satisfaction of the Director of Planning

(i) the provision of 365 off-street parking spaces being in compliance with relevant regulations of Section 12 of the Zoning and Development By-law and with the internal driveway being not less than 22 ft. wide.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Marathon Realty Company (cont'd)

(ii) the provision of a satisfactory pedestrian walkway on the west and north sides of the site.

(iii) the required details of finish grades adjacent to ground floor living accommodation; location of all utilities and facilities underground; heights and design details of patio garden walls etc.; ramp grades; protective railings, retaining walls etc.

2. The required detailed landscaping plan including the boundary screening and the landscaping and treatment of the roofs of the Garden Apartment building be submitted to and amended as required to the satisfaction of the Technical Planning Board prior to the issuance of any Building Permits other than for excavation and foundations.

3. The location and provision of garbage and collection facilities for the whole development be to the satisfaction of the Director of Planning, the City Engineer, and the Medical Health Officer.

4. The 365 off-street parking spaces to be provided in accordance with approved drawings and Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and there after be maintained including surfacing, screening, and curbing etc. at all times.

5. The landscaping and treatment of all open portions of the site including the roof of the Garden Apartment building be completed within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

6. All utilities and services to be underground.

7. No signs or advertisements shall be permitted except as may be approved by the Technical Planning Board

Notwithstanding the foregoing this Development Permit cannot be issued until the required amending By-law to rezone the site to a CD-1 Comprehensive Development District has been passed by City Council and all the foregoing conditions fullfilled.

The Technical Planning Board notes that should the developer request pedestrian access from the site to Granville Street or West 33rd Avenue, such request would be first reported to City Council and be on the basis that any approved construction and maintenence costs would be at the developers expense.

The Town Planning Commission endorses the recommendations of the Technical Planning Board and are particularly in agreement that the matter of day-lighting to unit rooms be subject to the prior approval of the Director of Planning and also that consideration is to be given in obtaining some changes to the external finish materials being other than Stucco.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Marathon Realty Company (cont'd)

The Town Planning Commission would also advise City Council of their concern about the relocation of the south wing of the Garden Apartment portion of the development. This relocation means that the Garden Apartment building (which is in effect a four storey apartment building) will now present a much bulkier and more massive effect than originally shown.

Your Board recommends that Development Permit Application #54192 be APPROVED in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission. Your Board however would draw the remarks of the Town Planning Commission to Council's attention."

MOVED by Ald. Wilson,
THAT the foregoing recommendation of the Board of Administration be approved, subject to the passing of the required Rezoning By-law later this day.

- CARRIED

J. Development Permit Application:
New Automatic Car Wash with
Gasoline Filling Pumps

The Board of Administration, under date of January 5, 1971, submitted a report of the Director of Planning on a development permit application to erect a new automatic car wash with gasoline filling pumps at the S/W corner of West Broadway and Balaclava Street.

MOVED by Ald. Hardwick,
THAT the application be approved in accordance with recommendations of the Technical Planning Board and Town Planning Commission.

(tabled)

MOVED by Ald. Linnell,
THAT the application be tabled pending a full report, within two weeks, particularly in respect of the following:

(a) the amount of room available to carry on this activity.

(b) Awareness of householders in the area of the proposed development, particularly insofar as the Sunday operation and operation to 10:00 P.M. on week days, are concerned.

(c) Any pertinent traffic problems which might result.

- CARRIED

K. Salvaging at Delta Sanitary
Landfill Site

On December 22, 1970, Council passed the following motion:

'THAT a suitable number of persons be permitted to salvage at the Delta Sanitary Landfill site on a three month trial basis, providing the City is properly indemnified.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Salvaging at Delta Sanitary Landfill Site (cont'd)

The Deputy Mayor, Alderman Calder, asked the Council's reconsideration of the matter in the light of a report from the Deputy City Engineer, under date of January 5th, pointing out salvaging would make the landfill operation less efficient and increase operating costs at the site; further, that regulations for the control of the operation of the site state 'no salvaging or removal of deposited material is permitted'.

MOVED by Ald. Bird,
THAT the Council resolution of December 22, 1970, quoted above and permitting salvaging for a trial period, be rescinded in view of the advice received from the Deputy City Engineer.

- LOST

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Shaughnessy and Botanical Garden Development)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes
(6952 Knight Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 7, Block 7, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping Up
(portion of Haro Street, West of Burrard Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT,

WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS portion of the road (Haro Street) dedicated by the deposit of Plan 92, adjacent to Lot "F" (Plan 13326), Block 5 and Lot 2 (Plan 13710), Block 6, ALL in District Lot 185, Group 1, New Westminster District, is surplus to the City's highway requirements; and

WHEREAS the owner of said Lot "F" has agreed to acquire the North 35 feet of the portion of road to be closed; and

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 92 lying between the southerly production of the easterly and westerly limits of Lot "F", Block 5, District Lot 185, Group 1, New Westminster District, Plan 13326, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 26th day of October, 1970, and marginally numbered LF 5544, a print of which is annexed hereto, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the closed road be subdivided whereby the North 35 feet is consolidated with said Lot "F" and the remainder consolidated with Lot 2, Block 6, District Lot 185, Group 1, New Westminster District, Plan 13710.

- CARRIED

MOTIONS (cont'd)

3. Road Standards: N/W Marine Drive and Point Grey Road - Policy

MOVED by Ald. Hardwick,
SECONDED by Ald.Linnell,

THAT, as the Board of Administration report dated November 20, 1970, concerning Point Grey Road and Jericho Beach reported on page 4 that the road would be both part of the arterial system and a scenic road;

AND WHEREAS Council on December 22nd asked the City Engineer to bring forward at the appropriate time changes to the pavement, lighting, etc.;

AND WHEREAS several organizations and individuals have asked to appear before Council on this matter;

RESOLVED THAT the Engineer report specifically on Departmental plans for road standards on N/W Marine Drive and Point Grey Road so that civic policy can be finalized;

AND FURTHER THAT those who have made representations be invited to appear when the report is before Council.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Bus Strike	congratulated the Deputy Mayor on his efforts to assist in settlement of the bus strike.
Alderman Broome - Traffic Conditions: Bus Strike	referred to the large amount of cars on the streets in view of the bus strike and felt the Deputy Mayor should discuss with the Police Commission the matter of facilitating this traffic by reviewing special parking restrictions particularly to facilitate bus travel but which, during the strike, may not be necessary. In this regard the City Clerk read a communication from the City Engineer setting out action being taken by the Engineering Department and the Police Department in view of the bus strike.
Alderman Hardwick - Certain Houses in the 2100 block West 7th Avenue	drew attention to the condition of certain houses in the 2100 block West 7th Avenue and enquired of what action can be taken to require the owner to improve these properties, possibly bv demolition of the houses if necessary. The Alderman referred to some of the problems which result in these houses remaining as at present. The Corporation Counsel advised that if sufficient evidence can be obtained, the houses could be declared a nuisance, then demolition action can be commenced.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Water Main Breaks	enquired of the Corporation Counsel of liability in the case of breaks in water mains, and referred particularly to a recent incident. The Corporation Counsel answered the enquiry.
His Worship the Deputy Mayor - National Harbours Board Payment in Lieu of Taxes	submitted a communication from the Acting Port Manager, under date of January 5, 1971, enclosing cheques in the amount of $479,836 in the matter of grants in lieu of taxes for the years 1969 and 1970.
His Worship the Deputy Mayor - Christmas Tree Collection	referred to a communication dated January 5, 1971, from the Assistant City Engineer of Sewer, Water and Sanitation, advising that the Sanitation Branch will remove Christmas trees placed for garbage collection.

DELEGATIONS

Children Attending School from Raymur Housing Project: Track Hazard

A delegation from the Raymur Housing Project appeared urging the Council and the railway companies involved to take suitable action to safeguard the children crossing tracks while attending school from this project. A representative from the Burlington Northern Railway Company appeared and advised instructions have been issued that this railroad line is not to be used between the following hours:

8:30 AM - 9:00 AM
11:30 AM - 1:00 PM
2:30 PM - 3:45 PM

A representative of the Canadian National Railway advised their company would observe these instructions. Difficulties, however, were explained with respect to being able to schedule in complete coordination with the Canadian Pacific Railway movements which cause stopping on this track line.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Board of Administration report after discussions with the railway companies involved on the matter of an overpass suitably located to reduce the hazard to children going to and from school from the Raymur Housing project, as well as including in that report any other pertinent information in connection with the problem;

FURTHER THAT the Corporation Counsel be requested to examine the letter appointing restricted times for train movements as issued by the Burlington Northern Railway Company and thereafter the Corporation Counsel inform the Board of Transport Commissioners of the status of the whole question.

- CARRIED

The Council recessed at approximately 4:10 P.M. following which the Council reconvened for an 'In Camera' meeting in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting of January 6, 1971.

DEPUTY MAYOR

CITY CLERK

January 4th, 1971

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Water Main Installation on 75th Avenue between Angus Drive and Barnard Street

"On December 2, 1969, Council gave approval for the construction of a water main on 75th Avenue between Angus Drive and Barnard Street (authorized appropriation - $16,000). This was to provide water service to a new City-owned subdivision.

However, the construction was stopped because private developers initiated negotiations with the City over the purchasing and the rezoning of the property with the result that the water main installation will not be necessary within the foreseeable future. (See Board of Administration Minute of August 21, 1970, Items 5 and 6 and Regular Council Minute dated August 25, 1970, Building and Planning Matters, Page 3.).

Therefore, in order to make funds available for other work, I RECOMMEND that the amount of $16,000 be transferred from Account Code 125/1054, 75th Avenue between Angus and Barnard' to Account Code 126/7902, 'Provision for Unspecified Projects'."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Installation of Water Mains

"The following water main replacements are required due to leaks and prior to paving scheduled for construction in 1971 (Court of Revision - November 19, 1970):

Two of the blocks are not on the paving list but are adjacent to a block being replaced prior to paving.

WATER MAIN PROJECT 1012

Street or Avenue	From	To
Dumfries Street	27th Avenue	30th Avenue
Payne Street	Wellington Avenue	Vanness Avenue
Pender Street	Victoria Drive	Nanaimo Street
18th Avenue	Main Street	Prince Edward Street
21st Avenue	Prince Albert Street	St. Catherines Street
22nd Avenue	Prince Albert Street	St. Catherines Street
23rd Avenue	Tupper Street	100' West
28th Avenue	Victoria Drive	Sidney Street
37th Avenue	Argyle Street	Commercial Street

Board of Administration . . . (WORKS)

WATER MAIN PROJECT 1013

Street or Avenue	From	To
14th Avenue	Blanca Street	Sasamat Street

The estimated cost of Project 1012 is $65,000. Funds are available from the 1970 Water Works Capital Budget, 'Provision for Unspecified 1971 Prior to Paving Projects', Account Code 126/7903.

The estimated cost of Project 1013 is $28,000. Funds are available from the 1970 Water Capital Budget, 'Short Notice Projects', Account Code 126/7902.

I RECOMMEND that water mains be replaced on the above listed streets and that for Project 1012 $65,000 be taken from Account Code 126/7903, 'Provision for Unspecified 1971 Prior to Paving Projects', and for Project 1013 $28,000 be taken from Account Code 126/7902, 'Short Notice Projects'."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 487

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Five Temporary Buildings - 1501 Main Street

The City Building Inspector reports as follows:

"A request has been received from Lindal Homes C.E. Ltd. to retain the five temporary display cottages at the above location for a further two year period expiring December 31st, 1972. Council previously approved these buildings on the above site until December 31st, 1970.

The buildings are unprotected wooden structures which do not meet the Building By-law requirements for fire resistance or construction. However, Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary structures for any period up to two years. Since the applicant is requesting a limited period of two years, I am prepared to recommend that the structures be permitted on this site until December 31st, 1972, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the structures and removal of all materials from the site by December 31st, 1972.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION

2. Apartment Zoned Lands

The Vancouver City Council on December 16, 1969, passed the following motion:

"THAT the Director of Planning advise City Council as to the period in his opinion, sites will cease to be available for apartments in the following areas of zoned apartment lands:

1. Mount Pleasant area
2. Grandview area
3. Kitsilano area
4. Hastings area
5. Project 200 area
6. Area 2 - Downtown core area

FURTHER THAT the Director of Planning advise Council which of the above areas (1) to (4) might be rezoned to a higher density to meet the anticipated shortage of available land for apartments."

The Director of Planning has submitted a report dated December 9, 1970, which is circulated, dealing with the subject matter.

cont'd . .

Clause 2 continued

"Summary

Assuming present locational trends, it is calculated that sites will cease to be available for apartment development as follows:

1. Mt. Pleasant - 1978
2. Grandview - 1985
3. Kitsilano - 1975
4. East Hastings - 1980

Project 200, Fairview Slopes, False Creek and South Granville will all have their effect on the City's stock of apartment zoned land and will tend to extend, if anything, the periods estimated heretofore. No major zoning extension or changes of density are recommended at the present time, other than around the district shopping centres. Decisions made about a rapid transit system will have a significant effect on the present suburban apartment policy and zoning."

Your Board submits the matter to Council for INFORMATION.

3. Complaint re Issuing of Permits
Beedie Construction Ltd.

Mr. K.R. Beedie, Beedie Construction Ltd., wrote to His Worship the Mayor and Council on November 20, 1970, regarding "the amount of time required to get approvals for Development Permits and tentative approvals regarding subdivision work." A copy is attached. Three cases are referred to.

The Director of Permits & Licenses reports as follows:

"The three cases referred to by Mr. Beedie are listed below with comments in each instance.

(a) Development Permit 53592

Mr. Beedie commented on the amount of time required to have his telephone calls returned.

- the attached summary shows the sequence of events from the time the Development Permit Application was received September 29, 1970 until it was issued November 18, 1970. The Development Permit was approved by the Technical Planning Board October 9th and included Conditions required to be met prior to the issuing of the Permit. This took approximately two weeks, a period of time considered normal for such an application. The additional period of time resulted in requests by Mr. Beedie for re-consideration by the Technical Planning Board of the Conditions approved October 9, 1970.

- It is the policy of the department to return all calls as soon as possible and in this instance the information being sought had, presumably, been left with responsible persons in Mr. Beedie's office. It is unfortunate that the situation, as related, occurred and this should not happen in the future.

(b) An application for a warehouse was applied for October 29, 1970 and Mr. Beedie states that too much time is taken to process an Outright Use application.

cont'd . .

Clause 3 continued

- normal procedures require all applications be checked with the index maps to ensure that the site does not form a part of any Planning Study, is involved in a rezoning, sign control, etc. In this case a hold was in effect and the procedure then required the application to be reviewed in the light of the reason for the hold, to determine whether the application could be accepted. This procedure can result in some delay, but in this case too much time did transpire.

(c) - As Mr. Gray, Zoning Planner, has also been mentioned in Mr. Beedie's letter including processing Subdivision Applications or enquiries, the Zoning Planner has advised that of recent date he can only recall meeting with Mr. Beedie on a subdivision enquiry at 10:30 a.m., Tuesday, November 10, 1970, at which time Mr. Beedie was informed the property in question had been sold by the City to the Ford Motor Company and he wished time to consider the conditions of sale and Mr. Beedie would be contacted by phone within a week. On Monday, November 16, 1970 Mr. Denys Bradley, Subdivision Clerk, informed Mr. Beedie by telephone of the minimum frontage on re-subdivision that would be considered acceptable and this was confirmed in writing on November 25, 1970.

Mr. Gray agrees he is unable to give appointments immediately in many instances, but in this particular case the request came through his secretary on November 9th, and the appointment was made for the following day. Mr. Gray also has pointed out his concern in that at no time during the meeting with Mr. Beedie in his office on Tuesday, November 10th, 1970 did Mr. Beedie express his concern of delay in processing either Development Permit Applications or Subdivision Applications.

Mr. Beedie further suggests that additional staff is required to improve the service to the public.

- It is the purpose of the Department of Permits & Licenses to review all procedures in order to improve service to the public. The Zoning Section of the Planning Department first joined the Department of Permits & Licenses when the department moved to the East Wing. The move itself has improved the permit issuing functions. Studies of the amalgamated permit issuing procedures could not be undertaken in depth until the move took place and such studies have commenced and are continuing. A request for additional staff cannot be supported at this time, but will be reported on, if necessary, when the studies are completed.

The situation referred to was possibly further aggravated due to staff transfers which have taken place recently."

Your Board submits this report of the Director of Permits & Licenses for the INFORMATION of Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 488

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Vancouver Fire Boat No. 2 Conversion

On November 26, 1970, Council granted authority to proceed with the conversion of the Vancouver Fire Boat No. 2.

Funds amounting to $130,000.00 were set aside in the 1970 Supplementary Capital Budget to provide for the first stage of the conversion, i.e., purchase of the engines.

Accordingly, the City Naval Architects (Cove, Hatfield & Co. Ltd.) were instructed to:

(a) Proceed with the preparation of detailed specifications and drawings for the conversion.

(b) Such detailed specifications and drawings are to be submitted to the City of Vancouver by March 1st, 1971 for approval.

(c) Upon approval, such specifications and drawings to be incorporated into a tender document. The form of tender to be submitted to and approved by the City of Vancouver.

(d) The tender call to be made by the City Purchasing Agent.

On December 16, 1970, we received the Naval Architects' first proposal and recommendations, as follows:

"As naval architects for the City of Vancouver, as authorized by Council on November 26, 1970, we are proceeding in our preparation of specifications and drawings for the conversion of Vancouver Fire Boat No. 2.

In order that the conversion be carried out as expeditiously as possible, and to save handling costs to the City of approximately $10,000.00 by a shipyard, we have called tenders for supply of machinery from fourteen (14) local diesel engine suppliers.

Of the fourteen suppliers who received specifications, one did not answer, eleven declined to bid because their machinery would not fulfill requirements, or was unsuitable, and two firms submitted essentially complete proposals. The two proposals received were from Hoffars Limited and Finning Tractor & Equipment Co. Ltd.

The total price from Hoffars Limited is $128,062.00 and the total price from Finning Tractor & Equipment Co. Ltd. is $153,555.00.

The GM machinery, as put forward in the tender from Hoffars, should be accepted for the conversion of the subject vessel for the following reasons:

(a) GM machinery is lowest price by approximately $25,000.

(b) All seven engines can be same make and series with different piston configurations to meet the different power requirements.

(c) Maximum interchangeability and minimum stock of spare parts can be realized due to cylinders, liners, gaskets, valve heads, connecting rods and injectors being identical.

cont'd...

Clause No. 1 continued:

(d) Rotation and RPM of GM machinery meets requirements of specification.

(e) Torsional vibration calculations and analysis will be carried out by GM machinery supplier in conjunction with naval architects.

(f) Installed weight of machinery is less than other proposal which is advantageous in this application.

(g) Lloyd's survey, C.S.I. and warranty requirements will be met by GM machinery supplier.

We therefore recommend acceptance of the bid submitted by Hoffars Limited for the supply of two propulsion/pumping engines, three pump engines and two auxiliary generator sets for the total cost of $128,062 which includes all applicable taxes and charges.

These engines should be held by the supplier until required at the shipyard for installation aboard the vessel."

The Fire Chief and Purchasing Agent have considered the foregoing report and recommend that the recommendations of the naval architects be approved, and the Purchasing Agent be authorized to issue the necessary Purchase Order.

Your Board RECOMMENDS that the recommendation of the Purchasing Agent and Fire Chief be approved.

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FOR ADOPTION SEE PAGE(S) 489

FINANCE MATTERS

RECOMMENDATION

1. Municipal Labour Relations Function:
Greater Vancouver Regional District

The Greater Vancouver Regional District has forwarded a copy of a report dated November 17, 1970, prepared by a Technical Sub-Committee of the Executive Committee of the District, respecting the advisability of the District taking on the responsibility for labour relations within the area.

This report has been endorsed by both the Executive Committee and the Administrative Advisory Committee of the Regional District Board, and is now being forwarded to all member municipalities for study prior to further examination by that Board at its January meeting.

Your Board RECOMMENDS approval of the recommendations contained in the report of the Technical Sub-Committee dated November 17, 1970.

(Copies of the above-mentioned report are circulated for the information of Members of Council.)

INFORMATION

2. Tender Awards -
September to November, 1970

The Purchasing Agent reports as follows:-

"In accordance with Council policy, during the months of September, October and November, 1970, contracts for the following supplies were awarded by the Board of Administration:

U-Bolts	Microfilm Readers
Wire, Cable, Conduit	Dump Body Hoists
Lighting Poles	Refuse Containers
Hopper Type Spreader Body	Motorcycle Type Vehicles
Valance, Legs, Border (Queen Elizabeth Theatre)	Merchant & Reinforcing Steel
Mobile Radio Equipment	Street Lighting Luminaires
Loader Packer Truck	Shop Equipment
Aerial Ladder	1600 Gallon Flusher

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS

3. Tender # 12-70-1
Fire, Police, Pound Uniforms,
Overcoats and Raincoats

The Purchasing Agent, Chief Constable and Fire Chief report as follows:-

"Tenders for the above supplies were opened by your Board on December 7, 1970.

RECOMMENDATION -

The City Purchasing Agent, Chief Constable and Fire Chief RECOMMEND acceptance of the only bid received, submitted by Gordon Campbell Limited, for the supply of uniforms, overcoats and raincoats, for a 12-month period, at a total estimated cost of $127,812.02 plus 5% provincial tax. The uniforms will be manufactured by union labour in Vancouver.

The Fire and Police uniforms are covered by union agreement and early ordering will satisfy the union request that deliveries be made by July 15, 1971.

The City Pound is not covered by a similar union agreement, but, as the cost of Pound uniforms is less than 1% of the total contract price ($821.09 plus 5% tax), we believe it should be awarded at the same time as the other items and have, therefore, included this amount in the above recommendation.

If Council approves the awarding of this contract, the necessary funds, totalling $127,812.02 (plus 5% tax), will be included in the 1971 Revenue Budget."

Your Board

RECOMMENDS that the recommendation of the Purchasing Agent, Chief Constable and Fire Chief be approved subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

4. Cash Shortages & Overages

The Director of Finance has submitted a report setting out the following cash shortages and overages as reported by the Departments for the year 1970:

	Overages	Shortages
City Treasurer & Collector	$1,119.75	$ 744.22
Provincial Courts, Vancouver	23.00	47.00
Vancouver Police Department	---	6.00
Planning Department		6.48
	$1,142.75	$ 803.70

The Director of Finance advises that the overages of $1,142.75 listed above have been deposited with the City, and, as requested by him,

Your Board RECOMMENDS that authority be granted to adjust the shortages, $803.70, in the cashiers' accounts.

CONSIDERATION

5. International Union of Local Authorities: Congress

A letter has been received from the International Union of Local Authorities advising that it will be holding its 31st International Congress in Toronto next July 19th to 23rd. 1200 delegates from sixty countries are expected.

The theme of the Congress will be 'The Role of Local Governments in the Fostering of Social and Economic Development', and it is co-sponsored by the Government of Canada, the Government of Ontario, and the Municipality of Metropolitan Toronto. The CFMM will be acting as agents for IULA and co-ordinator of the Congress organization.

The Conference co-ordinator has invited the Mayor or a representative of the City to attend the Congress.

It is also suggested that an effective means of identifying a large number of Canadian municipalities would be to assemble a fleet of buses to serve the delegates on excursions during the Congress and to provide for the clear indentification of a sponsoring city. Therefore the City is requested to sponsor a bus for that fleet and organization with publicity material to display in or outside the bus. The cost of sponsoring is estimated at $300 for the duration of the Conference. Early consideration of this matter is requested since sponsorship is on a 'first come first served' basis.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from IULA dated December 10, 1970 are circulated for the information of Council)

6. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1971 Assessment Roll in accordance with Charter provisions, and the Corporation Counsel has confirmed the organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These requests for grants in lieu of 1969 and 1970 taxes for the period from proof of occupancy or date for first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

1. First United Spiritualist Church $363.45

8250 Argyle Street - Lot 20/D, E & F/328
Church Hall
Occupied and in use from December 15, 1969
Grant to cover period from December 15, 1969 to December 31, 1970.

continued . . . / 4

Item No. 6 cont'd

B. Hospitals

1. Children's Hospital 163.58

925 West 10th Avenue - Lot 13/356/526
Children's Hospital Diagnostic Centre
Occupied and in use from October 1, 1970
Grant to cover period from October 1, 1970 to December 31, 1970

C. Charitable Organizations

1. Nasaika Lodge Society 151.74

666 West 12th Avenue - Lot 4/419/526
Rehabilitative Home for Indian Girls
Occupied and in use from October 1, 1970
Grant to cover period from October 1, 1970 to December 31, 1970.

2. Columbus Charities Association 18,019.88

5233 Joyce Street - Lot 2/69, 70&155-157/37
Private Senior Citizens Housing
First building inspection February 11, 1969
Occupied March 20, 1970
Grant to cover period from February 11, 1969 to December 31, 1970.

As grants in lieu of taxes are subject to Council approval the above requests amounting to $18,698.65 in total, are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council CONSIDERATION.

7. Reallocation of Park Board Budget Appropriations

A communication has been received from the Board of Parks & Public Recreation requesting approval of the reallocation of budget appropriations as follows:

Revenue Budget

1) Transfer of Appropriations - Operation & Mtce.

From	1/1	- City Parks, Pools & Beaches	$20,000
	3	- Central Park	4,000
	7	- Stanley Park Forestry	2,000
	8	- Stanley Park Zoo	4,000
	10	- Service Yard & Supplies	3,100
	13	- Administration	3,000
			$36,100
To	1/5	- Queen Elizabeth Park	$ 9,060
	6	- Sunset & Surrey Nurseries	3,000
	9	- Stanley Park General Mtce.	18,040
	12	- Miscellaneous	4,000
	14	- Conference & Travel - Park Commissioners	2,000
			$36,100

continued . . . /5

Item No. 7 cont'd

Explanations

From 1/1 - City Parks, Pools and Beaches - regular maintenance for last 2 months of year ordered curtailed to provide funds for other accounts.

1/3 - Central Park - because of unforseen extra use of junior stadium due to Empire Stadium turf change, greater income was realized and end of year maintenance in the park was reduced.

1/7 - Stanley Park Forestry - some savings are anticipated because of reduction of summer work due to extensive dry period.

1/8 - Stanley Park Zoo - some cost savings were possible this year by united work forces at times with that of Children's Zoo and reduction of end of year maintenance.

1/10 - Service Yard & Supplies - no supplies re-ordered for last 2 months and Service Yard Supervisor replaced temporarily with a storeman at less cost.

1/13 - Administration - small saving anticipated at year end.

To 1/5 - Queen Elizabeth Park - complexity of plant material and long dry summer increased maintenance costs. Greater use by public also increased cost of scavenging.

1/6 - Sunset & Surrey Nurseries - maintenance costs increased due to lengthy summer heat.

1/9 - Stanley Park General Maintenance - large increase in lifeguard costs and scavenging clean up during year produced over-expenditure despite fall and winter cut backs in general maintenance.

1/12 - Miscellaneous - increasesin costs of plans and surveys, Public Information and Board meals require added funds.

1/14 - Conference and Travel - Park Commissioners - The budget figure of $2,000 was exceeded by more than double in 1969, and 1970 would produce a like result. This adjusts to a realistic appropriation.

2) Transfer of Appropriations - New & Non-Recurring Accounts

From	1/428 - Unallocated	$3,225
To	1/432 - Workmen's Compensation Board	400
	1/474 - Community Centre Motor Pool, Repairs	1,600
	1/434 - Administration	500
	1/435 - Stanley Park Zoo	325
	1/436 - Vanier Park	400
		$3,225

Explanations

1/432 - Unknown expenditures exceeded estimates
1/474 - Renfrew Community Centre required major repairs in excess of funds available.
1/434 - Major Furnace Repair.
1/435 - Major Heating Repair.
1/436 - Major Water Line Repairs.

continued . . . / 6

Item No. 7 cont'd

3) Transfer of Appropriations - Income Operations

From	2/85/32	- Driving Range Development	$7,600
To	2/85/2	- Miniature Railway & Child. Zoo Dev.	1,000
	9	- English Bay Booth, Shutters, Dispensers	200
	10	- Miscellaneous	400
	11	- Percy Norman Pool - Roof Repairs	600
	16	- Stanley Park Pavilion - Renovations	4,600
	19	- Fraserview Clubhouse Renovations	800
			$7,600

To cover increased costs of work.

Your Board submits the above request of the Board of Parks and Public Recreation for the CONSIDERATION of Council.

INFORMATION

8. Federal Loan Fund

The Director of Finance reports as follows:

"Council on December 15th directed that a report be prepared on this matter. By letter of December 14th the Minister of Municipal Affairs advised as follows:

'Although the Federal policy with respect to the recently announced loan fund is not yet fully clarified, British Columbia intends that the total 35 million dollars should be made available to municipalities and regional districts.

In order that there may be as much lead time as possible for seeking project approval under the plan, I am asking all Treasurers to review their capital projects for the years 1971 and 1972 immediately. Projects will be processed by the Department of Municipal Affairs.

The Province will undertake to guarantee to the Federal Government that the payment of debt charges will be made by the municipalities. The term of a loan will be 15 years at the rate set for investment under the Canada Pension Plan at the time of borrowing.

In order to establish some early criteria for loan application I would ask for project submissions on the following bases:-

1. Projects should be capable of completion during 1971/72.
2. Projects should be those to be commenced after January 1, 1971.
3. Projects should be capable of supporting a substantial degree of new employment.
4. Projects should be costed in terms of
   a) Administration and control;
   b) Materials and equipment;
   c) Employment potential in man days.
5. Projects will be considered which have been postponed.

Further supporting submissions may be required by Federal authorities.

continued . . . / 7

Item No. 8 cont'd

If necessary, legislation will be advanced to eliminate the requirement for ratepayer assent to projects approved for loan. Projects which could be financed under the Municipal Finance Authority will be eligible and again the suspension of the requirement that water, sewer, and pollution abatement facilities be financed through the Authority will be suspended by legislation if required.

The Minister of Municipal Affairs has been delegated by the Minister of Finance to administer the loan fund. However normal statutory approvals will still be required.'

Although it is noted that Federal policy is not clarified, the Minister by telegram requested that preliminary requests be submitted by January 7th.

Departments have been requested to submit 1971 and 1972 projects by year-end in order that a preliminary request for 1971 and 1972 financing will be in Victoria by January 7th deadline."

Your Board submits the report of the Director of Finance for INFORMATION of Council.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 489-490

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT DECEMBER 18, 1970

RECOMMENDATIONS:

1. Salary & Classification Review - Four Positions Sanitation Branch, Sewer, Water & Sanitation Div. Eng. Dept.

The Director of Personnel Services reports as follows:

"The Assistant City Engineer reports that four 10 Cubic Yard 'Smith Pac' garbage packers have been ordered for use as one man collection vehicles. These units became operative on October 21, 1970. I have therefore reviewed the proposed duties and responsibilities of these positions.

The incumbents will be required to drive the truck and perform routine collection work in the operation of a scavenging truck. They will work in an assigned area and be responsible for the collection of all garbage and refuse, issuance of receipts for fees collected plus the maintenance of simple related records. The incumbents will also be working alone on an assigned beat to empty street litter bins. The work of these positions fall substantially within Class Specification No. 767, Truck Driver (Scavenging), Pay Group 7, $3.575 per hour and I recommend that the positions be so classified effective October 21, 1970.

There will not be any additional costs for this proposal.'

This report has been discussed with the Assistant City Engineer, Sewer, Water and Sanitation Division and the President of the Vancouver Civic Employees Union, both of whom concur herein."

SUMMARY

Incumbent	Proposed Classification	Effective Date
4 positions	Truck Driver (Scavenging) Pay Group 7 $3.575 Per Hour	October 21, 1970

Your Board
RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Amendment of Regulation 205-2
Residence Requirement for Firefighters

The Director of Personnel Services reports as follows:

"After a trial period of approximately four years, City Council on November 17, 1970 adopted the recommendation of the Fire Chief to establish an extended residence area for a maximum of twenty five percent (25%) of the fire fighting staff.

In the light of the above, and to further clarify boundaries, Regulation 205-2 Fire (a) Areas Permitted has been rewritten and should now read as follows:

'All appointees to the staff must reside in Vancouver or in one of the following adjoining municipalities and must continue to reside within these areas while in the City's employ:

West Vancouver (East of West Bay)
North Vancouver
North Vancouver District
Burnaby
University Endowment Lands
Richmond

After submission of a written request and only with subsequent approval by the Fire Chief, a maximum twenty five percent (25%) of the total number of Fire Department appointees may reside in the extended areas defined as follows:

West Vancouver (West of West Bay)
New Westminster
Fraser Mills
Port Moody
Port Coquitlam
District of Coquitlam, (West of Pitt River)
Delta Surrey, except South of a line extending West along the Ladner Trunk and East of New McLellan Roads.'

The Director of Personnel Services recommends that Personnel Regulation 205 - 2(a) as amended be adopted."

Your Board
RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 491

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 4, 1971

RECOMMENDATIONS

1. Staff Requirements - Job Evaluation Survey - Outside Classifications

The Director of Personnel Services reports as follows:

"Schedule 'C' of the 1970-71 Agreements between the Vancouver Civic Employees' Union and the City of Vancouver, and the City of Vancouver as represented by the Board of Parks and Public Recreation contain the following Clause:

'5. Job Evaluation Survey

It is accepted in principle by the City of Vancouver that a job evaluation survey will be conducted during the term of this agreement. Acceptance is qualified only by recognition of the need for agreement between the parties regarding terms of reference for this survey.'

Agreement has now been reached on the terms of reference and the survey will begin early in January, 1971. The survey represents a substantial increase in workload for the Classification Division of the Personnel Services Department. Questionnaire forms will be sent to over 1,200 Outside Workers employed by the City of Vancouver, the Park Board, and the P.N.E. who have also agreed to participate in the survey. The completed forms will be analyzed and personal interviews conducted with the majority of the employees involved. All job descriptions must be reviewed and, if necessary, rewritten. The final report will include wage recommendations for all classifications, requiring a review of the community rates for various categories and the conducting of surveys. In addition, the terms of reference provide for an appeal procedure which could become lengthy and time consuming.

In order to complete the survey thoroughly and within the prescribed time limits, I estimate that it will be necessary for three Personnel Technicians to work full time on the project and for a Senior Technician to devote one quarter of his time to supervision. Part of this work can be performed by regular staff but if, as is most desirable, the Division is to remain in a reasonably current position on its regular workload, additional staff will be required.

I therefore RECOMMEND that two additional positions of Personnel Technician I be established on a temporary basis for a six month

. .. Cont'd.

Clause No. 1 (Cont'd.)

period, effective when filled. These positions will be excluded from the bargaining unit. I FURTHER RECOMMEND that advance authority be granted to recruit at any step in the salary range, up to and including the top step.

This matter has been discussed with the Executive Committee of the Municipal Labour Relations Bureau. It has been agreed that, since the survey will be of benefit not only to the City of Vancouver but to all members of the Bureau, the two Technicians will be added to the establishment of the Bureau and seconded to the City of Vancouver Personnel Services Department for the six month period.

The cost to the City of Vancouver will therefore be only its share of the additional salaries and fringe benefits involved. I estimate the amount of this share to be $6,844 at 1971 rates. The Comptroller of Accounts advises that these funds will be provided by an adjustment of the 1971 appropriation during budget review."

SUMMARY

Incumbent	Proposed Classification	Effective Date
Two NEW Positions (Temporary for Six Months)	Personnel Technician I Pay Grade 26 ($827 - 994) (1st half 1971 rates)	When filled

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

2. 1970 Non-Union Casual Wage Rates, Board of Parks and Public Recreation.

The Director of Personnel Services reports as follows:

"On November 3, 1970, City Council adopted a report by the Director of Personnel Services that recommended the 1970 schedule of Non-Union Casual wage rates for the Board of Parks and Public Recreation. In this report, no recommendations were made for the following six classifications: Filter and Pool Attendant, Paper Picker, Zoo Ranger, Watchman, Custodian Cleanup and Bathhouse Attendant as the duties and responsibilities of these classes were under review. I have now completed this review and recommend that the following schedule of Non-Union Wage Rates be approved, effective January 1, 1970:

A - Hourly Paid Staff - Single Rates	January 1, 1970
Paper Pickers	$2.32 *
Watchman	2.32 *
Bathhouse Attendant	2.155*
Zoo Rangers	2.48
Custodian Cleanup	2.48
Filter and Pool Attendant	2.10

* No change from 1969 wage rates.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Comptroller of Accounts reports that the additional increased wage costs are available within the Park Board 1970 Budget.

The Superintendent of Parks concurs with this report."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

3. 1970 Vacation Carry-over -
Mr. T.S. Nishi, Finance Department.

The Director of Personnel Services reports as follows:

"I have received from the Director of Finance a request for Mr. T.S. Nishi, Computer Programmer II in the Data Processing and Systems Division, to defer the remaining 4½ days of his 1970 vacation entitlement to 1971. This request is conditioned by a lengthy project which Mr. Nishi is currently completing, the deadline being December 31, 1970. It is therefore recommended that the request of the Director of Finance be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. 1970 Vacation Carry-over -
Mr. R.L. Hawkins, Co-ordinator of
Data Processing and Systems.

The Director of Personnel Services reports as follows:

"I have received a request from the Deputy Director of Finance for the deferment of the balance of the 1970 vacation entitlement of 3½ days for Mr. R.L. Hawkins, Co-ordinator of Data Processing and Systems. A number of urgent problems being handled by the Data Processing and Systems Division will not permit the Finance Department to let Mr. Hawkins take the balance of his vacation in 1970. It is recommended that the balance of the 1970 vacation entitlement of 3½ days of Mr. R.L. Hawkins be deferred until 1971."

Your Board RECOMMENDS the foregoing recommendation of the Director of Personnel Services be adopted.

5. Interview Expenses for Mr. Richard Dumala - Fire Department Analyst Applicant

The Director of Personnel Services reports as follows:

"The position of Fire Department Analyst was established in May 1970. Extensive advertising across Canada has resulted in a limited applicant response. The most promising of the applicants, Mr. Richard Dumala of Hamilton, Ontario, has a Masters Degree in Mechanical Engineering from McMaster University and over two years of Research and Development experience with Canadair Limited.

Due to the importance of the initial appointment to a new position, it is requested that Mr. Dumala be invited to come to Vancouver for a personnel interview and assessment.

The total cost of bringing Mr. Dumala to Vancouver for two days would be approximately $350. The Comptroller of Accounts advises that these monies would be available from Appropriation No. 7090/959 'General Government - Misc.' "

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 491

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 4, 1971

PART I

SUNDRIES

RECOMMENDATIONS

1. Lease of Property at
250 Terminal, 240 Northern & 260 Northern

The Supervisor of Property and Insurance reports as follows:

"Lots 16, 25 and 26, Blk. A2, D.L. 2037 being 250 Terminal, 240 Northern and 260 Northern are one and two storey warehouse type buildings, located within the Main-Terminal Industrial Complex, east of Main Street and south of Terminal Avenue.

Prior to the expiry of the previous occupancies, these rents were reviewed and the properties advertised. As they became vacant, 250 Terminal, 240 Northern and 260 Northern were rented to Can Am Mex Ltd. commencing, August 1, 1970, October 1, 1970 and December 1, 1970, respectively. They are rented on monthly agreements pending completion of lease arrangements and subject to Council approval.

The tenant has requested leases on all three properties until December 31, 1988, the common expiry date approved by Council for all leases in the Complex and has agreed to the following terms:-

Term - Expiring December 31, 1988.

Rents - 250 Terminal - $5,460.00 per annum, plus an amount equal to taxes.

240 Northern - $6,894.00 per annum, plus an amount equal to taxes.

260 Northern - $6,016.08 per annum, plus an amount equal to taxes.

Rents to be reviewed at 3 year intervals.

The Supervisor of Property and Insurance reports that the proposed rentals represent fair market rental value, and consequently it is,

RECOMMENDED that the City enter into lease agreements with Can Am Mex Ltd. on the above noted terms. The agreements to be to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for West End Community Centre & Senior Citizens Housing Project

The Supervisor of Property and Insurance reports as follows:

"On August 5, 1969, City Council considered a report from the Director of Planning concerning the proposed combined West End Community Centre and Senior Citizens Housing Project on a portion of Block 57, D.L. 185 at Haro & Bidwell Streets. Council approved various recommendations of the Director of Planning relating to the proposed Senior Citizens Housing Project and instructed the Supervisor of Property and Insurance to commence negotiation as necessary to protect the site.

The owner of the E½ of Lot 26, Block 57, D.L. 185 being 1627 Barclay Street is an elderly person and has offered her property for sale to the City.

These premises comprise a 2 1/3 storey and full basement frame dwelling erected in 1905 on a site 33' x 131', zoned RM-4. This dwelling, which has a main floor area of 1028 square feet, contains 13 rooms, 18 plumbing fixtures, has a patent shingle roof, siding on exterior walls, a concrete foundation and is heated by an oil conversion furnace.

The owner and two daughters occupy four rooms on the main floor. One remaining room on this floor, five on the second floor and three on the upper floors are rented as housekeeping or sleeping rooms. All units are currently rented.

This building has been well maintained and is in good condition for age and type; however, the value lies primarily in the land.

Negotiations confirm that the owner is prepared to sell for the sum of $41,000.00 including all furnishings and equipment in the rented rooms as of December 31, 1970, subject to the owner retaining rent-free possession of these premises until March 31, 1971. As part of the negotiated price herein, these premises are to be rented back in the name of one of the daughters at $250.00 per month, plus water and scavenging charges, commencing April 1, 1971. Such rental is to be reviewed after 12 months. This price is considered to be fair and equitable. Same has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $41,000.00 on the foregoing basis chargeable to Code 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Notice of Foreclosure
Orientif Importers

The Supervisor of Property and Insurance reports as follows:

"Following approval by the City and the Senior Governments, Lots C & D, Block 122, D.L. 196 situated between Pender and Keefer Streets, Gore and Jackson Avenues in Redevelopment Project No. 2 Area A-6 (North), were sold to Orientif Importers after advertisements in May, 1967 and April, 1968. The total sale price for both lots was $210,531.00.

Council, In Camera, on March 24, 1970, approved a combined report from the Director of Planning, Corporation Counsel and the Supervisor of Property and Insurance advising of the progress of the sale to that date. The report recommended that Orientif Importers pay all monies owing, and that they were to proceed with the construction of the site, upon signing of the agreement for sale. To date, the City has only received the down payment of $53,632.75. A subsequent payment of $52,632.75 was due on September 1, 1970, and numerous attempts to collect this outstanding amount have been made without success.

This information was placed before the Urban Renewal Co-ordinating Committee on November 25, 1970 and a decision to issue 90 days Notice of Foreclosure to Orientif Importers was recommended.

RECOMMENDED that the recommendation of the Urban Renewal Co-ordinating Committee be approved and the Supervisor of Property and Insurance arrange for the issuance of the necessary documents subject to the approval of Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Burrard-Arbutus Connector
1866 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"On September 8, 1969, City Council approved a preliminary appropriation for the acquisition of those lands within the right-of-way for the Burrard-Arbutus Connector which can, with advantage, be purchased as they come on the market or as development is proposed.

W½ Lot 4, Block 267, D.L. 526 being 1866 West 5th Avenue, a portion of which forms part of said right-of-way, has been offered for sale to the City by the owner.

These premises comprise a 1-3/4 storey and full basement frame dwelling with a main floor area of 810 square feet erected in 1908 on a site 25' x 120' zoned RM-3. The dwelling contains 9 rooms including two in the basement (divided into three self-contained units), 11 plumbing fixtures, has a patent shingle roof, shingles on the exterior walls, a stone and concrete pier foundation and is heated by an automatic gas furnace. This building is in poor condition but appears structurally sound. The owner does not live on the premises but all units are rented, with the basement suite tenant being caretaker.

continued . . . / 4

Item No. 4 cont'd

Following negotiations with the owner he has agreed to sell for the sum of $18,250.00 as of January 1, 1971, subject to retaining rent-free possession of these premises until March 31, 1971. As part of the negotiated price herein the owner is to rent back these premises at a rental of $85.00 per month commencing April 1, 1971, subject to review at the end to two years. This price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $18,250.00 on the foregoing basis chargeable to Code No. 146/1804 - Burrard-Arbutus Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

PART II

S A L E S

5. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 29; D.L. 339, Plan #13659, East of Tyne St. Between 48th & 54th Aves. (Champlain Heights)

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Pasquale Ferrara & Concetta Ferrara	29	125' x 50' 58'	$14,000.00	Cash	Nil

* * * * * * *

FOR ADOPTION SEE PAGE(S) 491

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

DECEMBER 17, 1970

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, December 17, 1970, at 9:00 a.m.

PRESENT: Alderman Wilson, Chairman
His Worship, Deputy Mayor Hardwick
Aldermen Adams, Calder, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (On Leave)
Alderman Bird (On Leave)
Alderman Broome

CLERK: M. James

The Minutes of the meeting of November 26, 1970, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Rapid Transit Studies within Vancouver

At the last meeting of the Committee, the Committee had before it the second recommendation contained in the report of the Chairman, dated October 29, 1970. The recommendation reads as follows:

"The City of Vancouver has some immediate decisions to make which will require

a) the defining of the exact route of rapid transit in the downtown core;

b) defining the route of the rapid transit line which will supplement the East West expressway from the Georgia Viaduct to Highway 401 and the Second Narrows Bridge;

c) the exact route of rapid transit from the downtown core to the vicinity of Nanaimo Street and Vanness Street to join with the B.C. Hydro Central Park Railway.

I recommend that these studies pertaining to rapid transit routes be carried out concurrently with the G.V.R.D. Transportation and Urban Pattern Study and the Regional District be so advised."

Under date of December 15, 1970, the Board of Administration submitted a report containing comments of the City Engineer and the Director of Planning. The City Engineer and the Director of Planning and the Board of Administration recommend:

"(1) The G.V.R.D. be requested to proceed expeditiously with:

(a) an Urban Pattern and Transportation Study for the Regional District with clear-cut arrangements for City participation;

(b) related preliminary engineering studies by consultants competent in the field of rapid transit.

..... Cont'd.

Clause 1 Continued

(2) the findings of the G.V.R.D./B.C. Hydro Rapid Transit Study be taken into consideration in carrying out these and other related studies."

The Committee discussed the report and the implications contained in the information, and noting that the future determination by Council of the development of the Downtown and False Creek areas will determine transportation and transit alignments, and that the Federal Government's Consultant Report on the Second Crossing of First Narrows will also have further input to the whole situation.

The Committee agreed that any decisions necessary from the City of Vancouver cannot be delayed for eighteen months/two years while the Regional District Urban Pattern and Transportation Study is completed.

The Committee, therefore, RECOMMENDS:

(1) that the Greater Vancouver Regional District be requested to proceed expeditiously with an Urban Pattern and Transportation Study for the Regional District with clear-cut arrangements for City of Vancouver participation;

(2) the City initiate preliminary engineering studies by consultants, competent in the fields of rapid transit, particularly to determine exact routes and stations in the Downtown area;

(3) the findings of the Greater Vancouver Regional District/B.C. Hydro Rapid Transit Study be taken into consideration in carrying out these and related studies;

(4) in the event that the Greater Vancouver Regional District proceed with the engineering studies of rapid transit, the Regional District be requested to absorb the costs of the City's Study recommended in (2) above, as part of the overall engineering study costs for the District;

(5) that the Board of Administration report further on costs of the Study, consultants and terms of reference.

PART II

The following actions of the Committee are submitted to Council for INFORMATION.

2. Transportation Authority

At the previous meeting of the Committee, the Committee had before it the third recommendation of the Chairman contained in his report to the Committee, dated October 29th, 1970. This recommendation is as follows:

.....Cont'd.

Clause 2 Continued

"I recommend that the Vancouver City Council advise the Regional District that they favour the immediate establishment by the Provincial Government and the G.V.R.D. of a Transportation Authority, with functions and powers similar to the Toronto Transit Commission. Provision must be made for coordination between mass public transit and highway planning."

The Committee also had before it a letter of December 10th, 1970, from the Chairman of the Town Planning Commission, which attached a statement of the Chairman of the Town Planning Commission re the establishment of a Transportation Commission for the Greater Vancouver Regional District.

At the last meeting of the Committee, while considering the third recommendation of the Chairman, the Committee requested further information on the present powers and authority of the Toronto Transit Commission. Under date of December 16th, the Board of Administration submitted a report prepared by the Corporation Counsel for the information of the Committee, detailing the present powers and authority of the Toronto Transit Commission.

Present at the meeting was the Chairman of the Town Planning Commission, who spoke in support of the proposal of the Town Planning Commission for the establishment of a Transportation Commission in the Greater Vancouver Regional District.

Your Committee discussed this matter, at some length, noting information supplied to the Committee concerning proposals which will be made in the immediate future.

As a result of the discussion, your Committee

RESOLVED that action on the matter be deferred to a later date, subsequent to discussions among His Worship the Mayor, the Chairman of the Town Planning Commission, the Chairman of your Standing Committee on Transportation and other officials as required.

The meeting then adjourned.

****

FOR ADOPTION SEE PAGE(S) 491

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 12, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (on Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

INAUGURAL MEETING

His Worship the Mayor advised that in view of the inclement weather, Inaugural arrangements for today have been cancelled and Inaugural procedures will be held on January 19th, at the Regular meeting.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 6, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

Woodwards Parking Garage:
Overpasses

The Board of Administration, under date of December 30, 1970, submitted a report of the City Engineer in respect of Woodwards Parking Garage enlargement and construction of overpasses, one of which, over Abbott Street, would include merchandising space. The recommendations of the City Engineer, recommended by the Board of Administration, are as follows:

"(a) That detailed plans satisfactory to the City Building Inspector, Fire Chief and City Engineer be submitted. (It is my intention to request the Technical Planning Board to have their design panel advise on the appearance features of the structure over Cordova Street.)

(b) That construction and maintenance of the structures be in accordance with all City By-laws and satisfactory to the City Building Inspector, Fire Chief and City Engineer.

(c) That the owner provide illumination of the covered portion of the street, satisfactory to the City Engineer;

cont'd...

REPORT REFERENCE AND UNFINISHED BUSINESS (cont'd)

Woodwards Parking Garage:
Overpasses (cont'd)

(d) That the owner bear the cost of any alterations to utilities necessitated by any of these installations;

(e) That no advertising matter be put on the structures;

(f) That, relative to the structures over the lane, an agreement be entered into satisfactory to the Corporation Counsel and City Engineer, and in accordance with the Encroachment By-law. Annual rental to be 50¢ per square foot of floor area as provided in the By-law.

(g) That, relative to the structure over Cordova Street, a lease agreement be entered into, satisfactory to the Corporation Counsel and City Engineer providing for the following:

(1) Rental to be $1.00 per square foot of street occupied per annum plus an annual amount in lieu of improvement taxes. Rental period to commence on date of agreement.

(2) Rent to be reviewed at the start of each succeeding five (5) year period.

(3) City to retain the right of one (1) year's notice of cancellation if the structure is no longer in use or if removal is required for civic purposes.

(4) Lessee to indemnify the City from all damages, lawsuits, etc.

(5) Term of agreement to be 30 years.

(6) Lessee to remove structure at end of term of agreement or upon prior cancellation. Removal to be at no cost to the City. If lessee fails to remove structure, City may remove it and charge cost to lessee."

A detailed explanation was given to Council by the officials following which it was,

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

MOVED by Ald. Rankin, in Amendment,
THAT the rental of $1.00 per square foot as proposed, be changed to read $1.50.

- LOST

(The motion of Alderman Bird was put and carried)

COMMUNICATIONS OR PETITIONS

1. Meeting on Inter-Governmental Relations

MOVED by Ald. Wilson,
THAT, pursuant to request from Mayor Ivor Dent of Edmonton, Alderman Phillips be authorized to attend the meeting on January 21, 1971, in Edmonton, of the Joint Municipal Committee on Inter-Governmental Relations.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Meeting on Unemployment:
United Community Services

MOVED by Ald. Bird,
THAT the invitation from the United Community Services to members of Council to attend a meeting on unemployment, to be held on January 15, 1971 in the John Oliver Secondary School, commencing at 8:00 P.M. be received and as many members of Council as possible be requested to attend.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 8, 1971

Works and Utility Matters

Fee re Projecting Electrical Signs over City Streets (Clause 7)

MOVED by Ald. Linnell,
THAT the recommendation in this clause be approved; however, the Illuminated Sign Manufacturers Association be advised when the fee is set, it will be made applicable for the year 1971 on a pro rata basis.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 6 inclusive of the report of the Board of Administration (Works and Utility matters), dated January 8, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Social Service Government Reports:
Temporary Help

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Social Service and Health matters), dated January 8, 1971, be adopted.

- CARRIED

Building and Planning Matters

Report of the Consultants:
Strathcona (Clause 3)

The Board of Administration advised of a report prepared by Messrs. Birmingham and Wood, Architects-Planners, entitled "Rehabilitation Through Cooperation" in Strathcona and copies have been furnished to members of Council. A Working Committee comprising citizens from Strathcona, Federal, Provincial and City officials was established, under the Chairmanship of the Director of Social Planning/Community Development and no comments are being made by this Committee at this time.

MOVED by Ald. Phillips,
THAT this report be referred to the Standing Committee on Planning and Development for consideration as soon as possible, at which time concerned citizens and groups so wishing, be invited to be present to hear a detailed explanation by the consultants; it being understood that at a subsequent meeting Council will hear delegations on the report.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Building and Planning matters), dated January 8, 1971, be adopted.

- CARRIED

The Council (in Committee of the Whole) recessed at approximately 10:45 P.M. following which an 'In Camera' meeting was held and the Council reconvened in the Council Chamber at approximately 12:15 P.M. with the same members present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Historic Sites and Monuments
Board of Canada: Civic Dinner (Clause 3)

MOVED by Ald. Sweeney,
THAT, pursuant to request received, the City host a dinner in honour of the Historic Sites and Monuments Board of Canada which will be meeting in B.C. in honour of the Province's 1971 Centennial, being in Vancouver on May 25th.

FURTHER THAT the arrangements in this regard be left in the hands of the Entertainment Committee; the dinner costs not to exceed $250.00.

- CARRIED

Vancouver-Fraser Park District:
1971 Provisional Budget (Clause 4)

The Board of Administration submitted the following report:

"The Vancouver-Fraser Park District has submitted its Provisional Budget for the year 1971 based on a Municipal requisition of .50 mills on the 1970 taxable assessment for school purposes.

The City of Vancouver's share of the Municipal requisition would amount to $666,732, which is an increase of $234,226 or 54% over the 1970 levy of $432,506. This increase is due to

(a) an increase in the mill rate from .35 mills in 1970 to .50 mills in 1971.

(b) an increase in the taxable assessment of 8%.

Copies of the Vancouver-Fraser Park District 1971 Provisional Budget are distributed to Members of Council."

MOVED by Ald. Adams,
THAT the City of Vancouver delegates to the Vancouver-Fraser Park District Board be instructed to approve that Board's mill rate for its 1971 budget to not more than the mill rate for 1970, i.e. .35 mills.

- CARRIED

MOVED by Ald. Wilson, in Amendment,
THAT the following words be added to the main motion:

'but the request of the Vancouver-Fraser Park District for an increase in the mill rate for 1971 be reviewed further when the Vancouver City Council is considering its own budget'.

(not put)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver-Fraser Park District:
1971 Provisional Budget (cont'd)

MOVED by Ald. Bird, as a Second Amendment to the main motion,
THAT the requested increase to .50 mills be approved.

- LOST

(The motion of Alderman Adams was put and carried)

(The amendment of Alderman Wilson was not put)

MOVED by Ald. Hardwick,
THAT as soon as policy recommendations relating to the Vancouver-Fraser Park District are reported, such be made available to the Vancouver City Council in order that policy may be determined insofar as Vancouver is concerned.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated January 8, 1971, be adopted.

- CARRIED

B. Property Matters, January 8, 1971

Tender for Lease: Parking Site
E/S Richards St. between Robson and Georgia Sts.

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Property matters), dated January 8, 1971, be adopted.

- CARRIED

C. Staff Changes and Reorganization:
Electrical Division, Engineering Department

The Board of Administration, under date of December 11, 1970, submitted a report of the City Engineer in respect to staff changes and reorganization of the Electrical Division of the Engineering Department. The proposals in the report are as follows:

"1. To meet increased workload: add to the permanent staff of the Design Branch an Electrical Engineer I, an Electrical Technician I. An existing temporary Electrical Assistant II should be made permanent.

2. To clarify and strengthen lines of authority: reorganize, insofar as is practical, into 'product groups', concerned only with clearly defined portions of the Division workload.

3. To meet the supervisory requirements of the new organization: add to the permanent staff of the Operations Branch an Operations Clerk and a Superintendent II.

4. To equalize supervisory responsibilities: assign staff to 'product groups' matching work assignments. This will include the consolidation of presently separated clerical functions into a single area supervised by the Operations Clerk. Relocation of positions to other Divisions within the Department is also included.

5. To improve systems: Computerize some clerical operations in a manner similar to methods used elsewhere in the Department".

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Changes and Reorganization:
Electrical Division, Engineering Department (cont'd)

It is advised, however, that efforts will be made to replace any redundant personnel in accordance with the City's hiring priority policy. The Director of Personnel Service's report was submitted under date of January 4, 1971, containing the following summary of recommendations:

"Incumbent	Present Classification	Proposed Classification	Effective Date
One New Position		Superintendent II (1) P.G. 29 $902-1084	When adopted
One New Position		Electrical Eng. I (1) P.G. 28 $862-1031*	When adopted
One New Position		Electrical Tech.I (2) P.G. 25 $753-902	When adopted
One New Position		Engineering Assistant II (3) Pay Grade 17 $526-629	When adopted
One New Position		Engineering Operations Clk. (3) P.G. 20 $601-722* (Plus two Pay Grades for a 37½ hour week and in lieu of rest periods	When adopted
One New Position		Accounting Clk.II (3) P.G. 18 $546-657	When adopted
One New Position		Storekeeper I (3) P.G. 18 $547-657* (Plus two Pay Grades for a 37½ hour week and in lieu of rest periods)	When adopted
One New Position		Storeman II (4) Pay Group 5 $3.375 per hour	When adopted
R.I. Guthrie	Clerk III P.G. 17 $526-629	no change	When adopted and to continue after position is transferred, subject to review 6 mos. after date of transfer
M.A. Smith (Filling the position as a Clerk-Typist II)	Clerk-Steno II P.G. 10 $389-459	Clerk-Typist II P.G. 9 $372-441	When adopted and to continue after position is transferred

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Changes and Reorganization:
Electrical Division, Engineering Department (cont'd)

Incumbent	Present Classification	Proposed Classi-fication	Effective Date
E.T.Corey	Clerk III P.G. 17 $256-629	Abolish	One month after Eng. Operations Clerk commences his duties **
D.I.Tedford	Clerk III P.G. 17 $526-629 (Plus 2 Pay Grades for a 37½ hour week and in lieu of rest periods)	Abolish	April 1, 1971 * *
J.M.Scharft	Clerk II(Temporary) Pay Grade 12 $422-502 (Plus 2 Pay Grades for a 37½ hour week and in lieu of rest periods)	Abolish	June 1, 1971
R.A.Paget	Clerk Stenographer II Pay Grade 10 $389-459	Abolish	June 1, 1971 **
I. Marcott	Engineering Asst. II (Temporary) Pay Grade 17 $526-629	Abolish	When adopted
W.H.Cocroft	Helper (2nd Year) $4.29 per hour	Abolish	April 1, 1971

(1) Excluded from Union jurisdiction
(2) Jurisdiction of International Brotherhood of Electrical Workers
(3) Jurisdiction of Municipal and Regional Employees Union
(4) Jurisdiction of Vancouver Civic Employees' Union

* Effective ranges under Personnel Regulation 160-1(a) as follows:

Electrical Engineer I	$947-1031
Engineering Operations Clerk	687-722
Storekeeper I	601-657

** It is understood that the recommendations of this report will not be fully implemented until appropriate alternative employment with the City has been arranged for the incumbents of these positions."

It is advised certain Unions involved have indicated their agreement.

The Board of Administration recommends that the following recommendations of the City Engineer and Director of Personnel Services be adopted:

"(a) the proposed staff and organizational changes be approved;

(b) the Director of Personnel Services recommendations, as contained in his report, be approved and he be authorized to proceed with the recruitment of personnel as detailed in the report."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Changes and Reorganization:
Electrical Division, Engineering Department (cont'd)

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Board of Administration and officials be approved.

- CARRIED

D. Replacement of Police Cars

The Board of Administration, under date of January 4, 1971, submitted a report of the Chief Constable, City Engineer and Purchasing Agent in the matter of replacement of police cars, referring therein to the policies for purchasing police cars on the basis of short term, intermediate and 3-years. It is advised that under the short term policy 68 cars would be purchased, under the intermediate policy 40 cars would be purchased but reverting to the old 3-year policy, 7 cars would be required to replace cars which were totally wrecked during the past year, at a cost of $24,675.00.

MOVED by Ald. Adams,
THAT the 7 cars required to replace the completely wrecked cars be purchased this year, on the basis of the report, subject to 5% Provincial Sales Tax and any necessary contract being to the satisfaction of the Corporation Counsel;

FURTHER THAT the general policy question respecting future purchases be referred to Council when considering the budget.

- CARRIED

E. Operations Branch of the Data Processing and Systems Division: IBM Assistance

The Board of Administration, under date of December 31, 1970, submitted a report from the Director of Finance and the Coordinator of Data Processing and Systems in support of the following recommendation, which is recommended by the Board of Administration:

"that IBM Canada Ltd. be engaged to assist the Coordinator of Data Processing and Systems and the Supervisor of Data Processing Operations to determine the required changes in the methods of operation of the Operations Branch and offer guidance in the methods of implementation of the approved recommendations, subject to contract approved by Corporation Counsel, the cost of $3,500.00 to be approved in advance of the 1971 Revenue Budget."

It is stated the study is not expected to result in any change in the complement of the Operations Branch as distinct from the programming staff referred to in the report.

MOVED by Ald. Bird,
THAT the foregoing recommendation be approved.

- CARRIED

F. Noise Control

Under date of January 11, 1971, the Sub Committee of the General Purposes Committee, comprising Aldermen Wilson, Linnell and Calder, submitted the following report re noise control:

'By resolution of July 28, 1970, Council instructed the Chairman of the General Purposes Committee to 'appoint a Sub-Committee to study the various measures adopted in other jurisdictions to control noise ...'. The Chairman of the General Purposes Committee named the undersigned to the Sub-Committee.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Noise Control (cont'd)

The Sub-Committee met and was advised that the Greater Vancouver Regional District had formed a Sub-Committee on Noise Pollution of its Pollution Committee which would be recommending a major study of the causes, incidence and control of noise and a noise control programme. The noise control programme would also contain a model by-law for adoption by the member municipalities of the Greater Vancouver Regional District.

The Noise Pollution Sub-Committee has reported to the Regional Board (copy of report attached)* and the Regional Board has adopted the proposals made in it. The final report of the Noise Pollution Sub-Committee is expected in mid summer of 1971.

In view of these actions of the Regional District, your Sub-Committee

RECOMMENDS that the Sub-Committee re Noise Control of the General Purposes Committee not be reappointed at this time but that the material collected be held by the City Clerk and the whole matter be re-assessed by Council when the Greater Vancouver Regional District report on their study, noise control programme and model by-law, or by June 1971, and that during the interim Council be supplied with reports of progress from time to time."

* (copy on file in the City Clerk's Office)

MOVED by Ald. Wilson,
THAT the foregoing report be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO PROVIDE FOR UNIFORM QUALIFICATIONS FOR COUNCIL APPOINTMENTS TO PUBLIC BOARDS AND COMMISSIONS

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to provide for uniform qualifications for Council appointments to Public Boards and Commissions, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Provide for Uniform Qualifications for Council Appointments to Public Boards and Commissions (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO REPEAL BY-LAW No. 4473 AND TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 12, 1971 TO JANUARY 25, 1972, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to repeal By-law No. 4473 and to authorize the borrowing of certain sums of money from January 12, 1971 to January 25, 1972, pending the collection of real property taxes, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E corner Granville and 67th Avenue)

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Lands for Highway Purposes (6 motions - various locations)

MOVED BY Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Lot 10, Block 331, District Lot 526, Group 1, New Westminster District, Plan 590, described as follows:
COMMENCING at the south westerly corner of said Lot 10; THENCE North, 5 feet, following in the westerly limit of said Lot 10; THENCE S 45° E, 7.07 feet, more or less, to intersection with the southerly limit of said Lot 10 at a point 5 feet easterly from the south westerly corner of said Lot 10; THENCE West, 5 feet, following in the southerly limit of said Lot 10 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 6, 1970, and marginally numbered LF 5198
(NEC Granville and Broadway)

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes (cont'd)

2. East 10 feet of Lot "E", Block "I", District Lot 753, Group 1, New Westminster District, Plan 2009 (E/S 3200 Block Commercial Drive)

3. West 7 feet of Lot 5, Block 7, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681 (6936 Knight Street)

4. West 7 feet of Lot 49, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770 (7216 Knight Street)

5. West 7 feet of Lot 12, Block 8, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681 (6842 Knight Street)

6. East 7 feet of Lot 35, Block 2, District Lot 739, Group 1, New Westminster District, Plan 1645 (6571 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Condition of Houses: 2158, 2162 and 2166 West 7th Avenue

requested the administration report to Council in the matter of suitable action which can be taken to eliminate the situation existing due to the condition of the houses at 2158, 2162 and 2166 West 7th Avenue.

His Worship the Mayor directed the enquiry to the Director of Permits and Licenses for report.

Alderman Bird - Noise Condition, etc.

referred to a petition received through the Kitsilano Ratepayers' Association in reference to disturbances as a result of operation of the Bistro-Golden Palace at 2081 West 4th Avenue.

It was advised this information has already been furnished to the City Clerk and is being processed in the normal manner.

Alderman Wilson - Snow Clearance

enquired of the number of additional men employed by the City for snow clearance.

His Worship the Mayor directed the enquiry to the Board of Administration for report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Vehicles without being suitably equipped in snow conditions

referred to vehicles on the streets during difficult snow conditions but without suitable tires for the purpose. The Alderman asked what the procedure was in dealing with such cases.

The Corporation Counsel advised that if such cars block the street the cars can be towed away with the charges assessed against the owner.

NOTICE OF MOTION

August Holiday

Alderman Wilson submitted the following Notice of Motion:

MOVED by Ald. Wilson,
THAT WHEREAS British Columbia celebrates this year the Centennial of its entry into Confederation;

AND WHEREAS the first Monday in August would be a suitable day for a public holiday and day of celebration;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request the Provincial Government to declare the first Monday in August a Public Holiday;

FURTHER THAT the government be requested to implement legislation which would thereafter declare the first Monday in August in each year be a Public Holiday.

(notice)

Notice was recognized by the Chair.

The Council adjourned at approximately 1:20 p.m.

***

The foregoing are Minutes of the Regular Council meeting of January 12, 1971.

MAYOR

CITY CLERK

January 8th, 1971

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Closing of Roads - Shaughnessy Golf Course
Proposed Botanical Gardens Site North of
37th Avenue West of Oak Street

"In assembling the site for the proposed botanical gardens north of 37th Avenue west of Oak Street, it is necessary to close the existing streets between the lane south of 33rd Avenue and 37th Avenue West of Oak Street.

Therefore I RECOMMEND that all the streets adjacent to Blocks 899 and 900, D.L. 526, dedicated by the deposit of Plan 11764 be closed, stopped up and title taken thereto and the said closed streets be subdivided with the abutting property."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Encroachment from Building Situated on
Lot 16, Block 9, D.L. 195, N/W Corner
Stainsbury & Lakewood

"The agreement covering the encroachment of the building situated on Lot 16, Block 9, D.L. 195, expires January 14, 1971. The owner has applied for an extension to the agreement.

I RECOMMEND that the encroachment be validated in accordance with the Encroachment By-law subject to an annual charge of $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

3. Retaining Wall Encroachment - Lot 3A,
Block 2, D.L. 665, S/S 41st Avenue
East of Fraser Street

"The retaining wall in front of Lot 3A, Block 2, D.L. 665, has been validated by an agreement for the past 10 years. The agreement expires January 31st, 1971.

I RECOMMEND that the encroachment of the retaining wall be validated in accordance with the Encroachment By-law."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

Board of Administration . . . (WORKS)

4. Lease - Bentley Street End South of 75th Avenue
Lot 6209 and Canadian Forest Products Ltd.

"Canadian Forest Products Ltd. has made application to lease Water Lot 6209 which includes the bed and foreshore of the North Arm of the Fraser River fronting Bentley Street End.

The North Fraser Harbour Commissioners has advised the Company that the City is the up-land owner of Bentley Street End and that the City's consent to the lease of the water lot is therefore required in respect to the portion fronting the street end.

I RECOMMEND that the City consent to the leasing of Lot 6209 to Canadian Forest Products Ltd. for a term of 21 years from April 21, 1970 subject to the following condition:

That an easement 66 feet in width be reserved in favour of the City for sewer and drainage purposes through Lot 6209 extending from the southerly limit of Bentley Street southerly to Richmond Island."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

5. Urban Renewal Scheme 6 - Vicinity of
Second Narrows Bridge

"In order to assemble the site for Urban Renewal Scheme 6, it is necessary to close portions of streets and lanes within the area of the scheme.

Therefore, I RECOMMEND that the streets outlined green and red and the lanes outlined blue on plan marginally numbered LC 446 be closed, stopped up and title taken thereto, the closed streets and lanes to be subdivided with the adjacent property."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATIONS:

6. Street Closure for Lions Dance and Parade

Your Board submits the following report of the City Engineer.

"The Chinese Nationalist League of Canada is requesting the closure of Pender Street between Columbia Street and Gore Avenue so that it may celebrate the Diamond Jubilee of the Republic of China and the Chinese New Year simultaneously on Sunday, February 7th, 1971.

The applicant had wished to assemble on Gore Avenue but in view of traffic requirements has agreed to keep the assembly and parade to Pender Street.

The amended proposal is as follows:

Assembly:	**12:30 p.m. - 1:00 p.m.**	**Pender Street between Main Street and Gore Avenue**
Route:	**1:00 p.m.**	**West on Pender Street from Gore Avenue to Columbia Street and return**
Dispersal:	**2:30 p.m. - 3:00 p.m.**	**Pender Street between Main Street and Gore Avenue as individuals.**

/continued ..

Clause 6 Continued

There will be approximately 200 participants plus the Lion in the parade. Main Street will only be closed while these people are crossing the intersection which should take approximately five minutes.

B.C. Hydro Transit Authority will reroute transit vehicles, and members of the Police Department will be in attendance.

Temporary parking prohibitions together with barricades will be required.

It is accordingly RECOMMENDED that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 12:30 p.m. and 3:00 p.m. on Sunday, February 7th, 1971, provided that:

1. Costs of barricading and signing are borne by the applicant.

2. The applicant enter into an agreement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the festivities."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

7. Fee re Projecting Electrical Signs Over City Streets

On November 26, 1970, the Council received a proposed by-law respecting an amendment to the Sign By-law to provide for an annual fee for Electrical Signs Projecting Over City Streets. Council, by Resolution, directed that the proposed amending by-law be deferred for a period of 30 days to allow representations to be made to the Council.

A letter has now been received from The Illuminated Sign Manufacturers' Association of British Columbia, indicating "that there are problems of a serious nature connected with the proposed amendment which were not immediately apparent". Therefore, the Association wishes to discuss the problems with the officials involved and request that the proposed amendment be not dealt with before February 16, 1971.

RECOMMENDED that the request of The Illuminated Sign Manufacturers' Association of British Columbia be granted and that the Association be advised that their submission must be received by February 15, 1971.

* * * * *

FOR ADOPTION SEE PAGE(S) 529

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Social Service Government Reports - Temporary Help

Your Board has received the following report from the Director of Finance -

"On August 4 and October 27, 1970, Council approved reports describing the situation regarding delay in reporting welfare disbursements to the Provincial Government and consequent delay in recovering these large sums, at a significant interest cost to the City. Council approved $15,000 in total, for temporary help (in the Social Service Department), assistance from our external auditors (to catch up the Canada Assistance Plan reporting), overtime for our Accounting Division, Data Processing Division, and Internal Audit Division.

The reporting time delay has been reduced to our original target, which in conjunction with a new method of calculating our requests for interim payments, has reduced the amount owed to us at any given time, by the Provincial Government, to a very reasonable figure. The other items such as Canada Assistance Plan reporting are also in a satisfactory condition.

All of the above required the expenditure of approximately $10,500 of the approved $15,000, up to December 31, 1970. There is, however, the problem of keeping the work up to date until the new Director can implement the re-organization of the Social Service Department - Financial and Administrative Services Division. This requires continuing the two temporary staff that have to date been paid out of the above funds and also requires approximately $500 for external audit staff to complete the Canada Assistance Plan reporting for the last few months of 1970.

It is estimated that $6,000 should suffice for the temporary help and external audit assistance to June 30, 1971 by which time it is hoped that the re-organization will have taken place. The authority for the unspent $4,700 (out of the original $15,000) stopped as of December 31, 1970 and therefore cannot be used.

I recommend that an appropriation of $6,000 (a/c 7903/200) be provided in advance of the 1971 budget for temporary help and external auditor assistance as described above, to June 30, 1971, expenditures from this account to be under the authority of the Director of Finance."

Your Board
RECOMMENDS that Council approve the recommendation of the Director of Finance.

FOR ADOPTION SEE PAGE(S) 529

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BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Urban Renewal Scheme No. 6
(Second Narrows Bridge Area)

The Director of Planning reports as follows:

"Urban Renewal Scheme 6 now being implemented, will provide approximately 7 acres of new industrial sites by the acquisition and clearance of certain privately-owned lands, City lands, and streets and lanes, and will include improvements to City services and streets.

The Urban Renewal Co-Ordinating Committee on November 25, 1970, endorsed a proposal for an exchange of lands, whereby the Urban Renewal Partnership would transfer Lots 1 and 2, Block H, D.L. HT (approximately 13,865 sq.ft.) and a portion of Trinity Street (approximately 1,280 sq.ft.) to the Provincial Department of Highways for landscaping of the highway embankments. In exchange, the Provincial Department of Highways would transfer a portion of Skeena Street (approximately 6,912 sq.ft.) to the Urban Renewal Partnership for addition to the planned industrial sites which are to be marketed in 1971.

It is Recommended, therefore, that the City endorse the exchange of lands as described in this report and request the Senior Governments to give formal confirmation of their approval."

Your Board RECOMMENDS the foregoing recommendations of the Director of Planning be adopted.

(A plan showing the lands concerned is circulated for Council's information.)

2. False Creek Consultants -
Terms of Reference

The Director of Planning reports as follows:

"At its meeting on November 17, 1970, Council approved the appointment of a group of consultants headed by Thompson, Berwick, Pratt & Partners to:

(a) extend the work of the Policy Plan as a framework within which the development of the City lands between Burrard and Cambie can be carried out

(b) prepare the Development Plan for the City-owned land between Burrard and Cambie Streets

(c) prepare detailed material including bidding documents for the first stage of City development between Willow and Alder Streets

The Director of Planning was also to report on the terms of reference and fee structure for the study.

Discussions have been held with members of the firms involved and it seems appropriate to break the work down into two stages so that the terms of reference for the complete study can be more precisely drawn, and the estimate of cost more closely prepared.

cont'd . .

Clause 2 continued

The following proposal therefore, is on an interim agreement for the first stage of the work to be carried out up to the end of February 1971. At that time, a progress report will be presented, and also a report on the completion of the work, up to the stage of bidding documents, including the total cost and any special consultants required.

The terms of reference for the first stage of the study should be as follows:

A. THE CONSULTANTS

The principal consultants are Thompson, Berwick, Pratt & Partners. The other consultants for the first part of the work - Community Planning Consultants, The Environmental Analysis Group, Centre for Environmental Structure, Macaulay, Nicolls, Maitland & Co. Ltd. - shall be sub-consultants to Thompson, Berwick, Pratt & Partners. Other specialist consultants may be brought in for limited periods at the discretion of the Director of Planning.

B. THE DIRECTOR OF PLANNING

The consultants will report to the Director of Planning who will be responsible for co-ordinating the work of the consultants and related City Departments, and consultants working for the City in other areas. He will also be responsible for ensuring that the work is carried out in accordance with the terms of reference and within the funds appropriated.

C. THE WORK

The preliminary phase of the work will consist of the assembly of information and data including work already carried out by the City and other organizations, the design of the complete study and a critical path control procedure and establishing a liaison with other groups and individuals carrying out related work. A start will be made on part of the detailed work during this phase, but the main purpose is to establish a framework for the full study, its cost and its timing.

D. FEES

Fees will be charged by the various firms in accordance with the daily or hourly rate schedule of the Architectural Institute of British Columbia. Expenses will be in addition to these daily rates, and all firms will submit their accounts through Thompson, Berwick, Pratt & Partners.

E. SITE OFFICE

A site office will be organized as near as possible to the area of the work, and as much as possible the individual members of firms will carry out their part of the work in the site office. A monthly rental of approximately $400 is anticipated and is chargeable as an expense. Furniture rental, telephones, heating and other incidental expenses will also be permitted. The consultants will submit detailed accounts monthly to the Director of Planning who will be responsible for checking that the work has been carried out and expenses incurred, and for authorizing payment.

cont'd . .

Clause 2 continued

F. COST

The cost of the work shall be the cost actually incurred by the consultants but shall not exceed $25,000 for the first stage of the work to the end of February, 1971. Costs incurred since the appointment by Council, but before the signing of an agreement, shall be included in this amount.

Note:- Work has been under way on the study since the end of November, 1970.

G. RECOMMENDATION

It is RECOMMENDED that Council approve the terms of reference and fee basis outlined above for the first stage of the work on the False Creek Study, to be carried out up to the end of February 1971. Funds have already been appropriated for this purpose."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be approved.

CONSIDERATION

3. Report of the Consultants
Re: Strathcona

Your Board has received a report "Rehabilitation Through Co-operation" in Strathcona. This report has been prepared by Messrs. Birmingham and Wood, Architects-Planners, and copies are circulated to Members of Council.

A Working Committee, comprising citizens from Strathcona, officials of Central Mortgage and Housing Corporation, The Province of British Columbia and the City, was established under the chairmanship of Mr. Maurice Egan, Director of Social Planning and community Development. No covering comments, pro or con the consultants' recommendations, are made by the Strathcona Working Committee at this time.

Your Board suggests, for Council consideration, that a date be set for a Report Reference by the consultants, Messrs. Birmingham and Wood, and for the receipt of any representations from individual citizens or groups who might wish to make representations at that time. Subsequently, the City Council would be in a position to decide what further action they wish to take.

Your Board submits the above suggested procedure for the CONSIDERATION of Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 530

Board of Administration, January 8, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Authority to Invest Funds

The Director of Finance has requested authority to invest funds as they become available during the year 1971.

Your Board RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1971, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient:

For Sinking Fund Account; For Debt Charges Equalization Account; Cemetery Perpetual Care Funds, Captain Vancouver's Grave Maintenance Trust Fund, Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Bank Deposit Receipts.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by the Province of B. C.;
Bank Deposit Receipts.

2. Annual Financial Authorities

The Director of Finance has requested certain authorities as required by the City Charter:

Your Board

RECOMMENDS: (a) That the Director of Finance be authorized for the period January 1 to December 31, 1971, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1971, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

CONSIDERATION

3. Historic Sites and Monuments Board of Canada: Civic Dinner

A letter has been received from James K. Nesbitt, British Columbia Member of the Historic Sites and Monuments Board of Canada, advising that the Board will be meeting in British Columbia next year in honour of the Province's 1971 Centennial. The Board will be in Vancouver the evening of May 25th and the Secretariat in Ottawa is requesting, through Mr. Nesbitt, that the City of Vancouver host a dinner in the Board's honour.

It should be explained that it is this Board that chooses historic sites for preservation and restoration.

It is estimated that the guest list would total about 40 excluding additional guests chosen by the City.

Your Board submits the foregoing request for the CONSIDERATION of Council.

4. Vancouver-Fraser Park District: 1971 Provisional Budget.

The Vancouver-Fraser Park District has submitted its Provisional Budget for the year 1971 based on a Municipal requisition of .50 mills on the 1970 taxable assessment for school purposes.

The City of Vancouver's share of the Municipal requisition would amount to $666,732, which is an increase of $234,226 or 54% over the 1970 levy of $432,506. This increase is due to

(a) an increase in the mill rate from .35 mills in 1970 to .50 mills in 1971.

(b) an increase in the taxable assessment of 8%.

Copies of the Vancouver-Fraser Park District 1971 Provisional Budget are distributed to Members of Council.

Your Board submits this matter to Council for CONSIDERATION.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 531

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 8, 1971

RECOMMENDATION

1. Tender for Lease - Parking Site
Sit: E/S Richards St. between Robson & Georgia Sts.

The Supervisor of Property and Insurance reports as follows:

"Tenders for the operation of the above parking lot being Lots 12 - 16, Block 55, D.L. 541 located on the East side of Richards Street between Robson and Georgia Streets, were advertised in the local newspapers and were opened by the Board of Administration on December 29th, 1970 in accordance with the usual tendering procedure. The tenderers in each case, were required to submit on the basis of a flat rate as well as a percentage of the monthly gross, both figures were required to be quoted.

The lease is to commence on January 19, 1971 and is for a period of 5 years, subject to 12 months notice of cancellation after the first year, if the site is required for civic purposes. The lessee is required to bear all expenses except property taxes. The operation of the site is to be in accordance with the terms and rates established by the former Vancouver Parking Commission. The site is to be open for business from 8 a.m. to 6 p.m. daily, except Sundays and public holidays. Operation on public holidays and evenings is at the discretion of the operator.

The following bids were received:

a) Gillette Brothers, who offered a flat rate of $1,125 per month for the first year, $1,225.00 per month for the second year, and $1,300.00 per month for the remaining period of the lease, or 70% of one half of the total gross parking revenue derived from the operation of the combined Gillettee Parking lot and the City site.

b) Aide Auto Parks Limited, who offered a flat rate of $1,083.00 per month, or 55% of the gross revenue.

With reference to the Gillette Brothers bid, Council is advised that they presently operate their own parking site adjacent to the City site. The sites are of approximately the same size and for this reason they have offered on the basis of 70% of one half of the total parking revenue of the combined sites.

The successful tenderer is required to submit a statement of the annual gross income as certified by a Public Accountant.

An analysis of these bids indicates that the offer from Gillette Brothers will generate the highest return to the City.

RECOMMENDED that the bid from Gillette Brothers be accepted, and a lease be drawn in accordance with the foregoing conditions, as well as those stated in the tender call and subject to the approval of the City Engineer and Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 531

CITY OF VANCOUVER

INAUGURAL MEETING

An Inaugural Meeting of the Council of the City of Vancouver was held on Tuesday, January 19, 1971, in the Council Chamber at approximately 9:30 A.M.

His Worship the Mayor-Elect, Thomas John Campbell, entered the Chamber accompanied by The Honourable Mr. Justice Angelo E. Branca of the Court of Appeal of British Columbia, and The Rev. Dr. George Turpin, Civic Chaplain.

ADMINISTRATION OF OATHS

The Honourable Mr. Justice Branca administered the Oath of Office to His Worship Mayor-Elect Campbell.

The Honourable Mr. Justice Branca administered the Oath of Office to Aldermen-Elect:

Earle Gordon Adams	Marianne Elizabeth Linnell
Hugh Stuart Bird	Arthur Phillips
Ernest James Broome	Harry Rankin
Brian Kenneth Calder	Edward Charles Sweeney
Walter Gordon Hardwick	Halford David Wilson

ROLL CALL

The Council was called to order and the City Clerk called the Roll.

INVOCATION

The Rev. Dr. George Turpin, Civic Chaplain, gave the Invocation Prayer which is quoted hereunder:

"Eternal God we pray most sincerely that Thou wilt bless, with every good and perfect gift, those who have been elected as Mayor and Aldermen of this City. Bless their homes and families.

We also ask that all citizens will be given grace to acknowledge the courage shown by these and others, in seeking and accepting, not only the honour and privilege of public office, but also the responsibilities and the frustrations of public service.

Help us O God to support them with well intentioned interest, charitable judgement and a genuine desire to see them succeed in their service for the City.

Today as we have witnessed His Worship the Mayor and the Honourable Aldermen pledge their loyalty to the Charter and the Citizens of this City of Vancouver may we also share this pledge of loyalty with them.

Bless our Gracious Sovereign Lady Queen Elizabeth, the Commonwealth of Nations, Canada, and, in this Centennial Year, the Province of British Columbia and this our City.

THESE SPECIAL BLESSINGS WE ASK OF THEE O GOD:
A VISION of THY WAY to GUIDE us; KNOWLEDGE of THY TRUTH to INSTRUCT us; CONTACT with THY DIVINE LIFE to bring us to LIFE FULFILMENT in our CHOSEN TASKS. AMEN.

COMMENTS OF THE MAYOR

His Worship the Mayor addressed the Council and commented on various Civic matters.

CIVIC CHAPLAIN

His Worship the Mayor advised that the Rev. Dr. George Turpin has accepted the appointment of Civic Chaplain for the ensuing year.

STANDING COMMITTEE APPOINTMENTS

His Worship the Mayor submitted a recommendation that Standing Committees be re-established for the year 1971, with Chairmen and Vice Chairmen as follows:

FINANCE	Chairman	Alderman Adams
	Vice Chairman	Alderman Phillips
GENERAL PURPOSES		
	Chairman	Alderman Broome
	Vice-Chairman	Alderman Sweeney
HEALTH AND WELFARE		
	Chairman	Alderman Linnell
	Vice-Chairman	Alderman Rankin
PLANNING AND DEVELOPMENT		
	Chairman	Alderman Bird
	Vice-Chairman	Alderman Hardwick
TRANSPORTATION		
	Chairman	Alderman Wilson
	Vice-Chairman	Alderman Calder

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the foregoing report of His Worship the Mayor in respect of appointment of Standing Committees and appointment of Chairmen and Vice-Chairmen thereof, be approved.

- CARRIED

APPOINTMENTS TO BOARDS AND COMMISSIONS, 1971

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the recommendations of His Worship the Mayor regarding appointment of members of Council to various Boards and Commissions be deferred for consideration later this day. (see pages 10 & 11)

- CARRIED

At this point the Council observed a period of recess.

REGULAR COUNCIL MEETING

The Council reconvened at approximately 10:20 A.M. in the Council Chamber.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 12, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

Rezoning: N/E corner of S.E. Marine Drive and Inverness Street

It was agreed to defer this matter pending the hearing of delegations later this day. (see page 8)

COMMUNICATIONS OR PETITIONS

1. 1971 Grey Cup Festival Committee

His Worship the Mayor reported as follows, under date of January 14, 1971:

"I wish to remind Council that the 1971 Grey Cup game will be played in Vancouver and will be featured as a major sports attraction of the British Columbia Centennial Year.

It is accordingly RECOMMENDED that Mr. Herman Burkart, who was the General Chairman of the local committee when the Grey Cup game was last played in Vancouver, be appointed General Chairman of the 1971 Grey Cup Festival Committee

RECOMMENDED FURTHER that I be empowered, after consultation with Mr. Burkart, to name other members to the Committee."

MOVED by Ald. Bird,
THAT the foregoing recommendations of His Worship the Mayor be approved and, pursuant to further recommendation of His Worship, Alderman Sweeney and Alderman Calder be appointed to the Committee.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Carwash with Gasoline Filling Pumps
S/W corner Broadway and Balaclava Streets:
Development Permit Application

MOVED by Ald. Hardwick,
THAT, pursuant to communication from the Director of Planning under date of January 18, 1971, the date for reporting upon the development permit application to establish an automatic carwash with gasoline filling pumps at the S/W corner of Broadway and Balaclava, be deferred for a period of two weeks, i.e. February 2, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, January 15, 1971

Works and Utility Matters

Reallocation of Sewer Funds
1970 Sewer Capital Budget (Clause 4)

It was agreed to defer consideration of this clause pending a report from Commissioner Ryan later this day regarding the reference to 'next Five Year Plan funds'.

(see page 8)

Local Improvements:
Initiative Principle (Clause 5)

MOVED by Ald. Bird,
THAT this clause be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Air Pollution (Clause 6)

MOVED by Ald. Hardwick,
THAT this clause be received for information and a copy furnished to Sir Winston Churchill Secondary School for the information of the students who appeared before Council.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT, with respect to report of the Board of Administration (Works and Utility matters), dated January 15, 1971, Clauses 1, 2 and 3 be adopted and Clause 7 received for information.

- CARRIED

Social Service and Health Matters

Restroom Facilities in Supermarkets

The Board of Administration submitted a report of the Medical Health Officer on the matter of restroom facilities in supermarkets. The Medical Health Officer sets out various points for consideration and concludes as follows:

> 'The Health Department does not feel justified in recommending that public sanitary facilities be required in supermarkets and strongly recommends that any further amendments to the Health By-law with regards to sanitary facilities be delayed until the Provincial Food Premises Regulations have been enacted.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Restroom Facilities in Supermarkets (cont'd)

It is noted the present policy of the Health Department is to require public washrooms in all shopping malls and department stores.

The Council noted that Canada Safeway and Kelly Douglas companies wish to appear before Council if it is not intended to adopt the Medical Health Officer's recommendation.

MOVED by Ald. Bird,
THAT this whole matter be referred back to the Board of Administration for further study after review of the aspect of size as the determining factor respecting provision of restroom facilities in such establishments, and the further report, when received, be presented to the Standing Committee on Health and Welfare; the Standing Committee to consider the requests for delegations.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Building and Planning matters), dated January 15, 1971, be adopted.

- CARRIED

Finance Matters

Invitation: 1972 Meeting of Canadian Standards Association, Electrical Code Committee (Clause 4)

MOVED by Ald. Wilson,
THAT, pursuant to the report of the Board of Administration, the Director of Permits and Licenses be authorized to invite the Canadian Standards Association, Electrical Code Committee, to hold its meeting in Vancouver in 1972.

- CARRIED

Tag Days: International Association of Lions Clubs (Clause 6)

The Board of Administration advised of request from the International Association of Lions Clubs for permission to conduct tag days on Friday, May 7th and Saturday, May 8th.

MOVED by Ald. Adams,
THAT the International Association of Lions Clubs be advised of the City Council policy, expressed in the following resolution of May 12, 1970:

> 'THAT the Council of the City of Vancouver not approve any Tag Day in the City on public property with the exception of the annual Tag Day held in support of the Poppy Fund and
>
> FURTHER RECOMMENDS that Council state it has no objections to Tag Days which are not held on public property'

and the organization be informed it is not the Council's intention to make any change in this policy at this time; however, if they still wish to appear before the Council they will be given the opportunity to do so. (tabled)

MOVED by Ald. Linnell,
THAT the motion of Alderman Adams be tabled and a delegation be heard as requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT, with respect to the report of the Board of Administration (Finance matters), dated January 15, 1971, Clauses 1, 2 and 3 be adopted and Clause 5 received for information.

- CARRIED

Assessments: Proposed Legislation

MOVED by Ald. Linnell,
THAT an appropriate brief be prepared by the Board of Administration, for Council's consideration, in respect of proposed Provincial legislation re assessments for school and hospital purposes which brief be presented to the Cabinet at the appropriate time.

(not put)

MOVED by Ald. Broome, in Amendment,
THAT the Board of Administration be instructed to prepare an appropriate brief for submission to the Provincial Cabinet in respect of assessments for school and hospital purposes as and when required;

FURTHER THAT a copy of the report of the Chairman of the B.C. Association of Assessors be requested.

- CARRIED

(The amendment having carried, the motion of Alderman Linnell was not put)

B. Personnel Matters, Supplementary, January 15, 1971

MOVED by Ald. Broome,
THAT, with respect to the report of the Board of Administration (Personnel matters, Supplementary), dated January 15, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

C. Property Matters, January 15, 1971

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated January 15, 1971, be adopted.

- CARRIED

D. Downtown Transit Operations

The Board of Administration submitted a report under date of December 31, 1970, setting out a report of the City Engineer which deals in the matter of special parking and no stopping regulations in the downtown area, and proposals for facilitating traffic movement, particularly transit. The report concludes with the following recommendations, which are recommended by the Board of Administration for adoption:

"(1) The present five-lane arrangement on Granville Street, implemented with this year's Christmas Regulations, be retained.

(2) A similar arrangement (three lanes Eastbound and two lanes Westbound) be implemented on Hastings Street as soon as weather conditions permit in 1971.

(3) The Recommendations No. 3, 7, 8 and 9 contained in the report 'Existing Transit Operations Downtown Vancouver 1970' be implemented as soon as possible in 1971."

MOVED by Ald. Wilson,
THAT the foregoing recommendations of the Board of Administration and City Engineer be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. 1971 Centennial Project

The Board of Administration, by report dated January 13, 1971, and addendum dated January 18, 1971, reported with details in respect of proposals received in regard to a 1971 Centennial project, pursuant to instructions of Council dated December 22, 1970. Distributed to Council this day were letters from:

(a) Greater Vancouver Visitors and Convention Bureau proposing a project of a combined Archives, Civic information and tourist reception centre at Vanier Park.

(b) Chairman of the Board of School Trustees (39) commending, for Council's consideration as a suitable Centennial project, the proposal of the building of a replica of the H.M.C.S. Discovery at New Brighton Park.

It was noted that the following organizations requested an opportunity to appear before Council in respect of certain proposals:

(1) Mr. Poul Hansen - proposing an Air-supported structure for unspecified sports facility

(2) South Cambie Community Centre Association - proposing an extension to Douglas Park Community Hall

(3) Vancouver Citizenship Council - proposing an International House

(4) Discovery of Vancouver Society - proposing development of New Brighton Park area and building a replica of H.M.C.S. Discovery

(5) Vancouver and District Council of Churches - proposing 'The Quest' - an epic learning experience through a multi-media presentation of history

MOVED by Ald. Adams,
THAT the Council approve in principle as its Centennial project, to be located in Vanier Park, an Archives complex and other related facilities including storage space; the project to be constructed within the Centennial funds available.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	
Alderman Broome	
Alderman Adams	
Alderman Wilson	
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
His Worship the Mayor	

(The motion was declared carried)
(Alderman Bird was absent during the taking of this vote)

(For further action on this matter see pages 8 and 9)

The Council (in Committee of the Whole) recessed at approximately 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee of the Whole) reconvened in the Council Chamber at 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

Rezoning: N/E corner of S.E. Marine Drive and Inverness Street

Consideration was given to a Board of Administration report dated December 18, 1970, in regard to application from Gordon and May Tang for the rezoning of the N/E corner of S.E. Marine Drive and Inverness Street. Details of the application are set out in the report of the Director of Planning. The application is not approved by the Town Planning Commission or the Technical Planning Board.

Mr. Bing G. Marr appeared on behalf of the applicant and filed a large petition in support. A representative of the firm of Kincaid, Epstein and Company appeared but did not make representations as it was indicated the application would be referred to a Public Hearing.

MOVED by Ald. Adams,
THAT this application be referred to a Public Hearing and the firm of Kincaid, Epstein and Company be advised of the date when the Public Hearing will be held.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters

Reallocation of Sewer Funds 1970 Sewer Capital Budget (Clause 4)

Consideration of this clause was deferred earlier this day to obtain further information regarding reference to the next Five Year Plan insofar as the South East Sector (Champlain Heights) funds are concerned. It was reported at this reconsideration that the reference to the next Five Year Plan funds should be changed to read 'the current 1971-1975 Five Year Plan funds'.

MOVED by Ald. Broome,
THAT Clause 4 of the report of the Board of Administration (Works and Utility matters) dated January 15, 1971, be adopted as changed.

- CARRIED

1971 Centennial Project

Earlier in the proceedings the Council considered a report of the Board of Administration dated January 13, 1971 and addendum thereto under date of January 18, 1971, regarding proposed Centennial projects. After this consideration the Council passed the following motion:

'THAT the Council approve in principle as its Centennial project, to be located at Vanier Park, an Archives complex and other related facilities including storage space; the project to be constructed within the Centennial funds available.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Centennial Projects (cont'd)

Discussion ensued further and it was,

MOVED by Ald. Hardwick,
THAT a Council Committee be appointed to work with staff in bringing into Council as quickly as possible, a detailed proposal based on the Council's action in approving in principle an Archives complex Centennial project at Vanier Park.

- CARRIED

(His Worship the Mayor appointed Alderman Sweeney, Alderman Linnell and Alderman Calder to comprise the Committee)

MOVED by Ald. Phillips,
THAT the Council Committee bring in a list of three architectural firms for Council consideration in connection with the project.

- LOST

MOVED by Ald. Linnell,
THAT the following delegations who have requested to appear, be heard by Council next week, January 26th, in connection with Centennial projects:

Mr. Poul Hansen
South Cambie Community Centre Association
Vancouver Citizenship Council
'Discovery of Vancouver' Society
Vancouver and District Council of Churches

- CARRIED

F. Air-Supported Structure:
P.N.E. Grounds

The Board of Administration submitted a report of the Building Inspector on a request from the Vancouver Home Show to erect an air-supported structure at the P.N.E. to serve as one of four display buildings, February 12th to February 21st, 1971. It is recommended approval be given as requested subject to:

(1) Compliance with the 1970 National Building Code with respect to occupancy, structural and mechanical requirements.

(2) Compliance with Section 2.6 of the Vancouver Building By-law with respect to Fire Protection, Sanitation and Bond of Indemnity to guarantee removal.

The Board of Administration concurs in the recommendation.

MOVED by Ald. Hardwick,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Federal Government White Paper:
Income Security for Canadians

The Board of Administration submitted for Council's consideration a brief, prepared by the Director of Social Planning/Community Development, in the matter of income security for Canadians. Alderman Phillips referred to the brief as one which he would submit to the Joint Committee meeting to be held at Edmonton in the near future if Council approved. The Council and the Board of Administration proposed certain changes following which it was,

MOVED by Ald. Phillips,
THAT this brief be received for submission to the Edmonton meeting on the understanding revisions will be made by the Board of Administration as considered advisable.

- CARRIED

H. Appointments to Boards and Commissions

The Council further considered recommendations of His Worship the Mayor regarding appointment of members of Council to various Boards and Commissions. In this regard His Worship proposed that the name of Alderman Wilson be replaced by Alderman Calder on the Vancouver-Fraser Regional Park District.

MOVED by Ald. Broome,
THAT the recommendations of His Worship the Mayor for appointment of members of Council to the Greater Vancouver Regional District and Regional Hospital District be approved.

- CARRIED

MOVED by Ald. Rankin, in Amendment,
THAT the Greater Vancouver Regional District and Regional Hospital District have representation from Vancouver as follows:

Alderman Broome
Alderman Calder
Alderman Phillips
Alderman Rankin
Alderman Sweeney

- LOST

MOVED by Ald. Phillips, in Amendment to the Amendment,
THAT the name of Alderman Phillips be deleted and replaced with the name of Mayor Campbell.

- LOST

(The Amendment to the Amendment was put and lost.)
(The Amendment was put and lost.)
(The main motion of Alderman Broome was put and carried.)

His Worship the Mayor suggested that in respect of appointments to certain Hospital Boards, the matter be left in the hands of the Mayor for further consideration.

MOVED by Ald. Broome,
THAT appointments to Boards and Commissions for the year 1971 be approved as follows: (carried)

ATHLETIC COMMISSION	Alderman Sweeney
AUDITORIUM BOARD	Alderman Broome
CIVIL DEFENCE BOARD	Mayor Campbell (Chairman) Alderman Wilson
DOWNTOWN PARKING CORPORATION	Alderman Linnell

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appointments to Boards and Commissions (cont'd)

GREATER VANCOUVER REGIONAL DISTRICT and	Mayor Campbell	5 votes
REGIONAL HOSPITAL DISTRICT	Alderman Sweeney) Alderman Bird) Alderman Broome) Alderman Wilson)	4 votes each

ALTERNATE for Mayor Campbell -Alderman Linnell
ALTERNATE for Alderman Sweeney -Alderman Calder
ALTERNATE for Alderman Bird -Alderman Phillips
ALTERNATE for Alderman Broome -Alderman Hardwick
ALTERNATE for Alderman Wilson -Alderman Rankin

GREATER VANCOUVER SEWERAGE BOARD	Alderman Adams Alderman Linnell Alderman Wilson	
GREATER VANCOUVER VISITORS AND CONVENTION BUREAU	Alderman Calder	
GREATER VANCOUVER WATER DISTRICT	Alderman Adams Alderman Bird) Alderman Broome) Alderman Wilson)	5 votes 4 votes each
INDUSTRIAL DEVELOPMENT COMMISSION OF GREATER VANCOUVER	Alderman Hardwick	
LIBRARY BOARD	Alderman Hardwick	
LOWER MAINLAND MUNICIPAL ASSOCIATION	Alderman Phillips	
METROPOLITAN BOARD OF HEALTH OF GREATER VANCOUVER	Alderman Phillips	
MUSEUM BOARD	Alderman Bird	
OFFICIAL TRAFFIC COMMISSION	Alderman Linnell Alderman Rankin	
PACIFIC NATIONAL EXHIBITION ADVISORY DIRECTORS	The Whole Council	
PACIFIC NATIONAL EXHIBITION EXECUTIVE (Special Council Representative)	Alderman Adams	
PORT OF VANCOUVER DEVELOPMENT COMMITTEE	Alderman Phillips	
REMEMBRANCE DAY COMMITTEE	Alderman Wilson	
TOWN PLANNING COMMISSION	Alderman Calder	
VANCOUVER-FRASER REGIONAL PARK DISTRICT	Alderman Bird Alderman Broome) Alderman Linnell) Alderman Sweeney) Alderman Calder) ALTERNATES Alderman Hardwick Alderman Rankin	5 votes 4 votes each
VEHICLES-FOR-HIRE BOARD	Alderman Rankin	

- CARRIED

(Alderman Hardwick is recorded against the motion)

MOVED by Ald. Broome,
THAT the matter of appointments to Hospital Boards be left in the hands of the Mayor for further consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (to establish building line on Pacific Street, N/S, between Howe and Thurlow Streets)

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. August Holiday

On January 12, 1971, Alderman Wilson gave notice of a Motion respecting a holiday in August. However, there being no seconder to the motion no further action was taken to give the matter consideration at this time.

MOTIONS (cont'd)

2. Schedule of Meetings for 1971

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the following proposed schedule of meetings for the balance of the year 1971 be adopted:

MONTH	DAY (Tuesday)	TIME
January	19	9:30 A.M.
	26	"
	(Meetings were held on January 6th & 12th, 1971)	
February	2	"
	9	"
	16	"
	23	"
March	2	"
	9	"
	16	"
	23	"
	30	"
April	6	"
	(skip 13)	
	20	"
	27	"
May	4	"
	11	"
	18	"
	(skip 25)	
June	1	"
	8	"
	15	"
	22	"
	29	"
July	6	"
	13	"
	20	"
	27	"
August	3	"
	10	"
	17	"
	24	"
	31	"
September	(skip 7)	
	14	"
	21	"
	28	"
October	5	"
	(skip 12)	
	19	"
	26	"
November	2	"
	9	"
	16	"
	23	"
	30	"
December	7	"
	14	"
	21	"
	(skip 28)	

- CARRIED

MOTIONS (cont'd)

3. Closing of Roads: Shaughnessy Golf Course North of 37th Avenue, West of Oak Street

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

(a) THAT WHEREAS by section 289 of the "Vancouver Charter", Chapter 55 of the Statutes of British Columbia, 1953, and amendments thereto, the real property comprised in every street, as defined in section 2 of the Charter, in the City is absolutely vested in fee-simple in the City subject only to section 291A of the "Vancouver Charter" and to any right therein which the person who laid out or dedicated such street may have expressly reserved;

(b) AND WHEREAS, by the deposit of a subdivision plan in the Vancouver Land Registry Office under number 11764, certain land was dedicated as streets within the meaning of the said section 2 of the "Vancouver Charter" by The Royal Trust Company;

(c) AND WHEREAS The Royal Trust Company did not expressly reserve any right in and to the said streets dedicated by the deposit of the said plan 11764;

(d) AND WHEREAS The Royal Trust Company was the registered owner of all and singular those certain parcels or tracts of land and premises situate, lying and being in the City of Vancouver in the Province of British Columbia and being more particularly known and described as

FIRST: Lots 1 to 6 inclusive Block 900;

SECONDLY: Block 899 Plan 11764; and

THIRDLY: Block 902 as shown on a plan prepared by David P. Johansen, B.C.L.S., attested to on December 16, 1970, and marginally numbered 1332-12, a print of which is attached hereto;

ALL OF District Lot 526, Group 1, New Westminster District;

(e) AND WHEREAS all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver in the Province of British Columbia and being more particularly known and described as:

Portion of District Lot 526 (Point Grey Reservoir) as shown coloured red on Reference Plan 1306

is presently registered in the name of The Municipality of Point Grey, and, by virtue of the "Greater Vancouver Act', S.B.C. 1928, Chapter 17, and amendments thereto, is vested in the City of Vancouver;

(f) AND WHEREAS The Royal Trust Company has conveyed the lands described in paragraph (d) hereof to the City of Vancouver;

(g) AND WHEREAS written consent has been received from The Royal Trust Company for the closing and stopping up of the said streets dedicated by the deposit of the said plan number 11764 and to the City of Vancouver obtaining title thereto;

cont'd...

MOTIONS (cont'd)

Closing of Roads:
Shaughnessy Golf Course (cont'd)

(h) AND WHEREAS the City intends to cause a further subdivision plan to be deposited in the Vancouver Land Registry Office which will have the effect of making the said streets dedicated by the deposit of the said plan 11764, the lands described in paragraph (d) hereof, and the lands described in paragraph (e) hereof into one parcel shown as Block 903 on the plan prepared by W.G. Robinson, B.C.L.S., attested to on January 11, 1971, marginally numbered 1332-17, a print of which plan is attached hereto, and the City intends to apply for title to such parcel;

THEREFORE BE IT RESOLVED THAT:

(1) The said streets dedicated by deposit of the said plan 11764 be and the same are hereby closed and stopped up.

(2) The City apply for a certificate of indefeasible title to the said streets dedicated by the deposit of the said plan 11764 and shall cause application to be made to deposit a further subdivision plan which will have the effect of consolidating the said closed streets, the lands referred to in paragraph (d) hereof and the lands described in paragraph (e) hereof into one parcel shown as Block 903 on the plan prepared by W.G.Robinson, B.C.L.S., attested to on January 11, 1971, and marginally numbered 1332-17, a print of which plan is attached hereto.

- CARRIED

4. Expropriation:
615 Burrard Street (Bow-Mac)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver desires to acquire that real property in the City of Vancouver, in the Province of British Columbia, at 615 Burrard Street, more particularly known and described as the East Half of Lot Thirty-two (32) and the West Half of Lot Thirty-two (32) and Lot Thirty-three (33), Block 2 District Lot One Hundred and Eighty-five (185), Group One (1), New Westminster District, Plan 92, pursuant to its powers under section 291 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be and the same is hereby expropriated by the City of Vancouver.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Four Seasons Hotel Development: Coal Harbour Area

expressed the view a meeting should be held with the Park Board for the re-consideration of the Four Seasons Hotel development in the Coal Harbour area. The Alderman enquired if it would be necessary to have a motion prepared on the subject and was informed by the Chair that such was necessary.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Adams - Bus Strike

suggested the Council take action to request the Provincial Government to implement Bill No. 33 to end the bus strike.

Alderman Hardwick - Town House Sites: Champlain Heights

advised the Planning Department has stated that development of additional town house sites in Champlain Heights will not be immediate because there will be too much congestion in the area. The Alderman requested the Board of Administration look into the matter.

His Worship the Mayor directed accordingly.

Alderman Phillips - Robson Street International Centre

referred to communications between Swan Wooster Engineering Co.Ltd. and the Director of Planning in the matter of a request to postpone a Public Hearing on rezoning of City lands in the vicinity of the Haro-Smithe Connector, in view of the consideration being given by property owners to development of the proposed Robson Street International Centre in the 1000 block Robson Street. In the exchange of correspondence the Director of Planning advises there is no way in which the Department can hold up the propozed rezoning of City lands as requested.

Alderman Phillips took issue with the position of the Director of Planning in this correspondence.

Commissioner Sutton Brown reviewed the matter in general referring to the Council action to date in respect of City property in the vicinity of the Haro-Smithe Connector.

Alderman Bird - Provincial Assistance to Community Centres

advised the Park Board is proceeding to Victoria to protest action of the Provincial Government in withdrawing financial assistance to community centres.

Alderman Wilson - Drain Tile and Roofing

requested the Mayor ask the Building Inspector report on the feasibility of requiring inspections of housing construction in respect of drain tile and roofing. The Alderman requested specifications be laid down regarding drain tile and inspections take place in the early stages of the laying of the tile and of the roofing.

His Worship the Mayor directed the Building Inspector accordingly.

Alderman Wilson - Four Seasons Hotel Development

referred to a comment by the Minister of Consumer Affairs to the effect that it was up to the City of Vancouver to determine land use in respect of the Four Seasons Hotel development in the Coal Harbour area. The Alderman proposed a Federal Government agency should negotiate with the Four Seasons Hotel Limited to re-possess the water lots at the entrance to Stanley Park and include these lots in a master lease of Stanley Park.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Hours of Operation: Pool Halls

raised the question of the hours of operation of pool halls in the City and requested the Corporation Counsel bring in a report whereby these hours will be in conformity with other similar operations, i.e. 1 o'clock.

The Mayor instructed accordingly.

Alderman Rankin - Unemployment

proposed the City join with the B.C. Federation of Labour in its submission to the Provincial Government in the matter of unemployment.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Council make a submission to the Provincial Government on the unemployment question for presentation forthwith; such brief to be prepared by the Board of Administration.

- CARRIED

MOTIONS (cont'd)

5. Four Seasons Hotel Development

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the City Council request a meeting with the Park Board to review the Harbour Park situation. (notice)

Notice was called and recognized accordingly.

NOTICE OF MOTION

The following Notices of Motion were submitted and were recognized by the Chair.

1. Education and Social Service Costs

MOVED by Ald. Wilson,
THAT the Vancouver City Council approve and forward to the U.B.C.M. Convention the following motion:

'THAT WHEREAS the B.N.A. Act places Education as a Provincial responsibility,

AND WHEREAS the Provincial Government of British Columbia following entry into Confederation did assume for a number of years full responsibility for the cost of Education;

AND WHEREAS successive governments have gradually unloaded their responsibility upon municipalities, rising from 9% to todays cost sharing formula of 50%;

AND WHEREAS the Provincial Government directs that the Homeowner Grant shall first be applied to its responsibility of Education costs, as described on the government designed Property Tax Bill;

AND WHEREAS the Education of our youth is the No. 1 priority of all governments, to be paid by all citizens in accordance with their ability to pay;

cont'd..

NOTICE OF MOTION (cont'd)

Education and Social Service Costs (cont'd)

AND WHEREAS Federal Provincial agreements now permit a Provincial Government to levy an extra percentage on corporation and personal income taxes, to provide for special regional needs;

THEREFORE BE IT RESOLVED THAT this Convention of the Union of B.C. Municipalities petition the Provincial Government to levy additional income tax to provide for the portion of the approved Education program now borne by the municipalities;

FURTHER BE IT RESOLVED THAT the total Homeowner Grant be permitted to apply toward the cost of Health, Welfare and municipal services for which the municipality is totally responsible.'

(notice)

2. Redevelopment of Block:
Robson Street, Burrard Street, etc.

MOVED by Ald. Phillips,
THAT WHEREAS the City owns approximately 30% of the property in the block bounded by Robson, Burrard, Thurlow and the Smithe-Haro Connector;

AND WHEREAS this property could be redeveloped in such a way as to enhance the attractiveness of the shopping area commonly known as Robsonstrasse;

AND WHEREAS such redevelopment would also enhance the value of the City's property;

THEREFORE BE IT RESOLVED THAT the City agree in principle to participate as a partner in the redevelopment of the block bounded by Robson, Burrard, Thurlow and the Smithe-Haro Connector:

AND FURTHER THAT the City agree to pay half the cost of a feasibility study of the area; it being understood that the City's share would not exceed $10,000 and that the study would be completed in 2 to 3 months.

(Notice)

The Council recessed at approximately 4:00 P.M. following which the Council reconvened in an 'In Camera' meeting in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting of January 19, 1971.

MAYOR

CITY CLERK

January 15th, 1971

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Reconstruction of Sewer on Ash Street between the Lane South of Broadway and the Lane South of 11th Avenue

"This old sewer is too small to serve the proposed new Extended Care Unit of Vancouver General Hospital. It should be reconstructed in separate (twin) sewers.

The estimated cost is $24,000.

I RECOMMEND that $24,000 be appropriated for this purpose from Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. Reconstruction of Sewer on Woodland Drive

"The following sections have been found poor on T.V. inspection and should be reconstructed:

a) 177 feet between 11th Avenue and 12th Avenue.

b) the section from 13th Avenue to 130 feet south of 14th Avenue.

The estimated cost is $23,500.

I RECOMMEND that $23,500 be appropriated for this work from Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

3. Reallocation of Sewer Funds
1970 Sewers Capital Budget

"In order that funds may be available for current appropriations and adjustments as required, it is desirable that the following unexpended balances be consolidated into one account.

I therefore RECOMMEND making the following transfers:

Account Code 0116/7901, "City Subdivisions - Unallocated"		$ 25,418
Code 0116/7903, "Prior to Paving - Unallocated"		6,280
Code 0116/7904, "Reconstruction & Relief -Unallocated"		11,048
	TOTAL	$ 42,746

TO
Account Code 0116/7906, "Miscellaneous - Unallocated".

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

4. Reallocation of Sewer Funds
1970 Sewer Capital Budget

"The Sewer Fund includes a sum of $500,000 for Sewering Area E of the South East Sector (Champlain Heights). To date $350,000 of this has been transferred to other accounts as no work is proceeding in this area at present.

It now appears that, if a uniform programme of construction is to be maintained for the balance of the 1970 budget period that the remaining $150,000 should be made available for current appropriations on the basis that all South East Sector funds will be replaced out of the next Five Year Plan funds when the area is to be serviced.

AMENDED SEE PAGE 557

I therefore RECOMMEND that $150,000 be transferred from Account Code 0114/2050, "Provision for Sewering South East Sector, Area E to the 1970 Sewers Capital Budget Account Code 0116/7906, "Miscellaneous - Unallocated".

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATION

5. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs

- Cambie Street E/S, 49th Avenue to approximately 262 ft. south of 64th Avenue
- Kent Avenue North, Ontario Street to Main Street
- William Street, Vernon Drive to Great Northern Railway right-of-way

Pavement and Curbs (Local Residential)

- Ruby Street, Wellington Avenue to B.C. Hydro right-of-way
- Sasamat Street E/S, 4th Avenue to lane south

Lane Pavement

- Lane south of 8th Avenue, Heather Street to Ash Street.

/continued ..

Clause 5 Continued

The City's share of the Cambie Street project ($359,355) is available in funds already budgeted, and the balance of the City's share ($66,359) will be available subject to Council approval of the 1971 Basic Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated January 15, 1971.

The estimated total cost of these improvements is $499,531 and the City's share of the cost is $425,714.

I have to report that the necessary financial arrangements can be made for the Cambie Street project and, subject to Council approval of the 1971 Basic Capital Budget, for the other projects."

Your Board has decided that it is desirable to undertake the projects referred to and

RECOMMENDS that the reports of the City Engineer and Director of Finance be adopted.

INFORMATION:

6. Air Pollution

The Director of Permits and Licenses reports as follows:

"City Council on December 15, 1970 considered a Board of Administration report dated November 27, 1970 in respect to Air Pollution in the Marpole area. The motion at the time, contained the following clause:-

'(c) the Air Pollution Control Division report on measurements taken in 1969 since the passage of the Air Pollution Control By-law, together with any other pertinent information for Council's further study.'

The November 27, 1970 report included the following two statements:-

'The dustfall records for the Marpole area have shown a significant decrease from 38.3 tons per square mile in 1956 to 12.6 tons per square mile in 1969.

The sulphur dioxide determinations in the Marpole area have shown a decrease from .37 micrograms per 100 square centimeters/day in 1959 to .17 micrograms per 100 square centimeters/day in 1969.'

The dustfall average for the first eleven months of 1970 was 9.9 tons per square mile. The sulphur dioxide measurement for the same period was 0.11 micrograms per 100 square centimeters/day.

The B.C. Research Council report dated December 1, 1970 on Air Quality in British Columbia, when referring to Vancouver, states that:-

'The dustfall level is low for a City the size of Vancouver and has probably reached a minimum plateau. Rural communities experience a background dustfall of the order of 5 to 8 tons per square mile per month.'

The same report, when referring to sulphur dioxide, states that:-

/continued ..

Clause 6 Continued

'This data shows the same trends as the dustfall and suspended particulate data, a seasonal maximum in winter and a trend to lower values with the switch to fuels which apparently have a lower sulphur content than the coal which was previously burned.'

A further measurement of air quality not referred to in the November 27, 1970 report of your Officials is Co-efficient of Haze determinations. Results for the Marpole area in this measurement are:-

1959 - 1.11; 1968 - 0.60; 1970 - 0.60

A reading in excess of 2 COH units per 1,000 feet of air is generally considered heavy pollution, while readings below one COH unit is considered to be representative of relatively clean air."

Your Board submits this report to Council for INFORMATION.

7. Parking: North Foot of Tolmie Street

The Vancouver City Council on November 17, 1970, when dealing with a report of the Board of Administration, Works and Utilities Matters dated November 13, passed the following resolution:

"THAT this clause be received for information and the Medical Health Officer and Park Superintendent be requested to report to Council the result of their investigations and action taken."

The Medical Health Officer reports as follows:

"The City of Vancouver trailer by-law prohibits the living in house-cars or trailers unless they are located in an authorized trailer court.

Provincial regulations deal with conditions in Mobile-Home Parks.

On August 21 and 22, 1970, early morning inspections were carried out in the area at the north end of Tolmie St. and while campers, trucks, and stations wagons were found to be using the parking lots along the beach for overnight living, no vehicles were found at the north end of Tolmie.

The occupants of each vehicle were advised that sleeping in these vehicles overnight was contrary to the City By-laws and in all cases left the area immediately.

The department has checked the area during the early morning hours on several occasions since August and have not found any violation of the trailer by-law.

I have instructed the Division of Environmental Health to pay particular attention during the forthcoming summer months to all areas where people may live in trailers, campers, etc."

The Superintendent of Parks in a communication dated January 12 advises:

"When the new Point Grey Road - Northwest Marine Drive diversion project has been completed, the Park Board plans to develop additional parking in the vicinity of Sasamat Street and north-west Marine Drive. It would then be timely to eliminate Tolmie Street end parking, and develop the street end in a similar manner as the adjacent park land."

Your Board submits the above report for the INFORMATION of Council.

(Copies of the Superintendent of Parks' letter dated January 12, 1971 and the Board of Administration report dated November 13, 1970, are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 553, 557

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION:

1. Restroom Facilities in Supermarkets

On July 22, 1969 the Vancouver City Council considered a report of the Board of Administration, Social Service and Health Matters wherein the M.H.O. reported on the matter of provision of public restroom facilities in supermarkets and certain other public areas. At that meeting it was noted that Canada Safeway Limited and Kelly Douglas Limited wished to appear before Council as delegations in connection with this matter, and Council passed the following resolution:

> "THAT the delegation requests be approved and the Board of Administration report further in greater detail in respect of application of a bylaw amendment if passed requiring provision of public facilities in certain food establishments."

The Medical Health Officer reports as follows:

> "A review of the necessity of providing public sanitary facilities in supermarkets has been made by this department and the following factors are presented for Council consideration:-
>
> (a) It is the present policy of this department to require public washrooms in all shopping malls and department stores.
>
> (b) There is at present adequate staff facilities in all supermarkets and this department has been assured by management that if necessary the public are allowed to use these facilities under escort. The managements of the supermarket chains in Vancouver are opposed to the installation of public sanitary facilities within the retail area of their stores, primarily because they feel this will facilitate the practice of shoplifting.
>
> (c) During the past twelve months this Department has not received any complaints from the public regarding the lack of public washrooms in supermarkets.
>
> (d) The Health Department has contacted the management of all major food chain outlets, who state that they oppose the requirements of public washrooms in supermarkets and request that if Council intends to proceed with legislation in this regard they would request an opportunity to inform City Council of their views.
>
> (e) New Provincial Food Premises Regulations now in the final stages of preparation would provide legislation in respect to sanitary facility requirements in all other food premises such as drive-in restaurants but contain no requirements for supermarkets.

Cont/d.

Clause 1 Cont/d.

(f) The Health Department does not feel justified in recommending that public sanitary facilities be required in supermarkets and strongly recommends that any further amendments to the Health By-law with regards to sanitary facilities be delayed until the Provincial Food Premises Regulations have been enacted."

Your Board submits the report of the Medical Health Officer for Council CONSIDERATION.

(Canada Safeway and Kelly Douglas Companies wish to appear as delegations if Council is not intending to adopt the Medical Health Officer's recommendation (f).

* * * * * *

FOR ADOPTION SEE PAGE(S) 553-4

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Public Housing: Hostel for Single Men (South Side Cordova Street between Jackson and Dunlevy Avenues)

The Director of Planning reports as follows:

"The report of the Board of Administration dated January 17, 1969, adopted by Council on January 21, 1969, contained recommendations of the Technical Planning Board including:

'(a) Council approve Lots 10, 11, 12, 13, 14, 15 and 16, Block 57, D.L. 196, as the site for a hostel for approximately 100 single persons to be provided under Section 35A of the National Housing Act and request the senior governments to investigate this project on the basis that the City would assemble the land for sale to the Federal-Provincial partnership as in the case of the West End Senior Citizens project.

(b) Subject to agreement by the senior governments to proceed on the above basis, the Supervisor of Property and Insurance be instructed to negotiate the purchase of Lots 10, 11, 12, 13, 14, 15 and 16, Block 57, D.L. 196.'

Following investigation by the senior governments, Council on August 11, 1970, endorsed the proposal that this building be a high rise structure incorporating approximately 150 units and authorized the Board of Administration to proceed with negotiations with the senior governments on this basis.

The senior governments have given approval for this project to proceed and have appointed the firm of Erickson-Massey as architects. The procedure to be followed will be the preparation of sketch plans and cost estimates for approval by the City and the Senior Governments to be followed by working drawings, specifications and tender documents.

Acquisition of the site should begin as early as possible as the lands concerned are developed with residential buildings, all except one of which are occupied. Information from the Voters' List shows that 27 adults and 6 children reside on the site. In view of the shortage of alternative accommodation, the maximum time possible for this phase should be allowed.

Recommendation (b) of the Board of Administration's report of January 17, 1969, referred to above, did not include details as to the source of funds for the acquisition of the site. The site for the FP 10 (Nicholson Tower) Senior Citizens Project in the West End was assembled through the Land Purchase Fund. Subsequent assembly of sites for public housing has been financed through temporary use of the Urban Renewal Fund. The Director of Finance recommends that this Fund be used to assemble the hostel site. It is recommended therefore:

(a) THAT the Supervisor of Property and Insurance be instructed to negotiate for the purchase of Lots 10, 11, 12, 13, 14, 15 and 16, Block 57, D.L. 196 and that the necessary advances for these purchases be made from the Urban Renewal Fund, such advances to be re-paid upon disposal of the site to the senior governments.

cont'd . .

Clause 1 continued

(b) THAT the Supervisor of Property and Insurance be instructed to obtain the concurrence of C.M.H.C. that costs of acquisition are fair and reasonable in a similar manner to that adopted in the assembly in the FP 10 site, prior to submission of individual purchases for Council's approval.

(c) THAT the B.C. Housing Management Commission be requested to give priority for public housing accommodation to people dispossessed by the acquisition of the hostel site."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be endorsed.

2. Demolition of an Existing and Construction of a New Gasoline Service Station - Southeast corner of Granville Street and S.W. Marine Drive

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Ltd., have filed Development Permit Application No. 53083 to demolish the existing building and erect a new Gasoline Service Station on an enlarged site.

The existing Gasoline Service Station is located at the north east corner of Granville Street and S.W. Marine Drive and is located on two lots. It is proposed to enlarge the site by the addition of one southerly lot.

The site is located in a C-2 Commercial District.

The Gasoline Service Station Location Policy, as adopted by City Council on October 1st, 1968, permits consideration of the rebuilding of the Gasoline Service Station at this location, including the enlarging of the site by one additional lot.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 53083 be APPROVED in accordance with the submitted application such plans and information forming part thereof thereby permitting a new Gasoline Service Station subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(1) Arrangements are to be first made to the satisfaction of the Director of Planning for the consolidation of the three lots (lots 12A, 13 and 14, Block 3, D.L. 318) into one parcel.

(2) Revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating:

(i) details of the landscaping and treatment of the open portions of the site.

(ii) the site will be screened in accordance with the requirements of the Zoning and Development By-law and that a maximum vehicular access across the boundary of the site at the City lane be not more than 24'.

(iii) details of all signs to be provided and all signs to be in accordance with the requirements of Section 10 of the Zoning and Development By-law with respect to this area of special sign control.

cont'd . .

Clause 2 continued

B. All landscaping is to be provided on the site in accordance with the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. The open portions of the site other than the landscaping referred to in the preceding condition are to be completed including surfacing and screening in accordance with the approved drawings within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

D. the development is to be carried out and maintained at all times in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

I recommend that the Development Permit Application No. 53083 be APPROVED in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission. Approval of this Development Permit Application on the enlarged site would mean that this Gasoline Service Station site together with an existing office building at the south east corner of West 77th Avenue and Granville Street would continue to remain as a C-2 Commercial District."

Your Board RECOMMENDS that Development Permit Application No. 53083 be APPROVED in accordance with the recommendations submitted by the Director of Planning.

* * * * * * FOR ADOPTION SEE PAGE(S) 554

FINANCE MATTERS

RECOMMENDATIONS

1. Tender No. 5-70-8 -
16MM Motion Picture Projector

The Purchasing Agent, City Engineer and Manager of the Queen Elizabeth Theatre report as follows:-

"Tenders for the 16MM Motion Picture Projector were opened by your Board on November 16, 1970, and referred to the Manager of the Queen Elizabeth Theatre, City Engineer and Purchasing Agent for tabulation and report.

Three bids were received, i.e. -

(a) International Audio Visual - $7,406.65 (adjusted for local content - $7,295.55).

(b) Western Instructional Aids - $7,816.05.

(c) General Sound & Theatre Equipment - $9,567.17.

Funds were provided in the 1970 budget, but delays in receiving technical information, which was necessary to assess the relative merits of the equipment offered, prevented us from making a recommendation in 1970. The Manager of the Queen Elizabeth Theatre is, therefore, bringing the funds forward into his 1971 budget.

The order of bids, as tendered, are shown above, but the tender form requested prices for a required list of spares, and neither Bid No. (a) or Bid No. (b) provided such prices. In response to inquiries, after tenders closed, Bid No. (a) stated that the spares would cost an extra $901.50, whereas Bid No. (b) stated that the spares had been included in the tendered price, and this inclusion makes Bid No. (b) (Western Instructional Aids) the effective low bid.

We are recommending acceptance of the bid submitted by Western Instructional Aids, and would still have done so even if the inclusion of the spares had not made them the low bid. Western Instructional Aids is offering a 'Bauer' projector which is an integrated product of one manufacturer, and is a unit which is universally recognized in the projection industry, whereas the equipment offered by International Audio Visuals Ltd. is a local assembly of components from different manufacturers.

We, therefore, recommend acceptance of the bid submitted by Western Instructional Aids for a Bauer Selectron II at a price of $7,816.05, plus 5% Provincial Tax.

When Council has made the award, contracts will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board RECOMMENDS that the report of the Purchasing Agent, City Engineer and Manager of the Queen Elizabeth Theatre be approved, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

2. Court Clerk's Department - Temporary Position

Your Board has received the following report from the Administrative Analyst and the Director of Personnel Services:

"As there are now 11 Courts operating regularly each day (Monday to Friday) and an additional 'drug court' sitting every working day from 2:00 P.M. to 5:00 P.M. or later, Mr. W. W. Edwards, the Court Clerk of the Provincial Court, reports a requirement for 12 Court Clerk II positions.

There is at present an authorized establishment for 11 permanent Court Clerk II positions.

On December 1, 1970, City Council adopted a recommendation of the Board of Administration recommending a survey of the staff positions of the Provincial Court Clerk's Department be undertaken by the Administrative Analyst. This survey has now been commenced.

It is, therefore, recommended that a temporary position of Court Clerk II be authorized for the period January 1 to June 30, 1971, subject to report at the conclusion of the survey.

The Director of Personnel Services reports that the incumbent will perform duties and responsibilities including, for example, the recording of pleas of the accused, recording and safeguarding exhibits and acting as Clerk to the presiding Magistrate, which fall clearly within the classification of Court Clerk II.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Temporary Position	Court Clerk II Pay Grade 17 ($552 - 660) *	January 1 to June 30, 1971

* 1971 1st half rates

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and the Court Clerk of the Provincial Court.

It is recommended that a temporary position of Court Clerk II (Pay Grade 17, $552 - 660) at an estimated cost of $3,444, including fringe benefits at four percent (4%), be established for the period January 1 to June 30, 1971, in accordance with the report of the Director of Personnel Services, effective when filled and subject to the report on the survey now being undertaken.

Further that the necessary funds be authorized for expenditure prior to approval of the 1971 Budget."

Your Board RECOMMENDS the above report of the Administrative Analyst and the Director of Personnel Services be approved.

3. Linkage of Dominion Bureau of Statistics and City of Vancouver Information Systems

The City Engineer reports as follows:

"The development of the City's Information Retrieval System has been reported to Council several times over the last few years. Applications in Pavements, Maintenance, Budgeting, Traffic Records, Police, Assessment, etc., have had a significant impact on the civic operation.

The Dominion Bureau of Statistics has developed an extensive computerized information retrieval for the 1971 Census. The City of Vancouver has provided to DBS the data necessary for the operation of the DBS system for Vancouver. At the request of the City Engineer, the Dominion Statistician has agreed to turn over to the City all programs associated with the DBS system.

Use of these programs would permit a linkage between census information and other information contained in the City of Vancouver system. Many studies, in Planning and Police, as well as Engineering, could be simplified by the use of computer processable census information. Some of the DBS computer programs could be applied directly to areas of immediate interest to the City. For example, DBS programs for preparation of computer-drawn maps can be used on Civic data; DBS programs for retrieving and tabulating information can be used directly on Civic data; DBS programs for processing street addresses will probably save many man hours of coding work on future City projects.

DBS have offered to send out a member of their staff to explain the details of the programs and assist the City in their use. The City would be charged only for transportation and accommodations of the DBS staff. Some arrangement of this type will be necessary for satisfactory handover of the programs. Costs are estimated to be about $500.

The Comptroller of Accounts states that the Departmental budget will be adjusted as necessary if this report is approved.

The City Engineer RECOMMENDS that expenditure of $500 for transportation and accommodation costs for DBS staff as outlined above, be approved in advance of budget."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION

4. Canadian Standards Association
Code Committee Meeting

The Director of Permits & Licenses reports as follows:-

"I would like to invite the Canadian Standards Association Committee on the Canadian Electrical Code to hold their annual meeting in the City of Vancouver in June 1972.

The City of Vancouver has been a sustaining member of the C.S.A. Committee on the Canadian Electrical Code for many years. Mr. G.W. Brand, Chief Electrical Inspector for the Department of Permits & Licenses, represents the City of Vancouver and is Chairman of the Section 12 Subcommittee of the Code.

Each year, the Canadian Standards Association Code Committee meet in different cities and has not met in the City of Vancouver since 1961. I request that I be authorized to invite the Canadian Standards Association, Canadian Electrical Code Committee to meet in Vancouver in 1972."

Your Board submits the foregoing report for the CONSIDERATION of Council.

INFORMATION

5. 1971 Assessment Roll

The Assessment Commissioner reports:

"The following are the 1971 taxable Assessment Roll totals as at the Roll closing date of December 29, 1970. These totals will be subject to appeals to the Court of Revision.

1971 ASSESSMENT ROLL

SUMMARY OF TAXABLE VALUES

(1970 Comparative Amounts in brackets)

SCHOOL PURPOSES		
Land	$ 658,899,065	($ 610,341,509)
Improvements (Buildings, etc.)	827,568,955	(792,187,229)
Improvements (Fixtures, Machinery, etc.)	184,893,233	(175,300,636)
GENERAL PURPOSES		
Land	$ 1,457,434,536	($ 1,335,283,533)
Improvements (Buildings, etc.)	1,822,201,378	(1,724,013,625)"

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

6. Tag Days:
International Association of Lions Clubs

The Council, on May 12, 1970, approved a recommendation of the Standing Committee on General Purposes as follows:

"THAT the Council of the City of Vancouver not approve any Tag Day in the City on public property with the exception of the Annual Tag Day held in support of the Poppy Fund and

FURTHER RECOMMENDS that Council state it has no objections to Tag Days which are not held on public property and

FURTHER RECOMMENDS that no action be taken on the requests for Tag Days from Nasaika Lodge and the United Nations Association."

At its meeting on August 4, 1970, Council also tabled the following motion until after January 1, 1971:

"THAT the Lions Club of Vancouver be allowed to continue with its annual tag day for the purpose of raising money for senior citizens' housing."

A further letter has been received from the Lions Clubs requesting that they be given a permit to conduct their tag days on Friday, May 7th, and Saturday, May 8th, 1971.

The organization is also requesting to appear as a delegation on the matter.

Your Board submits the foregoing tabled motion and request for a delegation for the consideration of Council.

DELEGATION REQUEST - INTERNATIONAL ASSOCIATION OF LIONS CLUBS

* * * * * *

FOR ADOPTION SEE PAGE(S) 554-5

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 15, 1971

RECOMMENDATION

1. Temporary Auto Allowance - Fire Warden Inspectors

The Fire Chief reports that two Fire Warden District Inspectors are without their normal transportation due to the transit strike and are using their private autos in their work.

The Fire Chief requests Council approval to compensate Fire Wardens D. Salter and O. Eaton with a temporary auto allowance retroactive from January 4, 1971, until the transit system returns to normal operation. Mileage accumulated in their working districts and between City Hall and their districts will be recorded and auto allowance computed in full compliance with City regulations at 11 cents per mile, to be paid at the termination of the transit strike. This mileage is estimated at a maximum of 500 miles per month for each Inspector.

Funds will be provided for in the Fire Warden Auto Allowance in the 1971 Budget.

Your Board RECOMMENDS approval of the Fire Chief's request.

INFORMATION

2. Fire Fighters

A letter has been received by the City Clerk, addressed to the Mayor and Members of Council, with respect to the granting of a day off (December 28, 1970) to certain employees of the City. Copies of this letter are circulated for information.

The Director of Personnel Services reports as follows:

"At the present time provisions of the Fire Fighters Agreement lay down that Fire Fighters shall, in lieu of 10 days statutory holidays, be entitled to 8 working shifts to be attached to their vacation in compensation for these holidays. This means that each man in the Fire Department in fact receives 16 days which are attached to his normal vacation period.

The Fire Chief advises that he cannot prepare a schedule which would give these extra shifts off during the next year, or in fact the next two years. The approximate cost of paying the Fire Fighters cash in lieu of time off would be $40,000."

Your Board submits the foregoing for the information of Council.

* * * * * * FOR ADOPTION SEE PAGE(S) 555

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 15, 1971

PART I

S U N D R I E S

RECOMMENDATIONS

1. Musqueam Park Extension
Demolition of Dwelling at 3811 W. 49th Ave.

The Supervisor of Property and Insurance reports as follows:

"Lot 5, Block 4, D.L. 314 being 3811 West 49th Avenue, is a one storey frame dwelling, constructed in 1925. It was acquired by the City on May 14th, 1965 as authorized by Council November 24th, 1964, for the Musqueam Park Extension.

The Park Board has now requested that the dwelling be vacated by February 28th, 1971 and the building demolished to permit Park development. The tenant has advised that he can find other accommodation by that date.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with demolition of the above noted dwelling, when vacant."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease of City-owned Lot
Sit: W/S Granville St., South of Pacific St.

The Supervisor of Property and Insurance reports as follows:

"Lot E, Block 122, D.L. 541 situated on the West side of Granville Street, South of Pacific Street, zoned CM-1, was acquired for the Granville Bridge and approaches and has since remained vacant. The property is presently reserved for possible future freeway requirements.

M. & M. Enterprises Limited, owners of the adjoining property to the north have made application to lease the subject property for open storage purposes in connection with their garage business. The Director of Planning, following discussions with the Engineering Department, is prepared to recommend a five year lease with a one year cancellation clause subject to the applicant obtaining a Development Permit for use as a storage yard.

Negotiations have now been completed and M. & M. Enterprises Limited have agreed to a rental of $16.50 per month, plus an amount equal to taxes for a total of $74.76 per month based on 1970 assessed values.

continued . . . / 2

Item No. 2 cont'd

RECOMMENDED that Lot E, Block 122, D.L. 541 be leased to M. & M. Enterprises Limited, effective January 1, 1971, subject to the following:

a) Term - a five year period with a one year cancellation clause.

b) Rental - $16.50 per month plus an amount equal to taxes.

c) Use - open storage in connection with lessee's garage business operation.

d) Lease subject to the Technical Planning Board approving a Development Permit.

e) Agreement satisfactory to Corporation Counsel and Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Replotting - Champlain Heights
S/W corner of 58th Avenue and Boundary Road

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters May 8, 1970, confirmed by Council on May 12, 1970, approving the expropriation of Lot 26, Block 6 and N½ of Block 7, N.E.¼, D.L. 335 situated on the Southwest Corner of 58th Avenue and Boundary Road, which is required for replotting purposes in connection with the expanded programme of development in the S.E. Sector, authorized by City Council on June 12, 1968.

This property comprises a single lot, 33' x 108.6' zoned R.S.1, which fronts on Boundary Road. However, said lot is overgrown with bush and lacks all other services.

The City Solicitor has now advised that the owner, through her solicitor, has agreed to accept the sum of $6,000.00 as of December 31, 1970, inclusive of all considerations. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $6,000.00 on the foregoing basis, chargeable to Code #4906/261 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale and Development of Lands
Redevelopment Project II, Area A-5

The Supervisor of Property and Insurance reports as follows:

"A number of industrially-zoned sites were sold in connection with the above project in the early part of 1969. One of the conditions of sale which applies to all sales in the Project is that 'purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of purchase.'

Subsequently, on September 29th, 1970, Council approved a report of the Board of Administration (Property Matters) of September 25th, 1970, recommending that Purchasers of sites in Area A-5 of Redevelopment Project II, upon their written request, have the development clause of their respective agreements extended for a period of six months; all other conditions of sale to remain the same.

The foregoing had been previously endorsed by the City Solicitor and by representatives of the three governments at a meeting of the Redevelopment Co-ordinating Committee.

One of the purchasers (Union Oil Company of Canada Limited) in addition to the parcel acquired from the City, has also acquired adjoining privately owned parcels and demolished the buildings thereon. Their intention is to develop a suitable complimentary venture in conjunction with their service station programme, but due to prevailing economic conditions have been unable to arrange for the companion venture. The company is now requesting a further extension of the development clause of their agreement with the City.

This matter has been discussed with Central Mortgage and Housing Corporation representing the interests of the Senior Governments, who are in agreement that such a request is reasonable and that an extension for a further six months should be granted.

This proposal has been endorsed by the City Solicitor. In view of the foregoing, it is

RECOMMENDED that Union Oil Company of Canada Limited have the development clause of their agreement relating to the purchase of Lot 11, Sub A, Block 7, D.L. 182, extended for a further period of six months, expiring July 23, 1971 and January 23rd, 1973 respectively; all other conditions of sale to remain the same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Replotting
Area Bounded by Euclid Avenue, Aberdeen Street, Foster Avenue and Tyne Street

The Supervisor of Property and Insurance reports as follows:

"On November 17, 1970, City Council authorized the Supervisor of Property and Insurance to negotiate for the purchase of the West ½ of Lot 2, Block 8, D.L.'s 36 and 49 being 5442 Melbourne Street, which is located in an area that has since been rezoned from an M-1 Industrial District to an RS-1, One Family Dwelling District. The owners of this property were desirous of erecting a warehouse-type building on the site.

The subject property comprises a single lot, 50' x 110.5', presently improved with a 1-storey non-basement frame dwelling with a main floor area of 790 square feet erected in 1954. The dwelling contains 4 rooms, 4 plumbing fixtures, a patent shingle roof, stucco and siding exterior and is heated by an automatic gas wall furnace. This dwelling is in fair condition and is rented at $150.00 per month.

Negotiations with the owners confirm that they are prepared to sell for the total sum of $19,300.00 as of January 31, 1971. This amount includes out-of-pocket expenses of $1,800.00 incurred by the owners in connection with the preparation of working drawings and specifications (by a Consulting Engineer) for the warehouse building. As this development has been frustrated by the City, this settlement is considered to be fair and equitable and is endorsed by the City Solicitor. It is proposed to continue renting this property for the present pending a review of the City's future requirements for park and school purposes in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property at a total cost of $19,300.00 on the foregoing basis, chargeable to Code #4952/805 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Sale - Redevelopment Project 2
Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

a) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

b) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

continued . . . / 5

Item No. 6 cont'd

c) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage and Housing Corporation.

d) No purchasers shall, except with prior written consent of the City resell, lease, or otherwise dispose of the land in the project area before development is completed.

e) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

f) The purchaser agrees that if his bid is accepted to to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

g) Lands to be consolidated into sites of not less than 50' in frontage wherever feasible.

h) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

RECOMMENDED that the following offers to purchase be approved under the terms and conditions set down by City Council.

Re: Sale - Redevelopment Project 2 - Area A-5
Lots 33 & 34, Blk. 62, D.L. 181, Plan 196
Sit: N/S Hastings St. between Campbell & Raymur Aves.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Alex Gair & Sons	33 & 34	25' x 122' each	$10,500.00 each	Cash	1)Access to the area beneath the Hastings Viaduct from these lots will not be allowed. 2)Lots below grade subject to bulkhead agreement. 3)Developer to pay all cost of reinforcing crossings off of viaduct.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

PART II

S A L E S

7. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 7, Blk. 8, D.L. N½ 339, Plan #13308
S/S 48th Ave. between Tyne St. & Boundary Rd.
Champlain Heights

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Mate Zrno	7	40' x 157.79' / 157.81'	$12,000.00	City Terms @ 9-3/4%	This lot subject to a Public Utility Easement over the S.10' of the E.5'.

8. RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 13, D.L. 339, Plan 13659-
Sit: S/S 49th Ave., between Tyne & Boundary

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Luis Domingues	13	120' x 43.5' / 39.15'	$12,700.00	City Terms @ 9-3/4%	Subject to a bulkhead agreement, 1' above lane.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 555

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 26, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students and teachers from two classes of the Vancouver City College.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Inaugural and Regular Council meeting (including 'In Camera'), dated January 19, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Harrison Plavsic Kiss Architects — New Provincial Courts (Vancouver) Complex

His Honour District Judge Eckardt spoke in connection with the matter, generally in favour of the report and the City Prosecutor appeared stating he was not in agreement with the proposed concept of the building.

Some discussion ensued on the advisability of proceeding at this time to provide for an additional three courts beyond the fourteen shown in the plan, the architect having shown how these courts could be designed at this time on an economical basis. The need for three libraries was questioned.

(For Council action see pages 8 and 9)

UNFINISHED BUSINESS

1971 Centennial Project

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Second Crossing of First Narrows and Approaches: Swan Wooster-CBA

The Council received a communication from the Director of Planning enclosing a summary and recommendations from a report furnished by Swan Wooster-CBA in respect of a second crossing of the First Narrows and approaches relating thereto. A copy of a press release was furnished as well. The Director of Planning suggested the Council receive the report, request a detailed presentation from the consultants and refer the consultants' report to the Board of Administration for review by other City officials.

MOVED by Ald. Wilson,
THAT the aforementioned suggestion of the Director of Planning be approved.

(see page 3)

The Council (in Committee) recessed at this point, approximately 10:45 A.M. to continue the discussion later in the proceedings.

After an 'In Camera' meeting the Council (in Committee) recessed again to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in open session in the Council Chamber at 2:00 P.M. with the following members present:

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1971 Centennial Project

Pursuant to Council resolution of January 19, 1971, delegations were heard as follows in the matter of a suitable Centennial project:

		Project
(a)	South Cambie Community Centre Association (Mrs. Holloway)	Extension of Douglas Park Community Hall
	Brief, and large petition, filed under date of January 26, 1971	
(b)	'Discovery of Vancouver' Association (Mr. Murchie)	Development of New Brighton Park area and construction of a replica of the H.M.C.S. Discovery
(c)	Vancouver and District Council of Churches (Rev. Metzger)	'The Quest' - an epic learning experience through a multi-media presentation of history
	A memorandum cost estimate was filed.	
(d)	Vancouver Citizenship Council (Miss Malila)	International House
	Brief filed, dated January 21, 1971.	

MOVED by Ald. Adams,
THAT the aforementioned representations be received.

- CARRIED

During consideration of the foregoing matter a short recess was observed, during which time an 'In Camera' meeting was held.

COMMUNICATIONS OR PETITIONS (cont'd)

1. (cont'd)
Second Crossing of First Narrows
and Approaches: Swan Wooster-CBA

The Council further considered a communication from the Director of Planning as a result of a report from the consultants, Swan Wooster-CBA, on the second Burrard Inlet crossing and approaches. After due consideration, it was,

MOVED by Ald. Wilson,
THAT the following suggestion of the Director of Planning be approved, on the understanding the submission will be made to Council through its Standing Committee on Planning and Development;

"that Council may wish to receive this report, request a detailed presentation by the consultants and refer the consultants' report to the Board of Administration for review by other City officials."

FURTHER THAT Mr. Lash, Director of Planning for the Greater Vancouver Regional District, be invited to attend when the consultants explain the report to the Standing Committee.

- CARRIED

2. Redevelopment of Block:
Robson Street, Burrard Street, etc.
Devanco Developments Ltd.

On January 19, 1971, Alderman Phillips gave Notice of a motion to be considered today in the matter of redevelopment of the block bounded by Robson, Burrard, Thurlow and the Haro-Smithe connector. The Director of Planning, in a letter dated January 22, 1971, suggested that consideration of this motion be deferred one week as the Director of Planning proposes to report on proposals by Devanco Developments Limited pursuant to Council's action of June 23, 1970.

MOVED by Ald. Phillips,
THAT the formal motion under consideration in this regard be deferred for a period of two weeks, at which time the Director of Planning will be submitting a report.

- CARRIED

3. Celebrations:
1971 Centennial

Earlier in the proceedings, His Worship reported for the information of Council that there are no funds available to the City for administrative matters or celebrations in connection with the 1971 Centennial.

In this regard attention was drawn to a communication from Members of the Legislative Assembly of Vancouver urging the City appoint, as quickly as possible, a responsible and energetic Centennial Committee for the Celebration of the 100th Anniversary of British Columbia's entry into the Canadian Confederation.

MOVED by Ald. Adams,
THAT His Worship the Mayor send an appropriate reply to the M.L.A.s pointing out that the City has not the funds available for celebration activities as funds have been completely taken up by the Council decision to construct a Centennial project which will be a service not only to Vancouver but to all citizens of B.C.; the M.L.A.s, however, be asked to use their best efforts to obtain a Centennial grant from the government whereby the City may join in these celebrations.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Brockton Point Crossing Connector
Scheme 3.0 and Development Permit Applications

The Director of Planning, under date of January 19, 1971, submitted a report on the present status of development permit applications affected by the Brockton Point crossing connector Scheme 3.0. After due consideration it was,

MOVED by Ald. Linnell,
THAT,

(a) the delegation re 1067 Davie Street be heard;

(b) the fees requested by Mr. Beveridge be paid and the Director of Planning and the Corporation Counsel be instructed to take the necessary action;

(c) The appropriate officials be instructed to discuss with the Imperial Oil, the type and location of development on their property to avoid any possible conflict with the proposed facility based upon existing information;

(d) His Worship the Mayor and Alderman Adams arrange to meet, at the appropriate time, the Prime Minister of British Columbia and request of him that the Provincial Government provide the funds necessary for property protection or acquisition from the $27,000,000 - Approaches Fund and the Mayor report back to the Council regarding the matter;

(e) the City Engineer and the Director of Planning be instructed to obtain further information, if and as required, about the engineering studies to provide information from which decisions about impinging development on the Scheme 3.0 alignment can be made, and report back to Council on the cost of such studies;

(f) no further action be taken at this time by the Supervisor of Property and Insurance to negotiate for any of the properties mentioned in this report.

- CARRIED

B. Children Attending School from
Raymur Housing Project: Track Hazard

The Board of Administration, under date of January 25, 1971, submitted a report from the City Engineer after discussions with the railway companies involved on the matter of an overpass suitably located to reduce the hazard to children going to and from school from the Raymur Housing project. A detailed report sets out the position, concluding as follows:

"It should be noted that the provision of an overpass is not a total solution to the hazard of children crossing the tracks. There will still be some children using the Union Street crossing, although the Railway Companies advise that the maximum train length on this line is 35 cars, which means that stopped trains would not extend as far South as Union Street. An overpass located at Keefer Street would help to offset any future difficulties at Union Street because it is a more direct routing to the School.

Accordingly, it is RECOMMENDED that:

(1) A pedestrian overpass be constructed over the railway tracks on the alignment of Keefer Street.

cont'd...

Children Attending School
from Raymur Housing Project:
Track Hazard (cont'd)

(2) Pender Street be closed to all traffic at the railway crossing.

(3) That application be made to the Canadian Transport Commission for a contribution from the Grade Separation Fund.

(4) That the Supervisor of Property and Insurance be instructed to acquire the necessary rights to construct a pedestrian overpass.

(5) That $15,850 be allocated from Account No. 146/7904 - Major Street Paving 1971 Program - Unallocated, to pay for the City's share of the cost of providing the overpass."

The Board of Administration recommends adoption of the foregoing recommendations.

A representative of the Raymur housing project residents appeared asking that Union Street be closed and a school cross-walk be placed at Raymur Street.

MOVED by Ald. Broome,
THAT the recommendations of the City Engineer, set out above, be adopted.

- CARRIED

(At this point the Council observed a short recess)

C. General Report, January 22, 1971

Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated January 22, 1971, Clauses 1, 2, 3 and 5 be adopted and Clause 4 received for information.

- CARRIED

Building and Planning Matters

Steering Committee:
West End Community Centre (Clause 3)

The Board of Administration submitted a report from the Director of Planning upon a resolution from the Park Board for representation on the Steering Committee in respect of the West End Community Centre. It is pointed out that the Steering Committee is made up of officials from the City, School and Park Boards who report as appropriate to their respective bodies. This Committee does not have a decision making roll which, on the community centre portion of this project, continues to be the responsibility of the Park Board. However, tne Superintendent of Parks represents the Park Board's interests on the Steering Committee.

No further action was taken on this matter.

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 1, 2 and 4 of the report of the Board of Administration (Building and Planning matters), dated January 22, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Clerk Stenographer Position:
Crime Intelligence Unit
Vancouver Police Department (Clause 3)

The Board of Administration submitted a report from the Director of Finance, Coordinator of Data Processing and Systems and the Director of Personnel Services in which the following is recommended, regarding the request for a Clerk Stenographer in the Crime Intelligence Unit of the Police Department:

"1. an additional Clerk-Steno III position in the Police Department be established for the purposes set out in this report,

2. necessary funds amounting to $5,628 for salaries and $863 for office equipment be provided in advance of the 1971 Budget approval,

3. the classification report of the Director of Personnel Services be adopted."

MOVED by Ald. Broome,
THAT the foregoing recommendations be adopted.

- CARRIED

Grant: Playhouse Theatre Company
for 1970/1971 Season (Clause 4)

The Board of Administration pointed out that the Council, on September 8, 1970, passed the following motion:

"THAT a grant of $15,000 in theatre rental time for the year 1970 be approved to the Playhouse Theatre Company and it be recommended to the 1971 Council that a grant of $14,000 in theatre rental time be approved for the 1971 portion of the 1970/71 season."

It is advised there is a balance of theatre rental time for 1970 not utilized, equal in amount to $1,345.00.

Submitted for Council's consideration at this time is the grant request of $14,000 in theatre rental time for the 1971 portion of the 1970/1971 season, and the matter of the $1,345 balance from the 1970 rental period.

MOVED by Ald. Adams,
THAT a grant be approved to cover Playhouse Theatre Company rental time in the Queen Elizabeth Playhouse Theatre in respect of the company's 1971 portion of its 1970/1971 season program, the maximum amount of the grant in this regard, however, not to exceed $15,345. ($14,000 plus $1,345).

- CARRIED BY THE
REQUIRED MAJORITY

Civic Luncheon: League for the
Exchange of Commonwealth Teachers (Clause 5)

The Board of Administration advised of a request from the League for the Exchange of Commonwealth Teachers for a civic luncheon in connection with the visit of approximately 16 persons from Great Britain. The cost is estimated at $160.00.

MOVED by Ald. Broome,
THAT this civic luncheon be approved and the details left in the hands of the Entertainment Committee.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated January 22, 1971, be adopted.

- CARRIED

D.
Personnel Matters, Supplementary
January 22, 1971

New Research in Dental Caries:
Attendance - Three Employees
Health Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 22, 1971, be adopted.

- CARRIED

E. Property Matters, January 22, 1971

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated January 22, 1971, be adopted.

- CARRIED

F. Urban Renewal Study:
National Housing Act (Part V)

The Board of Administration, under date of January 22, 1971, submitted a report from the Director of Planning regarding a report entitled 'Vancouver Urban Renewal Study - 1970'. It is recommended the study report be referred to the appropriate Standing Committee for detailed review and simultaneously submitted to the Provincial Government and the Central Mortgage and Housing Corporation for consideration; further that the Council circulate copies to the Technical Planning Board, Park and School Boards for information and comment if desired.

MOVED by Ald. Phillips,
THAT the foregoing recommendation of the Director of Planning be approved.

- CARRIED

G. Bicycle Registration

The Board of Administration submitted a report, dated January 20, 1971, outlining information as a result of a study made following Council's instructions, into the feasibility of re-instituting compulsory bicycle registration. It is noted a delegation request has been received.

MOVED by Ald. Adams,
THAT no action be taken to re-institute compulsory registration of bicycles.

(not put)

MOVED by Ald. Hardwick,
THAT the delegation be heard per request received.

- CARRIED

(His Worship instructed a copy of the Board of Administration report be furnished to the Greater Vancouver Regional District)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. New Provincial Courts (Vancouver) Complex

The Board of Administration, under date of January 22, 1971, submitted the following report:

"A Departmental report dated January 14, 1971 on the above subject is circulated for Council's information.

This report prepared by the Director of Planning and the City Building Inspector is made following completion by the architects of sketch designs for the Provincial Courts Complex and includes the current estimates of cost for Council consideration before proceeding.

In summary the report and attached brochure from the architects describes the project and comments on the need for the 14 court facility, noting that this is the first phase of a 28 court complex which the site can eventually accommodate. The total cost of the 14 court facility is estimated to be $5,853,500 or $5,993,500 if recommended underground parking is included. Monies available under the City's Capital Programmes totals $4,540,000, leaving a deficiency of $1,313,500 or $1,453,500 with underground parking.

If Council wish to proceed with the project on the above basis they are advised that the balance of funds necessary would need to be referred to the 1971 Supplementary Capital Budget.

Your Board would draw to the attention of Council that the 14 Court Complex is designed to allow extension of the structure to allow increments of from two to fourteen further courts as desired.

Only 14 courts are shown on the plan. However, as a result of discussions between the architects and City staff, the architects will be in a position to show how additional Court Room space could be provided by modifying the plans. This will have the effect of reducing the total building cost per court.

The report recommends:

1. THAT the Director of Finance be instructed to make provision within the 1971 Supplementary Budget for the amount of $1,453,500 or, if appropriate $1,313,500.

2. THAT the City Building Inspector be instructed to authorize the Architects to proceed with the preparation of working drawings up to the stage of obtaining tenders.

3. THAT the City Engineer be authorized to clear utilities from the site and to undertake closure of the public lane when appropriate.

Your Board endorses the foregoing recommendations of the Director of Planning and the City Building Inspector, but also recommends that Council give serious consideration to including the additional Court Room space."

(The Departmental report and consultants' brochure are on file in the City Clerk's Office)

After due consideration it was,

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

New Provincial Courts
(Vancouver) Complex (cont'd)

MOVED by Ald. Hardwick,
THAT recommendations in the Board of Administration report set out above be approved;

FURTHER THAT provision be made as follows:

(a) for appropriate inclusion of two additional Court Rooms on the Third floor;

(b) for additional interview space;

AMENDED SEE PAGE 629

(c) for two libraries only;

(d) for the basement area to be reviewed as an integral part of the total structure with a height, if reasonable and feasible, whereby use could be made of it for other than just parking purposes, as and when necessary;

(e) for storage space in the basement area, rather than on the ground floor, if considered advisable after further study.

- CARRIED

MOVED by Ald. Linnell,
THAT there be three Court Rooms and in respect of provision for libraries, this be reviewed on the basis of consolidation.

- LOST

(The motion of Alderman Hardwick was put and carried)

MOVED by Ald. Broome,
THAT His Worship the Mayor be requested to appoint an appropriate committee to take up with the Provincial Attorney General and the Federal Minister of Justice the matter of possible sharing in the building costs.

- CARRIED

I. Report of Special Committee
re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of January 22, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee be APPROVED:

Alton C. Atwood (tenant), 2144 East Pender Street
Mrs. Marilyn Buchanan (tenant), 3161 East 2nd Avenue
Mr. Arnie Dahli (tenant), 1772 East 2nd Avenue
Agnes M. Fletcher (tenant), 5275 Bursill Street
Arthur Deane Freeman (tenant), 2144 East Pender Street
Mr. and Mrs. G. Harris (owners), 3315 West 10th Avenue
Ellen Loren (tenant), 3234 Turner Street
Robert John McMartin (tenant), 2144 East Pender Street
Mrs. Lena McMillan (owner), 942 West 15th Avenue
Ka Maziz (tenant), 2144 East Pender Street
Brian Wayne Morgan (tenant), 5631 Ross Street
Mrs. Anne Nysak (tenant), 2487 Kitchener Street
Mrs. H. Zimmerman (tenant), 235 East 63rd Avenue

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(b) The following applications be APPROVED for six months from the date of this resolution:

Mrs. Susan Ashby (tenant), 4295 Sophia Street
Lawrence E. Wamsley (lessee), 590 West 16th Avenue

(c) The following applications be APPROVED for one year from the date of this resolution:

Miss Judy Ann Bezubiak (tenant), 6857 Brooks Street
Mrs. Balbir Gill (tenant), 3434 Knight Street
John and Chrisoula Ntais (owners), 2304 Stephens Street
Mrs. D. Sanhu (owner), 646 East 63rd Avenue
Mrs. M. Sidhu (owner), 204 West 63rd Avenue
Mr. Bikkar Singh (owner), 435 S.E. Marine Drive
Mrs. A. Sunjo (tenant), 2569 Pandora Street
Thomas F. Wieland (tenant), 8564 Oak Street

(d) The following application be NOT APPROVED:

Alan and Diana Hanson (tenants), 2517 East 6th Avenue

(e) With respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963 and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated January 22, 1971, containing Clauses (a) to (e) be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Relief of Special Annual Assessment (S/E Marine Drive from Duff Street to Elliott Street)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35
2 Ex. R of W	1	70	258 & 329	99.91
1	3	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1971 as if it were used for residential purposes, that is to say:

cont'd....

MOTIONS (cont'd)

Relief of Special
Annual Assessment (cont'd)

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62
2 ex. R of W	1	70	258 & 329	42.07
1	3	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1971 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE
REQUIRED MAJORITY
(8 VOTES)

2. Relief of Special Annual Assessment
(S/E Marine Drive from Elliott Street
to Hartley Street)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:

cont'd...

MOTIONS (cont'd)

Relief of Special Annual Assessment (cont'd)

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	N. Pt. 65	258 & 329	$109.90
1 Ex. S. 20 ft. & Ex. Pcl. A	-	N. Pt. 65	258 & 329	46.97
-		Pt. of W 1/2 66 lying N. of Kent Avenue	258 & 329	83.43
B	-	67	258 & 329	243.92
A	-	69	258 & 329	52.21
		69 Ex. W 1 Acre & Ex. R of W & Ptn. lying South thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1971 as if it were used for residential purposes, that is to say:

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	N. Pt. 65	258 & 329	$ 51.29
1 Ex. S 20 ft. & Ex. Pcl. A	-	N. Pt. 65	258 & 329	21.92
	-	Pt. of W 1/2 66 lying N. of Kent Avenue	258 & 329	38.93
B	-	67	258 & 329	113.83
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying South thereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1971 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY (8 VOTES)

MOTIONS (cont'd)

3. Four Seasons Hotel Development

The Council considered a motion by Alderman Linnell and Alderman Rankin, notice being called at the last meeting. The motion reads as follows, having been changed by agreement:

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the City Council agree to the request of the Park Board for a meeting with the Council to review the Harbour Park situation; it being understood parties who have requested to appear before the Council on the matter, or file a request before the meeting is arranged, be given the opportunity to appear.

- CARRIED

4. Education and Social Service Costs

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the following motion proposed by Alderman Wilson in the matter of education and social service costs, be referred for consideration when resolutions for the Union of British Columbia Municipalities are being discussed.

- CARRIED

'THAT the Vancouver City Council approve and forward to the U.B.C.M. Convention the following motion:

'THAT WHEREAS the B.N.A. Act places Education as a Provincial responsibility,

AND WHEREAS the Provincial Government of British Columbia following entry into Confederation did assume for a number of years full responsibility for the cost of Education;

AND WHEREAS successive governments have gradually unloaded their responsibility upon municipalities, rising from 9% to todays cost sharing formula of 50%;

AND WHEREAS the Provincial Government directs that the Homeowner Grant shall first be applied to its responsibility of Education costs, as described on the government designed Property Tax Bill;

AND WHEREAS the Education of our youth is the No. 1 priority of all governments, to be paid by all citizens in accordance with their ability to pay;

AND WHEREAS Federal Provincial agreements now permit a Provincial Government to levy an extra percentage on corporation and personal income taxes, to provide for special regional needs;

THEREFORE BE IT RESOLVED THAT this Convention of the Union of B.C. Municipalities petition the Provincial Government to levy additional income tax to provide for the portion of the approved Education program now borne by the municipalities;

FURTHER BE IT RESOLVED THAT the total Homeowner Grant be permitted to apply toward the cost of Health, Welfare and municipal services for which the municipality is totally responsible.' "

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Salvaging at City Dump

enquired respecting the length of time being taken to carry out the Council's instructions in the matter of permitting salvaging at the City dump.

It was reported a letter of protest has been received from the Municipality of Delta and the Board of Administration will be reporting to Council on it in the near future.

Alderman Wilson - Regional District Matters

commented upon newspaper reports of statements by certain members of Council in regard to handling of certain civic matters on a Regional basis.

Alderman Bird - Limited Dividend Housing Development

referred to a communication from the Honourable Robert Andras and requested the letter be turned over to the Director of Planning with instructions to expedite as quickly as possible, limited dividend housing development on the lots which have been set aside in Champlain Heights for the purpose.

Alderman Phillips - Meeting in Edmonton with C.F.M.M. Committees

commented as a result of attending meetings at Edmonton recently when certain meetings of C.F.M.M. Committees were held and certain Cabinet Ministers were present.

Alderman Phillips - Tri-level Conference

advised there will be a tri-level conference of the three levels of government to be held possibly in August or September.

Alderman Phillips - Welfare Cost Sharing

commented on a communication from the Deputy Minister of Rehabilitation and Social Improvement in respect of application of 20% of welfare cost sharing. The Alderman referred to the Minister's reply.

Alderman Phillips - International Trade Fair

referred to the International Trade Fair to be held June 2 to 12 and advised the organizers invite the City to place in the Fair a coordinated display of existing models and like material featuring various aspects of City development.

His Worship the Mayor directed the Director of Planning look into this matter and report back to Council in due course.

Alderman Hardwick - Road Standards: N/W Marine Drive and Point Grey Road - Policy

enquired when the City Engineer would be reporting pursuant to Council instruction respecting Road Standards: N/W Marine Drive and Point Grey Road so that the policy can be determined.

His Worship the Mayor directed the enquiry to the Board of Administration.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Regional District Matters	commented that it would be useful to members of Council if matters of importance before the Regional District were reported to the City Council from time to time before action is taken.
Alderman Linnell - National Conference: Transient Youth	advised there will be a national conference on transient youth services to be held about the end of February in Ottawa in an endeavour to develop an orderly program.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Outdoor Burning

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT all outdoor burning be banned in the City of Vancouver.

(Notice)

2. Salvaging at Delta Sanitary Landfill Site

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT Council rescind the motion allowing garbage pickers to operate on the Delta land fill operation.

(Notice)

The Council adjourned at approximately 5:10 P.M.

***

The foregoing are the Minutes of the Vancouver City Council (Regular) meeting of January 26, 1971.

MAYOR

CITY CLERK

January 22nd, 1971

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Yards Basic Capital Further Projects

"In the Yards Basic Capital Appropriations, funds were allocated by Council (Ref. 15-03) to cover a number of further projects for which detailed studies, designs and estimates were not available at the time. Funds are now required to be appropriated so that one of these projects can be proceeded with. This work is:

Renovations related to integrating Park Board Equipment Servicing with Engineering Department service facilities at Manitoba Yard.

Estimated Cost . . . . . $ 9,900

I RECOMMEND that an appropriation be allocated for this project, funds to be provided from Yards Fund Unallocated Account No. 152/7901."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

RECOMMENDATIONS:

2. C.N.R. Agreement and Approval of Plan for Sewerage and Drainage of False Creek Flats

The City Engineer and Corporation Counsel report as follows:

"The purpose of this report is to obtain approval of a General Plan for sewering and draining 'The Bed of False Creek' as defined in the 1913 Agreement between the City and the predecessors of the Canadian National Railways. 'The Bed of False Creek' is described in Section 4 of the 1913 Agreement and is shown on the General Plan which will be displayed. As will be seen in Section 33 quoted below the Railway Company is obligated to pay the costs of extending sewers and drains in 'The Bed of False Creek'.

The Corporation Counsel requires a General Plan approved by the City so that he may continue his negotiations with the Railway with respect to the 1913 Agreement, as instructed by Council.

The filling of False Creek east of Main Street over the years has produced a large area of flat land which has been developed for commercial, industrial and railway use. In order to meet the problems of sewage pollution from the developments and the serious flooding which occurs from time to time in the False Creek Flats area, an adequate system of sanitary sewers and storm drains is required.

Clause 2 Continued

The 1913 Agreement between the City and the predecessors of the C.N.R. states in paragraphs 33 and 34:

'33. The Railway Company consents to the City extending any of its sewers, drains and culverts from time to time through the Railway Property at such places as shall be convenient to the City, and in conformity with any general plan or system of drainage or sewerage that may from time to time be designed by or on behalf of the City. And the Railway Company grants to the City the right at any time and from time to time to enter upon the Railway Property, and to repair renew or re-build any such sewers, drains or culverts, and the Railway Company agrees to grant, and does grant, to the City such easements as shall be necessary upon the Railway Property for the purpose of this Article mentioned, and the Railway Company agrees to pay the cost from time to time of such extensions in so far as such extensions may be in 'the Bed of False Creek'.

34. The Railway Company agrees that in the event of the City diverting or otherwise taking care of any natural water course, now running into False Creek or preventing any flow from such water course from running therein, to pay to the City the amount it would have cost the Railway Company to itself take care of such water course, or flow therefrom, the amount in case of dispute to be settled by arbitration.'

To meet one of the requirements of the 1913 Agreement a General Plan of sewerage and drainage (shown on plan QA 19B displayed), together with the estimated costs, has been prepared. This plan has been reviewed by officials of the Greater Vancouver Sewerage & Drainage District and they have acknowledged that the plan fits in with the overall sewerage and drainage system of the Sewerage District. The preliminary design and cost estimates for the China Creek overflow conduit extension from 7th Avenue and Keith Drive to False Creek were prepared by the Sewerage District acting as consultants to the City at Council's request. The preliminary design and cost estimates for the local service sewers and storm drains were prepared by the City Engineer.

For the information of Council the preliminary estimated cost in 1971 dollars of extending sewers and drains within 'The Bed of False Creek', which is the responsibility of the C.N.R. is $1,973,400 for the 'local' sewerage and drainage system and $1,339,000 for the China Creek Overflow conduit extension, a total of $3,312,400.

The preliminary estimated cost of the related sewerage and drainage works outside 'The Bed of False Creek' for which the City is responsible is $598,300 for the 'local' system and $2,167,000 for the China Creek Overflow extension (which would be financed, constructed and maintained by the Greater Vancouver Sewerage and Drainage District), a total of $2,765,300.

Clause 2 Continued

The grand total of both C.N.R. and City shares is $6,077,700.

Sufficient funds have been included in the City's 1971-75 Capital Works Program to cover the estimated cost of the City's share of the construction of the 'local' sewerage and drainage system, estimated at $598,300.

Concerning the China Creek Overflow extension, this project is shown on Figure 3 of the report 'Consolidation of Amendments to the Rawn Report' dated April, 1970, published by the G.V.S. & D.D. and listed for construction in the period 1970-74.

The City Medical Health Officer and the City Engineer are most anxious that work be commenced on the 'local' sewerage system in the False Creek Flats area. However, the Corporation Counsel has advised that a report recommending specific works and appropriation of funds should be withheld until he can report back to Council at the earliest possible moment on his discussions with the C.N.R.

So that Council will have an understanding of how the False Creek Flats sewerage and drainage projects fit into the overall programming of the construction of the major sewerage and drainage works still to be done within the City, a report is being prepared by the City Engineer in consultation with the appropriate Civic Officials and with the Officials of the Sewerage District. That report will also deal with financing and pollution control implications and priorities.

The City Engineer and the Corporation Counsel RECOMMEND that:

A. The 'General Plan of Sewerage & Drainage' pursuant to Section 33 of the 1913 Agreement between the City of Vancouver and the Canadian Northern Pacific Railway Company and the Canadian Northern Railway Company as shown on City Engineering Department Plan No. QA 19B be adopted by Council;

B. the Corporation Counsel advise the Canadian National Railways of Council's adoption of Recommendation 1 and continue his negotiations with the C.N.R. with respect to cost sharing and report back at the earliest possible moment."

Your Board

RECOMMENDS the foregoing report of the City Engineer and the Corporation Counsel be adopted.

3. Lease of Portion of Highway North of 2nd Avenue West of Cambie Street and Portion of Cambie Street North of 2nd Avenue Adjacent to Lot F, Block 279, D.L. 526

The City Engineer, Corporation Counsel and Supervisor of Property and Insurance report as follows:

"Council on September 22, 1970 adopted a Recommendation of the Board of Administration, Works and Utility Matters, dated September 18, 1970 wherein:

Clause 3 Continued

(a) A small portion of highway north of 2nd Avenue west of Cambie Street presently excess to our highway requirements was to be sold to the owner of Lot F, Block 279, D.L. 526 subject to a 21 year option for the City to re-acquire the closed highway if required for municipal purposes for the sale price - namely $3,250.00.

(b) A 17 foot widening strip for Cambie Street north of Second Avenue was to be leased to the owner of Lot F for a term of ten years.

Due to technical difficulties in the Land Registry Office it has not been possible to register the conveyance of the closed road and the option for the City to re-acquire the closed road if required for municipal purposes.

The owner is prepared to lease the portion of road north of 2nd Avenue west of Cambie Street shown outlined red on plan marginally numbered LF 4628 on the following basis:

(i) The term of the lease to be 21 years from January 1, 1971.

(ii) The rental for the 21 year term to be $3,250 (being the former sale price of the road) payable upon the execution of the lease agreement.

(iii) The lessee to pay annually a sum being the equivalent of taxes on the lease area.

(iv) The City to reserve the right at any time to cancel the lease during the term, if required for municipal purposes, on repayment to the lessee of the $3,250.

(v) The City to grant the lessee an option to acquire the closed road for the sum of $1.00 if the lease is not cancelled by the City during its 21 year term.

We RECOMMEND:

A. The Recommendation of the Board of Administration, Works and Utility Matters dated September 18, 1970 adopted by Council September 22, 1970 be rescinded.

B. The portion of highway shown outlined red on plan marginally numbered LF 4628 be closed and stopped up and leased to the owner of Lot F, Block 279, D.L. 526 as set out above, subject to the lease area being used for yard purposes only - no buildings constructed upon it, and the execution of agreements satisfactory to the Corporation Counsel.

C. The 17 foot widening strip for the west side of Cambie Street north of 2nd Avenue be closed and stopped up and leased to the owner of Lot F subject to the following conditions:

Clause 3 Continued

(i) The term of the lease to be 10 years subject to one year's notice of cancellation if required for municipal purposes.

(ii) The annual rental to be $215 per annum plus the equivalent of taxes, subject to review every five years.

(iii) The lease area to be used for yard purposes - no buildings to be constructed upon it.

(iv) The right to install and maintain public utilities in the lease area to be reserved.

(v) Agreements satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing report of the City Engineer, Corporation Counsel and Supervisor of Property and Insurance be adopted.

INFORMATION:

4. Outdoor Burning

In accordance with Council resolution of November 10, 1970 requesting a report from the City Engineer, Fire Chief and Director of Permits and Licenses "regarding the effect of burning allowed on the atmosphere in Vancouver, the effect real and anticipated on City streets, the fire hazards created, and the anticipated additional cost of refuse collection if outdoor burning is totally banned", the following is submitted by these Officials:

"A. Effect on the Atmosphere

The Director of Permits and Licenses advises that Outdoor Burning, as presently permitted on four weekends in each year, will contributeto air pollution, but not likely to any great extent. It is nearly impossible to measure the pollutants emitted on these occasions. However, it is estimated to amount to approximately 2% of the total pollution present. Complaints have been received at these times, the number varying with prevailing weather conditions at the time which, in turn, affects the nuisance value of the emissions from this source.

B. Fire Hazards

The Fire Chief reports the following facts relative to outdoor burning of garden refuse permitted by the Fire By-law on the week-ends of October 31, 1970 and November 7, 1970 as approved by Council on May 6, 1969.

Fire apparatus responded to rubbish fire calls and telephone complaints and enquiries concerning outdoor burning were received as follows:

Clause 4 Continued

Date	Apparatus Response	Damage	Telephone Complaints and Enquiries
Oct. 31/70		Nil	533
Nov. 1/70	9	Nil	149
Nov. 7/70	3	Nil	61
Nov. 8/70	6	Nil	39

In addition, the Fire Warden's Branch received during this period an average of 15 complaints per day, among them many who were vehemently concerned about the air pollution. One Doctor expressed his concern over some of his patients with respiratory ailments following the weekend of October 31, 1970.

One complainant, suffering from asthma, reported that she was having extreme difficulty breathing due to the smoke in the Kerrisdale area where she resided.

The fire apparatus was dispatched as above to the following types of complaints:

Citizens burning leaves on City property: citizens causing excessive smoke by burning materials other than garden refuse: fires left unattended: citizens mistakenly believing a building was on fire. No damage was reported on any of the fires attended.

Fire Department experience over the years indicates that there is a fire hazard created by outdoor burning from flying brands igniting roofs of buildings etc.

C. Effect on City Streets

The City Engineer reports that although many people do their burning on the pavement and where the street surface is asphaltic concrete some damage is done, the cost to repair such damage would be a minor amount and the matter cannot be considered a real problem.

D. Proposed Total Outdoor Burning Ban

The City Engineer advises that if a total burning ban is placed in effect the estimated cost of the additional clean-up work will be between $40,000 and $50,000 annually and that three additional special collection vehicles will be required at an estimated cost of $40,000. The money for both those items is recovered from the charges made for special pick-up."

Your Board submits the matter to Council for its INFORMATION.

RECOMMENDATION:

5. Study of the City's Communications Requirements

The City Engineer reports as follows:

"On November 12, 1970, City Council considered the report on 'the Police manpower and equipment requirements', and requested a further report on the communications studies.

In addition to the Police Department, several other Departments, including Fire, Engineering and Social Service, find the present communication systems should be improved and are agreed that new equipment is available which will enable them to operate more efficiently.

The need for improvements to the systems results from the growth in staff and in the public's requests for more service. The rate of growth of the requests is shown in the following table which compares the number of emergency calls answered in 1960 and in 1969. Although the population during the same period increased by less than 15%, calls for assistance to the Police and Fire Departments have increased by approximately 50%.

Department	1960	1969	% Increase
Police	61,093	95,463	56%
Fire (including inhalator)	6,659	9,066	36%

The 1971-75 Five Year Plan provided the following Communications Program:-

A.	Communications Centre	$495,000
B.	Extension of the Fire Alarm System	$250,000
C.	Radio Improvements	$ 67,500

Before proceeding with the Program, the following investigations should be made to establish guidelines for developing the most effective communication systems.

(a) Studies indicate that more sophisticated radio equipment is required for efficient communications between office personnel and field personnel, for supervision and for the transmission of information. More efficient use can be made of the radio systems working in conjunction with the new Police information retrieval system for identification of criminals and wanted vehicles, and for recording the status and location of units to increase the speed of response to alarms.

(b) The existing telegraph type fire alarm system is relatively slow and inflexible as compared to the modern 'digital' systems. Alternate systems should be studied and considered before the Fire Alarm Dispatch Headquarters is relocated.

Clause 5 Continued

(c) Council has requested a report on the connection of the internal fire alarm systems in buildings with sleeping accommodations to the City's fire alarm system. These connections must be compatible with the City's fire alarm system. Consideration should be given to these connections when alternate systems are considered under item (b).

(d) The City maintains three telephone answering and emergency dispatch centres on a 24 hour, 7 days a week basis (Public Safety Building, Fire Alarm Headquarters, Manitoba Yard) and approximately 20 B.C. Telephone switchboards. The B.C. Telephone Company is studying the advisability of combining the switchboards into a single automatic switchboard (Centrex).

(e) With the growth of Regional District Services, the City's communication systems should be developed to be compatible as far as is practical with those of other agencies in adjacent municipalities. Access to systems operated by the Senior Government agencies is also desirable with provision to interconnect in the event of an emergency.

The Communications Engineering Section does not have sufficient staff to undertake the investigations and research needed for this program. The Police, Fire and Engineering Departments, however, have the capability to carry out the 'systems' portion of this program in their own areas but it would be desirable to appoint a firm of consultants to co-ordinate the 'systems' portion and to provide the 'communication engineering' portion. The consultants should be knowledgable of current practices of the civic services in major cities as well as the latest development and trends in the communication industry.

The consultants' work would include:

STAGE 1 Study and Report on:

(i) The City's communication needs and the economics of using various systems.

(ii) The advisability of creating a 'communications centre' for both emergency and other civic communication operations, the selection of a location for the Centre and the staffing of the Centre.

(iii) The City's Fire Alarm System:

(a) The relocation of the Fire Alarm Central Office.

(b) Alternate systems.

(c) The connection of buildings with sleeping accommodation to the City's fire alarm system.

Clause 5 Continued

(iv) The feasibility of an on-line computer for storing and displaying status of units, emergency and alarm information, and for determining the units most suitable and available to the Police and Fire Departments to respond to a particular situation.

STAGE 2 Design and Implementation (for those systems recommended under Stage 1 and approved by City Council)

(i) The design of suitable systems that will be adequate for the City's requirements and will be readily expansible to provide integration of the services in the adjacent municipalities if it becomes advantageous to do so in the future.

(ii) The preparation of specifications, review of tenders, inspection of contract and conducting performance tests.

(iii) The preparation of operating and maintenance procedures for the system.

Funds for the studies by the consultants are available in the 1971-75 Communications Capital Budget.

If Council agrees to proceed with these studies, terms of reference for the consultants will be prepared and advertised.

RECOMMENDED that the City Engineer be authorized to obtain proposals from consulting communication engineering companies:

(a) for an outline of the work they consider necessary, the basis of their fee and an approximate estimate of the cost for their work under Stage 1 - Studies and Reports, and

(b) to specify the basis of their fee for the work under Stage 2 - Design and Implementation, on the systems which are recommended in Stage 1 and approved by City Council."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

(A letter from the Board of Police Commissioners on this matter is circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 593

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Temporary Help: Department of Permits & Licenses - Construction Branch

Council considered a report dated September 26, 1969, from the City Building Inspector on the work load of the Construction Branch of the Permits and Licenses Department. The Building Inspector recommended that authority be granted to employ a man from a local architectural firm for a period of three months and this request was granted. In January, 1970, approval was given for a further six month period and in July, 1970, another six month period was approved.

The City Building Inspector reports as follows:

"Mr. J. Visscher of McCarter, Nairne & Partners, commenced work for the City on October 20, 1969, and has worked continuously since then except the occasional time when he is required for duties for McCarter & Nairne, such time not being charged to the City.

Projects which he has been involved with since the last report was submitted are as follows:

Supervising installation of ventilation for the workshop at Centennial Museum.

Supervision of alterations to provide additional Court Room.

Preliminary study of old Museum Building (continued).

Study and estimate of cost of proposed security measures for Data Processing Division.

Implementation of various 1970 budget items at Centennial Museum, Health Units, Public Safety Building, Juvenile Detention Home and Pound Building.

Estimating for some 1971 Budget items.

The work load of this Branch is such that his services continue to be required. McCarter & Nairne indicate they can spare him for a further period of time.

It is recommended that authority be granted to continue the employment of a senior man from a local architectural firm until the report by B & W Management Company has been considered by the Council. If, subsequently, additional staff is employed, the need for Mr. Visscher's services will cease. It is suggested that funds for six months' service in the amount of $6,200, being adequate for the purpose, be appropriated."

RECOMMENDED that the recommendation of the City Building Inspector be adopted.

2. Uniform Plumbing Code for B.C. Sub-Committee

The City Building Inspector reports as follows:

"The Minister of Municipal Affairs, is proposing legislation relative to the establishment of a Uniform Plumbing Code in B.C. To this end, his Administrative Assistant has written requesting that our Plumbing Inspection Supervisor, be allowed to sit on a special Sub-Committee to review and upgrade a proposed code similar to that presently in use by the City and the Lower Mainland Municipalities.

It is believed that as well as being of assistance to the Municipal Affairs Department, it would be in the City's interest for the Plumbing Inspection Supervisor to act on this Committee. It is understood that most meetings will be in the Greater Vancouver Area and there will be no expense to the City except the staff time involved.

It is recommended that approval be given for the Plumbing Inspection Supervisor to sit on the Committee reviewing the proposed Provincial Plumbing Code."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

CONSIDERATION

3. West End Community Centre-Steering Committee

The Director of Planning reports as follows:

"The attached communication dated December 16, 1970, has been received from the Board of Parks and Public Recreation. In summary, the Board expressed dissatisfaction with information and progress on the above project, and resolved:

'That City Council be requested to appoint a member of the Park Board to the Steering Committee.'

This matter had been withheld for concurrent report as to the Senior Governments' acceptance of the City's 'Statement of Agreement' approved by Council on November 26, 1970, as the basis for proceeding. Provincial Government acceptance of the 'Statement of Agreement' was received on December 15, 1970, and we have now received concurrence from Central Mortgage and Housing that written agreement will be immediately forthcoming. Instructions to the architects to proceed have been dependent on approval of the Senior Governments to the proposals and has now been given.

With respect to the Board of Parks and Public Recreation's request to appoint a member to the Steering Committee, it is noted that such a Committee is made up of City, School, and Parks Board officials, and that their task is to coordinate the project and to report as appropriate to Council and to their respective Boards for decision. The Steering Committee, which includes a representative of the West End Community Centre Association, does not have a decision-making role which, on the Community Centre portion of the project, continues to be the responsibility of the Board of Parks and Public Recreation. The Superintendent of Parks and Recreation represents the Board's interests on the Steering Committee.

Within the context of the present situation report, the request of the Board of Parks and Public Recreation is submitted for Council's CONSIDERATION.

RECOMMENDATION

4 Christ Church Cathedral:
Minipark

The Director of Planning reports as follows:

"On May 27, 1969, City Council are minuted as follows:

'On behalf of the Community Arts Council, Mr. Low-Beer, President, spoke to the Council in respect of a promised minipark scheme for the Downtown and West End areas, and in particular showed a model of such a development around Christ Church Cathedral at Georgia and Burrard Streets. Mr. Low-Beer advised that discussions were being held with the Planning and Engineering Departments in respect of detail.

Moved,
THAT this general scheme be referred to the Board of Administration for further investigation and report in due course.'

Since then, the Director of Planning has met from time to time with representatives of the Community Arts Council of Vancouver as they attempted to proceed with the proposed project. The Community Arts Council has submitted a letter dated January 7th, 1971, which is attached for Council's information. This letter points out that the Community Arts Council has had to shelve indefinitely their plans to proceed with the proposed minipark.

It is recommended that this report be received, that the Community Arts Council be sent a copy and be thanked for their interest. Further that if economic conditions improve, City Council would welcome a further submission."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be adopted.

(Copies of the letter from the Community Arts Council are circulated for Council's information.)

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FOR ADOPTION SEE PAGE(S) 593

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - November, 1970

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of November, 1970
(b) Summary of Securities held by the General and Capital Accounts as at November 30, 1970

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
		Bank Deposit Receipts Purchased for Redemption in November, 1970					
Nov.	3	Bank of Montreal	Nov. 13/70	$500,787.67	$500,000	10	5.75
	3	Bank of Montreal	Nov. 16/70	501,023.97	500,000	13	5.75
	9	Bank of Montreal	Nov. 13/70	2,601,495.89	2,600,000	4	5.25
	13	Bank of Montreal	Nov. 17/70	500,287.67	500,000	4	5.25
	17	Bank of Montreal	Nov. 30/70	701,433.56	700,000	13	5.75
	19	Bank of Montreal	Nov. 25/70	400,295.89	400,000	6	4.50
				$5,205,324.65	$5,200,000		
		Bank Deposit Receipts Purchased for Redemption in 1971					
Nov.	6	Toronto Dominion	Jan. 29/71	$914,757.53	$900,000	84	7.125
	9	Imperial Bank of Commerce	Feb. 26/71	510,496.85	500,000	109	7.03
	13	Royal Bank of Canada	Jan. 29/71	2,129,017.40	2,100,000	77	6.55
	18	Bank of Montreal	Feb. 1/71	810,652.05	800,000	75	6.48
				$4,364,923.83	$4,300,000		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Exchange of Canadas for Alberta Resources Railway Bonds
(Province of Alberta Guaranteed)
To Provide an Improved Yield

Date		Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
		Disposals						
Nov.	19	Canada 5%	Oct. 1/73	$220,000	$97.40	$214,280	2/10	6.00
		Acquisitions						
Nov.	19	Alberta Resources Railway 6½%	July 15/72	$220,000	$98.75	$217,250	1/8	7.31

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Exchange of Canada for B.C. Hydro and Power
Authority Parity Bonds to Provide an Improved Yield

Date		Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
		Disposals						
Nov.	30	Canada 5%	Oct. 1/73	$930,000	$99.00	$920,700	2/10	5.38

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (CONTD.)

Date		Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
		Acquisitions						
Nov.	30	B.C. Hydro & Power Authority 7% Parities	Sept. 1/75	$930,000	$100.75	$936,975	4/9	6.81

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		Debentures Purchased						
Nov.	24	City of Vancouver 3 3/4%	Apr. 15/72	$10,000	$93.65	$9,365	1/5	8.75
	24	City of Vancouver 4 3/4%	Apr. 15/73	17,000	91.50	15,555	2/5	8.75
				$27,000		$24,920		

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SINKING FUND TRANSACTIONS

Exchange of Sundry Canadas and Canadian National Railway Bonds for Government and Government Guaranteed Bonds Shown on Following List to Provide Improved Yields

Date		Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
		Disposals						
Nov.	19	Canadian National Railways 3 3/4%	Feb. 1/74	$250,000	$91.00	$227,500	3/2	6.96
		Acquisitions						
Nov.	19	New Brunswick Electric 8½%	Oct. 15/74	$250,000	$99.66	$249,150	3/11	8.60

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		Disposals						
Nov.	25	Canadas 5%	Oct. 1/73	$1,000,000	$98.60	$986,000	2/10	5.54
	25	Canadas 7¼%	Apr. 1/72	500,000	102.20	511,000	1/4	5.50
	26	Canadas 7¼%	Apr. 1/72	500,000	102.45	512,250	1/4	5.32
				$2,000,000		$2,009,250		
		Acquisitions						
Nov.	25	B.C. Hydro & Power Authority 7% Parities	Sept. 1/74	$2,000,000	$100.50	$2,010,000	3/9	6.85

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SINKING FUND TRANSACTIONS (CONTD.)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Disposals						
Nov. 26	Canadas 5%	Oct. 1/73	$1,000,000	$99.025	$990,250	2/10	5.37
	Acquisitions						
Nov. 26	B.C. Hydro & Power Authority 7% Parities	Sept. 1/74	$1,000,000	$100.50	$1,005,000	3/9	6.85

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	Disposals						
Nov. 27	Canadian National Railways 3 3/4%	Feb. 1/74	$55,000	$91.50	$50,325.00	3/2	6.75
27	Canadian National Railways 3 3/4%	Feb. 1/74	45,000	91.25	41,062.50	3/2	6.87
			$100,000		$91,387.50		
	Acquisitions						
Nov. 27	Manitoba Telephone 7 3/4% Extendible to Feb. 15/89	Feb. 15/74	$55,000	$99.25	$54,587.50	3/3	8.02
27	Alberta Resources Railway 7 3/4%	Mar. 1/74	45,000	98.60	44,370.00	3/3	8.25
			$100,000		$98,957.50		

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	Disposals						
Nov. 27	Canadian National Railways 3 3/4%	Feb. 1/74	$580,000	$93.125	$540,125	3/2	6.19
	Acquisitions						
Nov. 27	* Bank of Montreal Deposit Receipt	Jan. 5/71	$553,978.53	$100.00	$550,000	0/1	6.77

* (Temporary investment pending delivery on Jan. 5/71 of New Brunswick Electric 8½% Oct. 15/74 with yield of 8.08%)

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	Disposals						
Nov. 30	Canadas 7¼%	Apr. 1/72	$800,000	$102.50	$820,000	1/4	5.30
	Acquisitions						
Nov. 25	B.C. Hydro Power & Authority 7% Parities	Sept. 1/74	$ 40,000	$100.35	$ 40,140	3/9	6.88
25	" "	Sept. 1/75	100,000	100.40	100,400	4/9	6.90
25	" "	Sept. 1/75	210,000	100.35	210,735	4/9	6.91
30	" "	Sept. 1/74	250,000	100.75	251,875	3/9	6.77
30	" "	Sept. 1/74	50,000	100.50	50,250	3/9	6.85
30	" "	Sept. 1/75	70,000	100.75	70,525	4/9	6.81
			$720,000		$723,925		

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SINKING FUND TRANSACTIONS (CONTD.)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Nov. 3	City of Vancouver 4½% U.S. Funds purchased at $1.02 Canadian	Oct. 15/73	$500,000 US	$89.25 US	US $446,250	2/11	8.43

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CEMETERY PERPETUAL CARE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Nov. 6	City of Van. 5½%	Dec. 1/80	$5,000	$75.755	$3,787.75	10/1	9.25
6	City of Van. 5½%	Dec. 1/81	5,000	74.345	3,717.25	11/1	9.25
16	City of Van. 6%	June 15/80	1,000	78.50	785.00	9/7	9.46
			$11,000		$8,290.00		

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(b) GENERAL AND CAPITAL

Summary of Securities Held as at November 30, 1970

Type of Security	Par of Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1970	$10,286,237.08	$10,050,000.00
Bank Deposit Receipts due 1971	14,920,393.04	14,400,000.00
	$25,206,630.12	$24,450,000.00

RECOMMENDATION:

Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for November, 1970 be confirmed.

2. Projection Equipment
- Centennial Museum Auditorium

The Acting Director of Museums reports as follows:

"As part of its program of providing education services to the public, the Centennial Museum, in early 1969, began a series of weekly evening film programs in the lower floor auditorium. Since no projectors had been specifically provided for that purpose, two Eike 16mm movie projectors, intended for use in the Planetarium Theatre, were borrowed and installed in the auditorium's projection booth.

From the start, this program has proved very popular, and films are now shown on both Friday and Saturday evenings to large audiences. In addition, many organizations have used the auditorium on other nights of the week. The projectors have been

continued . . . /5

Item No. 2 cont'd

in great demand. Revenue from the rental of the auditorium during 1970 was $1310, and for the rental of the projectors, $470. We can anticipate at least a similar amount of revenue from the rental of the auditorium in 1971, and under the new rates established for the rental of the new projectors, revenue of at least $650, payable to the Vancouver Museums and Planetarium Association. These new rates as far as the Association is concerned would be as follows:

$40.00 for rental to commercial organizations, and
$15.00 for rental to affiliated organizations.

The inevitable result has been that the two movie projectors, which were never built to withstand such heavy use, have had to undergo several major overhauls. The situation now is that the projectors have deteriorated rapidly and their usefulness in the auditorium is nearing an end.

The Vancouver Museums and Planetarium Association has, from the outset, paid all the costs of projector maintenance and refurbishing, as well as the cost of film rental. In exchange for this, the Association, whose revenue is entirely allocated to support the programs of the Museums and Planetarium, accepted the revenue from the Friday and Saturday evening film programs.

The Association has ordered two new heavy-duty Eike 16mm movie projectors for the auditorium at a cost of $2,000 each. In addition, it has agreed to pay up to $2,500 for the installation of a versatile and suitable sound system.

This matter was brought to the attention of the Greater Vancouver Civic Museum and Planetarium Board. After discussion, it was

'RESOLVED that it be recommended to the Vancouver City Council that (1) the City of Vancouver accept the offer of the Vancouver Museums and Planetarium Association to purchase and install new projection and sound equipment in the auditorium of the Centennial Museum, and to provide full maintenance for this equipment; (2) all revenues received from the rental of this equipment be turned over to the Vancouver Museums and Planetarium Association; (3) the City of Vancouver seriously consider purchasing this equipment from the Association at an early date.'

Under the proposed new arrangement, the Association would collect revenue for the use of its projection facilities only. The City would provide a projectionist from amongst the Museum attendants, pay the projectionist at a rate to be set by the Personnel Department, and invoice the Association directly for these costs. The City would still receive the revenue for rental of the auditorium.

The only direct cost to the City would be the installation of a supporting floor in the projection booth capable of withstanding the increased weight of the new equipment and meeting our fire and safety regulations. The proposed alterations are:

continued . . . / 6

Item No. 2 cont'd

1) Remove existing built up wood floor located two feet above the concrete floor slab.

2) Install a new built-up wood floor three feet above the existing concrete floor slab.

3) Install two new tubular steel projection stands supported on the concrete floor slab and the concrete block wall. The installation will be to the satisfaction of the projection technician.

4) Install a film winding bench of 3/4" plywood approximately 3' wide by 12" deep.

5) Install a wall hung storage cabinet with locking doors. Approximate size 2'6" wide by 9" deep.

6) Paint all new work.

The Building Inspector estimates the cost of the new floor at $850.00.

RECOMMENDED that the recommendations (1) and (2) of the Greater Vancouver Civic Museum and Planetarium Board be adopted; and

THAT resolution (3) of the Greater Vancouver Civic Museum and Planetarium Board, concerning the possible future purchase of this equipment by the City of Vancouver be referred to the Finance Committee for consideration during budget review; and

THAT the sum of $850.00 be advanced prior to the approval of the Museums Department's 1971 New and Non-Recurring budget for the installation of the special supporting floor; and

THAT the two Eike projectors currently in the auditorium be returned to the Planetarium for use in its theatre presentation."

Your Board RECOMMENDS the foregoing recommendations of the Acting Director of Museums be adopted.

CONSIDERATION

3. Request for Clerk Stenographer Position
Crime Intelligence Unit
Vancouver Police Department

The following report has been received from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"Item No. 1 of the Department's Supplemental 1970 Budget requesting a new Clerk Typist position was referred back to officials for study and report.

The Crime Intelligence Unit (C.I.U.) is responsible for dealing with organized crime, with activities of major criminals and with matters which may affect the welfare and/or security of the community but which cannot be handled on an individual report basis.

The establishment is 1 Officer and 17 members including 2 Policewomen. On November 4, 1969, Council approved the move of the Unit to the Fire Alarm Building.

continued . . . / 7

Item No. 3 cont'd

The Unit, since moving, has assumed additional responsibilities under the National Crime Intelligence Centre in Ottawa. This body arose out of a joint Federal-Provincial Conference on Organized Crime in 1966 and attended by all Attorneys-General whereby Provincial and Federal responsibilities on this and related subjects are established and designated forces accept responsibility for the constant surveillance of specified persons. The Chief Constable is a member of the National Executive Committee which controls the operations.

Prior to the move, typing and related services were supplied from the Department's Secretarial Pool. No data is available on the volume of work so done. In any event, various considerations would make it inconclusive. Since the Unit has moved and pending this report, it has used the two Policewomen for such work. This is unsatisfactory for a number of reasons.

An analysis of the clerical workload of the Unit has been made based on data collected during a 2 week activity study. Limiting the study to the hours of 8:30 - 4:30 p.m. only, it has been determined that:

1. Each Policewomen spent an average of 4½ hours per day, and
2. Each male member on day shift spent an hour a day

on clerical work which could be performed by a competent civilian without training in police skills.

In total there is sufficient clerical work in the Unit for two civilian employees. However, consideration of job designs and the subject matter of the work mean that the introduction of two clerical positions would not yield proportional benefits for some time.

It is recommended that one Clerk-Steno position be introduced immediately to perform work as detailed below. During 1971 further studies will be made of job design and work flows and one more clerical position may be recommended later in the year.

THE DIRECTOR OF PERSONNEL SERVICES REPORTS AS FOLLOWS

'The incumbent will be responsible for composing a wide variety of letters and reports based on factual information at her disposal and for routing this information to various internal and external sources on a 'need to know' basis. These functions will be largely performed independently and the routing phase will particularly require utmost discretion. In addition, the incumbent will prepare monthly summaries of activities (e.g. crime trend reports) and make a variety of transcriptions from tapes dealing with police matters. This latter phase, as with the other functions, will require extreme accuracy due to the nature of the work performed in the Unit. Finally, the incumbent of this position will occasionally supervise subordinates provided from a secretarial pool as the workload requires. In consideration of these factors, I now wish to recommend that this position be established at the Clerk-Stenographer III level (Pay Grade 13) effective when filled.

The estimated recurring annual cost of this proposal determined at the midstep in the pay range at 1971 rate and including fringe benefits at 10% will be $6,758.'

continued . . . / 8

Item No. 3 cont'd

SUMMARY

Incumbent	Proposed Classification	Effective Date
New Position	Clerk-Stenographer III P.G. 13 ($463-552) 1st half 1971 ($472-563) 2nd half 1971	When filled

The estimated salary costs of the proposal for 1971 are $5,628 ($6,758 for full year).

One time expenditures required to provide furniture (subject to availability of surplus furniture) and typewriter for the incumbent are:

Desk	$210
Steno Chair	53
IBM Selectric Typewriter	600
	$863

The Comptroller of Accounts advises that if approved, funds amounting to $5,628 for salaries and $863 for furniture and typewriter will be provided in the 1971 Police Department estimates.

The report has been discussed with the Chief Constable and the Business Manager, Municipal & Regional Employees Union, both of whom concur herein.

RECOMMENDED that:

1) an additional Clerk-Steno III position in the Police Department be established for the purposes set out in this report,
2) necessary funds amounting to $5,628 for salaries and $863 for office equipment be provided in advance of 1971 Budget approval,
3) the classification report of the Director of Personnel Services be adopted."

Your Board submits the report of the Director of Finance and the Co-ordinator of Data Processing and Systems for Council CONSIDERATION.

4. Grant: Playhouse Theatre Company
For 1970/1971 Season

City Council on September 8, 1970, passed the following Motion in connection with a report of the Board of Administration dated September 4, 1970, concerning a grant to the Playhouse Theatre Company of $29,000:

"THAT a grant of $15,000 in theatre rental time for the year 1970 be approved to the Playhouse Theatre Company and it be recommended to the 1971 Council that a grant of $14,000 in theatre rental time be approved for the 1971 portion of the 1970/71 season."

continued . . . / 9

Item No. 4 cont'd

The Board of Administration has been advised by the Director of Finance that the full grant of $15,000 for theatre rental time for 1970 was not utilized, and there is a balance of $1,345.

Your Board submits the grant request of $14,000 in theatre rental time for the consideration of Council, as part of the Playhouse Theatre Company's 1971 portion of its 1970/71 program. Also submitted for Council consideration is the $1,345 remaining from the 1970 portion of the Playhouse Theatre Company's grant, which amount was not expended by December 31st.

Council may wish to consider whether this latter amount should be added to the $14,000, it being understood that whatever is approved may only be utilized for theatre rentals.

(Copies of Board of Administration report dated September 4, 1970, are circulated for the information of Council.)

5. Civic Luncheon: League for the Exchange of Commonwealth Teachers

Last year, the Council approved a Civic Luncheon to the League for the Exchange of Commonwealth Teachers.

The organization has again written requesting a similar luncheon this year for about 16 persons from Great Britain and 8 executive members of the local organization. It is advised that when teachers from British Columbia visit Great Britain on this exchange program, they are entertained at Lancaster House by Her Majesty Queen Elizabeth The Queen Mother.

The Teachers Association, University of British Columbia, and the Vancouver School Board have shared in welcoming the exchangees in various ways.

If a Civic Luncheon is granted, it is expected the cost will be approximately $160.00.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of letter dated November 4, 1970, are circulated for the information of Council.)

***** FOR ADOPTION SEE PAGE(S) 594-5

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT January 22, 1971

RECOMMENDATION

1. "New Research in Dental Caries"
Attendance - Three Employees
Health Department

The Director of Personnel Services reports as follows:

"The above course is being offered by the Continuing Dental Education Division of the School of Dentistry, University of Washington at the Holiday Inn, Bellevue, Washington on February 17th, 1971, to inform about recent advances made in the scientific understanding of the carious processes, presently available methods of various control, and the use of these new methods and their predictable impact on dental practice.

The City Medical Health Officer wishes Dr. I. Glasgow, Dentist I, Mrs. L. Masse and Miss C. Elmore, Dental Assistants to attend. He advises that the three employees would travel in one car. Total expense to the City is estimated at approximately $85.00 (Transportation - $12.00, Tuition Fees - $25.00 for the Dentist and 2 x $15.00 for the Dental Assistants, Meals - $15.00 and U.S. Exchange - $2.00). In addition, the three employees would require one day leave of absence with pay each.

The Comptroller of Accounts advises that the amount of approximately $85.00 would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request meets the basic requirements set out in Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

*****

FOR ADOPTION SEE PAGE(S) 595

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 22, 1971

RECOMMENDATIONS

1. Sale: S/S Frances Street
McLean to Clark Drive
(M-1 Light Industrial)

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 15, Block 17, D.L. 182, Plan #398

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Alfred Horie Construction Co. Ltd.	15	41' x 122'	$12,500.00	City Terms @ 9-3/4%	Subject to a bulkhead agreement required 10' above Frances St.

2. Heather Street End North of C.P.R. R/W
and Water Lot 3655
Sit: N/S 6th Avenue

The Supervisor of Property and Insurance reports as follows:

"The City street end and Provincial Government Water Lot were leased to Johnston Terminals Limited for storage purposes from March 1, 1960 for 14 years and 10 months at a rental based on 6% of the assessed value of the land, plus taxes plus the rental charged by the Provincial Government for the water lot. This formula produced a gross rental of $334.23 per month during 1970. The rental is subject to review every 5 years.

The rent was reviewed in 1965 with the result that the existing rental formula was producing a rental in conformity with the rentals charged in the area by the C.P.R. and the Provincial Government.

As a result of the False Creek acquisition, the City now owns the water lot and negotiations with Johnston Terminals have resulted in their agreeing to pay an increased rental of $306.63 per month plus taxes as of January 1st, 1971. This formula produces a rental of $411.52 per month, based on 1970 taxes.

The leased area is in Stage 4 of the False Creek Development Plan, and it is unlikely that the lands will be required before 1973. The City has the right to cancel the present lease on 3 months notice.

RECOMMENDED that effective January 1st, 1971, the rent of the above noted property be increased to $306.63 per month, plus property taxes as if levied."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Willow Street end North of C.P.R. R/W
Water Lot 3653 N/S 6th Avenue

The Supervisor of Property and Insurance reports as follows:

"The City street end and Provincial Government water lot were leased to Alberta Lumber Company Limited for lumber storage from January 1st, 1955 for 21 years at a rental based on 6% of the assessed value, plus taxes, and plus the rental charged by the Provincial Government for the water lot. This formula produced a gross rental of $346.27 per month during 1970. No buildings are on the property. The rental is subject to review every 5 years.

The rent was reviewed in 1960 and 1965 with the result that the taxes, plus 6% of the assessed value formula produced a rental in conformity with rentals charged by the Canadian Pacific Railway and the Provincial Government.

As a result of the False Creek acquisition, the City now owns the water lot and extended negotiations with Alberta Lumber have resulted in their agreement to pay an increased rental of $507.77 per month, plus taxes, as of February 1, 1971. This formula produces a rental of $627.42 per month based on 1970 taxes.

The leased area is in Stage I of the False Creek Development Plan and early 1973 is the target date for the start of construction. The City has the right to cancel the present lease on 90 days notice.

RECOMMENDED that effective February 1, 1971, the rent of the above-noted property be increased to $507.77 per month, plus property taxes, as if levied."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 595

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 2, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Phillips

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from The New School, under the direction of Mrs. James.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 26, 1971, be adopted after amendment to Page 9, re New Provincial Courts (Vancouver) Complex by changing (a) regarding additional Court Rooms, to read as follows:

> 'for inclusion of two additional Court Rooms on the appropriate upper floor'.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

The Council (in Committee) recessed to continue with a particular Report Reference in #1 Committee Room.

REPORT REFERENCE

Phillips, Barratt and Partners (Mr. L. Narod)	Freeway Connection: Georgia Viaduct to Highway #401

At the conclusion of this oral representation as a progress report, it was noted the consultants expect their next report to the Council to be a final report with various recommendations including cost estimates. The report can be expected in June, 1971.

It was also noted that there is a Liaison Committee on which citizens in the area are represented and this Committee has received a similar progress report.

The Council (in Committee) recessed to continue the Report Reference part of the Agenda in the Council Chamber.

The Council (in Committee) reconvened in the Council Chamber at approximately 10:20 A.M. with the same members of Council present.

REPORT REFERENCE (cont'd)

Assistant Director of Civic Development	Review of Development Policy: Area bounded by Charles, Adanac, Cassiar Streets and Boundary Road

(for Council action see pages 3 and 6)

At 10:45 A.M. the Council (in Committee) recessed and after an 'In Camera' meeting continued in open session at approximately 11:40 A.M. with the same personnel present.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Tag Days: International Association of Lions Clubs
(b) Bicycle Registration

COMMUNICATIONS OR PETITIONS

1. Film: 'Multiply and Subdue the Earth'

The Council noted a communication from the Chairman of the Town Planning Commission advising of a 60-minute film entitled 'Multiply and Subdue the Earth', which is an American documentary given distribution in Canada by the National Film Board. It is suggested that the Council may wish to see this film and that possibly the Regional District might wish to be included.

MOVED by Ald. Adams,
THAT suitable arrangements in this regard be left in the hands of His Worship the Mayor.

- CARRIED

2. Delegations: Four Seasons Hotel Development

The Council, on January 26, 1971, instructed a meeting with the Park Board be held regarding review of the Four Seasons Hotel development proposed and that other delegations be heard at that time.

His Worship the Mayor reported the meeting will take place after February 16th.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report January 29, 1971

Works and Utility Matters

Complaint from Canadian Westinghouse Ltd. regarding the award of Contract 29-70-14 for Street Lighting Luminaires (Clause 2)

The Board of Administration submitted a report of the Deputy City Engineer and the Acting Purchasing Agent on a complaint received from Canadian Westinghouse Limited in the matter of the amount of local content stated in a tender of Northern Electric Limited, which was accepted for street lighting luminaires. Details in this connection are set out in the report.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Complaint from Canadian Westinghouse Ltd. (cont'd)

MOVED by Ald. Linnell,
THAT when a 5% local content credit is being given to tenderers for the supply of services or goods to the City, it be required that such tenderers file details of the local content with their tenders; such information to be to the satisfaction of the Board of Administration.

- CARRIED

MOVED by Ald. Sweeney,
THAT information on file as a result of the tender call for street lighting luminaires, Contract No. 29-70-14, be furnished to the Minister of Consumer Affairs for investigation.

- CARRIED

MOVED by Ald. Wilson,
THAT a copy of the communication from Canadian Westinghouse Construction & Industrial Sales Ltd. dated December 29, 1970, setting out information respecting the location of manufacture of various parts involved in this tender, be referred to the Industrial Development Commission of Greater Vancouver for information.

- CARRIED

B. Review of Development Policy: Area Bounded by Charles, Adanac, Cassiar Streets and Boundary Road

The Council considered the Board of Administration report of January 27th reviewing development policy respecting the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road. Detailed information by the Director of Planning is contained in this report under the following headings:

Purpose of the Study
Description of the Study Area
Analysis
Alternative Schemes, 1, 2, 3.
Conclusions
Recommendations

After due consideration it was,

MOVED by Ald. Adams,
THAT the Director of Planning be instructed to take the necessary action with respect to rezoning of sites 1 and 2, of Scheme 2, as shown on Planning Department map dated November, 1970, and subsequent to rezoning, the Council determine disposition of these two sites.

(see page 6)

MOVED by Ald. Rankin, in Amendment,
THAT the following words be inserted at the commencement of Alderman Adams' motion:

'THAT Interim Development Scheme 3 be approved in principle and the appropriate officials report further on the details of property acquisition, interim site consolidation, zoning and interim leasing, and'

(see page 6)

The Council (in Committee) recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Phillips

UNFINISHED BUSINESS

1. Tag Days: International Association of Lions Clubs

A representative of the International Association of Lions Clubs appeared in support of a request that permission be granted to the Lions Clubs to conduct their annual tag day on Friday, May 7th and Saturday May 8th, 1971.

The Council tag day policy prior to change in 1970 granted approval on application for tag days from the following organizations:

The Loyal Protestant Home for Children
Vancouver Poppy Fund Committee (Poppy Day)
The Kinsmen Club of Vancouver (Apple Day)
Coordinating Council of Lions Clubs (Carnation Day)

However, in 1970 when the matter was reviewed it was noted the Loyal Protestant Home for Children have not used their privilege since 1966. After due consideration on May 12, 1970, Council adopted the following recommendation of its General Purposes Committee:

"THAT the Council of the City of Vancouver not approve any Tag Day in the City on public property with the exception of the Annual Tag Day held in support of the Poppy Fund'.

After further consideration of the whole matter it was,

MOVED by Ald. Bird,
THAT the following two organizations have their annual tag day privileges re-instated, on receipt of annual applications,

The Kinsmen Club of Vancouver (Apple Day)
Coordinating Council of Lions Clubs (Carnation Day)

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Linnell	Alderman Sweeney
Alderman Calder	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	

The motion was declared carried.

UNFINISHED BUSINESS (cont'd)

2. Bicycle Registration

The Board of Administration submitted, under date of January 20, 1971, a report of the Chief Constable and Director of Permits and Licenses pursuant to Council's instructions on the matter of bicycle registration.

In this regard delegations in support were received from the following:

Mr. M. Smith - petition filed

B.C. Safety Council - brief filed dated February 2, 1971 proposing central bicycle registry for metropolitan Vancouver maintained by the B.C Safety Council

Vancouver Bicycle Club - letter filed

A communication was received from the Chairman of the School Board expressing support for bicycle registration.

Commissioner Ryan reported that the Advisory Committee of the Greater Vancouver Regional District is considering this whole matter and will report to the District.

MOVED by Ald. Rankin,
THAT the City of Vancouver approve compulsory bicycle registration and the following recommendations be adopted, taken generally from the Board of Administration report of January 20, 1971:

1. the City Building Inspector be requested to report on the availability of space in the Oakridge Sub-Station or other suitable locations, for inspecting bicycle registration numbers and installation of their licenses, keeping in mind that access should be readily available from the street or driveways. This report will undoubtedly require additional costs.

2. the fee be increased to $1.00 per year for registration, 50¢ for transfer of license and 50¢ for duplicate license.

3. the registration year to be from September 1st to August 31st to coincide with the opening of school.

4. the additional staff be approved subject to established personnel procedures and funds made available in the Police Department budget (part year 1971).

5. funds be approved for the temporary help in the 1971 Police Department budget.

6. the Chief Constable be authorized to arrange for issue of registration by bicycle dealers.

7. the Corporation Counsel be requested to prepare the necessary By-law.

8. the Coordinator of Data Processing & Systems be instructed to review the staffing after 12 months operations, as well as the level of service provided.

FURTHER THAT the Board of Administration look into sources of revenue from fees, bicycle recoveries, etc.

- CARRIED

MOVED by Ald. Adams,
THAT this matter be tabled until such time as the Regional District receives a report from its Advisory Committee.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. continued:
Review of Development Policy:
Area Bounded by Charles, Adanac,
Cassiar Streets and Boundary Road

Further consideration was given to the Board of Administration report dated January 27th reviewing development policy in respect of the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road.

In the earlier consideration this day a motion was proposed by Alderman Adams and an amendment by Alderman Rankin: however, at this latest consideration, by general agreement, the motion and amendment were combined as follows:

MOVED by Ald. Adams,
THAT Interim Development Scheme 3 be approved in principle and the appropriate officials report further on the details of property acquisition, interim site consolidation, zoning and interim leasing, and

FURTHER THAT the Director of Planning be instructed to take the necessary action with respect to rezoning of sites 1 and 2, of Scheme 2, as shown on Planning Department map dated November, 1970, and subsequent to rezoning, the Council determine disposition of these two sites.

- CARRIED

At this point the Council (in Committee) observed a short recess and reconvened in the Council Chamber at approximately 4:00 P.M. with the same personnel present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Auxiliary Inspection:
Air Pollution (Clause 4)

The Board of Administration advised in respect of auxiliary inspection in the matter of air pollution concluding that it is not considered by the officials that a program of auxiliary inspections should be undertaken at this time.

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

Salvaging at Vancouver's Sanitary
Landfill Site - Delta (Clause 5)

It was agreed that this clause be deferred to consideration of motions later this day.

(see page 14)

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 3 of the report of the Board of Administration (Works and Utility matters), dated January 29, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Additional Office and Clinical Space:
Health Unit 2

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Social Service and Health matters), dated January 29, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

Park Board's Request for Delegation:
Parks in Champlain Heights

It was agreed to defer consideration of the report of the Board of Administration (Harbours and Parks matters), dated January 29, 1971, pending the hearing of a delegation as requested.

Building and Planning Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated January 29, 1971, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

Fire and Traffic Matters

Cancellation of Project: 1970 Capital Communications Program re relocation of Fire Alarm Boxes

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 29, 1971, be adopted.

- CARRIED

Finance Matters

Civic Dinner: All-Japan International
High School Rugby Team (Clause 1)

The Board of Administration advised of a communication from the Vancouver Junior Rugby Association stating the All-Japan International High School Rugby Team will be visiting in British Columbia. It is requested the City host a civic dinner or luncheon in connection therewith. The estimated cost of a luncheon is $350.00.

MOVED by Ald. Broome,
THAT the City host this luncheon up to an expenditure of $350.00 and the Entertainment Committee be empowered to make the necessary arrangements.

- CARRIED

Civic Dinner: Canadian
Society for Education through Art (Clause 2)

The Board of Administration submitted a request from Professor Black of the University of British Columbia that the City host a civic luncheon for the Annual Assembly of the Canadian Society for Education through Art to be held October 12 - 16.

The Council did not take action to approve this request.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Capital Expenditures:
Pacific National Exhibition (Clause 5)

The Board of Administration submitted a report of the Director of Finance containing request from the General Manager of the Pacific National Exhibition that the Council approve the final stage, at an estimated cost of $285,000, of the Forum Building renovations, the funds to be provided from P.N.E. Reserves.

MOVED by Ald. Adams,
THAT the proposed capital expenditure be approved.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Finance matters), dated January 29, 1971, Clause 3 be received for information and Clause 4 adopted.

- CARRIED

C. Personnel Matters
Supplementary, January 29

Leave of Absence with Pay:
Neil Ellett, Finance Department (Clause 2)

It is advised by the Canadian Soccer Football Association that Mr. Neil Ellett in the Revenue and Treasury Division, has been selected as one of 30 amateur players from which the Association will form the Canadian National Soccer Team. It is requested Mr. Ellett be granted leave of absence for possibly four weeks, i.e. two leaves of two weeks duration each and all or part of Mr. Ellett's salary be paid while absent, all to be subject to his being selected for the team.

MOVED by Ald. Bird,
THAT Mr. Ellett be granted two weeks leave of absence with pay, in accordance with request received; it being understood he will apply two weeks of his vacation period for this purpose.

- CARRIED

Auto Allowance: 4 Positions of
Personnel Technician (Clause 1)

MOVED by Ald. Broome,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated January 29, 1971, be adopted.

- CARRIED

D. Property Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Property matters), dated January 29, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Car Wash with Gasoline Filling Pumps

The Board of Administration, under date of January 5, 1971 reported on a development permit application from J & A Enterprises Limited to erect a new automatic car wash with gasoline filling pumps at the S/W corner of West Broadway and Balaclava Street. The Technical Planning Board and Town Planning Commission recommended approval, subject to a number of conditions set out in the report. When the report was considered the Council requested a further report in respect of hours of operation, site accommodation, traffic problems and awareness of householders in the area of the development. Under date of January 29, 1971, the Board of Administration reported on the details requested.

After due consideration it was,

MOVED by Ald. Adams,
THAT the development permit application be approved on the basis of the recommendations of the Technical Planning Board and Town Planning Commission, contained in the Board of Administration report of January 5, 1971, with the exception of recommendation 4 regarding hours of operation;

FURTHER THAT the hours of operation be:

8:00 A.M. to 6:00 P.M., Monday to Saturday inclusive

Closed all day Sunday

- CARRIED

MOVED by Ald. Hardwick in Amendment,
THAT the hours of operation be 8:00 A.M. to 9:00 P.M. Monday to Saturday inclusive.

- LOST

A recorded vote was requested on the Amendment. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Hardwick	Alderman Bird
Alderman Broome	Alderman Linnell
Alderman Calder	Alderman Adams
	Alderman Rankin
	Alderman Sweeney
	Alderman Wilson
	His Worship the Mayor

The amendment was declared lost.

(The motion of Alderman Adams was put and carried.)

F. Tender: 30 cu. yd. Front-Loader Packer Refuse Bodies

The Board of Administration, under date of January 21, 1971, submitted a report as received from the City Engineer and the Purchasing Agent in the matter of tenders for supply of two 30 cubic yard Front-Loader Packer Refuse Bodies. After due consideration of the information in the report it was,

MOVED by Ald. Bird,
THAT the low tender of Reliance Truck Equipment Ltd., which is recommended, be accepted in the amount of $16,676.00 each, plus 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. View Obstruction:
3513 Point Grey Road (Dr. Telford)

The Board of Administration, under date of January 27, 1971. submitted a report of the Director of Planning in answer to questions from Dr. D. Telford, contained in his letter of December 14, 1969, regarding restriction of buildings on the N/S of Point Grey Road from affecting the view of adjoining properties, and regarding any approval granted to construct a porch extending 2 feet into the side yard of the immediate easterly neighbour of Dr. Telford at 3513 Point Grey Road.

MOVED by Ald. Adams,
THAT the communication from Dr. Telford be received and he be furnished with a copy of the Board of Administration report of January 27, 1971.

- CARRIED

H. Travel: 'Sounds of Life'
Exhibit: (Museum)

MOVED by Ald. Bird,
THAT, pursuant to report of the Board of Administration dated January 29, 1971, and in connection with the proposed 'Sounds of Life' exhibit at the Centennial Museum, authority be granted to Mr. Earl Olson, Curator of Natural History, to undertake the proposed collection trip referred to in the report, particularly visiting the following locations:

February 5 - 8	Zoological Park, Brookfield, Illinois
February 9 - 12	University of Toronto
February 14 - 17	National Museum, Ottawa
February 19 - 25	The Pas, Manitoba
February 27	Denver Museum of Natural History

the estimated cost being $1,225.00, such funds to be made available from account No. 8513/1423 (Search and Travel Collections).

- CARRIED

I. False Creek-Lease of City-owned Lands:
Vancouver Salt Company Limited
E.L. Sauder Lumber Co. Ltd.

The Board of Administration, under date of January 29, 1971, submitted the following report of the Supervisor of Property and Insurance:

"Reference is made to Council Resolution of August 5, 1969, wherein Council, after reviewing the Board of Administration Report concerning length of leases, approved the granting of a new lease to the above two Companies for their respective areas but limited the tenure to the year 1988.

The original E. L. Sauder Lumber Co.Ltd. lease request was for a much longer term (to the year 2001) being part of an overall settlement for loss of leasehold in connection with the City's 1958 Incinerator Site proposal, as reported to Council by the Board of Administration on June 18, 1969.

In view of the limiting of tenure to 1988, it was necessary to renegotiate with E.L.Sauder, and Council on December 9, 1969, approved the Board of Administration Report of December 5, 1969, concerning a new lease proposal to the year 1988 but due to the elapsed time, the Company requested that commencement be updated from June 1, 1969 to November 1, 1969.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

False Creek - Lease of City-owned Lands
Vancouver Salt Company Limited
E.L. Sauder Lumber Co. Ltd. (cont'd)

The Vancouver Salt Co. lease and the E.L.Sauder lease are interdependent insofar as these firms must enter into a separate agreement between themselves and the City for provision of an access road and drainage easement through the E.L.Sauder leasehold, and the Vancouver Salt Co. must surrender a portion of the property, now under lease to it, and enter into a new lease of the reduced balance of such property before Council Resolution of August 5, 1969 could be put into effect. The Vancouver Salt Co. has requested that the commencement date of its lease be brought forward.

The Resolution of Council, December 5, 1969, confirming the revised arrangements concerning the E.L.Sauder lease, created a three-month difference in commencement dates, i.e. Vancouver Salt Co., August 1, 1969 and E. L. Sauder, November 1, 1969.

Subsequent to that Resolution the Corporation Counsel proceeded to prepare the required lease agreements in accordance with Council's instruction. Although both firms received a draft form of their respective leases early in 1970, for various reasons agreement between the parties to a final form has not been effected.

Sauder alleges that it has not been in a position where it would have been prudent to carry out their proposed expenditures without a signed lease in their possession. However, it is noted that Sauder's existing lease of Lot 45 does not expire until December 2, 1972 with the balance of his existing leases with the City expiring May 31, 1976.

Both Companies have requested a change in commencement dates as follows:

VANCOUVER SALT CO. LTD. - By letter dated January 25, 1971, Russell & DuMoulin, Agents for the lessee, have requested that their client's lease commencement date coincide with the E.L. Sauder Lumber Co. Ltd. lease as of November 1, 1969. Such change in the commencement date would result in a loss of $1,102.50 in basic rental for the three-month period.

E. L. SAUDER LUMBER CO. LTD. - By letter dated, January 22, 1971, Mr. J. C. Southcott of Sauder Industries Ltd. has requested that in view of the delays in finalizing the lease that the commencement date be changed to the first of the month in which the lease is executed by the parties. Such change would, to January 1, 1971, produce a loss in basic rental of $9,951.52.

Further, it should be pointed out that if the E.L.Sauder date is advanced to that corresponding to the ultimate execution of the lease, Vancouver Salt may seek a like change in date.

It is suggested that in view of the complexity of the situation concerning these lease agreements, Council may wish to instruct the Supervisor of Property & Insurance to renegotiate a common commencement date taking into consideration the delays incurred by all parties and when agreement is reached a joint report be made back to Council for approval."

MOVED by Ald. Wilson,
THAT the foregoing suggestion, i.e. renegotiation of a common commencement date for report back, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Archives Complex

The Special Committee on Centennial Project - 1971, comprising Aldermen Sweeney, Linnell and Calder, submitted the following report under date of February 1, 1971:

"Council at its meeting January 19, 1971 passed the following resolution:

> "THAT the Council approve in principle its Centennial project, to be located in Vanier Park, an Archives complex and other related facilities including storage space; the project to be constructed within the Centennial funds available."

At that same meeting Council established the undersigned as a Special Committee to "work with staff in bringing into Council as quickly as possible, a detailed proposal based on the Council's action in approving in principle an Archives complex Centennial project at Vanier Park.

The Committee met with the City Clerk, the Board of Administration and Mr. H. W. Pickstone of the City Planning Department at its first meeting for purposes of orientation and planning future action. At that meeting the Committee reviewed all the proposals which had been submitted by various groups and individuals and requested that certain groups meet with the Committee to give the Committee further information on the project, its management and costs of operation and possible sources of funds other than the Centennial grant. A copy of the Minutes of that meeting are attached as Appendix "A" for information.

After the Committee had heard these groups it considered the instructions of Council and with the assistance of staff members and the Architect which had been appointed by Council, directed its efforts towards the exploration of the costs etc. of Archives Centennial Museum extension and civic display area.

The City Clerk, the Architect and Mr. Pickstone visited the Provincial Archives in Victoria and following discussions with the Provincial Archivist, developed preliminary space requirements for the Archives. Preliminary space requirements for the new extension for the Centennial Museum were obtained from the Acting Director of Museums.

The Committee noted that the total funds available for the project were $1.14 million and with the information on hand re. the requirements of the Archives and the Museum extension, it was found that, lacking precise design details, the funds available would provide for the Archives and Museum extension but may not provide for a civic display area.

Your Committee wishes to acknowledge the expert advice given to the City Clerk and the Committee by the Provincial Archivist and the Federal Archivist who have made invaluable suggestion and comment, and have offered continuing co-operation.

At the last meeting of the Committee the Architect was requested to provide, for the information of Council, a building program showing space requirements on the following basis:

1) Archives and Museum extension.
2) Archives and Museum extension and Civic Display area.
3) Archives and Museum extension and tourist bureau facilities.

The report of the Architect is attached as Appendix "B".

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Archives Complex (cont'd)

Also attached for the information of Council is a statement prepared by the City Clerk which discusses the concept of Archives and record centres. (Appendix "C")

After considering the matter at some length in four separate meetings, (January 22, 25, 26 and February 1) your Committee RECOMMENDS

That the City of Vancouver make application immediately for a Centennial grant to provide for the housing of Archives, extension to the Centennial Museum and space for a Civic Display Area; the project to be developed in that sequence and to be carried out to the extent that funds are available.

That the City of Vancouver determine a name for the Archives, bearing in mind previous actions of Council. (Appendix "D")

That the Architect be instructed to prepare sketch plans, cost estimates and a construction program at the earliest possible date for approval by Vancouver City Council.

That the Board of Administration be instructed to take all necessary steps to expedite and carry out the project and to report to Council on progress from time to time and on such other matters that may require Council action."

(Appendices referred to
are on file in the City Clerk's Office)

MOVED by Ald. Sweeney,
THAT the foregoing report of the Special Committee be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Outdoor Burning

On January 26, 1971, Notice was given of the following motion:

MOVED by Ald. Linnell,
SECONDED by Ald. Calder.
THAT all outdoor burning be banned in the City of Vancouver.

- LOST

(The motion was put and lost).

(Alderman Calder is recorded as voting for the motion)

MOTIONS (cont'd)

2. Salvaging at Delta Sanitary Landfill Site

On January 26, 1971, Notice was given of the following motion:

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT Council rescind the motion allowing garbage pickers to operate on the Delta landfill operation.

- CARRIED

Earlier in the proceedings the Council noted Clause 5 of the report of the Board of Administration (Works and Utility matters), dated January 29, 1971, giving detailed information on the matter and particularly reference to the views of Delta Municipality expressing opposition to salvage operations.

The motion was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	Alderman Rankin
Alderman Sweeney	Alderman Hardwick
Alderman Calder	
Alderman Bird	
His Worship the Mayor	
Alderman Linnell	
Alderman Broome	
Alderman Adams	

The motion was declared carried.

3. 1971 Budget

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the Board of Administration and the Director of Finance be instructed to review, with Department Heads and Boards, the budget estimates submitted for the year 1971 in an endeavour to effect reductions as considered advisable; it being understood that the Board of Administration and Director of Finance are not to approve increases in standards of service or increases in staff, and subsequent thereto, a first revised report on the budget be submitted to the Council.

- CARRIED

MOVED by Ald. Hardwick, in Amendment,
SECONDED by Ald. Linnell,
THAT the following be added to the motion of Alderman Adams:

'that the City Council have an opportunity to question Department Heads as to their programs when the full budget is brought forward'

- LOST

(The motion of Alderman Adams and Alderman Broome - Carried.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Transportation Committee: Canadian Federation of Mayors and Municipalities	advised of a meeting of the Transportation Committee of the C.F.M.M. in the near future for the purpose of preparing a Federation Brief for submission to the Federal Government in an endeavour to obtain Federal participation in the transportation problem of urban areas.
Alderman Sweeney - Appointment of Archivist	referred to the need of early appointment of an Archivist and requested a report be made by the Board of Administration at an early date. Commissioner Ryan advised a class specification has been drafted and action to advertise for the position will be taken as quickly as possible.
Alderman Calder - Pollution and Prosecutions	advised that one of the problems being experienced in obtaining prosecutions in respect of air pollution has been the fact that the Prosecutor involved in the preliminary stages is not always the same Prosecutor when the particular case is being heard in Court. The Alderman requested, therefore, that His Worship ask the City Prosecutor to endeavour, where possible, to retain the same Prosecutor during the Court action as has been involved in the preliminary arrangements.
Alderman Hardwick - Road Standards: N/W Marine Drive and Point Grey Road - Policy	again enquired when a report would be submitted to Council on the subject of road standards: N/W Marine Drive and Point Grey Road - Policy. Commissioner Ryan advised it would be in the near future and he would advise Alderman Hardwick.
Alderman Broome - Pollution of Campbell River	referred to the poisoning of the Campbell River with effluent from a nearby company operation and that a fine of $500.00 was assessed against the company. The Alderman felt that Council representatives on the Vancouver-Fraser Park District should bring this matter to the attention of the District, since the District has a particular interest in Campbell River Park and the fine appears to be inadequate to prevent recurrence. Alderman Calder, one of the representatives on the Vancouver-Fraser Park District advised he would be absent for the next meeting on Friday of this week and Alderman Rankin, the alternate member, agreed to be present.

The Council adjourned at approximately 5:20 P.M.

***

The foregoing are the Minutes of the Vancouver City Council (Regular) meeting of February 2, 1971.

MAYOR

CITY CLERK

JANUARY 29th, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lane Improvements - New L-Lane West of Findlay Street from 16th Avenue to Commercial Drive.

"Property owners on Commercial Drive and Findlay Street south of 16th Avenue have petitioned for a lane to give rear access to their properties. All of the necessary property has now been acquired for lane purposes.

The estimated cost for opening the lane, including minor alterations to adjoining property is $7,000.

I RECOMMEND that an L-Lane west of Findlay Street from 16th Avenue to Commercial Drive be opened, graded and gravelled and that $7,000 be appropriated for this work from Account Code 146/7914 Grading Unallocated in 1970 Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

2. Complaint from Canadian Westinghouse Ltd. Regarding the Award of Contract No. 29-70-14 for Street Lighting Luminaires

The Deputy City Engineer and the Acting Purchasing Agent report as follows:-

"On December 3, 1970, your Board accepted the recommendation of the City Engineer and Purchasing Agent and awarded the subject contract to the low bidder (Northern Electric Co. Ltd.) for luminaires at a total cost of approximately $47,000.00.

Identical prices were offered by all tenderers, but Northern Electric Ltd. was considered to be the low bidder because of the Council policy which allows a credit of 5% of the local content, when evaluating tenders.

On December 29, 1970, Canadian Westinghouse Ltd. challenged the basis for the award, and contended that Northern Electric could not prove the amount of local content stated on their tender, and that any figure beyond Westinghouse's estimate of 18.5% was unrealistic.

On their tender, the average of Northern Electric's local content estimates was approximately 74%, but after tenders closed they revised their estimates to an average of approximately 55%. They stated that this revision was necessary because they could not obtain locally made ballasts, as planned.

/continued ..

Clause 2 Continued

A review was made of the manufacturing facilities of the tenderers, and the assembly operations, as described by each firm, were considered, and it was concluded that the Northern Electric luminaires would have a higher local content than the Westinghouse luminaires. Northern Electric were questioned on their estimate, and, at our request, confirmed their estimates by letter.

It is our usual practice to accept such estimates at their face value because it would be extremely costly and difficult to verify all local content statements, even if the firms involved would permit an audit of their books.

It was not considered necessary, in our original recommendation, to cover another consideration which favoured the recommended bidder, because it appeared to be a straight-forward low bid award, in accordance with the Council policy which allows a credit for local content. The other consideration was:-

(A) The price of refractors (the most commonly used spare parts) was considerably higher from Westinghouse than they were from Northern Electric. The comparative prices are:

Refractors for:	Northern	Westinghouse
175 watt luminaires	$5.40	$15.00
400 watt luminaires	$9.00	$18.00

We RECOMMEND that Canadian Westinghouse Co. Ltd. be advised that the City has accepted the bid which will have the lowest over-all cost to the City."

Your Board
RECOMMENDS that the report of the Acting Purchasing Agent and Deputy City Engineer be approved.

(Copies of the communication from Canadian Westinghouse Ltd. dated December 29, 1970, are circulated for the information of Council.)

3. Prior Approval for Purchase of a Paint Heater

The City Engineer reports as follows.

"A request for a paint heater for the roadmarking jeep was included in the Traffic Division's 1971 Revenue Budget Submission. The following explanation was given for this request.

For several years we have received complaints that over the Winter our traffic paint lines have deteriorated badly. This matter has been brought up in Council on a number of occasions. At the Council meeting of March 25, 1969, Alderman Broome referred to the condition of the white line markings on roadways and requested a report on the action being taken to repaint these lines. At the Council meeting of

/continued

Clause 3 Continued

February 17, 1970, an enquiry was made concerning the condition of the paint lines on City streets, and particularly the Burrard and Granville Bridges.

A recent change in paint specifications has markedly improved the paint quality. However, a significant further improvement in the condition and durability of paint lines can be obtained by using a paint heater on the roadmarking unit, since painting with our present equipment is restricted to warm weather (basically May to October). With a paint heater, lines can be painted in cooler weather; i.e. earlier in the Spring and later in the Fall, thus reducing the time between paintings over the Winter while maintaining good durability.

In order to have the heater installed by March 15, 1971, for use this Spring, it must be ordered early in February. (Estimated cost $2,585.)

It is RECOMMENDED that prior approval be given for the purchase of a paint heater for the roadmarking jeep, and that the necessary funds amounting to $2,585 be approved in advance of the 1971 Revenue Budget."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION:

4. Auxilliary Inspection - Air Pollution

On December 1, 1970, Council approved a Board of Administration report dated November 27, 1970, on Air Pollution - Manpower Situation. The motion to adopt the report also contained the following:-

"THAT the subject matter of auxilliary inspections be referred back to the Board of Administration for further consideration and to take into account forthcoming Legislation in regard to the Regional District."

The Director of Permits and Licenses reports as follows:-

"It is possible that inspections by City inspectors could be carried out to support the work of the Air Pollution Control Branch. Such inspections, however, should be confined to the visual evaluation of emission plumes from chimneys and stacks and would require the inspectors involved be able to assess such emissions. Inspections for air pollution control reasons within a premises should not be considered for this would require training equivalent to that of an Air Pollution Control Officer, which would not be practical. Although other inspectors could carry out visual inspections, there are disadvantages and these could increase the workload of the Air Pollution Control Officers unnecessarily.

Clause 4 Continued

A. The preparation necessary to institute such a program would take approximately one month. This would be necessary to find the number and types of plumes being produced in order to use them for study purposes. This period of time and subsequently the additional time required by the auxilliary inspectors as they carry out air pollution inspections would encroach on their basic workload.

B. The findings from such inspections would be referred to the Air Pollution Control Officers for further investigation and if necessary, enforcement action. This could result in duplication of effort, i.e. the Air Pollution Control Officers may know of the offenders and have already commenced corrective action; some cases may be the result of temporary malfunction of equipment and not be a blatant offence.

C. To be fully effective inspections should be carried out within the premises when an offence is first noticed. An emission which can be suspect may not be in evidence at a later date.

In view of the foregoing, and of the fact that:-

(i) Responsibility for air pollution control is still unresolved among the Municipalities, Regional District and Province, and

(ii) City Council on December 1, 1970, approved the addition of one Air Pollution Control Officer which will increase inspection coverage,

your Officials believe a program of auxilliary inspections should not be undertaken at this time."

Your Board
submits this report for the CONSIDERATION of Council.

RECOMMENDATION:

5. Salvaging at Vancouver's Sanitary Landfill Site - Delta

The Corporation Counsel and the City Engineer report as follows:

"On December 22, 1970, Council passed the following resolution:

'THAT a suitable number of persons be permitted to salvage at the Delta Sanitary Landfill Site, on a three month trial basis, providing the City is properly indemnified.'

On January 6, 1971, a motion to rescind failed to obtain the required majority.

To date six written and two oral requests have been received asking for permission to salvage at the Sanitary Landfill, the two oral requests are from two of the persons who salvaged at Kerr Road until that site was closed. For the

/continued ..

Clause 5 Continued

trial period no more than two persons should be given permission to salvage and a fair method of selecting those who will receive permits has not yet been determined.

A letter dated January 13, 1971, has been received from the Delta Municipal Clerk addressed to the Vancouver City Clerk. The content of the letter is in part as follows:

'Re: Operation of Landfill Site in Delta.

Members of the Delta Municipal Council have learned of a proposal by the Vancouver City Council to permit salvage operations to be carried on at the sanitary landfill site. Council at a meeting held January 11, 1971, indicated that they were opposed to such salvage operations since it would tend to disrupt the orderly placement of material within the landfill site....'

A copy of the resolution passed at the Delta Council meeting of January 11, 1971, was subsequently obtained. This resolution is as follows:

'THAT the correspondence be received and that the City of Vancouver be advised that Delta is opposed to the proposal to allow salvage operations within the landfill site, and further to advise that in the opinion of Council the landfill operation is not being operated in accordance with the terms of the agreement between the City and Delta.'

This matter has been reviewed by the Corporation Counsel and it is his opinion that the Operation Plan submitted to Delta by the City, and which specifically prohibits salvaging, is only morally binding upon the City. His opinion is that the real difficulty might arise as a result of the clause in the agreement which obliges the City to keep the working face of the landfill operation to a minimum and as narrow as consistent with the proper conduct of the landfill operation, which cannot be done to the same degree if salvaging is permitted. His concern is that while salvaging is not prohibited per se, the fact is that it may leave the City in a position where it may be found to be in breach of the above mentioned clause of the agreement. In such a case, Delta would then be in a position to give notice terminating the agreement.

In view of the above mentioned objection of The Corporation of Delta and the operating difficulties previously stated, WE RECOMMEND that the resolution granting permission for a suitable number of persons to salvage at the Delta Sanitary Landfill on a three month trial basis, be rescinded."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel and the City Engineer be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 634

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Additional Office & Clinical Space
Health Unit 2

Your Medical Health Officer, in co-operation with the Building Inspector and Supervisor of Property and Insurance, submits the following report, concerning the provision of additional space for Health Unit 2.

HISTORY

"The Kerrisdale Community Centre at 2112 West 42nd Avenue currently houses a Community Centre, Library and Unit 2 of the City Health Department. When this building was first constructed, the City Police had a portion of the premises which, upon their departure in 1961, created a space currently identified as Room 10. This space, belonging to the Community Centre, was made available to the Health Unit for a variety of clinical programs (prenatal classes, child health centres, etc.). The Community Centre Association and its director, as well as the Board of Parks and Public Recreation, have all indicated their intention of resuming full use of this space owing to a need for youth and other programs which cannot be accommodated in other community facilities.

The Health Department, since the last additional space increase in 1960, has had numerous staff additions and increased functions (e.g. geriatrics, speech therapy and expanded attendance at other clinical programs). For the past six months the Health Department has attempted to secure alternative accommodation for its many programs in the knowledge that Room 10 would not be available indefinitely. Even had Room 10 been available to the department on a full time basis, there would have been considerable difficulties in operating all its programs in the present premises within the community centre building.

No alternative church, school or other similar facilities were found in the area of this building which could be rented for the continued operation of the Health Unit 2 programs. It is anticipated that some relief of this situation will occur when the new health and welfare building (at Oakridge or Langara Campus) is completed. This is the only large structure within the 5-year Plan for health and welfare and will take considerable time to plan and construct.

SUPERVISOR, PROPERTY & INSURANCE DIVISION

The problem of locating additional space for the various programs of the Health Department at Health Unit 2 has been reviewed with the Health Department. An on the spot survey has been made of the area and confirms the finding of the Health Department that no other alternative, church, school or other similar facilities are available. However, an immediate solution to the problem is possible by obtaining premises at 5957 West Boulevard. These premises, located a short distance from the Unit, may be

Cont/d.

Clause 1 Cont/d.

obtained on a rental basis. Mr. Don Weber of Malibu Management Ltd., Agents for the Owner, has advised that occupation of premises is available upon the expiry of two month's notice to the present tenant on a 5-year lease basis at $3,420.00 per annum, subject to a further renewal if required.

BUILDING INSPECTOR

The following report is submitted as a result of investigation made of the premises at 5957 West Boulevard.

(a) After necessary alterations are completed the premises at 5957 West Boulevard will provide accommodation adequate to the additional requirements of the Health Unit.

(b) The cost of the alterations has been estimated at approximately $8,300.00, which includes for all related heating and electrical work.

(c) To facilitate early completion of the alterations, it is recommended that the Construction Division, prepare drawings sufficient for a Building Permit, and a Contractor be employed to do the work on a cost-plus basis at a cost not to exceed a fixed sum. The type and scope of the work does not warrant the time and cost involved to prepare drawings and specifications sufficient for competitive tenders.

ESTIMATED COSTS

Estimated costs of the alterations to the premises at 5957 West Boulevard, together with furniture and equipment and the annual operating costs are summarized as follows:

Non Recurring

Alterations, including fixtures		$8,300.00
Furniture and Equipment:		
Clinical equipment	$1,275.00	
Misc. office equipment	550.00	
Office furniture	500.00*	2,325.00
TOTAL NON RECURRING EXPENSES		$10,625.00

*Possible reduction in this estimate providing surplus furniture is available due to replacement program in City Hall.

Annual Recurring

	Annual	1971 Proportionate Costs
Basic Rent (based on 5-year lease	$3,420.00	$2,280.00
Janitorial Service	780.00	455.00
Heat & Light	400.00	250.00
Telephone	200.00	120.00
Sundry Supplies	200.00	150.00
TOTAL ANNUAL RECURRING	$5,000.00	$3,255.00

Cont/d.

Clause 1 Cont/d.

The amount of $2,325.00 concerning clinical and office equipment has been compiled from estimates supplied by the Purchasing Division.

The above figures concerning the operating expenses of $3,255.00 for 1971 have been compiled on the basis that date of approval by City Council will permit a June 1, 1971 tenancy of the premises by the Health Department. The 1971 proportion of rental is calculated from May 1st allowing one month for alterations."

Your Board
RECOMMENDS that:

(i) The report of the Medical Health Officer requesting the provision of additional space for Health Unit 2 be approved.

(ii) That approval be given for the necessary Non Recurring funds, amounting to $10,625.00, in advance of the approval of the Health Department 1971 budget.

(iii) The increased operating costs in the amount of $3,255.00 be approved in advance for inclusion in the 1971 Health Department Budget (Proportion of $5,000.00 annual estimate applicable in 1971).

(iv) The City Building Inspector be given authority to award the work to a contractor on a cost-plus percentage basis with a maximum amount to be stated by the Contractor.

(v) Authority be given to enter a 5-year lease for rental of premises at 5957 West Boulevard with Malibu Management Ltd. (Agents for the Owner) at an annual rental of $3,420.00. The City to have the right of renewal for a further year or part thereof at a rental to be mutually agreed upon but containing no arbitration clause.

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FOR ADOPTION SEE PAGE(S) 635

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. Parks in Champlain Heights
Park Board's Request for a Delegation

The Director of Planning and Civic Development reports as follows:

"On March 24th, 1970, Council adopted the following recommendations on parks in what is now called Champlain Heights:

'(a) Council approve the proposals for the exchange of park sites in the Southeast Sector between the Park Board and the City as described in this report and outlined on the plans attached as Appendices I and II.

(b) The Park Board be requested to approve the proposals set forth in this report, following which the existing park sites be resubdivided in accordance with the latest approved plans for the Southeast Sector.

(c) Council reserve for park purposes, the 119.3 acres of walkway, lookout and major park areas, pending their acquisition by the Park Board in accordance with the general policy of Council, i.e. at market value.'

The Board of Parks and Public Recreation, by letter of April 16th, asked to appear as a delegation by the following resolution:

'THAT the Board request to appear before City Council to seek relaxation of the policy of charging the Board market value for the 119.3 acres of parks created from City lands in the Southeast Sector resubdivision.'

Parks in Champlain Heights have been dealt with in four ways:

1) The area as originally subdivided contained 25 acres of parks in the care, custody and control of the Park Board. In the resubdivision this 25 acres was replaced in accordance with the newly established pattern and this was arranged as a straight trade.

2) The major park-golf course extension is 108.7 acres. The original area for the sanitary land fill of about 90 acres was extended by about 5 acres to provide for a "borrow pit" from which gravel was extracted. The 90 acre area of the sanitary fill contains garbage to a depth of about 75 feet in the area of greatest fill, and will not be capable of development for a considerable number of years. Of the 90 acres, an area of about 23 acres adjacent to Marine Drive has a grade of about 30-35% because of the fill and is not capable of use for golf course purposes. The 5 acre

Cont/d.

Clause 1 Cont/d.

borrow pit is now an irregular-shaped crater 50 - 60 feet deep, and thus difficult to use for golf course purposes. To accommodate a nine-hole golf course, therefore, and to develop a road boundary of acceptable grade it was necessary to extend the original 95 acres to the present 108.7 acres. The price estimated in Table II for the whole 108.7 acres is $750,000. This amount is based on a net 80 acres of marketable area after deducting an allowance of approximately 25% for parks, streets and lanes. The said 80 acres could produce some 484 building lots which have a basic value of $10,000 each, excluding service costs. Approximately 1/8 of these lots have been discounted over a period of five years and the remainder for 30 years.

3) The five acre Lookout Park described as an integral part of the park walkway and the Major Park Golf Course is included in Table II of the Park Purchase Program at $275,000.

4) The strip parks are in fact a pedestrian system through the area joining Central Park to the shopping centre, schools, parks and the Fraserview Golf Course, comprise 5.6 acres and are included in Table I of the Park Purchase Program at a cost of $308,000.

When Tables I and II of the Park Purchase Program were reviewed by the Park Board on October 19, 1970, the following resolution was passed:

'THAT the Board resolution of April 13, 1970 that "the Board request to appear before City Council to seek relaxation of the policy of charging the Board market value for the 119.3 acres of parks created from city lands in the south east sector resubdivision ..." be again brought to the attention of City Council.'

Council has approved the Park Purchase Program Tables I and II but it is suggested that if Council wishes to discuss the matter of City-owned land at market value with the Park Board this could be done before the lands in Champlain Heights are transferred to the Park Board.

It is noted that the disposal plans for housing and other sites in Champlain Heights are well advanced and it is important that the lands be transferred to the Park Board fairly early so that park development can keep pace with the residential and other development."

Your Board submits the report of the Director of Planning for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 635

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. 22nd & Renfrew - Gasoline Station:
Alteration, Demolition and Rebuilding

The Director of Planning reports as follows:

"Mr. Shigeru Amano, Architect has filed Development Permit Application No. 54468 to alter, demolish and rebuild a portion of the existing Gasoline Service Station on this site at the north-west corner of 22nd Avenue and Renfrew Street being 2895 East 22nd.

The site is located in a C-1 Commercial District and the Gasoline Service Station Policy report as adopted by City Council in October 1968, permits the alteration of the existing Gasoline Service Station at this location.

The Development as proposed would include demolishing and rebuilding the existing sales area and remodeling the existing building.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 54468 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the alteration, demolition, and rebuilding of a portion of the existing Gasoline Service Station located on this site and subject to the following conditions:

A. Prior to the issuance of the Development Permit

(1) Information is to be first submitted to the satisfaction of the Director of Planning that all tire displays, signs and advertisements other than that permitted by Section 11(10) of the Zoning and Development By-law and cars in a state of disrepair have been first removed from this site.

(2) Revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating

(i) the location of any tire displays on the site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

(ii) the provision on site of a satisfactorily screened location for the garbage containers.

(iii) the provision of a minimum of 5% of the site area in suitable landscaping and the provision of additional suitable screening on the southerly property line from the north west corner of the site to the westerly vehicular crossing on 22nd Avenue.

B. All screening of the site is to be completed in accordance with the approved drawings within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

C. All landscaping is to be provided in accordance with the approved drawings within 6 months from the date of any use or occupancy of the approved development and thereafter to be permanently maintained in good condition at all times.

cont'd . .

Clause 1 continued

D. The development including the use of all open portions of the site to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

E. No signs to be permitted on the site without the prior approval of the Director of Planning and all signs to be in accordance with the requirements of Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 54468 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

2. Blenheim Street - 55th to Celtic
Request to Keep Horses

The Director of Planning reports as follows:

"A Development Permit Application No. 54223 has been filed by Mr. C. Wallace (owner) to construct a 12' x 22' addition to the existing stable at 7226 Blenheim Street. Mr. Wallace also requests permission to keep one additional horse on this site for a total of two horses.

The site is located in a RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

In 1965, City Council approved the keeping of one horse on this site.

The Technical Planning Board have approved Development Permit Application No. 54223 to construct a 12' x 22' addition to the existing stable, subject to the approval of City Council for keeping the additional horse.

The Director of Planning recommends that Council approve the keeping of one additional horse on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. Main Street - Terminal to Industrial
Five Temporary Display Cottages

City Council, at its meeting on January 6th, 1971, considered a recommendation of the City Building Inspector to permit Lindal Homes C.E. Ltd. of 1501 Main Street to retain five temporary display cottages for a further two year period expiring on December 31st, 1972. Your Board was in agreement with this recommendation.

Council passed a motion granting a 30-day extension during which time the Board of Administration would report on the following items:

(a) similar types of temporary buildings in the City.

(b) any tax position which should be considered.

(c) building permit charges, including renewals.

(d) actual use to which these particular temporary buildings are being put.

cont'd . .

Clause 3 continued

Your Board has now received the following report from the City Building Inspector referring to the four items on which Council requested information:

"(a) Similar types of temporary display cottages, although somewhat different in design from those at 1501 Main Street are located at:

44 West Broadway (3 buildings permitted, 2 actually built)

2201 Cambie Street (1 building built without permit. City Building Inspector taking action)

2212 Kingsway (1 building-erected under permit)

(b) The five buildings at 1501 Main Street are erected on privately owned land assessed as follows:

Land	- $87,500
Improvements	- 11,600

The latter includes only the value of the building used as a sales office and takes into consideration the blacktop driveways and landscaping on the whole site.

The other buildings used for display purposes only are not assessed for improvement taxes, regardless of whether they are considered temporary or permanent under building regulations.

The 1970 tax position was:

Land and Improvements	-	$2,869.41
Business Tax (on building used for office)	-	504.00
Business License Fee	-	20.00
	Total:	$3,393.41

(c) The following amounts have been collected for permit fees since the site was first occupied for this purpose:

Development Permits		Building Permits	
Dec. 1966	$12.00	Sept. 1964	$35.75
Jan. 1968	12.00	March 1968	27.50
Dec. 1968	12.00	April 1969	33.00
June 1970	12.00	June 1970	24.75
Dec. 1970	12.00		
	$60.00		$121.00

(d) All five temporary buildings are used to display the various models of recreational type buildings available, summer cottages, chalets, 'A' frames etc., with the provision that one building may be used as a sales office."

Your Board submits the above report for Council INFORMATION.

* * * * * *

FOR ADOPTION SEE PAGE(S) 635

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Cancellation of Project -
   1970 Capital Communications Program
   Re. Relocation of Fire Alarm Boxes

The City Engineer reports as follows:

"Funds were provided in the 1970 Communications Capital Budget for relocating fire alarm boxes from residential areas to high risk areas, as a first of a three year program to improve the effectiveness of the fire alarm system.

Council has now approved a recommendation that a consultant be engaged to study the City's communication needs. It would be inadvisable to proceed with the relocation of this system until the study of communications has been completed.

I recommend that the project for relocating fire alarm boxes from residential areas to high risk areas ($21,000) be cancelled."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

****

FOR ADOPTION SEE PAGE(S) 635

FINANCE MATTERS

CONSIDERATION

1. Civic Dinner: All-Japan International High School Rugby Team

A letter has been received from the Vancouver Junior Rugby Association advising that this Spring, the All-Japan International High School Rugby Team will be visiting British Columbia to play five games. The Association has requested that the City host a Civic dinner or luncheon, as recognition and entertainment to these guests.

The Provincial Government and the local Japanese Consulate and community are participating in entertaining these visitors.

The touring party consists of 29 persons and will be billetted in private homes and train at the Vancouver High Schools to encourage community involvement.

If the request is granted, it is estimated the cost, which will include local teams and officials, will be $350 for a luncheon and $480 for a dinner.

It is noted that it has been the practice of the Council for a number of years to grant similar requests with respect to visiting teams from other countries.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the Association's letter are circulated for the information of Council.)

2. Civic Dinner: Canadian Society for Education through Art

Professor Black, of the University of British Columbia, by letter dated January 20, 1971, is requesting that the City of Vancouver host a Civic luncheon (estimated cost - $1,000) or dinner (estimated cost - $1,500) for the Annual Assembly of the Canadian Society for Education through Art, which will be held October 12 - 16, 1971. The group will consist of Art Educators from across Canada, and 200 - 250 are expected.

The Provincial Government has indicated it will sponsor a luncheon for the delegates, and it is stated that, when the Society holds its Annual Assembly in other cities, the host city either provides a luncheon, a dinner or the like.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of Professor Black's letter are circulated for the information of Council.)

INFORMATION

3. Membership Dues:
Union of British Columbia Municipalities

In a letter dated January 4, 1971, the Executive Director of U.B.C.M. has advised that, because of increasing costs of operation, some additional revenue from membership dues is required for 1971.

As a census will be taken this year and it is expected preliminary population figures will be available before 1972, the U.B.C.M. Executive has decided that as a temporary measure dues will be increased this year by 10%. This will produce additional revenue of approximately $7,700.00. As soon as the new population figures are known, an in depth review of their dues structure will be undertaken to set the schedule for 1972.

Based on the 1966 population figures, the City paid dues of $3,000.00 in 1970; this will be increased this year to $3,300.00.

Your Board submits the foregoing for the INFORMATION of Council, and advises that this amount will be included in the 1971 Budget.

RECOMMENDATIONS

4. Staff Requirements for the
Fraserview Branch Library

The Director of the Vancouver Public Library submitted a request to the Board of Administration for the establishment of ten new positions necessary to staff the new Fraserview Library. The request was referred to the Research and Systems Committee, and the Co-ordinator of Data Processing and Systems and the Director of Finance report as follows:

"Council, on July 14, 1970, approved a Board of Administration recommendation to call for tenders for the construction of the Fraserview Library, and construction is now underway with completion scheduled for June 1, 1971. The number and classifications of the ten proposed positions are consistent with Mt. Pleasant, the other small branch library. The classification of the ten positions, as proposed by the Libraries' Personnel Officer, have been reviewed and approved by the Director of Personnel Services and by the Vancouver Public Library Staff Association, C.U.P.E.

The proposed new positions and associated classifications are as follows:

. . . Cont'd.

Clause No. 4 (Cont'd.)

New Positions	Proposed Classification	Effective Date
1	Librarian III Pay Grade 26 * ($965 - 1,013)	Approx. June 1/71
2	Librarian I Pay Grade 21 * ($673 - 806)	" "
1	Library Clerk III Pay Grade 12 ($491 - 537) **	" "
2	Library Clerk II Pay Grade 9 ($398 - 472)	" "
2	Library Clerk I Pay Grade 4 ($326 - 382)	" "
1	Building Maintenance Man I Pay Grade 15 ($507 - 604)	" "
Part Time 19 hrs. per wk.	Library Clerk II Pay Grade 9 ($2.61 - $3.10)	" "

(1971 rates)
* Plus 7% for 37½ hour wk.
** Shortened range due to supervisory responsibility

The recurring annual cost of this recommendation at 1971 salary rates and including employee fringe benefits at 12% would be approximately $79,620. Costs for the period June 1 to December 31, 1971, would be approximately $40,117.

The necessary funds for the purchase of office equipment and furniture have already been approved by Council.

The Library Director's report suggested that an opening date of July 1 was anticipated, however, it now appears that June 1 is is more likely.

It is recommended that the request of the Director of the Vancouver Public Library which recommended that 10 new positions be established for the Fraserview Library be approved and that the positions be classified as proposed by the Director of Personnel Services and that the 1971 salary costs of $40,117 be approved in advance of 1971 Budget approval."

Your Board RECOMMENDS that the recommendations of the Director of Finance, Director of Personnel Services, Director of the Vancouver Public Library and the Co-ordinator of Data Processing and Systems be approved.

Board of Administration, January 29, 1971 . . . . . (FINANCE - 4)

CONSIDERATION

5. Approval of Capital Expenditure for Completion of Forum Building Renovations at Pacific National Exhibition

The Director of Finance reports as follows:

"The agreement between the City and the Pacific National Exhibition requires City Council approval of all capital expenditures at the P.N.E.

The General Manager of the P.N.E. in a letter dated January 21st advises that the Finance Committee and the Board of Directors of the P.N.E. have approved the final stage of the Forum Building Renovations to cost $285,000.

Council approved the first stage at an estimated cost of $300,000 on September 8, 1970, and the P.N.E. are now requesting approval of the final stage estimated to cost $285,000, the funds to be provided by the Pacific National Exhibition from their Reserves."

Your Board submits the request of the P.N.E. for approval of capital expenditure from P.N.E. funds on the final stage of the Forum Building Renovations, at an estimated cost of $285,000, for the consideration of Council.

(Copies of P.N.E. letter dated January 21, 1971, are circulated for the information of Council.)

* * * * * * *

FOR ADOPTION SEE PAGE(S) 635-6

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 29, 1971

RECOMMENDATION

1. Auto Allowance -
Four Positions of Personnel Technician,
Personnel Services Department.

The Director of Finance reports as follows:

"On January 6, 1971, Council approved the establishment of two new temporary positions of Personnel Technician I for six months in connection with the Job Evaluation Survey of the Outside Classifications. The incumbents will be spending the majority of their time conducting job audits with employees in the field. The transportation problems are such that if City cars were used, two cars would be tied up virtually every day for six months. I, therefore, recommend that an auto allowance of 11¢ per mile, commencing February 1, 1971, be granted for the positions under Personnel Regulation 25-2, 'Intermittent Auto Allowance'.

In addition, two permanent Technicians will be actively involved in the survey - Mr. B. B. Lucas, Personnel Technician I, and Mr. D. H. Pollard, Personnel Technician II. Mr. Lucas will perform duties similar to those of the temporary Technicians on a full time basis for the duration of the survey. Mr. Pollard has supervisory responsibility for the survey and will have to make frequent field checks on the audits performed. In addition, both these men will be conducting re-audits in connection with the Appeal procedure once the basic Survey is finished. I, therefore, recommend that car allowance also be granted to these two positions under the same Regulation, for a temporary period beginning February 1, 1971, and ending October 31, 1971, or until such earlier date by which the survey is completed."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

CONSIDERATION

2. Leave of Absence With Pay -
Mr. Neil Ellett, Finance Dept.

The Canadian Soccer Football Association has written advising that Mr. Neil Ellett, a City employee in the Revenue and Treasury Division of the Finance Department, has been selected as one of thirty amatuer players from which the Association will form the Canadian National Soccer Team.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Canada will be represented in the forthcoming Olympics and Pan-American Games. The preliminary rounds of the Olympics commence early this year, and the Pan-American Games will take place in August.

Since Mr. Ellett is a City employee and is being considered for the Olympic Team, the Association is asking two things:

(a) allow him leave of absence for possibly four weeks; that is, two concentrations of two weeks' duration.

(b) relieve the strain of the Association's budget by paying all or part of Mr. Ellett's salary during his absence from work.

This is all conditional upon Mr. Ellett being selected for the Team.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions. Mr. Ellett received two weeks leave of absence without pay to play in the Pan-American Games in Winnipeg last Summer.

A similar request was made in October of last year concerning a member of the Fire Department, who participated in the Handball Championship held in Dublin, Eire. At that time, the Fire Chief recommended leave of absence with pay for seven working shifts to allow the firefighter to participate. Council, on October 6th, adopted the recommendation.

The City Treasurer and Collector advises that, if two weeks leave of absence were granted Mr. Ellett, and Mr. Ellett used two weeks of his vacation, a replacement would not be necessary.

Your Board submits the request of the Canadian Soccer Football Association for leave of absence with pay for Mr. Ellett for the CONSIDERATION of Council.

(Copies of the Association's letter are circulated for the information of Council.)

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FOR ADOPTION SEE PAGE(S) 636

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 29, 1971

RECOMMENDATIONS

1. Sales - Champlain Heights - Residential

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

N/S 51st, between Tyne & Toderick
Lot 60, D.L. 339, Plan 13659

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Joseph Wiesmeier	60	50' x 125'	$14,000	City Terms @ 9-1/4%	

S/S 48th Ave. between Tyne & Toderick
Lots 20 & 21, Blks. 1 & 8, N½ D.L. 339

Paul Cikes	20	40' x 157'	$12,000	City Terms @ 9-1/4%	Subject to a Public Utility Easement over the S.10' of the W.5'.
Ivan Samija	21	40' x 157'	$12,000	City Terms @ 9-1/4%	Subject to a Public Utility Easement over the S.10' of the E.5'.

2. Sale: Residential Land

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

N/S 50th Ave. East of Tyne
Lot 30, D.L. 339, Plan 13659

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Sergio Zanatta	30	50' / 58.10' x 113.95' / 111.15'	$14,000	City Terms @ 9-1/4%	

3. Langara Golf Links
Working Capital Fund

The Director of Finance reports as follows:

"By agreement dated 2nd July, 1968 the City and the C.P.R. operate the Langara Golf Course jointly, sharing profits or losses equally after payment of taxes on the whole course as set out in the agreement. Under this agreement each party agreed to advance $9,631.00 to provide a working capital fund to purchase equipment, pay for minor improvements, and to provide cash for day to day operations.

Efficient operation of the course has required replacement of some equipment as well as additional equipment, and certain building repairs and blacktopping have been necessary to bring the premises up to an acceptable standard for the public.

Depreciation of these assets is provided for in the accounts of the Langara Golf Links and it is expected that should the agreement terminate, the working capital advance will be realized in cash after sale of the equipment.

It has become necessary to increase the working capital and the C.P.R. have already advanced a further sum of $10,028.85 and request the City to match this amount in order to provide an adequate total fund.

RECOMMENDED that the City advance an additional $10,028.85 to the working capital fund of Langara Golf Links, such advance to be repaid when the agreement terminates on December 31, 1972, or such later date to which the agreement is extended."

Your Board

RECOMMENDS that the recommendation of the Director of Finance be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 636

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 9, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor, (Alderman Calder)
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

There were present in the Council Chamber, Provisional Members of the Vancouver Junior League and,

Students from the David Thompson School, under the direction of Mr. Ellis.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), of February 2, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

Sale of City-owned Residual Land:
Smithe-Haro Connector and Relationship to Robsonstrasse Proposals

It was agreed to defer this matter to later this day.
(see pages 9 and 10)

COMMUNICATIONS OR PETITIONS

Invitation to Transient Youth Conference

The Council considered a telegram forwarded to Alderman Linnell by the Canadian Council on Social Development inviting attendance at a Conference re transient youth services and student employment to be held in Ottawa, February 21st to 23rd inclusive.

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Commissioner Ryan advised that similar invitations have been forwarded to the Director of Social Planning/Community Development and to the Medical Health Officer. Mr. Egan has not expressed an interest in attending but the Medical Health Officer requested a representative of his department be authorized.

MOVED by Ald. Hardwick,
THAT this whole matter be laid over for one week and Alderman Linnell be requested to bring in specific recommendations to Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report,
February 5, 1971

Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated February 5, 1971, Clauses 1 to 7 inclusive be adopted and Clauses 8 to 10 inclusive be received for information.

- CARRIED

Bus Shelters

Alderman Wilson requested that the Board of Administration report on the matter of establishing bus shelters at 30th Avenue and Cambie Street and at 31st Avenue and Cambie Street to assist visitors to the Shaughnessy and St. Vincent's Hospitals.

His Worship the Deputy Mayor directed this matter be referred to the Board of Administration for consideration and report.

Progression of Traffic Lights:
Hornby Street from Pacific to Georgia Streets

Alderman Adams referred to light progression on Hornby Street between Pacific and Georgia Streets during the morning period stating that cars are required to make stops at the various intersections.

His Worship the Deputy Mayor directed the matter to the Board of Administration for consideration.

Social Service and Health Matters

Renovation and Improvements:
Mountain View Cemetery (Clause 1)

MOVED by Ald. Hardwick,
THAT further consideration of this clause be deferred to allow groups requesting to appear on the matter, to do so.

- CARRIED

MOVED by Ald. Wilson,
THAT the whole matter be referred for Report Reference.

- LOST

(The motion of Alderman Hardwick was put and carried)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Illegal Suite - Hardship Case:
Mr. Asatour Mansourian (owner)
5184 Sherbrooke Street (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Harbours and Parks Matters

Park Board Request to Expend Funds in Advance of Approval of 1971 Revenue Budget

The Board of Administration submitted for consideration a request from the Park Board to expend funds up to $50,000 for New and Non-recurring items required prior to approval of the Park Board's 1971 Budget. The following is extracted from the report of the Director of Finance on the matter:

> "The Director of Finance advises that, in view of the amounts approved by Council in previous years for the Park Board New and Non-Recurring budget items, an expenditure of $50,000 in advance of the 1971 Revenue Budget appears to be reasonable. It is suggested, however, that the Park Board be instructed to include the details of this advance expenditure in the listing of New and Non-Recurring budget items submitted to Finance Committee during review of the 1971 Revenue Budget."

MOVED by Ald. Bird,
THAT the foregoing suggestion of the Director of Finance be approved and the Park Board be so advised.

- CARRIED

Building and Planning Matters

Complaint re:
2158/62/66 West 7th Avenue

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated February 5, 1971, be received for information.

- CARRIED

2100 West 7th Avenue

Alderman Bird referred to a communication received complaining in regard to noisy activity in the 2100 block West 7th Avenue and asked the communication be referred to the appropriate officials for report.

His Worship the Deputy Mayor directed accordingly.

Finance Matters

Urban Simulation Model

Alderman Rankin referred to Council's action on March 10, 1970, approving an expenditure in respect of the City's participation with the Regional District and the University of British Columbia, in the development of a proposed Urban Simulation Model. The Alderman requested the Board of Administration be asked to give a report of progress to Council on the matter.

The Deputy Mayor instructed accordingly.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

34th Annual Conference:
Canadian Federation of
Mayors and Municipalities (Clause 5)

MOVED by Ald. Hardwick,
THAT the recommendations in Clause 5 of the report of the Board of Administration (Finance matters), dated February 5, 1971, be adopted.

- CARRIED

Attendance of Senior Staff:
Seminars, etc. (Clause 5)

MOVED by Ald. Linnell,
THAT the Board of Administration report on the attendance of senior staff members at seminars, etc., apart from the approved Roster of Conferences;

FURTHER THAT action be not taken at this time on the invitation to the Director of Social Planning/Community Development to attend the Conference of the Canadian Federation of Mayors and Municipalities, as requested by the Executive Director of the organization.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 4 inclusive and 6 to 8 inclusive of the report of the Board of Administration (Finance matters), dated February 5, 1971, be adopted.

- CARRIED

(In respect of Clause 6 regarding Separation Trust Agreement, Alderman Phillips did not vote)

B. Personnel Matters,
Supplementary, February 5, 1971

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters), dated February 5, 1971, be adopted.

- CARRIED

C. Property Matters, February 5, 1971

MOVED by Ald. Bird,
THAT Clauses 1, 3, 4 and 5 of the report of the Board of Administration (Property matters), dated February 5, 1971, be adopted.

- CARRIED

E/S Laurel North 6th Avenue False Creek Area:
Lease Renewal - Phase I
Wyder Electric Co. Ltd. (City Tenant)
(Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Georgia Viaduct Replacement:
East Approach Route

It was agreed to defer consideration of this matter until later in the proceedings when the City Engineer will be available. (see page 6)

E. Report of Official Traffic Commission
January 25, 1971

Grant: Annual School Safety
Patrol Banquet (Clause 3)

MOVED by Ald. Linnell,
THAT Clause 3 of the report of the Official Traffic Commission, dated January 25, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Student Parking:
Langara College (Clause 4)

MOVED by Ald. Linnell,
THAT Clause 4 of the Minutes of the Official Traffic Commission dated January 25th, be adopted and it be pointed out to the Vancouver School Board that the Council strongly endorses recommendation (a), with respect to provision of free parking on the Langara College Parking areas.

- CARRIED

Balance of Report of
Official Traffic Commission

MOVED by Ald. Linnell,
THAT Clauses 1, 2, 5, 6 and 7 of the report of the Official Traffic Commission dated January 25, 1971, be adopted.

- CARRIED

F. Inventory of Archives

The Board of Administration, under date of February 8, 1971, submitted the following:

"The Deputy Corporation Counsel reports as follows:

'Mr. David Tupper, an executor of Major Matthews' estate, wishes to inventory the archives for the purpose of ascertaining what, if any, material in the archives belongs to the late Major Matthews. He has arranged for the Provincial Archivist, Mr. Willard Ireland, to undertake this, and the task should take about two days. He has asked for the City's cooperation and approval. There is no cost involved and as the request is a reasonable one I recommend approval.'

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Deputy Corporation Counsel be approved by Council."

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved and the City Clerk be authorized to employ temporary help as the City will be involved in this inventory; it being understood approximately two or three days may be required.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and reconvened in an 'In Camera' meeting in the Mayor's Office, following which the Council (in Committee) reconvened in open session in the Council Chamber at 11:35 A.M , with the same members present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Georgia Viaduct Replacement:
East Approach Route (cont'd)

The Board of Administration, under date of January 29, 1971 submitted a detailed report of the City Engineer in the matter of the East approach route and the Georgia Viaduct replacement.

On March 24, 1970, the Council passed the following motion:

"That in respect of the portion of the Board of Administration Report of March 19, 1970, dealing with upgrading streets south of Prior Street, the Board of Administration be requested to consider the connection from Malkin Street to William Street, to Vernon Drive, under the First Avenue Viaduct to the Grandview Highway."

Section I of the City Engineer's report comments on the proposed route in the Council resolution and Section II proposes an essential traffic capacity improvement by widening the pavement on the westerly approach to the intersection of Venables and Clark Drive.

The recommendations are as follows, which the Board of Administration recommends be adopted:

"1. Council not approve the temporary relief route from the intersection of Prior Street and Malkin Avenue via Malkin Avenue, William Street, Vernon Drive, either 2nd Avenue or 4th Avenue and Clark Drive to Grandview Highway North for the reasons set out herein;

2. Council approve the widening of the pavement in the vicinity of the intersection of Venables Street and Clark Drive so as to provide for eastbound traffic two unobstructed through lanes and a third and exclusive right-turn lane into Clark Drive prior to the opening of the Georgia-Prior ramp this summer at at an estimated cost of $85,000. This can be financed from unallocated funds available in the 1970 Streets Capital Fund - Appropriation 146/7906".

MOVED by Ald. Broome,
THAT the foregoing recommendations be approved.

- CARRIED

UNFINISHED BUSINESS (cont'd)

Sale of City-owned Residual Land:
Smithe-Haro Connector and Relationship
to Robsonstrasse Proposals (cont'd)

The Council considered a motion by Alderman Phillips on a feasibility study regarding redevelopment of block bounded by Robson, Burrard, Thurlow and the Smithe-Haro Connector. A Board of Administration report dated February 3, 1971, also was submitted. After due consideration it was,

MOVED by Ald. Linnell,
THAT the Council have a Report Reference in respect to the whole matter at 2:00 P.M. this day. (see pages 9 and 10)

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Provincial Budget

requested the Board of Administration arrange for a Report Reference to Council on various aspects of the Provincial Budget, particularly where the City of Vancouver is affected.

Commissioner Ryan reported that Council should give immediate consideration to its future action in the matter of license fees re hotels and motels in view of the proposal of the Provincial Government to add a hotel tax.

After due consideration the Deputy Mayor, on request of Alderman Broome, directed the Board of Administration

(a) report forthwith on aspects of the proposed Provincial Budget which call for the early attention of Council, including the matter of license fees re hotels and motels

(b) report, in due course, on other aspects of the Provincial Budget which affect the City of Vancouver

Alderman Adams - Four Seasons Hotel Development: Coal Harbour Area

commended the Vancouver Sun and Mr. A. Fotheringham for the articles which appeared recently on the proposed Four Seasons Hotel development and history in this connection.

Alderman Wilson - Mount Pleasant School Site

advised, in respect of construction of a new school in the Mount Pleasant area, a City block of houses have been demolished but at the present time there is no indication of construction taking place. The Alderman requested a letter be forwarded to the School Board enquiring of their construction program for the area. In respect of the old Mount Pleasant School site, the Alderman felt the School Board should be advised that some portion of this old site will be required for rapid transit use.

The Deputy Mayor directed the matter be referred to the School Board.

Alderman Wilson - Scottish Senior Citizens' Homes : near Kerr Road

advised that the street lighting on Kerr Road ends at 54th Avenue but at one time there was a centre suspended light between 55th and 56th Avenues. The Alderman enquired if it would be possible to replace that suspended light.

The Deputy Mayor directed the enquiry to the Board of Administration for report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Voters' List Enumeration

enquired as to how often the City's Voters' List enumeration takes place and at what cost, and in doing so, referred to enumeration done by the City of Edmonton at which time considerable information is obtained which is most useful for Municipal purposes.

The Deputy Mayor directed the enquiry to the Board of Administration for report.

Alderman Bird - Parking on Street: 2800 block West 12th Avenue

referred to parking in front of the residence at 2812 West 12th Avenue and a house across the street, each of which is occupied by more than one family. The Alderman expressed the view that when Council approves illegal accommodation on a hardship basis, it should be required that parking be provided in the rear.

The Deputy Mayor directed these particular cases be referred to the Board of Administration.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

Allocation of Land for Highway Purposes (7219 Knight Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 63, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District, Plan 1770 (7219 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

The Council recessed at 12:00 noon to reconvene in open session at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship the Deputy Mayor, (Alderman Calder)
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

UNFINISHED BUSINESS (cont'd)

Sale of City-owned Residual Land: Smithe-Haro Connector and Relationship to Robsonstrasse Proposals (cont'd)

Further consideration was given to a motion by Alderman Phillips, seconded today by Alderman Broome, which reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,

THAT WHEREAS the City owns approximately 30% of the property in the block bounded by Robson, Burrard, Thurlow and the Smithe-Haro Connector;

AND WHEREAS this property could be redeveloped in such a way as to enhance the attractiveness of the shopping area commonly known as Robsonstrasse;

AND WHEREAS such redevelopment would also enhance the value of the City's property;

THEREFORE BE IT RESOLVED THAT the City agree in principle to participate as a partner in the redevelopment of the block bounded by Robson, Burrard, Thurlow and the Smithe-Haro Connector:

AND FURTHER THAT the City agree to pay half the cost of a feasibility study of the area; it being understood that the City's share would not exceed $10,000 and that the study would be completed in 2 to 3 months.

(withdrawn)

In respect of this whole matter the Board of Administration submitted a report under date of February 3, 1971, with particular reference to disposal of City-owned residual land created by the physical development of the Smithe-Haro Connector and comprising .7 acres, as well as comprehensive proposals by Robson Street groups which could include the City's residual lands.

An historic review of the matter is set out in the Board of Administration report, pointing out that those associated with the Devanco Developments Ltd. have made progress toward the formulation of a Robson Street redevelopment plan. A property owners'Steering Committee and a merchants' association have been formed.

cont'd...

UNFINISHED BUSINESS (cont'd)

Sale of City-owned Residual Land:
Smithe-Haro Connector and Relationship
to Robsonstrasse Proposals (cont'd)

Mr. Warnett Kennedy and Swan Wooster have participated actively as advisors and particularly, investigations have been carried out respecting land use and potential building mass. The redevelopment plan proposed includes the area bounded by Robson, Burrard, Thurlow Streets up to the Smithe-Haro Connector and includes the City's property. B.C. Automobile Association property and an adjacent apartment block owned by McKenzie Management Ltd. Tentatively, the proposal is called "International Centre".

On June 23, 1970 the Council adopted recommendations of the Board of Administration of May 22nd, approving subdivision, rezoning and sale of the Haro diversion property, including the closed portion of Haro Street.

Alternatives to immediate sale of the City property are referred to in the report.

It is advised the matter of the rezoning of Lot A to CM-2 Commercial is pending. Portions of this lot, excluding the South 31 feet are presently leased to the B.C. Automobile Association until May 31, 1971 in one case and to Sidmont Investments Ltd. until October 31, 1972 in the other. Therefore, sale of this property would be subject to existing leases. Swan Wooster Engineering Company has requested decisions respecting the rezoning and sale of this surplus City property be withheld for a period of at least four months when it is estimated an application for comprehensive rezoning will be forthcoming.

The Council heard representations from Mr. Kennedy in support of the position of groups proposing a redevelopment plan.

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT consideration of the motion of Alderman Phillips and Alderman Broome be deferred pending full consideration of the report of the Board of Administration dated February 3, 1971.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the City-owned lands in question not be marketed prior to June 1, 1971 and no action be taken on rezoning in the meantime.

- CARRIED

Alderman Phillips, with the consent of Alderman Broome requested his motion be withdrawn. The Council agreed.

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the Director of Planning bring into Council, proposed terms of reference for a feasibility study, including proposed costs, cost sharing and timing.

- LOST

(Aldermen Broome and Phillips are recorded for the motion. Alderman Rankin is recorded against the motion)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Director of Planning report back on the whole situation prior to the June 1, 1971 date in respect of marketing of City-owned lands.

- CARRIED

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Transportation Corridor
Particularly through Champlain Heights

MOVED by Ald. Hardwick,
THAT, given that the Greater Vancouver Regional District 'suggested public transportation system' includes major upgrading of Boundary Road between Highway 401 and S.E. Marine Drive;

BE IT RESOLVED THAT the Planning and Engineering Departments report on what steps would be necessary to reserve a transport corridor in particular through the Champlain Heights area.

(Notice)

The Council adjourned at approximately 3:40 P.M.

***

The foregoing are the Minutes of the Vancouver City Council meeting (Regular) of February 9th, 1971.

MAYOR

CITY CLERK

FEBRUARY 5TH, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of the N/S of Charles Street West of McLean Drive

"The south 17 feet of the lot situated on the north west corner of Charles Street and McLean Drive was established for highway purposes when Charles Street was to become 100 feet in width. Present planning is for Charles Street to remain 66 feet in width. The 17 feet so established is now surplus to our highway requirements.

I RECOMMEND that the established portion of highway abutting Lot E, Block 39, Subdivision J, D.L. 182 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed portion of road to be $5,409 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed portion of road to be consolidated with the abutting lot to form one parcel.

(c) The cost of consolidating the site to be to the applicant's account."

Your Board RECOMMENDS that the foregoing be approved.

2. Improvement of S.W. Corner of Intersection of Beatty Street and Robson Street

"The property comprised of Lots 8, 9 and 10, Block 68, D.L.541 at the south west corner of Robson and Beatty Streets is about to be redeveloped. It is therefore timely to acquire a corner cut from this property before completion of redevelopment plans. This cut-off would permit widening of the roadway at this point to provide an improved alignment at the approach to the Connaught Bridge. The existing sharp curve and narrow pavement at this critical location restricts the flow of traffic when large trucks and buses are approaching the intersection. While passenger cars can form two lanes of traffic, all buses have to merge from the curb lane into the second lane within the intersection because of the restricted width.

Preliminary property negotiations indicate that the required property may be acquired at an estimated cost of $10,500.

The cost of realignment of curbs and pavement widening is estimated to cost $4,500.

Funds for this work are available in the Streets Capital Fund Appropriation No. 146/7901 "Major Street Paving 1970 Program Unallocated".

I RECOMMEND that an appropriation in the amount of $15,000 be provided for the acquisition of property and construction of roadway realignment from funds available as stated above."

Your Board RECOMMENDS that the foregoing be approved.

3. Melville-Dunsmuir Connector and Exchange of Lands with Dominion Construction Co. Ltd.

"Council on December 22nd, 1970 adopted a Recommendation of the Board of Administration, Property Matters, dated December 18th, 1970, dealing with the exchange of lands between Dominion Construction Co. Ltd. and the City of Vancouver in connection with the Melville-Dunsmuir Connector.

The Recommendation set out the value of lands to be exchanged and included portions of Eveleigh Streeet between Thurlow and Burrard Street and a portion of the lane south of Eveleigh Street east of Thurlow Street.

I RECOMMEND that the portion of Eveleigh Street and the portion of the lane south of Eveleigh Street east of Thurlow Street, outlined red on plan marginally numbered LD1248, be closed and stopped up and conveyed to Dominion Construction Co. Ltd., subject to the following conditions:

a) The exchange of Company lands and City lands as set out in the Recommendation of the Board of Administration, Property Matters, dated December 18, 1970, adopted by Council December 22, 1970, be finalized.

b) The Company to bear the costs of cutting-off, relocating, or re-routing utilities in the closed road and closed lane to the satisfaction of the City Engineer.

c) The closed road and closed lane to be subdivided with Company and City lands as shown outlined red on plan marginally numbered LC458.

d) The Company to pay for the development of the revised Eveleigh Street east of Thurlow Street with curbs, pavement, street lighting, and works related thereto to the satisfaction of the City Engineer.

e) The execution of agreements deemed necessary by the Corporation Counsel."

Your Board RECOMMENDS that the foregoing be approved.

4. Cambie Street Bridge Protection

"The Minister of Transport has ordered that, effective January 1st, 1971, ship traffic must request the opening of the swing span of the Cambie Street Bridge at least four hours in advance and the Companies concerned have been so notified. The Order has been published by the Department of Transport in the "Notice to Shippers" bulletin.

This Order permits the City to discontinue its "around-the-clock" watch on the bridge and a saving of approximately $3,000 of the monthly bridge tenders' wages is anticipated. Provision has been made to transfer the four bridge tenders to suitable employment within the Streets and Structures Operations Branch and at the same time provide bridge tender service when requested. The Vancouver Civic Employees Union, Local 1004, has been advised of the proposed change to the bridge tending function.

Before the bridge tenders can be removed, security devices and an alarm system must be installed to protect the swing span control room against vandalism. The cost of this work is estimated at $3,000.

I RECOMMEND that:

a) The above mentioned security device and alarm system be installed on the Cambie Street swing span at an estimated cost of $3,000.

b) City Council approve this Non-Annual Recurring expenditure prior to adopting the 1971 Operating and Maintenance Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Reconstruction of Sewers Prior to Proposed Paving

"The sewers listed below have been inspected by T.V. and found in poor condition. They should be reconstructed prior to proposed paving.

I RECOMMEND that the funds to cover the estimated cost of reconstruction be appropriated from Account Code 0116/7906, 'Miscellaneous Unallocated', in the 1970 Sewers Capital Budget, as follows:

a) Trinity Street from Garden Drive to Nanaimo Street $ 6,300

b) Georgia Street from Salisbury to Commercial Drive $ 14,700

c) 22nd Avenue from Main Street to Sophia Street $ 22,500"

Your Board RECOMMENDS that the foregoing be approved.

6. Tender No. 35-70-6
Hydraulic Backhoes

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on 26 October, 1970, and referred to the City Engineer and Purchasing Agent for report. The working copy of the tabulation is on file in the Purchasing Agent's office.

The 5% Provincial Sales tax is in addition to all prices shown in this report and this tabulation.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase are provided in the Equipment Plant Replacement Fund.

Item 1 - 3/4 Yd. Hydraulic Backhoe

Thirteen bids were received for this item. Five of the thirteen bids do not meet specifications.

The tender called for prices on a new machine and a trade in price on an old machine owned by the City. New machine prices ranged from $41,332.50 to $66,338.58 and trade in values ranged from $1,000 to $9,500. One bidder (Bid No. 3) did not offer any price for the old machine.

Bids No. 1 and 2 do not meet specifications.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 3, from Max Johnson Equipment Ltd. for one only Poclain 3/4 cu. yd. Hydraulic Backhoe model LC 80 at a total price of $46,855.71.

Item 2 - 1 Cu. Yd. Hydraulic Backhoe

Fourteen Bids were received for this item. Five of the fourteen bids do not meet specifications.

The Tender called for prices on a new machine and trade in prices on an old machine owned by the City of Vancouver. New machine prices ranged from $55,119.24 to $96,949.71 and trade in values ranged from $1,500 to $12,550. One bidder did not offer any price for the old machine (Bid No. 5).

Bids No. 1, 2, 3 and 4 do not meet specifications.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 5, from Max Johnson Equipment Ltd. for one only Poclain 1 cu. yd. Hydraulic Backhoe model GC 120 at a total price of $68,765.40."

Your Board
RECOMMENDS the foregoing recommendations of the City Engineer and Purchasing Agent be adopted, plus 5% Provincial Sales Tax and contract satisfactory to Corporation Counsel.

7. Request for Parade in Downtown Area
- Women's Liberation Alliance

Your Board submits the following report of the City Engineer.

"The Women's Liberation Alliance, 1776 Alberni Street, in an undated letter received by the Engineering Department on January 27th, 1971, are requesting permission to hold a parade in the Downtown area on Saturday, February 13th, 1971. This parade is to be part of a Nation-wide rally calling for the removal of Abortion from the Criminal Code of Canada.

The amended proposal is as follows:

Assembly: 12:30 p.m. at the Vancouver General Hospital

Route: 1:00 p.m. West on 12th Avenue to Oak Street
North on Oak Street to Broadway
West on Broadway to Granville Street
North on Granville Street to Robson Street
West on Robson Street to Hornby Street
North on Hornby Street to Georgia Street
East on Georgia Street to the Court House

Rally: 1:45 p.m. at the Court House

Dispersal: 2:30 p.m. from the Court House as individuals.

There will be approximately 200 participants in the parade who will keep to the right of the roadway and be controlled by their own marshals as well as members of the Police Department.

The Transit Authority and Police Department state that minor congestion can be expected but there are no objections to the proposal from a Traffic Engineering standpoint. Temporary signing will not be required.

Accordingly, it is RECOMMENDED that the Women's Liberation Alliance be permitted to hold a parade in the Downtown area from the Vancouver General Hospital to the Court House on February 13th, 1971, at 1:00 p.m. via 12th Avenue, Oak Street, Broadway, Granville, Robson, Hornby and Georgia Streets."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION:

8. Bus Shelters on Cambie Street at 12th Avenue

The City Engineer reports as follows:

"Mr. Anthony Gargrave, 510 West Hastings Street, has written suggesting that bus shelters be installed at the bus zones on the North-East and South-West corners of this intersection.

/continued ..

Clause 8 Continued

This intersection is included in the 1971 bus shelter program due to its proximity to the City Hall and the General Hospital, and it is proposed to erect two bus shelters this year."

Your Board submits the matter to Council for INFORMATION.

(Copies of Mr. Gargrave's letter dated December 18, 1970 are circulated for the information of Council.)

9. Discharge of Primary Effluent into South Arm of Fraser River

The City Engineer reports as follows:

"A letter dated 30th December, 1970, was received from the Corporation of Richmond enclosing a copy of a letter of the same date sent to the Pollution Control Board, Victoria. The latter letter requested that the Pollution Control Board set a date for a public hearing on the application of the Greater Vancouver Sewerage and Drainage District to discharge effluent from a primary sewage treatment plant to be located on Annacis Island. This correspondence was sent to seven municipalities, including the City of Vancouver, for information.

Attached is a copy of a letter to the Pollution Control Board dated January 4th, 1971, from the Commissioner of the Greater Vancouver Sewerage and Drainage District which points out that a public hearing was held in 1967 for the purpose of receiving testimony relative to the establishment of policy for the control of water pollution in the Lower Fraser Basin.

Following the 1967 hearing the P.C.B. issued the directives it considers adequate and reasonable to maintain the public use and enjoyment of the Fraser River for the foreseeable future. These directions have been followed by the Sewerage District in the preparation and implementation of its Master Plan.

The Federal Department of Fisheries and Forestry forwarded a letter dated January 21st, 1971, signed by the Hon. Jack Davies in reply to an enquiry from the Municipality of Burnaby, advising that on the question of water pollution control as it relates to the discharge of effluent from sewage treatment plants into the Fraser River - 'My staff is currently engaged in an assessment of the situation, and their report is due for completion next month. Following receipt of this report I will make known our position on the proposal to discharge primary treated sewage into the Fraser River.'

For the information of Council, there is very minimal involvement of the City in the proposed Annacis Island treatment plant inasmuch as there is only a very small area at the south east corner of the City (about 1%) which will contribute sewage to that plant.

/continued ..

Clause 9 Continued

In view of the foregoing, and because the above-mentioned correspondence was forwarded to the City Clerk for the information of Council, I suggest that Council receive the correspondence from the Corporation of Richmond."

Your Board submits the matter to Council for its INFORMATION.

(Circulated for the information of Council are a letter from the Corporation of Richmond dated December 30, 1970, a letter to the Pollution Control Board from the Corporation of Richmond dated December 30th, and a letter to the Pollution Control Board from the Greater Vancouver Sewerage and Drainage District dated January 4, 1971.)

10. Progress Report on Appendix "B" of "Existing Transit Operations Downtown Vancouver 1970"

The City Engineer reports as follows:

"On November 10, 1970, City Council considered the report 'Existing Transit Operations Downtown Vancouver 1970' submitted to the Standing Committee of Council on Transportation on October 29, 1970.

The report contained fifteen recommendations that have since been dealt with by Council (on November 10, 1970 and January 19, 1971). Because the main report was expedited to allow Council's consideration before the pre-Christmas traffic congestion, it was not possible to complete a detailed investigation in a number of isolated locations. These were listed in Appendix 'B' with an indication of the action likely to remedy the problems identified at those locations.

Investigations have been undertaken and certain improvements carried out under the City Engineer's authority. In some cases further operating experience is still required before action is taken. Details are as follows:

ITEM NO'S.

4, 5 & 8 - These items concerned intersections requiring pedestrian refinements in the traffic signal control. The work will be completed at these three locations in the very near future.

1 - Signal timings have been modified at the intersection of Granville and Hastings Streets, with further reviews planned following the implementation of the five-lane arrangement on Hastings Street.

3 and 6 - Parking prohibitions (effective 4:00 - 6:00 p.m.) have been installed on the South side of Davie Street and on the North side of Smithe Street.

9 - Signal control for the intersection of Pender and Hamilton Streets was approved by Council

/continued ..

Clause 10 Continued

on November 10, 1970, and an order has been placed for the necessary signal equipment.

2 - The desirability of implementing the proposed right turn prohibition (Northbound Seymour Street to Eastbound Hastings Street) cannot be determined until after the B.C. Hydro route relocations have been completed. This work will not be undertaken before the beginning of B.C. Hydro's fiscal year, April 1, 1971, which will delay our studies until after that date.

7 - This remaining item deals with modified signal control at the Richards/Hastings Street intersection. It is desirable to gain operational experience with the five-lane arrangement on Hastings Street before undertaking extensive signal control modifications at this location."

Your Board submits this progress report for Council's INFORMATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 667

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS:

1. Renovation & Improvements - Mountain View Cemetery

Your Medical Health Officer submits the following report regarding a letter received from the Fraser Street Merchants Association and a resolution of the Town Planning Commission concerning renovations at Mountain View Cemetery.

"In the letter received from the Fraser Street Merchants Association apropos renovations being made at Mountain View Cemetery, the essence of their objections appears to be as follows:

a) The removal of four large deciduous trees along the Fraser Street boundary of the Cemetery from 31st - 33rd Avenues 'and replaced with a chain link fence.'

b) The order of priority set for the renovations in Mountain View Cemetery.

c) Replacement of deciduous trees, other than in a).

The resolution of the Town Planning Commission reads as follows:

'THAT Council be informed of the Commission's concern at the removal of trees along Fraser Street and within the site and would respectfully request that the Technical Planning Board and the Town Planning Commission be given the opportunity of examining the overall plan for this large and important area before any further action is taken, including any further removal of trees.'

In discussing the renovations at Mountain View Cemetery, it should be noted that there are actually four separate projects to be considered at this time.

(i) SIXTH RENOVATION PROJECT

The Sixth Renovation Project approved by City Council as of September 22, 1970 is part of the long range renovation plan authorized by City Council in 1965. This particular project includes 12 acres in the south-west section of the Cemetery in vicinity of 41st Avenue and Prince Edward Street. A formal application to proceed was filed with the Public Utilities Commission September 30, 1970. All of the preliminary requirements of the Public Utilities Commission have been met and permission to proceed with the actual work received as of December 16, 1970. This work involves regrading, laying markers (which are adaptable and to which no objection has been filed) flush with ground and re-seeding. There are no existing trees to be removed: however, over 100 new ornamental trees and some shrubs will be included in the landscaping.

Cont/d.

Clause 1 Cont/d.

(ii) SEVENTH RENOVATION PROJECT

The Seventh Renovation Project will include approximately 15 acres in the north-east section of the Cemetery, generally located from 31st to 33rd Avenues. The easterly boundary (paralleling Fraser Street) will abut the fifteen foot wide strip within which the fence was renewed in 1970. There are no trees to be removed in the renovation: however, the landscaping of the area will include additional ornamental trees together with an assortment of shrubs. Completion of the Seventh Renovation will greatly enhance the appearance of the Cemetery generally and, in particular, that section parallel to Fraser Street. Authority to undertake this project will be requested of City Council in 1971.

(iii) FENCE RENEWAL PROGRAM

That portion of the fence renewal program installed in 1970 and the portion it is proposed to complete in 1971, are a continuation of a program started a number of years ago and completed except for the Fraser Street frontage. This section of fencing renewal was postponed pending a proposed street widening program. However, the widening of Fraser Street has since been cancelled due to the relocation of the new Fraser Street Bridge.

In the first stage of the fence renewal on Fraser Street, approximately 700 feet from 31st to 33rd Avenues required the removal of four large deciduous trees. These trees, one of which was diseased, were causing damage to graves, markers, curbings and roadways. It is hoped to complete the balance of the Fraser Street fence, 33rd to 41st Avenues in 1971. There are 36 trees in this section of which it had been proposed to replace 20. These 20 trees were the last to be replaced, but having regard to the objections being raised, it is now proposed to allow the trees to remain until the actual necessity for their removal occurs, such as a burial in a grave upon which a large tree stands, or in the event a tree becomes diseased.

(iv) TREE REPLACEMENT PROGRAM

The Tree Replacement Program throughout the Cemetery was instituted several years ago and consists of the replacement of large deciduous trees with a larger number of ornamental trees such as flowering cherry, flowering crab apple, dogwood, rhododendron and evergreen trees (the 8 - 10 foot young trees grow to approximately 20 feet). Completion of the planting of new trees will be coincidental with the various projects in the overall renovation and fence renewal programs. The replacement program will include trees spaced approximately 20 feet apart parallel to the new fence along Fraser Street. (In one location 30 ornamental trees will replace 4 larger deciduous trees). Reasons for the replacement of the large root trees with more numerous smaller root trees is considered justified due to the damage being done to roadways, watermains, graves, memorial markers and curbing. In addition, many of these large trees were and are located over graves purchased many years ago. There are a considerable number of these graves yet to be used

Cont/d.

Clause 1 Cont/d.

(iv) TREE REPLACEMENT PROGRAM - Cont/d.

and when a grave is to be used, the tree must be removed to permit digging and placement of the casket. In digging of such graves, it is not simply a matter of pruning small roots, but the removal of the main large roots which creates the hazard of a falling tree. As a point of information, the tree replacement program includes the planting of ornamental trees and shrubs throughout the entire Cemetery. Given sufficient reasonable time the whole appearance of the Cemetery will leave little to be desired as a beauty spot in the City of Vancouver.

It appears that the three points raised in the letter from the Fraser Street Merchants are relevant to the four projects described above as follows:

(A) Order of priority in the overall renovation is set in relation to conditions existing in the numerous rough sections of the Cemetery. The proposed Seventh Renovation Project will include that portion of the Cemetery paralleling the new fencing on Fraser Street.

(B) Replacement of large deciduous trees already removed is scheduled for continuance in conjunction with the overall renovation and fence renewal programs."

Your Board
RECOMMENDS that:

(a) The report of the Medical Health Officer be received.

(b) Authority be given to continue with the Sixth Renovation Project as previously approved by City Council and now approved by the Public Utilities Commission.

(c) Copies of this report be forwarded to:

i. The Fraser Street Merchants Association

ii. Town Planning Commission

iii. Public Utilities Commission

iv. Vancouver Park Board

v. The Honourable Grace McCarthy

(d) The Cemetery Renovation and Renewal Plans be presented to the Technical Planning Board and Town Planning Commission.

(Copies of correspondence from the Fraser Street Merchants Association and Town Planning Commission are circulated for the information of Council)

INFORMATION:

2. Illegal Suite - Hardship Case,
Mr. Asatour Mansourian (owner)
5184 Sherbrooke Street

Mr. Asatour Mansourian has requested permission to appear before City Council as a delegation with respect to his refused hardship application. The City Building Inspector reports as follows:

> "Your hardship committee examined the contents of the affidavit submitted by Mr. A. Mansourian and found that while the applicant was married with two dependents he was fully employed with a total income of $712.00 per month. The committee noted that with the discontinuance of the illegal basement suite the applicant would still receive a monthly income of $632.00 per month. The committee further noted that neither age nor health are factors.
>
> As a result of these findings, the committee recommended that the application for consideration under City Council's hardship policy be refused and on November 26, 1970, City Council endorsed this recommendation."

Your Board submits the foregoing report of the City Building Inspector to Council for INFORMATION.

(Attached for Council's information is a copy of the report of the Sub-Committee re. Illegal Suites - Hardship Cases dated November 18, 1970, together with Mr. Mansourian's application and letter)

DELEGATION REQUEST - MR. A. MANSOURIAN

****

FOR ADOPTION SEE PAGE(S) 667-8

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. Park Board Request to Expend Funds in Advance of Approval of 1971 Revenue Budget

Your Board submits the following communication from the Board of Parks and Public Recreation:

"At the January 18 meeting of the Board, during discussions of the Park Board 1971 Estimates, it was pointed out that many of the New and Non-Recurring items must be completed prior to final approval of the Board's 1971 Estimates, i.e. swimming rafts must be rebuilt for early May, etc.

The following New and Non-Recurring Park Board budgets have been approved by City Council for the past three years:

1968	-	$150,000
1969	-	$160,000
1970	-	$195,700

The following is an excerpt from the Minutes of the January 18 meeting of the Board:

'It was regularly moved and seconded,

Resolved: That City Council be requested to authorize the use of funds up to $50,000 for N.N.R. items as required prior to approval of the Park Board's 1971 Budget.

- Carried.'

The Director of Finance advises that, in view of the amounts approved by Council in previous years for the Park Board New and Non-Recurring budget items, an expenditure of $50,000 in advance of the 1971 Revenue Budget appears to be reasonable. It is suggested, however, that the Park Board be instructed to include the details of this advance expenditure in the listing of New and Non-Recurring budget items submitted to Finance Committee during review of the 1971 Revenue Budget.

Your Board submits the matter to Council for CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 668

BUILDING AND PLANNING MATTERS

INFORMATION

1. Complaint Re:
2158/62/66 West 7th Avenue

At the Council meeting on January 12, 1971, Alderman Hardwick requested a report on the matter of suitable action which could be taken to eliminate the situation existing due to the condition of the houses at 2158/62/66 West 7th Avenue.

The Director of Permits & Licenses reports as follows:

"The three premises have been the source of complaint in the past, primarily due to the type and number of occupants. This resulted in a poor level of maintenance. All have received frequent inspections and now meet existing by-law requirements. The present status of the houses is as follows:

2162 West 7th Avenue (RM3)

Occupied as a single family house. The front porch has been repaired and the interior of the house was found to be clean and orderly.

2166 West 7th Avenue (RM3)

Occupied as a single family house. The interior of the house has been recently redecorated and was found to be clean and orderly.

2158 West 7th Avenue (RM3)

This building is vacant and is secure from entry by unauthorized persons. New doors and windows are being installed and a quantity of new building material is on the premises. We understand that when the renovation is completed, the owner will be occupying the house himself."

Your Board submits the foregoing report for the INFORMATION of Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 668

FINANCE MATTERS

RECOMMENDATIONS

1. Tender No. 12-71-2 -
Policemen's and Firemen's Shirts

The Acting Purchasing Agent, Chief Constable and Fire Chief report as follows:

"Tenders for Policemen's and Firemen's Shirts were opened by your Board on December 7, 1970. The tender provided for prices for:

Item (a) - Policemen's Blue Dress Shirts

Item (b) - Firemen's Blue Dress Shirts

Item (c) - Policemen's and Firemen's White Dress Shirts

The officials recommend:

Items (a) and (b) -

The low bid submitted by Empire Shirt Manufacturing Company for the supply of Policemen's and Firemen's Blue Dress Shirts for a 12 month period, at a total estimated cost of $21,617.50, plus 5% Provincial Tax.

The shirts will be manufactured by union labour in Louisville, Quebec.

Item (c) -

The specifications for White Dress Shirts called for Grenadier cloth, as manufactured by Dominion Textiles, or approved equal. The low bid, submitted by Empire Shirt Manufacturing Company offered a Capilano cloth manufactured by Dominion Textiles, which is lower in quality. Previous experience with the Capilano cloth has not been satisfactory.

We recommend acceptance of the lowest bid meeting the specifications submitted by Sainthill-Levine Uniforms Canada Ltd. for the supply of Policemen's and Firemen's White Dress Shirts for a 12 month period, at a total estimated cost of $1,666.50, plus 5% Provincial Sales Tax.

The shirts will be manufactured by union labour in Hamilton, Ontario.

The Police and Fire Shirts are covered by union agreement, and early ordering will satisfy the Union request that deliveries be made by July 15, 1971.

If Council approves the awarding of these contracts, the necessary funds totalling $23,284.00 (plus 5% Provincial Tax) will be included in the 1971 Revenue Budget."

Your Board RECOMMENDS that the report of the officials be approved.

2. CFMM Committee on Municipal and Regional Information Management - Meeting in Montreal

Your Board has received the following report from the Director of Finance:

"Last week, the Executive of the Canadian Federation of Mayors and Municipalities approved the formation of a CFMM Committee on Municipal and Regional Information Management. It will be a sub-committee of the Federation's Urban Management Committee.

The formation of the Committee is in recognition of the steadily increasing demand by policy makers and management for more and better information for municipal decision making, plus the increasing cost of acquiring, storing and retrieval of the information in an environment that is becoming steadily more complex.

The Committee is holding its first annual Conference-Seminar in Montreal on March 25-27, 1971, and the Deputy Director of Finance has been asked to present a paper to the Conference on the Urban Simulation Model being developed by the City, Regional District and U.B.C. The range of subjects to be dealt with at the Conference-Seminar is wide and of definite interest to the City. Other speakers include J. Lucien Saulnier, Chairman of Montreal City Council; Roderick O. Symmes, Director of the USAC Project for the U.S. Government, a project involving six U.S. cities developing new concepts and practical information technology systems for municipal government, using Federal funds; the Hon. Robert K. Andras, Minister without Portfolio; and numerous other speakers, primarily senior municipal officials.

I recommend that the Deputy Director of Finance be authorized to attend the Conference-Seminar in Montreal, held under the auspices of the CFMM as noted above, on March 25-27, 1971 (at which he will present a paper on the Vancouver Simulation Model). Further that approval of three days leave of absence with pay and a cost of $520, be granted."

Your Board RECOMMENDS that the recommendations of the Director of Finance be adopted.

3. Gastown/Chinatown Over-all Studies - Staffing Matters

The Director of Planning reports as follows:

"A detailed report to Council dated June 12, 1970, dealt with the above matters. The report made proposals for appropriate zoning policies; detailed design improvements; the establishment of a Project and Co-ordinating Office within Gastown, etc.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Two temporary employees were authorized to assist in this work - one a Planning Analyst for a period of one year, and the other a Planning Assistant II for a period of six months. The term of employment for the Planning Assistant II will expire on January 31, 1971. However, the architectural/historical, transportation/parking, social, and economic sub-studies are more complex and involve greater work than was originally estimated. The services of the Planning Assistant II are of the utmost importance in continuing these studies.

It is therefore recommended that authority be granted to extend the services of the Planning Assistant II to May 31, 1971, at a cost of $2,200 and that this sum be approved in advance of approval of the 1971 Planning Department budget. The effect of this is to increase the total budget for the project for 1970 and 1971 from $13,000 to $15,200."

Your Board RECOMMENDS that the foregoing report of the Director of Planning be endorsed.

4. Lease of The Queen Elizabeth Theatre Parking Garage - and - Increase in Evening Parking Rate

The Manager of The Queen Elizabeth Theatre reports as follows:

"(a) Clause 6(b) of the Lease between the City of Vancouver and Metro Parking Limited dated December 3, 1968, reads, 'during the month of January in each of the years 1970 and 1971 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

On February 3, 1970, Vancouver City Council adopted the report of the Board of Administration recommending that the allowable garage expenses for the year 1970 be $18,350. Actual expenses for the year amounted to $17,267. The Theatre Manager recommends that the allowable operating expenses for the Garage for the year 1971 remain at $18,350.

(b) When The Queen Elizabeth Theatre opened in 1959, the evening parking rate was set at 75¢. Now, almost twelve years later, with operating costs greatly increased, the Theatre Manager recommends that the evening parking rate be increased to $1.00 with effect from February 15, 1971. The Vancouver Civic Auditorium Board approved of this increase at its meeting on January 8, 1971."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

RECOMMENDATION AND CONSIDERATION

5. 34th Annual Conference:
Canadian Federation of Mayors and Municipalities

The Executive Director of the Canadian Federation of Mayors and Municipalities, by memorandum to the Mayor and Members of Council, has advised that the 34th Annual Conference will be held in Saskatoon, Saskatchewan, June 14th to 17th, 1971. The theme of the Conference is "Governments and the Citizen" and the subject matter is Social Problems. It is suggested, in preparing Resolutions for submission to the Conference, that the Resolutions be related to the theme of the Conference. Outlined in the letter from the Federation, copies of which are circulated, are the objectives of the Conference.

It is noted, this year, that the Conference includes an Administrators Day.

In the past, Council has directed that His Worship the Mayor appoint the City's official delegates and that the City Clerk assume the responsibility for the preparation and submission of Resolutions. These procedures are recommended again this year by your Board.

It might also be noted that, in a subsequent letter received, copies of which are circulated, Mr. Egan has been invited to attend the Conference, presumably because of the "Workshops on Social Problems and Questions" on the Tuesday and Wednesday of the Conference.

Therefore, it is

RECOMMENDED (a) THAT the naming of delegates to the 34th Annual Conference of the CFMM be left to His Worship the Mayor, and

(b) THAT, since consideration is being given to the formation of a Canadian Association of Administrators and the circulation of information on the solution to current problems, one of the Commissioners be requested to attend, and

(c) THAT the City Clerk be directed to contact all senior officials and Members of Council for suggested resolutions which will be submitted to the Standing Committee on General Purposes for report with recommendations to Council.

Your Board notes that the deadline for receiving resolutions by the CFMM is May 1st, 1971.

The question of the attendance by Mr. Egan is submitted for the CONSIDERATION of Council.

(Circulated for the information of Council are letters received from C.F.M.M. respecting the Conference.)

RECOMMENDATIONS

6. Separation Trust Agreement

The Acting Corporation Counsel reports as follows:

"In a report of the Board of Administration dated June 19, 1970, you were advised that the agreement between the City, Canada Permanent Trust Company and the Nominees representing the employees was reviewed by the Nominees. The contributors indicated their desire for some relaxation in the agreement with regard to withdrawals and certain changes in the administration of the Trust Fund established by the agreement.

As a result, the Nominees compiled a series of questions for balloting purposes and forwarded one ballot to each contributor, a copy of which is circulated. The questions were answered in the affirmative by a majority of roughly 84% of the voting contributors. After the results of the balloting were known, the Nominees met with the representatives of Canada Permanent Trust Company to discuss ways and means of giving effect to the wishes of the contributors. The Council on June 23, 1970, authorized the Nominees to enter into a new agreement embodying the amendments which were agreed upon by Canada Permanent Trust and the contributors. Accordingly, a supplementary agreement was entered into with the trust company.

Under Item 4 of the ballot, the Nominees have the authority to change the administration and/or management of the Fund. Pursuant to this authority the Nominees have taken the decision to appoint the Royal Trust Company as the Trustee for the Fund, in the place of the Canada Permanent Trust Company. The Royal Trust Company and the Nominees have agreed to enter into a new trust agreement to contain the changes requested by the contributors including, inter alia, the division of the Trust Fund into two parts to be known as the fixed income fund and equity fund, the contributors' shares of the funds to be expressed in units.

In the course of settling the terms of this agreement, the Municipal and Regional Employees' Union requested that their employees (two in number) be permitted to participate in the Fund. The Union will contribute to the Trust Fund on behalf of its employees in the same manner as the City does on behalf of its employees. It is, therefore, considered necessary that the approval of the City be given before the Union is made a party to the agreement. The terms of the new agreement are now settled and are satisfactory to the Union, Royal Trust Company and the Nominees.

It is RECOMMENDED that:

(a) the City Council authorize the execution of the new agreement with the Royal Trust Company;

(b) the Municipal and Regional Employees' Union be a party to the new agreement;

. . . Cont'd.

Clause No. 6 (Cont'd.)

(c) the employees of the Union be permitted to participate in the Trust Fund established by the new agreement."

Your Board RECOMMENDS that the foregoing report of the Acting Corporation Council be adopted.

7. Centennial Per Capita Grant

The Director of Planning and the City Clerk report as follows:

"In the report of January 13, 1971, submitting for Council consideration the submissions on centennial projects, it was noted that the City had set aside the sum of $246,225 as its share of the cost of the Centennial Project. This was done by resolution of September 9, 1969, and was based on the accepted population figure at that time of 410,375 and $.60 per capita. It was further noted in the report that a population of 440,000 was now accepted by the Provincial Government which generates an amount of $264,000 as the City's share. To make formal application for the Federal and Provincial contribution of $880,000 it is necessary for the City to set aside from the 1971 Supplementary Capital Budget an amount of $17,775 being the difference between $246,225 (based on a population of 410,375) and $264,000 (based on a population of 440,000).

It also noted that a further sum will be required from the Supplementary Capital Budget for furniture which is ineligible as a shared cost in the Centennial Grant and this will be submitted later as the building design matures.

It is RECOMMENDED therefore that an amount of $17,775 be appropriated in the 1971 Supplementary Capital Budget to supplement the amount already appropriated as the City's share of the cost of the Centennial Project."

Your Board RECOMMENDS approval of the recommendation of the officials.

8. Temporary Help -
City Clerk's Office

The City Clerk reports as follows:

"Because of the recent decision by Council to include Records Disposal and Archives as part of the functions of this office, I am spending considerable time in arranging matters relating to the Archives Building, its future operation and staff requirements.

I normally clerk the Court of Revision - Real Property during its meetings in February and part of March, however, this year I am finding it most difficult to perform these duties and my staff are only able to give limited assistance because of the work load of this office.

I am preparing a report for Council through the normal channels concerning the staffing of this office but in the meantime I would request that I be authorized to obtain temporary help in respect to the Court of Revision and other duties for a period of four (4) weeks at an estimated cost of $610.00, further that the necessary funds be approved in advance of the Department's 1971 Budget Estimates."

Your Board RECOMMENDS that the report of the City Clerk be approved.

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FOR ADOPTION SEE PAGE(S) 668-9

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 5, 1971

RECOMMENDATIONS

1. "Maternity Nursing - Anticipatory Guidance and Concept of Loss"
Attendance - Five Employees, Health Dept.

The Director of Personnel Services reports as follows:

"The Continuing Nursing Education section of the Health Sciences Centre/School of Nursing at the University of British Columbia is sponsoring the above course on Thursday, March 11th and Friday, March 12th, 1971, at the Biltmore Motor Hotel.

The purpose of the course is to provide the participants with the opportunity to increase their knowledge concerning abnormalities in the newborn infant and to explore and discuss nursing actions that will be helpful to parents facing the implications of the abnormality or death of their child.

As the subject matter being discussed is relevant to the work of the public health nurse and would prove valuable to the Health Department itself, the City Medical Health Officer would like the following Public Health Nurses to attend:

Mrs. S. McCleery,	Health Unit 1
Mrs. C. Zuest,	Health Unit 2
Miss S. MacDonald,	Health Unit 3
Mrs. K. Lawley,	Health Unit 4
Miss E. Fraser,	Health Unit 5

The total cost to the City for these staff members to attend would be $115.00 (5 x $23) and 10 days (2 days x 5) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administration and Technical Courses - all Departments.

As this request of the City Medical Health Officer is in accordance with the basic requirements set out in Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. "Clinical Decisions as a Basis for Nursing Practice"
Attendance - Three Employees, Health Dept.

The Director of Personnel Services reports as follows:

"The above course is being offered by the Continuing Nursing Education Section of the Health Sciences Centre/School of Nursing at the University of British Columbia, on Thursday, February 11 and Friday, February 12, 1971.

The purpose of the course is to extend the nursing process beyond the initial step of information gathering to the application of the scientific method to nursing practice problems. The course content is very relevant to the work of the public health nurse.

The City Medical Health Officer requests that the following Public Health Nurses attend this course as acquisition of this knowledge would prove very beneficial to the Health Department:

Mrs. C. Kane,	Health Unit 1
Mrs. S. Simms,	Health Unit 2
Miss H. Legge,	Health Unit 5

The total cost to the City for the three employees to attend would be $69.00 (3 x $23) and six days (2 days x 3) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Medical Health Officer is in accordance with the basic requirements set out in Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. "Care of the Dying Patient and His Family"
Attendance - Four Employees, Health Dept.

The Director of Personnel Services reports as follows:

"The above course is being sponsored by the Continuing Nursing Education section of the Health Sciences Centre/School of Nursing at the University of British Columbia, on Tuesday, March 2 and Wednesday, March 3, 1971.

The purpose of the course is to provide the participants with the opportunity to acquire information on the process of death and dying with a view to improving care of dying persons and their families. The subject matter to be discussed is very relevant to the work of the public health nurse as one of her duties is to assist parents and children at the time of the death of relatives and classmates and teachers.

. . . Cont'd.

Clause No. 3 (Cont'd.)

As knowledge of the subject of this course would be very beneficial to the Health Department, the City Medical Health Officer wishes the following Public Health Nurses to attend:

Mrs. P. Blumenauer,	Health Unit 1
Mrs. M. Patterson,	Health Unit 2
Miss T. Sieffert,	Health Unit 4
Miss K. Cameron,	Health Unit 5

The total cost to the City for these employees to attend the course would be $92.00 (4 x $23) and 8 days (2 days x 4) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Medical Health Officer is in accordance with the basic requirements set out in Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Meeting of Board of Governors - Canadian Council on Social Development
Attendance - Dr. G.H. Bonham, Health Dept.

The Director of Personnel Services reports as follows:

"The City Medical Health Officer has been appointed to the Board of Governors of the Canadian Council on Social Development. This appointment was confirmed in September, 1970, with the announcement of the Canadian Council on Social Development as the successor to the former Canadian Welfare Council. This organization has actively sought improvements in Canada's health and welfare through the preparation of reports, the carrying out of research, the convening of conferences, and the presentation of Briefs to national bodies, particularly the Government of Canada. The Board of Governors plans to meet in Ottawa on Tuesday, March 9, and Wednesday, March 10, 1971.

In order to participate, the City Medical Health Officer wishes to request three days leave of absence with pay (March 8, 9 and 10, 1971, inclusive). The only cost to the City would be three days leave of absence with pay, as the Canadian Council on Social Development has agreed to pay all travelling and living expenses.

As this request of the City Medical Health Officer is in accordance with the basic requirements set out in Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

5. "B.C. Water and Wastes School - 1971"
Attendance - Two Employees, Engineering Dept.

The Director of Personnel Services reports as follows:

"The Tenth British Columbia Water and Wastes School will be held at the University of British Columbia from May 25, 1971, to May 28, 1971, inclusive. This year's course will again deal with both water and sewage works, and is designed for all persons involved in the construction, operation and maintenance of any type of water and sewage works.

It has been customary in the past for the Department to send two members, since matters discussed are in direct relation to the work that they are undertaking. The City Engineer advises that he wishes Mr. L. Mundreon, Foreman I, Waterworks Operations Branch, and Mr. T. Gray, Foreman II, Sewers Operations Branch, to attend at a cost of $25.00 per person.

The total cost to the City would be $50.00 (2 x $25) and 8 days (4 days x 2) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Engineer meets the basic requirements of Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

6. Interview Expenses for Civil Engineer III (Parking)
Applicant: Mr. John McLewin

The Director of Personnel Services reports as follows:

"The position of Civil Engineer III in the Parking Branch, Traffic Division, Engineering Department, was extensively re-advertised across Canada after failing to obtain a suitably qualified applicant from the first advertising campaign.

Of the fourteen applications received, only one applicant, Mr. John McLewin of Toronto, Ontario, was considered to have the qualifications and the necessary experience to competently fill the position.

Mr. McLewin has a B.Sc. and M.Sc. (Traffic Engineering) from Queen's University in Kingston, Ontario. Since 1964 he has been employed by De Leuw Cather, Consulting Engineers, in Ottawa and Montreal and has worked on several traffic and transportation projects including detailed parking assessment studies.

. . . Cont'd.

Clause No. 6 (Cont'd.)

As the availability of Traffic Engineers with a background in Parking is extremely limited, and because of the importance of filling this position with a suitable candidate, I recommend Mr. McLewin be invited to Vancouver for a personal interview and assessment.

The total cost of bringing Mr. McLewin to Vancouver for two days would be approximately $350. The Comptroller of Accounts advises that these monies would be available from Appropriation No. 7090/959 'General Government - Misc.' "

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 669

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 5, 1971

RECOMMENDATION

1. N/S Hastings Street
Heatley to Clark Drive
Redevelopment Project II, Area A-5
Extension of Options to Repurchase

The Supervisor of Property and Insurance reports as follows:

"A number of industrial sites were sold in connection with the above project in the early part of 1969. One of the conditions which applies to all sales in the Project is that 'purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of purchase.'

On September 29, 1970, Council approved an extension of six months on all properties that had not commenced construction within the Project. A number of the purchasers have asked for a further six months extension, and Central Mortgage and Housing Corporation (representing the interests of the Senior Government) have agreed, subject to this being the last extension granted.

This proposal has been endorsed by the City Solicitor.

RECOMMENDED that purchasers of sites in Area A-5 of Redevelopment Project II, upon their written request, have the development clause of their respective agreements extended for a further final period of six months; all other conditions of sale to remain the same."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION & CONSIDERATION

2. E/S Laurel North 6th Avenue
False Creek Area - Lease Renewal - Phase I
Wyder Electric Co. Ltd. (City Tenant)

The Supervisor of Property and Insurance reports as follows:

"Wyder Electric Co. Limited, a City tenant situated in Phase I of the False Creek Area, on the east side of Laurel Street, have written a letter to the City Clerk, dated December 24th, 1970, in which they have stated their wish to continue occupancy on a fair rental basis, which should give consideration of the month-to-month tenancy proposed by the City. In addition, they point out that the Property and Insurance Office proposed to charge rent on buildings which they have purchased from Bingham Equipment Limited, and are still paying for. They feel it is unjust that they be expected to pay rental on buildings and request a delegation to appear before Council to express their opinions.

continued . . . / 2

Item No. 2 cont'd

On January 1, 1971, the existing lease between Wyder Electric Company Limited and the C.P.R. expired and the rental came into direct control of the City. The adjustment of rentals and reversion of the buildings to the City in all similar situations pertaining to the south side of False Creek have been treated on the same basis.

All tenants in the Creek, except Wyder Electric Co. Ltd. and Johnston Terminals still in negotiations, have signed monthly rental agreements based upon a fair rental for the land and in addition, a rental on the buildings which still remain on the land and have reverted to the City.

The Director of Planning states that although the target date for implementation of Phase I is early 1973, it is anticipated that clearance of the area may be required at an earlier date in order to prepare the site and carry out the necessary servicing programs. Tenancies in Phase I are therefore being negotiated on a month-to-month basis. There could be some change in lease terms in the area after the findings of the consultants report are known.

Wyder Electric Company Limited were paying a rental of approximately $14,065.00 including taxes for approximately 5½ acres of land and water. This produced a gross rental of 5.9¢ per sq. ft. per annum including taxes. It is noted that Wyder Electric's sub-tenant, Bingham Equipment Limited occupy a portion of the buildings and land, and pay a rental of approximately $10,260.00 per annum as a sub-tenant, but the details are not available.

The rental for the full area from January 1, 1971 at 10¢ per sq. ft. for the land and 3¢ per sq. ft. for water, would produce a rental of $18,480.71. In addition, if the building is not removed from the land, the rental will be $22,139.00 which would produce a total rental of $40,620.00 net.

In view of the fact that Wyder Electric are still bound by an agreement they entered into in 1968 prior to the City taking ownership of the lands and the burden that the Company is faced with under the proposed rental policy from January 1, 1971, it was suggested by the Property and Insurance Office that if Wyder Electric Co. Limited could reduce their land usage, this might help to minimize their difficulties. The City would then seek another tenant for the surplus land.

With this thought in mind, the land usage was reduced from 5½ acres to 3.3 acres and on this basis the proposed rental for land would be approximately $5,156.00, and for the building, if it remains, an additional $22,139.00 plus taxes of approximately $5,744.00 which produces a total of $33,039.00."

Your Board

Submits the foregoing report for Council INFORMATION and CONSIDERATION of the request of Wyder Electric Co. Ltd. to appear as a delegation.

DELEGATION REQUEST

(Circulated for Council information are copies of the letters from Wyder Electric Co. Ltd., dated December 24th, 1970 and February 3, 1971, including attachments.)

RECOMMENDATIONS

3. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration, Works & Utility Matters, August 14, 1970 and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rate of $1.00 per sq. ft. on terms as indicated:

a) Lot 15, Block 9, W½ D.L. 738
6604 Knight Street

1) Loss of Land (West 7 ft.)	$231.0
2) City Engineer to replace any damaged lawn.	

b) Lot 63, Blocks 29-31, D.L. 200
7219 Knight Street

1) Loss of Land (East 7 ft.)	$231.00
2) City Engineer to replace any damaged lawn.	

c) Lot 5, Block 7, W½ D.L. 738
6936 Knight Street.

1) Loss of Land (West 7 ft.)	$231.00
2) Loss of fence and shrubs	75.00
	$306.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Marine Insurance Coverage

The Supervisor of Property and Insurance reports as follows:

"The City's annual Marine Policy insuring the City Police and Fire boats, expires on February 20th, 1971. The present insurance provides standard Marine, Hull and Machinery coverage, Ship to Ship Collision and also contains a $100.00 franchise. The franchise is a form of deductible coverage which requires the insured to pay all claims under $100.00, and the insurer to pay the full claim if it is in excess of $100.00. The present broker, H.A. Roberts Insurance Agencies Limited, have placed the existing cover with underwriters at Lloyds. The current annual premium is $4,053.20, and was determined on the basis of values submitted by an independent appraisal in January 1969.

Prior to calling for tenders to renew the Fleet coverage, Marine Surveyors of Western Canada were requested to reappraise the value of the vessels on the basis of current replacement value. This resulted in an approximate 18.5% increase in the insurable value of the vessels.

continued . . . / 4

Item No. 4 cont'd

On January 25th, 1971, tenders were opened at a Board of Administration meeting in accordance with the standard procedures. One quotation only in the amount of $4,636.13 was received from the holding broker, H.A. Roberts Insurance Agencies Ltd., on behalf of the underwriters at Lloyds and the Institute of London Underwriters. This quotation differed from past coverage inasmuch as the franchise was replaced by a $250.00 deductible for each loss. The Supervisor of Property and Insurance has questioned the insurance industry with respect to the deletion of the franchise and has ascertained that in view of the inflated cost of repairs, the franchise has become obsolete, and Lloyds underwriters have now applied a deductible clause to all marine risks.

RECOMMENDED that the tender in the amount of $4,636.13 submitted by H.A. Roberts Insurance Agencies Limited on behalf of Underwriters at Lloyds and the Institute of London Underwriters be accepted, and the firm of H.A. Roberts Insurance Agencies be appointed to act as the City's Marine Brokers for the term of the Policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Champlain Heights
E/S Tyne - 48th and 54th

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 88, D.L. 339, Plan No. 13659

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Yak Siang Lee, and Wong Yue Luen Lee	88	60' x 120'	$15,000.00	City Terms @ 9-1/4%	

FOR ADOPTION SEE PAGE(S) 669

MINUTES JANUARY 25, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, on Monday, January 25, 1971, at approximately 1:30 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Superintendent Oliver, City Police Department
Mr. R. C. Boyes, Assistant City Engineer, Traffic and Transportation
Mr. J. Mulberry, Law Department

ALSO PRESENT: Mr. J. Plaskett, Vancouver Traffic and Safety Council
Mr. E. Wiseman, Vancouver Traffic and Safety Council
Mr. Fred Linsey, Vancouver School Board

CLERK: D. Scott

Appointment of Chairman

The Clerk advised that the Vancouver City Council, on January 19, 1971, appointed Alderman Linnell and Alderman Rankin as the Council members on the Commission. Nominations were called for the appointment of Chairman.

Alderman Linnell was elected Chairman of the Official Traffic Commission for the year 1971.

Vancouver School Board Appointee

The Clerk reported that in a communication of January 13, 1971, the Board of School Trustees advised Mr. J. S. Stearman would be the School Board representative on the Official Traffic Commission, and that Dr. P. S. Bullen would be his alternate.

Adoption of Minutes

The Minutes of the meeting held November 23, 1970, were adopted.

1. Left Hand Turns:
Signalized Intersections

At a meeting of Vancouver City Council held on November 26, 1970, a resolution was passed to the effect that arrangements be made for Alderman Wilson to attend an Official Traffic Commission meeting in connection with left hand turns at signalized intersections.

Alderman Wilson appeared as a delegation, and discussed the desirability of having no left hand turns at signalized intersections. He cited several examples of problem intersections.

Mr. Boyes advised of the programme that is being followed, and stated that each year several left hand turn bays and left turn signals are being placed at problem intersections, and at others, where deemed practical, left turns are being prohibited.

It was the feeling of the Commission that it was better not to over-regulate, and that selectivity was a better course of action.

After due consideration it was

RECOMMENDED that the delegation and Mr. Boyes' oral report be received.

2. Parking on East 56th - Killarney Gardens

At the last meeting of the Commission it was

"RECOMMENDED that 'resident only' parking zones be placed on the south side of 56th Avenue.

FURTHER RECOMMENDED that we write to the owner of Killarney Gardens seeking his advice on what can be done to facilitate the use of underground parking in the development."

Mr. Boyes advised that "resident only" parking zones have been placed on the south side of 56th Avenue, and he reviewed correspondence between the Chairman of the Official Traffic Commission and Mr. S. J. P. Kirkpatrick of Killarney Properties. Mr. Boyes stated that he had written to Mr. Kirkpatrick on January 15, 1971, with regard to his complaint respecting cars blocking access to their underground parking area. Mr. Boyes pointed out, in his communication, that as the lane is paved full width 100% parking on the east side does not create a problem with through traffic, nor does it restrict access to the grounds. Concerning Mr. Kirkpatrick's complaint that the emergency roadway was blocked, the Engineer's observations showed there are three entrances to this roadway, and it is unlikely they would all be blocked at one time, and that the appropriate first step was to request enforcement action.

It was the feeling of the Commission that tenants should be required to park in off-street spaces provided in apartment developments, and it was suggested that the rental of suites should include parking in order to free the streets from on-street parking.

It was

RECOMMENDED that the Corporation Counsel be requested to look into the question of including parking as part of the rental of a suite in new apartment developments,
FURTHER RECOMMENDED that he also investigate retroactive features of the problem.

3. Grant: Annual School Safety Patrol Banquet

In a communication dated January 15, 1971, Superintendent Oliver requested a grant of $2,500.00 for the purpose of providing prizes and awards for the boys and girls in the school patrols; this being the same amount as was requested last year.

RECOMMENDED that the Official Traffic Commission recommend to Council that a grant of $2,500.00 be made towards the cost of prizes and awards in connection with the Annual School Safety Patrol Banquet.

4. Student Parking: Langara College

The Vancouver City Council, at its meeting on December 1, 1970, adopted the following recommendations of the Official Traffic Commission, dated November 23, 1970:

Clause 4 Continued

"(a) That we request the School Board to provide free parking on this parking lot.

(b) That we ask the School Board for a financial statement to justify the parking costs of 11¢ a day.

(c) That we negotiate with the School Board with respect to removal of snow and painting of parking lines.

(d) That if the parking fee is not eliminated, then the School Board be requested to make provision for the parking fee to be included in the registration fee.

(e) That we request the School Board to report back to the Official Traffic Commission in the shortest time possible.

(f) That we request the City Engineer to review the on-street parking conditions with a view to adding additional resident parking zones.

Further Recommended that the City Engineer be requested to:

(i) review all intersections with a view to extending the corner clearances, and

(ii) review the policy of parking on Ontario Street."

Mr. Lloyd Dahl appeared and presented a brief on behalf of the taxpayers in the Langara Campus area. He cited examples of problems the residents are experiencing with respect to this parking problem, and requested immediate action.

Mr. Boyes reviewed the steps that had been taken by the Engineering Department, as outlined in the report of the City Engineer, dated January 19, 1971. He stated that additional resident parking zones have been placed, and parking has been prohibited on the east side of Ontario Street, from 49th to 52nd Avenues; on Manitoba between 49th and 47th Avenues and on Columbia Street between 49th and 48th Avenues. Also corner clearances have been extended.

Superintendent Oliver advised that a considerable amount of police observation had been given to this area. However, due to the recent snow conditions and the bus strike, it had been impossible at times to supply the amount of enforcement required. He stated that his department will do as much as is possible, with the man power available.

Alderman Rankin advised of a meeting held with the Vancouver City College Council on January 18, 1971, and stated that representatives of the Official Traffic Commission had urged free parking at the Campus, as this appeared to be the only reasonable solution to the problem.

Clause 4 Continued

Both Alderman Rankin and Mr. Boyes pointed out that since the bus strike,very few spaces were available on the Campus, as more students were bringing their automobiles, and that until the strike was over, proper assessment of the parking densities could not be ascertained.

Alderman Linnell advised that the Vancouver City College Council were meeting on Wednesday, January 27th at 1:00 p.m. to further consider this problem, and suggested that residents in the neighbourhood attend this meeting, which will be held on the fifth floor of the library building, Langara Campus. She also requested that as many members of the Official Traffic Commission as possible be present.

At the last meeting of the Commission, it was agreed that the B.C. Hydro should be requested to provide a bus service on 49th Avenue. Alderman Linnell stated she had written to the B.C. Hydro and Power Authority, and under date of December 22, 1970, she had been advised that a service on 49th Avenue would be undesirable. However, they are planning, effective in February, on a trial basis, to divert certain trips operating on 41st Avenue, south on Main Street,past the school. Prior to the 8:30 a.m. start, trips both eastbound and westbound on 41st Avenue will be diverted in this manner. After the classes break at 2:30 p.m. and 3:30 p.m., they are planning to run trips north on Main Street past the school, and west on 41st Avenue.

The question of the need for a traffic light at 49th Avenue and Ontario Street was discussed, and Mr. Boyes said he would review this intersection again.

The Commission was of the opinion that, apart from police enforcement and representations to the Vancouver City College Council to provide free parking on Campus, very little more could be done until the bus strike was over.

After due consideration, it was

RECOMMENDED that the report of the City Engineer, dated January 19, 1971, the letter from B.C. Hydro, dated December 22, 1970, and the brief submitted by the delegation, be received.

5. Parking Exemption Decals

The City Engineer, in his report dated January 5, 1971, advised that the Special Committee appointed to consider parking exemption decals recommends that the following application from a handicapped person for a parking exemption permit be approved:

Mr. Robert S. Goldsworthy,
448 East 7th Street,
North Vancouver, B.C.

Clause 5 Continued

RECOMMENDED that the report of the City Engineer, dated January 5, 1971, with respect to a parking exemption decal be approved.

6. Pedestrian Actuated Signal:
Hastings Street and Jackson Avenue

In response to a petition from the "Canadian Metropolitan Tenants", a request from His Worship the Deputy Mayor and a letter from the Coroner's Office, dated December 11, 1970, for a pedestrian signal at the intersection of Jackson Avenue and Hastings Street on a twenty-four hour basis, the City Engineer reported, under date of January 13, 1971.

The City Engineer advised that his department has completed studies in this area which show a recent acceleration in the rate of occurrence of pedestrian accidents.

Street lighting is of a comparatively modern standard. At present the intersection has a school crossing signal device which is only operable during school hours.

The City Engineer recommended that a pedestrian actuated signal be installed at Jackson Avenue and Hastings Street, and that the sum of $4,350.00 be allocated from the Traffic Control Reserve Fund for this work.

RECOMMENDED that the recommendation of the City Engineer, contained in his report dated January 13, 1971, be adopted.

7. Coroner's Jury Recommendation -
Powell and Princess

In a communication dated December 10, 1970, the City Coroner recommended that the intersection of Powell and Princess be re-evaluated by Traffic Authorities, particularly in the light of a recent death at this intersection. The Coroner stated that witnesses and police officers attending this accident advised that lighting in this area was inadequate and should be improved.

In a communication dated January 15, 1971, the City Engineer advised that this location had been reviewed as a result of Mr. Ludvigson's death. He stated that street lighting on this section of Powell Street was recently improved to a modern level of illumination. Therefore it can be assumed that lighting was not a contributing factor in this accident.

A signal at the intersection of Heatley and Powell, one block to the east, provides regular gaps in the west bound traffic flow, thereby making it relatively easy to negotiate a safe crossing. The accident history for this location shows a pedestrian accident

Clause 7 Continued

incidence of approximately one per year over the past five years, most having occurred during the late evening period and indicating alcohol as a contributing factor.

A marked crosswalk, as the Jury suggested, is not a safety device to warn motorists, but merely a means of encouraging pedestrians to a common crossing point in heavy pedestrian areas. Pedestrian crossing activity at this location is relatively light and a marked crosswalk would not normally be provided under present policy.

The City Engineer recommended that further control measures not be implemented at the intersection of Powell Street and Princess Avenue at this time.

RECOMMENDED that the report of the City Engineer, dated January 15, 1971, be adopted.

The meeting adjourned at approximately 2:50 p.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 670

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 16, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from David Thompson School under the direction of Mr. Ellis and,

Students from the Jericho Hill School under the direction of the Rev. Mr. Bottlinger.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 9, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Invitation to Transient Youth Conference

Pursuant to Council's instructions, Alderman Linnell reported with respect to the invitation to attend a Transient Youth Conference, the date of which has been changed to March 14 - 16, 1971. Alderman Linnell recommended the Council withhold its decision until further information is received, in view of the postponement in the date for the Conference and the fact that by that time it may be too late for summer planning in this respect.

MOVED by Ald. Adams,
THAT the communication from Alderman Linnell be received.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Five Temporary Buildings:
1501 Main Street

The Council further considered Board of Administration report (Building and Planning matters), dated January 4, 1971, respecting a request to retain five temporary display cottages at 1501 Main Street for a further 2-year period. In that report the Building Inspector recommends:

'that the structures be permitted on this site until December 31st, 1972, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the structures and removal of all materials from the site by December 31st, 1972.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.'

The Board of Administration so recommends.

MOVED by Ald. Broome,
THAT the aforementioned recommendations be approved.

- CARRIED

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(i) Policy re Sale of Land for Parks:
Champlain Heights

(ii) Property at 1067 Davie Street:
Development Permit Application

(iii) Lease Renewal: Wyder Electric Co.Ltd.
(False Creek)

COMMUNICATIONS OR PETITIONS

1. Cherry Point Refinery Development
(Washington, U.S.A.)

A communication was received from the City of New Westminster in respect of the recently announced development at Cherry Point (close to Blaine, Washington, U.S.A.) of a large oil refinery on the west coast, to which tankers will make deliveries. A resolution is forwarded to the responsible authorities including municipal Councils, urging all possible pressure be brought to bear to prevent oil tankers entering the Straits of Juan de Fuca and the Gulf Islands for this purpose.

A letter also was received from Mrs. N.L. Thomas of White Rock, B.C. urging a protest be lodged with the Department of the Army, Seattle District, Corps of Engineers, in respect of this matter.

MOVED by Ald. Bird,
THAT the resolution of the City of New Westminster be endorsed and the responsible authorities informed accordingly.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Board of Directors Meeting:
Canadian Federation of Mayors and Municipalities

MOVED by Ald. Adams,
THAT, pursuant to advice received that the Board of Directors of the Canadian Federation of Mayors and Municipalities will meet in Cowansville, Quebec, March 4th and 5th, Alderman Wilson, a Director, be authorized to attend this meeting.

- CARRIED

3. Fee re Projecting Electrical
Signs over City Streets

A communication was noted from the President of the Illuminated Sign Manufacturers in respect of Council instructions that the Association's submission regarding the fee proposed for projecting electrical signs over City streets must be received by the City by February 15th. In the communication it is requested the date of submission be extended to March 15th to allow further consideration to take place.

MOVED by Ald. Linnell,
THAT the extension requested be not granted and outstanding matters in connection with this question, such as the pending Board of Administration report and By-law, be submitted to Council at its next meeting when the Council will proceed to take action.

- CARRIED

4. Student Parking:
Langara Campus

At a previous meeting, the Council requested the School Board to make free parking available on the parking areas on the Langara Campus of Vancouver City College. A reply has been received from Mr. J.E. Robertson, Bursar, from which the following is extracted:

> "That the Vancouver City College Council accept the offer of the City Council to negotiate the sharing of the cost of upkeep of the parking lot at Langara, and on successful completion of such negotiations, that the parking fees be removed."

It is suggested in the communication, advice be given when representatives of the College and the Council may meet to further discuss the question.

MOVED by Ald. Bird,
THAT a Committee be appointed to meet with representatives of the College to further this matter; it being understood the items for discussion will be generally on snow clearance and painting of lines on the parking lot.

- CARRIED

(His Worship appointed Alderman Linnell and Alderman Rankin to comprise the Committee)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Transit Service Changes

Communications were noted from the B.C. Hydro and Power Authority, dated February 9th and February 11th, outlining transit service changes, effective February 15th and February 26th.

MOVED by Ald. Wilson,
THAT these communications be received and referred to a special meeting of the Standing Committee on Transportation to deal with the comments in these communications and with a view to discussing the general matter with the Provincial Government.

- CARRIED

MOVED by Ald. Rankin,
THAT the Vancouver City Council express its disapproval of the transit service changes ordered by the B.C. Hydro and Power Authority, as referred to in communications from the company under date of February 9th and February 11th.

- CARRIED

MOVED by Ald. Rankin,
THAT a Committee of Council be appointed to request a meeting with the authorities of B.C. Hydro and Power Authority, including Dr. Shrum, and a meeting with the Provincial authorities in order to discuss the particular matters contained in these communications. - CARRIED

(His Worship appointed Aldermen Linnell, Phillips and Rankin to comprise this Committee)

6. Centennial Celebrations

A communication was received from Vancouver M.L.A.'s at a previous Council meeting asking the Council actively participate in Centennial celebration arrangements by appointing a responsible and energetic Centennial Committee. A reply was forwarded to the effect that the Council's funds in respect of Centennial matters were exhausted on the Centennial project. Today the Council received a further communication from the M.L.A.'s reiterating the request.

MOVED by Ald. Broome,
THAT the named Vancouver M.L.A.'s be appointed a Centennial Celebrations Committee, at no cost to the City, with authority to recommend to City Council in regard to self-liquidating projects.

- LOST

MOVED by Ald. Rankin,
THAT the motion of Alderman Broome be tabled.

- LOST

(The Motion of Alderman Broome was put and lost)

(Alderman Sweeney is recorded as voting against the motion of Alderman Broome).

MOVED by Ald. Hardwick,
THAT the communication from the Vancouver M.L.A.'s dated February 15, 1971, be received.

- CARRIED

(Alderman Linnell is recorded as voting against the motion of Alderman Hardwick)

COMMUNICATIONS OR PETITIONS (cont'd)

7. Traffic Control System
Kingsway and Clark Drive

Alderman Wilson filed with the Council a petition from merchants and property owners in the vicinity of Kingsway and Clark Drive, protesting a change in the traffic control system at this intersection and asking the former arrangement be restored; i.e. an automatic 4-way electrically controlled signal.

His Worship directed this petition and covering letter of December 24, 1970, be referred to the Official Traffic Commission.

The Council (in Committee) recessed at approximately 10:45 A.M. to reconvene 'In Camera' in the Mayor's Office following which the Council (in Committee) recessed to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

3. Sale of Land for Parks:
Champlain Heights

The Board of Administration, under date of January 29, 1971, submitted a report of the Director of Planning and Civic Development setting out Council's policy of March 24, 1970, in respect of parks in Champlain Heights and proposals for making park sites available to the Park Board.

The Park Board, by letter dated April 16, 1970, requested an opportunity to appear before the Council in connection with the matter to seek relaxation of the policy of charging the Park Board market value for the 119.3 acres of park in Champlain Heights.

The Director of Planning and Civic Development points out in the Board of Administration report, parks have been dealt with in Champlain Heights as follows:

(a) subdivided 25 acres of park replaced with the newly established pattern and arranged on a straight trade basis with the Park Board.

(b) development of 108.7 acre major park-golf course, the estimated price being $750,000.

(c) a 5-acre lookout park, at $275,000.

(d) strip parks, approximately 5.6 acres at $308,000.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of Land for Parks:
Champlain Heights (cont'd)

In the Park Board brief dated February 15, 1971, presented by the Chairman of the Park Board to the Council this day, it is requested:

(i) payment for the golf course be postponed until the course is open for use.

(ii) the lookout park acreage remain on Park Reserve on the understanding the future purchase price will be fixed at the $275,000. The Park Board will give high priority to the development, using 1976-1980 Five-year Plan development funds.

(iii) the Council not charge the Park Board for the 5.6 acres of strip parks.

MOVED by Ald. Adams,
THAT action on this whole matter be deferred for consideration when the Council is dealing with the 1971 budget.

- CARRIED

4. Property at 1067 Davie Street:
Development Permit Application

Mr. Johnston appeared before the Council advising of the difficulties in which he has been placed by indecision in respect of either granting a development permit application for development of his property at 1067 Davie Street or expropriation of the property. The difficulties arise out of the fact that this property is affected by the Brockton Point crossing connector, Scheme 3.0 alignment.

MOVED by Ald. Rankin,
THAT the development permit application for this property be issued.

- CARRIED

(His Worship the Mayor agreed to write a further letter to the Prime Minister of the Province requesting the Government provide the necessary funds for property protection or acquisition from the $27 million - Approaches Fund).

DELEGATIONS AND BOARD OF ADMINISTRATION REPORT

A. General Report,
February 12, 1971

Works and Utility Matters

Request for Anti-Whistling By-law
Train activity near Raymur
Housing Development (Clause 8)

The Board of Administration submitted a report of the City Engineer on a petition from the Kiwassa Neighbourhood Services complaining regarding the noise of trains passing through the area near the Raymur Housing project. It is requested necessary steps be taken to have the Great Northern whistles and horn tooting replaced with quiet safety measures. The area concerned is particularly described as Boundary Road to Clark Drive and Clark Drive to Powell Street. Mr. Harold Winch, M.P. also brought the matter to the Council's attention by letter dated February 5, 1970.

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Request for Anti-Whistling By-law (cont'd)

The Canadian Transport Commission engineer has advised that an anti-whistling by-law could be approved but before acceptance by the Transport Commission adequate protection, in the form of automatic signals, would have to be provided at all crossing locations. The City Engineer points out in the Board of Administration report that the cost would average between $15,000 to $20,000 per location and therefore on the basis of protecting four remaining street crossings between Parker and Cordova, the total capital cost would be from $60,000 to $75,000 and maintenance costs of approximately $4,000 per year for the four locations.

Earlier in the proceedings a representative of the Kiwassa Neighbourhood Services appeared in support of anti-whistling regulations.

MOVED by Ald. Rankin,
THAT a representative of the City Council, together with the appropriate officials, meet with the Canadian Transport Commission officials to discuss the whole question and the matter of including appropriate safety precautionary measures.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

5. Lease Renewal: Wyder Electric Co. Ltd. (False Creek)

The Board of Administration, under date of February 5, 1971, submitted a report by the Supervisor of Property and Insurance in respect of lease renewal of property occupied by Wyder Electric Co. Ltd. on the E/S of Laurel Street, north of 6th Avenue (False Creek area).

The Company wishes to continue occupancy on a fair rental basis but feels it is unjust to pay rental on buildings which they purchased from the former owners, Bingham Equipment Company, and on which they are still paying.

On January 1, 1971, the existing lease between this company and the C.P.R. expired and therefore the rental came under the direct control of the City of Vancouver. Adjustment of rentals and reversions of buildings in similar situations pertaining to the S/S of False Creek have been on the same basis. The annual rental fee for land and buildings is set at $40,620 net; however, it has been suggested by the Property and Insurance Department to the company that their land usage be reduced from 5½ acres to 3.3 acres. The total rental then would be reduced to $33,039.00.

A representative of the Wyder Electric Co. Ltd. appeared before Council in support of the request for reconsideration of lease renewal terms and advised the company requires all of the land.

MOVED by Ald. Adams,
THAT the established policy of Council in respect of similar properties in this area be applicable to the property occupied by Wyder Electric Co.Ltd.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report
February 12, 1971 (cont'd)

Works and Utility matters (cont'd)

MOVED by Ald. Linnell,
THAT Clauses 1 to 7 of the report of the Board of Administration (Works and Utility matters), dated February 12, 1971, be adopted.

- CARRIED

(For Council action on Clause 8 see pages 6 and 7)

Social Service and Health Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Social Service and Health matters), dated February 12, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Building and Planning Matters

False Creek Lands: Provincial
Government/Marathon Realty Transfer (Clause 1)

MOVED by Ald. Broome,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated February 12, 1971, be adopted.

- CARRIED

(Aldermen Calder, Linnell, Rankin and Sweeney are recorded against the motion)

Examination of Seattle's
Historic Precinct (Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated February 12, 1971, be adopted.

- CARRIED

Finance Matters

B.C. Telephone Company
Rate Structure Application (Clause 4)

The Board of Administration submitted the following report of the Deputy Corporation Counsel:

"I have received a copy of the application and submission of the B. C. Telephone Company to the Canadian Transport Commission for authority to put into effect, on August 1st, 1971, various rate increases. (The submission is available in my office).

It is noted that any persons wishing to intervene to oppose, support or modify the application are required to file their submissions with the Secretary of the Commission not later than March 5th, 1971.

In the two previous rate applications, in April and September of 1958, the Provincial Government opposed the application and the Council decided to join with the Union of B.C. Municipalities in financial support of the Government's opposition. The City's share of the cost was prorated among the municipalities by the Union of B.C. Municipalities on a per capita basis."

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B.C. Telephone Company Rate Structure Application (cont'd)

MOVED by Ald. Rankin,
THAT the City Council present a strong brief before the hearings in respect of this application, expressing opposition to the proposed increases in telephone rates; such brief to be prepared by the Board of Administration for Council consideration.

(on request Alderman Wilson was excused from voting) - CARRIED

(At this point a short recess was observed)

Assessments for School and Hospital Purposes (Clause 6)

The Board of Administration submitted a report of the Assessment Commissioner pursuant to Council's instruction on January 19, 1971, in respect of assessments for school and hospital purposes. In the information from the Assessment Commissioner it is stated the Council has continued to oppose limitations on assessments on individual properties because of the inequities which occur and that the B.C. Association of Assessors has sent a brief to the Provincial Prime Minister, which also includes a brief by the City of Vancouver as sent to the Union of B.C. Municipalities. A copy of the Association of Assessors' brief was circulated to members of Council. It is stated the Executive of the Union of B.C. Municipalities submitted a resolution to the Cabinet in December, 1970, urging the Assessment Equalization Act be amended to restore the principle of Equalization based on a fair and equitable formula applicable to all classes of property and without any artificial limiting conditions. The Assessment Commissioner also deals with the matter of alternatives to the Government's proposed legislation to limit the annual increases in assessments on land and improvements for school and hospital purposes to not more than 10% over the previous year's assessments.

MOVED by Ald. Broome,
THAT a copy of the Board of Administration report on this matter, together with a copy of the submission by the British Columbia Association of Assessors, be forwarded to all Provincial M.L.A.s, with an appropriate covering letter to be prepared by the Board of Administration for the signature of His Worship the Mayor.

- CARRIED

Increased Hotel and Motel Guest Room Accommodation License Fees (Clause 7)

The Board of Administration in its report of February 12, 1971, advised of information from the Director of Finance in respect of Council's action in passing a By-law increasing the license fees applicable to hotel and motel guest room accommodation. The Council also has before the Legislature a Charter Amendment for power to levy an add-on tax on the value of hotel and motel guest room accommodation. Subsequently the Province has expressed its intent to make the existing 5% sales tax applicable to this accommodation.

In the report there is set out the related position in other provinces and cities in Canada.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Increased Hotel and Motel
Guest Room Accommodation License Fees (cont'd)

MOVED by Ald. Adams,
THAT the City Council re-affirm its position with respect to the By-law which has been passed increasing license fees applicable to hotel and motel guest room accommodation;

FURTHER THAT the Corporation Counsel be instructed to withdraw the City's application for a Charter Amendment regarding an add-on tax on hotel and motel guest room accommodation.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Finance matters), dated February 12, 1971, Clauses 1, 2 and 3 be adopted and Clause 5 received for information.

- CARRIED

B. Property Matters, February 12, 1971

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Property matters), dated February 12, 1971, be adopted.

- CARRIED

C. Proposed 'Mini-Skool' Development

The Board of Administration advised of information from the Department of Social Welfare that a meeting is to be held in Victoria, February 18, 1971, with the Community Care Facilities Licensing Board in respect of a proposal to develop a 'Mini-Skool' in Vancouver in the area below 16th Avenue between Granville and Oak Streets. Representatives of Council and officials are invited.

The Medical Health Officer has advised that because of health implications he is prepared to accept. The Director of Permits and Licenses and the Director of Planning state the material has been reviewed and it is felt there would be little value in having the departments represented at this meeting. When specific information is known, the interpretation of By-law requirements can then be given. A meeting of the Superintendent of the Mini-Skools and the Zoning Planner is to be held on February 19th when information necessary in connection with an application for a development permit will be made known. From the information submitted, it would appear this 'Mini-Skool' development would be classified as a Conditional Use and would require approval of the Technical Planning Board.

MOVED by Ald. Hardwick,
THAT this report be received and the Department of Social Welfare and the Superintendent of the Mini-Skools be advised that if, and when, an actual site is chosen, an application for a development permit should be made through the normal City channels.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Applications for Discharge of Treated Sewage: Fraser River

The Board of Administration submitted a report from the City Engineer giving a summary of the Greater Vancouver Sewerage and Drainage District draft of the District Commissioner's report dated January 28, 1971, on the status of permit applications for the discharge of treated sewage in the Fraser River.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

E. Appointment of Special Committees - 1971

MOVED by Ald. Linnell,
Pursuant to report received from the Board of Administration dated February 12, 1971, that the following Special Committees be reappointed for the year 1971:

(a) Remembrance Day Observance Committee

(b) Fire Defences - Burrard Inlet

(c) Freeway Connection - Georgia Viaduct to Highway 401

(d) Entertainment and Civic Recognition - Power to Act on Matters referred.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Linnell,
THAT the matter of reappointment of the Social Development Committee be deferred for the time being.

- CARRIED

MOVED by Ald. Calder,
THAT the Special Committee re Gastown - Chinatown Historical Area be not appointed.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Special Committee re Arterial Road Connections to involve the Municipalities of Richmond and Burnaby be not reappointed.

- CARRIED

F. Transfer of Volunteers for Seniors Program to City of Vancouver

The Board of Administration, under date of February 10, 1971, submitted the following report:

'The Medical Health Officer reports as follows concerning the transfer of the Volunteers for Seniors Program.

"HISTORY

The Volunteers for Seniors Program was established in 1960, at which time the Junior League undertook sponsorship and carried the program for five years. As the program had proven invaluable to the old people resident in institutions and and since no other agency was willing to undertake the responsibility of continuing the work, the Volunteer Bureau of the United Community Services temporarily accepted responsibility for the program. It has now expanded to the point where there are approximately 300 volunteers participating.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transfer of Volunteers for Seniors Program to City of Vancouver (cont'd)

The purpose of the program is to provide occupational and diversional activities for seniors residing in nursing and boarding homes throughout the City. Large institutions, such as Riverview and Pearson Hospital and the larger private hospitals, are in a position to provide these activities with special staff hired for this purpose. Smaller institutions cannot afford this vital service: however, provision of such service has been made possible through the cooperation of volunteers offering their specialized talents and skills to stimulate the residents in the smaller institutions both mentally and physically. These volunteers provide this therapy by the use of music, games, crafts, trips (museums or the conservatory) and forms of physical activity.

The Division of Aging, Provincial Department of Rehabilitation and Social Improvement provides office space and furniture at 411 Dunsmuir. It is understood that this space will be available for an indefinite period.

On July 7, 1970 the City Council approved a report presented by the Medical Health Officer which recommended that the 1970 City Council recommend to the 1971 City Council the transfer of the Volunteers for Seniors Program to the City of Vancouver, effective April 1,1971.

STAFFING

The staff required to administer and coordinate the work of the volunteers in this program will consist of a Coordinator of Volunteers and a Clerk-typist II.

The Director of Personnel Services has confirmed that the Coordinator of Volunteer Services (Class Specification 274) is appropriate to this work and that this report has been discussed with and is acceptable to the Municipal and Regional Employees' Union. The Director of Personnel Services recommends that the two positions be established as follows:

Classification	Pay Grade	Effective Date
Coordinator of Volunteers	22	April 1, 1971
Clerk-Typist II	9	April 1, 1971

and seconded by the Health Department to the City Social Service Department, Medical Section.

Estimated Costs

Salaries	Annual	Appropriation 1971 as of April 1,1971
Coordinator of Volunteers	$ 8,358.	$ 6,288.
Clerk-Typist II	4,734.	3,561.
	$13,092.	$ 9,849.
Fringe Benefits	1,310.	990.
Transportation	360.	270.
Total eligible for Provincial Government and Canada Assistance Plan Sharing	$14,762.	$11,109.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transfer of Volunteers for Seniors Program to City of Vancouver (cont'd)

Supplies and Services		
Telephone	$ 60.	$ 45.
Office Supplies	360.	270.
Printing (Pamphlets, educational materials,etc.)	1,155.	866.
Miscellaneous Services	325.	244.
Total Estimated Costs	$16,662.	$12,534.
Less Recoverable:		
Canada Assistance Plan	$ 7,381.	$ 5,555.
* Provincial Government	3,691.	2,777.
Net Coat to City of Vancouver	$ 5,590.	$ 4,202.

*The matter has also been discussed with the Deputy Minister of Rehabilitation and Social Improvement who indicated that the government will give favourable consideration to the request for cost sharing in the Volunteers for Seniors program.

It is therefore recommended that:

1. In accordance with the recommendation of the 1970 City Council on July 7, 1970 that the Volunteers for Seniors Program be transferred to the City of Vancouver effective April 1, 1971 on the understanding that:
   (a) The Province of B. C. will continue to give their financial support.
   (b) The Division of Aging, Provincial Department of Rehabilitation and Social Improvement assures continued accommodation as presently provided.
2. The report of the Director of Personnel Services be approved.
3. The Volunteers for Seniors Advisory Committee of the Volunteer Bureau continue to meet, but function as an advisory to the appropriate City of Vancouver departments (Health, Social Service and Social Planning).
4. Funds in the amount of $4,202.00 be provided in advance of the 1971 Budget appropriation."

Your Board RECOMMENDS that:

The foregoing report and recommendations of the Medical Health Officer be approved. "

MOVED by Ald. Rankin,
THAT the foregoing report be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Volunteer Services:
Health Department

The Board of Administration, under date of February 12, 1971, submitted the following report:

"On July 7, 1970, the Vancouver City Council approved a report from the Medical Health Officer recommending:

(a) The Health Department employ a Coordinator of Volunteers and a Clerk-Typist II half-time from July 1, 1970 - June 30, 1971, for one of the 5 service areas of the City (for Health, Social Services, Probation Services and Social Planning/Community Development).

(b) That the Coordinator of Volunteers program be on a full-time basis from July 1, 1971 to June 30, 1972.

(c) That the 1970 Council recommend to the 1971 Council implementation of the balance of the 2-year trial Coordinator of Volunteers program in one of the 5 service areas and the transfer of the Volunteers for Seniors program to the City of Vancouver.

(A report on the Volunteers for Seniors program was promised to the 1971 City Council for January 1971 and is submitted simultaneous to this report).

The Medical Health Officer reports as follows:

"The Coordinator of Volunteers program has been operating out of Health Unit 4 (Knight Street) for the last five months of 1970. Approval is now requested to continue the Coordinator of Volunteers and the Clerk-Typist II positions on a half-time basis from January 1 - June 30, 1971 and in a full-time capacity from July 1, 1971-June 30, 1972, as recommended by the 1970 City Council.

BUDGET FOR 1971

Salaries		
Coordinator of Volunteers (Pay Grade 22)		
Jan. 1-June 30, 1971. Half-time (6 x $345)	$2,070	
July 1-Dec. 31, 1971. Full-time (6 x $703)	4,218	$6,288.
Clerk-Typist II (Pay Grade 9)		
Jan. 1-June 30, 1971. Half-time (6 x $196)	$1,176	
July 1-Dec. 31, 1971. Full-time (6 x $398)	2,388	$3,564.
Total Salaries:		$9,852.
Fringe Benefits		990.
		$10,842.
Car Allowance		
6 mos. @ $15/mo.	$ 90	
6 mos. @ $25/mo.	150	240.
Telephone		60.
Office Supplies		200.
Volunteers' and Training Supplies		200.
Total Estimate 1971:		$11,542."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Volunteer Services:
Health Department

Your Board RECOMMENDS:

1. That the Co-ordinator of Volunteers program be continued until June 30, 1972 on the basis set out in the report of the Medical Health Officer.

2. That funds required for the 1971 portion of the program amounting to $11,542, be authorized in advance of approval of the 1971 Health Department budget."

MOVED by Ald. Phillips,
THAT the foregoing report be adopted.

- CARRIED

H. Effect of Provincial Budget on City of Vancouver

Pursuant to Council's instructions, the Board of Administration, under date of February 12, 1971, reported on the effect of the Provincial Budget on the City of Vancouver. Particular reference is made to the Municipal share of Social Welfare costs and the Municipal per capita grant.

MOVED by Ald. Adams,
THAT this information be received.

- CARRIED

I. Report of Standing Committee on Transportation, February 11, 1971

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation, dated February 11, 1971, be adopted.

- CARRIED

J. Terms of Reference: Brockton Point Crossing Sub-Committee

Pursuant to Council's instructions, in adopting the report of the Standing Committee on Transportation dated February 11, 1971, the Board of Administration, under date of February 12, 1971, reported with recommendations in respect of Terms of Reference for the sub-committee of the Transportation Committee in regard to the proposed second crossing of the First Narrows system. After due consideration it was,

MOVED by Ald. Bird,
THAT initially the terms of reference for the Sub-Committee be to seek the concurrence of the North Shore municipalities with the following procedures, and then to:

(a) seek a meeting with the Minister of Finance and the Minister of Highways, together with the North Shore municipalities, to discuss the financing formula proposed by the consultants in Table 9.01 of the Burrard Inlet Crossing Report;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Terms of Reference: Brockton Point Crossing Sub-Committee (cont'd)

(b) advise the Provincial Government that the City will undertake to provide funds by a money by-law to the electors, or other appropriate means, for the distributor functions of the approaches in the City in accordance with the consultants' recommendations, subject, however, to such distributors being constructed, where practicable, at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs;

(c) request the Provincial Government to make available the necessary funds immediately and purchase property as and when required to protect the alignment of the approach routes to the Crossing;

FURTHER THAT the more extensive terms of reference required by the tabled resolution of the Standing Committee on Transportation of February 11, 1971, be the subject of a further Board of Administration report to Council after consultation with Swan Wooster-CBA, officials of the Greater Vancouver Regional District, the Canadian Pacific Railway, Federal officials and City officials.

- CARRIED

K. Report of Standing Committee on Planning and Development, February 4, 1971

MOVED by Ald. Bird,
THAT Clause 1, Part II, of the report of the Standing Committee on Planning and Development, dated February 4, 1971, be received for information.

- CARRIED

L. Report of Standing Committee on General Purposes, February 4, 1971

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes, dated February 4, 1971, be adopted.

- CARRIED

M. Report of Standing Committee on Planning and Development, February 4, 1971

The Council considered Part I of the report of the Standing Committee on Planning and Development, dated February 4, 1971, referring to the Strathcona Area - Rehabilitation Consultants' Report.

MOVED by Ald. Hardwick,
THAT Clause 1, Part I of the report of the Standing Committee on Planning and Development, dated February 4, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Euclid Avenue near Aberdeen)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO CONTRACT A DEBT BY ISSUE AND SALE OF DEBENTURES $279,645.48

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $279,645.48 in lawful money of Canada for certain street lighting projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd...

BY-LAWS (cont'd)

By-law to Contract a Debt by Issue and sale of Debentures (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up of Streets: Champlain Heights

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS that part of Lots 9 and 10 included in Explanatory Plan 7039, Blocks 1 and 2, North West ¼ of District Lot 334, Group 1, New Westminster District, Plan 2004, has been established for road;

BE IT NOW RESOLVED THAT that part of Lots 9 and 10 included in Explanatory Plan 7039, Blocks 1 and 2, North West ¼ District Lot 334, Group 1, New Westminster District, Plan 2004, now road, be closed, stopped up and consolidated with the adjacent City lands.

- CARRIED

2. Special Annual Assessment: Lot 36, Block 556, D.L. 472 and Lot 3, Block 576, D.L. 472: Local Improvements

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on 20th Avenue from Oak Street to Laurel Street (hereinafter called "the said project") as a local improvement, to be paid for by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on November 27, 1969, to hear complaints against the proposed assessments;

AND WHEREAS on November 27, 1969, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to Lot 36, Block 556, District Lot 472 and Lot 3, Block 576, District Lot 472, which abut the said project;

cont'd...

MOTIONS (cont'd)

Special Annual Assessment:
Local Improvements (cont'd)

AND WHEREAS said Lot 36, 42 feet in width, on which is constructed a rooming house, and said Lot 3, 33 feet in width, on which is constructed a single family dwelling, are zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law;

AND WHEREAS by reason of the sizes of the said lots and the multiple dwellings constructed on the real property abutting the said lots, they cannot be developed beyond a residential use, notwithstanding that they are zoned RM-3;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lots would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law and that the special annual assessment be reduced to the rate levied on real property in residential districts pursuant to the said By-law as follows:

Description of Real Property	From Multiple Dwelling District Rate	To Residential District Rate
Lot 36, Block 556, D.L. 472	$75.03	$32.05
Lot 3, Block 576, D.L. 472	58.95	25.19

such reduced special assessments to be paid annually for a period of fifteen (15) years; and the Collector of Taxes is hereby directed to enter on the tax roll against each of the said lots the amounts of the reduced special assessment, commencing in the year 1971. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY

3. Special Annual Assessment: Various Properties
Fraser St. from 28th Avenue to 41st Avenue
Local Improvements

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS the construction of pavement and curbs (hereinafter called "the said project") on Fraser Street from 28th Avenue to 41st Avenue was recommended by the Board of Administration on November 22, 1968, and approved by Council on November 26, 1968;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on January 30, 1969;

AND WHEREAS on January 30, 1969, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to the business properties on the East side of Fraser Street between Durward Avenue and 41st Avenue being given relief because of the existence of the curb;

cont'd...

MOTIONS (cont'd)

Special Annual Assessment:
Local Improvements (cont'd)

AND WHEREAS Council may grant such releif pursuant to the powers contained in Section 67 of the Local Improvement Procedure By-law;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the "business properties on the East side of Fraser Street between Durward Avenue and 41st Avenue" and hereinafter more particularly described, would be unjustly affected by being specially assessed for the existing curb fronting on those properties and that the special annual assessment be reduced as follows:

Description of Real Property			From. Pavement & Curbs	To Pavement Only
Lot	Block	D.L.		
1 - 4	2	391 & 392	$253.41	$135.97
1 Amd.	1	666	61.11	32.79
2 Amd.	1	666	66.35	35.60
3	1	666)	254.64	136.33
4 - 6	2 - 4	666)		
7	2 - 4	666	63.66	34.16
8	2 - 4	666	63.66	34.15
9	2 - 4	666	63.66	34.16
10 - 12	2 - 4	666	190.98	102.47
1	5 & 6	666	91.60	49.15
2 & 3	5 & 6	666	251.38	134.88
5	1	667	60.45	32.44
6 Amd. & 8 Amd.	1	667	181.36	97.31
1 - 4	6	667	241.82	129.75
5 - 8	6	667	241.82	129.75
H	1	668 - 670	283.57	152.15

such reduced special assessments to be paid annually for a period of fifteen years; and the Collector of Taxes is hereby directed to enter on the tax roll against each of the said lots hereinbefore described the amount of the reduced special assessment, commencing in the year 1971.

- CARRIED BY THE REQUIRED MAJORITY

4. Transportation Corridor:
Champlain Heights

On February 12th, Notice was given of the following motion, seconded this day by Alderman Calder and as changed by agreement of Council:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT, given that the Greater Vancouver Regional District 'suggested public transportation system' includes major upgrading of Boundary Road between Highway 401 and S.E. Marine Drive;

BE IT RESOLVED THAT the Planning and Engineering Departments report on what steps would be necessary to reserve a transport corridor in the Champlain Heights area.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Christ Church Cathedral Property

referred to a newspaper article as a result of consideration being given to redevelopment on the Christ Church Cathedral property, Burrard and Georgia Streets. The Alderman stated the article referred to the new development which would include commercial development would be tax free. The enquiry was made, therefore, of what the position would be.

Commissioner Ryan explained the policy in respect of taxes applicable to churches and stated that certain peculiarities in respect of this proposed development may require some clarification.

Alderman Phillips felt that the church authorities should be made to realize that any revenue portion of the development would not be tax free.

Alderman Rankin - Popcorn Vendors

referred to the By-law passed regulating peddlers' and vendors' operations on the City streets and difficulties certain popcorn vendors were having departmentally in order to obtain permission to continue their business. His Worship advised he would look into the matter and report by next Tuesday.

Alderman Calder - Sale of One-family Residences with Illegal Suites

cited an example of a sale of a one-family residence with an illegal suite but the information given to the purchaser was that the suite was legal. The new purchaser, therefore, later encountered difficulties in respect of this illegal accommodation. The Alderman enquired if there was some way in which the cooperation of the Real Estate Board could be obtained in an endeavour to prevent such occurrences.

It was pointed out by other members of Council that efforts made in the past to control this matter had not been successful.

Alderman Sweeney - Isy's Supper Club 1136 West Georgia St.

enquired as to what action the City could take to prevent Isy's Supper Club from displaying the type of advertising pictures which are being shown outside of their premises at 1136 West Georgia Street.

His Worship the Mayor directed the Board of Administration report directly to Alderman Sweeney on the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Traffic Lane Markings: Burrard Street	enquired in respect of maintaining of the traffic lane markings on Burrard Street bridge and enquired if these markings will be repainted soon.
Alderman Hardwick - Road Standards: N/W Marine Drive and Point Grey Road	enquired of the status of the report in respect of Road Standards: N/W Marine Drive and Point Grey Road. Commissioner Ryan advised the report is available but awaiting arrangements for delegations to be brought to Council at the same time as the report is under consideration. His Worship advised he is considering the details of arrangements to accommodate delegations in respect of both the Four Seasons Hotel development and this particular matter of Road Standards: N/W Marine Drive and Point Grey Road. and expects to advise Council soon.

NOTICE OF MOTION

The following Notices of motion were submitted and recognized by the Chair:

1. Second Crossing of Burrard Inlet: Tunnel

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT WHEREAS through the instrumentality of the National Harbours Board, the Government of Canada has caused an engineering study and report to be prepared on the feasibility of developing a second crossing of the First Narrows of Burrard Inlet;

AND WHEREAS the consultants have reported on their study without recommendation as to the type of crossing to be preferred;

AND WHEREAS the consultants have recommended to the National Harbours Board and the Government of Canada 'that all available factual information on both schemes be laid before local civic bodies and citizen organizations with the request that, after study, these groups express their views on the choice in formal briefs to the National Harbours Board or to the Board's Consultants. In this way a consensus of local opinion may be developed before a final crossing selection is made';

AND WHEREAS the Council of the City of Vancouver has received copies of the report of the consultants to the National Harbours Board;

NOW THEREFORE BE IT RESOLVED THAT in view of the benefits to accrue to the City of Vancouver both as a City and as a world trading seaport, and in view of the benefits to accrue to the surrounding municipalities and the Lower Mainland of British Columbia, the City of Vancouver recommend to the National Harbours Board, through its consultants, that the City of Vancouver preference for the crossing is a tunnel.

(Notice)

NOTICE OF MOTION (cont'd)

Public Housing Sites for Displaced Persons:
Fairview Slopes Redevelopment

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the Fairview slopes are slated for rezoning to multiple use;

AND WHEREAS there are many families and persons in the lower income brackets who are at present living in the older houses at a rent which they can afford to pay;

AND WHEREAS with the destruction of these homes for redevelopment, the new buildings will be at a rent which they cannot afford to pay;

THEREFORE BE IT RESOLVED that the Planning Department be instructed to locate a site or sites sufficient to provide public and senior citizen housing for these people in this area who will be displaced and to consult the representatives of the senior governments in regard to this matter and report back to Council as quickly as possible.

(Notice)

The Council adjourned at approximately 5:20 P.M.

***

The foregoing are the Minutes of the Vancouver City Council meeting (Regular) of February 16th, 1971.

MAYOR

CITY CLERK

February 12th, 1971

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Conversion of Trolley Coach System to One-Way Operation on Powell & Cordova Streets between Main Street and Campbell Avenue

"Included in the 1971 paving program are paving and street lighting projects required to permit one-way traffic operation on Powell and Cordova Streets between Main Street and Campbell Avenue. In addition to this work, the rearrangement of trolley coach overhead facilities will be required to permit transit operation via the new routing.

The B.C. Hydro & Power Authority is prepared to share the cost of rearranging their facilities on the same basis as was approved by City Council on March 22nd, 1957, when the downtown one-way system was introduced. This provides that the City shall pay the labour cost of removing the old equipment and installing the new, plus half the cost of the material, less any salvage.

It is estimated that the City's share of the cost will be $16,000. Approximately $8,500. of this represents the estimated cost of joint interest poles required for street lighting on Cordova Street and the Cordova-Powell Connector, and will be charged to the Street Lighting Local Improvement Projects approved July 14th, 1970. (Appropriations 216/3901, 216/3902 and 216/3903.) Funds for the balance of approximately $7,500. are available in Streets' Fund.

I RECOMMEND that:

(a) The costs of relocating trolley lines for the Cordova-Powell One-Way conversion be shared with the B.C. Hydro & Power Authority on the same basis approved by City Council on March 22nd, 1957.

(b) $7,500. be appropriated from unallocated funds available in the 1970 Streets Capital Fund, Appropriation 146/7906"

Your Board RECOMMENDS that the foregoing be approved.

2. 5th Avenue between Glen and Clark Drives and Burlington Northern Railway Inc.

"The Burlington Northern Railway Inc. has a spur track crossing of Glen Drive 35 feet north of 5th Avenue. The purpose of the spur track crossing is to provide a facility to the east for the loading and unloading of trailers from railway cars on Company lands.

The Company proposes to provide access to the facility along 5th Avenue east from Glen Drive. 5th Avenue is undeveloped and the Company has made application for permission to construct and maintain a 20 foot gravel roadway on 5th Avenue from Glen Drive to a point approximately 300 feet east of Keith Drive. It is to be noted that the Company is the owner of all the lands abutting 5th Avenue from Glen to Clark Drive.

I RECOMMEND that 5th Avenue between Glen and Clark Drives be closed and stopped up and leased to the Company subject to the following conditions:

(a) The term to be 10 years subject to 1 year's notice of cancellation at a nominal rental of $1.00.

(b) The use to be for vehicular access only and no buildings to be constructed upon the lease area.

(c) The Company to construct a 20 foot gravel roadway and related works upon the lease area to a design first approved by the City Engineer and to maintain the roadway during the term of the lease.

(d) The Company to relieve the City of all liability in respect to the lease area.

(e) The right to construct, maintain, and reconstruct public utilities in the lease area to be reserved.

(f) An Agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Wooden Planter Barrels Fronting 306-316 West Cordova Street

"Mr. B. Ewald, President of New Look Interiors Ltd., has applied for permission to install approximately seven wooden planter tubs to hold small trees fronting their premises at 306-316 West Cordova Street. Permission is recommended subject to the following conditions:-

(a) New Look Interiors Ltd. enter into an agreement as provided by the Encroachment By-law.

(b) The annual charge be Nil."

Your Board RECOMMENDS that the foregoing be approved.

4. Twin Sewers in the Lane South of Burnaby Street between Thurlow Street and Burrard Street

"This old sewer in this lane should be replaced to provide capacity for new development in the block. The new construction will be a "twin" sanitary and storm sewer.

The estimated cost is $23,000.

I RECOMMEND that $23,000. for this purpose be appropriated from Account Code 0116/7906, "Miscellaneous - Unallocated" in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. School Site - Closing 5th Avenue and Lane South of 5th Avenue between McLean Drive and Woodland Drive

"The Vancouver School Board is proposing to enlarge the Grandview School site situated between 4th and 5th Avenues, McLean to Woodland Drives and has acquired the lots to the south bounded by 5th Avenue and the Grandview Highway, McLean to Woodland Drives.

The School Board has made application to acquire 5th Avenue between McLean and Woodland Drives and the lane south of 5th Avenue, Grandview Highway to Woodland Drive in order to consolidate the School Site.

I RECOMMEND that 5th Avenue (outlined red) and the lane south of 5th Avenue (outlined green) on plan marginally numbered LF.5529 be closed and stopped up and conveyed to the School Board to be subdivided with school lands subject to the following conditions:-

(a) A portion of the closed lane required for Grandview Highway North be dedicated.

(b) The lands bounded by 5th Avenue to the Grandview Highway, McLean to Woodland Drives be consolidated to form one parcel.

(c) The School Board to agree to dedicate to the City an area equivalent to the closed street and lane included in the consolidated parcel if required for municipal purposes.

(d) The Board to grant the City an easement for utility and municipal purposes over the closed street and lane.

(e) An Agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

6. Tender Number 711 - Curbs, Pavements and Sidewalks on Sundry Streets and Lane Pavements on Sundry Lanes

The City Engineer reports as follows:

"Tenders for curbs, pavements and sidewalks on sundry streets and for lane pavements on sundry lanes in the City of Vancouver were opened on February 1, 1971, and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order.

Tabulations of Tender Number 711 and the average unit prices for the major items of work included in this tender have been circulated to Council members.

This tender includes pavement and curb projects which were approved by Council at Courts of Revision held on June 18, 1970, July 14, 1970, November 19, 1970, sidewalk projects which were approved by Council at the Court of Revision held on July 14, 1970, and lane paving projects which were approved by Council at the Court of Revision held on November 19, 1970.

The City Engineer RECOMMENDS that:-

(a) Contracts be awarded to low tenderers, as follows:

Jack Cewe Ltd.
1850 Hillside Avenue,
Coquitlam, B.C.

Project 'A' - 49th Avenue - Tisdall Street to Victoria Drive.	$303,602.50

City Construction Co. Ltd.
107 East 1st Avenue,
Vancouver 10, B.C.

Project 'B' - Urban Renewal Area A-5	$ 71,241.70

Columbia Bitulithic Ltd.
Granville Island,
Vancouver 9, B.C.

Project 'C' - P.C. Concrete curbs and gutters on sundry streets	$352,720.00
Project 'D' - Asphaltic concrete pavements and surfacing on sundry streets.	$384,885.00

Standard-General Construction (International) Ltd.
Granville Island,
Vancouver 9, B.C.

Project 'E' - P.C. Concrete curbs and gutters on sundry streets.	$300,841.20

/continued ...

Clause 6 Continued

Winvan Gravel & Supply Ltd.
230 Brunette Street,
New Westminster, B.C.

Project 'F' - Asphaltic Concrete pavements and surfacing on sundry streets. $270,260.00

Imperial Paving Ltd.
4781 Byrne Road,
Burnaby, B.C.

Project 'G' - Asphaltic concrete lane pavements on sundry lanes. $ 18,760.00

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds or certified cheques of the unsuccessful tenderers be returned."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Local Improvements by "Petition"

FIRST STEP

The City Engineer reports as follows:

"I consider it advisable to carry out projects for:-

Pavements and Curbs (Local Residential)
Lane Pavement
P.C. Concrete Sidewalks

shown in the attached schedule dated February 5, 1971, as local improvements.

The City's share of these improvements is available in the 1970 Capital Budget for items in Champlain Heights, and in the 1971 Capital Budget for all other items, subject to Council's approval of the 1971 Capital Budget."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provision of the Local Improvement Procedure By-law, I am submitting the City Engineer's Report dated February 5, 1971.

The estimated total cost of these improvements is $1,765,813, and the City's share of the cost is $1,142,223.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council's approval of the 1971 Capital Budget."

Clause 7 Continued

Your Board has decided that it is desirable to undertake the projects referred to in the attached list, and RECOMMENDS that:

(a) the report of the City Engineer and Director of Finance be adopted;

(b) the City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

CONSIDERATION:

8. Proposed Anti-Whistling By-law
- Letter from H. Winch, M.P. and
Petition from Kiwassa Neighbourhood Services

The City Engineer reports as follows:

"Following receipt of a letter from Harold Winch, M.P., on June 9, 1970, Council instructed the City Engineer to ascertain from the Canadian Transport Commission the protection requirements for each crossing and probable cost-sharing arrangements, and to report back to Council on the amount of money required to impose an anti-whistling by-law on the Railway adjoining the Raymur Housing Development. On November 26, 1970, a petition was received from the Kiwassa Neighbourhood Services complaining about the noise of trains passing through the area between Union Street and Powell Street and requesting City Council to 'take the necessary steps to have the Great Northern noise-polluting whistles and horn tooting replaced with a quiet safety feature'.

Representatives of the Engineering Department met with the Canadian Transport Commission in July, 1970, and an inspection of the Railway crossing sites was carried out by the Commission's Engineer on December 1, 1970.

The Transport Commission's Engineer advised that an anti-whistling by-law could be approved on the Railway lines of the Burlington Northern Railway from Boundary Road to Clark Drive (mainline of the Railway) and from Clark Drive to Powell Street (Burrard Inlet line), which is the area of concern expressed by the Raymur Development tenants and Mr. Harold Winch, but before the proposed by-law would be accepted by the C.T.C., adequate protection in the form of automatic signals must be provided at all crossing locations.

Under the terms of the Railway Act the passing of an anti-whistling by-law relieves the Railway and the trainmen of any legal responsibility at the crossings. There is no suggestion that the municipality assumes any obligation.

Clause 8 Continued

There are five street crossings of the Railway involved between Parker and Cordova (plus one lane) not currently equipped with automatic protection. However, on January 26, 1971, Council approved the fencing of the Pender Street crossing, when considering the matter of a pedestrian overpass, thereby reducing the number of locations requiring treatment to four. The Transport Commission's Engineer interprets the Railway Act to require the applicant Municipality to bear the full cost of such protection ordered by the Commission. He estimated that the costs would average $15-20,000 per location. If a by-law prohibiting train whistling is initiated, closure of the lane crossing (located immediately North of Pender Street) should be considered, to minimize the total cost. On the basis of protecting only the four remaining street crossings, the total capital costs would be in the order of $60-75,000. Maintenance costs, for which the City would also be responsible, would be in the order of $4,000 per year for the four locations. Over a period of years, maintenance would therefore represent a significant cost to the City.

It should be emphasized, however, that this is only a small section of the total Railway network within the City, much of which is routed through residential districts. Of fifty other crossings that have inadequate control to meet the requirement for an anti-whistling by-law, twenty-five are in or near residential areas.

Council should also be aware that the by-law would only restrict train whistling related to grade crossings and would not overcome a requirement for whistling before moving a standing train engaged in switching or other Railway activities.

It should also be noted that much of the objectionable noise generated by trains relates not only to whistling but also, to a great extent, in the operation of the locomotive power and rolling equipment. (This noise would not, of course, be reduced by an anti-whistling by-law).

The Canadian Transport Commission's Engineer will be submitting a report to the Commission outlining the protection required (which will cost in the order of $60-75,000). While the exact cost of the crossing protection is not known at this time, we are reporting now because it is necessary for the Commission to have a decision on the City's intention to proceed with the By-law before they will request detailed estimates of costs from the Burlington Northern Railway Company, the owners of the rail line."

Your Board submits the foregoing report of the City Engineer for Council's CONSIDERATION.

/continued ...

Board of Administration, February 12, 1971 . . . . . (WORKS - 8)

Clause 8 Continued

Council on November 24, 1970 agreed to hear a delegation from Kiwassa Neighbourhood Services.

(Copies of a brief from Kiwassa Neighbourhood Services, and a communication from Harold Winch, M.P. dated February 5, together with a letter to Mr. Winch from the Minister of Transport dated February 3, 1970, are circulated for the information of Council. A petition from Kiwassa Neighbourhood Services containing approximately 290 signatures is on file in the City Clerk's office.)

* * * * *

FOR ADOPTION SEE PAGE(S) 8

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION:

1. Health Education -
T.V. Program Channel 8

The Medical Health Officer submits the foregoing report concerning a 1971 T.V. series proposed by the Health Department.

"The City of Vancouver Health Department, in co-operation with other members of the Greater Vancouver Metropolitan Health Service, has presented two very successful television series in 1969 'Beat the Budget' and in 1970 'The Child in the Family'. As a follow-up of the two previous series, plans have been formulated to present as the 1971 series 'Health is Catching'.

Tentative arrangements have been made in conjunction with the Public Service programming of Channel 8 Television station to commence the seven half-hour programs February 25, 1971.

The general purpose of this service is to provide information to the public in regard to various health matters and problems and the services available through the Health Department and to stimulate citizens, both individually and in groups, to take an increasing interest in their own health and that of the community.

A great deal of time, thought and energy has gone into the preparation of each program, and it is planned to repeat each half-hour not only on the same television channel, but through the use of audio-video tapes and monitors on other television stations and various community settings.

The programs are being co-ordinated by a Television Committee with participation primarily from public health service staff throughout the lower mainland.

As in the past the Public Health Education Program will continue to operate on a consolidated and shared basis between Vancouver (70%), Burnaby (20%), and Richmond (10%).

A summary of the estimated cost of producing this series is as follows:

Taping of 7 programs	$ 140.00
Audio-video Tapes	280.00
Production, creation, purchase of audio-visual material, graphics, slides, props, etc.	700.00
TOTAL	$ 1,120.00

Cont/d.

Clause 1 Cont/d.

To be shared as follows:

City of Vancouver	$ 784.00
Municipality of Burnaby	224.00
Township of Richmond	112.00
	$ 1,120.00

As it is exceedingly difficult to finalize the preparation and production of this series without firm budgeting support, it is requested that an expenditure in the amount of $1,120.00 be approved in advance of the 1971 Appropriation of the Public Health Education Account 6801/76 on the understanding that $336.00 will be recovered from the two other Health Departments of the Metropolitan Health Service."

Your Board
RECOMMENDS that the amount of $1,120.00 be approved in advance of the 1971 appropriations of the Public Health Education Account 6801/76 on the understanding that $336.00 will be recovered from the two other Health Departments of the Metropolitan Health Service.

INFORMATION:

2. Unemployment

On January 19, 1971, Council passed the following resolution:

"THAT the Council make a submission to the Provincial Government on the unemployment question for presentation forthwith; such brief to be prepared by the Board of Administration."

Your Board on January 21, wrote to The Honourable Mr. Wesley Black, Provincial Secretary, attaching a copy of the brief referred to, and indicating that Council would be prepared to send a delegation in support of such brief.

A reply under date of February 10, has been received from the Provincial Secretary, a copy of which is circulated herewith.

Copies of the brief with covering letter from the Board of Administration are also circulated.

Your Board submits the foregoing for the INFORMATION of Council.

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FOR ADOPTION SEE PAGE(S) 8

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. False Creek Lands - Provincial Government/Marathon Realty Transfer

The Director of Planning & Civic Development reports as follows:

"On September 1, 1970, City Council approved the following recommendation of the Board of Administration on the transfer of title of some provincially-owned land on the east side of Cambie Bridge and the north side of False Creek:

> 'THAT the Provincial Director of Lands be informed that the City welcomes the transfer of title provided that it is the intention of Marathon Realty Co. Ltd. to develop the land so transferred for residential, commercial and recreational purposes and with the request that a public waterfront access easement be registered against the titles of the lands so transferred, such easement to be drawn in terms satisfactory to the Corporation Counsel and the Director of Planning and to be effective on the redevelopment of the lands.
>
> It is FURTHER RECOMMENDED that the Director of Lands be informed that the City would welcome the inclusion of Lot 5602 (which is the adjoining lot to the east of the Crown Provincial lands located on the north side of False Creek south of Taylor Street) in the transfer to complete their consolidation and with the same easement provision.'

In adopting the recommendation, Council added an additional clause as follows:

> 'THAT this clause be adopted and that the City's position be that the same be conditional upon the Marathon Realty Company granting an easement to the City, in writing, of a strip along the waterfront, and the granting to the City of the riparian rights.'

I have been in correspondence with the Director of Lands for the Provincial Government and the Director of Planning for Marathon Realty Co. Ltd. The Provincial Director of Lands suggests that this matter is more appropriately dealt with by Marathon Realty after the transfer of title.

Marathon Realty has agreed to provide a continuous waterfront pedestrian walkway (excluding any frontages required for marinas) at the time redevelopment is carried out. This can be secured by an easement registered against the title of the property in the same way as the pedestrian walkway in front of the Bayshore Inn. The registration of this easement can be a condition of necessary rezoning.

The matter of the City securing reparian rights has been discussed with Marathon Realty and the Corporation Counsel and it is clear that reparian rights cannot be separated from the land. A particular owner can waive his riparian rights in favour of the City but this is not something which runs with the title. The registered easement on the other hand does run with the title and can be precisely located by plan at the time development is designed. It appears therefore to give the best security for public waterfront access.

cont'd . .

Clause 1 continued

Accordingly it is RECOMMENDED that Marathon Realty Company Ltd., be thanked for their undertaking to make provision for a public waterfront walkway secured by a registered easement at the time redevelopment takes place in the area east of Cambie Bridge and that the Director of Planning and Civic Development and the Corporation Counsel take whatever steps are necessary to secure registration of such an easement for a pedestrian waterfront walkway as a condition precedent to rezoning."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be endorsed.

2. Examination of Seattle's Historic Precinct

Your Board submits the following report of the Director of Planning and Civic Development dated February 5, 1971:

"The Provincial Government has designated Vancouver's Gastown area as an historical site in connection with which we will be preparing regulations and an administrative structure. The department is also preparing appropriate zoning legislation on the part of Vancouver.

As Seattle has just completed similar legislation, it would be helpful to have the senior planner in charge of the Gastown proposals visit their historical precinct for the purpose of -

Studying the progress of Seattle's historic area since it was last studied and to assess the benefits and difficulties resulting from the area being declared a historic precinct;

To investigate the desirability and feasibility of duplicating various pieces of street furniture present in Seattle's precinct but absent in Vancouver's.

To meet with the Seattle Planning Department on Friday, February 19th or February 26th, to discuss both of the above.

The timing of the trip has been selected to minimize absence from duty and to permit visiting Seattle's precinct during its busiest period - Saturday and Sunday.

The estimated cost to the City: $75 expenses and one day leave of absence with pay for the Senior Planner.

RECOMMENDED that Mr. Allen Parker, Senior Planner in charge of the Gastown proposals, be granted one day's leave of absence on February 19th, 1971 or February 26th, 1971, in order to visit the Seattle Gastown Historical precinct and evaluate the effects of recent legislation there, and travelling expenses amounting to approximately $75.00. The Comptroller of Accounts advises that funds are available in the Department's Beautification Account."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be endorsed.

* * * * * *

FOR ADOPTION SEE PAGE(S) 8

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - December, 1970

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of December, 1970.
(b) Summary of Securities held by the General and Capital Account as at December 31, 1970.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in December, 1970					
Dec. 3	Mercantile Bank of Canada	Dec. 23/70	$1,003,315.07	$1,000,000.00	20	6.05
16	Bank of Montreal	Dec. 23/70	1,501,582.19	1,500,000.00	7	5.50
23	Bank of Montreal	Dec. 30/70	1,501,438.36	1,500,000.00	7	5.00
			$4,006,335.62	$4,000,000.00		
	Bank Deposit Receipts Purchased for Redemption in 1971					
Dec. 23	Mercantile Bank of Canada	Feb.15/71	$403,698.63	$400,000.00	54	6.25
30	Mercantile Bank of Canada	Feb. 2/71	402,384.66	400,000.00	34	6.40
			$806,083.29	$800,000.00		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Transfer of B.C. Hydro and Power Authority 7% Parities due September 1, 1975 from Debt Charges Equalization Fund to following Accounts to meet Portfolio Requirements

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Disposal by Debt Charges Equalization Fund						
Dec.31	B.C. Hydro & Power Authority 7% Parities	Sept.1/75	$236,000.00	$100.15	$236,360.59	4/8	6.96
	Acquired by General and Capital Account						
Dec.31	B.C. Hydro & Power Authority 7% Parities	Sept. 1/75	$200,000.00	$100.15	$200,305.59	4/8	6.96
	Acquired by Kerrisdale Community Centre Fund						
Dec. 31	B.C. Hydro & Power Authority 7% Parities	Sept.1/75	$ 34,000.00	$100.15	$ 34,051.95	4/8	6.96
	Acquired by Taylor Manor Trust Account						
Dec. 31	B.C. Hydro & Power Authority 7% Parities	Sept.1/75	$2,000.00	$100.15	$ 2,003.05	4/8	6.96

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Exchange of Canadas for Hydro Electric Power Corporation of Ontario (Provincial Guaranteed) to Provide an Improved Yield

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Disposal						
Dec 2	Canada 5%	Oct.1/73	$200,000.00	$97.40	$194,800.00	2/10	6.00
	Acquisition						
Dec.2	H.E.P.C.-Ontario 6½%	Sept.20/72	$100,000.00	$98.75	$ 98,750.00	1/10	7.25
2	H.E.P.C.-Ontario 7½% (Prov. of Ont. Guaranteed)	Mar.18/74	$100,000.00	99.00	99,000.00	3/4	7.85
			$200,000.00		$197,750.00		

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cont'd

Debt Charges Equalization
Fund Transactions (cont'd)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Terms Yrs/Mos	Yiel %
	Debentures Purchased						
Dec. 1	*Alberta Resources Railway 8½%	July 31/75	$500,000.00	$100.25	$501,250.00	4/8	8.44
17	City of Vancouver 3 3/4%	Aug. 1/76	1,000.00	75.20	752.00	5/7	9.45
	* Province of Alta.Guaranteed		$501,000.00		$502,002.00		

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SINKING FUND TRANSACTIONS

Exchange of Canadian National Railways For Alberta Resources Railways (Provincial Guaranteed) to Provide an Improved Yield

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Terms Yrs/Mos	Yiel %
	Disposal						
Dec. 1	Can. National Rlwy.3 3/4%	Feb. 1/74	$100,000.00	$93.25	$93,250.00	3/2	6.12
	Acquisitions						
Dec. 1	*Alberta Resources Railway 7 3/4%	Mar.1/74	$100,000.00	$100.25	$100,250.00	3/3	7.66

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Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Terms Yrs/Mos	Yiel %
	Debentures Purchased						
Dec. 1	City of Vancouver 6%	June 15/80	$1,000.00	$79.375	$ 793.75	9/6	9.31
7	City of Vancouver 5½%	Nov.15/71	1,000.00	97.20	972.00	0/11	8.60
10	*Alta. Resources Railway 7 3/4%	Mar.1/74	70,000.00	100.50	70,350.00	3/3	7.57
	* Province of Alta. Guaranteed		$72,000.00		$72,115.75		

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Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in 1971					
Dec. 15	Royal Bank of Canada	Mar.15/71	$711,512.60	$700,000.00	90	6.67
23	Royal Bank of Canada	Mar. 15/71	811,340.71	800,000.00	82	6.31
30	Mercantile Bank of Canada	Mar.15/71	607,890.41	600,000.00	75	6.40
			$2,130,743.72	$2,100,000.00		

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(b) GENERAL AND CAPITAL

Summary of Securities Held as at December 31, 1970

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1971	$15,726,476.33	$15,200,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

Note for Council: $1,000.00 City of Vancouver 9½% debenture due Sept. 1, 1986 was purchased at par to provide income for care of Captain Vancouver's Grave as authorized by resolution of council dated December 1, 1970.

RECOMMENDATION: Recommended by your Board that the report of theDirector of Finance on Sinking Fund and Investment Matters for December, 1970 be confirmed.

2. Cleaning of Ductwork at Queen Elizabeth Restaurant

The City Building Inspector reports as follows:

"During a regular maintenance inspection of the heating ductwork supplying the Queen Elizabeth Restaurant and Banquet Room, it was reported that dust and dirt had accumulated in areas of the ductwork not accessible to the Queen Elizabeth maintenance staff.

An amount of $600.00 was included in the 1971 Budget Submissions for the Queen Elizabeth Theatre to employ a firm with specialized high-power suction equipment to clean all of the Restaurant heating ducts.

The Restaurant Lessee has just recently lodged complaints of smuts being deposited on his linen and dishes, from the heating outlets.

A firm cost of $625.00 maximum has been received from the cleaning company to do the work.

The ductwork must be cleaned this year and it is advisable that the work be done as soon as possible. To initiate the work, it is necessary that the budget item be approved in advance of the normal budget.

It is recommended that:

Prior approval be given to an item of $650.00 in the 1971 Budget for cleaning of the ductwork at the Queen Elizabeth Restaurant."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

3. Contract Programming

The Director of Finance and the Coordinator of Data Processing and Systems report as follows:

"The 1971 budget for the Data Processing and Systems Division's Program Service Account (7032-341) contains a request to carry over $5,000 from the 1970 budget. This $5,000 was required for writing some stores inventory programs required for Central, Engineering and Electrical Stores. Program design has not been completed by the System Analyst and Programmers in time to have the job completed in 1970 because of a very large workload. However, on January 12, 1971, Council approved the City Engineer's recommendations concerning Electrical Stores, and one of those recommendations states that certain of the stores procedures be computerized. The necessary programs must be completed within three to four months in order to facilitate the implementation of the remainder of the Engineer's recommendations. For this to be done, programming must start as soon as possible and we recommend that Council, in advance of the 1971 Revenue Budget approve a $5,000 expenditure for contract programming for Central, Electrical and Engineering Stores."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Coordinator of Data Processing and Systems be approved.

CONSIDERATION

4. B.C. Telephone Company
Rate Structure Application

The Deputy Corporation Counsel reports as follows:

"I have received a copy of the application and submission of the B. C. Telephone Company to the Canadian Transport Commission for authority to put into effect, on August 1st, 1971, various rate increases. (The submission is available in my office).

It is noted that any persons wishing to intervene to oppose, support or modify the application are required to file their submissions with the Secretary of the Commission not later than March 5th, 1971.

The above information is submitted for Council's consideration.

In the two previous rate applications, in April and September of 1958, the Provincial Government opposed the application and the Council decided to join with the Union of B.C. Municipalities in financial support of the Government's opposition. The City's share of the cost was prorated among the municipalities by the Union of B.C. Municipalities on a per capita basis."

Your BOARD submits the foregoing report of the Deputy Corporation Counsel for the consideration of Council.

INFORMATION

5. Vancouver Rental Accommodation
Grievance Board: Annual Report

The Vancouver Rental Accommodation Grievance Board, in a report dated January 29, 1971, has commented on its first year of operations under the authority of By-law 4448.

Your Board submits the report, copies of which are circulated, for the information of Council.

CONSIDERATION

6. Assessments for School
and Hospital Purposes

City Council on January 19, 1971, when considering proposed legislation on assessments, passed the following Motion:

"THAT the Board of Administration be instructed to prepare an appropriate brief for submission to the Provincial Cabinet in respect of assessments for school and hospital purposes, as and when required;

FURTHER THAT a copy of the report of the Chairman of the B. C. Association of Assessors be requested."

The Assessment Commissioner submits the following as directed by Council:

. . . Cont'd.

Clause No. 6 (Cont'd.)

"When the Provincial Minister of Finance announced the Government's intention to pass legislation limiting annual increases in the assessments on land and improvements to not more than 10% over the previous year's assessment, Council was advised that the Executive of the U.B.C.M. intended to object to the proposed change in the legislation.

Council on November 10th resolved to support the U.B.C.M. on this matter and to prepare a brief for submission to the Provincial Cabinet, through the U.B.C.M. The City's brief pointed out the inequities which occurred in assessments through the previous 5% limitation on individual properties. Council has continued to oppose limitations on assessments on individual properties because of the inequities which occur.

The B. C. Association of Assessors has also sent a brief to Premier Bennett which includes the City's brief which was sent to the U.B.C.M. by Council. The B. C. Association of Assessors brief adopts the same stand taken by Members of Council and by the U.B.C.M.

The resolution submitted by the Executive of the U.B.C.M. in December, 1970 to the Provincial Cabinet was:

ASSESSMENT EQUALIZATION

'Be it Resolved that the Provincial Government be urged to amend the Assessment Equalization Act so as to restore the principle of Equalization, based on a fair and equitable formula applicable to all classes of property and without any artificial limiting conditions whatever, to ensure fair and equitable assessment within and between all classifications of property in all municipalities and in all sections of the Province.'

If the government proceeds with this legislation, is there any alternative to suggest?

One suggestion is that the limitation be placed on residential owner-occupied property to remain only until a change of ownership takes place. At times 15,000 residential properties change hands in one year and it would be very difficult to process these changes as they occurred and quite impossible with the available staff.

Other alternatives may be to confine the 10% limitation to the average residential property only, or even to all residential properties. Either course would require a very clear cut definition, however, because wherever the line was drawn there would be a great deal of dissatisfaction from those left out. A limitation of 10% increase in residential properties in itself would result in inequities between the taxes paid by homeowners, with the result that one group of assessed owners would make a gain at the expense of other groups.

. . . Cont'd.

Clause No. 6 (Cont'd.)

When the 5% limitation on individual properties was rescinded it was inevitable that many assessments required sharp increases. These increases created much dissatisfaction amongst homeowners with the result that appeals increased from 313 in 1967, to 679 in 1968 & 727 in 1969.

After considering the possible alternatives it is obvious to me that any limitation on individual properties will create undesirable inequities.

Both the B. C. Association of Assessors & the U.B.C.M. briefs urge the government to restore sound assessment principles and I am in complete agreement with this course of action.

Council has asked what the effect would be on the Pacific Centre development if the proposed legislation is passed.

To begin with this property was and is assessed on a similar basis to the other three corners of Georgia & Granville. No allowances were made because a very large portion of this land was used for a parking lot. One cannot be sure what a development such as this will engender in a value increase in surrounding property. If the market increase is greater on land than 10% yearly, the limitation would take effect. If this legislation follows the previous method, there is no problem on the assessment of the building as the limitation would not apply to new construction.

As requested by Council, I am circulating with this report copy of the report of the Chairman of the B.C. Association of Assessors, which has been filed with the Executive Council of the Provincial Government."

Your Board submits the foregoing for Council's consideration.

INFORMATION AND CONSIDERATION

7. Increased Hotel and Motel Guest Room Accommodation License Fees

Your Board has received the following report from the Director of Finance and submits it for Council's information, and consideration:

'Background

On December 1, 1970 Council passed a bylaw increasing the license fees applicable to hotel and motel guest room accommodation, after the Legislature had earlier turned down a Council request for a Charter amendment that would have allowed the City to levy business tax on hotels and motels. Council, at the time of passing the bylaw increasing the license fees indicated a willingness to withdraw the bylaw if the Legislature granted a request for a Charter Amendment that would have allowed the City to levy an add-on tax on the value of hotel and motel guest room accommodation.

cont'd...

Clause No. 7 (cont'd)

The Province has now indicated that it will make the present 5% sales tax applicable to hotel and motel guest room accommodation. This certainly suggests that the City's request for a Charter amendment will not be granted.

Council requested additional information regarding the situation in other Provinces and Cities in Canada. The information is presented below.

I. The following table shows which Provinces levy a sales tax, the percentage, and whether or not it applies to hotel, motel accommodation.

Province	Sales Tax %	Applies to Hotels, Motels
British Columbia	5%	yes
Alberta	none	no
Saskatchewan	5%	yes
Manitoba	5%	yes
Ontario	5%	yes
Quebec	8%	yes
New Brunswick	8%	yes
Nova Scotia	7%	?
Prince Edward Island	7%	yes
Newfoundland	7%	yes

II. The following major cities in Canada charge a business tax, not necessarily on the same base as Vancouver (assessed annual rental value) but nevertheless a business tax. Whether or not the cities charge business tax on hotel guest room accommodation is noted.

Winnipeg - Business tax is levied on the entire hotel premises, at 10% of the assessed rental value. Winnipeg also charges a license fee of $11.00 per room for the first 100 rooms and $10.50 per room for rooms in excess of 100.

Montreal - Montreal levies a business tax but not on hotel guest room accommodation. However, as can be seen from Section I above, there is an 8% Provincial Sales Tax (applicable to hotels and motels along with everything else) levied in Quebec. The Province returns a portion of the sales tax to the cities, Montreal's share being approximately $35,000,000 for the fiscal year ending April 30, 1970.

Edmonton - Business tax is levied on hotel guest room accommodation at 6% of the assessed rental value.

Calgary - Business tax is levied on hotel guest room accommodation at 10% of the assessed rental value.

Toronto - (in fact all Ontario cities) - Business tax is levied based on a percentage of real property assessed value (30% in case of hotels) and taxed using the regular mill rates. Therefore, hotels in Ontario pay a business tax equal to 30% of the real property taxes they pay, including both general and school purposes.

cont'd....

Clause No. 7 (cont'd)

Summary

City	Prov. Sales Tax Applicable to Hotel and Motel Guest Room Accommodation	City Bus. Tax Applicable to Hotel and Motel Guest Room Accommodation
Vancouver	5% (proposed 1971)	no
Calgary	no Prov. S.T.	yes
Edmonton	" " "	yes
Winnipeg	5%	yes
Toronto (all Ont.Cities)	5%	yes
Montreal	8%	no

III. Vancouver

The City of Vancouver bylaw increasing the license fees on hotel and motel guest room accommodation is expected, insofar as it is possible to determine the matter, to produce an amount very approximately equivalent to what business tax applied to hotel and motel guest room accommodation would produce. The additional revenue is expected to amount to $200,000 to $250,000 per year."

Your Board submits the above report for Council's information. In view of the fact that Council has passed the bylaw increasing the hotel and motel guest room accommodation license fees and also in view of the Province's action regarding sales tax on the hotel and motel guest room accommodation, Council may wish to withdraw the request for a Charter amendment for an add-on tax. Your Board requests Council direction on this point.

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FOR ADOPTION SEE PAGE(S) 8-10

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 12,1971

RECOMMENDATIONS

1. Waterloo Street End, N. Point Grey Road
Lease Renewal - 22 ft. Strip of Waterloo Street End

The Supervisor of Property and Insurance reports as follows:

"A portion Waterloo Street end (22ft. strip of Waterloo Street adjoining Lot 1, Block 4, D.L. 540) has been leased to the owners of adjoining Lot 1 for varying periods since 1954 for garden and driveway purposes. The lessees have improved the leased area with a black-topped driveway, fence,hedge and landscaping. Total depth of the strip utilised measures approximately 40' to 50', the property then falls sharply off to the beach.

The current lease has expired and the current registered owner of Lot 1 has made application for renewal for a further period of 10 years. The City Engineer has agreed to an extension of the lease to commence as of January 1, 1971 for a period of 10 years, subject to a 5 year rental review, and a 6 month cancellation clause by either party, at a rental of $150.00 per annum. These terms and conditions are acceptable to the present lessee.

RECOMMENDED that a lease be granted on the foregoing basis. The agreement to be to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Sales: Champlain Heights: Residential

RECOMMENDED that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

N/S 50th Ave. East of Tyne
Lot 31, D.L.339, Plan 13659

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Surindar Singh Nirmal	31	50' x 111.15' / 57.90' 109.33'	$14,000.00	City Terms @ 9½%	

2. Sales: Champlain Heights: Residential (Cont'd)

S/S 50th Avenue, between Tyne and Toderick
Lot 43, D.L. 339, Plan 13659

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Walter Zabiela & Joan Zabiela	43	50' x 125'	$14,000.00	City Terms @ 9¼%	

* * * * * *

FOR ADOPTION SEE PAGE(S) 10

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

FEBRUARY 11, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 11, 1971, at 9:00 a.m.

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick
Linnell, Phillips, Rankin,
Sweeney

ABSENT: Alderman Broome

CLERK: M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION

1. Second Crossing First Narrows - Report Reference Swan Wooster CBA

The meeting of the Transportation Committee was called to convene in the No. 1 Committee Room, third floor, City Hall at 9:00 a.m. The Committee recessed and moved to the offices of Swan Wooster C.B.A., 1425 West Pender Street, Vancouver 5, to receive a report reference from Swan Wooster on the matter of the proposed Second Crossing system of the First Narrows.

Mr. F. Leighton, Project Manager, welcomed the Committee to the offices of Swan Wooster CBA and after a few introductory remarks turned the balance of the report reference over to Mr. W. Weir, the Assistant Project Manager.

With the aid of the model of the proposed Crossing system showing the alternatives of a bridge and a tunnel, and with the aid of written material circulated to each member of the Committee, and with the aid of maps and diagrams, Mr. Weir explained the proposed Second Crossing of First Narrows system.

The Committee was advised that this Crossing system was designed to provide a link in a balanced transportation system for the Lower Mainland of some 6 miles in length. 2½ miles of the system will lie within the City of Vancouver, the Crossing itself from shore to shore is 2 miles long and the balance of the system being 1½ miles would run from the North Shore of the Burrard Inlet to the Trans Canada Highway. The estimated costs in 1970 dollars for the shore to shore portions is estimated at cost for a bridge $116,000,000, for a tunnel $123,000,000. Both of these crossings include provision for rapid transit facility.

The design of the section of the system in the City of Vancouver is to provide a bypass to allow all traffic not destined for the C.B.D. to be "siphoned" off from the surface system in the C.B.C. and also to provide a distributor for traffic destined to and from the C.B.D. It is estimated that the Thurlow Tunnel Bypass would remove 7,200 vehicles per hour at peak periods from City streets - an equivalent of twelve lanes of traffic.

continued . . . / 2

Clause 1 cont'd

The system was designed for development in a staged manner so that portions of the Crossing system could be provided in a manner financially compatible with the resources of the three levels of government, and constructed in a manner compatible with the needs for the continuing activities of the City generally.

The Committee was also advised that the costs of those sections of the system directly chargeable to the City of Vancouver would total 12.2 million dollars in the first stage and 9.2 million dollars in the second stage (1970 dollars) for a total of 21.4 millions.

At the end of the presentation, the Committee addressed questions to the Consultants. The following information was provided:

- either type of crossing at peak capacity is designed to carry 65 % of its total capacity by transit and 35% of its total capacity in automobiles.

- the tunnel crossing would be 4,400 feet in length from portal to portal, 60 feet below low water. The tunnel would be constructed to provide three "tubes", the two outer tubes for vehicular traffic and the centre tube for rapid transit.

- the peninsula which would have to be constructed to provide portal entrance at the South Side would be approximately 70 acres in area, of which 30 acres could be developed as park and the balance being required for rights of way to service the tunnel.

- the design of the tunnel portals and the design of the peninsula was based on the policy of providing the necessary rights of ways to the tunnel portal as inconspicuously as possible, and to blend with the surroundings on the South Shore.

- the bridge crossing alignment would be almost identical to the tunnel alignment.

- the bridge would provide a 2,500 foot navigational clearance span with a 200 foot high clearance above high water. This clearance is determined by the federal statute and is the clearance provided by Lions Gate Bridge.

- the normal design suspension bridge would not be suitable here due to the necessity of immense anchor blocks at both ends, and so the cable state design was determined for this structure. The design has been accepted by the architectural consultants.

- the bridge would carry a right of way down the centre of the deck for rapid transit. This could be utilized before the construction of the rapid transit facility by buses, as could the centre tube in the tunnel.

- the ramps on either end of the bridge and the peninsulas were designed to be aesthetically acceptable, and the peninsulas were designed to absorb the traffic ramps, conceal them and to provide waterfront access for the general public.

- the differential in cost between the bridge and the tunnel is less than 6% of the overall systems cost and the Consultants advise that they would suggest that the Federal Government not make a determination on which type of structure on the basis of cost alone, but take into account the other factors, which cannot be costed, such as aesthetic appeal and environmental adaptability.

continued . . . / 3

Clause 1 cont'd

- it would cost an estimated 3.5 million dollars to add the rapid transit right of way facility (some sort of supported road-bed) to the bridge, the cost of providing rapid transit road-bed in the tunnel would be the cost of rails only.

- if the centre tube of the tunnel were used by buses prior to the introduction of a rapid transit facility the width of the tube would prohibit two way bus traffic, and therefore at peak periods would provide express bus service in one direction only, with the buses returning on the outside vehicular tube.

- there would be some sort of toll collection from rapid transit users, as this toll would be used to amortize the estimated 15 million dollars additional cost of the facility to provide the rapid transit right of way.

- the budget for the system includes the cost of landscaping of peninsulas, whether bridge or tunnel (budget estimated at 2.5 million dollars for landscaping), and the landscaping is designed as two types, "instant" and "long term growth".

- the City's participation in the first stage could be limited to the bypass to end at Seymour Street. Traffic could then be fed from this point to the City street system.

- the proposal of the Consultants suggests that the City accept the responsibility for the waterfront distributor, including the cost of the Thurlow Tunnel widening at its north portal and the False Creek distributor east from Seymour Street to the Columbia-Quebec Connector and/or the Georgia Viaduct.

Mr. Warnett Kennedy, Sub-Consultant to Swan Wooster CBA spoke to the Committee on the matter of architectural, environmental and aesthetical considerations which had been considered in the development of the overall design of the overall crossing system. Mr. Kennedy advised the Committee that the total environment, the scale, the aspects of the facility from points of view, and the aspects from the facility to the surroundings on the Inlet were considered as a totality. Those considered included daytime and night-time aspects, and aspects at all stages of the facility's capacity. The impact of the Crossing on the City of Vancouver and the Lower Mainland as it presently exists, the impact that the Crossing system will have on or provide for the growth of the Lower Mainland area, and the development of protections from the impact of the Crossing system was also stated. Mr. Kennedy told the Committee that in terms of the design of the individual components, architects and landscaping architects and others had been consulted at all points in the design of the bridge and in the design of the tunnel.

It was pointed out to the Committee that the development of the Crossing system would provide park land and view points presently not in existance and would create an image for the City by the development of this man made structure.

Mr. Kennedy pointed out that he had no recommendation to make on either the bridge or the tunnel structure.

Mr. Kennedy also emphasized that the scale of either structure was constantly assessed during the design.

continued . . . / 4

Clause 1 cont'd

Mr. Weir closed the report reference section of the meeting with the following comments:

- that Swan Wooster CBA had, in his opinion, made better than normal progress in the development and design of a Crossing of this size.

- the next step to be made is the selection between a bridge or a tunnel and the co-ordination of design with the North Shore.

- the City of Vancouver should make a commitment for its share of the costs before approaching the Provincial and Federal Governments, to provide the shortfall in funds between monies committed and estimates of costs.

The Committee recessed at 1425 West Pender Street to reconvene in the No. 1 Committee Room, third floor, City Hall, at 11:25 a.m., with the same personnel present.

Mr. Leighton and Mr. Weir, who accommpanied the Committee, provided answers to further questions.

The Committee noted that acquisitions for portions of the City's waterfront distributor on the South Shore of Burrard Inlet and the distributor on the North Shore of False Creek would necessitate negotiations with the Canadian Pacific Railway, the owner in both instances. The Committee discussed the matter of this development in relationship to other transportation matters being presently considered i.e. rapid transit, Great Northern Cut Freeway connection, and the financial priority that the expenditure of funds on the Crossing system bore in relation to other financial priorities for the City. It was noted that the most recent 5 Year Plan did not provide any funds for the City's contribution to the Crossing system. The following is the text of a resolution moved, but not voted upon:

"THAT the Chairman appoint a Sub-Committee of the Transportation Committee to meet with the various interested parties to work out the steps required toward implementation of the Second Crossing system.

- TABLED"

The above resolution was not acted upon as the Committee passed the following:

"THAT the previous motion be tabled pending a report from the Board of Administration recommending terms of reference for the Sub-Committee, such report to be submitted to the next meeting of Council. - CARRIED"

The Committee, therefore, RECOMMENDS:

THAT the Board of Administration report on terms of reference for the proposed Sub-Committee to the next meeting of Council.

The meeting then adjourned, at approximately 12:40 p.m.

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FOR ADOPTION SEE PAGE(S) 15

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

FEBRUARY 4, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, February 4, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (On Civic Business)
Alderman Phillips

CLERK: M. James

Adoption of Minutes

The minutes of the meeting held on November 5, 1970, were adopted.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

1. Strathcona Area - Rehabilitation Consultants' Report

Previously Council had authorised the employment of Birmingham and Wood, Architects - Planners, as Consultants to the Steering Committee who were investigating the possibility of applying rehabilitative procedures to the Strathcona area rather than the urban renewal procedures previously employed in the City.

Under date of January 12, 1971, Messrs. Birmingham and Wood submitted their report through the Steering Committee to Council. Council referred the report to the Standing Committee on Planning and Development for "consideration as soon as possible". At this meeting of the Committee, Messrs. Birmingham and Wood, represented by Mr. W.H. Birmingham (Partner) and Mr. David N. Spearing (Project Manager for the Study), spoke to the Committee at length from a prepared undated statement to explain to your Committee the concepts for rehabilitative procedures, and the administrative and technical techniques for implementing these rehabilitative procedures that they recommend in their report.

Mr. Harry Con, President of the Strathcona Property Owners and Tenants Association, spoke to the Committee prior to and subsequent to the presentations of Mr. Birmingham and Mr. Spearing. Mr. Con, on behalf of S.P.O.T.A., filed a copy of his remarks.

Clause 1 Continued

The Committee members discussed the question of the position the City should take re the provision of loans and grants to the specific area of Strathcona and not to the other residents of the City, and discussed the various Provincial programs which provide assistance to home owners.

It was agreed that the meeting referred to in the recommendations which follow need not be delayed for receipt of the further information requested from the staff as also recommended below.

The Committee also discussed the matter of altering the present zoning and/or the density of the area, as suggested in the Consultants' report, and after general discussion

RECOMMENDS that a meeting be arranged between the Minister of Municipal Affairs, The Honourable Robert Andras, and the Vancouver City Council as soon as possible to discuss the Strathcona Rehabilitation Report of Birmingham and Wood, and that the City of Vancouver submit as suggestions to such a meeting:

(a) The City's contribution be the upgrading of City services and other community facilities in the area to normal City standards to the extent the funds are available from (i) the City's 1971-1975 Five Year Plan and (ii) support from the senior governments;

(b) Loan and grants, their eligibility regulations, and their administration be the responsibility of the Federal and Provincial Governments;

(c) The City contribute to administrative costs, other than those respecting loans and grants, but administrative arrangements be to a reasonable standard and practical, and be administered under normal personnel procedures and agreements. However, the establishment and operational costs of development corporations should not be included but be paid for by the owners (shareholders) who would benefit from the development;

and
FURTHER RECOMMENDS that the City of Vancouver consider methods of establishing an advisory or counselling service for citizens as part of the rehabilitation process, and the Director of Planning and Director of Social Planning/Community Development report to this Committee on what is practical and useful in developing the consultative mechanism for an advisory or counselling service, taking into account the conclusions of the Director of Planning re Community Improvement Development Programs as contained in the Director of Planning's report 'Urban Renewal Study - 1970.'

Clause 1 Continued

FURTHER THAT the Director of Planning report to Council on the planning recommendations of the Strathcona Rehabilitation Report bearing in mind the Vancouver Urban Renewal Study - 1970, and the goals of rehabilitation of this area, such report should review the density of development as it relates to the provision of city services, facilities, etc.

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FOR ADOPTION SEE PAGE(S) 16

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

February 4, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, February 4, 1971, at 2:00 p.m., in #1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor Aldermen Adams, Bird, Hardwick, Linnell, Rankin, Sweeney, Wilson
ABSENT:	Alderman Calder Alderman Phillips
CLERK:	D. Scott

Adoption of Minutes

The Minutes of the meeting held October 8, 1970, were adopted.

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS

1. Capilano Stadium - Uses

The Vancouver City Council on November 26, 1970, passed the following motion:

> "THAT this whole matter be referred to the General Purposes Committee to meet with the various parties interested in using the Capilano Stadium, i.e. representatives of the North West League of Professional Baseball, the soccer interests, Park Board and Director of Social Planning/ Community Development."

The Committee heard the following delegations with respect to the use of Capilano Stadium:

(a) Board of Parks & Public Recreation - Commissioner A.E.S. Robertson

- The Park Board was of the opinion that the Stadium could be utilized for softball, amateur baseball, community functions, soccer, outdoor theatre etc., and be a recreation centre. Mr. Robertson requested the Committee give consideration to the following resolution of the Park Board contained in their communication dated November 17, 1970:

> "RESOLVED: (1) That City Council be requested to turn over Capilano Stadium to the Park Board to operate on a similar basis as the past summer for amateur softball and amateur baseball and other amateur sports where possible, additional public recreation uses will be made of stadium facilities when practical;...

cont'd . .

Clause 1 continued

(2) That the City Council provide the Park Board with $39,000 in capital funds to bring the stadium up to a desirable civic standard, to pave parking areas and landscape surrounding boulevards and to install essential drainage in the playing field;...

(3) That City Council provide the Board with $52,000 annual operating and maintenance budget to be reduced by net profit from events;...

(4) That the City Council reimburse $516.78 to the Board for one-half the operating deficit ($1,033.57) incurred during the past summer's operation;...

(5) That City Council provide the Board with $1,040, the estimated amount for maintenance and security of the stadium from September 30, 1970 to December 31, 1970.

- Carried."

(b) Riley Park Community Association) Mr. D. Pym
Capilano Development Committee) Mr. R. Kinsey

- Mr. Pym spoke of the urgent need for adequate facilities for the youth of the area pointing out that it would likely be two years before the new Riley Park Community Centre is built. He was opposed to demolition derbies at Capilano Stadium.

  Mr. Kinsey outlined more specifically the need for 1,000 square feet of space to accommodate the youth programmes in the neighbourhood. He stated, that with very little renovation, there is a suitable area in the Stadium building.

(c) Satellites Motorsport Club - Mr. D. Harder

- A petition said to contain 2,500 signatures favouring the continuance of demolition derbies and other auto sports was filed. Mr. Harder advised Callister Park is no longer available and the P.N.E. could not accommodate the Club. Mr. Harder stated he believed this Club could manage the Stadium properly and would accommodate other amateur sports as fully as possible.

(d) Pacific Coast Soccer League) Mr. L.W. Burkinshaw
B.C. Soccer Association) Mr. W.A. Coleman

- Requested use of the Stadium during the soccer season. Mr. Burkinshaw advised the synthetic turf at Empire Stadium is not too suitable for soccer. They would be willing to contribute towards the drainage costs and were of the opinion that demolition derbies and soccer could not be accommodated on the same field.

cont'd . .

Clause 1 continued

(e) Vancouver Juvenile Association - Mr. Ken Thomson
(formerly Connie Mack League)
Pacific Coast Junior Baseball Association - Mr. W.L. Bayne

- Would clean the Stadium, would post bond if required, would provide a nigh patrol service, and would work with the Riley Park Community Association. These organizations would require night lights but did not believe they could pay for them, however, they would be willing to contribute towards the cost.

(f) Vancouver Softball Association - Mr. C. B. White

- Mr. White was of the opinion that the Park Board should administer the operation of Capilano Stadium, and that whoever was going to take over Capilano Stadium, should start right away as a great deal of organizational work was required. His Association could take care of maintenance and if properly organized a small profit might be realized. He suggested Council appropriate enough money to update the Stadium. He was of the opinion that the Stadium could not be used for both hardball and softball and advised that there are not currently sufficient parks to take care of the softball participation.

Circulated for the information of the Committee were two communications from the Babe Ruth Leagues of B.C. who supported the operation of the Stadium by the Park Board and made application for use of the Stadium for their B.C. Provincial Championships Tournament in July, 1971.

A communication from Mr. K.P. Horsburgh, Jr., indicated he was withdrawing his application for the use of Capilano Stadium for professional baseball. Alderman Sweeney advised that the Northwest League of Professional Baseball was no longer interested.

In summing up the Park Board advised of the money required for drainage, extension of bleachers, moving the left field fence, putting in suitable grass turf for baseball and soccer and winterizing the Stadium. He stated it would cost approximately $3,000 to provide suitable accommodation for the teen-age activities requested by Mr. Kinsey. He also stated that the Park Board did not have any land available in the City that would accommodate demolition derbies.

Mr. Egan, Director of Social Planning/Community Development referred to his report of September 22, 1970, and stated he felt that the Stadium should serve a multiplicity of purposes. He suggested that until the Riley Park Community Centre is completed, possibly a monthly grant could be given to the Riley Park Community Association to assist in renting other facilities to accommodate the youth programmes.

The Committee was of the opinion that the Park Board should consider the minimum cost required to put the Stadium into use now and that winterizing of the facilties could be given consideration later in the year.

After due consideration it was

RECOMMENDED

(a) That the communication from Mr. K.P. Horsburgh, Jr., dated January 12, 1971, be received.

(b) That the management of Capilano Stadium be turned over to the Park Board on the understanding

(i) that the structure be analyzed financially to place either softball or hardball and soccer on the fields

cont'd . .

Clause 1 continued

(ii) that approximately 1,000 square feet of space in the Stadium building be made availabe as quickly as possible for the Riley Park Community Association

(iii) that the question of heating and showers be looked into, however, the matter of winterizing not be included in the immediate costs but be considered in the summer of this year

(iv) that the financial report not include extra bleachers nor enlargement of the field at the present time

(v) that the study include a contribution by the soccer groups for drainage

(c) That the whole matter be referred back to this Committee for further consideration.

(d) That the Planning Department endeavour to find a suitable site for the Satellites Motorsport Club and report back to this Committee.

2. Crystal Pool Replacement

At the last meeting of the Committee it was agreed that information be sought from the City of New Westminster on their proposal to construct an olympic size spectator pool for the Canada Summer Games and it was

"RECOMMENDED that the Council of the City of Vancouver request the Board of Parks and Public Recreation to report back on the matter of the Crystal Pool replacement to Council and . . . . "

Mayor M.S. Evers of New Westminster advised in a communication dated October 28, 1970, that very few details were available as yet, however, the pool would be 50 metres olympic standard and indoor type and would be constructed on a City-owned site on 8th Avenue between the New Westminster Secondary School and the Loyal Protestant Home.

Commissioner Sandy Robertson, Chairman of the Board of Parks and Public Recreation advised that they had investigated a number of sites and the most practical was at the northwest end of Burrard Bridge at Sunset Beach, a site which is already in the care, custody and management of the Park Board.

He stated that the reasons for choosing this site were:

(a) The site is good
(b) Public transportation is excellent
(c) Road access is good
(d) It would be close to North Vancouver, West Vancouver & Downtown
(e) Will be near future transit
(f) It is a salt water site and will lend itself well from an architectural point of view
(g) The site is available for construction now.

However, construction costs will be a little higher as some piling will have to be used and this will cost in the neighbourhood of $50,000, also the salt water pool costs approximately $20,000 more to construct than a fresh water pool as the use of stainless steel is a requisite. Four City lots, which are adjacent to the site, are required, and will be used mainly for parking, these being lots 26 & 27 and parts of lots 24 & 25 now known as B, which are currently being utilized by the Park Board but have not been turned over to their care and custody.

cont'd . .

Clause 2 continued

The Director of Planning advised that in his opinion, this was the best site and the City Engineer stated there are some technical details to work out, however, he did not foresee any problems from an Engineering point of view.

After due consideration it was

RECOMMENDED that the site proposed by the Board of Parks and Public Recreation for the new pool at the northwest end of Burrard Bridge be approved in principle and the Board of Administration be requested to report back to Council as quickly as possible on the pertinent information required.

The meeting adjourned at approximately 5:00 p.m.

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FOR ADOPTION SEE PAGE(S) 16

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

FEBRUARY 4, 1971

The Committee reconvened in camera at 11:40 a.m. in the #1 Committee Room, with the same personnel present.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Strathcona Area - Rehabilitation Consultants' Report

Earlier this day your Committee received in open session a report reference by Messrs. Birmingham and Wood as Consultants dealing with the matter of rehabilitation of the Strathcona area of the City.

Under date of January 29 the Board of Administration submitted a confidential report for the consideration of the Committee. The Board of Administration report had attached a report of January 12 prepared by the Director of Finance and the Corporation Counsel, and correspondence dated January 7 and January 11 from Central Mortgage and Housing Corporation, and January 29 from the B.C. Housing Management Commission.

The report of the Director of Finance and the Corporation Counsel dated January 12 provided detailed comment on the Consultants' report, and provided for the Committee's consideration three suggestions as follows:-

"(a) The City's contribution should be the upgrading of City services and other community facilities in the area to normal City standards to the extent the funds are available from (i) the City's 1971-1975 Five Year Plan and (ii) support from the senior governments.

(b) Loan and grants, their eligibility regulations, and their administration should be the responsibility of the Federal and Provincial Governments.

(c) The City would contribute 25% of administrative costs, other than those respecting loans and grants, but administrative arrangements should be to a reasonable standard and practical, and should be administered under City personnel procedures and agreements. However, the establishment and operational costs of development corporations should not be included but should be paid for by the owners (shareholders) who would benefit from the development."

Clause 1 Continued

A copy of the prepared statement read by Messrs. Birmingham and Wood is also filed with the Committee.

In response to questions posed by members of the Committee, the Consultants advised as follows:-

- The urban renewal of the area would probably be 60% straight rehabilitation of existing structures and 40% redevelopment of structures on presently unused land.

- 70% of the occupants of residentially used property have lived in the area for ten years or more.

- Of the approximately 500 houses in the area, a high percentage are owner-occupied.

- The residents of Strathcona are not totally committed to rehabilitation until the three levels of government agree as to the definition of the term "rehabilitation".

- A proposal for rezoning to CD-1 was put forward by S.P.O.T.A.

- The concept of the $5,000 grant was developed to compensate for the thirteen years of government indecision as to the future of the area which resulted in deferred and delayed maintenance. The $5,000 figure was established by averaging the normal maintenance on a home in the area and the average income of the area.

The meeting recessed at approximately 11:00 a.m. and reconvened later this morning in camera.

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FOR ADOPTION SEE PAGE(S) 16

CITY OF VANCOUVER

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 23, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

There were present in the Council Chamber students from the English Language Training Class of Vancouver City College, under the direction of Mrs. Katz.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 16, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

It was agreed to consider a Special Committee report at this point.

A. Tenders re 20 Year Sinking Fund Debentures: $6,000,000

The Special Committee comprising the Chairman of the Finance Committee (Alderman Adams), the Board of Administration and the Director of Finance, submitted a report dated February 22, 1971, as a result of tenders received for $6,000,000 of City of Vancouver 20 Year Sinking Fund Debentures dated April 1, 1971.

After due consideration it was,

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT all bids received be rejected, deposit cheques returned, and the Committee be given authority to arrange a recall for tenders, or negotiate as advisable, in an endeavour to obtain an improved price, and a report be made back to the Council.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committe of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Renovation and Improvements: Mountain View Cemetery

(b) Illegal Suite: Hardship Case (Mansourian) 5184 Sherbrooke Street

COMMUNICATIONS OR PETITIONS

1. Use of Capilano Stadium: Tri Service Cadet Tattoo

The Council considered a request from the Air Cadet League of Canada for permission to use Capilano Stadium on May 8, 1971 for a performance of the Tri Service Cadet Tattoo.

MOVED by Ald. Broome,
THAT this request be referred to the Park Board with the advice that the City Council would appreciate it if the Capilano facilities can be made available to this organization in accordance with the request received.

- CARRIED

2. Federal Government Office Building: Downtown

MOVED by Ald. Hardwick,
THAT the communication from the Minister of Public Works in respect of Federal Government office building, downtown, be deferred to consideration of Board of Administration report on the matter, later this day.

- CARRIED

(see pages 8 & 9)

3. Proposed Vancouver Citizens Transportation Commission

His Worship the Mayor submitted a communication, dated February 22, 1971, advising of a meeting with Mr. J. Lecky, Chairman of the Town Planning Commission and Alderman Wilson, Chairman of the Council's Standing Committee on Transportation, following which it is recommended a Vancouver Citizens Transportation Commission be set up. Various organizations are listed from whom representatives would be invited to comprise the membership. It is proposed Vancouver take the lead in the Regional area for transportation planning involving public participation and programs developed be extended to the Region as circumstances permit. The objectives of this Commission are recommended, as set out in the communication.

MOVED by Ald. Wilson,
THAT the recommendations in His Worship the Mayor's communication of February 22nd be approved, after adding the name Automotive Transport Association to the list of organizations to be represented on the membership of the Commission.

(referred)

MOVED by Ald. Phillips,
THAT this subject matter be referred to the Executive Committee of the Greater Vancouver Regional District for consideration, particularly the question of setting up of a representative Transportation Committee for the Greater Vancouver Regional District area.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report,
February 19, 1971

Works and Utility Matters

Local Improvement Project # 27
Portion of East 53rd Avenue (Clause 9)

The Assessment Commissioner reported on a communication from Mr. T.D. Mathieson of 814 East 53rd Avenue requesting the Project No. 27, which was before the Court of Revision on November 19, 1970, by a properly signed petition for curbs and gutters local improvement, but because of protests received was not approved by the Council following the Court, now be approved on the basis that the petition was properly completed.

MOVED by Ald. Linnell,
THAT each of the property owners affected by this local improvement project be advised the Council is reviewing the proposed local improvement, and the reaction of property owners to it be obtained forthwith, having been given the details of the project including cost;

FURTHER THAT, if and when the required approvals are received, the City Engineer be instructed to include this project in the second part of the local improvement program for completion this year.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 8 inclusive of the report of the Board of Administration (Works and Utility matters), dated February 19, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

Vancouver-Fraser Park District:
1971 Provisional Budget

The Council noted a request from the Save Our Parkland Association that a delegation be heard in connection with the 1971 Provisional Budget of the Vancouver-Fraser Park District and the Council's financial participation therein.

MOVED by Ald. Phillips,
THAT the delegation be heard but relevant information be furnished beforehand to members of Council in respect of the matter.

- CARRIED

--

The Council (in Committee) recessed at approximately 10:40 A.M. to reconvene 'In Camera' in the Mayor's Office, following which the Council (in Committee) reconvened in open session in the Council Chamber, at approximately 11:25 A.M., with Alderman Adams in the Chair and the following members present:

PRESENT: Alderman Adams (in the Chair)
Aldermen Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder

COMMUNICATIONS OR PETITIONS (cont'd)

4. Gastown-Chinatown:
Historical Site

Advice was received from the Deputy Provincial Secretary by letter dated February 22, 1971, of a notice appearing in the British Columbia Gazette of February 18, 1971, in which it designates Gastown-Chinatown as an historic site.

MOVED by Ald. Hardwick,
THAT this information be received and the Board of Administration be requested to report on the implications as a result of this designation and furnish a map of the area affected.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Building and Planning Matters

Rezoning: Application Fee (Clause 2)

The Board of Administration submitted a report of the Director of Planning and Civic Development with regard to a potential levy to accompany rezonings to a higher density use in order that the City may realize a part of the increased value created thereby. It is pointed out in the report that such a rezoning levy would be illegal at the present time as it is not in the power of the City and therefore an appropriate Charter amendment would be required.

MOVED by Ald. Bird,
THAT the Board of Administration be requested to report on means by which the City may realize financial gain from the rezoning of property to a higher use.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Broome
Alderman Bird	
Alderman Sweeney	
Alderman Phillips	
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	

(The motion was declared carried).

(Alderman Wilson was absent while this vote was being taken)

The Council (in Committee) recessed at 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., with the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Calder)
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS

1. Renovation and Improvements: Mountain View Cemetery

Under date of February 5, 1971, the Board of Administration submitted a report of the Medical Health Officer, as a result of a communication from the Fraser Street Merchants Association in regard to renovations at Mountain View cemetery, particularly suggesting the next stage of improvement should be on the Fraser Street side. Concern is expressed also about removal of large trees. A resolution was referred to from the Town Planning Commission in respect of the trees and the overall plan.

A further report was received from the Board of Administration under date of February 22, 1971, dealing particularly with a further resolution from the Town Planning Commission, by letter dated February 19, 1971.

A delegation was heard on behalf of the Fraser Street Merchants Association. Seven communications were noted in support of the City's improvement program and in several cases agreeing with the removal of the large trees.

MOVED by Ald. Linnell,
THAT in the event a grave owner is agreeable to have a tree remain, the City offer an alternate location at no further expense to the owner.

(not put)

MOVED by Ald. Wilson, in Amendment,
THAT the Board of Administration reports be received and where practical, the large trees be retained. - CARRIED

(The Amendment having carried, the motion of Alderman Linnell was not put)

2. Illegal Suite (Hardship Case): Mansourian

The Board of Administration, under date of February 5, 1971, submitted an information report explaining the situation in respect of an illegal suite at 5184 Sherbrooke Street.

A delegation was heard on behalf of Mr. Asatour Mansourian, the owner, requesting the suite be allowed.

After due consideration of the circumstances in this case, it was,

MOVED by Ald. Broome,
THAT the delegation's representations be received.

- CARRIED

MOVED BY Ald. Wilson, in Amendment,
THAT the City's policy be made applicable in this case, with the termination date for the suite being June 30, 1971.

- LOST

(Alderman Wilson is recorded in favour of the amendment)

(The motion of Alderman Broome was put and carried)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Electrical Signs Projecting Over City Streets: Fee

The Board of Administration, under date of February 19, 1971, submitted the following recommendations of the Director of Permits and Licenses:

"1. The amendment to Section 71 of the Sign Bylaw, as prepared by the Corporation Counsel and attached hereto, be adopted.

2. Funds in the amount of $9,150 be approved in advance of the 1971 budget to enable the Department of Permits and Licenses to engage the necessary temporary help and purchase the required equipment and supplies.

3. An amount of $9,000 be approved in advance of the 1971 budget to cover data processing costs in setting up the system design, programming, and key-punching for the billing system .

4. The classifications for the temporary help be subject to the approval of the Director of Personnel Services."

A representative of the Illuminated Sign Manufacturers' Association appeared and submitted a brief, dated February 23, 1971, setting out their position in the whole matter and present proposals in connection therewith.

MOVED by Ald. Hardwick,
THAT the foregoing recommendations in the Board of Administration report be approved, except that in respect of recommendation (1), provision be made in the By-law for clarification in regard to facia signs.

- CARRIED

MOVED by Ald. Broome,
THAT the communications from Famous Players Canadian Corporation Limited and Pacific Petroleums Ltd., objecting to the proposed by-law changes, be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Parking:
2500 Williams Street (Clause 3)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 4 of the report of the Board of Administration (Building and Planning matters), dated February 19, 1971, be adopted.

- CARRIED

(For Council action on Clause 2 of Building and Planning matters, see page 4)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Supervised Recreation Division:
Park Board (Clause 2)

The Council considered a resolution of the Park Board in respect of reorganization of the Supervised Recreation Division and requested the City Council approve one new position of Assistant Director. The Board of Administrations recommends that the recommendations of the Administrative Analyst and the Director of Personnel Services on this matter be approved, these recommendations recommending establishment of the additional position as well as other matters relating to the Division.

MOVED by Ald. Adams,
THAT this whole matter be referred for consideration by the Standing Committee on Finance when dealing with the Park Board budget.

- CARRIED

Replacement of IBM Equipment:
Vancouver Police Department (Clause 3)

The Board of Administration submitted a report of the Director of Finance and the Coordinator of Data Processing and Systems as a result of a resolution from the Police Commission as follows:

"THAT City Council be requested to consider approving the replacement of a Model 026, printing card punch, and a Model 056, card verifier, prior to final approval of the 1971 Police Estimates."

Recommendations are made as follows:

"(a) That the replacement of two keypunch machines at the Police Department as detailed, be approved.

(b) That necessary expenditures amounting to an estimated $472. in advance of 1971 Budget approval be authorized."

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

New Clerical Position: Parking Branch
Engineering Department (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated February 19, 1971, be adopted.

- CARRIED

At this point a short recess was observed.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Personnel Matters,
Supplementary, February 19, 1971

Leave of Absence with Pay:
D. H. Brewer (Clause 5)

MOVED by Ald. Broome,
THAT, pursuant to report from the Board of Administration and the Director of Personnel Services, leave of absence with pay be granted to Mr. D.H. Brewer of the Purchasing Department for November 23, 1970 and one-half day on November 24, 1970, having been absent at these times participating in a search for a missing hiker on Mount Seymour Mountain.

- CARRIED

Balance of Supplementary Personnel Matters

MOVED by Ald. Hardwick,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Personnel matters, Supplementary), dated February 19, 1971, be adopted.

- CARRIED

E. Property Matters, February 19, 1971

Parking Site: N/E corner of Dunsmuir
and Richards Street (Clause 7)

It was agreed to defer consideration of this matter pending the hearing of delegations as requested.

- CARRIED

Sale of City-owned Lot:
Danish Community Centre (Clause 9)

In connection with this clause the Council noted communications from Progressive Manufacturing Co. Ltd., under date of February 19, 1971 and November 10, 1970, addressed to the Property Department.

MOVED by Ald. Phillips,
THAT consideration of this whole matter be deferred to the next meeting to allow the Progressive Manufacturing Co. Ltd. to have an opportunity to study the Board of Administration report on the question and to permit the Company to appear before Council if it so wishes.

- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 6 inclusive and Clause 8 of the report of the Board of Administration (Property matters), dated February 19, 1971, be adopted.

- CARRIED

F. Federal Government Office Building:
Downtown

The Board of Administration, under date of February 19, 1971, submitted an information report in respect of the proposed Federal Office Building on Block 56, Georgia, Robson, Homer and Hamilton Streets. The following is extracted from the report:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Federal Government Office Building: Downtown (cont'd)

"At the present time the Director of Planning and other City officials are starting discussions with federal officials on various aspects of the development. There are a number of specific problems to be dealt with, such as:

a. the acquisition of City land, including the lane and the cost and timing of removing services

b. the cost and timing of relocating Fire Hall No. 1 (a study of Downtown firehall locations has already been initiated -- the City Building Inspector is concerned that, because of the time required to plan and build a replacement, the federal site may not be ready until January, 1973)

c. the relationship of development proposals to other civic requirements.

Some additional possibilities are also being investigated:

1. the closing of Hamilton Street between Blocks 56 and 57 to form one larger federal site with a core of open space

2. a pedestrian network including an overpass to Georgia Street (both proposed in 'Redevelopment in Downtown Vancouver, Report No. 5')

3. the correlation of the CBC centre and proposed federal building with regard to parking, design criteria, etc.

It is recommended that this report be received as a progress report for information and the Director of Planning and other officials be instructed to continue discussions with federal officials and report back as specific information is available."

A communication was received from the Honourable Mr. Laing, Federal Minister of Public Works, also giving information on the proposed building and stating the Government wishes to acquire the City-owned property in the block. It is advised action is being taken to ensure the City is kept informed of plans and progress in this project.

MOVED by Ald. Hardwick,
THAT the Board of Administration report and the communication from the Minister of Public Works be received; the recommendation in the Board of Administration report be approved; and the following be added to the possibilities to be investigated in addition to those mentioned in the Board of Administration report:

(a) disposition program in respect of the Federal Customs Building, Post Office, and other Federal buildings.

(b) Federal financial grants toward provision of access (which could include for road, transit, parking, re the proposed new Federal Building.)

- CARRIED

BOARD OF ADMINISTRATION OTHER REPORTS (cont'd)

G. Rate Structure Application:
B.C. Telephone Company

The Board of Administration, under date of February 19, 1971, referred to Council's resolution of February 16th, instructing a strong brief be presented to the Hearings in respect of the rate structure application of the B.C. Telphone Company. The Board of Administration points out submissions have to be filed not later than March 5th. The preparation of such a brief requires a substantial amount of statistical information which could not be assembled and produced within this deadline. It is proposed, therefore, that the City's case be set out in the form of a Council resolution, copy of which was submitted for consideration.

After due consideration of the resolution submitted, it was,

MOVED by Ald. Linnell,

WHEREAS in 1966 the Board of Transport Commissioners stated that "the Board's jurisdiction over the Company is mainly one of fixing, determining and enforcing just and reasonable rates and charges, free from unjust discrimination or undue preference";

AND WHEREAS in 1950 the Board of Transport Commissioners in its judgment on the application of the British Columbia Telephone Company to establish varying rates for exchange service on the basis of the number of telephones within the exchange, indicated that exchanges with a large number of phones should not be required to subsidize exchanges with fewer phones;

AND WHEREAS in the opinion of the Council of the City of Vancouver the telephone users within the Vancouver telephone exchange should not be required to subsidize the long distance telephone service of the Company;

AND WHEREAS the rates for long distance service are the same for business and residential use notwithstanding the productive value of the service to businesses and the heavy use of the service by businesses;

AND WHEREAS there is a significant difference in the rates charged within the rate groups;

AND WHEREAS notwithstanding that the Company attributes the particularly heavy costs of construction to the difficult terrain of British Columbia it is not requesting that the rates for long distance service in excess of 50 miles be increased as drastically as exchange rates;

NOW THEREFORE BE IT RESOLVED that Council of the City of Vancouver respectfully submits to the Railway Transport Committee of the Canadian Transport Commission that it is firmly opposed to any structure or scale of rates which results in the Vancouver telephone exchange subsidizing smaller exchanges or the long distance service.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rate Structure Application:
B.C. Telephone Company (cont'd)

BE IT FURTHER RESOLVED that the Railway Transport Committee be asked to carefully examine and consider the following matters:

(a) Whether the present and proposed exchange rates are borne equitably as between Vancouver and the smaller exchanges. Should the Committee find that the service in Vancouver is more valuable, it is asked that in determining the monetary amount to be ascribed to the difference in value, the Committee give weight to the fact that people in Vancouver are required to accept a Group 9 service whether they require or desire it or not and they do not necessarily place more phone calls within their exchange than persons in smaller exchanges;

(b) Whether the long distance rates are sufficient to meet the costs of the service. Should the Committee find that the cost of long distance service must be recovered in part from exchange rates, it is asked that costs to be recovered be recovered on an equitable basis as between business and residential users.

AND WHEREAS the British Columbia Telephone Company points to the sharp rise in interest rates on borrowed money as one of the major reasons for a rate increase and quotes the interest rate on money borrowed in 1970 at 9 5/8%;

AND WHEREAS in 1968 the rate of return on the Company's total capital outstanding exceeded the range established by the Commission in 1966 but the Commission refrained from ordering a reduction in rates in view of the high interest rates being charged and permitted the rate of return to exceed the established range;

AND WHEREAS there has been a sharp drop in interest rates and the Company has recently borrowed money at 8 1/4%, being 1 3/8% lower than the rate in 1970 and it might reasonably be expected that the problem created by high interest rates will be fully resolved in the near future;

AND WHEREAS in the opinion of the Council of the City of Vancouver short term or temporary factors would not justify a rate increase;

THEREFORE BE IT RESOLVED that the Railway Transport Committee of the Canadian Transport Commission be asked to carefully examine the Company's submission with respect to the effects of the interest rates paid by the Company for borrowed money in the past three years and that any rates paid in those years should be given only the appropriate weight in establishing a reasonable rate of return.

- CARRIED

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rate Structure Application:
B.C. Telephone Company (cont'd)

MOVED by Ald. Bird,
THAT the Board of Administration report to Council in sufficient time before the Hearings are held (expected to be in August) in order that the Council at that time may consider appropriate representations at the Hearings.

- CARRIED

H. Transit Service Changes

A Special Committee, comprising Aldermen Linnell, Phillips and Rankin reported as follows, under date of February 19, 1971, as a result of a meeting with officials of the B.C. Hydro and Power Authority, particularly in regard to cuts in transit service:

"At the February 16, 1971 meeting of Council, the following resolution was passed:

THAT a Committee of Council be appointed to request a meeting with the authorities of B.C. Hydro and Power Authority, including Dr. Shrum, and a meeting with the Provincial authorities in order to discuss the particular matters contained in these communications.

His Worship appointed Aldermen Linnell, Phillips and Rankin to this Committee.

The Committee members met with Dr. Shrum, Chairman, B.C. Hydro and Power Authority and Mr. T. W. Barchard, General Manager, Transportation Division, B.C. Hydro and Power Authority in the office of Dr. Shrum at 2:00 p.m. on Thursday, February 18, 1971.

Due to the announcement of the Honourable Ken Keirnan to the Legislature on Wednesday, February 17 re. the takeover of the B.C. Hydro and Power Authority, the objectives of your Committee were difficult to obtain because at any suggestion Dr. Shrum intimated that if we wished to change the transit service, the answer was to take it over. However, despite this 'impasse', the following points were agreed upon:

1) Dr. Shrum said that the primary objective of the B.C. Hydro and Power Authority was to provide good service for workers during the rush hours. He intimated that extra busses would be put on during these rush hours so that no one would be left waiting to get either to work or home from work.

2) There would be a definite cutback in service where there were no patrons. This meant that the early morning and late evening runs would not be reinstituted.

3) The question of the Sunday pass and the Holiday pass was being reviewed and the decision would be presented to the Board of Directors on Monday, February 22 when an announcement would be made. If these were instituted it would be primarily because of the older persons using it.

4) There would definitely be no 'downtowner' pass. It was intimated that there has been very much abuse and this was the reason for discontinuing this pass.

5) The Spanish Banks bus would be reinstituted for the three Summer months. In response to letters from senior citizens in rest homes in the area, Dr. Shrum intimated that they should move to rest homes nearer transportation.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transit Service Changes (cont'd)

6) Busses for special events such as hockey games, football games and races would run provided there was a demand and that the tarrif would be 50¢ each way. It was mentioned that Thursday and Friday night parking in the Oakridge parking lot was not being allowed, so special events on these nights could not be serviced with busses from Oakridge.

7) Mr. Barchard intimated that a research man would be appointed to work with our Traffic Department for continual review and upgrading of service.

8) Suggestions and ideas for changes in the service were to be sent directly to Mr. Barchard or Dr. Shrum.

9) The City, through the Transportation Committee, initiate with the B.C. Hydro and Power Authority, discussions which it was hoped would lead to the P.N.E. being used for a perimeter parking lot."

In the Council's discussion it was noted that the Sunday pass has been reinstituted.

MOVED by Ald. Linnell,
THAT this report be received for information and in respect of Item 9 in the report, the subject be referred to the City Engineer for report back to Council.

- CARRIED

I. Civic Participation in the 1971 Centennial P.N.E.

The Board of Administration, under date of February 22, 1971, submitted a report of the Director of Planning dealing with participation in the 1971 Centennial Fair, the 1971 International Trade Fair and refurbishing of the City's Downtown model.

The following recommendations are noted in the report:

"1. THAT City Council approve the refurbishing of the City's Downtown model at an estimated cost of $1,200 and that funds for such purpose be approved in advance of the approval of the 1971 Budget.

2. THAT the City participate in the 1971 Centennial P.N.E. with an exhibit in the foyer space at the Coliseum building and that the Comptroller of Accounts be authorized to include funds to the extent of $4,110 in the 1971 Revenue Budget.

3. THAT the Director of Planning and Civic Development report back in due course regarding the model display 'Vancouver - the City of the Seventies'."

MOVED by Ald. Linnell,
THAT recommendation "1" be approved.

- CARRIED

MOVED by Ald. Adams,
THAT recommendation "2" be not approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT recommendation "3" be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (area bounded by 70th Avenue, S/W Marine Drive and Ash Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald.Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4531
BEING THE REFUSE BY-LAW (Night Shift Area)

MOVED BY Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4531 being the Refuse By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 2341
BEING THE SIGN BY-LAW (Fee re Electrical
Signs projecting over City Streets)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2341 being the Sign By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT Section 71, part (1) be amended by adding the following (not being a facia sign) after the words 'electric sign' in the first line.

- CARRIED

cont'd.....

BY-LAWS (cont'd)

By-law to Amend By-law No. 2341
Being the Sign By-law (cont'd.)

MOVED by Ald. Wilson,
THAT the Committee rise without reporting and ask leave to sit again.

- LOST

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

(Aldermen Wilson and Sweeney are recorded in the negative)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up of Lane (west of Prince Albert Street, north of 45th Avenue)

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Plan 2148 deposited in the Land Registry Office dedicated a lane in Block 2, N 3/4 of District Lot 664, Group 1, New Westminster District; and

WHEREAS the said lane is surplus to the City's highway requirements;

BE IT THEREFORE RESOLVED THAT the portion of lane dedicated by the deposit of Plan 2148 in Block 2, N 3/4 of District Lot 664, lying south of the production westerly of the northerly limit of Lot 25, Block 2 of the N 3/4 of District Lot 664, Group 1, New Westminster District, Plan 2148, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated December 1, 1970 and marginally numbered LF 5577, a print annexed hereto; be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver);and

BE IT FURTHER RESOLVED THAT the closed lane be consolidated with adjacent lands.

- CARRIED

MOTIONS (cont'd)

2. Expropriation: block bounded by Main, Powell, Gore and Cordova Streets for Provincial Courts

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 1, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	202 Main Street and 210-218 Powell Street
Lots 4 & 5, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	220-224 Main Street
Lot 8, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	238-242 Main Street
Lots 9 & 10, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	298 Main Street
Lot 20, Block 5, District Lot 196, Plan 184, Gr. 1, N.W.D.	268-270 Powell Street and 203-221 Gore Avenue
Lots 21 & 22, Block 5, District Lot 196, Plan 184 Gr. 1, N.W.D.	252-262 Powell Street
Lot 27, Block 5, District Lot 196, Plan 184 Gr. 1, N.W.D.	226-228 Powell Street

pursuant to its powers under section 204(j)(ix) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

MOTIONS (cont'd)

3. Second Crossing of
Burrard Inlet: Tunnel

On February 16th, Notice was given of a motion, which was changed today by Council agreement, reading as follows:

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT WHEREAS through the instrumentality of the National Harbours Board, the Government of Canada has caused an engineering study and report to be prepared on the feasibility of developing a second crossing of the First Narrows of Burrard Inlet;

AND WHEREAS the consultants have reported on their study without recommendation as to the type of crossing to be preferred;

AND WHEREAS the consultants have recommended to the National Harbours Board and the Government of Canada 'that all available factual information on both schemes be laid before local civic bodies and citizen organizations with the request that, after study, these groups express their views on the choice in formal briefs to the National Harbours Board or to the Board's Consultants. In this way a consensus of local opinion may be developed before a final crossing selection is made';

AND WHEREAS the Council of the City of Vancouver has received copies of the report of the consultants to the National Harbours Board;

NOW THEREFORE BE IT RESOLVED THAT in view of the benefits to accrue to the City of Vancouver both as a City and as a world trading seaport, and in view of the benefits to accrue to British Columbia, the City of Vancouver advise the National Harbours Board, through its consultants, that the Council of the City of Vancouver's preference for the crossing is a tunnel.

(tabled)

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT consideration of this motion be tabled until a report is received from the Council's Sub-committee of the Transportation Committee appointed in connection with this proposed crossing, in order that the various ramifications of the crossing may first be considered.

- CARRIED

4. Public Housing Sites for
Displaced Persons:
Fairview Slopes Redevelopment

On February 16th, Notice was received of a motion, which after being changed today by Council agreement now reads as follows:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the Fairview slopes are slated for rezoning to multiple use;

AND WHEREAS there are many families and persons in the lower income brackets who are at present living in the older houses at a rent which they can afford to pay;

AND WHEREAS with the destruction of these homes for redevelopment, the new buildings will be at a rent which they cannot afford to pay;

cont'd.....

MOTIONS (cont'd)

Public Housing Sites for Displaced Persons: Fairview Slopes Redevelopment (cont'd)

THEREFORE BE IT RESOLVED that the Planning Department be instructed to locate a site or sites sufficient to provide public and senior citizen housing, within the Fairview Slopes and False Creek Flats areas, for these people in this area who will be displaced and to consult the representatives of the senior governments in regard to this matter and report back to Council as quickly as possible.

- CARRIED

A motion was passed to continue in session until 5:30 P.M.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Public Hearing: Fairview Slopes Area

enquired if the Director of Planning and Civic Development would report to Council, by the next meeting, the date when a Public Hearing will be held in respect of the Fairview Slopes area; also to what extent the Board of Variance has granted permission for improvements to buildings in this area.

His Worship the Deputy Mayor so instructed.

NOTICE OF MOTION

1. Residence Requirements for Canadian Citizenship

Notice was given of the following motion, and recognized by the Chair.

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the City Council notify the Federal and Provincial Governments that it would favour shortening the residence requirements for eligibility for Canadian citizenship from five to three years.

(Notice)

The Council adjourned at approximately 5:30 P.M.

***

The foregoing are the Minutes of the Vancouver City Council meeting (Regular) of February 23rd, 1971.

MAYOR

CITY CLERK

February 19th, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Encroachment upon the East Side of Cambie Street North of Robson Street from Lots 8 to 11, Block 58, D.L.541

"An application has been received to validate the encroachment of a building situated on Lots 8 to 11, Block 58, D.L. 541 upon Cambie Street. The encroachments are very minor and at three locations, the maximum being 5/8 of an inch.

I RECOMMEND that the encroachment of the building upon Cambie Street be validated by way of an agreement in accordance with the provisions of the Encroachment By-Law. Where the encroachment of a building is less than 3 inches the By-Law provides that there be no annual rental."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment from Lot 5, Block 47, D.L.185 - 1004 to 1026 Nicola Street

"The building situated on the south east corner of Nicola and Nelson Streets has a series of bay windows which have encroached on the City streets since the building was constructed. The encroachment has been validated over the years under an agreement which expires on February 28,1971. The owner has requested a continuance of the validation of the encroachment.

I RECOMMEND that the encroachment from the building situated on Lot 5, Block 47, D.L.185 be validated in accordance with the Encroachment By-law at an annual rental of $15 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

3. Street Widening - North Side of Marine Drive East of Angus Drive and Lot B of Lots 3 & 4, Block F, D.L.317

"The Approving Officer has before him for approval a plan of subdivision of Lot B of Lots 3 and 4, Block F, D.L.317 whereby Lots G and H would be created.

. . . . Cont'd.

Item 3 Cont'd.

As a condition of approval a 17 ft. widening strip for Marine Drive is to be dedicated for highway.

The subdivider has made application to lease the 17 ft. widening strip until required for municipal purposes.

I RECOMMEND that the aforementioned widening strip when dedicated be closed and stopped up and leased to the owner of Lots G and H subject to the following conditions:

(a) The term of the lease to be 15 years subject to one year's notice of cancellation if the lease area is required for municipal purposes, at a nominal rental of $15 for the term.

(b) The lease area to be used for gardening purposes only - no buildings to be constructed upon it.

(c) The owner of Lots G and H to clear and grade the lease area at the termination of the lease to the satisfaction of the City Engineer.

(d) The City to be granted a bulkhead agreement in respect to Lots G and H.

(e) Agreements satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing Portion of Prince Edward Street North of Kent Avenue

"A portion of Prince Edward Street north of Kent Avenue is more than 66 feet in width. The highway requirements are for a 66 ft. street, thereby making a triangular portion of the street measuring about 1.6 ft. at the base by about 166 ft. surplus to the City's requirements. The owner of the abutting parcel wishes to acquire this narrow strip of surplus street.

I RECOMMEND that the portion of Prince Edward Street outlined red on plan marginally numbered LC 462 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed portion of street to be $136 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed portion of road to be subdivided with the abutting private lands. "

Your Board RECOMMENDS that the foregoing be approved.

5. Closure of Lane East of Victoria Drive Between 36th and 37th Avenues

"Standard Oil has made application to acquire the 20 ft. lane at the rear of their site at 36th Avenue and Victoria Drive to provide parking for their service station.

. . . .Cont'd.

Item 5 Cont'd.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF 5553 be closed, stopped up and conveyed to Standard Oil subject to the following conditions:

(a) The value of the lane to be $8,620 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed lane to be consolidated with the abutting Standard Oil lands to form one parcel.

(c) A public utility easement to be granted to the City over the closed lane portion of the consolidated site.

(d) An agreement to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

6. Closure of Portion of St. George Street and Prince Edward Street North of 5th Avenue and a portion of 2nd Avenue West of Prince Edward Street

"Rollins Machinery own the property between St. George Street and Prince Edward Street from Great Northern Way to 5th Avenue. St. George Street dead ends at 5th Avenue insofar as vehicular traffic is concerned as the street is well above the grade of Great Northern Way.

There has been no access to Great Northern Way off Prince Edward Street and 2nd Avenue at present is 99 ft. in width which is surplus to the City's requirements. There is also a small portion of City-owned Lot 13 lying between 2nd Avenue, Great Northern Way and Prince Edward Street which they also wish to acquire.

I RECOMMEND that the portion of road coloured red and green on plan marginally numbered LE 3612 and the portion of road coloured red on plan marginally numbered LF 5580 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to also acquire the portion of City-owned Lot 13 lying south of Great Northern Way.

(b) The value for the portion of Lot 13 and the closed roads to be $60,000 in accordance with the recommendation of the Supervisor of Property & Insurance.

(c) The purchaser to arrange and pay for the relocation of the gas main on Prince Edward Street.

(d) The purchaser to grant any public utilities easements required over the closed portion of street.

(e) The closed portions of street, portion of Lot 13 and the applicant's lots to be consolidated into one parcel.

(f) All agreements to be to the satisfaction of the Corporation Counsel and City Engineer. "

Your Board RECOMMENDS that the foregoing be approved.

7. Replacement of Defective Sewers

"The following sewers were inspected by T.V. and found to be in poor condition. The estimated cost of replacement is as follows:

(a) Lane South of Graveley Street east of Slocan Street $ 6,500

(b) Adanac Street between manholes east and west of Rupert Street. $ 6,200

I RECOMMEND that $12,700 be appropriated for replacement of these sewers from Account Code 0116/7906, 'Miscellaneous - Unallocated' in the 1970 Sewers Capital Budget. "

Your Board RECOMMENDS that the foregoing be approved.

8. Underground Wiring for New Subdivisions

The Director of Planning & Civic Development and the City Engineer report as follows:

"Preliminary approval has been granted by the Approving Officer to the subdivision of the following properties:

A. Lot 9, Block 81, D.L. 36 and 51 - 3438 Price Street (See Drawing S-196).

B. Lot 341, T.H.S.L. - 2995 McGill Street (See Drawing S-197).

C. S½ Block 4 except East 40', D.L. 632 W½ - 143 E. 28th Avenue (See Drawing S-198).

D. Lot 21A and North 20' of Lot 24A, Sub. A, Block 'O', D.L. 321 - 3276 Southwest Marine Drive (See Drawing S-199).

Final approval of the above-noted subdivisions could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City,'

as prescribed under Section #18 of the Subdivision Control Bylaw.

Under Section #19 of the By-law, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.'

/continued ..

Clause 8 Continued

The Director of Planning & Civic Development and the City Engineer are of the opinion that subdividers would be put to an unreasonable expense in placing such wires and cables underground as these are minor subdivisions in developed blocks which are already served by overhead wires located on the adjoining streets or lanes.

It is therefore recommended by the Director of Planning & Civic Development and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law for the above-noted subdivisions."

Your Board

RECOMMENDS that the recommendation of the Director of Planning & Civic Development and the City Engineer be approved.

(Drawings are circulated for the information of Council.)

CONSIDERATION:

9. Letter from Mr. T.D. Mathieson re Local Improvement Project

The Assessment Commissioner reports:

"A letter from Mr. T.D. Mathieson of 814 East 53rd Avenue addressed to The Mayor and City Council concerns a Curb and Gutter project for East 53rd Avenue from Fraser Street to Ross Street.

Mr. T. Orsness of 3917 Knight Street filed a petition with the City Clerk requesting P.C. Concrete Curbs and Gutters be constructed on both sides of 53rd Avenue from Fraser Street to Ross Street. The petition was received in the office of the Assessment Commissioner on March 3, 1970.

This petition met the requirements of a sufficiently signed petition as set out in Sec. 506(1) of the Vancouver Charter;

'The petition shall be deemed to be sufficiently signed if at least two thirds in number of the assessed owners as at the date of filing, representing at least one-half the value according to the last revised real property assessment roll of the parcels liable to be specially assessed, have signed the petition.'

Assessed Owners		Assessed Value	
Number Entitled to Sign	62	Total Value	$1,691,997
Number Signatures Required	42	Value Required	845,999
Number Signatures Accepted	44	Value Represented	926,689

/continued ...

Clause 9 Continued

The petition was certified by the Assessment Commissioner March 6, 1970.

On October 30, 1970, a notice of assessment was mailed to the assessed owner of each parcel to be specially assessed. This notice contained the necessary information (required by the Vancouver Charter) with respect to the project. The estimated annual rate per foot quoted was 98¢.

At the Court of Revision held on November 19, 1970, Mr. John Turner of 728 East 53rd Avenue spoke in connection with this project. He stated that he had signed the petition, he represented two other property owners, and all three did not want the Curbs and Gutters. The minutes show that this project be not approved and the motion was Carried.

On November 27, 1970, the City Clerk advised the first named petitioner, Mr. T. Orsness, that Council had not approved the said project at its Special Meeting of November 19, 1970.

The City Engineer advises that if the 53rd Avenue project had been approved in November it would have been in the first 1971 contract. This has already been awarded. A second 1971 contract is planned, to be awarded about May or June. If Council now reverses its decision and approves the project, it could be included in this second contract and, if Council so instructs, given priority in construction to insure the work being done this year."

Your Board submits the foregoing report for Council's CONSIDERATION.

(Copies of Mr. Mathieson's letter dated February 4, 1971, are circulated for the information of Council.)

* * * * *

FOR ADOPTION SEE PAGE(S) 62

HARBOURS & PARKS MATTERS

CONSIDERATION:

1. Vancouver-Fraser Park District:
   1971 Provisional Budget

City Council on January 12, 1971, passed the following Resolutions with respect to the Vancouver-Fraser Park District 1971 Provisional Budget:

> "THAT the City of Vancouver delegates to the Vancouver-Fraser Park District Board be instructed to approve that Board's mill rate for its 1971 budget to not more than the mill rate for 1970, i.e. .35 mills."
>
> "THAT as soon as policy recommendations relating to the Vancouver-Fraser Park District are reported, such be made available to the Vancouver City Council in order that policy may be determined insofar as Vancouver is concerned."

A letter has now been received from the Save Our Parkland Association expressing its concern of the action taken by Council and requesting to appear before Council to discuss the subject matter.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Association's letter dated January 15, 1971, are circulated for the information of Council)

DELEGATION REQUEST: SAVE OUR PARKLAND ASSOCIATION

* * * * *

FOR ADOPTION SEE PAGE(S) 62

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Review of Fees: Zoning and Development By-law - Subdivision Control By-law

The Director of Planning & Civic Development reports as follows:

"In association with the regular review program by the Director of Finance of all City fees and charges; the Planning Department has reviewed the current fee scale for the processing of the Development Permit applications; applications to amend the Zoning or Text of the Zoning and Development By-law together with the fee for applications for Subdivision under the Subdivision Control By-law - all in relationship to current costs of services.

The existing and proposed fees are shown on the attached Schedule.

These fees were last reviewed and amended in 1965. The present fee structure has been examined having regard to increased salary costs, other general increased service costs and the appropriateness of the existing scale of fees with present costs to the City.

It is considered that increases are now warranted and the recommendations have been subject to consultation with and agreement by the Director of Finance.

The recommended fee increases vary generally from 0% to 100%, with the majority being 50%. The fee for rezoning applications for larger areas over a basic 50,000 sq.ft. of land area is increased from $1.00 to $4.00 for each 1,000 sq.ft. to cover the basic 50,000 sq.ft. to reflect additional report printing costs and additional staff time.

The recommended increase in fees takes into account:

(a) The increase in City costs for salaries and services since 1965.

(b) The increase in complexity and staff time required to process certain applications.

(c) The increased cost of services such as report printing required with major rezoning applications."

Your Board RECOMMENDS that the revised schedule of fees for the Zoning and Development By-law and the Subdivision Control By-law (attachment A) be APPROVED, and that the Corporation Counsel now prepare and submit the required amendments to the necessary By-laws to implement these fee changes.

(Concurrent with this report a separate report is submitted regarding Council's request to the Board of Administration to investigate a potential levy to accompany the rezoning of land.)

CONSIDERATION

2. Rezoning - Application Fee

The Board of Administration has received the Director of Planning & Civic Development's report of November 17, 1970, dealing with a potential levy to accompany rezonings.

Separate requests to investigate a potential municipal levy to accompany the rezoning of land to higher density use have originated from Council and from the Board of Parks and Public Recreation.

cont'd . .

Clause 2 continued

The Director of Planning & Civic Development's report may be summarized as follows:

"The function of a potential 'rezoning levy' would be to allow the City of Vancouver to realize a part of the increased value of land created through rezoning to a higher density. This function would be different from, and in addition to, existing 'processing fees'.

Precedents for a 'rezoning levy' in other Canadian municipalities are noted.

Corporation Counsel has advised that a 'rezoning levy' would be held to be illegal as it is not within the present authorized powers of the City."

The Director of Planning & Civic Development concludes that:

"(a) A municipal levy, or other means of realizing financial gain in connection with rezoning to higher density is presently held to be illegal under the Vancouver Charter.

(b) An appropriate amendment to the Vancouver Charter would be necessary in order to institute such a rezoning levy. If it is deemed advisable to seek such amendment, it would first be necessary for the Director of Planning and Corporation Counsel to prepare a report on the details of such amendment."

Your Board submits the Director of Planning & Civic Development's report for the CONSIDERATION of Council.

(The Director of Planning & Civic Development's report of November 17, 1970, is circulated for the consideration of Council.)

RECOMMENDATIONS

3. 2500 Williams Street:
Parking

The Director of Planning & Civic Development reports as follows:

"In April 1970, Mrs. C. Agosti submitted a letter to City Council complaining that--on the 24' landscaped setback provided to an off-street parking area adjacent to Kamloops Street; children play and cause a general disturbance.
--it was impossible to park in front of their homes on Friday nights and Saturdays.

Mrs. Agosti wants the 24' wide landscaped setback adjacent to Kamloops Street reduced to a width of 11' - the same width as a landscaped setback area existing adjacent to Williams Street. This is to reduce the area available for children's play and provide additional parking for the Safeway Store. With Mrs. Agosti's letter is a petition for 'Additional parking space at the Safeway Store' signed by 23 persons representing 14 properties.

In November 1970, Mrs. Agosti by letter restated the complaints and also asked if somebody could inspect the area on Friday nights or Saturdays.

Subsequently Mrs. Agosti agreed to the report to City Council being further delayed pending investigation by the City Engineering Traffic Division.

cont'd . .

Clause 3 continued

BACKGROUND INFORMATION

In 1960 a Development Permit was issued to permit a retail store for Canada Safeway Limited on the east side of Nanaimo Street between Williams and Charles Street. The site is zoned as a C-2 Commercial District.

After approval by the Technical Planning Board a separate Development Permit was issued concurrently for an ancillary Public Parking area on an immediately adjacent easterly site at the south west corner of Kamloops and Williams Street. The parking area site being zoned as an RS-1 One Family Dwelling District.

The plans of development as approved by the Technical Planning Board required a 24' landscaped setback to the parking area both from Williams Street and from Kamloops Street. 24' is the normal front yard requirement for buildings in the One Family Dwelling Districts.

On an appeal to the Board of Variance, Canada Safeway Limited received approval to the relaxation of the required 24' landscaped setback area on Williams Street to 11'.

In 1963, Canada Safeway Limited by letter to the Director of Planning & Civic Development requested that consideration be given to reducing the required 24' landscaped setback on Kamloops Street to 11'. The same reduction as approved by the Board of Variance for Williams Street. This request was not approved as it was considered that the 24' landscaped setback should be maintained to provide an improved general amenity in the surrounding one family dwelling district.

PRESENT REQUESTS BY MRS. AGOSTI

(a) Reduction of Landscaped Setback on Kamloops St.

To reduce the existing 24' wide landscaped setback area on Kamloops Street to 11' would not in our opinion effectively eliminate the problem of children playing both on the Street Boulevard and the site landscaped setback area.

The decrease of 13' in the landscaped setback area would only allow a four car increase in the off-street parking area capacity (59 cars to 63 cars). The decrease would also create a lower standard of amenity in that the off-street parking area is within an RS-1 One Family Dwelling District developed with one family dwellings.

(b) Complaint Re Traffic Volume in Area on Friday nights and Saturdays

This complaint was referred to the City Engineer who advised in December 1970 that:

'We have investigated this complaint and determined that sufficient traffic congestion and transient parking occurs to warrant further traffic regulations.

We will be installing a full time parking prohibition on the south side of the 2400 Block William Street to allow two lanes of traffic and thereby reduce traffic congestion near the Safeway Store. Furthermore, we will be installing a "Resident Parking only" zone in the 2400 Block William Street as the petitioners request.

However, observations on Thursday and Friday nights and on Saturday indicate that parking densities are moderate in the 2500 Block William Street and adequate parking stalls within the block are usually available to residents. Accordingly, we will not be installing "Resident Only" parking restrictions in this block at this time.'

Clause 3 continued

RECOMMENDATION

Having regard to the action taken by the City Engineering Department, I recommend that the letters from Mrs. Agosti be received and Mrs. Agosti and petitioners be provided with copies of this report."

Your Board RECOMMENDS that the recommendations of the Director of Planning & Civic Development be endorsed.

(Circulated for the information of Council is a letter from Mrs. Agosti and accompanying petition dated April 27, 1970.)

4. Downtown Parking Structures - Restrictions on Gasoline & Repair Service

The Director of Permits & Licenses has been requested to "look into the regulations in regard to downtown parking structures not being permitted to contain gasoline service and automotive repair stations and consider this matter in the light of the change in Regional and National Building Codes".

The City Building Inspector reports as follows:

"It is noted that the resolution refers to two related subjects 'gasoline service' and 'automotive repair stations'. This report deals primarily with 'gasoline service' which by its nature is more hazardous than automotive repairs.

The 1960 and 1965 editions of the National Building Code included regulations forbidding dispensing of gasoline within buildings. The Vancouver Building By-law includes a similar prohibition.

The 1970 edition of the National Building Code contains the following clause 3.3.7.8 on page 116 and the following definitions on page 3:

Subsection 3.3.7.8. 'Facilities for dispensing gasoline shall not be installed in any building except in buildings of Group F occupancy when approved.' (Note: In the National Building Code 1970 a parking structure is categorized as a storage garage which falls in a Group F occupancy along with a long list of industrial occupancies.)

'Approved' means approved by the authority having jurisdiction or the appropriate authority having jurisdiction.

'Authority having jurisdiction' means the municipal council and the agent thereof that have authority over the subject that is regulated.

It appears that this clause (subsection 3.3.7.8) was introduced to give a Council or its Building Official discretion to allow the dispensing of gasoline in a building used for industrial purpose where the dispensing of gasoline is part of the industrial process e.g. an automobile assembly plant. It is not believed that the clause was intended as a means of approving dispensing of gasoline in parking structures, although it could be interpreted in that manner.

cont'd . .

Clause 4 continued

It must be borne in mind that parking structures are frequently erected as part of and under office buildings, hotels and apartment buildings. The National Building Code 1970 would not permit the dispensing of gasoline in such case, nor should the Vancouver Building By-law.

The Provincial Fire Marshal states he would not oppose such installation provided protective measures are incorporated with the installation, and safety precautions are observed in the operation. The Fire Marshal has submitted a list of precautionary measures which he believes originated with the State of California. It is recognized that cities in the West Coast of the U.S. have permitted dispensing of gasoline in buildings, but it is our understanding that such practice is not permitted in major cities in the Eastern U.S. or Canada.

The Fire Chief advises as follows:

'The National Fire Code of Canada prohibits the dispensing of gasoline inside buildings.

Article 2.3.10.2 (3) of the code states:

> The dispensing of gasoline shall not take place inside buildings, or the facilities for dispensing shall not be installed in any building.

The National Fire Code of Canada has been accepted as the minimum standard for fire safety by the majority of municipalities across Canada including the City of Vancouver.

While the degree of safety can be increased by improving the design of flammable liquid installations, experience in this city has been that the majority of accidents involving gasoline spills and fires have resulted from human error. This is despite the fact the installations have met required regulations.

A few examples of accidents in Vancouver include a dispenser sheared from its base when the filling hose was caught up in the tank of an automobile as it drove away from the service station. Approximately fifty gallons of gasoline flowed into the City sewer system before the pump could be stopped. In another incident a youth using an automatic nozzle to refuel a bus, left the vehicle unattended. The tank overflowed and the automatic nozzle failed to shut off. This resulted in 90 gallons of gasoline escaping into the sewer system.

There have been several instances of underground tanks being overfilled and the gasoline escaping into the sewer system. In one case it flowed into the basement of an adjoining residence and flashed on fire killing two occupants. A gasoline spill of even fifty gallons within a building presents an extremely dangerous problem of removal notwithstanding the potential hazard to the public caught in a flash fire. It is virtually impossible to eliminate all of the sources of ignition in a building where autos are being driven or where the public has access.

Should a flash fire occur within a building, the value of a sprinkler system is doubtful, from a life safety point of view, since the injury to a human is done in the instant of the flash fire, whereas a sprinkler system takes several seconds to come into operation. The consequence of an explosion of gasoline vapours ignited within a building would of course also be felt before a sprinkler system could function although it would likely control an extension of the fire.

Clause 4 continued

The Fire Chief suppports the position taken by the National Fire Code of Canada in prohibiting the dispensing of gasoline within any building.'

The City Building Inspector and the Fire Chief recommend strongly that the City By-laws not be changed to permit dispensing of gasoline within buildings."

Your Board RECOMMENDS that the recommendation of the City Building Inspector and the Fire Chief be approved.

* * * * * *

FOR ADOPTION SEE PAGE(S) 63, 65

FINANCE MATTERS

RECOMMENDATIONS

1. New Clerical Position in the Parking Branch of the Traffic and Transportation Division - Engineering Department

The Director of Finance, Director of Personnel Services and the Co-ordinator of Data Processing & Systems report as follows:

"The City Engineer has requested that a review be made of the need for clerical assistance for the Parking Engineer with the suggestion that a full-time position is required. The request was referred to the Research and Systems Committee for review.

Following Council approval on February 4, 1969, of the establishment of a Parking Engineer position, funds were provided in the 1970 Budget to provide for a typist for 6 months. Though the Parking Engineer was appointed in March 1970, it was necessary that he continue to carry out urgent special assignments from his previous position in the department which extended into the fall of the year, thus limiting the time he could devote to the work of his new position. Parking Branch typing requirements were, therefore, with the exception of the one month period described below quite limited and were provided by present Engineering Department typists until the Parking Engineer could become operative on a full-time basis and this report prepared on the need for the typist position. The funds provided have therefore not been fully used.

We have examined the clerical workload for a period of about one month and have confirmed the City Engineer's recommendation that a full-time position is required. The study was conducted by using clerical and typing assistance from other branches in the Traffic Division and in the Typist Pool and showed a requirement for 4½ days typing and clerical assistance each week. This assistance could not be obtained on a continuing basis in the future because the study caused a backlog of typing and clerical work in these other branches. The study showed that the work is divided equally between normal typing work and routine clerical tasks such as filing and data preparation. For these clerical tasks, some arithmetical competence is required.

The nature of the work is such that there are both high and low volume periods. For purposes of efficiency the proposed position should be established in the present Engineering Department Typing Pool to provide the necessary flexibility.

Since the Parking Engineer's position is currently vacant the proposed clerical position should not be filled until the Parking Engineer's position is filled. A desk, chair, electric typewriter and dictating machine must be provided for the clerical position.

. . . Cont'd.

Clause No. 1 (Cont'd.)

At the request of the City Engineer, the Director of Personnel Services has reviewed the proposed duties and responsibilities of the above named position.

The incumbent will perform typing and clerical work of limited complexity on a variety of assignments in accordance with clearly defined work methods and procedures. The incumbent will file material, tabulate and prepare data which will involve simple arithmetical computations, type various reports and other material from copy, rough draft, dictaphone or general instruction, plus answer a variety of telephone enquiries. The work of this position falls substantially within Class Specification No. 003, Clerk Typist II, Pay Grade 9, and the Director of Personnel Services recommends that it so be classified effective when adopted.

The estimated recurring annual cost of this proposal determined by the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 10% will be $6,230.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One new position	Clerk Typist II P.G. 9 ($391-463) Jan.1/71 ($398-472) July 1/71	When adopted

COSTS

Annual

Clerk-Typist II (1971 rates & fringes)	$6,230

Initial

1 Typewriter desk & 1 Typist chair	$ 260
1 Electric Typewriter	500
1 Dictating Unit	340
	$1,100

RECOMMENDED that:

(a) A Clerk-Typist II position be established in the Engineering Department's Typing Pool at an annual cost of $6,230 (1971 rates);

(b) The position be filled when the Parking Engineer's position is filled;

(c) That funds required for the above Clerk-Typist position and the necessary office furniture and equipment ($1,100), be approved in advance of the 1971 Revenue Budget."

Your Board RECOMMENDS that the recommendation of the officials be adopted.

2. Board of Parks & Public Recreation:
Supervised Recreation Division - Reorganization

At a meeting of the Board of Parks and Public Recreation held on February 8, 1971, it was regularly moved and seconded:

"RESOLVED: That the Board approve the report on 'Supervised Recreation Division - Reorganization' dated December 14 and request City Council to approve one new position of Assistant Director of Supervised Recreation and arrange for additional necessary Park Board estimates for 1971.

- Carried"

A copy of the report dated December 14, 1970, is circulated.

Your Board RECOMMENDS that the recommendations of the Administrative Analyst and the Director of Personnel Services which are, in summary:

(a) The Division of Supervised Recreation be reorganized by the establishment of one additional position of Assistant Director of Supervised Recreation.

(b) Each of the Assistant Directors be responsible for the Supervised Recreation Programs at seven Community Centres or Community Project Areas. Further, that they be responsible for the innovation and development of programs for both winter and summer months in accordance with the desires of the local Community Associations and other responsible agencies.

(c) In order to achieve the program, the Director and the two Assistant Directors report to the Superintendent on the administrative arrangements necessary for the development of such programs and the hiring of permanent and part-time staff, as necessary.

(d) The Recreation Program Organizer, the Arts and Crafts Specialist, the Amateur Sports and Fitness Specialist and the Director of Camp Capilano report to and receive instruction from the Director of Supervised Recreation.

(e) The additional position of Assistant Director of Supervised Recreation, Pay Grade 28 ($902-1031) be established effective when filled in accordance with the report of the Director of Personnel Services.

be approved.

(NOTE: It is noted that this report is the first of a series being developed concerning the organization and operation of the Supervised Recreation Division and the Community Centres.)

Board of Administration, February 19, 1971 . . . . . (FINANCE - 4)

CONSIDERATION

3. Replacement of IBM Equipment - Vancouver Police Department

The following is a report of the Director of Finance and the Co-ordinator of Data Processing & Systems:

"On January 28, 1971, the Board of Police Commissioners resolved as follows:

'A letter was received from the Co-ordinator of Data Processing and Systems recommending that the present IBM Model 026 printing card punch be replaced with a Model 029 and the present 056 card verifier be replaced with a Model 059. He said the present equipment had been in use for 12 years and should be replaced with machines which will have maximum compatability with the City's computer system. He stated the increase in annual rental would be $552.00 and the increase estimated for 1971 would be approximately $472.00. He recommended that because of the delivery time the Board request the approval of City Council to order the replacement machines prior to Budget approval.

Moved:

"THAT City Council be requested to consider approving the replacement of a Model 026, printing card punch, and a Model 056, card verifier, prior to final approval of the 1971 Police Estimates.

Carried." '

As part of the studies authorized by City Council on September 25, 1969, consideration has been given to present and proposed increases in the Data Processing activities in the Department. For the reasons given in the resolution of the Police Commission and in order to facilitate work in the Statistical Section of the Police Department, the replacement of two of the three older keypunch machines with current models has been recommended.

These changes will involve an annual increase in rental of $552. The estimated increase for 1971 is $472., including delivery charges. Early delivery of the machines is desirable to assist the Statistical Section with its work.

The Comptroller of Accounts advises that the additional expenditure has been included in the Departmental estimates and that if this request is approved, the Budget will be adjusted accordingly.

Recommended (a) That the replacement of two keypunch machines at the Police Department as detailed, be approved.

(b) That necessary expenditures amounting to an estimated $472. in advance of 1971 Budget approval be authorized."

Your Board submits the above report for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 66

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 19, 1971

RECOMMENDATIONS

1. "Care of the Dying Patient and His Family"
Attendance - Mrs. M. Iwanczyk, Health Dept.

The Director of Personnel Services reports as follows:

"The above course is being sponsored by the Continuing Nursing Education section of the Health Sciences Centre/School of Nursing at the University of British Columbia, on Tuesday, March 2nd and Wednesday, March 3rd, 1971.

The purpose of this course is to provide the participant with the opportunity to acquire information on the process of death and dying with a view to improving care of dying persons and their families. The Director of Welfare Services advises that in the course of placing persons with terminal illnesses, the staff is frequently confronted with helping persons and their families throughout this very difficult period. Dr. Kubler-Ross is internationally known for her work in this field, and the Director of Welfare Services and Medical Health Officer wish Mrs. M. Iwanczyk, Public Health Nurse I to attend this course.

The total cost to the City for Mrs. Iwanczyk to attend this course would be $23.00 and two (2) days leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the Director of Welfare Services and Medical Health Officer is in accordance with the basic requirements of Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. "Pre-School Child with Ability and Disability"
Attendance - Miss N.M. Raper, Health Dept.

The Director of Personnel Services reports as follows:

"The School of Nursing, University of Colorado, will hold the above course in Denver from March 15th to March 26th, 1971, inclusive. It is designed not only to teach the use of the 'Denver Development Screening Test' and other developmental screening tools but also follow up the management of those children found to have developmental lags and physical defects.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Metropolitan Health Service of Greater Vancouver wishes to include this special test to improve services in the Greater Vancouver area. This requires the training of one staff member in its proper use in order to undertake the training of others. The City Medical Health Officer requested and obtained approval from the Province of a Short Term Post Graduate Training Grant of $597.00 covering all expenses and now requests approval of attendance for Miss N. Marjorie Raper, Public Health Nurse II and Assistant Supervisor of Child Health Services.

The total cost to the City would be 10 days leave of absence with pay from March 15th to March 26th, 1971 inclusive.

An application for registration has already been sent to the University of Colorado; in the event of the non-acceptance of Miss Raper's application, this leave of absence with pay would be cancelled.

As the request of the City Medical Health Officer meets the basic requirements of Personnel Regulation 248, I recommend approval subject, however, to the acceptance of Miss Raper's attendance by the School of Nursing, University of Colorado."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. "Human Teaching for Human Learning"
Attendance - Miss J. Bohanec, Social Planning/Community Development.

The Director of Personnel Services reports as follows:

"The Centre for Continuing Education, University of British Columbia, is holding the above seminar on Friday, March 12th, 1971 (Vancouver location to be arranged). The course is presenting the new concept of 'confluent education' and will deal with ways of integrating affective and cognitive dimensions of learning so that learning may become more efficient, challenging, human and rewarding.

The Director of Social Planning/Community Development wishes Miss Joslin Bohanec, Area Co-ordinator to attend. In her role of local area co-ordinator, she constantly arranges situations which require re-evaluation and introduction of new ideas. It also involves helping others to set up learning programs for various groups, i.e. parents, children, staff and volunteer trainers, etc.

The total cost to the City would be $18.00 for registration fee and one day leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses-all Departments.

As this request of the Director of Social Planning/Community Development is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Board of Administration, February 19, 1971...(SUPPLEMENTARY PERSONNEL - 3)

4. Annual Motor-Vehicle Maintenance Course - Attendance - Mr. W.H. Martin and Mr. G.P. Harford, Engineering Department.

The Director of Personnel Services reports as follows:

"The Annual Motor-Vehicle Maintenance Course, conducted by the College of Engineering, University of Washington, Seattle, is being held March 22nd to March 25th, 1971, inclusive. Members of the Equipment Branch staff who have attended the course in previous years have found it to be very valuable instruction in modern methods of vehicle maintenance and repair.

The City Engineer wishes Mr. W.H. Martin, Equipment Technician, to attend all four days of this course. The fourth day is specially allocated to Management-Sessions and covers such topics as 'Industrial Safety', 'Operator-Training', 'Equipment Rental Practice', and the City Engineer requests that Mr. G.P. Harford, Equipment Engineer, be authorized to attend the 'Management-Sessions' on the fourth day only (March 25th, 1971).

The total estimated cost to the City would be approximately $179.00 (Fees - $45.00; Transportation - $30.00; Accommodation - $70.00; Meals - $27.00; U.S. Exchange - $7.00) and five days (4 days x 1 and 1 day x 1) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Engineer is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

5. Leave of Absence with Pay - D.H. Brewer, Finance Department.

The Director of Personnel Services reports as follows:

"Mr. D.H. Brewer, Buyer in the Purchasing Division, was absent on November 23rd and 1/2 day on November 24th, 1970, to participate in a search for a missing hiker on Seymour Mountain. Mr. Brewer is the leader of a volunteer team which assists the R.C.M.P. with such searches.

On a previous occasion, Council granted leave of absence with pay, and a request is made for leave with pay for the 1 1/2 days in November, 1970, as described above."

Your Board submits for Council CONSIDERATION that D. Brewer, Buyer in the Purchasing Division of the Finance Department, be granted 1 1/2 days leave of absence with pay while participating as a leader in a search for a missing hiker on Seymour Mountain.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 67

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 19, 1971

RECOMMENDATIONS

1. Sale of City-Owned Land
East Side of Knight, North of 18th Avenue

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

Re: Lot 27, D.L. 756, Plan 13691

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Brite Construction Ltd.	27	51' x 105.89' / 41 115.91	$12,326.00	City Terms @ 9¼%	1. Subject to a bulkhead agreement - above streets 2. Site contains fill and no guarantee given to stability of soil.

2. Block bounded by Main, Powell, Gore and Cordova Streets (Blk. 5, D.L. 196)
Expropriation for Provincial Courts

The Supervisor of Property and Insurance reports as follows:

"On November 25, 1969 City Council confirmed the above block, Block 5, D.L. 196, as a site for the new Provincial Courts (Vancouver) Complex.

This site comprises 27 lots, three of which were previously owned by the City and developed for police parking. To date twelve lots representing eight ownerships have been acquired and two lots under one ownership have been expropriated. Negotiations with the remaining seven owners have been stalemated, there being a considerable difference between owners' asking prices and independent appraisals received by the City. Following consultation with the City Solicitor, he has requested that authority be obtained to expropriate the ten remaining properties in this block as listed below, it being noted that said expropriation will not preclude further negotiations towards a final settlement.

Legal Description	Address
Lot 1, Block 5, D.L. 196	202 Main St. & 210-218 Powell St.
Lots 4 & 5, Block 5, D.L.196	220-224 Main Street
Lot 8, Block 5, D.L. 196	238-242 Main Street
Lots 9 & 10, Block 5, D.L.196	298 Main Street
Lot 20, Block 5, D.L. 196	268-270 Powell St. & 203-221 Gore Avenue

continued . . . . /2

Item No. 2 Cont'd

Lots 21 & 22, Block 5, D.L. 196	252-262 Powell Street
Lot 27, Block 5, D.L. 196	226-228 Powell Street

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for that purpose submitted under 'Motions'."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. S/S Powell Street between Hawkes and Heatley Avenues
Transfer of Interest - Redevelopment Scheme A.5

The Supervisor of Property and Insurance reports as follows:

"'Resolution of Council dated January 23rd, 1969 approved the sale of Lot 15 Block 51, D.L. 181 for the sale price of $8,500.00 cash. The sale is subject to the condition that "no purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the subject area, before development is completed."'

We have received a communication from the purchaser, G.W. Ribchester & Sons Limited that they are unable to proceed with the development of the lot as they are selling their adjoining property and relocating elsewhere. The purchaser has arranged a sale of the property with Harry Livingstone and Fred Stooshnov, the abutting owners on the other side. They plan to develop the lot for parking purposes in connection with their business.

The Urban Renewal Co-ordinating Committee meeting on September 11th, 1970 approved the transfer of the lot.

RECOMMENDED that permission be granted to G.W. Ribchester to transfer their interest in Lot 15, Block 51, D.L.181 to Harry Livingstone and Fred Stooshnov, subject to:

a) The conditions of sale as originally laid down.

b) The transfer being on the basis of no financial gain or benefit to G.W. Ribchester & Sons Limited.

c) All registration fees being paid by the applicants.

d) Commencement and completion dates for construction being the same as established, i.e. July 23rd, 1971 and January 23rd, 1973, respectively."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

continued . . . . . /3

4. Sale: S/S Powell Street between Heatley and Hawkes
Redevelopment Project 2 - Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

(A) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

(B) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

(C) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage and Housing Corporation.

(D) No purchasers shall, except with prior written consent of the City resell, lease or otherwise dispose of the land in the project area before development is completed.

(E) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

(F) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the local Improvement By-law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive programme of municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

(G) Lands to be consolidated into sites of not less than 50' in frontage wherever feasible.

(H) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

RECOMMENDED that the following offer to purchase be approved under the terms and conditions set down by City Council.

continued . . . / 4

Item No. 4 Cont'd

Re: Lot 12, Block 51, D.L. 181, Plan 196
(zoning M-2)
Situated S/S Powell Street between
Heatley & Hawkes Avenues

NAME	LOT	APPROX.SIZE	SALES PRICE	TERMS	CONDITIONS
James Paoni & Stephen Paoni	12	25' x 122'	$7,500.00	City Terms @ 9¼%	Subject to existing party wall agreement pertaining to Lot 11 and registered in the Land Registry Office under filing 204477M.

5. Sale: Residential Lot in Champlain Heights
N/S 50th Avenue, E. of Tyne Street

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 34, D.L. 339, Plan No. 13659

NAME	LOT	APPROX.SIZE	SALES PRICE	TERMS	CONDITIONS
Edward Thomas Dryhurst & Marguerite Blanche Dryhurst	34	50' / 57.8 x 108.62' / 109.73	$14,000.00	City Terms @ 9¼%	

6. Sale: Residential - Champlain Heights
S/S 49th Avenue East of Tyne Street

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 1, D.L. 339, Plan No. 13659

NAME	LOT	APPROX.SIZE	SALES PRICE	TERMS	CONDITIONS
Ben Rubin & Elsie Margaret Rubin	1	42.5 / 35.4 x 130 / 127.78	$12,500.00	City Terms @ 9¼%	Subject to a bulkhead agreement - 1'+ above lane

continued . . . /5

7. Lease - Parking Site
N/E Corner of Dunsmuir and Richards Sts.

The Supervisor of Property and Insurance reports as follows:

"Tenders for the operation of the above parking site (Lots 24-32 Incl., Block 35, D.L. 541) which provides approximately 98 parking stalls, were advertised in the local newspapers, and were opened by the Board of Administration on February 1st, 1971, in accordance with the usual tendering procedure. The tenderers in each case, were required to submit bids on the basis of a flat rate as well as a percentage of the monthly gross, both figures were required to be quoted.

The lease is to commence on March 1st, 1971, and is for a period of 5 years, the lessee being required to bear all expenses except property taxes. The operation of the site is to be in accordance with the terms and rates established by the former Vancouver Parking Commission. These rates are in effect at the present time and the site is operated by Imperial Parking Ltd.

The following bids were received:

(1) Metro Parking Limited,
who offered a flat rate of $3,500.00 per month or 75% of the gross receipts per month, whichever is the greater.

(2) Imperial Parking Limited,
who offered a flat rate of $3,250.00 or 66% of the gross receipts per month, whichever is the greater.

(3) Downtown Parking Corporation Limited,
This tender did not offer a flat rate or a percentage of the gross receipts per month. The basis of their bid was the right of the Corporation to deduct from total gross income such items of operating expenses as listed in their submission, and such other presently unforeseen expenses as may be allowed by lessor under a mutual agreement with lessee, the balance of gross income to be remitted by the lessee.

The Property and Insurance Office has attempted to analyse the offer from Downtown Parking Corporation on the basis of operating statements of other lots presently under their control. This information was then related to the subject lot. The conclusion is that the average monthly return to the City will not be as high as that offered by Metro Parking Limited. It should be noted that the tender submitted by Downtown Parking Corporation Ltd. does not conform with the tendering procedure as advertised.

Bid No. 1 from Metro Parking Limited in the amount of $3,500.00 per month or 75% of the gross receipts per month is considered to offer the best return to the City.

RECOMMENDED that the bid from Metro Parking Limited be accepted and a lease be drawn in accordance with the foregoing conditions as well as those stated in the tender call and subject to the approval of the City Engineer, and Corporation Counsel."

continued . . /6

Item No. 7 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

DELEGATION REQUEST - NOTE LETTERS ATTACHED.

8. Repurchase on Lots S/E Corner of Heatley & Alexander and Lot N/W Corner of Cordova & Hawks Sts.

The Supervisor of Property and Insurance reports as follows:

"Council, on January 23rd, 1969, approved the sale of Lot A, Block 51, D.L. 181, Lot A, Block 61, D.L. 181 and Lot B, Block 61, D.L. 181, and on February 11th, 1969, Council approved the sale of Lot A, Block 44, D.L. 181. All these lots were sold to G. Lim & Sons Limited. These sales subject to the purchaser giving the City an option to repurchase if the purchaser did not proceed with development within a given period.

In a letter dated December 3rd 1970, Lew and Wong, Solicitors for G. Lim & Sons Ltd., have asked the City to exercise its option to re-purchase Lot A, Block 44, D.L. 181 and Lot A, Block 51, D.L. 181. Due to present economic conditions their clients are unable to make payment on all four lots.

The members of the Urban Renewal Co-ordinating Committee have approved the exercising of these options. This proposal is also endorsed by the City Solicitor.

RECOMMENDED that the City, on behalf of the Urban Renewal Partnership, exercise its option to purchase on Lot A, Block 44, D.L. 181 and Lot A, Block 51, D.L. 181, subject to the following conditions:

(a) All legal and registration fees being paid by the applicant.

(b) Applicant to pay all taxes and and interest to official date of repurchase.

(c) All the payments received to date be transferred to the two remaining lots still held by the applicant."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

9. Sale of City-Owned Lot S/S 800 Block E. Hastings Street between Hawks and Campbell Avenues

The Supervisor of Property and Insurance reports as follows:

"Lot 8, Block 66, D.L. 181, situated on the south side of Hastings Street between Hawks and Campbell Avenues was acquired by the City by Tax Sale in 1938. This lot is 25' x 122', zoned M-1 Light Industrial District, and it was previously reserved from sale due to its location within the Urban Renewal Program.

continued . . . /7

Item No. 9 Cont'd.

The Danish Community Centre has submitted an application to purchase the City-owned lot. The Community Centre purchased the adjoining Lots 4 to 7, Block 66, D.L. 181 (Hastings Auditorium) in 1969 and they presently utilize Lot 7 for off-street parking. However, due to its limited width of 25 ft., vehicular access and parking is severely restricted. The acquisition of the City lot would create a 50' parking lot.

The sale of the City-owned lot was referred to the Director of Planning and he has recommended that City Lot 8 be released for sale to the Danish Community Centre subject to the following conditions:

(1) That Lot 8 is consolidated with the adjoining Lots 4-7 inclusive, owned by the Danish Community Centre, to form one parcel of land.

(2) That the Danish Community Centre grant the Progressive Manufacturing Company a one-year lease of the easterly 40' of the consolidated site for the provision of at least 12 off-street parking spaces, to be maintained in accordance with all relevant regulations of Section 12 of the Zoning and Development By-law.

With respect to condition (2), the Progressive Manufacturing Company Limited, situated on Lots 10 to 13, Block 66, D.L. 181, obtained a development permit in 1965 to erect a 2-storey addition to its plant. As a condition of this permit, the Company was required to provide off-street parking whereupon this Company made arrangements to lease both Lot 7 from its previous owners and City-owned Lot 8. It is noted that this Company improved both lots with blacktop. As a further condition of the development permit, the Company submitted an undertaking that if Lots 7 and/or 8 shall no longer be available for the provision of the required off-street parking, then the required off-street parking facilities will be provided at an alternate location and to the satisfaction of the Technical Planning Board within 30 days from the date of the discontinuance of the use of Lots 7 and/or 8.

The lease of both Lots 7 & 8 have since expired. Since purchasing their property, the Danish Community Centre has retained Lot 7 in conjunction with their auditorium activities. The lease of City-owned Lot 8 was for a five year period and this lease expired on September 30th, 1970.

The lease of the single City lot for parking purposes is impractical. This 25' lot could not accommodate the required off-street parking spaces required by the Progressive Manufacturing Co. Limited.

If the sale of Lot 8 to the Danish Community Centre is approved, the Centre is prepared to lease the easterly portion of Lots 7 & 8 to Progressive Manufacturing Company Limited for a period of one year to provide the required off-street parking spaces. This would be

continued . . ./8

Item No. 9 Cont'd.

sufficient time for the Company to locate alternative space.

The Danish Community Centre has offered to purchase City-owned Lot 8, Block 66, D.L. 181, for the sum of $12,000.00 on terms of $3,000.00 cash, balance to be paid in 10 equal semi-annual payments together with interest at 9¼% per annum, calculated semi-annually, plus proportion of current year's taxes, registration fees and the City's Administration fee of $50.00.

The offer is considered to be fair and reasonable value for this property. The request for the direct sale of the City-owned lot, without prior advertising, is submitted to Council for CONSIDERATION.

In the event that Council approves the sale of Lot 8 to the Danish Community Centre, the Supervisor of Property and Insurance recommends the sale be subject to the following conditions:

(a) That the Danish Community Centre grant the Progressive Manufacturing Company a one-year lease of the easterly portion of Lots 7 and 8 to provide at least 12 off-street parking spaces.

(b) That Lots 4 to 8 inclusive be consolidated to form one parcel of land, the consolidation to be effected when payment for the City lot is completed.

(c) The Danish Community Centre to grant the City an option to repurchase Lot 8 at the sale price in the event that consolidation of Lots 4 to 8 into one parcel could not be effected when payment for Lot 8 is completed.

(d) The costs of consolidation and documentation to be paid by the Community Centre."

Your Board

Submits the foregoing report to Council for CONSIDERATION.

* * * * * *

FOR ADOPTION SEE PAGE(S) 67

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 2, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER — The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING — The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 23, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

Sale of City-owned Lot 8, S/S 800 block East Hastings Street between Hawks and Campbell Avenues

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see pages 8 and 9)

COMMUNICATIONS OR PETITIONS

1. Annual Civic Dinner

A communication was received from His Worship the Mayor recommending authority be granted for the Annual Civic Dinner, in honour of Freemen and members of Public Boards and Commissions, to be held and arrangements in connection therewith be left in the hands of the Entertainment and Civic Recognition Committee. Tentative arrangements have been made for the dinner to be held in the Point Grey Golf Club premises on Friday, March 26, 1971.

MOVED by Ald. Sweeney,
THAT authority be granted for this Civic Dinner and the Entertainment and Civic Recognition Committee authorized to make all necessary arrangements.

- CARRIED

2. Jericho Development Proposals

Alderman Wilson introduced a communication from Mrs. J.C. Glass for the West Point Grey Area Council and dated February 11, 1971, addressed to His Worship the Mayor with copies to each member of Council. It is requested by the group that delegations in regard to the Jericho Development proposals be heard at a night meeting and at Lord Byng High School.

Alderman Wilson referred to adverse remarks in a newspaper comment recently in respect of members of Council not being present at a meeting called by this group and made other references pointing out in particular, that as one Alderman, he did not receive a specific notice of meeting and that Alderman Sweeney was at the meeting held by this group.

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Jericho Development
Proposals (cont'd)

MOVED by Ald. Wilson,
THAT this communication be received for information.

- CARRIED

3. Transient Youth

His Worship the Mayor requested authority to proceed to Ottawa to obtain necessary information in regard to transient youth to Vancouver.

MOVED by Ald. Linnell,
THAT His Worship the Mayor be authorized to proceed to Ottawa, in company with such other members of Council he may consider advisable, to obtain information, and discuss with authorities in Ottawa the matter of transient youth.

- CARRIED

MOVED by Ald. Rankin, in Amendment,
THAT the delegation include Alderman Hardwick and Alderman Broome and its authority be increased to include discussion at Ottawa of additional outstanding Civic matters.

- LOST

(The motion of Alderman Linnell was put and carried)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report,
February 26, 1971

Works and Utility Matters

Defensive Driving Instruction (Clause 4)

MOVED by Ald. Broome,
THAT Clause 4 of the report of the Board of Administration (Works and Utility matters), dated February 26, 1971, be adopted.

- CARRIED

(Alderman Adams is recorded in the negative)

Tenders: Window Cleaning and
Janitor Services (Clause 5)

MOVED by Ald. Hardwick,
THAT the recommendations in this clause respecting Areas A to U and Area W be adopted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

MOVED by Ald. Adams,
THAT the low bid of Vancouver Building Maintenance for maintenance service to Area X (East Wing of the City Hall) and amounting to an estimated $27,756.00 annually, be approved, subject to contract satisfactory to the Corporation Counsel.

- LOST

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tenders: Window Cleaning and Janitor Services (cont'd)

MOVED by Ald. Bird,
THAT the contract for this maintenance service to Area X (East Wing of City Hall) be awarded to Best Cleaners and Contractors, the service being supplied by Union labour, at an estimated annual cost of $32,520.00, subject to contract satisfactory to the Corporation Counsel.

(tabled)

MOVED by Ald. Calder,
THAT this whole matter be tabled until the Board of Administration ascertains the prevailing rate for service of this kind and reports accordingly.

- CARRIED

Tender: Supply of Mineral Aggregates (Clause 6)

MOVED by Ald. Wilson,
THAT this clause be adopted and the Council be supplied with a copy of the working tabulation re the supply of mineral aggregates.

(amended)

MOVED by Ald. Adams, in Amendment,
THAT all the words in the motion of Alderman Wilson after the word "adopted" be struck.

- CARRIED

The motion, as amended and reading as follows was carried:

"THAT this clause be adopted".

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility matters), dated February 26, 1971, be adopted.

- CARRIED

Licenses and Claims Matters

Closing Hours for Billiard Halls and Bowling Alleys

In considering this clause it was noted that the Bowling Proprietors' Association of B.C. wish to be heard.

MOVED by Ald. Phillips,
THAT consideration of this clause be deferred pending the hearing of a delegation as requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Clerical Position: Department of Social Planning/Community Development (Clause 1)

MOVED by Ald. Adams,
THAT this clause be deferred for consideration when the estimates of the Department of Social Planning/Community Development are before the Council; however, in the meantime the present temporary assistance be continued.

- LOST

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated February 26, 1971, be adopted.

- CARRIED

Grant: Canadian Red Cross Society (Clause 2)

The Board of Administration submitted a request from the Canadian Red Cross Society for a grant equal to the rental of the rehearsal room of the Queen Elizabeth Theatre for use as a blood donor clinic, proposed to be held on April 14, 1971.

MOVED by Ald. Bird,
THAT this request be approved.

- CARRIED BY THE REQUIRED MAJORITY

North Fraser Harbour Commissioners: 1970 Audited Statements (Clause 3)

The Board of Administration submitted for consideration a report of the Director of Finance on the audited statements received from the North Fraser Harbour Commissioners for the year ended December 31, 1970. Information in this report is analysed for members of Council and the following is quoted from the report:

> "Last year there were some suggestions that the National Harbours Board would be eliminated as such, along with other Harbour Boards and Commissions, and that local Harbour Authorities would be established. In the event that this happens, it may be that the North Fraser Harbour Commissioners will cease to exist. Under the circumstances, Council may wish to advise the North Fraser Harbour Commissioners that they expect any surpluses on hand at the time they are replaced by some other Authority to be distributed to the three municipalities, as provided for in the Act."

MOVED by Ald. Wilson,
THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Vi Cameron Dance School (Clause 4)

The Board of Administration submitted a request from the Vi Cameron Dance School for a grant equal to the rental of the Queen Elizabeth Theatre which has been reserved for June 12th for a dance review. The proceeds will be used to send students to a special dance convention in California.

The Council did not take action to approve.

B. Personnel Matters, Regular

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Personnel matters, Regular), dated February 19, 1971, be adopted.

- CARRIED

C. Personnel Matters, Supplementary,

"Diagnosis and Management of Family Problems": Course Attendance - 5 Employees Health Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated February 26, 1971, be adopted.

- CARRIED

D. Property Matters

Rental Review: N/E corner 3rd Avenue and Granville Street

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Property matters), dated February 26, 1971, be adopted.

- CARRIED

E. United Appeal Seminar

The Board of Administration submitted a report of the Director of Personnel Services in respect of a seminar to be held on March 3, 1971, at the Canadian Arthritis and Rheumatism Society building on the subject of "United Appeal". The Director of Personnel Services recommends approval be given for the following members of staff to attend this seminar and be granted leave of absence with pay for one day:

Staff Sgt. S.W. Mercer) Sgt. Phyllis Mortimore)	(Vancouver Policemen's Union)
Larry Kraft) Barry Williams)	(Vancouver Fire Fighters Union)
Mrs. Roberta Boyd	(Registered Nurses Association of B.C.)
John Mutter	(Vancouver Foremen's Association)
E. Hepting) L. Hexter) A.M. Baillie)	(Municipal & Regional Employees Union)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

United Appeal Seminar (cont'd)

MOVED by Ald. Adams,
THAT the foregoing recommendation be approved and authority granted accordingly.

- CARRIED

F. Report on Submissions:
Downtown Development Concepts

The Board of Administration, under date of February 18, 1971, submitted a report of the Director of Planning and Civic Development on submissions received in connection with Downtown Development Concepts. Recommendations are made as follows:

"1. Receive the 'Report on Submissions - Downtown Vancouver Development Concepts' and refer it for consideration to the Standing Committee on Planning and Development.

2. In appreciation of the time and effort shown by those who have responded to the Downtown Concepts Report, and to make them aware of the views contained in the other submissions, the Director of Planning and Civic Development be instructed to distribute copies of the 'Report on Submissions' to those individuals and groups which have themselves made a submission."

MOVED by Ald. Hardwick.
THAT the foregoing recommendations of the Board of Administration and Director of Planning and Civic Development be approved and a copy of this report be forwarded to the Planning Department of the Greater Vancouver Regional District.

- CARRIED

G. Pedestrian Overpass:
Cassiar/Highway 401

The Board of Administration, under date of February 25, 1971, submitted the following report:

' Your Board submits the following report of the City Engineer.

"Following concern expressed by residents in the area of Cassiar Street and Highway 401 in July, 1969, with respect to pedestrian hazards in crossing Cassiar Street/Highway 401 (especially school children), Council adopted the recommendation of the Official Traffic Commission that strong representations be made to the Provincial Government for a pedestrian overpass in the vicinity of Cassiar and Highway 401.

Following discussions and exchange of correspondence with the Highways Department, a letter was received from the Department of Highways on January 3rd, 1971, enclosing a plan of alternate proposed layouts for the overpass. The Highways Department advise that of these two alternatives, A & B, (which are shown schematically on the attached sketch) they prefer Scheme B (which overpasses only Highway 401 and requires pedestrians to cross Cassiar Street at grade with the protection of the existing traffic signals) since 'it interferes least with traffic signals at the intersection and moreover discharges the Department's responsibilities at least cost.'

While noting that Scheme A may be preferred by the City, since both Trans Canada Highway and Cassiar Street are spanned thereby, the Department of Highways advise that they are prepared to contribute toward its cost an amount equal to the estimated cost of Scheme B, with the City contributing the remainder ($40,000).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:
Cassiar Highway 401 (cont'd)

	Location	Estimated Cost	Disadvantage
Scheme A	Crosses both Cassiar Street and Highway 401.	$100,000	Does not permit North/South continuity of East sidewalk of Cassiar Street.
Scheme B	Crosses only Highway 401	$ 60,000	Pedestrians must still cross Cassiar Street (at grade, with signal protection).

(It is noted that Scheme 'A' involves the acquisition of one home on the South West corner of Cassiar and William Streets.)

Having reviewed these two alternatives, we feel that although Scheme A does eliminate grade crossings of both roadways for pedestrians crossing from East to West or vice versa (the majority of pedestrians here are school children attending Sir Matthew Begbie Elementary School), it does not permit North/South continuity of the East sidewalk of Cassiar Street across this intersection. We, therefore, feel that Scheme B is the better of these two alternatives, even though pedestrians must still cross Cassiar Street at grade with signal protection, since it allows all the necessary pedestrian movements.

However, there is a third alternative, shown schematically as Scheme C on the attached sketch, which would overcome the above-mentioned disadvantages of both the previous proposals, at an approximate additional cost of $15,000, or a total of $115,000.

This alternative has been discussed briefly with the Highways Department and they have agreed that it also be considered.

It should be noted that the future connection of Highway 401 North to the Second Narrows Bridge will provide for vehicular, as well as pedestrian, grade separation at this location, and the proposed pedestrian overpass would no longer be required. It is unlikely, however, that this connection will be built in the immediate future.

It should also be noted that if the Planning Department's proposal for mobile homes as an interim use in a portion of the North East sector bounded by Cassiar, Adanac, Boundary Road and Charles Street is adopted, then there will be an increase in the number of children crossing Cassiar/Highway 401. Furthermore, the proposed new secondary school on Adanac Street, between Cassiar and Boundary Road will also generate more pedestrian crossings of Cassiar Street in this vicinity. However, only a portion of these students attending the new school would be served by the overpass at William Street.

The Highways Department are pressing for an answer as quickly as possible on the City's position with respect to cost sharing and specific location of the overpass.

Accordingly, the following matters are put forward for Council's Consideration:

(1) The selection of the preferred alignment of the overpass, based on Schemes A, B and C.

(2) The matter of cost-sharing, if the alignment selected crosses both Highway 401 and Cassiar Street, as in Scheme A and Scheme C."

Your Board submits the matter to Council for Consideration. '

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

MOVED by Ald. Linnell,
THAT this report be tabled until a strong representation from Council can be made to the Provincial Minister of Highways. urging early completion of the future connection of Highway 401 north to the Second Narrows bridge, which will provide for vehicular as well as pedestrian grade separation.

- LOST

MOVED by Ald. Wilson,
THAT Scheme B, set out in the foregoing report of the Board of Administration and the City Engineer be approved and the Council make strong representation to the Provincial Minister of Highways, urging early completion of the future connection of Highway 401 north to the Second Narrows bridge, which will provide for vehicular as well as pedestrian grade separation.

- CARRIED

The Council (in Committee) recessed at approximately 10:50 A.M., to reconvene 'In Camera' in the Mayor's Office. following which the Council (in Committee) recessed at 12:00 noon, to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Sale of City-owned Lot 8
S/S 800 Block East Hastings Street
between Hawks and Campbell Avenues

The Council further considered a Board of Administration report (Property matters), dated February 19, 1971 in which a report from the Supervisor of Property and Insurance is set out upon the application of the Danish Community Centre to purchase Lot 8, Block 66, D L. 181, located on the S/S of Hastings Street between Hawks and Campbell Avenues. The Director of Planning and Civic Development has recommended this City-owned lot be released for sale to the Community Centre, subject to consolidation with the adjoining Lots 4 - 7 inclusive, owned by the organization, and subject to the group granting the Progressive Manufacturing Co.Ltd. a one-year lease of the easterly 40-feet of the consolidated site for the provision of 12 off-street parking spaces. The report sets out the involvement of Progressive Manufacturing Co.Ltd. in the past with respect of Lots 7 and 8 and blacktopping by the company. Details of the proposed sale to the Danish Community Centre are set out and the statement that the Community Centre is prepared to lease to Progressive Manufacturing Co. Ltd. for a period of one year the easterly portion of Lots 7 and 8 to provide the required off-street parking.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of City-owned Lot 8
S/S 800 block East Hastings Street
between Hawks and Campbell Avenues (cont'd)

The Council heard representations from a representative of the Progressive Manufacturing Co. Ltd., opposing the sale of this lot and requesting Lot 8 continue to be leased to the company.

MOVED by Ald. Adams,
THAT the City offer to lease Lot 8 at a reasonable rental to the Progressive Manufacturing Co. Ltd. for a period of five years, subject to cancellation on reasonable notice if required for Civic purposes in the meantime.

(tabled)

MOVED by Ald. Wilson,
THAT this matter be tabled for one week and the Danish Community Centre be permitted to appear before the Council to give their position on the question.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Hudson Street Crossing

The Board of Administration, under date of February 15, 1971, submitted a joint report of the City Engineer and the Director of Planning and Civic Development in the matter of the Hudson Street Crossing, giving an historical report to date. It is stated discussions with the Department of Transport have led to the satisfactory resolution of all matters regarding the design of the on-off ramps and connecting streets except for the financial responsibility for the pavement improvements between 70th and 72nd Avenues. The estimated cost of this widening from four to six lanes is $55,000.

Since the Council's approval, on January 23, 1969, of the northern approaches, there have been two specific exclusions to the proposed landscaped strip as follows:

(a) Exclusion from the green strip of the end Lot 15, of Block 3, to permit a recently constructed office building to remain at Granville Street and 72nd Avenue;

(b) Lots 14, 13 and 12A of Block 3 to permit the redevelopment of an existing adjoining service station.

The Director of Planning and Civic Development and the City Engineer support these exclusions; however, the Department of Transport now wishes to reserve the right to make further exclusions from the green strip. These are lots 12 to 4 inclusive of Block 3 which might be developed as a relocated parking lot. Also possible exclusions of Lots A, B and Parts C and 1 of E of Block 2, which might be used as a site for a new Federal Post Office. The Director of Planning and Civic Development would not oppose exclusion of the site which might be used for a Federal Post Office but could not support exclusion of the green strip as proposed for use as a relocated parking lot and the reasons in this regard are set out.

A letter from the Department of Transport dated December 10, 1970 mentions the Department may wish to exclude the narrow landscaped strip from Hudson Street to Osler Street. In summary, the report concludes as follows, as amended at the Council meeting today:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hudson Street Crossing (cont'd)

"Summary

The following three items are put forward for Council's consideration.

(A) Accept financial responsibility for the cost of widening Granville Street from four lanes to six lanes between the North Property Line of 72nd Avenue and 70th Avenue (estimated cost $55,000).

(B) Advise the D.O.T. that the City supports the exclusions from landscaping of the following properties:

(1) Lot 15 of Block 3 to permit a recently constructed office building to remain at Granville Street and 72nd Avenue;

(2) Lots 12A to 14 incl. of Block 3 to permit the re-development of an existing service station; and

(3) Lots A, B and Parts C and 1 of E of Block 2, proposed site of a new Federal Post Office.

(C) Advise the D.O.T. that the City does not support the exclusion of the following from the originally proposed landscaped strip:

(a) Lots 4 to 12 incl., Block 3, D.L. 318 (which might be developed as a parking lot).

(b) A green strip approximately 7' wide on the N/S of S.W. Marine Drive from Hudson to Osler Streets."

MOVED by Ald. Linnell,
THAT the Council re-affirm its former decision with respect to financing insofar as this project is concerned, but express approval of landscaped exclusion set out in (B) of the summary above and inform the Department of Transport the City does not support the exclusions as set out in (C) of the summary, above.

- CARRIED

I. Arbutus-Burrard Connector

The Board of Administration, under date of February 16, 1971, and pursuant to Council resolution of October 6, 1970, reported respecting the Arbutus-Burrard Connector and acceleration of the development of the Burrard Street portion. In the report of the City Engineer, furnished by the Board of Administration, details are set out respecting the present schedule of development and the possible accelerated program of the Burrard Street portion of the Connector. It is concluded that, for reasons set out in the report, there does not appear to be any significance in proceeding with an accelerated stage development of the Burrard Street portion of the Connector before the remainder of the route is ready for construction. The construction of the full Connector is scheduled for after 1975, therefore, no funds have been included in the 1971-75 Five-Year plan other than for property acquisition.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Arbutus-Burrard Connector (cont'd)

MOVED by Ald. Broome,
THAT the aforementioned report of the Board of Administration and City Engineer be received.

- CARRIED

MOVED by Ald. Wilson, in Amendment
THAT the following words be added to the main motion

'and that the Council proceed as suggested in part (a) and (b) of the consideration portion of the report'.

- LOST

(The motion of Alderman Broome was put and carried).

J. Report of Standing Committee of Council on Health and Welfare

MOVED by Ald. Linnell,
THAT, in respect of the report of the Standing Committee on Health and Welfare, dated February 18, 1971, Clauses 1 and 2 be adopted and Clauses 3 and 4 be received for information.

- CARRIED

K. Second Crossing of First Narrows (Report of Standing Committee of Council on Transportation, February 25, 1971)

The Standing Committee on Transportation, by report dated February 25, 1971, submitted for Council's consideration, the following motion proposed at a Standing Committee meeting:

"THAT the Chairman appoint a Sub-Committee of the Transportation Committee to meet with the various interested parties to work out the steps required toward implementation of the Second Crossing System".

The Committee also submitted the Council's action of February 16, 1971, in respect of Terms of Reference for such Committee, if and when appointed, which was based upon a report from the Board of Administration under date of February 12, 1971. After due consideration, it was,

MOVED by Ald. Wilson,
THAT His Worship the Mayor appoint a Sub-Committee of the Transportation Committee to meet with the various interested parties in respect of the Second Crossing of First Narrows, to work out the steps required toward implementation of the Second Crossing System.

- CARRIED

MOVED by Ald. Hardwick,
THAT the resolution of Council dated February 16, 1971, be amended in respect of part (b) to read as follows:

"advise the Provincial Government that the City will undertake to place a money by-law to the electors for the distributor functions of the approaches in the City in accordance with the consultants' recommendations, subject, however, to such distributors being constructed, where practicable at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs".

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Second Crossing of First Narrows
(cont'd)

The resolution of Council of February 16, 1971, as amended this day, reads as follows:

"THAT initially the terms of reference for the Sub-Committee be to seek the concurrence of the North Shore municipalities with the following procedures, and then to:

(a) seek a meeting with the Minister of Finance and the Minister of Highways, together with the North Shore municipalities, to discuss the financing formula proposed by the consultants in Table 9.01 of the Burrard Inlet Crossing Report;

(b) advise the Provincial Government that the City will undertake to place a money by-law to the electors for the distributor functions of the approaches in the City in accordance with the consultants' recommendations, subject, however, to such distributors being constructed, where practicable at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs;

(c) request the Provincial Government to make available the necessary funds immediately and purchase property as and when required to protect the alignment of the approach routes to the Crossing;

FURTHER THAT the more extensive terms of reference required by the tabled resolution of the Standing Committee on Transportation of February 11, 1971, be the subject of a further Board of Administration report to Council after consultation with Swan Wooster-CBA, officials of the Greater Vancouver Regional District, the Canadian Pacific Railway, Federal officials and City officials."

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (W/S Laurel Street between 26th and 28th Avenues)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 3575
(cont'd)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes
(1404 East 49th Avenue)

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 1, except the North 7 feet, now road, Block 9, West Half District Lot 738, Group 1, New Westminster District, Plan 1681 as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 23, 1970 and marginally number LF 5276
(1404 East 49th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Closing and Stopping up
(portion of 50th Avenue and lane North of 50th Avenue and East of Dunbar)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of the lane dedicated by the deposit of Plan 13350 and a portion of road dedicated by the deposit of Plan 2788 are surplus to the City's highway requirements; and

WHEREAS the owner of abutting Lot "H", Block 6, D.L. 314, Group 1, New Westminster District, Plan 13350 has given the City written consent for the closing and stopping up of the said portion of lane and road;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 13350 lying to the south of a line, and its production easterly drawn parallel to and 10 feet perpendicularly distant northerly from the northerly limit of Lots "C" to "G", Block 6, D.L. 314, Group 1, New Westminster District, Plan 13350 (outlined red); and

All that portion of road dedicated by the deposit of Plan 2788 described as follows:

Commencing at the south easterly corner of said Lot "G";

Thence south easterly 42.43 feet, more or less, following in the arc of a circular curve to the right of radius 50 feet, being the continuation of the curve which forms the south westerly limit of said Lot "G", to intersection with the westerly limit of Lot "H" (Plan 13350), said Block 6 at a point 49.84 feet south westerly from the south easterly corner of the lane dedicated by the deposit of said Plan 13350;

Thence N 34° 43' 20" E. 49.84' following in the westerly limit of said Lot "H" to the said south easterly corner of said dedicated lane;

Thence W 24.33 feet, more or less, following in the southerly limit of said dedicated lane to the point of commencement (outlined green);

The same as shown on a plan prepared by A. Burhoe, B.C.L.S., dated October 26, 1970 and marginally numbered LF 5550, a print of which is hereto annexed; be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the closed road and lane be subdivided with adjacent City owned lands.

- CARRIED

MOTIONS (cont'd)

3. Residence Requirements for Canadian Citizenship

At the Council meeting on February 23, 1971, Notice was given of the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the City Council notify the Federal and Provincial Governments that it would favour shortening the residence requirements for eligibility for Canadian citizenship from five to three years.

(tabled)

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the motion of Alderman Phillips and Alderman Sweeney be tabled.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT an enquiry be forwarded to the Minister of Immigration enquiring if consideration has been given to reducing the residence requirements for eligibility for Canadian citizenship from five to three years and what the Minister's views are in respect of the matter.

- CARRIED

4. Leave of Absence: Alderman Linnell

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT Alderman Linnell be granted leave of absence for the period March 8th to April 7th, 1971, inclusive.

- CARRIED

5. City of Vancouver Debenture Issue: $6,000,000

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the sale of $6,000,000 of City of Vancouver 8% 20 year Sinking Fund Debentures, to be dated April 1, 1971, to the syndicate managed by A. E. Ames & Co., Limited, at a net price to the City of $98.25 be confirmed and the Corporation Counsel be instructed to prepare the necessary by-law for Council approval.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Point Grey Road/Jericho

enquired when delegation arrangements will be made in respect of the road standards: N/W Marine Drive and Point Grey Road matter.

It was pointed out there is a Board of Administration report awaiting determination of delegation arrangements.

His Worship the Mayor directed the Board of Administration report on Point Grey Road/Jericho be submitted to the next Council meeting, at which time a Report Reference be held.

ENQUIRIES AND OTHER MATTERS (cont'd)

At this point Alderman Hardwick and Alderman Calder introduced a motion respecting the hearing of delegations, Report Reference, and night meeting but the Aldermen were informed if the motion were made, Notice would be called.

Alderman Rankin - Development Permit Application Fee: Illegal Accommodation 2319 West 14th Avenue

enquired if there was some way in which Mrs. Mary Nicholson could be relieved of the $25.00 development permit application fee required by the City in connection with retention of illegal accommodation at 2319 West 14th Avenue.

His Worship requested the correspondence on this matter be turned over to him for consideration.

Alderman Rankin - Hostel: S/S Cordova Street between Jackson and Dunlevy Streets

made enquiries respecting construction of the single men's hostel, S/S Cordova Street between Jackson and Dunlevy Streets and the management of it.

The enquiry was answered by Commissioner Sutton Brown who pointed out that, by resolution of Council, this project was classified as a public housing project to be financed under Section 35 of the National Housing Act and the senior governments have approved the project on this basis.

Alderman Wilson - Old Mount Pleasant School Site

referred to recent government action approving construction of the new Mount Pleasant School, and referred to the matter of disposition of the old Mount Pleasant School site. In connection with the latter, he emphasized the need for provision being made now in the designation of routes for rapid transit insofar as this area is concerned, in order that, as a result of sale of properties in the area and enhanced values, unnecessary high expenditures will not be necessary in the future in obtaining property for rapid transit purposes.

The Alderman requested members of the Council on the Regional District take this into account.

Alderman Phillips - Signs Around Bridges

requested a Board of Administration report setting out information respecting non-conforming signs on City-owned property around bridges and the expiry dates of leases in respect of such properties.

His Worship the Mayor directed accordingly.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Innovative Housing: Champlain Heights

advised innovative housing in the Champlain Heights area has been sold and is an indication of the interest of the public in this kind of housing for that area. The Alderman requested, therefore, that the Planning Department take note of this demonstration of the people's interest in innovative housing in this area.

Alderman Wilson - Chinatown

suggested His Worship the Mayor communicate with the Minister of Immigration and enquire respecting the effect on immigration as a result of recognition of Mainland China. The Alderman made reference to problems being experienced in Vancouver's Chinatown area between the two groups, i.e. those with sympathy for the Nationalist Chinese and those with sympathy for the Mainland Chinese.

NOTICE OF MOTION

Point Grey Road/Jericho

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT an evening meeting of Council be planned to consider the City Engineer's report on Point Grey Road width and to hear delegations.

(Notice)

The Council recessed at approximately 3:55 P.M. to reconvene 'In Camera' in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting dated March 2, 1971, which were adopted on March 9, 1971.

PRESIDING OFFICER

CITY CLERK

February 26th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Closing Portion of Lane South of Pacific Street West of Thurlow Street

"A portion of lane south of Pacific Street west of Thurlow Street is surplus to the City's highway requirements.

I RECOMMEND that the portions of lane shown outlined red and blue on plan marginally numbered LF5621 be closed, stopped up and conveyed to the abutting owner.

a) The total value of the two portions of lane to be conveyed be $9,300 in accordance with the recommendation of the Supervisor of Property and Insurance.

b) The two portions of lane to be consolidated with the abutting lands.

c) A public utilities easement suitable to the City Engineer to be granted over the easterly portion of the closed lane.

d) The applicant to bear all costs required for the consolidation of the site.

e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of Road South of S.E. Marine Drive West of Cromwell Street

"The subdivision of City-owned lands and the relocation of the new S.E. Marine Drive west of Cromwell Street requires the closing of a portion of road.

I, therefore, RECOMMEND that the road shown outlined red on plan marginally numbered LF5637 be closed, stopped up and title taken thereto. The said closed road is to be subdivided with the adjacent City-owned lands."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer in the Lane South of 8th Avenue between Carolina Street and Glen Drive

"This old combined sewer is in poor condition and sections of it are undersized.

It is proposed to replace the present combined sewer with separate (twin) sewers.

The estimated cost is $75,000.

I RECOMMEND that $75,000 be appropriated for this purpose from Account Code 0116/7906, "Miscellaneous - Unallocated" in the 1970 Sewers Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

4. Defensive Driving Instruction

The City Engineer reports as follows:

"The Engineering Department has been examining methods to improve the driving ability of our drivers in the interests of:

(a) the reduction of employee accidents and of time loss to them,

(b) improving public relations,

(c) reducing maintenance costs, damage claims and insurance premiums.

A program of technical training and testing aimed at the operators of the more complex equipment and heavy trucks has been carried out by the Equipment Branch for some time. It is now proposed to broaden the application of driver training by instituting a series of Defensive Driving Courses which would be made available to other Civic Departments and Boards.

The defensive driving concept is well known as a first step in remedial efforts for drivers with poor records, and is recognized by the Provincial Government Motor Vehicle Branch in British Columbia and in other provinces as a significant factor in driver education.

Through arrangement with the B.C. Safety Council we can have two men trained as instructors for a cost of $190. It is proposed to schedule one course per month on Saturday mornings or on week-day evenings and therefore the employee-driver would not be taking the course on City time. Existing instructional staff would be required to work overtime because no regular staff time is available.

/continued ..

Clause 4 Continued

The 8-hour Defensive Driving Course would be offered to three groups of drivers:

A. Engineering Department truck drivers who fail the traffic skill portion of the driving road test presently being administered by the Equipment Branch.

B. Drivers of Engineering Department vehicles involved in accidents, referred to the course by their Superintendents.

C. City drivers of any Department or Civic Board who voluntarily wish to improve their skill.

The Union has been informed of these proposals.

The estimated cost of the proposal is $1700 for 1971 based on 8 months and on classes of 25 persons. This cost includes the training of the City instructors and the supplies and kit from the B.C. Safety Council. The estimated cost per employee-driver would be $8.50 (200 employees) this year but would reduce to $6.50 in the following years (300 employees).

To benefit as soon as possible from the anticipated reduction of accidents and lower vehicle maintenance and insurance costs, this proposal is presented in advance of the General Revenue Budget.

If this proposal is approved, the Comptroller of Accounts advises that the necessary funds will be provided in the 1971 Budget.

I RECOMMEND that prior approval be given for the initiation of a Defensive Driving Course and that the necessary funds of $1700.00 be approved in the Engineering Department Driver-Training Account (8013/1245) of the 1971 General Revenue Budget."

Your Board
RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

RECOMMENDATION AND CONSIDERATION

5. Tender No. 23-70-9 -
Window Cleaning and Janitor Service

The Purchasing Agent and Director of Permits and Licenses report as follows:

"Tenders for the above were opened by your Board on December 14, 1970, and referred to the Director of Permits and Licenses and the Purchasing Agent for tabulation and report. The working tabulation is on file in the Purchasing Agent's Office.

/continued ..

Clause 5 Continued

This tender is submitted to Council as the value of the award is over $50,000.00 and union status is involved.

The tender called for one year contracts, with the provision to extend for two additional one year periods.

The prices tendered are firm to June, 1971, but may be adjusted thereafter on the basis of an agreed formula, which is tied to the Building Service Workers' union contract.

Area V - is the Police Training Academy, which is located on Department of National Defence property at H.M.C.S. Discovery. This area has been deleted from the tender at the request of the Department of National Defence, who wish to have all work in this area done by their contractor.

RECOMMENDATIONS

We recommend acceptance of the overall low bids as follows:-

Areas A to I - Smithrite Building Maintenance at an estimated annual cost of $7509.30.

Areas J to U - American Building Maintenance at an estimated annual cost of $49,045.26.

Area W - Best Cleaners & Contractors Ltd. at an estimated annual cost of $14,760.00.

COUNCIL CONSIDERATION

Area X (East Wing of City Hall) - The low bid was submitted by Vancouver Building Maintenance for services to be supplied by non-union labour, at an estimated annual cost of $27,756.00. The lowest bid for services supplied by union labour was submitted by Best Cleaners and Contractors Ltd. at an estimated annual cost of $32,520.00. The union labour bid is $4,764.00 or approximately 17% higher than the low bid.

Wages and fringe benefits paid by each firm are shown below:

Position	Best Cleaners & Contractors			Vancouver Building Maintenance		
	Hourly rate of pay	Fringe Bene-fits	Total Hrly. Lbr. cost	Hourly rate of pay	Fringe Bene-fits	Total Hrly. Lbr. cost
Foreman	$2.92	16%	$3.39	$2.50	4%	$2.60
Cleaners (male)	$2.32	16%	$2.59	$2.40	4%	$2.51
Cleaners (female)	$1.91	16%	$2.22	$2.00	4%	$2.08
Floor Waxer	$2.52	16%	$2.94	$3.00	4%	$3.12
Window Cleaner	$3.46	16%	$4.01	$3.50	4%	$3.64 "

Clause 5 Continued

Your Board
RECOMMENDS that contracts be awarded for Areas A to U and Area W as recommended by the Director of Permits and Licenses and the Purchasing Agent subject to contract satisfactory to the Corporation Counsel. The contract for Area X (East Wing, City Hall) is submitted to Council for CONSIDERATION.

(Copies of an adendum listing the location of the areas are circulated for the information of Council.)

RECOMMENDATION:

6. Tender No. 58-71-1 -
For the Supply of Mineral Aggregates

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above supply were opened by your Board on February 8, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's office.

This report is submitted to Council as the award is over $50,000.

The total cost shown below is estimated only and is based on quantities used in the previous 12 month period.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Construction Aggregates Limited subject to:

- all items for a 12 month period at a total estimated cost of $422,410.00

- the material to be delivered and unloaded onto City stockpile

- part of Item 9 - Mulch, and all of Item 12 - Pit Run Fill, to be picked up at the supplier's stockpile.

The above cost includes all taxes and charges.

Delta Rock Limited offered prices on the pick-up portion of the requirements from two stockpile locations. They were lower cost per ton than the recommended supplier from one location (Pipeline Road, Coquitlam), however, when hauling costs are considered, the cost to the City would be higher than the recommended bidder."

Your Board
RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to contract satisfactory to the Corporation Counsel.

* * * * *

FOR ADOPTION SEE PAGE(S) 108-9

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Closing Hours for Billiard Halls & Bowling Alleys

The Deputy Corporation Counsel reports as follows:

"On January 19, 1971, the Mayor instructed the Corporation Counsel to report on the following enquiry:

> 'Alderman Rankin raised the question of the hours of operation of pool halls in the City and requested the Corporation Counsel bring in a report whereby these hours will be in conformity with other similar operations, i.e. 1 o'clock.'

The question of pool halls is dealt with in Section 12 of the License By-law. Billiard rooms must now close at midnight and all persons under the age of 16 years must be excluded after the hour of 9:00 p.m. unless accompanied by a parent or guardian.

Furthermore, Section 13 of the License By-law presently provides that every bowling alley shall close at midnight, and that no one under the age of 18 years shall be permitted in a bowling alley after 7:00 p.m. unless accompanied by a parent or guardian. The Chief Constable and Director of Permits and Licenses are of the opinion that bowling alleys should be treated in a similar fashion to billiard rooms and, as suggested by the Alderman's proposal, can see no reason why both types of establishments should not be permitted to remain open until 1:00 a.m. without qualification.

If Council wishes to adopt this proposal, the Corporation Counsel should be instructed to bring forward the necessary amendments to the License By-law."

Your Board submits the foregoing report of the Deputy Corporation Counsel for Council's CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 109

FINANCE MATTERS

RECOMMENDATION

1. Clerical Position in Department of Social Planning/Community Development

Your Board has received the following report from the Director of Finance, Director of Personnel Services and the Co-ordinator of Data Processing & Systems:

"The Director of Social Planning/Community Development has requested a review of the work done by the clerical establishment in his department to determine whether an increase in the clerical complement is justified. His request was referred to the Research & Systems Committee for review, which then referred the matter to the Co-ordinator of Data Processing & Systems.

The staff of the department consists of the Director, six Area Co-ordinators, one Clerk Steno III and one Clerk Steno II. A temporary Clerk Steno from the typing pool has spent six full weeks from January 1, 1970 to June, in cleaning up some of the backlog of clerical work, however the extra help has not always been available when required. There have been numerous delays in having reports prepared, in ordering office supplies and other clerical duties. Since September 15th, a temporary clerk has been assigned to assist the department. There is a need for a full-time clerical position to be responsible for minor office duties such as filing, supply ordering and telephone answering and occasional stenographic work. A desk and typewriter will be required.

The Director of Personnel Services has reviewed the duties of the proposed position and reports as follows:

'The incumbent of this position will be responsible for a variety of minor clerical functions such as filing, typing reports and correspondence, telephone reception, supply ordering and a certain amount of overflow work from the other clerical staff in the office. In addition, occasional stenographic work will be required.

These duties fall within the Clerk Stenographer I classification and I recommend that it be so classified, effective when adopted.

This position will be reviewed six months after it is filled.

This report has been discussed with the Assistant to the Business Manager, Municipal and Regional Employees' Union, who is in agreement.

Incumbent	Proposed Classification	Effective Date
1 NEW Position	Clerk Stenographer I Pay Grade 6 ($349 - 408) *	When adopted

* 1971 (1st Half) rates'

. . . Cont'd.

Clause No. 1 (Cont'd.)

COSTS	Full Calendar Year	Remainder of 1971
Recurring		
Salary Clerk Steno I P.G. 6 ($349-408) * including 10% fringe benefits	$4,996	$3,501
* 1971 rates (1st Half)		
One Time		
Desk (if suitable desk is not available from surplus) and chair	275	
Typewriter (electric)	500	
Total one time	$8,775	

It is recommended that a Clerk Steno I position as classified by the Director of Personnel Services, be established in the Department of Social Planning/Community Development at an annual cost of $4,996 including fringe benefits; that the position be effective upon approval of this report; that $810 be provided for purchase of a desk, chair, typewriter and that the necessary funds be provided in advance of budget approval."

Your Board RECOMMENDS that the recommendations of the Director of Finance, Director of Personnel Services and the Co-ordinator of Data Processing & Systems be approved.

CONSIDERATION

2. The Canadian Red Cross Society - Grant Equal to Rental of Queen Elizabeth Theatre Rehearsal Room

A letter dated February 15, 1971, has been received from the Canadian Red Cross Society advising that the Vancouver Vocational Institute has again agreed to sponsor another Blood Donor Clinic, on April 14, 1971.

As the Institute is extremely short of space and the Rehearsal Room of the Queen Elizabeth Theatre is available, the Society is requesting a grant of $70.00, equal to the rental of the Rehearsal Room for use as a Blood Donor Clinic.

Your Board notes that Council has approved similar requests from this organization for a Clinic each year since 1969.

Your Board submits the foregoing for the CONSIDERATION of Council.

3. North Fraser Harbour Commissioners
1970 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31st, 1970, have been received and copies are circulated for the information of Council.

The operating deficit for the year 1970 is reported as $10,081, which has been deducted from the Reserve for Future Harbour Development.

This Reserve is now shown as follows:

Balance forward January 1, 1970	$286,764
Add: Investment earnings 1970	24,812
	$311,576
Deduct: Deficit from 1970 operations	10,081
	$301,495
Deduct: Expenditure on Capital Works - 1970	90,375
Balance of Reserve at December 31, 1970	$211,120

The Reserve for Ice Breaking and Emergencies has remained at $150,000 during the year.

Section 16 of the Fraser Habour Commissioners' Act provides that any surplus profits shall be divided equally between the Municipalities of Richmond, Burnaby and the City of Vancouver. However, the reserve balances of $211,120 and $150,000 respectively as reported above have been retained by the North Fraser Harbour Commissioners for the purposes noted. The foregoing treatment of reserve funds is consistent with the practice of many years and has previously been reported to Council each year."

Last year there were some suggestions that the National Harbours Board would be eliminated as such, along with other Harbour Boards and Commissions, and that local Harbour Authorities would be established. In the event that this happens, it may be that the North Fraser Harbour Commissioners will cease to exist. Under the circumstances, Council may wish to advise the North Fraser Harbour Commissioners that they expect any surpluses on hand at the time they are replaced by some other Authority to be distributed to the three municipalities, as provided for in the Act.

Your Board submits the above report of the Director of Finance for the CONSIDERATION of Members of Council.

4. Vi Cameron Dance School - Grant Equal
to Rental of Queen Elizabeth Theatre

A letter dated February 11, 1971, has been received from the Secretary of the Vi Cameron Dance School requesting a grant equal to the rental of the Queen Elizabeth Theatre which the organization has reserved for June 12th, to present a Dance Revue.

The proceeds from this Revue are used to send students to a special dance convention in California each summer.

The organization is applying this year for a grant because of a recent increase in the Theatre rental rates from $500 to $800.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Your Board notes that Council has dealt with similar requests in the past as follows:

April 1970	-	Elgar Choir Rental re Concert	- $600 Approved.
May 1970	-	Vancouver Kitsilano Boys Band Rental to assist with a tour.	- No action.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the Organization are circulated for the information of Council.)

* * * * * * *

FOR ADOPTION SEE PAGE(S) 110-111

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT FEBRUARY 19, 1971

RECOMMENDATION

1. Temporary Clerical Position - Scavenging Billing Office, Finance Dept.

Your Board has received the following report from the Director of Finance and Co-ordinator of Data Processing and Systems:

"On February 28, 1969, Council approved a report which recommended that the billing for regular scavenging accounts be converted to the computer. The report stated that there would be savings in clerical time and recommended that a vacant clerical position be declared redundant. In fact, the Scavenging Branch was not able to function properly at the reduced staff level, for several reasons. The number of accounts has increased by 15%, and some work which was done at Manitoba Yards is now being done in the Scavenging Branch. In May of last year, Council approved a request for a temporary Clerk II position in Scavenging until the Data Processing and Systems Division could review the need for the position. We do not have the staff or time to make a complete review but this does not appear to be necessary as from the review we have made, the need is quite obvious. We therefore recommend that the temporary Clerk II position be made permanent.

If the recommendation to establish this position on a permanent basis is approved, then a Clerk III in the Scavenging Branch will be responsible for the supervision of two Clerk II's, and that position will be reviewed separately and reported on later by the Director of Personnel Services."

The Director of Personnel Services reports as follows:

"I have reviewed the duties and responsibilities of the proposed new permanent position as detailed above by the Director of Finance and Co-ordinator of Data Processing and Systems.

The work of the position will include responsibility for preparing bills for special scavenging collections, answering enquiries from the general public, completing forms, receiving cash receipts from the cashiers on payments for scavenging collections and checking final notices against the master arrears list, and periodically telephoning persons with unpaid accounts on special collections. This is work of a Clerk II, Pay Grade 12 ($443-527) 1st half 1971 rates, and I recommend that the position be so classified effective when adopted.

The Business Manager of the Municipal and Regional Employees' Union concurs with this recommendation.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The recurring annual cost of this proposal at 1971 rates (first half) and including fringe benefits, calculated at the fifth step of the salary range will be approximately $6,954. The Comptroller of Accounts advises that the additional funds for 1971, estimated at $5,360, will be provided by an adjustment of the 1971 Departmental salary appropriation during budget review."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Temp. filled	Clerk II (Temporary) P.G. 12 ($443-527)*	Clerk II (Permanent) P.G. 12 ($443-527)*	When adopted

* 1971 Rates - 1st half

Your Board RECOMMENDS that the foregoing recommendations of the Director of Finance, Co-ordinator of Data Processing and Systems and the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 111

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 26, 1971

1. "Diagnosis and Management of Family Problems"
Attendance - Five Employees, Health Department.

The Director of Personnel Services reports as follows:

"The Continuing Education section of the Health Sciences Department of the University of British Columbia is sponsoring the above course on Wednesday, March 10th, Thursday, March 11th and Friday, March 12th, 1971. The purpose of the course is to provide an opportunity for physicians and allied health professionals to participate in a practical demonstration of modern methods of human communications. Presentations and interactions will focus on family interactions and their relationship to illness and health.

As the subject matter being discussed is very relevant to the work being carried out by individuals in the Health Department, the City Medical Health Officer requests approval for the attendance of the following employees:

Miss K. Takahashi, Public Health Nurse I

Miss E. Davies, Public Health Nurse I

Miss J. Cooley, Public Health Nurse I

Miss E. Ward, Public Health Nurse I

Dr. M.C. Goldberg, Medical Health Officer II

The total cost to the City would be $220.00 (Public Health Nurses each $40 and Physician is $60) and 15 days (3 days x 5) leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Medical Health Officer is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 111

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BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 26, 1971

RECOMMENDATION

1. N/E Corner 3rd Avenue and Granville Street
Rental Review

The Supervisor of Property and Insurance reports as follows:

"This site (Lots 21-24, Block 230, D.L. 526) was acquired in 1950 in connection with the Granville Street Bridge right-of-way. The subject lots are situated under the Fir Street ramp and are leased subject to the City retaining the right at all times to enter upon the land for the purpose of maintenance and repair to the bridge structure.

The site is leased to Marine Estates Limited. The term of the lease is for a period of 20 years from February 1st, 1956 and subject to 5-year review periods. The present rental is $600.00 per annum, plus an amount equal to taxes.

In accordance with the terms of the lease, the rental has been reviewed and based on the increased value of lands in the area, it is recommended that the rent be increased to $2,000.00 per annum, plus an amount equal to taxes. The lessee has agreed to pay the increase.

RECOMMENDED that the rental of Lots 21-24, Block 230, D.L. 526 be increased to $2,000.00 per annum, plus taxes, commencing February 1st, 1971 for the final 5 years remaining of the lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 111

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

FEBRUARY 18, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, February 18, 1971, at approximately 9:30 a.m. The following Members were present:

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder
Alderman Hardwick

CLERK TO THE COMMITTEE: D. Scott

The Minutes of the meeting held November 26, 1970, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Purchase of Outside Services

When considering a report of the Board of Administration (Social Service and Health matters) dated October 2, 1970, Council on October 6, 1970, passed the following Motion:

"THAT the report of the Board of Administration (Social Service and Health matters) dated October 2, 1970, be adopted and the Director of Social Planning/Community Development be requested to present a detailed report on this matter at an early meeting of the Standing Committee on Health and Welfare."

The Board of Administration under date of February 15, 1971, submitted an information report of the Director of Social Planning/Community Development wherein Mr. Egan outlined the manner in which the $20,500 appropriated by Council for the purchase of outside services had been expended. Expenditures for these services for 1970 fell into the following six categories and Mr. Egan gave a brief explanation of each, advising that most of the services and expenditures are related to on-going programs sponsored by the Department of Social Planning/Community Development.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(1)	Youth Services	$ 7,300
(2)	Information Centres	5,440
(3)	Skid Road Surveys	3,035
(4)	Fraserview Killarney Area Council programs and for counselling services provided by the Y.W.C.A.	1,670
(5)	Research	1,640
(6)	False Creek Concerts and English Bay Demonstration Controls	1,415
	TOTAL:	$20,500

Attached to the Board of Administration report dated February 15, 1971, re Purchase of Outside Services, was a list of thirteen projects currently active in the Department, and Mr. Egan elaborated on them for the information of the Committee.

(1) Spring Street Project Delinquents and School Dropouts

(2) West End Social Development Program Dr. Collier's Report and Departmental Report

(3) Skid Road Survey

(4) Social Planning to Freeway Consultants

(5) Transient Youth Policy Proposals

(6) Strathcona Working Committee

(7) Two Social Services Delivery System Models

(8) Annual Grant Requests and Canada Assistance Plan Sharing

(9) Omnibus Review of Department of Social Planning/Community Development, Joint Technical Committee and Social Development Committee

(10) Community Services Centre (Britannia)

(11) Information Centres Study

(12) Vancouver Regional Simulation Model Study

(13) Organization Plan for Housing Social Service, Health, Probation and Social Planning/Community Development.

Members of the Committee raised the matter of displacement of people by redevelopment and the re-housing or re-location of these persons. Mr. Egan advised that his Department has done some research on this matter and about 1,000 persons are displaced annually by redevelopment. Mr. Egan stated that Council's policy at present is that displaced persons are given priority in re-locating in public housing projects, however, public housing accommodates very few of these persons. Only about fifty new occupancies are available annually according to the B.C. Housing Management Commission statistics.

When discussing the Community Services Centre (Britannia), the Committee was of the opinion that an endeavour should be made to speed up the building of this complex and that it would be desirable to have "target dates" on the various stages of the development.

. . . Cont'd.

Clause No. 1 (Cont'd.)

After considerable discussion, it was

RECOMMENDED (a) The report of the Board of Administration dated February 15, 1971, re Purchase of Outside Services, be received.

(b) The Director of Social Planning/Community Development be requested to prepare a report for Council on

(i) how many persons are displaced annually by redevelopment,

(ii) what provisions are presently made for their re-location,

(iii) what further, if anything, can the City be doing to alleviate this housing problem.

(c) The Board of Administration, in consultation with the Director of Planning and Civic Development and the Director of Social Planning/Community Development, report to Council on the implementation of the Britannia complex; the report to include "target dates" on the various stages of the development.

2. Social Development Committee

It was noted that Council on February 16, 1971, deferred for the time being the re-appointment of the Social Development Committee. Your Standing Committee was of the opinion that it is desirable that reports come directly to the Health and Welfare Committee in order that Council may be more fully informed on the functions of the Department of Social Planning/Community Development. It was, therefore,

RECOMMENDED that the Social Development Committee be not re-appointed.

PART II

The following matters are submitted for the information of Council:

INFORMATION

3. 1971 Program for the Department of Social Planning/Community Development

The Director of Social Planning/Community Development reported orally on the 1971 Program for the Department of Social Planning/Community Development. He advised that the list of thirteen projects, attached to the Board of Administration report entitled Purchase of Outside Services, dated February 15, 1971, represents programs carried over from 1970, some of which will be terminated in 1971 and others will be expanded. He stated that the cost of the 1971 projects might exceed the amount given by Council for 1970, however, the Federal Government has agreed to share 30% of the cost of the total Program of the Department.

. . . Cont'd.

Clause No. 3 (Cont'd.)

It was

RESOLVED that the oral report with respect to the 1971 Program for the Department of Social Planning/Community Development be received.

4. Re-Organization Social Service Department

The Chairman welcomed Mr. Walter Boyd, who recently assumed his duties as Director of Welfare Services, and advised the Committee that as Mr. Boyd has started to re-organize the Social Service Department, she felt it was a good opportunity for him to advise the Committee of the proposed changes.

Mr. Boyd advised that he had visited all of the Units and was very impressed with the calibre of staff, however, he said that there were some management problems. He stated that he was endeavouring to make use of the resources of the Department and he did not anticipate a need for additional staff at the present time. He further stated that Mr. Harcourt McLean had been appointed as Assistant Director of the Financial and Administrative Division and Mr. Colcleugh was acting as Assistant Director of the Social Service Division until the new appointment is made.

With the use of charts, Mr. Boyd explained the proposed re-organization.

Under the Financial Aid Section, Mr. Boyd reviewed the field operations, division of service, facilities and Taylor Manor. He stated that, in keeping with Council's recommendation, granting of financial aid is being separated from other activities of the Department and advised that, because of the major changes proposed, it would be necessary to introduce a fairly intensive program for the Financial Workers. He hoped to have the Financial Aid Section operating soon.

Council, on August 4, 1970, adopted a recommendation of the Health and Welfare Committee dated July 30th, which recommended that the following resolution of Council dated May 26, 1970, be tabled until the appointment of the Administrator of the Social Service Department:

> "THAT the work of social services be concentrated on those persons on social allowances who are most likely to become independent because of rehabilitation efforts."

Mr. Boyd then explained the proposed function of the Social Service Division, which will be putting major emphasis on the rehabilitation of recipients to full or partial financial independence.

It was noted that emergency aid is given to Canadians, immigrants and aliens. The Director of Welfare Services was requested to report back on what aid, if any, is given to Canadians requiring food and shelter when in the United States.

. . . Cont'd.

Clause No. 4 (Cont'd.)

As Council is deeply concerned about the rising cost of welfare and the functions of the Social Service Department, it was agreed that the Director of Welfare Services would report at regular intervals to the Committee.

After considerable discussion, it was

RESOLVED that the oral report presented by Mr. Boyd be received and he be thanked for his comprehensive presentation.

The meeting adjourned at approximately 11:45 a.m.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 117

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

FEBRUARY 25, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, February 25th, 1971, at 11:45 a.m.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Bird, Hardwick, Linnell, Rankin and Sweeney

ABSENT: His Worship the Mayor (Civic Business)
Aldermen Broome, Calder and Phillips

CLERK: M. James

The Minutes of the December 17th, 1970 and February 11th, 1971, were adopted.

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Second Crossing First Narrows

At the last meeting of the Committee, the following motion was tabled:

> "THAT the Chairman appoint a Sub-Committee of the Transportation Committee to meet with the various interested parties to work out the steps required toward implementation of the Second Crossing System."

The motion was tabled pending the submission by the Board of Administration to Council suggested terms of reference for the Committee contemplated by the tabled motion.

At the February 16th meeting of Council, the Board of Administration under date of February 12, 1971, reported on terms of reference. Council on February 16th, considered the report and the following is an extract from the minutes of Council showing Council's action on the Board of Administration report:

> "Pursuant to Council's instructions, in adopting the report of the Standing Committee on Transportation dated February 11, 1971, the Board of Administration, under date of February 12, 1971, reported with recommendations in respect of Terms of Reference for the sub-committee of the Transportation Committee in regard to the proposed second crossing of the First Narrows system. After due consideration it was,

continued . . . / 2

Clause 1 cont'd

MOVED by Alderman Bird,
THAT initially the terms of reference for the Sub-Committee be to seek the concurrence of the North Shore municipalities with the following procedures, and then to:

(a) seek a meeting with the Minister of Finance and the Minister of Highways, together with the North Shore municipalities, to discuss the financing formula proposed by the consultants in Table 9.01 of the Burrard Inlet Crossing Report;

(b) advise the Provincial Government that the City will undertake to provide funds by a money by-law to the electors, or other appropriate means for the distributor functions of the approaches in the City in accordance with the consultants' recommendations, subject, however, to such distributors being constructed, where practicable at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs;

(c) request the Provincial Government to make available the necessary funds immediately and purchase property as and when required to protect the alignment of the approach routes to the Crossing;

FURTHER THAT the more extensive terms of reference required by the tabled resolution of the Standing Committee on Transportation of February 11, 1971, be the subject of a further Board of Administration report to Council after consultation with Swan Wooster-CBA, officials of the Greater Vancouver Regional District, the Canadian Pacific Railway, Federal officials and City officials.

- CARRIED "

At this meeting of the Transportation Committee the tabled motion was raised and after discussion the Committee

RECOMMENDS that the subject matter of the Board of Administration report dated February 12th, "Terms of Reference, Brockton Point Corssing Sub-Committee", and the tabled motion now before this Committee as quoted above, be resubmitted to next meeting of Council for its consideration.

For the information of members of Council, a copy of the Board of Administration report of February 12th, referred to above is attached.

The meeting then adjourned at approximately 12:00 noon.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 117

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESIDING OFFICER

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT Alderman Adams be appointed Presiding Officer during the absence of His Worship the Mayor and Deputy Mayor Alderman Calder, both on Civic business.

- CARRIED

PRESENT: Presiding Officer Alderman Adams
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder (Civic Business)
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Presiding Officer, Alderman Adams, acknowledged the presence in the Council Chamber of students from Vancouver City College, under the direction of Miss Aspinall.

'IN CAMERA' MEETING

After considering the items for the 'In Camera' meeting, a motion by Alderman Broome that the proposed items be not held 'In Camera' was lost.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 2, 1971, be adopted.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Recommendation to Revoke License

The Council was of the view that the 'In Camera' item respecting a recommendation from the License Inspector to revoke a particular license could at this stage be dealt with in open meeting since only the matter of arrangements for a hearing was involved.

MOVED by Ald. Phillips,
SECONDED by Ald. Rankin,
THAT the License Inspector's recommendation in regard to a particular license be deferred for consideration when a suitable hearing, 'In Camera', can be arranged by the City Clerk and in the meantime the licensee be invited to appear at such hearing to show cause why his license should not be revoked.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, the Presiding Officer Alderman Adams, in the Chair.

- CARRIED

REPORT REFERENCE

Assistant City Engineer Traffic and Transportation	Road Standards: N/W Marine Drive and Point Grey Road

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Before the Report Reference was heard it was,

MOVED by Ald. Phillips,
THAT the Agenda be varied and the motion to consider the City Engineer's report on Point Grey Road width at an evening meeting and delegations heard, be considered at this time.

- LOST

After hearing the Report Reference it was,

MOVED by Ald. Rankin,
THAT further action on this whole matter be deferred until the Council hears delegations.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Closing Hours for Billiard Halls and Bowling Alleys

(b) Parking: 2500 Williams Street

(c) Sale of City-owned Lot 8
S/S 800 block East Hastings Street

COMMUNICATIONS OR PETITIONS (cont'd)

2. Consent for Incorporation of Name
The Vancouver Community Legal Services Society

A communication was received from Farris and Company, under date of February 23, 1971, requesting the Council give its consent to the application for incorporation of a society to be known as 'The Vancouver Community Legal Services Society'.

MOVED by Ald. Broome,
THAT this request be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Single Transients:
Policy Proposals

Advice was received from the Board of Administration, under date of March 8, 1971, that a report on Single Transients has not been completed in time to present to this meeting but the Council may wish to receive it as soon as completed. It was advised the report may be available by the next Council meeting.

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

4. Delegation Request re Rental Increases by Wall and Redekop (Vancouver Tenants Council)

The Council considered a request from the Vancouver Tenants Council that a delegation be received in connection with apartment rental increases by the firm of Wall and Redekop.

MOVED by Ald. Rankin,
THAT the delegation be heard as requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 5, 1971

Works and Utility Matters

Request to Sing Religious Songs on City Street Allowance (Clause 4)

MOVED by Ald. Broome,
THAT, after considering the report from the Board of Administration of March 5, 1971, permission be granted to the Boundary Road Tabernacle to sing religious songs on the S/S of Georgia Street, east of Granville Street, on Saturday afternoons between the hours of 2:00 p.m. to 5:00 p.m. for a trial period of one month commencing on Saturday, April 3, 1971, on the understanding the permission covers not more than six people in this activity.

- CARRIED

(Alderman Adams is recorded as voting in the negative)

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility matters), dated March 5, 1971, be adopted.

- CARRIED

Building and Planning Matters

Britannia Community Services Centre (Clause 4)

MOVED by Ald. Phillips,
THAT this clause be received for information and the Director of Planning and Civic Development be requested to convene a meeting of the Planning Advisory Committee at the earliest possible date.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Building and Planning matters), dated March 5, 1971, be adopted.

- CARRIED

Licenses and Claims Matters

Tradesmen Licenses

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated March 5, 1971, be adopted.

- CARRIED

Finance Matters

Ambulance Service Contract (Clause 4)

The Board of Administration submitted a report of the Director of Finance setting out details in respect of the Ambulance Service Contract to expire March 31, 1971, and presently with Metropolitan Ambulance Services Limited. Details of the rate structure as authorized by the present agreement are set out. The following is extracted from the report:

"The next contract renewal will require recognition of cost increases and as a result the annual deficit can be expected to increase well beyond $190,000 if the same rate structure is to continue.

(a) Does Council wish to authorize an exchange of letters between the City and the Metropolitan Ambulance Services Limited to continue the ambulance service on an interim basis on the terms of the present contract, on the understanding that the subsidy will be adjusted from April 1, 1971, as necessary, and negotiations for a new contract will commence as soon as the Company is able to project its costs?

(b) Does Council, in view of increased costs, wish to make any increases in the ambulance service rate structure?"

MOVED by Ald. Phillips,
THAT proposal (a) set out in the above extract be approved:

FURTHER THAT an Ambulance Committee be re-appointed to consider the whole matter and item (b) of the extract noted above be referred to that Committee.

- CARRIED

Capital Expenditures re Certain P.N.E. Improvements (Clause 5)

The Board of Administration submitted a report of the Director of Finance requesting the Council consider certain Pacific National Exhibition capital improvements in an amount of $110,250, as referred to in the Pacific National Exhibition communication dated February 24, 1971.

MOVED by Ald. Bird,
THAT these capital expenditures be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

1971 Charter Amendments (Clause 7)

It was noted that part (b) of this clause was incorrectly written and therefore it is re-stated as follows:

"The sections proposing to broaden the base for investment of other than sinking funds and debenture funds from securities guaranteed by the Province of British Columbia to any Province of Canada have been deleted."

Balance of Finance Matters

MOVED by Ald. Hardwick,
THAT, in respect of the report of the Board of Administration (Finance matters), dated March 5, 1971, Clauses 1 to 3 inclusive be adopted and Clauses 6 and 7 received for information, as corrected.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. to reconvene 'In Camera' in the Mayor's Office, following which the Council (in Committee) reconvened in open session at approximately 11:30 A.M., with the same personnel present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Property Matters

In considering the report of the Board of Administration (Property matters), dated March 5, 1971, it was noted clerical errors occurred in respect of Clauses 2 and 4. The clerical errors are noted as follows:

Leases: Dick Building	1490 Granville Street changed to read 1490 West Broadway
Knight Street Widening	Figure re relocation of sign and alterations to aluminum awnings, etc., changed from $5,050.00 to read $1,050.00.

S/W corner Cassiar and McGill Streets
Vesting Order - Urban Renewal Project #6
(Clause 1)

The Board of Administration submitted a report of the Supervisor of Property and Insurance regarding application to the Court for a Vesting Order in respect of property at the S/W corner of Cassiar and McGill Streets.

MOVED by Ald. Rankin,
THAT a letter be forwarded to the solicitor for the owners of the property in question, copy to the owners, enclosing a copy of this clause of the Board of Administration report of March 5, 1971, with the advice that after one week's time, the City will be applying for a vesting order.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

Lease of Property bounded by Campbell Avenue, Raymur Avenue and Venables Street: School Board (Clause 6)

The Board of Administration submitted a report of the Supervisor of Property and Insurance from which the following is extracted:

"The Board of School Trustees of School District No. 39 (Vancouver) have requested by letter dated December 18 1970 that their lease of the portion of property bounded by Campbell and Raymur Avenues and Venables Street; portion of Lots 1-5, Block 97 and Lots 9-12, Block 98, D.L. 181/196; and portion of Parcel 1, D.L. 2037 and unopened portion of Venables Street, be extended for a further 15-year period at a nominal rental of $1.00 per year subject to one year's cancellation if the land is required for civic purposes. In addition they have requested the site size be increased from 15,190 sq.ft. to some 39,345 sq.ft. The requested lease area now comprises the East 295' except the East 80' of the block bounded by Union St., Campbell and Raymur Avenues and the Prior-Venables Connector and includes a portion of Venables St. which the City Engineer has agreed may be used for school playground area."

The School Board's request for a further extension of lease is necessitated by the time required before the elementary school in the Britannia complex will be completed. It is stated the Director of Planning and Civic Development recommends the lands continue to be leased to the School Board on an interim basis and that the School Board does not wish to buy the lands because of the unsuitable location for school purposes. The following also is extracted from the report:

"In view of the foregoing, Council may wish to give consideration to:

1. A term lease on the basis of fair market rental.

2. Granting a maximum 2-year lease on either a nominal basis or fair market rental.

The School Board being informed that no further lease extension be granted on these lands subsequent to any current extention."

MOVED by Ald. Broome,
THAT a maximum 2-year lease be granted on a fair market rental basis.

(amended)

MOVED by Ald. Rankin, in Amendment,
THAT the words 'on a fair market rental basis' be deleted from the main motion and the following substituted therefor:

'on a nominal basis'

- CARRIED

The motion as amended, and reading as follows, was put and carried:

'THAT a maximum 2-year lease be granted on a nominal basis'.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Property Matters

MOVED by Ald. Hardwick,
THAT Clauses 2 to 5 inclusive and 7 to 9 inclusive of the report of the Board of Administration (Property matters), dated March 5, 1971, be adopted, as corrected.

- CARRIED

C. Park Board Submission re
Twin Bridge at First Narrows

The Board of Administration, under date of March 4, 1971, submitted a report by the City Engineer on a Park Board proposal in respect of a twin bridge at the First Narrows.

MOVED by Ald. Broome,
THAT the report of the Board of Administration and City Engineer be received for information.

- CARRIED

D. Student Parking:
Langara College

The Board of Administration, under date of March 4, 1971, submitted a detailed report by the City Engineer reviewing the student parking problem at Langara College and the matter of sharing of maintenance costs, as reviewed by a Special Committee of Council.

The following is recommended:

"(1) That the City Council agree to a sharing of the maintenance costs for the Vancouver City College parking area on a 50-50 basis on the understanding that School Board and City Officials will review the costs each year prior to consideration of the Budget.

(2) That provision be made in the 1971 Budget for the City's share of the normal recurring costs for this year, estimated to be $1600 (i.e. one-half of $3200).

(3) That the supervision for the parking area be provided through the Social Service Department's Opportunities Incentive Program."

MOVED by Ald. Rankin,
THAT the foregoing recommendations be approved.

- CARRIED

E. Control of Discharge of Oily Wastes:
Myer Franks Limited

The Board of Administration, under date of March 5, 1971, submitted an information report in regard to the control of discharge of oily wastes from the Myer Franks Limited operation at 1100 Grant Street. The following is extracted therefrom:

"Mr. Applebaum subsequently delivered a letter to the City Engineering Department dated March 4, 1971, wherein he authorized us to advise Council that he will:

(a) Discontinue that portion of his business which has resulted in an effluent unacceptable to the City and higher authorities by June 1st, 1971 and remove the equipment used in this process as soon as practical thereafter. He will be continuing the chaining of drums, but not the complete reconditioning process. At present the use of water has been cut drastically and after June 1st even less will be used.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Control of Discharge of Oily Wastes:
Myer Franks Limited (cont'd)

(b) Retain the 'open drum' type operation.

(c) Ensure the only discharge from the plant will be clean water not containing any contaminants and having a temperature not higher than 150 degrees F.

In view of this commitment the control of discharge of oily wastes from Myer Franks Ltd., 1100 Grant Street should be satisfactorily resolved. Surveillance of the operation, including the the testing of the discharge, will continue and City personnel will again review the operation after the changes are completed. It is noted that the Greater Vancouver Sewerage District have recently amended their regulations, and to avoid any inconsistencies, amendments to the City By-law will be presented for Council approval in the very near future."

MOVED by Ald. Hardwick,
THAT this report be received for information.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., Presiding Officer, Alderman Adams in the Chair and the following members present:

PRESENT: Presiding Officer, Alderman Adams
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder (Civic Business)
Alderman Linnell (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Closing Hours for Billiard Halls and Bowling Alleys

Pursuant to an enquiry the Board of Administration, under date of February 26, 1971, reported in the matter of hours of operation in respect of billiard rooms and bowling alleys. The restriction of closing hours and restrictions in regard to juveniles are referred to.

Mr. W. Street, on behalf of the Bowling Proprietors' Association of B.C., appeared requesting the matter of restriction of hours and restrictions applying to juveniles in regard to bowling alleys be referred to the Civic officials for further consideration, particularly in respect of removing of such restrictions.

MOVED by Ald. Rankin,
THAT the closing hours for billiard rooms be extended to 1:00 a.m. and there be no restrictions with regard to juveniles;

FURTHER THAT the matter of removing any restrictions regarding closing hours for bowling alleys and restrictions in regard to juveniles be referred to the Board of Administration for report.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Parking: 2500 Williams Street

On February 19, 1971, the Board of Administration reported on a request from Mrs. C. Agosti that the 24' landscaped setback adjacent to Kamloops Street and part of the Safeway Stores property be reduced from 24' to 11'. In this way additional parking would be provided for the store and the complainants expect this action will reduce the general disturbance by children playing on this landscaped setback. In the Board of Administration report it is advised that a 24' landscaped setback was required by the City both on Williams Street and Kamloops Street in respect of the Safeway property, however, the Board of Variance subsequently did reduce the Williams Street setback to 11 feet.

Mr. and Mrs. Agosti addressed the Council in support of their request.

MOVED by Ald. Wilson,
THAT the City communicate with Canada Safeway Limited with a view to allowing additional parking space and a reduction of the 24' setback on Kamloops Street to 11';

FURTHER THAT it be suggested to the company that an application be made by them to the Board of Variance in accordance therewith and the company be asked to carry out the same landscaping on Kamloops Street as is the case on Williams Street in respect of the setback areas.

- CARRIED

3. Sale of City-owned Lot 8
S/S 800 block East Hastings Street

The Council again considered a Board of Administration report (Property matters), dated February 19th, regarding the application of the Danish Community Centre to purchase Lot 8, Block 66, D.L. 181, located on the S/S of Hastings Street between Hawks and Campbell Avenues Involvement of the Danish Community Centre and Progressive Manufacturing Co. Ltd. in regard to the use of Lots 7 and 8 for parking purposes is referred to.

On March 2nd, when the matter was under review, it was,

MOVED by Ald. Adams,
THAT the City offer to lease Lot 8 at a reasonable rental to the Progressive Manufacturing Co. Ltd for a period of five years, subject to cancellation on reasonable notice if required for Civic purposes in the meantime.

(amended)

This motion then was tabled for one week to allow the Danish Community Centre to appear, the Council having heard a representative from the Progressive Manufacturing Co. Ltd.

Representatives of the Danish Community Centre appeared and expressed their need for the purchase of Lot 8 and their willingness to sub-lease to the Progressive Manufacturing Co.Ltd. for a 5-year period.

MOVED by Ald. Rankin,
THAT the words in the motion of Alderman Adams, after the words 'Lot 8' be struck and the following substituted therefor:

'on a joint basis to the Danish Community Centre and the Progressive Manufacturing Co.Ltd., for a 5-year period, subject to:

(a) the hours of use being set in collaboration with the 2 parties

(b) a fixed rental being determined for each party.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of City-owned Lot 8 (cont'd)

A recorded vote was requested on the motion by Alderman Rankin. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Wilson
Alderman Sweeney	Alderman Phillips
Alderman Hardwick	
Alderman Broome	
Alderman Rankin	
Alderman Adams	

The motion of Alderman Rankin was declared carried.

The motion, as amended, and reading as follows was put and carried:

"THAT the City offer to lease Lot 8 on a joint basis to the Danish Community Centre and the Progressive Manufacturing Co. Ltd., for a 5-year period, subject to:

(a) the hours of use being set in collaboration with the 2 parties

(b) a fixed rental being determined for each party".

(Alderman Wilson introduced a motion respecting sale of this property to the Danish Community Centre subject to a satisfactory lease to the Progressive Manufacturing Co.Ltd. for a 5-year period, however, no further action was taken in view of the Council resolution on a lease basis)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F(i) Road Standards: N/W Marine Drive and Point Grey Road

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration, dated February 8, 1971, regarding road standards, N/W Marine Drive and Point Grey Road, be deferred for consideration under 'motions' later this day.

F(ii) MOVED by Ald. Hardwick,
THAT the communication from the Town Planning Commission forwarding resolutions 'that under no circumstances does the Commission consider that this roadway should ever be an arterial thoroughfare' and 'that the exact alignment of the proposed new roadway be decided in conjunction with the Park Board', be received for information.

- CARRIED

G. Development Permit Application: S/E corner 49th and Elliott

The Board of Administration, under date of March 2, 1971, submitted a report of the Director of Planning and Civic Development on a development permit application, on behalf of Bralic-Zambine Construction Ltd. to construct a 60 dwelling unit two storey apartment building on land to be purchased from the City at the S/E corner of 49th Avenue and Elliott Street. Details are set out in the report. Mr. W.A Street, solicitor for the prospective purchasers, has requested the cellar areas to be used for washrooms, recreation, exercise, hobbies, etc. be excluded from the permitted floor space ratio.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
49th and Elliott Street (cont'd)

The following is extracted from the Director of Planning and Civic Development's report and the recommendation therein endorsed by the Board of Administration:

"The Director of Planning had recommended to the Technical Planning Board approval of the proposed development including exclusion of the cellar rooms, etc., from the floor space ratio subject to certain conditions. The Director's recommendation had regard to the size and location of the subject site as well as surrounding developments. The cellar areas add to the amenity of the dwelling units but because of their cellar location could not be converted at any time to actual dwelling units.

Compliance with Other Regulations of the RM-1 Multiple Dwelling District Schedule

Other than for floor space ratio the development would generally comply with the regulations of the RM-1 Multiple Dwelling District Schedule of the Zoning and Development By-law.

Recommendation

Unless City Council otherwise direct, the Technical Planning Board would be prepared to approve Development Permit Application #54644 subject to conditions.

I recommend the concurrence of City Council with the Technical Planning Board's proposed approval of Development Permit Application #54644."

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development be approved.

- CARRIED

H. Gastown/Chinatown Beautification
Historic Legislation

MOVED by Ald. Hardwick,
THAT the following recommendations, extracted from the report of the Director of Planning and Civic Development contained in the Board of Administration report of March 4, 1971, regarding Gastown Chinatown Beautification and historic legislation, be approved:

(carried as amended) *

"1. Establishment of a local Historic Area Advisory Board. Such a Board would include:

i) A representative of the Chinatown merchants and property owners

ii) A representative of the Gastown merchants and property owners

iii) A representative of the residents

iv) A representative of the Community Arts Council

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Gastown/Chinatown Beautification
Historic Legislation (cont'd)

v) A representative of an appropriate Department of the University of British Columbia

vi) The Director of Planning and Civic Development, chairman (alternate - Assistant Director - Special Projects)

vii) A member of the Architectural Institute of B.C.

The Board to be serviced by the Director of Planning and Civic Development, and would involve other civic departments as appropriate.

2. Authorize the Director of Planning to prepare a draft constitution and procedures bylaw governing the conduct and responsibility of the Advisory Board. This draft to be considered by the Board for approval or amendment as necessary before consideration by City Council and by the Province.

3. Instruct the Director of Planning and Civic Development to prepare a brief to the Federal Government seeking matching funds for Gastown and Chinatown.

4. Instruct the Director of Planning and Civic Development to complete the drafting of the rezoning bylaw in accordance with the objectives for the Historic Area.

5. Instruct the Director of Planning, as an interim action pending completion of rezoning, to review as necessary applications for development or demolition and to bring to Council's attention any cases where such applications are in conflict with the intent of the Archaeological and Historic Sites Protection Act."

(amended)

*MOVED by Ald. Wilson, in Amendment,
THAT the following organization be included in the membership of the Advisory Board:
"Vancouver Pioneers' Association"

- CARRIED

The motion, as amended, was put and carried.

I. Report of Standing Committee on Planning and Development

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated February 25, 1971, be adopted.

- CARRIED

J. Report of Special Committee re Illegal Suites

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of March 3, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

Pritam Singh Bhuller (owner), 1166 East 59th Avenue
Frank Bossio (owner), 1765 East 7th Avenue
Mrs. Doris Code (owner), 3505 Renfrew Street
Godfrey and Rita Deepwell (owners), 658 East 57th Avenue
Mrs. Catherine H. Kolterman (tenant), 1351 East 19th Avenue
Alfred and Alma Libeks (owners), 2027 East 44th Avenue
John D. McClure (owner), 2574 Kitchener Street
H. Magas (tenant), 426 West 17th Avenue
John and Maria Manoila (owners), 174 East 44th Avenue
Sigbjorn Nordmo (tenant), 1256 West 10th Avenue
Mrs. Evelyn Power (owner), 3431 East 3rd Avenue
John S. Redpath (tenant), 4185 Nanaimo Street
John Shukin (tenant), 1805 East 8th Avenue
Ging Hen Wong (owner), 200 East 22nd Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Marko Kosic (tenant), 5041 Windsor Street
Darlene Nairne (tenant), 456 West 21st Avenue
Swaran Singh Panesar (tenant), 502 East 16th Avenue
Louis and Elizabeth Solyom (tenant), 1267 Windermere Street
Jacques Venne (lessee), 866 East 20th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mrs. Frances Sadlowski (owner), 35 West 17th Avenue

(d) the following applications be not approved:

Mr. C. W. Murray (tenant), 1686 East 37th Avenue
Mitchell Guy Stevenson (tenant), 3573 East 48th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated March 3, 1971, containing Clauses (a) to (e) be approved.

- CARRIED

K. Report of Official Traffic Commission
March 1, 1971

Suggested Changes to Street
and Traffic By-law (Clause 2)

MOVED by Ald. Rankin,
THAT consideration of this clause of the report of the Official Traffic Commission, dated March 1, 1971, be deferred for one week to allow the Council an opportunity of considering a copy of a letter, to be forwarded by the Engineering Department, to Mr. R.W Long who made suggestions to facilitate traffic movement in the City.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Official Traffic Commission (cont'd)

MOVED by Ald. Rankin,
THAT Clauses 1, 3, 4 and 5 of the report of the Official Traffic Commission dated March 1, 1971, be adopted.

- CARRIED

L. Interest on Prepayment of Taxes

MOVED by Ald. Phillips,
THAT the following report of the Board of Administration dated March 4, 1971, be approved:

(carried)

' Your Board has received the following report from the Director of Finance:

"Under authority of Section 412 of the City Charter Council has the power to determine by bylaw the interest rate to be paid on prepayment of taxes and also to determine the applicable terms and conditions.

The applicable bylaw is No. 4018, as amended. When necessary, Council, on the advice of the Director of Finance, determines the interest rate that shall be paid and passes the necessary amending bylaw.

On October 27, 1970 Council passed amending Bylaw 4514 changing the interest rate payable by the City on prepayment of taxes from 6% to 7%. This was considered reasonable in light of prevailing short term interest rates. However, the Federal Government has, over the last few months, adopted policies which have very sharply reduced short term interest rates. In October of 1970 the City's current borrowing rate (bank prime rate) was 8% and we expected it to drop to 7½%. As a result of the Bank of Canada's actions and general money market conditions it is now 6½% and the City can probably borrow by promissory note in the money market at a rate of 5½%. All of this means that our rate of 7% on prepayment of taxes is far too attractive, especially to businesses with short term funds to invest.

We should therefore reduce the interest rate we will pay on prepayment of taxes to 5%. This would apply only to prepayments received after Council passes the necessary amending bylaw, not to prepayments already received.

Since this action should be taken before the advantage of the 7% rate registers with the larger businesses, I have taken the liberty of requesting the Corporation Counsel to prepare the necessary amending bylaw and it is submitted to Council concurrently with this report.

I therefore recommend

That Council amend Sec. 4 of Bylaw 4018 as amended, thereby setting the rate of interest payable by the City on prepayment of taxes received subsequent to passing of the amending bylaw, at 5%."

Your Board recommends that the above recommendation of the Director of Finance be adopted. '

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4188 BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to amend By-law No. 4188, being the Zoning and Development Fee By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Presiding Officer, Alderman Adams, in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4018 BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4018, being the Tax Prepayment By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4018
being the Tax Prepayment By-law (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Presiding Officer, Alderman Adams, in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

At this point the Council observed a short recess.

MOTIONS

1. Allocation of Land for Highway Purposes
(617 Prior Street and 6975 Knight Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 10 feet of Lot 29, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196,

2. East 7 feet of Lot 25, Block 6, District Lot 739, Group 1, New Westminster District, Plan 1645

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Establishment of Land for Highway Purposes
(N/E corner Chester Street and 37th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the East 2 feet of Lot 18, Block 4, District Lots 668 and 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT the East 2 feet of Lot 18, Block 4, District Lots 668 and 670, Group One, New Westminster District, Plan 1369, be, and the same are hereby established for highway purposes and declared to form and constitute a portion of highway.

- CARRIED

3. Establishment of Land for Highway Purposes
(N/W corner Sherbrooke Street and 37th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the West 2 feet of Lot 19, Block 16, District Lots 668 and 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish the lands hereinafter described for highway purposes;

THEREFORE BE IT RESOLVED THAT the West 2 feet of Lot 19, Block 16, District Lots 668 and 670, Group One, New Westminster District, Plan 1369, be, and the same are, hereby established for highway purposes and declared to form and constitute a portion of highway.

- CARRIED

4. Closing Portion of Lane East of
Granville Street, North of 6th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of lane in Block 271, District Lot 526, is surplus to the City's highway requirements; and

WHEREAS Pacific Press Limited, the owner of the lands on both sides of the portion of lane to be closed have made application to acquire the portion of lane for consolidation with their lands;

BE IT THEREFORE RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 590, Block 271, District Lot 526, Group 1, New Westminster District, Plan 590 described as follows:

Commencing at the S.E. corner of Lot 8, said Block 271;

Thence North following in the westerly limit of said lane, 124 feet;

cont'd....

MOTIONS (cont'd)

Closing Portion of Lane East of
Granville Street, North of 6th Avenue (cont'd)

Thence East 20 feet, more or less in a line drawn parallel to the production easterly of the southerly limit of said Lot 8;

Thence South 124 feet, more or less following in the easterly limit of said lane to intersection with the said production easterly of the southerly limit of Lot 8;

Thence West 20 feet, more or less following in the said production easterly of the southerly limit of Lot 8, to the point of commencement;

The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated the 4th day of March, 1971, and marginally numbered LF 5642, a print of which is hereto attached, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the adjacent lands.

- CARRIED

5. Road Standards: N/W Marine Drive and Point Grey Road

In connection with this matter, Notice was given of the following motion at the last meeting, as changed this day by Council agreement:

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT an evening meeting of Council be planned to consider the City Engineer's report on Point Grey Road alignment and to hear delegations.

- LOST

(Earlier in the proceedings the Council deferred a Board of Administration report dated February 8, 1971, regarding road standards N/W Marine Drive and Point Grey Road, for consideration at this time; however, since a motion had been passed at the commencement of the proceedings this day, 'that no further action be taken on the matter until delegations are heard,' the Council felt the Board of Administration report had thereby been deferred accordingly).

A recorded vote was requested on the motion of Alderman Hardwick and Alderman Rankin. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	Alderman Adams
Alderman Hardwick	Alderman Broome
Alderman Phillips	Alderman Bird
Alderman Sweeney	Alderman Wilson

A tie vote resulted. The motion was declared lost.

cont'd.....

MOTIONS (cont'd)

Road Standards: N/W Marine Drive and Point Grey Road (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT a Council meeting be held as early as possible in connection with this matter, the date to be determined by His Worship the Mayor, it being understood organizations wishing to make representations will be permitted to do so and asked to furnish a copy of submissions, in writing;

FURTHER THAT the City Clerk forward to all the delegations a copy of the Board of Administration report of February 8, 1971, together with the appropriate map.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - No Parking: Marine Drive and Main Street (N/E corner)

advised that at Marine Drive and Main Street, 'No Parking' signs have been extended and requested a report be made to the Official Traffic Commission in respect of the parking situation in this immediate vicinity, in view of the effect on the commercial establishments. The Presiding Officer so directed but asked Alderman Wilson give further details to the Engineering Department.

Alderman Broome - Condition of Grain Elevator: 2700 Block Wall Street

referred to a communication from the Cassiar Ratepayers Association requesting the Council's assistance in endeavouring to have the grain elevator in the 2700 block Wall Street removed in view of its dilapidated condition.

Alderman Hardwick advised that the site on which this elevator is located is a particularly fine viewpoint and therefore would be an asset to the people in the east end if so developed. He suggested this aspect be considered.

Alderman Adams referred these matters to the Board of Administration for consideration and report in due course.

Alderman Sweeney - Telephone Service: Aldermen's Rooms

referred to telephone service on Council days and asked the City Clerk to arrange to have telephone calls to members of Council intercepted on Council days and the messages given to the members of Council.

Alderman Adams Employment and Manpower

made reference to difficulties experienced by a particular service station operator in obtaining satisfactory interest in a job vacancy.

NOTICE OF MOTION

Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

Rental Increases by
Wall and Redekop

MOVED by Ald. Rankin,

THAT WHEREAS, upwards of 1,500 Vancouver citizens, many of whom are on fixed income, have been served by Wall & Redekop Corporation with notices of rent increases in the 8% to 12% range, effective April 1st 1971;

AND WHEREAS, there has been no attempt on the part of the Corporation to justify these increases other than a vague reference to increased costs and taxes,

AND WHEREAS, the tenants concerned wrote the Corporation February 23, 1971 asking for a meeting to discuss the matter, but there has been no reply to this simple request;

THEREFORE BE IT RESOLVED that the Vancouver City Council instruct the Rental Accommodation Grievance Board to publicly offer its services as a mediator in the matter in order to bring both sides together and effect a reasonable settlement.

(Notice)

The Council adjourned at approximately 4:40 P.M.

***

The foregoing are Minutes of the Regular Council meeting held on March 9, 1971, and adopted on March 16, 1971.

MAYOR

CITY CLERK

March 5th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. FLAT RATES FOR PROPERTY OWNERS' SHARE OF COMPLETED LOCAL IMPROVEMENT PROJECTS

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in the following table are derived from the actual cost of the work, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1970, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law.

Flat Rates for Property Owners' Share of Local Improvements Completed in 1970

Projects as identified on the Assessment Commissioner's Schedules			Flat Rates per foot to be applied to the Assessable Property in the Projects
Court of Revision	Schedule Number	Item Number	
P. C. CONCRETE SIDEWALKS			
Oct. 3, 1968	377	2	$ 5.24
June 12, 1969	382	13	5.64
		30 and 31	3.13 (Urban Renewal)
	383	151 and 152	5.02
		153 to 157, 159 to 184	5.64
July 24, 1969	384	3	5.64
Nov. 27, 1969	388	4 to 6	5.64
		7	5.64 (5' wide)
			5.02 (4' wide)
June 18, 1970	393	4 to 7	5.64
		8	5.02
	394	49, 50, 52 to 55, 57 to 60, 62 to 67	5.64
		56	6.26

RECOMMENDED that the table of flat rates shown above be approved."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of the N/S of Charles Street West of McLean Drive

Under date of February 5, 1971, the City Engineer reported through the Board of Administration, Works and Utility Report on the matter of closing portion of the North Side of Charles Street West of McLean Drive, and conveying this 17 ft. strip abutting Lot E, Block 39, Subdivision J, D.L. 182 to the owner of said lot.

Council on February 9 adopted the recommendation contained in Clause 1, Works and Utility, February 5 (copy attached) which established the value of the closed portion of the road at $5,409.

This figure resulted from a typographical error, and should have read $5,049 (the value rate of $2.25 x the area of 2,244 square ft.)

Your Board therefore

RECOMMENDS that the resolution of Council, adopting the recommendation contained in Clause 1 of the Board of Administration Works Report, dated February 5, 1971, be amended by replacing the figure $5,409 with the figure $5,049.

3. Request to Alter University Bus Looping on City Streets

The City Engineer reports as follows:

"A request to alter the University Bus Looping on City streets was made by Mr. P.W. Barchard, General Manager of the Transportation Division of B.C. Hydro & Power Authority. The alteration only affects the on-street looping used by this service to reverse directions at its easterly terminus.

The University Bus Service is an express operation, designed to carry students to and from the University. The existing bus looping used by this service is from Broadway, via Granville Street, 7th Avenue and Hemlock Street to Broadway again, with the bus then able to make its important pick-up at the transfer point on the North-West corner of Broadway and Granville Street. However, the Hemlock Street portion of this loop has become congested by Southbound traffic in the rush hours.

The proposed new looping, from Broadway via Fir Street, 8th Avenue and Granville Street to Westbound on Broadway is shorter by three blocks, exposure to rush hour traffic is reduced, and pick-ups can still be made at the same transfer point.

The portions of the new looping on Fir, Broadway and 8th Avenue, have not previously been used by transit vehicles. The pavement and street widths of these streets have been examined and found adequate for the purpose, and trial runs have established that the new looping will be a practical one.

Clause 3 Continued

To assist the bus in making its turn from Eastbound on Broadway to North on Fir Street, and in addition to provide a needed lay point and to facilitate transfers, a bus stop is required on the East side of Fir Street immediately North of Broadway. This will take up four of the ten parking spaces in this block; however, it does not appear that any further parking or traffic regulations will be necessary.

Accordingly, it is RECOMMENDED that the present looping of the University Bus Service, from Broadway via Granville Street, 7th Avenue and Hemlock Street to Broadway, be abandoned and that a new on-street loop from Eastbound on Broadway to North on Fir Street, East on 8th Avenue, South on Granville Street to West on Broadway, be approved."

Your Board

RECOMMENDS the foregoing report of the Deputy City Engineer be adopted.

(Copies of the communication from B.C. Hydro & Power Authority dated December 21, 1970, are circulated for the information of Council.)

CONSIDERATION:

4. Request to Sing Religious Songs on City Street Allowance

The City Engineer reports as follows:

"On January 20, 1971, we received an undated letter signed by Mr. Russell Webb of the Boundary Road Tabernacle, requesting permission for himself and up to eleven other people to sing religious songs on the South side of Georgia Street East of Granville Street. They wish to do this on Saturday afternoons between the hours of 2:00 p.m. - 5:00 p.m. for a trial period of one month commencing Saturday, April 3, 1971. Mr. Webb states that although they would like permission for a dozen people they would be content with permission for five or six people.

They intend this singing as their contribution to help celebrate British Columbia's Centennial Year and say that they will attempt to minimize obstruction to pedestrian traffic. The pedestrian traffic volumes on the South side of Georgia are moderate on Saturdays, and are generally lighter than the volumes on the North side.

Since this application is not felt to be in the category of a religious street meeting (for which the City Engineer has authority for approval), the matter is referred for Council's CONSIDERATION under Section 69 of the Street & Traffic By-law No. 2849, which requires that groups congregating on the street in such a manner as to obstruct the free passage of pedestrians must have the written permission of Council.

Board of Administration, March 5, 1971 . . . . . (WORKS - 4)

Clause 4 Continued

If Council gives permission for this event it is recommended that the number of participants be limited to six."

Your Board submits the matter to Council for CONSIDERATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 147

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Two Temporary Buildings - 1503 Kingsway

The City Building Inspector reports as follows:

"A request has been received from the Four Seasons Leisure World Company to erect two temporary display cottages at the above location for a limited period of time expiring January 31, 1972.

The buildings are log cabin type structures supported on wooden sills which do not meet the minimum requirements of the Building By-law for foundations. However, Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary structures for any period up to two years. Since the applicant is requesting a limited period of less than two years, I am prepared to recommend that the structures be permitted on this site until January 31, 1972, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the buildings and the removal of all materials from the site by January 31, 1972.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

2. Adanac, Charles, Boundary, Cassiar - Rezoning

The Director of Planning & Civic Development reports as follows:

"A letter has been received from the Cassiar Ratepayers' Association signed by Mr. J.T. Cork, President, and Mr. Karl Zuker, Secretary. The letter which is attached, requests that no rezoning take place as a consequence of the report, dated January 27th, 1971, until after a Public Hearing.

Council's resolution dealing with the report read as follows:

'THAT Interim Development Scheme 3 be approved in principle and the appropriate officials report further on the details of property acquisition, interim site consolidation, zoning and interim leasing, and

FURTHER THAT the Director of Planning be instructed to take the necessary action with respect to rezoning of sites 1 and 2, of Scheme 2, as shown on Planning Department map dated November, 1970, and subsequent to rezoning, the Council determine disposition of these two sites.'

At the present time a report on the rezoning of the industrial sites is being prepared and in due course will be submitted to Council for consideration at a Public Hearing which it is anticipated should be within the next six weeks.

cont'd. . .

Clause 2 continued

It is RECOMMENDED that the Cassiar Ratepayers' Association be thanked for their letter which should be received and that they should be sent a copy of this report, and be notified of the date of the Public Hearing when it is set."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

3. Proposed Downtown Park - Burrard & Melville Streets

The Director of Planning & Civic Development reports as follows:

"A letter dated January 27, 1971, addressed to His Worship the Mayor and Members of City Council was received from the Chairman of the Board of Parks and Public Recreation.

The letter requests that Alderman Bird be asked to investigate a land swap with the Provincial Government and the feasibility of an assessment being placed against property owners in the area to pay for the proposed park.

It is my view that detailed negotiations with the Provincial Government with respect to their participation in the development of the triangle bounded by Dunsmuir-Melville Connector, Burrard Street and the centre line of Melville Street can not be carried out until negotiations with property owners are completed and the actual cost of property acquisition determined.

When such property acquisitions are completed and further discussions take place with the Provincial Government, City officials will be reporting on alternate forms of development for the triangle and the probable methods of financing development. An examination of the suggestion made by the Board of Parks and Public Recreation can be included in such a report.

RECOMMENDATION

That the Board of Parks and Public Recreation be thanked for its interest and that it be advised that its alternative ideas of financing development of the triangle bounded by Dunsmuir-Melville Connector, Burrard Street and the centre line of Melville Street will be considered by City officials when reporting to Council at a later date."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

INFORMATION

4. Britannia Community Services Centre

The Standing Committee of Council on Health and Welfare at its meeting on February 18, 1971, passed, among others, the following resolution:

"(c) The Board of Administration, in consultation with the Director of Planning and Civic Development and the Director of Social Planning and Community Development, report to Council on the implementation of the Britannia complex; the report to include 'target dates' on the various stages of the development."

The Director of Planning & Civic Development and the Director of Social Planning/Community Development report as follows:

cont'd . .

Clause 4 continued

"At a meeting on November 20, 1970, the Social Development Committee considered the report of the Board of Administration on the administration of the Britannia project whereby a Planning Advisory Committee comprised of six citizens and four officials would guide the architects in preparing schematic plans and estimates. The architects would report through the Director of Planning and Civic Development to the Social Development Committee who in turn would secure the approval of the City Council, Board of Parks and Public Recreation and the School Board.

This arrangment was approved by Council on November 26, 1970, with minor modification by the School Board on February 8, 1971, but the Park Board has suggested an alternative. It is hoped that the Park Board will reconsider this matter at its meeting on March 8th, in the light of subsequent discussion.

Once Park Board agreement has been obtained to the method of operation, the Planning Advisory Committee can begin meeting, an architect and 'building programme' consultant can be recommended to Council, and when an appointment is made the work can be commenced.

The development of the programme and the preparation of the schematic designs and estimates would likely take about eight months after appointment of the consultant, and this would include listing the particular components in their appropriate order for development. Following approval of these schematic plans, estimates and order of development by Council and the two Boards concerned, architects can be commissioned by Council and the Boards for the individual buildings and preparation of the detailed sketch designs and working drawings for each unit are likely to take approximately six months. Once the schematic design has been approved, property purchase can commence in accordance with the approved staging. Site acquisition may take some time, particularly if Urban Renewal is involved, and may be the key factor in determining the start of construction.

It is not possible to give 'target dates' until the basic administrative decisions have been made. If the rate of site acquisition allows, construction of the first unit could commence within about 16 months of approval of the administrative arrangements.

A decision to go ahead with the Britannia project with or without urban renewal assistance was made last year but the Director of Planning was requested to continue to seek ways of securing urban renewal assistance. By letter of January 29, 1971, Mr. J. Everett Brown on behalf of the Provincial Government has indicated that they are prepared to give urban renewal assistance for the Britannia project but they expect a firm decision from Council by April 30th and an undertaking to proceed with the actual work by July, 1971. An application for urban renewal assistance is being prepared to the extent possible with the resources and information available to meet the April 30th deadline.

Urban Renewal assistance would only be in relation to the acquisition of the sites but may make possible the transfer of some funds earmarked for land purchase to the construction of some buildings originally intended for later development and for which funds are not now available."

Your Board submits the foregoing report of the Director of Planning & Civic Development and the Director of Social Planning/Community Development for the INFORMATION of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 147-8

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. Tradesmen Licenses

A letter dated February 8, 1971 has been received from Mr. V. Faulkes of Modern Decorators expressing concern over the number of unlicensed tradesmen, particularly painters, operating in Vancouver.

The Director of Permits & Licenses reports as follows:-

"One License Inspector works full time on locating unlicensed contractors and follows-up on each complaint he receives. During 1970 approximately 1,800 contractors (all types including 228 painters) who operate from their home, were licensed. The revenue from this source was slightly in excess of $100,000.00.

Unlicensed contractors are traced in several ways:-

(a) all permits are checked by the inspector
(b) inspections are made at locations where work is being carried out under permit to ensure the sub-trades are licensed.
(c) advertisements in newspapers, telephone book and directory are checked.
(d) each complaint is investigated.
(e) routine patrol of City by inspector.

The level of enforcement is considered to be adequate and any increase would require additional staff and may not be justified. Unlicensed painting contractors are probably the most difficult to locate because many operate from their home and use their private car and they are not always visible from the street.

Mr. Faulkes suggests the following solution:-

'A contractor must simply have his name and address and Business License No. on the side of his truck or car for current year. Failure to comply with the regulation should have a minimum $100.00 fine. Failure to have a current license should result in a minimum $200.00 fine.'

A contractor is not required to have his name etc. on his vehicle unless he wishes to park the vehicle in a lane or commercial loading zone. The License Bylaw provides for a maximum $100.00 fine for operating a business without a license. Court action is not normally taken against someone unless they fail to obtain the license when so notified. It is doubtful that the maximum fine would be imposed if the defendant obtained a license after a charge was laid and before the hearing."

Your Board submits the foregoing report for the information of Council and RECOMMENDS that a copy be forwarded to Mr. V. Faulkes.

(Copies of Mr. Faulkes' letter dated February 8, 1971 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 148

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - January, 1971

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of January, 1971.
(b) Summary of Securities held by the General and Capital Accounts as at January 31, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in January, 1971.					
Jan.11	Bank of Montreal	Jan. 18/71	$ 600,546.58	$ 600,000.00	7	4.75
14	Bank of Montreal	Jan. 15/71	1,000,109.59	1,000,000.00	1	4.00
14	Bank of Montreal	Jan. 18/71	1,000,465.75	1,000,000.00	4	4.25
15	Bank of Montreal	Jan. 18/71	500,164.38	500,000.00	3	4.00
18	Bank of Montreal	Jan. 27/71	500,662.67	500,000.00	9	5.375
18	Bank of Montreal	Jan. 22/71	500,219.18	500,000.00	4	4.00
25	Bank of Montreal	Jan. 26/71	700,076.17	700,000.00	1	4.00
			$4,802,244.32	$4,800,000.00		
	Bank Deposit Receipts Purchased for Redemption in February, 1971.					
Jan.6	Royal Bank of Canada	Feb. 15/71	$ 402,831.78	$ 400,000.00	40	6.46
6	Royal Bank of Canada	Feb. 17/71	402,954.96	400,000.00	42	6.42
7	Mercantile Bank of Can.	Feb. 22/71	403,150.68	400,000.00	46	6.25
7	Mercantile Bank of Can.	Feb. 24/71	504,109.59	500,000.00	48	6.25
18	Mercantile Bank of Can.	Feb. 25/71	503,149.32	500,000.00	38	6.05
21	Royal Bank of Canada	Feb. 26/71	704,315.07	700,000.00	36	6.25
22	Mercantile Bank of Can.	Feb. 25/71	603,381.37	600,000.00	34	6.05
29	Mercantile Bank of Can.	Feb. 15/71	2,005,682.19	2,000,000.00	17	6.10
			$5,529,574.96	$5,500,000.00		

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SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures Purchased						
✓ Jan.5	New Brunswick Elec. 8½% (Extendible to Oct.15/89)	Oct.15/74	$580,000.00	$101.375	$587,975.00	3/9	8.08
11	City of Vancouver 5½%	Nov.15 79/80	4,000.00	79.50	3,180.00	8/9 to 9/10	8.75
11	Gtr. Van. Sewerage & Drainage Dist. 5½%	Mar.1/74 & 79-80	3,000.00	84.096	2,522.90	3/2,8/2 & 9/2	8.75
			$587,000.00		$593,677.90		

✓ Province of New Brunswick Guaranteed

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GENERAL AND CAPITAL ACCOUNTS

(b) Summary of Securities Held as at January 31, 1971.

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1971	$12,257,642.22	$11,900,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund and Investment Matters for January, 1971 be confirmed.

2. Programming and Computer Systems Training Courses

Your Board has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems:

"In 1969, IBM reduced its computer rental charges but at the same time began to charge for certain services which had previously been offered free of charge. Education courses was one of these services. Council was informed of the change in IBM's charges and of our intention to include education costs in this Division's budget. The 1971 budget request is for $3,500 (Account 7030-325).

Prior to IBM's change in pricing policy, Council each year gave approval for this Division's staff to attend courses at IBM in Vancouver, with the provision that the total number of days on course not exceed 50. Neither the courses or the employees were identified at the time of Council approval. In 1970, there was no budget provision for these courses because we chose to use the standard procedure for course attendance. That is, a report requesting attendance at a course was submitted for Council approval through the Personnel Department for each course desired. This procedure proved unsatisfactory because very often we did not have sufficient time to request attendance at a course either because of very short notice or the course quickly became oversubscribed before our report reached Council.

The courses in question are very technical and relate to new or improved methods of computer programming, computer application systems design or computer operations. Any courses which are more general in nature have not been and will not be included in this procedure. They are reviewed in the normal procedure by the Director of Personnel Services before being presented to Council.

The technical training program offered by IBM is designed to increase the productivity of data processing personnel. The courses have been designed and are taught by some of the most highly qualified people in Canada.

There are two courses scheduled which will provide valuable knowledge for two members of the Data Processing & Systems Division. The first is Project Management, a five day course starting April 12, 1971, costing $485. The course comprehensively deals with the problem of estimating the length and cost of, and scheduling programming projects. The second, Communication Skills Workshop, is a three day course starting March 22, and is directed towards improving the communication skills of systems analysts.

We recommend that

(a) Council approve in principle, subject to normal budget review and approval procedures, the concept of the Co-ordinator of Data Processing and Systems having authority to send staff members to technical data processing courses at IBM, without having to proceed through the normal rout of course approval. Control against excessive use of this authority rests in the restraints of the budget.

. . . Cont'd.

Clause No. 2 (Cont'd.)

(b) Mr. Ken Stoke, Programmer III, attend the five day Project Management course at IBM, Vancouver, starting April 12th, at a cost of $485 plus five days leave with pay, and that Mr. Robert Ackland, Systems Analyst II, attend the three day Communication Skills Workshop at IBM, Vancouver, starting March 22nd at a cost of $210 plus three days leave with pay, and that the total cost of $695 be approved prior to setting of the 1971 Revenue Budget."

Your Board RECOMMENDS that the recommendations of the officials be approved.

3. Tender No. 12-71-3 - Policemen's and Firemen's Oxfords and Boots

The Purchasing Agent, Chief Constable and Fire Chief report as follows:

"Tenders for Policemen's and Firemen's Oxfords and Boots were opened by your Board on January 4, 1971.

Two bids were received:

	J. Leckie Co.Ltd.	Slater Shoe Co.Ltd.
Oxfords	$ 9,968.80	$ 11,581.40
Boots	11,390.00	11,215.80
Total Cost	$ 21,358.80	$ 22,797.20
Place of Manufacture	Winnipeg	Montreal
Union made	Yes	Yes
Location where individual fittings are made	Vancouver	North Vancouver

Both of the above bids meet specification. J. Leckie Co.Ltd. is low bid on the oxfords. Slater Shoe Co.Ltd. is low bid on the boots. By splitting the award there is a saving of $174.20 (less than 1%).

We do not recommend splitting the award because:

(a) The small saving involved does not justify the added time and cost in executing and servicing two separate contracts.

(b) The tender conditions require Boots and Oxfords to be correctly fitted to each individual in Vancouver. Slater Shoe Co.Ltd. state North Vancouver as their location for fittings. We consider this location not as convenient as the downtown Vancouver location offered by J. Leckie Co.Ltd.

We RECOMMEND acceptance of the overall low bid submitted by J. Leckie Company Limited for the supply of oxfords and boots for 1971 at a total estimated cost of $21,358.80. plus 5% Provincial Sales Tax.

The Police and Fire oxfords and boots are covered by union agreement, and early ordering will satisfy the union request that deliveries be made by July 15, 1971.

. . . Cont'd.

Clause No. 3 (Cont'd.)

If Council approves the awarding of this contract, the necessary funds totalling $21,358.80 (plus 5% Provincial tax) will be included in the 1971 Revenue Budget."

Your Board RECOMMENDS that the report of the officials be approved, subject to contract satisfactory to the Corporation Counsel.

CONSIDERATION

4. Ambulance Service Contract
Expiring on April 1, 1971

The Director of Finance reports as follows:

"The City's two year contract with Metropolitan Ambulance Services Limited will expire on March 31, 1971, and as it will not be possible for the Company to prepare a projection of costs before the expiry date, and an interim arrangement is required, Council is reminded of the rate structure as authorized by the agreement in order to determine Council's wishes.

Schedule of Rates (present) within City of Vancouver

Private calls	$25.00 plus $1.00 per mile
* Persons on Social Assistance or a recipient of Old Age Security, Old Age Assistance, Blind Person's Allowances or Disabled Persons' Allowance who qualifies under the terms of the Social Assistance Act and Regulations	$25.00 paid to the Ambulance Company by the City under Social Assistance 80/20 sharing (Includes Service to Riverview Mental Hospital)
Morgue Service	$12.00
Police Service-(Hospital to Jail, etc.)	$25.00
-Riverview Mental Hosp.	$40.00

* Old Age Pensioners who are eligible for Supplementary Social Allowance, or, in other words, all who receive more than the universal Old Age Pension of $80.00 plus the Guaranteed Income Supplement of $55 for a single person (from April 1, 1971) are entitled to free (to them) ambulance service.

The present rate structure was set prior to 1966, in which year Council decided to continue with the same rates and assume a deficit of $67,000. Subsequently, Council has decided at each contract renewal to continue the same rate structure with the result that the annual deficit in the year ended March 31, 1970, was $157,386.24 and is estimated for the current year ending March 31, 1971, at $190,000.

. . . Cont'd.

Clause No. 4 (Cont'd.)

The next contract renewal will require recognition of cost increases and as a result the annual deficit can be expected to increase well beyond $190,000 if the same rate structure is to continue.

(a) Does Council wish to authorize an exchange of letters between the City and the Metropolitan Ambulance Services Limited to continue the ambulance service on an interim basis on the terms of the present contract, on the understanding that the subsidy will be adjusted from April 1, 1971, as necessary, and negotiations for a new contract will commence as soon as the Company is able to project its costs?

(b) Does Council, in view of increased costs, wish to make any increases in the ambulance service rate structure?"

Your Board submits the above for Council CONSIDERATION.

5. Pacific National Exhibition Request for Approval of Additional Capital Expenditures

The Director of Finance reports as follows:

"The Agreement between the City and the Pacific National Exhibition requires Council approval of the P.N.E. Capital Budget each year for projects to be financed from P.N.E. funds. The application of the P.N.E. for approval of an expenditure of $110,250 is submitted as follows:

'This expenditure has been approved by the Finance Committee and ratified by the Board of Directors on February 23, 1971, and covers the major cost of new entrance to the British Columbia Pavilion. Also included in this amount are additional washroom facilities and stairways from the lower level of the building to the upper exhibition area. This renovation will provide an expanded and improved area for the British Columbia Sports Hall of Fame. The Provincial Government has confirmed contribution of $100,000 to the project and the B.C. Sports Hall of Fame will be contributing an equal amount.'

The request of the P.N.E. for approval of the expenditure of $110,250, being their share of the cost of a new entrance to the B.C. Pavilion, to be financed from P.N.E. Reserve and Surplus Funds, is submitted for Council Consideration."

Your Board submits the above for the CONSIDERATION of Council.

INFORMATION

6. Parking - Portion of Former Normal School Grounds, 501 West 12th Avenue

Since 1957, City Hall parking has been provided to the amount of 210 spaces on a portion of the former Normal School grounds at 501 West 12th Avenue, which is owned by the Provincial Government. The site is being rented from the Provincial Government at $1.00 per annum and the City bore the cost of construction of the parking lot to an amount of $21,866.15.

On December 14, 1970, the Board of Administration received a letter from Mr. A. E. Webb, Deputy Minister, Department of Public Works, Victoria, in which he states:

"We have now reached a point where some re-organization is necessary as Civil Servants from other locations are asking to park on this site on a paying basis. It would appear, however, that some spaces will still be available after Provincial needs are satisfied. We will not know for awhile how many, but would be prepared to allow City of Vancouver personnel to use them on the same basis. This would be basically $4.00 per month per space for 8:00 a.m. - 6:00 p.m. occupancy.

In the meantime I must advise you that on and after March 12, 1971, this lot will be required for re-organization."

Subsequently, as a result of enquiry by the Board of Administration, Mr. Webb indicated that a worthwhile number of spaces would be available to the City of Vancouver; and further that an arrangement could be made whereby the City would lease a portion of the site from the Provincial Government at a rental which would reflect their proposed charges.

It had been hoped that information would have been available from the Provincial Government to enable a report to be submitted to Council giving the full details of the revised arrangements. However, this has not been possible.

Accordingly, your Board submits this report for INFORMATION and an indication that there will be a cost item, which is not precisely known at this time.

7. 1971 Charter Amendments

The Deputy Corporation Counsel reports as follows:

"I am advised by the Law Clerk of the Provincial Legislature that the Select Committee on Standing Orders and Private Bills is recommending our Bill on Charter Amendments with certain deletions:

(a) The sections proposing to extend the vote on money by-laws from owner-electors only to all electors have been deleted.

(b) The sections proposing to broaden the base for investment of other than sinking funds and debenture funds from securities guaranteed by the Province of British Columbia to any Province of Canada have been deleted.

. . . Cont'd.

Clause No. 7 (Cont'd.)

(c) The section proposing the add-on Hotel Tax is being deleted pursuant to the resolution of Council so requesting.

These changes involve sections 9, 10, 11, 12 and 13 of the Bill. In all other respects the Bill will be going forward unamended."

Your Board submits the foregoing report of the Deputy Corporation Counsel for the INFORMATION of Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 148-9

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 5, 1971

RECOMMENDATIONS

1. S.W. Corner Cassiar and McGill Streets
Vesting Order - Urban Renewal Project #6

The Supervisor of Property and Insurance reports as follows:

"On May 31, 1968, City Council approved the expropriation of Lots 519 and 520 H.T., which are required for Urban Renewal Project 6, the owners having refused an offer of $17,600.00 for this property. Project 6 is located adjacent to the South approaches of the Second Narrows Bridge and will provide new industrial sites.

This property comprises two vacant lots, each 66' x 132' in size. Lot 519 is zoned RS-1, One Family Dwelling District, and Lot 520 is zoned C-1, Commercial District.

Subsequently, on March 10, 1970, City Council approved an increased offer of $23,700.00, inclusive of all considerations, for this property. As the owners were claiming the sum of $44,600.00 and further negotiation failed to produce a settlement, arbitration proceedings became necessary and a Board of Arbitration was duly constituted.

Under date of June 1, 1970, the Arbitration Board awarded the owners the sum of $27,600.00 for the property, stipulating that the City pay 60% of the owners' costs. However, the acquisition of this property is not yet completed.

By letter dated February 19, 1971, the City Solicitor advises in part as follows:

'The award was dated June 1, 1970 and was delivered when the arbitrators' fees were paid. Mr. Walter W. Campbell, on behalf of his company, instructed his solicitor to take proceedings to set the award aside and they were commenced, but not proceeded with, and still remain in abeyance.

Knowing that the City wished to proceed with the consolidation and resubdivision of the properties comprised in this project, I wrote to Mr. Campbell's solicitor on June 19 and November 4 of last year and again on the 4th instant requesting that a conveyance of the lots be given to the City without prejudice to the court proceedings. I received no replies and it appears that if the City is to obtain title it will be necessary to apply to the Court for a Vesting Order.

Accordingly I would be obliged if you would arrange to obtain the necessary authorization.'

continued ..../2

Item No. 1 Cont'd.

It is noted that until the City obtains title to this property, the new plan of subdivision cannot be registered and the installation of new services in the area as well as ultimate resale will be further delayed.

RECOMMENDED that the Corporation Counsel be authorized to make an application to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Leases: 1490 West Broadway - Dick Building

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Board of Administration Report of June 19th, 1970, approved by Council, July 28th, 1970, wherein 1490 West Broadway (Dick Building) is to be retained and leased for a period of five years at market value as set by the City's Property Department.

This building at present contains a total of fifteen tenants. Eight of these tenants have expressed a desire to enter into term leases with the City for their individual premises, with the balance of the tenants continuing on a month to month rental basis.

In this connection lease negotiations were carried out with the eight tenants and in all cases they have agreed to lease terms and rent, as arranged by the Supervisor of Property and Insurance, in accordance with Council's instructions of July 28th, 1970.

RECOMMENDED that the Corporation Counsel be instructed to draw leases as follows, effective January 1st, 1971.

(1)	Lessee:	Pitman Business College Ltd.
	Leased Area:	1490 ~~Granville/Street~~, West Broadway Entire 3rd Floor, 6,000 sq.ft.
	Term:	5 years
	Rent:	$9,000.00 per annum, plus proportionate share of any tax increase over base year of 1971.
(2)	Lessee:	E. A. Ewert & Son
	Leased Area:	2516 Granville Street, 650 sq. ft.
	Term:	5 years
	Rent:	$2,600.00 per annum, plus proportionate share of any tax increase over base year of 1971.

continued ...../3

Item No. 2 Cont'd.

(3)	Lessee:	Cunningham Drug Stores Ltd.
	Leased Area:	2506 Granville Street, 1,862 sq. ft.
	Term:	5 years
	Rent:	$8,400.00 per annum. plus proportionate share of any tax increase over base year of 1971.
(4)	Lessee:	Terry Viras - Black Cat Cafe
	Leased Area:	1484 West Broadway 1,925 sq. ft.
	Term:	5 years
	Rent:	$7,440.00 per annum, plus proportionate share of any tax increase over base year of 1971.
(5)	Lessee:	Second Church of Christ, Scientist
	Leased Area:	1482 West Broadway 640 sq. ft.
	Term:	5 years
	Rent:	$2,820.00 per annum, plus proportionate share of any tax increase over base year of 1971.
(6)	Lessee:	Dr. Petra Seiferty - Dentist
	Leased Area:	Room 3, 1490 West Broadway 324 sq. ft.
	Term:	1 year
	Rent:	$1,140.00 per annum.
(7)	Lessee:	Adcom Research Limited.
	Leased Area:	Room 10, 1490 West Broadway 276 sq. ft.
	Term:	2 years
	Rent:	$900.00 per annum,plus proportionate share of any tax increase over base year of 1971.
(8)	Lessee:	Phillips A. Downs - Chartered Accountant
	Leased Area:	Rooms 14 to 16, 1490 West Broadway, 731 sq. ft.
	Term:	2 years
	Rent:	$1,980.00 per annum, plus proportionate share of any tax increase over base year of 1971."

continued . . ./4

Item No. 2 Cont'd

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. N/E corner Chester Street and 37th Avenue
N/W corner Sherbrooke Street and 37th Avenue
Establishment of City-owned Property for Highway Purposes

The Supervisor of Property and Insurance reports as follows:

"The City Engineer has requested the establishment of the following portion of City-owned lands for highway purposes:

The East 2 feet of Lot 18, Block 4, and the West 2 feet of Lot 19, Block 16, both of District Lots 668 & 670.

The establishments are requested in order to bring the lanes to the required widths. Formal resolutions covering the establishments will be forwarded to Council.

RECOMMENDED that the East 2 feet of Lot 18, Block 4, and the West 2 feet of Lot 19, Block 16, both of District Lots 668 and 670, Group One, N.W.D., Plan 1369, be established for highway purposes and the necessary motions be considered later this day."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Knight Street Widening
49th to 57th Avenues

The Supervisor of Property and Insurance reports as follows:

"Further to Board of Administration Works and Utility Matters, August 14, 1970, and Resolution of Council of August 18, 1970 approving estimates for the acquisition of lands and preliminary development work in connection with the above project, I have to report that the owners of the following properties have agreed to convey the required widening strips at the established rates per sq. ft. on terms as indicated:

(a) Lots 31 & 32, Blk. 6, D.L. 739
6925 Knight Street
Zoned RS-1 Dwelling

(1) Loss of land (E.7') 462 sq. ft. @ 1.00 - $ 462.00
(2) City Engineer to replace any damaged lawn

(b) Lots 42 & 43, Blks. 29-31, D.L. 200
7270-82 Knight Street
Zoned C-1 (Service Station)

(1) Loss of land (W.7') 462 sq. ft. @ 3.00 - $1,386.00
(2) The City to relocate the rotating sign clear of the new property line. - $ 567.00

Existing crossings to be replaced by the City Engineer.

continued ...../5

Item No. 4 cont'd

(c) Lot 1, Except the N. 7', Now Road,
Blk. 9, D.L. W½ 738
1404 East 49th Avenue
Zoned C-1 (Market)

(1) Loss of land (E.7') 735 sq. ft. @ 3.00	$2,205.00
(2) Disruption and loss of business	500.00
City to relocate sign and to make alterations to aluminum awnings, floodlights and entrance to display area - - Estimated Cost	$1,050.00
	~~$3,755.00~~

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis chargeable to Code 146/1803."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Assignment of Lease - Service Station Site
Pender-Keefer Diversion

The Supervisor of Property and Insurance reports as follows:

"Parcels 3 & 4, Sub. C, Block 14, D.L.'s 196 and 2037 were acquired by the City in 1957 for the Pender-Keefer Diversion and subsequently leased to Little China Drive In Limited for a period of 30 years, commencing June 1st, 1957. The lessees have constructed a service station on a portion of Lot 3, the remainder of Lot 3, plus Lot 4 is used for parking purposes.

Council on December 1st, 1970, adopted a recommendation of the Board of Administration, Property Matters, dated November 30th, 1970, dealing with the rental increase of the subject properties to$1,232.00 per month plus an amount equal to all taxes as if levied, effective November 1st, 1970. At the same time, Council also granted a request of Standard Oil Company of B.C. Limited for consent to a mortgage of the head lease, to protect their interests.

Standard Oil Company of British Columbia Limited, by letter dated February 16th, 1971, has advised this office that Little China Drive In Limited has now assigned to Standard Oil Company all its interests in the head lease dated July 31st, 1958, and they further request consent to this assignment.

RECOMMENDED that the request of Standard Oil Company of B.C. Limited for consent to an assignment of the head lease be approved subject to the documents being drawn to the satisfaction of the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

6. City-Owned Land - Lease
Request from Vancouver School Board

The Supervisor of Property and Insurance reports as follows:

"The Board of School Trustees of School District No. 39 (Vancouver) have requested by letter dated December 18, 1970 that their lease of the portion of property bounded by Campbell and Raymur Avenues and Venables Street; portion of Lots 1-5, Block 97 and Lots 9-12, Block 98, D.L. 181/196; and portion of Parcel 1, D.L. 2037 and unopened portion of Venables Street, be extended for a further 15-year period at a nominal rental of $1.00 per year subject to one year's cancellation if the land is required for civic purposes. In addition they have requested the site size be increased from 15,190 sq.ft. to some 39,345 sq.ft. The requested lease area now comprises the East 295' except the East 80' of the block bounded by Union St., Campbell and Raymur Avenues and the Prior-Venables Connector and includes a portion of Venables St. which the City Engineer has agreed may be used for school playground area.

This City-owned property has been leased to the School Board since November 1, 1967 and contains accommodation for approximately 60 small children in 2 small portable classrooms. The initial two-year lease was approved by Council on September 29, 1967 and a renewal of this lease for a further two years to November 1, 1971 was approved on November 18, 1969. These leases were for a nominal rental of $1.00 per annum.

The School Board advise that their request for a further extension of this lease is necessitated by the time required before the elementary school in the 'Britannia Complex' will be completed. The development is still awaiting approval by the Senior Governments.

In addition they have been petitioned by Mrs. Toni Cowlishaw, spokeswoman for the residents of the Raymur area, to provide covered play space, develop playground area for the children, install safety fencing and make improvements to the existing facilities. The School Board's estimated cost of these improvements is in excess of $5,000.00.

The future use of the City lands was referred to the Director of Planning & Civic Development for consideration. He has recommended that the lands continue to be leased to the School Board as an interim use. The School Board do not wish to buy the land because of the unsuitable location for school purposes.

If these lands were available for lease on the open market, the estimated market rental would be $8,145.00 per annum based upon a 9% return on the capital value of the land. It is noted that the Provincial Government would not share in any rental arrangement.

If Council accedes to the lease as requested by the School Board this would fetter a total of approximately 2½ acres of apartment land (R.M.3) for 15 years subject to a one-year cancellation only if the land is required for civic purposes.

It is anticipated that two years will provide sufficient time for approval and implementation of the 'Britannia

continued . . . /7

Item No. 6 cont'd

Complex' and construction of the new school and that 'Strathcona Rehabilitation' will be advanced to the stage which will permit the sale of the City lands.

In view of the foregoing, Council may wish to give consideration to:

1. A term lease on the basis of fair market rental.
2. Granting a maximum 2-year lease on either a nominal basis or fair market rental.

The School Board being informed that no further lease extension be granted on these lands subsequent to any current extension."

Your Board submits the foregoing report to Council for CONSIDERATION.

RECOMMENDATIONS

7. Sales: Residential
Champlain Heights

RECOMMENDED that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 1, Blks. 1 & 8, D.L. N½ 339
S/S 48th Ave., between Tyne & Boundary

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
York Construction Ltd.	1	45' x 157'	$13,000.00	City Terms @ 9%	
		Re: Lot 12, D.L. 339, Plan #13659 S/S 49th between Tyne & Boundary			
Leon Samuel Bogner	12	42.5' / 38.25' x 120'	$12,500.00	Cash	This lot subject to a bulkhead agreement 1' plus above lane.

8. Sales: Residential

RECOMMENDED that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

continued . . . / 8

Item No. 8 cont'd

Re: Lot 7, Except W.7', Blks 60, 63, 64 & 67, D.L. 37
S.E. Corner Archimedes & Joyce Sts.

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Wakefield Realty Ltd.	7	36' x 113'	$9,565.00	City Terms @ 9%	Bulkhead 3' below Joyce St. Plumbing installations not permitted below level of Archimedes St.

Re: Lots 1 & 14, Sub A, W½ Blk. 28, D.L.'s 391 & 392
S.E Corner King Edward Ave. & Windsor St.

Wakefield Realty Ltd.	1	40' x 105.5'	$12,465.00	City Terms @ 9%	
Wakefield Realty Ltd.	14	40' x 105.5'	$12,365.00	City Terms @ 9%	

Re: Lot 'K', Portion of Lots 136, 137, Blks. 10 to 13 & 22 to 25, D.L.'s 391 & 392, Plan #3201 Amd.
S/S 25th Ave. between St. George & Fraser Sts.

Wakefield Realty Ltd.	'K'	49.97' x 169.45'	$12,765.00	City Terms @ 9%	This lot subject to a bulkhead agreement, site above lane - 2'.

Re: Lots 33 & 34, D.L.'s 662 & 729, Plan #13271
W/S Ross St. between Waverley St. & 48th Ave.

Jacob Janzen	33	Irregular	$12,850.00	City Terms @ 9%	This lot known to contain peat and no guarantee given to soil stability.
Ellen Wenzel	34	Irregular	$13,051.00	City Terms @ 9%	This lot known to contain peat and no guarantee given to soil stability. Easement irregular as shown on Plan 4123.

continued . . . / 9

Item No. 8 cont'd

Re: Lots 97 & 98, D.L. 662, Plan 13271
E/S Elgin St. south of 47th Avenue

NAME	LOT	APPROX.SIZE	SALE PRICE	TERMS	CONDITIONS
Harry Norman Outtrim	97	Irregular	$14,710.00	City Terms @ 9%	This lot known to contain peat and no guarantee given to soil stability.
Wenzel Enterprises	98	45' x 150.45' / 46.79' 142.67'	$12,615.00	City Terms @ 9%	Easements as shown on Plan # LF4138. This lot known to contain peat and no guarantee given to soil stability.

9. 312 Main Street
Lease Extension

The Supervisor of Property and Insurance reports as follows:

"Part of the basement area of the Public Safety Building, 312 Main Street, is leased for coffee shop purposes. The current 5-year lease expired on September 31st, 1970, and has continued on a month-to-month basis, at the request of the Board of Police Commissioners, pending a study of space requirements in the building. The study has now been completed, and the Board of Police Commissioners advises that they have no objection to the extension of the current lease for a further 2-year period, terminating on December 31st, 1972.

RECOMMENDED that the current lease be renewed to Greta Augusta Avefjall, to operate the coffee shop, situated in the Public Safety Building, 312 Main Street, for the period commencing March 1st, 1971 to December 31st, 1972, at a rental of $100.00 per month, subject to the same terms and conditions as contained in the current lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * * * * *

FOR ADOPTION SEE PAGE(S) 149-151

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 25, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, February 25, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

CLERK: M. James

Adoption of Minutes

The minutes of the meeting held on February 4, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Vancouver Urban Renewal Study - 1970

On January 26, 1971, the Director of Planning submitted to Council the Vancouver Urban Renewal Study - 1970 Report which contains proposals for urban renewal in the City of Vancouver for the period 1971 to 1975. At that meeting of Council the Report was referred to the Standing Committee on Planning and Development for detailed review.

Copies of the report were also sent to the Provincial Government, Central Mortgage and Housing Corporation, the School Board and the Park Board as a result of the instructions of Council of January 26, 1971.

To assist the Committee in its review of the detailed report, the Director of Planning gave a report reference to your Committee on the major features of the report and of the proposals it contained.

The Director of Planning reviewed for the Committee the methodology used in developing the report so that the rate and distribution of development and renewal in the City could be determined to show deficiencies in development and renewal if they were to be found. From this information the report proposes techniques and policies to provide Council with the ability to handle deficiencies and the correction of the deficiencies in the development and renewal of the City.

Clause 1 Continued

The Director of Planning advised that this report was the result of a cooperative effort between the City of Vancouver and the two senior levels of government to continue the assessment of urban renewal in the City in the light of conditions presently found, so that the previous study made in 1957 and upon which Council's renewal policies had been determined could be updated and new policies devised.

The report recommends in view of the four principle public policy objectives as follows:-

"(a) to restore the economic health of the city (by improving the tax base increasing investment, sales, and land values).

(b) to reduce social costs (by reducing delinquency, crime, desertion, dependancy and other social pathologies).

(c) to improve welfare (by improving housing conditions).

(d) to improve amenity (by removing disagreeable elements in the environment, by rehabilitating the visual setting, by improving community facilities). "

The report recommends to achieve these objectives as follows:-

" 6. What Programs are Recommended?

Under the first objective of welfare, the recommended program is:

(1) Improve Housing Conditions

Such housing improvements may become a function of the Greater Vancouver Regional District, in whole or in part.

Five sub-objectives are suggested with an indication of the amount that should be achieved in the next 5 years.

/continued ...

Clause 1 Continued

These are:

	Sub-Objective	Target	Cost Estimate
(a)	Initiate Public Housing Projects[1]	1,750 units	$22,250,000
(b)	Aid and assist non-profit and low rental housing projects	625 units	$ 6,750,000
(c)	Initiate experimental housing in Vancouver under the innovative housing programs.	700 units	$ 5,000,000
(d)	Initiate experimental home ownership for low income families	Pilot Projects	to be worked out
(e)	Initiate assistance to rehabilitation of older run down housing[2]	1,250 units	$6,250,000

(1)If sites can be found.
(2)If the process is found to be practicable after the 'Strathcona Rehabilitation Study'.

Under the second objective of amenity the recommended policy is to provide more agreeable surroundings by upgrading and improving the physical surroundings, community facilities and services.

A further five programs are suggested:

(2) Improve Community Facilities
(3) Improve Utilities
(4) Improve Streets
(5) Improve Land Uses
(6) Remove Blighting Influences and Improve Area Layout.

7. How Should These Programs be Implemented?

The most critical recommendation of this study concerns the PROCESS for implementation. The process should in itself assure that the programs will be efficient, effective and responsive to the City's and citizens' real needs. Citizens should, therefore, be included in the process rather than observe it as bystanders.

/continued ...

Clause 1 Continued

In summary, the process involves three aspects:

(1) The preparation of a Community Improvement and Development Program for each local area of the city. This program should be for not more than a 10 year time horizon, with 5 year capital and operating budgets that are reviewed annually.

(2) The introduction of measures in the City's capital and operating budget procedures (insofar as is practical) to allow performance to be measured both with respect to the area improvements as well as program objectives.

(3) Meaningful citizen participation which will provide an effective input during the formulation of policies and proposals.[1]

8. What is Meant by a Community Improvement and Development Program?

The 'improvement' part of the program is intended to cover all those matters that come under the jurisdiction of the City Planning Department and the other departments represented on the Technical Planning Board concerned primarily with housing, services to property and the physical aspects of the city.

The 'development' part of the program is intended to cover all those matters that come under the jurisdiction of the Social Planning/Community Development Department and the Joint Technical Committee concerned primarily with services to people.

The preparation of Community Improvement and Development Programs is, therefore, intended to fit into the existing framework of city government.

The process of citizen participation is intended to make the programs more responsive to local preferences.

(1) Citizen participation was defined as "...the act of sharing in the formulation of policies and proposals" by a study titled "People and Planning", Report of the Committee on Public Participation in Planning, London, 1969.

Clause 1 Continued

9. What are the Financial Implications of these Programs?

It is assumed that the capital cost of the housing programs will be financed on the present cost sharing basis with all of the funds coming from the Federal and Provincial Governments.(2)

On the other hand, it is assumed that the City will, with the assistance of the senior governments through Urban renewal contributions, finance the cost of maintenance and improving the physical environment (community services and facilities) as these are identified in the Community Improvement and Development Programs. The 1971-75 City Capital Program is primarily directed towards such works, and the assistance of the senior governments will be needed to overcome obsolescence from the past, detrimental to the upgrading of these areas.

The following summary shows the estimated dimensions of the program for the five year period 1971-75.

The table below excludes school construction and other private capital expenditures which will occur in the next five years. This table includes the cost of facilities related to the 'Development' programs. However, it does not cover 'Operating' programs during the same period.

(2) The City will continue to provide financial assistance for the operation of these housing programs and receive full municipal taxes on the land and buildings as at present.

/continued ...

	Renewal and Housing Elements in C.I.D. Programs	Other City Capital Works which may form part of C.I.D. Programs	Total
1. City's Capital Program[1]	$ 4,500,000[2]	$ 60,610,000	$ 65,110,000
2. Property Owner's Share of Local Improvements		12,931,000	12,931,000
3. Estimated Senior Government Contributions (75%) to Implementation of Programs in progress[3]			
(a) Strathcona	3,000,000		3,000,000
(b) Britannia	1,500,000		1,500,000
4. Estimated Senior Government Contribution (75%) to C.I.D. Programs as Outlined in this Study. [4]	9,000,000		9,000,000
5. Housing Program (Senior Governments)	40,250,000		40,250,000
Total Capital Spending	58,250,000	73,541,000	131,791,000

(1) Includes 'carry overs' from previous plebiscites amounting to $8,300,000.

(2) Balance of City funds allocated for net cost of Urban Renewal Programs.

(3) Approximate allowances for senior government share of Strathcona and Britannia as detailed programs not available.

(4) Estimated at 3 times the remaining City Urban Renewal Funds ($3,000,000) after providing for city's share of Strathcona and Britannia.

Clause 1 Continued

The Committee members noted that this report of the Director of Planning had not been reviewed by the Technical Planning Board or other outside boards and, therefore, the Committee

RECOMMENDS that the Board of Administration and the Technical Planning Board review and report back on Vancouver Urban Renewal Study - 1970 to this Committee, with special reference in their report to the following three points:-

(a) methods of accelerating the development of public housing and limited dividend housing;

(b) new and/or alternate strategies for enhancing commercial districts;

(c) further detailed information on community improvement and development programing.

2. Public Housing -
Per Unit Price of Land

With the Committee's permission, a question was raised on the matter of the Provincial Government's regulation determining the upper price limit per unit for land for public housing. The Committee was advised that the Provincial Government upper limit is $2,200 to $2,400. This limit can only be met in the city by allowing more units on the land, thereby increasing the density of development, or by building units with smaller square footage. A third alternative would be for a city subsidy to the price of land.

As this matter of price per unit was of interest in the development of public housing and other forms of supported housing, your Committee

RECOMMENDS that the matter of the upper limit of price per unit for land be discussed with the Honourable Robert Andras and the Honourable Dan Campbell when the Ministers meet with Vancouver City Council re the matter of Strathcona rehabilitation.

The meeting then adjourned.

* * * * *

FOR ADOPTION SEE PAGE(S) 156

MINUTES MARCH 1, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, on Monday, March 1st, 1971, at approximately 3:30 p.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Inspector Cotter, City Police Department
Mr. R.C. Boyes, Ass't. City Engineer
Mr. A.W. Cliffe, City Prosecutor's Office

ALSO PRESENT: Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held January 25th, 1971, were adopted.

1. Traffic Improvements to Assist Transit on Hastings St.

In a communication dated February 4, 1971, Mr. Robert Kennedy of 5110 Venables Street, Burnaby, made various suggestions for assisting transit service during the rush hours on Hastings Street, from the downtown area to the Kootenay Loop.

The City Engineer in a report dated February 18, 1971 reported on the four points as follows:

"1. Delay at Granville and Hastings

The recent Transit Operations Study undertaken by the City and B.C. Hydro indicated that delay to buses was occurring at this intersection. The study made several recommendations, subsequently adopted by City Council, which are expected to relieve this situation. The five-lane arrangement on Hastings Street which will be implemented shortly, will provide additional capacity for Eastbound traffic, and consequently less delay at this intersection. Modifications have been made to the signal timings at Granville and Hastings, so as to reduce the interference by pedestrians in the East crosswalk to right turning vehicles, including buses. In addition, alterations will be made in the bus stop arrangements so as to reduce the delay experienced by buses in entering and leaving the stops.

2. Pedestrian Underpass Across Hastings to P.N.E. Grounds

With the exception of the two week period of the annual exhibition, heavy pedestrian crossings of Hastings Street at Renfrew and at Cassiar do not coincide with rush hour traffic. A conflict with pedestrians does occur in the evening during events on the Exhibition Grounds, and this matter is included in the current study of Traffic and Parking Problems at the P.N.E.

3. Rush Hour Left-Turn Prohibitions Off Hastings St. between Granville Street and Main Street

The only intersection where left turns are now permitted in the P.M. peak period in this eight block section of Hastings St. is at Columbia Street, where the Hastings Street roadway is wide enough to provide two lanes past left turning vehicles.

cont'd. . . .

Clause 1 continued

When the unbalanced lane arrangement is implemented on Hastings Street, providing a third Eastbound lane from Granville to Carrall, we will review the need for a left turn prohibition at Columbia Street.

4. Rush Hour Parking Prohibition on Hastings Street in Burnaby

There are now two lanes available for Eastbound traffic on Hastings Street from Boundary Road East to Willingdon at all times. Engineering Department officials in Burnaby advise that improvements were undertaken last Fall, which when completed this Spring, will provide sufficient pavement width for three lanes. They will be reviewing the need for a parking prohibition on the South side of Hastings during rush hours this Spring."

Mr. Boyes reviewed this report for the information of the Commission, and advised that the improvements proposed in the report "Existing Transit Operations Downtown Vancouver 1970" should assist in relieving the problems raised in Mr. Kennedy's letter.

After due consideration, it was

RECOMMENDED that the report of the City Engineer dated February 18th, 1971 be received and that a copy of this report be forwarded to Mr. Kennedy.

2. Suggested Changes to Street & Traffic By-law

In a communication dated February 1, 1971, Mr. R.W. Long, submitted several suggestions which, in his opinion, would considerably speed up traffic movements in the City.

The City Engineer under date of February 18th, 1971 reported as follows:

"Suggestion No. 1

Raise Speed Limits on Some Major Arterial Streets to 40 M.P.H. and Reduce West End Streets to a 25 M.P.H. Limit

The matter of speed zoning has been considered on several occasions, and it is agreed that the principle which has prevailed over the years of a 30 m.p.h. speed limit on both local and arterial streets is not the most desirable arrangement, since driving conditions are significantly different on residential streets from those on arterial streets, where the through routing is maintained and protected by stop signs and signals.

However, it is not practical to implement an arrangement wherein separate speed limits are imposed on a City-wide basis, since difficulties would be experienced in distinguishing between arterial and residential streets from both the motorists' and enforcement standpoint.

There are problems associated with applying structured speed limits to special situations alone (apart from the Bridges and the Park Causeway) since extensive signing would be required, the confusion and enforcement difficulties would prevail, and the resulting 'spot speed zoning' would not be of real help in the total City situation.

cont'd . . .

Clause 2 continued

In the matter of reducing speed limits on certain streets in the West End, observations show that speeds generally are now under 25 m.p.h. and it is questionable whether a 25 m.p.h. posted limit would bring about any change. In addition, some of the difficulties noted above also apply, i.e. signing costs, confusion with varying regulations, enforcement.

Suggestion No. 2

Revert Traffic Control Signals at Major Intersections to Flashing Operation Between 1:30 and 6:00 A.M.

The practice of flashing traffic signals, during the early morning hours, was discontinued in the City many years ago when it was brought to our attention by the Police Department that there was an alarmingly disproportionate number of serious mishaps occurring in this period, apparently due to the lack of specific signal indications.

All signals have since been in full operation on a 24-hour basis. Considering the number of arterial streets which are treated with a signal progression, any delay experienced with the present 24-hour operation is felt to be minimal.

Suggestion No. 3 and 4

Designate Nicola and Broughton Streets as Through Streets and Eliminate Parking on Nicola, Broughton and Bute Streets

As your Commission is aware, the matter of parking, widening and general street improvements in the West End is presently being considered by the Standing Committee of Council on Planning and Development. The West End is currently served by a system of arterial streets and to restrict parking on additional streets in order to facilitate through traffic detracts from their residential function. Furthermore, the classification of some of these streets cannot be finalized until the First Narrows Crossing situation is clarified."

The City Engineer concluded with the following recommendations:

a) The speed restrictions on arterial and West End streets not be altered.

b) Nicola or Broughton Streets not be made "through" streets.

c) Parking not be eliminated on Nicola, Broughton or Bute Streets at this time.

Mr. Boyes reviewed this report, and discussion followed, particularly with respect to Suggestion No. 1 i.e. Raise the Speed Limits on Some Major Arterial Street to 40 m.p.h. and Reduce West End Streets to a 25 m.p.h. Limit. It was the opinion of the Commission that it would be beneficial to Mr. Long if the Assistant City Engineer, Traffic and Transportation Division would elaborate more fully on the difficulties involved in changing these speed limits.

cont'd . . .

Clause 2 continued

It was

RECOMMENDED that the report of the City Engineer dated February 18, 1971 be adopted, and that the Assistant City Engineer, Traffic and Transportation Division, reply to Mr. Long's letter of February 1, 1971.

3. Exclusive Transit Lanes

In October 1968, the Commission approved a request from the B.C. Hydro and Power Authority that an "exclusive transit lane" be implemented on Seymour Street from Hastings Street to Cordova Street and on Cordova Street from Seymour Street to Richards Street. In a report dated February 18, 1971, the City Engineer advised that this curb lane usage has not worked well at these two locations, as it requires constant police attention to be effective, and the Police Department do not have the manpower to supervise this arrangement on a continuing full time basis.

In the report "Existing Transit Operations Downtown Vancouver 1970" it was concluded that the contributing factors to the ineffective exclusive transit lane arrangement are the short block lengths, and the heavy vehicle turning movements at adjacent intersections which take place in the curb lanes. Accordingly, a combination of bus zone locations and controlled right turns was recommended as an alternative. Since the recommendations of this report will be implemented as soon as possible, the City Engineer recommended that the "exclusive transit lane" on Seymour Street from Hastings Street to Cordova Street and on Cordova Street from Seymour Street to Richards Street be cancelled.

It was

RECOMMENDED that the report of the City Engineer, dated February 18, 1971 respecting "exclusive transit lanes" be adopted.

4. Request for Reduced Speed Zone on Nanaimo St. from 41st Ave. to 45th Ave.

Mrs. Marjorie Arthur, Secretary of the Orchard Park Residents Association, requested a 20 m.p.h. zone to protect the children in the Orchard Park residential complex, from "speeding" motorists.

The City Engineer in a report dated February 18th, advised of the present practice to provide 20 m.p.h. Playground Zones on residential streets abutting developed City park land. It is considered desirable to reserve the installation of Playground Speed Zoning for recognized parks where the largest concentration of children with the least supervision is found.

Accident records show that on September 28, 1970, a twelve year old child ran out from between parked cars and was injured by a car on Nanaimo Street, between 41st and 45th Avenues. No record of other pedestrian accidents mentioned by Mrs. Arthur was found, therefore there is not a pattern or frequency of accidents that might be correctable by speed restrictions. The rush hour volumes on Nanaimo Street in this area are not significantly higher than on many residential streets. The observations taken by the Police Department do not indicate a speed problem on the blocks in question.

cont'd . . .

Clause 4 continued

The City Engineer recommended:

a) A 20 m.p.h. Playground Speed Zone not be installed as requested.

b) The matter of speeds be referred to the Police for their attention.

Mr. Boyes reviewed this report, and as there is a small community centre in the locality it was suggested that possibly some type of playground signing might be warranted.

Inspector Cotter advised that recent radar checks taken in this area did not indicate excessive speed.

After due consideration, it was

RECOMMENDED that the report of the City Engineer dated February 18, 1971 be adopted, subject to the Engineering Department reviewing the area to determine whether or not playground warning signs are warranted.

5. Report on Student Parking: Langara Campus

Alderman Linnell advised that the Special Committee appointed by Council had met with representatives of the Vancouver City College Council, and at this afternoon's meeting, it had been agreed to recommend to the Vancouver City Council that the maintenance costs of the Langara Campus Parking area, estimated to be $8,604.00, together with the long term capital maintenance items be shared by the Vancouver School Board and the City on a 50/50 basis.

She further advised that an attempt is being made to have the supervision of the parking lot provided by persons receiving Social Assistance under the "Opportunities Program". Alderman Linnell stated that Mr. Boyes would be preparing a report on this matter for submission to Council on Tuesday, March 9th.

It was

RECOMMENDED that the Chairman's oral report on Student Parking, Langara Campus be received.

The meeting adjourned at approximately 4:00 p.m.

FOR ADOPTION SEE PAGE(S) 157-8

CITY OF VANCOUVER

SPECIAL COUNCIL March 11, 1971

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 11, 1971, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Calder
His Worship the Mayor (Civic Business)

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative and by Petition

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Alderman Adams in the Chair.

- CARRIED

COURT OF REVISION

Street and Lane Pavements on the Initiative - Schedule No. 401

The Court received from the Assessment Commissioner Schedule No. 401 listing street and lane pavements on the initiative. Six (6) projects are involved. The Assessment Commissioner advised that there were insufficient objections to defeat any of the projects. No delegations were present to speak against the projects.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Schedule No. 401 as submitted by the Assessment Commissioner be approved.

- CARRIED

Pavement, Curbs, and Lane Pavements by Petition - Schedule No. 402

The Court received from the Assessment Commissioner Schedule No. 402 listing 83 projects and improvements by petition. The Assessment Commissioner advised that the projects had been requested by the majority of the assessed owners affected by means of sufficiently signed petitions. No delegations appeared.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Schedule No. 402 as submitted by the Assessment Commissioner be approved.

- CARRIED

Pavement, Curbs, and Concrete Sidewalks
by Petition - Schedule No. 403

The Court received from the Assessment Commissioner Schedule No. 403 listing three (3) improvement projects by petition. The Assessment Commissioner advised that the projects had been requested by the majority of the assessed owners affected by means of sufficiently signed petitions. No delegations appeared.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Schedule No. 403 as submitted by the Assessment Commissioner be approved.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedule Nos. 401 - 403

The Council noted a letter with respect to Project No. 3, Schedule No. 401 from Mr. Doutaz objecting to the degree of the proposed improvement to Ruby Street.

The Council considered a report of the Board of Administration dated February 26, 1971, dealing with the various projects approved by the Court of Revision this day and containing the following recommendations:

1. That the 'Initiative' project, Schedule 401, Item 1, (Cambie Street) be undertaken.

2. That the 'Initiative' projects, Schedule 401, Items 2 to 6, be undertaken subject to Council's approval of the 1971 Capital Budget.

3. That the 'Petition' projects in Schedule 402, Items 1 to 83, and Schedule 403, Item 3, be undertaken subject to Council's approval of the 1971 Capital Budget.

4. That the 'Petition' projects in Schedule 403, Items 1 and 2, (Champlain Heights) be undertaken.

5. That the Engineer be authorized to call tenders for the approved paving and curb and gutter projects after Council's approval of the 1971 Capital Budget.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the foregoing report of the Board of Administration dated February 26, 1971 be approved.

- CARRIED

The Council then adjourned at 9:40 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 203

203

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 16, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 9, 1971, be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting (Court of Revision), dated March 11, 1971, be adopted, after including after Alderman Calder's name in those recorded as absent, that the Alderman was on Civic Business.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. S/W corner Cassiar and McGill Street: Vesting Order (Mr. Campbell)

Further consideration was given to the Board of Administration report (Property matters), dated March 5, 1971, regarding a Vesting Order in respect of property at the S/W corner of Cassiar and McGill Streets. On March 9th, the Council instructed a letter be forwarded to the solicitor for the owners, with copy to the owners, furnishing a copy of this Board of Administration report with the advice that after one week the City will be applying for a Vesting Order.

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Property matters), dated March 5, 1971, be adopted.

- CARRIED

UNFINISHED BUSINESS (cont'd)

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Lease of Parking Site:
N/E corner Dunsmuir and Richards Streets

(b) Rental Increases:
Wall and Redekop

(c) Vancouver-Fraser Park District:
1971 Provisional Budget

COMMUNICATIONS OR PETITIONS

1. Vancouver Centennial Project

A communication was noted from the General Chairman of the B.C. Centennial '71 Committee to the effect that the Vancouver Centennial Commemorative Project has been approved by such Committee and the Secretary of State.

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

2. Development Permit Application:
6604 Victoria Drive - Delegation Request

MOVED by Ald. Bird,
THAT Mr. H. Haggstrom be given the opportunity of appearing before Council later this day in connection with a development permit application re a proposed development at 6604 Victoria Drive, in respect of use of a building for a massage and physiotherapy school.

- CARRIED

3. Centennial Celebrations

His Worship the Mayor, under date of March 16, 1971, submitted the following communication:

"I have tried unsuccessfully to obtain funds from the Federal and the Provincial Governments re Centennial celebrations but have been unable to get a commitment.

In view of the fact that unless the City of Vancouver provides some monies there will be no celebrations within the city during what is probably our most important Centennial,

I would therefore recommend to Council that a Centennial celebration fund be established from the appropriate municipal source in the amount of 20¢ per capita. In view of the circumstances I would ask Council for an early decision.

These funds would of course be administered by our own Centennial Committee."

MOVED by Ald. Sweeney,
THAT the recommendation of the Mayor be approved in principle subject to a budget being submitted to Council by the Centennial Special Committee, for approval, and particularly the approval of each major item therein.

- CARRIED

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Centennial Celebrations (cont'd)

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	Alderman Calder
Alderman Sweeney	Alderman Hardwick
Alderman Wilson	Alderman Rankin
Alderman Bird	
His Worship the Mayor	
Alderman Broome	
Alderman Adams	

The motion was declared carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 12, 1971

Works and Utility Matters

Retention of Vehicular Driveway:
7250 Oak Street - Salvation Army (Clause 5)

It was agreed to defer consideration of this clause pending the hearing of delegations per requests received.

Street Closure and Mini-Park:
Collingwood Street between 6th and 7th Avenues
(Adventure Playground Committee)
(Clause 6)

MOVED by Ald. Wilson,
THAT, pursuant to request received from the Adventure Playground Committee, P.T.A., Bayview Elementary School, approval be given to the closing of Collingwood Street between 6th and 7th Avenues for a mini-park during the period May 16 to 23, 1971, subject to the following conditions and in accordance with report of the City Engineer and the Director of Planning and Civic Development:

(a) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the establishment of a mini-park.

(b) Suitable signs and barricades be erected on Collingwood Street at 6th Avenue and at 7th Avenue, and at the Lane South of 6th Avenue, and that the costs of these items be borne by the applicant.

(c) The street and mini-park be kept in a clean and tidy condition throughout the closure and that the street be returned to its original condition after the mini-park is removed.

(d) Written consent to the closure be obtained by the applicant from the abutting property owners.

(e) Arrangements are made for access of the garbage collection vehicle on garbage collection day.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), dated March 12, 1971, be adopted.

- CARRIED

Building and Planning Matters

Retail Store: 1st Avenue and Rupert Street
(Cedarhurst Properties Ltd.)
(Clause 2)

The Board of Administration submitted a report of the Director of Planning and Civic Development in the matter of a request from Cedarhurst Properties Ltd., for permission to expand an existing restaurant into an adjacent vacant rental space at 1st Avenue and Rupert Street, the site being presently zoned CD-1, Comprehensive Development District.

It is advised the City Council, in May, 1968 after a Public Hearing, rezoned the site to CD-1 to provide for a local shopping centre for local retail convenience type uses. An historic review of applications by the restaurant to expand is set out in the report, pointing out that in October, 1970, the Technical Planning Board refused an application to increase the restaurant size in order to occupy three of the six rental units.

MOVED by Ald. Broome,
THAT this clause of the report of the Board of Administration (Building and Planning matters), dated March 12, 1971, be referred back to the Director of Planning and Civic Development for further report.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 3 to 6 inclusive of the report of the Board of Administration (Building and Planning matters), dated March 12, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Tender: One Only Light Panel Truck (Clause 2)

The Board of Administration submitted a report of the City Engineer, Fire Chief and Purchasing Agent as a result of tenders received for the supply of one light panel truck. Provision was made for prices on a conventional style panel and a cab forward style panel. The lowest bid, however, was for a cab forward panel The Fire Chief does not recommend this unit since the required vehicles are subject to a high risk of accidents and it is not considered the cab forward panel offers a sufficient safety feature while responding under emergency conditions. The officials, therefore, recommend acceptance of the bid offered by International Harvester for the supply of one International Model 1210 Conventional Panel Truck at a total cost of $4,397.00 plus 5% Provincial Sales Tax.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tender: Light Panel Truck (cont'd)

MOVED by Ald. Bird,
THAT the tender from International Harvester for the supply of this panel truck be approved, on the basis of the recommendation of the officials, and subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Balance of Fire and Traffic Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Fire and Traffic matters), dated March 12, 1971, Clause 1 be adopted and Clause 3 received for information.

- CARRIED

Finance Matters

The Council commenced consideration of the report of the Board of Administration (Finance matters), dated March 12, 1971.

(see pages 11 and 12 for action)

The Council (in Committee) recessed at approximately 10:45 A.M. following which the Council (in Committee) reconvened at an 'In Camera' meeting in the Mayor's office after which the Council (in Committee) reconvened in open session in the Council Chamber at 11:30 A.M., with the same personnel present.

COMMUNICATIONS OR PETITIONS (cont'd)

Four Seasons Hotel Development:
Coal Harbour Area

Alderman Adams advised of a telegram from the Minister of Transport regarding the proposed Four Seasons Hotel Development in the Coal Harbour area and requested it be read at this time. The Council agreed. The telegram from the Minister of Transport reads as follows:

> "Advice received from the Vancouver Parks Board and other reports contend that Vancouver City Council will hold a meeting or meetings to discuss the Four Seasons/Harbour Park project with the Parks Board and other interested parties including representatives of the public at large.
>
> It is said that discussions will lead to City Council taking action to rescind the authority that would permit Four Seasons/Harbour Park to proceed.
>
> I will be obliged if you would advise me soonest whether or not and when the meeting or meetings aforesaid will take place and whether or not City Council is going to approve the rescinding."

MOVED by Ald. Adams,
THAT a wire be forwarded to the Minister of Transport in reply to read as follows:

> "REURTEL of March 16 Council's reply is that the Vancouver Park Board does not make decisions for City Council. The City Council has no plans to hold public hearings on this subject nor is any consideration being given to rescinding any previous decisions on this development. The rezoning has been approved by City Council for the complex as proposed. A meeting is scheduled with the Park Board and interested parties but it is not a public hearing for rezoning purposes. Full documentation on this Harbour Park/Four Seasons matter will follow in the mail." - CARRIED

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Four Seasons Hotel Development:
Coal Harbour Area (cont'd)

MOVED by Ald. Calder, in Amendment,
THAT the City Council reply to the Minister's wire to the effect that at this time the City Council is only aware of a public meeting to be held in the near future on the Four Seasons/ Harbour Park property with the Park Board and other interested parties. Documentation since 1963 on the property involved will be forwarded tonight for your information.

- LOST

A recorded vote was requested on the Amendment by Alderman Calder. The record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Rankin	Alderman Adams
Alderman Hardwick	Alderman Broome
Alderman Calder	Alderman Sweeney
Alderman Phillips	Alderman Wilson
	Alderman Bird
	His Worship the Mayor

The amendment was declared lost.

A recorded vote was requested on the main motion by Alderman Adams. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Phillips
Alderman Wilson	Alderman Calder
Alderman Bird	Alderman Hardwick
His Worship the Mayor	Alderman Rankin
Alderman Broome	
Alderman Adams	

The motion was declared carried.

During consideration of the immediately foregoing matter, it was,

MOVED by Ald. Rankin,
THAT Mrs. M. Pigott be permitted to speak to Council on this matter.

- LOST

(Alderman Rankin is recorded as voting for the motion)

The Council recessed at approximately 12:00 noon, to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in open session in the Council Chamber at 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (on Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Lease of Parking Site:
N/E corner Dunsmuir and Richards Streets

The Board of Administration, under date of February 19, 1971, submitted a report of the Supervisor of Property and Insurance in respect of tenders received for the operation of a parking site at the N/E corner of Dunsmuir and Richards Streets. Details are set out in this report of the bids received from Metro Parking Limited, Imperial Parking Limited and the Downtown Parking Corporation Limited. The bid of Metro Parking Limited is recommended.

The Council received delegations as follows:

Downtown Business Association (brief filed dated March 12)
Downtown Parking Corporation (brief filed dated March 11)
Metro Parking Limited

After due consideration it was,

MOVED by Ald. Calder,
THAT Clause 7 of the Board of Administration report (Property matters), dated February 19, 1971, recommending acceptance of the bid of Metro Parking Limited, be adopted.

- CARRIED

3. Rental Increases:
Wall and Redekop

The Council received representations from the Vancouver Tenants Council, on behalf of that Council and tenants of various apartments operated by Wall and Redekop Limited. The complaint was lodged against the amount of rental increases to take effect in the near future. In this regard a brief was filed under date of March 16, 1971.

(see pages 18 and 19 for action)

4. 1971 Provisional Budget:
Vancouver-Fraser Park District

A representative of the Save Our Parkland Association appeared before the Council and filed a brief dated March 16, 1971, requesting the Council increase its financial participation in the Vancouver-Fraser Park District.

The Council, on January 12, 1971, instructed its delegates to the District to approve a mill rate for the 1971 budget to not more than .35 mills.

After due consideration, it was,

MOVED by Ald. Adams,
THAT the submission of the Save Our Parkland Association be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Development Permit Application:
6604 Victoria Drive

Mr. H. Haggstrom requested a hearing before the Council and it was granted for today, in connection with a development permit application to operate a massage and physiotherapy school at 6604 Victoria Drive. However, a communication from his solicitors, Campney & Murphy, requested Mr. Haggstrom be permitted to withdraw his request to appear, without prejudice, to have the matter more thoroughly investigated.

Permission to withdraw was granted.

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

B. (i) Centennial Project: Archives and Extension to Centennial Museum

The Board of Administration, under date of March 10, 1971, submitted a report from the Director of Planning and Civic Development in respect of the Centennial Project re Archives and Extension to the Centennial Museum. Details of action taken since the Council resolution of February 2, 1971, authorizing action in this regard, are set out in this report, which is quoted as follows:

"On February 2nd, 1971, City Council, amongst other things, resolved:

'THAT the City of Vancouver make application immediately for a Centennial grant to provide for the housing of Archives, extension to the Centennial Museum and space for a Civic Display Area; the project to be developed in that sequence and to be carried out to the extent that funds are available.'

'THAT the Architect be instructed to prepare sketch plans, cost estimates and a construction programme at the earliest possible date for approval by Vancouver City Council.'

In pursuance of the foregoing resolutions, an Officials Committee, under the Chairmanship of Mr. H.W. Pickstone, Assistant Director, Civic Development, has held several meetings involving the City Clerk, Acting Director of Museums, Building Inspector and the Architects, in connection with the design of the Archives Building and the added Museum facilities. Messrs. Pickstone, Thompson and Leithead visited Victoria and spent most of a day with the Provincial Archivist, Mr. Willard Ireland, in a full discussion and an examination of the Provincial Archives.

The City Clerk in consultation with the Provincial Archivist has calculated the space requirements and functional relationships for the Archives. The Acting Director of Museums in consultation with his staff has calculated the minimum space requirements for the extension to the Centennial Museum, principally storage to make possible the demolition of Building 14.

The two Departments have organized their space requirements in such a way that certain facilities such as staff library, lunch room and photographic facilities can be shared and in some cases the actual operation pooled. This will result in some capital saving and also in continuing saving in operating costs. A civic display area and a meeting room to seat 100 people were also included.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Centennial Project: Archives and Extension to Centennial Museum (cont'd)

Preliminary sketch plans based on these requirements and functional relationships were prepared by the Architect and the cost of the building to provide these facilities was estimated in a preliminary way. This estimate indicated that all these facilities could not be provided within the Centennial funds available.

The Council resolution notes that the work is to be carried out within the funds available and that the order of priority is:

(a) the Archives
(b) the extension to the Centennial Museum
(c) the civic display area

The money available within the terms of the Centennial grant is $1,144,000 which can include fees, fixtures and landscaping but does not include other furniture.

Because a building providing space for all three components cannot be constructed within the funds available, the architect has prepared revised sketch plans aimed at a building within the funds available and which includes the following:

(a) reasonable provision for the minimum requirements of the Archives
   - by the use of mezzanine arrangement, the basic requirements of the Archives are met for the time being

(b) some provision for an extension to the Centennial Museum including relocation of space displaced by the connection to the existing building:
   - the majority of this area is storage space but it is not large enough to accommodate the material presently in Building 14 even with the exclusion of the bulky items in that building.

(c) there is no provision for a civic display area or meeting room but there is a lobby which will provide a limited display area for the Archives.

The building has been designed so that it can be extended fairly readily to provide both extra stack area for the Archives and extra storage area for the Museum. The architect estimates that this building would cost a total of $1,215,000 made up as follows:

Basic Building and Landscaping - including minimum parking costs through the use of an existing concrete slab on land controlled by the Park Board	$1,040,000
Fixtures for museum work and laboratory areas	100,000
Fees	75,000

If the parking on the existing concrete slab is not available an extra parking cost of the order of $20,000 to $25,000 will result.

There seems little point in providing some storage facilities for the Museum if this is not sufficient to accommodate the important material from Building 14 and thus permit its demolition.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Centennial Project: Archives and
Extension to Centennial Museum (cont'd)

The architects estimate that the extra cost of providing extra storage space in the new facility to permit the demolition of Building 14 would be of the order of $75,000.

The civic display area and lecture room would cost approximately $85,000, and could be added at a later date if required.

The Building Inspector is reporting concurrently on certain deficiencies within the Centennial Museum itself."

Mr. W. Leithead of the firm of McCarter, Nairne and Partners, Architects, by the use of sketch plans explained the efforts made by all parties concerned in this development to arrive at a project within the Centennial funds available.

After due consideration, it was,

MOVED by Ald. Broome,
THAT the Architects be authorized to proceed with the working drawings for the Archives building, on the basis of the program presented this day in the Board of Administration report dated March 10, 1971, and supported by sketch plans prepared by the Architects: the said program to include:

(a) the basic building and landscaping including minimum parking costs through the use of an existing concrete slab on land controlled by the Park Board, estimated at $1,040,000.

(b) additional storage space for the Museum in the new building, which will permit the demolition of building #14, at an estimated cost of $75,000.

(c) architects' fees, estimated at $75,000.

subject to the whole program being revised to bring the total estimated cost within the amount of money available, namely, $1,144,000. and

FURTHER THAT the matter of the provision of $100,000 for fixtures for Museum work and laboratory areas be not dealt with at the present time.

-- CARRIED

B.(ii) Improvements to Workshop and Humidification of Centennial Museum - Furniture for Archives

The Board of Administration, under date of March 15, 1971, submitted the following report:

'The Director of Planning is submitting a separate report on the Archives Building. In earlier consideration of the project, it was thought that the available funds would be sufficient to cover the cost of improvements to the workshop in the Centennial Museum and humidification of the galleries. It is now realized that this is not so. The City Building Inspector reports on this matter as well as on the cost of furniture and equipment for the Archives.

"On March 17th, 1970 Council laid over a report (copy attached)* by the Director of Museums on funds required to carry out improvements to the workshops in the Centennial Museum which he considered necessary. The cost of the work estimated by the Construction Branch of the Permits & Licenses Department was $46,000. Over a year has passed since the estimate was made and it should now be increased to $50,000.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Improvements to Workshop and Humidification of Centennial Museum - Furniture for Archives (cont'd)

In December 1969 we were asked to obtain an estimate of cost of humidification of the galleries in the Museum. The mechanical consultants for the Museum project prepared a report and estimate of cost amounting to $81,000. Updated to current costs, $90,000 should now be allowed for this work.

In the report on the Archives by the Director of Planning, funds are not included to cover the coat of furniture. It is difficult at this preliminary stage of development to submit a close estimate. On the basis of the last draft layout by the Architect, it is believed that the cost will be between $30,000 and $33,000. These figures do not include any provision for furniture and equipment for the Museum storage area."

Your Board submits this report for the CONSIDERATION OF COUNCIL and notes that these are the major deficiencies in the Museum Complex and a report on lesser deficiencies will be submitted by the Museum Director at a later date.'

MOVED by Ald. Adams,
THAT the matters set out in the foregoing report be referred to the Standing Committee on Finance for consideration, as and when dealing with the appropriate budgets.

- CARRIED

* (copy of the report of March 13, 1970, by the Director of Museums, is on file in the City Clerk's Office)

Finance Matters

School Assessed Value
Roll Back (Clause 3)

MOVED by Ald. Phillips,
THAT Clause 3 of the report of the Board of Administration (Finance matters), dated March 12, 1971, be adopted and the Board of Administration submit a report to Council on the ten highest reductions to property, made as a result of the 10% assessment limitation.

- CARRIED

Use of Queen Elizabeth Theatre:
Vancouver's Theatre in the Park (Clause 4)

The Board of Administration submitted a report of the Auditorium Manager on a request from the 'Theatre in the Park' respecting rental of certain City lighting units for its productions and use of the Queen Elizabeth Theatre if there is inclement weather at the time. A similar request was made last year but it is intended to stage the productions over a longer period in 1971. The Vancouver Civic Auditorium Board concurs with the Manager's proposal which is as follows:

> "that the lighting units be rented to them under the care and supervision of the Queen Elizabeth Theatre lighting operator. In return, the sum of $3.600.00 be paid in advance by 'Theatre in the Park' as a rental credit. In case of rain, their production could be moved to the Queen Elizabeth Theatre and the rental credit used. If the credit is not used it will accrue to Theatre rentals. Rentals in excess of $3,600.00 and all other charges would be paid by 'Theatre in the Park' should they be forced by rain to move into the Theatre."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Use of Queen Elizabeth Theatre:
Vancouver's Theatre in the Park (cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing proposal of the Auditorium Manager be approved.

- CARRIED UNANIMOUSLY

Approval of City's Applications for Loans under the Federal Provincial Special Development Loan Program (Clause 5)

MOVED by Ald. Phillips,
THAT Clause 5 of the report of the Board of Administration (Finance matters), dated March 12, 1971, be received for information and the Council approve the 20-year term repayment arrangement.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 6 of the report of the Board of Administration (Finance matters), dated March 12, 1971, be adopted.

- CARRIED

C. Personnel Matters, Supplementary

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 12, 1971, be adopted.

- CARRIED

D. Property Matters

Sale of N/S East 6th Avenue.
East of Commercial Drive (Federal Government)
(Clause 3)

MOVED by Ald. Broome,
THAT City-owned Lots 9 and 10, Block 2 of Sub. 'C', Block 146, D.L. 264A, be sold as a direct sale to the Federal Government for the total sum of $18,000, in accordance with this clause of the report of the Board of Administration (Property matters), dated March 12, 1971.

- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of the report of the Board of Administration (Property matters), dated March 12, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Personnel Regulations re Conferences, etc.

MOVED by Ald. Adams,
THAT the following report of the Board of Administration dated March 10, 1971, be adopted:

(carried)

"Your Board initiated a review of the personnel regulations covering conferences, training courses and travelling expenses, in order to bring the present regulations into line with current practices, and to include various Council resolutions on the subjects, which have been made in recent years.

This review has now been completed with the assistance of the Director of Finance, the Director of Personnel Services, the Comptroller of Accounts, the Internal Auditor and the Administrative Analyst.

Changes are basically procedural with the exception of providing that the Board of Administration may authorize Leave with Pay in Regulation 45 - 7, and limiting the authority of the Board to approving training courses up to $500.00, in Regulation 248 - 2.

The revised rules if approved should not result in increased costs to the City.

Attached to this report is a tabulation* of the revised regulations, oppositewhich has been set details of the original (current) regulations.

Your Board

RECOMMENDS adoption of the revised regulations, as submitted."

- CARRIED

*Tabulation is on file in the City Clerk's Office

At this point the Council observed a short recess.

F. Transient Youth:
Policy Proposals

The Board of Administration, under date of March 8, 1971, submitted a detailed report from the Administrative Analyst, the Director of Welfare Services and the Director of Social Planning/ Community Development in the matter of provision for single transients, aged 18 to 25 years, seeking social assistance Details are set out under the sub-headings in the report of:

Definition of Transients
Procedure to Determine Eligibility and to provide Assistance to Transients
Agency for Evening and Weekend Referral Service
Hostels: Summer Bed Space
Private Home Placement
Meals and Lodging Programme
Feed-In Programme
Further Assistance

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transient Youth:
Policy Proposals (cont'd)

Youth Job Placement
Summer Street-Work Programme
Health Services
Transiency Persons Branch
Report of the Director of Personnel Services
Space and Equipment
Total Estimated Cost of Recommended Programmes

A summary of the recommendations is set out as follows:

"It is recommended that:

(a) The definition of transients proposed herein be adopted.

(b) The Transiency Assistance Programmes, namely:

i. Hostels: Summer Bed Space;
ii. Private Home Placement;
iii. Meals and/or Lodging Programme;
iv. Direct cash assistance ($12.50);
v. Youth Job Placement;
vi. Agency for Evening and Weekend Referral;
vii. Summer Street-Work Programme;

be adopted, and the Unit Director, Single Men's Unit to undertake the co-ordination of the Transiency Persons Branch.

(c) The Director of Welfare Services be authorized to implement (b) i. to vi., above, and the Director of Social Planning be authorized to implement (b) vii.

(d) The report of the Director of Personnel Services be approved.

(e) i. The estimated net costs of the recommended programme in 1971 be provided by an adjustment of the 1971 Departmental estimates during budget review in accordance with the recommendations of the Comptroller of Accounts. Note: It is anticipated that all programmes will be approved for CAP and Provincial cost sharing. A formal request will be submitted to the Minister of Rehabilitation and Social Improvement for his approval.

ii. Authority be given, for expenditure of additional funds, outlined at Section 15 above, prior to budget approval.

(f) A City Council delegation meet with the Federal Minister of Health and Welfare and the Secretary of State for the purpose of:

i. clarifying Vancouver's policies and programmes for young transients in 1971; and

ii. requesting that federally conceived programmes for transients be co-ordinated with Vancouver's programme.

(g) This report be submitted to the Provincial Minister of Rehabilitation and Social Improvement for information."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transient Youth:
Policy Proposals (cont'd)

The Board of Administration advised that the reference to one new position of Clerk-Stenographer II should be changed to read one new temporary position, as shown on the Board of Administration report on pages 6 and 7.

MOVED by Ald. Adams,
THAT the foregoing report with recommendations set out above dealing with transient youth, be adopted, as corrected.

- CARRIED

(Alderman Rankin is recorded as voting in the negative)

G. Solid Waste Management:
Greater Vancouver Regional District

The Board of Administration, under date of March 5, 1971, submitted a report of the City Engineer on the report from the Greater Vancouver Regional District entitled 'Report on Solid Waste Management', dated July, 1970. The recommendations in that report are set out with particular reference to four types of waste which are causing disposal problems. The City Engineer and Board of Administration recommend the recommendations in the District's report be endorsed and particular emphasis be placed on 'solving the disposal problem' of semi-solids, oils and other non-sewerable fluids.

MOVED by Ald. Bird,
THAT the recommendations in the Board of Administration report of March 5, 1971 be approved and therefore the recommendations in the July, 1970 report of the Greater Vancouver Regional District on Solid Waste Management be endorsed, and particular emphasis be placed on the solving of the disposal problem of semi-solids, oils and other non-sewerable fluids;

FURTHER THAT a copy of this action of Council be forwarded to the Greater Vancouver Regional District.

- CARRIED

(The aforementioned reports are on file in the City Clerk's office)

H. Speed Limits on some Arterial Streets

On March 9th, 1971, the Council considered a recommendation of the Official Traffic Commission that speed restrictions on arterial streets not be altered. However, the Council at that time deferred the matter one week for further report. Subsequently the Board of Administration, under date of March 12, 1971, submitted a report from the City Engineer setting out detail in this regard concluding with the recommendation that Clause 2 of the report of the Official Traffic Commission, dated March 1, 1971, be adopted, in which it is particularly recommended the speed restrictions on arterial and westend streets not be altered.

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Official Traffic Commission dated March 1, 1971, on this matter, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Britannia Community Services Centre: Urban Renewal Scheme

Under date of March 15, 1971, the Board of Administration submitted a report of the Director of Planning and Civic Development, as endorsed by the Technical Planning Board on March 12, 1971, on the subject of the Britannia Community Services Centre and Urban Renewal Scheme. The subject matter is dealt with in detail under the following sub-headings:

Purpose of the Report
Location
Previous Actions
Objectives of the Urban Renewal Scheme
Outline of Proposals
Administration
Approximate Estimate of Costs

The recommendation, as approved by the Board of Administration and the Technical Planning Board is as follows:

'THAT this report be approved and sent to the Provincial Government for approval and forwarding to Central Mortgage and Housing Corporation as confirmation of the City's intention to proceed with the Britannia Community Services Centre project, and as the City's formal application for approval and contributions towards the implementation of the Urban Renewal Scheme under the provisions of Section 15 of the Provincial Housing Act and Section 23B of the National Housing Act.'

MOVED by Ald. Bird,
THAT the foregoing recommendation be approved.

- CARRIED

J. Sale to Federal Government: Block 56, D.L. 541, situated Georgia, Robson, Hamilton and Homer Streets

The Board of Administration, under date of March 15, 1971, submitted the following report of the Supervisor of Property and Insurance:

"On February 23rd, City Council received a Progress Report respecting the acquisition and development of Block 56, D.L.541 for Federal Government office buildings.

City Council in considering this report recommended that the Director of Planning and other officials be instructed to continue discussions with the Federal officials and report back as specific information is received.

The City properties located in this block consist of:

Lot 7	732 Homer (25' x 120'), improved with a 2-storey brick and concrete building. Monthly lease to the Playhouse Theatre Company.
Lots 18, 19 & 20	At the corner of Homer and Robson Streets. Monthly lease to John Hoffert for parking
Lots 25 & 26	Fronting Hamilton St. Monthly lease to John Hoffert for parking.
Lots 28-34	Fronting Hamilton St. No.1 Firehall.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale to Federal Government:
Block 56 (cont'd.)

Initial negotiations with the representative of the Department of Transport have commenced and as a result the Federal Government is prepared to make a prepayment of $750,000.00 to the City of Vancouver to be applied to the final cost of acquisition of City lots 7, 18, 19 & 20 except the south 7', 25 & 26, 28-34, Block 56, D.L. 541 and the improvements situated thereon.

It is understood that the making and acceptance of this prepayment will be without prejudice to either the City or the Federal Government, and that pending the determination of a final settlement, the City will remain in occupation and control of the lots involved. This proposal has been reviewed with the City Solicitor and has his total endorsement.

RECOMMENDED that the City of Vancouver accept by way of prepayment the sum of $750,000.00 against the amount which may be reached through either negotiations and/or arbitration proceedings as compensation for all of the City owned lots in Block 56, D.L. 541 and the improvements situated thereon. The making and acceptance of this advance is without prejudice to either party and subject to the conditions contained in the foregoing report. "

The Board of Administration recommends adoption.

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

It was agreed to consider Motions as this time.

1. Closing and Stopping up Portion of Prince Edward Street, north of Kent Avenue

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the West 33 feet of Amended Block 10 (see 242614-L) lying to the west of a line drawn parallel to and 33 feet perpendicularly distant East of the West boundary of said District Lot 313, Group 1, New Westminster District, Plan 827 has been established as a road; and

WHEREAS a portion of the said established road is surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up Portion of
Prince Edward Street, north of Kent Avenue (cont'd)

BE IT THEREFORE RESOLVED THAT a portion of the West 33 feet of Amended Block 10 (see 242614-L) lying to the West of a line drawn parallel to and 33 feet perpendicularly distant East of the West boundary of said Lot 313, Group 1, New Westminster District, the same as shown outlined red on plan prepared by H. B. Cotton, B.C.L.S., attested to on the 4th day of February, 1971 and marginally numbered LC 462, a print of which is hereto annexed, be closed, stopped up and conveyed to the abutting owner and subdivided with the abutting lands.

- CARRIED

2. Establishment of Land for Highway Purposes (W/S Miller Street, South of Kingsway)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the registered owner of the East 15 feet of Lot 1 of Lot 8, Blocks 7, 9 and 11, District Lot 352, Group One, New Westminster District, Plan 1814;

AND WHEREAS it is deemed expedient and in the public interest to establish the hereinafter described lands for highway purposes;

BE IT RESOLVED THAT the East 15 feet of Lot 1 of Lot 8, Blocks 7, 9 and 11, District Lot 352, Group One, New Westminster District, Plan 1814, be, and the same are, hereby established for highway purposes and declared to form portion of highway.

- CARRIED

3. Rental Increases by Wall and Redekop

Earlier in the proceedings a delegation was received requesting the City's Rental Accommodation Grievance Board be authorized to offer to mediate rental disputes between tenants and owners, Wall and Redekop Limited.

At the last Council meeting, Notice was given of the following motion:

MOVED by Ald. Rankin (no seconder)

THAT WHEREAS, upwards of 1,500 Vancouver citizens, many of whom are on fixed income, have been served by Wall & Redekop Corporation with notices of rent increases in the 8% to 12% range, effective April 1st 1971;

AND WHEREAS, there has been no attempt on the part of the Corporation to justify these increases other than a vague reference to increased costs and taxes,

AND WHEREAS, the tenants concerned wrote the Corporation February 23, 1971 asking for a meeting to discuss the matter, but there has been no reply to this simple request;

THEREFORE BE IT RESOLVED that the Vancouver City Council instruct the Rental Accommodation Grievance Board to publicly offer its services as a mediator in the matter in order to bring both sides together and effect a reasonable settlement.

cont'd....

MOTIONS (cont'd)

Rental Increases by
Wall and Redekop (cont'd)

Alderman Rankin was unable to obtain a seconder for this motion and therefore, the matter was not proceeded with any further.

MOVED by Ald. Hardwick,
THAT the submission on the subject from the Vancouver Tenants Council, earlier in the proceedings, be received.

- CARRIED

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $6,000,000 IN LAWFUL MONEY OF CANADA

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $6,000,000 in lawful money of Canada for the objects set out in Schedule "C", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1971 TO DEFRAY COSTS AND CHARGES RE COLLECTIVE PARKING PROJECTS

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to assess certain real property in the year 1971 for the purpose of defraying the costs and charges with respect to certain collective parking projects, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

NOTICE OF MOTION

1. Four Seasons Hotel Development: Meeting

Alderman Rankin gave Notice of the following motion:

MOVED by Ald. Rankin,
THAT a meeting of the City Council be convened to hear representations on the zoning application and proposed building of the Four Seasons Motel at the entrance to Stanley Park;

THAT the said meeting be convened in the evening and all interested parties be invited to present briefs on the subject matter.

(not actioned)

His Worship declared Notice could not be recognized as the content of the motion was out of order insofar as it refers to 'hear representations on the zoning application'.

NOTICE OF MOTION (cont'd)

2. Miscellaneous Expenses:
The Vancouver Detoxification Centre Society

Alderman Wilson gave Notice of the following motion, which was recognized by the Chair:

MOVED by Ald. Wilson,
THAT the Vancouver City Council be requested to supply an amount of up to $1,500.00 for the minor miscellaneous operations of the Vancouver Detoxification Centre Society on the same basis as last year with the permission to make advances from these funds for the initial operational expenses for the Greater Vancouver District Hospital Society.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Board of Administration report on Transient Youth: Policy

commented on the accommodation which would be available as referred to in the Board of Administration report dated March 8, 1971, considered earlier this day in respect of transient youth.

The Alderman also enquired of what is the known contribution which will be received from the Federal Government.

His Worship advised a release has just been made today and a copy of the details will be furnished to the City.

Alderman Calder also spoke to this matter expressing the view that the City should strike a liaison committee to work with the Federal Government and agencies.

Alderman Wilson - Condition of Streets during Major Construction

commented that in the case of future major construction, efforts should be made to devise ways and means of constructing such buildings without requiring the use of so much of the sidewalk and road area. The Alderman suggested the matter be referred to the City Engineer for report.

Alderman Wilson - User Tax for Sewers re Program in Eastern Half of the Greater Vancouver Region

referred to the fact that certain municipalities will be imposing charges to raise funds for their share of the Annacis Island treatment plant and enquired of the City's financial participation insofar as the Southeast Sector is concerned.

Alderman Adams advised this matter would have no great effect on the City of Vancouver.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Delegations: Jericho Meeting

enquired if any restrictions had been placed on the number of delegations which would be heard by Council at the public meeting regarding Jericho.

The City Clerk reported that there were no restrictions placed upon those who may appear before the Council on the matter, if such delegations had made their requests before the meeting date.

Alderman Bird - Criticism re Urban Renewal Grants

commented on criticism by a member of Council as reported in a newspaper article in respect of Senior Government grants for Urban Renewal with particular reference to Strathcona and Britannia.

His Worship the Mayor - Use of Capilano Stadium: International First Aid Competition

referred to a letter dated March 4, from the Chairman, Workmen's Compensation Board pointing out the importance of the Capilano Stadium being made available to the Workmen's Compensation Board and St. John Ambulance for the world's first International First Aid Competition to take place on June 26th, as plans are well under way and it had been the understanding that the Capilano Stadium would be available.

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT the City Council approve of the use of the Capilano Stadium for this purpose on June 26, 1971, subject to the agreement of the Park Board.

- CARRIED

The Council adjourned at approximately 5:10 P.M.

***

The foregoing areMinutes of the Regular Council meeting dated March 16, 1971, which were adopted on March 23, 1971.

MAYOR

CITY CLERK

March 12th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. ENCROACHMENT FROM BUILDING ON LOT 15, BLOCK 370, D. L. 526 2635 GRANVILLE STREET

The building situated on the above-mentioned property encroaches upon the street a maximum of $4\frac{1}{2}$ inches. This encroachment has been validated for the past 21 years, expiring February 28th last. The owner requests a new agreement to validate the encroachment.

I RECOMMEND that the encroachment of the building situated on Lot 15, Block 370, D. L. 526 be validated under the Encroachment By-law at an annual rental of $15.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

Your Board RECOMMENDS that the foregoing be approved.

2. Freeway Connection - Georgia Viaduct to Highway 401 - Agreement (Completion of Study)

The City Engineer reports as follows:

"On March 24, 1970, City Council resolved:

'that the firm of Phillips, Barratt, Hillier, Jones & Partners be appointed as the consultants in connection with this design project, subject to contract satisfactory to the Corporation Counsel.'

The signed Agreement, dated June 1, 1970, specified completion of the study within ten months, i.e. March 31, 1971.

Phillips, Barratt, Hillier, Jones & Partners, have formally requested, by letter dated February 11, 1971, that the completion date be revised to June 30, 1971, because:

'the complete team of sub-consultants was not appointed until three months after the date of the Agreement and we were not able to make effective progress at the early stages of the work.'

/continued ..

Clause 2 Continued

This request is considered reasonable in view of the fact that the Design Team were not able to function fully until the Social Planning Sub-Consultant had been chosen and her appointment to the Team approved by Council on September 22, 1970.

I therefore RECOMMEND that the completion date in the Agreement be revised to June 30, 1971."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Agreement Re
Freeway Connection, Georgia
Viaduct to Highway 401

The Deputy Corporation Counsel reports as follows:

"On March 24, 1970, the firm of Phillips, Barratt, Hillier, Jones and Partners was appointed by Council as the consultants in connection with the above mentioned freeway connection and subsequently an agreement was entered into between the City and the consultants with respect to this matter.

To facilitate the work undertaken by the consultants, it was necessary to arrange with Burlington Northern Inc. for entry upon the Railway's right-of-way, generally referred to as the "Grandview Cut". An agreement was accordingly prepared by this department between the Railway, the City and the consultants wherein the Railway granted to the City and the consultants the right to enter upon the Grandview Cut for the purposes of the said work. The City has agreed to indemnify and save harmless the Railway against any costs or damages which the Railway may suffer as a result of the conduct of the work.

This agreement is satisfactory to the Railway and the consultants and it is RECOMMENDED that Council authorize its execution on behalf of the City."

Your Board

RECOMMENDS that the foregoing recommendation of the Deputy Corporation Counsel be adopted.

4. Tender No. 57-71-2 - Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Lids

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by your Board on February 1, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Clause 4 Continued

Funds for all purchases are provided for in the Capital Budget.

The City's annual requirements are approximately:-

(a) Concrete Pipe

80% with tongue and groove joints - $135,000.00
20% with bell and spigot joints - $ 28,000.00

(b) Concrete Manhole Sections and Lids - $ 48,000.00

Ocean Cement Limited offered the full range of sizes and classes with both types of joints, whereas Lafarge Concrete Limited only offered 5 of the 15 tongue and groove joints and 9 of the bell and spigot joints.

Lafarge Concrete Ltd. offered the low bid on their 5 tongue and groove items and identical bids on their bell and spigot items. We are, therefore, recommending that each firm be awarded their low bid items and the identical bid items be awarded to both firms, so in the case of pick-ups or urgent requirements, the City can obtain the pipe from the firm that is closest to the job site, or the one that has the material in stock.

Canadian Johns-Manville Co. Ltd. submitted tenders offering asbestos cement pipe; however, this product is not acceptable as the pipe is not reinforced as specified.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids to specifications, for a one year period, as follows:

The 5% Provincial S.S. Tax and cartage at $3.00 per ton to be in addition to all prices shown in the report and in the tabulation.

Items	Estimated Costs		
	Lafarge Concrete Ltd.	Ocean Cement Ltd.	Approx. Total Cost
(a) Concrete Pipe: Tongue & Groove	18", 21", 24", 30" and 42" at a total cost of approximately $45,000.	15", 20", 22", 27", 36", 48", 54" and 60" at a total cost of approximately $90,000.	$135,000.00
(b) Concrete Pipe: Bell & Spigot	A portion of all sizes 18" to 54" inclusive at the unit prices tendered.	A portion of all sizes 15" to 60" inclusive at the unit prices tendered.	$ 28,000.00
(c) Concrete Manhole Sections & Lids		All sizes at a total estimated cost of $48,000	$ 48,000.00

Clause 4 Continued

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

CONSIDERATION:

5. Retention of Vehicular Driveway - 7250 Oak Street

The Director of Planning reports as follows:

"Major S. Armstrong of the Salvation Army has submitted Development Permit Application No. 53933 for a 'Driveway from 57th Avenue to the boarding home for girls' (An Institution of a Charitable Character).

The site is located at the north east corner of West 57th Avenue and Oak Street.

The request is to retain an additional driveway leading from the building along the easterly portion of the site to West 57th Avenue. This additional driveway has been black-topped and completed.

Original Approval

In 1958 Development Permit #8332 was approved by the Technical Planning Board to permit a former dwelling to be used by the Salvation Army as an Institution of a Charitable Character i.e. a Home for Unmarried Mothers.

The approved plans of development show an off-street parking area for 12 cars in the north east corner of the site with one vehicular driveway leading to Oak Street. The vehicular crossing on Oak Street being approximately 220' north from the intersection of Oak Street and West 57th Avenue.

First Request for an Additional Driveway

In June 1970, B.A. Black Top on behalf of the Salvation Army filed Development Permit Application No. 52573 to have the additional driveway from the building with vehicular access to West 57th Avenue.

The driveway had already been installed and black-topped. The City Engineering Department had previously approved a Boulevard crossing to West 57th Avenue. Shortly afterwards the City Engineering Department advised the Salvation Army that provision of the Boulevard crossing would be subject to the Salvation Army being first able to obtain a Development Permit for the driveway, otherwise the crossing agreement must be cancelled and the Boulevard restored by the City.

/continued ..

Clause 5 Continued

The Technical Planning Board, when considering Development Permit Application No. 52573 received a joint letter from five neighbouring property owners objecting to the installation of the driveway. The letter stated in part that '... when "Maywood" the Salvation Army Home for Unwed Mothers was established, that institution promised that there would be no access to or from 57th Avenue...'.

The Technical Planning Board REFUSED the Development Permit Application as it considered that site vehicular access from 57th Avenue was unsuitable and that any vehicular access should be restricted to Oak Street. The Technical Planning Board was prepared to give further consideration for additional vehicular access from Oak Street.

Second Request for the Additional Driveway

In November 1970, a new Development Permit Application No. 53933 was filed by Major S. Armstrong of the Salvation Army to retain the driveway to West 57th Avenue.

Major Armstrong verbally advised that this new application was filed only after discussion with surrounding property owners. The Salvation Army now proposed to landscape with suitable plants and shrubs a 26' wide area between the driveway and the easterly property line. If desired, ornamental lights could also be provided at the edge of the driveway similar to those now in existence to the Oak Street driveway entrance.

Consideration of the Development Permit Application was deferred pending the notification of ten surrounding property owners. Objections were received from five property owners. A letter of approval was received from one property owner.

The Technical Planning Board requested that this Development Permit Application be first reported to City Council prior to final consideration being given to the Development Permit Application by the Technical Planning Board having regard to the objections received and also that the Technical Planning Board was prepared to grant additional vehicular access to Oak Street."

Your Board submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUESTS - MAJOR S.R. ARMSTRONG
- MR. P.A. BURNS FOR PETITIONERS

(Circulated for the information of City Council are:

A. Location Map.

B. Letter dated February 26, 1971, from Major S.R. Armstrong, the Salvation Army.

C. Letter in favour of driveway from Mr. E.L. Morris.

D. Four letters of objection from five property owners.)

6. Street Closure and Mini-Park
Collingwood Street Between 6th and 7th Avenues

Your Board submits the following report of the City Engineer and the Director of Planning and Civic Development:

"The attached letter dated October 30, 1970, was received from the Adventure Playground Committee, P.T.A., Bayview Elementary School, requesting temporary closing of Collingwood Street between 6th and 7th Avenues - the section fronting Bayview Elementary School - turning the street into a mini-park to facilitate the School's Sports Day, hot dog sale and other activities.

A closure of one week was requested to justify the building of kiosks, placing of potted trees and benches. At the time of the letter, specific dates for the closure were not known. The applicant has now established the dates as May 16 to 23, 1971.

A similar request for temporary street closure was approved by City Council on August 11, 1970. This was for a closure for three-and-a-half weeks of a portion of Yew Street, Kerrisdale Commercial District for a 'Village Square'.

The letter also indicated that the present school is cramped for play area; although the School Board plans to purchase more land for school ground it has not yet done so and a mini-park may be a possible alternative in order to increase the play area. In addition to the School there are two properties abutting this portion of Collingwood Street, both of which are flankage.

The City Engineer and the Director of Planning have no objection to such a temporary closure. However, any further extended request for closure of Collingwood Street for a mini-park would have to be reviewed further.

If permission be granted to the Adventure Playground Committee, PTA, Bayview Elementary School, to close Collingwood between 6th and 7th Avenues for a mini-park during the period of May 16 to 23, 1971, such permission shall be subject to the following conditions:

A. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the establishment of a mini-park.

B. Suitable signs and barricades be erected on Collingwood Street at 6th Avenue and at 7th Avenue, and at the Lane South of 6th Avenue, and that the costs of these items be borne by the applicant.

C. The street and mini-park be kept in a clean and tidy condition throughout the closure and that the street be returned to its original condition after the mini-park is removed.

Clause 6 Continued

D. Written consent to the closure be obtained by the applicant from the abutting property owners.

E. Arrangements are made for access of the garbage collection vehicle on garbage collection day."

Your Board submits the report of the City Engineer and the Director of Planning and Civic Development for Council's CONSIDERATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 205-6

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Thurlow & Nelson: Nicholson Towers
Senior Citizens Public Housing Project

Your Board submits the following report of the Director of Finance:

"The final statement of costs has been received from Central Mortgage and Housing Corporation re the Nicholson Towers Housing Project. The statement shows that construction costs, including land acquisition and other costs amounted to $2,107,637.25 to which has been added interest during construction less revenues received to December 31, 1969 amounting to $120,497.13 for a total capital cost of $2,228,134.38.

This Project contains 187 single units and 35 double units.

The total capital cost is to be amortized by 50 equal annual payments of $139,341.57. The amount of the annual payment has been verified by the Comptroller of Accounts.

The Statement of House Construction and Ground Service Costs as at December 31, 1969 has been accepted on behalf of the Federal-Provincial Partnership by Central Mortgage and Housing Corporation and the Province of British Columbia and it is in order for the City Clerk to indicate the City's acceptance by signing the Statement."

Your Board RECOMMENDS that the City Clerk be authorized to sign the Statement indicating acceptance by the City of Vancouver.

2. 1st & Rupert: Change Retail
Store to Restaurant

The Director of Planning & Civic Development reports as follows:

"Mr. A. A. Saba of Cedarhurst Properties Ltd., has submitted a letter dated January 22, 1971, to City Council requesting approval to expand an existing restaurant into an adjacent vacant rental space.

The building is located at the south west corner of East 1st Avenue and Rupert Street. The 126' x 129' site is zoned as a CD-1 Comprehensive Development District.

In May, 1968, City Council after a Public Hearing passed a By-law to rezone this site to a CD-1 Comprehensive Development District to provide for a local shopping centre to provide for local retail convenience type uses as was requested by local residents.

The amending By-law provides that

'...the only uses permitted within the said area and the only uses for which development permits will be issued are:

(a) Retail Establishments
Grocery Store
Bakery, retailing on premises
Drug Store.

(b) Service Establishments
Barber or beauty shop
Cleaning and dyeing shop (collection delivery only)
Launderett or coin-operated dry-cleaner
Restaurant (excluding drive in)
Shoe repair shop.

cont'd . .

Clause 2 continued

(c) Other local convenience commercial uses similar to the foregoing, subject to the approval of the Technical Planning Board.'

The plans of development as approved by the original development permit #45353 indicate six separate retail stores with the six units being used for beauty care, bakery, grocery, beauty shop, drugs, and launderette.

In 1969 a request to extend a coffee shop - restaurant occupying one unit into a larger development occupying two units was referred by the Technical Planning Board to City Council. Questioned was the size of the proposed restaurant development being for a much larger area than for only the local neighbourhood.

In addition to the Coffee Shop and Restaurant facilities the development known as 'Ray's Kitchen' also provides a food take-out and home delivery service.

Mr. A. A. Saba appeared before Council as a Delegation. City Council resolved that:

'Approval be given to the development of Units 1 and 2 for restaurant purposes, pursuant to application received;

FURTHER THAT in respect of units 3, 5 and 6, such be retained for use in accordance with local neighbourhood shopping, as laid down re CD-1 Comprehensive Development District.'

In October 1970, a Development Permit Application No. 53693 to increase the restaurant size so as to occupy three of the six rental units was REFUSED by the Technical Planning Board as:

'The total restaurant area, as now proposed, is considered to be contrary to the amending By-law as approved by City Council in that the restaurant is larger in area than needed to serve local shopping district.'

The requested expansion of the restaurant was considered at variance with the approval originally granted to the CD-1 Zoning in 1968 to provide local shopping facilties to serve the local residents.

The six units are at present occupied by: Cafe Restaurant (2 units), Vacant (1 unit), Grocer Store (1 unit), Hairdresser (1 unit), Clothing Store (1 unit).

Recommendation

That the letter to City Council be received and that Mr. A.A. Saba be provided with a copy of this report."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

3. Urban Renewal Scheme No. 6
(Second Narrows Bridge Area)

The Director of Planning & Civic Development reports as follows:

"Urban Renewal Scheme No. 6 which will provide approximately 7 acres of new industrial sites north of the approaches to the Second Narrows Bridge, is being implemented under agreement dated September 21, 1967 between Central Mortgage & Housing Corporation and the City and agreement dated January 23, 1968 between the Province and the City.

cont'd . .

Clause 3 continued

These agreements were negotiated on estimates of cost which were prepared in March, 1967. Awards on two arbitrations involving the last private ownerships to be acquired, were recently handed down. The amounts concerned together with other expenses for which the partnership of the City and senior governments will be responsible, show that the portion of the estimates for the acquisition of private property will be exceeded. The estimates for abandonment and removal of services and installation of new services have been reviewed as increases in the cost of this work are anticipated and revised estimates have been prepared. There may be some possibility of effecting slight savings on the other elements included in costs and recoveries, but such savings are not likely to be adequate to off-set the increased costs referred to above.

The estimates for municipal services are based on the anticipation that the work will be done this year. If the work is further delayed revised estimates may be necessary.

The following tabulation shows the figures under which the agreements were negotiated, together with expenditures to December 31, 1970, and revised estimates.

	(1) Figures covered by Current Agreement	(2) Expenditures & Recoveries to Dec.31, 1970	(3) Revised Estimates
1. COSTS			
(a) Acquisition & clearance	306,500 (i)	185,327.98	350,000
(b) Municipal services	126,400 (ii)	6,201.91	175,000
(c) Administrative costs	43,800 (iii)	13,611.17	43,800
TOTAL	476,700	205,141.06	568,800
2. RECOVERIES	211,500	2,705.16	228,300
3. NET COST	265,200		340,500
4. COST SHARING			
Central Mortgage & Housing Corporation (50%)	132,600		170,250
Province of British Columbia (25%)	66,300		85,125
City of Vancouver (25%)	66,300		85,125

(i) Includes allowances for lands within project area forming streets and lanes, ($92,000, not yet charged to the scheme), municipally-owned properties, acquisition of private property and demolitions.

(ii) Includes abandonment and removal and installation of new services, and commuting of existing local improvements.

(iii) Includes fees for various professional services, City staff costs, relocation costs and miscellaneous costs.

It is recommended that the revised estimated cost of implementing Urban Renewal Scheme No. 6 as set out in this report, be approved and that this report be submitted to the Province and Central Mortgage & Housing Corporation for approval and re-negotiation of the aggreements of January 23, 1968 and September 21, 1967 respectively."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

4. 3513 Point Grey Road
Letter from Dr. Douglas Telford

Dr. Douglas Telford by letter dated February 16, 1971, to City Council, acknowledges receiving a copy of a Board of Administration report of January 27, 1971, as adopted by City Council on February 2, 1971. This report dealt with certain questions asked by Dr. Telford regarding view restrictions for buildings on the north side of Point Grey Road and a porch projecting two feet into a 5' required sideyard of a new one family dwelling at 3513 Point Grey Road - being immediately to the east of Dr. Telford's house.

In a letter of February 16, 1971, Dr. Telford asks:

"Is the porch at the north west corner of Mrs. Culter's house extending approximately two feet into the sideyard legal or illegal? If it is claimed to be legal then what is the rule or regulation which permits it? I have been told on good authority that such a porch is not legal when constructed onto a one family dwelling."

The Director of Planning & Civic Development reports as follows:

"The property in question is 3513 Point Grey Road being on the north side of Point Grey Road between Dunbar and Waterloo Streets.

The Board of Administration report dated January 27, 1971, as adopted by City Council on February 2, 1971, advised in answer to Dr. Telford's earlier question about a porch extending 2' into the sideyard of the adjoining easterly one family dwelling that:

'...because of the nature and location of the site a survey plan was requested by the Building Division in October 1970, from the owner of the new one family dwelling. This has not yet been received. The City Building Inspector sent a further letter of request on January 19, 1971. The owners' architects have advised that the requested survey plan will be submitted shortly...'

The survey plan was received February 18, 1971. The plan shows the new one family dwelling at 3513 Point Grey Road maintains a 5' sideyard adjacent to the east side of Dr. Telford's lot except for a planter projecting at the north west corner of the building. This is the area inquired of by Dr. Telford.

At this point a planter on a cantilevered deck projects 1.6' into the 5'0" sideyard leaving for a length of 9.2' a sideyard of 3.4'.

This is generally as shown on the plans of development as approved by Development Permit No. 49784 for the one family dwelling at 3513 Point Grey Road. The planter was erroneously approved as the plans were misinterpreted believing that at this particular part of the site the planter was at grade level, not as it was in fact approximately 8'0" above grade.

The regulations of the Zoning and Development By-law do however provide that eaves, gutter, sills, and chimneys or other similar projections as determined by the Director of Planning & Civic Development can project into a required sideyard provided such projections do not exceed 21" in depth.

As the development was indicated on the approved Development Permit Drawings; and is in respect of the planter only; your officials do not suggest any further action.

I recommend that Dr. Telford's letter be received and a copy of this report be provided."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

(Circulated for the information of Council is a letter dated February 16, 1971, from Dr. Douglas Telford)

5. Transportation Corridors and Land Use Control

On November 10th, 1970, City Council resolved:

"That whereas the Minister of Municipal Affairs has suggested that the Greater Vancouver Regional District take over land use control on proposed transportation corridors:

Be it RESOLVED that the Board of Administration report to Council on the implications to the City of transportation corridors and land use control, and possible action by Council in anticipation of the Greater Vancouver Regional District taking over land use control powers."

The following is a report of the Director of Planning & Civic Development and the City Engineer:

"It is premature to discuss making land use control in transportation corridors a regional function, because at present nothing is known about the elements to be included in a corridor system, the degree of utilization, locations for such systems, or the impact of the system on adjacent areas.

In principle, it is agreed that 'corridors' for people and goods transportation and for other appropriate transmission services such as power lines, pipelines, etc. must cross municipal boundaries and adequate controls be devised.

The resolution of the corridor question therefore seems to fall into two stages:

(a) The determination of the system, their locations, extent, type, etc. and

(b) The determination of operational measures to establish, control and utilize these corridors.

The First Stage (Item (a) above) should be examined on a regional basis to ensure compatibility between the more immediate Stage 2 systems plans in the downtown and other built-up areas and the future system requirements in developing areas of the region. In discussion with the Director of Planning for the Greater Vancouver Regional District, he advised us that an examination of overall regional system requirements and possibilities would be done by his department as part of their forthcoming Broad Brush Transportation Study. He expects this examination to be complete by about July 1971.

Your officials feel that the City should await the results of this First Stage (Item (a) above) examination by the Greater Vancouver Regional District Planning Department before proceeding with the consideration of any operational arrangements.

Your officials therefore RECOMMEND that:

No further action be taken at this time on the matter of Transportation Corridors and Land Use Control and this matter be reviewed and reported on further by your officials when the First Stage (Item (a) above) results are obtained from the G.V.R.D."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development and the City Engineer be approved.

cont'd . .

6. West End Community Centre/Senior Citizens' Housing Project - Determination of Community Centre Content

Your Board submits the following report of the Director of Planning & Civic Development:

"The Board of Parks & Public Recreation, advised by the West End Community Centre Association, are presently considering the precise nature of various recreational facilities to be incorporated in the above project. While it is agreed that an ice skating rink is a priority item for inclusion, the precise nature and size of such a facility has not been determined.

The Park Board, at their meeting on March 8, 1971, passed the following resolution:

'THAT City Council be requested to approve an expenditure of up to $1,000 for a special consultant to be hired by the architects, Thompson, Berwick, Pratt & Partners, to evaluate and report on a desirable economic size for an ice rink to be included in the recreation centre.'

The subconsultant firm of P.S. Ross & Partners will be undertaking this work for the architects, subject to approval by Council of the Park Board request. The cost of such work up to $1,000 would be included within the fees chargeable against the $2 million local improvement by-law raised for this purpose.

It is recommended that the request of the Park Board be approved by Council and the consultant architects be authorized to employ the necessary subconsultant."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

* * * * *

FOR ADOPTION SEE PAGE(S) 206

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. 1971 Greater Vancouver Sea Festival Parade

The Deputy City Engineer reports as follows:

"In a letter dated January 25th, 1971, the General Manager of the Greater Vancouver Sea Festival Society requests permission to hold their annual parade on Saturday, July 17, 1971, to highlight the opening of the Greater Vancouver Sea Festival Week, which will take place from Saturday, July 17 to Sunday, July 25, 1971.

The Sea Festival Society wish to use the same route as used by the P.N.E. parade last year, rather than the Hastings, Granville, Georgia, Nicola, Pender route used in previous years. It is proposed that the parade start at 10:30 a.m. at Burrard and Georgia Streets and proceed through the Downtown area via Burrard and Hastings Streets to a dispersal point at Clark Drive.

They feel that as this is a Centennial year, a longer route is required to accommodate the extra bands, floats and additional spectators that are expected to attend this year's parade.

The proposal has been discussed in detail with the Police Department and Transit Authority. The Transit Authority stated that the parade could be accommodated provided that the necessary parking prohibitions and barricades are provided.

In accordance with Council resolution, dated June 9, 1964, the signing and Policing of the streets involved will be carried out by the City without charge.

It is therefore RECOMMENDED that:

The request of the Vancouver Sea Festival Society to hold the Sea Festival opening day parade on Saturday, July 17, 1971, commencing at 10:30 a.m. from Georgia and Burrard Streets, and proceeding via Burrard and Hastings Streets to Clark Drive,be approved."

Your Board RECOMMENDS that the foregoing report of the Deputy City Engineer be adopted.

(Copies of the Vancouver Sea Festival Society's letter dated January 25, 1971 are circulated for the information of Council)

CONSIDERATION:

2. Tender No. 39-70-7 For One Only Light Panel Truck

The Fire Chief, City Engineer and Purchasing Agent report as follows:

"Tenders for the above supplies were opened by your Board on December 21, 1970.

/...Cont.

Clause 2 continued

Only one light panel truck is required. The tender provided for prices to be offered on:

Item 1 - a conventional style panel

Item 2 - Cab forward style panel

Only one bid was received for each item as follows:

	Pacific GMC	International Harvester
Item 1 - Conventional panel	no bid	$4,397.00
Make and Model	-	1210
OR		
Item 2 - Cab forward panel	$3,765.12	no bid
Make and Model	GMC GE26005	-

The 5% Provincial Sales Tax is in addition to the above prices.

Both of the above bids meet specifications. However, the Fire Chief does not recommend the low bid offered by Pacific GMC for a cab forward unit for the following reasons:

> 'Each of the three Fire districts has a district chief vehicle assigned to it. These vehicles are totally operational and respond to approximately 3500 calls a year.
>
> These responses are under emergency conditions, and are subject to a high risk of accidents because of the number of calls. The safest equipment for the protection of personnel should therefore be used.
>
> While a cab forward type vehicle is acceptable under normal driving conditions, it is not considered, by this department, to offer a sufficient safety factor in the event of accident while responding under emergency conditions.
>
> The conventional panel trucks, now in use, have been involved in head-on collisions. Had it not been for the protection provided by the forward part of the vehicle absorbing most of the impact, serious injuries might have been sustained. As cab forward units do not provide this impact protection, chances of injuries would be substantially increased.'

We therefore recommend acceptance of the bid offered by International Harvester (Item 1) for the supply of one only International Model 1210 Conventional Panel Truck at a total cost of $4,397.00 plus 5% Provincial Sales Tax.

The recommended bid is $631.85 or approximately 16½% higher than the low bid.

/...Cont.

Clause 2 continued

Funds for the purchase of this truck were provided in the 1970 Departmental Budget and the amount ($3600) has been carried forward into 1971. The 1971 budget provision will be adjusted to cover the higher cost of the recommended unit.

Your Board submits the report of the Fire Chief, City Engineer, and Purchasing Agent for Council CONSIDERATION.

INFORMATION:

3. Communication from British Columbia Hotels' Association

The Deputy Corporation Counsel reports as follows:

"I have been asked to comment on the letter from the British Columbia Hotels' Association dealing with noise within the City.

The powers set out in the Charter provide that the City may regulate any noises or sounds which disturb the quiet, peace, rest, enjoyment, comfort or convenience of the neighbourhood. These powers are fully implemented in the Noise Abatement By-Law, which is By-law No. 2351. This by-law is enforced by the Police Department largely on a complaint basis. The City Prosecutor handles these charges and I understand that over the years there have been many successful convictions."

Your Board submits the foregoing report of the Deputy Corporation Counsel for Council's INFORMATION, and suggests that a copy of this report be forwarded to the British Columbia Hotels' Association.

(Copies of the British Columbia Hotels' Association letter dated February 22, 1971 are circulated for the information of Council.)

* * * * * * *

FOR ADOPTION SEE PAGE(S).....

FINANCE MATTERS

RECOMMENDATIONS

1. Extension of City's Liability Insurance Coverage for One Year

The Director of Finance and the Supervisor of Property and Insurance report as follows:

"On November 3, 1970, City Council adopted a detailed report from the Director of Finance recommending a review of the City's Liability Insurance requirements. In adopting this report, Council established a committee of officials and approved the appointment of an insurance consultant to assist the committee in its review.

A number of meetings have been held, and the Committee is making considerable progress in determining future liability insurance requirements with the intent of an early report to Council. The City's present liability insurance coverage expires on April 1, 1971. Inasmuch as any tender call for liability insurance would be for a period of one year only, it is the Committee's view that the existing insurance should be extended for a one year period to permit the completion of the overall liability review and to this end, the City's broker, Macaulay, Nicolls, Maitland and Company Limited have provided the Supervisor of Property and Insurance with a quotation for the one year period of the amount of $14,200.00, based on the City's present liability coverage. This quotation represents a 15% increase over the average premium rate paid during the past three years. However, in view of the short term of the coverage requested and a slightly higher loss experience over previous years, it is the opinion of the Committee that the quotation submitted is reasonable and should be accepted.

RECOMMENDED that the City's present liability insurance coverage be extended for a period of one year commencing April 1, 1971, and that the quotation of $14,200.00 from Macaulay, Nicolls, Maitland and Company Limited on behalf of the General Accident Group be approved."

Your Board RECOMMENDS the foregoing recommendation of the Director of Finance and the Supervisor of Property and Insurance be adopted.

2. Per Diem Payment: Members of Real Property Court of Revision

In 1969, Council was given the statutory authority to pay an additional sum to each of three Members of the Court of Revision, and in that and the following year the Council authorized a payment of $40 per day for each day of sitting to each Member. These payments were made in 1969 and 1970.

The Court of Revision has completed its 1971 session, which required each Member of the Court to sit on 17 separate days.

Your Board RECOMMENDS that there be paid to each Member of the Court of Revision $40 per day for each of the 17 days of sitting, and that authority be given to the City Clerk to arrange for similar payments in succeeding years until Council directs otherwise.

3. School Assessed Value Roll Back

The Director of Finance and the Co-ordinator of Data Processing and Systems have reported as follows:

"The legislation requiring the roll back of school assessed values to a level not exceeding a 10% increase over the previous year may be passed at any time from now to the middle of April. The Data Processing Division's records at present contain the values that would apply if the legislation was not passed. As there is a possibility that the legislation will pass and we will be required to roll back the assessed values we need to do the actual work in the immediate future, probably the weekend of March 27-28.

The computer calculation of the reduced values must be followed by a quite complex editing to deal with subdivisions and amalgamations of property. This work will take ten days to two weeks. The School Board will also need the assessed value totals so that they can pass their rating by-law when the school grants are announced in the middle of April.

The timing is such that, if we are not to delay the tax billing by several weeks, we must do the roll back calculation by the end of March, whether the legislation has passed by then or not. We will then be prepared for either eventuality (roll back or no change), without delaying the tax billing and consequent receipt of tax revenues.

There is no time available on the City's computer for the next few weeks since the machine is currently being used for three shifts and on the weekends. Therefore, it will be necessary to do the roll back calculation on outside equipment. Approximately 50 hours of computer programming has been and is being done for the calculation by our own staff by delaying other projects.

It is RECOMMENDED that the Data Processing Division be authorized to spend up to $2,500 for outside computer time to perform the calculation on school assessed values reducing them to a level not exceeding a 10% increase over last year's values, in preparation for the probable passing of the Provincial legislation ordering the roll back."

Your Board RECOMMENDS that the recommendation of the Director of Finance and the Co-ordinator of Data Processing and Systems be adopted.

CONSIDERATION

4. Vancouver's Theatre in the Park,
Use of The Queen Elizabeth Theatre

The Theatre Manager reports as follows:

"The arrangement last year whereby the Queen Elizabeth Theatre rented certain lighting units to the 'Theatre in the Park' and held the equipment rental fee as a Theatre rental credit in case of rain provided to be mutually advantageous.

'Theatre in the Park' has again asked to rent lighting equipment on a similar basis but for a longer period because they are doing three productions this year.

. . . Cont'd.

Clause No. 4 (Cont'd.)

The Vancouver Civic Auditorium Board concurs with the Manager's proposal that the lighting units be rented to them under the care and supervision of the Queen Elizabeth Theatre lighting operator. In return, the sum of $3,600.00 be paid in advance by 'Theatre in the Park' as a rental credit. In case of rain, their production could be moved to the Queen Elizabeth Theatre and the rental credit used. If the credit is not used it will accrue to Theatre rentals. Rentals in excess of $3,600.00 and all other charges would be paid by 'Theatre in the Park' should they be forced by rain to move into the Theatre. Suitable dates are being held in the Queen Elizabeth Theatre."

Your Board submits this matter for Council CONSIDERATION.

INFORMATION

5. Approval of City's Applications for Loans Under the Federal Provincial Special Development Loan Program

The Director of Finance reports as follows:

"Council on February 16, 1971, authorized applications for loans under the Federal Provincial Special Development Loan Program which have all been approved by the Department of Municipal Affairs, as follows:

Crystal Pool Replacement - Partial Financing		$ 990,000
Community Service Centre Facilities		
Strathcona	$275,000	
Additions to Riley Park and Douglas Park Community Halls	364,000	639,000
Street Paving Projects		950,000
Street Lighting Projects		200,000
Provincial Courts Building - Partial Financing		1,525,000
Total of loans approved as per Deputy Minister's letter of March 4, 1971		$4,304,000

This program provides for financing of expenditures to March 31, 1972 only, and the Crystal Pool and Provincial Courts Projects are included for part of their financing. Council will recall that only expedited projects qualify for this financing program.

Since the Council Resolution we have been advised that the term of repayment can be extended to 20 years from the original limit of 15 years, and that the interest rate on current financing under the plan would be under 7%. The interest rate fluctuates with the rate on Canada Bonds.

Funds will be received on a progress basis for each project."

Your Board submits the foregoing report of the Director of Finance for the INFORMATION of Council.

RECOMMENDATION

6. Gift Shop - Maritime Museum

The Acting Director of Museums reports as follows:

"At its meeting on November 18, 1970, the Greater Vancouver Civic Museum and Planetarium Board discussed a request from the Vancouver Museums and Planetarium Association to establish a Gift Shop in the Maritime Museum during the Summer months of 1971.

The Board resolved as follows:

'RESOLVED that it be strongly recommended to the Vancouver City Council that the request of the Vancouver Museums and Planetarium Association for the operation of a gift shop in the Maritime Museum during the Summer months of 1971 for a trial period be approved.'

The shop would make use of furniture and display facilities already existing for this purpose in the Maritime Museum. It would be located on the South side of the entrance hallway, and would in no way impede visitor traffic or conflict with fire and safety regulations. This has been discussed with the Building Inspector, who concurs with this report.

There will be no expense for the City in this plan.

Council approval is requested because the agreement between the City and the Vancouver Museums and Planetarium Association mentions a gift shop in terms of the Centennial Museum only.

RECOMMENDED that the recommendation of the Greater Vancouver Civic Museum and Planetarium Board be adopted."

Your Board RECOMMENDS the foregoing recommendation of the Acting Director of Museums be adopted, subject to a suitable agreement satisfactory to the Corporation Counsel.

(Copies of the Association's letter dated December 1, 1970, are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S).....

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 12, 1971

RECOMMENDATIONS

1. Advanced Course in Paediatrics - Attendance - Dr. D.M. Black, Health Dept.

The Director of Personnel Services reports as follows:

"The Faculty of Medicine of the University of British Columbia is sponsoring the above course on March 25 and March 26, 1971, at the Christmas Seal Auditorium. The advanced course in Paediatrics will provide current information concerning infectious diseases of childhood and will emphasize streptococcal infections and immunization against viral illness. The subject matter being discussed is relevant to the work of Assistant Medical Health Officer II and the City Medical Health Officer requests that approval be given Dr. D.M. Black for his attendance.

The total cost to the City would be $55.00 and two days leave of absence with pay. The Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 - Administrative and Technical Courses - all Departments.

As this request of the City Medical Health Officer is in accordance with the basic requirements of Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Business Orientation Program

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training program for selected students from the Commercial Departments of Vancouver Secondary Schools, May 3rd through May 7th, 1971. This is the same program which has been approved by Council in past years.

The students will work as trainees with no salaries, fees, or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Several City Departments and the Municipal and Regional Employees' Union indicated their willingness to co-operate with the Personnel Services Department staff in placing a number of students in our service for the week.

It is recommended that the Personnel Services Department again be authorized to co-operate with the Administrative Management Society in their Business Orientation Program for students."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 214

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 12, 1971

RECOMMENDATIONS

1. W/S Miller St., South of Kingsway Highway

The Supervisor of Property and Insurance reports as follows:

"The East 15' of Lot 1, of Lot 8, Blocks 7, 9 & 11, D.L. 352 has been used by the public for many years as part of Miller Street. As the City did not hold title to the strip of land it was never formally established as forming part of the road, zoned RS-1.

In 1970, the City acquired the property through tax sale and a Certificate of Title has now been issued. The City Engineer is agreeable to the establishment of this property for highway purposes and a charge against his Department of $62.94, being the tax sale costs. A formal resolution covering the establishment will be forwarded to Council."

RECOMMENDED that the East 15' of Lot 1, of Lot 8, Blocks 7, 9 and 11, D.L. 352, Group 1, New Westminster District, Plan 1814 be established for highway purposes at a cost to the City Engineer of $62.94, and the formal resolution be passed later this day.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Sales: Residential
Champlain Heights

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 92, D.L. 339, Plan No. 13659
Situated S/S 52nd Avenue between
Tyne and Toderick. Zoning RS-1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Henry Bliefernich	92	65' / 57.43 x 116.67 / 112.57	$15,000.00	City Terms @ 9%	

continued . . ./2

CONSIDERATION & RECOMMENDATION

3. Sale: N/S East 6th Avenue,
East of Commercial Drive

The Supervisor of Property and Insurance reports as follows:

"Postal Station 'F' is situated on the north-east corner of Commercial Drive and 6th Avenue. The property on 6th Avenue immediately to the east and abutting the Federal Government's lands is owned by the City, and legally described as Lots 9 & 10, Block 2 of Sub.'C', Block 146, D.L. 264A, zoned RT-2.

The Department of Public Works had advised this office that it proposes to extend Postal Station 'F' and has approached the City with respect to the acquisition of City-owned Lots 9 & 10. The lots have been appraised and a total market value of $18,000.00 placed on them, which sum the Federal Government is prepared to pay. The Director of Planning is in favour of the proposed use of the lots and has released them for sale to the Department of Public Works for the expansion of the postal station."

CONSIDERATION

The matter of the direct sale of these City-owned lots to the Federal Government for the development of the extension to Postal Station 'F' is submitted to Council for its consideration.

RECOMMENDATION

If Council is in favour of the direct sale, it is recommended that Lots 9 & 10, Block 2 of Sub. 'C', Block 146, D.L. 264A, be sold to the Department of Public Works for the total sum of $18,000.00.

Your Board submits the foregoing for CONSIDERATION and RECOMMENDATION.

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FOR ADOPTION SEE PAGE(S) 214

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 23, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 16, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Vacancy: Vancouver Public Library Board
Charles C. Locke

The Council noted a communication from Mr. Charles C. Locke resigning from the membership of the Library Board due to difficulties in being able to attend Board meetings.

MOVED by Ald. Adams,
THAT this resignation be accepted with regret and an appropriate letter of appreciation for services rendered be forwarded by His Worship the Mayor to Mr. Locke;

FURTHER THAT the City Clerk be instructed to take the necessary action with respect to the filling of this vacancy.

- CARRIED

(In this regard it was suggested that members of Council file any nominations for this vacancy with the City Clerk by not later than Thursday, March 25th)

COMMUNICATIONS OR PETITIONS (cont'd)

2. Strathcona Project:
Rehabilitation of Properties

Alderman Bird reported orally as a result of a meeting with the Honourable Robert Andras, Minister without Portfolio responsible for Housing, and other government and civic representatives, when the matter of rehabilitation of properties in the Strathcona project area was discussed.

Commissioner Ryan advised that from this meeting it was indicated that financial assistance would be by way of grants from the three levels of government on a 50/25/25 basis. However, the Corporation Counsel advises that the City does not have the power to make a grant for the purpose. It is understood, however, from the Minister of Municipal Affairs, that if the City so requests, the necessary legislation will be passed to give the City the required authority.

After further discussion it was agreed that His Worship the Mayor endeavour to arrange a meeting today between the Council and the Honourable Robert Andras to further consider the whole question.

His Worship reported back to the Council, after endeavouring to make this arrangement, that the meeting was unlikely according to Mr. Andras because of his commitments but he would be in touch with His Worship.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 19, 1971

Works and Utility Matters

Installation of Water Mains

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Works and Utility matters), dated March 19, 1971, be adopted.

- CARRIED

Building and Planning Matters

Urban Problems - Study by Federal Government:
Canadian Federation of Mayors & Municipalities
(Clause 2)

The Board of Administration submitted a memorandum and news release from the Executive Director of the Canadian Federation of Mayors and Municipalities dealing with the publication 'Urban Canada' released by the Honourable R.K. Andras, Minister without Portfolio responsible for Housing. The statement of the President of the Canadian Federation of Mayors and Municipalities, His Worship Mayor Dent in regard to this publication, is set out in an enclosure forwarded by the Executive Director expressing certain comments in connection therewith.

The Executive Director requests the statement of the President be endorsed and a copy of such resolution of endorsement be forwarded to various parties as indicated in his communication.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Urban Problems - Study by Federal Government (cont'd)

MOVED by Ald. Wilson,
THAT the statement of the President of the Canadian Federation of Mayors and Municipalities on this subject matter be endorsed and a copy of the Council's action forwarded to the following:

Provincial Minister of Municipal Affairs
The Honourable R.K. Andras
Local Members of Parliament
Canadian Federation of Mayors and Municipalities
Union of British Columbia Municipalities

- CARRIED

Beautification Project:
Hastings Street - Cambie to Carrall
(Clause 3)

In connection with the proposed beautification project, Hastings Street from Cambie to Carrall, one of the recommendations is made that the firm of Coast Group Design Associates Limited, be the design consultants for the project. As detailed information in regard to the firm was required by members of Council, it was,

MOVED by Ald. Adams,
THAT further consideration of this clause be deferred pending an information report from the Board of Administration in regard to the design consultants, such as the firm's qualifications for the work and the financial arrangement with the firm;

FURTHER THAT the Council be advised if the merchants are still desirous that this beautification project proceed.

- CARRIED

Tender: Window Cleaning and Janitor Service (Clause 5)

On March 2nd the Council considered a report respecting window cleaning and janitor service contract for the East Wing of the City Hall. The low bid was submitted by Vancouver Building Maintenance for services to be supplied by non-union labour, at an estimated annual cost of $27,756.00. The next low bid for service by union labour was submitted by Best Cleaners and Contractors Ltd. at an estimated annual cost of $32,520.00. At that time the Council tabled the matter pending a further report on the prevailing rate for such services. Detailed information was submitted by the Board of Administration in its report. After due consideration, it was,

MOVED by Ald. Adams,
THAT the tender of Vancouver Building Maintenance for the supply of this service at an annual estimated cost of $27,756.00 be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT Clauses 1 and 4 of the report of the Board of Administration (Building and Planning matters), dated March 19, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Shops Closing By-law:
Barber Shop Closing (Clause 2)

It was agreed to defer consideration of a letter from Mr. A. Goldsmith, Solicitor on behalf of the Vancouver Master Mens' Hair Stylists in the matter of barber shop closing until the delegation could be heard as requested, it being understood that the Barbers Union, Local #120, will be permitted to appear also if they so wish, together with other interested parties.

Complaint: Noise at Gulf Oil
Service Station: 3880 Oak Street (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Licenses and Claims matters), dated March 19, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Request for Shrine Parade:
Downtown Area

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Fire and Traffic matters), dated March 19, 1971, be adopted.

- CARRIED

Finance Matters

New Position: Vancouver Rental
Accommodation Grievance Board (Clause 1)

MOVED by Ald. Adams,
THAT consideration of this clause be referred to the Standing Committee on General Purposes to review the operation of the Vancouver Rental Accommodation Grievance Board;

FURTHER THAT in the meantime the temporary position be continued.

- CARRIED

NATO Conference on Earthquake
Hazard Reduction (Clause 2)

Consideration was given to a recommendation of the Board of Administration respecting authority for the Civil Defence Co-ordinator and the City Building Inspector to attend the NATO Conference on 'Earthquake Hazard Reduction' in San Francisco, May 18th to 25th, at a cost of $960.00, pursuant to invitation from the Professor of Civil Engineering at U.B.C. It is pointed out, however, that Federal and Provincial authorities favour the Civil Defence Coordinator attending this Conference but would not assume any costs in this regard.

As part of the program will be devoted to preventive measures involving building codes and other safety regulations, the Board of Administration report points out it is considered the City Building Inspector, who is a member of the Canadian National Committee on Earthquake Engineering, could gain valuable information from the Conference.

MOVED by Ald. Bird,
THAT only the City Building Inspector be authorized to attend this Conference unless the other levels of government are prepared to pay their share of sending the Civil Defence Coordinator.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Strathcona Community Services Centre Facilities attached to Lord Strathcona School (Clause 3)

The Board of Administration submitted the following report of the Director of Finance:

"On October 1, 1968, Council adopted a report of the Director of Social Planning and Community Development recommending the establishment of a Neighborhood Services Center on the Lord Strathcona School site. The multi-purpose building was jointly planned by the School Board, the Park Board and the City, to provide educational, recreational, health and welfare services for residents of all ages in the 'Strathcona' area of the City.

The formal agreement between the School Board, the Park Board and the City specifies that the School Board will not accept any tender for the construction of the combined project that would involve the Park Board or the City in paying an amount in excess of $240,000 as its share of the overall costs of the project without first obtaining the approval of the Park Board and the City for incurring the extra cost over $240,000.

The School Board has received the tenders for the project and the Park Board's share has been calculated to be $264,356. Therefore, approval of the excess cost by the Park Board and City Council is necessary if the project is to proceed. The Park Board will be considering the matter on Monday, March 22nd.

As reported to Council (Board of Administration minutes March 12, 1971) an amount of $275,000 for the Community Service Center Facilities - Strathcona was included in the City's request for financing under the Federal Provincial Special Development Loan Program and was approved by the Department of Municipal Affairs. Also, the Park Board has included (subject to confirmation at the March 22nd Park Board meeting) $275,000 for Strathcona in their 1971 Capital Program requests, which will be dealt with by Council shortly.

The difference between the construction cost of $264,356 and the $275,000 in the 1971 Capital Program request is for equipment, landscaping etc.

The matter for Council consideration at this time is whether or not to approve the additional capital cost of constructing the Community Service Facility-Strathcona, the amount being $24,356 ($264,356 - 240,000)."

Park Board Commissioner Livingstone advised the Park Board had approved the additional costs involved.

MOVED by Ald. Hardwick,
THAT the Strathcona Community Services Center Facilities project be approved with the City's (Park Board Capital Budget) share of the construction cost being $264,356 and that an appropriation of $275,000 from the 1971-75 Five Year Plan allocations for Community Service Center Facilities be approved in advance of the 1971 Capital Budget consideration by Council, the additional appropriation of $10,644 being for equipment and landscaping, etc., as noted above.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Tender: Lease and Operation of the City Hall Cafeteria and East Wing Staff Lunch Room (Clause 4)

In connection with this clause, the Council agreed to the delegation request from the Municipal and Regional Employees' Union and instructed also that the Canadian National Institute for the Blind be invited to make representations if they so wish.

B. Personnel Matters, Supplementary

Institute on Rehabilitation Workshops: Attendance - 2 employees, Social Service Department

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 19, 1971, be adopted.

- CARRIED

C. Property Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Property matters), dated March 19, 1971, be adopted.

- CARRIED

D. Reorganization of Central Files and Typist Pool Staff: Engineering Department

The Board of Administration, under date of March 15, 1971, submitted a report on the Reorganization of Central Files and Typist Pool Staff of the Engineering Department. In the Engineer's report, submitted by the Board of Administration, details are set out, including a report by the Director of Personnel Services, which is summarized as follows:

" SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
H.C. Smith	Records Clerk - Engineering Pay Grade 14 ($482-574) 1971 1st half rates	Records Clerk - Engineering Pay Grade 15 ($507-604) 1971 1st half rates	When files are transferred. Approx. April 1, 1971
M. Reisig	Clerk Typist II Pay Grade 9 ($391-463) 1971 1st half rates	No change	When adopted
B. Geach	Clerk Typist II Pay Grade 9 ($391-463) 1971 1st half rates	Clerk Typist III Pay Grade 13 ($463-552) 1971 1st half rates ($507-552) 1971 1st half rates*	When adopted
New Position		Clerk Typist I Pay Grade 5 ($335-391) 1971 1st half rates	When adopted

* Effective salary range as per Personnel Regulation 160-1(a)

The Business Manager, Municipal and Regional Employees' Union concurs with these recommendations."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Reorganization of Central Files and Typist Pool Staff: Engineering Department (cont'd)

The City Engineer's recommendations are summarized as follows:

SUMMARY:

"(a) the report of the Director of Personnel Services be adopted;

(b) the following recommendations of the City Engineer be approved:

(i) One Clerk Typist II be transferred from the Traffic & Transportation Division to Central Files staff.

(ii) One Clerk Typist II be transferred from the Electrical Division to Central Files staff.

(iii) A Clerk Typist I position be established in Central Files

(iv) The existing Records Clerk position be reclassified to Pay Grade 15.

(v) One of the existing Clerk Typist II positions be reclassified to a Clerk Typist III.

(vi) Provision of required funds for the permanent staff above to be approved in advance of the 1971 Engineering Department Budget.

(vii) The City Engineer be authorized to implement the above recommendations."

The Board of Administration recommends adoption.

MOVED by Ald. Phillips,
THAT the foregoing recommendations be adopted.

- CARRIED

E. Neighbourhood Centre
Thunderbird Elementary School

The Board of Administration, under date of March 18, 1971, submitted the following report:

'The Director of Social Planning/Community Development reports as follows:

"On November 3, 1970 City Council received a delegation from the Skeena Terrace Tenants Association submitting a brief in respect of a Multiple Service Centre for the Community. The request was made that the City make approximately seven acres of land available, described as the area bounded by First and Fifth Avenues, Skeena and Highway 401.

It was moved that:

'this whole matter be referred to the Social Development Committee and further that the City Planning and Property & Insurance Departments notify the Council if at any time action is contemplated in the requested property.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Neighbourhood Centre
Thunderbird Elementary School (cont'd)

A sub-committee of the Social Development Committee met with Skeena Terrace residents on December 1 and 15, 1970 and reported back to the Social Development Committee on programs and possible sources of capital financing of a large scale multi-purpose community centre. In January and February, 1971 the Sunrise Community Centre Association, The Homeowners/Ratepayers Group and Frog Hollow Association joined discussions with the Skeena Terrace Tenants Association. On March 4, 1971 plans for a Neighbourhood Centre as part of Thunderbird School was given priority over the previously proposed large-scale centre. A detailed report is attached which describes the events leading up to the recommendations that follow.

The Director of SP/CD with the full concurrence of representatives of the citizens' groups, namely; Skeena Terrace Association, Homeowners/Ratepayers, Frog Hollow Association and Sunrise Community Centre Association who have now joined forces and elected a special committee to plan and operate the proposed Neighbourhood Centre at Thunderbird School, recommends that City Council approve:

1. the addition of approximately 5,500 square feet, for a neighbourhood or satellite centre at a cost not to exceed $103,000 to Thunderbird Elementary School;

2. a capital expenditure of $40,000 from the Parks Board appropriation of $1,750,000 in the Five-Year Plan designated for "construction, extension and additions to community services centres" for this centre;

3. Parks Board operating costs for staffing and programing in the Centre, on an annual basis, commencing September 1, 1971 and in an amount not to exceed $20,000 in 1971;

The Director of SP/CD further recommends that Council request:

4. the federal and provincial governments to pay $49,000 as their share of the capital cost for the Centre because of its proximity to and planned use by residents of Skeena Terrace public housing;

5. the province, through the office of the Provincial Secretary, to pay $14,000 of the capital cost under provisions of the Elderly Citizens Housing Aid Act because 67 housing units at Skeena Terrace are occupied by elderly citizens and because there are 184 elderly citizens resident at Beulah Gardens, a low-rent housing development in the immediate vicinity of Thunderbird School. "

Your Board RECOMMENDS approval of the foregoing report and recommendations of the Director of SP/CD and further recommends that:

Council approve an appropriation of $54,000 from the 1971 - 75 Five-Year Capital Plan allocation for "community services centres - construction, extension and additions" in advance of Council approval of the 1971 capital budget of the Board of Parks and Public Recreation, subject to $49,000 being available as outlined in (4) above and subject to $14,000 being solicited as outlined in (5) above and if received applied against the $54,000.

Council request the School Board and Parks Board to give immediate consideration to the recommendations of this report;

no action be taken on these recommendations until they are approved by both the School Board and Parks Board. "

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Neighbourhood Centre
Thunderbird Elementary School (cont'd)

It was advised that the School Board passed a resolution urging the City Council support the proposal.

MOVED by Ald. Rankin,
THAT the recommendations in the foregoing Board of Administration report be adopted.

- CARRIED

F. Keefer Street Pedestrian Overpass:
Easement over Lot B, 560 Raymur Street

The Board of Administration, under date of March 19, 1971, submitted a report regarding Keefer Street Pedestrian Overpass, Easement over Lot B, Block 120, D.L. 181 (560 Raymur Street). The overpass is required to reduce the hazard to school children in the vicinity who cross the right-of-way. It is advised the owners of the property involved do not approve of the projected overpass as planned and discussions have not produced a basis of settlement. It is therefore recommended,

> 'that since the City has failed to come to an agreement with the owners to acquire the said property rights, the said property rights be expropriated and that the resolution for that purpose submitted under "motions" be passed'.

MOVED by Ald. Adams,
THAT the foregoing recommendation be approved.

- CARRIED

MOVED by Ald. Rankin,
THAT the Corporation Counsel be authorized to seek a Vesting Order if necessary to avoid any delay in this matter.

- CARRIED

G. Report of the Standing Committee
on General Purposes, March 11

MOVED by Ald. Adams,
THAT the report of the Standing Committee on General Purposes, dated March 11, 1971, be adopted.

- CARRIED

H. Report of the Standing Committee
on General Purposes, March 18

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Standing Committee on General Purposes, dated March 18, 1971, re Capilano Stadium - Uses, be tabled for one week to allow an opportunity for the Council to receive a report from the Director of Social Planning/Community Development re the matter of accommodation for youth in the Riley Park area;

FURTHER THAT Clause 2 of the report re Demolition Derby Site: Satellites Motorsport Club, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of the Standing Committee on Finance, March 18, 1971.

Grant Request of $15,000
Family Service Centres (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Standing Committee on Finance, dated March 18, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

1971 Civic Grant Requests (Clause 2)

MOVED by Ald. Adams,
THAT part (A) of this clause be adopted.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams,
THAT the recommendation in part (B) of this clause, recommending no action, be adopted with the exception of the applications of the United Community Services and the Community Music School of Greater Vancouver, which groups have made delegation requests.

- CARRIED

MOVED by Ald. Adams,
THAT delegations be heard by the Council, pursuant to requests received as follows:

App'n. No.	NAME	AMOUNT REQUESTED
141	United Community Services	$10,000
386	Community Music School of Greater Vancouver	5,150
177	Vancouver Community Lawyer Program	29,000
573	S.P.E.C.	13,030
620	The Window and The Now Bus	5,000
315	Playhouse Theatre Co. Rentals	13,655 *

*($15,345 of $29,000 request, approved by Council in January, 1971)

- CARRIED

After considering applications for grants presented to Council, shown in part (D) of the Standing Committee report, action was taken as follows:

MOVED by Ald. Adams,
THAT the application of the Riley Park Area Council - Youth Enterprises, for a grant in the amount of $1,500, be approved.

(referred)

MOVED by Ald. Calder,
THAT all three of the following grant applications be laid over for consideration at a Council meeting when all members of the Council are present:

App'n. No.	NAME	AMOUNT REQUESTED
605	Riley Park Area Council - Youth Enterprises	$1,500
157	GasTown Workshop	2,040 plus
530	B.C. - S.P.C.A.	5,000

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Second Crossing of First Narrows

The Special Committee comprising Alderman Wilson, His Worship the Mayor and Alderman Adams, submitted the following report under date of March 22, 1971:

"In accordance with instructions contained in the Minutes of Council dated March 2, 1971, the Sub-Committee appointed by the Mayor, consisting of Alderman Wilson, Chairman; His Worship the Mayor and Chairman of the Finance Committee, Alderman Adams, met with the three Mayors of the North Shore on March 17, 1971.

Mayor Ron Andrews, Mayor Thomas Reid and Mayor Arthur Langley each agreed to place the undernoted questions before their respective Councils for action and hopefully ratification:

(1) (a) That the North Shore municipalities will make a commitment to share the cost of a second crossing in accordance with that portion of the cost of approaches designated to be shared by the North Shore municipalities and City of North Vancouver, as contained in the Swan Wooster report.

(b) The City of Vancouver Council has already taken action by way of resolution of March 2, 1971. (See App. 'A') - see below**

(2) The decision for bridge or tunnel has yet to be decided. The meeting of March 17th was unanimous in recommending a tunnel. The Councils of the North Shore and the City of Vancouver are requested to consider the matter as quickly as possible.

The Joint Committee will meet again on March 31st and it is expected that decisions will have been made by respective Councils prior to the end of March."

** Appendix 'A'

Extract from Resolution of the Vancouver City Council of March 2, 1971

"(b) advise the Provincial Government that the City will undertake to place a money by-law to the electors for the distributor functions of the approaches in the City in accordance with the consultants' recommendations, subject, however, to such distributors being constructed, where practicable at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs;"

MOVED by Ald. Wilson,
THAT the foregoing report of the Special Committee be received for information.

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Second Crossing of First Narrows (cont'd)

MOVED by Ald. Wilson,
THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

(notice)

Alderman Rankin called for Notice of Motion and Notice was recognized by the Chair.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Expropriation: Easement over Lot B
560 Raymur Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver desires to acquire a right-of-way easement for the construction of an elevated pedestrian passageway over the South 4 feet of that certain parcel or tract of land and premises situate in the City of Vancouver, Province of British Columbia and known and described as Lot "B", Block One Hundred and Twenty (120), District Lot One Hundred and Eight-one (181), Group One (1), New Westminster District, Plan 11715, pursuant to its powers under section 289 of the Vancouver Charter, B.C.S. 1953, Chapter 55, and the amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of the acquisition of the said easement;

THEREFORE BE IT RESOLVED that the said easement over the real property aforesaid be and the same is hereby expropriated by the City of Vancouver.

- CARRIED

2. Miscellaneous Expenses: The Vancouver
Detoxification Centre Society

At the meeting on March 16, 1971, Alderman Wilson gave notice of the following motion:

MOVED by Ald. Wilson, (No Seconder),
THAT the Vancouver City Council be requested to supply an amount of up to $1,500.00 for the minor miscellaneous operations of the Vancouver Detoxification Centre Society on the same basis as last year with the permission to make advances from these funds for the initial operational expenses for the Greater Vancouver District Hospital Society.

(deferred)

cont' d....

MOTIONS (cont'd)

Miscellaneous Expenses: The Vancouver Detoxification Centre Society (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the motion of Alderman Wilson be deferred for one week and the Council receive a detailed report of proposed expenditures to support the $1,500.00 grant request.

- CARRIED

NOTICE OF MOTION

Rental Increases: Tenants

Alderman Rankin gave Notice of the following motion, which was recognized by the Chair:

MOVED by Ald. Rankin,
THAT WHEREAS a great number of rent increases are occurring in the City of Vancouver;

AND WHEREAS the City of Vancouver has a Rental Accommodation Grievance Board set up under the Rental Accommodation Grievance Board By-law;

AND WHEREAS it would be to the benefit of the citizens of Vancouver for arbitration to take place on rental increases;

THEREFORE BE IT RESOLVED THAT Regulation No. 15 be enacted as follows:

'Whenever a landlord gives proper notice to a tenant to increase the rent or rental condition, a tenant, or a representative of tenants, may request the Board in writing to verify if there is a valid reason for the increase and to make recommendations to the parties as to what, if any, increase is a justifiable one.

If either party is dissatisfied with the recommendations then a formal public hearing of the Board shall be convened to hear representations by both sides.

Following the hearing the report of the Board shall be published by Vancouver City Council.'

(This is an adaptation of the Ontario Law Reform Commission's Recommendations within the present structure of the Grievance Board)

(Notice)

PRESENTATION - FREEDOM OF THE CITY

Freedom: Mr. Prentice Bloedel

The City Council, by a former resolution, bestowed the honor of 'Freedom of the City' to Mr. Prentice Bloedel in recognition of his contribution to the citizens of Vancouver. Today, therefore, the Council formally recognized the granting of this honor and presented to Mr. Bloedel, through His Worship the Mayor, an illuminated framed scroll, a medallion, and a permanent parking permit.

Mr. Bloedel acknowledged with thanks.

Following the ceremony of presentation to Mr. Bloedel, the Council recessed for a reception in honour of Mr. Bloedel and subsequently an 'In Camera' meeting was held in the Mayor's Office after which the Council recessed to continue in open Council at 2:00 P.M. on the Point Grey Road/Jericho matter.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin and Wilson

ABSENT: Alderman Broome
Alderman Linnell (Leave of Absence)
Alderman Sweeney

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS

Jericho/N.W.Marine Drive:
Policy

In compliance with the instruction of Council of March 9, 1971, the Board of Administration provided a report reference, given by the Assistant City Engineer, Traffic and Transportation regarding the Board of Administration report on 'Road Standards - N/W Marine Drive and Point Grey Road', dated February 8, 1971.

At the conclusion of the report reference, the Council heard the following delegations on the matter:

1. Public Concerns - Dr. W. Chalmers - Brief filed.
2. Alma Mater Society, U.B.C. - Mr. Tony Hodge, President - Brief filed.
3. Spanish Banks Home Owners Association - Mr. J. Moodie - Brief filed.
4. Mr. Norman G. Freshwater
5. Citizens Council on Civic Development - Mr. H. Weinreich - Brief filed.
6. Point Grey North Side & Cameron Avenue Ratepayers Association - Dr. John A. Pratt-Johnson - Brief filed.
7. North West Point Grey Homeowners Association - Dr. J. Warren - Brief filed.
8. J. Hrehorka) M. H. Anderson) - Mr. Anderson - Brief filed.
9. S P E C - Point Grey - Mr. D. Morgan - Brief filed.

cont'd....

DELEGATIONS (cont'd)

Jericho/N.W. Marine Drive:
Policy (cont'd)

10. School of Architecture, U.B.C. - Mr. M. Ryan
- Brief filed.

11. Mrs. Dorothy Gillis - Brief and Petition filed.
12. Mr. Dennis Gray-Grant - Brief filed.

13. West Point Grey Local Area Council - Mr. Devries
- Brief filed.

14. Civic Arts Committee, Community Arts Council
- Mr. J. Darg Bell-Irving
- Brief filed.

15. Margaret Baker - Brief filed.

16. Vancouver Point Grey NDP - Mrs. Hilda Thomas
- Brief filed.

17. Mr. Bruce Yorke - Brief filed

18. Mrs. Peggy Trueman. At the request of Mrs. Trueman, the City Clerk read a brief submitted.

19. Mr. R. Rococo - Brief filed.

20. Vancouver Free University - Mr. Broomfield
- Played tape recording.

21. Vancouver Central Council of Ratepayers
- Mr. J. T. Cork
- Brief filed.

22. Vancouver Council of Women - Mrs. M. Pigott
- Brief filed.

23. Vancouver Regional Committee,
Communist Party of Canada - Mr. W. Turner
- Brief filed.

24. Mr. W.L. Delmonico - Brief filed.
25. Mr. I.G. Clements - Brief and Petition filed.

26. Vancouver Area Council, N.D.P. - Mr. R.A. Lowther
- spoke to the matter and advised Council of the support of the Vancouver Area Council N.D.P. for the brief submitted previously by the Vancouver Point Grey N.D.P.

27. Sierra Club of B.C. - Mr. W. Darnell - Brief filed.

28. Community Planning Association of Canada
- Mr. Beltz - Brief filed.

29. U.B.C. Cyclists Club - Mr. G. Bisaro - Brief filed.

30. Mr. S. Brown - Brief filed.

(During the hearing of the preceding delegations the Council observed a short recess.)

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cont'd....

DELEGATIONS (cont'd)

Jericho/N.W. Marine Drive:
Policy (cont'd)

Communications from the following, relating to the above matter were noted:

Board of Parks and Public Recreation, March 10, 1971

West Point Grey Civic Association, March 20, 1971

Real Estate Board of Greater Vancouver, March 3, 1971
Mr. R. Clay, 4604 N.W. Marine Drive, March 17, 1971

B.C. Civil Liberties Association, March 16, 1971

Dr. R. P. Makaroff, 4529 West 10th Avenue, March 23,1971

Reverend G.W. Payne, communication and attached petition.

Point Grey Young Socreds, 5920 Iona Drive, February 17
West Point Grey Liberal Association, February 25, 1971

Town Planning Commission, March 5, 1971

Memorandum from City Clerk dated March 22nd, advising of comments of letters received from individuals.

MOVED by Ald. Adams,
THAT the above communications be received.

- CARRIED

MOVED by Ald. Adams,
THAT the matters raised this day by the delegations heard be considered by Council at the first opportunity.

- LOST

(A tie vote resulted. The motion was, therefore, declared lost.)

MOVED by Ald. Adams,
THAT this meeting adjourn.

- LOST

(A tie vote resulted. The motion was, therefore declared lost).

MOVED by Ald. Phillips,
THAT the Vancouver City Council communicate with the Honourable Minister of National Defence and Mr. G. Deachman, Member of Parliament (Vancouver Quadra) to enquire of their reported statements given orally today and make application for the balance of the Federal land (38 acres being reserved for other than park development) in order that this acreage may be added to the lands granted for park purposes.

- CARRIED

MOVED by Ald. Rankin,
THAT upon completion of the application and negotiations for the 38 acres for park purposes, the City Council hear briefs to consider design solutions as to the type of park suitable for this area.

- CARRIED

cont'd....

DELEGATIONS (cont'd)

Jericho/N.W. Marine Drive:
Policy (cont'd)

MOVED by Ald. Hardwick,
THAT Locarno Park be maintained as a local area park.

(changed)

MOVED by Ald. Adams,
THAT the motion of Alderman Hardwick be tabled.

- LOST

(A tie vote resulted. The motion of Alderman Adams was, therefore, declared lost).

Alderman Hardwick, with the permission of Council, changed his motion to read as follows:

MOVED by Ald.Hardwick,
THAT the Vancouver City Council indicate to the Board of Parks and Public Recreation the Council's preference for the retention of Locarno Park (N.½ Block 133) as a local area park and request that Board's consideration, for report back.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at approximately 5:45 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated March 23, 1971, which were adopted on March 30, 1971.

MAYOR

CITY CLERK

BOARD OF ADMINISTRATION . . . . . .(WORKS). 1

MARCH 19TH, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Installation of Water Mains.

"The following water main replacements are required prior to paving scheduled for construction in 1971:

PROJECT 1014

Street or Avenue	From	To
13th Avenue	Columbia Street	Manitoba Street
15th Avenue	Fraser Street	St.Catherines Street
18th Avenue	Inverness Street	Clark Drive

The estimated cost of Project 1014 is $29,000. Funds are available from the 1970 Water Capital Budget, 'Short Notice Projects', Account Code 126/7902.

I RECOMMEND that water mains be replaced on the above listed streets and that $29,000 be appropriated from Account Code 126/7902, 'Short Notice Projects'."

Your Board RECOMMENDS that the foregoing be approved.

* * * * *

FOR ADOPTION SEE PAGE(S) 250

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Communication from Mr. R. Taylor - 1975 West 12th Avenue - Building Line

The Director of Planning and Civic Development reports as follows:

"Mr. R. Taylor has written to Council and his letter of February 25th is attached. Mr. Taylor inferred that the existence of a 7-foot building line on Burrard Street is reducing the floor space ratio on his property: i.e., removing a potential of three suites from the plan. This is not the case. The developer is permitted to realize the full potential of his existing property, with the one exception that minimum yard requirements are measured from the existing building line rather than the property line. When the 7-feet for street widening are required, then same would be purchased by the City.

The negotiations between the developer and the present owners, therefore, should be on the basis of the existing site. There is no validity in the claim by Mr. Taylor that the value of the site is reduced by $7,000 because of the building line.

It is RECOMMENDED that this report be received for information and a copy sent to Mr. R. Taylor."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

(Circulated for the information of Council is a letter dated February 25, 1971, from Mr. R. Taylor)

CONSIDERATION

2. Urban Problems - Study of Federal Government: Canadian Federation of Mayors & Municipalities

Under date of March 8th, the Executive Director of the Canadian Federation of Mayors and Municipalities has forwarded to all member municipalities the attached memorandum and news release dealing with the publication "Urban Canada" released by the Honourable R.K. Andras, Minister without Portfolio responsible for Housing.

In his memorandum the Executive Director requests that the initial reaction of the President of the C.F.M.M., as outlined in the attached news release, be broughts to the attention of His Worship the Mayor and members of Council and asks that Council

(a) to endorse the statement by resolution of Council

(b) to transmit a copy of the resolutions to:

(i) Your Minister of Municipal Affairs
(ii) the Honourable R.K. Andras, Minister responsible for Housing
(iii) Your own Federal M.P.'s
(iv) The C.F.M.M.
(v) Your Provincial Municipal Association

Your Board submits the request of the Executive Director of the Canadian Federation of Mayors and Municipalities for the CONSIDERATION and instruction of Council.

Board of Administration, March 19, 1971 . . . . . (Building 2)

RECOMMENDATIONS:

3. Hastings - Carrall to Cambie Beautification Project

Following consideration of a report dated May 19, 1970 from the Director of Planning and the City Engineer dealing with the above project, City Council, on June 16, 1970, passed the following resolution:

> "THAT the beautification project be authorized on the basis of normal street improvements and on the understanding that the property owners will pay the entire cost, over a fifteen-year period, of any permanent canopy or awnings, and based on local improvement financing."

The Board of Administration has now received a further report, dated February 25, 1971, from the Director of Planning & Civic Development and the City Engineer, advising that since approval of the above resolution the Hastings Street merchants decided not to pursue the proposals for a permanent canopy or awnings but to continue investigating standard beautification schemes.

In this report, the Director of Planning & Civic Development and the City Engineer set out in detail the result of these further investigations, particularly with regard to the appointment of consultants, design studies, timetable, and source of funds. The report concludes with the following recommendations:

THAT

"(a) Council authorize the design work to proceed, and the provision of the consultants' fees, brochure printing and mock-up preparation costs

(b) Council appoint Coast Group Design Associates Limited as design consultants for the project, with terms of reference as set out in Appendices II and III.

(c) Upon completion of the design work, the Director of Planning & Civic Development and the City Engineer report further on the project, including the proposed sharing of capital costs and maintenance and operating costs, and the local improvement procedures to be followed."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning & Civic Development and the City Engineer be endorsed.

4. 2250 Heather Street,
Additions to an Automotive Repair Shop (Body Work)
Development Permit Application No. 54925

The Director of Planning and Civic Development reports as follows:

> "Coast Installations of 905 West 23rd Avenue on February 23, 1971, filed Development Permit Application No. 54925 for a 1500 sq. ft. and a 578 sq. ft. addition to the existing 'Fairview Motors' automotive repair shop at 2250 Heather Street.
>
> The site location is the north east corner of Heather Street and West 7th Avenue. The 50' wide site fronts West 8th Avenue and is 120' deep along Ash Street.

Board of Administration, March 19, 1971 . . . . . (Building 3)

Clause 4 Continued

The Development Permit Application is being reported to City Council as the requested development is at variance with the 'Fairview Slopes Rezoning Proposals.'

Existing and Proposed Development

The existing concrete block construction development comprises a 33' x 33.6' one storey automotive body shop and a 17' x 56' one storey paint bake oven. On the northerly portion of the site; at present used for storing cars in a state of disrepair; it is proposed to add a 30' x 50' one storey body shop addition. In the southerly portion of the site; at present used for off-street parking it is proposed to add a 17' x 34' one storey paint bake over addition. The remaining open portion of the site is surfaced to provide four off-street spaces.

There will be a driveway from West 7th Avenue into the paint bake oven, a driveway from Heather Street to the four car off-street parking area and a further driveway to an off-street loading and unloading space within the building.

There is no City lane allowance at the rear of the site.

Zoning Position

The site is at present zoned as a M-1 Light Industrial District. The use of the building for an 'Automotive Repair Shop' is an 'Outright Use' in the present zoning subject to the development permit drawings being first amended to show compliance with all relevant regulations of the Zoning and Development By-law with particular reference to the provision of required off-street parking and off-street loading and unloading facilities.

The site is also within the Fairview Slopes Area. An application to rezone land within the Fairview Slopes Area including the subject site to a CRM-1 Commercial/ Multiple Dwelling District is to be considered by the City Council at a Public Hearing on March 25, 1971.

Relationship of Requested Development Permit Application to Application to Create New CRM-1 District

If City Council approved the CRM-1 District proposals; then the existing automotive repair shop development would become 'Non Conforming as to use.'

The new CRM-1 District proposals are to stop new industrial development; encourage eventual replacement of existing industries as well as provide for residential accommodation with select compatible commercial uses.

It is considered that the proposed additions to the automotive body repair shop as requested by Development Permit Application No. 54925 would encourage the continuance and permanence of a form of development detrimental to the anticipated redevelopment of the area.

Any withholding action by City Council under Section 570 of the Vancouver Charter must be within 30 days from the date of Development Permit Application, which

Clause 4 Continued

was February 23, 1971. In consequence this report has had to be submitted to City Council in advance of the forthcoming Public Hearing scheduled for Thursday, March 25, 1971.

Recommendation

I recommend that Development Permit Application No. 54925 be withheld pursuant to Sections 570(1) and 570 (2) of the Vancouver Charter."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

CONSIDERATION:

5. Tender No. 23-70-9 - Window Cleaning and Janitor Service

On March 2, 1971 City Council considered a report from the Board of Administration concerning the Window Cleaning and Janitor Service Contract for the East Wing, City Hall. The low bid was submitted by Vancouver Building Maintenance for services to be supplied by non-union labour at an estimated annual cost of $27,756.00. The lowest bid for services supplied by union labour was submitted by Best Cleaners and Contractors Ltd. at an estimated annual cost of $32,520.00. Council tabled the matter pending a further report on the prevailing rate for service of this kind.

The following table shows the prevailing union rates of pay for this type of work as compared to the wages declared by the two bidders:-

	Prevailing Union Rate	Best Cleaners & Contractors	Vancouver Bldg.Mtc.
Foreman	$2.42/2.47 per hr.	$2.92	$2.50
Cleaner (male)	$2.32 " "	2.32	2.40
Cleaner (female)	$1.91 " "	1.91	2.00
Floor Waxer	$2.32 " "	2.52	3.00
Window Cleaner	$3.26 " "	3.46	3.50

The rate of pay for a foreman and a floor waxer varies depending on the ability of the employee and the needs of the employer. The wages for a window cleaner can also vary depending upon the location of the work.

The fringe benefits applicable to employees of Best Cleaners & Contractors Ltd. and other union labour amount to approximately 16% of the wages as compared to approximately 8% for the Vancouver Building Maintenance employees, the main difference being Statutory Holiday pay and a medical plan. (The 4% Fringe Benefits as shown in the report dated February 26, 1971 was for vacation allowance only - the firm neglected to include other fringe benefits such as Canada Pension, Unemployment Insurance and Workmen's Compensation.)

The Director of Personnel Services advises of two surveys carried out in 1970 on Building Service Workers, and one in December 1969. The surveys include both union and non-union employees.

Board of Administration, March 19, 1971 . . . . . .(Building 5)

Clause 5 continued

	Survey	No. of Employees Surveyed	Average Rate
1.	B.C.Preliminary Salary & Wage Rate Survey	1,204	$2.98/hr.
2.	Simpson-Sears Ltd.	201	$520.00 per month
3.	B.C. Tel.(Dec.1969)	873	$2.78/hr.

The 1970 adjusted average hourly rate for the 2,278 employees is approximately $3.00 (assuming a 37-hour work week for survey No. 2 and adjusting for 1970 in No. 3 by adding 7%). These figures do not include fringe benefits or foreman wages as this information is not available.

Your Board submits to Council for Consideration the matter of awarding the contract.

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FOR ADOPTION SEE PAGE(S) 250 - 251

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Complaint - Noise at Gulf Oil Service Station 3880 Oak Street

Mrs. M. B. Duncan, 989 West 23rd Avenue, in a letter to the City Clerk, complained of noise and fumes emanating from repair work carried out at the service station next door at 3880 Oak Street.

The Director of Permits & Licenses reports as follows:

> "An inspection shows that the service station and the complainant's property are separated by a low retaining wall with a fence on its top. Cars and one large unlicensed truck are parked beside the wall. The truck is for sale and is larger than that permitted in this district. The Service Station operator states that the truck was moved to its present position at the request of the complainant so that her view would not be obstructed. He further states that no repair work is carried out in the parking portion of the site, that no repair work of any kind is carried out after 6:00 p.m. and that the service station closes at 9:00 p.m.
>
> No violations have been found other than the presence of the oversized truck which will be removed. Mrs. Duncan has been advised of the inspection and to contact the Police Department if, in her opinion, there is any violation of the Noise Abatement Bylaw."

Your Board submits this report for the information of Council, and RECOMMENDS a copy be forwarded to Mrs. Duncan.

> (Copies of Mrs. Duncan's letter dated March 6, 1971 are circulated for the information of Council)

CONSIDERATION:

2. Shops Closing Bylaw: Barber Shop Closing

Council will recall that on October 6, 1970 the Council had before them for consideration a Board of Administration report dated October 2, respecting Barber Shop Closing, Bylaw 4462, which presented a petition from 16 owners of barber shops, a motion by Alderman Linnell and a letter from the Barbers Union, Local 120. However, Council deferred this matter until the next meeting as Alderman Linnell was absent. On October 20, 1970 Council took no further action on the matter as there was no seconder to Alderman Linnell's motion.

A communication dated March 8, 1971 has been received from Mr. Allan Goldsmith, Solicitor, on behalf of the Vancouver Master Mens' Hair Stylists wherein it is requested that a delegation be heard by Council with respect to this matter.

/..... 2

Board of Administration, March 19, 1971 . . . . . (Licenses 2)

Shops Closing Bylaw: Barber Shop Closing (cont)

Your Board submits Mr. Goldsmith's request to appear as a delegation for Council's CONSIDERATION.

(Copies of the communications from Mr. A. Goldsmith dated March 8, 1971 and September 23, 1970 enclosing petition, the Board of Administration report dated October 2, 1970, a letter from the Barbers Union, Local 120, dated October 5, 1970, a letter from the Greater Vancouver Visitors and Convention Bureau dated September 24, 1970 and Alderman Linnell's motion are circulated for the information of Council.)

DELEGATION REQUEST: Mr. A. Goldsmith

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FOR ADOPTION SEE PAGE(S) 252

Board of Administration, March 19, 1971 . . . . . (FIRE 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Request for Shrine Parade: Downtown Area

The Vancouver City Council on May 5, 1970 adopted the attached report of the Board of Administration, Works and Utility Matters, dated May 1, 1970. It is noted in this report that the 1970 Council recommend to the 1971 Council that the request of the Pacific Northwest Shrine Association to hold a parade in the central business district on June 5, 1971 be approved, subject to certain conditions.

In communications dated March 8, 1971, copies of which are circulated, the Association requests that the parade starting time be 10:00 a.m. rather than 12:30 p.m.

The City Engineer advises that there are no objections to the parade from a traffic engineering stand-point; B.C. Hydro will accommodate the parade and the City police will be in attendance.

Your Board RECOMMENDS that the request of the Pacific Northwest Shrine Association to hold a parade on Saturday, June 5, 1971 in the downtown area commencing at 10:00 a.m. be approved provided that:

a) All details of the parade meet the satisfaction of the City Engineer and the Chief Constable;

b) all costs of barricading and signing for the parade are borne by the applicants.

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FOR ADOPTION SEE PAGE(S) 252

FINANCE MATTERS

RECOMMENDATIONS

1. New Position: Vancouver Rental Accommodation Grievance Board

The Administrative Analyst and Director of Personnel Services submit the following report:

"At the request of the Chairman of the Vancouver Rental Accommodation Grievance Board and the City Clerk, a review of the stenographic requirements of the Board has now been completed.

The review covered the week ending February 19, 1971, during which time a count was made of all documents produced, numbers of telephone calls received daily and the numbers of visitors received. It was noted that the Board has held 48 hearings since commencing operation and regularly holds 2 hearings each week on Tuesdays. At each hearing session four or five grievances are dealt with, indicating that the Board has dealt with approximately 200 grievances in a period of approximately six months. At February 19, 1971, 17 grievances were on hand awaiting hearings, and these would require four sessions of hearings by the Board.

At the establishment of the Board, one permanent position of a Clerk-Stenographer III was established and as noted by the Director of Personnel Services, a temporary position of Clerk-Typist I was established for a period of six months, to be re-assessed in light of experience.

Report of the Director of Personnel Services

'The work of this position originally involved responsibility for the performance of routine clerical and typing duties, answering enquiries on the Grievance Board By-laws and advising callers on these provisions for the Vancouver Rental Accommodation Grievance Board. Since the level of responsibility could not be accurately predicted at that time, the Board of Administration approved the establishment of a temporary Clerk-Typist I position on July 8, 1970, and to be reassessed in approximately six months.

In addition to the above duties, the incumbent is presently responsible for taking and transcribing dictation on a variety of matters such as information concerning the function of the Board, Grievance By-laws and the interpretation of these By-laws. The nature of the work involves some independent judgement when answering enquiries by telephone and in person from tenants, landlords and other persons relative to the provisions of the Vancouver Rental Accommodation Grievance Board By-laws. In view of other positions in the City's service with similar duties and responsibilities, I recommend that this position be classified on a permanent basis as a Clerk-Stenographer II, Pay Grade 10 ($408-482).

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Clerk-Stenographer II P.G. 10 ($408-482) 1971 1st half rates	When adopted

cont'd....

Clause #1 continued:

This has been discussed with the Business Manager of the Municipal and Regional Employees' Union, and he concurs herein.

RECOMMENDATION

It is recommended that a permanent position of Clerk-Stenographer II be established for the Vancouver Rental Accommodation Grievance Board effective when adopted in accordance with the classification report of the Director of Personnel Services.

It is further recommended that the estimates of expenditures of the City Clerk's department be amended to include the sum of $4,150, which is the estimated cost of the position for the remaining nine months of 1971."

Your Board RECOMMENDS adoption of the recommendations.

2. NATO Conference on Earthquake Hazard Reduction

Dr. S. Cherry, Professor of Civic Engineering at U.B.C., who is the Chairman of the Canadian National Committee on Earthquake Engineering, has written to Council advising that the North Atlantic Treaty Organization is sponsoring a Conference on 'Earthquake Hazard Reduction' in San Francisco, May 18th to 25th, 1971. He suggests that the City would be well advised to send representatives to this Conference which will emphasize rescue and rehabilitation methods and procedures in the event of a disastrous earthquake. Dr. Cherry suggests that the meeting could be of value to the City if the Civil Defence Co-Ordinator were sent as a delegate.

Part of the programme will be devoted to preventive measures, involving building codes and other safety regulations. It is considered that the City Building Inspector, who is also a member of the Canadian National Committee on Earthquake Engineering, could gain valuable information from the Conference and that, in conjunction with the Civil Defence Co-Ordinator, he could prepare a report to be made available to other interested City Departments. This report could be of assistance in future disaster planning for the City and surrounding areas.

The Civil Defence Co-Ordinator has been in contact with the Provincial Civil Defence and the Federal Emergency Measures Organization. Both bodies favor the Civil Defence Co-Ordinator's attendance at the meeting but advise that they cannot assume any cost.

If Council decides to have these officers attend the meeting, Dr. Cherry would put forward Mr. Matheson's name and the Provincial Civil Defence Co-Ordinator would put forward Mr. Roth's name for inclusion with the Canadian delegation to the meeting.

The cost of sending these two officers to this Conference will be about $480 each, which would be added to the 1971 Departmental Budgets, if the report recommendation is approved.

Your Board RECOMMENDS that the Civil Defence Co-Ordinator and the City Building Inspector be authorized to attend the NATO Conference on 'Earthquake Hazard Reduction' in San Francisco, May 18th to 25th, 1971 at a cost of $960.00

CONSIDERATION

3. Strathcona Community Services Centre
Facilities attached to Lord Strathcona School

Your Board has received the following report from the Director of Finance for Council consideration:

"On October 1, 1968, Council adopted a report of the Director of Social Planning and Community Development recommending the establishment of a Neighborhood Services Center on the Lord Strathcona School site. The multi-purpose building was jointly planned by the School Board, the Park Board and the City, to provide educational, recreational, health and welfare services for residents of all ages in the 'Strathcona' area of the City.

The formal agreement between the School Board, the Park Board and the City specifies that the School Board will not accept any tender for the construction of the combined project that would involve the Park Board or the City in paying an amount in excess of $240,000 as its share of the overall costs of the project without first obtaining the approval of the Park Board and the City for incurring the extra cost over $240,000.

The School Board has received the tenders for the project and the Park Board's share has been calculated to be $264,356. Therefore, approval of the excess cost by the Park Board and City Council is necessary if the project is to proceed. The Park Board will be considering the matter on Monday, March 22nd.

As reported to Council (Board of Administration minutes March 12, 1971) an amount of $275,000 for the Community Service Center Facilities - Strathcona was included in the City's request for financing under the Federal Provincial Special Development Loan Program and was approved by the Department of Municipal Affairs. Also, the Park Board has included (subject to confirmation at the March 22nd Park Board meeting) $275,000 for Strathcona in their 1971 Capital Program requests, which will be dealt with by Council shortly.

The difference between the construction cost of $264,356 and the $275,000 in the 1971 Capital Program request is for equipment, landscaping etc.

The matter for Council consideration at this time is whether or not to approve the additional capital cost of constructing the Community Service Facility-Strathcona, the amount being $24,356 ($264,356 - 240,000).

If Council agrees then the resolution should read:

'THAT the Strathcona Community Services Center Facilities project be approved with the City's (Park Board Capital Budget) share of the construction cost being $264,356 and that an appropriation of $275,000 from the 1971-75 Five Year Plan allocations for Community Service Center Facilities be approved in advance of the 1971 Capital Budget consideration by Council, the additional appropriation of $10,644 being for equipment and landscaping, etc., as noted above.'"

Your Board submits the above report of the Director Finance for consideration of Council.

4. Tender No. 28-71-2: Lease and Operation of the City Hall Cafeteria and East Wing Staff Lunch Room

The Purchasing Agent and Supervisor of Property and Insurance report as follows:

"Tenders for the above were opened by your Board on Monday, March 8, 1971, and referred to the Purchasing Agent and Supervisor of Property and Insurance for report. The five proposals submitted are on file in the Purchasing Agent's Office.

The contract is for a three year period, with the option for renewal by mutual agreement, for an additional two years.

The criteria for selection, as stated on the tender form, is -

"Basis of Award

Whereas the City has established a fixed lease rate and does not intend to make a profit on this lease, the award will be made to the firm which, in the City's opinion, will provide the greatest value to City employees and other patrons of the City Hall Cafeteria, in terms of quality, quantity, service and price.

The City will, therefore, only consider tenders from experienced firms of caterers with a proven record of performance, who can offer a variety of quality foods, and can demonstrate that they have the management ability and financial resources to operate the proposed food service with the skill and imagination which will be necessary if the facilities are to be utilized to their capacity."

Because of the unusual criteria for selection and the large number of City employees, as well as members of the public, who will be affected by the selection, a Selection Committee was set up to review the tenders, interview the tenderers, examine premises they are presently operating, and sample food they are currently providing. The Committee consisted of -

Mr. T. M. Galloway	-	Purchasing Agent
Mr. J. Aitken	-	Supervisor of Property & Insurance
Mrs. R. Sarles	-	City Nutritionist
Mr. D. Morgan	-	Director of Environmental Health
Mr. D. Matheson	-	City Building Inspector
Mr. A.R. Bethell	-	Administrative Analyst
Mr. K. Derby	-	Municipal & Regional Employees Union

It is the opinion of all of the City officials of the Selection Committee that the Canadian National Institute for the Blind - Caterplan Services - offer the only acceptable proposal (because they are far more experienced with this type of operation, are well financed, and have a greater depth of management talent than any of the other tenderers) and recommend that the contract be awarded to this tenderer.

Caterplan Services operate approximately 50 "In Service" cafeterias and lunch rooms in B.C., but they only have a union agreement at one location (with the Beverage Dispensers and Culinary Workers Union, Local 835, representing employees at the Crown Zellerbach cafeteria and canteen at Fraser Mills).

They have stated that they have no objections if, after operations are underway, the staff wishes to become members of the above-noted union. They have also stated that they will, from the outset, pay wage rates as laid out in the above-noted union contract.

Mr. K. Derby, representative of the Municipal & Regional Employees Union, has stated that his organization objects to the appointment of a contractor who does not have a unionized staff and therefore wishes to appear as a delegatic

A letter from the Canadian National Institute for the Blind is attached for Council information.

cont'd.....

Board of Administration, March 19, 1971 . . . . . (FINANCE - 5)

Clause #4 Continued:

In view of the objection by the Municipal & Regional Employees Union to the City Officials recommendation, the City Purchasing Agent and the Supervisor of Property & Insurance submit the matter for Council consideration.

Your Board

submits the foregoing report for the CONSIDERATION of Council.

DELEGATION REQUEST - MUNICIPAL & REGIONAL EMPLOYEES UNION.

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FOR ADOPTION SEE PAGE(S) 252-254

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 19, 1971

RECOMMENDATION

1. Institute on Rehabilitation Workshops.
Attendance - two employees, Social Service Dept.

The Director of Personnel Services reports as follows:

"The Centre for Continuing Education, University of British Columbia has arranged for the above Institute to be held on April 6, 7, & 8, 1971 at the Canadian Arthritis and Rheumatism Society Auditorium in Vancouver. The use of Rehabilitation Workshops plays a part in the current rehabilitation programme of the Social Service Department and the knowledge and experience gained from this Institute will be of great value in the Social Service Department's present and future rehabilitation planning.

The Director of Welfare Services wishes Mrs. J. E. McCaffery, Social Service Worker III, and Mrs. E. K. Keays, Social Service Worker IIA, to attend as main participants although neither will be able to attend all sessions but will delegate suitable staff to attend and report back. Both of the employees are co-ordinating and supervising the current rehabilitation programmes in the Social Services Department.

The total cost for both employees would be $60.00 (2 x $30.00) and 6 days (2 x 3 days) leave of absence with pay. The Comptroller of Accounts advises that the total amount of $60.00 would be available from Appropriation 7090/933 - Administrative and Technical Courses - All Departments.

As this request of the Director of Welfare Services is in accordance with the basic requirements of Regulation 248, I recommend approval."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 254

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 19, 1971

RECOMMENDATIONS

1. Acquisition for Falaise Park Extension
Block 24, Sections 40 & 41, T.H.S.L.
3203 Dieppe Drive - Former Sandford Memorial United Church

The Supervisor of Property and Insurance reports as follows:

"The owners of the above property, Block 24, Sections 40 & 41, T.H.S.L., which is listed under Table I of the Park Sites Purchase Program 1971-1975, confirmed by City Council, December 15, 1970, are desirous of proceeding with the sale of this property to the City. This property is required to extend Falaise Park to Dieppe Drive.

These premises comprise a site, 180.15' x 164', containing 0.68 acres, zoned RS-1, improved with a one-storey frame church building, 35½' x 70', erected in 1953. This building has a concrete foundation and full concrete basement, stucco on the exterior walls, a patent shingle roof and is heated by an automatic oil furnace.

In June 1967, the former congregation amalgamated with Collingwood United and discontinued the use of these premises. Subsequently these premises were leased to the Boys' Club of Vancouver for a period of 15 months, commencing March 1, 1969, and ending May 31, 1970, at a nominal rental of $1.00. This tenancy reverted to a year-to-year basis thereafter subject to 6 months' notice of cancellation.

Following discussions with church officers in 1970 the Park Board confirmed the addition of this property to the 1971-1975 program. The Property and Insurance Office placed a bare land value of $70,800.00 on this site at which amount the owners agreed to sell, subject to possible removal of the building. They have since agreed to abandon the building and wish to conclude this transaction as from January 1, 1971.

By resolution dated March 8, 1971, the Board of Parks and Public Recreation has endorsed the acquisition of this property. It was also resolved that the rental to the Boys' Club be approved in principle and the Superintendent report on arrangements.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $70,800.00 as from January 1, 1971 on the foregoing basis chargeable to Code 4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

continued . . . /2

2.(a) Sales: Residential Multiple

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, zone CD-1, Comprehensive.

Re: Lot 1 of A, Block 71, D.L. 333 F.V.,Plan 11199
Situated S/S. East 54th Avenue, between Kerr and Killarney Streets

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS
A & W. Goodrich for Niebuhr & Wiebe Limited	1 of "A"	175' x 120'	$32,000.00	City Terms @ 9%

Conditions of Sale

(i) Garden apartment and/or townhouse development in accordance with the Rm-1 Multiple Dwelling District Schedule. Height of the development will be restricted to two storeys and a maximum floor space ratio of 0.70 (gross).

(ii) Sale is subject to the successful tenderer obtaining the approval of the Technical Planning Board to his proposed scheme of development, and to obtaining a development permit within 120 days from the date of Council's acceptance of this offer.

(iii) Date of sale will be the date of approval by the Technical Planning Board.

2.(b) Sales: Residential
Champlain Heights

RECOMMENDED that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lots 33 & 36, D.L. 339, Plan 13659
N/S 50th East of Tyne Street
Lots 5 & 9, D.L. 339, Plan 13659
Situated S/S 49th, East of Tyne St., zoned RS-1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Howard Lichty	33	50' / 57.75 x 108.48 / 108.62	$14,000.00	City Terms @ 9%	
Erwin Schultz & Connie Schultz	36	40' / 65.87 x 111.82 / 115.63	$14,000.00	City Terms @ 9%	
Joe Stanzl	5	42.5' / 38.25 x 120	$12,500.00	City Terms @ 9%	Bulkhead agreement above grade at lane
Joe Stanzl	9	42.5' / 38.25 x 120	$12,500.00	City Terms @ 9%	Bulkhead agreement above grade at lane

continued . . /3

2.(b) Contd.

Sales: Residential
Champlain Heights

RECOMMENDED that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. This lot is marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 32, D.L. 339, Plan 13659, zoned RS-1
Situated N/S 50th Ave. East of Tyne St.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Reinhard Gogolin & Hilda Gogolin	32	50' / 57.78 x 109.33 / 108.48	$14,000.00	City Terms @ 9%	—

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FOR ADOPTION SEE PAGE(S) 254

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

March 11, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, March 11, 1971, at approximately 9:45 a.m., in #1 Committee Room, third floor, City Hall.

After calling the meeting to order a short recess was observed and the Committee reconvened at approximately 10:00 a.m.

PRESENT:	Alderman Broome (Chairman) Aldermen Adams, Bird, Hardwick, Phillips, Rankin, Sweeney, Wilson
ABSENT:	His Worship the Mayor (Civic Business) Alderman Calder (Civic Business) Alderman Linnell (Leave of Absence)
CLERK:	D. Scott

Adoption of Minutes

The Minutes of the meeting held February 4, 1971, were adopted.

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION

1. Time Attending Court

Council on August 11, 1970, passed the following motion:

> "THAT the matter of time spent in Court by witnesses, police officers, social workers, et al, awaiting the pleasure of the Court, be discussed by the General Purposes Committee with a view to making recommendations to the appropriate authorities in an attempt to reduce the large amount of waiting time now being spent."

The Standing Committee on General Purposes on October 8, 1970,

> "RESOLVED that the matter be deferred until such time as the Chief Constable, the City Prosecutor, the Senior Judge, Provincial Courts, and the Court Clerk, Provincial Courts, can be present to meet with the Committee."

The Board of Administration under date of September 30, 1970, submitted an information report of the Court Clerk, Provincial Courts, Vancouver dealing with Time Attending Court. Some of the reasons for the time required, as set out in the report, are as follows:

(a) many persons such as witnesses, Police Constables, lawyers are involved and if one of them for some reasons cannot be present this means an adjournment and rescheduling of the case.

(b) some cases require more time than allotted as there is no way of determining the length of time required.

cont'd . .

Clause 1 continued

(c) the Court Rooms are in four different buildings

(d) free extended legal aid offered through the Law Society has increased the incidence of defended cases adding to the Court time needed and the attendance of witnesses

(e) increased volumes of prosecutions

(f) rising rates of "not guilty pleas"

His Honour Judge L.S. Eckardt, the City Prosecutor, the Court Clerk and Supt. T. Dixon were present and a general discussion was held with respect to the problems set out in the Board of Administration report.

Mr. McMorran expressed the opinion that he felt the condition has improved since last summer when Council originally raised the matter. It was noted that it is anticipated there will be further improvements once the Courts are in one building.

Judge L.S. Eckardt advised that the Law Society in Ontario had recently set up rules with respect to Counsel being late for hearings, Counsel abusing the privilege of seeking adjournments, etc. Judge Eckardt stated he would obtain a copy of these rules for the Committee.

It was therefore agreed that when the rules enacted by the Law Society of Ontario are received the Committee would meet again to discuss this aspect.

Commissioner Ryan brought to the attention of the Committee a problem which has developed subsequent to the new Court Act in 1969 which provided for the appointment of a District Judge. This problem is with respect to jurisdiction and "Accountability" as it pertains to the Court Staff. Mr. Ryan stated he and the Corporation Counsel had met with Mr. Kennedy in Victoria with a view to seeking a Charter Amendment with the hope this problem might be resolved, however, Mr. Kennedy was not willing to amend the Charter in the manner proposed and Mr. Ryan felt further representations should be made in Victoria. He stated he was of the opinion the Court Clerk's staff should be accountable to the District Judge except for certain functions such as personnel, collections enforcement and budget control since these functions can best be provided by present City departments.

After considerable discussion it was

RECOMMENDED that Commissioner Ryan, accompanied by His Honour Judge L.S. Eckardt meet with the Attorney General in Victoria to resolve the matter of "Accountability" and that the discussion include the Provincial Court of B. C. Family Division.

FURTHER RECOMMENDED that the report of the Board of Administration dated September 30, 1970, be received for information.

The meeting adjourned at approximately 11:15 a.m.

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FOR ADOPTION SEE PAGE(S) 257

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

March 18, 1971

A meeting of the Standing Committee of Council on General Purposes was held in the No. 1 Committee Room, City Hall, on Thursday, March 18, 1971, at approximately 9:30 a.m.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor Aldermen Adams, Bird, Calder, Hardwick, Rankin, Sweeney, Wilson
ABSENT:	Alderman Phillips (Civic Business) Alderman Linnell (Leave of Absence)
CLERK:	D. Scott

PART I

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION

1. Capilano Stadium - Uses

The Vancouver City Council on February 16, 1971, adopted the following recommendation of its Standing Committee:

"(a) That the communication from Mr. K.P. Horsburgh, Jr., dated January 12, 1971, be received.

(b) That the management of Capilano Stadium be turned over to the Park Board on the understanding

(i) that the structure be analyzed financially to place either softball or hardball and soccer on the fields

(ii) that approximately 1,000 square feet of space in the Stadium Building be made available as quickly as possible for the Riley Park Community Association

(iii) that the question of heating and showers be looked into, however, the matter of winterizing not be included in the immediate costs but be considered in the summer of this year

(iv) that the financial report not include extra bleachers nor enlargement of the field at the present time

(v) that the study include a contribution by the soccer groups for drainage

(c) That the whole matter be referred back to this Committee for further consideration.

(d) That the Planning Department endeavour to find a suitable site for the Satellites Motorsport Club and report back to the Committee."

cont'd . .

Clause 1 continued

The Board of Parks and Public Recreation in a communication dated March 3, 1971, reported on the suggested uses of Capilano Stadium and the general costs involved. Attached to this letter were communications from the B.C. Football Association Commission dated March 2, 1971, the Pacific Coast Soccer League dated March 2, 1971, and the Vancouver Juvenile Baseball Association dated February 11, 1971. It was noted that the Soccer League did not now wish to use Capilano Stadium and requested another location such as the False Creek area.

A. Uses

The Board of Parks and Public Recreation commented on the use of Capilano Stadium under the following headings

(i) Community Association Use
(ii) Soccer
(iii) Baseball
(iv) Softball
(v) Other Uses

and recommended that the Riley Park Community Association and the Capilano Development Committee be encouraged to rent temporary premises elsewhere until the Riley Park Community Centre is available.

The Chairman and the Superintendent of the Board of Parks and Public Recreation were present and Mr. Robertson reviewed the reasons why the Park Board did not feel a location in Capilano Stadium was desirable as a centre for the youth of the Riley Park area. Mr. Robertson submitted a letter dated March 16, 1971 addressed to Mr. Marshal Smith of the Park Board from Mr. D.V. Pym, Director of Public Relations, Riley Park Community Association which set out proposals for facilties for the youth. The Park Board representatives advised that the Riley Park Community Centre would not be ready for use until approximately May, 1972.

The Board of Administration under date of March 16, 1971, submitted for consideration a report of the Director of Social Planning/Community Development wherein Mr. Egan again recommended that 1,000 square feet of space inside Capilano Stadium be made available to the youth of the Riley Park area without further delay.

Presentations from representatives of the Riley Park Community Association and the Capilano Development Committee were made. The opinion was expressed that a site within the Capilano Stadium was their first preference however, they had investigated other sites one of which was 4554 Main Street where 1,000 square feet of space, plus a basement and washroom and kitchen facilties was available at a rental of $250 per month plus utilities. After consideratle dicussion it was

RECOMMENDED that accommodation for the youth in the Riley Park area in Capilano Stadium, or alternative accommodation be referred to the Director of Social Planning/Community Development to consult with all parties concerned and bring back a report to Council as quickly as possible on the proper location for this community activity.

FURTHER RECOMMENDED that the Park Board be advised when this report will be before Council.

The Committee then reviewed the Park Board's communication with respect to other uses. Mr. Robertson pointed out that the Park Board would not wish to manage Capilano Stadium unless they could be assured it would be on a long term basis as they proposed to repair and improve the Stadium and would endeavour to install a drainage system.

cont'd . .

Clause 1 continued

B. Costs

In summing up, the Park Board requested the City provide that Board with the following budget which is based on summer usage:

		Softball	Baseball
"Year 1	Capital	$ 13,000	
	N.N.R.	$ 15,000	
	M. & O.	$ 33,000	
		$ 61,000	$ 68,000
Year 2	Capital	$ 13,000	
	M. & O.	$ 33,000 + (cost of living increase)	
		$ 46,000	$ 53,000
Year 3	Capital	$ 13,000	
	M. & O.	$ 33,000 + (cost of living increase)	
		$ 46,000	$ 53,000
Year 4	M. & O.	$ 33,00 per year	$ 40,000 + (cost of living increase)

and concluded with the following recommendation:

"It is therefore recommended that the Council turn Capilano Stadium over to the care and custody of the Park Board on a long term basis and provide the Board with a budget of

Year 1 - $ 61,000
2 - $ 46,000 + (cost of living increase)
3 - $ 46,000 + (cost of living increase)
4 - $ 33,000 + (cost of living increase)
Each year after - $ 33,000. + (cost of living increase)

Any net income would be used to reduce the actual maintenance and operating costs to a minimum.

The Park Board would draw up a schedule of events for the season using either baseball or softball and whatever else can be included."

The Park Board representatives agreed that during the first year the capital costs of $13,000 could be omitted from the budget and stated that a net income of $3,000 might be realized during this year's operation. Mr. Robertson advised it was desirable that a decision be made promptly as their net income was dependent upon an early start of operation.

The estimated costs and budget were discussed at length and it was

RECOMMENDED that Capilano Stadium be turned over to the Park Board for operation and management on the understanding the budget requirements for the first year of operation will not exceed $45,000 and that the Park Board will continue to renovate the stadium each year, subject to budget approval, in accordance with the proposal set out in the Park Board letter of March 3, 1971.

PART II

The following matter is submitted for the information of Council.

INFORMATION

2. Demolition Derby Site:
Satellites Motorsport Club

At the last meeting of this Committee when discussing Capilano Stadium uses, the Planning Department were requested to endeavour to find a suitable site for the Satellites Motorsport Club and report back to this Committee.

Under date of March 9, 1971, the Board of Administration submitted a report of the Director of Planning and Civic Development which dealt with sites that had been investigated as to their suitability for demolition derby purposes.

The sites were: False Creek Park, "Borrow-Pit" north of South-east Marine Drive in Champlain Heights, south of South-east Marine Drive in Champlain Heights, near the Granville Bridge in the City's 85 acres, somewhere in the False Creek Flats and a site in the industrial area out towards Boundary Road. The Director of Planning and Civic Development advised that other sites had been investigated but nothing suitable is available in the City at the present time. The Board recommended that the following recommendation of the Director of Planning and Civic Development be adopted:

"RECOMMENDED that the Satellites Motorsport Club be notified that no suitable site for a demolition derby stadium is presently available within the City."

Mr. D. Harder, Secretary and Business Manager of the Satellites Motorsport Club spoke to the Committee with respect to their request for a site within the City. After due consideration it was

RECOMMENDED that the Chairman appoint a Sub-Committee comprised of Alderman Sweeney and Alderman Hardwick to investigate the matter further with Mr. Harder, the Deputy Director of Planning and Civic Development and the Park Board and report back to this Committee.

The meeting adjourned at approximately 11:00 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 257

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MARCH 18, 1971

The Standing Committee of Council on Finance met on Thursday, March 18, 1971, in the #1 Committee Room, third floor, City Hall, at 11:00 A.M.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Linnell (Leave of Absence)
Alderman Phillips (Civic Business)

CLERK TO THE COMMITTEE: R. Henry

1. Grant Request of $15,000
Family Service Centres

The Council, on November 17, 1970, when considering a Board of Administration report on this subject passed the following motion:

> 'THAT this whole matter be referred to the Finance Committee for consideration at its first meeting in 1971.'

The Committee noted a report of the Director of Social Planning/ Community Development, as contained in the Board of Administration report of November 13, 1970, and after due consideration, it was,

RECOMMENDED that the request of the Family Service Centres for $15,000 (net cost to the City $3,750) be approved, subject to:

(a) the amount being shareable under the Canada Assistance Plan

(b) the Family Service Centres provide professional services to selected families either in receipt of social assistance or likely to be in need of social assistance and resident in the six local areas mentioned in the report of the Board of Administration, dated November 13, 1970

(c) the Family Service Centres commit itself to the principles of integration and decentralization of social service and authorize its President and Executive Director to help the City, Province, and United Community Services develop a new model for delivery of social service in 1971.

2. 1971 Civic Grant Requests

The Committee considered a number of Civic grant requests, copies of which had been circulated previously to the members. A summarized statement prepared by the Director of Finance was before the members for guidance and in the case of Voluntary Health, Education, Recreation and Welfare Agencies' requests, the Committee noted a report of the Board of Administration dated March 16, 1971, containing recommendations of the Joint Technical Committee of the Department of Social Planning/Community Development.

The Committee took action as follows:

Clause #2 continued:

(A)

App'n. No.	NAME	RECOMMENDATION (amount requested in brackets)		CONDITIONS
615 (Statutory)	Prov.Govt.of B.C.-T.B. per Capita		$66,500	The Board of Administration to prepare for consideration of Council a resolution for submission to the UBCM based on the Regional Hospital District assuming all charges for this service
635 (Statutory)	B.C.Housing Management Commission		184,012	
105	Family Service Agency	(60,000)	25,000	Subject to the amount being shareable under C.A.P. and subject to $10,000 for one full-time social worker in the Grandview-Woodland; $10,000 for one full-time social worker in Renfrew-Collingwood; and $5,000 for one full-time social worker in Fraserview-Killarney not to commence before July 1. The monies to be paid on a monthly basis upon receipt of invoices showing summary of services provided by the staff assigned to these three areas.
107	Activator Unit	(5,280)	3,500	Subject to amount being shareable under C.A.P.
110	Dugout Day Centre	(3,000)	3,000	Subject to amount being shareable under C.A.P
111	Victorian Order of Nurses (Meals on Wheels)	(2,500)	2,500	Subject to amount being shareable under C.A.P.
151	Western Institute for the Deaf	(15,000)	6,200	
155	Vancouver Neurological Centre	(16,500)	6,000	
173	Salvation Army	(19,400)	10,400	Subject to amount being shareable under C.A P. and including special water rate.
191	Victorian Order of Nurses	(27,500)	25,000	
196	Vancouver Indian Centre	(12,000)	12,000	Subject to amount being shareable under C.A.P. - payment to be withheld until current review of service is completed by U.C.S. in April, and Director of SP/CD is satisfied funding should be resumed.

cont'd.....

Clause #2 continued:

App'n. No.	NAME	RECOMMENDATION (amount requested in brackets)		CONDITIONS
198	Canadian Paraplegic Association	(5,000)	4,000	Subject to amount being shareable under C.A.P.
545	Big Brothers of B.C.	(16,000)	12,500	Subject to amount being shareable under C.A.P.
610	Kiwassa Neighbourhood Services Assn.	(5,000)	3,000	Subject to amount being shareable under C.A P.
640	Neighbourhood Services Ass'n.	(44,200)	30,000	Subject to amount being shareable under C.A.P. — $10,000 to be for a program under the auspices of Gordon House in the West End; $20,000 for a youth program in school across the City.
648	N.S.A. Community Development Service	(72,739)	35,000	Subject to amount being shareable under C.A.P.
672/4	Boys Clubs of Vancouver	(10,314)	8,330	Subject to amount being shareable under C.A.P. & including special water rate
682	Canadian Diabetic Association	(1,000)	1,000	
904	Y.M.C.A. (Youth Employment Service)	(3,600)	3,600	
1060	Y.W.C.A. (Group Work Pender Branch)	(15,167)	7,200	
132	X-Kalay Foundation Society	(10,000)	3,000	
194	Central City Mission	(919)	919	In lieu of special wate rates
230	Canadian Red Cross Society	(10,000)	10,000	
650	Seafarers Society of B.C.	(600)	600	
676	Metro Communities Council	(1,500)	1,500	
995	Provision for Sundry Grants in lieu of Taxes	(80,000)	80,000	Subject to report from Board of Administration in explanation of the in crease shown from $6,282 in 1968 to $90,863 in 1969.
998	Provision for Grants equal to Taxes Various Hospitals	(25,000)	25,000	
1042	City Hall Choristers	(350)	350	

cont'd....

Clause #2 continued:

(B) The Committee RECOMMENDS that no action be taken with respect to grant requests from the following organizations:

App'n. No.	NAME	AMOUNT REQUESTED	REMARKS
131	Arts Club of Vancouver	(3,000)	
134	Allied Indian Metis Society	(28,550)	
141	United Community Services	(10,000)	Delegation request since Finance Committee meeting
188	John Howard Society	(3,000)	
386	Community Music School of Greater Vancouver	(5,150)	Delegation request since Finance Committee meeting
660	Children's Jubilee Camp	(5,000)	

(C) The Committee RECOMMENDS that grant requests for the following organizations be deferred pending the hearing of delegations:

App'n. No.	NAME
177	Vancouver Community Lawyer Program
573	S.P.E.C.
620	The Window and The Now Bus
315	Playhouse Theatre Co. Rentals

(D) The following grant requests did not receive eight affirmative votes and are therefore referred to Council for CONSIDERATION without recommendation:

App'n No.	NAME	AMOUNT REQUESTED
605	Riley Park Area Council-Youth Enterprises	(1,500)
157	GasTown Workshop	(2,040 plus)
530	B.C. - S.P.C.A.	(5,000)

The Committee adjourned at approximately 12:00 noon.

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FOR ADOPTION SEE PAGE(S) 258

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 30, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

There were present in the Council Chamber students from the Vancouver City College Secretarial Training course, under the direction of Miss Bristoll.

'IN CAMERA' MEETING

It was agreed that the only item to be discussed 'In Camera' this day would be the matter of appointment to a Library Board vacancy; the item in regard to the Strathcona Pilot Project to be considered later this day in the regular agenda.

At this point it was agreed to consider an item of business relating to hotel and motel license fee increases.

Hotels and Motels:
Increases in License Fees

Discussion ensued on the legislation now before the Legislature in respect of the proposed increases by the City of Vancouver in license fees for hotels and motels. After due consideration it was,

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the Attorney General, Mr. Peterson, be requested to take the necessary action to have a 'free vote' in the Legislature when it discusses the proposal to restrict the right of the City of Vancouver to charge a license fee to hotels and motels equivalent to the business tax paid by other businesses.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 23, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Special Council meeting (Public Hearing), dated March 25, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Capilano Stadium - Uses

The Council on March 23, 1971, considered a report of its General Purposes Committee, dated March 18th, on the subject of the use of Capilano Stadium. At that time the Standing Committee report was tabled to allow an opportunity for the Director of Social Planning/Community Development to report on accommodation for youth in the Riley Park area. The Board of Administration report of March 25th in this regard reads as follows:

"Your Board submits the following report of the Director of Social Planning and Community Development dated March 25, 1971 respecting custody and use of Capilano Stadium.

"Since the meeting of the General Purposes Committee on March 18th, 1971 at which meeting alternative uses of Capilano Stadium were considered, I have met with representatives of Riley Park Community Centre Association, The Red Door, the Superintendent of Parks, and the Director of the Vancouver Art Gallery in order to discuss the recreational needs of the community as well as the possible uses for Capilano Stadium. The Director of the Art Gallery was asked to inspect Capilano Stadium because a major goal of the Active Community Organizations in Riley Park has been to acquire adequate space for a Drop-in Centre to be run by the Art Gallery.

During the first 3 months of 1970 the Vancouver Art Gallery provided an experimental program at the Racetrack Exhibition Park. The "Gallery East" bore little resemblance to a conventional art gallery operation. It offered concerts, painting classes, art exhibits, audience participation programs, discussion groups, intermedia workshops in a number of formats including that of a Coffee House and a Drop-in Centre for young people. Attendance was high with up to 500 people visiting per day. As a result of this project a group of citizens in the Riley Park area organized with the express purpose of bringing the Art Gallery to their neighbourhood and they have already made representations to Council about this.

In addition, I have again personally inspected Capilano Stadium as well as the three vacant stores along Main St. which have been considered as possible alternative sites to the office space within Capilano Stadium for use as a Drop-in Centre.

In my opinion, insofar as the intended use by the Community Centre Association and Red Door is concerned, the office space within Capilano Stadium is superior to the available space along Main St.

cont'd....

UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

However, the Superintendent of Parks has made it clear that use of the office space within the Stadium during the summer while the Stadium is being used for organized softball is out of the question. He stated that the Parks Board would be pleased to permit other groups to use the Stadium for such purposes as concerts, theatrical events, and other sports events if adequate notice were given by other groups to the Parks Board so that they could be fit into the schedule. Such multiple use, however, would be the exception rather than the rule. On a day-to-day basis, the single use for league softball would prevail. During the winter when the Stadium was not so used, the Superintendent would not have any objection to more frequent use of the Stadium by other groups for other purposes.

The Director of the Vancouver Art Gallery found that the Stadium spaces inside and outside of the building would be quite suitable for a wide variety of recreational programs of the kind desired by the Community Centre Association. Such programs would operate from 10 a.m. to 10 p.m., and be open to the public free of admission. The Parks Board Superintendent felt that such a multiple use on a daily basis would not be possible if the Stadium were to be used for league softball.

It was suggested by the Superintendent of Parks that a compromise would be to use the Stadium exclusively for softball and during the summer months turn the Riley Park Ice Rink over to the Art Gallery. This space, while adequate to the Art Gallery for a Drop-in Centre, is already committed in the evenings for lacrosse games and is not available. The lobby of the Community Centre as well as the one recreational room would be available during portions of the day and the evening and an Art Gallery program could be operated from this space. However this arrangement is less preferable than the use of Capilano Stadium since the Centre is already overcrowded.

City Council therefore has the following options:

1. It can turn Capilano Stadium over to the Parks Board for softball use, and permit community groups to have the area during the winter. The Parks Board would also permit other summer uses whenever possible so long as they did not conflict with daily scheduled athletic activities.

   The benefits of this course of action are that the Stadium would be fulfilling its original purpose. According to Mr. C.B. White, Executive of the Vancouver softball association, the facility is preferrable to those presently used by the softball enthusiasts and as many as 200 players and 18,000 spectators (approximately 200 persons per game) during the season could be expected to attend.

   The non-capital costs to the City if the Stadium is turned over to the Parks Board would be $45,000 during the first year of operation. By the 4th year of operation the cost, exclusive of capital costs, would decrease to $33,000 per year plus the cost of living increase.

cont'd....

UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

The disadvantage is that the Stadium would then be serving one interest group in a community that has a wide variety of recreational needs. Furthermore, the fact that there will be an admission charge to sports events will result in the exclusion of many of the poorer people in the community, such as those living in the adjacent Little Mountain Housing Project.

The Superintendent of Parks says that the Art Gallery can use the lobby and meeting room of the Community Centre, opposite Capilano Stadium, for its multi faceted Drop-in program. However, the reason that an addition is required to the Community Centre is that present space is inadequate.

The stores available along Main St. are the least desireable spaces for the needs expressed. They would, however, be better than nothing.

2. Capilano Stadium could be turned over to the Vancouver Art Gallery for a one year trial period, to March 31, 1972. The Director of the Art Gallery has suggested that his staff could make use of the entire Stadium, inside and outside, for workshops, concerts, classes, street theatre, festivals, exhibitions, and athletic activities. An effort would be made to cooperate with Little League Baseball. Baseball and softball would be encouraged but on a community rather than on a league basis. It is estimated that about 25,000 persons would participate in creative programs if such a program were set up. This conservative estimate is based on the fact that over 17,000 persons visited the little Race-track Gallery during its three-month period of operation. The proposed program at Capilano Stadium would be much broader in scope and extend over a period of 12 months.

   Approximately $42,000 would be required from the City for the first season's operation. An additional $22,000 may be available to the Art Gallery from other sources. The benefits of this course of action are the lower cost to the City and the greater variety of use.

   The disadvantage is that there is always a certain measure of risk with any program that is experimental.

   The Director of Social Planning and Community Development having reviewed the foregoing options recommends that Capilano Stadium be turned over to the Vancouver Art Gallery effective April 1, 1971 for a period of 12 months on the condition that the cost to the City for this period of operation will not exceed $42,000.

cont'd....

UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

Your Board note that there are two options suggested by the Director of Social Planning/Community Development - to allocate the Stadium for either,

(i) League softball serving the whole City, or

(ii) A neighbourhood community facility.

Should Council select option (i), your Board would RECOMMEND adoption of the recommendation of the Standing Committee on General Purposes, as follows:

"THAT Capilano Stadium be turned over to the Park Board for operation and management on the understanding the budget requirements for the first year of operation will not exceed $45,000 and that the Park Board will continue to renovate the Stadium each year, subject to budget approval, in accordance with the proposal set out in the Park Board letter of March 3, 1971."

Your Board FURTHER RECOMMEND that accommodation be made available for community activities,

(1) In the Stadium, from completion of the softball season in the Fall until the commencement of the season in the following Spring;

(2) In one of the stores on Main Street; the Director of Social Planning/Community Development being requested to make the necessary arrangements, for report back to Council.

If Council select option (ii), your Board would RECOMMEND that the proposal be referred back to the Director of Social Planning/Community Development for joint discussions with the Parks Board and Vancouver Art Gallery, to determine more precisely how the Stadium will be used throughout the year.

Your Board note that the Standing Committee of Council on General Purposes recommended, on March 18, that the Parks Board be advised when this report will be before Council. If Council select option (ii) above, it is expected that the Vancouver Art Gallery would be invited to appear before Council when the report of the Director of Social Planning/Community Development, referred to above, is being considered by Council."

With the foregoing Board of Administration report, were submitted letters from the Vancouver Juvenile Baseball Association, Wall and Redekop Corporation Ltd., and the Pacific Coast Junior Baseball League.

MOVED by Ald. Hardwick,

THAT the City Council approve the recommendation of the Director of Social Planning/Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery Association, effective April 1, 1971, for a period of 12 months for the various activities outlined in the Board of Administration report of March 25, 1971, including baseball, subject to the following:

cont'd.....

UNFINISHED BUSINESS (cont'd)

Capilano Stadium - Uses (cont'd)

(a) the cost of operation for the year not to exceed $42,000.00

(b) approval being received from the Vancouver Art Gallery Association

- CARRIED

MOVED by Ald. Wilson,
THAT the whole matter be referred back to the Board of Administration to bring in a detailed program schedule for use of the Capilano Stadium for this year, to include Park Board and Art Gallery participation and provision for community activities.

- LOST

(The motion of Alderman Hardwick was put and carried).

(Alderman Sweeney and Alderman Adams are recorded against the motion of Alderman Hardwick)

2. Miscellaneous Expenses: The Vancouver Detoxification Centre Society

On March 23rd the following motion of Alderman Wilson, respecting Miscellaneous Expenses for the Vancouver Detoxification Centre Society, was deferred for consideration at this meeting:

'THAT the Vancouver City Council be requested to supply an amount of up to $1,500.00 for the minor miscellaneous operations of the Vancouver Detoxification Centre Society on the same basis as last year with the permission to make advances from these funds for the initial operational expenses for the Greater Vancouver District Hospital Society'.

Alderman Adams advised that in the estimates being prepared for Council consideration, there is provision of $1,000 for this Society being an unexpended balance from a grant made to the Society in 1970.

In view of the statement by Alderman Adams, Alderman Wilson withdrew his motion.

3. Four Seasons Hotel Development

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Urban Renewal: Strathcona Area

It was agreed that the telegrams from the Honourable Robert Andras, Ottawa, and the Honourable D. Campbell, Minister of Municipal Affairs, Victoria, on this subject, be deferred for consideration later this day.

(see pages 20 to 25)

COMMUNICATIONS OR PETITIONS (cont'd)

2. Appointment of Deputy Mayor:
Quarter Commencing April 1, 1971

MOVED by Ald. Adams,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Phillips be appointed Deputy Mayor for the quarter commencing April 1, 1971.

- CARRIED

3. Centennial Decorations

MOVED by Ald. Broome,
THAT, pursuant to recommendation of His Worship the Mayor, the sum of $5,000 be approved to cover the cost of supplying and installing Centennial flags throughout the City, to be in place in time for the Royal visit in May; this expenditure to be charged to the budget for Centennial celebrations.

- CARRIED

4. Leave of Absence:
His Worship the Mayor

MOVED by Ald. Hardwick,
THAT His Worship the Mayor be granted leave of absence for the period from approximately April 2 to April 16, 1971, inclusive.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, March 26, 1971

Local Improvements - Initiative Principle:
(Works in Urban Renewal Scheme 6)
(Clause 4)

MOVED by Ald. Wilson,
THAT Clause 4 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Irrigation of Centre Boulevard:
Pender Street, Victoria Drive to Templeton Drive
(Clause 5)

The Council considered the request from Mr. Buble that the City irrigate the centre boulevard of Pender Street, Victoria Drive to Templeton Drive. Cost estimates are included in the City Engineer's report, forwarded by the Board of Administration, in respect of this portion of Pender Street and the centre boulevards of Cambie Street, 49th to 65th Avenues and Boundary Road, Hastings to Franklin Streets.

MOVED by Ald. Bird,
THAT the centre boulevard of Pender Street, Victoria Drive to Templeton Drive be irrigated.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Request to Sing Religious Songs on City Street Allowance (Clause 7)

The Board of Administration advised of a communication from the Downtown Business Association that the Council rescind its motion of March 9, 1971, giving the Boundary Road Tabernacle permission to sing religious songs on the S/S of Georgia Street, east of Granville Street on Saturday afternoon between the hours of 2:00 to 5:00 p.m., for a trial period of one month, commencing April 3rd, on the understanding the permission covers not more than six people in this activity. The Downtown Business Association refers to the problems caused in the downtown area by the Hare Krishna religious group and the judgment delivered by the B. C. Court of Appeal.

MOVED by Ald. Adams,
THAT the Council rescind its motion of March 9, 1971, granting permission to the Boundary Road Tabernacle as mentioned.

- CARRIED BY THE REQUIRED MAJORITY

Special Residential Street Lighting Local Improvement Projects (Clause 8)

The Board of Administration submitted a report from the City Engineer from which the following recommendations are extracted:

"A. That special light standard projects only be advanced on streets in residential areas where:

(i) the level of illumination required is not greater than that which would be required for a normal residential street, and

(ii) there are several adjacent streets to be lighted or re-lighted at the same time, or

(iii) there are special street lights on the adjacent streets.

B. That the City contribute a sum equal to the City's share as though a standard street lighting project were installed."

MOVED by Ald. Phillips,
THAT recommendation 'A' above be adopted and recommendation 'B' be referred back to the Board of Administration for a detailed information report, particularly with regard to alternate formula, and such report be submitted to the next Council meeting.

(split)

Alderman Broome requested the motion of Alderman Phillips be split. Action was, therefore, taken as follows:

MOVED by Ald. Phillips,
THAT recommendation 'A' of the Board of Administration report, set out above, be adopted.

- CARRIED

MOVED by Ald. Phillips,
THAT recommendation 'B' of the Board of Administration report be referred back to the Board of Administration for a detailed information report, particularly with regard to alternate formula, and such report be submitted to the next Council meeting.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility matters (cont'd)

Local Improvements by Petition (Clause 9)

MOVED by Ald. Bird,
THAT Clause 9 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, regarding Local Improvements by Petition, First and Second Steps, be tabled for one week.

- CARRIED

Local Improvements: Initiative Principle (Clause 10)

MOVED by Ald. Bird,
THAT Clause 10 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Works and Utility Matters

MOVED by Ald. Sweeney,
THAT Clauses 1, 2, 3, 5 and 6 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Group Trailer Parking

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Social Service and Health matters), dated March 26, 1971, be adopted.

- CARRIED

Building and Planning Matters

Christ Church Cathedral (Clause 2)

The Board of Administration advised of a Park Board resolution, as follows, in regard to proposed demolition of the Christ Church Cathedral at Georgia and Burrard Streets:

> 'THAT the Board express concern to City Council over reports that Christ Church Cathedral is to be demolished and another high-rise office tower and chapel will replace it, and, in view of the dire need in the downtown for open space, City Council be requested to appoint a Committee, to include a member of the Park Board to discuss with Christ Church Cathedral authorities ways and means of retaining the Cathedral at Georgia and Burrard Streets.'

The Director of Planning and Civic Development reported in connection with the matter.

A communication was received from Mrs. Vivian I. Say requesting to appear before Council on the subject.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

MOVED by Ald. Adams,
THAT Mrs. Say be furnished with a copy of the Board of Administration report of March 26, 1971, and she be informed that she may persue the matter further with Council if she so wishes.

- CARRIED

(No action was taken on the resolution from the Park Board)

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1 and 3 of the report of the Board of Administration (Building and Planning matters), dated March 26, 1971, be adopted.

- CARRIED

Licenses and Claims Matters

Commercial Municipal Vehicle License Plates

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Licenses and Claims matters), dated March 26, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Request for a Parade in Downtown Area

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Fire and Traffic matters), dated March 26, 1971, be adopted.

- CARRIED

Finance Matters

Third Party Assessment Appeals (Clause 2)

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated March 26, 1971, be received for information and the Corporation Counsel inform Mr. D.M. Manning, a third party appellant, that the City Council does not accept any responsibility for the costs involved in his appeal.

- CARRIED

Museums' Department Purchasing Policy (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated March 26, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Supplementary

Interview Expenses for Dr. Gordon L. Milton:
Applicant for Medical Health Officer II,
City Health Department

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 26, 1971, be adopted.

- CARRIED

C. Property Matters

Offer to Exchange:
J.S. & A. Elkin (Clause 2)

MOVED by Ald. Wilson,
THAT this clause be deferred for one week and in the meantime it be suggested to Mr. J.S. Elkin and Mrs. A. Elkin that they communicate the details of property exchange proposal to the Board of Administration, following which the Board of Administration report to Council further on this matter, to include the Elkins' proposals.

- CARRIED

Lease of Haro Park:
Federal Government (Clause 3)

The Board of Administration submitted a report of the Supervisor of Property and Insurance regarding lease of lots 23 to 26, Block 32, D.L. 185, known as Haro Park, 1231 Haro Street, and held under lease by the Crown (Minister of Public Works), since 1945. An historic review of the property is set out in the report. It is stated that the Minister of Public Works has recently announced the intention of providing a structure on Block 56 within a two-year period after the land is acquired. Consideration, therefore, is asked to allow the Government to remain on the Haro Street site during the construction period to avoid costly temporary relocation. The following two proposals are submitted in the report for Council's consideration:

" (a) In view of Council's previous action of January 13, 1970, this matter is referred to Council for consideration.

If it is Council's decision to dispose of the site to the Government of Canada at this time then it is suggested that sale be subject to the following conditions;

(b) (i) The Supervisor of Property and Insurance be instructed to negotiate the sale of Haro Park to the Government of Canada at a price to be substantiated by independent appraisal, for report back;

(ii) As a condition of sale, the purchaser to guarantee demolition of the existing building when new premises in Block 56, D.L. 541 are completed, OR

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Lease of Haro Park
Federal Government (cont'd)

If it is Council's decision to retain Haro Park for sale when vacated by the Federal Government then it is suggested the lease be subject to the following:

(c) (i) The lease be extended at an economic rental based on current market value;

(ii) The lessee to demolish the existing building upon termination of tenancy or agree to pay the City the cost of such demolition when vacating, and further that

(d) Council authorize temporary financing out of the Land Purchase Fund as aforesaid for the acquisition of the West End Community Centre Site (Block 57, D.L. 185)."

MOVED by Ald. Broome,
THAT approval be given to proposals identified as (c) (i) (c) (ii) and (d), set out above, on the understanding that the lease extension is for a period of one year.

- CARRIED

Acquisition for Replotting:
Southeast Sector, 3192 S.E. Marine Drive
(Clause 1)

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Property matters), dated March 26, 1971, be adopted.

- CARRIED

D. Employee Suggestion Plan

The Board of Administration, under date of March 22, 1971, submitted a report regarding the Employee Suggestion Plan, from which the following recommendations are extracted:

"The Suggestion Committee recommends that:

(a) This report be received for information;

(b) i. An award of $20.00 be made to Mr. Jack A. Perri, of Building Division, Permits & Licenses Department, for suggestion no. 69;

ii. An award of $20.00 be made to Mr. D.H. Wright, Revenue & Treasury Division, Finance Department, for suggestion no. 154;

iii. An award of $15.00 be made to A.E. Weal, Shops and Garage Division, Engineering Department, for suggestion no. 159;

iv. An award of $44.00 be made to E.A. Williams, Data Processing Division, Finance Department, for suggestion no. 160;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Employee Suggestion Plan (cont'd)

v. An award of $69.00 be made to P. Priestley of the Vancouver Public Library for Library Suggestion no. 18;

vi. An award of $15.00 be made to J. Ambeault of the Vancouver Public Library for Library Suggestion no. 21;

vii. An award of $15.00 be made to L. Pugh of the Vancouver Public Library for Library Suggestion no. 22.

(c) Funds for the above awards be taken from Account No. 7090/905, set up for this purpose.

Your Board RECOMMENDS that the above recommendations of the Suggestion Committee be adopted."

MOVED by Ald. Sweeney,
THAT the foregoing recommendations be adopted.

- CARRIED

E. Renewal of Lease:
306 Abbott Street - Health Unit No. 1

The Board of Administration, under date of March 26, 1971, submitted the following report:

'The Supervisor of Property and Insurance and the Medical Health Officer report as follows:

"The site for Health Unit No. 1 comprising the 2nd and 3rd floors of 306 Abbott Street is presently leased by the City from Newton Investments Limited at an annual rental of $4,100.00. The existing 5-year lease term expires on March 31, 1971.

The Medical Health Officer advises that he requires the premises for a further maximum period of 3 years and has further requested that the renewal option in the lease be exercised.

Based on the Medical Health Officer's requirements, the Supervisor of Property and Insurance has negotiated with the owners, Newton Investments Limited, the following lease arrangements:

(1) To a lease for a term of one year with the right of renewal for each of the following two years. The City to have the right of not exercising its renewal in any year by serving the lessor notice of cancellation 4 months prior to the renewal date.

(2) Rental for the first year, commencing April 1, 1971, to be $4,600.00 per annum. Rental for each subsequent year to be negotiated if the City's renewal option is exercised. In the event that a suitable rental(s) cannot be negotiated, the matter will be referred to arbitration for settlement.

(3) All other terms and conditions that exist in the present lease are to remain.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renewal of Lease:
306 Abbott Street (cont'd)

RECOMMENDED that the lease from Newton Investments Limited of the 2nd and 3rd floors of 306 Abbott Street for use as Health Unit No. 1, be renewed commencing April 1, 1971, subject to the terms and conditions as stated in the foregoing report."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance and the Medical Health Officer be adopted.'

MOVED by Ald. Bird,
THAT the foregoing report be adopted.

- CARRIED

F. (a) Method of Disposal of Sites for Industrial Development: Area bounded by Kootenay, Charles, Boundary Road and lane north of William Street

The Board of Administration, under date of March 9, 1971, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"On February 2nd, 1971, Council considered a report dated January 27th, 1971 which reviewed development policy for the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road.

Council resolved:

'THAT Interim Development Scheme 3 be approved in principle and the appropriate officials report further on the details of property acquisition, interim site consolidation, zoning and interim leasing, and

FURTHER THAT the Director of Planning be instructed to take the necessary action with respect to rezoning of sites 1 and 2, of Scheme 2, as shown on Planning Department map dated November, 1970, and subsequent to rezoning, the Council determine disposition of these two sites.'

The appropriate zoning for the two industrial sites to be created in accordance with the above resolution of Council is dependent on the method of disposal selected. This report recommends a procedure for the disposal of the sites and contingent on Council accepting the method of disposal, recommends purchase of private properties within the industrial sites in order to consolidate them in City ownership.

A separate report has been prepared which deals with the zoning controls necessary to create the industrial sites. Both reports will be on the same agenda and should be considered concurrently. The recommendations of the report on zoning depend on Council approving the method of disposal outlined in this report, and would NOT be appropriate if Council chooses a different method of site disposal.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Method of Disposal of Sites for Industrial Development (cont'd)

The boundaries of the two industrial sites are shown on the attached Appendix I. The boundaries are the same as those discussed by Council on February 2nd, 1971 except that the area extends to the east side of Kootenay Street, rather than the centreline. Site 1 (2.8 acres) is slightly larger than Site 2 (2.4 acres) to allow for the 40' landscaped setback along Boundary Road.

Method of Disposal

It is proposed that Council should advertise the sites and call for bids, in accordance with established policy. Bids should be considered for either or both sites 1 and 2 and should be based on both price and scheme of development. The City would set a minimum price and would establish a jury to judge the best price/design combination. The composition of the jury will be the subject of a later report. This system was approved by Council for large sites in the Champlain Heights development. Its main advantage is that the design of the successful bid and its effect on the amenity of the surrounding area can be given full consideration. In this particular location, it is felt that a high quality industrial development is of paramount importance, because the sites are directly across the lane from single-family dwellings on Napier Street. The location and proposed conditions of development are covered more fully in the report on zoning.

Acquisition of Private Property

Within Site 1, there are three lots containing two houses which both front onto Boundary Road. The 1971 assessed value of the properties is $19,349. Lots 15 and 16 south of William Street (see Appendix I) contain one single-family dwelling and are owned by Inland Industries Ltd. which is part of the Inland Group of Companies. This Group wishes to purchase five acres of City-owned land to build a truck sales, service and repair facility. Lot 32 north of William Street is privately-owned and occupied by a single-family dwelling.

Before the sites are advertised for sale the City must have ownership. It is also highly desirable for the City to own all of the sites before they are rezoned for industrial use. It is therefore proposed that the City enter into negotiations for the purchase of the three privately-owned lots in Site 1.

Council should note that if it is decided not to adopt the recommendation to call for bids but instead to deal directly with the Inland Group, it would be against the normal policy of Council to purchase Lot 32 (which is part of Site 1) for resale to one person or company.

The Director of Planning and Civic Development therefore RECOMMEND THAT:

1. The method of disposal of Sites 1 and 2 as shown on the plan attached as Appendix I be by advertising for sale on the open market, with bids to be considered for either or both sites and bids to be judged on the basis of both price and scheme of development with the City setting a minimum price.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Method of Disposal of Sites for Industrial Development (cont'd)

2. **The Supervisor of Property and Insurance be instructed to negotiate for the purchase of the following properties:**

   (a) **Lot 32, D.L. Sec. 27, SE¼, S. Pt. THSL**
   (b) **Lots 15 and 16, Blk. 2, D.L. Sec. 27, SE¼, S.Pt. THSL**

This report has been prepared in accordance with the decision of the Technical Planning Board."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

It was noted that The Inland Group company is desirous of appearing before Council.

MOVED by Ald. Hardwick,
THAT recommendation '1' above respecting method of disposal of sites 1 and 2 be deferred until after the Public Hearing is held with respect to rezoning of sites for industrial use in the area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street, referred to in the foregoing report.

- CARRIED

MOVED by Ald.Hardwick,
THAT recommendation '2' quoted above be approved and the Supervisor of Property and Insurance instructed accordingly.

- CARRIED

F. (b) Rezoning of Sites for Industrial Use: Area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street

The Board of Administration submitted a report of the Director of Planning and Civic Development in the matter of rezoning for industrial use in the area bounded by Kootenay Street, Charles Street, Boundary Road and the lane north of William Street.

The recommendations of the Director of Planning and Civic Development are as follows, and adoption is recommended by the Board:

" **Subject to Council's decision that the method of disposal for Sites 1 and 2 shall be advertisement for sale on the basis of price and scheme, the Director of Planning and Civic Development RECOMMENDS THAT:**

1. **The Director of Planning and Civic Development be instructed to make application to amend the Zoning and Development By-law to rezone the following properties and to refer the applications to Public Hearing at the earliest possible date after consideration by the Town Planning Commission; the uses to be those set out in Appendix II:**

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rezoning of Sites for Industrial Use (cont'd)

(a) Lots 31-33, D.L. Sec. 27, SE¼, N.Pt. THSL
Lots 1-7, Blk. 1, D.L. Sec. 27, SE¼, S.Pt. THSL
Plans 03752 and 03731
Lots 1-12, Blk. 2, D.L. Sec. 27, SE¼, S.Pt. THSL

FROM: RS-1 One-Family Dwelling District
TO: CD-1 Comprehensive Development District

(b) Lots 20-31, Blk. 2, D.L. Sec. 27, SE¼, S.Pt. THSL

FROM: M-2 Industrial District (Heavy)
TO: CD-1 Comprehensive Development District

(c) Lots 13-19, Blk. 2, D.L. Sec. 27, SE¼, S.Pt. THSL

FROM: C-1 Commercial District (Local)
TO: CD-1 Comprehensive Development District

2. The conditions of development set out in Appendix II be approved for submission to the Public Hearing as guidelines for judgment of the schemes by a jury.

This report has been prepared in accordance with the decision of the Technical Planning Board."

MOVED by Ald. Broome,
THAT the foregoing recommendation '1' be approved and the Public Hearing be held at as early a date as possible.

- CARRIED

MOVED by Ald. Hardwick,
THAT recommendation '2' in the foregoing report be adopted.

- CARRIED

G. Meal Contract at Pacific Hostel and Meal Ticket Service

The Board of Administration, under date of March 24, 1971, reported as follows:

Your Board has received the following report from the City Purchasing Agent, the Director of Welfare Services and the Medical Health Officer:

"City Council, at the 'In Camera' meeting of February 9, 1971, adopted the following recommendations:

A tender call be made immediately to obtain bids for catering at the Pacific Hostel, and to provide a meal service in premises provided by the contractor in a suitable location.

A separate contract to be entered into for each service. Both contracts to be for a one year period subject to renewal on basis mutually satisfactory to both parties; both contracts to be subject to the requirements of City by-laws and the operation to the satisfaction of the Medical Health Officer.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Meal Contract at Pacific Hostel (cont'd)

Tenders for the above contract were opened by the Board of Administration on Monday, March 22nd, 1971 and referred to the Purchasing Agent, Director of Welfare Services and the Medical Health Officer for report. The working tabulation is on file in the Purchasing Agent's office.

Catering Service At Men's Hostel
535 Homer Street, Vancouver

The following four bids were received:

Firm Name	Mayfair Caterers Ltd. (Golden Horseshoe Caterers)	Hi-Tide Fish Restaurant Ltd. (White Lunch)	Universal Catering	Plaza Cafe Ltd.
Basic Contract				
Three meals per day as per specifications for 250 men.				
Total Price Per Day	$ 433.13	$ 448.00	$ 487.50	$548.17
Total Price Per Year Based on 365 Days Per Year	$158,092.45	$163,072	$177,937.50	$200,0820
Union Status	Non Union	Union	Non Union	Non Union

We RECOMMEND acceptance of the low bid submitted by Mayfair Caterers Ltd. for a one year period; subject to renewal for an additional one year period on a basis mutually satisfactory to the City and Mayfair Caterers Ltd. in accordance with Section 11 of the special conditions of the tender which provides for price adjustments in accordance with food and labour cost indexes.

Catering Service at a Meal Service Centre
to be provided by the Contractor

The following two bids were received:

Firm Name	Mayfair Caterers Ltd.		Hi-Tide Fish Restaurants Ltd.	
	Per Person	Cumulative Total	Per Person	Cumulative Total
Guaranteed Minimum				
500 per day	$2.03	$1015	$2.64	$1320
501 - 700	2.01	1417	1.86	1692
701 - 1000	1.98	2011	1.77	2223
1001 - 1250	1.93	2493	1.69	2645
1251 - 1500	1.88	2963	1.62	3050
1501 - 1750	1.83	3421	1.56	3440
1751 - 2000	1.78	3866	1.51	3817

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Meal Contract at Pacific Hostel (cont'd)

* Location	220 Prior Street	65 East Hastings

* Tender form stated: 'Location preferably to be away from main retail shopping areas or through streets' - Mayfair complies, Hi-Tide does not.

Wage Rates	Mayfair Non Union	Hi-Tide Union
Head Counter Girl	$2.00 per hour	$1.76 per hour
Counter Girl	$1.75 per hour	$1.65 per hour
Dishwasher	$1.75 per hour	$1.70 per hour
Cooks	$2.50 per hour	$2.20 per hour
Janitor	$1.85 per hour	$1.65 per hour

Letters outlining fringe benefits will be available at Council meeting.

Hi-Tide Fish Restaurants Ltd. (a wholly owned subsidiary of White Lunch Ltd.) in a letter of transmittal dated March 12, 1971 stated:

'This will have to form part of the contract, if we are the successful bidder:

"If the City causes the contract at the meal service centre to be cancelled before one year expires, then the contractor shall be paid a sum of $200.00 per day for each day prior to the one year anniversary of the contract that the contract is cancelled by way of compensation for his lost investment. This shall not apply to any extension of the contract beyond one year unless an additional major investment is required then."'

We RECOMMEND acceptance of the bid submitted by Mayfair Caterers Ltd. for a one year period; subject to renewal for another additional one year on a basis mutually satisfactory to the City and Mayfair Caterers Ltd. in accordance with Section 11 of the special conditions of the tender which provides for price adjustments in accordance with food and labour cost indexes."

Your Board note that the City officials have recommended acceptance of the submission by Mayfair Caterers Ltd., and that this Company does not employ union labour (comparative wage rates have been shown).

Your Board submits the above report for CONSIDERATION. '

In addition to the foregoing report and as an addendum, the Board of Administration furnished a memorandum giving a summary of fringe benefits applicable in respect of Mayfair Caterers and Hi-Tide Fish Restaurant Ltd.

MOVED by Ald. Broome,
THAT the recommendation of the officials contained in the foregoing Board of Administration report, i.e. acceptance of tenders of Mayfair Caterers Limited in each case, be approved, subject to agreements satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Strathcona Pilot Project

The Board of Administration, under date of March 26, 1971, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"Following Council's resolution of March 9, 1971 on rehabilitation assistance in the Strathcona area, City and Senior Government officials have met twice to examine the implications and administrative aspects of the proposed scheme prior to the proposed discussions with the Strathcona Property Owners and Tenants Association (SPOTA) in the 'Working Committee'. In addition, Alderman Bird and City officials met with the Hon. R. Andras and Hon D. Campbell and Central Mortgage and Housing Corporation (CMHC) officials on March 22 and Hon. R. Andras met with the SPOTA group on March 23. Alderman Bird is submitting a report summarizing the discussions at the meeting with the Federal and Provincial Ministers.

The telegram of March 24 from the Hon. R. Andras emphasizes the Minister's desire for an early meeting (now tentatively scheduled for April 5 or 6) of representatives of the three levels of government and SPOTA to negotiate details of the scheme. In view, particularly, of the Federal approach that virtually all aspects of the proposed scheme are subject to negotiation, it is desirable for the City officials on the Working Committee to have a further indication of Council's views prior to the proposed meeting. These views should be discussed by Council 'In Camera' to ensure that the Working Committee receives this information direct.

The principal aspects of the scheme are therefore summarized in the following position paper which will represent the position to be taken by officials on behalf of Council at the Working Committee. These proposals in effect, represent a workable translation of the proposals in the Consultants report:

1. GUIDING PRINCIPLES

(1) Zoning

Most of the area is zoned for medium density multiple development and projections indicate that natural redevelopment for this use may start in perhaps 10 to 15 years. No change of zoning is recommended as it now permits a variety of types of residential development and conversion and also would allow owners not wishing to rehabilitate, to sell their property at values related to this zoning. Rehabilitation to extend the life of residential buildings for about 10 to 20 years as originally proposed by the Working Committee, is therefore appropriate.

(2) Issue of Permits

Permits for normal permitted development should not be withheld.

(3) Rehabilitation Standards

Standards for rehabilitation should be generally consistent with the life expectancy indicated above.

(4) Municipal Services

Municipal services should be improved or provided to a degree appropriate to the zoning and the anticipated extended life of the rehabilitated properties.

(5) Individual Freedom of Choice

Individual property owners should not be subjected to pressure to rehabilitate and should be free to buy or sell property.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

(6) No Large Scale Acquisition and Clearance

The scheme would emphasize rehabilitation. However, a limited amount of acquisition and clearance would be proposed for public purposes, e.g. park site extension, new street requirements. Consideration will be given, during the implementation of the scheme, to acquisition and clearance of other privately owned property, if, in the opinion of the Working Committee, this would contribute to the up-grading of the neighbourhood, e.g. non-conforming uses such as industrial development.

2. FINANCIAL ARRANGEMENTS

(1) Rehabilitation of Private Property[i]

Position as set out in Council's resolution of March 9, 1971:

Council will support a maximum grant-loan (including City's 25% interest-free loan)	$3,000
Matching amount from owner (In cash $1,000 plus $2,000 borrowed, possibly from CMHC at preferential interest rate)	$3,000

Applicable to single family and conversions, for owners who have occupied the premises for minimum of five years.

Grant fully recoverable if property sold within three years.

As principal objective is to improve the premises, Council may wish to consider eliminating the 5-year requirement.

(2) Other Elements of the Scheme

Costs of improving, or installing new, municipal services, and the abandonment or removal of services, the acquisition, clearance and disposal of property and administrative costs would be shareable on the current cost-sharing basis (City 25%; Province 25%; CMHC 50%) except where the services are provided under local improvement procedures.

3. ADMINISTRATION

(1) Field Office

A field office, readily accessible to owners and residents, to provide accommodation for the operational staff, is essential and should be opened as early as possible after approval to proceed is obtained. The office would publicize the availability of the aids to rehabilitation and invite interested owners to visit the office for information.

(2) Staff

A field team consisting of the following basic staff has been found necessary in other rehabilitation projects of similar size. The make-up of the team has been carefully reviewed by City and Senior Government staff:

(i) Project Co-Ordinator - Responsible to the Assistant Director, Civic Development along with most of the other staff suggested.

(ii) Rehabilitation Counsellor(s)

(iii) Financial/Real Estate Advisor(s)

(iv) Draftsman/Cost Estimator(s)

(v) Rehabilitation Inspector(s)

(vi) Community Services Co-Ordinator/Social Counsellor

[i] It is understood that the maximum grant/loan is negotiable as far as the Senior Governments are concerned.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

The Project Co-Ordinator is the key member of this team, and is seen as a senior person with considerable administrative ability. Early appointment of this employee is essential if an early start on the program is to be achieved.

(3) Method of Identifying Properties for Rehabilitation

As there are no national standards for rehabilitation for the 10 to 20 year additional useful life envisaged in the Working Committee's original report of December 18, 1969, two basic considerations are set out below. These may need modification after experience in the operation.

(a) Structural

The suitability of the individual structure for rehabilitation will have to be determined by its condition and potential for improvement, as judged after inspection. This should not however, necessarily prevent an owner providing from his own resources, additional funds to up-grade a structure which might be considered inappropriate for rehabilitation by normal criteria or indeed from applying the public rehabilitation funds towards demolishing a structure and building a new one.

(b) Financial

The owner's ability to provide matching funds and to finance any loan portion of the cost of rehabilitation and the question of whether an owner needs publicly-funded aid to rehabilitate, indicates that investigation into the owner's financial situation will be necessary.

Recommendations on individual applications for rehabilitation aid would require endorsement by the three levels of government.

(4) Working Committee

The current 'Working Committee' composed of representatives of SPOTA and appointed officials from the three levels of government should continue, with some changes. It is understood that the Federal Minister's view is that there should be one Committee with SPOTA as a full member, and that the current Urban Renewal Co-Ordinating Committee of officials of the three levels of government would in fact, be superseded by this arrangement, and that the Committee's work would include the development of criteria for grants and loans. The Committee would consist of one member each from SPOTA, the Province, CMHC, and the City with as many advisors as necessary (to parallel the Co-Ordinating Committee set-up). The Assistant Director of Civic Development would be Chairman as he is responsible under the Director of Planning and Civic Development for the implementation of Civic Development.

It is the view of officials that, as in the case of the Urban Renewal Co-Ordinating Committee, this Working Committee would oversee the day-to-day operations of the project and would recommend on various matters such as expenditures of funds. Approval of funds and other executive action would require authorization by the Federal-Provincial-City partnership or the partner having jurisdiction. The Working Committee would not therefore have executive responsibility.

(5) Consultant for SPOTA

The Consultant's report recommended that SPOTA have the continuing services of a consultant to advise them and that the association should be granted funds for this purpose.

The City officials view is that the field team referred to in 3 (2) above, is adequate for this service. However, it is understood that the Federal Minister favours this proposal and is seeking means to provide it.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

The matter of the City's view on the service and possible cost-sharing, needs Council's consideration.

(6) Relocation Procedures

Relocation procedures for residents and businesses which may be displaced will have to be approved by the 'Working Committee'. As no large-scale acquisition and clearance is envisaged, these procedures can be developed by the Working Committee during the implementation phase.

(7) Local Improvements

Some of the works expected to be undertaken are normally done under local improvement procedure. Council has approved 50% relief of property owner's share of local improvement charges in certain areas of Redevelopment Project No. 2 where the senior governments are sharing in the costs of these works. Some indication of the degree of relief which might be available in Strathcona should be indicated to SPOTA.

4. FORMAL APPLICATION TO SENIOR GOVERNMENTS

A formal application from the City to the senior governments, approved by the Working Committee, is required. Due to the experimental aspects of the scheme, precise cost estimates cannot be made. Approximate estimates with 'provisional sums' for certain elements are understood to be acceptable to the senior governments.

Although this documentation is required at an early date, its timing will be dependent on its consideration by the Working Committee, and such amendments or modifications which this may involve.

5. MATTERS SUBJECT TO NEGOTIATION

It has been emphasized that the senior governments' view the scheme as being an operation of a partnership of the three levels of government, and SPOTA representing the owners and residents, and that its major elements, other than the maximum funds committed, are all subject to negotiation.

It is clearly desirable therefore, for Council to give to its officials, some indication of matters which it considers could be subject to variation from the position expressed by its resolution of March 9, 1971, and the more detailed matters described in this report.

6. OPERATIONAL CONSIDERATIONS

If agreements are concluded with the senior governments for the implementation of the scheme, this would provide the authority to set up whatever form of field office and staff is agreed on. In the meantime, the work to complete the preparation of the scheme can be charged to the unexpended balance in the Scheme 3 preparation agreement (approximately $17,000).

The need to obtain at least one key field staff member as early as possible, has been emphasized above. It is suggested therefore, that approval of the position of Project Co-Ordinator be given, subject to confirmation if agreements to implement the urban renewal scheme, are concluded. This would enable the position to be classified and a start to be made in seeking the employee. Any actual hiring of such an employee prior to execution of the agreements would have to be at the City's cost, although senior government cost sharing would be obtained retroactively if the project proceeds.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

It has been found by experience elsewhere, that rehabilitation requires considerable administrative staff relative to the total dollar value of a project. There is as yet, no knowledge based on experience, of the amount of rehabilitation likely to be undertaken in Strathcona. On the other hand, there can be no prospect of success unless a competent advisory staff can be assembled before the start of implementation.

It may be necessary therefore to recruit a nucleus of the field team for the start and build on this if there are indications that substantial rehabilitation is likely to proceed."

Your Board SUBMITS the foregoing report of the Director of Planning and Civic Development for the consideration of Council.

If Council concur generally with the position set out above, Your Board RECOMMENDS:

(1) THAT the Director of Planning and Civic Development and other City officials be authorized to present these proposals to the Strathcona Working Committee for discussion and review. That such official would report back as necessary, for further direction as alternatives may be suggested.

(2) THAT the Director of Personnel Services be instructed to consult with the Director of Planning and Civic Development and report on an appropriate classification for the Project Co-Ordinator. '

The Council noted a telegram from the Honourable Robert Andras, Minister responsible for Housing, confirming pertinent details following a discussion with representatives of the three levels of government regarding Strathcona, and held recently.

A telegram was also noted from the Minister of Municipal Affairs confirming that if required he would advance necessary legislation to give the City the required powers to proceed in this Strathcona Project as per discussions at the meeting with the representatives of the three levels of government. It is understood a reply was forwarded by His Worship the Mayor that such special legislation would not be necessary.

The Council also received from Alderman Bird a copy of the minutes of a meeting held on March 22, 1971, with representatives of the three levels of government in respect of this matter.

MOVED by Ald. Adams,
THAT the proposals and recommendations set out in the foregoing report of the Board of Administration and Director of Planning and Civic Development be approved, subject to the following:

(a) under the heading of 'GUIDING PRINCIPLES': Zoning, in approving the proposals in this part of the report it is understood that the Working Committee will report back to the Council with respect to the possibility of a limitation on heights for any apartment construction;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Pilot Project (cont'd)

(b) under the heading of 'FINANCIAL ARRANGEMENTS': Rehabilitation of Private Property, the five years reference be set at a minimum of three years for owners who have occupied the premises;

(c) under the heading 'ADMINISTRATION': Staff, it is the Council's wish that personnel with expertise in the fields outlined be provided from the staff of the Central Mortgage and Housing Corporation.

(d) no consultants be appointed without prior authorization of the City Council.

- CARRIED

Housing

The following is extracted from the Minutes of the meeting held with representatives of the three levels of government on March 22, 1971:

"The Provincial Minister advised that the Province is re-examining the current City application for Site No. 17, Champlain Heights (low density townhouses) on the basis of a revised scheme providing an average bedroom count of 2.7 and resulting in a land cost per unit of approximately $3,000.

Both Ministers were informed of the continuing problem of obtaining land at costs acceptable to the senior governments for public housing in Vancouver and it was noted that this problem will continue whether the housing is initiated by the City or the Greater Vancouver Regional District.

Both Ministers considered that if the City advanced proposals for senior citizens high rise development on the basis of the City assembling land in suitable medium density districts such as Kitsilano for the partnership to develop on the same basis as the FP 10 Nicholson Tower project in the West End, that these would be given favourable consideration."

MOVED by Ald. Bird,
THAT the Board of Administration be requested to instruct the appropriate officials to proceed as quickly as possible in respect of Site No. 17 in Champlain Heights for housing and in respect of possible sites in the Kitsilano area for a senior citizens' high rise project.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3334, BEING THE SUBDIVISION CONTROL BY-LAW AND BY-LAW No. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law, and By-law No. 4188, being the Zoning and Development Fee By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Expropriation:
3192 South-east Marine Drive

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver desires to acquire that real property in the City of Vancouver, in the Province of British Columbia, at 3192 South-east Marine Drive, more particularly known and described as Lot "C" in the North part of Block Eight (8), District Lot Three Hundred and Thirty (330), Group One (1), New Westminster District, Plan 4846, pursuant to its powers under section 564 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be and the same is hereby expropriated by the City of Vancouver.

- CARRIED

MOTIONS (cont'd)

2. Closing Portion of the N/S of Charles Street, West of McLean Drive

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver:

AND WHEREAS the South 17 feet of portion of Subdivision 39 (formerly Lots 4 to 9), Block "J", District Lot 182, Group 1. New Westminster District, Plan 729 was established as road under filing 40994;

AND WHEREAS the portion of said established road is now surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT the South 17 feet of portion of Subdivision 39 (formerly Lots 4 to 9), Block "J", District Lot 182, Group 1, New Westminster District, Plan 729, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the closed portion of road be consolidated with the abutting lot to form one parcel.

- CARRIED

3. Second Crossing of Burrard Inlet: Tunnel

On March 23, 1971, Notice of motion was given as follows on the subject matter:

MOVED by Ald. Wilson,
THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

(withheld)

At this consideration Alderman Wilson asked permission be granted for the withholding of his motion until the motion by Alderman Broome and Alderman Bird, before Council on February 23, 1971 and tabled at that time pending a report from the Sub-Committee of the Transportation Committee in respect of the proposed crossing. is raised from the table and considered at this time since the Sub-Committee's report was before Council on March 23, 1971.

Permission was granted.

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the motion of Alderman Broome and Alderman Bird before Council on February 23, 1971 on this subject, now be raised from the table.

- CARRIED

The Council, therefore, considered the following motion:

cont'd.....

MOTIONS (cont'd)

Second Crossing of Burrard Inlet: Tunnel (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Bird,

THAT WHEREAS through the instrumentality of the National Harbours Board, the Government of Canada has caused an engineering study and report to be prepared on the feasibility of developing a second crossing of the First Narrows of Burrard Inlet;

AND WHEREAS the consultants have reported on their study without recommendation as to the type of crossing to be preferred;

AND WHEREAS the consultants have recommended to the National Harbours Board and the Government of Canada 'that all available factual information on both schemes be laid before local civic bodies and citizen organizations with the request that, after study, these groups express their views on the choice in formal briefs to the National Harbours Board or to the Board's Consultants. In this way a consensus of local opinion may be developed before a final crossing selection is made';

AND WHEREAS the Council of the City of Vancouver has received copies of the report of the consultants to the National Harbours Board;

NOW THEREFORE BE IT RESOLVED THAT in view of the benefits to accrue to the City of Vancouver both as a City and as a world trading seaport, and in view of the benefits to accrue to British Columbia, the City of Vancouver advise the National Harbours Board, through its consultants, that the Council of the City of Vancouver's preference for the crossing is a tunnel.

On request of Alderman Broome and Alderman Adams, permission was granted to alter the main motion by substituting the following therefor:

> 'THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.'

The motion before the Council for consideration at this time, therefore, is as follows:

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

(see page 32)

MOVED by Ald. Hardwick,

THAT this whole matter be tabled until further discussions are held with the Provincial Government and until the Council has more information respecting costs of the East/West Connector.

(see page 32)

The hour being 12:00 noon, the Council recessed and no further action was taken at this point.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair, and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

POINT OF PRIVILEGE

Alderman Hardwick rose on a point of privilege and requested permission for leave during the afternoon due to a previous commitment made prior to the setting of the date of this meeting.

MOVED by Ald. Adams,
THAT Alderman Hardwick be granted leave of absence accordingly.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

3. Four Seasons Hotel Development

In accordance with the resolution passed by Council previously this year, the Board of Administration had made arrangements for the meeting between the Board of Parks and Public Recreation and the City Council this day. Arrangements were also made for the hearing of delegations from interested groups and individuals.

The Council heard the following:

1.	Board of Parks and Public Recreation Commissioner G. Puil	Model, pictures and brief filed.
2.	West End Community Council Mr. C.R. Douglas	Brief filed
3.	Community Planning Ass'n. of Canada Mr. D. Manning	Brief and petition filed
4.	Vancouver Area Council NDP Mr. John Stanton	Brief filed
5.	Vancouver Pioneers Ass'n. Mr. George Elkins	
6.	Citizens Council on Civic Development Mr. H. Weinreich	Brief filed
7.	Community Arts Council Mr. G.C. Blair Baillie	Brief filed

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development

8.	Sierra Club of B.C. Mrs. L. Hogan	Brief filed
9.	Vancouver & District Labour Council Mr. C.P. Neale	Brief filed
10.	Vancouver Council of Women Mrs. Pearl Steen	Brief filed
11.	Save our Parkland Association Dr. D. Boyes	Brief filed
12.	Kitsilano Ratepayers Association Mr. G. F. Moul	Brief filed
13.	Planning Students Association Mr. Henry Ropertz	Brief filed
14.	West End & Downtown Ratepayers Community Ass'n. Miss M. Field	Brief filed
15.	Young Women's Christian Association Mrs. R. Ramsay	Brief filed
16.	Communist Party of Canada	

Council was advised that, due to illness, there was no representative present and four comments in the brief were read by the City Clerk.

17.	Canadian Scientific Pollution and Environmental Control Society Mrs. A. Mitchell	Brief filed
18.	Vancouver Central Council of Ratepayers Mrs. A. MacKenzie	Letter filed
19.	Campbell of Craigie	Brief filed
20.	Committee of Progressive Electors Mr. C. Shelton	Brief filed
21.	Mr. J. Macdonald represented by Mr. Freeman	Played tape
22.	United Brotherhood of Carpenters and Joiners, Local 452 Mr. J. Takach	Brief filed
23.	Mr. George Smith	
24.	Students of Windermere Secondary School Mr. George Popp	Brief filed
25.	Mrs. Cornelius Burke	Brief filed
26.	Mr. M. Zonailo	

(Alderman Hardwick returned to the meeting during the hearing of the last delegations)

MOTIONS (cont'd)

4. Rental Increases: Tenants

During the hearing of the delegations respecting the Four Seasons Hotel Development, it was noted that due to the lateness of the hour, the Notice of motion submitted by Alderman Rankin previously on the subject of rental increases, would not be handled this day. It was, therefore,

MOVED by Ald. Adams,
THAT the Notice of motion of Alderman Rankin, submitted on March 23, 1971, re rental increases be tabled to the next meeting of Council.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

(During the hearing of delegations the Council observed a short recess).

At the conclusion of hearing the delegations, it was,

MOVED by Ald. Wilson,
THAT the submissions of the delegations be received.

- CARRIED

MOVED by Ald. Rankin,
THAT the matter of the Four Seasons Hotel Development be put to the electors at the earliest time and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission.

(deferred)

MOVED by Ald. Wilson,
THAT the motion of Alderman Rankin and the subject matter of the Four Seasons Hotel Development be considered by Council at a meeting to be determined by His Worship the Mayor.

- CARRIED

The matter of advising the delegations heard this day on the date and time of the meeting to reconsider the matter further was left in the hands of His Worship the Mayor.

MOVED by Ald. Adams,
THAT the Board of Administration report dated February 4, 1971, entitled 'Four Seasons Hotels Limited Development, North Side of Georgia Street between Stanley Park and Denman Street', and the correspondence submitted this day, be received.

- CARRIED

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

The correspondence referred to in the foregoing motion of Alderman Adams was received from the following:

Canadian Daughters' League	January 26, 1971
Dunbar Homeowners' Association	February 1, 1971
Vancouver South Federal Riding Ass'n. New Democratic Party	February 1, 1971
Kitsilano Area Resources Council	February 2, 1971
Petition, (received)	February 9, 1971
Petition	January 30, 1971
United Church Women, St. John's United Church	February 17, 1971
Riley Park Community Association	February 12, 1971
United Community Services	February 17, 1971
Petition (received)	February 19, 1971
The Garden Club of Vancouver	February 24, 1971
Vancouver Pioneers Association	February 25, 1971
West Point Grey Civic Association	March 24, 1971
Lower Mainland Parks Advisory Association	March 26, 1971
Frank M. Ross (telegram)	March 29, 1971
Vancouver Natural History Society	March 27, 1971.

MOTIONS (cont'd)

Second Crossing of Burrard Inlet: Tunnel (cont'd)

It was agreed that the motions submitted earlier in the proceedings regarding the second crossing of Burrard Inlet: Tunnel, be placed on the agenda of the next meeting of the Council.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at approximately 6:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting of March 30, 1971, which were adopted on April 6, 1971.

R. Thompson
CITY CLERK

A. Phillips
DEPUTY MAYOR

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 25, 1971

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 25, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: Aldermen Adams, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

Chairman in the absence of His Worship the Mayor was Deputy Mayor Calder.

ABSENT: His Worship Mayor Campbell (On Civic Business)
Alderman Linnell (Leave of Absence)
Alderman Bird (On Civic Business)
Alderman Broome

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Sweeney,
SECONDED by Alderman Wilson,
THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning Development By-law.

- CARRIED

1. North-east corner of S.E. Marine Drive and Inverness Street

An application was received from Gordon and May Tang to rezone Lots 3 and 4, Block 14, D.L. 200, situated at the North-east corner of S.E. Marine Drive and Inverness Street.

FROM: RS-1 One Family Dwelling District
TO: C-1 Commercial District

The Town Planning Commission and the Technical Planning Board both recommended against the rezoning for reasons stated in a Board of Administration Report dated December 18, 1970.

Mr. Bing Marr represented the applicants and a number of residents in the area, spoke in support of the application. Mr. Marr referred to a petition filed with the Council some time ago and containing 420 names supporting the application. A further petition was filed by Mr. Marr this day.

Mr. Epstein, representing a number of people opposing the application, spoke in explanation of his opposition to the rezoning and filed a petition containing 97 names in the area affected.

MOVED by Alderman Adams,
THAT the foregoing application be approved.

- CARRIED

2. CRM-1 COMMERCIAL/MULTIPLE DWELLING DISTRICT SCHEDULE

The Council considered an amendment to the Zoning and Development By-law to provide a new district schedule, including uses and regulations, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule (Medium Density), in accordance with a Draft By-law which was circulated.

Council heard the following delegations concerning the new schedule and the proposed rezoning of the Fairview Slopes area:-

Real Estate Board - R. Schuss (brief filed);

Architectural Institute of B.C. - W. Rhone (brief filed);

Vancouver Tenants Council - B. Yorke;

Fairview Slopes Ratepayers and Tenants Association - J. Davies (brief filed);

J. Petrie;

Community Arts Council - D. Foreman (brief filed);

Citizens' Committee on Civic Development - H. Weinrich;

Business Tenants, Block 299 - Mr. Buchanan

H.G. Hawthorne;

Neighbourhood Services Association - C. Flavell

False Creek Study Group - T. Merrick;

Various owners and tenants - C. Thompson;

S. Brown.

The Council also noted the Board of Administration Report dated March 19 on densities which had been prepared by the Director of Planning at the request of Council.

Letters from the Royal Bank of Canada and Thompson, Berwick and Pratt were also noted.

Following the hearing of delegations the Council took action as follows:-

MOVED by Alderman Adams,
THAT a new district schedule, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule be approved in principle, and the relative Draft By-law before Council this day be considered further at an appropriate Council meeting prior to formal consideration of the By-law.

- CARRIED

MOVED by Alderman Hardwick,
THAT the application by the Director of Planning to rezone all lots in Blocks 292 to 299 inclusive, and all lots in Blocks 312 to 319 inclusive, D.L. 526

FROM: M-1 and M-2 Industrial District
TO: CRM-1 Commercial/Multiple Dwelling District

be deferred until after the Draft By-law on the CRM 1 District Schedule has been considered.

- CARRIED

Area Bounded by 6th Avenue on the North, 125' south of the Southerly Boundary of 8th Avenue on the South, Ash Street on the West and Cambie Street on the East

An application was received from the Director of Planning to rezone all lots in Blocks 300 and 320, and Lots 1-12, Block 340, D.L. 526, being within the area mentioned above.
FROM: M-1 Industrial District
TO: C-2 Commercial District

The Technical Planning Board and the Town Planning Commission recommended approval of this application.

MOVED by Alderman Phillips,
THAT the foregoing application by the Director of Planning be approved.

- CARRIED

North Side of West Broadway between Ash and Cambie Streets

An application was received from the Director of Planning to rezone Parcels A & B of Lots 13 & 14, Lot 14 exc. Parcels A & B, and Lots 15-23, Block 340, D.L. 526, situated on the North side of West Broadway between Ash and Cambie Streets

FROM: M-1 Industrial District
TO: C-3 Commercial District

The Technical Planning Board and the Town Planning Commission recommended approval of this application.

MOVED by Alderman Phillips,
THAT the foregoing application by the Director of Planning be approved.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 5:30 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S).....

March 26th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING AND LEASING THE NORTH 7 FEET AND THE SOUTH 10 FEET OF LOT 7, BLOCK 299, D. L. 526 -- S/S 6TH AVENUE WEST OF ASH STREET

"The owner of Lot 7 has leased the south 10 feet of the site since 1947 on a year to year basis. The owner would now like to lease the north 7 feet of Lot 7 and the south 10 feet for a period of 10 years.

I RECOMMEND that the north 7 feet and the south 10 feet of Lot 7, Block 299, D. L. 526 be closed, stopped up and leased to the owner of Lot 7 subject to the following conditions:-

(a) The lease to be for a period of 10 years, the first five years definite and the remaining five subject to a six months notice of cancellation if the property is required for municipal purposes.

(b) The rental to be $340 per annum, subject to review after five years, in accordance with the recommendation of the Supervisor of Property & Insurance.

(c) The lessee to remove all improvements from the lease area at the termination of the agreement.

(d) An agreement to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. PROPOSED SEWER FORCE MAIN ON TRINITY STREET WEST OF WALL STREET -- VANCOUVER MARINE LEASEHOLDS LTD.

"To comply with City requirements, Vancouver Marine Leaseholds Ltd., owners of a fish processing plant at 2199 Commissioner Street, are proposing to install a pumping station to redirect, to a City sewer on Wall Street, sanitary sewage which is at present being discharged into Burrard Inlet. Web Engineering Ltd., consulting engineers, have applied on behalf of the owners to construct a 4-inch diameter force main on Trinity Street between a City sewer manhole at the westerly property line of Wall Street and the Dead End of Trinity Street, approximately 180 feet west of Wall Street. Since no sewer exists or is contemplated on this portion of Trinity Street and the property does not abut Wall Street, the applicant's proposed route is the only reasonable one available.

I RECOMMEND that permission be granted, subject to the following conditions:-

(a) Construction to be to the satisfaction of the City Engineer and City Building Inspector.

(b) Force main to be maintained by the owner to the satisfaction of the City Engineer and City Building Inspector.

Item 2 Cont'd.

(c) Owner to obtain permission from the Canadian Pacific Railway Company to cross under its tracks.

(d) No annual rental since no alternate route is available on the applicant's own property.

(e) An agreement to be entered into satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. PROPOSED SEWERS ON SHAUGHNESSY STREET SOUTH OF SOUTH KENT AVENUE -- INTERCONTINENTAL PACKERS LTD.

"To comply with City requirements, Intercontinental Packers Ltd., owners of a meat packing plant at 8950 Shaughnessy Street, are proposing to install a pumping station to redirect, to the North Arm Interceptor on Marine Drive, sanitary sewage which is at present being discharged into the Fraser River. To provide connections to their pumping station, Phillips, Barratt, Hillier, Jones & Partners, consulting engineers, have applied on behalf of the owners to construct approximately 500 feet of force sewer and approximately 420 feet of gravity sewer connections on the east side of Shaughnessy Street between the south property line of South Kent Avenue and a point approximately 660 feet south of South Kent Avenue. The buildings on the site abut the property line of the site on Shaughnessy Street and for this reason, it is uneconomic to locate the sewers on plant property.

I RECOMMEND that permission be granted subject to the following conditions:-

(a) Construction to be to the satisfaction of the City Engineer and City Building Inspector.

(b) The sewers to be maintained by the owner to the satisfaction of the City Engineer and City Building Inspector.

(c) Rental to be at the normal rate of $0.50 per square foot of street occupied per annum in accordance with the Encroachment By-law.

(d) Two separate agreements, one for the force sewer and the other for the gravity sewer connections to be entered into satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements - Initiative Principle (Works in Urban Renewal Scheme 6)

First Step

The City Engineer reports as follows:-

"I consider it advisable to carry out the following projects as Local Improvements:-

Pavement and Curbs (Urban Renewal)

Rupert Street, McGill Street, and Bridgeway, Wall Street to Skeena Street

/continued ...

Clause 4 Continued

P.C. Concrete Sidewalk (Urban Renewal)

Rupert Street, McGill Street, and Bridgeway, S/S, Wall Street to Skeena Street

The City's share of these improvements will be covered by Senior Government contributions to the Urban Renewal Scheme."

Second Step

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's Report dated March 19, 1971.

The estimated total cost of these improvements is $114,870, and the City's share of the cost is $85,571, subject to Senior Government contributions.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and

RECOMMENDS that:-

A. The report of the City Engineer and Director of Finance be adopted.

B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

5. Irrigation of Centre Boulevard - Pender Street, Victoria Drive to Templeton Drive

The City Clerk's Office forwarded a communication from Mr. Buble dated January 9 to the City Engineer for report. The City Engineer submitted an Enquiry Report which was in the name of the Board of Administration and was circulated to each member of Council on February 25, 1971 for information in order that a Council member could raise the matter in Council if he wished to do so. Mr. Buble was dissatisfied with this procedure and in a letter dated March 4, requested a report be forwarded for consideration at a Council meeting.

The City Engineer submits the following report:

"As stated in the Enquiry Report the irrigation of centre boulevards was the subject of a detailed study by the Engineering Department which resulted in a report received by City Council on December 17, 1968, providing

/continued ...

Clause 5 Continued

cost estimates for the installation of sprinklers in centre boulevards throughout the City. This proposal was considered by Council and funds to commence installation of irrigation systems were initially included in the early drafts of the 1971-75 Five Year Capital Program. Regretably, when faced with the many demands upon the resources of the City, funds for this and other projects were deleted and are not now included in the Plan which was approved by plebiscite a year ago.

Provision of an irrigation system in the centre boulevard on the three subject blocks of Pender Street would represent a relatively modest outlay. However, on a broader base we are aware that our 1971 street paving program includes for instance Cambie Street between 49th Avenue and South East Marine Drive which incorporates an extensive centre boulevard, also improvements to Boundary Road north of Hastings Street. In this manner costs of irrigation of current work alone grow to a sizeable sum, and of course there are many centre boulevards which have been improved for many years awaiting irrigation.

If the irrigation of centre boulevards were to be provided for the aforementioned streets in the proposed 1971 Paving Program, the following additional funds would be required:

Location	Installation Cost Estimates	Annual Operating Cost
Pender St. - Victoria Dr. to Templeton Dr.	$ 6,500	$ 120
Cambie St. - 49th to 65th Avenues	$33,000	$ 625
Boundary Rd. - Hastings to Franklin Sts.	$ 2,200	$ 50
Totals for 1971 Pavement Projects	$41,700	$ 795

These estimates are additional to the installation cost estimate of $239,000 and the yearly operating cost estimate of $5,340 contained in the above mentioned report received by Council on December 17, 1968. This report dealt with the irrigation of improved centre boulevards only."

Your Board submits this report for Council information and RECOMMENDS that a copy be forwarded to Mr. Buble.

(Copies of Mr. Buble's communications dated January 9, 1971 and March 4, 1971 and relevant correspondence are circulated for the information of Council.)

6. Tender No. 57-71-1 -
Vitrified Clay Sewer Pipe and Fittings

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by your Board on February 1, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Funds for the purchases are provided for in the Capital Budget.

The total costs shown below are estimated only, and are based on the City's requirements during the past 12 months.

Four bids were received from:-

Medicine Hat Brick & Tile Co. Ltd.

Place of manufacture - Medicine Hat, Alberta, by union labour.

Flex-Lox Industries Ltd.=

Place of manufacture - Kilgard, B.C., by union labour.

Canadian Johns-Manville (2 bids)

Place of manufacture - Port Union, Ontario, by union labour.

The bids submitted by Canadian Johns-Manville are not considered as they offered 'Asbestos Cement' pipe and fittings. The specifications called for 'Clay' pipe and fittings.

ESTIMATED TOTAL COSTS (ANNUAL)

Medicine Hat Brick & Tile Co. Ltd.

1 year period - $113,628.63
2 year period - $111,356.06
3 year period - $ Not Offered

Flex-Lox Industries Ltd.

1 year period - $144,688.64
2 year period - $141,071.42
3 year period - $137,454.21

The tender submitted by Medicine Hat Brick & Tile Co. Ltd. (2 year period) is approximately 23½% lower than the tender submitted by Flex-Lox Industries Ltd. (3 year period) when 5% allowance for local content is applied, approximately 17% lower; however, the saving in material cost is more than offset by the additional labour required to lay the pipe because:-

Clause 6 Continued

(a) Length of Pipe - Medicine Hat pipe is made in shorter lengths (approx. 25% shorter) - therefore more units have to be aligned for a given length of pipe layed.

(b) Coupling of Pipe - The Flex-Lox (current supplier) coupling is not compatible with the coupling supplied by Medicine Hat. Flex-Lox is a factory installed joint. Installation only requires insertion of the spigot end into the coupling on the pipe. Medicine Hat coupling is a band type, which requires two screws per joint to be tightened to a specified degree.

A larger stock of pipe and fittings would have to be maintained (approx. 10%) as supplies from Medicine Hat, Alberta, require longer delivery time. Deliveries from Kilgard are made in one day.

Flex-Lox Industries Ltd. is the only bidder complying fully with the specifications, and have tendered firm prices for a 3 year period. This appears advantageous to the City in view of the present inflationary trend.

The City Engineer and Purchasing Agent recommend acceptance of the bid which was submitted by Flex-Lox Industries Ltd. for a three year period, at an estimated annual cost of $137,454.21, plus 5% Provincial S.S. Tax."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

CONSIDERATION:

7. Request to Sing Religious Songs on City Street Allowance

In a communication dated March 23, 1971, the Downtown Business Association request Council rescind its motion of March 9 which gave permission to the Boundary Road Tabernacle to sing religious songs on the S/S of Georgia Street, east of Granville Street, on Saturday afternoons between the hours of 2:00 p.m. to 5:00 p.m. for a trial period of one month commencing April 3, 1971. The D.B.A. makes this request because of the problems that have been experienced in the downtown area with the Hare Krishna religious group and the judgement delivered by the B.C. Court of Appeal.

When dealing with this matter on March 9, Council passed the following motion:-

"THAT, after considering the report from the Board of Administration of March 5, 1971, permission be granted to the Boundary Road Tabernacle to sing religious songs on the S/S of Georgia Street, east of Granville Street, on Saturday afternoons between the hours of 2:00 p.m. to 5:00 p.m. for a trial period of one month commencing

/continued ..

Board of Administration, March 26, 1971 . . . . . (WORKS - 7)

Clause 7 Continued

on Saturday, April 3, 1971, on the understanding the permission covers not more than six people in this activity."

Your Board submits the request of the Downtown Business Association to Council for CONSIDERATION.

(Copies of the Board of Administration Report dated March 5, 1971, the letter from the Downtown Business Association dated March 23, 1971, and a newspaper clipping from the Province dated March 20, are circulated to the members of Council for information.)

RECOMMENDATION:

8. Special Residential Street Lighting
Local Improvement Projects

The City Engineer reports as follows:

"In 1969 Council approved the installation of special light standard projects (post-top street lights) on residential streets in three areas of the Shaughnessy and Kerrisdale districts. Although these special street lights are more costly to install and operate than standard street lights, the Council approved their installation to improve the appearance of the streets. The Local Improvement Procedure By-law provides that the City shall pay all street lighting operating costs and that the City may contribute such portion of the installation costs of special light standard projects as the Council may see fit, as the City's share. The special light standard projects were approved on the basis that the City contribute a sum equal to the City's share as though a standard street lighting project were installed.

To enable the property owners to indicate their preference, projects were advanced on the initiative principle for both special street lighting and standard street lighting. This procedure of advancing alternative projects caused some confusion among the property owners and additional costs to the City for duplicate notices. It would, therefore, be desirable to define the areas where special street lighting projects should be advanced.

It is my opinion:

(a) That special street lighting would have its greatest impact in residential areas where several adjacent streets were to be lighted or re-lighted at the same time. Such areas would include re-lighting in the Kerrisdale, Shaughnessy and Point Grey areas and new lighting in large subdivisions, such as Champlain Heights.

(b) That on major streets in residential areas where high levels of illumination are required for traffic safety, it is not practical to install special street lights because of the large number required.

Clause 8 Continued

(c) That isolated streets should be lighted with standard street lighting in areas where there are standard street lights on the surrounding streets, because the effect of the special street lights would be minimal.

Recommended:

A. That special light standard projects only be advanced on streets in residential areas where:

(a) the level of illumination required is not greater than that which would be required for a normal residential street, and

(b) there are several adjacent streets to be lighted or re-lighted at the same time, or

(c) there are special street lights on the adjacent streets.

B. That the City contribute a sum equal to the City's share as though a standard street lighting project were installed."

Your Board

RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

9. Local Improvements by Petition

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following street lighting projects as local improvements:

(a) Light Standard Project:

49th Avenue	from Tyne St.	to approx. 478' E/Arlington

(b) Special Light Standard Projects:

Arlington Street	from 49th Ave.	to approx. 800' S/49th Ave.
50th Ave./Toderick St./51st Ave. loop		to E/Tyne St.
52nd Ave./Toderick St./53rd Ave. loop		to E/Tyne St.

The City's share of these improvements is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

/continued ..

Board of Administration, March 26, 1971 . . . . . (WORKS - 9)

Clause 9 Continued

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated March 19, 1971.

The estimated total cost of these improvements is $21,679.64, and the City's share of the cost is $6,525.80.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and

RECOMMENDS that:

A. The reports of the City Engineer and Director of Finance be adopted.

B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

10. Local Improvements - Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out a street lighting project on both sides of Rupert St./McGill St./Bridgeway from Wall Street to Skeena Street as a local improvement.

The City's share of this improvement is available in the 1970 Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated March 19, 1971.

The estimated total cost of this improvement is $5,381.82, and the City's share of the cost is $3,750.90.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is advisable to undertake the project referred to and

RECOMMENDS that:

A. The reports of the City Engineer and Director of Finance be adopted.

B. The City-owned parcel shown on the list attached to the detailed Second Step Report for this local improvement project be declared assessable.

* * * * *

FOR ADOPTION SEE PAGE(S) 300-302

Board of Administration, March 26, 1971 . . . . . (SOCIAL 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Lapidary Rock and Mineral Society of B.C., for the parking of a group of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 22 - 24, 1971, inclusive.

This group consists of exhibitors in the B.C. Gem Show sponsored by the Lapidary Rock and Mineral Society.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Lapidary Rock and Mineral Society of B.C. for the parking of 30 (thirty) self-contained trailers on the Pacific National Exhibition grounds from October 22 - 24, 1971, be approved.

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FOR ADOPTION SEE PAGE(S) 302

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Downtown & False Creek Densities
Communication from the Board of
Parks & Public Recreation

The Director of Planning & Civic Development reports as follows:

"By letter of January 28th, 1971, addressed to the Mayor and Members of City Council, the Chairman of the Board of Parks and Public Recreation submitted the following resolution:

'RESOLVED: THAT as the Park Board is an elected Board, and should be in on the planning and development of the south shore of False Creek, the Planning Department be requested to meet with the Park Board to discuss the proposed development, and further request the Planning Department for the terms of reference supplied to architects for the False Creek development.'

It is RECOMMENDED that the Park Board be informed that the Superintendent of Parks, as a member of the Technical Planning Board, is kept in touch with the planning as it develops and that it seems more appropriate for the Park Board to be brought into the picture when the report has been presented to Council rather than before.

It should be noted that the consultant is being asked to present interim reports during the process of the study and these can also be presented to the Park Board. The final terms of reference for the consultants have not yet been presented to Council and again, these can be presented to the Park Board after consideration by Council."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

CONSIDERATION

2. Christ Church Cathedral

The Director of Planning & Civic Development reports as follows:

"The following is an excerpt from the Minutes of the Board of Parks and Public Recreation held on February 22nd, 1971:

'CHRIST CHURCH CATHEDRAL

A Board member reported on newspaper announcements that Christ Church Cathedral authorities are contemplating demolition of the cathedral at the corner of Georgia and Burrard Streets to provide a site for a high-rise building with a small chapel. A Board member stated the Church represents an open space that should be preserved.

It was regularly moved and seconded,

RESOLVED: That the Board express concern to City Council over reports that Christ Church Cathedral is to be demolished and another high-rise office tower and chapel will replace it, and, in view of the dire need in the downtown for open space, City Council be requested to appoint a Committee, to include a member of the Park Board to discuss with Christ Church Cathedral authorities ways and means of retaining the Cathedral at Georgia and Burrard Streets.

- Carried.'

Clause 2 continued

This report is not intended to analyze all the implications of the proposal to demolish Christ Church Cathedral and replace it with an office tower containing some church facilities. The Planning Department saw preliminary plans some months ago but as yet no formal proposal has been submitted.

The site of Christ Church Cathedral measures 187.5' x 120' (22,500 Sq. ft. or .52 acres). It is zoned CM-2: i.e. the Core area business zone. The church itself is a Conditional Use, which may be permitted with the approval of the Technical Planning Board.

A floor space ratio of up to 12.0 is permitted on this site provided the building satisfies criteria set out in the District Schedule (the Royal Centre across Burrard Street is being built to F.S.R. 10.16).

The property is in the title of the Christ Church Parish and it is understood that the final decision to demolish and rebuild is in the hands of the 'Corporation', consisting of the Dean, two Wardens and two Trustees. There is no City legislation which can prevent this happening.

The Provincial Government, however, could, if it wished, designate the existing building and site an 'historic site' under the Archaeological and Historic Sites Protection Act. Christ Church Cathedral is eighty-two years old and, therefore, was erected only two years after the incorporation of the City. It is not an outstanding building architecturally but there are a number of reasons why its continued existence on the present site is most desirable:

(a) There are few buildings anywhere in the City of Vancouver with the historical significance of the Cathedral.

(b) In the design of the Pacific Centre, the Royal Centre and the MacMillan Bloedel buildings, Christ Church Cathedral and the open speace surrounding it was assumed to be a continuing use in the area.

(c) The variety and interest of Downtown is maintained not only by sympathetic variations in new buildings but also by the existence of older buildings with special merits of their own.

Because of its special significance a number of organizations are taking an interest in the future of the Cathedral. It is suggested that the letter of the Board of Parks and Public Recreation be received and that they and the Dean of Christ Church Cathedral be sent copies of this report."

Your Board submits the report of the Director of Planning and Civic Development for CONSIDERATION.

RECOMMENDATION

3. Planning Department - Reorganization: Administrative Changes

The Director of Planning & Civic Development reports as follows:

Background

"On January 19, 1971, Council approved a report reorganizing the Planning Department into four divisions. A further detailed report is in preparation dealing with a number of matters arising out of the reorganization, including additional service staff, and related needs, and Department priorities. Because of its scope the comprehensive report will not be completed for several weeks. One basic administrative change, however, is needed which is proposed in the present report.

cont'd...

Board of Administration, March 26, 1971 . . . . . .(BUILDING - 3)

Clause #3 continued

Present Problem

At the present time, the Director of Planning is approving officer under the Sub-division Control By-law as authorized in the Provincial Land Registry Act. The Director of Planning is also Chairman of the Technical Planning Board and certain other related groups. The Deputy Director was alternate Chairman.

By reorganization, the position of Deputy Director of Planning has been eliminated and replaced with four Assistant Directors. It has just been learned from the Corporation Counsel that, contrary to an original understanding, because of a constraint in the Vancouver Charter, the responsibility for signing plans of Sub-division cannot be delegated to an 'Assistant Director', but can in fact, only be transferred to a 'Deputy'. The same condition applies to the Chairmanship of the Technical Planning Board and Design Panel.

Proposal

Because the Director of Planning and Civic Development is not able to chair all such meetings personally, it is recommended that Council:

A. Designate Mr. H.W. Pickstone, Assistant Director, Civic Development as, Deputy Approving Officer.

B. Designate Mr. H.W. Pickstone, Assistant Director, Civic Development, and Mr. M.M. Cross, Assistant Director, Special Projects, as alternative Deputy Chairmen of the Technical Planning Board.

C. Designate Mr. M.M. Cross, Assistant Director, Special Projects as, Deputy Chairman of the Design Panel."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Director of Planning & Civic Development be APPROVED.

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FOR ADOPTION SEE PAGE(S) 302 - 303.

LICENSE AND CLAIMS MATTERS

RECOMMENDATION

1. Commercial Municipal Vehicle License Plates

In a communication dated February 13, 1971 Mr. Bert Berner requested information respecting the use of Commercial Municipal Vehicle License Plates as it pertains to parking in Loading Zones.

The Chief Constable in a communication dated March 4, 1971 reports as follows:

"As requested, I have caused an enquiry to be made with respect to matters referred to in Mr. Bert Berner's letter of February 13, 1971.

I find that Mr. Berner communicated with this Department on February 1, 1971, expressing concern relative to vehicles allegedly parking in loading zones. On February 4, a member of the Traffic Division telephoned Mr. Berner for the purpose of discussing his problem. At that time it was determined that Mr. Berner purchased a municipal plate for the express purpose of enabling him to utilize loading zones, and particularly the zone adjacent to Woodwards Store, while shopping. During the conversation with Mr. Berner it was learned that his vehicle does not fall within the definition of a "vehicle" under Section (2) Bylaw 4021 insofar as it is not used for commercial purposes, and the name of the operator-owner does not appear on the side of the vehicle as required under Section 24 (3) Bylaw 2849.

Under the circumstances, the only parking privilege to which Mr. Berner is entitled is that of occupying metered zones without charge, prior to 10:30 a.m., as authorized by the Parking Meter By-law. Mr. Berner was so informed.

Mr. Berner was also advised that a commercial vehicle only may park in a commercial vehicle loading zone, and insofar as his vehicle is not classified as a commercial vehicle, he is not entitled to this privilege. He was further advised that any vehicle may utilize a general loading zone while loading or unloading.

Mr. Berner is obviously under the impression that a municipal plate entitles him to unlimited parking privileges in loading zones and this, of course, is not the case. I would suggest that at the time of issue, applicants should be made aware of the requirements of the applicable Bylaws and the extent of special parking entitlements."

Further to the Chief Constable's report, the Director of Permits and Licenses reports as follows:

"Mr. Berner made application for a 1970 Municipal License Plate, by mail, on February 25, 1970. The required information (e.g. registration number and weight of vehicle) was given at that time and the license plate was issued. The License Office had no way of knowing that the vehicle was not used for commercial purposes. Extracts from the Street & Traffic Bylaw explaining the special parking entitlements are available to the public at the License Office counter."

/... continued

Board of Administration, March 26, 1971 . . . . . (Licenses 1)

1. Commercial Municipal Vehicle License Plates (cont.)

Your Board RECOMMENDS that a copy of this report be forwarded to Mr. Berner.

(Copies of Mr. Berner's letter dated February 13, 1971 are circulated for Council's information)

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FOR ADOPTION SEE PAGE(S) 303

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Request for a Parade in Downtown Area, May 22, 1971

The City Engineer reports as follows:

"In a letter dated February 18, 1971, Colonel W. Rich, Divisional Commander of the Salvation Army in British Columbia South, requests permission to hold a parade in the downtown area on Saturday May 22, 1971 to Salute the Province's Centennial Year.

Four marching bands, timbral groups, Scouts, Guides, etc. (possibly 200 - 300 people) will be participating in the parade.

The proposal is as follows:

ASSEMBLY:	2:00 - 2:30 p.m. at Victory Square
ROUTE:	West on Hastings to Granville South on Granville to Georgia West on Georgia to the Court House.
DISPERSAL:	3:30 p.m.

The Police Department will be in attendance and transit vehicles should only encounter a minimum of delay.

Temporary barricades and signing will not be required.

Accordingly, it is recommended that the Salvation Army be permitted to hold a parade on Saturday, May 22, 1971, commencing at 2:30 p.m. from Victory Square to the Court House via Hastings, Granville and Georgia Streets."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

(Copies of the communication from the Salvation Army dated February 18, 1971 are circulated for the information of Council)

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FOR ADOPTION SEE PAGE(S) 303

FINANCE MATTERS

RECOMMENDATION

1. Museums' Department Purchasing Policy

The Acting Director of Museums, Purchasing Agent and Internal Auditor have reported as follows:

"Due to the nature of the work and objectives of the Museums Department, many occasions arise when outside expertise and talents are required. This may involve retaining consultants to give expert advice; hiring of persons to do a specific job; or contracting with selected professionals or journeymen who have particular talents or abilities to custom produce tangible items. Requirements of this nature are in the following categories:

A. Professional Consulting*-This is when the advice of experts in various fields relating to Museum displays, Planetarium shows, etc. is required.

B. Professional Services*-This includes people hired to do a specific job because of their talent or particular ability. Included under this category would be actors for voice recordings, script writers, composers for original planetarium shows, photographers for special effects, etc.

C. Custom Manufacture-This covers occasions when displays, models, sound tracks, projectors, posters, and other tangible items are built to specifications laid down by Museum staff.

*Payment on a professional fee basis.

The Director of Museums cannot negotiate and contract for the services of consultants, professionals or journeymen on a professional fee basis, without prior approval of Council. Also where tangible items are needed, it is required that specifications be prepared in sufficient detail for competitive bids to be called, it then becomes the responsibility of the Purchasing Agent to prepare a bid call and negotiate a contract in accordance with the specifications supplied by the Museums Department.

However, in the construction of Museum displays and production of Planetarium shows it is not practical, or in some cases not possible, for the Museums staff to prepare specifications of professional services or tangible items required, upon which bids can be called. In such cases, it is necessary to retain the services of qualified professionals and/or journeymen who can, in collaboration with the Museums staff, produce or acquire the tangible items which are necessary to prepare such "Custom Productions". As a matter of expediency in these cases, we consider that the Director of Museums should be allowed some latitude in negotiation with and the selection of professionals and/or suppliers.

A matter of concern when any such relaxation of policy is proposed is naturally the control of expenditures and the availability of funds for proposed expenditures. The proposals in these regards are that the Museum Director may only negotiate directly for goods and services when funds are currently budgeted and are available, further control to be exercised by setting limits of expenditures allowed at the discretion of the Museum Director without receiving prior approval. It is also

cont/d...

Clause #1 continued:

understood that normal City procedures with respect to Union status, low bid, meeting specifications, and local preference are to be followed whenever applicable."

RECOMMENDATION

The following Museums Department Purchasing Policy be adopted, and included in the Administrative Manual of the City.

POLICY

The Museum Department shall, in accordance with Council's policies on Purchasing Practices, make all requests for equipment supplies and services through the City Purchasing Agent, and whenever practicable, prepare specifications for custom productions in sufficient detail to enable the City Purchasing Agent to call for competitive bids.

Exceptions:-

A. When goods and services to the value of $500.00 are required in relation to a "custom production" and when it is not practicable for the Museums staff to prepare specifications for those goods and services required, in advance of such productions, and provided funds are available, the Director of Museums may negotiate and contract for goods and services up to a value of $500.00 for any one production.

B. When goods and services are required in relation to a "custom production" the value of which exceeds $500.00 but is less than $2,000.00 for any one production, and when it is not practicable to prepare bid specifications because the nature of the production requires that it be produced by a contractor in collaboration with the Museums Staff, the Museum Director may negotiate for these goods and services and may contract with the successful bidder after having reported the results of negotiations and the availability of funds to, and having received the prior approval of, the Board of Administration.

INFORMATION

2. Third Party Assessment Appeals

The Assessment Commissioner reports:

"The following is extracted from a report of the Standing Committee of Council on General Purposes which was adopted by Council on November 18, 1969.

'Recommends that in all future cases of assessment appeals by persons other than the owners of the property involved the Assessment Commissioner shall notify the Board of Administration immediately such appeals are filed, whereupon the Board of Administration shall bring the matter to the attention of Council.'

Third party appeals in connection with 1971 assessments have now been filed with the Assessment Appeal Board, the details of the properties involved being as follows:

cont/d...

Board of Administration, March 26, 1971. . . . . .(FINANCE - 3)

Clause #2 continued:

Appeal filed by Mr. D.M. Manning that the land assessments of the properties assessed in the name of Harbour Park Developments Ltd. and Marwest Hotel Company Ltd. are too low. The Harbour Park Developments Ltd. properties are the N.H.B. Leases described as V 1543 (4) and those of the Marwest Hotel Company Ltd. are the properties occupied by the Bayshore Hotel and parking area. Mr. Manning has entered a similar appeal in connection with Gilford St. end which is assessed in the name of the City of Vancouver.

Appeals have been filed by Pacific Centre Limited and the Fairview Corporation (B.C.) Limited in connection with Blk. 42 of D.L. 541 (block bounded by Georgia St., Howe St., Dunsmuir St. and Granville St.) and the volumetric parcels situated under Robson St., Howe St. and Georgia St.. These properties are assessed in the name of the City of Vancouver. The appeal is on the grounds that the assessed values are in excess of actual value and are inequitable with the assessed values of comparable properties."

YOUR BOARD submits the foregoing report for Council's INFORMATION.

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FOR ADOPTION SEE PAGE(S) 303

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT March 26, 1971

RECOMMENDATION

1. Interview Expenses for Dr. Gordon L. Milton: Applicant for Medical Health Officer II, City Health Department

The Director of Personnel Services reports as follows:

"The Health Department has at the present time a vacancy for an Assistant Medical Health Officer at Health Unit No. 3. In addition to the normal functions involved in the provision of services from a health unit, the position also entails responsibility for planning and directing a city-wide geriatrics programme for the Health Department. One of the applicants for this vacancy (Dr. G.L. Milton) appears to be eminently qualified and I would like an opportunity to assess him personally as to his suitability. Dr. Milton is currently Chief of Service Geriatrics at Douglas Hospital in Montreal and has expressed continuing interest in the City's geriatrics programme.

Due to the importance of filling this position with a well-qualified person, I recommend that authority be granted to invite Dr. Milton to Vancouver for a personal interview.

The total cost of bringing Dr. Milton to Vancouver for one day would be approximately $350.00. The Comptroller of Accounts advises that funds would be available from Appropriation 7090/959 - 'General - Government - Miscellaneous'."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 304

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 26, 1971

RECOMMENDATIONS

1. Acquisition for replotting - S.E. Sector
Lot C in the North Part of Block 8, D.L.330,
3192 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 1, Works and Utility Matters, May 9, 1969, confirmed by Council May 13, 1969, authorizing the Supervisor of Property and Insurance to proceed with the acquisition of privately-owned lands required for the realignment of S.E. Marine Drive from Kerr Street to Boundary Road. It is intended to create new residential sites North of the new alignment and new industrial sites South of the new alignment. The whole of the above property is required both for highway and replotting purposes.

These premises comprise a large parcel, 131' x 515', having an area of approximately 1.55 acres, improved with a one-storey frame dwelling erected in 1926. The northerly 375' of the site is zoned RT-2, Two Family Dwelling District and the southerly 140' is zoned M-1, Industrial District. Said dwelling with a main floor area of 775 sq. ft. contains 4 rooms on the main floor and 2 rooms in the basement, has 6 plumbing fixtures, a patent shingle roof, asbestos shakes on the exterior walls, a concrete foundation and heated by two oil-burning heaters. This building is in average condition for age and type. As this dwelling is located at the extreme N.E. corner of the property and occupies part of the required widening strip, demolition will be necessary to enable the new road to be developed. These premises are occupied by the owners.

The owners of this property are represented by legal counsel. Negotiations are stalemated insofar as it has not been possible to confirm an appointment with the owners' solicitor to discuss this matter. Following consultation with the City Solicitor, he has requested that the Supervisor of Property and Insurance seek authority to expropriate this property, it being noted that said expropriation will not preclude negotiations towards a final settlement.

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above property in accordance with the resolution for that purpose submitted under 'Motions'."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Offer to Exchange - J.S. & A. Elkin

The Supervisor of Property and Insurance reports as follows:

"By letter dated January 25, 1971, the owners of Lot 12 Am., Sub B, Block 4, D.L. 200, known as 1391 East 61st Avenue, have offered to exchange this property for City-owned Lot 8, Block 108, D.L. 301, known as 1366 East 15th Avenue. Said City-owned property was purchased from

continued . ./2

Item 2 Cont'd.

these parties pursuant to Resolution of Council of April 18, 1961 for the sum of $15,000.00 as of May 31, 1961, and has been held under lease by these parties since June 1, 1961. This property was acquired in connection with the widening and improvement of Knight Street from 12th to 26th Avenues.

The City-owned property comprises a single lot, 42.5' x 77.8' in size, improved with a one-storey frame building erected in 1910, combining a grocery store as its primary use, with a 4 room self-contained suite at the rear. As this property is zoned RT-2, Two Family Dwelling District, such use is non-conforming.

At the time of acquisition, the East 7 ft. of the property was required for road purposes. However, the building encroached onto the widening strip necessitating the removal of a portion thereof and restoration of the East wall if the building was to remain.

Following reference to the Zoning Board of Appeal on May 18, 1961, the building was altered and a lease drawn for a term of 5 years from June 1, 1961. As a result of successive appeals, the Elkins have remained in continuous possession of these premises.

The property at 1391 East 61st Avenue, owned by the Elkins' comprises a one-storey non-basement frame dwelling with a floor area of 737 sq. ft., erected in 1944 on a site, 59' x 120' in size, zoned RS-1, One Family Dwelling District. This dwelling contains 4 rooms and utility, 5 plumbing fixtures, has a concrete foundation, stucco on the exterior walls, a patent roof and is heated by an automatic gas furnace. There is a one-car garage at the rear. These buildings are in average condition for age and type. Said property is occupied by a tenant at $125.00 per month.

There is no civic need for this property and it is considered that it would be of no advantage to the City to acquire this property. The owners are at liberty to sell their property on the open market.

Insofar as 1366 East 15th is a non-conforming use and is required to be demolished when such use is discontinued, in keeping with original guarantees given to the Board of Appeal when the property was acquired in 1961, it is suggested that 1366 East 15th should remain in the ownership of the City.

RECOMMENDED that the foregoing offer to exchange be not accepted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

continued . . /3

CONSIDERATION

3. Lease of Haro Park
Lots 23 to 26, Blk. 32, D.L. 185,
Known as 1231 Haro Street

The Supervisor of Property and Insurance reports as follows:

"The above park site has been held under lease by the Crown, as represented by the Honourable Minister of Public Works of Canada, since June 1, 1945. This property is improved with a three-storey frame office building constructed in 1946 to meet an emergency situation and is occupied by the Department of Veterans' Affairs. These lands are zoned RS-1, One Family Dwelling District, and the building thereon constitutes a non-conforming use.

Following consideration of the proposed sale of this property to the Crown, City Council on January 13, 1970 passed the following resolution:

'That His Worship the Mayor be requested to forward a letter to the appropriate Federal officials to advise the City Council is not prepared to sell the Haro Park site to the Government on the basis of indefinite maintenance of the existing building thereon;

FURTHER THAT there are two courses open to the Federal Government:

(a) the prevailing lease revert to the City on May 31, 1970, and the Federal Government lease alternate premises; or

(b) the Federal Government enter into a one-year only lease extension on the understanding the lease will not be extended beyond this one year period but rather the property, cleared, then will be placed on the open market and sold to the highest bidder.'

Subsequently a new lease was entered into for a period of one year terminating May 31, 1971.

The following communication has been received from W. Koropatnick, Regional Director of the Department of Public Works, requesting a further extension of this lease:

'The City of Vancouver advised the Minister of Public Works in January, 1970, that they were prepared to enter into a further extension of the current lease of the above land for one year. This would require the Department of Public Works to be relocate existing Government Offices and demolish the building by May 31, 1971.

Recently, the Minister of Public Works announced the intention of the Federal Government to provide a structure on Block 56 in the City of Vancouver, within a two year period after the acquisition of the property. In evidence of this announcement, the Federal Government has initiated expropriation procedures of Block 56, under the new Expropriation Act of the Government of Canada.

continued . . . /4

Item 3 cont'd.

In view of this new development, we would request consideration by the City of Vancouver to allow the Federal Government to remain on the Haro Street site for the construction period. Should the City agree, the Federal Government could avoid costly temporary relocation of the present occupant and the disruption of that Department.

The Department of Public Works feels that the Federal Treasury Board would be responsive to either of the following alternatives concerning the Haro Street site:

a) Continuation of the existing arrangement at a renegotiated rental rate reflecting the current value of a ground lease, or

b) Sale of the site to the Government of Canada for the current market value, as established by appraisers acceptable to the City of Vancouver, including the proviso that the Federal Government would demolish the existing buildings or make it a condition of resale when the Government vacates the buildings.

Under these circumstances, the desires of the Council of the City of Vancouver for a new Federal Building will be met and the Department of Public Works could save the cost of temporary relocation of the occupants.

I would appreciate your consideration of the proposal.'

Subsequent conversation with Mr. Koropatnick discloses that in the event the Crown was to purchase this property from the City, the site would be re-sold at some future date when new premises become available.

It is noted that Council on February 23, 1971 approved a report of Board of Administration regarding the proposed erection of a new Federal Government Office Building in Block 56, D.L. 541 wherein it was recommended that this report be received as a progress report for information and the Director of Planning and other officials be instructed to continue discussions with federal officials and report back as specific information is available. Other possibilities to be investigated are:

(a) disposition program in respect of the Federal Customs Building, Post Office and other Federal buildings.

(b) Federal financial grants toward provision of access (which could include for road, transit, parking re the proposed new Federal Building.)

It is noted also that City Council on October 29th, 1968 endorsed a resolution of the Board of the Parks and Public Recreation wherein they requested in part with respect to the proposed West End Community Centre and Senior Citizens' Housing Site (portion Block 57, D.L. 185) that 'the purchase cost be recaptured by the City by sale of Haro Park and by the sale of air

continued . . /5

Item 3 cont'd.

space over the proposed centre for the construction of two high-rise Senior Citizen public housing apartment towers.' Should the lease of Haro Park be extended it may be necessary to finance the acquisition of lands in Block 57, D.L. 185 from the Land Purchase Fund until Haro Park is sold.

FOR COUNCIL CONSIDERATION

(a) In view of Council's previous action of January 13, 1970, this matter is referred to Council for consideration.

If it is Council's decision to dispose of the site to the Government of Canada at this time then it is suggested that sale be subject to the following conditions;

(b) (i) The Supervisor of Property and Insurance be instructed to negotiate the sale of Haro Park to the Government of Canada at a price to be substantiated by independent appraisal, for report back;

(ii) As a condition of sale, the purchaser to guarantee demolition of the existing building when new premises in Block 56, D.L. 541 are completed

OR

If it is Council's decision to retain Haro Park for sale when vacated by the Federal Government then it is suggested the lease be subject to the following:

(c) (i) The lease be extended at an economic rental based on current market value;

(ii) The lessee to demolish the existing building upon termination of tenancy or agree to pay the City the cost of such demolition when vacating, and further that

(d) Council authorize temporary financing out of the Land Purchase Fund as aforesaid for the acquisition of the West End Community Centre Site (Block 57, D.L. 185)."

Your Board submits the foregoing report to Council for CONSIDERATION.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 304 - 305

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 6, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Phillips)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from a Social Science class from Eric Hamber School, under the direction of Mrs. Canon.

VANCOUVER'S BIRTHDAY

His Worship the Deputy Mayor advised Council that today is the birthday of the City of Vancouver, April 6, 1886, and in recognition there would be a reception at the recess period.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated March 30, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. West End Community Centre/
Senior Citizens' Housing Project

The Board of Administration, under date of March 15, 1971, submitted a report with regard to the West End Community Centre/ Senior Citizens' Housing Project setting out historical detail and information respecting three schemes prepared by the Architects. Comment is made regarding the proposed closure of Bidwell Street, required should Scheme 3 be chosen. From a traffic standpoint the City Engineer feels it is preferable to keep Bidwell Street open.

The Steering Committee has unanimously recommended Scheme 3 for Council approval.

cont'd....

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Community Centre/
Senior Citizens' Housing Project (cont'd)

The recommendations in the Board of Administration report are as follows:

"that:

1. Council approve Scheme 3, involving the closure of Bidwell Street and authorize the consultant architects to proceed with preliminary design drawings and cost estimates on that basis.

2. Council authorize the Supervisor of Property & Insurance to acquire the balance of private properties within the site area. The funds for the Community Centre portion of the land cost be advanced from West End Centre advanced finance fund until such time as Haro Park lands are disposed of.

3. The B.C. Housing Management Commission be requested to give priority to eligible individuals or families displaced from the site.

4. Council authorize the Director of Finance to make available project funds for soils investigation up to a sum of $5,000 when requested by the Steering Committee."

A report explanation was given by the Director of Planning and Civic Development and a representative of the firm of Architects, Thompson, Berwick, Pratt & Partners.

MOVED by Ald. Broome,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

UNFINISHED BUSINESS

1. Rental Increases:
Tenants

On March 30th the Council tabled the following motion for consideration at this time:

MOVED by Ald. Rankin,

THAT WHEREAS a great number of rent increases are occurring in the City of Vancouver;

AND WHEREAS the City of Vancouver has a Rental Accommodation Grievance Board set up under the Rental Accommodation Grievance Board By-law;

AND WHEREAS it would be to the benefit of the citizens of Vancouver for arbitration to take place on rental increases;

THEREFORE BE IT RESOLVED THAT Regulation No. 15 be enacted as follows:

'Whenever a landlord gives proper notice to a tenant to increase the rent or rental condition, a tenant, or a representative of tenants, may request the Board in writing to verify if there is a valid reason for the increase and to make recommendations to the parties as to what, if any, increase is a justifiable one.

cont'd....

UNFINISHED BUSINESS (cont'd)

Rental Increases:
Tenants (cont'd)

If either party is dissatisfied with the recommendations then a formal public hearing of the Board shall be convened to hear representations by both sides.

Following the hearing the report of the Board shall be published by Vancouver City Council.'

(This is an adaptation of the Ontario Law Reform Commission's Recommendations within the present structure of the Grievance Board)

- LOST

In considering the foregoing motion, Alderman Rankin submitted an information sheet respecting annual apartment operating costs as well as other matters.

After consideration a recorded vote was requested. The motion was put and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	Alderman Bird Alderman Calder Alderman Sweeney Alderman Wilson Deputy Mayor Phillips Alderman Hardwick Alderman Broome Alderman Adams

(The motion was declared lost)

2. Second Crossing of First Narrows:
Tunnel

On March 30th, the Council agreed that the following motions be considered at this time:

MOVED by Ald. Broome,
THAT, if a second crossing of the First Narrows is to be built, the Vancouver City Council expresses the preference for a tunnel rather than a bridge.

- CARRIED

MOVED by Ald. Hardwick,
THAT this whole matter be tabled until further discussions are held with the Provincial Government and until the Council has more information respecting costs of the East/West Connector.

- LOST

After discussion, the motion of Alderman Hardwick to table was put and lost.

A recorded vote was requested on the motion of Alderman Broome. The motion was put and the record, therefore, is as follows:

cont'd.....

UNFINISHED BUSINESS (cont'd)

Second Crossing of First Narrows:
Tunnel (cont'd)

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Hardwick
Alderman Bird	Alderman Calder
Alderman Wilson	
Deputy Mayor Phillips	
Alderman Sweeney	

(The motion was declared carried)

The Council (in Committee) recessed at approximately 11:00 A.M. and reconvened in the Council Chamber at 11:25 A.M. with the same members present with the exception of Alderman Rankin.

UNFINISHED BUSINESS (cont'd)

3. Beautification Project:
Hastings Street - Cambie to Carrall Streets

On March 23rd the Council deferred Clause 3 of the report of the Board of Administration (Building and Planning matters), dated March 19th, respecting a beautification project - Hastings Street, Cambie to Carrall Streets. The deferment was to obtain a report from the Board of Administration in the matter of the design consultants' qualifications, financial arrangements with the firm and the desire at this time of the merchants to proceed. An information report from the Board of Administration, dated April 1, 1971, dealt with these points.

MOVED by Ald. Bird,
THAT Clause 3 of the report of the Board of Administration (Building and Planning matters), dated March 19th, be adopted.

- CARRIED

4. Cost Sharing Policy:
Special Light Standard Projects

On March 30th the Council deferred clause 8 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, regarding Cost Sharing Policy: Special Light Standard Projects, for a more detailed report. The Board of Administration, under date of March 31, 1971, reported further submitting for Council consideration, adoption of either of the following cost sharing policies:

1. the City shall contribute a sum equal to the City's share of the construction costs, as though a Light Standard Project were installed, and shall pay all operating costs;

2. the Owners shall pay all construction costs and the City shall pay all the operating costs.

MOVED by Ald. Broome,
THAT the City shall continue to contribute a sum equal to the City's share of the construction costs, as though a Light Standard Project were installed, and shall pay all operating costs.

- CARRIED

UNFINISHED BUSINESS (cont'd)

5. Local Improvements by Petition:
Steps One and Two (4 streets)

MOVED by Ald. Adams,
THAT Clause 9 of the report of the Board of Administration (Works and Utility matters), dated March 26, 1971, be adopted.

- CARRIED

DELEGATION MATTERS

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Retention of Vehicular Driveway
7250 Oak Street (Salvation Army)

(b) Tenders: Lease and Operation of
Cafeterias, City Hall and East Wing

(c) Massage and Physiotherapy School:
6604 Victoria Drive (Mr. Haggstrom)

6. Offer to Exchange:
J.S. and A. Elkin

On March 30th, the Council deferred for one week Clause 2 of the report of the Board of Administration (Property matters), dated March 26, 1971, in respect of exchange of property for certain City-owned property. At that time the Board of Administration was requested to report further after receiving details of a letter furnished by Mr. and Mrs. Elkin. The Board of Administration, under date of April 5, 1971, reported as instructed pointing out that, in a letter dated January 25th, the Elkins proposed that if the exchange is not acceptable the Council give a 15 year lease of the City property. In dealing with this aspect the Supervisor of Property and Insurance concludes with the view that the request for a lease would not be considered.

After due consideration it was,

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Property matters), dated March 26, 1971, recommending the offer to exchange be not accepted, be adopted and the lease proposal also be not approved.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Permission to include 'Vancouver' in Name:
Ballet Horizons

MOVED by Ald. Bird,
THAT, pursuant to request received, permission be granted for use of only the word 'Vancouver' in the name chosen by the company, Ballet Horizons, but approval not be given to the use of the words 'Vancouver City' or 'City of Vancouver'.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Trip to Japan: Alderman Calder (Yokohama)

His Worship the Mayor submitted a letter dated April 1, 1971, reading as follows:

"I have received communications from the Tourist Bureau and S.S.T. International in connection with the above matter.

I would recommend to Council that Alderman Calder be asked to attend at Yokohama which is Vancouver's sister city and officially represent the City of Vancouver. As you are no doubt aware the Japanese are very jealous of the association between Yokohama and Vancouver and I feel that under the circumstance we would offend Yokohama if Alderman Calder officially represented Vancouver in other cities throughout Japan.

I would further recommend that an appropriate gift be given to the City of Yokohama to acknowledge Alderman Calder's visit. I would feel that a suitable gift should be obtained for approximately $100.00.

This of course will not prevent Alderman Calder from doing the full tour of Japan but I feel Council should make it clear that he is visiting Yokohama only as the official delegation from Vancouver and a good will visit to the other cities."

MOVED by Ald. Wilson,
THAT the recommendation of His Worship the Mayor contained in the foregoing communication be approved, on the understanding the only cost to the City will be in respect of the gift to Yokohama.

- CARRIED

3. Second Crossing of First Narrows

MOVED by Ald. Sweeney,
THAT the communication from the District of West Vancouver expressing preference that the second crossing of the First Narrows be a tunnel, be received for information.

- CARRIED

4. Municipal Finance Authority: Budget

Alderman Broome reported as follows:

"I would like to advise Council that at a meeting of the Municipal Finance Authority of British Columbia held on Friday March 19, 1971, in Victoria, the Annual Operating Budget was adopted on the basis of a 1/100 Mill levy for the year 1971. This is in contrast to the 1970 levy of 1/50 Mill, and represents a reduction of about $25,000 as far as the City of Vancouver is concerned.

A copy of the minutes of the meeting are on file with the City Clerk in case any member of Council wishes to see them."

MOVED by Ald. Calder,
THAT the information furnished by Alderman Broome, respecting Budget re the Municipal Finance Authority, be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. Delegation Request: Dr. P.H. Stirling
Centennial Archives Project and Building #14

A request was received from Dr. P. H. Stirling, on behalf of the B.C. Science and Technology Museum Association, that he be permitted, together with Mr. Ian Newby, to appear before Council in connection with the Centennial Museum extension and Archives.

MOVED by Ald. Sweeney,
THAT this proposed delegation not be heard but forwarded a copy of the Board of Administration report (Harbours and Parks matters), dated April 2, 1971, regarding Building #14.

- CARRIED

6. Fairview Slopes:
Proposed Rezoning By-law

MOVED by Ald. Wilson,
THAT, pursuant to recommendation of His Worship the Deputy Mayor, the draft rezoning by-law regarding the proposed new District Schedule regarding the Fairview Slopes area be considered at a meeting of the Standing Committee on Planning and Development rather than, as instructed on March 25, 1971, at a regular meeting of Council.

- CARRIED UNANIMOUSLY

The Council (in Committee) recessed at approximately 12:00 noon, to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council (in Committee) recovened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Phillips)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Linnell (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

7. Retention of Vehicular Driveway
7250 Oak Street (Salvation Army)

The Board of Administration, under date of March 12, 1971, submitted a report of the Director of Planning and Civic Development respecting a development permit application of the Salvation Army for a driveway from 57th Avenue to the Maywood Home. The driveway and boulevard crossing have already been completed and blacktopped and the history in respect of the installation is set out in the report.

Delegations were received, one being the Salvation Army in support of the application and the other on behalf of certain residents in opposition, the latter having filed a brief under date of April 6, 1971.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Retention of Vehicular Driveway
7250 Oak Street (Salvation Army) cont'd.

MOVED by Ald. Adams,
THAT the Technical Planning Board be advised that the development permit is not acceptable to the Council;

FURTHER THAT the boulevard area be restored to its original condition.

(separated)

The Presiding Officer separated the motion and therefore action was taken as follows:

MOVED by Ald. Adams,
THAT the Technical Planning Board be advised that the development permit is not acceptable to the Council.

- LOST

This motion having lost, the second part of Alderman Adams' motion was not put.

(No further action was taken)

8. Tenders: Lease and Operation of Cafeterias (City Hall and East Wing)

The Board of Administration, under date of March 19, 1971, submitted a report of the Purchasing Agent and the Supervisor of Property and Insurance on tenders received for the operation of the City Hall cafeteria and the East Wing staff lunchroom. It is reported a selection committee was appointed to review the tenders interview the tenderers, examine the premises presently being operated by such parties, and sample food being provided. A representative of the Municipal and Regional Employees' Union was on this committee.

The City officials of the Committee are of the opinion that the only acceptable proposal was received from the Canadian National Institute for the Blind (Caterplan Services) and recommended a contract be awarded accordingly.

A representative of the Union appeared and filed a brief objecting to the acceptance of this tender as union staff will not be employed. A representative of the C.N.I.B. advised the Council, however, that it is intended to pay the same rates of pay as will result from union negotiations now being carried on in another operation.

MOVED by Ald. Broome,
THAT the tender of the Canadian National Institute for the Blind (Caterplan Services) for the lease and operation of the City Hall cafeteria and East Wing staff lunchroom be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

MOVED by Ald. Wilson, in amendment,
THAT the following words be added to the motion of Alderman Broome,

'subject to the Caterplan Services signing a collective agreement with any acceptable employees' union)

(Out of Order)

(The amendment of Alderman Wilson was ruled out of order by the Presiding Officer after being advised of present applicable legislation)

(The motion of Alderman Broome was put and carried).

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

9. Massage and Physiotherapy School:
6604 Victoria Drive (Mr. Haggstrom)

The Council considered a report of the Board of Administration dated March 15, 1971, in respect of a development permit application of Mr. H. Haggstrom to operate a massage and physiotherapy school at 6604 Victoria Drive. The history of the matter is set out in the Director of Planning and Civic Development's report furnished by the Board of Administration in which it is stated an application has been received from Mr. Haggstrom for the rezoning of the property to a commercial zone to permit this particular use. It is stated the development permit application has been denied and the rezoning application could not be supported.

Mr. Haggstrom appeared before the Council and his representations were set out in a communication dated March 11, 1971.

It was suggested Mr. Haggstrom should reconsider the whole matter, possibly on the basis of withdrawing the rezoning application and consider making an application to the Board of Variance for use of the existing building as requested, for a limited period. The Zoning Planner was requested to convey these suggestions to Mr. Haggstrom.

MOVED by Ald. Calder,
THAT the information on this subject be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

7. Meeting with Mr. Grant Deachman, M.P.
re Jericho

His Worship the Deputy Mayor advised orally that a meeting has been arranged between members of the Council and Mr. Grant Deachman, M.P., for an informal discussion of matters relating to Jericho Department of National Defence lands, the meeting to be held on Tuesday, April 13, 1971, at 2:00 P.M. in the #1 Committee Room. Representatives of the Park Board have been invited as well.

Alderman Broome referred to a letter dated March 18, 1971, from the Minister of National Defence, addressed to the Secretary of the Northwest Point Grey Homeowners' Association with particular reference to the 38 acre parcel of land in question for additional park purposes. It was agreed a copy would be furnished to each member of the Council.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report, April 2, 1971
Works and Utility Matters
MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated April 2, 1971, Clauses 1 to 7 inclusive be adopted and Clause 8 received for information.

- CARRIED

Social Service and Health Matters

Condition of Yard and Barking Dogs:
587 West 19th Avenue

It was agreed to defer consideration of this report pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters

Vanier Park:
Demolition of Building 14

The Board of Administration, under date of April 2, 1971, reported on a resolution of the Park Board that the Council demolish the old storage building No. 14 (near the Centennial Museum) when the new Archives building is finished and that the site be turned over to the Park Board.

It is advised in the report of the Director of Planning and Civic Development, submitted by the Board of Administration, that:

> "Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972."

MOVED by Ald. Sweeney,
THAT this report be tabled for consideration in twelve months time.

(not put)

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Harbours and Parks matters), dated April 2, 1971, be received and a copy furnished to the Park Board.

- CARRIED

Building and Planning Matters

Rezoning Application - Southwest corner of 48th Avenue and Oak Street (Clause 3)

Rezoning Applications - Northwest corner Balsam and West Broadway (Clause 4)

It was agreed to defer clauses 3 and 4 of the report of the Board of Administration (Building and Planning matters), dated April 2, 1971, pending the hearing of delegations as requested.

Apartment Building Development
1000 Cypress Street (Clause 8)

The Board of Administration advised of a development permit application to construct an 8-dwelling unit apartment building on a site on the E/S of Cypress Street between McNicoll and Ogden Avenues. An historical report is furnished by the Director of Planning and Civic Development and contained in the Board of Administration report. Advice is given respecting support for the proposal and objections received. It is noted the Design Panel has given favourable advice and the Technical Planning Board is prepared to approve development permit application No. 54697; however, the Technical Planning Board requests the City Council be advised of the application.

MOVED by Ald. Calder,
THAT the Technical Planning Board be advised the City Council has no objection to this application being approved.

- CARRIED

(Alderman Sweeney is recorded against the motion)

During consideration of the immediately foregoing item, the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated April 2, 1971, Clauses 1, 2, 5 and 6 be adopted and Clause 7 received for information.

- CARRIED

Britannia Community Services Centre

The Deputy Mayor advised he had made arrangements for the Council to meet with the Minister of Municipal Affairs on May 13th to discuss the matter of the Britannia Community Services project. The Deputy Mayor felt, however, there should be a meeting of the Standing Committee on Planning and Development to consider the matter beforehand.

Alderman Bird agreed that a meeting of his Standing Committee would be held prior to May 13th for the purpose.

Fire and Traffic Matters

Offer: Firemen's Work Coats (Clause 1)

The Purchasing Agent reported on offers received for the supply of Firemen's and Fire Chiefs' work coats. Two bids were noted as follows:

(a) Scythes & Co. - made by non-union labour in Toronto, Ontario $3,456.40

(b) Jones Tent & Awning - made by union labour in Vancouver. (Price has been adjusted to reflect the 67% local content) $3,747.02

MOVED by Ald. Bird,
THAT the offer of Jones Tent & Awning, set out above, be accepted, subject to 5% Provincial sales tax and contract satisfactory to the Corporation Counsel.

- CARRIED

(Alderman Adams is recorded as voting against the motion)

Theatre Row Parking (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

Finance Matters

Printing of City of Vancouver Annual Report (Clause 3)

The Board of Administration advised of offers received for printing 600 copies of the City of Vancouver Annual Report. Details of two bids received are as follows:

Low Bid - J.W. Boyd Ltd. $3,600.80 - NON UNION FIRM

2nd Low - Evergreen Press $4.191.00 - UNION FIRM

MOVED by Ald. Adams,
THAT the low bid of J.W. Boyd Ltd. be accepted, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

The Council considered the following requests as set out in Clauses 4, 5, 6, 9 and 10 of the report of the Board of Administration (Finance matters), dated April 2, 1971:

Civic Reception: French Swimming Team (Clause 4)	City consider a dinner or luncheon
Civic Reception: Caledonia Senior Secondary School Road Run (Clause 5)	City consider a dinner
Reception: International Realtors (Clause 6)	City consider grant toward hosting reception
Grant: Canadian Track and Field Association (Clause 9)	City consider grant to assist each local athlete
Grant: Junior Symphony Society (Clause 10)	City consider grant toward summer music camp or other of Society's activities

After due consideration the Council did not take action to approve any of the foregoing five requests.

Travel Assistance:
John Oliver School Concert Band
(Clause 7)

Travel Assistance:
The Vancouver Bach Choir
(Clause 8)

It was agreed to defer consideration of Clauses 7 and 8 of the report of the Board of Administration (Finance matters), dated April 2, 1971, pending the hearing of delegations as requested.

Traffic Access and Parking Study:
Pacific National Exhibition (Clause 11)

The Board of Administration submitted the following report from the City Engineer:

"On June 16, 1970, Council approved the City's participation in a joint study, together with the Pacific National Exhibition on traffic access and parking problems at the P.N.E.

This study, which was undertaken by the firm of N.D.Lea and Associates, has now been completed and a copy of the report is on file in the City Clerk's office.

It is suggested that Council may wish to receive this report, request a detailed presentation by the consultant and refer the consultant's report to the Board of Administration for review by other City officials."

MOVED by Ald. Rankin,
THAT the foregoing suggestion be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Finance Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2, 12 and 13 of the report of the Board of Administration (Finance matters), dated April 2, 1971, be adopted.

- CARRIED

C. Personnel Matters, Regular

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated March 26, 1971, be adopted.

- CARRIED

D. Personnel Matters, Supplementary

Attendance of Senior and other Staff Members at Seminars etc., not covered by the Roster of Conferences

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 2, 1971, be received for information.

- CARRIED

E. Property Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated April 2, 1971, be adopted.

- CARRIED

F. Operation of Capilano Stadium by Vancouver Art Gallery

The Board of Administration, under date of April 2, 1971, submitted the following report:

'On March 30, Council passed the following motion in connection with a report from the Board of Administration dated March 25:

"THAT the City Council approve the recommendation of the Director of Social Planning/Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery Association effective April 1, 1971, for a period of 12 months for the various activities outlined in the Board of Administration report of March 25, 1971, including baseball, subject to the following:

(a) the cost of operation for the year not to exceed $42,000.00;

(b) approval being received from the Vancouver Art Gallery Association."

On March 30, the following resolution was adopted by the Vancouver Art Gallery Association:

"THAT The Vancouver Art Gallery Association accept the City of Vancouver's offer of Capilano Stadium for a period of twelve months, effective April 1, 1971, subject to the conditions outlined in the City Council motion of March 30th."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Operation of Capilano Stadium
by Vancouver Art Gallery (cont'd)

Council may now wish to request The Vancouver Art Gallery Association to prepare and submit an operating budget for the next twelve-month period, itemizing among other things the amounts of money that will be allocated from the $42,000.00 for maintenance of grounds and structures. This will enable the Finance Department to allocate appropriate accounts from which funds up to the amount of $42,000.00 may be disbursed under procedures that will ensure effective accounting control.

Your Board submit the foregoing for consideration of Council.'

MOVED by Ald. Hardwick,
THAT the Vancouver Art Gallery be requested to prepare and submit an operating budget for the next 12-month period respecting operation of the Capilano Stadium, as proposed in the foregoing report;

FURTHER THAT in so doing there be submitted a proposed schedule of events.

- CARRIED

G. Report on Standing Committee on Finance dated April 1, 1971

1971 Civic Grant Request (Clause 1)

PART (A)

MOVED by Ald. Adams,
THAT the recommendation in Clause 1 (A) be approved.

- CARRIED BY THE REQUIRED MAJORITY

PART (B)

MOVED by Ald. Adams,
THAT the recommendation in Clause 1 (B), i.e. that no action be taken, be approved.

- CARRIED

PART (C)

MOVED by Ald. Adams,
THAT grants as recommended below, be approved:

(carried)

App'n. No.	NAME	REQUEST	RECOMMENDED	REMARKS
320	Vancouver Opera Association	($20,000)	$11,325	in Theatre Rental
380	Vancouver Symphony Society	(50,000)	25,000	in Theatre Rental
			(As requested, information received subsequently re Theatre Rentals: 1969 - $24,863 1970 - $25,066)	
953	Vancouver Sea Festival Society	(30,000)	10,000	plus a further grant on a matching grant basis of dollar for dollar of any contribution to the Festival from any source other than the two Senior Governments, up to a maximum of $10,000

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance (cont'd)

Clause 1, Part (C) cont'd.

MOVED by Ald. Wilson,
THAT in respect of the International Peace Arch Association, Appropriation No. 950, a grant of $100.00 be approved.

- CARRIED BY THE REQUIRED MAJORITY

PART (D)

MOVED by Ald. Adams,
THAT no action be taken with regard to the following grant requests, however should the organizations wish, arrangements be made for their appearance at a future meeting of the Finance Committee:

(carried)

App'n. No.	NAME	REQUESTED
310	Kiwanis Musical Festival	$ 750
324	Jeunesses Musicales Du Canada	3,495
540	B.C. & Yukon Chamber of Mines	5,000
566	Native Daughters of B C.	800
127	Lower Mainland Society for the Physically Handicapped	5,000
176	Vancouver Inner-City Services Project - Risk Fund	10,000
250	Khalsa Diwan Society	8,314
305	Vancouver Little Theatre Assn.	3,000
392	North West Indian Cultural Society	1,500
394	Western Dance Theatre Society	5,000
396	Finnish Organization of Canada - Loc. 55	3,000
398	Metro - Co-Op Theatre Society	6,492
626	B.C. Civil Liberties Association	5,000
390	Vancouver Society for Asian Art	2,000

- CARRIED

Balance of Report of Standing Committee on Finance, April 1

MOVED by Ald. Adams,
THAT Clauses 2 and 3 of the report of the Standing Committee on Finance dated April 1, 1971, be received for information.

- CARRIED

H. Report of Standing Committee on Transportation, April 1, 1971

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation dated April 1, 1971, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Federal Opportunities for Youth Program

The Board of Administration, under date of April 5, 1971, submitted the following report:

The Director of Personnel Services reports as follows:

"The Federal Government has announced the above program and indicate that 58 million dollars has been set aside for projects in the summer of 1971 that represent useful activities, jobs or services which may fall within programs carried out by among others, municipal governments. These programs must be completed by September 30th, 1971.

Due to the lateness of the announcement, we contacted several Departments immediately and are now reporting that project proposals have been returned which would employ 178 individuals (mostly students) and require a Federal grant of approximately $300,000.

Department	No. of Projects	No. to be Employed	Grant Required
City Clerk	1	6	8,502.00
Parks Board	8	150	263,828.00
Planning Dept.	2	22	26,799.00
	11	178	$299,129.00

The Department of Social Planning/Community Development is expected to request authority for a project employing five individuals, total cost yet to be determined and the Department of Social Welfare is still working on the development of projects and expected costs.

Consequently, no details of the City's total requirements to be applied for are available at this time but would have to be submitted to the Department of the Secretary of State as soon as they become available."

YOUR BOARD

SUBMITS this matter to Council for INFORMATION

MOVED by Ald. Hardwick,
THAT the foregoing report be received for information.

- CARRIED

J. Contract: Archives Project

The Board of Administration, under date of April 5, 1971, submitted the following information report from the City Building Inspector:

"When the Architects for the Archives Project spoke to the report on this building on March 16, 1971, they recommended, in the interest of time, the use of a management type of contract. It is believed that Council agreed to the proposal and accordingly, the Architects are inviting selected contractors to submit proposals for the project. The Architects' fee for this type of contract is 7%.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Contract:
Archives Project (cont'd)

Bidding documents satisfactory to the Corporation Counsel will be prepared and the bids will be opened by the Board of Administration. A report and recommendation to the Council will follow. The successful contractor will then work with the Architects in the development of the project."

MOVED by Ald. Broome,
THAT the foregoing report be received for information.

- CARRIED

K. Miles for Millions Walk

The Board of Administration, under date of April 5, 1971, submitted a report respecting the proposed Miles for Millions Walk on May 2nd, 1971. It is advised that after last year's Walk, concern was expressed over the problem of litter and congestion at the Seaforth Armouries which was the official starting point. In this regard, the following is extracted from the report:

"With respect to litter, the organizers of the walk advise that they will be discouraging the dispersal of literature and free handouts to participants. However, they may sanction one vendor to serve soft drinks at some check-points. They will have 130 Boy Scouts patrolling the route to discourage littering and will advertise beforehand in the press re anti-littering. They will also request residents along the route to put their garbage cans on the street for use as refuse containers.

The City will be asked to provide a large litter container at each checkpoint and a garbage truck to empty the above garbage cans.

It is expected that satisfactory arrangements can be made with our Sanitation Branch for cleaning up litter, and in view of the above proposals the clean-up cost is anticipated to be less than $1000.

With respect to traffic congestion, the Police advise that much of last year's problem at the South end of the Burrard Bridge will be alleviated since participants will not have to cross over to the West sidewalk of the Bridge in order to get to Stanley Park this year. Two Police officers will be provided for traffic control in front of the Seaforth Armouries.

To help further disperse the congestion at the bridgehead participants will be permitted to register for the walk at any checkpoint along the route."

MOVED by Ald. Wilson,
THAT this Miles for Millions Walk to be held on May 2, 1971, be approved.

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT the following be added to the motion of Alderman Wilson,

'and the City Council continue with the practice of last year of not billing for scavenging services, subject to the proposals set out in the Board of Administration report of April 5th, however.'

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Miles for Millions Walk (cont'd)

The motion, as amended, was put reading as follows:

"THAT this Miles for Millions Walk to be held on May 2, 1971, be approved and the City Council continue with the practice of last year of not billing for scavenging services, subject to the proposals set out in the Board of Administration report of April 5th, however".

- CARRIED

L. Parade: Seaforth Highlanders Regimental Association

MOVED by Ald. Adams,
THAT pursuant to request received and Board of Administration report of April 5, 1971, the Seaforth Highlanders Regimental Association be permitted to hold a parade in the downtown area commencing 5:15 P.M. April 17, 1971, from the Cenotaph. West on Hastings Street, South on Howe Street and dispersal South of Hastings Street on Howe Street.

- CARRIED

M. Authority to Demolish Associated Foundry Ltd. 4080 Nanaimo Street

The Board of Administration, under date of April 5, 1971, submitted the following report:

"The Supervisor of Property & Insurance reports as follows:

'City Council on October 28, 1969 authorized the acquisition of the Associated Foundry property subject to several conditions, one of which was that Associated Foundry Ltd. vacate and cease operations no later than June 30, 1971. It is noted that this property is being acquired to eliminate the Foundry operation in a predominately residential area and much of the purchase price lies in the value of existing improvements which will be demolished prior to resale of the lands.

Associated Foundry have now vacated the premises as of March 31, 1971. Since no firm plans have been determined as to the future of this property the Supervisor of Property and Insurance investigated the possibility of an interim use. By letter of January 21, 1971 the Director of Planning stated that in his view the buildings should be demolished as soon as vacated.

Examination of the property subsequent to it being vacated by Associated Foundry has shown that the buildings are generally in very poor condition and represent a definite hazard to the children in the area. The Supervisor of Property & Insurance has taken emergency action to eliminate some of the hazards.

RECOMMENDED that City Council officially authorize the Supervisor of Property & Insurance to proceed with demolition of the Associated Foundry buildings, known as 4080 Nanaimo Street.'

Your Board RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted."

MOVED by Ald. Rankin,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Sale of City Lands in Block 56 to Federal Government

The Board of Administration, under date of April 5, 1971, submitted the following report:

The City Solicitor and Supervisor of Property & Insurance report as follows:

"Reference is made to Board of Administration Report dated March 15th 1971, adopted by Council on March 16th 1971, authorizing the City of Vancouver to accept by way of pre-payment the sum of $750,000.00 against the amount which may be reached through either negotiations and/or arbitration proceedings as compensation for all of the City-owned lots in Block 56, D.L. 541 and the improvements situated thereon. The making and acceptance of this advance being without prejudice to either party and subject to the conditions contained in the foregoing report.

The Department of Justice has now advised that in accordance with the Government of Canada land acquisition regulations an advance cannot be released until they are in receipt of an indefeasible title to the subject lands. In this regard they have requested the City to provide a registrable deed. They have also forwarded a draft agreement making provision for the City to remain in occupation of the Firehall site.

Of great concern to the City officials was the matter of the City being left in possession of No. 1 Firehall for a sufficient time to permit the acquisition of an alternate site and construction of new premises. Originally in December of 1970, when the Crown expropriated the privately-held properties in Block 56, they indicated that the tentative date for commencement of construction of their new complex was in two years' time, December 1972. Concern that this would not give the City reasonable time to relocate was expressed to the Federal Government's representatives and Mr. G.A. Noble of the Vancouver Regional Office, Department of Justice, has advised by letter dated March 31st 1971, that he is instructed to enter into an agreement making provision for the City to remain in occupation and possession of the Firehall Station and the other City lands in the block until December 3rd 1974, and thereafter until the site is required by the Crown in which event the possession may be terminated on 90 days' notice, to be served after December 4th 1974 at Canada's option. This December 4th 1974 date has been examined by officials of the Planning and Building Department and they considered this is most satisfactory.

The Southerly 7 feet of City-owned Lot 20, Block 56, D.L. 541 is required for street widening purposes (Robson Street) and it is considered that the widening strip should be officially dedicated prior to the conveyance of the remainder of City-owned lots to the Crown.

RECOMMENDED that

(a) the Resolution of Council of March 16th, 1971, adopting Board of Administration report March 15th 1971, be rescinded;

(b) a registrable deed be issued by the City to the Crown for Lot 7, Lots 18 & 19, Lot 20 except South 7 feet thereof, Lots 25 & 26, and Lots 28 to 34 inclusive, all in Block 56, D.L. 541;

(c) that an agreement satisfactory to the Corporation Counsel be entered into with the Crown, wherein the sum of $750,000.00 be accepted as an advance and forming part of the total consideration or compensation for all interests of the City in the aforementioned lands and preserving for the City its full rights for compensation under the Expropriation Act SC 1969-1970, Chap. 41. and in the event of dispute the matter be settled by the Exchequer Court;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale of City Lands in Block 56
to Federal Government (cont'd)

(d) that the South 7 feet of Lot 20, Block 56, D.L. 541, Group 1, New Westminster District, Plan #210, be established for highway purposes and that the City Engineer's Account Streets Capital Funds - Miscellaneous Projects, Appropriation #146/7916 be charged the sum of $12,600.00 representing Estimated Market Value of the portions so dedicated. Formal resolution covering this establishment will be forwarded to Council."

Your Board
Recommends that the foregoing recommendation of the City Solicitor and the Supervisor of Property & Insurance be adopted.

MOVED by Ald. Broome,

THAT the foregoing report of the Board of Administration be adopted.

- CARRIED BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

UNTIDY PREMISES BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to prevent the existence of untidy premises within the City of Vancouver and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Lands for Highway Purposes
(3615 Vanness Street and 820 S/W Marine Drive)

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the Registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Lot 20, except portion colored red on Plan 6097, now road, Blocks 6, 7, 58 and 59, District Lots 36 and 51, Group 1, New Westminster District, Plan 2537, lying to the North of a line drawn parallel to and 20 feet perpendicularly distant southerly from the northerly limit of said Lot 20 and extending from the easterly limit to the westerly limit of said Lot 20. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 23rd, 1971, and marginally numbered LF 5652. (3615 Vanness Street)

2. All that portion of Lot 32, except part included in Explanatory Plan 6265, now road, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324, Group 1, New Westminster District, Plan 3038, lying to the South of a line drawn parallel to and 20 feet perpendicularly distant northerly from the southerly limit of said Lot 32 and extending from the easterly limit to the westerly limit of said Lot 32. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 26, 1971, and marginally numbered LF 5654. (820 S.W. Marine Drive)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing St. George Street between
5th Avenue and Great Northern Way

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS a portion of road dedicated by the deposit of Plan 185 is surplus to the City of Vancouver's highway requirements;

THEREFORE BE IT RESOLVED THAT the West ½ of the road dedicated by the deposit of Plan 185 lying between the productions easterly of the northerly and southerly limits of Lot "D", Block 91, District Lot 264"A", Group 1, New Westminster District, Plan 10548, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 11, 1970, and marginally numbered LF 5580, a print of which is hereto annexed, be closed, stopped up and conveyed to the owner of said Lot "D"; and

BE IT FURTHER RESOLVED THAT the said closed road be consolidated with the abutting property.

- CARRIED

MOTIONS (cont'd)

3. Closing portion of Prince Edward Street North of 5th Avenue and portion of 2nd Avenue, West of Prince Edward Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

AND WHEREAS portion of road dedicated by the deposit of Plan 197 and a portion of road dedicated by the deposit of Plan 185 are surplus to the City of Vancouver's highway requirements;

THEREFORE BE IT RESOLVED THAT the portion of road (outlined green) dedicated by the deposit of Plan 185 adjacent to Lot "A", Block 90, District Lot 264"A", Group 1, New Westminster District, Plan 10548 and that portion of road (outlined red) dedicated by the deposit of Plan 197 adjacent to part of Lot 13, Block 4, District Lot 200"A", Group 1, New Westminster District, Plan 197, the same as shown on plan prepared by A. Burhoe, B.C.L.S., attested to on the 1st day of February, 1971, and marginally numbered LE 3612, a print of which is hereunto annexed, be closed, stopped up and conveyed to Fred Rollins Limited; and

BE IT FURTHER RESOLVED THAT the said portions of closed road be consolidated with the abutting lands.

- CARRIED

4. Expropriation: Lands South of C.P.R. Right-of-Way fronting on Fraser River

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver desires to acquire that real property in the City of Vancouver in the Province of British Columbia lying on both sides of the Canadian Pacific Railway Company's right-of-way between Nanaimo and Elliott Streets and more particularly known and described as the South Thirty-three (33) feet of that part of Lot Two (2) (except portion coloured red on Reference Plan 5313) lying North of the said right-of-way and that portion of said Lot Two (2) (except portion coloured red on Reference Plan 5313) lying South of said right-of-way, Block Seventy (70), District Lots Two Hundred and Fifty-eight (258) and Three Hundred and Twenty-nine (329), Group One (1), New Westminster District, Plan 1653A and the West ten (10) feet of Lot Six (6A), Subdivision Three (3), Block Seventy (70), District Lots Two Hundred and Fifty-eight (258) and Three Hundred and Twenty-nine (329), Group One (1), New Westminster District, Plan 2340, pursuant to its powers under sections 291 and 564 respectively of the 'Vancouver Charter', Statutes of British Columbia, 1953, Chapter 55 and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

MOTIONS (cont'd)

5. Establishment of Land for Highway Purposes (N/S Robson Street between Homer and Hamilton Streets)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of Lot Twenty (20), Block Fifty-Six (56), District Lot Five Hundred and Forth-one (541), Group One, New Westminster District, Plan No. 210;

AND WHEREAS it is deemed expedient and in the public interest to establish the lands hereinafter described for highway purposes;

THEREFORE BE IT RESOLVED THAT the South seven (7) feet of Lot Twenty (20), Block Fifty-six, (56), District Lot Five Hundred and Forth-one (541), Group One, New Westminster District, Plan No. 210, be, and the same are, hereby established for highway purposes and declared to form and constitute a portion of highway.

- CARRIED

6. Playhouse Theatre Company Grant re Theatre Rentals

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT a grant be approved in the amount of $13,655.00 to cover Playhouse Theatre Company rental time in the Queen Elizabeth Theatre Playhouse in respect of the Company's 1971 portion of its 1971/72 season program.

- CARRIED BY THE REQUIRED MAJORITY

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Condition of Properties: 2100 Block West 7th Avenue

having raised the matter on other occasions, requested the Board of Administration again ask the appropriate officials to investigate the condition of properties in the 2100 block West 7th Avenue.

The Deputy Mayor so instructed.

Alderman Bird - Condition of House: N/E corner Pacific and Burrard Streets

raised the matter of the condition of the house at the N/E corner of Pacific and Burrard Streets and asked consideration be given to Council action to obtain demolition.

Discussion followed regarding similar houses within the City and therefore it was instructed by the Deputy Mayor that the Board of Administration report to Council on this particular house and other similar buildings in the City which have been acquired by developers for future planning but in the meantime are not used, or are being occupied on a temporary basis: the Board of Administration to advise of appropriate action the Council might take in such cases.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Transient Youth

commented on the matter of transient youth and the advisability of appointing a small committee to study various proposals in connection with the matter and reviewing suitable programs for employment.

Commissioner Ryan advised of a letter from Ottawa advising of job opportunity program and that the letter had been referred to the appropriate officials for report.

Alderman Hardwick - Urban Structure: Burnaby

commented upon a report by the Municipality of Burnaby entitled 'Urban Structure'.

NOTICE OF MOTION

The following Notices of Motion were submitted, and recognized by the Chair:

1. Advice to Council:
   Social Welfare Policy Changes

MOVED by Ald. Rankin,

THAT WHEREAS the Provincial Government Social Welfare Department, through the Minister of Rehabilitation and Social Improvement, has made several major changes in the Welfare Act;

AND WHEREAS these changes are of a policy nature, and in summary are as follows:

> Where formerly a social worker could approve furniture for people who moved from furnished to unfurnished apartments from the Salvation Army, St. Vincent de Paul, such as tables, beds, freezers, chesterfields, etc. and possibly washing machines, it is now the policy that these workers can no longer make this kind of issue, but must send to Victoria for approval which actually takes two months and many times there is doubt whether a washing machine is really necessary for a mother of two children;
>
> and secondly, that they have changed the basic rental averages from $75 rent for a mother and two children to half the difference between the $75 and the actual rent paid. The new regulation being $75 plus $8 per person, which in this case would be $24, or half the difference whichever is the least, with a maximum of $99 for a mother and two children.

These policy changes have never been submitted to Council.

THEREFORE BE IT RESOLVED THAT any future changes of a fundamental nature in the social welfare policy received by the Director of Welfare Services, Mr. W. Boyd, be submitted to Council for their consideration.

(Notice)

NOTICE OF MOTION (cont'd)

2. Housing:
Fairview Slopes

MOVED by Ald. Rankin,
THAT WHEREAS Council is rezoning the False Creek area slopes to a CRM-1 area;

AND WHEREAS 1500 people may well be displaced by this rezoning;

THEREFORE BE IT RESOLVED that the Planning Department be instructed to look at certain of the North/South streets between Broadway and Sixth Avenue, one of which at least is presently too steep for a road, to be set aside for Senior Citizens high rise apartments;

AND BE IT FURTHER RESOLVED THAT these sites, wherever they may be, shall be handed over to bona fide ethnic groups or service clubs free in order that they may proceed with the building of such senior citizens' housing sites with Federal and Provincial monies or, in the alternative, that the City of Vancouver deal directly with the sites themselves.

(Notice)

3. Nursing Homes:
Rate Increases

MOVED by Ald. Rankin,
THAT WHEREAS there are a great number of nursing homes in the City of Vancouver in the Province of British Columbia;

AND WHEREAS the rates have risen considerably in the last number of months;

AND WHEREAS there is doubt as to whether or not these homes are under the Landlord and Tenant Act;

BE IT RESOLVED THAT City Council urge the Provincial Government to pass legislation fixing the increases at the cost of living index factor for B.C. on an increase of once per year only.

(Notice)

The Council adjourned at approximately 5:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting of April 6, 1971, which were adopted on April 20, 1971.

A. Phillips
DEPUTY MAYOR

R. Thompson
CITY CLERK

April 2nd, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING THE WEST 6 FEET OF HOY STREET BETWEEN 29TH AVENUE & MOSCROP STREET AND THE LANE NORTH OF MOSCROP STREET WEST OF HOY STREET

"The City owns the lands on the west side of Hoy Street north of Moscrop Street which requires re-subdivision. The re-subdivision requires the closing of the west 6 feet of Hoy Street and the closing of the lane north of Moscrop Street west of Hoy Street.

The owners of the three parcels (Lots A, B, and 11) privately owned on the west side of Hoy Street south of 29th Avenue are prepared to acquire the westerly 6 foot portion of Hoy Street.

I RECOMMEND that the west 6 feet of Hoy Street (outlined red) and the lane north of Moscrop Street (outlined green) the same as shown on plan marginally numbered LE 3632, be closed, stopped up, title taken thereto and subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

2. ENCROACHMENT - LOT 11 OF LOT 7, BLOCK 16, D. L. 526 - 5957 WEST BOULEVARD

"The building situated on the above property has two bay windows and a roof encroaching on to West Boulevard. This encroachment has been validated for over 10 years. The owner wishes to have the agreement renewed.

I RECOMMEND that the encroachment from the building on the above mentioned Lot 11 be validated in accordance with the Encroachment By-law, the annual charge to be $25.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

3. PRIOR APPROVAL OF EXPENDITURES UNDER 1971 SEWERS CAPITAL BUDGET

"The 1970 Sewers Capital Budget is almost fully appropriated. Advance approval of funds from the 1971 Sewers Capital Budget is therefore requested so that a continuous program of work can be maintained.

The required advance is $75,000.

I RECOMMEND that $75,000 be approved in advance from the 1971 Sewers Capital Budget, Reference No. 3-05-04, 'Miscellaneous Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

4. STORM SEWER ON THE WEST SIDE OF CAMBIE YARD FROM 1ST AVENUE TO FALSE CREEK

"This sewer is required to replace and upgrade an existing drainage system which has failed.

The estimated cost is $60,000.

I RECOMMEND that $60,000 be appropriated for this purpose from the 1971 Sewers Capital Budget, 'Miscellaneous Unallocated', subject to approval of Item No. 3 above."

Your Board RECOMMENDS that the foregoing be approved.

5. SANITARY SEWER ON CAROLINA STREET FROM 5TH AVENUE TO 8TH AVENUE INTERCEPTOR

"This sewer is required to carry sanitary sewage from the False Creek flats and also provide diversion of the sanitary flow from an area of approximately 150 acres bounded by Prince Edward, Fraser Street, Great Northern Way and Kingsway.

The estimated cost is $110,000.

I RECOMMEND that $110,000 be advanced from the 1971 Sewers Capital Budget, Reference No. 3-04-01, 'False Creek Flats Local Sewerage and Drainage', for this purpose."

Your Board RECOMMENDS that the foregoing be approved.

6. INSTALLATION OF WATER MAINS - PROJECT 104

"The following water main replacements are required due to leaks:-

Street	From	To.
Oxford Street	Cassiar Street	Kootenay Street
Triumph Street	Victoria Drive	Lakewood Drive
McGill Street	Wall Street	Nanaimo Street

Item 3 Cont'd.

The estimated cost of Project 104 is $41,000. Funds for this project are included in the 1971 Water Works Capital Budget, Reference No. 10-03-04, and approval of this work is being requested in advance of the 1971 Budget.

I RECOMMEND that $41,000 for Project 104 be appropriated in advance from the 1971 Capital Budget, Reference No. 10-03-04 for the work listed above."

Your Board RECOMMENDS that the foregoing be approved.

7. Obligations arising out of Musqueam Development Company Limited Agreement

The Deputy Corporation Counsel reports as follows:

"I have been asked to report on the submission of Messrs. Freeman, Freeman, Silvers & Koffman who act on behalf of the above company.

Essentially this submission suggests that because the City paid for the cost of sewer, water and roads in this development in 1965 it is obliged to do so (at least morally) for an additional part of this development which is presently in the process of being subdivided. This contention is based on the wording of an agreement between the Company and the City dated June 8, 1965, and in particular the wording in the following clause:

> 'The City shall, subject to the availability of funds, provide ordinary City services to the occupiers of the lands described in the Schedule hereto and any premises constructed thereon as if the same were owned by the occupiers of the said lands and premises, and as if there was no reversionary interest of the Minister therein.'

At the time this agreement with the company was first contemplated and approved by Council, that is to say March 17, 1964, it was Council policy to provide sewers, water mains and gravel roads in all new developments with City funds, providing such were available. The only question that set the Musqueam Indian Reserve apart at that time from any other development in the City was the problem of how the City was to be protected for its taxes as the contemplated leases in the Reserve neared their termination. Because the City was in no way legally obliged to provide services to any developer, we recommended that if the Musqueam Development Company would enter into an agreement to ensure that taxes would be paid, we would treat them as any ordinary developer and supply the aforementioned services at City cost. This was what subsequently occurred.

/continued ...

Clause 7 Continued

By resolution dated August 13, 1964, however, Council changed this general policy and provided that developers should now pay for sewer, water and roads. As a result of that resolution the Corporation Counsel asked Council on August 25, 1964, whether or not they wished to proceed with the agreement with Musqueam on the proposals that were approved on March 17, 1964. Council on August 25, 1964, approved the following motion of Alderman Adams:

> 'THAT the parties concerned in the matter of the subdivision of a portion of the Musqueam Indian Reserve be advised that the Council resolution of August 13, 1964, which purports to change the policy of the City in the matter of supplying services to new subdivisions is not retroactive in its effect and would not apply to the arrangements approved by Council on March 17, 1964.'

A formal agreement with Musqueam was entered into on the 8th day of June, 1965, and after a Charter amendment at the 1965 sitting of the Legislature the Subdivision Control By-law was amended on November 23, 1965, to provide that all subdividers must provide sewer, water and roads at their own cost for all newly created parcels.

It is my opinion that when one considers the underlined portion of Alderman Adams' motion, it is apparent that the City in 1964 intended to simply pay for the cost of services in that portion of the Reserve then being subdivided on the ground that the developer had entered into a tax agreement, and hence entitled to be treated as any developer of any ordinary land within the City. The remaining portion of this part of the Reserve now being subdivided is a new subdivision, and although this land is covered by the 1965 tax agreement we are, with respect to this subdivision, simply asking these developers to do what all other subdividers in the City are obliged to do. I consider this to be completely consistent with the underlined words in the clause from the agreement which are quoted above.

In view of the foregoing I am of the opinion that the City is not legally or morally obliged to reimburse the developers for the services in this new subdivision and, I therefore recommend that the developer be advised that the City is not prepared to pay for the cost of the installation of sewers, water or gravel roads within this new subdivision."

Your Board

RECOMMENDS that the foregoing report of the Deputy Corporation Counsel be adopted.

(Copies of the communication from Freeman, Freeman, Silvers and Koffman dated March 1, 1971, are circulated for the information of Council.)

INFORMATION:

8. Procedure re Certain Street Closures

The City Engineer reports as follows:-

"Recent requests for street closures for special uses, such as temporary pedestrian malls, Christmas activities, etc. have pointed out the need for tighter procedures with respect to obtaining information from the applicants. For example, in December, 1970, permission was given to the Kerrisdale and District Commercial Association to close a portion of Yew Street so that a 'Christmas Square' could be erected. When preparing its report on this matter, the Engineering Department had been assured by the President of the Association that the request was supported by the merchants in the immediate vicinity. Subsequent reaction from the adjacent businesses indicated this was not the case, and the original request was then withdrawn and the street re-opened.

Similarly, problems have been encountered with recent applications for street closures, wherein it has not been possible to obtain from the applicants the details of the physical installation within the street allowance. (For example, the types and locations of fixtures which the applicant proposes to install and the method of supporting them or affixing them to the pavement, etc.)

In order to avoid these difficulties in future applications for street closures which are generally more than 24 hours in duration, a more accurate indication of the support (or otherwise) of the affected property owners is required. So that officials can properly assess and process these requests and Council can be better informed of the conditions, it is proposed that the applicant be required to submit, at the time of application:-

A. A written consensus (i.e. signatures) of all property owners abutting the proposed street closure, stating whether or not they are in approval.

B. A list of the signatures of property owners and/or tenants in the affected area (to be determined by the City Engineer) who are in support of the closure.

C. Sufficient details of the physical installations, within the street allowance to permit evaluation by the City Engineer."

Your Board submits the foregoing report of the City Engineer for INFORMATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 363

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Condition of Yard and Barking Dogs:
   587 West 19th Avenue

On March 5, 1971, the City Clerk received a petition from a group of citizens living in the neighbourhood of 587 West 19th Avenue, requesting an opportunity to appear by way of delegation before City Council regarding the smells or vapours from the excreta of large dogs and manure or filth upon the above property and the noise caused by barking dogs throughout the day and night and the dirty and unwholesome condition about the premises.

The Medical Health Officer reports as follows:

"The City of Vancouver Health By-law No. 4387, Section 96, prohibits the accumulation of refuse upon any land in the City. Section 97 prohibits the disposal of refuse on any lands in the City.

The City of Vancouver Noise Abatement and Control By-law No. 2531, Section 2, prohibits owning, keeping or harbouring of any animal or bird which by its cries unduly disturbs the peace, quiet, rest or tranquillity of the surrounding neighbourhood or the public at large.

During the period January 4 - March 4, 1971, several complaints about noise and unsanitary conditions on the above premises were received from Mrs. Station, 583 West 18th Avenue. Investigation revealed that there was some dog excreta in the front yard which was subsequently cleaned up. At this time there were 4 German Shepherd dogs on the property; 1 female, 2 pups and 1 -six month old male.

In response to the petition received by the City Clerk on March 5, 1971, further inspections were made of 587 West 19th Avenue, at which times the yard was clean and tidy. The 2 pups and the six-month old male had been removed leaving only the one female German Shepherd dog. Dog excreta was placed in plastic bags and then put into a garbage can.

Inspection on March 26 revealed that the yard was clean.

On March 22 and 23, 1971, during conversations with ten of the neighbours it became evident that there is some question whether all the complaints refer to noise from dogs at these premises or from other premises in the neighbourhood.

The Director of Permits and Licenses advises that the Pound Officers have picked up 38 dogs in the area since January 1; 32 were redeemed by their owners and 6 were sold. The area is being kept under surveillance.

The Senior Assistant Prosecutor advises that the complainants may, if they wish, consult with the Prosecutor preparatory to laying a charge under the City of Vancouver By-law No. 2531, the By-law for the abatement and control of noise.

Mrs. Station has been so advised."

Your Board submits the above report for the information of Council.

(Copies of the Petition are circulated for the information of Council)

DELEGATION REQUEST
*****

FOR ADOPTION SEE PAGE(S) .....

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Board of Administration, April 2nd, 1971. . . . . .(HARBOURS 1)

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Vanier Park - Demolition of Building 14

The Director of Planning and Civic Development reports as follows:

"At a meeting of the Board of Parks and Public Recreation on February 10th, 1971, the following resolution was passed -

> 'THAT City Council be requested to demolish old storage building #14 when the new Archives Building is finished, and that the temporarily reserved site of building #14 be turned over to the care, custody and management of the Park Board.'

Council has recently instructed that working drawings be commenced on the Archives building which will include sufficient storage space to enable Building 14 to be demolished. Building 14 is in that part of the former D.N.D. property reserved by City Council for Museum and related purposes. There is nothing in the resolution dealing with this matter to suggest that the inclusion of the site of Building 14 was temporary pending the demolition of Building 14.

Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 364

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Alterations to Existing Gasoline Service Stations

The Director of Planning & Civic Development reports as follows:

"The Shell Oil Company Ltd. have filed three Development Permit Applications to carry out alterations to existing gasoline service stations.

It is proposed to modernize the appearance of the existing service station buildings by providing new mansard type roof facias and installing new facing materials to the building exteriors.

Two of the sites are located in a C-2 Commercial District. One site is located in a C-3 Commercial District. The Gasoline Service Station Location Policy as adopted by City Council in October 1968, permits consideration of alterations and additions to the existing gasoline service stations at each of the locations.

The Technical Planning Board and the Town Planning Commission recommend that each of the following Development Permit Applications be APPROVED in accordance with the following recommendations:

A. Development Permit Application #55049 - 2480 West 41st Avenue Existing Gasoline Service Station at the South East corner of West 41st Avenue and Larch Street. Located in a C-2 Commercial District

Recommendation:

That Development Permit No. 55049 be APPROVED, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station on this site, subject to the following conditions:

(1) Prior to the issuance of the Development Permit,

(a) information is to be first submitted, to the satisfaction of the Director of Planning, that the fireplace log container has been removed or relocated to a position meeting the requirements of Section 11(10) of the Zoning and Development By-law,

(b) revised drawings are to be first submitted to the satisfaction of the Director of Planning, indicating,

(i) the details of the screening to be provided on the property line adjacent to the City lane, with a miximum 12' vehicular access to the lane,

(ii) the provision of suitable garbage containers properly screened,

(iii) details of the location of any tire displays, etc., to be located on the site, such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

(2) All screening of the site is to be provided in accordance with the approved drawings and the requirements of the Zoning and Development By-law within sixty days from the date of issuance of the Development Permit, and thereafter to be permanently maintained.

cont'd . .

Clause 1 continued

(3) All landscaping is to be provided in accordance with the approved drawings within 6 months from the date of issuance of the development permit, and thereafter to be permanently maintained.

(4) The development, including the use of the open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It should be noted that if Condition No. (1) above has not been completed within 60 days, expiring May 31, 1971, then this Development Permit Application shall stand refused.

B. Development Permit Application #55053 - 4314 West 10th Avenue Existing Gasoline Service Station at the South West Corner of West 10th Avenue and Discovery Street. Located in a C-2 Commercial District

Recommendation:

That Development Permit Application No. 55053 be APPROVED, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station, subject to the following conditions:

(1) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning, indicating,

(a) the location of any tire displays or other displays on the site, with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law,

(b) the provision, on site, of a satisfactorily screened location for garbage containers,

(c) the provision of suitable landscaping on the site, with additional landscaping being provided at the corners of the site adjacent to the streets,

(d) the provision of screening on the property line adjacent to the City lane, with a minimum 12' vehicular access across that boundary.

(2) The screening of the open portions of the site is to be completed in accordance with the approved drawings, within 60 days from the date of issuance of the Development Permit and thereafter to be permanently maintained.

(3) All landscaping is to be provided in accordance with the approved drawings within 6 months from the date of issuance of this development permit and thereafter to be permanently maintained.

(4) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It should be noted that if Condition No. (1) above has not been completed within 60 days, expiring May 31, 1971, then this Development Permit Application shall stand refused.

cont'd . .

Clause 1 continued

C. Development Permit Application #55124 - 1608 Georgia Street Existing Gasoline Service Station on the West side of Cardero Between Georgia and Alberni Streets. Located in a C-3 Commercial District

Recommendation:

That Development Permit Application No. 55124 be APPROVED, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alterations to the existing gasoline service station and the installation of new filling pumps, subject to the following conditions:

(1) Prior to the issuance of the Development Permit,

(a) revised drawings are to be first submitted to the satisfaction of the Director of Planning, indicating,

(i) the location of any tire displays, fireplace log displays, etc., on the site, with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law,

(ii) the provision, on site, of a satisfactorily screened location for garbage containers,

(b) the landscaping on the site to be first approved to the satisfaction of the Director of Planning.

(2) The screening on the site is to be maintained at all times.

(3) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of issuance of this Development Permit, and thereafter to be permanently maintained in good condition.

(4) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It should be noted that if Condition No. (1) above has not been completed within 60 days, expiring May 31, 1971, then this Development Permit Application shall stand refused."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

2. Public Safety Building - Appointment of Architects

The City Building Inspector reports as follows:

"Construction of the new Provincial Court Building should begin early in the Fall and assuming normal construction procedure, the building could be complete in the early months of 1973. It is highly desirable that the required alteration work in the existing Public Safety Building be commenced as soon as the Judges, Prosecutors and Court Clerks' Departments move into the new building. To this end architects should be appointed to begin design work on the proposed alterations.

It is proposed that there should be a connection between the Public Safety Building and the new building. This could be a tunnel under the street or it could be an overpass. It is required in order to move prisoners from the jail to the court rooms and return, by a high security route, and also to facilitate intercommunication

cont'd . .

Clause 2 continued

between the Prosecutors and Court Clerks' Departments in the new building and the Police Department in the old building.

This matter should be studied early in order that the connection will be in the best position in the two buildings. The architects are preparing the working drawings for the Court Building and the Engineering Department is preparing to close the lanes and divert the services and a firm solution to this problem will be required very soon.

It is suggested that the architects for the Provincial Court Building should be appointed as architects for the alteration work in the Public Safety Building, and it is suggested that they be appointed right away. They can commence their work by studying the connection problem and, at the same time, can prepare a preliminary estimate of the overall cost of the work. The cost of the study of the connection problem would be absorbed in the architects overall fees. $500,000 is included in the current 5 Year Plan for the alteration work but a realistic cost is not known at this time.

RECOMMENDED that the firm of Harrison, Plavsic, Kiss be appointed as architects for the alterations to the Public Safety Building and that they be instructed first to find a solution to the connection problem and then to prepare a preliminary estimate of cost."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

3. Rezoning Application - South-west corner of 48th Avenue and Oak Street

The Director of Planning & Civic Development reports as follows:

"An application has been received from G. Hamilton, Architect, 740 Nicola Street, requesting an amendment to the Zoning and Development By-law whereby Lots 11 and 12, Block 13, D.L. 526, being the south-west corner of 48th Avenue and Oak Street would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

Submitted with the application is a letter which states:

'I have been instructed by my clients Major Development Ltd., to make application for the rezoning of the above-mentioned property from its present zoning to a CD-1 zoning, to permit them to erect six townhouses as shown on the enclosed plan and of an appearance as shown on the enclosed plan and of an appearance as shown by the enclosed artist's rendering. We ask the following points be taken into consideration:

(a) There is a service station adjoining this site on Oak Street, which would make it very unlikely that this land can be developed as a single-family residence, which would front on to such a service station. We feel that this would have happened if there had not been a reluctance to develop under present regulations.

(b) We think that our proposed development fronting on to 48th Avenue would put the maximum distance between the residential portion and the service station, by means of cars being parked in the rear yard.

(c) The appearance of the townhouses, staggered for greater aesthetic quality would be more or less that of a large house and should not detract from property values in the neighbourhood.

cont'd . .

Clause 3 continued

(d) My clients intend to offer these townhouses for sale at a substantial price, and will put considerable money into the outside and inside of these townhouses. There will therefore be pride of ownership involved, and the grounds will be kept well. We will be happy to supply a landscape architect's design for the landscaping to reassure this aspect of the rezoning.

(e) We feel that a density of 0.55 for a high class development of this nature is certainly preferable to other developments such as drive-in restaurants which have been previously proposed for this site, and should form a good buffer between the service station and the residences culminating in not the greatest but the best use of this land.'

Sketch plans submitted with the application indicate a two-storey structure, no basement or cellar, containing six two-storey townhouses each with a floor area of approximately 1,480 sq.ft. and a continuous carport along the southerly boundary of the townhouses some 18' in depth and 132' in length. The buildings maintain a 12' setback from Oak Street, 24' setback from 48th Avenue and 5' from the north-south lane.

The submitted plans also indicate the development having a floor space ratio of 0.55 which excludes the carports.

The subject lots each have a frontage of 58.3' and a depth of 140' and have been vacant for many years. The remaining 3 lots in the block to the south are zoned C-1 Commercial and are developed with a gasoline service station. The 4 lots on the west side of Oak Street between 49th Avenue and 50th Avenue are zoned C-1 Commercial and RT-2 Two Family and developed with a gasoline service station and two family dwelling respectively. The other two corners at 49th Avenue and Oak Street are zoned RS-1 One Family Dwelling District and are developed with churches. The surrounding properties are zoned RS-1 One Family and developed with good single family dwellings.

History:

There have been several applications to rezone the subject lots from the present RS-1 One Family Dwelling District:

(a) 1959 - Application to rezone to a C-1 Commercial District to construct a two-storey building for stores and professional offices. This application was denied by Council after reports thereon from Technical Planning Board and Town Planning Commission.

(b) 1966 - Application to rezone to a C-1 Commercial District for a gasoline service station. This application was denied by Council after reports thereon from Technical Planning Board and Town Planning Commission.

(c) April 1970 - Application to rezone to a CD-1 Comprehensive Development District for a restaurant. This application was denied by Council after reports thereon from Technical Planning Board and Town Planning Commission.

The Technical Planning Board on March 5, 1971, RECOMMENDED:

'THAT the application be not approved as it is considered development of two single family lots to contain six townhouses as proposed is over-development of the site in relation to the adjacent single family areas.

HOWEVER, favourable consideration would be given to rezoning of the two subject lots to an RT-1 Two Family Dwelling

cont'd . .

Clause 3 continued

District upon receipt of a fresh application, or amendment to the current application, which would restrict development of the two lots to two units per lot with the height of the buildings not to exceed 20' nor one storey, with the form of development then being similar to developments on the West side of Oak Street immediately south of 37th Avenue, South side of 41st Avenue at Willow Street, and the West side of Cambie north of 49th Avenue, and the floor space ratio being restricted to 0.45, and subject to the applicant obtaining Council's approval to acquire approximately 4' of the existing 20' City lane to be consolidated with the existing sites to meet the minimum site area of 8400 sq.ft. for each lot, it also being noted favourable consideration would be given by the Approving Officer to the resubdivision of the two parcels fronting onto 48th Avenue rather than currently onto Oak Street.'

The Town Planning Commission on March 19, 1971, recommended that it be recommended to City Council that the application to rezone this site to a CD-1 Comprehensive Development District for this particular development be refused.

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and the Town Planning Commission be endorsed.

4. Rezoning Applications - North-west corner Balsam & West Broadway (2405 W. Broadway)

The Director of Planning & Civic Development reports as follows:

"Two applications have been received from Mr. W.A. Street, Barrister and Solicitor, requesting an amendment to the Zoning and Developmnnt By-law whereby Lots 11 and 12, Block 321, D.L. 526 being the north-west corner of Balsam & West Broadway would be rezoned from an RM-3 Multiple Dwelling District to either a C-2 Commercial District or CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'occupying the total building for commercial purposes. Main floor as Health Studio and second floor as offices and on-site ancillary parking for the purpose of continuing the use of the premises as Health Spa and the Corporation's regional offices.'

The subject property consists of two lots having a total frontage of 100' on Broadway and a depth of 115'. The easterly 50' of the site is occupied by a Health Spa, permitted by the Board of Variance (the building had been formerly occupied as a dairy). The westerly 50' of the site is used for off-street parking.

In the 1930's the subject property together with both sides of Broadway between Larch and Vine were zoned as a C-2 Commercial District as were most properties on Broadway. The subject lots were subsequently rezoned to an RM-3 Multiple Dwelling District by By-law No. 2466, June, 1937.

History:

Since the original appeal in 1933 which permitted the construction of a retail dairy on this site, a total of 15 appeals have been considered by the Board of Variance.

An appeal to occupy the existing building on this property as a health studio and office was approved by the Board of Variance on April 17th, 1958.

cont'd . .

Clause 4 continued

In 1959, three appeals were considered and denied by the Board of Variance, one to provide windows and utilize the second floor of the building for offices, and two appeals to retain the existing projecting illuminated sign. This second floor originally consisted of a small mezzanine, but was intended to provide a full floor. No permits were obtained.

In 1961, an appeal to use and occupy the second floor for providing physical courses and exercise for under-developed children was allowed by the Board of Variance, subject to conditions.

In 1964, an appeal to carry out renovations to the existing Health Studio was allowed by the Board, subject to the development being carried out in accordance with the sketch plans submitted, and in 1969, a further appeal was allowed permitting interior alterations to the existing building.

In March 1970, an appeal to permit the erection of a 1' x 20' illuminated fascia-type sign on the southerly wall of the existing Health Spa was allowed, subject to conditions, and on a final appeal in August of 1970 to use and occupy the entire second floor of the existing building the Board ruled it had no grounds for hearing this appeal.

In April, 1963, an application was made by Mr. Street to rezone the subject properties to a C-2 Commercial District 'to continue the presently occupied portions of the building in their commercial use (Health Spa) and to develop and use that portion of the second storey not already in use as general commercial offices.' The Technical Planning Board and Town Planning Commission recommended that the application be not approved for the following reasons:

(a) The uses permitted by the Board of Variance permit a satisfactory form of development for this site.

(b) Rezoning of this site to a C-2 Commercial District would permit an isolated commercial site in an area otherwise zoned and developed for residential purposes.

City Council, in dealing with this application at a Public Hearing on July 22nd, 1963, resolved:

> 'That the applicant be advised that Council cannot approve the application as submitted but that it be suggested to him that he re-submit his application on the basis of CD-1 Comprehensive Development District.'

It is understood the proposed development for a health spa is to provide a main office on the second floor anticipated for use as the general offices for the Lower Mainland. This would increase the required off-street parking by some eight spaces with a total minimum requirement under the Zoning and Development By-law being 22 spaces and one off-street loading space.

Sketch plans submitted by the applicant indicate the provision of ten off-street parking spaces with no off-street loading shown.

The Technical Planning Board at its meeting of March 5, 1971, RECOMMENDED that the application for a C-2 Commercial District be not approved for the same reasons as set out by the Technical Planning Board and Town Planning Commission in 1963, and it being noted that under C-2 Commercial zoning, a club is a use requiring the approval of the Technical Planning Board and may be restricted. However, many outrights uses could occupy the site provided they met the required off-street parking and off-street loading requirements and other by-law regulations.

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Clause 4 continued

The Technical Planning Board further recommended that the application for a CD-1 Comprehensive Development District be not approved as the proposed use is not considered to be a comprehensive development under the terms of the Zoning and Development By-law. While it is agreed the rezoning of the two subject lots to a CD-1 Comprehensive Development District restricting the use by by-law to a health spa would give greater control over the development than the C-2 Commercial District zoning, this control is already exercised through the Board of Variance and it is not considered appropriate to permit a change in zoning whereby the second floor would be used as a large office located within a residential area.

The Town Planning Commission on March 19, 1971, endorsed the recommendations of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Techncial Planning Board and the Town Planning Commission be endorsed.

DELEGATION REQUEST - Mr. W. A. Street

5. Zoning and Land Use Policies
Examination of San Francisco's Revised
Downtown Policies

The Director of Planning and Civic Development reports as follows:

"A priority project of the Department comprises studies of Downtown land use patterns, mixtures, densities and implementation techniques. A major part of this will result in proposals for amendment to the Zoning and Development By-law.

It is important that the experience of cities comparable to Vancouver be studied when innovations to our own system are being investigated.

The City of San Francisco, which has numerous parallels with Vancouver's development, has completed extensive studies on downtown development. Subsequent revisions to San Francisco's land use policies and zoning ordinance have been adopted and in effect for approximately three years. The new system could now be examined to assess its success.

As part of the Department's research, it is proposed a member of the Department visit the San Francisco Planning Department to study, discuss and examine their downtown land use policies and zoning regulations, including bonusing techniques, roof development, view protection, canopies, etc.

The estimated cost to the City would be $250.00 and four days leave of absence with pay for the planner.

It is recommended that Mr. George M. Peter, Planner II, in the Advance Planning and research Division be granted four days leave of absence on April 13th to 16th inclusive to do research in downtown San Franscisco and prepare evaluations of pertinent land use policies and municipal development controls; and, travelling expenses amounting to approximately $250.00. The Comptroller of Accounts advises that if approved, the costs would be charged against the account: Travel Expenses - City Officials."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved.

6. RS-1 Zoning - Height of Schools and other Permitted Uses, Other than Single Family Dwellings

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

On January 8, 1971, the Technical Planning Board recommended that the Director of Planning and Civic Development look into the question of heights of permitted uses, other than single-family dwellings in RS-1 zones (i.e.) schools, churches, etc., with regard to possible amendments to the Zoning By-law requirements.

As a result of an application to construct an addition to an existing secondary school, the point was made that, as the addition was above the maximum height of 35' permitted in an RS-1 zone, the School Board was required to obtain the approval of the Board of Variance in order to construct the addition, being three storeys and 40' in height.

This proposal intends to simplify the procedure by which approval may be obtained in order to construct a school building exceeding the maximum height of 2½ storeys or 35' in RS-1 zones. At present, in order to obtain a Development Permit under the existing Zoning By-law for the above purpose, the only course of action is to appeal to the Board of Variance.

ANALYSIS

As a school site is usually large and the school building a greater distance from adjacent residential buildings, consideration could be given to extending the permitted height of school buildings.

After consultation with School Board officials it was established that new school structures rarely exceed three storeys or 40 feet, but occasionally the design of a four-storey structure does occur. It would appear then that a 50' height limitation could be established as maximum height allowable within the jurisdiction of the Technical Planning Board.

It is suggested that exemption from the existing height limit of 2½ storeys or 35 feet should be considered in RS-1, RS-2 and RT-2 Districts only. Other districts presently allow heights exceeding 50 feet or are unlikely to require new schools.

It is suggested that exemptions from existing height limitations should be at the discretion of the Technical Planning Board, and that the following points should be given due regard in the exercise of this discretion:

(a) the height and bulk of the building and its location in relation to the site and surrounding residential buildings;

(b) the overall design and general amenity of the area.

As churches and other institutional uses tend to be located on much smaller sites than schools, the same justification for height exemption does not apply. It is felt that in rare cases, when an exception is justified, it may be accommodated through existing procedures.

cont'd . .

Clause 6 continued

RECOMMENDATION

The Technical Planning Board recommends that Section 1, Sub-section B of the RS-1, RS-2 and RT-2 District Schedules be amended by adding the following:

In the case of schools (public or private) the Technical Planning Board may, in its discretion, increase the height set forth herein, provided that the said building does not exceed a maximum height of 50'. In the exercise of this discretion, the Technical Planning Board shall have due regard to:

(a) the height and bulk of the building and its location in relation to the site and surrounding residential buildings,

(b) the overall design of the building and general amenity of the area.

It is further recommended that the Director of Planning and Civic Development be authorized to make application to amend the By-law accordingly and that such amendment be submitted direct to Public Hearing after report from the Town Planning Commission."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

INFORMATION

7. Urban Renewal Scheme
(Britannia Community Services Centre)

The Director of Planning and Civic Development reports as follows:

"The City Clerk has received letters dated March 25, 1971, from Mr. J.T. Williams for the Province and March 29, 1971, from Mr. K.B. Ganong for Central Mortgage and Housing Corporation in response to his letters of March 18 forwarding the City's application for approval and contributions towards the implementation of the above-mentioned scheme. The letter from the Province refers to the dislocation of residents by clearance for the centre. The letter from Mr. Ganong notes that C.M.H.C. cannot accept the submission as a formal application for financial assistance until a formal recommendation is received from the Province.

The Technical Planning Board's report of March 12, 1971, submitted with the City's applications to the Senior Governments includes the statement that relocation arrangements will be investigated and detailed proposals and estimates will be prepared. Work is proceeding on this aspect with the intention of recommending to Council as soon as possible, on relocation arrangements so that the required information can be submitted to the Senior Governments."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

(Copies of letter dated March 25, 1971, from the Province and March 29, 1971, from C.M.H.C. are circulated for Council's information)

8. Apartment Building Development
1000 Cypress Street

The Director of Planning and Civic Development reports as follows:

"Mr. C. F. Roberts, Architect, on February 4, 1971, filed Development Permit Application No. 54697 to erect an eight dwelling unit apartment building at a site on the east side of Cypress Street between McNicoll and Ogden Avenues.

The site is zoned as an RT-2 Two Family Dwelling District.

In March 1970, following consideration of the Low Density Multiple Housing report at a Public Hearing, City Council approved an amendment to the RT-2 Zoning District to allow Town House and Garden Apartments subject to the special approval of the Technical Planning Board; compliance with new regulations of the RM-1 Multiple Dwelling District and notification of such adjoining property owners as the Technical Planning Board deems necessary.

Previously the RT-2 Two Family Dwelling District Schedule of the Zoning By-law provided that an apartment building was subject to different regulations and also subject to special approval by City Council on report from the Town Planning Commission and Technical Planning Board and notification of property owners.

Brief History

Mr. C. Roberts, Architect, in November 1968, filed a Development Permit Application No. 47150 to erect an eight dwelling unit apartment building on this site. This application was subsequently withdrawn pending Council's considering possible By-law changes which would have included a possible increase in allowable floor space ratio. Property owners within the area were notified of this Development Permit Application and replies in favour and in opposition were received.

Mr. Roberts in August 19, 1970, filed a new Development Permit Application No. 53125 to erect an eight dwelling unit apartment building on this site. This application was filed on the basis of the new regulations approved by City Council, March, 1970.

Surrounding property owners were notified of this particular Development Permit Application and letters both of objection or in favour were received in reply.

This Development Permit Application was eventually WITHDRAWN as the plans of development as then submitted were not wholly in compliance with the Zoning By-law regulations with particular regard to site coverage.

Subsequently the Technical Planning Board were advised of the application being withdrawn and that a new Development Permit Application may shortly be submitted. The Technical Planning Board resolved if a new Development Permit Application was filed; persons to be notified would be restricted to the area immediately surrounding the subject site (as is customary for notification when required for other Development Permit Applications). This concerned some 35 properties in an area bounded by Ogden Avenue to the north, Chestnut Street on the east, the lane south of McNicoll on the south and approximately 315 West on Cypress Street.

cont'd....

Clause #8 continued:

It was recognized that the proposed area of notification would exclude certain persons who lived in the larger area and had previously advised of their objections or support for the proposed development on the previous two applications.

In October 1970, the City Clerk's Office received 28 form letters from persons residing in the area in support of the Development Permit Application No. 53125 (subsequently withdrawn).

In response to an inquiry in City Council on the proposed apartment development a Board of Administration Inquiry Report dated February 8, 1971, was submitted to City Council - copy attached.

Current Development Permit Application #54697

The plans of development as filed with Development Permit Application No. 54697 required and have now been amended to comply with the appropriate regulations of the Zoning and Development By-law.

35 immediate surrounding property owners have been notified of this current Development Permit Application #54697. Within the area notified; 7 letters of objection and 3 letters of support were received. Outside the area notified 5 letters of objection and 1 letter of support were received.

The Technical Planning Board has received the favourable advice of the Design Panel; and would be prepared to approve Development Permit Application #54697 to permit an eight dwelling unit apartment building.

Before making a final decision the Technical Planning Board requested that City Council be first advised of the application having regard to the letters received and that if approved the Development Permit would allow the first apartment building in accordance with the new regulations within the RT-2 Two Family Dwelling District area bounded generally by Arbutus Street; Ogden Avenue; Chestnut Street and a former CPR Right-of-Way south of Creelman Avenue."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the information of Council.

(attached is a copy of the Board of Administration 'Enquiry report' dated February 8, 1971)

(Copies of letters received from residents in the area in support or objecting to the proposed development are on file with the City Clerk)

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FOR ADOPTION SEE PAGE(S) 364-365

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Offer No. 12-171-4 - Firemen's Work Coats

The Purchasing Agent reports as follows:

"Offers were opened in the Purchasing Agent's Office on February 5th, 1971, for Firemen's & Fire Chiefs' Work Coats. The report is submitted for Council consideration as Union Status and local preference is involved.

Two bids were received -

A.	Scythes & Co. - made by non-union labour in Toronto, Ontario -	$3,456.40
B.	Jones Tent & Awning - made by union labour in Vancouver. (Price has been adjusted to reflect the 67% local content). -	$3,747.02
	Difference - 8½% or	$ 290.62

Jones Tent & Awning have supplied these garments in the past and they meet all specifications.

Scythes & Company meet the material specifications, but we have not asked them to produce a sample which can be used to judge the style and construction specifications. We do not believe they should be put to the expense of producing such a sample unless they are the selection of Council.

We, therefore, recommend that if Council selects Scythes & Company, the award be subject to them supplying a satisfactory sample garment.

The 5% Provincial S.S. Tax is in addition to prices shown in the report and tabulation."

Your Board

Submits this report without recommendation for Council CONSIDERATION.

2. Theatre Row Parking

The City Engineer and Director of Planning report as follows:

"On June 16th, 1969, 63% of the business owners and proprietors of the two blocks of Granville Street between Robson and Nelson Streets, known as Theatre Row, submitted a petition requesting that parking be reinstated in these two blocks.

Parking was removed in 1968 to conform to the theme of beautification of Theatre Row. At that time it was felt by the merchants' representatives that aesthetically, vehicles should not be allowed to park along the curbs, yet they did not want to lose the entire facility of the curb space. Both objectives were achieved by eliminating parking and instituting a series of Loading Zones and Passenger Zones together with extensions of the existing bus zones.

Initially, the Police Department did not rigidly enforce the use of the loading zones, but as the amount of parking in these zones increased and interfered with their proper use for loading, the Police were obliged to ticket violators.

Following receipt of the petition, the matter was referred to the Planning Department for comment. Discussions between the Planning Department and the merchants could not resolve the matter since there appears to be a division of thinking among the merchants.

cont'd....

Clause No. 2 continued:

800 BLOCK GRANVILLE STREET

The introduction of the five-lane traffic arrangement on Granville Street in November, 1970, precludes the re-establishment of parking in the North half of the 800 Block. The remainder of this block, after deducting curb space for the mid-block pedestrian crossings, bus zone and required passenger zones would allow for only three parking spaces. Re-establishment of parking in the 800 Block Granville Street for three parking spaces is not considered to be worthwhile, and in any case almost half the merchants in this block are opposed to reinstating parking.

900 BLOCK GRANVILLE STREET

Essentially then we are dealing with the request as it relates to the 900 Block (between Smithe and Nelson Streets) where 78% of the merchants requested in the original petition that parking be reinstated, and 75% requested in a recent poll.

In this block there are a potential 22 curb parking spaces, 10 on the West side and 12 on the East side. The remainder of the curb space is required for loading zones and the mid-block pedestrain crossing.

Additional public parking is available in some eight off-street lots within a block and a half of the 900 Block Granville Street, three of which have 600 parking spaces, 360 spaces, and 350 spaces respectively.

The absence of curb parking has some effect on moving traffic in that although an additional moving lane cannot be formed, the interference due to parking and deparking is minimized.

The Planning Department is of the opinion that parking should not be reinstated in this block because it conflicts with the environmental and aesthetic goals of the Theatre Row Beautification, and also to be consistent with the recommendation that curb parking not be provided in the 800 block. If, however, parking is reinstated, the Planning Department feel it should be regulated with a short time limit and that the parking meter layout and design be implemented in the same high standard as other street furniture on Theatre Row. However, short term parking, if installed, would still result in unrestricted evening and Sunday parking, i.e. during periods of maximum pedestrian activity.

It should be noted that curb parking was retained on Granville Street South of Nelson, following the beautification treatment in that section last year.

In summary, three-quarters of the merchants request that parking be reinstated, while the Planning Department feels this is not desirable from an environmental point of view. The retention or removal of parking in this block is not critical at this time with respect to moving traffic.

The matter of whether or not parking should be reinstated in the 900 Block Granville Street is submitted for Council's Consideration."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the petition received June 16th, 1969 are circulated for the information of Council).

DELEGATION REQUESTS.

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FOR ADOPTION SEE PAGE(S) 365

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - February, 1971

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of February, 1971
(b) Summary of Securities held by the General and Capital Accounts as at February 28, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in February, 1971					
Feb. 1	Mercantile Bank of Canada	Feb. 5/71	$400,263.01	$400,000.00	4	6.00
10	Bank of Montreal	Feb. 15/71	400,246,58	400,000.00	5	4.50
18	Toronto Dominion Bank	Feb. 26/71	400,460.27	400,000.00	8	5.25
			$1,200,969.86	$1,200,000.00		
	Bank Deposit Receipts Purchased for Redemption in March, 1971					
Feb. 2	Banque Canadienne Nationale	Mar. 31/71	$504,880.14	$500,000.00	57	6.25
9	" " "	Mar. 31/71	403,397.26	400,000.00	50	6.20
15	Royal Bank of Canada	Mar. 31/71	503,495.89	500,000.00	44	5.80
15	Mercantile Bank of Canada	Mar. 31/71	503,495.89	500,000.00	44	5.30
23	Bank of Montreal	Mar. 31/71	502,712.33	500,000.00	36	5.50
			$2,417,981.51	$2,400,000.00		

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CEMETERY PERPETUAL CARE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Feb. 11	City of Van. 5%	May 1/78	$8,000.00	$86.21	$6,896.80	7/3	7.50
16	Greater Vancouver Reg. Dist. 9¼%	Oct. 1 79/80	4,000.00	103.095	4,123.80	8/7 9/7	8.75
			$12,000.00		$11,020.60		

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TAYLOR MANOR TRUST TRANSACTION

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debenture Purchased						
Feb. 10	City of Van. 3 3/4%	Apr. 1/73	$1,000.00	$92.50	$925.00	2/2	7.60

****

(b) GENERAL AND CAPITAL

Summary of Securities Held as at February 28, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt due 1971	$ 7,018,816.58	$ 6,700,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for February, 1971 be confirmed.

2. Additional Programming Staff and Increase in Computer Size - Data Processing and Systems Division

Your Board has received a report from the Director of Finance and Co-ordinator of Data Processing and Systems regarding the problems the Computer Programming and Operations Branches of the Division are experiencing with a steadily increasing workload. The report contains recommendations for two additional positions, one of which is a Branch Head in the Programming Branch, plus the acquisition of certain aids to the computer programming function as detailed on the bottom of page 2 and the top of page 3 of the report and summarized in points 5 and 6 of Section I below. The recommendations will alleviate the most critical problems.

The report also describes the workload of the computer itself, pointing out that it is currently operating 2½ shifts per day, and also pointing out that the workload increase is primarily due to:

(a) new systems;
(b) increased demand and need for better and more timely management and government reporting;
(c) volume increases (Social Service is a good example);
(d) increases in complexity and operating time caused by external factors (e.g. senior government legislation and regulation changes).

The recommendations are to increase the speed of the printing unit, increase the memory size, add an additional magnetic disk unit and other minor miscellaneous items. The Finance Department anticipates that these additions will handle our needs for at least the next two years, assuming that no very large new systems are needed (e.g. Police Inquiry System). Within the near future, new technological developments are expected in computer equipment which, while not affecting staffing requirements, should either reduce the equipment cost or allow more computer work to be done for the same dollars. These developments are being watched and will be reported to Council in due course.

The recommendations from Sections I and II of the report are as follows:

SECTION I

We recommend that:

(1) two additional positions be created for the Data Processing and Systems Division, the first to be programming Supervisor, Pay Grade 30; the second to be a Programmer II, Pay Grade 24, as classified by the Director of Personnel Services. The additional annual cost of these two positions is $24,562, at 1971 rates and fringe benefits, with the cost in 1971 being $15,635;

(2) a desk and chair be provided from surplus for each of the incumbents of the two positions, at a cost of $225;

(3) temporary space be provided in the vacant space previously occupied by Property and Insurance;

. . . Cont'd.

Clause No. 2 (Cont'd.)

(4) one filing cabinet be provided from surplus at a cost of $25;

(5) subject to approval of the recommendations in Section II of this report, that the City contract to lease the Autoflow programs from Applied Data Research at a three year lease cost of $9,088 (cost for a three year period) and $1,178 annually thereafter, and the PL/1 compiler from IBM at an annual lease of $3,312 ($1,656 for the remainder of 1971), subject also to contract approval by Corporation Counsel;

(6) that an electronic calculator be provided for the Programming Branch at a cost of $1,000; and

(7) that the report of the Director of Personnel Services re the two new positions be approved.

SECTION II

We recommend that the following components described in recommendations (1), (2) and (3) following be added to the computer system, at a recurring annual cost of $40,935 (1971 - $17,166), and a one time installation cost of $5,431:

(1) an IBM 1403 (N1) printer to replace the IBM 1403 (2) printer at an annual rental increase of $3,348 and that the 1403 N1 adapter be added to the IBM 2821 unit at a one time cost of $4,100 plus an installation charge of $426, plus Provincial Sales Tax;

(2) (a) an additional 32,000 positions of magnetic core memory
(b) internal timer
(c) 1 - 2311 disk drive
(d) 3 - 2316 disk packs
at an annual rental increase of $25,788 (1971 - $10,745) plus Provincial Sales Tax;

(3) The Central Processor be removed from the Government Rental Plan at an annual cost increase of $9,852, plus Provincial Sales Tax;

(4) that the costs be approved in advance of 1971 Budget approval, and be subject to contract approval by the Corporation Counsel.

The recommendations result in increased costs as follows:

	Full Year Recurring Annual	1971 Portion of Recurring Costs	One Time Costs
Programming (Detailed costs on Page 3 of supporting report)	$26,874	$17,291	$10,338
Computer (Detailed costs on Page 6 of supporting report)	$40,935	$17,166	$ 5,431
TOTAL	$67,809	$34,457	$15,769

The Director of Personnel Services has also submitted his report on the classification of the two new positions. The classifications are as follows:

. . . Cont'd.

Clause No. 2 (Cont'd.)

Programming Supervisor
P.G. 30 ($994 - 1189) 1971 1st half rates
($1138 - 1189) *

* effective rate under Personnel
Regulation 160-1(a) (2)

Computer Programmer II
P.G. 24 ($758 - 905) 1971 1st half rates

The detailed reports of the Director of Finance, Co-ordinator of Data Processing and Systems and the Director of Personnel Services contain the supporting information and are circulated for Council information. This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement with the proposed classification of the new positions but not with the recommended exclusion of the Programming Supervisor from Union jurisdiction. He has agreed, however, to the immediate establishment of the position at the recommended level, subject to the question of exclusion being settled at a later date.

Your Board RECOMMENDS that Council approve the recommendations of the Director of Finance, the Co-ordinator of Data Processing and Systems and Director of Personnel Services, in advance of the 1971 Budget.

CONSIDERATION

3. Offer No. 6-171-8 - Printing of City of Vancouver Annual Report

Offers for printing 600 copies of the City of Vancouver Annual Report were opened in the Purchasing Agent's Office on March 10, 1971. Copies of the tabulation are circulated for the information of Council.

Bids were received as follows:

Low Bid	- J. W. Boyd Ltd.	$3,600.80	- NON UNION FIRM
2nd Low	- Evergreen Press	$4,191.00	- UNION FIRM
	Difference	$ 591.80	- (approx. 16% Higher)

Both firms have printed the Annual Report satisfactorily in the past, and both firms are able to meet our printing schedule as laid out in the specifications.

Your Board submits the foregoing report for Council CONSIDERATION as Union Status is involved.

4. Civic Reception - French Swimming Team

A letter has been received from the Canadian Amateur Swimming Association, advising that the French Swimming Team will be visiting the City from April 6 - 8, 1971, as part of a Canadian Tour. There will be 10 swimmers, 3 team officials and 3 chaperones in the party.

The Canadian Amateur Swimming Association is requesting that the City host a dinner or luncheon in honour of the French Team. The approximate cost, if local officials are included, will be $200.

Your Board notes that Council has dealt with similar requests as follows:

Feb. 1971	- All-Japan International High School Rugby Team - Civic Dinner.	- $350 Approved and Entertainment Cttee. be empowered to make necessary arrangements.
March 1970	- B.C. Gymnastic Association Civic Luncheon.	- $300 Approved, the details to be left in the hands of the Entertainment Cttee. with power to act.

Your Board submits the foregoing for the CONSIDERATION of Council and, should the request be approved, arrangements be left in the hands of the Entertainment Committee.

5. Civic Reception - Caledonia Senior Secondary School Road Run

A letter has been received from the Chairman of the Terrace Road Runners, advising that some 60 Skeena - Caledonia boys, as a Centennial Project, will be participating in a Terrace to Vancouver Road Run, April 11 - 16, 1971. The objectives of this group are:

(a) To Provide a Major B.C. Centennial Project

(b) To Provide Motivation for a Physical Fitness Training Program Among Students

(c) To Help Promote Throughout the Province More Recognition and Awareness of the City of Terrace

(d) To Raise Money for Physical Fitness Facilities such as the Proposed Terrace Arena

(e) To Provide a Historical, Geographic and Social Learning Situation

Accommodation will be in various schools between Terrace and Vancouver, and meals are being provided by various service clubs. Each runner is also contributing $20.00. Accompanying the 60 runners will be 20 adults, and the Chairman of the organization is requesting that the City of Vancouver host a dinner for the athletes on arrival, or some other form of welcome.

It is estimated that, if a dinner is involved, the approximate cost will be $400.

Your Board submits the foregoing request for the CONSIDERATION of Council and, should the request be approved, arrangements be left in the hands of the Entertainment Committee.

6. Reception - International Realtors

The Canadian Chapter of the International Real Estate Federation has written advising of a tour of International Realtors and their wives from 22 foreign countries who will be arriving in Vancouver after having attended the Congress in Montreal, April 25 - 29, 1971. There will be approximately 130 people and they will be leaving Montreal visiting 10 major cities in 13 days, three of which will be spent in Vancouver.

It is stated that in all cities, the hosting is being financed by the Real Estate Industry, Civic Governments, Provincial Governments plus the private sector.

The cost to provide the local program is just over $4,000, and the Western Co-ordinator of the Federation is requesting that the City of Vancouver contribute $500 as assistance in hosting these people.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the organization's letter dated March 26, 1971, are circulated for the information of Council.)

7. Travel Assistance - John Oliver School Concert Band

A letter has been received from the John Oliver Band Association, advising that the Concert Band is planning a tour of Europe and Britain this Summer.

To help make this possible, the parents of the Band members formed an Association to raise funds with a target of $30,000. To date, they have raised nearly $20,000.

The Association, therefore, is requesting that the Council approve a grant of an unstated amount to assist the students in making this tour.

Your Board notes that Council has dealt with similar requests as follows:

July 1970	- B.C. Lions Beefeater Band Travel to Baltimore.	- No Action.
June 1970	- John Oliver Choir Travel to Wales.	- $1,000 Approved.
July 1969	- B.C. Lions Beefeater Band Travel to Europe.	- $500 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council and notes that the Association wishes to appear as a delegation in support of its request.

DELEGATION REQUEST - JOHN OLIVER BAND ASSOCIATION

8. Travel Assistance -
The Vancouver Bach Choir

A letter has been received from the Vancouver Bach Choir advising that it has been invited to take part in an International Choir Festival and competition in Holland this June.

The Choir, during this visit, will be giving several concerts in southern Holland and in Belgium. It is stated that, at the City of Hulst in Holland, accommodation is being provided and a civic reception and tour have been planned by the Dutch Government.

Seventy-five members will be making the tour at a cost of $26,000 and, over a period of two years, the organization has raised $21,000 of this amount.

The Choir is, therefore, requesting a grant of an unstated amount to help underwrite the balance of $5,000 required.

Your Board notes that Council has dealt with similar requests as follows:

June 1970 -	John Oliver Choir Travel to Wales.	- $1,000 Approved.
Feb. 1970 -	Vancouver C.B.C. Radio Orchestra Assistance re Tour of Northern British Columbia.	- No Action.
June 1969 -	B.C. Boys' Choir Tour to Europe.	- $1,000 Approved.

Your Board submits the foregoing request for CONSIDERATION and notes that the organization wishes to appear before Council as a delegation in support of its request.

(Copies of the letter from the Bach Choir are circulated for the information of Council.)

DELEGATION REQUEST - THE VANCOUVER BACH CHOIR

9. Grant Request -
Canadian Track & Field Association

A letter has been received from the Canadian Track & Field Association advising it is trying to provide a program of International competition for Canada's top athletes. One hundred and twenty athletes took part last year, with a total cost to the Association of $60,000. The Federal Government contributed $10,000 towards that amount.

This year the Association is of the opinion that the Municipalities should also contribute and, in this regard, they ask that the City of Vancouver contribute $50 on behalf of each local athlete participating (17 local athletes are named in the communication.)

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the Association's letter dated March 24, 1971, are circulated for the information of Council.)

10. Grant - Junior Symphony Society

A letter has been received from the Junior Symphony Society requesting a grant of $3,000 towards the Society's Summer Music Camp or a Bursary Fund or the orchestra itself.

The Summer Camp in its fifth consecutive year was to be partially financed by the B.C. Cultural Fund, however the anticipated amount of $6,000 has been reduced to $3,000, therefore it is jeopardizing this event and the Society's activities.

The Society last year applied for a grant of $5,000 and appeared on July 7, 1970, as a delegation in support of this request. The Council took no action.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the Society's letter dated March 9, 1971 are circulated for the information of Council.)

INFORMATION

11. Traffic Access and Parking Study - Pacific National Exhibition

The City Engineer reports as follows:

"On June 16, 1970, Council approved the City's participation in a joint study, together with the Pacific National Exhibition, on traffic access and parking problems at the P.N.E.

This study, which was undertaken by the firm of N.D. Lea and Associates, has now been completed and a copy of the report is on file in the City Clerk's Office.

It is suggested that Council may wish to receive this report, request a detailed presentation by the consultant and refer the consultant's report to the Board of Administration for review by other City officials."

Your Board submits this matter to Council for INFORMATION.

RECOMMENDATIONS

12. New Account - City of Vancouver Single Men's Unit Imprest Fund

The Director of Finance reports as follows:

"The Director of Welfare Services has requested that an Imprest Bank Account be opened at the Canadian Imperial Bank of Commerce, Hastings & Abbott Street, to expedite the handling of cash issues at the Single Men's Unit.

The City's Internal Auditor has reviewed the intended operation of the account and agrees that the account is needed. The amount will be $1,200.00.

. . . Cont'd.

Clause No. 12 (Cont'd.)

It is recommended that an account be opened at the Hastings and Abbott Branch of the Canadian Imperial Bank of Commerce in the name of the City of Vancouver Single Men's Unit Imprest Fund and that the Director of Finance be given authority to designate the signatories from time to time, and to sign the usual Bank forms related to this deposit account."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

13. Polling District Changes - 1972

In line with the program of making improvements to the Polling District arrangements during off years, the City Clerk proposes to create three new Polling Districts in the area from Cambie Street east to Boundary Road and 16th Avenue south to Marine Drive. In addition, modifications are being made to three other Districts in order to improve the facilities in terms of convenience to the voters.

In order that the changes may be reflected in the Voters' List, it is necessary to do this work many months ahead.

The City Clerk, therefore, requests Council's approval in principle, which, when given, will permit him to make the necessary changes and introduce them by By-law immediately prior to the 1972 Municipal Election.

Your Board RECOMMENDS approval of the City Clerk's request.

(Circulated for the information of Council are copies of a portion of the Polling District Map showing the proposed additions and changes.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 365-367

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MARCH 26, 1971

RECOMMENDATION

1. Salary and Classification Review - One Position, G. A. Smith, Senior Fire Alarm Operator, Electrical Division, Engineering Department.

The Director of Personnel Services reports as follows:

"At the request of the Deputy City Engineer, I have reviewed the duties and responsibilities of the above position.

Mr. Smith's duties normally involve receiving fire alarm, inhalator and emergency calls on an assigned shift, ascertaining the nature and location of the fire or emergency, and dispatching appropriate equipment with the assistance of a Junior Fire Alarm Operator.

Beginning August 1, 1969, however, Mr. Smith was removed from his regular duties and given the full time special assignment of reviewing the fire alarm dispatching procedures and amending them as required for the new communication equipment to be installed in the Fire Alarm Office. During the eight month period of the project (August 1, 1969 to March 31, 1970) he was paid his regular rate plus ten percent for additional responsibilities.

The Deputy City Engineer now advises that, although Mr. Smith returned to his regular shift on April 1, 1970, he was required to continue duties related to the special project while performing his regular work as a Senior Operator. This situation continued until October 31, 1970. The extra duties included completing the preparation of new procedures, reviewing and amending reference file cards and liaison with the Fire Department regarding the response to the new procedures. This work occupied about one quarter of his time during the period.

I therefore RECOMMEND that Mr. Smith receive his regular rate plus an additional 5 percent for extra responsibilities beginning April 1, 1970 and continuing until October 31, 1970.

The estimated additional cost of this proposal, including fringe benefits of ten percent is $323.00. The Comptroller of Accounts advises that funds will be provided from the 1971 Budget of the Department.

This report has been discussed with the City Engineer and the President of the Vancouver Fire Fighters' Union, both of whom are in agreement."

/.... continued

Board of Administration, March 26, 1971 . . . . . (Personnel 2)

Clause #1 continued:

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
G.A. Smith	Senior Fire Alarm Operator (Jan.1 - Jun. 30, 1970 - $831 per month; Jul. 1 - Dec.31, 1970 - $847 per month)	Senior Fire Alarm Operator Regular rate plus 5% for additional responsibility	From April 1, 1970 to Oct. 31, 1970

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

2. Addition to Personnel Regulation 175-1, Probation Period

The Director of Personnel Services reports as follows:

"Personnel Regulation 175-1 presently reads as follows:

'175-1 Inside, Nurses, Fire, Electrical, Foremen

(a) All appointees to staff are on probationary status for the first six (6) months of employment. As probationers, they have no seniority rights or privileges and receive no preference for promotion, transfer or reclassification. Certain positions as outlined in Union Agreements or Minutes of Council have a stipulated probation period of one (1) year. Satisfactory work performance during the probation period is required if the employee is to be recommended for appointment as a permanent member of staff.'

In recent months, certain problems have arisen which have demonstrated a need to clarify this regulation in respect to the probationary period for transferred employees. Consequently, I have prepared the following addition to this regulation which is submitted for Council's adoption:

(b) (Except for Fire)

Permanent employees who have received a transfer to a position with the same classification and pay in another department on a competitive basis are required to serve a further probationary period.

If they apply for another position during this probationary period, they will not receive the same preference for promotion, transfer or reclassification that is given to other permanent employees who have successfully completed their probationary period.

Should the permanent employee fail the probationary period in the new position, then the Personnel Services Department will endeavour to place him in another suitable vacancy as soon as possible.

/.....continued

Board of Administration, March 26, 1971. . . . . (Personnel 3)

Clause #2 continued:

The Unions concerned with this regulation have been notified of this proposal and have not indicated any objections except for the Fire Fighters' Union which has requested to be excused from this new provision (Section b) since it does not appear to affect their bargaining unit."

Your Board RECOMMENDS that:

(1) the above recommendation of the Director of Personnel Services be adopted;

(2) section 'b' of Regulation 175-1 not apply to the Fire Fighters' Union.

3. Classification and Salary Review - E.F. Rideout, Assistant City Analyst, City Analyst's Laboratory, Health Department

The Director of Personnel Services reports as follows:

"At the request of the City Medical Health Officer, I have reviewed the duties and responsibilities of the above position.

The incumbent assists in the overall administration and supervision of all aspects of the City Analyst's Laboratory and also performs some of the most complex technical work. He engages in varied toxicological analyses for the City and Provincial Coroners and conducts tests of water, effluents, food products, beverages and other materials submitted by the Health Department and by the general public. Other duties include attendance in court as an expert witness, giving lectures to various groups, developing and testing new analytical techniques, and in conjunction with the City Analyst, determining the types of supplies and equipment needed by the Laboratory.

These duties are similar in nature and scope to those performed at the time of my last review in 1968, and I therefore recommend no change in classification on the basis of job content.

I have, however, reviewed the salary for the position in the light of both external rates paid for comparable work, and also internal comparisons, in the latter case with particular emphasis on the Woods, Gordon recommendation regarding the City Analyst. As a result of this review, I wish to recommend that the salary for Assistant City Analyst be adjusted from Pay Grade 30 to Pay Grade 32, effective April 1, 1970. This will maintain the traditional differential between the City Analyst and Assistant City Analyst classes of five pay grades, a relationship which I consider to be appropriate in view of current City practice and also the practice in comparable outside organizations.

The estimated recurring annual cost of this proposal, determined by the increase in the final step in the pay range at 1971 rates and including fringe benefits of 10 percent is $1,491. The Comptroller of Accounts advises that the necessary additional funds for 1970 and 1971, estimated at $2,550. will be provided by an adjustment to the 1971 departmental budget.

/.....continued

Board of Administration, March 26, 1971. . . . . (Personnel 4)

Clause #3 continued:

This report has been discussed with the City Medical Health Officer and the Business Manager of the Municipal and Regional Employees Union, both of whom are in agreement.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E.F. Rideout	Assistant City Analyst P.G. 30 ($994 - 1189)*	Assistant City Analyst P.G. 32 ($1083-1301)*	April 1, 1970"

*First Half 1971 rates

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 367

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 2, 1971

INFORMATION

1. Attendance of Senior and Other Staff Members at Seminars etc., Not Covered by the Roster of Conferences

The Director of Personnel Services reports as follows:

"On February 9, 1971, City Council requested a report from the Board of Administration on the attendance of senior staff members at seminars etc., apart from the approved Roster of Conferences.

The Assistant Director of Personnel Services has prepared tabulations on Senior Staff and Other Staff who have attended seminars and courses not covered by the approved Roster of Conferences for 1970. Tabulations and summaries are circulated for Council's information as requested."

Your Board submits the foregoing for the INFORMATION of City Council.

* * * * * *

FOR ADOPTION SEE PAGE(S) 367

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 2, 1971

RECOMMENDATIONS

1. Dunsmuir-Melville Connector
Expropriation of Lots 32 & 33, Block 2, D.L. 185
and Bowell McLean Motor Co. Ltd.
615 Burrard Street

The Supervisor of Property and Insurance reports as follows:

"On January 19, 1971, City Council approved the expropriation of Lots 32 and 33, Block 2, D.L. 185 which is required for the Melville-Dunsmuir Connector.

The improvements comprise a 2-storey and basement reinforced concrete building, built in 1926 and used as a showroom, office and service area for a General Motors dealership.

The City Solicitor, by letter dated March 25, 1971, advises that Mr. Maguire, Solicitor of Bowell McLean Motor Co. Ltd., has expressed the desire of his client to have an early disposition of this matter.

The City Charter provides that by agreement of the parties the question of compensation can be decided by a single Arbitrator. Mr. Maguire agrees that in the interests of saving expense and to expedite arbitration proceedings, it would be preferable to agree on the appointment of a single Arbitrator. He has suggested the appointment of Mr. Alex W. Fisher, Q.C. The City Solicitor advises he would concur in his appointment.

RECOMMENDED that Mr. Alex W. Fisher, Q.C. be appointed as a single Arbitrator in this matter."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Hostel for Single Men (South Side
Cordova Street between Jackson and Dunlevy)

The Supervisor of Property and Insurance reports as follows:

"On January 19, 1971, City Council adopted the following recommendation of the Board of Administration:

> 'that Lots 10 to 16, Block 57, D.L. 196 be approved as a site for a hostel for single men, and further that the Supervisor of Property and Insurance be instructed to negotiate for the purchase of these lots.'

Lot 11, which is required for the hostel site, and Lot 9, situated on the western boundary of the site are owned by George Donovan of Donovan Limited, which business is located across the lane from the proposed hostel site and fronting on Hastings Street. Mr. Donovan acquired these properties several years ago with the plan of purchasing Lot 10 and developing the site with a warehouse and parking lot to be used in conjunction with his present business.

continued . . /2

Item 2 Cont'd.

The plan for the hostel prohibits Mr. Donovan from developing these lots with his proposed addition.

Mr. Donovan requires at least a 50' site for his proposed warehouse and parking lot. This could be accomplished if Lot 8 was acquired by the City and exchanged for Lot 11, with Mr. Donovan paying the difference in market value. Lot 8 is improved with a two-storey frame dwelling with full basement erected in 1890. This dwelling contains 7 rooms and is owner occupied. Lot 11 is improved with a one-storey non-basement frame dwelling erected in 1910. The rear 40 ft. of the lot is reserved by the owner for parking and the dwelling is occupied by a tenant. From a preliminary investigation Lot 8 is considered to have a higher market value than Lot 11.

In connection with the proposed exchange it is noted that Sec. 538 of the Vancouver charter provides as follows:

> 'Where, in the exercise of the City's powers of acquiring real property, it appears to the Council that it can acquire for the city a larger or other area of real property in the same block at a more reasonable price or on terms more advantageous to the City than those at which it could acquire the part immediately required for its purposes, the Council may acquire such larger or other area, and may afterwards dispose of so much of it as is not so required.'

RECOMMENDED that the Supervisor of Property and Insurance be authorized to negotiate for the purchase of Lot 8, Block 57, D.L. 196, for the purpose of an exchange for Lot 11, Block 57, D.L. 196, subject to the present owner of Lot 11 paying the difference in market value."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. West Side 5100 Block Ruby Street, North of B.C. Hydro Right-of-Way
Acquisition of Street Corner Cut-off

The Supervisor of Property and Insurance reports as follows:

"The installation of curbs and gutters on Ruby Street between Wellington Avenue and the B.C. Hydro Right-of-Way, as a Local Improvement, was approved by Council at a Court of Revision on March 11, 1971.

As part of the street improvement, the City Engineer has requested the acquisition of a 10' x 10' corner cut-off from Lot 5 of Parcel A, Block 11, D.L.'s 36 and 51, as shown on attached plan marginally numbered LF 5409. This corner cut-off is required to improve vehicular access from Ruby Street, which is only 33' wide to the lane adjoining Lot 5.

Following negotiations, the owner has agreed to convey the requested corner cut-off subject to the following conditions:

continued . . /3

Item 3 Cont'd.

(a) Payment for loss of land (50 sq.ft.) $50.00

(b) Payment for loss of 2 trees 10.00

(c) If the existing concrete retaining wall is cut, the replacement wall is to be tied in so as to prevent separation.

(d) The ornamental pine tree west of the corner cut-off to be trimmed back only. If removal of the tree is absolutely essential, the owner to be compensated $25.00.

The City Engineer has endorsed this settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portion of Lot 5 of Parcel A, Block 11, D.L.'s 36 and 51, as shown on plan marginally numbered LF 5409, on the foregoing basis, the cost to be charged to account code 146/1801."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Kent Avenue North Extension:
Expropriation and replotting of
Lands South of C.P.R. Right-of-Way
fronting on Fraser River

The Supervisor of Property and Insurance reports as follows:

"On July 29, 1969, City Council adopted a report of the Board of Administration, Building and Planning Matters, dated July 11, 1969, concerning the assembly of various City, Provincial and privately-owned lands located East of Gladstone Street between the C.P.R. Right-of-way and the Fraser River to provide sites to be leased for industrial development. This scheme includes the extension of Kent Avenue North between Nanaimo and Elliott Streets to allow a trunk sewer to be installed. The existing and proposed subdivisions are illustrated on Planning Department Drawings #4448-1B and #4448-2B, which are circulated.

Further to this report, the Supervisor of Property & Insurance was instructed to commence negotiations for the acquisition of various lands including the following:

(a) the South 33 ft. of that part of Lot 2 (except portion coloured red on Reference Plan 5813) Blk. 70, D.L.s 258 and 329 located North of the C.P.R. Right-of-way. The portion has an area of approximately 6,300 sq. ft. and is required for road purposes to enable the construction of the aforementioned trunk sewer to proceed;

(b) all of that part of Lot 2 (except portion coloured red on Reference Plan 5813) Blk. 70, D.L.s 258 and 329 located South of the C.P.R. Right-of-way and Lot 6A the West 10 ft., Sub. 3, Block 70, D.L.s 258 and 329 also located South of the C.P.R. Right-of-way. These portions have a combined area of approximately 5,300 sq. ft. and are required for replotting purposes.

cont'd....

Item 4 continued

Lot 2 is a large parcel which fronts on S.E. Marine Drive and has an area of approximately 2 acres. Improvements consist of a 2½ storey frame dwelling erected in 1910. This building has been seriously vandalized in recent years and is not habitable. The southerly portion of this parcel, separated from the remainder by the C.P.R. Right-of-way, has a frontage of approximately 190' on the Fraser River. Lot 6A the W. 10 ft. provides an additional 10 ft. of river frontage. The depth of this 200 ft. of river frontage varies from 27' on the West side to 37' on the East side.

The subject lands are presently zoned CD-1 Comprehensive Development District. These lands are also subject to established building lines which provide for the future extension of Kent Avenue North and Kent Avenue South. These building lines run parallel to and 33' perpendicularly North and South of the C.P.R. Right-of-way. In the event of an application for a development permit, these strips would have to remain clear of improvements except by special agreement. Similarly, if a new subdivision was to be applied for, these strips would have to be dedicated for road as a condition of approval.

Following extensive negotiations with the owner, which have included the possible acquisition of the whole of these lands, this party has refused to accept an offer of $12,740.00 for the portions required as designated above. This amount is supported by two independent appraisals and is considered to represent fair and equitable compensation. After consultation with the City Solicitor, it is proposed to proceed with expropriation.

It is noted that the City Engineer requires the early possession of the portion for Kent Avenue North in connection with the sewer program for this area.

RECOMMENDED,

(a) that the offer of $12,740.00 made to the owner through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the portions of property to be acquired.

(b) that, since the City has failed to come to an agreement with the owners to acquire the said property for the sum of $12,740.00, the said property be expropriated and that the resolution submitted under 'motions' be passed.

(c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

(Copies of Drawings #4448-1B and #4448-2B are circulated for the information of Council)

5. Keefer Street Pedestrian Overpass:
Easement over Lot 1, Block 120, D.L. 181
630 Raymur Street

The Supervisor of Property and Insurance reports as follows:

"On January 26th, 1971, City Council approved the construction of a pedestrian overpass on the alignment of Keefer Street over the Burlington Northern Railway Right-of-way adjacent to the

cont'd...

Clause No. 5 continued:

Raymur Housing Development and instructed the Supervisor of Property and Insurance to acquire the necessary rights to construct said overpass. This structure is required to reduce the hazard to school children in the vicinity who cross the right-of-way when travelling between their homes and Seymour School.

The subject property comprises a site approximately 158' x 191' in size, zoned M-1 Industrial, improved with a concrete hollow block building, approximately 12,080 sq. ft. in size, erected in 1965, which is used as a warehouse. A strip 20' in width fronting Raymur Avenue is landscaped and the property is served by a commercial crossing from Raymur Avenue. Parking and manoeuvring room for 2 loading bays has been developed along the north boundary of the property.

Upon sale of this property in 1965 to the present owners, the City reserved a Public Utilities Easement over the north 20' of this site, which strip is restricted in use to parking or as a driveway. It will be necessary to modify the present easement agreement to enable the said pedestrian overpass to be erected and occupy the north 4 ft. of air space over the easement area. The right-of-way required for this structure is 8 ft. in width and is to be centered on the boundary line between the subject property and adjoining Lot B, Block 120, D.L. 181.

The property is leased to Barrymore Carpets Ltd. and after discussions with the lessee and the lawyer for the owners of the property, it has been proposed that the parties enter into an agreement granting the City permission to construct the Keefer Street Pedestrian Overpass. The City will undertake to deal with the lessee's claim for disruption of business, inconvenience of operation, loss of earnings and additional operative expenses which may be incurred during construction. It will be the responsibility of the lessee to submit details of claims and if settlement cannot be mutually agreed upon, the claim will be submitted to an Arbitration Board set up under the terms of the Arbitration Act of British Columbia.

It is anticipated that disruption should be minimal.

The owner, through his solicitor, has agreed to grant the City the additional easement rights required to construct the overpass, for the sum of $250.00, including legal costs.

RECOMMENDED that the City enter into agreements with the owner and the lessee on the foregoing basis with the agreements drawn to the satisfaction of the City Solicitor."

Your Board

RECOMMENDS the foreoing recommendations of the Supervisor of Property and Insurance be adopted.

6. Old Georgia Viaduct Demolition
Right-of-Way through B.C. Hydro & Power Authority
and C.P.R.Co. Lands
- Memoranda of Agreement with Lessees

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 7, Works and Utility Matters, December 18, 1970, confirmed by Council, December 22, 1970, approving the awarding of the contract for demolition of the old Georgia Viaduct.

Meetings have been held with the successful bidder and officials of both B.C. Hydro & Power Authority and the Canadian Pacific Railway

continued . . /6

Clause 6 Cont'd

Co. to determine the effect the demolition will have on their operations and possible ways of minimizing any disruptions to their business.

The agreements entered into with B.C. Hydro & Power Authority and Canadian Pacific Railway Co. granting the City permission to construct the Georgia Viaduct Replacement over their lands, contain clauses requiring the City to demolish the old Georgia Viaduct. In addition to the B.C. Hydro & Power Authority and Canadian Pacific Railway Company's own occupations, there are two leasehold properties which are improved with buildings that are beneath the old Viaduct. The City Engineer and the demolition contractor have been able to determine the portions of the leaseholds which will be required as work areas during demolition.

The City Solicitor considers that a memorandum of agreement will have to be entered into with the lessees wherein the lessees will grant the City and its contractors the right of entering the leasehold property for the purpose of demolishing the old Viaduct. The City will undertake to deal with the lessees' claims for disruption of business, inconvenience of operation, loss of earnings and additional operative expenses which may be incurred during demolition. The City Solicitor is of the opinion that the claims should be settled after the actual demolition as both parties will be able to determine the exact losses suffered and expenses incurred. It will be the responsibility of the lessees to submit details of claims and if settlement cannot be mutually agreed upon, the claims will be submitted to an Arbitration Board set up under the terms of the Arbitration Act of British Columbia.

The amount of disruption is difficult to estimate. There are four buildings directly under the Viaduct, portions of which must be vacated during the time demolition is proceeding overhead. Two of the buildings are occupied by lessees and two by the B. C. Hydro & Power Authority. The contractor at this time cannot estimate, with any certainty, the speed at which demolition will proceed. In addition, there are open areas under the Viaduct and immediately adjoining the Viaduct right-of-way, which will be required for work areas. City staff will be working closely with the owners, lessees and demolition contractor in an endeavour to minimize disruption.

Basic authority of City Council is required to negotiate and enter into written agreements with the parties affected on the basis outlined above. When an agreement has been negotiated, it will be reported to City Council for confirmation.

RECOMMENDED that the Supervisor of Property and Insurance and the City Solicitor be authorized to negotiate with lessees of B.C. Hydro & Power Authority and the Canadian Pacific Railway Co. on the above basis, subject to report back on each individual negotiation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

continued . . /7

7. Old Georgia Viaduct Demolition
- Agreements with Western Assembly Ltd.
and McIntosh Cartage Co. Ltd.

Reference is made to a separate report entitled "Old Georgia Viaduct Demolition - Right-of-Way through B.C. Hydro & Power Authority and Canadian Pacific Railway Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreements with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:

"Western Assembly Ltd. occupy a Canadian Pacific Railway freight shed and land, under lease LV 3028. The City requires the lessee's permission to allow the demolition contractor to work over the leased premises and occupy some of the lands adjoining the Viaduct as a work area. There are four piers supporting the old Viaduct which run through the building, these will be removed and the building reinstated. The company's operations will suffer disruption as no one will be allowed in that portion of the building while demolition is proceeding overhead. There will have to be close co-operation between the contractor, Western Assembly Ltd. and the Railway Company while work is proceeding in this area.

Western Assembly Ltd. have agreed to enter into the necessary agreement with the City of Vancouver on the basis of the concept set out in the separate report.

McIntosh Cartage Co. Ltd. lease a large area of land from B.C. Hydro & Power Authority, on which they have a number of buildings. One of these buildings is straddled by the old Georgia Viaduct and the City requires the lessee's permission to allow the demolition contractor to work above the building and occupy some of the lands adjoining the Viaduct as a work area. The company's operation will suffer disruption as no one will be allowed in that portion of the building while demolition is proceeding overhead. In addition, on one side of the building there is a private truck roadway with a railway siding on the opposite side of the building. There will have to be co-operation in scheduling between the contractor, McIntosh Cartage Co. Ltd. and the B.C. Hydro Authority while work is proceeding in this area.

McIntosh Cartage Co. Ltd. have agreed to enter into the necessary agreement with the City of Vancouver on the basis of the concept set out in the separate report.

RECOMMENDED that the City enter into agreements with Western Assembly Ltd. and McIntosh Cartage Co. Ltd. drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8.(a)Sales - Industrial
S/E Corner Heatley Avenue & Alexander Street
N/W Corner Cordova & Hawks Streets
Redevelopment Project 2, Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject

continued /8

Clause 8 (a) Cont'd.

to the following conditions:

(i) Purchasers must submit with their offers for the land, information on the use and approximate size and type of building or buildings proposed.

(ii) Purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase.

(iii) The date of sale will be the date that the offer to purchase is approved by City Council and Central Mortgage and Housing Corporation.

(iv) No purchasers shall, except with prior written consent of the City resell, lease or otherwise dispose of the land in the project area before development is completed.

(v) The purchaser shall grant the City, on behalf of the Partnership, an option to repurchase the land at the net sale price, which option will be exercised if development is not started within eighteen months or is not completed within thirty-six months from the date of purchase.

(vi) The purchaser agrees that if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

In accordance with Urban Renewal Project 2, an extensive program of Municipal servicing is being undertaken in Area A-5, including paving of the streets and lanes, street lighting and the installation of new sidewalks, curbs and gutters. Purchasers of properties in this area are advised that, as a result of the Urban Renewal Project, they will receive 50% relief from their portion of annual local improvement taxes.

(vii) Lands to be consolidated into sites of not less than 50' in frontage wherever feasible.

(viii) Purchasers to enter into any necessary agreements with the City in regard to easements or bulkheads as applicable to various sites.

RECOMMENDED that the following offers to purchase be approved under the terms and conditions set down by City Council.

Re: Lot A, Block 44, D.L. 181, Plan 196
Situated S/S Alexander between Heatley and Hawks Streets zoned M2

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Charles Hodgson	A	68' x 117'/122'	$21,500.00	City Terms @ 9%	Nil

Re: Lot A, Block 51, D.L. 181, Plan 196
N/W Corner of Cordova and Hawks Sts. zoned M2

Arthur J.Evans	A	50' x 122'	$20,000.00	City Terms @ 9%	Nil

continued . ./9

Board of Administration, April 2, 1971 . . . . . (PROPERTIES - 9)

8(b) Sale: Champlain Heights - Residential

Recommended that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 63, S/S 51st, between Tyne & Todderick
Lot 94, S/S 52nd, between Tyne & Todderick
District Lot 339, Plan #13659.Zoning RS-1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Frank Xaver Halterlein & Simone Annette Halterlein	63	50' / 44 x 128.15' / 130.24	$14,000.00	Cash	Nil
John Loewen & Co. Ltd.	94	59.94' / 59.95' x 120	$15,000.00	City Terms @ 9%	Nil

Lot 25, Block 1 & 8, D.L. N½ 339
S/S 48th Avenue between Tyne & Boundary
Zoning: RS-1

Gerard Emile Bessette & Elsie L. Bessette	25	48.32 x 157.61 / 157.51	$13,600.00	City Terms @ 9%	Nil

FOR ADOPTION SEE PAGE(S) 367

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 1, 1971

The Standing Committee of Council on Finance met on Thursday, April 1, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin and Sweeney.

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Linnell (Leave of Absence)
Alderman Wilson (Civic Business)

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held March 18, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. 1971 Civic Grant Requests

The Committee continued its consideration of 1971 Civic Grant Requests. In this regard, the Committee noted a report of the Board of Administration dated March 29, 1971, concerning certain Voluntary Health, Education, Recreation and Welfare Agency grants re Information Centres which had been reviewed by the Joint Technical Committee, Department of Social Planning/Community Development. A report of the Board of Administration dated March 23, 1971, concerning the Vancouver Art Gallery's grant request was noted also.

The Committee took action as follows:

(A) The following grants RECOMMENDED by the Committee received 8 affirmative votes:

App'n. No.	NAME	REQUESTED	RECOMMENDED	CONDITIONS
115	Fraserview Killarney Action Centre	$ 3,700	$ 2,500	-
118	Crisis Intervention & Suicide Prev'n. Centre	10,000	5,000	Subject to 50% recoverable from C.A.P.
605	Riley Park Area Council	14,900	2,360	For Information Services.
608	Frog Hollow Neighbourhood House	1,434	915	-

. . . Cont'd.

Clause No. 1(A) (Cont'd.)

App'n. No.	NAME	REQUESTED	RECOMMENDED	CONDITIONS
614	Grandview Woodland Area Council	$ 3,500	$ 2,712	-
612	Mount Pleasant Area Council - Inf. Centre	2,470	2,120	-
-	Kitsilano Information Centre	-	1,680	-
-	Strathcona Information Centre	-	540	-
-	West End Community Bulletin Board	-	204	-
350/55	Vancouver Art Gallery Assn.	105,983	94,407	Operating Costs.
			5,834	Major repairs and renovations.
			Up to 576	Minor repairs; subject to approval of Building Inspector.
			198	Painting the Members' Lounge; subject to approval of Building Inspector.
384	Vancouver's Theatre in the Park	2,000 + 3,000 (loan)	1,000	-
550	Van. & Lower Mainland Industrial Dev. Com.	20,519	10,000	-
585	Town Planning Com.	3,950	2,500	-
955	Festival of Forestry	7,500	3,500	-
245	Salvation Army Red Shield Bldg. Fund	100,000	25,000	And it be recommended that similar amounts be approved by succeeding Councils up to and including 1974.
201	Vancouver Detoxification Centre	1,000 (Blce. for 1970)	1,000	-

(B) The Committee RECOMMENDS that no action be taken with respect to grant requests from the following organizations:

. . . Cont'd.

Clause No. 1(B) (Cont'd.)

App'n. No.	NAME	REQUESTED
136	Mental Patients' Association	$ 4,500
-	Joshua Society	8,200
575	Vancouver Chamber of Commerce - Clean-Up Week	500

(C) The following grants RECOMMENDED by the Committee did not receive 8 affirmative votes:

App'n. No.	NAME	REQUEST	RECOMMENDED	REMARKS
320	Vancouver Opera Association	$ 20,000	$ 11,325	In Theatre Rental.
380	Vancouver Symphony Society	50,000	25,000	In Theatre Rental. (As requested, information received subsequently re Theatre Rentals: 1969 - $24,863 1970 - $25,066)
950	International Peace Arch Association	100+	100	-
953	Vancouver Sea Festival Society	30,000	10,000 + 10,000	On a matching basis.

(D) No action was taken by the Committee with respect to the following grant requests, however, the Committee RECOMMENDED that, should the organizations still wish to appear as delegations, arrangements will be made at a future meeting:

App'n. No.	NAME	REQUESTED
310	Kiwanis Musical Festival	$ 750
324	Jeunesses Musicales Du Canada	3,495
540	B.C. & Yukon Chamber of Mines	5,000
566	Native Daughters of B. C.	800
127	Lower Mainland Society for the Physically Handicapped	5,000
176	Vancouver Inner-City Services Project - Risk Fund	10,000
250	Khalsa Diwan Society	8,314

. . . Cont'd.

Clause No. 1(D) (Cont'd.)

App'n. No.	NAME	REQUESTED
305	Vancouver Little Theatre Assn.	$ 3,000
392	North West Indian Cultural Society	1,500
394	Western Dance Theatre Society	5,000
396	Finnish Organization of Canada - Loc.55	3,000
398	Metro - Co-Op Theatre Society	6,492
626	B.C. Civil Liberties Association	5,000
390	Vancouver Society for Asian Art	2,000

PART II

The following actions of the Committee are reported for the information of Council:

INFORMATION

2. 1971 Civic Grant Requests

(A) Central Information Services

RESOLVED that consideration of the $2,000 recommended by the Joint Technical Committee, Department of Social Planning/Community Development, for this service be deferred pending a delegation from the United Community Services appearing before the Committee.

(B) Greater Vancouver Visitors and Convention Bureau ($410,000 requested)

RESOLVED that consideration of a grant of $100,000 be deferred pending the hearing of a delegation from the organization.

3. Increase in Grants in Lieu of Taxes

At the last meeting of the Committee, when dealing with Sundry Grants in Lieu of Taxes, the Board of Administration was requested to report on the reasons for the increase shown in this appropriation from $6,282 in 1968 to $90,863 in 1969.

The Committee noted a communication from the Comptroller of Accounts dated March 24, 1971, setting out an analysis of the major grants approved by Council in 1969 and in 1970.

RESOLVED that the foregoing communication be received.

* * * * * *

FOR ADOPTION SEE PAGE(S) 368-369

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

APRIL 1, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, April 1, 1971, at 2:00 p.m.

PRESENT: Alderman Wilson, Chairman
Alderman Adams, Broome, Bird, Rankin, Harwick, Sweeney, Calder and Phillips

ABSENT: His Worship the Mayor (leave of absence)
Alderman Linnell (leave of absence)

CLERK: M. James

The minutes of the meeting of February 11, 1971 were adopted.

PART II

The following action of the Committee is submitted for the information of Council.

INFORMATION

1. Greater Vancouver Regional District Transportation Function Investigations Phase 2, and

Proposed Vancouver Citizens Transportation Commission

Present at the meeting were Mr. A.C. Kelly, Director, the Greater Vancouver Regional District and Mr. Lash, Planner for the Greater Vancouver Regional District.

As this meeting was called for the express purpose of having the Committee members meet with Mr. Kelly the Chairman asked Mr. Kelly to take the floor.

Mr. Kelly reviewed for the information of the members of the Committee present the program of the Greater Vancouver Regional District Transportation Functions Investigation. The first of the four phase program adopted by the Regional District Directors on September 30th, 1970 was to investigate the transportation function for information and was completed in January of this year. Mr. Kelly advised the Committee that the second phase, negotiations, was now in progress with an anticipated terminal date, and report back to the Regional Board by October of this year. Mr. Kelly pointed out that the objective of phase two was to submit a report which will:

"1. point out the improvement in transportation service that will be immediately necessary to bring transportation facilities and services up to the acceptable level over the Region,

2. suggest what the Regional District should do about taking on the transportation function,

3. indicate the sources of revenue that would be available to the Regional District if it were to take on the function,

continued..../2

Clause 1 continued

4. show how the costs (other than those that can be obtained from sources in 3) could be shared between members of the Regional District,

5. suggest the constitution and responsibilities of an authority that would operate the Transportation Function under the GVRD Board."

Mr. Kelly briefly outlined that phase three would be the involvement of legal, administrative and financial work necessary for the transportation function and phase four would be detailed arrangements between the Regional District Board and the operating agencies which would be involved.

Mr. Kelly ended his opening remarks by stating that his intention was to discuss with the various Councils the Councils' needs in the matters of transportation in their respective areas and any solutions that they might suggest to these transportation problems. Mr. Kelly asked what the attitude was as far as the City of Vancouver was concerned.

A general discussion followed and the following are notes which were made of comments during the discussion:

-- Public transporation is considered by the GVRD Board to be every type of convenience that will move people from one point in the area to another, excepting taxis and private automobiles, i.e. the following are included, local and express buses, rapid transit of whatever type, commuter trains, ferries and would definitely include the present bus system.

-- Highways and arterial streets are none of the Regional District's consideration at the present time but some recent thinking shows that the Regional District may become involved in highways and bridges because of the need for roads, road allocation and traffic control to make traffic systems work; at the present time, the connector between the Georgia viaduct and Highway 401 along the Great Northern Railway cut would not be part of the Regional District's responsibility.

-- The planning of Provincial highways and freeways would definitely involve planning by the Regional District.

-- The fastest way to make transportation adjustments and improvements at the present time would be to increase services on the present bus system.

-- In the light of the comments made by the Minister of Municipal Affairs certain of the projects presently being undertaken by the City of Vancouver could be shareable by the Regional District.

-- The matter of a cost sharing formula for transportation projects will be considered along with other suggestions made in the report to the Regional District Board expected in October.

-- The Regional District Board has assumed a neutral stance on the matter of the Second Crossing of First Narrows. The Regional District has not had anyone request comment of it.

-- The Regional District in its planning has assumed that the Second Crossing will be built.

continued..... 3

Clause 1 continued

-- The Regional District is not in a position at the present time to make any assessment between projects which may be proposed.

-- The Federal Government has not developed any policy for help to urban areas for transportation problems.

-- The City of Vancouver has two basic transportation problems:
(a) the movement of people within the city, and
(b) the movement of people to and from the city.

-- The City is being posed with problems which must be decided in terms of developments in the downtown area and the provision for some form of transportation network in the downtown area.

-- The Regional District would be pleased to assist in the study of the location of transportation corridors in the downtown core.

Mr. Kelly made mention of the discussion of transportation problems with the general public and the need to have proposals to present to the public for reaction rather than the method of attempting to evolve proposals re transportation matters from public discussion. Mr. Kelly mentioned that when some proposals were in sufficient format to be able to be presented to the general public materials explaining these proposals would be available for distribution to the public for general discussion.

The meeting then adjourned.

FOR ADOPTION SEE PAGE(S) 369

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 20, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Phillips)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from a Social Science class from Eric Hamber School, under the direction of Mrs. Canon.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 6, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed that the following items be deferred for consideration later this day pending the hearing of delegations:

(a) Travel Assistance:
The Vancouver Bach Choir

(b) Travel Assistance:
John Oliver School Concert Band

(c) Theatre Row Parking

COMMUNICATIONS OR PETITIONS

1. 1970 Financial Statements and Auditors' Report

MOVED by Ald. Bird,
THAT, pursuant to request received, the City Auditors, Riddell, Stead & Co., give a report reference to the Council on Tuesday, May 4, 1971, in respect of the presentation of the 1970 Financial Statements and Auditors' Report which are to be presented to His Worship the Mayor on April 29, 1971.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Proposed Development on Block 61: Provincial Government

A communication was received from the Minister of Public Works advising of a meeting for 2:00 p.m., Thursday, April 29, 1971, in the Alouette Room, of the Vancouver Hotel, when there will be a presentation in regard to proposals for development of Block 61 and construction of the British Columbia project thereon. The members of Council are invited to be present.

MOVED by Ald. Linnell,
THAT the Minister of Public Works be thanked for his co-operation with the City of Vancouver in providing information regarding the proposed development, and as many members of Council as possible be requested to be in attendance at the meeting arranged for April 29, 1971, in the Hotel Vancouver.

- CARRIED

3. White Paper on Unemployment Insurance

A resolution was received from the City of Oshawa voicing disagreement with proposals which it is stated had been put forward in the Federal Government's White Paper on Unemployment Insurance. Seasonal benefits would be eliminated reducing from 78 weeks to 51 weeks the maximum period for which benefits might be claimed, and the waiting period would be increased from one week to two weeks.

MOVED by Ald. Rankin,
THAT this communication from the City of Oshawa be received and the matter mentioned therein be referred to the Board of Administration for investigation and report.

- CARRIED

4. Delegation Request re Application for Grant: Mayday Festivities

A request was received from Mr. Paul Watson that a delegation from the Mayday Committee be permitted to appear before the Council to request funds toward its planned Mayday festivities.

MOVED by Ald. Rankin,
THAT the delegation request be approved.

- LOST

A tie vote resulted and therefore the motion was declared lost.

(Alderman Rankin is recorded as voting for the motion.)

5. Jericho D.N.D. Lands Development

The Deputy Mayor, Alderman Phillips, submitted a copy of the notes of a meeting held with Mr. Grant Deachman and Council and Park Board representatives on Tuesday, April 13, 1971, when matters pertaining to Jericho D.N.D. land development were discussed.

cont'd . .

COMMUNICATIONS OR PETITIONS (cont'd)

Jericho D.N.D. Lands Development (cont'd)

The Deputy Mayor drew the Council's attention to the remarks made by Mr. Deachman and his strong suggestion that the City pursue the matter of the R.C.M.P. lands, 3875 Point Grey Road, on the basis of transfer to the City for park and recreational purposes at a nominal value.

It was noted that the Council on February 23, 1971, authorized Alderman Broome to take whatever action was considered advisable in an endeavour to acquire or lease this R.C.M.P. property on a nominal basis.

Discussion followed but no further action was taken.

6. Second Crossing of First Narrows

The Deputy Mayor under date of April 15, 1971, submitted a report regarding the Second Crossing of the First Narrows setting out the following recommendations:

"1. That City Council, through its Regional District representatives, request an opinion from the Regional District Planner on the planning and developmental implications of the proposed new crossing of Burrard Inlet from the point of view of Greater Vancouver.

2. That the Planning and Development Committee of Council meet with the Director of Planning and Civic Development to discuss the implications of the proposed new crossing and its four basic elements from the point of view of Vancouver.

3. That the Honourable Robert Andras, the Honourable Don Jamieson and the three Federal Cabinet Ministers from Greater Vancouver be asked to meet with City Council to discuss the financial implications of the Federal Government's participation in the new crossing and the possibilities of Federal assistance to the City's proposed rapid transit and other transportation facilities. "

MOVED by Ald. Sweeney,
THAT the Board of Administration report to the Standing Committee on Transportation, in review form, on all Council action to date relative to the proposed new crossing of Burrard Inlet and by-pass connectors pertaining thereto.

FURTHER THAT the Board of Administration also report to the Standing Committee on Transportation on the letter from the Deputy Mayor dated April 15, 1971, on this subject.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, April 16, 1971

Works and Utility Matters

Rate Structure Application:
B. C. Telephone Company (Clause 3)

The Board of Administration advised as follows:

"Council, on February 23, 1971, passed the following resolution with respect to the rate structure application of the B.C. Telephone Company:

'THAT the Board of Administration report to Council in sufficient time before the Hearings are held (expected to be in August) in order that the Council at that time may consider appropriate representations at the Hearings.'

Formal Notice of Hearing has now been received setting June 7 as commencement date for the hearing of the application. The Railway Transport Committee has asked that, where possible, intervenants should file a memorandum of the evidence they intend to present prior to the Hearing."

MOVED by Ald. Rankin,
THAT a brief be prepared on behalf of the City for submission to the hearing, such brief to include the resolution of Council passed on February 23, 1971, on this subject, as well as reference to the financial position of the Company as it appeared in the press recently; also support of the Provincial Government submission on the matter be given as advisable.

FURTHER THAT a representative of the Law Department submit such brief to the hearing and hold a watching brief.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Wilson,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated April 16, 1971, Clauses 1, 2 and 4 be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Social Service and Health matters), dated April 16, 1971, Clauses 1 and 2 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Old City Museum Building:
Buddhist Congregation (Clause 4)

It was agreed that consideration of this clause be deferred pending consideration of a detailed report on the Old City Museum Building to be considered later in the day.

AMENDED SEE PAGE 682 In Camera June 8/1971 re cl. 5

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated April 16, 1971, Clauses 1, 2, 5, 6 and 7 be adopted and Clause 3 received for information.

- CARRIED

Fire and Traffic Matters

Vietnam Action Committee:
Parade - April 24, 1971 (Clause 4)

MOVED by Ald. Bird,
THAT the recommendation in this clause in respect of the proposed parade by the Vietnam Action Committee on Saturday, April 24, 1971, be adopted.

- CARRIED

(Alderman Adams recorded in the negative)

MOVED by Ald. Calder,
THAT the request of the Vietnam Action Committee for use of a sound truck in connection with this parade be not approved.

- CARRIED

(Alderman Rankin recorded in the negative)

Balance of Fire and Traffic Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Fire and Traffic matters), dated April 16, 1971, Clauses 1 to 3 inclusive be adopted.

- CARRIED

(At this point the Council observed a recess and held an 'In Camera' meeting).

Finance Matters

Grant: British Columbia
Sports Hall of Fame (Clause 1)

The British Columbia Sports Hall of Fame Society has requested a grant from the City of Vancouver toward the construction of a British Columbia Sports Hall of Fame.

It is advised that the Provincial Government has announced a $100,000 grant and it is stated that the Pacific National Exhibition is making a similar grant. The total amount which the Society is endeavouring to raise is $400,000.

MOVED by Ald. Adams,
THAT the Society be informed the contribution to this project being made by the Pacific National Exhibition is from Civic funds, and therefore the City Council does not approve any additional grant.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

MOVED by Ald. Calder,
THAT, in respect of the report of the Board of Administration (Finance matters), dated April 16, 1971, Clauses 2 and 3 be adopted.

- CARRIED

B. Personnel Matters, Supplementary

MOVED by Ald, Hardwick,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 16, 1971, be adopted.

- CARRIED

C. Property Matters

Signs Adjacent to City bridges on City-owned property (Non-conforming signs) (Clause 7)

Pursuant to Council instructions, the Supervisor of Property and Insurance reported on non-conforming signs on City-owned property around bridges and gave the expiry dates of leases in respect of such properties.

MOVED by Ald. Hardwick,
THAT, in the case of sign leases on City-owned property in respect of non-conforming signs, such leases be not renewed following the expiry date. However, in the case of more than one occupancy on the same City property, in respect of non-conforming signs, leases be extended only to the latest lease expiry date.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Linnell	Alderman Adams
Alderman Rankin	Alderman Broome
Alderman Hardwick	Alderman Bird
Deputy Mayor Phillips	Alderman Wilson
	Alderman Calder
	Alderman Sweeney

(The motion was declared lost)

Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 6 inclusive and Clause 8 of the report of the Board of Administration (Property matters), dated April 16, 1971, be adopted.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon, to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Phillips)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Travel Assistance:
The Vancouver Bach Choir

The Board of Administration under date of April 6, 1971, advised of a request from the Vancouver Bach Choir for financial assistance to help underwrite the balance of $5,000 in connection with attendance at an International Choir Festival and competition in Holland this June.

Representatives of the Choir attended in support of this application and asked a grant of $2,000 be made.

MOVED by Ald. Linnell,
THAT a grant of $1,000 be provided for this purpose.

- LOST
(Not having received the required majority

2. Financial Assistance re European Tour:
John Oliver School Concert Band

Under date of April 2, 1971, the Board of Administration advised of a request from the John Oliver Band Association for financial assistance in connection with a tour by its Concert Band of Europe and Britain this summer.

Representatives of the Band appeared and submitted a brief in support dated April 20, 1971.

MOVED by Ald. Wilson,
THAT a grant of $1,000 be approved for this purpose.

- LOST
(Not having received the required majority

3. Theatre Row Parking

The Board of Administration under date of April 2, 1971, submitted a report of the City Engineer and the Director of Planning and Civic Development as a result of requests received from business owners and proprietors in the 800 and 900 blocks Granville Street for the reinstatement of parking in these two blocks. Reference is made in the report to petition in June, 1969, to allow parking and a recent survey made departmentally in November, 1970, the latter showing that half the merchants in the 800 block are opposed to reinstatement and 75% have requested reinstatement in the 900 block.

Mr. A. Baker appeared asking that no change be made in the present situation. Mr. J. Francis who had indicated a desire to appear in support of reinstatement of parking was not in attendance.

cont'd . .

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Theatre Row Parking (cont'd)

MOVED by Ald. Bird,
THAT there be no change in policy in respect of parking in the 800 and 900 blocks Granville Street.

(separated)

Parking: 800 Block Granville Street

MOVED by Ald. Bird,
THAT there be no change in policy respecting parking in the 800 block Granville Street.

- CARRIED

Parking: 900 Block Granville Street

MOVED by Ald. Bird,
THAT there be no change in policy respecting parking in the 900 block Granville Street.

- CARRIED

MOVED by Ald. Adams,
THAT the matter be tabled until such time as it is raised by the merchants in this block.

- LOST

(The motion of Alderman Bird was put and carried).

BOARD OF ADMINISTRATIONS AND OTHER REPORTS (cont'd)

D. Area "A": CD-1 Rezoning:
Champlain Heights

MOVED by Ald. Wilson,
THAT the following report of the Board of Administration dated April 15, 1971, be approved:

- (Carried)

"The Director of Planning and Civic Development and the Corporation Counsel report as follows:

'At a Public Hearing on April 9, 1970, Council approved the rezoning to CD-1 of Area "A" in Champlain Heights. The scheme of redevelopment proposal included apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses of various classes, public parks and ancillary uses.

Subsequently, and at a meeting of November 3, 1970, Council approved a report involving the marketing of the lands in question which set out in detail how, where and to what extent development under the by-law should take place.

At the present time, there have been no administrative guide lines laid down to guide the Technical Planning Board when dealing with Development Permit Applications. This is customarily done at the time of the rezoning, but this was not done in this case.

It is recommended that the conditions of development for sites in Area "A" incorporated in the report of the Director of Planning on the marketing of City-owned land in Champlain Heights, dated October 15, 1970 (copy attached) and approved by City Council on November 3, 1970, be used by the Technical Planning Board in the implementation of the CD-1 rezoning in this area.'

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development and the Corporation Counsel be adopted."

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Juvenile Probation Officer Programme

MOVED by Ald. Hardwick,
THAT the Board recommendation in the following report of the Board of Administration under date of April 13, 1971, be approved:

- (Carried)

"City Council at its meeting of February 10, 1970, adopted a recommendation that:

'Three teams, each consisting of one Probation Officer III and five Probation Officers I or II be established to provide Probation Services in three defined districts of the City and, for this purpose, five additional Probation Officers II or I positions be established ...(and)...an additional position of Probation Officer III be established to serve as Senior Intake Probation Officer, providing liaison with parents, prosecutor, court officers and the probation officers."

Following adoption of these recommendations, Juvenile Probation Officers organized into three teams; each operating in an area which has been established in keeping with local area boundaries, as follows:

North - Burrard Inlet to 16th Avenue
Centre - 16th Avenue to 41st Avenue
South - 41st Avenue to Fraser River

Facilities at the Mount Pleasant Community Centre and the Oakridge police sub-station have been utilized as local area offices for the Probation Officer teams.

The February report proposed that the Probation Officers should be assigned particular days on which to attend at court to deal with the juveniles under his supervision. The advantage of such arrangement being that the Probation Officer is definitely free on the remaining working days in each week for probation work in his assigned area. The schedule to date has consisted of three duty court days and two days in the district. As the programme develops, it is anticipated that the Probation Officers will shortly be assigned two regular court days, leaving three full days for probation work in the field.

The use of the personal paging devices has proved to be highly effective in the service provided. Eighteen (18) devices came into use on June 4, 1970. The total number of calls recorded from that date until December 31, 1970 was 454. The quick response to calls for individual Probation Officers has meant that the Court or Senior Probation Officers have been able to resolve problems without the embarrassing delays formerly experienced.

The numbers of children on probation in recent months is as follows:

July 1970	654
August 1970	649
September 1970	681
October 1970	687
November 1970	675
December 1970	704

The numbers of children being broughtbefore the Juvenile Probation Officers and the Provincial Court (Family Division) is as shown below:

January 1970	264	July 1970	291)	
February 1970	223	August 1970	268)	
March 1970	276	September 1970	284)	-- Total 3,154
April 1970	307	October 1970	232)	
May 1970	283	November 1970	264)	
June 1970	247	December 1970	215)	

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Juvenile Probation Officer Programme (cont'd)

The District Judge concurs that the program of the Juvenile Probation Officers implemented following City Council approval of February 10, 1970 is satisfactory and has commented favourably on the use of the paging devices.

The Chief Probation Officer and Administrative Analyst recommend that this report be received for INFORMATION, and recommend the programme continue with use of paging devices at an approximate cost of $4,300 for the 1971 fiscal year.

Your Board RECOMMENDS the adoption of the report of the Chief Probation Officer and the Administrative Analyst, and note that provision for $4,300 expenditure has been made in the Departmental estimates.

NOTE: Formerly, many complaints were received from parents, school counsellors and others interested in the juvenile probation problem. No complaints have been received since the implementation of this programme."

- CARRIED

F. Additional Staff:
City Analyst's Laboratory

Under date of April 16, 1971, the Board of Administration submitted the following report:

"With the growth of the City of Vancouver and adjoining areas, the workload of the City Analyst's Laboratory has been increasing over the past ten years. This has been due to a combination of:

(a) increasing population,

(b) increasing incidence of crime,

(c) increasing complexity of analysis,

(d) increasing complexity of legal action

(e) increasing abuse of drugs such as LSD and marijuana.

No staff increases have been made in the City Analyst's Laboratory since 1960.

At the direction of the Board of Administration, the Engineering Group of the R & S Committee have carried out a study to determine the workload of the City Analyst's Laboratory and the adequacy of staff to carry out this work. A technical report showing the results of this study is available in the Board Offices.

The technical report shows that the number of cases analyzed per year by the City Analyst's Laboratory (excluding materials testing) has risen from 1,567 in 1960 to 2,732 in 1970. Since no staff increases were made during this period, the workload per person has increased significantly. This workload per person is now considerably higher than that of similar laboratories such as the Centre of Forensic Sciences in Ontario. The report states that the City Analyst's staff is no longer able to keep up with the workload and insufficient time is available to the Analyst's staff to review new literature and methods so that up-to-date techniques can be utilized. It recommends the addition of one chemist and one laboratory technician immediately to provide the staff capability necessary to keep up with the existing workload. Further studies are in progress to provide improvement in clerical procedures and specialized analyses. The results of these studies may reduce the need for further staff increases but will not offset the existing pressing need for additional staff.

cont'd. .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Staff:
City Analyst's Laboratory (cont'd)

Recommendation

The Medical Health Officer recommends that Council authorize the addition of one chemist and one laboratory technician to the staff of the City Analyst's laboratory at an annual cost of $19,300. The Comptroller of Accounts advises that this sum will be provided from Contingency Reserve if Council approves this recommendation.

The Director of Personnel Services reports as follows:

"In accordance with the above recommendation that two new positions be added to the staff complement of the City Analyst's Laboratory, I have prepared the following salary and classification report for Council's adoption:

1. One New Position - Chemist

The proposed duties and responsibilities of this position involve a small amount of toxicology work, however, the main emphasis will be:

(1) the supervision of the chemical analysis of breath specimens of persons accused of impaired driving;

(2) the maintenance and calibration of four breathalyzer instruments; and

(3) the preparation and subsequent delivery of testimony in court.

These functions will be performed under a minimum of direct supervision and will require the incumbent to possess professional qualifications.

This work is clearly at an equivalent level of responsibility to that performed by the other professional staff in the Analyst's Laboratory, and I therefore recommend that this position be classified as a "Chemist", Class No. 233, Pay Grade 26 ($827-994).

I further recommend that advance authority be granted to the Director of Personnel Services to recruit for this position up to and including the midpoint in the salary range. This will not affect any other Chemists' salaries since none of them are currently below the midpoint of the range.

2. One New Position - Laboratory Technician II

The incumbent of this position will assist in the toxicology section performing the less complex analyses and will also be involved in the analysis of industrial trade wastes (i.e. pollutants).

While supervision of staff will not be a constant feature of the work, on certain assignments, partial supervision of more junior laboratory staff may be involved.

The complexity of the analyses and the independence with which they will be performed require that the incumbent be full experienced in laboratory techniques and procedures, and preferably be a graduate of an Institute of Technology in an appropriate discipline.

These duties and responsibilities and desired qualifications are covered in the existing classification of "Laboratory Technician II", Class No. 229-1, Pay Grade 20 ($631-758) and I therefore recommend that it be so classified.

This report has been discussed with the City Medical Health Officer, the City Analyst, and the Business Manager, Municipal and Regional Employees Union, who are in agreement with the recommendations contained herein."

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Staff:
City Analyst's Laboratory (cont'd)

SUMMARY

Incumbent	Proposed Classification	Effective Date
One NEW Position	Chemist Pay Grade 26 ($827-994)*	When adopted
One NEW Position	Laboratory Technician II Pay Grade 20 ($631-758)*	When adopted

* 1971 First Half Rates

YOUR BOARD

RECOMMENDS that the foregoing recommendations of the City Medical Health Officer and the report of the Director of Personnel Services be adopted."

MOVED by Ald. Broome,
THAT this report be referred to the Standing Committee on Finance when the budget is being considered.

- LOST

MOVED by Ald. Hardwick,
THAT the recommendations in the foregoing report be approved.

- CARRIED

(Aldermen Broome and Linnell recorded in the negative)

H. False Creek Consultants

MOVED by Ald. Bird,
THAT the recommendations in the following report of the Board of Administration under date of March 24, 1971, be approved on the understanding that the four Progress Reports referred to on page five of the communication dated March 22, 1971 from Thompson, Berwick, Pratt & Partners will be the subject of a report reference to the City Council:

- (Carried)

"The Director of Planning and Civic Development reports as follows:

'INTRODUCTION

On January 12th, 1971, City Council approved a report on the terms of reference for the False Creek Consultants for the first part of the Study to be carried out before the end of February, 1971. The maximum amount of money to be spent was $25,000. Work actually commenced on the project late in November, 1970.

The build up of the team, the preparation of the terms of reference for the complete study, the estimating of its cost and the design of the control system have now been completed and in fact some work on the next part of the study has already been carried out while this other work has been in progress. A report has now been received from the Consultants and is attached as an appendix.* The Consultants' report sets out the work carried out to date, the proposed terms of reference and the procedures to be followed, including the preparation of four extra progress reports for a total cost of $262,500 including the $25,000 already authorized.

cont'd . .

* on file in City Clerk's Office

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

False Creek Consultants (cont'd)

TERMS OF REFERENCE

It is proposed that the Consultants' report form the basis for an agreement between the City and the Consultants with the addition of the following items:

1. Fees are to be in accordance with the hourly rate schedule of the Architectural Institute of B.C. (or other professional organizations where specialist consultants are brought in). Expenses including the rental of a site office will also be allowed. Billing is to be monthly through the prime consultants, Thompson Berwick, Pratt and Partners, to the Director of Planning and Civic Development who will authorize payment after checking against progress.

2. The Consultants, through the management group, are to establish a control system with progress to be related to costs to be related to budget all to be to the satisfaction of the Director of Planning and Civic Development and available for his inspection at all times.

3. Specialist Consultants within the broad terms of reference may be appointed subject to the approval of the Director of Planning in consultation with other Department Heads such as the City Engineer, where appropriate. The budget makes allowance for the inclusion of such Specialist Consultants.

4. Both the City and the Consultants are to have the right to terminate the study on 30 day's notice. In the event that the study is terminated by either side, the City is to have access to all material prepared as part of the work and the benefit of all work carried out to the time of termination.

5. The Consultants are to supply the Director of Planning and Civic Development with the names of individuals working on the project and any change in the principals involved is to be to his satisfaction.

FUNDS

$200,000 was set aside in 1970 from Supplementary Capital; $100,000 for Consultants and $100,000 for filling. Excluding the money already paid to Consultants, $7,500 has been spent on a soil testing survey. It is not considered appropriate to carry out any filling until the completion and acceptance of the final report so there will be no calls during 1971 on the $100,000 appropriated in 1970 for filling. It is possible in fact that the end result may be that filling would be at the expense of the developers rather than the City. $192,500 is therefore already available for the employment of consultants.

The Consultants have estimated the cost at $262,500 including $25,000 already approved for the work and including the $15,000 for a user-survey which may be carried out in whole or in part or not at all. It is proposed that a total of $270,000 be set aside for this work which will involve an extra $77,500 from the 1971-75 Five Year Plan fund for Civic Property design and feasibility studies, in addition to the money already authorized.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

False Creek Consultants (cont'd)

RECOMMENDATIONS:

It is therefore RECOMMENDED:

1. THAT the terms of reference for the Consultants be established in accordance with the report from Thompson, Berwick, Pratt and Partners dated March 22nd, 1971 attached as an appendix, and the additional items included in the body of this report.

2. THAT the Director of Planning and Civic Development be the responsible official through whom the Consultants will report to City Council.

3. THAT the funds already appropriated for Consultants and for filling be used for payments for this work and that an extra amount of $77,500 be allocated from the Civic Property Fund in the 1971-75 Five Year Plan (portion to be financed from revenue).

4. THAT the Corporation Counsel be requested to draw up an Agreement between the City and the Consultants embodying these terms of reference and to the satisfaction of the Director of Finance and the Director of Planning and Civic Development."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved." - CARRIED

I. Old City Museum Building: Disposition

MOVED by Ald. Adams,
THAT the recommendations in the following report of the Board of Administration under date of March 30, 1971, be approved: - (Carried)

" Your Board submits the attached report of the Director of Planning and Civic Development dated March 26th, 1971 respecting the disposition of the Old City Museum building, which is summarized as follows:

The Director of Planning and Civic Development, in consultation with the various affected Departments, has examined five alternatives for the disposition of the Old Carnegie Library/City Museum Building. These are:

1. Use of the building by City Departments for which an estimated capital expenditure of $576,000 would be required for renovation and extension.

2. Renting or selling the building for continued use by an outside organization which is concluded not to be an economic proposition.

3. Use of the building by various civic groups listed in an Appendix. It is noted that none of these organizations proposes an economic rental.

4. Demolition of the building to use the site as public open space requested by the Park Board.

5. Demolition of the building to make the site available for new construction.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Old City Museum Building:
Disposition (cont'd)

It is generally concluded that if the economic viewpoint is the only one to be considered, the most appropriate action is to demolish the old building and make the site available for either another City building or a private building. However, the building comes within the area recently designated as an Historic Site and an Historic Area Advisory Board has been appointed to advise on disposition of buildings in this area.

It is RECOMMENDED by the Director of Planning and Civic Development that in view of the inclusion of this building in the designated Historic Site and in view of the impending appointment of the Historic Area Advisory Board, Council refer this report to that *Advisory Board for comment, before determining which of the five alternatives should govern the disposition of the Old City Museum building.

Your Board RECOMMENDS approval of the recommendations of the Director of Planning and Civic Development."

- CARRIED

(*Included by Board of Administration at Council meeting)

In considering this matter, the Council noted clause 4 of report of Board of Administration, Building and Planning matters, dated April 16, 1971, in which the Director of Planning and Civic Development advises of a request from Mr. C.C. Lu for the lease of the Old City Museum building as a Buddhist temple. It is advised that certain information is required of Mr. Lu and the Property's Department will be in further communication with him to obtain this information.

MOVED by Ald. Hardwick,
THAT an appropriate letter be forwarded to Mr. Lu in respect of his request for the building as a Buddhist temple and advise of the Council action in approving the Board of Administration report of March 30, 1971.

- CARRIED

J(i) Report on Standing Committee on General Purposes dated April 8, 1971

MOVED by Ald. Broome,
THAT Clause 1 of the report of the Standing Committee on General Purposes dated April 8, 1971, be adopted and Clause 2 be received for information.

- CARRIED

J(ii) Canadian Federation of Mayors & Municipalities: Resolution - Denticare

MOVED by Ald. Broome,
THAT the following report of the Board of Administration under date of April 15, 1971, be approved:

- (Carried)

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Canadian Federation of Mayors and Municipalities: Resolutions - Denticare

"On April 8, 1971, the Standing Committee on General Purposes considered a resolution submitted by the Medical Health Officer for the Canadian Federation of Mayors & Municipalities on the subject of Denticare. The Committee recommended that the resolution be considered in two parts - (1) a separate resolution regarding Federal support of preventive dental health programs, and (2) a resolution relating to the recognition of dental auxiliaries to assist in carrying out the required treatment services.

The Medical Health Officer reports as follows:

'On consideration of a resolution regarding the recognition of auxiliaries it is probably inappropriate to approach the Federal Government on this point as all such matters are subject to the jurisdiction of the Provincial Governments in their various acts governing professions. A resolution of this type would be more properly directed to the College of Dental Surgeons and to the Government of British Columbia. An appropriate resolution will be prepared for Council for submission to the Union of British Columbia Municipalities.

A resolution appropriate for the Canadian Federation of Mayors & Municipalities regarding Denticare would be as follows:

WHEREAS dental disease is a major public health problem, and

WHEREAS the full implementation of known preventive measures (including community water fluoridation and public education on personal dental health care) reduces dental disease by at least 90%, and

WHEREAS preventive dental health measures and services are not adequately developed due to lack of support funds, and

WHEREAS the premature introduction of a treatment program would overwhelm existing treatment resources and be exceedingly costly, therefore

BE IT RESOLVED:

That the Canadian Federation of Mayors & Municipalities urge the Federal Government to defer Denticare until full implementation of a Federally financed preventive dental health program.'

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved."

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K(i) Report of Standing Committee on Finance, April 8, 1971

1971 Civic Grant Requests (Clause 1)

(a) Greater Vancouver Visitors and Convention Bureau

The Standing Committee on Finance under date of April 8, 1971, referred for Council consideration, the application of the Greater Vancouver Visitors and Convention Bureau for a grant of $410,000. Information relating to the matter as per instructions of the Standing Committee on April 8, 1971, was submitted by the Board of Administration in a report dated April 16, 1971.

The Council considered a motion and various amendments in respect of amount of the grant to the Greater Vancouver Visitors and Convention Bureau. The record of this action is as follows including recorded votes:

Alderman Adams: $100,000 - LOST

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	Alderman Rankin
Alderman Adams	Alderman Hardwick
Alderman Linnell	Deputy Mayor Phillips
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	

(The motion was declared lost)

Alderman Wilson: $95,000 - LOST

FOR THE MOTION	AGAINST THE MOTION
Deputy Mayor Phillips	Alderman Rankin
Alderman Adams	Alderman Hardwick
Alderman Linnell	Alderman Calder
Alderman Broome	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	

(The motion was declared lost)

Alderman Hardwick: $75,000 - LOST

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Sweeney
Alderman Linnell	Alderman Wilson
Alderman Hardwick	Alderman Bird
Alderman Calder	
Deputy Mayor Phillips	

(The motion was declared lost)

cont'd . .

BOARD OF ADMINISTRATION AND OTHER RPEORTS (cont'd)

(a) Greater Vancouver Visitors and Convention Bureau (cont'd)

MOVED by Ald. Bird,
THAT the matter of the application for a grant submitted by the Greater Vancouver Visitors and Convention Bureau be referred to the next regular Council meeting for further consideration.

- CARRIED

MOVED by Ald. Hardwick,
THAT the report of information submitted by the Board of Administration under date of April 16, 1971, be received.

- CARRIED

United Community Services (Clause 1(b))

MOVED by Ald. Adams,
THAT Clause 1(b) of the report of the Standing Committee on Finance dated April 8, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

1971 Departmental Estimates (Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 A,B,C,and D of the report of the Standing Committee on Finance dated April 8, 1971, be adopted.

- CARRIED

Purchase of Outside Services (Clause 2 E(a))

MOVED by Ald. Adams,
THAT the additional amount of $20,000 recommended by the Standing Committee on Finance be approved and that expenditures from this account on Projects be subject to prior Council approval both with respect to the $20,500 previously included for this account in the 1971 estimates and the additional $20,000 referred to herein, with the proviso that the Mayor be authorized to approve emergency expenditures, subject to report to the subsequent meeting of Council, provided, however, that where the Project involves a number of expenditures, the Project total amount, rather than the individual expenditures, be approved by Council.

- CARRIED

Research Services (Clause 2 E(b))

MOVED by Ald. Adams,
THAT the recommendation of the Standing Committee on Finance be approved.

- CARRIED

G(i) Bicycle Registration Building

MOVED by Ald. Wilson,
THAT the recommendations in the following report of the Board of Administration under date of April 15, 1971, be approved:

- (Carried)

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bicyle Registration Building (cont'd)

"On February 2, 1971, City Council received a report submitted jointly by the Chief Constable and the Director of Permits and Licenses with respect to Bicycle Registration, and passed the following resolution:

1. the City Building Inspector be requested to report on the availability of space in the Oakridge Sub-Station or other suitable locations, for inspecting bicycle registration numbers and installation of their licenses, keeping in mind that access should be readily available from the street or driveways. This report will undoubtedly require additional costs.

2. the fee be increased to $1.00 per year for registration, 50¢ for transfer of license and 50¢ for duplicate license.

3. the registration year to be from September 1st to August 31st to coincide with the opening of school.

4. the additional staff be approved subject to established personnel procedures and funds made available in the Police Department budget (part year 1971).

5. funds be approved for the temporary help in the 1971 Police Department budget.

6. the Chief Constable be authorised to arrange for issue of registration by bicycle dealers.

7. the Corporation Counsel be requested to prepare the necessary By-law.

8. the Co-Ordinator of Data Processing and Systems be instructed to review the staffing after 12 months operations, as well as the level of service provided.

FURTHER THAT the Board of Administration look into sources of revenue from fees, bicycle recoveries, etc."

1. With respect to the availability of space (item 1), the Property and Insurance Division assisted the Construction Division in a search for suitable rental property. None of the properties observed were considered to offer a good solution to the problem in that they lacked to some degree good location, good access and parking facilities.

Concurrent with the search for appropriate rental accommodation, the Construction Division of the Permits & Licenses Department studied the feasibility of adding to and modifying the Oakridge Station. This proposal is considered desirable in terms of central location and convenience. By letter of March 10th, 1971 (copy of which is attached), the City Building Inspector has reported in detail proposed changes to the Oakridge Station to accommodate the new registration function and storage facilities. It will be noted that the total cost is estimated at between $55,000 and $60,000. A copy of the sketch is in the hands of the City Clerk and is on display.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bicycle Registration Building (cont'd)

Attention is drawn to comments contained on page 2 of the Building Inspector's report concerning additional off-street parking. At the present time, forty parking spaces are required to accommodate Police units, and this requirement will increase to forty-five spaces when additional vehicles, now on order, are delivered. It is also considered that twelve parking spaces should be available for the use of the public attending Oakridge for bicycle registration and other purposes. The balance of the parking space provided (twenty-six stalls) are to meet in part the requirements of on-duty employees. In this area there is limited on-street parking space in view of the fact that a park and school are immediately adjacent to the Station, and space that is available is required by local residents.

A statement is also made on page 3 of the Building Inspector's report to the effect that the estimate of $55,000 to $60,000 is "exclusive of the additional parking required for Police purposes (for which funds were to be requested in the Police Department Annual Budget)". Insofar as no budget request has been made for funds for this purpose it will be necessary to increase the estimated cost to $66,000.

In view of the need to prepare forms, recruit and train staff, and establish procedures prior to the inauguration of the registration program on September 1, 1971, it is suggested that a decision with respect to accommodation be made as quickly as possible.

2. With reference to the clause added to the Council's Resolution to the effect that "the Board of Administration look into sources of revenue from fees, bicycle recoveries, etc.", the Chief Constable reports as follows:

(a) Revenue from fines
In the first instance, and certainly not during 1971, very little if any attention will be given to the enforcement aspect of the Bicycle Registration By-law. Emphasis will be placed on encouraging cyclists, and particularly young cyclists, through schools and bicycle retailers, to safeguard their property through registration, and at the same time encourage safe driving habits.

On the basis of our experience during the balance of 1971 it will no doubt be possible to arrive at certain conclusions with respect to the need for the introduction of an enforcement program.

(b) Recovery fee
The suggestion that a fee be levied against the owner in relation to the recovery of his bicycle is opposed in principle and this in recognition of the Police Department's basic responsibility for the protection of life and property. This view is particularly held in view of the fact that for the most part young people will be involved - young people who should be impressed with the idea that the Police are their friends and are available to assist and serve them. Apart from this, it is important to note that no fee is levied with respect to the recovery of stolen vehicles and other more valuable property.

(c) Bicycle auctions
During 1970, 353 unclaimed bicycles were sold at public auction and the gross amount of $5,912 collected. Revenue of this nature, which will no doubt be considerably decreased as a result of compulsory registration, will offset in part the cost of the program.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER RPEORTS (cont'd)

Bicycle Registration Building (cont'd)

3. It is suggested in the original report submitted to City Council that the estimated income resulting from the registration program will be approximately $24,750. On re-examination, this estimate is not considered to be realistic. In view of the increased interest in cycling and the increased number of bicycles on our City streets it is considered that an estimate of a minimum of $40,000 during 1971-72 licensing period would be more realistic.

4. The proposal includes the occupancy of additional land and this becomes a charge against the project for reimbursement of the Land Purchase Fund. Based on the original cost of the land and pro-rating the additional site coverage against the total cost, the land cost which should be allowed is $20,140.

The Comptroller of Accounts advises that if the project is approved, funds could be provided out of the 1971 Supplemental Capital Funds.

It is RECOMMENDED

(a) that additional facilities be provided at Oakridge Station as proposed by the City Building Inspector to accommodate the registration and storage of bicycles, at an estimated cost of $60,000 and that an additional $6,000 be provided for the parking for the Police Department. In addition $20,140 should be provided to reimburse the Land Purchase Fund.

(b) that until the program is firmly established the question of enforcement be left in abeyance; that no recovery fee be levied; and that any revenue resulting from the sale of unclaimed bicycles be utilized to offset the cost of the registration program.

(c) that this work be approved as a 1971 Supplementary Capital project and the funds be provided out of 1971 Supplementary Capital Funds."

- CARRIED

G(ii) Architect re Bicycle Registration Building

MOVED by Ald. Wilson,
THAT recommendation in the following report of the Board of Administration under date of April 15, 1971, be approved:

- (Carried)

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Architect re Bicycle
Registration Building (cont'd)

"The City Building Inspector reports as follows:

'Council is receiving a joint report from the Chief Constable and Director, Permits & Licenses dealing with proposed additional facilities at the Oakridge Station to provide for bicycle registration. If Council approve the report, it will be necessary to appoint an Architect to prepare drawings and specifications for a tender call and to supervise the construction.

The Architect for the original building was the firm of Toby, Russell, Buckwell & Associates. It is my opinion that it would be desirable to use the same firm to carry out this commission.

I therefore recommend that the firm of Toby, Russell, Buckwell & Associates be appointed Architects to design and supervise the work involved in providing bicycle registration facilities at the Oakridge Station.'

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted."

- CARRIED

At this point the Council observed a short recess.

L. Report of the Official Traffic Commission, April 5, 1971

MOVED by Ald. Rankin,
THAT Clauses 1 to 3 inclusive of the report of the Official Traffic Commission dated April 5, 1971, be adopted and Clause 4 received for information.

- CARRIED

M. Delinquency Control and Prevention in Vancouver: The Spring Street Project

Council considered the following report under date of April 7, 1971, submitted by the Board of Administration:

"Your Board submits the following report of the Director of Social Planning/Community Development:

'On July 14, 1970, Council adopted a report of the Social Development Committee requesting funds in the amount of $9,000.00 for special youth programs at Riley Park and Clark Park and also passed the following resolution:

That the Director of Social Planning/Community Development report back to Council on the extension to other areas in the City of the techniques referred to in his report.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Delinquency Control and Prevention in Vancouver: The Spring Street Project (cont'd)

The purpose of the programs in Riley Park and Clark Park has been to reduce the incidence of juvenile delinquency and youth crime. The programs, concentrating on the 12 to 17 age group, mainly boys, have been experimental in nature.

The programs have had varied success. Delinquency in Riley Park has been substantially reduced, Reports from the Youth Squad of the Vancouver Police Department confirm this. Two street staff are working in the Riley Park neighbourhood at present with twelve kids. At one stage the street workers attempted to deal with up to forty boys and girls. This approach proved time-consuming and too much energy was directed towards kids who did not require the same kind of assistance as the group leaders or those who were committing most of the serious delinquencies. Thus, the format of the program has changed from a large group operation to isolating persistently delinquent kids and working with them, either alone or in smaller clusters of two or three at a time.

The Clark Park area has presented greater problems than Riley Park insofar as numbers and seriousness of offenses are concerned. Of approximately forty kids who frequented the Park, one group of thirteen has had 247 police contacts. Several of them, including one just released from Brannon Lake, began to frequent the Park again just prior to Christmas, 1970. They destroyed the interior of the field house occupied by the youth worker and his wife, while they were away for the week-end. Nine or ten of the thirteen are presently in jail, awaiting juvenile court appearance or transfer to adult court for these and subsequent offenses.

The program at Clark Park was rated a failure. Street work is most effective when it reaches kids before they have been committed to institutions, e.g. training schools. Or before they are deeply entrenched in their criminal habits. We terminated our work at Clark Park in November, 1970.

In addition to street work with delinquents, the Spring Street School under SP/CD auspices was opened on an experimental basis at 1262 East 6th Avenue in February, 1971 (see attached Vancouver Sun Article). Many of the delinquent youth street staff encountered were not attending regular school.

The School program is aimed at two types of kids between the ages of 13 and 17:

1. those who have dropped out of school because it is not the kind of experience they want, yet they wish to continue their education,

and

2. those who are aimless, sleep in until noon, hang around their home doing nothing and prowl around at night looking for action, including trouble.

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Delinquency Control and Prevention in Vancouver: The Spring Street Project (cont'd)

For each group the objective is to direct them back into the regular school system or to other vocational or academic opportunities. The Spring Street School is not a substitute school system. It reintroduces young people to interesting courses, community events and group activities in an informal but disciplined setting. Four students are presently enrolled and by the end of April about 15 or 20 are expected to be participating in the Street School. Maximum registration will be 30 students.

On February 23, 1971 a Review Committee composed of senior personnel from the Police Department, Probation Department, Children's Aid Society, School Board, Social Service Department, Recreation Department and Department of SP/CD, was set up by the Director of SP/CD to recommend appropriate auspices and financing for both parts of the Spring Street Project - street program and school program. The Review Committee's report will be ready for the Joint Technical Committee re: Social Planning by April 30, 1971. A report to Council will follow about May 30, 1971.

The $9,000 approved by Council has been spent on salaries of four youth workers ($8,400) and program expenses ($600) over a period of six months. The Department of SP/CD has provided supplemental financing in the amount of $3,105 because the program is experimental and innovative. Unpaid program expenses, due on April 30, will amount to $2,195.

Three month interim funding of $6,917 is required for the Spring Street Project to cover April, May and June 1971. The purpose of the interim funding is to sustain the program until the Review Committee submits its recommendations regarding auspices and financing. Neighbourhood Services Association has been providing temporary auspices and financial accounting for the program.

Therefore, it is recommended that:

1. Interim funding in the amount of $6,917 be approved for the Department of SP/CD in advance of 1971 budget approval, for the Spring Street Project, to cover the period April 1 to June 30, 1971, inclusive, for salaries, program expenses and rental of the building at 1262 East 6th used for the School.

2. Used City furnishings, e. g. desks, tables, chairs, typewriters, filing cabinets, etc. from Manitoba Yards be lent to the Spring Street School through the Department of SP/CD.'

Your Board submits the matter to Council for Information and Consideration. If the recommendations of the Director of Social Planning and Community Development are approved

(a) the interim financing for the Spring Street Project, amounting to $6,917 should be provided from the department's budget appropriation 'Purchase of Outside Services' which was set up for the purpose of establishing these types of projects.

(b) the furnishing and equipment required be itemized and submitted to the Purchasing Agent, it being understood that only items which are surplus to the City's requirements be loaned to the Spring Street School."

cont'd . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Delinquency Control and Prevention in Vancouver: The Spring Street Project (cont'd)

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Social Planning/ Community Development contained in the foregoing report together with the proposals of the Board of Administration be approved.

FURTHER THAT a report on the success of the project be submitted to Council following the period ending June 30, 1971, and in the report advice be given in regard to alternate programmes in relation to costs and sources of aid from the Senior Governments. Advice also be given of other agencies or Boards which could carry out this programme on a long term basis, more effectively.

- CARRIED

N. Temporary Staff Position: Social Service Department

MOVED by Ald. Rankin,
THAT the following report of the Board of Administration under date of April 16, 1971, be approved:

(Carried)

"The Director of Welfare Services reports as follows:

'The City Council, by resolution on October 22, 1970, approved the extension of 27 temporary clerical positions to April 30, 1971.

As the demand for services of the Department has not materially diminished and the process of reorganization of the Department has just commenced, I am requesting the extension of the 27 temporary positions to June 30, 1971.

The estimated monthly cost of these positions, including fringe benefits, is $12,035, and is included in the proposed 1971 budget.'

Your Board RECOMMENDS the foregoing recommendation of the Director of Welfare Services be adopted."

- CARRIED

O. Centennial Celebrations: Civic Theatres

Alderman Sweeney, a member of the Centennial Committee, reported on a request from the Vancouver Civic Auditorium Board for an amount of $10,000 in connection with certain Centennial celebrations in and around the Queen Elizabeth and Playhouse Theatres during this Centennial year. Alderman Sweeney recommended Council approve the proposed schedule of celebrations as outlined by the Vancouver Civic Auditorium Board and that an amount of $10,000 be appropriated for this purpose from the Centennial Celebrations Fund.

MOVED by Ald. Sweeney,
THAT this recommendation be approved and $10,000 be appropriated accordingly.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 2193, being the Fire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

BY-LAWS (cont'd)

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee rise without reporting and ask leave to sit again, and in the meantime, the contents of the proposed By-law be circulated to interested parties.

FURTHER THAT the Corporation Counsel investigate the question of right of appeal.

- CARRIED

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (CD-1 - S.E. Sector)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

A. Allocation of lands for Highway Purposes
(6925 Knight Street and 6604 Knight Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lots 31 and 32, Block 6, District Lot 739, Group 1, New Westminster District, Plan 1645 (6925 Knight Street)

2. West 7 feet of Lot 15, Block 9, West ½ District Lot 738, Group 1, New Westminster District, Plan 1681 (6604 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

B. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue and Chester Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Four (4), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 4, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet, more or less, to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B,C.L.S. dated November 10th 1970 and marginally numbered LF 5557."

- CARRIED

MOTIONS (cont'd)

C. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue and Prince Albert Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Six (6), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 6, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet, more or less to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 10th, 1970 and marginally numbered LF 5558."

- CARRIED

D. Establishment of lands for Highway Purposes
(N/W Corner 37th Avenue & St. Catherines Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Nineteen (19), Block Six (6), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 19, Block 6, D.L.s 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-easterly corner of said Lot 19;

THENCE West 5 feet following in the southerly limit of said Lot 19;

THENCE N 45°E 7.07 feet, more or less, to intersection with the easterly limit of said Lot 19, at a point 5 feet northerly from the south-easterly corner of said Lot 19;

THENCE South 5 feet following in the easterly limit of said Lot 19 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 10th 1970 and marginally numbered LF 5559."

- CARRIED

MOTIONS (cont'd)

E. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue & St. Catherines Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18, Block Eight (8), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 8, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet more or less to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 10th, 1970 and marginally numbered LF 5560."

- CARRIED

F. Establishment of lands for Highway Purposes
(N/W Corner 37th Avenue and Somerville Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Nineteen, (19), Block Eight (8), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 19, Block 8, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-easterly corner of said Lot 19;

THENCE West 5 feet following in the southerly limit of said Lot 19;

THENCE N 45°E 7.07 feet, more or less, to intersection with the easterly limit of said Lot 19, at a point 5 feet northerly from the south-easterly corner of said Lot 19;

THENCE South 5 feet following in the easterly limit of said Lot 19 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 10th, 1970 and marginally numbered LF 5561."

- CARRIED

MOTIONS (cont'd)

G. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue and Somerville Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Ten (10), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 10, D.L. 668-670, Group 1, N.W.D., Plan 1580, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet, more or less, to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 16th, 1970 and marginally numbered LF 5562."

- CARRIED

H. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue and Ross Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Sixteen (16), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 16, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet, more or less, to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 16th, 1970 and marginally numbered LF 5563."

- CARRIED

MOTIONS (cont'd)

I. Establishment of lands for Highway Purposes
(N/E Corner 37th Avenue and Sherbrooke Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Eighteen (18), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 18, Block 18, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-westerly corner of said Lot 18;

THENCE North 5 feet following in the westerly limit of said Lot 18;

THENCE S 45°E 7.07 feet, more or less, to intersection with the southerly limit of said Lot 18 at a point 5 feet easterly from the south-westerly corner of said Lot 18;

THENCE West 5 feet following in the southerly limit of said Lot 18 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 16th, 1970 and marginally numbered LF 5565.

- CARRIED

J. Establishment of lands for Highway Purposes
(N/W Corner 37th Avenue and Sherbrooke Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Nineteen (19), Block Sixteen (16), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 19, Block 16, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-easterly corner of said Lot 19;

THENCE West 5 feet following in the southerly limit of said Lot 19;

THENCE N 45°E 7.07 feet, more or less, to intersection with the easterly limit of said Lot 19, at a point 5 feet northerly from the south-easterly corner of said Lot 19;

THENCE South 5 feet following in the easterly limit of said Lot 19 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 16th, 1970 and marginally numbered LF 5564.

- CARRIED

MOTIONS (cont'd)

K. Establishment of lands for Highway Purposes
(N/W Corner 37th Avenue and Inverness Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot Nineteen (19), Block Eighteen (18), District Lots 668 to 670, Group One, New Westminster District, Plan 1369;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

"All that portion of Lot 19, Block 18, D.L. 668-670, Group 1, N.W.D., Plan 1369, described as follows:

COMMENCING at the south-easterly corner of said Lot 19;

THENCE West 5 feet following in the southerly limit of said Lot 19;

THENCE N 45°E 7.07 feet, more or less, to intersection with the easterly limit of said Lot 19, at a point 5 feet northerly from the south-easterly corner of said Lot 19;

THENCE South 5 feet following in the easterly limit of said Lot 19 to the point of commencement;

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 16th, 1970 and marginally numbered LF 5566.

- CARRIED

1. Advice to Council:
Social Welfare Policy Changes

On April 6, 1971, notice was given of a motion by Alderman Rankin which by general agreement this day was changed and now reads as follows:

MOVED by Ald. Rankin,
SECONDED this day by Ald. Hardwick,
THAT changes of a fundamental nature in the Provincial social welfare policy received by the Director of Welfare Services, be submitted to Council for their information.

- CARRIED

2. Housing:
Fairview Slopes

On April 6, 1971, notice was given of a motion by Alderman Rankin which by general agreement this day was changed and now reads as follows:

MOVED by Ald. Rankin,
SECONDED this day by Ald. Bird,
THAT WHEREAS Council is considering rezoning the False Creek area slopes to a CRM-1 area;

AND WHEREAS 1500 people may well be displaced by this rezoning;

cont'd . .

MOTIONS (cont'd)

Housing:
Fairview Slopes (cont'd)

THEREFORE BE IT RESOLVED THAT the Planning Department be instructed to look at certain of the North/South streets between Broadway and Sixth Avenue, one of which at least is presently too steep for a road, to be set aside for Senior Citizens housing.

- CARRIED

3. Nursing Homes:
Rate Increases

On April 6, 1971, notice was given of a motion by Alderman Rankin which by general agreement this day was changed and now reads as follows:

MOVED by Ald. Rankin,
SECONDED this day by Ald. Calder,
THAT WHEREAS there are a great number of nursing homes in the City of Vancouver in the Province of British Columbia;

AND WHEREAS the rates have risen considerably in the last number of months;

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to include nursing homes under the Landlord and Tenant Act;

FURTHER BE IT RESOLVED THAT City Council urge the Provincial Government to pass legislation fixing the increases at the cost of living index factor for B.C. on an increase of one per year only.

(Referred)

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT the subject matter of the foregoing motion, as well as the following items listed be referred to the Standing Committee on Health and Welfare for consideration:

(a) Nursing Homes
(b) Rest Homes
(c) Domiciliary Care
(d) Rental Rates re Senior Citizens Housing

- CARRIED

4. 'In Camera' Meetings

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT WHEREAS there has been a steady increase in the number of 'In Camera' meetings;

AND WHEREAS there has been a rising concern on the part of the public as to whether these 'In Camera' meetings are really necessary;

THEREFORE BE IT RESOLVED THAT City Council appoint a Screening Committee of 3 members of Council and no item shall be considered 'In Camera' unless previously approved by this Committee;

AND FURTHER THAT the Committee initially shall consist of Aldermen Phillips, Linnell and Rankin;

cont'd . .

MOTIONS (cont'd)

'In Camera' Meetings (cont'd)

AND FURTHER THAT this Committee shall approve for 'In Camera' hearing only those personnel and property matters where in their opinion material damage or harm would result to an individual or the City.

Notice

(Notice was called and recognized by the Chair)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Recycling of Garbage	referred to processing, recycling, and reclaiming of garbage as identified in the Dano Composing/Pulverizing Plant System and in this respect referred to information from the East Asiatic Company and to a Refuse Disposal Pulverization Plant in Aberdeen, Scotland. The Alderman requested this material be furnished to the City Engineer to take up with responsible authorities in the Greater Vancouver Regional District. The Deputy Mayor so instructed.
Alderman Calder - Noise Control By-law	referred to material furnished to the Regional District studying the matter of a Noise Control By-law and expressed concern at the length of time being taken to produce an effective by-law.
Alderman Broome - Services by Analyst Department	requested the Board of Administration report in regard to outside services rendered by the City Analyst Department on a fee basis, to include advice whether such fee structure should be reviewed. The Deputy Mayor so instructed.
Alderman Wilson - Student Employment Programme	requested a report from the Board of Administration in the matter of hiring of youth in the Student Employment Programme. Commissioner Ryan advised that a report will be submitted to Council but further information is required from the Government authorities.

The Council adjourned at approximately 5:15 P.M.

***

The foregoing are Minutes of the Regular Council meeting of April 20, 1971, which were adopted on April 27, 1971.

MAYOR

CITY CLERK

April 16th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. SPUR TRACK CROSSING NORTH KENT AVENUE BETWEEN ARGYLE STREET AND BORDEN STREET MILE 2.84 V. & L. I. NEW WESTMINSTER BRANCH

"An application has been received from Beedie Construction to cross North Kent Avenue between Argyle and Borden Streets with a spur track to serve their building located on Lot B, Block C, D. L. 328.

I RECOMMEND that:-

(a) The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the industry.

(b) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:

(i) After the plan has been amended to his satisfaction.

(ii) When an undertaking has been received from Beedie Construction Co. Ltd. to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS that the foregoing be approved.

2. Fraser Street Bridge Swing Span

The City Engineer reports as follows:

"This report is in reference to the letter from the Department of Transport requesting Council's consideration in the matter of the Fraser Street Bridge openings during rush hours.

The two-way 24-hour volumes over this bridge are approximately 20,000 vehicles. The A.M. rush hour two-way volume is approximately 3,250 vehicles (16.25%) while the P.M. rush hour two-way volume is approximately 3,400 vehicles (17%).

/continued ...

Clause 2 Continued

We have been advised by the Marine Services branch of the Department of Transport that there are approximately ten bridge openings per month in the A.M. and P.M. rush periods, and an opening can last approximately 5 - 6 minutes for a single passing of a boat and barge unit. During the peak traffic flows the accumulation on the north approach can extend beyond Marine Drive and up the hill on Fraser Street and can take approximately a half hour to clear. Accumulation on the south approach occurs, in some instances, onto Lulu Island.

It should be noted that the traffic on this bridge will be of a local nature when the Knight Street Crossing is completed in 1972, since the bridge between Twigg/Mitchell Islands and Lulu Island is to be removed.

While this route has a limited life, it now forms an important link between the two municipalities, carrying large volumes of commuter traffic during rush periods. It is therefore recommended that a reply be sent to the Department of Transport supporting the request that the Fraser Street Bridge swing span be closed to marine traffic between the hours of 7 - 9 A.M. and 4 - 6 P.M., Monday to Friday each week, until the Knight Street Crossing is completed."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the letter from the Department of Transport dated March 2, 1971, are circulated for the information of Council.)

CONSIDERATION:

3. Rate Structure Application - B.C. Telephone Company

Council, on February 23, 1971, passed the following resolution with respect to the rate structure application of the B.C. Telephone Company:

"THAT the Board of Administration report to Council in sufficient time before the Hearings are held (expected to be in August) in order that the Council at that time may consider appropriate representations at the Hearings."

Formal Notice of Hearing has now been received setting June 7 as commencement date for the hearing of the application. The Railway Transport Committee has asked that, where possible, intervenants should file a memorandum of the evidence they intend to present prior to the Hearing.

Your Board submits the foregoing for Council CONSIDERATION, in accordance with the above resolution.

(Copies of Notice of Hearing and extract from the Minutes of the Council meeting of February 23, 1971, are circulated herewith for information.)

Board of Administration, April 16, 1971 . . . . . (WORKS - 3)

RECOMMENDATIONS:

4. Underground Wiring for New Subdivisions

The Corporation Counsel reports as follows:

"When dealing with the Board reports on February 23, 1971, Council requested that a means be found whereby Council approval in each individual case is not required when a recommendation is made to waive the requirement for underground wiring.

In a report made by the City Engineer and the Director of Planning on April 23, 1970, and approved by Council on May 5, 1970, these officials pointed out two situations where the requirement has consistently been waived. These are:-

A. subdivisions where the lots which are created can be served directly from existing pole lines on abutting streets and lanes. As these subdivisions do not require wiring 'within the subdivisions' to bring the utilities to the lot, waiver has been recommended;

B. certain other subdivisions, such as industrial sites, where the local requirements are not known and 'back of lot' easements can be provided for pole lines, the expense of underground wiring has been considered unreasonable and waiver has also been recommended.

Nearly all the cases recommended to Council have fallen into these two categories.

In order to relieve Council of the need to deal with each of these, it is recommended that the Subdivision Control By-law be amended to incorporate these two classes of subdivision as situations where waiver would automatically be granted."

Your Board

RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 434

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Police Mutual Benevolent Association of Vancouver for the parking of a group of 10(ten)trailers at the Kerrisdale Arena from May 6 - 10, 1971.

This group consists of performers at the Fifth Annual Gatti-Charles Circus who are being sponsored by the Police Mutual Benevolent Association.

Authority for allowing these arrangements is contained in By-Law No. 3986, Section 3.(2) which reads as follows:

> "The Council may, upon the recommendation of the Medical Health Officer, permit trailers and housecars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or housecar units but shall be limited to groups comprising ten or more of such units."

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS: that the application from the Police Mutual Benevolent Association of Vancouver for the parking of ten (10) trailers at the Kerrisdale Arena from May 6 - 10, 1971 be approved.

2. Illegal Suites - 866 East 20th Avenue and 876 East 20th Avenue

Mr. J. E. Richardson, 872 East 20th Avenue, wrote to City Council March 18th, 1971 about an illegal suite at 866 and at 876 East 20th Avenue. The Director of Permits & Licenses reports as follows:

"866 East 20th Avenue
Mrs. Richardson, on September 9th, 1970, complained about the house at this address which was built many years ago as a one-family dwelling. An inspection showed that the lower floor was occupied as a housekeeping unit and the owner was notified to restore the use of the building to a one-family dwelling. Subsequently an application for consideration under City Council Hardship Policy was received. This was reviewed by the Hardship Committee which recommended approval for one year without prejudice to a further application. City Council on March 9th, 1971 endorsed the recommendation.

Cont'd.

Clause 2 Cont'd.

876 East 20th Avenue

The house at this address does have multiple occupancy which was approved by the Technical Planning Board under Development Permit #16211 in 1960 for a limited period of time expiring December 31st, 1967.

Mr. Richardson and Mr. H. Hahn appealed the decision of the Technical Planning Board at this time (February 1961) and the then Board of Appeal upheld the decision of the Technical Planning Board. The time limit referred to has been extended to December 31st, 1972 under City Council's moratorium policy. During the period of time noted above, Mr. and Mrs. Richardson have been kept informed of developments. However, they have continually registered their opposition to such approvals and extensions."

Your Board submits the matter to Council for information and RECOMMENDS a copy of this report be forwarded to Mr. and Mrs. Richardson.

(Copies of Mr. Richardson's letter dated March 18, 1971 are circulated for the information of Council.)

* * * * * * * * *

FOR ADOPTION SEE PAGE(S) 434

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Rezoning Application:
Cassiar - Rupert - Trans Canada Highway

The Director of Planning and Civic Development reports as follows:

"The triangular parcel of land bounded generally by Cassiar-Rupert Diversion, Trans-Canada Highway and East 1st Avenue (portion of Rupert Park) has been set aside for park purposes and is now developed as same. However, the easterly portion of the site lying between the Trans-Canada Highway and formerly Cassiar Street is zoned as an M-2 Industrial District, with the south-west corner of the site at Cassiar-Rupert Diversion and East 1st Avenue being zoned C-1 Commercial; the remainder of the site is zoned RS-1 One Family.

It being considered that the appropriate zoning for the park should be RS-1 One Family Dwelling District as are the majority of other parks within the City, the Technical Planning Board on March 5th, 1971, recommended that the Director of Planning and Civic Development be requested to make application to rezone these lands to an RS-1 One Family Dwelling District, such application to be referred direct to a Public Hearing.

The Town Planning Commission on March 19th, 1971, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and Town Planning Commission be endorsed, and the application, when made, be referred direct to Public Hearing.

2. Erection of Tent:
Pacific National Exhibition

The City Building Inspector reports as follows:

"A request has been received from Home-Front Evangelism, Box 99, Richmond, B.C. to erect an 80' x 140' tent on the P.N.E. grounds for a dedication service on May 2nd, 1971.

Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect a tent for any period up to two years. Since the applicant is requesting permission for one day only, I am prepared to recommend that the tent be permitted on the site on May 2nd, 1971 subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee removal of the tent from the site by May 3rd, 1971.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(d) The agreement of the Pacific National Exhibition."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION

3. City-owned Land:
Lease Request from Vancouver School Board

The Director of Planning and Civic Development reports as follows:

"When considering the report from the Board of Administration dated March 5, 1971 on a lease request from the Vancouver School Board of a portion of Lots 1-5, Block 97, and Lots 9-12, Block 98, D.L. 181/196; and portion of Parcel 1, D.L. 2037 and unopened portion of Venables Street, Council wished to know whether or not the site involved might be used for any civic purpose when vacated by the School Board.

Council resolved 'THAT a maximum two-year lease be granted on a nominal basis'.

Whether the site might be used for any civic purpose, will depend on factors, including:

(a) Rate of redevelopment in the industrially-zoned area between Raymur Avenue and Glen Drive.

(b) Distribution of schools and timing of construction within the Strathcona and Grandview-Woodland local areas.

(c) Population changes within the Strathcona area.

Considerations of this kind are being studied as background to reporting on the disposition of this land."

Your Board submits the report of the Director of Planning and Civic Development to Council for information.

4. Request by Buddhist Congregation for
Lease of Old City Museum Building

The Director of Planning and Civic Development reports as follows:

"By date of March 31st, 1971 the Board of Administration has submitted a report of the Director of Planning and Civic Development on the disposition of the Old City Museum building. Since preparation of this report, a further request has been received from Mr. C.C. Lu for the lease of this building as a Buddhist temple.

At the time of preparation of this report, it has not been possible to contact Mr. Lu to ascertain whether he is thinking of an economic or a nominal rental or whether the Buddhist congregation would be willing to carry out the necessary repairs and renovations.

The Property and Insurance Division will contact Mr. Lu as soon as possible and in the meantime this information is submitted for the consideration of Council at the same time as the main report on the disposition of the Old City Museum Building."

Your Board submits the report of the Director of Planning and Civic Development for the information of Council.

RECOMMENDATION

AMENDED SEE PAGE 682 June 8/71 of In Camera adoption rescinded

5. Georgia Viaduct:
New Street Names

Your Board has been advised that the Street Naming Committee recently met for the purpose of naming two thoroughfares which will take the place of the old Georgia Viaduct. The Committee after deliberation has submitted the following recommendations:

(a) that the structure extending from the eastern limits of Georgia Street at Beatty Street to Prior Street be named Georgia Viaduct

(b) that the structure being constructed from the eastern limits of Dunsmuir and Beatty Streets to Prior Street be named Dunsmuir Viaduct.

Your Board RECOMMENDS that the foregoing recommendations of the Street Naming Committee be approved and the Corporation Counsel be instructed to bring in the necessary amendment to the Street Name By-law.

6. Rezoning Application:
N S Harwood Street between Thurlow and Burrard

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. M.N. Zajac of Zajac Development Corporation Ltd., requesting rezoning of W½ Lot 17. Block 12, D.L. 185, from a CM-1 Commercial District to an RM-4 Multiple Dwelling District in order to develop the subject property, together with Lots 14, 15 and 16, Block 12, D.L. 185 immediately to the west, with a high-rise apartment building.

The remaining lots to the east to Burrard Street total 131' with a depth of 99' and are currently occupied by one-storey commercial buildings and some off-street parking.

On receipt of this application, together with Development Permit Application #55309, the subject lot was examined by Swan Wooster-CBA in relation to possible Scheme 3.0 conflict and they have advised: 'We cannot foresee any conflict by this development with the proposed route of the Thurlow Tunnel.'

The Technical Planning Board on April 2nd, 1971, RECOMMENDED that the application be approved, subject to prior compliance by the owners with the following condition:

Lots 14, 15 and 16, together with the W½ Lot 17 are to be first consolidated into one parcel and so registered in the Land Registry Office,

and the said application be referred to Public Hearing after a report has been received thereon from the Town Planning Commission."

Your Board RECOMMENDS that the report of the Technical Planning Board be received and the matter be referred for the consideration of Council at a Public Hearing.

7. Provincial Court Building:
Clerk of Works

The City Building Inspector reports as follows:

"Included in the funds for the Provincial Court Building is an amount for the appointment of a Clerk of Works. Normally such appointment takes place at the time construction begins. It is suggested that the person appointed be one whose background includes experience in building design, detailing and field work. It is suggested also that the appointment be made at the same time that the architects for the alteration work in the Public Safety Building are appointed. He could assist in liaison work in connection with the Provincial Court Building as well as the Public Safety Building. This in turn would provide much needed assistance to the Construction Co-ordinators, in general, whose present workload is extremely heavy.

It is believed that an appropriate person could be found in a pay range of $850 to $900 per month but this would require prior consideration and report by the Director of Personnel Services.

RECOMMENDED that Council approve the appointment of a person with adequate experience in building design, detailing and field work, as an equivalent to a Clerk of Works on the Provincial Court project, the position to be reported on by the Director of Personnel Services and the appointment to be concurrent with the appointment of the architects for the renovation of the Public Safety Building."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

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FOR ADOPTION SEE PAGE(S) 435

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Fire Alarm Connections to Hotels, Rooming Houses, etc.

The City Engineer reports as follows:

"Following a report by the Fire Chief on factors causing fire deaths in hotels, rooming houses, etc. City Council requested a report on 'connection of the building fire alarm systems to the City's system'.

On numerous occasions there have been serious delays in the Fire Department response because the person who operated the fire alarm system in the building thought they had also alerted the Fire Department. These delays have contributed to several fire deaths in buildings, which are defined in the Fire Marshal's Act as Hotels, and include apartments, boarding and lodging houses, clubs, and any building other than a private dwelling, where sleeping accommodation is provided. There are some 6700 such buildings in the City, of which only approximately 17 are connected to provide an automatic notification to an alarm answering centre. If such connections were made to an alarm centre, this would ensure that the Fire Department receives the alarm when the alarm system in the building is actuated.

The following is a summary of buildings in the City which are connected to provide automatic notification through the City's system or through a private alarm answering centre. Alarms that go in to the private answering centre are telephoned to the Fire Alarm Headquarters.

TYPE OF BUILDING	CONNECTED TO CITY SYSTEM	CONNECTED TO PRIVATE SYSTEM	TOTAL NO. OF BLDGS. IN CITY
Schools (Public)	112	--	112
Schools (Private)	--	--	26
Government and Municipal	24	--	247
*Hotels and Motels	1	2	320
*Apartments	--	--	3,372
*Rooming Houses and Conversions	--	--	2,920
*Hospitals, Rest Homes, Institutions, etc.	5	5	38
*Public Housing Developments	4	--	15
Industrial and Manufacturing	1	116	1,514
Commercial	4	72	5,943
	151	195	14,507

*Buildings where sleeping accommodation is provided.

A connection to the City's system has the following advantages:

A. The alarms go directly to the Fire Alarm Headquarters and no time is lost in decoding and retransmitting at the private answering centres.

B. The facilities are installed by the City to the point of connection with the subscribers' internal fire alarm system to the same standards as the City fire alarm system, which should ensure greater reliability of the overall connection.

At present, the City's street box circuits do not extend on all streets in the areas zoned for hotels, etc. Money has been included in the 1971-1975 Five Year Plan to extend these box circuits to include most areas zoned for this type of premises. The type of system to be employed will be subject to the study by the Communication Consultants who are being engaged to study the City's overall communications system.

Cont'd.

Clause No. 1 continued

When the City street fire alarm box system is extended to cover these areas, the City will be able to provide connection to the majority of hotels, etc. at a reasonable cost. The rates charged will depend on the cost of the system recommended by the Communications Consultants.

If City Council reaffirms the policy to allow connections to the City's system, the program for connections will have to be scheduled and co-ordinated with the Fire Warden's office to proceed with one area at a time, as the City's facilities are extended. This would allow sufficient time for construction of the City's circuits and for the inspection and approval of the alarm systems in the buildings by the Fire Wardens. Standards will be prepared to ensure the adequacy of the alarm systems and their compatibility for connection to the City's system.

The Canadian Underwriters' Association indicates that there may be some reduction in the fire insurance rates for those systems that are installed to Underwriters' standards and connected to the City's fire alarm system. This would help to defray the cost to the owners, but the possible magnitude of such a reduction was not indicated.

Recommended:

That the policy to connect fire alarm systems in buildings to the City's system, where City circuits are available, be reaffirmed in principle, and that a further report be made on the procedures for assessing and charging for these connections when the Communication Consultants' studies are completed."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

2. Fire By-Law Amendment - Fire Alarm Systems in Hotels, Rooming Houses, etc.

The Deputy Corporation Counsel reports as follows:

"On August 6, 1968, Council instructed the Corporation Counsel to submit recommendations regarding by-law amendments which would upgrade existing fire alarm systems in hotels and rooming houses. After consultations with the Provincial Fire Marshal, the Fire Prevention Office of the City Fire Department, and the City Coroner, it was concluded that an amendment to Section 97 of the existing Fire By-Law No. 2193 would be the most effective method of upgrading the safety standards of fire alarm systems in the older hotels in the City.

Under the existing provisions of Section 97, the Fire Chief may order the installation of a fire alarm system. It is now proposed to give him the authority to order the replacement, alteration or improvement of existing systems, as he deems necessary. This authority will permit the Fire Chief to order the upgrading of the existing fire alarm systems in hotels and rooming houses, etc. to ensure that they are of a sufficiently reliable standard of operation to allow connection to the City System. In addition, it will be possible to order the installation of heat detectors and to require two sources of electrical energy supply for fire alarms.

Cont'd.

Clause No. 2 continued

In conjunction with the amendment to Section 97 is a proposed amendment to render failure to comply with an order issued by the Fire Chief under Section 97 and other sections of the by-law where orders may be issued, an offence under the by-law. Failure to comply with an order is not now an offence except when specifically provided. At present, only a few sections of the by-law contain this provision."

Your Board RECOMMENDS the foregoing report of the Deputy Corporation Counsel be adopted and an amendment to the Fire By-law be considered this day under "By-Laws."

3. New Fireboat Moorage Location

The Corporation Counsel and the Fire Chief report as follows:

"On November 26, 1970, Council approved a recommendation of the Fire Chief that a new moorage site West of the Great Northern Dock be rented from the Harbours Board for $1,738 per annum.

The Harbours Board has now provided the City with a lease for such a site, upon the following terms:

Term - September 1, 1970 to August 31, 1975. Right of renewal for two further 5-year terms. Either party may terminate on 180 days' notice.

Rental - $1,745 per annum. Renewal rates subject to determination by the Board.

Although the term commences on September 1, 1970, rental is only to be invoiced for the period April 1, 1971 to August 31, 1971, and not for a full year.

The lease is in a form satisfactory to your officials and it is therefore recommended that the same be accepted and the documents be executed by the Mayor and the City Clerk."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel and the Fire Chief be approved.

RECOMMENDATION & COUNCIL CONSIDERATION

4. MARCH AND RALLY - APRIL 24th, 1971 - VIETNAM ACTION COMMITTEE

The City Engineer reports as follows:

"Sheila Turgeon, Secretary for the Vietnam Action Committee in a letter dated March 10th, 1971, informs us that they will be holding a march and rally against the war in Indo-China on April 24th, 1971. A public address system will be used during the rally.

The proposal is as follows:

Cont'd.

Clause No. 4 continued

Assembly	1:00 P.M.	at Thornton Park
Route	1:45 P.M.	North on Main Street to Hastings Street West on Hastings Street to Granville Street, South on Granville Street to Georgia Street, West on Georgia Street to the U. S. Consulate
Rally	3:00 P.M.	At the U.S. Consulate where public addresses will be made from a sound truck.
Dispersal	4:00 P.M.	From the U.S.Consulate as individuals.

The Transit Authority expect some disruption to services to occur but will accommodate the parade.

The Police Department will be in attendance and request that parking be prohibited on both sides of Georgia Street from Burrard Street to 300 ft. west. Use of a sound truck is a matter of Council policy and this aspect of the proposal is referred to Council for consideration.

It is accordingly recommended that the Vietnam Action Committee be permitted to hold a parade on Saturday, April 24th, 1971, from Thornton Park to the United States Consulate via Main Street, Hastings Street, Granville Street and Georgia Street, provided that all costs of signing be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted, but refers the matter of the sound truck for Council CONSIDERATION.

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FOR ADOPTION SEE PAGE(S) 435

FINANCE MATTERS

CONSIDERATION

1. The British Columbia Sports Hall of Fame - Grant

A letter has been received from the Chairman of The British Columbia Sports Hall of Fame Society, advising that it is embarking on a new building and expansion program to provide more adequate facilities.

The British Columbia Government has announced a $100,000 grant towards the program and it is stated that the Pacific National Exhibition is providing an approximate similar amount. The Society's target is $400,000, which means the Society would be taxed with raising a minimum of $200,000 from various private sources.

The Society advised that it is contacting 140 British Columbia Cities, Districts, Towns and Villages, inviting each to subscribe to this fund.

The Society is, therefore, requesting a grant of an unstated amount as a one-time appeal towards this building fund.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Society's letter dated April 2, 1971, are circulated for the information of Council.)

RECOMMENDATIONS

2. Juvenile Detention Home Agreements

The following report has been submitted by the Corporation Counsel:

"The agreements with each of the following municipalities, regarding the use of the Juvenile Detention Home, expire on April 30th, 1971:

District of North Vancouver
City of North Vancouver
District of Burnaby
Township of Richmond
District of Coquitlam
District of Delta

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1st, 1971 to April 30th, 1972, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to $17.50 per day. The proposed rate of $17.50 per inmate day, which was set by the Director of Finance, has been increased from the 1970-71 rate of $15.80 and reflects a calculation based on the number of detention days in relation to the total cost of operation of the Detention Home for the previous year.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Corporation Counsel asks that a resolution of Council be obtained to authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the City and District of North Vancouver, Burnaby, Richmond, Coquitlam and Delta for a further period of one year from May 1st, 1971 to April 30th, 1972, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be $17.50."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be approved and that the Mayor and the City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

3. Lease Agreement with Provincial Government
Parking Lot - 12th Avenue and Cambie Street

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

From June 5th, 1958 to October 31st, 1967, the Provincial Government leased its land at 12th Avenue and Cambie Street for a nominal sum to the City of Vancouver for employee parking purposes. Since October 31st, 1967 to date, the lease has been on a month-to-month basis at a nominal sum.

In an Information report to City Council dated March 9th, 1971, the Board of Administration noted that a letter had been received from the Deputy Minister of Public Works advising that some re-organization of the site was required to provide parking on a paying basis for Civil servants from other locations and that there would still be parking available for the City of Vancouver employees after the Provincial Government needs were satisfied. The City of Vancouver parking would be on the basis of $4 per space per month for 8:00 A.M. to 6:00 P.M. occupancy.

City officials have been discussing this matter with the Department of Public Works. In a letter from them dated April 2nd, 1971, (circulated) the City was advised that 'the Government of B.C. will provide parking facilities for 172 motor vehicles at a cost to the City of Vancouver of $4.00 per month per vehicle'. The letter further advises that the terms of such lease or rental would be:

(a) on a month-to-month basis with a six-month cancellation clause by either party if a change in tenure is required

(b) the Provincial Government would designate the areas where City of Vancouver vehicles would be parked

(c) the City of Vancouver would assume all risks, damage to vehicles, property and injury to persons, etc.

. . . Cont'd.

Clause No. 3 (Cont'd.)

PROPOSAL

At present, 210 spaces are provided for City of Vancouver parking on the Provincial Government site. The reduction to 172 spaces would still enable the City to comply with its own by-laws. The by-law requirement for parking is 363 spaces of which 191 are provided on the City Hall site.

The charge of $4 per space per month or $8,256 per year is considered a reasonable charge for parking in this vicinity.

It is therefore RECOMMENDED that City Council endorse the proposal of the Department of Public Works and instruct the Corporation Counsel to draw up the necessary lease agreement with the Provincial Government."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

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FOR ADOPTION SEE PAGE(S) 435-436

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 16, 1971

RECOMMENDATIONS

1. Temporary Staff - Unused 1970 Vacation Entitlement; Social Service Department

The Director of Personnel Services reports as follows:

"I have received from the Director of Welfare Services, a request to secure retroactive approval of deferment of 1970 vacations to 1971 for twelve temporary employees of his department. Their 1970 vacation entitlement was not taken prior to December 31, 1970, due to the workload volume situation.

It has been, and will be convenient to the Department and ten employees to schedule days off prior to their 1971 vacation period. Two employees, (Mrs. Prince and Miss Jamieson) have seven and ten days respectively remaining. Because of the difficulties of scheduling such lengthy period and because these two employees would prefer payment in lieu, the Director of Welfare Services wishes Mrs. Prince and Miss Jamieson to be paid. He has discussed this matter with the Union who, for this situation only, are in agreement with his request.

Because of the workload of the Social Service Department, and because the request deals with temporary staff only, I recommend:

(a) that the following employees be authorized to carry over their unused 1970 vacation entitlement to 1971: I.M. Crook (1 day), G.H. Forestell, (3½ days), J.L. Hunter (2½ days), L.M. Keller (3 days), W.J. McBurney (1½ days), D.E. Meehan (2½ days), B.R. Munn (½ day), M.R. Olsen (2½ days) U.E. Ringwald (2 days), S. Reilly (5 days); and

(b) that Mrs. H. Prince and Miss C.A. Jamieson be paid for seven and ten days respectively in lieu of time off for unused 1970 vacation entitlement, at a total cost of $363.98 (Jamieson - $178.90; Prince - $185.08)."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

2. Attendance of the Fire Chief at a Provincial Fire Advisory Meeting

The Fire Chief reports as follows:

"The Fire Chief, being a member of the Provincial Fire Advisory Council, requests permission to attend a Council meeting to be held in Vernon, B.C. on April 21, 1971.

The Provincial Fire Marshal will pay all expenses. The only cost to the City will be two days (one day travel time) leave of absence with Pay."

Your Board RECOMMENDS that the Fire Chief be granted two days leave of absence with pay to attend the above meeting.

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FOR ADOPTION SEE PAGE(S) 436

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 16, 1971

RECOMMENDATIONS

1. Street Widening: S/W corner of Beatty Street and Robson Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Works and Utilities Matters, February 5, 1971, confirmed by Council on February 9, 1971, authorizing the acquisition of a portion of Lots 8, 9, 10, Block 68, D.L. 541, as shown outlined in red on plan marginally numbered LE 3630, which is required to improve the alignment at the approach to the Connaught Bridge.

Negotiations with the owners confirm that they are prepared to sell the aforementioned strip of land for the sum of $10,086.00.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire said strip of land for the sum of $10,086.00, chargeable to Streets Capital Fund #146/7901 'Major Street Paving 1970, Program Unallocated.'"

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Expropriation for Provincial Courts (VANCOUVER) Complex 226-228 Powell Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters dated February 19, 1971 confirmed by Council February 23, 1971 wherein seven properties including Lot 27, Block 5, D.L. 196 were expropriated for the new Provincial Courts (Vancouver) Project.

226-228 Powell Street comprise a site 25' x 122' zoned M-2 improved with a four storey and part basement masonry building erected in 1900. This building which covers the full lot area has a retail unit occupied by a used furniture dealer on a month-to-month basis on the main floor. The upper three floors consisting of 40 sleeping rooms plus two rooms for the rooming house proprietor are operated as 'America Rooms' under a 5-year lease expiring February 28, 1971 but containing an option to renew for 5 years at the same rental. It is noted that this lessee who is a relative of the owners has a very favourable lease and negotiations have been carried on with him separately.

This building which is in average condition for age and type has a concrete foundation, brick and concrete on exterior walls, a tar and gravel roof, 44 plumbing fixtures and is heated by a gass conversion hot water heating unit.

Following the expropriation of this property, further negotiations were carried out with the owners and lessee and an all-inclusive offer of $65,000.00 was made. However, on April 6, 1971, the owners filed with the City Clerk an offer to sell for the sum of $120,000.00. This amount is deemed to cover both the owners' and lessee's interests.

cont'd....

Clause #2 continued:

After consultation with the City Solicitor, he has asked that the City's final offer of $65,000.00 be confirmed and that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration.

RECOMMENDED:

(a) that the offer of $65,000.00 on an all-inclusive basis made to the owners and lessee through the office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired;

(b) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. 'Queens Rooms', 206 Main Street
Acquisition for Provincial Courts
(Vancouver) Complex

The Supervisor of Property and Insurance reports as follows:

'Reference is made to Item 4, Property Matters, November 13, 1970, confirmed by City Council November 17, 1970, approving the purchase of Lots 2 and 3, Block 5, D.L. 196, and noting that the interests of two lessees would be the subject of a later report.

One of the lessees is the operator of a rooming house business consisting of 65 rentable rooms on the upper two floors of this three storey building, under a 5 year lease expiring November 30, 1974.

Following negotiations with the lessee's solicitor, he has agreed to quit claim all his interest under the terms of the lease to the City for the sum of $6,000.00 on the following terms:

(a) The termination date to remain open until July 31, 1971 at the latest.

(b) The lessee to receive an advance payment of $1,000.00 upon delivery of an executed Quit Claim Deed.

The above settlement is deemed to be fair and equitable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle the lessee's claim herein for the sum of $6,000.00 chargeable to Code No. 442/1207 (Magistrates' Courts).

Your Board RECOMMENDS the foregoing recommendation of Supervisor of Property and Insurance be adopted.

4. 220 - 224 Main Street
Acquisition for Provincial Courts (Vancouver)

The Supervisor of Property and Insurance reports as follows:

"Lots 4 & 5, Block 5, D.L. 196, are required for the new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25th, 1969.

These premises comprise a site 50' x 120' zoned CM-1 Commercial, improved with a one storey non-basement frame building erected in 1910. The building, which has an area of 3,400 sq. ft. is divided into three retail store units. One unit is occupied by the owner, a chinese association as a meeting room; another is rented by the owner to a second-hand dealer on a month-to-month tenancy and the third, which has been vacant for 14 months, was formerly a barber shop. Gravel surface parking at the rear provides parking for eight cars on a month-to-month basis.

This structure which is in fair condition has a brick exterior, 8 plumbing fixtures, a tar and gravel roof and a concrete foundation. The association's meeting room is heated by a coal-fired space heater, while the other two units have no heating equipment.

Following extensive negotiations with the solicitor for the owners, this association has agreed to sell for the sum of $41,500.00 as of April 30th, 1971, subject to retaining rent-free possession of these premises until June 30th, 1971. It is noted that this property was expropriated as per Council Resolution of February 23rd, 1971, and this settlement is deemed realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $41,500.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. 2055 West 6th Avenue:
Acquisition for Park Site #9 (Kitsilano)

The Supervisor of Property and Insurance reports as follows:

"Lot 16, Block 265, D.L. 526, which is located in Park Site #9 has been offered for sale to the City by the owner. This Park Site is listed in Table II of the Park Sites Purchase Program 1971-1975 confirmed by City Council December 15, 1970.

These premises comprise a one-storey and full basement frame dwelling with a main floor area of 1,685 sq.ft. erected in 1912 on a site 50' x 120' zoned RM-3. This dwelling contains 6 rooms on the main floor and has a three-room self-contained suite in the basement. The owner occupies three of the six rooms on the main floor and rents two sleeping rooms together with a common kitchen. These sleeping rooms and the basement suite are currently rented.

This improvement, which is in average condition for age and type, has 14 plumbing fixtures, a concrete foundation, a patent shingle roof, shingles on exterior walls and is heated by a hot air oil conversion furnace.

Clause #5 continued:

Negotiations with the owner confirms that she is prepared to sell for the sum of $30,650.00 including some furniture and equipment in the rented accommodation as of March 31, 1971. The owner is to retain rent-free possession of these premises until May 31, 1971 and commencing June 1, 1971 will rent back at $150.00 per month subject to rental review after one year. This price is considered to be fair and equitable and represents market value for property in this area. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $30,650.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board RECOMMENDS the foregoing recommendation of Supervisor of Property and Insurance be adopted.

6. 37th Avenue Chester to Inverness: Establishment of City-owned Property for Highway Purposes

The Supervisor of Property and Insurance reports as follows:

"The City owns several single lots on the North side of 37th Avenue between Chester and Inverness Streets, which it is proposed to offer for sale. Each lot is situated on the corner of 37th Avenue and an intersecting street. However, the City Engineer has requested that a 5' corner cut-off from each lot be established as road before the lots are placed on the market. The establishment as road of these portions of the City's lots will facilitate traffic turning North off 37th Avenue onto the intersecting streets.

The properties from which a corner cut-off is required are all in District Lots 668 to 670 and are described as follows:

Lot 18, Block 4, N/E corner 37th Avenue and Chester Street
Lot 18, Block 6, N/E corner 37th Avenue & Prince Albert St.
Lot 19, Block 6, N/W corner 37th Avenue & St.Catherines St.
Lot 18, Block 8, N/E corner 37th Avenue & St.Catherines St.
Lot 19, Block 8, N/W corner 37th Avenue & Somerville St.
Lot 18, Block 10, N/E corner 37th Avenue & Somerville St.
Lot 18, Block 16, N/E corner 37th Avenue & Ross Street
Lot 19, Block 16, N/W corner 37th Avenue & Sherbrooke St.
Lot 18, Block 18, N/E corner 37th Avenue & Sherbrooke St.
Lot 19, Block 18, N/W corner 37th Avenue & Inverness St.

Formal resolution covering these establishments will be forwarded to Council.

RECOMMENDED that those portions of City-owned Lot 18, Block 4, Lots 18 and 19, Block 6, Lots 18 and 19, Block 8, Lot 18, Block 10, Lots 18 and 19, Block 16, Lots 18 and 19, Block 18, all in District Lots 668 to 670, Group 1, N.W.D., as shown on plans marginally numbered LF 5557 to LF 5566 respectively showing the portion required in each case, be established for highway purposes at no cost to the City Engineer."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted and formal motions passed later this day.

INFORMATION

7. Signs adjacent to City bridges, situated on City-owned property in sign control areas

The Supervisor of Property and Insurance reports as follows respecting the enquiry raised in City Council's meeting of March 2nd, 1971.

"Alderman Phillips requested a Board of Administration report setting out information respecting non-conforming signs on City-owned property around bridges and the expiry dates of leases in respect of such properties."

The following is a breadkown of sign sites in sign control areas, adjacent to bridges, which are leased by the City.

Location	Lessee	Monthly Rental To City	Sub-Tenant	Sub Tenants Term
Paint Shop, (Cambie Yards), Block 55, D.L.s 2037 & 2064	Neon Products Limited	$175	N/Side: Bulletins S/Side: Players Cigarettes	November 30th, 1974
Roof & Wall of Continental Hotel Lots 16 & 17 Block 113, D.L. 541	Neon Products Limited	$415	Roof: Bank of Montreal S/Wall: Mnt.Pleasant Funeral Hall S/Wall: Nabob	March 1976 May 1971 Oct. 1971
Howe Street Ramp Portion of Lot F Block 122, D.L.541	Neon Products Limited	$305	S/Side: United Airlines N/Side: Cablevision	Feb. 1971 Aug. 1974
S/End Granville Bridge (East Side) Ptn. of Lot A W.L. 5318	Neon Products Limited	$300	Toyota	Feb. 1975
S/End Granville Bridge (West Side); W.L. 5607	Sign-O-Lite	$300	Canadian Imperial Bank of Commerce	Jan. 1975
	Total:	$1,495 per month		

The foregoing leases generate a total annual income to the City of $17,940. These leases in every case are subject to a month's notice of cancellation by the City to the sign company, however, it should be noted that the term of the leases to the sub-tenant is for a longer lease period, thus providing the sign companies with the opportunity of amortising the cost of the signs.

A windshield survey of the sign control area in the vicinity of the Granville St. Bridge indicates that the number of signs on City properties in relationship to the total number of signs is extremely small. Hence, any action by Council in removing City signs only would obviously have an extremely limited impact on the total problem.

Your Board submits the foregoing report to Council for INFORMATION.

cont'd.....

Board of Administration, April 16, 1971 . . . . . (PROPERTIES - 6)

RECOMMENDATION

8. Sales: Champlain Heights - Residential

Recommended that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price, in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lots 64 & 66, S/S 51st Avenue between Tyne & Toderick
Lot 72, N/S 52nd Avenue between Tyne & Toderick
Lot 82, S/S 53rd Avenue between Tyne & Toderick
D.L. 339, Plan 13659, Zoned RS-1

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Philadon Realty	64	50/44 x 130.24'/127.62	$14,000.00	City Terms @ 9%	Nil
Philadon Realty	66	50/48 x 120.33/117.81	$14,000.00	City Terms @ 9%	Nil
Fred Chow Jung	72	60/74 x 130/124.90	$15,000.00	City Terms @ 9%	Nil
James A. McCrea & Joanne B. McCrea	82	40/110 x 150/118.85	$15,200.00	Cash	Nil

Re: Lot 27, Blocks 1 & 8, D.L. N½ 339, Plan 13308
Situated S/S 48th Ave. between Tyne & Boundary

Siegmund Baierl & Linda Baierl	27	45' x 157.82/157.72	$13,000.00	City Terms @ 9%	Nil

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FOR ADOPTION SEE PAGE(S) 436

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

April 8, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, April 8, 1971, at 9:30 A.M. in the No. 1 Committee Room, City Hall.

PRESENT:	Alderman Broome (Chairman) Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney, Wilson
ABSENT:	His Worship the Mayor (Leave of Absence) Alderman Linnell
CLERK:	D. Scott

Adoption of Minutes

The Minutes of the meeting held March 11, 1971, were adopted and the Minutes of March 18, 1971, were adopted after amending the word "recommendation" in the last paragraph on Page 4 to read "resolved".

PART I

The following recommendation of the Committee is submitted to Council for consideration.

RECOMMENDATION

1. Canadian Federation of Mayors and Municipalities - Resolutions

The Vancouver City Council on February 9, 1971, adopted the following recommendation of the Board of Administration report, Finance Matters, dated February 5, 1971:

> "THAT the City Clerk be directed to contact all senior officials and Members of Council for suggested resolutions which will be submitted to the Standing Committee on General Purposes for report with recommendations."

The Board of Administration under date of March 30, 1971, submitted for consideration a report which set out the following resolutions for submission to the C.F.M.M. Conference:

"(a) Home Care Programs

WHEREAS Home Care Programs in Canada have been effective in preventing the hospitalization of sick persons, and

WHEREAS Home Care Programs have also facilitated discharge from overcrowded and expensive hospital beds, and

WHEREAS Home Care Programs have provided good quality care at reasonable cost, and

WHEREAS the lack of inclusion of Home Care Programs

...Continued

Clause 1 continued

within shared cost federal-provincial health programs has inhibited their full development,

THEREFORE BE IT RESOLVED THAT Home Care Programs be included as a federal-provincial shared cost health service.

(b) Denticare

WHEREAS Dental Disease is a major public health problem in many Canadian Municipalities (i.e. the disease is widespread, knowledge exists about how to prevent or alleviate it, and such knowledge is not being applied); and

WHEREAS the present dental manpower is overburdened with the existing treatment needs of less than a quarter of the population who seek dental care; and

WHEREAS dental treatment is not available to a large segment of the population because of the high cost of dental care; and

WHEREAS dental treatment is not sought by a large segment of the population because of a lack of awareness of the benefits of good dental health; and

WHEREAS much dental disease is preventable; and

WHEREAS dental health education, a necessary adjunct to improved community dental health, has been neglected both in the schools and through the mass media; and

WHEREAS many communities do not have fluoridated water, a safe and effective means of reducing dental decay;

THEREFORE BE IT RESOLVED THAT the Canadian Federation of Mayors and Municipalities suggest that the Federal Government institute a two-part program; the first phase being a preventive program to include water fluoridation and a vigorous education program, this phase to be implemented before introduction of the second phase - Denticare.

(c) Change of Name - C.F.M.M.

WHEREAS the membership of the Canadian Federation of Mayors and Municipalities is being broadened by bringing in other forms of local government such as regional districts; and

WHEREAS it is desirable that the name of a National organization such as the Canadian Federation of Mayors and Municipalities be such that its initials are the same in French as in English;

THEREFORE BE IT RESOLVED THAT the name of the Federation be changed to 'Federation of Canadian Municipalities/ Federation Canadienne des Municipalities'.

...Continued

Clause 1 continued

(d) Financial Assistance from Federal Government for the Operational Expenses of Courts at the Magisterial Level

WHEREAS the Administration of Justice in Canada is the responsibility of the Provinces; and

WHEREAS most Provinces in Canada pay all or most of the expenses of operating Courts at the Magisterial level and in the remaining Provinces, including British Columbia, by Provincial Statute, Court operational costs, in whole or in part, are assigned to Municipal Government; and

WHEREAS in Vancouver about one-seventh of operational costs of the Magisterial Courts are related to Federal Statutes including the Income Tax Act, the Unemployment Insurance Act, the Combines Investigation Act, the Customs and Excise Tax Acts, the Immigration Act, the Narcotic Control Act, the Fisheries Act and many others; and

WHEREAS all fines and penalties received through the Courts out of Federal Government Prosecutions belong to and are paid to the Receiver-General of Canada without deduction in favour of a Municipality; and

WHEREAS in certain major cities in Canada, most Federal Government Prosecutions relating to the Narcotic Control Act are commenced by the arrest of accused persons by the Municipal Police Forces and any monetary penalties received therefrom are paid over to the Receiver-General of Canada; and

WHEREAS the volume of Federal Government Prosecutions are increasing yearly to levels, through both old and new Legislation, beyond rates envisaged at the time the British North America Act was approved; and

WHEREAS Provinces which accept Municipal Court operating expenses as a Provincial charge are entitled by Statute to a drawback of certain Federal taxes relating to materials and equipment used in the Courts of such Provinces; and

WHEREAS in Provinces where Municipalities pay Court operating costs, Federal taxes are included in the cost of purchases of material and equipment, thereby causing an assessment of Federal taxes against the population of one part of Canada not applying to another;

THEREFORE BE IT RESOLVED THAT the C.F.M.M. recommend the Federal Government consider ways and means to financially assist Municipalities having a responsibility for the operational expenses of Courts at the Magisterial level."

After due consideration, it was

RECOMMENDED

I. (i) That resolution "a" submitted by the Medical Health Officer and quoted above be approved;

...Continued

Clause 1 continued

I. cont'd

(ii) That resolution "b" quoted above be referred back to the Medical Health Officer for consideration and report direct to Council;

(iii) That resolution "c" submitted by Alderman Broome and quoted above be approved;

(iv) That resolution "d" submitted by the Court Clerk and quoted above be approved after substituting the word "Provincial" for the word "Magisterial" wherever it appears.

II. That the Board of Administration report dated April 5, 1971, which commented on resolution "d" submitted by the Court Clerk, be referred to the Special Committee of Council re. New Provincial Courts (Vancouver) Complex.

III. That no action be taken on the resolution submitted by the Director of Planning and Civic Development dealing with Urban Renewal Study of the City.

PART II

The following matter is submitted for the information of Council:

INFORMATION

2. Demolition Derby Site:
Satellites Motorsport Club

At the last meeting of the Committee, it was:

"RESOLVED that the Chairman appoint a Sub-Committee comprised of Alderman Sweeney and Alderman Hardwick to investigate the matter further with Mr. Harder, the Deputy Director of Planning and Civic Development and the Park Board and report back to this Committee."

The Sub-Committee submitted a report dated March 30, 1971, and advised that a tour of proposed suitable sites, i.e. False Creek Park (Oval), city land at Boundary Road and Scott Street, "Borrow-Pit" area in Champlaign Heights and the Marathon property on the north side of False Creek, was made and comments on each of the areas visited was included in the report. The report concluded that Mr. Harder would consult with his principles as to the feasibility of the sites viewed and will be in further contact with the Sub-Committee.

A communication from Mr. E. C. Pederson dated March 24, 1971, was noted.

It was

RESOLVED that the report of the Sub-Committee dated March 30, 1971, be received for information.

The meeting adjourned at approximately 9:55 A.M.

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FOR ADOPTION SEE PAGE(S) 445

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 8, 1971

The Standing Committee of Council on Finance met on Thursday, April 8, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:00 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Linnell

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held April 1, 1971, were adopted.

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. 1971 Civic Grant Requests

(a) Greater Vancouver Visitors and Convention Bureau

The Committee continued its consideration of certain Civic Grant requests. In this regard, a delegation from the Greater Vancouver Visitors and Convention Bureau spoke in support of the organization's grant request of $410,000. The delegation, comprising Mr. J. A. Barber and Mr. J. Bensley, stressed the importance of tourism on the economy of the City, and questions were raised on this and other related points.

The Committee was reminded that, at its previous meeting, a Motion to grant $100,000 had been deferred pending the hearing of this delegation.

After Motions to grant $200,000, $110,000, $100,000 and $50,000 had been defeated, the Committee

RECOMMENDED that the grant request from the Greater Vancouver Visitors and Convention Bureau be submitted for the consideration of Council and the Board of Administration submit a report to Council on the amount the City is spending on attractions and facilities that help in promoting the tourist trade.

(b) United Community Services

The Committee received a delegation from the United Community Services, comprising Mr. C.H. Napthtali, Mr. R.P. Jefferies and Mr. D.M. McConney, speaking in support of the organization's request for a grant of $10,000 in regard to its services and $2,000 for a Central Information Service.

. . . Cont'd.

Clause No. 1(b) (Cont'd.)

The Committee was reminded that at its previous meetings, reports had been received from the Joint Technical Committee, Department of Social Planning/Community Development, recommending approval of both amounts.

RECOMMENDED (a) That a grant of $10,000 be approved.

(b) That a grant of $2,000 for a Central Information Service be approved.

2. 1971 Departmental Estimates

Certain items in the budget of the following Departments were deleted by the Budget Committee during review and, therefore, the Departments were given the opportunity of appearing before the Committee to appeal these deletions, which were outlined in a report of the Board of Administration dated April 8, 1971.

Action was taken by the Committee as follows:

A. DEPARTMENT OF PERMITS AND LICENSES (2 Automatic Liquid Samplers - $1,300)

The Director of Permits and Licenses spoke in explanation of his request for this item.

RECOMMENDED that one Automatic Liquid Sampler be approved, at an estimated cost of $650.

B. PLANNING AND CIVIC DEVELOPMENT (Consultants - Civic Development Division - $15,000)

The Assistant Director, Civic Development, spoke in support and explanation of this item.

RECOMMENDED that (a) A provision of $15,000 be included in the Planning Department's Budget for Consultants and Temporary help for the Civic Development Division.

(b) The funds be disbursed at the discretion of the Board of Administration on the advice of the Director of Planning and Civic Development.

(c) A quarterly information report be forwarded to City Council from the Director of Planning and Civic Development on the disbursements.

C. HEALTH DEPARTMENT (Additional Staff - $4,104 net)

The Medical Health Officer spoke in explanation of his Department's need for additional staff, and the Board of Administration advised that this item had been referred to the Co-ordinator of Data Processing and Systems for study, as is the practice when additional staff is required.

RECOMMENDED that this item be withheld pending a report from the Co-ordinator of Data Processing and Systems and, if necessary, the Medical Health Officer appear at a later date with respect to the matter.

. . . Cont'd.

Clause No. 2 (Cont'd.)

D. AUDITORIUM BOARD (Christmas Outdoor Decorations - $1,000
Plaza Entertainment - $2,450)

The Chairman of the Auditorium Board, Commissioner Rathie and the Theatre Manager spoke in support of these items.

RECOMMENDED that (a) $1,000 be approved for Christmas Outdoor Decorations on a non-recurring basis.

(b) $2,450, from Centennial Funds appropriation, be approved for Plaza Entertainment and that, if any further funds are required, requests be referred to the Centennial Committee.

E. DEPARTMENT OF SOCIAL PLANNING/COMMUNITY DEVELOPMENT (Purchase of Outside Services - $29,500
Research Services - $25,000)

The Director of Social Planning/Community Development spoke in support of these items and explained in some detail the reasons for his request.

RECOMMENDED that (a) An additional $20,000 be approved for Purchase of Outside Services, and the Director of Social Planning/Community Development report to Council from time to time on the details of expenditures under this appropriation.

(b) An amount of $15,000 be approved for Research Services, subject to prior approval by Council of any expenditures with respect to this program.

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FOR ADOPTION SEE PAGE(S) 447 - 448

MINUTES APRIL 5, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room on Monday, April 5, 1971, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Commissioner Ryan
Superintendent Oliver, City Police Department
Mr. R.C. Boyes, Assistant City Engineer
Mr. A.W. Cliffe, City Prosecutor's Office
Mr. J.S. Stearman, Board of Parks and Public Recreation
Mr. J. Mulberry, Law Department

ALSO PRESENT: Mr. J. Plaskett, Vancouver Traffic and Safety Council
Mr. A. Rossiter, Vancouver Traffic and Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held March 1, 1971, were adopted.

1. Replacement of Traffic Control Signal Kingsway and Clark Drive

Under date of December 24, 1970, Mr. J. Cavallin, representing the Kingcrest Merchants and other petitioners, submitted a communication and petition objecting to the change of the traffic control signal at the intersection of Clark Drive and Kingsway from a standard signal control to a pedestrian actuated control.

In a report dated March 19, 1971, the City Engineer advised that the original signal was installed in 1955 in order to provide better opportunities for pedestrians to cross Kingsway in this commercial area. Knight Street and its connection with Clark Drive was not then developed as a major street. With the development of Knight Street to major street standards, this became the major north/south route, thereby relegating Clark Drive to the status of a local residential street. The signal at Clark and Kingsway was retained for the purpose of assisting pedestrian crossings.

When a petition for a local improvement on Clark Drive from Kingsway north to 14th Avenue was received, the function of the signal was reviewed. It was felt desirable to discourage the use of Clark Drive as a through route, which would undoubtedly occur when the local improvement was completed. However, as there is a requirement for pedestrian crossing assistance, this need is best met with a pedestrian actuated signal.

/continued ...

Clause 1 Continued

The signal control was changed to a pedestrian signal in October, 1970, as it is advisable that use of the established major routes to and from the area should be encouraged, and that use of Clark Drive by arterial traffic should be discouraged.

The City Engineer recommended that the existing pedestrian actuated signal be retained, and that the former traffic control signal not be reinstalled.

Mr. Russell Acton, together with three other merchants in the area, appeared as a delegation before the Commission. They expressed the view that the pedestrian actuated signal was hazardous to cars crossing Kingsway as this corner is on an approximately 45 degree angle. They requested that either the regular traffic control signal be reinstalled or there be no signal at all at this intersection. It was stated by the delegation that a loss of business had been experienced due to this type of signal control.

Mr. Boyes with the aid of a map explained the City Engineer's report and stated there was a need to have a signal to assist pedestrians crossing Kingsway, but that it was not desirable to have a regular traffic control signal as they were trying to keep Clark Drive as a residential street.

After considerable discussion, it was

RECOMMENDED

(a) that the City Engineer report back on the relationship between the signals at Clark and Knight Street on Kingsway compared to the signals at Wessex and Joyce Street on Kingsway;

(b) that the City Engineer report on the date of the paving planned for Clark Drive;

(c) that the City Engineer arrange for further traffic checks and observations of this corner;

(d) that Superintendent Oliver report back on the accident picture at this intersection, i.e. six months before the installation of the pedestrian actuated signal to date.

2. Bus Stop Zone
East Side of Main Street - North of Marine Drive

At a City Council meeting on March 9, Alderman Wilson requested a report be made to the Official Traffic Commission in respect of the parking situation in the area of Marine Drive and Main Street where "no parking" signs have been extended.

/continued ...

Clause 2 Continued

In a report dated March 25, 1971, the City Engineer advised that Mrs. Swanson of Pat's Cafe on the east side of Main Street north of Marine Drive, has complained that the recently established bus zone at this location has eliminated parking and adversely affects her business.

A bus stop was established here in the Fall of 1963 with the extension of the Main Street bus service to Marine Drive. The stop with which Mrs. Swanson is concerned is the first into-service stop for Main Street busses. It is located in the standard farside position on Main Street north of Marine Drive. A previous request to relocate the stop to farside 65th Avenue in 1964 was denied, since its existing location was more desirable for transfers from the Marine Drive service.

The bus stop on Main Street was recently converted into a bus zone as a result of complaints from B.C. Hydro that cars, illegally parked in the stop, were forcing busses to stop out in the traffic lane to pick up and discharge passengers. Mrs. Swanson feels that the zone is removing parking from in front of her place of business, and she requested consideration be given to relocating the zone to a position farside 65th Avenue and in front of private residences, rather than take up the curb in front of this commercial area.

The City Engineer further advised that the number of transferees to and from the Marine Drive service are very few. Relocating the bus stop to farside 65th Avenue would place the new bus stop in front of private residences and complaints may be received from these residents. The property owners on the east side of Main Street north of 65th Avenue have been made aware of the proposal.

The City Engineer recommended that the bus zone on the east side of Main Street north of Marine Drive be cancelled, and that a stop be established on the east side of Main Street north of 65th Avenue.

Mr. Boyes reviewed the report, and the Clerk advised that Mrs. Swanson had stated in a telephone conversation that if the City Engineer's recommendation was adopted she did not wish to appear as a delegation. After due consideration, it was

RECOMMENDED that the City Engineer's report dated March 25 be adopted.

3. Off-Street Parking as Part of the Rental of a Suite

Vancouver City Council on February 9, 1971, adopted the following recommendation of the Official Traffic Commission dated January 25, 1971:

/continued ...

Clause 3 Continued

"RECOMMENDED that the Corporation Counsel be requested to look into the question of including parking as part of the rental of a suite in new apartment developments, FURTHER RECOMMENDED that he also investigate retroactive features of the problem."

The Corporation Counsel under date of March 24, 1971, submitted a report for the consideration of the Commission.

As Alderman Linnell was on leave of absence, it was

RECOMMENDED that the report of the Corporation Counsel dated March 24 be tabled to the next meeting of the Commission.

INFORMATION:

4. Grant: Vancouver Traffic and Safety Council

Mr. Allan Rossiter, Vice President of the Vancouver Traffic and Safety Council, advised that the Provincial Government had recently given the Safety Council a grant of $25,000 to be payable in two semi-annual instalments. He further advised that this money is to be used for traffic educational purposes only.

RESOLVED that the foregoing information be received.

The meeting adjourned at approximately 4:20 p.m.

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FOR ADOPTION SEE PAGE(S) 452

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 27, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

MOVED by Ald. Broome,
THAT, in respect of 'In Camera' items proposed for consideration by Council later this day, the item regarding development permit application re 1296 Richards Street and affect thereon of Scheme 3.0 alignment regarding the proposed second crossing of the First Narrows, be considered by Council in open meeting.

- CARRIED

It was agreed the remaining items would be dealt with 'In Camera' as proposed.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera') dated April 20, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Four Seasons Hotel Development

The Council gave further consideration to the proposed Four Seasons Hotel development on property in the Coal Harbour area, pursuant to Council's instructions of March 30, 1971.

On March 30, 1971, the Council had before it for consideration the following motion:

MOVED by Ald. Rankin,
THAT the matter of the Four Seasons Hotel Development be put to the electors at the earliest time and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission.

(amended)

cont'd.....

REPORT REFERENCE AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

An historical review of the whole matter was submitted to Council by the Board of Administration by report dated April 23, 1971.

An explanation of the details involved was given by the Director of Planning and Civic Development; the Assistant City Engineer, Traffic and Transportation; and the Supervisor of Property and Insurance.

A full discussion was held and action was taken as noted hereunder.

MOVED by Ald. Rankin,
THAT the delegations from the Vancouver Tenants Council and the Park Board be heard on this whole question.

- LOST

MOVED by Ald.Hardwick,
THAT the Park Board delegation be heard.

- LOST

MOVED by Ald. Bird, in amendment to the main motion of Alderman Rankin,
THAT the main motion be amended to require the matter of the Four Seasons Hotel development be put to the owner electors as a question under Section 245 of the City Charter to ascertain whether the property should be acquired.

- CARRIED

MOVED by Ald. Adams,
THAT the question be now put.

- LOST

MOVED by Ald. Hardwick, as a further amendment,
THAT the plebiscite when put, include the option of the purchase of the one block between Chilco and Gilford Streets or the total property.

(Out of Order)

His Worship the Mayor ruled the amendment of Alderman Hardwick as out of order.

Alderman Phillips challenged the ruling of the Chair. The question was then put,

'shall the ruling of the Chair be sustained'.

By vote, the Chair was sustained.

The amendment of Alderman Bird was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Adams	Alderman Phillips
Alderman Broome	Alderman Rankin
Alderman Linnell	Alderman Hardwick
Alderman Sweeney	Alderman Calder
Alderman Bird	
Alderman Wilson	
His Worship the Mayor	

(The amendment of Alderman Bird was declared carried)

cont'd....

REPORT REFERENCE AND UNFINISHED BUSINESS (cont'd)

Four Seasons Hotel Development (cont'd)

MOVED by Ald. Hardwick, in amendment to the main motion of Alderman Rankin,
THAT the plebiscite when put include the option of the purchase of the one block between Chilco and Gilford Streets or the total property.

- LOST

A recorded vote was requested and the record, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Linnell	Alderman Adams
Alderman Hardwick	Alderman Broome
Alderman Phillips	Alderman Rankin
Alderman Calder	Alderman Sweeney
	Alderman Wilson
	Alderman Bird
	His Worship the Mayor

(The amendment of Alderman Hardwick was declared lost)

The motion of Alderman Rankin, as amended by motion of Alderman Bird, and reading as follows, was put and CARRIED:

"THAT the matter of the Four Seasons Hotel Development be put to the owner electors as a question under Section 245 of the City Charter at the earliest time to ascertain whether the property should be acquired, and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission."

The Council (in Committee) recessed at approximately 11:30 A.M. and reconvened 'In Camera' in the Mayor's Office, following which the Council (in Committee) recessed at 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M. with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

UNFINISHED BUSINESS (cont'd)

2. Grant: Greater Vancouver Visitors and Convention Bureau

Further consideration was given to the application of the Greater Vancouver Visitors and Convention Bureau for a grant for the year 1971, having asked for an amount of $410,000.

MOVED by Ald. Bird,
THAT a grant of $100,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

Grant: Greater Vancouver Visitors and Convention Bureau (cont'd)

MOVED by Ald. Phillips, in amendment,
THAT the amount of the grant be $95,000.00.

(not put)

(The amount of $100,000 was put and carried)

No further action was taken on the amendment of Alderman Phillips.

COMMUNICATIONS OR PETITIONS

1. Permission to Use Helicopter and Landing Pad

A communication was received from Pacific Press Limited requesting permission to use a helicopter to deliver news photographs to its plant during the Royal Visit and to land on the authorized landing pad to the east of the main building, in accordance with Department of Transport regulations.

MOVED by Ald. Wilson,
THAT permission as requested be approved, subject to the prior approval of the Department of Transport.

- CARRIED

2. Four Seasons Hotel Development
   (a) Park Board
   (b) Vancouver Tenants Council

The Council considered a communication from the Park Board for an opportunity to appear in connection with the Four Seasons Hotel development. A communication was also received from the Vancouver Tenants Council asking an opportunity to make representations.

MOVED by Ald. Calder,
THAT the aforementioned communications be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, April 23, 1971

Works and Utility Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated April 23, 1971, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

Social Service and Health Matters

Lack of Facilities for Aged Requiring Nursing Services (Clause 1)

MOVED by Ald. Rankin,
THAT recommendation 1 in this clause be adopted;

FURTHER THAT the subject matter and recommendation 2 in the clause be referred to the Standing Committee on Health and Welfare, together with other related matters which have been the subject of submissions to the City Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Compilation of Policy and Procedure Manual:
Social Welfare Department (Clause 2)

MOVED by Ald. Linnell,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated April 23, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning Application: Area bounded by Kingsway, Baldwin, 30th Avenue and Nanaimo Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Champlain Heights:
Advertising of Site #10 (Clause 5)

The Board of Administration submitted a report of the Director of Planning and Civic Development in regard to advertising of Site #10 in the Champlain Heights area, in which the following preferences are proposed for consideration:

(a) Advertise Site #10 for Limited Dividend Housing at a fixed price of approximately $350,000 and competitive design,

(b) Advertise Site #10 on the same basis as Site #9, i.e. on the basis of minimum price and competitive design.

MOVED by Ald. Bird,
THAT advertising of site #10 be in accordance with preference (a) above.

(amended)

MOVED by Ald. Linnell, in amendment,
THAT the following words be appropriately inserted in the motion of Alderman Bird:

'and in accordance with preference (b)'

- CARRIED

The motion, as amended and reading as follows was put and CARRIED:

"THAT advertising of site #10 be in accordance with preference (a) above and in accordance with preference (b)."

Playhouse Theatre Company:
Booth - City Hall (Clause 6)

The Board of Administration advised the Playhouse Theatre Company has requested permission to place a 4' x 4' wood frame booth, approximately 7½' high, in the City Hall for a ten-day period between April and mid-September, 1971. Preference is expressed for the main lobby area.

MOVED by Ald. Bird,
THAT permission be granted for the placing of this booth within the City Hall for the ten-day period requested.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Proposed Marina:
False Creek (Clause 7)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Building and Planning

MOVED by Ald. Linnell,
THAT Clauses 2, 3, 4 and 8 of the report of the Board of Administration (Building and Planning matters), dated April 23, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Parking and Traffic Congestion:
Broadway and Granville Area

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 23, 1971, be received for information.

- CARRIED

Finance Matters

Luncheon: Canadian Library Association (Clause 2)

Consideration was given to the request of the Director of the Vancouver Public Library that the City host a luncheon in connection with the annual Conference of the Canadian Library Association taking place in the Hotel Vancouver June 18 - 24, 1971. The estimated cost is $1,500.00.

After due consideration the Council did not take action to approve this request.

Police Motorcycle Drill Team:
Participation Seattle Seafair Parade (Clause 3)

Consideration was given to the resolution of the Police Commission asking the Council authorize the Police motorcycle drill team to travel to Seattle to participate in the Seafair Parade on July 31st and provide the sum of $200 toward expenses.

MOVED by Ald. Wilson,
THAT authority be granted for the Police drill team to proceed as requested and an amount of $200 toward the expenses be approved.

- CARRIED

Operating and Capital Budgets:
Pacific National Exhibition (Clause 4)

The Board of Administration submitted a report of the Director of Finance on the 1971 Capital Budget of the Pacific National Exhibition together with the 1971 Operating Budget.

MOVED by Ald. Bird,
THAT the Operating and Maintenance Budget for the Pacific National Exhibition as noted be received for information and the 1971 Capital Budget be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Theatre Rental: Status of Women Action and Coordinating Council (Clause 5)

The Board of Administration advised of a request of the Status of Women Action and Coordinating Council of British Columbia for a grant of $135.00, equal to the rental of the Playhouse Theatre and other costs in connection with a meeting of the organization on May 29, 1971.

MOVED by Ald. Rankin,
THAT this request for a grant of $135.00 be approved.

- LOST

MOVED by Ald. Broome, in amendment,
THAT the amount of one-half of the actual rental of the Theatre. i.e. $52.50, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(The motion of $135.00 was voted on and lost).
(The amendment was put and carried)

Entertainment of Personnel: Centennial Ship Visits (Clause 6)

The Council considered a request from the Commanding Officer of H.M.C.S. Discovery for an entertainment grant of $4,050 in connection with entertaining of personnel of naval vessels from the Commonwealth and Foreign countries which vessels will be visiting the Port of Vancouver this summer in recognition of the British Columbia Centennial and the Vancouver Sea Festival. The Board of Administration proposed that if the request is approved the funds be charged to the amount set up for 1971 Centennial celebrations.

MOVED by Ald. Hardwick,
THAT this request be referred to the Centennial Committee.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 7 of the report of the Board of Administration (Finance matters), dated April 23, 1971, be adopted.

- CARRIED

B. Personnel Matters, April 23, 1971

2 New Positions: Planning Department (Clause 1)

MOVED by Ald. Hardwick,
THAT this clause of the report of the Board of Administration (Personnel matters, Supplementary), dated April 23, 1971, be referred back to the Director of Planning and Civic Development for further report; the Director of Planning and Civic Development to be advised that the Council is concerned that people with development experience be considered and has enquired of the necessity of such persons having a professional degree.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Personnel Matters

MOVED by Ald. Broome,
THAT Clauses 2 and 3 of the report of the Board of Administration (Personnel matters, Supplementary), dated April 23, 1971, be adopted.

- CARRIED

C. Property Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated April 23, 1971, be adopted.

- CARRIED

D. Supplementary Agreement re Museum Attendants: Municipal and Regional Employees' Union

The Board of Administration, under date of April 15, 1971, submitted the following report:

"A Supplementary Agreement to the Collective Agreement has been prepared between the City of Vancouver and the Municipal & Regional Employees' Union, which sets out the working conditions applicable to Museum Attendants I and II and Cashier Attendants working at the Museums Department. The Agreement provides for:

1) Museum Attendants I and II and Cashier Attendants working a 35 hour week to be deemed to be permanent employees.

2) Museum Attendants I and Cashier Attendants working three or more shifts, but less than 35 hours each week shall be entitled to the following fringe benefits:

(i) An annual holiday, or an amount equal to 4% of total pay in lieu, in accordance with provisions of Section 6 of the Annual and General Holidays Act, and during the sixth year and all subsequent calendar years in accordance with Section 8.1 of the Collective Agreement;

(ii) Payment of 1½ times the regular rate of pay when working on a statutory holiday;

(iii) M.S.A. coverage and group life insurance coverage in accordance with the terms of the Collective Agreement;

(iv) Sick leave of 70 working hours on completion of 913 hours of work at straight time.

3) Museum Attendants I and Cashier Attendants working less than three shifts per week shall be entitled to the following benefits:

(i) An annual holiday, or an amount equal to 4% of total pay in lieu, in accordance with the provisions of Section 6 of the Annual and General Holidays Act;

(ii) Payment of 1½ times the regular rate of pay when working on a statutory holiday.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Supplementary Agreement re Museum Attendants:
Municipal and Regional Employees' Union (cont'd)

4) The general conditions of the Supplementary Agreement provide, interalia, for lay-off when the Museum or any part thereof is closed or partially closed, increments, method of payment, special arrangements for change in shifts for scholastic purposes, determination of the shift schedule and termination of employment.

Copies of the Supplementary Agreement are available for inspection in the City Clerk's office.

Your Board RECOMMENDS adoption of the Supplementary Agreement and recommend that the Mayor and City Clerk be authorized to sign the agreement on behalf of the City.

MOVED by Ald. Wilson,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

E. Block 42 Fairview Corporation:
Advance Rental Payment

The Board of Administration, under date of April 23, 1971, submitted the following report:

'The Director of Finance reports as follows:

"By Resolution of July 26, 1966 Council approved as part of the financing of the purchase of Block 42, the diverting of capital funds for purchase of downtown open space. Council passed Bylaw #4257 authorizing the diversion of funds. In the same resolution Council stipulated that the $2,000,000 advance payment of rent for Block 42 by Fairview Corporation British Columbia Ltd. to be provided for in the proposed agreement was to be used immediately to restore to the Open Space Fund the amount diverted for purchase of the property. This procedure was also explained in the plebiscite approved by the Electors on May 22, 1966 approving the Block 42 purchase proposal.

The $2,000,000 with interest allowed at 6% on the reducing balance was sufficient to pay the rent for the period of approximately 8 years, from February 1st, 1970 to part way through January 1978.

In order to carry out Council's instructions, it is recommended that the 1970 payment by Fairview Corporation British Columbia Ltd. of advance rental of $2,000,000 to cover the period February 1970 to January (part) 1978 be included in the City's financial statements for the year ended December 31, 1970 as revenue of the year 1970, and that a like amount be shown as allocated from 1970 revenues in the 1970 financial statements to replace the funds advanced from the Capital Open Space Fund."

Your Board recommends that the above recommendations of the Director of Finance be adopted.'

MOVED by Ald. Broome,
THAT the recommendations in the foregoing report of the Board of Administration be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. (i) Report of the Standing Committee on Finance, dated April 22, 1971

MOVED by Ald. Adams,
THAT the report of the Standing Committee on Finance dated April 22, 1971, be adopted, on the understanding that in connection with Clause 1 (C) re the Mayor's Fund, the $1,000 increase is for the year 1971 only.

- CARRIED

F. (ii) 1971 Revenue Budget Estimates (exclusive of Schools and Regional Hospital District)

The Board of Administration, under date of April 23, 1971, submitted the following report:

" In accordance with requirements contained in the City Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1971, which is attached as Schedule A and which

(a) gives affect to the budget adjustments recommended by the Finance Committee on March 18th, April 1st, 8th and 22nd, and

(b) is based on a tax rate of 15.8 mills for general tax purposes as recommended by the Finance Committee on April 22nd.

The adjustments made to the 1971 Revenue Budget Estimates, as originally submitted by Departments and Boards, which produced a balanced budget at a tax rate of 15.8 mills as summarized below.

1971 Revenue Estimates

Estimated revenues as originally submitted		$85,045,511
Add: (a)Increase in the General Tax Levy re change in tax rate from 15.2 mills to 15.8 mills	$1,695,484	
(b)Transfer to general revenue from U.S. Premium Reserve Fund	1,186,000	
(c)Transfer to general revenue from Revenue Surplus re Sewer Board refund	572,300	
(d)Fees for signs projecting over City Streets - new in 1971	90,000	
(e)Other sundry revenue adjustments	81,000	
		3,624,784
		88,670,295
Less: Loss of license fees from hotels - motels		300,000
Total 1971 Revenue Estimates - as revised		$88,370,295

1971 Expenditure Estimates

Estimated expenditures as originally submitted		$92,467,458
Add: (a)Provision for Centennial Celebrations	$ 88,000	
(b)Increase in Contingency Reserve (Note 1)	41,445	
		129,445
		92,596,903

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Revenue Budget Estimates (cont'd)

Less: (a) Net reduction in grant requests (Note 1)	$ 936,116	
(b) Reduced provision for Social Welfare costs based on the 85%-15% per capita plan effective April 1, 1971	1,083,350	
(c) Approved items transferred to the 1971 Supplementary Capital Program	147,000	
(d) Net reductions made during reviews and by Finance Committee - All Departments and Boards	2,060,142	
		4,226,608
Total 1971 Expenditure Estimates - as revised		$88,370,295

Note 1 - Contingency reserve was

(a) increased by $160,720 on reduction of the budget provision for deferred grants, and

(b) decreased by $119,275 re amount of appealed items approved by Finance Committee plus the balancing adjustment.

1971 Tax Rate - 15.8 Mills

General Tax Levy

The tax rate required to produce a balanced budget in 1971, after amending the 1971 Revenue Budget Estimates for adjustments recommended by the Finance Committee, is 15.8 mills. This is an increase of .6 mills or 4.0% over the tax rate of 15.2 mills in 1970. Taxable assessed values however increased by approximately 7.7% this year which, together with the higher tax rate, resulted in an increase in the General Tax Levy of 11.8% over 1970.

Tax on Average Single Family Residence

The following is a statement of the tax payable for all purposes on the average single family residence in 1971 compared with 1970. The increase in taxation of $36 in 1971, as shown in the summary, will be somewhat less than this amount for the majority of the single family homeowners since the taxable assessed values of about 65% of single family residences are below average.

Average Single Family Residence	1971 $	1970 $	Increase 1971 Over 1970 Amount $	Percent
General Tax Levy at 15.8 mills in 1971	270	243	37	11.1%
School Tax Levy at 30.102 mills in 1971	231	213	18	8.5%
Less: Homeowner Grant	(170)	(160)	(10)	(6.2%)
	61	53	8	15.1%
Regional Hospital District Levy at .92 mills in 1971	7	6	1	16.7%
Total Tax Payable - General, School and Hospital District	$338	$302	$ 36 (Note 1)	11.9%

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Revenue Budget Estimates (cont'd)

Note 1 - For Council information, the increase in the Total Tax Payable on the average single family residence in 1970 was $21 higher than in 1969.

Your BOARD and the Director of Finance recommend approval of the formal motion adopting the 1971 Revenue Budget Estimates which are summarized on Schedule A attached.*

*(Schedule A is on file in the City Clerk's Office)

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration and Director of Finance be approved.

- CARRIED

F (iii) Formal Motion re Budget

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,

WHEREAS the Board of Administration and the Director of Finance were instructed by Council on February 2, 1971 to review estimated revenues and expenditures of the City for the year 1971 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance;

AND WHEREAS the Standing Committee of Council on Finance has reviewed reports on the 1971 Estimates prepared by the Board of Administration and the Director of Finance dated April 8th and April 13th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1971, exclusive of the amounts required for School and Regional Hospital District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance amount to $88,370,295;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1971 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance, amounts to $43,722,543;

AND WHEREAS the amount of the General Tax Levy so required is $44,647,752;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance be and the same are hereby adopted by Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report of Special Committee
re Illegal Suites, March 22, 1971

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of March 22, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Miss Beth Apperson (tenant), 1885 West 13th Avenue
Mr. & Mrs. D. Biancato (owners), 2581 Adanac Street
Madeline Cosca (tenant), 1006 Victoria Drive
Mrs. Jessie I. Gagne (owner), 3891 Arbutus Street
Edward Peter Hoeppner (tenant), 5092 Slocan Street
Mrs. Apollonia Kopp (tenant), 3185 Graveley Street
Mrs. M.I. Peter (owner), 5295 Aberdeen Street
William Sharp (tenant), 4768 Nanaimo Street

(b) the following applications be approved for one year from the date of this Resolution:

Duman S. Bassra (part owner), 2236 East 52nd Avenue
J. A. Calder (tenant), 551 East 58th Avenue
Walter D. Inganti (tenant), 2621 Columbia Street
Victorio Moretto (tenant), 2598 Oxford Street
Julio A. & Fernanda M. Raimundo (owners), 565 East 58th Avenue
Abilio Rodrigues (owner), 1265 East 64th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Brent Clarke (tenant), 2995 West 13th Avenue
Vergil Kiselbach (tenant), 1661 East 35th Avenue
Jaroslav Sedlak (owner), 3212 Marmion Avenue

(d) the following applications be not approved:

George Drescher (owner), 1780 East 32nd Avenue
Alex J. Gregoric (owner), 458 East 37th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated March 22, 1971, containing Clauses (a) to (e) be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Museum Board

The Sub-Committee of the General Purposes Committee re Museum Board submitted the following report under date of April 26, 1971:

" On April 21, 1970, the Museums Board requested Council to consider and, if felt advisable, adopt a statement of policy for the Centennial Museum. Council referred the matter to the Board of Administration and on May 12th requested further information from the Museums Board. On July 23rd, the Museums Board responded and that letter, plus previous material, was referred to the Board of Administration for report. Under date of December 2, 1970, the Board of Administration submitted its report.

Your Sub-Committee, which was authorized by Council, held a meeting on February 3rd to receive this December 2nd report of the Board of Administration and to consider further action. At that meeting the Sub-Committee requested the Museums Board to appoint a small committee to meet with the Sub-Committee and authorized a circulation of the Board of Administration report of December 2nd to the Museums Board members.

On April 21st your Sub-Committee met with the representatives of the Museums Board and reviewed the whole matter under consideration and took into account the following statement, which is an extract from the Board of Administration report of December 2nd:

> 'Should City Council decide to adopt the recommendations of the Museum Board without revision, then the Board of Administration suggests that the Museums Board report directly to Council in all matters. It will be appreciated by Council that the Board of Administration cannot accept responsibility for management of the Museum's department under the terms outlined in the Museums Board report because they have no authority over the Museums Board.'

At the meeting of April 21st, the following was submitted as a statement by the representatives of the Museums Board: the statement to represent the Museums Board's position:

> 'Should City Council decide to adopt the recommendations of the Board of Administration without revision, then the Museums Board suggests that the Museums Department report directly to Council in all matters. It will be appreciated by Council that the Museums Board cannot accept responsibility for management of the Museums department, displays and exhibitions under the terms outlined in the Board of Administration report of December 2, 1970 because they have no authority over the Museums.'

The areas of general interest to both groups were explored and as an assist to continue the work of your Sub-Committee, your Sub-Committee

RECOMMENDS that the philosophies of management and staffing be referred to the Board of Administration for report back to Council with a view to exploring methods for the reduction in costs of the operation of the Museums complex."

MOVED by Ald. Phillips,
THAT the recommendation in the foregoing Committee report be approved and the Board of Administration, in its report, advise in respect of possible alternative structures.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Demolition of Improvements:
City Lands S/S of False Creek

The Board of Administration, under date of April 27, 1971, submitted the following report:

" The Supervisor of Property and Insurance reports as follows:

"On January 1st, 1971, the City assumed direct control of the properties on the south side of False Creek between Cambie Street and Fir Street -

Re: Old Giroday Sawmill Site

Lot 1, Blk 220, 526 - Lot 6486 - Blk A of 6485 and Lot 5607 except Blk. A.

The above described has vacant buildings left on the site and on recent inspection it has been found that the old buildings and sawdust bunkers are in an extremely dangerous condition. There has been a considerable amount of vandalism and pilfering of materials. Some of the buildings have a large amount of wood shavings and sawdust and other inflamable debris, which the fire warden considers a definite fire hazard.

In view of the above, it is recommended that the Supervisor of Property and Insurance be authorized to have the vacant buildings demolished to ground level and take any necessary action on grading or filling to put the site into safe condition."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted. "

MOVED by Ald. Wilson,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

J. Development Permit Application:
1296 Richards Street and Scheme 3.0 Alignment

The Board of Administration, under date of April 19, 1971, submitted the following report:

' The Director of Planning and Civic Development reports as follows:-

"Background

In connection with a development permit application in the 1100 Block West Hastings Street, City Council on April 28, 1970, resolved (in camera) -

'THAT the developers be informed the City is not in a position to issue any development permits for development in this particular area, because this is within the proposed site of Scheme 3.0 approach route to the second crossing of the First Narrows;

FURTHER THAT the City has not the funds to purchase the affected properties. '

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
1296 Richards Street (cont'd)

This resolution was expanded in a memorandum of the Board of Administration dated May 5, 1970, which said:

'With reference to the 'in camera' minute of Council dated April 28th, concerning the subject matter, this position will be applicable to all land purchases and development permit applications affected by the Scheme 3.0 approach route to the second crossing of the First Narrows. '

However, at the meeting of February 16, 1971, Council approved the issuance of Development Permit Application No. 49576 at 1067 Davie Street. The Development Permit was issued on February 23, 1971.

Further Development Permit Application
Related to Scheme 3.0

A Development Permit Application No. 55088 dated March 8, 1971, has now been submitted by McKenzie, Snowball, Skalbania and Associates Ltd., on behalf of Botham Holdings Ltd. to erect a two-storey office/warehouse building on a 50' x 120' site at the northeast corner of Richards and Drake Streets.

This application has been examined by Swan Wooster-C.B.A., who advised that 'this entire property would be required for construction of the easterly part of the Drake Street Cut and the proposed ramp to Homer Street, in connection with the City By-pass and Distributor sections (i.e. Scheme 3.0) of the Burrard Inlet Crossing Project'.

According to the Consultants' report to the National Harbours Board, 'Extension of the south approach by-pass route only as far as Seymour Street would adequately serve the crossing needs to about 1980, permitting the balance of the system through the False Creek area to the head of the Creek to be deferred". The property in question is located east of Seymour Street and is in the portion of the route that could constitute a second stage of development after 1980.

It is estimated that the value of land is $37,000 and the construction cost of the building will be approximately $100,000.

This report is submitted to City Council for consideration and instruction whether to - (a) process and issue the Development Permit, or, (b) instruct the Supervisor of Property and Insurance to enter into negotiations to purchase the property. "

Your Board submits the foregoing report of the Director of Planning and Civic Development for Council's consideration. '

MOVED by Ald. Broome,
THAT the Development Permit not be issued and the Supervisor of Property and Insurance be instructed to negotiate an appropriate price for the property for report back.

(not put)

MOVED by Ald. Bird,
THAT this application for a development permit be tabled until such time as representatives of Council meet with the Provincial Minister of Finance to obtain information required by Council in respect of Government proposals regarding Stage I construction, from the waterfront to about Seymour Street, in connection with approach to the second crossing of the First Narrows.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. RATING BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver to raise a sum which, added to the estimated revenue of the City from other sources will be sufficient to pay all debts and obligations of the City, falling due within the year 1971, and not otherwise provided for, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND THE TERMS OF APPOINTEES TO VARIOUS BOARDS AND COMMISSIONS

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to amend the terms of Appointees to various Boards and Commissions, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (5094 Payne Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

> All that portion of Lot Seven (7), Block Fourteen (14), District Lots Thirty Six (36) and Fifty One (51), Group One (1), New Westminster District, Plan 11284, described as follows:
>
> Commencing at the south westerly corner of said Lot 7; Thence N33° 50' E, 10 feet, following in the westerly limit of said Lot 7; Thence S11° 11' 30" E, 14.14 feet, more or less, to intersection with the southerly limit of said Lot 7 at a point 10 feet easterly from the south westerly corner of said Lot 7; Thence N 56° 12' 50" W, 10 feet, following in the southerly limit of said Lot 7 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 4, 1970, and marginally numbered LF 5408, a copy of which said plan is annexed hereto,

cont'd....

MOTIONS (cont'd)

Allocation of Land for
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping up Lane North of Brigadoon Avenue and East of Victoria Drive

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver:

AND WHEREAS a portion of the lane dedicated by the deposit of Plan 8446 is surplus to the City of Vancouver highway requirements;

AND WHEREAS the abutting owner wishes to acquire the surplus portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 8446 lying between the production northerly of the westerly limit of Lot 10 and the easterly limit of Lot 11, Block 57, District Lot 727 (Fraserview), Group 1, New Westminster District, Plan 8446; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated May 30th, 1968, and marginally numbered LF 4079, a print of which is hereto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting lands.

- CARRIED

3. 'In Camera' Meetings

On April 20th, Notice was called on the following motion:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT WHEREAS there has been a steady increase in the number of 'In Camera' meetings;

AND WHEREAS there has been a rising concern on the part of the public as to whether these 'In Camera' meetings are really necessary;

THEREFORE BE IT RESOLVED THAT City Council appoint a Screening Committee of 3 members of Council and no item shall be considered 'In Camera' unless previously approved by this Committee;

AND FURTHER THAT the Committee initially shall consist of Aldermen Phillips, Linnell and Rankin;

AND FURTHER THAT this Committee shall approve for 'In Camera' hearing only those personnel and property matters where in their opinion material damage or harm would result to an individual or the City.

(amended)

cont'd.....

MOTIONS (cont'd)

'In Camera' Meetings (cont'd)

MOVED by Ald. Adams, in amendment,
THAT the main motion be amended by substituting the words 'the Mayor' for the words 'City Council' in the first RESOLVED portion and by striking out the second RESOLVED portion and providing that the arrangement is for a trial period of one month.

- CARRIED

The motion as amended, and reading as follows, was put and CARRIED:

"THAT WHEREAS there has been a steady increase in the number of 'In Camera' meetings;

AND WHEREAS there has been a rising concern on the part of the public as to whether these 'In Camera' meetings are really necessary;

THEREFORE BE IT RESOLVED THAT the Mayor appoint a Screening Committee of 3 members of Council and no item shall be considered 'In Camera' unless previously approved by this Committee;

FURTHER THAT this Committee shall approve for 'In Camera' hearing only those personnel and property matters where in their opinion material damage or harm would result to an individual or the City;

AND FURTHER THAT this arrangement be for a trial period of one month."

RECOGNITION:
Mrs. Kathlyn Jobling

The Council recognized the years of service of Mrs. Kathlyn Jobling while operating the City Hall lunchroom.

It was,

MOVED by Ald. Phillips,
SECONDED by Ald. Bird,
THAT WHEREAS on the 30th day of April, 1971, Mrs. Kathlyn Jobling will retire as operator of the lunchroom of City Hall;

AND WHEREAS Mrs. Kathlyn Jobling has served the Council and the employees of the City of Vancouver for a period of 25 years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its gratitude and appreciation both for itself and for its employees to Mrs. Kathlyn Jobling;

AND BE IT FURTHER RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to Mrs. Jobling its wishes for a long and happy retirement.

- CARRIED UNANIMOUSLY

A copy of the resolution was presented to Mrs. Jobling by His Worship the Mayor, as well as a pin memento and a corsage.

Mrs. Jobling thanked the Council.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Attendance at Canadian Federation of Mayors and Municipalities Conference

advised that earlier in the year an invitation was given for the attendance at the forthcoming Conference of the Canadian Federation of Mayors and Municipalities, of the Director of Social Planning/Community Development. The Council did not take action to approve at that time.

A further communication has been received urging the attendance of the Director of Social Planning/Community Development.

Alderman Wilson therefore requested the matter be placed on the Council Agenda of next week for further consideration.

His Worship the Mayor directed the Board of Administration report to the next meeting in respect of the matter.

Alderman Hardwick - Downtown Civic Plan

requested Alderman Bird endeavour to expedite the bringing in of the Downtown Plan report to Council in order that Council policy can be established in this regard so that legitimate development in the downtown area can take place.

NOTICE OF MOTION

The following notice of motion was submitted and recognized by the Chair:

Appointment:
Social Development Committee

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT a Social Planning and Community Development Committee consisting of the Chairmen and Chief Administrators of the Park Board, School Board, Library Board and Chairman and Chief Administrator of the City Health and Welfare Committee meet at the call of any of the parties when capital expenditures are being considered or when any other matter of cooperation and coordination needs to be discussed.

(Notice)

The Council adjourned at approximately 4:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting of April 27, 1971, adopted on May 4, 1971.

MAYOR

CITY CLERK

April 23rd, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. PRESSURE REDUCING VALVE STATION
22ND AVENUE & NANAIMO STREET

"In order to improve (1) water pressures during the summer and (2) water supply for fire fighting purposes, a Pressure Reducing Valve Station is required at 22nd Avenue and Nanaimo Street.

The estimated cost for this work is $15,500.

Funds are available in the 1970 Capital Budget, 'Short Notice Projects', Account No. 126/7902.

I RECOMMEND that a Pressure Reducing Valve Station be built at 22nd Avenue and Nanaimo Street, and that $15,500 be appropriated for this work from Account No. 126/7902, 'Short Notice Projects'."

Your Board recommends that the foregoing be approved.

2. INSTALLATION OF WATER MAINS - PROJECT 105

"In order to provide continuity in the work program, approval is requested in advance of the 1971 Budget for Project 105, which consists of water main installations or replacements at the following locations:-

STREET	FROM	TO
Kaslo Street	Grandview Highway	16th Avenue
Penticton Street	19th Avenue	21st Avenue
Sidney Street	22nd Avenue	25th Avenue
Sidney Street	26th Avenue	27th Avenue
Brant Street	27th Avenue	North
Skeena Street	27th Avenue	29th Avenue
Monmouth Avenue	McHardy Street	Joyce Street
20th Avenue	Nanaimo Street	Kamloops Street

INTERSECTION

Gladstone Street and Vanness Avenue

The estimated cost of Project 105 is $58,000. Funds for this project are included in the 1971 Water Works Capital Budget, Reference No. 10-03-05.

I RECOMMEND that $58,000 for Project 105 be appropriated in advance from the 1971 Capital Budget, Reference No. 10-03-05 for the work listed above."

Your Board recommends that the foregoing be approved.

Board of Administration, April 23, 1971 . . . . . (WORKS - 2)

INFORMATION:

3. Sewer Connection Fee -
3415 East 50th Avenue

The City Engineer reports as follows:

"Mr. Sestito wrote to City Council on March 1, 1971, complaining that between the time he enquired about the cost of the sewer connection, (which he claims to have done at the time of obtaining a building permit) and the time he made application on February 26, 1971 for a sewer permit, the fee had risen $100.00.

On September 29, 1970 Council approved an increase in sewer connection fees for one and two-family dwellings to $400.00, to become effective December 1, 1970, and a notice to this effect was posted at the Sewer Counter. All enquirers at the Sewer Counter prior to September 29, 1970, would have been quoted the existing fee of $300.00 plus $8.00 inspection fee.

Mr. Sestito feels that had he been aware of the impending increase he could have taken a permit out before December 1, 1970 and he is therefore asking for a $100.00 rebate.

The building permit for 3415 East 50th Avenue was issued September 14, 1970 to Mr. B. Sestito of 5894 Battison Street."

The Corporation Counsel advises that Council has no power to refund the $100.00 as requested by Mr. Sestito.

Your Board submits the matter to Council for INFORMATION.

(Copies of Mr. Sestito's letter are circulated for the information of Council.)

* * * *

FOR ADOPTION SEE PAGE(S) 504

SOCIAL SERVICE
AND HEALTH MATTERS

RECOMMENDATIONS

1. Lack of Facilities for Aged Requiring Nursing Services.

On March 20, 1971, the United Church of Canada, Vancouver South Presbytery, forwarded the following resolution to the City Clerk:

WHEREAS the United Church of Canada in the Vancouver South Presbytery has taken responsibility for the development of homes for senior citizens and has a deep concern for those who because of their physical and mental deterioration are unable to remain in those homes, and

WHEREAS there are many other elderly people in their own homes who are also in desperate need of care, and

WHEREAS due to the extreme shortage of extended care beds and psychiatric care beds for the aged, many acute hospital beds are being occupied by elderly long term disabled patients, and

WHEREAS the proportion of elderly people is increasing in the lower mainland due to modern medical technology and the influx of aged retired people to the Province, and

WHEREAS due to all these considerations the present lack of patient beds has presented a situation in the lower mainland of this Province that has now reached a desperate stage, therefore

BE IT RESOLVED:
That the Government of British Columbia be advised of the United Church's concern about the urgency of the present lack of facilities for people with long term illness including the elderly handicapped and aged psychiatric cases. AND

That the Government of British Columbia be urged to give high priority to establishing a comprehensive programme and to support the development and servicing of more beds to care for people with long term illness and psychiatric conditions of the aged. These patients vary from those who have long term illness needing only a moderate amount of nursing care daily to those in need of continuous skilled nursing care.

That the Government of British Columbia be urged to provide a broader coverage for such patients through an extension of the services and benefits of the British Columbia Hospital Insurance Service.

In the letter accompanying the resolution the City of Vancouver was requested to support their efforts in persuading the Provincial Government to act. The Medical Health Officer reports as follows:

"NURSING HOMES

As of January 1, 1971, there were 46 vacancies in 938 nursing home beds within the City of Vancouver. Full occupancy of these beds would have resulted if operators had been willing to accept more welfare patients. As of this date, 373 patients were sponsored by the City Social Service Department. The proposed regulation, gazetted but not implemented, requiring 33% welfare patient occupancy in each facility would have required five of the operators to accept 40 additional persons.

The City Social Service Department current waiting list for nursing home patients numbers 115 persons. Most of those waiting admission (83 patients) were resident in acute hospital beds, with another 32 patients either at home or in boarding homes. In addition to patients waiting in acute hospitals an additional number not known to me are waiting in acute care hospitals for extended care.

/.... 2

Clause 1, continued

The full picture regarding waiting lists for both existing and developing extended care facilities is not known. Some persons may be on more than one waiting list. Sample waiting lists for existing operating extended care facilities are -

	Capacity	Waiting List
Louis Brier Hospital	60	Approx. 200
Mount St. Joseph's	56	65

No new extended care units were completed in Vancouver in 1970 and no new nursing homes have been built in Vancouver since 1965. In 1967 two nursing homes with a total of 41 beds ceased operations. One other nursing home of 18 beds closed in 1969. In addition to this, one Burnaby nursing home, with a capacity of 30 beds, ceased operations in 1966.
In June 1971 the Lions Gate Hospital will add 169 beds for extended care, but its full influence on the Vancouver waiting list is likely to be minimal. Burnaby General Hospital and Vancouver General Hospital have started construction of extended care beds, but the Vancouver General Hospital will, on completion, have to accommodate 97 patients from its Annex. The net gain in facilities may be just over 100 beds.

INTERMEDIATE CARE

There is not, as yet, in British Columbia regulations under the Community Care Facilities Licensing Act for intermediate care. This care level still requires skilled nursing care, although these patients generally are not severely disabled enough to be in extended care. There is as yet no real recognition of this care level by the Provincial Government and, therefore, there is not as yet a capital grant formula nor an operating support formula for this level of care. Taylor Manor, operated by the City of Vancouver, comes close to constituting an intermediate care facility. This unit is fully occupied with 58 patients, but the building is obsolete and will require replacement in the foreseeable future. Other facilities in Vancouver accommodating intermediate care patients number approximately 200 beds which are nearly always full and which are known to have long waiting lists.

BOARDING HOMES

The shortage in this level of care is not as critical as the other levels, but many of the patients in boarding homes are in need of more skilled care than the boarding home can provide without additional support funds. Many of these patients should be in intermediate or nursing home care. Most non-profit boarding homes in Vancouver could provide intermediate care if additional revenue allowed them to hire the appropriate skilled staff. These patients are currently being carried by these non-profit homes with considerable anxiety owing to the lack of night staff or nursing staff.

MENTALLY DISABLED

Special facilities are needed as the existing nursing and boarding homes are not willing, or prepared to take these persons who essentially require the provision of special programming and staffing. This deficit is particularly acute for the younger mentally ill patient, but still exists for the older patient.

/.... 3

Clause 1, continued

CONCLUSION

The most critical need, in view of the developing extended care program, is for the formulation of regulations and a system of financial support for intermediate care beds. The need for this level of care is also confirmed in the 1969 report of the Department of Social Welfare in Victoria. The passage of regulations governing this level of care and a policy decision by the Provincial Government regarding capital assistance to intermediate care projects would enable public or non-profit organizations to develop these needed facilities.

Although the need for this level of care is well substantiated by the observations of persons working in the health and welfare fields, the dimensions of the need for intermediate, supervised boarding, and special long term facilities for mentally disturbed patients in British Columbia is not accurately known."

Your Board RECOMMENDS -

1) A letter be sent to the Minister of Health and to the Minister of Rehabilitation and Social Improvement generally supporting the United Church resolution in terms of the need for more adequate institutional resources for the elderly and the mentally ill.
2) The Minister of Health be asked to commission an expert report for a proper analysis of the institutional long term care needs of the infirm elderly and chronically mentally ill. This report should contain recommendations for a comprehensive program to complement the acute and extended care hospital program.

(Copies of the letter from the United Church of Canada are circulated for the information of Council.)

2. Compilation of Policy and Procedure Manual: Social Service Dept

The Director of Welfare Services reports as follows:

"As the task of reorganizing the Department proceeds, two things are very apparent: (1) the present varied interpretation of policy is completely intolerable; and (2) it is necessary to proceed with the compilation of a policy and procedure manual.

There must evolve clearly defined policies in each phase of the Social Assistance Program, along with clearly defined procedures in all aspects of the Department's operations. This will be a step in the right direction towards consistant application by all personnel.

The definition of procedures will be the end result of work studies presently being carried out, both in East unit and our Central Office. This will be compiled by our present staff.

/... 4

Clause 2, continued

The problem in compiling a policy manual is that no knowledgeable employee can be released from his present duties to be assigned to this task.

The solution to the problem is the engaging, on a consultant basis, of a knowledgeable and experienced former employee, Mr. R. Astbury.

At the present time, it is not clear how long it will take to compile an all-inclusive manual. It could be upward to a year, but Mr. Astbury would be under the direct supervision from my office during the stages of development.

The initial assignment would be for a three month period during which time he would develop a "skeleton" of the various phases and proceed to elaborate thereon. It is estimated that sufficient progress can be made in three months to enable us to provide the Financial Aid Workers in the "Prototype" Unit with a clear definition of policy and procedures to follow.

Mr. Astbury is willing to undertake the project. He has set a fee of $1,000.00 per month. In our opinion, this is considered reasonable in the light of his experience and knowledge of the Department's operation and authorities under which social assistance is administered.

The Comptroller of Accounts advises that if this report is approved by Council, funds would be provided from the Contingency Reserve.

Your approval is requested for the engagement of Mr. Astbury on a consultant basis at the rate of $1,000.00 per month for three months initially, subject to review at the end of June, 1971, and I so recommend."

Your Board RECOMMENDS the foregoing recommendation of the Director of Welfare Services be adopted.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 505

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning Application:
Area bounded by Kingsway, Baldwin, 30th Avenue and Nanaimo Street

The Director of Planning and Civic Development reports as follows:

"The following report has been delayed over an unusual length of time. This was partly due to the belief that the request had been withdrawn. However I have just learned that the applicant wishes to proceed and this report is therefore being submitted forthwith:

An application has been received from Mr. S.B. Anderson of Western Pacific Projects Limited, #1008-1030 West Georgia Street, requesting an amendment to the Zoning and Development By-law whereby the area bounded by Kingsway, Baldwin, 30th Avenue and Nanaimo Street, being Lot 1 of Lot A of Blocks 4-8 of Block 7, D.L. 393, Group 1, NWD, Plan 9458, would be rezoned from an RT-2 Two-Family Dwelling District and an RS-1 One-Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'constructing a restaurant by McCan Enterprises Ltd., which will have an initial seating capacity of between 140 and 150. Further, to construct other compatible structures which will comply with C-1 zoning'.

A sketch map is attached for information.

Brief History:

In the early 1950's a large portion of the subject property was City-owned and at a Public Hearing on January 18th, 1955, after considerable negotiations, the property was approved to be rezoned from an RS-1 One-Family Dwelling District and RT-2 Two-Family Dwelling District to a C-2 Commercial District, subject to the following conditions:

(a) Lots 11, 12 and 13 remaining in their present zoning district until consolidated with the remainder of the block into one parcel as anticipated in Clause (b).

(b) Lots 1 to 10 inclusive and Lots 14 to 19 inclusive (together with Lots 11, 12 and 13) when acquired as noted in Clause (a) together with the closed lane and portion of Nanaimo Street being consolidated into one parcel and so recorded in the Land Registry Office.

(c) The owner entering into a registerable agreement with the City satisfactory to the City Solicitor to develop the site in accordance with a detailed plan of development having been first approved by the Technical Planning Board.

The scheme of development at this time was for motel development. Other schemes considered prior to the Public Hearing were two commercial developments (stores) the other being a hotel. The three readings to the by-law were not implemented but in May, 1956, approval was granted for the sale of the property with the site to be developed for a supermarket, subject to the following conditions:

(i) That Lots 1-19 inclusive, together with the closed lane and portion of Nanaimo Street be consolidated into one parcel when the City is able to convey the property.

cont'd...

Clause No. 1 continued:

(ii) That the developer enter into an Agreement with the City satisfactory to the City Solicitor to develop the site in accordance with a detailed plan of development, such detailed plan to be first approved by the Technical Planning Board and not materially different from the sketch plan submitted.

(iii) that one sign only, as shown on the said sketch, be permitted on the site, such sign to be non-flashing.

(iv) That the means of ingress and egress to the property be first approved by the City Engineer; but preferably no means of ingress and egress be permitted from 30th Avenue.

This scheme was not proceeded with.

City-owned Lots A-D at the southeast corner of Nanaimo and Kingsway were zoned as an RM-2 Multiple Dwelling District and disposed of for an apartment development. In 1956, application was made by the B.C.T.F. Co-operative Association to rezone this property to a C-2 Commercial District and this was approved at a Public Hearing in June of 1956. The property was subsequently developed with a hotel development (Eldorado) with additional off-street parking being provided across the lane to the south.

In June, 1956, lots on the east side of Gladstone between Kingsway and 30th Avenue were rezoned to a C-2 Commercial District, subject to conditions, to permit the development of a supermarket (then Dominion Stores).

In February 1968 an application was received from Block Bros. to rezone four lots at the northeast corner of Nanaimo and Kingsway for development of an office building. The Technical Planning Board and the Town Planning Commission recommended the application be not approved for the following reasons:

(a) Rezoning of the subject properties would create a situation whereby the thirteen sites containing one and two-family dwellings would be located between two commercial developments.

(b) There is a large amount of C-2 Commercially-zoned property on Kingsway which contains either older dwellings, used car lots, or very old small commercial buildings.

(c) The thirteen properties zoned RT-2 and containing dwellings would be left isolated between two commercial zones and could not be easily developed with commercial uses because of grade problems between Kingsway and the lane.

This application was refused by Council on July 9th, 1968.

The Technical Planning Board on October 23, 1970, recommended:

'THAT the present application to rezone this site from an RT-2 Two Family Dwelling District and an RS-1 One Family Dwelling District to a C-2 Commercial District be not approved, as this zoning provides the City with insufficient control over future development. However the Technical Planning Board would be prepared to recommend a rezoning to CD-1 Comprehensive Development District subject to the submission of a schematic proposal to the satisfaction of the Technical Planning Board.'

cont'd...

Clause #1 continued

The Town Planning Commission on November 6, 1970, recommended:

'THAT the application be refused as there is sufficient commercially zoned property on Kingsway which contains small commercial buildings, used car lots, vacant, or older dwellings which should be redeveloped, and also having regard to the Town Planning Commission's recommendation regarding an application in 1968 for the rezoning of the property at the N/E corner of Nanaimo and Kingsway from an RT-2 Two Family Dwelling District to commercial.

FURTHER THAT, the Town Planning Commission believe the appropriate use of this property would be a residentially oriented development which could best be accomplished by re-zoning the lots to a CD-1 Comprehensive Development District, with the development meeting the regulations of the RM-1 District Schedule and consisting of garden apartments, town houses, or both.'"

Your Board RECOMMENDS that the application be REFUSED.

DELEGATION REQUEST

2. Reconstruction of Gasoline Service Station: 5252 Victoria Drive, and the expansion of the Site Area

The Director of Planning and Civic Development reports as follows:

"Standard Oil Company of B.C. Limited have filed Development Permit Application #55164 to demolish the existing gasoline service station on this site and construct a new gasoline service station and to increase the site area by including the north-south City lane.

This site located on the east side of Victoria Drive between 36th and 37th Avenues is located in a C-2 Commercial District and the Gasoline Service Station Location Policy as adopted by City Council in October, 1968, permits the reconstruction of the existing gasoline service station and the expansion of the service station site area at this location.

It is noted that the sale of the north south City lane at this location has been approved by Council.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #55164 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the reconstruction of the gasoline service station and the expansion of the site at this location subject to the following conditions:

(A) Prior to the issuance of the Development Permit:

(a) arrangements are to be first made to the satisfaction of the Director of Planning and the City Engineer for the closing of the north-south City lane and the consolidation of the site into one parcel;

(b) revised drawings are to be first submitted to the satisfaction of the Director of Planning, indicating

(i) the location of any tire displays, etc., on the site, with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

cont'd....

Clause #2 continued:

(ii) the trash enclosure being located adjacent to the building, with such being suitably screened.

(iii) details of all landscaping to be provided, including size of plants when planted.

(B) All surfacing and screening of the site is to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development, and thereafter to be permanently maintained at all times.

(C) All landscaping is to be provided in accordance with the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

(D) The development, including the use of all open portions of the site, is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit application #55164 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

3. X-Kalay Mini-Village:
Southeast Marine Drive

The Director of Social Planning and Community Development and the Director of Planning and Civic Development report as follows:

"A letter dated March 10, 1971 addressed to His Worship the Mayor and Members of City Council has been received from Mr. David Berner of the X-Kalay Foundation Society. This letter refers to Council's decision on December 15, 1970 in which they approved the reservation of an approximate two acre site for the X-Kalay Foundation Society subject to the Society obtaining rezoning to CD-1 on the basis of a schematic proposal and that this reservation be for a period of six months to enable the scheme of development and terms of sale to be determined.

The X-Kalay Foundation Society, in a preliminary examination of the site, unfortunately made reference to an old survey stake and identified a site approximately 200' east of the Baptist Theological College (referred to as Site #2 on the attached plan).

The Society prefers Site #2 because of its trees and its relationship to a natural ravine along the eastern boundary. They suggest that the projected future needs of the Society were understated in their earlier request and now request that City Council, subject to the same conditions outlined in the resolution of December 15th, reserve a site approximately four acres in size, bounded on the west by the Baptist Theological College, on the east by the centre-line of the natural ravine and on the north and south by Southeast Marine Drive and the relocated Southeast Marine Drive.

X-Kalay have discussed their proposals with the Department of Social Planning and Community Development and the Department of Planning and Civic Development.

cont'd....

Clause #3 continued:

It is RECOMMENDED that:

A. Council reserve for the X-Kalay Foundation Society an approximate two-acre site (Site #2) in addition to the approximate two-acre site (Site #1) already reserved for the Society subject to:

(i) the X-Kalay Foundation Society obtaining CD-1 rezoning approval for both Sites #1 and #2 on the basis of a schematic proposal,

(ii) a price based on market value satisfactory to the City being determined for Sites #1 and #2, with consideration being given by Council to the request from X-Kalay for the purchase of Site #1 only over a five-year period with semi-annual payments at current interest rates (Site #2 being a cash transaction),

(iii) the X-Kalay Foundation Society obtaining a Development Permit for Site #2,

(iv) the above conditions (i), (ii) and (iii) be met by the end of July, 1971."

Your Board RECOMMENDS that the joint report of the Director of Social Planning and Community Development and the Director of Planning and Civic Development be approved.

(copies of the letter dated March 10, 1971 from the X-Kalay Society and a plan showing Sites #1 and #2 are attached).

4. Locarno Park Extension

At the regular meeting of Council of March 23rd, Council passed the following resolution:

"That Vancouver City Council indicate to the Board of Parks and Public Recreation the Council's preference for the retention of Locarno Park (North half-block 133) as a local area park, and request the Board's consideration for report back."

Under date of April 14th, the Chairman of the Board of Parks and Public Recreation advises that, after consideration, Park Board passed the following resolution in reply to Council's previous request:

"That consideration of retention of Locarno Park extension be deferred pending report from City Council on the 38 acres, and Council's decision on location of the new roadway; and Council be requested to advise the Park Board whether or not the Council would expect the Park Board to use limited Park purchase funds for purchase of lands North of the proposed roadway through Locarno Park if the portion of Locarno Park extension South of the roadway is not to be sold, and advise whether or not Council would provide additional Park purchase funds for the houses in question."

In view of the first part of the reported resolution of the Board of Parks and Public Recreation, your Board

RECOMMENDS that Council consideration of the matters raised in the Board of Parks resolution of April 5th be deferred pending the results of the application of the City for the additional 38 acres of Jericho D.N.D. lands and the determination of such action as Council may decide on the matter of other Crown lands adjacent to Jericho Park.

CONSIDERATION

5. Champlain Heights - Site #10
Proposed Limited Dividend Housing

The Director of Planning and Civic Development reports as follows:

"Council in June, 1968 set aside Site #10 (garden apartments and townhouses) in Champlain Heights for limited dividend housing. Council reaffirmed this decision in November, 1970 when it resolved that Site #10 would be marketed on the basis of minimum price and competitive design. The Planning Department has been negotiating with Central Mortgage and Housing Corporation with a view to getting a commitment for the necessary mortgage money for Site #10.

In a letter dated March 31st, 1971, Mr.K.B. Ganong, Manager, CMHC states 'It is felt that a project of this type costing not more than $2.5 million would be eligible for Section 16 financing.' He pointed out that to obtain the rent structure required for limited dividend housing the price of the 6.6 acre site should be approximately $350,000.

On April 6th, 1971 the adjoining Site #9 (garden apartments and townhouses), a site of the same size and density, was advertised for sale on the basis of a minimum price established at $414,200 and competitive design. In other words, in order to provide a rent structure $25-35 below comparable market, a requirement of Limited Dividend, CMHC is suggesting that the price be $64,200 less than the minimum acceptable market price for a conventional development.

If Council wishes to pursue limited dividend housing for this site, they should instruct their officials to continue to negotiate with CMHC to secure mortgage money for site #10 based on a site value of approximately $350,000 and advertise the site on the basis of a fixed price, and competitive design.

If Council is not prepared to establish a lower land price for this form of housing it should instruct the officials to market Site #10 on the basis of minimum price and competitive design for rental or condominium development, with preference being given to condominium development, similar to Site #9.

It should be pointed out that limited dividend will not provide the opportunity for ownership provided in the lower density, exclusively townhouse pilot project (Site #16) being constructed by Dawson Developments. On the other hand, if Site #10 is sold on the normal market the development could be condominium but would not necessarily result in low-cost housing.

Council should state its preference to:

(a) Advertise Site #10 for Limited Dividend Housing at a fixed price of approximately $350,000 and competitive design,

OR

(b) Advertise Site #10 on the same basis as Site #9, i.e. on the basis of minimum price and competitive design."

Your Board submits the report of the Director of Planning and Civic Development for the consideration of Council.

(Copies of the letter dated March 31st, 1971 from Mr. K.B. Ganong, Manager, CMHC, are attached for circulation to Council. Also attached for circulation is a map of the Southeast Sector (Champlain Heights) indicating Site numbers)

6. The Playhouse Theatre Company:
Booth - City Hall

The Playhouse Theatre Company has requested permission to place a square 4' x 4' wood-framed booth standing about 7½ ft. high within the confines of the City Hall (for a 10-day period any time between mid April and September, 1971). The both is light in construction and hence there is no structural problem. The preferred location is the main lobby of the City Hall since the Company would like to catch the attention of a maximum number of people. No power outlet is required. The booth is designed to either stand by itself or to be manned by one person.

A similar request last year requesting permission to have the booth in place from June to September, 1970 was refused. There is no objection to the proposal on technical grounds and therefore a decision on the matter is one of Council policy.

Your Board places the matter before Council for consideration.

7. Proposed Marina:
False Creek

The following letter dated January 20, 1971 addressed to His Worship the Mayor and Members of City Council has been received from Commissioner E.A. Robertson, Chairman, Board of Parks and Public Recreation:

"The following is an excerpt from the minutes of the last meeting of the Board held on January 18th, 1971:

'PROPOSED MARINA - FALSE CREEK

City Clerk advised that the City Council on December 15 adopted the recommendation of the Board of Administration as follows re Park Board's request:

"THAT the Board of Parks and Public Recreation be informed that Council has appointed consultants to prepare plans for the development of City-owned property, including the V.I.E.W. property, and that until such time as plans are approved by Council no disposition can be made."

Commissioner Puil stated that the preparation of plans could take at least one year and at the present time the Board has a waiting list of 700 people wanting boat berths and there are 5,000 boats waiting for mooring in Vancouver right now.

It was regularly moved and seconded,

RESOLVED: That City Council be requested to hear Commissioner Puil on this matter.

- Carried'. "

The Director of Planning and Civic Development reports as follows:

"It can be confirmed that there has been no change in the situation, as far as permanent development of marinas is concerned, from the Council meeting of December 15th at which time Council declined to hand over the V.I.E.W. property to the Park Board for marina purposes. The possibility for some temporary facilities however is under discussion and a separate report on this subject is presented concurrently. Council may wish to have this background information in mind when dealing with the request from Commissioner Puil to be heard."

Your Board submits the request of the Park Board for Commissioner Puil to be heard for the consideration of Council.

Board of Administration, April 23, 1971 . . . . . (BUILDING -8)

RECOMMENDATION

8. Marina Space:
False Creek

The Director of Planning and Civic Development reports as follows:

"On February 8th, 1971, the Park Board passed the following resolution:

'THAT the City Council be advised the V.I.E.W. property will ultimately be needed for an additional civic marina in False Creek, but in the meantime, the Board requests use of the former Giroday property for a marina using floats which could be removed if necessary'.

Discussions are underway between the Supervisor of Property and Insurance and various potential marina developers for use of the former Giroday leased property on an interim basis until such time as the area is ready for permanent development. Because of various problems caused by the shape of this particular piece of property and because of the uncertain length of tenure for the interim use, it is felt that the interim marina use could best be handled by a private developer.

It is RECOMMENDED that the Supervisor of Property and Insurance be authorized to continue negotiations with private developers for the interim marina use of the former Giroday leased property and that the Park Board be informed that the Supervisor of Property and Insurance and the Director of Planning and Civic Development will continue to investigate other possible locations for interim use by the Park Board which do not have the problems inherent in the former Giroday property."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

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FOR ADOPTION SEE PAGE(S) 566

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Parking and Traffic Congestion
   - Broadway and Granville Area.

The City Engineer reports as follows:

"This report refers to a communication from Mr. M. R. Munro, Building Manager, Royal Bank of Canada, concerning the restriction to traffic access caused by heavy parking on the narrow side streets and parking violations in the lanes in the area of Broadway and Granville.

In discussion with Mr. Munro he indicates that his major concern is that the heavy parking generated by this commercial district restricts access by emergency vehicles, and that parking prohibitions should therefore be installed on one side of the local streets intersecting Granville Street and Broadway. He points out, however, that such restrictions would displace the curb parking over a greater area, thus extending the problem, and suggests that additional off-street parking facilities must therefore be provided, especially with any new development in the area.

On-Street Parking Situation

The local East/West streets in the area bounded by Fir and Hemlock Streets, 6th and 14th Avenues, have pavement widths varying from 27 feet to 42 feet. The narrower streets are all located South of Broadway, where parking prohibitions have been installed on one side in each block, except 11th Avenue between Granville and Fir (which has a 36 foot pavement).

There are no parking prohibitions in the East/West blocks North of Broadway, since these streets are all wide enough to permit parking both sides with sufficient room for two vehicles to pass, although in some cases the two-way movement is quite restricted.

On-street parking densities in this area approach 100% during the daytime. While there is generally little restriction on traffic movement during the business day, increase volumes of circulating traffic do result in slight delays during the afternoon rush period.

Neither the Police Department nor the Fire Department are aware of any significant difficulties with respect to access for emergency equipment.

In view of the foregoing, it is felt that additional parking restrictions are not required in this area.

Parking Violations in Lanes

The majority of lanes in this area have paved surfaces approximately 16 feet wide (within the 20 foot right-of-way). A considerable amount of truck loading occurs in the lanes, which also provide access to many off-street parking spaces.

/.... continued

Board of Administration, April 23, 1971 ..... (FIRE 2)

Clause 1, continued

As a result of Mr. Munro's concern, the Police Department has provided special attention to the matter of parking violations in the lanes for the past few weeks. They report that the lane usage appears orderly, with virtually no problem related to violations of parking and loading by-laws, but that they will continue to give this area special attention.

Off-Street Parking Requirements

The strip development on Granville and on Broadway in this area is zoned C-3 Commercial, except for North of Broadway which is zone M-1 Industrial. The Zoning and Development By-Law requires the provision of specified amounts of off-street parking to serve the needs of all new buildings. Mr. Munro feels that these provisions are adequate, but he is concerned, however, that the older buildings, which were constructed before the present parking requirements do not provide for their parking needs, and that steps should be taken now to acquire property for parking lots and to ensure that new developments meet the zoning requirements.

With respect to the provision of more off-street parking, Mr. Munro has been advised of the local improvement procedure for 'collective' parking whereby the merchants initiate the matter by petition, and it was suggested to him that he pursue this matter with the Local Improvement Section of the Engineering Department."

Your Board submits the matter to Council for INFORMATION.

(Copies of Mr. Munro's letter are circulated for the information of Council.)

* * * * * * *

FOR ADOPTION SEE PAGE(S) 506

FINANCE MATTERS

RECOMMENDATION

1. Sinking Fund and Investment Matters - March, 1971

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of March, 1971.
(b) Summary of Securities held by the General and Capital Accounts as at March 31, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in March, 1971					
Mar. 3	Bank of Nova Scotia	Mar. 15/71	$1,802,544.66	$1,800,000	12	4.30
8	Bank of Montreal	Mar. 9/71	400,021.92	400,000	1	2.00
16	Mercantile Bank of Canada	Mar. 29/71	700,934.93	700,000	13	3.75
16	Mercantile Bank of Canada	Mar. 30/71	701,006.85	700,000	14	3.75
16	Bank of Nova Scotia	Mar. 26/71	700,632.88	700,000	10	3.30
16	Bank of Nova Scotia	Mar. 31/71	1,502,034.25	1,500,000	15	3.30
			$5,807,175.49	$5,800,000		
	Bank Deposit Receipts Purchased for Redemption in April, 1971					
Mar. 1	Mercantile Bank of Canada	Apr. 15/71	$ 905,825.34	$ 900,000	45	5.25
9	Toronto Dominion Bank	Apr. 30/71	503,561.64	500,000	52	5.00
			$1,409,386.98	$1,400,000		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Mar. 10	City of Van. 5 ¼%	Mar. 1 72/74	$ 3,000	$95.96	$ 2,878.75	1/0 to 3/0	7.75
16	City of Van. 3 3/4%	Dec. 1/72	2,000	94.07	1,881.40	1/8	7.50
16	City of Van. 3 3/4%	Dec. 1 73/74	5,000	89.53	4,476.60	2/8 to 3/8	7.60
16	City of Van. 4 3/4%	Apr. 15/73	1,000	94.60	946.00	2/1	7.60
16	City of Van. 4½%	Jan. 15/73	1,000	94.78	947.80	1/10	7.60
16	City of Van. 5½%	Nov. 15 71/72	4,000	97.36	3,894.40	0/8 to 1/8	7.50
16	City of Van. 3½%	Apr. 15/74	2,000	88.90	1,778.00	3/1	7.60
			$18,000		$16,802.95		

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SINKING FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Mar. 1 +	City of Van. 8%	Mar. 1/81	$279,645.48	$100.00	$279,645.48	10/0	8.00
2	City of Van. 6%	June 15/80	2,000.00	87.05	1,741.00	9/3	8.00
			$281,645.48		$281,386.48		

+ Direct issue of local improvement by-law to Sinking Fund

****

CEMETERY PERPETUAL CARE TRANSACTIONS

Date	Type of Security Debenture Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Mar. 2	City of Van. 9¼%	Sept. 1/90	$25,000	$104.64	$26,160.00	19/6	8.75

. . . Cont'd.

Clause No. 1 (Cont'd.)

(b) GENERAL AND CAPITAL

Summary of Securities Held as at March 31, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt due 1971	$ 1,409,386.98	$ 1,400,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bond due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for March, 1971 be confirmed.

CONSIDERATION

2. Luncheon: Canadian Library Association

In a communication dated March 30, 1971, the Director of the Vancouver Public Library advises that the Canadian Library Association will be holding its annual conference in the Hotel Vancouver from June 18 - 24, 1971, and requests the City host the final luncheon, at an estimated cost of $1,500. Although approximately 1,200 delegates from all over Canada will be present, it is expected that approximately 350 will register for the luncheon.

Your Board notes that Council has dealt with similar requests in the past as follows:

January 1966	- American Waterworks Association Conference.	- $300 Approved.
February 1967	- Public Personnel Association International Conference.	- $2,000 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the communication from the Director of the Vancouver Public Library dated March 30, 1971, are circulated for the information of Council.)

3. Police Department - Motorcycle Drill Team Participation - Seattle Seafair Parade

Under date of April 13, 1971, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting on April 8, 1971:

"The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair Parade to be held in Seattle on July 31st. He requested the approval of the Board for the team to attend and asked that City Council be requested to provide $200 to assist in defraying the expenses involved."

. . . Cont'd.

Clause No. 3 (Cont'd.)

The Board of Police Commissioners resolved:

"THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair Parade on July 31st and to provide the sum of $200.00 towards the expenses."

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

June 1970 July 1968 July 1967 July 1966	Police Motorcycle Drill Team Participation - Seattle Seafair Parade.	- $200.00 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION AND CONSIDERATION

4. Pacific National Exhibition - 1971
Operating and Capital Budgets

The following report has been received from the Director of Finance:

"The operating and capital budgets of the P.N.E. for 1971 have been received and a detailed copy is on file in the City Clerk's Office.

	Summary of the Operating Budgets for Years Ending Sept. 30		
	1970 Budget	1970 Actual	1971 Budget
Revenues (Exhibit A)	$3,961,150	$4,371,505	$4,700,981
Expenditures (Exhibit B)	3,743,227	4,040,214	4,294,511
Net Surplus	$ 217,923	$ 331,291	$ 406,470

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1971

The proposed P.N.E. capital budget consists in summary of the following items. The detailed explanations as supplied by the P.N.E. are circulated as Appendix 1 to this report.

Electrical		
Additional lighting Miller Drive	$ 2,590	
Electrical feeder Gayway	5,000	
Electrical feeder Empire Stadium	15,000	
Electrical feeder East of Modern Living	3,075	
Add. lighting south of Logging Area	1,400	
Add. lighting N.E. of Admin. Building	1,740	
Lighting between Livestock & Sheep - Swine Buildings	2,350	$ 31,155

. . . Cont'd.

Clause No. 4 (Cont'd.)

Fire hydrants	6,000
Emergency lighting B.C. Pavilion	12,900
Widen Walter Leek Boulevard	16,000
Dressing rooms Empire Stadium	21,000
B.C. Pavilion additions	110,000
Total	$197,055
Additional expenditures on equipment	85,898
Grand total capital expenditures	$282,953

The P.N.E. advises that the funds required for the leasehold improvements and equipment expenditures will be provided for out of the operations of the P.N.E.

It can be noted that the P.N.E. has a heavy capital budget this year and to cover their capital expenditures they are partially anticipating their cash flow from budgetted 1971 profits and non-cash transactions such as depreciation, transfers to reserve for renewals and replacements, etc.

The above 1971 capital budget is submitted to Council for CONSIDERATION, with the exception of the item for the B.C. Pavilion additions ($110,000) which received Council approval in March 1971."

Your Board submits the 1971 operating budget of the P.N.E. for INFORMATION and the 1971 capital budget of the P.N.E. for CONSIDERATION.

CONSIDERATION

5. Status of Women Action and Co-ordinating Council - Theatre Rental

The Status of Women Action and Co-ordinating Council of B.C. has written advising that, as a result of a recent conference on the Report of the Royal Commission on the Status of Women, an organization is being set up to press the Federal and Provincial Governments for action on the Status of Women Report.

A speakers bureau has been set up by the organization which is addressing an average of 500 people per week. It has also been arranged to have Grace MacInnis speak to a meeting of the organization on May 29th which it is hoped will be held in the Queen Elizabeth Playhouse. The organization states that it has a very limited budget and, therefore, is requesting that Council give a grant of $135 equal to the rental of the Playhouse.

Your Board notes that Council has dealt with similar requests as follows:

. . . Cont'd.

Clause No. 5 (Cont'd.)

April 1971	-	The Alcoholism Foundation of B.C. Rental of Queen Elizabeth Playhouse.	- $180 Approved.
March 1970	-	Crisis Intervention & Suicide Prevention Centre - Rental of Queen Elizabeth Theatre.	- One Half of Rental Approved.
January 1967	-	Vancouver Council of Women Grant equal to rental of Queen Elizabeth Playhouse for meeting.	- Grant equal to rental, approx. $180 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the organization's letter dated March 31, 1971, are circulated for the information of Council.)

6. Entertainment - Personnel:
Centennial Ship Visits

The Commanding Officer of H.M.C.S. Discovery advises, in a communication dated April 15, 1971, that this Summer the City of Vancouver will be hosting a large number of naval vessels from the Commonwealth and foreign countries in recognition of British Columbia's Centennial Year and Vancouver's Sea Festival. Inasmuch as an estimated 4,500 sailors will be visiting Vancouver during the Summer period, the entertainment obligation will be a heavy one, and the Commanding Officer states H.M.C.S. Discovery will be quite incapable of financially underwriting the proposed functions. Dates respecting the social events planned, the number attending and the cost are set out in the communication, copies of which are circulated.

The Commanding Officer, therefore, requests an entertainment grant of $4,050, an accounting of which will be submitted and any unused funds returned.

Your Board points out that similar requests from H.M.C.S. Discovery for entertainment of personnel on visiting ships have been dealt with as follows:

1970 -	$ 330	Approved
1969 -	488	Approved
1967 -	1,150	Approved
1966 -	500	Approved
1965 -	750	Approved
1963 -	2,500	Approved

Your Board submits the foregoing for the CONSIDERATION of Council, and notes that if Council wishes to approve any grant for this purpose, the funds might be charged to the account set up for 1971 Centennial celebrations.

RECOMMENDATION

7. H.R. MacMillan Gift - Planetarium

The Corporation Counsel reports as follows:

"The money required to construct and equip the H.R. MacMillan Planetarium was placed in trust by the donor, to be drawn upon as the money was actually expended by the City.

The full amount of these funds has now been paid over to the City, and the Trust Company has requested that the City acknowledge receipt of these monies by the execution of a formal release.

I recommend that the Mayor and City Clerk be authorized to execute the appropriate release acknowledging the receipt of the funds from the Trustee, The Canada Trust Company."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be approved.

* * * * * *

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 23, 1971

RECOMMENDATIONS

1. Two NEW Positions - Civic Development Div., Department of Planning & Civic Development.

The Director of Personnel Services reports as follows:

"At its meeting (In Camera) of January 19, 1971, Council approved the re-organization and retitling of what is now the Department of Planning and Civic Development. The Council resolution contained the instruction that 'the Board of Administration report in due course on related matters arising out of this action of Council, such as classification of positions, additional staff and By-law changes'.

As stated in the report of the Director of Planning of December 16, 1970, in the organization alternative proposal which was chosen by Council, 'the net increase of senior staff at the Planner III level and up would be two'. I have now been instructed by the Board of Administration to establish a salary and classification for the two new positions.

Both positions are in the Civic Development Division, reporting directly to the Assistant Director, Civic Development. Each incumbent will be responsible for supervising a complete section comprising a limited number of professional and non-professional staff. The functions supervised will encompass such areas as detailed development planning for City-owned or acquired land, implementation of approved development projects by co-ordinating the activities of private developers, consultants, builders, architects, public agencies and other civic Departments and Boards, and the encouragement of private investment interests to participate in particular development projects. The requisite qualifications of the incumbents will include considerable related experience, including a significant period with substantial administrative, supervisory or consultative responsibility.

These duties and responsibilities are at the Planner III level of complexity (Pay Grade 33 - $1138-1365 per month) and I recommend that the two new positions be so classified, effective when adopted. Class Specification No. 211, Planner III, has been revised to describe the work more accurately and to amend the qualifications desired.

The estimated recurring annual cost of this proposal, calculated at the final step in the pay range at first half 1971 rates and including fringe benefits at 10% is $36,036. The Comptroller of Accounts advises that the necessary additional funds for 1971, estimated at $17,816, are available within the Departmental Budget.

. . . Cont'd.

Clause No. 1 (Cont'd.)

This report has been discussed with the Director of Planning and Civic Development and the Business Manager of the Municipal and Regional Employees Union, both of whom agree with the recommendations."

SUMMARY

Incumbent	Proposed Classification	Effective Date
2 NEW Positions	Planner III Pay Grade 33 ($1138 - 1365) (First Half 1971 rates)	When adopted

Your Board

RECOMMENDS (a) that the above recommendation of the Director of Personnel Services be adopted,

(b) that Class Specification No. 211, Planner III, be approved as revised by the Director of Personnel Services.

(Copies of Class Specification No. 211 are circulated for the information of Council.)

2. Conference Roster - City Archivist
Canadian Historical Association Conference - 1971

The City Clerk reports as follows:

"The newly appointed City Archivist has asked me whether he might be authorized to attend the Annual Conference of the Canadian Historical Association, to be held at St. Johns, Newfoundland, on May 31 - June 3, 1971. This Conference is attended by Archivists generally, and there has been devoted a section to a symposium on archival training under the direction of the Assistant Dominion Archivist. I feel that it would be to our advantage to have Mr. Watt attend this Conference and would, therefore, request that he be so authorized.

The Archives was formerly a Department of the City and it is now a Division of the Office of the City Clerk. I think there is value in making it possible for the Archivist to meet with his colleagues from time to time to keep himself acquainted with the latest in archival matters and I, therefore, ask that Council consider placing Mr. Watt's name on the Conference Roster for the City Clerk's Office.

In my last conversation with Dr. Smith, the Acting Dominion Archivist, it was made clear that our Archivist would be welcome to come to the National Archives and consult with various staff members there in order to get assistance in such things as planning of the building and furnishings, overall planning and systems and procedures, with particular reference to governmental documents. Dr. Smith suggested that Mr. Watt should not come immediately on his appointment but should wait until he has been confronted with problems in the solving of which he requires assistance. There are a number of areas where Mr. Watt can get practical assistance, and this will be more apparent by the end of May."

. . . Cont'd.

Clause No. 2 (Cont'd.)

In view of the foregoing report by the City Clerk and recognizing that the Archives was formerly a Department and does now have a professional man at its head, your Board

RECOMMENDS (a) That the City Archivist be authorized to attend the Annual Conference of the Canadian Historical Association, to be held at St. Johns, Newfoundland, May 31 - June 3, 1971, at an estimated cost of $655.

(b) That the City Archivist be authorized to spend up to 5 days at the Dominion Archives in Ottawa on his return from the Newfoundland Conference. (Mr. Watt advises that his accommodation can be looked after privately while in Ottawa.)

(c) That the Roster of Conference be amended to include the City Archivist, as a professional head of a Division of the City Clerk's Office, for a National or Regional Conference.

3. Retirement of Chief Probation Officer

The Department Head of the Provincial Court of B.C. (Family Division), Mr. G.C. Stevens, Chief Probation Officer, is retiring on June 3, 1971. Considering vacation credits, his last day of work will be April 28, 1971.

The Chief Probation Officer is also the Court Clerk, Provincial Court of B.C. (Family Division) and the Superintendent of the Juvenile Detention Home.

The Regional District has under consideration the possibility of undertaking responsibility for Juvenile Detention Homes and the accountability of the Court Clerk is under review since the introduction of the new Provincial Court Act. In view of the possible changes in responsibility and functions presently assigned to this position,

Your Board RECOMMENDS that Mr. John M. Gillis, Assistant Chief Probation Officer, continue as Acting Chief Probation Officer until your Board is able to report further on the changes in duties under consideration for this position.

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FOR ADOPTION SEE PAGE(S) 508

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 23, 1971

RECOMMENDATIONS

1. Tender for Lease -
Main Street, between Terminal & Industrial

The Supervisor of Property & Insurance reports as follows:

"Lots 4-12, Block 3, D.L. 200A, and Block A-2, D.L. 2037 & D.L. 200A, undeveloped City-owned land, zoned M-1 Light Industrial, situated E/S 1600 Block Main, was advertised for lease and tenders were opened by the Board of Administration on March 22nd, 1971. The lease term to terminate on December 31st 1988, subject to 5-year rental reviews from commencement date.

The following bids were received:

(1) Lindal Cedar Homes.
The sum of $7, 200.00 per annum (this sum to include land taxes only).

(2) A. J. Evans and K. H. Gillespie.
An annual rental of $6,000.00 per annum plus taxes and the right to sub-let all or portions of the land or portions of the buildings erected.

Taxes for 1970 were $3,400.00.

The bid submitted by A. J. Evans and K. H. Gillespie in the amount of $6,000.00 per annum plus taxes provides a fair market rental value on the land, and will gross the City approximately $9,400.00 per annum.

RECOMMENDED that the bid submitted by Messrs. Evans and Gillespie in the amount of $6,000.00 per annum plus taxes be accepted and a lease be drawn for a period June 1st, 1971 to December 31st, 1988, subject to the conditions as contained in the tender call and subject to the approval of the City Engineer and Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. False Creek - Lease of City-owned Lands
South Portion of Lot 46 & E. 75' of Lot 47
D.L. 2046 - Vancouver Salt Company Ltd.

AND

Lots 44, 45, North Portion of 46 & E. 75' of Lot 47, Lot 47 Ex. E. 75', 48 & 49 All in D.L. 2037 and Portion of Lot 'A' D.L. 2064 - E. L. Sauder Lumber Co. Ltd.

Situate: North Side of 1st Avenue between Ontario & Manitoba Streets

The Supervisor of Property and Insurance and Corporation Counsel reports as follows:

cont'd.....

Clause #2 cont'd.

"Reference is made to the Board of Administration report to Council concerning the above leases, dated January 29, 1971, received by Council on February 2, 1971, at which time Council approved the Board's suggestion that the Supervisor of Property and Insurance renegotiate a common commencement date for these leases for report back.

Final agreement to a very complex draft form of lease has now been effected and the Corporation Counsel has advised that all matters except the commencement date have been approved by all parties.

Negotiations with these two lessees for a common commencement date in accordance with Council's instructions of January 29, 1971, have resulted in the following proposals:

Mr. John Southcott on behalf of E. L. Sauder Lumber Co. Ltd. advised that his firm recognizes that a lease document would normally have taken approximately two to three months to prepare and execute, and in this regard, has agreed to a February 1, 1971 commencement date.

By letter dated March 30, 1971, Mr. R. T. DuMoulin, Solicitor for Vancouver Salt Co. Ltd., confirms that his client agrees to any date providing such date coincides with that of E.L. Sauder Lumber Co. Ltd.

The Supervisor of Property & Insurance and the Corporation Counsel recommend that the date of February 1, 1971 be approved as the commencement date for these leases."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance and Corporation Counsel be adopted.

3. Sale of Land: Champlain Heights - Residential

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 51, D.L. 339, Plan 13659
S/S 50th between Tyne and Toderick

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Renda Developments Limited	51	52.5 / 54.31 x 121.08 / 115.17	$14,000.00	City Terms @ 9%	Nil

Re: Lot 24, Block 1 & 8, D.L. N½.339
S/S 48th Avenue between Tyne and Boundary

Gustav Heinrich Steinmann & Lucie Steinmann	24	157.41 / 157.40 x 48.32	$13,600.00	City Terms @ 9%	Sewer Easement required over W 4.8'

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REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 22, 1971

The Standing Committee of Council on Finance met on Thursday, April 22, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held April 8, 1971, were adopted.

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. 1971 Revenue Budget Estimates

A. PARK BOARD

On February 2, 1971, City Council instructed the Board of Administration and the Director of Finance to review the 1971 Revenue Budget Estimates of Civic Departments and Boards and to submit a first revised report on the Budget to the Finance Committee. Pursuant thereto, the Committee considered a report of the Board of Administration dated April 13, 1971, on the subject.

The Committee received a delegation from the Park Board, comprising Commissioners Malkin and Boyce and the Superintendent of Parks, appealing certain items which had been deleted during budget review. The additional items were listed in the Board of Administration report of April 13th, totalling $15,000 in New and Non-recurring Items and Supplementary Items totalling $109,912.

The Committee's attention was also drawn to a report of the Board of Administration dated February 19, 1971, concerning the Re-organization of the Supervised Recreation Division and, in particular, a request from the Park Board to approve one new position of Assistant Director of Supervised Recreation.

During the presentation by the Park Board, a Mr. Wilson, representing 16 Community Centre Associations, spoke in support of increased expenditures with regard to Summer programs in Recreation Centres.

After due consideration, the Committee took action as follows:

. . . Cont'd.

Clause No. 1 (Cont'd.)

RECOMMENDED (a) THAT an amount of $207,500 for New and Non-recurring Items be approved.

(b) THAT no action be taken with respect to the additional $50,000 for New and Non-recurring Items being appealed by the Park Board.

(c) THAT the following items, as recommended by the Board of Administration, be approved:

Protective fencing at Sunrise Park	$ 1,200
Improvements to offices	4,550
Tree pruning and maintenance and brush control	17,000
Community centres - alterations and improvements to building and lighting	23,000
Supervision of two playgrounds - newly developed in 1971	6,520
Continuation of street tree planting program (1971 Supplementary Capital Project)	25,000
Total Recommended	$77,270

(d) THAT an amount of $28,500 be approved with respect to Summer programs in Recreation Centres.

(e) THAT an amount of $17,000 be approved to cover:

(i) Supervised Recreation (funds required to replace Provincial Government Recreation Grant).

(ii) Maintenance of small community halls.

(iii) Juvenile Delinquency Prevention (Youth leadership at 14 Centres and projects for extending the operation to Saturday evenings and Sundays).

(f) THAT the subject matter contained in the Board of Administration report dated February 19, 1971, concerning Re-organization of the Supervised Recreation Division, be referred back to the Board of Administration for further report.

B. POLICE DEPARTMENT

The Committee received a delegation from the Board of Police Commissioners, comprising Commissioners Brown and Dawson and the Chief Constable, appealing certain items which were not approved during budget review. They also spoke in support of the Police vehicle replacement policy, all items being included in the Board of Administration report of April 13, 1971. Mr. Curtis, Assistant City Engineer, answered questions with respect to replacement of Police cars.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The Committee took action as follows:

RECOMMENDED (a) THAT an additional $1,800 be approved with respect to special training courses.

(b) THAT 20 Constables, including fringe benefits, uniforms and equipment, at a cost of $57,300, be added to the Force, effective September 1, 1971.

FURTHER THAT 2 additional automobiles at a cost of $8,800 and one portable radio at a cost of $1,060 be approved for this additional manpower.

(c) THAT, with respect to the replacement of Police cars, the City revert to a three-year long term policy and that only 7 Police cars be purchased in 1971.

C. MAYOR'S FUND

RECOMMENDED THAT the Mayor's Fund be increased by $1,000, to a total of $7,000.

D. PROJECTION EQUIPMENT - CENTENNIAL MUSEUM AUDITORIUM

The City Council on January 26, 1971, when considering a Board of Administration report on the above matter, referred the matter of the purchase of 2 projectors from the Vancouver Museums and Planetarium Association to the Finance Committee for consideration during budget review. The Committee was advised that the Acting Director of Museums is submitting a report on the subject and the Board of Administration will be reporting at a later date.

RECOMMENDED THAT this item be referred to the Board of Administration for report.

In considering the 1971 Revenue Budget Estimates, there were circulated for the information of the Committee Members letters from the B.C. Cycling Association re China Creek Cycle Racing Track, the South Cambie Community Centre Association re staffing of Community Centres and the Kerrisdale Community Centre Society re Park Board Supplementary Budget.

2. 1971 Supplementary Capital Program

The Committee considered the 1971 Supplementary Capital Program and, in this regard, the Board of Administration submitted a report dated April 14, 1971, giving the details of the projects and the estimated amounts. The report also detailed the sources of the funds required.

RECOMMENDED THAT the allocation of funds, totalling $3,963,510, for the projects listed below be approved:

. . . Cont'd.

Clause No. 2 (Cont'd.)

A. Projects approved by Council and continuations of supplementary capital programs approved by Council in previous years.

(a)	Provincial Courts (Vancouver) Complex On January 26, 1971, Council approved a report on the Complex which noted that $1,313,500 (or $1,453,500 if underground parking is provided) of supplementary capital funds would be required to provide the necessary additional financing for the 14 court room complex.	$1,453,500
(b)	Property Purchase Settlements It is estimated by the Director of Finance and the Corporation Counsel that an additional $1,230,000 will be required to provide for outstanding property and loss of business settlements.	1,230,000
(c)	Alterations to City Hall The second stage alterations will be carried out this year. The general contract and other costs for this stage are estimated at about $550,000. The City Building Inspector will be reporting to Council on this project.	550,000
(d)	Vancouver Fireboat No. 2 This is the balance of funds required to complete the renovations to the fireboat approved by Council on November 26, 1970.	107,000
(e)	Firefighters Quarters at New Moorage Site The report on the Fireboat, approved by Council November 26, 1970, noted that new quarters and moorage facilities would be required on termination of our present moorage agreement on May 12, 1971. The cost of these facilities are estimated by the City Building Inspector at $75,000.	75,000
(f)	Centennial Project In 1970 the City set aside $246,225 for the Centennial Project based on 60¢ per capita on a population of 410,375. On February 9, 1971, Council approved the provision of additional funds to bring the City's contribution up to 60¢ per capita on a population of 440,000.	17,775
		$3,433,275

B. Projects not yet approved by Council.

(a)	Bicycle Registration Building The City Building Inspector will be submitting a report to Council on this project.	$ 86,000

. . . Cont'd.

Clause No. 2 (Cont'd.)

(b) Centennial Museum - Improvements to Workshops 50,000

A report on this item was submitted to Council on March 16, 1971, and was referred to the Finance Committee.

(c) Queen Elizabeth Theatre - Stage Lighting 70,000

The Auditorium Board requests the replacement of their stage lighting system at a total cost of $200,000, the work to be carried out over three years. First year cost is $70,000.

The City Electrician has examined the lighting systems and reports as follows:

"Because of design limitations the existing control and supply equipment is no longer reliable, and minor malfunctions occur during nearly every show. Intensive maintenance provides only very temporary correction and the system normally has 10% of the circuits in inoperative condition and many of the remaining circuits are operating in a very marginal manner.

The completely non-uniform response time and lack of linearity are a major limiting factor in the acceptable presentation of professional shows of the standard expected in a theatre of this class.

In my opinion it is only a matter of time before a major breakdown occurs during a show, with consequent adverse publicity and inconvenience to the producer and patrons."

(d) Provision for Health - Welfare Building - Downtown 177,235

The balance of funds available have been allocated to this project. The Director of Planning and Civic Development will be reporting to Council on accommodation in the Downtown area for the Health and Welfare departments. It is noted that the cost of renovating the old City Museum Building for this purpose is estimated at $576,000.

383,235

. . . Cont'd.

Clause No. 2 (Cont'd.)

C. Items transferred from the 1971 Revenue Budget.

(a)	Replacement of fire apparatus - previously approved by Council - 2 pumpers	122,000	
(b)	Continuation of the streets tree planting program	25,000	
			147,000
	Total Cost of 1971 Supplementary Capital Program		$3,963,510

3. 1971 Mill Rate

Your Committee, having reviewed the 1971 Revenue Budget Estimates and the 1971 Supplementary Capital Budget as detailed in the Board of Administration reports of April 13, 1971 and April 14, 1971,

RECOMMENDS that a tax rate of 15.8 mills be adopted for 1971, based on the adjustments made by the Finance Committee and the Board of Administration during review.

FURTHER THAT the formal resolution and by-laws in this regard be submitted to the next meeting of Council for approval.

* * * * * *

FOR ADOPTION SEE PAGE(S) 570

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick (approximately 10:25 A.M.) Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Quilchena School under the direction of Mrs. Thomson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 27, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Riddell, Stead and Company (Mr. Gardiner)	Financial Statements for 1970: Auditors' Report

(For Council action see page 3)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Replacement of #1 Firehall

The Board of Administration, under date of April 14, 1971, reported as follows:

"Your Board has received the attached report from the Fire Chief.

1. In summary, he states:

(a) The Federal Government has announced its intention to develop the block bounded by Georgia, Hamilton, Robson and Homer Streets with an office complex for Federal agencies. Vacant possession of No. 1 Firehall may be required by early 1975.

cont'd....

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Replacement of #1 Firehall (cont'd)

(b) In Part One of his report, the facilities provided at No. 1 Firehall and the minimum replacement requirements.

(c) In Part Two of his report, alternate concepts for consideration for replacement of No. 1 and No. 2 Firehalls. Concept 'A' considers Three new firehalls and Concept 'B' Two new firehalls. Capital cost estimates fall within the high and low range estimates for replacing No. 1 Firehall only in a location near its present site. Details of these concepts are given in Section 7 and 8, and cost estimates are given in Sections 9 and 10, as follows:

Replacement of No. 1 Firehall near present location - Low Estimate	$1,185,000
Concept 'A' Estimate	$1,380,000
Concept 'B' Estimate	$1,280,000
Replacement of No. 1 Firehall - High Estimate	$1,725,000

2. Your Board is of the opinion that Concept 'A' has merit as:

(a) the capital cost estimates indicate that the three new firehalls can be provided at a cost which is $195,000 more than the low estimated replacement cost of No. 1 Firehall near its present location, and $345,000 less than the high estimated replacement cost;

(b) there are definite operational advantages. It is noted that no further apparatus or manpower is required and that total annual expenses will not increase significantly.

3. Your Board concurs with the Fire Chief that consideration should be given to implementation of Concept 'A' contained in Part Two of his report, and therefore submit his recommendations for CONSIDERATION. These are:

(a) The Fire Chief in consultation with other Civic officials review specific sites and report back with necessary recommendations;

(b) The necessary funds be allocated in accordance with the report of the Director of Finance.

Note: Firehall locations for Concept 'A' and Concept 'B' are shown on maps attached to the Fire Chief's report."

(Copy of the report of the Fire Chief which includes report of the Director of Finance, is on file in the City Clerk's Office)

In respect of this report a detailed explanation was given by the Fire Chief, assisted by the Supervisor of Property and Insurance.

MOVED by Ald. Bird,
THAT Concept 'A' referred to in the Board of Administration report be approved and

(a) the Fire Chief in consultation with other Civic officials review specific sites and report back with necessary recommendations;

(b) the necessary funds be allocated in accordance with the report of the Director of Finance.

- CARRIED

UNFINISHED BUSINESS

1. Rezoning Application:
S/W corner 48th Avenue and Oak Street

Further consideration was given to the Board of Administration report (Building and Planning matters), dated April 2, 1971 in regard to rezoning application for property at the S/W corner of 48th Avenue and Oak Street from an RS-1 One-family Dwelling District to CD-1 Comprehensive Development District.

After due consideration it was,

MOVED by Ald. Broome,
THAT, pursuant to recommendation of the Town Planning Commission and the Technical Planning Board, this rezoning application be refused.

- CARRIED

2. Condition of Yard and Barking Dogs:
587 West 19th Avenue

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Financial Statements for 1970:
Auditors' Report

MOVED by Ald. Broome,
THAT the Financial Statements for 1970, forwarded by Riddell, Stead and Company by letter dated April 28, 1971, be received.

- CARRIED

2. Anti-litter Week

A communication was received from the Minister of Travel Industry - Recreation and Conservation, addressed to His Worship the Mayor, advising of Anti-litter Week, May 9th to 15th inclusive, soliciting assistance in this campaign against litter.

MOVED by Ald. Bird,
THAT the City cooperate in every way possible in this campaign.

- CARRIED

3. Council Representation:
Park Board Meetings

A communication was noted from the Park Board, under date of April 28, 1971, requesting the City Council appoint a Council member to attend meetings of the Park Board as at one time was the policy.

MOVED by Ald. Broome,
THAT each incumbent of the office of Deputy Mayor be the representative of Council to Park Board meetings.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Condition of Yard and Barking Dogs:
587 West 19th Avenue

The Council considered a Board of Administration report of April 2, 1971, as a result of a petition received from citizens living in the neighbourhood of 587 West 19th Avenue, in the matter of nuisance as a result of the condition of property at this address and the keeping of dogs on the property. A report is noted from the Medical Health Officer advising of the situation and of inspections made. It is stated the Senior Assistant City Prosecutor advises the complainants may, if they wish, consult with the Prosecutor preparatory to laying a charge under Vancouver By-law No. 2531, being the by-law for the Abatement and Control of Noise.

Mrs. K. Station appeared and advised the petitioners are not satisfied with the present conditions still prevailing.

MOVED by Ald. Wilson,
THAT the information on this matter be received and the complainants be advised to take the matter up with the City Prosecutor for advice in regard to the laying of a charge under the City By-law for the Abatement and Control of Noise.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

B. General Report, April 30, 1971

Works and Utility Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Works and Utility matters), dated April 30, 1971, be adopted.

- CARRIED

Building and Planning Matters

Gastown/Chinatown Beautification
and Historic Preservation

In considering this clause, Alderman Sweeney submitted, for Council's information, a copy of a letter dated April 28, 1971, from Mr. R. Basford, M.P., regarding a Federal contribution for the restoration and preservation of the Gastown/Chinatown areas of Vancouver.

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Building and Planning matters), dated April 30, 1971, be adopted and copies of the proposed brief to the Federal Minister of Housing also be submitted to M.L.A.'s representing the particular area, i.e. Mr. Herb Capozzi and Mr. Evan Wolfe.

- CARRIED

RECOGNITION: Mr. R. M. Martin
Retiring City Engineer

The Council recognized the forthcoming retirement of Mr. R.M. Martin, City Engineer, and in this regard the following resolution was submitted:

cont'd....

Reconigition:
Mr. R.M. Martin (cont'd)

MOVED by Ald. Wilson,
THAT WHEREAS on the first day of June, 1971, Randolph McLaughlin Martin, P. Eng., F.A.S.E. will retire from the service of the City of Vancouver as City Engineer;

AND WHEREAS Randolph McLaughlin Martin joined the service of the City of Vancouver on the 4th day of February, 1921;

AND WHEREAS on the first day of June, 1971, Randolph McLaughlin Martin will have served the City of Vancouver in positions in the Engineering Department for a total of forty-two years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its gratitude and appreciation to Randolph McLaughlin Martin, P. Eng., F.A.S.E. for his forty-two years of faithful execution of his duties;

AND FURTHER BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending its best wishes for a long and happy retirement.

- CARRIED UNANIMOUSLY

His Worship the Mayor, after giving a copy of this resolution to Mr. Martin also presented him with a memento of remembrance. Mr. Martin acknowledged the Council's appreciation.

His Worship also recognized Mrs. Martin and presented her with a corsage.

At this point there was a short recess and an 'In Camera' meeting.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Licenses and Claims Matters

Closing Hours for Bowling Alleys

In considering this clause of the report of the Board of Administration (Licenses and Claims matters), dated April 30, 1971, it was noted Mr. W. A. Street was requesting the opportunity to appear as a delegation.

MOVED by Ald. Phillips,
THAT the closing hours for bowling alleys with regard to juveniles only, be extended to 1:00 A.M. and the closing hours for bowling alleys for adults only, be extended to 4:00 A.M.; it being understood that if Mr. Street still wishes to appear before the Council on this matter, he will be given the opportunity to do so.

- CARRIED

Finance Matters

Grant Request: Summer 71 Drama Festival

The Board of Administration submitted for consideration a request for a grant to assist in the production of the 1971 Summer Drama Festival.

After due consideration, action was not taken to approve this request.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters,
Supplementary, April 30

Sun Life Insurance Company of Canada:
Group Policy No. 8645-G and GD-Amendment #5

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 30, 1971, be adopted.

- CARRIED

D. Property Matters, April 30

Champlain Heights - Site #18:
Request of United Cooperative Housing
Society for a Reduction in Lease Rate (Clause 8)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Property Matters

MOVED by Ald. Sweeney,
THAT Clause 1 to 7 inclusive of the report of the Board of Administration (Property matters), dated April 30, 1971, be adopted.

- CARRIED

E. Block 52 Parking Garage

The Board of Administration, under date of May 3, 1971 submitted the following report:

"Your Board submits the following report of the City Engineer.

On July 10th, 1970, the Board of Administration submitted a report to Council recommending "that the Corporation Counsel and City Engineer be instructed to negotiate a contract with the Downtown Parking Corporation for the operation of the Block 52 Garage." On July 14th, 1970, Council adopted that report "on the understanding that the lease shall not be for more than two years."

The Corporation Counsel and the City Engineer are presently negotiating a management contract with the Downtown Parking Corporation and a report on this matter will be submitted as soon as possible. Pacific Centre Limited has informed the City that the Block 52 Garage will be completed and ready for occupancy by mid-July 1971. In order for the Downtown Parking Corporation to commence operation of the garage by that date, the garage operating equipment (automatic gates, ticket spitters, differential counters, cashiers booths, signing, etc.) must be purchased and installed as soon as possible.

The Downtown Parking Corporation's estimate of the installed cost of the required garage operating equipment is $128,000. The Downtown Parking Corporation has agreed to order this equipment and have it installed provided all costs are borne by the City. The City Engineering Department has reviewed this equipment requirement and cost estimate and is satisfied that it is reasonable.

The Corporation Counsel reports that a legal survey and plan of the Block 52 Garage is required for the purpose of the Block 52 lease between Pacific Centre Limited and the City. The estimated cost of this survey is $3,000.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Garage (cont'd)

It is therefore recommended:

(1) That $128,000 be allocated from the Parking Meter Reserve Fund for the purpose of purchasing and installing the Block 52 Garage operating equipment.

(2) That $3,000 be allocated from the Parking Meter Reserve Fund for the purpose of a legal survey and preparation of plans for the Block 52 Garage.

Your Board recommends that the foregoing report of the City Engineer be adopted."

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

F. Centennial Museum Gift Shop:
Surplus Funds

The Board of Administration, under date of May 3, 1971, submitted the following report:

" On June 1, 1968 the City entered into an agreement with the Vancouver Museum Association covering the operation of the Centennial Museum Gift Shop which provided for the transfer of surplus earnings to the Museum Trust Fund on termination of the agreement.

The original agreement, which was to have expired September 1, 1969, was extended on a month to month basis until the new agreement was signed on April 23, 1970 at which time the surplus gift shop earnings amounted to $9,224.01.

The Vancouver Museum Association has written to the Greater Vancouver Civic Museum and Planetarium Board requesting that the $9,224.01 of surplus gift shop earnings be retained by the Association. The Board has agreed with this request.

It is noted for Council information that, under the terms of the new agreement

(a) the Vancouver Museum Association is permitted to retain any future surplus gift shop earnings, and

(b) these funds are to be expended on the acquisition, restoration or improvement of such articles, specimens, displays or collections or for any other purpose as may be in the interest of the Vancouver Museums and Planetarium as determined by the Association and approved by the Greater Vancouver Civic Museum and Planetarium Board.

Your Board recommends that the Vancouver Museum Association be permitted to retain the $9,224.01 of surplus gift shop earnings and that these funds be expended in the same manner as provided in the new agreement. "

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Attendance at C.F.M.M. Conference:
Director of Social Planning/Community Development

The Board of Administration reported under date of May 3, 1971, as requested by the Council, in respect of the request of the Canadian Federation of Mayors and Municipalities that the Director of Social Planning/Community Development be authorized to attend the forthcoming Conference of the C.F.M.M. to be held in Saskatoon, June 14 to 17, 1971.

MOVED by Ald. Wilson,
THAT the Director of Social Planning/Community Development be authorized to attend this Conference, on the understanding that the Director of Social Planning/Community Development will report back to the Council, through the Board of Administration, before accepting any 'office'.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members of the Council present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
Alderman Calder

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Champlain Heights
Advertising of Site #10

At the meeting on April 27th the Council considered the following bases of advertising Site #10 in Champlain Heights and took action as noted:

(a) Advertise Site #10 for Limited Dividend Housing at a fixed price of approximately $350,000 and competitive design,

(b) Advertise Site #10 on the same basis as Site #9, i.e. on the basis of minimum price and competitive design.

"Moved,
THAT advertising of site #10 be in accordance with preference (a) above and in accordance with preference (b).

- Carried"

Alderman Bird referred to a communication from the Assistant Director, Civic Development, under date of May 3, 1971, following discussions held with the Central Mortgage and Housing Corporation as a result of the Council's resolution. After putting forward various matters for consideration resulting from the Council's decision of April 27th, the Assistant Director suggests:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Champlain Heights
Advertising of Site #10 (cont'd)

'If Council is not prepared to opt solely for the Section 16 financing, I believe it would be better to drop that proposal and to stick with the conventional financing. Otherwise I believe we stand some risk of protracted negotiations with CMHC and no mortgage and/or a fair amount of static from both developers and architects.'

MOVED by Ald. Bird,
THAT the part of the resolution of Council of April 27th referring to preference (b) in regard to this matter, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S. Southwest Marine Drive between Laurel and Heather Streets)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (3514 Price Street)

MOVED by Ald. Sweeney
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lots designated "A" and "B" on plan of subdivision of subdivision of Lot "C", Block 84, District Lots 36 and 51, Group 1, New Westminster District, prepared by Edmond T. Wong, B.C.L.S., attested to on the 26th day of March, 1971, a print of which is hereunto annexed. Said portion being all that portion of said Lots "A" and "B" lying to the West of a line drawn parallel to and 7 feet perpendicularly distant easterly from the westerly limit of said Lots "A" and "B" and extending from the northerly limit of said Lot "A" to the southerly limit of said Lot "B", the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 27, 1971, and marginally numbered LF 5681, a print of which is hereunto annexed

cont'd....

MOTIONS (cont'd)

Allocation of Land for
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed by, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Deputy Approving Officer:
Mr. H. W. Pickstone

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
RESOLVED THAT Mr. H. W. Pickstone is hereby designated and appointed Deputy Approving Officer for the City of Vancouver pursuant to Section 4 of the Subdivision Control By-law (By-law No. 3334).

- CARRIED

3. Closing and Stopping up of Street and Lane: portion of Eveleigh Street and a portion of the Lane South of Eveleigh Street, East of Thurlow Street

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Plan 92 dedicated a portion of Eveleigh Street and a portion of the lane South of Eveleigh Street, East of Thurlow Street, adjacent to Block 2, District Lot 185, Group 1, New Westminster District, Plan 92, which are now surplus to the City's highway requirements; and

WHEREAS the owner of Lot "H", Block 2, District Lot 185, Group 1, New Westminster District, Plan 12836 has consented to the closing of the portion of Eveleigh Street abutting said Lot "H"; and the said closed portion being consolidated with the lands to the South;

THEREFORE BE IT RESOLVED THAT all that portion of Eveleigh Street described as follows:

Commencing at the South westerly corner of Lot "H", Block 2, District Lot 185, Group 1, New Westminster District, Plan 12836; Thence S 45° 15' E 263.98 feet, more or less, following in the southerly limit of said Lot "H" to the south easterly corner of said Lot "H";

cont'd....

MOTIONS (cont'd)

Closing and Stopping up of
Street and Lane (cont'd)

Thence S 44° 45' W 66 feet, more or less, to the north easterly corner of Lot 17 (Plan 92), said Block 2;

Thence N 45° 15' W 594 feet, more or less, following in the southerly limit of Eveleigh Street to the north westerly corner of Lot "D" of Lots 24 and 25 (Plan 778) said Block 2;

Thence N 44° 45' E 19 feet following in the northerly production of the westerly limit of said Lot "D";

Thence S 45° 15' E 330 feet, more or less, following in a line drawn parallel to the southerly limit of Eveleigh Street to intersection with the production southerly of the westerly limit of said Lot "H";

Thence N 44° 45' E 47 feet, more or less, following in the southerly production of the westerly limit of said Lot "H" to the point of commencement; and

That portion of lane described as follows:

Commencing at the north westerly corner of Lot 27, said Block 2;

Thence N 44° 45' E 33 feet, more or less, following in the production northerly of the westerly limit of said Lot 27 to the North side of said lane;

Thence S 45° 15' E 363 feet, more or less, following in the northerly limit of said lane to the easterly limit of the West ½ of Lot 19, said Block 2;

Thence S 44° 45' W 16.5 feet following in the easterly limit of the West ½ of said Lot 19;

Thence N 45° 15' W 33 feet, more or less, following in a line drawn parallel to the southerly limit of the West ½ of said Lot 19 to intersection with the production northerly of the westerly limit of the West ½ of Lot 32, said Block 2;

Thence S 44° 45' W 16.5 feet, more or less, following in the production northerly of the westerly limit of said Lot 32 to the north westerly corner of the West ½ of said Lot 32;

Thence N 45° 15' W 330 feet, more or less, following in the southerly limit of said lane to the point of commencement.

cont'd....

MOTIONS (cont'd)

Closing and Stopping up of
Street and Lane (cont'd)

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1971, and marginally numbered LD 1248, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner South of Eveleigh Street; and

BE IT FURTHER RESOLVED THAT the said closed street and lane be consolidated with the abutting lands.

- CARRIED

4. Appointment:
Social Development Committee

At the meeting on April 27th Alderman Linnell and Alderman Hardwick submitted a motion which, by Council agreement, was changed and now reads as follows:

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT a Social Planning and Community Development Committee consisting of the Chairmen and Chief Administrators of the Park Board, School Board, Library Board, subject to the approval of these Boards, and Chairman and appropriate City officials reporting to the Council's Standing Committee on Health and Welfare, together with the Board of Administration, meet at the call of any of the principal parties when capital expenditures are being considered or when any other matter of cooperation and coordination needs to be discussed; it being understood that any of such principal parties will initiate such meeting through the Chairman.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the motion of Aldermen Linnell and Hardwick be referred to the Board of Administration for report.

- LOST

(The motion of Aldermen Linnell and Hardwick was put and carried)

5. Leave of Absence:
Alderman Hardwick

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Alderman Hardwick be granted leave of absence from the meeting of Council to be held on May 11, 1971.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Rezoning of Fairview Slopes:
Hawthorn Proposals

The Board of Administration submitted the information of the Corporation Counsel in regard to receiving a further submission from one of the participants in the Public Hearing which was held on March 25, 1971, on the matter of rezoning Fairview Slopes. The party in question is Mr. Hawthorn who has a different form of development from that envisaged by the Director of Planning and Civic Development and in the Council resolution instructing the By-law change. The Board of Administration advised, however, that the Director of Planning and Civic Development is proposing to report to the Council on the Hawthorn proposals at the Standing Committee meeting on May 13th.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Shaughnessy Property	enquired of the status of the Shaughnessy development. The Corporation Counsel stated there is an application to set aside a By-law to rezone.
Alderman Wilson - 38 Acres: Jericho	enquired of the status of the application to the Federal Government to include an additional 38 acres of land for park development in respect of Jericho lands. His Worship the Mayor advised he had written a letter making the formal application some time ago and had recently followed it up requesting a reply.
Alderman Wilson - Federal Waterlot Leases: Four Seasons Hotel Development	referred to the Federal leases of waterlots in regard to the Four Seasons Hotel development and enquired if the City would receive these lands on a nominal basis should the ratepayers determine certain of the properties be expropriated and the waterlot leases taken over by the City of Vancouver. It was advised the Corporation Counsel is expected to report to the Council on the matter by the next meeting.
Alderman Linnell - Project 200: Progress Report	requested a Report Reference in respect of the Project 200 development. His Worship the Mayor directed accordingly.
Alderman Broome - Flags and Decorations: City Hall re Royal Visit	enquired respecting the placing of flags and decorations around the City Hall in connection with the forthcoming Royal visit. His Worship advised that flags and decorations will be in place for the visit.
Alderman Phillips - Burrard Inlet Crossing	referred to a letter from the Minister of Fisheries and Forestry, addressed to himself under date of April 29, 1971, advising that the Federal contribution to the Burrard Inlet crossing would have no effect on Federal participation on other Vancouver projects such as rapid transit. The Minister also refers to the suggestion quoted in the newspaper that a meeting be held with Federal Ministers. The Minister expressed the view such a meeting is long overdue and he would be glad to meet with members of the Council on the issue. Alderman Phillips requested the Mayor initiate such a meeting. However, His Worship advised he wishes to first meet with the Provincial Government following which a meeting can be held at the Federal level.

The Council adjourned at approximately 3:10 P.M.

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The foregoing are Minutes of the Regular Council meeting of May 4, 1971, adopted on May 11, 1971.

MAYOR

CITY CLERK

April 30th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. 1971 PAVING PROGRAM - STRIP PAVEMENT ON TYNE STREET - RUMBLE AVENUE CONNECTOR

"54th Avenue, east of Tyne Street, will be closed and stopped up this year to allow the subdivision and development of Champlain Heights and in view of this, it would be advisable to advance the improvements on the Tyne Street - Rumble Avenue Connector at this time, in order to provide a substitute route for traffic moving east on 54th Avenue to Boundary Road.

Because of future re-zoning and the fact that we do not have a registered plan for the entire length between Tyne Street and Boundary Road, we are unable to advance a Local Improvement on the Tyne Street - Rumble Avenue Connector. This route is now cleared and has a loose gravel surface.

It is therefore recommended that a 22-foot wide strip of asphalt be laid before opening it to traffic to provide a smooth, dust free surface for through traffic. The 22-foot strip is recommended as adequate at this time because there will be no parking on the Connector. It would provide a surface identical to that placed on the 49th Avenue - Imperial Avenue Connector last year.

The funds required to construct the strip pavement this year would be a prior contribution of a portion of the City's share of the cost of constructing the permanent pavement under Local Improvement procedures.

The estimated cost of constructing a strip pavement on the Tyne Street - Rumble Avenue Connector is $14,000. Funds are available in Account Code Number 0146/7904, 'Major Street Paving 1971 Program Unallocated'.

I RECOMMEND that:-

(a) The City Engineer be authorized to construct a 22-foot strip pavement on the Tyne Street - Rumble Avenue Connector.

(b) Funds in the amount of $14,000 be appropriated from the 1970 Streets Capital Budget, Account Code Number 0146/7904, 'Major Street Paving 1971 Program Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration, April 30, 1971 . . . . . (WORKS - 2)

2. Tender No. 56-71-1
- Gasoline

Tenders for the above report were opened by your Board on April 5, 1971, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of any of the bids.

Funds for this purchase are provided in the Engineering Department's Equipment Branch operating account.

Five bids were received for the supply of regular, premium and marked gasolines. The bid prices are discounts from the prevailing posted dealer or tank truck price, March 1, 1971 or latest revision for a one, two or three year contract.

Regular and Marked Gasoline

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Oil Co. for the supply of regular and marked gasoline for a three year period at an annual cost of approximately $300,000.

Premium Gasoline

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Standard Oil Co. for the supply of premium gasoline for a three year period at an annual cost of approximately $17,500."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to Corporation Counsel.

* * * * *

FOR ADOPTION SEE PAGE(S) 558

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Gastown/Chinatown Beautification and Historic Preservation

The Director of Planning and Civic Development reports as follows:

"On December 3, 1970, a Special Committee of Council, together with City officials and a representative of the Gastown area, met with the Honourable Wesley Black, the Honourable Dan Campbell, Mr. L. Wallace and Mr. Herb Capozzi. In addition to the Provincial designation of an appropriate area as an historic site, assurance of Provincial financial assistance was sought and received.

Council will recall that the Honourable Minister for Municipal Affairs, in a letter dated March 17, 1970, to Mr. H. P. Capozzi, M.L.A., indicated that the Provincial Government was willing to enter upon a five-year partnership which would provide, on a matching grant basis, a total sum in the amount of $500,000, provided that a matching amount was forthcoming from both the Federal Government and the City of Vancouver. The City at that time confirmed to the Provincial Government that $700,000 had been allocated for Beautification within the City's 1971 - 76 capital budget from within which the local matching funds to approximately $35,000 per year were assured. The Honourable Dan Campbell stated that this proposal is a firm commitment provided that Federal assistance is forthcoming. It was further agreed that the City has the Provincial sanction to follow up this matter by formally approaching the Federal Government for a similar contribution. However, this offer by the Provincial Government has been made on the understanding that this is the only financial assistance sought by the City for the improvement and maintenance of the historic area.

The attached brief has been prepared for forwarding by His Worship the Mayor to the Honourable R. K. Andras, for consideration of the City's request under any legislation considered appropriate.

The brief points out the parallel between proposed projects and the City of Victoria's Bastion Square rehabilitation scheme undertaken with Federal financial assistance under Section 23 of the National Housing Act. However, in view of the present re-assessment of renewal legislation under way at the Federal level, the brief recognizes that the Federal Government may prefer a different existing legislative vehicle. The Honourable Minister of Housing is therefore requested to consult with his ministerial colleagues on the most appropriate form of Federal Government assistance.

It is RECOMMENDED that Council approve the form of the attached brief and authorize His Worship the Mayor to submit this on behalf of Council to the Honourable R. K. Andras, Federal Minister of Housing. Further, that copies of the brief be submitted to the Honourable R. Basford, Minister of Consumer and Corporate Affairs, and to the Honourable Dan Campbell, Provincial Minister of Municipal Affairs."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

* * * * * *

FOR ADOPTION SEE PAGE(S) 558

LICENSES AND CLAIMS MATTERS

RECOMMENDATION AND CONSIDERATION

1. Closing Hours for Bowling Alleys

The following is an extract from the Minutes of the City Council meeting of March 9, 1971:

"Pursuant to an enquiry, the Board of Administration, under date of February 26, 1971, reported on the matter of hours of operation in respect of billiard rooms and bowling alleys. The restriction of closing hours and restrictions in regard to juveniles are referred to.

Mr. W. Street, on behalf of the Bowling Proprietors' Association of B. C., appeared requesting the matter of restriction of hours and restrictions applying to juveniles in regard to bowling alleys be referred to the Civic officials for further consideration, particularly in respect of removing such restrictions.

Moved,
THAT the closing hours for billiard rooms be extended to 1:00 a.m. and there be no restriction with regard to juveniles;

FURTHER THAT the matter of removing any restrictions regarding closing hours for bowling alleys and restrictions in regard to juveniles be referred to the Board of Administration for report.

- Carried"

The Director of Permits and Licenses reports as follows:

"Mr. W. A. Street was asked for a letter stating the position of the Bowling Proprietors' Association in their request for the removal of restrictions regarding the closing hours for bowling alleys. In a letter dated March 30, 1971 (copy attached), the following points were made:

(a) Bowling alleys provide the largest source of family recreation in North America;

(b) Bowling alleys are under the supervision of an adult person at all times;

(c) Bowling is a wholesome recreation in which the whole family takes a part;

(d) No other municipality or City in the Province of British Columbia has restrictions on the hours of operation or restrictions with regard to juveniles;

(e) Notwithstanding the foregoing, a 1:00 a.m. closing hour for juveniles would be acceptable to the Association.

(f) Closing hours for adults should be extended to 4:00 a.m. to permit afternoon shift workers (4:00 p.m. - 12 midnight) to participate. It is contended that afternoon shift workers would generally have difficulty finding bowling alley time available in view of the existing scheduling by bowling leagues.

cont'd....

Clause #1 continued:

The Chief Constable and the Director of Permits and Licenses in a Board of Administration report to Council dated March 9, 1971, were of the opinion that bowling alleys should be treated in a similar manner to billiard rooms and could see no reason why both should not be permitted to remain open until 1:00 a.m. without qualification.

The request by the Association to allow bowling alleys to remain open until 4:00 a.m. for adults only should not create any particular problems for the Department of Permits and Licenses.

The Chief Constable advises as follows:

'I have your letter of April 1, 1971 drawing attention to the request submitted by the Bowling Proprietors' Association, through their solicitor, Mr. W.A. Street, whereby the hours of operation of bowling alleys be extended from 1:00 a.m. to 4:00 a.m. This on the understanding that juveniles will not be admitted to such premises after 1:00 a.m.

The proposed extention of hours may well result in additional policing problems insofar as such premises will provide a focal point during the period of the day when there are very limited social and recreational facilities available.

I am not aware that there is any real demand for this additional service and would suggest that in the final analysis this is a policy matter for decision by City Council.'

RECOMMENDED that the closing hours for bowling alleys with regard to juveniles only, be extended to 1:00 a.m.

Further that the request to extend the closing hours for bowling alleys to 4:00 a.m. for adults only, be referred to Council for consideration."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved and submits the matter of extending the closing hours for bowling alleys to 4:00 a.m. for adults only for Council's CONSIDERATION.

* * * * * *

FOR ADOPTION SEE PAGE(S) 559

FINANCE MATTERS

CONSIDERATION

1. Grant Request -
   Summer 71 Drama Festival

In a communication dated April 26, 1971, Mr. P.C. Bygrave has requested a grant for an unspecified amount to assist in the production of the 1971 Summer Drama Festival. The first performance, a Jamboree, is scheduled for May 23rd and a series of plays will be held between May 28th and July 17th in the Auditorium of the Arts Club Theatre. The estimated budget is approximately $7,000, and details of the Festival are set out in the communication, copies of which are circulated.

It is noted that similar requests have been handled in the past as follows:

May 1969 -	Vancouver International Film Festival re rental costs of Queen Elizabeth Playhouse.	- No Action.
May 1966 -	Dominion Drama Festival (B.C. Region) National Finals.	- $300 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

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FOR ADOPTION SEE PAGE(S) 559-560

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 30, 1971

RECOMMENDATION

1. Sun Life Assurance Company of Canada
Group Policy No. 8645-G and GD - Amendment #5

The Director of Personnel Services reports as follows:

"Under date of July 14, 1969, the Municipal and Regional Employees' Union confirmed agreement to the compulsory coverage of:

Q. E. T. Schedule "B" employees

Park Board Schedule "B" employees

for Group Insurance purposes under Sun Life Assurance Company of Canada Group Policy No. 8645-G and GD, where applicable, effective August 1, 1969. Amendment #5 to the above mentioned policy is now complete. This policy amendment sets out the necessary qualifications to make Group Life Coverage compulsory to those employees in the above groups, who have become eligible, and are under 65 years of age at date of eligibility. (Eligibility date is established upon the completion of 1500 hours of straight time work subsequent to January 1, 1966, having been worked in each and every calendar month of the period of accumulation).

Previous to August 1, 1969, Group Life Insurance Coverage was on a voluntary basis at date of eligibility.

Compulsory participation reflects increased coverage as follows:

	At July 1/69		At August 1/69		At April 1/71	
	No. of Emp.	Coverage	No. of Emp.	Coverage	No. of Emp.	Coverage
Q.E.T. Schedule "B"	4	$15,000	17	$ 51,000	20	$ 54,000
Park Board Schedule "B"	5	$12,000	25	$ 69,000	28	$ 92,000
TOTALS	9	$27,000	42	$120,000	48	$146,000

The current cost of Insurance for each $1,000 coverage is shared @ 0.34 by employee and 0.32 by employer.

Based on coverage for April 1, 1971, at current rates, total cost to the City for 1971 is estimated at approximately $560.64.

. . . Cont'd.

Board of Administration, April 30, 1971...(SUPPLEMENTARY PERSONNEL - 2)

Clause No. 1 (Cont'd.)

I would recommend that Amendment #5 to Sun Life Assurance Company of Canada Group Policy 8645-G and GD be approved."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 560

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 30, 1971

RECOMMENDATIONS

1. Old Georgia Viaduct - Agreement with Arthur Zimmerman

Reference is made to Item 6, Property Matters, April 2nd, 1971, confirmed by Council, April 6th, 1971, entitled "Old Georgia Viaduct Demolition - Right of Way Through B.C. Hydro & Power Authority and C.P.R. Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreement with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property & Insurance reports as follows:

"Mr. Arthur Zimmerman leases areas of land from the Canadian Pacific Railway which he in turn rents out on a monthly basis as automobile parking stalls. Many of these stalls are beneath the viaduct or in the work area adjoining the viaduct. The lessee will suffer loss of revenue for an estimated one to two months during the time demolition is proceeding in the immediate area.

In addition, Pier D18 of the Georgia Viaduct replacement is situated in this leased area and during construction there is a loss of from two to six parking stalls depending on the nature of the work under way at the time. The lessee has suffered a loss at this location from October 1969, and this will continue until the viaduct is completed.

Mr. Zimmerman has agreed to enter into the necessary agreement with the City of Vancouver whereby the City will undertake to deal with the lessees' claims for loss of earnings which may be incurred during demolition."

RECOMMENDED that the City enter into an agreement with Arthur Zimmerman, drawn to the satisfaction of the City Solicitor, on the foregoing basis.

Your Board,

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Resubdivision of City-owned Property B/S 2800 Block E. 16th Avenue between Kaslo and Renfrew Streets

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 6, Property Matters March 31, 1967, confirmed by Council April 4, 1967 approving the resubdivision of Lots 17-21, Block D and Lots 8 and 15, Block N, all in Section 44, T.H.S.L., B/S 2800 Block E. 16th Avenue between Kaslo and Renfrew Streets, City-owned lands in accordance with Planning Department Drawing #4336B. As noted in this report, the City lands were formerly part of Still Creek ravine which had been filled and additional time of 2 or 3 years was required to allow further consolidation of the fill.

cont'd...../2

Clause 2 cont'd.

The City Engineer recently completed his survey and has now prepared plan marignally numbered LC 447 showing the resubdivision of the property into 18 residential lots.

To service the 9 newly created lots on the south side of 16th Avenue, a new cul-de-sac is to be opened. The installation of curbs and gutters will permit paving of this new road and it is desirable to install street lighting. The City Engineer has also recommended that a sidewalk be installed on the east side of the new street around the turnaround ending at the lane south of 16th Avenue. These installations can be carried out on a local improvement basis and it will be necessary to authorize the City Clerk to sign the petitions on behalf of the City.

The new road will be opened adjacent to privately-owned Lot 7, Block N, Section 44, T.H.S.L. The owners of this property represent 50% of the property owners on this new street and their support of the petition for curbs and gutters and street lighting is desirable. This property was previously an inside lot and the opening of the road will not enhance the value of this property. As a result, the owners are prepared to support the petitions only if the improvements are installed at no cost to them.

The implementation of this subdivision requires the closure of a portion of an existing 20' lane south of 16th Avenue and the reduction of 17th Avenue from 33' to a 20' lane. As a result, it will be necessary to relocate several utility poles and overhead wires. The estimated cost of this work is $1,470.00.

RECOMMENDATION

That plan marginally numbered LC 447, showing the resubdivision of the City lands, be approved and further,

That the City Clerk be authorized to sign the petitions on behalf of the City, for installation of curbs and gutters, street lighting and concrete sidewalk on the newly dedicated road and that the City-owned lots be declared assessable for these local improvement projects, and further,

That the installation of curbs and gutters and street lighting normally assessed to Lot 7, Block N, Section 44, T.H.S.L. estimated at $256.00 be paid by the City as a subdivision cost, chargeable to account code 4812/75.

That the cost for relocation of the utility services, estimated at $1,470.00 be approved, the costs to be charged to account code 4812/75."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. City-owned Property - South of Harbour Headline, West of Cambie Street: Rental Review (False Creek)

The Supervisor of Property and Insurance reports as follows:

"The subject City-owned land, portion of Parcel A,D.L. 2064, situated south of Harbour Headline, west of Cambie Street (zoning: M-2, heavy industrial) is presently leased to Johnston Terminals Limited on a year to year agreement on the basis of Council's Resolution of December 30th, 1963.

cont'd. . . . /3

Clause 3 Cont'd.

In accordance with the conditions of the lease, the rental has been reviewed and it is recommended that it be increased from the amount of $200.00 per month plus all taxes to $258.00 per month,plus all taxes, the new rate to commence April 8th, 1971. Johnston Terminals Limited have indicated their acceptance of the increased rental.

RECOMMENDED that the rental to Johnston Terminals Limited of portion of Parcel A, D.L. 2064, situated South of the Harbour Headline and west of Cambie Street be increased to $258.00 per month, plus all taxes, commencing April 8th, 1971, the said taxes to be paid direct as noted in the existing agreement."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. City-owned Property - 1500 Block, West 3rd Avenue
Rental Review

The Supervisor of Property and Insurance reports as follows:

"Portion of Lot C of 5-15 Block 240, D.L. 526, situated 1500 Block West 3rd Avenue, under the 4th Avenue ramp to Granville Bridge (zoning: M-1) is leased to Dan McClure's Taxi (1963) Limited, owners of the adjoining land and improvements to the west. The lease is for a period of 20 years, expiring April 30th, 1976, subject to review at 5-year intervals.

The current 5-year review negotiations have resulted in a proposed rental increase from $50.00 to $140.00 per month, effective May 1st, 1971. Taxes on land and improvements to be paid in addition in accordance with the existing lease requirements.

RECOMMENDED that the rental of portion of Lot C of 5-15, Block 240, D.L. 526 to Dan McClure's Taxi (1963) Limited be increased to $140.00 per month plus an amount equal to taxes as if levied on land and improvements. This increase to be effective May 1st, 1971, and to continue for the remaining 5-year term of the lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition of Lessee's Interest
228 Powell Street
Provincial Courts (Vancouver) Complex

The Supervisor of Property & Insurance reports as follows:

"City Council, April 20th, 1971 approved the expropriation of Lot 27, Block 5, D.L. 196 for the sum of $65,000.00, which amount includes both the owners' and lessee's interests.

Following expropriation proceedings, the lessee offered to sell his rooming house business to the City at the price previously offered. This rooming house business occupies the upper three floors of this four storey building under a five year lease expiring February 28th, 1976. The business consists of 40 furnished rooms plus two rooms for the operator. It is noted that this lessee has a very favourable lease at a rental well below economic rates.

cont'd. . . /4

Clause 5 Cont'd.

As a result of further negotiations, this lessee has agreed to Quit Claim all his interest under the terms of the lease to the City for the sum of $13,500.00 on the following terms:

(a) The termination date to remain open until August 31st, 1971 at the latest;

(b) The lessee to receive an advance payment of $1,500.00 upon delivery of an executed Quit Claim Deed.

The above settlement is deemed to be fair and equitable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorised to settle the lessee's claim herein for the sum of $13,500.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates' Court)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition of Lessee's Interest
208 & 208A Main Street
Provincial Courts (Vancouver) Complex

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Property Matters, dated November 13, 1970, approving the purchase of Lots 2 & 3, Block 5, D.L. 196 and noting that the interest of the lessees would be the subject of a later report.

This lessee is the operator of a Second Hand Store known as 'Al's Exchange' under a 5-year lease expiring February 28, 1974. This ground floor store premises has a frontage of 33' on Main Street and a depth of approximately 80'. The proprietor of this Second Hand business stocks mostly small items of used merchandise which will be costly to pack, move and unpack at a new location. In this regard, the lessee has received two moving cost estimates - one at $3,235.00 and the other at $4,500.00, which have been verified as being reasonable by the Supervisor of Property and Insurance. Following lengthy negotiations with this lessee, he has agreed to Quit Claim all his interest under the terms of the lease to the City as of April 30, 1971, for the sum of $4,000.00 subject to retaining rent-free possession of the store premises until June 30, 1971.

The above settlement is deemed to be fair and equitable and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle the lessee's claim herein for the sum of $4,000.00, chargeable to Code No. 442/1207 (Magistrates' Court)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Sales: Champlain Heights - Residential

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 35, D.L. 339, Plan 13659
N/S 50th Ave., East of Tyne Street

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Dinis Correia Amado & Maria Do Ceu Amado	35	50' / 57.95 x 109.73 / 111.82	$14,000.00	City Terms @ 9%	5' public utility easement over the easterly boundary
		Lots 85 & 87, D.L. 339, Plan 13659 S/S & N/S 53rd, between Tyne & Toderick			
John Jurinak	85	60' x 110'	$14,500.00	City Terms @ 9%	Nil
Louis Jurinak	87	59' x 120'	$15,000.00	City Terms @ 9%	Nil
		Lot 77, D.L. 339, Plan 13659 E/S Toderick between 52nd and 53rd			
Mihaly Kertesz & Emma Kertesz	77	50' / 95 x 134.32' / 124	$15,000.00	City Terms @ 9%	Nil
		Lot 6, D.L. 339, Plan 13659 S/S 49th Ave. East of Tyne Street			
Joe Stanzl	6	42.5' / 38.25 x 120	$12,500.00	City Terms @ 9%	Bulkhead agreement 1 ft. above lane.
		Lot 93, D.L. 339, Plan 13659 S/S 52nd, bet. Tyne & Toderick Sts.			
Donald Claude Anthony & Beatrice Petra Anthony	93	60' / 59.94 x 120 / 116.67	$15,000.00	City Terms @ 9%	Nil

CONSIDERATION

8. Champlain Heights - Site #18
Request of United Co-operative Housing Society for a Reduction in Lease Rate

The Supervisor of Property and Insurance reports as follows:

cont/. . . . /6

Clause 8 Cont'd.

"On November 17th, 1970, City Council resolved that Site No. 18 situated in Champlain Heights be leased to the United Co-operative Housing Society for development of approximately 100 family town house units. The value of the land for lease purposes was set at 80% of the market value with a total ground rent to be charged at a rate of 8% per annum, to commence not later than June 1st, 1971. (This generates a return on the full market value of 6.4%). The term to be for a period of 50 years subject to 5-year reviews. The lessee to pay all taxes applicable to the total site.

A letter has been received from Mrs. Shirley Schmid, Secretary Treasurer on behalf of the United Co-operative Housing Society (copy attached) in which she requests that the lease rate applied to co-operative housing development be lowered from 8% to 7% per annum.

In her letter, which is attached, she supports her position by pointing out that the long term Canada Bond yield has dropped from nearly 8% at the time Council approved the lease, to a present rate of approximately 6.85%. She also points out that at the end of the lease term, there will be a reversion to the City of buildings presently valued at approximately $1.7 million. The prime reason for this request is that the United Co-operative people are attempting to place a ceiling on construction costs to $16,000.00 per unit and a corresponding income limit ceiling on all applicants requesting this housing.

A lease proposal submitted by this group contained a request that future lease rates be tied to a long term Canada Bond yield with a maximum ceiling of 7%.

The point raised respecting the drop in the long term Canada Bond yield is accurate, and the otherpoint made respecting the reversion value of the buildings to the City is questionable in as much as developments of this type are generally considered to have a functional value of only approximately 50 years.

The lease rate of 8% which was originally recommended to Council was not based on the long term yield of Canada Bonds, but was arrived at by comparing the long term lease rates of privately held lands in the City. A recent review of this rate arising from the United Co-operative Housing Society's request indicates that 8% is still considered to be a reasonable rate for this type of lease, particularly as it results in an effective rate of 6.4% of market value.

Although desirable, it is felt that there is no practical comparable factor or formula that the lease rate can be related to over the next 50 years that would satisfactorily represent the present 8% lease rate.

CONSIDERATION

Therefore, the Society's requests are referred to Council:

(a) A reduction in the lease rate to 7% to be applied to the first 5 year period of the lease commencing not later than June 1st, 1971.

(b) That future lease rates be tied to the long term Canada Bond yield with a maximum ceiling of 7%."

Your Board

Submits the above report to Council for CONSIDERATION.

DELEGATION from United Co-operative Housing Society requested.

FOR ADOPTION SEE PAGE(S) 560

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 11, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Hardwick (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from the 'English for New Canadians' class of the Y.M.C.A., and

Students from Quilchena School under the direction of Mrs. Thomson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 4, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Shops Closing By-law:
Barber Shop Closing

(b) Rezoning Application: Area bounded by Kingsway, Baldwin, 30th Avenue and Nanaimo Street

(c) Proposed Marina: False Creek

(d) Champlain Heights: Site #18
Request of United Cooperative Housing Society for a reduction in Lease Rate

COMMUNICATIONS OR PETITIONS

1. Air-Sea Rescue

A communication, dated April 29, 1971, was received from the District of Campbell River expressing concern in regard to air-sea rescue services provided on the West Coast, and in this regard cited a recent particular incident which marked the need for improvement.

MOVED by Ald. Wilson,
THAT the City Council support the District of Campbell River in the position it has taken as set out in the communication and urge the Federal Government establish an appropriate air-sea rescue service on the West Coast.

- CARRIED

2. New Brighton Pool

A communication was received from the Hastings-Sunrise Action Council supporting the action of the Cassiar Ratepayers' Association urging City Council put the New Brighton Pool to tender immediately and the new construction be financed from the current 5-year Plan. Concern is expressed regarding the closure of the present New Brighton Pool due to water pollution.

MOVED by Ald. Adams,
THAT this information be received and the Board of Administration be requested to obtain a report from the Medical Health Officer regarding the condition of the present New Brighton Pool.

- CARRIED

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Adams:

'Further that the Park Board be requested to report back to the Council in regard to the matter.'

- LOST

(A tie vote resulted and therefore the amendment was lost.)

The motion of Alderman Adams was put and carried.

3. Continuation of Port of Vancouver Development Committee

A communication dated May 4, 1971, was received from the Port of Vancouver Development Committee asking the Council's comments in respect of the following, in view of the fact that the financial support of the National Harbours Board to the Committee will cease as of December 31, 1971:

"(a) Continue as we are until the end of 1971 and then dissolve.

(b) Continue and dissolve the Committee at the Annual General Meeting to be held in June, 1971.

(c) Reconstitute and reform the Committee, with each member organization paying a share towards the operating of the new committee."

MOVED by Ald. Phillips,
THAT the Council advise the Port of Vancouver Development Committee that the Council favours dissolution of the Committee in June, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 7, 1971

Works and Utility Matters

Curbs and Gutters: B/S 53rd Avenue between Fraser Street and Ross Street (Clause 4)

Pursuant to Council's instructions, after reconsideration of a Local Improvement petition sufficiently signed for P.C. concrete curbs and gutters on B/S of 53rd Avenue from Fraser Street to Ross Street, which petition was approved at a Court of Revision, the Council instructed, on February 23, 1971, each property owner be advised of the Council's further review and reaction invited.

The results are set out in the report showing the majority in favour.

MOVED by Ald. Wilson,
THAT
(a) the part of the resolution of Special Council, November 19, 1970, dealing with Project No. 27 of Schedule 400 (53rd Avenue) be rescinded,

(b) Project No. 27 of Schedule 400 for Curbs and Gutters on 53rd Avenue from Fraser Street to Ross Street be undertaken, and the City Engineer be instructed to add this project to Contract No. 711 for projects in the November 19, 1970, Court of Revision.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility matters), dated May 7, 1971, be adopted.

- CARRIED

Building and Planning Matters

Transportation Corridor: Champlain Heights Area

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Building and Planning matters), dated May 7, 1971, be received as a report of progress and the Transportation Division of the Engineering Department report further on transportation corridors for the southeast section.

- CARRIED

Finance Matters

Civic Reception: State of California Rugby Team (Clause 2)

The Council considered a request from the British Columbia Rugby Union that the City host a dinner or luncheon in honour of a representative rugby team from the State of California.

MOVED by Ald. Wilson,
THAT the City host a civic reception as requested at a cost not to exceed $200.00.

- LOST

No further action was taken.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Purchase of Police Recording Equipment
(Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated May 7, 1971, be adopted.

- CARRIED

B. Personnel Matters,
Regular, April 30

Salary and Classification Review:
Three Positions Health Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated April 30, 1971, be adopted.

- CARRIED

D. Property Matters, May 7, 1971

Liability Insurance: Tenders (Clause 2)

The Council considered a report of the Board of Administration and Director of Finance in regard to Liability Insurance and noted the recommendations contained therein. After due consideration it was,

MOVED by Ald. Broome,
THAT the approach to this market be as follows on a tender basis:

(i) The Committee will supply basic guidelines in respect of minimum limits of liability, maximum deductibles, areas of exposure for which coverage is not desired, together with any special clauses or covenants required in the contract. The committee will also supply such reasonable underwriting information as may be required.

(ii) Ask each tendering company to submit firm proposal-quotations for a broad, comprehensive type of liability insurance, including the form of contract, markets, limits of liability and deductibles, which the company suggests will meet the needs of the City of Vancouver, and which will include the guidelines established by the review committee.

(iii) Following a common date for submission of the proposal-quotations, the Committee will analyze them and report to City Council with recommendations that the tenderer submitting the best proposal-quotations, be retained to place liability insurance for the City. This could be either on the firm basis of the proposal-quotation or subject to negotiation of any changes recommended by the committee and approved by Council or any other changes that might be desired by Council as a result of its deliberations. In effect, Council would appoint the tenderer making the best submission to place the finally determined liability insurance coverage.

- CARRIED

(The committee referred to is one of officials with the Deputy Director of Finance as Chairman)

Balance of Property Matters

MOVED by Ald. Sweeney,
THAT Clauses 1 and 3 of the report of the Board of Administration (Property matters), dated May 7, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Pedestrian Overpass:
Cassiar/Highway 401

The Board of Administration, under date of May 3, 1971, submitted the following report:

"Council on March 2, 1971, passed the following motion when dealing with the report of the Board of Administration respecting the proposed pedestrian overpass at Cassiar and Highway 401:-

> "THAT Scheme B, set out in the foregoing report of the Board of Administration and the City Engineer be approved and the Council make strong representation to the Provincial Minister of Highways, urging early completion of the future connection of Highway 401 north to the Second Narrows bridge, which will provide for vehicular as well as pedestrian grade separation."

In a communication dated April 15, 1971, signed by several members of the Hastings Sunrise Action Council, concern and disapproval of the Council's choice of Scheme B was expressed, and the following motion was passed unanimously at a public meeting of this organization held April 14:-

> "The citizens of the Hastings Sunrise area demand that City Council take immediate action to complete a pedestrian overpass over Cassiar Street as well as Highway 401."

The organization requests permission to appear before Council as a delegation on the matter.

Your Board submits the request of the Hastings Sunrise Action Council to appear before Council as a delegation."

The Hastings Sunrise Action Council wishes to appear before the Council on the matter.

Alderman Wilson reported the Council committee took up the general matter with government authorities and a reply is expected in the near future.

It was agreed that the Council would hear the delegation from the organization when advice is received from the Provincial Government, should the organization wish to appear after the Government's position is known on the matter in general.

E. Effect of the 10% Assessment Increase Restriction on the Assessment Roll for School Purposes

The Board of Administration, under date of May 3, 1971, pursuant to previous Council instruction, reported on the effect of the 10% assessment increase restriction on the Assessment Roll for School Purposes.

MOVED by Ald. Phillips,
THAT a copy of the Board of Administration report, with an appropriate covering letter, be furnished to the Premier, the Minister of Municipal Affairs, other M.L.A's of the Province and the U.B.C.M.;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Effect of the 10% Assessment Increase Restriction on the Assessment Roll for School Purposes (cont'd)

FURTHER a request be made of the Premier for a meeting on the subject;

AND FURTHER THAT the Director of Finance continue to report to the Council annually as indicated in the Board of Administration report.

- CARRIED

F. Single Transients: Revised Program

The Board of Administration, under date of May 7, 1971, submitted a report of the Director of Welfare Services regarding a revised program with respect to single transients. Reference is made to the Council's previous action in the matter and new information which has resulted in a revision of the program. The new information is stated as follows:

"Since March 16, 1971 two significant pieces of information have come to light:

(i) The Office of the Secretary of State has indicated verbally that 250,000 youths will be on the move in Canada from May 15 to September 15, 1971, of whom 100,000 will visit British Columbia. In effect, at some point 100,000 youths will spend some time in Vancouver. It is estimated that, of the 100,000 approximately 60,000 will ask for accommodation and/or meals for which they cannot pay.

(ii) Out of the $57,000,000 which the Federal Government has allocated to the Summer '71 Youth Program, less than $20,000 is to go towards financing 200 beds in Vancouver. The Federal Government is making no provision for meals and, furthermore, admission to the beds which they will finance is open to any youth without establishing financial need. In other words, these beds could all be filled by youths who can pay their own way."

It is anticipated that as many as 2,000 bed spaces will be required each night. In this regard it is indicated in the report that approximately 1,965 beds may be available.

The procedure to determine eligibility and provide assistance to transients is set out, in which it is stated it is proposed:

(i) To rent an office trailer and locate it on a vacant lot on Sixth Avenue opposite the NOW office located in Alexandra Neighbourhood House.

The owner of the lot is prepared to permit placement of the trailer on his property, provided that the City makes provision for public liability. A suitable trailer has been located for this purpose.

(ii) To operate the trailer, staffed by City employees, seven days a week, from 5:00 p.m. to 1:00 a.m. Our existing offices are being fully utilized during normal working hours and are not suitably located for the purpose of servicing with the overnight transients.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Revised Program (cont'd)

This new arrangement will ensure that:

(i) All applicants will be seen by our staff, required to produce suitable identification and screened as to eligibility for assistance.

(ii) All vouchers for accommodation and meals will be issued by our staff only. In this way we will fully control the use of facilities being paid for out of public funds.

(iii) We will be able to minimize the possibility for re-application.

Other details in the report are referred to under the following headings:

Agency for Evening and Weekend Referral Service
Private Home Placements
Meals and Lodging
Pacific Hostel
Works Program
Revised Estimated Costs of Recommended Program and Provision of Funds

It is reported that:

"The Director of Welfare Services has discussed cost sharing of this program with Senior Provincial Officials. They have requested that the Director of Welfare Services submit to them the program as a special project for consideration under the Canada Assistance Plan. Verbal indications are that favorable consideration will be given to this submission.

The Comptroller of Accounts advises that the additional funds, if approved, can be provided from the Contingency Reserve Fund."

The Director of Personnel Services also submitted a report from which the following is quoted:

Incumbent	Proposed Classification	Effective Date
3 New Temporary Positions	Social Service Assistant I P.G. 17 ($552 - 660) *	Approx. May 15 - Sept. 30, 1971
2 New Temporary Positions	Clerk II P.G. 12 ($443 - 527) *	Approx. May 15 - Sept 30, 1971
2 New Temporary Positions (Located at Pacific Hostel)	Clerk II P.G. 12 ($443 - 527) **	Approx. May 15 - Sept. 30, 1971

(1971 First-half rates)

* Plus two Pay Grades for continuous afternoon shifts.

** Plus one Pay Grade for rotating shifts and plus one Pay Grade for added responsibility.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who concurs with the establishment of the positions at the level shown and notes that shift differentials are involved."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Revised Program (cont'd)

The Board of Administration recommends the following recommendations of the Director of Welfare Services be approved:

"(a) The revised Transient Program, outlined in this report, be adopted.

(b) The additional funds required, estimated at $13,569.00 be provided in accordance with recommendation of the Comptroller of Accounts.

(c) The additional temporary staff positions be approved in accordance with the report of the Director of Personnel Services. "

MOVED by Ald. Wilson,
THAT His Worship the Mayor be requested to urge the local Members of Parliament to meet in emergency session with the Vancouver City Council to discuss this situation of transient youth; and

THAT the Board of Administration submit a report on possible costs to the City in respect of the revised program.

- CARRIED

(His Worship agreed to endeavour to arrange this meeting within the next two weeks)

MOVED by Ald. Bird,
THAT the additional funds required, estimated at $13,569.00 respecting the revised transient program, be provided in accordance with recommendation of the Comptroller of Accounts;

FURTHER THAT the additional temporary staff positions be approved in accordance with the report of the Director of Personnel Services;

the foregoing to be subject to the necessary application being made for cost sharing under the Canada Assistance Plan.

- CARRIED

At this point the Council (in Committee) observed a short recess and held an 'In Camera' meeting, following which the Council recessed at approximately 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Hardwick (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Shops Closing By-law:
Barber Shop Closing

The Board of Administration, under date of March 19, 1971, advised of a communication from Mr. A. Goldsmith, on behalf of the Master Men's Hairstylists, requesting a six-day week operation be permitted their trade, although the employees will have a five-day week.

Delegations were heard by the Council from the Vancouver Master Men's Hairstylists in support of their petition, filing a brief dated May 11, 1971. A representative of the Barbers' Union Local 120 appeared in opposition to the proposed change.

MOVED by Ald. Linnell,
THAT a by-law be submitted to repeal By-law No. 4462, being a by-law to regulate the days and hours of the day during which shops may remain open for business.

(not put)

MOVED by Ald. Adams, in amendment,
THAT the Corporation Counsel bring into Council a separate by-law to give effect to the request of the Vancouver Master Men's Hairstylists, only insofar as their particular trade is concerned.

(Referred)

MOVED by Ald. Broome,
THAT the whole matter be referred to the Corporation Counsel for recommendation as to the best means to achieve the objective of the amendment of Alderman Adams.

- CARRIED

At this point the Council (in Committee) observed a short recess and held an 'In Camera' meeting.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Rezoning Application: Area bounded by
Kingsway, Baldwin, 30th Avenue and Nanaimo Street

Under date of April 23, 1971, the Board of Administration submitted a report of the Director of Planning and Civic Development on an application from Western Pacific Projects Limited, on behalf of the owner, to rezone the area bounded by Kingsway, Baldwin Street, 30th Avenue and Nanaimo Street(being Lot 1 of Lot A of Blocks 4-8 of Block 7, D.L. 393, Group 1, NWD, Plan 9458,)from an RT-2 Two-Family Dwelling District and an RS-1 One-family Dwelling District to a C-2 Commercial District. Details of study made of this application are set out in the report. It is advised both the Town Planning Commission and the Technical Planning Board recommend the application be not approved.

A delegation appeared before the Council and submitted a brief under date of May 11, 1971.

MOVED by Ald. Wilson,
THAT the applicant be given an opportunity to amend his rezoning application for rezoning to a CD-1 Comprehensive Development District, making any necessary revisions in accordance therewith.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Proposed Marina:
False Creek (Park Board)

The Board of Administration, under date of April 23, 1971, reported in regard to the development of a marina on City-owned property in False Creek, including the former V.I.E.W. property. The Director of Planning and Civic Development reported as follows in this regard:

"It can be confirmed that there has been no change in the situation, as far as permanent development of marinas is concerned, from the Council meeting of December 15th at which time Council declined to hand over the V.I.E.W. property to the Park Board for marina purposes. The possibility for some temporary facilities however is under discussion and a separate report on this subject is presented concurrently."

Commissioner Puil, on behalf of the Park Board, appeared before the Council in support of the development request and furnished a brief dated May 7, 1971, asking immediate approval of Council.

MOVED by Ald. Adams,
THAT the submission by the Park Board be received.

- CARRIED

(No further action was taken)

4. Request for Reduction in Lease Rate
(Champlain Heights)
United Cooperative Housing Society

Under date of April 30, 1971, the Board of Administration submitted a report of the Supervisor of Property and Insurance in respect of a request from the United Cooperative Housing Society that the lease rate of Site #18 in Champlain Heights be lowered from 8% to 7% to be applied to the first 5-year period of the lease, further that future lease rates be tied to the long term Canada Bond yield with a maximum ceiling of 7%.

A representative of the Society appeared and submitted a brief dated May 11, 1971, setting out their position in support.

MOVED by Ald. Rankin,
THAT the Society be granted their request respecting reduction in lease rate to 7% for the first 5-year period and tying future lease rates to the long term Canada Bond yield with a maximum ceiling of 7%.

- LOST

MOVED by Ald. Bird,
THAT the lease signing date and start of construction be as of the date of the issuance of the development permit but in any event not later than July 1st, 1971.

- CARRIED

(The Council did not take action to approve the requests in respect of reduction in lease rate)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report of Standing Committee on General Purposes, April 29, 1971

MOVED by Ald. Broome,
THAT, in respect of the report of the Standing Committee on General Purposes, Clauses 1, 2 and 3 of Part I be adopted and Clause 4 of Part II be received for information, after amendment to recommendation (b) of Clause 2 so that the recommendation will read as follows:

"that a Committee comprised of Judge Eckardt, the City Prosecutor, and the Chief Constable be appointed to look into the matter of witnesses not being in attendance when the Court opens;

further that the Police Commission be invited to appoint a representative to the membership of this committee."

- CARRIED

H. Report of the Standing Committee on Transportation, April 29, 1971

MOVED by Ald. Calder,
THAT in respect of the report of the Standing Committee on Transportation, dated April 29, 1971, Clauses 1 and 2 of Part I be adopted and Clause 3 of Part II received for information.

- CARRIED

I. Report of the Standing Committee on Planning and Development, May 6, 1971

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated May 6, 1971, be adopted.

- CARRIED

J. Four Seasons Hotels Limited

The Board of Administration, under date of May 6, 1971, submitted the following report:

'The Corporation Counsel reports as follows:

"In a report by the Board of Administration dated April 23rd, 1971, on Four Seasons Hotel Development, under the heading "Possible Form of Plebiscite", the following statement appears:

'If Council gives effect to the proposed resolution the matter should be presented to the owner electors in the form of a question under Section 245 of the Charter. The wording of the question as set out in the Charter is as follows:-

"Are you in favour of the Council having power to pass by-laws without the assent of the electors in any of the years 1971 to 1975 inclusive, to borrow from time to time, by the issue of debentures, sums not to exceed over the said period (*) in the aggregate? The following, in brief and general terms, sets out the proposed project:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited (cont'd)

The acquisition, by purchase or expropriation of the following lands and premises: (**) and by acquisition of an interest in the following land, land covered by water and premises by purchasing the interests of the lessee and sublessee under a lease dated May 1st, 1969 and numbered V-1543(4) as amended by agreements dated November 17th, 1970 and numbered V-1543(7) and November 18th, 1970 and numbered V-1543(8) or by lease, sublease, or assignment of lease.

* the amount to be determined according to the amount of property to be taken.

** the legal description of the property to be taken to be accurately stated according to the amount and location thereof."'

In the course of the discussion of this report it was suggested that in addition to the funds required for the acquisition of the property it would be necessary to include funds for its development after acquisition. No amount was agreed upon as the estimated cost of developing the property, and Council will no doubt wish to consult with the Park Board in determining that figure.

At that time, Council passed the following resolution:

"THAT the matter of the Four Seasons Hotel Development be put to the owner electors as a question under Section 245 of the City Charter at the earliest time to ascertain whether the property should be acquired and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission."

The wording submitted by the Board is the appropriate wording and the only matter left to be determined is the amount of money to be raised. In that connection it is recommended that the City should obtain an independent valuation of the freehold and leasehold interests of Harbour Park Developments Ltd. If the question put to the ratepayers is answered in the affirmative and it becomes necessary to go to arbitration, an outside valuation would be required to support the City's position.

It should be pointed out that in addition to the compensation that Harbour Park Developments Ltd. would be entitled to, the City would also be obliged to compensate Four Seasons Hotels Limited for all of the costs that they have incurred for consultants', architects', and financing fees and engineering studies, and all other cost items as well as compensating the company in respect of its loss by reason of the frustration of the whole scheme of development.

This last-mentioned figure is very difficult to estimate but it is suggested that Council, in determining the amount to be set out in the question, should ensure that the amount is adequate. It would have to be an arbitrary figure at this date."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited (cont'd)

MOVED by Ald. Adams,
THAT the Board of Administration report to Council at the earliest possible date the amounts, to include acquisition and development costs, which should be included in the plebiscite to be put to the owner-electors in respect of the Four Seasons Hotels Limited matter; the Board to have authority to employ an independent valuator as considered advisable;

FURTHER THAT the City Clerk be instructed to proceed with the necessary arrangements for the placing of this plebiscite before the owner-electors at a date to be determined by him.

- CARRIED

K. Development Permit Application:
Hotel Development, 1015 Burrard Street

The Board of Administration, under date of May 10, 1971, submitted the following report:

'The City Engineer and the Director of Planning and Civic Development reports as follows:

"Mr. Roy Lisogar of Lisogar Construction Ltd. has made an application to amend the plans of a High Rise 240 unit hotel development at this site from those previously approved by Development Permit No. 49207. This permit had expired because work did not proceed. On request from Mr. Lisogar the Director of Planning has reviewed the Development Permit.

A. THE DIRECTOR OF PLANNING AND CIVIC DEVELOPMENT ADVISES THAT:

Located at the north west corner of Burrard Street and Comox Street, the site is zoned as a CM-2 Commercial District. St. Paul's Hospital is opposite on the south side of Comox Street.

City Council in August 1969, following a Public Hearing approved the rezoning of the westerly half of the site from a RM-4 Multiple Dwelling District to the present CM-2 Commercial District. (The previous approval by Council in 1965 was not able to be completed as the required quorum of Council members who attended the 1965 Public Hearing no longer existed to pass the required amending By-law).

Changes now proposed by Mr. Lisogar to the hotel development include the provision of an additional floor; changes in traffic patterns; reduction of a two storey portion of the development adjacent to Burrard Street and enlarging a two storey portion adjacent to Comox Street; other general and/or minor changes to the previously approved development.

It is now proposed to change the vehicular entrance and exit system. The through driveway from Burrard Street to a 200 car parking garage on the west side of the hotel development is to be eliminated. Instead there would be a north-south driveway parallel to Burrard Street. All vehicular access to or from the parking garage would be either from a vehicular crossing on Comox Street or to the lane.

The vehicular crossing from Comox Street to the parking garage would now allow for both exit and entrance. Formerly the crossing provided for vehicular entrance only. All vehicular exiting was formerly via the City lane to the north.

Mr. Lisogar suggested that Comox Street be widened to assist in the vehicular movement for the changed hotel development traffic arrangements.

The Technical Planning Board are prepared to approve the requested changes but there is concern regarding the revised traffic arrangement having particular regard to St. Paul's Hospital on the south side of Comox Street.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Hotel Development, 1015 Burrard Street (cont'd)

The Technical Planning Board were aware of representations made to Council at Public Hearings both in 1965 and in 1969 by St. Paul's Hospital on the proposed hotel development. Following the 1965 Public Hearing Council required as a condition of approval that:

'(b) Further consideration by the applicant, in consultation with St. Paul's Hospital and submission to the Technical Planning Board of satisfactory means of minimizing the traffic congestion on Comox Street which could result from traffic generated by both St. Paul's Hospital and the new development.'

Mr. Lisogar by letter dated May 4, 1971, advises in part that the new traffic arrangement

'..... has been provided to the satisfaction of St. Paul's Hospital and is verified herewith by a letter to follow....'

Further that:

'..... At a meeting held with St. Paul's Hospital on April 30, 1971, it was mutually agreed that an application to the City Engineer be made to widen Comox Street between Thurlow and Burrard. A letter for permission and for an application for a Local Improvement Petition has been forwarded on April 30, 1971 to the City Engineer.....'

Having regard to the comments of St. Paul's Hospital as reported by Mr. Lisogar; and the advice of the City Engineer on the vehicular capacity limits of Comox Street if widened - the Technical Planning Board APPROVED the requested changes to the hotel development subject to conditions which included:

1. That the applicant first submits a letter satisfactory to the Director of Planning from the St. Paul's Hospital confirming their agreement to the proposed vehicular ingress and egress to the hotel development on Comox Street.

2. That the approval of City Council is first obtained on the report from the City Engineer to the proposed widening of Comox Street at this location on a local improvement or other acceptable basis.

B. THE CITY ENGINEER ADVISES THAT:

In his letter dated April 30, 1971, Mr. Ray Lisogar of Lisogar Construction Limited requested the City Engineer to widen the pavement on Comox Street to City's design standards under local improvement procedures.

The design standard, that is the width of pavement for the West End streets and a program for paving the streets, is the subject of a report which will be considered by Council in the near future.

In view of the traffic movements generated by St. Paul's Hospital (situated on the south side of the street) and the new development, it is considered necessary to widen the pavement on Comox Street from Burrard to Thurlow Streets (now 24 ft. in width) to a 32 ft. width,

Lisogar Construction Company have completed their plans for a hotel on the north west corner of Burrard and Comox. The estimated completion date is August 1972. Unless a pavement width greater than the existing 24 ft. width is provided, traffic movements to and from this hotel site will conflict with the St. Paul's emergency crossing.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Hotel Development, 1015 Burrard Street (cont'd)

The cost to construct curbs and gutters and a 32 ft. pavement in this block under local improvement procedures is estimated at $28,000. The cost to widen the pavement on the north side only with curb and gutter on the 32 ft. alignment abutting the hotel site (Burrard Street to 240 ft. west) is estimated at $6,500.

The cost to widen both sides of Comox from Burrard to 240 ft. west is estimated to be approximately $10,000.

It is RECOMMENDED that:

1. Council adopt a pavement width of 32 ft. on Comox Street between Burrard and Thurlow Streets.

2. The Lisogar Construction Limited crossings be approved, subject to that firm giving firm assurance that it will bear the total cost of widening the pavement and constructing curbs and gutters on the north side abutting this property on the 32 ft. curb alignment prior to any use or occupancy of the hotel development in the event that a 32 ft. pavement has not been constructed on Comox Street, under local improvement procedures."

Your Board submits the above report for Council Consideration.'

MOVED by Ald. Bird,
THAT the City Council confirm the action of the Technical Planning Board in respect of this application and referred to in the foregoing Board of Administration report, and the recommendations of the City Engineer in that report be approved.

- CARRIED

L. Property at 3875 Point Grey Road (R.C.M.P.)

Alderman Broome, being a committee of one to take up with Ottawa the matter of the City acquiring the property at 3875 Point Grey Road, occupied by the R.C.M.P., filed a copy of a communication under date of May 5, 1971, forwarded to the Minister of Supply and Services.

It was agreed that copies of this communication would be furnished to each member of Council and placed on the Agenda for the next meeting.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (various locations)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES ($1,463,871.44) FOR CERTAIN PAVEMENT, CURB AND GUTTER AND SIDEWALK IMPROVEMENTS

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $1,463,871.44 in lawful money of Canada for certain pavement, curb and gutter, and sidewalk projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to contract a debt by the Issue and Sale of Debentures (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Canadian Merchant Fleet

referred to the 1913 agreement between the City of Vancouver and the Canadian National Railway to establish a shipping line out of the Port of Vancouver and spoke to the matter advising he would be placing a motion before Council.

Alderman Broome - Matters in general re Taxes and Water Rates, Procedures, etc.

expressed the view that the Council should consider present procedures in regard to collection of taxes and water rates and other matters in general relating to the tax structure. The Alderman advised a motion would be presented to Council for consideration.

Alderman Broome - I.B.M. Building

commented on the proposal to develop the I.B.M. building in similar architectural design to the Toronto Dominion Bank Building in the Pacific Centre project. The Alderman enquired regarding City control in respect of design of this building, following which it was instructed that the Director of Planning and Civic Development report to Council within the next two weeks as to how the City can give effective consideration to this construction.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Speed Limit:
   Marine Drive from Oak Street to Boundary Road

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the speed limit on Marine Drive from Oak Street to Boundary Road be 35 M.P.H. as part of a perimeter road system in the City.

(Notice)

NOTICE OF MOTION (cont'd)

2. License Fee for Barbers

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the present license fee for barber shops is $20 per annum irrespective of the number of chairs;

BE IT RESOLVED THAT the license fee for barbers be reduced to $5.00 per chair for barber shops of three chairs or fewer.

(Notice)

3. Taxation based on 100% Value of Land and Improvements

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the City Council obtain a report from the Board of Administration on the effect of taxes based on 100% of land value and 100% of the value of improvements.

(Notice)

4. Canadian Merchant Fleet

MOVED by Ald. Wilson,
THAT His Worship the Mayor write to the Honourable W.A.C. Bennett and the Honourable Don Jamieson requesting that the Premier of British Columbia and the Minister of Transport discuss at their forthcoming meeting on transportation matters, the question of the obligation of the Canadian National Railway to establish a trans Pacific ship service operating out of the Port of Vancouver;

FURTHER THAT the good offices of the Senior Governments be sought in obtaining fulfillment of the 1913 agreement terms.

(Notice)

The Council adjourned at approximately 4:50 P.M.

***

The foregoing are Minutes of the Regular Council Meeting dated May 11, 1971, adopted by the Council on May 18, 1971.

MAYOR

CITY CLERK

May 7th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. ENCROACHMENT AGREEMENT -
LOT 6, BLOCK 351, D. L. 526
2546 GRANVILLE STREET

"The building situated on Lot 6, Block 351, D. L. 526, known as 2546 Granville Street, encroaches upon the City street a maximum of 5/16ths of an inch. This encroachment has been validated in the past, and the owner has requested a renewal of the validation of the encroachment on the expiration of the present agreement (May 31st, 1971).

I RECOMMEND that the encroachment from the building situated on Lot 6, Block 351, D. L. 526, be validated in accordance with the Encroachment By-Law."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 56-71-2
- Supply of Asphalts, Liquid and Paving

The City Engineer and Purchasing Agent report as follows:-

"Tenders for the above supplies were opened by the Board of Administration on April 5, 1971, and referred to the City Engineer and Purchasing Agent for report.

The working tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Revenue Budget.

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

Your Board, the City Engineer and Purchasing Agent recommend acceptance of the low bids as follows:-

Shell Canada Limited

For the supply of M.C. Grades of Asphalt (@ .172 imp. gal), and RS1 Emulsions (@ .175 imp. gal), as and when required, for a 12 month period, at a total estimated cost of $34,400.00.

Clause 2 Continued

Standard Oil Co. of B.C. Ltd.

For the supply of RS 2K Emulsions (@ .189 imp. gal.) as and when required, for a 12 month period, at a total estimated cost of $45,360.00.

Gulf Oil Canada Ltd.

For the supply of 85/100 Asphalt (@ 30.74 ton), as and when required, for a 12 month period, at a total estimated cost of $76,850.00."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to the 5% Provincial Sales Tax, and contracts satisfactory to the Corporation Counsel.

3. Tender No. 57-71-4 - Supply and Delivery of Meters for Water Works Service

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by your Board on March 22, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Bidders were requested to submit prices on:-

A. Meters equipped with Standard Registers (1" to 2" sizes).
B. Meters equipped with Round Reading Standard Registers (sizes 3" to 8" compound and 4" to 8" fire line).
C. Meters equipped with Remote Reader Units (1" to 2" sizes).
D. Meters equipped with Remote Reader Units (3" to 8" sizes).
E. Extensions for meter dials.
F. Remote Reader Units, suitable for presently owned City Meters.

The total costs shown are based on an estimated quantity for a 12 month period, and include taxes and adjustments (including 5% Provincial S.S. Tax), to the tendered prices as set down in the Schedule of Quantities and Prices.

The recommended bids for meters are for the lowest bids which meet specifications. The recommended bids for extensions for dials and remote reader units are for the lowest bids which meet specifications, and also fit the meters specified.

No bids were submitted for items 22, 23 and 24, and no bids to specifications were submitted for items 34, 35 and 36.

The City Engineer and the Purchasing Agent recommend acceptance as follows:-

Board of Administration, May 7, 1971 . . . . . (WORKS - 3)

Clause 3 Continued

Rockwell Manufacturing Co. Ltd.

Items 1 - 7, 11 - 21, 28 and 29 at a total estimated cost of $50,585.73.

Neptune Meters Ltd.

Items 8, 9 and 10 at a total estimated cost of $15,949.69.

Emco Supply

Items 25 - 27, 30 - 33 at a total estimated cost of $1086.63."

Your Board

RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

CONSIDERATION:

4. P.C. Concrete Curbs and Gutters on Both Sides of 53rd Avenue from Fraser Street to Ross Street

The City Engineer reports:-

"A sufficiently signed petition for P.C. Concrete Curbs and Gutters on both sides of 53rd Avenue from Fraser Street to Ross Street was advanced to a Court of Revision on November 19th, 1970. A delegation appeared at the Court, objecting to this project. Subsequent to the Court of Revision, Council determined that this project be not undertaken. A letter dated February 4, 1971, was received requesting that the project '.... now be approved on the basis that the petition was properly completed'.

On February 23, 1971, Council instructed:-

'THAT each of the property owners affected by this local improvement project be advised that Council is reviewing the proposed local improvement, and the reaction of property owners to it be obtained forthwith, having been given the details of the project including cost.'

The instructions of Council have been carried out with the following results:-

(There are 62 property owners affected by the project.)

	Number of Owners	Percentage of Those Replying	Percentage of All Owners
In Favour	37)		
In Favour (but returned late)[1]	1) 40	78.43%	64.52%
In Favour (but only 'half signed')[2]	2)		

Continued ...

Board of Administration, May 7, 1971 . . . . . (WORKS - 4)

Clause 4 Continued

	Number of Owners (Continued)	Percentage of Those Replying (Continued)	Percentage of All Owners (Continued)
Opposed	11	21.57%	17.74%
No Reply	11	-	17.74%
TOTALS	62	100%	100%

(1) The late return was from a church and had to be signed by trustees.

(2) One of joint owners. In one case, a note says husband is in hospital.

To defeat a local improvement 'on the initiative' requires filing of objections by more than one-half (50% +) of the owners.

A local improvement petition requires signatures by at least two-thirds (66.67%) of the owners.

If Council wishes to proceed with this project, the following action can be taken:-

(a) That the part of the resolution of Special Council, November 19, 1970, dealing with Project No. 27 of Schedule 400 (53rd Avenue) be rescinded.

(b) That Project No. 27 of Schedule 400 for Curbs and Gutters on 53rd Avenue from Fraser Street to Ross Street be undertaken, and the City Engineer be instructed to add this project to Contract No. 711 for projects in the November 19, 1970, Court of Revision.

If Council wishes not to proceed with the project, this report can be received for information."

Your Board submits the foregoing report for Council CONSIDERATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 585

BUILDING AND PLANNING MATTERS

INFORMATION

1. Transportation Corridor:
Champlain Heights Area

The Director of Planning and Civic Development and the City Engineer report as follows:

"On February 16, 1971, Council resolved:

'THAT, given that the Greater Vancouver Regional District "suggested public transportation system" includes major upgrading of Boundary Road between Highway 401 and S.E. Marine Drive;

BE IT RESOLVED THAT the Planning and Engineering Departments report on what steps would be necessary to reserve a transport corridor in the Champlain Heights area.'

Boundary Road has been shown as a major arterial on our major street plan since 1928. In this connection and in co-operation with the Municipality of Burnaby, a right-of-way of 132' has been provided for on Boundary Road from Burarrd Inlet to S.E. Marine Drive, except in the section from 29th Avenue to Vanness Avenue where it is only 100'. The building line was established by By-law in 1955 and current subdivision plans for Champlain Heights and the City lands on the West side of Boundary Road between 29th Avenue and Tanner Street have allowed for this widened right-of-way. This provides sufficient width for a future arterial street of up to six lanes in width, plus left turn bays within a landscaped median, over the entire length of Boundary Road from Burrard Inlet to S.E. Marine Drive, or in sections as required.

Future extensions of Boundary Road south across the North Arm of the Fraser River may be possible, which in turn could connect to Highway 499 and/or any future major highways south of the North Arm. Although studies have been carried out in the past, there is no commitment to any such system.

Your officials are of the opinion that the wide (132') right-of-way being provided for on Boundary Road is sufficient to accommodate the currently foreseeable requirements for transportation and utility facilities along that route.

The need for any additional transportation and utility corridor capacity on Boundary Road might arise from regional needs which would, of course, have to be determined on a regional basis. While the matter of such a study was touched on in a report to Council on March 16th, 1971, titled 'Transportation Corridors and Land Use Control', the Regional District has not yet commenced examination of this aspect.

It is suggested that Council may wish to receive the report and sent a copy to the Greater Vancouver Regional District Office."

Your Board submits the foregoing report of the Director of Planning and Civic Development and the City Engineer for Council's INFORMATION.

* * * * *

FOR ADOPTION SEE PAGE(S) 585

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Police Recording Equipment

The City Engineer reports as follows:

"Council approved a recommendation from the City Engineer on December 11, 1970, that $20,500 be provided in advance of the 1971 Communications Capital Budget for the replacement and expansion of the present recording equipment in the Police Report Centre because of the urgent need to replace the present equipment as soon as possible. The City Engineer was authorized to call for bids for the supply and installation of this equipment.

An amount of $11,500 has also been included in the 1971 Communications Capital Budget for similar recording equipment for Fire Department operations and bids for this equipment were called at the same time as the Police recorder equipment, in order to get the best price by obtaining bids for both equipments at the same time.

The prices received on these tenders indicate that it would be more economical to expand the channel capacity of the Police recorder equipment and use one machine at the Police Department for recording both Fire and Police calls. To purchase the one machine with the expanded channel capacity at this time will necessitate advancing the $11,500 provided in the Basic Capital Budget for the Fire Department recorders.

I RECOMMEND that $11,500 be provided in advance of the 1971 Communications Basic Capital Budget to allow sufficient funds to purchase Police Recorder equipment and to make connections to this equipment for recording Fire calls."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

CONSIDERATION

2. Civic Reception:
State of California Rugby Team

A letter has been received from the British Columbia Rugby Union, under date of April 29, 1971, advising that the State of California representative rugby team has accepted an invitation from British Columbia to be our Centennial guest this year. This is the first time that California has sent a full representative team to visit another Country.

The games will be as follows:

23rd May - 1:30 p.m. kick-off at Brockton Oval.
Game against Vancouver Mainland Reps.

26th May - 6:30 p.m. kick-off at McAdam Park, Duncan, Vancouver Island.
Game against Vancouver Island Reps.

29th May - 1:30 p.m. kick-off at Thunderbird Stadium, U.B.C.
International game against British Columbia Reps.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The B.C. Rugby Union is requesting that the City host a dinner or luncheon in honour of the Rugby Team. The approximate cost, if local players and officials are included, will be $200.

An invitation is extended to His Worship the Mayor and Members of Council to attend the games in Vancouver.

Your Board notes that Council has dealt with similar requests as follows:

April 1971	- Can. Amateur Swimming Assn. Reception for French Swimming Team.	- No Action.
Feb. 1971	- All-Japan International High School Rugby Team - Civic Dinner.	- $350 Approved and Entertainment Cttee. be empowered to make necessary arrangements.

Your Board submits the foregoing for the CONSIDERATION of Council and, should the request be approved, arrangements be left in the hands of the Entertainment Committee.

(Copies of letter dated April 29, 1971, from the B.C. Rugby Union are circulated for the information of Council.)

* * * * * *

FOR ADOPTION SEE PAGE(S) 585 - 586.

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT APRIL 30, 1971

RECOMMENDATION

1. Salary and Classification Review - Three Positions - Health Department.

The Director of Personnel Services reports as follows:

"As requested by the City Medical Health Officer, I have undertaken a review of the duties and responsibilities of the three positions of Nutritionist I and II in the Health Department. A survey of salaries paid for similar work in other Canadian public jurisdictions was also conducted. The results of this study are detailed below.

(a) Nutritionist I - D.J. Smith

The incumbent of this position assists in developing and implementing a general nutrition education program in her assigned work locations, Health Units No. 1 and No. 3. Specifically, she assists in the in-service training of new nurses by acquainting them with nutrition principles and practices, participates in group and panel discussions with nurses and P.T.A. groups as a general resource person, provides nutrition counselling and special diet information for individuals visiting the 60 and Up Clinic on referral from other staff members, and attends meetings of various community groups as an advisor on nutrition standards, meals, and budgeting. Miss Smith is also a member of the Prenatal Instructors' Committee at the unit level (which plans for and evaluates classes for expectant parents) to ensure the inclusion of a nutrition component in this education program, and has also been involved in setting up nutrition programs and standards in day care centres for children. She advises officials of other organizations on nutrition matters as requested, and answers enquiries from the general public. A review of external rates of pay for this type of work and a consideration of internal salary relationships indicate that this position is correctly classified and equitably rated. Consequently, no change in salary or classification is recommended at this time.

(b) Nutritionist I - R. Callaway

The incumbent of this position is assigned to both the City Social Service Department and Children's Aid Society.

In the Social Service Department, Mrs. Callaway conducts general group discussions and orientation sessions for social workers on nutrition principles, and serves as a consultant to social workers on more specific problems encountered such as food costs, normal and therapeutic diets, and general home management. She also makes some home visits to persons receiving public assistance, and evaluates the food service at Taylor Manor and Pacific Hostel.

. . . Cont'd.

Clause No. 1 (Cont'd.)

In the Children's Aid Society, Mrs. Callaway serves as a consultant to the social workers on general nutrition and home management matters, conducts orientation sessions for cooks and housekeepers of the Society's group homes, and makes analyses of food costs.

In considering the overall duties of this position, I find it to be correctly classified and also equitably rated in relation to external and internal salaries. No change in classification or pay grade is recommended.

(c) Nutritionist II - R.H. Sarles

The incumbent of this position has the overall responsibility for developing policies and plans for a nutrition education program for the Metropolitan Health Service, and interpreting these to organizations, groups, and individuals as necessary, under the general direction of senior staff in the Health Department. She conducts assessments of the nutritional status and needs of the community at large and conducts research into the kinds and costs of food required to maintain good health and prepares food budgets for normal and special diets. Mrs. Sarles supervises two Nutritionists I and personally serves as a consultant to the staff at Health Units 2, 4 and 5 and also to Richmond and Burnaby. She is involved in ensuring the establishment and maintenance of suitable standards of food service in the City Jail, Pacific Hostel, Taylor Manor, Meals on Wheels, and also child care institutions, and she provides nutrition counselling for the geriatric program. She prepares nutrition education information for publication or presentation through the mass media. In consideration of external rates of pay for this type and level of work, I recommend that the salary for this position be adjusted from Pay Grade 24 to Pay Grade 25, ($791-947) effective May 16, 1970.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 rates and including fringe benefits at 10% will be $560. The Comptroller of Accounts advises that the additional funds for 1970 (7½ months) and 1971 (12 months) estimated at $890 would be available within the Health Department's budget.

The City Medical Health Officer and Assistant Business Manager of the Municipal and Regional Employees' Union are both in agreement with these recommendations."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
R.G. Callaway D.J. Smith	Nutritionist I ($690 - 827) Pay Grade 22	No Change	-
R.H. Sarles	Nutritionist II Pay Grade 24 ($758 - 905)	Nutritionist II Pay Grade 25 ($791 - 947) *	May 16, 1970

* ($866 - 947) Salary Range under Personnel Regulation No. 160-1 (a) (2)

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 586

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 7, 1971

RECOMMENDATIONS

1. False Creek
Lease of Additional Area of Clay's Wharf Limited

The Supervisor of Property and Insurance reports as follows:

"In a letter dated March 24, 1971 to the Mayor and City Council, Clay's Wharf Ltd. explained some of the history of their marina operation and requested a lease of additional water area, which was previously under lease to Giroday Sawmills Limited. The City took ownership of these False Creek lands in August, 1969, under the conditions that all existing leases would be honoured.

Mr. Clay entered into a monthly rental agreement with the City on the land and water he now uses effective June 1, 1970, and is still in occupancy on that basis.

Right after entering into the rental agreement with the City, Clay's Wharf Ltd. complained to the City Engineer of silting from the Granville Street Bridge drains filling in the area around his shipways. At that time, the company was informed that the City would not be responsible for any dredging of the basin. It has been noted that the dredging carried out by the company extends beyond the water area leased by the City.

The Company has been in operation at this location since 1932 and as such the shipways are an outright use. However, the charter boat and marina use is non-conforming. If the company is to extend the marina operation, a development permit application would be required through the Board of Variance and approved by the Technical Planning Board. There is, at present, no indication as to the size and nature of the proposed expansion of the company's present operation beyond the fact that they are asking for a lease of approximately 30,000 sq.ft. of additional water area.

Requests by other interested parties into the setting up of a marina for an interim use in False Creek are under investigation. However, Zoning By-law restrictions, lack of existing sanitary facilities and pending Provincial Government legislation concerning discharge from boats in marinas, will require some time to allow these problems to be resolved.

City Council April 27, 1971 approved a recommendation that the Supervisor of Property & Insurance be authorized to continue negotiations with private developers for interim use of the land and water formerly occupied by the Giroday Sawmill. Clay's operation adjoins this site and it is proposed to keep their request in mind when the land and water is available for temporary marina use.

RECOMMENDATION:

(a) In view of the circumstances now existing on City-owned lands and water in the False Creek area, it is recommended that water use for marina purposes not be approved until such time as the requirements for interim marina use are established.

(b) It is further recommended that Clay's Wharf Limited be forwarded a copy of this report for information."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

Board of Administration, May 7, 1971 . . . . . (PROPERTIES - 2)

2. Liability Insurance

Your Board has received the following report from the Director of Finance:

"(a) Background

On November 3, 1970 Council approved recommendations establishing a committee of officials, with the Deputy Director of Finance as chairman, to review the City's existing liability insurance coverage, examine the total picture of the potential liability risk the City could be subject to, review the possible coverage available in the world insurance markets, and make any necessary report and recommendations to Council. Council further approved the appointment of Mr. Douglas Macdonald as consultant to assist the committee.

The City's existing liability insurance expired on April 1, 1971 and in March Council approved extending the existing policy for 1 year to give the committee adequate time to complete its review and report to Council.

The review is proceeding in a most satisfactory manner. This report is an interim report both for the information of Council and to recommend a course of action which the committee feels will result in the City being able to obtain the best policy options and price for Council consideration.

(b) What Liability Insurance is and the Nature of the Risks

In general, liability insurance protects the insured, i.e. the City (including its Boards and Commissions), against claims from persons who are injured or suffer loss or damage as a result of the operations or activities of the insured as specified in the insurance policy. Under the existing policy only limited aspects of the operations or activities of the City are covered.

It is easier to visualize the overall picture by considering the following two columns.

Type of injury suffered by other Party	City's Areas of Exposure
Bodily injury	Premises and facilities
Property damage	Utilities
Financial loss	Physical operations
Injury to reputation	Products
Mental anguish	Malpractice
	Police
	Permits and advice
	Contractual
	Animals
	Contingent based on action of others
	Vehicles
	Athletic events
	Bridges
	Pollution
	Water craft & maritime risks
	Blasting

Such a list basically blankets the City's risk exposure and the damage or injury that can be suffered by another party. Making the list at this time does not suggest that it is the committee's opinion that all the risks should be covered. Some of them will involve too high a cost in relationship to the risk and some very definitely need consideration by Council at the appropriate time. The list is included in this report in order to provide Council with an overall picture of the subject.

Cont'd. . ./3

Clause 2 Cont'd.

(c) The World Market

The capacity of the world wide insurance market for physical asset insurance (fire, extended coverage, earthquake) is such that many organizations requiring large amounts of insurance are actually unable to obtain full coverage of their needs, at any price. In other cases it takes the entire world market to produce coverage for a single risk (our bridges are an example because of the earthquake coverage). However, the world market for liability insurance is such that it should be possible to obtain sound, competitive proposals on coverage, limits of liability, deductibles, price -- with high quality Underwriters.

(d) Suggested Approach to the Market

The liability insurance review committee suggests, and so recommends to Council, that our best method of approaching the market is as follows:

(i) Select four properly qualified Brokers who are experienced in the liability insurance field and who are large enough to be able to approach the entire insurance market with authority. This represents two local firms and two national firms. It should avoid the confusion in the market of having representation from too many sources, but will at the same time assure the City of a complete world wide approach to the insurance markets.

(ii) The committee will supply to each of the participant Brokers basic guidelines in respect of minimum limits of liability, maximum deductibles, areas of exposure for which coverage is not desired, together with any special clauses or covenants required in the contract. The committee will also supply to each participant such reasonable underwriting information as he may require.

(iii) Ask each Broker to submit firm proposal-quotations for a broad, comprehensive type of liability insurance, including the form of contract, markets, limits of liability and deductibles, which he suggests will meet the needs of the City of Vancouver, and which will include the guidelines established by the review committee.

(iv) Following a common date for submission of the proposal-quotations, the committee will analyze them and report to City Council with recommendations that the Broker submitting the best proposal-quotations, be retained to place liability insurance for the City. This could be either on the firm basis of the proposal-quotation or subject to negotiation of any changes recommended by the committee and approved by Council or any other changes that might be desired by Council as a result of its deliberations. In effect, Council would appoint the Broker making the best submission to place the finally determined liability insurance coverage.

(e) Recommendation

I recommend that Council approve the method of proceeding as described in Section (d) above and that the four brokers be the following

March & McLennan Ltd.
Reed Shaw Osler Ltd.
Macaulay Nicholls Maitland & Co. Ltd.
Leslie Wright & Rolfe Ltd.

cont'd..../4

Clause 2 Cont'd.

(e) Note: The suggested approach to the markets has been accepted by the Brokers in writing without in any way prejudicing Council's position."

Your Board

RECOMMENDS that the recommendations of the Director of Finance be approved.

3. (a) Sales: Residential

Recommended that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 5, Block 6, D.L. 314
N/S 50th Ave. East of Dunbar St.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Dora Ann Mowat	5	Irregular 11,520 sq.ft.	$26,555.00	City Terms @ 9%	This lot known to contain peat and no guarantee given to soil stability.

(b) Sales: Residential - Champlain Heights

Recommended that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lot 47, D.L. 339, Plan 13659
S/S 50th Ave. bet. Tyne & Toderick

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
John C. Piccolo	47	52.5' / 42.36 x 123.50'	$14,000.00	City Terms @ 9%	

Re: Lots 71 & 76, D.L. 339, Plan 13659
N/S 52nd Avenue bet. Tyne & Toderick

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Allen Johnson	71	59.94 x 120'	$15,000.00	City Terms @ 9%	
Irvin J. Schmidt & Matilda J.Schmidt	76	43.03 / 82' x 116.22 / 134.32	$15,750.00	City Terms @ 9%	

Cont'd. . . /5

Clause 3 Cont'd.

Re: Lots 2, 3, 4, 14 & 15, D.L.339, Plan 13659
South Side 49th Avenue, East of Tyne Street

Lite Constr. Limited	2	42.5/35.4 x 127.78/124.44	$12,500.00	City Terms @ 9%	Bulkhead agreement 1' above lane.
Lite Constr. Limited	3	42.5/35.52 x 124.44/120	$12,500.00	City Terms @ 9%	Bulkhead agreement 1' above lane.
Lite Constr.	4	42.5/38.25 x 120	$12,500.00	City Terms @ 9%	Bulkhead agreement 1' above lane.
H. & P. Constr.	14	43.5/39.15 x 120	$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane.
H. & P. Constr.	15	43.5/39.15 x 120	$12,700.00	City Terms At 9%	Bulkhead agreement 1' above lane.

Re: Lots 58 & 59, D.L. 339, Plan 13659
N/S 51st bet. Tyne & Toderick Sts.

Lite Constr.	58	49/60.49 x 126.01/123.40	$14,000.00	City Terms @ 9%
Lite Constr.	59	49/59.96 x 124.26/126.01	$14,000.00	City Terms @ 9%

* * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 586

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

April 29, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, April 29, 1971, at 9:30 a.m., in the No. 1 Committee Room, City Hall.

PRESENT: Alderman Broome (Chairman)
Aldermen Adams, Bird, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Hardwick

CLERK: D. Scott

Adoption of Minutes

The minutes of the meeting held April 8, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS

1. New Position: Vancouver Rental Accommodation Grievance Board

The Vancouver City Council on March 23, 1971, when dealing with a report of the Board of Administration, Finance matters, dated March 19, 1971, re a new position in the Vancouver Rental Accommodation Grievance Board office passed the following motion:

> "THAT consideration of this clause be referred to the Standing Committee on General Purposes to review the operation of the Vancouver Rental Accommodation Grievance Board;
>
> FURTHER THAT in the meantime the temporary position be continued."

Mr. W. O. Banfield, Chairman and Mrs. T. Galloway of the Board were present and answered questions with respect to the volume of work handled by the staff and need for the permanent appointment of a Clerk-Stenographer II for that Board.

In the report submitted by the Vancouver Rental Accommodation Grievance Board under date of January 29, 1971, it was advised that and "Application for the Rental of Residential Accommodation" which follows the revisions of the Landlord and Tenant Act and the City By-law had been forwarded to the Law Department for its reaction and suggestions. Mr. Baker advised that this matter was under study by his Department. The Committee was of the opinion that a standard rental application form would be desirable.

Mr. Banfield stated that he had received a booklet entitled "Tenants Rights in Canada" which was produced by the Canadian Council on Social Development, Ottawa. It was agreed that sufficient copies be purchased for distribution to each member of Council.

After due consideration it was

cont'd . .

Clause 1 continued

RECOMMENDED that

(a) a permanent position of a Clerk-Stenographer II be established for the Vancouver Rental Accommodation Grievance Board, effective when adopted in accordance with the classification report of the Director of Personnel Services, and the necessary funds be provided from Contingency Reserve.

(b) when the Chairman of the Vancouver Rental Accommodation Grievance Board receives information from the Corporation Counsel with respect to an "Application for the Rental of Residential Accommodation" that he report to Council on the matter of a suitable "rental contract" form.

2. Time Attending Court

At a meeting of the Committee on March 23, 1971, Judge Eckardt advised of rules enacted by the Law Society of Ontario and it was agreed that when a copy of these rules are received, the Committee would again discuss this matter. In a communication dated March 18, 1971, Judge Eckardt forwarded a copy of the Law Society of Upper Canada "Notes to the Profession". However, he suggested in this letter that if the Committee makes recommendations to the Law Society of British Columbia along the lines of the "Notes" that it include three more items:

(a) Lawyers being prompt
(b) Lawyers setting down more than one case for hearing on any given morning or afternoon unless they are set for hearing in the same Court, before the same Judge
(c) Lawyers requesting needless or frivolous adjournments.

In a further letter dated April 5, 1971, Judge Eckardt advised that he had been notified by the Assistant Secretary of the Law Society of Upper Canada that the matter in question is presently receiving further consideration in Ontario by its Professional Conduct Committee.

Judge Eckardt was in attendance and brought three matters forward for the consideration of the Committee. He suggested

(i) that a Committee be appointed to discuss with the Law Society of British Columbia the rules contained in the Law Society of Upper Canada "Notes to the Profession" and the three suggestions contained in his letter dated March 18, 1971.

(ii) that a Committee be appointed to study the matter of witnesses not being in attendance when the court opens.

(iii) that consideration be given to having legal aid "duty" lawyers appointed on a rotating basis to give legal aid to the prisoners prior to their appearance in Court.

After due consideration of the above suggestions it was

RECOMMENDED

(a) that a Committee comprised of Alderman Rankin, Alderman Phillips, Judge Eckardt, and the City Prosecutor be appointed to meet with the Law Society of British Columbia to discuss the rules contained in the Law Society of Upper Canada "Notes to the Profession" and the three suggestions contained in Judge Eckardt's letter of March 18, 1971.

(b) that a Committee comprised of Judge Eckardt, the City Prosecutor, the Chief Constable and a member of the Police Commission be appointed to look into the matter of witnesses not being in attendance when the Court opens.

cont'd . .

Clause 2 continued

(c) that the matter of free legal aid "duty" lawyers be endorsed and investigated by the Committee comprised of Alderman Rankin, Alderman Phillips, Judge Eckardt and the City Prosecutor.

3. Election Matters

Council on December 15, 1971, passed the following motion:

"THAT the Standing Committee on General Purposes discuss at an early date the subject matter of elections, particularly such matters as candidates' deposits and sponsorship identification being placed on the ballot beside a candidate's name."

Subsequently Council agreed to defer consideration of this matter until after the completion of the Provincial Government session.

The Committee had before it for consideration a report of the City Clerk dated April 19, 1971, dealing with the City of Vancouver Election Procedures, a letter from Mr. J.J. Volrich dated January 14, 1971, and a letter from the Vancouver Council of Women dated February 25, 1971, dealing with electoral reforms.

After due consideration it was

RECOMMENDED that we invite interested individuals and organizations to submit written briefs on the subject of Civic Election Reforms, the briefs to be received in the City Clerk's Office by June 30, 1971, and the City Clerk report dated April 19, 1971, be made available on request only.

PART II

The following matter is submitted for the information of Council.

INFORMATION

4. Meeting with the Honourable W.N. Chant
April 29, 1971 re Development of Block 61

A meeting had been arranged by the Honourable W.N. Chant, Minister of Public Works to discuss with Council the new Provincial building which is to be constructed on Block 61. The Chairman advised of a night letter received by Commissioner Ryan wherein the Deputy Minister advised that due to illness, the meeting, scheduled for this afternoon, would have to be postponed and that a meeting would be held when a new date is determined.

RESOLVED that the information contained in the night letter from the Deputy Minister addressed to Commissioner Ryan and dated April 29, 1971, be received for information.

The meeting adjourned at approximately 10:20 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 593

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

APRIL 29, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, April 29, 1971, at 10:45 A.M.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Bird, Rankin, Broome, Calder, Sweeney, Phillips, and Linnell.

ABSENT: His Worship the Mayor (on Civic business)
Alderman Hardwick

CLERK: M. James

The Minutes of the meeting of April 1, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Current Status of Council re. G.V.R.D. Transportation Planning

At the last meeting, the Committee had before it the report of the Board of Administration dated March 31, 1971, regarding "Current Status of Council re. G.V.R.D. Transportation Planning". At that meeting the Committee did not have an opportunity, due to the shortage of time, to consider the report. It was, therefore, placed before the Committee at this meeting.

The report which was requested by the Chairman of your Standing Committee for the information of the Members of the Committee detailed past actions and the present situation of matters relating to transportation planning by the City of Vancouver and by the G.V.R.D. The report dealt with three major areas summarized as Current Status of General Transportation Matters, Current Transportation Needs of Vancouver, and the Study of Rapid Transit Location Planning for the Central Area of Vancouver.

Under three main sections, the report gave details on the above three areas.

Your Committee discussed the matters raised in the report and with the assistance of an oral report by the Engineering Department and the Board of Administration, reviewed the transportation planning matters.

The Chairman of the Committee referred to the recent actions and recommendations of the Sub-Committee regarding the implimentation of the Second Crossing system and the meetings that the Sub-Committee had held with representatives of the Canadian Pacific Railway and the G.V.R.D. on the Second Crossing matter.

After further discussion, the Committee RECOMMENDS

(a) That the Board of Administration prepare a report on transportation needs of Vancouver so far as transportation is concerned for reply to the request of the G.V.R.D. placed before the Committee at its last meeting;

(b) That the G.V.R.D. Planning Department be requested to comment on the developmental implications of the Second Crossing of First Narrows as it relates to the G.V.R.D. and how it relates to Greater Vancouver Regional District needs.

...continued/2

2. Federal Urban Transportation Development Program

On October 29, 1970, the Chairman of the Standing Committee brought to the attention of the Committee the letter of the Chief of the Urban Transportation Development Division of the Department of Transport dated September 1, 1970. In this letter, information was given on the terms of reference of the Urban Transportation Development Program which had been prepared at the request of the Canadian Federation of Mayors and Municipalities. At that October 29 meeting, the Committee recommended referral of the terms of reference to the Board of Administration for report back to the Committee on the application of the terms of reference to the City of Vancouver. Under date of March 23, 1971, the Board of Administration reported to your Committee.

The report of the Board of Administration detailed under three major headings the applications of the terms of reference to the problems of transportation planning of the City of Vancouver and advised in summary that:

> "As a result of the review of the current situation, it is apparent that with the possible exception of Item 2 (Improvements to Existing Public Transit) specific direct applications of the Urban Transportation Development Program are not immediately available in the City of Vancouver, but there may be possible applications at the G.V.R.D. level."

In view of the above advice obtained in the Board of Administration report, the Committee adopted the recommendations of the Board of Administration and RECOMMENDS:

(a) That a copy of the Board of Administration report dated March 23 "Federal Urban Transportation Development Program" be sent to the G.V.R.D. for whatever action it may wish to take;

(b) The Board of Administration take into consideration the possible applications of the Urban Transportation Development Program when reporting on specific projects, such as the projected Locational Study of Rapid Transit in the Downtown and the ongoing investigations of the existing bus transit system, etc.

PART II

The following action of the Committee is submitted to Council for INFORMATION:

3. Report of the Chairman: C.F.M.M. Brief to the Federal Cabinet

The Chairman of your Committee advised the Committee that as a Member [redacted] of the C.F.M.M. Transportation Committee and with the assistance of the Director of Social Planning/Community Development and Mrs. N. Cooley of the Department of Social Planning/Community Development, he submitted to the Federation a draft on transportation for inclusion in the Federation's brief to the Federal Cabinet. The Chairman had read to the meeting the following extract from the brief:

> "Vancouver's recent experience in locating expressway corridors provides interesting insights into the social costs and benefits of broadly based transportation planning. An expressway corridor proposed by the City Engineering Department was opposed by citizens and social planners because it cut through the hearts of several neighborhoods in the city. City Council decided to re-examine the expressway placement by appointing an interdisciplinary study team comprised of transportation engineers, physical and social planners, a landscape architect and an accoustical engineer. Citizens are also involved in the planning process and interested groups of people are being kept informed throughout the progress of the study.

...continued/3

Clause 3 continued

"Preliminary findings indicate that the recommended re-routing of the expressway facility may have a higher initial capital cost than the original proposal. But it is expected to be less expensive over the long term because it provides for the continuance of viable neighbourhoods and it avoids the disintegrating effect of large scale dislocation of people which can generate high social service costs. It is imperative that transportation planning be integrated with social planning.

By sharing with municipalities in the planning and financing of local transportation systems, the provincial and federal levels of government can exert powerful and positive influences on the quality of city living.

As a positive gesture towards dealing with Canada's Urban Transportation problems we recommend that the Federal Government express its commitment to share in the funding with the Provincial and Local Governments concerned of a number of experimental transportation projects involving a variety of sizes of communities. We suggest that the Federal Government agree to having the choice of the location of the experiments and the cost sharing arrangements decided by the participants at the forthcoming tri-level conference."

The Committee RESOLVED

that copies of the brief be circulated.

The meeting then adjourned.

* * *

FOR ADOPTION SEE PAGE(S) 593

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FIRST REPORT

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

MAY 6, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, May 6, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome
Alderman Calder

CLERK: M. James

Adoption of Minutes

The minutes of the meeting held on February 25, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Britannia Community Services Centre; Urban Renewal Scheme

As per the instructions of Council, an application was forwarded to the Federal and Provincial Governments for urban renewal aid for the Britannia Community Services Centre in March of this year. In response to the application, Central Mortgage and Housing Corporation advised they would not be able to consider the application pending formal recommendation from the Provincial Government, and the Provincial Government advised "grave concern" regarding the accommodation of the approximately six hundred residents who would be dislocated by the ultimate Britannia Community Services Centre.

Under date of May 3, 1971, the Board of Administration submitted a report on the matter which detailed further suggestions which Council might adopt so as to provide the additional planning requested by the Provincial Government. The report explored the work of the Planning Advisory Committee established for the Community Services Centre, the possibility of redefinition of the boundaries of the project subsequent to the report of the consultant engaged for the planning of the Community Services Centre, the assistance of the Grandview/Woodland Area Council, and relocation proposals.

Clause 1 Continued

The relocation proposals suggested that the owner-occupiers be assisted by way of help from the urban renewal staff through the provision of information on available vacant land suitable for residential development, the possibility of purchase of developed properties offered on the general market in the area, and the possibility of the relocation of the building on suitable vacant land in the area. Tenants could be offered assistance through City departments who have had experience in similar urban renewal project developments, and the tenants could be provided with information on available accommodation comparable to the accommodation needed for a Community Services Centre development. The third possibility for persons dislocated would be the provision of some form of publically developed housing.

The report detailed statistical information on the sixteen properties which will be required for the probable first stage of development.

The Committee discussed the matter at some length, and heard from Mr. Enzo Guerrero, President of ATTAC, who provided the Committee with information gathered by that group and other groups operating in the area, and with comment and opinion bearing on the matter.

Your Committee

I RECOMMENDS the Board of Administration be directed to provide information on

(a) the results of the voting on five year plans in polls serving the area, and

(b) a survey of rental accommodation available in the area, to include rates of rental information,

for inclusion into the brief to be submitted to the Hon. Dan Campbell, Minister of Municipal Affairs, any necessary funds to aid the foregoing be provided, and

II FURTHER RECOMMENDS that the additional information and procedure in regard to relocation set out in the report of the Board of Administration dated May 3, 1971, and entitled "Urban Renewal Scheme (Britannia Community Services Centre)", be submitted to the Province for approval, and if approved by the Province, to Central Mortgage and Housing Corporation for its approval, and that the senior governments be requested to advise the City of their decision on the City's request for aid to implement the Urban Renewal Scheme (Britannia Community Services Centre).

* * * * *

FOR ADOPTION SEE PAGE(S) 593

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT

There were present in the Council Chamber students from the 'English for New Canadians' class of the Y.M.C.A.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 11, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. R.C.M.P. Accommodation
3875 Point Grey Road

The Council considered the letter of May 5, 1971, forwarded by Alderman Broome, the Council's negotiating committee of one, to the Minister of Supply and Services, Ottawa, in respect of the City's acquisition or lease of the R.C.M.P. site at 3875 Point Grey Road, on a long term and nominal basis.

MOVED by Ald. Broome,
THAT this copy of the communication forwarded to the Minister be received, and when a reply is received, the City Clerk arrange for distribution to members of Council.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Grant Applications

The Council considered grant requests as follows:

(a) Riley Park Area Council - Youth Enterprises — Amount requested - $1,500

MOVED by Ald. Adams,
THAT the application of the Riley Park Area Council - Youth Enterprises for a grant in the amount of $1,500 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(b) Gastown Workshop — Amount requested - $2,040 plus

Action not taken to approve the application

(c) British Columbia S.P.C.A. — Amount requested - $5,000

MOVED by Ald. Bird,
THAT a grant in the amount of $5,000 be approved for the British Columbia S.P.C.A., being equal to the grant made in 1970.

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS

1. Grant Request

It was agreed to defer the communication from the Status of Women Action and Co-ordinating Council of B.C. regarding a grant request pending the hearing of a delegation later this day.

2. Plebiscite: Four Seasons Hotel Development

The City Clerk advised the most suitable date for taking the vote of owner-electors on the Four Seasons hotel development is June 23, 1971.

MOVED by Ald. Adams,
THAT June 23, 1971, be set as the date for taking the vote of the owner-electors on this issue.

- CARRIED

3. Jericho Lands: 38 Acre Parcel

The Council received a communication from the Minister of National Defence in answer to the City's application for the 38 acres of land being reserved by the government for other than park development in the Jericho area.

It is stated that agreement was given to Mr. Grant Deachman, M.P. to defer for a period of one year, disposal of this 38 acre site lying north of 4th Avenue. The Federal Government has already made available to the City major land holdings for road, park and recreational purposes, and it is the Government's understanding that the 38 acres in question would eventually be disposed of in a manner which would show a substantial financial return, recapturing in part, the losses in making park areas available to the City. Therefore, the Minister expects the terms and conditions of the extant agreement be fulfilled and it is planned to dispose of the 38 acre parcel sometime after June, 1972.

MOVED by Ald. Broome,
THAT this communication be received for information.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Jericho Park Lands

The Council noted a communication from the Park Board acknowledging the Council's resolution as follows, as contained in the Council record of March 23, 1971:

> "THAT upon completion of the application and negotiations for the 38 acres for park purposes the City Council hear briefs to consider design solutions as to the type of park suitable for this area."

The Park Board requested clarification of the Council's intent in inviting briefs on design of the 38 acres being sought for park purposes.

MOVED by Ald. Wilson,
THAT the Park Board communication be noted and a copy of the letter from the Minister of National Defence in respect of the 38 acre parcel be forwarded to that Board for information.

- CARRIED

MOVED by Ald. Phillips,
THAT the matter of the road West of Trimble Street (including Trimble Street) be referred to the City Engineer for report to the Standing Committee on Planning and Development for further Council consideration.

- CARRIED

5. Britannia Project

The Minister of Municipal Affairs, under date of May 14, 1971, communicated as follows:

> "This will confirm that I have recommended this day to the Hon. Robert Andras that $500,000 of the Federal Funds available for Urban Renewal be assigned to the Britannia project in the name of land acquisition and clearing only. In this connection I have further recommended the following:
>
> (1) That the Vancouver application is assumed to have been amended from this date under terms of the above recommendation.
>
> (2) That there be a Federal-Provincial-Municipal Technical Committee immediately assigned to the taks of implementing the acquisition and clearing of the property.
>
> I have made the two additional recommendations above to the Federal Minister with the thought that because of the lingering nature of this proposal we should eliminate as much paperwork as possible.
>
> I trust that the above recommendations will be carried out as expeditiously as possible."

MOVED by Ald. Bird,
THAT His Worship the Mayor be requested to forward an appropriate reply to the Minister expressing appreciation and that the City is pleased to cooperate as a part of the Federal-Provincial-Municipal Technical Committee referred to in the Minister's communication regarding acquisition and clearing of property.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

6. Visit to Odessa

His Worship the Mayor advised of an invitation from the City of Odessa that a delegation from Vancouver visit that city this year. His Worship reported that Vancouver was twinned with Odessa during the Second World War and that accommodation will be provided in that City. His Worship recommended details be left in his hands.

MOVED by Ald. Broome,
THAT the invitation be accepted and details be left in the hands of the Mayor.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 14, 1971

Tender: Motor Graders (Clause 5)

The Board of Administration submitted a report of the City Engineer and Purchasing Agent in regard to tenders received for the supply of a motor grader. For an optional extra price three bidders offered a power shift transmission. The officials recommend two such motor graders on the recommended tender be purchased.

MOVED by Ald. Broome,
THAT this clause be referred back to the Board of Administration with authority to negotiate for a second grader at a lower unit cost to reflect the purchase of two motor graders at this time rather than just one, and a report back be made to Council on the whole matter.

- CARRIED

Pacific Metals: Temporary use of Boulevard in front of 247 East 1st Avenue (Clause 7)

MOVED by Ald. Rankin,
THAT Clause 7 of the report of the Board of Administration (Works and Utility matters), dated May 14, 1971, be received for information; however, it be made clear to Pacific Metals that this permission is for a period of nine months only and that there will be no further renewal at the end of this definite period.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive and 6 and 8 of the report of the Board of Administration (Works and Utility matters), dated May 14, 1971, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Building and Planning matters), dated May 14, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

2 New Positions: Civic Development Division
Department of Planning and Civic Development (Clause 2)

The Council further considered clause 1 of the Board of Administration report (Supplementary Personnel matters), dated April 23, 1971, respecting two new positions (Civic Development Division) of the Planning Department. Clause 2 of the Board of Administration report (Finance matters), dated May 14, 1971, also was noted.

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated April 23, 1971, in regard to this matter be approved, including the latest revised class specification No. 211 for the Planner III position.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clauses 1, 3 and 4 of the report of the Board of Administration (Finance matters), dated May 14, 1971, be adopted.

- CARRIED

B. Personnel Matters, Regular
May 7, 1971

Revision of Regulation 270,
'Vacancies - Filling of'

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Personnel matters, Regular), dated May 7, 1971, be adopted.

- CARRIED

C. Personnel Matters, Supplementary,
May 14, 1971

Auto Allowance:
Robert D. Watt, City Archivist

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 14, 1971, be adopted.

- CARRIED

RECOGNITION: Mr. G.C. Stevens, J.P.
Chief Probation Officer

His Worship the Mayor, on behalf of the Council, recognized the retirement of Mr. G.C. Stevens, Chief Probation Officer, Clerk of the Family Court and Superintendent of the Juvenile Detention Home. In this regard the following motion was passed:

MOVED by Ald. Wilson,
THAT WHEREAS on the first day of January, 1935, Gordon Chapman Stevens joined the staff of the City of Vancouver as Probation Officer in the Family Courts Department: and

cont'd...

RECOGNITION:
Mr. G.C. Stevens (cont'd)

WHEREAS on the 10th day of August, 1945 Gordon Chapman Stevens was promoted to the position of Chief Probation Officer in the Family Courts Department; and

WHEREAS on the 3rd day of June, 1971 Gordon Chapman Stevens will retire from the service of the City of Vancouver as Chief Probation Officer, Family Courts Department, after serving for a period of thirty-six years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its gratitude and appreciation to GORDON CHAPMAN STEVENS for this thirty-six years of devoted service as Probation Officer, Chief Probation Officer, Clerk of the Family Courts and Superintendent, Juvenile Detention Home;

BE IT FURTHER RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending its best wishes for a long and happy retirement.

- CARRIED UNANIMOUSLY

His Worship presented a copy of the foregoing resolution to Mr. Stevens together with a suitable souvenir. Mr. Stevens acknowledged this recognition with thanks. His Worship presented Mrs. Stevens with flowers.

RECOGNITION: His Excellency Mr. Yvon Beaulne

His Worship the Mayor introduced to the Council His Excellency Mr. Yvon Beaulne, Canadian Ambassador and Permanent Representative to the United Nations. Mr. Beaulne acknowledged the introduction.

The Council (in Committee) recessed at approximately 10:40 A.M. and after an 'In Camera' meeting reconvened in open session at 11:30 A.M.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters
May 14, 1971

Property at 1067 Davie Street:
Development Permit Application (Clause 11)

The Board of Administration reported as follows:

"On February 16, 1971, Mr. Johnston appeared before Council advising of the difficulties in which he was being placed by indecision in respect of either granting a development permit application for development of his property at 1067 Davie Street, or expropriation of the property; this property being affected by the Brockton Point Crossing Scheme 3.0 alignment. Council at that time passed the following resolution:

"THAT the development permit application for this property be issued."

The City Building Inspector reports that a building permit has now been issued for this building and a very approximate estimate of the building is $30,000.

Council may wish to forward this information to the Provincial Government further to earlier representations made with respect to protective purchasing of the properties affected by the approaches to the proposed new Crossing."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property at 1067 Davie Street (cont'd)

MOVED by Ald. Phillips,
THAT this information be forwarded to the Provincial Government in accordance with the foregoing Board of Administration report and His Worship the Mayor endeavour to arrange a meeting with the appropriate Government authorities on the general question.

- CARRIED

Block 71: Acquisition of Lot 38 (Clause 14)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 10 inclusive, 12 and 13 of the report of the Board of Administration (Property matters), dated May 14, 1971, be adopted.

- CARRIED

E. Commercial Study:
Employment of Staff

The Board of Administration, under date of May 14, 1971, submitted the following report:

"The Director of Planning & Civic Development reports as follows:

"A great deal of staff time and effort has been spent on commercial studies over the years and as a result of these studies, it is now possible to make conclusions with respect to location of District Commercial Centres and zoning in the City. However, because of other priorities and present staff commitments, a report summarizing all the technical work done over the last five years and the conclusions, has not been submitted to City Council.

Results from the commercial studies to date will serve as a guide to the current objectives of delimiting the Local and Commercial Centres and establishing general business areas, for all Divisions in the Department.

The information will serve as a useful base for continuing long range studies and plan formulation; it is also necessary for the work of the Inter Institutional Policy Simulator (IIPS) project.

Much of the information collected will be of assistance to Council in considering other matters such as rezoning applications in various parts of the City. The data will be of benefit to businesses and citizens interested in City development and therefore should be printed as soon as possible. Much of the work has been continuously updated so it is applicable to the present situation.

The report was originally to be completed last year and this information was passed on to City Council. Other priorities have intervened and it is not possible to allow a senior planner the necessary time to finalize the report. As a consequence, the Director of Planning & Civic Development has discussed the matter with Mr. Brock Stanley, B.A.,M.A., now a lecturer at the School of Planning, University of British Columbia and formerly a Planner II in this department. Mr. Stanley, who is now proceeding to take his doctorate, took part in the basic commercial studies and is available for two months this summer, (June and July).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Commercial Study:
Employment of Study (cont'd)

It is proposed that Mr. Stanley be employed to complete the writing and editing of this commercial report and that he be hired for the months of June and July at a total salary of $2,100. This salary is equivalent to the fourth step of a Planner I. Money was provided in the Planning Department Budget for the publishing of this report but no funds are available for this additional temporary staff.

The Comptroller of Accounts advised that funds are available in Contingency Reserve.

It is therefore RECOMMENDED that Mr. Stanley be employed to complete this commercial report at a total cost of $2,100, funds to be made available from Contingency Reserve."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

(Alderman Rankin voted in the negative)

MOVED by Ald. Linnell, in Amendment,
THAT the cost be charged against funds set aside for the study.

- LOST

(The motion of Alderman Hardwick was put and carried)

F. Salary and Classification Review:
Nurses - Health Department and
Juvenile Detention Home

The Board of Administration, under date of April 30, 1971, submitted a report of the Director of Personnel Services regarding request of the Registered Nurses Association of B.C. for a one paygrade upward adjustment in the classification of Registered Nurse and Institutional Nurse. In the report details are set out as a result of a survey made and the Director of Personnel Services concludes in summary as follows, with which the Board of Administration concurs recommending the class specifications as revised, No. 260 Registered Nurse (revised) and No. 261 Institutional Nurse (revised), be adopted:

"SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
All Positions Full Time and Part Time	Registered Nurse Pay Grade 17 ($552-660)*	Registered Nurse Pay Grade 18 ($574-690)*	June 16, 1970
Livingstone, H.I.	Institutional Nurse Pay Grade 18 ($574-690)*	No Change	

* 1971 Rates (first half) "

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration and Director of Personnel Services be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Administration and Operation:
Centennial and Maritime Museums
and Planetarium

Pursuant to Council instruction, the Board of Administration submitted a detailed report, under date of May 12, 1971, regarding administration and operation of the Centennial and Maritime Museums and Planetarium setting out proposals for change. The Board of Administration concludes as follows:

"Your Board RECOMMENDS that:

(i) This report be received for information and that copies be made immediately available to the members of the Museums Board and the Executive Committee of the Vancouver Museums and Planetarium Association;

(ii) The Association and the Museum Board be asked to comment on the proposals contained in this report;

(iii) After receipt of such comments, and if Council instruct that the interim method of operation be implemented, your Board prepare a detailed report of the necessary staff changes and operating methods to institute the proposals."

MOVED by Ald. Broome,
THAT the foregoing recommendations of the Board of Administration be approved, except that a period of one month be set as the time in which to receive the comments of the Association and Museum Board.

- CARRIED

The Council (in Committee) recessed at approximately 11:55 A.M. to reconvene in open session at approximately 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND COMMUNICATIONS (cont'd)

Grant Request:
Status of Women Action and
Co-ordinating Council of B.C.

A representative of the Status of Women Action and Co-ordinating Council of B.C. spoke to the City Council requesting a grant of $210.00, equal to an evening rental of the Playhouse Theatre, including insurance and the cost of a sound man. The representative pointed out that the Council's grant, on April 23rd, of $52.50 was not sufficient to make it possible for the organization to use the Playhouse Theatre for their meeting scheduled on May 31st.

MOVED by Ald. Wilson,
THAT the organization be granted the amount of $210.00 requested to cover the evening rental of the Playhouse Theatre and other incidental costs.

- LOST

cont'd.....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Grant Request (cont'd)

MOVED by Ald. Linnell, in Amendment,
THAT a cash grant of $52.00 be approved for this organization; the resolution of Council of April 23, 1971, to be varied accordingly.

- CARRIED BY THE REQUIRED MAJORITY

(The motion of $210.00 was put to Council and lost)

At this point a further amendment was made as follows:

MOVED by Ald. Phillips,
THAT an amount of $105.00 be granted toward the evening rental of the Playhouse Theatre.

- LOST

(The amendment of Alderman Linnell, i.e. $52.00 cash grant, was put and carried by the required majority).

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of the Standing Committee on Finance, May 13, 1971

The Council considered the report of the Standing Committee on Finance dated May 13, 1971, in connection with grant requests referred to therein, and took action as follows:

(a) Vancouver Community Legal Assistance Society

MOVED by Ald. Adams,
THAT a grant of $1,000 per month, effective March 1, 1971, up to a maximum of $10,000 on a non-recurring basis be made payable to this organization but when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Linnell, in amendment.
THAT a grant of $2,000 per month, effective March 1, 1971, up to a maximum of $20,000 on a non-recurring basis be made payable to this organization but when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

- LOST

(The motion of Alderman Adams was put and carried by the required majority)

(b) S.P.E.C.

MOVED by Ald. Adams,
THAT a grant of $1,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(c) Mental Patients Association

MOVED by Ald. Bird,
THAT a grant of $3,000 be approved and the Director of Social Planning/Community Development and the Medical Health Officer familiarize themselves with the operations of the program and its benefits.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance, May 13, 1971 (cont'd)

(a) Kiwanis Club of Vancouver

MOVED by Ald. Adams,
THAT a grant of one-half of the rental of the Queen Elizabeth Theatre, to be applied to the Theatre rental in connection with the Kiwanis Music Festival, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(e) B.C. & Yukon Chamber of Mines

MOVED by Ald. Adams,
THAT a grant of $1,500 be approved.

- LOST

(f) Native Daughters of B.C.

MOVED by Ald. Adams,
THAT a grant of $600.00 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(g) Community Music School

MOVED by Ald. Rankin,
THAT a grant of $2,500 be approved.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Wilson, in amendment,
THAT a grant of $3,000 be approved.

- LOST

(The motion of Alderman Rankin was put and carried by the required majority)

(h) The Window and Now Bus

In the Finance Committee's report it is indicated the Board of Administration will be reporting to clarify the operations of this organization. It was advised by the City Clerk that the department concerned was not able to report to this meeting of the Council.

MOVED by Ald. Broome,
THAT this application for a grant be deferred pending the required departmental report through the Board of Administration.

- CARRIED

I. Report of Special Committee
re New Provincial Courts: Cost Sharing

The Special Committee comprising Aldermen Hardwick and Rankin submitted the following report dated May 12, 1971, regarding the new Provincial Courts Complex (Vancouver):

"The Vancouver City Council on January 26, 1971, when considering a Board of Administration report on the New Provincial Courts Complex, directed that a Special Committee be appointed to take up with the Provincial Attorney-General and the Federal Minister of Justice, the matter of possible sharing in the building costs. Subsequently, His Worship the Mayor appointed Alderman Hardwick and Alderman Rankin to this Committee.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee (cont'd)

The Committee has had meetings with Mr. W.W. Edwards, His Honour District Judge L.S. Eckardt, and Mr. A. Stewart McMorran, Q.C., on the subject. Communications were received from Mr. N.O. Mullin, Q.C., Regional Director, Federal Department of Justice.

As a result of these meetings, it has been determined that the Federal Justice Department uses approximately 14% of the Courts' time per week and the costs of providing Courts and staff are borne by the City of Vancouver.

Your Committee has discussed the matter further with various City officials and as a result the two attached letters have been sent to the appropriate Ministers. We will report further when replies have been received."

MOVED by Ald. Hardwick,
THAT the foregoing report be received for information.

- CARRIED

J. Report of Special Committee re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of May 5, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Jasvender Grewal (tenant), 1345 East 64th Avenue
Mrs Ada Hunt, (tenant), 1999 Nelson Street
Mr S. S. Gill (owner), 7875 Fraser Street
Mrs Doreen E. Tarko (owner), 5083 Moss Street
Mr W. J. McCrea (tenant), 2195 East 33rd Avenue
Mrs Nand Kaur (tenant), 415 S.E. Marine Drive
Mrs Helena Fleming (tenant), 2737 Kitchener Street
Mrs Katharina Neufeld (tenant), 6128 Chester Street
Mrs Evelyn Noel (tenant), 6128 Chester Street
Mrs Gay Weir (tenant), 5341 McKinnon Street
April M. Beckett (tenant), 3638 East 28th Avenue
Mrs M. McCartney (owner), 1410 Nanaimo Street
Miss Esther Ahola (owner), 2963 Graveley Street
Mrs Elsbeth Sausais (owner), 1449 East 33rd Avenue

(b) the following applications be approved for six months from the date of this Resolution:

Mrs T. M. Paradkar (tenant), 1155 East 15th Avenue
Mr Terance J. Colton (lessee), 1180 East 31st Avenue

(c) the following applications be approved for one year from the date of the Resolution:

Mr Lava Atanackovich (owner), 2210 West 1st Avenue
Mrs Ann Chutskoff (owner), 4136 Skeena Street
Brian W. Steane (tenant), 1249 East 55th Avenue
Mr Anton Hleb (tenant), 3445 Nanaimo Street
Mr Edward M. Groves (tenant), 1005 East 54th Avenue
Mr George W. Barnaby (lessee), 565 East 44th Avenue
Beverley McQuay (tenant), 1011 East 45th Avenue
Roy and Arlene Price (tenants), 5481 Ormidale Street

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(d) the following applications be not approved:

Mr Clement O. Prefontaine (owner), 174 East 58th Avenue
Miss Lisbet Hanson (tenant), 1354 East 18th Avenue
Mr Giovanni Bevilacque (tenant), 2689 Kitchener Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated May 5, 1971, containing clauses (a) to (e) be approved.

- CARRIED

K. Budget and Program:
Capilano Stadium (Vancouver Art Gallery)

The Board of Administration, under date of May 11, 1971, submitted the following report:

' The Director of Finance reports as follows:

"On April 2nd Council requested the Vancouver Art Gallery to present an operating budget for the Capilano Stadium for one year commencing April 1.

This budget together with a proposed schedule of events is forwarded to Council with the following comments:

(1) It was expected that provision should be made for approximately $12,000 for labor and equipment rentals to keep the grounds in shape. This has been discussed with Mr. Emery and he states that the baseball league has taken on this responsibility, using the equipment presently at the Stadium. No provision for grounds maintenance is made in the budget and the inventory does not include extensive maintenance equipment.

(2) It is noted that $10,000 is provided in the budget for structural repairs and additions, which is somewhat less than was anticipated for a very minimum of repairs alone. Mr. Emery states in the second paragraph of his letter dated April 23rd:

'A great deal depends on our being able to make the area under the stands habitable for winter occupancy with the budget allotted, but there have already been so many offers of materials and services to help us with this that we hope to be able to achieve this goal.'

(3) The third paragraph requests a Council decision on the inventory:

'There is one area in which I would wish to have City Council's decision and that concerns the inventory taken over with the Stadium. A number of the items would be invaluable in the athletic programme and we would wish to use them; much of the rest is merely taking up valuable space and we would wish to dispose of them. Of course, we shall do nothing until we have City Council's approval on this matter.'

Mr. Emery is not able to supply details of their requirements at present so Council may wish to authorize City officials to determine appropriate action in allowing the use of some equipment and the disposition of the remainder.

(4) The budget is based on the City grant of $42,000, plus grants applied for from Canada Council of $26,625., and Vancouver Foundation of $10,000. Mr. Emery states the grants applied for have not yet been approved and that he will be obliged to gear the program to the available funds.

(5) Mr. Emery has agreed to present a schedule of payments, seasonally adjusted, which he anticipates will be needed from the City.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Budget and Program:
Capilano Stadium (cont'd)

For Council Consideration:

(1) The Vancouver Art Gallery budget as presented for the operation of the Capilano Stadium for one year from April 1, 1971.

(2) Authority to a committee comprising the Board of Administration, Director of Finance, Supervisor of Property & Insurance and Purchasing Agent to determine the best disposition of equipment as between use, storage, or declared surplus for disposal by the City in accordance with usual procedures.

(3) Authority to the Director of Finance to advance monthly payments to the Vancouve Art Gallery to meet the needs of the operation, subject to submission of a detailed statement of disbursements and receipts at the end of each quarter, prior to any further advance payments."

Your Board submits the above report of theDirector of Finance for Council consideration. '

(attachments are on file in the City Clerk's Office)

MOVED by Ald. Linnell,
THAT the Vancouver Art Gallery budget as presented for the operation of the Capilano Stadium for one year from April 1, 1971, be approved;

THAT authority to a committee comprising the Board of Administration, Director of Finance, Supervisor of Property and Insurance and Purchasing Agent to determine the best disposition of equipment as between use, storage. or declared surplus for disposal by the City in accordance with usual procedures, be granted;

THAT authority to the Director of Finance to advance monthly payments to the Vancouver Art Gallery to meet the needs of the operation, subject to submission of a detailed statement of disbursements and receipts at the end of each quarter, prior to any further advance payments, be granted.

- CARRIED

(Aldermen Sweeney and Wilson are recorded in the negative)

MOVED by Ald. Wilson, in amendment,
THAT the following words be added to the main motion:
'Further that the program be reviewed by November, 1971.'

- LOST

(The motion of Alderman Linnell was put and carried)

At this point the Deputy Mayor, Alderman Phillips, took the Chair to relieve His Worship for other business.

L. Bicycle Registration and Storage Facilities:
Oakridge Police Station

The Board of Administration, under date of May 17, 1971, submitted the following report:

'The City Building Inspector reports as follows:

"On April 20th, 1971 Council gave approval to the building of additional facilities at Oakridge Station to accommodate the registration and storage of bicycles and at the same time appointed the firm of Toby, Russell, Buckwell & Associates as the architects. The report to Council indicates the facilities should be ready by September 1st, 1971 and the Architects advise that, in order to meet this date, a management form of contract should be used. This involves the preparation of preliminary drawings on which selected contractors are asked to

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bicycle Registration and
Storage Facilities (cont'd)

bid for engagement as management contractors. The successful contractor thereafter co-operates with the Architect and owner in obtaining competitive bids from sub-contractors. A start on construction can be made before all details in the drawings are complete. The Architect advises that, in his opinion, the funds allocated are adequate to provide the required facilities.

It is recommended that the Architects be asked to invite competitive tenders from selected firms to act as management contractors for the provision of facilities for registration and storage of bicycles at Oakridge Station."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted. '

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

M. Proposed Federal Participation:
Inter-Institutional Policy Simulator

The Board of Administration, under date of May 17, 1971, submitted the following report:

'The Director of Planning and Civic Development reports as follows:-

"Council at its meeting on March 10th, 1970 approved civic participation in a simulation study of the urban structure. This has been proceeding and Council will be receiving a detailed technical progress report in June.

Approximately 2 weeks ago, the officials involved in the study were contacted on behalf of the Honourable Robert Andras, Federal Minister, with the request that the Federal Government would like to participate in this innovative study and to provide substantial financial assistance in return for access to the eventual model. There is also a possibility that the Provincial Government may be involved."

It is RECOMMENDED that Council agree in principle to Federal and Provincial participation in the IIPS Study and that the Director of Planning and Civic Development report back in due course on the proposed financial input and changes of procedure which might ensue because of the involvement of the other governments.'

MOVED by Ald. Hardwick,
THAT no further action be taken until such time as a 'Report Reference' is given to Council by the appropriate officials.

- LOST

MOVED by Ald. Broome,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

(Alderman Rankin is recorded in the negative)

MOVED by Ald. Hardwick,
THAT there be a 'Report Reference' on this matter within the next two weeks.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Second Report of the Standing Committee on Planning and Development

MOVED by Ald. Bird,
THAT the second report of the Standing Committee on Planning and Development, dated May 6, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (West of Boundary Road and North of 49th Avenue)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4068
BEING THE PLUMBING BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4068, being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the Medical Health Officer, through the Board of Administration, report on the advisability of including mercury in clause 13 (f) of By-law No. 4558, being an amendment to By-law No. 4068, the Plumbing By-law.

- CARRIED

MOTIONS

1. Allocation of Lands for Highway Purposes
(8235 Granville Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 10 feet of the East 17 feet of Lot 3 (except the West 20 feet (now highway), of Lot 1 of Block 4, District Lot 325, Group 1, New Westminster District, Plan 2080, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated May 10, 1971, and marginally numbered LF 5691

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes:

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Expropriation: S/S McSpadden Avenue West of Victoria Drive

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as Portion of Lot Twenty-eight (28) in Right-of-Way, Block One (1), Subdivision "D" of Block One Hundred and Forty-six (146), District Lot Two Hundred and Sixty-four (264)"A", Group One (1), New Westminster District, in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the 'Vancouver Charter', Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

3. Speed Limit: Marine Drive from Oak Street to Boundary Road

At the Council meeting on May 11, 1971, Notice was given of the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the speed limit on Marine Drive from Oak Street to Boundary Road be 35 M.P.H. as part of a perimeter road system in the City.

(deferred)

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT this matter be deferred pending a 'Report Reference' from the appropriate officials.

- CARRIED

4. License Fee for Barbers

At the Council meeting on May 11, 1971, Notice was given of the following motion, which by general agreement of Council, was altered and now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the present license fee for barber shops is $20 per annum irrespective of the number of chairs;

BE IT RESOLVED THAT the license fee for barbers be reduced to $5.00 per chair for barber shops of three chairs or fewer, effective January 1, 1972.

- CARRIED

MOVED by Ald. Wilson, in amendment,

THAT the figure $5.00 be changed to read $1.00.

- LOST

(The motion of Alderman Phillips and Alderman Calder was put and carried).

MOTIONS (cont'd)

5. Taxation based on 100% Value of Land and Improvements

At the Council meeting on May 11, 1971, Notice was given of the following motion:

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the City Council obtain a report from the Board of Administration on the effect of taxes based on 100% of land value and 100% of the value of improvements.

- CARRIED

(The motion was put and carried)

6. Canadian Merchant Fleet

At the Council meeting on May 11, 1971, Alderman Wilson submitted the following Notice of Motion, seconded this day by Alderman Sweeney:

MOVED by Ald Wilson,
SECONDED by Ald. Sweeney,

THAT His Worship the Mayor write to the Honourable W.A.C. Bennett and the Honourable Don Jamieson requesting that the Premier of British Columbia and the Minister of Transport discuss at their forthcoming meeting on transportation matters, the question of the obligation of the Canadian National Railway to establish a trans Pacific ship service operating out of the Port of Vancouver;

FURTHER THAT the good offices of the Senior Governments be sought in obtaining fulfillment of the 1913 agreement terms.

- CARRIED

(The motion was put and carried)

7. Leave of Absence: Alderman Sweeney

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Alderman Sweeney be granted leave of absence from the meeting of Council on Tuesday, June 1, 1971, due to his attendance in Regina at the Canadian Automobile Association convention.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Port Management

referred to a press release in respect of statements by the Minister of Transport in regard to a new national ports policy giving more local autonomy to ports under the National Harbours Board. It is stated a National Ports Council would be established including representatives from Federal and Provincial governments, port authorities and harbour commissions.

The Alderman proposed His Worship the Mayor communicate with the Minister, who is expected to be in Vancouver in the near future and request a meeting with Council in further explanation of the whole matter, with particular details in respect of application of the new policy to the Port of Vancouver.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Port Management (cont'd)

The Deputy Mayor so directed.

Alderman Wilson expressed the view that Council's motion of May 11, 1971, in favour of dissolution of the Port of Vancouver Development Committee in June, 1971, should be rescinded. The Alderman requested, in the meeting which His Worship will endeavour to arrange, it would be advisable to include former Mayor Lloyd of Halifax who was a former member of the National Harbours Board.

Alderman Sweeney - Proposals for Low Income Housing: 200 Units

referred to a newspaper advertisement by C.M.H.C. inviting proposals for construction of 200 low income housing units in Vancouver. The Alderman requested the Board of Administration report as to any action the City Council should take in this matter.

The Deputy Mayor so directed.

Alderman Calder - Beautification Project: Gastown and Chinatown

enquired of the status of the report re the beautification project for Gastown and Chinatown.

Commissioner Sutton Brown advised a revised report is being prepared and Alderman Bird stated he expected the matter to be before his Standing Committee on Planning and Development as soon as possible.

Alderman Hardwick - Meeting: Canadian Council on Urban and Regional Research

reported orally on the annual meeting of the Canadian Council on Urban and Regional Research which he attended recently. In this regard the Alderman furnished a memorandum, dated May 17, for Council information, in which it is suggested delegates to the forthcoming C.F.M.M. Conference should report back to Council on research plans of that organization.

Alderman Phillips - New Brighton Pool

reported the Park Board has agreed to call for tenders for the construction of a new, New Brighton Pool. It is expected to have this pool in operation by the summer of 1972.

The Council adjourned at approximately 3:50 P.M.

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The foregoing are Minutes of the Regular Council meeting dated May 18, 1971, which were adopted on June 1, 1971.

MAYOR

CITY CLERK

643

May 14th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. LEFT TURN BAYS ON HASTINGS STREET AT COMMERCIAL DRIVE

"Hastings Street is one of the most heavily used arterial streets in the City, and any left turn at a signalized intersection creates considerable delay to through traffic. At Commercial Drive, the high traffic volume has resulted in the delay reaching the critical point, giving this intersection the highest priority rating for left turn bay treatment.

The estimated cost of these improvements is $90,000. Funds are available in the 1970 Streets Capital Budget, Account Code 0146/7904, 'Major Street Paving 1971 Program Unallocated'.

I RECOMMEND that an appropriation in the amount of $90,000 be provided for the construction of left turn bays at the location as stated above."

Your Board RECOMMENDS that the foregoing be approved.

2. HARO STREET CUL-DE-SAC WEST OF BURRARD STREET

"When the Haro Street/Smithe Street Connection was constructed in 1968, part of the works originally included continuing Haro Street through to Burrard Street. However, this was cancelled to await studies regarding property development in this area. These studies have now been concluded, and on December 22nd, 1970, City Council approved that a section of Haro Street be closed and stopped up. It remains, therefore, to construct a turn-around in the remaining section of Haro Street immediately west of the closed portion to serve the abutting properties. In addition, the street entrance on the west side of Burrard Street must be closed by removing the existing curb returns, and constructing new curb and sidewalk across the Haro Street intersection.

The estimated cost of constructing the turn-around and closing the entrance at Burrard Street is $8,000.

I RECOMMEND that $8,000 be appropriated from the 1970 Streets Capital Budget, Account Code 0146/7904, 'Major Street Paving 1971 Program Unallocated' for the construction of curbs and gutters, pavement and sidewalks at the location as stated above."

Your Board RECOMMENDS that the foregoing be approved.

3. TWIN SEWER SYSTEM IN THE AREA BOUNDED BY 5TH TO BROADWAY AND BRUNSWICK TO FRASER STREET

"This area is presently served by an old and inadequate combined system. Television inspection has shown the system to be in poor condition. The area is now zoned RM 3, and over the past several years, approximately 40% of the area has been rebuilt with apartments.

These sewers are required to give adequate service and to provide continuity in the work program.

The estimated cost of the work is $265,000.

I RECOMMEND that $265,000 be appropriated from the 1971 Sewers Capital Budget Account 3-05-04 'Miscellaneous Unallocated' in advance of approval of the 1971 Basic Capital Program."

Your Board RECOMMENDS that the foregoing be approved.

4. TWIN SEWER ON 14TH AVENUE FROM PINE STREET TO 275' WEST OF PINE STREET

"This sewer is required to provide service to the property on the south side of 14th Avenue from Pine Street to 275' west of Pine Street.

The estimated cost is $14,000.

I RECOMMEND that $14,000 be appropriated from the 1971 Sewers Capital Budget, Account Reference No. 3-05-04, 'Miscellaneous Unallocated' in advance of approval of the 1971 Basic Capital Program."

Your Board RECOMMENDS that the foregoing be approved.

5. Tender No. 37-70-13 - Motor Graders

Tenders for the above were opened by your Board and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of the bids. Funds for the purchase of these motor graders are provided in the Equipment Plant Replacement Fund.

The tender called for prices as follows:

(1) Outright purchase price.

(2) Guaranteed bid price based upon City of Vancouver prepared contract.

A guaranteed bid price guarantees the maximum overall cost of the machine over a fixed period of years or operating hours, and includes depreciation and maintenance of the machine over this period. Operating costs as defined in the contract are not included (gas, oil, tires, glass, cutting edges, etc.).

cont'd...

Clause #5 continued:

Guaranteed bid prices were called for to allow the City to analyze this method of buying equipment. Only one bidder offered a guaranteed bid price. Ten bids were offered for an outright purchase. Since this tender was called, the Engineering Department has taken over maintenance of Park Board equipment and has one Caterpillar D5 dozer on a guaranteed bid contract with Finning Tractor and Equipment Ltd.

The tender was let by the two methods to compare outright purchase with guaranteed bidding (life cycle cost method).

The two methods of bidding were compared using the bid prices and City of Vancouver cost history on similar size graders. The guaranteed bid offered by Finning Tractor and Equipment offers a five year life, at a maximum of $13,100 per year for capital, maintenance, and interest costs. Outright purchase of an alternate grader would cost about $10,600 per year for capital, maintenance and interest costs, over the present City of Vancouver seven year life. While the guaranteed bid offers the advantage of an upper limit to costs, and some reduction in the costs of downtime, these are not sufficient to offset the extra cost of the guaranteed bid. Costs of administration for a guaranteed bid contract are higher than for outright purchase, and the City already selects bids on the basis of total lifetime cost rather than purchase cost only. In view of these facts, it is concluded that guaranteed bidding is not advantageous to the City at this time. Furthermore, only one supplier out of 6 bidders tendered in this manner. The remainder of the report deals soley with outright purchase.

A power shift transmission was asked for as an optional extra price, and three bidders offered a power shift transmission.

The additional cost of the power shift transmission ($2,009.15 - includes 5% tax) is offset by:

- an estimated 5% increase in production for the life of the machine.

- an estimated $500 saving in maintenance repairs over a seven year life (clutch, transmission, engine).

- easier grader operation, allowing for the rotation of operators without causing damage to the motor grader because of lack of experience.

This tender called for prices on one motor grader only. Since this tender call, the 1971 Equipment Replacement Program has been confirmed and includes a motor grader of the same size. Historically, we have not generally received a price advantage on two units instead of one, so the purchase of two motor graders on this tender is recommended.

The low bid, from B.C. Equipment Ltd., at a cost of $29,028 did not offer a power shift. The low bid for a grader with a power shift, also offered by B.C. Equipment Ltd., did not meet specifications.

cont'd....

Clause #5 continued:

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications offering a power shift transmission from National Machinery Co. Ltd. for two Huber Model F 1500 motor graders at a total price of $61,883.00 ($30,941.50 each including Power Shift Transmission).

Unless noted otherwise, the 5% Provincial S.S. Tax (and any other specified tariff) is in addition to all prices shown in the report and in the tabulation. Federal Sales Tax is not included, as the City of Vancouver is exempt tax on road building machinery."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to the Corporation Counsel.

6. Canadian Pacific Railway Main Line Right-of-Way between Rogers Street and Clark Drive

The Corporation Counsel reports as follows:

"The Canadian Pacific Railway has delivered to the City a plan of its main line right-of-way lying between Rogers Street and Clark Drive for the approval of the City. The Railway proposes to file this plan in the Land Registry Office in order to acquire indefeasible title to the right-of-way. Before this plan will be accepted by the Land Registry Office, it is necessary that the owners of the lands abutting the right-of-way agree to the common boundaries shown on the plan.

The City owns the Rogers Street, Vernon Drive and Clark Drive street ends and the following described lands, all of which abut the right-of-way:-

(a) Lot 2, Block 1 (Plan 11111) and Lots 28 to 32 inclusive, south of the Canadian Pacific Railway Right-of-Way, Block 2 (Plan 355) all of subdivision "A", District Lot 182, and

(b) Lot K (Plan 11110) and Parcel P (Reference Plan 8229) of the bed and foreshore of Burrard Inlet lying in front of District Lot 182.

The City Engineer is satisfied that the boundaries between the City's said lands and streets and the right-of-way are correct.

A copy of the plan is available for reference purposes in the City Clerk's Office.

In the circumstances, it is RECOMMENDED that the said plan be approved by the City and that the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

INFORMATION

7. Pacific Metals - Temporary Use of Boulevard In Front of 247 East 1st Avenue

On November 5th, 1968, City Council refused the requests of Pacific Metals Limited and Davis Trading and Supply Company to lease a portion of the boulevard in the 200 Block East 1st Avenue.

On November 6th, 1968, Mr. Leon Lotzkar of Pacific Metals Limited wrote to the City Council stating that his Company had recently acquired property elsewhere in the City for the purpose of relocating its operation, but would require at least nine months in order to erect warehousing facilities. Mr. Lotzkar requested permission of the City to continue operating from his existing plant, and to use the boulevard in the same manner as he had heretofore, and during this period, he would phase out his operation.

On December 17th, 1968, City Council adopted the City Engineer's recommendation that Pacific Metals Limited be permitted to use only the sections of the boulevards abutting entrances to its storage areas for the purpose of receiving or shipping materials, and only for the time required to load or unload the carriers and that the use of this boulevard be reviewed in one year's time for report to Council.

The City Engineer reports as follows:

"Since December, 1969, there have been correspondence and discussions between Mr. Leon Lotzkar, the City Engineering Department and His Worship the Mayor. In December, 1969 and August, 1970, Mr. Lotzkar explained that labour troubles and other problems had delayed construction on his new building, and requested extensions in the use of the boulevard.

In March, 1971, a discussion was held between City Engineering Department personnel and J. Lotzkar of Pacific Metals Limited. Mr. Lotzkar informed us that his firm intends to complete construction on the new site at 8360 Ontario Street this year, and they will be vacating the existing site at 247 East 1st Avenue as soon as the building is completed as the lease on this location terminates at the end of the year. Development Permit No. 54574 was issued March 8th, 1971 for the new site.

There have been no complaints concerning the condition of the boulevard since Council considered the matter on December 17, 1968".

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATION

8. Request for Street Closure: Fair and Bazaar Saturday, May 29, 1971

Your Board submits the following report of the City Engineer:

"R.B. Archambault, on behalf of the Immaculate Conception Church, is requesting permission to close 28th Avenue for a half-block from Alma Street west to the dead end.

cont'd...

Clause #8 continued:

They wish this closure in order to hold a May Fair and Bazaar on the street between 12 Noon and 5 P.M. Local traffic will be permitted access.

The residents of 28th Avenue that will be directly affected by the closure have indicated by letter that they have no objection to the proposal.

There are no objections from a Police Department or Traffic Engineering standpoint. Transit is not affected.

Accordingly it is RECOMMENDED that the Immaculate Conception Church be permitted to close off to vehicular traffic, 28th Avenue from Alma Street west to the dead end on Saturday, May 29th, from 12 Noon to 5 P.M. provided that:

(a) The applicant enter into an agreement with the Corporation Counsel indemnifying the City against all possible claims that may arise from the street closure.

(b) The cost of barricading be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

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FOR ADOPTION SEE PAGE(S) 626

Board of Administration, May 14, 1971 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Britannia Community Services Centre

The Director of Planning and Civic Development reports as follows:

"At its regular meeting on November 17th, 1970, Council 'In Camera' when dealing with the innovative housing proposal in connection with the Britannia Community Services Centre resolved:

> 'FURTHER THAT the Narod Brief be received and referred to the committee of citizens and officials (Britannia Planning Advisory Committee) when appointed.'

The Narod proposal had been to develop three highrise towers under the innovative housing fund but C.M.H.C. had not been able to include it in the 1970 Innovative Housing programme.

At its meeting on April 21st, 1971, the Britannia Planning Advisory Committee considered the Narod brief and resolved:

> 'THAT the Committee inform City Council that it considered the incorporation of housing of the scale and density envisioned in the Narod brief with the Britannia complex as completely unacceptable. The Committee further advise Council that while the development of housing in association with the Britannia complex might be desirable it should in no way interfere with the current progress of planning or delay the construction of the complex.'

It is therefore RECOMMENDED that in the light of the resolution of the Britannia Planning Advisory Committee and in view of the fact that in any event there are no innovative housing funds available at the present time, no further action be taken on this matter."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

2. Trees Obstructing View - Communication from Captain J. T. Hamilton

The Director of Planning and Civic Development reports as follows:

"A letter dated April 23rd, 1971 from Captain J.T. Hamilton (as attached) has been distributed.

> The writer suggests that there is a 'great green wall of trees' that extends along the north side of Point Grey Road almost continually from the Kitsilano Pool to Alma Road.

cont'd.....

Clause #2 continued

Captain Hamilton suggests that these trees, which are primarily on private property, be removed or topped to allow a view of the bay and mountains for people inland. He also suggests that this requirement should be enforced by by-law.

The suggestion by Captain Hamilton is unusual because the usual complaint is that trees are being removed not retained.

While it is true that the trees do partially block the distant view to the north, it is also blocked by buildings on the north side of Point Grey Road. Trees contribute to the environment in a number of ways - they cut the effect of onshore breezes and also improve the micro-climate - they act as a unifying feature in urban design and are an asset rather than a liability.

While the City hopes to acquire some of the waterfront property over a very long period of time, it is unlikely that this will lead to extensive tree removal. Although the view obstruction may be an inconvenience, it does not seem practicable to attempt to have them removed or trimmed in this case.

It is RECOMMENDED that Council receive the letter from Captain Hamilton, send him a copy of this report and refer the letter and report to the Board of Parks and Public Recreation for any further comments."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

3. South/West Corner of Nanaimo and Copley Streets

The City Engineer and Director of Planning and Civic Development report as follows:

"On December 22nd, 1970, City Council passed the following motion dealing with proposed rezoning of lot 27, Block A, D.L. 741 situated at the Southwest corner of Nanaimo and Copley Streets:

'That the property be rezoned from C-1 Commercial District to RS-1 One-Family Dwelling District, and no further action be taken with respect to this application until a report is submitted to Council with regard to the traffic situation and the subdivision of the area in question.'

A. History

Lot 27 (along with the adjacent lot 28) was purchased in 1960 after being offered to the City. The lots were purchased to provide for a 19th Avenue - 22nd Avenue arterial connector.

Plans to develop 19th Avenue as an east-west arterial were subsequently abandoned because the development of 19th Avenue as a major street would have created undesirably small 'neighbourhood' areas.

B. Present Conditions

Copley Street intersects Nanaimo Street at a sharp angle rather than at the more acceptable 90°. Although the turning movement from Copley Street to southbound Nanaimo Street requires a sharp

cont'd . .

Clause #3 Continued

turning movement which is made at the lower end of a rising grade on Nanaimo Street, this turn takes place through a right turn cut-off, controlled by Stop sign, and the intersection itself is level; which are fairly normal conditions.

Although 19th Avenue/Copley Street is a 'collector' route along the south side of John Hendry Park, traffic volumes are not much higher than on a residential street and therefore the number of vehicles wishing to turn southbound onto Nanaimo is relatively small.

The intersection with Nanaimo could be straightened out by extending 19th Avenue through to Nanaimo, but this is not considered to be a desirable solution for two reasons:

(a) The difference in grade and short distance between Copley Street and Nanaimo Street on 19th Avenue extended would result in a short, steep approach to the 19th Avenue/ Nanaimo intersection at a point part way up the rising grade on Nanaimo. From a traffic point of view, this sloping intersection would be inferior to the existing level intersection.

(b) Becuase Copley Street has to be kept open, to serve abutting properties and because of substantial underground utilities, the extension of 19th Avenue would isolate the residual portion of lot 27 and leave it surrounded by Copley Street, Nanaimo Street and the 19th Avenue extension. Such isolation would leave the residual property too small for satisfactory development.

The accident history for the past five years is not unusual, but does show a predominance of rear-end accidents in the northbound (downhill) direction on Nanaimo Street. It is felt that the marked crosswalk at 20th Avenue and Nanaimo Street is the main contributing factor to these accidents. There does not appear to be a significant number of accidents related specifically to traffic movements involving Copley Street.

C. Conclusion

In view of the greater traffic and subdivision disadvantages of the suggested extension of 19th Avenue through to Nanaimo Street, your officials have concluded that the retention of the existing 19th Avenue and Copley Street layout is the most suitable arrangement.

Because the lot in question is double fronting on Nanaimo Street and on Copley Street, any proposals for a dwelling or auxiliary buildings to be constructed on this site should be referred to the Technical Planning Board. In considering development proposals the Board should have specific regard to the design of the dwelling and auxiliary buildings in relation to the surrounding homes.

Accordingly it is RECOMMENDED that:

(a) the existing 19th Avenue/Copley Street layout be retained

(b) development proposals for the site be subject to consideration by the Technical Planning Board."

Your Board RECOMMENDS the foregoing report of the City Engineer and Director of Planning and Civic Development be adopted.

* * * * *

FOR ADOPTION SEE PAGE(S) 626

FINANCE MATTERS

RECOMMENDATIONS

1. Reorganization of the Environmental Health Division - Health Department

The Medical Health Officer, Director of Personnel Services, and the Co-ordinator of Data Processing & Systems report as follows:

Function of the Environmental Health Division

Health inspectors review actual and potential environmental health problems by investigating complaints and by routinely surveying premises, operations, lands and waters of Vancouver. Solutions to the problems identified are sought by persuading persons to observe healthier practices or to upgrade buildings or equipment used. Much information is given to the public by personal contact, printed material or the use of mass media.

Legislation enforced (if necessary) by the public health inspectors includes:

Province of B.C.

- Health Act
- The Provincial Meat Inspection Act
- The Provincial Milk Act
- The Provincial Shell Fish Regulations
- Regulations Governing the Sanitation of Barber-shops and Beauty Parlours
- Regulations Governing the Sanitation of Eating and Drinking Places
- Community Care Facilities Licensing Act & Regulations, 1969
- The Mobile Home-Parks Regulations, 1967
- Regulations Governing Public Swimming Pools, 1967
- Regulations Governing Sewage Disposal, 1967
- Wiping Rag Regulations

City of Vancouver By-laws

- Health By-law No. 4387
- Garbage By-law No. 2035
- Building By-law No. 4193
- Plumbing By-law No. 4068
- Zoning and Development By-law No. 3575
- Lodging House By-law No. 3686
- Trailers and House Cars By-law No. 3644

Organization of the Environmental Health Division

The Division has a staff complement of twenty-five (25) which is composed of the Director, a Food Control Officer, Sanitation Control Officer, Communicable Disease Control Officer, and twenty-one (21) Inspectors.

These following assignments reflect the current best staff deployment required to meet the responsibilities listed above. It has been necessary from year to year to adjust the assignments from within the scope of work covered by the job description. Inspectors have their assignments changed to other types of premises, applying their same training to a different area of work. Improved efficiency and standardization of work has been possible without regarding the inspectors as "specialists" within the environmental health field.

...Cont'd.

Clause No. 1 (Cont'd.)

The current deployment of the twenty-one (21) field inspectors is as follows:

8 inspectors	-	food premises
9 inspectors	-	general sanitation (includes housing, lodging houses, public complaints)
1 inspector	-	institutions (nursing homes, boarding homes, schools, day care centres)
1 inspector	-	waterfront pollution (both survey and follow-up correction)
1 inspector	-	swimming pools, beaches, rodent control (and other pests)
1 inspector	-	office communications, complaints, plan consultation.

The Medical Health Officer has recommended a minor organizational change in the Environmental Health Division. His recommendation was referred to the Research and Systems Committee for review.

The Co-ordinator of Data Processing & Systems examined the existing organizational structure, the responsibilities of the employees of the division and the proposed changes which are

(a) The two positions of Food Control Officer and Sanitation Control Officer have long been classified as consultants to the Health Inspectors, in two of the three branches of the Division, with overall supervision of the inspectors being the responsibility of the Director of Environmental Health. Since there are in total, twenty-one (21) field inspectors, the Director cannot be expected to adequately supervise their work. The best solution to this problem is to assign to the two Control Officers the responsibility of supervising the work of the Inspectors. This can be done without affecting their normal duties and in fact theyalready have had to assume this responsibility during the past year. Each will be responsible for the work of about ten inspectors.

(b) The Medical Health Officer wishes to assign to one inspector the responsibility of receiving and answering all complaints from the public on environmental health matters, assessing their significance and relaying the serious complaints to the Health Inspectors in the field for further investigation. He will answer general enquiries on environmental health matters or refer the caller to the appropriate person or agency for assistance. He will also examine plans for the construction or alteration of public eating facilities, public housing and related premises, swimming pools and food processing equipment to ensure conformance with health bylaws and regulations. Currently this work is being done by all the inspectors but lacks the co-ordination that one person could give.

(c) Prior to December 1969, most health inspectors worked from four of the five decentralized health unit offices. It was therefore appropriate to recognize four of the seven Public Health Inspector II's as "office seniors". When all public health inspectors moved to the East Wing, City Hall, there was no further necessity for this "office Senior" function. (No Public Health Inspector I has been promoted to Public Health Inspector II since 1958 when an inspector of 10 years experience could earn reclassification upon passing an examination.)

. . . Cont'd.

Clause No. 1 (Cont'd.)

(d) The Director of Environmental Health position has been filled temporarily since July,1969 while attempts were made to find suitable candidates. The Medical Health Officer now proposes to reduce the required qualifications for the position.

Present and proposed organization charts are shown in Appendix A and B respectively, which are circulated.

The Co-ordinator of Data Processing and Systems agrees with the recommendations of the Medical Health Officer, since the changes should result in an improved operation of the Division without any increase in staff.

The Director of Personnel Services has reviewed the proposed changes and has determined their effect on the classifications of the positions involved. His recommendations are as follows:

(a) Director of Environmental Health

The position of Director of Environmental Health was vacated on July 31st, 1969, and has been filled on a temporary basis since then. Despite repeated attempts to fill this position permanently, including advertising in professional journals and newspapers in Canada and the United States, a suitable candidate has not been located. Consequently, it is now being proposed to reduce the required qualifications for this position from university graduation with major courses related to environmental sanitation and public health, plus a post graduate course in public health, to certification in public health inspection, and extensive related experience. In light of these changes, I recommend that the position be reclassified from Pay Grade 33 ($1138-1365) to Pay Grade 31 ($1040-1246) and also recommend that it be retitled as Public Health Inspector V, effective when adopted. Class Specification No. 465 as revised and retitled is submitted for approval. This position is to continue to be excluded from Union jurisdiction.

(b) Food Control Officer and Sanitation Control Officer

The two positions of Food Control Officer and Sanitation Control Officer were originally established as consultants to the Public Health Inspectors. In other words, their function was to provide technical advice and assistance with overall supervision of the Division being the responsibility of the Director. However, these positions now function in a supervisory capacity over the Public Health Inspectors as well as retaining the consultative role, with each of the Officers responsible for the work of approximately ten Inspectors. In light of these changes, I recommend that these positions be reclassified as Public Health Inspectors IV and rated at Pay Grade 28 ($905-1083), effective May 16th, 1970. I have recommended the single classification for both positions because many of the duties performed and qualifications required of each are quite similar in nature. Class Specification No. 469, Public Health Inspector IV, is submitted for approval.

(c) Communicable Disease Control Officer

I recommend that this position be retitled as Public Health Inspector III to integrate it into the Public Health Inspection class series, and submit Class Specification No. 473 for approval. Minor editorial changes have also been made in the class specification which do not change the nature of the work. No change in salary is involved.

(d) Public Health Inspector I

The City Medical Health Officer has assigned to the Public Health Inspector I position occupied by M. Baker, the function

...Cont'd.

of receiving and answering all complaints from the general public on environmental health matters, assessing their significance and relaying the serious complaints to the Health Inspectors in the field for further investigation. He answers general enquiries on environmental health matters or refers the caller to the appropriate person or agency for assistance. The incumbent also examines plans for the construction or alteration of public eating facilities, public housing and related premises, swimming pools, and food processing equipment to ensure conformance with health by-laws and regulations. I recommend that Mr. Baker receive two additional pay grades for performing these duties commencing December 21st, 1970. I further recommend that this arrangement be on a temporary basis only and that the position be reviewed as to permanent classification when it is vacated.

(e) Public Health Inspectors II

The Health Department has seven positions of Public Health Inspector II on its establishment at the present time. Since relocation in the City Hall, East Wing, these positions no longer have "office senior" responsibility. Also, the City's policy of reclassifying Public Health Inspector I to this level after meeting certain training and experience qualifications was discontinued some time ago. Recently, therefore, positions of Public Health Inspector II have been reclassified to the I level as they have become vacant. I recommend that there continue to be a careful review of each Public Health Inspector II position when it is vacated in order to determine the appropriate classification level.

This report has been discussed with the Business Manager of the Municipal and Regional Employees Union who agrees with the recommendations. It has also been discussed with the City Medical Health Officer who also concurs except that he disagrees with the reduction in salary level recommended for the position of Public Health Inspector V (formerly Director of Environmental Health).

The estimated recurring annual cost of these proposals, determined by the change in the final step in the pay range at 1971 rates and including fringe benefits at 10% is $640. The additional salary and fringe benefit costs for 1970 and 1971 will be $4,085.

The Comptroller of Accounts advises that the additional funds in the amount of $4,085.00 will be provided for by an adjustment within the 1971 Departmental Budget."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant (Presently filled on a temp. basis)	Director of Environmental Health* P.G. 33($1138-1365)	Public Health Inspector V* P.G. 31($1040-1246)	When adopted
D.A. Morgan	Food Control Officer P.G. 27($866-1040)	Public Health Inspector IV P.G. 28 ($905-1083) ($994-1083)**	May 16,1970
J.A.Stringer	Sanitation Control Officer P.G. 27($866-1040)	Public Health Inspector IV P.G. 28($905-1083) ($994-1083)**	May 16/1970
A. Mackie	Communicable Disease Control Officer P.G. 26($827-994)	Public Health Inspector III P.G. 26($827-994)	When adopted
M. Baker	Public Health Inspector I P.G. 23($721-866)	Public Health Inspector I P.G. 23($721-866) (Plus two Pay Grades)	Dec. 21, 1970 and to continue on a temporary basis until position is vacated***

...Cont'd.

Clause No. 1 (Cont'd.)

Incumbent	Present Classification	Proposed Classification	Effective Date
All Positions	Public Health Inspector II P.G. 25($791-947)	All positions to be reviewed with respect to proper classification when vacated.	

* Exclusion from Union jurisdiction

** Effective salary under Personnel Regulation No. 160-1(a)

*** To be reviewed again when position is vacated, and a permanent classification to be established at that time.

YOUR BOARD

RECOMMENDS THAT (a) The change in organization be approved;

(b) The following Class Specifications as revised by the Director of Personnel Services be approved:

No. 465 - Public Health Inspector V (Revised & Retitle

No. 469 - Public Health Inspector IV (Revised & Retitle

No. 473 - Public Health Inspector III (Revised & Retitle
(Copies circulated for information.)

(c) The following Class Specification be abolished:

No. 463 - Food Control Officer

(d) The foregoing recommendations of the City Medical Health Officer, Director of Personnel Services and the Co-ordinator of Data Processing and Systems be adopted.

CONSIDERATION

2. Two NEW Positions, Civic Development Division, Department of Planning and Civic Development.

The Director of Personnel Services and the Director of Planning and Civic Development report as follows:

"At its meeting on April 27, 1971, when dealing with a recommendation from the Board of Administration on the classification and establishment of two NEW positions for the Civic Development Division, Council passed the following resolution:

'THAT this clause of the report of the Board of Administration (Personnel matters, Supplementary) dated April 23, 1971, be referred back to the Director of Planning and Civic Development for further report; the Director of Planning and Civic Development to be advised that the Council is concerned that people with development experience be considered and has enquired of the necessity of such persons having a professional degree.'

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Class Specification which was submitted for approval is intended to cover all of the positions at this level in the Planning and Civic Development Department and is in fact a revision of the present Class Specification. The revisions were intended to provide for the requirements of the Civic Development Division bearing in mind that a different type of individual than the standard Planner III would be required particularly someone with development experience.

The proposed Class Specification is resubmitted with the additions to cover the Civic Development Division underlined so that Council may readily see the sort of experience and qualifications which are intended to apply to incumbents of the Civic Development Division.

It is suggested that Council may wish to reconsider the matter with this background in mind."

Your Board submits the report of the Director of Personnel Services and the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of revised Class Specification No. 211 are circulated for information.)

RECOMMENDATIONS

3. Four Seasons Question:
Voting Cost and Election Post Cards

The City Clerk reports with recommendations on three matters affecting the voting on the Four Seasons Question:

"I estimate the cost of conducting the vote on the Four Seasons Question will be $26,750. The Director of Finance advises me that funds are available in the Contingency Reserve to meet this expenditure. I, therefore,

RECOMMEND (a) THAT the sum of $26,750 be provided from Contingency Reserve to meet the cost of the vote on the Four Seasons Question.

(b) THAT the Council authorize the sending of Post Cards to each Owner-Elector in accordance with past practice.

(c) THAT Council authorize the City Clerk to advertise the wording of the Question in the daily newspapers."

Your Board RECOMMENDS that the foregoing recommendations of the City Clerk be adopted.

4. Replacement of Stage Lighting System
The Queen Elizabeth Theatre

The Manager of the Queen Elizabeth Theatre reports as follows:

"The replacement of the Stage Lighting System in The Queen Elizabeth Theatre has been scheduled to be carried out over a period of three years in the following work sequence:

Year One -	Install 80 dimmer controlled circuits connected to existing control facilities.	
-	Estimated cost	$70,000
Year Two -	Install additional 40 dimmer controlled circuits, and modify patch panels to suit.	
-	Estimated cost	40,000
Year Three -	Replace existing control console and present equipment.	
	Estimated cost	90,000

City Council has set aside the sum of $70,000 in its 1971 Capital Budget for the work in the first year of the Schedule.

The Theatre Manager recommends as follows:

(a) THAT the first stage of this program, i.e. costing $70,000 be approved

(b) THAT the City Engineer be authorized to proceed with this first stage of the replacement program.

The Auditorium Board in concurring with the recommendations of the Manager is available to Council if considered advisable however, in any event, should the Council consider other than approving action, the Board would wish the opportunity to appear."

Your Board RECOMMENDS the recommendations of the Theatre Manager be approved and the City Engineer instructed accordingly.

* * * * * * * *

FOR ADOPTION SEE PAGE(S) 627

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MAY 7, 1971

RECOMMENDATION

1. Revision of Regulation 270, "Vacancies - Filling of"

The Director of Personnel Services reports as follows:

"Periodically all personnel regulations are reviewed and brought up to date if necessary. Normally these updating changes are not submitted to Council since they do not affect any changes in basic policy. However, there have been some revisions introduced to Regulation 270 which are considered to require Council approval. I have extracted these particular revisions from this Regulation (see below) and I recommend that they be adopted as submitted:

'270-2. Inside, Nurses, Formen, Electrical, Police and Fire Clerical, and Fire Alarm Operators

(a) Posting of Vacancies

Notices of all vacancies are posted for one week by the Director of Personnel Services, who will receive the resulting applications.

Re: Heads of Departments. In addition to posting positions as above, vacancies for Department Heads will be advertised before appointments are made, and vacancies for Deputies, Assistants and Division Heads may be advertised before appointments are made. (See Reg. 270-5 for appointment procedures.)

(f) Transfers

(1) If a position becomes vacant, an employee of the same department with the same classification as the vacant position may be transferred into the vacant position without it being posted. The position then becoming vacant would subsequently be posted and filled as per Sections a, b, and c above.

(2) Transfers between departments will be posted and filled in the usual manner.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(3) In the situation where a vacancy does not exist but where it is desirable to switch or rotate employees of the same classification from one position to another within a department, the following procedures will apply: The Department Head shall discuss the proposed transfer with the employees involved and shall have the authority to effect the transfer without the positions being posted. If in the event that the employees concerned feel that such a transfer would result in some form of inequity or prejudicial treatment, grievance procedures as set out in the applicable Union agreements may be initiated.

270-5. Appointment of Department Heads, Deputies, Assistants of Division Heads

The appointment of Department Heads is made by City Council. Department Heads, when appointing Deputies, shall have approval of Council, and when appointing Assistants or Division Heads, shall have the approval of the Board of Administration, as to the suitability of the appointee, before confirming the appointment.'

The provisions of Regulation 270-2(f) have been submitted to the affected bargaining units (Municipal and Regional Employees' Union, Registered Nurses Association of B.C., City of Vancouver Foremen's Assoc., I.B.E.W. Local 213, Vancouver Firefighter's Union, Local 18) who have not indicated any opposition."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 627

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BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MAY 14, 1971

RECOMMENDATIONS

1. Auto Allowance -
Robert D. Watt, City Archivist

The Director of Finance reports as follows:

"The City Clerk states that

'Mr. Watt took up his position as City Archivist as of May 1st. His office is located in the present quarters allotted to the Archives, being the Vancouver Public Library building.

Mr. Watt has told me that he believes he will need to use his car frequently in connection with City business and, in particular, travelling between the City Hall and his present office, attending at the site of the new Archives building, meeting with the architects and attending various meetings in connection with planning the Archives. To a modest degree now and to a much greater degree in the future, Mr. Watt will be involved in interviews with prospective donors of material and discussions with those who know of material which should have a permanent home in the City Archives.

Consequently, I would ask that suitable arrangements be made to provide Mr. Watt with an auto allowance on a regular basis.'

It is recommended that an auto allowance on the monthly basis be authorized for the position of City Archivist presently occupied by Robert D. Watt, effective from the date of his appointment."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

* * * * * *

FOR ADOPTION SEE PAGE(S) 627

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BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 14, 1971

RECOMMENDATIONS

1. City Lands South Side of False Creek: Demolitions

The Supervisor of Property and Insurance reports as follows:

"On January 1st 1971, the City assumed direct control of the tenants on the South side of False Creek, between Cambie Street and Fir Street.

Inspection of all the improvements to ascertain their condition within this area has been carried out. There are approximately 35 main buildings in various states of repair, ranging from good to a state of collapse.

In view of the proposed redevelopment of this area, which will require the ultimate removal of all existing improvements, it is recommended that the Supervisor of Property and Insurance be authorized to proceed with demolitions on the following basis:

(1) Those buildings which are structurally unsound or in a hazardous condition and do not warrant the cost of repairs, be demolished when vacant and the site cleared and graded to make the land suitable for renting until required for redevelopment.

(2) Remaining buildings to be rented on a monthly basis with the tenants being responsible for all expenses. When the lands are required for redevelopment, the buildings to be demolished or removed in accordance with the established policy of reporting through the Board of Administration.

It is anticipated that the costs of demolition of buildings in poor condition will not exceed $50,000.00 for the year 1971. In this connection $180,000.00 was set up in the supplementary budget in 1970 for the acquisition of additional property for redevelopment of the City lands in the False Creek area. It is anticipated that the money for acquisition of these properties will not be required until after Council has made a decision on the Consultants' reports some time in 1972. Consequently, it is proposed to draw the necessary funds for demolition costs and related site preparation up to a maximum of $50,000.00 from this fund, Code No. 4950/790."

Your Board

RECOMMENDS the foregoing recommendations (1 and 2 above) of the Supervisor of Property and Insurance be adopted, costs charged to account code 4950/790.

2. Demolition of City-owned Building: 690 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lots 10A-12A, Block 86, D.L. 264A, Zoning RM-3, 690 East 5th Avenue, (99' x 122') is improved by a two-storey reinforced concrete, wooden frame industrial building which was acquired by the City in January 1960 as an advance purchase for Redevelopment Project 3. The site is situated in an RM-3 Multiple Residential area and was rezoned to this use from M-1 Industrial in 1958. The building has been rented continuously for industrial purposes since its acquisition. The lease of the building, which was to a food manufacturing concern, expired on March 31st 1971, and the tenants have vacated the premises.

cont'd...

Clause 2 Cont'd.

With the expiration of this lease, examination has been made into the matter of continuation of this industrial non-conforming use and as an alternative the demolition of the structure, consolidation of the property with the two adjoining City-owned vacant lots creating a site of 165' x 122' for sale and development in accordance with the present zoning.

The latter course of action, i.e. the demolition of the building for ultimate resale is considered the most desirable course of action for the following reasons:

(a) The building requires considerable alterations and renovations to permit its re-occupation, and the realm of cost is in the vicinity of $15,000 to $20,000. To justify such expenditure it would necessitate the continuation of this non-conforming use for some considerable time.

(b) A considerable number of new apartment structures have recently been completed in this general area including a fairly large complex to the East. The City itself has recently sold lands immediately to the South of the subject property for apartment use.

(c) The Director of Planning has approved the release of the land for sale subject to building demolition, site consolidation etc.

It is therefore RECOMMENDED that the Supervisor of Property & Insurance be authorized to proceed with the demolition of the building known as 690 East 5th Avenue, and arrange for the clearing, consolidation and resale of the lands."

Your Board
RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Demolition of Old Georgia Viaduct Over B.C. Hydro & Power Authority Lands

The Supervisor of Property & Insurance reports as follows:

"Under an agreement dated August 10, 1970, entered into between the City of Vancouver and the B.C. Hydro & Power Authority, the City would indemnify the Authority for any costs, losses, damages or expenses incurred due to the demolition of the Old Georgia Viaduct or construction of the Georgia Viaduct Replacement.

B.C. Hydro have two buildings beneath the Old Viaduct which are situated on the East side and the West side of Carrall Street. The building on the West side of Carrall Street is 3 stories and used for storage, as a workshop and has some office space. The building on the East side of the street is 2 stories and is the main storage depot for power line equipment for the entire Province. It must be available on a 24-hour basis for materials which may be required for emergency breaks in electrical service as well as day-to-day maintenance. These two buildings have a total of 19 piers running through them which support the Viaduct. Attached to the 2-storey building is a steel shed occupied by the Line Stores. This is not directly under the Viaduct, but is in the work area and any falsework erected to protect the main building would necessitate removal of some of the roof and the moving of all the material stored inside. In addition there is equipment, such as transformers, switches, etc. stored in the open under the Viaduct which will have to be moved.

At present B.C. Hydro occupies approximately 53,000 sq.ft. of floor area below or adjacent to the Viaduct, and in addition 7,200 sq.ft. of open storage beneath the Viaduct. The contract specifications for the demolition of the Old Georgia Viaduct were prepared on the basis that the buildings would remain, and that the contractor would be responsible for construction of the necessary falsework and any other necessary steps to protect the buildings.

cont'd....

Clause 3 Cont'd.

Preliminary estimates of the costs which would be payable to B.C. Hydro & Power Authority for costs, losses, damages or expenses incurred due to the demolition of the Old Georgia Viaduct have been investigated. The minimum costs that can be anticipated are on the basis that Hydro will be able to remain in occupation and have use of the buildings during the total time demolition is in progress. It would still be necessary to move stock out of the steel shed attached to the stores building, temporarily storing it in alternate buildings and then moving it back. This is estimated at $7,500.00.

Discussions have been held with representatives of Workmen's Compensation Board and the Engineering Consultant for the Insurance Companies and they have stated that they are not prepared in advance to approve the continued occupancy of the buildings during demolition of the bridge structure. If they should decide that normal work cannot be permitted under the Viaduct during demolition it would then be necessary for B.C. Hydro to remove their whole operation for a minimum 2-month period and the total cost to the City is estimated to be in the realm of $61,000.00.

Discussions have taken place between B.C. Hydro, Cleveland Wrecking Company, (the demolition contractor) and City staff to consider problems related to the demolition of the Viaduct, with a view to minimizing disruption to B.C. Hydro operations. During these discussions it was ascertained that B.C. Hydro intend to redevelop this yard area within the next few years and in this regard the subject buildings would ultimately be demolished.

The possibility of Hydro advancing the date for abandonment of these buildings was then investigated. There would appear to be decided advantages to all parties if such an arrangement could be worked out. Under any such arrangement it will be necessary for B.C. Hydro to rent alternate buildings for an estimated 18-month period during which time they would have the new building designed and constructed at Newton, B.C.

After extensive negotiations the following basic proposals have been worked out by the three parties concerned:

(1) B.C. Hydro & Power Authority has agreed to move out of the buildings under and adjacent to the Viaduct and to demolish the structures by or before September 15, 1971 and to accept the sum of $90,000.00 all inclusive and there would be no disruption claims from B.C. Hydro on the demolition of the Old Georgia Viaduct.

(2) Cleveland Wrecking Company, whose demolition job would be much simplified by this arrangement, has agreed that if these buildings are demolished and the site left clear, they are prepared to have their contract price with the City reduced by $68,000.00.

(3) In addition, the Insurance Underwriters in carrying the City's Public Liability and Property Damage policy on the demolition of the Viaduct, state that if these buildings were removed in advance of demolition, there should be a reduction in premium in the amount of $12,000.00.

The City of Vancouver will agree to pay to B.C. Hydro the sum of $90,000.00 as mentioned in (1) above. The City would in turn recover from the demolition contractor the sum of $68,000.00 as in (2) above, plus a sum of $12,000.00 as in (3) above.

The net cost to the City under this proposal is therefore $10,000.00.

The Georgia Viaduct Replacement Committee at its meeting April 21, 1971 reviewed the alternatives. If the buildings are permitted to remain the costs will be in the realm of a minimum of $7,500.00 and a maximum of $61,000.00. In view of the uncertainties involved with the demolition of the Old Georgia Viaduct the Committee have therefore endorsed the proposals as shown in (1), (2) and (3) above.

cont'd....

Clause 3 Cont'd.

It is therefore RECOMMENDED that the City enter into an agreement drawn to the satisfaction of the City Solicitor, with B.C. Hydro & Power Authority as per Item (1) above, and subject to a written undertaking from Cleveland Wrecking Company as per Item (2) above and the insurance liability coverage be reduced to allow the premium to be adjusted in accordance with Item (3) above after the buildings are demolished."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Rental Review:
111 Alexander Street

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated July 21st, 1970, Lots E½ 23, 24 & 25, Except Right-of-Way, Block 1, D.L. 181-196, 111 Alexander Street, and improvements consisting of a small cafe were leased for a 3-year period commencing June 1st, 1970, subject to a review of the rental at yearly intervals.

In accordance with the foregoing, a rental review has now been completed with a recommended increase from $40.00 per month plus all taxes to $62.00 plus all taxes. Mr. R. C. Foot, proprietor of the leased cafe, has indicated his acceptance of the increase effective June 1st, 1971.

RECOMMENDED that commencing June 1st, 1971 rental of the premises at 111 Alexander Street be increased to $62.00 per month plus all taxes as if levied."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Insurance on City of Vancouver Bridges

Your Board has received the following report from the Director of Finance and the Supervisor of Property & insurance.

"The City's Three Year Bridge Insurance Policy expires July 1, 1971. The policy insures bridges with a replacement cost value in excess of $50,000,000 against loss or damage from fire, impact, explosion, earthquake and other perils. It contains a deductible clause which provides that the City will pay an amount equal to 1% of the value of the damaged bridge in respect of any claim.

Even before the recent earthquakes in California there was a very restricted market prepared to accept a risk of this magnitude. After discussing the matter with Mr. Douglas Macdonald, the City's Insurance Consultant, it is our opinion that in view of the limited market an open competition via tenders at this time definitely would not be in the City's best interests. However, we are also of the opinion that some degree of competition is desirable.

cont'd.....

Clause 5 Cont'd.

The existing coverage was obtained by Macaulay Nicolls Maitland and Co. Ltd. in 1968 from a combination of underwriters covering both the London and American markets at what was considered to be a favorable rate, with the primary underwriters being in the London market.

It is not known at this time whether or not the world insurance market has sufficient capacity to produce a firm competitive bridge insurance proposal other than the one being developed by Macaulay Nicholls Maitland, the brokers for the existing policy.

However, with the viewpoint that competition is desirable if possible, your committee approached Marsh McLennan Ltd., a large international firm of brokers with an extensive background of experience in this class of insurance. They have agreed, subject to Council approval, to approach the insurance markets to develop a proposal separate from Macaulay Nicholls.

We therefore recommend that City Council approve the appointment of both Macaulay Nicolls Maitland and Company Limited, and Marsh McLennan Limited as brokers representing the City, to separately approach the world insurance markets with a view to preparing firm proposals (rates and coverage) for insurance of the City's bridges, for the consideration of Council on June 22 or 29."

Your Board

RECOMMENDS that the recommendations of the Director of Finance and Supervisor of Property & Insurance be adopted.

6. Expropriation for Park Purposes
S/S McSpadden Avenue, West of Victoria Drive

The Supervisor of Property and Insurance reports as follows:

"The City Engineer is proceeding with the consolidation of various City-owned lands and intervening street and lane allowances which will form Park Site #10 to be known as McSpadden Park. This park site is located on the west side of Victoria Drive between 4th Avenue and the lane south of 5th Avenue.

A recent title search discloses that the City's title for Lot 28, Block 1, Sub D, Blk. 146, D.L. 264A does not include a triangular portion at the N.W. corner of said lot measuring 1.65' x 4' and comprising an area of 3.3 sq. ft. Said portion is held in the name of Percy W. Charleson, who died about 1931. It is necessary that the City obtain title thereto to complete the plan of consolidation.

This small parcel does not appear on the Assessment Roll and presumably was considered part of the old right-of-way which previously passed through this block.

The City Solicitor advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a vesting order.

RECOMMENDED that the Corporation Counsel be authorized to proceed with the expropriation of the aforesaid portion of Lot 28, and the formal resolution be passed later this day, and make application to the Court for a vesting order."

cont'd....

Clause 6 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Replotting S.E. Sector
3608 East 55th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot 21, Blocks 1 to 3, D.L.NE¼ 335, 3608 East 55th Avenue, is required for replotting purposes in connection with the expanded program of redevelopment in the South-east Sector authorised by City Council on June 21st, 1968.

These premises comprise a 1-storey, full basement, frame dwelling with a main floor area of 888 sq.ft. erected in 1915 on a lot 110' x 182', zoned RS-1. The dwelling contains 5 rooms, 5 plumbing fixtures, a patent shingle roof, wood shingle and siding exterior, and is heated by an automatic oil-fired furnace. This dwelling is in fair condition for age and type. Also located on the property is a building containing a combination livingroom-kitchen, bedroom and bathroom which is used as a guest cottage. There are also three sheds, a garage and a greenhouse.

Negotiations with the representative acting for the owners confirm that they are prepared to sell for the sum of $32,300.00 as of April 30th, 1971, subject to the owners retaining rent-free possession to Nov. 30th 1971, and thereafter paying a monthly rent of $70.00 until the City requires the land, at which time the buildings are to be demolished. It is considered that this settlement price is fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $32,300.00 on the foregoing basis, chargeable to Code #4906/264."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Replotting S.E. Sector
S/S ~~N/S~~ 55th Avenue West of Boundary Road

The Supervisor of Property and Insurance reports as follows:

"Lots 6 & 7 Sub. 19 & 20, Blk 3, D.L. N.E.¼ 335, ~~N/S~~ S/S 55th Avenue West of Boundary Road, are required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

This property comprises two lots each 33.5' x 172'± in size, zoned R.S.1. These lots are in lawn with some fruit trees, also have all services, except sewer.

Following negotiations with the owner's representative, he agrees to sell for the sum of $18,500.00 as of April 30, 1971. This price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $18,500.00 on the foregoing basis, chargeable to Code #4906/263."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd...

9. Acquisition for Highway Purposes
N/W corner of Clark Drive and Venables Street

The Supervisor of Property and Insurance reports as follows, further to a recent request from the City Engineer:

"Portion of Lot 'B', Block 22, D.L. 182 'A', N/W corner of Clark Drive and Venables Street is required to ease the traffic at this corner. The required portion is a 12' x 12' corner cut-off, as per Plan marginally numbered LE 3637, and comprises 72 square feet. Lot 'B' is a 2.41 acre site, zoned M-1, Industrial District, and is improved with a three storey frame warehouse structure. However, the required cut-off is free of encroachment.

Following negotiation, the owners, Hebron Holdings Ltd., have agreed to convey the said 12' x 12' cut-off for the sum of $180.00. This amount is representative of current market value at this location.

This acquisition is authorized under appropriation #146/1126.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the portion of Lot "B", Block 22, D.L. 182 "A", as shown on Plan marginally numbered LE 3637, for the sum of $180.00, chargeable to Code #146/1126."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. Acquisition for Single Men's Hostel Site
400 Block E. Cordova Street

The Supervisor of Property and Insurance reports as follows:

"Lot 15, Blk. 57, D.L. 196, 472 E. Cordova Street, is required for the proposed Hostel for Single Men, confirmed by City Council on January 19, 1971.

These premises comprise a two-storey non-basement frame building with a main floor area of approximately 900 sq. ft., erected in 1900 on a site 25' x 122', zoned M-2. The dwelling has been vacant several years and does not meet the health requirements and occupancy is not permitted. The interior has been vandalized and most of the plumbing and wiring has been removed. It is proposed to proceed with demolition as soon as it is acquired by the City.

Negotiations with the owner confirm that he is prepared to sell for the sum of $8,400.00, as of May 15, 1971. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorize to acquire this property for the sum of $8,400.00 on the foregoing basis chargeable to Code #531/1251."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd...

INFORMATION

11. Property at 1067 Davie Street
Development Permit Application

On February 16, 1971, Mr. Johnston appeared before Council advising of the difficulties in which he was being placed by indecision in respect of either granting a development permit application for development of his property at 1067 Davie Street, or expropriation of the property; this property being affected by the Brockton Point Crossing Scheme 3.0 alignment. Council at that time passed the following resolution:

"THAT the development permit application for this property be issued."

The City Building Inspector reports that a building permit has now been issued for this building and a very approximate estimate of the building is $30,000.

Council may wish to forward this information to the Provincial Government further to earlier representations made with respect to protective purchasing of the properties affected by the approaches to the proposed new Crossing.

Your Board

Submits the foregoing report for Council INFORMATION.

RECOMMENDATIONS

12. Sales: Residential
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 16 & 17, D.L. 339, Plan 13659
Situated S/S 49th, East of Tyne St.

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Dickman Constr. Limited	16	43.5 x 120' / 39.15	$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane. RS-1
Dickman Constr. Limited	17	43.5 x 120' / 39.15	$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane. Public Utility Easement. RS-1

cont'd..

13. Acquisition for Provincial Courts (Vancouver) Complex: 202 Main Street and 210-218 Powell Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, February 9, 1971, confirmed by Council, February 23, 1971, approving the expropriation of the remaining lands in Block 5, D.L. 196, required for the new Provincial Courts (Vancouver) Complex, including the above property.

Lot 1 comprises a corner site 32' x 120', zoned CM-1, Commercial, improved with a two-storey non-basement frame building erected in 1900. The building, which occupies the total lot area, has four retail store units on the main floor and fifteen single rooms with common kitchen on the upper floor. Said building has brick veneer and patent brick shingles on exterior walls, 13 plumbing fixtures, a tar and gravel roof, a stone and concrete foundation and is heated by two automatic gas furnaces. This structure, due to renovating and remodelling, especially to the grocery store premises, is in above average condition for age and type.

The owner operates a grocery business in the large corner retail unit and rents three other stores fronting on Powell Street. This owner and his family also occupies three rooms on the upper floor as living accommodation and previously supervised the rooming house business. As a result of earlier arrangements with the owner, all other rooms are now vacant and padlocked. One store at 214 Powell Street is also vacant and the remaining stores at 216 and 218 Powell Street are rented to an art dealer and a dry cleaner, respectively. The dry cleaner holds a lease to November 1, 1973.

Following extensive negotiations with the solicitor for the owner, she has agreed to sell for the sum of $76,000.00 as of May 31, 1971, subject to retaining rent-free possession until July 31, 1971. This settlement is deemed realistic and has been endorsed by the City Solicitor. Negotiations are continuing with the lessee of 218 Powell Street and will be the subject of a later report.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $76,000.00 on the foregoing basis chargeable to Code No. 442/1207 (Magistrates' Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

14. Block 71 - Acquisition of Lot 38

The Director of Planning and Civic Development reports as follows:

"Background

Lot 38, Block 71 situated at the southwest corner of Smithe and Howe Streets is the only privately-owned property within the block. The remainder of Block 71 was purchased by the City in January, 1970 from the T. Eaton Co. to be used for possible exchange for other park property in the downtown area. No decision about the future use of the block has been made by

Cont'd.....

Clause 14 Cont'd.

Council. However, the progress being made on plans for the B.C. Government office building on the adjacent Block 61 will require consideration of this issue within the next two years. Irrespective of whether Council decides to develop Block 71 or exchange it for other property, the remaining privately-owned lot would have to be acquired at some future time. However, the recent issuance of a development permit for extensive renovations of the property has made it urgent that negotiations to acquire the property be initiated as soon as possible.

Development Permit Application #55540

The site measures 25' x 120' and is developed with two three-storey frame houses. The building facing Howe Street is developed for commercial purposes. The house on the rear of the lot facing the lane is presently used for residential purposes.

The application, dated April 19th, 1971, proposes to carry out extensive renovations to use the building on the rear of the site for offices.

The application was referred to the Technical Planning Board because it involved a relaxation of the requirements for off-street loading. At the time the Technical Planning Board made its decision on April 30th, 1971 they were not informed of the relationship of this site to possible plans for Block 71.

The Technical Planning Board approved the Development Permit Application for a limited period of five years and the applicant has been so notified.

Proposed Acquisition

It is proposed that the Supervisor of Property and Insurance open negotiations immediately to acquire Lot 38, Block 71 before further work is undertaken which could affect the value of the property. The 1971 assessed value of Lot 38 is $56,110 for land and $23,700 for improvements. After acquisition, it is proposed that the property be rented for the existing uses until it is required.

It is therefore RECOMMENDED that the Supervisor of Property and Insurance be instructed to negotiate for the acquisition of Lot 38, Block 71, D.L. 541. Costs to be charged to 521/1201 'public open space'.'

Your Board

RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

DELEGATION REQUEST

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FOR ADOPTION SEE PAGE(S) 628-629

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REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MAY 13, 1971

The Standing Committee of Council on Finance met on Thursday, May 13, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
His Worship the Mayor
Aldermen Bird, Broome, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Calder
Alderman Hardwick

CLERK TO THE COMMITTEE: R. Henry

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. 1971 Civic Grant Requests

The Committee received delegations from all of the organizations listed below, speaking in support of their respective grant requests, some of which received earlier consideration by the Committee and Council.

(His Worship the Mayor left the meeting after the second delegation to attend to other Civic business.)

Following the hearing of the delegations, the Committee took action as follows:

A. (a) Vancouver Community Legal Assistance Society (Mr. John Fraser)

Reference was made to a statement in the newspapers that the Federal Government may be assuming some financial responsibility relating to this program.

A motion to approve $20,000, payable at $2,000 per month, on a non-recurring basis, received only 5 affirmative votes, however, the Committee

RECOMMENDED that, effective March 1, 1971, a grant of $1,000 per month for the year 1971, on a non-recurring basis, be made payable to this organization but, when the financial commitment by the Federal Government takes effect, the monthly grant allotment cease.

(b) S. P. E. C. (Messrs. Clogg and Mallard)

This organization, in speaking to its request, proposed that the amount requested be reduced from $13,030 to $8,600.

RECOMMENDED that a grant of $1,000 be approved.

. . . Cont'd.

Clause No. 1 (Cont'd.)

(c) Mental Patients Association (Messrs. Coull and Beckman)

RECOMMENDED that a grant of $3,000 be approved, and that the Director of Social Planning/Community Development and the Medical Health Officer familiarize themselves with the operations of this program and its benefits.

(d) Kiwanis Club of Vancouver (Mr. Hutton)

This organization suggested a grant of $600, equal to the rental of the Queen Elizabeth Theatre, be made available in respect to the Music Festival sponsored by the organization.

RECOMMENDED that a grant of one-half of the rental of the Queen Elizabeth Theatre be approved.

(e) B.C. & Yukon Chamber of Mines (Mr. S. Fraser Crocker)

RECOMMENDED that a grant of $1,500 be approved.

(f) Native Daughters of B.C. (Mrs. L. Hornibrook)

RECOMMENDED that a grant of $600 be approved.

B. (a) Community Music School (Mr. Ralph Gillen)

The Committee considered this organization's request for a grant of $5,150, which had been recommended by the Joint Technical Committee, Department of Social Planning/ Community Development. The Finance Committee on March 18, 1971, recommended no action.

At this meeting, a motion to approve $5,150 and an amendment to grant $2,500 only received 5 affirmative votes.

Therefore, your Committee submits this grant request for the consideration of Council.

(b) The Window and Now Bus (Dr. Kilbank)

This organization requested a grant of $5,000, and the Committee on March 18, 1971, deferred the matter pending the hearing of a delegation this day.

The Committee made no recommendation, but directed that a report be submitted by the Board of Administration to clarify the operations of this organization.

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FOR ADOPTION SEE PAGE(S) 632-633

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SECOND REPORT

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 6, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, May 6, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome
Alderman Calder

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

2. Housing for Single Women

The Vancouver Council of Women under date of March 25 addressed a letter to the Chairman of your Committee requesting a delegation to place before the Committee the need of housing for single women in the age group 40 to 65 years. The Chairman made arrangements for the delegation to be heard at this meeting.

Mrs. Everett Crowley, Mrs. Kelly, and Mrs. Evans, the President of the Vancouver Council of Women, appeared before the Committee and spoke in support of the statements made in their letter of March 25, 1971, and added further information as requested by the meeting. The Vancouver Council of Women is concerned re the need for housing for single women of the ages 40 to 65 who are in receipt of social assistance. The delegation pointed out that the available accommodation for this group is either inappropriate or beyond the financial resources of the group. The group requested Council to initiate an hostel for single women in this age group the same as presently is being developed for single men at Cordova and Jackson Street (Project FP-19).

The Committee was advised that this hostel at Cordova and Jackson was provided under regulations which did not allow for the inclusion of persons under the age of 65 without cause, i.e. physical incapacity or other compelling reason. The project at Cordova and Jackson under the present regulations could not provide for the age group in question.

Clause 2 Continued

The delegation advised that they had contacted the Provincial Government on the possibility of relaxing the regulations, and were advised that the Provincial Government would not be interested in changing the regulations to reduce age as this would open the door to all social assistance cases.

After discussion, your Committee

RECOMMENDS that an application be made to the senior governments to provide accommodation for single women 55 years and over, the application to be made on the same basis as the Cordova and Jackson Streets Hostel.

3. Gastown/Chinatown Overall Studies Report Reference

The Assistant Director, Special Projects with maps and perspectives gave a report reference to your Committee on the matter of the studies being undertaken or planned or completed for the Gastown/Chinatown areas. The Assistant Director, Special Projects referred to reports previously submitted to Council - Beautification Report, East Gastown Beautification Report, Hastings Street Beautification Report. The Committee was advised that the Historic Area Advisory Board has met and is undertaking its responsibilities.

The Committee was also advised that at the next meeting of the Committee a report would be submitted as a result of basework done on studies to date on the establishment of goals and objectives for the two areas.

The Committee was informed of the following studies and their present position:

(a) Environmental Study - information pertaining to this particular study has now been collected and is presently under study by the Beautification Division of the Planning Department.

(b) Historical and Architectural Studies - being undertaken by the Planning Department and Professor Kalman. At the present time the scheduling of this study is being planned.

(c) Legal and Administrative Studies - rezoning and historical preservation aspects study being discussed at the present time with the Historic Area Advisory Board.

(d) Social Study - the area for this study is wider than the Gastown/Chinatown area as it includes "Skid Road". This report is being done by the Department of Social Planning/Community Development, and it is expected the report will be available in two to three weeks.

Clause 3 Continued

(e) Economic Study - this study is proposed to develop information on retail trends, increase in property values etc.

(f) Traffic and Transportation - this report will be submitted to the next meeting of the Committee, as will the proposed report on goals and objectives for the area.

The Director of Planning and Civic Development advised the Committee that all development taking place in the area is being monitored by his Department at the present time.

After general discussion, your Committee

RECOMMENDS that the report reference of the Assistant Director, Special Projects be received.

4. Stanley and New Fountain Hotels:
Property Related to Trounce Alley

The Cordova Redevelopment Corporation Ltd. under date of April 15, 1971, and the Central Mortgage and Housing Corporation under date of April 16, 1971, both advised the City Clerk of the concern of the two groups over the matter of the purchase price of the property at the rear of the Stanley and New Fountain Hotels and adjacent to Trounce Alley. The Cordova Redevelopment Corporation Ltd. requested a delegation re this matter and it was arranged for this meeting.

Mr. A. Sigismund, Secretary, and Mrs. Patricia Ormonde Hall, President of Cordova Redevelopment Corporation Ltd., were present and spoke to the Committee. Mrs. Hall advised of her connection with this matter and in previous Council action. Mr. K. Ganong, representing Central Mortgage and Housing Corporation, was also present.

The Committee was advised of the following - Cordova Redevelopment Corporation Ltd. had embarked on the renovation of the two hotels so as to provide ground floor for commercial and second floor low cost residential on the basis of a price of $60,000 for the property at the rear of the two hotels. Central Mortgage and Housing Corporation had made the necessary arrangements for mortgage financing on the same assessment.

The Committee was advised that, due to the necessities of the redevelopment of the two hotels, the one-storey concrete structure that had been on the property in question had been demolished.

The Committee discussed the matter at length, and

RECOMMENDS that the City purchase the rear portion, approximately 40' in depth, of Lot 11 except Parcel A, Lots 12, 13 and 14, Block 2, D.L. O.G.T. from Cordova Redevelopment Corporation Ltd. for the amount of $60,000 less the actual costs of the demolition of the structure that was on the land, subject to agreements satisfactory to the Corporation Counsel.

The meeting then adjourned.

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FOR ADOPTION SEE PAGE(S) 638

CITY OF VANCOUVER

SPECIAL COUNCIL May 18, 1971

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, City Hall, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney, and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative and by Petition

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Pavements, Sidewalks and Street Lighting on the Initiative - Schedule No. 404

Street Lighting by Petition - Schedule No. 405

The Court received from the Assessment Commissioner Schedules No. 404 and No. 405 listing street pavements, sidewalks and street lighting on the initiative and street lighting by petition. Four (4) projects are involved. The Assessment Commissioner advised that there were no objections to defeat any of the projects on the iniative and the project submitted by petition had been requested by the majority of the assessed owners affected, by means of a sufficiently signed petition. No delegations were present to speak against the projects.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Schedules No. 404 and No. 405 as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Court of Revision rise and report.

- CARRIED

... continued

COUNCIL

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedules No. 404 and 405

The Council considered a report of the Board of Administration dated May 10, 1971, dealing with the various projects approved by the Court of Revision this date and containing the following recommendation:

1. the local improvements on Schedule 404 (Urban Renewal) Projects) be undertaken subject to approval of the amended Urban Renewal agreements by the Senior Governments and the City Engineer be authorized to then call tenders for the work.

2. the local improvement project on Schedule 405 (Champlain Heights) be undertaken and the City Engineer be authorized to add this project to an existing contract.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the foregoing report of the Board of Administration dated May 10, 1971, be approved.

- CARRIED

The Council then adjourned at 2:10 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 1, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Phillips and Rankin.

ABSENT: Alderman Hardwick
Alderman Linnell (Illness)
Alderman Sweeney (Leave of Absence)
Alderman Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Windermere School, under the direction of Mr. Achtemichuck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated May 18, 1971, be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the Minutes of the Special Council Meeting (Court of Revision), dated May 18, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Block 71:
Acquisition of Lot 38

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see page 10)

COMMUNICATIONS OR PETITIONS

1. Delegation Request:
Spraying of Asbestos

A communication was received from the Building and Construction Trades Council Secretary requesting the opportunity of appearing before the Council to present a brief outlining health hazards which have arisen from the use of asbestos, particular reference being made to the spraying of asbestos in the Pacific Centre development.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Spraying of Asbestos (cont'd)

MOVED by Ald. Broome,
THAT the delegation be heard; however, before appearing the organization be in communication with the Medical Health Officer and the Workmen's Compensation Board on the matter.

- CARRIED

2.
Provincial Government Building:
Block 61 (Taxes)

A letter was received from the Vancouver Central Council of Ratepayers forwarding a resolution with respect to the proposed Provincial Government development on Block 61, proposing the Council do not issue permits for construction until an agreement is reached for payment of taxes. It is further resolved that parking required for the development be developed by the Provincial Government.

MOVED by Ald. Phillips,
THAT this communication be received for information and a copy forwarded to the Provincial Government;

FURTHER that the organization be advised the Council is not in a position to withhold a permit as suggested.

- CARRIED

3.
'In Camera' Meetings

A communication was noted from His Worship the Mayor referring to the Council action on April 27th in appointing a Screening Committee to review 'In Camera' matters, for a trial period of one month. His Worship recommended this procedure continue.

MOVED by Ald. Bird,
THAT, pursuant to recommendation of His Worship the Mayor, the Screening Committee procedure regarding 'In Camera' matters for Council be continued.

- CARRIED

4. Sale of City-owned Lots:
37th Avenue between Chester and
Inverness Streets

MOVED by Ald. Broome,
THAT delegations in respect of sale of City-owned lots on 37th Avenue between Chester and Inverness Streets, be heard by Council on June 8th when the Board of Administration report on the matter will be presented for consideration.

- CARRIED

5. Proposed Hotel Development:
1015 Burrard Street

A communication was received from St. Paul's Hospital, under date of May 31, 1971, regarding a proposed hotel development at 1015 Burrard Street. Concern was expressed about plans to provide a roof-top dining and cocktail entertainment centre and plans to provide an unallocated area on the lower level compatible to potential beer parlour development.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Hotel Development:
1015 Burrard Street (cont'd)

Mr. Lisogar, of Lisogar Construction Limited, appeared before the Council and stated there would be no beer parlour in this development or any roof-top restaurant containing a cabaret.

MOVED by Ald. Adams,
THAT the development permit be issued for this development on the basis only of the provisions of Council's resolutions and it be stated, as conditions to issuance of the permit, that there shall be no beer parlour provided or roof-top cabaret.

- CARRIED

6. Transient Youth

A telegram, addressed to His Worship the Mayor, from the Honourable R. Basford, M.P., was submitted, referring to a meeting which took place between the Parliamentary Secretary to the Secretary of State, Alderman Linnell and the Director of Welfare Services, on May 19th to discuss certain problems re transient youth, and that it was Mr. Faulkner's understanding the City had solved its problem and financial arrangements made for the Federal Government to bear fifty percent of the cost of summer hostel accommodation under the Canada Assistance Plan, was fully understood.

A report from the Director of Welfare Services with regard to this meeting was submitted under date of May 31st, referring to financial assistance proposed by the Federal Government and concluding with the suggestion that the proposed meeting between the Council and local Members of Parliament take place. The Director of Welfare Services draws the conclusion that, in his opinion, the whole principle of maintaining travelling youth through the provisions of a welfare program is not an activity which has any place in the welfare program.

His Worship the Mayor, by letter dated May 31st, reported that letters were sent to local Members of Parliament asking for an emergency session but no date has been set since arrangements could not be made for the meeting within the two week period set, as only three replies were received.

MOVED by Ald. Phillips,
THAT His Worship the Mayor be instructed to 'phone the local Members of Parliament and press for the meeting, authorized previously by the Council, to take place in Vancouver.

- CARRIED

7. Question re Four Seasons Hotel Development

A resolution was received from the Park Board, by letter dated June 1, 1971, as follows:

> 'THAT City Council be requested to defer the plebiscite regarding purchase of the Harbour Park Holdings until such time as a decision is brought down by the Provincial Courts'.

MOVED by Ald. Adams,
THAT His Worship the Mayor forward an appropriate letter to the Park Board in reply, pointing out that it would not be realistic to grant the Park Board's request and defer the Question since, in the normal way, the trial date in connection with the action being brought against the City on the matter, is expected to be some considerable time hence.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

8. Joint Study Provincial-Municipal Finances:
Union of British Columbia Municipalities

Alderman Broome referred to a communication from the Executive Director of the U.B.C.M., enclosing a report dated May 15th of the Union of British Columbia Municipalities, prepared by T.J. Plunkett Associates Ltd., entitled 'The Municipal Picture in British Columbia'. It was,

MOVED by Ald. Broome,
THAT this report be referred to the Board of Administration for report to Council and to give consideration to the number of copies which should be ordered from the U.B.C.M.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, May 28, 1971

Works and Utility Matters

Underground Wiring for
New Subdivisions (Clause 7)

MOVED by Ald. Phillips,
THAT consideration of this clause be deferred for one week, a copy be forwarded to the Anglican Church (Synod of the Diocese of New Westminster), and the church informed representation may be made before the Council on the matter if it is desired.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 6 inclusive of the report of the Board of Administration (Works and Utility matters), dated May 28, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Social Service and Health matters), dated May 28, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Harbours and Parks Matters

Community Centre: Champlain Heights

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Harbours and Parks matters), dated May 28, 1971, be received for information.

- CARRIED

Building and Planning Matters

Youth Residence:
199 West 6th Avenue (Clause 3)

It was agreed that consideration of this clause be deferred pending consideration of a related matter later this day. (see pages 10 and 11)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Air-Supported Structure:
St. George's School
4175 West 29th Avenue (Clause 4)

MOVED by Ald. Calder,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, be adopted and a copy be furnished to the Park Board for information.

- CARRIED

Illegal Accommodation:
1994 East 12th Avenue (Clause 5)

MOVED by Ald. Adams,
THAT Clause 5 of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, be adopted and the solicitor for Mr. and Mrs. Rosa be advised he may proceed to the Board of Variance if he so wishes, and if in order to do so.

- CARRIED

Rezoning Application: N/S 16th Avenue
between Macdonald and Stephens Streets (Clause 6)

The Board of Administration submitted reports of the Town Planning Commission and the Technical Planning Board on an application from Mr. A. Cooper of Texaco Canada Limited for amendment to the Zoning By-law to rezone Lot D, Block 121, D.L. 541, N/S of 16th Avenue between Macdonald and Stephens Streets, from an RT-2 Two Family Dwelling District to a C-1 Commercial District.

MOVED by Ald. Broome,
THAT this application be forwarded to a Public Hearing.

- CARRIED

Gospel Tent Meetings at 22nd Avenue
between Penticton and Nanaimo Streets (Clause 7)

The Board of Administration submitted for consideration a request from Mr. C. Cox on behalf of various Gospel Halls for permission to hold tent meetings every evening between 8:00 and 9:00 p.m. from mid-June to mid-July, 1971, on City-owned land on 22nd Avenue between Penticton and Nanaimo Streets. Details are set out in the report.

It is pointed out in the Board of Administration report that a petition has been submitted and signed by a number of residents in the area stating there is no objection to this proposal.

MOVED by Ald. Bird,
THAT permission be granted as requested, subject to the following conditions:

(a) conformity with all relevant By-laws
(b) a rent of $150 per month
(c) a bond of $100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property and Insurance
(d) consultation with the neighbouring property owners as to the location of facilities
(e) approval of the Medical Health Officer

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

West End Community Centre:
Ice Rink and Swimming Pool (Clause 8)

The Board of Administration submitted a report of the Director of Planning and Civic Development as a result of a resolution from the Town Planning Commission recommending that the skating rink proposed for the West End Community Centre be regulation hockey size and provision be made on the site for a future swimming pool. The following is extracted from the report:

"With regard to the provision of a skating rink, P.S. Ross and Partners were specially engaged to assist the consulting architects in advising the Board on the appropriate size of the skating rink, having regard to funds available. As a result of these studies and with the agreement of the West End Community Centre Association, a skating rink 70' x 140' has been decided upon for recreational skating. This compares with a regulation hockey rink size of 80' x 180'. A major factor was the cost of the larger facility, $450,000, compared with $290,000.

While not within the present contract, the Community Centre/ Senior Citizens' Project/School site layout will include provision for a site for a future 25-metre swimming pool."

MOVED by Ald. Broome,
THAT the report of the Director of Planning and Civic Development be received and a copy furnished to the Town Planning Commission for information.

- CARRIED

Vanier Park:
Demolition of Building #14 (Clause 9)

The Board of Administration submitted a report from the Director of Planning and Civic Development respecting a letter from the B.C. Wildlife Federation urging Building #14 in Vanier Park be retained as a Natural History Museum. The president of the B.C. Science and Technology Museum submitted a similar request. supported by 14 other organizations including the B.C. Wildlife Federation, asking, in addition to retaining the building, that it be refurbished and developed for museum purposes.

It is advised that on April 6, 1971, the Council received a report from the Board of Administration in which it is concluded:

"Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972".

MOVED by Ald. Broome,
THAT the report of the Director of Planning and Civic Development be received.

- CARRIED

Retention of Carport:
3543 Point Grey Road (Clause 12)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated May 28, 1971, Clauses 1. 2, 10 and 13 be adopted and Clause 11 received for information.

- CARRIED

During consideration of the foregoing matters, the Council observed a short recess and held an 'In Camera' meeting.

Licenses and Claims Matters

Claim #11323 - Mrs. Gladys Green

It was agreed to defer consideration of this matter pending the hearing of a delegation as requested and it was instructed that the Superintendent of Parks be requested to be present when the delegation is before the Council.

Fire and Traffic Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Fire and Traffic matters), dated May 28, 1971, be received for information.

- CARRIED

Finance Matters

Grey Cup Trust Fund (Clause 3)

The Board of Administration advised of a communication from the Chairman of the 1971 Grey Cup Festival Committee requesting the balance of funds from previous Grey Cup festivities, i.e. $2,388.00 not including interest, held in trust by the City, be turned over to this Committee.

MOVED by Ald. Adams,
THAT no action be taken on the request at this time.

- CARRIED

Grants: St-Jean-Vianney Landslide (Clause 4)

Western Canada School of Alcohol and Narcotic Education (Clause 5)

It was agreed to defer consideration of these grant requests until a more appropriate meeting when the required members of Council will be present.

Municipal Regional Data Processing Centre (Clause 6)

The Board of Administration reported as follows:

" The Corporation of the District of Burnaby has invited the City of Vancouver and other member municipalities of the Greater Vancouver Regional District to participate in an Inter-Municipal Committee to examine and report upon the feasibility of establishing a regional data processing centre. The District of Burnaby has asked that each municipality appoint a Council member and a staff member to the Committee.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Municipal Regional Data Processing Centre (cont'd)

The Director of Finance has submitted the following report.

'There are at present five member municipalities of the Greater Vancouver Regional District which have computer installations. It is probably possible to centralize these installations into one centre with one large computer and reduce the total computer hardware cost. The smaller municipalities would at the same time have a larger computer available to them, with its inherently more powerful problem solving capabilities. A third benefit, available mainly to the smaller municipalities, would be the adoption of common systems and computer programs for applications such as assessment, tax billing, welfare, voter's list, and license. Such systems are expensive to develop with any degree of sophistication.

The disadvantages of a regional centre are a loss of management control over a very important function, and a resulting loss of service because of the reduced accessability to the computer and a lack of control over priority scheduling.

There are many points to consider and problems to be solved before such a regional computing centre could be established. It would be worthwhile to examine the problem with the other municipalities to determine the feasibility of a regional centre.

If Council wishes to participate in the Inter-Municipal Committee to review and report on the feasibility of a municipal data processing centre then we recommend that the staff appointee be Mr. R. L. Hawkins, the Co-ordinator of Data Processing and Systems and that the Mayor appoint an Alderman to the Committee.'

Your Board submits the report of the Director of Finance for Council consideration."

MOVED by Ald. Calder,
THAT the Coordinator of Data Processing and Systems and a member of the Council be appointed to represent Vancouver on the Inter-Municipal Committee to review and report on the feasibility of a regional data processing centre.

- CARRIED

(His Worship the Mayor appointed Alderman Broome as the Council's representative)

North West History Collection: Evaluation (Clause 7)

The Board of Administration submitted the following report:

'Under date of May 14, 1971, the Vancouver Public Library advised of the following motion which was passed at its meeting of April 21, 1971:

"THAT City Council be requested to provide money for the evaluation of the North West History Collection in the Library."

The purpose of the evaluation as explained is to accurately know the value of the Collection both for inventory purposes and for realistic insurance coverage.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

North West History Collection:
Evaluation (cont'd)

The Library Board has suggested that R.D. Hilton Smith is the best qualified man in British Columbia to undertake the evaluation and therefore request Council to make available a sum not exceeding $2,000.00 for the above mentioned purpose.

The Comptroller of Accounts advises that, if Council approves the undertaking of an evaluation survey, the required $2,000.00 could be provided from the City's Contingency Reserve. However, the usual procedure when dealing with requests for minor sums relative to the total departmental budget, is to require the department to provide the necessary funds by a transfer of appropriation within its own budget.

Your Board submits the foregoing for the CONSIDERATION of Council.'

MOVED by Ald. Adams,
THAT the Library Board be advised to request permission to provide the necessary funds by a transfer of appropriation within its budget.

- CARRIED

Grants: Canadian Council of Christians and Jews - Entertainment (Clause 10)

Playhouse Theatre Company (Clause 12)

The foregoing applications are deferred pending the hearing of delegations as requested.

Centennial Entertainment:
Queen Elizabeth Theatre Complex (Clause 11)

The Board of Administration advised an amount of $2,450 was approved from Centennial Funds appropriation for entertainment on the Queen Elizabeth Theatre Plaza and that an amount of $10,000 was approved for Centennial celebrations in and around the Queen Elizabeth Theatre and Playhouse during the Centennial year. The matter is submitted for clarification as to whether the amount of $10,000 is inclusive of the amount of $2,450 or in addition to this amount.

It was advised that it was the intention of Alderman Sweeney, member of the Centennial Committee, that the $10,000 be an all inclusive grant for Centennial celebrations in and around the Queen Elizabeth Theatre and Playhouse, including the $2,450 for Plaza entertainment.

The Council agreed with this interpretation as being the Council's intent.

Balance of Finance Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Finance matters), dated May 28, 1971, Clauses 1, 2 and 8 be adopted and Clause 9 received for information.

- CARRIED

The Council (in Committee) recessed at 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Phillips and Rankin

ABSENT: Alderman Hardwick
Alderman Linnell (Illness)
Alderman Sweeney (Leave of Absence)
Alderman Wilson

DELEGATIONS AND UNFINISHED BUSINESS

Block 71:
Acquisition of Lot 38

The Board of Administration, under date of May 14, 1971 submitted a report of the Director of Planning and Civic Development in regard to the acquisition of Lot 38, Block 71, S/W corner of Smithe and Howe Streets, which is the only private property remaining to be purchased by the City in Block 71. It is reported that a development permit was issued for extensive renovations to the building on Lot 38 and this has made it urgent that negotiations to acquire the property be initiated as soon as possible. Information is submitted regarding the development permit which was for a limited period of five years. It is proposed that the Supervisor of Property and Insurance open negotiations immediately to acquire this lot and it is recommended accordingly.

Mr. Churchill Frith, Executor of the Estate of the late Bessie Churchill Frith, appeared requesting the property be left with the Estate, and submitted a brief dated June 1, 1971.

MOVED by Ald. Adams,
THAT Clause 14 of the report of the Board of Administration (Property matters), dated May 14, 1971, recommending the Supervisor of Property and Insurance be instructed to negotiate for acquisition, be approved;

FURTHER THAT if necessary, the Corporation Counsel be granted authority to commence expropriation proceedings; however, should expropriation take place, arrangements be made to lease the property back to the present principals if they so wish.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Youth Residence:
199 West 6th Avenue (Clause 3)

The Council noted Board of Administration report containing a complaint from the president of Turner Mill Equipment Ltd., with respect to the activities of the youth hostel at 199 West 6th Avenue.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Youth Residence:
199 West 6th Avenue (cont'd)

A letter was received from the Vancouver Inner-City Project advising of a communication from the Director of Welfare Services that he is unable to support the new application to the Community Care Facilities Licensing Board following the expiration of the present license on June 1, 1971, following consideration with the Medical Health Officer and the Director of Permits and Licenses. Therefore, the Department will not accept responsibility to pay the $4.80 per diem rate for residents in the facility as of June 1, 1971.

The organization requested the Council act immediately to ensure the hostel remains open and funded by the City.

A representative of the Directors of the organization was heard and the Director of Welfare Services reported.

MOVED by Ald. Phillips,
THAT the appropriate authorities recommend the issuance of a temporary license to permit the organization to carry on this hostel for a further period of two weeks, during which time the organization be given an opportunity to resolve, to the satisfaction of the Director of Welfare Services, various matters of concern to the City authorities; it being understood a further report will be made to the Council;

FURTHER THAT Mr. Turner of Turner Mill Equipment Ltd. be given a copy of the Council's action in respect of this hostel.

- CARRIED

(It was the understanding of Council that the Director of Welfare Services would communicate in writing with the Vancouver Inner-City Project setting out the various matters of concern in regard to the operation of the hostel and what is required to place it in satisfactory operation)

B. Personnel Matters
Supplementary

Auto Allowance - Safety Officer,
Personnel Services Department

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated May 28, 1971, be adopted.

- CARRIED

C. Property Matters, May 28

Playhouse Theatre Company:
City-owned Lot, 732 Homer Street (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Sales Commercial: Beedie Construction Ltd. (Clause 7)

At the request of the Board of Administration and the Supervisor of Property and Insurance the Council agreed to Clause 7, re Sales:Commercial, Beedie Construction Ltd., being withdrawn from consideration at this time.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Property Matters

MOVED by Ald. Rankin,
THAT, in respect of the report of the Board of Administration (Property matters), dated May 28, 1971, Clauses 1, 4, 5 and 6 be adopted and Clause 3 received for information.

- CARRIED

D. Single Transients:
Revised Program

The Board of Administration, under date of May 18, 1971, submitted the following report:

"On May 11, 1971, Council requested a report from the Board of Administration on estimated cost in respect to the revised program for single transients. This report was needed to form the basis of discussion with Members of Parliament.

The requested information, as supplied by the Director of Welfare Services, is outlined below. The costs are for a period of approximately four months - May 15th to September 15th, 1971.

Item	Estimated Total Cost	Estimated Federal Share (C.A.P.)	Estimated Prov. Share	Estimated City Share
Summer St.Prgm.	$ 4,000	$ 2,000	$ 1,000	$ 1,000
"NOW" Referral Service	3,160	1,580	790	790
City Employees (includes Auto Allowance)	37,610	18,805	9,402	9,403
Office Expenses	9,503	--	4,756	4,757
Accommodation and/or meals	900,000 *	450,000	315,000	38,250 **
TOTALS	$954,273	$472,385	$330,948	$54,200

* The amount of $900,000 represents the cost of granting social assistance by way of hostels, private home placements, meals and lodging, and use of other facilities such as church halls, school gymnasia, etc. It is based on providing this service to 60,000 persons at an average cost of $15.00 per four day placement (60,000 x $15.00 = $900,000). This entire estimated cost is shareable with the Province in the same manner as present direct social assistance costs.

** The amount of $38,250 represents the net cost to the City for direct assistance costs. The Federal share is 50% of the total or $450,000. The Provincial share is 35% of the total or $315,000. The remaining 15% of the total is apportioned to all municipalities on a per capita basis. The net cost to the City of Vancouver works out to approximately 4¼% or $38,250. It should be noted that the net cost to all other municipalities is 10-3/4% of the total or $96,750.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Revised Program (cont'd)

It might be unrealistic to consider the City's cost for accommodation and/or meals be limited to $38,250 shown in the above tabulation. It seems reasonable to assume that other municipalities or the Province will have had costs for which Vancouver will have to pay its share. Your Board believe that the main point of concern to Council was that the taxpayers of British Columbia and Vancouver are having to find additional taxes to support a program of travel by students, which should have no place in a welfare program. If the Federal Government wishes to encourage youth to travel, as a national policy, they should establish an organized program to handle it through the Provinces and Municipalities, and pay the entire cost.

A special project, which will cover the administrative costs is being submitted to the Department of Rehabilitation and Social Improvement for cost sharing under the Canada Assistance Plan. No formal submission is required relative to the estimated $900,000 direct social assistance costs.

Your Board submits the foregoing report for the INFORMATION of Council."

MOVED by Ald. Calder,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

E. 1971 Basic Capital Program

The Board of Administration, under date of May 11, 1971, submitted the following report:

"Your Board and the Director of Finance have reviewed the 1971 Basic Capital Program requested by Civic Boards and Departments and report as follows:

Capital Programs

The net City's cost of the 1971 Basic Capital Program amounts to $15,895,948 after deducting credits of $2,539,306 as detailed below:

Gross cost of 1971 Basic Capital Program		$18,435,254
Less credits receivable from:		
(a) Property owners' share of local improvements	$2,115,162	
(b) Federal/Provincial Governments re urban renewal projects	315,144	
(c) Federal/Provincial Governments re Thunderbird school project	49,000	
(d) Federal Government's share of Stanley Park seawall	35,000	
(e) Burnaby's share of Central Park development	25,000	
		- 2,539,306
Net cost of 1971 Basic Capital Program		$15,895,948

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1971 Basic Capital Program - Project Detail" and are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Basic Capital Program (cont'd)

Capital Fund Allocations

The total funds required to meet the net City's cost of the 1971 Basic Capital Program amount to $15,895,948 and would be allocated from the following sources:

1.	1971-1975 Five Year Plan (Note 1)		
	(a) Authorized By-law funds	$13,164,000	
	(b) Revenue Funds	2,175,000	
			$15,339,000
2.	Borrowing Authority from Previous Five Year Plans		
	(a) Libraries By-law Funds	$ 141,000	
	(b) Urban Renewal By-law Funds	105,048	
			246,048
3.	Capital Funds from Other Sources		310,900
	Total 1971 Capital Fund Allocation		$15,895,948

Note 1 - The balance of funds remaining to be allocated from the 1971-1975 Five Year Plan during the years 1972 to 1975 amounts to $37,858,795 as follows:

Total approved 1971-1975 Five Year Plan		$56,810,000
Less: Advance allocations approved by Council in 1970	$ 3,612,205	
: Amount required for the 1971 Basic Capital Program	15,339,000	
		18,951,205
Total Unallocated Balance		$37,858,795

The higher than average allocation required in 1971 is due to:

1. In the first year of the new five year plan, the allocations for capital works programs provide for projects to be carried out to April 30th of the following year. The capital budget year is thereafter from May 1st to April 30th.

2. Certain projects were accelerated to take advantage of the Federal-Provincial Special Development Loan Program.

Financing the 1971 Basic Capital Program

The method of financing the 1971 Basic Capital Program, which is recommended by the Director of Finance, is summarized below and shown in detail on Schedule 1 of this report.

Source of Funds	Amount $
Authorized by-law funds	13,410,048
Funds approved in the 1971 Revenue Budget for capital purposes	2,175,000
Capital funds from other sources	310,900
Total Funds Required	$15,895,948

Your Board Recommends that

1. the 1971 Basic Capital Program amounting to $15,895,948 and the method of financing this program, as summarized on Schedule 1, be approved,

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1971 Basic Capital Program (cont'd)

2. the project detail, as set out in the separate report "1971 Basic Capital Program - Project Detail," and summarized in Appendix A, be approved, with the exception of the Parks Program, which is submitted for Council consideration and is also summarized in Appendix A."

(report '1971 Basic Capital Program - Project Detail' and Appendix 'A' referred to above are on file in the City Clerk's Office)

MOVED by Ald. Bird,
THAT the 1971 Basic Capital Program and the method of financing the program, as proposed in the Board of Administration report, together with the Project Detail set out in a separate report entitled '1971 Basic Capital Program: Project Detail', be approved, with the exception of the Park Board Capital Budget and Parks program which be referred to the Standing Committee on Finance for consideration and a representative of the Park Board be requested to be present at that time.

- CARRIED

E (ii) Sale of Land for Parks: Champlain Heights

On February 16th, policy matters relating to the sale of land for parks in Champlain Heights were considered and at that time the matter was deferred for consideration when the Council is dealing with the 1971 budget. It was, therefore,

MOVED by Ald. Bird,
THAT this whole matter be referred to the Finance Committee for consideration when the Park Board's capital budget is being reviewed.

- CARRIED

F. Report of the Standing Committee on Planning and Development, May 13, 1971

MOVED by Ald. Bird,
THAT, in respect of the report of the Standing Committee on Planning and Development dated May 13, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (lands between 5th Avenue, Great Northern Way, Prince Edward and St. George Streets)

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (2180-90 East Hastings Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. all that portion of South 10 feet of Lot 8 except the North 20 feet shown on Plan 4162, now road, Block 45, District Lot 184, Group 1, New Westminster District, Plan 178, as the same is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 27, 1971, and marginally numbered LF 5682, a copy of which said plan is annexed hereto,

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Closing Portions of Streets and Lanes: Vicinity Second Narrows Bridge

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Urban Renewal Scheme 6, Town of Hastings, in the vicinity of Second Narrows Bridge requires the closing of portions of adjacent streets and lanes;

THEREFORE BE IT RESOLVED THAT the portion of lanes outlined blue and the portions of street outlined green and red on plan prepared by A. Burhoe, B.C.L.S., attested to on the 27th day of November, 1970, and marginally numbered LC 446, a print of which is hereto annexed, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said closed streets and lanes be subdivided with the adjacent City owned lands.

- CARRIED

3. Closing and Stopping up Portion of Lane south of Pacific Street, West of Thurlow Street

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of lane dedicated by Plan 921 in Block 28, District Lot 185, Group 1, New Westminster District, is surplus to the City of Vancouver's highway requirements; and

WHEREAS the abutting owner wishes to acquire a portion of said lane;

THEREFORE BE IT RESOLVED that all that portion of lane described as follows:

cont'd...

MOTIONS (cont'd)

Closing and Stopping up Portion of Lane South of Pacific Street, West of Thurlow Street (cont'd)

Commencing at the most westerly corner of Parcel "A" of Subdivisions "A" and "B" of Lots 1 to 5 and 13 to 17, Block 28, District Lot 185, Group 1, New Westminster District, Plan 921;

Thence S 45° 15' E 25 feet, more or less, following in the southerly limit of said Parcel "A" to intersection with the westerly limit of southerly portion of said Parcel "A";

Thence S 44° 45' W 10 feet, more or less, following in the westerly limit of the southerly portion of said Parcel "A" to the south westerly corner of the southerly portion of said Parcel "A";

Thence S 45° 15' E 15 feet, more or less, following in the southerly limit of the southerly portion of said Parcel "A" to the south easterly corner of said Parcel "A";

Thence S 44° 45' W 5 feet following in the south westerly production of the easterly limit of said Parcel "A";

Thence S 45° 15' E 5 feet, more or less, following in a line drawn parallel to the northerly limit of Parcel 1 (see 414956-L) of Subdivision "P", said Block 28 to intersection with the northe easterly production of the easterly limit of said Parcel 1;

Thence S 44° 45' W 5 feet, more or less, following in the said north easterly production of the easterly limit of said Parcel 1 to the north easterly corner of said Parcel 1;

Thence N 45° 15' W 45 feet, more or less, following in the northerly limit of said Parcel 1 and the northerly limit of Subdivision "R" of Lots 1 to 5 and 13 to 17, said Block 28, to intersection with the southerly limit of the most westerly limit of said dedicated lane;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up Portion of Lane South of Pacific Street, West of Thurlow Street (cont'd)

Thence N 44° 45' E 20 feet, more or less, following in the westerly limit of said dedicated lane to the point of commencement, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 8, 1971, and marginally numbered LF 5621, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands

- CARRIED

4. Leave of Absence: Alderman Linnell

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT Alderman Linnell be granted leave of absence for one month commencing June 8, 1971, due to illness.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Parking Restrictions: Certain Schools	referred to the School Board desire to have parking restrictions removed from around certain schools, and requested an early report. The matter was left with the Mayor and Alderman Calder.
Alderman Bird - Killarney Gardens	referred to a nuisance situation and vandalism being created in and around the Killarney Gardens and requested the Police Commission endeavour to take care of the matter. His Worship advised he had a letter and was looking into it.
Alderman Bird - Closure of Howe Street by Eaton's Development	drew attention to the closure of Howe Street near the new Eaton's development and that this part of Howe Street was being used for parking and storing of material. The Alderman enquired if it was possible to open one lane on Howe Street. His Worship directed the Board of Administration look into the matter.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Zoning: Block bounded by Georgia, Chilco, Cardero and Alberni Streets

MOVED by Ald. Phillips,
THAT WHEREAS the four block property across Georgia Street from the proposed Four Seasons development eastward (bounded by Georgia, Chilco, Cardero and Alberni) is presently zoned C-3, which would allow building up to a Floor Space Ratio of 5 for Commercial development;

AND WHEREAS such development might be inappropriate for that location;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development be instructed to report on the suitability of the zoning.

(Notice)

2. Waterlots: Bayshore Inn and Burrard Street

MOVED by Ald. Phillips,
THAT WHEREAS the waterlots between the Bayshore Inn and Burrard Street are held by the National Harbours Board;

AND WHEREAS the City may be able to use the property creatively;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the status of leases, use and possible future of the property.

(Notice)

The Council adjourned at approximately 3:50 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated June 1, 1971, adopted by Council on June 8, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL May 18, 1971

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1971, in the Council Chamber, City Hall, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor (Chairman)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney, and Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative and by Petition

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Street Pavements, Sidewalks and Street Lighting on the Initiative - Schedule No. 404

Street Lighting by Petition - Schedule No. 405

The Court received from the Assessment Commissioner Schedules No. 404 and No. 405 listing street pavements, sidewalks and street lighting on the initiative and street lighting by petition. Four (4) projects are involved. The Assessment Commissioner advised that there were no objections to defeat any of the projects on the iniative and the project submitted by petition had been requested by the majority of the assessed owners affected, by means of a sufficiently signed petition. No delegations were present to speak against the projects.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Schedules No. 404 and No. 405 as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Court of Revision rise and report.

- CARRIED

...continued

COUNCIL

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedules No. 404 and 405

The Council considered a report of the Board of Administration dated May 10, 1971, dealing with the various projects approved by the Court of Revision this date and containing the following recommendation:

1. the local improvements on Schedule 404 (Urban Renewal Projects) be undertaken subject to approval of the amended Urban Renewal agreements by the Senior Governments and the City Engineer be authorized to then call tenders for the work.

2. the local improvement project on Schedule 405 (Champlain Heights) be undertaken and the City Engineer be authorized to add this project to an existing contract.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the foregoing report of the Board of Administration dated May 10, 1971, be approved.

- CARRIED

The Council then adjourned at 2:10 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 677

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

May 28th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. VALIDATION OF ENCROACHMENT - LOT A OF LOTS 12 - 14, SOUTH HALF OF BLOCK 5, D. L. 630, NORTH WEST CORNER MAIN AND 24TH AVENUE

"The building situated on Lot A of Lots 12-14, south half of Block 5, D. L. 630 encroaches onto Main Street a maximum of 4½ inches and onto 24th Avenue a maximum of 6 inches. This building has been in existence for many years. The owner wishes to have the encroachment validated.

I RECOMMEND that the encroachment from the building on the above mentioned Lot A be validated in accordance with the Encroachment By-Law. The rental is to be $15.00 per annum in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. ENCROACHMENT OF STEPS ONTO NANAIMO STREET FROM THE BUILDING SITUATED ON LOTS 21 AND 22, BLOCK 54, T. H. S. L. - E/S NANAIMO STREET NORTH OF HASTINGS STREET

"The northerly building situated on the above-mentioned Lots 21 and 22 has three sets of steps encroaching upon Nanaimo Street. The owner has requested the validation of these encroachments.

I RECOMMEND that the three sets of steps encroaching on Nanaimo Street from the most northerly building on Lots 21 and 22, Block 54, T. H. S. L. be validated in accordance with the Encroachment By-Law with the annual charge being $15.00 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

3. Pressure Reducing Valve Station
8th Avenue and Discovery Street

"In order to improve (1) water pressures during the summer, and (2) water supply for fire fighting purposes, a Pressure Reducing Valve Station is required at 8th Avenue and Discovery Street.

The estimated cost for this work is $9,000.

Funds are available in the 1970 Capital Budget, 'Short Notice Projects', Account No. 126/7902.

I RECOMMEND that a Pressure Reducing Valve Station be built at 8th Avenue and Discovery Street, and that $9,000 be appropriated for this work from Account No. 126/7902, 'Short Notice Projects'."

Your Board RECOMMENDS that the foregoing be approved.

4. Request for Street Closure:
Keefer Street between Gore and Dunlevy

Your Board submits the following report of the City Engineer.

"G. Kaiway, representing the Chau Luen Kon Sol Society of Vancouver, is requesting permission to close Keefer Street to vehicular traffic between Gore Avenue and Dunlevy Street on Sunday, June 6, 1971 during the period 12:00 noon to 4:00 p.m.

The closure is requested in order to celebrate the opening of a new Senior Citizens Home, and two to three hundred people are expected to attend the function, which will be highlighted by a firework display.

There are no objections to the closure from a Police, Transit or Traffic Engineering standpoint.

Accordingly, it is recommended that the Chau Luen Kon Sol Society be permitted to close Keefer Street to vehicular traffic between Gore Avenue and Dunlevy Street on June 6, 1971 during the period 12:00 noon to 4:00 p.m. provided that:

A. The applicant enter into an arrangement with the Corporation Counsel indemnifying the City against all possible claims that may arise from the street closure.

B. Adequate barricades and signing be erected subject to the approval of the City Engineer, and that the costs of this signing and barricading be borne by the applicant.

C. Permission for the firework display is obtained from the Chief Fire Warden."

Your Board

RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Contract 713 for Construction of Sewers in Urban Renewal Scheme 6 - Second Narrows

The City Engineer reports as follows:

"Sealed tenders for this work were opened in a public meeting by your Board on March 15, 1971, and referred to the City Engineering Department for tabulation and report. Three tenders were submitted, to which must be added a 13% surcharge for engineering and administration of the contract, as follows:

Tenderer	Net	Plus 13% for Eng.& Admin.
United Contractors	$27,388.00	$30,948.44
City Engineer	$29,945.00	$33,837.85
Alberta Utility Builders Ltd.	$37,954.00	$42,888.00

These tenders have been checked and are in order.

The Urban Renewal agreements provide for the cost to be shared 50% by the Federal Government, 25% by the Provincial Government and 25% by the City. Because of delays in the property acquisition phase, however, costs of work have risen above those originally agreed to. Updating of the figures has been approved by Council and applications made to the Senior Partners for amendment of the agreements.

These tenders have now been open for a long time and, in fairness to the tenderers, an award should be made. In addition, further delay in starting the sewer work will make it doubtful that the paving, sidewalks, and lighting can be completed in this season. To allow the work to proceed, it is proposed that Senior Government approvals be anticipated and interim financing of the increase be provided by the City.

	'A' Interim Sharing	'B' Final Sharing
Federal	$ 9,250.00	$15,500.00
Provincial	$ 4,625.00	$ 7,750.00
City	$17,125.00	$ 7,750.00
	$31,000.00	$31,000.00
(Source of City Share)		
From Redevelopment Fund	$15,275.00	$ 6,900.00
From Sewers Capital Fund	$ 1,850.00	$ 850.00
	$17,125.00	$ 7,750.00

I RECOMMEND:

(a) That a contract, to the satisfaction of the Corporation Counsel and the City Engineer be entered into with the low bidder, United Contractors Ltd., for the construction of these sewers.

(b) That appropriations be set up as in column 'A', and figures from column 'B' substituted when Senior Government approvals are received."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Tender Number 712 - Curbs, Pavements and Sidewalks on Sundry Streets

The City Engineer reports as follows:-

"Tenders for curbs, pavements and sidewalks on sundry streets in the City of Vancouver were opened on May 17th, 1971 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender Number 712 and the average unit prices for major items of work included in this tender have been circulated to Council.

This tender includes pavement and curb projects which were approved by Council at Courts of Revision held on March 11th, 1971, May 18th, 1971, and a sidewalk project which was approved at the Court of Revision held on May 18th, 1971.

Clause 6 Continued

The award of a contract for projects 'B', 'C', and 'D' of this tender is subject to the prior approval of the 1971 Streets Capital Budget by Council.

The City Engineer RECOMMENDS that:

(a) A contract be awarded to the low tenderer as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project 'A' - Cambie Street - 49th Avenue to 262' South of 64th Avenue $ 259,212.50

(b) Provided that the 1971 Streets Capital Budget is approved, contracts be awarded to low tenderers as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project 'B' - Rupert Street, McGill Street and Bridgeway - Wall Street to Skeena Street. $ 80,762.50

Capital City Construction Co. Ltd.
757 Courtney Street, Victoria, B.C.

Project 'C' - P.C. Concrete curbs and gutters on sundry streets. $ 491,267.50

Columbia Bitulithic, A division of Ashland Oil Canada Ltd.
Granville Island, Vancouver 9, B.C.

Project 'D' - Asphaltic concrete pavements and surfacing on sundry streets. $ 412,495.00

(c) Contracts satisfactory to the Corporation Counsel be entered into.

(d) The bid bonds of the unsuccessful tenderers be returned. "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Underground Wiring for New Subdivisions

The Director of Planning and Civic Development and the City Engineer report as follows:

"Preliminary approval has been granted to the subdivision of Lot 7, except the East 92 feet, Block 895, D.L.526, into seven (7) lots as shown on the attached Drawing S-204. The property is

Located: between 49th and 50th Avenues, Tisdall Street and the lane east of Tisdall Street, and:

Owned By: The Anglican Church - Synod of the Diocese of New Westminster.

As a condition of final approval, the owners are required to provide underground electrical and telephone services to the proposed lots as required under Section #18 of the Subdivision Control Bylaw #3334.

However, under Section #19 of the bylaw, 'the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.

Clause 7 Continued

The applicant for subdivision approval has made a formal request to be excluded from the underground wiring requirements for the following reasons:

> 'The costs are extremely high for such a few lots and service for the surrounding properties are by the pole line in the lane allowance. We would therefore expect that the pole line could service this property along the 20' easement you require.'

The Approving Officer's decision to require underground wiring in this location was arrived at following discussions with the City's electrical and utilities engineers and was based upon the following facts:

(a) There are no utility poles either on 49th Avenue or on 50th Avenue adjoining the lands to be subdivided.

(b) Property owners on 50th Avenue, who face these lands, have therefore always been accustomed to a pole-free vista from their front living rooms.

(c) The usual provision of a 20' wide lane allowance through the lands to be subdivided was waived by the Approving Officer and the City Engineer, provided that underground electrical and telephone services were installed in a suitable public-utility easement.

(d) The proposed vacant lots cannot be served directly from existing pole lines.

The most recent cost estimate of providing underground wiring to serve the seven lots in the proposed subdivision is as follows:

BC Hydro underground	$3,356
BC Telephone underground	700
Conversion of church and rectory to underground supply	1,200
	$5,256
Average cost per lot (7 lots in subdivision)	$ 751
Average cost per lot (5 vacant lots)	$1,051

The BC Hydro estimate is based upon provision of a surface-mounted transformer kiosk located on the east side of the church site - midway between 49th and 50th Avenues.

It is the opinion of the Director of Planning and Civic Development and the City Engineer that, considering the probable value of the vacant lots ($18,000 to $24,000 according to our land evaluators), an average cost of $1,051 per vacant lot for underground wiring does not seem an unreasonable expense in order to protect the amenity of this block and provide a better appearance to the proposed subdivision scheme.

In conclusion, this particular case does not qualify for an automatic waiving of underground wiring under the provisions of Section #20 of the Bylaw, which section was recently incorporated into the Bylaw on April 20, 1971 under Amendment No. 4549.

Clause 7 Continued

It is therefore recommended by the Director of Planning and Civic Development and the City Engineer that City Council not waive the requirements of Section #18 of the Subdivision Control Bylaw for this particular subdivision."

YOUR BOARD:

Recommends that the recommendations of the Director of Planning and Civic Development and the City Engineer be approved.

* * * *

FOR ADOPTION SEE PAGE(S) 680

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Illegal Suite - 3315 West 10th Avenue

City Council is in receipt of a communication from Mr. J. J. George of 3323 West 10th Avenue with respect to the illegal suite and the addition of a carport/sundeck at the above address.

The Director of Permits & Licenses reports as follows:

"3315 West 10th Avenue is a one storey and basement frame building erected as a one family dwelling in 1928. No appreciable changes occurred in this building until May 1970 when it was found that a carport/sundeck addition was being constructed without the necessary permits. The then owner, Mr. G. Harris, who had recently acquired the property, applied for and was granted a Development Permit and Building Permit. The carport/sundeck addition was completed in accordance with City By-laws.

At approximately this same time, the City became aware that a dwelling unit in the basement was being occupied as living quarters by three students. A notice was sent to Mr. Harris ordering him to remove the illegal basement living quarters before the end of 1970.

In December 1970 an application by Mr. & Mrs. Harris for consideration under the City Council's policy on Illegal Suites/Hardship cases was processed by the Hardship Committee. The affidavit submitted indicated that the applicant was married, 63 years of age and receiving Workmen's Compensation. After due consideration the Hardship Committee recommended that the request be approved until February 1972 and on February 5, 1971 City Council endorsed this recommendation. It should be noted that if the same conditions exist in February 1972, a renewal of the application would be accepted.

An electrical survey showed that improper wiring had been installed and this has been ordered corrected."

Your Board forwards this report for the information of Council and RECOMMENDS a copy be forwarded to Mr. George.

(Copies of Mr. George's letter dated April 21, 1971 are circulated for the information of Council.)

INFORMATION

2. Services by City Analytical Laboratory

From the City Council meeting of April 20, 1971, the following extract appears in the Minutes:

> "Alderman Broome requested the Board of Administration report in regard to outside services rendered by the City Analyst Department on a fee basis, to include advice whether such fee structure should be reviewed."

The Medical Health Officer reports as follows:

"There was a thorough review of the staff requirements for the City Analyst Laboratory carried out by the Engineering group of the Research and Systems Committee in February, 1971. At the

Clause 2, continued

instruction of the Board of Administration, this group went into the adequacy of the lab's charges for work done for outside agencies. Their report concludes that the flat rate charged per case will recover the correct amount, and that a more complex system of distributing costs is not justified. Review of a sample of 1970 cases showed that the 1970 case rate recovered slightly more than the cost of the sample cases.

The adequacy of charges made for the work of the City Analyst's Laboratory has, therefore, been the subject of a recent review and found to be adequate. The additional staff approved by Council will necessitate a change in the future. This matter is under review by the City Analyst and his staff."

Your Board submits the above report of the Medical Health Officer for Council INFORMATION.

FOR ADOPTION SEE PAGE(S) 680

HARBOURS AND PARKS MATTERS

INFORMATION

1. Community Centre - Champlain Heights

The following letter dated April 7, 1971 addressed to Mayor T. Campbell has been received from Mr. R. W. C. Hopkins, Executive Secretary, Killarney Community Centre:

> "At the last regular meeting of the Killarney Community Centre Society Board of Directors, the Champlain Heights development and its effect on the already overburdened facilities at Killarney Centre was discussed.
>
> It was resolved to send a letter to the Parks Board and the City Council suggesting that in view of the fact that similar facilities will be required eventually in this new development, that the authorities give serious consideration to adding a certain basic amount to the cost of each lot. This amount to be specifically ear-marked for the building of a Community Centre in Champlain Heights."

The Director of Planning and Civic Development reports as follows:

> "The method outlined by the Killarney Community Centre wherein an additional amount would be added to the price of every property in order to finance a new Community Centre in Champlain Heights should not be entertained for the following reasons:
>
> (a) Property owners in Champlain Heights have and will continue to contribute to the local improvement charges for the cost of the Killarney Community Centre.
>
> (b) The population in the area is not sufficient to warrant an additional Community Centre.
>
> (c) Council resolved on March 25, 1969 that when providing financing for Community Centre components in Community Service Centres it be provided as a Capital item chargeable to the taxpayers of the City at large.
>
> With respect to (b) above, the need for an additional community centre was explored by officials of the School, Park and Library Boards, Social Planning/Community Development and Planning and Civic Development Departments in July, 1968. At that time it was concluded that the area could not support a new community centre. With the development of Champlain Heights, the population served by the Killarney Community Centre (boundaries of local improvement by-law) would not exceed 48,000-50,000 persons which is about 8,000-10,000 in excess of the desirable range that a community centre is designed to serve. However, it was also concluded that supplementary facilities should be constructed in conjunction with a new school in Champlain Heights.
>
> Civic officials are continuing to determine the precise needs for the community and the size of these supplementary facilities. In a letter to His Worship the Mayor and Members

Clause 1, continued.

of City Council, dated April 28, 1971 from the Acting Chairman of the Board of Parks and Public Recreation, Council was advised that the Park Board resolved:

'THAT the letter (from R. W. C. Hopkins, Executive Secretary, Killarney Community Centre) be received and the matter investigated.'

The Park Board has an amount of $50,000 tentatively allocated in the present Five Year Plan from the $1.75 million for community service centres to be used for supplementary community recreation facilities in conjunction with a new school in Champlain Heights.

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of City Council.

FOR ADOPTION SEE PAGE(S) 680

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Request to Keep Horses at 7125 Blenheim Street

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 54522 has been filed by Mr. I. Bergant (owner) to construct a 30' x 28' stable and haystorage building. Mr. Bergant also requests permission to keep three (3) additional horses on this site for a total of 25 horses.

The site is located in a RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board have approved Development Permit Application No. 54522 to construct a 30' x 28' stable and haystorage building, subject to the approval of City Council for keeping the additional three (3) horses.

The Director of Planning and Civic Development recommends that City Council approve the keeping of three (3) additional horses on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

2. Rezoning Application: S/E Corner Victoria Drive & 37th Avenue (Bonnet's Furniture Ltd. & Mr.Mrs. C. J. Hyland)

An application has been received from Mr. D. Bonnet of Bonnet's Furniture Ltd., 5763 Victoria Drive, and Mr. & Mrs. C. J. Hyland, 5916 Patterson Avenue, Burnaby, requesting an amendment to the Zoning and Development By-law whereby Lots 1 and 2 of 4, Block 7 and 8, and Lot A amd. of 3 and 4, Blocks 7 and 8, D.L. 394 being the S/E corner of Victoria Drive and 37th Avenue would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

Mr. D. Bonnet is the owner of Lots 1 and 2 of 4 at the South-east corner of Victoria Drive and 37th Avenue, and Mr. & Mrs. Hyland own Lot A amd. of 3 and 4, immediately south.

The subject lots each have a frontage of 50' on Victoria Drive and a depth of 113' and are zoned RT-2 Two Family and occupied by dwellings, one of which is of good quality.

All lots abutting both sides of Victoria Drive from approximately 32nd Avenue to 44th Avenue are zoned as a C-2 Commercial District with the exception of the subject lots, plus two lots immediately across Victoria Drive from the subject property, and three lots on the South-east corner of 39th and Victoria Drive, which are occupied with two dwellings and a Fire Hall respectively, and zoned RT-2 Two Family. These properties therefore create three small pockets of two-family zoned property in an area predominantly zoned and developed for commercial purposes. The City Fire Hall, however, is a conditional use in either a residential or commercial area.

cont'd . .

Clause 2 continued

The Technical Planning Board on April 30, 1971, RECOMMENDED that the application be approved.

The Town Planning Commission on May 7, 1971, endorsed the Technical Planning Board's recommendation.

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Youth Residence:
199 West 6th Avenue

Mr. J.C. Turner, President, Turner Mill Equipment Ltd., wrote to His Worship Mayor Campbell about the activities of a youth hostel at 199 West 6th Avenue which are distracting to his staff and customers. Specific reference is made to fire hazards, noise and a display of nudity.

The Director of Permits & Licenses reports as follows:

"199 West 6th Avenue, a former church building, is a two storey, frame building operated as a youth residence by the Inner City Hostel Service. The building was converted for this purpose last August and the Development Permit application also included the conversion of the adjacent duplex. The youth hostel, operated as an institution of a charitable character, is an approved use in this M-1 area. All work required under the various by-laws to convert the buildings for hostel use was completed and the institution has been in use as such for some months.

The Fire Warden's Office report there have been no fire calls to this address and no fire problems appear to exist.

The Medical Health Officer and the Social Service Administrator advise that they have been requested to approve the Provincial Community Care Facilities License for these premises which expired on April 17, 1971. However, they have not been satisfied with the operation of the hostel and notified the Provincial authorities to this effect. The hostel is presently operating under temporary Provincial license until May 31, 1971. The Medical Health Officer and the Social Service Administrator have held meetings with the management of the Inner City Hostel to clarify and assure compliance with the requirements of both City departments. The Provincial license will only be approved after satisfactory agreement can be reached after the review of the hostel operation is complete.

Reference to the two men parading in the nude, and of the noise emanating from the premises are matters for the Police Department and the complainant should be advised to contact that Department if the problem again arises.

The Police Department advises that they have received calls regarding the behaviour of the residents of the hostel but do not consider this site to be a major source of trouble at this time."

Your Board forwards this report for the INFORMATION of Council and RECOMMENDS that a copy be forwarded to Mr. Turner.

4. Air-Supported Structure for
St. George's School - 4175 West 29th Avenue

The City Building Inspector reports as follows:

"A request has been received from St. George's School to erect an air-supported structure to serve as a cover for their swimming pool for a period of one year.

The tent-like structure measures 44 ft. x 104 ft., is constructed of synthetic fabric and is supported by air pressure supplied by two fans which operate on normal power supply, or from an emergency generator in the event of power failure.

Although the Vancouver Building By-law makes no provision for air-supported shelters of this type, it does permit in Section 2.6 temporary buildings or tents to be erected for a period not exceeding two years, subject to approval by Council.

However, in the 1970 National Building Code, there are regulations dealing specifically with air-supported structures, which are permitted for a period of 12 months with the requirement that a Certificate of Occupancy be issued to cover this period. At the end of the 12 months, the approval may be renewed provided the structure still complies with the regulations when examined at that time.

It is recommended that Council give approval to erect the proposed air structure at St. George's School and either remove it or obtain further approval from Council at the end of the one year period subject to

(a) Compliance with the 1970 National Building Code with respect to occupancy, structural and mechanical requirements.

(b) Compliance with Section 2.6 of the Vancouver Building By-Law with respect to Fire Protection, Sanitation and Bond of Indemnity to guarantee removal.

(c) Compliance with the Zoning and Development By-law which includes approval of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

5. Illegal Accommodation:
1994 East 12th Avenue

A letter has been received from Mr. Oris Kirk, Barrister & Solicitor, acting on behalf of Mr. & Mrs. Carlos Rosa to appear as a delegation before City Council to request the withholding of enforcement action for the retention of two illegal dwelling units on the lower floor of the building at 1994 East 12th Avenue.

The Director of Permits & Licenses reports as follows:

"A search of the records reveals the following information listed in chronological order:

April 1955	-	Building Permit issued for duplex. No rooms in basement.
May 1955) August 1955) January 1957)	-	Building permits issued to install a recreation room and two bedrooms in the basement, to be used in conjunction with the owner's suite. Owner submitted an affidavit stating these rooms would not be used or occupied as separate living quarters.

cont'd . .

Clause #5 continued

January 1958	-	Board of Appeal refused request for two dwelling units on lower floor.
April 1960	-	Inspection showed building complied with Zoning & Development By-law.
November 1969	-	Inspection showed lower floor occupied as two dwelling units.
April 1970	-	Owner notified to cease using the lower floor as dwelling units or get approval for same from Technical Planning Board.
July 1970	-	Technical Planning Board refused application to validate the dwelling units.
October 1970	-	Technical Planning Board refused second request to validate the dwelling units.
November 1970	-	Appeal lodged with Board of Variance.
December 1970	-	Appeal withdrawn.
January 1971	-	Mr. Oris Kirk requested delay in enforcement to allow the matter to come before Council.
April 1971	-	Mr. Rosa was ordered to discontinue the use of the lower floor as dwelling units or face prosecution.
May 1971	-	Mr. Kirk sent subject letter to Council.

It is recommended that with respect to the building at 1994 East 12th Avenue the City Building Inspector be instructed to enforce the City's By-laws."

Your Board RECOMMENDS that the recommendation of the Director of Permits & Licenses be approved.

DELEGATION REQUEST

(Copies of the letter from Mr. Oris Kirk dated May 6, 1971, are circulated for the information of Council)

CONSIDERATION

6. Rezoning Application:
North side 16th Avenue between
MacDonald & Stephens Streets

An application has been received from Mr. A. Cooper of Texaco Canada Limited, 1177 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby Lot D, Block 121, D.L. 541 being the north side of 16th Avenue between MacDonald and Stephens Streets would be rezoned from an RT-2 Two Family Dwelling to a C-1 Commercial District.

cont'd . .

Clause #6 continued

The applicants state the purpose of the application is 'enlargement of existing service station lot, to allow for parking of cars awaiting service or to be picked up, to allow for improved ingress and egress from and to 16th Avenue as well as the erection of a pump island to service westbound 16th Avenue customers.'

Submitted with the application is a brief and maps showing the proposed development. The following reasons are given in the brief for the requested rezoning:

1. That the existing service station at 26th Avenue and MacDonald Street, has been in operation since 1967. Many of the ratepayers, who subscribed to the petition which was initiated and canvassed by Mr. Harold Kidd, the then-President of the Kitsilano Ratepayers' Association, have become regular customers of this service station, expressing their satisfaction by their continual patronage.

2. Because of the acceptance of the motoring public in general, and of those of 16th and MacDonald area in particular, of the petroleum facilities offered at subject location, it is necessary to expand the facilities in order to facilitate service to all potential customers and to avoid congestion at the existing pump islands.

3. The rezoning of and subsequent use of the subject property would permit a more orderly and aesthetic development, allowing cars about to be, or having been serviced, to be parked away from the actual working areas of the service station lot, viz. on the subject property. This would allow for easier ingress and egress to and from the pumps and service areas, as well as allow the applicant to improve its existing development, having due regard to landscaping and screening. The opening of the subject property will, from a visual viewpoint, allow westbound traffic travelling on 16th Avenue to have improved site distance, thus allowing potential service station patrons to move to the north lane assuring a smoother traffic flow.

Brief History:

An application to rezone the subject property was filed by Texaco Canada Limited in October, 1966, to increase the frontage by 56' of the present commercial site to accommodate construction of a community type service station.

The application was approved by the Technical Planning Board and Town Planning Commission, subject to the following conditions:

a Lots 23 and 24, and Lot D of Sub. 16-22, Block 121, D.L. 540, to be first consol dated into one parcel and so registered in the Land Registry Office.

b. The existing store buildings and two family dwelling now located on the site to be demolished or removed.

c. The detailed scheme of development (gasoline filling station) to be first approved by the Technical Planning Board, such scheme of development to include suitable screening and planting along the easterly and northerly boundaries which are adjacent to dwellings, with particular attention given to the location of the building on the site having regard to the adjacent homes, and clearly indicating all merchandise, etc. that will be located on the site outside the building.

cont'd . .

Clause #6 continued

However, at the Public Hearing on December 19th, 1966, Council, in hearing objections from the neighbouring property owners, a submission by the applicants, and the report of the Technical Planning Board and Town Planning Commission, denied the rezoning application.

At the time this application for rezoning was being considered by the Technical Planning Board, Town Planning Commission and City Council, a portion of the site which was subsequently developed with a gasoline filling station was zoned C-1 Commercial and was at that time an outright use under the provisions of the Zoning and Development By-Law.

In May, 1967, Development Permit No. 40956 was issued to Texaco Canada Limited to erect a gasoline service station on Lots 23 and 24, immediately west of the subject property, which was an outright use on the site previously occupied by a very old store.

In May, 1967, Development Permit No. 41379 was filed by Texaco Canada Limited to use the subject lot as a parking area(public) in connection with the gasoline service station on the site to the west, this being a conditional use requiring the special approval of the Technical Planning Board in this RT-2 Two Family Dwelling zone. Because of objections from the surrounding property owners (12 being notified with letters of objection and a petition representing 17 property owners) and the recent decision of City Council in denying extension to the C-1 zoning, the application was reported to Council following which it was resolved that the application be not approved.

On December 17th, 1968, By-Law No. 4395 amended the Zoning and Development By-Law whereby gasoline service stations became a use requiring special approval of City Council after reports were received thereon from the Technical Planning Board and Town Planning Commission.

The sketch plan of the proposed extension to the existing service station site submitted with the application indicates most of Lot D being used for off-street parking, approximately 8' of landscaping along the easterly and southerly boundaries of Lot D, with a small landscaped area adjacent to 16th Avenue, a new pump island installed, same being partially located on the subject lot and a new crossing to 16th Avenue.

The Technical Planning Board, on April 30, 1971, recommended

> "THAT this Board report to Council that we see no technical reasons for refusing this application but in view of the previous objections by adjacent property owners and the possibility of their continued objection, the matter is referred to Council for decision."

The Town Planning Commission, on May 7, 1971, recommended that the application be approved.

Your Board submits the foregoing recommendations of the Technical Planning Board and the Town Planning Commission for the CONSIDERATION of Council.

Board of Administration, May 28, 1971 . . . . (BUILDING - 7)

7. Gospel Tent Meetings at 22nd Avenue between Penticton & Nanaimo Streets

Mr. C. Cox, Secretary of the Victoria Drive Gospel Hall, has written on behalf of a number of other Gospel Halls requesting permission to hold tent meetings every evening between 8:00 and 9:00 p.m. from mid June to mid July 1971 on City-owned land on 22nd Avenue between Penticton and Nanaimo Streets.

The tent would be so located that it would be about 200 feet away from the nearest house. The group will use part of the site for temporary parking of cars. They will comply with all relevant City By-laws.

In May 1970, this group applied for permission to hold tent meetings on the subject site. Council at first refused the request but on June 23rd, 1970, approved it subject to the following conditions:

(a) conformity with all relevant By-laws.
(b) a rent of $150 per month.
(c) a bond of $100 returnable when the land is reinstated to its original condition to the satisfaction of the Supervisor of Property & Insurance.
(d) consultation with the neighbouring property owners as to the location of facilities.
(e) approval of the Medical Health Officer.

This group of Gospel Halls did not avail themselves of the permission granted to them at that time.

In support of this group's request at this time, a petition has been submitted and signed by a number of residents in the area stating that there is no objection to the "Gospel Hall Churches" erecting a tent from mid June to mid July 1971.

The Supervisor of Property & Insurance advises that if this site is approved for use as intended, the rental fee should be $150 for the month and an additional bond of $100 is required as a form of guarantee that the land will be returned to its original condition to his satisfaction.

The City Building Inspector reports as follows:

"Section 2.6 of the Building By-law gives Council the power to permit the erection of a tent for a temporary period. In the event that such permission is granted by the Council, the applicant must deposit with the City a bond of indemnity to guarantee the removal of the tent and the clean up of the site. In addition, provision must be made for means of egress, fire protection and sanitation. I would not be opposed to the erection of this tent providing the applicant meets all required conditions.

The applicant has been referred to the Medical Health Officer for clearance on sanitary arrangements, to the Fire Warden's Office for clearance on fire protection matters and to the Provincial Fire Marshal for clearance on exit provisions as required under the Fire Marshal Act. In addition, the applicant must get clearance under the terms of the Zoning By-law, this being a use which can be approved by the Technical Planning Board after it has been considered by the Town Planning Commission."

If Council is in agreement with the proposal, they may wish to grant approval subject to the conditions laid down by Council in 1970.

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the letter from Mr. C. Cox dated April 20, 1971 are circulated for the information of Council).

8. West End Community Centre:
Ice Rink and Swimming Pool

The Director of Planning and Civic Development reports as follows:

"The Town Planning Commission, on April 16, 1971, in consideration of the Board of Administration report dated March 15, 1971, adopted the following resolution:

'THAT it be recommended to City Council that the skating rink proposed for the West End Community Centre be regulation hockey size and that provision be made on the site for a future swimming pool.'

Council will be aware that the Parks Board, in consultation with the West End Community Centre Association, have for some time been considering the question of facilities for inclusion in the Community Centre.

With regard to the provision of a skating rink, P.S. Ross & Partners were specially engaged to assist the consulting architects in advising the Board on the appropriate size of the skating rink, having regard to funds available. As a result of these studies and with the agreement of the West End Community Centre Association, a skating rink 70' x 140' has been decided upon for recreational skating. This compares with a regulation hockey rink size of 80' x 180'. A major factor was the cost of the larger facility, $450,000, compared with $290,000.

While not within the present contract, the Community Centre/ Senior Citizens' Project/School site layout will include provision for a site for a future 25-metre swimming pool.

Council may wish to receive this report and direct that a copy be sent to the Town Planning Commission for their information."

Your Board submits this matter to Council for CONSIDERATION.

9. Vanier Park:
Demolition of Building 14

The Director of Planning and Civic Development reports as follows:

"By letter of April 17th, 1971, Mr. Geoff Warden, Executive Director B.C. Wildlife Federation urges that Building 14 be retained as a Natural History Museum. Under date of April 16th, Mr. Ian Newby, President of the B.C. Science and Technology Museum submits a reques supported by 14 other organizations, including the B.C. Wildlife Federation, for the retention of Building 14 'for museum purposes and that it be refurbished and developed for this purpose'. Support in the matter of collections and preparation of the exhibit material is offered.

It should be noted that Mr. Ian Newby appeared in front of the Committee on Centennial Projects on January 25th, 1971 with a similar request that Building 14 be developed as a Science and Technology Museum as a Centennial Project.

cont'd . .

Clause #9 continued

On April 6th, 1971, Council received a report of the Board of Administration which concluded with the following:

'Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972.'

A copy of the report was transmitted to the Park Board.

The requests from the B.C. Wildlife Federation and the B.C. Science and Technology Museum are submitted for the consideration of Council with the background noted by the Director of Planning and Civic Development."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of the letters from the B.C. Wildlife Federation dated April 17th and the B.C. Science and Technology Museum dated April 16th are circulated for the information of Council.)

INFORMATION AND RECOMMENDATION

10. Mr. E. Johnson - Claim:
Delay in Development Permit #49576

The Corporation Counsel reports as follows:

"By letter of March 11, 1971, Mr. E. Johnston claims compensation for alleged financial loss due to the hold up of the above development permit. The proposed development fell within the Scheme 3.0 Brockton Point Alignment, and in accordance with Council's earlier instruction was withheld.

The permit was applied for in August of 1970 and in February of this year, Council considered this particular application and authorized its issuance, which was done. In April, the applicant requested amendments to the permit reducing the overall dimensions of the building and reducing it from 2 storeys to 1 storey. Without considering any other aspects, I am of the opinion that these changes in themselves are sufficient to defeat any claim."

Your Board submits the report of the Corporation Counsel for Council's INFORMATION and RECOMMENDS that Mr. Johnston be provided with a copy of this report.

INFORMATION

11. 1447 - 57 Rupert Street

The Medical Health Officer reports as follows:

"The City Clerk received a letter from Mr. Alexis Bird on August 31, 1970, regarding the accumulation of refuse on the premises at 1447-57 Rupert Street, which is owned by a Mr. J. Doughty.

This Department's records show that this site, which consists of two adjacent lots with a dwelling on each, has been a problem to various civic departments due to the storage of large amounts of material of questionable value since 1942.

Clean ups and removal of materials from this site, including those stored within the dwelling have been carried out by the City of Vancouver Engineering Department by resolution of Council in 1955 and in 1957. This property was further dealt with by resolution of Council in 1965 but Mr. Doughty removed the accumulation of materials before the City crews took action.

This Department has kept this site under surveillance and has accomplished many partial clean ups. In March 1969 Mr. Doughty advised us that he was moving from 1447-57 Rupert Street to Mission, B.C., but when questioned in February 1970 stated that he had now decided to remain at this address. Mr. Doughty commenced a clean up at this time but by June had not progressed to our satisfaction.

On October 27, 1970, City Council passed the following resolution - that the Board of Administration be instructed to arrange to have this property cleaned up and the expenditure in connection therewith be placed as a charge against the property. No immediate action was taken re the above Council resolution as the City Health Department had started prosecution of Mr. Doughty in Provincial Court on October 8, 1970, under the City of Vancouver Tidy By-law No.3874, which reads in part as follows:

> 'Every person who is the owner or occupant of real property shall maintain the said property in a neat and tidy condition in keeping with a reasonable standard of maintenance prevailing in the neighbourhood.'

On January 8, 1971, Mr. Doughty was convicted and fined $75.00.

On February 25, 1971, there had still been only a partial clean up of the property. At this time, the City Law Department was consulted by the Medical Health Officer preparatory to carrying out Council resolution of October 27, 1970, under Section 324A of the City Charter. The Medical Health Officer was advised by the Law Department as follows:

> 'Your information indicated that Mr. Doughty resides at 1447-57 Rupert Street. A recent search at the Vancouver Land Registry Office indicates that this address is in fact two legal lots, namely, Lot 17 and Lot 18, Block 83, Section 30, T.H.S.L. Lot 17 is now in the name of Dickman Construction Ltd., and Lot 18, although still in the name of James John Doughty, is the subject of a foreclosure action which was commenced on October 22, 1970, in respect of a mortgage which was registered in May, 1970.

cont'd . .

Clause #11 continued

> In view of the above I would suggest that perhaps it might now be appropriate for you to ascertain the intentions of Dickman Construction Ltd. and then report this whole matter to Council. If Dickman Construction intends to clean up the situation on their lot, my personal opinion is that it would be appropriate to await the outcome of the foreclosure action with respect to Lot 18.'

The Medical Health Officer now reports that Dickman Construction have cleaned up Lot 17, Lot 18 does not yet meet the requirements of the By-law.

A reasonable clean up of Lot 18 has been achieved, but in the last two weeks conditions have deteriorated to the point where we now consider it appropriate to take legal action under Section 5 of the new Tidy By-law No. 4548. This section provides for the cleaning up of property at the owner's expense (cost recoverable either through the courts or by addition to real property taxes), such clean up to be carried out if the owner fails to remedy the condition within 10 days of receipt of a notice under this Section 5. This action has the concurrence of the Director of Permits & Licenses and the Corporation Counsel."

Your Board submits the above report for the INFORMATION of Council.

RECOMMENDATION

12. Retention of Carport:
3543 Point Grey Road

The Director of Planning and Civic Development reports as follows:

"Mrs. M. Dallas has requested permission to appear before City Council regarding a carport existing in the front yard of the one family dwelling at 3543 Point Grey Road.

The property is on the north side of Point Grey Road between Waterloo and Dunbar Streets, and is zoned as a RS-2 One Family Dwelling District.

Mrs. Dallas in her letter to City Council as received March 9, 1971, seeks to retain the carport as erected. Mrs. Dallas also stated in part,

> '...I request the opportunity to bring this matter to Council for assistance and relief, and if I am caught in a By-law situation perhaps something could be done to bring about a By-law change that would fill the needs of 47 year old houses like mine which were not built according to today's by-law and cannot possibly fit them now...'

Brief History

In May 1970, the Department of Permits and Licenses advised Mrs. M. Dallas by letter that a carport constructed in the front yard was in contravention of the Zoning and Development By-law and the Building By-law. The carport was required to be removed and parking in the front yard discontinued.

cont'd . .

Clause #12 continued

A detailed reply was received July 2, 1970, by letter from Mrs. Dallas. This letter from Mrs. Dallas was brought to the attention of City Council on July 28, 1970 when:

'Alderman Sweeney referred to communication from the owners of 3543 Point Grey Road with respect to instructions from the City to remove carport erected at the front of the property.

In view of the particular situation of properties on the north side of Point Grey Road, exposed directly to the waterfront, Alderman Sweeney requested this communication be directed to the Board of Administration to investigate the complaint and application of these types of regulations to similar properties in the area.

His Worship so directed.'

Priorities established for the work of the Planning Department and staff time available have precluded to date the Planning Department being able to report on this request.

In August 1970, the Zoning Planner advised Mrs. Dallas by letter on procedures for filing a Development Permit Application to the Technical Planning Board. Following which Mrs. M. Dallas on September 16, 1970, filed an Application for a 14'9" x 18'0" carport in the front yard and a 33' x 48' sundeck addition to the rear of the one family dwelling at 3543 Point Grey Road.

Consideration by Technical Planning Board

This application was considered by the Technical Planning Board on October 2, 1970, but could not be finalized as further information was required. Mrs. Dallas requested that any further action on her application be postponed until her return from out of the country until the first week in November.

After the return of Mrs. Dallas, she met with the Zoning Planner to discuss her application. Following which in November 1970, the Development Permit Application was further considered by the Technical Planning Board.

It was noted that there was a former garage within the basement having a vehicular entrance on the front to Point Grey Road. The area has been converted from a garage to a den or studio and the garage doors replaced with aluminum sliding doors. The work appeared to have been carried out about 1968, the same time as a Development Permit No. 45455 was issued to permit an enclosed addition; and sundeck and a roofed over walkway all to the rear of the existing dwelling.

The Development Permit Sub Committee before making its recommendation to the Technical Planning Board deferred consideration of the application so that each committee member could personally visit the site.

Subsequently on recommendation from the Development Permit Sub Committee the Technical Planning Board APPROVED the request to construct a carport addition to the front of the dwelling and also construct a 33' x 48' patio deck addition to the rear of the building subject to two conditions requiring that:

cont'd . .

Clause #12 continued

1. The proposed carport maintain a minimum 5' setback from the southerly property line abutting Point Grey Road, and a 3'4" westerly side-yard (the side yard equal to that a one family dwelling must maintain in this location).

   The plans of development as submitted and the carport as constructed provide a nil setback from the southerly property line (with eaves actually overhanging Point Grey Road property line) and a nil setback from the westerly side yard against the adjoining property.

2. That the applicant can and does obtain approval of the Board of Variance for relaxation of the required 24' front yard to a minimum 5' front yard.

   Neither the Director of Planning or the Technical Planning Board has authority to relax the required front yard this amount.

A submission by Mrs. Dallas that any relocation of the carport could block the day lighting to the windows of the basement den or studio area was considered could be overcome by new windows being provided on the west side of the house adjacent to the westerly side yard.

Consideration by Board of Variance

On an appeal by Mrs. Dallas in December 1970, Mrs. Dallas requested approval for the proposed carport to maintain a NIL westerly side yard; a 5' setback from the southerly property line abutting Point Grey Road and a distance of 3' from the dwelling.

The Board of Variance disallowed the appeal for the carport to maintain a nil westerly side yard and a distance of 3' from the dwelling. The Board however, granted approval for the required 24' front yard to be a minimum of 5' front yard provided the development was carried out in accordance with the decision of the Technical Planning Board on Development Permit Application No. 53456.

Present Position

The carport still exists in the original requested location. At the request of Mrs. Dallas the Department of Permits and Licenses took no action pending Mrs. Dallas' return to town at the end of March as Mrs. Dallas had advised of her intention to present her problem to City Council.

To meet the requirements of the Technical Planning Board and the Board of Variance it would be necessary for the carport to be relocated so that the carport would form part of the dwelling and maintain a minimum 5' setback from the Point Grey Road property line and a 3'4" setback from the neighbouring westerly property line.

Submission by Mrs. Dallas

Mrs. Dallas seeks to retain her carport as erected without change other than removing the eave encroachment over the Point Grey Road property line. Mrs. Dallas also disagrees with the comments of Mr. Gray, Zoning Planner, as made when the Board of Variance were considering Mrs. Dallas' appeal regarding the location of the carport.

Mr. Gray as Zoning Planner has the responsibility to inform the Board of Variance of the actions taken by the Technical Planning Board on the application by Mrs. Dallas and explain the reasons for the Technical Planning Board's decision.

cont'd . .

Clause #12 continued

In doing so Mr. Gray explained that the individual members of the Technical Planning Board's Sub Committee had visited the site; that there were properties along Point Grey Road that had garages in their basements; that the off-street parking problem along Point Grey Road exists for both the south side as well as the north side whether there is no lane or rear access to the property; that the Board were concerned by the lack of setbacks maintained by the requested development; the effect both in the immediate and general vicinity; that the yard requirements suggested by the Technical Planning Board were considered to provide a satisfactory on-site off-street parking area for Mrs. Dallas while at the same time maintaining reasonable development standards in this area.

With the carport relocated so as to maintain a minimum 5' setback from the Point Grey Road property line, this would still permit a 21" eave to project within 3'3" of the Point Grey Road peroperty line. Further that the carport should maintain a setback from the westerly adjoining property equal to the 3'4" sideyard required in this RS-2 One Family Dwelling District.

I would advise that the Vancouver Charter provides that there is no appeal from the decision of the Board of Variance.

Although the Planning Department has not yet reported to Council on the matter raised by Alderman Sweeney; the departments consideration to date would not propose either additions to buildings or accessory buildings i.e. carports etc. being erected right up to the Point Grey Road property line (as requested by Mrs. Dallas). The 5' front yard as proposed by the Technical Planning Board and granted by the Board of Variance (subject to conditions) is also less than the minimum desirable but was proposed by the Technical Planning Board in this particular case having regard to the individual site problem regarding the location of the existing building.

Recommendation

That the submission of Mrs. Dallas be received and that if the carport is not now relocated to comply with the requirements of the Technical Planning Board and the Board of Variance; then the Director of Permits and Licenses carry out normal Zoning and Development By-law and other affected By-law enforcement procedures."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

(A copy of Mrs. Margery Dallas' letter as received March 9, 1971, is circulated for the information of Council).

13 Proposed Addition to St. Vincent's Hospital
West 33rd Avenue - Willow to Heather

The Director of Planning and Civic Development reports as follows:

"Thompson, Berwick and Pratt, Architects, have on behalf of the St. Vincent's Hospital filed Development Permit Application No. 55000 to add a 65,600 sq. ft. addition to the existing hospital.

The site is located on the north side of West 33rd Avenue between Willow and Heather Streets and is at present zoned in part as an RS-1 One Family Dwelling District and a RT-2 Two Family Dwelling District. City Council following a Public Hearing April 13, 1967, approved the rezoning of the site to a CD-1 Comprehensive Development District subject to certain conditions which have not yet been completed.

cont'd . .

Clause #13 continued

Proposed Development

The proposed addition is to the west of the existing hospital building and is for Extended Care Facilities and Hospital Services. The two portions of the addition comprise an 82' x 126' two storey (22' high) service wing (Dietary; Staff Cafeteria; Staff Lockers; Stores; etc.) AND a 83' x 268' three storey (55' high) plus basement wing providing for machinery services in the basement; psychiatry Services on the main floor; Extended Care Services on the second floor and Extended Care Services on a possible future third floor.

172 off-street parking spaces will be provided. 48 visitor parking with access from West 33rd Avenue and 110 off-street parking spaces in the north east portion of the site (on a portion of the former Shaughnessy Hospital site) with access from Heather Street. The remaining 14 off-street parking spaces in a seperate small area on the east side of the site also with access from Heather Street.

The development as proposed at this time would have a floor space ratio of 0.528.

Zoning Position

City Council following a Public Hearing on April 13, 1967, approved the rezoning of the site to CD-1 Comprehensive Development District, subject to compliance with the following conditions.

(a) Each stage of the detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel that such scheme of development not to be materially different from the plans submitted by Gardiner, Thornton, Gathe & Associates, and marked "Received, City Planning Office, March 2, 1967." The Technical Planning Board to have special regard to the design of the building in relation to the surrounding one-family dwellings and to the provision of 24' landscaped setbacks to the off-street parking area, with suitable screening, planting and landscaping of all open portions of the site, including appropriate tree planting within the parking area.

(b) All points of vehicular ingress and egress to the site to be first approved by the City Engineer and the Director of Planning, but that novehicular access be permitted from 32nd Avenue and Willow Street to the parking area.

(c) The floor-space ratio shall not exceed a maximum of 1.00 at any time. The floor space ratio to include all floors of the building, both above and below ground, measured to the extreme outer limits of the buildings in accordance with the method of floor space ratio measurement of the RT-2 Two Family Dwelling District Schedule of the Zoning and Development By-law.

(d) Off-street parking facilities shall be provided at the rate of one parking space for every 1,000 sq. ft. of gross floor area in the building.

(e) The site, including the former south east portion of the Shaughnessy Military Hospital site and the closed portion of West 32nd Avenue to be first consolidated into one parcel and so registered in the Land Registry Office.

cont'd . .

Clause #13 continued

Comparison of Former Scheme of Development Considered in 1967 AND Scheme of Development NowSubmitted by Development Permit Application No. 55000.

The previous scheme of development was for additions to the west and north of the existing hospital building. The total development was to be in three stages with a total floor space ratio of 1.0

The development as now proposed is for a considerably smaller addition to the west of the existing hospital. Also indicated is an unspecified "Future Acute Care" to the north side of the hospital adjacent to the RCMP property and a possible westerly extension of the proposed off-street parking facilities.

	Previous Scheme	Scheme now Requested
Floor Space Ratio	Maximum of 1.00 in a 3 stage development scheme. Combined Stages 1 & 2 FSR 0.84 Third Stage not finalized.	Maximum of 1.00 in a 2 stage development scheme. First stage - FSR 0.528. Second stage scheme not known at this time.
Building Setbacks		
From Willow Street:	130 ft. to a 44' high building portion. 230 ft. to a 118' high building portion (184ft. building width parallel to Willow Street.)	30 ft. to a 34' high building. (95 ft. building width parallel to Willow Street.)
From West 33rd Avenue:	40 ft. to a 77' high building (200 ft. building width parallel to West 33rd Avenue	Generally 120 ft. to a 24' high building. (270 ft building width parallel to West 33rd Avenue.)
Off-Street Parking Facilities	Total of 275 spaces for stages 1 & 2 Total of 323 spaces for Stages 1, 2, & 3. All parking areas on northerly portion of site (includes former ptn of Shaughnessy Hospital site and West 32nd Avenue). Driveway from parking area along westerly site boundary with vehicular crossing to West 33rd Avenue.	Total of 172 spaces for Stage 2. 48 Spaces for visitors north of 33rd Avenue and south of new building -- vehicular access from West 33rd Avenue. 110 general spaces in north east portion of site (includes former ptn of Shaughnessy Hospital site and West 32nd Avenue). Provision for future expansion of parking to the West.

cont'd . .

Clause #13 continued

All vehicular access to Heather Street.

Small Doctor's parking area to east of existing hospital with access from Heather Street.

Notification of Surrounding Property Owners

The Technical Planning Board in March 19, 1971, resolved that prior to consideration of the Development Permit Application the property owners who were previously notified at the time of the Public Hearing in April 1967 be notified of the proposed form of development.

85 neighbouring property owners were notified. 36 letters of objection were received from those notified. 7 letters of objections were received from others outside the notification area.

Recommendation

The Technical Planning Board in May 1971, resolved that Development Permit Application No. 55000 be submitted to City Council for consideration with a favourable recommendation on advice from the Director of Planning. It being considered that the proposed development is an improvement on the scheme previously approved at Public Hearing and has lesser density and bulk.

The revised scheme of development as now submitted, does materially differ from the plans of development as considered by Council at Public Hearing in April 1967. However, approval of this revised scheme would still require compliance with the Conditions A (as amended); B to E inclusive of City Council's previous approval of the rezoning application.

In consequence it is RECOMMENDED that consideration of the scheme of development as now submitted be DEFERRED pending notification of the surrounding property owners; and petitioners in a submission to the City by Mr. J. R. Smith dated April 24, 1971, of the date and time (June 15 at 2:00 p.m.) that Council will consider the submitted scheme. It is also considered that suitable notice of this meeting should be placed in the daily newspapers."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

FOR ADOPTION SEE PAGE(S) 681, 2, 3

LICENSES AND CLAIMS MATTERS

INFORMATION

1. Claim #11323 - Mrs. Gladys Green

The Corporation Counsel and the City Engineer report as follows:

"Mrs. Richardson and her mother, Mrs. Gladys Green, aged 73, were walking on the sidewalk on the south side of the 1900-block Robson Street near Stanley Park at approximately 4:00 p.m. on August 23, 1970, when Mrs. Green fell on an upraised portion of the sidewalk. Mrs. Richardson was aware of the condition of the sidewalk and had warned her mother to be very careful when walking along it, but Mrs. Green had turned to talk to her daughter and had taken her eyes off the sidewalk when she fell. Mrs. Green was hospitalized, where an operation was performed to remove her broken knee-cap. She did not have the benefit of a medical insurance scheme and has now gone to live in the United Kingdom where she will have the benefit of its National Health scheme.

The sidewalk where Mrs. Green fell was in poor condition. The upheaval and cracking of the slabs was caused by the growing action of tree roots from a chestnut tree on the adjacent boulevard. The destructive effect on the sidewalk of the tree roots was accelerated because the boulevard is only five feet wide, the tree is large, and the street side of the boulevard is supported by a bulkhead as the level of the boulevard is approximately three feet above street level. Hence, the roots of the tree were forced to grow toward the sidewalk. The trips caused by the upheaval of the sidewalk slabs had been repaired twice previously using asphalt fillets, but the dates that these repairs were made cannot be found in the Engineering Department's records.

In letters dated April 1, 1969 and June 2, 1969, the Board of Parks and Public Recreation was asked by representatives of the owners of property fronting the boulevard where the chestnut trees were growing not to remove the trees. In a letter dated June 17, 1969, Mr. Fulawka of the Park Board informed the representative of the owners that the Park Board had no plans to remove the trees but that control over tree removal for construction projects rested with the City Engineer. In a letter dated September 18, 1969 the same representative wrote to the City Engineer asking his undertaking to inform the representative of any future plans that the Engineering Department might have which might necessitate

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Clause 1, continued

removal of the trees. He was given the assurance that he would be notified of any plans to improve the street that would possibly result in removal of the trees. Hence, both the Engineering Department and the Park Board were informed of the adjacent owners' request that the chestnut trees be retained. In none of these letters was any complaint made of the condition of the sidewalk.

The British Columbia Court of Appeal in 1958 in the action of Lillian Douglas v. City of Vancouver decided that there is no liability upon the City for injuries suffered by someone who trips on an upraised sidewalk slab if the cause of the shifting was the 'growing action of tree roots'. In the Douglas case, as in this case, temporary repairs using an asphalt fillet had been performed a number of years before the accident, but the roots had heaved the sidewalk even further upwards. Similar decisions based upon the same principle of law have been reached in other cases. Basically the principle of law involved is that there is no legal duty upon the City to maintain its sidewalks and it is, therefore, not liable if normal causes, such as tree roots, cause them to fall into disrepair.

Even though the City is not legally responsible to maintain its sidewalks in a safe condition, the Engineering Department carries on a program of inspecting, patching and adjusting sidewalk slabs throughout the year in order to keep the potential hazards to a minimum. However, it is unrealistic to expect that over 1,060 miles of sidewalks, (some of them over 60 years old) can be kept in perfect condition for all pedestrians regardless of physical ability.

The locations of hazards are obtained from three sources.

(a) An annual inspection is made by the Engineering Department pavement inspectors and during this inspection all defects are noted and those defects which are hazardous are forwarded to the Street Operations Superintendents for immediate attention.

(b) From the public by telephone and letters.

(c) From the civic employees during their daily duties.

On receipt of notice of an unsafe condition, the Streets Operations Branch office dispatches a truck to the location to make the area safe. In the case of sidewalk trips, the usual treatment is to build up the sidewalk on

Clause 1, Continued

the lower side of the trip with asphalt.

It is general practice to list sidewalks that have been patched with asphalt for permanent repairs and adjustment and this work is done in order of priority according to need. However, the sidewalks in the West End are old and poor quality and this condition, together with the repetitive heaving by the tree roots has made any treatment other than patching with asphalt impractical as long as the adjacent boulevard tree remains.

A recent survey of the West End shows that sidewalk trips caused by tree roots have occurred at 75% to 80% of the trees in the West End.

In 1970 approximately two hundred complaints were received by the Engineering Department relating to falls suffered as a result of uneven sidewalks caused by tree roots and sixteen of these complaints resulted in claims being made through the Law Department. The Law Department has denied liability on behalf of the City in every case. As in all cases of this type, it is the opinion of the Corporation Counsel that there is no liability upon the City for the injuries Mrs. Green has suffered, nor for the expenses to which Mrs. Richardson has been put on behalf of her mother."

YOUR BOARD submits the foregoing report of the Corporation Counsel and the City Engineer for Council's information.

(Copies of Mrs. Richardson's letters dated December 1, 1970 and February 12, 1971 are circulated for the information of Council.)

DELEGATION REQUEST

FOR ADOPTION SEE PAGE(S) 683

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Inspection Certificates on New and Used Cars.

The Corporation Counsel reports as follows:

"On October 20th, 1970, Council passed the following resolution:

> 'RESOLVED THAT, effective July 1, 1971 all motor vehicles (new and used) for sale by dealers in the City of Vancouver be required to display a valid Motor Vehicle Inspection Station sticker prior to being sold to a purchaser.'

Since that time I have considered the effect of the 'Motor Vehicle Safety Act' which is a Federal statute dealing with the manufacture and sale of new automobiles. The Regulations under this Act require all new automobiles that are sold in Canada to carry what is termed the 'National Safety Mark' which can only be affixed to an automobile if it complies with the provisions of the 'Motor Vehicle Safety Act'.

Furthermore, the Provincial Government has Regulations under the 'Motor Vehicle Act' dealing with the inspection of new automobiles. Attached is a copy of a letter received from Mr. Ray Hadfield, the Superintendent of Motor Vehicles, explaining the effect of these regulations.

Under the existing Regulations under the 'Motor Vehicle Act' a motor vehicle may be driven on a highway within the Province without the normal inspection certificate where that motor vehicle displays a valid interim inspection certificate issued under Section 25.13 of the Regulations, or a vehicle displaying a dealer's demonstration number plate, a transporter number plate, a manufacturer's number plate, or a valid temporary operation permit.

In my opinion, the question of the inspection of motor vehicles having been dealt with under the 'Motor Vehicle Act' and the Regulations thereto, the City has no power to legislate with respect to this matter. In any event, it appears that the mischief that the Council hoped to remedy has already been adequately dealt with by the Federal and Provincial Governments."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

2. Provincial Government Policy Traffic Offences

The City Engineer reports as follows:

"On October 20th, 1970, when considering a report of the Court Clerk, Provincial Court, Vancouver, on the results of the Provincial Government's policy regarding traffic offences, Council passed the following resolution:

...continued/2

Board of Administration, May 28, 1971 . . . . . (Fire 2)

Clause 2 continued

'That a detailed report be submitted by the Board of Administration as to the improvements of traffic and safety on the streets as a result of the Provincial Government's policy.'

Since the Police Department is responsible for the tabulation of traffic accident and enforcement statistics, this matter was referred to them for report. The attached tabulation prepared by the Police represents the accident and enforcement statistics for comparable time periods before and after the commencement of the new 'no-fine' system.

In order to obtain a proper comparison, the following qualifications are made:

(a) The Traffic Violation Report (i.e. 'No Fines') system was instituted on April 1st, 1970; therefore the attached tabulation is confined to the nine-month period - April 1st to December 31st, 1970, and a similar period in 1969.

(b) A change in Provincial Legislation on July 1st, 1970, increased the lower limit of reportable accidents from $100 to $200. In order to establish a comparable figure for both nine-month periods, April, May and June are based on $100 reportable accidents, and the balance are based on $200 reportable accidents.

In summary, the tabulation shows that there is not a significant difference in the various categories of motor vehicle accidents, or in the total number of accidents, between the nine-month period prior to the institution of the Traffic Violation Report system and the nine-month period after. (The slight increase in all categories is well within the limits that could be attributed to normal traffic growth.)

During the period April 1st - December 31st, 1969, traffic fines grossed $1,202,721.43. During a similar period in 1970, traffic fines grossed $406,923.47, representing a 66% decrease in revenue.

However, in view of the short time that the Traffic Violation Report system has been in effect, it is my opinion that it is still too early to assess its effect on the improvement of traffic safety on the streets of the City."

Your Board submits the matter to Council for INFORMATION.

FOR ADOPTION SEE PAGE(S) 683

FINANCE MATTERS

RECOMMENDATIONS

1. Temporary Position in the Business Office - Vancouver Public Library

The Board of Administration has received the following report from the Director of the Vancouver Public Library and the Co-ordinator of Data Processing and Systems.

"The Business Office of the Vancouver Public Library, which is responsible for the accounting and purchasing work in the Library, has a backlog of work which cannot be completed by the present staff. The backlog is caused by:

(a) Additional audit requirements,
(b) An increase of 25% in the number of part-time employees resulting in increased payroll calculations,
(c) An increase in photocopier use resulting in an increased volume of coins to be counted and reported,
(d) An increase in the number of branch libraries resulting in additional controls and accounting.

In addition, there are three projects which are the responsibility of the Business Office, and which should be completed immediately.

(i) Furniture and Equipment Control
Tag and record existing equipment as required by the Internal Auditors and for insurance purposes,
(ii) 1970 Record Filing
Transfer accounting records, invoices and correspondence to storage to make room for 1971 files.
(iii) Forms Control
Reinstitue the forms control program which has lapsed due to staff change-over.

The Systems Analyst (Library) has estimated that 1,036 hours of work will be required over the remainder of 1971 to eliminate the backlog and bring the Business Office to a current position. A temporary position should be established to solve this problem.

The incumbent of this temporary position will be required to compile and file a variety of records. The Head of Personnel for the Library reports that the work is at the Library Clerk II level of complexity and responsibility and classification of such is recommended.

The total cost of a temporary Library Clerk II for 1,036 hours is $3,100 including 8% fringe benefits.

The Comptroller of Accounts advises that funds are available in the Contingency Reserve.

We recommend that a temporary Library Clerk II position be established in the Business Office of the Vancouver Public Library and that $3,100 be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of the Vancouver Public Library and the Co-ordinator of Data Processing and Systems be approved.

2. 68th Annual U.B.C.M. Convention
Victoria, B. C.

Advice has been received from the Union of British Columbia Municipalities that the 1971 Annual Convention will be held in Victoria, September 15th - 17th. All business sessions and banquets will be held in the Esquimalt Municipal Sports Centre. The registration of delegates and guests will take place in the lobby of the McPherson Playhouse.

The City of Vancouver is entitled to 8 voting delegates plus Alderman Broome and Alderman Phillips, who are Members of the Executive.

All Resolutions for consideration by the Convention must be in the hands of the Executive Director no later than Friday, July 2, 1971. In this regard, Council is reminded that the matter of Resolutions is generally submitted to Council for consideration by the Standing Committee of Council on General Purposes.

Council is also reminded of its policy whereby all Members of Council are permitted to attend this Convention, plus a member of the Board of Administration, with the Mayor appointing the voting delegates.

Your Board submits the foregoing for the information of Council and

RECOMMENDS (a) THAT the City Clerk be directed to contact all senior officials and Members of Council for suggested Resolutions which will be submitted to the Standing Committee of Council on General Purposes for report with recommendations to Council;

(b) THAT the naming of voting delegates to the U.B.C.M. Convention be left to His Worship the Mayor.

(Copies of the Official Notice of the 1971 U.B.C.M. Convention are circulated for the information of Council.)

CONSIDERATIONS

3. Grey Cup Trust Fund

A letter has been received from the Chairman of the 1971 Grey Cup Festival Committee requesting that the balance of funds from previous Grey Cup festivities, which have been held in trust by the City, be turned over to this year's Committee. The funds total $2,388, not including interest.

Your Board submits the foregoing request for the CONSIDERATION of Council.

...continued/3

4. St-Jean-Vianney Landslide - Grant

A letter has been received from the Executive Director of the C.F.M.M. inviting all municipalities to make a contribution to the Relief Foundation created by the Mayor of St-Jean-Vianney to help the victims of the landslide that killed 31 persons recently in this small Quebec municipality.

The C.F.M.M. has also asked that Council encourage the citizens to donate to the St-Jean-Vianney Relief Foundation.

Your Board submits the foregoing for the CONSIDERATION of Council.

5. The Western Canada School of Alcohol and Narcotic Education - Grant Request

The Western Canada School of Alcohol and Narcotic Education, in a letter dated May 13, 1971, has advised that its session this year will be held at the Totem Park Convention Centre, University of British Columbia, August 15th to 21st. For some time, sessions were held at the University of Saskatchewan, where the custom was for the City of Saskatoon to take the students on a bus tour of the City.

In 1965, the last time the School was here, the City sponsored a bus tour for the students, at a cost of $105.

The School is again asking if the City will sponsor a similar tour at an approximate cost of $120.

Your Board submits the foregoing request for the CONSIDERATION of Council.

6. Municipal Regional Data Processing Centre

The Corporation of the District of Burnaby has invited the City of Vancouver and other member municipalities of the Greater Vancouver Regional District to participate in an Inter-Municipal Committee to examine and report upon the feasibility of establishing a regional data processing centre. The District of Burnaby has asked that each municipality appoint a Council member and a staff member to the Committee.

The Director of Finance has submitted the following report.

"There are at present five member municipalities of the Greater Vancouver Regional District which have computer installations. It is probably possible to centralize these installations into one centre with one large computer and reduce the total computer hardware cost. The smaller municipalities would at the same time have a larger computer available to them, with its inherently more powerful problem solving capabilities. A third benefit, available mainly to the smaller municipalities, would be the adoption of common systems and computer programs for applications such as assessment, tax billing, welfare, voter's list, and license. Such systems are expensive to develop with any degree of sophistication.

The disadvantages of a regional centre are a loss of management control over a very important function, and a resulting loss of service because of the reduced accessability to the computer and a lack of control over priority scheduling.

...continued/4

Clause 6 continued

There are many points to consider and problems to be solved before such a regional computing centre could be established. It would be worthwhile to examine the problem with the other municipalities to determine the feasibility of a regional centre.

If Council wishes to participate in the Inter-Municipal Committee to review and report on the feasibility of a municipal data processing centre then we recommend that the staff appointee be Mr. R. L. Hawkins, the Co-ordinator of Data Processing and Systems and that the Mayor appoint an Alderman to the Committee."

Your Board submits the report of the Director of Finance for Council consideration.

7. North West History Collection - Evaluation

Under date of May 14, 1971, the Vancouver Public Library advised of the following motion which was passed at its meeting of April 21, 1971:

"THAT City Council be requested to provide money for the evaluation of the North West History Collection in the Library."

The purpose of the evaluation as explained is to accurately know the value of the Collection both for inventory purposes and for realistic insurance coverage.

The Library Board has suggested that R.D. Hilton Smith is the best qualified man in British Columbia to undertake the evaluation and therefore request Council to make available a sum not exceeding $2,000.00 for the above mentioned purpose.

The Comptroller of Accounts advises that, if Council approves the undertaking of an evaluation survey, the required $2,000.00 could be provided from the City's Contingency Reserve. However, the usual procedure when dealing with requests for minor sums relative to the total departmental budget, is to require the department to provide the necessary funds by a transfer of appropriation within its own budget.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter dated May 14, 1971 and attachment from the Vancouver Public Library are circulated for the information of Council.)

RECOMMENDATION

8. Sinking Fund Surplus and U.S. Exchange

The Director of Finance reports as follows:

"The City has long had a policy that U.S. exchange payable on interest and principal of that portion of the City's debt payable in the U.S. should be provided for in some manner other than as a charge in the revenue budget each year. This resulted in the establishment of a Reserve Fund for U.S. Premium Liability. When the City sells debentures in the U.S. the exchange

...continued/5

Clause 8 continued

received is added to this Reserve and in turn when we pay interest on that debt and pay the maturing debentures the exchange is charged to the Reserve. This procedure has had the beneficial effect of not requiring a U.S. exchange expense item in the revenue budget each year.

In 1965 it was determined that, at the then existing exchange rates, and with the assumption that they would not significantly change for some time, the Reserve was not large enough to meet the full future requirements. Council therefore agreed to transfer any Sinking Fund surplus in excess of $600,000 per year to the U.S. Exchange Reserve up to and including the year 1973. For 1970 this transfer amounted to some $725,000. The policy has also been to bring the first $600,000 into General Revenue each year.

In light of the current U.S. exchange situation and the indications for the future, our estimate of a reasonable position to take regarding U.S. exchange protection is that the projected exchange rate could be reduced from 7½% to 5%. Determining the present value of future needs for exchange (at 5% exchange rate) shows that the U.S. Exchange Reserve does not require any further transfers of sinking fund surplus. It must be remembered that the projection has to consider the full 20 year period during which we have maturing debt payable in the U.S. Future shifts in Canadian - U.S. dollar relationships might well require a further policy change.

The effect on the General Revenue Budget for the years 1972, 1973 and 1974 would be, if Council agrees, to increase the amount transferred from Sinking Fund surplus to General Account from $600,000 to approximately $1,300,000 This is of course a worthwhile assistance to the Revenue Budget. Further to the additional $700,000 per year for the revenue budget, the amount by which the proposed 5% provision exceeds the actual amount required in each year for U.S. exchange should also be transferred to the revenue budget of the following year. It will be recalled that $1,186,000 was taken into the 1971 revenue budget from the U.S. Exchange Reserve. This represented the amount by which the provision for exchange at the previous level of 7½% exceeded the actual amount paid in 1970 and the estimated amount needed for 1971.

Therefore, I would recommend that Council

1) Rescind their resolution of Dec. 21, 1965 whereby sinking fund surplus in excess of $600,000 per year is transferred to the U.S. Premium Liability Reserve Fund for the years up to and including 1973.
2) Approve the policy that the full sinking fund surplus of the prior year be transferred to General Revenue, commencing in 1972 with the 1971 sinking fund surplus.
3) Approve the policy that the difference between actual exchange paid and what the exchange requirements were estimated to be at an exchange rate of 5%, for the previous year, be transferred to General Revenue from the U.S. Premium Liability Reserve Fund."

Your Board recommends that the above recommendations of the Director of Finance be approved.

INFORMATION

9. Tender Awards:
December 1970 to April 1971

The Purchasing Agent reports as follows:

"In accordance with Council policy, during the months of December 1970, January, February, March and April 1971, contracts for the following supplies were awarded by the Board of Administration:

...continued/6

Clause 9 continued

Passenger Cars
Truck Washing Facilities
Envelopes
Repairing and Retreading Tires
Coloured Rags
Fork Lift Truck
Pneumatic Tools.

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

10. Canadian Council of Christians and Jews - Entertainment

The Canadian Council of Christians and Jews, by letter dated May 10, 1971, has advised that again this year students will be visiting Vancouver reciprocating an earlier visit by students from Vancouver to Quebec. This year, as a special British Columbia Centennial project, 375 students will participate. Of this number, about 200 are being selected by the various School Boards in the Lower Mainland.

The organization is requesting financial assistance from other municipalities with respect to entertainment and are requesting the City of Vancouver for an unspecified grant for the 375 students towards a luncheon dance, tour, or a special hospitality evening to be held on July 7, 1971.

It is noted that Council in 1969 approved an amount of $100 for this organization and the matter was left to the Entertainment and Civic Recognition Committee with power to act. In 1970, when a request was received from the organization to host a Civic luncheon and visits to the Museum and Planetarium, Council arranged for complimentary tickets to visit these Civic facilities only.

The organization wishes to appear as a delegation in support of its request.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the organization's letter dated May 10, 1971, are circulated for information.)

DELEGATION REQUEST - CANADIAN COUNCIL OF CHRISTIANS AND JEWS.

11. Centennial Celebrations - Auditorium Board

The Director of Finance reports as follows:

"This report is forwarded to City Council to obtain clarification as to the amount approved from Centennial Funds for entertainment in and around the Queen Elizabeth Theatre and Playhouse.

When considering 1971 Revenue Budget matters, City Council, on April 20th, adopted the following recommendation of the Standing Committee on Finance dated April 8, 1971:

'D. Recommended that

(a) $1,000 be approved for Christmas Outdoor decorations on a non-recurring basis,

(b) $2,450, from Centennial Funds appropriation, be approved for Plaza Entertainment and that, if any further funds are required, requests be referred to the Centennial Committee.'

Subsequently on the same date (April 20th) City Council dealt with an Auditorium Board request as follows:

'O. Centennial Celebrations: Civic Theatres

Alderman Sweeney, a member of the Centennial Committee, reported on a request from the Vancouver Civic Auditorium Board for an amount of $10,000 in connection with certain Centennial Celebrations in and around the Queen Elizabeth and Playhouse Theatres during this Centennial year. Alderman Sweeney recommended Council approve the proposed schedule of celebrations as outlined by the Vancouver Civic Auditorium Board and that an amount of $10,000 be appropriated for this purpose from the Centennial Celebrations fund.

Moved by Ald. Sweeney,
THAT this recommendation be approved and $10,000 be appropriated accordingly.

- Carried'

The Director of Finance requests Council clarification of the total amount approved from Centennial Funds for entertainment in and around the Queen Elizabeth Theatre and Playhouse, whether,

(a) the $2,450 plus the $10,000 for a total of $12,450, or

(b) a total sum of $10,000."

Your Board submits the foregoing report of the Director of Finance to Council for CONSIDERATION.

12. Playhouse Theatre Company -
Capital Grant Request

In a letter dated May 26, 1971, the Playhouse Theatre Company has written requesting a matching capital grant in the amount of $25,000 on a non-recurring basis, towards purchasing a building which will become the permanent home for all Playhouse activities, with the exception of the main stage productions, which it is hoped will continue to be presented in the Queen Elizabeth Playhouse.

The organization, in its letter, gives the reasons why it feels it necessary to relocate in one building.

It is stated that the B.C. Cultural Fund Advisory Committee has agreed to assist on a matching grant basis if the Company obtains $25,000 from the Federal Government and $25,000 from the City of Vancouver. In submitting this request for the consideration of Council, your Board notes that earlier this year, Council approved an annual grant of $13,655 to cover Playhouse Theatre Company rental time.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Playhouse Theatre Company letter dated May 26, 1971, are circulated for information.)

DELEGATION REQUEST - THE PLAYHOUSE THEATRE COMPANY

FOR ADOPTION SEE PAGE(S) 683 & 5

739

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MAY 28, 1971

RECOMMENDATIONS

1. Auto Allowance - Safety Officer, Personnel Services Department.

The Director of Finance reports as follows:

"A resquest has been received for an auto allowance for Denis A. Wardell, Safety Officer, Personnel Services Department, who commences employment July 2, 1971.

This employee will be required to visit employees at their place of work, hold meetings with staff on safety matters at the job location, and investigate accidents at the job site.

It is recommended that an auto allowance on the monthly basis be authorized for the position of Safety Officer, Personnel Services Department, which will be occupied by Denis A. Wardell, effective July 2, 1971."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

FOR ADOPTION SEE PAGE(S) 687

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MAY 28, 1971

RECOMMENDATIONS

1. Demolition of 371 East 6th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot C, Block 27, D.L. 200 A, Zoned - RM-3 was an advance purchase for Urban Renewal Scheme III, which has since been abandoned. The one storey frame commercial type building was used for automotive repairs. The building is vacant and was held for a possible enquiry office in the Mount Pleasant area. It is not required for this purpose now and the building is non-conforming and in poor condition, which is partly due to vandalism.

It is, therefore, recommended that the Supervisor of Property and Insurance be authorized to have the building demolished and the site levelled."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Request from Playhouse Theatre Company
Re: City-owned Lot 7, Block 56, D.L. 541
Known as 732 Homer Street

The City Solicitor and the Supervisor of Property & Insurance report as follows:

"The City purchased the subject property in the Spring of 1965 as part of the then proposed Coliseum-Convention Centre site. Effective August 1, 1965, the building was rented to the Playhouse Theatre Company on a month-to-month basis. It is situated in the block on which the Federal Government proposes to construct a high-rise office building.

In December 1970, the Crown expropriated privately-owned lands in Block 56 and commenced their negotiations with the City for the acquisition of City-owned properties within the Block.

The Playhouse Theatre Company, in a letter dated April 29, 1971, request compensation from the City in the amount of $11,655.00 for tenants improvements, moving costs, etc., due to the fact that they will be required to give up possession of the building due to Federal Government requirements.

Negotiations are under way between the City and the Crown to arrive at a mutually acceptable settlement for the City lands within this Block and the Crown has agreed that in our dealings, compensation would be payable in accordance with the Expropriation Act. In this regard, Mr. D. H. MacLeod, Negotiator for the Crown, advises that he has already received a claim from the Playhouse Theatre Company with respect to 732 Homer Street and is endeavouring to negotiate a settlement. The City Solicitor advises that the lack of formal expropriation notice is only a technicality and that the Crown will pay compensation as if the lands have been expropriated.

It is therefore RECOMMENDED that the Playhouse Theatre Company be advised that their proper course is to deal with this matter by submitting their claim for compensation direct to the Crown.

Cont'd....

Clause 2 Cont'd.

Your Board

RECOMMENDS the foregoing recommendation of the City Solicitor and the Supervisor of Property and Insurance be adopted.

DELEGATION REQUEST RECEIVED FROM THE PLAYHOUSE THEATRE COMPANY

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
920 E.Cordova St. 5 & 6/62/181	Redevelopment Project II	John Cayer	$ 744.00	5847/52
800 Main St. & 208 - 210 Union Street Lots 1 & 2, Block 21 D.L. 196	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	11,000.00	0172/1120
1864 West 3rd Ave. Lot 8, Blk 237, D.L. 526	Advance Purchases Demo.authorized R/C July 7/70	R.Shortreed	645.00	531/1231
914 E. Hastings St. Lot 3,Blk 65, D/L 181	Redevelopment Project I Area A.1	George Muys	1,575.00	5805/39
230-232 Main St. Lot 7, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	J. Olar	2,000.00	442/1209
250 & 250A Powell St. Lot 23, Blk. 5, D. L. 196	Provincial Courts (Vancouver) Complex	Riley Jones	690.00	442/1209
3425 McGill St. Lots 13 & 14, Blk. L, T.H.S.L. & Removal of Various Foundations from Lots 2 & 3, Blk. J, Lots 4 & 5, Blk. L, Lot 1, Blk. H. Lot 520, T.H.S.L.	Urban Renewal Project # 6	Litchfield Bulldozing Ltd.	2,500.00	5886/673
228 Main St. Lot 6, Block 5, D.L. 196	Provincial Courts (Vancouver) Complex	John Cayer	1,395.00	442/1209
Blk. A, Sec. 46, S.W. ¼, T.H.S.L. - 4080 Nanaimo Street Associated Foundry Ltd.	Replotting Special Blue Report R/C Apr.5/71	Johnston Terminals Ltd.	22,235.00	Contingency Reserve

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for Information.

Board of Administration, May 28, 1971 . . . . . (PROPERTIES - 3)

RECOMMENDATIONS

4. Acquisition for Replotting - S.E. Sector
3636 East 55th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 23, Blks. 1 to 3, D.L. NE¼ 335, 3636 East 55th Avenue, is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

These premises comprise a one-storey full basement frame dwelling with a main floor area of 1,275 sq. ft. erected in 1951 on a lot 110' x 182', zoned RS-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco and wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. Part of the basement is used as a drive-in garage. The dwelling, which is occupied by the owner, is in need of decorating and some finishing of the bedroom floors. However, it is structurally sound and may be suitable for sale for removal when vacant.

Negotiations with the representative acting for the owner confirm that he is prepared to sell for the sum of $45,000.00, as of May 31, 1971, subject to the owner retaining rent-free possession to November 30, 1971. As part of this transaction, the owner is to rent the dwelling at $100.00 per month, commencing December 1, 1971, until such time as the City requires the land. It is noted that the above price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $45,000.00 on the foregoing basis chargeable to Code #4906/266 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Replotting - S.E. Sector
3642 East 55th Avenue

The Supervisor of Property and Insurance reports as follows:

"W½ & E½ of Lot 24, Blocks 1 to 3, D.L. NE¼ 335, 3642 East 55th Avenue is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21, 1968.

These premises comprise a one-storey full basement frame dwelling with a main floor area of 1,040 sq. ft. erected in 1954 on a lot 55' x 182', plus an additional lot 55' x 182', both zoned RS-1. The dwelling contains 5 rooms and 5 plumbing fixtures, has a patent shingle roof, stucco and wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. Part of the basement is used as a drive-in garage. This dwelling is in good condition and may be suitable for sale for removal when vacant.

Negotiations with the representative acting for the owner confirm that he is prepared to sell for the sum of $45,000.00 as of May 31, 1971, subject to the owner retaining rent-free possession to November 30, 1971. As part of this transaction, the owner is to rent the dwelling at $100.00 per mo., commencing December 1, 1971, until such time as the City requires the land. It is noted that the above price is considered to be fair and equitable.

Cont'd....

Clause 5 Cont'd.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $45,000.00 on the foregoing basis, chargeable to Code #4906/265 - Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Sales: Residential
Champlain Heights

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer.

re: Lots 9 & 10, D.L. 334, Group 1, N.W.D. Plan No.13993, Situated South of 54th Ave. & West of Doman St. (Sites 7 & 8, Champlain Heights.) Zoning CD-1; Garden Apartment and Town House.

Name	Lots	Approximate Size	Sales Price	Terms
Dawson Developments Limited	9 & 10	2.471 acres	$162,000.00	City Terms @ 9%

Conditions:

(1) The date of sale to be 90 days from the date that City Council approves the sale or the date of the issuance of the development permit, whichever is the sooner.

(2) The purchaser will grant to the City of Vancouver an option to repurchase the land at the sale price, which option will be exercised if development is not started within 18 months.

(3) Prospective purchasers are required to first satisfy themselves respecting the stability of the soil.

(4) A 10' easement is required over the South boundary of Lot 10, D.L. 334, Group 1, N.W.D. and over the Northerly boundary of Lot 9, D.L. 334, Group 1, N.W.D.
The purchaser is required to enter into the necessary easement agreement.

Cont'd....

Clause 6 Cont'd.

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 83 & 84, D.L. 339, Plan 13659
S/S 53rd Avenue betn. Tyne & Toderick Sts.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Henry Harder	83	50/80 x 118.85'/111.02	$14,500.00	City Terms @ 9%	
Henry Harder	84	55/70 x 111.02'/110'	$14,500.00	City Terms @ 9%	

re: Lots 7, 8 & 19, D.L. 339, Plan 13659
S/S 49th Avenue East of Tyne Street.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Krause Bros. Constr. Limited	7	42.5/38.25 x 120'	$12,500.00	City Terms @ 9%	1. Bulkhead agreement 1' above lane. 2. Public Utility Easement along the easterly boundary as shown on Engineering Dept. Plan No. LF 5359.
Krause Bros. Constr. Limited	8	42.5'/38.25 x 120	$12,500.00	City Terms @ 9%	1. Bulkhead agreement 1' above lane. 2. Public Utility Easement along the westerly boundary as shown on Engineering Dept. Plan No. LF 5360.
Frank Durante	19	43.5'/39.95 x 120	$12,700.00	City Terms @ 9%	Bulkhead agreement 1' above lane.

7. Sales: Commercial

RECOMMENDED that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot 2, Block 170, D.L. 264A
Plan 14017 Situated S/W Corner
13th Ave. & Commercial Drive -
Zoning: C--2, Commercial

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Beedie Constr. Ltd.	2	101' x 122'	$55,040.00	City Terms @ 9%	Subject to a bulkhead agreement.

FOR ADOPTION SEE PAGE(S) 627,688

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

MAY 13, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, May 13, 1971, at approximately 2:30 p.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
His Worship the Mayor
Aldermen Adams, Broome, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Hardwick

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Gastown/Chinatown
Goals and Objectives

At the previous meeting of the Committee the Director of Planning and Civic Development by way of a report reference advised the Committee of studies and reports in progress, and also advised that these reports would be submitted to the Committee from time to time. At this meeting of the Committee a report "Gastown/Chinatown Goals and Objectives" of the Board of Administration dated May 7, 1971, was submitted to the Committee.

The Committee discussed the report and the information given at the last meeting and

RECOMMENDS that the goals and objectives contained in the Board of Administration report dated May 7, 1971, re Gastown/Chinatown be approved in principle as a basis for further studies, and

FURTHER RECOMMENDS that the Director of Planning and Civic Development be instructed not to employ an economic consultant for the Gastown studies.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

2. Britannia Community Services Centre

Previously arrangements had been made for City Council to meet with the Honourable Minister of Municipal Affairs, re the urban renewal aspects of the Britannia Community Services Centre project. The Honourable Dan Campbell, Minister of Municipal Affairs, was present at this meeting of the Committee.

The Chairman introduced the Minister to the meeting and requested the Minister's comment on the topic of urban renewal funding assistance for the development of the Britannia Community Services complex. The Minister noted the information submitted in response to his request of March 22 re the rehousing and relocation of persons displaced by this project, and the Supervisor of Property and Insurance reported orally on the matter. It was noted that in the period surveyed there were 103 units of available housing in the area of the Community Services Centre.

The Minister reviewed the history of urban renewal partnerships and activities and referred to the $3½ million which had been allotted after the lifting of the urban renewal "freeze" to British Columbia, and the problems that the allocation of such funds presented to the Provincial Government. The Minister noted the differing approach which was being taken by the Federal Government in the matter of urban renewal, and made reference to the Strathcona Rehabilitation project which had been granted $2½ million of the $3½ million allocated to B.C. The Minister spoke to the Committee of other projects in the Province and referred to the New Westminster project, now withdrawn, and the project being developed in the City of Victoria.

The Minister noted the present status of the planning for the Britannia Community Services Centre and that the funds, $1 million, requested from the Federal Government by the City appeared to be, at the moment, greater than the immediate and foreseeable need. The Minister noted that the final project planning for Britannia had not been completed, but agreed with the development of the first stage and advised the Committee that he was prepared to recommend to the Federal Government the allocation of the remaining uncommitted $1 million of Federal urban renewal funds in the following manner:-

$500,000 to the project presently being planned in Victoria;
$500,000 for the Britannia Community Services Centre Stage I.

The Minister noted that this $500,000 would be increased by the $250,000 contribution of the Provincial Government, and the $250,000 contribution from the City of Vancouver. The Minister suggested this would be reasonable funding for the requirements of Stage I.

Clause 2 Continued

The Minister also noted that the $2½ million which had been allocated to the Strathcona Rehabilitation Project was not a firm figure as this was a "pilot project" and exact costs were difficult to determine. The Minister suggested that he had been advised by the Honourable Robert Andras that the Federal Government would offer no objection to transfer of funds from project to project, particularly the Strathcona Project because of its indeterminate cost.

Trustee Scott of the Board of School Trustees District Number 39 (Vancouver), Commissioner Helen Boyce of the Board of Parks and Public Recreation, and Mr. Enzo Guerriero of ATTAC (the organization directly involved with the residents of the area) spoke to the meeting in support of the development of the Britannia Community Services complex.

The Minister stressed the need for proceeding with acquisitions and the development of a timetable for the overall project.

The Chairman submitted as a formal request a letter from His Worship the Mayor dated May 11, 1971, and other materials prepared to support the City's request.

The meeting then adjourned.

* * *

FOR ADOPTION SEE PAGE(S) 691

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Friday, June 4, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence due to Illness)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

BUSINESS

Four Seasons Hotel Development

Pursuant to Council's instructions on May 11, 1971, the Board of Administration submitted the following report under date of June 3, 1971, in regard to submission of proposed Question to the ratepayers on the Four Seasons Hotel development matter:

"The Corporation Counsel reports as follows:

"On the 11th day of May, 1971, Council passed the following resolution:

'THAT the Board of Administration report to Council at the earliest possible date the amounts, to include acquisition and development costs, which should be included in the plebiscite to be put to the owner-electors in respect of the Four Seasons Hotels Limited matter; the Board to have authority to employ an independent valuator as considered advisable.'

Since that date a valuation has been obtained from Cunningham & Rivard Appraisals Ltd., a firm of professional appraisers, as to the value of the various interests in the property. I have also been in communication with the Chairman of the Park Board and have been advised by letter dated May 20th, 1971, that if the property were acquired for park purposes the cost of development would be approximately one million dollars.

The Professional Appraisers have submitted a report to Mr. Aitken, the Supervisor of Property & Insurance, setting the 'market value' of the fee simple interests in the property at $7,330,000.00. The last paragraph of their report is as follows:

'It is considered that the value, as computed, and as divided, should represent compensation for the respective interests. There is no reason to assume a "value to the owner" to either the National Harbour Board or to Harbour Park. However, there may be compensable items applicable to Four Seasons interests that could be added. These items would consist of recent planning, engineering, travelling expenses, etc., associated with their endeavours during the past several months. No attempt has been made to measure these items of compensation.'

cont'd...

Four Seasons Hotel Development (cont'd)

Since the Four Seasons Hotels Limited is entitled to receive the value to the owner, an amount would have to be included to cover architectural and engineering fees, financing fees, travelling expenses, executive time, and other similar costs. It is not possible to obtain this figure so that an arbitrary figure will have to be determined. The amount determined should be sufficient to cover every possible claim that could be validly advanced. I have suggested the figure of $670,000.00 for the consideration of Council.

Attached hereto is the legal form in which the plebiscite should be submitted to the ratepayers, together with a copy of the letter from the Park Board. A copy of the Appraisal Report is on file with the City Clerk."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council."

Communications were noted as follows:

(a) Letter dated May 20, 1971, from the Board of Parks and Public Recreation, advising that $1 million would be a reasonable amount to be considered for initial acceptable park development of the two waterfront blocks.

(b) Letter from the West Point Grey Liberal Association containing a resolution requesting full details be included in publicity on this money Question in order that electors will be fully informed of all of the circumstances.

(c) Wire from the Vancouver and District Labour Council expressing concern and concluding with the request that the proposed Question on the issue be cancelled until Courts have made a decision on the whole matter.

MOVED by Ald. Adams,
THAT these communications be received.

- CARRIED

Page 2 of the appraisal report referring to valuation, was read.

MOVED by Ald. Adams,
THAT the wording on the Question to be put to the ratepayers and contained in draft ballot attached to the Board of Administration report of June 3, 1971, which includes a total figure of $9 million, be approved for submission to the ratepayers on June 23, 1971.

(carried)*

(During consideration of this motion, Alderman Phillips left the meeting to attend to other business to which he had been committed earlier)

MOVED by Ald. Rankin,
THAT this whole matter be deferred for further consideration at the regular Council meeting on June 8, 1971, and placed first on that Council meeting agenda, with copies of the appraisal report being furnished to members of the Council in the meantime.

- LOST

(Alderman Calder is recorded as voting for this motion)

Four Seasons Hotel Development (cont'd)

The motion of Alderman Adams was put. A recorded vote was requested and therefore, the result is as follows:

FOR THE MOTION	AGAINST THE MOTION
His Worship the Mayor	Alderman Calder
Alderman Bird	Alderman Hardwick
Alderman Wilson	Alderman Rankin
Alderman Sweeney	
Alderman Broome	
Alderman Adams	

The motion was declared, - CARRIED *

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

At this point Alderman Rankin and Alderman Hardwick submitted the following as a Notice of Motion:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS Council has set a plebiscite on the Four Seasons development for June 23, 1971;

AND WHEREAS a Court action has been commenced as to the legality of certain by-laws of the City of Vancouver concerning the said Four Seasons development;

AND WHEREAS it is likely that a combined request by Corporation Counsel of the City of Vancouver and George Murray, Esq. Q.C. Counsel for the plaintiff to His Lordship the Chief Justice for an early trial date in September of this year would be acceded to;

THEREFORE BE IT RESOLVED THAT the said plebiscite be deferred until the action has been heard in the Supreme Court of British Columbia.

(see page 4) **

On the question of whether or not it was in order as a Notice of Motion, the Clerk advised the Notice would be in order if accepted by the Chair.

His Worship advised he would accept the submission as a Motion.

The Council was advised by the Clerk that before dealing with this motion it would be necessary to rescind the previous action of Council dated April 27, 1971, instructing the Four Seasons matter be put to the owner-electors as a Question at the earliest time and His Worship the Mayor ruled accordingly.

Alderman Rankin challenged the ruling of the Chair.

Four Seasons Hotel Development (cont'd)

The following question therefore was put to the Council:

'Shall the Chair be sustained?'

On vote, the Chair was sustained.

** The motion of Alderman Rankin and Alderman Hardwick therefore was ruled out of order.

(It was agreed that copies of the appraisal report would be furnished to members of Council forthwith)

The Special Council meeting adjourned at approximately 10:20 A.M.

****

The foregoing are Minutes of a Special Council meeting dated June 4, 1971, adopted on June 8, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 8, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students from Vancouver City College under the direction of Mrs. Whittle.

'IN CAMERA' MEETINGS

The Council agreed to an 'In Camera' session later this day.

ADOPTION OF MINUTES

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting dated June 1, 1971, be adopted except the 'In Camera' portion, which be deferred for consideration at the 'In Camera' session later this day.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting dated June 4, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Speed Limit: Marine Drive from Oak Street to Boundary Road

On May 11, 1971, Alderman Phillips and Alderman Broome submitted a motion regarding the speed limit on a portion of Marine Drive which motion, changed by the agreement of Council this day, was further considered as follows:

MOVED by Ald. Phillips,
THAT the speed limit on Marine Drive from Oak Street to Kerr Street be 35 M.P.H. as part of a perimeter road system in the City.

- LOST

cont'd.....

REPORT REFERENCE AND UNFINISHED BUSINESS (cont'd)

Speed Limit: Marine Drive (cont'd)

A 'Report Reference' was given by the Assistant City Engineer, Traffic and Transportation and the Superintendent of Traffic.

After due consideration the motion of Alderman Phillips was put and lost.

(Alderman Broome is recorded as in favour of the motion)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

Works and Utility Matters

Georgia Viaduct Replacement:
Site and Landscape Development
(Clause 4)

The Council considered Clause 4 of the Board of Administration report (Works and Utility Matters), dated June 4, 1971, dealing with site and landscape development in respect of the Georgia Viaduct replacement. In this regard the Projects Engineer gave a report explanation to the Council.

MOVED by Ald. Bird,
THAT the recommendations of the City Engineer, as contained in this clause, be approved to reflect Council's acceptance of alternative (b) set out in the City Engineer's report:

FURTHER THAT a copy of this information be furnished to the Strathcona Property Owners and Tenants Association.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Single Transients:)
Revised Program)
)
Use of Schools)

MOVED by Ald. Hardwick,
THAT consideration of the Revised Program re Single Transients before Council on May 11, 1971, and the Board of Administration report dated June 4, 1971 in respect of use of schools, be deferred for Council's consideration later this day at which time the Director of Welfare Services will be present. (see page 10)

- CARRIED

3. Grant Request:
St-Jean-Vianney Landslide

A letter was received from the Executive Director of the Canadian Federation of Mayors and Municipalities inviting municipalities to make a contribution to the Relief Foundation created by the Mayor of St-Jean-Vianney to assist the victims of the landslide which occurred recently in this Quebec municipality, and that citizens be encouraged to donate to the Relief Foundation.

After due consideration it was agreed that His Worship the Mayor would take appropriate action to encourage citizen participation.

UNFINISHED BUSINESS (cont'd)

4. Grant Request: Western Canada School of Alcohol and Narcotic Education

A request was received from the Western Canada School of Alcohol and Narcotic Education that the City sponsor a bus tour for the students attending sessions at the University of British Columbia August 15 to 21, 1971.

After due consideration the Council did not take action to approve the request.

DELEGATION MATTERS

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Grant Request: Canadian Council of Christians and Jews - Entertainment

(b) Underground Wiring for New Subdivisions (Anglican Church)

(c) Capital Grant Request: Playhouse Theatre Company

(d) Request from Playhouse Theatre Company re City-owned Lot: 732 Homer Street

COMMUNICATIONS OR PETITIONS

1. Proclamation: Pioneer and Elderly Citizens' Week

A communication was received from the Honourable Isabel P. Dawson, Minister Without Portfolio, announcing proclamation of the week of June 6th to 12th as Pioneer and Elderly Citizens' Week and requesting support of this proclamation.

MOVED by Ald. Adams,
THAT this communication be left in the hands of His Worship the Mayor to take appropriate action.

- CARRIED

2. Grants: Centennial Celebrations

His Worship the Mayor, on behalf of the Centennial Committee, submitted the following communication dated June 4, 1971:

"The following requests for grants have been reviewed by your Centennial Committee and it is recommended that they be approved out of the allotted Centennial funds as approved by Council on March 16th:

Old Age Pensioners' Centennial Picnic - to provide a shuttle bus, mobile kitchen and refreshments	$ 250.
"The Day We Joined" - B.C.'s Birthday Party Empire Stadium - July 20th	10,000.
Military Tattoo "Ceremony of the Flags" Brockton Point - July 21st Use of Brockton Oval	300.
Refreshments for troops at Discovery	200.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Grants: Centennial Celebrations (cont'd)

Association of Canadians of Russian Descent Centennial Program, Q.E.T. - July 25		250.
H.M.C.S. Discovery Entertainment of naval vessels visiting during Centennial		4,050.
Hastings Community Assn. Centennial Gala Day		100.
Rev. Bruce Wood, Ruth Morton Memorial Baptist Church - "100 Years of Progress" Kitsilano Show Boat - June 26 (C.B.C. will film)	up to	500.

The Boy Scouts have offered to deliver the Pioneer Medallions. There are over 1,400 of these and registered mail would cost the City approximately $1,400. It is therefore recommended that a grant of $1,000. be given to Scout House for their Centennial participation."

MOVED by Ald. Adams.
THAT the grants proposed in the foregoing communication from His Worship the Mayor be approved.

- CARRIED BY THE REQUIRED MAJORITY

3. Delegation Request: Use of MacKenzie School as Hostel

A communication was received from Mr. Angus L. Hay and Mrs. A. Torosoff, on behalf of petitioners, referring to the possible use of MacKenzie School at 39th Avenue and Windsor Street as a hostel for travelling youth. Objection is expressed, and permission to appear before the Council is requested if the Council deals with this matter.

MOVED by Ald. Hardwick,
THAT this letter be deferred for consideration later this day and in the meantime details be obtained of the schools proposed to be used for this purpose and the location of these schools.

- CARRIED

4. Appointment of Deputy Mayor and Acting Mayor

His Worship the Mayor recommended Alderman Adams be appointed Deputy Mayor for the quarter commencing July 1, 1971; further that, since the Mayor and Deputy Mayor will be out of the City next week attending the Canadian Federation of Mayors and Municipalities conference at Saskatoon, Alderman Adams be appointed Acting Mayor for that period.

MOVED by Ald. Bird,
THAT the foregoing recommendations of His Worship the Mayor be approved.

- CARRIED

At this point the Council observed a short recess followed by an 'In Camera' meeting.

The Council (in Committee) reconvened at approximately 11:45 A.M. in the Council Chamber.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 4, 1971

Works and Utility Matters

Local Improvements: Pavements and Curbs)
Initiative Principle (Clause 5))
)
Local Improvements: Street Lighting on)
the Initiative Principle (Clause 7))

MOVED by Ald. Broome,
THAT Clauses 5 and 7 of the report of the Board of Administration (Works and Utility matters), dated June 4, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT Clauses 1, 2, 3 and 6 of the report of the Board of Administration (Works and Utility matters), dated June 4, 1971, be adopted.

- CARRIED

(Clause 4 of the report was dealt with earlier in the proceedings as shown on page 2)

Harbours and Parks Matters

Petition for Play Area:
33rd Avenue near Prince Edward Street

The Board of Administration submitted a report of the Director of Planning and Civic Development with respect to a communication from Mrs. Agnes Knoll requesting B.C. Hydro property near 33rd Avenue and Prince Edward Street, occupied by the Bodwell Substation, be levelled and drained in order that the site may be used as a play area. A petition was attached in support of the request.

MOVED by Ald. Broome,
THAT the B.C. Hydro and Power Authority be requested to improve this site by grading, levelling and seeding.

- CARRIED

Building and Planning Matters

Britannia: Ad Hoc Sub-Committee (Clause 1)

The Board of Administration submitted a report from the Director of Planning and Civic Development respecting a resolution of the Joint School Board/Park Board Committee that these two Boards jointly approach the City recommending the appointment of a special Ad Hoc Britannia Sub-Committee, to include representatives of these two Boards, to which the Britannia Planning and Advisory Committee would report.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia: Ad Hoc Sub-Committee (cont'd)

Alderman Phillips advised he has been informed unofficially that the School Board was not now pressing this recommendation in view of the City's action this year in appointing the Social Development Committee.

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated June 4, 1971, be received for information.

- CARRIED

1st & Rupert Street:
Change Retail Store to Restaurant (Clause 2)

The Board of Administration submitted a report regarding change of retail store to restaurant: 1st Avenue and Rupert Street, from which the following summary is extracted:

" Summary:

As stated in the previous report of March 12, 1971, the Technical Planning Board had refused a Development Permit Application to increase the existing restaurant size so as to now occupy three of the six rental units in the building.

However the report of March 12, 1971, was referred back to the Director of Planning and Civic Development by Council for further report. City Council may now wish to consider the following alternatives of dealing with Mr. A. Saba's request:

1. That the Technical Planning Board APPROVE a Development Permit Application, if filed to permit the requested expansion of the restaurant.

OR

2. That the Technical Planning Board APPROVE a Development Permit Application, if filed to permit the requested expansion of the restaurant for a limited initial period of two years only.

   Any further periods of limited consent could then be conditional upon the prior notification of surrounding property owners; the question of adequecy of numbers of off-street parking facilities; the need and demand at that time for local retail type shopping facilities to serve the local neighbourhood.

   That in considering either the foregoing (1) or (2) Council may wish to direct that the immediate surrounding property owners be first notified."

A communication from Mr. W. Street, Solicitor on behalf of Ray's Kitchens, asked permission to appear before the Council if the first alternative proposed in the Board of Administration report is not approved.

MOVED by Ald. Adams,
THAT Alternative 2 set out in the above summary be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Block 42-52 Development:
Design of Proposed IBM Building (Clause 4)

The Board of Administration submitted a report of the Director of Planning and Civic Development as a result of Council's instructions regarding advice as to how the City can give effective consideration to the proposal to develop the IBM building in similar architectural design to the Toronto Dominion Bank building in the Pacific Centre project. Among other matters stated it is advised:

"If Council wished, the Director of Planning could negotiate with Fairview for a change in external treatment of the second tower. However the developer is not sympathetic to any change; also, the Department feels that it would be advisable for the second tower to match the first, given that they are part of the same complex and of identical height.

However, the rest of the Block 42 development is still subject to design study by the developers, and it is expected that improvements over the original scheme may be brought forward in due course."

MOVED by Ald. Phillips,
THAT the Director of Planning and Civic Development request the Design Panel to comment on the proposed second tower.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 3 and 5 of the report of the Board of Administration (Building and Planning matters), dated June 4, 1971, be received for information.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in open session in the Council Chamber, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence on account of illness)

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS

B. Property Matters, June 4, 1971

Sale of City-owned Lots: 37th Avenue between Chester and Inverness Streets (Clause 7)

The Board of Administration, under date of June 4, 1971. submitted a report of the City Engineer and Supervisor of Property and Insurance giving details in respect of placing on the market certain City-owned lots on 37th Avenue between Chester and Inverness Streets. Objections were filed with requests that these lots be withdrawn from sale. In this regard a brief, dated June 3, 1971, was filed supported by two representatives of the objecting property owners, pointing out that there was a large petition concerned about the situation. In the brief it is requested the widening of 37th Avenue be accelerated.

MOVED by Ald. Bird,
THAT the aforementioned City-owned lots be withdrawn from sale and the City Engineer report to Council on a recommended width for this street in this area.

- CARRIED

(At this point Alderman Phillips assumed the Chair to relieve His Worship the Mayor to attend to other business)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

5. Exchange Student Visit: Canadian Council of Christians and Jews

A representative of the Canadian Council of Christians and Jews appeared in support of a request for financial assistance in entertaining students in connection with a Student Exchange Program between Vancouver and Quebec. A brief was filed in support under date of June 8, 1971.

MOVED by Ald. Bird,
THAT a grant of $880.00 be approved for this purpose.

- LOST

MOVED by Ald. Calder, in amendment,
THAT the figure '$880.00' in the motion of Alderman Bird be changed to read '$440.00'.

- LOST

(The amount of $880.00 was put by motion and lost)

(The amount of $440.00 was put by motion and lost)

MOVED by Ald. Sweeney,
THAT the City Clerk make the necessary arrangements whereby the students may have free access to the Aquarium and the Museum and Planetarium facilities.

- CARRIED

6. Underground Wiring for New Subdivisions: 49th and 50th Avenues near Tisdall Street (Anglican Church)

The Board of Administration, under date of May 28, 1971, submitted a report of the Director of Planning and Civic Development and the City Engineer in respect of subdivision of Lot 7, located between 49th and 50th Avenues, Tisdall Street and the lane east, into seven lots, the property being owned by the Anglican Church (Synod of the Diocese of New Westminster).

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Underground Wiring for
New Subdivisions (cont'd)

A condition of subdivision is that the owners must provide underground electrical wiring and telephone services to the proposed lots in accordance with the Subdivision Control By-law. A formal request has been received from the applicant for the subdivision that these lots be excluded from the underground wiring provision. The Board of Administration and the officials recommend the City Council not waive the requirements of the Subdivision Control By-law in this respect.

A representative of the Vancouver Management Ltd., on behalf of the applicant for the subdivision, appeared and filed a brief dated June 8, 1971.

MOVED by Ald. Broome,
THAT Clause 7 of the report of the Board of Administration (Works and Utility matters), dated May 28, 1971, in respect of this matter be approved.

- CARRIED

(Alderman Wilson is recorded in the negative)

7. Capital Grant Request:
Playhouse Theatre Company

Under date of May 28, 1971, the Board of Administration submitted a report on a capital grant request received from the Playhouse Theatre Company. In this regard a representative of this Company appeared asking for $25,000 on a non-recurring and matching grant basis toward purchasing a building for all Playhouse Theatre Company activities, with the exception of the main stage productions.

MOVED by Ald. Broome,
THAT a capital grant of $25,000 be approved.

- LOST

No further action was taken.

8. City-owned Lot 7: 732 Homer Street
Playhouse Theatre Company

The Board of Administration, under date of May 28, 1971, reported on a request from the Playhouse Theatre Company for compensation from the City in the amount of $11,655.00 for tenant improvements, etc. due to the fact this Company will be required to give up possession of accommodation located within the block in which the Federal Government proposes to construct an office building. This particular accommodation is in a building owned by the City and rented to the Playhouse Theatre Company on a month-to-month basis. The Board of Administration and officials recommend the Playhouse Theatre Company be advised their proper course in dealing with this matter is to submit their claim for compensation directly to the Crown.

A representative of the Playhouse Theatre Company appeared and stated his organization wished to withdraw their request to the City in view of negotiations being carried on with the appropriate Federal Government department.

No further action was taken on the matter.

UNFINISHED BUSINESS (cont'd)

Single Transients:
Revised Program

On May 11, 1971, the Council considered a Board of Administration report, dated May 7, 1971, in respect of a Revised Program: Single Transients. At that time the Council did not take action to approve the program although additional funds and temporary staff were made available. Therefore further consideration was given at this time to the Revised Program as contained in the Board of Administration report.

In this regard a further Board of Administration report, dated June 4, 1971, was submitted forwarding a report by the Director of Welfare Services pointing out insurance difficulties in respect to the use of schools in accommodating transient youths and that failure to obtain the required insurance coverage would result in the schools not being available.

The Director of Welfare Services informed the Council of schools in the downtown areas and in the suburban areas which were scheduled for use, if cleared. In this respect the Council noted a communication from Mr. Angus L. Hay and Mrs. A. Torosoff on behalf of petitioners asking to appear before Council if Council is required to deal with the matter of inclusion of schools in providing accommodation for transient youth. It is stated there is a petition signed by several hundred persons in the neighbourhood objecting to the use of the MacKenzie School at 39th Avenue and Windsor Street.

MOVED by Ald. Rankin,
THAT recommendation (a) of the Board of Administration report of May 7, 1971, recommending adoption of the Revised Program re Transient Youth, be approved on the understanding that schools in outlying districts will not be used for accommodation;

FURTHER THAT the Director of Welfare Services communicate with the appropriate Federal authorities to request the use of the armouries in Vancouver and in the proposal it be stated specifically:

(a) the maximum number of persons to be accommodated per armoury

(b) management details

(c) definite period of armoury operation for this purpose

and submit a report of progress to Council as soon as possible;

FURTHER THAT a committee of two members of Council, to be appointed by His Worship the Mayor, be set up with authority to work with the Director of Welfare Services and the Board of Administration in regard to the day by day circumstances which may arise in respect of implementation and operation of the program.

- CARRIED

MOVED by Ald. Hardwick,
THAT Mr. Hay and Mrs. Torosoff, on behalf of petitioners, be advised of the action of Council taken this day, particularly in regard to school accommodation for transient youth in outlying districts.

- CARRIED

During consideration of the foregoing item a short recess was observed and at this point His Worship the Mayor assumed the Chair.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Proposed Study of Property Tax Structure (Clause 4)

The Board of Administration submitted for Council consideration a communication from the Vancouver Central Council of Ratepayers forwarding a resolution asking a committee be struck to study property tax structure.

The Council noted Alderman Broome has filed a motion for later consideration this day regarding property tax structure.

MOVED by Ald. Rankin,
THAT the resolution from the Vancouver Central Council of Ratepayers be deferred for consideration when Alderman Broome's motion is under consideration.

- CARRIED

Amchitka Island Nuclear Tests (Clause 5)

The Board of Administration submitted a letter from Amchitka 2 asking for Council approval of a proposed resolution concerning nuclear tests on Amchitka Island.

MOVED by Ald. Bird,
THAT the proposed Amchitka explosion be opposed and it be recorded that the Vancouver City Council objects to any such explosions, being of an atomic or hydrogen nature, occuring anywhere in the world.

- LOST

(A tie vote resulted and the motion, therefore, was declared lost)

MOVED by Ald. Wilson,
THAT the resolution from Amchitka 2 be received for information.

- CARRIED

Hospitality: The International Association of Auditorium Managers' Convention (Clause 6)

The Board of Administration submitted a request from the Auditorium Manager that the Council grant $800 toward the cost of food and refreshments in connection with the International Association of Auditorium Managers' convention to be held in Vancouver July 25 to 29, 1971.

Action was not taken to approve this request.

Flooding of Skagit Valley (Clause 7)

The Board of Administration submitted a communication from the ROSS Committee which was founded to prevent the flooding of the Skagit Valley. The request is made that the City join with Committee members in protest.

MOVED by Ald. Adams,
THAT this submission be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Taxation Based on 100% Value
of Land and Improvements (Clause 8)

MOVED by Ald. Hardwick,
THAT this clause be received and referred to the Standing Committee on Finance for consideration when related matters are under discussion.

- CARRIED

Tender: Supply of Policemen's
and Firemen's Caps (Clause 9)

The Board of Administration submitted a report from the Chief Constable, the Fire Chief and Purchasing Agent for Council consideration respecting tenders for the supply of policemen's and firemen's caps. It is recommended the low bid for firemen's caps received from Western Cap and Garment Ltd. in the amount of $4,636, plus 5% Provincial Sales Tax, be approved, subject to contract satisfactory to the Corporation Counsel.

MOVED by Ald. Phillips,
THAT the foregoing recommendation be approved.

- CARRIED

In regard to policemen's caps, details in respect of three bids are noted pointing out Bid No. 1 from Stokes Cap & Regalia Ltd. was not acceptable as it did not meet specifications. Bid No. 2 from the same firm in the amount of $2,240.50 for caps made by non union labour in Ontario was reviewed, as well as a bid from Western Cap and Garment Ltd. in the amount of $2,448.00 made by union labour in Vancouver.

MOVED by Ald. Wilson,
THAT Bid No. 3 from Western Cap and Garment Ltd. in connection with the supply of policemen's caps for the price of $2,448.00 be approved, subject to 5% Provincial Sales Tax and contract satisfactory to the Corporation Counsel.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Finance matters), dated June 4, 1971, be adopted.

- CARRIED

C. Personnel Matters
Regular Report, May 28

Salary and Classification Review: Building
Service Worker and Stationary Engineer

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Personnel matters, Regular), dated May 28, 1971, be adopted.

- CARRIED

Property Matters (cont'd)

Transient Information Kiosk:
Crisis Centre (Clause 6)

The Supervisor of Property and Insurance reported upon a letter from the Crisis Centre of Greater Vancouver respecting location of a tent kiosk on City property at Cassiar Street between Adanac and Napier Streets, as an information centre for transient youth. The occupation is for a period of three months commencing June 15, 1971.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transient Information Kiosk (cont'd)

MOVED by Ald. Phillips,
THAT the application be approved, subject to the following conditions:

(a) the conditions enumerated by the City Building Inspector;

(b) a bond for the amount of $100 be provided as a guarantee that the land will be returned to a condition satisfactory to the Supervisor of Property and Insurance;

(c) the necessary permits are obtained, including zoning.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	His Worship the Mayor
Alderman Rankin	Alderman Wilson
	Alderman Sweeney
	Alderman Calder
	Alderman Phillips
	Alderman Adams
	Alderman Broome
	Alderman Hardwick

(Alderman Hardwick did not vote and therefore was declared in the negative).

(The motion was declared lost)

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 5 inclusive of the report of the Board of Administration (Property matters), dated June 4, 1971, be adopted.

- CARRIED

(Clause 7 of the report of the Board of Administration, Property Matters, was dealt with earlier in the day. See page 8)

D. Report of Official Traffic Commission
May 26, 1971

MOVED by Ald. Rankin,
THAT the report of the Official Traffic Commission dated May 26, 1971, be adopted.

- CARRIED

E. Personnel Matters,
Regular, June 4, 1971

Supplementary Agreement re Museum Attendants

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated June 4, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. 1971 Collective Agreement: Board of Police Commissioners and Vancouver Policemen's Union

The Council noted the following letter under date of June 3, 1971, from the Police Commission:

"Copies of the award handed down by Mr. D.R. Blair, the Arbitrator appointed to settle the Collective Agreement between the Board of Police Commissioners and the Vancouver Policemen's Union, were submitted to the Board. The award dealt with the general wage increase and the use of two-man patrol cars.

'THAT the decision be received and the Corporation Counsel be requested to prepare for signature a new Collective Agreement between the Board of Police Commissioners and the Vancouver Policemen's Union incorporating the amendments previously agreed to in the Memorandum of Agreement dated April 20, 1971.'"

MOVED by Ald. Broome,
THAT the resolution of the Police Commission be approved and the required agreement be drawn taking into account the latest decision of the Arbitrator.

- CARRIED

2. Allocation of Land for Highway Purposes (5000 block Ruby Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Lot 5, of Parcel "A", Block 11, District Lot 36 and 51, Group 1, New Westminster District, described as follows:
COMMENCING at the south easterly corner of said Lot 5; THENCE N 53° 58' 30" W, 10 feet, following in the southerly limit of said Lot 5; THENCE N 79° 56' 15" E, 13.87 feet, more or less, to intersection with the easterly limit of said Lot "A" at a point 10 feet northerly from the south easterly corner of said Lot "A"; THENCE S 33° 51' W, 10 feet, following in the easterly limit of said Lot 5 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 5, 1970, and marginally numbered LF 5409

cont'd....

MOTIONS (cont'd)

Allocation of Land for
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping up Lane
(East of Victoria Drive between
36th and 37th Avenues)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of lane dedicated by the deposit of Plan 1700, Subdivision 1, Blocks 7 and 8, District Lot 394, Group 1, New Westminster District, is surplus to the City of Vancouver's highway requirements; and

WHEREAS the owner of abutting Lot 4 of said Subdivision 1 has given the City written consent for the closing and stopping up and sale to Standard Oil Company of British Columbia Limited of the said portion of lane;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 1700 lying between the production westerly of the southerly and northerly limits of Lot 4, Subdivision 1, Blocks 7 and 8, District Lot 394, Group 1, New Westminster District, Plan 1700, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 4, 1970, and marginally numbered LF 5553, a print of which is hereunto annexed; be closed, stopped up and conveyed to Standard Oil Company of British Columbia Limited;

AND BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting Standard Oil Company lands.

- CARRIED

3. Federal Centennial Grant

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,

THAT WHEREAS Prime Minister Trudeau announced last year that the Federal Government was allocating a grant of $10 million to the Province of British Columbia for Centennial purposes;

AND WHEREAS only $3 million have been made accountable to the citizens of B.C.;

THEREFORE BE IT RESOLVED THAT the City of Vancouver petition the Federal Government requesting a pro-rata share of the balance of $7 million for Civic purposes.

- CARRIED

MOTIONS (cont'd)

4. Zoning: Block bounded by Georgia, Chilco, Cardero and Alberni Streets

At the Council meeting on June 1, Alderman Phillips submitted the following Notice of Motion, seconded this day by Alderman Calder:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT WHEREAS the four block property across Georgia Street from the proposed Four Seasons development eastward (bounded by Georgia, Chilco, Cardero and Alberni) is presently zoned C-3, which would allow building up to a Floor Space Ratio of 5 for Commercial development;

AND WHEREAS such development might be inappropriate for that location;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development be instructed to report on the suitability of the zoning.

The motion was put and, - CARRIED

5. Waterlots: Bayshore Inn and Burrard Street

At the Council meeting on June 1, Alderman Phillips submitted the following Notice of Motion, seconded this day by Alderman Calder:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,

THAT WHEREAS the waterlots between the Bayshore Inn and Burrard Street are held by the National Harbours Board;

AND WHEREAS the City may be able to use the property creatively;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the status of leases, use and possible future of the property.

The motion was put and, - CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Greater Vancouver Regional District Meeting: June 29, 1971

stated there will be a meeting of the Greater Vancouver Regional District on June 29th which is a Council meeting date. It was,

MOVED by Ald. Wilson,
SECONDED by Ald. Bird.
THAT the matter of change in the Council meeting date of June 29, 1971, in view of the aforementioned meeting, be left with His Worship the Mayor for consideration and if a change is to be made, at least ten days notice be given to the Council.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Gastown/Chinatown Beautification Report	enquired respecting the status of the Gastown/Chinatown Beautification report. Commissioner Sutton Brown advised the Board of Administration has not received such report to date but has been informed it is imminent.
Alderman Adams - Four Seasons Hotel Development Issue	referred to a press report in the June 7 issue of the Daily Province and took exception to certain comments therein. Certain other Aldermen also made comments in respect of press reports on the issue.
Alderman Phillips - Housing Project in Toronto for Single Women	referred to a copy of a communication from the Honourable R. Andras to Mrs. Grace MacInnes, M.P., giving details with respect to a Toronto housing project for single women.
Alderman Wilson - Fire Alarm Headquarters 3637 Cambie Street	expressed the view that the present Fire Alarm headquarters site may become vacant and therefore placed on the market for disposal. The Alderman felt that consideration should be given to using the building and site for public purposes such as for a senior citizens' activity centre.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Taxation Structure

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the Standing Committee on Finance review the entire tax structure of the City as it relates to property taxes and without limiting the generality of the foregoing, investigate the status and impact of tax exempt property; the possibility of spreading property tax payments over longer periods; the question whether water and other specific charges for special services should be billed separately and also the question of an Information Service for taxpayers.

(Notice)

2. Summer Council Meetings

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT WHEREAS the Council has not for some years observed a period in the summer months for holiday purposes;

AND WHEREAS this year there are no skip Council meetings in the months of July and August;

AND WHEREAS during these months the volume of business before Council is generally much lighter than at other times;

THEREFORE BE IT RESOLVED THAT the Council meetings on the first and third Tuesdays in the months of July and August of this year, i.e. July 6th and 20th and August 3rd and 17th, be cancelled.

(Notice)

THE COUNCIL ADJOURNED AT APPROXIMATELY 5:15 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated June 8, 1971, adopted by Council on June 15, 1971.

MAYOR

FOR ADOPTION SEE PAGE(S) 69

CITY CLERK

June 4th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING LANE SOUTH OF WALL STREET EAST OF SLOCAN STREET

"The 20 ft. lane at the rear of Lots A and B of Lot 156, T. H. is surplus to the City's highway requirements. There is a Church situated on Lots A and B and they are desirous of acquiring this portion of lane.

I RECOMMEND that the lane south of Lots A and B, Lot 156, T. H. be closed, stopped up and conveyed to the owner of Lots A and B subject to the following conditions:-

(a) The value of the closed lane to be $50 in accordance with the recommendation of the Supervisor of Property & Insurance plus all costs of registration.

(b) The closed lane to be consolidated with said Lots A and B to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. CLOSING 23RD AVENUE BETWEEN WINDSOR STREET AND GLEN DRIVE AND LANES WEST OF GLEN DRIVE NORTH OF 23RD AVENUE - SCHOOL AND PARK SITES

"The School Board has acquired all the lands between 23rd Avenue and the lane north of 23rd Avenue between Windsor Street and Glen Drive for a Primary School site. The block between 23rd Avenue and 24th Avenue from Windsor Street to Glen Drive is a park site. The closing of the street and lanes and the re-subdivision of the property would create a joint park and school site. The closing and subdivision is requested by both the School Board and the Park Board.

I RECOMMEND that the road and lanes outlined red, green and yellow on plan marginally numbered L^F 5683 be closed, stopped up and title taken thereto, subject to the following conditions:-

(a) The south half of the closed road to be consolidated with the abutting park south of 23rd Avenue. The north half of the closed road and the closed lanes to be conveyed to the School Board and consolidated with the abutting School Board property.

(b) An easement for public utilities and municipal services to be retained over the closed portion of the street.

(c) The concrete walk and ornamental street lighting on the south side of 23rd Avenue to be retained.

/continued ..

(d) All costs which affect the closing of the street to be jointly borne by the School Board and Park Board.

(e) An agreement satisfactory to the Corporation Counsel and the City Engineer.

The closure of the street and lanes referred to herein is deemed to be for the benefit of the City."

Your Board RECOMMENDS that the foregoing be approved.

3. WATER MAIN REPLACEMENT
PRIOR TO PAVING IN 1971

"The following water main replacement is required prior to paving scheduled for 1971:-

WATER MAIN PROJECT 1015

53rd Avenue from Fraser Street to Ross Street

Paving of this street was approved by Council on May 11th, 1971.

The estimated cost of Project 1015 is $29,000 and funds are available in the 1970 Water Works Capital Budget, 'Short Notice Projects', Account No. 126/7902.

I RECOMMEND that the water main be replaced on the above named street and that $29,000 be appropriated from Account No. 126/7902, 'Short Notice Projects'."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION:

4. Georgia Viaduct Replacement - Contract No. 3
Site and Landscape Development

The City Engineer reports as follows:

"On April 19, 1971 tenders were received by the City Clerk for 'Site and Landscape Development of Georgia Viaduct Replacement'.

Two bids were received as follows and these were referred to the City Engineer and Phillips, Barratt, Hillier, Jones and Partners for study and report.

Jeckway Landscaping Ltd.	$ 295,801.10
K. and F. Construction Ltd.	$ 337,158.00

Tenders were submitted on an itemized basis in order that the total contract price could be adjusted if required.

Phillips, Barratt, Hillier, Jones and Partners have now submitted their report to the City Engineer and have recommended that a contract be awarded to the low bidder, Jeckway Landscaping Ltd., for the adjusted contract price of $258,751.98

/continued ..

Clause 4 Continued

One matter that remains outstanding and which affects the landscaping proposal is that of the Union Laundry property on the south-west corner of the Union Street - Gore Avenue intersection. Two alternatives were included in the landscaping tender call. The first involves 'screening' of the buildings by means of raised mounds of earth, plus evergreens, vine maple, and dogwood. The second involves landscaping the area after the buildings are demolished. Alternative #2 was quoted as $4,681.41 more than #1. Phillips, Barratt, Hillier, Jones & Partners have recommended acceptance of alternative #2 and have included this amount in the adjusted contract price above.

If the property is to remain undisturbed, a new sewer to serve it will be required on Gore Avenue at an estimated cost of $14,000. This is required to serve the laundry only. This sewer would need to be installed immediately in order that construction could be completed before the Georgia Viaduct goes into service (June 28th, 1971).

Reference is made to Council Resolution of March 3, 1970 dealing with Items 2 & 3, Board of Administration, Property Matters dated February 27, 1970 wherein it was moved that these items be referred back to the Board of Administration for further report, having particular regard to properties now affected by this action of Council taken on February 24, and March 3rd in the matter of the Georgia Viaduct Replacement and East Approach Routes.

Item 2

This item recommended expropriation of Lots 30 and 31, consisting of a laundry and two dwellings in order that the construction of the Union Street ramp approach would not be delayed. The adoption by Council of alternative D2 approach alignment removed the urgency of expropriation. It was proposed that the recommendation for acquisition of the property be withdrawn pending further, more detailed study. It appeared that physically the property may not be required but this could not be determined until the final re-alignment design was complete. At that time the provision of lane access, of services such as power and gas sources and aesthetic considerations would be studied and reported back to Council.

Physical Information on the Above Property

Lots 30 and 31, Block 21, D.L. 196 being 274-278 Union Street and 809 Gore Avenue are under one ownership and its primary use is as a laundry.

Lot 31 is 25' x 122', zoned CM-1 improved with a brick building occupied by the laundry. This building contains 3,000 square feet on the main floor. The front portion of 1,500 square feet is two storey brick built in 1920. The interior of this part of the main floor is plaster over brick with a concrete floor, the second floor has a wood interior, 3 fixtures of plumbing and is heated by a gas heater. The balance of the building was added in 1962 and is constructed of concrete block with a concrete floor. The main floor of the building contains the laundry equipment together with the necessary steam, water and air piping and a heavy electrical service.

Lot 30 contains two frame dwellings erected in 1900. The dimensions of this lot are 36.92' at the front, 51.56' at the rear with a depth of 122' zoned CM-1. The dwelling at the front of the lot is 1½ storeys with 675 square feet on the main floor, contains 6 rooms, 3 fixtures of plumbing and is heated by a gas space heater. The roof is patent shingle, shingle on the exterior walls, paper over wood interior walls and a wood post foundation. The dwelling at the rear is one storey of 351 square feet, containing two rooms, 2 fixtures of plumbing, and is heated by an oil space heater. The roof is patent shingle, siding on the exterior walls, wood interior walls and a wood post foundation. Both of these dwellings are in poor condition for age and type.

/continued

Clause 4 Continued

The estimated cost of acquiring this property would be approximately $85,000.00, including moving costs and disruption. In our previous negotiations with the owner and his solicitor they indicated that they were opposed to moving from this location and that the City would have to expropriate the property. As the property is not required for actual construction of the Georgia Viaduct replacement, the courts may be very reluctant to give the City an order forcing the owner out without giving him sufficient time to make alternate arrangements for his business. In view of this it seems likely that it would require in excess of one year to acquire vacant possession of the site.

The Director of Planning supports the recommendation of the consultants that the existing laundry and the laundry-owned residential properties at the corner of Gore Avenue and Union Street be acquired at this time. It is felt that this would give an improved approach to the Viaduct and would provide additional open space adjacent to Strathcona.

The Director of Social Planning and the Superintendent of Parks and Public Recreation concur with this recommendation.

There are, therefore, two alternatives to be considered:-

(a) To leave the property under its present ownership, thereby requiring a new sewer on Gore Avenue at an estimated cost to the City of $14,000.

(b) To acquire the property at an estimated cost of approximately $85,000, demolish the buildings when vacant and landscape the area at the extra cost of $4,681.41 (plus the possibility of extra claims by the landscaping contractor should acquisition take longer than one year.)

Funds are available in the Georgia Viaduct Replacement account.

Subject to Council's consideration of these two alternatives, I RECOMMEND that:

(1) Council award a contract to Jeckway Landscaping Ltd. for Contract No. 3 - Site and Landscape Development of Georgia Viaduct Replacement.

(2) Council instruct the Consulting Engineers (Phillips, Barratt, Hillier, Jones and Partners) and the Corporation Counsel, in consultation with the City Engineer, to prepare contract documents, the contract price to reflect Council's choice of alternatives (a) or (b) above.

(3) Council authorize His Worship the Mayor and the City Clerk to sign the contract on behalf of the City."

Your Board submits the foregoing recommendations of the City Engineer for CONSIDERATION.

RECOMMENDATIONS:

5. Local Improvements: Pavements and Curbs
- Initiative Principle

First Step:

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs
- Rupert Street, W/S, Graveley Street to 2nd Avenue, and E/S 1st Avenue to 2nd Avenue.
- Knight Street, 41st Avenue to 49th Avenue.
- Knight Street, 49th Avenue to 57th Avenue.
- 49th Avenue, N/S, Oak Street to Elm Street and S/S, Oak Street to Marine Crescent.

/continued ..

Clause 5 Continued

The City's share of the project on Knight Street from 49th Avenue to 57th Avenue is available in the 1970 Capital Budget and for the remaining projects the City's share is available, subject to Council approval in the 1971 Capital Budget."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

" In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 28, 1971.

The estimated total cost of these improvements is $917,527.00 and the City's share of the cost is $743,281.00.

I have to report that the necessary financial arrangements can be made to carry out this work subject to Council approval of the 1971 Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that the reports of the City Engineer and Director of Finance be adopted.

6. Tender No. 37-70-13
- Motor Graders

The City Engineer and Purchasing Agent report as follows.

"On May 18, 1971, Council passed the following motion with respect to the Board of Administration report of May 14, 1971:

'That this clause be referred back to the Board of Administration with authority to negotiate for a second grader at a lower unit cost to reflect the purchase of two motor graders at this time, rather than just one, and a report be made back to Council on the whole matter.'

Accordingly, we discussed the matter with National Machinery Company Ltd. and they have stated, "We have checked with the manufacturer on this and while they have agreed to extend the same terms to us for the second unit, they are in no position to do any more".

However, the rate of exchange for the Canadian dollar has changed since the time of tendering, and they are prepared to pass the savings on to the City. There is also a small savings in shipping costs (if two machines are shipped at the same time) which they will allow.

SUMMARY

Price for 1 machine	$30,941.50	(as tendered)
Price for 2nd machine	$30,941.50	(no change)
Price for 2 machines	$61,883.00	
Less exchange rate allowance per machine - $227.80 -	455.60	
Less freight rate allowance per machine - $ 80.00 -	160.00	
NET TOTAL COST	$61,267.40	(30,633.70 each)

Federal sales tax is not included (City is exempt).

5% Provincial Sales Tax is extra.

Clause 6 Continued

While this reduction is not large, we believe that the greatest economy for the City would be achieved by accepting this bid. If we retender for two units, we might incur significant price increases which normally occur about mid-year. Furthermore, the graders to be replaced have reached a point where major maintenance may be required to keep them in service. The delays resulting from retendering would probably result in an overall cost increase to the City.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid to meet specifications offering a power shift transmission from National Machinery Co. Ltd. for two Huber Model F 1500 Motor Graders at a total price of $61,267.40 after allowances for exchange rate and shipping costs ($30,633.70 each including power shift), plus 5% Provincial tax and contract satisfactory to the Corporation Counsel.

Your Board RECOMMENDS the foregoing report of the City Engineer and Purchasing Agent be adopted.

7. Local Improvements
- Street Lighting on the Initiative Principle

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the Light Standard Projects and the Special Light Standard Projects shown on the attached schedule dated May 28, 1971, as local improvements.

Three Special Light Standard Projects are included to replace the inadequate and obsolete street lighting on several streets in the Shaughnessy and Kerrisdale areas.

On Standard Street Projects, it is the City's policy to limit the length of the street to be improved on any one project to one half mile because of the difficulty experienced by the owners in circulating a petition against an "Initiative Project".

The streets in the Special Light Standard Project, however, have been grouped to correspond as closely as possible with the existing street lighting circuits in order that all of the lights on one circuit can be removed as part of the same project. It would be impractical to retain a portion of a circuit.

This grouping of streets was used for the first three Special Light Standard Projects (Court of Revision, September 11, 1969 - Schedule No. 386), which were approximately the same size as the areas now being advanced. There were few complaints that the projects were too large.

The Special Light Standard Projects being advanced at this time affect approximately 4 miles of street in Area I, approximately 5 miles of street in Area II, and approximately 2 miles of street in Area III.

The City's share of these local improvements is available in the 1971 Basic Capital Budget."

/continued ..

Clause 7 Continued

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated May 28, 1971.

The estimated total cost of this improvement is $346,622.25, and the City's share of the cost is $132,778.90.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the project referred to in the attached list and RECOMMENDS that:

1. The report of the City Engineer and Director of Finance be adopted.

2. The City-owned parcel shown on the list attached to the detailed Second Step Report for this local improvement project be declared assessable.

FOR ADOPTION SEE PAGE(S) 6, 9

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Petition for Play Area:
East 34th Avenue at Sophia Street

The Director of Planning and Civic Development reports as follows:

"On March 22, 1971, His Worship the Mayor and Members of City Council received a letter from Mrs. Agnes Knoll, in which she asked that the property indicated on the attached plan be levelled and drained for use as a play area. Mrs. Knoll attached a petition signed by 22 persons in support of her request.

The area, adjacent to the Bodwell Substation facing onto 33rd Avenue, is owned by B. C. Hydro. Any request for draining and leveling of the property for play use should be directed to that Authority.

The site is well maintained, without accumulations of rubbish. Part of the site is below the grades of 34th Avenue and the lane and, though certain areas are wet, there were no large puddles of water on inspection. Residents in the area use the site as a short-cut, creating a footpath diagonally across the lands.

The general area from a park and playground point of view is served to some degree by Cartier Park three blocks to the south and by Riley Park four blocks to the West. Discussions with Park Board officials indicate that additional park or play areas in this vicinity are not a priority item in terms of their program.

It is suggested that Council may wish to receive the report and to direct that a copy be sent to Mrs. Knoll, pointing out that any request for leveling and draining of this site should be directed to the B. C. Hydro and Power Authority, who own the land."

Your Board submits this matter to Council for CONSIDERATION.

(Copies of Mrs. Knoll's letter and petition dated March 16, 1971, and a plan of the area are circulated for the information of Council.)

FOR ADOPTION SEE PAGE(S) 9

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Britannia:
Ad Hoc Sub-Committee

The Director of Planning and Civic Development reports as follows:

"The following letter dated May 11th, 1971 has been received from Mr. A. Patterson, Assistant Head of Business Administration, Board of School Trustees of School District No. 39 (Vancouver):

'I wish to advise that at the last meeting of the Joint School Board/Park Board Committee, held on April 28th, the following motion was passed:

"That the Park Board and School Board jointly approach the City to recommend that a special ad hoc Britannia Sub-committee be set up by the Planning & Development Committee of City Council, and to include a representative of the School Board and the Park Board, to which the Britannia Planning & Advisory Committee would report."

This motion received approval of the School Board at its meeting held on May 10th.'

On May 4, 1971 Council set up the Standing Committee on Social Planning and Community Development to deal with capital projects involving more than one Board.

The report approved by Council on May 18th on the appointment of consultants for the Britannia Community Services Centre included provision for liaison at the elected level through this newly constituted Standing Committee.

It is therefore RECOMMENDED that Council suggest to the School Board and the Park Board that as the Standing Committee on Social Planning and Community Development has been established, it appears that this would be an appropriate place to discuss projects such as the Britannia project and would ask for their concurrence."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

CONSIDERATION

2. 1st & Rupert Street:
Change Retail Store to Restaurant

City Council in March 16, 1971, considered a Board of Administration report dated March 12, 1971, regarding the submission by Mr. A. A. Saba of Cedarhurst Properties Ltd., of a letter dated January 22, 1971, to City Council requesting approval to expand an existing restaurant into an adjacent vacant rental space.

City Council resolved:

"THAT this clause of the report of the Board of Administration (Building and Planning matters), dated March 12, 1971, be referred back to the Director of Planning and Civic Development for further report "

cont'd . .

Clause #2 Continued

The Board of Administration report of March 12, 1971, was as follows:-

"Mr. A. A. Saba of Cedarhurst Properties Ltd., has submitted a letter dated January 22, 1971, to City Council requesting approval to expand an existing restaurant into an adjacent vacant rental space.

The building is located at the south west corner of East 1st Avenue and Rupert Street. The 126' x 129' site is zoned as a CD-1 Comprehensive Development District.

In May 1968, City Council after a Public Hearing passed a By-law to rezone this site to a CD-1 Comprehensive Development District to provide for a local shopping centre to provide for local retail convenience type uses as was requested by local residents.

The amending By-law provides that

'.....the only uses permitted within the said area and the only uses for which development permits will be issued are:-

1. Retail Establishments
   - Grocery Store
   - Bakery, retailing on premises
   - Drug Store.
2. Service Establishments
   - Barber or Beauty Shop
   - Cleaning and dyeing shop (collection delivery only)
   - Launderett or coin-operated dry cleaner
   - Restaurant (excluding drive-in)
   - Shoe repair shop.
3. Other local convenience commerical uses similar to the foregoing, subject to the approval of the Technical Planning Board.'

The plans of development as approved by the original development permit #45353 indicate six separate retail stores with the six units being used for beauty care, bakery, gorcery, beauty shop, drugs, and launderette.

In 1969 a request to extend a coffee shop - restaurant occupying one unit into a larger development occupying two units was referred by the Technical Planning Board to City Council. Questioned was the size of the proposed restaurant development being for a much larger area than for only the local nieghbourhood.

In addition to the Coffee Shop and Restaurant facilities the development known as 'Ray's Kitchen' also provides a food take-out and home delivery service.

Mr. A. A. Saba appeared before Council as a Delegation. City Council resolved that:

'Approval be given to the development of Units 1 and 2 for restaurant purposes, pursuant to application received;

FURTHER THAT in respect of Units 3, 5 and 6, such be retained for use in accordance with local neighbourhood shopping, as laid down re CD-1 Comprehensive Development District.'

In October 1970, a Development Permit Application No. 53693 to increase the restaurant size so as to occupy three of the six rental units was REFUSED by the Technical Planning Board as:

'The total restaurant area, as now proposed, is considered to be contrary to the amending By-law as approved by City Council in that the restaurant is larger in area than needed to serve local shopping district.'

cont'd . .

Clause #2 Continued

The requested expansion of the restaurant was considered at variance with the approval originally granted to the CD-1 Zoning in 1968 to provide local shopping facilities to serve the local residents.

The six units are at present occupied by: Cafe Restaurant (2 units), Vacant (1 unit), Grocery Store (1 unit), Hairdresser (1 unit), Clothing Store (1 unit)."

The report recommended that Mr. A. A. Saba's letter to City Council be received.

Council however referred the report back to the Director of Planning and Civic Development for further report.

The Director of Planning and Civic Development further reports as follows:

"The Building has a total floor area of 6,400 sq. ft. The restaurant when only in Unit 1 occupied 19.5% of the building (1253 sq. ft.). The restaurant in Units 1 and 2 occupies 39% of the building (2506 sq. ft.). The restaurnat development now requested in Units 1, 2 and 3 would occupy 53% of the building (3,386 sq. ft.).

It was the concern both of the Technical Planning Board and the Planning Department that only three of the six rental units should now be available to provide the local retail convenience as originally requested by local residents.

Further concerns are that:

1. The restaurant expansion - occupying three rental units - serves a much greater area than local residents, and so changes the concept of the development.

2. The development has only room on site for 13 off-street parking spaces to minimum by-law standards. These are in front of the building with restricted access from East 1st Avenue.

   The development, including the restaurant expansion, would meet the technical requirements of the Zoning and Development By-law regarding the number of spaces. However, for this type of restaurant operation there is need for a greater number of off-street parking spaces. In addition there is a 'take-out' food service for which no specific off-street parking spaces are available. It is difficult to reasonably

   Provide additional off-street parking in this vicinity having regard to available land and also the limited access from East 1st Avenue.

I would suggest that the existing CD-1 Zoning is still appropriate. The By-law restricts the permitted uses so as to implement the purpose of the CD-1 Zoning at this location. Rezoning to a C-1 or C-2 Commercial District would provide for other uses not appropriate at this particular location.

Summary:

As stated in the previous report of March 12, 1971, the Technical Planning Board had refused a Development Permit Application to increase the existing restaurant size so as to now occupy three of the six rental units in the building.

cont'd . .

Clause #2 Continued

However the report of March 12, 1971, was referred back to the Director of Planning and Civic Development by Council for further report. City Council may now wish to consider the following alternatives of dealing with Mr. A. Saba's request:

1. That the Technical Planning Board APPROVE a Development Permit Application, if filed to permit the requested expansion of the restaurant.

OR

2. That the Technical Planning Board APPROVE a Development Permit Application, if filed to permit the requested expansion of the restaurant for a limited initial period of two years only.

   Any further periods of limited consent could then be conditional upon the prior notification of surrounding property owners; the question of adequecy of numbers of off-street parking facilities; the need and demand at that time for local retail type shopping facilities to serve the local neighbourhood.

   That in considering either the foregoing (1) or (2) Council may wish to direct that the immediate surrounding property owners be first notified."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of City Council.

INFORMATION

3. Condition of House:
   1386 Burrard Street

The following is an extract from the Minutes of the City Council meeting of April 6, 1971:-

"Alderman Bird raised the matter of the condition of the house at the N/E corner of Pacific and Burrard Streets and asked consideration be given to Council action to obtain demolition.

Discussion followed regarding similar houses within the City and therefore it was instructed by the Deputy Mayor that the Board of Administration report to Council on this particular house and other similar buildings in the City which have been acquired by developers for future planning but in the meantime are not used, or are being occupied on a temporary basis; the Board of Administration to advise of appropriate action the Council might take in such cases."

The Director of Permits & Licenses reports as follows:-

"The subject building is two stories of frame construction and has been vacant for some time on the site bounded by Burrard, Drake, Hornby and Pacific Streets. The developer originally proposed to erect a hotel and allied commercial complex and all houses were demolished except 1386 Burrard which was left to be used as a construction field headquarters. The house is in sound structural condition and secure from unauthorized entry. Further progress on the development had been delayed and a request for a 120 day extension of the Development Permit was made and this was granted on May 26, 1971. There is no action which City officials can take at this time.

cont'd . .

Clause #3 Continued

Similar houses or buildings which a developer acquires for future planning are subject to all relevant bylaws. The City Building Inspector has the authority to order demolition but only if, in his opinion, a building is unsafe or a potential fire hazard and proper repair is not undertaken. When circumstances are warranted, City officials, and in particular the City Building Inspector, Medical Health Officer and the Fire Chief, either singly or together, may recommend to Council that a resolution under Section 324A of the Vancouver City Charter be passed. This section provides that:-

> 'The Council may, by resolution or by bylaw, declare any building, structure.....a nuisance or danger to the public safety or health.....order that the same shall be removed, pulled down.....or otherwise dealt with by the owner, agent, lessee or occupier thereof.....and within such time after the service of the order.....'

A developer who has obtained a Development Permit has one year before the permit becomes void and he may also apply for an extension of time which is generally granted. When the Building Permit is obtained, a 90 day time limit with the opportunity to apply for a further 90 days extension can take place before construction need commence.

In view of the foregoing, City officials would not take any action provided the building did not present a health or safety hazard and all bylaws were being met. Council may, however, declare such a building a nuisance under Section 324A and instruct their officials accordingly."

Your Board forwards the report of the Director of Permits and Licenses for the Council INFORMATION.

4. Block 42-52 Development:
Design of Proposed IBM Building

The Director of Planning and Civic Development reports as follows:

"At the Council meeting of April 11, 1971, the following instruction was minuted:

> 'Alderman Broome commented on the proposal to develop the IBM Building in similar architectural design to the Toronto Dominion Bank Building in the Pacific Centre project. The alderman enquired regarding City control in respect of design of this building, following which it was instructed that the Director of Planning and Civic Development report to Council within the next two weeks as to how the City can give effective consideration to this construction.'

The agreement, dated July 9, 1968, and made between the City, Fairview Corporation (British Columbia) Limited, Pacific Centre Limited and Cemp Holdings Ltd. incorporates two development permits permitting the development of the Block 42-52 complex. The development permit for Block 42 permits three tower elements, one of which may be a hotel or motel and the others offices, or all may be offices. Fairview proposes a tower (IBM Building) at the corner of Georgia and Granville Streets similar in design to that of the Toronto Dominion Tower on Block 52. At a later date Pacific proposes to construct a third tower to be located approximately at mid-block 42 on the Howe Street side. At the present time there are no plans for the hotel or motel.

cont'd . .

Clause #4 Continued

The plans accompanying the development permit for Block 42 indicate that the two towers will be approximately 30 storeys in height and of a similar design to that of the Toronto Dominion Tower on Block 52. The agreement provides that Fairview may make changes from the construction contemplated by the development plan so long as the provisions of the Block 42 limitations and uses are not contravened and construction is generally in accordance with the development plan. There is no indication that the Block 42 limitations and uses are being contravened; however, the agreement provides that the parties may agree to amend the Block 42 limitations and uses from time to time.

The Toronto Dominion Tower design was approved with external finishings of solar bronze glass and bronzed aluminum framing. While the present appearance is black from any distance, the developers and their architects feel that the lighting of the building and the installation of venetian blinds will substantially change the present dark appearance. It is understood that the lighting will be on in approximately three weeks' time.

If Council wished, the Director of Planning could negotiate with Fairview for a change in external treatment of the second tower. However, the developer is not sympathetic to any change; also, the Department feels that it would be advisable for the second tower to match the first, given that they are part of the same complex and of identical height.

However, the rest of the Block 42 development is still subject to design study by the developers, and it is expected that improvements over the original scheme may be brought forward in due course.

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

5. Four Seasons Hotel Development

The following is an extract from the Minutes of the Board of Parks and Public Recreation of the meeting of May 17, 1971:

"FOUR SEASONS HOTEL DEVELOPMENT

The City Clerk advised of the following extract and resolution of City Council of April 27, 1971:

.... The Council gave further consideration to the proposed Four Seasons Hotel development on property in the Coal Harbour area, pursuant to Council's instructions of March 30, 1971.

An historical review of the whole matter was submitted to Council by the Board of Administration by report dated April 23, 1971.

An explanation of the details involved was given by the Director of Planning and Civic Development; the Assistant City Engineer, Traffic and Transportation; and the Supervisor of Property & Insurance.

A full discussion was held and action was taken as noted hereunder.

cont'd . .

Board of Administration, June 4, 1971 . . . . . (BUILDING - 7)

Clause #5 Continued

Moved, THAT the matter of the Four Seasons Hotel Development be put to the owner electors as a question under Section 245 of the City Charter at the earliest time to ascertain whether the property should be acquired and the Corporation Counsel be instructed to advise on the form of the submission and on suitable wording of the submission. ....

Commissioner Puil reported on a special meeting of the Board held on Wednesday, May 12 to review the Board's position on the project and to consider whether or not they would back a plebiscite for some ten million dollars for purchase of the two waterfront blocks at the entrance to Stanley Park and whether or not Board members wished to approve of negotiations.

Commissioner Puil advised the Board passed the following resolution at the May 12 meeting:

...'That we reiterate our opposition to the proposed Four Seasons project as now planned and insist that the last waterfront block bounded by Chilco, Georgia and Gilford Streets be acquired by the City for public open space to protect the entrance to Stanley Park.'...

Board members discussed an independent appraisal that the City had requested on the property and agreed that rate-payers should be given a choice of voting for expropriation of the two blocks or just the one block adjacent to Stanley Park. Alderman Phillips agreed to transmit the Board's views to Council in this regard."

Your Board submits the above for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 10 & 11

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 4, 1971

RECOMMENDATIONS

1. Rental Review
Situated N/S Union St. between Gore Avenue and Main Street

The Supervisor of Property and Insurance reports as follows:

"Lot 23, Block 20, D.L. 181/196, situated N/S Union Street, between Gore Avenue and Main Street is leased through assignment to Peter Chow & Chow Produce Limited for a period of 15 years from May 1st, 1961 to April 30th 1976. The site is utilized for the purpose of parking, loading and unloading of goods to the lessee's operation on their adjoining lot to the East. In accordance with a 5-year review clause, a rental review has now been completed, with a recommended increase from $26.25 per month plus all taxes to $60.00 per month, plus all taxes. The lessees, Peter Chow & Chow Produce Limited have indicated their acceptance of the increase, to be effective May 1st, 1971.

RECOMMENDED that commencing May 1st, 1971, rental of Lot 23, Block 20, D.L. 181 & 196 be increased to $60.00 per month, plus all taxes as if levied."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Single Men's Hostel Site
466 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"Lot 14, Block 57, D.L. 196, 466 East Cordova Street is required for the proposed Hostel for Single Men, confirmed by City Council on January 19, 1971.

These premises comprise a 2-storey and basement frame dwelling with a main floor area of 1,116 sq. ft. and a second floor area of 924 sq. ft., erected in 1900 on a site 25' x 120', zoned M-2. This dwelling contains 9 rooms, 7 plumbing fixtures, has a patent shingle roof, siding exterior walls, concrete foundation, concrete basement and is heated by a hot air coal and wood furnace. The condition of this dwelling is average for age and type. The owners occupy 2 rooms on the main floor and rent out the remaining 6 units. One room on the second floor is used as a common kitchen.

Negotiations with the owners confirm that they are prepared to sell for the sum of $24,500.00 as of June 30, 1971, subject to the owners retaining rent-free possession of their main floor suite until September 30, 1971. This purchase includes some furnishings and the City is to collect the rent from the remaining six tenants from July 1, 1971.

Cont'd.....

Board of Administration, June 4, 1971 . . . . . (PROPERTIES - 2)

Clause 2 Cont'd.

The above price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $24,500.00 on the foregoing basis, chargeable to Code #531/1251."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition - Georgia Viaduct Replacement
818, 822 and 826 Main Street

The City Solicitor and Supervisor of Property & Insurance report as follows:

"Reference is made to Item 1, Property Matters, October 16, 1970 confirmed by Council October 20, 1970, authorizing the acquisition of Lots 3, 4 & 5, Block 21, D.L. 196, being 818, 822 and 826 Main Street, for the sum of $61,000.00.

This property was conveyed to the City, consolidated with adjoining parcels and now forms part of the Right-of-way for the Georgia Viaduct Replacement.

The owners had claimed $90,000.00 as representing the value to the owners but after further negotiations, the owners' agent had agreed to recommend a settlement in the sum of $61,000.00 to cover all elements of claim.

The owners were not prepared to accept the basis of settlement suggested by their agent, and advised that future negotiations be with their solicitor. There have been further negotiations with the solicitor, Mr. Graham C. MacKenzie of Braidwood. Nuttal. MacKenzie, Brewer & Co., and the City Solicitor. We now have a letter indicating that settlement can be accomplished for the sum of $64,000.00.

The City Solicitor and the Supervisor of Property & Insurance have reviewed the independent appraisals and the owners' compensable costs, such as appraisals, legal fees, frustration of the use of the property by members of the owners' family in the conduct of their business located nearby. They have come to the conclusion that while this appears to be the maximum which could be recommended for acceptance. arbitration proceedings might very well result in a cost to the City of an amount considerably in excess thereof.

RECOMMENDED that the City Solicitor and the Supervisor of Property & Insurance be authorized to settle the acquisition of the above property for the total sum of $64,000.00, chargeable to Code #172/1120."

Your Board

RECOMMENDS the foregoing recommendation of the City Solicitor and the Supervisor of Property and Insurance be adopted.

Cont'd....

4. Consent to Assignment of Lease
East of Ontario Street, North of 1st Avenue

The Corporation Counsel and the Supervisor of Property and Insurance report as follows:

"On July 9, 1968, the City granted a lease to City Construction Company Limited of Lot 4, Block E, D. L. 200A and Pt. of Parcel A, D.L. 2037, for a term of 28 years. The Lessee desires to assign this lease in accordance with the terms set forth in the form of assignment submitted by it.

The purpose of this assignment is to tie in with the sale of assets of Pentad Holdings Limited (formerly City Construction Company Limited) to City Construction Company Limited (formerly City Paving 1958 Limited) and the purchase by Ashland Oil Canada Limited, Columbia Bitulithic Division, of all shares of City Construction Company Limited.

Pentad Holdings Limited (successor to the Lessee) therefore requests the consent of the City to the said assignment in the form submitted by it to the new company to be known as City Construction Company Limited.

While the name of the City's Lessee is the same as that of the company which has taken over its assets, the corporate structure of the new company is changed from that of the original company and accordingly, approval of the assignment of the lease is required to protect the shareholders of the new company.

RECOMMENDED that consent be given to the assignment in a form satisfactory to the Corporation Counsel and the same to be executed by the Mayor and the City Clerk and the City Seal affixed thereto."

Your Board

RECOMMENDS that the foregoing recommendation of the Corporation Counsel and the Supervisor of Property and Insurance be adopted.

5. (a) Sales: Residential
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights, zone RS-1.

Cont'd....

Clause 5 Cont'd.

re: Lot 44, D.L. 339, Plan 13659
S/S 50th bet. Tyne & Toderick

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Frank Vnuk & Maria Vnuk	44	52.5' / 42.23' x 125.74' / 124.62	$14,000.00	City Terms @ 9%	

re: Lot 18, D.L. 339, Plan 13659
S/S 49th Ave. East of Tyne

Pritam Singh Rakhra & Rajinder Kaur Rakhra	18	43.5' / 39.15' x 120'	$12,700.00	City Terms @ 9%	Bulkhead Agreement 1' above lane. Public Utility Easement over S.10' of W 5' Plan LF5362

re: Lot 86, D.L. 339, Plan 13659
S/S 53rd bet. Tyne & Toderick

Reinhard Gogolin & Hilda Gogolin	86	59.97' / 59.98' x 110'	$14,500.00	City Terms @ 9%	

re: Lot 68, D.L. 339, Plan 13659
S/S 51st Ave. bet. Tyne & Toderick

Rudolf Hensel & Marlene Hensel	68	44.33' / 104.65 x 110.54' / 131.03	$14,500.00	City Terms @ 9%	

Clause 5 Cont'd.

(b) Sales: Residential
General

Recommended that the following offer to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot 4, Block 6, D.L. 314, Plan 14018
N/S 50th Avenue, East of Dunbar Street

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Ronald Gordon Semke & Myrtle Nancy Semke	4	Irregular 10,037 sq.ft.	$21,500.00	Cash	This lot known to contain peat and no guarantee given to soil stability.

(c) Sales: Commercial
General

RECOMMENDED that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot 2, Block 170, D.L. 264A, Plan 14017,
Situated S/W Corner 13th Avenue and
Commercial Drive. Zoning C-2, Commercial

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Perosa Realty and Insurance Agencies	2	101' x 122'	$56,500.00	City Terms @ 9%	Subject to a bulkhead agreement

CONSIDERATION

6. Request of the Crisis Intervention and Suicide Prevention Centre to Locate a Transient Information Kiosk on City Land Adjacent to the Exit to the 401 Freeway

The Supervisor of Property & Insurance reports as follows:

Cont'd....

Clause 6 Cont'd.

"A letter has been received from the Crisis Centre of Greater Vancouver advising that they have received a Government grant to staff and operate one of the 50 kiosks that are to operate throughout Canada for 3 months during the summer from June 15th to September 15th. The kiosks are to serve as information centres to give youthful incoming travellers/visitors some idea of what is available in Vancouver in regard to medical aid, accommodation, food, cultural and artistic activities and availability of different facilities etc.

It is their desire to erect a tent situated on City property located at Cassiar Street between Adanac and Napier Streets adjacent to the Provincial Government's offices. They have requested a 65' x 65' parcel of land on the basis of a nominal rental.

The City Building Inspector advises:

> "Section 2.6 of the Building By-law gives Council the power to permit the erection of a tent for a temporary period. In the event that such permission is granted by Council, the applicant must deposit with the City a bond of indemnity to guarantee the removal of the tent and the clean up of the site. In addition, provision must be made for means of egress, fire protection and sanitation. I would not be opposed to the erection of this tent providing the applicant meets all required conditions.
>
> The applicant must also satisfy the Medical Health Officer for clearance on sanitary arrangements, the Fire Warden's Office for clearance on fire protection matters and the Provincial Fire Marshal for clearance on exit provisions as required under the Fire Marshal Act. In addition, the applicant must get clearance under the terms of the Zoning By-law, this being a use which can be approved by the Technical Planning Board after it has been considered by the Town Planning Commission."

The Supervisor of Property and Insurance states that the site area should perhaps be expanded to 65' x 125' with the tent located in the back part of the lot with a small sign referring to its location, thus reducing its impact on the residential property situated across the street, as well as removing it reasonably far distant from the traffic flow. An economic rental for the site based on its present RS-1 Zoning would be $85.00 per month, and a bond in the amount of $100.00 is required as a guarantee that the land will be returned to a condition satisfactory to the Supervisor of Property and Insurance.

The Director of Social Planning advises that the proposal to locate an information kiosk is an extension of the present role of the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver and comprises an integral part of the program for the handling of transients entering the Vancouver area and as such endorses the proposal.

The request of the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver to erect a kiosk on City-owned land fronting on Cassiar Street between Adanac and Napier Streets, at a nominal rate for the three month period, commencing June 15th, is placed before Council for consideration."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for consideration.

Cont'd....

Clause 6 Cont'd.

If the Council are in favour of the application, it is suggested that it be approved subject to:

a) the conditions enumerated by the City Building Inspector;

b) a bond for the amount of $100 be provided as a guarantee that the land will be returned to a condition satisfactory to the Supervisor of Property and Insurance;

c) the necessary permits are obtained, including zoning; and

d) Council's determination as to whether an economic rent of $85.00 per month should be paid.

INFORMATION, CONSIDERATION AND RECOMMENDATION

7. Sale of City-owned Lots on 37th Avenue between Chester and Inverness Streets

The City Engineer and the Supervisor of Property and Insurance report as follows:

"On May 4th, 1971, the City advertised for sale ten corner lots situated on the North side of 37th Avenue between Chester and Inverness Streets. As most of these lots are presently being used by the owners of the abutting properties, abutting property owners were notified of the intended sale. As a result of this notification, Mrs. Helen Jorgensen of 5261 Somerville Street has written to His Worship the Mayor enclosing a petition for the "prevention of the sale" of these lots. Copies of the letter are circulated to Council members together with a sketch and photographs showing the area in question. The petition is on file in the City Clerk's Office.

The following information is presented for Council members so that they may have some knowledge of the background of this matter. The present width of 37th Avenue from Fraser to Culloden St. is 33'. The City, between the years 1920 and 1953, acquired, by tax sale and purchase, ten lots on the North side of 37th Avenue between Chester St. and Inverness Street. These lots which flank on 37th Avenue were placed on reserve pending the possible future widening of that Avenue. Until 1968, this portion of 37th Avenue was unpaved and complaints had been received by the Engineering Department from local residents respecting problems created by irregular parking of vehicles (there being inadequate delineation of the edge of the road surface) , with requests for the street to be paved and curbed. No requests for widening were received. At this time, the Engineering Department reviewed the situation with respect to widening 37th Avenue. It was determined that the widening of this portion of 37th Avenue, which has a jog at each end of the ten-block strip and therefore light traffic volume with little or no through traffic, did not warrant the cost involved in acquiring the additional 45% of the properties flanking on 37th Avenue which would be required, and which are privately owned and improved with homes.

Cont'd....

Clause 7 Cont'd.

(In addition to the acquisition of the privately-owned properties, it would be necessary now for the City to take into account the cost of removing and replacing overhead street lighting, fire hydrants, and curbs and gutters.)

Accordingly, the Engineer acceded to the requests of the local residents and portions of 37th Avenue were paved to a 24 ft. width in 1968 and 1969, and the lots in question were released for sale in December 1970. After establishing portions of the lots required by the City Engineer for lane purposes and corner cut-offs, they were advertised for sale on May 4th 1971, with tenders closing on May 25th 1971.

It has been the policy to advise those persons who have requested to be advised of the proposed sale of a particular lot. Our records show only three people who had made such a request with respect to these lots and they were advised and were given a copy of the advertisement. In addition, records showed garden permits had been taken out on three of the lots and the holders were notified in December 1970 that their permits would not be renewed and the lots would be advertised for sale in the Spring. An inspection of the area two or three weeks prior to advertising showed almost all the lots to be in use by the abutting property owner and improvements in the form of fences, hedges, clothes lines, swings etc. exist. Eight of the ten lots have been incorporated into the adjacent privately owned lot by a fence or hedge.

As the lots were being advertised for sale to the public, it was considered advisable to request the removal of the improvements and it was for this reason that the abutting property owners were notified that the lots were to be offered for sale. Letters advising of the intended sale and requesting removal of improvements were delivered by hand to the registered owners of the abutting lots. All letters were delivered by May 4th, the date of advertising.

Briefly, Mrs. Jorgensen gives the following reasons for requesting the lots be withdrawn from the market.

(1) There are many traffic accidents in the area and the narrow width of the street is hazardous.

(2) The lots are not full-sized building lots.

(3) The adjacent property owners had tried to buy the properties in the past.

(4) Insufficient time was given the abutting owners.

In answer to these reasons:

(1) The Engineering Department records show no complaints being received with respect to hazardous traffic conditions on this portion of 37th Avenue. The accident history is quite low, there being only 13 recorded accidents on this 9-block length of 37th Avenue in the past 5 years.

(2) The lots in question are 33' x 98' and 33' x 108', the same size as the developed abutting lots and lots in the general area and as such were released for sale by the Director of Planning.

(3) As stated previously, they were withheld from sale pending a decision on the possible widening of 37th Avenue and when they were released for sale, the abutting owners were notified.

(4) Holders of garden permits were notified in December 1970. All persons of whom we had a record of their interest were notified by May 4th 1971. Tenders closed May 25th 1971.

Cont'd....

Board of Administration, June 4, 1971 . . . . . (PROPERTIES - 9)

Clause 7 Cont'd.

With respect to the petition, 50% of the owners of property abutting the City's lots have not signed, and of the 28 properties represented, 5 abut the lots in question.

The estimated market value of the 10 lots is in excess of $100,000.00. In the event that a portion of each lot is used for widening, the value of the residual portion of the land would be extremely low.

Tenders for the City-owned lots were opened in the usual manner at a meeting of the Board of Administration held on May 25th 1971. There were a total of 18 offers received. Those offers which, under normal circumstances would be recommended for acceptance are as follows:

Name	Legal	Approx Size	Sales Price	Terms	Conditions
Morawsky, Hugo	Lot 18, Blk. 18, D.L.668/69/70	33' x 98'	$11,840	City Terms @ 9%	Nil
Brite Constr. Ltd.	Lot 19, Blk.16 D.L.668/69/70	33' x 98'	$11,100	City Terms @ 9%	Nil
Hugo Morawsky	Lot 18, Blk. 10 D.L.668/69/70	33' x 98'	$11,820	City Terms @ 9%	Nil
Krause Bros. Constr.	Lot 18,- Blk. 4 D.L.668/69/70	33' x 108'	$11,100	City Terms 9%	Subject to bulkhead agreement

The foregoing report is submitted for Council's information and consideration. In the event that Council approves the marketing of these lots it is recommended that the sales indicated as acceptable in the foregoing report be approved under the terms and conditions set down by City Council, being in each case the highest offer.

The Council is reminded that at its meeting of June 1, 1971, Council agreed to hear delegations on this matter at its meeting on June 8, 1971. The City Clerk has made these arrangements. Circulated for the information of Members of Council is a map and photographs taken of the subject lots.

Also circulated are copies of petitions and correspondence received on this matter.

FOR ADOPTION SEE PAGE(S) 12 & 17

Board of Administration, June 4, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Provincial Courts (Family Division)
Court Officers Uniforms

His Honour District Judge L. S. Eckardt has requested that while Family Division Courts are sitting, a uniformed Court Officer be in attendance at all times.

At the present moment, the staff complement is as follows:

1 Court Officer I
2 Summons Officers (acting as Court Officers while courts are in session)
1 Part-time Summons Officer.

These employees, to date, have been dressed in their own personal clothing to keep the atmosphere of the courts as informal as possible. Because there has been violence and threatening action against the Judge in recent months, it is felt that a uniformed officer being present will provide an atmosphere of restraint and lessen the possibility of further violence.

The cost of providing uniforms for the Court Officer and two Summons Officers in the initial instance will amount to approximately $624.00. The issue being as follows:

Quantity	Description	Cost Each	Total
1	Cap and badge	$ 9.00	$ 9.00
2	Ties	.55	1.10
4	Shirts	4.66	18.64
2	Tunics	57.04	114.08
2	Trousers	20.46	40.92
1 pair	Oxfords	14.28	14.28
			$198.02
		5% Sales Tax	9.98
			$208.00

Approximate cost for 3 Officers - $624.00

Renewal of original issue is to be based on proof of need, and budgeted for in the usual manner.

The Comptroller of Accounts advises that funds can be made available for this purpose from the Contingency Reserve.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union, who concurs with the recommendation.

Your Board RECOMMENDS that the sum of approximately $624.00 be transferred from the Contingency Reserve for the purchase of these uniforms.

2. Sinking Fund and Investment Matters - April, 1971

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of April, 1971.
(b) Summary of Securities held by the General and Capital Accounts as at April 30, 1971.

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in April, 1971					
Apr. 1	Royal Bank of Canada	Apr. 30/71	$ 1,002,582.19	$1,000,000.00	29	3.25
1	Toronto Dominion Bank	Apr. 30/71	1,002,582.19	1,000,000.00	29	3.25
2	Bank of Nova Scotia	Apr. 6/71	1,000,301.37	1,000,000.00	4	2.75
7	Bank of Nova Scotia	Apr. 16/71	2,001,479.45	2,000,000.00	9	3.00
8	Bank of Nova Scotia	Apr. 16/71	1,500,904.11	1,500,000.00	8	2.75
16	Bank of Nova Scotia	Apr. 30/71	1,001,319.45	1,000,000.00	14	3.44
19	Bank of Nova Scotia	Apr. 30/71	1,000,904.11	1,000,000.00	11	3.00
20	Toronto Dominion Bank	Apr. 30/71	1,000,936.99	1,000,000.00	10	3.42
21	Bank of British Columbia	Apr. 26/71	600,246.58	600,000.00	5	3.00
21	Toronto Dominion Bank	Apr. 27/71	700,287.67	700.000.00	6	2.50
22	Bank of Nova Scotia	Apr. 28/71	500,226.03	500,000.00	6	2.75
			$11,311,770.14	$11,300,000.00		
	Bank Deposit Receipts Purchased for Redemption in May, 1971					
Apr. 27	Toronto Dominion Bank	May 3/71	$ 400,197.26	$ 400,000.00	6	3.00
27	Toronto Dominion Bank	May 14/71	600,908.22	600,000.00	17	3.25
29	Toronto Dominion Bank	May 14/71	1,702,270.55	1,700,000.00	15	3.25
30	Toronto Dominion Bank	May 11/71	600,542.47	600,000.00	11	3.00
30	Toronto Dominion Bank	May 17/71	400,558.90	400,000.00	17	3.00
			$3,704,477.40	$3,700,000.00		

****

SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Apr. 1	City of Vancouver 6%	June 15/80	$ 50,000.00	$87.50	43,750.00	9/2	7.94
1	City of Vancouver 5%	May 1/78	50,000.00	84.25	42,125.00	7/1	7.95
			$100,000.00		$85,875.00		

****

CEMETERY PERPETUAL CARE TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Apr. 2	City of Vancouver 9¼%	Sept. 1/86	$1,000.00	$106.38	$1,063.80	15/5	8.50
2	City of Vancouver 9¼%	Sept. 1/88	2,000.00	106.75	2,135.00	17/5	8.50
2	City of Vancouver 9¼%	Sept. 1/89	1,000.00	106.92	1,069.20	18/5	8.50
2	Greater Van. Reg. Dist. 9½	May 1/90	2,000.00	109.37	2,187.40	19/1	8.50
			$6,000.00		$6,455.40		

. . . Cont'd.

Clause No. 2 (Cont'd.)

(b) GENERAL AND CAPITAL

Summary of Securities Held as at April 30, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt due 1971	$3,704,477.40	$3,700,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for **April**, 1971 be confirmed.

3. Purchase of Outside Services (POSER)
Fraserview Library Community Survey

The Director of Social Planning/Community Development reports as follows:

"In compliance with Council's resolution of April 20, 1971, that 'Purchase of Outside Services' by the Department are subject to Council's prior approval, the following request for funds is submitted.

Background

The Vancouver Library in co-operation with citizens of Fraserview community has conducted a survey of the area in order to:

- publicize the advent of the new Fraserview Library;
- collect data helpful in the selection of books geared to local interest;
- involve Fraserview residents in programs to be developed by the library.

The staff person employed by the Vancouver Public Library has fulfilled the Terms of the Survey and the Library's $1,400 budget for the survey has been expended.

In addition to the mere collection of information, the survey generated citizen interest in a number of related community questions. For example, how can housebound elderly people utilize the library's services, the need for summer programs involving children's story-telling hours, how best to provide a complementary mobile library service.

The Fraserview Library Survey has demonstrated the ability of different organizations and interest groups to work together on an important community project. The community development worker in Fraserview played a key role in this liaison between organizations, citizens and professional field staff from various disciplines.

In order to successfully exploit the community interest that has been generated a follow through program is underway and should be continued until fulltime library staff are employed in early August. The library itself has no additional funds for this purpose. The amount required is $700 to cover the salary of one person.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Recommendation:

That $700 be approved to allow the Library's survey staff person to continue working in the Fraserview community for the months of June and July, 1971. Funds are available from Purchase of Outside Services Account Number 7801/15."

Your Board **RECOMMENDS** the foregoing recommendation of the Director of Social Planning/Community Development be approved.

(Copies of Council's Resolution dated April 20, 1971, are circulated for information.)

CONSIDERATION

4. Proposed Study of Property Tax Structure

Under date of May 21, 1971, the Vancouver Central Council of Ratepayers has advised of the following resolution which was passed at its meeting held May 20, 1971:

"We urgently request that a committee be struck immediately, for the purpose of a study into the property tax structure within the City with the following objectives.

(a) To hear and assess presentations of interested groups dealing with this question.

(b) To formulate a plan for the revision of the tax structure with emphasis on tax relief for low and fixed income groups.

(c) The committee prepare a brief to be presented to the Private Bills Committee of the Provincial Legislature at opening session of 1972 -- concerning any Charter Amendments required to implement such revision of the tax structure."

Your Board submits the foregoing for the CONSIDERATION of Council.

5. Amchitka Island Nuclear Tests

A letter has been received from "Amchitka 2" asking for Council approval of a proposed resolution submitted by the organization concerning the proposed nuclear testing on Amchitka Island.

Your Board submits the matter for the CONSIDERATION of Council.

(Copies of the communication from Amchitka 2, together with the resolution, are circulated for the information of Council.)

6. Hospitality - The International Association of Auditorium Managers' Convention

The Convention of The International Association of Auditorium Managers will be held in Vancouver from July 25 to 29, 1971, with some 400 Managers from all parts of Canada and the United States in attendance. Including delegates' wives and trade show exhibitors, the total attendance will doubtless exceed 800 persons.

While it is usual in other centres for the host city to give a luncheon or dinner, it is deemed more appropriate to request a grant of $800 towards the cost of food and refreshments to be served at the opening of the Industry Trade Show held in conjunction with the Convention.

The selection of Vancouver as the 1971 Convention site out of the dozens of other cities on the continent is of considerable economic advantage to our City. The Theatre Manager is anxious to extend to the delegates a most cordial Vancouver welcome.

Your Board notes that Council has dealt with similar requests as follows:

May 1968 -	Town Planning Commission Grant re National Planning Post - Conference.	- $1,500 Approved.
Feb. 1968 -	Canadian Public Health Association Sponsoring Luncheon re Annual Convention.	- Not Approved.
Jan. 1968 -	Canadian Building Officials Assoc. & Building Inspectors Association Costs towards Conference banquet & registration fees.	- $160 for fees and $500 towards banquet approved.

Your Board submits this matter for Council CONSIDERATION.

7. Flooding of Skagit Valley

A letter has been received from the ROSS Committee, which was founded to prevent the flooding of Skagit Valley.

The organization has asked the City of Vancouver join with the Committee's members in protesting the flooding of the Skagit by sending the Committee a letter stating opposition to the flooding. It is intended that the ROSS Committee would then present such letter to the International Joint Commission on Boundary Waters.

The ROSS Committee has attached a copy of a resolution passed by the Lower Mainland Parks Advisory Association opposing the flooding.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the ROSS Committee letter and resolution are circulated for the information of Council.)

INFORMATION

8. Taxation Based on 100% Value of Land and Improvements

Your Board has received the following report from the Director of Finance:

"On May 18, 1971 Council passed the following resolution --

> 'THAT the City Council obtain a report from the Board of Administration on the effect of taxes based on 100% of land value and 100% of the value of improvements.'

Changing the percentage of improvements taxed (or land) is one means of changing the incidence of taxation. Council used this means in 1969 when the percentage of improvements taxed for general purposes was increased from 50% to 75%. Section 374 of the Vancouver Charter imposes an upper limit of 75% on the percentage of improvements that can be taxed for general purposes.

The reason that shifts in the incidence of taxation can be achieved by changing the percentage of improvements taxed occurs by virtue of the different ratios of land to improvements applying to different categories of property. For example, single family residences have a current average ratio of land value to improvement value of 1 (Land) to 0.8 (Improvements) whereas apartment buildings have a current average ratio of land value to improvement value of 1 (Land) to 3.1 (Improvements).

General Purposes Taxes in 1971

The following table shows the percentage share of general purposes taxes levied on each category in 1971 and what the percentage share would have been if improvements were taxed at 100%.

Table 1 - 1971 General Purposes Taxes

Percentage Share of Total General Taxes by Category of Property

Category of Property	Percentage Share Using Taxes Calculated on 100% of Land + 75% of Improvements (Actual 1971 Levy)	Percentage Share Using Taxes Calculated on 100% of Land + 100% of Improvements	Approximate Percentage Increase or Decrease in Taxes Paid by the Category of Prop.
Vacant Land	1.7%	1.4%	17½% decrease
Residential			
Single family residential	44.6	43.3	3% decrease
Duplex & Equivalent	2.8	2.7	3½% decrease
Conversions	2.4	2.4	
Combined with Commercial	.6	.6	
Miscellaneous	.1	.1	
Apartments	15.0	15.9	6% increase
Commercial	23.7	24.1	1½% increase
Industrial	9.1	9.5	4½% increase

The table shows that the maximum benefit is realized by vacant land. Single family residential and duplexes also benefit. Apartments suffer the maximum disadvantage, followed by industrial and commercial in that order.

The result of increasing the taxation on improvements is to decrease the taxation on land, which explains why vacant land receives the maximum benefit. Apartments have the highest average improvement to land ratio and therefore suffer the maximum disadvantage.

It should be noted that the above statements refer to the average property in the categories. While one finds that the single family residential properties are heavily clustered around the average, the same does not apply to the apartment and commercial properties. Table 1 shows the apartment category receiving a 6% increase in its general tax load. In point of fact the older, smaller apartment properties might actually receive a slight reduction in taxes, while the newer high rise towers would certainly receive an increase greater than 6% in their

. . . Cont'd.

Clause No. 8 (Cont'd.)

tax load. Exactly the same reasoning applies to commercial properties.

To show the effect on the average single family residence the following table illustrates the 1971 general purposes taxes that would be paid by the average single family residence at varying levels of improvement taxation.

Table 2 - Average Single Family Residence

Taxes Calculated on	What the 1971 General Purpose Taxes Would be on Average Single Family Residence
100% land + 50% improvements	$ 282 (applicable prior to 1969)
100% land + 75% improvements	$ 270 (1971 actual)
100% land + 100% improvements	$ 262 (current Council inquiry)

Legal Consideration

To increase the percentage of improvements taxed to a level beyond the present 75% would require a Charter amendment.

School Taxes

The City has no control over the percentage of improvements taxed for school purposes. The Public Schools Act (Sec. 198) sets the percentage of improvements taxable for school purposes at 75%. The Assessment Equalization Act also refers to the 75% level, in determining the distribution of school grants by the Province.

However, for the information of Council, the following table presents for school taxes the information that Table 1 presented for general purposes taxes.

Table 3 - 1971 School Purposes Taxes

Percentage Share of Total School Taxes by Category of Property

Category of Property	Percentage Share Using Taxes Calculated on 100% of Land + 75% of Improvements (Actual 1971 Levy)	Percentage Share Using Taxes Calculated on 100% of Land + 100% of Improvements	Approximate Percentage Increase or Decrease in Taxes Paid by the Category of Property
Vacant Land	1.5%	1.2%	20% decrease
Residential			
Single family residential	40.0	38.3	4¼% decrease
Duplex & Equivalent	2.5	2.4	4% decrease
Conversions	2.1	2.0	
Combined with Commercial	.5	.5	
Miscellaneous	.1	.1	
Apartments	13.5	14.1	4½% increase
Commercial	21.1	21.2	½ % increase
Industrial	8.2	8.4	2½% increase
B.C. Hydro	.7	.7	
Machinery & Equipment			
Commercial & Industrial	5.3	6.0	13% increase
B.C. Tel., etc.	2.2	2.5	13½% increase
B.C. Hydro	2.3	2.6	13% increase

Note: Table 3 differs from Table 1 in that B.C. Hydro land and improvements are taxable for school purposes, as is commercial and industrial machinery and equipment."

Your Board submits the above report of the Director of Finance for Council information.

RECOMMENDATION AND CONSIDERATION

9. Tender No. 12-71-10 - For the Supply of Policemen's and Firemen's Caps

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the supply of Policemen's and Firemen's Caps were opened by your Board on May 10, 1971, and referred to the Chief Constable, Fire Chief and Purchasing Agent for report.

Funds for all purchases are provided in the annual revenue budget.

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

This report recommends in the case of Firemen's Caps, but Policemen's Caps are being submitted for Council consideration because both local preference and Union Status are involved.

RECOMMENDATION (Firemen's Caps)

We RECOMMEND acceptance of the low bid which was submitted by Western Cap and Garment Ltd. in the amount of $4,636, plus 5% Provincial Sales Tax, for Firemen's Caps, which will be made by union labour in Vancouver, subject to contract satisfactory to the Corporation Counsel.

COUNCIL CONSIDERATION (Policemen's Caps)

Bid No. 1 - was submitted by Stokes Cap & Regalia Ltd. at a price of $1,912.50. This bid is not acceptable because it does not meet the style or construction specifications.

Bid No. 2 - also submitted by Stokes Cap & Regalia Ltd. at a price of $2,240.50 for caps made by non-union labour in Ontario.

Bid No. 3 - was submitted by Western Cap & Garment Ltd. at a price of $2,448. This bid has 50% local content so a 5% local content allowance must be made, and this brings the price, for the purpose of comparing bids, down to $2,367.30. These caps are made by union labour in Vancouver, and the local content adjusted price is $126.80 or approximately 5% higher than Bid No. 2.

Both Bids No. 2 and 3 meet specifications and are acceptable, but the Chief Constable has a slight preference for the appearance of the caps offered in Bid No. 2.

When Council has made the award contract/s will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent for FIREMEN'S CAPS be approved, and submits the foregoing report regarding POLICEMEN'S CAPS for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 1516

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MAY 28, 1971

RECOMMENDATIONS

1. Salary and Classification Review - One Position, Building Service Worker and Stationary Engineer, Department of Permits and Licenses.

The Director of Personnel Services reports as follows:

"The three positions of Stationary Engineer I, Stationary Engineer II and Building Service Worker and Stationary Engineer in the Permits and Licenses Department were reviewed early in 1970 and reported on to Council on May 5th, 1970 with the provision for further consideration in the fall of 1970. This further review was to be conducted in order to ascertain if the operation of the air conditioning equipment in the East Wing would have a substantial effect on the work and responsibilities of the incumbents of these positions, and this matter will be reported on separately at a later date to the Board of Administration.

In the meantime, however, this review brought to light certain changes in the work of the position of Building Service Worker and Stationary Engineer, occupied by W. Marquart. I note that prior to 1970, the incumbent spent somewhat over one half of his time operating the heating plant in the City Hall and the remainder performing normal janitorial duties. With the addition of the East Wing, however, the heating plant has had to be operated longer periods during the winter months, and also was operated all through the summer of 1970 as it was found necessary to supply heat to the first floor of the East Wing. As a result of this, Mr. Marquart's time spent operating the heating plant has increased to about 90% of his working hours. Consequently, I recommend that this position be temporarily reclassified as Stationary Engineer I, Pay Grade 17 (552-660) effective June 1st, 1970 and to continue through to December 31st, 1971 as the situation is expected to continue all through this year. As it is my understanding that certain changes in the City Hall heating system are being proposed, I will again conduct a review of this position at the end of 1971 to assess the effects of possible changes in the work.

The Comptroller of Accounts advises that the additional funds for this proposal estimated at $600. for 1970 and 1971, and including fringe benefits are available within the departmental budget.

The Director of Inspections and the Business Manager of the Municipal and Regional Employees Union both concur with this recommendation.

This report was not presented to Council at an earlier date due to delays in acquiring the necessary approvals and, due to the fact that I was not immediately aware of the changes that occurred in the position."

. . . Cont'd.

Clause No. 1 (Cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
W. Marquart	Building Service Worker and Stationary Engineer P.G. 16 ($527-631)	Stationary Engineer I P.G. 17($552-660)	June 1/70 to Dec. 31/71

YOUR BOARD

RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted

FOR ADOPTION SEE PAGE(S) 16

MINUTES MAY 26, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room on Wednesday, May 26, 1971, at approximately 3:00 P.M.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Superintendent Oliver, City Police Department
Mr. R. C. Boyes, Assistant City Engineer
Mr. J. S. Stearman, Board of School Trustees

ALSO PRESENT: Mr. J. M. Thornton, Vancouver Traffic and Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held April 5, 1971, were adopted.

1. Off-Street Parking as Part of the Rental of a Suite

At the last meeting of the Commission, the Corporation Counsel submitted a report dealing with the question of including the provision of off-street parking as part of the rental of a suite in new apartment developments, and to investigate the retroactive features of the problem. The Commission tabled the matter at that time as the Chairman was on leave of absence.

In a report dated March 24, 1971, the Corporation Council reported as follows:

"At present our powers in respect to off-street parking are limited to those contained in section 306(r) of the Charter. This section provides that in the construction of any building, suitable provision shall be made off-street to accommodate such number of motor vehicles as Council may by by-law prescribe. It is immediately apparent that this power is not sufficient to enable us to demand that an off-street parking stall shall be included in the rental of a suite, nor are there any retroactive powers in this section. It is possible of course to request the Legislature to grant us such powers, but before any such course of action is undertaken the following matters should be carefully considered.

The only practical and equitable method of achieving the desired end would be to require that in the construction of apartment buildings in any zoning classification, at least one off-street parking stall must be constructed for each suite. This might be more than is required in many areas, and perhaps the City Planner could report further on the ramifications of such a policy. Assuming that this were done, it would seem logical that we then acquire power to provide that an owner cannot make any additional charge for the parking stall, and that the use of the stall is automatically included with the rental of a suite.

It is reasonable to assume that the owner will attempt to recover, where possible, the cost of providing this parking

/continued...

Clause 1 continued

space with an enhanced rent. This raises problems for the substantial number of tenants who have no automobile. Furthermore, it does not provide a solution to the problem that even people with off-street parking space will park on the street if the street parking is more convenient. The only effective remedy is complete restriction of parking, which then affects residents in houses, visitors, etc. and is not really a solution to the immediate problem. In addition it is difficult to envisage how any such regulation could be policed. If the tenant had no automobile and was prepared to give up his right to the parking stall in return for a reduction of rent, it is unlikely that there would ever be any complaints, and in the absence of complaints it is unlikely that violations of the by-law would become known.

Whether or not we were successful in pursuading the Provincial Government to give us retroactive powers in this regard, the problem still remains that most existing apartment blocks do not have enough off-street parking to give each suite one stall. The question then would be, how is the owner to allocate the existing parking stalls. In addition this would seem to give an unfair advantage to the owners of the apartments that have no off-street parking at all.

I have discussed this matter with the City Engineer and he has pointed out that although this matter was raised in connection with Killarney Gardens, the real problem created by the lack of, or non-use of, parking exists in the West End. The West End problem was thoroughly canvassed in the Board of Administration report dated July 27, 1970 to the Standing Committee on Planning and Development. For your convenience, I have attached a copy of this report, and I would bring to your attention particularly pages 2, 3 and 4.

In summary, the City does not now have the power to require an owner to provide parking with the rental of a suite. It is unlikely that if we requested such a power, that it could be made retroactive, since it could not apply to buildings with no off-street parking, and it is difficult to suggest an equitable solution for those buildings with some, but overall an insufficient amount of parking. Furthermore, even if all apartments, new and old, had one parking stall for each suite, this proposal does not afford a solution to the enforcement problem, (i.e. how to make people use them), and has the disadvantage of being somewhat inequitable in respect of those who do not own automobiles."

After due consideration, it was

RECOMMENDED that the report of the Corporation Counsel dated March 24, 1971, be received.

2. Replacement of Traffic Control Signal
Kingsway and Clark Drive

At a meeting of the Commission on April 20, 1971, the City Engineer submitted a report dated March 19, 1971, and representatives of the Kingcrest Merchants were present as delegations. The Merchants were objecting to the change in the traffic control signal at the intersection of Clark Drive and Kingsway from a standard signal control to a pedestrian actuated control. At that meeting, it was recommended:

/continued...

Clause 2 continued

(a) that the City Engineer report back on the relationship between the signals at Clark and Knight Street on Kingsway compared to the signals at Wessex and Joyce Street on Kingsway;

(b) that the City Engineer report on the date of the paving planned for Clark Drive;

(c) that the City Engineer arrange for further traffic checks and observations of this corner;

(d) that Superintendent Oliver report back on the accident picture at this intersection, i.e. six months before the installation of the pedestrian actuated signal to date.

The City Engineer in a report dated May 18, 1971, discussed recommendations (a) to (c) quoted above, and advised as follows:

(a) The signal at Clark Drive is interconnected to the adjacent signal at Knight Street so as to reduce interruptions to Kingsway traffic. Since the lights are synchronized to allow the major portion of the Kingsway vehicle platoons to pass, pedestrians may experience some delay after actuating the signal before they receive a "Walk" indication.

The signal at Wessex Street, on the other hand, is not interconnected to the adjacent signals to the east or west, and therefore pedestrians may receive a "Walk" indication with less delay after actuating the signal.

(b) The paving of Clark Drive north of Kingsway has been approved and the contractor is expected to commence work on this street in the latter part of June of this year.

(c) Further observations of traffic conditions at this intersection have been made. We did not observe any particular difficulty associated with the acute angle of intersection of these two streets, which intersect at approximately 55°, rather than the usual 90°.

With respect to recommendation (d), Superintendent Oliver submitted a report dated April 16, 1971. He advised that as the signal has only been installed for a period of five months, his report would be based on a five-month period rather than the requested six-month period. The accident picture is set out in his report as follows:

MOTOR VEHICLE ACCIDENT COMPARISON.
CLARK & KINGSWAY.

Date.	Time.	Location	Type of Collision.	Alleged Cause.	Injuries.
October 27th, 1969 - March 27th, 1970					
Jan 22/70	18:00	Intersection	Sideswipe	Cutting in.	
Feb 1/70	12:15	"	Angle	Ignore traffic signal.	

/continued...

Official Traffic Commission May 26, 1971

Clause 2 continued

Date.	Time.	Location	Type of Collision	Alleged Cause.	Injuries.
Clark & Kingsway contd.					
May 26/70-Oct. 26/70					
Jul 6/70	15:20	Intersection	Rear End.	Tailgating	
Jul 7/70	16:00	"	" "	Drinking	2
Jul 29/70	16:15	"	" "	Tailgating	
October 27th, 1970 - March 27th, 1971					
Oct 30/70	16:30	Intersection	Rear End	Tailgating	
Nov 24/70	20:30	"	Rear End	Tailgating	
Dec 29/70	17:00	"	Angle	Ignore Traffic Signal.	
Jan 2/71	13:30	Leaving intersection.	Sideswipe	Right of Way.	
Jan 11/71	15:20	Intersection	Rear End	Tailgating.	

INVERNESS & KINGSWAY.

October 27th, 1969 - March 27th, 1970					
Dec 3/69	14:30	Intersection	Angle	Disobey Stop Sign.	
Jan 30/70	20:30	"	Pedestrian	Careless Driving	1
Feb 13/70	9:30	"	Rear End	Tailgating	
Mar 3/70	8:45	"	Sideswipe	Cutting In	
May 26th, 1970 - October 26th, 1970.					
NIL					
October 27th, 1970 - March 27th, 1971					
Dec 24/70	14.25	Intersection	Rear End	Tailgating	1
Dec 24/70	16:10	"	Rear End	Tailgating	2
Feb 28/71	18:15	"	Rear End	Tailgating	

The Commission discussed the Merchants' request and as it was felt that it would be desirable to have the accident picture over a period of one year before making a final decision, it was, therefore,

RECOMMENDED that the reports of the City Engineer dated May 18, 1971, and Superintendent Oliver's report dated April 16, 1971, be received, and that a letter of explanation be forwarded to the petitioners,

AND FURTHER RECOMMENDED that Superintendent Oliver be requested to report again to the Official Traffic Commission on the traffic accident picture at a meeting subsequent to October 27, 1971.

3. Playground Signing on Nanaimo Street from 41st Avenue to 45th Avenue

At a meeting of the Official Traffic Commission on March 1, 1971, a request for a reduced speed zone on Nanaimo Street from 41st Avenue to 45th Avenue was considered. At that time, the City Engineer recommended:

(a) a 20 m.p.h. playground speed zone not be installed as requested;

(b) the matter of speeds be referred to the Police for their attention.

At that meeting, the Commission recommended the report of the City Engineer dated February 18, 1971, be adopted subject to the Engineering Department reviewing the area to determine whether or not playground warning signs are warranted.

Under date of March 2, 1971, Superintendent Oliver advised that a radar survey had been made on Nanaimo Street from 41st to 45th Avenues on February 22, 23 and 24 at various times of the day. During the morning and afternoon rush periods, there was an average of 45 vehicles per hour using the street. All speeds indicated were within the 30 m.p.h. speed limit.

The City Engineer submitted a report to the Commission dated May 11, 1971, and in explanation, Mr. Boyes advised there is a small community hall on the northeast corner of 45th and Nanaimo which provides:

(a) day care for elementary school children from 3:00 to 5:00 p.m. each day;

(b) Teen Club from 6:30 p.m. to 9:30 p.m. on Tuesdays and Thursdays and from 6:30 p.m. to 12:00 p.m. on Saturday;

(c) Sunday Bible School from 2:00 p.m. to 3:00 p.m.

Observations indicate that this hall has an estimated maximum capacity of 60 children, with the usual attendance being 20. Most children make orderly crossings of Nanaimo at 45th Avenue using the unmarked crosswalks. He stated that the operation of this activity hall is comparable to many other small Scout halls, community and lodge halls and private kindergartens throughout the City for which playground regulations are not established. As the activity at this hall seems to be minor and confined to the intersection of 45th and Nanaimo and most crossings are orderly and legal, the City Engineer recommended that playground warning signs not be installed for Nanaimo from 41st to 45th Avenues, as requested.

After due consideration, it was

RECOMMENDED that the City Engineer's report dated May 11, 1971, dealing with playground signing on Nanaimo Street from 41st to 45th Avenues, be adopted.

4. Conversion of Pedestrian Signal Heads from Legend to Symbol Message

In a report dated April 15, 1971, the City Engineer advised that in October 1967, the Council of Uniform Traffic Control Devices for Canada adopted the use of a symbol type message as a National standard for Pedestrian Head Lenses at signalized intersections. At the present time, all our lenses are of the old legend type

/continued...

Clause 4 continued

("Walk" and "Don't Walk").

City Council, several years ago, approved in principle the conversion of all existing signing to the new symbol type signing and the Provincial Government is installing this type of lense on new installations and the remainder are being changed over on a normal maintenance basis. Surrounding municipalities are also considering changeover for the signals which they maintain.

The City Engineer stated in his report that a purchase order has recently been placed for symbol type lenses to be installed at those locations where pedestrian refinement is being installed in accordance with the recommendations of the report entitled "Existing Downtown Transit Operations - 1970". It is also proposed to use these new lenses in all future signal installations and to change over the remainder of the existing intersections on a three-year programme. The first year's programme will require approximately 396 lenses, the cost of which is estimated at $3,750. The programme for the following two years is estimated at $4,000 each year, plus any increases in labour or material which would occur in those years. The City Engineer recommended that a sum in the amount of $3,750 be allocated from the Traffic Control Reserve Fund to cover this year's portion of the programme.

Mr. Boyes explained the foregoing report and exhibited the type of new lenses proposed.

It was

RECOMMENDED that the report of the City Engineer dated April 15, 1971, be adopted.

5. 800 and 900 Blocks Granville Street - Mid-Block Pedestrian Crossings

In a communication dated February 24, 1971, Mr. Jack G. Sweeney of Sweeney Cooperage Limited advised that, in his opinion, the mid-block traffic control signals on Granville Street in the 800 and 900 Blocks are a real menace for both motorists and pedestrians. His protest was based on the following reasons:

(a) The controls, situated in mid-block, are not consistent with the pattern of all other traffic signals in Vancouver. The average motorist is therefore unaware of their existence until he is almost upon them.

(b) In a glaring sun, or in the psychedelic maze of neon colour which floods Granville Street at night, the controls are not only unexpected, they are virtually invisible.

(c) Motorists have come to expect traffic signals at many, many intersections in Vancouver, and are on the lookout for them.

Mid-block signals, however, are another matter, and are a menace not only to lifelong Vancouver motorists, but to the thousands of out-of-towners.

At a meeting of the Vancouver City Council on April 6, 1971, Alderman Sweeney requested the City Engineer report on the success or otherwise of the operation of the mid-block lights in the Theatre Row, Granville Street area.

/continued...

Clause 5 continued

Under date of May 17, 1971, the City Engineer advised that the Engineering Department shares the concern expressed by Messrs. Sweeney and were reluctant to endorse these signals when they were proposed as part of the Theatre Row beautification project in 1968. The Department was also concerned about the anticipated delay to vehicular traffic that would result from heavy pedestrian usage. However, the records indicate that the accident experience at these installations is not serious. There have been two pedestrians injured and three rear-end collisions in the 800 Block and no report of accidents in the 900 Block. These crossings have not been used as frequently as was originally anticipated.

He further advised the signal heads are mounted with standard sized "backboards" and it is felt that these provide adequate target value and contrast with the surrounding commercial light. By interconnecting these mid-block signals with the intersection signals along this portion of Granville Street, it has been possible to obtain a reasonable degree of traffic progression on the north/south traffic flow. The experience to date indicates that the two existing mid-block signals have not presented difficulties and, in view of this, there does not appear to be justification for removing these signals.

However, the City Engineer pointed out that there are other locations where similar mid-block signals have been requested and their installation is not in all cases appropriate, especially on streets carrying heavier traffic volumes or having higher speeds or where the sidewalk activity is not so intense.

Mr. Boyes reviewed the above report for the Commission's information and after due consideration, it was

RECOMMENDED that the report of the City Engineer dated May 17, 1971, be received and that a copy be forwarded to Mr. Jack G. Sweeney and to Alderman Sweeney.

6. Request for Marked Crosswalk on Rupert Street at 5th Avenue

In a communication dated February 19, 1971, Mr. L. W. Linnett, Secretary of the Beulah Garden Homes Society, requested that a marked pedestrian crosswalk be placed across Rupert Street at the south crosswalk of 5th Avenue. He stated that at this location, there is a senior citizens' housing development on both sides of the 3300 Block and there are approximately 190 tenants resident on the property.

In a report dated May 18, 1971, the City Engineer advised that the Beulah Gardens Homes are located on the east side of Rupert Street from 4th to 5th Avenues. Residents who wish to take a south-bound bus walk along the east sidewalk of Rupert Street, cross at 5th Avenue and take the bus from the far side stop. The south crosswalk at 5th and Rupert is currently marked and signed as a playground "Stop When Occupied" crosswalk from May to October each year.

The accident history from 1961 for 5th and Rupert, although moderate, includes two accidents involving pedestrians and three rear-end collisions. Rupert Street is a well used, major street with one lane in each direction at this location. Traffic is relatively heavy on most days and particularly so during Exhibition Ground events. Although the average speed does not appear to be excessive, some higher speeds have been noted.

/continued...

Clause 6 continued

To south bound vehicles coming over the crest of the hill, the intersection is not too apparent and it appears that motorists should be pre-warned of pedestrians crossing in order to have time to yield the right of way. In addition, the type and agility of the majority of pedestrians indicate the crosswalk should be further marked to encourage use of the south rather than north crosswalk, and to bring pedestrians to the motorists attention during unfavourable light conditions. The City Engineer concluded his report stating that he proposes to supplement the summer playground signing at this crosswalk, under the Engineer's authority, by maintaining the signs at the crosswalk and the advance warning signs during the portion of the year when playground regulations are not in effect.

The Commission discussed the advisability of leaving playground signs up on a year-round basis and, after due consideration, it was

RECOMMENDED that the report of the City Engineer dated May 18, 1971, be received and that the Beulah Garden Homes Society be advised of the action taken.

FURTHER RECOMMENDED that the City Engineer submit a report to the Commission on the seasonal placement of signs at playground and school crosswalks.

7. Parking Exemption Decals

In a report dated April 21, 1971, the City Engineer advised that the Special Committee considering Parking Exemption Decals recommended that parking exemption permits be approved for:

John Kanjer, 3033 Maddam Street, Vancouver, B. C.	Laurier Morin, 6846 - 135 A Street, Surrey, B. C.

It was

RECOMMENDED that the recommendation of the Special Committee re. Parking Exemption Decals be adopted.

8. Open Line Shows

The Commission noted that very often during Open Line Shows, the facts given to the radio audience respecting traffic regulations are not always factual. It was, therefore,

RECOMMENDED that the Chairman forward a copy of the Street and Traffic By-law to each of the local radio stations.

9. Parking and Hoarding:
Block 52

The Chairman advised that she had received complaints with respect to the blocking of traffic by cement trucks on the streets surrounding Block 52 and she stated she believed the hoardings exceeded the area permitted under the terms of the agreement.

In speaking to this matter, Superintendent Oliver advised that special Police supervision has been given to any parking infractions and Mr. Boyes advised that he did not think the hoarding used had exceeded the area permitted. However, he did state that conings

/continued...

Clause 9 continued

have been placed in the area in order to permit the placing of utilities such as steam heat and the hydro and telephone utilities.

After due consideration, it was

RECOMMENDED that Superintendent Oliver check on any parking infractions that might occur and that the City Building Inspector be requested to report on the hoardings surrounding the Block 52 development as to whether or not they are in conformity with the agreement and in accordance with the By-law.

10. Speed Limit on Marine Drive
Between Oak Street and Boundary Road

At a Council meeting on May 18, 1971, the following motion by Alderman Phillips and Alderman Broome was deferred pending a report reference from the appropriate officials:

> "THAT the speed limit on Marine Drive from Oak Street to Boundary Road be 35 m.p.h. as part of a perimeter road system in the City."

Mr. Boyes advised that he would be giving a report reference to Council on the matter and the Members of the Commission generally were of the opinion that the speed limit on Marine Drive from Oak Street to Boundary Road should not be raised to 35 m.p.h.

Superintendent Oliver and Mr. Boyes gave their reasons why they felt this was an undesirable procedure.

It was

RECOMMENDED that Superintendent Oliver and the Assistant City Engineer, Traffic and Transportation, give a joint report reference to the Vancouver City Council.

11. Student Parking:
Langara Campus

Mr. Boyes gave a progress report on the parking situation in the Langara Campus area. He stated recent checks had indicated that there were only 35 cars parked on-street. However, he stated that the enrollment is down during this semester and that they proposed to make further checks in September when the enrollment will be heavier.

It was

RECOMMENDED that Mr. Boyes' progress report be received for information and that the area be again checked in September.

The meeting adjourned at approximately 4:05 p.m.

* * *

FOR ADOPTION SEE PAGE(S) 17

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JUNE 4, 1971

RECOMMENDATION

1. Supplementary Agreement
re Museum Attendants

City Council at its meeting of April 27, 1971 adopted the Supplementary Agreement, and subsequently it was signed by the Mayor and City Clerk on the 4th of May, 1971.

Attendants working a 35 hour week, and having completed 913 hours of work at straight time subsequent to October 26, 1968 are deemed to be permanent employees and entitled to all the benefits of, and to be bound by the provisions of the Collective Agreement.

Attendants working three or more shifts, but less than 35 hours each week are also entitled to certain fringe benefits, having completed 913 hours of work at straight time subsequent to October 26, 1968.

Due to an oversight, the Agreement has been worded to include annual vacations and payment for work on statutory holidays, conditional upon having completed 913 hours. This was not the intent of the Agreement, and it is working an unnecessary hardship on the employees concerned.

The Business Manager of the Municipal and Regional Employees' Union concurs herein.

Your Board therefore RECOMMEND that the Agreement be construed to require the accumulation of 913 hours of work at straight time to be for participation in fringe benefits other than annual vacations and payment for working on a statutory holiday.

Your Board further RECOMMEND that the Supplementary Agreement be amended to cover the above point when the contract is again negotiated for 1972 with the Municipal and Regional Employees' Union.

FOR ADOPTION SEE PAGE(S) 17

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 3, 1971

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 3, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Calder, Phillips, Rankin

(After hearing the representations and just prior to the Committee rising, His Worship the Mayor left the Chair and Deputy Mayor Phillips presided to the conclusion of the meeting.)

ABSENT: Alderman Linnell (Illness)
Alderman Hardwick
Alderman Sweeney
Alderman Wilson

CLERK TO THE COUNCIL: R. Thompson

MOVED by Alderman Boome,
SECONDED BY Alderman Rankin,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Lots 31-33, D.L. Sec. 27, SE¼, N. Pt. THSL
Lots 1-7, Blk. 1, D.L. Sec. 27, SE¼, S. Pt. THSL
Lots 1-12, Blk. 2, D.L. Sec. 27, SE¼, S. Pt. THSL
Lots 20-31, Blk. 2, D.L. Sec. 27, SE¼, S. Pt. THSL
Lots 13-19, Blk. 2, D.L. Sec. 27, SE¼, S. Pt. THSL

Being an area of land bounded by Charles Street on the south, the lane north of William Street on the north, Kootenay Street on the west and Boundary Road on the east.

An application by the Director of Planning and Civic Development to rezone the above-noted property

FROM: RS-1 One Family Dwelling District
M-2 Industrial District
C-1 Commercial District

TO: CD-1 Comprehensive Development District

was received.

The Technical Planning Board and the Town Planning Commission recommended that the application be approved, subject to certain conditions.

The Director of Planning and Civic Development reviewed the application briefly and advised Council that the commercial concern which was primarily interested in the property under application, had decided to locate its operations elsewhere, and

...continued

the Director of Planning and Civic Development therefore asked permission to withdraw the present application.

MOVED by Alderman Phillips,
THAT the Council agree with the withdrawal of this application.

- CARRIED

NOTE: Although Council disposed of the application by agreeing with its withdrawal, it was decided that at the conclusion of hearing the other two applications, the Council would listen to the representations which the delegations concerned with the Kootenay to Boundary Road rezoning intended to make. This was done.

Mr. Cork presented a largely signed petition which was worded as follows:

"We the undersigned endorse the objectives of the Hastings Sunrise Action Council, and urge the Vancouver City Council to leave the area bounded by the lane north of Charles Street - Adanac - Cassiar and Boundary Road, zoned for residential and park purposes.

We further demand that planning for development of the above area be undertaken immediately, with local resident organizations being involved in the decisions."

A number of other persons spoke, the tenor of whose remarks was to encourage Council to consider leaving the present zoning, excluding industry, and taking steps to improve the district generally. It was understood that the Director of Planning and Civic Development in giving further consideration to the larger area would consult with the people living in the neighbourhood.

2. West ½ of Lot 17, Block 12, D.L. 185

Situated on the North side of Harwood Street between Thurlow and Burrard Streets

An application by Zajac Development Corporation Limited to rezone the above-described lot was received as follows:

FROM: CM-1 Commercial District

TO: RM-4 Multiple Dwelling District.

The application had the approval of the Technical Planning Board and the Town Planning Commission subject to the following condition:

"Lots 14, 15 and 16, together with the W½ Lot 17 are to be first consolidated into one parcel and so registered in the Land Registry Office."

No representations were made, either for or against the application.

MOVED by Alderman Broome,
THAT the foregoing application be approved subject to the condition referred to in the preamble.

- CARRIED.

3. Blocks 97, 98, 99 and 100, Sec. 29, THSL, and Lots 20, 21 and 22, Block 4, Sec. 29, THSL

Being two portions of a parcel of land bounded generally by Cassiar-Rupert Diversion, Trans-Canada Highway and East 1st Avenue (portions of Rupert Park)

An application by the Director of Planning and Civic Development on behalf of the City of Vancouver, to rezone the above-described property, was received as follows:

FROM: M-2 Industrial District and
C-1 Commercial District

TO: RS-1 One Family Dwelling District.

This application has the approval of the Technical Planning Board and the Town Planning Commission.

No representations were made, either for or against this application.

MOVED by Alderman Adams,
THAT the foregoing application be approved.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

The Council adjourned at approximately 2:45 p.m.

* * *

The foregoing are Minutes of the Special Council meeting (Public Hearing), dated June 3, 1971, adopted by Council on June 15, 1971.

MAYOR

FOR ADOPTION SEE PAGE(S) 69

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 15, 1971, in the Council Chamber, at approximately 9:40 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, and Rankin.

ABSENT: Alderman Linnell (Leave of Absence on account of illness)
Alderman Phillips (Civic Business)
Alderman Sweeney (Civic Business)
Alderman Wilson (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Maple Grove school under the direction of Mrs. Barltrop.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Public Hearing), dated June 3, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 8, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Development Permit Application:
749 West 33rd Avenue
(St. Vincent's Hospital)

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (see page 13)

COMMUNICATIONS OR PETITIONS

1. Leasing of City Compactor

The Council received a communication from the Joshua Society asking an opportunity to appear before Council to request leasing of a City compactor due to be auctioned this week.

MOVED by Ald. Rankin,
THAT this delegation request be granted and heard later this day.

- CARRIED

2. Residence Requirements for Canadian Citizenship

On March 2, 1971, the Council authorized an enquiry be forwarded to the Minister of Immigration as to whether consideration has been given to reducing the residence requirements for eligibility for Canadian citizenship from five to three years, and the Minister's views in this regard.

A reply was submitted from the Honourable Robert Stanbury to the effect the Citizenship Act is now under review and among the suggestions made, is that the residence requirements be reduced accordingly. The Minister advised the Parliament must decide, however, he is giving the matter careful consideration for inclusion in a proposed measure for revision of the law.

MOVED by Ald. Broome,
THAT this communication be received for information.

- CARRIED

3. Transient Information Kiosk

It was agreed to defer this matter pending the hearing of a delegation later this day. (see page 14)

BOARD OF ADMINISTRATION AND OTHER REPORTS

Works and Utility Matters

Closing Portion of Lane North of Broadway West of Willow (Clause 3)

It was agreed to defer consideration of this clause pending further information from the Board of Administration later in the day respecting price of lane.

(see page 9)

Sewerage of False Creek Flats (Clause 8)

Consideration was given to the report of the City Engineer and the Corporation Counsel, submitted by the Board of Administration, in the matter of sewerage of False Creek Flats. It is advised the general plan of sewerage and drainage for the Flats was adopted by the Council on January 18, 1971, and the need for such a plan was one of the requirements of the 1913 Agreement between the City and the Canadian National Railway Company's predecessors before further progress could be made. Negotiations with the Railway Company have not succeeded in obtaining a Company commitment; in fact, the Railway is not prepared at this time to contribute toward the cost of the works recommended in this particular report on the matter.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sewerage of False Creek Flats (cont'd)

The Medical Health Officer has advised of the urgency of providing proper sanitary sewerage for the area, now largely on septic tanks.

Construction of the sanitary sewers could be started immediately and the cost initially borne by the City without prejudice. The opinion is expressed by the Corporation Counsel that recovery of the Railway Company's share of the cost can be made under the terms of the 1913 Agreement.

Details of the total expenditure of $607,000 for the first stage, to be built in 1971, are set out.

MOVED by Ald. Bird,
THAT the Corporation Counsel be instructed to continue to endeavour to secure a commitment from the Railway Company by July in an endeavour to have this work under way by the summer, and the Corporation Counsel take all necessary action to expedite.

- CARRIED

Refuse Container Rates (Clause 9)

In considering this clause re refuse container rates, the Council had been advised of a request from the Vancouver Civic Employees Union that a delegation be heard. However, by letter dated June 15, 1971, the request for a delegation was withdrawn and the Union urges the Council to adopt the proposals in this Board of Administration clause.

Balance of Works and Utility Matters

MOVED by Ald. Rankin,
THAT Clauses 1 and 2, 4 to 7 inclusive and 9 of the report of the Board of Administration (Works and Utility matters), dated June 11, 1971, be adopted.

- CARRIED

(Alderman Calder is recorded in the negative in the adoption of Clause 9 regarding Refuse Container Rates)

Harbours and Parks Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Harbours and Parks matters), dated June 11, 1971, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

Building and Planning Matters

Public Housing: Greater Vancouver Regional District (Clause 2)

MOVED by Ald.Hardwick,
THAT this clause re Public Housing: Greater Vancouver Regional District, be deferred for consideration at the Standing Committee on Planning and Development, at which time a 'Report Reference' be given.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT Clauses 1, 3 and 4 of the report of the Board of Administration (Building and Planning matters), dated June 11, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Shops Closing By-Law:
Barber Shop Closing

The Board of Administration submitted the following report of the Corporation Counsel:

" On May 11, 1971 I was asked to consider the matter of an amendment to the Shops Closing By-law to permit "Master Men's Hairstylists" [sic] to remain open six days a week.

Before proceeding further with this matter, it is my opinion that Council should be advised of the following points.

The barbering industry in British Columbia is governed by an Association established pursuant to the Barbers Act. After considering the provisions of this Act, and discussing this matter with the Secretary of the Association, I am satisfied that there is no provision for any separate organization such as Master Hairstylists. In other words, in British Columbia one is either a barber or not a barber, and there are no other recognized categories.

Mr. Goldsmith, who presented the Master Hairstylists' brief, has suggested that we could, in the by-law, distinguish between the group of barbers he represents and the other barbers on the basis of a certificate that the Association gives to a barber who completes a seminar in hairstyling.

I am advised that this is a 32-hour course and approximately 20 out of roughly 650 barbers in Vancouver have completed the course.

Mr. Goldsmith also has advised that there is a Hairstyling Council within the Barbers Association, and that perhaps we could distinguish between the types of barbers by reference to whether or not they belong to this organization. Although it is possible to make a distinction in the Shops Closing By-law on one of the foregoing grounds, Council may wish to consider the following points before proceeding with the amendment to the By-law:

1. The By-law presently deals with different types of shops rather than the qualifications of people within shops.

2. There is no effective method by which a barber with a hairstyling certificate could be prevented from giving ordinary haircuts six days a week. "

It was noted that the B.C. Barbers' Association wished to appear before Council in regard to the matter.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Shops Closing By-law:
Barber Shop Closing (cont'd)

MOVED by Ald. Rankin,
THAT no action be taken in respect to amendment to the Shops Closing By-law to permit Master Men's Hair Stylists to remain open six days a week.

- CARRIED

Fire and Traffic Matters

Proposed New Firehall #10:
Crossing over Canadian National
Railway Tracks

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated June 11, 1971, be adopted.

- CARRIED

Finance Matters

Grant: Metropolitan Cooperative
Theatre Society (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Grant: The John Howard Society (Clause 2)

The Board of Administration advised that when the Council previously considered the application of the John Howard Society for a grant, the Finance Committee's recommendation that no action be taken, was adopted.

It is advised that for the past few years an annual grant of $2,500 has been made. The Society is asking reconsideration of the Council's decision.

MOVED by Ald. Adams,
THAT no action be taken on this grant request.

- CARRIED

Grant: Women's Liberation Alliance (Clause 3)

The Board of Administration advised of a request from the Women's Liberation Alliance respecting an Abortion and Birth Control Research Program and asking a grant in connection therewith.

MOVED by Ald. Adams,
THAT no action be taken on this request.

- CARRIED

Travel Assistance:
Burnaby Ladies' Pipe Band (Clause 4)

The Board of Administration submitted a request from the Director of the Burnaby Ladies' Pipe Band for a donation from the City toward travelling expenses to Scotland in connection with band competitions.

MOVED by Ald. Rankin,
THAT the request be deferred.

- LOST

MOVED by Ald. Adams,
THAT no action be taken on this request and the Organization be advised accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Admission to Civic Facilities:
W.H. Rhodes Canada Educational Trust (Clause 5)

The Board of Administration advised of a request made through Thos. Cook & Son for arrangements whereby approximately 44 school boys, related to the W.H. Rhodes Canada Educational Trust, may obtain free admission to visit the Aquarium, Maritime Museum and Planetarium facilities.

Action was not taken to approve the request.

Four Seasons: Cost of
$9,000,000 to Taxpayers (Clause 6)

MOVED by Ald. Bird,
THAT Clause 6 of the report of the Board of Administration (Finance matters), dated June 11, 1971, be received for information.

- CARRIED

B. Personnel Matters
Supplementary

Auto Allowances: New Positions resulting
from Reorganization of Electrical Division

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated June 11, 1971, be adopted.

- CARRIED

C. Property Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated June 11, 1971, be adopted.

- CARRIED

D. Report of Standing Committee
on Finance, June 4, 1971

MOVED by Ald. Adams,
THAT the report of the Standing Committee on Finance, dated June 4, 1971, be adopted.

- CARRIED

E. Report of Special Committee
re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of June 3, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Miss J. E. Dixon (tenant), 2541 Mackenzie Street
Mr J.S. Saran (tenant), 3564 Worthington Drive
Mrs Arina Crockett (tenant) 2834 West 41st Avenue
Mrs F. Rutowski (lessee) 2134 Macdonald Street
Maria Parrotta (owner), 1817 East 2nd Avenue
Mr Soran Singh (owner) 6758 Knight Road
Mr L.B. Everett (tenant) 976 East 52nd Avenue
Mr Donald McCallum (lessee) 3007 Horley Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites - Hardship Cases (cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Mr D.W. Cutforth (tenant) 1325 East 64th Avenue
Mr Mrs R.S. Grewal (owners) 5229 Somerville Street
Miss D.I. Johnson (tenant) 3593 West 39th Avenue

(c) the following application be approved for six months from the date of this Resolution:

Mr Scott Welker (tenant) 419 East 56th Avenue

(d) the following application be approved until December 31, 1971.

Mr Jose da Costa (owner) 3105 Garden Drive

(e) the following application be not approved:

Josef and Hildegard Samida (owners), 3505 Ash Street

(f) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated June 3, 1971, containing Clauses (a) to (f) inclusive, be approved.

- CARRIED

F. Development Permits: 1270 Burrard and 1257 Hornby Streets (Conflict with Scheme 3.0 Alignment)

The Board of Administration submitted a report of the Director of Planning and Civic Development respecting development permit applications re 1270 Burrard Street and 1257 Hornby Street which are properties affected by the proposed Scheme 3.0 right-of-way approach to the second crossing of the First Narrows. Details are set out in this report together with action taken previously on certain similar applications.

It is advised the Council has established a Committee authorized to meet with the North Shore Municipalities and the Provincial Government on the approach question.

The matter of issuance of these development permits is submitted to the Council for consideration.

MOVED by Ald. Broome,
THAT the Board of Administration endeavour to arrange an appointment for His Worship the Mayor, the Chairman of the Finance Committee and Alderman Wilson to meet with the Premier of the Province in respect of the whole matter;

FURTHER THAT a copy of this latest Board of Administration report be furnished to the Premier, as well as any future like reports given to the Council from time to time.

- CARRIED

(During consideration of the foregoing matter a recess was observed and an 'In Camera' meeting was held in the Mayor's Office, with the same personnel present.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Inner-City Hostel

The Board of Administration, under date of June 14, 1971, submitted the following report:

On June 1, 1971 Council passed a resolution to the effect that appropriate authorities recommend the issuance of a temporary license to permit the organization to carry on this Hostel for a further period of two weeks, during which time the organization be given an opportunity to resolve, to the satisfaction of the Director of Welfare Services, various matters of concern to City authorities: it being understood a further report will be made to Council.

The Director of Welfare Services reports as follows:

"Following the Council meeting of June 1, 1971 a letter was sent to the Chairman of the Board of Inner-City Hostel; a copy of which is attached hereto.

Two days after the Council meeting on June 1, 1971, I met with representatives of Inner-City Hostel, other City departments and the representative of the United Community Services, the Children's Aid Society and the Provincial Government to discuss in detail the conditions that would have to be met by Inner-City to gain City support for a license extension.

On June 11, 1971, Inner-City replied, a copy of which is attached hereto, indicating that they are prepared to meet the conditions presented to them. In their letter they ask that we explore the possibility of extending the number of occupants from 36 to 41. According to the City of Vancouver By-Law we would authorize 41 beds. We will be writing to the Department of the Community Care Facilities Licensing Board requesting that a license be granted for 41 beds for the summer months only. Before the summer is over we will be in a better position to know in more precise terms how the Hostel will be used in the future.

We are very pleased with the positive manner in which the Board of Inner-City has responded to our conditions and we believe that the difficulties of the past have largely been overcome.

I have indicated to the Board of Inner-City, both verbally and in writing, that we will be sending to the Community Care Facilities Licensing Board a report at the end of each month and, on the basis of this report, they will make their decision as to whether to extend the license for an additional 30 days. This monthly reporting would be for a period of six months, at the end of which time we would make a recommendation to the Licensing Board to perhaps grant a license on an annual basis."

Your Board submits the matter to Council for Information. '

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility matters (cont'd)

Closing of Lane North of
Broadway, West of Willow (Clause 3)

Commissioner Sutton Brown reported regarding the lane involved, after which it was,

MOVED by Ald. Broome,
THAT Clause 3 of the report of the Board of Administration (Works and Utility matters), dated June 11, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4299
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4299 being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up: (N/S Powell Street between Heatley and Hawkes Avenues)

MOVED by Ald. Bird,
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the South 7 feet of Lot 28, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196, established for highway, is now surplus to the City's highway requirements;

NOW THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 28, Block 44, District Lot 181, Group 1, New Westminster District, Plan 196 be closed, stopped up and subdivided with the abutting lands.

- CARRIED

MOTIONS (cont'd)

2. Closing and Stopping up (5th Avenue and the Lane South of 5th Avenue, between McLean Drive and Woodland Drive)

MOVED by Ald. Bird,
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the assembling of lands for a school site requires the closing of a portion of road dedicated by the deposit of Plan 185 abutting Blocks 79 and 80, District Lot 264"A", and a portion of lane dedicated by the deposit of Plan 386, said Block 80;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 185, lying between the southerly production of the westerly limit and the easterly limit of Block 79, District Lot 264"A", Plan 185 and all that portion of lane dedicated by the deposit of Plan 386 lying between the southerly production of the westerly limit of Lot 1 and the southerly production of the easterly limit of Lot 12 both of Block 80, District Lot 264"A", Plan 386; the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S., dated October 1, 1970, and marginally numbered LF 5529, a print of which is hereunto annexed, be closed and stopped up; and

BE IT FURTHER RESOLVED THAT all of the said closed street and all that portion of the said closed lane lying to the east of the production easterly of the northerly limit of the portions of Lots 1 and 2, said Block 80, lying within the limits of Reference Plan 1746 be conveyed to the Board of School Trustees of School District No. 39 (Vancouver); and

BE IT FURTHER RESOLVED THAT title be taken to the remainder of the said closed lane; and

BE IT FURTHER RESOLVED that the said closed street and lane be subdivided with the abutting property.

- CARRIED

3(a) Taxation Structure

At the Council meeting on June 8th, the following Notice of Motion was submitted:

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the Standing Committee on Finance review the entire tax structure of the City as it relates to property taxes and without limiting the generality of the foregoing, investigate the status and impact of tax exempt property; the possibility of spreading property tax payments over longer periods; the question whether water and other specific charges for special services should be billed separately and also the question of an Information Service for taxpayers.

The motion was put and, - CARRIED

MOTIONS (cont'd)

3(b) Proposed Study of Property Tax Structure

MOVED by Ald. Broome, SECONDED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated June 4, 1971, dealing with a communication from the Vancouver Central Council of Ratepayers on the subject of property tax structure, be referred to the Standing Committee on Finance when considering related matters.

- CARRIED

4. Summer Council Meetings

At the last Council meeting, Notice of Motion was given respecting summer Council meetings which, after a change by agreement of Council, now reads as follows:

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT WHEREAS the Council has not for some years observed a period in the summer months for holiday purposes;

AND WHEREAS this year there are no skip Council meetings in the months of July and August;

AND WHEREAS during these months the volume of business before Council is generally much lighter than at other times;

THEREFORE BE IT RESOLVED THAT the Council meetings on the first and third Tuesdays in the months of July and August of this year, i.e. July 6th and 20th and August 3rd and 17th, be cancelled;

AND FURTHER THAT in the event of any important business arising within this summer period, His Worship the Mayor take the necessary action to call special Council meetings, all on Tuesdays in the normal manner.

- CARRIED

(It was agreed that His Worship the Mayor has authority to arrange for delegations in the mornings during the summer period if he considers it expedient)

5. Leave of Absence:
Alderman Broome

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT Alderman Broome be granted leave of absence for the period June 22 to June 25, 1971, inclusive, to attend the annual meeting of the Association of Washington Cities to be held at Spokane, Washington, as the Alderman is the appointed representative of the U.B.C.M. to this meeting.

- CARRIED

The Council (in Committee) recessed at approximately 12 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M. His Worship the Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick and Rankin

ABSENT: Alderman Linnell (Leave of Absence on account of Illness)
Alderman Phillips (Civic Business)
Alderman Sweeney (Civic Business)
Alderman Wilson (Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS

1. Development Permit Application:
St. Vincent's Hospital

The Board of Administration, under date of May 28, 1971, submitted a report of the Director of Planning and Civic Development with respect to development permit application, on behalf of St. Vincent's Hospital, for an addition to the west of the existing hospital building to be used for extended care facilities and hospital services. Details are set out in the report, particularly with respect to rezoning of the site to CD-1 Comprehensive Development District, following a Public Hearing on April 13, 1967, when certain conditions were laid down. The comparison of the present scheme of development with the former scheme of 1967 is given.

The Technical Planning Board submits the matter to Council with favourable recommendation.

An explanation was given to the Council by representatives of the Planning Department, following which Mr. J. R. Smith and Mr. E. Scroggs appeared and filed a brief setting out views of concern of the Central Cambie Ratepayers Association.

Mr. Crickmore of the Planning Department pointed out that the present information before Council is based on general Schematic Plans but details must be worked out for later consideration.

MOVED by Ald. Adams,
THAT the development permit be approved subject to conditions A (amended) B to E inclusive, which were included in the resolution of Council which approved the rezoning of the area;

FURTHER the Director of Planning and Civic Development explore with the Architect, a second entrance to the parking area from 33rd Avenue and,

FURTHER the view of the Central Cambie Ratepayers Association, i.e. that any further development be not on the east or top end of the property, be recorded in the Minutes.

- CARRIED

MOVED by Ald. Rankin, in amendment,
THAT the next phase development of the hospital be constructed on the west side.

- LOST

(The amendment having lost, the motion of Alderman Adams was put and carried)

DELEGATIONS AND COMMUNICATIONS OR PETITIONS

Transient Information Kiosk:
Crisis Centre

At a previous meeting the Council considered a request of the Crisis Intervention and Suicide Prevention Centre for permission to place a Kiosk on City property near Venables and Cassiar Streets to give incoming travellers and visitors information on Vancouver and other areas in the Province, as well as about various services available. Council, at its meeting on June 8th did not take action to approve the request. However, at the further request of the organization an opportunity was given to appear as a delegation at this meeting.

A representative of the group appeared and explained the function of this Kiosk Information Centre for transients. A Board of Administration report dated June 4, 1971, sets out a report of the Supervisor of Property and Insurance and the Building Inspector, pointing out the property requested is fronting on Cassiar Street between Adanac and Napier Streets and it is proposed to commence the centre operation on June 15 for a period of three months. In the report it is advised the Director of Social Planning/Community Development states this Kiosk is an extension of the present roll of the organization and comprises an integral part of the program for the handling of transients entering the Vancouver area. As such he endorses the proposal.

No further action was taken at this time on this item or the remaining items of business on the Agenda as the Council, by motion, adjourned at approximately 3:15 P.M.

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The foregoing are Minutes of the Regular Council meeting of June 15, 1971, adopted by Council on June 22, 1971.

MAYOR

CITY CLERK

FOR ADOPTION SEE PAGE(S) 112

June 11th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING CARNARVON STREET BETWEEN 16TH AND 19TH AVENUES AND THE BOARD OF PARKS AND PUBLIC RECREATION

"An application has been received from the Board of Parks and Public Recreation requesting the closing of Carnarvon Street between 16th and 19th Avenues to create a children's play area.

Trafalgar School Site is on the west side of the street and Carnarvon Park is on the east side.

The School Board has consented to the closing of the street, but has requested that the concrete sidewalk on the west side of the street be maintained.

I RECOMMEND that Carnarvon Street extending from the Southerly limited of 16th Avenue to the northerly limit of 19th Avenue be closed and stopped up and placed in the care, custody and management of the Board of Parks and Public Recreation subject to the following conditions:-

(a) The Board to bear the costs of physically closing the Street to the City Engineer's satisfaction.

(b) The Board to maintain the existing concrete sidewalk on the west side of the closed street and to provide street lighting for the sidewalk to the City Engineer's satisfaction.

(c) A right-of-way to be reserved over all the closed street for the maintenance, construction, and reconstruction of present and future municipal and Utility Company works, and no buildings to be constructed upon it.

(d) Development or re-development of the closed street to be to a design approved by the City Engineer.

(e) The Board to agree formally to the foregoing conditions."

Your Board RECOMMENDS that the foregoing be approved.

2. LEASE OF A PORTION OF ARBUTUS STREET BETWEEN 15TH AND 16TH AVENUES AND THE WEST ONE-HALF OF LOT 19 AND PORTION OF LOT 20, BLOCK 465, D. L. 526 SITUATED AT THE NORTHEAST CORNER OF 16TH AVENUE AND ARBUTUS STREET

"In an Agreement dated the 2nd day of January, 1964 between the City of Vancouver and Arbutus Properties Ltd., the City leased a portion of Arbutus Street between 15th and 16th Avenues and the west one-half of Lot 19 and portion of Lot 20, Block 465, D. L. 526 for a term of 10 years subject to one year's notice of cancellation after the first five years for parking purposes.

Arbutus Properties Ltd., the owner of Lot A, Block 464, D. L. 526 situated on the west side of Arbutus Street between 15th and 16th Avenues advises that it is selling Lot A to San-Jan Enterprises Ltd. and requests permission for the afore-mentioned Agreement to be assigned to the new owner.

I RECOMMEND that approval be granted to the assignment of the Agreement from Arbutus Properties Ltd. to San-Jan Enterprises Ltd."

Your Board RECOMMENDS that the foregoing be approved.

3. CLOSING PORTION OF LANE NORTH OF BROADWAY WEST OF WILLOW STREET

"The lane north of Broadway was closed 100 feet west from the west side of Willow Street in 1969 for a proposed hotel site. At that time, the owner of the abutting lands dedicated to the City a lane outlet to 8th Avenue 130 feet west of Willow Street. Recently, the owner acquired another 50 foot lot on Broadway. Rather than having a portion of lane protruding into the building site, the owner has now requested the closing of another 30 feet of lane. This portion of lane is surplus to our highway requirements.

I RECOMMEND that the east 30 feet of the lane North of Broadway West of Willow Street be closed, stopped and conveyed to the abutting owner subject to the following conditions:-

(a) The owner to make arrangements satisfactory to the City Engineer with the utility companies for the removal of existing utilities in the closed portion of lane.

(b) The owner to dedicate the north 2 feet of the west 20 feet of recently acquired adjacent Lot 13.

(c) The closed lane to be subdivided with the adjacent lands to form one parcel.

(d) All costs to affect the closing of the lane to be borne by the applicant."

Your Board RECOMMENDS that the foregoing be approved.

(See Board of Administration Report, Building and Planning Matters, deleting Lane Building Line.)

4. RETAINING WALL ADJACENT TO LOT 20, BLOCK 39, D. L. 185, NORTH-EAST CORNER JERVIS STREET AND HARWOOD STREET - VALIDATION OF ENCROACHMENT

"There is a three storey apartment building situated on Lot 20, Block 39, D. L. 185. This building has been there for many years and has had a retaining wall along both Jervis Street and Harwood Street. This retaining wall extends from 0.54 feet to 0.95 feet onto the City streets.

The owner has requested the validation of this encroachment.

I RECOMMEND that the retaining wall on Jervis Street and Harwood Street adjacent to Lot 20, Block 39, D. L. 185, be validated in accordance with the Encroachment By-Law."

Your Board RECOMMENDS that the foregoing be approved.

5. Request to Erect a Reviewing Stand for Sea Festival Parade - July 17, 1971

The City Engineer reports as follows:

"In March 1971, Council approved the request of the Vancouver Sea Festival Society to hold a parade in the downtown area. At that time, a decision had not been made as to where the reviewing stand for the parade would be placed.

The Society had considered a location in front of the Bentall Centre, but after deliberation, have decided to place the stand in front of 701 West Hastings Street (the Federal Building), as is the practice of the Pacific National Exhibition during their parade.

Accordingly, it is RECOMMENDED that the Vancouver Sea Festival Society be permitted to erect a reviewing stand on City street allowance provided that:

A. Satisfactory arrangements are made with Corporation Counsel indemnifying the City against all possible claims that may arise from the erection of this stand.

B. Approval is obtained from the Canada Department of Public Works and the Canada Post Office."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

6. Amalgamation of City and Park Board Service Yard Functions

The City Engineer reports as follows:

"On September 8, 1970, Council approved a joint report of the City Engineer and Superintendent of Parks recommending amalgamation of certain service yard functions. The report pointed out that Park Board costs would rise by about $17,000 per year, due to charges of City garage and shops overhead to their accounts. Reduced charges to other users of the garage and shops facilities would more than offset this $17,000, resulting in significant net savings.

/continued ...

Clause 6 Continued

The majority of this merger has now been completed, and the $17,000 required to cover the increase in Park Board costs must be provided within their budget, as authorized by Council.

The Comptroller of Accounts reports that funds for this purpose are available in the Contingency Reserve. Council authority for formal transfer of the funds is required.

I RECOMMEND that Council authorize transfer of $17,000 from Contingency Reserve to the Park Board, thus implementing the recommendations already approved by Council."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

7. Pacific National Exhibition
Opening Day Parade 1971

The City Engineer reports as follows:

"In a letter dated April 1st, 1971 the Acting General Manager of the Pacific National Exhibition requests permission to hold their opening day parade on Saturday, August 21st, 1971. It is proposed that the parade start at 10:00 A.M. at Burrard and Georgia Streets and proceed through the downtown area via Burrard and Hastings Streets, to a dispersal point at Clark Drive. This route has been used in previous years and the arrangements have proved quite satisfactory.

The Pacific National Exhibition also requests permission to erect a reviewing stand on the north side of Hastings Street west of Granville Street, again in a similar manner to the arrangement approved in previous years. The reviewing stand will be assembled on the evening before the parade and dismantled immediately after the parade is over.

The Pacific National Exhibition will seek approval of this occupancy as in previous years from the Canada Department of Public Works and the Canada Post Office.

It is therefore RECOMMENDED that:

A. the request of the Pacific National Exhibition Acting General Manager to hold the P.N.E. Opening Day Parade for 1971 on Saturday, August 21st, 1971 commencing at 10:00 A.M. at Georgia and Burrard Streets and proceeding via Burrard and Hastings Streets to Clark Drive be approved.

B. approval be granted for the erection of a reviewing stand provided that the Exhibition Association assume full responsibility for any damage claims and subject to -

(a) arrangements satisfactory to the Corporation Counsel

(b) approval be obtained from the Canada Department of Public Works and the Canada Post Office."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

8. Sewerage of False Creek Flats

The City Engineer and Corporation Counsel report as follows:

"A general plan of sewerage and drainage for the False Creek Flats was submitted to Council and adopted on the 18th of January, 1971. The need for a General Plan was one of the requirements of the 1913 Agreement between the City and the Canadian National Railway Company's predecessors before further progress could be made.

Corporation Counsel has been negotiating with the Railway Company as instructed, but so far has been unable to obtain any commitment from them. Specifically, the Railway Company is not prepared at this time to make contribution towards the cost of the works recommended in this report.

The City's Medical Health Officer, Dr. Bonham, has advised of the urgency of providing proper sanitary sewer facilities to the area which is largely on septic tanks.

Construction of the sanitary sewers could be started immediately and the cost borne initially by the City without prejudice. It is the opinion of Corporation Counsel that recovery of the Railway Company's share of the cost can be made under the terms of the 1913 Agreement.

The first stage, to be built in 1971, includes:-

A.	The Central Pumping Station on Terminal Avenue	$ 190,000 (CN) *
B.	A force main, storm and sanitary sewers across "The Bed of False Creek" and thence to the trunk at 5th and Carolina	(224,000 (CN) * (113,000 (CITY) *
C.	Sanitary sewer north from Terminal Avenue Pumping Station at Main Street to join the existing sewer on Station Street	(60,000 (CN) * (20,000 (CITY) *

Estimated cost of the above works is:-

City's share	$133,000 *
C.N.R.'s share	474,000
TOTAL	$607,000

* NOTE: Division of costs according to the "1913 Agreement".

The City Engineer and Corporation Counsel RECOMMEND that the above works be approved for construction and that $607,000 be appropriated from 1971 Sewers Capital Budget as follows:-

$319,000 from 117/6901 Provision for Pollution Control, False Creek Flats Local Sewerage & Drainage and the balance of $288,000 from 117/2005 Provision for Area 'E' of Champlain Heights. (Due to delay in finalizing the subdivision for area 'E', it is not now anticipated that all the $450,000 provided in the 1971 Basic Capital Budget will be required during the current fiscal year for this purpose.)

Your Board
RECOMMENDS the foregoing report of the City Engineer and the Corporation Counsel be adopted.

9. Refuse Container Rates

The Director of Finance and City Engineer report as follows:

"In a letter addressed to City Council, the Vancouver Civic Employees' Union requested that the rate structure for the City's containerized service be reviewed because there have been numerous cancellations of service since the new rate structure went into effect and they are concerned that a loss of jobs for members of the Union will result. The Union representatives have made a request to appear before Council as a delegation.

History

The rates for refuse collection services, including containerized pick-up, were increased at the beginning of 1971. This was the first change in container rates since the beginning of 1966 and therefore involved substantial increases. For example, the average customer with a 3-yard container who was paying $34.00 per month now pays $48.00 per month for the service. The previous growth rate of approximately 24% per year in containerized pick-up suffered a reversal with the increase in rates. From the beginning of the year, the number of containers in service has dropped by 10%. These lost customers have transferred to the commercial firms, at least one of which has been actively soliciting such transfers since the new rates were published.

Effect on City Operation

Such a reversal of the trend has a most undesirable effect on an operation such as this. The loss of customers results in an immediate drop in the revenues collected but many of the items of expense cannot be adjusted to reflect sudden changes in the workload since the trucks must still run the same mileage to cover their beats although with fewer collections.

The labour costs can be reduced as the workload drops although not in direct proportion. So far, the crews have been reduced by the equivalent of 2 men and a further decrease of 3 is expected by the end of July. Because of vacations and retirements, we expect to be able to absorb five men temporarily without actual lay-offs but if a declining trend continues this will not be possible and layoffs could result. These would probably be probationers.

The City offers three sizes of containers - 1, 2 and 3 cu. yd. The 1-yard and, to a lesser extent, the 2-yard containers cannot really compete economically with normal can pick-up but when the City's container operation was established, it was decided to include the smaller sizes because they offer smaller businesses and apartments a service which is more sanitary, more compact and attractive in appearance, and presents less fire hazard than a rank of garbage cans (1 cu. yd. is equal to about 11 cans). The rate schedule therefore was framed so that the 1-yds. lost money; the 2-yds. almost broke even; and the 3-yds. created a surplus to subsidize the smaller sizes. The loss of business has been largely of the 3-yd. customers. The number of 1-yd. containers in service is unchanged; 2-yds. have dropped by 5% and 3-yds. by 17%.

Basis of Rates and Possible Changes

The present rates were calculated to cover all of the costs of the containerized operation including a share of the general City administration costs and interest on the capital invested in the present trucks, containers, City Yards and overhead. In addition, the rates were set to provide additional revenue of about $60,000 per year for the purchase of additional containers and trucks for growth of the operation.

Since the loss of customers followed so closely on the change of City rates, there is no doubt as to the cause. Should the present trend continue, the City is faced with a significant loss on the operation. Any attempt to balance this loss by raising the charges would, undoubtedly, only make things worse. The Council, therefore, may wish to consider some adjustment in the City's rates with a view to encouraging a return at least to a stable operation.

/continued ...

Clause 9 Continued

It is suggested that since the rate structure includes rental charges for trucks and monthly service charges for the containers, which in turn include replacement costs for these, that the rates be reduced by eliminating the surcharge for provision for growth of the fleet. This surcharge amounts to about $60,000 in estimated total charges of $800,000.

The following table shows the present schedule of rates and the effect of eliminating the surchage:

	1 cu.yd.	2 cu. yd.	3 cu.yd.
A. Present Rates			
Service charge per month	$ 8.00	$ 9.00	$10.00
Dumping charge (each dump)	$ 2.75	$ 4.10	$ 5.20
B. Rates Reflecting Above Proposal			
Service charge per month	$ 8.00	$ 9.00	$10.00
Dumping charge (each dump)	$ 2.75	$ 4.00	$ 4.40

We cannot guarantee that this alternative rate schedule will solve the problem, but the effect of any rate reduction must be towards reversing the loss of customers".

The City Engineer and Director of Finance RECOMMEND that:

1) The $60,000 per year surcharge be eliminated and the following rate structure be established;

	1 cu.yd.	2 cu.yd.	3 cu.yd.
Service charge per month	$ 8.00	$ 9.00	$10.00
Dumping charge	$ 2.75	$ 4.00	$ 4.40

2) The Corporation Counsel be instructed to bring forward the necessary amendments to the Refuse Bylaw.

Your Board

RECOMMENDS that the recommendations of the City Engineer and Director of Finance be adopted.

DELEGATION REQUEST

FOR ADOPTION SEE PAGE(S) 71, 72

HARBOURS AND PARKS MATTERS

RECOMMENDATIONS

1. Closure of Exhibition Park Before and After the Pacific National Exhibition, 1971

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to a walkway being left open for public use on the general line of Windermere Street.

It is therefore recommended that in accordance with the request of the Pacific National Exhibition dated April 1, 1971, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight, Saturday, August 14, 1971 until Saturday, September 10, 1971."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Neighbourhood Centre - Thunderbird Elementary School

Your Board submits the following report of the Director of Social Planning/Community Development:

"On March 23, 1971 City Council approved the following recommendations of the Director of SP/CD and the Board of Administration - (Council minute extract)

' 1. the addition of approximately 5,500 square feet, for a neighbourhood or satellite centre at a cost not to exceed $103,000 to Thunderbird Elementary School;

2. a capital expenditure of $40,000 from the Parks Board appropriation of $1,750,000 in the Five-Year Plan designated for "construction, extension and additions to community services centres" for this centre;

3. Parks Board operating costs for staffing and programing in the Centre, on an annual basis, commencing September 1, 1971 and in an amount not to exceed $20,000 in 1971;

The Director of SP/CD further recommends that Council request:

4. the federal and provincial governments to pay $49,000 as their share of the capital cost for the Centre because of its proximity to and planned use by residents of Skeena Terrace public housing;

/..... 2

Clause #2, Continued

5. the province, through the office of the Provincial Secretary, to pay $14,000 of the capital cost under provisions of the Elderly Citizens Housing Aid Act because 67 housing units at Skeena Terrace are occupied by elderly citizens and because there are 184 elderly citizens resident at Beulah Gardens, a low-rent housing development in the immediate vicinity of Thunderbird School.

Your Board RECOMMENDS approval of the foregoing report and recommendations of the Director of SP/CD and further recommends that:

Council approve an appropriation of $54,000 from the 1971-75 Five-Year Capital Plan allocation for "community services centres - construction, extension and additions" in advance of Council approval of the 1971 capital budget of the Board of Parks and Public Recreation, subject to $49,000 being available as outlined in (4) above and subject to $14,000 being solicited as outlined in (5) above and if received applied against the $54,000.

Council request the School Board and Parks Board to give immediate consideration to the recommendations of this report;

no action be taken on these recommendations until they are approved by both the School Board and Parks Board.'

Subsequent to Council's approval of the foregoing extract from the minutes of the City Council meeting of March 23,1971, the Parks Board approved the $54,000 capital expenditure and the Federal and Provincial Governments agreed to share the $49,000 capital expenditure. The Parks Board also requested the Provincial Secretary to pay $14,000 towards the capital cost of the neighbourhood centre under the provisions of the Elderly Citizens Housing Aid Act.

In a letter to Commissioner Lorne Ryan dated April 5, 1971, Duncan McNab and Partners, Architects, advised that their preliminary cost estimates of $103,000 did not include fees, financing costs, contingencies or furnishings and that a 12% increase was required to cover these items. As a result the Parks Board at its meeting on May 17, 1971, by resolution, approved an increase in its Five Year Plan Community Services Centre capital allocation from $54,000 to $61,141. In separate letters dated May 26, 1971, the Provincial and Federal Governments also agreed to increase their share from $49,000 to $54,219. The total now approved from these sources of capital funds is $115,360. Funds in the amount of $14,000 are still being sought by the Parks Board from the Provincial Secretary which, if obtained, will be applied against the $61,141.

The $54,219 approved by the Federal and Provincial Governments will be charged to the operation of the Skeena Terrace Project (FP4). This means that 12½% of this amount or $6,777 will be charged back to the City as a 1971 operational subsidy for Skeena Terrace. This is the same condition as was applied to the on-site facility constructed at Orchard Park.

/..... 3

Clause #2, Continued

If City Council approves the foregoing funding arrangements the Architects employed by the School Board will proceed with planning for the Neighbourhood Services Centre at Thunderbird Elementary School. An operating agreement satisfactory to the School Board, the Parks Board and the Thunderbird Neighbourhood Centre Citizens Committee will be drawn.

The Director of SP/CD recommends that Council approve a total capital expenditure for the Thunderbird Neighbourhood Services Centre in the amount of $115,360 with:

$61,141 to be provided from the Parks Board Five Year Capital Plan allocation for "Community Services Centres -- construction, extensions and additions;" and

$54,219 from the Federal - Provincial Government with a charge back to the City of 12½% of the latter amount for the 1971 operational expense against Skeena Terrace (FP4); and

subject to the condition that $14,000 be sought from the Provincial Secretary under the provisions of the Elderly Citizens Housing Aid Act on the understanding that if these funds are not obtainable that the project proceed without them."

Your Board RECOMMENDS approval of the foregoing report and recommendations of the Director of Social Planning/Community Development.

INFORMATION

3. New Brighton Pool

An extract of the Minutes of the City Council meeting of May 11, 1971, is as follows:

"A communication was received from the Hastings-Sunrise Action Council supporting the action of the Cassiar Ratepayers Association urging City Council put the New Brighton Pool to tender immediately and the new construction be financed from the current 5-year plan. Concern is expressed regarding the closure of the present New Brighton Pool due to water pollution.

MOVED
THAT this information be received and the Board of Administration be requested to obtain a report from the Medical Health Officer regarding the condition of the present New Brighton Pool.

- Carried"

The Medical Health Officer reports as follows:

"On August 24, 1967, Regulations Governing Public Swimming Pools were enacted under the Provincial Health Act. The swimming pool regulations state under

'Section 1.02. No person shall operate a public swimming pool unless he is the holder of a subsisting permit, issued annually, in the form shown in Appendix A, issued by the Medical Health Officer, and unless these regulations are complied with.

/..... 4

Clause #3, continued

Section 1.06. Notwithstanding section 1.02, 1.03, and 1.07, the Medical Health Officer shall not issue a permit to operate an existing pool or fill-and-draw pool unless sufficient evidence is produced to show that the pool water can meet the requirements of sections 6.01 (with the exception of 6.01 (o)), 6.04, and 6.05.

Section 1.07. Notwithstanding sections 1.02 or 1.06, no person shall operate fill-and-draw pool on or after the 1st day of January, 1969.'

The Vancouver Park Board has operated for a number of years two public fill-and-draw pools,namely, Kitsilano and New Brighton Pools. The Health Department was not required to issue swimming pool operating permits until 1971 as part of a Province-wide implementation by all Departments of Health.

As it is now illegal under Section 1.07 of the Swimming Pool Regulations to operate fill-and-draw public swimming pools, several meetings were held by this Department, officials of the Provincial Health Engineering Branch and officials of the Park Board, to determine if there was any way to operate Kitsilano and New Brighton Pools.

A special water sampling programme was carried out on the waters adjacent to the intake of these pools. Since the Kitsilano Pool is filled with water of beach quality standards, the Medical Health Officer supported the Department of Parks in an application for exemption from the regulations for Kitsilano Pool. It is now possible, on the basis of a communication from the Deputy Minister of Health, for Kitsilano fill-and-draw pool to remain in operation on a year to year basis dependent on the maintenance of good water quality.

It was not possible to support the Superintendent of Parks' request in respect to New Brighton Pool because the intake waters are polluted to the extent that a separate purification plant would be required before chlorination to ensure satisfactory water quality.

The Superintendent of Parks stated that a new, recirculated and filtered pool was planned within the current 5-year Capital Plan at New Brighton. At the present time preliminary plans are nearly completed. Completion of the pool is tentatively scheduled for June 1972.

To accommodate the public of the North-East part of the City the hours of operation at Hastings Community Pool have been extended on Saturdays, Sundays and Public Holidays and it will be in operation seven days a week instead of six days, as previously."

Your Board submits the above report for the INFORMATION of Council.

(Copies of communications from the Cassiar Ratepayers' Association dated April 12, 1971 and from the Hastings-Sunrise Action Council dated April 20, 1971 are circulated for the information of Council)

FOR ADOPTION SEE PAGE(S) 71

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Sale of City-Owned Land, Smithe-Haro Connector and Relationship to 'Robsonstrasse' Proposals

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

The disposal of the City-owned residual land created by the physical development of the Smithe-Haro Connector has been the subject of previous Board reports dated May 22, and June 19, 1970 and Feb.3, 1971. The parcel, comprising approximately .7 acres, is indicated on the attached map.

Council on June 23, 1970 approved the following recommendations:

'THAT Council adopt the recommendations of the Board of Administration report dated May 22, 1970, thereby approving subdivision, rezoning and sale of the Haro diversion property including the closed portion of Haro Street.

FURTHER, THAT Council not be adverse to considering inclusion of the Haro diversion property (excluding the northerly 35' ± of closed Haro Street) in a workable Robson Street redevelopment plan, if such a plan is submitted within the estimated 6 to 8 month period required to prepare the property for sale.'

Subdivision has been completed.

On December 17, 1970 Mr. F.C. Leighton, acting on behalf of certain Robson Street property owners, requested a postponement of the rezoning and sale of this property. In response to this request and a council motion seeking city participation in the cost of a feasibility study of redevelopment of the area, Council on February 9, 1971 resolved:

'THAT the City-owned lands in question not be marketed prior to June 1, 1971 and no action be taken on rezoning in the meantime.

THAT the Director of Planning report back on the whole situation prior to the June 1, 1971 date in respect of marketing of City-owned lands.'

The attached letter dated April 28, 1971 has since been received from Mr. Leighton. In part. Mr. Leighton states:

'In our letter to you dated December 17, 1970, in which we asked for a delay in the marketing of City-owned land parcels adjacent to the proposed Robson Street International Centre, we undertook to advise you at the earliest possible date should it become apparent that the cooperative development of an International Centre was unlikely to come to fruition. We feel that in fairness to the City we must now so advise you.

Some possibilities of a more limited development incorporating the original principles are being discussed, but these are too nebulous at the present time to justify a request for any further restraint on the part of the City in the marketing of their properties.

cont'd . .

Clause 1 continued

Further to the above, Board of Administration Report dated February 3, 1971 has indicated that the City-owned lands may resonably be devdoped independently and that their sale will not necessarily preclude their inclusion in any potential Robson Street redevelopment scheme.

As no workable redevelopment Robson Street plan has been submitted which will include the City-owned Haro diversion property, these lands should now be rezoned and sold as approved by Council, June 23, 1970.

OTHER CONSIDERATIONS

Firehall Sites: Council on May 4, 1971 approved of Concept 'A' outlined in Board of Administration report of April 14, 1971 thereby providing for the construction of three new firehalls to replace No. 1 Firehall. One of these sites would be "within one block of Burrard Street between Nelson Street and Georgia Street", however subsequent study by the Fire Chief in consultation with other city officials has ruled out the city-owned Haro diversion site.

B.C. Automobile Association property: The British Columbia Automobile Association previously acquired the northerly 35' of closed Haro Street from the City for expansion of its present downtown premises. It would appear that the B.C.A.A.'s present plans are to develop elsewhere and to market the consolidated downtown site early in 1972. However, it is not felt that marketing of the City-owned property should be withheld for this reason.

RECOMMENDATION

The Director of Planning and Civic Development recommends:

> THAT Council now instruct the Director of Planning and Civic Development to complete the application for rezoning of the .7 acre City-owned Haro diversion property to CM-2 Commercial, and that the Supervisor of Property and Insurance be instructed to complete marketing of the property, all as approved by Council June 23, 1970."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and Civic Development be endorsed.

CONSIDERATION

2. Public Housing:
Greater Vancouver Regional District

The Board of Administration has received a report dated May 26, 1971 from the Director of Planning and Civic Development regarding the assumption by the Greater Vancouver Regional District of the function of public housing. The report deals with this subject in some detail and notes that the main features of the Supplementary Letters Patent are:

"1. All municipalities are required to participate and share in the costs of the function.

2. Net costs are to be shared among member municipalities on the basis of the proportion of the municipality's assessment for school purposes to the Regional District's total assessment for school purposes, as more particularly described in Section 782(1) of the Municipal Act.

3. The annual net expenditure of the Regional District shall not exceed the product of 1/4 of a mill on the assessed valuation as referred to above.

cont'd...

Clause 2 continued

4. The Regional District shall not carry out any project within a municipality unless that municipality has authorized it.

5. The Regional Board may, with the agreement of the municipal council concerned, assume the rights, obligations and liabilities of a municipality for any existing and approved project under the federal-provincial public housing provisions of the National Housing Act."

The report discusses a possible course of action for the City and suggests that the City may wish to:

"(1) Request the Greater Vancouver Regional District to assume, as early as possible, the rights, obligations and liabilities of the City of Vancouver for all existing and approved Federal-Provincial public housing projects within the City.

(2) Request the Greater Vancouver Regional District to initiate a program of public housing within the regional district, to provide the maximum amount of housing possible within the financial limitations set by the Supplementary Letters Patent.

(3) Continue to initiate public housing within its boundaries for specific purposes, and request the Greater Vancouver Regional District to take over these projects after they are completed.

(4) Discontinue its policy of separately initiating public housing other than housing for specific purposes as described in (3) above."

Regarding Item (3) above, the Director of Planning and Civic Development advises that the $1 million dollar revolving fund in the 1971-1975 Capital Program may be used for acquiring sites for such housing. The Department is presently, on instruction of Council, working on the location of sites for senior citizens housing in the Kitsilano and Fairview Slopes areas, and a site for housing for single women.

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(The report of the Director of Planning and Civic Development dated May 26, 1971, is circulated for the information of Council.)

RECOMMENDATIONS

3. W/S of Willow Street between Broadway and West 8th Avenue: Deletion of 10' Building Line for Lane Purposes

An application has been received from Mr. F. Stanzl, Frank Stazl Construction Ltd., 6549 Fraser Street, to amend Schedule "D" of the Zoning and Development By-law to delete the 10' Building Line established for lane purposes a distance of 150' west of the westerly limit of Willow Street within the area between 8th Avenue and Broadway, being Lot A and Lot 13, Block 337, D.L. 526, Zoned C-2 and C-3 Commercial Districts.

In 1969 City Council on report of the City Engineer agreed to the closure of a portion of the existing east-west City lane in this block (bounded by West Broadway, Laurel, West 8th Avenue and Willow Street). A new lane outlet was provided to West 8th Avenue. Subsequently the site together with the former intervening City lane was consolidated into one parcel and registered at the Land Registry Office to form the new Lot A (Plan 13323).

Clause 3 continued

Lot A as now existing has a frontage of 100' on West Broadway and a 130' frontage on West 8th Avenue. A lot 13 (frontage 50' on West Broadway) is being added to the west side of Lot A. A separate Board of Administration report is being submitted by the City Engineer to City Council recommending approval of an application by Mr. F. Stanzl to close and acquire the portion of the City lane to the north of Lot 13.

Following decisions of the Technical Planning Board and the Zoning Board of Variance; Development Permit No. 53339 was issued November 20, 1970, to permit an Office Building with limited retail facilities on Lot A.

The Technical Planning Board in April 1971, approved a Development Permit Application No. 53339 permitting the inclusion of the adjoining westerly Lot 13 into the site and an addition and increased floor area to the Office Building and limited retail facilities previously approved by Development Permit No. 53339.

The conditions of approval by the Technical Planning Board included that Lot A and Lot 13 be consolidated into one parcel and so registered at the Land Registry Office and further that satisfactory arrangements be first made for the acquisition of the portion of the City lane to the north of Lot 13.

The Technical Planning Board on May 21, 1971, RECOMMENDED that the application to delete the affected portion of the building line for lane purposes be APPROVED .

Your Board RECOMMENDS that the report of the Technical Planning Board be received and the matter be referred for consideration of Council at a Public Hearing, after report from the Town Planning Commission.

(Note: This matter reported on by the City Engineer in Clause 3 of Works & Utility Matters.)

4. Grain Elevator:
2700 Block Wall Street

Background:

A letter has been received from the Cassiar Ratepayers' Association enclosing a copy of a letter which the Association has sent to the National Harbours Board at Ottawa, (copies circulated), complaining of the condition of the derelict grain elevator located in the 2700 Block, Wall Street. The Association's letter states that their members are deeply perturbed concerning the dilapidated state of the building, and they consider it to be an eyesore to the community and that it is also rodent infested, a health hazard and a danger to children. They request that the National Harbours Board demolish the building with all possible haste.

The Director of Planning and Civic Development has consulted with other City officials, and a local official of the National Harbours Board (Vancouver), and now reports as follows:

cont'd . .

Clause 4 continued

"Location:

This grain elevator is located on the north side of Wall Street in the 2700 Block (between Slocan Street and Kaslo Street). It is owned by the National Harbours Board and occupies seven lots with a frontage of some 500 feet on Wall Street. The depth of the lots averages some 100 feet. The northern boundary abuts the C.P.R. rail tracks. A gallery overpasses the tracks and connects the elevator to a grain jetty to the north. The 12 grain silos are of concrete construction. The remainder is steel or timber cladded with corrugated sheathing. The capacity is 650,000 bushels.

Condition:

These premises have been inspected and the specific items mentioned in the Cassiar Ratepayers Association's letter were checked and the following conditions were found to exist.

Rodent Infestation - There was evidence of a very light rodent infestation on the lower level of Commissioner Street. The N.H.B. has a continuing rodent control program in effect in this area.

Health Hazards - There was no evidence of any health hazards on the property at the time of the inspection with the exception of the above rodent infestation.

Danger to Children - The premises were found to be securely locked and openings closed and blocked. Entry without a key can be gained only by forcible entry. Some corrugated iron sheathing was loose. This will be brought to the attention of the N.H.B. Otherwise the building appears to be structurally sound.

Eyesore - The corrugated iron sheeting covering the centre portion of the building shows considerable areas of rust and does not appear to have been painted for many years. Because of its height and location, the building obstructs a view, which would otherwise be available, of harbour and north shore and detrimentally effects the amenity of some 40 nearby homes to varying degrees.

Zoning: -- The 12 grain silos and central tower of the elevator proper are located on land which is zoned for RS-1 One Family Dwelling District. The gallery overpassing the railway tracks and the grain jetty are located in the M-2 Industrial District.

Use: -- It is understood from N.H.B. officials that the elevator was last used by Pacific Elevators in 1967, but only for oil feeds.

Non-conformity: - The elevator proper being located in an (RS-1) One-Family Dwelling District, is therefore a "non-conforming' use, and being disused for a period of over 90 days, it would need a Board of Variance relaxation before the use could be revived by a private individual. However, this could not be enforced if the use was to be continued by a Crown Agency, although the Crown usually endeavours to conform to City bylaws as a courtesy.

cont'd . .

Clause 4 continued

Future Use: - The N.H.B. has endeavoured to obtain suitable lessees for this building, but so far without success. It is understood that if this is not possible within a reasonable time, the Board anticipates that demolition will be considered, with a view to sale of the site as residential lots. The existing 7 lots could be subdivided into 10 One-Family Dwelling lots under the present zoning.

The cost of such demolition cannot be estimated without a detailed investigation, but it is obvious that due to its size, location and type of construction, special measures would have to be undertaken to protect the main line railway during such work, and the operation would likely be very expensive, in relation to the eventual amount of developable land which could be then made available. It is possible that the financial advantage of the sale of the site as building lots may only be marginal, after deduction of demolition costs.

Viewpoints:

There is no doubt that the site if cleared could be developed as a viewpoint park and would provide an interesting view of the harbour and north shore. However, if the elevator was to be demolished and replaced with One Family Dwellings the view from the adjacent existing Burrard View Park would be greatly improved. It is noted that two City street-ends on Wall Street have already been developed as sitting-out view points. Four other street-ends could be similarly treated in this immediate vicinity, and could provide similar,or perhaps more varied views of the harbour than might be obtained if the subject land were to be so developed.

Disposal Policy:

The present policy of the Federal Government in the disposal of their surplus land is to endeavour to obtain the highest market value for same. Thus, there seems little likelihood that the City would be able to obtain the subject land for park purposes at a nominal cost. However, the attempt should be made.

It is Recommended:

1. That the N.H.B. be informed that City Council is of the opinion that this derelict grain elevator is an eyesore and is detrimental to the amenity of the neighbourhood; and that the Council support the Cassiar Ratepayers Association in their efforts to obtain the removal of this non-conforming use;

2. That the N.H.B. be informed that after demolition of the grain elevator by the N.H.B. the City would be interested in acquiring or leasing the site for a nominal sum for park purposes;

3. That this report be forwarded to the Board of Parks and Public Recreation for its concurrence and support.

It is further recommended that should the course of action recommended in (2) above prove to be unacceptable, then the National Harbours Board be requested to remove the buildings as soon as possible, thus making the lots on Wall Street available for residential purposes.

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

FOR ADOPTION SEE PAGE(S) 71

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Shops Closing By-Law:
   Barber Shop Closing.

The Corporation Counsel reports as follows:

" On May 11, 1971 I was asked to consider the matter of an amendment to the Shops Closing By-law to permit "Master Men's Hairstylists" [sic] to remain open six days a week.

Before proceeding further with this matter, it is my opinion that Council should be advised of the following points.

The barbering industry in British Columbia is governed by an Association established pursuant to the Barbers Act. After considering the provisions of this Act, and discussing this matter with the Secretary of the Association, I am satisfied that there is no provision for any separate organization such as Master Hairstylists. In other words, in British Columbia one is either a barber or not a barber, and there are no other recognized categories.

Mr. Goldsmith, who presented the Master Hairstylists' brief, has suggested that we could, in the by-law, distinguish between the group of barbers he represents and the other barbers on the basis of a certificate that the Association gives to a barber who completes a seminar in hairstyling.

I am advised that this is a 32-hour course and approximately 20 out of roughly 650 barbers in Vancouver have completed the course.

Mr. Goldsmith also has advised that there is a Hairstyling Council within the Barbers Association, and that perhaps we could distinguish between the types of barbers by reference to whether or not they belong to this organization. Although it is possible to make a distinction in the Shops Closing By-law on one of the foregoing grounds, Council may wish to consider the following points before proceeding with the amendment to the By-law:

1. The By-law presently deals with different types of shops rather than the qualifications of people within shops.

Board of Administration, June 11, 1971 . . . . . (Licenses 2)

Clause #1, Continued

2. There is no effective method by which a barber with a hairstyling certificate could be prevented from giving ordinary haircuts six days a week. "

YOUR BOARD SUBMITS the foregoing report of the Corporation Counsel for Council's consideration.

DELEGATION REQUEST

FOR ADOPTION SEE PAGE(S) 73

Board of Administration, June 11, 1971 . . . . . (Fire 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Proposed New Firehall #10
   Crossing over Canadian National
   Railway Tracks.

The City Building Inspector reports as follows:

"On November 24, 1970, Council approved a report submitted by the Fire Chief and the Board of Administration regarding the conversion of Vancouver Fireboat #2 and the relocation of the Firehall #10 accommodation on Burrard Inlet.

The new location for the Firehall is on property leased from the National Harbours Board. To obtain access to this property a private crossing must be constructed over a railway spurline owned by the Canadian National Railway.

The Railway company has advised that it will install the new crossing together with necessary warning signs for the cost of approximately $150 to be assumed by the City. This cost has been provided for in the original approval of funds for the project.

In addition, an annual recurring fee of Eleven dollars will be charged."

Your Board RECOMMENDS that:

(i) The increased operating cost of Eleven dollars per year be provided from the Fire Department Budget.

(ii) An agreement acceptable to the Corporation Counsel between the Canadian National Railway and the City be executed by the Mayor and City Clerk.

FOR ADOPTION SEE PAGE(S) 73

FINANCE MATTERS

CONSIDERATION

1. The Metropolitan Co-operative Theatre Society - Grant

City Council, on April 6, 1971, when considering recommendations from the Finance Committee on Annual Grant Requests, took no action with respect to a grant request of $6,492 from the Metropolitan Co-operative Theatre Society.

The organization has since written advising that it is in a critical financial situation despite an improvement in its overall capital debt. The Society, in its original submission to the Finance Committee, stated that it is in arrears of taxes from 1969 which, including interest, amounts to $6,492, not including 1971 Taxes.

The Society does not qualify for exemption from taxes under Section 396-C of the Charter, and was advised that only an application for a grant on the basis of financial need could be made, in accordance with Council policy.

On June 25, 1963, the Council approved a $5,000 grant, on a non-recurring basis, towards the capital cost of reconditioning the Marpole Theatre. Council also approved grants of $7,500 in 1966 and $6,145 in 1968, out of which was paid the taxes owing at those times.

The Society wishes to appear as a delegation in support of its request.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of the latest Financial Statement, which was before the Finance Committee, is circulated for information.)

DELEGATION REQUEST - THE METROPOLITAN CO-OPERATIVE THEATRE SOCIETY

2. The John Howard Society - Grant

City Council, on March 23, 1971, when considering recommendations from the Finance Committee on Annual Grant Requests, took no action with respect to a grant request of $3,000 from the John Howard Society.

The Society, for the last few years, received an Annual Grant of $2,500.

The Society has again written asking that the Council reconsider its decision, and advising it is prepared to appear before Council if necessary.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Fact Sheet submitted by the Society are are circulated for information.)

3. Women's Liberation Alliance - Grant

A letter has been received from the Abortion and Birth Control Research Program of the Women's Liberation Alliance, requesting a grant of an unspecified amount towards its Research Program to be carried out this Summer.

The Federal Opportunities for Youth Program has granted $4,000 to the Women's Liberation Alliance for the Program. This money will be used for wages for four students and for travelling and office expenses. As the original application by the organization to the Federal Government was for $5,177, efforts are being made to obtain the required balance.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Women's Liberation Alliance letter dated June 7, 1971, with attachment, are circulated for information.)

4. Burnaby Ladies' Pipe Band - Travel Assistance

A letter has been received from the Director of the Burnaby Ladies' Pipe Band requesting an unspecified donation from the City to assist them in travelling to Scotland to perform and compete in five Pipe Band Competitions. The letter states that more than one-half the girls in the Band are from Vancouver and the Band participates in local parades and celebrations in the Greater Vancouver area and the United States.

Your Board notes that Council has dealt with similar requests as follows:

Feb. 1969	- Vancouver Ladies' Pipe Band Travel Assistance for trip to Scotland.	- No Action.
July 1967	- Vancouver Kiwanis Pipe Band Travel Assistance for trip to Eastern Canada.	- $500 Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Band's letter are circulated for the information of Council.)

5. W.H. Rhodes Canada Educational Trust -
Admission to Civic Facilities

Last year, Thos. Cook & Son made arrangements for the W.H. Rhodes Canada Education Trust to visit British Columbia, and the City arranged for free admission to the Aquarium, the Maritime Museum and the Planetarium.

This year, the group, consisting of 44 school boys, is again visiting this Country and a request, through Thos. Cook & Son, has been received for similar arrangements.

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION

6. Four Seasons -
Cost of $9,000,000 to Taxpayers

Your Board has received the following from the Director of Finance for Council information, in regard to the costs of the Four Seasons property.

"The annual debt service costs on a $9,000,000 sinking fund 20 year debenture issue would be approximately $1,040,000 per year, under present bond market conditions.

Since single family residences pay 44.6% (1971) of the City's general purpose taxes, $464,000 of the annual $1,040,000 would be paid by single family residences, or $6.25 per year for twenty years by the average home. This represents an approximate 2½% increase in general purpose taxes on a single family residence, at the 1971 level of taxation.

The balance of the annual cost ($576,000) would be paid by the other categories of property, specifically vacant land, multiple residential, apartments, commercial and industrial."

Your Board submits the above for Council information.

FOR ADOPTION SEE PAGE(S) 73, 74.

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JUNE 11, 1971

RECOMMENDATION

1. Auto Allowances - New Positions Resulting from Re-organization of Electrical Division

The Director of Finance reports as follows:

"A request has been received from the City Engineer for auto allowances for the position of Electrical Engineer I and Electrical Technician I of the Electrical and Communication Design Branch. These employees are required to use their cars on field visits in connection with survey design and inspection of electrical and communications systems installed in City buildings and streets. The City Engineer has also requested an auto allowance for the position of Superintendent II of the Electrical Operations Branch, who is required to use his car to make inspections and supervise electrical workmen.

It is recommended that monthly auto allowances be approved for the following positions:

Electrical Engineer I, Electrical and Communication Design Branch, presently occupied by E.C. Spratt, effective March 22, 1971

Electrical Technician I, Electrical and Communication Design Branch, presently occupied by P. Huysman, effective May 10, 1971

and

Superintendent II, Electrical Operations Branch, presently occupied by A. Dale, effective April 5, 1971."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

FOR ADOPTION SEE PAGE(S) 74

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 11, 1971

RECOMMENDATIONS

1. Sale to Salvation Army of Senior Citizens Site No. 3, Champlain Heights. Zoning CD-1 (Garden Apartment & Townhouse Development)

The Supervisor of Property and Insurance reports as follows:

"On June 21st, 1968, after consideration of a request from the Salvation Army to purchase a site for Senior Citizens' development, City Council resolved that Site No.3, consisting of approximately 2.583 acres, situated in Champlain Heights be offered to the Salvation Army for a Senior Citizens' Home development, at a price to be negotiated and reported to Council.

Registration of the necessary plans of subdivision have been completed and the Salvation Army has advised that they are now prepared topurchase the site in accordance with the City's requirements that they first qualify as as a charitable organization and that the financing for the project be in accordance with the Elderly Citizens' Housing Act.

It is Council's policy (Resolution of Council December 5th 1967) that in the case of non-profit societies sponsoring Senior Citizens' housing, City land be made available at a price of the assessed value based on subdivided land as determined for general purposes, set out in Section 342(1) of the Vancouver Charter. This site does not appear on the 1971 assessment roll and therefore, the assessed value is not available. However, an estimate of the assessed value based on assessments of comparable parcels of land with similar development regulations indicates an assessed value of $55,700.00 per acre or a total assessed value of $144,000.00 for the entire site. Salvation Army representatives have indicated their acceptance of this price.

RECOMMENDED that Lot Nos. 3 & 4, D.L. 334, Group 1, N.W.D., consisting of 2.583 acres (also known as Site No.3 in Champlain Heights) be sold to the "Governing Council of the Salvation Army (Canada West)"

a) for the sum of $144,000.00 on City terms at 9% interest, plus a portion of the current year's taxes and registration fees;

b) in view of the extended period in which this site has been reserved by Council for the Salvation Army, it is proposed that the date of sale be the date of Council approval;

c) that the purchasers shall give to the City an option to repurchase at the net sale price, such option to be exercised at the end of 2 years in the event that the purchasers have not proceeded with construction;

d) the purchaser shall give to the City a 21 year option to repurchase at the net sales price, such option to be exercised in the event that the property is utilized for any other purpose than Senior Citizen's development. in accordance with the Elderly Citizens Housing Act."

Your Board
RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd....

2. Tenders for Lease
S/W Corner 1st Avenue and Burrard Street

The Supervisor of Property and Insurance reports as follows:

"Lots 17-20, Block 217, D.L. 526, being S/W corner 1st Avenue and Burrard Street, consisting of the former service station site was purchased as part of the acquisition program for the proposed Arbutus-Burrard Connector. The site is 100' x 120', zoned M-1, light industrial and improved with a hollow cement block building of approximately 400 sq. feet. The balance of the site is improved with blacktop. The City Engineer is prepared to approve a lease for a period up to December 31, 1975. In this regard, the Supervisor of Property and Insurance has advertised for tenders which were opened at a meeting of the Board of Administration on May 25th, 1971, as follows:

(1)	Twin-City Acceptance Limited	- $450.00 per month
(2)	Executive Car Lease Limited	- $355.00 per month
(3)	Mr. T.R. Hodgson	- $350.00 per month
(4)	Harry F.W. Jang	- $275.00 per month

The Supervisor of Property and Insurance recommends that the tender submitted by Twin-City Acceptance Limited in the amount of $450.00 per month be accepted, subject to the following terms and conditions:

(1) A rental of $298.50 per month plus all taxes as if levied. (based on 1971 assessed values, this would create a gross income a month of $298.50 plus taxes in the amount of $151.50 for a total of $450.00 per month.)

(2) The lease to commence as of July 1st, 1971 for that period up to and including December 31st, 1975.

(3) Alterations to the existing structure to be subject to the approval of the City Engineer and in conformity with all the City by-laws.

(4) The right by the lessee to sublet or assign.

(5) The right to place a portable building to be used as a display sales area on the property in addition to the present building. The building to conform to all City by-laws and to be removed at the expiry of the lease.

(6) That the lease be in accordance with a covenant against the property prohibiting the sale or distribution of gasoline or petroleum products.

RECOMMENDED that the bid submitted by Twin-City Acceptance Limited in the amount of $298.50 per month plus all taxes as if levied be accepted and a lease be drawn for the period July 1st, 1971 to December 31st. 1975, terms and conditions subject to the approval of the City Engineer and Corporation Counsel, and in accordance with the foregoing.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, June 11, 1971 . . . . . (PROPERTIES - 3)

3. Sales: Residential
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 20 & 21, D.L. 339, Plan 13659
S/S/49th Avenue, East of Tyne Street

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Mike Maretic	20	43.5 x 120'	$12,700.00	City Terms @ 9%	Bulkhead Agreement 1 foot above lane.
Mario Drufovka	21	43.5 x 120'	$12,700.00	City Terms @ 9%	

re: Lot 79, D.L. 339, Plan 13659
E/S Toderick Bet. 52nd & 53rd Avenues

Heinz Beyer	79	57' x 124'	$14,500.00	City Terms @ 9%	

FOR ADOPTION SEE PAGE(S) 74

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

JUNE 4, 1971

The Standing Committee of Council on Finance met on Friday, June 4, 1971, in the Council Chamber, Third Floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Adams (Chairman)
Alderman Broome, Bird, Calder, Rankin, Sweeney, and Wilson

ABSENT: His Worship the Mayor (on Civic business)
Alderman Hardwick
Alderman Phillips
Alderman Linnell (on Leave of Absence due to illness)

CLERK TO THE COMMITTEE: M. James

The following recommendation of the Committee is submitted for the action of Council:

RECOMMENDATION

1. 1971 Basic Capital Programme:
Project Detail - Park Board Capital Budget

Under date of May 11, 1971, the Board of Administration submitted to Vancouver City Council a report dealing with the 1971 Basic Capital Programme. This report was considered by Council at its meeting held June 1, 1971, at which time Council directed that:

"the Park Board Capital Budget and Parks Programme... be referred to the Standing Committee on Finance for consideration and a representative of the Park Board be requested to be present at that time."

Present at the meeting of your Committee was Commissioner A.E.S. Robertson, Chairman of the Board of Parks and Public Recreation, and Mr. S. S. Lefeaux, Superintendent of the Board of Parks and Public Recreation.

The Chairman referred to items 18 (New Equipment - $25,000) and 19 (Queen Elizabeth Park Restaurant - $300,000) on page three of the Park Development Programme of the Basic Capital Appropriations Budget and also referred to item 2 (Riley Park Community Hall - $15,000) on page one of Community Services Centre Facilities in the Basic Capital Appropriations Budget. The Chairman and Members of the Committee directed questions to the Chairman of the Park Board and the Superintendent of the Park Board on these matters. The Chairman of the Park Board advised that the item of $15,000 for Riley Park Community Hall was the amount needed for the immediate expenditure on planning the Community Hall extension at this Community Services Centre, and that this did not infer that there would be no development or construction in this year. The Chairman pointed out that before a reasonable request for Capital funds for this specific Community Hall extension could be made, the planning of this development would need to be completed and costed. It

...continued/

Clause 1 continued

was the intention of the Park Board, the Superintendent advised, that when the costing was more firmly estimated, the Park Board would approach Council for approval of funds to initiate this Community Hall extension as the need was great.

The representatives of the Park Board explained the Park Board planning of the restaurant at Queen Elizabeth Park and also the item regarding New Equipment.

After discussion, your Committee

RECOMMENDS approval of the Park Board Capital Budget and Parks Programme as detailed in the 1971 Basic Capital Programme.

The meeting adjourned at approximately 11:05 a.m.

* * *

FOR ADOPTION SEE PAGE(S) 74

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 22, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Leave of Absence on Civic Business)
Alderman Linnell (Leave of Absence on account of Illness)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Vancouver City College and from Simon Fraser Elementary School.

RECOGNITION

His Worship the Mayor informed the Council that today is the 214th anniversary of the birth of Captain George Vancouver.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 15, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Transient Information Kiosk: Crisis Centre

The Council further considered the request of the Crisis Intervention and Suicide Prevention Centre to place a Kiosk on City property fronting on Cassiar Street between Adanac and Napier Streets to give information to transients. The Board of Administration report of June 4th on the matter was considered, as well as a further report of the Board of Administration dated June 14, 1971.

cont'd....

UNFINISHED BUSINESS (cont'd)

Transient Information Centre:
Information Kiosk (cont'd)

MOVED by Ald. Adams,
THAT permission be granted for this information kiosk as proposed, subject to the following conditions contained in the Board of Administration report of June 14th, 1971:

(a) Approval of the Development Permit Application would only be for a limited period of time expiring September 15, 1971, and in accordance with the applicant's letter dated June 1, 1971.

(b) Prior to the issuance of the Development Permit information would have to be first submitted to indicate to the satisfaction of the Director of Planning,

(i) that the 'Information Kiosk' be reduced in size to approximate a mobile tourist information office type or other similar sized shelter - rather than the 35' high 35' diameter tent as proposed.

(ii) That the size of the site be approximately 77' wide fronting onto Cassiar Street and located adjacent to the Provincial Government property to the north. A temporary crossing be installed from Cassiar Street and a 20' gravelled area be provided in front of the information kiosk asphalt base.

(iii) That the site be bounded by a suitable wire and post fence.

(c) That the use of the site be restricted to an 'Information Kiosk' only with no other use or purpose, including sleeping, to be permitted.

(d) Sanitary facilities are to be provided to the satisfaction of the Medical Health Officer.

(e) No signs to be permitted other than one of identification not exceeding 12 square feet in area.

(f) The site to be kept in a neat and tidy condition at all times.

FURTHER THAT the City property fronting on Cassiar Street between Adanac and Napier Streets be rented to this organization for a three-month period, subject to the following:

(a) conditions of the City Building Inspector, set out in the Board of Administration report of June 4, 1971,

(b) a bond for the amount of $100 be provided as a guarantee that the land will be returned to a condition satisfactory to the Supervisor of Property and Insurance,

(c) the necessary permits are obtained, including zoning, and

(d) payment of a rental of $85.00 per month.

- CARRIED

(His Worship the Mayor is recorded in the negative)

UNFINISHED BUSINESS (cont'd)

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Claim: Mrs. Gladys Green

(b) Retention of Carport:
3543 Point Grey Road

(c) Leasing of City Compactor

COMMUNICATIONS OR PETITIONS

1. City Representatives on
Vancouver General Hospital Board

A communication was received from the Chairman, Vancouver General Hospital, dated June 14, 1971, advising that as of May 1, 1971, the revised Vancouver General Hospital Act, 1902 has been proclaimed and under the new By-laws it will no longer be a requirement to have representation of Vancouver City on its Board of Trustees. Appreciation is expressed for services rendered by members of Council over the past years.

MOVED by Ald. Bird,
THAT this communication be received.

- CARRIED

2. Grant: Canoe Pageant

A communication was noted from His Worship the Mayor, on behalf of the Centennial Committee, recommending a grant of $150.00 be approved for feeding, during their overnight stay at Haddon Park, the canoeists in the '71 Canoe Pageant.

MOVED by Ald. Rankin,
THAT this grant be approved, to be charged to the Centennial Celebrations fund.

- CARRIED BY THE
REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, June 18, 1971

Works and Utility Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Works and Utility matters), dated June 18, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Social Service and Health matters), dated June 18, 1971, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters

Purchase of Outside Services:
Grandview Woodland Area Council (Clause 2)

The Board of Administration submitted a report of the Director of Social Planning/Community Development with regard to a request of the Grandview Woodland Area Council for a grant in the amount of $400 to help defray the costs of a dance and band during the information and solidarity week June 21 to June 28, in the east end area.

MOVED by Ald. Phillips,
THAT, pursuant to recommendation of the Director of Social Planning/Community Development, this grant of $400 be approved, chargeable to 'Purchase of Outside Services Account (Account 7801/15)'.

- CARRIED BY THE REQUIRED MAJORITY

Vancouver Port Development Committee
(Clause 1)

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Harbours and Parks matters), be received for information.

- CARRIED

Building and Planning Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated June 18, 1971, Clauses 1 to 4 inclusive be adopted and Clause 5 received for information.

- CARRIED

Recreation Facilities
in Apartment Buildings

Alderman Wilson enquired of the advisability of excluding from the floor space ratio, recreational areas provided in the construction of apartment buildings.

His Worship the Mayor directed this proposal to the Director of Planning and Civic Development for consideration.

Finance Matters

Grant: The Window Project (Clause 1)

The Council considered the application of 'The Window Project' for a grant of $5,000. In the report of the Board of Administration and Director of Social Planning/Community Development in this regard, it is recommended no grant be approved.

MOVED by Ald. Hardwick,
THAT no further action be taken on this matter.

- CARRIED

Grant: World Fencing Championships
(Clause 4)

It was noted that Mr. Conyd wished to appear before the Council in connection with this grant request.

It was agreed that the delegation be heard later this day. (see page 14)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 2 and 3 of the report of the Board of Administration (Finance matters), dated June 18, 1971, be adopted.

- CARRIED

B. Property Matters

Release of Option to Purchase:
Dawson Developments Limited (Clause 1)

The Board of Administration submitted the following report:

"City Council of September 29th, 1970 approved the sale of Lot 97, D.L. 339 to Dawson Developments Limited for development as an INNOVATIVE HOUSING PROJECT. The sale was subject to the purchaser granting the City an option to repurchase the site if the construction was not completed by June 30th, 1971.

Dawson Developments Limited have now approached the City and asked that the option to purchase be released from the Land Registry Office so that they can register under the Strata Titles Act. This would also enable them to register the mortgages of prospective purchasers.

The property has been inspected; all units have been erected and the interior is 80% complete. Ninety of the 132 suites will be occupied by June 30, 1971 and the balance by July 31, 1971.

In view of Dawson Developments compliance with the spirit of Council's requirements that they start and complete the Innovative Housing Development as quickly as possible and the desirability of having registrable mortgages available in advance of occupancy by prospective purchasers of these units, Council may wish to give favourable consideration to Dawson Developments' request."

MOVED by Ald. Bird,
THAT the aforementioned request to be released from the option to purchase be approved.

- CARRIED

Balance of Property Matters

MOVED by
THAT Clauses 2 and 3 of the report of the Board of Administration (Property matters), dated June 18, 1971, be adopted.

- CARRIED

C. Pedestrian Overpass:
Cassiar/Highway 401

Consideration of this matter was deferred pending the hearing of delegations later this day. (see pages 14 and 15)

D. Report of Standing Committee on
Planning and Development, June 10, 1971

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated June 10, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Standing Committee on Finance, June 10, 1971

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Standing Committee on Finance, dated June 10, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams,
THAT Clauses 2 and 3 of the report of the Standing Committee on Finance, dated June 10, 1971, be adopted.

- CARRIED

F. Bridge Insurance

The Board of Administration, under date of June 21, 1971, submitted the following report:

Your Board has received the following report of the Director of Finance and Supervisor of Property and Insurance.

"The City's three year bridge insurance policy expires on July 1, 1971. The bridges covered, and their replacement cost values are as follows:

Granville	$19,500,000
Burrard	7,900,000
Cambie	5,150,000
Grandview Viaduct	1,360,000
Hastings Viaduct	1,400,000
New Georgia Viaduct	7,000,000 (approx.)

On May 18, 1971 Council approved the appointment of both Macaulay Nicholls Maitland & Co. Ltd. and Marsh & McLennan Ltd. as Brokers, representing the City, to separately approach the world insurance markets with a view to preparing firm proposals for renewal of the bridge insurance by the City.

Both Brokers submitted their proposals by the deadline of 5:00 p.m. on Friday, June 18th. Your Insurance Review Committee has reviewed and compared the two proposals on a number of points. Each Broker has some items that are superior to the other's proposal, but on balance, trying to consider all the factors and contingencies that can arise, especially the financial results of loss of or damage to bridges, and the premium cost to the City, the Macaulay Nicholls proposal appears to be superior.

	Macaulay Nicholls Proposal	Marsh and McLennan Proposal
Values insured (new replacement cost)	80%	100%
Deductibles (first loss payable by City)	1%	5%
Debris removal		slightly superior
Perils covered	named perils including flood & earthquake	"all risk"
3 year premium	$104,411	$126,840

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bridge Insurance (cont'd)

Recommendation

In light of all factors inherent in the two bridge insurance proposals it is recommended that the proposal of Macaulay Nicholls Maitland & Co. Ltd. be accepted and the City give the Brokers a firm order, for completion of three year insurance coverage of the City's bridges, effective July 1, 1971."

Your Board recommends that Council approve the recommendation of the Director of Finance and Supervisor of Property and Insurance.

MOVED by Ald. Phillips,
THAT the foregoing recommendations be approved.

- CARRIED

G. Delegation Request:
Building for Salvaging Project
Opportunities for Youth Program

His Worship the Mayor advised a request has been received that Council hear representations in connection with a city Salvaging Project under the Opportunities for Youth Program and particularly the need for a building from which to operate.

It was agreed the delegation be heard later this day.
(see page 14)

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (W/S Granville betw. 65th and 66th Avenues and two portions of parcel of land Cassiar-Rupert Diversion, Trans-Canada Highway and East 1st Avenue)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and report the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575 being the Zoning and Development By-law (cont'd)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW #4531 BEING THE REFUSE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4531 being the Refuse By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Leave of Absence: Alderman Bird

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Alderman Bird be granted leave of absence for the period June 24 to July 2, 1971, inclusive.

- CARRIED

MOTIONS (cont'd)

2. Transportation Study:
Regional District

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT City Council instruct its delegates to the Regional District that they support and vote for immediate action by the Greater Vancouver Regional District to proceed with the study designating the routes and station stops for the Vancouver area; failing this action that the Regional District reconsider the City of Vancouver's request to proceed with the study.

(notice)

Notice was called by Alderman Adams, and recognized by the Chair.

Proposed Single Men's Hostel:
446 East Cordova Street

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS it is expected the architects in connection with the proposed new single men's hostel at 446 East Cordova Street are expected to make a report to City Council within three weeks;

THEREFORE BE IT RESOLVED THAT the City Council inform the Central Mortgage and Housing Corporation that the Council is in favour of the architects carrying out any prior consultations if it would facilitate the project.

- CARRIED

Before concluding the foregoing item and following the hearing of certain enquiries, the Council observed a recess and held an 'In Camera' meeting.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Information to Voters:
Four Seasons Hotel
Development
CCCD

enquired of the City Clerk if a communication had been received from the Citizens Council on Civic Development proposing information be placed in the polling places in clarification of the Four Seasons Hotel Development plebiscite.

The City Clerk spoke to the matter advising a copy of the letter was furnished to each member of Council by placing it in their offices. He further advised that to carry out this proposal at this late date would present considerable difficulty.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Street Lighting: Cypress Street through to Granville Street

advised of a communication received from persons affected in the proposed local improvement to install street lighting on Cypress Street through to Granville Street, expressing the view the present lamp standards were good enough and desirable over the new standards. The Alderman requested a report be submitted to Council.

His Worship the Mayor directed accordingly.

Alderman Rankin - Animal Purchases: City Pound

referred to a communication from the Vancouver Humane Society enquiring why they were required to pay $6.00 per dog received from the Pound whereas the University of British Columbia is able to receive dogs for $1.00.

Commissioner Sutton Brown advised that there is an agreement with the University in this regard and there is a by-law which deals with other requests.

The Alderman advised he would file a motion with Council.

Alderman Wilson - Mount Pleasant School Grounds: Kingsway and Broadway

advised that it is understood the School Board will be placing this property up for bids from developers. However, this land is in the heart of the transportation system therefore some action should be taken by the City to see that the lands are not disposed of until it is ascertained what need there will be for this property in regard to transportation, particularly rapid transit.

It was suggested that the matter be held in abeyance and raised by Alderman Wilson when his motion on the subject of transportation is considered by Council at a later date.

Alderman Bird - Containerized Cargo

referred to the lack of facilities in the Port of Vancouver in handling of containerized cargoes. It was suggested the Alderman submit a motion on the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder - Laburnum Trees	referred to a previous report before Council from the Medical Health Officer regarding danger of laburnum trees and that the Council took action to eliminate such trees insofar as City property is concerned. The Park Board was advised accordingly. However the Park Board advised the program of removal was unable to be carried out because of lack of budget funds for the purpose. The Mayor directed the Medical Health Officer bring before the Council the last record on the matter with any other pertinent advice.
Alderman Calder - Washroom Facilities in Supermarkets	referred to the lack of washroom facilities for the public in stores such as supermarkets. His Worship the Mayor requested the Corporation Counsel look into the matter and report on Council's past consideration with advice respecting the City's position.
Alderman Sweeney - C.F.M.M. Conference: Social Planning and Development Committee	advised that at the last C.F.M.M. Conference a resolution was passed permitting the setting up of a Social Planning Committee and the Executive Director indicated the services of Vancouver's Director of Social Planning/Community Development on that Committee would be appreciated and a letter in this regard would be forthcoming to the City.
Alderman Sweeney - 3 Major Metropolitan Regions: Canada	advised that at the last C.F.M.M. Conference it was proposed that the three major metropolitan areas of Canada, i.e. Montreal, Toronto and Vancouver be considered a separate division of the organization and have joint meetings on their mutual problems.
Alderman Hardwick - Columbia-Quebec Connector	requested the Council receive a report on the Columbia-Quebec Connector and in particular, its relationship to public transit in addition to being an automobile facility. His Worship the Mayor directed accordingly.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Effect of RM-1 Zoning

requested the Director of Planning and Civic Development report on the RM-1 Zoning provision and how effective it has been in promoting development in the City of Vancouver.

Alderman Wilson - Council Meeting: June 29, 1971

enquired as to whether the Council meeting of June 29th will proceed in view of the meeting of the Regional District with the Minister of Municipal Affairs on the same day.

It was agreed the Council meeting would continue.

MOTIONS (cont'd)

Containerized Cargo

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the Port of Vancouver lacks sufficient facilities for the handling of containerized cargo;

THEREFORE BE IT RESOLVED THAT the City Council protest to Ottawa this lack of proper facilities and urge Ottawa immediately correct the situation to avoid the diverting of ships from the Port of Vancouver to Seattle.

- CARRIED

NOTICE OF MOTION

Purchase of Animals: City Pound

Alderman Rankin and Alderman Hardwick submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT any bona fide organization be allowed to purchase animals from the Pound for $1.00 which would be in line with the resolution of Council in 1951 allowing purchase of animals for $1.00 by the University of British Columbia.

(Notice)

The Council recessed at approximately 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

Following the Public Hearing the Council reconvened at approximately 2:25 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (Leave of Absence on Civic Business)
Alderman Linnell (Leave of Absence on account of illness)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

2. Claim: Mrs. Gladys Green

The Board of Administration, under date of May 28, 1971, submitted a report of the Corporation Counsel and City Engineer as a result of a claim by Mrs. Gladys Green who fell on an up-raised portion of sidewalk while walking on the S/S of the 1900 block Robson Street on August 23, 1970. Details of the situation are set out in this report and a copy of letter from Mrs. K.S. Richardson, on behalf of the claimant, setting out the hospital and medical bills, was attached to the report.

The opinion of the Corporation Counsel is expressed that there is no liability upon the City for these injuries or for the expenses incurred.

Mrs. K. S. Richardson appeared on behalf of Mrs. Green requesting her claim be paid.

MOVED by Ald. Rankin,
THAT the Council approve expenses of the claimant to the extent of one-half of her claim disbursements, provable by bills of account.

(not in order)

The Corporation Counsel advised there is no legal liability in this case and Council has not the power to make grants to individuals. In view of this advice His Worship ruled that the motion was not in order.

MOVED by Ald. Adams.
THAT the representations on behalf of the claimant be received and no action taken at this time.

- CARRIED

3. Retention of Carport:
(Mrs. Dallas)

The Board of Administration, under date of May 28, 1971, submitted a report of the Director of Planning and Civic Development in respect of request of Mrs. M. Dallas for permission to retain a carport on her property as it presently stands. The history of the matter is set out in the report, including reference to the Technical Planning Board and the Board of Variance. The recommendation is made, endorsed by the Board of Administration, that the submission of Mrs. Dallas be received and if the carport is not relocated now to comply with the requirements of the Technical Planning Board and the Board of Variance, then the Director of Permits and Licenses carry out normal Zoning and Development By-law and other affected By-law enforcement procedures.

Mrs. Dallas appeared and filed a brief dated June 22, 1971, setting out her position.

MOVED by Ald. Adams,
THAT further consideration of this matter be laid on the table and in the meantime no action be taken.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

4. Building for Salvaging Project:
Opportunities for Youth Program

Mr. J. W. Smithson, Executive Director of the Canadian Council of Christians and Jews, Inc., introduced Mr. L. Seymour who advised of the work of certain young Indian people in the Skid Row area who are endeavouring to set up a salvage business as a 'Social Uplift and Emergency Indian Youth Project'. Mr. Seymour said the group requires headquarters from which to operate and requested consideration be given to making the old Museum building at Main and Hastings Streets available to them at a nominal fee. The group filed a brief dated June 22, 1971.

MOVED by Ald. Wilson,
THAT the brief be received and referred to the Board of Administration and the Director of Social Planning/Community Development for report to the next Council meeting.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Finance Matters

Grant Request: Mr. M. Conyd
re World Fencing Championships (Clause 4)

The Board of Administration, under date of June 18, 1971, advised of requests from the B.C. Fencing Association and Mr. M. Conyd for financial assistance to help Mr. Conyd to participate in the World Fencing Championships to be held in Vienna July 4 to 17, 1971.

Mr. Conyd appeared on behalf of this request asking the sum of $525.00.

After due consideration of the request, the Council did not take action to approve.

C. Pedestrian Overpass:
Cassiar/Highway 401

The Board of Administration, under date of June 17, 1971, submitted the following report:

'Your Board submits the following report of the City Engineer.

"On March 2nd, 1971, Council considered a report from the City Engineer concerning three alternative proposals for a pedestrian overpass at the junction of Highway 401 and Cassiar Street. The report (copy attached) pointed out that the Highways Department is prepared to pay the cost of overpassing Highway 401 (Scheme B), but that they feel extension of the overpass across Cassiar Street (Scheme A) is the City's responsibility. These two alternatives, together with a third proposal (Scheme C), which would overpass both the freeway and Cassiar Street, with an intermediate ramp down to grade on the east side of Cassiar, are shown schematically on the attached diagram.

Council resolved -

"that Scheme B, set out in the foregoing report of the Board of Administration and the City Engineer be approved and the Council make strong representation to the Provincial Minister of Highways, urging early completion of the future connection of Highway 401 north to the Second Narrows bridge, which will provide for vehicular as well as pedestrian grade separation."

cont'd. ..

Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

A brief was subsequently presented to the Minister of Highways urging early completion of the above connection. The only reply to date has been a letter from the Minister of Highways, dated June 11th, 1971, (copy attached) which merely advises that his department is prepared to construct a pedestrian overpass, but that they will only pay for the portion over the freeway.

A drawing attached to the Minister's letter shows a slightly altered alignment for the overpass, which results in a longer structure and an increase in the cost of property acquisition. The total cost estimate has, therefore been increased to $160,000, of which $82,000 would be the City's share.

This proposal, which is shown on the attached sketch as Scheme D, was put forward in view of Council's decision to select Scheme B, which crosses only the freeway, and also to avoid having children congregate at the junction of the freeway and Cassiar Street while waiting to cross Cassiar at the traffic signal.

There are, however, some difficulties with terminating the ramp on this alignment, related to pedestrian grade crossings of Cassiar Street, and there are also some details to be worked out regarding the type and location of the ramps up to the overpass (spiral vs. straight ramps, etc.). It is suggested that Council may wish to consider the matter of the four alternative schemes and cost-sharing arrangements, and after a decision is reached, refer the construction and alignment details to the appropriate officials."

Your Board submits the matter to Council for Consideration.'

Delegations were heard from the 401 Committee and the Hastings Sunrise Action Council urging Council to make an immediate decision in favour of Scheme C which would overpass both Highway 401 and Cassiar Street. A brief was filed. The Council heard Mr. R.A. Williams, M.L.A. endorsing the position of the other delegations and suggesting the Council endorse in principle the total crossing of both Highway 401 and Cassiar Street and on this basis negotiate further with the Minister of Highways.

MOVED by Ald. Wilson,
THAT the Council approve the building of the overhead crossing to include Highway 401 and Cassiar Street and the City Engineer prepare an estimate of the cost.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

5. City Compactor:
Joshua Society

The Council considered a request from the Joshua Society that a 1965 Mercury truck and Heil 25 cubic yard refuse packer unit No. 1550 be leased to or purchased by them. A representative of the Society appeared before Council and set out their latest position in the matter as follows:

(a) That the City of Vancouver sell to the Joshua Society one 1965 Mercury truck with Heil 25 cubic yard packer (maintenance shop number 1550).

(b) That the price of the sale be the sum of $5,000.

(c) That the City of Vancouver grant to the Joshua Society the sum of $5,000, on the understanding that said sum shall be used by the Joshua Society to purchase the vehicle precisely described in Paragraph one herein.

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

City Compactor:
Joshua Society (cont'd)

(d) That the City of Vancouver maintain the Packer in its shops to ensure that the vehicle remain in good operational condition.

The Corporation Counsel advised of the problems which could arise in leasing. In respect of maintenance charges for this vehicle, such are estimated at approximately $6,000.00.

MOVED by Ald. Phillips,
THAT,

(a) the City sell this packer unit to the Society for $4,000, payable July 1, 1972

(b) the Society maintain the unit

(c) an option be given to the Society to sell the equipment back to the City on July 1, 1972 for the sum of $4,000.

(lost) *

Alderman Phillips agreed to withhold his motion pending the following motions being dealt with.

MOVED by Ald. Calder,
THAT a grant of $5,000 be approved, specifically for the acquisition of this unit, subject to the Society's successful auction bid.

- LOST

MOVED by Ald. Sweeney, in amendment,
THAT the figure of $5,000 in the motion of Alderman Calder be replaced by the figure $2,500.

- LOST

(The motion of Alderman Calder was put first and lost)

At this point further consideration was given to the motion of Alderman Phillips.

His Worship the Mayor ruled that this particular motion must be considered on the basis of a grant and therefore would require a special majority.

Alderman Rankin challenged the ruling of the Chair.

The following question therefore was put:

'Shall the Chair be sustained?'

On motion the Chair was sustained.

The motion of Alderman Phillips was put and, - LOST *

MOVED by Ald. Wilson,
THAT the Joshua Society and any other non-profit society be permitted to bid on this vehicle in the forthcoming auction and if successful, the terms of sale be as follows:

(a) 10% down payment

(b) Balance payable within 120 days in four equal monthly instalments - CARRIED

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

City Compactor:
Joshua Society (cont'd)

MOVED by Ald. Rankin, in amendment,
THAT the terms be $100.00 down and $100.00 per month.

- LOST

(The motion of Alderman Wilson was put and carried)

During the hearing of the foregoing delegations, a short recess was observed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at approximately 5:10 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated June 22, 1971, adopted by Council on June 29, 1971.

MAYOR

CITY CLERK

FOR ADOPTION SEE PAGE(S) 156

June 18th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. HASTINGS VIADUCT

"On March 18th, 1969, Council approved retaining the consulting firm of Choukalos, Woodburn, McKenzie, Maranda Limited, to prepare an up-dating of their 1963 report on the structural condition of the Viaduct.

The new report was received, and is available in the Office of the City Clerk, as reported to Council on January 7th, 1970.

In this report, the Consultants have advised that, in order to ensure a safe structure for the next 30 to 40 years, certain repairs and structural strengthening will be required, and they estimate the cost of this work to be $460,000. Under Board Order 17840, 50% of this would be charged to the railway.

The Engineering Department has held discussions with the Consultants and it has been concluded that it is premature to make an expenditure of $460,000 to extend the life of this structure 30 to 40 years at this time for the following reasons:-

(a) The railway likely would not readily accept a charge of one-half the cost, namely $230,000, but would appeal to the Board of Transport Commissioners for a new structure to which the railway contribution would be 12½% or a maximum of $62,500.

(b) The total cost of a new structure is estimated at $1,200,000. Under existing regulations, the Grade Crossing Fund's contribution would be $250,000, the City's share would be $887,500, the Railway Company's share would be $62,500. There is a possibility that a more favourable cost-sharing arrangement with the Federal Government may be introduced within a few years, making the replacement of this structure eligible for a larger grant from the Grade Crossing Fund than at present.

In view of the foregoing, it is recommended that minimum work be carried out to adequately maintain the Viaduct for a further period of five years. Based on existing information, the annual cost of this work is estimated to be approximately $7,000 based on 1971 prices. This has been discussed with the Consultants, and they agree that it is a reasonable proposal. It is estimated that the cost of consulting services to recommend measures to maintain the structure for a further five years would be not over $3,000 for this year and $1,000 per annum for each of the remaining years, all based on the recommended schedule of fees set by the Association of Professional Engineers. $3,000 can be appropriated from funds within the existing departmental budget.

/continued . . .

I RECOMMEND that:-

(a) Minumum repairs be carried out as required over the next five years to maintain the Hastings Viaduct.

(b) The Consulting firm of Choukalos, Woodburn, McKenzie, Maranda Limited be retained to provide consulting services and make recommendations in respect to maintenance of the structure. The fee for this year not to exceed $3,000, to be provided from within the Departmental Budget.

(c) The City Engineer to report when circumstances in respect to the Viaduct change."

Your Board RECOMMENDS that the foregoing be approved.

2. CLOSING AND LEASING OF WEST 10' OF THE EAST 17' OF LOT 3 (EXCEPT THE WEST 20' NOW HIGHWAY) OF LOT 1 OF BLOCK 4, D.L. 325, PLAN 2080, WEST SIDE OF GRANVILLE STREET NORTH OF 66TH AVENUE

"The above-mentioned Lot 3 has recently been re-zoned from C-1 to C-2. The condition of re-zoning was prior dedication of the west 10 feet of the east 17 feet of said Lot 3. The dedication of this 10-foot strip now makes the existing building encroach upon the City street. The normal procedure for obtaining the 10-foot widening strips for Granville Street on the re-zoning is to close and lease back the portion dedicated to take care of the encroachment.

I RECOMMEND that the west 10 feet of the east 17 feet of Lot 3 of Lot 1 of Block 4, D.L. 325 be closed, stopped up and leased back to the abutting owner subject to the following conditions:-

(a) Term of the lease to be for a period of 10 years or the life of the building, whichever be the lesser, subject to a 12 month's notice of cancellation if required for municipal purposes.

(b) The nominal sum of $1.00 to be the rental for the term of the agreement.

(c) At the termination of the lease, the City to remove the encroachment at its own expense and to re-face the existing building to the same standard as presently exists.

(d) The City to be relieved of all claims for the loss of space and disruption caused by the removal of the encroachment.

(e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. LEASE OF PORTION OF TAYLOR STREET

"A portion of Taylor Street has been leased to the Bay Forest Products Ltd. since 1966. The present Agreement was for a five-year period, which will expire shortly. The applicant has requested an extension of the Agreement, plus an additional area of approximately 10,350 square feet. The applicant is the only party abutting this portion of Taylor Street.

I RECOMMEND that the portion of Taylor Street shown outlined red on plan marginally numbered LF 5707 be closed, stopped up and leased to Bay Forest Products Ltd. subject to the following conditions:-

(a) The term to be five years subject to six month's notice of cancellation by the City.

(b) The term to be immediately cancellable if any of the lands abutting the lease area are alienated from the Company's control.

(c) The rental to be $2,908 per annum plus taxes, in accordance with the recommendation of the Supervisor of Property & Insurance.

(d) The lease area to be used only for the storage of lumber, no buildings to be erected upon it.

(e) The right to maintain, construct and reconstruct public utilities in the lease area to be reserved and the Company to provide access to the lease area by day and by night for emergency maintenance of the utilities."

Your Board RECOMMENDS that the foregoing be approved.

4. Street Closure -
Commercial Drive, 1st - 3rd Avenues

The City Engineer reports as follows:

"We have received a communication from the Grandview-Woodland Area Council requesting the above street closure on Sunday June 27th, 1971, between the hours of 7:00 p.m. - 12:00 midnight. The closure is for a street dance which will climax a week of festivities in the area.

Detour routes for transit, together with parking prohibitions and barricades, will be required to effect the closure. This closure has been approved many times in the past, and no problems are anticipated from a Police, Transit or Traffic Engineering standpoint.

Accordingly, it is RECOMMENDED that the Grandview-Woodland Area Council be permitted to close Commercial Drive between 1st and 3rd Avenues to vehicular traffic on Sunday, June 27th between the hours of 7:00 p.m. - 12:00 midnight, provided that -

A. the applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.

B. the costs of barricading and signing are borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

5. Water Main on Heather Street from Marine Drive to the North Arm of the Fraser River

The Corporation Counsel reports as follows:-

"On the recommendation of the Board of Administration of November 27, 1970, City Council did on December 1, 1970, authorize the transfer of the ownership of the above mentioned water main from the Greater Vancouver Water District to the City of Vancouver, such transfer of ownership to be by agreement satisfactory to the Corporation Counsel.

Accordingly, this agreement was prepared and executed, however as part of the transaction, it has been necessary to obtain a permit from the Canadian Pacific Railway Company allowing the City to maintain the said water main under the right-of-way of the Railway at Heather and Kent Streets. As a condition precedent to the issuance of this permit, the Railway requires the City to execute such permit under the seal of the City.

Therefore, it is RECOMMENDED that the said permit be executed by the Mayor and the City Clerk and the seal of the City of Vancouver affixed thereto."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

6. Westrock Industries - Noxious Fumes

Mr. D. Tessler of Tessler Bros. Ltd., 68 West 5th Avenue, wrote to the Mayor and City Council on May 31, 1971 about the noxious fumes emanating from a business at the north-west corner of 5th Avenue and Cambie Street and requested that immediate action take place.

The Director of Permits & Licenses reports as follows:-

"The premises referred to are Westrock Industries, 576 West 1st Avenue which do produce an emission in contravention of the present Air Pollution Control Bylaw. The plant manufactures mineral wool for insulating purposes and a cupola furnace is used in the process. The Air Pollution Control Bylaw passed in May 1969 stipulated that metallurgical industries must comply by June 1, 1971. Prior to the passing of that bylaw, the plant had met all bylaw requirements. There is no practical way in which the plant can control its present emission problem and therefore the plant is being moved to a site at 2995 Wall Street at which time they will also change the processing method to meet bylaw requirements.

/continued ...

Clause 6 Continued

Development and Building permits were issued to build the new plant in the latter part of 1970 and construction was commenced. However, construction was stopped in March 1971 by a strike which is still continuing. There is no indication when the contract may be settled and management estimates that six to seven months would be required to complete the building after settlement.

There are no temporary measures which can be applied at this time, but in view of the positive programme which the company has undertaken, your Officials are of the opinion that no further action should take place at this time."

Your Board forwards this report for the INFORMATION of Council, and RECOMMENDS a copy be forwarded to Mr. Tessler.

7. Street Closure:
7th Avenue - Laurel Street to Willow Street

The City Engineer reports as follows:

"We have received an undated communication and petition from the residents of the 800 Block West 7th Avenue and surrounding area, requesting permission to close 7th Avenue between Laurel and Willow Streets to vehicular traffic on Thursday, July 1st, 1971 during the period of 10:00 a.m. to 12:00 midnight. They request the closure to hold their second annual neighbourhood picnic. Council may recall that last year approval was given to the residents of this area, to use the undeveloped portion of Spruce Street between 6th and 7th Avenues.

More activities are planned this year including mime groups, acoustical musicians, arts and crafts displays, volley ball, etc., requiring the larger area of the 800 Block West 7th Avenue which will entail temporary parking prohibitions and barricades to effect the closure.

Transit is not affected and there are no objections from a Police or Traffic Engineering standpoint.

For Council's INFORMATION an invitation as outlined in the attached letter has been extended to His Worship the Mayor and Council to attend these festivities.

Accordingly it is RECOMMENDED that the residents of Fairview Slopes be permitted to close 7th Avenue between Laurel and Willow Streets to vehicular traffic on Thursday, July 1st, 1971 during the period of 10:00 a.m. to 12:00 midnight provided that:

(1) the applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from this closure.

(2) the cost of signing and barricading be borne by the applicant.

(3) appropriate approval is obtained from the Health Department for the distribution of refreshments on the street."

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 114

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Health Service for Transient Youth

The Medical Health Officer reports as follows:

"On January 8, 1971, a submission for a Federal Health Grant was made by the Health Department to finance a Health Service for Transient Youth extending from April 1, 1971 to September 30, 1973. There was a substantial research component in this proposal primarily directed to the effectiveness and cost of health service delivery by a team of medical, dental, nursing and other personnel working on salary.

This submission was reviewed by a Health Grants Committee in February 1971 and was referred to the Innovative Services Committee of another Federal Department. This Committee was to have met in April, but will not meet until the end of June. In the meantime, because of protests over the long delay in reviewing this case, the project was again returned to the Health Grants Committee and their decision on June 8th was to refer the submission again to the Innovative Services Committee. As our department's proposal has an assessment of costs and effectiveness of orthodox health services it is unlikely to be viewed as being innovative when considered again at the end of June, thus the proposal may continue in limbo.

In anticipation of possible senior government funding, discussions have been held with many health agencies in the city and it is expected that suitable premises can be made available without rent for the operation of such a youth clinic.

The Health Department has negotiated with a physician who could be available in early July to operate this clinic, so we are assured that medical manpower would not be a limiting factor on implementing a youth clinic in this city.

As treatment services are generally covered under the Medicare Plan, I had discussions with the Medicare Commission on the possibility of funding the youth clinic and I have been told by the Chairman of the Commission that there is no possibility of basing the funding for the medical person of this service on Medicare funds owing to the general non-eligibility of transients who have recently come from other provinces. From the experiences of last summer it is likely that only 5% or 10% of the transients would be eligible patients under the definitions of the Medicare Commission, and so only a minimal recovery would be possible for the physician time in such a service.

In the summer of 1970 it was evident, more particularly towards the end of the summer, that a large number of infectious and communicable conditions were found in these young people which could not be ignored as their condition represented a threat to themselves and to the community. It is my conviction, therefore, that there are important public health reasons for careful attention to the health

/..... 2

Clause 1, continued

needs of this population.

Observations made in Vancouver so far this year indicate that the number of young people coming to Vancouver is greater than at the same time last year. We can, therefore, anticipate an increase over the numbers of young transients coming to Vancouver in 1971. In addition, there has been a very substantial increase in the attendance of young persons at the emergency and out-patient departments of our major general hospitals; the service demands are now beginning to exceed their ability to cope. Over the past five years emergency departments have seen greater utilization by private physicians, so this increased transient youth request for service is likely to go unmet to a great extent. This trend is further accentuated in the summer months owing to the influx of visitors of all kinds and the decrease in the number of physicians because of vacations. These emergency patients must be dealt with immediately and it is easily understood why the often routine health care needs of the transient youth do not mix well with the patients urgently requiring care. For these reasons, the hospital emergency and out-patient departments are very anxious that a youth health service be established in order that their emergency departments can function more efficiently in the care of emergency patients.

In order to alleviate this situation a health service for transient youth should be operated for an absolute minimum of four months, July to October inclusive. A minimum cost of this service, including medical, nursing, and some emergency dental service, plus prescribed drugs, would be of the order of $6,000. per month. This figure is based on the assumption of rent-free premises and a degree of voluntary medical help to augment the paid medical staff."

Your Board submits the above report for Council INFORMATION.

2. By-Law re Racing Pigeons

The Medical Health Officer reports as follows:

"On May 13, 1971 the City Clerk received letters from the Vancouver Racing Pigeon Club (J.I. Bodok, President; L. Coulsen, Secretary), and the Vancouver Homing Union Club (J. Hallmark, President; C. Geach, Secretary). They requested an opportunity for delegates from their respective clubs to appear before City Council to discuss "City bylaw, Section 74" which, undoubtedly, is the Health By-law No. 4387.

Section 74 of the Health By-law No. 4387 states:

"No person shall harbour or permit to be harboured at his residence or on the grounds thereof a greater number than 12 in the aggregate of registered homing pigeons, canaries, budgerigars, parrots, parakeets and exotic birds of all species; provided, however, that a person who has obtained the permission of the City Council to keep an aviary may have in or about the premises designated in the permit a greater number of such birds."

/..... 3

Clause 2 Continued

Section 10 (18), Page 21, of the Zoning and Development By-law No. 3575 states:

> "Aviaries:
> All aviaries for the keeping or housing of caged birds shall comply with the following provisions:
> (a) All aviaries shall be located not less than 30 feet from any dwelling, and otherwise shall conform to the provisions of the By-law.
> (b) Aviaries located in any "R" District shall be limited to 50 adults and 50 chicks at any one time, and there shall be no retailing or wholesaling on the premises."

Section 75 of the Health By-law states:

> "The owner of any animal, bird or reptile shall provide for the housing thereof in a suitable manner and shall maintain such housing in a thoroughly clean and wholesome state to the satisfaction of the Medical Health Officer."

Section 10 (16), Page 20, of the Zoning and Development By-law states:

> "Stables, Buildings or Runs for Poultry, Pigeons or Animals:
> Stables, buildings or runs for the shelter or accommodation of live poultry, pigeons, or animals are permitted in all districts, provided:
> (a) Such stables, buildings or runs are located not less than 30 feet from any dwelling, and otherwise conform to the provisions of this By-law."

This Department has held a meeting with executives and members of the Vancouver Homing Union Club and the Vancouver Racing Club and their problems with the limitations to twelve pigeons were discussed. Further meetings with executives of these clubs are planned in the near future.

A great number of complaints are received by this Department because of fouling of roofs, buildings, sidewalks, etc. and we do require some by-law regulating the keeping of pigeons to exercise the necessary control over any nuisances which may develop.

This Department is aware that it is possible for responsible persons to keep a flock of pigeons in such a manner that there is no annoyance or health problem to neighbours.

A further report will be submitted to Council after discussions are completed with the executives of the two clubs mentioned above."

Your Board submits the above report for the INFORMATION of Council.

(Copies of the communications from the Vancouver Racing Pigeon Club and the Vancouver Homing Union are circulated for the information of Council. The delegation requests will be brought to Council's attention when the final report is submitted.)

FOR ADOPTION SEE PAGE(S) 114

Board of Administration, June 18, 1971 . . . . . (Harbours 1)

HARBOURS AND PARKS MATTERS

INFORMATION

1. Vancouver Port Development Committee

The Director of Planning and Civic Development reports as follows:-

"On June 8, 1971, the Annual General Meeting of the Port of Vancouver Development Committee was held. In the absence of Alderman Phillips, whose presence was necessary in Council, Mr. R.B. Hayward from the Planning Department, the alternate member attended.

Among other business, the Committee voted to complete its business and be dissolved as soon as practical after June 30, 1971.

This action was taken as the result of notice by the National Harbours Board that funds for the continued support of the Development Committee would not be available after December 30, 1971, due to a new Federal policy to be inaugurated concerned with the operation of ports in Canada. City Council at its meeting on May 11, 1971, had voted to favour dissolving the Committee as of June 30, 1971, and this view was supported by the other members of the Committee.

It was the concensus of those present that the function of an independent Port Development Committee to advise a port authority on matters concerning operation, costs and development potential has in the past and should in the future, be an important part of the local concern. However, action to inaugurate a self-supporting Port Development group will be held in abeyance until such time as Federal policy and organization for running the port has been observed."

Your Board submits the foregoing report of the Director of Planning and Civic Development for Council's information.

CONSIDERATION

2. Purchase of Outside Services
Grandview Woodland Area Council

Your Board submits the following report of the Director of Social Planning/Community Development:

"In compliance with Council resolution of April 20, 1971, that 'Purchase of Outside Services' by the Department are subject to Council's prior approval, the following request for funds is submitted.

Clause 2, continued

Background

A spectrum of special programmes and activities will be operating in the Grandview Woodland Area and other parts of the East End of the City this summer. The programmes are designed to reach many age groups and interests and are being run by ad hoc committees of young people as well as established agencies. Some of these activities include arts and media programmes organized by the Association to Tackle Adverse Conditions, special enrichment programmes for children at the MacDonald and Strathcona Schools, special programmes being sponsored by the Public Library, the Young Women's Christian Association, Inner City Service Project and many others. Also proceeding simultaneously will be extensive studies and discussions with citizens conducted by the programming consultant who has been hired to assist in the planning for the Britannia Community Services Centre. (Approval of the hiring of this consultant was granted by Council on May 18)

The Grandview Woodland Area Council is conducting an information and solidarity week from June 21 to June 28 to launch several of the summer programmes and to make the citizens of the East End aware of all of the programmes and services which will be available to them during the summer months. A flatbed truck will be touring the neighbourhoods, stopping at shopping centres and other focuses of activity during the week to distribute newsletters and descriptions of the programmes.

The week will be concluded with a street dance on Commercial Drive on the night of June 27. The general purpose of the dance is to continue to develop a sense of community solidarity and spirit started during the week and to further distribute information to the public on the programmes which will be operating during the summer.

The Grandview Woodland Area Council is requesting $400.00 to help defray the costs of holding the dance, including the hiring of a steel band. A similar activity was financed last summer when Departmental funds were supplemented by a special grant from Council to allow a concert to be given in False Creek in July, 1970.

Recommendation

The Director of Social Planning/Community Development recommends granting the Grandview Woodland Area Council $400.00 from its

Purchase of Outside Services Account (Account 7801/15) to assist the holding of a community street dance on Commercial Drive on June 27, 1971."

Your Board submits the foregoing recommendation of the Director of Social Planning/Community Development for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 115

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Board of Variance:
Limousine for Inspections

The Director of Planning and Civic Development reports as follows:

"The Chairman of the Board of Variance has requested the services of a limousine to enable the members to carry out their inspection trips the day before the meeting of the Board. There are two inspection trips a month.

The Chairman and two members have been carrying out inspections in City cars, driven by the Secretary to the Board of Variance. The other two members have inspected at their convenience in their own cars. However, it is now the wish of the members to go as a group in the one car. The City cars are not large enough for this purpose, and it would either require two cars driven by two members of the zoning section, or two separate trips with a consequent waste of staff time. Furthermore, the Chairman of the Board has complained of the discomfort of a trip of approximately four hours in a small car.

A limousine could be provided for $10.00 an hour. It would accommodate the five members of the Board, the Secretary and the driver. Cost per month would be approximately $80.00. Costs to the end of the year would be approximately $560.00. No funds are available for this in the Planning Department budget. The Comptroller of Accounts advises that, if approved, the funds would be provided from Contingency Reserve.

RECOMMENDATION:

It is recommended that:

(a) the sum of $560.00 be provided from Contingency Reserve for the purpose of authorizing limousine service for the Board of Variance for inspection purposes; and,

(b) further that, the Director of Planning and Civic Development review this matter with the Chairman of the Board of Variance prior to the end of 1971 when considering the 1972 budget."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

2. Recreation Facilities in
Apartment Buildings

Council is in receipt of a letter from Mrs. Edith Stephenson and Mrs. Christina McBay, Co-directors of Vancouver Current Affairs Discussion Groups, suggesting that all new apartment buildings in the City should include recreational areas for the tenants based on the percentage of the floor space and to include facilities for games and restful recreation.

cont'd . .

Clause #2 continued

The Director of Planning and Civic Development reports as follows:-

"At the present time, any apartment developed in Vancouver may include recreational facilities for the benefit of tenants. However, these facilities are not a requirement of the Zoning and Development or Building By-laws. Studies of the needs of people living in high-density apartment areas suggest that both indoor and outdoor recreation space developed in apartment buildings helps to increase the opportunity for tenants' to meet other people in the same building. At the same time, public parks and open spaces provide for recreation and contact with people who live in the neighbourhood.

Recreational facilities of the type suggested by the writers within private developments may become a more important feature as greater time for leisure becomes available through changes in the working day pattern.

However, while passive recreational facilities in apartment buildings may perform a useful function they are only one of a number of other desirable features that are at the discretion of the building owner. These include swimming pools, sauna baths, workshops, day care nurseries, health rooms and similar uses. For this reason the developer has the option to provide any or all these features and it would be difficult to legislate which is the most important or the proportional area that should be provided in any sized building.

The business of providing adequate public recreation facilities has been given priority by the City and is a positive move in the direction suggested by Mrs. Stephenson and Mrs. McBay.

It is recommended that Council receive this report and forward a copy to Mrs. Stephenson and Mrs. McBay, thanking them for their concern."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development be adopted.

3. Hudson Street Crossing: Communication from the Town Planning Commission

BACKGROUND

The Board of Administration report dated February 15, 1971 on the Hudson Street Crossing approaches and extracts from Council minutes of March 2nd, 1971 dealing with that report were before the Town Planning Commission at its meeting on April 2, 1971.

The Commission raised the following two points in connection with the landscaping strip proposed for the north side of Southwest Marine Drive between Hudson and Granville Streets.

(a) The Department of Transport wished to exclude Lots 4-12 for future parking and Council did not support this exclusion.

cont'd . . .

Clause #3 continued

The following resolution was adopted by the Commission:

"THAT the Town Planning Commission strongly support Council's action in informing the Department of Transport that Council does not favour the exclusion of Lots 4- 12 inclusive, Block 3, D.L. 318 from the proposed landscape strip on the north side of Southwest Marine."

(b) The Department of Transport also asked that Lots A, B and Parts C and 1 of E, Block 2, be excluded from the landscaping strip and reserved for a future new federal post office site, and Council agreed to this exclusion.

The Commission noted that Lots 10 and 11, Block 1, on the south side of Southwest Marine Drive are occupied by the old post office. If it is the Federal Government's intention to build a new post office on the north side, then it was felt Lots 10 and 11, together with the adjoining City-owned street end of Montcalm Street could be used for an open space, or some other civic use.

The following resolution was adopted by the Commission:

"THAT the Commission supports Council's action in agreeing to the exclusion from the proposed landscape strip of Lots A, B and Parts C and 1 of E, Block 2, on the north side of Southwest Marine Drive for a future postoffice site, on condition that the old post office site on the south side of Southwest Marine Drive adjoining Montcalm Street is released to the City and possibly amalgamated with the City-owned street end for civic purposes."

The City Engineer and the Director of Planning and Civic Development report jointly as follows:

"The existing site of the post office occupies Lots 10 and 11, Block 1, D.L. 318 on the south side of Marine Drive immediately to the east of Montcalm Street end.

It would not be possible to consolidate this street end with these lots because it must remain open to give access to the flanking properties to the west.

It is assumed that the Commission had in mind the possible use of the site as a park, however, the value of such use would be limited because:

(a) the ramps leading to the new bridge at this point will be approximately 8' above existing grade thus cutting off all access to the site from the residential area to the north except by a circuitous route underpassing the ramps at Hudson Street. In addition, there is an existing park (Marpole Park) which is better located to serve the residential area.

(b) The outlook to the north from the proposed park would be interrupted by the ramp structure and the outlook to the south would be very poor as it overlooks the railway tracks and large industrial buildings.

The most that could be expected for park use would be to plant the area with trees. However, a similar effect could be obtained by the planting of street boulevard trees (as already recommended in the February 15, 1971 report to Council).

cont'd . . .

Clause #3 continued

There may be other civic uses for which the property might be used, which are not contemplated at this time. On the other hand it may be preferable for the Department of Transport to dispose of the property for commercial use and so provide continuity of commercial frontage on this side of Southwest Marine Drive.

It is therefore RECOMMENDED that pending a reply from the Department of Transport regarding the landscaped strip, Council take no action at this time."

Your Board RECOMMENDS that the joint report of the City Engineer and the Director of Planning and Civic Development be approved.

4. Balsam & S.W. Marine Drive:
Execution of Modification Agreement

The Corporation Counsel reports as follows:

"As a condition of subdivision of Lot 'A', Blocks 13 and 14 of Block 1 South, D.L. 526, at the corner of Balsam and South West Marine Drive, the Approving Officer required that the owner grant the City an Option to Purchase the Southerly seventeen feet for the possible widening of South West Marine Drive. An option in favour of the City was drawn and registered as a first charge. The parcel was subsequently subdivided into three lots. The owner of one of the parcels now wishes to mortgage the property, and the mortgagee wishes to have a charge on the whole of the property including the Southerly seventeen feet, but the option agreement does not make provision for such an arrangement.

The solicitors for the owner have suggested that the option be modified to provide that the owner may grant a mortgage over the whole of the area including the optioned area on the condition that if the City should exercise the option, the mortgagee, in this case Montreal Trust Company, would agree to provide the City with a discharge of the mortgage for the optioned area.

The net legal effect is that the City's position is unchanged, but the necessary document requires formal execution by the City. It is therefore recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement between the City, the owner, Mr. & Mrs. Henry McLaren, and the mortgagee, Montreal Trust Company. "

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

INFORMATION

5. Plumbing By-law No. 4558:
Clause 13

Council at its meeting of May 18, 1971, passed the following motion:

"THAT the Medical Health Officer, through the Board of Administration, report on the advisability of including mercury in clause 13 (f) of By-law No. 4558, being an an amendment to By-law No. 4068, the Plumbing By-law."

The Medical Health Officer and the Director of Permits & Licenses report that:

"Section 1.7.1. of the Plumbing Bylaw (#4068) listed a number of prohibitions designed to protect plumbing installations, sewerage systems and the public health and safety. Bylaw #4558 passed May 18, 1971 amended the Plumbing Bylaw to bring greater control of the disposal of industrial and other wastes.

Section 1.7.1., as amended for this purpose, included a list of substances with stated maximum allowable concentrations. The list was not intended to be complete and included those substances which had a known acceptance level. The list is also part of the Greater Vancouver Sewerage and Drainage District's Regulations and it was necessary that the City's bylaw be compatible.

Mercury was not added to either list for there is no known official standard available to our knowledge. However, the following paragraph is part of Section 1.7.1. (10)(f) and provides a high level of control of all toxic substances, without restrictions, including mercury:-

"(10) No person shall discharge or permit to be discharged into a sanitary sewer or combined sewer any waste that has any of the following characteristics:-

(f) any water or waste containing a toxic or poisonous substance, in sufficient quantity to injure or interfere with any sewage treatment process, to constitute a hazard to humans or animals, or to create any hazard to the receiving waters or storm water overflows, or to the effluent of the sewage treatment plant;"

The Medical Health Officer and the Director of Permits & Licenses are of the opinion that the satisfactory control of mercury is provided for in the bylaw and their interpretation of this bylaw is that no measurable amount of mercury may enter the sewerage system."

YOUR BOARD forwards this report for Council INFORMATION.

FOR ADOPTION SEE PAGE(S) 115

FINANCE MATTERS

RECOMMENDATIONS

1. The Window Project

On May 13, a representative of "The Window Project and NOW Bus" (since renamed LUCY) appeared in delegation before the Council's Standing Committee on Finance. A civic grant of $5,000 was requested for rental of a warehouse and equipment, supplies and programs for both the warehouse and the Bus.

Committee members were confused because, in their minds, the NOW Bus, the Crisis Centre and NOW programs were one and the same. Further, the difference between The Window Project and the Crisis Centre was not clear.

The Director of the Department of Social Planning/Community Development was requested to report to Council clarifying the matter.

Your Board submits the following report of the Director of SP/CD:

"The NOW Bus was initiated under the auspices of the Inner City Service Project in 1969. In 1970 it officially became the NOW Bus under the auspices of the Crisis Centre and NOW program, NOW being the program-telephone line component of the Crisis Centre dealing exclusively with youths.

The Bus attended all major youth-culture functions in Vancouver and served a useful information, medical, counselling, general assistance purpose.

In January, 1971, The Window Project was officially initiated with its own Board of Directors by the three CYC personnel who worked on the NOW Bus late in 1970.

The Window Project consists of two parts:

(a) The Warehouse Program

(b) The NOW Bus, now renamed LUCY and under the official ownership of The Window Project.

The newness and fluidity of the project at this point in time means that information about it today may be obsolescent tomorrow.

Staff are presently finalizing negotiations with the Vancouver School Board to use portable huts on the site of the old King Edward School complex as an information-drop-in centre.

Through the Opportunities for Youth program the following staff have been provided The Window Project for the summer period:

(i) 12 staff at a salary of $212/month/person to operate and co-ordinate the information/drop-in centre

(ii) 14 staff through funds delegated to Evelyn Roth to operate arts and crafts programs and teaching classes.

. . . Cont'd.

Clause No. 1 (Cont'd.)

In addition, the Opportunities for Youth program is providing funds for 5 full time staff for several other summer projects. Also, the 3 CYC staff will continue their leadership in this project. An official of the Secretary of State from Ottawa stated a further $2,000 grant would be forthcoming to The Window Project. An additional $5,000 was received from the UBC graduating class.

It would appear that The Window Project has sufficient staff and monies for operation of both the Warehouse program and LUCY (the NOW Bus) at this time.

Therefore, it is recommended that no grant be allocated The Window Project.

Your Board **RECOMMENDS** the approval of the report of the Director of SP/CD.

2. Salary and Classification Review - One Bindery Woman Position, Vancouver Public Library.

The Director of Personnel Services reports as follows:

'At its meeting on May 19th, 1971 the Vancouver Public Library Board approved the following recommendation of the Head of Library Personnel Services:

'Re: Bindery Woman Position

The staff in the bindery was reduced by two-fifths of a bindery woman position in January, 1957 following the resignation of one full-time bindery woman and her replacement by a three-fifths time employee.

Due to an increase in work, the Foreman Binder has requested that this position be reinstated as a full-time position. This request was investigated and concurred in by the Systems Analyst (Library); report is circulated.

It is anticipated that the three-fifths bindery woman position will be vacated in the near future and it is recommended therefore that it be replaced by a full-time Bindery Apprentice (Female).

This recommendation is concurred in by the Vancouver Public Library Staff Association, Local 391.

No additional cost will result in the year ending December 31st, 1971. At the end of the two-year term of apprenticeship, the recurring additional cost at 1971 rates would amount to approximately $2,328. per annum.

SUMMARY

Present Classification and Salary Rate	Proposed Classification and Salary Rate	Effective Date
21 hours per week Bindery Woman $3.19 per hour	Full-time Bindery Apprentice (Female) $292-437 per month	When Vacated

1st half 1971 rates'

. . . Cont'd.

Clause No. 2 (Cont'd.)

I have discussed this recommendation with the Co-ordinator of Data Processing and Systems who is in agreement. I endorse this report and recommend that it be adopted."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted

3. **Financial Statements and Annual Reports 1970**

The Director of Finance reports as follows:

"Copies of the Financial Statements and Annual Report for the year 1970 have been received and distributed to the Members of City Council.

It is recommended that the Annual Report for the year 1970 be formally received."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

CONSIDERATION

4. Grant - World Fencing Championships

Requests have been received from Mr. M. Conyd and the B. C. Fencing Association for financial assistance with respect to Mr. Conyd's participation in the World Fencing Championships to be held in Vienna, July 4 - 17, 1971. Mr. Conyd has been selected to represent Canada, and the estimated expense totals $1,131 in this championship. The B. C. Fencing Association is able to grant $100 and the B. C. Amateur Sports Fund, $500.

The Association and the participant are, therefore, requesting a grant of $531 from the City.

Your Board notes that Council has dealt with similar requests as follows:

March 1970	-	Dominion Firefighters Curling Association Travel Assistance re Championships.	- $500 Approved.
July 1969	-	Marpole Boys Baseball League Travel Assistance.	- No Action.
July 1969	-	Canadian Maccabiah Association Travel assistance to attend games in Tel Aviv.	- No Action.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of letters from Mr. Conyd and the B.C. Fencing Association are circulated for information.)

DELEGATION REQUEST - MR. M. CONYD

FOR ADOPTION SEE PAGE(S) 115, 116

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 18, 1971

CONSIDERATION

1. Release of Option to Purchase
Situated S/S 49th Avenue between Tyne and Boundary

The Supervisor of Property and Insurance reports as follows:

"City Council of September 29th, 1970 approved the sale of Lot 97, D.L. 339 to Dawson Developments Limited for development as an INNOVATIVE HOUSING PROJECT. The sale was subject to the purchaser granting the City an option to repurchase the site if the construction was not completed by June 30th, 1971.

Dawson Developments Limited have now approached the City and asked that the option to purchase be released from the Land Registry Office so that they can register under the Strata Titles Act. This would also enable them to register the mortgages of prospective purchasers.

The property has been inspected; all units have been erected and the interior is 80% complete. Ninety of the 132 suites will be occupied by June 30, 1971 and the balance by July 31, 1971.

In view of Dawson Developments compliance with the spirit of Council's requirements that they start and complete the Innovative Housing Development as quickly as possible and the desirability of having registrable mortgages available in advance of occupancy by prospective purchasers of these units, Council may wish to give favourable consideration to Dawson Developments' request."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

RECOMMENDATIONS

2. Acquisition for Single Men's Hostel Site
446 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"Lot 10, Block 57, D.L. 196, being 446 East Cordova Street, is required for the proposed Hostel for Single Men, confirmed by City Council on January 19, 1971.

These premises comprise a 2-storey and basement frame building with a main floor area of 933 sq. ft. and a 2nd floor area of 584 sq.ft., erected in 1900 on a site 25' x 122', zoned M-2. This dwelling contains 7 rooms, 4 plumbing fixtures, has a patent shingle roof, siding exterior walls, concrete foundation, full concrete basement and is heated by a gas hot air furnace. The condition of the dwelling is good for age and type. Said dwelling is occupied by the owner and his wife only.

Following negotiations, the owner has agreed to sell for the sum of $18,700.00 as of June 30, 1971, subject to the owner retaining rent-free possession of the premises until September 30, 1971. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

Cont'd....

Clause 2 Cont'd.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $18,700.00 on the foregoing basis chargeable to Code #531/1251."

Your Board .

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. (a) Sales: Residential

Recommended that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lot A, Block 2 & A, D.L. 393 (Zoned RS-1)
S/S. 29th Avenue East of Sidney St.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Bawn Constr. Ltd.	A	3,960 sq. ft. Irregular	$9,750.00	City Terms @ 9%	Bulkhead - 3' above 29th Ave.

re: Lot 3, Block 6, D.L. 314, Plan 14018
N/S 50th Avenue between Dunbar and Collingwood Streets (zoned RS-1).

John R. Cervi	3	10,148 sq.ft. Irregular	$21,500.00	Cash

Cont'd....

Board of Administration, June 18, 1971 . . . . . (PROPERTIES - 3)

3. (b) Sales: Residential
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lots 45, 46, 48, 49 & 50, D.L. 339, Plan 13659
S/S 50th Ave. between Tyne & Toderick Sts.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Parkland Develop. Corp.Ltd.	45	52.5/42.71 x 124.62/120	$14,000.00	City Terms @ 9%	
"	46	52.5/42.65 x 120/123.50	$14,000.00	"	
"	48	52.5/42.64 x 123.5/120	$14,000.00	"	
Montroyal Estates Limited	49	52.5/42.61 x 120/122.29 129.29	$14,000.00	City Terms @ 9%	
"	50	52.5/42.53 x ~~120~~/121.08	$14,000.00	"	Public Utility Easement-10' x 10' in N/W corner

re: Lots 54-57 & 67, D.L. 339, Plan 13659
N/S 51st between Tyne & Toderick Sts.

Montroyal Estates Limited	54	49/54.31 x 108.08/106.63	$14,000.00	City Terms @ 9%	
"	55	49/57.78 x 108.08/106.63	$14,000.00	"	
Anton Bernhardt	56	49/59.76 x 119.32/114.54	$14,000.00	City Terms @ 9%	
"	57	49/59.76 x 123.40/119.32	$14,000.00	"	
Montroyal Estates Limited	67	50/48 x 117.81/110.54	$14,000.00	City Terms @ 9%	

re: Lot 80, D.L. 339, Plan 13659
S/S Toderick bet. 52nd & 53rd

Montroyal Estates Limited	80	57 x 124'	$14,500.00	City Terms @ 9%	

...continued

Board of Administration, June 18, 1971 . . . . . (PROPERTIES - 4)

Clause 3(b) Cont'd.

re: Lot 37, D.L. 339, Plan 13659
N/S 50th Avenue East of Tyne

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Montroyal Estates Limited	37	30.77 x 115.63 100' 158.38	$14,750.00	City Terms @ 9%	

re: Lot 69, D.L. 339, Plan 13659
S/S 51st Ave. Bet. Tyne & Toderick

Henry Harder	69	44 x 131.03 100.47 113.53	$14,750.00	City Terms @ 9%	
Henry Harder	73	57' x 124'	$14,500.00	City Terms @ 9%	Public Utility Easement 10' x 10' in S/W Corner.

FOR ADOPTION SEE PAGE(S) 116

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 10, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, June 10, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
Aldermen Adams, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Calder
Alderman Linnell (On Leave)

CLERK: M. James

Adoption of Minutes

The minutes of the meeting held on May 13, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Downtown Vancouver - Development Concepts

In March 1970 the Director of Planning and Civic Development reported to your Standing Committee on Planning and Development on five alternate concepts for the development of downtown Vancouver. At that time Council instructed that the report be circulated publically to elicit comments from interested groups and individuals. In March of 1971 Council received a report from the Board of Administration which summarized the responses, and directed that further consideration of the report 'Downtown Vancouver Development Concepts', and of the report of the Board of Administration dated February 18, 1971, being a report on the submissions, be given by your Standing Committee. The Committee also had before it the report of the Board of Administration dated May 21, 1971, for its information and consideration wherein the Board recommended as follows:-

"1. Receive this report for information.

2. Accept the philosophies of Concepts 2, 4 and 5 and instruct the Director of Planning and Civic Development to continue preparing proposals for development for Downtown and report back as soon as possible on methods of achieving the proposed concepts, the consequences of doing so, and proposals for implementation.

/continued ..

Clause 1 Continued

Your Board submits the foregoing report of the Director of Planning and Civic Development for the Consideration and Information of the Committee. The Committee may wish to add to any resolution, that acceptance of the philosophies of any concept cannot commit this Council or succeeding Councils to the spending of funds other than those included in the current Five Year Plan."

The Director of Planning and Civic Development and the Assistant Director of Planning - Advance Planning and Research with maps and diagrams reviewed concepts 2, 4 and 5 for the Members of the Committee, and spoke to the general philosophies the concepts employed.

It was noted that all concepts proposed a reduction in the allowable density of development in the downtown peninsula, and that the promotion of types and classes of development with densities and uses differing from those presently in force would remain incomplete until further knowledge concerning the future of transit and transportation in the area was more certain. The concepts submitted by the Director of Planning and Civic Development were all based on the assumption that both the second crossing of First Narrows and some form of rapid transit would be available to service the area.

The Committee Members discussed the concepts and it was pointed out to the Committee that at the present time the By-law governing the development of this area needed revision to allow Council the ability to promote desirable development and amenity situations. It was also pointed out that some decisions would be necessary, and that certain of these decisions would have to be predicated upon the assumption of certain facilities being constructed.

Your Committee discussed the matter at some length, and

RECOMMENDS

A. That Council concur that to create the amenities in the downtown peninsula supported by the general public, as reported on in the Summary of Submissions dated February 1971, lower densities of development will be necessary.

B. That the Director of Planning and Civic Development report to this Committee in tabular form so as to show the differences of concepts 2, 4 and 5 on a comparative basis.

C. That the Director of Planning and Civic Development be instructed to submit a zoning by-law on the basis that transit and transportation will be improved, but dealing with current conditions: and in so doing, the Director of Planning and Civic Development have regard to those areas whose uses are similar in each of the concepts 2, 4 and 5.

D. That the report of the Board of Administration dated May 21, 'Downtown Vancouver Development Concepts' be received.

The meeting adjourned at approximately 10:45 a.m.

FOR ADOPTION SEE PAGE(S) 116

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

JUNE 10, 1971

The Standing Committee of Council on Finance met on Thursday, June 10, 1971, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:45 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (on Civic business)
Alderman Linnell (on Leave of Absence due to illness)
Alderman Calder

CLERK TO THE COMMITTEE: R. Henry

The following recommendations of the Committee are submitted for the action of Council:

RECOMMENDATIONS

1. "Shoppers' Centennial Free Bus Special" - Downtown

Alderman Sweeney advised of a letter received by the Centennial Committee from the Downtown Business Association concerning a proposed Shoppers' Centennial Free Bus Special in the downtown area during July and August. Two buses will operate between 10:00 a.m. and 4:00 p.m. at 15-minute intervals along Hastings and Cordova and Seymour and Granville Streets from Carrall to Smithe. The buses will be decorated with suitable signs indicating that they are free buses to be used by anyone in the downtown area. The department stores have already made a financial commitment of $900 per week towards the cost.

RECOMMENDED that Council approve this proposal subject to the Downtown Business Association financing half the cost, the City's portion not to exceed $4,500, with the monies being provided from Centennial Fund appropriation.

(The foregoing recommendation received the unanimous approval of the eight Members present.)

2. Proposed Unemployment Insurance Legislation

The Board of Administration under date of June 4, 1971, submitted a report concerning a brief which the C.F.M.M. is submitting to the House of Commons Committee which is studying the proposed Bill on Unemployment Insurance legislation.

The report sets out the City's share of the costs at present and states that if the proposed legislation is passed, the City would appear to bear an additional cost of $200,000 to $250,000 per year.

...continued

Clause 2 continued

The Municipal Finance Committee of the C.F.M.M. is meeting on June 14 in Saskatoon and the proposed C.F.M.M. brief on Unemployment Insurance will be one of the matters discussed.

The Board advised that three choices exist, as follows:

(a) support the position taken in the brief, that municipalities be given the option of including all or none of their employees under the proposed new unemployment insurance plan;

(b) support the position that the municipalities should have the option of covering those employees the municipality judges to be in need of it; or

(c) support the position proposed by the Federal Government, that municipalities must cover all of their employees.

The C.F.M.M. and the Board of Administration suggested that if item (a) is endorsed by Council, a copy of the brief with Council endorsation should be sent to local Members of Parliament.

RECOMMENDED that the Council endorse the principle of (b), above, and the Director of Finance and Corporation Counsel prepare the necessary letters to the C.F.M.M. and local Members of Parliament.

FURTHER, it be explained to the parties concerned that as an alternative, Council would support the position of the C.F.M.M., i.e. item (a), above.

3. Sale of Land for Parks:
Champlain Heights

The Board of Administration, under date of January 29, 1971, submitted a report of the Director of Planning and Civic Development setting out Council's policy of March 24, 1970, in respect of parks in Champlain Heights and proposals for making park sites available to the Park Board.

The Park Board, by letter dated April 16, 1970, requested an opportunity to appear before the Council in connection with the matter to seek relaxation of the policy of charging the Park Board market value for the 119.3 acres of park in Champlain Heights.

The Director of Planning and Civic Development points out in the Board of Administration report, parks have been dealt with in Champlain Heights as follows:

(a) subdivided 25 acres of park replaced with the newly established pattern and arranged on a straight trade basis with the Park Board;

(b) development of 108.7-acre major park-golf course, the estimated price being $750,000;

(c) a 5-acre lookout park, at $275,000;

(d) strip parks, approximately 5.6 acres at $308,000.

In the Park Board brief dated February 15, 1971, presented by the Chairman of the Park Board to the Council February 16, it was requested:

...continued

Clause 3 continued

i. payment for the golf course be postponed until the course is open for use;

ii. the lookout park acreage remain on Park Reserve on the understanding the future purchase price will be fixed at the $275,000. The Park Board will give high priority to the development, using 1976 - 1980 Five-Year Plan development funds;

iii. the Council not charge the Park Board for the 5.6 acres of strip parks.

The action of this whole matter was deferred for consideration by Council when the Council was dealing with the 1971 Budget. After due consideration, the Committee

RECOMMENDED that Council reiterate its present policy of charging the Park Board market value for the 119.3 acres of park in Champlain Heights.

The meeting ajourned at approximately 11:30 a.m.

* * * *

FOR ADOPTION SEE PAGE(S) 117

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 29, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney
Alderman Wilson (present at commencement but excused to attend to other Civic business)

ABSENT: Alderman Bird (Leave of Absence)
Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 22, 1971, be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Special Council meeting (Public Hearing), dated June 22, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Transient Information Kiosk
Crisis Centre

Alderman Wilson drew the Council's attention to the conditions of Council laid down in the June 22, 1971, Minutes, page 2, respecting Transient Information Kiosk on Cassiar Street between Adanac and Napier Streets. The Alderman suggested that the conditions be amended to permit the construction of one of the Kiosks which have been furnished across Canada by the Federal Government for the purpose.

MOVED by Ald. Wilson,
THAT the conditions laid down by Council on June 22, 1971, on this subject be amended whereby the Information Kiosk furnished by the Federal Government may be erected.

- CARRIED

Greater Vancouver Regional District: Meeting

Alderman Wilson referred to the special Regional District meeting this morning with the Minister of Municipal Affairs.

It was agreed Alderman Wilson should be excused to attend this meeting.

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Regional Simulation Model Project

The Board of Administration, under date of June 7, 1971, submitted a report of progress from the Director of Planning and Civic Development in the matter of the Regional Simulation Model Project with the University of British Columbia and the Greater Vancouver Regional District. In summary it is stated:

"we are satisfied at this time and definitely recommend that the City maintain its participation. Further to this, your officials will not hesitate to recommend withdrawal at any time should this be necessary for any reason."

The Board of Administration advised a further report will be submitted giving details of the proposed Federal-Provincial involvement.

The Director of Planning and Civic Development spoke to the Council in explanation of the report.

MOVED by Ald. Broome,
THAT the Board of Administration report be received for information.

- CARRIED

Finance Matters

City of Vancouver Centennial Project:
Archives and Museum Storage (Clause 9)

The Board of Administration, under date of June 25, 1971, submitted a progress report regarding City of Vancouver Archives and Museum Project.

Mr. W. Leithead of the firm of McCarter, Nairne and Partners appeared in explanation of the matter.

MOVED by Ald. Phillips,
THAT Clause 9 of the report of the Board of Administration (Finance matters), dated June 25, 1971, be received for information and the program for carrying out the work proceed according to plan.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and after an 'In Camera' meeting reconvened at approximately 11:30 A.M., the same personnel being present.

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Old City Museum Building

The Board of Administration, under date of June 23, 1971, submitted a report with regard to the old City Museum building. It was noted delegation requests had been received. In explanation of the report, the Assistant Director, Civic Development, spoke to the matter.

MOVED by Ald. Phillips,
THAT further consideration of the above report be deferred pending the hearing of delegations.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

C. False Creek Program:
Consultants' Progress Report #2

The Board of Administration, under date of June 25, 1971, submitted the following report:

"The Director of Planning and Civic Development reports as follows:

'The False Creek Study programme approved by Council on April 23, 1971, calls for the submission of Progress Report #2 by the end of May, 1971. This Progress Report is now to hand and copies are distributed for the information of Council.

When dealing with the programme for the study, Council requested that each progress report be the subject of a Report Reference by the consultants.

Accordingly, it is RECOMMENDED that Council receive Progress Report #2 from the False Creek Study Group and give the consultants any instructions Council may believe to be appropriate at this time.'

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved."

Mr. Pratt, of the consulting firm of Thompson, Berwick, Pratt and Partners, appeared in explanation of this Progress Report #2, dated May, 1971.

MOVED by Ald. Phillips,
THAT, since the harbour headline was established at the City's request based on industrial usage, the Council be given an immediate report through the Standing Committee on Planning and Development, on the Columbia-Quebec Corridor and other developments such as filling, etc., present or planned, which affect the shoreline of False Creek.

- CARRIED

MOVED by Ald. Hardwick,
THAT His Worship the Mayor appoint a small committee to proceed at the political level on the matter of Granville Island.

- CARRIED

The Council (in Committee) recessed at approximately 12 Noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder. Hardwick, Phillips. Rankin, Sweeney and Wilson

ABSENT: Alderman Bird (Leave of Absence)
Alderman Linnell (Leave of Absence on account of illness)

DELEGATIONS AND UNFINISHED BUSINESS

1. Grant re Taxes:
Metropolitan Cooperative Theatre Society

The Board of Administration, under date of June 11, 1971, reported on the request from the Metropolitan Cooperative Theatre Society for a grant in the amount of $6,492.00 for arrears of taxes for 1969 and 1970. A representative of the organization appeared and submitted a brief dated June 29, 1971. setting out the organization's position.

MOVED by Ald. Broome,
THAT the portion of the Council resolution of April 6, 1971, with respect to no action on the grant request of this organization, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT a grant equal to the taxes for the years 1969 and 1970, i.e. $6,492.00, be approved.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams, in amendment,
THAT a grant equal to one-half of the taxes for the years 1969 and 1970 be approved, provided the organization raises the other one-half from the surrounding municipalities.

(not put)

(The motion of Alderman Broome was put and carried)

(The motion of Alderman Broome having carried, the amendment of Alderman Adams was not put).

COMMUNICATIONS OR PETITIONS

1. Four Seasons Money Question

MOVED by Ald. Adams,
THAT the information from the Returning Officer that the votes cast in the affirmative on the Four Seasons Money Question did not amount to three-fifths of all the votes validly cast, be received for information.

- CARRIED

2. Representative: National Harbours Board
re New Local Authority

A communication was received from the Minister of Transport advising it has been decided to form, for the nine ports of the National Harbours Board, new local authorities. In this regard, therefore, the name of a representative from the City of Vancouver is requested.

MOVED by Ald. Adams,
THAT His Worship the Mayor be requested to appoint an appropriate person.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Development on Lot Purchased from the City (Wells Cartage)

A communication was received from Wells Cartage Limited requesting extension of time for construction on property purchased from the City, i.e. Lot C, Block 51, D.L. 181. The commencement date was to be July 1, 1971. It is requested a postponement of the construction date be approved until such time as the economic climate improves and the necessary financing can be arranged.

MOVED by Ald. Wilson,
THAT this communication be referred to the Board of Administration for report.

- CARRIED

4. Centennial Grants

The Centennial Committee recommended approval be given to the following as Centennial grants, to be charged to the allotted Centennial funds:

(a)	Kitsilano Chamber of Commerce Kitsilano Centennial Kiddies' Parade	$150.00
(b)	U.B.C. Cycling Team Centennial Race (trophies)	$ 50.00

MOVED by Ald. Adams,
THAT these grants be approved.

- CARRIED BY THE REQUIRED MAJORITY

5. Nominations to U.B.C.M. Executive

A communication from the Executive Director of the Union of B.C. Municipalities requests the Council submit a name to the U.B.C.M. Nominating Committee for the position of Vancouver representative on the Executive.

MOVED by Ald. Rankin,
THAT Alderman Phillips be the Council's nominee.

(tabled)

MOVED by Ald. Adams,
THAT the matter be tabled to later this day and the Mayor report with recommendation.

- CARRIED

6. Four Seasons Development: West End Community Council

The Council noted a wire from the West End Community Council asking further negotiations be not entered into with the Four Seasons developers until the present court action is finalized.

MOVED by Ald. Adams,
THAT this wire be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

D. General Report, June 25, 1971

Works and Utility Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Works and Utility matters), dated June 25, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Chronic Drunkenness Offenders in Vancouver City Jail (Clause 1)

The Board of Administration submitted an information report from the Medical Health Officer with respect to a communication from the Alcoholism Foundation in the matter of handling of chronic drunken offenders in the City Jail.

MOVED by Ald. Hardwick,
THAT this information be received and the Board of Administration be requested to submit an interim report with regard to the Greater Vancouver District Hospital Society in providing the facilities of a detoxification centre;

FURTHER THAT the Board of Administration review the present Government Liquor Act to ascertain if there is some way of sending alcoholics, when incarcerated, to an appropriate and available facility.

- CARRIED

Downtown East Side (Clause 4)

The Board of Administration submitted a report of the Director of Social Planning/Community Development as a result of a Downtown East Side study, including the Skid Road area.

MOVED by Ald. Wilson,
THAT the appropriate officials be requested to consider the matter of the establishment of a temporary detoxification centre in conjunction with a community medical clinic in the Skid Road area, and report back.

(referred)

MOVED by Ald. Wilson,
THAT Clause 4 of the report of the Board of Administration (Social Service and Health matters), dated June 25, 1971, together with the motion of Alderman Wilson on the subject, be referred to the Standing Committee on Health and Welfare for Report Reference from the appropriate officials.

- CARRIED

Balance of Social Service and Health Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Social Service and Health matters), dated June 25, 1971, Clause 2 be received for information and Clauses 3, 5 and 6 be adopted.

- CARRIED

(His Worship the Mayor is recorded in the negative regarding Clause 6 re Single Transients: School Accommodation)

During consideration of the foregoing report of the Board of Administration on Social Service and Health matters, a short recess was observed.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Pedestrian Malls on Theatre Row, Pender Street and in Gastown (Clause 1)

MOVED by Ald. Phillips,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated June 25, 1971, be received for information and the matter of development timing, and procedures for Blood and Trounce Alleys re Gastown, be referred to the next meeting of the Standing Committee on Planning and Development for consideration.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated June 25, 1971, be received for information.

- CARRIED

Licenses and Claims Matters

Claim: Accident, July 9, 1970
Tracy Robert Vollans

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Licenses and Claims matters), dated June 25, 1971, be adopted.

- CARRIED

Finance Matters

U.B.C.M. Resolutions (Clause 2)

MOVED by Ald. Broome,
THAT the resolutions set out in this clause, for submission to the U.B.C.M Conference to be held in September, be approved after deleting the second RESOLVED portion re Home Owner Grant from the proposed resolution (a) on Education and Social Service Costs.

- CARRIED

Centennial and Maritime Museums and Planetarium: Administration and Operation (Clause 4)

In consideration of this Clause, the Board of Administration advised as follows:

"City Council at its meeting of May 18, 1971, received a report from the Board of Administration which City Council directed should be made immediately available to the members of the Museums Board and the Executive Committee of the Vancouver Museums and Planetarium Association asking for comments from those organizations.

The City Clerk received a report from the Vancouver Museums and Planetarium Association on June 17 and a report from the Vancouver Civic Museum Board on June 18, 1971, copies of which are circulated for the information of Council.

Your Board submits these reports for Council consideration and re-circulates the Board of Administration report dated May 12, 1971."

cont'd. ..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Centennial and Maritime Museums and Planetarium Administration and Operation (cont'd)

The Council noted a communication, dated June 28, 1971, submitted by Mr. Herb Watson, Supervisor of Display and Technical Services, expressing views on the proposed new arrangement, particularly in respect of contracting out of display construction.

MOVED by Ald. Broome,
THAT the interim method of operation referred to in the Board of Administration report dated May 12, 1971, be implemented and the Board of Administration prepare a detailed report of the necessary staff changes and operating methods to institute the proposals.

- CARRIED

Grant re Civic Reception:
Young Voyageurs Program (Clause 5)

The Board of Administration advised of a request from Mrs. K. Till asking the City provide a luncheon for 21 visiting students from Newfoundland, participating with 21 local students in the Young Voyageurs Program sponsored by the Senior Governments. The students will be in Vancouver July 16 to 24.

MOVED by Ald. Wilson,
THAT a suitable luncheon be approved, in the amount of $85.00, and the arrangements left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Finance matters), dated June 25, 1971, Clauses 1 and 3 be adopted and Clauses 6 - 8 inclusive be received for information.

- CARRIED

(Clause 9 of the Finance report was dealt with earlier in the proceedings - see page 2)

COMMUNICATIONS OR PETITIONS (cont'd)

7. Nominee: U.B.C.M. Executive

Pursuant to communication from the Union of British Columbia Municipalities, His Worship the Mayor recommended Alderman Phillips be recommended to the Nominating Committee to be the Vancouver representative on the U.B C.M. Executive.

MOVED by Ald. Adams,
THAT the foregoing recommendation of His Worship the Mayor be approved.

- CARRIED

8. Representative: National Harbours Board re New Local Authority

Pursuant to communication from the Minister of Transport. His Worship the Mayor recommended Alderman Sweeney be the Council's representative on the proposed new National Harbours Board Local Authority.

MOVED by Ald. Adams,
THAT the foregoing recommendation of His Worship the Mayor be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Personnel Matters,
Regular, June 18, 1971

Salary Review: Planning Assistant II Class

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated June 18, 1971, be adopted.

- CARRIED

F. Personnel Matters
Supplementary, June 25

Attendance at 1971 Annual Conference of Building Inspectors Association of B.C.
Mr. J. Robison

The Board of Administration advised of attendance of Mr. J. Robison at the 1971 Annual Conference of Building Inspectors Association of B.C. and that Mr. Robison is requesting approval of the cost of his attendance, i.e. $166.40, together with approval with pay of his three days of absence.

The Board of Administration submitted a report of the Assistant Director of Personnel Services pointing out the regulation that employees approaching maximum retirement age shall not attend conferences during the year preceding the date on which they reach maximum retirement age.

MOVED by Ald. Broome,
THAT Mr. Robison's attendance at this Conference be approved, together with the necessary leave of absence with pay;

FURTHER THAT tribute be paid to Mr. Robison for the excellent manner in which he has represented the City of Vancouver at similar conferences.

- CARRIED

G. Property Matters, June 25

Request to Cancel Sale (Hensel)
(Clause 4)

The Supervisor of Property and Insurance advised of a request from Mr. and Mrs. R. Hensel for the cancellation of sale of Lot 68, D.L. 339. The Council policy is set out which includes the statement that in the case of refund approval, the City should retain $50 of the deposit for administrative costs

MOVED by Ald. Adams,
THAT approval be given to the cancellation of this sale, subject to a $50 administration charge.

- CARRIED

Balance of Property Matters

MOVED by Ald. Phillips,
THAT Clauses 1, 2, 3 and 5 of the report of the Board of Administration (Property matters), dated June 25, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Extension of Temporary Staff

The Board of Administration, under date of June 25, 1971, submitted the following report:

' Your Board has received the following report from the Director of Welfare Services:

"City Council by resolutions on December 15 and December 22, 1970 and on April 20, 1971, authorized extension of the undermentioned positions on a temporary basis until June 30, 1971:

Social Worker III	1
Social Worker I	15
Clerk III	4
Clerk I	3
Clerk Typist III	2
Clerk Typist II	20
Clerk Typist I	14
Total:	59

Reorganization of the Department has been implemented in East Unit and we will be extending the reorganization to the other four Units during the period July to September 1971.

Accordingly, it is necessary to adequately staff the Department during this transition period and, furthermore, to allow for the posting of permanent positions and the selection of suitable personnel to fill them.

To accommodate this transition, I am requesting the extension of the 59 temporary staff positions listed above until September 30, 1971.

By the end of September 1971 the total reorganization of the Department will be completed. Shortly, Council will receive my report indicating the number of permanent positions required for the Department including the Social Service Division.

Sufficient funds have been included in the current Departmental budget and agreed Provincial cost sharing will continue.

This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs.

I recommend that these requests be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director Welfare Services be adopted. '

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Lease of City-owned Lot 8: 800 block East Hastings between Hawks and Campbell Avenues (Progressive Manufacturing)

The Board of Administration, under date of June 23, 1971, submitted the following report:

'The Supervisor of Property and Insurance reports as follows:

"On March 8th, 1971, Council resolved that "the City offer to lease Lot 8 on a joint basis to the Danish Community Centre and the Progressive Mfg. Co. Ltd. for a 5-year period, subject to:

(a) the hours of use being set in collaboration with the two parties.

(b) A fixed rental being determined for each party.

Negotiations to finalize the lease arrangements have been prolonged due to the reluctance of the parties to discuss their requirements with each other. Following several discussions with each party and exchange of several letters, the two parties have made their decision on the use of the City lot.

The Solicitor for the Danish Community Centre has advised that the Centre's Directors have decided that they are not interested in a joint 5-year lease at this time, but if the City lot becomes available for sale, they wish to purchase the property for future parking requirements.

Following the decision of the Community Centre, the Progressive Mfg. Co. Ltd. was advised that the City lot would be available for lease to them. It was proposed that the City lot be leased on the following basis:

(a) A term of 5-years at a monthly rental of $110.00.

(b) The property to be used for off-street parking only and no other purpose.

(c) Vehicular access to be from the lane only.

(d) The property to be maintained in a neat and tidy condition.

(e) Six months' notice of cancellation.

It was clearly understood that the lease was for the City lot only. Any arrangements to be made with the Community Centre for a "common manoeuvering aisle" will be the responsibility of the lessee. The Progressive Mfg. Co. Ltd., has advised that they are prepared to lease the City lot and they reluctantly agree to the rental.

RECOMMENDED that Lot 8, Block 66, D. L. 181 be leased to the Progressive Mfg. Co. Ltd. for a period of 5 years at a monthly rental of $110.00, as from July 1st, 1971, subject to the aforementioned conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.'

MOVED by Ald. Sweeney,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. P.S. Ross Reports and Reorganization of Provincial Court Department

MOVED by Ald. Adams,
THAT the report of the Board of Administration of June 25, 1971, setting out recommendations regarding P.S. Ross Reports and Reorganization of Provincial Court Department, be approved in principle but further action be deferred for a period of two weeks pending consideration of the report by the Municipal and Regional Employees' Union.

- CARRIED

K. Report of Standing Committee on Planning and Development, June 17

MOVED by Ald. Sweeney,
THAT the report of the Standing Committee on Planning and Development dated June 17, 1971, be adopted.

- CARRIED

L. (i) Report of Standing Committee on Transportation, June 24, 1971

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation, dated June 24, 1971, be adopted.

- CARRIED

L.(ii) Referral of East-West Freeway Link for Greater Vancouver Regional District consideration

MOVED by Ald. Phillips,
THAT the report of the Board of Administration, dated June 28, 1971, regarding referral of East-West freeway link for Greater Vancouver Regional District consideration, and submitted in accordance with the Standing Committee on Transportation report dated June 24, 1971, be received for information.

- CARRIED

M. Report of Special Committee re Ambulance Service

The Special Committee re Ambulance Service comprising Aldermen Phillips, Adams, Bird and Rankin submitted the following report under date of June 22, 1971, on the matter of ambulance service:

"At the Council meeting held March 9, 1971, Council authorized the establishment of this Special Committee and referred to it this extract from the Board of Administration report of March 5 dealing with ambulance service contract:

"Does Council, in view of increased costs, wish to make any increases in the ambulance service rate structure?"

His Worship the Mayor appointed the following as members of the Committee:

Aldermen Phillips, Adams, Bird, Rankin.

Your Committee held its first meeting on Tuesday, June 22, and reports as follows.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Ambulance Service (cont'd)

The members of your Committee appointed in 1971 were also members of a Sub-Committee of the General Purposes Committee which dealt with this matter in 1970. That Sub-Committee had before it a request of the Federated Legislative Council, Elder Citizens' Association of B.C. for the consideration of special rates for persons who were retired and on pension for ambulance services. The Sub-Committee at that time initiated an investigation into both the subjects of rates for service, and the types and levels of service. This latter aspect was referred by your Committee to the Medical Health Officer and other senior officials for investigation, and this investigation and consideration has continued. It is anticipated that a report on the matter of types and levels of service will be submitted direct to Council.

Earlier this year the Board of Administration, on March 5, submitted the report of the Director of Finance which referred to the contract existing between Metropolitan Ambulance Services Ltd. and the City of Vancouver, and advised that that contract would expire on March 31, 1971. Council at its meeting on March 9, 1971, authorized the continuation of the old contract's conditions by an exchange of letters, pending the negotiation of a new contract when the company is able to project its costs. This situation still exists.

The Committee considered the matter of rates for ambulance service from the point of view of the service user, the City of Vancouver's present financial condition, and the stated attitudes of the senior levels of government re the sharing of ambulance costs, and also considered the adjustment of ambulance service rates for certain classes of citizens.

After exploring these various aspects of the overall problem, and with the knowledge that the "medical" aspects of ambulance service will be reported on, and with the knowledge that the company is still engaged in negotiations with its union staff, your Committee

RECOMMENDS that, in view of the City's present financial situation, no change be made in the present agreement between the City and the Metropolitan Ambulance Services Limited, and all further actions re ambulance services and rates be dealt with by Council directly, and that your Committee be discharged."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Ambulance Service be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

N. Chinese Youth Workers
Strathcona Area

The Board of Administration, under date of June 23, 1971, submitted the following report:

"Your Board submits the following report of the Director of Social Planning/Community Development.

"The Chinese population has increased fourfold in Vancouver in the last ten years. School population figures reveal the influx of new immigrants to the Strathcona area in the past five years.

SCHOOL	POPULATION	CHINESE EXTRACTION	NEW ARRIVALS (Past 5 years)
Britannia Secondary	1300	900	450
Templeton Secondary	2200	220	60
Strathcona Elementary*	314	265	196

*Grades 6 and 7 and New Canadian Classes

There are increasing indicators of social unrest amongst recently arrived young Chinese people in the Strathcona area.

These recently arrived young people have a difficult time adjusting to the Canadian way of life.

1. They are frustrated because they lack knowledge of the English language.

2. The educational system in Hong Kong differs drastically from Canadian education and the pressures of adjustment are great, especially in view of the importance of education to the Chinese population.

3. Most new Chinese immigrants are sponsored by grandparents and uncles and have been receiving Canadian money while living in the resettlement areas of Hong Kong. They have been living well compared with their less fortunate neighbours. But, on their arrival in Canada, they find themselves at the bottom of the socio-economic scale once again.

A split has developed amongst Chinese young people. Newcomers are sometimes shunned by Canadianized young Chinese. Cliques and gangs have formed and occasionally, violent confrontations have occurred, one resulting in the death of a Chinese youth. The increase in detected crime by young Chinese, confirmed by City Police, is another indicator.

The programs offered by agencies in the Strathcona area have little appeal to these youths. Present social agency commitments do not provide financial resources to hire a Chinese social worker with appropriate skills for dealing with the Chinese youth problem in Strathcona.

An immediate need exists to undertake a street work program with these recently arrived Chinese young people to assist their integration into the community.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Chinese Youth Workers
Strathcona Area (cont'd)

Therefore it is recommended that:

1. The City approve a payment of up to $9,000, out of the Department of SP/CD Purchase of Outside Services Account, to the First United Church to fund a Chinese male youth worker from July 1, 1971 to June 30, 1972.

2. The First United Church be requested to report to the City in early 1972 regarding the progress and success of this work.

An opinion has been received from the Province and the Federal Government on this matter that the salary, fringe benefits and travel costs, which would amount to $8,000, are 50% shareable under C.A.P. The net cost to the City would therefore be $5,000."

Your Board recommends the report of the Director of Social Planning and Community Development be approved.'

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report be approved and the three groups requesting an opportunity to appear as delegations be advised of this action of Council and that if they still wish to appear before Council, an opportunity will be given.

- CARRIED

O. Present Status of Consultants:
Scheme 3.0 By-Pass, DPA #52705
Holiday Inn, 1133 Hastings Street

The Board of Administration, under date of June 25, 1971, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"Development Permit Application No. 52705 for Holiday Inn at 1133 West Hastings Street, is now being processed for issuance. This building is located in the alignment of the approach to the proposed Burrard Inlet crossing directly over the tunnel.

In approving the issuance of this Development Permit, Council at its meeting on November 17, 1970, approved the following action of the Director of Planning and Civic Development:-

'..... negotiated with officials of the R. C. Baxter Ltd. Co. who have undertaken that the developer will make allowance in the design for future tunnel access to "Scheme 3.0" under the proposed hotel. Letters are attached confirming that both the cost of the drawings and the cost of the structure will be borne by the developer if the crossing does not proceed. These letters have been checked with the Corporation Counsel who confirms that they represent an adequate guarantee. The Director of Planning proposes therefore to process the application and in due course issue the Development Permit if the drawings are also satisfactory to the Crossing Consultant, Swan Wooster-CBA.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Present Status of Consultants:
Scheme 3.0 By-Pass, Holiday Inn (cont'd)

As has been the procedure in all the Development Permit Applications located in the vicinity of Scheme 3.0, a request was made to Swan Wooster-C.B.A., the Crossing Consultants, for information relating this development to the tunnel structure. A letter was received from Swan Wooster-C.B.A., commenting on the tunnel alignment and accommodation in relation to the hotel structure, but noting:-

> 'This review is made without prejudice since we are under no obligation to the Federal Government or to the City of Vancouver to comment on the proposed Hotel structure.
>
> In this regard we would be unable to undertake a more detailed review or assessment of the structure provisions of the proposed building without a specific commission from the City.'

From information supplied by the developer, it appears that the accommodation for the tunnel is in the correct horizontal and vertical alignment. No provision is made for supporting the floor of the tunnel, but the superstructure of the hotel is designed to allow this to be reinforced later. However, the only satisfactory method of inter-relating the two structures is to build them both at the same time because of the need for structural isolation for sound protection and to inhibit vibrations. This, the developer has apparently not done because it is very costly and may be totally wasted if the crossing does not proceed.

A value judgement on such matters is required from the consultants, but they cannot act unless retained to do so.

A recent check with Swan Wooster-C.B.A. indicates that their contract with the National Harbours Board is now suspended pending decision by the Board on the Crossing. Funds are not available to Swan Wooster-C.B.A. to continue work on this project and personnel have been re-assigned to other duties.

Charges for a review of the Hotel plans range from $5,000 to $15,000 based on an estimate of need to utilize the time of up to three engineers for one or two months, and on the completeness of the plans submitted to them.

While the Planning Department may make judgements on the effects of a development in relation to the tentative location of Scheme 3.0, it is not possible to judge the workability of the specific building plans for Holiday Inn in relation to the requirements for tunnel location or the engineering necessary to determine thickness of floors and ceilings within the development. Only Swan Wooster-C.B.A. is capable of varifying this fact because only they have the background information.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Present Status of Consultants:
Scheme 3.0 By-Pass, Holiday Inn (cont'd)

In the instance of this Development Permit Application three courses are open:-

1. Issue the Development Permit on the basis of plans submitted.

2. The City retain Swan Wooster-C.B.A. to act as their Consultant to report on the relationship of the tunnel structure to the hotel building at an approximate cost ranging from $5,000 to $15,000.

3. The City require that the developer obtain confirmation from Swan Wooster-C.B.A. that the design will, in fact, accommodate the tunnel both in space allocation and in structural requirements.

It should be pointed out that any approval made at this time can only consider the Crossing as presently designed. It is not feasible to require any guarantee that the Hotel design will accommodate any variation in the tunnel that may arise in the future.

Recommendations

In view of Council's original approval on November 17, 1970, it is recommended that -

1. The City require the developer to obtain confirmation from Swan Wooster-C.B.A. that the Hotel design will, in fact, accommodate the tunnel in space allocation and structural requirements as a condition of approval of the Development Permit Application.

2. A copy of this report be forwarded to the Premier of this Province as instructed by Council's action of June 15, 1971."

Your Board recommends that the foregoing recommendations of the Director of Planning and Civic Development be adopted.'

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report be approved.

- CARRIED

P. Building for Salvaging Project:
Opportunities for Youth Program

The Board of Administration, under date of June 28, 1971, submitted the following report:

"Your Board submits the following report of the Director of Social Planning/Community Development for Council's information.

'Spokesmen for a group calling themselves Social Uplift and Emergency Indian Youth Project submitted a brief and were received as a delegation at the City Council meeting of June 22, 1971.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building for Salvaging Project:
Opportunities for Youth Program (cont'd)

It was moved by Council that:

'the brief be received and referred to the Board of Administration and the Director of SP/CD for report to the next Council meeting.'

The group is funded for a three (3) month period by the Secretary of State's Opportunities for Youth Program.

They are seeking a facility in the Skid Row area that would serve as an emergency sleeping facility for up to 50 people, primarily young Indians, alcoholics, and youths "spaced out" on drugs who frequent that area of the city.

They are seeking assistance from the City in locating and approving a building for the stated use. They have funds for rent, heat, light, phone and equipment for a three month period provided rent is not in excess of $250/month.

The spokesman for the group, Larry Seymour, stated that they intend to maintain themselves as an on-going project after federal funds are depleted and have plans to seek permanent funding sources.

It is difficult to make a reasonable recommendation to Council at this time until a definite facility is located and examined in light of the intended emergency accommodation use. None has been located to date. Secondly, the financial status of the group is undetermined since they only have funds for a three month period.

There has been insufficient time to consider tangible assistance to the group. On contacting Mr. Smithson of the Canadian Council of Christians and Jews, he stated that he knew little about their operation and was 'roped into' speaking on their behalf. We know too little about it to make any valid judgements.

Both the Director of SP/CD and the group spokesman, Larry Seymour, agree that it would be appropriate to meet again to clarify their purpose and program and if necessary report to Council at a later date."

Your Board submits the foregoing report of the Director of SP/CD to Council for its information."

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

Q. Pollution of Sunset Beach

The Board of Administration, under date of June 29, 1971, submitted the following report:

'Your Board submits the following report from the Medical Health Officer.

"On May 28th Sunset and English Bay beaches were posted as a result of a sewer break at the new Greater Vancouver Sewerage and Drainage District pumping station at the foot of Jervis. This was subsequently repaired and pollution levels returned to health standards.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pollution of Sunset Beach (cont'd)

Since that occurrence pollution levels at Sunset Beach have increased beyond the standard set by the Administrative Council of the Metropolitan Board of Health. All the remaining supervised beaches currently meet this standard. In accordance with this information, Sunset Beach is being posted to-day as unfit for swimming or wading.

The Greater Vancouver Sewerage & Drainage District has carried out a detailed check of the new pumping station and has been satisfied that the original fault has been corrected.

It now seems likely that one or all of the following factors have contributed to the excessive pollution -

1. Heavy June precipitation has caused repeated overflows of sewage from pumping stations by Burrard and Granville Bridges and at other locations in False Creek. Such overflows have not occurred to this degree in June of recent years.

2. Extreme tide swings have occurred and may have caused the heavy pollution at the mouth of the Terminal Avenue sewer at the extreme East end of False Creek to be flushed rapidly to the mouth of the Creek.

3. Lack of sunlight had reduced the usual rate of bacterial decline.

Over the next few weeks the Vancouver Engineering Department, the Greater Vancouver Sewerage & Drainage District, and the Vancouver Health Department will continue to examine the entire situation with a view to assessing the significance of the above factors and other possible sources of this beach pollution. The beach will not be re-opened unless the situation is satisfactory on a stabilized basis.

The Commissioner of the Greater Vancouver Sewerage & Drainage District, the City Engineer, and the Medical Health Officer have maintained close communication in regards to this problem and will undertake to keep Council fully informed of the situation."

Your Board SUBMITS this report for Council Information.'

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Building line for Lane Purposes)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4243, BEING THE ENCROACHMENT BY-LAW (Administrative Authority)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4243, being the Encroachment By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to Amend the Encroachment By-law (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Expropriation:
452/456/462/476 East Cordova Street

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land more particularly described as

Lot 11, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196	**452 East Cordova Street**
Lot 12, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196	**456 East Cordova Street**
Lot 13, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196	**462 East Cordova Street**
Lot 16, Block 57, District Lot 196, Group 1, New Westminster District, Plan 196	**476 East Cordova Street**

in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 193 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

2. Transportation Study:
Regional District

Alderman Wilson requested permission to withdraw this motion on which he gave Notice on June 22, 1971, in respect of Transportation Study: Regional District.

The Council granted permission accordingly.

MOTIONS (cont'd)

3. Purchase of Animals:
City Pound

On June 22, 1971, Aldermen Rankin and Hardwick gave Notice of the following Motion:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT any bona fide organization be allowed to purchase animals from the Pound for $1.00 which would be in line with the resolution of Council in 1951 allowing purchase of animals for $1.00 by the University of British Columbia.

(tabled)

After due consideration it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the aforementioned motion of Alderman Rankin and Alderman Hardwick be tabled pending a report from the Board of Administration.

- CARRIED

4. Court Action:
Four Seasons Hotel Development

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT Council instruct the Corporation Counsel to request the statement of claim from plaintiffs' Counsel in the case of the Four Seasons;

THAT the Corporation Counsel file his statement of defense;

THAT on the completion of these pleadings, both Counsels join with an application to the Chief Justice for an early trial date.

- LOST

5. Increase in Indemnity:
Members of Council

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT WHEREAS it appears reasonable to increase the salary of members of City Council to keep pace with the cost of living and inflation;

AND WHEREAS it is more realistic to do this on an annual basis rather than every three or four years;

THEREFORE BE IT RESOLVED THAT the remuneration of all members of City Council be increased by 6% effective January 1, 1971.

(Notice)

Notice was called and recognized by the Chair.

6. Density: Four Seasons Development
and Development in West End

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Board of Administration report as soon as possible on the matter of change in density in respect of the Four Seasons development and in respect of the West End.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Strathcona Rehabilitation Development Program	requested the Board of Administration give to Council an up-to-date report with respect to the Strathcona Rehabilitation Development Program. Commissioner Sutton Brown advised a report was imminent.
Alderman Sweeney - Capilano Stadium: Vandalism, etc.	referred to various instances of vandalism and other practices in and around Capilano Stadium and requested the matter be looked into. His Worship the Mayor instructed accordingly.
Alderman Rankin - Sewer Outfalls	enquired with respect to when the report to Council will be given regarding harbour interceptor which is scheduled for construction between 1975 and 1986. Commissioner Ryan advised the report is expected by this summer.

The Council adjourned at approximately 5:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated June 29, 1971, adopted on July 13, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 22, 1971

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 22, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing to amend Schedule E - Part II - Building Lines - of the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Alderman Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence Due to Illness)
Alderman Broome (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Hardwick,
SECONDED by Alderman Sweeney,
THAT this Council do resolve itself into Committee of the Whole His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Amendment to Schedule E - Part II - Building Lines - of the Zoning and Development By-law

An application was received from Frank Stanzl Construction Ltd., to amend Schedule E - Part II - Building Lines - of the Zoning and Development By-law, to delete the existing building line for lane purposes between 8th Avenue and Broadway for a distance of 150' west of the westerly boundary of Willow Street.

The Technical Planning Board and the Town Planning Commission recommended that the application be approved.

Mr. Crickmore, the Assistant Zoning Planner, reviewed the application after which two delegations were heard opposing the proposal. The first delegate was of the opinion that it would depreciate the property adjoining the lane if the lane was changed as proposed in the sketches displayed. It was also suggested that traffic congestion would result. The second delegate explained the difficulties of large trailers using the lane particularly the new outlet which will be provided to West 8th Avenue.

Both speakers complained that they had not been notified in advance of the proposed lane changes which had been approved by Council on June 15, 1971.

MOVED by Alderman Hardwick,
THAT the application by Frank Stanzl Construction Ltd., to delete the affected portion of the building line for lane purposes be approved.

- CARRIED

MOVED by Alderman Rankin:
THAT the City Engineer in future notify everyone in the affected block when any changes in the route of a lane is proposed.

- CARRIED

MOVED by Alderman Sweeney,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 2:30 p.m.

* * * * *

June 25th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. ENCROACHMENT OF OIL INTAKE PIPE - WEST SIDE SEYMOUR STREET SOUTH OF GEORGIA STREET

"At the present time, the lessee of Lots 34 to 40, Block 53, D.L. 541 is under an agreement for having an oil intake pipe on the west side of Seymour Street south of Georgia Street. The lessee and the owner requests the agreement to be with the owner of the property.

I RECOMMEND that the existing agreement under the Area By-Law be cancelled and a new agreement be entered into between the owner and the City validating the encroachment of the oil intake pipe under the Encroachment By-Law."

Your Board RECOMMENDS that the foregoing be approved.

2. CLOSING AND LEASING PORTION OF THE SOUTH SIDE OF MARINE DRIVE EAST OF BLENHEIM STREET

"The owner of Amended Lot 21A, Block O, D.L. 321 is subdividing his lot into two parcels. On the subdivision, the owner is dedicating the north 17 feet of the property for the future widening of Marine Drive. The owner also requested the leasing back of this 17-foot strip until it is required for the physical widening of the street.

I RECOMMEND that the former north 17 feet of Amended Lot 21A dedicated for road purposes, be closed, stopped up and leased to the abutting owners subject to the following conditions:-

(a) The lease to be for a 10 year period at a nominal rental of $10.00 for the term subject to a one year's notice of cancellation if the lease area is required for municipal purposes.

(b) No buildings to be erected on the lease area.

(c) An agreement to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. LEFT-TURN BAYS ON WEST
12TH AVENUE AT OAK STREET

"On 12th Avenue at Oak Street, the left-turns have been causing considerable delays. Temporary modifications have been made to the signal to relieve the worst condition on the east approach to the intersection, but this has resulted in increased delay on the other three approaches. Because the street is a route to the Oak Street Bridge, it is necessary to provide left-turn bays rather than to prohibit the left turn movement.

Therefore, the installation of left-turn bays on 12th Avenue at Oak Street is included in the 1971/72 Paving Program as part of our continuing program of installing left turn bays at major intersections.

The estimated cost of these improvements is $84,400. Funds are available in 1971 Streets Capital Budget, Account Code 147/7924, 'Provision for Left-Turn Bays Unallocated'.

I RECOMMEND that an appropriation in the amount of $84,400 be provided from funds stated above for construction of Left-turn bays on West 12th Avenue at Oak Street."

Your Board RECOMMENDS that the foregoing be approved.

4. CLOSING AND LEASING PORTION OF LANE WEST OF
COMMERCIAL DRIVE SOUTH OF THE LANE NORTH
OF 5TH AVENUE

"There is a 16-foot lane serving two lots facing Commercial Drive south of the lane north of 5th Avenue. This lane does not extend through to 5th Avenue and there is no requirement to have this lane extended. The owner of the two lots at the northwest corner of 5th and Commercial has made application to have the lane opened or to lease the portion of lane at the rear of his property.

I RECOMMEND that the west 16 feet of Lot B of Lots 52 and 53, Block 145, D.L. 264A, now lane, be closed, stopped up and leased to the owner of Lot A subject to the following conditions:-

(a) The terms of the lease be for 10 years with a one year's notice of cancellation and at a nominal rental of $10.00 for the term.

(b) The owner to assume all liability for drainage of the lease area.

(c) No buildings to be erected on the lease area.

(d) An agreement to the satisfaction of the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

5. Encroachment Agreement

The Corporation Counsel reports as follows:

"From time to time members of Council have questioned the practice of having to submit to Council various recommendations regarding encroachments on City streets and have expressed the opinion that these are really administrative matters and need not be brought to Council. To make any change, an amendment to the Encroachment By-law would be needed.

At present the Corporation Counsel and the City Engineer are authorized to conclude replacement agreements and releases.

To achieve Council's objective, I would recommend that I be instructed to bring forward an appropriate by-law amendment to extend the authority of the Corporation Counsel and the City Engineer with respect to the agreements referred to in the Encroachment By-law."

Your Board RECOMMENDS that the Encroachment By-law be amended in accordance with the proposals of the Corporation Counsel.

6. Local Improvements by "Petition"
- Street Lighting Projects

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following street lighting projects as local improvements. Doman Street and 58th Avenue are projects within the Champlain Heights Subdivision. In accordance with the policy adopted by Council on March 30, 1971, Special Light Standard Projects are proposed on these streets.

(a) Special Light Standard Projects

Doman Street	B/S	from 54th Avenue	to	Point approx. 450' S.
58th Avenue	B/S	from Kerr Street	to	Rosemont Drive

(b) Light Standard Projects

Boundary Road	W/S	from 47th Avenue	to	48th Avenue
Unnamed Street E. of Kaslo	B/S	from 16th Avenue	to	Point approx. 217' S., abutting Lots 7 & A to I of Blk. N, Sec. 44, THSL.

Funds for the City's share of these improvements is available in the 1971 Street Lighting Basic Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-laws, I am submitting the City Engineer's report dated June 23rd, 1971.

The estimated total cost of these improvements is $12,131.32 and the City's share of the cost is $5,487.07.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

A. The report of the City Engineer and Director of Finance be adopted.
B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the local improvement projects be declared assessable.

7. Local Improvements by "Petition"
- Pavements, Curbs and Concrete Sidewalks

FIRST STEP:

The City Engineer reports as follows:-

"I consider it advisable to carry out the following projects as Local Improvements:-

Pavement and Curbs (Local Residential)

Unnamed Street east of Kaslo Street from 16th Avenue to a point approximately 217' south, abutting Lots 7 and A to I of Block N, Section 44, T.H.S.L.

Pavement and Curbs

Doman Street, 54th Avenue to approximately 450' south.

58th Avenue, Kerr Street to Rosemont Drive.

P.C. Concrete Sidewalks

Blenheim Street, W/S, 16th Avenue to Quesnel Drive, except opposite 27' of Block B, D.L. 139.

Garden Drive, W/S, William Street to Charles Street.

Kerr Street, E/S, 54th Avenue to Rosemont Drive.

Napier Street, N/S, Vernon Drive to Clark Drive.

E/S of Unnamed Street east of Kaslo Street from 16th Avenue around the cul-de-sac to the lane south of 16th Avenue, abutting Lots A to I of Block N, Section 44, T.H.S.L.

27th Avenue, N/S, Boundary Road to a point approximately 509' east of Skeena Street.

29th Avenue, N/S, Penticton Street to Slocan Street.

58th Avenue, N/S, Kerr Street to Rosemont Drive.

58th Avenue, S/S, Kerr Street to Rosemont Drive.

P.C. Concrete Sidewalks on School Collector Streets

Fleming Street, W/S, 26th Avenue to N.P.L. of Lot C, Block 5, D.L. 352.

Doman Street, W/S, 54th Avenue to a point approximately 450' south.

Ontario Street, E/S, 52nd Avenue to 53rd Avenue.

Templeton Drive, E/S, 1st Avenue to the lane south.

54th Avenue, S/S, Kerr Street to Doman Street.

The City's share of these improvements is available in the 1971 Streets Capital Budget."

SECOND STEP:

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated June 25th, 1971.

The estimated total cost of these improvements is $195,763, and the City's share of the cost is $87,630.

I have to report that the necessary financial arrangements can be made to carry out this work."

/continued ..

Clause 7 Continued

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:-

A. The reports of the City Engineer and Director of Finance be adopted.

B. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

C. The following streets be designated as School Collector Streets for the purposes of Part 1 of the Local Improvement Procedure By-Law:-

Fleming Street, 26th Avenue to N.P.L. of Lot C, Block 5, D.L. 352.

Doman Street, 54th Avenue to a point approximately 450' south.

Ontario Street, 52nd Avenue to 53rd Avenue.

Templeton Drive, 1st Avenue to the lane south.

54th Avenue, Kerr Street to Doman Street.

8. Study of the City's Communication Requirements

The City Engineer reports as follows:

"On January 26, 1971, City Council approved the recommendation that the City Engineer be authorized: (a) to obtain proposals from consulting engineering companies to study and report on the City's Communication requirements (Stage 1), and (b) to report back to Council. Stage 1 of the Study will provide the City with an overall Communications Plan, General Equipment Specifications and an Implementation Proposal with estimated costs. Invitations were issued to twelve communication consulting firms and six proposals were received by March 26, 1971. A tabulation of the proposals is circulated for the information of Council.

The proposals have been evaluated to determine the qualifications of the consultants, their specific experience in municipal communications, and the work they would perform for the fees quoted.

The proposal submitted by Systech Corporation of Annapolis, Maryland, is considered to be the most suitable.

Based on Systech's proposal, I estimate that the total cost of Stage 1 of the study will be $39,100.00. This includes the consultant's fees, exchange for U.S. funds and $3,000.00 to cover the cost of the estimated City staff and other assistance to ensure there will be no delay in providing the consultant with the necessary input from the City.

In the report of January 26, 1971, it was estimated that the cost of the study would amount to $25,000.00. An allocation of this amount was approved in the 1971 Communications Basic Capital Budget.

The additional amount of $14,100.00 required is available from an existing appropriation in the Communication Capital Program for the purchase of ducts in the downtown area, which will not be required this year. The ducts, however, will be required in 1972 for the connection of communication circuits to the new Fire Halls. This item will be resubmitted in the 1972 Communications Basic Capital Budget.

RECOMMENDED that:

(a) Stage 1 of the Study of the City's Communication Requirements be proceeded with at the following estimated cost:

1. Consultant's fees (maximum)	$35,045.00	(U.S. funds)
2. Exchange Rate	1,055.00	
3. Cost of staff and other assistance	3,000.00	
TOTAL:	$39,100.00	

/continued ...

Clause 8 Continued

(b) the City Engineer be authorized to engage Systech Corporation, 98 Edgewood Street, Annapolis, Maryland, U.S.A., to make a study and report on a comprehensive Communication Plan for the City of Vancouver. The fees to be charged by this firm will be on the basis of actual salaries and overhead costs of the man-months required to complete the study, with a maximum fee of $35,045.00 (U.S. funds). The agreement shall be satisfactory to the Corporation Counsel, and

(c) that the project to purchase Fire Alarm ducts in the B.C. Telephone Company's bank from the I/S Main along Keefer, Pender and Beatty Streets to Georgia Street (account 236/1501) be cancelled and $14,100.00 of the funds be transferred to account 237/1604 - 'Consultant's Study of Communications'."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

9. Freeway Connection - Georgia Viaduct to Highway 401 - Agreement (Completion of Study)

The City Engineer reports as follows:

"The Terms of Reference of this study, as approved by City Council on March 24, 1970, specified completion within approximately 10 months, i.e. March 31, 1971.

Subsequently, at the request of Phillips, Barratt, Hillier, Jones and Partners, City Council on March 16, 1971, agreed to an extension of the completion date to June 30, 1971, because of the delay in the appointment of the Design Team.

However, Phillips, Barratt, Hillier, Jones and Partners have now advised us by letter dated June 22, 1971, that, owing to their having only recently received comment back from the two railway companies whose lands would be affected, they will need a further month to complete their report. They have therefore requested approval of a revised schedule whereby the final report would be presented to Council sometime after August 9, 1971, on a date to be arranged.

It is brought to Council's attention that the original Terms of Reference for this study specifically noted that the timing for completion of this study "..... is contingent on obtaining reasonable co-operation from the Railway Companies in particular .....". While this co-operation has been excellent, it has taken longer than estimated to complete the discussions with the railway companies.

I therefore consider this request for an extension of the study time by a month to be reasonable under these circumstances and I RECOMMEND that the completion date in the Agreement be revised to August 9, 1971."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

FOR ADOPTION SEE PAGE(S) 161

Board of Administration, June 25, 1971 . . . . . (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Chronic Drunkenness Offenders in Vancouver City Jail

A letter from the Alcoholism Foundation, dated February 19,1970, was sent to Mayor T.J. Campbell. This letter was attached to a report "Re Handling Chronic Drunkenness Offenders in the City Jail" and an outline of positive actions which might be taken by the Foundation.

The Medical Health Officer reports as follows:

"The views of the Alcoholism Foundation are as follows:

(1.) Persons found drunk in a public place are no longer jailed, but are in the community, since the change in the Summary Convictions Act, which does not now recognize drunkenness per se as an offense.

(2.) This changed handling of drunks has resulted in increased deaths in the Skid Road population.

(3.) The Foundation feels that any actions on their part to initiate rehabilitation through a pick-up service would be futile in this situation.

(4.) Massive accommodation on an involuntary and voluntary basis is required, but this is beyond the resources and jurisdiction of the Foundation.

The current situation is as follows:

(1.) Progress is being made by the Greater Vancouver Hospital Society to establish a receiving facility for the alcoholics. Council is aware of this planning.

(2.) There has been no increase in long-term institutional care, but
a) Central City Mission now has an improved capacity for more intensive care of some alcoholics.
b) Alouette River Unit, operated by the Corrections Branch, is now more fully used, owing to more active medical and court attention to repeaters coming to the City Jail.

(3.) The observations and fears of the Alcoholism Foundation are fully justified re deaths from alcohol.

The following deaths from alcohol and drugs apply to Skid Road -

1967	---	41
1968	---	45
1969	---	51
1970	---	113."

Your Board SUBMITS the foregoing report of the Medical Health Officer for Council information.

(Copies of the communication from the Alcoholism Foundation of British Columbia dated February 19, 1970 are circulated for the information of Council.)

Board of Administration, June 25, 1971 . . . . . (Social 2)

2. Single Transients: Revised Programm Use of Federal Armouries

According to City Council resolution dated June 8, 1971, the Director of Welfare Services was directed to communicate with the appropriate Federal authorities to request the use of Federal Armouries in Vancouver.

The Director of Welfare Services reports as follows:

"Telephone communication has been made with the Deputy Minister in the Secretary of State's Office and with the Deputy Minister of National Defence, Mr. Elgin Armstrong, regarding the use of Federal Armouries in Vancouver as hostel facilities for transient youth.

The Deputy Minister of National Defence has advised verbally that Federal Armouries in Vancouver cannot be made available because the Armed Services have planned extensive activities in all the Armouries this summer and the arrangements cannot be altered.

A letter has been written to the Deputy Minister of National Defence expressing appreciation for the prompt attention and, at the same time, requesting a review of their decision. A copy of this letter is attached hereto.

Should the Department of National Defence reconsider their position and make one of the Federal Armouries available, a plan of operation will be developed which would be implemented only in a crisis situation.

Based on present intake, we have more than enough accommodation on hand. As a matter of fact we have twice as much accommodation as we require. The main influx is anticipated around the middle of July 1971 and we may have sufficient bed spaces without the Federal Armouries. However, it would certainly be desirable to have one or more of the Armouries available in the event of a crisis situation."

Your Board submits the matter to Council for Information.

RECOMMENDATION

3. Noise Control

The Vancouver City Council on January 12, 1971 adopted a report of the Sub-Committee re noise control which contained the following recommendation:

"RECOMMENDS that the Sub-Committee re Noise Control of the General Purposes Committee not be reappointed at this time but that the material collected be held by the City Clerk and the whole matter be re-assessed by Council when the Greater Vancouver Regional District report on their study, noise control programme and model by-law or by June 1971 and that during the interim Council be supplied with reports of progress from time to time."

To date no progress reports have come forward. However Mr G. W. Carlisle, Administrator of the Greater Vancouver Regional District has advised in his communication

. . . . . Cont'd.

Board of Administration, June 25, 1971 . . . . . (Social 3)

Clause #3 Continued

dated June 21, 1971 to the City Clerk that the Consultant has completed his field study, is now tabulating the information obtained and hopes to report to the Regional District Board by the end of July.

Your Board RECOMMENDS that the above progress report submitted by the Greater Vancouver Regional District respecting Noise Control be received.

INFORMATION

4. Downtown East Side

Your Board submits the following report of the Director of Social Planning/Community Development:

"In August, 1970, a study of a large portion of the Downtown East Side, an area including Skid Road, was carried out jointly by the City Health Department, members of the Police Department, and a member of the Department of Social Planning/Community Development. The purpose of the survey was to provide general demographic and sociological data that would be of value in disclosing trends within the community, providing background information for planning, and comparing social and economic factors.

The survey revealed that there were 6,793 persons living in the Study Area of whom 5,377 were men, 955 women, and 461 children. Fifty-three percent of the population were over 55 years of age, 27% were over 65 years, and 15% were over 70 years.

There were 6,942 dwelling units in the Study Area and a surprisingly high number of vacancies totalling 1,054 (15.2%). The highest vacancy rate (23.4%) was in the areas which included a portion of the Gastown Development. No single explanation for the vacancy rate is provided.

Of the 6,942 dwelling units, 5,352 were sleeping rooms, 1,122 were housekeeping rooms, and 468 were self-contained suites.

Health By-law violations were found in 33% of the residential buildings in spite of frequent inspections and prosecutions by the Health Department. In addition to By-law violations there were other building defects not covered in the By-law.

Eighty-five percent of the residents lived alone. Asiatics and Native Indians were far more likely to share accommodation than Caucasians.

Thirty-four percent of the population had no prepaid medical coverage.

Questions were asked residents concerning their medical histories. While the responses may be far from accurate they are of interest in that they present the resident's own perception of his medical problems.

. . . . . .Cont'd.

Clause #4 Continued

Eighty-six percent of the persons in the Study Area were unemployed as of August 1970. The employment rate was higher among Asiatics than among other ethnic groups.

Forty-one percent were on welfare, 30% were pensioners, while 3% were unemployed and received no form of assistance.

Thirty-eight percent lived in the area for more than 11 years, while 42% have lived in the area between 2 and 10 years suggesting a degree of stability similar to that of Dunbar.

Forty-eight percent indicated that they preferred to remain in the area even if given the opportunity to leave. Persons of Asiatic origin more frequently wished to remain in the area than others.

Seventy-five percent reported that they have never been arrested while living in the area. Ninety-one percent indicated that they had not been mistreated by the police.

The survey revealed that the Study Area contains a number of diverse subcultures which did not necessarily mix. Residential buildings catered to different types of people; one hotel on Hastings Street was inhabited almost entirely by pensioners, another on Main Street by alcoholics, and yet another on Powell by Japanese employed in the fishing industry.

Most of these people--particularly Caucasians--adopt a solitary style of life, living in single rooms rather than shared accommodation. Because of the ready availability of single rooms, public housing or hostel facilities providing dormitory sleeping arrangements with large scheduled cafeterias and shared sleeping accommodations might not attract the bulk of this population.

At its meeting on May 26, 1971, the Joint Technical Committee, after receiving the attached report resolved that 'problems are serious enough and sufficiently well documented to warrant establishment of a community medical clinic in the Skid Road area.' A Skid Road sub-committee of the Joint Technical Committee was established for a period of one year to:

a) develop a proposal for the community medical clinic;

b) serve as a vehicle for reviewing existing Skid Road programmes and proposals and to make recommendations to City Council.

Your Board

SUBMITS the matter to Council for information.

(A copy of the Survey is circulated for Council's information.)

Board of Administration, June 25, 1971 . . . . . (Social 5)

INFORMATION AND RECOMMENDATION

5. "Why Do Young People Go On Welfare?"
(A Study of 166 Single 18 - 25 Year Olds on Welfare in Vancouver)

Your Board submits the following joint report of the Director of Social Planning/Community Development and the Director of Welfare Services.

"The study and policy proposals re: transient youth adopted by Council March 16, 1971 revealed a surprisingly large number of young people on financial assistance or to have received financial assistance.[1] In addition, it was discovered that from 1966 to 1970 the percentage of the population between 18 and 25 years in Vancouver increased from 11.3% to 11.5%, while during the same period, persons in this age group receiving social assistance increased from 2.5% to 11.4% of the total population receiving assistance.

This subject has been a matter of public controversy. Yet, we lacked precise information about the characteristics of this group, including why they required social assistance. Further, we wondered if a value shift among young people resulted in many consciously developing a "welfare life style".

Under the supervision of the Department of SP/CD and with the full co-operation and support of the Director of Welfare Services, an interviewer was hired on January 15, 1971 and worked with four Technical Management students from the British Columbia Institute of Technology to determine:

(1.) the impact of welfare on recipients in the 18 to 25 age group

(2.) whether financial assistance is being used by them as:

a) short term income maintenance

or

b) a means of developing a "welfare life style".

A random sampling of 166 single 18 - 25 year olds on social assistance was completed, representing 6% of the total population in the 18 - 25 age group on social assistance in Vancouver.

The study, which was completed on May 12, 1971, revealed that:

A: Welfare Experience

The only direct contact with the City Social Service Department for 96% of the recipients interviewed, was with the cheque delivery system. As a result, in their eyes no tangible assistance was provided recipients to help them get off financial assistance.

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[1]Tables C and D from Report on Single Transients Aged 18 to 25 Years - Policy Proposals, are attached to this report.

. . . . . Cont'd.

Clause #5 Continued

The absence of direct personal assistance (other than money) seemed to contribute to their lack of motivation. Contrary to popular belief it did not motivate them to become self-supporting citizens.

B. Personal Background

Information provided by recipients of financial assistance on their personal backgrounds revealed:

(1.) Generally speaking, they have economic middle class backgrounds (parents median income=$8,367 vs. national median of $5,917 and B.C. median of $7,376) but are from larger than average size families (3.9 children vs. 1.9 B.C. average).

(2.) Only 15% (24/166) were from families with a welfare background and of this group of 24, 11 (46%) also had brothers and/or sisters on welfare.

(3.) 69% of the parents of the recipients were legally married.

(4.) 99 of 166 (60%) lived in the city one year or more before they received financial assistance.

C. Education and Employability

There was no significant difference between the educational level of the recipients and their parents.

62% have grade 12 education or better and 14 of 166 (8.5%) were university graduates.

47% of the sample have been employed six (6) months or less while 44% have no skills beyond their educational qualifications.

84% stated they were interested in and/or actively seeking employment. Yet this group was unaware of opportunities for training or education available through the welfare department.

16% of the population (26 of 166 recipients) did not want employment and were described by us as the "welfare life style" group.

The welfare system is geared to making welfare unattractive to the 16% but has the most damaging effect on the 84% who need constructive help.

This report, a copy of which is attached, shatters some of the stereotyped concepts about welfare recipients.

Financing the Study

A total of $1,794.50 to cover the salary of one interviewer was required to complete the study.

It is recommended that the sum of $1,794.50 be approved by Council from the Purchase of Outside Services Fund of the Department of SP/CD."

. . . . . Cont'd.

Board of Administration, June 25, 1971 . . . . . (Social 7)

Clause #5 Continued

Your Board RECOMMENDS the information report be received and copies be sent to the Honourable P. A. Gaglardi, Minister of Social Improvement & Rehabilitation. The further recommendations of the Director of Social Planning/Community Development re financing be approved.

(Copies of the study are circulated for the information of Council)

RECOMMENDATION

6. Single Transients: Revised Program
Use of City Schools

At its meeting on June 11, 1971 City Council passed a resolution that schools in outlying districts will not be used to accommodate transient youth. The Director of Welfare Services has been exploring the use of schools in the inner-city area and reports as follows:

"Further exploration has been made relative to the use of City Schools in the inner-city area and it appears as though the following schools will be made available:

A. Old King George Gymnasium - Hornby & Nelson Streets

To be operated by the Y.M.C.A. Capacity 60 beds. Same operation as last summer. The Y.M.C.A. has been successful in obtaining insurance coverage, and this matter is presently being assessed by the Property and Insurance Division who will advise us whether we can provide written assurance to the School Board that they will not be liable for any damages that may result from this occupancy.

B. Bayview School - 2251 Collingwood Street

Capacity 50 beds. To be operated by Our Lady of Perpetual Help Church. They have applied for a Development Permit and insurance coverage. It appears as though the necessary coverage will be forthcoming.

C. Cecil Rhodes School - 1166 West 14th Avenue

Capacity 50 beds. To be operated by the Fairview Presbyterian Church. They have applied for a Development Permit and are currently negotiating for insurance coverage.

D. Lord Roberts School - 1100 Bidwell Street

Capacity 50 beds. To be operated by the Jesus Peoples' Army. The Police Department has urged our Department to try and develop this facility in this particular area for use by them in the event that they have to clear some of the youth out of Stanley Park or off of the beaches. An application has been made for a Development Permit and for insurance coverage.

As each of the above accommodations is cleared for a Development Permit and adequate insurance coverage is assured and cleared by the Supervisor of Property and Insurance and the Corporation Counsel, a letter will be written by the Director of Welfare Services to the School Board relative to the specific school, advising that all of the requirements, as set out in the letter of May 5, 1971 from the Board of School Trustees to the City Clerk, will be met. A copy of the letter of May 5, 1971 is attached hereto.

. . . . . Cont'd.

Board of Administration, June 25, 1971 . . . . . (Social 8)

Clause #6 Continued

King George School will definitely be required this summer. The other three will be used only if other approved bed spaces are fully occupied.

The per diem cost relative to use of schools is shareable with the Province on the same basis as other approved hostels. The financial participation by the Federal Government is 50% of the per diem under the provisions of the Canada Assistance Plan.

For the information of Council, the following is an up-to-date breakdown of the financial contribution of the Secretary of State's Summer '71 Youth Program relative to accommodation:

a) Financing of 56 beds at Fort Camp, University of British Columbia. All referrals to Fort Camp made by the Department's Youth Referral Centre.

b) Administration costs of private home placement program."

Your Board RECOMMENDS the aforementioned report be adopted.

FOR ADOPTION SEE PAGE(S) 161

BUILDING AND PLANNING MATTERS

INFORMATION

1. Pedestrian Malls on Theatre Row, Pender Street and in Gastown

The Director of Planning & Civic Development reports as follows:

"I BACKGROUND

On September 8, 1970, City Council instructed the Director of Planning and Civic Development to investigate the feasibility of establishing Pedestrian Malls on Theatre Row, Pender Street and in Gastown.

II. THEATRE ROW

After discussing the possibility of converting Theatre Row into a pedestrian mall with the City Engineer, the Director of Planning advised Council that such a development is not practicable at this time. The temporary removal from service of Howe Street has placed an increased traffic burden on Granville Street. Therefore, a Theatre Row pedestrian mall cannot be considered until Howe Street becomes operational again. At that time the matter will be re-investigated.

III PENDER STREET

The conversion of Pender Street between Carrall and Main Street to a pedestrian mall was suggested in a Planning Department report of 1964. Since that time Council has initiated the Gastown/Chinatown Overall Studies which are to bring forward development concepts for both Gastown and Chinatown. In addition, the department has had numerous meetings with Chinatown representatives to discuss this matter. At present the community is inclined towards restricting traffic on Pender Street to perhaps two lanes rather than a total vehicular removal. However, the Director of Planning does not want to prejudice the conclusions of the overall Gastown/Chinatown studies or of a Chinatown beautification program by making a commitment on the design of Pender Street at this time.

The future traffic status of Pender Street will be dealt with in principle in a report on Transportation in the Historic Area to be submitted concurrently.

IV GASTOWN

At present the only wholly pedestrian area proposed in Gastown is Blood and Trounce Alleys. Council will recall that on March 23, 1971 Council agreed to purchase the properties behind the Stanley and New Fountain Hotels required for such a pedestrian precinct. To date Council has not determined development timing or procedures for Blood and Trounce Alleys.

Other potential pedestrian areas will be identified by the Gastown/Chinatown Overall Studies."

Your Board submits the foregoing for the INFORMATION of Council.

2. Vincent Massey Awards for
Excellence in the Urban Environment

The Director of Planning and Civic Development reports as follows:

"We have received a communication dated April 28th, 1971, from the Federation of Canadian Municipalities, introducing the Vincent Massey Awards Program to City Council.

The awards, sponsored by the Canada Council and the Massey Foundation, are for projects that have made a significant contribution to the amenity of urban life. A civic square, a transit system, a major housing complex, a chain of City parks, the effective and useful preservation of an historic quarter are examples of the type of project that could be eligible. The inaugural awards will consist of projects which have been substantially completed and brought into use between January 1st, 1960 and December 31st, 1970. The closing date for entries is June 30th, 1971.

This matter has been discussed with other departments. The Superintendent of Parks, on behalf of the Board of Parks and Public Recreation, has prepared a submission relating to the Bloedel Conservatory and central development in Queen Elizabeth Park. The City Engineer has prepared a submission based on the City's Low Cost paving program as a means of improving the residential environment, and this has already been submitted on behalf of the City.

A number of other ideas suitable for submission have been identified but these will be prepared and submitted when, as stated in the Award brochure, subsequent awards are offered."

Your Board submits the foregoing for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 162

Board of Administration, June 25, 1971 . . . . . (Licenses 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim No. 11184
Accident - July 9, 1970
Tracy Robert Vollans

The Corporation Counsel reports as follows:

" Mr. Tracy Robert Vollans was involved in an automobile accident on July 9, 1970 which resulted in damage to two City owned vehicles under the control of the Police Department and a lamp standard. At the time of the accident Mr. Vollans was being pursued by members of the Police Department who were attempting to apprehend him for a number of alleged offences. The total amount of the damages to the City property involved is $2,364.01.

Since the vehicle driven by Mr. Vollans had been stolen, there was no insurance coverage in effect. Mr. Vollans has made no payment to the City to date and since there is a one year limitation period on motor-vehicle accidents, the City must commence an action against Mr. Vollans before July 9, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Vollans to recover the damages incurred by the City."

YOUR BOARD RECOMMENDS that the recommendation of the Corporation Counsel be approved.

FOR ADOPTION SEE PAGE(S) 162

FINANCE MATTERS

RECOMMENDATION

1. Provincial Courts - Temporary Position

The Administrative Analyst and the Director of Personnel Services report as follows:

"City Council on January 19, 1971, adopted a recommendation that a temporary position of Court Clerk II be established for the period from January 1 to June 30, 1971.

On December 1, 1970, City Council adopted a recommendation of the Board of Administration recommending a survey of the staff positions of the Provincial Court Clerk's Department be undertaken. This survey was commenced and a report recommending re-organization is now being completed for presentation to City Council.

It is therefore recommended that the temporary position of Court Clerk II be extended for a period of three months from July 1 to September 30, 1971, during which period it is anticipated that the report now in course of preparation, will be submitted to City Council and may, subject to approval by City Council, be implemented.

The Director of Personnel Services reports that the incumbent will perform duties and responsibilities which fall clearly within the classification of Court Clerk II.

Summary:

Incumbent	Proposed Classification	Effective Date
One Temporary Position	Court Clerk II Pay Grade 17 ($563-673)*	July 1, 1971 to September 30, 1971

* 1971 Second Half Rates

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and the Court Clerk of the Provincial Court who concur herein.

The Comptroller of Accounts advises that funds can be provided from within the Departmental Budget.

It is recommended that a temporary position of Court Clerk II (Pay Grade 17, $563 - 673) at an estimated cost of $1,850 including fringe benefits be established for the period July 1, to September 30, 1971, subject to termination if the pending re-organization report is implemented prior to September 30, 1971."

Your Board RECOMMENDS that the above report of the Administrative Analyst and the Director of Personnel Services be approved.

CONSIDERATION

2. U. B. C. M. Resolutions

On the instructions of the Chairman of the Standing Committee on General Purposes, the following resolutions for submission to the U.B.C.M. Conference in September are submitted directly to Council for consideration:

(a) Education and Social Service Costs
- Submitted by Alderman Wilson

THAT WHEREAS the B.N.A. Act places Education as a Provincial responsibility;

AND WHEREAS the Provincial Government of British Columbia following entry into Confederation did assume for a number of years full responsibility for the cost of Education;

AND WHEREAS successive governments have gradually unloaded their responsibility upon municipalities, rising from 9% to today's cost sharing formula of 50%;

AND WHEREAS the Provincial Government directs that the Homeowner Grant shall first be applied to its responsibility of Education costs, as described on the government designed Property Tax Bill;

AND WHEREAS the Education of our youth is the No. 1 priority of all governments, to be paid by all citizens in accordance with their ability to pay;

AND WHEREAS Federal Provincial agreements now permit a Provincial Government to levy an extra percentage on corporation and personal income taxes, to provide for special regional needs;

THEREFORE BE IT RESOLVED THAT this Convention of the Union of B.C. Municipalities petition the Provincial Government to levy additional income tax to provide for the portion of the approved Education program now borne by the municipalities;

FURTHER BE IT RESOLVED THAT the total Homeowner Grant be permitted to apply toward the cost of Health, Welfare and municipal services for which the municipality is totally responsible.

(b) T.B. and Auxiliary Hospital Charges
- Submitted by the Medical Health Officer

WHEREAS in recent years great progress has been made in the treatment of tuberculosis;

AND WHEREAS as a result there is now no real reason why the care and treatment of patients who were formerly suffering from tuberculosis or were formerly confined to the Provincial Infirmary should not receive the full benefits of the Provincial Hospital Insurance scheme;

AND WHEREAS Hospital Insurance benefits are now extended to a wider group of chronic patients;

. . . Cont'd.

Clause No. 2 (Cont'd.)

THEREFORE BE IT RESOLVED THAT the Union of British Columbia Municipalities request the Provincial Government to amend the Hospital Insurance Act, the Provincial Auxiliary Hospitals Act, and the Tuberculosis Institutions Act to provide that the full cost of maintenance of patients falling within the ambit of the latter two statutes be borne by the Provincial Government under the Hospital Insurance plan presently in force under the Hospitals Insurance Act.

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATION

3. Labour Relations as a Regional District Function

On May 28, 1971, the Board of Directors of the Greater Vancouver Regional District agreed to assume Labour Relations as a function. Before applying for the necessary Supplementary Letters Patent it will be necessary to obtain the concurrence of the Councils of the member municipalities.

Your Board RECOMMENDS that Council express its agreement with the assumption of this responsibility by the Greater Vancouver Regional District.

(A report on this matter which was considered by the G.V.R.D. Board at the May 28, 1971 meeting is circulated for the information of Council.)

CONSIDERATION

4. Centennial and Maritime Museums and Planetarium - Administration and Operation

City Council at its meeting of May 18, 1971, received a report from the Board of Administration which City Council directed should be made immediately available to the members of the Museums Board and the Executive Committee of the Vancouver Museums and Planetarium Association asking for comments from those organizations.

The City Clerk received a report from the Vancouver Museums and Planetarium Association on June 17 and a report from the Vancouver Civic Museum Board on June 18, 1971, copies of which are circulated for the information of Council.

Your Board submits these reports for Council CONSIDERATION and re-circulates the Board of Administration report dated May 12, 1971.

DELEGATION REQUEST - VANCOUVER MUSEUMS AND PLANETARIUM ASSOCIATION

5. Young Voyageurs Program -
Civic Reception

A letter has been received from Mrs. Karen Till, who is acting as an adult escort for twenty-one visiting students from Newfoundland, who are participating with twenty-one local students in the "Young Voyageurs" Program sponsored by the Federal and Provincial Governments.

The students will be here from July 16 - 24, 1971, and the local group will be hosting the visitors during this period.

Mrs. Till advises that some of the other municipalities are hosting a reception for their Eastern guests and is, therefore, requesting that the City also consider a Civic reception.

It is estimated that the cost of a luncheon will be $100.00.

Your Board notes that Council has dealt with similar requests as follows:

June 8, 1971	- Canadian Council of Christians and Jews - Entertainment - Exchange Student Visit.	- Free access to Aquarium, Museum and Planetarium facilities.
Aug. 4, 1970	- Sir Winston Churchill Secondary School Entertainment - Young Voyageurs from Montreal.	- $85.00 Approved
June 23, 1970	- John Oliver and Sir Charles Tupper Secondary Schools Entertainment - Young Voyageurs from Winnipeg.	- $85 Approved, arrangements to be left in the hands of the Entertainment Committee.

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION

6. 1971 Revenue Budget -
Contingency Reserve

The 1971 salary increases for the Police and Fire Departments were considerably in excess of the amounts provided in Contingency Reserve to cover these costs. As a result of these and other costs incurred to date, Contingency Reserve has been expended in full after providing for increased social assistance per capita costs.

Council is therefore advised that any additional items approved by Council, which have not been specifically provided for in the 1971 Revenue Budget detail accounts, will be a charge against the accumulated surplus of prior years.

. . . Cont'd.

Clause No. 6 (Cont'd.)

The 1971 Revenue Budget accounts will be reviewed as at June 30th at which time we will be able to report more precisely on the social assistance per capita cost increases and whether or not any current surplus is available for transfer to Contingency Reserve.

This matter is submitted to Council for INFORMATION.

7. Analysis of 1971 Property Tax Roll for Single Family Residences

The following report has been received from the Director of Finance:

"Herewith submitted is the regular annual report showing the taxes paid by single family residences. The statistics on the attached two Exhibits are shown in stepped groups which make it easier to determine how many taxpayers are below any particular level of taxation.

As a very large majority of single family residences are owner occupied and the owners are therefore eligible for the home-owner grant, the taxes have been shown net of the home-owner grant.

Exhibit I is grouped in steps of general taxable value and shows the taxes payable at each level, whereas Exhibit II is a summarization of Exhibit I based on groupings of the tax payable shown in Exhibit I.

The groupings in Exhibit II do not match exactly for general and school taxes as $50 tax groups were used but the brackets are sufficiently close to show the trend.

The average total tax (general plus schools plus Hospital District) is $508 minus the home-owner grant (net $338). Approximately 64% of the taxpayers pay this amount or less. This average is the one normally reported to Council when discussing the total tax paid by the hypothetical single family residential taxpayer.

Council will note that the General Tax columns include the Hospital District tax."

Your Board submits the foregoing report of the Director of Finance for INFORMATION.

(Copies of the two Exhibits referred to are circulated for information.)

8. Mobile Home Park Fee Act

The Legislative Assembly of the Province of British Columbia enacted the Mobile Home Park Act, which was made effective May 1, 1971.

The pertinent provisions in this Act are reproduced below:

"2. Subject to section 4, every person who is in charge of, or operates, a mobile home park shall, on or before the fifteenth day of each month, pay a fee to the collector in whose jurisdiction the mobile home park is situated, in an amount determined by multiplying the number of mobile homes of each class designated in the Schedule located in a mobile home park during the preceding month or any part thereof by the rate set out in the Table of Fees in the Schedule.

. . . Cont'd.

Clause No. 8 (Cont'd.)

3. Every mobile home, including cabanas, carports, patios, and similar appurtenances not provided by the person who operates a mobile home park, located on a mobile home park, that is subject to this Act is exempt from assessment and taxation as an improvement as defined in the Vancouver Charter, Taxation Act, Municipal Act, and Public Schools Act.

4. The following mobile homes located in a mobile home park shall not be included in the determination of the monthly fee payable to the collector by an operator of the mobile home park:-

(a) Mobile homes owned by the Crown or by a municipality and occupied by or on behalf of the Crown or the municipality:

(b) Mobile homes which are unoccupied or held in storage or which form part of the inventory of a manufacturer or dealer:

(c) Mobile homes, licensed and equipped to travel on a public highway, that are occupied by a bona fide tourist and are situated within a mobile home park for a period of less than sixty days:

(d) Mobile homes that are exempted by regulations. "

The Table of Fees referred to in Section 2 is as follows:

Class	Area Occupied by Mobile Home	Rate
1	1,000 square feet or more.....	$8.00 per month
2	500 square feet and less than 1,000 square feet	$5.00 per month
3	Less than 500 square feet.....	$3.00 per month

In the City of Vancouver there are three mobile home parks containing 99 mobile homes on which fees would be payable. The revenue from mobile home park fees for the month of May amounted to $337.00, an accrue to the City.

A copy of the Mobile Home Park Fee Act is on file with the City Clerk.

This matter is submitted to Council for INFORMATION.

9. City of Vancouver Centennial Project - Archives and Museum Storage

The Director of Planning and Civic Development reports as follows:

"At its meeting on March 16th, 1971, Council passed the following resolution:

'THAT the architects be authorized to proceed with the working drawings for the Archives building, on the basis of the program presented this day in the Board of Administration report dated March 10, 1971, and supported by sketch plans prepared by the Architects; the said program to include:

(a) the basic building and landscaping including minimum parking costs through the use of an existing concrete slab on land controlled by the Park Board, estimated at $1,040,000

. . . Cont'd.

Clause No. 9 (Cont'd.)

(b) additional storage space for the Museum in the new building, which will permit the demolition of building #14, at an estimated cost of $75,000

(c) architects' fees, estimated at $75,000,

subject to the whole program being refined to bring the total estimated cost within the amount of money available, namely, $1,144,000, and

FURTHER THAT the matter of the provision of $100,000 for fixtures for Museum work and laboratory areas be not dealt with at the present time.'

The work has proceeded to the point where the designs have been substantially completed and working drawings are underway.

Following is the programme for carrying out the work:

July 9th - completion of working drawings, outline specifications and bid documents

NOTE: During this period also, the sketch designs and outline specifications will also be prepared for approval

July 16th - tender call following completion of collating and reconciling the drawings between the architectural and various consultants

Aug. 9th - bids received

Aug. 24th - bids reported to Council for approval

Aug. 30th - commence construction on site

May 26th, 1972 - substantial completion of the building.

There have been substantial changes to the original plan but the architects now estimate that the work can be carried out for the money available, namely $1,144,000 excluding the fixtures for Museum work and laboratory areas but including provision of parking as the existing concrete slab did not prove to be feasible.

In order that Council may be aware of the present nature of the proposal, a report reference from the Architects has been arranged for the information of Council. "

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 163

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JUNE 18, 1971

RECOMMENDATION

1. Salary Review -
Planning Assistant II Class,
Department of Planning and Civic Development.

The Director of Personnel Services reports as follows:

"At the request of the Business Manager of the Municipal and Regional Employees' Union, I have reviewed the current salary level of the Planning Assistant II class (Pay Grade 16 - $527-631).

The incumbents of this class perform moderately difficult technical and clerical work pertaining to City planning such as preparing maps, site plans, charts and graphs, assisting in field surveys, collecting and compiling data, and performing various statistical analyses.

Many of these duties and responsibilities are closely related to those of the Engineering Assistant II class (Pay Grade 17 - $552 - $660) in the Engineering Department and I consider them to be generally at a comparable level of complexity. Also, the desirable qualifications for both classes at time of recruiting are very similar.

The equality of Planning Assistant and Engineering Assistant work is recognized in the City's pay plan in that, with one exception, the two class series parallel one another, as is shown below:

Level	Engineering Assistant Pay Grade	Planning Assistant Pay Grade
I	9	9
II	17	16
III	21	21
IV	25	25

The exception is at the II level where the Planning Assistant class is one Pay Grade below the Engineering Assistant.

I have reviewed the external rates paid by other employers for similar work and have also considered internal relationships with other comparable City classes of work. My conclusion is that Pay Grade 17 is the proper rate for the II level in both class series.

I therefore recommend that there be an upward adjustment in the salary for the Planning Assistant II class from Pay Grade 16 to Pay Grade 17, effective June 16th, 1970.

I have discussed this report with the Director of Planning and Civic Development and the Business Manager of the Municipal and Regional Employees' Union, both of whom are in agreement with the recommendation.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The estimated recurring annual cost of this proposal, determined by the increase in the final step in the pay range at second half 1971 rates and including fringe benefits at 10% is $1,980. The Comptroller of Accounts advises that the necessary additional funds for 1970 of $1,174 and for 1971 of $2,388 will be provided from Contingency Reserve."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
All incumbents (5 permanent positions & 7 temporary)	Planning Assistant II Pay Grade 16 ($527-631)*	Planning Assistant II Pay Grade 17 ($552-660)*	June 16th, 1970

*First Half 1971 rates

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted

FOR ADOPTION SEE PAGE(S) 164

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JUNE 25, 1971

CONSIDERATION

1. 1971 Annual Conference of
Building Inspectors Association of B.C.
Attendance of Mr. J. Robison.

The Assistant Director of Personnel Services reports as follows:

"The Director of Permits & Licenses has submitted a request on behalf of Mr. Robison to attend the above mentioned conference in Kamloops from May 5 to 7, 1971. This conference was on the approved roster of conferences and is included in the 1971 Budget estimate in the amount of $660.00. Because Mr. Robison will be retiring from the City service next year, he is not elegible to attend this year's conference under Regulation 45-6. Dr. Bryson has requested that special consideration be given to Mr. Robison because of the following:

> Mr. Robison has given freely of his own time and effort towards the establishment of a uniform Building Code for B.C. and will be required to assist in aquainting Vancouver Building Inspectors with the interpretation and application of the 1970 National Building Code. He has held office in the Association as President and Secretary and is presently the Past President of the Association. The Association honoured Mr. Robison at this year's conference for his many years of service.

The regulation covering attendance by employees approaching maximum age reads as follows:

> Employees approaching maximum retirement age shall not attend conferences during the year preceding the date on which they reach maximum retirement age.

Mr. Robison has already attended the conference at a cost of $166.40 and requests that this amount be approved together with the necessary 3 days leave of absence with pay.

Because of Dr. Bryson's request and Mr. Robison's letter addressed to His Worhip the Mayor and Members of Council, the Board submits their request to the Council for its consideration."

Your Board
SUBMITS the foregoing for the CONSIDERATION of Council.

(Copies of Mr. Robison's letter dated June 16, 1971, are circulated for information.)

FOR ADOPTION SEE PAGE(S) 164

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 25, 1971

RECOMMENDATIONS

1. Subdivision of City Lands between Buscombe and Poplar Streets and S.E. Marine Drive and 64th Avenue

The Supervisor of Property and Insurance reports as follows:

"The City owns several 33' lots within the area bounded by Buscombe and Poplar Streets and S.E. Marine Drive and 64th Avenue (Lots 13-16, Sub. A; Lots 19-25 and 28-31 Sub. B; all in Block 31, D.L. 313). The Director of Planning has recommended that portions of the City's lots be established for lane and highway purposes and that the balance of the lots be resubdivided.

A subdivision dedicating the portions required for lane and highway purposes and showing the newly-created lots has been prepared and numbered LD 1240.

RECOMMENDED that subdivision plan marginally numbered LD 1240 be approved and that the Supervisor of Property and Insurance be authorized to effect registration."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Camosun Park Extension N/S 22nd Avenue between Camosun and Crown Streets

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Board of Administration report dated October 7th, 1970, approved by Council October 27th, 1970, whereby the Supervisor of Property & Insurance was authorized to negotiate for the acquisition of three remaining privately-owned vacant lots in Block 42, D.L. 139 bounded by 21st Avenue, Crown Street, 23rd Avenue and Camosun Street, including Lot 3, Sub. 2, Block 42, D.L. 139. This block forms part of proposed Camosun Park.

It is noted that this park site is listed under Table II of the Park site purchase program 1971 - 1975 confirmed by City Council December 15th, 1970.

Lot 3, as aforementioned, is 33' x 122' in size and zoned RS-1, One Family Dwelling District. This lot lacks all services and is the third parcel west of Crown St. on 22nd Avenue.

Following negotiations, the owner has agreed to sell at a price of $5,500.00 as from July 1st, 1971, plus out-of-pocket expenses of $100.00 for an independent appraisal obtained by the owner, making a total cost of $5,600.00. This amount is considered to be fair and equitable and is substantiated by independent appraisals. The Superintendent of Parks endorses the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property at a total cost of $5,600.00, chargeable to the Park Board Account - Code 4189/--"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd....

3. Subdivision of Lots 15 & 16, Block 9, D.L. 320, Plan 3720, Situated W/S Holland Street at 46th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lots 15 & 16, Block 9, D.L. 320, Plan 3720, situated W/S Holland Street at 46th Avenue, were acquired in 1938 by the City through tax sale and were withheld from the market pending installation of sewer and water lines. Services have now been installed and the lots released for sale.

Lots 15, 16 and 17 are situated on the West side of Holland Street at 46th Avenue. The existing lane outlet to Holland Street is presently located over the northerly twenty feet of Lot 15. When the Musqueam Park extension was approved a surplus strip formerly the northerly 16 feet of Lot 17 remained, and a 10" diameter sewer has been installed in this 16 foot wide strip. To create lots with a less restricting building width, the Director of Planning has recommended that the existing lane be relocated and that the 16 foot wide surplus strip along the northerly boundary of Lot 17, together with the southerly four feet of Lot 16 serve as a lane in conjunction with accommodating the existing sewer.

The Director further recommended that Lots 15 and 16 then be subdivided into two lots of approximately a width of 61'.

Subdivision plan marginally numbered LD 1266 has now been prepared, showing resubdivision of former Lots 15 and 16 and the creation of a twenty-foot lane and corner cut-off between Lots 16 and 17.

RECOMMENDED that subdivision plan marginally numbered LD 1266 be approved and that the Supervisor of Property and Insurance be authorised to effect registration."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

4. Request to Cancel Sale of Lot 68, D.L. 339, S/S 51st Avenue between Tyne & Toderick Streets Southeast Sector

The Supervisor of Property and Insurance reports as follows:

"Council's Resolution of June 8, 1971 approved the sale of Lot 68, D.L. 339 to Mr. & Mrs. Rudolf Hensel in the amount of $14,500.00 on City terms. In a letter dated June 17, 1971, Mr. & Mrs. Hensel have advised the Supervisor of Property and Insurance that due to circumstances beyond their control, they find it impossible to proceed with their plans for this lot.

City Council on September 1, 1970 confirmed the current policy of a 5% deposit, non-refundable if offer accepted by Council, to prevent the submission of frivolous bids, with the understanding that Council would still have the prerogative of deviating from this stand if conditions of market or hardship warrant it. It was felt, however, that in the case of a refund approval, the City should retain $50.00 of the deposit representing administration costs which are payable by the purchaser of City lands."

Cont'd....

Board of Administration, June 25, 1971 . . . (PROPERTIES - 3)

Clause 4 Cont'd.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

In the event Council gives this request favourable consideration, it is recommended that the sale be cancelled subject to a $50.00 Administration Charge.

RECOMMENDATIONS

5(a) Sales - Residential: General

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 2, Block 6, D.L. 314, Plan 14018 (Zoning RS-1)
N/S 50th Avenue bet. Dunbar & Collingwood Sts.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Chi Ming Mak & Sau Har Yuen Mak	2	70' x 146'	$21,576.00	City Terms @ 9%	

5(b) Sales - Residential: Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 62 & 65 D.L. 339, Plan 13659 (Zoning RS-1)
S/S 51st bet. Tyne & Toderick Sts.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Montroyal Estates Limited	62	50/40 x 130.15'/128.15	$14,000.00	City Terms @ 9%	
J. Durante Const. Limited	65	50/48 x 127.62'/120.33	$14,000.00	City Terms @ 9%	Public utility easement, approx. 10' x 12' North-east corner

FOR ADOPTION SEE PAGE(S) 164

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JUNE 17, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the #1 Committee Room on Thursday, June 17, 1971, at approximately 9:30 a.m. The following members were present:

PRESENT: Alderman H. Bird, Chairman
Aldermen Adams, Broome, Calder, Hardwick and Rankin
His Worship the Mayor

ABSENT: Alderman Linnell (On Leave)
Alderman Phillips (On Civic Business)
Alderman Sweeney (On Civic Business)
Alderman Wilson (On Civic Business)

CLERK: M. James

PART I

The following recommendation of the Committee is submitted to Council for consideration:

RECOMMENDATION

1. Fairview Slopes - Rezoning

In compliance with instructions received from Council the Director of Planning and Civic Development had, at the Public Hearing held on March 25, 1971, made application for an amendment to the Zoning and Development By-law to provide a new district schedule, including uses and regulations, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule (Medium Density). At that same Public Hearing the Director of Planning and Civic Development, in compliance with Council's instructions, submitted an application to rezone all the lots in Blocks 292 to 299 inclusive, and all the lots in Blocks 312 to 319 inclusive, District Lot 526, from their present zoning of M-1 and M-2 (Industrial) to the CRM-1 Commercial/Multiple Dwelling District Schedule. At the Public Hearing Council passed the following:-

> "THAT a new district schedule, to be known as the CRM-1 Commercial/Multiple Dwelling District Schedule be approved in principle, and the relative Draft By-law before Council this day be considered further at an appropriate Council meeting prior to formal consideration of the By-law."

Clause 1 Continued

Subsequent to the Public Hearing, Council received at its meeting on April 6, 1971, a letter dated April 6, 1971, from the Deputy Mayor suggesting that further consideration of the proposed amendment to the Zoning and Development By-law by the addition of the CRM-1 regulations be considered at a meeting of the Standing Committee on Planning and Development. At its meeting on April 6 Council so directed.

The Board of Administration submitted for your Committee's consideration at this meeting a report dated May 31, 1971, entitled "Hawthorne Zoning Proposal for Fairview Slopes" which recommended:

> "that Council consider the alternatives from the aspect of density and amenity conditions created. If Council is prepared to consider the lower density with a floor space ratio of approximately 1.0, then the matter should be referred back to the Director of Planning and Civic Development for submission of a revised zoning proposal based on a low rise concept.
>
> Alternatively, if Council considers that a floor space ratio of 1.0 is not appropriate for the total 16 blocks bearing in mind the difference in grade, existing development and other factors, then they may wish to refer a 'module' comprising Blocks 294, 295, 296, 314, 315 and 316 back to the Director of Planning and Civic Development for submission of revised zoning proposals based upon the low rise concept and that such be referred for the consideration of Council at a further Public Hearing. Further, Council may then wish to approve the CRM-1 Commercial/Multiple Dwelling District Schedule as submitted to Public Hearing for the remaining 10 blocks numbered 292, 293, 297 to 299, 312 and 313, 317 to 319.
>
> This alternative, for a six block module, in conjunction with CRM-1 zoning on the remaining 10 blocks, is supported by the Director of Social Planning and Community Development."

Attached to the report and circulated at the meeting were copies of the Board of Administration report of November 2, 1970, which submitted a report of the Director of Planning dated October 14, 1970, and a draft of the proposed CRM-1 District Schedule Regulations.

Prior to any consideration of the matter the Committee received and considered a letter of June 2, 1971, from the Board of Parks and Public Recreation which advised of the following resolution passed by that Board at its meeting held on May 31:-

/continued ..

Clause 1 Continued

"That City Council be advised the Board understands the rezoning of Fairview Slopes to CMR-1 will be discussed by Council in the near future and as there is a possibility that 8,000 people will live in the area and no parks are provided, that Council not pass the rezoning until the question of adequate public parks to serve the area is resolved."

Also submitted to the meeting was a letter of June 16, 1971, from Thompson, Berwick, Pratt & Partners, Consultants to Council on the redevelopment of the 85 acres of City-owned land on the South shore of False Creek. The Consultants' letter advised as follows:-

"Our advice is as follows:

1. The work commissioned to us indicates that there are many functional relationships between the slopes and the flats.

2. In our view, the evidence strongly suggests planning integration in a north-south direction will be critical to the success of the community environment of the False Creek Basin.

3. While it is not possible at this time to comment upon alternatives to the status quo, we are convinced that progress towards innovations in environmental planning in the False Creek Basin currently under way by the False Creek Study group will be impeded by the upzoning of the Fairview Slopes."

The Director of Planning and Civic Development, with the aid of maps and sketches, reviewed the history of the matter of the rezoning of the Fairview Slopes to this date, and referred to the False Creek and Downtown reports and the reports that have come from actions on these reports.

The False Creek Report suggested five developmental concepts and citizens' views on the matter, and Council consideration of the five concepts suggested further study of concepts numbered 2, 4 and 5. To continue this consideration Council engaged the firm of Thompson, Berwick, Pratt & Partners as consultants with specific terms of reference for the 85 acres of City-owned land on the South shore of the Creek. The Committee was reminded that at that time the Director of Planning was instructed to prepare zoning proposals for the Fairview Slopes section, and that the Department had worked on this instruction over the last six months with the resulting suggestion to Council of the adoption of the CRM-1 District Schedule. The Director of Planning suggested that the CRM-1 regulations were common to concepts 2, 4 and 5 for the development of False Creek, and reminded the Committee that the C-2 and C-3 zoning had been approved for the areas adjacent to the Fairview Slopes area under discussion.

Clause 1 Continued

For the information of the Committee the Director of Planning and Civic Development briefly outlined the characteristics of the two proposals presently under consideration - the one submitted by the Department and the alternate suggested by Mr. Henry Hawthorne at the Public Hearing held on March 25, 1971.

CRM-1

Not designed for family living, medium density allowing highrise, floor space ratio with bonuses to a maximum of 2.2, assumes large sites and inducements to "open-up" the Slopes, assumes views from streets and better site areas desirable, maximum floor space ratio based on land economics to induce development, provides options for developer, encourages mixed developments, maximum residential density 1.8 to 1.9, does not require lanes for service to sites.

Alternate Proposal

Family oriented, FSR of 2 to 2.5 emphasizes smaller sites, emphasizes courts and terraces on rooves, emphasizes introverted development, streets relatively closed, views are from buildings and street ends, FSR allowed would not allow economic development and would suggest high rentals, would require lanes for servicing of smaller sites.

The Director of Planning and Civic Development noted that both proposals were designed to utilize the topography of this particular area.

It was noted that this meeting, under the regulations governing Public Hearing considerations, could not consider any further direct submissions.

The Committee members discussed the presentation and information before them and the relationship which will result between the 85 acres of City-owned land immediately north of 6th Avenue and the area of Fairview Slopes under discussion at this meeting, and after consideration,

RECOMMENDS

1. That action on the matter of the amending of the Zoning and Development By-law to include the proposed CRM-1 regulations, and the rezoning of the area bounded by 6th Avenue, Ash Street, 8th Avenue and Hemlock Street, be deferred pending the receipt and consideration of the interim report of Thompson, Berwick, Pratt & Partners on the 85 acres of City-owned land on False Creek, and that the amendment of the Zoning and Development By-law re the rezoning of the area bounded by 6th Avenue, Ash Street, 8th Avenue and Hemlock Street be reviewed at that time.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT 5
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Clause 1 Continued

2. That the Director of Planning and Civic Development be instructed to continue the departmental study of the suggested alternate regulations for a portion of the area bounded by 6th Avenue, Ash Street, 8th Avenue and Hemlock Street.

3. That all Development Permit applications received which are within the boundaries of 6th Avenue, Ash Street, 8th Avenue and Hemlock Street be reported to Council.

4. That the interim report of Thompson, Berwick, Pratt & Partners be presented to Council by way of a report reference.

5. That the letter from the Board of Parks and Public Recreation dated June 2, 1971, be received for information.

The meeting adjourned at approximately 10:40 a.m.

FOR ADOPTION SEE PAGE(S) 167

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

JUNE 24, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, June 24, 1971, at 9.30 a.m.

PRESENT: Chairman, Alderman Wilson
Aldermen Adams, Rankin, Phillips, Sweeney, Hardwick.

ABSENT: His Worship the Mayor (on Civic business)
Aldermen Broome, (on leave)
Linnell (on leave)
Bird, Calder

CLERK: M. James

The Minutes of the meeting of April 29th, 1971 were adopted.

PART 1

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Greater Vancouver Regional District Transportation Function of Phase 2.

At the April 1, 1971 meeting of your Committee Mr A. C. Kelly, Director, and Mr H. Lash, Planner, of the Greater Vancouver Regional District met with your Committee. Due to time limitations on that date that meeting did not allow the exploration of all areas with these representatives of the Regional District.

Mr Kelly and Mr Lash were present at this meeting of your Committee to continue discussions with your Committee on the matter of transportation as it relates to the City of Vancouver and the Greater Vancouver Regional District.

The Chairman opened the meeting by referring to previous actions and emphasized two points:

> The concern shown by Vancouver City Council and Town Planning Commission for the planning of the downtown area of the City and
>
> The fact that the Vancouver City Council expects to be repaid for the work that the City is paying for in transportation planning should this transportation planning be of use to the G.V.R.D.

Mr Kelly advised the meeting that he was appointed to meet with various member Councils of the G.V.R.D. and their respective staffs to explore with them their thoughts on the transportation needs and planning required for their particular area of the Regional District and for the overall needs of the Regional District. Mr Kelly suggested that this had been done by using the method of example - showing each of the individual Councils how various transit and transportation problems had been handled successfully in other large urban areas.

/. 2

Mr Kelly suggested that it was not practical or feasible to consider rapid transit service for the whole region at the present time but that this may be possible within twenty-five or thirty years.

Mr Kelly advised that the Regional District Board had established a Transportation Committee of which he was presently Chairman and that this Committee had had its first meeting on June 23, 1971. The Committee at its meeting yesterday expressed recognition of the fact that the City of Vancouver has different transit and transportation problems than other Municipalities in the Regional District and the Committee had discussed generally what type of surface transportation supplement system would be possible with the City of Vancouver - underground or above ground. Mr Kelly also advised that the Transportation Committee had approved a set of terms of reference for a consultant study of transit problems and that these would be forwarded to the City of Vancouver for comment immediately.

Mr Kelly noted that this Transportation Committee of the Regional Board would report directly to the Board of the Regional District and would be assisted by Regional District staff and consultants engaged from time to time.

The Chairman made reference to the immediate concern of the City of Vancouver by advising the representatives of the Regional District recent action Council had taken in its Planning and Development Committee to develop new zoning regulations for the downtown peninsula. The Chairman of the Committee pointed out that the Planning Department would have to have information on exact transit routes and transit stops to comply with this instruction of Council.

Mr Kelly advised the Committee the Regional District was engaged in a study at the present time to define methods of improving the present surface transit system. This study included both the operation and the financing of the transit system by the B.C. Hydro who were actively engaged in this study. Mr Kelly reminded the Committee that it was the intent of the Transportation Committee of the Regional District to report to the Regional District Board in October of this year and that there was a need for input from the City of Vancouver to compile this report to the Regional District Board.

Mr J. MacD. Lecky, Chairman of the Town Planning Commission, spoke to the meeting in support of the letter of the Town Planning Commission of June 18, 1971 submitted to this Committee this date. The Town Planning Commission advised:

> "recognizing the regional basis of the problem, urges that Vancouver take the leadership in:
>
> (a) getting a decision on the basic <u>method</u> and <u>routing</u> of future downtown transit;
>
> (b) bringing about methods of interim relief;
>
> (c) trying to adjust the pace of building to the physical capacity of the streets which will be available."

Your Committee agreed that the terms of reference referred to by Mr Kelly be supplied to this Committee for its study and recommendation to Council at the earliest possible date.

/ 3

And after further discussion on the general aspects of transportation and transit planning RECOMMENDS

> That the Greater Vancouver Regional District Transportation Committee be asked to look at the proposed east west freeway between the Georgia Viaduct and Highway 401 as part of the overall transportation system of the Region and to include in their consideration whether or not the freeway should be built as presently proposed, should be modified, or not constructed at all: if constructed should the uses of exclusive lanes for buses and trucks be included?

And further RECOMMENDS:

> That in the interim the Board of Administration report on this matter when this recommendation is before Council.

And further RECOMMENDS:

> That the letter from the Town Planning Commission dated June 18, 1971 be received.

FOR ADOPTION SEE PAGE(S) 167

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 13, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 29, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE, DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. FP 19 - Cordova Street Hostel for Single Elderly Men

The Board of Administration, under date of July 9, 1971, reported as follows:

'Your Board submits the following report of the Director of Planning and Civic Development.

"On January 21, 1969, Council approved a report recommending the above site for a hostel for approximately 100 single persons, under Section 35A of the Act, and requested the senior governments to investigate the proposal on the basis that the City would assemble land for sale to the Federal-Provincial partnership.

Subsequently, based on the senior governments' investigation, City Council, on August 6, 1970, endorsed a proposal of an eight-storey high rise structure comprising approximately 150 units. In January of this year Council authorized negotiated acquisition to be undertaken. The B.C. Housing Management Commission were requested to give priority to people dispossessed by the acquisition of the site.

The consultant architects, Erickson/Massey, have undertaken initial design studies. As a result of these studies, this report:

a. brings forward a revised design for Council approval

b. recommends that the site be rezoned CD-1 from M-2 to accommodate the development.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for Single Elderly Men (cont'd)

Council will recall that the Senior Government Partnership have approved the project on the basis of the City, or an agent of the City, being responsible for management. The City will be responsible for the operation and cost of feeding facilities.

Two early meetings with potential residents' groups were held at the feasibility study stage of investigation. At a meeting between City officials and the Architects on March 3/71 to discuss social problems, the architects were told they could contact whoever they wished to assist in the design program.

1. Project Design

The consultant architects, Erickson/Massey, in consulting with officials of three levels of government and in reviewing the program for an eight-storey high rise development, have recommended in favour of a four-storey development which would accommodate 147 units. The lower building would match surrounding building heights and, unlike a high rise structure, would be appropriate in scale for a structure facing Oppenheimer Park.

The scheme proposes a U-shape building, four storeys in height, with common facilities, such as lounge and dining area on the main floor, facing onto both the park and an internal landscaped court. One hundred and forty-seven self-contained residential units, each provided with a basin and water closet, are located on the three upper floors and the two arms of the "U" on the ground floor. Communal bathrooms are available and lounge/kitchenette areas provided for each group of approximately 22 units.

Communal lounge, dining and kitchen facilities, laundry, storage areas, etc. are provided on the main floor. On a 21,350 sq. ft. site this gives a floor space ratio of 2.00, approximately. The density is 300 persons per acre.

The Design Panel, in consideration of the preliminary design on Thursday, July 8th, 1971, commented as follows:

> "The Panel wholeheartedly agrees that a four-storey building fits into the surrounding area, whereas a nine-storey building does not. The Panel liked the private open space this scheme provided at the rear (south) of the building."

The total cost of the project is estimated at $1,092,480, which is acceptable to the senior governments. An estimated recovery rental of just over $81 per month would amortise the project. Subject to confirmation of both rental policy and cost of construction, this contemplates an average rental of $45 per month and a subsidy of $36 per month (round figures).

The four-storey development has received the approval of both senior governments. The approval of City Council is required in order that instruction for the preparation of more detailed design and subsequent working drawings can be given by the FP partnership. It is proposed that working drawings be proceeded with without further reference to Council, subject to development permit approval under the bylaw, unless substantial design changes are proposed at that time.

It is anticipated, subject to Council's approval, that working drawings will be commenced within the next few weeks, with a target date for tender call in a further three months' time. It is estimated that construction will take 10-15 months, with completion around the end of 1972.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for Single Elderly Men (cont'd)

However, if any major changes to the design concept are called for by the City, the revised design has to be resubmitted to senior governments for approval and this could result in a delay in time and a possible increase in construction costs. Both senior levels of government are most anxious to have the consultants proceed with the design of the development as soon as possible.

The Technical Planning Board recommends the approval of the preliminary design subject to submission of a satisfactory development permit application based on the above concept but submitted with the necessary detailed drawings not yet available. It must be noted that only a cursory bylaw review of the proposal has been possible at this stage.

2. Rezoning CD-1 from M-2

The rezoning of the site has been withheld pending determination of the design concept. Council is asked to authorize the Director of Planning to make application for rezoning at this time, based upon the above design concept.

The Technical Planning Board, on July 9, 1971 recommended that the application of the Director of Planning and Civic Development for the rezoning of Lots 10-16 inclusive of Block 57, D.L. 196, from M-2 Heavy Industrial District to CD-1 Comprehensive Development District, be approved subject to the following conditions:

a. the use be a hostel of approximately 150 units with customary accessory uses and off-street parking.

b. (i) the detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provision of adequate open space, landscaping, location of service facilities, off-street loading and parking

(ii) the floor space ratio not to exceed 2.00

(iii) the maximum height of the building to be three storeys plus basement or cellar.

It is RECOMMENDED that:

1. Council approve the design as submitted and ask the senior governments to proceed on this basis with detailed drawings

2. Council instruct the Director of Planning and Civic Development to make application for rezoning the site to CD-1 on the basis of this report and proceed directly to Public Hearing following report from the Town Planning Commission in consultation with the Director of Planning and Civic Development.

Further, that the Corporation Counsel be instructed to draft the necessary bylaw."

Your Board

RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FP 19 - Cordova Street Hostel for Single Elderly Men (cont'd)

The Architects spoke to Council in explanation of the project and slides were shown.

The Reverend Mr. Glen Baker appeared on behalf of the Downtown East Side Clergy, as well as other organizations, and submitted a brief dated July 13, 1971, making the following suggestions in connection with this proposed hostel:

(i) Eligibility for residence should be expanded to include people as young as age 40, and to include women.

(ii) Priority for accommodation in the lodge should be given to people who are living or have recently lived in the area, particularly tenants displaced from the proposed Provincial Court House site.

(iii) Common cooking and eating facilities should be provided in each wing or section of every floor.

(iv) Food storage facilities, including a small refrigerator, should be provided in every suite.

(v) Some suites should be provided which are suitable for couples.

(vi) Laundry facilities should be provided which are free of charge.

(vii) Tenants should share in the management of the lodge.

After hearing the Assistant Director - Special Projects, and Mr. J.T. Williams, the Provincial Director of Housing and Urban Renewal and Mr. K. B. Ganong, Branch Manager of the Central Mortgage and Housing Corporation, the latter two in answer to questions from members of Council, action was taken as follows:

MOVED by Ald. Rankin,
THAT the recommendations in the report of the Board of Administration dated July 9, 1971, be approved, subject to the following which are approved in principle, in respect of the submission by the Reverend Glen Baker:

(a) eligibility for residence be expanded to include people as young as age 40 and to include women,

(b) cafeteria arrangements be eliminated and communal kitchen facilities be provided on each floor,

(c) a small refrigerator be provided for each unit,

(d) laundry facilities (including tubs) be provided. (not coin operated)

(e) if the City manages the project, the tenants be represented on any management committee;

FURTHER THAT the foregoing items (a) to (e), incl. approved in principle, be referred to the Architects and the Director of Planning and Civic Development, as appropriate in each case, for report to Council respecting feasibility, etc.

- CARRIED

MOVED by Ald. Rankin,
THAT the architect report on the suggestion of provision of suites for couples.

- LOST

The Council (in Committee) recessed at approximately 10:45 A.M. and following an 'In Camera' meeting reconvened in the Council Chamber at approximately 11:25 A.M. with the Deputy Mayor in the Chair.

The Council agreed to vary the agenda to consider a particular Board of Administration report.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Interim Administration and Operation:
Centennial & Maritime Museums and Planetarium

The Board of Administration, under date of July 5, 1971, submitted the following report:

" City Council at its meeting of May 18th, 1971 received a report from the Board of Administration dealing with the administration and operation of the Centennial and Maritime Museums and Planetarium. City Council received the report and instructed copies be made immediately available to the members of the Museum and Planetarium Board and the Executive Committee of the Vancouver Museums and Planetarium Association.

The Association under date of June 16th, 1971 and the Museums Board under date of June 18th, 1971 submitted reports outlining their views on the proposals contained in the Board of Administration report previously received by Council.

On June 29th, the Board of Administration report was again brought before City Council, at which time the reports of the Association and the Museums Board were received. City Council resolved to implement the interim method of operation and instructed the Board of Administration to 'prepare a detailed report of the necessary staff changes and operating methods' to institute the proposals.

Your Board now reports as follows:

A. STATEMENT OF POLICY

(1) Purpose

The prime purpose of the Museums Department is the provision of lively and entertaining displays for the general education and enjoyment of the public.

(a) Vancouver Centennial & Maritime Museums

These Museums to have as their prime purpose the creation of displays and exhibitions which will assist in explaining the present, by reviewing the past and in preparing for the future. This will be done by utilization of the display areas for graphic and visual exhibitions, interpreting local and regional human and natural history.

The displays will specialize in explanation and interpretation of the geographic, ethnic, economic, social and ecological forces which have by their interaction produced our present City.

(b) Planetarium

The prime purpose of the Planetarium is the explanation of the nature of the universe and promotion of an understanding of the methods used by astronomers to obtain knowledge about the universe.

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:
Centennial and Maritime Museums and
Planetarium (cont'd)

(2) Displays and Exhibitions

(a) Definitions

'Displays' may be of a permanent or temporary nature, as part of a continuing program being presented to the public.

'Exhibitions' are arrangements or showings of a group of objects unrelated to the continuing program, and should be of a fairly short duration (seasonal or topical).

(b) Centennial Museum

The Centennial Museum displays and exhibitions are to convey to the community an understanding of the history of man and his environment:

(i) In the Pacific Northwest of the North American continent;

(ii) In the Pacific rim countries generally, together with an appreciation of natural history, ethnography, archaeology and the traditional and applied arts of the founding (European) races and the aboriginal inhabitants.

(c) Maritime Museum

The Maritime Museum displays and exhibitions are to depict and interpret the maritime history of:

(i) the Port of Vancouver;

(ii) the Pacific Northwest including the U.S. West Coast and Alaska;

(iii) river and lake navigation of B.C. and the Yukon;

(iv) the historic influence of the sea and the coastal waters of the Pacific Northwest upon exploration and development.

(d) Planetarium

The displays and exhibitions in this theatre are to complement the shows, lectures, discussions and demonstrations which depict and interpret the universe and the work of astronomers.

(e) Establishment

Establishment of displays and exhibitions should be made only after consideration of the following factors:

(i) the availability of material or objects already in possession of the Museums (every endeavour is to be made to make the most extensive use of the Museum collection material now in storage);

(ii) the cost of mounting the display;

(iii) the relationship of the display or exhibition to national, provincial and civic anniversaries, season of the year, special celebrations, ethnic groups and matters of general topical interest:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:
Centennial and Maritime Museums and
Planetarium (cont'd)

(e) Establishment (cont'd)

* (iv) the availability of loan material (materials may be exchanged permanently or on a loan basis, if necessary, with the Provincial or University museums. The staff should arrange for continuous exchange of ideas and information);

(v) the possibility of obtaining assistance from local publications, radio or television programs, and others to assist or support displays and exhibitions.

B. AIMS OF MANAGEMENT
- INTERIM PERIOD

(1) In the report of the Board of Administration dated May 12th, 1971, received by City Council on May 18th, 1971, your Board recommended that the Museum Director under the direction of the Board of Administration introduce the following changes:

(i) Research programs involving travelling for procurement or inspection of 'finds', excavation of ancient Indian middens or similar activities to be eliminated; and accordingly the numbers of professional staff reduced.

(ii) Display or exhibit preparation limited to investigation that can be done locally by library research or correspondence, sufficient to reasonably establish authenticity of the display, exhibit or material.

* (iii) Display construction and possibly some design to be contracted out to firms or individuals. The museums to retain only a limited design staff.

(iv) Generally to continue to reduce expenditures while maintaining or increasing certain revenues with a view to reducing, in as short a time as possible, the net budget deficit for the total operation to less than $500,000 per annum.

(2) In addition your Board submit the following:

(i) The admission fees for the Planetarium be increased by 25¢ per adult, from $1.00 to $1.25 effective August 1st, 1971. The admission fees to the Museums to be retained until reviewed.

(ii) The display methods and use of Attendants to be examined to effect a reduction in operating costs prior to the installation of T.V. monitoring.

* (iii) A Committee consisting of the Museums Manager, the Corporation Counsel, the Director of Finance, an appointee of the Museums Association and an appointee of the Museums Board be established to examine the establishment of an endowment fund to which members of the general public may subscribe. The Committee to examine relevant Federal and Provincial Acts to ensure that all endowments or

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:
Centennial and Maritime Museums and
Planetarium (cont'd)

gifts will be exempt from taxation under the provision of such Acts. Further, the Committee to review the sources of grants which may be obtainable from Federal or Provincial sources.

C. EXAMINATION OF CURRENT EXPENDITURES

In order to positively identify changes which may be instituted to provide savings, it is recommended that a detailed survey be undertaken by the Administrative Analyst. To assist in the survey it is recommended that he be authorized to use the services of Systems Analysts of the Finance and Engineering Departments and other City employees whose expertise is such that they can make a contribution to the survey.

In carrying out the survey, it will be necessary to examine the duties of specific staff positions and to discuss with the incumbent alternative methods of achieving the policies of the Department.

D. ESTABLISHMENT OF ADVISORY BOARD

The Greater Vancouver Civic Museum and Planetarium Board is constituted pursuant to the provisions of the Vancouver Charter (Section 204A) for which purpose By-law No. 3960 has been enacted.

It is RECOMMENDED that By-law No. 3960 as now enacted be amended in accordance with Appendix 'A'. The Museums Board as constituted by the proposed amending by-law attached, will have functions and responsibilities substantially the same as those now enjoyed by the Auditorium Board.

The changes are to be found in Sections 3, 4 and 6 as noted on Appendix 'B'.

E. MANAGER

In order to carry out the necessary changes (Item B above), and put into effect the Statement of Policy (Item A above), your Board RECOMMEND that the position of Manager be established, reporting to the Board of Administration. No additional funds will be required for the establishment of this position, as the current budget already includes sufficient funds to pay the salary of the position of Manager-Director of Museums (now filled on an acting basis).

F. SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

(i) This report be adopted.

(ii) The 'Statement of Policy' be adopted as the Council policy for the standard of Museums and Planetarium service.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Interim Administration and Operation:
Centennial and Maritime Museums and
Planetarium (cont'd)

(iii) The 'Aims of Management' be adopted as the guideline for the Museums administration and operation in the interim period.

(iv) A detailed survey of all aspects of operation of the total complex be undertaken by the Administrative Analyst, and the Board of Administration report to Council from time to time on recommended changes in organization and operation.

(v) By-law 3960 be amended to give effect to the recommendations contained in this report, and a copy of the amending by-law is attached hereto. together with a comparison between the previous sections and the new sections.

(vi) The position of Manager be established and the position of Manager-Director be abolished. "

The Council, in considering the foregoing report, made amendments as follows:

Establishment

* A.(2)(e)(iv): This item be rephrased as follows:

"the availability of loan material (materials may be exchanged permanently or on a loan basis, if necessary, with other Museums. The staff should arrange for continuous exchange of ideas and information);

Aims of Management - Interim Period

* B. (1) (iii): This item be changed to read as follows:

"Display construction and possibly some design to be contracted out to firms or individuals if practical, it being understood, however, that action on this proposal will not be taken until after consideration by Council of further reports to be received as a result of a detailed survey of all aspects of the operation of the total complex."

* B. (2) (iii): This item be changed to read as follows:

"A Committee consisting of the Museums Manager as Chairman, an appointee of the Museums Association, an appointee of the Museum Board, together with such other members of senior City staffs as appropriate, be set up to examine the establishment of an endowment fund to which members of the general public may subscribe. The Committee to examine relevant Federal and Provincial Acts to ensure that all endowments or gifts will be exempt from taxation under the provision of such Acts. Further, the Committee to review the sources of grants which may be obtainable from Federal or Provincial sources.

MOVED by Ald. Adams,
THAT the foregoing Board report, with recommendations, be approved, subject to the aforementioned amendments made by the Council.

- CARRIED

*(indicates part of Board of Administration report amended)

COMMUNICATIONS OR PETITIONS

1. P. S. Ross Report and Reorganization of Provincial Court Department

Pursuant to request of the Municipal and Regional Employees' Union, it was agreed to defer Council consideration of this report until its meeting of July 27, 1971.

2. Allocations of Federal Centennial Grant

The Council, on June 8, 1971, instructed that the Federal Government be petitioned requesting a pro-rata share of the balance of $7 million Centennial funds for Civic purposes be made to the City of Vancouver.

A letter dated July 2, 1971 was noted from the Minister of Municipal Affairs to the effect the Prime Minister has announced the allocations of the Federal Centennial grant.

MOVED by Ald. Sweeney,
THAT this information be received.

- CARRIED

3. Facilities for Chronic Alcoholics: Salvation Army

Pursuant to request from the Salvation Army by letter dated July 2, 1971, it was agreed to hear a delegation on this subject from that organization.

4. Request for Additional Grant: Neighbourhood Services Association

Pursuant to request received from the Neighbourhood Services Association in connection with children and youth services and request of that organization for a delegation privilege, it was,

MOVED by Ald. Rankin,
THAT delegation arrangements be made accordingly.

- CARRIED

5. Federation of Canadian Municipalities Meetings: Alderman Wilson

MOVED by Ald. Rankin,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Wilson be authorized to attend the Executive and Committee meetings of the Federation of Canadian Municipalities to be held in Toronto on July 20 and 21, 1971.

- CARRIED

6. Grants: Ukrainian Youth Association
Centennial Players

Pursuant to recommendations from the Council's Centennial Committee, it was,

MOVED by Ald. Sweeney,
THAT the following Centennial grants be approved, chargeable to the allotted Centennial Funds:

Ukrainian Youth Association of Canada (Canadian Youth Exchange Programme) Hamburger Lunch, Stanley Park Pavilion - $125.00

Centennial Players, performing in Vancouver area hospitals - $500.00

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

7. Proclamation:
'Hire Local Youth Week'

MOVED by Ald. Bird,
THAT, pursuant to request received from the Youth Employment Service, the week of July 14 to 21, 1971, be proclaimed 'Hire Local Youth Week', and the matter left in the hands of His Worship the Mayor to take any appropriate action therewith.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. General Report, July 9, 1971

Works and Utility Matters

Harbour Park Developments Limited (Clause 6)

The Council agreed to the withdrawal of Clause 6 of the report of the Board of Administration (Works and Utility matters), dated July 9, 1971, regarding Harbour Park Developments Limited.

Tender: Water Pipe (Clause 7)

MOVED by Ald. Adams,
THAT, pursuant to report of the officials, the low tenders for ductile iron pipe as follows be accepted, subject to contract satisfactory to the Corporation Counsel:

"Canron Ltd. for 4", 6" & 18" pipe at an estimated total cost of $87,580, and

John Davidson Ltd. for 8" pipe at an estimated total cost of $87,400"

both tenders being inclusive of 5% Provincial Sales Tax.

- CARRIED

MOVED by Ald. Adams,
THAT, in respect of 12" ductile iron pipe, the low tender submitted by Crane Supply for Stanton pipe in the amount of $47,530 including 5% Provincial Sales Tax, be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

Information Booth and Request to Solicit Donations (Clause 8)

The Board of Administration submitted a report of the City Engineer upon a communication from Stanley Fountain Residential Society requesting permission to establish an information booth on the sidewalk at the intersection of Alexander, Powell, Carrall and Water Streets during the week of July 17 to 25, 1971. It is recommended permission be granted to establish this booth on the S/S of Alexander Street, 25 feet East of the East property line of Carrall Street, during this period provided:

A. The applicant enters into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the placement of this booth on City street allowance.

B. The design, appearance and placement is to the satisfaction of the City Engineer.

The request for permission to solicit donations in the area of Maple Tree Square during this period was referred to Council for decision.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Information Booth (cont'd)

MOVED by Ald. Adams,
THAT the foregoing recommendation of the City Engineer regarding the information booth be approved; however, permission be not granted to solicit funds as requested.

- CARRIED

Major Sewerage and Drainage Projects: 1971-76 (Clause 9)

Consideration was given to the report of the City Engineer and Director of Finance, submitted by the Board of Administration, regarding major sewerage and drainage projects required for pollution control 1971 - 76.

MOVED by Ald. Broome,
THAT a 'Report Reference' be arranged in connection with this detailed report and the Commissioner of the Greater Vancouver Sewerage and Drainage District be invited to be present at that time to assist Council in the consideration.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated July 9, 1971, Clauses 1 to 4 inclusive and 10 be adopted and Clause 5 received for information.

- CARRIED

Social Service and Health Matters

Bill 45: Administration under Act to amend the Community Care Facilities Licensing Act (Clause 2)

MOVED by Ald. Broome,
THAT, in connection with this clause, the following be approved:

'that the Provincial Department of Health Services and Hospital Insurance be requested to base four professional and two clerical staff in the City of Vancouver to operate as in the past, assisted by existing staff of City Departments. Should this not be possible for the Province to arrange, City Council to request the Province to provide the necessary funds and the Board of Administration report to Council on staff.'

- CARRIED

Spring Street Project (Clause 3)

After considering this clause, it was,

MOVED by Ald. Phillips,
THAT recommendations (A) to (E) inclusive, on page 7 of the Board of Administration report (Social Service and Health matters), dated July 9, 1971, be approved, subject to the City's share not exceeding 25% of the cost.

(deferred)
(see page 17)

It was agreed to defer further consideration of this whole matter pending a further explanation from a representative of the Department of Social Planning/Community Development, to be given later this day.

The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor, Alderman Adams
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor
Alderman Linnell (Leave of Absence on account of Illness)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

D. East Gastown Beautification

The Board of Administration, under date of July 6, 1971, submitted the following report:

'On June 16, 1970, City Council approved the recommendations of the Director of Planning's report dated May 29, 1970 on the East Gastown beautification project. Recommendations (c) and (d) of that report read:

"(c) Council concur in principle with the proposed cost distribution, with the exception of Pioneer Place (subject to further report).

(d) Upon completion of the design work, the Director of Planning and the City Engineer report further on the project, including the sharing of capital costs, and the maintenance and operating costs, and the local improvement procedure to be followed."

The Board of Administration received, on July 7, 1971, a further report of June 15,1971 from the Director of Planning and the City Engineer which outlines the design concept and revised cost estimates for the project. As the scope and cost of the project have increased substantially, the Director of Planning and the City Engineer now require Council's consideration of the scope of the project and the extent of the City's financial involvement, before the project proceeds to the detailed design stage.

The report concludes with the following recommendations:

1. THAT Council approve in principle the proposed East Gastown beautification project within the boundaries shown on the attached Plan No. WF 285 on the basis of the following phases and in accordance with the proposed cost-sharing formula:

Phase 1 (1971) - The creation of "Maple Tree Square"
- Regrading, brick sidewalks, brick paving, antique street lights, and landscaping, with provision made for the burial of utilities.
...Estimated cost $246,000
Federal/Provincial share $ 70,000
City share $176,000
City's share charged to 1969/1970 Supplementary Capital Budge
Federal/Provincial share advanced from funds authorized for beautification projects in the 1971/75 Five-Year Plan.

Phase 2 (1971-1972) - Water,Alexander, Powell and Carrall Sts.
- Brick sidewalks, antique street lights, and landscaping.
...Estimated cost $329,600

Phase 3 (1972-1973) - Water,Alexander, Powell and Carrall Sts.
- Brick paving.
...Estimated cost $363,400

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

East Gastown Beautification (cont'd)

Further that Council instruct the Director of Planning and the City Engineer to proceed with detailed plans and work scheduling for an early report back to Council for approval to implement Phase 1 and the remainder as necessary.

2. THAT Council instruct the Board of Administration to prepare a formal letter to B.C. Hydro and to B.C.Telephone Company, outlining the City's program and general objectives in the Gastown area, and requesting the companies to undertake burial of utilities within the project area as a major priority.

3. (a) THAT Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of $35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of $35,000 from the Provincial Government. These monies to be matched by $35,000 committed by the City to a total funding of $105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.

(b) THAT Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of $70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval.

Your Board RECOMMENDS that the aforementioned recommendations of the Director of Planning and the City Engineer be adopted on the basis that Phase I only be approved at this time and that Council review the remaining phases in relation to demands made on them by other areas of the City.'

(attachments are on file in the City Clerk's office)

In respect of the foregoing report delegations were received as follows:

(a) East Gastown Property Owners

Brief filed in support of East Gastown beautification, and particularly Maple Tree Square. Submitted by the delegation also was a detailed report dated June 15, 1971, by the Consultants, Birmingham & Wood, Architects, Hopping/Kovach/Grinnell, Designers.

(b) Mr. J. I. Bird, Barrister of Owen, Bird and Company, appeared on behalf of the wholesale firms of Vancouver Supply Limited and H.A. Borgerson Limited on Alexander Street, expressing concern of these companies who operate their regular wholesale business in the area.

The Assistant Director - Special Projects advised the effect on this particular area would be that some parking would be removed from the north side of Alexander Street, otherwise these premises would not be affected.

Letters were received as follows:

(a) Park Board, dated July 12, 1971, expressing concern regarding provision of additional open space in the Gastown area and asking to be consulted on such matters and that the Board has not had an opportunity to discuss proposed renovations of Pioneer Place.

cont'd ....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

East Gastown Beautification (cont'd)

(b) Community Arts Council - endorsing the Gastown beautification project

MOVED by Ald. Calder,
THAT,

(a) Phase 1 only as shown in the Board of Administration report of July 6, 1971, be approved; the remaining phases to be reviewed by the Council in relation to demands made on it by other areas of the City;

(b) Council instruct the Board of Administration to prepare a formal letter to B.C. Hydro and to B.C. Telephone Company, outlining the City's program and general objectives in the Gastown area, and requesting the companies to undertake burial of utilities within the project area as a major priority; and the Mayor, or his nominee, make a direct approach to the utility companies on the matter.

(c) Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of $35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of $35,000 from the Provincial Government. These monies to be matched by $35,000 committed by the City to a total funding of $105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.

Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of $70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval;

(d) No work be commenced pending receipt of the required contributions from the Senior Governments.

- CARRIED

MOVED by Ald. Rankin,
THAT the matter of a cost sharing formula with contributions from the merchants be referred to the Board of Administration for report.

- LOST

MOVED by Ald. Hardwick,
THAT the Director of Planning and Civic Development in his continued studies on the Gastown project, include studies in respect of Blood and Trounce Alleys.

- CARRIED

MOVED by Ald. Broome,
THAT the communications from the Park Board and the Community Arts Council be received and copies of reports submitted this day on the beautification question be furnished to the Park Board for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Gastown/Chinatown:
Federal-Provincial Financial Aid

The Board of Administration, under date of July 9, 1971, submitted the following report:

'The following is a report from the Director of Planning and Civic Development.

"On May 4, 1971, Council adopted a report from the Director of Planning which

a) referred to the Provincial Government's willingness to enter upon a five-year partnership which would provide, on a Federal/Provincial/Municipal matching grant basis, a total sum in the amount of $500,000

b) brought forward a brief to the Federal Government asking for matching funds to a total of one-third of the above sum, approximately $35,000 per year for five years. The brief sought funding from whatever Federal source the government thought appropriate.

Attached is a copy of a letter received by His Worship the Mayor from the Federal Minister for Housing, The Honourable Robert Andras. The letter indicates the Minister's willingness to consider the re-allocation to the Gastown/Chinatown project of Federal urban renewal funds from within the provision of the $3.5 million already committed.

Council has already met with the Minister and been informed that the funds will be allocated as follows:

Strathcona	$2.5 million
Britannia	$ .5 million
Victoria	$ .5 million

The letter implies that Council may wish to discuss the allocation of the City's $3 million with the Province.

At present work is proceeding to submit a further report on a rehabilitation program for Strathcona. A revised submission has been forwarded to the Federal Government through the Province, for an Urban Renewal Scheme in Britannia and this is at present being considered. Details of both the Strathcona and Britannia programs must still be completed. However, the East Gastown project which is covered in a report being submitted concurrently is scheduled for implementation this year.

The East Gastown report proposes that a phased program be approved by Council. Of this the Maple Tree Square area assumes the first year's funding being available from both the Federal and Provincial Governments. Since this project is already proceeding, whereas Britannia and Strathcona are still in the stage of final investigation, it is suggested that Council request $35,000 from the $3 million total for the Gastown project and that the balance be proportionately adjusted between Strathcona and Britannia if and when each is finally approved.

Council may consider that no further funds should be requested for subsequent projects in the Gastown area until:

a) the effect of the Gastown Beautification program is assessed and subsequent projects submitted

b) Strathcona and Britannia's need for funds is further assessed.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Gastown/Chinatown:
Federal-Provincial Financial Aid (cont'd)

A recommendation for the approval of the first year's funding is dealt with in a report on the East Gastown project. If this East Gastown report is approved it is RECOMMENDED that:

1. The Director of Planning & Civic Development be instructed to apply immediately for $35,000 from the Federal Government and $35,000 from the Provincial Government in accordance with the letter from Mr. Andras dated May 25, 1971.

2. This application cover the first contribution from both governments towards the Gastown/Chinatown Beautification program, and that subsequent applications within the five year program will be judged in relation to progress in Strathcona, Britannia and Gastown and funds available at that time.

3. This information be relayed to the Strathcona Working Committee and the Britannia Advisory Board."

Your Board

RECOMMENDS the foregoing recommendations by the Director of Planning & Civic Development be adopted. '

MOVED by Ald. Wilson,
THAT the recommendations contained in the foregoing report of the Board of Administration be approved.

- CARRIED

F. Report on Traffic Implications resulting from Gastown/Chinatown Restoration Study Proposals

It was agreed to defer consideration of the report on this subject pending the hearing of a delegation as requested.

Board of Administration General Report (cont'd)

Building and Planning Matters

Public Housing - FP 18:
Champlain Heights (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated July 9, 1971, be adopted.

- CARRIED

Social Service and Health Matters (cont'd)

Spring Street Project (Clause 3)

After receiving oral information from a representative of the Department of Social Planning/Community Development in respect of the Spring Street Project, it was,

MOVED by Ald. Phillips,
THAT items (A) to (E) inclusive of the recommendations of the Director of Social Planning/Community Development, contained in this clause, be approved, on the understanding that the City's share shall not exceed $26,700.00.

- CARRIED

AMENDED
SEE PAGE 583

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Mountain View Cemetery Agreement:
Vancouver Masonic Cemetery Association
(Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated July 9, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

Recreation Programs for Transients (Clause 1)

The Board of Administration submitted a report of the Director of Finance advising the Park Board has requested the City Council approve $6,500 in order that a special summer recreation program for transients may be conducted.

MOVED by Ald. Hardwick,
THAT no action be taken on this request.

- CARRIED

Park Board: Advance Allocation
of Capital Funds (Clause 2)

The Board of Administration advised of the following resolutions of the Park Board:

"That City Council be requested to approve an advance allocation of $350,000 from the Board's 1972 Five Year Plan Funds so that contracts may be awarded as soon as possible in 1971 for the above projects."

"THAT City Council be requested to approve $150,000 from the Board's 1972 Capital Funds for New Brighton park development so that a contract can be awarded for this project as soon as possible in 1971."

The Director of Finance reported on each of these requests in regard to the required funds and advised the Director of Social Planning/Community Development concurs in the Park Board applications.

MOVED by Ald. Rankin,
THAT the Council do not approve the $150,000 allocation for New Brighton Park replacement swimming pool and service building and the Board be requested to reconsider the size of the pool, following which re-application be made for an allocation.

- CARRIED

MOVED by Ald. Wilson,
THAT the Park Board be invited to appear before Council to give information in respect of the swimming pool development, included in the $150,000 allocation request.

- CARRIED

MOVED by Ald. Bird,
THAT the Park Board's application amounting to $350,000 from the Board's 1972 capital allocation re Riley Park and Douglas Park community hall additions, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

1st & Rupert Street:
Change Retail Store to Restaurant (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

S/W corner 12th Avenue and
Cambie Street (Clause 3)

The Board of Administration submitted a report of the Director of Planning and Civic Development with respect to a communication from Mrs. J. Rogers of the Woman's Christian Temperance Union raising various points in respect of the re-zoning of the property at the S/W corner of 12th Avenue and Cambie Street.

MOVED by Ald. Broome,
THAT the communication from Mrs. Rogers be received and a copy of the Board of Administration report forwarded to her.

- CARRIED

Conversion of Vacant House located at
1059 Howe Street for use as an Office
(Clause 4)

The Board of Administration reported as follows:

"The City Building Inspector has received a request from Roote-Sinclair Insurance Managers to convert an old dilapidated house at 1059 Howe Street for use as an office.

The building is located in No. 2 Fire Limits and is non-conforming with respect to the present Building By-law requirements. The present assessed value of the building is $1,900 and the value of improvements proposed by Roote-Sinclair would amount to $4,850. Section 1.10.6 of the Building By-law provides for alterations and repairs to be carried out with permission of the Building Inspector up to 100% of the assessed value. However, provision is also made for the applicant to appeal to Council for a relaxation of this restriction and in this respect reference was made to this in Mr. R.W. Roote's letter of June 17, 1971, addressed to His Worship the Mayor.

The City Building Inspector advises that he would not be opposed to conversion of this building provided the applicant is prepared to comply with the requirements of the 1970 National Building Code. This would involve structural work to reinforce the floor system, the provision of adequate exit facilities, blocking up windows on the side walls and providing fire protection to the walls and floors. It is recommended that the 1970 National Building Code requirements for non-combustible side walls should be relaxed in this case in favour of the provision of one-hour combustible walls since the former provision would be tantamount to re-building the entire building. With regard to the exit facilities, however, it will be necessary to remove all *winders from the exit interior staircase since these are not permitted in exit stairways either under the National Building Code or the Vancouver Building By-law.

*"Winders" are triangular treads which enable a 90° turn within the run of the stairs.

Your Board concurs with the City Building Inspector's recommendation in this matter and submits this report for Council CONSIDERATION."

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Conversion of Vacant House:
1059 Howe Street (cont'd)

MOVED by Ald. Hardwick,
THAT conversion of this building for office use be approved on the basis of the report of the Building Inspector, set out in the Board of Administration report on the matter.

- CARRIED

24-Hour Intercom Service:
Apartment Buildings (Clause 5)

The Board of Administration submitted the following report:

"The Pacific Apartment Management Association have pointed out by letter that some apartment buildings are wired so that their intercommunication systems shut off automatically at a pre-determined time. The Association states that in their view this should not be since persons calling at the apartment building at a late-night hour are unable to rouse the occupants of a particular suite. They feel that there should be a municipal by-law passed making it illegal for the intercommunication system to be turned off.

The City Building Inspector has reviewed the matter and advises that no technical problems are involved. He points out that a counter-argument to that of the Association is that apartment dwellers may want to have the system shut off at e.g. 11 or 12 o'clock at night in order that they will be assured of no disturbance while they sleep. In case of a real emergency they could be called on the telephone.

Your Board places the matter before Council for their CONSIDERATION."

MOVED by Ald. Broome,
THAT this report be received for information.

- CARRIED

Block 42/52 Development:
Design of Proposed IBM Building (Clause 6)

The Board of Administration submitted a report of the Director of Planning and Civic Development in regard to the design of proposed IBM building in the Block 42/52 development and the Council's latest instruction that the request be made of the Design Panel to comment on the proposed second tower, which is to be designed architecturally similar to the Toronto Dominion Bank Tower.

It is advised the Design Panel met with the project architects and the result of these deliberations are referred to in a separate report circulated to Council. However, it is stated therein the Panel is of the opinion the design of the Toronto Dominion Bank tower has merit.

MOVED by Ald. Hardwick,
THAT the Standing Committee on Planning and Development be furnished with the material submitted to the Design Panel on this matter.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated July 9, 1971, Clause 7 be received for information and Clause 8 adopted.

- CARRIED

(Council action dealing with Clause 1 re Public Housing FP 18, is shown on page 17)

At this point the Council (in Committee) observed a short recess following which the Council reconvened with the Deputy Mayor, Alderman Adams, in the Chair and His Worship the Mayor absent attending to other Civic business.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Licenses: Hotels and Motels

'The Director of Permits & Licenses reports as follows:-

"On December 1, 1970, City Council amended the License Bylaw to increase the license fees for Hotels and Motels where the average daily rent exceeds $8.00 per day. This action was taken because Hotels and Motels do not pay Business Tax on their sleeping or housekeeping units. Revenue from this source was expected to be increased from the 1970 level of $72,500 to approximately $350,000 in 1971.

At the last session of the Provincial Legislature an Act entitled the "Hotel and Motel Tax Act" was passed which defined accommodation and provided for a 5% tax on the purchase of room accommodation. This tax is paid by the occupier of the accommodation and not the owner of the hotel or motel.

At the same time Section 193 of the "Municipalities Enabling and Validating Act" was passed which reads as follows:-

> 'Notwithstanding any provisions of the "Vancouver Charter" or any bylaw made thereunder either before or after the coming into force of this section, no business license fee under Section 272 of the "Vancouver Charter" is chargeable with respect to hotel or motel accommodation as that term is used in the "Hotel and Motel Room Tax Act.'

A recent Order in Council No. 1222/71 provides in part that accommodation does not include lodging where the charge is $4.00 or less per day or $28.00 or less per week.

As a result of the passage of these Acts and the Order in Council, the only type of accommodation we can now license is limited to hotels and motels where the rate is $4.00 or less per day. Thus we can only license the cheaper rate hotels, but cannot license the better quality hotels. This seems somewhat inequitable and the potential revenue is almost eliminated and licensing these units would not produce any appreciable revenue. To our knowledge the City of Vancouver is the only municipality in the Province that is unable to license the better hotels. Because of the uncertainties prior to the Order in Council, we have not yet collected many hotel or motel license fees with respect to accommodation. Other business premises in the hotels are still licensed (and pay business tax) e.g. beer parlours, lounges, restaurants, retail stores etc.

For Council Consideration

In view of the foregoing, Council may wish to consider amending the License bylaw to remove all license fees on hotel and motel accommodation until some permanent solution can be found. This would relieve the inequity of the cheaper rate hotel and motel having to pay a license fee and the higher rate hotel paying no license fee. This will not have any effect on the City's budget as expected revenue from hotels was eliminated when the legislation passed.

. . . . . Cont'd.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses: Hotels and Motels (cont'd)

Recommendation

It is RECOMMENDED that the Hotel and Motel Licenses be the subject of discussion with the Minister of Municipal Affairs prior to the next session of the legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was $4.00 per room and $10.00 per dwelling unit.

This report has been endorsed by the Director of Finance and the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be adopted.

The matter of amending the License By-law to temporarily remove all license fees on hotel and motel accommodation to eliminate the present inequity, is submitted to Council for CONSIDERATION."

MOVED by Ald. Rankin,
THAT His Worship the Mayor be requested to take the necessary action for an approach to be made to Victoria on this whole question and in the meantime the matter be deferred.
- CARRIED

Fire and Traffic Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Fire and Traffic matters), dated July 9, 1971, be adopted.
- CARRIED

G. No. 1 Firehall Replacement

The Board of Administration, under date of July 7, 1971, submitted the following report in respect of No. 1 Firehall replacement:

" The Fire Chief reports as follows: -

In December 1970 the Federal Government announced its intention to develop Block 56, DL 541, bounded by Georgia, Hamilton, Robson and Homer Streets with an office building. No. 1 Firehall is located within this block.

On May 4, 1971, the Fire Chief submitted a report to Council who resolved that in addition to replacing No. 1 Firehall, No. 2 Firehall be also abandoned and three replacement sites be acquired in the following areas (Concept A): -

1) A new headquarters and operational firehall about three blocks east of Main Street between Powell and Prior Streets; site area, 36,000 sq.ft.

2) New Firehall within one block of Burrard Street, between Nelson and Georgia Streets.

3) New Firehall within two blocks of Hamilton & Smithe Streets.

Council also resolved that the Fire Chief in consultation with other civic officials, review sites and report back. With respect to items 1, 2 and 3 the Fire Chief after consultation with the Director of Planning, City Engineer, Supervisor of Property & Insurance and the City Building Inspector, considers the following sites to be suitable.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Two sites have been selected for Item (1) above. These are described in this report as Site (1) and Site (1) (alternate).

Site (1) consists of lots 1 - 6 inclusive, lots 15-18 inclusive and lots A, B and C of lot 19 and the intervening lane, all in Block 104, DL 181/196 situated in the west half of the Block which is bounded by Union, Gore, Prior, and Dunlevy.

These lots are zoned RM3 multiple dwelling and comprise approximately 40,400 sq.ft. including the lane which would be closed. A new lane outlet to be constructed would reduce the total area to approximately 37,800 sq.ft.

This site meets the requirements as a headquarters and operational Firehall in terms of the proposed Fire Defence Plan of the downtown and high risk areas.

The advantages are:

(a) meets the requirements of a Pumper and truck response in its own fire district and as support to other companies.

(b) has ideal grades for good Firehall design and training ground facilities.

(c) apparatus would emerge from the Firehall onto a street (Union St. of only moderate traffic.

(d) estimated cost of acquisition of this site (including cost of demolitions, relocation of utilities and construction of lane outlet) is within the realm of the estimates contained in the report to Council on May 4, 1971.

The lots consist of single family dwellings and conversions to multiple dwellings and according to the Vancouver Voters List (August 1970) accommodate 63 persons of all ages.

In this connection the freeway consultants have stated that although their report to Council on the east approach route has not yet been submitted for Council approval, they intend to make the following recommendations to Council in regard to Block 104.

> "Approximately 6775 square feet of property is required in the southwest corner of the block to enable construction of the freeway and the westbound ramp to Main Street.
>
> An additional 47,705 square feet of property might be required to create sufficient separation from the freeway to the nearest residences in order to achieve our acoustic consultants desired sound levels at the facade of the buildings. We intend to suggest that this property be acquired at the option of the owners because it is possible that the actual noise levels experienced in this area after completion of the freeway may be acceptable to some of the residents."

It is noted that the only portion of the block unaffected by the anticipated noise levels would be approximately 8000 sq.ft. in the north east corner of the block.

In regard to the 6775 sq.ft. required for construction of the ramp only, approximately 500 sq.ft. in the south west corner would be required for the overhead ramp, and will reduce the overall site area for the Firehall to approximately 37,300 sq.ft. which is acceptable.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Site 1 (alternate) consists of Lots 21 to 35 inclusive, Block 20 DL 181/196 and the intervening lane abutting Lots 23 to 33, situated in the east end of the block bounded by Union, Main, Georgia and Gore Avenue.

These lots are zoned CM-1 commercial and comprise about 48,700 sq.ft. including the closed lane. The additional area to be acquired is due to the presence of two warehouses which are located on 50 ft. and 75 ft. sites.

Approximately 10,400 sq.ft. would be available for sale and 2400 sq.ft. would be utilized as a lane outlet, thus reducing the Firehall site to approximately 36,000 sq.ft.

This site also meets the requirements of a pumper and truck response in its own fire district and as support to other companies.

The lots are largely improved with commercial buildings, however a large "cabin" and several houses accommodate over 50 persons of all ages.

There are definite disadvantages to this site that should be noted.

(a) grades on the property restrict good firehall design and training facilities.

(b) apparatus would be required to emerge from the hall, and back into the hall on a street of heavy traffic density, (Gore Ave.).

(c) The estimated cost of acquisition (including recoveries from sale of surplus lands, cost of demolitions, relocation of utilities and construction of new lane outlet) is approximately $148,000 more than the cost of the site (1).

The City Engineer advises "both sites under existing traffic conditions are not objectionable. However plans being prepared by the Freeway Consultants include an off ramp to Main St. which would affect access to the Georgia viaduct via Union St. at peak traffic periods. An alternative route at these times would require apparatus to circle the block via Gore, Georgia and Main Sts. to gain access to the viaduct westbound."

From a Fire Department point of view the problem of peak traffic congestion downtown is common to most firehalls and the selection of these sites offers sufficient alternative routes to consider them suitable.

The Department of Social Planning has arranged a meeting for Friday July 9 to allow the Fire Chief to acquaint representatives of the area with the site proposals and a report on the outcome of that meeting will be prepared for consideration of Council at their regular meeting of July 13th.

Site 2 - Consists of Lot 12 except the east 36 ft. and the east 36 ft. of Lot 12, Block 5, DL 185, situated on the north side of Haro-Smithe connector between Thurlow & Burrard Streets. These lots are vacant and comprise 8646 sq.ft. and are zoned RM-4 - multiple dwelling.

This site meets all the requirements. The one-way traffic on the Smithe-Haro Connector does not pose a problem in this location.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

No. 1 Firehall Replacement (cont'd)

Site 3 - Consists of Lots 20 and 21 Block 66, DL 541, situated on the north west corner of Smithe and Hamilton Sts. These lots are improved as a surface public parking lot and comprise an area of 6000 sq.ft. Zoning is CM-1 commercial. The selection of this site requires that Hamilton Street remain open to allow access to the lower downtown area.

The cost of acquisition of sites 2 and 3 are within the realm of estimates contained in the report to Council on May 4, 1971.

THE FIRE CHIEF RECOMMENDS THAT:

1. Site (1) be approved as a headquarters site in consideration of its advantages as compared to Site 1 (alternate).

2. Sites (2) and (3) be approved as Firehall sites.

3. The Supervisor of Property and Insurance be authorized to immediately acquire the above described properties and to clear the land. The cost of acquisition to be charged against the $750,000.00 to be advanced by the Federal Government.

Your Board notes that Site (1) will be the subject of a further report and RECOMMENDS that the recommendations of the Fire Chief with respect to sites 2 and 3 be approved. Council may, however, wish to notify the property owners adjacent to sites 2 and 3 of the proposals in order to afford them the opportunity to make representations if they wish."

A further report dated July 12, 1971 was submitted by the Board of Administration, as indicated in the July 7th report following a meeting between City officials and representatives of the area affected. The Fire Chief, Director of Planning, and Director of Social Planning/Community Development in the July 12th report of the Board set out the pertinent matters resulting from that meeting.

MOVED by Ald. Phillips,
THAT the sites 2 and 3 set out in the Board of Administration report of July 7th be approved as firehall sites, and the Supervisor of Property and Insurance be authorized to immediately acquire the properties and clear the land; the cost to be charged against the amount of $750,000 to be advanced by the Federal Government.

- CARRIED

MOVED by Ald. Phillips,
THAT consideration of site 1, as referred to in the July 7th report, be deferred pending the hearing of the delegation from the Strathcona Property Owners and Tenants Association, pursuant to request received.

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

No. 1 Firehall Replacement (cont'd)

MOVED by Ald. Broome,
THAT, as a result of consideration of the Board of Administration report of July 12th, re site 1 and alternate, approval be given to the following:

'The Director of Social Planning/Community Development be instructed to submit further information regarding pedestrian safety, vehicular traffic on Gore Avenue, noise adjacent to senior citizens' housing, dislocation and relocation of residents; it being understood information dealing with the social impact on the neighbourhood of locating Firehall No. 1 on Site 1, Site 1 alternate, and any other sites that may be identified by the Fire Chief, the Director of Planning or the Director of Social Planning/Community Development can be provided in two weeks'.

- CARRIED

Finance Matters

UBCM Consultants' Report:
The Municipal Picture in British Columbia
(Clause 3)

MOVED by Ald. Hardwick,
THAT the information in this clause be referred to the Standing Committee on Finance with the intention of a document being prepared on the subject for submission to the Provincial Minister of Finance.

- CARRIED

1971 Grey Cup Festival: Grant (Clause 4)

The Board of Administration advised of a communication from the General Chairman of the 1971 Grey Cup Festival Committee requesting a grant of $7,500 to enable the Committee to plan and carry out the activities in respect of the Grey Cup Football game to be held in Vancouver this year. The estimated interim expense budget is $30,000. It is advised there is a surplus from the 1966 Grey Cup game of $2,388.15 and that in connection with the Saturday parade, there is a stadium rental of $2,000 required.

MOVED by Ald. Sweeney,
THAT a grant in the amount of $7,500, to include the $2,388.15 surplus from the 1966 Grey Cup game, be approved, to be taken from allocatted Centennial funds, on the understanding that:

(a) there will be no rental paid to the Pacific National Exhibition in connection with the parade:

(b) any surplus funds over expenditures, finally, will be returned to the City.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Older Boys' Parliament of B.C. (Clause 5)

The Board of Administration advised of a communication from the Older Boys' Parliament requesting a grant toward its summer camp for needy boys.

MOVED by Ald. Broome,
THAT the request be received.

- CARRIED

National Indian Princess Canada Finals: Reception (Clause 7)

The Board of Administration advised of a request of the National Committee of the Indian Princess Canada Finals being held in Vancouver July 13 to 18, that the City host a banquet at an estimated cost of $300 to include prizes for awards.

MOVED by Ald. Wilson,
THAT a grant in the amount of $300 be approved.

- LOST

Aquarium Attendance: International Association of Auditorium Managers' 1971 Convention (Clause 8)

Consideration was given to the request by the Theatre Manager that an amount of $175 be approved in order that tickets may be purchased to the Vancouver Public Aquarium for the wives and children of delegates to the International Association of Auditorium Managers' 1971 Convention.

MOVED by Ald. Bird,
THAT a grant of $175 for this purpose be approved.

- LOST

Balance of Finance Matters

MOVED by Ald. Bird,
THAT, Clauses 1, 2, 6, 9 and 10 of the report of the Board of Administration (Finance matters), dated July 9, 1971, be adopted.

- CARRIED

H. Personnel Matters, June 25, 1971

Salary and Classification Review:
1 New Temporary Position
Clerk of Works, Department of Permits & Licenses

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Regular), dated June 25, 1971, be adopted.

- CARRIED

I. Personnel Matters, July 9, 1971

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated July 9, 1971 be adopted.

- CARRIED

(In connection with Clause 3 of the report, it was noted that the dates involved should read July 15 to 28 and therefore the Board report is corrected on a clerical basis, accordingly)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Property Matters, July 9, 1971

Resident Tenants and Owners:
Provincial Courts Complex Site & FP 19
Single Men's Hostel Site (Clause 7)

The Board of Administration submitted a report of the Supervisor of Property and Insurance as a result of letters received from various organizations on behalf of residents who will be affected by the development of the Provincial Courts complex on Block 5, D.L. 196 near Powell Street and Gore Avenue and development of a single men's hostel on Lots 10 to 16, Block 57, D.L. 196 on the S/S 400 Block East Cordova Street. The organizations feel that accommodation priority should be given in the proposed single men's hostel, i.e. FP 19, to such displaced persons.

In the Board of Administration report the details of displacing of persons as anticipated are set out and it is concluded that the FP 19 hostel project cannot contribute to rehousing displaced persons from Phase I of the Provincial Courts development which is to commence on November 1, 1971, as it is anticipated the hostel project will be commenced late this year and completed approximately by the end of 1972.

MOVED by Ald. Rankin,
THAT the Board of Administration be requested to consider the question and policy implementation of providing alternate accommodation for persons displaced by Phase II of the Provincial Courts Complex development in the area.

- CARRIED

Balance of Property Matters

MOVED by Ald. Sweeney,
THAT clauses 1 to 6 inclusive and Clause 8 of the report of the Board of Administration (Property matters), dated July 9, 1971, be adopted.

- CARRIED

K. Comprehensive Health Service for Transient Youth

The Board of Administration, under date of July 9, 1971, submitted the following report in respect of Comprehensive Health Service for Transient Youth:

The Medical Health Officer reports that he has received information that a Federal grant will be available to establish a comprehensive health service for transient youth. Phone calls from the Deputy National Minister of Health and his staff, and a letter from Dr. J.A. Dupont, Acting Director of Health Grants have clarified the Federal Government's support for this Health Department project previously reported to Council.

Funds in the amount of $52,500 for a twelve month period have been allocated subject only to final Ministerial signature (renewals will be applied for to maintain the project for thirty months). This will permit the Health Department to operate a modified program consisting of a half day clinic open seven days per week (evenings and week-ends at St. Paul's Hospital) augmented by field nursing staff, some dental treatment and provision of prescribed drugs.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Comprehensive Health Service
for Transient Youth (cont'd)

Your Board RECOMMEND that the Medical Health Office be authorized to execute this program subject to:

(a) there being no extra cost to the City of Vancouver; and

(b) the details of the organization being left to the approval of the Board of Administration.

The program is expected to commence Wednesday, July 15th, 1971.

MOVED by Ald. Wilson,
THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED

L. Spur Track Crossing: S/Kent Avenue at Ash Street

The Board of Administration, under date of July 9, 1971, submitted the following report:

'"An application has been received from Weldwood of Canada Ltd. to cross South Kent Avenue at Ash Street with a spur track to serve their building on Lot 6, south of R/W D.L. 311.

I RECOMMEND that:-

1. The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the industry.

2. Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:-

(i) After the plan has been amended to his satisfaction.

(ii) When an undertaking has been received from Weldwood of Canada Ltd. to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS the aforementioned recommendations of the City Engineer be adopted.'

MOVED by Ald. Broome,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

K. Juvenile Delinquency - Provincial Courts (Family Division) Requirements

The Board of Administration, under date of July 12, 1971, submitted a report regarding Provincial Courts (Family Division) requirements. In submitting details on the matter, the recommendations of the Director of Personnel Services are set out regarding six additional temporary staff positions.

The following recommendations are proposed by the Board of Administration:

That: 1. A fourth Court be established on a temporary basis from August 1st to December 31st, 1971, subject to review before the year-end.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Juvenile Delinquency - Provincial Courts (Family Division) Requirements (cont'd)

2. The six temporary positions dealt with in the report of the Director of Personnel Services be established for the five-month period. That Auto Allowance on a regular basis be granted to the incumbent of the Probation Officer position.

3. The necessary furnishings be provided.

4. The funds be provided in accordance with the recommendation of the Comptroller of Accounts.

5. The resolution of Council dealing with this report be forwarded to the Attorney General for information.

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird.
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Nanaimo and Copley Streets)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 3575 (cont'd)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S Harwood between Thurlow and Burrard Streets)

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW
(License fee for Barbers)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law, and the By-law be read a first time.
- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.
- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.
- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.
- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.
- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.
- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW NO. 3960
MUSEUM AND PLANETARIUM BOARD BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3960, being a By-law to provide for the establishment of a Board to be known as the "Greater Vancouver Civic Museum and Planetarium Board" and to define its functions and responsibilities, and the By-law be read a first time.
- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.
- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.
- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.
- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3960 (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Increase in Indemnity: Members of Council

On June 29th Notice was called on a motion in respect of increase in Indemnity for members of Council which, after a change, was further considered by Council and action taken as follows:

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT WHEREAS it appears reasonable to increase the salary of members of City Council to keep pace with the cost of living and inflation;

AND WHEREAS it is more realistic to do this on an annual basis rather than every three or four years;

THEREFORE BE IT RESOLVED THAT remuneration and expense allowances of all members of City Council be increased by 6% effective January 1, 1971.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT this matter be referred to the Standing Committee on General Purposes for consideration when election and similar matters are under consideration.

- LOST

MOVED by Ald. Sweeney, in Amendment,
SECONDED by Ald. Hardwick,
THAT the words in the main motion 'effective January 1, 1971', be struck and the following substituted therefor:

'effective January 1, 1973'

- LOST

A recorded vote was requested on the amendment by Alderman Sweeney. The result, therefore, is as follows:

FOR THE AMENDMENT	AGAINST THE AMENDMENT
Alderman Sweeney	Alderman Rankin
Alderman Hardwick	Alderman Phillips
	Alderman Calder
	Alderman Wilson
	Alderman Bird
	Alderman Adams
	Alderman Broome

(The amendment was declared lost)

MOTIONS (cont'd)

Increase in Indemnity:
Members of Council (cont'd)

A recorded vote was taken on the main motion of Alderman Adams and Alderman Phillips, and the result is shown as follows:

FOR THE MAIN MOTION	AGAINST THE MAIN MOTION
Alderman Broome	Alderman Rankin
Alderman Phillips	Alderman Hardwick
Alderman Calder	Alderman Sweeney
Alderman Wilson	
Alderman Bird	
Alderman Adams	

(The main motion was declared carried)

2. Leave of Absence:
Alderman Linnell

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Alderman Linnell be granted leave of absence on account of illness for the period July 13, 1971 to September 1, 1971.

- CARRIED

3. Leave of Absence:
Alderman Calder

MOVED by Ald. Sweeney,
SECONDED by Ald. Phillips,
THAT Alderman Calder be granted leave of absence from the Council meeting of July 27, 1971.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Terminal Avenue Development

enquired as to progress being made with the Canadian National Railway with respect to development of Terminal Avenue from Main Street through to First Avenue Viaduct, pursuant to the terms of the 1913 agreement.

The Corporation Counsel advised of the situation and that an answer was expected from the company late in July in regard to a related paving project.

Alderman Bird - Police Answer to Potential Suicide Call

referred to a particular case where the Police Department was asked to investigate a possible suicide but failed to respond as requested. The party in question did shoot himself later. The Alderman requested His Worship look into this incident.

The Deputy Mayor instructed the matter be brought to the Mayor's attention.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Broome - Property Taxes: Income Taxes

referred to a press release re property taxes being a deductible item in respect of income taxes and felt the matter should be brought to the Council's attention by way of a Board of Administration report.

The Chairman directed accordingly.

Alderman Sweeney - Roadway: N/W Marine Drive

commented on Park Board action with respect to roadway N/W Marine Drive and requested Mrs. W.L. Delmonico, whose property would be affected, be informed when the matter is before Council.

The Chairman instructed accordingly.

Alderman Phillips - Belmont Hotel Fire

referred to an action settled recently as a result of the Belmont Hotel fire and the type of fire escapes in use at that hotel.

The Alderman commented that since it is understood there are several other like establishments with fire escapes of this kind, action should be taken to prevent such types of fire escapes continuing in use.

Alderman Phillips suggested the Fire Chief speak to Council as to whether the by-law should be changed to take care of this matter

The Chairman instructed the Board of Administration to so arrange.

NOTICE OF MOTION

Hostel Facility Similar to FP 19

The following Notice of Motion was submitted, and recognized by the Chair:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the City of Vancouver immediately instruct the Board of Administration to implement the procedures necessary to initiate the construction of another facility similar to FP 19, and in that general area.

(Notice)

The Council adjourned at approximately 5:30 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated July 13, 1971, adopted on July 27, 1971.

MAYOR

CITY CLERK

July 9th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING ROADS IN CHAMPLAIN HEIGHTS

"In the re-development of Champlain Heights south of Marine Drive, it is necessary to close certain portions of highway.

I RECOMMEND that the portions of road outlined red and green on plan marginally numbered LD 1279 be closed, stopped up and title taken thereto and that the said closed roads be subdivided with the adjacent lands."

Your Board RECOMMENDS that the foregoing be approved.

2. INSTALLATION OF WATER MAIN ACROSS C.P.R. TRACKS ASH STREET AT KENT AVENUE

"In order to provide adequate fire protection for the existing industries south of Kent Avenue at Ash Street, it is necessary to replace a water main under the C.P.R. tracks with one of a larger diameter. An agreement is required with the C.P.R. to lease the crossing.

The estimated cost of the work is $7,500. Funds are available in the 1971 Capital Budget, 'Short Notice Projects', Account No. 127/7902.

I therefore RECOMMEND that:-

(a) The City enter into an agreement concerning this crossing.

(b) The conditions of the Agreement be to the approval of the Corporation Counsel.

(c) The Corporation Counsel cancel any existing Agreement for the old main which is to be abandoned.

(d) The amount of $7,500 be appropriated from the 1971 Capital Budget, 'Short Notice Projects', Account No. 127/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. SANITARY FORCE MAINS ON SHAUGHNESSY STREET FROM KENT AVENUE TO GREATER VANCOUVER SEWERAGE AND DRAINAGE DISTRICT NORTH ARM INTERCEPTOR AND MARINE DRIVE

"In order to provide an outlet for sanitary sewage in the area adjacent to Shaughnessy Street south of Kent Avenue, it is proposed to install two force mains. One of 10" diameter specifically to carry the waste from the Intercontinental Packing Plant and a second of 8" diameter for common use by abutting properties.

The estimated cost of the work is $25,000.

I RECOMMEND that $25,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control Unallocated.'"

Your Board RECOMMENDS that the foregoing be approved.

4. Proposed Widening of the 1000 Block Comox Street to Facilitate Hotel and St. Paul's Hospital Traffic

On May 11, 1971, City Council received a report from the Director of Planning and the City Engineer dealing with Lisogar Construction Limited proposed hotel development at the northwest corner of Burrard and Comox Streets. This report brought to Council's attention the concern of the Engineering Department, St. Paul's Hospital and Lisogar Construction Limited to minimize the traffic congestion on Comox Street which would result from traffic generated by both St. Paul's Hospital and the Hotel Development. Reference was made to letters from Ray Lisogar on behalf of St. Paul's Hospital and his Company requesting the City to widen the pavement on Comox Street to City standards under local improvement procedures.

City Council approved the recommendations that:

A. The pavement width of 32 ft. on Comox Street between Burrard and Thurlow be adopted.

B. The Lisogar Construction Limited crossings be approved, subject to that firm giving firm assurance that it will bear the total cost of widening the pavement and constructing curbs and gutters on the north side abutting this property on the 32 ft. curb alignment prior to any use or occupancy of the hotel development in the event that a 32 ft. pavement has not been constructed on Comox Street, under local improvement procedures.

A letter dated June 14, 1971 addressed to His Worship the Mayor and members of Council has been received from the West End Community Council (copy of letter attached), requesting a copy of the Traffic Engineer's report stating the reasons for this recommendation and recommending that only part of the block be widened for the following reasons:

A. The widening will encourage more traffic in the hospital area.

B. Another block of trees will disappear from the West End.

C. Accommodation for the ambulance could be made without altering the entire block.

In reply to the points raised in this letter, the City Engineer reports as follows:

/continued ...

Clause 4 Continued

A. "The widening of the pavement throughout the entire block has been requested by Mr. Lisogar who stated in his letter of April 30th that the majority of the owners agreed to widen the street on a local improvement basis.

There is a local improvement petition for a 32 foot pavement with curbs currently being circulated among the four affected property owners by Mr. Lisogar. If this petition is returned sufficiently signed, it will be advanced to a Court of Revision for construction next Spring.

If Mr. Lisogar fails to obtain a sufficiently signed petition, Lisogar Construction Limited will be required to bear the cost of widening the pavement on the north side of the block abutting the hotel site (approx. 264 ft.) in accordance with the report approved by Council on May 11, 1971.

The widening is proposed to minimize the congestion which could result from the addition of the hotel traffic to the existing hospital activity (ambulance entrance and loading and unloading of visitors). It is unlikely that the additional width of 8 feet will encourage use by vehicles other than those destined for one of the establishments within the block.

B. There are 17 Hawthorne trees on the boulevards of this block. These trees are small enough to be moved and funds will be provided in the paving project either to move these trees or replace them with a species that is more suitable for the West End development, depending on the Parks Board recommendation.

C. As stated previously, the need to widen the pavement in the vicinity of the crossing results from the traffic movements generated by both establishments rather than solely ambulance use. Although the greatest concentration of traffic will be in the eastern portion of the block, widening of the pavement throughout the entire block has been requested by some of the property owners. Accordingly it is proposed at this time that a sufficiently signed petition be received before this project proceeds.

I RECOMMEND that City Council reaffirms the recommendations in the report approved May 11, 1971. "

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION:

5. Sewer Effluent: Fraser River

The City Engineer and Medical Health Officer report as follows:

"Earlier this year a letter was received by the City from the Chief Administrative Officer for the Township of Richmond stating that the Richmond Council had requested that other municipalities in the Lower Mainland be approached '...to seek their views with regard to setting up a liaison committee for the purpose of meeting together to discuss treatment standards for the Fraser River'.

In our opinion there is no need for a separate liaison committee since the Regional District through the Greater Vancouver Sewerage and Drainage District represents the various municipalities and has the responsibility for meeting the standards set by the Senior Governments."

Your Board submits the foregoing report of the City Engineer and the Medical Health Officer for Council INFORMATION.

6. Harbour Park Developments Limited

The Corporation Counsel reports as follows:

"Section 12 of the agreement between the City of Vancouver and Harbour Park Developments Limited provides that that company shall pay to the City not later than the 1st day of April, 1971, the sum of $135,000.00 and upon receipt of this sum the City shall convey the title in fee simple to Gilford Street-end to Harbour Park Developments Limited free and clear of all encumbrances, and will release and quit-claim the City's rights, title and interest to the waterlot abutting thereon.

This sum of money was paid to the City on April 1st, 1971, and the City is obliged to carry out its terms of the agreement. The necessary resolutions have been prepared and appear on the Agenda under 'Motions'."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

(Circulated for the information of Council are copies of the motions.)

RECOMMENDATION AND CONSIDERATION

7. Tender No. 57-71-8 Supply and Delivery of 4", 6", 8", 12" and 18" Water Pipe (Approx. 1 Year's Supply)

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on June 14, 1971 and referred to the City Engineer and Purchasing Agent for tabulation and report. A tabulation is attached. All taxes and charges are included.

This tender is being referred to City Council because the amount of the award is over $50,000 and, in the case of one item, union status is involved. Five firms submitted tenders which met specifications and two firms submitted tenders which did not meet specifications because they offered either Asbestos Cement Pipe or P.V.C. Plastic Pipe. Therefore, the following comparisons only consider pipe which meets specifications.

The tender and specifications called for -

SCHEDULE I - 6" Cast Iron Pipe
SCHEDULE II - 4", 6", 8", 12" & 18" Ductile Iron Pipe
SCHEDULE III - 18" Steel Pipe (two alternative types)

Only one type of each size of pipe is to be purchased i.e. Ductile Iron Pipe as called for in Schedule II is the most desirable type but alternatives for 6" pipe and 18" pipe, in Schedules I & III respectively, were called to determine if the price difference was sufficient to justify accepting either Cast Iron or Steel Pipe in these sizes.

We are recommending that only Ductile Iron Pipe be purchased because -

(a) In the case of 6" pipe - Canron Ltd. submitted the low bid for
both Cast Iron Pipe at an estimated cost of $55,000
and Ductile Iron Pipe at an estimated cost of $67,540

/continued ...

Clause 7 Continued

There is a cost difference of $12,540 or 18½% but when installation costs are considered the percentage differential is reduced to approximately 6% and because Ductile Iron Pipe is made of a structurally superior material it is worth the additional cost.

(b) In the case of 18" pipe - Interprovincial Steel & Pipe Ltd. submitted the low bid for steel pipe at an estimated cost of $15,936
and Canron Ltd. submitted the low bid for Ductile Iron Pipe at an estimated cost of - $17,664

There is a cost difference of $1,728 or 10.8% but because the wall thickness of Ductile Iron Pipe is 52% greater than steel pipe, it will give a considerably longer maintenance-free life and we believe that the longer life more than offsets the additional cost.

RECOMMENDATIONS:

We recommend acceptance of the low tenders for Ductile Iron Pipe as follows -

Canron Ltd. for 4", 6" & 18" pipe at an estimated total cost of $87,580
and
John Davidson Ltd. for 8" pipe at an estimated total cost of $87,400,
including 5% Provincial Sales Tax.

CONSIDERATION:

12" Ductile Iron Pipe - The lowest bid was submitted by Crane Supply for Stanton Pipe manufactured by non-union labour in Ontario. The lowest bid for pipe manufactured by union labour was submitted by John Davidson Ltd. for pipe made by Anthes Western Ltd. in Alberta. A comparison of bids is as follows -

Crane Supply (non-union)	John Davidson Ltd. (union)	Difference in $	Difference in %
$47,530	$50,050	$2,520	5.3%

Your Board

RECOMMENDS that

(a) the report of the City Engineer and Purchasing Agent respecting 4", 6", 8" and 18" Ductile pipe be approved;

(b) the 12" Ductile Pipe Bids be for Council CONSIDERATION;

(c) all contracts be satisfactory to Corporation Counsel.

8. Request to Establish Information Booth and Solicit Donations on City Street Allowance

The City Engineer reports as follows:

"We have received a communication from the Stanley Fountain Residential Society requesting permission to establish an information booth on the sidewalk at the intersection of Alexander Street, Powell Street, Carrall and Water Streets during the week of July 17th to 25th, 1971. This booth will house two men who will disperse information about the Society's aims. The actual placement of the 6 foot by 4 foot booth which would be removed overnight will be on the south side of Alexander Street 25 feet east of the east property line of Carrall Street immediately adjacent to the Hotel Europe. The Manager of this hotel has indicated that he has no objections to this placement of the booth.

/continued ...

Clause 8 Continued

The 4 foot lateral width of the booth will not unduly restrict the low pedestrian volumes along this sidewalk and there is no objection to the proposal from a Police or Traffic standpoint.

It is accordingly RECOMMENDED that the Stanley Fountain Residential Society be permitted to establish an information booth on the south side of Alexander Street 25 feet east of the east property line of Carrall Street during the week of July 17th to 25th, 1971, provided that:

A. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the placement of this booth on City street allowance.

B. The design, appearance and placement be to the satisfaction of the City Engineer.

The Society also requests permission for ten people to solicit for donations to the Society in the area of Maple Tree Square during the Sea Festival week of July 17th to 25th. This could be considered as a 'tag day' and this matter is therefore referred for Council's Consideration.

Your Board RECOMMENDS that the foregoing Recommendation of the City Engineer be adopted. The matter of the 'tag day' is referred for Council's CONSIDERATION.

(Copies of the communication from the Society dated June 11, 1971 are circulated for the information of Council.)

RECOMMENDATION:

9. Major Sewerage and Drainage Projects Required for Pollution Control 1971-76

Further to the City Engineer's report to Council dated January 18, 1971, the City Engineer and Director of Finance report as follows:

"Rising public concern about the increasing and uncontrolled pollution of the environment has prompted the Federal and Provincial governments to enact legislation to regulate and as far as possible, eliminate pollution.

In particular the Provincial Government's Pollution Control Act of 1967 and the 1970 amendments to it require any construction alteration or extension of a system of sewerage to be approved by the Minister of Lands, Forests and Water Resources and a permit issued granting their approval. Existing facilities must also be registered with the Provincial Government and permits obtained for existing outfalls under provisions of the 1967 Pollution Control Act. In 1969 the Pollution Control Board issued a policy statement on behalf of the Government including the following points:-

'(a) That discharge of untreated domestic sewage to enclosed or confined bodies of salt water be prohibited where there is any doubt as to the adequacy of the flushing effect of the tide.

(b) That the discharge of untreated domestic sewage to any body of fresh water such as a lake, a river, or a tributary to a river, be prohibited.

(c) That, regardless of the flushing action or assimilative capacity of salt water bodies, the discharge of untreated domestic sewage be prohibited in any area designated by order as a recreational water or beach area.

(d) That, insofar as health matters are concerned, the Health Department is to set quality standards of the receiving waters to protect the public health and the Pollution Control Branch will ensure that any permit issued contains prescribed effluent standards to ensure compliance with the Health Department standards.

/continued ...

Clause 9 Continued

(e) That, where a sampling program is to be undertaken in any area where there is a matter of health significance, it shall be deemed expedient that such a program shall undertake to co-ordinate the respective interests of the Health Department and the Pollution Control Branch in a single joint effort.

These policy declarations are carried out through the issue of control permits.'

To date, the principle basis for the sewering of the City was by means of a combined system, that is the storm water and sanitary sewage carried in a common pipe. During storms the quantity of storm water entering the system may be hundreds of times the dry weather or sanitary flow. To convey this flow to a treatment plant and treat it would require impracticably large and costly facilities. Therefore to keep the size of these facilities within bounds, the combined system must contain a number of overflows to relieve the system when it becomes overloaded with storm water.

Ideally, to comply with the new legislation it would be necessary to change the City's existing combined system into a separate storm and sanitary system. Time and cost will not permit the ideal solution to be realized for many decades, however, as a practical solution, it is proposed that separation of the City's system be carried out progressively in:

a) All new subdivisions.

b) All areas where, because of topography, the sanitary flow must be pumped to reach a trunk sewer connected to the treatment plant.

) N.B. a) & b) are a continuation of present policy.

c) Such areas where the existing system has become inadequate and must be replaced either due to changes in land use or failure of the system. (e.g. Fairview Slopes, West End, Downtown, False Creek Flats, South of Marine Drive to Fraser River, Kitsilano).

Because of the urgency of the work, a revised program of construction by the City together with an accelerated program to be undertaken by the Greater Vancouver Sewerage & Drainage District is proposed as the initial step in moving towards improved pollution control.

The Sewerage District's projects are set forth in their report 'Consolidation of Amendments to the Rawn Report' dated April 1970. It is envisaged that the City will construct the complimentary installations to those of the Sewer District's facilities in the Fraser River, Vancouver Harbour and West End areas together with general repairs and renewals to the existing systems as these become necessary.

The recommendation is based on the assumption that the facilities shown in Plan 'A' by the Greater Vancouver Sewerage and Drainage District previously scheduled for construction by 1986 will now be constructed together with sewerage and drainage of False Creek and other major facilities within the next five years. The contents of this report have been discussed with the Greater Vancouver Sewerage and Drainage District's Commissioner, Mr. Bunnell, who advises that his organization can design, finance and construct its portion of the work within the next five years if his Board so directs.

The plan of sewerage and drainage of the False Creek flats was adopted by Council in a report on the 18th January, 1971 and costs are based on the assumption that the C.N.R. will contribute the $3,312,000 chargeable to them under the 1913 Agreement.

All costs shown have been adjusted to the Engineering News Record's cost index of 1600 (anticipated cost in December 1971).

/continued ...

Clause 9 Continued

TABLE 'A' - CAPITAL EXPENDITURE

	Total Proposed Program	Already Authorized by 1971-75 Five-Year Plan & G.V.S.& D.D. Plan	Balance Requiring Authority
Greater Vancouver Sewerage & Drainage District (on behalf of City).	$ 13,113,000	$ 6,727,000	$ 6,386,000
City	$ 17,128,000	$ 10,150,000	$ 6,978,000

The City would have additional borrowing of $6,978,000 and would be responsible for the debt charges on $6,386,000 of accelerated borrowing by the Greater Vancouver Sewerage & Drainage District (accelerated from a final year of 1986 to 1976).

The carrying cost of this debt would affect the City's budget as follows, also shown on the operating costs.

The estimated expenditure by the Greater Vancouver Sewerage & Drainage District that might qualify for the 25% forgiveness and Federal interest rates is 10% resulting in a forgiveness of approximately 2% on the Greater Vancouver Sewerage & Drainage District debt. None of the City work qualifies. Therefore the Federal aspect is not significant and may be ignored in the following table.

TABLE 'B' - ESTIMATED ADDITIONAL DEBT CHARGES AND OPERATING COSTS

	DEBT CHARGES		Additional Operating Costs (1971 dollars)
	Addition Per Year	Cumulative	
1972	$105,000	$105,000	$ -
1973	$275,000	$380,000	$ -
1974	$275,000	$655,000	$ 36,000
1975	$275,000	$930,000	$ 36,000
1976	$275,000	$1205,000	$ 48,000
1977	$275,000	$1480,000	$ 48,000

Note 1: The debt charges are calculated on the basis of a 20-year sinking fund bonds and therefore the charges would continue for 20 years after the construction is started and the money borrowed.

Note 2: Should the City be unable to obtain the C.N.R.'s share under the 1913 Agreement, there will be additional debt charges of approximately $330,000 per year.

It should be noted that the anticipated capital expenditure by the City exceeds by $6,978,000 (based on 1971 dollars) the amount provided for sewer construction in the City's Five-Year Capital Works Program approved by Council on the 20th and 27th January, 1970, and it is within the City's capacity to support this additional borrowing in the future. This increased rate of expenditure is required to provide pollution control at the earliest possible time and will entail increase in the staff of the Sewer Design Branch. This report also has the concurrence of the City's Medical Health Officer, Dr. Bonham.

The Director of Finance reports as follows:

'The additional borrowing by the City would be approved in principle by Council at this time, property owner approval being not required for sewer purposes, the actual borrowing authority being Council approval of the by-laws authorizing specific issues of City bonds as the cash is required.

/continued ...

Clause 9 Continued

On February 4th, 1969 the Debt Charges Fund as recalculated was approved by Council. This recalculation showed that by utilizing the Fund, Debt Charges could be held to an average increase over the previous year of about 5% until 1980, beyond which, while it is difficult to predict, the indications are that the rate of increase would be less than 5%. Debt Charges included in the annual Sewer District levy are covered in the calculation.

Borrowings in 1969-1971 are lower than predicted and it is indicated that the Debt Charges on the additional borrowing referred to in this report, including that of the Sewer District, can be supported within these rates of increase in Debt Charges previously approved by Council. This is possible because the delay of borrowing, both City and Sewer District, leaves monies in the Fund which it was anticipated would be required for Debt Charges for the period of delay.'

We RECOMMEND that this program be adopted and that the Greater Vancouver Sewerage and Drainage District be requested to carry out their portion of the program over the next five years."

Your Board RECOMMENDS that the foregoing report of the City Engineer and Director of Finance be adopted.

(Copies of Plan A are circulated for the information of Council.)

10. Water Works By-law Revisions

The City Engineer reports as follows:-

"Certain revisions to the Water Works By-law are proposed for reasons as stated herein.

Two items are brought forward for review:-

A. Schedule A and Schedule G.
B. Air Conditioning.

ITEM (1) SCHEDULE A CONNECTION FEES AND SCHEDULE G METER INSTALLATION FEES

In December, 1969, Council adopted a report recommendation to initiate a Meter Installation Fee. The reasons were:-

A. To avert an increase in Connection Fees.
B. To encourage customers to locate meters on their own property.

Because of problems associated with the installation of meters on private property, the saving anticipated in the 1969 report has not to date been realized. Accordingly, Schedule A Connection Fees do not substantially recover the cost of installing service pipes to new buildings. Since recovery of cost is Council Policy, the Connection Fees should be increased. They have remained unchanged since 1967. In the larger sizes, Schedule G fees for meters on City property do not match installation costs and should be increased.

The present and proposed fees are:-

/continued ...

Clause 10 Continued

SCHEDULE "A" CONNECTION FEES

Service Pipe Size	Present Fee $	Proposed Fee $
3/4"	155	230
1"	195	360
1.1/2"	280	490
2"	420	630
3"	875	875
4"	875	875
6"	1,120	1,120
8"	1,425	1,500
10"	1,550	1,800
12"	1,675	1,800

SCHEDULE "G" FEES FOR INSTALLATION OF WATER METERS ON STREETS

Size of Standard Meter	Present Fee $	Proposed Fee $
5/8"	110	110
3/4"	110	110
1"	110	110
1.1/2"	135	135
2"	145	145
3"	600	650

Schedule "G" Fees for Installation of Water Meters on Streets

Size of Standard Meter	Present Fee $	Proposed Fee $
4"	670	1,000
6"	1,050	1,100
8"	1,050	1,200
10"	1,050	1,300
Size of Fire Line (Low Head Loss) Meters		
4"	900	1,300
6"	1,200	1,750
8"	1,300	1,900
10"	NOT GIVEN	2,100

ITEM (2) SECTION 13, AIR CONDITIONING

The By-Law states that, of the non-recirculating variety, only air conditioning units using 7.1/2 g/m or less can be installed, and these must be separately metered and the water use charged at the rate of 25 cents per 100 cubic feet.

The By-Law, does not state a limit to the number of air conditioning units which may be installed in any one premises.

/continued ...

Clause 10 Continued

The 25 cent unit rate does not offset the total of capital losses which are due to:-

A. The initial connection, and
B. Consequent improvements to the water system.

Initial connection losses are incurred because of the high cost of working in the downtown area (where the units are being installed), and in addition, the meter installation is free.

Consequent improvements to the system will be necessary since a large number of such installations will necessitate additional feed mains. For example, each installation adds the equivalent of water use of one quarter acre of fully developed downtown area.

In order to defray the cost of system improvements because of water use for small air conditioning units and to remove the capital loss due to initial installation, it is proposed that the special metered rate be replaced by an annual flat charge of $140 for every unit which may draw 7.1/2 gallons per minute or less, such annual charge not to be prorated.

I RECOMMEND that Schedules A and G fees of the Waterworks By-law be set as detailed herein, and flat rates instead of metered rates will be applied to users of non-recirculating air conditioning units as detailed herein, and the Corporation Counsel be instructed to draft and bring forward corresponding amendments to the By-Law."

Your Board
RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 229-230

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights - Site #21
Public Housing - (FP 18): Approval
of Design and Rezoning Application

The Director of Planning & Civic Development reports as follows:

"On March 26, 1970, the City formally requested the senior governments to investigate provision of public housing on Site 21, 3.594 acres, Area A, Southeast Sector.

On September 29, 1970, Council approved the approximate number and distribution of dwelling units, and moved:

"FURTHER THAT the City Council request the senior governments to include ... facilities for recreation."

This report

a) brings forward the design for Council approval

b) recommends that the site be zoned CD-1 from RS-1 to accommodate the development.

1. PROJECT DESIGN

The consultant architects, Downs/Archambault, in consultation with officials of all three levels of government, have now produced a design which has been approved by both Central Mortgage & Housing Corporation and the Province. The approval of the City Council is required in order that instructions for the commencement of working drawings can be given by CMHC.

The scheme proposes 100 units of development in line with the original feasibility studies. The breakdown in type of units is:

37	1-bedroom	units		(apartments)
32	2- "	"		(town houses)
19	3- "	"		"
8	4- "	"		"
4	5- "	"		"
100	units total			

On a 3.59 acre site this gives a floor space ratio of 0.60 approximately (excluding most cellars). The density is 29.4 units per acre. An activity centre is provided.
The total project's estimated cost is $1,619,240 and is acceptable to the senior governments on the basis of these costs and within their existing authority, An estimated full recovery rental of just over $160 per month would amortise the project. Subject to confirmation of actual cost at time of construction, this contemplates an actual average rental of $70 per month and a subsidy of $90 per month (rounded figures).

It is anticipated, subject to Council's approval, that working drawings will be commenced immediately with a target date for tender call of October 1st. It is estimated that from start to completion of construction will be less than twelve months.

cont'd . . .

Clause #1 continued

The design is well conceived and as good as could be anticipated in terms of privacy and attractiveness of environment, bearing in mind the relatively high density required for financial feasibility.

The Design Panel, in review of the concept at a slightly earlier stage, stated that they were generally pleased with this design. The early concept sketches they felt showed promise for an interesting layout.

The Technical Planning Board recommend the approval of the design subject to some further discussions to the satisfaction of the Director of Planning re garbage collection, vehicular access to units, fencing and cellar bedroom units (5-bedroom units), the design to be not unduly bent to obtain the 5-bedroom units.

2. REZONING CD-1 FROM RS-1

The rezoning of the site has been withheld pending determination of the design concept. Council is asked to authorize the Director of Planning to make application for rezoning at this time, based upon the above design concept.

The Technical Planning Board, on June 25th, 1971 recommended that the application of the Director of Planning for the rezoning of ~~Lot 98 of Lots A and B of S.W. 1/4 and Ptns. of Lot C of S 1/2, D.L. 339~~ LOT 8 D.L. 334 from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District be approved subject to the following conditions:

1. The uses be apartments and townhouses only, with customarily accessory uses and off-street parking.

2. (a) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provisions of adequate open space, location of service facilities and off-street parking

   (b) The floor space ratio not to exceed 0.75

   (c) The maximum of height of any buildings to be two storeys plus basement or cellar.

It is RECOMMENDED that:

1. Council approve the design as submitted and ask the senior governments to proceed on this basis with working drawings

2. Council instruct the Director of Planning to make application for rezoning the site to CD-1 on the basis of this report and proceed directly to Public Hearing.

   Further that Corporation Counsel be instructed to draft the necessary bylaw."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

(Copies of the Plans are circulated for the information of Council.)

CONSIDERATION

2. 1st & Rupert Street:
Change Retail Store to Restuarant

"Under date of June 4, 1971, the Board of Administration submitted a report of the Director of Planning & Civic Development on the request of Cedarhurst Properties Limited for an expansion of an existing restaurant into the adjacent vacant rental space at the above location. At that same time a communication from Mr. W. Street, Solicitor on behalf of Cedarhurst Properties Limited was submitted to Council whereby Mr. Street requested permission to appear before Council if Council did not approve the first suggestion contained in the Board of Administration report. Council approved suggestion number two (2) of the report in question and did not take any action on Mr. Street's request to appear.

Mr. Street has again written to Council requesting permission to appear on behalf of his client, Ray's Kitchens, the tenant requesting the expansion in to the vacant retail space, and the following is quoted from Mr. Street's letter:

'We have now had an opportunity of communicating Council's action to our client, Ray's Kitchen, and they have now instructed us to request permission of Council to appear as a delegation and speak to the matter.

Our clients feel that permission for two years only would not be sufficient to amortize the capital investment contemplated in the extensive renovations of their restaurant operation and although we have advised them that the permission would probably be extended beyond the two years, they feel that it would not be prudent to expend some twenty thousand dollars and run the risk that it would be lost at the end of a two-year period.'"

Your Board brings the request of Mr. W. Street forward for the CONSIDERATION and instruction of Council.

(Copies of the Board of Administration report, Building and Planning matters, Clause 2 dated June 4, 1971, and an extract of the Minutes of Council dated June 8, 1971, are circulated for the information of Council.)

DELEGATION REQUEST

3. S/W Corner 12th Avenue
and Cambie Street

The Director of Planning and Civic Development reports as follows:

"Mrs. J. Rogers of the Woman's Christian Temperance Union has by letter dated April 8, 1971, to City Council raised eicht points concerning the rezoning of property at the south-west corner of West 12th Avenue and Cambie Street.

City Council following a Public Hearing on March 26, 1970, approved an application of Lort & Lort Architects on behalf of Mr. B. Wosk to rezone property at West 12th Avenue and Cambie Street (Lots 8, 9, A & B of 10 & 11) from an RM-3 Multiple Dwelling District and a C-2 Commercial District to a CD-1 Comprehensive Development District. Council's approval was subject to certain conditions.

cont'd . .

Clause #3 continued

City Council at a Public Hearing on December 14, 1970, approved a further application as received from Mr. W. R. Lort on behalf of Mr. B. Wosk to permit an additional use (Beverage Room Facilities) in the CD-1 Comprehensive Development area.

For the Public Hearing on December 14, 1970, the legal notice was inserted in the Province and the Vancouver Sun daily newspapers for two consecutive days, December 4th and 5th. The legal notice being as required by Section 566 of the Vancouver Charter.

Courtesy letters advising of the Public Hearing were also sent out to 22 adjacent property owners (as recorded on City Assessment records,) as is done for all rezoning applications being considered by Council at a Public Hearing.

The owners of the same 22 properties also received courtesy letters regarding the previous Public Hearing held in March 26, 1970.

The main purpose of the courtesy letters is to assure that immediate property owners are aware of the application. In no way does any such notification restrict any person from appearing and making representation to City Council at the Public Hearing. The Vancouver School Board and Provincial Government as adjacent property owners were both sent courtesy letters but no replies were received.

With reference to items 4 to 7 in Mrs. J. Rogers Letter:-
In my opinion the representations made and submitted to Council were considered in the same manner as any other Public Hearing.

With reference to item 8:-
The Technical Planning Board in the Board of Administration report dated October 16, 1970, dealing with the request to add beverage room facilities as a permitted use advised that:-

> 'Under the provisions of the Zoning and Development By-law a beverage room (beer parlour) has always been taken as a retail business, being an outright use in all commercial districts other than C-1 (local) and a Development Permit would have to be issued provided the development met the requirements of the Zoning and Development By-law including off-street parking, off-street loading etc.' It is also noted the licensing of beverage rooms, cocktail lounges, is controlled by the Provincial Government.'

I recommend that the letter to City Council be received and Mrs. J. Rogers be provided with a copy of this report."

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copies of Mrs. J. Rogers letter dated April 8, 1971, are circulated for the information of Council.)

4. Conversion of Vacant House Located at 1059 Howe Street for Use as an Office

The City Building Inspector has received a request from Roote-Sinclair Insurance Managers to convert an old dilapidated house at 1059 Howe Street for use as an office.

The building is located in No. 2 Fire Limits and is non-conforming with respect to the present Building By-law requirements. The present assessed value of the building is $1,900 and the value of improvements proposed by Roote-Sinclair would amount to $4,850. Section 1.10.6 of the Building By-law provides for alterations and repairs to be carried out with permission of the Building Inspector up to 100% of the assessed value. However, provision is also made for the applicant to appeal to Council for a relaxation of this restriction and in this respect reference was made to this in Mr. R.W. Roote's letter of June 17, 1971, addressed to His Worship the Mayor.

The City Building Inspector advises that he would not be opposed to conversion of this building provided the applicant is prepared to comply with the requirements of the 1970 National Building Code. This would involve structural work to reinforce the floor system, the provision of adequate exit facilities, blocking up windows on the side walls and providing fire protection to the walls and floors. It is recommended that the 1970 National Building Code requirements for non-combustible side walls should be relaxed in this case in favour of the provision of one-hour combustible walls since the former provision would be tantamount to re-building the entire building. With regard to the exit facilities, however, it will be necessary to remove all *winders from the exit interior staircase since these are not permitted in exit stairways either under the National Building Code or the Vancouver Building By-law.

*"Winders" are triangular treads which enable a 90° turn within the run of the stairs.

Your Board concurs with the City Building Inspector's recommendation in this matter and submits this report for Council CONSIDERATION.

5. 24-Hour Intercom Service: Apartment Buildings

The Pacific Apartment Management Association have pointed out by letter that some apartment buildings are wired so that their intercommunication systems shut off automatically at a predetermined time. The Association states that in their view this should not be since persons calling at the apartment building at a late-night hour are unable to rouse the occupants of a particular suite. They feel that there should be a municipal by-law passed making it illegal for the intercommunication system to be turned off.

The City Building Inspector has reviewed the matter and advises that no technical problems are involved. He points out that a counter-argument to that of the Association is that apartment dwellers may want to have the system shut off at e.g. 11 or 12 o'clock at night in order that they will be assured of no disturbance while they sleep. In case of a real emergency they could be called on the telephone.

Your Board places the matter before Council for their CONSIDERATION.

INFORMATION

6. Block 42 - 52 Development
Design of Proposed IBM Building

The Director of Planning and Civic Development reports as follows:

"On June 8, 1971, the Board of Administration submitted a report of the Director of Planning and Civic Development as a result of Council's instructions regarding advice as to how the City can give effective consideration to the proposal to develop the IBM Building in similar architectural design to the Toronto Dominion Bank Building in the Pacific Centre project. Among other matters stated it advised as follows:

'If Council wished, the Director of Planning could negotiate with Fairview for a change in external treatment of the second tower. However, the developer is not sympathetic to any change; also, the Department feels that it would be advisable for the second tower to match the first, given that they are part of the same complex and of identical height.'

City Council then passed the following resolution:

'That the Director of Planning and Civic Development request the Design Panel to comment on the proposed second tower.'

The Design Panel met with the project architects on June 24, 1971, and the results of its deliberations are contained in a separate report (Appendix 1) attached."

Your Board recommends that the report of the Director of Planning and Civic Development be received for INFORMATION.

(Also attached for the information of Council is a site plan showing the approximate location of the three towers and related open space.)

7. Terminal Railways and Freight Movement
Port of Vancouver Development Committee

Council on February 17, 1970, when considering the Board of Administration, Building and Planning matters, Clause 5 re the above subject, requested that the City's representative on the Port of Vancouver Development Committee discuss with the Executive of the Port Committee whether they believe there is a need for a new independent examination of railway operations and freight movements in Greater Vancouver. This matter was raised at the Port Development Committee meeting, and as per the attached and under date of June 10, 1971, the Port of Vancouver Development Committee advised as follows:

"Whereas the City of Vancouver have requested the Port of Vancouver Development Committee to report on the feasibility of a Terminal Railway for the Port of Vancouver

And Whereas a report has been received from the Railways and reviewed by the Sub-Committee on Physical Distribution, Crossings and Roadways

Therefore be it resolved that the Port of Vancouver Development Committee are of the opinion that no Port Terminal Railway is necessary and further that the City of Vancouver be so advised and supplied with a copy of the Railway Report."

A copy of the letter of the Port of Vancouver Development Committee dated June 10, 1971, plus the report referred to are circulated for the information of members of Council.

Your Board submits the above for the INFORMATION of members of Council.

RECOMMENDATION

8. Replacement for Courtroom and Offices at 513 Main Street

The City Building Inspector reports as follows:

"A monthly tenancy to the City of a Courtroom and Judge's office at 513 Main Street was terminated by new owners of the building, effective May 31, 1971. Alternatives to provide a replacement Court and office were explored. The District Judge, Provincial Courts, Vancouver, approves the following proposal and requests that the necessary funds be provided and the work carried out immediately.

(1) Subdivide one of the four Courtrooms at 475 Main Street into two small Courtrooms.

(2) Alter another of the Courtrooms at 475 Main Street to provide a Judge's Chamber in the form of a semi-private office screened off from the Courtroom.

Old furniture used in the former Courtroom at 513 Main Street was returned to Stores. All necessary furniture for the proposed replacement Courtroom and Chamber are available from surplus, with the exception of necessary built-in items and one swivel chair.

The estimated cost of all necessary alterations to the building, including partitions, electrical and mechanical work, is $11,900. The cost of furniture is $500, and the estimated total cost is $12,400.

Funds totalling $2,445, representing unexpended monthly rental of the vacated premises, are available in the Budget of the Provincial Courts. The Annual rental cost of the vacated premises ($4,320) will be eliminated, and no increase in rental expense for 475 Main Street will be involved.

The Comptroller of Accounts advises that, if the foregoing project is approved, $2,445 would be provided by a transfer of appropriation within the departmental budget and the balance of $9,955 provided by an appropriation from the Revenue Surplus of prior years pending the results of our quarterly reviews of Revenues and Expenditures.

It is RECOMMENDED that:

(1) Alex Park & Son Ltd., who were the City's contractors for alterations made previously at 475 Main Street and are well acquainted with the building and conditions affecting the work, be engaged to carry out the proposed building alterations, at a ceiling price of $8,750.00.

(2) The City Engineering Department be instructed to carry out the necessary electrical work, at an estimated cost of $2,950.00."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be approved.

FOR ADOPTION SEE PAGE(S) 235, 237, 238

Board of Administration, July 9, 1971 . . . . . (Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery Agreement with Vancouver Masonic Cemetery Association

The Medical Health Officer reports as follows:

"By a series of agreements, the first of which commenced on the 1st day of January, 1924, and the last of which commenced on the 1st day of January, 1966, the City agreed to set apart certain portions of Mountain View Cemetery for the interment only of the deceased members of the Order of Ancient, Free and Accepted Masons, or the deceased members of their families. Under these agreements, the area to be set aside was delineated, and the City agreed to remove once a week surplus earth taken from any grave, necessitated by the grading of any plot situate within the defined portion of the cemetery; and the Association for its part agreed to maintain the grave areas, roads, paths and boulevards in the designated portion of the Cemetery. The Association also agreed to continue to maintain a Perpetual Care Fund in accordance with the terms of the City's "Cemetery By-law."

These agreements have now expired, but the Association and the City have maintained their relationship upon the basis that the agreements were still in effect. The Association has now requested that a new agreement be entered into for a period of five years. In essence, the agreement will provide that the area in question will be reserved for the exclusive use of the Masonic Association; and the Association will maintain the Care Fund and will comply with the "Cemetery Act" and regulations of the City's "Cemetery By-law."

The Corporation Counsel has drafted an agreement which has been approved by the Public Utilities Commission, the Masonic Cemetery Association, and the Medical Health Officer."

Your Board

RECOMMENDS that the Mayor and the City Clerk be authorized to execute this agreement on behalf of the City.

2. Bill 45 - An Act to Amend the Community Care Facilities Licensing Act

The Director of Welfare Services has reviewed the above noted Act in collaberation with the Chief Medical Health Officer and the Director of Permits and Licenses, and reports as follows:

"The Community Care Facilities Licensing Act administers the licensing and standards of operation of a variety of facilities including:

Day Care Centres

Nursery Schools

Boarding Homes

Residential Schools

Personal Care Homes (such as Taylor Manor)

Hostels (such as Pacific Hostel, Alexandra Neighbourhood House, Continental Hotel, Inner-City Hostel, etc.)

(a) Responsibility for the administration of this Act has now been transferred from the Department of Rehabilitation and Social Improvement to the Department of Health Services and Hospital Insurance. Operational detail will be handled by the Health Branch of the latter Department.

/2 . . . . . Cont'd.

Clause #2 Continued

(b) The shift of administrative responsibility from one Department to another in itself makes no change in financial support for persons needing care below the extensive treatment care level. In other words, the responsibility for meeting total or partial costs of care of persons in the types of facilities included under this Act will still be the responsibility of the Department of Rehabilitation and Social Improvement and the various municipal welfare departments.

(c) The new Act makes no provision for change in the amount that the Province will contribute toward the operating costs of Care Facilities, including Day Care. In effect, the major change is the enforcement of the Act which has simply been shifted from one department to another.

There is one administrative change contemplated by the Provincial Department of Health Services and Hospital Insurance which will be of particular concern to the City of Vancouver.

When the Act was under the administration of the Department of Rehabilitation and Social Improvement, that Department had four social workers and two clerical staff based in the City of Vancouver. The Chief Inspector was also based in Vancouver; however, the present incumbent has his office in Victoria. We can only assume that the rationale for having resident staff in Vancouver was because of the large number of institutions in and around Vancouver governed by this Act. This Provincial staff worked in close harmony with the staffs of the City Departments of Health, Social Service, and Permits & Licenses. For example, the City Health and Social Service Departments made many visits to Care Facilities and provided numerous reports to the Provincial staff.

Recently we were advised by senior officials of the Department of Health Services and Hospital Insurance that they will be withdrawing their Vancouver based staff to Victoria.

Initially, two professional staff will remain in Vancouver and, on the retirement of one in 1972, only one will remain. However, it is logical to assume that should one retire earlier and the other move to another position elsewhere in the Provincial service, the Health Branch would replace both of these people and locate new staff in Victoria. This phasing arrangement is designed solely to accommodate the present incumbents.

In discussion with Provincial officials, we were further advised that this transfer of staff to Victoria will bring the City of Vancouver in line with current arrangements between the Province and all other municipalities. In actual fact there have been three separate arrangements:

(a) In most parts of the Province, provincial regional offices of the Department of Rehabilitation and Social Improvement have administered this Act. The shifting of administrative responsibility to the Provincial Department of Health simply means that the regional health unit office will now be responsible for investigation, licensing and handling of complaints, and submission of annual reports. In effect, the shift has simply been from Provincial staff to Provincial staff.

/3 . . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . .(Social 3)

Clause #2 Continued

(b) The Municipalities of Burnaby, Richmond and those on the North Shore have handled this assignment solely with municipal staff. However, because of their proximity to Vancouver, it is probable that the Provincial staff based in Vancouver were of considerable assistance to these Municipalities.

(c) Vancouver City has been handled by Provincial staff assisted by City of Vancouver staff. The Provincial staff carried out the initial assessments of new Care Facilities, handled periodic complaints about living conditions and submitted annual reports on each licensed facility. The City of Vancouver staff, particularly in the Departments of Health and Social Service have made many visits to the facilities and have provided regular reports to the Provincial group in Vancouver. Withdrawal of the Provincial staff will mean that the City of Vancouver will need to provide additional staff to fill the gap.

Section 9 of the old Act and in the new Act states:"Each municipality shall investigate every application made within that municipality for a license to operate a community care facility, shall report and make recommendations to the board as required by the board, and shall perform such additional duties as the board, subject to the approval of the Lieutenant-Governor, may direct by regulation."

Section 9 of the Act makes it quite clear that the City of Vancouver in fact has no choice as to whether or not it will carry out the required responsibilities.

This Act first came into force in 1969. In spite of the fact that Section 9 requires the City of Vancouver to carry out initial and subsequent inspections, etc., up until recently these duties have been assumed by four professional and two clerical staff assisted by City staff. It is readily apparent that the Provincial staff were unable to carry out these duties without the assistance of City staff. With the removal of Provincial staff the City Departments concerned will be unable to fill the gap.

RECOMMENDED that the Provincial Department of Health Services and Hospital Insurance be requested to base four professional and two clerical staff in the City of Vancouver to operate as in the past, assisted by existing staff of City Departments. Should this not be possible for the Province to arrange, City Council to request the Province to provide the necessary funds to acquire a minimum of four professional and two clerical staff to be employed by the City of Vancouver, and subsequently designated to carry out these duties."

Your Board

RECOMMENDS the foregoing recommendation of the Director of Welfare Services be adopted.

Board of Administration, July 9, 1971 . . . . . (Social 4)

CONSIDERATION

3. Spring Street Project

Your Board submits the following report of the Director of Social Planning/Community Development.

"On April 20, 1971 City Council resolved:

'that a report on the success of the project be submitted to Council following the period ending June 30, 1971, and in the report advice be given in regard to alternate programs in relation to costs and sources of aid from the Senior Governments. Advice also be given of other agencies or Boards which could carry out this program on a long term basis, more effectively.'

Background

Under the sponsorship and direction of the Department of SP/CD, the Spring Street Project[1] has been developed as a response to a serious gap in services to Vancouver young people who are persistently in conflict with the law.

The Spring Street Project is a community treatment program whose purpose is to change delinquent behaviour of boys and girls aged 9 to 17. It is distinguished from other youth programs by:

A. The selection and training of staff who learn to apply confrontation techniques which force kids to face their delinquent behaviour and do something about it rather than hide behind thinly veiled rationales and excuses.

B. The method of dealing directly and swiftly with delinquent behaviour when and where it occurs. Not some time later.

C. The extensive amount of time spent with delinquent young persons with the purpose of bringing about improvement in their behaviour.

The Youth Squad of the Vancouver Police Department reports that it made 3,398 individual contacts and enquiries and laid 845 charges against juveniles in the first five (5) months of 1971. In the same period, 791 boys and girls appeared in court and 395 were dealt with on an out-of-court basis. An additional 775 were on probation.

Police, Probation, Children's Aid, School and Parks Boards personnel regard the proposed Spring Street Project as a necessary and vital youth program to be developed in Vancouver.

The budget and program of the Spring Street Project from January 1 to May 31, 1971, while under the direction and supervision of the Department of SP/CD is shown on the next page.

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[1] The Spring Street Project, its purpose and method of operation have been explained in reports to Council dated June 17, 1970 and April 17, 1971. It is not repeated here but more detailed descriptive material is available through the Department of SP/CD.

. . . . . Cont'd

Clause #3 Continued

(a)	Cost of Program	$9,989.22
(b)	Number of Staff Employed	3
(c)	Street Program:	
	(i) Confrontation re drugs and theft	30
	(ii) Intensive street work relationships established	12
	Success (noticeable behaviour change)	6
	In Limbo (no trouble - no behaviour change)	3
	In further trouble	3
	(iii) Part-time work found	30
	Temporary full-time work found	4
	Family counselling provided	14
(d)	Centre Program - 1262 East 6th Avenue:	
	Present enrolment	11
	Counselling re more intensive academic experience	2
	Pursuing correspondence courses	1
	Full-time job, returning to school in September	1
	Langara College	1
	Moved	1
	Total enrolment	17
(e)	Total Unduplicated Individual Contacts (Street and Centre programs combined)	62
(f)	Cost of Intensive Work With 29 of Most Seriously Delinquent and Needy of 62 Youths Contacted	2.21/child/day 68.51/child/month 806.65/child/year
(g)	Comparative Costs:	
	(i) Per capita pupil cost of secondary school education per year:[2] based on 10 month school term or 300 days (All youths the project staff have dealt with have failed at least one year)	2.02/child/day 60.60/child/month 650.00/child/year
	(ii) Cost per child at Brannan Lake School For Boys[3]	18.00/child/day 540.00/child/month 6,570.00/child/year

Review Committee Report

A Review Committee composed of officials representing Police, Probation, Children's Aid Society, School Board, Parks Board, Social Service, Social Planning/Community Development and United Community Services held several meetings in April and May to review and assess the Spring Street Project, consider auspices and provide the information requested in Council's motion of April 20, 1971. Their recommendations, approved by the Joint Technical Committee re: Social Planning on June 23, 1971, are as follows:

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[2]Annual Report 1969-70, Board of School Trustees of Vancouver

[3]Director, Brannan Lake School for Boys

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (Social 6)

Clause #3 Continued

(a) The Boys' Clubs of Vancouver be requested to provide the organizational auspices for the Spring Street Project subject to the following conditions:

(i) That the Spring Street Project function as an independent unit within the existing framework of the agency.

(ii) That there be a Reference Panel consisting of representatives from the Police Department, Probation Department, Children's Aid Society, School Board, Parks Board, Department of SP/CD and Boys' Clubs to select a project Director and continue as an Advisory Body to the project.

(iii) The Spring Street Project must be permitted great flexibility and maintain its unique approach to behaviour change.

(iv) The program must not be absorbed into or become part of existing agency programs.

(b) Cost-sharing be solicited from the Province and United Community Services in addition to City funding and 50% Federal cost-sharing under Canada Assistance Plan.

(c) A research component to evaluate its effectiveness be an integral part of the Spring Street Project.

Proposed Budget - July 1, 1971 to June 30, 1972

(a)	To Continue Operating Existing Program - July and August, 1971 @ $2,000/month		$4,000
(b)	Project Staffing - September 1, 1971 - June 30, 1972		
	Project Director	@ $1,100/month	11,000
	Centre Supervisor	@ $ 700/month	7,000
	Full-Time Staff (5)	@ $ 500/month	25,000
	Part-Time Staff (10)	@ $ 150/month	15,000
	Secretarial Staff (2)	@ $ 400/month	8,000
			$70,000
	Employee Benefits		5,000
	Total Salary Costs		$75,000
(c)	Rent (including Heat, Light, Phone)		5,000
(d)	Program Expenses		4,000
(e)	Transportation		2,000
(f)	Equipment and Supplies		700
	Total Project Costs for 1971-72		$86,700
	Total Amount not Shareable Under CAP		$ 6,700
	Amount Recoverable Under 50% CAP Funding		$40,000
	NET COST TO CITY		$46,700

. . . . . .Cont'd.

Clause # 3 Continued

Approximately $5,000 required for evaluation research is available from the budget allocation of $15,000 for research already approved by City Council for the Department of SP/CD in 1971. This amount is also 50% cost-shareable under CAP.

The Spring Street Project has been discussed in detail with Federal authorities. An opinion has been received from Ottawa that it is cost-shareable under Canada Assistance Plan. This includes the Spring Street Centre program formerly called Spring Street School. The educational aspect has been de-emphasized and this program now concentrates on motivating and directing young people off the street into existing educational resources to upgrade themselves through academic, vocational or technical courses.

Discussions are taking place between City and Provincial officials regarding Provincial cost-sharing in the project. The Executive Director of United Community Services has indicated his agency's willingness to participate financially, but the amount has yet to be determined.

The Comptroller of Accounts advises that no funds are available in Contingency Reserve and if the project is approved by Council the net cost to the City of $46,700 will be a charge against the Revenue Surplus of prior years.

Recommendations

The Director of SP/CD recommends that City Council approve:

A. (i) The Spring Street Project as outlined in this report.

(ii) The Boys' Clubs of Vancouver as the social agency to provide auspices for the Spring Street Project.

B. The budget of $86,700 subject to 50% Federal cost-sharing under the Canada Assistance Plan and on the condition that further cost-sharing will be sought from the Provincial Government and United Community Services.

C. Expenditure of $5,000 from the Department of SP/CD's 1971 approved research budget to evaluate the effectiveness of this program.

D. The Boys' Clubs of Vancouver report annually to Council on the successes and failures of the Spring Street project.

E. That the necessary funds of $46,700, less any further cost-sharing recovered from the Provincial Government and United Community Services, be approved as a charge against Revenue Surplus of prior years."

Your Board submits the foregoing report and recommendations of the Director of SP/CD for Council CONSIDERATION. It seems reasonable that the City's share should not exceed 25% of the cost.

230

FOR ADOPTION SEE PAGE(S) 235-236

Board of Administration, July 9, 1971 . . . . . .(Harbours 1)

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Recreation Programs for Transients

The Director of Finance reports as follows:

The following request has been received from the Board of Parks and Public Recreation.

'The Board of Parks & Public Recreation at its regular meeting of June 14th, considered a program aimed at providing summer recreational activities for transients. It was proposed that four students be employed to conduct a variety of special programs on the City's beaches, at an estimated cost of $6500.

The Board resolved to send a telegram to the Federal Government (Secretary of State) requesting financial assistance for the program, with the understanding that should no reply be received within one week, application would then be made to City Council for the required funds.

As no reply has been received to date, this Board therefore requests that City Council provide $6500 for the Board to conduct a special summer recreation program for transients.'

Council is advised that there are no funds available in Contingency Reserve and therefore any funds required will have to be allocated from Revenue Surpluses of Prior Years, or found within the Parks Board's existing budget.

Your Board submits the above report of the Director of Finance for the CONSIDERATION of Council.

2. Park Board - Advance Allocation of Capital Funds.

The Board of Parks and Public Recreation approved the following resolutions on June 14, 1971.

" 1972 PORTION OF FIVE YEAR PLAN CAPITAL FUNDS - ADVANCE ALLOCATION

"The following estimated costs were discussed:

(a) Proposed Community Services Centre Facilities for 1971 and 1972

Strathcona School Addition	$273,859
Riley Park Community Hall Addition	275,000
Douglas Park Community Hall Addition	90,000
Thunderbird School Addition	61,141
TOTAL	$700,000

"It was regularly moved and seconded,

"RESOLVED: That City Council be requested to approve an advance allocation of $350,000 from the Board's 1972 Five Year Plan Funds so that contracts may be awarded as soon as possible in 1971 for the above projects.

- Carried. "

. . . . . Cont'd.

Board of Administration, July 9, 1971 .c. . . . . .(Harbours 2)

Clause #2 Continued

(b) New Brighton Park Replacement Swimming Pool and Service Building

"It was reported preliminary plans are progressing. Discussion of the replacement pool showed that the large tidal pool would be replaced with a much smaller recirculated pool. Board members were concerned about the reduction but it was explained that the tidal pool was empty two days a week and the new pool would be open seven days a week. Recent Provincial Health Regulations insist on expensive health and safety requirements and the Board has limited development funds for New Brighton Park.

"It was regularly moved and seconded,

"RESOLVED: That City Council be requested to approve $150,000 from the Board's 1972 Capital Funds for New Brighton park development so that a contract can be awarded for this project as soon as possible in 1971.

- Carried. "

The Director of Finance reports on the foregoing resolutions as follows:

(a) Proposed Community Services Centre Facilities for 1971 and 1972

Council previously approved the Parks Board 1971 Capital Budget of $350,000 for Community Services Centre Facilities for the following projects.

Strathcona and Thunderbird School Additions	$335,000
Riley Park Community Hall - Planning	15,000
	$350,000

The Park Board is requesting the advance of their 1972 capital allocation for the following projects.

Riley Park Community Hall Addition (Balance of funds required)	$260,000
Douglas Park Community Hall Addition	90,000
	$350,000

(b) New Brighton Park Replacement Swimming Pool and Service Buildings

Council previously approved the Parks Board 1971 Capital Budget of $900,000 for Park Development and Recreational Facilities.

The Park Board is requesting an advance allocation of $150,000 out of 1972 capital funds for the New Brighton Park pool.

The Director of Finance reports that advance allocations against the 1972 proportion of the 1971-1975 5 Year Plan of $350,000 for Community Service Centres and $150,000 for Park Development can be covered by adjustment of the 1972 or subsequent years' budgets.

The Director of Social Planning and Community Development concurs in the Park Board request.

Your Board submits the matter to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 236

LICENSES AND CLAIMS

RECOMMENDATION AND CONSIDERATION

1. Licenses - Hotels and Motels

The Director of Permits & Licenses reports as follows:-

"On December 1, 1970, City Council amended the License Bylaw to increase the license fees for Hotels and Motels where the average daily rent exceeds $8.00 per day. This action was taken because Hotels and Motels do not pay Business Tax on their sleeping or housekeeping units. Revenue from this source was expected to be increased from the 1970 level of $72,500 to approximately $350,000 in 1971.

At the last session of the Provincial Legislature an Act entitled the "Hotel and Motel Tax Act" was passed which defined accommodation and provided for a 5% tax on the purchase of room accommodation. This tax is paid by the occupier of the accommodation and not the owner of the hotel or motel.

At the same time Section 193 of the "Municipalities Enabling and Validating Act" was passed which reads as follows:-

> 'Notwithstanding any provisions of the "Vancouver Charter" or any bylaw made thereunder either before or after the coming into force of this section, no business license fee under Section 272 of the "Vancouver Charter" is chargeable with respect to hotel or motel accommodation as that term is used in the "Hotel and Motel Room Tax Act.'

A recent Order in Council No. 1222/71 provides in part that accommodation does not include lodging where the charge is $4.00 or less per day or $28.00 or less per week.

As a result of the passage of these Acts and the Order in Council, the only type of accommodation we can now license is limited to hotels and motels where the rate is $4.00 or less per day. Thus we can only license the cheaper rate hotels, but cannot license the better quality hotels. This seems somewhat inequitable and the potential revenue is almost eliminated and licensing these units would not produce any appreciable revenue. To our knowledge the City of Vancouver is the only municipality in the Province that is unable to license the better hotels. Because of the uncertainties prior to the Order in Council, we have not yet collected many hotel or motel license fees with respect to accommodation. Other business premises in the hotels are still licensed (and pay business tax) e.g. beer parlours, lounges, restaurants, retail stores etc.

For Council Consideration

In view of the foregoing, Council may wish to consider amending the License bylaw to remove all license fees on hotel and motel accommodation until some permanent solution can be found. This would relieve the inequity of the cheaper rate hotel and motel having to pay a license fee and the higher rate hotel paying no license fee. This will not have any effect on the City's budget as expected revenue from hotels was eliminated when the legislation passed.

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . .(Licenses 2)

Clause #1 Continued

Recommendation

It is RECOMMENDED that the Hotel and Motel Licenses be the subject of discussion with the Minister of Municipal Affairs prior to the next session of the legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was $4.00 per room and $10.00 per dwelling unit.

This report has been endorsed by the Director of Finance and the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be adopted.

The matter of amending the License By-law to temporarily remove all license fees on hotel and motel accommodation to eliminate the present inequity, is submitted to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 240

FIRE AND TRAFFIC

RECOMMENDATIONS

1. Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival

The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 7, 1971.

The cost of having the Fire Department Band attend this parade would be:

A. The group will consist of 34 Bandsmen and one Chief in charge of supervision. The men will provide their own substitutes with no duty time cost to the City.

B. The men will provide for their own accommodation and meals while in Penticton.

C. Costs to the City would be:

(i)	Charter Bus (Squamish Coach Lines)	$400.00
(ii)	Lunch while travelling (2 days)	70.00
	TOTAL COST by bus	$470.00

or as an alternate

(iii)	The men will provide their own transportation if the City will provide a subsidy of $10 each to cover the cost of gasoline.	
	TOTAL COST to the City	$350.00

The Fire Chief points out the Fire Department Band is the Official Brass Band for the City of Vancouver and for years has provided excellent performances for Civic functions. In past years, Council has generally approved one out of town trip for the Band which has helped maintain the high interest and Esprit de Corps in the Band.

The Fire Chief RECOMMENDS the request be approved with the City providing transportation as outlined in alternate (iii).

Your Board RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

2. Fireboat Vancouver II Conversion

The Fire Chief reports as follows:

A. Fireboat Vancouver II Conversion

In October 1969, the Fire Chief recommended to the City Council that an engine replacement program be established for the repowering and-updating of the Vancouver Fireboat II.

City Council, on the 28th October, 1969, requested the Board of Administration "to engage a naval architect and review the present condition of the vessel and to establish firm tender proposals". The firm of Cove, Hatfield and Co. Ltd. was authorized on December 18th, 1969 to inspect Fireboat II and, to proceed with the preliminary preparation of specifications.

Upon completion of their survey, the Naval Architects, in their report of February 1970, stated that "the hull and structure and general configuaration of the vessel are in satisfactory condition but the machinery is old and requires replacement. By re-engining and conversion along with electrical system updating and some structural alterations, it is felt that another twenty years of useful service can be realized from the vessel".

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . .(Fire 2)

Clause #2 Continued

On the basis of this report City Council on the 7th April, 1970 authorized Cove, Hatfield and Co. Ltd. to proceed with the preparation of detailed specifications and drawings for the repowering and conversion of Fireboat II.

The cost of conversion was estimated by the Naval Architects to be $253,000. It was anticipated that Maritime Funds equivalent to 7½% of conversion cost would be available for this project. The Maritime Funds would be $16,000, bringing the actual cost to $237,000.

On 24th November 1970, City Council, upon recommendation of the Fire Chief and the Naval Architects, approved the allocation of $237,000 for the repowering and conversion of Vancouver Fireboat II, based on February 1970 rates. A 5 percent escalation was estimated by the Naval Architects if the conversion was to be performed in 1971.

On 16th December 1970 the Naval Architects, "in order that the conversion be carried out as expeditiously as possible, and to save handling costs to the city of approximately $10,000 by a shipyard", called tenders for supply of machinery from local diesel engine suppliers. The lowest bid was submitted by Hoffars Ltd. for the supply of two propulsion/pumping engines, three pump engines and two auxiliary generator sets for the total cost of $128,062. City Council approved the purchase of these engines on 6th January 1971, as recommended by the Naval Architects.

Regular meetings were held between the Naval Architects, Fire Department representatives, the Purchasing Agent, and the City Solicitor regarding the fireboat specifications, the purpose of which was to insure that the specifications for conversion were to be confined strictly to the terms of reference contained in the Naval Architects report of February 1970 and that the specifications were prepared according to Fire Department requirements.

The Fire Department was successful in eliminating unnecessary conversion costs to the Fireboat II. The painting of Fireboat II was restricted to the repainting of surfaces damaged or rebuilt during the conversion and the preparation and painting of the hull surfaces below the water line while in drydock. The Fire Chief considered it the responsibility of the firemen on Fireboat II to paint the vessel as part of their normal maintenance program.

The piping system and pumps were originally specified to be removed, and each piece to be x-ray inspected, sonic tested and overhauled. This was considered to be costly and unnecessary, therefore the Fire Chief requested that only spot checks were to be performed in situ on piping suspected of abnormal wear. It was also requested that no pumps were to be overhauled as previously specified, since the dismantling and inspection of one pump showed no unusual wear. The conversion specifications were modified to emphasize that the overhauling of the water pumping system was to be done only upon the request of the Canadian Steamship Inspection.

Tenders for the conversion were opened 7th June 1971. Five bids were received. The lowest bid was submitted by B.C. Marine Shipbuilders Ltd. for a total cost of $138,548.39 including optional extras and known work of the Special Survey.

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . (Fire 3)

Clause #2 Continued

The cost of the known work, including engines and Naval Architects fee of $30,000 is $296,610.39 less 7½% Maritime Funds of $22,000. An additional premium of approximately $1,000 for short delivery time for the monel shafts is to be included in the cost, to avoid the labour increase of $2,020 if normal delivery time for the shafts is accepted. The total conversion cost for Fireboat II is $297,610.39 an increase of $38,610.39 over the initial cost estimates.

B. Special Survey

City Council was informed that "Fireboat II may become unserviceable in June 1971 by reason of decertification for failure to meet standards set by regulation under Canada Steamship Act." A mandatory twenty year Special Survey on Fireboat Vancouver II is required by the C.S.I. and Lloyd's Registry. However, most of the work which would have been ordered under the Survey, to bring the fireboat up to a serviceable standard, will be carried out under the conversion program. The balance of the work resulting from the survey will mainly involve replacement of hull plates, if any prove to be defective. No provision has been made in the Fire Department's budget to carry out this work if it becomes necessary.

C. Cost Analysis

Conversion costs	= $294,986.39
Original estimated Conversion Costs	= $253,000.00
Increase over Estimated Costs	= $ 41,986.39 or 16⅙%
Total Cost of Conversion, including known work of Special Survey and shaft delivery bonus	= $297,610.39
Monies approved by City Council and 7½% Maritime Funds	= $259,000.00
Net Increase	= $ 38,610.39

The Naval Architect's reply to the increased conversion cost over estimated cost is attached as Appendix I.

D. Source of Funds

The Comptroller of Accounts advises that:

(i) the additional $38,610.39 required for conversion costs of the Fireboat Vancouver II be provided from 1971 Supplementary Capital funds. For Council information it is noted that the proceeds from property sales, which form part of the supplementary capital funds available, are expected to exceed the amount estimated for 1971.

(ii) the cost of replacing defective hull plates, if any, be charged to the fireboat maintenance and repair account in the Fire Department's budget, providing that if an excessive overexpenditure occurs which cannot be covered by a transfer of appropriation within the departmental budget that the account be adjusted during the regular quarterly review of the Revenue Budget.

The Fire Chief recommends:

(i) That the bid submitted by B.C. Marine Shipbuilders Ltd. for $138,548.39 plus $1,000 to expedite shaft delivery, be accepted.

. . . . . Cont'd.

Board of Administration, July 9, 1971 . . . . . .(Fire 4)

Clause #2 Continued

(ii) That the necessary work resulting from the Special Survey, which will mainly involve replacement of hull plates, if required, be approved.

(iii) That the necessary funds be provided as noted in the section Source of Funds of this report.

Your Board RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

FOR ADOPTION SEE PAGE(S) 240

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - May, 1971

The Board considered the following report of the Director of Finance respecting

(a) Security transactions during the month of May, 1971
(b) Summary of Securities held by the General and Capital Accounts as at May 31, 1971
(c) Schedule of Promissory Notes Issued for temporary financing pending collection of 1971 Taxes to May 31, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in May, 1971					
May 6	Toronto Dominion Bank	May 21/71	$500,770.55	$500,000.00	15	3.75
13	Royal Bank of Canada	May 25/71	500,493.15	500,000.00	12	3.00
14	Bank of Nova Scotia	May 26/71	500,493.15	500,000.00	12	3.00
18	Toronto Dominion Bank	May 27/71	600,462.33	600,000.00	9	3.125
19	Toronto Dominion Bank	May 28/71	500,466.03	500,000.00	9	3.78
21	Toronto Dominion Bank	May 31/71	500,410.96	500,000.00	10	3.00
25	Toronto Dominion Bank	May 31/71	2,000,986.30	2,000,000.00	6	3.00
			$5,104,082.47	$5,100,000.00		

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SINKING FUND TRANSACTIONS

Exchange of Canadian National Railway Bonds for Alberta Resources Railway Bonds to provide an Improved Yield for Sinking Fund Portfolio

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Disposals						
May 3	Canadian National Railway 3 3/4%	Feb. 1/74	$420,000.00	$96.55	$405,510.00	2/9	5.10
21	Canadian National Railway 3 3/4%	Feb. 1/74	110,000.00	96.35	105,985.00	2/8	5.23
			$530,000.00		$511,495.00		
	Acquisitions						
May 3	Alberta Resources Railway 7 3/4%	Mar. 1/74	$413,000.00	$102.30	$422,499.00	2/10	6.85
June 1	Alberta Resources Railway 7 3/4%	Mar. 1/74	106,000.00	101.83	107,939.80	2/9	7.00
			$519,000.00		$530,438.80		

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Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
May 7	City of Van. 3 3/4%	Dec. 1/73	$ 3,000.00	$ 91.55	$ 2,746.50	2/7	7.40
17	Gtr. Van. Sewer & Drain. Dist. 7 3/4%	May 15 79/80	100,000.00	100.00	100,000.00	8/0 to 9/0	7.75
			$103,000.00		$102,746.50		

. . . Cont'd.

Clause No. 1 (Cont'd.)

(b)

GENERAL AND CAPITAL

Summary of Securities Held as at May 31, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$200,000.00	$200,305.59

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(c)

CITY OF VANCOUVER PROMISSORY NOTES

Issued for Temporary Financing Pending Collection of 1971 Taxes

Issue Date 1971	Due Date 1971	Face Value of Note Issued	Term-Days	Effective Interest Rate Per Annum
May 31	June 18	$2,000,000.00	18	3.80

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for May, 1971 be confirmed.

2. Projectors in the Centennial Museum Auditorium

At its meeting of January 26, 1971, Vancouver City Council approved a report submitted by the Acting Director of Museums concerning the offer of the Vancouver Museums and Planetarium Association to purchase new projection and sound equipment for the auditorium in the Centennial Museum.

The resolution passed by the Greater Vancouver Museums and Planetarium Board that 'the City of Vancouver seriously consider purchasing this equipment from the Association at an early date' was referred to the Finance Committee for consideration during Budget Review. The Finance Committee on April 22, 1971 when considering the matter was advised that the Acting Director of Museums was submitting a report on the subject. The item was consequently referred to the Board of Administration for further report.

The Association has two sources of revenue to offset the cost of the new equipment amounting to approximately $7,000:

(i) rental of the equipment;

(ii) revenue from Friday and Saturday film programs.

The rental of the equipment must be added to the already established fees for the rental of the auditorium paid to the City.

The total fees are as follows:

	Commercial	Non-Profit	Affiliated
Auditorium	$50	$30	$10
* Equipment	40	30	10
Projectionist	8	8	8
	$98	$68	$28

* Rental established by the Association for the new equipment.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The revenue to the Association from the film programs in 1970 amounted to approximately $6,600, which after expenses gave the Association a surplus on the operation of approximately $5,600. The seating capacity of the auditorium is 220, and the admission charges for the film programs is 50¢ for adults and 25¢ for children.

In 1970 the auditorium was rented by the City as follows:

Commercial Organizations	- 25 times
Non-Profit Organizations	- 22 times
Affiliated Organizations	- 66 times

Total rental realized $1,785.

The Association used the auditorium at no charge on 123 occasions.

Estimate of Operation with New Equipment

Based on the information given above, the following is an estimate of the revenue which the Association may derive in a full year using the new equipment:

Renter	Number of Rentals	Equipment Rental Rate	Revenue
Commercial Organization	25	$40	$1,000
Non-Profit Organization	22	$30	660
Affiliated Organization	66	$10	660
			$2,320
Film Program Proceeds as in 1970			$6,600
Total Revenue			$8,920

Expense Estimate

Maintenance Costs	$ 160	
Film Rental (Friday & Saturday nights)	1,400	
Projectionists, Friday & Saturday nights	1,500	
Tickets	100	
	$3,160	
		$3,160
Probable Annual Surplus Before Recovery of Investment		$5,760

Your Board notes on January 26, 1971, City Council approved expenditure of the sum of $850 to provide a special supporting floor for this equipment.

In view of all of the above, your Board RECOMMENDS:

(i) That the equipment be not purchased from the Association;

(ii) That the Association continue with its present program and continue applying surplus funds to museum acquisitions.

INFORMATION

3. UBCM Consultants Report - The Municipal Picture in British Columbia

Council on June 1, 1971 referred the above UBCM report to the Board of Administration for report to Council. As the report is concerned almost entirely with financial analyses and conclusions your Board referred it to the Director of Finance, who reports as follows:

"Background - Pages 1 to 4 of the report - letter of UBCM President:

This letter states that in 1968 the Province of B.C., Department of Municipal Affairs, together with the Union of British Columbia Municipalities, agreed to undertake a joint study in the following terms:

'To study the taxation and revenue systems of the Province, its municipalities and other local units in relation to their functions and expenditure requirements with a view to assessing whether such taxation and revenue systems and allocation of functions are equitable, efficient, adequate and conducive to the sound growth of British Columbia, its municipalities and other local units.'

It was also agreed that the Executive of the UBCM and the Minister of Municipal Affairs would be responsible not only for the direction of the project but '... for drawing final conclusions arising out of the study.'

This phase of the study was completed in 1970 but has not led to the series of discussions with the Minister of Municipalities as to the division of financial responsibility, hoped for by UBCM. The Minister advised UBCM by letter in September 1970 that in his opinion the joint effort had been concluded by the report resulting from this phase, and anyone is free to draw his own conclusions. This report has not been printed for general circulation.

The final paragraph of the letter explains as follows:

'As the UBCM Executive believes that the development of interpretations and conclusions is the very nub and essence of this whole joint venture and without them a purely statistical study would mean very little, we have had no alternative but to proceed alone. This report, therefore, prepared for the Union of British Columbia Municipalities by T.J. Plunkett Associates, provides an interpretation of what the statistical data means with respect to the municipal picture in British Columbia. The report is complete of itself and I commend it for your study.'

Summary of the Report's Conclusions and Suggestions

In the interests of clarity this summary will reverse the presentation in the report and list the consultants suggested courses of action first, followed by their reasons, first in summary form, then in some detail. Consultants suggested courses of action for consideration (quoted from the report):

Report Ref.		
p. 60	I	'(a) absorption by the province of a greater proportion of the costs of education thereby improving the productivity of the property tax for municipal purposes;' '(b) assumption by the Province of the total cost of social welfare.'
p. 60) 61)	II	'Provincial grants programmes should be re-examined with a view to developing a comprehensive unconditional grant structure which would recognize (a) variations in the composition of the municipal tax base which have an important bearing on municipal fiscal capacity; and (b) the forces such as population growth and municipal location which influence municipal expenditure growth.'
p. 61	III	'... Home-owners; grants ... should not be increased further but held at their present level. Provincial grants in the future should be developed along the lines suggested in II, p. 60-61.' (referring to above item)

. . . Cont'd.

Clause No. 3 (Cont'd.)

Summary of consultants conclusions (quoted from report pages 62-63)

'The demonstrated reallocation of municipal revenues to the support of education and social welfare services represents much more than a purely financial problem. If the present trends continue, their effect will undoubtedly produce two disastrous developments. These are:

1. an increasing incapacity to provide the primary municipal services considered essential to the well-being, safety and meeting the pressing and complex requirements of citizens in urban communities; and

2. a diminution of the role of municipal government as an institution that is responsible and accountable to the citizens it serves.

It cannot be denied that requirements are expanding in such areas as protective services, sanitation and pollution control, parks and recreational facilities, urban development and redevelopment, roads and transportation, etc. The continued reduction of the financial capacity of municipal governments to deal effectively with these activities will have unfortunate consequences for community living.

As has been demonstrated in this Report the costs of education and social welfare have risen so rapidly that they have eroded the limited revenue-raising capacity of municipal governments. Because of this and the importance of these services to all residents of British Columbia it is essential that the Province assume a far greater financial responsibility for them than is presently the case.'

Detailed description of the consultants findings

The findings, abstracted for this report, are fairly voluminous and have therefore been included with this report as Appendix I.

Comments on the Report by the Director of Finance

These comments are offered in light of the fact that the consultant's report was commissioned by the Union of B.C. Municipalities in order to try to provide factual and strong findings that, through discussion with the Provincial Government, would lead to corrections of the Provincial-Municipal financial relationship.

A. Probably the most significant finding of the report and the conclusion drawn relates to the fact that of total expenditures at the municipal level those for education and social assistance have grown much faster over the study period (1957-68) and now absorb a much greater proportion of available revenue, with the implied result that municipalities are not able to meet the needs of their population (stated positively for areas of rapid growth - p. 13) and that if the trend continues municipalities will suffer '... an increasing incapacity to provide the primary municipal services considered essential ..."

Comments

Unfortunately, there is no examination of what 'municipal needs' are, of desirable service levels or costs, or of whether or not service levels have in fact deteriorated to an unacceptable level. The conclusions are drawn merely on the basis that education and social assistance now absorb a greater proportion of 'available' funds and per capita costs have not increased at the same rate in fast growing as in slow growing communities.

In effect, the consultants conclusions could be right but it is questioned whether the Provincial Government will be convinced on the basis of the evidence presented.

Again, unfortunately, the home-owner grant has been rejected as a grant affecting the impact of real property taxation on property owners and this approach could at least partially invalidate the data as a convincing submission so far as the Province, to whom it is directed, is concerned.

The inclusion of school taxation, particularly on the gross basis, (home-owner grant not deducted) tends to dilute the effect of an increased municipal share of increased social service costs in some of the data. However, the data on page 36 clearly indicates that between the years of 1961 and 1969 inclusive the Provincial share of social assistance has dropped from 80.3% to 68.6% and the municipal share has increased from 19.7% to 31.4%. Not only has the municipal share increased but the total shared costs have increased.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The sharing was changed from 80/20 to 85/15 in 1971 but in 1971 no per capita grant increase was given.

B. The report further suggests that the shift in favor of education-social assistance is beyond the control of the municipalities and that 'If tax increases are to be kept within reasonable bounds there is no real alternative but to reduce expenditure requirements for municipal purposes.' (p. 28 and repeated in slightly different words on p. 54). This implies 1) that municipal councils have the sole responsibility for keeping the total local taxation at a reasonable level, and 2) that municipal general purpose needs have second priority to education-social assistance needs.

Comments

It is questioned that this is necessarily a correct assessment of the situation as to responsibility for real property taxation levels, particularly in the light of the effect of purely Provincial decisions in the matter, and it is also questionable that general real property taxation has been given second priority to schools taxation generally throughout the Province.

Also, the statement (in context) implies that there is some theoretical limit to the total tax on real property and that this limit has been in effect for some time, leading to municipal governments receiving a smaller portion of the total tax pie.

As no data is presented to substantiate this statement, it is questioned whether it would have much impact on the Province.

Summary of Comments

We are of the opinion that the municipalities should work towards the course of action recommended by the consultants

(a) 'absorption by the Province of a greater proportion of the costs of education thereby improving the productivity of the property tax for municipal purposes;'

(b) 'assumption by the Province of the total cost of social welfare.' (p. 60) on the basis that education and social assistance are theoretically not a proper charge against real property taxes.

The terms of reference for the study appear to suggest that the study should for the purposes of joint discussion with the Province attempt to match municipal financial responsibilities with the major revenue sources i.e. income, consumer and real property taxes and to indicate those responsibilities which should not be met from real property taxation, but from a share of Provincial revenues from income and consumer taxation sources.

While the report states that Social Assistance costs should not be the responsibility of the municipalities at all and the proportion of school costs is excessive, it does not provide statistical material in depth for discussion with the Province on the whole subject of which municipal financial responsibilities should be matched by senior government grants from revenue sources appropriate to the purposes of the expenditures.

It is admitted that this is a complex subject that would require a study of some magnitude and would be subject to opinion and judgment in marked degree. However, ideally any orderly policy on grants requires agreement on this matching, but it is doubtful that any senior government will make any such definite commitment of the revenues available to it, without convincing evidence and possibly not even then.

Vancouver - Special Considerations

Vancouver, due to characteristics not common to all municipalities has special concerns in the sharing of the total Provincial funds made available to municipalities, that do not necessarily coincide with the interests of the other members of the U.B.C.M. such as:

(a) Major highways are constructed and maintained at Provincial cost elsewhere than in the cities. The city's present and future needs for these facilities present a very grave problem that can only be solved by utilization of a fair share of gasoline taxes collected by the Province.

. . . Cont'd.

Clause No. 3 (Cont'd.)

(b) The report, on pages 42 & 43, suggests that communities with the higher proportion of commercial and industrial taxable property have less need for grants than predominately residential communities.

The report on page 42 quotes from the Report of the Ontario Committee on Taxation as follows:

'On this argument the Report of a taxation inquiry committee in another province was quite emphatic:

> It is important to recognize the implications for municipalities of lack of balance in the tax base. On average, a municipality with less than a normal share of business properties must impose heavier than normal taxes to pay for an average complement of local government services, notwithstanding some equalizing effect from provincial grants. Conversely, the municipality with more than the usual proportion of business properties will, on average, be able to provide adequate services with lower than normal taxation."

This statement even for Ontario must be considered as subject to submission of convincing evidence. If it were true then residential property taxation in areas with the higher proportion of commercial and industrial property would be lower than in areas that are predominately residential in character.

We do not know of any study in depth that has been made on this subject, and unless based on the findings of such a study the statement cannot be accepted as fact. Development density brings its own problems of transportation, policing and other servicing that ultimately require huge sums for their solution.

For British Columbia this approach needs to be examined in the light that residential property already draws the per capita grant which is based on the residents in those areas, although they may earn their living in the downtown core, and the home-owner grant based on their owner occupied homes.

The following calculation shows that in 1968 measured as a percentage of its total real property tax levy, Vancouver's revenue from the per capita grant is 15.6% of its tax levy compared to 18% in the rest of the Province as a whole and of the home-owner grant 14.3% compared to 19.5% in the rest of the Province as a whole.

Comparison of per capita grants and home-owner grants in Vancouver with balance of Province as a percentage of Total Real Property Taxation - Year 1968

	All Province	Vancouver	Bal. of Prov.
Total real property taxes) general and school) Appendix E4 - Page 86)	$223,578,999	$65,850,177	$157,728,822
Per Capita Grant Page 32	38,614,116	10,259,375	28,354,741
Percentage of real property tax		15.6	18.0
Home-Owner Grant Page 49	40,198,123	9,449,117	30,749,006
Percentage of real property tax		14.3	19.5

This shows that the correction factor suggested by the consultants as being desirable is inherent in the bases now used for the per capita grant and the home-owner grant.

We do not consider that any data has been presented or study made that proves the adjustment which already exists is reasonable or equitable to Vancouver. "

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

CONSIDERATION

4. 1971 Grey Cup Festival - Grant

A letter has been received from the General Chairman of the 1971 Grey Cup Festival Committee, requesting a grant from the City in the amount of $7,500 as a minimum requirement to enable the Committee to plan and carry out the activities surrounding the Grey Cup Football Game which is being held in Vancouver this year. It is estimated that an interim expense budget of $30,000 will be required.

The Chairman advises that of the $5,000 granted by the City when the game was last played here in 1966, the Committee returned $2,388.15 surplus over expenditures that involved a total budget of $27,653.72.

It is advised that a change will be made in the route of the Grey Cup Parade this year, whereby it will proceed along East Hastings Street and conclude in Empire Stadium. The Parade is scheduled for Saturday, November 27th, about 12:00 noon, and both the Police Department and B.C. Hydro have indicated their approval of this proposal. Because of this new arrangement, the Committee is required to pay some $2,000 in Stadium rental plus clean-up and will have to modify some gate and ramp entrances at a cost of about $500.

Your Board submits the foregoing request of a grant of $7,500 for the CONSIDERATION of Council.

(Copies of the 1971 Grey Cup Festival Committee letter dated June 18, 1971, are circulated for information.)

5. Older Boys' Parliament of B.C.: Grant

A letter has been received from the Older Boys' Parliament requesting a grant of an unspecified amount towards its summer camp for needy boys between the ages of nine and twelve.

The cost of this annual project is estimated at $1700 which is raised by donations from interested people.

This organization whose membership includes about sixty representatives of various Church sponsored youth groups within British Columbia initiated this summer camp four years ago at Shawnigan Lake.

Your Board submits the foregoing request for CONSIDERATION of Council and notes that Council took no action on a similar request for the Childrens' Jubilee Summer Camp during consideration of annual grants this year.

(Copies of the organization's letter dated June 24, 1971, are circulated for information.)

RECOMMENDATION

6. Re-organization of Dental Division, Health Department.

The Medical Health Officer in co-operation with the Director of Personnel Services and the Co-ordinator of Data Processing and Systems report as follows:

"The present philosophy of the Health Department, and in particular its staff in the Dental Division, is that dental disease is preventable and that optimal community dental health can be achieved only by appropriate informed action by each and every citizen. Our present program, consisting of limited dental treatment for pre-school and kindergarten children in conjunction with efforts to improve the dental care knowledge of their parents, represents this Department's attempt to meet these objectives. This program is a major change from an earlier approach which emphasized dental treatment of older children. The redefinition of program practices came about with the realization that health education is more effective when aimed at the parents of very young children and that the limited professional staff of the Division, functioning as a treatment resource within a large pool of practising dentists, can make only a very minimal impact on the dental health status of our community.

Both community water fluoridation and an adequate preventive program (dental health education plus dental hygiene procedures) are required in order to achieve a high level of dental health in the community.

On February 11th, 1969, Vancouver City Council accepted responsibility for 70% of the costs of the dental program to allow the Health Department to operate such a preventive program mainly for three and four-year-old children. The implementation of this organization report will permit the Health Department to more effectively develop this preventive program. This program should help diminish (but not erase) the gap between the dental health of children living in fluoridated cities and that of Vancouver children. The following table illustrates the differences in child dental health between Toronto with its fluoridated water and minimal treatment program and Vancouver without fluoridation and a developing preventive program.

	Vancouver (1968)	Toronto (1969)
Children with no dental decay (5 yrs. to 19 yrs.)	8.9%	16.4%
Average decay rates (number of decayed teeth per child)	8.1	5.1

If the Health Department's program is fully developed and community water fluoridation is later accepted, then Vancouver children could reasonably be expected to have a higher standard of dental health than fluoridated communities with no other preventive program.

ORGANIZATION CHANGES RECOMMENDED:

To allow this Department's new dental health program to have its maximal impact it is necessary that certain administrative and personnel changes be implemented.

(a) Administrative Changes - it is desirable that these programs be tailored to meet the differing needs of individual local areas. To achieve this goal the dental staff in the individual Health Units must be given more responsibility for planning and implementing programs which are responsive to the documented dental needs of their area's preschool and school-aged children.

(b) Personnel Changes - with the greater emphasis being given to dental health education it is desirable to give priority to staff whose primary interest and knowledge is in this area rather than in dental treatment. Specifically, this would entail the addition of dentists with public health training, dental hygienists and certain categories of dental assistants.

. . . Cont'd.

Clause No. 6 (Cont'd.)

The changes proposed are shown below and in the administrative chart which is circulated.

	Pay Grade (1970)	Present	Proposed
Dentist III	-	-	1
Dentist II	39	1	3
Dentist I	35	12	8
Dental Hygienist	19	2	1
Dental Assistant II	-	-	6
Dental Assistant I	9	13	11
		28	30

In this plan the number of staff is increased from 28 to 30 and the categories of workers from 4 to 6. The responsibilities to be assigned each group can be summarized as follows:

(a) Dentist III - the administrative head of the Division responsible for long-range divisional planning, program evaluation and overall co-ordination of the Unit-based teams. This senior administrator must have postgraduate training in public health dentistry and a demonstrated administrative ability. The position would replace that currently classified as Dentist II.

(b) Dentist II - this is the senior Unit dentist who would have post-graduate training in public health. He will be responsible for the planning and co-ordination of dental health programs at one or more Health Units and for their integration with other Unit programs. His treatment activities will be lessened to allow him to carry out these additional duties. The Dentist II will be responsible for all divisional personnel in these Units and in turn will report to the Dentist III.

(c) Dentist I - these dentists will carry the main treatment load at the Unit but will be expected to involve themselves in the dental health education programs more than they have in the past. It is anticipated that their treatment skills can continue to be used as a potent educational tool. They will function primarily in a clinic setting along with a Dental Assistant I and serve persons referred by other health workers and school staff. We will attempt to fill these positions with persons with an orientation to dental health promotion with the expectation that some may eventually seek further training and thus be eligible for promotion to Dentist II when vacancies occur at that level.

(d) Dental Hygienist - this is the most highly trained dental auxiliary, capable of functioning with minimal supervision in education programs and also able to carry out specific preventive measures such as fluoride applications and cleaning procedures.

(e) Dental Assistant II - the Vancouver Vocational Institute has recently initiated a program to train a newly recognized dental auxiliary called a Certified Dental Assistant who is equipped to carry out a number of dental health education activities. They will function mainly in this area, under the supervision of a Dentist II. A number of our present dental assistants are qualified to carry these additional responsibilities and are eligible for certification by the College of Dental Surgeons.

(f) Dental Assistant I - this is the chair-side assistant to the clinic dentist. Their orientation is primarily to assist with treatment activities.

The Dental Division keeps an ongoing record of the dental health status of the school population. The nature of dental disease is such that significant changes cannot be measured in less than three years but once the recommended organization changes have been implemented a report will be made to Council on the full impact of the new program after its third year.

. . . Cont'd.

Clause No. 6 (Cont'd.)

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

In accordance with the report of the City Medical Health Officer and the Co-ordinator of Data Processing and Systems, I have prepared the following salary and classification recommendations for the ten proposed new positions in the Dental Division. The details of the eight positions to be abolished are contained in the Summary section below:

(a) Dentist III

The duties and responsibilities of one new position will include responsibility for the overall administration of the Dental Division, which encompasses the organization, planning, development and supervision of a preventive dental program for younger children in the metropolitan area. These duties are similar to those presently described by Class Specification No. 255, now entitled Dentist II (Pay Grade 39) and I recommend that the position be so classified. I have, however, revised the specification to reflect the new emphasis of the Division and retitled the class to Dentist III. I consider that Pay Grade 39 continues to be fair and equitable compensation for the class, and therefore recommend no change in salary.

This position will be excluded from the bargaining unit and will have a probationary period of one year.

(b) Dentist II (3 Positions)

Three new intermediate Dentist positions are being proposed, the work of which will include various administrative duties and responsibility for the dental program at one or more dental health clinics. The incumbents of these positions will also assist the Dentist III in the overall organization, planning and development of the dental program for younger children.

I recommend that these positions be assigned to the new class of Dentist II, and rated at Pay Grade 37 ($1380-1642).

These positions will also be excluded from the bargaining unit and will have a probationary period of one year.

(c) Dental Assistant II (6 positions)

The duties and responsibilities of the six new proposed positions of Dental Assistant will entail carrying out a number of dental health education services functioning under the direction of a Dentist II. The work will include lecturing to parent and student groups on preventive dental hygiene, performing preliminary examination to children, cleaning teeth, applying fluoride and conducting hygiene index surveys. The distinguishing feature of this work from that of our present Dental Assistant classification will be the greater independence and freedom allowed in educating the general public in preventive dental hygiene. In addition, employees of this class will be required to have completed an eleven month Certified Dental Assistant course.

Since the training and level of duties will be at a higher level than the City's present classification of Dental Assistant, I therefore recommend that these proposed positions be assigned to a new class established as Dental Assistant II, and rated at Pay Grade 12 ($443-527). The salary compares favourably with internal and external rates. I further recommend that these positions be included in the bargaining unit and the probationary period be one year. (The existing class of Dental Assistant has been retitled to Dental Assistant I with no change in salary involved).

. . . Cont'd.

Clause No. 6 (Cont'd.)

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who has indicated his agreement with the relevant recommendations.

The estimated recurring annual cost of these proposals calculated at the final step in the pay range at 1971 rates and including fringe benefits at 10 percent is $5742. The Comptroller of Accounts advises that the necessary additional funds for the balance of 1971, estimated at $4,308 are available within the 1971 Department Budget."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
1 New Position		Dentist III P.G. 39($1505-1791) ($1715-1791)*	When Adopted
3 New Positions		Dentist II P.G. 37($1380-1642) ($1572-1642)*	When Adopted
6 New Positions		Dental Assistant II P.G. 12($443-527)	When Adopted
Dr.S.J.Gallagher	Dentist II P.G. 39($1505-1791)	ABOLISH	When Vacated
4 Positions 2 Vacant 2 Occupied - Incumbents to be determined	Dentist I P.G. 35($1265-1505)	ABOLISH	When Adopted When Vacated
1 Vacant Position	Dental Hygienist P.G. 19($604-721)	ABOLISH	When Adopted
2 Occupied Positions -incumbents to be determined	Dental Assistant P.G. 9($391-463)	ABOLISH	When vacated
All Incumbents	Dental Assistant P.G. 9($391-463)	Dental Assistant I P.G. 9($391-463) (Title Change only)	When Adopted

*Effective rate under Personnel Regulation 160-1(a)(2)

NOTES:

(a) Rates shown for Dentist I, II and III are for 1971. All other rates are for 1971 first half.

(b) Dentist I, II and III are excluded from Union jurisdiction. Other classes are under the jurisdiction of the Municipal and Regional Employees' Union.

. . . Cont'd.

Clause No. 6 (Cont'd.)

COST COMPARISON

REORGANIZATION OF DENTAL DIVISION

January 1 - December 31, 1971

Position	Present Organization (At Top Step of Pay Grade)	Proposed Reorganization (At Top Step of Pay Grade)	Increase/ Decrease
Dentist III (one position)		$ 21,492.	$ 21,492. (+)
Dentist II (one position)	$ 21,492.		
Dentist II (three positions)		59,112.	37,620. (+)
Dentist I (Twelve positions)	216,720.		
Dentist I (eight positions)		144,480.	72,240. (-)
Dental Hygienist (Two positions)	17,472.		
Dental Hygienist (One position)		8,736.	8,736. (-)
Dental Assistant II (Six positions)		38,304.	38,304. (+)
Dental Assistants (Thirteen positions)	72,930.		
Dental Assistant I (Four positions)		61,710.	11,220. (-)
	$328,614.	$333,834.	5,220. (+)
Fringe Benefits	32,861.	33,383.	522.
Transportation	762.	3,636.	2,874.
Supplies	18,500.	18,500.	
TOTALS	$380,737.	$389,353.	$8,616.

Your Board RECOMMENDS THAT:

(a) The proposed administrative changes be approved.

(b) Approval be given for change of the Dental Division staff from the present complement of:

Dentist II - 1
Dentist I - 12
Dental Hygienist - 2
Dental Assistant I - 13

. . . Cont'd.

Clause No. 6 (Cont'd.)

to the proposed complement of:

Dentist III - 1
Dentist II - 3
Dentist I - 8
Dental Hygienist - 1
Dental Assistant II - 6
Dental Assistant I - 11

(c) The classification of the new positions as recommended by the Director of Personnel Services be approved.

(d) The following class specifications as revised or prepared by the Director of Personnel Services be adopted:

No. 255 - Dentist III (Revised and Retitled)
254 - Dentist II (New Class Specification)
251-1 - Dental Assistant II (New Class Specification)
251 - Dental Assistant I (Retitled)

(Copies circulated for the information of Council.)

(e) Car allowances be approved for the Dentist III, Dentist II and Dental Assistant II Personnel.

(f) The estimated additional costs for the balance of 1971 of $4,308 be provided from the 1971 Departmental Budget. Subsequent costs will be shared 30% - School Board/70% - City, in accordance with Council procedure.

CONSIDERATION

7. National Indian Princess
Canada Finals: Reception

A letter has been received from the National Committee of the Indian Princess Canada Finals which are being hosted in Vancouver from July 13 - July 18, 1971. Ten Provinces will be represented and the Committee is requesting the City to entertain these young girls by hosting a banquet at an estimated cost of $300 plus some prize money for three awards to be given.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of the letter from the organization is circulated for information.)

8. Hospitality - The International Association of Auditorium Managers' 1971 Convention

In a previous report, the Theatre Manager requested a grant of $800.00 towards food and refreshments for the visiting Auditorium Managers. No action was taken on that report.

As an alternative, the Theatre Manager now requests funds to purchase admission tickets for the wives and children of the delegates to visit the Vancouver Public Aquarium.

The group rate at the Aquarium is $1.00 per person for adults and 10¢ per person for the children. An amount of $175.00 is required.

. . . Cont'd.

Clause No. 8 (Cont'd.)

Your Board notes that Council has dealt with similar requests as follows:

June 8, 1971	- Canadian Council of Christians and Jews Entertaining students.	- Free access to Aquarium, Museum and Planetarium facilities Approved.
June15, 1971	- W.H. Rhodes Canada Educational Trust Entertaining students.	- No action.
June 23, 1970	- Canadian Young Voyageur Program Entertaining students.	- $85 for luncheon plus free passes to Civic facilities Approved.

Your Board submits this matter for Council CONSIDERATION.

RECOMMENDATIONS

9. Centennial Museum Restaurant

On the 15th of June 1970, an agreement was signed by the Mayor and City Clerk in accordance with a resolution of Council granting a lease to Oly Food Services Ltd. for a five year period commencing June 16, 1970, for the restaurant area of the Centennial Museum. Under date of July 7, 1970, Oly Food Services Ltd. has informed the City that subject to the approval of the City of Vancouver, the Company has made arrangements to assign the lease to Mr. Angus McKay.

Mr. McKay was, until recently, President of Oly Food Services Ltd. and in that position has been familiar with the service provided at the Museum restaurant.

Your Board RECOMMENDS that the lessee, Oly Food Services Ltd., be granted permission to assign the lease to Mr. Angus McKay effective August 1st, 1971, subject to covenants satisfactory to the Corporation Counsel being entered into by Mr. A. McKay. The terms of the present lease to be applicable in all respects between Mr. Angus McKay, as lessee, and the City of Vancouver.

10. Expanded Computer System

The Director of Finance and the Co-ordinator of Data Processing report as follows:

"On April 6, 1971 Council approved a report which in part recommended that the processor memory of the computer be expanded by 32,000 positions, and that a timing device be added to the computer.

At the time this proposal was presented to Council, IBM was the only supplier of processor memory in Vancouver. However in the last month two other manufacturers, Ampex and Fabri-Tek have entered this market, both offering a satisfactory product, at a price considerably lower than IBM. The Fabri-Tek product is available on a two year lease for $1,105 per month while the Ampex product leases for $1,060 per month. The City can save a considerable amount of money by obtaining the processor memory from Ampex rather than IBM, and instead of leasing the timer from IBM have the timer added to the present instalment contract with IBM. The annual savings resulting from this would be about $16,000 with a one time charge of about $700. The savings for the remainder of 1971 will be $8,500. Detailed costs are included in Schedule I, copies of which are circulated for information.

. . . Cont'd.

Clause No. 10 (Cont'd.)

Since the Ampex processor memory is a new product and may have reliability problems, there is a possibility that we will have to ask IBM to supply the memory as originally planned. Because of this possibility the Equipment Rental account (7030-308) should not be reduced until the September budget review.

We can realistically expect some maintenance problems but certainly not enough to offset the significant savings. There is a product sold by Software Design Inc. called GRASP which will significantly reduce the effect of any maintenance problems. This product is similar to a no charge product offered by IBM, but has the advantages of requiring considerably less disk and processor memory and provides much more information to assist in scheduling the work through the computer. GRASP rents for about $375 per month. If the City rents this product, the annual savings will be reduced to $10,800 and the 1971 savings reduced to $5,600.

In the April 6, 1971 report, the Co-ordinator of Data Processing and Systems also indicated that he expected a new computer system to be announced shortly and that it was likely that that new system would reduce the City's computer costs. The expected announcements have been made, and it appears that the new system is less expensive than the present system. The Co-ordinator will be reporting to Council shortly on this matter.

Recommendations:

The Co-ordinator of Data Processing and Systems recommends that commencing August 1, 1971

(a) the IBM lease contract for IBM memory and the IBM timer be cancelled,

(b) the City order 32,000 positions of processor memory from Ampex of Canada at a monthly cost of $1,060 including maintenance, subject to contract approval from Corporation Counsel,

(c) the IBM timer be added to our present purchase contract at a one time cost of $164 and a monthly cost of $65 thereafter,

(d) that the GRASP program be leased from Software Design Inc. at a monthly cost of about $375."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be adopted.

FOR ADOPTION SEE PAGE(S) 244, 245

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JUNE 25, 1971

RECOMMENDATION

1. Salary and Classification Review - One NEW Temporary Position, Clerk of Works, Department of Permits and Licenses.

The Director of Personnel Services reports as follows:

"By resolution of City Council (April 20th, 1971) the establishment of a new temporary position was approved in conjunction with the construction of the Provincial Court Building subject to appropriate classification by the Director of Personnel Services. The City Building Inspector advises me that the position will be required for a period of approximately 20 months.

The incumbent will act as the City's representative on the construction of the new Provincial Court Building in terms of inspecting the various phases of construction to ensure that material and workmanship comply with acceptable standards and that the work is performed in accordance with the plans and specifications. He may also assist in liaison work in connection with the alteration work in the Public Safety Building. It is emphasized that the incumbent must be able to work under a minimum of direct supervision but it will be expected that he provide considerable feedback to superiors concerning construction progress.

The work generally falls within the scope of what is required for a 'Clerk of Works' in the construction industry. I have, therefore, prepared a new class specification entitled 'Clerk of Works', Class No. 492-2, which is circulated, for approval. I recommend that this position be rated at Pay Grade 24 and that the probationary period be one year.

I further recommend that advance authority be granted to fill this position at any step of the pay range. This will not affect any other salaries.

The Director of Inspections advises me that the incumbent will be required to travel to and from the various construction office locations during the course of his duties and I therefore request that an Auto Allowance be provided.

The annual recurring cost of this proposal which is approximately $12,000 per year has been provided for with the funds set aside for the construction of the Provincial Court Building.

The Director of Inspections is in agreement with the recommendations of this report. The Business Manager of the Municipal and Regional Employees Union agrees with the recommended classification of the position but disagrees with both the provision of a full five step salary range and with the stipulation in the class specification that the incumbent provide an automobile as a condition of employment."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One NEW Temporary Position	Clerk of Works Pay Grade 24($758-905) - 1st half 1971 ($772-922) - 2nd half 1971	When Adopted and to continue for approximately 20 months (March, 1973)

. . . Cont'd.

Clause No. 1 (Cont'd.)

YOUR BOARD

RECOMMENDS

(1) that the above recommendations of the Director of Personnel Services be adopted;

(2) that Class Specification No. 249-2, "Clerk of Works", be adopted as submitted;

(3) that an Auto Allowance on a regular basis be established for this position.

FOR ADOPTION SEE PAGE(S) 245

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 9, 1971

RECOMMENDATION

1. Classification and Salary Review - Seven Positions, City Clerk's Department.

The Director of Personnel Services reports as follows:

"As requested by Mr. R. Thompson, City Clerk, I have conducted a review of the duties and responsibilities of seven stenographic, secretarial and typing positions in his Department's Office in the City Hall. Certain staff changes are being proposed by the Administrative Analyst and these plus my own findings and recommendations are detailed below.

(a) Clerk Typist II (P.M. Sharp) (Temporary Position)

The incumbent of this position is responsible for receiving, filing and indexing such papers as legal documents, maps, reports, special studies, investigations, financial statements, by-laws, general correspondence and other similar materials and searching for information as requested by civic staff and officials. In addition, Mrs. Sharp types letters, cards, forms and other materials, maintains simple records, assists in collating reports and minutes for presentation to the City Council, and performs other related clerical work. The Administrative Analyst recommends that this position be made permanent; the Director of Personnel Services recommends that the classification of the position remain at its present level of Clerk Typist II, Pay Grade 9.

(b) Clerk Stenographer II (D.J.L. Misiere)

The work of this position includes receiving, sorting and stamping incoming mail to the City Clerk's Department; taking dictation: and typing by-laws, Board of Administration reports, agendas, minutes of a Standing Committee of Council, letters and other materials. In addition, the incumbent participates in the collation and distribution of printed materials for members of Council and other officials, and obtains necessary signatures on legal documents. This work is accurately described by the class specification for Clerk Stenographer II, consequently no change in classification is recommended.

(c) Clerk Stenographer II (W.L. Richards)

The incumbent of this position is responsible for answering general enquiries directed to the City Clerk's Office, taking messages, or referring the caller to the appropriate department, civic staff member, or outside organization; typing Board of Administration reports, letters, minutes of meetings and similar materials; stamping, distributing and filing Authorization Minutes and preparing files for meetings of other staff members. She also receives and acknowledges petitions for local improvements and notifies the petitioners of deficiencies in the petitions, as for example, insufficient signatures. In addition, Mrs. Richards maintains a record of outgoing correspondence and performs miscellaneous clerical duties.

At present the position involves some stenographic functions, however, the Administrative Analyst has proposed that this component of the work be transferred to other employees. Consequently, I recommend that the position be reclassified from Clerk Stenographer II to Clerk Typist II, Pay Grade 9, effective when adopted. The classification of the other staff members to be assigned the stenographic work will not be affected.

. . . Cont'd.

Clause No. 1 (Cont'd.).

(d) Clerk Stenographer II (M.I. Abbott)

This employee performs a variety of clerical, typing, and stenographic duties in the City Clerk's Office. She types requisitions for advertisements submitted by other departments, such as notices of meetings of the Board of Variance and Court of Revision on local improvement matters, delivers the typed requisitions to the Purchasing Agent's office, and maintains simple records of advertisements placed. Other functions include completing requisitions for office supplies as these are required; taking dictation; typing correspondence, agendas, and minutes of meetings; and preparing files for other staff members attending meetings. These duties and responsibilities are accurately described by the corresponding class specification for this position, consequently, I recommend that the classification be confirmed at its present level of Clerk Stenographer II.

(e) Clerk Stenographer II (Vacant)

The work of this position includes taking dictation, typing agendas, minutes and reports of Standing Committees of Council, the Official Traffic Commission, Courts of Revision on local improvements, and 'In Camera' Council meetings, typing letters; indexing Council minutes and Board of Administration reports; and performing other clerical work as required. The Administrative Analyst is proposing that the emphasis of this position be changed to provide more continuity in the stenographic and typing staff of the City Clerk's office. The incumbent would function in a greater "back-up" capacity to the Secretary to the City Clerk, and would be fully capable of assuming the latter's duties in case of absence. In view of these proposed changes, I would recommend that the position be reclassified as Clerk Stenographer III, Pay Grade 13 ($472-563) effective when adopted.

(f) Clerk Stenographer II (B.E. Davis)

The work of this position includes typing Board of Administration reports and general correspondence, making bookings of meetings in the committee rooms and maintaining the related records, and typing and mailing notices of upcoming meetings to committee members and others. The incumbent also participates in gathering and compiling data for the City's Municipal Year Book and typing the draft copy. under supervision. In addition, Miss Davis assists in providing secretarial services for the Aldermen, which work includes answering enquiries or taking messages, taking and transcribing dictation and filing. These duties and responsibilities are substantially at the level of a Clerk Stenographer II; no adjustment in classification or salary is recommended.

(g) Secretary to the City Clerk (L.E White)

The incumbent of this position supervises seven subordinate staff members engaged in various typing, stenographic, filing and related clerical functions in the City Clerk's Office. Mrs. White is responsible for ensuring that printed materials to be presented to the City Council are properly typed, assembled, and distributed to members of Council and others concerned; that Council minutes are sent out to civic departments; and that those concerned with or affected by Council decisions are duly notified. The incumbent also takes and transcribes dictation of Council minutes, and other materials; answers varied enquiries from civic officials, members of the general public, and persons from other organizations; and makes preparations for the appearance of delegations and groups before Council, as required. The Administrative Analyst and the City Clerk propose that certain additional functions be transferred to this position to better meet the needs of the office. These include the preparation of draft agendas for Council meetings for subsequent submission to the City Clerk and Deputy City Clerk for approval, and greater responsibility for the supervision of typing and stenographic staff. In view of these changes, I recommend that the salary for this position

. . . Cont'd.

Clause No. 1 (Cont'd.)

be upgraded from Pay Grade 14 to Pay Grade 16, effective when adopted. I have also revised Class Specification No. 018 (Secretary to the City Clerk) to reflect these changes and am submitting it for adoption.

Two other positions in the City Clerk's Office (one Clerk Stenographer II and one Clerk Stenographer III) are still under review and will be reported on separately at a later date.

The estimated recurring annual cost of these proposals at 1971 rates and including fringe benefits will be approximately $6,880. The Comptroller of Accounts advises that the additional funds for 1971 (approximately 5 1/2 months) estimated at $420. are available within the 1971 Departmental Budget. (The Temporary position of Clerk Typist II has already been budgeted for through 1971).

The City Clerk and the Business Manager of the Municipal and Regional Employees Union are both in agreement with these recommendations."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
P.M. Sharp	Clerk Typist II P.G. 9($398-472) (Temporary Position)	Clerk Typist II P.G. 9($398-472) (Permanent Position)	When adopted
W.L. Richards	Clerk Stenographer II P.G. 10 ($416-491)	Clerk Typist II P.G. 9($398-472)	When adopted
One Vacant Position	Clerk Stenographer II P.G. 10 ($416-491)	Clerk Stenographer III P.G. 13 ($472-563)	When adopted
D.J.L. Misiere M.I. Abbott B.E. Davis	Clerk Stenographer II P.G. 10 ($416-491)	No Change	
L.E. White	Secretary to the City Clerk P.G. 14 ($491-585)	Secretary to the City Clerk P.G. 16($537-643) ($585-643)*	When adopted

*Effective range under Personnel Regulation 160-1 (a)

Your Board RECOMMENDS

(a) That the foregoing recommendations of the Director of Personnel Services and Administrative Analyst be adopted;

(b) That the Class Specification for Secretary to the City Clerk (No. 018) as revised by the Director of Personnel Services be adopted.

(Copies circulated for the information of Council)

2. Automobile Allowance in Connection with Simulation Study of the Urban Structure

The Director of Finance reports as follows:

"As Council is aware, the City is engaged in the Simulation Model Project with the University of B.C. and the Greater Vancouver Regional District.

A member of the Planning and Civic Development Department is responsible for much of the co-ordination and collection of City data for the Study. This requires numerous trips to the University and occasional trips to visit other agencies participating in the Study. Owing to the frequency of these trips, their duration and the times they occur, it is impractical to use a City car. The average mileage per month is approximately 200 miles, which it is considered should be a direct charge against the Study.

It is therefore recommended that, in accordance with Section 25-2 of Personnel Regulations and Procedures, Mr. Peter George be granted a mileage allowance at the usual 11¢ per mile, (the rate for intermittent usage) while engaged on this Study and that this amount of approximately $22.00 per month be charged to the Simulation Study appropriation AC7095/1120."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

3. Leave of Absence With Pay - Mr. George Shields, Engineering Dept.

The City Engineer reports as follows:

"Mr. George Shields, who is a paraplegic, is employed as a Junior Fire Alarm Operator in the Electrical Division of the Engineering Department. Last week he attended the Canadian Wheel Chair Games in Montreal on his own time. On July 6 he was notified that he had been chosen as part of the team to represent Canada in the Pan American Wheel Chair Games in Jamaica from July 15 to July 24, 1971.

Mr. Shields has made considerable personal effort in the competitions and has achieved a high degree of recovery from his injuries received while acting as a Fire Fighter. His success in the field of sports is representative of the achievements that he has made in adapting to his duties as a Junior Fire Alarm Operator.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions.

A similar recommendation was made in October 1970 concerning a member of the Fire Department who participated in the Handball Championship held in Dublin, Ireland. At that time the Fire Chief recommended leave of absence with pay for seven working shifts to allow the Fire Fighter to participate. Council on October 6, 1970 adopted the recommendation.

The City Engineer recommends leave of absence with pay for 10 days (July 15 to July 24, inclusive) be granted Mr. George Shields to allow him to participate in the Pan American Wheel Chair Games. The Fire Chief has agreed that Mr. Harold Stamnes, a member of the Fire Department and a trained Fire Alarm Operator can be provided to relieve Mr. Shields for the duration of the leave of absence.

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 245

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 9, 1971

RECOMMENDATIONS

1. Vesting Order
4570 and 4556 Joyce Street

The Supervisor of Property and Insurance reports as follows:

"On May 5th, 1970, City Council approved the expropriation of the W 7 ft. and the E 144' of Lots 3 and 4 S½, Block 102, D.L.'s 36 and 51, these portions being required in connection with a scheme of subdivision of adjacent City and privately-owned lands. Said scheme of subdivision was approved in principle by City Council on May 20th, 1969, and relates to an area West of Boundary Road between 29th and Monmouth Avenues.

Lot 3, known as 4570 Joyce Street, is a single lot, 82.5' x 264', zoned RS-1, improved with a one storey frame dwelling. The net size of this lot after taking the required portions will be 82.5' x 113'.

The owners of Lot 3 were offered the total sum of $5,329.50 for loss of land, made up as follows:-

W 7' (577.5 sq. ft. @ $1.00 per sq. ft.)	=	$ 577.50
E 144' (11,880 sq. ft. @ $.40 per sq. ft.)	=	$4,752.00
		$5,329.50

Lot 4 S½, known as 4556 Joyce Street, is a single lot, 41.25' x 264' in size, zoned RS-1, improved with a 1½ storey frame dwelling. The reduced parcel will have a net size of 41.25' x 113'.

The owners of Lot 4 S½ were offered total compensation of $2,664.75 for loss of land, made up as follows:-

W 7' (288.75 sq. ft. @ $1.00 per sq. ft.)	=	$ 288.75
E 144' (5,940 sq. ft. @ $ .40 per sq. ft.)	=	$2,376.00
		$2,664.75

As these owners refused to accept the City's offers and further negotiation failed to produce a settlement, arbitration proceedings became necessary and a Board of Arbitration was duly constituted.

Under date of January 13th, 1971, the Board of Arbitration made a majority award whereby the owners were allowed the sums of $5,329.50 and $2,664.75, respectively, being the amounts the City had offered previously. The City was awarded the costs of the proceedings.

By letter dated June 29th, 1971, the City Solicitor advises in part as follows:-

"I have requested the owners to convey to the City the portions of their lots required for the above purposes but they have refused to comply.

To bring these matters to a conclusion it appears that applications for vesting orders will be required and I would be obliged if you would advise our Board of Administration of the present impasse with the object of obtaining authority for such applications to be made."

Cont'd...

Clause 1 Cont'd

It is noted that until the City obtains title to these portions of property, the new plan of subdivision cannot be registered and the installation of new services in the area as well as ultimate sale of new sites will be further delayed.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Urban Renewal Scheme 6
Sale of Streets and Lanes

The Supervisor of Property and Insurance reports as follows:

"On January 12th, 1971, Council approved the closing of portions of streets and lanes within the area of Urban Renewal Scheme 6, these closed streets and lanes to be subdivided with the adjacent property. Closure of these streets and lanes has now been completed and allowances has been made for the dedication of these portions required by the City Engineer for streets.

Provision is made under the Urban Renewal Scheme 6 Federal Agreement for payment by the Urban Renewal Partnership to the City at the rate of 69 cents per sq. ft. for City-owned lands required for the Scheme. The sum due to the City is as follows:

Partnership to Acquire from the City

Streets and lanes	- 140,556 sq. ft.
Less: portions for dedication to the City	- 22,333 sq. ft.
	118,223 sq. ft. @ 69 cents = $81,573.87

Central Mortgage and Housing Corporation officials concur with these figures. The Senior Government's share is $40,786.94, that of the Provincial Government, $20,393.47, and the City's share, $20,393.46, provided for under the Scheme 6 Agreement.

RECOMMENDED that the foregoing credit to the City for streets and lanes be approved and applied to Account Code 4812/17 - Capital Asset Sales."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd...

3. Lease in the Dick Building
1490 West Broadway

The Supervisor of Property and Insurance reports as follows:

"Reference is made to a Board of Administration report of March 5th, 1971, approved by Council, March 9th, 1971, wherein term leases varying from one to five years were granted to 8 tenants out of a total of 15, the remainder of tenants continuing on a month-to-month rental basis.

In all cases, market rentals were established on a basis of an overall net 10% return on the estimated market value of the property.

Application has now been received from a monthly tenant, Miss M. Jones of Rooms 5 and 6, for a 2-year lease commencing July 1st, 1971. The rental to continue on the basis of $96.00 per month, plus a proportionate share of any tax increase over the base year of 1971, thus conforming with rates and term leases already established.

RECOMMENDED that effective July 1st, 1971, Rooms 5 and 6 of the premises known as 1490 West Broadway, Lots 1 & 2, Block 351, D.L. 526, be leased to Miss M. Jones, for a 2-year term at a rental of $96.00 per month, plus a proportionate share of any tax increase over the base year of 1971."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Advance Purchases for Britannia Community Services Centre

The Supervisor of Property & Insurance reports as follows:

"This office has recently received enquiries from four of the property-owners located in Stage 1 of the proposed Britannia Community Services Centre Site concerning the possible sale of their properties to the City at this time. These parties suggest that negotiations for the acquisition of their properties be commenced immediately rather than awaiting the signing of official agreements between the three levels of Government.

It is noted that Stage 1 as presently defined lies adjacent to the Easterly end of the present school site. By letter dated May 19, 1971, per copy attached, Mr. D. L. Pritchard of the School Board indicates that the School Board is anxious to proceed with the elementary school portion of this project at the earliest possible date and requests that these lands be acquired as soon as the project is approved.

The following memo, dated June 16th, 1971, has been received from Mr. H. W. Pickstone, Asst. Director, Civic Development:

> "Following our discussion yesterday, I can confirm that in my view it would be reasonable to make advance purchases where owners come forward and offer voluntary sales in the site originally designated as the elementary school site in the Britannia Community Services Centre area (Lots A, B, C, 3-8, and 17-20, Block 38 & Lots 8A exc. 5', D & 6, Blk. 28, D.L. 264A).

Cont'd...

Clause 4 Cont'd.

The consultant working with the Britannia Planning Advisory Committee has been instructed that because of the great urgency in proceeding with the plans and development of the elementary school he should take its location as one of the fixed items in the plan and it is intended that the design of the actual building will begin before the completion of the outline plan for the whole project. In the event that the school is located on another part of the site or for some other reason is not constructed where indicated, this area is still very strategically located for an early part of the construction on the Centre.

Advance purchase therefore seems warranted from the point of view of the project and in fairness to those people who wish to sell as soon as possible."

In view of the foregoing, it is recommended that the Supervisor of Property and Insurance be authorized to negotiate for the acquisition of private properties in proposed Stage 1 of the proposed Britannia Community Services Centre on the initiative of owners, and that the necessary funds for these purchases be advanced from the Urban Renewal Fund."

Your Board recommends the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Cancellation of Sale of Lot
Situated N/S 50th Avenue in Champlain Heights

The Supervisor of Property and Insurance reports as follows:

"On May 4th, 1971, City Council approved the recommendation of the Supervisor of Property and Insurance that Lot 35, D.L. 339, Plan 13659, Group 1, N.W.D., situated N/S 50th Avenue in Champlain Heights, be sold to Dinis Correia Amado and Maria Do Ceu Amado, for $14,000.00 on City terms, subject to a 5 foot public utility easement over the easterly boundary of the property.

Mr. Amado now states that at the time of purchase, he was not aware of any easement on the property, and that had he been in possession of this knowledge, he most certainly would not have submitted his offer to purchase.

A map of the subdivision is displayed at the counter of the Property and Insurance Office which indicates easements, however, after discussing the situation with Mr. Amado, there is a reasonable possibility that he did not understsnd the map or that it was not clearly explained to him."

Your Board endorse the recommendation of the Supervisor of Property and Insurance to Council that the sale be cancelled and a refund of all monies be made.

6. Sale of City Lands in Block 56, D.L. 541
to the Federal Governement - Bounded by Georgia,
Robson, Hamilton and Homer Streets

Your Board submits the following report of the City Engineer, Corporation Counsel and Supervisor of Property & Insurance dated June 25, 1971 respecting sale of City lands in Block 56, D.L. 541 to the Federal Government - bounded by Georgia, Robson, Hamilton and Homer Streets:

Cont'd...

Clause 6 Cont'd.

"Council, on April 6, 1971, in dealing with the sale of City-owned lands in Block 56, D.L. 541 to the Federal Government, adopted the following Recommendations:

(i) A registrable deed be issued by the City to the Crown for Lot 7, Lots 18 & 19, Lot 20 except South 7 feet thereof, Lots 25 & 26 and Lots 28 to 34 inclusive, all in Block 56, D.L. 541.

(ii) That an agreement satisfactory to the Corporation Counsel be entered into with the Crown, wherein the sum of $750,000.00 be accepted as an advance and forming part of the total consideration or compensation for all interests of the City in the aforementioned lands and preserving for the City its full rights for compensation under the Expropriation Act SC 1969-1970, Chap. 41, and in the event of dispute the matter be settled by the Exchequer Court.

The Crown has now advised that in the proposed agreement between the Crown and the City that no reference has been made to the lane in the block in respect to the City closing and stopping it up and conveying it to the Crown.

It is RECOMMENDED:

(a) Subject to the Crown being the owner of all the parcels in Block 56, D.L. 541 the City will, upon written notice by the Crown, close and stop up the lane in Block 56 and deliver to Canada a deed to the lane.

(b) The Crown to undertake to bear all the costs of closing out the lane in Block 56 including the elimination of the lane entrances and the carrying through of the curbs and sidewalks on Georgia and Robson Streets, the removal or cutting off of the existing utilities in the lane, the provision of alternative utility works caused by the lane closure, which includes alternative utility works to serve Block 66 to the south and the re-routing of fire alarm and traffic control facilities - all to the City Engineer's satisfaction.

(c) If the Crown elects to commence construction within the block before the Crown has obtained vacant possession of the lands occupied by No. 1 Firehall Station, namely Lots 28 to 34 inclusive, and the Crown's construction works cuts off municipal or utility facilities which now serve the Firehall from the lane, the Crown to undertake to pay the costs of providing alternative temporary facilities to the Firehall to the City Engineer's satisfaction.

(d) The sum of $750,000 to be accepted by the City as an advance and forming part of the total consideration or compensation for all interests of the City in the block, shall be an advance in respect to both the City-owned lots and the lane in the block preserving for the City its full rights for compensation under the Expropriation Act SC 1969-1970 Chapter 41 and in the event of a dispute, the matter to be settled by the Exchequer Court."

Your Board

RECOMMENDS the foregoing report of the City Engineer, Corporation Counsel and Supervisor of Property & Insurance be adopted.

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 6)

INFORMATION AND CONSIDERATION

7. Resident Tenants and Owners
Provincial Courts Complex Site & FP 19
- Single Men's Hostel Site

The Supervisor of Property and Insurance reports as follows:

"Reference is made to letters dated May 7th, 1971, addressed to His Worship the Mayor and City Council from Mr. Paul Kuxhausen, Secretary, Residents of Gastown and the Rev. Glen W. Baker, Secretary, Downtown-Eastside Clergy Association, enclosing a report concerning present residents of the above sites. All members of City Council have received a copy of this report.

Following is a summary of progress to date with respect to each of these projects:

Provincial Courts Site - Blk. 5, D.L. 196, bounded by Powell Street, Gore Avenue, Cordova Street and Main Street.

On November 25th, 1969, City Council confirmed the selection of this site and directed the Supervisor of Property & Insurance to negotiate for the acquisition of the lands in this block.

Negotiations proceeded on the basis that all acquisitions were to be completed and vacant possession of all buildings obtained by December 31st, 1970, on the assumption that construction of the new building would commence in early 1971. It has since been determined that development of the site is to proceed in two stages. The new building is to be located on the westerly end of the block and Lots 25 to 27 on Powell St., Lot 1 to 10 on Main Street and Lots 11 to 17 on Cordova Street will be required for the principal stage of development. The Building Inspector has indicated that this portion of the site is to be clear of buildings by October 31st, 1971.

As to the balance of the block, Lots 18 and 19 at the N.W. corner of Cordova Street and Gore Ave. (a former service station) are to be used for relocating existing police parking on Lots 13 to 15 and it has been ascertained that Lots 20 to 24, combining approximately 144' frontage on Powell Street, will not be required until September, 1972 for the second stage of development which includes parking and landscaping.

In January, 1970, an initial inspection was made of all living accommodation in the block. It was found that some 350 persons were occupying 325 rental units. This total included approximately 290 single men, 20 single women, 15 married couples and 10 children. It was also found that most of the tenants were either pensioners or welfare recipients and more than 50% were of Chinese origin.

Since that time, 135 of the original 350 occupants have moved voluntarily, some 10 or 12 of these being placed in public housing through the B. C. Housing Management Commission. Approximately 120 people remain in the easterly portion of the block fronting Powell Street as aforesaid. In the critical westerly portion of the block, some 95 occupants remain as follows:

228 Powell Street	- 4 storey masonry building	- 40
230-234 Powell Street	- 2 storey frame building	- 35
238-242 Main Street	- 2 storey frame building	- 15
261 E. Cordova Street	- 1 storey frame dwelling	- 5
		95

Cont'd...

Clause 7 Cont'd.

As aforementioned, the target date for clearance of the westerly portion of the block is October 31st, 1971. It is hoped that a considerable number of tenants will have relocated on their own volition by that time.

It is noted that as a matter of procedure, this office has listed the names of all tenants in the block as and when the co-operation of landlords could be obtained. Tenant listings have been forwarded to the B. C. Housing Management Commission and a few persons placed in public housing. However, in the main, the City has left it to tenants to find other quarters on their own. There appears to be an ever-increasing demand that the City become more deeply involved in re-housing those being displaced by public projects.

Single Men's Hostel Site — Lots 10 to 16, Block 57, D.L. 196
S/S 400 Block E. Cordova Street

On January 19th, 1971, City Council instructed the Supervisor of Property and Insurance to negotiate for the acquisition of the above properties as a site for a Single Men's Hostel to be developed by Federal-Provincial authorities.

This proposed development will require the removal of 7 frame dwellings, one of which was uninhabitable and has been demolished recently. Four of these houses (on Lots 10, 13, 14 and 16) are owner-occupied. Another (on Lot 12) is operated by a Chinese group as a society house. The remaining dwelling (on Lot 11) is owned by an adjacent commercial firm and is occupied by tenants.

Indications are that the resident owners and the Chinese group will be purchasing other properties elsewhere. It is anticipated that tenants will follow the owners in most cases. Should this transpire, it would leave only 6 people, as noted following, to be relocated on their own initiative or with the help of the City:

452 E. Cordova Street (Lot 11) - 2 married couples
466 E. Cordova Street (Lot 14) - 2 single men

It is noted that 4 additional single men, who occupied rooms in 466 E. Cordova St., have vacated voluntarily since acquisition of this property by the City. The City also owns vacant Lot 15 and is concluding the purchase of Lot 10.

The names of all parties still resident in the properties comprising the site are being forwarded to the B.C. Housing Management Commission.

The Director of Planning and Civic Development reports it is anticipated that the Hostel project will be commenced late this year and be completed for occupancy by the end of 1972. It is clear, therefore, that it cannot contribute to the rehousing of persons displaced from Phase I of the Provincial Courts development scheduled to commence on November 1, 1971."

Your Board

Submits the foregoing report to Council for INFORMATION and CONSIDERATION.

Cont'd...

Board of Administration, July 9, 1971 . . . . . (PROPERTIES - 8)

RECOMMENDATIONS

8.(a)Sales:
Champlain Heights

RECOMMENDED that the following sale by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 38, Blocks 1 & 8, D.L. 339, Plan 13659
Situated in Champlain Heights, S/E Corner
48th Avenue and Tyne Street, Zoned: RS-1,
Specified Use - Church Site

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS
Salvation Army, Mnt. Pleasant Corps.	38	362' x 142'/158 approximately 1.37 acres	$100,000.00	City Terms & 9%

CONDITIONS

(i) Property is above grade on 48th Avenue and subject to a bulkhead agreement.

(ii) Subject to a public utility easement over the southerly portion, per Plan #LF5309.

(iii) The purchaser shall grant to the City an option to repurchase at the net sales price in the event that construction of a church has not commenced on the site within two years from the date of sale.

(iv) The date of sale to be the date of Council's approval.

8.(b)Sales: Residential
Champlain Heights

RECOMMENDED that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lots 22, 23 & 24, D.L. 339, Plan 13659
Situated S/S 49th Avenue East of Tyne

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS
Coffey & Struve Enterprises Limited	22	43.5' x 120'	$12,700.00	City Terms @ 9%
Coffey & Struve Enterprises Limited	23	43.5' x 120'	$12,700.00	City Terms @ 9%

8(c) Sales: Residential

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot 1, Block 6, D.L. 314, Plan 14018
N/S 50th Avenue bet. Dunbar & Collingwood Sts.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS
Miklos Horvat & Veronika Horvat	1	70' x 146'	$21,500.00	City Terms @ 9%

FOR ADOPTION SEE PAGE(S) 246

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 15, 1971, in the No. 1 Committee Room, at approximately 12:10 p.m.

PRESENT: Deputy Mayor Adams in the Chair
Aldermen Bird, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome
Alderman Calder
Alderman Linnell (On Leave)

CLERK TO THE COUNCIL: M. James

Report of Standing Committee of Council on Planning and Development, July 15, 1971

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the report of the Standing Committee of Council on Planning and Development of this day's date be adopted.

- CARRIED

The meeting adjourned at approximately 12:12 p.m.

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 15, 1971

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room on Thursday, July 15, 1971, at 10:20 a.m.

PRESENT: Alderman Bird, Chairman
Aldermen Adams, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome
Alderman Calder
Alderman Linnell (On Leave)

CLERK: M. James

The Minutes of the meeting of June 17, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

I Strathcona Rehabilitation Program

The Director of Social Planning/Community Development, acting as Chairman of the Strathcona Working Committee, prefaced the report of that Committee with the following:-

"The SWC is comprised of representatives from the Province, Central Mortgage & Housing Corporation (CMHC), Strathcona Property Owners' and Tenants' Association (SPOTA) and three City officials, Director of Finance, Director of Planning and Civic Development and Director of SP/CD. Six meetings of the SWC were held in April and May to try and reach consensus on the main items of the Strathcona Rehabilitation Program still under consideration.

City Council meeting February 16, March 9 and March 30 1971 outlined conditions under which the City would participate in the Strathcona Rehabilitation Program. The SWC has reached a consensus on five program items which vary from the conditions outlined by Council and on three other items not previously dealt with by Council. They are listed by heading below:

1. Items Covered by Council Resolutions

(1) Zoning
(2) Grant-Loans (Amount, Conditions, Areas of Application, Retroactivity and Other Related Aspects)
(3) Engineering Services (Degree of Improvement, Scale of Relief to Property Owners' Share of Local Improvements)
(4) Administration (Includes Expenses for SPOTA Members and Advisors to SPOTA)
(5) Interim Nature of the Project

2. Items Not Covered by Council Resolutions

(1) City-owned Lands and Their Disposal
(2) Lands Required for Public Purposes
(3) Agreement to Implement the Program

/continued ...

Clause I Continued

Agreements have been reached in the SWC on all other items considered to date and which are to be included in the City's application to the Province and CMHC for financial assistance, under Provincial and Federal Housing Acts, to implement the proposed Strathcona Rehabilitation Program. These agreements are found in the minutes of SWC meetings, concluding with the May 29 meeting, copies of which are available. City representatives on the SWC wish to seek guidance from Council on the above eight (8) items prior to further Committee meetings."

Mr. Harry Con, President of the Strathcona Property Owners and Tenants Association, spoke to the Committee and advised of that Association's comments as follows: The Association agrees in principle with the recommendations of the Strathcona Working Committee, with the exception of -

the matter of zoning;

the matter of the grant/loan formula application and restrictions;

that the rehabilitation was undertaken with the view to a specific "lifetime" and the Association felt there should be no "lifetime".

Mr. Con also pointed out that this report did not, and the Association felt that it should, deal with the matter of the connector between the Georgia Viaduct and Highway 401, the implications of the Gastown beautification, and the matter of the relocation of Fire Hall Number 1 in the Strathcona area.

Mr. K. Ganong (Central Mortgage and Housing Corporation) and Mr. J.E. Brown (Province of B.C.), who were members of the Strathcona Working Committee representing the Federal and Provincial Governments, were present and spoke to the Committee on various points as they were discussed.

Mr. Con made reference to his letter dated June 18, 1971, which suggested amendment to the grant/loan schedule, and to his letter of June 25, 1971, which commented on each of the sections reported on. Copies of both these letters were supplied to all members of the Committee.

The Board of Administration under date of July 2, 1971, submitted a report prepared by the Director of Social Planning/Community Development, the Director of Planning and Civic Development, and the City Engineer which contained eight specific areas of concern, divided into two groups as follows:-

" 1. Items Covered by Council Resolutions

(1) Zoning
(2) Grant-Loans (Amount, Conditions, Areas of Application, Retroactivity and Other Related Aspects)
(3) Engineering Services (Degree of Improvement, Scale of Relief to Property Owners' Share of Local Improvements)
(4) Administration (Includes Expenses for SPOTA Members and Advisors to SPOTA)
(5) Interim Nature of the Project

/continued ...

Clause I Continued

2. Items Not Covered by Council Resolutions

(1) City-owned Lands and Their Disposal
(2) Lands Required for Public Purposes
(3) Agreement to Implement the Program"

In view of the format of the report, the Committee agreed to consider the items seriatim with discussion on each.

ITEMS COVERED BY COUNCIL RESOLUTIONS

(1) Zoning

Council previously advised the members of the Working Committee as follows:-

> "No change from existing RM-3 zoning which permits a range of residential development, including conversions, and would allow owners not wishing to rehabilitate to sell at values related to this zoning; rehabilitation to extend life of buildings about 10 to 20 years as originally proposed by the Working Committee considered appropriate. However, Working Committee to report back on possibility of limiting height of apartments."

The Working Committee advised that discussions to date suggested rezoning to RT-2, which permits low-rise apartments up to 0.75 F.S.R. to ensure that new uses are compatible with the existing family environment. The Director of Planning and Civic Development orally reported that the natural redevelopment of this area, in general, would be to a level consistent with RM-3 zoning, and in the report he advised:-

> "The RT-2 zoning would limit the development potential of the lands, (including 64 lots owned by the City).
>
> An alternative could be (CD-1) Comprehensive Development District with controls generally in accordance with the (RM-3) Schedule plus a height control. This would set an effective maximum F.S.R. at about 1.4 (as compared with a maximum for high rise buildings of about 1.85), and limit the possibility of overshadowing houses retained and rehabilitated."

Your Committee discussed the matter and

RECOMMENDS, following the execution of agreements to implement the Strathcona Rehabilitation Program, that the Director of Planning and Civic Development make application for rezoning of the parts of the area, being the Strathcona Rehabilitation Study area, now zoned RM-3 medium density multiple dwelling district, to RT-2 two-family dwelling district.

---

(2) Grant-Loans

Council had by previous action advised of the following position on this matter:-

/continued ...

Clause I Continued

Council Position

(a) Amount and Conditions

Maximum grant-loan (City interest-free loan of 25%; grant from Province 25%; and from C.M.H.C. 50%)	$3,000
Matching amount from owner (In cash $1,000 plus $2,000 borrowed, possibly from C.M.H.C. at preferential interest rate)	$3,000

Applicable to single family dwellings and conversions, for owners who have occupied the premises for minimum of three years.

The advance by the City would be administered as a charge against the property over a period to be determined (3 to 5 years) at no interest (subject also to the legal position of the City permitting this).

The repayment instalments would carry the usual form of penalty and interest for late payment or non-payment as defined by the City Charter and By-laws.

The application of this principle to Strathcona to be considered an experiment only, not committing the three levels of government to the same policy for other areas.

The 75% contribution by the Federal and Provincial Governments would be forgiven in proportion to that part of the City's share paid off at any time. Grant fully recoverable if property sold within three years.

(b) Standards

Not set out in detail. To be generally consistent with an extended life of buildings of 10 to 20 years.

(c) Administration

The Council's position on the administration of grants and loans and their eligibility regulations as expressed by resolution (In Camera) of March 9, 1971 is that it would prefer this aspect of the rehabilitation project being in the hands of C.M.H.C., which has the necessary organization. "

The Director of Social Planning/Community Development, as Chairman of the Strathcona Working Committee, noted discussions on the matter of grant/loans formula in the Committee, and reported the following from the Strathcona Working Committee for your Committee's consideration:-

"Trend of Discussions in Committee to Date

(a) Grant-loans to owners of single family and two family dwellings and conversions whether occupied by owner or not, related to income as in following table:

/continued ...

Clause I Continued

Cost of Work	Annual Income of Owner				
	$6,000 or less	$7,000	$8,000	$9,000	$10,000 or more
	Amount of Grant-Loan (GL) Owner's Contribution (OC)				
$	$	$	$	$	$
3,000(max)	3,000(GL) Nil(OC)	2,250(GL) 750(OC)	1,500(GL) 1,500(OC)	750(GL) 2,250(OC)	Nil(GL) 3,000(OC)
2,000	2,000(GL) Nil(OC)	1,500(GL) 500(OC)	1,000(GL) 1,000(OC)	500(GL) 1,500(OC)	Nil(GL) 2,000(OC)
1,000	1,000(GL) Nil(OC)	750(GL) 250(OC)	500(GL) 500(OC)	250(GL) 750(OC)	Nil(GL) 1,000(OC)
500(min)	500(GL) Nil(OC)	375(GL) 125(OC)	250(GL) 250(OC)	125(GL) 375(OC)	Nil(GL) 500(OC)
	(GL=100%)	(GL=75%)	(GL=50%)	(GL=25%)	(GL=[illegible])

Income defined as:

The income of the owner for the purpose of assessing the amount of grant-loan applicable shall be gross income derived from all sources by the family head during the 12-month period immediately preceding the date of the application for a grant-loan including investment income, wages, commissions, fees, annuities, all forms of social assistance such as Canada Pension Plan benefits, Unemployment Insurance benefits, plus:

(i) 100% of spouse's investment income or social assistance benefits;
(ii) 50% of spouse's gross wages or earnings;
(iii) 25% of gross income received from boarders;
(iv) 50% of gross income received from roomers;
(v) any other form of income which in the opinion of the Strathcona Rehabilitation Committee should be considered as income but excluding life of medical insurance benefits and family allowance benefits;
(vi) in exceptional situations the interpretation of family income shall be determined by the Strathcona Rehabilitation Committee.

Applicable to all owners including absentee owners. For owner-occupiers, applicants required to have been in occupancy before April 1, 1971. For rented premises, increases in rent to be restricted to proven increases in operating costs. Grant-loans, less that part of the City's 25% loan already repaid, to be recoverable if property sold within five years.

(b) Grant-Loans to owners of apartment buildings containing three or more dwelling units up to a maximum of $1,000 per dwelling unit with no contribution required from owner. Rent increases to be restricted to proven increases in operating costs.

(c) Grant-loans to be made available to owners who wish to demolish dilapidated buildings and construct new houses.

/continued ...

Clause I Continued

(d) Retroactivity

Work undertaken since April 1, 1970 to be considered for eligibility for grant-loans, on the basis that some owners have started work in anticipation of the program.

(e) Standards

Grant-loans only approved when the total grant-loan, plus owners contribution, is sufficient to bring the property up to acceptable standards of health and safety. For this purpose "N.H.A. Minimum Property Standards for Existing Residential Buildings" and applicable City By-laws will govern.

(f) Definition of Rehabilitation

In this program, rehabilitation shall include:

(i) Renovation and repair to existing residential buildings.
(ii) Demolition of sub-standard sheds, garages, fences and similar structures.
(iii) The demolition and reconstruction of a sub-standard residential building as determined by the Committee.
(iv) Extensions that are necessary to bring a residential building to the minimum space standards of the National Building Code.

Rehabilitation shall not include a conversion by the addition of sleeping, housekeeping, or dwelling units and/or extensions which might exceed the definition contained in (iv).

The application of a grant-loan towards demolition and reconstruction of a sub-standard building was included on the basis that this would assist in general rehabilitation of the area.

The proposed broadening of the program from the City Council's position, as indicated above, is based on the philosophy that rehabilitation should apply throughout the area and therefore all residential buildings should be considered and that the amount of the grant-loans should be related to incomes on the principle of giving greatest aid to those with lowest incomes. The restriction on rent increases is proposed to minimize hardship to low income tenants."

Mr. Ganong advised your Committee that from the date of the signing of the agreement to implement the Strathcona Rehabilitation Program, applicants would have two years to apply, and would be allowed three years from the date of their application being granted, to have the rehabilitative work done.

On the matter of grant/loans the Director of Planning and Civic Development submitted the following comments:-

The principal implications for the City are:

(a) The City would be getting into the areas of "means tests" and "rent controls" since the City is proposed to be responsible for the administration of the project.

(b) The application of grant-loans towards demolishing dilapidated houses and the construction of new houses could create the situation of new houses with a life expectancy of 50-60 years being encouraged in an area presently zoned, and anticipated as being redeveloped for medium-density multiple dwellings within a considerably shorter time.

/continued ..

Clause 1 Continued

Whether the principles of relating grant-loans to incomes and the consequent required income investigation, and of restriction of rent increases are accepted by the City or not, it is increasingly clear that it would be highly desirable to have this part of the rehabilitation project handled by C.M.H.C., which presently administers programs involving such matters.

The City's position on sharing of administrative costs related to grants and loans as expressed in the Council resolution of February 16, 1971 which adopted recommendations of the Standing Committee on Planning and Development of February 4, 1971 is that the City would contribute 25% of administrative costs, other than those respecting loans and grants, this being based on the Committee's recommendations that loans and grants and their administration be the responsibility of the Federal and Provincial Governments.

At its meeting on March 9, 1971 when it agreed to participating by way of 'grant-loans', the Council still expressed itself in favour of C.M.H.C. handling the administration of this aspect.

It is concluded therefore that if the City agrees to broadening the program, as indicated above, all aspects relating to the administration of grant-loans should be handled by C.M.H.C."

The Board of Administration on the topic of grant/loans commented as follows:-

" YOUR BOARD note that the very elaborate Grant-Loan system has been introduced by CMHC on the basis of need, the variations proposed being considered more equitable than the equal matching system originally proposed.

YOUR BOARD recommends strongly to Council that this only be accepted if the administration of means tests and rent controls are administered by CMHC Officials, who are familiar with this form of administration, with the cost being chargeable to the project and the City bearing their share. It is just as reasonable for CMHC to deal with this aspect of expertise in the same way that the City of Vancouver will be handling all services in the area.

YOUR BOARD further recommend that the Grant-Loan system for new houses as per Subsection (2)(f)(iii) be not approved since it is contrary to the philosophy of Limited Rehabilitation, which the whole system was intended to introduce.

The giving of Grant-Loans to absentee landlords and for multiple dwellings has been introduced so that rehabilitation can be encouraged throughout the area.

No comment is offered on this departure from Council's previous instructions. "

Your Committee discussed this general topic at length with the representatives of S.P.O.T.A. and the two senior levels of government and

RECOMMENDS that the grant/loans formula, as shown at the foot of page 3 of the Board of Administration report dated July 2, 1971 on the subject of Strathcona Rehabilitation Program, be approved, and

FURTHER RECOMMENDS that Council advise the senior levels of government that it strongly favours the administration of grant/loans by Central Mortgage and Housing Corporation on a cost sharing basis with the other partners, and

/continued ...

Clause I Continued

FURTHER RECOMMENDS that the grant/loans be not available to new owner-occupied homes or to vacant land, and

FURTHER RECOMMENDS that the following -

"and the same time limitations shall apply"

to sub. (iii) of (f) in (2) in the section of the report of the Board of Administration dated July 2, 1971 entitled 'Strathcona Rehabilitation Program' dealing with "Grant/Loans", and

FURTHER RECOMMENDS that the following be added to the second last paragraph on page 4 of the above-noted report -

"provided, however, that rehabilitation shall include such additions if, after determination by the Committee, such additions are required for the family of the owner where such dwelling is self-occupied and for family use only; under no circumstances shall any addition be allowed if it is to be used as rental accommodation."

(3) Engineering Services

It was noted that Council on March 30, 1971, accepted as a guiding principle that engineering services be improved or provided to a degree appropriate to the zoning and the anticipated extended life of the rehabilitated properties.

The Director of Social Planning/Community Development advises of the following which reflects the position of the Strathcona Working Committee:-

"The City Engineering Department gave the Committee a very rough estimate of $2.25 million for upgrading the surface works (pavements, walks and lighting) to multiple dwelling standards and renewal of any underground services not likely to last for at least ten years. When rezoning to RT-2 was proposed, the Engineer indicated that servicing to a residential (RT-2) standard would be somewhat less costly but no estimate was given.

In view of the proposed rezoning to RT-2, and with the desire to share the total available funds among the several facets of the program, the sum of $2.0 million was suggested to provide Engineering Services to an RT-2 Standard.

In view of the anticipated contribution of 75% of the cost of the works from the senior governments, it was considered that the property owners in Strathcona should be given 75% relief from local improvement charges (i.e. that they should pay one-quarter of what they would normally pay)."

The Director of Planning and Civic Development indicated:-

"If the area is rezoned to CD-1 as a variation on RM-3, or if rezoning to RM-3 at the end of the 10 to 20 year extended life of the existing dwellings is at all likely, then servicing to a multiple dwelling standard at this time would be advisable, especially in view of the narrow margin between the Engineer's rough estimate of $2.25 million and the figure of $2.0 million, which the City Engineer confirms as a rough estimate for servicing to an RT-2 standard.

In areas of Redevelopment Project 2 and in Urban Renewal Scheme 6, where the senior governments are contributing to the cost of works, the City has provided that the property owners' share of local improvements should be one-half of what it would normally be. (This is described as '50% Urban Renewal Relief'.) In adopting this relief, Council instructed that recommendations of the relief to be given in other Urban Renewal areas be brought forward.

/continued ...

Clause I Continued

Council may consider giving property owners the 75% relief favoured by the Committee on local improvements in this program. The owner of a lot with 25 foot frontage, zoned for multiple dwelling use (RM-3), would normally pay about $60 per year for pavement and lighting or, with 75% relief, about $15 per year. If the zoning were RT-2 the corresponding figures would be about $25 per year, or $6 per year with 75% relief.

Even if the proposed rezoning to RT-2 is approved, it is suggested that re-introduction of the RM-3 zoning after the 10 to 20 year extended life of the rehabilitated buildings is not unlikely. This would be well within the life of the engineering works, and therefore services should be installed to an RM-3 standard in any event."

The Board of Administration advises:-

" YOUR BOARD concurs with this conclusion and recommends servicing to an RM-3 standard, and recommends further that if the costs exceed the amount available within the rehabilitation program, the additional cost be borne by the City. The rough estimates indicate this might be in the region of $250,000."

Your Committee discussed this aspect of the program, and

RECOMMENDS that underground works be provided to a standard appropriate for RM-3 zoning, and that surface works be referred to the Board of Administration for report back to Council, and

FURTHER RECOMMENDS that Council accept the 75% relief for property owners for local improvement charges, and that the total expended for these works not exceed $2,000,000.

(4) Administration

Under this general heading the report dealt with three separate aspects -

1. Field office and field staff;
2. Working Committee: Expenses for S.P.O.T.A. members and advisors;
3. Staff: method of appointment.

The following is an extract from the report containing the information submitted by the Director of Planning and Civic Development, the Working Committee, and the Board of Administration:-

" Field Office and Field Staff

(1) Council Position

The Field Office and Field Staff, listed in Section 3.(1) & (2) of the Board of Administration report of March 26, 1971 are acceptable to Council, but this is understood to be subject to the staff administering grants and loans not being City employees.

(2) Trend of Discussions in Committee to Date

Field Office and Field Staff generally as noted above are acceptable with the assumption that some of the employees may be C.M.H.C. staff members assigned to the project.

/continued ...

Clause I Continued

(3) Implications for the City, Possible Variations, and Conclusions

Some of the implications for the City have been noted in Section 2(3) above. It has been the view of other representatives on the Committee that the field staff would assist owners through all the steps relating to the rehabilitation process, e.g. a rehabilitation counsellor would advise an owner of the general appropriateness of his rehabilitation proposals, having particular regard to the needs to bring the structure up to acceptable standards of health and safety, a financial advisor would assist in relating the owners means to the probable costs, a draftsman/cost estimator would prepare such plans and specifications needed to obtain bids for the work and rehabilitation inspector would check the property for suitability for the proposed type of rehabilitation and for adequacy of the work done.

It is concluded that if the field staff were City employees, they would be involved in the type of work described above in addition to the income investigations and rent increase investigations referred to in Section 2 (3) above. Experience has shown that it is not sound for local government to get itself into areas of advice to homeowners on property improvements and developments. As noted earlier, it is highly desirable that the administration of all aspects of the grant-loan program be administered by C.M.H.C. staff."

YOUR BOARD concurs with the conclusions of the Director of Planning and Civic Development and recommends that the cost to C.M.H.C. of this administration be charged to the project."

After discussion of this matter, your Committee

RECOMMENDS that, provided the City of Vancouver through its employees is not put in the position of advising property owners on the matters of private property and incomes, the City of Vancouver accept the views of the other representatives and the Working Committee as reported in the above extract in Section (3).

In dealing with Sub-Sections (2) Working Committee: Expenses for S.P.O.T.A. Members and Advisors, and (3) Staff: Method of Appointment, your Committee

RECOMMENDS the adoption of -

Payment of an honorarium of $25.00 per member, up to a maximum of three, for each meeting attended, with a maximum allowance of $3,000.00 of project funds to be allocated for this purpose.

and -

Payment of a maximum of $100.00 per meeting for up to two professional advisors, (i.e. $50.00 per advisor) with a maximum allowance of $3,000.00 of project funds for this purpose.

and

FURTHER RECOMMENDS that normal procedures be followed in the appointment of City staff in this rehabilitative program.

/continued ...

Clause I Continued

THE FOLLOWING SECTION OF THIS REPORT DEALS WITH THREE ITEMS REPORTED ON BY THE WORKING COMMITTEE WHICH WERE NOT COVERED BY COUNCIL INSTRUCTIONS

1. City-owned Lands

The Committee noted that the City on September 30, 1969, withheld from sale 64 city-owned lots in the Strathcona area pending the development of a revised scheme. The Director of Planning and Civic Development in the report noted as follows:-

" Having regard to the Council's previous resolutions and the Federal Minister's insistence that there be one committee (consisting of S.P.O.T.A.; City; Province and C.M.H.C. representatives) for the Strathcona program, discussions by this Committee on the disposal of the City lands would appear to be not unreasonable. The City, however, like any other owner, would be free to dispose of its lands at the time considered most appropriate, and for the type and degree of development permitted by the By-laws. The procedure for disposal of the lands would be subject to Council approval, as for other City lands. Use of City-owned lands for other purposes, e.g. small parks must be subject to normal City procedures.

The lot dimensions are predominantly 25' x 122'. There are 22 single lots; 9 groups of 2 lots each; and 6 groups of 3 or more lots. Generally the larger parcels should be sold for multiple development. The disposal of the single lots, which can only be developed with single family dwellings, should be studied further.

It is concluded therefore that all lots should continue to be withheld from sale until it has been established whether a rehabilitation program will proceed. The Council may wish to confirm authorization to its official representative (or representatives) on the Strathcona Rehabilitation Committee to discuss the disposal and development of these lands, but the authorization for disposal of these lands at the appropriate zoning must remain with City Council. "

The Board of Administration recommended the conclusions of the Director of Planning and Civic Development. Your Committee

RECOMMENDS the adoption of the conclusion of the Director of Planning and Civic Development, with a review of this situation six months after the signing of an agreement between the four parties to implement the rehabilitation program.

2. Lands Required for Public Purposes

In connection with the lands required for public purposes in the Strathcona area, the report contained the following:-

" MacLean Park Extension

(1) City Council Position

Lots 21-38 and Lot A, Block 76, D.L. 181, half a block on the north side of Keefer Street between Heatley and Hawks Avenues have been approved by the City and Parks Board for extension of MacLean Park. This park extension is in 'Table II' of the 1971 park purchase program, and not therefore subject to acquisition at this time except for 'protective purchasing' which would be exercised if development permit applications were made.

/continued ...

Clause I Continued

(2) Trend of Discussions in Committee to Date

Oppose purchase of private property for park extension and propose discussions between S.P.O.T.A. and Park Board regarding the necessity and desirability of extending MacLean Park.

(3) Implications for the City, Possible Variations, and Conclusions

School and park needs are being reviewed as a further check on additional acreage requirements. In the meantime, it is suggested that the City might confirm its present position that it will, if necessary, exercise a 'protective purchasing' function, using City funds only.

The Council and the Park Board should be aware that if rehabilitation is permitted on this land the park extension may be delayed indefinitely. This designated park extension cannot be changed until it is clearly demonstrated that it is not required and the Council and Park Board have agreed to any change.

It is concluded therefore, that in the meantime, no applications for rehabilitation grant-loans should be accepted within this area."

Your Committee

RECOMMENDS that any action on lands required for public purposes be deferred and the Board of Parks and Public Recreation and the Board of School Trustees be asked for comment in connection with this matter at the earliest opportunity.

Under the same general heading, "Lands Required for Public Purposes", the report contained the following on the matter of the connection of the Georgia Viaduct with Highway 401:

"Street Requirements: Connection from East End of Georgia Viaduct to Highway 401

(1) City Council Position

The connection should follow a south-easterly direction across False Creek Flats to the B.N.R. 'Cut'.

(2) Trend of Discussions in Committee to Date

Oppose the purchase of residentially developed land in the Strathcona area and use of urban renewal funds for this purpose.

(3) Implications for the City, Possible Variations, and Conclusions

Present (June) consultants' proposals show only minimal acquisition and clearance for highway purposes within the Strathcona area. The residents should be aware that every effort is being made to minimize acquisition of residential property, and that final decision is not possible at this time. (Note local representation on Committee guiding the consultants).

As for the MacLean Park extensions, applications for rehabilitation grant-loans should not be accepted in the area likely to be needed for this use."

YOUR BOARD concurs with the conclusions of the Director of Planning and Civic Development and recommend their approval by Council. "

/continued ...

Clause I Continued

Your Committee

RECOMMENDS that this matter be deferred and brought to Council's attention at the same time as the report expected on this matter from the consultants presently studying the alignment of this connection.

After considering the various items brought forward in the Board of Administration report dated July 2, 1971 re the Strathcona Rehabilitation Program, your Committee

RECOMMENDS that the City enter into agreements to implement this rehabilitation program as per the recommendations made in this report by your Committee, and

FURTHER RECOMMENDS that previous actions of Council on the matter of instructions or statements of policy re Strathcona rehabilitation which are inconsistent with the recommendations of this report be amended.

II Strathcona Rehabilitation Program
Consultants' Claim for Pre-Contract
and Post Contract Costs

Submitted to the same meeting of your Committee was a report of the Board of Administration dated July 8, 1971 on the Strathcona Rehabilitation Program - Consultants' Claim for Pre-Contract and Post Contract Costs. The report advised that Birmingham and Wood, the consultants engaged by S.P.O.T.A., had incurred certain pre-contract and post contract costs which were not discharged with the $20,000 payment to the consultants.

Your Committee considered the matter and the comments of the Corporation Counsel and the Director of Social Planning/Community Development as Chairman of the Strathcona Working Committee, and

RECOMMENDS that this matter be referred to Council after receiving details on these pre-contract and post contract costs from the firm of Birmingham and Wood and the Board of Administration.

III Strathcona Rehabilitation Program -
Legal Aspects

Under date of July 12, the Board of Administration submitted for information a report of the Corporation Counsel dealing with the legal aspects connected with the Strathcona Rehabilitation Program and in agreement.

Your Committee

RECOMMENDS that the report of the Board of Administration dated July 12, 1971, entitled "Strathcona Rehabilitation Program - Legal Aspects" be received.

The meeting adjourned at approximately 12:10 p.m.

FOR ADOPTION SEE PAGE(S) 318

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams (10:15 a.m.), Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence)
Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT There were present in the Council Chamber students visiting from Japan, under the direction of Miss Brandt and Mrs. Smith.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated July 13, 1971, be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting dated July 15, 1971, be adopted, after reiterating in the record that this project is innovative and on an experimental basis.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Phillips,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

MOVED by Ald. Broome,
THAT the Council agree to a change in order of the Agenda to allow consideration of a Board of Administration report on the question of fire protection to Mitchell and Twigg Islands.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Fire Protection:
Mitchell and Twigg Islands

The Board of Administration, under date of July 26, 1971, submitted the following report:

"The City of Vancouver has received a request from the Corporation of the Township of Richmond to provide fire protection to Mitchell and Twigg Islands during the closure of Twigg Island Bridge for repairs from 8:00 A.M. Tuesday, July 27, 1971 until 8:00 A.M. Wednesday, August 11, 1971.

This service was provided during June, 1970, after a fire damaged the bridge, with Richmond agreeing to pay for the service on the basis of actual costs incurred plus a surcharge for Administration purposes.

The Fire Chief recommends the Vancouver Fire Department again provide service for Mitchell and Twigg Islands with Richmond paying for actual costs incurred plus a charge for Administration purposes, during the period requested, or such longer period as may be necessary in this case."

MOVED by Ald. Broome,
THAT the recommendation of the Fire Chief, contained in the foregoing report of the Board of Administration, be approved.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

1. Grant Request:
Neighbourhood Services Association

A representative of the Neighbourhood Services Association appeared in support of a grant request in respect of children and youth services. A brief was filed in support.

After due consideration it was,

MOVED by Ald. Rankin,
THAT this whole matter be deferred for consideration by Council in two weeks time and in the meantime the information submitted to Council on the application be furnished to the Director of Social Planning/Community Development for report back with recommendations, to the next regular meeting.

- CARRIED

(While the foregoing matter was under consideration, on motion of Council, a short deferment took place to allow a representative of the Social Planning/Community Development Department to be present and answer questions.

A motion by Alderman wilson to defer the matter to the end of the day was lost).

2. 1st Avenue and Rupert:
Change Retail Store to Restaurant
Cedarhurst Properties Limited

On June 8th, when considering a Board of Administration report respecting proposed change of retail store to restaurant: 1st Avenue and Rupert Street, the Council approved the proposal that the Technical Planning Board approve a development permit application, if filed, to permit the requested expansion of the restaurant for a limited initial period of two years only.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

1st Avenue and Rupert Street:
Change Retail Store to Restaurant (cont'd)

A letter has since been received from Mr. W. Street, on behalf of his client, Ray's Kitchen, being the tenant, asking that the limitation on the development permit be lifted in view of the capital investment required to carry out the extensive renovation to the restaurant portion.

MOVED by Ald. Phillips,
THAT the action of Council under date of June 8, 1971, be amended by removing the two year limitation placed upon this development permit.

- CARRIED

The Council agreed to request the Board of Administration to consider the CD-1 zoning at this location with a view to a change being made to more appropriate zoning in respect of such neighbourhood developments.

REPORT REFERENCE AND UNFINISHED BUSINESS

3. Major Sewerage and Drainage Projects 1971-76

After hearing a report explanation from the City Engineer and Commissioner Bunnell of the Greater Vancouver Sewerage and Drainage District, it was,

MOVED by Ald. Broome,
THAT Clause 9 of the report of the Board of Administration (Works and Utility matters), dated July 9, 1971, in regard to this matter, be adopted.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

B. Rezoning Application: Horner Developments Ltd.
Foot of Angus Drive

After receiving a report explanation from the Assistant Director, Civic Development, and considering the report of the Board of Administration dated July 20, 1971 on the matter of rezoning application by Horner Developments Ltd. respecting low density mutiple housing development at the foot of Angus Drive, it was,

MOVED by Ald. Broome,
THAT the following four recommendations be approved and the rezoning applications involved be referred to a Public Hearing for further consideration:

1. A development concept be approved for both the Horner Developments Ltd. and City-owned lands.

2. The rezoning application of Horner Developments Ltd. be referred to a Public Hearing after consideration by the Town Planning Commission.

3. The Director of Planning and Civic Development make application to rezone the 12.5 acres of City-owned land east of Angus Drive from RS-1 and M-1 Districts to a CD-1 District; the application to be referred to the same Public Hearing following consideration by the Town Planning Commission.

4. The necessary by-law amendments be prepared.

- CARRIED

UNFINISHED BUSINESS (cont'd)

4. P.S. Ross Reports and Reorganization of Provincial Court Department

The Council further considered Board of Administration report dated June 25, 1971, in the matter of P.S. Ross Reports and Reorganization of Provincial Court Department, from which the following recommendations are extracted:

1. This report be received and tabled for a period of two weeks to enable the Municipal and Regional Employees' Union to consider the report.

2. Further, that the following recommendations be subsequently adopted at Council's Meeting of July 13, 1971:

(a) the reports of P.S. Ross be received for information;

(b) the recommendations of the Administrative Analyst as outlined in this report and as detailed in Appendices to this report be adopted;

(c) the District Judge be authorized to institute the changes necessary to the re-organization in accordance with details in Appendix 'A'.

(d) The Director of Personnel Services complete the report to the Board of Administration on salary and classification changes, in accordance with Council resolution of July 22, 1969.

(e) The number of permanently established positions for the Criminal Court and Traffic Court section of the Provincial Courts be set at 92, including the seven Court Officers, and the total number of established positions of the Family Division be set at thirty (30) permanent established positions and one (1) part-time position as shown on Chart 4 and Chart 'A' of Appendix 'A' (no change in total number of positions).

(f) Mrs. June Bitzcal, Court Clerk II of the Court Clerk's Department be assigned for a period of six months to undertake the review of systems and procedures in the Court Clerk's Department, as outlined in this report; and a replacement position be established for a like period to cover the regular duties of the Court Clerk II position. The Comptroller of Accounts advises that the estimated cost for five (5) months in 1971 of approximately $3,700 can be provided from the Departmental Budget.

(g) One Court Officer II and six Court Officers I be transferred (together with applicable budget) to the establisment of the Police Department effective upon the adoption of this report. (Vancouver Board of Police Commissioners adopted this recommendation at their meeting of June 23, 1971.)

MOVED by Ald. Rankin,
THAT the foregoing recommendations be approved, with the exception of recommendation 1. already acted upon.

- CARRIED

(Appendices referred to are on file in the City Clerk's Office)

UNFINISHED BUSINESS (cont'd)

P.S. Ross Reports and Reorganization of Provincial Court Department (cont'd)

Pursuant to recommendation 2 (d) of the June 25th Board of Administration report, the Board submitted a report from the Director of Personnel Services on the matter of salary and classification changes from which the following summary of recommendations is extracted:

" SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
One New Position		Provincial Court Administrator P.G. 38 ($1445-1715)	When Adopted
W.W. Edwards	Court Clerk Provincial Court (Vancouver) P.G. 37($1380-1642)	Abolish	When Vacated
One New Position		Assistant Provincial Administrator - Courtroom Services P.G. 28($922-1104)	When Adopted
One New Position		Assistant Provincial Administrator - General Services P.G. 30($1013-1212) ($1060-1212)*	When Adopted
One New Position		Assistant Provincial Administrator - Family Division P.G. 26($843-1013) ($922-1013)*	When Adopted
M.P. Allen	Deputy Court Clerk Provincial Court (Vancouver) P.G. 30($1013-1212)	Abolish	When Vacated
H. Robson	Asst. Clerk of the Family Court P.G. 26($843-1013)	Abolish	When Adopted
All Positions	Court Clerk II P.G. 17 ($563-673)	Court Clerk I P.G. 17($563-673)	When Adopted
One Temporary Position	Court Clerk II P.G. 17($563-673) (Temporary)	Court Clerk I P.G. 17($563-673) (Permanent)	When Adopted
One New Position		Court Clerk III P.G. 22($705-843) ($772-843)*	When Adopted
P. Dickie R. Kitos D. Rose	Court Clerk II P.G. 19($616-735)	Abolish	When Adopted

cont'd....

UNFINISHED BUSINESS (cont'd)

P.S. Ross Reports and Reorganization of Provincial Court Department (cont'd)

One New Position		Court Recorder II P.G.15($517-616) ($616)*	When Adopted
J. Gillespie (previous incumbent) currently occupied by J.Bitzkal	Court Clerk II P.G. 17($563-673)	Clerk III P.G.17($563-673)	When Adopted
D. D'Altroy G. Foster D. Maihara	Court Clerk I P.G.13($472-563) Plus one extra pay grade for rotating shift work, as applicable	Asst.to Justice of the Peace P.G.13($472-563) Plus one extra pay grade for rotating shift work as applicable	When Adopted
T. Allan R. Monro	Court Clerk III (Traffic Courts) P.G. 19($616-735)	Justice of the Peace I P.G.19($616-735)	When Adopted
A. Kay	Court Clerk VI P.G. 27($883-1060)	Abolish	When vacated
C. Foster W. Townley	Court Clerk V P.G. 24($772-922)	Abolish	When Vacated
Two New Positions		Justice of the Peace I P.G.19($616-735)	When Adopted
W. Austin R. Ballam D. Mitchell H. Philbrook One Vacant Position	Court Clerk IV P.G.23($735-883) Plus $10 per month and one pay grade shift differential, as applicable	Justice of the Peace II** P.G.23($735-883) Plus $10 per mo. and one pay grade shift differential, as applicable	When Adopted
One New Position		Justice of the Peace III P.G. 25($806-965) ($922-965)*	When Adopted
One New Position		Enforcement Supervisor, Provincial Courts P.G.25($806-965)	When Adopted
W. Haines	Probation Officer - Enforcement P.G.25($806-965)	Abolish	When vacated
One New Position		Clerk VI P.G.24($772-922)	When Adopted
One New Position		Clerk IV P.G.19($616-735)	When Adopted
One Position (To be determined)	Clerk Typist I,II or III P.G. 5,9 or 13, respectively	Abolish	When Vacated

cont'd...

UNFINISHED BUSINESS (cont'd)

P.S. Ross Reports and Reorganization of Provincial Court Department (cont'd)

One New Position		Clerk IV P.G.19($616-735)	When Adopted
R.N. Urquhart (Temporarily filled by D. DeJong)	Clerk III P.G.17($563-673)	Abolish	When Adopted
D.K. Stevenson	Court Clerk II (Family & Children's Court) P.G.19($616-735)	Court Clerk - Justice of the Peace, Family Division P.G.19($616-735)	When Adopted
J.B. Howie	Court Clerk V P.G.23($735-883)	Asst. Supervisor, Family Division P.G.23($735-883) ($772-883)*	When Adopted
One New Position (Temporary for six months)		Clerk IV P.G.19($616-735)	When Adopted "

* Effective salary range under Personnel Regulation No. 160-1(a).
** One position of Justice of the Peace II to be abolished at a later date.

The Board of Administration recommends as follows:

"(1) that the foregoing recommendations of the Director of Personnel Services be adopted;

(2) that the following set of class specifications as revised or prepared (and re-numbered where necessary) by the Director of Personnel Services be adopted:

No. 030	Court Clerk I
030-1	Court Clerk II
030-2	Court Clerk III
030-3	Court Clerk - Justice of the Peace, Family Division
030-4	Assistant Supervisor, Family Division
031	Assistant to Justice of the Peace
031-1	Justice of the Peace I
031-2	Justice of the Peace II
031-3	Justice of the Peace III
032	Assistant Provincial Court Administrator, Courtroom Services
032-1	Assistant Provincial Court Administrator, General Services
032-2	Assistant Provincial Court Administrator, Family Division
032-3	Provincial Court Administrator
033	Enforcement Supervisor, Provincial Court
044-5	Court Recorder III

thereby replacing (where applicable) the following specifications and numbers in use under the old organization plan:

cont'd....

UNFINISHED BUSINESS (cont'd)

P.S. Ross Reports and Reorganization of Provincial Court Department (cont'd)

No.	029-1	Court Clerk I
	030	Court Clerk II
	030-1	Court Clerk III
	030-2	Court Clerk III (Traffic Courts)
	030-3	Court Clerk III (Family and Children's Court)
	031	Court Clerk IV
	032	Court Clerk V
	032-1	Court Clerk VI
	033	Deputy Clerk of the Magistrates' Court
	034	Clerk of the Magistrates' Court
	306	Assistant Clerk of the Family Court
	300	Probation Officer - Enforcement "

MOVED by Ald. Rankin,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

5. Old City Museum Building

The Council considered Board of Administration report dated June 23, 1971, which had been deferred to permit the hearing of delegations. Recommendations of the Director of Planning and Civic Development and the Board of Administration, contained in the report dated June 23, 1971, are quoted below:

Director of Planning:

"Council appoint an architect in accordance with normal procedures to prepare a detailed proposal for the alteration, repair and extension of the Old City Museum Building at Main and Hastings Streets for the use of the Health and Social Service Departments, bearing in mind the views of the Gastown/Chinatown Historic Area Advisory Board.

The Director of Finance be requested to report on the necessary financial arrangements to carry out the work."

Board of Administration:

"that the report of the Director of Planning and Civic Development be approved."

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

6. Replacement of No. 1 Firehall

In view of a request from the Strathcona Property Owners and Tenants Association for deferment, it was,

MOVED by Ald. Wilson,
THAT the matter of replacement of #1 Firehall be deferred further for a period of two weeks only at which time the Strathcona Property Owners and Tenants Association be given the opportunity of being heard.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Delegation Request: Proposed Tolls on Hudson Street Bridge

MOVED by Ald. Wilson,
THAT, pursuant to request from a Coordinating Committee regarding Hudson Street tolls, permission be granted for a delegation from representatives of this group to be heard by Council later this day.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Appreciation: Mr. Frank Watson

A communication was received from the Chairman of the Town Planning Commission expressing appreciation of the services of Mr. Frank Watson while a member of the Commission since 1951, and commending the City Council in appointing Mr. Watson to the Board of Variance which has caused his retirement from the Commission.

MOVED by Ald. Sweeney,
THAT this communication be received and a suitable letter be forwarded to Mr. Watson in acknowledgment of his many years of excellent service as a member of the Town Planning Commission.

- CARRIED UNANIMOUSLY

3. Four Seasons Hotel Development

The Park Board, at its meeting on June 28th, passed the following motion on the Four Seasons Hotel project:

> "That the Park Board respectfully suggest to City Council that as the validity of the Four Seasons Hotels re-zoning bylaws are being challenged in Supreme Court, that the developers would be well advised not to spend any further monies on the project until results of the Court action are known".

MOVED by Ald. Broome,
THAT the communication from the Park Board containing the aforementioned resolution be received.

- CARRIED

4. Search and Rescue Facilities

MOVED by Ald. Wilson,
THAT the communication, dated July 5, 1971, from the Minister of National Defence, in answer to the Council's resolution expressing concern regarding search and rescue facilities on the British Columbia west coast, be received for information: the Government's position being outlined in the letter.

- CARRIED

5. Amchitka Nuclear Blast

A communication was received from the President of the Vancouver and District Council of Churches advising of resolution opposing the proposed Amchitka nuclear blast and urging Vancouver take action to impress all levels of government, including the United States, of the position of the citizen of Vancouver.

MOVED by Ald. Wilson,
THAT this communication be received for information.

(amended)

MOVED by Ald. Broome, in amendment,
THAT the following words be added to the motion of Alderman Wilson:

> 'and that the Council forward a letter to the Secretary of State for External Affairs supporting the position of this organization'

- CARRIED

The motion, as amended and reading as follows, was put and CARRIED:

> 'THAT this communication be received for information and that the Council forward a letter to the Secretary of State for External Affairs supporting the position of this organization'.

COMMUNICATIONS OR PETITIONS (cont'd)

6. Delegation Request: Unemployed Citizens Welfare Improvement Council

A request was received from the Unemployed Citizens Welfare Improvement Council for an opportunity to appear before Council later this day in respect of social assistance matters.

MOVED by Ald. Wilson,
THAT the delegation be heard.

- CARRIED

7. Tenders: Site #10 (Champlain Heights Competition)

A communication was received from Mr. L.J.E. Genner. Architect, advising that, through a misunderstanding, part of his competition documents were submitted to the City Clerk's office shortly after the deadline hour of 9:30 a.m., Monday, July 26, 1971, although all the documents were in the City Hall at the Planning Department by the required time. The Architect requests, particularly since the tender is on a fixed price contract, that his tender be considered with the other documents.

MOVED by Ald. Broome,
THAT this tender be considered with the other tenders received.

- CARRIED

8. Aquarium Visit: Auditorium Managers' Convention

His Worship the Mayor, on behalf of the Centennial Committee, advised approval has been given to expenditure of the sum of $200 for the purchase of tickets to the Aquarium for the wives and children of the members attending the International Auditorium Managers Convention to be held in Vancouver, July 26th.

MOVED by Ald. Bird,
THAT this action be endorsed and the money charged to 'Revenue Surplus from Prior Years'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. General Report, July 23, 1971

Works and Utility Matters

Tender for Painting Steel Poles and Attachments (Clause 4)

The Board of Administration advised of tenders received for painting steel poles and attachments and submitted a tabulation in connection therewith, showing the lowest bid received was from Kootenay Decorators Ltd., a non-union firm, at a price of $31,705.74. The tender provides the City may increase or decrease the amount of work done at the unit prices and since the funds in the appropriation are not sufficient to cover the work the units will be reduced to match the funds.

MOVED by Ald. Adams,
THAT the low bid of Kootenay Decorators Ltd. be accepted, subject to contract satisfactory to the Corporation Counsel.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration, (Works and Utility matters), dated July 23, 1971, Clauses 1, 2, 3, 6 and 7 be adopted and Clauses 5 and 8 received for information.

- CARRIED

Pedestrian Overpass:
Cassiar Street and Highway 401

Alderman Hardwick proposed as follows in respect of the pedestrian overpass: Cassiar Street and Highway 401:

'Whereas the acquisition of private property will delay the construction of the overpass, that the Board investigate a relocation of the ramp on the West side of Cassiar Street to turn south adjacent to the City Park'.

His Worship the Mayor directed the matter to the Board of Administration for consideration.

Social Service and Health Matters

Chronic Drunkenness Offenders in
Vancouver City Jail

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Social Service and Health matters), dated July 23, 1971, regarding chronic drunkenness offenders in Vancouver City Jail, be referred to the Standing Committee on Health and Welfare.

- CARRIED

MOVED by Ald. Wilson,
THAT the report from the Vancouver Detoxification Centre Society, under date of July 26, 1971, be referred also to the Standing Committee on Health and Welfare.

- CARRIED

Harbours and Parks Matters

Crystal Pool Replacement

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Harbours and Parks matters), dated July 23, 1971, re Crystal Pool replacement, be adopted.

- CARRIED

Building and Planning Matters

Grain Elevator:
2700 block Wall Street (Clause 1)

MOVED by Ald. Broome,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated July 23, 1971, be adopted;

FURTHER THAT the Board of Administration be instructed to continue to press for a satisfactory solution to this matter, and His Worship the Mayor, or his Council nominee, pursue the matter also at the appropriate political level.

- CARRIED

(for further action on the report of the Board of Administration, Building and Planning matters, see pages 14 to 17 inclusive)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, July 23, 1971 (cont'd)

Licenses and Claims Matters

Sale of Dogs from City Pound (Clause 1)

The Board of Administration reported on the prevailing situation regarding sale of dogs from the City Pound. It is pointed out impounded dogs are held for 72 hours to allow owners time to claim. After a further 24 hours, the Faculty of Medicine is permitted to purchase the dogs for $1.00. Vancouver residents are permitted to purchase dogs for $5.00, plus the current license fee. Non residents pay $6.00 and no license fee. The proposal made at a previous Council meeting allowing bona fide organizations to purchase animals for $1.00, as is the case for the Faculty of Medicine, could result in an increase in the dog population and in the number of complaints resulting therefrom, as well as certain administrative problems.

MOVED by Ald. Phillips,
THAT the price for the purchase of dogs from the City Pound be set at $5.00 in all cases and that the additional holding period be changed from 24 to 48 hours.

- CARRIED

Complaints regarding Dogs
Running at Large (Clause 2)

The Board of Administration reported on complaints received as a result of dogs running at large. Certain suggestions have been made by the complainants and these are dealt with in the report, including staff to give improved Pound service. The recommendation is made that an increase be approved in the impounding charge and in the boarding rate.

MOVED by Ald. Rankin,
THAT there be no increase in the impounding fee for licensed dogs but the impounding fee for unlicensed dogs be increased to $15.00;

FURTHER THAT the boarding fees remain as at present.

- CARRIED

(It was agreed that if the Council action was not satisfactory to Mr. Eckersley, he would be given the opportunity of appearing as a delegation as requested.)

Payment of Minor Claims (Clause 3)

MOVED by Ald. Wilson,
THAT Clause 3 of the report of the Board of Administration (Licenses and Claims matters), dated July 23, 1971, be adopted.

- CARRIED

Claim: Canadian Pacific Railway Company
(Clause 4)

MOVED by Ald. Broome,
THAT the Council deny liability in connection with this claim.

- LOST

MOVED by Ald. Bird,
THAT Clause 4 of the report of the Board of Administration (Licenses and Claims matters), dated July 23, 1971, be adopted.

- CARRIED

During the morning a short recess was observed, followed by an 'In Camera' meeting. The Council then continued in open session and recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M.. His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder (Leave of Absence)
Alderman Linnell (Leave of Absence on account of illness)

DELEGATIONS

1. Hudson Street Tolls

Mr. Barry Mather, M.P., supported by Mr. Allan Williams, M.L.A., appeared before the Council on behalf of a Committee made up of representatives of segments of the Lower Mainland community and all levels of government concerned about the proposed placing of tolls on the Hudson Street bridge, now under construction. A supporting brief was filed, dated July 26th, urging Council to join in asking to have the Government decision respecting tolls, reconsidered.

MOVED by Ald. Broome,
THAT the matter of opposition to the proposed tolls be endorsed in principle and the general question, including the submission from the delegation, be referred to the Standing Committee on Transportation.

- CARRIED

2. Unemployed Citizens Welfare Improvement Council - Social Assistance Matters

A representative of the Unemployed Citizens Welfare Improvement Council appeared in support of 12 requests in respect of social service recipients and applicants. A brief was filed in support.

The Board of Administration, under date of July 26th, submitted the report of the Assistant Director, Financial and Administrative Services of the Social Service Department, explaining the Department's position in respect of these various requests of the organization, as well as commenting on the problems generally.

MOVED by Ald. Adams,
THAT the Director of Welfare Services be requested to submit a written report to the Standing Committee on Health and Welfare with respect to the various requests made by the organization.

- CARRIED

(Alderman Rankin informed the Council he had called a Standing Committee meeting for this purpose on Thursday, August 12)

At this point the Council observed a short recess.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Building and Planning Matters (cont'd)

Temporary Short Take-Off and Landing Strip and Helicopter Landing Site (Clause 3)

In regard to the request from the Abbotsford International Airshow Society for the operation of a temporary short take-off and landing strip in the False Creek Flats area East of Main Street and a temporary helicopter landing site on the roof of the Main Post Office building, it was,

MOVED by Ald. Bird,
THAT the Council express its approval of the issuance of this development permit, subject to approval of the Ministry of Transport and the obtaining of the various administrative approvals required.

- CARRIED

Drive-In Restaurants: McCan Franchises Limited (Clause 4)

The Board of Administration submitted a report of the Director of Planning and Civic Development upon a request on behalf of McCan Franchises Limited for permission to appear as a delegation to discuss by-laws which restrict the development of 'carry out' restaurants. The Director of Planning sets out the present policy and a suggested course of action.

MOVED by Ald. Bird,
THAT the present policy of Council on the matter be communicated to the organization with advice that if it is still desired to appear before Council, arrangements will be made accordingly.

- CARRIED

Approaches to Second Crossing of First Narrows (Clause 6)

The Board of Administration advised as follows:

' On June 15, 1971, Council passed the following motion:

"THAT the Board of Administration endeavour to arrange an appointment for His Worship the Mayor, the Chairman of the Finance Committee and Alderman Wilson to meet with the Premier of the Province in respect of the whole matter."

Your Board wrote to the Premier requesting a meeting with Council representatives pointing out that the most pressing matter concerning the Crossing is the fact that development permits are now being applied for on the alignment of the approaches that have been selected by the City Council, and that Council would like to discuss with the Premier the matter of a formula for protective purchasing to minimize ultimate costs of property acquisition on the approach alignment.

Your Board discussed the matter further with the Deputy to the Premier in an effort to arrange the meeting, as instructed by Council. The reply received from the Deputy to the Premier is circulated for the information of Council. The Act referred to in the letter contains the following section:

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Approaches to Second Crossing of First Narrows (Cont'd)

"A payment pursuant to this section shall be made only on a construction progress report, submitted to and approved by the Comptroller-General, relating to the works or use of the materials in respect of which it is proposed that the payment be applied."

If Council are prepared to accept the Premier's position in connection with funding the approaches, then it may wish to request the Premier to arrange meetings with the Federal Minister of Transport, since it is understood that any approach from the municipal level must be made through the Provincial Government. If such meetings are arranged, Council could then request that the shortfall of $14 million be made up by way of a grant from the Federal Government.

Your Board submits the foregoing for the CONSIDERATION of Council'

MOVED by Ald. Wilson,
THAT the whole matter be referred to the present Committee which is studying this subject;

FURTHER THAT His Worship the Mayor take direct action at the political level in respect of the matter.

- CARRIED

Georgia Street between Granville and Seymour Streets: Proposed Rezoning CM-2 to CM-3 (Clause 7)

The Board of Administration submitted a report of the Director of Planning & Civic Development, and the Corporation Counsel on an application to rezone Georgia St. between Granville and Seymour from CM-2 to CM-3, i.e. Lots 1-9 and 34-40, Block 53, D.L. 541. The Director of Planning and Civic Development comments on the application and asks guidance from Council before processing.

The applicant has requested a delegation be received by the Council.

After due consideration, it was,

MOVED by Ald. Adams,
THAT the Director of Planning and Civic Development be instructed not to process the application until such time as evidence of the support or agreement of the property owners is forthcoming;

FURTHER, in the event that such evidence is not forthcoming within 30 days of notification of the applicants, that the application be declined and the fees returned.

- CARRIED

(Aldermen Hardwick, Rankin and Sweeney recorded in the negative)

MOVED by Ald. Phillips,
THAT the motion of Alderman Adams be tabled for two weeks in order that the delegation may be heard as requested.

- LOST

(The motion of Alderman Adams was put and carried)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Christ Church Cathedral
Historic Site (Clause 8)

The Board of Administration submitted a report on a communication from Mrs. Vivian Say asking the preservation of Christ Church Cathedral. Comments of the Director of Planning and Civic Development are set out in the report.

MOVED by Ald. Adams,
THAT no further action be taken on this communication.

- CARRIED

Housing Committee Brief:
Federation of Canadian Municipalities
(Clause 9)

The Director of Planning and Civic Development reported in detail on a brief of the Housing Committee of the Federation of Canadian Municipalities, which was prepared for submission to the Honourable R.K. Andras.

MOVED by Ald. Bird,
THAT this brief be endorsed.

- CARRIED

Jericho-Locarno Park Extension (Clause 10)

The Board of Administration advised as follows:

"Under date of June 28, 1971, the Chairman of the Board of Parks and Public Recreation advises of the following resolution of that Board of June 28th:

'RESOLVED: That the Mayor be requested to appoint a Committee of one Alderman and one Park Board member to contact the new Minister of Urban Affairs to negotiate with him for the remaining 38 acres of Jericho.'

Also submitted (copy attached) is a letter of July 12, 1971, from the Jericho Park Committee supporting this request of the Park Board.

Council is reminded of the letter dated April 30, 1971, of the Honourable Donald S. Macdonald, Minister of National Defence (a copy is attached for information) and of Council's action at its meeting of May 18, 1971 (copy of extract attached for information).

Your Board submits the request of the Board of Parks and Public Recreation for the CONSIDERATION and instruction of Council."

MOVED by Ald. Rankin,
THAT His Worship the Mayor be requested to appoint a Committee of one Alderman and invite a Park Board member to serve thereon and, together with the Minister of Public Works, the Minister of Consumer Affairs and Mr. Grant Deachman, M.P., meet with the new Minister of Urban Affairs to negotiate with him for the remaining 38 acres of Jericho.

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Jericho-Locarno Park Extention (cont'd)

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	His Worship the Mayor
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Bird	
Alderman Sweeney	
Alderman Phillips	

(The motion was declared carried)

At this point the Council observed a further short recess, following which the Council (in Committee) reconvened and continued.

Use of St. Mary's School as Hostel:
5295 Joyce Street (Clause 13)

The Board of Administration submitted a report of the Director of Planning and Civic Development on an application received from St. Mary's Church to use a portion of the basement of the existing school as a hostel for young men. The Director of Planning and Civic Development sets out details on the matter. In view of Council's policy that schools in outlying districts not be used for such accommodation and having regard to the location of this particular school at 5295 Joyce Street, the Technical Planning Board referred the application to the Council for consideration.

MOVED by Ald.Hardwick,
THAT ths report be received for information.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated July 23, 1971, Clauses 2, 5, 11, 12 and 19 be adopted and Clauses 14 to 18 inclusive be received for information.

- CARRIED

Finance Matters

Grant Requests: Girl Guides of Canada (Clause 1)
Olympic Trust of Canada (Clause 4)

The Council considered grant requests as follows and after due consideration did not take action to approve:

Girl Guides of Canada - to assist in hosting a luncheon

Olympic Trust of Canada - to assist in expenses for fielding Pan American and Olympic Teams

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Float Damage:
Metro Communities Council (Clause 2)

The Board of Administration advised of a letter from the Metro Communities Council that their parade float was stored at Capilano Stadium but was removed by the Art Gallery and was subsequently damaged by vandalism. The request is made, therefore, that the cost to repair, being approximately $800, be deducted from the grant made by the Council to the Art Gallery in connection with the operation of the Capilano Stadium.

The Council did not take action to approve the request of the organization.

New Keypunching System (Clause 3)

MOVED by Ald. Adams,
THAT Clause 3 of the report of the Board of Administration (Finance matters), dated July 27, 1971, be adopted.

- CARRIED

D. Personnel Matters,
Supplementary, July 23, 1971

Leave of Absence with Pay:
Mr. Roy Jackson, Department of Permits & Licenses
(Clause 5)

MOVED by Ald. Adams,
THAT, pursuant to report received from the Director of Permits and Licenses, Mr. Roy Jackson be granted leave of absence with pay for 7 days (August 5 to 13 inclusive) to participate in the B.C. Centennial '71 Voyageur Canoe Pageant.

- CARRIED

Balance of Personnel Matters

MOVED by Ald. Bird,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Personnel matters, Supplementary), dated July 23, 1971, be adopted.

- CARRIED

E. Property Matters

Continental Hotel: Utilization of Land
Y.W.C.A. Girls' Hostel (Clause 13)

The Board of Administration submitted a report of the Director of Welfare Services on the request of the Y.W.C.A. to utilize approximately 14,000 square feet of land around the Girls' Hostel (Continental Hotel) for parking and recreational purposes. Details are set out in this report concluding with the recommendation that 14,000 square feet of land be provided for staff and visitor parking and recreational purposes for the period the building is utilized as a hostel.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Use of Land:
Y.W.C.A. Hostel (cont'd)

In the Director of Welfare Services' report is a submission of the Supervisor of Property and Insurance in which the following is stated:

"Should Council decide to provide the additional land for the purposes requested in this report, it is suggested that the lands, as designated in Civic Buildings Division, Drawing No. 35 d/March, 71, be leased on a nominal basis for Hostel use only. The lease to be concurrent with the lease of the building for hostel purposes and covered by an agreement satisfactory to the Corporation Counsel, the Supervisor of Property and Insurance, and the City Engineer."

MOVED by Ald. Broome,
THAT the recommendation of the Director of Welfare Services be approved, subject to the arrangements proposed by the Supervisor of Property and Insurance and set out above.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Property matters), dated July 23 1971, Clauses 1 to 5 inclusive, 7 to 12 inclusive, 14 and 15 be adopted and Clause 6 received for information.

- CARRIED

F. Semi-Annual Review of Capital Budget as at May 31, 1971

MOVED by Ald. Bird,
THAT the report of the Board of Administration dated July 14, 1971, in respect of semi-annual review of Capital Budget as at May 31, 1971, be received for information.

- CARRIED

G. Deletion of Building Line for Lane Purposes:
North of Broadway, East of Oak Street
B. C. Automobile Association

The Board of Administration, under date of July 22, 1971, submitted the following report:

"City Council, at a Public Hearing on March 26, 1970, considered an application as received from Mr. W.A. Street, requesting an amendment to:

'Schedule E (Building Lines) Part II of the Zoning and Development By-law for the purposes of:

'deleting existing building line for lane purposes between 8th Avenue and Broadway for a distance of 150 feet east of Oak Street. Amend Part II of Schedule E (building line) of the Zoning and Development By-law No. 3575.'

City Council resolved:

'THAT consideration of the application herein described to delete building lines for a portion of a lane be deferred until the problem of the substitute facilities for the existing lane has been settled to the satisfaction of the property owners affected and the City officials concerned, at which time Council will give further consideration on a report from its officials.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Deletion of Building Line:
B.C.A.A. (cont'd)

The Director of Planning and Civic Development reports as follows:

'Subsequent to Council's consideration of the application at the Public Hearing in March, 1970, the development permit application for the proposed British Columbia Automobile Association building has been approved by the Technical Planning Board after advice from the Design Panel, subject to conditions which include the requirement that the applicant can first obtain approval to amend the Zoning and Development By-law to delete the existing building line for lane purposes between West 8th Avenue and West Broadway, for a distance of 150 feet east of Oak Street AND can make satisfactory arrangements to acquire and close the 150 foot long intervening portion of City lane, including provision of a new lane outlet to West 8th Avenue.

The British Columbia Automobile Association is now providing a new 20 foot wide lane outlet from the existing lane to West 8th Avenue together with a 10 foot by 10 foot corner cut off.

Other than the British Columbia Automobile Association, there are 9 other owners within the block. Three of these owners have submitted letters in support of the lane change. The other 6 owners were notified on July 9th of the proposed change to the lane. One of the 6 owners phoned advising he had no objection to the proposal.

The City Engineer is recommending that the affected portion of the City lane be closed subject to conditions.

I recommend APPROVAL to the application as received from Mr. W.A. Street to amend Part II of Schedule E (Building Lines) to delete the existing building line for lane purposes between West 8th Avenue and West Broadway for a distance of 150 feet east from Oak Street.

The City Engineer reports as follows:

'I concur with the recommendation of the Director of Planning that the application by Mr. W.A. Street to amend the building line be approved and I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF 5711 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(1) A lane 20 feet in width be dedicated to provide an outlet to 8th Avenue from the remainder of the East-West lane.

(2) The applicant pay $612.50 for the difference in area between the lane to be closed and the lane outlet to be dedicated in accordance with the recommendation of the Supervisor of Property and Insurance.

(3) The applicant to arrange with the utility companies for the removal and rerouting of their services (estimated cost $5,600).

cont'd.....

BOARD OF ADMINISTRATION AND OTHER MATTERS (cont'd)

Deletion of Building Line:
B.C.A.A. (cont'd)

(4) The applicant to deposit $5,400 to the City for work to be done to close portion of lane and open new lane.

(5) The closed lane to be subdivided with the adjacent property.

(6) The applicant to extend all registered charges in favour of the City over the consolidated site or make arrangements for the temporary cancellation of charges in a manner satisfactory to the City Engineer.

(7) The new North-South lane to be open to traffic before the physical closing of the East-West lane to be conveyed.'

Your Board recommends:

THAT the foregoing recommendations of the Director of Planning and Civic Development and the City Engineer be approved.

Subject to approval of this report by City Council, the required amending By-law, with respect to the deletion of the Building Lines, will be submitted to City Council later this day."

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved. - CARRIED

(Aldermen Adams, Sweeney and Wilson were excused from voting)

H. Social Service Department: Establishment of Financial and Administrative Services Division and Social Services Division

In considering a report of the Board of Administration under date of July 23rd respecting the establishment of the Financial and Administrative Services Division and Social Services Division of the Social Service Department, in which the Board of Administration recommended the report be received and tabled for a period of two weeks to give the Municipal and Regional Employees' Union an opportunity to consider the report, it was,

MOVED by Ald. Bird,
THAT this recommendation of the Board of Administration be approved and the report tabled accordingly.
- CARRIED

I. Block 52 Parking Lease

The Board of Administration, under date of July 23, 1971, submitted the following report:

'The Corporation Counsel and the Director of Finance report as follows:

"At the present time the Block 52 Parking Lease between Pacific Centre Limited and the City is being prepared in final form in accordance with the provisions of the agreement to lease between the City, Fairview Corporation (British Columbia) Limited, Block 52 Development Limited (now called Pacific Centre Ltd.), and Cemp Holdings Ltd. and dated July 9th, 1968 covering the development of Blocks 42 and 52.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Lease (cont'd)

We have been negotiating with representatives of Pacific Centre Ltd. with the view to settling the rent to be paid by the City to Pacific Centre. The parties have now reached agreement subject to the approval of City Council.

The formula for determining the rent as set out in a schedule to the proposed Block 52 Parking Lease is the annual amount required to amortize over 25 years the total cost of the parking garage at the 'effective cost of money to Pacific Centre'. For the purposes of the formula the cost of the garage is $3,710,000.00 which is determined by multiplying the number of parking spaces (848) by $4,375.00.

In determining the rent, the 'effective cost of money' to Pacific Centre shall be deemed not to exceed ½ of 1% more than the yield on City debentures having a maturity of 20 years issued in Canadian dollars at approximately the same time as the permanent financing of the Block 52 development. Pacific Centre borrowed $37,000,000.00 for financing the Block 52 development in three bond issues, namely:-

Series A Bonds

$20,000,000.00 with coupon rate of 8.75% payable semi-annually (including payment to guarantor)
sold in March, 1969.

Series B Bonds

$8,000,000.00 with coupon rate of 10% payable semi-annually (including payment to guarantor)
sold in January, 1970.

Series C Bonds

$9,000,000.00 with coupon rate of 8.25% payable semi-annually (including payment to guarantor)
sold in February, 1971.

Pacific Centre calculated that their blended interest rate for the entire borrowing was 9.29% which includes the foregoing coupon rates plus the expenses incurred by Pacific Centre in issuing the bonds.

For the purposes of comparison, the City did not issue any debentures in Canadian dollars at the same time as the Series A Bonds were issued. Subsequently, however, the City issued debentures in Canadian dollars as follows:

By-laws Nos. 4508 & 4509
in the total amount of $7,000,000.00
issued September 1, 1970
bearing interest at 9¼%
maturing in 20 years and yielding 9.375%.

By-law No. 4545
in the total amount of $6,000,000.00
sinking fund debentures
issued April 1, 1971
bearing interest at 8%
maturing in 20 years and yielding 8.05%.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Lease (cont'd)

Since the City had not issued any debentures in Canadian dollars at the same time as the Series A Bonds of Pacific Centre were issued, and the subsequent City debentures were not considered to have been issued at approximately the same time as the Series B and C Bonds of Pacific Centre, Pacific Centre requested Wood Gundy & Co. to submit estimates of the yield the City might have expected had it issued bonds at the same time as the Series A, B and C Bonds issued by Pacific Centre. As a result, Wood Gundy & Co. produced the following estimated interest rates for the City (which are in fact based on net proceeds after deducting commission and other expenses rather than on 'yield'):-

Pacific Centre Issue	City of Vancouver Estimated Rates
Series A, dated March, 1969	8.35%
Series B, dated January, 1970	9.80%
Series C, dated February, 1971	8.17%.

This produces an estimated blended interest rate of 8.620% to which is added the differential of ½ of 1% in accordance with the formula set forth in the proposed Block 52 parking lease making an adjusted blended interest rate of 9.12%.

In the circumstances, we find the rate of 9.12% as the 'effective cost of money' fair and reasonable, and the Corporation Counsel has been advised verbally by Mr. Lorne Cook, Vice President and Manager of Pacific Centre Ltd., that it is acceptable to Pacific Centre.

Using the said formula, the 848 parking spaces presently provided by Pacific Centre multiplied by $4,375.00 produce $3,710,000.00 and the annual amortization of this capital sum plus interest at 9.12% over 25 years on a basis satisfactory to the Director of Finance results in a monthly rental of $31,473.17.

It is recommended that the monthly rental of $31,473.17 for the Block 52 garage during the 25-year term of the Block 52 lease be approved."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel and the Director of Finance be adopted. '

MOVED by Ald. Broome,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

J. Block 52 Parking Garage: Rates

The Board of Administration, under date of July 21, 1971, submitted the following report:

'The Corporation Counsel and the City Engineer report as follows:

"On July 10, 1970, the Board of Administration submitted a report to Council recommending 'that the Corporation Counsel and the City Engineer be instructed to negotiate a contract with the Downtown Parking Corporation for the operation of the Block 52 Garage'. On July 14, 1970, Council adopted this report 'on the understanding that the lease shall not be for more than two years'.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Garage: Rates (cont'd)

Accordingly, the Corporation Counsel and the City Engineer have negotiated a management contract between the City and the Downtown Parking Corporation. This contract incorporates the terms and conditions of the Block 52 lease between Pacific Centre Limited and the City and the main features of the contract are as follows:

1. The term would be three years.

2. Rates charged would be established by the City.

3. An annual fee of $10,000 shall be paid by the City to the Downtown Parking Corporation for the management of this parking garage.

Although Council adopted the report in July 'on the understanding that the lease shall not be more than two years', the Downtown Parking Corporation has requested that this agreement be for a period of at least three years. It is anticipated that the department store in the development will not be open until about June of 1972. Therefore, the regular pattern of parking activity in the garage will not develop until the Fall of 1972. It is reasonable that the contract for regular garage operation be about two years and therefore an additional year is required to allow for the delay in the development of the normal parking pattern.

Appendix "A" of this report is a summary of the estimated costs, parking rates, and revenues for the Block 52 parking garage based upon a September 1971 opening. It should be noted that under the agreement between the City and Pacific Centre Limited the City is required to charge monthly parking rates similar to nearby garages. On this basis, monthly rates of $30.00 for unreserved parkers and $45.00 for reserved parkers have been agreed to between the City and Pacific Centre Limited. However, the City has the right to establish the rate structure for transient (or hourly) parking.

Because the total development will not be open to the public for the first year of operation of the garage, it is anticipated that parking demands will initially be low and costs will exceed revenues, independent of whatever transient parking rate structure is implemented.

Another reason for this low revenue prediction during the first year of garage operation is that construction activity will be continuing on the southern portion of the Block 52 site. This activity probably will discourage some potential parkers from using the parking facility in this initial period.

In the years after the total development is completed and open, revenues should exceed costs if any of the highest three transient rate structures outlined in Appendix 'A' is implemented.

It is suggested that a transient parking rate of 35¢ per hour will produce the maximum revenue. This rate is comparable to prevailing transient rates in the immediate area. On this basis the sum of the first two years' revenue should exceed the sum of the first two years' costs. Only actual experience will reveal the accuracy of these projections. The estimated revenues are based on judgment related to existing parking garages in the downtown area. This consideration is expanded upon in Appendix 'A'.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Block 52 Parking Garage: Rates (cont'd)

It is planned to undertake a review of the costs and revenues every few months. It is possible that the actual revenues will be less than estimated. If this happens, it may be necessary to review the daily transient rates.

In conjunction with the parking garage financing, it is suggested that all cash surpluses and deficits be added to or subtracted from the City parking sites reserve fund as appropriate. The Director of Finance has agreed to this arrangement.

It is therefore RECOMMENDED that:

1. A management contract with the Downtown Parking Corporation for a period of three years be entered into on the basis of a fixed management fee of $10,000.00 per annum, the terms of the contract to be subject to the approval of the Corporation Counsel.

2. The following parking rates for the Block 52 parking garage be adopted:

Monthly:	Reserved	$45.00
	Unreserved	$30.00
Evening & Sunday:	1st hour	$ 0.35
	Maximum	$ 0.50
Daily Transient:	1st hour	$ 0.35
	each additional hour	$ 0.35
Daily Maximum, excluding Sunday:	12 hours	$ 1.75
	24 hours	$ 2.25

3. All cash surpluses and deficits be added to or subtracted from the City parking sites reserve fund as appropriate."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel and the City Engineer be adopted. '

(Appendix 'A' referred to above is on file City Clerk's Office)

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

K. Report of Standing Committee on Transportation, July 15, 1971

MOVED by Ald. Wilson,
THAT the report of the Standing Committee on Transportation dated July 15, 1971, be adopted ' with the exception of Clause 2 re transportation policy matters and instruction to Regional District members.

- CARRIED

L. Connector: Georgia Viaduct to Highway 401

MOVED by Ald. Wilson,
THAT the report of the Board of Administration dated July 21, 1971, giving information regarding Council's position on the connector re Georgia Viaduct to Highway 401, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Report of Special Committee
re Illegal Suites, July 7.

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of July 7, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Gurcharan Singh Thind (owner), 1225 East 60th Avenue
Mrs Sherry Burke (tenant), 2447 Adanac Street
Mr and Mrs A. Gaglino (owners), 1928 Venables Street
Mr Carmelo Cannata (tenant), 1266 Renfrew Street
Mr N.F. Hanason (owner), 2816 East 1st Avenue
Mr and Mrs A. Roaney (tenants), 3638 East 28th Avenue
Mrs D. Lecomte (tenant), 4919 Rupert Street
Mrs C. Chichmanian (tenant), 2642 East 46th Avenue
Miss Glenda Whittingham (tenant), 1354 East 18th Avenue
Mrs Kathleen Wolski (owner) 8430 French Street
Mrs Hun Yuen Quan (owner), 2243 Columbia Street

(b) the following applications be approved for one year from the date of this Resolution:

Mr and Mrs T. Bhatti (tenants), 926 East King Edward
Mr Mangal Singh Sandhu (owner), 4336 Perry Street
Mrs Rosemary Campbell (owner), 8347 Cartier Street
Mr Julio Rocha (tenant), 5315 Gladstone Street
Mr and Mrs T.B. Clement (tenants), 3366 West 26th Avenue
Miss C.M. Jontz (tenant), 5036 Prince Edward Street
Mr Tony Mladenovic (tenant), 5305 Prince Albert
Mr and Mrs K.R. Sjolander (tenants), 66 West King Edward
Mr D.J. Fairbairn, Mr R.J. Meward and Mrs Helen Ludlow (tenants), 1970 West 3rd Avenue

(c) the following applications be not approved:

Mr G.F. Doble (owner), 8095 St George Street
Mrs Frana Laus (owner), 4774 Joyce Street
Mrs B. Martinson (owner), 3630 West King Edward

(d) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated July 7, 1971, containing Clauses (a) to (d) be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Harbour Park Developments Limited

The Board of Administration, under date of July 23, 1971, submitted the following report:

'The Corporation Counsel reports as follows:

"Section 12 of the agreement between the City of Vancouver and Harbour Park Developments Limited provides that that company shall pay to the City not later than the 1st day of April, 1971, the sum of $135,000.00 and upon receipt of this sum the City shall convey the title in fee simple to Gilford Street-end to Harbour Park Developments Limited free and clear of all encumbrances, and will release and quit-claim the City's rights, title and interest to the waterlot abutting thereon.

This sum of money was paid to the City on April 1st, 1971, and the City is obliged to carry out its terms of the agreement. The necessary resolutions have been prepared and appear on the Agenda under 'Motions'."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the information of Council.'

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration respecting Harbour Park Developments Limited, be received for information.

- CARRIED

O. Capilano Stadium: Vandalism, Use of Alcohol, Drugs

MOVED by Ald. Bird,
THAT the report of the Board of Administration dated July 23, 1971, in respect of vandalism and other problems in the operation of the Capilano Stadium, be received for information.

- CARRIED

P. Street Closure: Commercial Drive from 1st to 3rd Avenues

The Board of Administration, under date of July 23, 1971, submitted the following report:

' The City Engineer reports as follows:

"We have received a communication from the Grandview-Woodland Area Council requesting the above street closure on Sunday, August 8th, 1971 between the hours of 8:00 P.M. - 12:00 Midnight so that a street dance may be held. They also request permission to place chairs and tables on the sidewalks for the duration of the closure.

Detour routes for transit, together with parking prohibitions and barricades, will be required to effect the closure. This closure has been approved many times in the past, and no problems are anticipated from a Police, Transit or Traffic Engineering standpoint.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Street Closure: Commercial Drive
from 1st to 3rd Avenues (cont'd)

Accordingly, it is RECOMMENDED that the Grandview-Woodland Area Council be permitted to close Commercial Drive between 1st and 3rd Avenues to vehicular traffic on Sunday, August 8th, 1971 between the hours of 8:00 P.M. - 12:00 Midnight, provided that -

(1) the applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.

(2) the costs of barricading and signing are borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW
(N/W corner of S.W. Marine Drive and Yukon Street)

MOVED by Ald. Hardwick
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575
Zoning and Development By-law (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.
- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.
- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Deletion of building line North of Broadway, East of Oak Street - B.C.A.A.)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.
- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.
- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.
- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.
- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.
- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.
- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

3. BY-LAW TO PROVIDE FOR THE REGISTRATION OF BICYCLES

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to provide for the registration of bicycles, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald.Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald.Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW No. 4445, AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4445, being a By-law to fix the amount to be paid annually to the Aldermen of the City, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald.Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4445, (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald.Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

5. BY-LAW TO AMEND BY-LAW No. 4444, PROVIDING FOR APPOINTMENT OF DEPUTY MAYOR AND FIXING ANNUAL INDEMNITY OF MAYOR AND ALLOWANCE TO DEPUTY MAYOR

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4444, being a By-law to provide for the appointment of a Deputy Mayor and to fix the annual indemnity of the Mayor and the allowance payable to the Deputy Mayor while holding office, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the proposed increase to the Mayor be reduced to $600.00 and the increase proposed for the Deputy Mayor be set at $35.00.

- LOST

MOVED by Ald. Adams,
THAT the amount in the By-law $14,133.34 be changed to read $14,133.35 and the amount in the By-law $353.34 be changed to read $353.35.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4444 (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (7270-82 Knight Street, 3137 E. 18th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of each of Lots 42 and 43, Blocks 29 to 31, District Lot 200, Group 1, New Westminster District

2. North 7 feet of Lot 25, Block "E" Section 42, Town of Hastings Suburban Lands;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing and Stopping up: (Lane North of Broadway, East of Oak Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS all the streets and lanes lying within the limits of the City of Vancouver are vested in the City of Vancouver by Section 289, Subsections 1 and 2, of the Vancouver Charter; and

WHEREAS the south 8 feet of Lots 1 to 10 and the North 8 feet of Lots 11 and 12, A,B,C and 15 to 20, Block 336, District Lot 526, Group 1, New Westminster District, Plan 590 are deemed to be dedicated lane by the deposit of Plan 5951; and

WHEREAS a portion of the said lane is surplus to the City's highway requirements,

THEREFORE BE IT RESOLVED that the portion of lane deemed dedicated by the deposit of Plan 5951, comprising the South 8 feet of Lots 1 to 3 and the North 8 feet of Lots 18 to 20, Block 336, District Lot 526, Group 1, New Westminster District, Plan 590, the same as shown outlined red on plan prepared by J.W. Sharpe, B.C.L.S. dated April 30, 1971, and marginally numbered LF 5711, a print of which is hereunto annexed, be closed, stopped up, and conveyed to the abutting owner; and

cont'd....

MOTIONS (cont'd)

Closing and Stopping up:
Lane North of Broadway,
East of Oak Street (cont'd)

BE IT FURTHER RESOLVED that the said closed lane be subdivided with the abutting lands.

- CARRIED

3. Closing and Stopping up:
(Lane North of Broadway, West of Willow Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS a portion of the lane in Block 337, District Lot 526, Group 1, New Westminster District, is surplus to the City's highway requirements; and

WHEREAS the abutting owner wishes to acquire portion of the surplus lane;

THEREFORE BE IT RESOLVED THAT a portion of the lane dedicated by the deposit of plan 13323 and the north 8 feet of Lot 13 (Plan 4654) established for lane by filing 40600, all in Block 337, District Lot 526, Group 1, New Westminster District, Plan 590, shown outlined red and green respectively on a plan prepared by A. Burhoe, B.C.L.S. dated July 14, 1971, and marginally numbered LF 5761, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane, be subdivided with the abutting lands,

- CARRIED

4. Closing and Stopping up:
(portion of 19th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS the North 7 feet of Lot 7, Block 56, District Lot 301, Group 1, New Westminster District, Plan 187, was established for highway (Filing 74693) is now surplus to the City's highway requirements; and

WHEREAS the owner of the former Lot 7, except the North 7 feet, said Block 56 has made application to acquire the said North 7 feet of Lot 7;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up:
(Portion of 19th Avenue)
cont'd.

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lot 7, Block 56, District Lot 301, Group 1, New Westminster District, Plan 187; be closed, stopped up, and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed portion of road be consolidated with the abutting lands.

- CARRIED

5. Closing and Stopping up:
(portion of Gilford Street)
Harbour Park Developments Ltd.

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS Gilford Street North of Georgia Street is surplus to the City's highway requirements; and

WHEREAS the owner of the adjacent properties wishes to acquire this portion of Gilford Street;

THEREFORE BE IT RESOLVED THAT all that portion of Gilford Street dedicated by the deposit of Plan 92 lying to the North of a line joining the south westerly corner of Lot 7, Block 64, District Lot 185, Group 1, New Westminster District, Plan 92 to the south easterly corner of Lot 8, said Block 64;

The same as shown on a plan prepared by A. Burhoe, B.C.L.S., dated the 30th day of March, 1971, and marginally numbered LF 5657, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed portion of Gilford Street be consolidated with the abutting lands.

- CARRIED

MOTIONS (cont'd)

6. Quit Claim (Harbour Parks Development Limited)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS by Quit Claim given on the 24th day of July, 1917 the Crown in right of Canada granted, bargained, sold and quit-claimed unto the City of Vancouver and its successors and assigns, all the right, title, interest, claim, property, estate, and demand both at law and in equity, and as well in possession as in expectancy, which the Crown in right of Canada had or may have for the use of or in the right of Canada, of, in and to all and singular, (inter alia), that certain parcel of land and land covered by water situate in Coal Harbour, in the bed of the public harbour of Vancouver, being the prolongation into the Harbour of Gilford Street in front of District Lot 185, in the City of Vancouver in the Province of British Columbia, which may be more particularly described as follows:

> "BEGINNING at the Point of intersection of the Northwesterly limit of Gilford Street with original high water mark of Coal Harbour, which point is distant 106.60 feet from the intersection of said northwesterly limit with the northwesterly limit of Georgia Street; thence (from said point of beginning) N. 44° 45' E., along the production of said northwesterly limit of Gilford Street, 461.57 feet, to the headline to be established for the public harbour of Vancouver; thence S. 60° 56' E. along said headline, 68.23 feet to the production of the southeasterly limit of Gilford Street; thence S. 44° 45' W., along the last above mentioned production, 432.70 feet, more or less, to original high water mark; thence westwardly following high water mark, to the point of beginning, as shown bordered red on plan attached hereto. All bearings herein mentioned are astronomic."

cont'd...

MOTIONS (cont'd)

Quit Claim (Harbour Parks Development Limited) continued:

(which parcel of land and land covered by water is herein called the "Water Lot"), to have and to hold the Water Lot unto the City of Vancouver and its successors and assigns forever for municipal and for no other purpose;

AND WHEREAS the Water Lot is no longer required for any municipal purposes;

THEREFORE BE IT RESOLVED that the City grant, bargain, sell and quit-claim unto the Crown in right of Canada and its successors and assigns for the sum of $1.00 of lawful money of Canada all of the right, title, interest, claim, property, estate and demand both at law and in equity and as well in possession as in expectancy which the City of Vancouver acquired under or by virtue of the said Quit Claim;

AND BE IT FURTHER RESOLVED that His Worship the Mayor and the City Clerk be authorized to execute a quit-claim deed effecting such transfer.

- CARRIED

7. Hostel Facility Similar to FP 19

At the Council meeting on July 13, 1971, the following Notice of Motion was submitted:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the City of Vancouver immediately instruct the Board of Administration to implement the procedures necessary to initiate the construction of another facility similar to FP 19 and in that general area.

- CARRIED

(The motion was put and carried)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Lifeguard Service: Trout Lake

requested extension of the hours for lifeguards at Trout Lake in view of the number of children there at this time of the year. In this regard the Alderman gave an incident of a near drowning which occurred after the lifeguards had completed their regular hours of duty.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Lifeguard Service: Trout Lake (cont'd)

The Alderman requested the Mayor be in touch with the Park Board on the matter and ask immediate action to extend the daily hours for lifeguards at this location.

His Worship agreed to take the matter up with the Chairman of the Park Board.

Alderman Rankin - Greyhound Bus Depot Living Quarters: East Connector to Georgia Viaduct

enquired as to the basis on which the Greyhound Bus Company is able to use their quarters near the East connector to the Georgia Viaduct, for living quarters for their operators.

His Worship directed the enquiry to the Board of Administration to provide information to Alderman Rankin.

Alderman Rankin - Unused Meal Tickets

referred to persons requiring food only and therefore whether unused meal tickets under the present City arrangement could be used for such cases.

At the request of Commissioner Sutton Brown, Alderman Rankin agreed to give the Board of Administration a written memorandum on the matter.

Alderman Phillips - Fatality on Fraser Avenue in vicinity of 22nd and 23rd Avenues

referred to a Coroner's jury recommendation for a pedestrian crossing as a result of a traffic fatality on Fraser Street in the vicinity of 22nd and 23rd Avenues and that he had received a report from the Assistant Engineer, Traffic and Transportation, to the effect the Division is making a survey to see if a pedestrian signal is warranted at this location.

Alderman Phillips - Certain Photo Studios: Door-to-door Operations

referred to an 'open line' program drawing attention to the manner in which the following photo studios have been operating in the City and that there have been many complaints:

D.J. Photo Studios
Tiny Tot Studios
London Portrait Studio

The Alderman advised he would be bringing to Council suggestions to more rigidly control this type of operation. In the meantime, however, he requested the Board of Administration report with details respecting the license position of these three companies and any other pertinent information.

The Mayor so directed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Stanley and New Fountain Hotels: Restoration Development

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,

WHEREAS recent business practices concerning the Stanley/New Fountain Hotels restoration development have been questioned in the News media (Vancouver Province-July 17/71) and (Vancouver Sun-July 26/71),

AND WHEREAS the Vancouver Province alleges that the Residents of Gastown are openly conjecturing that the project may fail,

AND WHEREAS the project is largely financed by public funds,

AND WHEREAS Vancouver City Council has committed the City to purchase property at the rear of the project abutting Blood Alley from Cordova Redevelopments Ltd., for $60,000.00 less the actual cost of demolition of a shed on the property,

AND WHEREAS the Vancouver Province alleges that composition of the principals of Cordova Redevelopments Ltd. changed, without Council's knowledge, sometime between Council's first meeting with them last fall and Council's decision-making meeting with them this Spring,

AND WHEREAS the Vancouver Province on July 17th, 1971, page 42 reports the actual cost of shed demolition at $2800.00 plus $500.00 for debris removal, and not $8000.00 as indicated to Council by Cordova spokesmen at most recent meeting, such information indicating Council may have been deliberately misled,

THEREFORE BE IT RESOLVED that Vancouver City Cpuncil petition the Hon. Robert K. Andras, Federal Minister of Urban Affairs and minister responsible for operation of the C.M.H.C., to conduct a full investigation of the Stanley/New Fountain project and its principals, with specific reference to information and allegations contained in the July 17/71 issue of the Vancouver Province and the July 26/71 issue of the Vancouver Sun, and to report findings directly to Vancouver City Council,

AND FURTHER BE IT RESOLVED that said investigation include interviews with all prospective tenants, residential and commercial, to determine the integrity of the total project, and whether or not the intended social purposes of the residential aspect are in jeopardy,

AND FURTHER BE IT RESOLVED that the City of Vancouver withhold payment of funds committed to the project pending the outcome of said investigation,

AND FURTHER BE IT RESOLVED that copies of this resolution and accompanying newspaper articles be forwarded to the Hon. Robert K. Andras; all Vancouver Members of Parliament; All Vancouver M.L.A's.; C.M.H.C. President Herb Hignett; C.M.H.C. Vancouver Manager, K.B. Ganong and the Stanley/New Fountain Residential Society.

(Notice)

NOTICE OF MOTION (cont'd)

2. Purchasing Policy

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT WHEREAS it is customary for all Government agencies, when purchasing equipment supplies and services, to make awards that will result in the highest value based on quality, service and price,

THEREFORE BE IT RESOLVED that the policy of this Council shall be to purchase equipment, supplies and services that will give the highest value based on quality, service and price, except for the policy now in effect with respect to local preference, and the necessary amendment to By-law 4020 be prepared by the Corporation Counsel.

(Notice)

3. Dunsmuir Connector

MOVED by Ald. Rankin,
THAT WHEREAS the Georgia Viaduct Connector is already funnelling more traffic on to Prior Street and through the east end than the old Georgia Viaduct;

AND WHEREAS this is likely to be increased substantially by the completion of the Dunsmuir Connector·

THEREFORE BE IT RESOLVED that City Council stop any further work on the Dunsmuir Connector until the Regional Rapid Transit Study is completed and direction can be given as to the incorporation of this Connector into a Rapid Transit service;

Or in the alternative that Council order the barring of the Prior Street end of the completed Connector using only the Main Street ramp.

(Notice)

The Council adjourned at approximately 5:10 P.M.

***

The foregoing are Minutes of the regular Council meeting of July 27, 1971, adopted on August 10, 1971.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. Permission to Operate a Vehicle for Advertising Purposes

The City Engineer reports as follows:

"We have received a communication from M. Enthoven of Travel Headquarters, 5744 Cambie Street, requesting, under Section 81 (2) of the Street & Traffic By-Law, Council's permission to operate a vehicle on City street allowance for the sole purpose of displaying advertising.

The advertising, which would vary from time to time, would be a 12 ft. by 6 ft. panel mounted on a boat trailer and towed behind one of the firm's vehicles, generally within the downtown area, although over no specific route.

Council's policy in the past has been to not allow this type of advertising. Therefore it is RECOMMENDED that the request from M. Enthoven of Travel Headquarters for permission to operate a vehicle on City street allowance for the sole purpose of advertising, be denied."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Additional Bus Stop on West Side Boundary Road South of Cambridge St.

The City Engineer reports as follows:

"The Eton shuttle bus had originally operated between the on-street bus loop at Renfrew and Eton Streets via Cambridge Street to an on-street loop at Boundary and Eton Streets, where transfers were made to the Vancouver Heights and Delta services in Burnaby.

Recently, the Transit Authority altered the entire arrangement, extending the Eton bus route into Burnaby, and incorporating the Vancouver Heights and Delta bus routes. The schedule was then reduced from 39 buses per day on the old shuttle route to 18 on the new incorporated routings. The routing now is the same for the Vancouver portion, and from Boundary Road the day time service of 12 buses (one per hour) proceeds south along Boundary and eastward into Burnaby along Oxford Street. The evening service of 6 buses proceeds north along Boundary and east into Burnaby along Eton Street.

The Transit Authority explains that they have received repeated requests from their patrons for a bus stop on the west side of Boundary Road at Cambridge Street. These people live north of Eton Street and complain that with the present stop arrangement, they are forced to travel an unnecessary distance along Boundary Road from the stop on Oxford Street. A stop at this location would be limited to use by the 12 day-time buses.

The existing stops conform to policy now, and are approximately 860 feet apart. Establishing the additional stop would save a northbound Vancouver resident a walk of about 475 feet and a Burnaby resident about 300 feet.

At the location requested the street is paved and curbed. One residence would be affected by the proposed bus stop. This property is a corner lot, fronting on Boundary Road. The bus stop would leave space for one car to park on the Boundary Road frontage of this lot, while parking on the Cambridge Street flankage would not be affected."

Accordingly, it is RECOMMENDED that a bus stop be established on the west side of Boundary Road at Cambridge Street.

Your Board RECOMMENDS that the above report of the City Engineer be adopted.

(Copies of the letter from B.C. Hydro & Power Authority dated April 30, 1971, are circulated for the information of Council.)

3. Connection of Intrusion Alarm System in Department of National Defence Buildings to City Fire Alarm System

The City Engineer reports as follows:

"A request has been received from the Department of National Defence for permission to connect their internal intrusion alarm from approximately five buildings in the City to City fire alarm circuits which are intercepted in the Fire Alarm Headquarters.

At present the City provides similar connections for the fire alarm systems in several of the armories and other buildings in the Jericho camp. These connections are covered by agreements which require the Department of National Defence to pay all connection costs and a share of the annual fire alarm maintenance and operating costs.

The connection costs may range from $500 to $2,000 and the annual operating charge, which is based on the cost of operating the City's system, amounted to $125 for each connection in the year 1970. The connections would not require any extension to the City's circuits on the streets, Only one of these buildings has been specifically requested at this time, namely the Department of National Defence building, #105 at 3904 West 4th Avenue.

To avoid repetitious applications for other buildings, it would be desirable to have a master agreement to cover all future connections, both fire alarm and intruder alarm, in Department of National Defence Buildings.

I RECOMMEND that the City enter into an agreement with the Department of National Defence for the connection of fire and intruder alarm system within the Department of National Defence premises, to the City's fire alarm system subject to the following conditions:

(a) that the agreement be satisfactory to the Corporation Counsel to cover the connection at Building #105 at 3904 West 4th Avenue, and provide for covering connections to other buildings which the Department of National Defence may request in the future;

(b) that the City not be held liable for any damages or losses that may result from non-transmission of an alarm under any circumstances;

(c) that the Department of National Defence pay all costs for connection to the fire alarm circuits;

(d) that if the connection requires an extension to the City fire alarm circuits, the department of National Defence will pay the costs of extending the circuits in underground construction;

(e) that the City be paid an annual operating fee for each connection which shall be based on the cost of maintaining the connection and the City's fire alarm system together with a pro-rated share of the operating costs for the Fire Alarm Headquarters, as estimated each year by the City Engineer."

Your Board RECOMMENDS the aforementioned report of the City Engineer be adopted.

CONSIDERATION

4. Tender for Painting Steel Poles and Attachments

The City Engineer reports as follows:

"Tenders for painting steel poles and attachments were opened by your Board on June 28th, 1971 and referred to the City Engineer for report. The following is a tabulation of the tenders received:

Company	Union Status	Price
Kootenay Decorators Ltd.	non-union	$31,705.74
Larry's Cold Water Chemical Cleaners Ltd.	Local 138	$34,409.50
Fernlee Painting	Local 138	$34,410.60
West Coast Painting Co. Ltd.	Local 138	$34,781.67
Marvic Painters and Decorators Ltd.	Local 138	$84,373.10

Both the low bidder and the next to low bidder have submitted tenders where the list of units and unit prices has been signed but the tender form on page 1 has not been signed. Instructions to the tenderers provides that the City may waive minor irregularities on the tenders received and both companies have indicated that they would be willing to complete the forms.

The tender provides that the City may increase or decrease the amount of work to be done at the unit prices. Whereas at the prices tendered, the funds in the appropriations are not sufficient to cover the work originally scheduled. The units will be reduced to match the funds. The adjustments of quantities contemplated will not change the order of the bidders as shown above.

The lowest union bid is $2,703.26 (8.6%) higher than the lowest bid.

This report is being submitted without recommendation because union status is involved."

Your Board submits the above report for Council CONSIDERATION.

INFORMATION

5. Pedestrian Overpass - Cassiar Street and Highway 401

The City Engineer reports as follows:

"On June 22nd, 1971 City Council approved the building of the overhead crossing to include Highway 401 and Cassiar Street and the City Engineer was instructed to prepare an estimate of the cost.

ALIGNMENT

Subsequent to a meeting with the City Engineering Department personnel and the B.C. Department of Highways' Chief Bridge Construction Engineer, the Deputy Minister of Highways has forwarded a copy of plan #2508-16 dated July 8, 1971 showing an acceptable alignment of the proposed bridge over Highway 401 and Cassiar Street (see circulated plan). This structure will be made of steel with helical ramps at both sides of Highway 401 and a combination of helical and straight ramps on the west side of Cassiar Street. It is necessary to acquire the property on the south west corner of Cassiar and Williams Streets to accommodate this ramp.

. . . (Cont'd.)

Clause 5 Continued

The Deputy Minister of Highways, in his letter of July 8th which accompanied the above-mentioned plan, stated that tenders would be open on July 13, 1971,'for the construction of the crossing over British Columbia Highway 401. It is planned to have this facility completed in time for the opening of school in September, 1971.

The plans for the second stage across Cassiar Street will be completed as soon as possible and forwarded for the City's further action'.

ESTIMATED COSTS

After opening the bids, the Department of Highways officials informed us that their estimate for constructing the crossing over Highway 401 can be revised from $68,000 as previously estimated, to $65,000. The cost of constructing the bridge over Cassiar Street plus the ramp on the west side, property acquisition and preparing and landscaping the site for the ramp on the west side of Cassiar is estimated at $73,000.

The summary of the estimated costs is as follows:

(a) Construction of bridge over Highway 401, including two ramps	$ 65,000
(b) Construction of bridge over Cassiar Street, including one ramp, property acquisition, preparing site and landscaping after ramp constructed.....	$ 73,000
Total estimated cost	$138,000

It is pointed out that the house on the property required for the west ramp is occupied and a reasonable length of time would have to be granted for these residents to vacate. In view of this it is unlikely that the Cassiar footbridge would be completed before the latter part of November even if authority to acquire the property is granted immediately."

Your Board submits the above report of the City Engineer for Council's INFORMATION.

RECOMMENDATIONS

6. Keefer Street Pedestrian Overpass

The Corporation Counsel reports as follows:

"On January 26, 1971, Council adopted a report of the Board of Administration dated January 25, 1971, recommending the construction of a pedestrian overpass over the railway tracks of Burlington Northern Inc. on the alignment of Keefer Street. The overpass,which is now nearing completion, is situated in part upon the North 40 feet of the East 25 feet of Lot "B", Block 80, District Lot 181, Group One, New Westminster District, Plan 11623, owned by the Railway.

The Railway has agreed to grant to the City an easement over the said portion of Lot "B" for the purposes of the Pedestrian overpass, the consideration being one dollar.

. . . (Cont'd.)

Clause 6 Continued

The terms of an agreement to enter upon the easement area to carry out the construction of the pedestrian overpass and the form of easement have been settled between this Department and the Railway and approved by the City Engineer.

In the circumstances, it is recommended that an agreement be entered into between Burlington Northern Inc. and the City of Vancouver for entry upon the said portion of Lot "B" and the form of easement between Burlington Northern Inc. and the City of Vancouver, as approved by the Corporation Counsel and the City Engineer be executed by the Mayor and the City Clerk and the City Seal affixed thereto."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be adopted.

7. Complaint re Vibrations from Trucks: 31st Avenue - Knight to Lanark Streets

The City Engineer reports as follows:

"We have received various complaints from Mr. Riznek of 4686 Knight Street with regard to the vibrations that were being transmitted to his home by vehicular traffic using both Knight Street and 31st Avenue.

In 1965, as a result of these and other complaints, oversize and overweight vehicles were prohibited from using Knight Street by the Traffic Division. This control was effected by means of the Continuing and Single Trip Permits which must be applied for before these types of vehicles may move within the City.

Further complaints resulted in 31st Avenue being repaved in the summer of 1968 under the low cost paving program and also in a report to Council on the pavement condition of 31st Avenue dated June 12, 1969.

Mr. Riznek has filed two complaints with the Legal Department, the last one dated April 2, 1971. The Legal Department replied to Mr. Riznek and advised him, as previous letters from the Engineering Department had done, that because of the soil conditions in this area, minor vibrations from passing traffic could never be eliminated.

The latest complaint addressed to the Official Traffic Commission in which Mr. Riznek requests the banning of trucks on 31st Avenue was referred to the Engineering Department for a report.

Because of the recurring nature of this complaint the area was given special attention during investigation. On six separate occasions no trucks were observed using 31st Avenue. Two residents of 31st Avenue were asked about the truck use of the street and stated that they very rarely saw a truck in the area. A general reconnoiter of surrounding streets revealed no large construction jobs, etc., that may have generated truck traffic so we can only assume that one or two trucks may, on occasion, use Lanark Street and 31st Avenue as a detour route around the traffic control signal at 33rd Avenue and Knight Street, although this was never observed. However, these trucks would not be overweight and the street is quite capable of handling the stresses exerted by these vehicles.

Although streets built over peat are not uncommon in the City, the problem of vibrations is accentuated on 31st Avenue due to the narrow 33 ft. right-of-way, which puts traffic closer to the abutting residences. Standard weight trucks are not prohibited on any other streets, and we feel the situation is not serious enough to warrant prohibiting them on 31st Avenue. Enforcement of a truck prohibition by the Police Department would be very difficult and probably could only be carried out on a complaint basis.

. . . (Cont'd.)

Clause No. 7 Continued

It is RECOMMENDED that no further action be taken in regard to this complaint and Mr. Riznek be sent a copy of this report."

Your Board RECOMMENDS that the above report of the City Engineer be approved.

(Copies of Mr. Riznek's letter, dated April 30, 1971, are circulated for Council's information.)

INFORMATION

8. Alteration in Broadway Bus Service Evenings and Sundays

The City Engineer reports as follows:

"The Transit Division of the British Columbia Hydro and Power Authority has advised us of an alteration to the Broadway crosstown bus service. Copies of the communication from the B. C. Hydro are circulated for the information of Council.

The change means that after 7:30 P.M. on Weekdays and Saturdays and all day on Sundays, the Broadway crosstown service will not go west of Granville Street. At these times the buses will loop by way of southbound Granville Street to westbound 10th Avenue to northbound Fir Street to eastbound on Broadway again. This looping arrangement has been in effect for many years and at one time was used on a permanent basis; in recent years though, it has only been used for "short turns". It is not anticipated that any further traffic or parking regulations will be required on this on-street loop.

The Transit Authority explain that at the above times the Broadway bus patrons can easily be carried by the No. 10 University and No. 7 Dunbar buses, both of which turn onto Broadway at Granville and continue along Broadway to Alma Street, where the crosstown bus used to loop. Furthermore, they indicate that for most passengers who go beyond Alma Street the transfer occurs at Granville rather than at Alma, and for these passengers no real change will result. However, there is an extra walking distance involved in that these transferees heretofore disembarked and embarked at the same stop on Alma Street, whereas now they disembark on Broadway at Hemlock Street and walk a block west to Granville Street to embark in the other bus. The new arrangement also introduces a transfer requirement during evenings and weekends to all crosstown patrons along Broadway between Granville and Alma Street."

Your Board submits the matter to Council for INFORMATION.

FOR ADOPTION SEE PAGE(S) 341-42

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grain Elevator:
2700 Block Wall Street

On June 15, 1971, Council approved a report of the Board of Administration, Building and Planning matters dealing with the unused grain elevator in the 2700 Block Wall Street. The Board of Administration suggested and Council agreed that the following course of action be followed:

'(a) The N.H.B. be informed that City Council is of the opinion that this derelict grain elevator is an eyesore and is detrimental to the amenity of the neighbourhood; and that the Council support the Cassiar Ratepayers Association in their efforts to obtain the removal of this non-conforming use;

(b) The N.H.B. be informed that after demolition of the grain elevator by the N.H.B. the City would be interested in acquiring or leasing the site for a nominal sum for park purposes;

(c) That this report be forwarded to the Board of Parks and Public Recreation for its concurrence and support.

It is further recommended that should the course of action recommended in (b) above prove to be unacceptable, then the N.H.B. be requested to remove the buildings as soon as possible, thus making the lots on Wall Street available for residential purposes'....

The Board of Parks and Public Recreation were advised of Council's action and at their meeting on June 28, 1971, passed the following:

'RESOLVED: That the City Council be advised the Board is interested in them acquiring the property for park purposes on a lease basis, and will submit proposals for development of the property in the near future.'

Your Board RECOMMENDS that the Board of Parks and Public Recreation be

(a) Thanked for their support as expressed in their resolution of June 28th, and

(b) Be advised that no response from the N.H.B. to the proposals of Council's action of June 15th have been received at this time.

2. Water Beds in Apartment Buildings

Pacific Apartment Management Association have written to the Council requesting that the City enact legislation banning the use of water beds in apartment buildings. They point out the damage which ensues when a water bed bursts and also suggest the building may be unable to sustain the loads from such beds.

cont'd . .

Clause #2 continued

The City Building Inspector has reviewed the matter and advises that apartment buildings are designed to carry much greater loads than that resulting from a water bed. It is recognized that non-structural damage results from the release of the water but it is entirely within the power of the management of an apartment to refuse to allow water beds in the building. There does not appear to be any need for control through a by-law.

Your Board RECOMMENDS that the request of the Pacific Apartment Management Association be received and the Association be provided with a copy of this report.

3. Temporary Short Take-Off & Landing Strip and Helicopter Landing Site

The Director of Planning and Civic Development reports as follows:

"His Worship the Mayor and Council members have received a communication from the Abbotsford International Airshow Society requesting approval for the operation of a temporary short take-off and landing strip in the False Creek Flats area east of Main Street and for a temporary helicopter landing site on the roof of the Downtown Vancouver Main Post Office. This request for permission to institute landing facilities within the City of Vancouver is for a period of four days, August 12-15, 1971, to coincide with the 1st Canadian V/STOL International Symposium. The sites would be utilized to demonstrate the adaptability of specialized aircraft able to take off and land in a small distance to public transportation between the downtown of a metropolitan city and adjacent areas.

The Federal Department of Transport is the agency responsible for the regulation of aircraft landing facilities in Canada, however, the Department of Transport coordinates requests of this nature with the municipality concerned.

Aircraft landing sites are a conditional use under the Zoning and Development By-law and as such require issuance of a development permit after approval by the Technical Planning Board on consultation with the Town Planning Commission. The operators of the Abbotsford International Airshow Society have been contacted and are aware of the procedure connected with a request for a development permit. Discussions have already been held with officials of the Department of Transport regarding the suitability of the sites requested. Every effort will be made to expedite processing of Development Permit Applications for these uses as soon as received.

It is recommended that Council receive this report for information and forward a copy to the Abbotsford International Airshow Society."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be adopted.

DELEGATION REQUEST: Abbotsford International Airshow Society

4. Drive-In Restaurants
McCan Franchises Limited
By-law Respecting Drive-In Restaurants

The Director of Planning and Civic Development reports as follows:

"Mr. R.L. Marcoux, Vice President, Real Estate of McCan Franchises Limited wrote to City Council on March, 12, 1970, requesting permission to appear as a delegation to discuss by-laws which restrict the development of 'carry out' restaurants. A copy of this letter is attached. Copy of further letter of March 23rd also attached.

The Director of Planning and Civic Development has recently discussed the subject with Mr. Marcoux, and has reviewed the effect of the policy and various courses of action.

As a result, Mr. Marcoux requested that the letter now be submitted to Council and that he be allowed to appear.

Present Policy:

At the present time 'self service drive-in' restaurants and 'car service drive-in' restaurants are conditional uses in C-2, C-3 and C-5 Commercial Districts requiring the special approval of the Technical Planning Board.

By Council resolution, the Technical Planning Board shall not approve self service drive-in restaurants in commercial districts where the site would abut residential areas. The Technical Planning Board can however grant approval (if considered appropriate) in the same zones to 'car service drive-in' restaurants even when such developments would abut residential areas.

This additional restriction on one type of drive-in was because it had been found that drive-in restaurants without car service were more difficult to control in terms of noise nuisance and litter than similar operations with attendants giving car service.

Consequently new 'self service' McDonald's outlets (operated by McCan Franchises Ltd.) have been located in industrial zones where there are no restrictions or distinctions as to 'car service' or 'self service'.

When Council introduced the amendment to the Zoning By-law in 1963 they spent considerable time trying to find a reasonable solution between 'car service' and 'self service' type of restaurants in Commercial Districts recognizing that either type of drive-in restaurant was a Conditional Use first requiring special approval of the Technical Planning Board and the present arrangement was the result.

Even with car service, City Council has questioned the location of drive-in restaurants across the lane from residential development particularly single family homes. As an example, on the south side of Kingsway, east of Rupert Street, Council did not approve an A & W Drive-In which was to provide car service.

cont'd . .

Clause #4 continued

Mr. Marcoux has made various suggestions in his letter including a proposal that present procedures be replaced with a firm set of regulations and operating procedures that will control this type of business and avoid the need for differentiation between the two types.

Suggested Course of Action:

This is a situation similar to that which resulted when Council considered controlling land use for service stations.

Under similar circumstances, Council instructed the Director of Planning & Civic Development to work with the Petroleum Industries Committee of the Board of Trade to work out a suitable arrangement.

If Council wishes to consider the suggestions in the submission by Mr. Marcoux I recommend that, rather than instructing the preparation of a revised legislation, Council instruct the Director of Planning & Civic Development to meet with the Drive-In Carry-Out Division of the Canadian Restaurant Association to seek the views of the Association on the control of Drive-In restaurants for further report and recommendation to Council."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

(Copies of the letters from McCan Franchises Limited dated March 12, 1970 and March 23, 1970 are circulated for the information of Council.)

DELEGATION REQUEST: McCan Franchises Limited

5. Building By-law:
Standards for the Handicapped

The Voluntary Association for Health & Welfare of British Columbia has submitted a report prepared by their Committee on Architectural Barriers to the Handicapped dealing with problems of the handicapped. The fourteen page report leads to three recommendations:

(1) That new buildings intended for use by the public and listed in five categories, be designed in accordance with Supplement #5 of the National Building Code.

(2) That the recommendations of Supplement No. 5 shall apply where reconstruction or modification of public buildings is undertaken.

(3) That provision be made in public housing projects to accommodate the disabled.

The City Building Inspector reports as follows:

cont'd . .

Clause #5 continued

"During the last nine months a Committee of Building Inspectors appointed by the Building Inspectors' Association of B.C. and by the Greater Vancouver Regional District has been preparing a model adopting By-law which incorporates the National Building Code and replaces Part I Administration. The model by-law is so written that it can be used by any municipality which operates under the Municipal Act. The Committee also studied Part 9 which deals with housing and small buildings (less than 6,000 sq. ft. and less than 3 storeys) and recommends that some parts dealing with quality control matters be deleted or amended.

The City Building Inspector has been requested to report to Council on the adoption of the National Building Code and it is expected that this report will be ready about the end of September. The Building Inspector's report will follow the model by-law as closely as possible, with variations only as required by the Vancouver Charter. It is recommended that the request of the Voluntary Association for Health and Welfare of B.C. be considered at the same time as the Building Inspector's report."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved and that a copy of this report be given to the Voluntary Association for Health and Welfare of B. C.

CONSIDERATION

6. Approaches to Second Crossing of First Narrows

On June 15, 1971, Council passed the following motion:

"THAT the Board of Administration endeavour to arrange an appointment for His Worship the Mayor, the Chairman of the Finance Committee and Alderman Wilson to meet with the Premier of the Province in respect of the whole matter."

Your Board wrote to the Premier requesting a meeting with Council representatives pointing out that the most pressing matter concerning the Crossing is the fact that development permits are now being applied for on the alignment of the approaches that have been selected by the City Council, and that Council would like to discuss with the Premier the matter of a formula for protective purchasing to minimize ultimate costs of property acquisition on the approach alignment.

Your Board discussed the matter further with the Deputy to the Premier in an effort to arrange the meeting, as instructed by Council. The reply received from the Deputy to the Premier is circulated for the information of Council. The Act referred to in the letter contains the following section:

"A payment pursuant to this section shall be made only on a construction progress report, submitted to and approved by the Comptroller-General, relating to the works or use of the materials in respect of which it is proposed that the payment be applied."

cont'd . .

Clause #6 continued

If Council are prepared to accept the Premier's position in connection with funding the approaches, then it may wish to request the Premier to arrange meetings with the Federal Minister of Transport, since it is understood that any approach from the municipal level must be made through the Provincial Government. If such meetings are arranged, Council could then request that the shortfall of $14 million be made up by way of a grant from the Federal Government.

Your Board submits the foregoing for the CONSIDERATION of Council

(Copies of the letter the Deputy to the Premier dated July 15, 1971, are circulated for the information of Council.)

7. Georgia Street between Granville and Seymour Streets - Proposed Rezoning: CM-2 to CM-3 (Lots 1-9 & 34-40, Bl. 53, D.L. 541

The Director of Planning and Civic Development and the Corporation Counsel report as follows:

"A rezoning application has been submitted with respect to the above lots to create a new zone under the Zoning Bylaw to be known as CM-3, the regulations of which would be the same as the CM-2 commercial district schedule except that the floor space ratio would be limited to a maximum of 5.0; further, such floor space ratio would be measured in accordance with Section 1. F (13)(i)(ii) and (iii) of the CM-2 Commercial District Schedule (copy attached).

The rezoning application applies to a portion only of Block 53 and coincides with the area proposed for development by others, recently announced, which contemplates development for offices, theatres, retail outlets and ancillary parking, etc. to a floor space ratio of just over 10.0. As far as can be ascertained, the applicants seeking rezoning have no financial interest in the subject lands, nor are they seeking such a financial interest. The rezoning application could be interpreted as a move to deter proposed development of the subject properties by the present owners.

In a covering letter with the application, the applicants for rezoning particularly request that no application for a development permit for these properties which may conflict with their proposed rezoning be processed pending consideration of the rezoning application. Further, by letter of July 13, 1971, the applicants have given notice that they wish to amend their application to change from CM-2 to CD-1. The amended application has not yet been received. A copy of the application and of the letter of July 13th amending the application are attached.

The Director of Planning is seeking guidance from City Council before undertaking processing of this application. Under normal circumstances the review would be submitted through the Technical Planning Board to Council, and be considered by the Town Planning Commission. Council could then refuse the rezoning or direct that the application be submitted to a Public Hearing.

cont'd . .

Clause #7 continued

It is suggested that while not excluded under the bylaw or City Charter, it may not be appropriate to process such an application without the support or at least the agreement of the property owners. The acceptance, formal processing and consideration of such applications could lead to further applications for other properties, the intent of which might be to inconvenience, delay or prevent development by the owners.

PRELIMINARY INFORMATION

The subject lands at the corner of Georgia and Granville Streets can be said to comprise one of the most valuable sites in the downtown area. Present development includes the Birks Building (a 9-storey structure which the present owners have indicated cannot be rehabilitated to take care of their future needs), the Strand Theatre and Scott's Cafe.

Council will be aware that the Planning Department is currently reviewing development standards in the downtown peninsula and that recommendations yet to be fully formulated in this and other areas may result in recommendations for density reduction.

With regard to the site, the Director of Planning feels that the present possible maximum of a floor space ratio of 12.0 under the CM-2 schedule should be reduced and that densities between floor space ratio 3.0 to a maximum of floor space ratio 9.0 would be more appropriate, depending upon bonusing for public amenity within particular developments.

CONSIDERATION

Council may wish to:

a. Instruct the Director of Planning to undertake due processing of the application through the Technical Planning Board for submission to Council following consideration and recommendation by the Town Planning Commission, or

b. Instruct the Director of Planning not to process the application until such time as evidence of the support or agreement of the property owners is forthcoming.

Further, in the event that such evidence is not forthcoming within 30 days of notification of the applicants, that the application be declined and the fees returned."

Your Board submits the foregoing report of the Director of Planning and Civic Development and the Corporation Counsel for the CONSIDERATION of Council.

(Copies of the CM-2 Commercial District Schedule, the Application and the letter of July 13th amending the application are circulated for the information of Council.)

8. Christ Church Cathedral:
Historic Site

The Director of Planing and Civic Development reports as follows:

"A communication dated June 2nd, (copy attached as Appendix 1), has been received by Council from Mrs. Vivian Say, together with a follow-up letter dated July 7th (Appendix 2), seeking preservation of Christ Church Cathedral. Mrs. Say has corresponded with Mr. H. P. Capozzi, MLA, raising the question of a preservation order under the Provincial Archaeological and Historic Sites Protection Act. Mr. Capozzi in his reply (Appendix 3), states that this can be done only on a request from the City. Mrs. Say asks that City Council make such a request.

Council considered a report from the Director of Planning on March 17, 1971, relating to an expression of concern from the Board of Parks and Public Recreation. The report noted that, although not an outstanding building architecturally, there are a number of reasons why the continued existence of the Cathedral is most desirable. However, the report concluded that it would be inappropriate for Council to intervene.

Your officials are of the opinion that the Provincial Government can act without the necessity of a formal request from the City of Vancouver with respect to historic preservation. Bearing in mind that Christ Church Cathedral has significance for the Lower Mainland region in general, the exercise or otherwise of provincial jurisdiction in this matter is clearly a provincial concern.

City Council may wish to express the view that they would support any action by the Provincial Government which would result in satisfactory arrangements for the preservation of Christ Church Cathedral at no cost to the City.

It is suggested that copies of this report and of the earlier March 17th report be sent to The Honourable Wesley Black, Provincial Secretary, to Mrs. Vivian Say and to Mr. H. P. Capozzi, MLA, advising them of Council's attitude in this matter."

Your Board submits the above report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of Appendices 1, 2 and 3 are circulated for the information of Council.)

9. Canadian Federation of Mayors
& Municipalities: Housing Committee Brief

The Director of Planning and Civic Development reports as follows:

"A brief dated April 5, 1971 from the Housing Committee of the Canadian Federation of Mayors and Municipalities for submission to the Honourable R.K. Andras, has been referred to me for report. Although it is understood the brief was presented very shortly after being sent to municipalities, it is believed that the federation is nevertheless anxious to receive comments as well as the endorsation requested.

This is a comprehensive brief covering housing, urban renewal, social renewal and administrative matters related to these subjects. In general, the brief is along similar lines to many of the suggestions contained in the Vancouver Urban Renewal Study 1970. The comments which follow are related to the major sections of the brief, and include the views of the Director of Social Planning/Community Development.

cont'd . .

Clause #9 continued

HOUSING

(1) Sub-Standard Housing

The brief supports the concept of maintenance and occupancy by-laws. Such by-laws are fairly common in the United States and in certain Cities in Eastern Canada. A recommendation in support of such a by-law was included in the Vancouver Redevelopment Study 1957. The basic intention is that sub-standard housing should either be improved or removed by the owner. However, the weakness of such by-laws has been that standards high enough to ensure this objective can work a hardship on those least able to afford the costs involved, or standards have to be set at a level low enough not to impose hardship in which case the by-laws are virtually ineffective. The brief recommends therefore, that the Federal Government make funds available through the Municipality to lessen the hardships to property owners, possibly by a revision of the Home Improvement Provisions of the National Housing Act.

The Vancouver Urban Renewal Study 1970 includes recommendations along these lines for assistance to owners. It recommends investigation into housing standards and occupancy regulations which might provide for some difference in standards in various parts of the City, and also of an occupancy code for possible implementation by 1975.

(2) Low Income Housing

The brief endorses the 'Innovative Housing' program and suggests the experience gained be passed on to Municipalities. Innovation in housing could also be extended to a 'scattered site' public housing program.

It is probable that 'social costs' i.e. special services required by large housing projects, would be considerably lowered by scattering public housing throughout the community. The normal City facilities can then be utilized with some modifications. In addition, this arrangement would prevent labelling a particular population.

(3) Public Authority Housing

The brief recommends that the development of social, recreational and cultural services be included in the cost of providing social housing. There has been some action in this direction by the inclusion of certain recreational facilities in the cost of public housing.

URBAN RENEWAL

(1) Neighbourhood Improvement Programs

The brief is concerned at the limited amount of discussion by the Federal Government with Municipalities in seeking guidelines on how Federal assistance should be given to Towns and Cities and what objectives should be set.

It suggests that Federal funds for Urban Redevelopment should be conditional on:

(i) A Municipality indicating that it is prepared to plan for environment improvement.

(ii) A Municipality commiting its own funds and resources to implement the plan.

Two conditions for federal funding are formally numbered and itemized. In a subsequent paragraph, the necessity of citizen participation is included. The importance of this final condition cannot be emphasized too much. As a result it is suggested that the condition of citizen participation be included as (iii) in this section.

The neighbourhood improvement programs are in effect, the equivalent of the proposed 'Community Improvement and Development Programs' recommended in the Vancouver Urban Renewal Study 1970. These programs are intended to meet the two conditions referred to above.

cont'd . .

Clause #9 continued

The brief considers also that applications from community groups for Federal grants must be submitted through the Municipality concerned so that such submissions can be reviewed and commented on by the Municipality.

Included in this section are local goals and objectives, programs for action, administrative procedures and evaluation procedures. All of these items are included in the content of the proposed Community Improvement and Development Programs.

SOCIAL RENEWAL

The need for 'repairing the social structure' outlined in this section is of critical importance and in fact must often come before any physical renewal. The brief quite correctly states that physical renewal without social is useless and often more destructive than no renewal at all.

The weakness of this section of the brief is its suggestion that all areas of physical blight are also areas requiring special services. It does not admit the possibility that there are neighbourhoods which may need assistance with physical rehabilitation but whose social fabric is alive and healthy. The conclusion to be reached is that social renewal when necessary is essential to neighbourhood rehabilitation; but we must be cautious in assuming that all areas need the same kind of social renewal or in fact, any social renewal at all.

COMPREHENSIVE RENEWAL

This section stresses again, the Federation's previous recommendations that the Urban Renewal provisions of the National Housing Act, continue. It questions the apparent Federal desire for preserving housing which is often only fit for demolition. It suggests also that the continuation of sub-standard housing in many cases, can perpetuate urban problems when it occupies land capable of development with job-creating buildings. It suggests that redevelopment aimed at reducing the very worst of the housing stock, as it is replaced by new housing, provides a realistic approach to urban renewal.

The brief recommends immediate lifting of the freeze on urban renewal funds for programs of neighbourhood improvement. It recommends further, that discussions begin between the three levels of government to define guidelines which are needed for Municipalities to carry out the research and planning for renewal programs to improve the quality of life in urban areas.

In general, it is suggested that the City can endorse the brief as submitted. It is very much in accord with recommendations on housing and renewal contained in the Vancouver Urban Renewal Study, 1970. Council, in addition to formally endorsing the brief, may wish to supply this report to the Canadian Federation of Mayors and Municipalities for its consideration."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of the brief dated April 5, 1971, from the Housing Committee of the Canadian Federation of Mayors & Municipalities are circulated for the information of Council.)

10. Jericho-Locarno Park Extension

Under date of June 28, 1971, the Chairman of the Board of Parks and Public Recreation advises of the following resolution of that Board of June 28th:

'RESOLVED: That the Mayor be requested to appoint a Committee of one Alderman and one Park Board member to contact the new Minister of Urban Affairs to negotiate with him for the remaining 38 acres of Jericho.'

Also submitted (copy attached) is a letter of July 12, 1971, from the Jericho Park Committee supporting this request of the Park Board.

Council is reminded of the letter dated April 30, 1971, of the Honourable Donald S. Macdonald, Minister of National Defence (a copy is attached for information) and of Council's action at its meeting of May 18, 1971 (copy of extract attached for information).

Your Board submits the request of the Board of Parks and Public Recreation for the CONSIDERATION and instruction of Council.

(Copies of a letter from the Jericho Park Committee dated July 12, 1971, letter from the Honourable D.S. Macdonald dated April 30, 1971 and and extract from Minutes of the City Council meeting of May 18, 1971, are circulated for the information of Council.)

RECOMMENDATIONS:

11. Temporary Building
3350 East Broadway

The City Building Inspector reports as follows:

"A request has been received from MacMillan Bloedel Research Limited, Building Materials Division, to erect a temporary building at the above location for a period of one year expiring July 31st, 1972.

Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary buildings for any period up to two years. Since the applicant is requesting a limited period of one year, I am prepared to recommend that the structure be permitted on this site until July 31st, 1972 providing the applicant deposits with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the structure and removal of all materials from the site by July 31st, 1972."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

12. Amended Scheme of Development:
N/W Corner of S.W. Marine Drive & Yukon

The Director of Planning and Civic Development reports as follows:

"Mr. M. Katz, Architect, on behalf of Mr. C. Clay and Dr. Clamen, has filed Development Permit #55453 to erect a 70 dwelling unit townhouse development on the site at the North-west corner of S.W. Marine Drive and Yukon Street.

City Council, following a Public Hearing on March 26th, 1970, approved an application to rezone the site (Lot B of 3, Block 3, D.L. 323, AND Lot D, Block 2, D.L. 311) from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, subject to certain conditions, which included:-

'The detailed scheme of development to be first approved by the Technical Planning Board, such scheme of development not to be materially different from that submitted with the application unless authorized by City Council and subject to the Technical Planning Board receiving advice from the Design Panel on the design of the building'.

This report is submitted to City Council as the recommended scheme of development now proposed is different from that previously considered by Council at the Public Hearing.

The scheme of development before Council at the Public Hearing comprised two 2-storey apartment buildings providing 64 dwelling units (16 two-bedroom and 48 one-bedroom dwelling units)- 71 off-street parking spaces (55 spaces underground and 16 surface spaces).

The number of dwelling units and amount of off-street parking spaces were only based on a floor space ratio of 0.50 and would presumably have been increased to provide for the maximum floor space ratio of 0.60 allowed by Council for this site.

The plans of development as now submitted indicate a 70 unit townhouse development having 56 two-bedroom dwelling units and 14 three-bedroom dwelling units grouped in a total of 5 buildings. 83 off-street parking spaces will be totally underground. In addition there is a small day-care centre facility and separate communal lounge. The development would have a gross floor space ratio of 0.60.

The scheme of development has been approved by the Technical Planning Board after prior consultation with the Design Panel and is considered an acceptable form of development at this location.

Recommendation

That the revised scheme of development comprising a 70 unit townhouse development, as submitted by M. Katz, Architect, be approved."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed. Further, if Council approves the recommendations of this report, then the required amending by-law to rezone this site to a CD-1 Comprehensive Development District will be submitted to Council at the same meeting.

CONSIDERATION

13. Use of St. Mary's School at 5925 Joyce Street as a Hostel

The Director of Planning and Civic Development reports as follows:

"Reverend Paul Foran of St. Mary's Church has filed Development Permit Application #56235 to use a portion of the basement of the existing school as a hostel for a maximum number of 30 young men for the period July 1st to August 22nd, 1971.

St. Mary's Parish site is zoned as a CD-1 Comprehensive Development District and is located on the West side of Joyce Street between Clive Avenue to the North and Euclid Avenue to the South.

The site contains a church, a school, a convent, a rectory and a high-rise senior citizens' residence.

It is proposed to use a classroom and a hall in the basement of the school for the hostel facilities.

Reverend Paul Foran, by letter dated June 24th, 1971, advised in part that the Development Permit application is to: 'operate a hostel for a maximum of 30 young men in the basement area of St. Mary's school, 5295 Joyce Street, under the auspices of St. Mary's Parish and the direct responsibility of the Apostolic Committee and myself. Supervision and staff will be provided by 6 staff persons to be engaged under the subsidy offered by the City of Vancouver to St. Mary's Parish, who will in turn pay salaries and provide the necessary facilities... This hostel will be open from July 1st through August 22nd Tuesdays through Sundays during the hours 7:00 p.m. to 10:00 a.m. and will not be open during the remaining daytime hours. Staff will not be living in. No professionals will be employed. No charge will be imposed. NO FOOD WILL BE PREPARED OR SERVED.
Purpose of this project is in response to the appeal of travelling young people to provide accommodation when employment is scarce and their budgets are low.....'

Twenty-two surrounding property owners have been advised of this Development Permit application and 5 objections were received from the owners of the one family dwellings on Euclid Avenue in close proximity to the actual school building.

The Technical Planning Board, when considering this Development Permit application, had regard to City Council's adoption on June 8th, 1971, of the Board of Administration reports dated May 7th, 1971, and June 4th, 1971, regarding the program on transient youth which included an understanding by Council that schools in outlying districts would not be used for accommodation.

Having regard to the location of the St. Mary's Parish school, the Technical Planning Board requested that this Development Permit application be referred to City Council for consideration."

Your Board submits the foregoing for the CONSIDERATION of City Council.

INFORMATION

14. 1447-57 Rupert Street

The Medical Health Officer reports as follows:

"The City Clerk received a letter from Mr. Alexis Bird on August 31, 1970, regarding the accumulation of refuse on the premises at 1447-57 Rupert Street, which is owned by a Mr. J. Doughty.

A progress report by the Medical Health Officer was submitted to Council dated May 11, 1971. This report noted that Mr. Doughty had owned two lots, with a house on each, being lots 17 and 18, Block 83, Section 30, T.H.S.L. The report further noted that Mr. Doughty recently sold Lot 17, being 1447 Rupert Street, to Dickman Construction Ltd. Mr. Doughty retained as his place of residence, Lot 18, being 1457 Rupert Street.

On June 18, 1971 an inspection of both premises revealed that the old house at 1447 Rupert had been demolished, and a new house was being constructed by Dickman Construction Ltd. All old rubbish had been removed from both 1447 Rupert and 1457 Rupert and a satisfactory clean up had been completed.

Your Board submits the above report for the INFORMATION of Council.

15. Newspaper Distribution Depot:
6500 Main Street

A petition from eighteen residents in the vicinity of the newspaper distribution depot at the rear of 6500 Main Street was received on June 16, 1971 and contained complaints regarding noise, abusive language, littering and obstruction of the lane and sidewalks. A copy of the petition is attached.

The Director of Permits & Licenses reports as follows:-

"This newspaper distribution depot is used by both the Sun and Province carriers and has existed at this location for over 20 years and, therefore, is a non-conforming use; because of this action cannot be taken under the Zoning & Development Bylaw.

The Province newspaper's Circulation Department was advised of the complaints and asked to improve the situation. A letter from Mr. A.E. Mills, Assistant Circulation Manager for the Province, has been received (copy attached) stating that they will:-

1. Paint the building and repair it where needed.
2. See that no carriers arrive at the depot until the arrival time of the papers.
3. Prohibit bicycles from being left in a manner which would interfere with pedestrian traffic.

The Province and Sun have held meetings with all the carriers using this depot advising them of the complaints. Strict rules have been laid down regarding the conduct of the carriers while they are picking up their papers at the depot. It has been impressed upon all carriers that these rules will be enforced.

The Province and Sun newspaper representatives have canvassed the neighbourhood and advised residents in the immediate area of the proposed improvements as outlined above."

Your Board forwards the report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of the petition dated May 12, 1971, are circulated for the information of Council.)

Board of Administration, July 23, 1971 . . . . . (BUILDING - 15)

16. Federal Government Study:
'Urban Canada: Problems & Prospects'

The Director of Planning and Civic Development reports as follows:

"On April 22, 1971, City Council requested a brief report on the above publication.

The document presently available to City staff is a summary report submitted by the author, N.H. Lithwick, to the Federal Minister responsible for Housing. The report itself consists of six research monographs which are not yet available but which, together with the summary report, will be made available through "Information Canada". The monographs refer to:

1. Urban Poverty
2. Housing in Canada
3. The Urban Transportation Problems
4. The Urban Public Economy
5. The Urban Future
6. Survey of Alternative Urban Policies

The study establishes the rapid pace at which Canada is speeding towards giant cities and urbanization: also that the roots of urban problems lie within this process. Poverty, high housing costs, traffic congestion, pollution and social unrest are seen to be interrelated and arise to a substantial degree from inadequately controlled economic growth and urban expansion.

It points out a general lack of a comprehensive urban policy at all levels, noting that the singleminded approach of quick solutions for individual urban problems has created more problems than are solved.

The need for such a comprehensive approach to guide economic growth and urban expansion is stressed. The best means is seen to be the development of a national urban policy, requiring a substantial degree of leadership from the Federal Government. The study discusses some of the existing tools available to the Federal Government such as in the field of housing, transportation, immigration and taxation.

The formulation of a National Urban Council is recommended. There would be an Urban Research Unit to study the implication of alternatives of urban policy, and an improved delivery system.

The study examines two broad urban policies, those of unconstrained or constrained urbanism. The first allows the present urbanization process to continue but on the basis of a firm urban policy and substantially improved problem-solving techniques. The second, constrained urbanism, would limit urban sprawl, assist growth where viable and undertake the development of new communities. The risks, costs and benefits of the latter approach are seen to be higher.

Attached are some notes on aspects of particular relevance to Vancouver.

The Lithwick report was commissioned by the Federal Government who are faced with determining what role they should play in urban affairs and the consequences of such a role."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council, noting that although commissioned by the Federal Government neither the report nor its conclusions have received any Federal Government support to date.

(Notes of the Director of Planning and Civic Development are circulated for the information of Council.)

17. Election and Voters' List Building:
2510 Yukon Street, Vancouver

The City Clerk and the City Building Inspector report as follows:

"On May 12, 1970, the Council received a report from the Board of Administration, copy submitted with this report, regarding the use of the City's building at Broadway and Yukon Street for Voters' List and election purposes. The Council instructed the matter be brought to its attention in one year's time. Again, a survey has been made of suitable and available accommodation for the services in other City accommodation and in this regard, letters have been received from the City Engineer, the Purchasing Agent and the Supervisor of Property and Insurance, copies of which are submitted, and indicate suitable space is not available.

It is emphasized that the Voters' List and election records must be protected from fire and vandalism as best possible since any disturbance of such records at vital times in the election year would present an impossible situation insofar as the conduct of the general election is concerned. In fact, the Yukon Street building was originally designed and built for the express purpose of housing election equipment.

It is further emphasized that if the administrative portion of the operation is relocated, possibly in the East Wing of the City Hall, there must be provided a short time before election day, approximately 2,500 square feet for the manual processing and filling of Deputy Returning Officers' supply boxes with election material. In the present Yukon Street building, the required layout space becomes available as soon as the bulk election supplies are taken to the various polling districts which is a few days before the election. This space should be closely related to the administration area as many clerical and control functions are involved during this box-filling procedure. In particular, each box must receive certain precise sets of forms and certain numbered ballots and Statements. Administrative control is the key to proper performance where errors could result in some Polls not being opened in time. In the 1970 Board report, the Building Inspector advised that to provide such layout space in the East Wing would be wasteful and such processing and filling of boxes should be done elsewhere.

In conclusion, the further examination for substitute accommodation for election and Voters' List functions indicates that suitable space is not available which will provide the necessary custodial protection and related administration, layout and storage space and could not be made available unless funds are expended to construct another building. If this were done and any appreciable saving from the use of the present building is to be realized, the new building would likely be some distance from the administrative staff and thereby would be most inconveniently located for the essential control of this highly critical operation. Also it would probably be inconveniently located for the public who, at certain times of the year, require information regarding Voters' List and Elections."

Your Board submits the report of the City Clerk and the City Building Inspector for the INFORMATION of Council.

(Copies of the Board of Administration report of May 8, 1970 and letters from the City Engineer, Purchasing Agent, and Supervisor of Property & Insurance are circulated for the information of Council.)

18. Transportation Corridor:
Champlain Heights

On May 11th, 1971, City Council received the Board of Administration report dated May 7th on the above subject and requested a further report on transportation corridors for the South East Sector.

The following is the report of the City Engineer and the Director of Planning and Civic Development:-

"The question of major highway connections to and in the vicinity of the new Knight Street Crossing have been considered at various times as reported hereunder:

1. Inter-Municipal Committee

On July 22nd, 1969, City Council approved the appointment of three Aldermen to an Inter-Municipal Committee of Richmond, Burnaby and Vancouver Aldermen to consider major arterial road connections and their relation to the new Knight Street Crossing.

At its meeting of February 17th, 1970, Council approved the re-appointment of the Aldermen to this Committee with authority to discuss these matters with the Department of Highways. One meeting was held, attended by Department of Highways representatives, at which various possible future major highway links, such as an Annacis Island Freeway connecting to S.E. Marine Drive through to the Hudson Crossing, were discussed. However, the results of this meeting were inconclusive.

On February 16th, 1971, City Council decided not to reappoint Aldermen to this Committee.

2. Connection Across South East Sector

The feasibility of providing an arterial connection from the north end of the new Knight Street Crossing eastward across the South East Sector to Boundary Road was examined by the Engineering Department and found to be unjustified and undesirable because:

(a) The stated intent of the B.C. Highways Department, when planning the new Knight Street Crossing, was to provide a grade street to grade street replacement for the aging Fraser Street Bridge. They were not considering the Crossing in the context of a ring road or freeway system.

(b) About 33% of total PM rush hour traffic using the Knight Street Crossing will be destined to areas east of Boundary Road. This volume can be adequately distributed via Knight Street and existing east-west arterials (i.e. S.E. Marine, 57th, 54th, 49th, 41st, and 33rd Avenues) connecting through to Burnaby. Even with the Knight Street Crossing traffic added to all other east-west traffic, these east-west streets will still have about 33% unused capacity available for long-term traffic growth beyond the next decade.

(c) Any direct arterial connection diagonally crossing the South East Sector from the Knight Street Crossing to Boundary Road would have to follow S.E. Marine Drive at least from Knight to Elliott Streets in order to by-pass existing residential areas. This section would have to be up to ten lanes wide to accommodate capacity through traffic volumes forecast for S.E. Marine Drive plus the other easterly oriented bridge traffic discussed under (a) above.

cont'd . .

Clause #18 continued

The trunking of arterial traffic in this manner is not operationally desirable nor necessary when excess capacity exists on other east-west streets.

(d) Traffic forecasts indicate a strong east-west movement along S.E. Marine Drive and a distinct north-south movement on the Boundary Road alignment. However, the interaction of these movements can be accommodated by a well designed intersection at S.E. Marine Drive and Boundary Road. In reference to a 'ring road' design that emphasizes the east to north or south to west movement, the value of land in the South East Sector for housing and the steepness of grades combine to make a wide transportation corridor across Champlain Heights more costly than is necessary to take care of anticipated traffic.

3. G.V.R.D. Highway Network Planning

In 1970, the G.V.R.D. Technical Planning Committee formed a Roads Working Committee which reviewed and planned an on-going traffic count program on a region-wide screen-line basis as a first step towards developing a Regional Major Highway System.

However, this Roads Working Committee was superseded by the Broad Brush Transportation Study Working Committee which was appointed by the G.V.R.D. in February 1971 'to follow the Broad Brush sequence of studies ..... set out in the flow diagram of the (G.V.R.D.) 1971 program'. The Assistant City Engineer, Traffic and Transportation, has been appointed to this Working Committee which has held one meeting that dealt mainly with routine study programming matters.

The Broad Brush Transportation Plan Studies are to assist the G.V.R.D. in its 'Investigation of the Transportation Function' examination. Although it is not clear at this time, it is assumed that the G.V.R.D. will include the Regional Highway network in any transportation function assumed by it.

The G.V.R.D. is the appropriate agency to study the arterial highway system and to recommend transportation corridors, especially in areas where municipalities border. Until Regional transportation has been studied, it is not practical to assign more than the present arterial functions to streets such as S.E. Marine Drive which are now serving adjacent properties."

Your Board submits the foregoing report of the Director of Planning and Civic Development and the City Engineer for Council's INFORMATION.

RECOMMENDATION

19. Historic Area Advisory Board: Gastown/Chinatown

The Director of Planning and Civic Development and Corporation Counsel report as follows:

"Council, in approving a report from the Board of Administration dated March 9,1971, established an Historic Area Advisory Board for that area of Gastown/Chinatown designated as an historic precinct under the Provincial Archaeological & Historic Sites Protection Act. The associations and groups approved by Council at that time were approached by the Director of Planning and asked to nominate a member and an alternate member to the Board.

cont'd . .

Clause #19 continued

The Director of Planning, in anticipation of Council's concurrence, took the initiative to seek separate membership of the Board for property owners and for merchants. As originally approved, a single representative from Gastown and and one from Chinatown could not always adequately represent the possibly divergent views of owners and lessee merchants.

Council are now asked to approve this additional representation and the members and alternate members nominated to date:

1. a representative of the Chinatown property owners -

   Member: Mr. Frank Chang, Chinese Benevolent Association
   Alternate: Mr. Jack Lee, " " "

2. a representative of the Chinatown merchants -

   ...(to be determined)...

3. a representative of the Gastown merchants -

   Member: Mr. Ed. Keate, Gastown Merchants' Association
   Alternate: Mr.Gerald Thomson, Townsite Committee and the Gastown Merchants' Association

4. a representative of the Gastown property owners -

   Member: Mr. R.K.Willcox, Townsite Steering Committee
   Alternate: Mr. L.H. Killam, Townsite Steering Committee

5. a representative of the residents of the area (obtained through the Residents of Gastown Association) -

   Member: Mr. J. Hellsten, Residents of Gastown Association
   Alternate: Mr. Doug Fabian " " " "

6. a representative of the Community Arts Council -

   Member: Mr. Frank Low-Beer
   Alternate: Mr. Peter Hebb

7. a representative of the appropriate department of UBC -

   Member: Professor H. Kalman, Dept. of Fine Arts
   Alternate: Professor G. Knox " " " "

8. a member of the Architectural Institute of B.C.

   Member: Mr. W.H. Birmingham
   Alternate: Mr. A. Rogatnick

9. a representative of the Vancouver Pioneers' Association

   Member: Mr. S.G. Brown
   Alternate: Mr. G.A. Elkins

The Historic Area Advisory Board have had four meetings to date, on May 3, May 18, June 1 and July 6, at which, in addition to being briefed on Planning proposals for the area and advising on current problems, they have concerned themselves with the desired authority for the Advisory Board and how the Board should conduct its procedures.

Members are of the view that it is important for the Advisory Board to be given official and legal status. Proposals in this report have been prepared in draft form by the Advisory Board and are now submitted for Council's approval in principle.

cont'd . .

Clause #19 continued

It is suggested that Council should seek Provincial authorization of these proposals before taking formal action to bring them into effect.

It is RECOMMENDED that:

1. Council approve separate representation for property owners and for merchants in the Gastown and Chinatown areas.

2. Council approve the membership of the Historic Area Advisory Board as nominated by their respective associations.

3. Council approve in principle the proposals establishing and governing the conduct of the Historic Area Advisory Board and instruct the Director of Planning & Civic Development to communicate the proposals to the Honourable the Provincial Secretary for his authoritative action under the Archaeological and Historic Sites Protection Act.

4. The Corporation Counsel, on receipt of such Provincial concurrence, formally bring forward the approved proposals for the Historic Area Advisory Board for Council's action."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development and the Corporation Counsel be approved.

(Copies of the Proposals for the Establishment of the Historic Area Advisory Board are circulated for the information of Council.

FOR ADOPTION SEE PAGE(S) 342, 345-348

LICENSES AND CLAIMS

RECOMMENDATION

1. Sale of Dogs from City Pound

City Council on June 29, 1971 tabled the following Motion pending a report from the Board of Administration:-

> "That any bona fide organization be allowed to purchase animals from the Pound for $1.00 which would be in line with the resolution of Council in 1951 allowing purchase of animals for $1.00 by the University of British Columbia."

The Director of Permits & Licenses reports as follows:-

"October 22, 1951 - Council adopted the following recommendation of the Licenses & Claims Committee:-

> "A communication was received from the Faculty of Medicine of the University of British Columbia requesting that the City Pound be authorized to release to the Faculty from time to time, dogs for vivisection purposes.
>
> RECOMMENDED that the request from the Faculty of Medicine be granted on the terms and conditions as outlined on page 1 of its letter dated September 25, 1951."

(A copy of the letter dated September 25, 1951 from the Faculty of Medicine is attached.)

November 19, 1951 - Council adopted the following recommendation of the Licenses & Claims Committee:-

> "RECOMMENDED that the holding period for stray dogs at the City Pound be extended from 48 hours to 72 hours and the City Solicitor be instructed to bring in the necessary amending bylaw."

December 3, 1951 - Council adopted the following recommendation of the Finance Committee:-

> "IT IS THEREFORE RESOLVED that the License Inspector be instructed to turn over to the Faculty of Medicine of the University of British Columbia, dogs for vivisection purposes, only, after payment of a charge of One Dollar per dog."

Impounded dogs are held at the Pound for 72 hours following the day of impoundment to allow owners time to claim their dogs before being put up for sale to the public. Those not claimed are held an additional 24 hours for this purpose, after which the Faculty of Medicine may buy dogs for $1.00. Dogs are sold to Vancouver residents for $5.00 plus the current year's license fee ($3.50 for male or spayed female and $10.00 for females). Non-City residents pay $6.00, no license.

Owners of impounded dogs must pay an impounding fee as follows:-

- licensed dogs - $ 5.00 plus $1.00 per day for board
- unlicensed dogs - $10.00 plus license and $1.75 penalty plus $1.00 per day board

. . . . . .Cont'd.

Clause #1 Continued

This procedure ensures that all dogs handled in this way are licensed, encourages better control of the dog by his owner, and assists in controlling the dog population in the City. During the past five years 1200 dogs were sold to the University and 1167 to the public. Complaints received from Vancouver residents about dogs running at large have numbered approximately 3,500 each year. This problem is the subject of a separate report to Council which is recommending an increase in the impounding charges and board rates.

The suggested fee of $1.00 to any bona fide organization could result in:-

(1) an increase in the dog population and in the numbers of complaints about dogs running at large;

(2) dogs not being available to the Faculty of Medicine for teaching and research purposes;

(3) the City not recovering the costs involved in impounding and boarding the dogs;

(4) administrative problems in determining what constitutes a bona fide organization.

RECOMMENDED that there be no change in the charges made for dogs sold at the City Pound."

Your Board RECOMMENDS that the foregoing report of the Director of Permits & Licenses be adopted.

RECOMMENDATION AND CONSIDERATION:

2. Complaints Regarding Dogs Running at Large

Complaints regarding dogs running at large have been received from Mrs. K. Chamberlain, 5799 St.Margarets Street, Mrs. Nahirnak, 4399 St.Catherines Street, Mr. J.C. McGillveray and Mr. C. Eckersley, 2185 Qualicum Drive. (The latter complainant lodged a second complaint on June 21, 1971). The following points were raised by one or more of the complainants in their letters:-

1. Dogs running at large in the evenings and over weekends.

2. Polluting lanes and boulevards.

3. Barking.

4. Upsetting garbage cans.

The complainants have also suggested the following as solutions to the problem:-

1. Increase fines.

2. More Pound Officers, particularly over weekends and during the early morning and evening hours through the week.

. . . . . Cont'd.

Clause #2 Continued

The Director of Permits & Licenses reports as follows:-

"Complaints similar to those referred to in this report have been received in the past and are generally received in the spring when female dogs encourage the problem of dogs running at large.

The operation of the Pound was the subject of a twelve month review by the Administrative Analyst in November 1969. Two of the recommendations to the Board of Administration at that time were "that the number of Enforcement Officers stay as at present" and "no change be made in the present arrangements for.....controlling animals throughout the City as no practicable alternative methods are presently available." The Board of Administration concurred. Also, in November 1969, Mrs. B. Potter complained of dogs running at large. She made two suggestions at the time which were commented upon by officials in a Board of Administration report to Council on the matter, as follows:-

'(a) The Impounding Fee be increased to $25.00

- The fees are now $5.00 for licensed dogs and $10.00 for unlicensed ones which has been in effect since 1959. Increasing the impounding fee to $25.00 should decrease the number of dogs running at large, but it might work a hardship on some citizens.

(b) The number of Pound trucks be substantially increased to allow for an adequate day service, plus added evening and weekend service.

- The Pound has five radio equipped trucks on patrol Monday to Friday 9:00am to 4:30pm. There is no regular patrol during evening hours or on weekends. The Resident Pound Officer, however, is available for emergency calls at all times.

  During the summer months an additional Pound Officer is employed for evening and weekend patrol. We also vary the hours of some Pound Officers to 7:00am to 3:00pm to give a larger enforcement period.'

Council at its December 2, 1969 meeting passed the following motion:-

"THAT Mrs. Potter be thanked for her suggestions, and be advised that, after careful consideration, the Council does not feel it can justify the increased expenditures involved in these suggestions at this time."

The regular staff of the Pound is composed of one Pound Officer III, one Pound Officer II and six Pound Officer I's plus a Resident Pound Officer. The six district officers are employed Monday through Friday to provide service from 8:30am to 5:00pm for which purpose they operate the specially equipped radio controlled trucks. The Resident Pound Officer provides custodial care for the Pound as well as emergency service between 5:00pm and 8:00am and the service is also available on Saturdays and Sundays.

Two additional Pound Officers are employed from May 1st to September 1st; one to provide evening patrol to 8:30pm and weekend service and the other to patrol parks and beach areas. During the summer months patrol service is provided between the hours of 7:00am and 8:30pm.

. . . . . Cont'd

Clause #2 Continued

No Pound Officers have been added to the staff since 1950 when 14,500 dog licenses were issued. Approximately 22,000 licenses were issued in 1970. The increase in licenses is largely the result of the efforts of the two Canvassers who are employed for three months in the summer; however, it is logical to believe that the dog population has increased in the past 20 years. To increase the present level of service would require additional staff and equipment. The annual recurring cost of a Pound Officer, including salary (mid-step) fringe benefits, uniform, truck rental and radio maintenance would be $10,205. The non-recurring cost of a Pound truck and radio is $6,800.

The owners of dogs which are impounded are charged $1.00 per day board plus $5.00 if a dog is licensed or $10.00 plus the license fee if the dog is unlicensed. These charges have not been adjusted since 1959 and it is suggested that an increase to $10.00 for a licensed dog and $20.00 plus license fee for an unlicensed dog be levied. The board rate per day should also be increased to $1.75 per day. The Vancouver impounding charges would then be similar to several of the surrounding municipalities.

RECOMMENDED that:-

(a) the impounding charge be increased to $10.00 for a licensed dog and $20.00 plus license fee for an unlicensed dog.

(b) the board rate be increased to $1.75 per day.

The matter of hiring additional staff to give more coverage is forwarded for Council Consideration."

Your Board RECOMMENDS that the recommendations of the Director of Permits & Licenses be adopted and the matter of additional staff be submitted to Council for CONSIDERATION.

(Copies of the letters from the complainants are circulated for the information of Council)

DELEGATION REQUEST - MR. C. ECKERSLEY

RECOMMENDATIONS:

3. Payment of Minor Claims

The City Engineer and the Corporation Counsel report as follows:

"In 1961, Council adopted a recommendation to give authority to the relevant Departments to settle small claims not exceeding $25.00 in order to reduce the amount of paper work necessary.

Costs have now risen whereby it is felt that a more reasonable limit is $50.00 for:

(a) costs and damages for choked sewer connections. The City Engineer to be authorized to settle these claims.

(b) all other claims not in excess of $50.00 to be settled on the authority of the Corporation Counsel.

We RECOMMEND that the above policy be adopted and the Board of Administration make the necessary arrangements."

Your Board RECOMMENDS the report of the City Engineer and the Corporation Counsel be adopted.

Board of Administration, July 23, 1971 . . . . . (Licenses 5)

4. Claim #11520 - Canadian Pacific Railway Company.

The Corporation Counsel reports as follows:

"The Canadian Pacific Railway Company has submitted claims totalling $826.90 representing the cost of repairing damage to a track bed and switch controls which resulted when a 12 inch cast iron water main burst in the 500 block Pacific Street early in the morning of October 14th, 1970.

A report from the Engineering Department indicates that they had learned that the pipe was leaking the previous afternoon but had decided to delay repair until the next day. It appears most likely that the leak washed out the backfill under the pipe and a section of it broke longitudinally.

The Engineering Department has confirmed that the amount of the C.P.R.'s claim is not unreasonable.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the claimant has substantiated its claim for $826.90."

Your Board RECOMMENDS payment of $826.90 in full settlement of the above described claim.

FOR ADOPTION SEE PAGE(S) 343

HARBOURS AND PARKS

RECOMMENDATION:

1. Crystal Pool Replacement

Your Board submits the following report of the City Engineer, Director of Finance, Director of Planning & Civic Development, and the Supervisor of Property & Insurance respecting the Crystal Pool Replacement:

"Council on February 16, 1971 adopted the following recommendation of the Standing Committee on General Purposes dated February 4, 1971:

> 'Recommended that the site proposed by the Board of Parks and Public Recreation for the new pool at the north west end of Burrard Bridge be approved in principle and the Board of Administration be requested to report back to Council as quickly as possible on the pertinent information required.'

(A) Planning

The Director of Planning & Civic Development reports as follows:

The proposed Crystal Pool Replacement and adjacent off-street parking areas are located in an RM-4 Multiple Dwelling District and an M-1 and M-2 Industrial District.

The Technical Planning Board has approved Development Permit Application No. 55651 as filed by Duncan McNab and Partners, Architects for the Board of Parks and Public Recreation to erect a new Aquatic Centre together with ancillary off-street parking facilities, subject to certain conditions. These conditions include:

1. Prior to the issuance of the development permit:

   (a) The design of the building is to be first approved by the Technical Planning Board after advice on the architectural design of the building from the Design Panel;

   Note: The design of the building has now been approved by the Technical Planning Board after favourable recommendation of the Design Panel.

   (b) Revised drawings are to be first submitted to indicate to the satisfaction of the Director of Planning (after consultation as necessary, with the City Engineer) the provision of a suitable vehicular driveway between Beach Avenue and the front of the building - such driveway to connect, preferably, with the off-street parking area. The provision of this driveway may necessitate the building being moved slightly to a more southerly location.

   Note: An existing off-street parking area to the west of the proposed building is to be altered to provide off-street parking for the proposed Aquatic Centre. The existing boat trailer and boat launching ramp is being removed.

   In addition, to the east of the Aquatic Centre an existing off-street parking area is to be discontinued and a new off-street parking area for 86 cars to be provided for the Centre.

. . . . . Cont'd.

Clause #1 Continued

After consultation with the City Engineer, there was concern about the lack of vehicular driveway facilities in front of the building separate from Beach Avenue and it is proposed that an adequate driveway be provided independent of Beach Avenue.

(c) The approval of City Council to be first obtained to the acquisition by the Board of Parks and Public Recreation of the two required parcels of land within Block 14, D.L. 185. Further, that arrangements are to be first made to the satisfaction of the City Engineer for the adequate surfacing of the two subject parcels.

Note: The required approvals of City Council are dealt with in this report.

(d) Information is to be first submitted to the Director of Planning that satisfactory arrangements have been made between the Board of Parks and Public Recreation and the Fire Chief of the Fire Department for the replacement of the Fire Department Training Quarters presently located beneath the Burrard Bridge.

Note: The relocation of the Fire Department Training Quarters is now being arranged between the Board of Parks and Public Recreation and the Fire Chief.

(B) Basis of Transfer of Land to the Board of Parks & Public Recreation

The Supervisor of Property & Insurance reports as follows:

Lot 26 and Lot B of Lots 22-25, Block 14, D.L. 185, situated at the north end of Burrard Bridge south of Beach Avenue, were originally acquired by the City for the Burrard Bridge right-of-way. Adjoining Lot 27, although purchased from Parks Board funds in 1943, has not been officially turned over to their care and custody.

City Council on February 15, 1959 adopted the recommendation contained in a report of the Board of Administration dated February 11, 1959 that the Parks Board be requested to advise if they would be prepared to take over the management of Lots 26 and 27 and portions of Lots 24 and 25 (now portion of Lot B) on the basis that the lands will be vacated without compensation, if and when required for highway purposes - to which the Parks Board agreed, by letter dated February 26, 1959. The Parks Board has subsequently developed this area for recreational purposes by expenditure of their own funds. The Board report dated February 11, 1959 dealt with various Beach Avenue properties from Stanley Park to Burrard Bridge and recommended that the Parks Board be charged with the various tax sale properties at their assessed value.

The City Engineer has now indicated that Lots 26 and 27 and part of Lot B (as shown outlined red on plan marginally numbered LF 5664) are excess to highway requirements and could be placed in the care, custody and management of the Parks Board.

As stated above, the purchase of Lot 27 has already been charged to the Board of Parks & Public Recreation. There now remains the matter of the basis for transfer of Lot 26 and portion of Lot B of Lots 22-25, Block 14, D.L. 185 to the Parks Board.

. . . . . Cont'd.

Board of Administration, July 23, 1971 . . . . . (Harbours 3)

Clause #1 Continued

Present Council policy (established March 6, 1962) is that lands being transferred to Departments and Boards be on the basis of market value. Further, that this policy shall apply from January 1, 1962 onwards in all cases except where the project is already included in the current Five Year Plan as to site location by Resolution of Council passed prior to January 1, 1962.

Inasmuch as the Beach Avenue Waterfront Park concept was in effect many years prior to 1962 and since the Parks Board were in actual occupation of the lands, it is considered appropriate in this instance that the Board of Parks & Public Recreation be charged the sum of $60,318.90, which represents the pro rata cost to the City when acquired in 1931 and 1932 for Burrard Bridge purposes. This has been discussed with the Superintendent of Parks & Public Recreation and he has stated that he would recommend acceptance on this basis to his Board, from current 5-Year Park Purchase Funds.

(C) Parking Beneath Burrard Bridge

The City Engineer reports as follows:

The Parks Board wishes to use the Burrard Bridge right-of-way area south of Beach Avenue to provide a portion of the parking needed for the Crystal Pool replacement.

The Fire Department uses this area for training purposes and will have to be relocated if the proposed Park Board use is approved.

The portion of the Burrard Bridge right-of-way area south of Beach Avenue shown outlined yellow on plan marginally numbered LF 5664 could be used by the Parks Board in connection with the Crystal Pool Replacement Development subject to the following conditions:

(i) The Parks Board to relocate the Fire Department's training facilities to the south end of Burrard Bridge to the satisfaction of the Fire Chief and the Director of Planning and Civic Development.

(ii) The area to be used for the parking of vehicles only.

(iii) The area to be temporarily vacated as and when required by the City Engineer for bridge maintenance purposes and the painting of steel structural members.

(iv) The Parks Board to pay for any storm drainage extension to handle the storm water from Burrard Bridge.

(v) The Parks Board to assume liability with respect to the use and occupancy of the Bridge right-of-way area.

(vi) The Parks Board to relinquish any portion of the area if and when required for Bridge purposes.

It is RECOMMENDED:

(1) That the cost to the Board of Parks & Public Recreation of Lot 26 and portion of Lot B of Lots 22-25, Block 14, D.L. 185 be established on the basis of their pro rata cost at $60,318.90 and that these lands shown outlined red on plan marginally numbered LF 5664, be placed in the care, custody and management of the Board of Parks & Public Recreation.

. . . . . Cont'd.

Board of Administration, July 23, 1971 . . . . . (Harbours 4)

Clause #1 Continued

(2) That the Board of Parks & Public Recreation be permitted to use the area shown outlined yellow on plan marginally numbered LF 5664 subject to the conditions set out above."

Your Board RECOMMENDS the foregoing report of the above officials be adopted, and subject to completion of the conditions recommended in this report, the Development Permit be issued.

(Copies of Plan LF 5664 and a communication from the International Union of Operating Engineers dated July 20, are circulated for the information of Council)

FOR ADOPTION SEE PAGE(S) 342

SOCIAL SERVICE AND HEALTH

RECOMMENDATION:

1. Chronic Drunkenness Offenders in Vancouver City Jail

City Council on June 29, 1971 passed the following motion following a report by the Medical Health Officer on the Chronic Drunkenness Offenders -

> "THAT this information be received and the Board of Administration be requested to submit an interim report with regard to the Greater Vancouver District Hospital Society in providing the facilities of a detoxification centre:
> FURTHER THAT the Board of Administration review the present Government Liquor Act to ascertain if there is some way of sending alcoholics, when incarcerated, to an appropriate and available facility."

The Medical Health Officer reports as follows:

"The progress with respect to the Greater Vancouver District Hospital Society is as follows:

The Greater Vancouver Regional Hospital District approved in principle the establishment of the Alcohol Hospital by accepting the preliminary report submitted through the Advisory Committee of the Regional Hospital District. As a result of this approval, the Regional Hospital District, with the concurrence of the B.C. Hospital Insurance Service and the Minister of Health, has awarded the Society a planning budget, to a maximum of $5,000., in order to prepare a detailed functional report. The Society has already retained the services of a consultant in order to accelerate the preparation of this report. If this report is accepted by the Regional Hospital District, the services of an architect will follow.

I have reviewed the Government Liquor Act with the Corporation Counsel and whereas this Act still retains the authority to arrest a person for being intoxicated in a public place, it is Government policy to use instead the revised Summary Convictions Act, which provides for

a) Police to bring to the Jail a person unable to care for himself because of intoxication (not on an arrest basis).

b) A physician seeing these intoxicated persons within 24 hours may order detention for a period of up to 72 hours for further treatment and/or assessment.

c) Persons whose health is seriously damaged by alcohol and who would benefit from a long-term program may, if voluntary treatment is not agreed to or unlikely to be adhered to, be ordered by the judge to a treatment period at Alouette River.

My impression of this legislation is that it may be suitable to the current situation, except that the facilities for detention up to 72 hours on medical grounds at present are limited to the fourth floor of the City Jail. I would like to, therefore, recommend the following course of action -

i. That the Medical Health Officer and the Director of Welfare Services be empowered to explore with operators of hostels in the Skid Road area the possibility of setting aside some

. . . . . Cont'd.

Clause #1 Continued

beds for more intensive care and to determine with them what additional staff costs would be anticipated.

ii. That the Medical Health Officer and the Director of Welfare Services be empowered to discuss with officials of the Provincial Government the possibility of operating these additional beds at a higher rate under the terms of the present cost-sharing arrangements.

These recommendations are made in the belief that an interim arrangement is necessary and that when the alcohol hospital is established the extra care function of the hostels be terminated. If a feasible plan for an interim program can be developed it would be brought in detailed form to Council for consideration."

Your Board RECOMMENDS that the proposals of the Medical Health Officer be approved and that his studies cover the administrative arrangements with the Police, including security.

FOR ADOPTION SEE PAGE(S) 342

FINANCE MATTERS

CONSIDERATION

1. Girl Guides of Canada - Grant

A letter has been received from the Girl Guides of Canada, who are holding an All-Canada Trainers' Institute, August 14th - 19th, 1971, at Totem Park, U.B.C.

The organization is requesting a grant to assist in hosting a luncheon on Thursday, August 19th. The cost of the luncheon is approximately $300 and 180 delegates will be present from all across Canada.

Your Board notes that Council has dealt with similar requests as follows:

April 1971	- International Realtors Assist in hosting a reception.	- No Action.
Jan. 1971	- Historic Sites and Monuments Board of Canada Dinner re Board meeting.	- Costs up to $250 Approved.
May 1970	- Vancouver Board of Trade Luncheon re meeting.	- No Action.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Girl Guides of Canada letter dated July 9, 1971, are circulated for information.)

2. Metro Communities Council - Float Damage

A letter has been received from the Metro Communities Council advising that their Parade Float, which is operated by the organization in conjunction with the Miss Vancouver Contest, will be temporarily delayed in getting into service.

It is noted that, upon recommendation of the Finance Committee, a grant of $1,500 was given to the Metro Communities Council earlier this year, part of which is used for the operation of the Float.

The organization states that the Float was stored at Capilano Stadium but, because the Art Gallery required the space, the Float was removed and was subsequently damaged by vandals. The Metro Communities Council is, therefore, requesting that $800 (the estimated cost of damage) be deducted from the grant given to the Art Gallery for Capilano Stadium and be used to repair the Float.

Your Board requested the Art Gallery to comment on the situation and a copy of the Art Gallery letter is circulated.

For the information of Council, the administration is allotting the $42,000 grant approved by Council to the Art Gallery on the basis of $3,500 per month from April, 1971 to March, 1972.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Metro Communities Council letter dated June 21, 1971, are circulated for information.)

RECOMMENDATION

3. New Keypunching System

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems:

"The Co-ordinator of Data Processing and Systems has made a review of the latest developments in keypunching equipment to determine whether the present keypunching methods could be improved and/or whether the keypunching costs could be reduced. He has concluded that improvements can be made and costs reduced.

The keypunching section is responsible for converting written information into data processing cards which can then be read into the computer. Typically there are two separate operations involved. Firstly, the information is punched into the cards on a keypunch machine and then secondly, the operation is re-keyed on a verifying machine to ensure the accuracy of the keypunching operation. These machines are very noisy, and when compared with the latest equipment are relatively slow.

The new equipment which best suits the City's needs can be described as a number of keyboards each connected to and controlled by a small computer. The computer does not punch the finished information into cards, but rather writes it onto magnetic tape for future computer processing. Currently there are not many companies manufacturing these products and only one marketing them in Vancouver.

Consolidated Computer Limited of Ottawa has a system called Key Edit which suits the City's needs. The system is about 30% faster than our present keypunch machines and has a number of technical features which are an improvement over the keypunch machines. Since the Key Edit system is faster we would require fewer Key Edit key stations than the number of keypunches we currently have, and thus fewer keypunch operators.

The City would require a five station Key Edit system, replacing five keypunches, three key verifiers and two keypunch operators. We would be left with five keypunch operators and one operator supervisor.

The most appropriate time to install the Key Edit system would be November 15 with the extra keypunches and the two keypunch operator positions terminating two weeks after that. At the time of this proposal, there are two vacant keypunching positions and they should be filled on a temporary basis until November 15. The two week overlap is probably necessary since most new computers experience maintenance problems and without an alternate method of keypunching, the City's production would suffer during this period.

Since the Key Edit system produces magnetic tape rather than cards, and our present computer programs expect to receive cards, there will be some time spent changing the programs. In my opinion, the task of changing the programs should be contracted out, rather than delay any of our current projects. The cost to change these programs would be about $1,500.

Costs

The recurring annual saving resulting from the installation of the Key Edit system would be about $5,000. The savings for the remainder of 1971 would be $1,735, being offset by one time start-up costs of $[illegible],500. The attached schedule lists the costs in detail.

The Comptroller of Accounts advises that the necessary funds for the difference between the one time costs and the savings for the remainer of 1971 can be provided from the Data Processing salaries account (7030-301). This report has been reviewed by the Business Manager of the Regional and Municipal Employees' Union, who agrees with the recommendations contained in the report with the following reservation:

. . . Cont'd.

Clause No. 3 (Cont'd.)

'Reduction in staff with the introduction of new equipment would appear to alter the nature of the key punch operators' work, although to what extent is impossible to assess prior to on the job experience being gained. The Union, therefore, would request that it be afforded the opportunity, should the need arise, to appear before Council at some future date on the matter of the effects of this technological change.'

I recommend that

1. a five station Key Edit system with an 800 BPI, nine track magnetic tape unit, .7 megacharacter drum storage, and operator timed statistics features be installed on November 15, 1971 at a monthly cost of $1,480 plus 5% sales tax, subject to contract approval by Corporation Counsel,

2. that the dual density feature be installed on the City's present IBM tape drives on November 15 at a monthly cost of $156 plus 5% sales tax,

3. five keypunches and three key verifiers be released on November 30, 1971,

4. that the complement of Clerk Keypunch Operator I positions in Data Processing and Systems be reduced by two on November 30, 1971 and that the vacancies which have lately occurred by filled on a temporary basis until that date,

5. the following accounts of the Data Processing & Systems Division be changed as follows:

   (a) $2,245 be subtracted from salaries - 7030-301
   (b) $500 be added to salaries-overtime - 7030-303
   (c) $800 be added to freight and cartage - 7030-310
   (d) $670 be subtracted from Internation Business Machines Punch Cards - 7030-313
   (e) $200 be added to magnetic tapes - 7030-317
   (f) $300 be subtracted from new office Equipment - 7032-318
   (g) $1,500 be added to purchase program service - 7032-341
   (h) $200 be added to alterations to electrical system - no number yet assigned."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

FURTHER, that the Municipal and Regional Employees' Union be given the opportunity of appearing before Council on the subject at some future date, if it so desires.

(Copy of the schedule referred to is circulated for information.)

CONSIDERATION

4. Olympic Trust of Canada - Grant

A letter has been received from the Chairman of the Olympic Trust of Canada, requesting a grant of an unspecified amount towards the expense of fielding Canada's Pan American and Olympic teams.

It is explained that the Olympic Trust of Canada, an arm of the Canadian Olympic Association, was recently formed with membership from the business community across the Country.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Your Board notes that Council has dealt with similar requests as follows:

March 1970	- Dominion Firefighters Curling Assn. Travel Assistance re Championships.	- $500 Approved.
Dec. 1968	- B.C. Wheelchair Sports and Recreation Association Expenses re Paralympic Games, Tel Aviv, Israel.	- $1,500 Approved.
Oct. 1968	- B.C. Amateur Sports Council Expenses re 1967 Pan American Games & 1968 Winter Olympics.	- No Action.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the Olympic Trust of Canada letter dated July 14, 1971, are circulated for the information of Council.)

FOR ADOPTION SEE PAGE(S) 348-349

BOARD OF ADMINISTRATION

SUPPLEMENTARY REPORT JULY 23, 1971

RECOMMENDATIONS

1. National Building Code of Canada;
Use and Occupancy Meetings
Attendance: Mr. R.L. Montador

The Director of Personnel Services reports as follows:

"On March 22nd, 1966, City Council approved the appointment of Mr. R.L. Montador, Assistant Director of Inspections, Development Division, Department of Permits and Licenses, to the Standing Committee on Use and Occupancy, National Building Code of Canada.

Mr. Montador has attended two Committee meetings this year in the continuing committee work of examining comments submitted by the users of the Code, and preparing the required revisions for publication in 1972. Attendance at the foregoing two meetings was authorized by the approved Roster of Conferences 1971. It is known that at least two further meetings will be held this year, with a third meeting probable, in order to complete the 1971 revision work.

The need of the Department of Permits and Licenses to interpret the National Building Code will be greatly simplified if Mr. Montador is permitted to continue in the work of assisting in the preparation and up-dating of the regulations of the National Building Code.

The only cost to the City would be leave of absence with pay for these attendances; travel and living expenses are paid by the National Research Council of Canada.

The Director of Personnel Services therefore recommends that in accordance with the request of the Director of Permits and Licenses, Mr. R.L. Montador be granted the necessary leave of absence with pay to attend a maximum of three additional meetings during 1971 to assist in the review and revision of the National Building Code of Canada, it being understood that travel and living expenses will be paid by the National Research Council of Canada."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Annual Meeting - Board of Governors,
Canadian Council on Social Development
Attendance: Dr. G. H. Bonham

The Director of Personnel Services reports as follows:

"The Annual Meeting of the Board of Governors, Canadian Council on Social Development, will be held in Ottawa, September 22nd to 24th, 1971 inclusive. This organization has actively sought improvements in Canada's Health and Welfare through the preparation of reports, the carrying out of research, the convening of conferences, and the presentation of Briefs to National Bodies, particularly the Government of Canada.

The City Medical Health Officer is a member of the Board of Governors of this organization and in order to participate in this annual meeting he wishes to request four days leave of absence with pay (September 21st,22nd,23rd and 24th, 1971 inclusive). The only cost to the City would be four days leave of absence with pay, as the Canadian Council on Social Development has agreed to pay all travelling and living expenses.

. . . Cont'd.

Clause No. 2 (Cont'd.)

As this request of the City Medical Health Officer is in accordance with the basic requirements of Regulation 248, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. International Association of Electrical Inspectors Meeting Attendance: Mr. G. W. Brand

The Director of Permits & Licenses reports as follows:-

"Mr. G.W. Brand, Chief Electrical Inspector for the Department of Permits & Licenses, is a member of the Canadian Standards Association Approvals Council and will be attending a C.S.A. meeting in Toronto the week of October 31, 1971. This is a working committee meeting on the approved Roster of Conferences and the Canadian Standards Association pays transportation costs and the City pays living expenses and provides the required leave with pay. Mr. Brand has been invited to appear as a panelist at the Canadian Section meeting of the International Association of Electrical Inspectors to be held in Toronto on October 28, 29 and 30, 1971, the three days prior to the C.S.A. meeting. In accordance with Section 45-2 of the regulations, I request approval to allow Mr. Brand to attend this additional meeting. The extra cost to the City would be approximately $50.00 plus two additional days leave with pay. Funds are available in the Department's budget.

There are several papers being presented which I believe will be of benefit to Mr. Brand in his present position. Of special interest are the papers on "Ground Fault Protection", "Electrical Features on Systems Buildings", and "Fire Alarm Systems."

I am of the opinion that Mr. Brand's attendance at this meeting will be of value to the City.

RECOMMENDED that Mr. G.W. Brand be authorized to attend the Canadian Section of the International Association of Electrical Inspectors Conference in Toronto on October 28, 29 and 30, 1971 with pay, at an estimated cost of $50.00 chargeable to Account Code 6701/25."

Your Board RECOMMENDS the foregoing recommendation of the Director of Permits & Licenses be adopted.

4. Salary and Classification Review - 1 Manager, 3 Assistant Managers, Pacific Hostel, Social Service Dept.

The Director of Personnel Services reports as follows:

"At the request of the incumbents, I have reviewed the duties and responsibilities of the above captioned positions at the Pacific Hostel of the Social Service Department.

On March 26, 1970, the Board of Administration approved a report concerning various clerical and janitorial positions at the Hostel. This report deals with the remaining positions, namely the Manager and his three Assistants.

. . . Cont'd.

Clause No. 4 (Cont'd.)

In 1968, directly prior to the actual opening of the Hostel, the class specifications and appropriate salary levels were established for these positions with the understanding that a subsequent review would be undertaken at a later date to determine the relationship between anticipated duties and those that were actually being performed. This review has in fact shown the present duties performed are substantially the same as those anticipated with certain exceptions which are dealt with below:

(a) Manager (F. Chamberlain)

Since this position's initial classification, new duties and responsibilities have been added consisting of: (i) the issuance, reimbursement and accounting for a substantial petty cash fund, (ii) the preparation of the Hostel's annual budget estimates, and (iii) liaison and public relations work with outside agencies including both industry and government. Subsequent to the assumption of these additional responsibilities by the Hostel Manager, City Council on March 18, 1971, established a Transient Persons Branch in the Social Service Department which altered reporting relationships and affected the overall level of responsibility attached to the Manager's position. That is, Mr. M. Colcleugh (Acting Assistant Director-Welfare Services, permanent Social Service Worker IV) was delegated the responsibility for the operation of City-operated or sponsored hostels thus diminishing Mr. Chamberlain's responsibility in that regard.

I therefore recommend that Mr. Chamberlain be granted one additional temporary pay grade retroactive to August 1, 1970, and continuing until April 1, 1971, which is the approximate date of the effective establishment of the transient persons branch.

(b) Assistant Hostel Manager (B. Carney, E. Ellett, N. Switzer)

An Assistant Hostel Manager is generally responsible for assisting the Manager in his duties, for assuming managerial responsibilities during the 4:00 p.m. to 12:00 p.m. shift, and for performing those specific tasks which the manager might delegate as, for example, the planning and implementation of vacation and shift schedules. Other delegated responsibilities include such things as the supervision of recreation programs and the checking and passing on of various invoices.

A minimal amount of new duties have been added since the original classification. Most significantly, duties related to the handling and disbursement of cash and a certain degree of responsibility in the referral of inappropriate residents (for whatever reasons) to the appropriate agency (whether it be to the Single Men's Unit for direct assistance or to a Hospital for appropriate medical treatment). These new duties have, however, been offset by a dilution of responsibility among the Managers by the addition of one Assistant Manager position. That is, the original staffing recommendation for the Hostel (which formed the basis for the established pay scale) included provision for only two Assistant Managers. However, approximately one month after the Hostel's official opening, an additional Assistant Manager's position was established for the following reasons: (i) Control of residents (i.e. continuous supervision of the intake and discharge of residents); (ii) development of programs; (iii) establishment of liaison with public and private agencies.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Therefore, in consideration of the foregoing, I recommend no change in salary for this position.

The Manager's and Assistant Manager's positions will be reviewed again approximately six months after this report's adoption.

The Comptroller of Accounts advises me that the additional funds required, estimated at $350 for the nine-month period, are available within the Departmental Budget.

This report has been discussed with the Director of Welfare Services and the Business Manager of the Municipal and Regional Employees' Union, both of whom agree herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
F. Chamberlain	Hostel Manager Pay Grade 22 ($735 - 843) *	Hostel Manager Pay Grade 22 ($735 - 843) * Plus one additional pay grade	Aug. 1,1970 through April 1,1971
B. Carney N. Switzer E. Ellett	Assistant Hostel Managers Pay Grade 18 ($585 - 703)	NO CHANGE	-

1971 2nd half rates

* effective range under Personnel Regulation 160-1(a) (2)

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

CONSIDERATION

5. Leave of Absence With Pay -
Mr. Roy Jackson, Dept. of Permits & Licenses.

The Directors of Permits & Licenses reports as follows:-

"By letter dated July 19, 1971 to His Worship Mayor Campbell, Mr. L.J. Wallace, General Manager of the British Columbia Centennial '71 Committee, has requested that Mr. Roy Jackson, Plumbing Inspector, be allowed time off to participate in the British Columbia Centennial '71 Voyageur Canoe Pageant. Mr. Jackson was a member of the canoe team that crossed Canada during the 1967 Centennial celebrations and has participated in other similar events. He is the Captain of the team which, after a series of eliminations, has earned the right to represent British Columbia in this year's Pageant. The three week event starts in Fort St. James and finishes in Victoria.

Mr. Jackson joined the Department of Permits & Licenses in June 1969 and is entitled to two weeks vacation of which he has already taken two days. He is prepared to use his remaining eight days vacation for the Pageant but requires an additional seven days leave (August 5 - 13 inclusive).

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions.

. . . Cont'd.

Clause No. 5 (Cont'd.)

A similar request was made this month concerning a member of the Engineering Department who is participating in the Pan American Wheel Chair Games in Jamaica. Council on July 13, 1971 approved approximately ten days leave with pay to allow the employee to participate. Arrangements can be made within the Department to cover Mr. Jackson's workload during his three weeks absence.

RECOMMENDED that leave of absence with pay for seven days (August 5 - August 13 inclusive) be granted to Mr. Roy Jackson to allow him to participate in the Canoe Pageant."

Your Board submits the foregoing recommendation of the Director of Permits and Licenses for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 347

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 23, 1971

RECOMMENDATIONS

1. Acquisition for Park Site #9 (Kitsilano)
2020 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lot 8 except part shown on Ref. Plan 318, Block 265, D.L. 526, being 2020 West 5th Avenue, which is located in Park Site #9, has been offered for sale to the City by the owner. This Park Site is listed in Table II of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council, December 15th, 1970.

These premises comprise a two-storey and part basement frame dwelling with a main floor area of 1,042 sq. ft., erected in 1908 on a site 40' x 120', zoned RM-3. The dwelling contains nine rooms, divided into four self-contained suites. One suite is occupied by the owner, the remaining units being rented.

This improvement, which is in above average condition for age and type, has 17 plumbing fixtures, a stone and concrete foundation, a patent shingle roof, stucco on exterior walls and is heated by an automatic gas furnace.

Negotiations with the owner confirm that he is prepared to sell for the sum of $36,000.00, including some equipment in the rented accommodation, as of June 30th, 1971, subject to the owner retaining rent-free possession of these premises until August 31st, 1971. As part of this transaction, the owner is to rent this property at $250.00 a month commencing September 1st, 1971, subject to review after one year. This price is considered to be fair and equitable. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $36,000.00 on the foregoing basis, chargeable to Code 4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Acquisition for Park Site #19 (West End)
N½ of Lot 20, Block 45, D. L. 185,
899 Broughton Street

The Supervisor of Property and Insurance reports as follows:

"N½ of Lot 20, Block 45, D. L. 185, being 899 Broughton Street, located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets has been offered for sale to the City by the owners. This Park Site is listed in Table I of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council, December 15th, 1970.

These premises comprise a 2½ storey full basement frame dwelling with a main floor area of 1,700 sq. ft., erected in 1895 on a site 65.5' x 66', zoned RM-4. The dwelling contains eight rooms on the main floor, divided into two self-contained suites, both being occupied by the respective owners, -- mother and son.

. . . Cont'd.

Clause No. 2 (Cont'd.)

There are seven rooms on the second floor, divided into two self-contained suites. Both suites are occupied by tenants. Two rooms in the basement are also occupied by the owners.

This building has 19 plumbing fixtures, a cedar shingle roof, stucco and siding on exterior walls, a concrete foundation and is heated by an automatic oil furnace. Due to modernization, this dwelling is in above-average condition for age and type.

Negotiations with the owners confirm that they are prepared to sell for the sum of $42,500.00, including some furniture and equipment on the second floor, as of June 30th, 1971, subject to the owners retaining rent-free possession of these premises until August 31st, 1971. As part of this transaction, the owners are to rent this property from the City at $250.00 a month, commencing September 1st, 1971, subject to review after one year.

This price is considered to be fair and equitable. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $42,500.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Tender for Lease, Corner of Pacific and Howe Streets.

The Supervisor of Property and Insurance reports as follows:

"City owned Lot A, Block 121, D.L. 541, situated at N/W Corner of Pacific and Howe Streets, was acquired in 1950 for Granville Bridge and subsequently leased to Royalite Oil Company Limited for use as a service station site. Their lease expired on May 31st, 1971 and was not renewed. The building has been occupied on a monthly basis pending investigation of the possibility of a further term lease. It has been established that the site is still reserved for future street or highway requirements and the City Engineer is prepared to approve a lease for a 10-year period, 4 years certain, with a 12-month cancellation clause, thereafter.

In this regard, the Supervisor of Property and Insurance advertised for tenders which were opened at a meeting of the Board of Administration on June 28th, 1971.

One tender only was received from Wilf's Automatic Transmission in the amount of $356.00 per month.

The Supervisor of Property and Insurance recommends that the tender submitted by Wilf's Automatic Transmission in the amount of $356.00 per month be accepted. subject to the following terms and conditions:

(a) a rental of $201.98 per month plus all taxes as if levied. (Based on 1971 assessed values, this would create a gross income of $356.00 per month.);

. . . (Cont'd.)

Clause No. 3 (Cont'd.)

(b) the lease to commence as of August 1st, 1971, for a period of 10 years, 4 years certain with a 12-month cancellation clause thereafter;

(c) rental subject to a 5-year review clause;

(d) the gasoline tanks are to be removed and the ground resurfaced by September 30th,1971. (Bond for removal costs of $1,750.00 to be posted to ensure compliance in accordance with tender call.);

(e) lessee to maintain buildings in good condition and to paint exterior when required by City. City to be responsible for structural repairs and repairs to roof.

RECOMMENDED that the bid submitted by Wilf's Automatic Transmission of $356.00 per month including taxes be accepted and the land and building be rented for the period from August 1st, 1971, to July 31st, 1981, subject to the foregoing terms and conditions and a lease be drawn to the satisfaction of the Supervisor of Property and Insurance and the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Provincial Courts (Vancouver) Complex - 252 to 262 Powell Street

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 2, Property Matters, February 9th, 1971, confirmed by Council, February 23rd, 1971, approving the expropriation of the remaining lands in Block 5, D. L. 196 required for the new Provincial Courts (Vancouver) Complex, including the above property.

Lots 21 and 22 comprise a 50' x 122' site, zoned M-2, Industrial, improved with a four-storey non-basement masonry building erected in 1900. The main floor is divided into three retail units, one of which is occupied by a second hand dealer under lease expiring, July, 1972. The other two units have been converted to residential use providing accommodation for six persons. The second floor provides 15 sleeping rooms and this portion of the building, together with the main floor, is operated by the owner. The third and fourth floors with 32 rooms and 28 rental units known as "Orange Rooms" have been rented since 1959 to the same operator. This lease expired April 30th, 1970 and was not renewed by the owner. This lessee is now renting on a month-to-month basis.

This building, which is in average condition for age and type, has a brick exterior, a tar and gravel roof, 61 plumbing fixtures and a concrete foundation. Hot water heat for the third and fourth floors, including two rooms on the second floor, is provided by an automatic gas furnace located in a separate furnace building at the rear of the property. The balance of the second floor is heated by an overhead automatic gas furnace, as is the second hand store on the main floor. The two tenant-occupied units on the main floor are heated by wood and coal stoves.

. . . (Cont'd.)

Clause No. 4 (Cont'd.)

Following extensive negotiations with the owner, he has agreed to sell for the sum of $85,000.00, as of July 31st, 1971. This settlement is deemed realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $85,000.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates' Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Old Georgia Viaduct - Agreement With Imperial Parking Limited

Reference is made to Item 6, Property Matters, April 2nd, 1971, confirmed by Council, April 6th, 1971, entitled "Old Georgia Viaduct Demolition - Right of Way Through B. C. Hydro & Power Authority and C. P. R. Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreement with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:-

"Imperial Parking Limited occupy an area of land adjacent to the Old Georgia Viaduct and the Columbia-Quebec Connector on a three year lease from Buster's Auto Towing Service Ltd., which "Buster's" in turn lease from B. C. Hydro & Power Authority.

There are 24 parking stalls within the designated "work area" mentioned in the demolition contract, which are under lease to Imperial Parking Limited. The lessee will suffer loss of revenue on these stalls for an estimated one to two month period while demolition is taking place in the immediate area.

Imperial Parking Limited has agreed to enter into the necessary agreement with the City of Vancouver whereby the City will undertake to deal with the lessee's claims for loss of earnings which may be incurred during demolition.

RECOMMENDED that the City enter into an agreement with Imperial Parking Limited, drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

. . . Cont'd.

Clause No. 6 (Cont'd.)

Property	Project	Successful Bidder	City to Pay	Code No.
472 E.Cordova St.,Lot 15, Block 57, DL 196	Hostel for Single Men.	Riley Jones	$ 778.00	531/1251
1803 Granville St., Lot 1, Block 220, DL 526 Giroday Sawmill Site	S/S False Creek Redevelopment W.of Granville St. Special Blue report R/C. Apr.27/71	P. Blackall	$12,250.00	4950/790
3811 W.49th Ave. Lot 5, Blk. 4, DL 314	Capital Assets Park Site, Musqueam Park Extension, B/A P.M. Jan.15/71 R/C Jan.19/71	John Cayer	$ 1,693.00	4189/ -
690 E.5th Ave., Lots 10A-12A, Block 86, DL 264A	Advance Purchase Redevelopment Project #3 Item 2 B/A P.M. May 14/71 R/C May 18/71	R.Shortreed	$ 2,895.00	531-1154
North E. Oak St. East Ptn. of 3648A-False Creek	S/S False Creek Redevelopment Item 1, B/A P.M. May 14/71 R/C May 18/71	Johnston Terminals Limited	$ 3,235.00	4950-701
371 E.6th Ave. Lot C, Blk.27, DL 200A	Advance Purchase Urban Renewal Scheme III (Auth. to demolish P.M. May 28/71 R/C. June 1/71)	Paul Bulych	$ 1,495.00	531-1177

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

7. Option to Purchase - Lot 1 except West 7 ft., Block M, D. L. 328 - S/E corner South East Marine & Victoria Drives

The Supervisor of Property and Insurance reports as follows:

"The City holds an Option to Purchase Lot 1 except the West 7 ft., Block M, D. L. 328, situated on the south east corner of S.E.Marine Drive and Victoria Drive. This option is for the sum of $8,000.00 and is exercisable after July 15th, 1971.

. . . Cont'd.

Clause No. 7 (Cont'd.)

This property is approximately 102' x 105', zoned C.D.-1, Comprehensive Development District and is improved with a service station. The station is frame construction on a concrete foundation, erected in 1956 and has 2 service bays and 1 island with 2 gas pumps.

The option was granted to the City in 1956 by the owners, Home Oil Distributors Ltd., as a condition to the property being rezoned from RS-1 to Local Commercial to allow reconstruction of the existing service station. This option provides that within 90 days of exercising of the option, the Company will clear the site of all buildings and structures.

The Company has requested that the City extend its option for an additional 10 years to July 15th, 1981 to permit the station to continue its operation.

The Director of Planning has recommended that the City exercise its option to purchase Lot 1 and lease the property back on a month-to-month basis. This property is located within the area bounded by Marine Drive, Kent Avenue, Argyle Street and Duff Street, which is presently zoned RS-1. This area is under study for retention for housing and the gasoline filling station will detract from this development.

RECOMMENDED that the City exercise its option to purchase Lot 1 except the West 7 ft., Block M, D. L. 328 for the sum of $8,000.00 and further, that the Supervisor of Property and Insurance be authorized to negotiate a monthly lease of the site to Home Oil Distributors Ltd., failing which, the property to be cleared of all buildings and structures as provided for in the option agreement."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

8. Acquisition for Provincial Courts (Vancouver) Complex - 226 - 228 Powell Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, April 16th, 1971, confirmed by Council, April 20th, 1971, confirming a final offer of $65,000.00 for Lot 27, Block 5, D. L. 196, including the freehold and leasehold interests, which property had been expropriated by Resolution of Council, February 19th, 1971, for the new Provincial Courts (Vancouver) Complex. This amount was made up as follows:

Freehold interest	$51,500.00
Leasehold interest	$13,500.00
	$65,000.00

This property comprises a 25' x 122' site, zoned M-2, Industrial, improved with a four storey masonry building, erected in 1900. The building occupies the total lot area and has a partial basement. There is a retail store on the main floor rented on a month-to-month basis and a rooming house business, known as "America Rooms" on the upper three floors, consisting of 40 sleeping rooms, plus two rooms for the lessee-operator. This building contains 54 plumbing fixtures, has brick and concrete on the exterior walls, a tar and gravel roof, a concrete foundation and hot water heat supplied by an automatic gas furnace. Condition of this building is above average for this type of structure in this area.

. . . Cont'd.

Clause No. 8 (Cont'd.)

On May 4th, 1971, City Council approved a report of the Board of Administration, dated April 30th, 1971, (Item 5, Property Matters) wherein it was recommended that the Supervisor of Property and Insurance be authorized to settle all claims of the lessee of America Rooms for the sum of $13,500.00 on the following terms:-

(a) The termination date to remain open until August 31st, 1971 at the latest.

(b) The lessee to receive an advance payment of $1,500.00 upon delivery of an executed Quit Claim Deed.

Following extended negotiations with the solicitor for the owners, they have agreed to sell for the sum of $54,500.00 as of June 30th, 1971, subject to retaining rent-free possession of these premises until August 31st, 1971. This settlement is deemed realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $54,500.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates' Court)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

9. Old Georgia Viaduct - Agreement with Columbia Parking Ltd.

Reference is made to Item 6, Property Matters, April 2nd, 1971, confirmed by Council, April 6th, 1971, entitled "Old Georgia Viaduct Demolition - Right of Way Through B. C. Hydro & Power Authority and C. P. R. Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreement with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:-

"Columbia Parking Ltd. leases an area of land from the C.P.R. which they in turn rent out on a monthly basis as automobile parking stalls. Some of these stalls are adjacent to the Viaduct and in any event the only access to these stalls is by private road running under the Viaduct.

The demolition contractor will be closing this access for a period of approximately three weeks during demolition of one span of the Viaduct and the lessee and his tenants will suffer loss of revenue and disruption during this period.

Columbia Parking Ltd. has agreed to enter into the necessary agreement with the City of Vancouver whereby the City will undertake to deal with the lessee's claims for loss of earnings which may be incurred during demolition.

RECOMMENDED that the City enter into an agreement with Columbia Parking Ltd. drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. Old Georgia Viaduct - Agreement with Buster's Auto Towing Service Ltd.

Reference is made to Item 6, Property Matters, April 2nd, 1971, confirmed by Council, April 6th, 1971, entitled "Old Georgia Viaduct Demolition - Right of Way Through B. C. Hydro & Power Authority and C. P. R. Co. Lands - Memoranda of Agreement with Lessees" wherein the general concept of entering into agreement with the lessees was set out, with the recommendation that each separate negotiation would subsequently be reported to Council for confirmation.

The Supervisor of Property and Insurance reports as follows:-

"Buster's Auto Towing Service Ltd. occupy an area of land adjacent to the Old Georgia Viaduct on lease from the B.C. Hydro & Power Authority.

The demolition contractor requires a small portion of the compound used for storing impounded or seized vehicles for a period of approximately one week during which time the lessee will suffer the loss of storage and disruption to his operation.

Buster's Auto Towing Service Ltd. has agreed to enter into the necessary agreement with the City of Vancouver whereby the City will undertake to deal with the lessee's claims for loss of earnings which may be incurred during demolition.

RECOMMENDED that the City enter into an agreement with Buster's Auto Towing Service Ltd. drawn to the satisfaction of the City Solicitor, on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

11. Cancellation of Sale of Lot 42, D.L. 339 Situated E/S Toderick at 51st Avenue, Zoned RS-1, Champlain Heights

The Supervisor of Property and Insurance reports as follows:

"On June 9th. 1970, City Council approved the recommendation of the Supervisor of Property and Insurance that Lot 42, D.L. 339 be sold to Danny Albert Clarke and Elena Helen Clarke for $13,800.00 on City terms.

Mr. Clarke now states that at the time of purchase, he thought that the 20 foot strip to the south of his lot was a lane and had designed a home with the entrance off this lane. The 20 foot strip is actually a walkway and due to the fact that no car may enter, Mr. Clarke has requested cancellation and a refund of all monies paid.

A full scale map of the subdivision is displayed in the Property and Insurance office on which the strip is indicated as a walkway. However, on maps which have been reduced to a much smaller scale for distribution the fact that it is a walkway is not indicated. In view of this, it would seem that the point raised by Mr. Clarke is most reasonable and as such, the Supervisor of Property and Insurance RECOMMENDS that the sale of Lot 42, D.L. 339 be cancelled, and that all monies paid by the purchaser be refunded."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

12. Acquisition for Single Men's Hostel Site
Lot 13, Block 57, D. L. 196
462 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"On June 29th, 1971, City Council approved the expropriation of the remaining properties in Block 57, D. L. 196, required for the proposed Single Men's Hostel Site, including Lot 13, known as 462 East Cordova Street.

The premises comprise a one-storey, non-basement frame building with an area of 520 sq.ft., erected in 1900 on a site 25' x 122', zoned M-2. This dwelling has 4 plumbing fixtures, a shingle roof, siding exterior walls, a wood foundation and is heated by a gas space heater. The condition of this dwelling is average for age and type. It is occupied by the owner and it is proposed to proceed with demolition when vacated.

Following further negotiations, the owner has agreed to sell for the sum of $10,000.00 as of August 31st, 1971, subject to the owner retaining rent-free possession to September 30th, 1971. This settlement price is considered to be realistic and is endorsed by the City Solicitor. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof have been entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $10,000.00 on the foregoing basis chargeable to Code 531/125."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

13. Continental Hotel
Utilization of Land
Y.W.C.A. Girls' Hostel

The Director of Welfare reports as follows:

"The Y.W.C.A. wish to utilize approximately 14,000 square feet of land around the Girls' Hostel (Continental Hotel) for parking and for recreation purposes. (This area is approximately 5,000 square feet more than the area previously utilized by the original Hotel for parking). For staff and visitor parking provision of space for 20 cars would be adequate according to the Supervisor of the Hostel. This would be taken care of by utilizing the green area south of the building. With regards to recreation, the Y program is to include badminton, volley-ball and roller skating and various crafts such as tie dying for which there is not adequate room within the Hostel and which, by their very nature, can best be carried on outdoors. There is provision for recreation equipment in the Y budget and no further funds would be required for this purpose.

The space requested for the recreation program is located under the Granville Street Bridge on the west side of the building coloured red on the attached

. . . (Cont'd.)

Clause No. 13 Continued

plan and comprises approximately 5,000 square feet. As there is no gymnasium in the Hostel and a recreation program should be an integral part of the Hostel operation, it is suggested that the provision of such space as outlined above would be in keeping with the purpose of the Hostel use.

The Property and Insurance Office has been requested to look into the matter of use of the land surrounding the Hostel for parking and recreation purposes and reports as follows:

" The lands contained in the East and West Cloverleafs at the north end of Granville Bridge including the land under the Bridge were purchased for Bridge purposes and have been leased out to Downtown Parking Corporation except for the portions utilized by the original Hotel operation (approximately 9,000 sq. ft.). It is noted that the portion between the Y.W.C.A. Hostel and Pacific Street has poor access and would not be practical for transient parking use and has remained unused for this reason plus the fact that there is no high demand for parking area in this location.

Just prior to this request by the Director of Welfare Services, clearance had been obtained by the Property & Insurance Office from the Director of Planning for authorization to lease the parking area for five years except for the provision for the staff and visitors' parking for the Y.W.C.A. The additional 5,000 square feet requested by the Y.W.C.A. for recreational purposes is estimated to have a rental value of $80.00 per month".

Should Council decide to provide the additional land for the purposes requested in this report, it is suggested that the lands, as designated in Civic Buildings Division, Drawing No. 35 d/March, 71, be leased on a nominal basis for Hostel use only. The lease to be concurrent with the lease of the building for hostel purposes and covered by an agreement satisfactory to the Corporation Counsel, the Supervisor of Property and Insurance, and the City Engineer.

RECOMMENDED that 14,000 square feet of land be provided for staff and visitor parking and for recreation purposes, for the period that the building is utilized as a hostel."

Your Board

Submits the matter to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 349-50

RECOMMENDATIONS

14. Urban Renewal Scheme 6
(Second Narrows)

The City Engineer and Supervisor of Property and Insurance report as follows:

"Cost-sharing agreements with the Federal and Provincial partners for the Scheme were made in 1967 and 1968 respectively, and were based on estimates made early in 1967. Because of prolonged arbitration proceedings the property acquisition phase has been very lengthy and was only recently concluded.

The cost and recovery estimates were then updated and the revised figures were reported to and approved by Council in March, 1971. (Copies of the report then approved are circulated.) Applications were made for approval of the updated figures by the senior governments. These approvals are still pending.

In the interim:

A. Local improvement procedures for the paving, walk and lighting were implemented and Council, on 18th May, 1971, undertook these local improvements 'subject to approval of the amended Urban Renewal agreements by the senior governments'.

B. Council, on 1st June 1971 awarded a contract for the sewer work, having received a report which said, in part:

'These tenders have now been open for a long time and, in fairness to the tenderers, an award should be made. In addition, further delay in starting the sewer work will make it doubtful that the paving, sidewalks, and lighting can be completed in this season. To allow the work to proceed, it is proposed that Senior Government approvals be anticipated and interim financing of the increase be provided by the City.'

The situation is complicated by the physical layout. The new industrial sites cannot be cleared for sale and development until a heavy pole line on the old street alignment is relocated, and the pole line cannot be relocated until the new pavement is laid because the new poles fall into the present roadway.

It had been anticipated that these newly-created industrial sites would have been marketed early this year. In any event potential purchasers would want to see the servicing completed by the time purchase arrangements are finalized thereby enabling them to proceed with development.

There is one firm which is anxious to acquire one of these sites for immediate development of an industrial building of approximately 40,000 square feet. This company's plans for constructing a new building in another area have been forestalled by City actions and they have been unable to find another site that would adequately suit their requirements. If this company cannot find an alternate site and are delayed in having their new building constructed by the end of this year, their disruption claim to the City will be substantial.

If the City proceeds with the works in anticipation of senior government approvals, it will be taking some chance of such approvals not being given and thus of having to bear the whole of the increase in cost. On the other hand the acquisition, clearance, and resubdivision can hardly be reversed now, whatever the decisions of the senior partners and the area will have to be serviced in any event. We feel sure that a City decision to proceed would not make the senior partners any less likely to agree to the increase in shared costs.

(Cont'd.)

Clause #14 continued:

To proceed, interim financing would have to be provided as follows:

	"A" Interim	"B" Final
Federal	$50,750	$63,726
Provincial	25,375	31,863
Municipal	51,327	31,863
	$127,452	$127,452
(Source of Municipal Share)		
Streets Capital	$ 2,892	$ - 582
Lighting Capital	- 224	- 285
Redevelopment Fund	17,729	1,800
P.O.'s Share L.I.	30,930	30,930
	$51,327	$31,863

(These figures cover paving, walk, lighting and utility plant charges.)

We therefore RECOMMEND:

(a) That the local improvements, listed below, be now undertaken, the condition 'subject to approval of the amended Urban Renewal Agreements by the Senior Governments' being removed:

Schedule 404 Item 1 Street Pavement and Curbs
Item 2 P.C. Concrete Sidewalk
Item 3 Street Lighting

(b) That the City Engineer be authorized to have B.C. Hydro and B.C. Telephone move their plant.

(c) That interim financing of the increases be provided by the City, funds being appropriated as set out in column "A" above, and the figures in column "B" substituted when senior government approvals are received.

(d) That the Supervisor of Property & Insurance be authorized to proceed immediately to advertise the lands for sale on the open market.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance and the City Engineer be adopted.

Clause 15. (a) Sales: General

RECOMMENDED that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot E (Explan. Plan 10614), Block 237
D.L. 526, Situated S/S 3rd Avenue bet.
Burrard and Cypress Streets, Plan 590 (Zoned RM-3)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Margaz Enterprises (1968) Limited	E	100' x 118'	$73,500.00	City Terms @ 9%	nil

Clause #15 continued:

(b) Sales: Residential
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

Re: Lot 35, D.L. 339, Plan 13659
N/S 50th, East of Tyne, Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Coffey & Struve Enterprises	35	50/57.95 x 109.73/111.82	$14,000.00	City Terms at 9%	5' public Utility Easement along easterly boundary

Re: Lot 39 & 40, D.L. 339, Plan 13659
E/S Toderick bet. 50th & 51st, Zoned RS-1

Mario Drufovka & Mike Maretic	39	40/60 x 112.03/116.61	$13,800.00	City Terms at 9%
	40	45/60 x 116.61/114.37	$14,000.00	"

FOR ADOPTION SEE PAGE(S) 349-50

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

JULY 15, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, July 15, 1971, at 9:30 a.m.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Bird, Hardwick, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome
Alderman Calder
Alderman Linnell (On Leave)

CLERK: M. James

The Minutes of the meeting of June 24, 1971 were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

1. Public Transportation - Planning Study - Central Area of Vancouver

On December 17, 1970, your Standing Committee on Transportation recommended, and on January 6, 1971, Council adopted, the following:

"1. That the Greater Vancouver Regional District be requested to proceed expeditiously with an urban pattern and transportation study for the Regional District with clear cut arrangements for City of Vancouver participation.

2. The City initiate preliminary engineering studies by consultants, competent in the fields of rapid transit, particularly to determine exact routes and stations in the downtown area.

3. The findings of the Greater Vancouver Regional District/B.C. Hydro Rapid Transit Study be taken into consideration in carrying out these and related studies.

4. In the event that the Greater Vancouver Regional District proceed with the engineering studies of rapid transit, the Regional District be requested to absorb the cost of the City's study recommended in (2) above, as part of the overall engineering study costs for the District.

5. That the Board of Administration report further on costs of the study, consultants, and terms of reference."

Under date of July 7, the Board of Administration submitted a joint report of the City Engineer and the Director of Planning and Civic Development in compliance with the above instructions.

/continued ...

Clause 1 Continued

Present at the meeting was Mr. A.C. Kelly, Chairman, Transportation Committee, Greater Vancouver Regional District, and Mr. G. Farey, staff member of the Regional District Planning Department.

Mr. Kelly drew to the attention of the Committee the following points extracted from the attachments of Mr. Kelly's letter dated June 24, 1971:

> "To select the most promising of these transit systems for further examination on the basis of the degree to which:
>
> 1) they meet the goals and objectives of the Regional District and the City with regard to environmental, aesthetic, developmental and social criteria,
>
> 2) they are capable of carrying persons in relation to the potential traffic patterns, and
>
> 3) they provide service in terms of potential routes, stops, frequencies and general convenience and comfort."

Mr. Kelly spoke to the matter and advised that it was the Regional District Transportation Committee's intention to continuously keep in contact with the staff of the City of Vancouver and with the consultants engaged by the Regional District. Mr. Kelly pointed out that Phase 2 of the Regional District's investigation of transportation in the Regional District had a contract date for completion in October, at which time the Transportation Committee of the Regional District will be reporting to the Regional District's Board and requesting that Board to determine whether or not transportation will be a function of the Regional District. Mr. Kelly made note of the fact that a financing formula, which was not yet settled, was a prerequisite to the Regional District Board making a decision, but that the information gathered from Phase 1 and Phase 2 relating to transportation in the downtown area would be of value to the City of Vancouver. Mr. Kelly also mentioned that he was of the opinion that, if the Regional District determined not to continue with the Stage 2 investigation and the Stage 3 investigation, the City of Vancouver would still have to do them.

Mr. Kelly pointed out that Stage 1 is a study of the types of rapid transit presently available, and their applicability to the Regional District problems. Stage 2 is a study of routes primarily in the City of Vancouver. The consultants who will conduct Stage 2 will be selected by the Regional District on July 28.

The Committee members discussed these matters and

RECOMMENDED that:

(i) The City approve the initiation by the G.V.R.D. of Phase I of the Public Transportation Planning Study for the Central Area of Vancouver in accordance with the agreed Terms of Reference, at G.V.R.D. cost.

(ii) The City advise the G.V.R.D. that Phases II and III of this study, generally along the lines of the City's Terms of Reference, are considered essential and should be proceeded with as quickly as possible.

/continued ..

Clause 1 Continued

(iii) The City request the G.V.R.D. to make special provision in these studies for the inclusion of substantial and direct participation by City officials.

(iv) The Director of Planning and Civic Development and the City Engineer be instructed to develop conclusions (as necessary) about on-going development for the False Creek study and these conclusions be considered an input to the downtown transportation study.

(v) The Regional District be advised that it is the understanding of Vancouver City Council that the report on Phase I (study of types of rapid transit and their applicability) will be submitted to this Council for comment when completed.

2. Transportation - Policy Matters
Instructions to Regional District Board Members

Alderman Phillips requested an explanation of the policy of Council on the matter of instructions to members of Vancouver City Council who are members of the Regional District Board.

Alderman Phillips raised the matter of the recommendation of this Standing Committee contained in its report of June 24, which was adopted by Council on June 29. The recommendation of the Committee is as follows:

"That the Greater Vancouver Regional District Transportation Committee be asked to look at the proposed east west freeway between the Georgia Viaduct and Highway 401 as part of the overall transportation system of the Region and to include in their consideration whether or not the freeway should be built as presently proposed, should be modified, or not constructed at all: if constructed should the uses of exclusive lanes for buses and trucks be included?"

Alderman Phillips requested information on the matter and the voting of the City's Board Members when this request of Council was before the Regional District Board.

After discussion, your Committee

RECOMMENDS that the Council be supplied with an explanation of the voting of the City's Board Members at the Regional District Board meeting which considered the request of the Council, and that Council also be provided with the background on the matter.

The meeting adjourned at approximately 10:20 a.m.

FOR ADOPTION SEE PAGE(S) 356

CITY OF VANCOUVER

SPECIAL COUNCIL JULY 29, 1971

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 29, 1971, in the No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams, Deputy Mayor
Aldermen Bird, Broome, Hardwick, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (Civic Business)
Aldermen Calder, Linnell (On Leave)
Alderman Wilson

CLERK TO THE COUNCIL: M. James

BUSINESS

Local Improvements on the Initiative and by Petition

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Alderman Adams in the Chair.

- CARRIED

COURT OF REVISION

Installation of Street Lighting and Pavements and Curbs on the Initiative - Schedule No. 406

The Court received from the Assessment Commissioner Schedule No. 406 listing street lighting and pavements and curbs on the initiative. Thirty-eight street lighting projects and four pavements and curbs projects are involved. The Assessment Commissioner advised that five of the street lighting projects and three of the pavement and curbs projects were defeated by a sufficient number of objections from owners.

The Assessment Commissioner advised in connection with No. 25 (street lighting Skeena Street, both sides from Napier St. to William St.) that two out of the four owners objected. One of the parcels of affected property was a city-owned lot, and under policy, no objection was lodged on behalf of this lot.

The Court heard from affected property owners on the matter of certain of the street lighting projects, and on certain of the pavements and curbs projects.

The Court also had before it a report of the Board of Administration, dated July 16, advising on corrections to property owners' share of Item 42, Schedule No. 406, being pavement and curbs on 49th Avenue from Oak to Elm on the north side, and from Oak to Marine Cres. on the south. In the report the City Engineer advised as follows:

. . . cont'd

"A project for the construction of pavement and curbs on 49th Avenue from Oak Street to Elm Street on the north side, and from Oak Street to Marine Crescent on the south side, has been advanced as a Local Improvement on the 'Initiative Principle' and will come before a Court of Revision on July 29th, 1971.

An error has been discovered in the figures advanced for this project in that the estimated property owners' share did not allow for the existence of a curb along certain portions of 49th Avenue. The abutting properties are zoned residential and are located as follows:-

S/S 49th Avenue between L/W of Laburnum Street and L/E of Cypress Street.

B/S 49th Avenue between East Boulevard and a point 14 1/2 feet West of East Boulevard.

Further, there is a portion of 49th Avenue in the track allowance of the V. and L.I. Railway where curbs will not be constructed.

The estimated costs as advanced, and as they should have been, are:-

	P.O. Share	City's Share	Total Cost
As advanced	$ 95,714	$ 291,835	$ 387,549
Should have been	$ 94,082	$ 293,467	$ 387,549

The corrections can best be made by the Court of Revision."

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the Court of Revision delete from the Special Assessment Roll the names of the residential property owners on the south side of 49th Avenue between the lane west of Laburnum Street and the lane east of Cypress Street, and

THAT the Court of Revision reduce the assessable measurement of the Vancouver and Lulu Island Railway Right of Way from 132 feet to 40 feet.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT Schedule No. 406 as submitted by the Assessment Commissioner be approved.

- CARRIED

F.C. Concrete Sidewalks by Petition,
F.C. Concrete Sidewalks on School Collector Streets by Petition,
Pavements and Curbs, and Pavements and Curbs (local Residential) by Petition,
Special Light Standard and Street Lighting Projects by Petition.

The Court received from the Assessment Commissioner Schedule No. 407 detailing twenty-one (21) separate projects advanced on the petition. The Assessment Commissioner advised that all projects had been requested by the majority of the assessed owners affected by means of sufficiently signed petitions.

The Court received no delegations.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Schedule No. 407 as submitted by the Assessment Commissioner be approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent Procedure - Schedule Nos. 406 - 407

Under date of July 16, the Board of Administration submitted the following report of the City Engineer:

"GENERAL

Projects for certain works on the 'Initiative Principle' and 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-Law and will come before a Court of Revision on July 29, 1971.

The projects are listed by the Assessment Commissioner as follows:

	Schedule	Item	Type
Initiative	406	1, 2 and 3	Special Light Standards.
		4 to 38	Street Light Standards
		39 to 42	Pavements and Curbs
Petitions	407	1 to 14	P.C. Concrete Sidewalks
		15 and 16	Pavements and Curbs
		17	Pavements and Curbs (Local Residential)
		18 and 20	Special Light Standards
		19 and 21	Street Light Standards

SPECIAL ITEMS

Schedule 406, Item 3 - Special Light Standards in Area III. 40th Avenue from Hudson Street to Granville Street is one of the streets listed in Area III. One block, from Hudson Street to Cartier Street is not open on the ground and should not have been included in the project. The project Area III should therefore be reduced in scope by deleting the block on 40th Avenue between Hudson Street and Cartier Street. The revised estimated costs are:

	P.O. Share	City's Share	Total Cost
As advanced	$21,467	$18,853	$40,320
should be	$20,942	$17,248	$38,190

Schedule 406, Item 42 - 49th Avenue between Oak Street and Elm Street on the north side and between Oak Street and Marine Crescent on the south side, (pavement and curbs on the 'Initiative Principle') is the subject of a special report to the Court of Revision regarding correction of the property owners' share.

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Location	Type of Project
406	1	Area I - Streets shown on the Assessment Commissioner's Schedule.	Special Light Standards
	6	Camosun Street from 27th Avenue to 29th Avenue on the east side and from 29th Avenue to 659.05 feet north of 29th Avenue on the west side.	Street Light Standards

. . . cont'd

DEFEATED PROJECTS (Cont'd)

Schedule	Item	Location	Type of Project
	21	Mohawk Street from 28th Avenue to 29th Avenue.	Street Light Standards
	37	50th Avenue from Macdonald Street to Marine Crescent.	Street Light Standards
	38	54th Avenue from Arbutus Street to West Boulevard.	Street Light Standards
	40	Knight Street, from 49th Avenue to 57th Avenue.	Pavement and Curbs
	41	Rupert Street, from 1st Avenue to 2nd Avenue on the east side, and from Graveley Street to 2nd Avenue on the west side.	Pavement and Curbs
	42	49th Avenue, from Oak Street to Elm Street on the north side and from Oak Street to Marine Crescent on the south side.	Pavement and Curbs

SPECIAL GROUNDS

The following defeated projects are included in a separate report recommending construction on Special Grounds:

Schedule	Item	Location	Type of Project
406	40	Knight Street, from 49th Avenue to 57th Avenue.	Pavement and Curbs
	41	Rupert Street, from 1st Avenue to 2nd Avenue, etc.	Pavement and Curbs
	42	49th Avenue, from Oak Street to Elm Street, etc.	Pavement and Curbs

CAPITAL FUNDS

The City's share of the recommended projects is available in the Streets and Street Lighting 1971 Capital Budgets.

RECOMMENDATIONS

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

1. All the 'Initiative' projects on Schedule 406, except the defeated Items 1, 6, 21, 37, 38, 40, 41 and 42, be undertaken.
2. The 'Initiative' project on Schedule 406, Item 3, for Special Light Standards in Area III on the streets listed in the Assessment Commissioner's report, be reduced in scope by deleting the block on 40th Avenue between Hudson Street and Cartier Street, and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project.
3. All the projects 'by petition' on Schedule 407 be undertaken.
4. The Engineer be authorized to call tenders for the approved paving and lighting projects."

Council noted a letter from Mr. M. Hazan as agent for the owner of certain properties affected by Item 40 in Schedule No. 406, being pavement and curbs, both sides of Knight Street from 49th to 57th Avenues. Council noted this project had been defeated.

. . . cont'd

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT all the initiative projects on Schedule No. 406, except the defeated Items 1, 6, 21, 37, 38, 40, 41 and 42; and except Items 25 and 2, be undertaken.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT the City Engineer be instructed to report back on the Avenues of Area 2 in Item 2 that have no lighting; such report to suggest alternatives for lighting and alternatives for level of illumination.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Items Nos. 40, 41 and 42 be referred to a subsequent meeting of Council for further consideration, at which time the Board of Administration report of July 19, 1971 "Local Improvements on Special Grounds", be also considered, and that the Traffic Engineer be present during the consideration.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Phillips,
THAT the 'Initiative' project on Schedule 406, Item 3, for Special Light Standards in Area III on the streets listed in the Assessment Commissioner's report, be reduced in scope by deleting the block on 40th Avenue between Hudson Street and Cartier Street, and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project.

THAT all the projects 'by petition' on Schedule 407 be undertaken.

THAT the Engineer be authorized to call tenders for the approved paving and lighting projects.

- CARRIED

The Council adjourned at approximately 10:55 a.m.

****

The foregoing are Minutes of the Special Council Meeting (Court of Revision), dated July 29, 1971, adopted on August 10, 1971.

MAYOR

FOR ADOPTION SEE PAGE(S) 332

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 10, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor, (Alderman Adams)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Linnell (Leave of Absence on account of illness)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES: The Late Mr. Foon Sien

MOVED by Ald. Wilson, SECONDED by Ald. Broome,
THAT the Council record its condolences in the recent passing of Mr. Foon Sien, an active citizen in Chinese affairs in Vancouver, and a floral tribute, on behalf of the Council, be provided at the service.

- CARRIED

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated July 27, 1971, be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Phillips,
THAT the Minutes of the Special Council meeting (Court of Revision), dated July 29, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 6, 1971

Building and Planning Matters

P.N.E. Traffic Access and Parking Study (Clause 1)

The Council considered report of the Board of Administration respecting P.N.E. Traffic Access and Parking Study. Various recommendations are contained therein and dealt with as follows:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

P.N.E. Traffic Access and Parking Study (cont'd)

A. SHORT RANGE:

i. Improved Entrances

MOVED by Ald. Broome,
THAT this Board recommendation be approved.

- CARRIED

ii. Improved Parking Facilities

MOVED by Ald. Broome,
THAT this recommendation be deferred for consideration at the Standing Committee meeting on Planning and Development.

- CARRIED

iii. On-Street Parking Restrictions)
iv. Transit Shuttle inside the P.N.E.)
v. Pedestrian Covered Walkways)

MOVED by Ald. Wilson,
THAT these Board recommendations be approved.

- CARRIED

vi. Encouragement of Transit)
vii. Pedestrian Underpass)
viii. Co-ordination of Events)

MOVED by Ald. Hardwick,
THAT these Board recommendations be approved.

- CARRIED

B. LONG RANGE:

1. Parking Included with Entry Fee)
2. Multi-level Parking Structures)
3. East Side Parking)
4. Cassiar Street Link)

MOVED by Ald. Hardwick,
THAT these items, 1 to 4 inclusive, be referred to the Standing Committee on Planning and Development and in the meantime, the whole report be made available to the P.N.E. and any other interested groups.

- CARRIED

5. Rapid Transit Access

MOVED by Ald. Sweeney.
THAT this Board recommendation be approved.

- CARRIED

UNFINISHED BUSINESS

1. Grant Request:
Neighbourhood Services Association

The Council further considered the request of the Neighbourhood Services Association for additional funds in respect of children and youth services. In this regard the Board of Administration submitted a report of the Director of Social Planning/Community Development recommending the request for additional funds be not approved as it would be advisable to wait until the Spring Street program is in operation before considering an expansion of present services.

MOVED by Ald. Bird,
THAT the request from the Neighbourhood Services Association be received and no further action taken at this time. in accordance with report of the Board of Administration and Director of Social Planning/Community Development.

- CARRIED

2. Social Service Department: Establishment of Financial and Administrative Services Division and Social Services Division

MOVED by Ald. Broome,
THAT, pursuant to request from the Municipal and Regional Employees' Union, consideration of the Board of Administration report of July 23, 1971, regarding Social Service Department: Establishment of Financial and Administrative Services Division and Social Services Division, be deferred to the Council meeting of August 24, 1971.

- CARRIED

3. Chronic Alcoholics: Skid Road

MOVED by Ald. Phillips,
THAT the delegation of the Salvation Army in connection with their services to chronic alcoholics in the Skid Road area, be deferred for hearing by the Standing Committee on Health and Welfare.

- CARRIED

4. Replacement of No. 1 Firehall

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see page 12)

COMMUNICATIONS OR PETITIONS

1. Allocation of $10 million Centennial Grant

A communication was received from the Prime Minister under date of July 20, 1971, in answer to the Council's enquiry regarding the allocation of the Federal Government's $10 million Centennial grant to British Columbia. It is advised $3 million has been allocated for community projects and general Centennial programs. Of the balance, $2.5 million will be set aside for a Museum building at the U.B.C. campus and $4.5 million will be held in trust with interest therefrom paid to various bodies in the six regions of the Province for projects approved by the Fund's Board of Trustees.

MOVED by Ald. Broome,
THAT this communication be received for information.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Transient Youth
Children's Aid Society

A communication was received from the Children's Aid Society requesting an opportunity to appear before the Council on the question of transient youth.

MOVED by Ald. Hardwick,
THAT the delegation be heard at the next meeting of Council, August 24, 1971; however, the Society be asked to submit its brief as early as possible in advance for consideration.

- CARRIED

3. Grant:
Burnaby Ladies Pipe Band

MOVED by Ald. Bird,
THAT, pursuant to request received, permission be granted for a representative of the Burnaby Ladies Pipe Band to appear before Council in support of a grant request.

- CARRIED

4. Containerized Cargo

A communication was received from the Minister of Transport in answer to Council resolution protesting the lack of proper facilities for handling of containerized cargo in the Port of Vancouver and urging immediate corrective action. The Minister expressed his understanding that the container handling facilities are adequate but did not provide for a continued traffic increase on the scale as has been the case in the last three or four years. However, the whole matter is receiving priority attention through his office.

MOVED by Ald. Phillips,
THAT the communication be received and referred to Alderman Sweeney, the Council's representative on the new Port Authority, with the request that he report back after taking the matter up at the Authority's next meeting.

- CARRIED

5. License Appeals: Mr. Reginald Marx (Barber Shop)
Mr. Mark Smith (Books)

MOVED by Ald. Broome,
THAT, in connection with license appeals received on behalf of Mr. Reginald Marx respecting refusal of license for a second barber shop at 534 Seymour Street and Mr. Mark Smith respecting carrying on of the business of retail books at 2607 Alma and 609 Robson Streets, these appeals be heard by Council on August 24 and the arrangements left in the hands of the City Clerk.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated August 6, 1971, Clauses 1, 2 and 3 be adopted and Clause 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Resolution: City of Windsor
Dating of Perishable Foods (Clause 1)

The Board of Administration submitted a resolution from the City of Windsor requesting endorsation of their resolution asking the Department of Consumer Affairs give consideration to a system of clearly dating of perishable foods, excluding fresh fruits and vegetables.

MOVED by Ald. Rankin,
THAT the resolution from the City of Windsor on this subject be approved and referred to the Union of British Columbia Municipalities and the Federation of Canadian Municipalities for consideration.

- CARRIED

Purchase of Outside Services:
Street Life Research (Clause 2)

It was agreed to defer this matter until later in the proceedings when another similar item will be considered. (see page 9)

Building and Planning Matters

Rezoning Application: S/S East 1st Avenue
between Kaslo and Renfrew Streets (Clause 3)

In connection with this clause it was noted a delegation wished to appear before Council.

MOVED by Ald. Phillips,
THAT the delegation be heard.

- CARRIED

(Alderman Broome is recorded in the negative)

Rezoning Application: E/S Moss Street and
West side Fairmont Street between Horley and
the lane North of Kingsway (Clause 4)

In connection with this clause it was noted a delegation wished to appear before Council.

MOVED by Ald. Phillips,
THAT the delegation be heard.

- CARRIED

Town Planning Commission Attendance at
Strathcona Working Committee Meetings (Clause 5)

The Board of Administration advised of a report from the Director of Planning and Civic Development on a request from the Town Planning Commission for the opportunity of sitting in on future meetings of the Strathcona Working Committee.

The Director sets out the history of this Committee and information regarding its membership. It is advised that if the proceedings of the newly named Committee are conducted as anticipated, there may be occasions when the Chairman may wish to invite a representative of the Town Planning Commission.

MOVED by Ald. Bird,
THAT the request of the Town Planning Commission be forwarded to the Strathcona Working Committee for consideration.

- LOST

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Town Planning Commission Attendance at Strathcona Working Committee Meetings (cont'd)

MOVED by Ald. Hardwick,
THAT the Town Planning Commission be thanked for their interest in this matter and be advised it is anticipated decisions on the future functions and method of operation of the new Strathcona Rehabilitation Committee are expected shortly.

- CARRIED

Mobile Home Park betw. Cassiar Street and Boundary Road and on both sides of Napier Street (Clause 7)

MOVED by Ald. Phillips,
THAT Clause 7 of the report of the Board of Administration (Building and Planning matters), dated August 6, 1971, be adopted;

FURTHER THAT it be suggested to the firm of Gordon and Gordon Realty Ltd. that its representatives meet with the Hastings Sunrise Action Council and any other local citizens in the area as advisable in connection with the proposal.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated August 6, 1971, Clauses 2 and 6 be adopted and Clause 8 received for information.

- CARRIED

(Action on Clause 1 of the report is recorded on pages 1 and 2)

Finance Matters

Municipal Share of Social Assistance Costs (Clause 2)

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated August 6, 1971, be adopted;

FURTHER THAT the details set out in this report regarding social assistance costs be referred to the Union of British Columbia Municipalities for information.

- CARRIED

MOVED by Ald. Wilson,
THAT the Chairman of the Finance Committee and the Deputy Chairman of the Health and Welfare Committee meet with the Provincial Minister of Rehabilitation and Social Improvement on the matter of the sharing of administrative welfare costs.

- LOST

Grant: Vancouver Symphony Society (Clause 3)

The Council noted a request from the Vancouver Symphony Society for an additional grant of $25,000 over and above the grant already made earlier this year of a similar amount. The Society's deficit position is referred to.

MOVED by Ald. Broome,
THAT the request of the Society for a delegation to be heard be granted.

- LOST

No further action was taken on the grant request.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant: Shawnigan Lake Summer School of the Arts (Clause 4)

The Council noted an application from the President of the Shawnigan Lake Summer School of the Arts for a grant to assist in connection with benefit concerts to be held by the school at the Queen Elizabeth Playhouse during August. The amount requested is $1,985.00 in connection with rental and promotional costs.

The Council did not take action to approve.

Temporary Investment in Term Deposits with Bank of British Columbia (Clause 5)

The Board of Administration submitted the following report of the Director of Finance:

"On August 6th, 1968 Council passed the following resolution:

'THAT the Director of Finance be instructed to include the new Bank of B.C. when calling for bids on term deposits, and if such bid is competitive, to make term deposits up to one-half million dollars in the Bank of British Columbia.'

It is noted that the resolution refers to the new Bank of B.C. and since that time the Bank has become established, with a number of Branches throughout the Province.

While it may have been intended that the amount of $500,000 apply only during the organizational phase of the Bank's operations, the resolution can be construed as a direction to the Director of Finance that is still in force.

For Council Consideration:

That the maximum of $500,000 on term deposits with the Bank of B.C. referred to in Council's resolution of August 6, 1968 no longer applies."

MOVED by Ald. Phillips,
THAT the maximum of $500,000 on term deposits with the Bank of British Columbia no longer apply.

- CARRIED

Vancouver Public Library: Historic Photograph Section

The Board of Administration advised as follows:

" The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems.

"On February 2, 1970 the Board of Administration submitted a report for Council's consideration on the subject of providing a Clerk II position in the Historic Photograph Section of the Library. Council referred the report to the Standing Committee on Finance. In the report, the Director of Finance suggested that Council request the Library Board to review this service from the point of view of making a charge for the service in order to cover operating costs. The Library Board has made this review and has established a "Permissions Fee Schedule" for use of the photographs. On the basis of recent experience it is estimated that income from this source will amount to $5,000 to $7,000 annually.

On the basis of 1971 salaries and fringe benefits, annual costs for a Library Clerk II - 3 are $5,550. Additional costs of $905 for a desk and chair and filing cabinets can be charged to the Library Development Commission grant.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Public Library:
Historic Photograph Section (cont'd)

In view of the Library Board's estimate that staff costs can be recovered through the application of the Permissions Fee it recommends that its request for clerical help for the Photographic Section be approved."

Your Board submits the above report of the Director of Finance and the Co-ordinator of Data Processing & Systems for Council CONSIDERATION."

MOVED by Ald. Hardwick,
THAT the Library Board be granted authority for the staff increase proposed, on the understanding there will be no additional cost to the City.

- CARRIED

Tenders: Two-Way Mobile
Radio Equipment (Clause 7)

The City Engineer and Purchasing Agent reported on tenders for the supply of two-way mobile radio equipment. Reference is made to the bids received, pointing out that the matter is referred to Council since non union and union firms are involved.

MOVED by Ald. Bird,
THAT bid No. 2 of Canadian Motorola Electronics be accepted, subject to 5% Provincial Sales Tax and agreement satisfactory to the Corporation Counsel.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Finance matters), dated August 6, 1971, Clauses 1 and 9 be adopted and Clause 8 received for information.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and following an 'In Camera' meeting reconvened in open session at approximately 11:50 A.M. with the Deputy Mayor in the Chair, and the same personnel present.

MOVED by Ald. Sweeney,
THAT the Agenda be varied to consider motions at this time.

MOTIONS

1. Disturbance in Gastown

MOVED by Ald. Sweeney,
SECONDED by Ald. Phillips,
THAT the Vancouver City Council request the Attorney General of British Columbia to order an independent enquiry, at the earliest possible date, into the disturbances which occurred in 'Gastown' on Saturday, August 7th, and all its aspects;

FURTHER THAT all police reports, affidavits and complaints received by Council in this regard be forwarded to the Attorney General in support of Council's enquiry request.

- CARRIED

(Alderman Wilson and Alderman Bird are recorded in the negative)

MOTIONS (cont'd)

Disturbance in Gastown (cont'd)

His Worship the Mayor, as Chairman of the Board of Police Commissioners, submitted the following statement under date of August 10th:

"The Board has received a preliminary report from the Chief Constable concerning the Gastown incident on Saturday, August 7th. The Board has the fullest confidence in the conduct of the Police Force but since there have been allegations of mistakes or abuse by individual Police Officers, and in view of the public re-action to the efforts of the Force to enforce the law and keep the peace, the Board considers an enquiry should be held.

Ordinarily such enquiry would be conducted by the Board of Police Commissioners under the powers vested in it. However in view of the widespread public concern the Board has determined to forward the Chief Constable's final report to the Board when completed to the Attorney-General, and to request that he determine whether or not he considers an enquiry independent of the Board should be held, and if so to arrange for such enquiry."

MOVED by Ald. Wilson, in amendment,
THAT the following words be inserted in the motion of Alderman Sweeney and Alderman Phillips after the words 'Vancouver City Council':

'endorses the submission of the Police Commission and'

- LOST

(Alderman Wilson and Alderman Bird are recorded in favour of the amendment)

(The motion of Alderman Sweeney and Alderman Phillips was put and CARRIED)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Purchase of Outside Services
Street Life Research (Clause 2)

Further consideration was given to Clause 2 of the report of the Board of Administration (Social Service and Health matters) dated August 6, 1971, regarding purchase of outside services, Street Life Research.

MOVED by Ald. Hardwick,
THAT the recommendation of the Directory of Social Planning/Community Development, as contained in this clause, be adopted.

- CARRIED

B. Towards a Social Program
for the West End (Collier report)

The Board of Administration, under date of August 5, 1971, submitted the following report:

"Your Board submits the following report of the Director of Social Planning/Community Development:

'On February 17, 1970, City Council passed the following resolution:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

'THAT funds in the amount of $4,500 be approved for the Department of SP/CD to hire a Consultant for the purpose of preparing a Social Development Plan for the West End of Vancouver. The Terms of Reference for such a Consultant to be prepared by a Sub-Committee for the Joint Technical Committee re: Social Planning.'

The attached report prepared by Dr. Robert Collier and entitled 'Towards a Social Program for the West End' was completed in June 1971.

Collier uses data from past studies, findings of his own surveys and information from his many meetings and discussions with persons working and living in the West End. His report examines both physical amenities and social programs. It recommends what he feels are the most immediate requirements for improving the residential character of the West End.

Collier's report is not a social development plan. It is one of the final steps leading to a Social Program for the West End. His suggestions need to be defined in greater detail and transformed into specific projects. The process of planning and implementing specific projects over the next few years will constitute the West End Social Development Program.

Following presentation of this report to City Council, it should be shared with interested West End residents.

At a meeting chaired by the Director of Social Planning/Community Development on August 4, 1971, and attended by senior administrators from:

a) City Departments of Engineering, Health, Planning and Civic Development and Welfare;

b) Parks Board, United Community Services, and a representative from the Police Department.

It was agreed that:

1. Flexible policy guidelines are needed to influence both physical development and social programming* in the West End. These policies would provide a frame of reference to guide the future specific projects;

2. Such guidelines should be drafted by public officials in consultation with various organizational and citizen interests in the West End;

3. It is important to provide Council with a wide scope of information so that decisions regarding West End development and programming reflect all possible points of view.

4. There is an urgency to take action in these matters.

---

*Social programming is used in the broad sense and includes activities in the arts, education, health, police, recreation, welfare and related fields.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Towards a Social Program
for the West End (Collier Report)
(cont'd)

RECOMMENDATIONS

The Director of Social Planning/Community Development recommends that:

1) City Council approve the circulation of the Collier report 'Towards a Social Program for the West End' - 500 copies are available.

2) Council approve the cost of purchasing the 500 copies of the Collier report in the amount of $764.51 from the 'Purchase of Outside Services' (POSER) account of the Department of SP/CD. These costs are in addition to the $4,500 approved in February 1970, and already spent.

The Director of Planning and Civic Development and the Director of Social Planning/Community Development recommend that:

In recognition of the urgency to deal with problems of the West End, the Planning and Social Planning departments be instructed to give priority to the preparation and submission to Council of policy guidelines for the West End. Further, that the Director of Social Planning and the Director of Planning be instructed to report in December 1971, on such policies together with the recommendations of the Joint Technical Committee re: Social Planning, and the Technical Planning Board.

Your Board

RECOMMENDS that the foregoing report of the Director of Social Planning/Community Development be approved."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be adopted, and the Director of Planning and Civic Development report back as soon as possible on the question of density.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council (in Committee) reconvened at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Linnell (Leave of Absence on account of illness)

UNFINISHED BUSINESS (cont'd)

4. Replacement of No. 1 Firehall

The Council further considered reports of the Board of Administration dated July 7, 12, 23 and 26, on the matter of a new Fire Department headquarters site. In these reports the recommendations of the various officials are set out and express different points of view. A representative of the Stratheona Property Owners and Tenants Association appeared and filed a brief opposing a site in Block 104, i.e. Site A but favouring a location in Block 21, i.e. Site C.

MOVED by Ald. Adams,
THAT Site D, as recommended by the Fire Chief and being the West portion of Lot D, Block 122, D.L. 196, be approved as Fire Department headquarters site;

FURTHER THAT the Supervisor of Property and Insurance be authorized to immediately acquire the above described properties and to clear the land; the cost of acquisition to be charged against the $750,000.00 to be advanced by the Federal Government.

- CARRIED

MOVED by Ald. Wilson,
THAT the communication of August 6th, setting out the views of the Town Planning Commission, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Development Permit Application:
Neighbourhood Services Association

The Board of Administration, under date of August 6th, submitted a report of the Director of Planning and Civic Development in respect of development permit application from the Neighbourhood Services Association to use existing buildings at 2305 - 2325 West 7th Avenue for day care, kindergarten and other purposes detailed in the report. The position taken by the various parties for and against the application also is referred to in the report. An additional communication was noted from Mr. and Mrs. A.H. Kurtz in opposition. The Technical Planning Board referred the matter to Council for advice, in view of the interest of surrounding parties.

Delegations were received as follows on the matter:

(a) The Rate Payers group (against)
(b) Kitsilano Area Resources Council (for)
(c) Kitsilano Ratepayers Association (against)
(d) Neighbourhood Services Association (in support of application)
(e) Alexandra Neighbourhood House (for)

MOVED by Ald. Adams,
THAT the development permit application not be approved.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Broome
His Worship the Mayor	Alderman Rankin
	Alderman Hardwick
	Alderman Wilson
	Alderman Bird
	Alderman Phillips
	Alderman Calder
	Alderman Sweeney

(The motion was declared LOST)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Neighbourhood Services Association
(cont'd)

MOVED by Ald. Broome,
THAT the Technical Planning Board be advised the view of the City Council is that the development permit application be granted, subject to the uses set out in the Board of Administration report of August 6th, 1971, except the reference to 'further programs' which be not approved, and

subject further to such other requirements of the Technical Planning Board as necessary.

- CARRIED

(Alderman Adams is recorded in the negative)

At this point the Council observed a short recess following which the Council reconvened with the same members present.

D. Personnel Matters,
Supplementary, August 6th

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated August 6, 1971, be adopted.

- CARRIED

E. Property Matters, August 6th

Options to Repurchase: Redevelopment Project II
Area A-5: Wells Cartage Limited (Clause 11)

In connection with this Clause, the Council agreed to hear a delegation from Wells Cartage Limited pursuant to request received by letter dated August 6th, on the understanding the delegation will be heard not later than August 24th Council meeting.

Balance of Property Matters

MOVED by Ald. Adams,
THAT Clauses 1 to 10 inclusive and 12 of the report of the Board of Administration (Property matters), dated August 6, 1971, be adopted.

- CARRIED

F. Quarterly Review of Revenues and
Expenditures as at June 30, 1971

The Board of Administration, under date of August 3, submitted a report re Quarterly Review of Revenues and Expenditures as at June 30, 1971, in which the following summary and recommendations are set out:

"1. the 1971 Estimates be adjusted as follows:

Revenues	Appropriation Increase $	Appropriation Decrease $
General Tax Levy		35,100
Tax Grants - Housing Schemes	14,000	
Tax Grants - Federal Properties	31,000	
Sundry Rentals	102,700	
Sign Fees		30,000
Provincial Court Fines and Fees	60,000	
Scavenging Fees		40,000
Interest Earned on Temporary Investments		200,000
	207,700	305,100
Net revenue decrease		$ 97,400

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Review of Revenues and Expenditures (cont'd)

Expenditures

Interest Expense - Tax Deposits, Loans, etc.	**200,000**
Net expenditure decrease	**$200,000**
Excess of Expenditure Decrease over Revenue Decrease	**$102,600**

2. the excess of the expenditure decrease over the revenue decrease amounting to $102,600 be transferred to Contingency Reserve.

3. the Parks Board be instructed to submit to Council a revised budget of capital expenditures on income producing facilities, based on their current projection of the net profit from Income Operations to the end of the year.

In summarizing the results of the review of the 1971 Revenue Budget at June 30th, it is noted for Council information that

1. Contingency reserve is in a deficit position in the amount of $64,642 which must be covered by a transfer from Revenue Surplus of prior years.

2. After allocating the $102,600 as noted in recommendation 2, there are no surplus funds remaining in the current budget nor is there any indication that additional funds will result from budget adjustments during the next review in September.

Your Board concurs with the recommendations of the Director of Finance."

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

G. Museums Department:
Attendants and Cashiers

The Board of Administration, under date of August 6, 1971 submitted a report with recommendations in respect of attendants and cashiers in the Museums Department. By another report under the same date the Board of Administration advised copies of the proposals had been forwarded to the Chairman of the Greater Vancouver Civic Museum and Planetarium Board, the President of the Vancouver Museums and Planetarium Association and the Business Manager of the Municipal and Regional Employees' Union, with the request comments or questions be submitted. The Board of Administration, therefore, proposes the main report be postponed until August 24th Council meeting to enable consideration of any comments which may be received from those who have been given the opportunity to reply.

MOVED by Ald. Adams,
THAT the Board of Administration report of August 6, 1971, with recommendations regarding attendants and cashiers in the Museums Department be deferred to the August 24th Council meeting.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Strathcona Rehabilitation Program

The Board of Administration, under date of August 6, 1971, submitted the following report:

'The Director of Planning & Civic Development, the Director of Social Planning/ Community Development and the Director of Finance, the City officials on the Strathcona Rehabilitation Committee, have submitted the Committee's report of July 29, 1971 on the proposed Strathcona Rehabilitation program. The City officials have reported as follows:

"The Strathcona Rehabilitation Committee met on July 29, 1971 to complete its report. During discussion of the details the Committee expressed the wish that two matters be drawn to the particular attention of Council. These are:

1. A majority of members noted that it might be necessary to review and recommend changes to the 'grant-loan' formula and related procedures if experience indicates this to be necessary.

2. The representatives of the Strathcona Property Owners & Tenants Association, the Province and Central Mortgage & Housing Corporation consider that a clear decision on both the proposed MacLean Park extension (Lots 21 to 38 and Lot A, Block 76, DL 181) and lands which may be required for a connection from the west end of the Georgia Viaduct to Highway 401 (located in Block 104, DL 196) be taken not later than December 31, 1971 so that residents in these two areas will know whether they can expect to be able to apply for rehabilitation grant-loans.

The report, as now submitted, follows the decisions taken by Council on July 15, 1971, except that the following point is drawn to Council's attention:

Definition of Rehabilitation - The minute of the Standing Committee on Planning & Development of July 15, 1971, adopted by Council on the same date, and quoted on page 8 of Appendix 'A' to the Committee's report may be open to varying interpretations. This minute reads, in part:

'FURTHER RECOMMENDS that the grant/loans be not available to new owner-occupied homes or to vacant land,' and then implies that the construction of new owner-occupied homes would be eligible for grant/loans if replacing dwellings too deteriorated for rehabilitation.

The minute includes also Council's concurrence with extending the definition of rehabilitation to allow for additions to owner-occupied dwellings where such additions are for use of the family.

The Committee's report has concluded that Council is in favour of applying grant/loans to the construction of new dwellings to replace dwellings too deteriorated for rehabilitation and this is provided for in the definition of rehabilitation contained in V.2(2) of the report."

The report makes the following recommendations:

"(1) That Vancouver City Council approve the following report and the detailed procedures and recommendations therein as the program for rehabilitation of the Strathcona area as defined on the map attached.

(2) That this report be forwarded to the Provincial Government for its approval and transmission to Central Mortgage & Housing Corporation for Federal approval.

(3) That the Provincial Government be requested to contribute a 25% share, and the Federal Government be requested to contribute a 50% share, of the costs of the program under the provisions of Section 15 of the Provincial Housing Act and Section 23B of the National Housing Act respectively.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Rehabilitation Program (cont'd)

(4) That, after execution of agreements with the senior governments for the implementation of the scheme, the Director of Planning & Civic Development be instructed to make application to amend Zoning and Development by-law No. 3575 in order to rezone the portion of the area now zoned (RM-3) Multiple Dwelling District to (RT-2) Two Family Dwelling District, and that the Corporation Counsel be instructed to prepare the necessary by-law amendments and submit same for the consideration of Council at a Public Hearing after report from the Town Planning Commission."

Your Board
RECOMMENDS approval of the Strathcona Rehabilitation Committee's report of July 29, 1971 for submission as the City's formal application to the other levels of government. "

MOVED by Ald. Rankin,
THAT the foregoing report of the Board of Administration dated August 6, 1971. be approved.

- CARRIED

I. Cassiar/Highway 401 (Charles and William Street)

NOT ADOPTED ON AUG. 10 - 567

The Board of Administration, under date of August 6, 1971, submitted the following report:

" Your Board submits the following report of the City Engineer.

"On July 27th, 1971, when considering the City Engineer's report on the estimated cost of constructing the pedestrian overpass across Cassiar Street at William Street, the Board of Administration was directed to report on the following proposal of Alderman Hardwick:

> 'Whereas the acquisition of private property will delay the construction of the overpass, that the Board investigate a relocation of the ramp on the west side of Cassiar Street to turn south adjacent to the City Park'.

ALIGNMENT

The alignment put forward to Council in the above report provides the most direct crossing for pedestrians wishing to cross both the freeway and Cassiar Street, and would permit removal of the pedestrian signal across Cassiar Street at William Street.

If the portion of the overpass crossing Cassiar Street were relocated to the south of Charles Street, as suggested by Alderman Hardwick, the resulting alignment would still provide a direct routing for children attending McBride School. However, a school collector walk would have to be constructed along the south side of Charles Street from Cassiar Street to Rupert, at an additional cost of approximately $3,300.00.

Although this alignment would also provide a more satisfactory link between the park areas on each side of Cassiar Street, it would result in a very circuitous routing for pedestrians crossing Cassiar Street at or north of William Street, and would therefore require extensive fencing of the roadway to discourage crossings at grade in the neighbourhood of William Street.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Cassiar/Highway 401
(Charles and William Street) cont'd..

There are two alternatives for accomplishing Alderman Hardwick's suggestion.

Alternative 1

In the first (Scheme 1 on the attached sketch), the overpass continues down the east side of Cassiar Street approximately 16 feet above ground level from Highway 401 to Charles Street, and then crosses Cassiar. The spiral ramp on the east side of Cassiar Street is located at Charles Street. It is estimated that this scheme will cost $90,000 in addition to the Department of Highways' contract for $65,000 to overpass Highway 401.

Alternative 2

In view of the high cost and massive appearance of continuing the structure along Cassiar Street, a second alternative to provide two separate structures, one over the freeway, and one over Cassiar Street at Charles Street has been considered (Scheme 2). This has the disadvantage of requiring pedestrians to ascend and descend two sets of ramps, rather than one, and would therefore require further fencing to discourage pedestrians from crossing Cassiar Street at grade. This scheme is estimated to cost $81,000 in addition to the Department of Highways' contract for $65,000 to overpass Highway 401.

Examination of Scheme 2 suggests that if a pedestrian signal were installed at Charles Street, instead of the overpass, protection of pedestrians could be achieved at this location without the inconvenience of climbing a second set of ramps, and at substantially less cost. The existing pedestrian signal at William Street could be relocated to Charles Street, possibly in time for school opening in the Fall. Fencing on both sides of Cassiar Street would still be required to ensure use of the signal. This arrangement would remove children from the exposure to vehicles at the intersection of Cassiar and Highway 401, which we understand is the parents' main concern leading to the request for overpassing Cassiar Street. The estimated cost of this scheme is $11,000.

Although we have not had time to canvass the petitioners for their reactions to these proposals, Mr. Cork of the Hastings Sunrise Action Council advises that without having the opportunity to first check with his group, he feels that these are not acceptable alternatives to the overpass on the alignment of William Street."

Your Board submits the matter to Council for Consideration.

MOVED by Ald. Hardwick,
THAT action not be taken to proceed with the City's proposed overpass at Cassiar Street until the Provincial Government overpass is completed;

FURTHER, the City Engineer report back after 90 days of completion of the Provincial Government overpass with details on its pedestrian use and make recommendations regarding further Council action;

FURTHER THAT the Official Traffic Commission be requested to look into the various aspects of this matter insofar as pedestrian traffic on Cassiar Street is concerned.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Improvement of Cassiar Street Link
from Highway 401 to the Second Narrows Bridge

The Minister of Highways, under date of August 3. 1971, reported as follows:

" Reference is made to your Brief submitted on April 26, 1971, and the presentation by Aldermen Wilson and Rankin requesting the completion of the freeway link between Highway 401 and the Second Narrows Bridge. The following points were discussed using as a reference the N.D. Lea & Associates Ltd. report "Trans-Canada Highway Cassiar Street Link".

1. Relative to traffic, the Second Narrows Bridge is operating at its capacity during rush hours and the approach system to the bridge appears to be in balance with the bridge. Less than a third of the traffic on the bridge uses Route 401 and a freeway is not warranted for this traffic by itself. The link could be required as a part of an integrated freeway and public transit system but this role has not been resolved as yet.

2. Relative to the freeway solution, a social problem may be created by the displacement of residents from several homes presently owned by the P.N.E. and rented at low rates.

3. The "Grade Separation" solution of Cassiar and Hastings Street relieves congestion at this intersection until 1974 according to the report. It would conceivably be congested shortly after the opening date if a decision was taken to construct the project. The construction would be difficult and would cause

   considerable delay and inconvenience to the users. For this reason, the "At grade" solution appears to be attractive, as it offers the same relief of congestion with less inconvenience to the travelling public. Improvements made to Hastings and Cassiar would still be utilized in the event of a future freeway link or overpass.

4. It was suggested that the Department would be prepared to recommend payment for the revisions to Cassiar Street if the City of Vancouver would undertake the costs of revisions to Hastings Street.

I would be pleased to consider your comments on the discussion."

MOVED by Ald. Wilson,
THAT this communication from the Minister of Highways be referred to the Board of Administration for report.

- CARRIED

J. Report of Standing Committee on General Purposes, July 29

FOR ADOPTION SEE PAGE(S) 581

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes, dated July 29, 1971, be received for information.

- CARRIED

K. Report of Official Traffic Commission, July 21, 1971

MOVED by Ald. Rankin,
THAT the report of the Official Traffic Commission, dated July 21, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing and Stopping up:
23rd Avenue between Windsor Street and Glen Drive and lanes west of Glen Drive, north of 23rd Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

WHEREAS The Board of School Trustees of School District No. 39 (Vancouver) and the Park Board request the closing of 23rd Avenue, between, Windsor Street and Glen Drive and the lanes west of Glen Drive, North of 23rd Avenue, for an adjacent school and park site;

THEREFORE BE IT RESOLVED that the lane dedicated by the deposit of plan 5529, Block 16, District Lot 301, Group 1 New Westminster District, and the lane dedicated by the deposit of plan 5543, said Block 16, and the portion of road dedicated by the deposit of Plan 187 lying between the northerly productions of the westerly and easterly limits of Block 9, said District Lot 301, Plan 187, the same as shown outlined green, yellow and red respectively on plan prepared by A. Burhoe, B.C.L.S., dated April 29, 1971, and marginally numbered LF 5683, a print of which is hereunto annexed; be closed, and stopped up; and

BE IT FURTHER RESOLVED that the said closed lanes and the North half of the said closed road be conveyed to the Board of School Trustees of School District No. 39 (Vancouver), and

BE IT FURTHER RESOLVED that the City of Vancouver take title to the South half of the said closed road; and

BE IT FURTHER RESOLVED that the said closed lanes and road be subdivided with the abutting lands to form two parcels.

- CARRIED

2. Expropriation:
3296 South-East Marine Drive

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land more particularly described as Lots Seven (7) and Eight (8), Subdivision "A" of Lots One (1) to Four (4) and Twenty-one (21) to Twenty-four (24), Block Ten (10), District Lots Three Hundred and Thirty (330) and Three Hundred and Thirty-one (331), Group

cont'd....

MOTIONS (cont'd)

Expropriation:
3296 South-East Marine Drive
(cont'd)

One (1), New Westminster District, Plan 3091, known as 3296 South-East Marine Drive in the City of Vancouver, Province of British Columbia, pursuant to its powers under Section 564 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

3. Establishment of Land for Highway Purposes
(N/E corner Inverness and 55th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 30, except North 10 feet now lane, (DF 67528), Block 28, District Lot 200, Group One, New Westminster District, Plan 2132;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as highway;

THEREFORE BE IT RESOLVED that the following portion of the above described lands be, and the same is, hereby established for highway purposes and declared to form and constitute portion of a highway.

> "All that portion of Lot 30 except the North 10 feet now lane, Block 28, District Lot 200, Group One, New Westminster District, Plan 2132 lying to the West of a line joining the North-westerly corner of said part of Lot 30 to the South-easterly corner of said part of Lot 30."

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 11th, 1970, and marginally numbered LF 5470.

- CARRIED

4. Stanley and New Fountain Hotels
Restoration Development

The following Notice of Motion was submitted at the Council meeting on July 27, 1971:

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,

WHEREAS recent business practices concerning the Stanley/New Fountain Hotels restoration development have been questioned in the News media (Vancouver Province-July 17/71) and (Vancouver Sun-July 26/71),

AND WHEREAS the Vancouver Province alleges that the Residents of Gastown are openly conjecturing that the project may fail,

AND WHEREAS the project is largely financed by public funds,

cont'd....

MOTIONS (cont'd)

Stanley and New Fountain Hotels
Restoration Development (cont'd)

AND WHEREAS Vancouver City Council has committed the City to purchase property at the rear of the project abutting Blood Alley from Cordova Redevelopments Ltd., for $60,000.00 less the actual cost of demolition of a shed on the property,

AND WHEREAS the Vancouver Province alleges that composition of the principals of Cordova Redevelopments Ltd. changed, without Council's knowledge, sometime between Council's first meeting with them last fall and Council's decision-making meeting with them this Spring,

AND WHEREAS the Vancouver Province on July 17th, 1971, page 42 reports the actual cost of shed demolition at $2800.00 plus $500.00 for debris removal, and not $8000.00 as indicated to Council by Cordova spokesmen at most recent meeting, such information indicating Council may have been deliberately misled,

THEREFORE BE IT RESOLVED that Vancouver City Council petition the Hon. Robert K. Andras, Federal Minister of Urban Affairs and minister responsible for operation of the C.M.H.C., to conduct a full investigation of the Stanley/New Fountain project and its principals, with specific reference to information and allegations contained in the July 17/71 issue of the Vancouver Province and the July 26/71 issue of the Vancouver Sun, and to report findings directly to Vancouver City Council,

AND FURTHER BE IT RESOLVED that said investigation include interviews with all prospective tenants, residential and commercial, to determine the integrity of the total project, and whether or not the intended social purposes of the residential aspect are in jeopardy,

AND FURTHER BE IT RESOLVED that the City of Vancouver withhold payment of funds committed to the project pending the outcome of said investigation,

AND FURTHER BE IT RESOLVED that copies of this resolution and accompanying newspaper articles be forwarded to the Hon. Robert K. Andras; all Vancouver Members of Parliament; All Vancouver M.L.A's.; C.M.H.C. President Herb Hignett; C.M.H.C. Vancouver Manager, K.B. Ganong and the Stanley/New Fountain Residential Society.

- LOST

(The motion was put and lost)

(Alderman Sweeney and Alderman Wilson are recorded in the affirmative)

In considering the foregoing motion reference was made to a communication from the Central Mortgage and Housing Corporation, dated August 4, 1971 and addressed to the Board of Administration, giving information on the matter and concluding that it is satisfied of the financial integrity of the developers and that construction is proceeding for an occupancy date of September 1st.

The Corporation Counsel advised that the agreement involved with the City in this matter would be submitted to Council for approval.

MOTIONS (cont'd)

5. Purchasing Policy

The following Notice of Motion was submitted at the Council meeting on July 27, 1971:

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT WHEREAS it is customary for all Government agencies, when purchasing equipment supplies and services, to make awards that will result in the highest value based on quality, service and price,

THEREFORE BE IT RESOLVED that the policy of this Council shall be to purchase equipment, supplies and services that will give the highest value based on quality, service and price, except for the policy now in effect with respect to local preference, and the necessary amendment to By-law 4020 be prepared by the Corporation Counsel.

- CARRIED

(The motion was put and carried)

6. Dunsmuir Connector

At the meeting on July 27th Alderman Rankin submitted a Notice of Motion on the above subject which, with the agreement of Council, was altered and now reads as follows:

MOVED by Ald. Rankin,
SECONDED this day by Ald. Calder,
THAT WHEREAS the Georgia Viaduct Connector is already funnelling more traffic on to Prior Street and through the east end than the old Georgia Viaduct;

AND WHEREAS this is likely to be increased substantially by the completion of the Dunsmuir Connector;

THEREFORE BE IT RESOLVED THAT the City Council order the barring of the Prior Street end of the completed Connector using only the Main Street ramp.

(referred)

MOVED by Ald. Hardwick, SECONDED by Ald. Bird,
THAT the subject matter of the foregoing motion of Alderman Rankin and Alderman Calder be referred to the City Engineer for report.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Odours: West Coast Rendering Limited

referred to a report he received from the Director of Permits and Licenses, under date of July 23rd, commenting on odours from the West Coast Rendering Limited operation at 105 North Commercial Street and referring to complaints.

The Director advised of action taken by the company to improve the situation and that provision had been made to install further control equipment if required. In view of the high cost of equipment, however, and the possibility that the situation may not improve to any real extent, the company has not been requested to install it.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Odours: West Coast Rendering Limited (cont'd)

Alderman Phillips requested the Director of Permits and Licenses be asked to advise Council on what the cost might be to install this additional equipment.

His Worship the Mayor so directed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Rapid Transit

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS Public Mass Transit can be a major contribution in alleviating traffic congestion pressures in the Greater Vancouver Regional Area;

AND WHEREAS it is expected that the Greater Vancouver Regional District Board will recommend that the District accept public transportation as a function;

AND WHEREAS the Regional District is now assessing the benefit of accepting the Provincial Government proposal of taking over the B.C. Hydro Transit system to form the basis of an adequate and efficient District Public Mass Transit operation for the whole of the Region;

AND WHEREAS the particulars for administrating the world renowned Toronto Transit System of operation are available as a guide to developing our own system;

AND WHEREAS the Provincial Government has proposed a fair cost sharing formula for rapid transit;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council favours and recommends to the Regional District Board the following:

1. That Rapid Transit be accepted as the No. 1 priority in relieving pressure on the complex transportation solution toward movement of people and goods.

2. That the Vancouver City Council strongly urges the Greater Vancouver Regional District Board to submit a plebiscite to the full Regional District electors on the date of forthcoming Municipal elections in December to cover generally the following questions:

(A) Do you favour the Regional Board embarking upon the development of a Mass Transit program to serve the whole District the same to be scheduled annually for completion in the year 2000?

(B) Do you favour the Capital cost of such a program to be assessed annually with the Municipal share not exceeding 25% in any year in accordance with the Provincial Government formula namely Provincial 37½%, Federal 37½%, Municipal 25%?

(C) That supporting and supplementary freeways and freeway connecting arteries be included in the comprehensive transportation program only if they are financed under the Provincial Government cost sharing formula involving the three levels of Government.

(Notice)

NOTICE OF MOTION (cont'd)

2. Commercial Transport Service: Vancouver

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the Canadian Government takes pride in Canada's leadership in the development of atomic energy for commercial use;

AND WHEREAS the taxpayers of Canada have expended millions of dollars in producing heavy water and other ancillary components in the production of atomic energy;

AND WHEREAS the Federal Crown Corporation, the Canadian National Railway is bound by agreement to operate a Commercial Transport Service out of the Port of Vancouver;

AND WHEREAS Germany with the "N.S. Otto Hahn", United States with the "N.S. Savannah", the Soviet Union with the icebreaker "N.S. Lenin", and under construction Japan's "N.S. Matsu" are about to sign the Brussels (1962) Convention on Legal Responsibility for Reactor-driven Ships;

THEREFORE BE IT RESOLVED THAT City Council urge the Minister of Transport to direct Canada to a place of leadership by designing and constructing a nuclear-driven ship to operate out of the Port of Vancouver in compliance with the "C.N.R." 1913 Agreement;

FURTHER BE IT RECOMMENDED to the Minister that Canada become the fifth nation to sign the "Brussels 1962 Convention";

FURTHER THAT this resolution be forwarded to the Prime Minister and Minister of Transport.

(Notice)

The Council adjourned at approximately 5:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting of August 10, 1971, adopted with one exception at the meeting of August 24, 1971.

MAYOR

CITY CLERK

August 6th, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

1. Retention of Special Landscaped Boulevard Fronting 2133 West 42nd Avenue

"David C. Nicholas, owner of an apartment building at 2133 West 42nd Avenue, has applied to retain a special landscaping treatment of a boulevard fronting his building. The boulevard has been filled with well compacted crushed limestone, seven trees, and nine boulders set to heights of 5" to 18" above the boulevard grade.

I RECOMMEND that:

(a) Permission be granted subject to the Encroachment By-Law.

(b) The annual charge be Nil."

Your Board RECOMMENDS that the foregoing be approved.

2. Pedestrian Overpass, Storm Sewer Pipe & Underground Utility Service Duct Bank Across Lane South of 8th Avenue East of Alder Street

"On December 17th, 1968, Council approved an application from Cedarhurst Builders Limited for permission to construct a pedestrian overpass and pedestrian tunnel across the lane south of 8th Avenue east of Alder Street. The structures were to connect the proposed building on Lots 17 and 18, Block 334, D.L. 526 to a parking garage on Lots 3 and 4, Block 334, D.L. 526. Approval was granted subject to the usual legal agreement. An agreement was accordingly entered into covering both the overpass and tunnel.

The buildings are nearing completion. Ownership of the buildings has changed hands and the new owner, 1177 West Broadway Building Ltd., has now informed the City Engineer by letter of June 9th, 1971, that the overpass will be constructed but the tunnel is not now required. There is, however, the need for a 6-inch storm sewer and a utility service duct bank containing a 2-inch electrical conduit, a 4-inch fire line, a 1/2-inch fire alarm conduit and a 3/4-inch telephone conduit, all encased in a concrete envelope, crossing under the lane. The 6-inch storm sewer is needed to simplify the drainage of the basement of the southerly of the two buildings and the utility service duct would interconnect certain utility services of the two buildings. The owner requests that the agreement be revised accordingly.

I RECOMMEND that the new application for the pedestrian overpass and underground sewer and utility service duct bank be approved subject to the following conditions:

(a) Detailed plans and specifications satisfactory to the City Building Inspector and City Engineer to be submitted.

. . . . . (Cont'd)

Item #2 (Cont'd)

(b) Construction and maintenance of the overpass, sewer and utility service duct bank to be in accordance with all City By-Laws and satisfactory to the City Building Inspector and the City Engineer.

(c) Overhead and underground utility lines to be altered or protected as necessary to the satisfaction of the City Engineer at the owner's expense.

(d) Annual rental to be fifty cents (50¢) per square foot of lane occupied by each installation, in accordance with the Encroachment By-Law.

(e) A new legal agreement satisfactory to the Corporation Counsel and the City Engineer be entered into and the existing agreement dated December 15, 1970 be cancelled."

Your Board RECOMMENDS that the foregoing be approved.

3. Twin Sewer System in the Area Bounded by Prince Edward Avenue, Scotia Street, Broadway and 2nd Avenue

"The area is presently served by an old and inadequate combined system. Development in the area has now progressed sufficiently so that an upgrading of the system is desirable and will be helpful in reducing pollution to False Creek.

The estimated cost of the work is $143,000.

I RECOMMEND that $143,000 be appropriated from the 1971 Sewers Budget, Account Code 117/7904, 'Provision for Reconstruction and Relief, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

4. Application by British Columbia Telephone Company for Rate Increase

The Corporation Counsel reports as follows:

"Pursuant to a Resolution of Council passed on April 20, 1971, a member of this Department attended the hearings of the Railway Transport Committee and submitted a brief in opposition to the application for the increase.

The Committee has now rendered its decision granting in part the Company's request. With respect to Business and Residential One and Two Party Lines, an increase of 2.5% was granted instead of the 14.8% applied for. This will mean that in Vancouver Business Rates will increase by 45 cents, Residential One Party Line Rates will increase by 15 cents and Residential Two Party Line Rates will increase by 10 cents.

/continued ...

Clause 4 Continued

Increases were also granted in Long Distance Rates and for special services and miscellaneous equipment including extensions.

A copy of the Committee's decision has been forwarded to the Clerk should any member of Council wish to see it."

Your Board submits the foregoing report of the Corporation Counsel for Council's information.

FOR ADOPTION SEE PAGE(S) 441

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATIONS:

1. Resolution : City of Windsor:
Dating of Perishable Foods

In a communication dated July 27, 1971 the City of Windsor has requested that all cities endorse the following resolution:

"WHEREAS many perishable foods such as butter, milk, cheese, eggs, etc. sold in retail stores are code dated with various sets of numbers or letters to indicate the date of manufacture or any expiry of freshness date;

AND WHEREAS such coding is extremely frustrating and confusing to the consumer;

BE IT RESOLVED that the Department of Consumer Affairs be urged to give consideration to a system of conspicuous and clearly understood dating of perishable foods, excluding fresh fruits and vegetables, to be required by all manufacturers and retailers of such foods;

BE IT FURTHER RESOLVED that all cities be requested to endorse this resolution".

The foregoing matter is submitted to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 442

2. Purchase of Outside Services
Street Life Research

Your Board submits the following report of the Director of Social Planning/Community Development:

"In the West End of Vancouver approximately 36,000 people share one square mile. Many live in dwellings with no outdoor yards. The public sidewalks, streets and parks constitute their only outdoor recreation and meeting places.

The West End Attitude Survey carried out by Professors Forbes, Goldberg, and Kelly of the Faculty of Commerce, University of British Columbia for Marathon Realty during the spring and summer of 1970 demonstrated that the automobile is less important to people living in the West End than elsewhere. People chose the West End in part because of its great centrality. Accessibility to work and to all of the features of the City centre permits less reliance on the automobile as a mode of transportation. The Marathon Study revealed that the major travel mode of 69% of the population was by foot or bus. Only 27% used automobiles to shop for food; only 31% drove to do all other shopping. Fully 50% indicated that walking was their first or second favorite leisure time activity.

The increasing pedestrian orientation of the West End suggests the need for a broader understanding of how the public and private open spaces can be put to better use. It is becoming increasingly necessary to examine this aspect of recreation and transportation in much the same manner as automobile requirements have been studied in the past.

Cont'd . .

Clause #2 Continued

Information should be gathered to enable the Director of Social Planning/Community Development to recommend to Council by the spring of 1972 concerning the West End:

1) What type of street activities the City might encourage for the summer of 1972;

2) Where such activities could be advantageously located; and

3) How the City might encourage such activities.

The Director of Social Planning/Community Development RECOMMENDS that Council approve the expenditure of $1,600 from the Purchase of Outside Services (POSER) account of the Dept. of SP/CD to finance a study of street life. Funds are available in this account. "

Your Board submits the foregoing report of the Director of Social Planning/Community Development for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 448-446

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. P.N.E. Traffic Access & Parking Study

On April 6th, 1971, the consultant's report entitled "Traffic Access and Parking - Pacific National Exhibition" was submitted to Council, together with a covering letter from the City Engineer. Council adopted the Engineer's suggestion that the consultant be requested to give a detailed presentation and that the report be referred to the Board of Administration for review by other City Officials.

The City Engineer and Director of Planning and Civic Development report as follows:-

"This report sets out the City Engineering and Planning Departments' comments on the traffic access and parking study undertaken by the firm of N. D. Lea & Associates.

The terms of reference for the consultants' study, which are appended to their final report, were approved by Council and the P.N.E. in June, 1970. During the course of the study, Engineering Department and P.N.E. Officials met with the consultant from time to time to review progress and provide comments and direction, where necessary. In addition, much of the data used in the study was supplied by the City and the P.N.E.

The consultants' specific recommendations (Chapter 9 in their report) are divided into two categories - short and long range - with the former to be implemented over a 3 to 5-year period and the latter being considered in the 5 to 10-year period and beyond.

In the following tabulation the consultants' recommendations are set out and your Officials have made a brief comment and recommendation on each item.

A. SHORT RANGE:

i. Improved Entrances -

With the high peaking conditions of traffic arriving for and departing from events at the P.N.E., greater access capacity is highly desirable to encourage fuller use of the off-street parking facilities. In general, we support this recommendation.

However, the improvements suggested include modifications to the toll booth areas and some street widening and improvements at four gates.

RECOMMENDATION:- That this item be referred to the City Engineer and P.N.E. Officials for more detailed examination of each entrance with respect to feasibility and costs.

ii. Improved Parking Facilities -

The report points out that it is not possible to provide enough parking on the P.N.E. grounds to accommodate the total demand for all events. Furthermore, for those occasions when there is sufficient parking available on the grounds to accommodate the total demand, the available space is rarely used to capacity.

The report forecasts that by 1980, the demand will exceed the capacity of the existing parking lots on the grounds (7,000 spaces) for 35 occasions per year. The consultant recommends that an additional 1,000 surface spaces be provided on the grounds, bringing the total to 8,000 spaces, reducing the shortage to approximately 25 days a year.

Cont'd . .

Clause #1 Continued

The City Engineer concurs with the consultant's recommendation. However, the Director of Planning and Civic Development cannot support turning Lots No. 8 and 9 into permanent parking lots, since this would be contrary to the development plan prepared by the Technical Planning Board in 1965, and approved by Council. This plan shows the central area of the P.N.E. grounds developed with outdoor theatre, picnic areas, landscaped areas for various recreational activities and a central plaza connecting to various major buildings, an arrangement which the Director of Planning and Civic Development feels is more beneficial to the P.N.E. as a whole. (The proposed improvements to Lots No. 8 and 9 comprise 440 of the total recommended 1,000 additional spaces, in the area where greatest parking benefit would be obtained).

RECOMMENDATION:- That the P.N.E. be asked to implement the consultant's recommendation to improve the parking Lots 1, 2 and 5, and that P.N.E. be asked to examine the long-term role of the central area (Lots 8 and 9) and report back to Council.

iii. On-Street Parking Restrictions -

The suggested extension of the existing resident parking zones in the blocks within a 10-minute walk from the P.N.E. would appear to have merit in encouraging greater use of the parking facilities on the P.N.E. grounds, while at the same time providing greater convenience and amenity for the residents in this area. This would be preferable to installing parking prohibitions in the surrounding residential area to force use of the off-street facilities.

We feel this should be examined more fully with respect to size of resident zones and extent of coverage.

RECOMMENDATION:- That this item be referred to the Official Traffic Commission for a more detailed report.

iv. Transit Shuttle inside the P.N.E. -

We concur in the recommendation that a transit shuttle service be provided on a regular basis between parking lots and buildings before and after events.

RECOMMENDATION:- That this item be referred to the P.N.E. for implementation.

v. Pedestrian Covered Walkways -

Pedestrian covered walkways will encourage fuller use of the off-street parking facilities in inclement weather, and also assist in segregating pedestrians and vehicles.

RECOMMENDATION:- That this be referred to the P.N.E. for their consideration.

vi. Encouragement of Transit -

We concur that a concerted publicity effort be made to publicize the use and attractiveness of transit.

RECOMMENDATION:- That the P.N.E. and B.C. Hydro & Transit Authority be requested to initiate such publicity.

Cont'd . .

Board of Administration, August 7, 1971 . . . . . (BUILDING 3)

Clause #1 Continued

vii. Pedestrian Underpass -

Two pedestrian underpasses of Hastings Street are recommended by the consultant - one at Windermere and one west of Cassiar. There are inherent difficulties in constructing these facilities so that they provide an adequate alternative to grade crossings, and would therefore be used by all pedestrians. Furthermore, the proposed underpass at Windermere may introduce undesirable vehicular-pedestrian conflict at Gate 15.

RECOMMENDATION:- That this item be referred to the City Engineer for more detailed study.

8. Co-ordination of Events -

We concur in the consultant's recommendation that the scheduling of events be co-ordinated.

RECOMMENDATION:- That the P.N.E. be asked to review the scheduling of events so as to prevent the occurrence of more than one event at a time where crowds in excess of 30,000 are anticipated.

B. LONG RANGE:

1. Parking Included with Entry Fee -

RECOMMENDATION:- That the P.N.E. be asked for a further report on the feasibility of including the parking fee in the price of the admission ticket to events at the P.N.E.

2. Multi-level Parking Structures -

RECOMMENDATION:- That the P.N.E. be asked to develop a long-term plan for the provision of additional parking spaces within the grounds, considering the forecast growth in attendance at events.

3. East Side Parking -

The report points out that although the greatest mismatch between attendance and parking capacity occurs during the Stadium Football events, this occurs during relatively few days of the year. The greatest demand for additional parking facilities in the future will probably be on the western portion of the site, especially in the case of simultaneous events. In view of this, the benefits derived from providing additional parking on the east side of the P.N.E. are not clear at this time, but it would seem appropriate to consider the provision of additional parking in this area as a long-term objective.

RECOMMENDATION:- That as a long-term objective the housing on the west side of Cassiar Street, adjacent to the P.N.E. be bought for P.N.E. purposes and used for parking and landscaping.

4. Cassiar Street Link -

In April, 1971, a brief was presented to the Minister of Highways by City Council, urging the Department of Highways to complete the Freeway Link between the Second Narrows Bridge and Highway 401 as soon as possible. To date, we have had no formal reply, but our understanding from discussions with the Provincial Government is that they do not propose to complete this Link in the immediate future.

Cont'd . .

Clause #1 Continued

The Cassiar Link alignment would involve the residential property between the east side of the P.N.E. and Cassiar Street currently being purchased (as properties become available) by the P.N.E. to be used for parking purposes.

In the event that the Link is constructed the consultant recommends that "multi-level parking over the highway be considered".

RECOMMENDATION:- That the provision of a multi-level parking garage be discussed with the Department of Highways at such time as the Provincial Government contemplates completion of the Cassiar Street Link, possibly as a "trade" for the P.N.E.-owned land required for the link.

5. Rapid Transit Access -

RECOMMENDATION:- That a copy of the consultant's report be sent to the Greater Vancouver Regional District, for their consideration.

FOR ADOPTION SEE PAGE(S) 438-439

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer and Director of Planning and Civic Development be adopted.

2. East Wing - Elevator Maintenance

The City Building Inspector reports as follows:

"It is normal practice for the City to employ the installer of an elevator to provide maintenance service on a contract basis. The Otis Elevator Company proposes to provide maintenance for the elevators in the East Wing for a period of 5 years at a cost of $284 per month. The service includes regular lubrication and adjustment of parts, replacement of working parts as required, keeping safety devices in good working order, replacing cables as required, work to be done during regular working hours.

The proposal appears reasonable and I recommend that the City enter into an agreement with Otis Elevator Company to maintain the elevators in the East Wing for a period of 5 years at a monthly charge of $284."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

3. Rezoning Application: South side East 1st Avenue between Kaslo and Renfrew Streets (2816 East 1st Avenue)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. N. Hannson, 2816 East 1st Avenue, requesting an amendment to the Zoning and Development Bylaw whereby Lot 3, Block 48, Sec. 32, THSL would be rezoned from an RS-1 One Family Dwelling District to apartment zoning.

The applicant states the purpose of his application is "converting my home from single family dwelling to a 4-suite house in line with the plans submitted."

Cont'd . .

Board of Administration, August 7, 1971 . . . . . (BUILDING 5)

Clause #3 Continued

Submitted with the application are photographs of the home and surrounding area and plans indicating conversion of the existing home to four dwelling units.

The subject property has a frontage of 33½' and a depth of 124½', and occupied by a dwelling.

All lots in the area are zoned RS-1 One Family with the exception of the east side of Renfrew Street between Graveley and 3rd Avenue for a depth of approximately 132' and the west side of Renfrew from Graveley to the east-west lane lying south of 2nd Avenue, with these lands being zoned C-1 Commercial.

In 1968 there was a slight amendment to the C-1 zoning on the west side of Renfrew between 1st and 2nd Avenue to permit the construction of a supermarket with 198' to the west thereof along 1st Avenue being retained as an RS-1 zone to permit a parking area (public) only in connection with the supermarket.

Across 1st Avenue to the north are single family dwellings with the exception of a church, as are the properties to the south and west of the subject property.

The development as proposed by the applicant, in addition to containing four dwelling units, would have a floor space ratio of .79 with insufficient space to provide adequate off-street parking.

Prior to submission of the formal application by the applicant, the proposal was discussed with the Zoning Planner who at that time advised Mr. Hannson the Department could not support the rezoning for reasons which were outlined to him, and if application was made, this in his opinion, could not be supported by the Technical Planning Board and the Town Planning Commission.

The Zoning Planner further pointed out that a processing fee of $75.00 was required and was not refundable once the application was through the Technical Planning Board and Town Planning Commission, but that the final decision did rest with City Council. Mr. Hannson insisted that he wished to proceed.

The Technical Planning Board on June 18, 1971 recommended that the application be not approved as such rezoning would establish an isolated multiple dwelling zone in an area otherwise predominantly zoned with single family dwellings, nor would the form of development comply with any of the RM District Schedule regulations.

The Town Planning Commission on June 25, 1971 endorsed the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and Town Planning Commission be endorsed.

DELEGATION REQUEST

4. Rezoning Application: East side Moss Street & West side Fairmont Street between Horley and the lane north of Kingsway

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. N. Ginder, Best Lumber Co., requesting an amendment to the Zoning and Development Bylaw whereby Lots 10, 11 and 12, and Lots 49, 50 and 51, Blocks 6 & 7, D.L.37 would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District.

Cont'd . .

Clause #4 Continued

The applicant states the purpose of his application is for "stores, offices, suites and parking".

The subject properties each have a frontage of 33' and a depth of 99' with no north-south lane, with the lots containing very old, somewhat dilapidated dwellings, with a portion of the site being used for storage of materials and equipment which appears to be connected with the lumber and building supply yard immediately to the south across the east-west City lane fronting onto Kingsway.

With the exception of the Canada Dry plant, all properties to the north and east of the subject properties are zoned and developed with single family homes. Also, there exists some eleven lots on the North side of Kingsway between Fairmont and Bursill currently zoned RT-2 Two Family and occupied by dwellings.

The Technical Planning Board on June 18, 1971 recommended the application be not approved for the following reasons:

(a) There is ample C-2 Commercial property on Kingsway which could be best redeveloped for the uses suggested by the applicant.

(b) The intrusion of additional commercial development in the single family area would not be compatible with the adjacent homes.

The Town Planning Commission on June 25th, 1971 endorsed the foregoing recommendation."

Your Board RECOMMENDS that the above recommendation of the Technical Planning Board and Town Planning Commission be endorsed.

DELEGATION REQUEST

CONSIDERATION

5. Strathcona Rehabilitation Program
Request from Town Planning Commission re Attendance at Meetings of the Strathcona Working Committee

The Director of Planning & Civic Development reports as follows:

"The letter dated April 26, 1971 from the Town Planning Commission to Council requesting that the Commission's Planning and Development Sub-committee Chairman be invited to sit in on future meetings of the Strathcona Working Committee, has been referred to me for comments.

The 'Strathcona Working Committee', which has been in operation for about a year and one-half, was set up as a result of a suggestion from the Minister of Municipal Affairs to the effect that a staff committee consisting of representatives of the three levels of government, meet with representatives of the ratepayers groups to recommend to the three levels of government, a workable solution for the renewal of the area. Council on September 9, 1969 appointed the Director of Social Planning and Community Development as Chairman.

No formal definition of membership was made and senior officials of the Province, Central Mortgage and Housing Corporation, and the City, together with members of the Strathcona Property Owners and Tenants Association, have attended meetings which have been conducted on a consensus basis rather than by formal vote.

The Working Committee has completed its discussions about a proposed rehabilitation program for Strathcona and has recommended a redefinition of the role and composition of the committee. The outcome of these discussions was reported to Council at the Standing Committee on Planning and Development held on July 15, 1971, when a number of decisions were taken in regard to Council's participation.

Cont'd . .

Clause #5 Continued

Council had been informed earlier of the general co-ordinating role of the Committee, which would not have executive responsibility. The Working Committee's report on the program, to be completed as a result of the Council's actions on July 15, will define the committee's functions in more detail.

Subject to formal acceptance by the Province and Central Mortage and Housing Corporation the newly named Strathcona Rehabilitation Committee would consist of one representative, each from the City, Provincial Government, Central Mortgage and Housing Corporation (representing the Federal Government), and SPOTA, under the chairmanship of the Assistant Director, Civic Development. It is anticipated that these representatives would bring others with them to the meetings, either for assistance or opinion.

If the proceedings are conducted as anticipated, there may be occasions when the Chairman may wish to invite a representative of the Town Planning Commission to attend specific meetings.

No final arrangements will be possible until a final decision has been made by the three levels of government as to whether the program is to proceed.

It is suggested that Council may wish to thank the Town Planning Commission for their interest and inform them that it is anticipated that decisions on the future functions and method of operation of the Strathcona Rehabilitation Committee are expected shortly."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council

(Copy of the Town Planning Commission's letter of April 26, 1971 is circulated for the information of Council)

RECOMMENDATION

6. Request to Keep Horses at 7349 Blenheim Street

The Director of Planning & Civic Development reports as follows:

"A Development Permit Application has been filed by R. Balzar to construct a 20' x 60' stable to house two horses.

This site is located in an RA-1 Limited Agricultural District and has a site area of 110' along Blenheim Street and 356' in depth.

Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council

The Technical Planning Board has approved the Development Permit Application to construct a 20' x 60' stable and noted that City Council's approval is required for the keeping of horses, subject to certain conditions.

The Director of Planning recommends that City Council approve the keeping or housing of two (2) horses on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

7. Mobile Home Park between Cassiar Street and Boundary Road and on both sides of Napier Street

The following letter dated June 24th, 1971 addressed to Mr. R. Thompson, City Clerk has been received from Mr. Gordon McKay, President of Gordon and Gordon Realty Ltd.:

"Alderman Hugh Bird has suggested that we apply for an opportunity to appear before your Civic Planning and Development Committee with a view to presenting our proposal for establishment of a Mobile Home Park between Cassiar Street and Boundary Road and on both sides of Napier Street.

This is in accordance with your memorandum of February 4th, 1971 under "Review of Development Policy: Area bounded by Charles, Adanac, Cassiar Streets and Boundary Road."

The Director of Planning and Civic Development reports as follows:

"Council will recall that a Mobile Home Park in the location referred to by Mr. McKay was suggested as one of several alternative development concepts for the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road in a report of the Director of Planning and Civic Development dated January 27th, 1971.

On June 3rd, 1971 in dealing with a rezoning application for industrial use in the same general area, Council instructed the Director of Planning and Civic Development to consult with local area residents in further examination of development proposals for the larger area. One meeting between the Director of Planning and Civic Development and the Hastings Sunrise Action Council has been held. Further meetingswill be held in the Fall with the objective of reporting back to Council with alternative recommendations.

It is suggested that it would be appropriate for Council, in Committee, to hear Mr. McKay when discussions with local residents have been completed and at the same time as revised proposals for the area are presented by the Director of Planning and Civic Development.

It is RECOMMENDED that the delegation request by Gordon and Gordon Realty Ltd. be heard by the Standing Committee on Planning and Development at the same time as the Director of Planning and Civic Development reports back on alternative proposals for the area bounded by Charles, Adanac, Cassiar Streets and Boundary Road."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

INFORMATION

8. 1971 Departmental Estimates - Planning and Civic Development (Consultants - Civic Development Division - $15,000)

The Director of Planning and Civic Development reports as follows:

"On April 2 0th, 1971 City Council adopted the following recommendation of the Standing Committee on Finance:

Cont'd . .

Clause #8 Continued

'RECOMMENDED that

(a) A provision of $15,000 be included in the Planning Department's budget for Consultants and Temporary help for the Civic Development Division

(b) The funds be disbursed at the discretion of the Board of Administration on the advice of the Director of Planning and Civic Development

(c) A quarterly information report be forwarded to City Council from the Director of Planning and Civic Development on the disbursements.'

Proposals for the design of Areas E and F in Champlain Heights were invited from various consultants. On June 4th, 1971, by Board of Administration Authorization Minute, Urban Programme Planners were hired as consultants for Part I of this work at a maximum cost of $7,000 and following guidance by Council on alternative types of housing development, for Part II within the range of $4,500-$5,500.

To date we have received one invoice for the month of June from Urban Programme Planners for $2,201.02 leaving a balance of $4,798.98 for Part I; and a remainder of $12,798.98 in the 1971 Planning and Civic Development Budget for Consultants and Temporary Help, Civic Development Division."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of City Council.

FOR ADOPTION SEE PAGE(S) 443

FINANCE MATTERS

RECOMMENDATIONS

Sinking Fund and investment Matters - June, 1971

(a) Security transactions during the month of June, 1971
(b) Summary of Securities held by the General and Capital Accounts as at June 30, 1971

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in June, 1971					
June 1	Bank of Nova Scotia	June 15/71	$ 800,951.23	$ 800,000.00	14	3.10
11	Bank of Montreal	June 18/71	500,239.73	500,000.00	7	2.50
			$1,301,190.96	$1,300,000.00		
	Bank Deposit Receipts Purchased in June for Redemption during July and August					
June 3	Banque Can. Nationale	July 30/71	$ 603,747.95	$ 600,000.00	57	4.00
7	Toronto Dominion Bank	July 30/71	804,658.19	800,000.00	53	4.01
10	Banque Can. Nationale	Aug.12/71	704,832.88	700,000.00	63	4.00
10	" " "	Aug. 31/71	302,695.89	300,000.00	82	4.00
18	Toronto Dominion Bank	July 27/71	602,416.93	600,000.00	39	3.77
21	Toronto Dominion Bank	July 30/71	702,804.79	700,000.00	39	3.75
23	Bank of Montreal	July 29/71	501,849.32	500,000.00	36	3.75
28	Toronto Dominion Bank	July 19/71	2,405,274.74	2,400,000.00	21	3.82
29	Toronto Dominion Bank	July 28/71	601,816.27	600,000.00	29	3.81
29	Toronto Dominion Bank	July 30/71	1,404,530.25	1,400,000.00	31	3.81
30	Mercantile Bank of Canada	July 30/71	1,504,931.51	1,500,000.00	30	4.00
			$10,139,558.72	$10,100,000.00		

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SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased					
June 1	Banque Can. Nationale	July 15/71	$ 401,952.88	$ 400,000.00	44	4.05
15	Bank of Nova Scotia	Dec.31/71	410,511.56	400,000.00	199	4.82
			$ 812,464.44	$ 800,000.00		

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
June 18	City of Vancouver 3 3/4%	Apr.1/72	$2,000.00	$97.15	$1,943.00	0/9	7.50

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(b)

GENERAL AND CAPITAL

Summary of Securities Held as at June 30, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipt due 1971	$10,139,558.72	$10,100,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for June, 1971 be confirmed.

RECOMMENDATION AND INFORMATION

2. Municipal Share of Social Assistance Costs

Your Board has received the following report from the Director of Finance:

"In February 1971, the Director of Finance reported to Council on the effect on the City's budget of the reduction in the Municipal share of social assistance per capita costs from 20% to 15% effective April 1, 1971.

The report noted that the City's costs in 1970 under the 80%-20% per capita plan amounted to $6,114,700 and the estimated costs in 1971 under the 85%-15% per capita plan (effective April 1, 1971) would amount to $6,094,100. The reduction of about $20,000 in social assistance per capita costs in 1971 was more than off-set by the estimated increase of $90,000 in the cost of administering the Social Welfare Department.

Original Budget Estimate

More precise information was available in April when the City's 1971 Revenue Budget was prepared and budgeted costs were estimated as follows:

	1971 Budget Estimate	1970 Actual	Increase
Municipal Share of per capita Costs			
1. Estimated costs at $1.58 per capita per month January 1-March 31, 1971 under 80%-20% cost sharing plan	$1,945,200		
2. Estimated costs at $1.18 per capita per month (75% of $1.58) April 1 - December 31, 1971 under 85%-15% cost sharing plan	4,358,200		
	$6,303,400	$6,114,700	$188,700
Administrative Costs			
Budgeted costs as revised to date	$1,085,000	$ 949,500	$135,500

Revised Budget Estimate

Actual billings by the Provincial Department of Rehabilitation and Social Improvement for the first six months in 1971 have been at the rate of $1.58 per capita (80% - 20% plan) January to March and $1.25 per capita (85% - 15% plan) from April to June. Provincial officials have advised that the annual adjustment to actual costs for the year April 1, 1970 to March 31, 1971 will not be significant and they expect that the current rate of $1.25 per capita per month will be adequate to cover the Municipal costs for the current year.

The revised Municipal share of social assistance per capita costs based on Provincial billings to date is as follows:

January 1 - March 31, 1971 at $1.58 per capita (80% - 20% plan)	$1,945,200
April 1 - December 31, 1971 at $1.25 per capita (85% - 15% plan)	4,616,700
Revised Estimated Costs	$6,561,900
Funds Provided in 1971 Revenue Budget	6,303,400
Estimated Additional Funds Required	$ 258,500

cont'd.....

Clause #2 continued:

Source of Funds

A provision of $500,000 was included in Contingency Reserve to cover

(i) a possible additional charge for social welfare per capita costs for the year April 1, 1970 to March 31, 1971 when actual costs were computed by the Province, and

(ii) for a possible increased monthly per capita rate over the $1.18 included in the budget.

As previously noted, no prior years adjustment is anticipated and the increased per capita rate of $1.25 per month will amount to $258,500 for the year 1971, assuming no further rate increases.

Recommendation

The Director of Finance recommends that the additional funds of $258,500 required to meet the increased social assistance billings of $1.25 per capita per month for the period April 1 to December 31, 1971 be provided from Contingency Reserve.

Information

For Council information it is noted that

1. Although the Municipal percentage sharing of social assistance per capita costs was reduced from 20% to 15% effective April 1, 1971 the City's share of social assistance costs will be approximately $447,200 higher than in 1970. In 1971 there was no increase in the Municipal Aid grant.

2. Administrative costs of the City's Social Welfare Department will increase by approximately $135,500 over 1970.

3. The excess provision in Contingency Reserve for social assistance costs of $241,500 ($500,000 provided less the $258,500 required) has been utilized to cover higher than anticipated Fire and Police Department salary increases.

4. Any further increase in social assistance per capita costs will have to be covered by a transfer from Revenue Surplus of prior years."

Your Board concurs with the recommendations of the Director of Finance.

CONSIDERATION

3. Grant: Vancouver Symphony Society

On April 6th, 1971 the Vancouver City Council awarded a grant of $25,000 in theatre rental to the Vancouver Symphony Society. The Society had originally requested $50,000.

In a communication dated July 27, 1971 the Society requests re-consideration of this grant as their audit for the past season indicates a deficit of $44,000. The Society advise they wish to appear before the Vancouver City Council in connection with this matter. Details of the request are set out in their communication, which is circulated for the information of Council.

Your Board submits the request of the Vancouver Symphony Society to Council for CONSIDERATION.

DELEGATION REQUEST: VANCOUVER SYMPHONY SOCIETY

4. Grant: Shawnigan Lake
Summer School of the Arts

In a communication dated July 26, 1971 Mr. George C. Bradley, President of the Shawnigan Lake Summer School of the Arts advises that they have received a grant through the British Columbia Centennial Cultural Fund in the amount of $25,000 to provide master classes to advanced students from all over North America. The Summer School is completely under the sponsorship of the B.C. Government. As a direct result of this Summer School they are proposing to present twenty-seven concerts, four of which will be held at the Queen Elizabeth Playhouse on Wednesday August 4, 11, 18 and 25, 1971, and these concerts will be under the heading of the B.C. International Festival. Ticket prices for these concerts have been made very low in order to be of popular appeal. Any profit made from the concerts will go towards the Shawnigan Lake Summer School project and consequently they are benefit concerts. They are requesting a grant of $1,985.00 from the Vancouver City Council towards the cost of advertising, hall rental, publicity material and general promotion.

It is noted that similar requests have been handled in the past as follows:

May 1969 Vancouver International Film Festival
re Rental cost of Queen Elizabeth Playhouse - No Action

May 1966 Dominion Drama Festival (British Columbia region)
National Final $300.00 - Approved

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the communication from the Shawnigan Lake Summer School of the Arts, dated July 26, 1971, are circulated for the information of Council)

5. Temporary Investment in Term Deposits
with Bank of British Columbia

The Director of Finance reports as follows:

"On August 6th, 1968 Council passed the following resolution:

'THAT the Director of Finance be instructed to include the new Bank of B.C. when calling for bids on term deposits, and if such bid is competitive, to make term deposits up to one-half million dollars in the Bank of British Columbia.'

It is noted that the resolution refers to the new Bank of B.C. and since that time the Bank has become established, with a number of Branches throughout the Province.

While it may have been intended that the amount of $500,000 apply only during the organizational phase of the Bank's operations, the resolution can be construed as a direction to the Director of Finance that is still in force.

For Council Consideration:

That the maximum of $500,000 on term deposits with the Bank of B.C. referred to in Council's resolution of August 6, 1968 no longer applies."

Your Board submits the above report of the Director of Finance for the CONSIDERATION of Council.

6. Vancouver Public Library:
Historic Photograph Section

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems.

"On February 2, 1970 the Board of Administration submitted a report for Council's consideration on the subject of providing a Clerk II position in the Historic Photograph Section of the Library. Council referred the report to the Standing Committee on Finance. In the report, the Director of Finance suggested that Council request the Library Board to review this service from the point of view of making a charge for the service in order to cover operating costs. The Library Board has made this review and has established a "Permissions Fee Schedule" for use of the photographs. On the basis of recent experience it is estimated that income from this source will amount to $5,000 to $7,000 annually.

On the basis of 1971 salaries and fringe benefits, annual costs for a Library Clerk II - 3 are $5,550. Additional costs of $905 for a desk and chair and filing cabinets can be charged to the Library Development Commission grant.

In view of the Library Board's estimate that staff costs can be recovered through the application of the Permissions Fee it recommends that its request for clerical help for the Photographic Section be approved."

Your Board submits the above report of the Director of Finance and the Co-ordinator of Data Processing & Systems for Council CONSIDERATION.

7. Tender No. 30-71-5:
Two-Way Mobile Radio Equipment

The City Engineer and Purchasing Agent report as follows:

"Tenders for the subject supplies were opened by your Board on June 21, 1971, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Five bids were received. The bid numbers refer to the bids in ascending order of price.

Bid No. 1 submitted by Canadian Marconi does not meet specifications.

Bids No. 2 and 3 submitted by Motorola Electronics (non-union made equipment), and Distacom Communications Ltd. (union made equipment) respectively, meet specifications and are acceptable.

A comparison of the non-union and union bids is as follows:

	Bid No. 2 Canadian Motorola Electronics	Bid No. 3 Distacom Communications Ltd.
Bid Position:	Lowest meeting specifications	Lowest union-made meeting specifications
Union Made:	No	Yes
Place of Manufacture:	Canada	U.S.A.
Number in City Service:	74 Sets	None
Experience:	Satisfactory	None
Total Cost:	$34,774.71	$35,705.00
Cost Difference:	-	+ $930.29 or 2½%

The above prices do not include the 5% Provincial S.S. Tax.

Funds for the purchases are provided in the 1971 Revenue Budget.

cont'd....

Clause #7 continued:

It should also be pointed out that the City maintains a replacement Motorola radio in stock, so, in the event of a failure, an immediate exchange can be made, thereby eliminating the vehicle out-of-service time required for radio repairs. If the Distacom equipment is purchased it will, therefore, be necessary to purchase an additional unit as a spare, at a cost of $918.75, in order to maintain the same level of service.

This matter is being referred to Council as union status is involved.

When Council has made the award, contracts will be prepared to the satisfaction of Corporation Counsel."

Your Board submits the foregoing report for the CONSIDERATION of Council.

INFORMATION

8. Property Taxes Deductible for Income Tax Purposes

The Director of Finance reports as follows:

"Council at its meeting of July 13, passed the following Resolution:

> 'Alderman Broome referred to a press release regarding taxes being a deductible item in respect of income taxes and felt the matter should be brought to the Council's attention by way of a Board of Administration report. The Chairman directed accordingly."

This article stated that the question of tax credits 'was raised by the Ontario Treasurer who regretted the failure of the Benson budget to allow tax relief on property' and further 'That the Finance Minister of New Brunswick stated that 'partial deductibility of real estate taxes' in determining income for federal purposes is desirable.

The foregoing suggests that the Provinces were asking that the Federal Government finance tax relief on property.

Finance Minister Benson's reply was that a system of provincial tax credits could be adopted to the federal tax form but he would need to see some 'specific proposals from the provinces before it could be worked out as, he emphasized, 'an offset to provincial taxes', not to federal ones.

In essence two of the Provinces asked about real property tax relief via a deduction from federal taxes and Finance Minister Benson agreed to look into the mechanics of the tax form to see if the form could provide for such relief as a deduction from the provincial share of income tax if he received some specific proposals from the Provinces."

Your Board submits the above report for the INFORMATION of Council.

RECOMMENDATION

9. Stenographic and Dictating Equipment - City Clerk's Office

The City Clerk reports as follows:

(a) Aldermen's Dictating Equipment

Earlier this year, discussion took place between the City Clerk and the Administrative Analyst on the need for dictating equipment for the Aldermen's use

Cont'd . . .

Board of Administration, August 6, 1971 . . . . . (FINANCE - 7)

Clause #9 continued:

(a) Aldermen's Dictating Equipment (cont'd)

when they are at City Hall, at home or at conferences. Several types were examined and tested, and one company made available, at no cost, a mini cassette type which would seem to suit the needs. Some Members of Council have had the use of these machines for several months and found them to be extremely helpful.

I would, therefore, recommend that 4 cassette type dictating machines, at an estimated cost of $105.00 each, and one transcriber, at a cost of $256, be purchased. . . . . $ 676

(b) Equipment - Additional Stenographer (Aldermen)

Council at its meeting 'In Camera' on February 2, 1971, approved an additional Stenographic position to assist the Aldermen's Secretary. I would also recommend that the following equipment be purchased for this new position:

1 electric typewriter, estimated cost	$600	
1 steno chair, estimated cost	50	650
Total		$1,326

The Comptroller of Accounts advises that if approved, the additional funds, amounting to $1,326, will be provided by an appropriation from Revenue Surplus of Prior Years.

Your Board RECOMMENDS that the foregoing recommendations of the City Clerk be approved, and that the funds be provided by an appropriation from Revenue Surplus of Prior Years.

FOR ADOPTION SEE PAGE(S) 445

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT August 6, 1971

RECOMMENDATION

1. Salary and Classification Review: 3 New Permanent Positions; One New Temporary Position, Bicycle Registration Program - Vancouver Police Department

The Director of Personnel Services reports as follows:

"In accordance with the recommendations contained in the Board of Administration report re: "Bicycle Registration", adopted by City Council at its meeting of February 2nd, 1971, I have been in contact with officials of the Police Department to discuss the staffing arrangements and report as follows:

In the February report adopted by Council, the estimated staffing requirements were as follows (Illustrative Classifications):

2 permanent Bicycle Registration Inspectors
2 temporary Bicycle Registration Inspectors
1 permanent Clerk III
1 temporary Clerk Typist I

Since then, the Police Department has modified their staffing estimates and has advised me that they will initially only require one permanent and one temporary Bicycle Registration Inspector and two permanent office clerical positions. The Co-ordinator of Data Processing and Systems has been advised of the change in staffing estimates and has indicated his agreement with this proposal.

The classification of the recommended positions are as follows:

(1) Two New Positions - One Permanent and One Temporary, Bicycle Registration Inspector

The incumbents of these positions will perform routine office and field work pertaining to the issuance, registration and inspection of bicycle licenses. The two inspectors will thus assist the office staff as required in regards to registrations, pick up and store unclaimed bicycles, visit schools, playgrounds and other areas where bicycles are generally found and inspect these bicycles for proper registration.

On the basis of the above duties and responsibilities, I have concluded that the positions would be equitably rated at Pay Grade 15. However, it appears that enforcement responsibilities may become a regular and significant aspect of these positions but since the program is a new one, it is difficult to determine this at this time. I therefore recommend that one additional pay grade, for a temporary period of six months, be granted for enforcement responsibilities.

If in the event that enforcement is not a regular duty of these positions, the additional pay grade will be discontinued. Class Specification No. 491 "Bicycle Registration Inspector" is herewith attached for approval.

These positions will carry a six month probationary period.

The Co-ordinator of Data Processing and Systems advises me that the recommended temporary position will be reviewed after six months to determine whether or not it should be made permanent.

cont'd....

Clause #1 continued:

(2) Two New Positions - Cashier Clerk Typist

The incumbents of these positions will perform general office duties including: answering the telephone, typing various reports, issuing bicycle licenses, filing all licenses, transfers and duplicates, and processing form letters for mailing. In addition, the incumbents will accept money and give change in regards to registrations and will be expected to keep simple fiscal records. These duties are at the Cashier Clerk Typist level, Pay Grade 10, and I recommend that they be so classified effective when filled (approximately September 1st, 1971).

The estimated cost of this proposal for the period September 1st through to December 31st, 1971 based on 1971 second half rates and including fringe benefits will be $6,542. for the permanent positions and $2,434. for the temporary positions for a total of $8,976. The Comptroller of Accounts advises that these costs will be offset by revenues received for registration fees.

This report has been discussed with the Chief of Police and the Business Manager of the Municipal and Regional Employees Union, both of whom concur herein. This report was approved by the Board of Police Commissioners at its meeting on July 29th, 1971."

SUMMARY

Incumbent	Proposed Classification	Effective Date
1 NEW Permanent 1 NEW Temporary Positions	Bicycle Registration Inspector Pay Grade 15($517-616)* Plus one additional pay grade, temporary for six months for enforcement responsibilities	When Filled (approx. September 1st, 1971)
2 NEW Permanent Positions	Cashier Clerk Typist Pay Grade 10($416-491)*	When Filled

* 1971 second half rates

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted

2. Membership in the American Society of Safety Engineers: Denis A. Wardell, Safety Officer

The Acting Director of Personnel Services reports as follows:

I have received a request from Mr. D.A. Wardell, Safety Officer, to apply for annual membership in the above mentioned organization. The advantages of membership are as follows:

1. Regular A.S.S.E. publication which is of great value to Mr. Wardell in his position as Safety Officer and to the Engineers in the Engineering Department.

2. Special mail-out of important safety engineering information as it becomes available.

3. Sponsorhip-organization of the International Safety Congress, Chicago, annually.

4. Regular Chapter meetings on a monthly basis which provide an opportunity of the exchange of ideas and information between members.

cont'd...

Board of Administration, August 6, 1971 . . . (PERSONNEL SUPP - 3)

Clause #2 continued:

The Comptroller of Accounts advises that funds are available in Appropriation #7045/486 and this request conforms with membership in other organizations. The annual membership fee is $32.00.

I would recommend that Mr. Wardell's request be approved.

Your Board

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 450

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BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 6, 1971

RECOMMENDATIONS

1. Assignment of Lease
N/W Corner of 19th Avenue and Main Street

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated September 23rd, 1969, the City-owned Lots 16 and 17, Block 2, D.L. 628 were leased to Argosy Acceptance Corporation Limited for a 5 year period commencing September 1st, 1969 at a rental of $228.00 per month plus all taxes. The site to be used as a used car sale lot and no other purpose.

An application has been received from Argosy Acceptance Corporation Limited to assign their lease interests to MEB Motors Limited, of 3491 Main Street.

RECOMMENDED that the assignment from Argosy Acceptance Corporation Limited of Lots 16 & 17, Block 2, D.L. 628 to MEB Motors Limited 3491 Main Street be approved as of August 1st, 1971, subject to the documents of assignment being satisfactory to Corporation Counsel.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal
N/S 4th Avenue East of Fir Street Ramp
of Granville Bridge

The Supervisor of Property and Insurance reports as follows:

"The ramp from the Granville Street Bridge onto 4th Avenue is situated on and over City-owned Lot B, Block 239, D.L. 526. A triangular portion of this lot, approximately 1,400 square feet has been leased to the abutting owner on a nominal basis since September 1st, 1956. The use of this area is restricted to landscaping purposes only, and is maintained by the abutting Company to compliment their own development.

The current five year lease expires on August 31st 1971 and the lessee has requested that the agreement be renewed for a similar term at a nominal rental.

The City Engineer is agreeable to the lease being renewed for a further period of 10 years at a nominal rental of $10.00 for the term. All remaining conditions of the lease to be retained.

RECOMMENDED that the lease of the portion of Lot B. presently utilized by the Upjohn Company of Canada for a landscaped area, be renewed for a further 10 years from September 1st, 1971 at a nominal rental of $10.00 for the term, subject to the same terms and conditions as contained in the present lease."

. . . Cont'd.

Clause No. 2 (Cont'd.)

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Park Site #19 (West End)
889 Broughton Street

The Supervisor of Property and Insurance reports as follows:

"N½ of S½ of Lot 1, Block 45, D. L. 185, located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets has been offered for sale to the City by the Solicitor acting for an estate. This Park Site is listed in Table 1 of the Park Sites, Purchase Program 1971-1975, confirmed by Council, December 15th, 1970.

These premises comprise a two-storey full basement frame dwelling with a main floor area of 1,094 sq. ft. erected in 1900 on a site 32.75' x 66', zoned RM-4.

The dwelling contains 6 rooms on the main floor, divided into two self-contained suites and 4 rooms on the second, divided into two suites with shared bathroom. There is also a one-room unit in the basement with separate toilet and shower. All units are rented, one tenant being caretaker.

This building has 19 plumbing fixtures, a patent shingle roof, imitation brick duroid shingles on exterior walls, a stone and concrete foundation and is heated by an automatic oil furnace.

Negotiations with the Solicitor for the estate confirm that he is authorized to sell for the sum of $24,000.00, including some furniture and equipment as of July 31st, 1971, subject to retaining rent-free possession until August 31st, 1971. As part of this transaction, this property is to be rented to the present caretaker commencing September 1st, 1971, at $125.00 per month, subject to rental review after one year.

This price is considered to be fair and equitable. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $24,000.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Assignment of Lease - E/S 1600 Block Main Street betn. Terminal and Industrial Avenues.

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated April 27th, 1971, the City-owned Lots 4-9 Inclusive of Block 3 and Lots 10-12 incl. all in Block A2, D.L. 200A and D.L. 2037, were leased to Messrs. A.J. Evans and K.H. Gillespie for the period June 1st, 1971 to December 31st, 1988 at an annual rental of $6,000.00 plus all taxes, subject to certain easement requirements and the usual 5-year review clause, the leases to be to the satisfaction of the City Engineer and the Corporation Counsel.

Application has now been received for consent to assign the subject lease as follows:

(1) Assignment dated 6th day of July 1971, from Arthur John Evans and Kenneth Herbert Gillespie to Rowena Lorraine Evans and Kenneth Herbert Gillespie.

(2) Assignment of lease dated the 6th day of July 1971 from Rowena Lorraine Evans and Kenneth Herbert Gillespie to Beedie Construction Company Limited.

RECOMMENDED that the foregoing request for consent to assign the head lease as stated in the foregoing report of the Supervisor of Property and Insurance be approved subject to the documents of assignment being satisfactory to the Corporation Counsel.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisitions and Exchange of Properties
Single Men's Hostel Site
438 and 452 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"On June 29th, 1971, City Council approved the expropriation of the remaining properties in Block 57, D.L. 196, required for the proposed Single Men's Hostel Site, including Lot 11, known as 452 East Cordova Street.

Previously on April 6th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the acquisition of Lot 8, known as 438 East Cordova Street, which is located outside the project area, for the purpose of an exchange for Lot 11, subject to the owner of Lot 11 paying the difference in the market value of these properties.

. . . (Cont'd.)

Clause No. 5 (Cont'd.)

438 East Cordova Street on Lot 8 (not required for the project), is a 2 storey and basement frame building with a main floor area of 1,093 sq. ft. and a 2nd floor area of 594 sq. ft., erected in 1889 on a site 25' x 122', zoned M-2. This dwelling contains 7 rooms, has 5 plumbing fixtures, a patent shingle roof, asbestos shingle exterior, concrete and brick foundation, concrete basement floor and is heated with an oil-fired hot water radiator system. The condition of the dwelling is good for age and type. This property is occupied by the owner and his family and they will be relocating elsewhere without obligation.

Negotiations with the owner of 438 East Cordova Street confirm that he is willing to sell for the sum of $20,000.00 as of August 31st, 1971, subject to the owner retaining rent-free possession of the premises until October 31st, 1971.

452 East Cordova Street on Lot 11 (required for the project), is a one storey, no basement frame dwelling, with a main floor area of 1,025 sq. ft., erected in 1889 on a site 25' x 122', zoned M-2. This dwelling contains 5 rooms, has 4 plumbing fixtures, a patent shingle roof, siding exterior, concrete foundation and is heated by a gas space heater. The condition of the dwelling is average for age and type. This property is occupied by two single persons. It is proposed to demolish this dwelling when vacant.

Negotiations with the owner of 452 East Cordova Street confirm that he is willing to convey his property to the City at a value of $12,500.00 as of August 31st, 1971, in exchange for Lot 8 (438 East Cordova Street) and pay the City the sum of $7,500.00 representing the difference in value between these properties. The owner of 452 East Cordova Street is George Edwin Donovan, President of Donovan Ltd., 449 East Hastings Street.

These prices are considered to be realistic and are endorsed by the City Solicitor. Said amounts have been reviewed by Central Mortgage and Housing Corporation and the details of the transactions entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete these acquisitions and exchange of properties, subject to the foregoing terms and conditions, at an overall net cost of $12,500.00, chargeable to Code 531/1251."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Expropriation for Replotting Purposes
3296 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"On December 1, 1970, City Council received a report dated, November 20th, 1970, from Board of Administration respecting a request from Mr. Tom Holmes, owner of Lots 7 & 8, Sub 1 to 4 & 21 to 24, Block 10, D.L.'s 330 and 331, that his property be declared as commercial. Mr. Holmes appeared before Council in support of his contention. The following motion was passed by Council:

"That negotiations be commenced with Mr. Holmes with a view to acquiring his property."

This property comprises two parcels, each approximately 74.3' x 120' in size, zoned RT-2, Two Family Dwelling District, one lot being improved with a one-storey frame dwelling with full basement erected in 1928. The dwelling contains 5 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding on the exterior walls, a concrete foundation and is heated by an oil-fired hot water system.

The acquisition of this property has been discussed with Mr. Holmes on four occasions, including one meeting with the City Solicitor. In addition, two independent appraisals have been obtained. Mr. Holmes has consistently refused to discuss value based on the present zoning of this property. As earlier reports have indicated, the original South Vancouver zoning was superseded June 6th, 1930, by the City's Zoning & Development By-Law #2074.

By letter, dated June 2nd, 1971, to Mr. Holmes, an offer of $28,600.00 was confirmed. This offer is based on the higher of two independent appraisals. A copy of this letter is attached.

Also attached is a copy of a letter from Mr. Holmes, dated July 5th, 1971, addressed to His Worship the Mayor and City Council, wherein he requests further consideration be given to the amount of compensation for his property.

After further consultation with the City Solicitor, it is proposed that this property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement.

RECOMMENDED:

(a) that the offer of $28,600.00, made to the owner through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.

(b) that, since the City has failed to come to an agreement with the owner to acquire the said property for the sum of $28,600.00, the said property to be expropriated and that the resolution submitted under 'motions' be passed.

. . . Cont'd.

Clause 6 Cont'd.

(c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition For Provincial Courts (Vancouver) Complex
238 - 242 Main Street

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, February 9th, 1971, confirmed by Council February 23rd, 1971, approving the expropriation of the remaining lands in Block 5, D.L. 196 required for the new Provincial Courts (Vancouver) Complex, including Lot 8, Block 5, D.L. 196, 238 - 242 Main Street.

These premises comprise a two-storey and non-basement frame building fronting on Main Street and having an area of 1,760 sq. ft. At the rear of the property there is a 1½ storey non-basement frame dwelling with a main floor area of 375 sq. ft. The building fronting on Main Street is divided into two retail stores on the ground level and a rooming house business consisting of twelve sleeping rooms, plus one room for the operator on the upper floor.

These structures erected in 1900 are situated on a 25' x 120' lot, zoned CM-1 (Commercial). The rear dwelling contains 5 rooms, has two plumbing fixtures, a patent shingle roof, stucco on exterior walls, concrete pier foundation and is heated by an oil circulating heater. The front building has 9 plumbing fixtures, a tar and gravel roof, stucco on exterior walls, a concrete foundation and the upper floor is heated by an oil circulating heater.

Both of these improvements are in poor condition and the two retail units are now vacant. The owner is currently collecting rent from the rear house and is renting the rooming house business on the upper floor of the front building to an operator.

Following extensive negotiations with the owner, he has agreed to sell for the sum of $26,000.00, inclusive of all considerations, as of Aug. 31st, 1971. This settlement is deemed realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $26,000.00 on the foregoing basis, chargeable to Code No. 442/1207 (Magistrates' Courts)."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Georgia Viaduct Replacement
Agreement with Central Heat Distribution Ltd.

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 4, Board of Administration, Works & Utility Matters, June 4, 1971, confirmed by Council June 8, 1971, entitled "Georgia Viaduct Replacement - Contract No. 3 - Site and Landscape Development" wherein approval was given to awarding a site and landscape contract.

The landscaping contract calls for landscaping between the Central Heat Distribution Ltd. building and the Georgia Ramp of the Viaduct. The City purchased land from Central Heat Distribution Ltd. for construction of the westerly abutment of the Georgia Ramp and there is 5 feet between the face of the Viaduct and the property line. There is approximately 8 feet from the property line to the Company's building and the landscape architects' plans call for landscaping 6 feet of Central Heat Distribution Ltd.'s land. In order to landscape this area, it will be necessary to obtain an easement over this portion of the property allowing the City the right to landscape and maintain the area between the property line to within 2' of their building and guaranteeing that the owner will, if he disturbs the landscaping in any way, restore it to its former condition at his own expense.

The owners have insisted that they retain the right to cancel the easement on six months notice in the event that the property is redeveloped and the easement area is required for building purposes. The City Engineer has no objection to this clause.

RECOMMENDED that the City enter into an easement agreement with Central Heat Distribution Ltd. at no cost to the City, on the above basis, drawn to the satisfaction of the City Solicitor on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

9. Sales:
Champlain Heights

RECOMMENDED that the following applications to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

. . . Cont'd.

Clause 9 Cont'd.

Re: Lot 24, D.L. 339, Plan 13659
Situated S/S 49th Ave. East of Tyne St.

Name	Lot	Approx. Size	Sales Price	Terms
John P. Michael	24	43.5' x 120'	$12,700.00	Cash

Re: Lots 38, 42 & 70, D.L. 339, Plan 13659
E/S Toderick bet. 50th and 51st Avenues

Montroyal Estates Limited	38	$\frac{35}{104.43} \times \frac{158.38}{122.03}$	$14,750.00	City Terms @ 9%
Alexander Cherkezoff	42	$\frac{50}{50.01} \times \frac{113.32}{112.26}$	$13,800.00	City Terms @ 9%
Alexander Cherkezoff	70	$\frac{43.34}{70} \times \frac{113.53}{111.84}$	$14,000.00	City Terms @ 9%

Re: Lot 68, D.L. 339, Plan 13659
S/S 51st Avenue bet. Tyne & Toderick Sts.

Renda Developments Ltd.	68	$\frac{44.33}{104.65} \times \frac{110.54}{131.03}$	$14,500.00	City Terms @ 9%

10. Assignment of Lease, situated South-east Corner of Pacific and Howe Street

The Supervisor of Property and Insurance reports as follows:

City-owned Lot 3, Block 122, D.L. 541 was acquired for the Granville Bridge in 1952 and leased back to the former owner A.A. Howatt for consecutive 5-year terms. The present lease will expire on August 12, 1972.

Application has been received for consent to assign the present lease to Charlie Setirios Kerassis, service station operator, 202-815 Cornwall Street, the assignment to be effective August 1st, 1971.

RECOMMENDED that the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

11. Options to Repurchase - Redevelopment Project II Area A-5, Situated North of Hastings Street betn. Heatley Avenue and Clark Drive

The Supervisor of Property and Insurance reports as follows:

"Wells Cartage Limited, by letter dated June 28th, 1971, requested the Mayor and Council to consider a 3rd extension from July 1st, 1971 of the requirement in their agreement to develop land purchased from the Urban Renewal partnership. This communication was considered by Council June 29th, 1971 and was referred to the Board of Administration for report.

A number of industrial sites were sold in connection with the above project in the early part of 1969. One of the conditions which applies to all sales in the Project is that 'purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of purchase'. It is noted that the City, on behalf of the Partnership, holds options to re-purchase these properties in case of default of any of the conditions of sale.

A number of purchasers of these sites requested extensions of the development clause in their respective purchase agreements and an extension of six months was granted by Council by Resolution dated September 29th, 1970. A further and final extension of six months was granted by Council by Resolution dated February 9th, 1971 and the purchasers were advised that this would be the final extension.

The matter of the Wells Cartage Limited request and one other, was considered by the Redevelopment Co-ordinating Committee at a meeting on July 13th, 1971. The Committee, in view of the fact that these purchasers have had a period of 2½ years to put development upon their lands, recommended that no further extensions of the time limits for development should be granted to purchasers in this area. The actions of the Co-ordinating Committee were based on the fact that the Urban Renewal Activities in Area A-5 were to upgrade the Industrial Area by the acquisition and removal of residential and sub-standard industrial buildings and the resale and development of the property. The reason for the option to repurchase was to ensure redevelopment of the sites.

It was further recommended that these purchasers be advised by the Supervisor of Property and Insurance of the intent to exercise the options to repurchase within 90 days of the previously extended development dates unless development is commenced within that time. The owners have been advised of the Redevelopment Co-ordinating Committee's recommended actions.

RECOMMENDED that no further extensions of the development clause in the sales agreement with Wells Cartage Limited be granted and it is further recommended that all purchasers of sites in Area A-5 of Redevelopment Project II be advised by the Supervisor of Property and Insurance of the City's intent to exercise its options to repurchase within 90 days of the extended development dates, unless development is commenced within that time."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Board of Administration, August 6, 1971 ... (PROPERTY - 10)

12. Establishment for Highway
N/E corner 55th Avenue and
Inverness Street

The Supervisor of Property and Insurance reports as follows:

"Lot 30, Block 28, D.L. 200, situated on the North-east corner of 55th Avenue and Inverness Street was acquired by Tax Sale in 1920 at a cost of $42.58. This property is 20' x 118.5' and has been reserved from sale for road purposes to eliminate the jog at the intersection.

The City Engineer has now requested that the triangular half of the lot, as shown outlined red on plan marginally numbered LF 5470, be formally established for highway purposes. A formal resolution covering this establishment will be forwarded to Council.

RECOMMENDED that the portion of Lot 30 except the north 10 ft. now lane Block 28, D.L. 200, as shown outlined red on plan marginally numbered LF 5470, be established for highway purposes, the pro-rata Tax Sale cost of $21.29 to be charged to the City Engineer's account."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR ADOPTION SEE PAGE(S) 450

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

JULY 29, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, July 29, 1971, in the No. 1 Committee Room, City Hall, at approximately 11:00 a.m.

PRESENT: Alderman Broome (Chairman)
Aldermen Adams, Bird, Hardwick, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Calder
Alderman Linnell (Leave of Absence on account of illness)
Alderman Wilson

CLERK TO THE COMMITTEE: D. Scott

Adoption of Minutes

The Minutes of the meeting held April 29, 1971, were adopted.

The following matter is submitted for the information of Council.

INFORMATION

1. Election Matters

The Chairman proposed the following rules for conducting the series of meetings on elections and the form of government:

(a) that only the matters, or variations or modifications of the matters, presently before the Committee respecting election reforms would be considered, however, if a Member wished to bring up a new matter, it must be done by written submission.

(b) the Committee should not in a general way receive delegations except in particular cases where, at the instance of a Member, the Committee should decide differently.

Consideration was given to election matters in the order in which they appeared on the tabulation prepared by the City Clerk's office.

Recommendations which the Committee will arrive at later on other aspects may be found to be in conflict with previous recommendations, in which event differing points of view will have to be reconciled. Therefore, your Chairman feels it would be better to submit the report to Council at a later date when discussions have progressed further.

The meeting adjourned at approximately 11:45 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 455

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REPORT TO THE STANDING COMMITTEE
OF COUNCIL ON GENERAL PURPOSES

July 29, 1971

ELECTION MATTERS

The Standing Committee of Council on General Purposes met on July 29 to consider election matters, and the following members of Council were present: Alderman Broome (Chairman); Aldermen Adams, Bird, Hardwick, Phillips, Rankin and Sweeney.

The decisions of the Committee to date are as follows:

A. Deposit

(i) Mayor

RECOMMENDED that we request a Charter amendment to provide for a $300 deposit from each Mayoralty candidate, to be returned in full provided the candidate receives 5% of the total votes cast.

(5 votes cast in favour and 2 opposed)

(ii) Alderman and Park Commissioner

RECOMMENDED that no deposit be required from candidates running for the Office of Alderman or Commissioner of the Park Board.

(6 votes cast in favour and 1 opposed)

B. Nominators

(i) Mayor

RECOMMENDED that a Charter amendment be sought whereby a candidate for Mayor be responsible for securing the signatures of 25 persons whose names appear on the current List of Voters.

(4 votes cast in favour and 3 opposed)

(ii) Alderman and Park Commissioner

RECOMMENDED that there be no change in the number of nominators required for the candidates for the Offices of Alderman or Commissioner of the Park Board.

(4 votes cast in favour and 3 opposed)

(At this point, Alderman Adams left the meeting to attend to other Civic business.)

. . . cont'd

C. Mayoralty Candidate to have held an Elective Position Previously

RECOMMENDED that the proposal that the Mayor must have held an elective position previously be not adopted.

(6 votes cast in favour and none opposed)

D. Qualifications of Candidates

RECOMMENDED that there be no other changes in the qualification requirements for the candidates for the Offices of Mayor, Alderman or Commissioner of the Park Board.

(6 votes in favour and none opposed)

CONSIDERATION

E. Ballot Papers

(i) Rotating Ballot

MOVED,

THAT the names on the ballot be rotated so that each name appears in the first position at regular intervals without destroying the alphabetical order in any other way. (Tie vote)

The foregoing Motion was put, a tie vote resulted and the matter will therefore be reported to Council for CONSIDERATION.

(3 votes in favour and 3 opposed)

INFORMATION

(ii) Use of "Common Name"

RESOLVED that the question of the use of a common name and the number of given names to be used on the ballot be referred to the City Clerk for report back to the Committee.

(6 votes in favour and none opposed)

* * * * *

MINUTES JULY 21, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall on Wednesday, July 21, 1971, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Commissioner Ryan
Superintendent Oliver, City Police Department
Mr. R.C. Boyes, Assistant City Engineer, Traffic and Transportation
Mr. J.S. Stearman, Board of School Trustees
Mr. G.T. Campbell, City Prosecutor's Office

ALSO PRESENT: Mr. J. Plaskett, Vancouver Traffic and Safety Council
Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held May 26, 1971, were adopted.

1. Pedestrian-Actuated Signal: Prior/Venables at Campbell

Under date of June 28, 1971, a petition addressed to the Greater Vancouver News Media from concerned mothers in the Raymur Community was received.

In a report dated July 15, 1971, the City Engineer advises that checks on the total section of the Prior/Venables route from Gore Avenue to Clark Drive since the June 1971 opening of the first Georgia Viaduct ramp indicate the following:

"a. **TRAFFIC VOLUMES**

	Morning Rush Hour (8A.M.-9A.M.)		Average Non-Rush Hour		Evening Rush Hour (4P.M.-5P.M.)	
	E/B	W/B	E/B	W/B	E/B	W/B
Before New Viaduct opened	700	720	360	450	890	460
After New Viaduct	650	950	440	430	1100	500

b. **PEDESTRIAN VOLUMES**

After New Viaduct opened	(12A.M.-1P.M.)	(4P.M.-5P.M.)	(9A.M.-5P.M.)
Total pedestrians crossing Prior/Venables at Campbell	28	9	95 "

Crossing difficulties have been experienced in the evening rush period, however vehicle speeds were not observed to be excessive during the observation periods. During the morning rush hours there is an increase in traffic of 30% inbound on Prior/Venables and approximately 23% outbound in the evening rush hours.

/continued...

Clause 1 continued

It is anticipated that after November 1971, when the second ramp to the New Georgia Viaduct is opened, off-peak traffic volumes will create similar conditions to those now being experienced in the evening rush hour. In view of this, the City Engineer feels it is necessary to create regular gaps in the traffic in order to provide better pedestrian crossing opportunities on the section of Prior/Venables between Clark Drive and Gore Avenue by installing a pedestrian-actuated traffic signal; the most suitable location for a signal being at Campbell Avenue. As part of the initial installation it is not proposed to install vehicular actuation on Campbell Avenue, however this provision may have to be added later as volumes on Prior/Venables increase and cause increasing delay to vehicles entering from Campbell Avenue.

The City Engineer recommended that a pedestrian-actuated signal be installed at Prior/Venables and Campbell Avenue, and that a sum of $5,500.00 be allocated from the Traffic Control Reserve Fund for this work.

Mr. Boyes, with the aid of a plan, reviewed the Engineer's report.

RECOMMENDED that the foregoing recommendation of the City Engineer dated July 15, 1971, respecting the installation of a pedestrian-actuated signal at Prior/Venables and Campbell at a cost of $5,500.00 allocated from the Traffic Control Reserve Fund, be approved.

A delegation from the Raymur Mothers was present at the meeting, and Mrs. O. Strauman thanked the Commission for recommending the installation of this pedestrian-actuated signal.

2. Bus Stop and Shelter on the East Side
Cambie Street, North of 59th Avenue

With respect to a complaint received from Mr. and Mrs. Deutsch of 7470 Cambie Street, the City Engineer, under date of July 9, 1971, reports as follows:

Mr. and Mrs. Deutch, of 7470 Cambie Street complain that with the paving of the east roadway of Cambie Street the northbound bus stop and bus shelter, now on the centre boulevard of Cambie Street north of 59th Avenue, will be moved to the east boulevard of Cambie Street in front of their residence. They feel the shelter is unsightly and will obstruct their view, and suggest the bus stop be moved to the south side of 59th Avenue in front of two commercially zoned vacant lots, or to the north of 58th Avenue adjacent the Langara Golf Course, where there are no residences at present. Their submission is supported with the signatures of three neighbours.

The relocation of the bus stop at 59th Avenue from the centre boulevard to the east boulevard of Cambie Street is due to the paving of the east roadway, which will be used by the buses when completed. It is a natural step and was foreseen when the bus shelter was located here.

The stop arrangement on this section of Cambie Street was adopted in 1957 in order to give the most convenient service to the particular (subdivision) development of the area. At that time, because of a transfer movement, a stop was not located at 50th Avenue but there is one there now. The next two streets, 54th and 57th Avenues being four and three blocks apart respectively, are best served by the provision of double stops at each intersection. From 57th Avenue to Marine Drive, a normal selective stop

/continued...

Clause 2 continued

pattern was applied, with the exception of 58th Avenue which is open to the east only. It was felt that better service is given by establishing a double stop at 59th Avenue particularly in view of Pearson Hospital on 59th Avenue west of Cambie and the Crippled Childrens' Hospital on 59th Avenue, east of Cambie Street.

Mr. and Mrs. Deutch make two suggestions. The first is to relocate the northbound stop at 59th Avenue to 58th Avenue. This proposal cannot be recommended since it would break the selective stop pattern and reduce direct access to the Hospitals. The latter point being largely the reason for establishing the (extra) southbound stop at 59th Avenue in 1957.

The second suggestion is to move the stop to the south east corner of Cambie and 59th Avenue. This is not appropriate from a safety point of view. The farside location is selected, where feasible, to get away from the hazard of pedestrians crossing in front of the bus in the stopped position. Furthermore, it removes the conflict between right turning vehicles and buses leaving the stop. Moreover, while the commercially zoned property on the south east corner is not developed at this time, development could produce a further request to relocate the stop back to its present (standard) location.

The bus shelter is intended primarily to serve the bus patrons generated by the Pearson Hospital, the Crippled Childrens' Hospital and the Amherst Rest Home, in the downtown direction, and is appropriately located for this purpose.

Mrs. Deutch has been advised verbally that Departmentally we consider the farside location at 59th Avenue to be the most appropriate location for the northbound bus stop and shelter. We advised her, however, that we would adjust the shelter to south of its usual location and centre it on her south property line, between her lot and her neighbour's, to minimize its impact. Mrs. Deutch does not favour this proposal.

This matter appears to be mainly a conflict between the degree of public service performed by a bus stop and shelter at the existing location, and the amount of inconvenience which it may cause the residents.

Accordingly, it is RECOMMENDED that the bus stop on the east side of Cambie Street north of 59th Avenue not be relocated at this time.

The matter of the bus shelter is referred for consideration.

Mr. Boyes, with the aid of a plan, explained the reason for having to move the bus stop and advised that the matter of the bus shelter was submitted for consideration of the Commission.

Mrs. Deutsch appeared before the Commission and explained the reason for requesting the relocation of the bus stop and the shelter.

After due consideration, it was

RECOMMENDED that the recommendation of the City Engineer contained in his report dated July 9, 1971, be adopted.

FURTHER RECOMMENDED that the bus shelter be removed when the east roadway is improved, and the matter be reviewed six months thereafter, at which time the City Engineer will report back to the Commission.

/continued...

3. Request for Traffic Light:
10th Avenue and Camosun Street

Under date of March 24, 1971, Our Lady of Perpetual Help School requested that a traffic light be placed at 10th Avenue and Camosun Street.

In a report dated July 7, 1971, the City Engineer advised that at this intersection there is a marked and signed school crosswalk, together with a school safety patrol. He stated that the conditions have been examined at this location, giving consideration to a possible signal installation and a school patrol operated crossing device. However, on the basis of signal warrant, which gives consideration to pedestrian volumes, accidents, delays, etc., he did not recommend a pedestrian-actuated signal at this time and set out the reasons for this decision.

In the matter of violations of school crossing signs, the Police Traffic Superintendent advises that their School Patrol Squad has carried out a survey at this intersection and feels that the present signing and the School Safety Patrol are adequate control at this location. The Superintendent further advises that selective enforcement of speeds in this area has been directed.

The City Engineer recommended that a traffic signal not be installed at 10th Avenue and Camosun Street.

It was

RECOMMENDED that the recommendation of the City Engineer contained in his report dated July 7, 1971, respecting a traffic light at 10th Avenue and Camosun Street, be adopted.

4. Traffic Control Signals - Proposed
New Locations and Modifications

Under date of July 9, 1971, the City Engineer submitted the following report:

I. PROPOSED NEW SIGNALS

Detailed studies have been carried out to determine those intersections which now warrant signal control. On the basis of these studies, it is proposed that traffic control signals be installed at the following locations:-

A. General

	Estimated Cost
(i) Gore and Pender Streets	$ 7,400
(ii) Dunbar Street and King Edward Avenue	8,500
	$15,900

B. Pedestrian Signal

In order to relieve pedestrian crossing difficulties on Denman Street, it is proposed that a pedestrian signal be installed in the commercial area between Robson and Davie Streets. The most appropriate location for this signal is at Nelson Street. The estimated cost is $7,100.

/continued...

Clause 4 continued

II. MODIFICATIONS - TO EXISTING SIGNALS

The following intersections require an up-dating of the existing signal plant to provide a more efficient traffic control arrangement. The signal at Renfrew and McGill Streets will be changed from a mechanical semi-actuated controller to a semi-actuated electronic controller to provide pedestrian actuation. Recent changes in the alignment of Robson Street at Beatty Street require the provision of additional signal equipment.

Location	Estimated Cost
(i) Renfrew and McGill Streets	$ 3,800
(ii) Beatty and Robson Streets	3,000
	$ 6,800

Accordingly, it is RECOMMENDED that the above signal work be approved and a sum in the amount of $29,800 be allocated from the Traffic Control Reserve for this work.

Mr. Boyes reviewed the report for the information of the Commission and advised that with respect to Item B, the pedestrian signal would include vehicular actuation at Nelson Street.

After due consideration, it was

RECOMMENDED that the foregoing recommendation of the City Engineer contained in his report dated July 9, 1971, be adopted.

5. Seasonal Placement of Signs at Playground and School Crosswalks

At the last meeting of the Official Traffic Commission it was recommended

"that the City Engineer submit a report to the Commission on the seasonal placement of signs at playground and school crosswalks."

In a report dated July 9, 1971, the City Engineer advised that it is the present practice to remove all playground crosswalk signing (leaving 20 M.P.H. signs on local streets) from late October to early May each year. The school crosswalk signing during summer vacation is also removed, leaving the 20 M.P.H. signs in place on local streets. The Engineer advised the estimated costs of the seasonal placement of these signs for the 1970-71 year are:

Playgrounds	$1,700.00
School Crosswalks	$4,000.00

The City Engineer set out reasons why he felt that playground crosswalks should be retained year-round and why school crosswalks should be removed during the summer vacation. He recommended:

(a) Playground crosswalks be retained throughout the year.

(b) School crosswalks be removed during the summer vacation as is currently the practice.

/continued...

Clause 5 continued

RECOMMENDED that the foregoing recommendations of the City Engineer under date of July 9, 1971, be adopted.

6. Parking Exemption Decals

In a report dated June 28, 1971, the City Engineer advised that the Special Committee considering parking exemption decals recommended that a parking exemption permit be approved for William O Varey, 884 Livingstone Road, R.R. #3, Langley.

RECOMMENDED that the recommendation of the Special Committee re a parking exemption decal be adopted.

7. Hoardings - Block 52

At the last meeting of the Official Traffic Commission, it was

> "RECOMMENDED that Superintendent Oliver check on any parking infractions that might occur and that the City Building Inspector be requested to report on the hoardings surrounding the Block 52 development as to whether or not they are in conformity with the agreement and in accordance with the By-law."

Under date of July 16, 1971, the City Building Inspector advised that on June 16, 1971, his Inspection Service checked on conditions with regard to the hoardings at Block 52. It was found that the hoardings were all in accordance with the Street Occupancy Permit issued originally in 1970.

After due consideration, it was

RECOMMENDED that the report of the City Building Inspector dated July 16, 1971, be received.

8. Complaints re Boulevard Parking:
East India Carpets Ltd

Alderman Rankin brought to the attention of the Commission a complaint received from Mr. A. Sidhoo of East India Carpets Ltd., with respect to parking infractions adjacent to and across from his business, more specifically the boulevard in front of Western Outboard and Equipment Limited.

Mr. Boyes stated that as he had only just received a copy of the letter from Mr. Sidhoo dated July 19, 1971, he could not report fully on the matter. However, with the aid of a plan, he advised of the problem that is existing in this area.

As a result of a former complaint from this Company, Superintendent Oliver advised that certain enforcement action had taken place, however due to lack of manpower he had not been able to give constant attention to these parking infractions.

Mr. Boyes advised that Western Outboard have a crane for lifting boats and engines and this, too, is creating a problem. He stated he would determine if the owners have a permit for the use of this crane.

/continued...

Clause 8 continued

After due consideration, it was

RECOMMENDED that the City Engineer be requested to report further on the overhead crane and that Superintendent Oliver be requested to continue enforcement of the parking infractions.

A general discussion followed on the following two topics, but no action was taken:

1. Increased use of bicycles on city streets.

2. Removal of cars by towing companies in the 4-6 and 7-9 "No Parking Zones".

The meeting adjourned at approximately 4:40 p.m.

FOR ADOPTION SEE PAGE(S) 455

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special meeting of the Council of the City of Vancouver was held on Tuesday, August 17, 1971 in the No. 1 Committee Room, at approximately 9:15 A.M.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Phillips, Rankin, Sweeney, Wilson

ABSENT: Aldermen Linnell (Leave of Absence - Illness)
Adams, Hardwick

CLERK TO THE COUNCIL: R. Thompson

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

Centennial Project - Proposed Archives and Museum Storage Building

The Board of Administration, under date of August 16, 1971, reported as follows:

'The City Building Inspector reports as follows:

"On March 16, 1971 Council approved a resolution that the architects be authorized to proceed with working drawings for the Archives Building, subject to the whole program outlined in the resolution being revised to bring the total estimated cost within the amount of money available, namely $1,144,000.00.

On June 29, 1971 Council received, for information, a report outlining the proposed schedule of preparation of working drawings and calling for tenders, and directed that this program for carrying out the work proceed according to plan.

The following tenders were received, each accompanied by the required contractor's Bid Bond:-

H. Haebler Co. Ltd.	$1,033,482.00
Narod Construction Ltd.	$1,049,134.00
Pacific Coast Construction Co. Ltd.	$1,058,730.00
Cana Construction Co. Ltd.	$1,077,000.00
Laing Construction and Equipment Limited	$1,101,277.00
Dawson and Hall Limited	$1,104,950.00
Janin Western Contractors Limited	$1,134,000.00
Biely Construction Co. Ltd.	$1,164,000.00

The tenders were examined and found to be in order. The lowest tender is that of H. Haebler Co. Ltd.

Bidders were required to quote a separate additional price for Intrusion Alarm devices. These prices ranged from $4,930 to $5,700. The price quoted by H. Haebler Co. Ltd. was $5,000, and is acceptable.

cont'd...

Centennial Project - Proposed Archives and Museum Storage Building (cont'd)

On the basis of the low tender, the estimate for the project is as follows:

(a)	Building contract, including Intrusion Alarm system	$1,038,482.00
(b)	Architects' and Consultants' fees	77,000.00
(c)	Miscellaneous expenses, e.g. surveys, soil investigation, telephones and intrusion alarm alterations, fire protection equipment, legal notices, etc.	7,100.00
(d)	Contingencies	10,000.00
(e)	Unappropriated (subject to further report)	11,418.00
	Total	$1,144,000.00

As reported previously, the Comptroller of Accounts advised that the funds available for this project are $1,144,000.00, made up of a Federal and Provincial contribution of $880,000.00 and the City's share of $264,000.00. This amount of $264,000.00 has been provided in previous Supplementary Capital Budgets.

It is RECOMMENDED that City Council:

(1) Approve the foregoing appropriations from the Centennial Project funds.

(2) Accept the tender of H. Haebler Co. Ltd. in the amount of $1,038,482.00 and enter into a contract with them for construction of the building, such contract to be satisfactory to the Corporation Counsel.

(3) Authorize the City Treasurer to return the Bid Bonds of the unsuccessful bidders.

YOUR BOARD RECOMMENDS that the foregoing recommendations of the City Building Inspector be adopted.'

MOVED by Ald. Sweeney
THAT the foregoing Board of Administration report with the recommendations, dated August 16, 1971, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Phillips
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at 9:16 A.M.

FOR ADOPTION SEE PAGE(S) 507

The foregoing are Minutes of the Special Council meeting of August 17, 1971, adopted at the meeting on August 24, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 24, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird
Alderman Linnell (Leave of Absence - illness)

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting dated August 10, 1971 be adopted, except for the item dealing with Cassiar/Highway 401 (Charles and Williams Streets) contained on pages 16 to 18, which item be held for adoption later.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting dated August 17, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT This Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Certain Local Improvements on Special Grounds

At the Special Council meeting on July 29th, following the Court of Revision, the following resolution was passed relating to certain local improvement projects which the administration was recommending be proceeded with on special grounds:

> "THAT Items Nos. 40, 41 and 42 be referred to a subsequent meeting of Council for further consideration, at which time the Board of Administration report of July 19, 1971 'Local Improvements on Special Grounds', be also considered, and that the Traffic Engineer be present during the consideration".

The Council further considered the report of the Board of Administration dated July 19th, 1971, and considered the following projects:

(a) Pavements and Curbs, Knight Street from 49th Avenue to 57th Avenue.

(b) Pavement and Curbs, Rupert Street from 1st Avenue to 2nd Avenue on the E/S and from Graveley Street to 2nd Avenue on the W/S

(c) Pavement and Curbs, 49th Avenue from Oak Street to Elm Street on the N/S and from Oak Street to Marine Crescent on the S/S

cont'd....

UNFINISHED BUSINESS (cont'd)

Certain Local Improvements
on Special Grounds (cont'd)

MOVED by Ald. Rankin,
THAT the project for pavement and curbs on Knight Street from 49th Avenue to 57th Avenue be approved but all costs be paid out of General Revenue.

- LOST

MOVED by Ald. Broome,
THAT the project for pavement and curbs on Knight Street from 49th Avenue to 57th Avenue be proceeded with on Special Grounds.

- LOST
(Not having obtained the required 8 votes)

MOVED by Ald. Broome,
THAT the project for pavement on curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side be proceeded with on special grounds.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT the project for pavement and curbs on 49th Avenue from Oak Street to Elm Street on the north side and from Oak Street to Marine Crescent on the south side be proceeded with on special grounds.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT the City Engineer be authorized to call tenders for the foregoing three projects.

- CARRIED

Parking Restrictions

Alderman Hardwick requested a report from the City Engineer on the policy of determining installation of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. parking restrictions, e.g. are residents affected notified, do they have any rights of appeal, etc.

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2. Social Service Department: Establishment of Financial and Administrative Services Division and Social Services Division

The Council considered the following Board of Administration report of July 23, 1971, which was tabled on July 27th to give the Municipal and Regional Employees' Union an opportunity to consider it:

"Your Board has received the following report from the Director of Welfare Services:

"ITEM I - Total Departmental Staff Requirement

On October 22, 1970, Council when dealing with the Board of Administration report of September 25, 1970 approved a total of 191 positions for the Department, exclusive of Taylor Manor and Pacific Hostel staff and Public Health Nurses seconded from the Health Department. By that report, it was also established that 129 positions would be required for the Financial and Administrative Services Division.

Since my appointment, the positions have been reviewed and as a result I recommend the following permanent Departmental establishment:

cont'd...

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

	Recommended		Oct.22/70 Authorization	
Director	1		1	
Systems Analyst	1		1	
Staff Trainer	1			
Financial & Administrative Services Division	140		129	
Social Service Division				
City Positions	21		33	
Provincial Positions	27		27	
		191		191
Taylor Manor Staff	12		12	
Pacific Hostel Staff	17		17	
Public Health Nurses	8½		8½	
		37½		37½
Total Department Establishment		228½		228½

Details are shown on the attached Appendices

ITEM II - Implementation of Financial and Administrative Services Division

Considerable progress has been made on the establishment of the Financial and Administrative Services Division. The Division Head, Mr. H.I. McLean, was appointed on February 1, 1971.

The Division has been organized into three branches, namely:

(i) Clerical Services
(ii) Financial Services
(iii) Accounting Services

Branch Heads have been appointed for Financial Services - Mr. E. Hepting; and for Accounting Services - Mr. A. Inglis. I anticipate that the Clerical Services Branch Head will be appointed within the next two weeks.

With the assistance of the Systems Analysts many unnecessary procedures have been eliminated, and a system evolved which will provide for more effective use of staff, better control over eligibility and issue and a faster service to applicants.

This Division has assumed responsibility for:

(i) providing all administrative and clerical services;

(ii) receiving applications, establishing eligibility, recommending and issuing allowances;

(iii) preparing and rendering accounts to obtain reimbursement of monies disbursed, approval of accounts payable, preparation of Canada Assistance Plan claims;

(iv) other related duties;

in accordance with the recommendations included in the Board of Administration report of September 25, 1970 and approved by Council resolution of October 22, 1970.

cont'd...

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

Clerical Services Branch

The recommendations in previous reports have been implemented, particularly in the Records Branch where a new filing system has been installed. Review of other clerical processing is still in progress.

Accounting Services Branch

Personnel to fill the permanent positions previously approved for this Branch are still being selected. Considerable assistance has been given by the Director of Finance and members of the Data Processing Branch. Review of procedures continues.

Financial Services Branch

Financial assistance will be provided to people in need through the existing five District Offices - namely: East, North, South, West and Single Men's. Investigation is currently in process relative to relocation of the North District Office outside of the 8th Avenue Building. Within the next six months a careful review of the Single Men's District Office operation will be completed which may result in older indigent single men being transferred to the other four District Offices.

Each District Office will contain three sections, namely:

(i) Financial Aid Section
(ii) Clerical Services Section
(iii) Rehabilitation Services Section

There will be no Unit Directors. Functional supervision will be exercised from Central Office. This is an essential change in management lines to ensure consistency throughout the entire Department. Considerable inconsistency has existed between Units in the past.

The Financial Aid Section in each District Office will be staffed by one or more Social Service Assistants IA (the working supervisors) and a number of Social Service Assistants I in accordance with rated volume of cases handled.

(a) Implementation Action

It would be impossible to implement the new system in all District Offices at the same time. Accordingly, it was decided to select the East District Office as the 'prototype' and test the new system for 30 to 45 days commencing on June 14, 1971. Following the test period, all District Offices will be staffed and operating on the new system by approximately August 23, 1971.

(b) Responsibilities of Social Service Assistants

The Social Service Assistants in each District Office will be responsible for:

(i) assisting in completion of Social Assistance applications;

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

(ii) advising applicant whether he is eligible; how much assistance he will receive; when to expect first cheque; the responsibilities of applicant to keep Department informed of changes in financial circumstances, residence, etc.;

(iii) issuing emergency assistance, if required, before first cheque is available;

(iv) completing application for medical coverage, if applicable;

(v) preparing Identification Card;

(vi) completing Social Data Form. This is a new form which has been specially designed to provide basic information on applicant's potential for employment;

(vii) in case of rejection, to provide applicant, in writing on form letter, reason for rejection and specific direction for administrative review. Criticism is currently levelled against the Department from applicants who do not know why they have been rejected. Instituting this automatic procedure will circumvent 'hassling' of staff and provide the applicant with an appeal in a rapid and efficient manner. Furthermore, it enables the administration to monitor interpretation of policy by staff and to make necessary corrections;

(viii) handling all overages.

(c) Cheque Inquiries

All telephone or personal inquiries regarding cheques will be handled by a designated clerical person in each District Office. Under the existing system many valuable hours of Social Worker's time is expended on this activity for which they are not trained nor hired to perform.

(d) Home Visits

No home visits will be made by Social Service Assistants in the District Offices. These will be handled by a Central Office Home Audit Group, under the Eligibility Section. This Group will comprise 2 Social Service Assistant 1A and 8 Social Service Assistants I. The Home Audit Service will automatically make a home visit on every 10th person enrolled on assistance, or recipient where there is a change in financial circumstances. Additional home visits will be made on receipt of request from District Office Social Service Assistants. This will be a major improvement over the present system.

(e) Appointment Scheduling

The daily schedules of the Social Service Assistants in the District Offices, including the Supervisor, will be strictly programmed. It is estimated that the majority of new applicants and requests from existing recipients can be adequately handled in less than 30 minute interviews. The

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

Appointment Scheduling (cont'd)

appointment schedules for the Social Service Assistants will be arranged by a Receptionist in each District Office. Where a Social Service Assistant requires additional time he will notify the Receptionist.

(f) Casework Relationship

There will be no 'casework relationship' between the Social Service Assistants and the recipient. A Social Service Assistant taking an application from a particular applicant may not see the same person again. Introduction of this concept will circumvent some of the problems which have arisen from close dependency on a particular worker. In essence, the nature of the service is purely financial assistance and there is no need for a continuing relationship.

Under the new system, Social Workers in the Department will be divorced of all responsibility pertaining to applications for assistance, overages, etc. They will, of course, need to be fully aware of financial assistance policies and procedures and will need to have the closest possible working relationship with the Social Service Assistants in the District Offices. This is a most progressive move in that it facilitates the development of highly skilled staff to handle financial assistance matters and to develop the social work staff to deal with the problem of getting as many recipients as possible into a position of economic independence through tested rehabilitation techniques.

ITEM III - Establishment of Social Services Division

To meet with the second major directive of City Council (resolution of October 22, 1970), namely:

> 'to concentrate the work of Social Services on those recipients who are most likely to become economically independent because of rehabilitation efforts',

a proposed restructuring of the Social Services Division has been evolved as outlined in Appendix III.

This Division to encompass four branches, namely:

(i) Rehabilitation Services Branch
(ii) Special Services Branch
(iii) Health Care and Aging Branch
(iv) Transient Persons Branch

(a) Staff Positions Required

See Appendix III for Social Services Division structure and staff requirement. Note: Position classifications are not shown as they have yet to be established.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

(b) Rehabilitation Services Branch

This Branch will be responsible for:

(i) transmitting Departmental rehabilitation policy to District Office Rehabilitation Supervisors;

(ii) in co-operation with District Office Rehabilitation Supervisors, developing required procedures to carry out policies;

(iii) in co-operation with District Office Rehabilitation Supervisors, recruiting, training and placement of Social Work staff into the five District Offices;

(iv) keeping the Assistant Director - Social Services Division continually informed of effectiveness of program, results and need for changes;

(v) maintaining necessary working relationship with the Division Head of Financial Services;

(vi) maintaining necessary working relationship with relative community rehabilitation resources.

(c) Responsibilities of District Office Rehabilitation Staff

The rehabilitation staff in the District Offices will be directly responsible for assisting recipients to make the most effective use of the resources of the Department and the community at large with the objective of attaining maximum economic independence. Each District Office is to be staffed by a Rehabilitation Supervisor and four or more Social Workers depending on volume.

The Social Data Form completed by the Financial Services staff will be transmitted to the Rehabilitation Supervisor in the District Office who will review the form and immediately make one of two decisions:

(i) establish conclusively that no rehabilitation action is feasible. A notation will be made on the file that the case has been reviewed and no action indicated. In a minority of cases of this nature, there may be indication for temporary or continuing medical follow-up and a note will be forwarded by the Rehabilitation Supervisor to the Branch Head - Health Care and Aging.

(ii) establish that the recipient should be interviewed by one of the District Office Rehabilitation Workers. The recipient will be contacted within days of being granted assistance and asked to come into the office. The Rehabilitation Worker will then develop a 'profile' or detailed assessment of the recipient. From this profile a decision will be made on potential for rehabilitation. If no potential indicated, no action will be taken. In some instances, for example, the deserted mother with pre-school children, further planning may be deferred. Where potential is evident, the Rehabilitation Worker will discuss the situation with the

continued . . .

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

recipient and encourage the person to develop a 'plan' that is understood, acceptable and realistic. Having developed the 'plan', the Rehabilitation Worker will then direct the person to available resources to ensure realization. The 'plan' will be modified as circumstances dictate.

(d) Health Care & Aging Branch

Within the next three months in conjunction with the Medical Health Officer, an assessment will be made of the operation of this Branch of the Department which is staffed with both Social Workers and Public Health Nurses.

(e) Special Services Branch

This Branch will include:

(i) Vancouver Opportunities Program
(ii) Creative Job Search
(iii) Education and Traning Section
(iv) Work Activity Section
(v) Home Management
(vi) Day Care

(f) Vancouver Opportunities Program

This is one of the most progressive rehabilitation resources in Canada. One Social Worker will be assigned to establish more effective working arrangements with the Opportunities Organization and to initiate the necessary policies and procedures for District Office rehabilitation staff to make use of this resource. At present there are over 360 recipients on this program.

(g) Creative Job Search

This is another very progressive resource operated by 3 Social Workers, for use of District Office rehabilitation staff. It is used specifically for persons who have the physical and mental capacity to work, but little understanding of their capabilities, have difficulty holding a job, do not know how to put the capabilities in an organized way to a prospective employer and, in general, lack understanding of the demands of industry. This program has been in operation for over a year and has proven to be one of the fastest and most effective techniques to get persons into employment.

As part of the rehabilitation program, Rehabilitation staff will be made aware of job opportunities available by the Provincial Alliance of Businessmen, Canada Manpower and employers.

(h) Education and Training Section

A Social Service Worker will be responsible for liaison with all existing and potential training resources (e.g. - Canada Manpower, Vancouver City College, private training schools etc.). Specifically this person will develop the necessary system and procedures for use by the rehabilitation workers.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

ITEM III - Establishment of Social Services Division (cont'd)

(i) Work Activity Section

This is a rehabilitation service for persons who require work experience under controlled conditions. Each participant is paid the going wage rate for the job performed. Duties of the Social Worker assigned to this project include maintaining contact with all participants on work activity projects and assessing each individual's progress and readiness for competitive employment. To date one program has been completed with the Park Board; currently the Provincial Government has assigned 50 jobs in the Cypress Bowl development project for Vancouver Social Service recipients. Suitable persons have now been selected to fill the jobs and the Social Worker is continuing to assess the progress of each person involved.

(j) Home Management

At present a part-time Nutritionist is seconded to the Department from the Health Department. The other part of her time is devoted to duties at the Vancouver Children's Aid Society.

Discussions are in progress with the Medical Health Officer concerning the feasibility of providing one full time Nutritionist to:

(i) provide a consultant nutritionist service to designated recipients;

(ii) provide advice to District Office rehabilitation workers on nutritional, budgeting and home management matters.

(k) Day Care

It is proposed to have one full time Social Worker on a short term experimental basis, to examine this resource to help mothers (with children) on assistance to get out to work. The program when developed will be reported to Council for approval, before implementation, and to the Provincial Department for cost sharing as a special project.

ITEM IV - Staff Training and Development

This section will require one Social Service Worker and one Clerk Typist. The Social Service Worker will report to the Director.

Responsibilities

(i) To organize an orientation course and provide same to all new staff joining the Department. Specifically the orientation course will include the objectives and structure of the Department, and the functions of each branch and section. The same course would be provided to all permanent staff.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

(ii) To provide a detailed outline of specific information on legislation, policies and procedures, communication channels, etc., to ensure that staff know what other people do, as well as information about their own duties.

(iii) To organize in-service training sessions for various groups of staff.

ITEM V - Change of Name of Department

To clearly reflect the objectives of the Department:

(i) financial assistance for people in need, and

(ii) rehabilitation services for recipients with potential for employment,

I recommend that the City change the name of the Department from 'Social Service Department' to 'Welfare & Rehabilitation Department'.

ITEM VI - General Comment

I am most impressed with the staff of the Social Service Department and I think they should be highly commended for having 'stuck it out' under the most trying circumstances. The uncertainty as to what was going to happen raised anxiety levels to unbelievable heights. I am pleased to report that most of the anxiety has been relieved by the definitive action taken in recent weeks and the staff is looking forward to completion of the reorganization and moving on with the new system which I believe most agree is a proper and necessary approach.

Welfare Departments are being severely criticized from coast to coast. Much of this criticism is justified because in the past sufficient attention has not been given to helping people on assistance with potential for employment to use available training and employment opportunities to achieve economic independence. Most welfare departments, strange as it may seem, have carried on from year to year with the assumption that this was someone else's responsibility. It is readily apparent that there are and will be many people who require long term financial assistance because of age, physical and/or mental impairment, etc. However, in the majority of instances, assistance should be short term and major emphasis has to be placed on rehabilitation. The alternative is long term dependency with its many social problems.

ITEM VII - Provision of Funds

The Comptroller of Accounts advises that in establishing the Departmental budget for the fiscal year 1971 sufficient funds were provided to defray the City's portion of all salary costs for the permanent positions recommended in this report. Therefore no further funds are required.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

ITEM VIII - Summary of Recommendations

As Director of Welfare Services, I RECOMMEND that:

(a) the Department organization as outlined in this report be adopted and the total number of permanently established positions be 228;

(b) the Financial and Administrative Services Division have a total of 140 permanently established positions as shown on Appendix I of this report;

(c) the Social Service Division have a total of 85½ permanently established positions as shown on Appendix I of this report; (including 27 Provincial employee positions)

(d) the name of the Department be changed to 'Welfare and Rehabilitation Department';

(e) the Board of Administration be authorized to approve for each permanently established position the classifications and pay grades in connection with this reorganization (in accordance with Council resolution of July 22, 1969).

Your Board note that no further funds are required to implement the recommendations of the Director of Welfare Services, and

RECOMMEND that:

(i) the report be received and tabled for a period of two weeks to give the Municipal and Regional Employees' Union an opportunity to consider the report, and

(ii) the recommendations of the Director of Welfare Services be adopted at a subsequent Council meeting.

(iii) the report be submitted to the Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, so that he can have the opportunity of giving his comments and approving the establishment for grant purposes.

NOTE: This report recommends the establishment of the required number of permanent positions for a satisfactory level of service under present conditions.

There are already indications that special conditions may be imposed upon the Department, which will ultimately result in requests being made for additional temporary positions to meet such special conditions.

(The appendices referred to are on file in the City Clerk's Office)

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

MOVED by Ald. Hardwick,
THAT the following recommendations of the Board of Administration be adopted:

(i) the recommendations of the Director of Welfare Services be adopted;

(ii) the report be submitted to the Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, so that he can have the opportunity of giving his comments and approving the establishment for grant purposes.

- CARRIED

3. Museums Department:
Attendants and Cashiers

The Council considered the following Board of Administration report dated August 6th concerning attendants and cashiers in the Museums Department:

"On July 13, 1971 City Council received a report entitled 'Interim Administration and Operation - Centennial & Maritime Museums and Planetarium'. Recommendation IV (which was adopted) was as follows:

'A detailed survey of all aspects of operation of the total complex be undertaken by the Administrative Analyst, and the Board of Administration report to Council from time to time on recommended changes in organization and operation.'

Your Board now submit the following report concerning Attendants and Cashiers.

(a) Centennial & Maritime Museums
Hours Open to Public

	PRESENT	PROPOSED
School Days - Monday to Friday - 35 Weeks	9:00 a.m. - 9:00 p.m.	9:00 a.m. - 5:00 p.m.
Saturdays, Sundays and Holidays - 114 Days	11:00 a.m. - 10:00 p.m.	12 Noon - 8:00 p.m.
Non School Days - Monday to Friday - 17 Weeks	9:00 a.m. - 9:00 p.m.	12 Noon - 8:00 p.m.

Note: Opening hours to be extended to 10:00 p.m. during week-ends in the Summer periods.

During week day periods when the Museums are closed at 5:00 p.m. it will be necessary to have one Attendant on duty in the foyer to receive patrons attending the Planetarium shows, meetings in the Auditorium and restaurant patrons. An Attendant will be required in the Planetarium during the course of each show.

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(b) Basic Manning Per Shift

	PRESENT	PROPOSED
Centennial Museum		
Galleries	3	2
Special Exhibit	1	-
Foyer	1	1
Relief	1	-
Supervisor	1	1
	7	4
Planetarium		
Gallery	1	-
Theatre	2	1
	3	1
Maritime Museum		
Supervisor	1	-
Gallery	1	1
	2	1
Cashiers		
Centennial Museum	1	1
Maritime Museum	1	1
	2	2
Total Per Shift	14	8

Three additional Attendants may be employed in the Centennial Museum and one additional Attendant may be employed in the Maritime Museum on Saturdays, Sundays and Holidays from 1:00 p.m. to 5:00 p.m. and one relief Attendant when required during weekdays. An Attendant may be provided for the St. Roch from 9:30 a.m. to 1:30 p.m. during school periods.

(c) Estimated Cost Comparison for Basic Manning, Additional and Relief Attendants

	PRESENT		PROPOSED	
Weekly	Hours	$ (A)	Hours	$ (A)
Monday	94½	$ 253	46	$ 142
Tuesday	186	482	79	237
Wednesday	186	485	79	237
Thursday	186	485	79	237
Friday	193	500	79	237
Saturday	195	497	85½	256
Sunday	190	477	85½	256
Provision for Statutory Holidays, Increments and Supervision		417		350
Estimated Weekly Cost	1230½	$ 3,596	522½	$1,952
Estimated Monthly Cost		$15,583		$8,458

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(A) Based on rates applicable to varying positions

Annual Cost (B)

1971 Budget	$187,000
Estimated Annual Cost Based on Revised Schedule	$101,500

(B) Exclusive of fringe benefits

(d) Numbers of Employees

	PRESENT	* PROPOSED
Group A - working 35 hour week	14	7
Group B - working 3 or more shifts but less than 35 hours per week	28	9
Group C - working less than 3 shifts per week	12	9
Total	54	25

* Actual numbers in each group may be varied from time to time depending upon the program being conducted and the availability of suitable employees.

City Council at its meeting of April 27, 1971 adopted a Supplementary Agreement (known as Schedule D) to the Collective Agreement entered into between the City and the Municipal and Regional Employees' Union covering special provisions that apply to Museum Attendants I and II and Cashier Attendants.

Section 4, Subsection (I) states:

'The services of every employee covered by this Schedule shall be subject to termination upon thirty (30) days notice in writing.'

As noted above, there are at present 54 employees covered by the Supplementary Agreement, but after implementation of the proposals contained in this report 25 Attendants and Cashiers only will be required.

It is therefore RECOMMENDED that the Museum Manager in conjunction with the Director of Personnel Services, advise the Business Manager of the Employees' Union of selection of 7 Group 'A' employees to work a 35 hour basis, 9 to work as Group 'B' employees and 9 to work as Group 'C' employees, and to give the remaining 29 employees one months written notice of termination of employment.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

(i) the hours during which the Centennial Museum and Maritime Museum be open to the public be as shown under the heading 'Proposed' at Item (a) above;

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(ii) the basic manning shift shown under 'Proposed' in Item (b) above be adopted, with the proviso that three additional attendants for the Centennial Museum and one additional attendant for the Maritime Museum may be employed on Saturdays, Sundays and Holidays from 1:00 p.m. to 5:00 p.m., a relief attendant be employed as required during week days and an attendant be provided for the St. Roch during school periods;

(iii) the Museum Manager be authorized with the Director of Personnel Services to advise the Business Manager of the Employees' Union of selection of employees to be placed in Groups 'A', 'B' and 'C' and to give one months written notice to all other concerned employees (29 in total) of termination of employment;

(iv) the Museum Manager be authorized to institute the new schedule as soon as possible after September 10, 1971.

NOTE: Attendance By Public

Attached to this report is a copy of the results* of a survey, of the attendance by the public at the Centennial Museum, carried out in 1969 together with a report from the Museums Manager of paid attendance in recent months."

*(on file in City Clerk's Office)

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

Safety Procedures in the Planetarium

(a) The Council considered a report of the Board of Administration dated August 20, 1971, concerning safety procedures in the Planetarium, as follows:

"Your Board have received a letter from the Municipal and Regional Employees' Union, dated August 20, 1971, dealing with the safety of persons attending performances in the Planetarium. The letter suggests that an additional Attendant be retained.

Having regard to these representations your Board submit a report from the Manager, Museums and Planetarium, setting out the safety precautions proposed.

Your Board note a statement from the Manager that, should the new proposals prove inadequate or dangerous in any way, the Manager will report back (to Council) immediately.

Your Board submit the foregoing for the consideration of Council."

cont'd....

UNFINISHED BUSINESS (cont'd)

Safety Procedures in the Planetarium (continued)

MOVED by Ald. Adams,
THAT the Board of Administration report dated August 20, 1971, be received.

- CARRIED

(b) The Council also considered a report of the Board of Administration dated August 23, 1971, concerning a letter received from the Vancouver Museums and Planetarium Association also dealing with safety procedures in the Planetarium. The Board submitted correspondence between it and the Association on the matter.

The Board of Administration recommended:

'that the letters be referred to the Board of Administration so that the several points raised by the Vancouver Museums and Planetarium Association can be clarified and, if necessary, a further report be submitted to Council if there are any changes to the recommended proposals'.

MOVED by Ald. Broome,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

Delegation Matters

It was agreed to defer the following matters to later in the day, pending the hearing of delegations:

(a) Transient Youth: Children's Aid Society

(b) Options to Repurchase: Redevelopment Project II, Area A-5

COMMUNICATIONS OR PETITIONS

1. Nuclear Test: Amchitka Island

MOVED by Ald. Hardwick,
THAT the letter of reply from the Secretary of State for External Affairs, enclosing outline of the position the Canadian Government has taken with respect to the protest to the United States Government on the proposed nuclear test on Amchitka Island, be received.

- CARRIED

2. Utility Services Underground: Gastown/Chinatown

A letter of reply was received from Dr. Shrum, Chairman of B.C. Hydro and Power Authority advising that if the City goes ahead with its plans to improve Maple Tree Square, the B.C. Hydro will cooperate by putting the distribution lines underground, at no cost to the City. It was advised that the offer applies only to the first phase of the Gastown project and will not be used as a precedent for later phases or for other areas in the City. Dr. Shrum also stated that the B.C. Hydro has established certain priorities for their underground program and do not wish to revise them at this time.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Utility Services Underground:
(continued)

MOVED by Ald. Phillips,
THAT His Worship the Mayor, on behalf of Council, express appreciation to Dr. Shrum and request of him a list of priorities mentioned in the letter:

FURTHER THAT His Worship be in touch with the B.C. Telephone Company advising them of this decision by the B.C. Hydro and Power Authority and requesting the telephone company give favourable consideration to the City's earlier request of installing services underground in Maple Tree Square.

- CARRIED

3. Reorganization:
Vancouver Civic Government

A letter was received from the Minister of Municipal Affairs, dated August 19, 1971, containing the observations of the Minister as to a possible reorganization of the Vancouver civic government. The Minister stated that he would be prepared to discuss with the Council the implications of this proposed structural change on the day-to-day operations of the City of Vancouver and is also prepared to advance a proposal for reorganization at the next session of the Legislature, following public and Council discussion.

MOVED by Ald. Adams,
THAT the letter from the Minister of Municipal Affairs be referred to the Standing Committee on General Purposes for consideration and report.

- CARRIED

MOVED by Ald. Phillips, in amendment,
THAT the following words be added to the foregoing motion of Adams:

'and the Chairman of the General Purposes Committee invite the Minister to appear before the Committee to speak in support of his letter'.

- LOST

(The motion of Alderman Adams was put and carried)

4. Centennial Grant:
Lithuanian Folk Musicians

A letter dated August 17, 1971 was received from the Centennial Committee recommending that a grant be approved out of Centennial funds to the Lithuanian-Canadian Community, in the amount of $175.00 in connection with Lithuanian folk musicians who will be visiting Vancouver in September.

MOVED by Ald. Sweeney,
THAT the recommendation of the Centennial Committee for a grant of $175.00 to the Lithuanian-Canadian Community be approved, on the following basis:

Bus Tour of City	$140.00
Box Lunch	35.00
	$175.00

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Disturbance: Gastown

A letter, dated August 16, 1971, was received from the Attorney General respecting recent disturbances in Gastown. The Attorney General acknowledged receipt of the resolution and documents forwarded to him by Council and advised that the submissions will be considered by him, together with other reports anticipated.

MOVED by Ald. Phillips,
THAT the letter from the Attorney General be received.

- CARRIED

6. Complaints re Capilano Stadium Parking Lot

MOVED by Ald. Rankin,
THAT, as requested in a petition dated August 21 from residents of the 4500 block Ontario Street, arrangements be made to hear a delegation concerning the conditions surrounding Capilano Stadium.

- CARRIED

7. Proposed Commercial Development: Victoria Drive at Prestwick Avenue

A letter was received from Mrs. Agnes Kripps, M.L.A., dated August 20, 1971 requesting that the issuance of a building permit in connection with a proposed commercial development at 7475 Victoria Drive, be withheld pending a review of the development. Attached to Mrs. Kripps' letter was a petition signed by 175 residents opposing this development. Mrs. Kripps proposed that whenever an area, designated for a specific kind of development is not developed as required and specified by the zoning by-law within a given period of time -- (approximately 15 - 20 years), then that by-law governing that area should automatically become frozen and subject to City Council review.

The Council agreed to hear Mrs. Kripps on this subject later today if this arrangement is suitable to her.

(see page 30)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 20, 1971

Works and Utility Matters

Construction Contract Procedure: Withdrawal of Tenders (Clause 8)

The Board of Administration submitted a report of the City Engineer concerning the withdrawal of tenders involving construction contract procedure.

MOVED by Ald. Adams,
THAT City construction tender documents be drawn so that no bidder may withdraw his tender between the closing time for submission of tenders and the execution of the contract with the successful tenderer unless contract execution is delayed beyond a specific number of days from the closing. The number of days would depend upon the circumstances but might commonly be 30 or 60 calendar days; and

THAT the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the Council, upon recommendation of the appropriate Chief Officer, that he has made a genuine, provable and significant error in his tender.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Shinerama 71 for Cystic Fibrosis (Clause 9)

The Board of Administration submitted a report of the City Engineer on a proposal by the Alma Mater Society of U.B.C. and the B.C. Institute of Technology to hold a Shinerama, or shoe shine day, on Friday, September 17, 1971, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. Permission to shine shoes on City sidewalks in this regard is requested by the organizations.

MOVED by Ald. Adams,
THAT permission be granted to the Alma Mater Society of U.B.C. and the B.C. Institute of Technology to place shoe shine boxes on City street allowances and to hold a shoe shine day in Vancouver on September 17, 1971, such permission being subject to:

1. Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

2. A six foot clearance in the downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated August 20, 1971, Clauses 1 to 7 inclusive and Clause 10 be adopted.

- CARRIED

Social Service Matters

Provincial Mental Health Branch
Treatment Program

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Social Service and Health matters), dated August 20, 1971, be adopted.

- CARRIED

Building and Planning Matters

Proposed Public Housing Sites:
S/W corner Windsor Street & 7th Avenue
N/S 8th Avenue betw. St. Catherines
and Windsor Streets (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated August 20, 1971, be adopted and the Board of Administration report on the present status of the availability of public housing sites in the City.

- CARRIED

Rezoning Application: E/S Renfrew Street between Pender and Turner Streets (Clause 3)

Rezoning Application: S/S West 68th Avenue between Cornish and Granville Streets (Clause 5)

Rezoning Application: W/S Nanaimo Street South of Vanness (Clause 6)

It was agreed to defer the foregoing matters pending the hearing of delegations as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated August 20, 1971, Clauses 2, 4, 7 and 9 be adopted and Clause 8 received for information.

- CARRIED

Licenses and Claims Matters

Claim: Mrs. W. Barr

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Licenses and Claims matters), dated August 20, 1971, be received for information.

- CARRIED

Finance Matters

Appointment of Auditors: 1972 (Clause 1)

The Board of Administration submitted a report of the Director of Finance concerning the appointment of External Auditors for the City for 1972. It was advised that the present auditors, Riddell Stead and Company, have applied for reappointment at a proposed fee of $34,250.00, a 6.4% increase over the 1971 fee.

MOVED by Ald. Adams,
THAT the firm of Riddell Stead and Company be appointed External Auditors for the City of Vancouver for the year 1972 at a fee of $34,250.00 in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED

Pacific-Asian Conference of Municipalities (Clause 2)

The Board of Administration advised of an invitation received from the Mayor of Honolulu for the City to join an organization to be known as the Pacific-Asian Conference of Municipalities. The first conference has been arranged in Honolulu on November 28th.

MOVED by Ald. Broome,
THAT this letter be received.

- CARRIED

B. Personnel Matters,
Supplementary, August 20

Deferment of 1970 Vacation Entitlement:
Mrs. P.M. Barby and Mrs. L. Pritchard, Mayor's Office (Clause 1)

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated August 20, 1971, be adopted.

- CARRIED

Added Duties for the Secretary to Director of the Public Library (Clause 2)

The Board of Administration submitted a report of the Director of Finance and the Coordinator of Data Processing and Systems advising that the Library Board has recommended that the position of Secretary to the Director of the Public Library be reclassified from Clerk Stenographer III to Clerk Stenographer IV. The Director of Personnel Services generally outlined the additional duties assumed by the incumbent since the position was last reviewed in 1967 and advised of the additional costs involved.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Added Duties for the Secretary to the Director of the Public Library (cont'd)

MOVED by Ald.Hardwick,
THAT the position of Secretary to the Director of the Public Library be reclassified from Clerk Stenographer III to Clerk Stenographer IV and that the necessary funds be charged to the Library Salaries Account.

- CARRIED

C. Property Matters

Street Allowance: 37th Avenue
Fraser Street to Inverness Street
(Clause 5)

The Board of Administration advised that petitions had been received both for and against the sale of City-owned lots in the area of 37th Avenue, Fraser to Inverness Streets and that the City Engineer has submitted a report to the Board of Administration on a recommended width for 37th Avenue in this area.

MOVED by Ald. Phillips,
THAT arrangements be made for delegations to be heard on this matter and that a copy of the City Engineer's detailed report be given to the parties wishing to appear, prior to their appearance before Council.

- CARRIED

Balance of Property Matters

MOVED by Ald. Sweeney,
THAT Clauses 1 to 4 of the report of the Board of Administration (Property matters), dated August 20, 1971, be adopted.

- CARRIED

D. Georgia Viaduct Replacement:
East Approach Route

(a) The Council considered a Board of Administration report dated August 17, 1971, wherein the City Engineer, Director of Planning and Civic Development and the Director of Social Planning/Community Development reported as a result of the consultants' report received regarding the design of the East Approach Route between the Georgia Viaduct and Highway 401. The consultants, Phillips, Barrett, Hillier, Jones and Partners, are reporting on the alignment for the following route which was specified in a Council resolution of February 24th:

> "the permanent alignment from the Georgia Viaduct to Highway 401 is to be via Malkin Drive and the Great Northern Cut".

It was advised that a model has been prepared to illustrate the findings of the study.

The officials submitted a course of action for Council consideration.

MOVED by Ald. Hardwick,
THAT,

(1) the East Approach Route Report be received by Council.

(2) Council instruct that a report reference by the consultants be arranged at a location suitable for viewing the model.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement:
East Approach Route (cont'd)

(3) City officials submit a report to Council on the findings of the study after the report reference has been given by the consultant.

(4) the East Approach Route Report be made available to the following at no charge:

a. Town Planning Commission
b. Public Library: Main Branch plus other branches
c. Park Board
d. School Board
e. the citizen members on the Liaison Committee
f. railway companies (B.N.R. and C.N.R.)
g. university libraries (U.B.C. and S.F.U.)
h. Municipality of Burnaby
i. Greater Vancouver Regional District
j. Provincial Government
k. B.C. Hydro and Power Authority, Transit Division

(5) City Council, or Committee, make arrangements to hear submissions from the public and in particular the citizen members on the Liaison Committee and that the officials prepare an easily understandable information report which will be available to the public at no charge.

(6) that the consultants' report be made available to the public at a cost of $10.00 a copy.

- CARRIED

(b) Report of Liaison Committee re Freeway Connection: Georgia Viaduct to Highway 401

The Council noted a report of its Liaison Committee re Freeway Connection: Georgia Viaduct to Highway 401 which gave information on the meetings held by the Committee and made reference to the consultants' report.

MOVED by Ald. Hardwick,
THAT the foregoing report be received.

- CARRIED

(c) Minority Report

The Council also noted a Minority Report dated July 12, 1971, from Alderman Rankin and representatives of the following community organizations who are members of the Liaison Committee and who proposed certain steps with respect to the freeway connector rapid transit and other related matters:

Renfrew Heights Community Association
Cassiar Ratepayers' Association
Grandview Woodland Area Council
Strathcona Property Owners and Tenants Association
Cedar Cottage Ratepayers' Association

MOVED by Ald. Hardwick,
THAT the foregoing report be received.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Georgia Viaduct Replacement:
East Approach Route (cont'd)

MOVED by Ald. Hardwick,
THAT the City Clerk arrange to have the East Approach Route report available, on a loan basis, to the following organizations who wish to appear as delegations on the subject matter:

Vancouver Free University
Vancouver Housing Inter-Project Council
Cedar Cottage Ratepayers and Tenants Association
Dunbar Homeowners Association
Sierra Club
Citizens Council on Civic Development
Citizens Committee for Public Transit

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 11:30 A.M., with the same members of the Council present.

E. Competition for Sale of Site #10:
Section 16, National Housing Act
Housing - Champlain Heights

The Board of Administration, under date of August 17, 1971, submitted the following report:

The Director of Planning and Civic Development and the Supervisor of Property and Insurance report as follows:

"Tenders for the subject site were called on June 1st, 1971, closing on July 26th, on the basis that the price was fixed at $350,000 and that the proposals would be evaluated on the basis of the design with the condition that the housing had to be for development under Section 16 of the National Housing Act and acceptable to Central Mortgage and Housing Corporation.

Eight bids were received and with the exception of two particular items appeared to conform very closely to the requirements. The schemes were evaluated by the Jury set up by Council, comprising a representative of the Architectural Institute of British Columbia, a representative of the Appraisal Institute of Canada, the Director of Planning and Civic Development and the Supervisor of Property and Insurance. A copy of the Jury report which includes as Appendix B a comparative analysis of the bids is attached.

Subsequent to the evaluation by the Jury, a letter was received from Moss Holdings Ltd. requesting withdrawal of their bid. As the scheme submitted by Moss Holdings Ltd. is not among those recommended, it is suggested that no action be taken on this request.

The Director of Planning and Civic Development and the Supervisor of Property and Insurance, following the Jury recommendations, RECOMMEND as follows:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Competition for Sale of
Site #10: Champlain Heights (cont'd)

1. THAT the site be awarded to the developer partnership consisting of William Vieser & G. Christopher (L.J.E. Genner, Architect) provided that the developer rearranges his parking to reduce the excessive amount of blacktop and to reduce the site coverage substantially closer to the required 40% and that plans showing such a revised arrangement to the satisfaction of the Jury are submitted within a period of 30 days.

2. If within a period of 30 days, Messrs. Vieser & Christopher are unable to produce an acceptable modification satisfactory to the Jury, the site be offered to the B.C. Baptist Foundation (R.William Wilding, Architect) provided that modifications are made to the plan to provide satisfactory service, fire and garbage access to all units without destroying the attractive elements of the site plan, to the satisfaction of the Jury within a period of 30 days from the date of the offer.

3. If the first two choices are unable or unwilling to satisfactorily modify their plans, the site be offered to Embassy Estates Ltd. (Erickson Massey, Architects) provided that revisions are made to the plans to provide an additional 10 or 12 units without increasing the site coverage and without reducing the attractiveness of the layout, to the satisfaction of the Jury within a period of 30 days from the date of the offer.

4. With the selection of a successful developer as per (1), (2) or (3) above, the following conditions of sale shall apply:

   (a) The date of sale of Lot 14, D.L. 334, Group 1, NWD, Plan 13993, will be 60 days from the date of such selection, or the date of issuance of the Development Permit, whichever is the sooner.

   (b) The purchaser will grant to the City of Vancouver an option to repurchase the land at the net sale price which option will be exercised if development is not started within 18 months. The 5% deposit and the documentation fee will be forfeited by the purchaser should the City be required to exercise its option.

   (c) The purchaser to grant a 10' easement over the west boundary of Lot 14, D.L. 334, Group 1, N.W.D.

   (d) The purchaser shall comply generally with the conditions of development as approved by Council for Site #10, subject to any revisions in the scheme that may be required.

5. In all the above cases, the final sale is to be contingent on the developer obtaining a mortgage commitment from Central Mortgage and Housing Corporation for his proposal.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Competition for Sale of
Site #10: Champlain Heights (cont'd)

6. That no action be taken on the request from Moss Holdings Ltd. to withdraw their bid.

7. That a copy of the report of the Jury be circulated to the bidders.

8. That the representatives of the Architectural Institute of British Columbia and the Appraisal Institute of Canada on the Jury be thanked for their co-operation on this project."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development and the Supervisor of Property and Insurance be approved.

(Copy of the report of the Jury dated August 17, 1971 is on file in the City Clerk's Office)

MOVED by Ald. Sweeney,
THAT the foregoing recommendations be approved.

- CARRIED BY THE REQUIRED MAJORITY

F. Consultants: City Building Maintenance and Janitorial Services

The Council considered a Board of Administration report dated August 9, 1971, concerning a study carried out by the B & W Management Company on the organization and staff requirements of the Construction Coordination Branch of the Building Division of the Department of Permits and Licenses. The report concludes with the following recommendations:

" (1) the report of the B. & W. Management Company be adopted in principle;

(2) the recommendations of the Director of Inspections be adopted;

(3) the recommendations of the Director of Personnel Services be adopted;

(4) the following class specifications -

No. 249 Construction Co-ordinator II

No. 420 Assistant Director of Inspections (Construction and Maintenance Division)

No. 630 Supervisor of Maintenance Services

No. 615 Contract Cleaning Inspector

be adopted as submitted;

(5) three auto allowances on a regular basis be established for the positions as designated in the report of the Director of Personnel Services;

(6) funds in the amount of $18,926. for building alterations, furniture, salaries, etc. be provided by a transfer from Revenue Surplus of prior years as recommended by the Comptroller of Accounts;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Consultants: City Building Maintenance and Janitorial Services (cont'd)

(7) the present temporary assistance be continued for three months after the appointment of the Division Head at which time the position will be abolished or reported on further."

NOTE: The following reports are on file in the City Clerk's office:

Synopsis of report and recommendations made by B & W Management Company, November 6, 1970

Detailed report of the Board of Administration dated August 9, 1971.

MOVED by Ald. Adams,
THAT the foregoing recommendations be adopted.

- CARRIED

G. Temporary Building:
U.B.C. School of Architecture

The Board of Administration, under date of August 20, 1971, submitted the following report:

The City Building Inspector reports as follows:

"A request has been received from the U.B.C. School of Architecture to erect a dome-shaped structure on a small portion of the above site for the period of August 25th, 1971 to September 5th, 1971. It will be used as a discussion centre for architectural students.

The structure is 37 ft. in diameter, 15 ft. high and is supported by aluminum tubing covered with plastic cloth which would not comply with the Building By-law requirements in No. 1 Fire Limits. However, Section 2.6 of the Building By-law gives Council the power to grant a permit for a temporary building for any period up to 2 years. I am prepared to recommend that the structure be permitted on the above site from August 29th, 1971 to September 5th, 1971 subject to the following conditions:

(a) Compliance with Section 2.6 of the Building By-law with respect to Fire Protection, sanitation and Bond of Indemnity to guarantee removal.

(b) Compliance with the Zoning and Development By-law which includes approval of the Technical Planning Board.

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

MOVED by Ald. Broome,
THAT the foregoing recommendations be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of the Standing Committee on Health and Welfare, August 12

MOVED by Ald. Rankin,
THAT the report of the Standing Committee on Health and Welfare, dated August 12, 1971, be adopted.

- CARRIED

I. Report of certain members of the Standing Committee on Planning and Development, August 12

The Council considered a report dated August 12, 1971, from the following members of the Standing Committee of Council on Planning and Development:

Alderman Bird
Alderman Broome
Alderman Calder
Alderman Phillips
Alderman Rankin

It was noted that the report was submitted as a result of a lack of a quorum at a scheduled meeting of the Committee called on August 12th. The Council took action as follows:

(i) Britannia Community Services Centre Program and Schematic Designs

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee members be approved.

- CARRIED

(ii) Public Housing: Greater Vancouver Regional District

MOVED by Ald. Wilson,
THAT the recommendations of the Committee members be approved.

- CARRIED

(iii) Block 42/52 Development Design of IBM Building

MOVED by Ald. Broome,
THAT the recommendation of the Committee members be approved and that pending this review by the developers, the Director of Planning and Civic Development inform Council before any permits are issued in respect of Block 42.

- CARRIED

J. Acquisition for Single Men's Hostel Site: 476 East Cordova Street

On June 29, 1971, Council approved the expropriation of the remaining properties in Block 57, D.L. 196 required for the proposed single men's hostel site and including Lot 16, known as 476 East Cordova Street. The Board of Administration, under date of August 24, submitted a report of the Supervisor of Property and Insurance on the matter who advised that after further negotiations the owner had agreed to sell for the sum of $19,800 as of August 31, 1971, subject to him retaining rent free possession to September 30, 1971.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Acquisition for Single Men's Hostel Site
476 East Cordova Street (cont'd)

The Supervisor of Property and Insurance recommends that he be authorized to acquire this property for the sum of $19,800 on the foregoing basis, chargeable to Code 531/1251.

MOVED by Ald. Broome,
THAT the foregoing recommendation contained in the Board of Administration report of August 24 be approved.

- CARRIED

K. Sewer Easement: Block 28, D.L. 185
Adirondack Properties Ltd.

The Corporation Counsel advised that Adirondack Properties Ltd. has applied for a development permit to erect a 23-storey apartment on the above block fronting on Beach Avenue. In the past two weeks the developers learned that a City sewer pipe is located in the block. There are no records of any easement having been granted to the City for such sewer pipe. The sewer pipe was laid in 1904. The solicitors for the developers take the position that the City has no right to remain on the property, on the other hand the Law Department has taken the view that the City has such a right. In the circumstances, the Corporation Counsel feels there should be a compromise between the parties.

As a result of a meeting held with the solicitors for the developers and its architect, Peter Cole, the developers have agreed to the following:-

1. Pay half the cost of replacing the existing six-inch sewer, the estimated cost being $4,500.

2. Pay all the costs of the temporary relocation of the sewer pipe during the construction of the apartment building, the estimated cost being $1,000.

3. The developers to grant to the City a five-foot wide easement over its property for the sewer pipe, provided however that the developers will attempt to obtain from Block Brothers, owners of the adjoining property, an easement for such sewer pipe in which event the developers will pay half the cost of replacing the existing six-inch sewer pipe on Block Brothers property.

4. The developers to pay any extras to its contractor arising out of the temporary relocation of the existing sewer.

The City Engineer advises that in the next twelve months he proposes to replace this sewer in any event with twin sewers, a six-inch sanitary sewer and an eight-inch storm sewer. If the above arrangement is approved, the City Engineer proposes to erect the twin sewers in the new easement area forthwith. The total estimated cost of the twin sewers is $6,000.

MOVED by Ald. Hardwick,
THAT the foregoing arrangement as proposed be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council recessed at approximately 12:00 noon to reconvene at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird
Alderman Linnell (Leave of Absence - illness)

DELEGATIONS AND UNFINISHED BUSINESS

4. Transient Youth:
Children's Aid Society

Mrs. Beck, representing the Children's Aid Society, appeared as a delegation before Council and spoke in support of a brief from her organization, which had been circulated previously to members of Council. The brief dealt with a number of proposals involving 16 to 18 year olds who are in need of social assistance.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the brief from the Children's Aid Society be received and the Director of Welfare Services report to the Standing Committee on Health and Welfare on the proposals contained in the brief.

(amended)

MOVED by Ald. Rankin, in amendment,
SECONDED by Ald. Hardwick,
THAT the following words be added to the motion of Aldermen Phillips and Calder:

'and that upon receipt of the report from the Director of Welfare Services, the Standing Committee invite delegations from the organizations mentioned on page 4 of the Society's brief and that these organizations be provided with a copy of the Director of Social Welfare's report in advance of their appearance before the Committee.'

- CARRIED

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Transient Youth:
Children's Aid Society (cont'd)

The motion, as amended and reading as follows, was put and carried:

"THAT the brief from the Children's Aid Society be received and the Director of Welfare Services report to the Standing Committee on Health and Welfare on the proposals contained in the brief and that upon receipt of the report from the Director of Welfare Services, the Standing Committee invite delegations from the organizations mentioned on page 4 of the Society's brief and that these organizations be provided with a copy of the Director of Social Welfare's report in advance of their appearance before the Committee".

5. Options to Repurchase: Redevelopment Project II Area A-5, situated North of Hastings Street betwn. Heatley Avenue and Clark Drive.

The Council received a delegation from Mr. Brown on behalf of Wells Cartage Limited concerning a further extension of the requirement in their agreement to develop land purchased from the Urban Renewal partnership in Redevelopment Project II, Area A-5, situated North of Hastings Street between Heatley Avenue and Clark Drive. The Board of Administration report (Property matters), dated August 6th detailed the history of the matter and it is recommended:

'that no further extensions of the development clause in the sales agreement with Wells Cartage Limited be granted and it is further recommended that all purchasers of sites in Area A-5 of Redevelopment Project II be advised by the Supervisor of Property and Insurance of the City's intent to exercise its options to repurchase within 90 days of the extended development dates, unless development is commenced within that time.'

MOVED by Ald. Broome,
SECONDED by Ald.Hardwick,
THAT an extension of the development clause in the sales agreement with Wells Cartage Limited be granted for the purpose of obtaining a development permit allied to the present use as a storage area.

- LOST

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,
THAT the recommendation of the Board of Administration be approved.

- CARRIED

(During consideration of the foregoing item, Alderman Wilson left the meeting to attend to other Civic business)

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Commercial Development:
Victoria Drive at Prestwick Avenue (Mrs. A. Kripps, M.L.A.)

The City Clerk advised that Mrs. Kripps was unable to be present at the Council meeting this day with respect to the above mentioned matter.

MOVED by Ald. Broome,
SECONDED by Ald. Hardwick,
THAT the letter from Mrs. Kripps be referred to the Board of Administration for report.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

8. Delegation: Coalition for Community Control of the Police

The City Clerk advised of a letter received from Mr. Stephen Garrod representing the Coalition for Community Control of the Police Committee requesting to appear before Council to present a brief and speak on a revision to the Vancouver City Charter concerning the nature of the Police Commission, as well as some subsidiary matters.

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT the organization be advised that the subject matter is beyond the jurisdiction of the Council; however, if it still wishes to be heard before the Council, the necessary arrangements be made.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4020 BEING THE BOARD OF ADMINISTRATION BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4020 being the Board of Administration By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the By-law number where shown as '4020' be changed to read in each case '4017', in accordance with the advice of the Corporation Counsel.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete as amended.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4243
BEING THE ENCROACHMENT BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4243, being the Encroachment By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2046 being the Pound By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend the Pound By-law (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

Pavements and Curbs on Special Grounds:
(Rupert Street, 1st Avenue to 2nd Avenue, E/S and Graveley Street to 2nd Avenue W/S)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,

THAT WHEREAS a proposed project for pavement and curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side was recommended by the Board of Administration on June 4, 1971 and approved by Council on June 8, 1971;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 29, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to construct pavement and curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portions of Rupert Street;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the paving and the construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

NOW THEREFORE BE IT RESOLVED that a pavement with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface to widths varying from sixty (60) feet to eighty (80) feet, together with the necessary Portland cement concrete curbs and all other necessary and incidental work in connection therewith, be constructed on the said portions of Rupert Street;

cont'd.....

MOTIONS (cont'd)

Pavements and Curbs on Special Grounds (continued)

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY

2. Resurfacing and Widening on Special Grounds: (49th Avenue, Oak Street to Elm Street N/S and Oak Street to Marine Crescent S/S)

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,

THAT WHEREAS there is an existing pavement twenty (20) feet in width on 49th Avenue from Oak Street to Elm Street on the north side and Oak Street to Marine Crescent on the south side;

AND WHEREAS a project for resurfacing and widening of the existing pavement on the said portions of 49th Avenue to widths of thirty-eight (38), forty-two (42) and sixty (60) feet, together with the construction of all necessary Portland cement concrete curbs, was recommended by the Board of Administration on June 4, 1971 and approved by Council on June 8, 1971;

AND WHEREAS the project was advanced as a local improvement on the initiative principle to a Court of Revision on July 29, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the existing pavement on the said portions of 49th Avenue be resurfaced and widened and that Portland cement concrete curbs be constructed as hereinafter set forth;

AND WHEREAS the Council deems that the said resurfacing, widening and concrete curbs will specially benefit the real property fronting and abutting on the said portions of 49th Avenue;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the resurfacing, widening and construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

cont'd.....

MOTIONS (cont'd)

Resurfacing and Widening on Special Grounds (continued)

NOW THEREFORE BE IT RESOLVED that pavement resurfacing and widening with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface with the necessary Portland cement concrete curbs, together with all other necessary and incidental work in connection therewith, be constructed on the said portions of 49th Avenue in order to widen the pavement presently existing thereon to widths of thirty-eight (38), forty-two (42) and sixty (60) feet;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of such construction to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY

3. Rapid Transit

At the Council meeting on August 10th, Alderman Wilson and Alderman Sweeney gave Notice of Motion on the subject of rapid transit which, by agreement of Council was today changed and now reads as follows:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT WHEREAS Public Mass Transit can be a major contribution in alleviating traffic congestion pressures in the Greater Vancouver Regional Area;

AND WHEREAS the Regional District is now assessing the benefit of accepting the Provincial Government proposal of taking over the B.C. Hydro Transit system to form the basis of an adequate and efficient District Public Mass Transit operation for the whole of the Region;

AND WHEREAS the Provincial Government has proposed a cost sharing formula for a rapid transit system;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council favours and recommends to the Regional District Board that rapid transit be accepted as the No. 1 priority in relieving pressure on the complex transportation system toward movement of people and goods.

- CARRIED

MOTIONS (cont'd)

4. Commercial Transport Service: Vancouver

At the meeting on August 10th Notice of Motion was given by Alderman Wilson and Alderman Bird with respect to commercial transport service, Vancouver. Because of the absence of the seconder the Council agreed to defer consideration until the next meeting of Council.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Reopening of Howe Street	requested that His Worship the Mayor appeal to the Fairview Corporation to have Howe Street reopened from Georgia to Robson Streets after Labour Day to alleviate the traffic problem in this area. His Worship agreed.
Alderman Calder - Road Markings	enquired if the City Engineer could improve the poor lane markings in the area of Georgia Street, Burrard to Granville Streets. His Worship directed that this matter be attended to.
Alderman Broome Effect of Cancelled Meetings: July and August	requested the City Clerk to report on the effect of Council meeting every two weeks during July and August of this year. His Worship so directed.

NOTICE OF MOTION

Alderman Broome submitted the following Notice of Motion, which was recognized by the Chair:

"THAT WHEREAS Canadian Pacific Airlines has its headquarters and major base of operations in the Greater Vancouver area and consequently is of major economic importance to this total area:

AND WHEREAS in 1964 the Federal Government divided international routes between Air Canada and C.P. Air giving Air Canada the high density North Atlantic routes to Europe and C.P. Air the much less attractive Pacific routes;

AND WHEREAS the Federal Government is negotiating a Canada-China agreement to allow a Canadian carrier landing rights at Peking or other Mainland Chinese cities;

THEREFORE BE IT RESOLVED this Council request the Minister of Transport to designate C.P. Air as the Canadian carrier when such an agreement is concluded on the basis that it would be a logical extension of present C.P. Air routes far superior in every respect to an extension of the Air Canada Moscow route and also in accordance with the 1964 agreement;

AND FURTHER BE IT RESOLVED a copy of this resolution together with the Sun editorial entitled a 'Slow Boat to China' be sent to all Vancouver Members of Parliament.

(Notice)

The Council adjourned at approximately 3:45 P.M.

The foregoing are Minutes of the Regular Council meeting dated August 24, 1971, adopted as amended on August 31, 1971

MAYOR

CITY CLERK

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

August 20th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Closing Portion of Lane South of 19th Avenue West of Gladstone Street

"A 10-foot by 10-foot lane corner cut-off at the southeast corner of Lot E of Lot 15, Blocks 20 and 21, D.L. 195 is surplus to the City's highway requirements.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF5774 be closed, stopped up and conveyed to the owner of abutting Lot E, subject to the following conditions:-

(a) The value of the closed portion of lane be $50.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane be added to the abutting Lot E to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing 7th Avenue between Guelph Street and St. George Street - School Site

"The School Board has acquired all the property on both sides of 7th Avenue between Guelph Street and St. George Street for the relocation of Mount Pleasant School site. To consolidate the site, it is necessary to first close portion of 7th Avenue.

I RECOMMEND that all that portion of 7th Avenue lying between Guelph Street and St. George Street as shown outlined red on plan marginally numbered LF 5771 be closed, stopped up, and conveyed to the School Board subject to the School Board paying all costs related to the street closure and relocation of utilities.

The closure of the street referred to herein is deemed to be for the benefit of the City."

Your Board RECOMMENDS that the foregoing be approved.

3. Leasing the West 20' of Salsbury Drive North of Powell Street

"For the past 10 years, the west 20' of Salsbury Drive between Powell Street and the C.P.R. Right of Way has been leased to the abutting owner. The lease expired March 31st, 1971 and the Lessee wishes to continue to lease this portion of street.

I RECOMMEND that the portion of the west 20' of Salsbury Drive as shown outlined red on plan marginally numbered LE 1549 be again leased to the owner of abutting Lot 10, Block 2, Subdivision D, D.L. 183 subject to the following conditions:-

(a) The term of the lease be for 10 years subject to a one year's notice of cancellation if the area is required for municipal purposes.

(b) The rental to be $600.00 per annum for the first 5 years, to be paid at a rate of $50.00 per month, the rental to be subject to review at the beginning of the 6th year in accordance with the recommendation of the Supervisor of Property and Insurance.

(c) All other conditions contained within the old agreement to be retained in the new agreement.

(d) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Twin Sewers to Serve New City Subdivision between Kaslo Street and Lane West Renfrew Street, 16th to 17th Avenues

"Subdivision of this City-owned land requires extension of the existing system to provide service to twelve newly created lots.

The estimated cost of the work is $13,000.

I RECOMMEND that $13,000 be appropriated from Account Code 117/7901, 'Provision for City Subdivisions Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. Installation of Water Main across C.P.R. Tracks - Ash Street at Kent Avenue

"On July 13th, 1971, Council gave approval for the installation of a water main across C.P.R. tracks on Ash Street at Kent Avenue and for the execution of a lease agreement between the City and the C.P.R. for this crossing.

It has now become necessary for the City to seek permission for this crossing from the Railway Transport Committee.

I therefore RECOMMEND that the Corporation Counsel be instructed to make the requisitie application to the Railway Transport Committee."

Your Board RECOMMENDS that the foregoing be approved.

6. Registered Charges - The Subdivision and Consolidation of Parcels, and the Vancouver Land Registry Office

The City Engineer and Corporation Counsel report as follows:-

"The City of Vancouver has Indemnity Agreements comprising Boulevard Crossings under the Area By-Law and encroachments upon the streets under the Encroachment By-Law registered as charges against the abutting parcels.

Heretofore when parcels were being re-subdivided or consolidated and charges were registered against some or all of the titles involved, the Registrar followed the procedures of carrying forward these charges against the titles of the abutting parcels. The Registrar now requires that these charges be either extended to cover all the titles being created or the charges be released prior to the registration of the subdivision plan.

The Area By-Law provides that the City Engineer and the Corporation Counsel are authorized to approve the release of an existing crossing agreement where such agreement is to be replaced by a new agreement.

The Encroachment By-Law does not provide the authority to officials to release an Encroachment Agreement in respect to an existing encroachment which is to be replaced by a new agreement.

We RECOMMEND:-

(a) That the Encroachment By-Law be amended whereby the City Engineer and the Corporation Counsel be authorized to approve the release of an existing encroachment agreement when such agreement is to be replaced by a new agreement.

(b) That the Corporation Counsel advance an appropriate amending By-Law to the Encroachment By-Law."

Your Board RECOMMENDS that the foregoing be approved.

7. TENDER NO. 46-71-1 - SUPPLY AND DELIVERY OF WATERWORKS AND SEWERS GREY IRON CASTINGS

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by your Board on June 14, 1971 and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The tender call was for 26 items - we are reporting on only 25 because the 26th item was an alternative and is presently not required.

Four bids were received, all meeting specifications.

The total prices shown below are estimates only, based on an anticipated 12 month requirement.

The 5% B.C. Provincial Tax is in addition to all prices shown. The Federal Sales Tax is included in the total estimated prices for Waterworks Castings and excluded from the total estimated prices for Sewer Castings because the City of Vancouver is exempt.

Clause 7 Continued

We RECOMMEND acceptance of the following low bids for a 12 month contract:

Name of Firm	Number of Items to be Awarded	Central Stores Stock Number	Estimated Total Cost for a 12 Month Period
	SCHEDULE I - WATERWORKS CASTINGS		
		65-273 Series	
McLean & Powell	15	4005,4575,5143,3437, 2868,2298,1720,7909. 7750,1159Frame,1159Cover, 5713,5754,0581,6281	$33,112.24
Associated Foundry	1	0011	2,923.20
	SCHEDULE II - SEWER CASTINGS		
		70-059 Series	
Dobney Foundry	6	0300,and 2300,0599,0880, 1175,2041,4070	$45,463.50
Mainland Foundry	3	1464,1753,2629 and 2918	61,882.50
Estimated Total of Award for both Waterworks and Sewer Castings -			$143,381.44

Your Board

RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to 5% Provincial Sales Tax and contracts satisfactory to Corporation Counsel.

8. CONSTRUCTION CONTRACT PROCEDURE - WITHDRAWAL OF TENDERS

The City Engineer, at the request of your Board, has reviewed one aspect of the City's contract procedure. He reports:

"It is usual to require that tenders for construction contracts be supported by a bid bond or deposit as a guarantee that the tenderer will sign the contract and post the performance bond if awarded the job. Under the City's present normal procedure, however, a tender may be withdrawn without penalty at any time up to the actual award of the contract.

An alternative form of tender (used for example on the Georgia Viaduct Replacement Contracts) requires that the tenders remain open for a stated period after the closing of bids. As long as an award is made within that period, the bid cannot be withdrawn and refusal to sign the contract could result in forfeiture of the bid bond (up to the difference between that tender and the price for which the City then contracts for the work).

A number of other public bodies have been contacted. Several have contract documents which forbid withdrawal. The Greater Vancouver Sewerage & Drainage District, for example, adopted such a form of tender in November 1970.

The Public Works Association of British Columbia has issued 'Recommended Standards of Specifications for Municipal Works' which include the provision that 'no bidder will be permitted to withdraw his tender between the closing time for receipt of tenders and the actual award of contract unless the award is delayed for a period exceeding 30 calendar days.'

Clause 8 Continued

Associations and individual contractors representing the construction industry have been contacted. They favour there being a penalty for withdrawal of tenders but with the provision that a tenderer who has made a genuine and provable error should be allowed to withdraw without penalty.

The Law Department advise that the form of tender proposed is enforceable only if it is under seal. The following recommendations, therefore, will apply only to formal construction tenders which require a bid bond or deposit and which will be opened in public and awarded by the Board of Administration or Council.

The matter has been reviewed with the City Building Inspector, who administers most of the City's building construction contracts, and he is in agreement with the recommendations.

I RECOMMEND:

1. That City construction tender documents be drawn so that no bidder may withdraw his tender between the closing time for submission of tenders and the execution of the contract with the successful tenderer unless contract execution is delayed beyond a specific number of days from the closing. The number of days would depend on the circumstances but might commonly be 30 or 60 calendar days.

2. That the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the appropriate Chief Officer that he has made a genuine, provable and significant error in his tender."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

CONSIDERATION

9. Shinerama 71 for Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years, the Alma Mater Society of the University of British Columbia, and the British Columbia Institute of Technology, propose to hold a Shinerama or Shoe Shine Day on Friday, September 17, 1971, as a fund raising campaign to aid the Canadian Cystic Fribrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a traffic standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If permission is granted to the Alma Mater Society of the University of British Columbia to place shoe shine boxes on City street allowance and to hold a shoe shine day in Vancouver on September 17, 1971, such permission should be subject to the following conditions:

Cont'd . . .

Clause 9 Continued

1. Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

2. That six foot clearance in the downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks."

The City Engineer submits the matter to Council for Consideration.

(Copies of the communication from Shinerama Vancouver dated July 27, 1971 and a history of Shinerama are circulated for Council's information.)

RECOMMENDATION

10. Greater Vancouver Water District - Capilano Main No. 5 and Easement through Shaughnessy Hospital Property

'The Corporation Counsel reports as follows:-

"The Department of Veterans Affairs has agreed to grant an easement for water main purposes to the Greater Vancouver Water District in, over and upon Shaughnessy Hospital property on Oak Street. This property is owned by the Crown Dominion. The City has a right-of-way for sewer and water purposes over this property. The District has asked the City to consent to the granting of this easement by the Crown Dominion. The consent will be drawn in such a way as to provide that it shall not operate to abridge or restrict the rights of the City under its prior right-of-way. The City Engineer and I have approved the consent in this form."

Your Board

RECOMMENDS that the foregoing report of the Corporation Counsel be adopted, that the Mayor and the City Clerk be authorized to sign the said consent and that the common seal of the City be affixed thereto.'

All documentation with respect to the easement was subsequently completed, however, the Greater Vancouver Water District now advises that Messrs. Thompson, Berwick, Pratt & Partners, Architects for St. Vincent's Hospital, have suggested an alternative route for the easement arising out of the St.Vincent's Hospital expansion program at 32nd and Heather. This alternative route is over the same Crown property referred to in the Council minute of February 4, 1969, against which is registered the same sewer and water easement of the City. The solicitors for the District have advised the Corporation Counsel that the alternative route is satisfactory to the District and has submitted a new easement agreement covering the substituted route between the Crown and the District to the City requesting the Council's consent.

Cont'd . . .

Clause 10 Continued

The City Engineer has considered this request and has no objection to the giving of such consent. It is recommended therefore that the City consent to the easement between the Crown and the District respecting the alternate route in the form submitted by the solicitors for the District on the following conditions:-

1. That such consent shall not operate to abridge or restrict the rights of the City under its sewer and water easement which was made between the Crown, as Grantor, and the City, as Grantee, dated August 25, 1960, and registered in the Land Registry Office under number 317205-M; and

2. That the District release the existing easement between the Crown and the District.

It is further recommended that the Mayor and the City Clerk be authorized to sign the said consent and the common seal of the City be affixed thereto."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

FOR ADOPTION SEE PAGE(S) 524

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Provincial Mental Health Branch Treatment Program

The Medical Health Officer reports as follows:

"Council on January 9, 1970, approved a plan for the accommodation of a Provincial Mental Health Branch treatment team to operate in the Unit 4 area (South-east portion of the city). This team was to function complementary to the City of Vancouver Health Department Mental Health Program. The agreement was subject to -

1. No direct cost to be incurred by the City.
2. The plan to be implemented for a six months' trial, at which time a report to Council will be submitted.
3. That there be no further extension of the mental health treatment program until Council has adopted a policy subsequent to discussion of this report.

The program became operative in March 1970, but by October 1970 it was not really possible to evaluate the program due to insufficient duration of operation, staff changes, vacations, etc. The March 1970 - March 1971 experience with this program has now been compiled and the following statements are made in respect of this analysis.

1. There have been no direct costs to the City of Vancouver.
2. Administrative arrangements have evolved to a mutually satisfactory level permitting this program to operate successfully.
3. Many residents of the South-east part of the city have received treatment services which would not have been otherwise available from the City Health Department, or from other resources in the community.
4. Individual, group, and drop-in type programs have been successfully developed in cooperation with the City departments and with community agencies.

In summary, it has been possible to extend the volume and variety of mental health service in this part of the city without any overlap with the City Health Department. Treatment in depth has been possible for some citizens who required this extra service.

In view of the foregoing I would like to recommend -

1. That the Provincial Mental Health Service continue to be accommodated in Unit 4 under the present arrangements.
2. When space permits, similar Provincial Mental Health Branch participation be extended to East Unit (Victoria Drive) and North Unit (North-east portion of the city), thereby developing an expanded mental health treatment program in partnership with the appropriate City departments."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 524

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Public Housing Sites -
South West Corner Windsor Street & 7th Avenue
North side of 8th Avenue between St. Catherines and Windsor Streets

"Lots 9-12, Blk. 109, DL264A, South West Corner Windsor Street and 7th Avenue; Lots 15-19, Blk. 109, DL 264A, North side of 8th Avenue between St. Catherines and Windsor Streets are the subject of current applications by the City to the Senior Governments for provision of public housing. Both sites consist of vacant City-owned land and are zoned RM-3 Multiple Dwelling District. The site at Windsor Street and 7th Avenue (132' x 122') was estimated to provide approximately 20 units and the site at 8th Avenue between St. Catherines and Windsor Streets (165' x 122') was estimated to provide approximately 26 units, in the form of one and two-bedroom apartments of frame construction.

Representatives of the Senior Governments questioned the high indicated land costs in relation to the number of units which would be provided. C.M.H.C. officials advised also that foundation costs are likely to be high due to poor soil conditions. Investigations have been made by this Department towards securing lower per unit costs.

The investigations led to the possibility of combining the two sites by closing a portion of the lane between 7th and 8th Avenues and adding two privately-owned lots presently developed with dwellings. By the use of this larger site, and the combination of low rise and high rise construction and an increase in the proportion of one bedroom units, it is hoped that an economically acceptable project might be produced. However, the results indicated a land cost per unit of approximately $2,800, and, further, it has been ascertained that the privately-owned properties are not on the market for sale.

It appears, therefore, that continued investigation of these two sites for public housing will not be productive. Both these sites have problems due to their topography and environment and it will take some study to determine the most appropriate use and method of disposal as an alternative to Public Housing.

It is RECOMMENDED, therefore, that the City's request to the Senior Governments for the provision of public housing on Lots 9-12, and Lots 15-19, Block 109, DL 264A, be withdrawn and that a report be submitted on the more appropriate use and method of disposal of these sites."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and Civic Development be approved.

2. Rezoning Application: South side Parker Street and North Side Napier Street between Clark and Odlum Drives

"An application has been received from Mr. N. Campbell for Chuck Wagon Meat Processors Ltd., 2310 West 4th Avenue, requesting an amendment to the Zoning and Development By-Law whereby Lot 10 ex. E.25', Block 30, D.L. 182, Lot 10, Block 30, D.L. 182, and Lot 5, Block 30, D.L. 182 would be rezoned from an RM-3 Multiple Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is: "wholesale butcher, use No. 25, Food Processing, Manufacturing and Packaging, M-1 zone schedule of named uses."

Cont'd..

Clause 2 Continued

The subject properties consist of one lot (Lot 5, Block 30, D.L. 182) 48.5' wide by 132' deep fronting onto Parker Street, and two lots (Lot A of 10 and Lot 10 except E.25', Block 30, D.L. 182) having a combined width of 48.5' and a depth of 132' fronting onto Napier Street.

The subject properties are in the middle of the block bounded by Clark Drive, Parker Stree Odlum Drive and Napier Street. The abutting properties to the west front onto Clark Drive and are zoned as an M-1 Light Industrial District. The properties to the east, separated by a varying width City lane, are zoned as an RM-3 Multiple Dwelling District and front onto Odlum Drive.

Brief History

Lot 10 except E.25' (23.5' wide) is a City-owned lot. A portion of this lot has been used over the years to provide a rear vehicular access to existing non-conforming dwellings on three lots in the industrial area fronting Clark Drive. In addition, one non-conforming dwelling has an entrance encroachment over the City-owned lot.

In 1963, City Council, on recommendation from the Technical Planning Board and Town Planning Commission, approved an application to rezone Lot 5 from an RM-3 Multiple Dwelling District to an M-1 Industrial District, subject to conditions. This application was not completed.

Also in 1963, an application to rezone Lot 10 except E.25' to an M-1 Industrial District was not approved by City Council. However, the applicant was advised that a new application to rezone this lot would be favourably considered if the applicant would also acquire include and consolidate the abutting 25' lot A with the application.

At a Public Hearing in March, 1965, City Council considered an application to rezone the combined lots, Lot 10 except E.25' and Lot A, to an M-1 Industrial District. Representations were made to Council regarding the use of a portion of the City-owned property for providing vehicular access to the rear of the abutting lots. Council resolved "THAT this matter be referred back to the Director of Planning for consideration as suggested above in respect of extension of Urban Renewal Scheme No. 3".

On subsequent report to City Council, because of the ownership and access problems within the block, Council approved recommendations that the Director of Planning arrange to adjus the boundaries of Urban Renewal Scheme No. 3 study area to include both the subject block and such surrounding blocks as considered necessary. While this was done, the actual stud was not completed because of a change in government policy on urban renewal schemes.

Recognizing the problems of vehicular access to the three lots which front Clark Drive abutting the City-owned lot, it is considered that one solution is that a new building be allowed on the northerly Lot 5 with the two southerly lots being used for required off-street parking and off-street loading and unloading facilities for the new building. In addition, a right of vehicular access be given to the three contiguous properties (Lots E, F and G) fronting Clark Drive. This right of access would cease to each individual lot when each lot is redeveloped for industrial purposes and/or the existing dwellings are discontinued for residential use.

Regarding the two-storey dwelling existing as a second principal building on the site at the rear of Lot H which abuts the City lot but fronts onto Clark Drive, it would be necessary for the existing encroachment of a step and entrance way to be removed from the existing City=owned lot.

Cont'd . . .

Clause 2 Continued

The Technical Planning Board on July 30th, 1971 therefore recommended THAT the application be APPROVED, subject to prior compliance by the owners with the following conditions:

1. Approval of City Council is first obtained on report from the Supervisor of Property & Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E.25', with satisfactory arrangements being made to provide vehicular access to the rear of Lots E, F and G, for as long as each lot is wholly used for residential purposes.

2. The easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

3. The scheme of development to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

YOUR BOARD
RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning Application: East side Renfrew Street between Pender and Turner Streets

"An application has been received from Netupsky Engineering Co., 1075 West Georgia Street, requesting an amendment to the Zoning and Development By-Law whereby Lots E, 28 to 32, Block 71, THSL would be rezoned from an RM-3 Multiple Dwelling District and RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicants state the purpose of their application is 'erection of a 100-room hotel development, including licensed premises'.

Submitted with the application is a letter, advising in part:

'The proposed development comprises:

1. A 100-room hotel (4 storeys, 38 ft. high), with some relatively minor commercial areas, possibly including a bank.

2. A 3,000 sq. ft. neighbourhood 'pub' with an English courtyard entrance.

3. Preservation of some existing trees on the property and the creation of a 50 ft. park-like 'buffer' between the hotel and the properties to the east.

4. Provision for parking (covered) for some 165 cars, plus four short-term convenience parking stalls.

5. A site area of 43,360 sq. ft., with a building area of 47,400 sq. ft. (F/S ratio of 1.1)'

Cont'd . . .

Clause 3 Continued

Also submitted with the application are drawingws prepared by Boris Netupsky, Engineer, and Dion Hamer, ARchitect, indicating a 4-storey hotel building with a restaurant, beverage room and related facilities on the main floor, approximately 40' in height above Renfrew Street with two floors of underground parking. The open portions of the site are developed with a driveway, 4 off-street parking spaces and off-street loading and unloading facilities, patios, and landscaping.

The scheme of development as proposed includes the property on the east side of Renfrew for a depth of 131.6' along Turner Street to the south and Pender Street to the north, together with the intervening 66' wide Carlisle Street. It is proposed to provide a southerly outlet from Carlisle Street to Turner Street over a 33' wide lot (Lot 28) immediately to the east of the hotel development.

Brief History

On February 26th, 1959, an application was filed by Dr. F. M. Hall to rezone Lots A and B (now Lot E) from an RM-3 Multiple Dwelling District to a C-2 Commercial District to erect a hotel. The TEchnical Planning Board and the Town Planning Commission recommended that the application be not approved, and that application be made to rezone Lots A, B and C from an RM-3 Multiple Dwelling District to an RS-1 One Family Dwelling District.

On April 14th, 1959, Council resolved that the application to rezone Lots A and B to a C-2 Commercial District be referred to a Public Hearing.

On June 15th, 1959, Dr. F. M. Hall withdrew his application at the Public Hearing.

On June 19th, 1959, Dr. Hall submitted a further application to rezone Lots A, B & C to a C-2 Commercial District to permit the erection of a motel. The Technical Planning Board and Town Planning Commission reiterated their previous recommendation.

On August 4th, 1959 Council adopted the TEchnical Planning Board's recommendation and the Director of Planning was instructed to prepare an application to rezone the three lots to an RS-1 One Family Dwelling District.

On October 15th, 1959 a Public Hearing was held to consider both applications, i.e. (a) Dr. F. M. Hall's application to rezone to a C-2 Commercial District, and

(b) Director of Planning's application to rezone to an RS-1 One Family Dwelling District.

Council at the Public Hearing approved the rezoning to a C-2 Commercial District subject to:

(1) Lots A, B and C being consolidated.

(2) Development maintaining a 24' landscaped strip along Pender Street and 10' along Renfrew Street.

(3) Development to be first approved by the Technical Planning Board indicating screening along Carlisle and east side of property.

(4) No roof signs or advertising on roof of the building.

Cont'd . . .

Clause 3 Continued

On April 8th, 1964, Development Permit Application #30879 was filed by R. Sequin, Architect, on behalf of East Side Holdings Ltd., to erect a hotel. After submission of revised drawings by the applicant on June 2nd, 1964, the application was approved by the Technical Planning Board on July 3rd, 1964, subject to a number of conditions being first met by the owner prior to the issuance of the development permit. These conditions were not met and the development permit application was cancelled by the Director of Planning on January 3rd, 1965.

On October 21st, 1963, a rezoning application was filed requesting that Lots 30, 31 and 32 be rezoned from an RS-1 One Family Dwelling District to an RM-3 Multiple Dwelling District. This was not recommended by the Technical Planning Board and Town Planning Commission and the application was not approved by Council on December 3rd, 1963.

On May 2nd, 1966, Dr. F. Hall of East Side Holdings Limited submitted an application to rezone Lot E, and Lots 28-32, Block 71, THSL to a CD-1 Comprehensive Development District for the purpose of a hotel development.

The Technical Planning Board recommended that the application be not approved for the following reason:

> Rezoning of this property to a CD-1 Comprehensive Development District to permit an 8-storey hotel is considered incompatible with the adjacent single family residences.

The Technical Planning Board wished it noted however that they would give favourable consideration to the building of a hotel which may include zoning in depth on both sides of Hastings Street between Cassiar and Boundary Road, or alternatively, both sides of Hastings Street between Renfrew Street and Victoria Drive, subject to a suitable form of development.

The Town Planning Commission concurred in this recommendation, but recommended that favourable consideration be given to the building of a hotel on Hastings Street and further north on Renfrew Street, subject to a suitable form of development being presented.

City Council, on October 25th, 1966, referred the application to a Public Hearing and on April 13, 1967, at the Public Hearing, City Council did not approve the submitted application.

Present Application:

The site is the same as previously considered by Council at the Public Hearing on April 13th, 1967.

A comparison of the previously submitted scheme and the scheme now submitted is as follows:

Item	Previous Scheme	New Scheme
Height of Building	8 floors - 74' high	4 floors - 40' high
Size of Building	48' x 112' long with a 58.6' x 51' (approx.) one-storey addition to the east.	54' x 200' long with a 46' x 72' one-storey addition to the north.
Parking	Two floors of underground parking for a total of 72 cars.	Two floors of underground parking for a total of approx. 165 cars.
Open Portions of Site	Off-street parking for 52 cars, driveway and landscaping areas.	Off-street parking for 4 cars, off-street loading and unloading facilities, driveway, patios and landscaping.

Cont'd . . .

Clause 3 Continued

Floor Space Ratio	Stated to be 1.1.	Stated to be 1.1.
Accommodation	82 sleeping units	100 rooms
Other Facilities	Ballroom, Cocktail Lounge, Dining Lounge, Banquet Room, Coffee Shop, etc.	Restaurant, related hotel facilities, small amount of retailing and a 3000 sq. ft. Beverage Room.

It is also noted that the underground parking structure, while being below grade adjacent to Renfrew Street, would project above grade particularly along Turner to the south and the one-family dwellings to the east.

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be NOT approved as it is considered that rezoning of this site to a CD-1 Comprehensiv Development District to permit the proposed hotel development is incompatible having regard to the one family dwelling district zoning and development, both in the surrounding area and immediately adjacent to the requested hotel development.

The Technical Planning Board would re-affirm its favourable consideration to a suitable hotel development, which may include zoning in depth, on both sides of Hastings between Cassiar and Boundary Road, or alternatively, both sides of Hastings between Renfrew and Victoria Drive.

In addition, the Technical Planning Board notes that City Council, following a Public Hearing on September 12th, 1968, approved, on recommendation from the Technical Planning Board and Town Planning Commission, a hotel development site on the south side of Franklin Street between Kasto and Renfrew Streets, subject to conditions.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Netupsky Engineering Co.

4. Rezoning Application: North side East Broadway between Carolina & Fraser Streets (635 East Broadway)

"An application has been received from Mr. C. Kartsomas, 2290 Blenheim Street, requesting an amendment to the Zoning and Development By-Law whereby Lot 13, Block 119, D.L. 264A would be rezoned from an RM-3 Multiple Dwelling District to a C-2 Commercial District.

The subject site has a frontage of 49.5' and is located on the north side of Broadway between Carolina and Fraser Streets.

In 1965 there were three lots in the half block fronting East Broadway that were not zoned as a C-2 Commercial District. Following two Public Hearings in 1965, City Council approved the rezoning of two of these lots (Lots 11 and 12) to a C-2 Commercial District, subject to the scheme of development being first approved by the Technical Planning Board but not to include a car sales lot. At this time the Technical Planning Board had also recommended that should an application be received to rezone the subject Lot 13 to a C-2 Commercial District, such application would receive favourable consideration.

cont'd...

Clause 4 Continued

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be APPROVED, subject to prior compliance by the owners with the following condition:

> The detailed scheme of development is to be first approved by the Technical Planning Board, such scheme of development not to include a car sales lot.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

5. Rezoning Application: South side West 68th Avenue between Cornish and Granville Streets

"Mr. A. Rae, 2736 West 49th Avenue, in July 1969 requested an amendment to the Zoning and Development By-Law whereby Lots 9, 10 and 11, Block 5, D.L. 325 would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District. Mr. Rae subsequently requested his application be not processed further at that time as he was attempting to acquire additional property.

In February, 1970 Mr. Rae re-affirmed his request that the rezoning application be further deferred and in July, 1970, the Zoning Planner advised Mr. Rae that the Department could not support rezoning of a portion of a block which would leave one isolated lot, and requested advice as to the disposition of his application.

In June, 1971 Mr. Rae requested that his application be now dealt with.

The subject lots are three of five lots zoned as an RS-1 One Family Dwelling District on the south side of West 68th Avenue between Cornish and Granville Streets. The remainder of the block bounded by Cornish to the west, West 70th to the south, Granville to the east and 68th Avenue to the north is zoned as a C-2 Commercial District. The greater portion of this commercial area contains a Safeway retail store development.

The west half of the block abutting Cornish Street was formerly an RS-1 One Family Dwelling District but was rezoned to a C-2 Commercial District to permit the Safeway retail store development following approval by City Council in 1965, on recommendation from the Technical Planning Board and Town Planning Commission, subject to conditions, including provision of a 24' landscaped setback on Cornish Street.

In July, 1965, City Council considered an application from Mr. Rae to rezone two of the three subject lots (Lots 9 and 10) from an RS-1 One Family Dwelling District to a C-1 Commercial District to "build retail stores". The Technical Planning Board and Town Planning Commission recommended that the application be not approved, but that if an application was received to rezone all five lots fronting West 68th Avenue, including acquisition of the existing City lane, then favourable consideration could be given to such application, subject to the scheme of development being first approved by the Technical Planning Board after advice from the Design Panel, and subject to adequate landscaped setbacks being provided from Cornish and West 68th Avenue.

Cont'd . . .

Clause 5 Continued

The three lots comprising the application would have a combined frontage of 99' on West 68th Avenue. The remaining two lots would have a combined frontage of 81' zoned RS-1 One Family Dwelling District.

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be not approved for the following reasons:

> Rezoning of the three subject lots is considered to be unsuitable as such rezoning would leave two lots zoned and used as an RS-1 One Family Dwelling District in an area otherwise wholly zoned and developed for commercial purposes.

However, the Technical Planning Board would support a new application, if filed, to rezone the five lots (Lots 9-13, Block 5, D.L. 325) to a Commercial District, subject to a satisfactory scheme of development being first approved by the Technical Planning Board after advice from the Design Panel, including the provision of adequate landscaped setbacks.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Mr. A. Rae

6. Rezoning Application: West side Nanaimo Street South of Vanness

"An application has been received from Mr. G. DePieri, 4119 Nanaimo Street requesting an amendment to the Zoning and Development By-Law whereby Lot 2, Block 6, D.L. 741 (4119 Nanaimo) would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District.

The applicant states the purpose of his application is 'converting the one family dwelling situate thereon into a two-family dwelling or duplex, by adding an additional floor'.

The subject lot is located within an area on the west side of Nanaimo Street and developed as an RS-1 One Family Dwelling District. Immediately opposite on the east side of Nanaimo is the site of the former Associated Foundry at present zoned as an M-2 Industrial District.

The applicant's solicitor, Mr. E. Wasson, Q.C., of Cowan and Co., was advised by letter in November, 1970, by the Zoning Planner, that a second storey addition to the existing building could not comply with the floor space ratio provisions of the RT-2 Two Family Dwelling District Schedule of the Zoning and Development By-Law. Further, it was the Department's opinion that a formal application to rezone the subject property to an RT-2 Two Family Dwelling District could not receive the support of the Technical Planning Board.

The applicant's solicitor subsequently advised that they wished to proceed with the submission of their rezoning application to City Council, and a formal application was filed on June 1st, 1971.

The Technical Planning Board on July 30th, 1971 RECOMMENDED THAT the application be NOT APPROVED as such rezoning would create an insolated RT-2 Two Family Dwelling District in an area zoned and developed as an RS-1 One Family Dwelling District.

cont'd....

Clause #6 continued:

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendatio of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - E. Wasson, Q.C.

7. Air-Supported Structure for Jericho Tennis Club - 3837 Point Grey Road

The City Building Inspector reports as follows:

"A request has been received from Jericho Tennis Club to erect an air supported structure to serve as a cover for two of their tennis courts for a period of one year.

The tent-like structure measures 100' x 114' and is supported by a fan which operates on normal power supply.

Although the Vancouver Building By-law makes no provision for air-supported shelters of this type, it does permit in Section 2.6 temporary buildings or tents to be erected for a period not exceeding two years, subject to approval by Council.

However, in the 1970 National Building Code, there are regulations dealing specifically with air-supported structures, which are permitted for a period of 12 months with the requirement that a Certificate of Occupancy be issued to cover this period. At the end of the 12 months, the approval may be renewed provided the structure still complies with the regulations when examined at that time.

It is recommended that Council give approval to erect the proposed air structure at Jericho Tennis Club and either remove it or obtain further approval from Council at the end of the one year period subject to

(1) Compliance with the 1970 National Building Code with respect to occupancy, structural and mechanical requirements.

(2) Compliance with Section 2.6 of the Vancouver Building By-law with respect to Fire Protection, Sanitation and Bond of Indemnity to guarantee removal.

(3) Compliance with the Zoning & Development By-law which includes approval of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION

8. 3708 Point Grey Road
Mr. and Mrs. W.D. Smith

Mr. and Mrs. W. D. Smith wrote to His Worship Mayor Campbell requesting permission to re-install a dwelling unit on the second floor of the above building. The Director of Permits and Licenses reports as follows:

"July 24, 1958 an inspection showed that the basement contained two sleeping units that were equipped with cooking facilities and that the main and attic floors were occupied as one dwelling unit.

August 8, 1958 an application was made for a Development Permit to add to and convert the building to provide a duplex containing one dwelling unit on the main floor and one dwelling unit on the second floor. This application was refused.

September 4, 1958 an application was made to the then Board of Appeal to convert the building into a duplex containing one dwelling unit on the main floor and one dwelling unit on the second floor. This Appeal was refused.

October 14, 1958 a Building Permit was issued permitting alterations to be made to the dwelling to provide an increased floor area on the second floor. An affidavit stating that the building would continue to be used as a one family dwelling and signed by W. Duncan Smith and Mary L. Smith is attached to this Building Permit.

March, 1965 an inspection showed the building was occupied as a two family dwelling. Charges were laid against Mary L. Smith on August 28, 1965 and at the request of the defendant, numerous adjournments were given. Some evidence was presented in court and the matter was again adjourned pending the revision of the City Charter with respect to the Zoning and development By-law and the revision of the charging sections of the Zoning and Development By-law. A stay of proceedings on this charge was entered by the City Prosecutor on May 2, 1968.

July 9, 1969 an inspection showed that the building was still occupied as a two family dwelling. The owner was notified of the violation of the By-law.

November 5, 1969 Mr. Smith filed an application for consideration under City Council's hardship policy. This application was refused. Mr. Smith was notified to restore the building to a one family dwelling but re-inspection on April 2, 1970 found that the building was still occupied as a duplex dwelling.

July 16, 1970 charges were laid against Mr. Smith and after several requests by defence counsel for adjournments, re-inspection was made of the building on November 12, 1970 where it was found that the building had been restored to a one family dwelling. Because of this, defence counsel requested that the charge be withdrawn and the City Prosecutor agreed to this request.

The Zoning and Development By-law states that the Technical Planning Board may permit dwelling units to remain provided the unit has been continually used and occupied since a date prior to June 18, 1956.

cont'd....

Clause #8 continued:

As the Unit on the second floor of this building was originally installed after June 15, 1956, has been discontinued as separate living quarters and the sink and cooking facilities disconnected, the Technical Planning Board cannot now consider any application to convert this building. The property is situated in an RS-1 one family dwelling district and it would therefore appear that the only recourse open to Mr. Smith is to again examine his rights to appeal to the Board of Variance.

Your Board forwards this report of the Director of Permits and Licenses for the INFORMATION of Council, and suggests that a copy be forwarded to Mr. and Mrs. Smith.

RECOMMENDATION

9. Bicycle Registration and Storage Facilities: Oakridge Police Station

The City Building Inspector reports as follows:-

"On May 18, 1971 Council approved a report of the Board of Administration dated May 17, 1971, which recommended that selected contractors be invited by the architects to bid for a construction management contract to build the proposed Bicycle Registration facilities, this form of contract being proposed in order to expedite construction of the facilities.

Subsequently, it became evident that the facilities could not be completed by September 1, 1971, the date compulsory registration becomes effective, and that the construction contract therefore could be tendered and awarded on the normal, fixed price basis. Competitive, fixed price tenders were received from selected bidders, as tabulated below. Bidders were required to quote a separate price representing an increase or decrease of the basic tender for an alternative type of brick wall construction. This price appears in the tabulation after the basic tender. Every tender was accompanied by Bid Bond for $3,500.00.

	Basic Tender	Deduct for Alternate
Allan and Viner Construction Ltd.	$68,980.00	$1,200.00
Kennett Contracting Ltd.	$72,980.00	$ 697.00
Allstate Construction Co. Ltd.	$73,177.00	$ 500.00
Mutual Construction Ltd.	$79,595.00	$ 550.00
Grimwood Construction Co. Ltd.	$85,654.00	$ 400.00

The tenders were examined and found to be in order. The lowest tender is that of Allan and Viner Construction Ltd.

The basic tender includes a provisional sum of $3,000.00 for contingencies. It is recommended that this sum be reduced to $2,000.00, and that the alternative price of $1,200.00 be accepted. The tender will be reduced thereby to $66,780.00. The low bidder offers completion within three months.

On the basis of the low tender, revised as recommended above, the total cost of the project, including construction of the facilities, architects' and consultants' fees, site valuation, required landscaping, utilities, services, and sundry items is now estimated to be $90,460.00. This total exceeds the amount appropriated on the basis of preliminary estimates, by $4,460.00.

The Director of Finance advises that the required additional sum can be provided from 1971 Supplementary Capital Funds. For Council information it is noted that the proceeds from property sales, which form part of the supplementary capital funds available, are expected to exceed the amount estimated for 1971.

cont'd....

Clause #9 continued:

It is RECOMMENDED that City Council:

(1) Approve the appropriation of $4,460.00 from 1971 Supplementary Capital funds, for the purpose of completing the required facilities.

(2) Accept the tender of Allan and Viner Construction Ltd. and enter into a contract with them in the amount of $66,780.00 on the basis recommended above, such contract to be satisfactory to the Corporation Counsel.

(3) Authorize the City Treasurer to return the Bid Bonds of the unsuccessful bidders.

YOUR BOARD RECOMMENDS that the foregoing recommendations of the City Building Inspector be adopted.

FOR ADOPTION SEE PAGE(S) 524-525

Board of Administration, August 20, 1971 . . . . . (Licenses 1)

LICENSES AND CLAIMS MATTERS

INFORMATION:

1. Claim No. 11904 - Mrs. W. Barr

The Corporation Counsel reports as follows:

"Mrs. Barr was walking on the sidewalk on the north side of the 100 Block West 22nd Avenue on February 18, 1971, when she fell on an upraised portion of the sidewalk. She broke her glasses and suffered minor facial lacerations and a black eye, as well as bruises and lacerations to both knees.

The sidewalk where Mrs. Barr fell was in generally good condition except for the fact that a portion of the sidewalk had been raised approximately 3/4" above the adjacent slabs by the growing action of the tree roots from an adjacent boulevard tree.

The British Columbia Court of Appeal in 1958, in the action of Lillian Douglas v. City of Vancouver decided that there is no liability upon the City for injuries suffered by someone who trips on an upraised sidewalk slab if the cause of the shifting was the "growing action of tree roots". In addition, Council on June 22, 1971 considered the claim of Mrs. Gladys Green who was injured in very similar circumstances, and decided to take no action on her claim at that time.

It is the opinion of the Corporation Counsel that there is no liability upon the City for the injuries Mrs. Barr has suffered. "

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

(Copies of Mrs. Barr's letters dated February 22nd, May 28th, and July 10th, 1971 are circulated for information.)

FOR ADOPTION SEE PAGE(S) 525

BOARD OF ADMINISTRATION, August 20th, 1971 . . . . (FINANCE 1.)

FINANCE MATTERS

CONSIDERATION

1. Appointment of Auditors - 1972.

The Director of Finance reports as follows:

"The matter of appointment of External Auditors for the year 1972, pursuant to Section 230 of the Vancouver Charter, is submitted for consideration.

The City's present auditors, Riddell, Stead & Co., by letter dated August 12th, have applied for appointment as external auditors for the year 1972 and have submitted other information in support of their application.

The proposed fee for the year 1972 is $34,250, a 6.4% increase over the 1971 fee of $32,100, which they state is due to salary increases in line with cost of living increases.

The appointment of auditors should be in the following form:

> That the firm of ---------- be appointed External Auditors for the City of Vancouver for the year 1972 at a fee of $---------- in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board submits the report of the Director of Finance for Council consideration.

(Copies of letter dated August 12, 1971, from Riddell Stead & Co. are circulated for the information of Council.)

2. Pacific-Asian Conference of Municipalities

A letter has been received from the Mayor of Honolulu extending an invitation to the City of Vancouver to join an organization to be known as the Pacific - Asian Conference of Municipalities (PACOM). The membership is to be made up of Mayors, Legislators and other municipal officials of cities from countries bordering on the Pacific and Asian Oceans.

A copy of the letter and of the proposed Articles of Association are circulated for the information of Council.

It is advised that there will be no conference registration fees and all expenses while at the meetings will be borne by the City and County of Honolulu. Delegates will pay only for their rooms and meals.

Your Board submits the foregoing invitation for the CONSIDERATION of Council.

(A brochure submitted by the City of Honolulu explaining the purposes of PACOM is on file in the City Clerk's Office)

FOR ADOPTION SEE PAGE(S) 525

BOARD OF ADMINISTRATION

SUPPLEMENTARY

PERSONNEL MATTERS

RECOMMENDATION

August 20, 1971.

1. Deferment of 1970 Vacation Entitlement:
Mrs. P.M. Barby and Mrs. L. Pritchard, Mayor's Office

The Acting Director of Personnel Services reports as follows:

"I have received a request from Mr. C. Lowery, Executive Assistant to the Mayor, for Mrs. P.M. Barby and Mrs. L. Pritchard, both Clerk Stenographer IV's, to defer their remaining 1970 vacation entitlement to 1971. They were unable to take all their vacation in 1970 due to the pressure of work caused by the election of the members of Council.

Mrs. Barby: 2 days Mrs. Pritchard: 5 days

It is therefore recommended that the request of the Executive Assistant to the Mayor be approved."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

CONSIDERATION

2. Added Duties for the Secretary to
Director of the Vancouver Public Library

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems.

"The Library Board has recommended that the subject position be reclassified from Clerk Stenographer III to Clerk Stenographer IV.

The Director of Personnel Services has reviewed this recommendation and agrees, in light of the incumbent's present duties.

The position was last reviewed in 1967 and classified as a Clerk Stenographer III at that time. Since that time there has been a gradual accretion of duties at a higher level than was anticipated in 1967. Recently for example, she has been asked to prepare the agenda for and record the minutes of Library Board meetings, a task originally the responsibility of the Assistant Director of the Library. The Director of the Library has made some minor reallignment of duties of his senior staff primarily to strengthen the position of the Assistant Director by removing from that position a number of less important day to day administrative duties which can and should be handled by the senior clerical staff. The Assistant Director will become more involved in the professional development of the librarians, in book selection and in the general provision of services to the public. At this time there appears to be no other positions whose classification is affected by taking on additional duties from the Assistant Director.

cont'd....

Clause #8 continued:

The recurring annual cost of this recommendation including fringe benefits at 12% would amount to approximately $1,062 at 1971 rates. Cost for the remainder of 1971 would be about $231. The necessary funds for 1971 are available in the Library's salaries account. This position is excluded from the bargaining unit."

Your Board submits the above report of the Director of Finance and the Co-ordinator of Data Processing & Systems for Council consideration.

FOR ADOPTION SEE PAGE(S) 525-526

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 24, 1971, in the Council Chamber at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird
Alderman Linnell (Leave of Absence - illness)

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting dated August 10, 1971 be adopted, except for the item dealing with Cassiar/Highway 401 (Charles and Williams Streets) contained on pages 16 to 18, which item be held for adoption later.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting dated August 17, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT This Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Certain Local Improvements on Special Grounds

At the Special Council meeting on July 29th, following the Court of Revision, the following resolution was passed relating to certain local improvement projects which the administration was recommending be proceeded with on special grounds:

"THAT Items Nos. 40, 41 and 42 be referred to a subsequent meeting of Council for further consideration, at which time the Board of Administration report of July 19, 1971 'Local Improvements on Special Grounds', be also considered, and that the Traffic Engineer be present during the consideration".

The Council further considered the report of the Board of Administration dated July 19th, 1971, and considered the following projects:

(a) Pavements and Curbs, Knight Street from 49th Avenue to 57th Avenue.

(b) Pavement and Curbs, Rupert Street from 1st Avenue to 2nd Avenue on the E/S and from Graveley Street to 2nd Avenue on the W/S

(c) Pavement and Curbs, 49th Avenue from Oak Street to Elm Street on the N/S and from Oak Street to Marine Crescent on the S/S

cont'd....

UNFINISHED BUSINESS (cont'd)

Certain Local Improvements
on Special Grounds (cont'd)

MOVED by Ald. Rankin,
THAT the project for pavement and curbs on Knight Street from 49th Avenue to 57th Avenue be approved but all costs be paid out of General Revenue.

- LOST

MOVED by Ald. Broome,
THAT the project for pavement and curbs on Knight Street from 49th Avenue to 57th Avenue be proceeded with on Special Grounds.

- LOST
(Not having obtained the required 8 votes)

MOVED by Ald. Broome,
THAT the project for pavement on curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side be proceeded with on special grounds.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT the project for pavement and curbs on 49th Avenue from Oak Street to Elm Street on the north side and from Oak Street to Marine Crescent on the south side be proceeded with on special grounds.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Broome,
THAT the City Engineer be authorized to call tenders for the foregoing three projects.

- CARRIED

Parking Restrictions

Alderman Hardwick requested a report from the City Engineer on the policy of determining installation of 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. parking restrictions, e.g. are residents affected notified, do they have any rights of appeal, etc.

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2. Social Service Department: Establishment of Financial and Administrative Services Division and Social Services Division

The Council considered the following Board of Administration report of July 23, 1971, which was tabled on July 27th to give the Municipal and Regional Employees' Union an opportunity to consider it:

"Your Board has received the following report from the Director of Welfare Services:

"ITEM I - Total Departmental Staff Requirement

On October 22, 1970, Council when dealing with the Board of Administration report of September 25, 1970 approved a total of 191 positions for the Department, exclusive of Taylor Manor and Pacific Hostel staff and Public Health Nurses seconded from the Health Department. By that report, it was also established that 129 positions would be required for the Financial and Administrative Services Division.

Since my appointment, the positions have been reviewed and as a result I recommend the following permanent Departmental establishment:

cont'd...

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

	Recommended		Oct.22/70 Authorization	
Director	1		1	
Systems Analyst	1		1	
Staff Trainer	1			
Financial & Administrative Services Division	140		129	
Social Service Division				
City Positions	21		33	
Provincial Positions	27		27	
		191		191
Taylor Manor Staff	12		12	
Pacific Hostel Staff	17		17	
Public Health Nurses	8½		8½	
		37½		37½
Total Department Establishment		228½		228½

Details are shown on the attached Appendices

ITEM II - Implementation of Financial and Administrative Services Division

Considerable progress has been made on the establishment of the Financial and Administrative Services Division. The Division Head, Mr. H.I. McLean, was appointed on February 1, 1971.

The Division has been organized into three branches, namely:

(i) Clerical Services
(ii) Financial Services
(iii) Accounting Services

Branch Heads have been appointed for Financial Services - Mr. E. Hepting; and for Accounting Services - Mr. A. Inglis. I anticipate that the Clerical Services Branch Head will be appointed within the next two weeks.

With the assistance of the Systems Analysts many unnecessary procedures have been eliminated, and a system evolved which will provide for more effective use of staff, better control over eligibility and issue and a faster service to applicants.

This Division has assumed responsibility for:

(i) providing all administrative and clerical services;

(ii) receiving applications, establishing eligibility, recommending and issuing allowances;

(iii) preparing and rendering accounts to obtain reimbursement of monies disbursed, approval of accounts payable, preparation of Canada Assistance Plan claims;

(iv) other related duties;

in accordance with the recommendations included in the Board of Administration report of September 25, 1970 and approved by Council resolution of October 22, 1970.

cont'd...

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

Clerical Services Branch

The recommendations in previous reports have been implemented, particularly in the Records Branch where a new filing system has been installed. Review of other clerical processing is still in progress.

Accounting Services Branch

Personnel to fill the permanent positions previously approved for this Branch are still being selected. Considerable assistance has been given by the Director of Finance and members of the Data Processing Branch. Review of procedures continues.

Financial Services Branch

Financial assistance will be provided to people in need through the existing five District Offices - namely: East, North, South, West and Single Men's. Investigation is currently in process relative to relocation of the North District Office outside of the 8th Avenue Building. Within the next six months a careful review of the Single Men's District Office operation will be completed which may result in older indigent single men being transferred to the other four District Offices.

Each District Office will contain three sections, namely:

(i) Financial Aid Section
(ii) Clerical Services Section
(iii) Rehabilitation Services Section

There will be no Unit Directors. Functional supervision will be exercised from Central Office. This is an essential change in management lines to ensure consistency throughout the entire Department. Considerable inconsistency has existed between Units in the past.

The Financial Aid Section in each District Office will be staffed by one or more Social Service Assistants IA (the working supervisors) and a number of Social Service Assistants I in accordance with rated volume of cases handled.

(a) Implementation Action

It would be impossible to implement the new system in all District Offices at the same time. Accordingly, it was decided to select the East District Office as the 'prototype' and test the new system for 30 to 45 days commencing on June 14, 1971. Following the test period, all District Offices will be staffed and operating on the new system by approximately August 23, 1971.

(b) Responsibilities of Social Service Assistants

The Social Service Assistants in each District Office will be responsible for:

(i) assisting in completion of Social Assistance applications;

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

(ii) advising applicant whether he is eligible; how much assistance he will receive; when to expect first cheque; the responsibilities of applicant to keep Department informed of changes in financial circumstances, residence, etc.;

(iii) issuing emergency assistance, if required, before first cheque is available;

(iv) completing application for medical coverage, if applicable;

(v) preparing Identification Card;

(vi) completing Social Data Form. This is a new form which has been specially designed to provide basic information on applicant's potential for employment;

(vii) in case of rejection, to provide applicant, in writing on form letter, reason for rejection and specific direction for administrative review. Criticism is currently levelled against the Department from applicants who do not know why they have been rejected. Instituting this automatic procedure will circumvent 'hassling' of staff and provide the applicant with an appeal in a rapid and efficient manner. Furthermore, it enables the administration to monitor interpretation of policy by staff and to make necessary corrections;

(viii) handling all overages.

(c) Cheque Inquiries

All telephone or personal inquiries regarding cheques will be handled by a designated clerical person in each District Office. Under the existing system many valuable hours of Social Worker's time is expended on this activity for which they are not trained nor hired to perform.

(d) Home Visits

No home visits will be made by Social Service Assistants in the District Offices. These will be handled by a Central Office Home Audit Group, under the Eligibility Section. This Group will comprise 2 Social Service Assistant IA and 8 Social Service Assistants I. The Home Audit Service will automatically make a home visit on every 10th person enrolled on assistance, or recipient where there is a change in financial circumstances. Additional home visits will be made on receipt of request from District Office Social Service Assistants. This will be a major improvement over the present system.

(e) Appointment Scheduling

The daily schedules of the Social Service Assistants in the District Offices, including the Supervisor, will be strictly programmed. It is estimated that the majority of new applicants and requests from existing recipients can be adequately handled in less than 30 minute interviews. The

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

Appointment Scheduling (cont'd)

appointment schedules for the Social Service Assistants will be arranged by a Receptionist in each District Office. Where a Social Service Assistant requires additional time he will notify the Receptionist.

(f) Casework Relationship

There will be no 'casework relationship' between the Social Service Assistants and the recipient. A Social Service Assistant taking an application from a particular applicant may not see the same person again. Introduction of this concept will circumvent some of the problems which have arisen from close dependency on a particular worker. In essence, the nature of the service is purely financial assistance and there is no need for a continuing relationship.

Under the new system, Social Workers in the Department will be divorced of all responsibility pertaining to applications for assistance, overages, etc. They will, of course, need to be fully aware of financial assistance policies and procedures and will need to have the closest possible working relationship with the Social Service Assistants in the District Offices. This is a most progressive move in that it facilitates the development of highly skilled staff to handle financial assistance matters and to develop the social work staff to deal with the problem of getting as many recipients as possible into a position of economic independence through tested rehabilitation techniques.

ITEM III - Establishment of Social Services Division

To meet with the second major directive of City Council (resolution of October 22, 1970), namely:

'to concentrate the work of Social Services on those recipients who are most likely to become economically independent because of rehabilitation efforts',

a proposed restructuring of the Social Services Division has been evolved as outlined in Appendix III.

This Division to encompass four branches, namely:

(i) Rehabilitation Services Branch
(ii) Special Services Branch
(iii) Health Care and Aging Branch
(iv) Transient Persons Branch

(a) Staff Positions Required

See Appendix III for Social Services Division structure and staff requirement. Note: Position classifications are not shown as they have yet to be established.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

(b) Rehabilitation Services Branch

This Branch will be responsible for:

(i) transmitting Departmental rehabilitation policy to District Office Rehabilitation Supervisors;

(ii) in co-operation with District Office Rehabilitation Supervisors, developing required procedures to carry out policies;

(iii) in co-operation with District Office Rehabilitation Supervisors, recruiting, training and placement of Social Work staff into the five District Offices;

(iv) keeping the Assistant Director - Social Services Division continually informed of effectiveness of program, results and need for changes;

(v) maintaining necessary working relationship with the Division Head of Financial Services;

(vi) maintaining necessary working relationship with relative community rehabilitation resources.

(c) Responsibilities of District Office Rehabilitation Staff

The rehabilitation staff in the District Offices will be directly responsible for assisting recipients to make the most effective use of the resources of the Department and the community at large with the objective of attaining maximum economic independence. Each District Office is to be staffed by a Rehabilitation Supervisor and four or more Social Workers depending on volume.

The Social Data Form completed by the Financial Services staff will be transmitted to the Rehabilitation Supervisor in the District Office who will review the form and immediately make one of two decisions:

(i) establish conclusively that no rehabilitation action is feasible. A notation will be made on the file that the case has been reviewed and no action indicated. In a minority of cases of this nature, there may be indication for temporary or continuing medical follow-up and a note will be forwarded by the Rehabilitation Supervisor to the Branch Head - Health Care and Aging.

(ii) establish that the recipient should be interviewed by one of the District Office Rehabilitation Workers. The recipient will be contacted within days of being granted assistance and asked to come into the office. The Rehabilitation Worker will then develop a 'profile' or detailed assessment of the recipient. From this profile a decision will be made on potential for rehabilitation. If no potential indicated, no action will be taken. In some instances, for example, the deserted mother with pre-school children, further planning may be deferred. Where potential is evident, the Rehabilitation Worker will discuss the situation with the

continued . . .

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

recipient and encourage the person to develop a 'plan' that is understood, acceptable and realistic. Having developed the 'plan', the Rehabilitation Worker will then direct the person to available resources to ensure realization. The 'plan' will be modified as circumstances dictate.

(d) Health Care & Aging Branch

Within the next three months in conjunction with the Medical Health Officer, an assessment will be made of the operation of this Branch of the Department which is staffed with both Social Workers and Public Health Nurses.

(e) Special Services Branch

This Branch will include:

(i) Vancouver Opportunities Program
(ii) Creative Job Search
(iii) Education and Traning Section
(iv) Work Activity Section
(v) Home Management
(vi) Day Care

(f) Vancouver Opportunities Program

This is one of the most progressive rehabilitation resources in Canada. One Social Worker will be assigned to establish more effective working arrangements with the Opportunities Organization and to initiate the necessary policies and procedures for District Office rehabilitation staff to make use of this resource. At present there are over 360 recipients on this program.

(g) Creative Job Search

This is another very progressive resource operated by 3 Social Workers, for use of District Office rehabilitation staff. It is used specifically for persons who have the physical and mental capacity to work, but little understanding of their capabilities, have difficulty holding a job, do not know how to put the capabilities in an organized way to a prospective employer and, in general, lack understanding of the demands of industry. This program has been in operation for over a year and has proven to be one of the fastest and most effective techniques to get persons into employment.

As part of the rehabilitation program, Rehabilitation staff will be made aware of job opportunities available by the Provincial Alliance of Businessmen, Canada Manpower and employers.

(h) Education and Training Section

A Social Service Worker will be responsible for liaison with all existing and potential training resources (e.g. - Canada Manpower, Vancouver City College, private training schools etc.). Specifically this person will develop the necessary system and procedures for use by the rehabilitation workers.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department (continued)

ITEM III - Establishment of Social Services Division (cont'd)

(i) Work Activity Section

This is a rehabilitation service for persons who require work experience under controlled conditions. Each participant is paid the going wage rate for the job performed. Duties of the Social Worker assigned to this project include maintaining contact with all participants on work activity projects and assessing each individual's progress and readiness for competitive employment. To date one program has been completed with the Park Board; currently the Provincial Government has assigned 50 jobs in the Cypress Bowl development project for Vancouver Social Service recipients. Suitable persons have now been selected to fill the jobs and the Social Worker is continuing to assess the progress of each person involved.

(j) Home Management

At present a part-time Nutritionist is seconded to the Department from the Health Department. The other part of her time is devoted to duties at the Vancouver Children's Aid Society.

Discussions are in progress with the Medical Health Officer concerning the feasibility of providing one full time Nutritionist to:

(i) provide a consultant nutritionist service to designated recipients;

(ii) provide advice to District Office rehabilitation workers on nutritional, budgeting and home management matters.

(k) Day Care

It is proposed to have one full time Social Worker on a short term experimental basis, to examine this resource to help mothers (with children) on assistance to get out to work. The program when developed will be reported to Council for approval, before implementation, and to the Provincial Department for cost sharing as a special project.

ITEM IV - Staff Training and Development

This section will require one Social Service Worker and one Clerk Typist. The Social Service Worker will report to the Director.

Responsibilities

(i) To organize an orientation course and provide same to all new staff joining the Department. Specifically the orientation course will include the objectives and structure of the Department, and the functions of each branch and section. The same course would be provided to all permanent staff.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

(ii) To provide a detailed outline of specific information on legislation, policies and procedures, communication channels, etc., to ensure that staff know what other people do, as well as information about their own duties.

(iii) To organize in-service training sessions for various groups of staff.

ITEM V - Change of Name of Department

To clearly reflect the objectives of the Department:

(i) financial assistance for people in need, and

(ii) rehabilitation services for recipients with potential for employment,

I recommend that the City change the name of the Department from 'Social Service Department' to 'Welfare & Rehabilitation Department'.

ITEM VI - General Comment

I am most impressed with the staff of the Social Service Department and I think they should be highly commended for having 'stuck it out' under the most trying circumstances. The uncertainty as to what was going to happen raised anxiety levels to unbelievable heights. I am pleased to report that most of the anxiety has been relieved by the definitive action taken in recent weeks and the staff is looking forward to completion of the reorganization and moving on with the new system which I believe most agree is a proper and necessary approach.

Welfare Departments are being severely criticized from coast to coast. Much of this criticism is justified because in the past sufficient attention has not been given to helping people on assistance with potential for employment to use available training and employment opportunities to achieve economic independence. Most welfare departments, strange as it may seem, have carried on from year to year with the assumption that this was someone else's responsibility. It is readily apparent that there are and will be many people who require long term financial assistance because of age, physical and/or mental impairment, etc. However, in the majority of instances, assistance should be short term and major emphasis has to be placed on rehabilitation. The alternative is long term dependency with its many social problems.

ITEM VII - Provision of Funds

The Comptroller of Accounts advises that in establishing the Departmental budget for the fiscal year 1971 sufficient funds were provided to defray the City's portion of all salary costs for the permanent positions recommended in this report. Therefore no further funds are required.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

ITEM VIII - Summary of Recommendations

As Director of Welfare Services, I RECOMMEND that:

(a) the Department organization as outlined in this report be adopted and the total number of permanently established positions be 228;

(b) the Financial and Administrative Services Division have a total of 140 permanently established positions as shown on Appendix I of this report;

(c) the Social Service Division have a total of 85½ permanently established positions as shown on Appendix 1 of this report; (including 27 Provincial employee positions)

(d) the name of the Department be changed to 'Welfare and Rehabilitation Department';

(e) the Board of Administration be authorized to approve for each permanently established position the classifications and pay grades in connection with this reorganization (in accordance with Council resolution of July 22, 1969).

Your Board note that no further funds are required to implement the recommendations of the Director of Welfare Services, and

RECOMMEND that:

(i) the report be received and tabled for a period of two weeks to give the Municipal and Regional Employees' Union an opportunity to consider the report, and

(ii) the recommendations of the Director of Welfare Services be adopted at a subsequent Council meeting.

(iii) the report be submitted to the Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, so that he can have the opportunity of giving his comments and approving the establishment for grant purposes.

NOTE: This report recommends the establishment of the required number of permanent positions for a satisfactory level of service under present conditions.

There are already indications that special conditions may be imposed upon the Department, which will ultimately result in requests being made for additional temporary positions to meet such special conditions.

(The appendices referred to are on file in the City Clerk's Office)

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Social Service Department
(continued)

MOVED by Ald. Hardwick,
THAT the following recommendations of the Board of Administration be adopted:

(i) the recommendations of the Director of Welfare Services be adopted;

(ii) the report be submitted to the Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, so that he can have the opportunity of giving his comments and approving the establishment for grant purposes.

- CARRIED

3. Museums Department:
Attendants and Cashiers

The Council considered the following Board of Administration report dated August 6th concerning attendants and cashiers in the Museums Department:

"On July 13, 1971 City Council received a report entitled 'Interim Administration and Operation - Centennial & Maritime Museums and Planetarium'. Recommendation IV (which was adopted) was as follows:

'A detailed survey of all aspects of operation of the total complex be undertaken by the Administrative Analyst, and the Board of Administration report to Council from time to time on recommended changes in organization and operation.'

Your Board now submit the following report concerning Attendants and Cashiers.

(a) Centennial & Maritime Museums
Hours Open to Public

	PRESENT	PROPOSED
School Days - Monday to Friday - 35 Weeks	9:00 a.m. - 9:00 p.m.	9:00 a.m. - 5:00 p.m.
Saturdays, Sundays and Holidays - 114 Days	11:00 a.m. - 10:00 p.m.	12 Noon - 8:00 p.m.
Non School Days - Monday to Friday - 17 Weeks	9:00 a.m. - 9:00 p.m.	12 Noon - 8:00 p.m.

Note: Opening hours to be extended to 10:00 p.m. during week-ends in the Summer periods.

During week day periods when the Museums are closed at 5:00 p.m. it will be necessary to have one Attendant on duty in the foyer to receive patrons attending the Planetarium shows, meetings in the Auditorium and restaurant patrons. An Attendant will be required in the Planetarium during the course of each show.

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(b) Basic Manning Per Shift

	PRESENT	PROPOSED
Centennial Museum		
Galleries	3	2
Special Exhibit	1	-
Foyer	1	1
Relief	1	-
Supervisor	1	1
	7	4
Planetarium		
Gallery	1	-
Theatre	2	1
	3	1
Maritime Museum		
Supervisor	1	-
Gallery	1	1
	2	1
Cashiers		
Centennial Museum	1	1
Maritime Museum	1	1
	2	2
Total Per Shift	14	8

Three additional Attendants may be employed in the Centennial Museum and one additional Attendant may be employed in the Maritime Museum on Saturdays, Sundays and Holidays from 1:00 p.m. to 5:00 p.m. and one relief Attendant when required during weekdays. An Attendant may be provided for the St. Roch from 9:30 a.m. to 1:30 p.m. during school periods.

(c) Estimated Cost Comparison for Basic Manning, Additional and Relief Attendants

	PRESENT		PROPOSED	
Weekly	Hours	$ (A)	Hours	$ (A)
Monday	94½	$ 253	46	$ 142
Tuesday	186	482	79	237
Wednesday	186	485	79	237
Thursday	186	485	79	237
Friday	193	500	79	237
Saturday	195	497	85½	256
Sunday	190	477	85½	256
Provision for Statutory Holidays, Increments and Supervision		417		350
Estimated Weekly Cost	1230½	$ 3,596	522½	$1,952
Estimated Monthly Cost		$15,583		$8,458

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(A) Based on rates applicable to varying positions

Annual Cost (B)

1971 Budget	$187,000
Estimated Annual Cost Based on Revised Schedule	$101,500

(B) Exclusive of fringe benefits

(d) Numbers of Employees

	PRESENT	* PROPOSED
Group A - working 35 hour week	14	7
Group B - working 3 or more shifts but less than 35 hours per week	28	9
Group C - working less than 3 shifts per week	12	9
Total	54	25

* Actual numbers in each group may be varied from time to time depending upon the program being conducted and the availability of suitable employees.

City Council at its meeting of April 27, 1971 adopted a Supplementary Agreement (known as Schedule D) to the Collective Agreement entered into between the City and the Municipal and Regional Employees' Union covering special provisions that apply to Museum Attendants I and II and Cashier Attendants.

Section 4, Subsection (I) states:

'The services of every employee covered by this Schedule shall be subject to termination upon thirty (30) days notice in writing.'

As noted above, there are at present 54 employees covered by the Supplementary Agreement, but after implementation of the proposals contained in this report 25 Attendants and Cashiers only will be required.

It is therefore RECOMMENDED that the Museum Manager in conjunction with the Director of Personnel Services, advise the Business Manager of the Employees' Union of selection of 7 Group 'A' employees to work a 35 hour basis, 9 to work as Group 'B' employees and 9 to work as Group 'C' employees, and to give the remaining 29 employees one months written notice of termination of employment.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

(i) the hours during which the Centennial Museum and Maritime Museum be open to the public be as shown under the heading 'Proposed' at Item (a) above;

cont'd....

UNFINISHED BUSINESS (cont'd)

Museums Department:
Attendants and Cashiers (cont'd)

(ii) the basic manning shift shown under 'Proposed' in Item (b) above be adopted, with the proviso that three additional attendants for the Centennial Museum and one additional attendant for the Maritime Museum may be employed on Saturdays, Sundays and Holidays from 1:00 p.m. to 5:00 p.m., a relief attendant be employed as required during week days and an attendant be provided for the St. Roch during school periods;

(iii) the Museum Manager be authorized with the Director of Personnel Services to advise the Business Manager of the Employees' Union of selection of employees to be placed in Groups 'A', 'B' and 'C' and to give one months written notice to all other concerned employees (29 in total) of termination of employment;

(iv) the Museum Manager be authorized to institute the new schedule as soon as possible after September 10, 1971.

NOTE: Attendance By Public

Attached to this report is a copy of the results* of a survey, of the attendance by the public at the Centennial Museum, carried out in 1969 together with a report from the Museums Manager of paid attendance in recent months."

*(on file in City Clerk's Office)

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

Safety Procedures in the Planetarium

(a) The Council considered a report of the Board of Administration dated August 20, 1971, concerning safety procedures in the Planetarium, as follows:

"Your Board have received a letter from the Municipal and Regional Employees' Union, dated August 20, 1971, dealing with the safety of persons attending performances in the Planetarium. The letter suggests that an additional Attendant be retained.

Having regard to these representations your Board submit a report from the Manager, Museums and Planetarium, setting out the safety precautions proposed.

Your Board note a statement from the Manager that, should the new proposals prove inadequate or dangerous in any way, the Manager will report back (to Council) immediately.

Your Board submit the foregoing for the consideration of Council."

cont'd....

UNFINISHED BUSINESS (cont'd)

Safety Procedures in the Planetarium (continued)

MOVED by Ald. Adams,
THAT the Board of Administration report dated August 20, 1971, be received.

- CARRIED

(b) The Council also considered a report of the Board of Administration dated August 23, 1971, concerning a letter received from the Vancouver Museums and Planetarium Association also dealing with safety procedures in the Planetarium. The Board submitted correspondence between it and the Association on the matter.

The Board of Administration recommended:

'that the letters be referred to the Board of Administration so that the several points raised by the Vancouver Museums and Planetarium Association can be clarified and, if necessary, a further report be submitted to Council if there are any changes to the recommended proposals'.

MOVED by Ald. Broome,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

Delegation Matters

It was agreed to defer the following matters to later in the day, pending the hearing of delegations:

(a) Transient Youth: Children's Aid Society

(b) Options to Repurchase: Redevelopment Project II, Area A-5

COMMUNICATIONS OR PETITIONS

1. Nuclear Test: Amchitka Island

MOVED by Ald. Hardwick,
THAT the letter of reply from the Secretary of State for External Affairs, enclosing outline of the position the Canadian Government has taken with respect to the protest to the United States Government on the proposed nuclear test on Amchitka Island, be received.

- CARRIED

2. Utility Services Underground: Gastown/Chinatown

A letter of reply was received from Dr. Shrum, Chairman of B.C. Hydro and Power Authority advising that if the City goes ahead with its plans to improve Maple Tree Square, the B.C. Hydro will cooperate by putting the distribution lines underground, at no cost to the City. It was advised that the offer applies only to the first phase of the Gastown project and will not be used as a precedent for later phases or for other areas in the City. Dr. Shrum also stated that the B.C. Hydro has established certain priorities for their underground program and do not wish to revise them at this time.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Utility Services Underground:
(continued)

MOVED by Ald. Phillips,
THAT His Worship the Mayor, on behalf of Council, express appreciation to Dr. Shrum and request of him a list of priorities mentioned in the letter:

FURTHER THAT His Worship be in touch with the B.C. Telephone Company advising them of this decision by the B.C. Hydro and Power Authority and requesting the telephone company give favourable consideration to the City's earlier request of installing services underground in Maple Tree Square.

- CARRIED

3. Reorganization:
Vancouver Civic Government

A letter was received from the Minister of Municipal Affairs, dated August 19, 1971, containing the observations of the Minister as to a possible reorganization of the Vancouver civic government. The Minister stated that he would be prepared to discuss with the Council the implications of this proposed structural change on the day-to-day operations of the City of Vancouver and is also prepared to advance a proposal for reorganization at the next session of the Legislature, following public and Council discussion.

MOVED by Ald. Adams,
THAT the letter from the Minister of Municipal Affairs be referred to the Standing Committee on General Purposes for consideration and report.

- CARRIED

MOVED by Ald. Phillips, in amendment,
THAT the following words be added to the foregoing motion of Adams:

'and the Chairman of the General Purposes Committee invite the Minister to appear before the Committee to speak in support of his letter'.

- LOST

(The motion of Alderman Adams was put and carried)

4. Centennial Grant:
Lithuanian Folk Musicians

A letter dated August 17, 1971 was received from the Centennial Committee recommending that a grant be approved out of Centennial funds to the Lithuanian-Canadian Community, in the amount of $175.00 in connection with Lithuanian folk musicians who will be visiting Vancouver in September.

MOVED by Ald. Sweeney,
THAT the recommendation of the Centennial Committee for a grant of $175.00 to the Lithuanian-Canadian Community be approved, on the following basis:

Bus Tour of City	$140.00
Box Lunch	35.00
	$175.00

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Disturbance: Gastown

A letter, dated August 16, 1971, was received from the Attorney General respecting recent disturbances in Gastown. The Attorney General acknowledged receipt of the resolution and documents forwarded to him by Council and advised that the submissions will be considered by him, together with other reports anticipated.

MOVED by Ald. Phillips,
THAT the letter from the Attorney General be received.

- CARRIED

6. Complaints re Capilano Stadium Parking Lot

MOVED by Ald. Rankin,
THAT, as requested in a petition dated August 21 from residents of the 4500 block Ontario Street, arrangements be made to hear a delegation concerning the conditions surrounding Capilano Stadium.

- CARRIED

7. Proposed Commercial Development: Victoria Drive at Prestwick Avenue

A letter was received from Mrs. Agnes Kripps, M.L.A., dated August 20, 1971 requesting that the issuance of a building permit in connection with a proposed commercial development at 7475 Victoria Drive, be withheld pending a review of the development. Attached to Mrs. Kripps' letter was a petition signed by 175 residents opposing this development. Mrs. Kripps proposed that whenever an area, designated for a specific kind of development is not developed as required and specified by the zoning by-law within a given period of time -- (approximately 15 - 20 years), then that by-law governing that area should automatically become frozen and subject to City Council review.

The Council agreed to hear Mrs. Kripps on this subject later today if this arrangement is suitable to her.

(see page 30)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 20, 1971

Works and Utility Matters

Construction Contract Procedure: Withdrawal of Tenders (Clause 8)

The Board of Administration submitted a report of the City Engineer concerning the withdrawal of tenders involving construction contract procedure.

MOVED by Ald. Adams,
THAT City construction tender documents be drawn so that no bidder may withdraw his tender between the closing time for submission of tenders and the execution of the contract with the successful tenderer unless contract execution is delayed beyond a specific number of days from the closing. The number of days would depend upon the circumstances but might commonly be 30 or 60 calendar days; and

THAT the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the Council, upon recommendation of the appropriate Chief Officer, that he has made a genuine, provable and significant error in his tender.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Shinerama 71 for Cystic Fibrosis (Clause 9)

The Board of Administration submitted a report of the City Engineer on a proposal by the Alma Mater Society of U.B.C. and the B.C. Institute of Technology to hold a Shinerama, or shoe shine day, on Friday, September 17, 1971, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. Permission to shine shoes on City sidewalks in this regard is requested by the organizations.

MOVED by Ald. Adams,
THAT permission be granted to the Alma Mater Society of U.B.C. and the B.C. Institute of Technology to place shoe shine boxes on City street allowances and to hold a shoe shine day in Vancouver on September 17, 1971, such permission being subject to:

1. Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

2. A six foot clearance in the downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated August 20, 1971, Clauses 1 to 7 inclusive and Clause 10 be adopted.

- CARRIED

Social Service Matters

Provincial Mental Health Branch
Treatment Program

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Social Service and Health matters), dated August 20, 1971, be adopted.

- CARRIED

Building and Planning Matters

Proposed Public Housing Sites:
S/W corner Windsor Street & 7th Avenue
N/S 8th Avenue betw. St. Catherines
and Windsor Streets (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated August 20, 1971, be adopted and the Board of Administration report on the present status of the availability of public housing sites in the City.

- CARRIED

Rezoning Application: E/S Renfrew Street
between Pender and Turner Streets(Clause 3)

Rezoning Application: S/S West 68th Avenue
between Cornish and Granville Streets (Clause 5)

Rezoning Application: W/S Nanaimo Street
South of Vanness (Clause 6)

It was agreed to defer the foregoing matters pending the hearing of delegations as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated August 20, 1971, Clauses 2, 4, 7 and 9 be adopted and Clause 8 received for information.

- CARRIED

Licenses and Claims Matters

Claim: Mrs. W. Barr

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Licenses and Claims matters), dated August 20, 1971, be received for information.

- CARRIED

Finance Matters

Appointment of Auditors: 1972 (Clause 1)

The Board of Administration submitted a report of the Director of Finance concerning the appointment of External Auditors for the City for 1972. It was advised that the present auditors, Riddell Stead and Company, have applied for reappointment at a proposed fee of $34,250.00, a 6.4% increase over the 1971 fee.

MOVED by Ald. Adams,
THAT the firm of Riddell Stead and Company be appointed External Auditors for the City of Vancouver for the year 1972 at a fee of $34,250.00 in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED

Pacific-Asian Conference of Municipalities (Clause 2)

The Board of Administration advised of an invitation received from the Mayor of Honolulu for the City to join an organization to be known as the Pacific-Asian Conference of Municipalities. The first conference has been arranged in Honolulu on November 28th.

MOVED by Ald. Broome,
THAT this letter be received.

- CARRIED

B. Personnel Matters, Supplementary, August 20

Deferment of 1970 Vacation Entitlement: Mrs. P.M. Barby and Mrs. L. Pritchard, Mayor's Office (Clause 1)

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated August 20, 1971, be adopted.

- CARRIED

Added Duties for the Secretary to Director of the Public Library (Clause 2)

The Board of Administration submitted a report of the Director of Finance and the Coordinator of Data Processing and Systems advising that the Library Board has recommended that the position of Secretary to the Director of the Public Library be reclassified from Clerk Stenographer III to Clerk Stenographer IV. The Director of Personnel Services generally outlined the additional duties assumed by the incumbent since the position was last reviewed in 1967 and advised of the additional costs involved.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Added Duties for the Secretary to the Director of the Public Library (cont'd)

MOVED by Ald.Hardwick,
THAT the position of Secretary to the Director of the Public Library be reclassified from Clerk Stenographer III to Clerk Stenographer IV and that the necessary funds be charged to the Library Salaries Account.

- CARRIED

C. Property Matters

Street Allowance: 37th Avenue
Fraser Street to Inverness Street
(Clause 5)

The Board of Administration advised that petitions had been received both for and against the sale of City-owned lots in the area of 37th Avenue, Fraser to Inverness Streets and that the City Engineer has submitted a report to the Board of Administration on a recommended width for 37th Avenue in this area.

MOVED by Ald. Phillips,
THAT arrangements be made for delegations to be heard on this matter and that a copy of the City Engineer's detailed report be given to the parties wishing to appear, prior to their appearance before Council.

- CARRIED

Balance of Property Matters

MOVED by Ald. Sweeney,
THAT Clauses 1 to 4 of the report of the Board of Administration (Property matters), dated August 20, 1971, be adopted.

- CARRIED

D. Georgia Viaduct Replacement:
East Approach Route

(a) The Council considered a Board of Administration report dated August 17, 1971, wherein the City Engineer, Director of Planning and Civic Development and the Director of Social Planning/Community Development reported as a result of the consultants' report received regarding the design of the East Approach Route between the Georgia Viaduct and Highway 401. The consultants, Phillips, Barrett, Hillier, Jones and Partners, are reporting on the alignment for the following route which was specified in a Council resolution of February 24th:

> "the permanent alignment from the Georgia Viaduct to Highway 401 is to be via Malkin Drive and the Great Northern Cut".

It was advised that a model has been prepared to illustrate the findings of the study.

The officials submitted a course of action for Council consideration.

MOVED by Ald. Hardwick,
THAT,

(1) the East Approach Route Report be received by Council.

(2) Council instruct that a report reference by the consultants be arranged at a location suitable for viewing the model.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

8. Delegation: Coalition for Community Control of the Police

The City Clerk advised of a letter received from Mr. Stephen Garrod representing the Coalition for Community Control of the Police Committee requesting to appear before Council to present a brief and speak on a revision to the Vancouver City Charter concerning the nature of the Police Commission, as well as some subsidiary matters.

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT the organization be advised that the subject matter is beyond the jurisdiction of the Council; however, if it still wishes to be heard before the Council, the necessary arrangements be made.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4020 BEING THE BOARD OF ADMINISTRATION BY-LAW

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4020 being the Board of Administration By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the By-law number where shown as '4020' be changed to read in each case '4017', in accordance with the advice of the Corporation Counsel.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete as amended.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4243
BEING THE ENCROACHMENT BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4243, being the Encroachment By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2046 being the Pound By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend the Pound By-law (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

Pavements and Curbs on Special Grounds:
(Rupert Street, 1st Avenue to 2nd Avenue, E/S and Graveley Street to 2nd Avenue W/S)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,

THAT WHEREAS a proposed project for pavement and curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side was recommended by the Board of Administration on June 4, 1971 and approved by Council on June 8, 1971;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 29, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to construct pavement and curbs on Rupert Street from 1st Avenue to 2nd Avenue on the east side and from Graveley Street to 2nd Avenue on the west side, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portions of Rupert Street;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the paving and the construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

NOW THEREFORE BE IT RESOLVED that a pavement with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface to widths varying from sixty (60) feet to eighty (80) feet, together with the necessary Portland cement concrete curbs and all other necessary and incidental work in connection therewith, be constructed on the said portions of Rupert Street;

cont'd.....

MOTIONS (cont'd)

Pavements and Curbs on Special Grounds (continued)

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY

2. Resurfacing and Widening on Special Grounds: (49th Avenue, Oak Street to Elm Street N/S and Oak Street to Marine Crescent S/S)

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,

THAT WHEREAS there is an existing pavement twenty (20) feet in width on 49th Avenue from Oak Street to Elm Street on the north side and Oak Street to Marine Crescent on the south side;

AND WHEREAS a project for resurfacing and widening of the existing pavement on the said portions of 49th Avenue to widths of thirty-eight (38), forty-two (42) and sixty (60) feet, together with the construction of all necessary Portland cement concrete curbs, was recommended by the Board of Administration on June 4, 1971 and approved by Council on June 8, 1971;

AND WHEREAS the project was advanced as a local improvement on the initiative principle to a Court of Revision on July 29, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the existing pavement on the said portions of 49th Avenue be resurfaced and widened and that Portland cement concrete curbs be constructed as hereinafter set forth;

AND WHEREAS the Council deems that the said resurfacing, widening and concrete curbs will specially benefit the real property fronting and abutting on the said portions of 49th Avenue;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the resurfacing, widening and construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

cont'd.....

MOTIONS (cont'd)

Resurfacing and Widening on Special Grounds (continued)

NOW THEREFORE BE IT RESOLVED that pavement resurfacing and widening with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface with the necessary Portland cement concrete curbs, together with all other necessary and incidental work in connection therewith, be constructed on the said portions of 49th Avenue in order to widen the pavement presently existing thereon to widths of thirty-eight (38), forty-two (42) and sixty (60) feet;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of such construction to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY

3. Rapid Transit

At the Council meeting on August 10th, Alderman Wilson and Alderman Sweeney gave Notice of Motion on the subject of rapid transit which, by agreement of Council was today changed and now reads as follows:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS Public Mass Transit can be a major contribution in alleviating traffic congestion pressures in the Greater Vancouver Regional Area;

AND WHEREAS the Regional District is now assessing the benefit of accepting the Provincial Government proposal of taking over the B.C. Hydro Transit system to form the basis of an adequate and efficient District Public Mass Transit operation for the whole of the Region;

AND WHEREAS the Provincial Government has proposed a cost sharing formula for a rapid transit system;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council favours and recommends to the Regional District Board that rapid transit be accepted as the No. 1 priority in relieving pressure on the complex transportation system toward movement of people and goods.

- CARRIED

MOTIONS (cont'd)

4. Commercial Transport Service: Vancouver

At the meeting on August 10th Notice of Motion was given by Alderman Wilson and Alderman Bird with respect to commercial transport service, Vancouver. Because of the absence of the seconder the Council agreed to defer consideration until the next meeting of Council.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Reopening of Howe Street	requested that His Worship the Mayor appeal to the Fairview Corporation to have Howe Street reopened from Georgia to Robson Streets after Labour Day to alleviate the traffic problem in this area. His Worship agreed.
Alderman Calder - Road Markings	enquired if the City Engineer could improve the poor lane markings in the area of Georgia Street, Burrard to Granville Streets. His Worship directed that this matter be attended to.
Alderman Broome Effect of Cancelled Meetings: July and August	requested the City Clerk to report on the effect of Council meeting every two weeks during July and August of this year. His Worship so directed.

NOTICE OF MOTION

Alderman Broome submitted the following Notice of Motion, which was recognized by the Chair:

"THAT WHEREAS Canadian Pacific Airlines has its headquarters and major base of operations in the Greater Vancouver area and consequently is of major economic importance to this total area:

AND WHEREAS in 1964 the Federal Government divided international routes between Air Canada and C.P. Air giving Air Canada the high density North Atlantic routes to Europe and C.P. Air the much less attractive Pacific routes;

AND WHEREAS the Federal Government is negotiating a Canada-China agreement to allow a Canadian carrier landing rights at Peking or other Mainland Chinese cities;

THEREFORE BE IT RESOLVED this Council request the Minister of Transport to designate C.P. Air as the Canadian carrier when such an agreement is concluded on the basis that it would be a logical extension of present C.P. Air routes far superior in every respect to an extension of the Air Canada Moscow route and also in accordance with the 1964 agreement;

AND FURTHER BE IT RESOLVED a copy of this resolution together with the Sun editorial entitled a 'Slow Boat to China' be sent to all Vancouver Members of Parliament.

(Notice)

The Council adjourned at approximately 3:45 P.M.

The foregoing are Minutes of the Regular Council meeting dated August 24, 1971, adopted as amended on August 31, 1971

MAYOR

CITY CLERK

BOARD OF ADMINISTRATION . . . . . (WORKS) 1

August 20th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

1. Closing Portion of Lane South of 19th Avenue West of Gladstone Street

"A 10-foot by 10-foot lane corner cut-off at the southeast corner of Lot E of Lot 15, Blocks 20 and 21, D.L. 195 is surplus to the City's highway requirements.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF5774 be closed, stopped up and conveyed to the owner of abutting Lot E, subject to the following conditions:-

(a) The value of the closed portion of lane be $50.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane be added to the abutting Lot E to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing 7th Avenue between Guelph Street and St. George Street - School Site

"The School Board has acquired all the property on both sides of 7th Avenue between Guelph Street and St. George Street for the relocation of Mount Pleasant School site. To consolidate the site, it is necessary to first close portion of 7th Avenue.

I RECOMMEND that all that portion of 7th Avenue lying between Guelph Street and St. George Street as shown outlined red on plan marginally numbered LF 5771 be closed, stopped up, and conveyed to the School Board subject to the School Board paying all costs related to the street closure and relocation of utilities.

The closure of the street referred to herein is deemed to be for the benefit of the City."

Your Board RECOMMENDS that the foregoing be approved.

3. Leasing the West 20' of Salsbury Drive North of Powell Street

"For the past 10 years, the west 20' of Salsbury Drive between Powell Street and the C.P.R. Right of Way has been leased to the abutting owner. The lease expired March 31st, 1971 and the Lessee wishes to continue to lease this portion of street.

I RECOMMEND that the portion of the west 20' of Salsbury Drive as shown outlined red on plan marginally numbered LE 1549 be again leased to the owner of abutting Lot 10, Block 2, Subdivision D, D.L. 183 subject to the following conditions:-

(a) The term of the lease be for 10 years subject to a one year's notice of cancellation if the area is required for municipal purposes.

(b) The rental to be $600.00 per annum for the first 5 years, to be paid at a rate of $50.00 per month, the rental to be subject to review at the beginning of the 6th year in accordance with the recommendation of the Supervisor of Property and Insurance.

(c) All other conditions contained within the old agreement to be retained in the new agreement.

(d) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Twin Sewers to Serve New City Subdivision between Kaslo Street and Lane West Renfrew Street, 16th to 17th Avenues

"Subdivision of this City-owned land requires extension of the existing system to provide service to twelve newly created lots.

The estimated cost of the work is $13,000.

I RECOMMEND that $13,000 be appropriated from Account Code 117/7901, 'Provision for City Subdivisions Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. Installation of Water Main across C.P.R. Tracks - Ash Street at Kent Avenue

"On July 13th, 1971, Council gave approval for the installation of a water main across C.P.R. tracks on Ash Street at Kent Avenue and for the execution of a lease agreement between the City and the C.P.R. for this crossing.

It has now become necessary for the City to seek permission for this crossing from the Railway Transport Committee.

I therefore RECOMMEND that the Corporation Counsel be instructed to make the requisitie application to the Railway Transport Committee."

Your Board RECOMMENDS that the foregoing be approved.

6. Registered Charges - The Subdivision and Consolidation of Parcels, and the Vancouver Land Registry Office

The City Engineer and Corporation Counsel report as follows:-

"The City of Vancouver has Indemnity Agreements comprising Boulevard Crossings under the Area By-Law and encroachments upon the streets under the Encroachment By-Law registered as charges against the abutting parcels.

Heretofore when parcels were being re-subdivided or consolidated and charges were registered against some or all of the titles involved, the Registrar followed the procedures of carrying forward these charges against the titles of the abutting parcels. The Registrar now requires that these charges be either extended to cover all the titles being created or the charges be released prior to the registration of the subdivision plan.

The Area By-Law provides that the City Engineer and the Corporation Counsel are authorized to approve the release of an existing crossing agreement where such agreement is to be replaced by a new agreement.

The Encroachment By-Law does not provide the authority to officials to release an Encroachment Agreement in respect to an existing encroachment which is to be replaced by a new agreement.

We RECOMMEND:-

(a) That the Encroachment By-Law be amended whereby the City Engineer and the Corporation Counsel be authorized to approve the release of an existing encroachment agreement when such agreement is to be replaced by a new agreement.

(b) That the Corporation Counsel advance an appropriate amending By-Law to the Encroachment By-Law."

Your Board RECOMMENDS that the foregoing be approved.

7. TENDER NO. 46-71-1 - SUPPLY AND DELIVERY OF WATERWORKS AND SEWERS GREY IRON CASTINGS

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by your Board on June 14, 1971 and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The tender call was for 26 items - we are reporting on only 25 because the 26th item was an alternative and is presently not required.

Four bids were received, all meeting specifications.

The total prices shown below are estimates only, based on an anticipated 12 month requirement.

The 5% B.C. Provincial Tax is in addition to all prices shown. The Federal Sales Tax is included in the total estimated prices for Waterworks Castings and excluded from the total estimated prices for Sewer Castings because the City of Vancouver is exempt.

Clause 7 Continued

We RECOMMEND acceptance of the following low bids for a 12 month contract:

Name of Firm	Number of Items to be Awarded	Central Stores Stock Number	Estimated Total Cost for a 12 Month Period
	SCHEDULE I - WATERWORKS CASTINGS		
		65-273 Series	
McLean & Powell	15	4005,4575,5143,3437, 2868,2298,1720,7909, 7750,1159Frame,1159Cover, 5713,5754,0581,6281	$33,112.24
Associated Foundry	1	0011	2,923.20
	SCHEDULE II - SEWER CASTINGS		
		70-059 Series	
Dobney Foundry	6	0300,and 2300,0599,0880, 1175,2041,4070	$45,463.50
Mainland Foundry	3	1464,1753,2629 and 2918	61,882.50
Estimated Total of Award for both Waterworks and Sewer Castings -			$143,381.44

Your Board

RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to 5% Provincial Sales Tax and contracts satisfactory to Corporation Counsel.

8. CONSTRUCTION CONTRACT PROCEDURE - WITHDRAWAL OF TENDERS

The City Engineer, at the request of your Board, has reviewed one aspect of the City's contract procedure. He reports:

"It is usual to require that tenders for construction contracts be supported by a bid bond or deposit as a guarantee that the tenderer will sign the contract and post the performance bond if awarded the job. Under the City's present normal procedure, however, a tender may be withdrawn without penalty at any time up to the actual award of the contract.

An alternative form of tender (used for example on the Georgia Viaduct Replacement Contracts) requires that the tenders remain open for a stated period after the closing of bids. As long as an award is made within that period, the bid cannot be withdrawn and refusal to sign the contract could result in forfeiture of the bid bond (up to the difference between that tender and the price for which the City then contracts for the work).

A number of other public bodies have been contacted. Several have contract documents which forbid withdrawal. The Greater Vancouver Sewerage & Drainage District, for example, adopted such a form of tender in November 1970.

The Public Works Association of British Columbia has issued 'Recommended Standards of Specifications for Municipal Works' which include the provision that 'no bidder will be permitted to withdraw his tender between the closing time for receipt of tenders and the actual award of contract unless the award is delayed for a period exceeding 30 calendar days.'

Clause 8 Continued

Associations and individual contractors representing the construction industry have been contacted. They favour there being a penalty for withdrawal of tenders but with the provision that a tenderer who has made a genuine and provable error should be allowed to withdraw without penalty.

The Law Department advise that the form of tender proposed is enforceable only if it is under seal. The following recommendations, therefore, will apply only to formal construction tenders which require a bid bond or deposit and which will be opened in public and awarded by the Board of Administration or Council.

The matter has been reviewed with the City Building Inspector, who administers most of the City's building construction contracts, and he is in agreement with the recommendations.

I RECOMMEND:

1. That City construction tender documents be drawn so that no bidder may withdraw his tender between the closing time for submission of tenders and the execution of the contract with the successful tenderer unless contract execution is delayed beyond a specific number of days from the closing. The number of days would depend on the circumstances but might commonly be 30 or 60 calendar days.

2. That the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the appropriate Chief Officer that he has made a genuine, provable and significant error in his tender."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

CONSIDERATION

9. Shinerama 71 for Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years, the Alma Mater Society of the University of British Columbia, and the British Columbia Institute of Technology, propose to hold a Shinerama or Shoe Shine Day on Friday, September 17, 1971, as a fund raising campaign to aid the Canadian Cystic Fribrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a traffic standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If permission is granted to the Alma Mater Society of the University of British Columbia to place shoe shine boxes on City street allowance and to hold a shoe shine day in Vancouver on September 17, 1971, such permission should be subject to the following conditions:

Cont'd . . .

Clause 9 Continued

1. Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

2. That six foot clearance in the downtown area and four foot clearance in the residential areas be available for the free movement of pedestrians along the sidewalks."

The City Engineer submits the matter to Council for Consideration.

(Copies of the communication from Shinerama Vancouver dated July 27, 1971 and a history of Shinerama are circulated for Council's information.)

RECOMMENDATION

10. Greater Vancouver Water District - Capilano Main No. 5 and Easement through Shaughnessy Hospital Property

'The Corporation Counsel reports as follows:-

"The Department of Veterans Affairs has agreed to grant an easement for water main purposes to the Greater Vancouver Water District in, over and upon Shaughnessy Hospital property on Oak Street. This property is owned by the Crown Dominion. The City has a right-of-way for sewer and water purposes over this property. The District has asked the City to consent to the granting of this easement by the Crown Dominion. The consent will be drawn in such a way as to provide that it shall not operate to abridge or restrict the rights of the City under its prior right-of-way. The City Engineer and I have approved the consent in this form."

Your Board

RECOMMENDS that the foregoing report of the Corporation Counsel be adopted, that the Mayor and the City Clerk be authorized to sign the said consent and that the common seal of the City be affixed thereto.'

All documentation with respect to the easement was subsequently completed, however, the Greater Vancouver Water District now advises that Messrs. Thompson, Berwick, Pratt & Partners, Architects for St. Vincent's Hospital, have suggested an alternative route for the easement arising out of the St.Vincent's Hospital expansion program at 32nd and Heather. This alternative route is over the same Crown property referred to in the Council minute of February 4, 1969, against which is registered the same sewer and water easement of the City. The solicitors for the District have advised the Corporation Counsel that the alternative route is satisfactory to the District and has submitted a new easement agreement covering the substituted route between the Crown and the District to the City requesting the Council's consent.

Cont'd . . .

Clause 10 Continued

The City Engineer has considered this request and has no objection to the giving of such consent. It is recommended therefore that the City consent to the easement between the Crown and the District respecting the alternate route in the form submitted by the solicitors for the District on the following conditions:-

1. That such consent shall not operate to abridge or restrict the rights of the City under its sewer and water easement which was made between the Crown, as Grantor, and the City, as Grantee, dated August 25, 1960, and registered in the Land Registry Office under number 317205-M; and

2. That the District release the existing easement between the Crown and the District.

It is further recommended that the Mayor and the City Clerk be authorized to sign the said consent and the common seal of the City be affixed thereto."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

FOR ADOPTION SEE PAGE(S) 524

Board of Administration, August 20, 1971 . . . . . .(Social 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Provincial Mental Health Branch Treatment Program

The Medical Health Officer reports as follows:

"Council on January 9, 1970, approved a plan for the accommodation of a Provincial Mental Health Branch treatment team to operate in the Unit 4 area (South-east portion of the city). This team was to function complementary to the City of Vancouver Health Department Mental Health Program. The agreement was subject to -

1. No direct cost to be incurred by the City.
2. The plan to be implemented for a six months' trial, at which time a report to Council will be submitted.
3. That there be no further extension of the mental health treatment program until Council has adopted a policy subsequent to discussion of this report.

The program became operative in March 1970, but by October 1970 it was not really possible to evaluate the program due to insufficient duration of operation, staff changes, vacations, etc. The March 1970 - March 1971 experience with this program has now been compiled and the following statements are made in respect of this analysis.

1. There have been no direct costs to the City of Vancouver.
2. Administrative arrangements have evolved to a mutually satisfactory level permitting this program to operate successfully.
3. Many residents of the South-east part of the city have received treatment services which would not have been otherwise available from the City Health Department, or from other resources in the community.
4. Individual, group, and drop-in type programs have been successfully developed in cooperation with the City departments and with community agencies.

In summary, it has been possible to extend the volume and variety of mental health service in this part of the city without any overlap with the City Health Department. Treatment in depth has been possible for some citizens who required this extra service.

In view of the foregoing I would like to recommend -

1. That the Provincial Mental Health Service continue to be accommodated in Unit 4 under the present arrangements.
2. When space permits, similar Provincial Mental Health Branch participation be extended to East Unit (Victoria Drive) and North Unit (North-east portion of the city), thereby developing an expanded mental health treatment program in partnership with the appropriate City departments."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 524

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Public Housing Sites -
South West Corner Windsor Street & 7th Avenue
North side of 8th Avenue between St. Catherines and Windsor Streets

"Lots 9-12, Blk. 109, DL264A, South West Corner Windsor Street and 7th Avenue; Lots 15-19, Blk. 109, DL 264A, North side of 8th Avenue between St. Catherines and Windsor Streets are the subject of current applications by the City to the Senior Governments for provision of public housing. Both sites consist of vacant City-owned land and are zoned RM-3 Multiple Dwelling District. The site at Windsor Street and 7th Avenue (132' x 122') was estimated to provide approximately 20 units and the site at 8th Avenue between St. Catherines and Windsor Streets (165' x 122') was estimated to provide approximately 26 units, in the form of one and two-bedroom apartments of frame construction.

Representatives of the Senior Governments questioned the high indicated land costs in relation to the number of units which would be provided. C.M.H.C. officials advised also that foundation costs are likely to be high due to poor soil conditions. Investigations have been made by this Department towards securing lower per unit costs.

The investigations led to the possibility of combining the two sites by closing a portion of the lane between 7th and 8th Avenues and adding two privately-owned lots presently developed with dwellings. By the use of this larger site, and the combination of low rise and high rise construction and an increase in the proportion of one bedroom units, it is hoped that an economically acceptable project might be produced. However, the results indicated a land cost per unit of approximately $2,800, and, further, it has been ascertained that the privately-owned properties are not on the market for sale.

It appears, therefore, that continued investigation of these two sites for public housing will not be productive. Both these sites have problems due to their topography and environment and it will take some study to determine the most appropriate use and method of disposal as an alternative to Public Housing.

It is RECOMMENDED, therefore, that the City's request to the Senior Governments for the provision of public housing on Lots 9-12, and Lots 15-19, Block 109, DL 264A, be withdrawn and that a report be submitted on the more appropriate use and method of disposal of these sites."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and Civic Development be approved.

2. Rezoning Application: South side Parker Street and North Side Napier Street between Clark and Odlum Drives

"An application has been received from Mr. N. Campbell for Chuck Wagon Meat Processors Ltd., 2310 West 4th Avenue, requesting an amendment to the Zoning and Development By-Law whereby Lot 10 ex. E.25', Block 30, D.L. 182, Lot 10, Block 30, D.L. 182, and Lot 5, Block 30, D.L. 182 would be rezoned from an RM-3 Multiple Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is: "wholesale butcher, use No. 25, Food Processing, Manufacturing and Packaging, M-1 zone schedule of named uses."

Cont'd..

Clause 2 Continued

The subject properties consist of one lot (Lot 5, Block 30, D.L. 182) 48.5' wide by 132' deep fronting onto Parker Street, and two lots (Lot A of 10 and Lot 10 except E.25', Block 30, D.L. 182) having a combined width of 48.5' and a depth of 132' fronting onto Napier Street.

The subject properties are in the middle of the block bounded by Clark Drive, Parker Stree Odlum Drive and Napier Street. The abutting properties to the west front onto Clark Drive and are zoned as an M-1 Light Industrial District. The properties to the east, separated by a varying width City lane, are zoned as an RM-3 Multiple Dwelling District and front onto Odlum Drive.

Brief History

Lot 10 except E.25' (23.5' wide) is a City-owned lot. A portion of this lot has been used over the years to provide a rear vehicular access to existing non-conforming dwellings on three lots in the industrial area fronting Clark Drive. In addition, one non-conforming dwelling has an entrance encroachment over the City-owned lot.

In 1963, City Council, on recommendation from the Technical Planning Board and Town Planning Commission, approved an application to rezone Lot 5 from an RM-3 Multiple Dwelling District to an M-1 Industrial District, subject to conditions. This application was not completed.

Also in 1963, an application to rezone Lot 10 except E.25' to an M-1 Industrial District was not approved by City Council. However, the applicant was advised that a new application to rezone this lot would be favourably considered if the applicant would also acquire include and consolidate the abutting 25' lot A with the application.

At a Public Hearing in March, 1965, City Council considered an application to rezone the combined lots, Lot 10 except E.25' and Lot A, to an M-1 Industrial District. Representations were made to Council regarding the use of a portion of the City-owned property for providing vehicular access to the rear of the abutting lots. Council resolved "THAT this matter be referred back to the Director of Planning for consideration as suggested above in respect of extension of Urban Renewal Scheme No. 3".

On subsequent report to City Council, because of the ownership and access problems within the block, Council approved recommendations that the Director of Planning arrange to adjus the boundaries of Urban Renewal Scheme No. 3 study area to include both the subject block and such surrounding blocks as considered necessary. While this was done, the actual stud was not completed because of a change in government policy on urban renewal schemes.

Recognizing the problems of vehicular access to the three lots which front Clark Drive abutting the City-owned lot, it is considered that one solution is that a new building be allowed on the northerly Lot 5 with the two southerly lots being used for required off-street parking and off-street loading and unloading facilities for the new building. In addition, a right of vehicular access be given to the three contiguous properties (Lots E, F and G) fronting Clark Drive. This right of access would cease to each individual lot when each lot is redeveloped for industrial purposes and/or the existing dwellings are discontinued for residential use.

Regarding the two-storey dwelling existing as a second principal building on the site at the rear of Lot H which abuts the City lot but fronts onto Clark Drive, it would be necessary for the existing encroachment of a step and entrance way to be removed from the existing City=owned lot.

Cont'd . . .

Clause 2 Continued

The Technical Planning Board on July 30th, 1971 therefore recommended THAT the application be APPROVED, subject to prior compliance by the owners with the following conditions:

1. Approval of City Council is first obtained on report from the Supervisor of Property & Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E.25', with satisfactory arrangements being made to provide vehicular access to the rear of Lots E, F and G, for as long as each lot is wholly used for residential purposes.

2. The easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

3. The scheme of development to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

YOUR BOARD
RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. Rezoning Application: East side Renfrew Street between Pender and Turner Streets

"An application has been received from Netupsky Engineering Co., 1075 West Georgia Street, requesting an amendment to the Zoning and Development By-Law whereby Lots E, 28 to 32, Block 71, THSL would be rezoned from an RM-3 Multiple Dwelling District and RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicants state the purpose of their application is 'erection of a 100-room hotel development, including licensed premises'.

Submitted with the application is a letter, advising in part:

'The proposed development comprises:

1. A 100-room hotel (4 storeys, 38 ft. high), with some relatively minor commercial areas, possibly including a bank.

2. A 3,000 sq. ft. neighbourhood 'pub' with an English courtyard entrance.

3. Preservation of some existing trees on the property and the creation of a 50 ft. park-like 'buffer' between the hotel and the properties to the east.

4. Provision for parking (covered) for some 165 cars, plus four short-term convenience parking stalls.

5. A site area of 43,360 sq. ft., with a building area of 47,400 sq. ft. (F/S ratio of 1.1)'

Cont'd . . .

Clause 3 Continued

Also submitted with the application are drawingws prepared by Boris Netupsky, Engineer, and Dion Hamer, ARchitect, indicating a 4-storey hotel building with a restaurant, beverage room and related facilities on the main floor, approximately 40' in height above Renfrew Street with two floors of underground parking. The open portions of the site are developed with a driveway, 4 off-street parking spaces and off-street loading and unloading facilities, patios, and landscaping.

The scheme of development as proposed includes the property on the east side of Renfrew for a depth of 131.6' along Turner Street to the south and Pender Street to the north, together with the intervening 66' wide Carlisle Street. It is proposed to provide a southerly outlet from Carlisle Street to Turner Street over a 33' wide lot (Lot 28) immediately to the east of the hotel development.

Brief History

On February 26th, 1959, an application was filed by Dr. F. M. Hall to rezone Lots A and B (now Lot E) from an RM-3 Multiple Dwelling District to a C-2 Commercial District to erect a hotel. The TEchnical Planning Board and the Town Planning Commission recommended that the application be not approved, and that application be made to rezone Lots A, B and C from an RM-3 Multiple Dwelling District to an RS-1 One Family Dwelling District.

On April 14th, 1959, Council resolved that the application to rezone Lots A and B to a C-2 Commercial District be referred to a Public Hearing.

On June 15th, 1959, Dr. F. M. Hall withdrew his application at the Public Hearing.

On June 19th, 1959, Dr. Hall submitted a further application to rezone Lots A, B & C to a C-2 Commercial District to permit the erection of a motel. The Technical Planning Board and Town Planning Commission reiterated their previous recommendation.

On August 4th, 1959 Council adopted the TEchnical Planning Board's recommendation and the Director of Planning was instructed to prepare an application to rezone the three lots to an RS-1 One Family Dwelling District.

On October 15th, 1959 a Public Hearing was held to consider both applications, i.e. (a) Dr. F. M. Hall's application to rezone to a C-2 Commercial District, and

(b) Director of Planning's application to rezone to an RS-1 One Family Dwelling District.

Council at the Public Hearing approved the rezoning to a C-2 Commercial District subject to:

(1) Lots A, B and C being consolidated.

(2) Development maintaining a 24' landscaped strip along Pender Street and 10' along Renfrew Street.

(3) Development to be first approved by the Technical Planning Board indicating screening along Carlisle and east side of property.

(4) No roof signs or advertising on roof of the building.

Cont'd . . .

Clause 3 Continued

On April 8th, 1964, Development Permit Application #30879 was filed by R. Sequin, Architect, on behalf of East Side Holdings Ltd., to erect a hotel. After submission of revised drawings by the applicant on June 2nd, 1964, the application was approved by the Technical Planning Board on July 3rd, 1964, subject to a number of conditions being first met by the owner prior to the issuance of the development permit. These conditions were not met and the development permit application was cancelled by the Director of Planning on January 3rd, 1965.

On October 21st, 1963, a rezoning application was filed requesting that Lots 30, 31 and 32 be rezoned from an RS-1 One Family Dwelling District to an RM-3 Multiple Dwelling District. This was not recommended by the Technical Planning Board and Town Planning Commission and the application was not approved by Council on December 3rd, 1963.

On May 2nd, 1966, Dr. F. Hall of East Side Holdings Limited submitted an application to rezone Lot E, and Lots 28-32, Block 71, THSL to a CD-1 Comprehensive Development District for the purpose of a hotel development.

The Technical Planning Board recommended that the application be not approved for the following reason:

> Rezoning of this property to a CD-1 Comprehensive Development District to permit an 8-storey hotel is considered incompatible with the adjacent single family residences.

The Technical Planning Board wished it noted however that they would give favourable consideration to the building of a hotel which may include zoning in depth on both sides of Hastings Street between Cassiar and Boundary Road, or alternatively, both sides of Hastings Street between Renfrew Street and Victoria Drive, subject to a suitable form of development.

The Town Planning Commission concurred in this recommendation, but recommended that favourable consideration be given to the building of a hotel on Hastings Street and further north on Renfrew Street, subject to a suitable form of development being presented.

City Council, on October 25th, 1966, referred the application to a Public Hearing and on April 13, 1967, at the Public Hearing, City Council did not approve the submitted application.

Present Application:

The site is the same as previously considered by Council at the Public Hearing on April 13th, 1967.

A comparison of the previously submitted scheme and the scheme now submitted is as follows:

Item	Previous Scheme	New Scheme
Height of Building	8 floors - 74' high	4 floors - 40' high
Size of Building	48' x 112' long with a 58.6' x 51' (approx.) one-storey addition to the east.	54' x 200' long with a 46' x 72' one-storey addition to the north.
Parking	Two floors of underground parking for a total of 72 cars.	Two floors of underground parking for a total of approx. 165 cars.
Open Portions of Site	Off-street parking for 52 cars, driveway and landscaping areas.	Off-street parking for 4 cars, off-street loading and unloading facilities, driveway, patios and landscaping.

Cont'd . . .

Clause 3 Continued

Floor Space Ratio	Stated to be 1.1.	Stated to be 1.1.
Accommodation	82 sleeping units	100 rooms
Other Facilities	Ballroom, Cocktail Lounge, Dining Lounge, Banquet Room, Coffee Shop, etc.	Restaurant, related hotel facilities, small amount of retailing and a 3000 sq. ft. Beverage Room.

It is also noted that the underground parking structure, while being below grade adjacent to Renfrew Street, would project above grade particularly along Turner to the south and the one-family dwellings to the east.

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be NOT approved as it is considered that rezoning of this site to a CD-1 Comprehensive Development District to permit the proposed hotel development is incompatible having regard to the one family dwelling district zoning and development, both in the surrounding area and immediately adjacent to the requested hotel development.

The Technical Planning Board would re-affirm its favourable consideration to a suitable hotel development, which may include zoning in depth, on both sides of Hastings between Cassiar and Boundary Road, or alternatively, both sides of Hastings between Renfrew and Victoria Drive.

In addition, the Technical Planning Board notes that City Council, following a Public Hearing on September 12th, 1968, approved, on recommendation from the Technical Planning Board and Town Planning Commission, a hotel development site on the south side of Franklin Street between Kaslo and Renfrew Streets, subject to conditions.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Netupsky Engineering Co.

4. Rezoning Application: North side East Broadway between Carolina & Fraser Streets (635 East Broadway)

"An application has been received from Mr. C. Kartsomas, 2290 Blenheim Street, requesting an amendment to the Zoning and Development By-Law whereby Lot 13, Block 119, D.L. 264A would be rezoned from an RM-3 Multiple Dwelling District to a C-2 Commercial District.

The subject site has a frontage of 49.5' and is located on the north side of Broadway between Carolina and Fraser Streets.

In 1965 there were three lots in the half block fronting East Broadway that were not zoned as a C-2 Commercial District. Following two Public Hearings in 1965, City Council approved the rezoning of two of these lots (Lots 11 and 12) to a C-2 Commercial District, subject to the scheme of development being first approved by the Technical Planning Board but not to include a car sales lot. At this time the Technical Planning Board had also recommended that should an application be received to rezone the subject Lot 13 to a C-2 Commercial District, such application would receive favourable consideration.

cont'd...

Clause 4 Continued

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be APPROVED, subject to prior compliance by the owners with the following condition:

> The detailed scheme of development is to be first approved by the Technical Planning Board, such scheme of development not to include a car sales lot.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

5. Rezoning Application: South side West 68th Avenue between Cornish and Granville Streets

"Mr. A. Rae, 2736 West 49th Avenue, in July 1969 requested an amendment to the Zoning and Development By-Law whereby Lots 9, 10 and 11, Block 5, D.L. 325 would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District. Mr. Rae subsequently requested his application be not processed further at that time as he was attempting to acquire additional property.

In February, 1970 Mr. Rae re-affirmed his request that the rezoning application be further deferred and in July, 1970, the Zoning Planner advised Mr. Rae that the Department could not support rezoning of a portion of a block which would leave one isolated lot, and requested advice as to the disposition of his application.

In June, 1971 Mr. Rae requested that his application be now dealt with.

The subject lots are three of five lots zoned as an RS-1 One Family Dwelling District on the south side of West 68th Avenue between Cornish and Granville Streets. The remainder of the block bounded by Cornish to the west, West 70th to the south, Granville to the east and 68th Avenue to the north is zoned as a C-2 Commercial District. The greater portion of this commercial area contains a Safeway retail store development.

The west half of the block abutting Cornish Street was formerly an RS-1 One Family Dwelling District but was rezoned to a C-2 Commercial District to permit the Safeway retail store development following approval by City Council in 1965, on recommendation from the Technical Planning Board and Town Planning Commission, subject to conditions, including provision of a 24' landscaped setback on Cornish Street.

In July, 1965, City Council considered an application from Mr. Rae to rezone two of the three subject lots (Lots 9 and 10) from an RS-1 One Family Dwelling District to a C-1 Commercial District to "build retail stores". The Technical Planning Board and Town Planning Commission recommended that the application be not approved, but that if an application was received to rezone all five lots fronting West 68th Avenue, including acquisition of the existing City lane, then favourable consideration could be given to such application, subject to the scheme of development being first approved by the Technical Planning Board after advice from the Design Panel, and subject to adequate landscaped setbacks being provided from Cornish and West 68th Avenue.

Cont'd . . .

Clause 5 Continued

The three lots comprising the application would have a combined frontage of 99' on West 68th Avenue. The remaining two lots would have a combined frontage of 81' zoned RS-1 One Family Dwelling District.

The Technical Planning Board on July 30th, 1971 RECOMMENDED that the application be not approved for the following reasons:

> Rezoning of the three subject lots is considered to be unsuitable as such rezoning would leave two lots zoned and used as an RS-1 One Family Dwelling District in an area otherwise wholly zoned and developed for commercial purposes.

However, the Technical Planning Board would support a new application, if filed, to rezone the five lots (Lots 9-13, Block 5, D.L. 325) to a Commercial District, subject to a satisfactory scheme of development being first approved by the Technical Planning Board after advice from the Design Panel, including the provision of adequate landscaped setbacks.

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Mr. A. Rae

6. Rezoning Application: West side Nanaimo Street South of Vanness

"An application has been received from Mr. G. DePieri, 4119 Nanaimo Street requesting an amendment to the Zoning and Development By-Law whereby Lot 2, Block 6, D.L. 741 (4119 Nanaimo) would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District.

The applicant states the purpose of his application is 'converting the one family dwelling situate thereon into a two-family dwelling or duplex, by adding an additional floor'.

The subject lot is located within an area on the west side of Nanaimo Street and developed as an RS-1 One Family Dwelling District. Immediately opposite on the east side of Nanaimo is the site of the former Associated Foundry at present zoned as an M-2 Industrial District.

The applicant's solicitor, Mr. E. Wasson, Q.C., of Cowan and Co., was advised by letter in November, 1970, by the Zoning Planner, that a second storey addition to the existing building could not comply with the floor space ratio provisions of the RT-2 Two Family Dwelling District Schedule of the Zoning and Development By-Law. Further, it was the Department's opinion that a formal application to rezone the subject property to an RT-2 Two Family Dwelling District could not receive the support of the Technical Planning Board.

The applicant's solicitor subsequently advised that they wished to proceed with the submission of their rezoning application to City Council, and a formal application was filed on June 1st, 1971.

The Technical Planning Board on July 30th, 1971 RECOMMENDED THAT the application be NOT APPROVED as such rezoning would create an insolated RT-2 Two Family Dwelling District in an area zoned and developed as an RS-1 One Family Dwelling District.

cont'd....

Clause #6 continued:

The Town Planning Commission on August 6th, 1971 concurred with the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendatio of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - E. Wasson, Q.C.

7. Air-Supported Structure for Jericho Tennis Club - 3837 Point Grey Road

The City Building Inspector reports as follows:

"A request has been received from Jericho Tennis Club to erect an air supported structure to serve as a cover for two of their tennis courts for a period of one year.

The tent-like structure measures 100' x 114' and is supported by a fan which operates on normal power supply.

Although the Vancouver Building By-law makes no provision for air-supported shelters of this type, it does permit in Section 2.6 temporary buildings or tents to be erected for a period not exceeding two years, subject to approval by Council.

However, in the 1970 National Building Code, there are regulations dealing specifically with air-supported structures, which are permitted for a period of 12 months with the requirement that a Certificate of Occupancy be issued to cover this period. At the end of the 12 months, the approval may be renewed provided the structure still complies with the regulations when examined at that time.

It is recommended that Council give approval to erect the proposed air structure at Jericho Tennis Club and either remove it or obtain further approval from Council at the end of the one year period subject to

(1) Compliance with the 1970 National Building Code with respect to occupancy, structural and mechanical requirements.

(2) Compliance with Section 2.6 of the Vancouver Building By-law with respect to Fire Protection, Sanitation and Bond of Indemnity to guarantee removal.

(3) Compliance with the Zoning & Development By-law which includes approval of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION

8. 3708 Point Grey Road
Mr. and Mrs. W.D. Smith

Mr. and Mrs. W. D. Smith wrote to His Worship Mayor Campbell requesting permission to re-install a dwelling unit on the second floor of the above building. The Director of Permits and Licenses reports as follows:

"July 24, 1958 an inspection showed that the basement contained two sleeping units that were equipped with cooking facilities and that the main and attic floors were occupied as one dwelling unit.

August 8, 1958 an application was made for a Development Permit to add to and convert the building to provide a duplex containing one dwelling unit on the main floor and one dwelling unit on the second floor. This application was refused.

September 4, 1958 an application was made to the then Board of Appeal to convert the building into a duplex containing one dwelling unit on the main floor and one dwelling unit on the second floor. This Appeal was refused.

October 14, 1958 a Building Permit was issued permitting alterations to be made to the dwelling to provide an increased floor area on the second floor. An affidavit stating that the building would continue to be used as a one family dwelling and signed by W. Duncan Smith and Mary L. Smith is attached to this Building Permit.

March, 1965 an inspection showed the building was occupied as a two family dwelling. Charges were laid against Mary L. Smith on August 28, 1965 and at the request of the defendant, numerous adjournments were given. Some evidence was presented in court and the matter was again adjourned pending the revision of the City Charter with respect to the Zoning and development By-law and the revision of the charging sections of the Zoning and Development By-law. A stay of proceedings on this charge was entered by the City Prosecutor on May 2, 1968.

July 9, 1969 an inspection showed that the building was still occupied as a two family dwelling. The owner was notified of the violation of the By-law.

November 5, 1969 Mr. Smith filed an application for consideration under City Council's hardship policy. This application was refused. Mr. Smith was notified to restore the building to a one family dwelling but re-inspection on April 2, 1970 found that the building was still occupied as a duplex dwelling.

July 16, 1970 charges were laid against Mr. Smith and after several requests by defence counsel for adjournments, re-inspection was made of the building on November 12, 1970 where it was found that the building had been restored to a one family dwelling. Because of this, defence counsel requested that the charge be withdrawn and the City Prosecutor agreed to this request.

The Zoning and Development By-law states that the Technical Planning Board may permit dwelling units to remain provided the unit has been continually used and occupied since a date prior to June 18, 1956.

cont'd....

Board of Administration, August 20, 1971 . . . (BUILDING - 11)

Clause #8 continued:

As the Unit on the second floor of this building was originally installed after June 15, 1956, has been discontinued as separate living quarters and the sink and cooking facilities disconnected, the Technical Planning Board cannot now consider any application to convert this building. The property is situated in an RS-1 one family dwelling district and it would therefore appear that the only recourse open to Mr. Smith is to again examine his rights to appeal to the Board of Variance.

Your Board forwards this report of the Director of Permits and Licenses for the INFORMATION of Council, and suggests that a copy be forwarded to Mr. and Mrs. Smith.

RECOMMENDATION

9. Bicycle Registration and Storage Facilities: Oakridge Police Station

The City Building Inspector reports as follows:-

"On May 18, 1971 Council approved a report of the Board of Administration dated May 17, 1971, which recommended that selected contractors be invited by the architects to bid for a construction management contract to build the proposed Bicycle Registration facilities, this form of contract being proposed in order to expedite construction of the facilities.

Subsequently, it became evident that the facilities could not be completed by September 1, 1971, the date compulsory registration becomes effective, and that the construction contract therefore could be tendered and awarded on the normal, fixed price basis. Competitive, fixed price tenders were received from selected bidders, as tabulated below. Bidders were required to quote a separate price representing an increase or decrease of the basic tender for an alternative type of brick wall construction. This price appears in the tabulation after the basic tender. Every tender was accompanied by Bid Bond for $3,500.00.

	Basic Tender	Deduct for Alternate
Allan and Viner Construction Ltd.	$68,980.00	$1,200.00
Kennett Contracting Ltd.	$72,980.00	$ 697.00
Allstate Construction Co. Ltd.	$73,177.00	$ 500.00
Mutual Construction Ltd.	$79,595.00	$ 550.00
Grimwood Construction Co. Ltd.	$85,654.00	$ 400.00

The tenders were examined and found to be in order. The lowest tender is that of Allan and Viner Construction Ltd.

The basic tender includes a provisional sum of $3,000.00 for contingencies. It is recommended that this sum be reduced to $2,000.00, and that the alternative price of $1,200.00 be accepted. The tender will be reduced thereby to $66,780.00. The low bidder offers completion within three months.

On the basis of the low tender, revised as recommended above, the total cost of the project, including construction of the facilities, architects' and consultants' fees, site valuation, required landscaping, utilities, services, and sundry items is now estimated to be $90,460.00. This total exceeds the amount appropriated on the basis of preliminary estimates, by $4,460.00.

The Director of Finance advises that the required additional sum can be provided from 1971 Supplementary Capital Funds. For Council information it is noted that the proceeds from property sales, which form part of the supplementary capital funds available, are expected to exceed the amount estimated for 1971.

cont'd....

Clause #9 continued:

It is RECOMMENDED that City Council:

(1) Approve the appropriation of $4,460.00 from 1971 Supplementary Capital funds, for the purpose of completing the required facilities.

(2) Accept the tender of Allan and Viner Construction Ltd. and enter into a contract with them in the amount of $66,780.00 on the basis recommended above, such contract to be satisfactory to the Corporation Counsel.

(3) Authorize the City Treasurer to return the Bid Bonds of the unsuccessful bidders.

YOUR BOARD RECOMMENDS that the foregoing recommendations of the City Building Inspector be adopted.

FOR ADOPTION SEE PAGE(S) 524-525

Board of Administration, August 20, 1971 . . . . . (Licenses 1)

LICENSES AND CLAIMS MATTERS

INFORMATION:

1. Claim No. 11904 - Mrs. W. Barr

The Corporation Counsel reports as follows:

"Mrs. Barr was walking on the sidewalk on the north side of the 100 Block West 22nd Avenue on February 18, 1971, when she fell on an upraised portion of the sidewalk. She broke her glasses and suffered minor facial lacerations and a black eye, as well as bruises and lacerations to both knees.

The sidewalk where Mrs. Barr fell was in generally good condition except for the fact that a portion of the sidewalk had been raised approximately 3/4" above the adjacent slabs by the growing action of the tree roots from an adjacent boulevard tree.

The British Columbia Court of Appeal in 1958, in the action of Lillian Douglas v. City of Vancouver decided that there is no liability upon the City for injuries suffered by someone who trips on an upraised sidewalk slab if the cause of the shifting was the "growing action of tree roots". In addition, Council on June 22, 1971 considered the claim of Mrs. Gladys Green who was injured in very similar circumstances, and decided to take no action on her claim at that time.

It is the opinion of the Corporation Counsel that there is no liability upon the City for the injuries Mrs. Barr has suffered. "

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

(Copies of Mrs. Barr's letters dated February 22nd, May 28th, and July 10th, 1971 are circulated for information.)

FOR ADOPTION SEE PAGE(S) 525

BOARD OF ADMINISTRATION, August 20th, 1971 . . . . (FINANCE 1.)

FINANCE MATTERS

CONSIDERATION

1. Appointment of Auditors - 1972.

The Director of Finance reports as follows:

"The matter of appointment of External Auditors for the year 1972, pursuant to Section 230 of the Vancouver Charter, is submitted for consideration.

The City's present auditors, Riddell, Stead & Co., by letter dated August 12th, have applied for appointment as external auditors for the year 1972 and have submitted other information in support of their application.

The proposed fee for the year 1972 is $34,250, a 6.4% increase over the 1971 fee of $32,100, which they state is due to salary increases in line with cost of living increases.

The appointment of auditors should be in the following form:

> That the firm of ---------- be appointed External Auditors for the City of Vancouver for the year 1972 at a fee of $---------- in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board submits the report of the Director of Finance for Council consideration.

(Copies of letter dated August 12, 1971, from Riddell Stead & Co. are circulated for the information of Council.)

2. Pacific-Asian Conference of Municipalities

A letter has been received from the Mayor of Honolulu extending an invitation to the City of Vancouver to join an organization to be known as the Pacific - Asian Conference of Municipalities (PACOM). The membership is to be made up of Mayors, Legislators and other municipal officials of cities from countries bordering on the Pacific and Asian Oceans.

A copy of the letter and of the proposed Articles of Association are circulated for the information of Council.

It is advised that there will be no conference registration fees and all expenses while at the meetings will be borne by the City and County of Honolulu. Delegates will pay only for their rooms and meals.

Your Board submits the foregoing invitation for the CONSIDERATION of Council.

(A brochure submitted by the City of Honolulu explaining the purposes of PACOM is on file in the City Clerk's Office)

FOR ADOPTION SEE PAGE(S) 525

BOARD OF ADMINISTRATION

SUPPLEMENTARY

PERSONNEL MATTERS

RECOMMENDATION

August 20, 1971.

1. Deferment of 1970 Vacation Entitlement:
Mrs. P.M. Barby and Mrs. L. Pritchard, Mayor's Office

The Acting Director of Personnel Services reports as follows:

"I have received a request from Mr. C. Lowery, Executive Assistant to the Mayor, for Mrs. P.M. Barby and Mrs. L. Pritchard, both Clerk Stenographer IV's, to defer their remaining 1970 vacation entitlement to 1971. They were unable to take all their vacation in 1970 due to the pressure of work caused by the election of the members of Council.

Mrs. Barby: 2 days Mrs. Pritchard: 5 days

It is therefore recommended that the request of the Executive Assistant to the Mayor be approved."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

CONSIDERATION

2. Added Duties for the Secretary to
Director of the Vancouver Public Library

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing & Systems.

"The Library Board has recommended that the subject position be reclassified from Clerk Stenographer III to Clerk Stenographer IV.

The Director of Personnel Services has reviewed this recommendation and agrees, in light of the incumbent's present duties.

The position was last reviewed in 1967 and classified as a Clerk Stenographer III at that time. Since that time there has been a gradual accretion of duties at a higher level than was anticipated in 1967. Recently for example, she has been asked to prepare the agenda for and record the minutes of Library Board meetings, a task originally the responsibility of the Assistant Director of the Library. The Director of the Library has made some minor reallignment of duties of his senior staff primarily to strengthen the position of the Assistant Director by removing from that position a number of less important day to day administrative duties which can and should be handled by the senior clerical staff. The Assistant Director will become more involved in the professional development of the librarians, in book selection and in the general provision of services to the public. At this time there appears to be no other positions whose classification is affected by taking on additional duties from the Assistant Director.

cont'd....

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 31, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT: Alderman Linnell

His Worship the Mayor acknowledged the return to the Council of Alderman Linnell who had been absent for some time due to illness. The Council joined in the welcome.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the Minutes of the Regular Council meeting dated August 24, 1971, be adopted with the exception of Clause 2 in the 'In Camera' Minutes dealing with development permit at 1270 Burrard Street, which be considered later this day at the 'In Camera' session, and, except that on page 36 under 'Enquiries and Other Matters', the item respecting Road Markings be amended to refer to the area of Georgia Street, Burrard to Seymour Streets

- CARRIED

MOVED by Ald.Hardwick,
SECONDED by Ald. Rankin,
THAT the Minute of Council of August 10, 1971, shown on pages 16 and 17 regarding Cassiar/Highway 401 (Charles and William Streets), be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

MOTIONS

1. Policy re Deferred Motions

MOVED by Ald. Adams,
THAT when regular motions on the Council agenda are deferred on a courtesy basis for consideration at a later meeting, such motions be reintroduced on future agendas under 'Motions';

FURTHER THAT when motions are deferred due to the Council being unable to deal with the matter in view of the time factor, such motions be considered at the next regular Council meeting under the item of 'Unfinished Business' on the agenda.

- CARRIED

UNFINISHED BUSINESS

1. Commercial Transport Service: Vancouver

MOVED by Ald. Hardwick,
THAT consideration of the motion by Alderman Wilson and Alderman Bird re Commercial Transport Service: Vancouver, be deferred to later this day for discussion under 'Motions'.

- CARRIED

2. Strathcona Rehabilitation Program Consultants Claim for Pre-Contract and Post-Contract Costs

The Council considered a Board of Administration report of July 8, 1971, addressed to the Standing Committee on Planning and Development regarding further claim of Birmingham and Wood, (consultants), for pre-contract and post-contract costs, and claim of Mr. J. Chislett, in connection with the Strathcona Rehabilitation Program. The Director of Social Planning/Community Development, as Chairman of the Strathcona Working Committee, recommends payment; however, the Corporation Counsel advised the City is under no legal liability and such payments would be in the nature of a grant. The Board of Administration recommends the report of the Chairman of the Strathcona Working Committee (the Director of Social Planning/Community Development) be received.

The Council noted a Board of Administration report of August 26, 1971, to the effect that the budget of the project may be exceeded by approximately $3,400 if the consultants' additional costs are approved.

MOVED by Ald. Phillips,
THAT the recommendation of the Director of Social Planning/Community Development, set out in the Board of Administration report of July 8, 1971 and recommending payment in the amounts of $5,500 pre-contract costs and $731 post-contract costs to Birmingham and Wood and $234 post-contract costs to Mr. J. Chislett, be approved.

- LOST

(His Worship the Mayor ruled before the motion was put that the matter would have to be considered on the basis of a grant and therefore required 8 votes of Council members to carry)

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day.

(a) Grant: Burnaby Ladies Pipe Band
(b) Complaints re Capilano Stadium Parking Lot

COMMUNICATIONS OR PETITIONS

1. Facilities Underground Maple Tree Square

His Worship the Mayor had been requested to be in touch with the B.C. Telephone Company and request favourable consideration to installation of B.C. Telephone services underground in the Maple Tree Square area. A reply has been received, dated August 23, 1971, that the Company will put its facilities underground for the first phase of the Gastown project, i.e. involvement of Maple Tree Square. The City will be expected, however, to undertake whatever re-surfacing of the streets as may be necessary. Phases 2 and 3 will receive consideration at time of implementation.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Facilities Underground:
Maple Tree Square (cont'd)

MOVED by Ald. Broome,
THAT this communication be received and His Worship the Mayor be requested to forward a letter of appreciation to the Company.

- CARRIED

2. Home Care Program
Intermediate Care

The Minister of National Health and Welfare, by letter dated August 23, 1971, replied to a communication from His Worship the Mayor dated June 24, 1971, in respect of Home Care and Intermediate Care Health Services. With respect to Home Care, a resolution of Council, dated April 20, 1971, was noted asking Home Care Programs be included as a Federal/Provincial cost shared health service. The Minister sets out his views on these matters and reference to negotiations with Provincial governments in respect of more comprehensive Provincial health programs.

MOVED by Ald. Bird,
THAT this communication from the Minister of National Health and Welfare be received and the whole question further discussed with the Provincial Minister of Health Services and Hospital Insurance;

FURTHER THAT in the meantime the Medical Health Officer prepare an appropriate brief setting out the saving in costs which could be anticipated if the proposed health programs were instituted.

- CARRIED

3. License Appeal

MOVED by Ald. Adams,
THAT the appeal from the action of the License Inspector in refusing a license for a retail frozen food operation be heard by Council at its next regular meeting on Tuesday, September 14, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, August 27, 1971

Works and Utility Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Works and Utility matters), dated August 27, 1971, be adopted.

- CARRIED

Social Service and Health Matters

Spring Street Project (Clause 1)

MOVED by Ald. Hardwick,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be adopted;

FURTHER THAT the resolution of Council of July 13, 1971, dealing with this matter be varied accordingly.

(see page 235)

- CARRIED
UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and
Health Matters (cont'd)

West Coast Reductions Ltd. (Clause 3)

MOVED by Ald. Phillips,
THAT Clause 3 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be received and a copy of the information furnished to the complainants with advice that if they wish to appear before Council on the matter they may do so.

- CARRIED

Proposal re Narcotic Control and Drug Abuse Program as submitted by Mr. Richard A. Zanders (Clause 2)

MOVED by Ald. Sweeney,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated August 27, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning Application: Block bounded by s/s West Georgia, Jervis, Alberni and Broughton Streets: Paine and Associates (Clause 2)

The Board of Administration submitted a report of the Director of Planning and Civic Development on an application to rezone the block bounded by s/s West Georgia, Jervis, Alberni and Broughton Streets from a C-5 Commercial District to a CD-1 Comprehensive Development District. The Technical Planning Board recommended the application be not approved. The Town Planning Commission, by letter dated August 30, 1971, recommended the property be rezoned to CD-1 Comprenehsive Development District subject to certain conditions.

It was noted the developers wish to appear before Council.

MOVED by Ald.Hardwick,
THAT this clause be adopted and therefore the application be not approved.

(tabled)

MOVED by Ald. Wilson,
THAT this whole matter be tabled to the next regular meeting and the delegation request be granted if the applicant so wishes.

- CARRIED

(Alderman Broome recorded in the negative)

(In connection with the Board of Administration report on this matter, the following sentence appears on page 4:

'These plans also indicate the balance of the block being developed with additional parking, office building and apartments, with the structures being proposed at 26 and 30 storeys.'

The Planning Department has advised this should read:

'These plans also indicate the balance of the block being developed with additional parking and commercial buildings to an additional area of some 120,000 sq. ft. of approximately five storeys in height.')

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Riley Park Community Hall Addition:
Use of portion of Capilano Stadium Property
for Off-street Parking (Clause 3)

The Board of Administration submitted, for Council consideration, a request of the Deputy Superintendent of the Park Board for approval for the use of a portion of Capilano Stadium property to provide off-street parking facilities in connection with the Riley Park Community Hall extension (30 East 30th Avenue).

MOVED by Ald. Adams,
THAT the request of the Deputy Superintendent of the Park Board be approved subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months notice, and subject to compliance by the Vancouver Art Gallery Association.

- CARRIED

Communication from Mr. F.W. Cordes
4296 and 4316 Main Street (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

3549 West 11th Avenue (Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated August 27, 1971, be adopted.

- CARRIED

Finance Matters

Grant: Citizens Committee for
Public Transit (Clause 1)

The Council considered a request from the Citizens Committee for Public Transit that a grant of $225.00 be approved in connection with the Conference on Public Transit to be held on October 2, 1971.

MOVED by Ald. Sweeney,
THAT no action be taken on this request.

- CARRIED

Grant: Engineering Undergraduate Society
at U.B.C. - Urban Vehicle Design
Competition (Clause 2)

The Council considered a request from the President of the Engineering Undergraduate Society for financial aid to assist students of the Engineering Undergraduate Society at U.B.C. to enter an Urban Vehicle Design Competition being hosted by the Massachusetts Institute of Technology.

MOVED by Ald. Broome,
THAT no action be taken on this request.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Vancouver Public Library:
Sunday Opening (Clause 3)

MOVED by Ald. Hardwick,
THAT Clause 3 of the report of the Board of Administration (Finance matters), dated August 27, 1971, be adopted.

- CARRIED

Sinking Fund and Investment Matters:
July, 1971 (Clause 4)

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated August 27, 1971, be adopted.

- CARRIED

Grant: Volunteer Bureau of
Greater Vancouver (Clause 5)

Consideration was given to the request from the Chairman of the Volunteer Bureau of Greater Vancouver for a grant to finance a dinner on November 18th in connection with the Northwest Conference of Volunteer Bureaus, to be held in Vancouver on November 18th and 19th.

MOVED by Ald. Broome,
THAT no action be taken on this request.

- CARRIED

B. Personnel Matters,
Supplementary, August 27

Leave of Absence with Pay:
Dr. R.J. McQueen

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated August 27, 1971, be adopted.

- CARRIED

C. Property Matters, August 27

Acquisition of Lessee's Interest:
234 Powell Street (Golden Star Rooms)
(Clause 1)

In considering this clause, clarification was requested regarding the statement 'the lessee alleges that his lease would have been renewed for a further term of 4 years but for the City's intervention'. This has reference to the acquisition by the City of the lessee's interest in the Golden Star Rooms, 234 Powell Street, which property is required for new Provincial Courts Building development.

MOVED by Ald. Adams,
THAT further consideration of this clause be deferred pending a report from the Corporation Counsel in clarification of the lessee's statement as quoted.

- CARRIED

(see page 13)

Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 2 to 5 inclusive of the report of the Board of Administration (Property matters), dated August 27, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Licenses: Hotels and Motels

Alderman Broome, on behalf of a Council Committee comprising himself and His Worship the Mayor, reported orally as a result of taking up with the Minister of Municipal Affairs, Victoria, the effect of the Government's Enabling Legislation resulting in the City not being able to license hotels and motels except in the case of those charging rates of $4.00 or less per day. Alderman Broome stated the Minister suggested that the City make application to have the Provincial Legislation changed whereby Vancouver will be treated on the same basis as other municipalities in the Province in respect of this matter. He advised that this was, therefore, now a matter to be handled administratively.

MOVED by Ald. Calder

THAT the oral report on this question submitted by Alderman Broome, on behalf of the Special Committee, be received for information.

- CARRIED

E. Mountain View Cemetery: Seventh Renovation

The Board of Administration, under date of August 25, 1971 submitted the following report:

"The Medical Health Officer requests approval for the following project as detailed:

"As a further step in the overall renovation of the General Section of Mountain View Cemetery, it is now requested that the Seventh Renovation be approved. This 15 acres will complete the general renovation, other than those sections reserved for private societies (i.e. Masonic, I.O.O.F., Jewish) and some modifications in the Lawn Sections. The purpose of the renovation is two fold, first to reduce maintenance costs and secondly to add to the beauty of the Cemetery.

The Seventh Renovation will include an area of approximately 15 acres embracing the following sections:

Horne 1 Ranges 0 - 6 and Blocks 0 - 5

Horne 2 Blocks 3 - 6 and Blocks 11 and 12

The geographical boundaries as shown on the attached sketch are:

Northerly: parallel to 31st Ave. from Fraser St. to a point approximately 1,250' west,

Easterly: parallel to Fraser St. from 31st Ave. to a point approximately 750' south,

Southerly: parallel to 33rd Ave. from Fraser St. to a point approximately 625' and west from a point approximately 400' north of 33rd Ave. to a point approximately 625' west,

Westerly: from a point on 31st Ave. approximately 1,250' west of Fraser St. to a point approximately 325' south and from a point approximately 625' west of Fraser St. to 33rd Ave.

The estimated cost of the renovation is summarized as follows:

Labour: Grading, Cultivating and Seeding	$ 11,895.00
Labour: Resetting Markers, Memorials etc.	10,725.20
Fringe Benefits	6,333.66
Total Labour	$ 28,953.86

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Mountain View Cemetery:
Seventh Renovation (cont'd)

Supplies and Rental Equipment	11,065.00
	$ 40,018.86
Administration and Overhead	4,001.89
Total Estimate	$ 44,020.75

The above estimate covers regrading and levelling, reseeding entire area, and laying flat of all adaptable monuments. Funds to cover all costs are available in the Reserve for Cemetery Redevelopment Account 4759/. As a result of the renovation, there will be 880 new graves available for a potential recovery of $30,800.00.

It is, therefore, requested that approval be given for this Seventh Renovation and that authority be given to file an application with the Public Utilities Commission to proceed with the project."

Your Board RECOMMENDS that:

(a) The City Council approve the above Seventh Renovation as described, including preparation of such plans and records as required.

(b) Funds in the amount of $44,020.75 be transferred from Reserve for Cemetery Redevelopment Reserve Account 4759/

(c) The Medical Health Officer be authorized to make the necessary arrangements with the Public Utilities Commission to proceed. "

MOVED by Ald. Bird
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

MOVED by Ald. Broome,
THAT the Board of Administration be requested to report on a long range policy in regard to the cemetery property and alternatives for future burials.

- CARRIED

The Council (in Committee) recessed at approximately 10:45 A.M. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 11:40 A.M. with the same members of Council present

---

F. Open Grandstands at Capilano Stadium

The Board of Administration, under date of August 27, 1971, submitted a report regarding open grandstands at the Capilano Stadium and submitted recommendations in connection therewith.

MOVED by Ald. Rankin,
THAT the matter be deferred to later this day following the hearing of delegations on complaints respecting the Stadium.

- CARRIED

CONDOLENCES:
His Excellency Archbishop
William Mark Duke, D.D.
Freeman of the City of Vancouver

MOVED by Ald. Sweeney,
THAT the City Council record its condolences in the passing recently of His Excellency Archbishop William Mark Duke, D.D. and appropriate action be taken to express the Council's sympathy.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Construction of Storm Drain;
Musqueam Heights Development

The Board of Administration, under date of August 24, 1971, submitted the following report:

' The Deputy City Engineer reports as follows:

"In the Musqueam Heights Development there remains a 5 acre site still to be subdivided (the former Eddie Nursery Site).

There is a creek which traverses a highway to be dedicated in the subdivision. As a condition of subdivision approval, it is a requirement that the subdivider, the Musqueam Development Company, bear the costs of the installation of a storm drain to contain the creek in the highway dedication.

A 42 inch diameter pipe would be sufficient to drain the tributary area in its present state. This is the size of pipe that the Company should be required to pay for to contain the creek.

The estimated cost of a 42 inch diameter pipe installed including engineering and overhead is $7,875.

In 1956, the Greater Vancouver Sewerage and Drainage District declared an area tributary to this creek as a Major Drainage Area for which the creek would be a main drainage outlet. The Sewerage District considers that a 42 inch pipe would not be large enough to serve the Major Drainage Area when developed and that a 54 inch pipe would be required.

At its December 16th, 1965 meeting, the Sewer District declared the creek from Marine Drive to Musqueam Park a major drainage facility and received authority to proceed with construction of 730 feet of 54 inch diameter culvert through the Musqueam Heights subdivision when requested by the City. This culvert was constructed, the Company paying the City the estimated cost of installation of a 42 inch diameter culvert.

The present proposal is to extend the aforementioned culvert 131 feet.

If the culvert is extended, the City will be required to pay the annual assessments of the Sewer District on the total cost of the extension (estimated at $10,500) until there is development in the tributary drainage area in the University Endowment Lands. At that time, the U.E.L. would contribute its share in proportion to the assessed value of the land and improvements in the U.E.L. to the total assessments in the area served in accordance with the regular formula for Sewer District assessments. As development takes place in the U.E.L. it would bear an increasing proportion of the annual assessments until at full development the U.E.L. would pay its full proportion.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Construction of Storm Drain:
Musqueam Heights Development
continued:

Initially the City would pay approximately $1,260 per year on a 20 year assessment basis. The payment of $7,875 by the Company for its proportion of the cost of the 54 inch culvert installation would reduce the net capital cost to the City to an estimated $2,625, and could be used to reduce the City's annual assessments.

I RECOMMEND:

(a) That Musqueam Development Company pay the City the sum of $7,875 in lieu of the installation of 131 feet of 42 inch diameter pipe to contain the creek in the proposed highway dedication of its subdivision.

(b) That the Company's contribution to the installation of the 54-inch diameter pipe of $7,875 be credited to the City Capital Sewer Fund. This will provide sewer capital financing for other City projects on which there will be no debt to offset debt charges payable to the Sewer Board for this project.

(c) That the Sewerage District be requested by the City to proceed with the installation of 131 feet of 54-inch diameter pipe to contain the creek at an estimated cost of $10,500. The Sewer Board's annual assessment for this work will be approximately $1,260 per annum on a 20-year assessment basis decreasing as and when the portion of the drainage area in the University Endowment Lands is developed and these lands are assessed its share of the annual costs.

(d) That the Corporation Counsel, Director of Finance and the City Engineer be authorized to complete the necessary arrangements with the Company and the Sewerage District."

Your Board RECOMMENDS that the above report of the Deputy City Engineer be adopted. '

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

H. Form of Application: Rental of Residential Accommodation

The Chairman of the Vancouver Rental Accommodation Grievance Board reported as follows under date of August 23, 1971:

"At a meeting of the Standing Committee on General Purposes on April 29th, 1971, the Committee recommended:

'when the Chairman of the Vancouver Rental Accommodation Grievance Board receives information from the Corporation Counsel with respect to an "Application for the Rental of Residential Accommodation" that he report to Council on the matter of a suitable "rental contract" form.'

The Chairman of the Vancouver Rental Accommodation Grievance Board submits the following report:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Form of Application: Rental of Residential Accommodation (cont'd)

As set out in the foregoing recommendation the Chairman of the Board in conjunction with the Law Department has considered a suitable application form for the Rental of Residential Accommodation. The provisions of a standard form to cover all possible regulations of residential premises is almost impossible, due to variations, which exist between various types of residential accommodation available in the City.

Submitted for Council's CONSIDERATION is the proposed Application for the Rental of Residential Accommodation form together with an Agreement for Lease and Tenants and Landlords Covenants being part thereof, copies of which are attached.

I have sent copies of these forms to the Pacific Apartment Management Association, the Greater Vancouver Apartment Owners Association and the Vancouver Tenants Council for information."

(appended documents are on file in the City Clerk's Office)

MOVED by Ald. Phillips,
THAT this matter be referred to the Standing Committee on General Purposes for consideration, together with any comments when received from interested parties.

- CARRIED

I. Special Sidewalk Treatment: Block 52

The Board of Administration, under date of August 30, 1971, submitted the following report:

"Your Board submits the following report of the Deputy City Engineer re the above:

"Pacific Centre Ltd., as part of the development of Block 52, is installing a terrazo topping over its plaza area. The developers have requested permission to extend this treatment on to the City sidewalks surrounding the site and have agreed that they would enter into a suitable agreement with the City, accepting full responsibility for maintenance and liability.

I RECOMMEND that Pacific Centre Ltd. be permitted to install terrazo sidewalks immediately adjacent to Block 52 on Granville Street, Robson Street, Howe Street and Georgia Street provided that they enter into an agreement satisfactory to the Corporation Counsel and City Engineer. The Director of Planning concurs in this recommendation."

Your Board RECOMMENDS the foregoing report of the Deputy City Engineer be adopted."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

The Council (in Committee) recessed at approximately 12:00 noon to reconvene in open session at 2:00 P.M.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

3. Grant: Burnaby Ladies Pipe Band

A representative of the Burnaby Ladies Pipe Band appeared and submitted a brief dated August 31, 1971, in support of a request for a grant in connection with a Scotland trip where the band would be in competition.

MOVED by Ald. Adams,
THAT the request for a grant be not approved.

- CARRIED

4. Complaints re Capilano Stadium Parking Lot

Mr. W. B. Pruden, on behalf of residents of the 4500 block Ontario Street, appeared complaining of dust and noise from the Capilano Stadium parking lot and the unsightly condition of park fences. It is requested the Stadium be maintained and the area around it be suitably landscaped. In respect of concrete curbs, gutters and pavement of this block, Mr. Pruden advised the necessary petition forms have been taken out and are being actioned.

MOVED by Ald. Wilson,
THAT the general matter of Capilano Stadium be referred to the General Purposes Committee for full consideration and recommendation to Council and the Board of Administration be requested to report to the Committee with respect to future use.

- CARRIED

MOVED by Ald. Hardwick,
THAT the City Engineer be requested to report to Council on curbs, gutters and pavement for this block, boulevard maintenance and perimeter security of the Stadium property.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Open Grandstands at Capilano Stadium (cont'd)

The Board of Administration, under date of August 27, 1971, advised of the condition of the open grandstands at the Capilano Stadium, referred to particularly as the right and left field bleachers, and action which should be taken to improve the condition or demolish. Costs in this regard are set out.

MOVED by Ald.Phillips,
THAT action be taken as follows:

(a) the right field bleacher be removed, at an estimated cost of $7,500 when funds can be made available, the matter of disposition of the reusable structure to be the subject of further investigation and report;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Open Grandstands at
Capilano Stadium (cont'd)

(b) the left field bleacher be demolished immediately at an estimated cost of $1,600;

it being anticipated that the Vancouver Art Gallery will contribute $3,000 toward the costs involved.

- CARRIED

Property Matters (cont'd)

Acquisition of Lessee's Interest:
234 Powell Street (Golden Star Rooms)
(Clause 1)

Further consideration was given to Clause 1 of the report of the Board of Administration (Property matters), dated August 27, 1971. It was agreed there was no necessity for further report by the Corporation Counsel on this matter and therefore, it was,

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Property matters), dated August 27, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Extension of C.P. Air Routes

On August 24th, Notice of Motion was submitted respecting extension of C.P. air routes, seconded this day by Alderman Linnell, and which reads as follows after an additional paragraph was added:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,

THAT WHEREAS Canadian Pacific Airlines has its headquarters and major base of operations in the Greater Vancouver area and consequently is of major economic importance to this total area:

AND WHEREAS in 1964 the Federal Government divided international routes between Air Canada and C.P. Air giving Air Canada the high density North Atlantic routes to Europe and C.P. Air the much less attractive Pacific routes;

AND WHEREAS the Federal Government is negotiating a Canada-China agreement to allow a Canadian carrier landing rights at Peking or other Mainland Chinese cities;

cont'd...

MOTIONS (cont'd)

Extension of C.P. Air Routes (cont'd)

THEREFORE BE IT RESOLVED this Council request the Minister of Transport to designate C.P. Air as the Canadian carrier when such an agreement is concluded on the basis that it would be a logical extension of present C.P. Air routes far superior in every respect to an extension of the Air Canada Moscow route and also in accordance with the 1964 agreement;

FURTHER BE IT RESOLVED a copy of this resolution together with the Sun editorial entitled a 'Slow Boat to China' be sent to all Vancouver Members of Parliament;

AND FURTHER BE IT RESOLVED THAT a copy of the resolution, together with the Sun editorial, be forwarded to the Councils of the surrounding municipalities with the request these Councils take similar action.

- CARRIED UNANIMOUSLY

2. Commercial Transport Service: Vancouver

The following Notice of Motion was submitted by Alderman Wilson and Alderman Bird at the Council meeting on August 10th:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS the Canadian Government takes pride in Canada's leadership in the development of atomic energy for commercial use;

AND WHEREAS the taxpayers of Canada have expended millions of dollars in producing heavy water and other ancillary components in the production of atomic energy;

AND WHEREAS the Federal Crown Corporation, the Canadian National Railway is bound by agreement to operate a Commercial Transport Service out of the Port of Vancouver;

AND WHEREAS Germany with the "N.S. Otto Hahn", United States with the "N.S. Savannah", the Soviet Union with the icebreaker "N.S. Lenin", and under construction Japan's "N.S. Matsu" are about to sign the Brussels (1962) Convention on Legal Responsibility for Reactor-driven Ships;

THEREFORE BE IT RESOLVED THAT City Council urge the Minister of Transport to direct Canada to a place of leadership by designing and constructing a nuclear-driven ship to operate out of the Port of Vancouver in compliance with the "C.N.R." 1913 Agreement;

FURTHER BE IT RECOMMENDED to the Minister that Canada become the fifth nation to sign the "Brussels 1962 Convention";

FURTHER THAT this resolution be forwarded to the Prime Minister and Minister of Transport.

- LOST

(The motion was put and lost)

MOTIONS (cont'd)

3. RM-1 Zoning

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS the new RM-1 zoning has not been used to any degree in Vancouver: and

WHEREAS a review of the new zoning category was promised in a reasonable length of time;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the problems involved in use of RM-1 zoning and that submissions be requested from interested parties (i.e. Architectural Institute, etc.) on possible amendments to the RM-1 to make it a more useful zoning category for the provision of renewal of housing - and both be reported to Council for action.

(Notice)

Notice was called by Alderman Adams, and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Unclean Condition of Street: 12th Avenue and Burrard Street	asked the Board of Administration look into the unclean condition of the street at 12th Avenue and Burrard Street caused by gravel trucks. Mr. Ryan agreed to do so.
Alderman Sweeney - Drag Racing: Marine Drive at Jellicoe Street	raised a complaint about drag racing on Marine Drive in the vicinity of Jellicoe Street and requested the matter be looked into. His Worship agreed accordingly.
Alderman Rankin - Greyhound Service Garage, 939 Main Street: Living Quarters	previously enquired respecting housing of Greyhound bus drivers in the service garage at 939 Main Street and asked the Corporation Counsel report on the powers of the Board of Variance in granting certain approvals as have been given in this case. His Worship directed accordingly.
Alderman Phillips - Control of Noise Emanating from Premises	enquired respecting providing regulations whereby the owner or occupant of premises can be held liable for noise emanating from a building rather than the present requirement of having to determine the actual person responsible for creating the nuisance. In this regard the Alderman referred to a report from the Law Department, under date of August 25th and sent to him. His Worship directed the Corporation Counsel look into the matter and report on ways and means of placing this responsibility on the owner or occupant.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Invitation to be Member of Sub-Committee on Finance: Federation of Canadian Municipalities	advised of an invitation to accept membership on a sub-committee on finance of the Federation of Canadian Municipalities and stated travel expenses will be involved. It was agreed Alderman Phillips be asked to advise Council further on the matter when he is in possession of additional information.
Alderman Bird - Burrard Inlet Fire Protection Committee	reported progress on meetings held in an endeavour to obtain participation from neighbouring municipalities with respect to fire boat protection in the Burrard Inlet area. The Alderman advised a report should be ready in approximately one month's time.
Alderman Wilson - Public Transit	advised Council that at a future meeting the Greater Vancouver Regional District will be required to make a decision on whether or not public transit is to be included as one of its responsibilities and therefore the City will have to consider the question. The Alderman advised it is his intention in the near future to raise the proposal that a Citizens Committee be formed of representatives of organizations in order to assist in obtaining important information on the matter.

Special Federal Workshop:
Leave of Absence - Mr. M. Cross

The Director of Planning and Civic Development reported by letter of August 31, 1971, that Mr. M. Cross of his Department has been invited to attend a workshop on Rehabilitation to be held in Ottawa, September 15th and 16th and sponsored through the Central Mortgage and Housing Corporation. It is requested, therefore, that Mr. Cross be granted four days leave of absence with pay to cover the workshop and travel times; all other expenses being paid by the Federal Government.

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT four days leave of absence with pay be granted accordingly.

- CARRIED

The Council adjourned at approximately 3:45 P.M.

***

(Please see over)

The foregoing are Minutes of the Regular Council meeting of August 31, 1971, adopted at the meeting of September 14, 1971.

MAYOR

DEPUTY CITY CLERK

August 27th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Underground Mechanical and Electrical Ducts across the Lane South of Water Street, West of Abbott Street

"An application has been received from Woodward's Stores Ltd. for permission to install, across the lane south of Water Street, an underground mechanical duct and an underground electrical duct at approximately 205 feet and 210 feet, respectively, west of Abbott Street. The mechanical duct, constructed of concrete, would contain a 2½ inch steam pipe. The electrical duct would consist of four 4-inch, three 2-inch, three 1¼-inch and three 1-inch conduits encased in concrete. Initially, three of the conduits only would be used to carry a 15,000 volt primary cable, a 200 pair telephone cable and emergency lighting wires. The use of the remainder of the conduits would be allocated as needed in the future.

I RECOMMEND that the application be approved, subject to the following conditions:-

(a) Detailed plans satisfactory to the City Building Inspector and City Engineer be submitted.

(b) Construction and maintenance of the ducts to be in accordance with all City By-Laws and satisfactory to the City Building Inspector and City Engineer.

(c) Annual rental to be 50¢ per square foot of lane occupied by the ducts in accordance with the Encroachment By-Law.

(d) A legal agreement satisfactory to the Corporation Counsel and City Engineer to be entered into."

Your Board RECOMMENDS that the foregoing be approved.

2. Tenders for Street Lighting Contract No. 102

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 102 were opened at the meeting of the Board of Administration on August 23, 1971, and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 102:

Ricketts-Sewell Electric Ltd.	$114,474.53
C.H.E. Williams Co. Ltd.	$115,263.99
Norburn Electric Ltd.	$116,301.70

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

Cont'd...

Board of Administration, August 27, 1971 . . . . . (Works 2)

Clause #2 Continued

The City Engineer RECOMMENDS that:

(a) the contract for the installation of street lighting on Contract No. 102 be awarded to the Ricketts-Sewell Electric Ltd., subject to the Company entering into an agreement with the City that is satisfactory to the Corporation Counsel,

(b) the Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bonds be returned to the unsuccessful tenderers."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 583

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Spring Street Project

Your Board submits the following report of the Director of Social Planning/Community Development:

> "Vancouver City Council passed the following resolution at its meeting of August 13, 1971.
>
> > 'That the part of the action of Council taken on July 13 in respect of the Boys' Clubs of Vancouver providing the auspices for the Spring Street Project be not acted upon at this time, and the Director of Social Planning/Community Development report on the handling of the Project through his department.'

Summary

This is a report dealing with two items: a) hiring of a Director for the Spring Street Project; and b) disbursement of $4,000.00 of the Spring Street funds approved by Council on July 13, 1971.

The Department of Social Planning/Community Development's primary functions are planning, co-ordination of services and research. Normally, it does not engage in direct service except in the case of projects of a new and innovative nature, and then, only for an interim period.

The Spring Street Project had its beginning in this fashion. The techniques this program is experimenting with to encounter persistently delinquent behavior of boys and girls require considerable testing, analysis, staff experience and time for refinement to develop the sophistication and successful application desired. This has not been achieved to date.

Given these characteristics, it is suggested that the project remain under the close scrutiny of the Department of SP/CD until the techniques are refined and research indicates the nature and extent of their success or failure. Further, it is suggested that departmental supervision is clearly interim and should not exceed two (2) years.

It is essential that a Project Director be hired immediately to initiate the program and generate esprit de corps and momentum such programs require to approach success. It is proposed that the Project Director be directly responsible to the Director of Social Planning/Community Development.

The position of Project Director has been discussed with the Acting Director of Personnel Services respecting classification and salary and he reports as follows:

Cont'd...

Board of Administration, August 27, 1971 . . . . . .(Social 2)

Clause #1 Continued

'In accordance with the above recommendation of the Director of Social Planning/Community Development that a new temporary position be established to head up the Spring Street Project, I have prepared the following salary and classification recommendations for Council's consideration.

The incumbent, who will be designated by the working title of "Spring Street Project Director" will be responsible for planning and directing a special delinquency prevention program for juveniles on a city-wide basis. The "Director" will study, and implement when desirable, innovative techniques and ideas relating to youth in conflict with the law, and for ensuring that the project's staff, facilities and budgeted funds, are utilized as effectively as possible. For these purposes, considerable contact with various national, provincial, and community agencies will be maintained.

I have been advised by the Director of Social Planning/ Community Development that this position will be required for a two year period, that is, until the program is sufficiently refined to be placed elsewhere.

This position, although not exactly similar to the classification of "Co-ordinator, Local Area Services" Class No. 381, is at an equivalent level of complexity and responsibility and does fall within the broad terms of that classification. I, therefore, recommend that it be so classified effective when adopted. I further recommend that advance authority be granted to the Director of Personnel Services to fill this position at any step in the salary range (Pay Grade 28 $922-$1,104) as required. It is also recommended that an auto allowance on a regular basis be established for this position. This report has been discussed with the Assistant Business Manager, Municipal and Regional Employees Union, who is in agreement.'

SUMMARY

Incumbent	Proposed Classification	Effective Date
One NEW Temporary Position (approx. two years)	Co-ordinator, Local Area Services P.G. 28($922-1104) (Spring Street Project Director)	When Adopted

1971 2nd half rates

A report dealing with line and secretarial staff for the Spring Street Project will be submitted to Council at a later date.

A skeleton street staff will continue to operate until a Director is hired. Funding for the months of July and August in the amount of $2,000 per month (total $4,000) was approved by Council on July 13, 1971. Council's approval to pay these funds to Neighbourhood Services Association, the agency currently administering project funds, will enable present street staff to carry on until a Project Director is hired and the project is organized.

Cont'd...

Clause #1 Continued

Therefore, the Director of SP/CD recommends that:

(a) The Spring Street Project be an operational component of the Department of Social Planning/ Community Development for an interim period not to exceed two (2) years.

(b) The temporary position of Project Director, Spring Street Project, pay grade 28, be approved as recommended by the Acting Director of Personnel Services.

(c) The Project Director, Spring Street project be directly responsible to the Director of Social Planning/Community Development.

(d) Funds for the months of July and August totalling $4000 already approved by Council on July 13, 1971 be paid to Neighbourhood Services Association."

Your Board RECOMMENDS the approval of the recommendations of the Director of Social Planning/Community Development.

FOR ADOPTION SEE PAGE(S) 583

2. Proposal re Narcotic Control & Drug Abuse Program as Submitted By Mr. Richard A. Zanders

The Medical Health Officer reports as follows:

"Mr. Zanders has submitted to City Council a very lengthy proposal entitled 'Affirmative Action Plan on Drug, Narcotic and Hallucinogenic Usage and Dependence'. In a covering letter Mr. Zanders has requested that Council consider his proposal. I asked the Drug Committee of the Health Department to review Mr. Zanders' proposal in great detail and, after reviewing the material again myself, the following assessment is made.

Mr. Zanders proposed a pilot project of some 20 years' duration which essentially involved

a) the development of a treatment facility capable of handling 15-20 residents and 50-60 outpatients per day,

b) a treatment program developed and implemented by young people who are expected to carry out relatively sophisticated therapeutic procedures after three months of training,

c) a community education program of unclear dimensions.

The treatment and education program does not appear to be sufficiently new to justify the creation of a separate organization with substantial funding. Mr. Zanders' proposal is to cost $545,000. in the first year, and $365,000. per year thereafter. The initial year's cost being inclusive of a $125,000. capital sum for the establishment of the centre of operations and treatment facility.

The elements of Mr. Zanders' proposal already exist in Vancouver. The Narcotic Addiction Foundation operate 'The House', which is a drop-in and residential facility for those persons involved in soft drug misuse and in need of information about drugs. This facility has a full-time medical person associated with its operations and many volunteer staff. The Crisis Centre operate the 'Now' line, and a flying squad which will attend to drug emergencies in the community. The Health Department in Vancouver and the Vancouver School Board share in many educational activities within the school year on drug abuse. This joint operation is not always sufficiently equipped with suitable material and resource funds. The Narcotic Addiction Foundation also has a Province-wide mandate to undertake community education programs, but, here again, their activities may be inhibited by a lack of sufficient funds.

Cont'd...

Clause #2 Continued

In view of the fact that senior levels of government have accepted much of the responsibility for financially supporting the drug control programs, and since the Narcotic Addiction Foundation is the logical central agency to be the recipient of this support and to carry out the therapeutic and educational programs, it is likely that a new program with similar mandate and intent, but with much larger funding, would not be the most effective way of improving the community's resources. I would, therefore, like to recommend that Vancouver City Council acknowledge receipt of Mr. Zanders' proposals, explain that the letter has been reviewed by the City's Health Department, and advise Mr. Zanders that the program as outlined should be discussed primarily with the Narcotic Addiction Foundation of British Columbia."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

(A copy of the plan is on file in the City Clerk's office)

INFORMATION:

3. West Coast Reduction Ltd.

The following is an extract from the Minutes of the Vancouver City Council meeting of August 10, 1971:-

"Alderman Phillips referred to a report he received from the Director of Permits & Licenses, under date of July 23rd, commenting on odours from the West Coast 'Rendering' Limited operation at 105 North Commercial Street and referring to complaints.

The Director advised of action taken by the company to improve the situation and that provision had been made to install further control equipment if required. In view of the high cost of equipment, however, and the possibility that the situation may not improve to any real extent, the company has not been requested to install it.

Alderman Phillips requested the Director of Permits & Licenses be asked to advise Council on what the cost might be to install this additional equipment.

His Worship the Mayor so directed."

Mr. L. Aquilini, Zen & Aquilini Construction, 2228 Franklin Street, wrote to the City Clerk on August 18, 1971 complaining about odours from West Coast Reduction Ltd. Mr. A.C. Pritchard, 2304 East Georgia Street, wrote to the Mayor and Council on August 14, 1971 regarding obnoxious odours from West Coast Reduction Ltd. and asked that he have the opportunity to meet Council in this regard. Mr. Pritchard's letter was accompanied by a petition signed by approximately 116 persons residing predominently in the area bounded by Nanaimo and Victoria, Triumph and Parker Streets. The managers of twelve apartment buildings in the area also signed the petition.

The Director of Permits & Licenses reports that:-

"I am advised that the cost requested by Alderman Phillips would be between $100,000 and $175,000. Attached is a letter from Mr. J. Diamond, President of West Coast Reduction Ltd. in which he relates what the company has done regarding odour control, as well as what their future plans are. In summary, he states that:-

Cont'd...

Clause #3 Continued

(a) West Coast Reduction Ltd. have invested over $100,000 for odour control on the recommendation of the B.C. Research Council.

(b) The company is continuing to work with the B.C. Research Council in order to further evaluate odour control systems.

(c) Mr. Diamond is sending one of his plant officials to review the efficiency of an odour control system in a similar plant in Montreal and the information obtained from this visit will be reviewed by the B.C. Research Council."

Your Board submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of letters and petition relevant thereto are circulated for the information of Council.)

DELEGATION REQUEST - Mr. A. C. Pritchard

FOR ADOPTION SEE PAGE(S) 584

BUILDING AND PLANNING MATTERS

RECOMMENDATION & INFORMATION

1. 3549 West 11th Avenue

On August 7, 1971, Mr. S. McClarnon of 3566 West 11th Avenue sent a petition, signed by approximately 18 persons, to His Worship Mayor Campbell stating, among other things, that the building at the above address was not being occupied as a single family dwelling.

The Director of Permits & Licenses reports as follows:

> "Inspections show that the building in question is an older, 1½ storey frame building, structurally sound but its exterior appearance could be improved. The yards are not well kept but not to the degree that action under the Untidy Premises Bylaw can be taken.
>
> The building is occupied by a man, his wife, children and several unrelated guests in contravention of the Zoning & Development Bylaw which permits only two boarders or lodgers in addition to the single family. The propery owner and the tenant now occupying the building have been advised of the bylaw infraction and requested to restore it to its approved occupancy. Further inspections will be made to enforce the above requirements.
>
> A camper body is stored in the rear yard of the premises which the occupants of the building state is not used as separate living or sleeping quarters and no evidence in this regard was found. From time to time there has been a problem of garbage at this site but the Health Department advise that this is under control. In their letter of complaint the petitioners also mention the matter of noise. The Police Department who enforce the Anti-Noise Bylaw have contacted Mr. S. McClarnon, with respect to this matter. It is also alleged that an excessive number of dogs are present on this site. The City Pound advises that they have received no complaints since May regarding an unusual number of dogs at this address."

Your Board submits this report of the Director of Permits & Licenses for Council INFORMATION, and RECOMMENDS that a copy be sent to the complainant.

2. Rezoning Application: Block bounded by South Side of West Georgia, Jervis, Alberni and Broughton Streets (Lots 8 - 13, Block 31, D.L. 185

The Director of Planning and Civic Development reports as follows:

> "An application has been received from Charles T. Paine of Paine & Associates, 2380-1055 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby the above described property would be rezoned from a C-5 Commercial District to a CD-1 Comprehensive Development District.
>
> The applicant states the purpose of his application is: "a comprehensive development of the site with an observation tower for Vancouver, including revolving restaurant, souvenir facilities and parking accommodation, and in a second stage of development, commercial, office space and parking expansion."

cont'd....

Clause #2 continued:

These lands have a total frontage of 396' on both West Georgia and Alberni Streets and a depth of 131', which is basically a 1/2 City block in this area of the City. The property is currently zoned C-5 Commercial, as are all the lands on both sides of Georgia Street between Nicola and Bute Streets. The lands to the north and south are zoned C-3 Commercial.

The regulations for both District Schedules are the same, with the exception of parking requirements being more restrictive in the C-5 District Schedule. The height of a building shall not exceed 8 storeys or 100'. The Director of Planning and Civic Development, in the exercise of his discretion, may increase the height set forth herein, provided that the said building complies in all other respects with the regulations contained in this section.

Submitted with the application are 2 bound copies of "An Observation Tower for Vancouver", and one additional set of plans, in sections, together with written submissions. The letter dated July 13, 1971, by Mr. Paine, states in part:

> "The effect of the design on both the overall cityscape and the immediate environs has received careful study and revisions have been made after initial meetings with your departments. We consider the relationship of this prominent feature with the concentration of other existing and proposed buildings in the City to be good from the proposed location. The ground levels are being kept open as much as possible to compliment the shaft structure. A series of stepped public plazas are included following the general change of levels of the surrounding streets which vary by as much as 36 feet in elevation.
>
> The drawings show in detail, plans for the first stage of development which covers the tower itself, its own parking and the immediate plazas on approximately half the block. The second stage has not yet been planned in detail but it will be limited to commercial and office use. It is understood that it will be constructed on a continuation of the plaza system and with additional parking as necessary.
>
> The tower development (stage one) has a gross usable floor area, not including parking, of 40,000 square feet. The area of stage two development for floor space ratio calculations would be limited to 120,000 square feet making a total on the site of 160,000 square feet of usable gross floor area above plaza level. The site area is 51,876 square feet."

In the brochure submitted by Mr. Paine, headed 'The Concept', 'The Structure' and 'Accommodation Summary', it states in part:

> "Simply stated, the proposal is to provide observation and dining facilities at the top of a very high tower. This concept is not new. Such towers exist throughout the world usually in locations with a large tourist traffic and sometimes with a special view, although height alone tends to make any view dramatic. In Vancouver, we have advantages in both these aspects, a large resident and tourist populations and unparalleled views.

cont'd....

Clause #2 continued:

The distant prospect for this tower will be a ring of ocean and mountain view and fantastic closer views from the location midway between Stanley Park and the Downtown on one axis and between English Bay and Burrard Inlet on the other.

In addition to the site's location in the middle of this panorama, it is in a hollow of comparatively low density developments, kept this way by present zoning restrictions. The heavy density downtown core and the apartment concentrations are far enough away that they do not compete with the tower's height even if much higher buildings were to be built in those areas.

The present zoning laws would permit a commercial development with a floor space ratio of 5.0. This would mean a possible maximum floor area of approximately 260,000 on the entire site.

The tower as proposed contributes only a small area to the floor space ratio, leaving unused a large area available for another commercial development on the site. The nature of this latter development is not detailed in this report, but we are proposing a scheme that compliments the dramatic emphasis of the tower. Those considerations have a great effect on the total economic considerations, especially when the high cost of the land is borne in mind.

A parking structure accommodating the tower's requirements only is shown on the plans for the purpose of the analysis. This, of course, would be expanded and integrated with the remaining development, shown on the drawings as Stage 2.

. . . . . .

The height of the tower to the observation floor is 660 feet above average street level, which is 822 feet above the sea level and the top of the antenna is at an elevation 900 feet above sea level. It would be the highest observation tower on the American continent and the tallest structure in Canada. This height was chosen bearing in mind the relationship to existing and probable buildings in the city.

. . . . . .

Parking	177 car spaces in the first stage.
Restaurant	Seating for 340 diners in the revolving section with additional space for waiting, etc.
Main Kitchen	2,700 square feet on the restaurant level.
Cocktail Lounge	Seating for 80 persons.
Night Club Floor	Capacity for approximately 290 persons in night club or banquet area with space for 60 additional seats for private dining or convention use.

cont'd....

Clause #2 continued:

Observation Level	Enclosed space of approximately 2,700 square feet with additional souvenir stands, coffee shop (cafeteria) and administrative offices. Open observation area of about 8,500 square feet.
Roof Top	A level at the highest part of the building providing an observation level accessible by stairs only.
Special Equipment	Transmitting antenna and meteorological recording equipment could be accommodated."

The sketch plans submitted, prepared by Paine & Associates, Architects, indicate the observation tower being 660' above Georgia Street, the restaurant and night club being located on the 2 floors below the observation area, with the total height, including the mast, being approximately 796' above Georgia Street, with a plaza level at the base of the tower being approximately 7' above the street grade at the corner of Broughton and Georgia Streets. These plans also indicate the balance of the block being developed with additional parking, office building and apartments, with the structures being proposed at 26 and 30 storeys.

The tower development was referred to the Design Panel by the Technical Planning Board for advice and this form of development was not considered acceptable by the Design Panel, as it was an unsuitable form of development in this location, and as such would prejudice Vancouver's natural mountain setting; also, the site size is much too small. The Technical Planning Board agreed with the views of the Design Panel.

The Town Planning Commission will be considering this application at their meeting on Friday, August 27th and will be reporting immediately afterwards for the information of Council.

The Technical Planning Board, on August 6, 1971, RECOMMENDED that the application be not approved, for the following reasons:

1. The rezoning of these lands to a CD-1 Comprehensive Development District is inappropriate in this area.

2. The scheme of development is considered inappropriate and incompatible in this area of the City, and with the surrounding properties."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development (in his capacity as Chairman of the Technical Planning Board) be approved.

CONSIDERATION

3. 30 East 30th Avenue:
Riley Park Community Hall Addition

With reference to the communication dated August 3, 1971, addressed to the City Clerk from W.C. Livingstone, Deputy Superintendent of the Board of Parks and Public Recreation, the Director of Planning and Civic Development reports as follows:

"On July 30, 1971, a Development Permit Application #56342 was submitted by Toby, Russell, Buckwell & Associates, Architects, on behalf of the Parks Board to construct an 11,400 sq. ft. addition to the existing community centre, to provide a gymnasium, multiple purpose room, athletic room and teen room. This addition removed some existing off-street parking on the community centre site.

The revised application indicated retaining 108 spaces on their own site and providing the additional required 84 off-street parking spaces on the Capilano Stadium site, between the Stadium building and Ontario Street, such parking area to be blacktopped, planted and maintaining a landscaped setback from Ontario Street. The area currently is gravelled, somewhat untidy and appears to have very little use.

The Technical Planning Board on July 30, 1971, after consulting with the Town Planning Commission, approved the addition, subject to a number of conditions:

'1. Prior to the issuance of the development permit,

. . . . .

b) a separate development permit application is to be filed and issued to the satisfaction of the Director of Planning for the provision of the off-street parking facilities on the neighbouring site across Ontario Street;

c) approval is to be first obtained from City Council for the use of the City owned Capilano Stadium site for off-street parking facilities;

d) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating the provision of and details of a minimum 192 off-street parking spaces to be provided in accordance with the Zoning and Development By-law, including surfacing and curbing dimensions.

2. The off-street parking areas on this site and the off-street parking facilities to be provided on the Capilano Stadium site shall be provided within 60 days from the date of any use or occupancy of the proposed development including surfacing, curbing and screening, and thereafter shall be permanently maintained as off-street parking facilities for the said development at 30 East 30th Avenue, being Block 1, 2 & 4, D.L. 634, and further, that if at any time the 84 parking spaces provided for this development on the Capilano Stadium site are no longer available for this purpose, they shall be provided on the Riley Park site in compliance with Section 12 of the Zoning and Development By-law within 30 days.

3. All landscaping and treatment of the open portions of the site are to be provided in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.'

cont'd....

Clause #3 continued:

City Council, at its meeting of March 30, 1971, passed the following motion, following receipt of a report of the Board of Administration dated March 25, 1971:

'THAT the City Council approved the recommendation of the Director of Social Planning/Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery Association, effective April 1, 1971, for a period of 12 months for the various activities outlined in the Board of Administration report of March 25, 1971, including baseball, subject to the following:

(a) the cost of operation for the year not to exceed $42,000.00

(b) approval being received from the Vancouver Art Gallery Association

- Carried'

Mr. Livingstone is now requesting the approval of Council for the use of a portion of the City owned Capilano Stadium to provide the off-street parking facilities.

If Council wishes to approve such use, it is recommended that it be subject to an agreement satisfactory to the Corporation Counsel, which should include authority to reposses on two months notice, and subject to compliance by the Vancouver Art Gallery Association."

Your Board refers the report of the Director of Planning and Civic Development to Council for their consideration.

INFORMATION

4. Communication from Mr. F.W. Cordes
4296 and 4316 Main Street

The Director of Planning and Civic Development reports as follows:

"From a check of various City records and examining reports in the Department of Permits & Licences following several complaints from Mr. Cordes regarding the subject properties, the use of these properties as a welding and fabricating shop is a non-conforming use.

Attached is a statement signed by Olga Vogt, Director, The Five Sisters Investments Ltd., indicating the welding shop has been continually used for the past 18 years, with the exception of a period between June 1st and June 15th, 1970. Also submitted is a letter dated October 28, 1970, (unsigned) from Airmatic Sales Ltd., attaching a petition from surrounding owners and operators stating they have no objection.

Up until June 18, 1956, a workshop was a permitted use in a C-2 Commercial District, which would include welding, certain fabrications, etc. The subject lands have been zoned as a commercial use since 1931 and are still zoned C-2 Commercial.

City records and inspection do not indicate the subject properties ceasing operation for a period of 90 days or greater; therefore, no action may be taken as Section 568 of the Vancouver City Charter, dealing with non-conforming uses, states in part:

Clause #4 continued:

> 'A lawful use of premises existing at the time of coming into force of a zoning by-law, although such use is not in accordance with the provisions of the by-law, may be continued; but, if such non-conforming use is discontinued for a period of ninety days, any future use of those premises shall be in conformity with the provisions of the by-law.'

The properties to the East across Watson Street are zoned as an RS-2 One Family Dwelling District. City records indicate the dwelling at 4296 Watson Street, occupied by Mr. Cordes, was constructed some time after October 19, 1957, when a development permit was issued to Bateco Construction Ltd., 1366 S.W. Marine Drive, to construct a one-family dwelling thereon.

Under the circumstances and the information available, no action may be taken by the City to terminate the present use of the buildings at 4296-4316 Main Street."

Your Board submits the matter to Council for INFORMATION

DELEGATION REQUEST - Mr. F.W. Cordes

(circulated are copies of correspondence mentioned in this report and from Mr. F. W. Cordes)

FOR ADOPTION SEE PAGE(S) 584-585

FINANCE MATTERS

CONSIDERATION

1. Grant: Citizens Committee for Public Transit

In a communication dated August 20th, the Acting Secretary for the Citizens Committee for Public Transit requested the City give a grant of $225.00 towards a conference on Public Transit and its Implications. This conference will be held on October 2nd, 1971. Details of the conference are set out in the letter, copies of which, together with the budget, are circulated to Council.

The Committee applied to the Citizens Branch of the Federal Secretary of State's Office for a grant of $966.00 and they have pledges in the amount of $225.00 from community organizations.

Your Board notes that Council has dealt with somewhat similar requests in the past as follows:

January 1967	Canadian Federation of University Women - Grant re Conference	Not approved
February 1968	Canadian Women's Press Club Luncheon re Conference	No action

Your Board submits the foregoing for the CONSIDERATION of Council

2. Grant: Engineering Undergraduate Society at U.B.C. - Urban Vehicle Design Competition

In a communication, dated August 4, 1971, Mr. D. Aldrich, President of the Engineering Undergraduate Society, advised that the Massachusetts Institute of Technology is hosting an Urban Vehicle Design Competition for engineering students at universities throughout North America. Entrants are required to design and build a prototype urban vehicle with emphasis on emission control, passenger safety and inexpensive repair cost for low speed collision damage.

The Engineering Undergraduate Society at U.B.C. is fielding an entry along with 27 other North American universities. (Western Ontario is the only other Canadian entry at this time.)

The Society is requesting financial aid from the City to assist in entering this competition. Details of the request, together with information respecting estimated expenses and the funds received to date, are set out in the communication, copies of which are circulated.

Samples of similar requests are not available.

Your Board submits the foregoing matter to Council for CONSIDERATION.

RECOMMENDATIONS

3. Vancouver Public Library - Sunday Opening

Your Board has received the following report from the Director of Finance.

"On October 3, 1967 City Council approved library service on Sundays for the Central Library, to commence January 1, 1968. Since that time the Central Library has provided library service each year from approximately the last week in September to April 30 and has not been open during the summer.

During preparation of the budget estimates for 1971 the Library did not include any funds for the Sunday staffing for the period September to December 1971. They should have included an estimate but did not do so as the Collective Agreement with the Vancouver Public Library Staff Association was under review regarding the exact staffing details for Sundays. Agreement has now been reached and if Sunday service is to continue then funds must be provided. As the necessary funds can be provided from within the Departmental budget,

I recommend

That $3,200 be transferred from within the Library departmental 1971 budget to cover the staff costs of Sunday library service from September 26, 1971 to December 19, 1971."

Your Board RECOMMENDS that the recommendations of the Director of Finance be approved.

4. Sinking Fund and Investment Matters - July 1971

(a) Security transactions during the month of July, 1971
(b) Summary of Securities held by the General and Capital Accounts as at July 31, 1971

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in July, 1971					
July 2	Bank of Nova Scotia	July 30/71	$2,707,787.84	$2,700,000	28	3.76
12	Cdn. Imp. Bank of Commerce	July 15/71	1,000,308.22	1,000,000	3	3.75
12	Cdn. Imp. Bank of Commerce	July 16/71	500,205.48	500,000	4	3.75
27	Mercantile Bank of Canada	July 30/71	600,178.77	600,000	3	3.625
			$4,808,480.31	$4,800,000		
	Bank Deposit Receipts Purchased for Redemption in 1971 after July 31, 1971					
July 2	Banque Can. Nationale	Aug. 13/71	$1,909,018.49	$1,900,000	42	4.125
5	Mercantile Bank of Canada	Aug. 27/71	905,567.18	900,000	53	4.26
5	Mercantile Bank of Canada	Aug. 30/71	2,918,954.08	2,900,000	56	4.26
5	Mercantile Bank of Canada	Aug. 31/71	4,227,940.93	4,200,000	57	4.26
5	Banque Can. Nationale	Aug. 13/71	1,807,789.32	1,800,000	39	4.05
5	Banque Can. Nationale	Aug. 16/71	904,194.25	900,000	42	4.05
5	Banque Can. Nationale	Aug. 23/71	1,809,967.81	1,800,000	49	4.125
5	Banque Can. Nationale	Aug. 26/71	603,526.03	600,000	52	4.125

. . . Cont'd

Clause 4 Continued

6	Banque Can. Nationale	Sept. 14/71	706,041.10	700,000	70	4.50
6	Banque Can. Nationale	Sept. 15/71	5,649,019.18	5,600,000	71	4.50
6	Banque Can. Nationale	Sept. 16/71	706,213.70	700,000	72	4.50
6	Banque Can. Nationale	Sept. 24/71	2,524,657.53	2,500,000	80	4.50
6	Banque Can. Nationale	Sept. 28/71	808,284.93	800,000	84	4.50
6	Banque Can. Nationale	Sept. 29/71	707,335.62	700,000	85	4.50
6	Banque Can. Nationale	Sept. 30/71	5,054,486.30	5,000,000	86	4.625
7	Bank of Montreal	Oct. 15/71	2,532,465.75	2,500,000	100	4.74
7	Bank of Montreal	Oct. 29/71	2,537,167.12	2,500,000	114	4.76
8	Royal Bank of Canada	Oct. 14/71	506,430.41	500,000	98	4.79
8	Royal Bank of Canada	Oct. 15/71	2,633,849.86	2,600,000	99	4.80
8	Royal Bank of Canada	Oct. 25/71	1,217,308.60	1,200,000	109	4.83
8	Royal Bank of Canada	Oct. 29/71	1,725,683.51	1,700,000	113	4.88
9	Royal Bank of Canada	Oct. 27/71	811,644.93	800,000	110	4.83
9	Royal Bank of Canada	Oct. 28/71	710,281.95	700,000	111	4.83
19	Toronto Dominion Bank	Sept. 7/71	1,005,972.60	1,000,000	50	4.36
19	Royal Bank of Canada	Nov. 15/71	1,423,050.14	1,400,000	119	5.05
21	Bank of Montreal	Oct. 29/71	708,821.92	700,000	100	4.60
21	Bank of Montreal	Nov. 16/71	812,362.52	800,000	118	4.78
28	Bank of B.C.	Nov. 30/71	1,424,212.33	1,400,000	125	5.05
			$49,292,248.09	$48,800,000		

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SINKING FUND TRANSACTIONS

Date	Type of Security Bank Deposit Receipt Purchased	Maturity Date	Maturity Value	Cost	Term Days	Yield %
July 16	Bank of Nova Scotia	Mar. 15/72	$518,311.55	$500,000	243	5.501

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
July 15	✓ City of Van. 8%	July 15/86	$1,463,871.44	$100.00	$1,463,871.44	15/0	8.00

✓ Direct issue of local improvement by-law to sinking fund.

(b) GENERAL AND CAPITAL

Summary of Securities Held as at July 31, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Bank Deposit Receipts due 1971	$50,299,776.86	$49,800,000
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance in Sinking Fund Matters for July, 1971 be confirmed.

CONSIDERATION

5. Grant - Volunteer Bureau of Greater Vancouver

In a communication dated August 24th, Mrs. C.J. Oliver, Chairman of the Volunteer Bureau of Greater Vancouver requested a grant of $190.00, the cost of financing a dinner on Thursday, November 18, at the Biltmore Hotel. This dinner will be in connection with the Northwest Conference of Volunteer Bureaus which will be held in Vancouver on November 18th and 19th when approximately 40 delegates, representing Oregon, Washington, Yukon Territories, Alberta, Manitoba and seven British Columbia communities, will be in attendance.

Mrs. Oliver advises that if Council wishes, she will be pleased to appear as a delegation to give further information respecting this conference.

Your Board notes that Council has dealt with similar requests as follows:

1.	January 1971	Historic Sites and Monuments Board of Canada - Dinner	Up to $250.00 Approved
2.	April 1971	International Realtors Assist in Hosting a Reception	No action
3.	July 1971	Girl Guides of Canada Assist in Hosting a Luncheon	No action

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copies of the communication from the Volunteer Bureau of Greater Vancouver dated August 24th are circulated for Council's information.)

FOR ADOPTION SEE PAGE(S) 585-586

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT August 27, 1971

RECOMMENDATION

1. Leave of Absence with Pay - Dr. R.J. McQueen

The Medical Health Officer reports as follows:

"Dr. R.J. McQueen, Director of Mental Health Services, City of Vancouver Health Department, wishes to visit Toronto to discuss mental health problems and services with senior staff involved in the delivery of such service to the City of Toronto and its suburbs.

Dr. McQueen is prepared to meet all expenses involved in this trip, but requests two and one-half (2.1/2) days' leave of absence with pay, from Noon, September 22nd, to 5:00 p.m., September 24, 1971.

It would certainly be advantageous for the City's Mental Health Service to have information on problems and developments in a large urban area such as Toronto. I, therefore, recommend that 2.1/2 days' leave of absence with pay be granted Dr. R.J. McQueen for this purpose."

Your Board RECOMMENDS that the above request of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 586

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 27, 1971

RECOMMENDATIONS

1. Acquisition of Lessee's Interest
Provincial Courts (Vancouver) Complex
234 Powell Street "Golden Star Rooms"

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 2, Property Matters, November 27th, 1970, confirmed by Council, December 1st, 1970, approving the acquisition of Lot 26, Block 5, D.L. 196, known as 230 to 234 Powell Street, wherein it was noted that the operator of "Golden Star Rooms" at 234 Powell was renting on a month-to-month basis.

This operator, Lee Bow Quon, has held these premises for 15 years. The last renewal lease for a term of 7 years expired in December, 1969, and was not renewed as the owners had been informed of the City's intention to acquire the property. This rooming-house business occupies the upper two floors of the building. The business consists of 26 sleeping rooms, a community kitchen and lavatories on each floor plus a two-room unit for the operator. This party owns all furnishings and equipment associated with the business.

The lessee alleges that his lease would have been renewed for a further term of 4 years but for the City's intervention. His statement has been corroborated by the former owners.

Following consultation with the City Solicitor, negotiations were entered into with the lessee who agrees to accept the sum of $1,500.00 in settlement of all claims and deliver up vacant possession of these premises on August 31st, 1971. This settlement is considered to be fair and equitable and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to settle all claims of the lessee herein for the sum of $1,500.00 as of August 31st, 1971 on the foregoing basis chargeable to Code 442/1207, Magistrates' Courts Site."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal - Situated N/E Corner
7th Avenue and Fir Street

The Supervisor of Property and Insurance reports as follows:

"Lot C, Block 290, D.L. 526, forms part of the Granville Bridge right-of-way and has been leased to Oswald Smith Holdings for parking purposes since September 1st, 1966. The current 5-year lease will expire on August 31st, 1971, and the lessee has requested a lease renewal subject to the same terms and conditions.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Supervisor of Property and Insurance upon review, recommends that Lot C, Block 290, D.L. 526 be leased to Oswald Smith Holdings Limited, for that period September 1st, 1971 to October 31st, 1975, to coincide with a termination date of adjoining City-owned Lots D and E, Block 290, D.L. 526 leased and operated by Oswald Smith Holdings Limited. The rental to be increased from $15.00 per month plus taxes to $52.00 per month plus all taxes as if levied.

RECOMMENDED that the above lease be renewed for the period, September 1st, 1971 to October 31st, 1975, at a rental of $52.00 per month, plus all taxes as if levied, subject to the remaining terms and conditions as contained in the current agreement."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition for Replotting Purposes
2796 Grandview Highway

The Supervisor of Property and Insurance reports as follows:-

"Lot 2, Block A, Sec. 44, T.H.S.L., known as 2796 Grandview Highway, situated in the block bounded by the Grandview Highway, Kaslo Street, 14th Avenue and Slocan Street, has been offered for sale to the City by the Administrator of the Estate of the late owner.

It is considered that it would be advantageous for the City to acquire this property for the following reasons:-

(a) The City presently owns all of this block excepting the subject property at the S.W.corner of the Grandview Highway and Kaslo Street and two other improved single lots on 14th Avenue in the Southerly portion of this block.

(b) City-owned Lot 1, fronting on the Grandview Highway, is a large parcel with an area of approximately 1 acre, zoned C-2 Commercial. This parcel has been leased for many years and is presently held by International Equipment Ltd. under a five-year lease expiring in March, 1974.

(c) The subject property (Lot 2) comprises a single lot, 33.06' x 121.87', zoned C-2 Commercial, improved with a one-storey frame dwelling erected in 1940. This dwelling has been well maintained and is in good condition. There is also a double garage on the property. This property is unoccupied at present and if purchased, it is proposed to rent same until required for alternate use. The City will obtain a reasonable return on its investment.

(d) The Southerly portion of this block is zoned RS-1 One Family Dwelling District. It has been proposed by the Director of Planning that the C-2 zoning in the Northerly portion of the block revert to RS-1. The acquisition of Lot 2 would eliminate the possibility of development of this lot for commercial purposes.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Following negotiations, the representative of the beneficiaries has agreed to sell for the sum of $18,350.00 as of July 31st, 1971. This price is considered to be fair and equitable.

It is noted that the Director of Planning concurs in the acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $18,350.00 on the foregoing basis, chargeable to the Property Purchases for Resale Account - Code #4953/815."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sales: Residential

RECOMMENDATION:

Recommended that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offers received.

re: Lots 25-28, 37-40, 42-44, N.E.¼, Section 16, Plan 6055, all in Block 1, (Zoned: RS-1) Area bounded by Penticton and Slocan Streets and 26th Avenue and lane South of 23rd Ave.

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
George Rusin	25	42' x 120'	$13,557.57	City Terms @ 9%	Subject to bulkhead agreement.
George Rusin	26	42' x 120'	$13,557.57	City Terms @ 9%	"
George Rusin	27	42' x 120'	$13,557.57	City Terms @9%	"
Lite Constr. Ltd.	28	42' x 120'	$13,100.00	City Terms @ 9%	"
W.R. Constr. Ltd.	37	42' x 120'	$13,514.00	City Terms @ 9%	"
Montroyal Estates Limited	38	42' x 120'	$13,557.57	City Terms @ 9%	"

. . . Cont'd.

Clause No. 4 (Cont'd.)

John Rusin	39	42' x 120'	$13,557.57	City Terms @ 9%	"
John Rusin	40	42' x 120'	$13,359.57	City Terms @ 9%	"
Ming Loo & May Loo	42	42' x 120'	$13,500.00	Cash	"
Dickman Constr. Ltd.	43	42' x 120'	$12,800.00	City Terms @ 9%	"
K & W Constr.	44	42' x 120'	$13,000.00	City Terms @ 9%	"

re: Lots 23-34, 44-46, Block 2, N.E.¼ Section 46
Plan 6055, (Zoned RS-1)
Area bounded by Penticton and Slocan Streets
and 26th Avenue and lane South of 23rd Ave.

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
K. & W. Constr. Limited	23	39' x 120'	$12,800.00	City Terms @ 9%	Subject to bulkhead agreement.
Zlomislic Zarko	24	39' x 120'	$12,530.00	City Terms @ 9%	"
K. & W. Constr. Limited	25	39' x 120'	$11,500.00	City Terms @ 9%	"
K. & W. Constr. Limited	26	39' x 120'	$11,500.00	City Terms @ 9%	"
K. & W. Constr. Limited	27	39' x 120'	$11,500.00	City Terms @9%	"
Par Constr. Limited	28	39' x 120'	$11,500.00	City Terms @ 9%	"
Helmut Wenzel	29	39' x 120'	$12,856.00	City Terms @ 9%	"
Helmut Wenzel	30	39' x 120'	$12,856.00	City Terms @ 9%	"
Helmut Wenzel	31	39' x 120'	$12,856.00	City Terms @ 9%	"

. . . Cont'd.

Clause No. 4 (Cont'd.)

W.R. Constr. Limited	32	39' x 120'	$13,666.00	City Terms @ 9%	"
W.R. Construction Limited	33	39' x 120'	$13,666.00	City Terms @ 9%	"
Morawsky, Hugo	34	39' x 120'	$13,840.00	City Terms @ 9%	"
Nicola & Domenic Taddei	44	39' x 120'	$12,775.00	City Terms @ 9%	"
Nicola & Domenic Taddei	45	39' x 120'	$13,575.00	City Terms @ 9%	"
Kline Bros. Realty Ltd	46	39' x 120'	$12,500.00	City Terms @ 9%	"

re: Lots A, B, C and D, Blocks 1 & 2, N/E ¼ Section 46, Plan 13755. (Zoned: RS-1) Area bounded by Penticton & Slocan Sts. & 26th Ave. & lane South of 23rd Avenue

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Michele & Filomena Gasparro	A	50' x 100'	$14,050.00	City Terms @ 9%	NIL
Kline Bros. Realty	B	50' x 100'	$12,900.00	City Terms @ 9%	NIL
Kline Bros. Realty	C	50' x 100'	$12,800.00	City Terms @ 9%	NIL
B.J. Kent	D	50' x 100'	$13,200.00	City Terms @ 9%	NIL

Conditions of Sale

1) The above lots were advertised subject to the lots having been filled and underground springs known to exist in the area, and prospective purchasers being required to first satisfy themselves as to drainage and soil conditions.

2) Lots A, B, C and D, Blocks 1 & 2, are sold subject to the existing endorsement on the titles reserving mineral rights in favour of the Crown.

. . . Cont'd.

Clause No. 4 (Cont'd.)

Lots K and L, Block 9, D.L. 320, Plan 14162
West Side of Holland Street at 46th Avenue.
(Zoned: RS-1)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
John D. Friesen	K	61' x 124'	$24,251.00	City Terms @ 9%	NIL
Alfred D. & Winnie Adrian	L	60.56' x 124'	$24,252.00	City Terms @ 9%	NIL

Recommendation

5. Blood Alley: Stanley & New Fountain Hotels

The Corporation Counsel reports as follows:

"In accordance with Council's instructions contained in its resolution of May 18th, 1971, the necessary agreements and the conveyancing documents relating to the purchase of Blood Alley by the City have been prepared. These documents include:

(1) Agreement for Sale

This contract defines the conditions of sale, calls for a completion date in the first week of September, 1971, provides for the completion of the work of clearing and grading of the site by the seller prior to payment of the $60,000.00 purchase price and for execution and delivery of an encroachment agreement upon completion of the balcony and staircase which will extend over the area to be conveyed.

(2) Conveyancing Documents

Conveyance is to be by way of deed and resolution dedicating the site for highway purposes.

Council may subsequently close and stop up all or any portion of the site and grant such leases, licences and easements as may from time to time be required for the advantageous development of the area.

(3) Encroachment Agreement

This contract provides for the ownership, maintenance and repair of sewage lines, a drainage system for the Stanley and New Fountain Hotels and a sump which will remain beneath the area to be conveyed to the City. This contract has been approved by the City Engineer and provides for payment of the usual rental charge as set out in the 'Encroachment By-law'.

The above documents have been sent to the appropriate parties for execution.

. . . Cont'd.

Board of Administration, August 27, 1971 . . .(PROPERTY MATTERS - 7)

Clause No. 5 (Cont'd.)

IT IS RECOMMENDED that Council accept a conveyance of the site on the above terms and dedicate the site for highway purposes; AND FURTHER that His Worship the Mayor and the City Clerk be authorized to execute all necessary instruments."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved, subject to a clearance by Central Mortgage & Housing Corporation that the developer has fulfilled his obligations to complete the housing portion of his Contract.

* * *

FOR ADOPTION SEE PAGE(S) 586

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 14, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Rankin and Sweeney
Alderman Wilson (arrived at approx. 10:30 A.M.)

ABSENT: Aldermen Broome and Phillips (Civic Business)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from City School under the direction of Mr. Rapanos, and from New Westminster Secondary School under the direction of Mr. Knight.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 31, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Rezoning Application: S/S East 1st Avenue between Kaslo and Renfrew Streets (2816 East 1st Avenue)

City Council on August 10, 1971, deferred consideration of a rezoning application from Mr. N. Hannson re the S/S East 1st Avenue between Kaslo and Renfrew Streets (2816 East 1st Avenue) pending Mr. Hannson appearing as a delegation. Council was advised that the delegation will not appear this day but at some future date to be arranged between the applicant and the City Clerk.

MOVED by Ald. Bird,
THAT the delegation be deferred to some future Council meeting.

- CARRIED

UNFINISHED BUSINESS (cont'd.)

2. Rezoning Application: S/S West 68th Avenue between Cornish and Granville Streets

City Council on August 24, 1971, deferred a rezoning application by Mr. A. Rae re S/S West 68th Avenue between Cornish and Granville Streets, pending the hearing of a delegation by the applicant. Council was informed that a letter had been received from Mr. Rae's solicitor, Mr. Harry E.S. Fan, stating that he wished to withdraw the petition for rezoning.

MOVED by Ald. Adams,
THAT the request to withdraw the petition for rezoning of the above-mentioned property be acceded to.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Rezoning Application: E/S Renfrew Street between Pender and Turner Streets

(b) Rezoning Application: W/S Nanaimo Street South of Vanness

COMMUNICATIONS OR PETITIONS

1. Proposed Development: 25th & Arbutus Street - Meeting

Marathon Realty Company Limited, by letter dated August 24, 1971, advises that it intends holding a number of planning work sessions designed to solicit the points of view of various interested parties concerning its proposed development complex for a 35-acre site at Arbutus Street and 25th Avenue. These meetings will be held at the Arbutus Club during the period September 20th to 24th, and Marathon Realty are inviting the attendance and participation of Council.

MOVED by Ald. Calder,
THAT the letter from Marathon Realty Company Limited be received for information.

- CARRIED

2. Appointment of Deputy Mayor: Quarter commencing October 1, 1971

MOVED by Ald. Sweeney,
THAT, pursuant to the recommendation of His Worship the Mayor, contained in his letter of September 10, 1971, Alderman Bird be appointed Deputy Mayor for the months of October, November and December, 1971.

- CARRIED

3. License issued to Mr. B. Grant Carson (London Portrait Studios)

MOVED by Ald. Rankin,
THAT the matter of a license issued to Mr. B. Grant Carson be discussed later this day at the 'In Camera' session.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd.)

4. Skip Meetings: Council

At the Council meeting of August 24, 1971, the City Clerk was asked to report on the effect of Council meeting every two weeks during July and August of 1971. The Council noted a report dated September 3, 1971, from the City Clerk, resulting from his discussions with the Board of Administration, Director of Planning and Director of Finance. It was stated in the report that there are both advantages and disadvantages in the bi-weekly meeting arrangement.

A further report dated September 13, 1971, from the Deputy City Clerk was noted.

MOVED by Ald. Adams,
THAT both reports be received for information and the matter of Summer skip meetings be dealt with when considering the 1972 schedule of Council meetings.

- CARRIED

5. Appointment of Mr. Justice T.A. Dohm
Inquiry Commissioner - Gastown Disturbance

MOVED by Ald. Bird,
THAT the copy of the Minute of the Provincial Government Executive Council dated September 7, 1971, advising of the appointment of The Honourable Mr. Justice T.A. Dohm as Commissioner to make inquiry into the circumstances of the recent disturbance in the Gastown area, be received.

- CARRIED

6. Council Meeting:
Tuesday, September 21, 1971

MOVED by Ald. Adams,
THAT the resolution of Council dated August 31, 1971, changing the September 21st Regular Council meeting to September 20th, be rescinded.

CARRIED UNANIMOUSLY

MOVED by Ald. Adams,
THAT, pursuant to His Worship's recommendation contained in his letter of September 10, 1971, the next Regular Council meeting be scheduled for Tuesday, September 21, 1971.

- CARRIED.

7. Special Committee Meeting on
Intergovernmental Relations (F.C.M.)
- Alderman Phillips

In a letter dated September 10, 1971, His Worship the Mayor advised that an invitation has been extended to Alderman Phillips to attend a special meeting of the Joint Municipal Committee on Intergovernmental Relations, F.C.M., in Montreal on October 1, 1971. His Worship recommended that Alderman Phillips be authorized to attend the meeting in question on the usual expense basis.

MOVED by Ald. Adams,
THAT the foregoing recommendation of His Worship the Mayor be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd.)

8. Rezoning Application: Block bounded by S/S West Georgia, Jervis, Alberni and Broughton Streets

City Council on August 31, 1971, when considering a Board of Administration report (Building and Planning matters) dated August 27, 1971, concerning a rezoning application by Mr. Charles T. Paine, of Paine and Associates, Architects, tabled the matter until this meeting of Council and granted a delegation request. Subsequently, a letter dated September 13, 1971, was noted from the applicant, advising he wished to appear but that the preparation of his presentation is taking longer than anticipated. It is, therefore, requested by the applicant that the matter be deferred to a later date.

Council, at this time, also noted a letter dated September 10, 1971, from the Town Planning Commission, amending that Board's previous resolution on the matter.

MOVED by Ald. Linnell,
THAT the subject matter be deferred and delegation arrangements be left in the hands of the City Clerk and the applicant.

- CARRIED

MOVED by Ald. Hardwick,
THAT the letter from the Town Planning Commission be received for information.

- CARRIED

9. Appointment to Joint Water and Sewer Committee: Nomination

A letter dated September 9, 1971, has been received from the Greater Vancouver Regional District, advising that, effective October 1, 1971, the present District Water Committee and Sewer Committee will be replaced by a Joint Water and Sewer Committee made up of one member from each participating municipality. His Worship the Mayor is requested to nominate a Council member for appointment to the Joint Committee at the next meeting of the Administration Boards of the Water and Sewerage Districts.

MOVED by Ald. Bird,
THAT the matter of a nominee be left in the hands of His Worship the Mayor.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 10, 1971

Works and Utility Matters

Progress Report on Transit Study "Existing Transit Operations - Downtown Vancouver 1970" (Clause 3)

The Board of Administration submitted a report of the City Engineer as a Progress Report on Transit Study "Existing Transit Operations - Downtown Vancouver 1970". The report detailed the

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Progress Report on Transit Study
"Existing Transit Operations -
Downtown Vancouver 1970" (cont'd.)

status of some fourteen (14) recommendations contained in the Transit Report and concluded with the following recommendations relating to recommendations 6, 10 and 14 of that report:

"A. Request the Police Commission have the Chief Constable in conjunction with the City Engineer assess the effectiveness of the rush hour enforcement policy after a six-month period.

B. Request the B. C. Hydro and Power Authority review their schedule adherence and supervision procedures after a six-month operation period.

C. Review the matter of additional staff for a continuing transit study team in twelve months' time."

MOVED by Ald. Hardwick,
THAT recommendations A. and B. above be approved, but that the matter of additional staff for a continuing transit study team be reviewed in six (6) months' time.

- CARRIED

Closure of Granville Street between Georgia and Drake Streets for a Pedestrian Mall
(Clause 5)

The Board of Administration submitted a report of the City Engineer with respect to a proposal submitted by the B. C. Young New Democrats to close Granville Street between Georgia and Drake Streets to all vehicular traffic for a trial period of two weeks with a view to permanently closing it to such traffic for the purpose of a pedestrian mall.

The report detailed the ramifications of this proposal, particularly as it affects the transit service.

MOVED by Ald. Calder,
THAT no further action be taken on the proposal by the B. C. Young New Democrats to close this portion of Granville Street, but the Board of Administration report to the Standing Committee on General Purposes on the closure of any other street for use as a pedestrian mall.

- CARRIED

Policy on Planters in the Downtown Streets
(Clause 6)

The Board of Administration submitted a joint report of the City Engineer, the Director of Planning and Civic Development and the Superintendent of Parks concerning the policy of planters in the downtown streets.

The officials submitted the proposed procedure for future projects for Council consideration.

MOVED by Ald. Hardwick,
THAT the proposed procedure contained in the Board of Administration report of September 10, 1971, be approved except that any planters installed in connection with the operations of the Central Heat Distribution Limited will be fully the responsibility of that Company in respect to installation, maintenance and liability.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Balance of Works and Utility Matters

MOVED by Alderman Linnell,
THAT clauses 1, 2 and 4 of the report of the Board of Administration (Works and Utility Matters) dated September 10, 1971, be adopted and clause 7 be received for information.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Linnell,
THAT clauses 1 to 3 inclusive of the report of the Board of Administration (Social Service and Health Matters) dated September 10, 1971, be adopted and clause 4 be received for information.

- CARRIED

Building and Planning Matters

Commercial Development: Victoria Drive at Prestwick Avenue (Letter of Mrs. A. Kripps, M.L.A.) (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day.

Balance of Building and Planning Matters

MOVED by Ald. Calder,
THAT clause 2 of the report of the Board of Administration (Building and Planning Matters) dated September 10, 1971, be adopted and clause 3 be received for information.

- CARRIED

Fire and Traffic Matters

Bicycle Routes (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Finance Matters

Membership and Attendance F.C.M. Finance Sub-Committee (Commissioner Ryan) (Clause 2)

The Board of Administration submitted for Council consideration a request of the Federation of Canadian Municipalities, Sub-Committee on Municipal Finance, for Commissioner L. E. Ryan to accept membership on the Sub-Committee.

MOVED by Ald. Calder,
THAT authority be granted Commissioner Ryan to accept membership on this Sub-Committee of the Federation of Canadian Municipalities and that expenses on the usual basis be paid by the City.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Finance Matters (cont'd.)

Capilano Stadium Inventory

Cooler Box: Grant (Clause 3)

The Board of Administration submitted a report of the Director of Finance concerning a walk-in cooler box. It was stated that this item is part of the Capilano Stadium inventory but the Art Gallery had loaned it to SHUM, a social service organization, who had spent $90.00 repairing the cooler.

The organization is prepared to return the cooler; however, as the City inherited it from the baseball club and it is worth only $50.00 as salvage, it is suggested by the officials that Council may wish to make a grant of the cooler to SHUM.

MOVED by Ald. Sweeney,
THAT a grant of this cooler box from the Capilano Stadium inventory to SHUM be approved.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Sweeney,
THAT clause 1 of the report of the Board of Administration (Finance Matters) dated September 10, 1971, be adopted.

- CARRIED

B. Personnel Matters,
Supplementary, September 10, 1971

R.C.M.P. Executive Development Course
(Clause 1)

MOVED by Ald. Calder,
THAT pursuant to the request received from the Board of Police Commissioners, authorization be granted to transfer $600.00 from Account 6545/774, New Personal Equipment to Account 6536/673, Special Training Courses, in connection with an officer of the Force attending an R.C.M.P. Executive Development Course in Ottawa, October 18th to November 26th, 1971.

- CARRIED

C. Property Matters,
September 10, 1971

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Property Matters) dated September 10, 1971, be adopted.

- CARRIED

D. Canadian Museums Association -
Invitation to Conduct Seminar

The Board of Administration submitted a report dated September 10, 1971, wherein the Museums' Manager recommended leave with pay for a member of his staff to participate in a seminar in Banff, all other expenses to be met by the Association.

MOVED by Ald. Hardwick,
THAT Mr. Len McCann, Curatorial Assistant at the Maritime Museum, be granted leave with pay on the aforementioned basis to participate in a teaching capacity at a seminar of the Canadian Museums Association in Banff from September 17 to September 22 inclusive.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

E. Employee Suggestion Plan

The Board of Administration under date of September 10, 1971, submitted a report of the Employee Suggestion Plan Committee commenting on suggestions received and setting out award recommendations.

MOVED by Ald. Calder,
THAT as recommended by the Suggestion Plan Committee

(a) This report be received for information; and

(b) i. An award of $1,500 be made jointly to Mr. E. Trasolini, Mr. J. Martin and Mr. J. Lemckert of Water Works Operations Division, Engineering Department, for suggestion no. 96;

ii. An award of $10.00 be made to Mr. J. Wiwchar of the Water Works Operations Division, Engineering Department for suggestion no. 164;

iii. An award of $20.00 be made to Mr. J.W. Rutter, Welfare & Rehabilitation Department, North Unit for suggestion no. 169;

iv. An award of $25.00 be made to Mr. D. Wright, Revenue and Treasurey Division, Finance Department for suggestion no. 178;

v. An award of $50.00 be made to Mr. D. Wright, Revenue and Treasurey Division, Finance Department for suggestion no. 179.

(c) Funds for the above awards be taken from Account No. 7090.905, set up for this purpose.

- CARRIED

F. Standing Committee of Council on Health and Welfare, August 26, 1971

MOVED by Ald. Rankin,
THAT the report of the Standing Committee of Council on Health and Welfare dated August 26, 1971, be adopted.

- CARRIED

Housing Conditions: Skid Road Area

Alderman Hardwick referred to a letter received from the Vancouver Community Legal Assistance Society requesting to appear as a delegation concerning housing conditions in the Skid Road area.

MOVED by Ald. Linnell,
THAT the Vancouver Community Legal Assistance Society appear as a delegation on the subject matter at the next meeting of the Standing Committee of Council on Health and Welfare.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

G. Standing Committee of Council on General Purposes, August 26, 1971

MOVED by Ald. Calder,
THAT the report of the Standing Committee of Council on General Purposes dated August 26, 1971, be received for information.

- CARRIED

H. Report of Certain Members: Standing Committee of Council on Transportation, August 26, 1971

MOVED by Alderman Bird,
THAT the report dated August 26, 1971, submitted by Aldermen Wilson, Adams, Phillips, Hardwick and Sweeney, members of the Standing Committee of Council on Transportation, concerning the Hudson Street Tolls, be received for information.

- CARRIED

Hudson Street Bridge

MOVED by Alderman Linnell,
THAT the Board of Administration submit a report on details of the latest proposals by the Federal Government concerning the proposed Hudson Street Bridge.

- CARRIED

I. Standing Committee of Council on Transportation, September 9, 1971

MOVED by Ald. Bird,
THAT clause 1 of the Standing Committee of Council on Transportation report dated September 9, 1971, be adopted and clause 2 be received for information.

- CARRIED

J. Advance Approval of Temporary Professional Assistance - Mr. C. Pinder, Personnel Services Department

The Board of Administration under date of September 13, 1971, submitted a report of the Director of Personnel Services concerning the services of Mr. C. Pinder on a temporary basis to assist in the Department commencing January 1, 1972. The Director of Personnel Services recommended as follows in this regard, to which the Board of Administration concurred:

(a) that a temporary position of Personnel Technician Trainee, Pay Grade 20 ($$643 - 772) from approximately January 1 to July 31, 1972, be approved;

(b) that necessary funds amounting to $5,145.00 plus 4% benefits (1971, 2nd half rates) be provided for in the 1972 Personnel Services Budget;

(c) that Mr. Craig Pinder be offered the position immediately at the fourth step of Pay Grade 20, $735.00 per month (1971, 2nd half rates).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

J. Advance Approval of Temporary Professional Assistance - Mr. C. Pinder, Personnel Services Department (cont'd.)

MOVED by Ald. Sweeney,
THAT the foregoing report of the Board of Administration dated September 13, 1971, be approved.

- CARRIED

K. Request to Close Street and Lanes South Fraser Business Association

The Board of Administration under date of September 10, 1971, submitted the following report:

"The Deputy City Engineer reports as follows:

'In an undated letter received August 16th, 1971, and a petition received September 9th, 1971, the South Fraser Business Association request permission to close a portion of 46th Avenue immediately west of Fraser Street and adjoining lanes and parking lots so that they may hold a "Good Old Days" celebration similar to the "Gala Day" they held two years ago.

The proposed closures are as follows:

1. The City owned parking lot west of the lane west of Fraser between 46th Avenue and the lane south during the period of September 15th to September 18th so that a "Kiddie Carnival", including refreshment stands, can be set up.

2. (a) 46th Avenue from Fraser to 60 feet west of the lane west of Fraser

   (b) The lane west of Fraser from the lane south of 46th to the lane north of 46th

   (c) The City owned parking lot west of the lane west of Fraser between the lane south of 45th and 46th Avenue. These closures are required so that various displays and exhibitions, such as dancing, shooting (using blank ammunition) and Vintage automobiles, may be held on September 17th, 1971 and September 18th, 1971.

There are no objections to the proposals from a Police, Transit or Traffic Engineering standpoint, or from the abutting property owners. Of the 26 residences in the affected area on 46th Avenue, we were only able to contact 13, none of whom were opposed to the proposed closures.

Accordingly, it is RECOMMENDED that the South Fraser Business Association be permitted to effect the above closures provided that:-

1. The cost of signing and barricading be borne by the applicants.
2. The applicants enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the "Good Old Days" festivities.
3. Approval be obtained from the Health Department for the sale of food and refreshments.
4. The cost of any additional street cleaning, over and above normal street cleaning, also be borne by the applicants.
5. Permission for the shooting competition be obtained from the Chief Constable.'

Your Board RECOMMENDS that the foregoing report of the Deputy City Engineer be adopted."

Cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

K. Request to Close Street and Lanes
South Fraser Business Association (cont'd.)

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration dated September 10, 1971, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Establishment for Highway Purposes:
S/S Powell Street, East of Glen Drive

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,

WHEREAS the City of Vancouver is the registered owner of Lot Eighteen (18), Block Two (2), Subdivision "K", District Lot One Hundred Eighty-two (182), Group One (1), New Westminster District, Plan No. 176;

AND WHEREAS it is deemed expedient and in the public interest to establish the lands hereinafter described for highway purposes;

THEREFORE BE IT RESOLVED that the North Seven (7) feet of Lot Eighteen (18), Block Two (2), Subdivision "K", District Lot One Hundred Eighty-two (182), Group One (1), New Westminster District, Plan No. 176, the same as shown on plan prepared by A. Burhoe, B.C.L.S. dated August 13, 1971, and marginally numbered LF 5780, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

MOTIONS (cont'd.)

2. RM-1 Zoning

The following Notice of Motion was submitted by Aldermen Hardwick and Calder at the Council meeting on August 31, 1971:

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,

THAT WHEREAS the new RM-1 zoning has not been used to any degree in Vancouver; and

WHEREAS a review of the new zoning category was promised in a reasonable length of time;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the problems involved in use of RM-1 zoning and that submissions be requested from interested parties (i.e. Architectural Institute, etc.) on possible amendments to the RM-1 to make it a more useful zoning category for the provision of renewal of housing - and both be reported to Council for action.

The motion was put and - CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Provincial Government's Job Opportunity Program

referred to recent statements in the newspaper wherein the Prime Minister of British Columbia has proposed that his Government pay one-half the wages of welfare recipients hired by the City and private business with respect to jobs that would not otherwise be done.

The Alderman stated a motion would be submitted later this day.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT this Council request the Provincial Government to advise as soon as possible on the details of the latest proposal respecting job opportunities for welfare recipients.

- CARRIED

Alderman Calder - Basement Areas

enquired as to when a report will be available concerning regulations regarding completion of basement areas in homes.

The Director of Planning and Civic Development advised that a report is expected within a month.

Alderman Calder - Noise Pollution

enquired when the report from the Regional District is expected concerning noise pollution.

Alderman Bird stated that he would report to Council following the Regional District's meeting on Sept. 21, 1971, at which time the Regional District's Pollution Committee is expected to report on the matter.

ENQUIRIES AND OTHER METTERS (cont'd.)

Alderman Hardwick - Area West of Locarno Park Area

referred to the concerns of some residents in the area west of Locarno Park respecting future planning for the area and referred to information that reports were circulating on the matter.

The Director of Planning and Civic Development reported on the progress and advised that a report is being prepared for Council.

Alderman Rankin - Welfare Policy re. 17 and 18 Year Old Children Requiring Assistance

enquired if there had been a change in the policy of the City's Social Welfare and Rehabilitation Department with respect to handling of 17 and 18 year olds requiring assistance, as he suggests such persons are being referred to the Children's Aid Society rather than handled through the Department.

Alderman Linnell advised that the Director of the Social Welfare and Rehabilitation Department will be reporting to the next meeting of the Health and Welfare Committee with respect to the subject matter.

Alderman Rankin requested the Director of the Social Welfare and Rehabilitation Department make no change until the matter has been discussed in Council.

(During the foregoing discussion, Alderman Wilson arrived at the meeting.)

The Council recessed at approximately 10:30 a.m. and following an "In Camera" meeting in the Mayor's Office reconvened in open session at 2:00 p.m. with the following members of Council present, His Worship the Mayor in the Chair:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Sweeney and Wilson

ABSENT: Alderman Broome (On Civic Business)
Alderman Phillips (On Civic Business)
Alderman Rankin

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Four Seasons Hotel Development

The Director of Planning and Civic Development with the use of drawings, advised the Council of certain changes proposed to the Four Seasons Hotel Development in the Coal Harbour area.

Cont'd....

REPORT REFERENCE (cont'd.)

Four Seasons Hotel Development (cont'd.)

MOVED by Ald. Calder,
THAT this matter be referred to the Board of Administration for report to Council on the appropriateness of RM-4 Density as laid out in the amended scheme proposed as compared with the previous scheme submitted to the Public Hearing.

- LOST

(Alderman Calder, Hardwick and Linnell are recorded as voting for the preceding motion.)

MOVED BY Ald. Adams,
THAT the information given by the Director of Planning and Civic Development on the proposed changes to the Four Seasons Development be received;

FURTHER THAT the developers be advised of City Council's view that it would appear that the proposed development referred to by the Director of Planning and Civic Development this date, is generally more acceptable to Council than the scheme as previously submitted to Council.

- CARRIED

(Aldermen Calder and Hardwick are recorded as voting in the negative and Alderman Linnell as abstaining in the preceding motion.)

MOVED by Ald. Linnell,
THAT the foregoing motion by Alderman Adams be tabled.

- LOST

(Aldermen Calder, Hardwick and Linnell are recorded as voting for the preceding motion.)

The motion to table having been lost, the motion by Alderman Adams was put and carried.

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning Application:
E/S Renfrew Street between
Pender and Turner Streets

Mr. B. Netupsky, representing Netupsky Engineering Co. Ltd., appeared as a delegation before Council speaking in support of his application to rezone Lots E, 28 to 32, Block 71, THSL.

Mr. Netupsky filed a brief dated Sept. 14/71 in this regard.

The Council noted the Board of Administration report (Building and Planning Matters) dated August 20, 1971, giving details of the application and recommending that the application be refused in accordance with recommendations of the Technical Planning Board and the Town Planning Commission.

MOVED by Ald. Wilson,
THAT the foregoing application from Netupsky Engineering Co. Ltd. be referred to a Public Hearing.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

2. Rezoning Application:
W/S Nanaimo Street, South of
Vanness

Mr. E. Wasson, Q.C., appeared as counsel on behalf of Mr. G. DePieri concerning a rezoning application of Lot 2, Block 6, DL 741 (4119 Nanaimo Street).

Mr. Wasson urged the Council to accede to this application by his client and filed a brief dated September 14, 1971.

The Council noted a Board of Administration report (Building and Planning Matters) dated August 20, 1971, setting out the history of the application and recommending that the application be refused in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration as contained in the aforementioned report be adopted and the applicant be advised that a report will be forthcoming to Council with respect to the general area in question.

- CARRIED

3. Commercial Development:
Victoria Drive at Prestwick Avenue

Mrs. Agnes Kripps, M.L.A., appeared as a delegation representing a number of residents in the area of Victoria Drive and Prestwick Avenue. Mrs. Kripps filed a brief dated September 14, 1971, and a petition and spoke against the issuance of a building permit for a commercial development proposed at 7475 Victoria Drive. Mrs. Kripps in her submission asked for a further Public Hearing on the matter to change the present zoning. Her submission also included a proposal whereby zoning in general should be "frozen" and subject to review if not redeveloped within a number of years.

Mr. J. McLaughlin as counsel for the developer, spoke in support of the proposed development.

Council noted the Board of Administration report (Building and Planning Matters) dated September 10, 1971, on the matter which advised that the development permit cannot be rescinded and is for a permissible use, Council should authorize the issuance of a building permit. The report also detailed the City's zoning practices and advised that there was no statutory authority for the procedural proposal submitted by Mrs. Kripps.

After discussion on what constituted permitted uses in C-1 Zoning it was:

MOVED by Ald. Bird,
THAT the building permit be issued in connection with this development at 7475 Victoria Drive.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd.)

Alderman Wilson - B.C. Baptist Foundation: Low Rental Housing

referred to a letter received by him from the B.C. Baptist Foundation requesting permission to enter into direct negotiations for approximately six (6) acres in Champlain Heights for the purpose of developing low rental accommodation. He requested this matter be expedited as soon as possible.

The Mayor directed the letter be referred to the Board of Administration for report.

Alderman Sweeney - C.B.C. Development: Georgia Street

enquired when a start would be made to the proposed C.B.C. building at Georgia and Hamilton Streets.

The Director of Planning and Civic Development advised he has written recently for this information and will be advising Council as soon as available.

NOTICE OF MOTION

1. Welfare Recipients: New Proposal by the Provincial Government

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Linnell,
SECONDED by Ald. Phillips,

THAT WHEREAS the Provincial Government has offered to pay half the wages of any welfare recipients hired by Municipal governments to do jobs that would not otherwise be done;

AND WHEREAS there are many welfare recipients who are anxious to find jobs and who could work if jobs were available;

AND WHEREAS there are useful and desirable public works that could be done at this time if the funds were available and if the civic unions agreed that regular employees would not be adversely affected;

AND WHEREAS the Federal Government presently pays half the cost of welfare benefits;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request that the Federal Government continue the existing level of welfare benefits to those people employed by municipalities and regional districts under the program proposed by the Government of British Columbia.

(Notice)

NOTICE OF MOTION (cont'd)

2. Sister Cities

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Hardwick,
IN THAT the promotion of trade and culture is important to Vancouver and British Columbia;

FURTHER THAT the 1913 Agreement provides for transportation connections to major cities of the world;

AND FURTHER THAT Sister cities already exist in Japan and Russia;

BE IT RESOLVED THAT the Board of Administration be instructed to recommend appropriate Sister cities in South America, Africa, Australia, India, Antarctica and Tierra Del Fuego;

AND FURTHER, the Department of Community Development be expanded to include international affairs.

(Notice)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

- - -

The Council adjourned at approximately 3:45 p.m.

* * *

The foregoing are Minutes of the Regular Council meeting of September 14, 1971, adopted by Council on September 21, 1971.

Deputy Mayor

City Clerk

BOARD OF ADMINISTRATION. . . . . (WORKS 1)

10th September, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. P.C. Concrete Sidewalks on Both Sides of 17th Avenue from Knight Street to approximately 353 Feet East

"A petition has been received, signed by seven of twelve property owners on 17th Avenue between Knight Street and the cul-de-sac east, asking Council to not proceed with the construction of P.C. concrete sidewalks on this street.

This part of 17th Avenue is located in a subdivision developed by the City and the sidewalk project was initiated as a Local Improvement by a petition signed by the City Clerk. The project was approved by Council following a Court of Revision on March 11, 1971 (Schedule 403, Item 3).

Because the street concerned is short and ends in a cul-de-sac, the construction of a sidewalk would appear to be mainly a matter of local interest. However, it is not apparent whether the five owners who did not sign the petition expect to have the sidewalk constructed.

In similar circumstances in the past, Council has instructed that the owners be contacted in order to verify their opinions regarding the construction of the sidewalk.

I RECOMMEND that the City Engineer write to the property owners on 17th Avenue, between Knight Street and the cul-de-sac east, and ask each one his views as to whether the work should be carried out or not, for report to Council."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment - Lots 3 & 4, Block A, D.L. 631 - 4118 & 4124 Main Street

"The building situated on Lots 3 and 4, Block A, D.L. 631 at 4118 and 4124 Main Street encroaches upon the street a maximum of one foot. The encroachment has been validated in accordance with the area By-Law for the past 10 years. This agreement has now expired and the owner requests the renewal of the validation.

I RECOMMEND that the encroachment of the building situated on Lots 3 and 4, Block A, D.L. 631 be validated in accordance with the Encroachment By-Law at an annual rental of $15.00 as recommended by the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

3. Progress Report on Transit Study "Existing Transit Operations - Downtown Vancouver 1970"

On November 10, 1970 and January 19, 1971, City Council considered the report "Existing Transit Operations Downtown Vancouver 1970", which was submitted by the Standing Committee of Council on Transportation dated October 19, 1970.

This Transit Report contained fourteen recommendations which were dealt with by Council as follows:

A. Recommendations approved for implementation by the City Engineer.

B. Recommendations referred to the Police Commission.

C. Recommendations referred to the B.C. Hydro and Power Authority.

This report will bring Council up-to-date on the status of the fourteen recommendations of the Transit Report and recommends further action to be taken on items "B" and "C" (above).

A. Recommendations Approved for Implementation

Nos. 1, 2, 3, 7, 8, 9, 11 & 12 (Pedestrian signals, rush hour parking regulations, revised bus stop arrangement, five lane arrangement on Granville Street and on Hastings Street, etc.).

Action Taken

The majority of these recommendations have been implemented, with the remaining few scheduled for implementation at the time of the completion of the New Georgia Viaduct.

COMMENT:

For Council's information the recommendations which have been implemented to date have proven to be of significant benefit to the transit operation along Granville Street and Hastings Street. Checks taken in June of this year show bus travel time improvements better than 18% and 15% in the northbound to eastbound and westbound to southbound directions respectively between Granville at Davie Street and Hastings at Carrall Street. Measured in time, this means a saving of close to three minutes per bus in each direction during the 4 P.M. to 6 P.M. period. Of equal benefit is the operating regularity (schedule adherence) which has improved significantly in each direction.

B. Recommendations Referred to Police Commission (Nos. 4, 5 & 6)

4. Point Duty Officer at Granville and Hastings Street.

"That a Point Duty Police Officer be assigned to the intersection of Granville and Hastings Street for the P.M. peak period. Further Point Duty Officers should be considered as a result of the effectiveness of this action and the nature of the problems at other intersections in the downtown area."

Action Taken

The Chief Constable has arranged for a Reserve Police Constable to be assigned to Point Duty at Granville and Hastings during the P.M. peak traffic period.

/continued ...

Clause 3 Continued

5. Education Campaign - Blocking Intersections

"That an education campaign be undertaken to advise drivers that it is an infraction of the Street and Traffic By-Law to stop within an intersection."

Action Taken

The Chief Constable reports that the Traffic Division was, and had been for some time, paying particular attention to the enforcement of the section of the Street and Traffic By-Law dealing with the blocking of intersections.

6. Enforcement of 4-6 P.M. Stopping Prohibitions

"That City Council and B.C. Hydro approach the Police Commission requesting that the 4 P.M. to 6 P.M. stopping prohibitions on downtown streets be enforced, with violators being fined. (It is noted that violators are not now fined for this offence.)"

Action Taken

The Chief Constable reports that "the policy of issuing Traffic Offence Notices to drivers who violated the 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M. stopping prohibitions had been discontinued some years ago at the suggestion of the Attorney-General who had expressed the view that requiring violators to pay for the removal of the vehicle and fining them in addition was a double penalty." Accordingly, when this recommendation of the Transit Report was presented to the Board of Police Commissioners, they approved a resolution that:

> "The present policy of not issuing Traffic Offence Notices for 7 A.M. to 9 A.M. and 4 P.M. to 6 P.M. stopping prohibitions be continued with the understanding that steps would be taken by rechecking the zones whenever possible to ensure that motorists do not take advantage of the present enforcement procedures."

In this regard, the Police Department have arranged to increase their manpower enforcement of the 4 P.M. to 6 P.M. regulations. Commencing early in September, three members of the Patrol Division will be assigned to parking enforcement during the 4 P.M. to 6 P.M. period.

COMMENT:

In our view this increased attention will not bring about the desired results, as the objective of the recommendation was to achieve the degree of motorists' observance of rush hour stopping prohibitions that formerly existed when violators were fined. Moreover, arrangements can be made to fine violators without presenting the double penalty condition which is the concern of the Attorney-General.

C. Recommendations Referred to B.C. Hydro and Power Authority (Nos.9,10 &14)

9. Re-routing Two Transit Routes from Hastings Street.

"That the Main and Oak Street routes be relocated to run eastbound on Cordova Street from Seymour Street instead of eastbound on Hastings Street from Seymour Street, and that additional overhead wiring be constructed to permit the Oak Street route to return to existing routing along Cambie Street, that is, overhead wiring should be constructed on Cambie Street from Cordova Street to Hastings Street."

/continued ...

Clause 3 Continued

Action Taken

This work is scheduled for completion approximately mid-October this year.

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10. Schedule Adherence and Supervision.

"That all schedule deviations be recorded. Where buses are ahead of schedule or are two or more minutes behind schedule the reasons for such deviations should be recorded. This data would be collected at four points where transit vehicles approach the congested area of downtown and be used as described in Section 4.6 of the report - "Existing Transit Operations - Downtown Vancouver 1970."

Action Taken

Arrangements have been made to revise supervision procedures to a lesser degree than recommended in the Transit Report.

COMMENT:

The need for close attention to schedule adherence is considered to be of major importance in providing a regular transit operation. In our view it would be unfortunate not to obtain adequate information for schedule adherence purposes.

14. Additional Staff for Ongoing Study.

"That in view of the high priority which must be given to transit vehicles in the downtown area, and in view of the need to continually review transit operations, a minimum of one additional staff member be authorized in each B.C. Hydro Transportation Division and in the City Engineering Department. In each case a suitably qualified person should be appointed at a level to be determined by the Personnel Officers of the organizations concerned to undertake the work necessary to ensure continuous review and improvement of transit operations."

Action Taken

The B.C. Hydro and Power Authority have advised that they are planning to acquire additional engineering assistance (copies of letter have been distributed to Council members). However, they cannot assure at this time that one additional staff member could devote his full time to an ongoing study of the transit operation in the City of Vancouver. It is likely that up to 50% of his duties would involve other aspects of the B.C. Hydro Transportation system. Moreover, in view of the possible "take-over" of the transit system by the Greater Vancouver Regional District, they feel that it would not be equitable to assign one staff member solely to the improvement of transit service in the Vancouver City area. In the circumstances they recommend that the matter of additional staff as recommended be reviewed in twelve months time.

COMMENT:

Since the Greater Vancouver Regional District is currently studying the transportation system on a regional level, along with the feasibility of operating the transit system in the Vancouver area, it may be premature at this time to provide additional City of Vancouver staff for an ongoing study. Therefore, it would seem appropriate to review the recommendation for additional staff at a later date.

/continued ...

Clause 3 Continued

Therefore, with respect to the above outstanding matters (i.e. recommendations Nos. 6, 10 and 14, respectively) it is recommended that Council:

A. Request the Police Commission have the Chief Constable in conjunction with the City Engineer assess the effectiveness of the rush hour enforcement policy after a six-month period.

B. Request the B.C. Hydro and Power Authority review their schedule adherence and supervision procedures after a six-month operation period.

C. Review the matter of additional staff for a continuing transit study team in twelve months time.

Your Board RECOMMENDS the foregoing report from the City Engineer be adopted.

(Letter dated August 3, 1971 from British Columbia Hydro and Power Authority is circulated for the information of Council.)

4. Local Improvements - Initiative Principle

First Step:

The City Engineer reports as follows:

"I consider it advisable to carry out projects for -

- Pavements and Curbs
- Lane Pavements
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets

as shown on the attached schedule dated September 3, 1971, as Local Improvements.

The City's share of these improvements is available in the 1971 Streets Capital Budget."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 3, 1971.

The estimated total cost of these improvements is $1,925,683, and the City's share of the cost is $876,521.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

A. The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

B. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

/continued ...

Clause 4 Continued

C. The following streets be designated as School Collector Streets for the purposes of Part 1 of the Local Improvement Procedure By-law.

Battison Street	- L/N of 47th Avenue to 47th Avenue
Camosun Street	- 33rd Avenue to 38th Avenue
Clark Drive	- Parker Street to Williams Street
Collingwood Street	- Lane South of Broadway to 14th Avenue
Collingwood Street	- Lane South of 14th Avenue to 16th Avenue
Glen Drive	- Lane South of Pender Street to Union Street
Hudson Street	- 45th Avenue to 49th Avenue
Moscrop Street	- Joyce Street to the Lane East of Joyce Street
Nootka Street	- Lane South of 15th Avenue to 17th Avenue
Prince Edward Street	- 47th Avenue to 51st Avenue
St. George Street	- 55th Avenue to 57th Avenue
Vernon Drive	- Pender Street to Keefer Street
Wellington Avenue	- Hoy Street to Boundary Road
43rd Avenue	- Clarendon Street to the Lane East
45th Avenue	- Tyne Street to Boundary Road.
Vernon Drive	- Georgia Street to Venables Street.

CONSIDERATION

5. Closure of Granville Street between Georgia and Drake Streets for a Pedestrian Mall

Your Board submits the following report of the City Engineer:

"This report is submitted in connection with a resolution passed by the Provincial Council of the British Columbia Young New Democrats on June 27, 1971. The resolution is as follows:

'Resolved that this Council urge the Vancouver City Council to close Granville Street between Georgia and Drake Streets to all vehicular traffic for a trial period of two weeks with a view to permanently closing it to such traffic. . . .'

In September, 1970, Council considered a similar request on the feasibility of "closing the two blocks of Granville Street comprising Theatre Row after the hour of 6:00 o'clock every day for one month on an experimental basis". In the City Engineer's report on that request it was pointed out that evening traffic volumes on the Theatre Row portion of Granville Street are approximately the same as daytime volumes, being in the order of 1,100 to 1,200 vehicles per hour (two-way). Although the northbound traffic could be accommodated on Seymour Street in the non-rush period, it was indicated that southbound vehicles would have a fairly circuitous detour via Richards or Burrard Street, due to the closure of Howe Street for Block 52 construction.

The current request of the B.C. Young New Democrats is for a full time 24-hour closure, rather than evenings only. While the above comments still apply to the non-rush traffic situation, rush hour volumes on Granville Street and across the Granville Bridge are such that they could not be accommodated on the adjacent north-south streets alone.

Transit volumes on Granville Street are also heavy, with average bus headways of 1½ to 2 minutes in each direction during the P.M. peak period, and 3 minutes during the business day. As pointed out in the previous report, to close Granville Street to vehicles and still permit transit operation is not considered an acceptable arrangement by B.C. Hydro officials, due to the hazards of competing with pedestrian traffic and the interruption to buses caused by the activity on the street.

/continued ...

Clause 5 Continued

While the northbound buses could be relocated to Seymour Street, it is not possible to provide an acceptable alternative for southbound buses, in view of the restrictions on Howe Street related to construction of Blocks 52 and 42. (During Block 42 construction it is anticipated that up to two of the four lanes on Howe Street will be restricted.) In any case, a reasonable level of transit service could not be attained if buses and cars were all re-routed via the adjacent north-south streets.

After construction of Block 42 is complete and Howe Street is returned to full capacity, the function of Granville Street as a possible transit and/or pedestrian street can be reviewed."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the communication from the B.C. Young New Democrats are circulated for Council's information.)

6. Policy on Planters in the Downtown Streets

City Council on 22 April, 1969, directed that a report on the procedure covering the installation and maintenance of planters and decorative fixtures on City streets be prepared.

The City Engineer, the Director of Planning and Civic Development and the Superintendent of Parks report as follows:

"HISTORY

Since 1961 a number of applications requesting permission to install planter boxes on City streets have been approved by Council provided the applicant enter into an agreement relieving the City of all costs and liability resulting from these installations. These applications were for planter boxes in the 'downtown' area and local commercial areas throughout the City.

The applications were accompanied with a plan showing details of the proposed installation which were examined by the Engineering Department from a standpoint of safety and inconvenience to the public. When considered satisfactory to the City Engineer, reports were forwarded to Council for approval of the installation and requesting that necessary agreements be prepared to relieve the City of all liability and responsibility.

In addition, a limited number of planters have been installed in the 'downtown area' by Central Heat Distribution Ltd. to provide vents for their manholes. These installations are not covered by agreement under the Encroachment By-Law but the Central Heat Distribution Ltd. have assumed all responsibility in accordance with their agreement with the City covering the installation of steam ducts.

BEAUTIFICATION SCHEMES - GASTOWN, GRANVILLE STREET

Appreciably larger planters have also been installed under Local Improvement procedures in the 800 and 900 blocks Granville Street as a result of the Beautification Program.

Council on 9 July, 1971, also considered the 'Gastown/Chinatown' report which provided in Phase II for planted areas and other street furniture to be placed in or on city streets, the capital cost to be borne by the abutting owners. The care and custody of the planted areas (and other street furniture) to become the responsibility of the City once installed. Council, however, has delayed action on this phase of the report.

/continued ...

Clause 6 Continued

DOWNTOWN BUSINESS ASSOCIATION GIFT

The majority of planter boxes with trees on the downtown streets were installed by the Downtown Business Association and then presented to the City as a gift in November, 1968. In their letter to the City Clerk the Downtown Business Association stated 'we trust that in acceptance of these gifts the City will, through the Park Board, maintain the planters in such a way they do credit to the donors and the City'. On November 26, 1968, Council resolved that 'this communication be received and an appropriate letter of appreciation be forwarded'.

Since November, 1968, the Park Board have been responsible for maintaining and relocating or removing (resulting from changes in the transit loading pattern or from requests from store owners) all planters installed by the D.B.A. including those installed under separate agreements in 1962 and 1963. Of this total of 238 planters given to the City, 200 remain on the streets, 38 having been removed for various reasons, such as bus stop relocations or damage by vehicles. The Park Board Superintendent states that the trees in the tubs are an asset to the downtown streets but their maintenance cost is much higher than trees planted in the ground. Through a normal summer, the trees have to be irrigated by hand and this operation requires two men and a truck carrying water for four hours a day, twice a week to keep the trees alive. In addition, the tubs are frequently displaced by cars and trucks when parking and require resetting on their bases. The Park Board estimate that the cost of maintaining the 200 planters during 1971 will be $5,640 or approximately $28.70 per planter.

SUMMARY

In summary, the planters existing on city streets can be placed in four categories:

A. Those situated in front of individual premises with the approval of Council and covered by an agreement relieving the City of installation, maintenance and liability responsibilities in accordance with the Encroachment By-law.

B. The planter boxes placed on various downtown streets for the Downtown Business Association and subsequently presented to the City as a gift. The care and custody of these planters has become the responsibility of the City.

C. Planter boxes installed as a result of the City's Beautification Program with the capital cost assumed by the abutting owners through Local Improvement procedures. The care and custody of these planters is the responsibility of the City.

D. Those planter boxes installed by Central Heat Distribution Ltd. under the terms of the agreement covering the steam duct installation, relieving the City of installation, maintenance and liability responsibility.

EXTENDED PROGRAM REQUEST D.B.A.

The Downtown Business Association has indicated that it is the intention of the Association to continue the placement of planters on all 'major downtown' streets, including planters to provide vents for steam emission on those streets serviced by the Central Heat Distribution Ltd.

The Association requests that Council grant them the privilege of proceeding with the total program in consultation with Civic Departments on the basis which applied to the gift of planters donated to the City in 1968.

/continued ...

Clause 6 Continued

However, a number of streets in this 'area' do not have sidewalks of sufficient width for this treatment.

If Council adopts the following 'Application Procedure' a report respecting this request will be submitted.

PROPOSED PROCEDURE

In view of the continued requests for the installation of planters on City streets and the desirability to have an approved procedure for the guidance of City staff for future proposed projects, the following policy is proposed for consideration:

1. Application from individual property owners or businesses for permission to install planters on the streets immediately in front of their premises, capital and maintenance costs to be assumed by the abutting owners.

   Applications in this category will be processed in the same manner as in the past through the City Engineer. The applicant will be required to submit a sketch with his application showing the dimensions of the proposed planter boxes and the desired locations of the boxes. This proposal will be examined by the Engineering Department from the standpoint of public safety before presenting the application to Council. Recommendation for approval would be contingent on the applicant entering into an agreement with the City relieving the City of all costs and liability incurred by the installation, maintenance, and removal of the planter boxes.

2. Requests from Organizations or Agencies to install planters on streets, the capital cost to be assumed by the applicant, and the City to assume responsibility after installation and acceptance

   (a) Applications giving full details as to type, size, location and material, along with plans to be submitted to the City Engineer.

   (b) A report to Council requesting approval shall be prepared as a joint report of the City Engineer, Director of Planning and Civic Development and the Superintendent of Parks and Public Recreation. The report to include maintenance cost estimates, source of funds (current year and continuing), etc.

   (c) Applications shall be on not-less-than a complete block, one side basis.

   (d) The majority of the abutting owners to be recorded as in favour of the installation.

   (e) Application shall not be considered for one-family, two-family or multiple dwelling areas.

   (f) Application shall not be considered as Local Improvements under the Local Improvement By-law procedure.

   (g) Upon approval of the application by City Council, the planters shall be installed by the applicant at his cost, to the City Engineer's satisfaction.

   (h) The City to assume ownership of planters, including the responsibility for maintenance and liability, when planters installed as approved and officially gifted to the City. The Board of Parks and Public Recreation to then assume maintenance of the planters.

/continued ...

Clause 6 Continued

(i) The Superintendent of Parks or the City Engineer to be responsible for any relocation or removal of any planter following installation and acceptance by the City as follows:

(i) Relocation as a result of transit requirements or requests by abutting owners or tenants - City Engineer.

(ii) Removal as a result of damages - Superintendent of Parks."

Your Board submits the proposed procedure for CONSIDERATION.

(Copies of a communication from the Downtown Business Association dated July 4, 1969 are circulated for Council's information.)

INFORMATION:

7. Complaint from Mr. J.L. Bartram
re Street Noise at 7326 Adera Street

The Deputy City Engineer reports as follows:

"By letter of May 10, 1971, Mr. Bartram wrote to the Mayor and Members of Council to point out the existence of a noise problem near his home. His letter was referred to the City Engineer and the Police Chief for report. Copies of Mr. Bartram's letter are circulated.

On July 16th, Mr. Bartram was interviewed by Police Department staff after special attention paid to the area did not reveal excessive noise problems. He indicated that he still experiences the noise problem from traffic, and that there is no particular pattern in the occurrence of this noise which would facilitate enforcement. Noise level readings were taken at the street near Mr. Bartram's house, and at another similar location some distance away for comparison. The noise level readings show that the normal noise levels near Mr. Bartram's home are not excessive in comparison to similar areas.

The problem of vehicle noise - and indeed noises of all types - has been raised frequently. Council last year authorized participation by the Medical Health Officer and Engineering Department staff in a Noise Pollution Subcommittee of the Regional District Pollution Committee. This Subcommittee has met many times and is now finalizing a report to the Regional Board, incorporating the results of a regional noise survey, and recommending proposals for a noise control program. The problem of vehicular noise and possible control measures will be discussed in this report.

In the interim, the Police Chief has stated that Mr. Bartram's area will continue to receive special attention, and necessary action will be taken against any offender."

Your Board submits the matter to Council for INFORMATION.

FOR ADOPTION SEE PAGE(S) 625-627

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Group Trailer Parking : B.C. Half-Arabian Association

The Medical Health Officer reports as follows:

"An application has been received from The B. C. Half-Arabian Association of Vancouver for the parking of a group of ten (10) to twelve (12) exhibitors on the P.N.E. Grounds from September 16th to the 20th, 1971.

This group consists of exhibitors in the Dogwood Anglo and Half-Arabian Horse Show at the Pacific National Exhibition's Agrodome Building.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the B. C. Half-Arabian Association of Vancouver for the parking of ten (10) to twelve (12) trailers at the P.N.E. Grounds from September 16th to the 20th, 1971, be approved.

(Copies of the letter from the B.C. Half-Arabian Association are circulated for the information of Council.)

2. Volunteers for Seniors Program

The Medical Health Officer reports as follows:

"On February 16, 1971 the City Council adopted a report concerning the acceptance of the Volunteers for Seniors Program as a division of the Health Department.

The program is fulfilling a vital need in the community in providing occupational and diversional activities for seniors residing in the nursing and boarding homes throughout the City. This therapy is provided by many volunteer workers utilizing the use of music, games, crafts, sightseeing trips and some forms of physical activity.

On April 1, 1971 the program was transferred from the Volunteer Bureau of the United Community Services to the City of Vancouver. In compiling the estimated costs to the City, it was understood that the positions of the Coordinator of Volunteers and the Clerk Typist II would be on a 75%/25% cost sharing basis with the Senior Governments. However, the City has since been informed that the position of the Clerk Typist II is ineligible under the cost sharing formula. In order to clarify the matter, contact was made August 24, 1971 with Mr. J. Sadler, Assistant Deputy Minister of Rehabilitation and Social Improvement. Mr. Sadler, who also was under the impression that the salary for the clerical staff was eligible for cost sharing, confirmed the fact that no funds are available to cover this expense.

Cont'd

Clause #2 Continued

It is, therefore, recommended that the City assume the full cost of the salary and fringe benefits for the Clerk Typist II position which will increase the cost to the City by $2,920.23 in 1971. Funds for the additional expense are available within the salary appropriations of the Health Department. The annual cost at the top step of the pay grade, including fringe benefits, is estimated at $6,230.00. "

Your Board RECOMMENDS that:

a. The report of the Medical Health Officer be accepted.

b. The additional costs to the City in 1971, amounting to $2,920.23 covering the total cost of the Clerk Typist II, be provided from within the Health Department Budget.

c. The Provincial Government be requested to review the matter of this position in 1972.

3. Group Trailer Parking : Northwest International Horse Show Society

The Medical Health Officer reports as follows:

"An application has been received from the Northwest International Horse Show Society for the parking of approximately twenty (20) trailers and/or campers on the Pacific National Exhibition grounds from September 20th to September 26, 1971.

This group consists of exhibitors in the Northwest International Horse Show in the Logging Show area of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the Northwest International Horse Show for the parking of twenty (20) trailers and/or campers at the P.N.E. Grounds from September 20th to September 26th, 1971, be approved.

(Copies of the communication from the Chairman of the Northwest International Horse Show Society dated September 2, 1971 are circulated for Council's information.)

INFORMATION

4. Rubella Vaccine Funds

On October 22, 1970, Council adopted the following recommendation of the Standing Committee on Health and Welfare:

"RECOMMENDS that Council vigorously pursue the matter of reimbursement of funds advanced by the City of Vancouver for this Rubella control program."

On November 26, 1970, Council reviewed the report of the Medical Health Officer on the success of the Rubella vaccination program in Vancouver. On this date Council requested that letters be sent to the Hon. John C. Munro, Minister of National Health & Welfare, and the Hon. R.R. Loffmark, Minister of Health Services & Hospital Insurance, requesting reimbursement of $27,000. advanced by the City for the completion of this program.

The Medical Health Officer reports as follows:

"Both Ministers have replied. Mr. Munro stated that Federal Grants are made to Provinces only. These general grants are not specified for identifiable items,but are paid to Provinces for the general support of public health programs.

The Hon. R.R. Loffmark confirmed Mr. Munro's interpretation of the application of Federal Grants and indicated that the City's request for reimbursement "has to be refused". Mr. Loffmark described the ways in which his department had assisted the program through direct purchase of vaccine, bulk purchasing, and, on behalf of municipally augmented vaccination programs, bargaining for price discount. He, therefore, indicates that the Provincial Government accepts no additional responsibility for vaccine purchase."

Your Board submits the above report for Council INFORMATION.

(Copies of the Honourable Mr. R. Loffmark's letter dated December 22, 1970 and from the Honourable Mr.J. Munro dated January 11, 1971 are circulated for Council's information. P.C. 1970-7/1495 is on file with the City Clerk.)

FOR ADOPTION SEE PAGE(S) 627

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Commercial Development: Victoria Drive at Prestwick Avenue (Letter of Mrs. A. Kripps, M. L. A.)

At its meeting on August 24th, 1971, City Council referred the attached letter from Mrs. Agnus Kripps, M.L.A., Vancouver South, to the Board of Administration for report.

The Director of Planning & Civic Development and Director of Permits & Licenses, report as follows:-

"Mrs. Kripps refers to a development proposed at 7475 Victoria Drive. The site has been zoned C-1 for many years. It had previously been developed with a one family dwelling which has recently been demolished.

A development permit application was made to the Director of Permits & Licenses on June 23rd, 1971, and the development permit was issued on July 16th, 1971. However, a building permit will not be issued until there has been an opportunity for the matter to be considered by City Council.

Salient points are as follows:-

i. Despite a number of revisions of the Zoning and Development Bylaw in passing years, this commercial zoning was retained. Even though a further re-examination might change previous decisions, the present zoning stands and cannot be modified without public hearing.

ii. The proposed development is an outright use permitted in the C-1 zone.

iii. The development permit already issued cannot be rescinded.

iv. The City has no authority to continue to withhold a building permit.

In reviewing the development permit application for what is an outright use in the Zoning & Development Bylaw, the compliance of the development with the Bylaw has already been checked. Since the development permit cannot be rescinded and is for a permissible use, it is suggested that Council should authorize the issuance of the building permit.

Mrs. Kripps also suggests a procedure whereby zoning should be 'frozen', and subject to Council review in a zoning district, if not redeveloped within a number of years. In considering this suggestion, four further points should be borne in mind:-

cont'd . .

Clause 1 continued

1. All zoning in the City is reviewed from time to time by either district studies or overall functional studies of the zoning districts. These usually take place more frequently than the 15 or 20 years suggested by Mrs. Kripps.

2. No zoning district ever becomes 'completely developed' since zoning and development are both evolutionary.

3. The suggestion is intended to apply to all zoning districts, (including those covering large acreage areas) and the proper time for 'freezing', and review, would therefore be hard to determine.

4. There is no statutory authority for this action.

Your Board submits the foregoing report of the Director of Planning and Civic Development for Council's CONSIDERATION.

RECOMMENDATION

2. Communication from the Minister of Municipal Affairs: Zoning and Rezoning for Land Use

The Director of Planning and Civic Development reports as follows:

"The attached communication, dated August 6th, has been sent to all municipal councils and regional boards, including the City of Vancouver.

The Minister suggests urgent examination of land use zoning, bearing in mind proposed Federal capital gains taxation and the impending declaration of a Valuation Day. Some newspaper reports have suggested that Valuation Day may be fixed in November of this year.

The Director of Planning advises Council that major studies and other actions involving rezoning are underway in False Creek, the downtown peninsula generally, including the West End and the Historic Precinct; also Boundary Road at Adanac, the industrial area on S.E. Marine Drive between Fraser Street and Boundary Road, and in the Strathcona Rehabilitation area.

There are no areas with restrictive zoning so zoned as a temporary measure and no such rezoning is presently contemplated. Agricultural use zones within the City, within the terms of the Minister's communication, are relatively long-term uses. In general, land use zoning is subject to periodic re-examination as part of the planning program, in addition to which particular areas are studied in the context of any specific rezoning applications that may be received by the City.

It is therefore suggested that no special examination of zoning with regard to land uses in the City of Vancouver is necessary or practicable in the case of Vancouver.

It is believed that the Minister's communication is primarily intended for small municipalities."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be received and a copy sent to the Minister of Municipal Affairs.

INFORMATION

3. Freeway Connection:
Georgia Viaduct to Highway 401

The City Engineer, the Director of Planning and the Director of Social Planning, who compose the Technical Co-ordinating Committee related to the East Approach Route Study, report as follows:

"On August 24, 1971, City Council as part of the course of action agreed upon for the disposition of the consultants' report of the East Approach Route between the Georgia Viaduct and Highway 401, instructed City officials to '...prepare an easily understandable information report which will be available to the public at no charge.'

The purpose of this report is to advise of the actions taken by the Technical Co-ordinating Committee in response to this instruction.

After reviewing the report produced by the consultants' and the types of questions which citizens have been asking throughout the course of the study, the Committee decided that a concise and pictorial summary presenting the following information would cover the concerns of most potential readers: the reasons the study was undertaken; by whom and how it was conducted; the alternatives considered; the recommended route alignment which emerged; the potential impact of the facility should it be built, including the property which would be required and the acoustical effect; the estimated cost of the facility; and its relation to the transportation systems being considered for the Region. As much information as possible will be conveyed through graphic material.

Considering the desirability of having the report available to the public as soon as possible and the present commitments of City staff, it was decided to seek outside assistance in assembling the report and managing its production. Therefore, the Committee has arranged for Mr. Donald Hickley, who was a part of the consultants' team and has the necessary knowledge of the study and the required graphic skills, to produce a public report under the supervision of the Technical Co-ordinating Committee.

The report will be printed in approximately 3,000 copies, to be available for distribution by mid-October at the latest.

The cost of producing the report will be charged against the contingency portion of the account which Council approved for the consultants' study. Funds are available in this account (Account 145-2322). "

Your Board submits the foregoing report for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 627

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Bicycle Routes

This report refers to a communication from the British Columbia Cycling Association, which proposes that a bicycle route be signed on Vancouver streets.

PROPOSAL

The Association feels that a route signed on residential streets linking parks, green areas, and places of interest, will give cyclists an incentive to tour by bicycle in the City. They feel that their proposal would provide this encouragement by defining a relatively safe route along streets carrying light traffic and providing some scenic attractions along the way. They suggest that the presence of signs on the streets involved would enhance safety by drawing motorists' attention to the presence of cyclists. The matter of signing such a route is the specific request to Council.

ROUTE

A plan of the Association's proposed route has been distributed to Council members. It consists of two loops, one approximately 17 miles long encompassing the western portion of the City, and one approximately 26 miles long in the eastern part of the City. There is also a connection through the Downtown area to Stanley Park. The streets selected are generally residential, but in some cases it is not feasible to avoid the use of arterial routes, such as the bridges across False Creek, Point Grey Road, Powell Street and some Downtown streets.

COMMENTS

1. Benefits not Clear

The benefits of signing a specific route are difficult to assess. Many cyclists now tour areas of the City, and whether a signed route of this nature would serve their needs and encourage others to cycle is not clear.

We presently provide an extensive signed scenic drive system in the City for tourists. This signed route system is for out-of-town persons, whereas, local cyclists will be familiar with the City streets and in many cases may prefer to choose their own routes. The necessity for signing bicycle routes is therefore questionable.

2. Seattle Experience

Recently, the City of Seattle established a similar network of bicycle routes connecting some of that City's parks. The traffic engineers in Seattle advise that their observations do not indicate these bicycle routes are being used to any great extent.

3. Routes Must Cross Arterials

Although it is desirable to encourage cyclists to use the quieter residential streets, so as to reduce hazard and conflict with automobiles on arterial streets, any route chosen would necessarily have to cross arterial streets, generally at uncontrolled intersections.

Cont'd...

Clause #1 Continued

4. Hazardous on Bridges

With respect to the bridges over False Creek, we do not feel it is desirable to encourage cycling on the bridge roadways in view of the heavier traffic and higher speeds. Cycling on the sidewalks is not an acceptable alternative, since this constitutes a hazard to pedestrians and is illegal under existing by-laws.

5. Cost of Signing

It is estimated that the cost of signing a bicycle route, as proposed by the British Columbia Cycling Association, would be approximately $5,000.

In view of the foregoing, the benefits of a signed bicycle route are questionable. However, it is suggested that the objectives of the British Columbia Cycling Association might better be met by that organization distributing maps of possible routes to their membership. Such maps could also be publicized for the benefit of other cyclists.

It is noted that the Association wishes to appear before Council as a delegation.

Your Board submits the foregoing report of the City Engineer for Council CONSIDERATION.

DELEGATION REQUEST : B.C. CYCLING ASSOCIATION

(Copies of the communication from the Association dated March 11, 1971 and a letter from Chief Constable Fisk are circulated for Council's information.)

FOR ADOPTION SEE PAGE(S) 627

FINANCE MATTERS

RECOMMENDATION

1. Photographic Collection - Vancouver City Archives

The City Archivist is proposing that a Schedule of Fees be adopted for one of the services supplied by the Archives Division and that is the production of photographs taken from negatives in the permanent file at the Archives. Recently a Schedule of Fees for a similar purpose was prepared by the Director of the Vancouver Public Library and the Administrative Analyst and was approved by the Library Board. The Archivist feels:

> "This schedule accurately reflects current production costs, recognizes the need to recover clerical and handling costs and as well, reflects prices currently charged for research, particularly by advertising consultants. It also allows for the varied ability of the client to pay, and in particular, recognizes the need of students and teachers for a greater volume of resource material."

The City Clerk has discussed this Fee Schedule with the Archivist and the Director of Finance and recommends it be approved and the monies so received be credited to the budget of the Archives. Division.

Your Board RECOMMENDS that the Fee Schedule dated September, 1971, and Regulations dealing with the handling of photographs be adopted.

(A copy of the Fee Schedule is circulated.)

CONSIDERATION

2. Membership and Attendance Federation of Canadian Municipalities Sub Committee on Municipal Finance

A letter has been received in connection with membership on the subject Committee, a copy of the letter is circulated for the information of Council.

In the past this Committee has met on the average of once a year in addition to meetings during the Federation of Canadian Municipalities' annual meeting. Commissioner Ryan attended such a meeting during the Federation of Canadian Municipalities' annual meeting in Saskatoon earlier this year.

Council are requested to consider whether they wish Commissioner Ryan to accept membership on this Sub Committee, and to indicate whether or not travel expenses will be borne by the City.

Your Board submits the foregoing report for the CONSIDERATION of Council.

3. Capilano Stadium Inventory

Your Board has received the following report from the Director of Finance:

"By resolution on May 18, 1971, City Council granted authority to a committee comprising the Board of Administration, Director of Finance, Supervisor of Property and Insurance, and the Purchasing Agent, to determine the best disposition of the Capilano Stadium inventory as between use (basically by the Art Gallery activities at the Stadium) or disposal as surplus. The committee reviewed the inventory and made its decision regarding retention or disposal.

One particular item, the subject of this report, was an old 8 ft. by 7 ft. walk-in cooler box. The inventory examination determined that this item should be disposed of as being of no use to either the Art Gallery or the City. However, before this could be accomplished the Art Gallery loaned the cooler to SHUM, a social service organization that apparently gives away surplus food to the needy. SHUM has spent $90 repairing the cooler (refrigeration unit, disintegrating insulation, some rotten wood, etc.). Under the terms of the agreement by which they borrowed it from the Art Gallery they are fully prepared to return the cooler. However, considering that the cooler was worth at the most $50 as salvage, and that the City inherited it from the baseball club, Council may wish to consider making a grant of the cooler to SHUM."

The grant of an old 8 ft. by 7 ft. cooler from the Capilano Stadium inventory to SHUM (Spititual Community Services) is therefore submitted for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 627-28

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT SEPTEMBER 10, 1971

CONSIDERATION

1. R.C.M.P. Executive Development Course

Your Board has received the following resolution of the Board of Police Commissioners dated July 29, 1971:

"The Chief Constable advised that the R.C.M.P. would be conducting an Executive Development Course for Police Officers in Ottawa, October 18th to November 26th. He said he was most anxious to send an Officer to this course. He added that the funds required ($600) were available in the Personal Equipment Account due to a saving in the cost of revolvers and asked the Board to request City Council to approve the transfer of funds from Account 6545/774 to Account 6536/673, Special Training Courses.

"Moved:

'THAT an Officer of the Force be authorized to attend an R.C.M.P. Executive Development Course to be held in Ottawa, October 18th to November 26th, 1971.

FURTHER THAT City Council be requested to authorize the transfer of $600 from Account 6545/774, New Personal Equipment to Account 6536/673, Special Training Courses.'

Carried."

Your Board submits the foregoing request for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 628

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 10, 1971

RECOMMENDATIONS

1. Acquisition for Replotting - S.E. Sector
3296 S. E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 6, Property Matters, August 6th, 1971, confirmed by Council on August 10th, 1971, approving the expropriation of Lots 7 & 8, Sub 1 to 4 and 21 to 24, Block 10, D.L.'s 330 and 331, the owner having previously refused an offer of $28,600.00. This property is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector.

Said property comprises two parcels, each approximately 74.3' x 120' in size, zoned R.T.2, Two Family Dwelling District, one lot being improved with a one-storey frame dwelling with full basement erected in 1928. The dwelling contains 5 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding on the exterior walls, a concrete foundation and is heated by an oil-fired hot water system.

Following further negotiations with the owner, he has stated that he is prepared to accept the sum of $30,000.00 as full compensation on the understanding that the sale date be August 31st, 1971 and he be permitted to retain rent-free possession until February 28th, 1972. This settlement price is considered to be realistic and has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $30,000.00 on the foregoing basis, chargeable to Code #4902/25."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Advance Purchases - Britannia Community Services Centre
1635 Napier Street

The Supervisor of Property & Insurance reports as follows:

"On July 13, 1971 City Council authorized the Supervisor of Property & Insurance to negotiate the advance purchase of private properties in Stage 1 of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 6, Block 28, D.L. 264A known as 1635 Napier St. is located in Stage 1 and has been offered for sale to the City by the owners.

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 871 sq. ft. erected in 1911 on a site 26' x 127', zoned RM-3. This dwelling contains 6 rooms divided into 2 self-contained suites, 8 plumbing fixtures, has a patent shingle roof, shingle exterior, full concrete basement, and is heated by an automatic gas hot air furnace. The dwelling is occupied by the owners. Its condition is very good for age and type.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Following negotiations, the owners have agreed to sell for the sum of $16,000.00 as of Sept. 15/71, subject to the owners retaining rent-free possession to Oct. 31, 1971. This price represents a fair and reasonable value for this property and same has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $16,000.00 on the foregoing basis chargeable to Code #531/1211. Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Establishment of City-owned Property for Highway Purposes
S/S Powell Street East of Glen Drive

The Supervisor of Property & Insurance reports as follows:-

"On June 2, 1970, the City advertised for sale Lot 18, Block 2, Sub. K, District Lot 182, situated on the south side of Powell Street, east of Glen Drive, with the exception of the north seven feet of the lot which was required by the City Engineer for the widening of Powell Street.

Lot 18, except the north seven feet, has now been sold and before conveying the property to the purchaser it is

RECOMMENDED that the north seven feet of Lot 18, Block 2, Sub. K, District Lot 182, Group 1, New Westminster District, Plan 176, be established as highway and the formal resolution establishing the same be passed by Council."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 628

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH & WELFARE

AUGUST 26, 1971.

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, August 26th, 1971 at approximately 10.30 a.m. The following Members were present:

PRESENT: Alderman Rankin, Chairman
Aldermen Adams, Calder, Hardwick, Phillips, Sweeney and Wilson

ABSENT: His Worship the Mayor (civic business)
Alderman Bird
Alderman Broome (civic business)
Alderman Linnell (leave of absence - illness)

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held August 12, 1971 were adopted.

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS:

1. Chronic Drunkenness Offenders and Chronic Alcoholics - Skid Road

Council on July 27th when dealing with a report of the Board of Administration dated July 23rd respecting chronic drunkenness offenders in Vancouver City jail and a report from the Vancouver Detoxification Centre Society passed the following motion:

> "THAT the report of the Board of Administration (Social Service and Health Matters), dated July 23, 1971, regarding chronic drunkenness offenders in Vancouver City Jail, be referred to the Standing Committee on Health and Welfare."
>
> "THAT the report from the Vancouver Detoxification Centre Society, under date of July 26, 1971, be referred also to the Standing Committee on Health and Welfare."

On August 10th when dealing with a communication from the Salvation Army requesting permission to appear as a delegation, Council passed the following motion:

> "THAT the delegation of the Salvation Army in connection with their services to chronic alcoholics in the Skid Road area, be deferred for hearing by the Standing Committee on Health and Welfare."

...cont'd

Clause 1 - continued

The Committee agreed to deal with these two subjects at one time and representatives of the Central City Mission headed by Mr. S. E. Higgs, Director, were heard. A brief dated August 26th 1971 was filed. The delegation requested the immediate establishment of a Detoxification and Health Centre in the Gastown area of Vancouver and offered their co-operation. Although arrangements had been made for Major Leslie of the Salvation Army to be present, it was learned that he was out of town.

The Medical Health Officer reviewed the following Board of Administration Report Social Service and Health matters dated July 23rd dealing with Chronic Drunkenness Offenders in Vancouver City Jail.

> "City Council on June 29, 1971 passed the following motion following a report by the Medical Health Officer on the Chronic Drunkenness Offenders -
>
> 'THAT this information be received and the Board of Administration be requested to submit an interim report with regard to the Greater Vancouver District Hospital Society in providing the facilities of a detoxification centre:
>
> FURTHER THAT the Board of Administration review the present Government Liquor Act to ascertain if there is some way of sending alcoholics, when incarcerated, to an appropriate and available facility.'
>
> The Medical Health Officer reports as follows:
>
> 'The Progress with respect to the Greater Vancouver District Hospital Society is as follows:
>
> The Greater Vancouver Regional Hospital District approved in principle the establishment of the Alcoholic Hospital by accepting the preliminary report submitted through the Advisory Committee of the Regional Hospital District. As a result of this approval, the Regional Hospital District, with the concurrence of the B.C. Hospital Insurance Service and the Minister of Health, has awarded the Society a planning budget, to a maximum of $5,000., in order to prepare a detailed functional report. The Society has already retained the services of a consultant in order to accelerate the preparation of this report. If this report is accepted by the Regional Hospital District, the services of an architect will follow.
>
> I have reviewed the Government Liquor Act with the Corporation Counsel and whereas this Act still retains the authority to arrest a person for being intoxicated in a public place, it is Government policy to use instead the revised Summary Convictions Act, which provides for
>
> a) Police to bring to the Jail a person unable to care for himself because of intoxication (not on an arrest basis).

.....cont'd

Clause 1 - continued

b) A physician seeing these intoxicated persons within 24 hours may order detention for a period of up to 72 hours for further treatment and/or assessment.

c) Persons whose health is seriously damaged by alcohol and who would benefit from a long-term program may, if voluntary treatment is not agreed to or unlikely to be adhered to, be ordered by the judge to a treatment period at Alouette River.

My impression of this legislation is that it may be suitable to the current situation, except that the facilities for detention up to 72 hours on medical grounds at present are limited to the fourth floor of the City Jail. I would like to, therefore, recommend the following course of action -

i. That the Medical Health Officer and the Director of Welfare Services be empowered to explore with operators of hostels in the Skid Road area the possibility of setting aside some beds for more intensive care and to determine with them what additional staff costs would be anticipated.

ii. That the Medical Health Officer and the Director of Welfare Services be empowered to discuss with officials of the Provincial Government the possibility of operating these additional beds at a higher rate under the terms of the present cost-sharing arrangements.

These recommendations are made in the belief that an interim arrangement is necessary and that when the alcohol hospital is established the extra care function of the hostels be terminated. If a feasible plan for an interim program can be developed it would be brought in detailed form to Council for consideration.'

Your Board RECOMMENDS that the proposals of the Medical Health Officer be approved and that his studies cover the administrative arrangements with the Police, including security."

Dr. Bonham advised that while the three day internment is not the answer and that more intensive care is desirable it is however better than incarceration for a few hours in the city jail. He stated that a Judge could not send an alcoholic to Miracle Valley Rehabilitation Centre and the person concerned would have to want treatment in order to be admitted. The Medical Health Officer said that if the Council approved the recommendations set out in the Board of Administration report above, and a hostel was established, such a facility would have to be recognized by the Attorney-General in order to incarcerate a person for 72 hours on medical order.

After considerable discussion it was

RECOMMENDED

(a) that the Medical Health Officer and the Director of Welfare Services be empowered to explore with operators in the Skid Road area the possibility of setting aside some beds for more intensive care and to determine with them what additional staff costs would be anticipated.

.....cont'd

Clause 1 - continued

(b) that the Medical Health Officer and the Director of Welfare Services be empowered to discuss with officials of the Provincial Government, the possibility of operating these additional beds at a higher rate under the terms of the present cost sharing arrangements.

(c) that the Medical Health Officer and the Director of Welfare Services be directed to explore the provision of detoxification services in existing or new facilities and report back to Council.

(d) that the report of the Vancouver Detoxification Centre Society dated July 26th, 1971 be received.

2. Downtown East Side

The Committee had before it a report of the Board of Administration, Social Service and Health matters dated June 25th, 1971 a report of the Board dated July 9th, 1971 and a motion by Alderman Wilson. Alderman Wilson's motion was considered when the Committee was dealing with the previous item - Chronic Alcoholics - Skid Road.

The Director of Social Planning/Community Development reviewed the Board reports of June 25th and July 9th. He discussed the types of dwelling units that are available, vacancy rates and the impact of the Gastown development on residents. He stated there was a need to upgrade the housing that is available.

The Board of Administration report dated July 9th concluded with a recommendation that payment of $691.50 from the Purchase of Outside Services Account for the preparation of the Downtown East Side Report be approved.

The Medical Health Officer advised of the condition of the housing units and stated enforcement of the by-law in this area is difficult, although he had several inspectors constantly checking the buildings.

Mr. Richard Wilcox of the Townsite Committee and Mr. Killam commented on the general condition of the housing in the Gastown area, the need to upgrade it and the need for a first aid clinic for the residents. The delegation was advised that a Medical Clinic is expected to operate on a full time basis within a month.

Discussions followed on the need to bring the buildings and the housing units contained therein up to standard.

After considerable discussion, it was

RECOMMENDED that we direct the Director of Social Planning/Community Development to co-ordinate other Civic Departments and interested property owners and bring to Council a report which would include recommendations on means of improving housing conditions in this area; such report to also include the use of welfare rent referrals as a means of influencing housing standards and information respecting Federal Legislation that could be called upon in this situation.

FURTHER RECOMMENDED that the recommendation contained in the report of the Board of Administration under date of July 9th respecting approval of payment of $691.50 from the department's "Purchase of Outside Services Account" be adopted.

(Alderman Sweeney wished to be recorded as being opposed to the first recommendation as he had moved an amendment to the effect that the matter be referred to the Board of Administration for report back to Council. This amendment was lost).

Standing Committee of Council on Health and Welfare
August 26th 1971 5

3. Study on Youth on Social Assistance

In a communication dated August 2nd, 1971 the Director of Welfare Services advised that the Canadian Council on Social Development has launched a project to gather information from across Canada with a view to formulating a social policy statement on the Study on Youth on Social Assistance. Mr. Boyd attached a copy of their proposal for the information of the Committee.

RECOMMENDED that the communication from the Director of Welfare Services dated August 2nd 1971 respecting the Study on Youth on Social Assistance, together with the proposal of the Canadian Council on Social Development be received for information.

The meeting adjourned at approximately 12.10 p.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 629

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

AUGUST 26, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, August 26, 1971, in the No. 1 Committee Room, City Hall, at approximately 9:30 a.m.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor Aldermen Adams, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson
ABSENT:	Alderman Bird Alderman Linnell (Leave of Absence on account of illness)
CLERK:	D. Scott

Adoption of Minutes

The Minutes of the meeting held July 29, 1971, were adopted.

The following matter is submitted for the information of Council.

INFORMATION

1. Election Matters

The Committee continued its discussion on election matters for report at a later date.

The meeting adjourned at approximately 10:30 a.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 630

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

AUGUST 26, 1971

A meeting of the Standing Committee of Council on Transportation was held in the No. 1 Committee Room on Thursday, August 26, 1971 at 3:15 p.m.

PRESENT:	Alderman Wilson, Chairman Aldermen Adams, Phillips, Hardwick and Sweeney
ABSENT:	His Worship the Mayor (On Civic Business) Alderman Broome (On Civic Business) Alderman Linnell (On Leave) Aldermen Bird, Calder and Rankin
CLERK:	M. James

PART II

The following action of the Committee is submitted for information.

3. Hudson Street Tolls

Council at its meeting of July 27th referred the submission of delegation re the institution of tolls on the proposed Hudson Street Bridge to your Committee.

The Committee members present agreed that discussion of this matter be deferred.

The meeting then adjourned.

FOR ADOPTION SEE PAGE(S) 630

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

September 9, 1971

A meeting of the Standing Committee of Council on Transportation was held in the East Wing, 4th Floor, City Hall on Thursday, September 9, 1971, at 9.30 a.m.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (On Civic Business)

CLERK: M. James

The Minutes of the meeting of August 26, 1971 were adopted.

PART 1

The following recommendations of the Committee are submitted to Council for consideration:

1. Second Crossing of First Narrows:
Cost of Approaches in the City of Vancouver

The Chairman reported on discussions which had taken place between himself, the Prime Minister of the Province of British Columbia, and the Honourable Minister of Fisheries (Federal), Mr. Jack Davis.

The Chairman reported that the Prime Minister of the Province had agreed that if the Federal Government acknowledged the account presently outstanding by the Provincial Government for contributions to the Second Narrows Bridge when it became part of the Trans Canada Highway, the Prime Minister of British Columbia would agree to the application of such funds from the Federal Government towards the costs of the approaches to the Second Crossing of First Narrows, these Federal funds to be in addition to the $27 million provided for by the Provincial Government by its recent Act.

The Chairman of the Committee reported that he wished an expression of support from the Committee members present to continue the Special Liaison Committee established previously by Council on the matter of the Second Crossing of First Narrows and to make representations to the Federal Government by suitable means, so as to determine whether or not the Federal Government would acknowledge the indebtedness claimed by the Provincial Government re the Second Narrows Crossing Bridge.

It was noted that this indebtedness claimed by the Provincial Government, with accrued interest applied, now stands at approximately $14 million.

.....cont'd

Clause 1 Continued

The Committee

RECOMMENDS that:

The proposal of the Chairman of this Committee re the continuation of the Special Liaison Committee re Second Crossing First Narrows be approved and that it initiate such necessary actions and presentations to the Federal Government re the payment of the account presently held outstanding by the Provincial Government.

PART 11

The following action of the Committee is submitted to Council for INFORMATION:

2. Georgia Viaduct Replacement
East Approach Route

At the Council meeting held August 24, 1971, the Board of Administration submitted to Council the final report of Phillips, Barratt, Hillier, Jones and Partners on the alignment of the east approach route from the Georgia Viaduct Replacement to Highway 401.

Council at this meeting of August 24 passed a six point resolution dealing with the submitted report as follows:

"THAT,

(1) the East Approach Route Report be received by Council.

(2) Council instruct that a report reference by the consultants be arranged at a location suitable for viewing the model.

(3) City officials submit a report to Council on the findings of the study after the report reference has been given by the consultant.

(4) The East Approach Route Report be made available to the following at no charge:

a. Town Planning Commission
b. Public Library: Main Branch plus other branches
c. Park Board
d. School Board
e. the citizen members on the Liaison Committee
f. railway companies (B.N.R. and C.N.R.)
g. university libraries (U.B.C. and S.F.U.)
h. Municipality of Burnaby
i. Greater Vancouver Regional District
j. Provincial Government
k. B.C. Hydro and Power Authority, Transit Division

(5) City Council, or Committee, make arrangements to hear submissions from the public and in particular the citizen members on the Liaison Committee and that the officials prepare an easily understandable information report which will be available to the public at no charge.

(6) that the consultants' report be made available to the public at a cost of $10.00 a copy. "

Clause 2 Continued

In compliance with the second instruction your Committee received a report reference from Mr. L. K. Narod of Phillips, Barratt, who, with the assistance of a large model, described the solution recommended by the firm.

Mr. Narod detailed for the members of the Committee the considerations which the consultants and special consultants kept in mind while preparing the final recommendation and explained in detail how the various segments of the route were developed so as to provide the optimum solution to the design problems presented and the terms of reference established.

The members of the Committee present asked Mr. Narod various questions concerning the design solution and the following are points Mr. Narod made in reply to questions:

it was considered preferable to elevate the facility over the railway trackage at the western end prior to the entry into the cut on the basis of cost

the facility in the cut would be above the railway tracks and the building of the facility would require the lowering of the railway tracks by approximately six feet

the south bank of the cut would be left in its natural state, the north bank would be landscaped

24 homes would be displaced by the off ramp from the facility to Boundary Road

the total number of homes which will have to be displaced are 80 in the City of Vancouver and 13 in Burnaby

the facility will operate as a distributor and connector for traffic within the city plus provide the function of direct link between the Georgia Viaduct and 401

the facility lends itself quite readily for the use by express bus service

the design of the facility is for 60 miles per hour from 401 to Clark Drive, reducing to 50, and then to 40 on the Georgia Viaduct Replacement

there is no connection between the facility and the proposed Columbia-Quebec connector at this time

the facility has a design capacity of 4500 vehicles per hour

the project could be staged from Main to Nanaimo and then the second stage built easterly, and then the third stage connecting finally with 401

the facility could be built as four lane and expand to six at a later date, but this would only save $4 million of the estimated $60 million cost at this time.

.....cont'd

Clause 2 Continued

Mr. Strachan of Barron & Strachan, sub consultants re the acoustical problems of the facility, advised that the design has been made to provide noise levels which are below acceptable standards

truck access and exits was considered and provision for such was included

The Committee members discussed the provision of information to the general public and it was noted that the Council had instructed on August 24, the development and distribution of an informational brochure. It was noted that this brochure and a report from the Board of Administration giving information from the various departments would probably be available in mid-October. The Committee noted that the contract between the City of Vancouver and the consultant provided for a period of three months subsequent to the submission of the final report wherein the consultant would make staff available for explanatory meetings. The Committee was concerned with the possibility that such three month period might expire prior to the provision of information to the public. A representative of Phillips, Barratt present advised the Committee that this condition would be viewed by them in a flexible manner.

Certain Committee members present suggested that the model which was before the Committee at this meeting be made available to the general public at some suitable location. One such suitable location suggested was the Technical Secondary School, 2600 East Broadway.

Other members of the staffs of sub consultants were present and spoke to the Committee briefly.

Your Committee RESOLVED

that the report reference be received

The meeting adjourned at approximately 10.45 a.m.

FOR ADOPTION SEE PAGE(S) 630

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 14, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Complaint: Properties at 4296 and 4316 Main Street

It was advised this matter has been deferred for future arrangement in respect to delegations.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 17, 1971

Social Service and Health Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Social Service and Health Matters) dated September 17, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Building and Planning Matters

Downtown Development Adjacent to
Entrance to Stanley Park (Clause 3)

It was agreed to defer consideration of this clause pending the appearance of the Director of Planning and Civic Development to assist Council in the matter later this day.

False Creek - Temporary Marina
Development (Clause 4)

MOVED by Ald. Bird,
THAT
a copy of the report of the Director of Planning and Civic Development on this subject, be given to False Creek Marinas Limited with the advice that if it is still the desire to appear, arrangements will be made for a delegation to be heard at an appropriate meeting of the Standing Committee of Council on Planning and Development.

- CARRIED

Public Housing - Champlain Heights
(Site #17) (Clause 5)

It was agreed to defer consideration of this clause pending the 'In Camera' session later this day.

Balance of Building and Planning Matters

MOVED by Ald. Sweeney,
THAT, in respect of the report of the Board of Administration (Building and Planning Matters) dated September 17, 1971, Clauses 1 and 2 be adopted and Clause 6 be received for information.

- CARRIED

Licenses and Claims Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims Matters) dated September 17, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Amendment to Section 97 of the Fire By-Law,
#2193 - to Improve Existing Alarm Systems

Pursuant to the report of the Board of Administration on this matter, it was

MOVED by Ald. Bird,
THAT provision be made in the By-Law for an appeal to the Provincial Fire Marshal from an order made by the Fire Chief, under the proposed amendment.

- CARRIED

Finance Matters

Rental of Magnetic Card
Selectric Typewriter (Clause 1)

MOVED by Ald. Sweeney,
THAT the recommendation in this clause be adopted on the understanding that the vacant position will not be filled without Council's approval.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Finance Matters (cont'd.)

Grant: 3H Society (Clause 4)

The Council considered the report of the Director of Social Planning/Community Development on the application of the Handicrafts for Homebound Handicapped Persons' Society for a grant. Details in respect to the matter are set out in the report, concluding with the recommendation that a grant of $5,000.00 be approved subject to certain conditions.

MOVED by Ald. Rankin,
THAT the recommendation of the Director of Social Planning/Community Development that a grant of $5,000.00 be made, subject to certain conditions, be approved subject to 50% cost sharing under the Canada Assistance Plan.

- LOST

MOVED by Ald. Calder,
THAT this organization be given an opportunity to appear before Council in regard to the grant application if they so desire.

- CARRIED

Grant Request: Kiwassa Neighbourhood Services (Clause 5)

The Director of Social Planning/Community Development reported on a grant request from the Kiwassa Neighbourhood Services and recommended a grant of $2,000.00 which is shareable under the Canada Assistance Plan, be approved.

MOVED by Ald. Calder,
THAT the recommendation of the Director of Social Planning/Community Development be approved, subject to cost sharing under the Canada Assistance Plan.

- CARRIED BY THE REQUIRED MAJORITY

Grant Equal to Rental of Queen Elizabeth Theatre Rehearsal Room: The Canadian Red Cross Society (Clause 6)

MOVED by Ald. Bird,
THAT pursuant to the request received, a grant equal to the rental of the rehearsal room at the Queen Elizabeth Theatre be made to the Canadian Red Cross Society in order to make possible the use of the rehearsal room for a Blood Donors' Clinic to be held in the near future.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT, in respect of the report of the Board of Administration (Finance Matters) dated September 17, 1971, Clauses 2 and 3 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Building and Planning Matters (cont'd.)

Downtown Development Adjacent to
Entrance to Stanley Park (Clause 3)

MOVED by Ald. Hardwick,
THAT the recommendation in this clause be adopted.

FURTHER THAT the Director of Planning and Civic Development in considering the matter, look into the question of restricting access on Alberni Street.

- CARRIED

B. Property Matters, September 17, 1971

Sale of City-Owned Lot: Guelph Street
Between 5th and 6th Avenues (Clause 4)

The Board of Administration submitted the report of the Supervisor of Property and Insurance on an application from the owners of Lot 14, Block 89, D.L. 264A, to purchase the adjacent City-owned Lot 13 on Guelph Street between 5th and 6th Avenues.

Details of the matter are set out in the report with the note that the Director of Planning and Civic Development has recommended the City lot be released for sale to the Lot 14 owners, subject to the two lots being consolidated to form one parcel.

MOVED by Ald. Bird,
THAT City-owned Lot 13 be sold to the adjacent owners of Lot 14, subject to the following terms and conditions:

(a) $6,900.00 cash, plus proportion of current year's taxes and registration fees;

(b) consolidation of Lots 13 and 14 to form one parcel;

(c) the newly consolidated parcel be surveyed and staked by the City.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,
THAT, in respect of the Board of Administration report (Property Matters) dated September 17, 1971, Clauses 1, 2, 3, 5 and 6 be adopted.

- CARRIED

C. Report of Standing Committee
on Transportation, August 26, 1971

MOVED by Ald. Hardwick,
THAT Clause 1 of this report regarding the Greater Vancouver Regional District (Transportation Committee) be received for information; and

THAT Clause 2 regarding Vancouver transportation needs be deferred for consideration later this day when representatives from the Planning and Engineering Departments will be present.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

D. 37th Avenue - Fraser Street to Inverness Street: Street Allowance

The report of the Board of Administration of August 13, 1971, on the subject matter was deferred pending delegations later this day.

The Council (in Committee) recessed at approximately 10:45 a.m. and following an 'In Camera' meeting, recessed again to reconvene in open session at 2:00 p.m.

The Council (In Committee) reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair and the following members of Council present:

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

37th Avenue - Fraser Street to Inverness Street: Street Allowance (cont'd.)

The Board of Administration under date of August 13, 1971, reported pursuant to Council instructions on June 8, 1971, when the question of sale of certain City-owned lots, 37th Avenue - Chester Street to Inverness Street, was under review.

The latest Board report sets out the various aspects in detail and recommends adoption of the City Engineer's recommendation

'that the street allowance on 37th Avenue between Fraser and Inverness Streets remain at 33 feet.'

Delegations were heard, both for and against the street widening as follows:

Mrs. H. M. Jorgensen - for the widening and filed a brief dated June 3, 1971, and additional information.

Mr. P. Gebhard - against the widening and filed a brief dated September 21, 1971.

After due consideration, it was

MOVED by Ald. Bird,
THAT (a) City-owned lots involved and advertised for sale, referred to in the Board of Administration report of June 8, 1971, be withdrawn from sale;

(b) The City Engineer prepare plans and report back to Council with respect to the development of a 50-foot street;

(c) the required action be taken with regard to establishment of a building line on the north side of 37th Avenue affected;

(d) the appropriate action be taken to sell off the balance of City-owned lots not required for the widening.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Standing Committee Report on Transportation: August 26, 1971 (cont'd.)

Greater Vancouver Regional District (Transportation Committee) (Clause 1)

Earlier this day, Council received for information Clause 1 of this report.

Vancouver's Transportation Needs (Clause 2)

In the report of the members present at the Standing Committee on Transportation meeting dated August 26, 1971, when Vancouver's transportation needs were considered, details are contained of the report of the Board of Administration under date of August 5, 1971, on the subject. After due consideration, it was

MOVED by Ald. Hardwick,
THAT Vancouver's transportation needs be expressed as follows from the City's point of view:

Vancouver's Transportation Needs

A. Immediate Improvements

(i) immediate improvements to the existing transit system particularly in the Central Business District and Central City area (an acceleration and extension of the joint City/B. C. Hydro transit operations study).

(ii) improvements to the total transit system to promote increased usage of the system in the next 5 - 10 years.

(iii) continued development of the existing arterial grade-street system.

B. Major Facilities

(i) in addition to improvements to the existing transit system the first stage or stages of a rapid transit system to improve access to the Central City area.

(ii) a continuation of Highway 401 as a limited access facility along Cassiar Street to the Second Narrows Bridge (Cassiar Link).

C. Transportation Planning Needs

(i) a three-stage study to develop definitive plans for future public transit in the Central area of Vancouver as a guide for current major redevelopment proposals and "Downtown Concepts". (The first stage of this study is now being undertaken by the G.V.R.D.)

(ii) additional studies related to further stages of a regional rapid transit system.

(iii) regional transportation studies applied to the City to permit decisions to be made about such facilities as Boundary Road, S. E. Marine Drive, connection between Highway 401 and the downtown area, downtown by-pass facility, etc.

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

C. Transportation Planning Needs (cont'd.)

(iv) a study of arterial streets with a view to assessing opportunities for the establishment of relatively large community areas (particularly in the outlying City areas) not segmented by arterial streets.

(v) a study of commercial and industrial traffic movements and needs to facilitate such movements and to co-ordinate the development of streets and other transportation media to serve these needs as well as commuter traffic.

AND FURTHER THAT the Greater Vancouver Regional District be advised that Vancouver's transportation needs are as outlined above in A., B., and C.

- CARRIED

MOVED by Ald. Hardwick,
THAT the proposal contained in the Board of Administration report of August 5, 1971, for obtaining public reaction to Vancouver's transportation needs be referred to the next meeting of the Standing Committee on Transportation for further consideration.

- CARRIED

Building and Planning Matters (cont'd.)

Public Housing - Champlain Heights:
Site #17 (Clause 5)

The Board of Administration under date of September 17, 1971, submitted a report of the Director of Planning and Civic Development with respect to development of public housing on Site #17 in Champlain Heights, pursuant to Council policy. It is advised there are four (4) main alternatives for the disposition of the Site and these are listed as follows:

(1) The City could accept the position taken by the Province and C.M.H.C. and proceed with a Public Housing project substantially on the basis set out by the Province and C.M.H.C. The result would be subsidized low rental accommodation with a double subsidy being provided by the City and the establishment of the precedent of the City accepting a unilateral write-down in land cost. Under present City policy, this would be unacceptable.

(2) The City could attempt to secure a low rental townhouse project at 18 units per acre under Section 16 of the National Housing Act. We have just completed what has apparently been a successful tender call for a similar type of development on Site #10. If successful, this alternative would produce low rental accommodation (although the rents would not be as low as a Public Housing project) and would probably involve the City in some write-down in land value. The write-down is unlikely to be as great as that required by the Province. The land cost per unit in the recommended scheme for Site #10 is $2,400. If this alternative is accepted by Council it would be necessary to carry out negotiations

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Public Housing - Champlain Heights:
Site #17 (Clause 5) (cont'd.)

with C.M.H.C. to secure a mortgage commitment for this site so that when bids are called it would be with the certainty that Section 16 mortgage money is available for the development.

(3) The United Co-operative Housing Society is carrying out development on adjoining Site #18. It is possible that this organization or another housing co-operative might be interested in developing Site #17 which would result in housing for people on low or moderate incomes. In the case of the United Co-operative Housing Society the City has leased the land at an annual ground rental of 8% of 80% of the market value.

(4) The last alternative is to dispose of the site for townhouse development at a maximum density of 18 units per net acre by competition for development by private developer. This would undoubtedly produce the maximum return to the City but almost certainly would not result in housing for people of low income.

In considering alternative (3) above, a communication was noted under date of September 15, 1971, received from the United Co-Operative Housing Society advising of its desire to enter into immediate negotiation with the City for lease or purchase of this Site for co-operative housing.

MOVED by Ald. Phillips,
THAT the Director of Planning and Civic Development arrange for an advertisement to the effect that the City is considering the disposal of Site #17 in Champlain Heights and will entertain Limited Dividend, Co-operative, and other proposals, having in mind low and moderate income groups, and

THAT further consideration of the matter be through the Standing Committee on Planning and Development.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Expropriation: S/S 22nd Avenue between Camosun and Crown Streets

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,

WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate

cont'd....

MOTIONS (cont'd.)

Expropriation: S/S 22nd Avenue between Camosun and Crown Streets (cont'd.)

in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 17 of Lot 4, Block 42, District Lot 139, Group 1, New Westminster District, Plan 4442,

pursuant to its powers under section 179 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

2. Expropriation: N/S 22nd Avenue between Camosun and Crown Streets

MOVED by Ald. Bird,
SECONDED by Ald. Hardwick,

WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Subdivision 10 of Lot 2, Block 42, District Lot 139, Group 1, New Westminster District, Plan 4417,

pursuant to its powers under section 179 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

cont'd....

MOTIONS (cont'd.)

Expropriation: N/S 22nd Avenue between Camosun and Crown Streets (cont'd.)

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

3. Welfare Recipients: New Proposal by the Provincial Government

On September 14, 1971, Alderman Linnell and Alderman Phillips submitted a motion respecting the new proposal by the Provincial Government to find employment for certain welfare recipients.

After due consideration, the Council agreed to the withdrawal of the motion.

It was noted that Alderman Phillips, who will be in Ottawa in the near future, will take this subject matter up with the appropriate authorities.

4. Sister Cities

A motion by Alderman Hardwick, notice of which was given on September 14, 1971, on the subject of 'Sister Cities', failed to receive a Seconder and, therefore, was not further proceeded with.

5. Noise

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS the Vancouver City Council considered the matter of noise pollution in July 1970;

AND WHEREAS Council decided to strike a noise pollution committee which met once and decided to refer all the material to the Greater Vancouver Regional District;

AND WHEREAS the Greater Vancouver Regional District has studied the matter of noise pollution for eight (8) months and has not reported;

AND WHEREAS all major cities in Canada presently have anti-noise by-laws;

AND WHEREAS Burnaby has recently passed an anti-noise by-law;

THEREFORE BE IT RESOLVED that Vancouver City Council meet in Committee to draft a City of Vancouver Noise Abatement By-Law.

(Notice)

(Notice was called and, therefore, the motion was deferred to the next regular meeting of Council.)

cont'd....

INTRODUCTION

His Worship the Deputy Mayor introduced Dr. G. S. Dhillon, Speaker of the Lok Sabha (Parliament of India) who was accompanied by Mr. Harold Winch, Member of Parliament, and Miss Jean MacPherson of the Secretariat at Ottawa.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Columbia-Quebec Connector	enquired of the Board of Administration respecting reporting to Council on the Columbia-Quebec Connector and particularly, the effect on the Pender Street Corridor. Commissioner Sutton Brown advised he would endeavour to expedite a report being prepared on the Connector.
Alderman Phillips - Drainage of Sewage into Central Valley Drainage Basin (Still Creek)	referred to a conversation with the Chairman of the Pollution Committee of Burnaby when it was advised that his Municipality had forwarded a communication to Vancouver relative to sewer connections within Vancouver which are stated as a cause of a degree of pollution in Still Creek. It was reported such a communication has been received and is being processed in the normal manner.
Alderman Bird - Strathcona Rehabilitation Program	referred to the Strathcona Rehabilitation Program and enquired of the status of the matter. Commissioner Sutton Brown advised.

The Council adjourned at approximately 3:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting held on September 21, 1971, adopted by Council on September 28, 1971.

G. Adams
Deputy Mayor

R. Thompson
City Clerk

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Extension of Contract :
University of British Columbia and City of Vancouver

Your Medical Health Officer reports as follows:

"On August 1, 1969, an agreement was signed between the City of Vancouver and the University of British Columbia to provide a Public Health Nurse from the Health Department on a half-time basis for a period of one year. The service provided is 100% recoverable from the University. On September 29, 1970, the City Council approved an extension of the contract for a period of one year.

A request has been received from the University for a further renewal of this agreement for a period of nine months, effective September 1, 1971, with the necessary revisions to bring the terms of the agreement up to date.

It is recommended that the authority be given to the Medical Health Officer to renew this agreement and that the Law Department prepare the necessary memorandum of agreement."

Your Board RECOMMENDS that:

(a) The Medical Health Officer be authorized to arrange extension of the agreement to supply a Public Health Nurse to the University of British Columbia on a half-time basis for nine months, effective September 1, 1971, at no cost to the City.

(b) The Corporation Counsel prepare the necessary revised memorandum of agreement between the City and the University.

FOR ADOPTION SEE PAGE(S) 673

Board of Administration, September 17, 1971 .. (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 56584
   3690 West Broadway

The Director of Planning and Civic Development reports as follows:

"The Standard Oil Company of B. C. Ltd., filed Development Permit Application No. 56584 to reconstruct the existing gasoline service station on this site and to enlarge the site area by including one additional 33' wide lot to the east.

The site is located in a C-2 Commercial District on the south east corner of West Broadway and Alma Street.

The Gasoline Service Station Policy as adopted by City Council in October 1968 permits the reconstruction of a gasoline service station on this site and expansion of the existing service station site provided, in the opinion of the Technical Planning Board, such expansion would not be detrimental to existing retail shopping facilities.

No existing retail shopping facilities will be taken away at this location by the addition of this lot to the existing service station site.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 56584 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the reconstruction of the existing gasoline service station on this site and the expansion of the gasoline service station site subject to the following conditions:

(1) Prior to the issuance of the Development Permit:

(a) arrangements are to be first made to the satisfaction of the City Engineer and the Director of Planning for the consolidation of this site into one parcel and

(b) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating

(i) the location of any tire displays on this site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

(ii) the provision of satisfactory screening around the proposed trash enclosure.

(2) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter be permanently maintained in good condition.

(3) The development, including the use of all open portions of this site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 56584 be approved in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

2. Execution of Modification of Option to Purchase 3333 Commercial Drive,

The Corporation Counsel reports as follows:

"As a condition to the granting of a development permit in respect of portion of Block "C", District Lot 753, Group One, New Westminster District, Plan 821, being 3333 Commercial Drive, the applicant was required to give the City an option to purchase the westerly ten feet of the above property for future lane widening purposes. This option in favour of the City was drawn and registered as a first charge against the property. The present owner is now constructing improvements on this property and requires a mortgage in order to carry out its development. The mortgagee, however, wishes to have a charge on the whole of the property including the westerly ten feet, but the Option Agreement does not make a provision for such an arrangement.

The solicitors for the owner have suggested that the option be modified to provide that the owner may grant a mortgage over the whole of the area, including the optioned area, on the condition that if the City should exercise its option, the mortgagee, in this case Credit Foncier Franco-Canadien, would agree to provide the City with a discharge of the mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution it is recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement between the City, the owner, Carolina Enterprises Ltd. and Credit Foncier Franco-Canadien. "

YOUR **Board RECOMMENDS** that the foregoing report of the Corporation Counsel be adopted.

3. Downtown Development Adjacent to Entrance to Stanley Park

The Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board reports as following:-

"On June 8th, 1971, Council resolved:

'THAT WHEREAS the four block property across Georgia Street from the proposed Four Seasons development eastward (bounded by Georgia, Chilco, Cardero and Alberni) is presently zoned C-3, which would allow building up to a floor space ratio of 5 for Commercial development.

AND WHEREAS such development might be inappropriate for that location;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development be instructed to report on the suitability of the zoning.'

Continued . . .

Clause 3 Continued

Further, Council on June 22, 1971, adopted the report of the Standing Committee on Planning and Development which included the following two recommendations:-

> 'THAT Council concur that to create the amenities in the Downtown peninsula supported by the general public, as reported on in the Summary of Submissions dated February 1971, lower densities of development will be necessary.
>
> THAT the Director of Planning and Civic Development be instructed to submit a zoning by-law on the basis that transit and transportation will be improved, but dealing with current conditions: and in so doing, the Director of Planning and Civic Development have regard to those areas whose uses are similar in each of the Concepts 2, 4 and 5.'

This report offers a recommendation with regard to rezoning a portion of the commercial area at the west extremity of Georgia Street and gives the situation regarding further reports to Council on downtown policy prospects and zoning recommendations.

Rezoning Block Bounded by Chilco, Georgia, Denman & Alberni Streets

The four blocks referred to in the Council resolution of June 8, 1971, are presently zoned C-3, permitting a variety of commercial uses, to a maximum floor space ratio of 5 and generally a height limitation of 8 storeys or 100 feet. Residential uses are also permitted, however at a reduced floor space ratio.

Present studies indicate that the area on Georgia Street west of Denman Street should be developed to focus on commercial uses that emphasize retail and service activities that cater to the local population. Buildings should be at a lesser density than is permitted by the C-3 zoning, to be in accord with the density permitted in the adjacent parts of West End. This area should also include residential development.

The two blocks east of Denman Street form part of a larger area also zoned C-3. The future specifications of this area are presently under study.

The proposed change to the area west of Denman Street to permit only convenience commercial uses serving the needs of the nearby residents instead of the present general commercial development, which tends to attract customers from throughout the City, is an appropriate course of action.

This proposal also has the objective of reducing the height and bulk of development to preserve vistas from the West End to the waterfront, and along Georgia Street towards Stanley Park. It will also tend to reduce vehicular traffic which would be generated by the type of development possible under the present zoning.

Cont'd . . . . . .

Clause 3 Continued

The zoning district which can be used to accomplish this change is the C-2 (Commercial) zone. This zone has an allowable floor space ratio of 3 and an overall height limitation of 40 feet, or 3 storeys. The Zoning and Development By-law provides for variations in the height restriction by the Technical Planning Board following administration procedures. RM-4 zoning would permit greater density under the most optimum conditions, but would not include commercial development.

Downtown Rezoning and Policy Statement Reporting

As instructed by Council on June 22, 1971, the Planning Department is proceeding with studies leading to recommendations on development policies and zoning changes for the Downtown peninsula. Such reporting on the Downtown will be considered at the same time as a report on the West End, scheduled to be presented through the Joint Technical Committee and the Technical Planning Board by the Departments of Social Planning/Community Development and Planning & Civic Development, in December of this year.

Although the June 8, 1971, instruction from Council referred to the four block area from Cardero Street to Chilco Street, on the south side of Georgia Street, this report is concerned with only the two most westerly blocks. Recommendations for rezoning the remaining two blocks will be included in the forthcoming report on Downtown Rezoning in order to treat the area on a comprehensive basis.

It is recommended that:-

> Council instruct the Director of Planning and Civic Development to make application for rezoning of Lots 1 - 13, Block 65, D.L. 185 from C-3 (Commercial) to C-2 (Commercial) for report back to Council through the Technical Planning Board and the Town Planning Commission."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board be adopted.

4. False Creek - Temporary Marina Development

The Director of Planning and Civic Development reports as follows:

"The following letter addressed to the Mayor and Aldermen dated August 21st, 1971 has been received from Mr. Wm. S. Harvey, Secretary-Treasurer, False Creek Marinas Ltd.:

> 'We ask for an opportunity to present our proposals for the construction and operation of a major public small boat marina.

Cont'd . . . . .

Clause 4 Continued

Our formal application to lease land and water commonly known as the Giroday Sawmill site was presented on March 25, 1971.

We realize that long term commitments for the False Creek area are being delayed until the city's consultants have completed their study of the area.

We do have a proposal for interim use of this site which would lead to a permanent marina installation at a future date.

We ask for an interview with council or the planning and development committee at your earliest opportunity.'

This matter has been discussed with Mr. Harvey by this Department and the Supervisor of Property and Insurance. We suggested to Mr. Harvey that a moorage-type marina which would involve a fairly heavy capital expenditure and undoubtedly involve the City in a dispute on riparian rights with abutting owners was premature until plans for the area were resolved but that we would support a dry storage area with a launching ramp which appeared to get over both these problems.

It was also pointed out to Mr. Harvey that the City's normal practice is to call for tenders for the lease or sale of land and at this time there appeared no reason to depart from this practice.

Until the Consultants' plan is completed in January, 1972 and until the matter of the adjoining ownerships is settled some time after that, it appears premature to discuss any development which could possible lead to a permanent marina.

It is RECOMMENDED that Mr. Harvey be supplied with a copy of this report endorsed by Council as its position on the matter."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

DELEGATION REQUEST - Mr. W. S. Harvey

CONSIDERATION

5. Public Housing - Champlain Heights - Site #17

The Director of Planning and Civic Development reports as follows:

"Early in 1970, Council decided on the disposition of the larger sites in Champlain Heights, including setting aside Site #17 and Site #21 for Public Housing (see attached map). Exhaustive discussions and negotiations have been held with the Provincial Government and Central Mortgage and Housing Corporation with the result that working drawings are now underway for a very satisfactory development of garden apartments and townhouses on Site #21.

Negotiations on Site #17 however have resulted in a complete stalemate and the present position is as follows:

Cont'd . . . . . .

Clause #5 Continued

(1) C.M.H.C. favours this as a site for Public Housing (with some reservations about its shape) but wishes to limit development to townhouses at a density of 12 units per net acre. Their reason is that the outline plans for this area show a density of 12 units per gross acre and single-family property has been sold to purchasers who will have had this in their minds. Subsequent to the preparation of the plan, the City has established a development requirement of a maximum of 18 units per net acre which is slightly greater than the original 12 units per gross acre but is a more straightforward way for understanding density and for calculation.

(2) The Provincial Government insists on a limit of $2,000 per unit for land cost, irrespective of density.

It appears unlikely that either of these organizations will move from their present positions and if development were carried out under the conditions outlined it would result in the following:

(1) The lower density required by C.M.H.C. will result in lower utilization of the site than was intended and if this becomes a pattern, it will mean under-utilization of such facilities as schools, parks, etc.

(2) The sale price will be substantially less than the market value which means that the City will be involved in a double subsidy--first in a unilateral write-down of the land cost and then on a continuing basis jointly with the Province and C.M.H.C. on the rental subsidy.

Comparative costs are:

At 12 units per acre the parcel price at $2,000 per unit would be	$24,000 per acre
Even at 18 units per acre the parcel price at $2,000 per unit would be	$36,000 per acre
Last fall the City sold 6.6 acres to Dawson Developments Ltd. for low cost innovative housing on Site #16 for	$55,000 per acre
Recently Council agreed to sell Site #9 to Inter-Continental Holdings Ltd. for townhouses at approximately 15 units to the acre	$92,000 per acre

There appear to be four main alternatives for the disposition of this site.

(1) The City could accept the position taken by the Province and C.M.H.C. and proceed with a Public Housing project substantially on the basis set out by the Province and C.M.H.C. The result would be subsidized low rental accommodation with a double subsidy being provided by the City and the establishment of the precedent of the City accepting a unilateral write-down in land cost. Under present City policy, this would be unacceptable.

Cont'd . . . . .

Clause #5 Continued

(2) The City could attempt to secure a low rental townhouse project at 18 units per acre under Section 16 of the National Housing Act. We have just completed what has apparently been a successful tender call for a similar type of development on Site #10. If successful, this alternative would produce low rental accommodation (although the rents would not be as low as a Public Housing project) and would probably involve the City in some write-down in land value. The write-down is unlikely to be as great as that required by the Province. The land cost per unit in the recommended scheme for Site #10 is $2,400. If this alternative is accepted by Council it would be necessary to carry out negotiations with C.M.H.C. to secure a mortgage commitment for this site so that when bids are called it would be with the certainty that Section 16 mortgage money is available for the development.

(3) The United Co-operative Housing Society is carrying out development on adjoining Site #18. It is possible that this organization or another housing co-operative might be interested in developing Site #17 which would result in housing for people on low or moderate incomes. In the case of the United Co-operative Housing Society the City has leased the land at an annual ground rental of 8% of 80% of the market value.

(4) The last alternative is to dispose of the site for townhouse development at a maximum density of 18 units per net acre by competition for development by private developer. This would undoubtedly produce the maximum return to the City but almost certainly would not result in housing for people of low income.

The four alternatives outlined above are submitted to Council for its guidance as to what policy should be followed."

Your Board submits the report of the Director of Planning and Civic Development for the consideration of Council.

(Copies of a map showing areas and site numbers in Champlain Heights is circulated for the information of Council)

INFORMATION

6. Alterations at 2140 West 37th Avenue

On September 3, 1971 City Council received a communication from Miss T. Ellison and petitioners with respect to certain alterations being carried out at 2140 West 37th Avenue.

Cont'd . . . . . .

Board of Administration, September 17, 1971 . (BUILDING - 8)

Clause #6 Continued

The Director of Permits & Licenses reports as follows:-

"The above building is a 1½ storey frame dwelling located in an R.S.1 One Family Dwelling District and first came to the attention of this department in 1969 when certain complaints were received with respect to the occupancy of the building. These complaints were investigated and it was found that the occupancy was in accordance with existing bylaws and no action was taken. In November 1970 a further similar complaint was received and again it was found that the building was occupied legally as a one family dwelling.

In June 1971 our Inspection Services reported that certain building alterations were being carried out at this address without the owner first having obtained the necessary permits. The owner, Mr. B. Mitsiadis of 2355 West Broadway was notified by letter in July to obtain the necessary Development and Building Permits to carry out any changes in this building. The necessary Development and Building permits were issued in late July 1971. The work is not yet complete and the District Building Inspector is continuing to check the progress of these alterations. None of these changes can alter the approved use of the building as a single family dwelling.

Miss Ellison and petitioners have been advised by letter dated September 10, 1971 of the actions that have been taken by this department and continuing checks will be made to ensure that no contraventions of existing City bylaws occur at the above address."

YOUR BOARD submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of letters from Miss T. Ellison and petitioners are circulated for the information of Council)

FOR ADOPTION SEE PAGE(S) 674

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS

1. Amendments to License Bylaw

The Director of Permits & Licenses reports as follows:-

"When the License Bylaw was amended in 1969 the categories for Blind Retail Dealer and Blind Peddler were inadvertently omitted from the fee schedule and under strict interpretation of the Bylaw would be required to pay a fee of $50.00 and $25.00 respectively. Under the former Bylaw, these categories paid a fee of $1.00 per annum. For obvious reasons, it is felt that these two categories should be reinstituted at the former fee.

In addition, the category Junior Achievement of B.C. is not included in the License Bylaw. This is a non-profit organization and is exempt from paying Business Tax under the Business Tax Bylaw but would be required to pay the higher license fee of $50.00 for one or two persons and $25.00 for each additional person up to a maximum of $500.00. It is suggested they pay a license fee of $10.00 per annum.

Another license category that should be included in the License Bylaw is a Club Manager of organizations which are incorporated under the Societies Act and listed in the fee schedule. These organizations, all of which are community associations, pay a $2.00 license fee but under the present fee schedule the Manager would pay a $15.00 fee. To keep the fee schedule on an equitable basis, it is suggested the Manager of these organizations pay a $2.00 license fee.

RECOMMENDED that the Corporation Counsel be instructed to prepare an amendment to Schedule "A" of the License Bylaw to include the following categories and license fees:-

Blind Retail Dealer	$ 1.00
Blind Peddler	$ 1.00
Junior Achievement of B.C.	$10.00
Club Managers of Societies which pay a $2.00 License fee under this schedule	$ 2.00"

Your Board RECOMMENDS that the report of the Director of Permits and Licenses be adopted.

FOR ADOPTION SEE PAGE(S) 674

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. Amendment to Section 97 of the Fire By-law, #2193 - to improve existing alarm systems

The Fire Chief and the Corporation Counsel report as follows:

"The Fire Chief has carried out the instructions received from City Council April 20, 1971, to circulate the proposed amendment to section 97 of Fire By-law #2193 to interested parties for their comments.

A list of sixteen organizations contacted is attached. Eight of the Associations replied with their comments. Thirty-one Fire Chiefs from major cities across Canada also replied through the Canadian Association of Fire Chiefs. All replies received were in favour of correcting existing deficiencies in fire alarm systems, but many expressed a desire for the right of appeal to a higher authority. One Association disagreed with the form of the amendment, suggesting the requirements be more specifically stated in the By-law.

The wording used to amend the By-law is compatible with section 28 of the Fire Marshal Act.

The Corporation Counsel was instructed to investigate the question of a right of appeal from an order made by the Fire Chief that an existing fire alarm system be replaced, altered or improved.

It is the opinion of the Corporation Counsel that the proposed amendment to section 97 of the Fire By-law could be altered to provide for an appeal to the Provincial Fire Marshal. Since the Fire Marshal presently deals with appeals from orders made by Local Assistants to the Fire Marshal under various sections of the Fire Marshal Act, it would appear that he would be an appropriate person to whom an appeal could be directed. The Fire Marshal has indicated that he is willing to hear appeals relating to the proposed amendment. "

If Council desires to provide for an appeal from an order made by the Fire Chief under the proposed amendment to the Fire By-law, your Board RECOMMENDS that the appeal be made to the Provincial Fire Marshal.

FOR ADOPTION SEE PAGE(S) 674

FINANCE MATTERS

RECOMMENDATIONS

1. Rental of Magnetic Card Selectric Typewriter

Your Board has received the following report from the Director of Permits & Licenses:-

"The Department of Permits & Licenses have had an I.B.M. Mag-Card Selectric Typewriter (MC/ST) on a trial basis for approximately two weeks. This machine records original typewritten information on to a magnetic card and plays it back automatically at the rate of 180/185 words per minute. The advantages of this machine are:-

(a) The operator can type at her top typing speed without fear of error as corrections can be made by typing over the mistake. The correction is automatically made on the magnetic card and the final copy is typed error free.

(b) Form letters can be recorded and retained indefinitely. The typist merely inserts the appropriate magnetic card into the machine and the letter is automatically typed at 180 words per minute. (Tests have shown that a typist's speed on a final letter to be in the range of 15/20 words per minute).

(c) Reports which are normally drafted once or twice before final typing, and subject to changes, can be recorded on the magnetic card and only the changes have to be manually typed on the final copy. It is estimated that a typist using one of these MC/ST machines can produce the amount of typewritten work normally carried out by two typists.

The Department of Permits & Licenses uses many form letters in notifying property owners of bylaw infractions. Original copies of these letters are normally sent out to the owner because of the importance of the information. By recording these letters on magnetic cards, they can be automatically typed in half the present time. One Clerk-Typist II is fully employed on this type of work and other typists in the department type a variety of form letters. A Clerk-Steno II is responsible for preparing the minutes of the Technical Planning Board Development Permit Subcommittee each week plus the accompanying Development Permits, letters and other clerical tasks. There appears to be an ideal application for the MC/ST in this department and after proper indoctrination, training and adjustment of workloads and clerical tasks, it is quite probable that one Clerk-Steno II position (which is presently vacant but filled on a temporary basis) could be eliminated. It will take from three to four months training etc. to determine if this can be carried out and approval is, therefore, requested to lease a Magnetic Card Selectric Typewriter from I.B.M. and, in the meantime, leave the Clerk-Steno II position vacant subject to a further report to Council on the possibility of abolishing the position.

The Co-ordinator of Data Processing and Systems recommends approval of this request.

Cont'd . . . . .

Clause No. 1 Continued

The Director of Personnel Services advises that the operation of the machine falls within the Class Specification of a Clerk-Typist II but he will review the duties in a reasonable length of time.

The monthly rental for the machine is $231.00 ($220 plus $11 Sales Tax) as compared to a Clerk-Steno II salary of $451 per month (mid range). Magnetic cards would also have to be purchased at an estimated cost of $350.00. To cover these costs a transfer of funds from Salary Account 6701/1 to Office Supplies Account 6701/12 in the amount of $1,274.00 is required. The savings in 1971 will be approximately $770 less one time costs of $350 and if the Clerk-Steno II position is abolished, the estimated annual recurring savings will be approximately $2,600.

Investigations have shown that I.B.M. is the only company which produces and markets in Canada the magnetic card type equipment and, therefore, no competitive bids are available.

RECOMMENDED that the Department of Permits & Licenses be authorized to lease a Magnetic Card Selectric Typewriter from I.B.M., the 1971 estimated cost of $1,274.00 to be covered by a transfer of appropriations, and that the vacant Clerk-Steno II position be left vacant subject to a further report to Council on the possibility of abolishing the position."

Your Board RECOMMENDS that the report of the Director of Permits & Licenses be adopted.

2. Authority to levy real property taxation on publicly owned property occupied for private residential or business purposes

The Director of Finance reports as follows:

"The City's right to levy normal real property taxation requires a review with respect to the following uses of public property:

School Board Property

Negotiation of a lease of the former Dawson School site for development for commercial use is nearing completion and proposals have also been invited for joint use of a west end site for school and commercial or other private use.

The City's right to tax revenue-producing property held for school purposes under Section 203 of the Schools Act cannot be exercised if the property is 'used in whole or part for school purposes'. An example of commercial use that cannot be taxed is the Granville Street frontage of the Fairview School site (west side of Granville Street between 9th and 10th Avenues), which is occupied by retail stores. The site is a part of a single parcel of property, the remainder being occupied by School Board Offices.

If any part of the Dawson School site containing the commercial development in the same parcel is used for school purposes, however small, the property would be wholly exempt from real property taxation. The joint development of a site for school and commercial purposes, as now under consideration, would be wholly exempt from real property taxation.

Cont'd . . . .

Clause No. 2 Continued

Proposed Provincial Building

The right of the City to levy real property taxation on any commercial occupation of this building is not possible under existing law.

IT IS RECOMMENDED that the Corporation Counsel review the City's authority to levy normal real property taxation on the persons occupying property as described in this report for private purposes, and to recommend a course of action that might be taken towards avoiding frustration of the City's right to tax such properties."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

3. Grant Request Equal to Taxes $1,410
Central City Mission

Your Board submits the following report of the Director of Social Planning/Community Development:

"The Central City Mission has written to the City requesting tax relief for two youth homes operated by the Mission; one owned by Burrard Lions Club and the other by Kiwanis Club. The City Clerk advised Central City Mission that the properties were not eligible for grants in lieu of taxes under Section 396(C) of the City Charter. The reason being that the Mission does not own the properties.

June 7, Mr. Higgs, Executive Director of the Mission, met with His Worship Mayor Campbell and on June 10 resubmitted the Mission's application for a grant to recover taxes paid to the City by the Mission on the two above-mentioned homes.

The Director of SP/CD informed the Mission that they might apply for a grant on the basis of 'demonstrated financial need'. Their application was received July 19.

I have studied the Mission's Financial Statements, visited the Mission's Youth Homes and its Adult Care Unit downtown. I have also consulted the Province, the major source of funds for the Mission.

It is my conclusion that the Mission is not entitled to a grant equal to taxes on the basis of financial need because:

1) Per diem rates paid by the Children's Aid Society for residents placed in the Mission's Youth Homes are more than adequate to cover their operational costs, including payment of taxes.

2) The Mission has a healthy investment portfolio yielding an annual interest of some $41,000.

Therefore, I recommend that a City grant equal to taxes, in response to the Central City Mission's application, not be approved by Council. "

Your Board

RECOMMENDS that the foregoing report of the Director of Social Planning/Community Development be approved.

(Copy of a letter from the Central City Mission is circulated for the information of Council)

CONSIDERATION

4. Handicrafts for Homebound Handicapped Persons' Society (3H Society) Grant Request $10,000

The Director of Social Planning/Community Development reports as follows:

"The Handicrafts for Homebound Handicapped Persons' Society is a charitable organization serving over 150 persons of all ages. The objective of the service is to help handicapped people learn to manufacture products, market them and derive income from their sale. An Occupational Counsellor determines what kind of craft making is most appropriate for each handicapped person.

All items required for the production of each design are assembled into a work kit on the premises by volunteers. Volunteer drivers deliver the work kits to the homes of the handicapped persons and also pick up the finished products. Pay for work done is established on a piece-work basis and all finished products are checked for excellence of quality before they are sold from the 3H Craft Shop at 2100 West 4th Avenue. In 1970 sales of products produced by handicapped persons were $23,889 of which $12,747 was paid to them in wages.

This society appears to be under excellent management and has made highly efficient use of volunteers. However, its services have expanded to the point where it is now necessary to hire a few salaried employees, including an Administrator and an Occupational Counsellor. In the past the society was officially incorporated under Provincial Statute in February 1966. In the past few years it has succeeded in obtaining funds from the Marpole Women's Auxiliary, the Herman Bischoff Foundation, the Junior League, the Vancouver Foundation and the Provincial Government. Nevertheless it is in a deficit position of $12,790 with respect to its 1971 budget.

I recommend a grant of $5,000 subject to the following conditions

1. That it be applied to the position of Occupational Counsellor.

2. The society apply for membership in the United Appeal.

3. The society undertake to adopt the program budgetting system applied to UCS agencies. (50% of this grant is likely to be recoverable under the Canada Assistance Plan)."

The Comptroller of Accounts advises that there are no funds available in Contingency Reserve, and if the grant request is approved the funds will have to be provided by a transfer from Revenue Surplus of prior years.

Your Board submits the foregoing report and recommendation of the Director of SP/CD to Council for its CONSIDERATION.

5. Grant Request
Kiwassa Neighbourhood Services

Your Board submits the following report of the Director of Social Planning/Community Development:

"Kiwassa Neighbourhood Services Association is a well managed Neighbourhood House located at 600 Vernon Drive. Within walking distance of the Raymur Housing Project, it provides a wide variety of programs including a nursery school, social adjustment and social development programs, a family drop-in program and a summer recreation program for children. These services are heavily utilized by adults and children and the Centre is a beehive of activity.

During the summer, agency staff supervised young people in the construction of a creative playground. Benefitting from generous gifts of material and labour they were able to complete this extensively used and otherwise expensive playground at a cost of $150.00.

In 1970 the City awarded Kiwassa a grant of $3,000 none of which was recoverable under Canada Assistance Plan. In 1971 the agency requested $5,000 but was held to its previous grant of $3,000. Only recently the Agency has been approved for Federal CAP sharin so that the net cost to the City of its 1971 grant is reduced by 50% to $1,500. The Agency is now requesting additional funds for 1971 to help meet a deficit of $3,102 incurred by increasing costs.

I recommend a grant of $2,000 which is shareable under CAP so that the net cost to the City will be $1,000. "

Your Board submits the foregoing recommendation of the Director of Social Planning/Community Development to Council for its CONSIDERATION.

(Copy of a letter from the Kiwassa Neighbourhood Services Association is circulated for the information of Council)

6. The Canadian Red Cross Society:
Grant Equal to Rental of Queen
Elizabeth Theatre Rehearsal Room

A letter dated September 10th, 1971 has been received from The Canadian Red Cross Society advising that the Vancouver Vocational Institute has again agreed to sponsor another Blood Donor Clinic on October 6th, 1971. As space at the Institute is difficult to obtain and it is expected there will be an increase in the enrolment of donors, the Society is requesting a grant of $70:00 equal to the rental of the Rehearsal Room in the Queen Elizabeth Theatre for use as a clinic.

Your Board notes that Council has approved similar requests from this organization for a clinic since 1969 and approved a grant equal to the rental of the Rehearsal Room in March of this year.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of a letter from The Canadian Red Cross Society is circulated for the information of Council)

FOR ADOPTION SEE PAGE(S) 674-5

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 17, 1971

RECOMMENDATIONS

1. Acquisition for West End Community Centre and Senior Citizens' Housing Project 864 Bidwell Street

The Supervisor of Property & Insurance reports as follows:-

"On April 6, 1971 City Council approved a report of the Board of Administration dated March 15, 1971, authorizing the Supervisor of Property & Insurance to acquire the balance of private properties required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 7 the W.40 Ft., Block 57, D.L. 185, known as 864 Bidwell St.

Lot 7 the Centre 40 Ft., Block 57, D.L. 185 comprise a 2½ storey full basement frame dwelling, with a main floor area of approximately 1,140 sq. ft., erected in 1905 on a site 40' x 66', zoned R.M.-4.

The dwelling contains 18 rooms divided into 7 self-contained suites, 28 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation and is heated by a low-pressure hot water system. As a result of extensive renovations in 1952 this building is in good condition.

Accommodation consists of five 3-room units, one 2-room unit and a bed-sitting room bachelor unit. All units are occupied by tenants and present tenancies are to be continued until the property is required for the project. According to the present schedule all acquisitions are to be completed by March, 1972. It is proposed to demolish all buildings as they become vacant.

Negotiations confirm that the owner is prepared to sell for the sum of $38,500.00 as of September 30, 1971. This settlement is considered fair and equitable. Same has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $38,500.00 on the foregoing basis chargeable to Code # 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Expropriation for Camosun Park Extension S/S 22nd Avenue between Camosun and Crown Streets

The Supervisor of Property and Insurance reports as follows:-

"Further to Item F, Regular Council, October 27th, 1970, approving a report of Board of Administration dated October 7th, 1970, regarding the proposed Camosun Park Extension, the Supervisor of Property & Insurance was authorized to acquire three remaining privately-owned lots in this park site, including Lot 17 of Lot 4, Block 42, D. L. 139. This park site is listed under Table II of the Park Site Purchase Program 1971-1975 confirmed by Council December 15th, 1970.

. . . Cont'd.

Clause No. 2 (Cont'd)

Lot 17 of Lot 4, Block 42, D.L. 139 is an isolated lot, 33' x 122' in size, zoned RS-1, One Family Dwelling District, totally lacking all services.

Negotiations are stalemated, the owners having refused to accept an offer of $5,250.00. This amount is considered to be fair and equitable and is supported by an independent appraisal.

Following consultation with the City Solicitor, it is proposed to proceed with expropriation.

RECOMMENDED

(a) that the offer of $5,250.00, made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.

(b) that, since the City has failed to come to an agreement with the owners to acquire the said property for the sum of $5,250.00, the said property be expropriated and that the resolution submitted under "Motions" be passed.

(c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. Expropriation for Camosun Park Extension
N/S 22nd Avenue between Camosun and Crown Streets

The Supervisor of Property and Insurance reports as follows:-

"Further to Item F, Regular Council, October 27th, 1970, approving a report of Board of Administration dated October 7th, 1970, regarding the proposed Camosun Park Extension, the Supervisor of Property & Insurance was authorized to acquire three remaining privately-owned lots in this park site, including Sub 10 of Lot 2, Block 42, D.L. 139. This park site is listed under Table II of the Park Site Purchase Program 1971-1975 confirmed by Council December 15th, 1970.

Sub 10 of Lot 2, Block 42, D.L. 139 is an isolated lot, 33' x 122' in size, zoned RS-1, One Family Dwelling District, totally lacking all services.

Negotiations are stalemated, the owners having refused to accept an offer of $5,250.00. This amount is considered to be fair and equitable and is supported by an independent appraisal.

Following consultation with the City Solicitor, it is proposed to proceed with expropriation.

. . . Cont'd.

Clause No. 3 (Cont'd)

RECOMMENDED

(a) that the offer of $5,250.00, made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.

(b) that, since the City has failed to come to an agreement with the owners to acquire the said property for the sum of $5,250.00, the said property be expropriated and that the resolution submitted under "Motions" be passed.

(c) that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

4. Sale of City-owned Lot
Guelph Street between 5th and 6th Avenue

The Supervisor of Property and Insurance reports as follows:-

"The owners of Lot 14, Block 89, D.L. 264A have submitted an application to purchase the above mentioned City-owned property. This privately-owned Lot 14 is 38' x 62.9', zoned RM-3, Multiple Dwelling District, and comprises a 1½ storey frame dwelling, with 6 rooms, erected in 1930. The dwelling is in average condition for age and type and the owner has recently renovated the interior. The dwelling and a garage occupies most of the lot, consequently, the owners wish to acquire the City lot to provide rear yard space.

The City lot, legally described as Lot 13, Block 89, D.L. 264A, is 38' x 63.4', zoned RM-3. This property is vacant and was acquired by Tax Sale in 1936. Due to its limited size, the property has not been marketed for independent development.

As a result of the application to purchase, the Director of Planning was requested to investigate the sale of the City lot. He has recommended that City Lot 13 be released for sale to the owners of adjoining Lot 14, subject to the two lots being consolidated to form one parcel.

The owners of Lot 14 have submitted an offer to purchase City Lot 13 for the sum of $6,900.00 cash, plus proportion of current year's taxes and registration fees, subject to the following conditions:-

(a) That Lots 13 and 14 be consolidated to form one parcel.

(b) The newly consolidated parcel to be surveyed and staked by the City.

If the City lot was sold and consolidated, the newly created parcel will be approximately 76' x 63.4', containing 4,820 sq. ft. In view of its present restricted use, the offer of $6,900.00 is considered fair and reasonable.

. . . Cont'd.

Clause No. 4 (Cont'd.)

The direct sale of Lot 13, Block 89, D.L. 264A to the abutting owners of Lot 14, is submitted to Council for consideration.

In the event that Council approves the sale of Lot 13 to the owners of adjoining Lot 14, the Supervisor of Property and Insurance recommends the sale be subject to the above mentioned terms and conditions."

Your Board submits the foregoing report of the Supervisor of Property & Insurance for consideration.

RECOMMENDATION

5. Georgia Viaduct Replacement
Agreement with Canadian Pacific Railway

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the Minutes of Council, June 25, 1968, Report Reference & Board of Administration Report entitled Georgia Viaduct Replacement (Preliminary Engineering Report) Recommendation 3, 'That the Supervisor of Property & Insurance be authorized to negotiate for the necessary aerial rights and occupancies over and on the Canadian Pacific and B.C. Hydro Lands.'

Negotiations for the required Right-of-way, in, on and over the C.P.R. lands have been proceeding with Marathon Realty Co. Ltd. on behalf of the C.P.R. The areas required for the new Viaducts over C.P.R. lands are approximately:

Right-of-Way (includes 5' clearance on either side of the exterior faces of the ramps)	131,450 sq.ft.
Pier Area	1,046 sq.ft.

This Office sent a letter to Marathon Realty Co. Ltd. with the following proposals which this Office would be prepared to recommend to City Council:

(1) That the City pay the sum of $109,750.00 comprised of the amount of $95,020.00 with compound interest at 5% per annum from October 8, 1968 to September 24, 1971 for a permanent right-of-way in,on and over the C.P.R. lands in the reclaimed area of False Creek for the two bridges now under construction to replace the former Georgia Street Viaduct.

(2) As a registrable easement agreement to provide for the said right-of-way cannot be finalized until completion of the construction of the said bridges, the City to advance the sum of $90,000.00 upon the execution of an interim agreement with the C.P.R. undertaking to enter into a registrable agreement with the City to provide for the said permanent right-of-way.

We have received a letter in return from Marathon Realty Co. Ltd. stating

"Upon receipt of advice that the proposal outlined in that letter has been approved by Council, we will recommend to our executive Committee its acceptance of the proposal on the basis of a settlement of $95,020.00 with interest computed at five per cent per annum compounded, with an immediate lump sum payment of $90,000.00, the balance to follow upon registration of the agreement following final survey."

. . . Cont'd.

Clause No. 5 (Cont'd.)

RECOMMENDED that the City enter into an interim agreement with the C.P.R. on the above basis, drawn to the satisfaction of the City Solicitor."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

6. SALES

RECOMMENDATION:

Recommended that the following offers to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lot 41, Block 1, NE¼ Sec. 46, Plan No. 6055, Situated North Side of 25th Avenue between Slocan and Penticton Streets (Zoned RS-1)

Name	Lot	Approx. Size	Sales Price,	Terms
Dickman Construction Ltd.	41	42' x 120'	$ 12,951.00	City Terms @ 9%

Conditions:

(1) Subject to a bulkhead agreement.

(2) The above lot was advertised subject to having been filled and underground springs are known to exist in the area, and prospective purchasers were required to first satisfy themselves as to drainage and soil conditions.

(3) Lot 41 is sold subject to an existing endorsement on the title reserving mineral rights in favour of the Crown.

re: Lots 10 & 11, Block 114, D.L. 541, Plan No. 210, Situated East side of Seymour Street between Pacific and Drake Streets (Zoned CM-1)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Exclusive Auto Body Ltd.	10 & 11	50' x 120'	$ 25,000.00	City Terms @ 9%	Nil

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STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

AUGUST 26, 1971

A meeting of the Standing Committee of Council on Transportation was held "In Camera" in the No. 1 Committee Room on Thursday, August 26, 1971, at 2:17 p.m.

As noted below the Committee did not have a quorum but the members present met and considered the business before the Committee and submits the following report for the consideration of Council.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Phillips, Hardwick and Sweeney

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome (On Civic Business)
Alderman Linnell (On Leave)
Aldermen Bird, Calder and Rankin

CLERK: M. James

PART II

The following actions of the Committee considered "In Camera" is submitted for the information of Council.

INFORMATION

1. Greater Vancouver Regional District - Transportation Committee

At the "In Camera" meeting of the Vancouver City Council held August 24, 1971, a letter from Mr. A. C. Kelly, Chairman of the Transportation Committee of the Greater Vancouver Regional District was considered. Mr Kelly requested a meeting with City Council "In Camera". Council passed the following resolution:

> "THAT in response to an invitation from the Transportation Chairman, Regional District, a meeting of the Standing Committee on Transportation be held on Thursday, August 26th 'In Camera' at which time the city's transportation needs will be discussed with Mr. Kelly and staff members of the Regional District."

At the meeting of your Committee, Mr. Kelly, the chairman of the Transportation Committee and Mr. G. Farry and Mr. D. O'Gorman of the Greater Vancouver Regional District Planning Department, were present.

Mr. Kelly advised the members of the Committee that the members of the Greater Vancouver Regional District had commenced the investigation and study ten months ago with what the Regional District had in mind at that time. During the course of the investigation and study various areas of the project were refined and certain aspects of the overall transportation function for the area became apparent. Mr. Kelly advised that it was his considered opinion at the present time that the

Cont'd...

Clause 1 Continued

first step was an improvement to the present existing surface transportation system and the next step would be a start on the planning and development of an underground transportation system. Mr. Kelly advised that there was no participation by the Federal Government at the present time and there was no Federal Government policy or financing. Mr. Kelly also noted that at the present time the Provincial Government had issued one statement orally and to Mr. Kelly's knowledge that statement had never been confirmed in writing. Mr. Kelly was referring to the statement of thirty-seven and one half per cent cost sharing by the Provincial Government of transportation if the Federal Government matched dollar for dollar and the Municipalities and/or Regional District provide the remaining twenty-five per cent.

Mr. Kelly suggested that this indicated that any firm commitments should be established with caution.

Mr. Kelly spoke to the meeting and advised that the present investigation had supported the development of a plan to improve surface transportation presently in existence by extension and by increased service on established lines. Mr. Kelly was meeting with each Municipality in the district and explaining to them the proposals for their individual area and requesting their comments. Mr. Kelly also advised the meeting that a firm of auditors was presently engaged in reviewing the financial information available from the B.C. Hydro on the bus system to develop some system of needed capital funds for improving and expanding service and some system of anticipated losses in the service. At the present time, Mr. Kelly advised that there was a study of rapid transit in the central business district which was designed to show approximate routes and stations, the possible use of present rail existing and the cost of implementation of the system.

With the aid of slides, Mr. O'Gorman explained to the meeting that proposals to date developed by the Regional District, for additional services in the bus system in the City, both extensions and increase in service. The Committee also had explained to it the proposed additions and extensions for the overall region.

Mr. Kelly pointed out that there are presently two zones for the bus system and that if their proposals for additions and extensions are implemented, there will probably be need for three fare zones.

Mr. Kelly advised that any system of transit which was a function of the Regional District would be an operation of the Regional District and any deficit of the operation would be a deficit of the Regional District.

2. Vancouver's Transportation Needs

On May 11th, Council adopted the recommendation of your Committee:

> "the Board of Administration prepare a report on transportation needs of Vancouver so far as transportation is concerned for reply to the request of the Greater Vancouver Regional District placed before the Committee at its last meeting."

Cont'd...

Clause 2 Continued

Under date of August 5, 1971 the Board of Administration submitted a report of the City Engineer and the Director of Planning and Civic Development. The report reviewed previous Council actions, possible immediate improvements, major facilities, and transportation planning needs. The report recommended that the following were Vancouver's transportation needs:

" Immediate Improvements

(i) immediate improvements to the existing transit system particularly in the Central Business District and Central City area (a continuation and extension of the joint City/B.C. Hydro transit operations study).

(ii) improvements to the total transit system to promote increased usage of the system in the next 5 - 10 years.

(iii) continued development of the existing arterial grade-street system.

Major Facilities

(i) in addition to improvements to the existing transit system the first stage or stages of a rapid transit system to improve access to the Central City area.

(ii) improved major highway facilities to augment the arterial street system.

(iii) a downtown by-pass facility to relieve the downtown street system.

(iv) a continuation of Highway 401 as a limited access facility along Cassiar Street to the Second Narrows Bridge (Cassiar Link).

Transportation Planning Needs

(i) a three-stage study to develop definitive plans for future public transit in the Central area of Vancouver as a guide for current major redevelopment proposals and "Downtown Concepts". (The first stage of this study is now being undertaken by the G.V.R.D.).

(ii) additional studies related to further stages of a regional rapid transit system.

(iii) regional transportation studies applied to the City to permit decisions to be made about such facilities as Boundary Road, S.E. Marine Drive, connection between Highway 401 and the downtown area, etc.

(iv) a study of arterial streets with a view to assessing opportunities for the establishment of relatively large community areas (particularly in the outlying City areas) not segmented by arterial streets.

(v) a study of commercial and industrial traffic movements and needs to facilitate such movements and to co-ordinate the development of streets and other transportation media to serve these needs as well as commuter traffic."

Cont'd...

Clause 2 Continued

In view of the lack of a quorum, the members of the Committee present did not deal with the report but directed that it be submitted to Council with this report of the Committee for CONSIDERATION.

The "In Camera" meeting adjourned at approximately 3:15 p.m.

FOR ADOPTION SEE PAGE(S) 676

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Alderman Bird, Calder, Hardwick, Linnell, Phillips, Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 21, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. License Appeal: Mr. Reginald Marx (Barber Shop, 534 Seymour Street)

MOVED by Ald. Calder,
THAT, pursuant to request received from Freeman, Andree and Company, on behalf of Mr. Reginald Marx, the hearing of the license appeal re barber shop at 534 Seymour Street, be deferred and heard at a later Council meeting.

- CARRIED

2. Bicycle Routes

It was agreed to defer again Board of Administration report (Fire and Traffic matters). dated September 10th, 1971, pending further delegation arrangements.

COMMUNICATIONS OR PETITIONS

1. Priorities: Underground Wiring

His Worship the Mayor, on behalf of the Council, communicated with the Chairman of the B.C. Hydro and Power Authority, under date of September 3, 1971, asking a list of priorities for the Authority's underground program.

(cont'd)

COMMUNICATIONS OR PETITIONS (cont'd)

Priorities:
Underground Wiring (cont'd)

By letter dated September 17th, the Chairman of the Authority replied pointing out that priorities are based on long term planning, money available, and established policies, and they apply throughout the Province. In giving further information on Greater Vancouver, the downtown core and the West End, reference is made to certain planning and that a priority is given to new subdivisions where a cooperative arrangement has been worked out with the developer. On East First Avenue, long range plans will remove the wood pole lines from the boulevard.

MOVED by Ald. Bird,
THAT this information be received and the Chairman of the B.C. Hydro and Power Authority be asked to advise if there is a specific time table in respect to East First Avenue.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, September 24, 1971

Works and Utility Matters

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Works and Utility matters), dated September 24, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Social Service and Health matters), dated September 24, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning: N/S West 14th Avenue between Burrard and Cypress Streets (Clause 4)

Rezoning: N/W corner of Howe and Dunsmuir Streets (Clause 7)

It was agreed to defer Clauses 4 and 7 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, pending the hearing of delegations as requested.

Oppenheimer Lodge for Men and Women (Clause 8)

In regard to capital cost of the project, the Assistant Director, Special Projects advised orally that although the Director of Planning and Civic Development's report indicates the capital cost of the project should be within the approved budget figure, it appears now because of subsequent information there will be some moderate increase. The Central Mortgage and Housing Corporation has indicated these additional costs will be acceptable to them.

MOVED by Ald. Hardwick,
THAT Clause 8 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, be adopted and the Board of Administration enquire further into the question of management.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters
(continued)

West End Community Centre:
Senior Citizens' Complex
Architects' Fees (Clause 10)

The Board of Administration submitted a report of the City Building Inspector with respect to arrangements for part payment of architects' fees in regard to the Senior Citizens' Complex of the West End Community Centre. The architects have pointed out that preparation of preliminary drawings has taken an abnormally long time because of the nature of the project and because the Senior Governments have been involved with the City's Steering Committee. Therefore, the architects are asking payment of one-half the fee to which they will be entitled when approval is given to proceed with working drawings. Further information is set out in the report.

MOVED by Ald. Linnell,
THAT one-half of the fee to which the architects will be entitled when the preliminary work is completed, be approved for payment, subject to the architects submitting a letter recognizing receipt of this payment

(a) does not relieve them of the responsibility to complete and submit the preliminary drawings

(b) does not indicate approval by the client of the work done thus far.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Phillips,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, Clauses 1, 2, 3, 5 and 6 be adopted and Clause 9 received for information.

- CARRIED

Licenses and Claims Matters

Licenses: Hotels and Motels

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Licenses and Claims matters), dated September 24, 1971, be adopted.

- CARRIED

Finance Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Finance matters), dated September 24, 1971, be adopted.

- CARRIED

B. Perimeter Parking

The Board of Administration, under date of September 3, 1971, submitted a detailed report in the matter of establishment of a perimeter parking lot to assist in reducing traffic volumes into the central business district and to relieve downtown parking problems.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Perimeter Parking (cont'd)

Reference is made to use, on a trial basis, of the Hastings Community Association parking lot and/or the P.N.E. parking lot No. 6. Further details are set out in the report.

MOVED by Ald. Linnell,

(a) THAT negotiations be commenced to obtain the best parking lot in the area to provide an adequate service for the parking of 300 to 500 cars;

(b) THAT the program be based on a trial period of one year;

(c) THAT the necessary details therefor be worked out for report back to Council.

- CARRIED

C. Report of Special Committee re Illegal Suites, September 15, 1971

The Special Committee re Illegal Suites, Hardship Cases, submitted the following report under date of September 15, 1971:

'The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr K. Janssen (owner), 3408 East 29th Avenue
Christine Paszt, (tenant), 2161 West 6th Avenue
Mrs Martor Ketzman (tenant), 6128 Chester Street
Mrs M.E. McLaughlin (tenant), 2015 East 2nd Avenue
Mrs Shirley West (owner) 92 West 22nd Avenue
Miss Dawne Munro (tenant), 3694 Commercial Drive
Mrs B. Penway (owner), 1617 Kitchener Street
Mr W.K. Seto (owner), 6143 Victoria Drive
Mr Robert J. Carroll (tenant) 174 West 12th Avenue
Mr Saroop Singh (tenant) 1335 East 64th Avenue
Mr Yun Say Sing (tenant), 1192 East Hastings Street
Mr and Mrs R.A. Olson (tenants), 1107 East 27th Avenue
Mr and Mrs P. Kalle (owners), 2607 McKenzie Street
Mr and Mrs A. Pobe (owners), 874 East 11th Avenue
Mrs Caterina Gallo (owner), 4836 Chatham Street
Chuhar Singh Birk (tenant), 8248 Shaughnessy Street
Mrs Marija Pezel (owner), 2535 East 1st Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Tarlok and Madge Rakhra Singh (owners), 5454 Inverness Street
Miss Sharon Clarke (tenant), 2050 Alma Street
Mr Gunter Engelke (owner), 4778 Gothard Street
Mr and Mrs Avtar Singh Sihota (owners), 7049 Argyle Street
Mr and Mrs D.F. Martins (tenants), 2557 East 45th Avenue
Mr Assa Singh Banes (owner), 3380 Euclid Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

(c) **the following applications be not approved:**

Mr Karl Bha (owner), 4581 Quebec Street
Mrs M.A. Górill (owner), 2635 Waverly Street
Mr and Mrs John Blackbourn (tenants), 3630 King Edward Avenue

(d) **in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."**

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites, Hardship Cases, dated September 15, 1971, containing Clauses (a) to (d), be approved.

- CARRIED

D. Single Transients:
Continued Program

The Board of Administration, under date of September 24, 1971, submitted the following report:

"YOUR BOARD has received the following report from the Director of Welfare Services:

BACKGROUND:

On March 16, 1971, and additionally on May 11, 1971, Council authorised a program for single transients under the age of 26 years, to operate until September 30, 1971. The Director of Welfare Services now reports that there is a need to continue a reduced program until 31 December 1971.

INFORMATION:

1. The Director of Welfare was instructed to seek cost sharing with senior levels of Government and as a result the Federal and Provincial Governments have accepted 75% of the shareable C.A.P. costs.

2. On May 27, a Youth Referral Centre was opened, and between May 27 and September 19, 18,513 young persons, age 25 or under, were given temporary accommodation and meals for up to 4 days.

3. At the point of application over two-thirds of the 18,513 indicated that they had no plans for further education but were seeking employment. A current study is underway to analyse data from this summer's program, to compare it with last year's program, and to ascertain how many from this summer's program are now on direct social assistance. However, experience to date indicates that over 90 percent of the 18,513

(a) Returned to their home place to continue their educational plans,
(b) Found employment locally, or
(c) Assessed the opportunities in Vancouver and not finding employment have returned to their home place.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Continued Program (cont'd)

4. The hostels specially set up to deal with summer volume, Fort Camp, Jacobs Pillow, YMCA Lodge, Shaughnessy Lodge and Alexander Neighbourhood House, have all closed except for one dormitory at Alexander Neighbourhood House which will close September 30.

The Home Placement Program which took care of 5,879 young persons up to September 19, is due to terminate September 30, but there is reason to believe that a modified form of it can be continued for at least three months.

The permanent hostels of course remain, Pacific Hostel, The Bridge YWCA, Catholic Men's Hostel and Inner-city Hostel.

5. Applicants at the Youth Referral Centre are still running at 785 a week, and the volume from May 27 to September 19 is indicated in Appendix A.

Of this number 550 are single employable men between the ages of 18 and 25. Our Single Men's Unit is currently receiving 145 applications a day from single employable men who are residents of Vancouver. This compares with a volume of 168 in the same month in 1970. The unit would be unable to process an additional 110 applications a day with the current staff and space.

6. Estimated Cost of Extending the Program from October 1 to December 31, and the Provision of Funds.

(1) Staff Expense (3 months).

1 - Social Service Worker I (Temp)	1,848.00	
3 - Social Service Assts. I (Temp) (plus 2 pay grades for shift work)	5,544.00	
Auto allowances	300.00	
Fringe benefits	750.00	
TOTAL -		8,442.00

(2) Office Expense (3 months).

Data Processing Costs	300.00	
Telephone Service	420.00	
Trailer Rental and Insurance	750.00	
Telephone Pagers (2)	120.00	
Printing and Stationery	300.00	
Heating and Hydro	150.00	
TOTAL -		2,040.00

(3)	Total Gross Estimated Expenses		10,482.00
(4)	Less Senior Government Participation		
	50% C.A.P. Federal Government	4,221.00	
	25% Provincial Government	2,110.50	
			6,331.50
(5)	Net Estimated City Cost		
	Salaries	2,110.50	
	Plus Office Expenditures	2,040.00	
			4,150.50
(6)	TOTAL COST TO CITY		10,482.00

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Single Transients:
Continued Program (cont'd)

The Director of Welfare Services has discussed cost sharing of this program with senior provincial officials. They have requested that the Director of Welfare Services submit to them the program as a special project for consideration under the Canada Assistance Plan. Verbal indications are that favourable consideration will be given to this submission.

The Comptroller of Accounts advises that additional funds, if approved, can be provided from Revenue Surplus of Prior Years.

The positions referred to above were previously assessed and recommended by the Director of Personnel Services. The Municipal and Regional Employees' Union concur in the extension of these positions until 31st December.

RECOMMENDATIONS:

The Director of Welfare Services recommends that:

(a) The Transient Program be continued on the basis of a monthly review by Council and to terminate not later than the 31st of December, 1971.

(b) The number of staff positions outlined above be approved on a month to month basis.

(c) The additional funds required estimated at $10,482.00 be approved in accordance with the recommendations of the Comptroller of Accounts but subject to adjustments if the programme is terminated earlier.

Your Board RECOMMENDS that the foregoing recommendations of the Director of Welfare Services be adopted."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

The Council (in Committee) recessed at approximately 10:50 A.M. and following an 'In Camera' meeting in the Mayor's office, recessed at 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

- -

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Adams)
Aldermen Bird, Calder, Hardwick, Phillips, Rankin, and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Broome (on Civic Business)
Alderman Wilson (on Civic Business)
Alderman Linnell

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Sound Truck:
United Appeal

MOVED by Ald. Rankin,
THAT, pursuant to report from the Board of Administration under date of September 27, 1971, permission be granted the United Appeal to operate four sound trucks on the City streets during the period 7:00 P.M. to 8:30 P.M. on Monday, October 4, 1971, on the understanding there will be no amplification of music.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4157,
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4157 being the Water Works By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO PROVIDE FOR THE PAYMENT OF A SUPERANNUATION ALLOWANCE TO MEMBERS OF COUNCIL

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to provide for the payment of a superannuation allowance to members of Council, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)
(Alderman Rankin is recorded in the negative)

MOTIONS

1. Allocation of Lands for Highway Purposes (Southwest corner Venables & Clark)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Lot "B", Block 22, Subdivision "A", District Lot 182, Group 1, New Westminster District, Plan 8245, shown outlined red on plan prepared by A. Burhoe, B.C.L.S. attested to on the 17th day of March, 1971, and marginally numbered LE 3637, a print of which is hereunto annexed

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Noise

At the meeting on September 21, 1971, Notice was given of the following motion:

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT WHEREAS the Vancouver City Council considered the matter of noise pollution in July 1970;

AND WHEREAS Council decided to strike a noise pollution committee which met once and decided to refer all the material to the Greater Vancouver Regional District;

AND WHEREAS the Greater Vancouver Regional District has studied the matter of noise pollution for eight (8) months and has not reported;

AND WHEREAS all major cities in Canada presently have anti-noise by-laws;

AND WHEREAS Burnaby has recently passed an anti-noise by-law;

THEREFORE BE IT RESOLVED that Vancouver City Council meet in Committee to draft a City of Vancouver Noise Abatement By-Law.

(tabled)

MOVED by Ald. Phillips,
SECONDED by Ald.Hardwick,
THAT this motion be tabled for six weeks to allow time for the Greater Vancouver Regional District to report on the matter of noise pollution.

- CARRIED

3. Leave of Absence:
His Worship the Mayor,
Aldermen Broome and Wilson

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave of absence be granted to the following members of Council for a period of two weeks, having received authority to attend to Civic business out of the City:

His Worship the Mayor
Alderman Broome
Alderman Wilson

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Bird - Housing Matters

submitted a report dated September 27, 1971, on housing matters as a result of a meeting with the Minister of Municipal Affairs at the Regional District level.

MOVED by Ald. Bird,
THAT this report be received and referred to the Board of Administration for consideration and report to the Standing Committee on Planning and Development.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Slash Burning

referred to slash burning during the good weather.

The Alderman advised of having discussed the timing of such burning with the Deputy Minister of Forestry and a reply has been received under date of September 22, 1971.

Alderman Hardwick - Point Roberts Area

referred to the Point Roberts area and the matter of representation to the International Joint Commission in respect of urban land potential and the interest in this aspect that might be expressed to the Commission by either the City or the Regional District.

NOTICE OF MOTION

1. Senior Citizens' Housing

The following Notice of motion was submitted and recognized by the Chair:

MOVED by Ald. Rankin,
THAT WHEREAS there are one million dollars included in the five year plan for housing;

AND WHEREAS there is an extreme shortage of senior citizens' housing;

AND WHEREAS there is a proposal by the Provincial Government for granting one-half wages to certain citizens who have been on welfare the previous three months;

THEREFORE BE IT RESOLVED THAT the Council instruct the Board of Administration to proceed with diligence to complete a plan to produce through service clubs, ethnic groups and Public Housing Authority, plans for building sufficient units to meet the current shortage.

(Notice)

The Council adjourned at approximately 3:00 P.M.

****

The foregoing are Minutes of the Regular Council meeting of September 28, 1971, which were adopted on October 5, 1971.

H. S. Bird
DEPUTY MAYOR

CITY CLERK

September 24th, 1971

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Lane North of School Avenue, East of Rupert Street

"The City has been endeavouring for some time to exchange an unused portion of lane at the rear of 3035 School Avenue for the south 8.5 ft. of the property for the widening of School Avenue. The owner of Parcel X (Ex. Plan 416) of Lot C, West 1 Acre of Block 16, D.L. 37, Plan 1781, has now agreed to the exchange.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF 5775 be closed, stopped up, and conveyed to the abutting owner subject to the closed lane being subdivided with the adjacent lands in a manner whereby the owner would dedicate the south 8.5 ft. of the property for street purposes."

Your Board RECOMMENDS that the foregoing be approved.

2. **Replacement of Engineering Department House Phone System**

The City Engineer reports as follows:

"In addition to the B.C. Telephone system, the Engineering Department has house phone systems (dial intercom) in and between the City Hall and Manitoba Yards for emergency and administrative communication.

The house phone system has been examined by outside communication firms which recommend that much of the house phone equipment be replaced because it is unreliable and cannot be repaired.

During the past five years, usage of both the telephone system and the intercom system has increased by approximately 40%. The existing house phone system, which is provided to key employees only, has been found necessary because:

(a) it avoids serious delays during emergencies and busy periods of the day by providing alternative communication access to staff when their telephone is busy. Several key employees are only at their desks for limited periods of the day and while they are in, their telephone is often busy;

(b) it is accessible to Engineering personnel only and is not jammed by calls from the public during emergency conditions and the busy periods each day;

(c) it provides a means of identifying calls that must be given priority.

A proposal which was received from the B.C. Telephone Company to install an intercom system for the Department on a rental basis, was more costly than replacing the unsalvageable equipment. The cost to extend the normal telephone system to provide this service would be even more costly.

Numerous alternative communication systems have been examined but I consider the most economical and suitable alternative is to replace the existing worn out equipment.

/continued ...

Clause 2 Continued

The cost of replacing the handsets and the switchboard in the City Hall is $18,000. Funds are available in Account series 451/1200, allocated for City Hall renovations.

The cost for replacing the switchboard at Manitoba Yards is $13,000. These funds can be provided from Account 152/7901 'Yards Fund - Unallocated'.

RECOMMENDED that:-

(a) the Comptroller of Accounts be authorized to set up an appropriation for $18,000 for house phones in the City Hall, funds to be provided from Account 451/1200 - 'City Hall Alterations';

(b) the Comptroller of Accounts be authorized to set up an appropriation for $13,000 for the house phones in the Manitoba Yards, the funds to be provided from Account 152/7901 - 'Yards Funds - Unallocated';

(c) the City Engineer be authorized to call for tenders for the replacement of the existing Engineering house phone system at City Hall and Manitoba Yards."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Tender No. 35-71-4 Bulldozer

Tenders for the above report were opened by your Board on July 5th, 1971 and referred to the Deputy City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the office of the Purchasing Agent. 5% Provincial Sales Tax is in addition to all prices shown in the tabulation and in this report.

Bid numbers refer to the relative position of the bids in ascending order of price. Local content does not change the order of any of the bids.

Funds for this purchase are provided in the Equipment Plant Replacement Fund.

Five bids were received:

Bid No.1 - Bingham Equipment Limited $ 35,099.48
HITACHI MODEL T-12 - C/W side curtains.

Bid No. 1 for an Hitachi Model T-12 bulldozer does not meet specifications.

Bid No.2 - B.C. Equipment Limited $ 48,771.00
INTERNATIONAL MODEL TD15B - C/W side curtains.
(Local Content Considered:- $48,649.07).

Bid No.2 is the low bid to meet specifications. However, the Bid No.2 machine does not offer the advantages of the recommended machine (Bid No.3 from Vancouver Equipment Limited) as shown in the following tabulation:

FEATURE	BID NO. 2 B. C. EQUIPMENT LTD. INTER-NATIONAL	RECOMMENDED BID - BID NO. 3 VANCOUVER EQUIPMENT LTD. KOMATSU	ADVANTAGE
1. Weight	32,000 lb.	39,600 lb.	Bid No.3 weighs 7600 lb. or 24% more than Bid No.2, thus providing: - better traction. - large machine components for added reliability.
2.a. Engine Dis-placement	407 cu.in.	743 cu.in.	The additional 210 ft.lb. of torque (i.e. 65% more than Bid No.2) will allow the engine to do the same work with much less effort.
b. Torque	320 ft.lb.	530 ft.lb.	
c. Horse-power	125 H.P.	140 H.P.	

/continued ...

Clause 3 Continued

3. Demonstration	Both machines were field tested at the Delta Landfill Site. Operating advantages of Bid No.3 were: - more power. - faster blade movement with more range of movement.

Bid No.3 - Vancouver Equipment Limited $ 49,003.75
KOMATSU MODEL D65A - C/W side curtains.

Bid No.3 costs $232.75 more than Bid No.2. The difference represents less than 1% of the Bid No.2 total bid price. The advantages offered by Bid No.3 more than offset the difference in price.

The Deputy City Engineer and Purchasing Agent RECOMMEND acceptance of the bid offering the best value, Bid No.3, from Vancouver Equipment Ltd. for one only Komatsu Model D65A Bulldozer at a total cost of $49,003.75 plus 5% Provincial Sales Tax.

Your Board RECOMMENDS that the recommendation of the Deputy City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to Corporation Counsel.

FOR ADOPTION SEE PAGE(S) 2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Purchase of Outside Services

The Director of Social Planning/Community Development reports:

"On April 20, 1971 Council adopted the following Recommendation of the Standing Committee on Finance (April 8,1971):

'(a) An additional $20,000.00 be approved for Purchase of Outside Services, and the Director of SP/CD report to Council from time to time on the details of expenditures under this appropriation.

(b) An amount of $15,000.00 be approved for Research Services, subject to prior approval by Council of any expenditures with respect to this programme.'

On April 20, 1971 Council also passed the following Motion:

'THAT expenditures be subject to prior Council approval both with respect to the $20,500.00 previously approved for this account in the 1971 estimates and the additional $20,000.00 referred to herein, with the proviso that the Mayor be authorized to approve emergency expenditures, subject to report to the subsequent meeting of Council, provided, however that where the Project involves a number of expenditures, the Project total amount, rather than the individual expenditures, be approved by Council.'

The addition of $20,000.00 under item (a) above to the $20,500.00 approved for expenditure by the Department of SP/CD in 1970 establishes an approved 1971 budget for 'Purchase of Outside Services' of $40,500.00. 'Research Services' is a new item and establishes an approved 1971 budget of $15,000.00 for Research.

All expenditures incurred by the Department of SP/CD under 'Purchase of Outside Services' since April 20, 1971 have received Council approval. Most expenses incurred by the Department prior to April 20, have also been approved in reports submitted to Council after April 20. Two exceptions, requiring retroactive approval of Council are Spring Street Project (interim financing), March 15, 1971, $2,000.00, and West End Consultant Services (to assist preparation of Collier report), February 23, 1971 $622.00.

The total of specific program expenditures (including above $2,622.00) incurred by the Department of SP/CD to September 14, 1971 from its 'Purchase of Outside Services' account is $28,489.51 leaving a balance of $12,010.49.

The Director of SP/CD RECOMMENDS Council approve the expenditures in the amount of $2,622.00 incurred prior to April 20, 1971."

Your Board RECOMMENDS that the foregoing report of the Director of Social Planning/Community Development be approved.

2. **Extension of Temporary Staff**

Your Board has received the following report from the Director of Welfare Services:

"City Council by resolutions on December 15 and December 22, 1970; April 20, and on June 29,1971; authorized extension of the undermentioned positions on a temporary basis until September 30,1971"

Social Worker III	1
Social Worker I	15
Clerk III	4
Clerk I	3
Clerk Typist III	2
Clerk Typist II	20
Clerk Typist I	14
TOTAL:	59

Reorganization of the Department has been implemented in East Unit and permanent personnel are being selected to extend the reorganization to the Single Men's Unit, then the other district offices.

In requesting the extension of the 59 temporary staff positions until December 31, 1971, I am asking that temporary staff remain on the payroll only until the permanent positions are posted and filled. The intent is not to ask for positions in excess of the 228½ approved by City Council on August 24, 1971.

Sufficient funds have been included in the current departmental budget and agreed Provincial cost sharing will continue.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs.

I recommend that these requests be approved."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted.

FOR ADOPTION SEE PAGE(S) 2

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Block 52 Parking Garage

The City Engineer reports as follows:

"Pacific Centre Limited (P.C.L.) has advised that this parking facility is planned to be turned over to the City on Saturday, September 25th, 1971. On this basis it is the intention of the City to open the garage to the public on Monday, September 27th, 1971. However, very adverse weather conditions could cause delays in the remaining construction work and thereby delay this planned opening for a maximum period of two weeks. The Downtown Parking Corporation is prepared to commence management of the garage on September 27th.

The planned 'official' opening of the building complex is scheduled for the period between October 20th and October 23rd. In conjunction with this 'official' opening, Pacific Centre Limited has indicated that it would be spending some funds on promotion. Since the parking garage is integrated into the building, it follows that promotion of the offices, retail stores and the department store would benefit the parking garage. On the other hand, promotion of the parking garage should also benefit the remainder of the complex. Hence, it is suggested that the City provide a maximum of one and one-quarter days of free transient parking at the most beneficial time within the 'official' opening period. When the details of the overall promotion program have been settled, the exact timing of the free parking period would be set. Pacific Centre Limited has stated that the City would receive adequate publicity specifically for the free parking it would provide in the parking garage as part of P.C.L.'s media promotion of the total Block 52 building complex.

It is therefore recommended that:

A maximum of one and one-quarter days of free parking be provided in the Block 52 parking garage in conjunction with the 'official' opening of the complex."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Rezoning: East side Bayswater between West 3rd & West 1st Avenues (K. Browes for United Provincial Investments)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. K. Browes of United Provincial Investments, requesting an amendment to the Zoning and Development By-law to rezone Lot 1, Subdivision A, Block 26, D.L. 192 being the East side of Bayswater between West 3rd and West 1st Avenues from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District for the purpose of 'erecting a luxury 50-60 apartment tower'.

cont'd . .

Clause 2 continued

The property in question is zoned RT-2, has a frontage of approximately 150' on Bayswater and a depth of approximately 191'. It is bounded on the East by Tatlow Park, to the South by dwellings with a 20' lane intervening, to the North a large apartment building which was rezoned by Council in 1955. The apartment building located immediately to the North of the subject property is not considered a suitable form of development in isolation in this area, and the construction of a luxury 50-60 apartment tower is considered incompatible with the adjacent development and uses permitted therein; the properties to the East being zoned RT-2 Two Family Dwelling District and the properties to the West RS-2 One Family Dwelling District.

The Technical Planning Board on August 27th, 1971 recommended that the application be not approved.

The Technical Planning Board wishes it noted they would give favourable consideration, subject to notification of adjacent property owners, of an apartment building or townhouse development on this site, subject to such development complying with the RM-1 District Schedule Regulations and designed in a manner that is compatible within the area.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board and Town Planning Commission be endorsed and that the application be refused.

3. Rezoning: Both sides Bruce Street, Generally bounded by 43rd Avenue, The Lane South of 41st Avenue, The Lane West of Commercial Drive and the Lane East of Argyle Street; Also Unopened Portion of Bruce Street. (Mr. J. Bergins for Mennonite Senior Citizens)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. J. Bergins, Architect, Ste. 206-750 Jervis Street, requesting an amendment to the Zoning and Development By-law whereby Lots 9 - 25, Block 1, Lots 26 - 42, Block 2, D.L. 717, being both sides of Bruce Street, generally bounded by 43rd Avenue, the lane south of 41st Avenue, the lane west of Commercial Drive and the lane east of Argyle Street, together with the unopened portion of Bruce Street, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is: 'the erecting of a two storey structure consisting of 170 units and related service rooms to be used specifically as a senior citizens' home and to be administered by the Mennonite Senior Citizens' Society of B.C.'

Submitted with the application was a coloured perspective and 5 architectural drawings. The architectural drawings indicate the development as 'Mennonite Senior Citizens' Housing for the Mennonite Senior Citizens' Society, 3049 Rosemont Drive, Vancouver, B.C.' The sketch plans also indicate the size of the site, approximately 560' x 312' totally 175,074 sq. ft., with a total floor area of the development being 87,500 sq. ft.; this being a floor space ratio of 0.50.

cont'd . .

Clause 3 continued

The Development is a two storey structure, no basement or cellar, containing a total of 170 units consisting of:

One Bedroom	490 sq. ft.	12
Bachelor	340 sq. ft.	94
Bachelor	264 sq. ft.	34
One Bedroom	460 sq. ft.	16
One Bedroom	470 sq. ft.	14
	Total =	170 units

These lands are currently City owned and the properties to the North, East and West are developed with single family dwellings but separated from the subject site by a City lane on 3 sides and across 43rd Avenue; to the South is a City park.

The Technical Planning Board on August 27th, 1971 recommended that the application be approved permitting the zoning of the land to a CD-1 Comprehensive Development District and the use be restricted to dwelling units for senior citizens and customary ancillary uses, including off-street parking, subject to prior compliance by the applicant to the following conditions:

(1) That approval is first obtained from City Council for the acquisition of the subject lots and a portion of Bruce Street, after a report from the City Engineer with special attention to the development and use of Bruce Street from 41st Avenue to the lane south thereof, that portion giving vehicular access to the subject site.

(2) a) the detailed scheme of development to be first approved by the Technical Planning Board after advice on architectural treatment from the Design Panel;

b) the scheme of development not to exceed two storeys in height but may include small cellar areas for ancillary uses;

c) the floor space ratio not to exceed 0.50.

The Technical Planning Board, in considering the scheme of development, have particular regard to the form of development in relation to the surrounding single family homes and adjacent City Park.

The Town Planning Commission on September 10th, 1971, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

4. Rezoning: North side West 14th Avenue between Burrard and Cypress Streets. (Lily E. Mott)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Lily E. Mott, 1805 West 14th Avenue, requesting an amendment to the Zoning and Development By-law whereby Lots 11- 19, Block 427, D.L. 526 & 527, on the north side of West 14th Avenue between Burrard and Cypress Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

cont'd . .

Clause 4 continued

The applicant states the purpose of her application is: 'allowing the building of high-rise apartments.'

Attached to the application is a list of nine property owners of the subject properties, making the same request.

The subject lots each have a frontage of approximately 50' and a depth of approximately 125', and are currently occupied by older dwellings, as are the other properties lying west of Burrard Street between 16th and 10th Avenues.

On November 12, 1969, an application was received to rezone all the lots between the lane South of Broadway to 16th Avenue and between Burrard and Pine Streets, from RS-1 One Family and RT-2 Two Family Dwelling Districts to an RM-3 Multiple Dwelling District.

When these applications were considered by the Technical Planning Board and the Town Planning Commission, Council was advised that no extensive rezoning should take place until:

a) more information was available on rapid transit and

b) greater study of the direction any expansion of high-rise multiple dwelling zoning should take, and where.

At the Public Hearing on August 27, 1970, Council did approve the recommendation of the Technical Planning Board and the Town Planning Commission for the rezoning of the lots between Burrard and Pine Streets from the lane South of Broadway up to and including the North side of 14th Avenue.

The Technical Planning Board on August 27th, 1971 recommended that this application be not approved as such rezoning would establish an isolated RM-3 Multiple Dwelling District in the area west of Burrard, which is zoned RT-2 and developed with older homes. Furthermore, the current application leaves an isolated 50' lot in this 1/2 block to the North East corner of Cypress and 14th Avenue.

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations--i.e. height of the building shall not exceed 2 storeys plus cellar or one storey plus basement, floor space ratio shall not exceed 0.75.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST : MRS. L. E. MOTT

5. Rezoning: South Side West 12th Avenue between Cambie & Yukon Streets. (D. Fraser for Imperial Oil Limited)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. D. Fraser for Imperial Oil Limited requesting an amendment to the Zoning and Development By-law whereby Lot 3, Block B, D.L. 526, on the South Side of West 12th Avenue between Cambie & Yukon Streets, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

cont'd . .

Clause 5 continued

The applicant states the purpose of his application is: 'extending the adjoining C-2 service station site at S.E. corner of 12th and Cambie to provide for off-street customer parking and relocation of 12th Avenue sidewalk crossing and pump island.'

The subject land has a frontage of 49.5' on 12th Avenue and a depth of 125' and is currently occupied by an older, larger type dwelling (multiple conversion). The 2 lots immediately to the West are zoned C-2 Commercial and currently developed with an Imperial Oil Gasoline Filling Station.

Both sides of Cambie, from 12th Avenue to 19th Avenue, are zoned C-2 Commercial, all varying in depth, except the south-west corner of 12th and Cambie, which was rezoned from RM-3 Multiple Dwelling District and C-2 Commercial District to a CD-1 Comprehensive Development. The properties lying East of the commercially zoned properties on the East side of Cambie are zoned RT-2 Two Family and RS-2 One Family, and similarly, on the westerly side of Cambie, RM-3 Multiple and RT-2 Two Family and RS-2 One Family.

Attached to the application is a letter dated July 19, 1971, and a sketch plan of the proposed development. The letter stated in part:

'. . . lots 1 and 2 have been owned by Imperial Oil since 1929 and contain our existing service station
. . . It has consistently handled well above average volume for many years and is reaching a point of near capacity due to our limited property size of 99' x 125'.
. . . The purpose in acquiring this additional property is twofold:

(1) To provide much needed customer off-street parking to relieve yard area congestion.

(2) To realign our 12th Avenue pump island and easterly sidewalk crossing to provide safer and more convenient traffic movement to our 12th Avenue pumps.

. . . 1971 budget funds totalling $27,800 have been allocated for the proposed improvements which will include:

a) Demolition of the 60 year old house.

b) Extend facia along rear and side of building.

c) Regrade, pave and landscape additional property and improve landscaping on existing site.

d) Install new retaining wall and fencing.

e) Relocate 12th Avenue crossing and pump island.

.....

The Council may be interested to know that Imperial Oil Limited has closed 26 service stations in Vancouver City within the last ten years as part of a program of consolidation. For example, in this trading area, we closed former stations at 12th and Heather and 7th and Cambie and retained our key location at 12th and Cambie. The proposed site enlargement at 12th and Cambie is an integral part of our plan for this particular trading area which is expanding with higher density developments.

Removal of the old house, followed by the proposed improvements and expanded landscaping will greatly enhance the overall appearance of the corner, as well as providing the improved facilities needed for the safety, convenience and service of our customers.'

cont'd . .

Clause 5 continued

The Technical Planning Board noted the enlargement of the site and the location of ingress and egress from 12th Avenue would improve the existing situation considerably. The Board also noted that currently additions and reconstruction of new gasoline filling stations on application of a development permit in a C-2 Commercial zone require the approval of City Council as a conditional use, after reports thereon from the Technical Planning Board and the Town Planning Commission, giving maximum control of the development. It was also noted that a letter of objection to the rezoning had been received from a Mr. and Mrs. C. Vizir, 444 West 12th Avenue, the site immediately next to the subject property.

The Technical Planning Board on August 27th, 1971 recommended that the application be approved, subject to the prior compliance by the owners to the following conditions:

(1) The consolidation of Lots 1, 2 & 3 into one parcel and dedication, if necessary, for any street widening for Cambie Street and 12th Avenue.

(2) The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Town Planning Commission, with the developer maintaining, in addition to other landscaping areas, a minimum landscaped setback of 10' along the easterly property line in addition to the larger area already indicated in the plan, on the north-east corner of the site.

(3) No ingress or egress to the City lane East of the East wall of the building.

The Town Planning Commission on September 10th, 1971 endorsed the recommendation of the Technical Planning Board provided that the two existing boulevard trees on 12th Avenue and the amenity of the area are preserved."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. Rezoning: South West Corner S.E. Marine Drive and Cromwell Street. (Boh Helliwell for X-Kalay Foundation Society)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Boh Helliwell of Erickson/Massey Architects, 2412 Laurel Street, requesting an amendment to the Zoning and Development By-law whereby Lot 2, Blocks 16-19, D.L. 330 - 331, on the South West corner of S.E. Marine Drive and Cromwell Street, would be rezoned from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is: 'Phase One - Residential and community Facilities for one hundred and twenty people of the X-KALAY FOUNDATION to be developed on site two. Parking for twenty-five cars to be developed on site one. Phase Two - Additional parking and residential and recreational facilities for forty people on site one.'

BRIEF HISTORY

On April 21, 1971, the Director of Social Planning and Community Development and the Director of Planning and Civic Development reported through the Board of Administration to City Council regarding a request from Mr. D. Berner of the X-Kalay Foundation Society regarding the acquisition of these lands to be developed by the Society. At that time it was recommended:

cont'd . .

Clause 6 continued

(1) Council reserve for the X-Kalay Foundation Society an approximate two-acre site (Site #2) in addition to the approximate two-acre site (Site #1) already reserved for the Society subject to:

a) the X-Kalay Foundation Society obtaining CD-1 rezoning approval for both Sites #1 and #2 on the basis of a schematic proposal,

b) a price based on market value satisfactory to the City being determined for Sites #1 and #2, with consideration being given for the purchase of Site #1 only over a five-year period with semi-annual payments at current interest rates (Site #2 being a cash transaction),

c) the X-Kalay Foundation Society obtaining a Development Permit for Site #2,

d) the above conditions (a), (b) and (c) be met by the end of July, 1971.'

This report was adopted by Council on April 27, 1971.

The application stated in part that Phase One will be for residential and community facilities for 120 people, to be developed on Site #2, parking for 25 cars to be developed on Site One. The Community Building is to house the education, administration, recreation, food service, lounge and utility areas.

Residential area:-
'The housing in Phase One is for one hundred and twenty people and is zoned into three areas.

Group - Sixty-five people in five houses of twelve to fourteen people each.

Children - twenty-five people

Large single volume subdivided by sleep cubicles

- Area to sleep/play/study

Family - thirty people

Ten units of 1 1/2 - 2 1/2 rooms

Common kitchen dining facilities

All housing units are viewed as private retreats with the community building containing all food services, lounge and recreation area.'

The Technical Planning Board on August 27th, 1971 recommended that the westerly 400' (plus or minus) of Lot 2, Block 16-19, D.L. 330-331 be rezoned to CD-1 Comprehensive Development District and the uses be restricted to an institution of a philanthropic character and customary ancillary uses including off-street parking, subject to prior compliance by the applicants to the following conditions:

(1) Acquisition of the subject lands from the City.

(2) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel.

(3) The floor space ratio not to exceed 0.50.

(4) The buildings generally not to exceed a height of 2 storeys.

cont'd . .

Clause 6 continued

(5) The re-subdivision of Lot 2 to be first approved by the Approving Officer to establish a site of approximately 400' in width.

The Technical Planning Board, in approving this scheme, should have particular regard to adequate setbacks in relation to surrounding development and topography of the area.

The Town Planning Commission on September 10th, 1971 recommended that the application be approved in accordance with the conditions recommended by the Technical Planning Board on the understanding that if this particular development by the X-Kalay Foundation Society does not proceed, the property will revert to its present RT-2 Two Family Dwelling District Zoning."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

7. Rezoning: North West Corner of Howe and Dunsmuir Streets (Frank Musson & Associates)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Frank Musson & Associates, Architects, 840, One Bentall Centre, requesting an amendment to the Zoning and Development By-law whereby Lots 20 - 23, Block 31, D.L. 541, on the North West corner of Howe and Dunsmuir Streets, would be rezoned from a CM-2 Commercial District to a CM-1 Commercial District.

The applicant states the purpose of his application is: 'Parking Garage (Public), Retail store, business or undertaking, Restaurant - Club.'

Submitted with the application is a letter from Mr. Musson, as follows:

'The attached rezoning application for Lots 20 to 23 inclusive, Block 31, District Lot 541 located at Dunsmuir and Howe Streets from Zone CM-2 to CM-1 is based on the fact that there is still a marked shortage of public parking in the area. This situation will in fact deteriorate over the next few years as more commercial office space is developed in the downtown core. In addition to the parking facilities we will be retaining the pedestrian aspect of the development by the introduction of retail stores on the ground floor of Howe Street and supplementing this with a club-restaurant in the basement.

We, therefore, feel that the amenities of the locale will in fact be improved by the introduction of this proposed development. We therefore ask that you review our submission favourably.

We will be supplementing the accompanying documents with proof of the demand for this facility in the area, shortly.'

Also submitted with the application were copies of letters addressed to the First Canadian Land Corporation Ltd., Tenth Floor, 549 Howe Street, Attention Mr. V.M. Prescott, President, from Mr. L. Cook, Vice-President, General Manager, Pacific Centre Ltd., Mr. A. Singh, Administrative Services Officer, Canada Manpower Centre, M.J. Holden, Real Estate and Mortgage Executive, The Prudential & London Insurance Group, agreeing to the change of zoning and form of development.

cont'd . .

The subject property consists of 4 lots, each with a frontage of 25' on Howe Street and a depth of 120' on Dunsmuir Street. The sketch plans submitted with the application indicate the basement of the building covering the entire site, being a restaurant and cabaret area, the main floor covering the entire site, indicating retail stores to a depth of approximately 60' from Howe Street, the remainder of the main floor being ingress and egress to the parking area above, loading bays and off-street parking; the remaining 9 floors above the main floor being a parking garage.

In a CM-2 zone, off-street parking is restricted in a permitted development (generally offices, retail stores, etc.), to not more that 30% of the building, including any relevant ramps and access areas.

On Hornby Street, to the West between the lane South of Pender and to within approximately 150' of West Georgia Street, the area is zoned as a CM-1 Commercial District, which permits parking garages, and this area was established some years ago, as are others in the downtown area, to permit the construction of parking garages to serve the general downtown core. Substantial parking structures now exist in the Hornby Street area at the South-East corner of Hornby Street and Dunsmuir Street and the East and West side of Hornby Street, North of Dunsmuir Street.

The Technical Planning Board also wish it noted that most of the office buildings being constructed in the downtown area do not cover the entire site, but provide plazas, open spaces between buildings, etc. This particular building, mainly a parking garage, covers the entire site and is over 100' in height.

The Technical Planning Board on August 27th, 1971 recommended the application <u>be not approved</u> for the following reasons:

(1) There are lands within the immediate vicinity where several parking garages exist and others could be constructed as an outright use to serve the downtown area.

(2) This site should be developed with structures containing more appropriate uses in the downtown core, such as retail and offices, and maintain the pedestrian orientation in this area.

The Town Planning Commission on September 10th, 1971 <u>endorsed</u> the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST: Mr. V. Prescott

8. <u>Oppenheimer Lodge for Men and Women</u>

The Director of Planning and Civic Development reports as follows:

"I. <u>BACKGROUND</u>

On July 13, 1971, Council considered a report dated July 9, 1971, bringing forward a revised design for the above lodge and recommending that the site be rezoned to accommodate such development. Council heard a report reference from Erickson/Massey, consultant architects, to the senior government partnership, and also heard presentations from interested community groups.

cont'd . .

Clause 8 continued

As a result of their deliberations, Council moved as follows:

'THAT the recommendations in the report of the Board of Administration dated July 9, 1971, be approved, subject to the following which are approved in principle, in respect of the submission by the Reverend Glen Baker:

(a) eligibility for residence be expanded to include people as young as age 40 and to include women,

(b) cafeteria arrangements be eliminated and communal kitchen facilities be provided on each floor,

(c) a small refrigerator be provided for each unit,

(d) laundry facilities (including tubs) be provided (not coin operated),

(e) if the City manages the project, the tenants be represented on any management committee;

FURTHER THAT the foregoing items (a) to (e), incl. approved in principle, be referred to the Architects and the Director of Planning & Civic Development as appropriate in each case for report to Council respecting feasibility, etc.'

The consultant architects have particularly applied themselves to points (b) and (c) above, and have produced revised layout plans. This report presents those revisions for Council's consideration, together with the comments of various City and senior governmental officials, following further review of the latest concept.

II. OPERATING POLICY

Points (a) and (d) from the above resolution of Council are readily dealt with, non-controversial and can be responded to as follows:

(a) Age Limit Eligibility for Residents

The senior levels of government have indicated that they would accept applications for residence to include both men and women age 40 and above. They point out, however, that the greatest need would be for elderly men age 55 and upwards.

(d) Laundry Facilities

These can be provided free of charge.

Item (e) relates to a decision on management if this is to be the City's responsibility. It is desirable that the management responsibility be determined. At present the senior governments are adamant that this be undertaken by the City.

However, it should be noted that all public housing projects may be taken over by the Regional District insofar as the municipal role is concerned.

cont'd . .

Clause 8 continued

III. LATEST DESIGN PROPOSALS

On Items (b) and (c) above the architects, in consultation with the officials of the three levels of government and following discussions with interested community groups, devised a revised layout plan.

The latest design now prepared involves the provision of:

(1) Housekeeping rooms, approximately 160 sq. ft., for each resident having a small kitchenette unit including sink, portable two-ring hot plate, refrigerator, cupboard space plus mechanical air extract. A washbasin is provided with the separate water closet which forms part of each unit.

(2) Lounge areas on each floor with facilities for making hot drinks, etc.

(3) The main floor lounge area is oversize and a utility kitchen provided serving this area. (This expanded facility is obtained at the expense of the loss of three housekeeping rooms.) Flexibility is thus provided for some communal meals to be served in this area should the residents and management so wish. The kitchen, in addition to catering to normal lounge activities and special occasions, could be used as a reception area for the dispensing of hot meals provided in cooked form by caterers. The kitchen will not be equipped for preparing full meals.

With the provision of housekeeping rooms, as outlined under (1) above, the floor area of each room has been slightly increased to a size considered compatible with longer term residential uses. On the basis of this design approximately 140 such housekeeping rooms can be provided, i.e. a decrease of 7 rooms over the original scheme submitted to City Council. Attached is a sketch of a typical housekeeping room.

The Directors of Planning and Social Planning both recommend Council's acceptance of the new design. However, a housekeeping room has not generally been accepted in new accommodation and has not been permitted in a conversion since 1955. The accommodation, therefore, should be considered as innovative for this project only in the CD-1 zoning and, as such, the Director of Planning and the Director of Permits and Licenses have no objections to the proposal as it now is.

The Medical Health Officer acknowledges that the revised plan is not in conflict with the Lodging House By-law. The Medical Health Officer and the Director of Planning & Civic Development wish to advise Council, however, that the provision of a communal dining facility provided a better opportunity for improving the nutritional condition of the many persons of low income for whom this accommodation is intended. The Medical Health Officer advises that this area of the City has had, in addition to alcohol and drug-related problems, a lower level of general health as typified by a much higher rate of tuberculosis and diphtheria, and concludes that all efforts at improvement of the nutritional status of its inhabitants are justified.

An adequate diet could be provided on the basis of one main meal a day, supplemented by whatever individual cooking residents do themselves. The recommended design provides flexibility to allow for this eventuality with the ground floor expanded lounge and utility kitchen.

cont'd. . .

Clause 8 continued

IV. CONSULTATION WITH AREA RESIDENTS

Attached, as Appendix 'A', for Council's information, is a brief supporting the latest design concept supported by a considerable number of signatures. The Architects, Erickson/Massey, have been in liaison with groups in the area during the redesign process.

V. SENIOR GOVERNMENT POSITION

The capital cost of the project should still be within the approved budget figure agreed to by the senior governments. However, the cost per unit will be somewhat greater, and C.M.H.C. have indicated a willingness to finance the scheme on such a basis. The Provincial Government response is not determined at this time, although Mr. Williams' initial response of September 3, 1971 (copy of letter attached as Appendix 'B') does not favour the proposal.

It is considered that further discussions are necessary amongst the three levels of government following a clear indication of Council's wishes on receipt of this report.

RECOMMENDATION

It is recommended that Council approve the conceptual design provided for housekeeping rooms and ask the senior governments to proceed to working drawings on this basis."

Your Board
RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

INFORMATION

9. West End Community Centre/Senior Citizens' Housing Project

Your Board submits the following report of the Director of Planning and Civic Development respecting Council's request for a progress report on the above project for Tuesday, September 28.

"The preliminary design for the West End Community Centre/Senior Citizens'Housing Project has been approved by the Steering Committee for the above project and endorsed by the School Board, the Library Board and the Board of Parks & Public Recreation, as well as by the West End Community Centre Association in the last week or so. Senior government officials have indicated agreement with the proposals as these relate particularly to the Senior Citizens' public housing portion of the project.

At the present point in time the preliminary design is being reviewed by the Civic Design Panel before submission to the Technical Planning Board and prior to formal report to Council.

At this stage the project is within the cost estimates with the exception of the joint school/public library portion of the Community Centre, which is the subject of a request from the Library Board for funding to the extent of $216,400. A separate report on the Library Board's request involving funds, which would have to be made available out of next year's budget, will be submitted to Council in due course.

cont'd . .

Clause 9 continued

Within the next few weeks a formal report on the project will be submitted to Council to:

(a) seek endorsement of the overall design;

(b) request instructions for the comprehensive rezoning of the school, community centre and senior citizens' site necessary before the project can proceed; and

(c) advise Council of the status of a formal agreement between the senior governments and the City relating to the Senior Citizens' project.

Subject to Council's endorsation of the design and completion of the agreement with the senior levels of government, it will be recommended that the project proceed to working drawings stage.

Should the necessary approvals be forthcoming it is anticipated that a start on construction can be made in the early Spring of 1972 with probable completion forecast for the Fall of 1973."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

10. West End Community Centre - Senior Citizens' Complex: Architects' Fees

The City Building Inspector reports as follows:

"In March 1970 the firm of Thompson, Berwick, Pratt & Partners was appointed as architects for the West End Community Centre - Senior Citizens' Complex. They entered into an agreement with the City which is similar to agreements which we have with other architects. Amongst other matters, the agreement sets forth the arrangements with respect to payment of fees. The first payment is due in the amount of 20% of the total fee when the preliminary drawings are complete and approval is given to proceed with working drawings.

The architect points out that the preparation of these preliminary drawings has taken an abnormally long time because of the nature of the project and because the senior governments have been involved along with the City's Steering Committee. Recognizing that they have no legal ground to demand earlier payment, nevertheless they are requesting that they now be paid half the fee to which they will be entitled when approval is given to proceed with working drawings.

In the general case I am opposed to earlier payment, chiefly because it is very difficult for a client to know what proportion of the preliminary work has been done at any given point in time. Furthermore, there have been other large projects where the preliminary stage of design has taken as long as, or longer than, the case in point and yet the architects for those projects have not requested payment or been paid in advance.

In this instance it appears that the current sketches are very nearly in a condition where they could be recommended to Council for approval by the Steering Committee. On this basis it is my opinion that the architects have done much more than 50% of the preliminary work and Council might wish to grant their request for ½ the amount that will be owing when the preliminary work is complete.

cont'd . .

Clause 10 continued

The Law Department advise that the architects cannot demand payment at this time but on the other hand, there is nothing to prevent Council granting the architects' request. If Council choose to grant the request, it is suggested that prior to such action, the Architect be requested to submit a letter stating that they recognize that receipt of payment by them

(a) Does not relieve them of the responsibility to complete and submit the preliminary drawings

(b) Does not indicate approval by the client of the work done thus far."

Your Board submits this matter to Council for their CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 3

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Licenses - Hotels and Motels

The Director of Permits & Licenses reports as follows:-

"On July 13, 1971 Council considered a report from the Board of Administration advising that because of new Provincial Legislation, the City is no longer able to license hotel and motel accommodation which rents for more than $4.00 per day. The report recommended that discussions be held with the Minister of Municipal Affairs prior to the next session of the Legislature with a view to arriving at a satisfactory arrangement to regain the necessary regulatory control of this industry, possibly at the license fee level that was in effect at the end of 1970, which was $4.00 per room and $10.00 per dwelling unit. The report also pointed out the inequities which now exist and requested Council to consider amending the License Bylaw to temporarily remove license fees on all hotel and motel accommodation until some permanent solution could be found to the whole question of licensing hotels and motels. After considering the report, Council passed the following motion:-

"THAT His Worship the Mayor be requested to take the necessary action for an approach to be made to Victoria on this whole question and in the meantime the matter be deferred."

A Council Committee recently met with the Minister of Municipal Affairs and it was suggested by the Minister that the City make application to have the Provincial legislation changed whereby Vancouver will be treated on the same basis as other municipalities in the Province in respect to Licensing Hotels and Motels. This application will be made but will not be considered until the 1972 sitting of the Legislature.

Because of the uncertainties which have existed we have not collected many license fees for hotels and motels. Some applications and fees have been received and licenses issued. However, the City is obliged to refund the fees received for rooms which rent for more than $4.00 per day. Your officials are of the opinion that it would not be equitable to insist on a license and fee for accommodation which rents for less than $4.00 per day and it is recommended that the License Bylaw be amended by deleting the reference to Hotels and Motels in Schedule 'A' thereby eliminating the license required for 1971, and the Director of Finance be instructed to refund the fees already received. This would not have any effect on the City's budget as expected revenue from hotels and motels was largely eliminated when the Legislation was passed, i.e. the possible revenue from rooms which rent for less than $4.00 per day is minimal.

The Corporation Counsel and the Director of Finance concur with this recommendation.

Re-instatement of the Hotels and Motels category in the License Bylaw would presumably take place after the Legislature re-instates the City's power to license all hotels and motels in 1972.

RECOMMENDED that the Corporation Counsel be instructed to prepare an amendment to the License Bylaw to delete the reference to Hotels and Motels in Schedule 'A' and further that all 1971 License fees collected for Hotel and Motel accommodation be refunded."

Your Board RECOMMENDS the foregoing recommendations of the Director of Permits & Licenses be adopted.

(A copy of the July 9, 1971 Board of Administration report is circulated to Council.)

FOR ADOPTION SEE PAGE(S) 3

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - August, 1971

(a) Security transactions during the month of August, 1971
(b) Summary of Securities held by the General and Capital Accounts as at August 31, 1971

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in August, 1971					
Aug. 2	Mercantile Bank of Canada	Aug. 13/71	$1,501,812.74	$1,500,000.00	11	4.01
	Bank Deposit Receipts Purchased for Redemption in 1971 after August 31, 1971					
Aug. 2	Bank of Montreal	Nov. 12/71	$ 303,982.19	$ 300,000.00	102	4.75
2	Bank of Montreal	Nov.15/71	608,198.63	600,000.00	105	4.75
2	Royal Bank of Canada	Nov. 22/71	1,014,636.71	1,000,000.00	112	4.77
9	Toronto Dominion Bank	Nov. 26/71	811,586.85	800,000.00	109	4.85
9	Royal Bank of Canada	Nov. 29/61	710,471.23	700,000.00	112	4.875
9	Royal Bank of Canada	Nov. 30/71	1,522,638.70	1,500,000.00	113	4.875
10	Toronto Dominion Bank	Nov. 30/71	1,015,127.67	1,000,000.00	112	4.93
11	Toronto Dominion Bank	Nov. 30/71	710,728.99	700,000.00	111	5.04
12	Bank of Montreal	Nov. 16/71	303,846.58	300,000.00	96	4.875
13	Toronto Dominion Bank	Sept. 7/71	1,504,633.56	1,500,000.00	25	4.51
16	Mercantile Bank of Canada	Nov. 30/71	202,787.95	200,000.00	106	4.80
16	Mercantile Bank of Canada	Dec. 15/71	2,033,150.68	2,000,000.00	121	5.00
20	Bank of B.C.	Dec. 13/71	406,490.41	400,000.00	115	5.15
20	Bank of B.C.	Dec. 16/71	711,654.52	700,000.00	118	5.15
23	Bank of B.C.	Dec. 31/71	1,426,327.67	1,400,000.00	130	5.28
24	Bank of B.C.	Dec. 15/71	406,253.70	400,000.00	113	5.05
24	Bank of B.C.	Dec. 29/71	814,335.34	800,000.00	127	5.15
30	Mercantile Bank of Canada	Dec. 30/71	1,525,569.86	1,500,000.00	122	5.10
31	Bank of Montreal	Sept. 1/71	1,000,102.74	1,000,000.00	1	3.75
			$17,032,523.98	$16,800,000.00		

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SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipt Purchased					
Aug. 10	Bank of Nova Scotia	Mar. 15/72	$3,100,160.55	$3,000,000.00	218	5.59

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures Purchased						
Aug. 16	City of Vancouver 4½%	Oct.15/73	$100,000.00	$93.41✓	$93,410.00 ✓	2/2	7.6
Aug. 30	City of Vancouver 4 3/4%	Apr.15/73	5,000.00	95.40	4,770.00	1/8	7.7
			$105,000.00		$98,180.00		

✓ U.S. Funds Purchased at $1.02 Canadian

****

(b)

GENERAL AND CAPITAL

Summary of Securities Held as at August 31, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts due 1971	$51,237,813.98	$50,600,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$200,000.00	$200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Sinking Fund Matters for August, 1971 be confirmed.

2. Proposals for History Exhibit - Centennial Museum

The subject proposals were opened by your Board on June 26, 1971, and referred for tabulation and report to a Committee consiting of - the Administrative Analyst, Purchasing Agent, Manager of Museums and the President of the Vancouver Museums and Planetarium Association.

The Committee reports as follows:

"The following is a cost comparison of the three firm proposals submitted. A fourth proposal, submitted by Robert Wakeford, was not firm, i.e., he stated - 'To specify a concise cost is impractical' - and - 'We do not hesitate to suggest that this exhibit could start at $150,000 to $250,000 '

COST COMPARISON

Tenderer -	DELFT	MUSEUM	IMPACT
Basic Cost -	$16,699.20	$21,155.00	$51,500.00
Maintenance -	4,500.00	1,167.00	Nil
	$21,199.20	$22,322.50	$51,500.00

The Committee has reviewed the proposals submitted, and, on September 13, 1971, met with representatives of the tenderers shown above. A copy of the Minutes of the meeting with the tenderers, and copy of a letter from the Vancouver Museums and Planetarium Association are circulated to Council.

It is the unanimous opinion of the Committee that the best proposal was submitted by the Display Section of the Vancouver Centennial Museum.

We, therefore recommend acceptance of the proposal submitted by the Display Section of the Vancouver Centennial Museum at a total cost of $22,322.50 for installation of the exhibit and maintenance for a 5 year period."

Your Board RECOMMENDS adoption of the Committee's recommendation.

FOR ADOPTION SEE PAGE(S) 3

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 5, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Deputy Mayor (Alderman Bird)
Aldermen Adams, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Broome (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Lord Beaconsfield Elementary School under the direction of Mr. Nehls and from Kitsilano High School, under the direction of Mr. Puil.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated September 28, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Council agenda be varied to permit consideration of the Committee report regarding bond issue.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Bids: $5,000,000 Bond Issue

Alderman Adams, on behalf of the Committee comprising himself, Commissioner Sutton Brown and the Director of Finance, reported as follows:

" The Director of Finance reports as follows:

"On September 21st Council authorized a Committee consisting of the Chairman of Finance, Board of Administration and the Director of Finance to call for bids for $5,000,000 of City of Vancouver Bonds, the nominal interest rate (Coupon rate) not to exceed 8 1/4% and to report the bids to Council for final decision.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bids: $5,000,000 Bond Issue (cont'd)

The bids were called and were opened at 3:00 P.M. October 4th and are listed hereunder:

Syndicate	Net Payment Offered per $100. of Par Value
A. E. Ames & Co. Limited (Syndicate Managers) A. E. Ames & Co. Limited Wood Gundy Limited Pemberton Securities Limited Odlum Brown & T. B. Read Ltd. Dominion Securities Corp. Limited Richardson Securities of Canada Equitable Securities Canada Ltd. Burgess Graham & Company Ltd. Bank of Montreal Canadian Imperial Bank of Commerce The Royal Bank of Canada Bank of British Columbia	$99.227
Royal Securities Corporation Limited (Syndicate Managers) Harris & Partners Limited Greenshields Inc. Pitfield Mackay Ross & Co. Limited Gairdner & Company Limited Fry, Mills Spence & Company Limited Bank of Nova Scotia Royal Securities Corporation Limited	$99.21
Bell, Gouinlock & Company, Limited McLeod, Young, Weir & Company Limited	$98.881
Burns Bros. and Denton Limited Midland-Osler Securities Limited (Joint Syndicate Managers)	$98.73

Your committee recommends to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited for $5,000,000 of City of Vancouver bonds as described in the tender call at $99.227 per $100 of par value be accepted, this being the highest bid, and that cheques accompanying the other bids be returned to the tenderers. "

MOVED by Ald. Adams,
THAT the Committee recommendation set out above be approved.

- CARRIED

UNFINISHED BUSINESS

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Operation at 4296 and 4316 Main Street

(b) Rezoning: N/S West 14th Avenue between Burrard and Cypress Streets (Lily E. Mott)

UNFINISHED BUSINESS (cont'd)

1. Rezoning: N/W corner Howe & Dunsmuir Streets (Frank Musson and Associates)

In connection with the application to rezone the N/W corner of Howe and Dunsmuir Streets, a request was received from First Canadian Land Corporation Ltd. asking deferment of this matter pending later delegation arrangements.

MOVED by Ald. Hardwick,
THAT, pursuant to request received, this delegation be heard at a future date to be arranged.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Legalization of Marijuana

A communication was received from the City Clerk of New Westminster enclosing a resolution registering protest to the Canadian Prime Minister against the Government Committee's recommendation respecting legalization of marijuana and urging all British Columbia municipalities protest, as well as citizens.

MOVED by Ald. Hardwick,
THAT, since the Regional District has taken a position on this matter, the communication be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report, October 1, 1971

Works and Utility Matters

Closing and Leasing Portion of the lane West of Commercial Drive, South of Lane North of 5th Avenue (Clause 1)

MOVED by Ald. Phillips,
THAT Clause 1 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED UNANIMOUSLY

Pollution of False Creek (Clause 4)

In considering this clause re pollution of False Creek it was noted a delegation from the SPEC organization wishes to appear.

MOVED by Ald. Sweeney,
THAT the delegation request be granted but a copy of the report be furnished to each of the companies mentioned in this clause and the same opportunity be granted to them, if they so wish.

- CARRIED

Control of Oily Wastes:
Myer Franks Limited (Clause 5)

MOVED by Ald. Rankin,
THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 2, 3 and 6 of the report of the Board of Administration (Works and Utility matters), dated October 1, 1971, be adopted.

- CARRIED

Building and Planning Matters

Rezoning: N/S West 6th Avenue between Balsam and Larch Streets (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Redevelopment Project 2: Area A-5 Lancer of Canada Limited (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see page 12)

Waterlots: Bayshore Inn and Burrard Street (Clause 3)

In considering this clause re waterlots, Bayshore Inn and Burrard Street, the following motion was passed:

MOVED by Ald. Hardwick,
THAT this clause be received for information and the matter mentioned therein be referred back to the Director of Planning and Civic Development with a note that there are certain properties involved which are on a year-to-year and month-to-month basis and therefore the Director of Planning and Civic Development is requested to report on the rental situation respecting such properties and further, to report whether these properties can be leased by the City for development for recreational purposes;

FURTHER THAT the report back be made through the Standing Committee on Planning and Development.

- CARRIED

Licenses and Claims Matters

Licensing of Laundromat in South Granville Area (Clause 2)

The Board of Administration submitted a report of the Chief License Inspector that certain cleaning establishments in the area of 67th Avenue and Granville Street have requested an opportunity to appear before Council to express views of opposition should a license application be made for a dry cleaning and laundromat operation in that area. It is advised there is no record of such application to date.

MOVED by Ald. Rankin,
THAT this information be received and if an application is made for such an operation in the area mentioned, the writers of the communication be given an opportunity to appear before Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims (cont'd)

Claim:
William R. Matthews (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Licenses and Claims matters), dated October 1, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Street Closure for Lions Dance and Parade

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Fire and Traffic matters), dated October 1, 1971, be adopted.

- CARRIED

Finance Matters

B.C. Festival of Sports:
Appointment of 1972 Festival Chairman
(Clause 2)

The Board of Administration advised of a letter from the Manager of the B.C. Festival of Sports asking a Festival Chairman be appointed who will coordinate the festival of sports in the spring of 1972. Alderman Sweeney was appointed in connection with the 1971 Festival.

It is understood there will be no expenses involved to the City.

MOVED by Ald. Wilson,
THAT this appointment be left in the hands of His Worship the Deputy Mayor.

- CARRIED

(The Deputy Mayor appointed Alderman Sweeney accordingly)

Grant: Vancouver Ski Team (Clause 3)

The Board of Administration advised of a communication from the President of the Vancouver Ski Team asking a grant be made to further the cause of competitive skiing in the Vancouver area.

The Council did not take action to approve this request.

Fraserview Branch Library:
Six Day Service (Clause 4)

The Board of Administration submitted for consideration a report from the Director of Finance on a request from the Director of the Vancouver Library for funds to provide extra service at the Fraserview Branch Library.

MOVED by Ald. Hardwick,
THAT this request be referred back to the Board of Administration for consideration along the lines proposed in the Board of Administration report dated September 21, 1971, regarding shared use of the Fraserview Library and the coordination of social services.

- CARRIED

Admission Charges: Centennial Museum
and H.R. MacMillan Planetarium (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Finance matters), dated October 1, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters, Supplementary, October 1, 1971

Conference: American Water Works Association Pacific Northwest Section: May 3 to 5, 1972

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 1, 1971, be adopted.

- CARRIED

D. Property Matters

Hamilton Harvey Ltd. Lease of Lane (Clause 2)

The Board of Administration submitted a report of the Supervisor of Property & Insurance on a request of Hamilton Harvey Limited that the City consider giving effect to rental payments for the lease of the lane West of Main Street from 5th Avenue to the lane to the North (Block 24, D.L. 200A), at the time when the lease will be used by the company, as its original expansion plans when the lease was entered into had been altered due to economic conditions. A refund in rental paid to date is requested. The lease was effective on March 1st, 1969 and is for a period of ten years, at a rental of $75.00 per month.

MOVED by Ald. Adams,
THAT this lease be cancelled as of January 1, 1972, but no refund be granted.

- CARRIED

Sale of Lot 10: N/S Napier Street between Clark Drive and Odlum Drive (Clause 7)

MOVED by Ald. Phillips,
THAT, pursuant to report of the Board of Administration and the Supervisor of Property and Insurance, City-owned Lot 10, except the East 25', Block 30, D.L.182, be sold to Chuck Wagon Meat Processors Ltd. for the amount of $8,000, on City terms at 9%, subject to:

1. The approval of City Council to rezone the above-mentioned consolidated site to an M-1 Industrial District.

2. The purchaser to dedicate the easterly 3 feet of Lot 5 and Lot A of 10, Block 30, D.L. 182 for lane purposes and the balance of these lots be consolidated with Lot 10 Exc. East 25 feet, Block 30, D. L. 182 into one parcel and so registered in the Land Registry Office.

3. Satisfactory arrangements being made by the purchaser to provide vehicular access to the rear of Lots E, F and G of Lots 1-4, Block 30, D.L. 182, for as long as each lot is wholly used for residential purposes.

4. The purchaser agreeing that no operation will be carried on which could prove noxious to adjoining residential development.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
THAT clauses 1, 3 to 6 inclusive and 8 of the report of the Board of Administration (Property matters), dated October 1, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Proposed Multi-Service Care Facility and Replacement of Taylor Manor

The Board of Administration, under date of September 14, 1971, submitted a report from the Medical Health Officer, the Director of Welfare Services and the Director of Social Planning/Community Development on proposed multi-care service facility with particular reference to Taylor Manor. The report reviews the matter in detail and makes various recommendations, supported by the Board of Administration.

It is noted there is a delegation request made by the Volunteer for Seniors program. The Council felt that it would be more appropriate for the delegation to appear as per its request at some future date rather than on this particular report at this time.

MOVED by Ald. Hardwick,
THAT,

(a) this proposal re multi-care facility be approved in principle;

(b) the Board of Administration report on a suitable site, or sites, where there will be a minimum of disruption of residential premises and in this regard the site search be not limited to the Britannia area;

(c) the Vancouver City Council forward this proposal to the Voluntary Association for Health & Welfare, United Community Services, the Board of Parks and Public Recreation, and the Greater Vancouver Regional Hospital District;

(d) the Vancouver City Council discuss this proposal with respect to financing and policies with the Minister of Health Services & Hospital Insurance, the Minister of Rehabilitation & Social Improvement, and the Provincial Secretary;

(e) the City of Vancouver endorse the request of the Silver Threads Society for Federal participation in multi-service day centres;

FURTHER that His Worship the Mayor be requested to appoint a committee on the action referred to in recommendation (d) above.

- CARRIED

F. Acquisition of Lot 18 (5332 Windsor Street)

The Board of Administration submitted a report, under date of October 1, 1971, from the Supervisor of Property and Insurance in regard to purchase of Lot 18, Block 12, DL's 668 - 670, i.e. 5332 Windsor Street, required for development of a 50 foot road allowance in connection with widening of 37th Avenue, Fraser to Inverness Streets.

MOVED by Ald. Hardwick,
THAT the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $13,000, chargeable to Land Purchase Fund for Future Civic Purposes (Code 561/2901), the effective date of the sale to be September 30, 1971 and subject to rent free possession to November 30, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Shared Use of the Fraserview Library
Coordination of Social Services

The Board of Administration, under date of September 21, 1971, submitted a report of the Director of Social Planning/ Community Development in the matter of provision of social services in the Fraserview community and particularly, the shared use of the Fraserview Library involving coordination of various social services. The report deals with the matter in detail, concluding with the following recommendations:

"The Director of Social Planning/Community Development recommends that:

A. Shared Use:

1) the operation of the Fraserview Social Services portion be approved as outlined in this report;

2) the City to enter into a Lease Agreement with Children's Aid Society for its proportion of the premises for a period of two years at a rental of $3,500.00 per annum subject to cancellation by either party, upon three months notice and subject further to the Lease being renewed for a further term to be negotiated, all other conditions to be to the satisfaction of the Corporation Counsel;

3) the City purchase clerical services from CAS at two-thirds of a clerk's time at a monthly cost of $300 to be reviewed when the respective volumes of work can be better assessed;

4) the additional funds required amounting to $1,480 in 1971 for the City Departments operation be provided to the budget of the Department of SP/CD by the increase in Revenue of $625 and by an appropriation of $855 from Revenue Surplus of Prior Years.

B. Coordination of Social Services:

1) the program of the Fraserview Social Services portion be approved as outlined in Part II of this report;

2) the expenditure of $400 from the Department of SP/CD Purchase of Outside Services Account (POSER) be approved for a staff training workshop and a service brochure.

Your Board recommends that the foregoing report of the Director of Social Planning/Community Development be approved."

MOVED by Ald. Hardwick,
THAT the foregoing recommendations be approved and the Public Library be involved in the discussions on the matter of hours of operation.

(report is on file in City Clerk's Office) - CARRIED

H.(i) Report on Traffic Implications Resulting from Gastown/Chinatown Restoration Study Proposals

(ii) Columbia-Quebec Connector

It was agreed that the foregoing reports be deferred for consideration later this day. (see pages 12 - 14)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Health and Welfare, September 23

Consideration was given to the report of the Standing Committee on Health and Welfare dated September 23, 1971, and action was taken as follows:

Social Assistance and Related Services to Youth: Children's Aid Society (Clause 1)

MOVED by Ald. Linnell,
THAT consideration of this clause be deferred to later in the day to give the Council an opportunity to read the report of the Board of Administration and the Director of Welfare Services dated October 1, 1971, which relates. (see page 14)

- CARRIED

Balance of Report of the Standing Committee on Health and Welfare

MOVED by Ald. Linnell,
THAT in respect of the report of the Standing Committee on Health and Welfare, dated September 23, 1971, Clause 2 be adopted and Clause 3 received for information.

- CARRIED

J. Report of Official Traffic Commission September 23, 1971

Consideration was given to the report of the Official Traffic Commission dated September 22, 1971, and action was taken as follows:

Parking Adjacent to Schools (Clause 2)

After considering communications from representatives of the School Board, under date of September 28, 1971, it was,

MOVED by Ald. Linnell,
THAT the recommendations in this clause be adopted with the exception of the recommendation of the City Engineer, i.e. 'that the School Board assume expenses of signing the zones as requested', which item be referred back to the Official Traffic Commission in an endeavour to work out a satisfactory financing arrangement with the School Board.

- CARRIED

Cassiar/401 Pedestrian Overpass (Clause 5)

In respect of this matter it was noted that the Hastings Sunrise Action Council and the 401 Committee wish to appear before the Council.

MOVED by Ald. Phillips,
THAT this matter be deferred pending the hearing of a delegation as requested.

- CARRIED

Balance of Official Traffic Commission Report

MOVED by Ald. Linnell,
THAT Clauses 1, 3 and 4 of the report of the Official Traffic Commission dated September 22, 1971, be adopted.

- CARRIED

At this point the Council (in Committee) observed a short recess and held an 'In Camera' meeting, resuming their open session at approximately 11:45 A.M.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Parade and Street Closure:
Certain Downtown Streets

The Board of Administration advised of a request from the Student Action Committee on Amchitka for permission to march to the U.S. Consulate on Wednesday, October 6th, and hold a demonstration against the American nuclear test on Amchitka Island. Three parades are requested by the students for this date, as follows:

"ASSEMBLY AREAS - North Shore students will request permission from the R.C.M.P. to assemble at a location in North Vancouver at 11:30 A.M.

EAST END STUDENTS - wish to assemble at Thornton Park between 12:00 Noon and 12:30 P.M.

WEST END STUDENTS - wish to assemble at the Seaforth Armouries from 12:15 P.M. to 12:45 P.M.

ROUTES From the North Shore at 12:00 Noon via the Stanley Park Causeway, Chilco Street and Alberni Street.

From Thornton Park at 12:30 P.M. via National Street, Main Street, Georgia Viaduct, Georgia Street and Burrard Street.

From the Seaforth Armouries at 12:45 via Burrard Street".

The request is made also that a sufficient portion of Alberni Street between Burrard and Thurlow streets be closed to vehicular traffic between 12:00 noon and 4:00 p.m.

After due consideration it was,

MOVED by Ald. Hardwick,
THAT,

(a) The Student Action Committee on Amchitka be informed the Council has no objection to these parades, subject to:

(i) the applicants entering into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all possible claims that may arise from the proposed marches and demonstration;

(ii) during the parades the marchers remaining on the sidewalks and obeying all traffic regulations.

(b) The street closure requested be approved;

(c) The cost of signing and barricading involved be waived;

(d) No sound truck be permitted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Centennial Free Bus:
Downtown Area

Alderman Sweeney, co-Chairman of the Vancouver Centennial Committee submitted a letter from the Downtown Business Association, under date of October 1, 1971, stating that in view of the success of the summer Centennial free bus service in the downtown area, the service is to be extended for the period November 12 to December 24, the approximate cost being $8,500.00. The question is raised as to whether the City would again assist financially. Alderman Sweeney recommends, on behalf of the Centennial Committee, that the proposal be approved, subject to the Downtown Business Association financing one-half the cost and the City's portion not exceeding $4,250.00; such amount to be chargeable to the Centennial Fund appropriation.

MOVED by Ald. Sweeney,
THAT the foregoing recommendation be approved.

- CARRIED BY THE REQUIRED MAJORITY

The Council, in Committee, recessed at approximately 12:00 noon to reconvene in the Council Chamber at 2:00 P.M.

The Council, in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor (Alderman Bird)
Aldermen Adams, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Broome (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

2. Operation at 4296 and 4316 Main Street

Due to complaints from Mr. F. W. Cordes, the Board of Administration submitted a report under date of August 27, 1971, from the Director of Planning and Civic Development in respect of the use of 4296 and 4316 Main Street for welding and fabricating being non-conforming uses. Details are set out in the report and the Council heard Mr. Cordes, who filed a brief on his complaints, and heard Mr. A. Vogt, the owner of the property who filed a brief dated September 28, 1971, in answer to these complaints.

MOVED by Ald. Rankin,
THAT,

(a) the parking prohibition on the west side of Main Street in the block be further reviewed;

(b) parking on the east side be restricted to residential only, similar to the regulations which apply in the area around the Pacific National Exhibition;

(c) the owner be requested to take appropriate action in an endeavour to prevent any Sunday operation.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Development Permit Applications:
Lancer of Canada, and City options to
Re-purchase (Clause 2)

The Board of Administration, under date of October 1, 1971, submitted a report of the Director of Planning and Civic Development with respect to development permit applications of Lancer of Canada Limited respecting two sites on Cordova Street on the West side of Hawks Avenue. The re-purchase options to the City are referred to in the report.

A delegation from the company was heard asking that the requirement to develop within 18 months be changed to 4 years and in a brief dated October 4, 1971, the company sets out its reasons therefor.

MOVED by Ald. Phillips,
THAT the recommendations of the Board of Administration and Director of Planning and Civic Development, contained in Board report of October 1, 1971, be adopted, after changing the 18 month provision to 4 years.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Rezoning: N/S West 14th Avenue between Burrard and Cypress Streets (Lily E. Mott)

The Board of Administration, under date of September 24, 1971, submitted a report of the Director of Planning and Civic Development regarding an application to rezone the N/S of West 14th Avenue between Burrard and Cypress Streets from an RT-2 two-family dwelling district to an RM-3 Multiple dwelling district. The Board of Administration recommends refusal, in accordance with recommendations of the Technical Planning Board and the Town Planning Commission, referred to in the report.

A representative of Mrs. Mott appeared in support of the application and filed a brief dated October 5, 1971.

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated September 24, 1971, dealing with this matter and recommending refusal of the application, be adopted.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. (i) Report on Traffic Implications Resulting from Gastown/Chinatown Restoration Study Proposals

The Council further considered a report of the Board of Administration dated June 25, 1971, on traffic implications resulting from Gastown/Chinatown restoration study proposals. The Board of Administration submitted a report by the City Engineer dated June, 1971, regarding traffic problems in the historic site, and details are given respecting various plans as a result of a detailed examination of the Pender-Keefer couplet, as well as five alternatives described as Plan C, D, E, F, G, and H. In this respect the Council heard a delegation from the Chinatown Improvement Group when a brief was filed dated October 5, 1971 commenting on proposed plans for the area and making specific reference to the Pagoda and cultural centre proposed on block 14. The following request is made:

cont'd ...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report on Traffic Implications:
Gastown/Chinatown Restoration Study
(cont'd)

"(a) City leases to us, the portion of the land, designated for the Pagoda, and Cultural Complex, and we will arrange to buy the remainder at market value for the support of commercial development.

(b) We shall arrange, to buy from the city, the whole area in question, at market value for this comprehensive development".

MOVED by Ald. Hardwick,
THAT the Council express its favour of Plan "G", however, the Board of Administration be requested to report back on modifications to permit the Pagoda development proposed on Pender Street.

- CARRIED

MOVED by Ald. Linnell,
THAT the matter of selection of one of the plans as referred to in the June 25th Board of Administration report be tabled until the Council receives full information on the whole matter.

- LOST

(The motion of Alderman Hardwick was put and carried)

H.(ii) Columbia-Quebec Connector

The Council considered a report dated September 24, 1971, from the Board of Administration on the Columbia-Quebec Connector in which is set out a report from the City Engineer and the Director of Planning and Civic Development, and refers particularly to the following matters:

(a) Progress re the Connector
(b) Extent of Filling in False Creek
(c) Traffic and other considerations

and sets out the following two conclusions:

"1. Completion of the small filling in process and proposed at the east end of False Creek should proceed, since the City is legally committed to this. Furthermore, the effect in reducing total water area is small and termination of filling at this stage would leave small bays which would be very difficult to keep clean. Completion of this filling will clean up backwaters in the east end of the Creek and permit the Cement Company to construct its conveyor so that it can continue its operations as per the 1962 agreement with the City.

2. Since no construction of the Columbia-Quebec roadway is scheduled until late 1972, well after completion of current studies by Consultants on False Creek, there is no need for Council action at this time. After the reports of the Consultants are in, the matter will be brought before Council again."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector (cont'd)

In connection with this whole matter, a Report Reference was given by representatives of the Engineering and Planning Departments.

MOVED by Ald. Hardwick,

THAT,

(a) conclusion #1 be approved and therefore the filling operation proceed accordingly;

(b) the Council re-affirm its 1962 policy in regard to the Columbia-Quebec Connector.

- CARRIED

(During consideration of the foregoing matter a short recess was observed)

Report of Standing Committee on Health and Welfare, September 23, 1971 (cont'd)

Social Assistance and Related Services to Youth: Children's Aid Society (Clause 1)

Further consideration was given to Clause 1 of the report of the Standing Committee on Health and Welfare re social assistance and related services to youth, Children's Aid Society. In connection with recommendation (a) in this report, the Board of Administration, under date of October 1st, submitted a report from the Director of Welfare Services relating to a brief from the Children's Aid Society on the matter. Comments on recommendations in that brief are made, concluding with positive recommendations.

MOVED by Ald. Linnell,

THAT the recommendations of the Board of Administration and the Director of Welfare Services in the Board of Administration report dated October 1, 1971 be approved in principle and forwarded to the various parties referred to in recommendation 1(a) of the Standing Committee report of September 23, 1971;

FURTHER that recommendations (b), (c), (d) and (e) of this Clause 1 be adopted.

- CARRIED

MOVED by Ald. Rankin, in Amendment,

THAT the words in the motion of Alderman Linnell, 'approved in principle' be deleted.

- LOST

(Alderman Rankin is recorded in favour of the amendment)

(The motion of Alderman Linnell was put and carried)

(see page 9 for action on Clauses 2 and 3)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S Rosemont Drive between Kerr and Butler Streets)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (2280 East 37th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. All that portion of Subdivision 22 of Lot 3, Blocks 7 and 8, District Lot 394, Group 1, New Westminster District, Plan 1700, described as follows: COMMENCING at the south east corner of said Subdivision 22; THENCE West 10 feet following in the southerly limit of said Subdivision 22; THENCE N 45° E 14.14 feet, more or less, to intersection with the easterly limit of said Subdivision 22 at a point 10 feet northerly from the south easterly corner of said Subdivision 22; THENCE South 10 feet following in the easterly limit of said Subdivision 22 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 22, 1971, and marginally numbered LF 5710

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
2280 East 37th Avenue (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Allocation of Land for Highway Purposes
(Block 2, Old Granville Townsite)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes all that portion of FIRST: Lot 11, except Parcel "A" (Reference Plan 1457) 2NDLY: Lots 12 and 13 and 3RDLY: Lot 14, except the East 26 feet; all of Block 2, Old Granville Townsite, Plan 168, outlined red on the plan prepared by A. Burhoe, B.C.L.S., attested to on the 12th day of July, 1971, and marginally numbered LD 1284, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for highway purposes and declared to form and to constitute portion of a highway.

- CARRIED

3. Senior Citizens Housing

At the meeting on September 28th, Notice was given of the following motion by Alderman Rankin, seconded this day by Alderman Phillips:

MOVED by Ald. Rankin,
SECONDED by Ald. Phillips,

THAT WHEREAS there are one million dollars included in the five year plan for housing;

AND WHEREAS there is an extreme shortage of senior citizens' housing;

AND WHEREAS there is a proposal by the Provincial Government for granting one-half wages to certain citizens who have been on welfare the previous three months;

THEREFORE BE IT RESOLVED THAT the Council instruct the Board of Administration to proceed with diligence to complete a plan to produce through service clubs, ethnic groups and Public Housing Authority, plans for building sufficient units to meet the current shortage.

- CARRIED

(cont'd) ...

MOTIONS (cont'd)

Senior Citizens' Housing (cont'd)

Commissioner Ryan proposed that, in giving effect to the motion, appropriate advertising be placed in the newspapers to enquire of interest in the matter. The Council agreed to this suggestion.

MOVED by Ald. Wilson,
THAT the whole matter be referred to the Standing Committee on Planning and Development to be considered along with other proposals.

- LOST

(The motion of Aldermen Rankin and Phillips was put and carried)

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Report on Discussions with Government and Federation of Canadian Municipalities

Municipal Job Program

Alderman Phillips advised of discussions on the subject of a municipal job program, and of a Toronto proposal, involving participation at all three Government levels.

The Alderman felt there was a possibility of working out a satisfactory program with our Provincial and Federal Governments and on Friday of this week, at 2:30 P.M. there will be a meeting with the Minister of Manpower, in the Mayor's Office, for discussion of the question. Members of Council were invited to be present and it was suggested that the Deputy Mayor be in communication with the Chairman of the Greater Vancouver Regional District and invite his attendance.

Alderman Phillips requested the Board of Administration prepare a brief for the meeting and a list of civic job opportunities dependent upon the necessary finances being available.

The Deputy Mayor so instructed.

Appointment of Mr. Egan to Certain F.C.M. Committees

Alderman Phillips advised he would be forwarding a brief to members of the Council on this F.C.M. request, as a result of discussion with the Executive Director.

Tri-Level Conference

Alderman Phillips advised of discussion by the F.C.M. representatives in the matter of pressing for a tri-level conference.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - St. James Church Gastown Workshop

referred to an application by the St. James Church Gastown Workshop for financial assistance in connection with the organization's social service work and that representatives of the group wish to appear before Council.

It was agreed that when the Board of Administration report is before the Council, the delegation be given an opportunity to be heard.

Alderman Linnell - Burial of Indigents and Recent Demonstration at 1530 West 8th Avenue Office

referred to a report dated Sept. 29, 1971 by the Director of Welfare Services on a demonstration at the Welfare Offices in reference to an indigent burial application. In commending the Director for his handling of the matter, Alderman Linnell reported arrangements are being made to keep the Council informed of departmental policy matters from time to time.

Deputy Mayor Alderman Bird - Housing

requested the Board of Administration arrange for negotiations with the Central Mortgage and Housing Corporation in an endeavour to have low interest money available for construction in the City, of condominium housing since at the present time developers are unable to meet the $15,000 ceiling.

The Council adjourned at approximately 5:15 P.M.

***

The foregoing are Minutes of the Regular Council meeting of October 5, 1971, which were adopted on October 19, 1971.

MAYOR

CITY CLERK

October 1st, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing and Leasing Portion of the Lane West of Commercial Drive South of Lane North of 5th Avenue

"City Council on June 29th, 1971 adopted a report closing and leasing portion of the 16-foot lane west of Commercial Drive, south of the lane north of 5th Avenue. The portion to be closed and leased abuts Lot B of Lots 52 and 53, Block 145, D.L. 264A. The recommendation in the adopted report was to lease the closed lane to the owner of Lot A. This was a typographical error. The closed lane is to be leased to the abutting owner which is Lot B.

I RECOMMEND that the report for closing the lane abutting Lot B of Lots 52 and 53, Block 145, D.L. 264A adopted by City Council on June 29th, 1971 be amended by rescinding 'that the closed lane be leased to the owner of A' and substituting 'that the closed lane be leased to the owner of abutting Lot B.'"

Your Board RECOMMENDS that the foregoing report be adopted.

2. **Local Improvements by "Petition"**

The City Engineer reports as follows:

"I consider it advisable to carry out projects for:

- Pavement and Curbs
- Pavement and Curbs, Local Residential
- Lane Pavements
- P. C. Concrete Sidewalks

as shown on the attached schedule dated September 24th, 1971, as Local Improvements 'by Petition'.

The City's share of these improvements is available in the 1971 Street Capital Budget."

SECOND STEP:

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated September 24th, 1971.

The estimated total cost of these improvements is $834,980, and the City's share of the cost is $561,961.

/continued . . .

Clause 2 Continued

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

3. Local Improvements - Special Relief

The Assessment Commissioner and Deputy City Engineer report:

"A letter has been received from a home-owner on Victoria Drive requesting relief from a Local Improvement charge for paving and curbing. The property in question is zoned RM-3 Multiple Dwelling, but developed with a single family dwelling. It is 33 feet wide by 99 feet deep,flanking the street which has been improved.

Local Improvement charges should reflect the benefit which each property will derive over the life of the improvement, and zoning is taken to be a better measure of a lot's probable long-time use and thus of its probable long-time benefit than is the present development. A special factor, however, applies in the case raised. Since this lot flanks the improvement the zoning has a double impact on the charge - once because the rate for multiple dwelling property is over twice the rate for residential property and again because multiple dwelling flankage pays on the basis of three-quarters of its length, but residential flankage on the basis of only one-quarter of its length. The combined effect is to make the charge seven times what it would be if the lot were zoned residentially. ($132.90 per year as against $18.80 per year).

Under Section 67 of the Local Improvement Procedure By-Law the City Council (by a two-thirds vote) can give special relief to a property which it deems to be 'inequitably or unjustly dealt with'. It is proposed that the double impact of the higher zoning be removed by having the property in question (and others like it) pay the rate per foot according to their zoning, but with flankage relief to a residential level. (The annual charge would thus be reduced from $132.90 to $44.30).

The flankage lots thus relieved and homes on fronting higher-zoned lots would still be paying over twice what they would if zoned residential. This is not felt to be unequitable in view of their potential redevelopment to the higher use. It is suggested that any question of further relief to flanking lots or relief to fronting lots would best be dealt with on a 'hardship' basis under the proposed system of deferring local improvement charges (which is before the Standing Committee on Finance). It is further proposed that the relief to homes on flanking higher-zoned lots should be limited to owner-occupied single family dwellings, and that it should not apply if the property was purchased since the local improvement charge appeared on the tax rolls.

A Council resolution will be required each year to give the proposed relief and this resolution will require a two-thirds vote of the members present.

It is not usual to make changes in local improvement policy retroactive and this change, if approved, would normally start with charges being placed on the tax roll in 1972. In the circumstances, however, it is proposed that the relief should also apply to the 1971 charge on the property in question and on any others who apply for relief this year. (No application would be required for relief in 1972 or subsequent years.) However a check will be made each year to ascertain if the use of the property at that time make it eligible for relief under the proposed policy.

/continued . . .

Clause 3 Continued

We RECOMMEND:

a) That Council adopt a policy of giving relief on local improvement charges to homes on a flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

Your Board RECOMMENDS adoption of the foregoing recommendations of the Assessment Commissioner and Deputy City Engineer.

INFORMATION

4. Pollution of False Creek

This report provides information to Council concerning requests by Messrs. Gallon and Woodhouse of SPEC for action on certain pollution problems in the False Creek area and for permission to appear as a delegation concerning these. It is also further to inquiries by various members of Council. The matters brought up by SPEC are:-

(1) General pollution of False Creek

(2) Specific problems:-

(a) Scott Poultry
(b) Myer Franks
(c) Western Bridge
(d) C.P. Transport
(e) Bay Lumber Company

The Director of Permits & Licenses and the Deputy City Engineer report as follows:-

"(1) GENERAL POLLUTION

Industries situated in the False Creek area from which wastes could eventually find their way to False Creek have been under more rigorous inspection since the amendments to the Plumbing Bylaw were adopted May 18, 1971. These amendments set out standards for industrial wastes. Discussions with management have taken place in most instances to initiate corrective action. Inspections were also carried out in the area and in specific industries with representatives of the Provincial Pollution Control Branch. Your officials also have close contact and the co-operation of the Federal Fisheries Department and other departments concerned in pollution control in this area, as well as in the remainder of the City. All sewer outfalls to False Creek have been or will be registered with the Pollution Control Branch who will also adjudicate on the acceptability of effluent reaching False Creek.

In addition to the foregoing, the Engineering Department has advanced its sewer programme to improve the general system in the False Creek area. The status is as follows:-

/continued . . .

Clause 4 Continued

(a) In the areas north and south of the Creek, all sanitary outfalls in the City system have been eliminated and diverted to Iona Island. Several storm outfalls exist and some of these act as overflows to combined systems during periods of high precipitation. Most of the private sites adjacent to the Creek are on septic tanks. A few of these discharge overflows into the City storm sewers.

(b) In the area east of False Creek the Engineering Department has advanced a programme for up-grading the sanitary and storm systems in the False Creek Flats and adjoining areas which now contribute to the Terminal Avenue outfall. A portion of the cost of these systems is expected to be borne by the Canadian National Railway. So far agreement has not been reached on this cost sharing. On June 14, 1971 Council directed that the City not proceed unilaterally with construction of facilities until such agreement is reached.

(2) SPECIFIC PROBLEMS

(a) Scott Poultry

This company has caused problems in the past and their holding and separation system must be enlarged to correct the situation. The company chose to construct a new plant in another municipality which is now near completion. It is expected that the move to the new plant will take place before the end of October 1971.

(b) Myer Franks

Myer Franks has for a long time been discharging oily wastes into the storm system terminating in False Creek. Very considerable effort has been made by the City to correct this situation with Myer Franks Ltd., but to date this has been unsuccessful. A separate report from the Director of Permits & Licenses and the Deputy City Engineer containing recommendations on this matter is before Council today.

(c) Western Bridge

The plant is served by a City sewer but only sanitary wastes are discharged to it. Industrial wastes are discharged to False Creek.

The firm is presently conducting a study to determine what waste treatment will be required before the wastes can be discharged to the City sewer. Neutralizing the wastes can be readily accomplished. However, some experimentation must be performed in order to find an efficient and practical method of removing certain metals which are in solution in the wastes.

(d) C.P. Transport (North Side of False Creek)

C.P. Transport park a number of trucks and tanker trailers in the C.P.R. yards on the north side of False Creek. Occasionally some of the tank trucks were flushed out and the washings, mainly polymer resins and water, were discharged to the ground in the parking area. These wastes cannot be disposed of either to the ground or to the water in this area without causing problems. The manager of C.P. Transport, Mr. W. McDonald, was advised of this and the wastes are now placed in 45 gallon drums for removal. An underground storage tank is being installed.

/continued . . .

Clause 4 Continued

Oily wastes were being disposed of in a pit adjacent to False Creek. Continuation of this practice could have led to oil leaching through the bank into False Creek. Mr. A. Price, Divisional Engineer for the C.P.R. had the pit filled in and waste oil is now collected and removed.

The C.P.R. has a problem with people dumping rubbish in the area.

The C.P.R. yards are not served by City sewers. The three outfalls which the C.P.R. have in False Creek are receiving the attention of the Provincial Pollution Control Branch.

(e) Bay Lumber Company

Lumber manufacturers treat the lumber with a solution to prevent the wood from staining. Bay Lumber Company has a sump through which the lumber carriers, loaded with wood, are driven. The sump has a capacity of approximately 17,000 gallons. The anti-staining solution is added in the proportion of 1 gallon to 100 gallons of water. The sump does not have an outlet pipe and no evidence of the anti-staining solution entering False Creek has been found.

Permatox was commonly used by the lumber industry to prevent staining. It is no longer used since it contains mercury.

There appears to be no need to empty the sump - it is a matter of adding to the sump contents to make up what is absorbed by the lumber or lost by evaporation.

SUMMARY

Efforts have been increased by the various Civic Departments involved to reduce pollution in False Creek. These have been directed to intensified inspection and control as well as the design and advancement of sewering programmes. In addition, co-operation has continued with the Pollution Control Branch and the Fisheries Department as well as the Sewerage and Drainage District in the effort to solve pollution problems in this area.

From time to time specific problems require action by Council as is the case with Item 2(b) above, being dealt with separately today."

YOUR BOARD submits the foregoing report for the INFORMATION of Council.

DELEGATION REQUEST MR. G. GALLON SPEC.
(Copies of the letters from Messrs Gallon & Woodhouse of SPEC are circulated for information).

RECOMMENDATIONS:

5. Control of Oily Wastes
Myer Franks Ltd.

Your Board submits the following report of the Director of Permits & Licenses and the Deputy City Engineer re control of oily wastes - Myer Franks Limited:-

"This problem has existed for many years and several reports have been before Council on the matter. On September 1, 1970 Council passed a resolution that Myer Franks Ltd. be required to connect to a sewer at standards acceptable to the Sewerage District. At that time Council requested a report on the matter within six months.

/continued . . .

Clause 5 Continued

On March 9, 1971 Council received a report from civic officials stating that effluent had been tested during the period by the Department of Fisheries, the Greater Vancouver Sewerage District and the City and in all cases the effluent from Myer Franks was found to be such that the Sewerage District would not permit connection to its trunk sewer.

On March 4, 1971 a letter was received from Mr. Applebaum of Myer Franks Ltd. (copy attached) stating that he would:-

'(a) Discontinue that portion of my business which has resulted in an effluent unacceptable to the City and higher authorities by June 1st, 1971, and remove the equipment used in this process as soon as practicable thereafter. We will be continuing the chaining of drums, but not the complete reconditioning process. At present the use of water has been cut drastically and after June 1st, we will use even less.

(b) Retain the 'open drum' type operation.

(c) Ensure the only discharge from the plant will be clean water not containing any contaminants, and having a temperature not higher than 150 degrees F.'

Your Officials reported this to Council at Mr. Applebaum's request in the report of March 9, 1971. In view of the commitment by Myer Franks to eliminate the problem by June 1, 1971, no further recommendations were made for further action at that time.

At this time we have to report that the commitments made by Myer Franks Ltd. as noted above, have not been fulfilled. The portion of the business resulting in unacceptable effluent has not been discontinued. Water meter readings show that an average 14,200 gallons per working day were used in May and June 1970 and 13,200 gallons per day were used in May and June 1971.

The commitment to discharge clean water not containing any contaminants has not been met and samples show that effluent is still unacceptable. Further, access to the plant for the purpose of taking samples has been denied by Mr. Applebaum on several occasions.

Mr. Applebaum now proposes a system which he contends will eliminate the problem, but has not provided any plans or specifications for approval as required by the Plumbing Bylaw. Mr. Applebaum has contended at meetings with officials from the Department of Permits & Licenses and the Engineering Department that this system will provide for separation of the effluent into three components:-

(a) Oily wastes which will rise to the surface of the separation apparatus.

(b) Sludge which will settle to the bottom.

(c) Water which will be re-circulated or discharged into the sewer.

Mr. Applebaum experimented with the product Poly Complex A-11. This product is an oil dispersant of the type used to assist in cleaning up oil spills on an emergency basis. Although your Officials, after consultation with the Department of Fisheries, permitted the use of this compound for a one-time clean up of the premises which Mr. Applebaum requested, we cannot approve its use on a continuing basis because:-

/continued . . .

Clause 5 Continued

(a) It is toxic
(b) It does not eliminate the oil content from the effluent.

The position of the Federal Department of Fisheries on this matter is quoted below in an excerpt from a July 12, 1971 letter from that Department:-

'From a monitoring and effluent quantity viewpoint, the oil treated in this manner will still show up in analysis as oil regardless of whether or not emulsifiers are used. Consequently, the Greater Vancouver Sewerage and Drainage District's oil standard which is acceptable to our Department cannot be met.

Like you, we feel that emulsifiers and dispersants may be useful under emergency conditions. However, we cannot regard their continuous use as a suitable effluent treatment technique because they will increase toxicity and they do not remove the oil. They only mask it.'

Myer Franks has also asked that the City guarantee that it would be able to accept the sludge from the proposed separation tanks. Evidence to date shows that the sludge will be in a liquid state which is unacceptable at the Vancouver sanitary landfill in Delta since it could permeate for considerable distances through the fill. Accordingly, your officials have not been able to give Myer Franks the requested guarantee.

Myer Franks have installed, as part of the new system, a device designed to pick the oily wastes from the surface of the settling apparatus after which it could be disposed of. The effectiveness of this device is not known, however, there are indications that the water remaining after such separation would exceed the allowable oil content for discharge into the sewer. There is, therefore, insufficient indication that the process will be successful in this regard.

SUMMARY

1 The commitments made by Mr. Applebaum of Myer Franks to eliminate the problem by June 1, 1971, have not been carried out.

2. Effluent from the plant is not satisfactory for acceptance into the sewer, as required by Council resolution of September 1, 1970.

3. Plans of the changes in the operation proposed by Mr. Applebaum have not been presented in a manner which can be properly assessed.

4. Waste products from the proposed system, at this time, do not appear to be suitable for acceptance into the sewer system or the sanitary landfill.

RECOMMENDATIONS

In view of the continuing problem, long past deadlines set by Mr. Applebaum himself, and the lack of assurance that proposed changes will be effective, your Officials

RECOMMEND that the City of Vancouver Business License for Myer Franks Ltd. be suspended until such time:-

/continued . . .

Clause 5 Continued

(1) as a process is installed which provides waste material which can be accepted by the Greater Vancouver Regional District for a sewer connection or can be disposed of by any other approved method. Such installation shall be properly engineered and supported with adequate drawings and specifications.

(2) On receipt of such information and when the installation is made, the City permit operation for two weeks to determine whether the waste materials are acceptable. If the wastes are satisfactory, operation of the plant will be permitted to continue provided that at all times all related legislation is complied with."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses and the Deputy City Engineer be tabled pending the opportunity being given to Mr. Applebaum to appear before Council and show cause why his license should not be suspended as per the recommendation of the officials and in the meantime a copy of this Board of Administration report be furnished to him.

6. Street Closure - 19th Avenue
Oak Street to Laurel Street

Your Board submits the following report of the City Engineer:

"Congregation Schara Tzedeck, in a letter dated September 24th, 1971, signed by Rabbi Hier, are requesting permission to close 19th Avenue between Oak Street and Laurel Street to vehicular traffic on October 11th, 1971 from 7:00 P.M. to 9:00 P.M. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

It is accordingly RECOMMENDED that 19th Avenue from Oak Street to Laurel Street be closed to vehicular traffic on Monday, October 11th, 1971 from 7:00 P.M. to 9:00 P.M. provided that:

(a) Costs of barricading and signing are borne by the applicant.

(b) The applicant enter into an arrangement, satisfactory to the Corporation Counsel, indemnifying the City against all possible claims that may arise from the festivities.

(c) That all details be to the satisfaction of the Chief Constable and the City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 36-37

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: North side West 6th Avenue between Balsam & Larch Streets (H.J. MacKay)

The Director of Planning and Civic Development reports as follows:

"An application has been received from H.J. MacKay, 235 East Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 11 - 14, Block 261, D.L. 526, being the north side of West 6th Avenue between Balsam and Larch Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is: 'construction of an apartment building.'

The subject lands each have a frontage of 50' and a depth of 120', with no lane on the block. The properties are occupied by older type dwellings, similar to those in the general area.

The present zoning of the Kitsilano area, bounded roughly by Cornwall Avenue to the North, Burrard Street on the East, Larch on the West terminating at the lane South of 4th Avenue and Vine Street on the West, between 4th Avenue and Broadway, consists of approximately 166 acres, with only 81 acres developed with specifically designed apartments, and 4 acres with institutional uses.

The Technical Planning Board on August 27, 1971, recommended that the application be not approved for the following reasons:

1. There still exists approximately 81 acres of land in the Kitsilano area zoned for apartment development that is currently occupied generally with older dwellings.

2. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site, permitting a high-rise building in an area otherwise zoned as RT-2 and developed with dwellings generally 1 and 2 storeys in height.

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations --- i.e. height of the building shall not exceed 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.

The Town Planning Commission on September 10, 1971, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and Town Planning Commission.

DELEGATION REQUEST - Mr. Don Foster for Dr. H. J. MacKay

2. Redevelopment Project 2, Area A-5 Development Permit Applications and Options to Repurchase - Lancer of Canada Ltd.

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Two sites on East Cordova Street on the west side of Hawks Avenue were sold to Lancer of Canada Ltd. early in 1969 as part of Redevelopment Project 2, Area A-5. The City holds a repurchase option if development is not commenced within 18 months or completed within 36 months of the date of sale.

Two six-month extensions have been granted and by letter dated August 17th, 1971, on instruction of Council, the Company was informed of the City's intent to exercise the repurchase option unless development was started within 90 days of August 11th, 1971. In response to the above letter, the development permit applications dated August 27th, 1971, were made.

These applications are being reported to Council because they include only 5,000 square feet of the total 40,000 square feet development. Council is therefore requested to approve a further repurchase option to ensure that development of the total 40,000 square feet building will commence within an 18-month period.

THE APPLICATIONS

The properties were advertised and sold on the basis that the Director of Planning would 'examine all development permit applications for development on the lands to ensure that development is of a suitable standard.'

In terms of redevelopment objectives for this area, which included the replacement of substandard housing by good quality industrial development, the development proposed is not considered suitable for the following reasons:

1. The proposal does not realize the potential of the site. Lot B, Block 60 is a large site with a frontage of 200' on the south side of Cordova Street and 122' on the west side of Hawks Avenue. Development Permit Application No. 56825 proposes a small warehouse of 5,000 square feet located on one quarter of the site, leaving most of the site undeveloped, and marked on the site plan as "future addition".

2. The proposal for Lot B, Block 51 (Development Permit Application No. 56826) which has a 50' frontage opposite on the north side of Cordova Street, is for a parking lot. This proposal does not meet the objective of good quality industrial development for the area and without being related to a larger development is therefore considered unsuitable.

cont'd . .

Clause 2 continued

3. The properties were sold to the Company on the basis that a 40,000 square foot garment factory estimated to employ 250 people would occupy the large site on the south side of Cordova Street with required parking being located on the small site on the opposite side of Cordova Street. The present applications therefore represent less than 15% of the final development.

ALTERNATIVE COURSES OF ACTION

1. Refuse both Development Permit Applications and exercise the options.

   In the opinion of the City Solicitor, the City could adopt this course on the basis that the development proposed is significantly different from that indicated at the time of sale.

   However a recent visit to the Company's existing premises at 367 Water Street revealed that the Company is housed in overcrowded and expensive leased premises. They wish to relocate to a new 40,000 square foot building but apparently would prefer phased construction over a three to five year period.

2. Accept the 5,000 square foot warehouse and parking lot as the first stage subject to further plans being submitted showing the relationship of the first stage to the total development and subject to guarantees that a start will be made on the final stages of the 40,000 square foot project within a reasonable period, e.g. 18 months.

   It is felt that this course of action would be more appropriate in view of the Company's intention to relocate from their existing space in Gastown and the proximity of the Cordova Street site to the Company's female workforce, many of whom live in the Strathcona area.

The following recommendation has been prepared in consultation with the Supervisor of Property and Insurance, the City Solicitor and representatives of the Senior Governments on the Urban Renewal Co-ordinating Committee.

It is RECOMMENDED that Development Permit Applications Nos. 56825 and 56826 be issued, subject to the following conditions:

1. Plans be submitted showing the proposed building located on the west 50' frontage of Lot B, Block 60; sketch elevations, sections and floor plans of the total development be submitted including the relationship of the present proposal to the total development.

cont'd . .

Clause 2 continued

2. The applicant to submit a firm undertaking in writing to enter into an Agreement with the City that unless development of the total development of approximately 40,000 square feet is started on the east 150' frontage of Lot B, Block 60 (Lots 15-20) within a period of 18 months of the date of the development permit, the City shall have the option to repurchase the east 150' frontage of Lot B, Block 60 (Lots 15-20) and Lot B, Block 51 (Lots 23 and 24) at the net sale price; if the option is exercised the costs of subdividing Lot B, Block 60 shall be borne by Lancer of Canada Ltd.; such agreement to be without prejudice to the repurchase options presently held by the City to guarantee completion of development.

FURTHER RECOMMENDED that a letter be sent to Lancer of Canada Ltd., informing them that unless Conditions 1 and 2 are met within 30 days of the date of the Development Permits, the City will exercise its repurchase options prior to November 11, 1971"

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

(Copies of a map indicating the property owned by Lancer of of Canada are circulated for the information of Council)

INFORMATION

3. Waterlots:
Bayshore Inn and Burrard Street

The Director of Planning & Civic Development reports as follows:

"On June 8th, 1971, City Council resolved:

'THAT WHEREAS the waterlots between the Bayshore Inn and Burrard Street are held by the National Harbours Board;

AND WHEREAS the City may be able to use the property creatively;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report on the status of leases, use and possible future of the property.'

The information requested is as follows:

Appendix A shows the property in question and the whole area outlined with a dotted line (that is, both the upland property and the waterlots up to the harbour headline) is now in the ownership of Marathon Realty. The land was originally owned by the National Harbours Board but, by agreement of December 31, 1967, was transferred to the C.P.R. Certain parts of the area are covered by sub-leases. The parcels concerned are outlined and located as (A) to (K) on Appendix A. Details of the occupancies and lease terms are as follows:

Pcl.	Ownership	Lessee	Date of Lease	Term
A	C.P.R.	Grand Shipping & Investment Co. Ltd.	June 15, 1959	20 years
B	C.P.R.	W.R. Menchions & Co. Ltd.	Oct. 1, 1956	20 years
C	C.P.R.	Capilano Shipping Co. Ltd.	Sept. 1, 1961	20 years

cont'd . . .

Clause 3 continued

D	C.P.R.	Blackmore Marine Services	June 1, 1962	year-to-year, self-renewing, 60-day cancellation clause
E	C.P.R.	Kanata Marine Ways	Feb. 15, 1948	"
F	C.P.R.	Air West Airlines	May 1, 1968	"
G	C.P.R.	L.H. Gordon & Clarence Wallace	Sept. 1, 1969	Year-to-year, self-renewing, 1-month cancellation clause
H	C.P.R.	Great West Towing & Salvage Ltd.	Jan. 1, 1969	Year-to-year self-renewing, 60-day cancellation clause
I	C.P.R.	Gulf Oil Canada Ltd.	July 1, 1969	10 years, 1-year cancellation clause
J	C.P.R.	Crown Federal	May 13, 1971	year-to-year, self-renewing, 1-month cancellation clause
K	C.P.R.	Crown Federal	April 1, 1914	Year-to-year self-renewing, 1-year cancella-clause

The Planning Department as part of the overall zoning studies for Downtown are investigating the potential utilization of land and water areas between the Bayshore Inn and Piers B - C.

In the foreseeable future, and as long as it is required, the present land area at grade is an essential part of the C.P. Rail operation serving the waterfront and transfer of cars to Vancouver Island. The other existing uses, such as marinas consisting of storage and repair of boats and terminal facilities for sea planes, might be relocated, dependent on adjacent development.

It is possible that subject to C.P.R. granting air-rights above the transportation facilities, non-industrial uses such as residential, tourist and related retail, could be developed. Open space and public access provisions should be included in any such development.

Part of the area is in the space required for access to a Second Crossing ofthe First Narrows."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

(Copies of the map, Appendix A, are circulated for the information of members of Council)

FOR COUNCIL ACTION SEE PAGE(S) 31

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim No. 11486
Accident - October 31, 1970
William R. Matthews

The Corporation Counsel reports as follows:

" Mr. William R. Matthews was involved in an automobile accident on October 31, 1970 which resulted in damage to a City owned motor vehicle under the control of the Police Department. At the time of the accident Mr. Matthews was being pursued by members of the Police Department who were attempting to apprehend him for a number of alleged offences. The amount of the damage to the City owned vehicle is $746.10.

Since the vehicle driven by Mr. Matthews had been stolen, there was no insurance coverage in effect. Mr. Matthews has made no payment to the City to date and since there is a one year limitation period on motor vehicle accidents, the City must commence an action against Mr. Matthews before October 31, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Matthews to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

CONSIDERATION

2. Licensing of Laundromat in South Granville Area

Your Board submits the following report of the Chief License Inspector:

"Certain cleaning establishments in the area near 67th Avenue and Granville Street have submitted a communication stating that they are of the opinion that a license will be applied for, to permit the operation of another dry cleaning and laundromat store in this area. These petitioners express the view that to grant the license could seriously affect present businesses in this field operating in the vicinity. It is proposed that before Council issues a license, adequacy of service, quality and standard should be considered.

The License Office has no record of an application for a license for this new business having been received, although enquiries may have been made.

It is not the general policy of Council to restrict licenses of this nature.

Cont'd...

Clause #2 Continued

A copy of the petitioners' communication is furnished to Council for information and it is noted the petitioners request that if a license application is made, that they be given an opportunity to be heard by Council on the matter."

Your Board submits the foregoing report of the Chief License Inspector for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 37-38

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Street Closure for Lions Dance and Parade

The City Engineer reports as follows:

"The Chinese Nationalist League of Canada are requesting the closure of Pender Street to vehicular traffic between Carrall Street and Gore Avenue so that they may celebrate the "Double Tenth National Day" in the form of a Lions Dance and Parade on Sunday, October 10, 1971.

The proposal is as follows:

ASSEMBLY:	2:30 P.M. - 3:00 P.M.	-	at 499 East Pender Street
ROUTE:	3:00 P.M.	-	West on Pender Street from 499 Pender Street to Carrall Street, then East on Pender Street to 529 Gore Avenue for dispersal.
DISPERSAL:	4:00 P.M. - 4:30 P.M.	-	Gore Avenue between Pender Street and Keefer Street.

There will be approximately 200 participants plus the Lion in the parade. Main Street will only be closed while these people are crossing the intersection which should take approximately five minutes.

B.C. Hydro Transit Authority will reroute the Pender Street transit vehicles, and members of the Police Department will be in attendance.

Temporary parking prohibitions together with barricades will be required.

It is accordingly RECOMMENDED that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 2:30 P.M. and 4:30 P.M. on Sunday, October 10, 1971, provided that:

1. Costs of barricading and signing are borne by the applicant.
2. The applicant enter into an arrangement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the street closure.
3. The cost of any ditional street cleaning over and above normal street cleaning also be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of the letter from the Chinese Nationalist League of Canada dated September 22nd together with plan of barricading are circulated for the information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 38

FINANCE MATTERS

RECOMMENDATION

1. Admission Charges - Centennial Museum and H. R. MacMillan Planetarium

The Museums Manager reports as follows:

"On August 15 1969, City Council adopted a resolution that abolished the special group ticket admission rate which had allowed for a 25% reduction on the total cost of tickets to groups of twenty or more people.

The Planetarium has now been in operation for nearly three years and some very clear patterns of attendance have been established. In the Summer season, holiday periods at Christmas and Easter, and on weekends throughout the year, the Planetarium theatre is nearly always filled to capacity. However, attendance drops to 50% of capacity or lower during Tuesdays, Wednesdays, and Thursdays in the period from mid-September to mid-May.

It is my opinion, and this is supported by the Vancouver Ticket Centre which handles all our ticketing functions, that if a specified and carefully controlled group booking arrangement was reinstated, we could bolster the patronage in the slow mid-week period. It would certainly appeal to many societies, clubs, and other groups who are constantly looking for informative but inexpensive activitie

The suggested group rate would apply only to the adult rate of $1.25. It would mean a reduction to $1.00 for groups of twenty or more adults. No adjustment should be made to the current children's and senior citizen's rate of 50¢.

Accordingly, I recommend that

(a) A group admission fee for the Planetarium be established

(b) This fee be $1.00 for each adult when there are twenty or more adults in a group making a reservation for a Planetarium show.

(c) This fee apply only to regular shows Tuesday to Thursday during the period from Labour Day to Victoria Day, but not including the Christmas and Easter holiday periods

(d) A strict policy of no refunds or exchanges on discounted tickets be established."

Your Board RECOMMENDS the foregoing recommendations of the Museums Manager be adopted.

CONSIDERATION

2. B.C. Festival of Sports: Appointment of 1972 Festival Chairman

A letter dated September 9, 1971, has been received from the Manager of the B.C. Festival of Sports requesting that Council appoint a Festival Chairman who will co-ordinate the Festival of Sports in the Spring of 1972. Council consideration before October 15, 1971, is requested.

This organization submitted a similar request in 1970 for the 1971 Festival of Sports and, in this regard, Council passed the following Motion:

"THAT, in response to the request from the B.C. Festival of Sports, Alderman Sweeney be appointed liaison between the Council and the Festival in connection with the 1971 Festival of Sports, and it be understood that this action will not involve the City in any additional expense."

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the B.C. Festival of Sports letter dated September 9, 1971, are circulated.)

3. Grant: Vancouver Ski Team

A letter has been received from the President of the Vancouver Ski Team, requesting a grant of an unspecified amount to further the cause of competitive skiing in the Vancouver area. It is advised that the annual operating budget for the Team is $25,000, which is being raised by fund-raising projects and fees collected from the skiers involved. It is hoped to raise the required balance of this by appealing to other sources.

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter from the Vancouver Ski Team are circulated.)

4. Fraserview Branch Library: Six Day Service

The Director of Finance reports as follows:

"The Director of the Vancouver Public Library makes the following request:

'It is the intention of the various agencies operating out of the Fraserview Branch Library to offer services between the hours of 9:00 a.m. to 9:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturday. The Library Board also wishes to offer service on this basis'.

He requests an addition to his budget of $950.00 for extra salary costs for the three months remaining in 1971.

The Fraserview Branch, when opened, will be one of eleven branch libraries in the City. All but one of the branches offer public service from 9:30 a.m. to 9:00 p.m. Monday to Friday and 9:30 to 6:00 p.m. on Saturday, Each branch, however, is closed on Sunday and on Monday or Wednesday, as best suits the location. One branch offers service from noon only.

The request from the Library Board does not offer any proof of a heavy public demand for extra service at the branches, and it is probable that Council will not wish to consider the extra service proposed at the Fraserview Branch in isolation from the other ten branches, or other service needs of the City.

It has not yet been determined what extra hours of service if any will be offered at Fraserview by other City Departments and other agencies, but any service offered will likely be only for special situations that are not comparable to library service.

The cost of normal hours of service for the Fraserview Branch has already been provided for in the 1971 Library budget.

For Council Consideration

That the Director of the Vancouver Public Library be advised that Council does not deem it advisable to consider the extra service proposed at Fraserview Branch Library in isolation from service at the ten other branch libraries operating in the City; or from other service needs of the City which may have a higher priority".

Your Board submits the above report of the Director of Finance for the CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 38

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 1, 1971

RECOMMENDATION

1. Conference - American Water Works Association - Pacific Northwest Section - May 3 to 5, 1972

The Deputy City Engineer reports as follows:

"The 1972 Conference of the Pacific Northwest Section, American Water Works Association will be held in Portland on May 3rd to 5th, 1972, and the 1973 Conference of this Association will be held in Vancouver on May 11th to 13th, 1973.

The City of Vancouver has membership in this Association with the City Engineer as representative. Participation in the affairs of this Association is beneficial and desirable because of our active association with Pacific Northwest members who operate under similar conditions and have similar problems to solve.

In its letter the Association has indicated that 'local people must by virtue of their location do most of the preparation work for the Conference'. They have therefore asked that the City Engineer (we suggest a representative) act on the 1972 Conference Committee as orientation for the 1973 Conference and attend Conference meetings (likely two) to be held in the Portland area.

The meetings are usually held on Fridays or on weekends and travel costs are assumed by the Committee members. The cost to the City, other than the time away from the office, would be for transportation, hotel (one night) and per diem in each case (one day). The estimated cost will be approximately $100 per trip based on air travel and the meetings being held in the Portland area.

I therefore request approval:-

(a) To have the Deputy City Engineer, Assistant City Engineer, Sewer, Water & Sanitation, or the Administrative Assistant, Engineering (one only per meeting) attend the meetings to be held in the latter part of 1971 and 1972. as orientation for the 1973 (Vancouver) Conference.

(b) That funds be made available within the Engineering Department G.L. Control 8002 for 1971 expenditures and 1972 funds be included in the 1972 budget when submitted."

Your Board RECOMMENDS the above report of the Deputy City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 39

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 1, 1971

RECOMMENDATION

1. Acquisition for Park Site #10
2332 Prince Edward Street

The Supervisor of Property and Insurance reports as follows:

"Parcel D, W½ Block 104, D.L. 264A, known as 2332 Prince Edward Street, has been offered for sale to the City by the owner. This property forms part of Park Site #10, which is listed under Table II of Park Sites Purchases Program - 1971 to 1975, confirmed by City Council on December 15th, 1970.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 1,000 sq. ft., erected in 1906 on a lot 46' x 82', zoned RM-3. The dwelling contains 8 rooms (divided into 3 rental units), 11 plumbing fixtures, has patent shingle roof, siding and shingle exterior, a concrete foundation, full concrete basement and is heated by a gas-fired hot water system. This dwelling is in fair condition for age and type. All rental units are occupied by tenants on a month-to-month basis.

Following negotiations with the owner, he has agreed to sell for the sum of $26,200.00 as of September 30th, 1971. It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $26,200.00 as of September 30th, 1971, chargeable to Code #4189/-, Park Sites Purchase Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

2. Hamilton Harvey Ltd. Lease of Lane

The Supervisor of Property and Insurance reports as follows:

"On March 25th 1969, City Council approved an application to lease the Lane situated West of Main St. from 5th Ave. to the Lane to the North (Block 24, D.L. 200A) for loading and parking access to the adjoining store, Hamilton Harvey Limited. On April 21st, 1970, City Council amended the conditions of the lease to permit the construction of a walkway over the lane from the parking area to the store. The term of the lease was for 10 years, the lease to commence March 1st, 1969, subject to 6 months notice of cancellation at a rental of $75.00 per month.

. . . Cont'd.

Clause No. 2 (Cont'd.)

A letter has now been received from Hamilton Harvey Limited advising that due to economic conditions it has been impossible to raise the necessary funds for their expansion program. They also advise:

> "We have not altered the use of the lane in any way, and respectfully request the City of Vancouver to consider the start of rent payments under the aforementioned lease to commence at the time when the lease is used for the purpose for which it was required.
>
> We would appreciate the refund of rent paid to date if this is possible, and if not, we request that further rent be deferred until construction begins."

The total rent paid to September 30, 1971 in accordance with the terms of the lease is $2,325.00. The lease does not provide the lessee with the right of cancellation.

A recent inspection of the site confirms that the use of the lane has not been changed in any way. The lane is still used for public access and has heavy power and transformer poles running through it.

It would appear that the Company has been premature in their signing of a 10 year lease in view of the fact that the proposed expansion of the store across the lane has not materialised.

Council may wish to give consideration of the request on either of the following basis:

(1) Insist upon the lease being honored for the full 10 year term.

(2) Cancellation of the lease from January 1st, 1972.

It is noted that the City is in the position to have the lease enforced on a legal basis. However, as the lane is still used for a public access only, in conjuncion with the adjoining east-west lane, cancellation may be justified.

The foregoing report is submitted for Council's CONSIDERATION.

RECOMMENDATIONS

3. Acquisition and Exchange of Properties for Replotting - S.E. Sector Macmillan Bloedel Limited

The Supervisor of Property & Insurance reports as follows:

"At the Special Council Meeting of September 7th, 1967, the Board of Administration submitted a report concerning a proposed scheme of development for the S. E. Sector. The Director of Planning was instructed to report further on design, zoning, servicing, etc., and the Supervisor of Property and Insurance was authorized to commence negotiations with private owners for inclusion of their lands in a scheme of subdivision and that these negotiations may result in total acquisition, partial acquisition and/or exchange of land.

On May 31st, 1968, City Council approved an overall concept plan for the S. E. Sector, dated May 16th, 1968, prepared by the Director of Planning. The S.E. Sector was defined as being the area bounded by 48th Avenue, Boundary Road, Kent Avenue, Kerr Street, 54th Avenue and Tyne Street, containing an area of approximately 620 acres. This plan provided for the development of various residential uses, a shopping centre, school sites, park sites, etc., as well as a major industrial area South of a relocated Marine Drive.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Further to Item 1, Works and Utility Matters, May 9th, 1969, adopted by Council, May 13th, 1969, it was reported that a sanitary interceptor sewer was proposed for construction by the Greater Vancouver Sewerage & Drainage District along the proposed alignment of Marine Drive South of existing Marine Drive from Kerr Street to Boundary Road. This interceptor sewer would connect with the City's Kerr Street trunk sewer which together will serve the whole of the S. E. Sector. The Supervisor of Property and Insurance was authorized to negotiate for the privately-owned lands required for the road alignment.

Various lands owned by MacMillan Bloedel Limited are required for road and replotting purposes. These lands are indentified as Parcels 1, 2 and 3 on the circulated plan. Parcel 4 shown thereon is City property. The approximate alignment of new S.E. Marine Drive is shown by dotted lines.

The Company was utilizing parcels 1 and 3 as an essential part of their overall operations. Negotiations have proceeded on the basis of an exchange of lands plus compensation to cover the cost of moving and relocating a one-storey frame and concrete building located on Lot 20, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331, a portion of which forms part of Parcel 1 as noted below. This building, with a main floor area of 1,855 sq. ft. combining office space and truck repair facilities was erected in 1948 and leased to Goodman Motor Transport Co. Ltd., who supply trucking service to the Company. The removal of this building was necessary as said building encroached onto the new road alignment. It is noted that the grade of the new road at this point is approximately 12 ft. above the previously existing grade of these lands. To enable the road construction to proceed, the Company, prior to final settlement agreed to relocate the building elsewhere on Company lands, South of Kent Avenue South, at a cost of $9,200.00.

Particulars respecting the Company and City lands included in this proposed exchange are as follows:-

<u>Parcel 1</u> - Comprising Lot 5 and portion Lot 20, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331 - situate East side Kinross Street, South of present S. E. Marine Drive.

Lot 5 is divided, North to South, by an old watercourse. A relatively small portion of Lot 5, where it abuts Lot 20, is accessible and usable. The northerly portion of Lot 20 required by the City is accessible and was used for parking and lumber storage along with the balance of Lot 20 being retained by the Company.

All of Lot 5 and the portion of Lot 20 located North of the South line of new S. E. Marine Drive, excepting the portion for the new road as indicated by the dotted line, will become part of an enlarged residential site. These lands are zoned RT-2, Two Family Dwelling District. The area of these lands are approximately 109,675 sq. ft.

<u>Parcel 2</u> - Comprising Lot 20, Subs 44 to 51, 53 & 54, Blocks 24 to 29, D.L.'s 330 & 331 - situate West side Newcombe St., South of Ellis Avenue.

This is a vacant lot 40' x 123.5' in size, zoned M-1 Industrial. Said lot is lacking services of any kind and will later form part of an industrial site. The area of this lot is 4,940 sq. ft.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Parcel 3 - Comprising Lots 9, 10 & 11, Subs 1 to 4 and 21 to 24, Block 10, D.L.'s 330 and 331 - situate N.W. corner Kent Avenue North and Kinross Street.

These lots are vacant and have now been developed as an employee parking lot. Present zoning is M-1 Industrial. This property has good street access and water service is available. The acquisition of these lots will complete the City's ownership of the block in which they are located. Said lands will become part of an enlarged industrial site at a later date. Lots 9, 10 and 11 have an area of approximately 34,885 sq. ft.

The total area of the Company lands as aforesaid is approximately 149,500 sq. ft.

Parcel 4 - Comprising portions of City-owned Lots 3, 18 & 19, Blocks 9, 10 & 16 to 19, D.L.'s 330 & 331 - situate between the South line of new S.E.Marine Drive and Kent Avenue North, East of Kinross Street.

This exchange parcel is vacant and zoned M-1 Industrial. Extensive filling has been carried out by the Company at no cost to the City and this property is now level with the grade of Kent Avenue North. The Company has had the temporary use of part of this property for parking and lumber storage since granting occupation of portions of its lands to the City for road development. The exchange parcel has an area of 96,200 sq. ft.

Following extensive negotiations, the Company has agreed to convey aforementioned Parcels 1, 2 and 3 to the City in exchange for City-owned Parcel 4, subject to the following conditions:-

(a) The City to pay the Company the sum of $9,200.00 for moving costs as aforesaid.

(b) The City lands referred to as Parcel 4 in the above report to be consolidated with the remaining portion of Lot 20, Blocks 9, 10 and 16 to 19, D.L.'s 330 & 331, lying South of the South line of new S.E. Marine Drive, into one parcel.

(c) The City to pay all costs of subdivision and registration.

(d) The effective date of this exchange to be December 31st, 1971.

In summary, the Company is conveying 149,500 sq. ft. in return for 96,200 sq. ft. The estimated values of the lands involved are based upon their existing zoning and take into consideration topography of the land and the present and proposed use of the land.

This settlement is considered to be fair and equitable and therefore it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete this exchange of lands on the foregoing basis, chargeable to Code 4902/26, Property Purchases for Resale Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

. . . Cont'd.

RECOMMENDATION

4. Acquisition for West End Community Centre & Senior Citizens' Housing Project 858 Bidwell Street

The Supervisor of Property & Insurance reports as follows:

"On April 6th, 1971, City Council approved a report of the Board of Administration dated March 15th, 1971, authorizing the Supervisor of Property and Insurance to acquire the balance of private properties required for the West End Community Centre and Senior Citizen's Housing Project, including Lot 7 the Northerly 51 feet, Block 57, D. L. 185, known as 858 Bidwell Street.

These premises comprise a 2½ storey full basement frame dwelling, with a main floor area of approximately 1,150 square feet, erected in 1905 on a site 51' x 66', zoned RM-4.

The dwelling contains 8 rooms divided into 6 single housekeeping rooms and 1 two-room suite, 13 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an oil-fired hot air furnace. This structure is in good condition for age and type.

All rooms are occupied by tenants and present tenancies are to be continued until the property is required for the project. According to the present schedule, all acquisitions are to be completed by March, 1972. It is proposed to demolish all buildings as they become vacant.

Negotiations confirm that the owner is prepared to sell for the sum of $41,000.00, including furnishings and equipment as of October 31st, 1971. This amount is considered to be fair and equitable. Same has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $41,000.00, chargeable to code #649-1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

5. Advance Purchase - Britannia Community Services Centre Known as 1629 William Street

The Supervisor of Property and Insurance reports as follows:

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage One of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 20, Block 38, D.L. 264A known as 1629 William Street is located in Stage One and has been offered for sale to the City by the owners.

. . . Cont'd.

Clause No. 5 (Cont'd.)

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 912 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 11 rooms, divided into 4 rental units, 11 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement and is heated by an automatic oil hot water system. The main floor of the dwelling is occupied by the owners. At present 2 of the upper units are vacant, and the third unit will be vacated at the end of September. The condition of this dwelling is average for age and type with the exception of the roof which is in need of repair or replacement.

Following negotiations, the owners have agreed to sell for the sum of $22,500.00 as of September 30th, 1971, subject to the owners retaining rent-free possession to November 15th, 1971. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $22,500.00 on the foregoing basis chargeable to Code #531/1212, Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

6. Lease by City of 101 & 107 East 1st Avenue

The Supervisor of Property & Insurance reports as follows:

"The land and concrete block workshop and office building, known as 101 & 107 East 1st Ave. was purchased December 15, 1965 for the proposed Columbia-Quebec Connector St. The building is 100 ft. long and 60 ft. in width. The westerly 80 ft. on the Columbia-Quebec Right-of-Way, is required for road purposes with the easterly 20 ft. encroaching onto private Lot 7 of Block E of D.L. 200A and Lot 2, D.L. 2037.

The City entered into a 2-year lease agreement on the 20' x 60' encroachment with City Construction Co. Ltd., owners of Lot 7. The term of the lease was for 2 years commencing on August 1, 1968 and ending on July 31, 1970 at $1.00 per year plus taxes--the City to demolish the building at the expiration of lease or when the building became vacant. As the property was not required for road purposes at that time the City continued to rent the building on a month-to-month basis. The tenants have now vacated the property and the City Engineering Dept. have advised that they will not require the property for road purposes for approximately one year.

Rather than allow the building to be left vacant until required for highway purposes the main floor has been rented on a month-to-month basis. This will require that we enter into a new lease arrangement to validate the encroachment onto the adjoining lot.

. . . Cont'd.

Clause No. 6 (Cont'd.)

After considerable negotiation the City Construction Co. Ltd. have agreed to a one-year lease of Ptn. of West 20' of Lot 7 of Block E, D.L. 200A and Lot 2, D.L. 2037 at $1.00 per year plus taxes.

RECOMMENDED that the Supervisor of Property & Insurance enter into a lease arrangement subject to the approval of the Corporation Counsel, on such basis."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

7. Sale of Lot situated North Side of Napier Street between Clark Drive and Odlum Drive

The Supervisor of Property and Insurance reports as follows:-

"Application has been made by Chuck Wagon Meat Processors Ltd. to purchase the above City land for the purposes of rezoning and consolidation with adjoining privately-owned parcels which they have under option.

City Council on August 24th, 1971, adopted a report of the Board of Administration, Building and Planning Matters, dated August 20th, 1971, which included a recommendation of the Technical Planning Board that this City-owned lot and adjoining privately-owned lots be rezoned from RM-3 Multiple Dwelling District to M-1 Industrial District subject to certain conditions, generally as follows:-

1. Sale of the City-owned parcel to Chuck Wagon Meat Processors Ltd. with the provision that vehicular access to the rear of the privately-owned lots fronting on Clark Drive be available for as long as each lot is wholly used for residential purposes. (These properties have had access over this lot for a number of years.)

2. The Easterly 3 feet of the private property held under option by Chuck Wagon Meat Processors Ltd. be dedicated for widening of the existing north/south lane.

3. The City land and the two privately-owned parcels to be consolidated into one site after the lane dedication.

4. The scheme of development to be first approved by the Technical Planning Board with the Company agreeing that no operation will be carried on which would prove noxious to any adjoining residential development.

It is noted that this City-owned lot has very limited potential for any type of development because of its narrow frontage of 23½ feet and would be further limited by the necessity of providing access to abutting properties.

The applicant has offered to purchase the subject Lot 10 except the East 25', Block 30, D.L. 182 for the sum of $8,000.00. This offer is considered representative of market value.

The Director of Planning has advised that the proposed use is outright in an M-1 District (use #25) and the applicant has stated that their operation will be restricted to wholesale meat cutting, wrapping and freezing.

. . . Cont'd.

Clause No. 7 (Cont'd.)

CONSIDERATION:

The sale of the City-owned Lot 10 except East 25 feet of Block 30, D. L. 182, in accordance with the recommendations of the Technical Planning Board is placed before City Council for consideration.

RECOMMENDATION:

In the event Council gives this sale favourable consideration, it is recommended that Lot 10 except East 25 feet of Block 30, D.L. 182, be sold to Chuck Wagon Meat Processors Ltd. for the amount of $8,000.00 on City terms at 9%, subject to:

1. The approval of City Council to rezone the above-mentioned consolidated site to a M-1 Industrial District.

2. The purchaser to dedicate the easterly 3 feet of Lot 5 and Lot A of 10, Block 30, D. L. 182 for lane purposes and the balance of these lots be consolidated with Lot 10 Exc. East 25 feet, Block 30, D. L. 182 into one parcel and so registered in the Land Registry Office.

3. Satisfactory arrangements being made by the purchaser to provide vehicular access to the rear of Lots E, F and G of Lots 1-4, Block 30, D. L. 182, for as long as each lot is wholly used for residential purposes.

4. The purchaser agreeing that no operation will be carried on which could prove noxious to adjoining residential development."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for consideration and recommendation.

SALE

8. Recommended that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot M, Block 3, D.L. 314, Zoned : RS-1
S/S 48th Ave. bet. Dunbar & Collingwood Sts.

Name	Lot	Approx. Size	Sales Price	Terms
York Constr. Ltd.	M	155' x 66'	$21,000.00	City Terms @ 9%

Conditions

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.

2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area.

FOR COUNCIL ACTION SEE PAGE(S) 39

* * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

SEPTEMBER 23, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No.1 Committee Room, City Hall, on Thursday, September 23, 1971, at approximately 9.30 a.m. The following Members were present:

PRESENT:	Alderman Linnell (Chairman)	
	Aldermen Adams, Calder, Hardwick, Phillips, Rankin and Sweeney	
ABSENT:	His Worship the Mayor	(Civic Business)
	Alderman Bird	(Civic Business)
	Alderman Broome	(Civic Business)
	Alderman Wilson	(Civic Business)

CLERK TO THE COMMITTEE: D. Scott

The Minutes of the meeting held August 26, 1971, were adopted.

PART 1

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS

1. Social Assistance and Related Services to Youth: Children's Aid Society

The Council on August 24, 1971, heard representations from the Children's Aid Society respecting their brief dated August 19, 1971, and passed the following Motion:

"THAT the brief from the Children's Aid Society be received and the Director of Welfare Services report to the Standing Committee on Health and Welfare on the proposals contained in the brief and that upon receipt of the report from the Director of Welfare Services, the Standing Committee invite delegations from the organizations mentioned on page 4 of the Society's brief, and that these organizations be provided with a copy of the Director of Social Welfare's report in advance of their appearance before the Committee."

An additional brief dated September 21, 1971, was presented by the Society to the Committee at this meeting.

Under date of September 23, the Board of Administration submitted a report of the Director of Welfare Services on the Children's Aid brief dated August 19. Mr. Boyd reviewed the eight recommendations contained in the Children's Aid brief, together with his comments on each as outlined in the Board of Administration report. The Board of Administration recommended adoption of the following recommendations contained in its report dated September 23, 1971:

. . . Cont'd

Clause No. 1 (Cont'd.)

"(I) That social assistance to persons under the age of majority be restricted to the following categories:

(a) Parents deceased

(b) Parents in receipt of social assistance outside of the City of Vancouver and unable to accommodate their child at home

(c) Unmarried mothers with a dependent child or children

(d) Minor requires prescribed medical treatment which is only available in the City of Vancouver and parents unable to meet additional costs.

(II) That the present policy of 4 day assistance to transients age 16 - 19 be continued as an emergency measure to permit the individual to arrange to get home.

(III) That the Director undertake immediate discussions with the provincial officials for a complete take over of both Children's Aid Societies on the understanding that the current financial arrangements between the Province and the two Children's Aid Societies be extended to the City of Vancouver."

A memorandum of the Director of Welfare Services, dated September 10, to his staff respecting social assistance to persons under the age of majority (age 19) was noted. Mr. Boyd pointed out that the law states that parents are legally responsible for the financial support of their children up to the age of majority and he was not aware of any change in this law. He stated that the number of referrals from the Children's Aid Society of persons 16 to age majority had risen sharply over the past four months to the point where the Department's resources are being taxed to the breaking point and to circumvent a major breakdown he had issued this memorandum to his staff and copies had been sent to the two Children's Aid Societies.

Discussion followed with respect to whether or not the memorandum of September 10, constituted a change in policy. Mr. Boyd stated it was not his intent when the directive was issued to change policy, as this was Council's prerogative, but rather it was a directive to his staff in an endeavour to tighten up the administration and give guidelines to his staff. Mr. Boyd agreed with the Committee that his recommendations quoted above could possibly be enlarged upon.

The Committee noted a communication from the B.C. Society of Social Workers, dated September 21, 1971.

After considerable discussion it was

RECOMMENDED

(a) that the report of the Director of Welfare Services as contained in the Board of Administration report dated September 23 be referred back to the Director of Welfare Services for revision if he wishes and then the report be submitted to the organizations

. . .Cont'd

Clause No.1 (Cont'd)

listed on page 4 of the brief of the Children's Aid Society dated August 19, and to any other groups that request it, and such various groups submit their comments to the Standing Committee.

(Alderman Rankin is recorded as voting against this recommendation).

(b) that no action be taken on Recommendation III at this time and that it be the subject of a separate report in due course.

(c) that the procedure followed prior to September 10, be maintained until such time as Council's policy is established.

(d) that the letter from the B.C. Society of Social Workers dated September 21, be received.

(e) that the brief from the Children's Aid Society dated September 21, be received.

2. Skid Road Housing Conditions

At the August 26, meeting of this Committee the conditions existing in Skid Road with respect to housing were discussed and at that meeting it was recommended

"that we direct the Director of Social Planning/ Community Development to co-ordinate other Civic Departments and interested property owners and bring to Council a report which would include recommendations on means of improving housing conditions in this area; such report to also include the use of welfare rent referrals as a means of influencing housing standards and information respecting Federal Legislation that could be called upon in this situation."

At a subsequent meeting of Council on September 14, 1971, when dealing with a communication and brief dated September 7, 1971, from the Vancouver Community Legal Assistance Society, the following Motion was passed:

"That the Vancouver Community Legal Assistance Society appear as a delegation on the subject matter at the next meeting of Standing Committee of Council on Health and Welfare."

Under date of September 21, 1971, the Board of Administration submitted for information a report of the Medical Health Officer on the brief from the Society dated September 7th.

A delegation headed by Mr. Ian G. Waddell appeared and presented a brief dated September 23, 1971.

. . . Cont'd

Clause No. 2 (Cont'd.)

It was

RECOMMENDED that the brief from the Vancouver Community Legal Assistance Society dated September 23, be received and referred to the Board of Administration for report in one month's time, or sooner, and that when the report is received copy be forwarded to the delegation prior to the meeting and that the delegation be invited to again meet with the Committee.

FURTHER RECOMMENDED that the report of the Board of Administration dated September 21, 1971, be received.

PART 11

The following matter is submitted for the information of Council:

INFORMATION

3. Welfare Appeals

The Board of Administration under date of September 14, 1971, submitted a report from the Director of Welfare Services giving details respecting appeal procedure for Social Assistance recipients or applicants for Social Assistance. In this regard provision is made in respect of Organized Territory for the appointment of a Board of Review in each case to comprise a person nominated by the Municipality, a person nominated by the appellant, and a chairman selected by such two members. There is no remuneration provided. The Director recommends Mr. John Monk and Mr. C. L. Davidson be appointed to Provincial Boards of Review as the nominees of the City of Vancouver.

Vancouver City Council when dealing with this report on September 14, 1971, passed the following Motions:

"that these two appointments on behalf of the City be approved.

"that the general policy question including the Board of Administration report of September 14, 1971, be referred to the Standing Committee on Health and Welfare for consideration at its next meeting, particularly consideration of the advisability of appointment of a permanent Board of Review."

As there was not sufficient time left to consider this item it was

RESOLVED that this matter be referred to the next meeting of the Committee.

The meeting adjourned at approximately 12.00 noon.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 42

MINUTES SEPTEMBER 22, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of Official Traffic Commission was held in the No.2 Committee Room, 3rd Floor, City Hall on Wednesday, September 22, 1971, at approximately 10.30 a.m.

PRESENT: Alderman Linnell, Chairman
Alderman Rankin
Commissioner Ryan
Mr. R. Ross, Traffic & Transportation Dept.
Inspector K.C.Evans, City Police Department
Mr. J. F. Rowan, City Prosecutor's Office
Mr. J. S. Steerman, Board of School Trustees

ALSO PRESENT: Mr. D. L. Pritchard, Vancouver School Board
Mr. J. Plaskett, Vancouver Traffic & Safety Council
Mr. J. Attridge, Vancouver Traffic & Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held July 21, 1971, were adopted.

1. Request for Pedestrian-Actuated Signal: Georgia and Bidwell Streets

In a communication dated August 12, 1971, Mr. N. H. Landahl, Secretary-Treasurer, Western Machine Works Ltd., requested that a pedestrian signal be installed at Georgia and Bidwell intersection to provide adequate supervision and protection of pedestrians crossing Georgia Street.

In a report dated September 14, 1971, the City Engineer advised that the conditions at this intersection had been investigated and show there have been 61 accidents, including five pedestrian accidents, over the past five years, none of which were fatal. This accident history is not significantly different from that experienced at other similar intersections on Georgia Street. A pedestrian study was undertaken on August 31, which showed 82 pedestrians crossed Georgia Street southbound and 11 northbound in the period 4 p.m. to 5.30 p.m. Crossing opportunities at Bidwell Street are not consistent as Georgia Street, in this vicinity, carries high rush hour volume.

The City Engineer stated in view of the relatively low pedestrian crossing demand and heavy vehicular volume on Georgia at Bidwell Street, he did not feel it was unreasonable to expect pedestrians to utilize the adjacent signalized intersections at Denman Street and Cardero Street. He therefore recommended that no further traffic controls be installed at this intersection at this time.

/continued....

Clause 1 continued

RECOMMENDED that the report of the City Engineer dated September 14, 1971, be approved.

FURTHER RECOMMENDED that the City Engineer be requested to investigate underpass possibilities from the additional lane to be constructed on the north side of Georgia Street for the Four Seasons Development under Georgia Street (or via the Stanley Park Underpass), to facilitate turns of buses to Chilco Street, and that this be included in the charges for the changed traffic arrangement necessitated by the Four Seasons Development.

2. Parking Adjacent to Schools

On July 13, 1970, the Board of School Trustees passed the following resolution:

> "That City Council be asked to amend the City by-law to permit parking adjacent to schools on the school side of the street where adequately fenced."

In a report dated September 14, 1971, the City Engineer advised that following receipt of this request several meetings have been held with school and police officials and extensive field checking has been done at a number of schools.

The School Board made this request as the members have received complaints from nearby residents about parking generated by the school in front of their homes. At many schools there are not sufficient places available to provide adequate off-street parking for the staff and, in the case of secondary schools, for the students as well.

The existing regulation prohibiting parking around schools is Section 22(1) (b) of the Street and Traffic By-law which states:

> "No person shall park a vehicle on that side and portion of any street upon which any school or school property abuts, on any school day between the hours of eight o'clock in the forenoon and five o'clock in the afternoon, but this provision shall not apply where traffic signs indicate that parking is allowed."

The purpose of this regulation is to provide for the safety of the children, however, since this parking prohibition was included in the By-law, many school grounds have been fenced. Both the School Board and the Police Department consider that at those locations where adequate fencing exists, the risk of children running onto the street is sufficiently reduced so that parking can be safely permitted. The Engineering Department has some reservations that the inconvenience of on-street parking to some residents clearly outweighs the general consideration of the safety of children at schools.

The School Board has provided a list of 21 schools where they feel that fencing is adequate and where parking should be permitted adjacent to the school. At each of these schools the following conditions exist:

/continued...

Clause 2 continued

(a) School parking on neighbouring streets is causing inconvenience to residents

(b) Further development of off-street parking facilities would result in a serious loss of playground facilities

(c) School grounds are adequately fenced with a chain-link fence, with a minimum number of gates

(d) Roadways are of sufficient width to accommodate parking on the school side of the street

Should on-street parking be permitted at these schools, the School Board undertakes to close or screen those gates immediately adjacent to the parking zone.

The City Engineer further advised an appropriate method of signing the areas where parking is permitted would be to install signs stating

"parking permitted 8 a.m. to 5 p.m. school days, three hour by-law applies."

For the balance of the streets abutting the schools additional signing is not proposed, however, experience may show further signs are required. The parents in the affected areas of these schools have been notified of this proposal.

The City Engineer recommended that

(1) Parking be permitted in specific zones adjacent the schools as detailed in the attached list

(2) This installation be subject to review after one school year

(3) The School Board assume the expense of signing the zones as requested

(4) Section 22(6) of the Street and Traffic By-law be amended as follows:

"No person shall between the hours of eight o'clock in the morning and six o'clock in the afternoon park any vehicle on any street abutting any premises used for residential, commercial or educational purposes for more than three hours unless such premises are the property of such person or his employer."

Mr. D. Pritchard of the Vancouver School Board advised that Mr. R. C. Woods in the Grenfell School District and 13 families in the Kitchener School area were not in favour of the on-street parking proposed. He also advised he had a phone call from Mr. Gordon Goff in the Franklin School District, Mr. Wallet in the Dickens

/continued....

Clause 2 continued

School area and a lady in the Franklin School area objecting to this on-street parking.

Mr. Pritchard reviewed the situation for the information of the Commission.

After considerable discussion it was

RECOMMENDED that the report of the City Engineer dated September 14, be adopted, and that the officials concerned be requested to take another look at the Kitchener School area before installing on-street parking signs.

3. Downtown Street Changes Associated with the Opening of the Georgia Viaduct

Under date of September 13, 1971, the City Engineer submitted the following report:

"On June 25, 1968, Council approved the City Engineer's recommendation that the firm of Phillips, Barratt, Hillier, Jones & Partners be instructed to proceed with final design of the New Georgia Viaduct in accordance with the preliminary engineering report dated June 1968. That report recommended the street changes listed below.

The purpose of this report is to inform the Chairman and Members of the Official Traffic Commission of the left turn restrictions and curb usage regulations which will be implemented to accommodate the new traffic pattern created by the New Georgia Viaduct and its associated street changes.

Coincident with the opening of the north span of the New Georgia Viaduct (presently scheduled for the end of the first week in November, 1971) the following major changes to the downtown traffic pattern will be made:

1. The North Span of the New Georgia Viaduct will be opened to traffic one-way westbound.

2. The South Span of the New Georgia Viaduct will be made one-way eastbound.

3. Pender Street between Burrard and Beatty Streets will be made two-way.

4. Beatty Street will be made two-way between Dunsmuir and Pender Street.

5. Dunsmuir Street between Burrard and Beatty Streets will be reversed to one-way westbound.

6. Georgia Street from Cambie Street to Beatty Street will be made one-way eastbound, and from Cambie Street to Richards Street it will be four lanes eastbound and two lanes westbound.

/continued....

Clause 3 continued

In addition to the above changes, the June 1968 report by Phillips, Barratt, Hillier, Jones & Partners entitled 'Georgia Viaduct Replacement, Preliminary Engineering Report' recommended an unbalanced lane arrangement on Georgia Street, favouring easterly traffic flow, between Cambie and Burrard Streets. However, in March 1970 an unbalanced lane arrangement was introduced on Hastings Street between Granville and Carrall Streets, favouring eastbound traffic flow, to facilitate transit. A subsequent re-evaluation of traffic requirements on east-west streets in the downtown area has indicated that the unbalanced lane arrangement on Georgia Street is required only between Cambie and Richards Streets at this time.

To accommodate the new traffic pattern created by the changes listed above, the following left turn restrictions and curb usage regulations will be instituted:

Pender Street - Abbott to Burrard

1. Parking - No Parking Anytime on both sides of the street

   - No Stopping during Rush Hours on both sides of the street except the north side of Pender between Cambie and Beatty where existing parking remains

2. Turns - Left Turns permitted full time at Abbott, Beatty, Cambie (left turn bays) and Burrard

   - Left Turns prohibited 7 A.M. - 6 P.M. at Granville

   - Left Turns prohibited during Rush Hours only at all other intersections

Beatty Street - Georgia to Pender

1. Parking - No change, except to prohibit parking on the south approach to Pender, and during the P.M. Rush Hour on the north approach to Georgia.

2. Turns - No restrictions

Dunsmuir Street - Beatty to Burrard

1. Parking - North Side - No Parking Anytime

   - No Stopping during Rush Hours

   - South Side - Parking permitted full time (except Beatty to Cambie)

2. Turns - No restrictions

   For turns from Dunsmuir to Burrard - one lane mandatory right, two lanes mandatory left. Through movement denied until completion of Melville-Dunsmuir Connector.

/continued...

Clause 3 continued

Georgia Street

1. Parking - North Side - west of the lane west of Richards, no change

   - Lane west of Richards to Cambie, No Parking Anytime, No Stopping during Rush Hours

   - Cambie to Beatty, No Stopping 4 P.M. - 6 P.M., Parking permitted at all other times

   - South Side - west of Howe, no change

   - Homer to Howe, No Parking Anytime, No Stopping during Rush Hours

   - Homer to Beatty, No Stopping 4 P.M. - 6 P.M., Parking Permitted at all other times

2. Turns - Westbound - No change (existing 7 A.M.- 6 P.M. Left Turn Prohibition)

   - Eastbound - No Left Turns 7 A.M.- 6 P.M., except at Homer and Hamilton, No Left Turns 4 P.M.- 6 P.M. only

Burrard Street

1. Parking - No change

2. Turns - At Pender - Northbound - No change (existing 4 P.M.- 6 P.M. Left Turn Prohibition)

   - Southbound - Left Turns Prohibited 7 A.M. - 9 A.M. and 4 P.M.- 6 P.M.

   - At Dunsmuir- Northbound - No Left Turn 4 P.M.- 6 P.M.

Granville Street

1. Parking - No change

2. Turns - At Pender - No Left Turn 7 A.M. - 6 P.M.

   - At Dunsmuir- No Left Turns Anytime

In addition to the above changes, some re-routing of buses is required in the downtown area to fit the new traffic pattern. These changes will be reported to Council in the near future.

Letters will be sent to the merchants and businessmen on Pender, Dunsmuir, Georgia and Beatty Streets informing them of the above street and parking changes.

/continued...

Clause 3 continued

The above changes will be made on City Engineer's authority and this report is submitted for the information of the Chairman and Members of the Official Traffic Commission."

Mr. Ross, with the aid of a plan, discussed the proposed changes and advised that merchants on the streets affected will be notified of these changes.

During discussion Ald. Linnell requested that the merchants on Hastings Street, from Abbott to Burrard Streets be also notified of the proposed changes.

Mr. Ross further advised there will be some re-routing of buses and that the Council will be notified of these changes when this matter is finalized with B.C. Hydro. He also advised that as there may be some delay in completing the north span of the Viaduct. The date when these changes are put into effect is yet to be determined.

The Vancouver Traffic and Safety Council representatives advised that they would be prepared to circulate a bulletin which could be handed out by the stores in the area, such bulletin to show the street changes and also contain a list of parking garages available in the general area.

It was

RECOMMENDED that the report of the City Engineer dated September 13, 1971, be received.

4. Traffic Problems in the Bobolink Park Area

Mr. David K. Smith, Chairman of the Citizens' Committee in the Bobolink Park area, appeared as a delegation and cited various complaints with respect to excessive speed, noise and damage to property in this area. He requested daily use of radar from 4 p.m. to 2 a.m., enforcement of the Noise By-law, that the Motor Vehicle Act not be enforced after 5 a.m. to 4 p.m., that speed bumps be given serious consideration and that liaison be established with the appropriate City authorities in order to implement the Committee's request.

Mr. Smith requested that the Parks Board be requested to make arrangements to have the parking lot in the Park empty by 10 p.m. unless a special event is being held.

Mr. Ross advised that he and Mr. Boyes had met with Mr. Smith and discussed these problems and that the Police Department are reviewing the various complaints and are attempting to obtain a factual assessment of the nature and extent of the problem.

It was pointed out by the Chairman that the noise problem is currently being investigated on a regional basis and it is expected that very soon a report will be received. She stated that the City's Noise By-law is very difficult to enforce. She further stated that use of speed bumps has been investigated on a general city-wide basis and does not appear to be a desirable way of restricting speed.

Inspector Evans and Mr. Rowan advised the delegation of the appropriate procedure to follow when problems arise in this area.

/continued....

Clause 4 continued

After due consideration it was

RECOMMENDED that the Traffic Superintendent, City Engineer and the Director of Social Planning'Community Development in conjunction with the School and Park Boards, be requested to report at the next meeting of Official Traffic Commission on the complaints set out by the delegation this day.

5. Cassiar/401 Pedestrian Overpass

At a meeting of Council on August 10, 1971, the following Motion was passed:

> "THAT action not be taken to proceed with the City's proposed overpass at Cassiar Street until the Provincial Government overpass is completed;
>
> FURTHER, the City Engineer report back after 90 days of completion of the Provincial Government overpass with details on its pedestrian use and make recommendations regarding further Council action;
>
> FURTHER THAT the Official Traffic Commission be requested to look into the various aspects of this matter insofar as pedestrian traffic on Cassiar Street is concerned."

Mr. Ross requested that in view of the interrelationship between the last two clauses of the resolution the City Engineer be permitted to report back to the Official Traffic Commission on both these clauses after 90 days of the completion of the Provincial Government overpass.

RECOMMENDED that the foregoing request be approved.

The meeting adjourned at 12 noon.

FOR COUNCIL ACTION SEE PAGE(S) 42

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 14, 1971

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, October 14, 1971, at approximately 2:00 p.m. for the purpose of holding a Public Hearing in connection with rezoning matters and to give consideration to such rezoning matters.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney, Wilson

(During the hearing of the delegations (Item 5) His Worship the Mayor left the meeting to attend to other Civic business and Ald.Bird assumed the Chair.)

CLERK TO THE COUNCIL: R. Henry.

MOVED by Alderman Bird
SECONDED by Alderman Sweeney,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. Lots 1, 2 A amended, Block 8, D.L. 394

S/E corner of Victoria Drive and 37th Avenue

An application from Bonnet's Furniture Ltd., and Mr. and Mrs. C.J. Hyland to rezone the above-noted property

FROM: RT-2 Two family Dwelling District

TO: C-2 Commercial District

was received.

There were no delegations present wishing to speak to this matter.

2. Lot D, Block 121, D.L. 540

Situated on the North side of West 16th Avenue between MacDonald and Stephens Streets

An application was received from Texaco Canada Ltd., to rezone the above-noted property

FROM: RT-2 Two Family Dwelling District

TO: C-1 Commercial District

Mr. Moul, representing the Kitsilano Ratepayers' Association, spoke in opposition to the application and filed a petition containing 29 names of persons in the general area also objecting to the application. Mr. Moul objected on the grounds that noise and odors would be unpleasant and provoke illwill in the residential area surrounding the property in question.

Mrs. Pikut also spoke and opposed the application and indicated it would devalue her property.

A representative from Texaco Canada Ltd., spoke in support of the application and gave particulars of the screening to be provided. He assured the Council no "Robot" type of car washing operation will be carried out at the service station.

(At this point in the proceedings Alderman Wilson arrived at the meeting)

3. Lot 8, D.L. 334, Plan 13993

Situated on the North side of 58th Avenue between Kerr Street and Rosemont Drive.

An application by the Director of Planning and Civic Development to rezone the above-noted property

FROM: RS-1 One Family Dwelling District

TO: CD-1 Comprehensive Development District

was received.

Upon inquiry made, Mr.Cross of the Department of Planning and Civic Development explained details of the application.

4. Lots 10 to 16 inclusive, Block 57, D.L. 196

Situated on the S/W corner of Cordova Street and Jackson Avenue.

An application was received from the Director of Planning and Civic Development to rezone the above-noted property

FROM: M-2 Industrial District

TO: CD-1 Comprehensive Development

The Director of Planning and Civic Development requested that where it was shown on the agenda as condition "C" of the Technical Planning Board, the words "three storeys" be changed to read "four storeys."

The Council agreed with this change.

.....continued

5. Proposed low density multiple housing development between South West Marine Drive and the Fraser River at the foot of Angus Drive.

An application was received from Horner Developments Limited with respect to a proposed development in the above mentioned area. In conjunction with this, an application was received from the Director of Planning and Civic Development for City owned lands adjacent to the Horner proposed development.

The requested zoning for both areas is CD-1 Comprehensive Development.

Following a review by Mr. Pickstone, Planning Department, the Council heard the following delegations:

Town Planning Commission (Mr. E. Crowley) approving CD-1 zoning but submitting an alternative scheme whereby a linear park would be provided along the river front. The Commission, therefore, objected to the park portion of the plan being rezoned to CD-1.

Community Arts Council (Mr. Crowley)endorsing the Town Planning Commission's submission.

Mr. G. Bowell, representing a number of persons in the area, some of whom were present this day. A petition from 38 property owners was also filed. Suggested the area should be Single Family not row housing. Raised a number of questions regarding the capabilities of the applicant to provide a development in keeping with the surrounding residential area.

Save Our Parkland Association (Mr. Tanner) brief filed. Requesting deferment of the application and suggesting the City could have plans for a Fraser riverfront park.

Mr. G. Garnett, opposing.

Mr. Roberts, on behalf of 45 people in the area - opposing. Petition filed.

Citizens' Council of Civic Development (H. Weinrich. Opposing - brief filed.

Mr. Quinn representing Mr. McLean - opposing.

Canadian Forest Products (Mr. Weinman) - opposing. Request rezoning exclude the Water Lots, that it be retained as M-2 as boom access required by Company.

Horner Developments Limited (Mr. Street and Mr. Horner) in support of the application filed a submission condensing the application, also filed a plan from consulting

.....continued

engineers concerning the retaining crib of their waterfront walk. Offered to pay an estimated $70,000 towards development of park. Would provide bond requirements if necessary. Advised that development may not proceed if more demands and restrictions made by City.

Dominion Life Assurance Company (Mr. John Mahn, Treasurer) advised that his Company was satisfied with the Developer.

(A short recess was observed during the hearing of delegations).

6. Portion of Lot A, Block 6, D.L. 185

Westerly portion of Lot A being location at the North-West corner of Burrard Street and Smithe-Haro Connector.

An application was received from the Director of Planning and Civic Development to rezone the above-named property

FROM: P-1 Parking District

TO: CM-2 Commercial District

There were no delegations present. The Council was advised of a letter received from First Canadian Land Corporation Limited advising that it had no objection to the rezoning described in the application.

7. Lot 10 except E.25' Block 30, D.L. 182 I, Parcel A of Lot 10, Block 30, D.L. 182 I, and Lot 5, Block 30, D.L. 182 I.

South side of Parker Street and North side of Napier Street between Clark Drive and Odlum Drive.

Application was received from Mr. N. Campbell, for Chuck Wagon Meat Processors to rezone the above-noted property

FROM: RM-3 Multiple Dwelling District

TO: M-1 Industrial District

Mr. J. Zabda addressed the Council and expressed concern regarding lane access to his property at 1032 Clark Drive.

Mr. Campbell spoke in explanation of his application and his requirements.

.....continued

8. Lot 13, Block 119, D.L. 264 A

North side of East Broadway, between Carolina and Fraser Streets.

Application received from Mr. C. Kartsomas with respect to rezoning of the above-noted property

FROM: RM-3 Multiple Dwelling District

TO: C-2 Commercial District

There were no delegations present to speak to this matter.

9. Amendment re change in name of Town Planning Commission

Application was received from the Director of Planning and Civic Development to amend certain sections of the Zoning and Development By-law to comply with a change in name of the Town Planning Commission, which has been changed to Vancouver City Planning Commission.

There were no delegations present to speak to this matter.

10. Height of Schools in residental areas.

The Director of Planning and Civic Development requested that his application to amend the RS-1, RS-2, and RT-2 Schedules be laid over until a later public hearing.

MOVED by Alderman Adams
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Wilson
THAT the report of the Committee of the Whole be adopted, and that decisions on the various rezoning applications be deferred until the next meeting of the Council.

- CARRIED

The Council adjourned at approximately 6 p.m.

* * * * *

The foregoing are Minutes of the Special Council meeting (Public Hearing), held on October 14, 1971, and adopted on October 19, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from York House School under the direction of Mrs. Watts, and from the Vancouver City College under the direction of Mrs. McDonald, as well as group members of VARCO, under the direction of Mrs. Karen Lea.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

CONDOLENCES: The Late Mr. T.R.B. Adams, Executive Director, U.B.C.M.

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Council record its deepest sympathy in the passing recently of Mr. T.R.B. Adams, Executive Director of the Union of British Columbia Municipalities, and His Worship the Mayor be requested to express the Council's condolences to the members of the family.

- CARRIED

CONDOLENCES: The Late Mr. W.C. Atherton Former Alderman of the City

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the City Council express to the members of the family of the late Mr. W. C. Atherton, former Alderman of the City of Vancouver, deepest sympathy in their recent bereavement.

- CARRIED

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated October 5, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council meeting (In Camera), dated October 14, 1971, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council meeting (Public Hearing), dated October 14, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(1) License Appeal: Mr. Reginald Marx (Barber Shop, 534 Seymour Street)

(2) West Coast Reduction Limited
(3) Rezoning: N/S West 6th Avenue, between Balsam and Larch Streets
(4) Cassiar/401 Pedestrian Overpass

5. Public Hearing:
October 14, 1971

For Council action in respect of rezoning applications as a result of a Public Hearing held on October 14, 1971, see pages 22 to 26.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT

At approximately 10:30 A.M. the Council recessed to #2 Committee Room to receive information on the sculpture for the Georgia Viaduct.

The Council reconvened in the #2 Committee Room to view the model of the proposed sculpture and hear an explanation given by the sculptor, Mr. George A. Norris. It is proposed to place the sculpture on Beatty Street, north of the Georgia Street ramp.

MOVED by Ald. Hardwick,
THAT the proposed sculpture as shown by model and explained by the sculptor, and referred to in Board of Administration report of October 18, 1971, be approved for the Georgia Viaduct.

- CARRIED

The Council then recessed to an 'In Camera' meeting and reconvened in open Council meeting in the Council Chamber at approximately 11:40 A.M. to continue with the regular Council business, the same personnel being present with the exception of Alderman Wilson.

COMMUNICATIONS OR PETITIONS

1. Employment Programs

MOVED by Ald. Broome,
THAT the communication from the Canadian Federation of Mayors and Municipalities and the telegram from the Honourable R. Basford, Minister of Consumer Affairs, respecting employment programs, be received, in view of the recently announced Federal Government action on this subject.

- CARRIED

2. Trans Pacific Ship Service

In response to the Council's action in asking the Minister of Transport to consider the question of the obligation of the Canadian National Railway to establish a trans Pacific ship service operating out of the Port of Vancouver, pursuant to the 1913 agreement between the City and the Canadian Northern Railway, a reply was received dated September 22, 1971, setting out the Minister's view on the matter and concluding as follows:

> "The situation that now appears to stand is that Canadian National, if it chose, could pursue establishment of a trans-Pacific operation at this time or in the future; however, this would be distinct and apart from the earlier terms drawn with the Canadian Northern Pacific, and any such understanding would have to be reached on its own merits.
>
> I would appreciate your extending my greetings to the members of the City Council, and informing them that, in light of the particular circumstances that prevail, follow-up directly with Canadian National and joint exploration between it and the City of Vancouver of this interest would seem to be the indicated course."

MOVED by Ald. Broome,
THAT this information be received.

- CARRIED

3. Underground Wiring: East First Avenue

The Council, at its meeting on September 28, 1971, requested the Chairman of the B.C. Hydro and Power Authority to advise if there is a specific timetable in regard to underground wiring along East First Avenue.

A reply has been received from the Chairman to the following effect:

> "Two of the four existing distribution circuits will be placed underground in 1972 allowing removal of one of the wood pole lines on First Avenue from Boundary Road to Nanaimo Street. No specific timetable for removal of the remaining pole line has been established."

MOVED by Ald. Phillips,
THAT the Chairman of the B. C. Hydro and Power Authority be requested to advise if action could be taken to place all four distribution circuits underground in 1972; but if such a course is not practical, the City Council would request serious consideration be given to placing the remaining two distribution circuits underground in 1973 with the consequent removal at that time of the remaining pole line.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Halloween, 1971

A communication was noted from His Worship the Mayor with respect to Halloween observance since it falls on Sunday this year. It is suggested, therefore, the date be Saturday, October 30th, as was the case in 1965.

MOVED by Ald. Linnell,
THAT the public be encouraged to observe Halloween this year on Saturday, October 30th and His Worship the Mayor be asked to make a public announcement accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 15, 1971

Works and Utility Matters

Traffic Noise on First Avenue (Clause 8)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Proposed Anti-Whistling By-law (Clause 9)

The Board of Administration submitted a report on proposed anti-whistling by-law and railway crossing protection requirements necessary in order to impose such by-law for trains on the Burlington Northern Railway from Boundary Road to Clark Drive and from Clark Drive to Powell Street. Details in regard to costs and the position of the Railway Transport Commission regarding crossing protection on the Burrard Inlet line at Cordova Street, Raymur Avenue, Union Street and Glen Drive, are set out.

MOVED by Ald. Sweeney,
THAT further consideration of this clause be deferred pending a report from the Corporation Counsel for clarification of whether an application can be made for an anti-whistling by-law unless other railway crossings which have inadequate control have automatic crossing protection arrangements made.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated October 15, 1971, Clause 1 to 7 inclusive be adopted and Clause 10 received for information.

- CARRIED

Harbours and Parks Matters

Riley Park Community Hall Addition

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Harbours and Parks matters), dated October 15, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Low Rental Housing Project in Champlain Heights: B.C. Baptist Foundation (Clause 7)

At a previous meeting the Council referred to the Board of Administration, a letter from the B. C. Baptist Foundation requesting permission to negotiate for approximately six acres in Champlain Heights to develop low rental accommodation. The Director of Planning and Civic Development in reporting, outlined the Council's policy pointing out the only site which is serviced and immediately available is Lot #17 proposed for public housing. In this regard Council instructed proposals be called for the site for housing for people of low or moderate incomes.

MOVED by Ald. Broome,
THAT the request from the B.C. Baptist Foundation be considered along with submissions received as a result of an advertisement calling for proposals.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated October 15, 1971, Clauses 1 to 6 inclusive be adopted and Clause 8 received for information.

- CARRIED

Fire and Traffic Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Fire and Traffic matters), dated October 15, 1971, be adopted.

- CARRIED

MISCELLANEOUS

Sinking Fund Investments

Alderman Adams reported on the City's current transactions in respect of converting certain Sinking Fund investments from regular Canada and C.N.R. bonds into Canada Savings bonds with a net result of approximately $120,000 increase in earnings for the Sinking Fund.

Gastown Beautification

Alderman Phillips referred to a newspaper article respecting the Gastown Beautification project which contained a statement that 'Urban Affairs Minister Robert Andras agreed months ago that $35,000 of the Strathcona urban renewal funds could be spent in Gastown. That money hasn't been received and city staff say the program can't start until it comes'.

The Federal money, it is stated, is to be matched by the Provincial Government and the City. Alderman Phillips enquired, therefore, of the status of the matter and if something could be done to commence the work now.

Commissioner Sutton Brown spoke to the matter enquiring if Council is prepared to approve pre-financing of this project. He stated the crux of the matter is in respect of funding.

It was agreed that the whole matter would be referred to the Board of Administration for report in respect of the newspaper article and the status of the matter.

The Council (in Committee) recessed at approximately 12 noon to reconvene in open session at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Phillips

DELEGATIONS AND UNFINISHED BUSINESS

1. License Appeal: Mr. Reginald Marx (Barber Shop, 534 Seymour Street)

The Council considered the appeal of Mr. Reginald Marx from refusal of the License Inspector to grant a second barber shop license at 534 Seymour Street. Mr. A. Stewart Andree, Barrister, appeared in support of the issuance of the license and explained how the two operations will be continued independently as two limited companies at this one address. The License Inspector spoke in explanation of his position in refusing the license.

MOVED by Ald. Rankin,
THAT the decision of the License Inspector be upheld in refusing the license for a second barber shop at this address, and therefore the appeal be not allowed.

- CARRIED

2. Odors: West Coast Reduction Ltd.

The Council further considered Board of Administration report of August 27, 1971, with respect to odors from West Coast Reduction Limited rendering operation at 105 North Commercial Drive. In the report, reference is made to complaints received and action taken by the company to improve the situation. Mr. A. C. Pritchard, on behalf of petitioners, appeared, expressing strong opposition to the odor nuisance and filed a brief in respect thereto.

A letter was furnished to Council from the Grandview-Woodland Area Council under date of October 15, 1971, supporting the petitioners.

A representative of the company appeared, filing a letter dated October 19, 1971, informing the Council of further action being taken to control the odor situation and that it is expected the new installation will be fully operational early in 1972.

Alderman Phillips, earlier in the day, furnished to each member of Council his views on the matter, urging a definite time limit be placed on the solution of the problem and suggesting the Council consider requesting Charter amendments and School Act amendments to exempt pollution control equipment from property taxation when such equipment has no economic value to the business.

MOVED by Ald. Hardwick,
THAT the Board of Administration report be received and the Director of Permits and Licenses be requested to report to the Council on the situation after the installation is completed, being approximately March 1, 1972.

- CARRIED

UNFINISHED BUSINESS (cont'd)

Rezoning: N/S West 6th Avenue between Balsam and Larch Streets (H.J. MacKay)

Consideration was given to the Board of Administration report of October 1, 1971, on the application of Mr. H.J. MacKay to rezone Lots 11 - 14, Block 261, D.L. 526 on the N/S of West 6th Avenue between Balsam and Larch Streets, from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

A representative of the realty firm of A.W. Goodrich Co.Ltd. appeared on behalf of Mr. MacKay in support of the rezoning and submitted a brief dated October 19, 1971.

MOVED by Ald. Hardwick,
THAT the application be not approved.

- CARRIED

4. Pedestrian Overpass: Cassiar/Highway 401

In respect of the proposed pedestrian overpass Cassiar/ Highway 401, a summary of the matter is as follows:

"June 22, 1971 - Council approved the building of the overhead crossing to include Highway 401 and Cassiar Street and the City Engineer prepared an estimate of cost.

July 27, 1971 - Council received report containing estimated cost of overhead crossing ($73,000) and requested investigation of an alternative location to the south at Charles Street.

August 10, 1971 - Council passed the following motion:

'That action not be taken to proceed with the City's proposed overpass at Cassiar Street until the Provincial Government overpass is completed;

Further, the City Engineer report back after 90 days of completion of the Provincial Government overpass with details on its pedestrian use and make recommendations regarding further Council action:

Further, that the Official Traffic Commission be requested to look into the various aspects of this matter insofar as pedestrian traffic on Cassiar Street is concerned.'"

At its meeting on October 5, 1971, the Council noted a Minute of the Official Traffic Commission on this matter in which the City Engineer requested permission to report back to that Body after 90 days of completion of the Provincial Government overpass. At the same meeting it was noted delegation requests had been received and therefore the whole matter was deferred accordingly.

Delegations were heard from the Hastings Sunrise Action Council and the 401 Committee urging early action for the pedestrian overpass.

MOVED by Ald. Rankin,
THAT the City Council proceed on the basis of its resolution of June 22, 1971, and the cost, i.e. approximately $73,000, be approved.

(not put)

cont'd....

UNFINISHED BUSINESS (cont'd)

Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

MOVED by Ald. Hardwick, in amendment,
THAT the second paragraph of the Council resolution of August 10, particularly respecting report of the City Engineer 90 days following completion of the Provincial Government overpass, be rescinded:

FURTHER THAT the Supervisor of Property and Insurance proceed with negotiations to acquire the necessary property, for report to Council, and the City Engineer proceed with the completion of the structure.

(not put)

MOVED by Ald. Adams,
THAT this whole matter be tabled one week and the City Engineer report on all aspects.

- LOST
(by tie vote)

MOVED by Ald. Calder,
THAT the Whole matter be referred back for one week for report from the Board of Administration on the best method and location of crossing Cassiar Street in this general area, and the cost involved.

- CARRIED

(At this point the Council observed a short recess)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

Certain Tax Grants (Clause 1)

The Board of Administration submitted a report from the Director of Finance regarding requests for grants in lieu of taxes as received from various organizations. After due consideration, the Council took action as follows:

MOVED by Ald. Linnell,
THAT grants in lieu of taxes, as follows, be approved:

(a)	St. George Greek Orthodox Church	$5,072.59 (for period from date of first building inspection, i.e. October 29, 1970, to December 31, 1971.)
(b)	B.C. Cancer and Research Foundation	$625.77 (for period from date occupied and in use, i.e. June 10, 1971 to December 31, 1971)
(c)	Christ Church of China	$7,157.59 (for period from date of first building inspection, i.e. March 3, 1970 to December 31, 1971)
(d)	B.C. Housing Foundation	$1,887.76 (for period from date of first building inspection, i.e. July 23, 1970 to December 31, 1971)
(e)	Chau Luen Kon Sol Society	$5,664.72 (for period from January 1, 1971 to December 31, 1971)
(f)	Odd Fellows Low Rental Housing Society	$3,668.50 (for period from date of first building inspection, i.e. September 23, 1970 to December 31, 1971)

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Capilano Stadium Inventory (Clause 2)

The Board of Administration submitted a report of the Director of Finance in respect of Capilano Stadium inventory. In the report, reference is made to a study made by a committee and that various items have disappeared from a June 4th inventory record. Submitted for Council consideration is the matter of whether the Vancouver Art Gallery should be held responsible for the inventory items retained by the Gallery for use in the Stadium and the operating grant received by the Art Gallery for the Stadium be charged with the estimated current value of the missing items.

MOVED by Ald. Adams,
THAT, without setting a precedent, action not be taken to recover the value of the missing items from the Vancouver Art Gallery.

- CARRIED

Town Planning Commission:
Civic Dinner (Clause 4)

The Board of Administration advised of a request from the Town Planning Commission that the Council tender a civic dinner on November 1, 1971, in connection with the exhibit and program entitled 'Vancouver - Ours to Share'.

MOVED by Ald. Hardwick,
THAT a civic dinner be tendered accordingly and details be left in the hands of the Entertainment Committee.

- CARRIED

Branch Library Facilities: West End Community Centre and Senior Citizens' Housing Project (Clause 5)

The Board of Administration submitted a report from the Director of Finance on a request from the Vancouver Public Library that the City Council provide $216,400.00 for the construction of a branch library in the West End Community Service Complex, to be used as a joint public and secondary school library. The architects estimate the additional cost of the Community Centre resulting from inclusion of the two library facilities as follows:

Public Library	5100 sq. ft.	$142,800
School Library	3200 " "	$ 73,600

MOVED by Ald. Adams,
THAT library facilities be included in the West End Community Centre project on the following basis:

(a) that Council instruct the Director of Finance to include an amount of $142,800 in the 1972 Supplementary Capital Budget to provide for the cost of construction of the public library facility:

(b) if the School Board by resolution informs Council that it cannot finance the capital costs, the necessary funds from the 1972 Supplementary Capital Budget be provided on the basis that the School Board sign an agreement to pay an annual sum to amortize the cost over 20 years at the City's current long term interest cost of approximately 8¼% or $7,782.00 per annum to finance $75,000 over 20 years, subject, however, to a satisfactory reply from the School Board to an enquiry as to whether the normal Provincial contribution towards capital construction costs would be adversely affected by this method of financing.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Taylor Manor: Staff Organization (Clause 3)

MOVED by Ald. Rankin,
THAT Clause 3 of the report of the Board of Administration (Finance matters), dated October 15, 1971, be adopted.

- CARRIED

B. Personnel Matters,
Supplementary, October 15, 1971

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 15, 1971, be adopted.

- CARRIED

C. Property Matters, October 15,1971

Sale: Champlain Heights
Situated Nassau and Argyle Streets (Clause 9)

The Board of Administration submitted a report of the Supervisor of Property and Insurance advising of an offer from Wall & Redekop Realty Limited, on behalf of the Vancouver Buddhist Church, to purchase Lot 17, Block 3, D.L. 735 and 728, Fraserview, for consolidation with the existing church site to the East. The Director of Planning and Civic Development recommends the site be released for direct sale to this group.

MOVED by Ald. Bird,
THAT Lot 17, Block 3, D.L. 735 and 728, be sold to the Vancouver Buddhist Church on the following basis:

(a) an amount of $34,700.00 on City terms at 9%;

(b) consolidation with Lot A, Block 3, D.L. 735 & 728, the existing church site to the East;

(c) that an option in favour of the City be granted for a period of 15 years enabling the City to repurchase its properties at the sale price in the event the site is used for other than church purposes.

- CARRIED

Balance of Property Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Property matters), dated October 15, 1971, Clauses 1 to 7 be adopted and Clause 8 received for information.

- CARRIED

D. Columbia-Quebec Connector:
Agreement with Deeks-McBride

The Board of Administration submitted a report dated October 7, 1971, from the Corporation Counsel, the City Engineer and the Supervisor of Property and Insurance in respect of agreement with Deeks-McBride regarding the Columbia-Quebec Connector. Details of an historic record are given in regard to arrangements with Deeks-McBride in providing for the Columbia-Quebec Connector, as well as problems which have arisen due to specific interest of B.C. Hydro and Power Authority in certain property affected.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector:
Agreement with Deeks-McBride (cont'd)

Extensive negotiations have been carried on and the following is a summary of the documents agreed upon by the City officials and representatives of Deeks-McBride Company:

" 1. The sale of Lot "D", District Lots 196 and 2037 to Lafarge Concrete Ltd. in accordance with the recommendation of the Supervisor of Property and Insurance dated August 2, 1971, for the sum of $125,000, which is the present market value of that property. This is the same property referred to in Exhibit "C" to the 1961 main agreement and which is presently leased to Deeks-McBride for a term of ten years from the first day of June, 1961, with right of renewal for a further ten years.

2. Agreement between the City and Lafarge Concrete Ltd. providing for the lease of an area to the West of Lafarge's property, roughly 500' x 175', for a berthing area. The term is for twenty years with a right of renewal for a term of twenty years. The market rental for the first five years will be $4,828.50 (05¢ per square foot), plus an amount equivalent to all taxes. The rental thereafter shall be as agreed upon or as fixed by arbitration and will be reviewed every five years. Under the 1961 agreement the City is only legally obliged to provide Lafarge with an area equivalent to what they presently lease from the City for a term of ten years.

3. Agreement between the City and Lafarge Concrete Ltd. covering the land to be filled which lies between the water lot referred to in Agreement #2 above, and the property to be conveyed to the B. C. Hydro adjacent to the proposed Columbia-Quebec Connector, approximately 110,000 square feet. The term is for twenty years with a right of renewal for twenty years, and the market rental will be $19,919 per annum, plus an amount equivalent to all taxes for the first five-year period, and thereafter the rental shall be as agreed upon or as fixed by arbitration and will be reviewed every five years. In the 1961 agreement the City is legally obliged to give the company the right of first refusal to lease this property upon the same terms and conditions as any other person would be permitted to lease the same.

4. Agreement between the City and LaFarge Concrete Ltd. providing for an easement across the proposed new roadway and the area which will be ultimately conveyed to the Hydro under the Georgia Viaduct agreement. The term of this agreement is for twenty years with a right of renewal for twenty years, and makes no provision for any rental. This agreement is substantially in accordance with the provisions of the 1961 agreement.

5. Agreement between the City and Lafarge Concrete Ltd. reciting the various agreements which have been executed; stating the covenants given by both parties; agreeing to the execution, at the appropriate time, of the agreements herein above set out; providing for the sale of Lot "D"; requiring the company to construct the conveyor within ten months and obliging the City to pay the company the sum of $103,000 for its share of the cost of constructing the conveyor and the berthing facilities. With reference to the

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Columbia-Quebec Connector:
Agreement with Deeks-McBride (cont'd)

payment of the $103,000, the 1961 agreement provides that the City will pay the direct costs of extending the unloading facilities including conveyors, etc., and the cost of the replacement of the then existing berthing facilities. As stated above, this has been the subject of great controversy and has already been the subject of one report to Council. After extensive negotiations your officials feel that this is a fair compensation as called for in the terms of the 1961 agreement.

6. Agreement between the City and Lafarge Concrete Ltd. providing for the termination of all agreements and leases heretofore made pursuant to and including the agreement made the 10th day of July, 1961, and each party releasing the other from all liability, claims and demands in respect of the 1961 agreement.

7. Agreement between the City of Vancouver and B. C. Hydro and Power Authority providing for a lease from the Hydro to the City of a portion of the B. C. Hydro right-of-way which as explained above will ultimately be exchanged by the City. This lease purports to be for a term of forty years, but barring unforeseen contingencies, will be merged with the conveyance which will occur in less than eighteen months. There is no rental for the first eighteen months of the term. If the lease should run longer the rental is to be agreed upon between the parties or by arbitration."

The recommendation is made that the aforementioned agreements be executed.

MOVED by Ald. Hardwick,
THAT agreements be executed on the basis of the Board of Administration report of October 7, 1971, referred to above.

- CARRIED

E. Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct

The Board of Administration, under date of October 15, 1971, submitted the following report:

The City Engineer and the Director of Planning and Civic Development report as follows:

"The Woodwards' extended parking structure opening onto Water Street is almost completed. City Council will recall that the Water Street facade was designed by Woodwards to include ground floor retail uses appropriate to a development opening onto one of the main Historic Precinct thoroughfares. Due to damage during building construction the sidewalk, for an extent of approximately 210 feet, has to be replaced. In order that the sidewalk can be completed for a mid-November opening, work has to start immediately.

Following discussions with the Planning Department, Woodwards have tentatively agreed to replace this stretch of sidewalk in brick paving rather than the normal concrete. However, the extra expense to Woodwards for this capital work, estimated at $6,500, is on the assumption that the City will accept responsibility for public liability and additional maintenance costs.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct (cont'd)

CURRENT POLICY

Normal City practice has been to require developers to enter into an agreement with the City assuming full public liability and maintenance and replacement costs. For example, such agreements have been concluded with Tracey's Fashion Centre Ltd., 524 Granville Street, and with Sterling Estates Ltd., for terrazzo surfaces in Theatre Row, and are now being concluded with the Pacific Centre Limited for Block 52.

In the Historic Precinct Council has approved the Maple Tree Square First Stage of the East Gastown Beautification Project, which proposed brick sidewalks and brick pavements. This work, scheduled now to be undertaken next Spring, (if approval is received for cost sharing by Federal and Provincial Governments) will remain the responsibility of the City as to maintenance, repair and public liability. Further stages of the East Gastown Project (Alexander Street, Powell Street and Maple Tree Square to Pender Street) will, subject to Council approval, be undertaken on a local improvement basis. The Hastings Street and Kerrisdale Beautification Projects shortly to be reported to Council will be recommended on a local improvement basis and may involve some areas of brick sidewalk.

PROPOSED POLICY FOR HISTORIC PRECINCT

Pender Street from Gore to Carrall, Carrall from Pender to Water Street, and Water Street from Carrall to Richards have been defined in the Restoration Report and in the Overall Gastown/Chinatown Studies to date to be the main pedestrian linkage through the Historic Precinct.

Bearing in mind the special nature of the Gastown area and other beautification project areas where the use of a special sidewalk treatment is endorsed by the City, there is a need to establish a basic policy for such improvements. It is proposed that Council adopt a policy for the historic precinct only, that public liability for special sidewalks, maintenance and repair costs should be the responsibility of the City.

IMPLICATIONS

The City has practically no experience with maintaining brick sidewalks. It is anticipated that a sidewalk consisting of brick laid on a concrete base constructed according to approved specification would not require major maintenance work during the first 10 years of its life provided that the subgrade was not disturbed by underground utility construction.

However, when major repairs are required the cost will amount to approximately three times the cost of repairing a conventional sidewalk as there will be the expense of removing and resetting the bricks in addition to replacing the sectors of concrete base that have broken or settled.

Assuming that one-half of these sidewalks will require major maintenance when they reach 15 years of age, the estimated repair cost per linear foot of sidewalk 12 feet wide is $22.50 per linear foot. The cost to repair a conventional concrete sidewalk in the same condition is $7.20 per linear foot. Therefore, the additional estimated cost to repair brick sidewalks is $15.30 per linear foot of sidewalk. The average additional cost per year based on a 15 year period is $1.02 per linear foot.

In addition, because the brick sidewalks consist of small 4" x 9" sections surrounded by grouted joints, more inspection and routine maintenance will be required to insure that the grouted joints are sealed at all times and that individual bricks do not become loose and create a hazard for pedestrians. The current practice of constructing asphalt 'fillets' to eliminate 'trips' at displaced joints will not be appropriate on these sidewalks and when such trips occur, it will be necessary to make permanent repairs immediately.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Installation of Brick Sidewalks:
Gastown/Chinatown Historic Precinct (cont'd)

The annual cost of this routine inspection and maintenance is estimated to be an additional $0.25 per linear foot of sidewalk. Therefore, based on a 15 year period, the additional annual cost to maintain a brick sidewalk in place of a conventional concrete sidewalk could amount to $1.27 per linear foot of sidewalk. If brick sidewalks are constructed on both sides of Water, Carrall and Pender Streets within the Historic Precinct, the additional annual maintenance cost could amount to $9,000 for the total length of 7100 feet of sidewalk.

Furthermore, the existence of this type of sidewalk, with its high replacement cost, will force future utility installations into the pavements resulting in congestion and other related traffic problems.

Extra costs to the City for liability (if any) cannot be estimated.

IMPLEMENTATION

With the exception of isolated instances, such as the Woodwards frontage where sidewalks have to be replaced immediately at the owner's expense, it is proposed that beautified sidewalks in the Gastown Historic Precinct be undertaken on a minimum of one-block areas with capital costs being paid on a local improvement basis. The initiation of such beautification projects would generally be from the merchants, owners and residents responsible for the particular area.

It is therefore RECOMMENDED that:

1. City Council adopt a policy whereby sidewalks on Pender, Carrall and Water Streets within the Historic Precinct, when requested by a majority of the abutting property owners, be repaved with a brick motif on a minimum of one-block areas with capital costs being paid on a local improvement basis and that public liability and maintenance for such sidewalks be the responsibility of the City

2. Council give authority to the City Engineer to authorize Woodwards to proceed immediately on their garage frontage on the south side of Water Street, the details of the design to be to the satisfaction of the Director of Planning and the City Engineer."

Your Board submit the foregoing recommendations for the consideration of Council.

MOVED by Ald. Hardwick,
THAT the foregoing recommendations of the City Engineer and Director of Planning and Civic Development be approved.

- CARRIED

F. Request for Parade in Downtown Area:
Saturday, October 23, 1971

The Board of Administration, under date of October 18, 1971, submitted a report of the City Engineer upon a request of the Committee for Soviet Christian Liberty to hold a parade on Saturday, October 23, 1971, in connection with the forthcoming visit of Soviet Premier Alexei Kosygin. The assembly area, parade area and dispersal details are as follows:

"ASSEMBLY: On the north sidewalk of Georgia Street beside the Queen Elizabeth Theatre Plaza between 5:00 P.M. and 5:45 P.M.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Request for Parade in Downtown Area:
Saturday, October 23, 1971 (cont'd)

PARADE: West on Georgia Street along the north sidewalk to Burrard Street where the demonstrators will cross Georgia Street and march around the Hotel Vancouver.

DISPERSAL: From the area as individuals.

MOVED by Ald. Bird,
THAT this parade be approved subject to the following:

(a) the marchers remaining on the sidewalks at all times.

(b) the applicant enter into an arrangement, satisfactory to the Corporation Counsel, indemnifying the City against any claims that may arise from the parade.

(c) The cost of any additional street cleaning over and above normal street cleaning also be borne by the applicant.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES ($5,000,000)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $5,000,000 in lawful money of Canada for the objects set out in Schedule "C", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

BY-LAWS (cont'd)

By-law to contract a debt by the issue and sale of debentures (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4450 being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Establishment of Land for Highway Purposes (Rogers Street End)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the Easterly 66 feet of Subdivision D being portion of land and land covered by water in the Harbour of the City of Vancouver lying to the North of Lots 5 and 6, Block 1, Subdivision K, District Lot 182, Group 1, New Westminster District;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the Easterly 66 feet of Subdivision D being portion of land and land covered by water in the Harbour of the City of Vancouver lying to the North of Lots 5 and 6, Block 1, Subdivision K, District Lot 182, Group 1, New Westminster District, be and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

2. Establishment of Land for Highway Purposes (Portion of South Kent Avenue at Ash Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of that part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT that part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

3. Establishment of Land for Highway Purposes (Portion of South Kent Avenue at Ash Street)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of that part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT that part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED

MOTIONS (cont'd)

4. Expropriation:
274 and 278 Union Street

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City of Vancouver desires to acquire Lots Thirty (30) and Thirty-one (31), Block Twenty-one (21), District Lot One Hundred and Ninety-six (196), Group One (1), New Westminster District, Plan 184, in the City of Vancouver, Province of British Columbia, pursuant to its powers under Section 291 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Public Hearing Procedure

referred to the procedure in hearing delegations in respect of Public Hearing matters and enquired whether it would be a better arrangement to have the applicant speak to the Council first.

His Worship the Mayor and other members of Council explained the present arrangement allowing the opposition to speak first and the reasons therefor.

Alderman Wilson - Truck Routes

enquired if certain streets in the City are designated for truck routes and was advised this is the case and any violations would be a matter of Police enforcement. The Alderman requested the Board of Administration look into the use of Chilco Street by trucks early in the morning, as complaints have been received.

His Worship the Mayor directed accordingly.

Alderman Bird - Boarding Houses, Nursing Homes and Private Hospitals: Health Inspections

enquired of the situation with respect to health inspections of boarding houses, nursing homes and private hospitals now that the Provincial Government has withdrawn assistance formerly given.

Commissioner Sutton Brown explained the situation that the City has only made these particular health inspections through the Health Division of the Social Service Department where social service cases were involved.

The Alderman requested the Board of Administration report on the whole matter in view of the Provincial Government withdrawal of service formerly given.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Reports re False Creek	enquired of the status of False Creek reports and the Director of Planning and Civic Development answered that the Planning Department report and consultant's report are expected in the near future.
Alderman Sweeney - Halloween	commented on the action of Council earlier this day urging the public to observe Saturday, October 30th, as Halloween this year.
Alderman Adams - Weekend Burning Periods	enquired when the trash burning periods are for the Fall and was advised by the City Clerk that the last weekend in October and the first weekend in November are the dates set by the By-law.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Business Tax Rate

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the Business Tax rate of taxation was seven per cent;

AND WHEREAS in 1968 the rate was increased to eight per cent;

AND WHEREAS there has not been a study, by Council, for some time, of the relationship of the Business Tax with the Property Tax;

THEREFORE BE IT RESOLVED THAT the Board of Administration review the present Business Tax rate for report, and the advisability of an upward rate adjustment.

(Notice)

2. Fire Potential in Frame Structures in RM-3 and RM-4 Zones

MOVED by Ald. Hardwick,

THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED THAT a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Department personnel to review allegations and recommend to Council appropriate policy changes.

(Notice)

NOTICE OF MOTION (cont'd)

3. Housing Developments and Contributions toward Social and Recreational Services

MOVED by Ald. Linnell,

THAT WHEREAS in the past certain public housing developments have been constructed in Vancouver without accompanying developments of social and recreational facilities and programs (Raymur and Skeena Terrace are examples);

AND WHEREAS the Federal-Provincial Partnership recently has agreed to share in the capital costs of the Thunderbird Neighbourhood Services Centre in the amount of $54,219.00 because of its proximity to Skeena Terrace and Beulah Terrace;

THEREFORE BE IT RESOLVED THAT City Council endorse the principle of Federal-Provincial sharing in the capital costs of Community Services Centres and Neighbourhood Services Centres in areas adjacent to public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council specifically request the Federal-Provincial Partnership to share in the capital costs of the Strathcona Neighbourhood Services Centre and the new proposed Riley Park Community Centre because of their proximity to existing public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council request that Federal, Provincial and Vancouver Civic Officials work co-operatively to formulate policy providing for the capital funding of social and recreational facilities likely to be required as a result of new public and private housing developments in the South-East Sector (Champlain Heights).

(Notice)

4. Ships Passenger Terminal

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS there has been a large increase in special cruises by ships operating in and out of Pacific Ports;

AND WHEREAS the Port of Vancouver is sadly lacking in ships passenger terminal facilities;

AND WHEREAS a modern type of Passenger Terminal, in an accessible and central location, can generate tremendous interest by local residents in their Harbour and become a major attraction in our City;

THEREFORE BE IT RESOLVED THAT City Council request the newly appointed Vancouver Harbour Commission to give consideration to the development of a Ships Passenger Terminal such as is found in major World Ports.

(Notice)

NOTICE OF MOTION (cont'd)

5. Trees on downtown streets

MOVED by Ald. Broome;

THAT Council adopt in principle the planting of trees on downtown streets rather than trees in moveable tubs, and that the Board of Administration be instructed to have the City Engineer, with advice from the Park Board, report back as to the best way to implement this policy together with cost estimates based on an annual program.

(Notice)

The Council adjourned at approximately 4:50 P.M.

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(Council decisions this day in respect of rezoning applications before the Public Hearing on October 14, are shown on next pages)

Record of Council's decisions with respect to rezoning applications which were before a Public Hearing on Thursday, October 14th, 1971.

The Council, in Committee of the Whole, with all members present, took the following action with respect to rezoning applications which were before a Public Hearing on Thursday, October 14th, 1971.

1. South East corner of Victoria Drive and 37th Avenue

MOVED by Alderman Hardwick,
THAT the application by Bonnet's Furniture Ltd. and Mr. & Mrs. C. J. Hyland to rezone Lots 1, 2, A amended, Block 8, D.L. 394 situated on the South-East corner of Victoria Drive and 37th Avenue

FROM: RT-2 Two Family Dwelling District
TO: C-2 Commercial District

be approved.

- CARRIED

2. North Side of West 16th Avenue between MacDonald and Stephens Streets

MOVED by Alderman Linnell
THAT the application by Texaco Canada Limited to rezone Lot D, Block 121, D.L. 540 be not approved.

- LOST

MOVED by Alderman Hardwick
THAT the application by Texaco Canada Limited to rezone Lot D, Block 121, D.L. 540 situated on the north side of West 16th Avenue between MacDonald and Stephens Streets

FROM: RT-2 Two Family Dwelling District
TO: C-1 Commercial District

be approved on the condition that no automatic car-wash operation be permitted.

- CARRIED

(It is recorded that Aldermen Sweeney, Calder, Rankin, and Linnell voted against the above motion)

3. North Side of 58th Avenue between Kerr Street and Rosemont Drive

MOVED by Alderman Sweeney
THAT the application by the Director of Planning to rezone Lot 8, D.L. 334, Plan 13993 situated on the north side of 58th Avenue between Kerr Street and Rosemont Drive

FROM: RS-1 One Family Dwelling District
TO: CD-1 Comprehensive Development District

be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission.

Cont'd...

Clause No. 3 Continued

(a) The uses be apartments and townhouses only, with customarily accessory uses and off-street parking.

(b) (i) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provisions of adequate open space, location of service facilities and off-street parking

(ii) The floor space ratio not to exceed 0.75

(iii) The maximum of height of any buildings to be two storeys plus basement or cellar.

- CARRIED

4. South-west corner of Cordova Street and Jackson Avenue

MOVED by Alderman Linnell
THAT the application by the Director of Planning to rezone Lots 10 to 16 inclusive, Block 57, D.L. 196 situated on the south-west corner of Cordova Street and Jackson Avenue

FROM: M-2 Industrial District
TO: CD-1 Comprehensive Development

be approved subject to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission.

(a) The use to be a hostel of approximately 150 units with customary accessory uses and off-street parking.

(b) (i) The detailed scheme of development to be first approved by the Technical Planning Board having regard to the location of the building on the site, the provision of adequate open space, landscaping, location of service facilities, off-street loading and parking

(ii) The floor space ratio not to exceed 2.00

(iii) The maximum height of the building to be four storeys plus basement or cellar.

Further, that in accordance with an additional recommendation of the Town Planning Commission it be suggested to the Park Board that the appearance of the project will be improved if the landscaping of Oppenheimer Park is redesigned to be complementary to the location of the Lodge, it being recognized that the playing fields in Oppenheimer Park must be retained.

- CARRIED

5(a) Proposed low density multiple housing development between South West Marine Drive and the Fraser River at the foot of Angus Drive

The Council gave consideration to applications by Horner Developments Limited and the Director of Planning with respect to the following locations:

Lots 7, 8, 9 & 10, Block 15, D.L. 317, N.W.D., Plan 5726
Lots 2 & 3, Block 16, D.L. 308, 317 & 5214, Group 1, N.W.D., Plan 5726; Water Lot 6484, Group 1, N.W.D., plus portions of Water Way abutting Lots 2 & 3 situated on the 1800 Block West 75th Avenue.

(Horner Developments Property)

Cont'd...

Clause No. 5 Continued

PRESENT ZONE: RA-1 Agricultural District
RS-1 One Family Dwelling District
M-1 Industrial District
M-2 Industrial District

REQUESTED ZONE: CD-1 Comprehensive Development District

5(b) Balance of A amended, D.L. 317; Block 1, D.L. 307, 317 & 5966 and adjacent water areas.

(City Property)

Bounded generally by the North Arm of the Fraser River, Angus Drive, S.W. Marine Drive and the northerly projection of Barnard Street end and adjacent water areas.

PRESENT ZONE: RS-1 One Family Dwelling District
M-2 Industrial District

REQUESTED ZONE: CD-1 Comprehensive Development District

The Council noted that the Technical Planning Board approved the rezoning subject to a number of conditions contained in a Board of Administration report dated July 20th 1971, which had been circulated. The Technical Planning Board also recommended that the two applications be considered concurrently and the decisions be the same in each case.

The Town Planning Commission did not approve the concept as set out by the Technical Planning Board for reasons stated in its submission made by Mr. Crowley at the Public Hearing.

Council agreed to consider each application separately.

MOVED by Alderman Broome
THAT the application by Horner Developments Limited be approved subject to the conditions specified by the Technical Planning Board.

- LOST

MOVED by Alderman Broome
THAT the application by the Director of Planning be approved subject to the conditions recommended by the Technical Planning Board except that the area fronting South-West Marine Drive be restricted to an appropriate form of single family development.

- REFERRED

MOVED by Alderman Hardwick in Amendment
THAT the application by the Director of Planning be approved subject to revised conditions being submitted to Council which would include the uses being restricted to town houses and single family homes with a floor space ratio of 0.5.

- REFERRED

MOVED by Alderman Adams,
THAT the matter of the Director of Planning's rezoning application be referred back for report to Council by the Technical Planning Board and the Town Planning Commission for consideration of the new proposals raised regarding this application.

- CARRIED

Cont'd...

Clause No. 5 Continued

MOVED by Alderman Linnell
THAT the Board of Administration report to Council as soon as possible on the zoning and development aspects of the Steel Bros. property in the area.

- CARRIED

6. North-West corner of Burrard Street and Smithe-Haro Connector

MOVED by Alderman Wilson,
THAT the application by the Director of Planning to rezone a portion of Lot A, Block 6, D.L. 185 located at the north-west corner of Burrard Street and Smithe-Haro Connector

FROM: P-1 Parking District
TO: CM-2 Commercial District

be approved and the developer by required to provide at least forty per cent of the site in open area landscaped or plaza.

- CARRIED

7. South side of Parker Street and North side of Napier Street between Clark Drive and Odlum Drive

This is an application by Mr. N. Campbell for Chuck Wagon Meat Processors to rezone Lot 10 except E.25', Block 30, D.L. 182 I, Parcel A of Lot 10, Block 30, D.L. 182 I, and Lot 5, Block 30, D.L. 182 I.

FROM: RM-3 Multiple Dwelling District
TO: M-1 Industrial District

The Technical Planning Board and the Town Planning Commission approved the application subject to prior compliance by the owners with certain conditions:

(i) The easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

(ii) The scheme of development to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane.

MOVED by Alderman Adams
THAT this application be referred back to the Director of Planning for a report to Council in an endeavour to work out a satisfactory arrangement between the applicant and Mr. J. Zabda of 1032 Clark Drive who had appeared at the Public Hearing expressing concern regarding lane access.

- CARRIED

8. North side of East Broadway, between Carolina and Fraser Streets

MOVED by Alderman Sweeney
THAT the application by Mr. Kartsonas to rezone Lot 13, Block 119, D.L. 264 A situated on the north side of East Broadway, between Carolina and Fraser Streets

Cont'd...

Clause No. 8 Continued

FROM: RM-3 Multiple Dwelling District
TO: C-2 Commercial District

be approved subject to prior compliance by the owners with the following condition as recommended by the Technical Planning Board and the Town Planning Commission:

> The detailed scheme of development is to be first approved by the Technical Planning Board, such scheme of development not to include a car sales lot.

- CARRIED

9. Amendment re change in name of Town Planning Commission

MOVED by Alderman Wilson
THAT the application by the Director of Planning to amend various sections of the Zoning and Development By-Law No. 3575 by deleting the word "Town" where it appears in the phrase "Town Planning Commission" and substituting the words "Vancouver City", be approved as recommended by the Technical Planning Board and the Town Planning Commission.

- CARRIED

10. Height of schools in residential areas

MOVED by Alderman Hardwick
THAT as requested by the Director of Planning, his application to amend the RS-1 One Family, RS-2 One Family and the RT-2 Two Family District Schedules, whereby the Technical Planning Board may, in its discretion, permit schools (public or private) to have a height greater than 35' or 2½ storeys, but in no case shall the height exceed 50', be referred back for recommendation from the Town Planning Commission and confirmation from the Technical Planning Board and the application be re-submitted to a future Public Hearing.

- CARRIED

MOVED by Alderman Sweeney
THAT the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law.

- CARRIED

*****

The foregoing are Minutes of the Regular Council meeting of October 19, 1971, which were adopted on October 26, 1971.

MAYOR

CITY CLERK

October 15th, 1971

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Tyne Street at Kingsway Adjacent to Lot 46, Block 7, D.L. 36 and D.L. 49

"Lot A, Block 7, D.L. 36 and D.L. 49, Plan 6420 is City-owned and has been established for road. A portion of this property is surplus to our highway requirements. The abutting owner has made application to acquire the surplus portion.

I RECOMMEND that Lot A, Block 7, D.L. 36 and D.L. 49, Plan 6420 established for highway be closed, stopped and subdivided with abutting Lot 46. The surplus portion of closed road to be conveyed to the owner of Lot 46 and the remainder to be dedicated for highway. The value of the closed portion of road to be $3,392.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Leasing Portions of Rupert Street South of Horley Street Abutting Lots A and B, Block 12, D.L. 37

"For the past 5 years, the owners of Lots A and B, Block 12, D.L. 37 have leased the strip of road 17 feet in width fronting their lots that was dedicated for the future widening of Rupert Street. The owners have applied to have the leases continued. The present leases contain a 60-day notice of cancellation.

I RECOMMEND that the leases of the strip of road 17 feet in width abutting Lots A and B be continued for further ten year periods subject to the rentals being $10.00 for the term and to all other conditions contained in the existing leases."

Your Board RECOMMENDS that the foregoing be approved.

3. Hastings Street Viaduct

"The Hastings Viaduct is situated upon dedicated highway. In order to maintain the viaduct adequately, additional structural elements will have to be erected under the viaduct deck.

I RECOMMEND that:-

(a) The highway beneath the Hastings Viaduct deck be closed and stopped.

(b) The City Engineer be authorized to place signs and barriers to preclude public access so the structural work may be carried out."

Your Board RECOMMENDS that the foregoing be approved.

4. P.C. Concrete Sidewalk on Both Sides of 17th Avenue from Knight Street to Approximately 353' East

"This local improvement project was approved by Council subsequent to a Court of Revision on March 11th, 1971 (Schedule 403, Item 3).

In the City Engineer's Report of September 10th, 1971, it was reported that a petition against the project had been received. Council instructed that the Engineer write to the property owners to obtain their views regarding the construction of the sidewalk, for report to Council.

There are 12 properties abutting 17th Avenue from Knight Street to a cul-de-sac approximately 353 feet east. Of these, one property is registered in the name of the City, and one property at Knight Street will not be charged for the improvement in accordance with an agreement regarding property acquisition approved by Council on February 3rd, 1970 (Property Matters).

All of the eleven property owners replied, as follows:-

In Favour	7	63.6%
Opposed	4	36.4%

The ten owners to be assessed for the project replied as follows:-

In Favour	7	70 %
Opposed	3	30 %

I RECOMMEND that the City Engineer be instructed to proceed with the construction of the sidewalk on both sides of 17th Avenue from Knight Street to approximately 353 feet east."

Your Board RECOMMENDS that the foregoing be approved.

5. Installation of Water Mains - 1971 Capital Budget

"The following water main installations are required to improve the system capacity for fire protection:-

WATER MAIN PROJECT 108

Street or Avenue	From	To
7th Avenue	Prince Edward Street	Guelph Street
10th Avenue	Spruce Street	Laurel Street
Heather Street	12th Avenue	345' North
Inverness Street	63rd Avenue	S.E. Marine Drive

WATER MAIN PROJECT 109

Street or Avenue	From	To
26th Avenue	Highbury Street	Dunbar Street
39th Avenue	Fraser Street	Prince Albert Street
46th Avenue	Kerr Street	McKinnon Street
St. Catherines Street	40th Avenue	41st Avenue
Killarney Street	48th Avenue	49th Avenue

The estimated cost of Project 108 is $37,000 and Project 109 is $35,000. Funds for both projects are available from the 1971 Water Capital Budget, 'Short Notice Projects - Unallocated', Account Code 127/7902.

I RECOMMEND that water mains be installed on the above-mentioned streets and that the necessary funds, i.e. $37,000 for Project 108 and $35,000 for Project 109 be appropriated from Account No. 127/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

6. Reconstruction of Sewers on 10th Avenue and 11th Avenue from Columbia Street to Ontario Street

"Inspection of the existing sewers showed them to be in poor condition. They are also inadequate in capacity to give proper service to the area as it is currently zoned.

Estimated cost of constructing these sewers on the separate system is $88,000.

I RECOMMEND that $88,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

7. Relaying of Existing Sewers on Kitchener Street and Grant Street Between Adlum Street and the Lane West of Commercial Drive

"The existing sewers are inadequate in size to serve the current zoning. T.V. inspection also shows them to be in very poor condition and liable to imminent collapse.

Estimated cost of relaying these sewers on the separate system is $110,000.

I RECOMMEND that $110,000 be appropriated as follows:-

Account Code	Amount	Description
117/7904	$57,000	Reconstruction and Relief
117/7905	$33,000	Pollution Control
117/7906	$20,000	Miscellaneous."

Your Board RECOMMENDS that the foregoing be approved.

8. Traffic Noise on First Avenue

The City Engineer reports as follows:-

"A petition has been received from Mrs. V. J. Sloan of 2205 East First Avenue representing 188 residents and homeowners on First Avenue from Renfrew Street to Commercial Drive, objecting to traffic noise on First Avenue, as follows:-

> 'We, the undersigned Property Owners on First Avenue, wish to voice our objection to the continuous flow of traffic, all day and night passing our doors, which includes buses, commercial and passenger vehicles, as well as motorcycles (minus mufflers); all of which has rendered this district almost unfit for the present owners, or any resident, to continue occupancy. As taxpayers, we feel we have the right to immediate relief of the prevailing conditions herein.'

BACKGROUND

Between Clark Drive and Nanaimo Street, First Avenue has a pavement width of 40 feet with parking prohibited 7 A.M. to 6 P.M. on both sides because of heavy daytime traffic volumes. East of Nanaimo Street to Boundary Road, First Avenue is a divided street with a 24-foot width of pavement on each side of the median strip, and parking prohibited 7 A.M. to 6 P.M. on both sides.

First Avenue is a major arterial street and there are traffic signals at Clark Drive, Commercial Drive, Victoria, Nanaimo and Renfrew Streets. Development on First Avenue is primarily residential and there are significant grades at Clark Drive, Nanaimo and Victoria Streets.

TRAFFIC CONDITIONS ON FIRST AVENUE

Because it is a logical and convenient route from the False Creek area to Highway 401, First Avenue attracts heavy traffic volumes, including trucks and intercity buses. First Avenue is not a scheduled truck route, and except on permit, is closed to all single vehicles (except buses) over 35 feet in length and combinations of vehicles over 40 feet. However, many large trucks are using First Avenue under continuing trip permits. This subject is being reviewed at the present time by the Traffic Division, as part of a general re-assessment of Vancouver truck routes.

/continued . . .

Clause 8 Continued

Traffic counts on First Avenue show steadily increasing traffic volumes that presently require two lanes in each direction at all times during the day. The alternative east-west routes in this area, Hastings Street and Broadway, are both scheduled truck routes and are also carrying increased traffic volumes. Of these streets, First Avenue is the only one having direct access onto the freeway, and is therefore the most attractive routing for many vehicles. Under these circumstances it would not be appropriate to attempt to shift traffic from First Avenue to these streets.

In the absence of any higher level traffic facility to handle traffic from the centre of the City to the surrounding municipalities, grade streets such as First Avenue must continue to carry increasingly heavy volumes of traffic.

NOISE

The problem of noise is presently regulated by the Provincial Motor Vehicle Act, Section 7.03 which reads:

> 'A motor vehicle propelled by an internal-combustion engine shall be equipped with an exhaust muffler consisting of a series of pipes or chambers which ensures that the exhaust gases from the engine are cooled and expelled without excessive noise.'

and by Vancouver's 'Anti-Noise' By-Law No. 2531, which reads in part:

> 'No person shall make or cause to be made any loud and objectionable noise either in or on public or private places and premises in such a manner as to disturb the quiet, peace, rest or enjoyment of the neighbourhood or the comfort or convenience of the public.'

The enforcement of these regulations is somewhat difficult and arbitrary, since the question of whether or not a noise is 'excessive' or 'loud and objectionable' is basically a matter of opinion, and there is a wide variation in individual reaction and tolerance. Furthermore, a quite acceptable amount of traffic noise at 12:00 Noon may become quite noticeable at 12:00 Midnight.

One approach to the problem of motor-vehicle noise is the adoption of permissible noise emission standards. Once the permissible noise levels are agreed upon, they provide a rational basis for enforcement and for dealing with complaints. This approach is being investigated in a noise study being made by the Greater Vancouver Regional District. One purpose of that study, the completion of which is expected this year, will be the formulation of a model by-law and a plan of implementation of a noise control program based on that by-law.

The noise problem on First Avenue is aggravated by the noise of heavy traffic climbing the hills on this street, and complaints have been received previous to this one. However, at the present time, the most appropriate method of controlling motor-vehicle noise due to faulty mufflers or the lack of mufflers is through enforcement of the existing anti-noise laws.

It is noted that Mrs. Sloan wishes to appear before Council as a delegation to protest the traffic noise and pollution on First Avenue.

It is RECOMMENDED that Mrs. Sloan's petition be forwarded to the Greater Vancouver Regional District for inclusion in their current noise study, and in the meantime, that this matter be referred to the Vancouver City Police for enforcement of current anti-noise laws."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

DELEGATION REQUEST - MRS. V. SLOAN FOR PETITIONERS

(Copies of the letter from Mrs. Sloan together with the petition are circulated for Councils' information)

/continued . . .

CONSIDERATION:

9. Proposed Anti-Whistling By-laws

On February 16, 1971, Council considered a report of the City Engineer, outlining the railway crossing protection requirements that would be necessary in order to impose an anti-whistling by-law for trains on the Burlington Northern Railway from Boundary Road to Clark Drive (main-line of the Railway) and from Clark Drive to Powell Street (Burrard Inlet Line).

That report pointed out that the Railway Transport Commission's Engineer had advised us that before an anti-whistling by-law would be approved, automatic crossing protection would be required at four streets at an approximate cost of $60,000 - $75,000, for which there would be no contribution from the Federal Grade Crossing Protection Fund.

In considering this matter, Council passed the following resolution:

"THAT a representative of the City Council, together with the appropriate officials, meet with the Canadian Transport Commission officials to discuss the whole question and the matter of including appropriate safety precautionary measures."

This meeting was held on August 25, 1971, and the Transport Commission's representative indicated that the traffic volumes at each of the four street crossings which are currently unprotected on this line (Cordova Street, Raymur Avenue, Union Street, Glen Drive) are already high enough to justify the installation of automatic crossing protection. In view of this, it was suggested that if crossing protection were to be installed at these locations now, irrespective of an application for approval of an anti-whistling by-law, each location would qualify for a grant from the Grade Crossing Protection Fund.

The Transport Commission's representative therefore suggested that the City may wish to apply to the Commission for a contribution towards the cost of protection at these four locations, and at the same time advise the Commission that we will then apply for approval of an anti-whistling by-law.

On this basis, the City's share of the cost of installing automatic protection on this particular Railway line would be reduced to 12.5% of $75,000, or approximately $9,400. Similarly, the City's share of annual maintenance of the crossing protection equipment would be reduced to 50% of $4,000, or approximately $2,000 per year.

It is brought to Council's attention that this Railway line is only a small section of the total Railway network within the City, much of which is routed through residential districts. Of fifty other crossings that have inadequate control to meet the requirement for an anti-whistling by-law, twenty-five are in or near residential areas. (Some of these may not carry high enough traffic volumes to qualify for Federal contribution to grade crossing protection costs).

If Council decides to pursue the above course of action, it is suggested that the Corporation Counsel be instructed to make application to the Canadian Transport Commission for a contribution from the Grade Crossing Protection Fund toward automatic protection on the Burrard Inlet Line at Cordova Street, Raymur Avenue, Union Street and Glen Drive, at the same time advising the Commission that an application would then follow for approval of an anti-whistling by-law on the Burrard Inlet Line and the Burlington Northern mainline.

Your Board submits the foregoing report of the City Engineer for Council's Consideration.

/continued . . .

INFORMATION:

10. New Georgia Viaduct: Motion
Re Closure of Prior Street Ramp

On August 10, 1971, Council resolved that the subject matter of the following motion of Alderman Rankin and Alderman Calder be referred to the City Engineer for report:

"That whereas the Georgia Viaduct Connector is already funnelling more traffic onto Prior Street and through the east end than the old Georgia Viaduct;

And whereas this is likely to be increased substantially by the completion of the Dunsmuir Connector;

Therefore, be it resolved that City Council order the barring of the Prior Street end of the completed Connector using only the Main Street Ramp."

The City Engineer reports as follows:

"The intent of Alderman Rankin's motion has been discussed with him and is shown on a reference plan circulated to Council. Alderman Rankin's motion proposes to close the ramp overpassing Main Street that carries eastbound traffic to Prior Street.

BACKGROUND

The Georgia Viaduct Replacement Project involving an expenditure of just over $11 million dollars was designed primarily as a grade street to grade street Connector and the Viaduct capacity was related to the street system capacity at each end.

At the downtown end a number of significant street changes are to be made (reversal of Dunsmuir, two-waying Pender, etc.) which will result in a reasonable balance between Viaduct capacity and street capacity.

At the east end there will be some capacity imbalance between the Viaduct and the grade street system as a result of the proposed connection into two-way Prior Street rather than a Union-Prior one-way couplet. To minimize this imbalance a local pavement widening was carried out on Venables Street at Clark Drive.

Since the opening of the Georgia Ramp (two-way traffic temporarily) volumes on Prior-Venables have increased approximately 25% in the evening rush hour. These volumes, however, do not exceed the present capacity on Venables Street at Clark Drive. When the Georgia Viaduct is completed (one-way Georgia Ramp and one-way Dunsmuir Ramp) the volumes on Prior Street will increase and fully utilize the capacity on Venables Street at Clark Drive.

EFFECT OF SUGGESTED CLOSURE

The basic effect of the suggested closure of the eastbound Prior Street Ramp is to introduce a major restriction in capacity available to outbound traffic and thereby limit the effective use of the new Viaduct to eastbound traffic.

If the suggested closure is implemented all outbound traffic will be forced to use the Main Street off-ramp. The capacity of this ramp is not sufficient to handle the anticipated outbound rush hour volumes and, therefore, the current delay and congestion (now occurring on a temporary basis) will increase substantially. Back-ups on the Viaduct will extend back to Beatty Street and there would be additional congestion on Main Street.

/continued . . .

Clause 10 Continued

It should be noted that although the closure would have a restricting effect on outbound rush hour on Prior-Venables, there would be no restriction on inbound rush hour volumes.

As stated above, the completion of the new Georgia Viaduct will increase the traffic volumes on Prior-Venables Street up to the full capacity of this four-lane roadway. There are, however, traffic signals at each end of the section (Gore Avenue and Clark Drive) and an additional pedestrian signal has been installed midway (Campbell Avenue) to assist pedestrian crossing movements to the Park.

In view of the foregoing, I am unable to recommend the closure of the Prior Street Ramp.

Traffic patterns and volumes will be reviewed after the completion of the new Viaduct and a further report could be submitted at that time."

Your Board submits the matter to Council for Information.

FOR ADOPTION SEE PAGE(S) 99

HARBOURS AND PARKS MATTERS

RECOMMENDATIONS

1. Riley Park Community Hall Addition

The Corporation Counsel reports as follows:

"On 31 August 1971 Council resolved that part of the grounds immediately adjacent to Capilano Stadium be used to provide off-street parking facilities for the vehicles of persons attending Riley Park Community Hall.

The proposed use was made subject to approval by the Vancouver Art Gallery Association and the execution of an agreement satisfactory to the Corporation Counsel, the exact wording of the resolution being as follows:

> "THAT the request of the Deputy Superintendent of the Park Board be approved subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months notice, and subject to compliance by the Vancouver Art Gallery Association."

The Art Gallery Association has now given written approval of the proposed use.

No enforceable agreement providing for the establishment of the area for parking purposes can be drawn because the Park Board lacks the capacity to enter into an agreement of this type other than as agent for the City.

I recommend that Council amend the said resolution of 31 August 1971 by deleting the words "subject to an agreement satisfactory to the Corporation Counsel, which would include authority to repossess on two months notice, and" and by adding after the word "Association" the words: "provided that the permission hereby granted may be terminated on two months' notice" so that the resolution, as amended, would read:

> "THAT the request of the Deputy Superintendent of the Park Board be approved subject to compliance by the Vancouver Art Gallery Association and provided that the permission hereby granted may be terminated on two months' notice".

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted by Council.

FOR ADOPTION SEE PAGE(S) 99

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Request to Keep 16 Horses at 3240 West 55th Avenue

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 56247 has been filed on behalf of Mr. M. Belkin, to construct a new one family dwelling and stable on this site at 3240 West 55th Avenue. Mr. Belkin also requests permission to keep a maximum of 16 horses on the site.

The site is located in an RA-1 Limited Agricultural District. Section 10 (16) (c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board have approved Development Permit Application No. 56247 permitting the construction of a one family dwelling and stable building on this site subject to the approval of City Council for the keeping of the 16 horses.

The Director of Planning recommends that City Council approve the keeping of a maximum of 16 horses on this site."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

2. Historic Area Advisory Board: Gastown/Chinatown

The Director of Planning and Civic Development reports as follows:

"On July 27, 1971, Council approved membership and alternate membership nominees from the various designated agencies making up the Advisory Board.

Mr. A. Rogatnick, alternate member for the Architectural Institute of British Columbia, is away from Vancouver for a year, and we have therefore asked for another member to be nominated in his place.

The Architectural Institute has accordingly nominated Mr. Barry V. Downs as alternate member for the Institute, in place of Mr. Rogatnick.

It is RECOMMENDED that Mr. Downs' nomination be approved by Council."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved.

3. Report Entitled Urban Structure 1971 by Burnaby Planning Department

The Director of Planning and Civic Development reports as follows:

"In April 1971, the Municipality of Burnaby sent copies of a report entitled Urban Structure 1971 to members of Vancouver City Council. This report prepared by the Burnaby Planning Department proposed a structure for development of areas in the Municipality of Burnaby related to a regional development concept as conceived by their planner. It was suggested that the proposals in the report could be used as a basis for future urbanization policy for the Vancouver region. Other agencies in the region are also engaged in research related to regional development. For example, the Greater Vancouver Regional District has been making studies of transportation which include proposals for various types of regional development which have been discussed with this Department. Furthermore, the Department has considered regional development in a recent report, entitled: Downtown Vancouver Development Concepts.

The report from the Municipality of Burnaby is thorough and well researched. Representatives from Burnaby on the Technical Planning Committee for the Greater Vancouver Regional District have referred to their report during discussions of regional development intended to lead to a 'livable regional plan'.

It is recommended that Council receive the report: Urban Structure 1971 for information, thank the Municipality of Burnaby for making the report available to them, and commend the municipality for a worthwhile study."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

(A copy of the report is available in the City Clerk's Office.)

4. Mr. Louis Naples - Carport 3382 East 23rd Avenue

The City Building Inspector reports as follows:

"On September 8th, 1970 Mr. L. Naples appeared before City Council as a delegation requesting that enforcement action be withheld with respect to an oversized carport at the rear of the above property. Council, after hearing the delegation, instructed the Director of Permits and Licenses to implement enforcement procedures under the regulations of the Zoning and Development By-law. Subsequent to this instruction notification was sent to Mr. Naples advising him to either reduce the size of the carport or to consolidate the adjacent vacant site to his property and apply for a Development Permit.

When inspection was made it was found that no action had been taken and on January 19th, 1971 a letter was sent to the City Prosecutor requesting that charges be laid.

On April 17th, 1971 Mr. Naples appeared before Judge Bewley where a not guilty plea was entered. Trial was held, Mr. Naples was found guilty and fined $50.00. Judge Bewley, in convicting Mr. Naples, advised him that unless he either removed or reduced the area of the accessory building to comply with the by-law or consolidated the two sites as was suggested, then he may expect further charges to be laid.

cont'd . .

Clause 4 continued

Re-inspection was made of the site and a further notice was delivered to Mr. Naples on July 20th, 1971. This notice again requested the carport to be cut back to comply with the regulations of the Zoning and Development By-law. No option was given to Mr. Naples in this latter notice with respect to the consolidation of the sites as Mr. Naples had obtained permits and erected a new one-family dwelling on the vacant site.

On September 27th, 1971 our Inspection Services requested permission for access to the property to obtain evidence for the laying of further charges. The Inspector was refused this request, therefore no evidence can be obtained whereby enforcement may be continued.

Under Section 560A of the City Charter, the Director of Planning or anyone authorized by him has the power to enter on land to ascertain if the provisions of the Zoning and Development By-law are being or have been carried out. Corporation Counsel advises that this Section does not provide the basis for laying a charge but could provide the basis for obtaining an order from the Supreme Court requiring Mr. Naples to allow the Director to exercise his power.

In addition, it would appear that mere prosecution is insufficient to convince Mr. Naples to comply with the By-law. In order therefore to carry out Council's instructions, it is recommended that the Corporation Counsel be authorized to obtain the appropriate court order permitting an inspection to be made and be authorized to commence proceedings in Supreme Court for an order requiring Mr. Naples to bring his premises into conformity with the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

5. Rezoning: North side West 13th Avenue between Laurel and Oak Streets

The Director of Planning and Civic Development reports as follows:

"An application has been received from L. Sherwood on behalf of 14 property owners whose signatures are also attached, requesting an amendment to the Zoning and Development By-law whereby Lots 11 - 18, Block 416, D.L. 526, being the north side of West 13th Avenue between Laurel and Oak Streets, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicants state the purpose of their application is 'uniformity in having the entire block zoned RM-3 as 60% is already zoned RM-3'.

The subject lots each have a frontage of 50' and a depth of 125', most of which are occupied by older, large dwellings, many of which contain multiple conversions.

The remaining two lots (Lots 19 and 20), each being 50' in width, have been zoned for many years as an RM-3 Multiple Dwelling District, Lot 20 being developed with a very old apartment building, Lot 19, a well kept multiple conversion.

At a Public Hearing on July 10, 1969, Lots 3 - 10, Block 416, D.L. 526 immediately across the lane from the subject property and fronting onto 12th Avenue were rezoned on recommendation by the Technical Planning Board and the Town Planning Commission to an RM-3 Multiple Dwelling District. The entire site is now being developed with high-rise personal care home.

cont'd . .

Clause 5 continued

When considering this application, the Technical Planning Board informed Council that over the years, individual applications had been received, none of which had been approved as they generally created isolated development. It was considered ample properties throughout the City were zoned and available for redevelopment with apartment buildings. However, the situation was changing, and at the end of 1968, 75% of the lands zoned RM-3, bounded generally by Oak and Pine Streets, the lane south of Broadway and 15th Avenue on the south had been developed. Therefore, they recommended the application be approved.

The Town Planning Commission also recommended approval. However, in so recommending, the Commission requested that a study be made of the areas adjoining the subject site, with a view to extending the multiple dwelling district. At the Public Hearing in July, 1969, Council did request the study to be made of the areas adjoining the south side of 12th Avenue between Oak and Laurel Streets, with a view to extending the multiple dwelling district. This study has not been completed.

The same area, as of August, 1971, including the extension granted on August 27th, 1970 for the rezoning between Pine and Burrard, 14th Avenue to the lane south of Broadway, is now 73% developed with specifically designed apartments.

The Subject properties, while bounded on the north and west by multiple zoned property, are also bounded on the east by CD-1 zoning (part of the General Hospital Complex).

The Technical Planning Board on September 17th, 1971 RECOMMENDED that the application be APPROVED.

The Town Planning Commission on September 24th, 1971 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. S/W Corner of 65th Avenue & Cambie Street
Lot 19 of Block X, D. L. 311

The Director of Planning and Civic Development reports as follows:

"The Technical Planning Board and the Town Planning Commission have considered a report as submitted by the Director of Planning recommending the rezoning of this City owned lot to a CD-1 Comprehensive Development District for a Garden Apartment or Town House Development subject to certain conditions.

The site is zoned as an RS-1 One Family Dwelling District, being located at the south-west corner of West 65th Avenue and Cambie Street. The one lot has a 235' frontage on Cambie Street and a 120' depth (approx. 0.65 acres).

Brief History:

In 1964, this site was sold by the City to a church group and a Development Permit was obtained. However, the development did not proceed and the site reverted back to the City.

In 1969, an application was made by Mr. D. Fowler to rezone the site to a C-1 Commercial District to construct a 'specialty cafe and cabaret.' The Technical Planning Board and Town Planning Commission recommended that the application be Not Approved. City Council resolved:

'THAT pursuant to report of the Board of Administration, no action be taken to approve this application at this time.

FURTHER THAT the Director of Planning be asked to investigate the problem of rezoning as associated with the Hudson Street Crossing and Marine Drive, with particular reference to the rezoning application W/S cambie Street between 65th Avenue and S. W. Marine Drive;

AND FURTHER THAT the applicant be so advised.'

The Marpole area zoning problem was subsequently dealt with by City Council following a Public Hearing in October 1970. It is now wished to further consider possible zoning changes to Lot 19 prior to release of this City owned lot for sale.

Proposed Zoning:

The Director of Planning and Civic Development recommends that the subject property be rezoned to a CD-1 Comprehensive Development District for a Town House or Garden Apartment development. The height not to exceed two storeys and cellar. The floor space ratio not to exceed 0.50, with total underground parking; or 0.50 with limited surface parking. The detailed scheme of Development to be first approved by the Technical Planning Board after advice from the Design Panel.

The Technical Planning Board and the Town Planning Commission endorse this recommendation which is similar to the previous recommendations of the Board and Commission when dealing with the previous application as made by Mr. Fowler.

At that time the Technical Planning Board and Town Planning Commission recommended refusal of the request of Mr. Fowler but suggested that the land be zoned as a CD-1 Comprehensive Development District for a Town House or Garden Apartment Development subject to certain conditions - one of which being that the maximum floor space ratio for any development on this site should not exceed 0.50.

In March 1970, City Council considered an application to rezone the Delta View Park lands at the North-west corner of S. W. Marine Drive and Yukon Street to a CD-1 Comprehensive Development District for a Garden Apartment or Town House Development.

The Technical Planning Board and Town Planning Commission had recommended approval subject to the proposed development being restricted to two storeys in height and not exceeding a floor space ratio of 0.50.

Following the Public Hearing in March 1970, and questions to Planning officials, City Council approved the rezoning, subject to a number of conditions, one being that the floor space ratio was not to exceed 0.60 measured on the gross floor area of the building with provision of total underground parking.

Recommendation:

That the Director of Planning be instructed to make an application to rezone the subject property to a CD-1 Comprehensive Development District with the use restricted to Townhouse or Garden Apartments. The height not to exceed two storeys and cellar. The floor space ratio not to exceed 0.60 with total underground parking, or 0.50 with limited surface parking. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel."

Your Board RECOMMENDS that this report of the Director of Planning be received, that the Director of Planning make an application to rezone the subject property in accordance with the recommendations of this report and that such application be referred for the further consideration of City Council at a Public Hearing.

CONSIDERATION

7. B. C. Baptist Foundation:
Low Rental Housing

The Director of Planning and Civic Development reports as follows:

"At its meeting on September 14th, 1971, Council referred to the Board of Administration for report the following request:

'Alderman Wilson referred to a letter received by him from the B.C. Baptist Foundation requesting permission to enter into direct negotiations for approximately six (6) acres in Champlain Heights for the purpose of developing low rental accommodation. He requested this matter be expedited as soon as possible.

The Mayor directed the letter be referred to the' Board of Administration for report.'

In designating the disposal of sites in Champlain Heights, various sites were set aside for low income accommodation or for special groups. On November 3rd, 1970, Council resolved that to maintain a reasonable population balance in Champlain Heights, the remaining sites should be disposed of for townhouses or garden apartments on the open market.

The only site which is serviced and immediately available is Site #17 which was proposed for Public Housing. Council at its meeting on September 21st requested that proposals of interest and intent should be called for this site for the construction of housing for people of low or moderate income. It is suggested that the request from the B.C. Baptist Foundation be considered along with other submissions made as a result of the advertisement.

The three remaining townhouse sites in Champlain Heights are not yet serviced and will not be available until next year but in any event, these sites have been designated by Council for disposal on the open market and it is reiterated that this is important to preserve the social balance in the area."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of City Council.

(Copies of the letter from the B.C. Baptist Foundation dated September 9, 1971, are circulated for the information of Council).

INFORMATION

8. Urban Renewal Scheme 3A:
(Part of the New Mt. Pleasant
Elementary School Site)

The Director of Planning and Civic Development reports as follows:

"The above-mentioned small urban renewal scheme was carried out to acquire and clear lands forming part of the new Mt. Pleasant Elementary School site. It was located within the boundaries of the larger Urban Renewal Scheme 3 which was then being prepared. The scheme involved acquisition and clearance in the block bounded by 7th and 8th Avenues, Guelph and St. George Streets (approximately 2.4 acres), and has been implemented under agreement dated November 22, 1967 between Central Mortgage and Housing Corporation and the City and agreement dated January 23, 1968 between the Province and the City.

The cleared lands were registered in the name of the Board of School Trustees on January 12, 1970. All claims by the City to the Senior Governments for financial contributions to implement this scheme have been paid, and construction of the new school is well advanced. Costs of the scheme were:

Acquisition and Clearance	$341,410.91
Recoveries	$212,266.93
Net Costs	$129,143.98

Sharing of Net Costs

C.M.H.C.	(50%)	$64,571.99
Province	(25%)	$32,285.98
City	(25%)	$32,286.01 "

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

* * * * *

FOR ADOPTION SEE PAGE(S) 160

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. Emergency Evacuation Procedures for City Hall and East Wing

The Fire Chief reports as follows:

"Earlier this year, a study of evacuation procedures was made by the Fire Department to determine the best means of evacuation in the event of a fire or bomb threat.

As a result of the study, a detailed evacuation plan was made for the emergency evacuation of these buildings. A copy of this plan is attached for Council's information.

To implement this plan, an expenditure of approximately $100.00 will be required to purchase identification bands and other miscellaneous supplies for persons designated as Evacuation Control Officers and Floor Wardens.

The Comptroller of Accounts advises the necessary funds are available in General Government Miscellaneous.

The Fire Chief submits the attached 'Emergency Evacuation Plan' for Council's information and recommends approval be given for the expenditure of approximately $100.00 from General Government Miscellaneous for the purchase of the necessary supplies to implement this plan."

Your Board RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

2. Allocation of Funds from Traffic Control Reserve for Minor Modifications to Existing Traffic Control Signals

The City Engineer reports as follows:

"On 24 March, 1970 Council approved the sum of $15,000 from the Traffic Control Reserve for Minor Modifications to Existing Traffic Signal Equipment. Since there were a number of jobs still outstanding at the end of 1970 and a sum unexpended in this account, it was carried over into 1971.

This account is now depleted and an additional $4,000 is required for work to the end of 1971.

It is therefore recommended that a sum of $4,000 be allocated from the Traffic Control Reserve to this account."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 100

FINANCE MATTERS

CONSIDERATION

1. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1972 Assessment Roll in accordance with Charter provisions, and the Corporation Council has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These requests for grants in lieu of 1970 and 1971 taxes for the period from proof of occupancy or date of first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

i. St. George Greek Orthodox Church — $ 5,072.59

4600 Valley Drive - Lots 39&40/88/526
Church
Occupied and in use from August, 1971
Date of first Building inspection Oct. 29, 1970
Grant to cover period from October 29, 1970 to December 31, 1971.

B. Hospitals

i. B. C. Cancer Treatment & Research Foundation — 625.77

formerly 603-617 West 11th Ave. - Lots 11&12/379/526
Parking Lot
Occupied and in use from June 10, 1971
Grant to cover period from June 10, 1971 to December 31, 1971.

C. Charitable Organizations

i. Christ Church of China — $ 7,157.59

318-322 East Pender St. - Lot A/122/196
Church & Senior Citizens Housing
Date of first Building Inspection - March 3, 1970
Occupied and in use from February 1, 1971
Grant to cover period from March 3, 1970 to December 31, 1971.

ii. B. C. Housing Foundation — 1,887.76

1425 East 12th Avenue - Lot 28/D/160/264A
Senior Citizens Housing
Date of first Building inspection - July 23, 1970
Occupied and in use from March 1, 1971
Grant to cover period from July 23, 1970 to December 31, 1971.

iii. Chau Luen Kon Sol Society — 5,664.72

325 Keefer Street - Lot B/122/196
Senior Citizens Housing
Date of first Building inspection - March 3, 1970
Property acquired from the City - No taxes charged for 1970
Occupied and in use from May 25, 1971
Grant to cover period from January 1, 1971 to December 31, 1971.

. . . Cont'd.

Clause No. 1 (Cont'd.)

iv. Odd Fellows Low Rental Housing Society 3,668.50

3595 Kingsway - Lot 26/3&4/36&49
Senior Citizens Housing
Date of first Building inspection - Sept. 23, 1970
Occupied and in use from May 1, 1971
Grant to cover period from September 23, 1970 to December 31, 1971.

$24,076.93

Each of the above-noted Senior Citizens Housing Developments was financed partly by a grant from the Provincial Government and is therefore subject to the regulations set down in the Elderly Citizens Housing Act. The organizations have confirmed that applicants are screened to ensure that his or her income is not in excess of the permissable amount set under this Provincial Act.

As grants in lieu of taxes are subject to Council approval or disapproval, the above requests for grants in leiu of taxes amounting to $24,076.93 in total are submitted for Council consideration.

Your Board submits the foregoing report of the Director of Finance for Council consideration.

2. Capilano Stadium Inventory

Your Board has received the following report from the Director of Finance.

"On May 18, 1971 City Council authorized a committee of officials, being the Board of Administration, Director of Finance, City Purchasing Agent and the Supervisor of Property & Insurance, to determine the best disposition of the inventory in the Stadium taken over by the City upon the demise of the baseball team. The committee completed its work with the result that various items were retained in the Stadium for Art Gallery use, various others disposed of as surplus under normal City procedures, and some missing items were deleted from the inventory records. The inventory recording was taken on June 4, 1971.

It now appears that various items have disappeared since the June 4 inventory, specifically the following:

1 lawnmower, 1 large barrel, 1 field marker, 1 wheelbarrow 1 2-drawer filing cabinet, 1 large metal cabinet, 3 cushion racks, 1 washer, 1 dryer, 1 whirlpool bath

While there are undoubted problems in maintaining security at a location like the Stadium the inventory items do have to be considered as assets of the City. City Departments would be answerable for such losses, even though the items are not of great value.

Experience to date suggests that inventory items will continue to disappear.

With these points in mind it is submitted to Council for consideration as to whether Council wishes to hold the Vancouver Art Gallery responsible for the inventory items retained by the Art Gallery for use in the Stadium, and charge the estimated current value of the missing items to the operating grant received by the Art Gallery for the Stadium.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

3. Taylor Manor - Staff Organization

The Director of Welfare Services reports as follows:

"Mrs. McAskill, the present Superintendent of Taylor Manor, reached retirement age in 1970, but agreed to temporarily stay in the position until a suitable replacement could be found. The position was advertised, but due to the fact that it required 'live-in' services, no suitable applicants were forthcoming. The position has been reviewed and it is recommended that the basic qualifications for the position be those of a graduate nurse (registered nurse) and that changes in the method of operation be introduced which will permit more normal employment circumstances with the incumbent living away from Taylor Manor.

Subsequently, this matter and that of additional permanent positions to adequately staff Taylor Manor, in accordance with minimal standards recommended by the Community Care Facilities Licensing Board, particularly during the late afternoon and night shift, was discussed with the Assistant Deputy Minister, who said the proposals were acceptable. It was indicated to the Assistant Deputy Minister that additional staff was required for two basic reasons, namely:

(a) to hire a living-out Superintendent as opposed to the practice of a living-in Superintendent.

(b) to bring staff complement to the minimal standards recommended a year ago by the Community Care Facilities Licensing Board.

On September 1, 1971, approval was given by the Provincial Department of Rehabilitation and Social Improvement, for the hiring of additional staff and the charging of the cost thereof to the present per diem rate.

The present staff complement comprises twelve permanent positions as follows:

1 Superintendent
1 Assistant Superintendent
2 Rest Home Attendants II
3 Rest Home Attendants I
3 Institutional Service Workers I
1 Building Service Worker I
1 Cook I

The additional permanent positions recommended are:

1 Rest Home Attendant
1 Institutional Service Worker

The estimated monthly cost of salaries and fringe benefits for the two additional permanent positions will amount to approximately $1,007.00. The Comptroller of Accounts has reviewed this report and notes that the additional cost will be fully recovered through an increase in the per diem rate for each of the fifty-eight residents.

Upon adoption of this report the total number of permanent staff positions will be fourteen, and there are three part-time employees on call as required. This establishment will permit scheduling of all personnel on a normal five day week basis, adequately covering Taylor Manor on a twenty-four hour day basis.

It is recommended that the Director of Personnel Services review the recommended additional positions and report to the Board of Administration on the classification, and that the Board be authorized to deal with such classifications in accordance with Council resolution of July 22, 1969.

Cont'd...

Clause #3 Continued

It is further recommended that the Director of Personnel Services review the classifications of the Assistant Superintendent and Rest Home Attendants and report to the Board of Administration thereon.

Report of Director of Personnel Services re Superintendent

'In conjunction with the overall review of the Social Service Department, certain changes have been proposed for Taylor Manor (Home for the Aged). Specifically, the Director of Welfare Services has proposed that the desired qualifications for the Superintendent's position be modified and certain administrative changes implemented. I have therefore reviewed this matter and report as follows:

Mrs. McAskill, the present Superintendent, reached retirement age in July of 1970 but agreed to temporarily stay on in the position until a suitable replacement could be found. Subsequently, the Director of Welfare Services has reviewed the Superintendent's position and has requested that the basic qualifications for the position require that the incumbent be a graduate nurse (i.e. Registered Nurse). It is also proposed that the Superintendent assume a more active role in assessing the services provided to clients and making subsequent recommendations for improvements. I have therefore revised Class Specification No. 605, "Superintendent (Home for the Aged)" which is attached hereto for approval.

The Superintendent's salary was last adjusted in 1957 to Pay Grade 20. Considering the increased minimum qualifications and the increase in overall responsibility, I recommend that this position be reclassified to Pay Grade 21 effective when filled. In addition, the Director of Welfare Services has proposed that the present "live-in" arrangement be discontinued and that the incumbent work normal hours and straight day shift.

The Director of Welfare Services has advised me that the Superintendent will be delegated the responsibility for the hiring and dismissal of subordinate staff at Taylor Manor. This position will therefore be excluded from Union jurisdiction. Although the incumbent must be a member of the Registered Nurses Association of B.C., she will not be covered under the provisions of their Collective Agreement with the City.

This report has been discussed with the Director of Welfare Services who concurs herein. The matter of Union exclusion has been agreed to by the Director of Personnel Services, Registered Nurses Ass'n. of B.C.

Summary

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant (Temporarily filled by Mrs. McAskill)	Superintendent (Home for the Aged) P.G. 20 ($631-758)	Superintendent (Home for the Aged) P.G. 21 ($660-791)	When filled

1971 1st half rates

Resolved that the foregoing recommendation of the Director of Personnel Services be approved.

Cont'd...

Clause #3 Continued

It is RECOMMENDED that:

(i) the report of the Director of Personnel Services re classification of the Superintendent position be adopted;

(ii) two additional permanent positions be approved, namely:

Rest Home Attendant - 1
Insitutional Service Worker - 1

and that the Director of Personnel Services report on the class specifications of these positions to the Board of Administration;

(iii) the Director of Personnel Services review the classifications of the Assistant Superintendent and Rest Home Attendants II and report to the Board of Administration;

(iv) the Board of Administration be authorized to deal with the classification reports of the Director of Personnel Services in accordance with Council resolution of July 22nd, 1969. "

Your Board

RECOMMENDS the foregoing recommendations of the Director of Welfare Services be adopted.

Note: This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who concurs herewith.

CONSIDERATION:

4. Town Planning Commission:
Civic Dinner

Under date of October 7, 1971, a letter has been received from the Town Planning Commission requesting that the Council give consideration to tendering a Civic Dinner on November 1st in connection with the exhibit and programme entitled "Vancouver-Ours to Share".

The dinner will precede the last event on the programme, which is a talk at the Vancouver Public Library by Mr. Andre Saunier, Assistant Secretary of the Ministry of State for Urban Affairs. An estimated 56 persons will be attending the dinner.

For a number of years the City has given this Civic Dinner in connection with this programme and the matter is usually left in the hands of the Entertainment Committee.

Your Board submits the foregoing request of the Town Planning Commission for the CONSIDERATION of Council.

(Copies of the letter from the Town Planning Commission are circulated for the information of Council)

5 Branch Library Facilities: West End Community Centre and Senior Citizens' Housing Project

The Director of Finance reports as follows:

"The Director of the Vancouver Public Library by letter dated September 10th forwards a resolution of the Library Board, dated September 8th, as follows:

"That the Library Board request City Council to provide $216,400.00 for the construction of a branch library in the West End Community Services Complex, to be used as a joint public and secondary school library'.

The Library Director further explains that the current Five Year Plan included only $75,000.00 to finance a basic book collection and equipment for rented premises, no funds being included for construction of branch premises at this location. Book and equipment costs for branches in rented premises at other locations were also provided for in the current Five Year Plan.

Capital costs of secondary school libraries are financed in the same manner as school construction under the Provincial/School Board capital cost sharing formula. Contracts for recent joint school/community centre construction (Strathcona and Thunderbird) have included the community centre facilities on the basis that the City sign a formal agreement with the School Board to assume all costs and financing. The same type of agreement for the West End construction project whereby the School Board assumes all financing and costs of the secondary school library seems appropriate. The leasing arrangement proposal would require the City to finance a facility for which it is not responsible financially, and lease it to the School Board.

The Architects estimate the additional cost of the community centre resulting from inclusion of the two library facilities as follows:

Public Library	5100 sq. ft.	$142,800
School Library	3200 " "	$ 73,600

For Council CONSIDERATION

Request of the Library Board that library facilities be included in the West End Community Centre Project.

RECOMMENDATION

If Council approves the above it is recommended:

(i) That Council instruct the Director of Finance to include an amount of $142,800 in the 1972 Supplementary Capital Budget to provide for the cost of construction of the public library facility.

(ii) a. Inclusion of the school library in the contract be subject to an agreement by the School Board that capital construction funds will be provided by them on a construction progress basis and that inclusion of the secondary school library will not incur any additional financing or costs by the City

or

cont'd....

Board of Administration, October 15, 1971 . . . (FINANCE - 7)

Clause #5 continued:

b. If the School Board by resolution informs Council that it cannot finance the capital costs, Council may wish to consider providing the necessary funds from the 1972 Supplementary Capital Budget on the basis that the School Board sign an agreement topay an annual sum to amortize the cost over 20 years at the City's current long term interest cost of approximately 8¼% or $7,782.00 per annum to finance $75,000 over 20 years. In this case, however, Council may wish the School Board to advise whether the normal Provincial contribution towards capital construction costs would be adversely affected by this method of financing."

Your Board submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 103-105

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 15, 1971

RECOMMENDATIONS

1. Meeting with Federal Department of Justice on "Breath Alcohol Tests" - Ottawa
Attendance: E.J. Fennell, Health Department.

The Director of Personnel Services reports as follows:

"On October 27th, 1970, the City Council approved a request to have the City Analyst, Mr. E.J. Fennell, attend a meeting, November 2nd - 4th, 1970, inclusive, with the Federal Department of Justice concerning "Breath Tests for Blood Alcohol Levels".

The Federal Department has again called a meeting of the representatives on the "Canadian Forensic Society Special Committee for Breath Alcohol Tests", on which Mr. E.J. Fennell is the sole representative for British Columbia. The meeting is scheduled for October 21st, and 22nd, 1971 in Ottawa, with all expenses other than salary paid by the Department of Justice. The only expense to the City will be 3 days leave of absence with pay.

As director of the Vancouver Police Breathalyzer programme it is vitally important that Mr. Fennell ensure the policies of the City do not conflict with R.C.M. Police procedures, as well as attempting to establish a uniform policy across Canada. Included in the agenda are two major items -

(a) New breath testing devices

(b) Development of a "suitable container".

The development of a "suitable container" is a very critical issue which could ultimately affect the survival of the recent legislation. It is essential that the City Analyst receive up-to-date and firsthand information on all developments in order that the Vancouver Police will be well prepared and trained in the handling of these containers and other new developments.

As the City Medical Health Officer is requesting three (3) days leave of absence with pay for Mr. Fennell because this meeting is of importance to the Breathalyzer work for the Vancouver Police Force and as this request is in accordance with Personnel Regulation 45-2, Non-roster Conferences, I recommend that leave of absence with pay for Mr. E.J. Fennell for October 20th, 21st, and 22nd, 1971 be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Auto Allowance - Clerk Typist II, Museums Department.

The Museums Manager reports as follows:

"It is recommended that the Clerk Typist II be assigned all deliveries and pick-ups, including those presently carried out by other staff members. These extra duties will make it necessary that the Clerk Typist II have her car available each day. As a result of this and the fact that the mileage involved will be increased, I feel that the existing automobile allowance for the Clerk Typist II, presently on an 11¢ a mile basis, should be changed to a regular automobile allowance. The Comptroller of Accounts advises that funds will be made available from within the budget by transfer of appropriation. The Internal Auditor has been advised and is in agreement with this proposal.

I RECOMMEND that the automobile allowance for the Clerk Typist II, Mrs. Brenda Greenfield, be changed from the 11¢ a mile intermittent basis to a regular automobile allowance."

Your Board RECOMMENDS the foregoing recommendation of the Museums Manager be adopted.

3. Retirement Age: Female Staff

The Director of Personnel Services reports as follows:

"Among amendments to the Municipal Superannuation Act passed by the Legislature in April 1971, there is provision for change of retirement age for female staff. All those hired April 1, 1971 and subsequent are Group 4 employees (minimum retirement age 60; maximum retirement age 65).

Prior to this amendment, all female employees of the City of Vancouver (with the exception of Policewomen) were classed as Group 3 (minimum retirement age 55; maximum retirement age 60). Extension of service to age 65 was dependent upon employee application and employer approval.

To accommodate those female employees who wish to retain the option of retirement at age 55 - 60 (Group 3), the recent amendment requests an election in writing to be filed with the Superannuation Commissioner prior to November 30, 1971. Extension of service beyond maximum retirement age Group 3 will no longer be allowed.

This Department forwarded election forms and information to all Group 3 employees requesting a reply. At this date, out of 698 election forms forwarded:

59	have left service
350	have elected to remain in Group 3
289	will be transferred to Group 4

Since employer approval is required for those who have elected to remain in Group 3:

The Director of Personnel Services, therefore, RECOMMENDS as follows:

All present female employees of the City of Vancouver whose last contributions to the Municipal Superannuation Fund prior to April 1, 1971 were made

cont'd....

Clause #3 continued:

> as Group 3 employees, may elect in writing to remain in Group 3 (minimum retirement age 55 and maximum retirement age 60); such election to be filed with the Superannuation Commissioner before November 30, 1971.
>
> All present female employees of the City of Vancouver who fail to make such election before November 30, 1971, shall be transferred to Group 4 (minimum retirement age 60 and maximum retirement age 65).

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 105

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 15, 1971

RECOMMENDATIONS

1. Acquisition for Provincial Courts (Vancouver) Complex
268-270 Powell Street and 203-221B Gore Avenue

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, August 20th, 1971, confirmed by Council, August 24th, 1971, approving the acquisition of Lot 20, Block 5, D. L. 196, known as 268 to 270 Powell Street and 203 to 221B Gore Avenue. It is recorded therein that the owners had agreed to sell for the sum of $68,000.00, inclusive of all claims, on the following terms:

(a) The sale date to remain open until September 30th, 1971, at the latest.

(b) The owners to receive an advance payment of $34,000.00 upon delivery of a registrable deed in favour of the City.

(c) The owners to assume the responsibility for the relocation of society members.

This property is located in Phase II of the Provincial Courts Complex Development and possession thereof will not be required until late 1972. Phase II comprises Lots 20 to 24.

It is noted that (a) above was reported incorrectly and should read, "the sale date remain open to September 30th, 1972 at the latest".

RECOMMENDED that said minute be amended accordingly."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Project 200

The Corporation Counsel reports as follows:

"An agreement was entered into on September 1st, 1970, among the City, Project 200 Investments Limited, Marathon Realty Company Limited and Canadian Pacific Railway Company wherein the City granted to the Railway Company an easement to construct and maintain a public way in, over and on portions of Granville and Cordova Streets, to provide access to the Plaza of Granville Square at the foot of Granville Street.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Construction of Granville Square (including the public way) is being carried out by Project 200 Investments Limited and in order to finance the development Project 200 proposes to assign its rights (among others) to the easement and buildings erected thereon and thereunder by way of mortgage in favour of the Canada Trust Company under a Deed of Trust and Mortgage dated November 1st, 1971 (a copy of which is on file in the Law Department).

Under the Agreement of September 1, 1970, the City granted Project 200 the right to mortgage its right, title and interest in the easement and all works erected therein and thereon, and it was further provided that the City would, upon request, consent to any such mortgage.

Project 200 now requests the consent of the City to the assignment by way of mortgage under the said Deed of Trust and Mortgage.

It is recommended that such consent be given, the form of the consent to be satisfactory to the Corporation Counsel and executed under the seal of the City of Vancouver by its duly authorized officers in that respect."

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

3. Acquisition for Firehall Site
<u>North West Corner Smithe & Hamilton Streets</u>

The Supervisor of Property and Insurance reports as follows:-

"Council on July 13th, 1971, authorized the acquisition of Lots 20 and 21, Block 66, D. L. 541 for the construction of a new Firehall (Site 3).

These lots are improved as a surface public parking lot and comprise an area of 6,000 sq. ft., zoning is C1- Commercial.

Negotiations with the owners confirm that they are prepared to sell for the sum of $60,000.00, inclusive of all considerations, as of October 31st, 1971, subject to the existing month-to-month lease.

The agreed price is considered to be fair and equitable and is supported by independent appraisals. This settlement is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $60,000.00 on the foregoing basis chargeable to Code 345/1301 - Fire Hall H.Q. Replacement Res.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Establishment of City-owned Property for Highway Purposes - Rogers St. End

The Supervisor of Property & Insurance reports as follows:

"In 1899, the City acquired the easterly 66' of subdivision D, D.L. 182, commonly known as Rogers Street End, to give access to the B.C. Sugar Refinery and Buckerfields. This 66-foot strip has, for many years, been used as road but has never formally been established for highway purposes. It is therefore

RECOMMENDED that the Easterly 66 feet of Subdivision D, being portion of land, and land covered by water in the Harbour of the City of Vancouver, lying to the North of Lots 5 and 6, Block 1, Subdivision K, D.L. 182, be established as highway, at no cost to the Engineer, and that the formal resolution establishing the same be passed by Council."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Establishment of City-Owned Property For Highway Purposes Portion of South Kent Avenue at Ash Street

The Supervisor of Property and Insurance reports as follows:

"In 1949 the Canadian Pacific Railway was in the process of establishing a railway yard at Kent Avenue between Ash and Ontario Streets. The Railway Company wished to acquire certain portions of road allowances from the City to subdivide with its property, and an agreement was entered into on March 21st, 1949 between the City, the Canadian Pacific Railway and the Vancouver & Lulu Island Railway Company, whereby the City agreed to exchange certain existing road allowances for new ones to be created by subdivision. The exchange was made and, as a result of the deposit in the Land Registry Office of a plan of subdivision, the City acquired title to two portions of land representing the new road allowances.

The portions of land acquired by the City have been in use as road for many years though never officially established as such. To correct this situation, it is,

RECOMMENDED that the following described lands be established as highway and that the formal resolution establishing the same be passed by Council:

(1) That part of the South portion of Block 6, District Lot 311, Group 1, New Westminster District, Plan 847, included in Reference Plan 3328,

(2) That part of Parcel "A" (Reference Plan 1976) of South part of Block 5, District Lot 311, Group 1, New Westminster District, Plan 847 included in Reference Plan 3327."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition - Georgia Viaduct Replacement
<u>274-278 Union Street and 809 Gore Avenue</u>

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Council Resolution of June 8, 1971 dealing with Item 4, Board of Administration, Works & Utility Matters, dated June 4, 1971, wherein acquisition of Lots 30 & 31, Block 21, D.L. 196, 274-278 Union Street and 809 Gore Ave. was authorized.

Lot 31 is 25' x 122', zoned C.M.-1 improved with a brick building occupied by the laundry. This building contains 3,000 square feet on the main floor. The front portion of 1,500 square feet is two-storey brick built in 1920. The interior of this part of the main floor is plaster over brick with a concrete floor, the second floor has a wood interior, 3 fixtures of plumbing and is heated by a gas heater. The balance of the building was added in 1962 and is constructed of concrete block with a concrete floor. The main floor of the building contains the laundry equipment together with the necessary steam, water and air piping and a heavy electrical service.

Lot 30 contains two frame dwellings erected in 1900. The dimensions of this lot are 36.92' at the front, 51.56' at the rear with a depth of 122' zoned CM-1. The dwelling at the front of the lot is 1½ storeys with 675 square feet on the main floor, contains 6 rooms, 3 fixtures of plumbing and is heated by a gas space heater. The roof is patent shingle, shingle on the exterior walls, paper over wood interior walls and a wood post foundation. The dwelling at the rear is one-storey of 351 square feet, containing two rooms, 2 fixtures of plumbing, and is heated by an oil space heater. The roof is patent shingle, siding on the exterior walls, wood interior walls and a wood post foundation. Both of these dwellings are in poor condition for age and type.

Negotiations with the owner and his solicitor were re-commenced and an offer of $55,000.00 for the property and in addition, the cost of moving the existing equipment from its present site to any building within a radius of five miles and to re-install therein the said equipment together with like electrical and plumbing services with which that equipment is presently supplied, was made. These costs have been estimated at $18,100.00. This is considered to be a fair and reasonable value for this property and is substantiated by independent appraisal but has been rejected by the owner's solicitor. Their claim is for $61,000.00 plus estimated electrical and plumbing reinstallation costs of $33,865.00 and unspecified moving costs. It is proposed to demolish these buildings when vacant possession is obtained.

These properties are required for completion of the landscaping contract on the Georgia Viaduct and the contract calls for completion of the work by June 18, 1972. It is likely that if the contractor completes the balance of his work before vacant possession is obtained and he must return to complete this portion, there will be additional costs.

The owner was notified March 11, 1968 that the City required his property for construction of the Georgia Viaduct Replacement. Negotiations were stalemated and on March 3, 1970 a report was presented to Council recommending expropriation. This was referred back for further report and on March 10, 1970 it was withdrawn pending further study. Probably because of these delays the owner does not appear to be convinced that the City definitely means to acquire his property.

After consultation with the City Solicitor, it is proposed to proceed with expropriation.

RECOMMENDED that:

(i) The offer of $55,000.00 plus the cost of moving and re-installing the existing equipment together with like electrical and plumbing services as presently supplied which was made to the owner's solicitor through the Office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.

(ii) That, since the City has failed to come to agreement with the owner to acquire the said property on the foregoing basis for the sum of $55,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.

. . . Cont'd.

Clause No. 6 (Cont'd.)

(iii) That Mr. E. C. E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. Assignment of Lease
1484 West Broadway - Dick Building

The Supervisor of Property and Insurance reports as follows:

"Reference is made to a Board of Administration report of March 5th, 1971 approved by Council, March 9th 1971, wherein term leases varying from 1 to 5 years, were granted to tenants in Dick Building, Lots 1 & 2, Block 351, D.L. 526, 1484 West Broadway.

Application has been received for consent to assign the current 5-year lease of Terry Virre under the firm name of Black Cat Cafe to Sheesh Mahal Restaurants Limited, the assignment to be effective on September 21st, 1971.

RECOMMENDED that the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

8. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
875 Burrard Street N½ of 1 & 2, Block 6, D.L. 185	Haro-Smithe Diversion Site preparation prior to sale, see R/C June 15/71 auth. S.of P.& I. to market after re-zoning.	Litchfield Bulldozing Ltd.	$ 1,000.00	9407-182
259-261 East Cordova St. Lots 16 & 17, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	P.J.Blackall	$ 5,645.00	442-1209

. . . Cont'd.

Clause No. 8 (Cont'd.)

238-242 Main St. Lot 8, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	Paul Bulych	$ 1,835.00	442-1209
Removal of Foundations of former 690 E. 5th Ave. (Freme bldg. already demolished) Lots 10A-12A, Blk.86, D/L264A	Advance Purchase Redevelopment Project 3, Item 2, B/A P.M.May 14/71 R/C May 18/71	Bob Columbus	$ 3,950.00	531/1154
202-204-206-208-220-224 Main St. 210-218 Powell St. Lots 1 to 5, Blk. 5 D.L. 196	Provincial Courts (Vancouver) Complex	Phil Schmidt	$16,420.00	442-1209
Demolition of Warehouse Waterlot 3656 - South Side of False Creek	False Creek Redevelopment Item I, Board of Administration P/M May 17/71 R/C May 18/71	Johnston Terminals Ltd.	$ 3,000.00	4950/701
Demolition of Frame Building on Portion of Old V. I. E. W. Property - S/S False Creek	False Creek Redevelopment Board of Administration P/M May 14/71 R/C May 18/71	Beaver Demolition Company Ltd.	$19,800.00	4950/701

The above contracts have been confirmed by the Board of Administration and are reported to Council for information"

Yours Board submits the matter to Council for Information.

CONSIDERATION AND RECOMMENDATION

9. Sale: Champlain Heights
Situated Nassau and Argyle Streets

The Supervisor of Property and Insurance reports as follows:

"An offer has been received from Wall & Redekop Realty Limited on behalf of the Vancouver Buddhist Church to purchase Lot 17, Blk. 3, D.L. 735 and 728, Fraserview, Zoned RS-1 City-owned lands for consolidation with the existing church site to the East.

The City property is a former park site which was created as part of the Fraserview Housing Subdivision. By request of the City, special legislation has removed the parks designation from these sites, and they may now be marketed. The site in question is approximately 22,000 square feet, however due to its odd shape, it can only be subdivided into 2 residential lots with a triangular residual portion being retained by the City as a possible ornamental boulevard.

The Director of Planning has been advised of this offer and recommends that the site be released for direct sale to this group inasmuch as it will overcome the maintenance problems that would have been generated had the lands been subdivided for residential use. The offer to purchase is in the amount of $34,700.00 and is considered to represent fair market value for the site."

cont'd..

Clause #9 continued:

CONSIDERATION

The sale of Lot 17, Block 3, D.L. 735 & 738 Fraserview to Wall and Redekop Realty Limited, on behalf of the Vancouver Buddhist Church is placed before Council for their consideration. In the event Council gives this offer favourable consideration, it is

RECOMMENDED

That the lot be sold in the amount of $34,700.00 on City terms at 9%, subject to the following conditions:

(1) consolidation with Lot A, Block 3, D.L. 735 & 728, the existing church site to the East;

(2) that an option in favour of the City be granted for a period of 15 years enabling the City to repurchase its properties at the sale price in the event the site is used for other than church purposes."

Your Board submits the foregoing report of the Supervisor of Property & Insurance for consideration and recommendation.

FOR ADOPTION SEE PAGE(S) 105

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 26, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Vancouver City College, under the direction of Mrs. Coats, and from Lord Selkirk School, under the direction of Mrs. Potts.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated October 19, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Control of Oily Wastes:
Myer Franks Ltd.

The Council considered the License of Myer Franks Limited in respect of operation at 1100 Grant Street, and the failure to effectively control the discharge of oily wastes. The Company was given the opportunity of appearing before Council to show cause why its License should not be suspended. In this regard, the Board of Administration reports of October 1, 1971, and October 20, 1971, were before Council.

A request was received from the Solicitors for the Company that a deferment of two weeks be granted to allow the time to prepare a submission.

(cont'd)

UNFINISHED BUSINESS (cont'd)

Control of Oily Wastes:
Myer Franks Ltd.

MOVED by Ald. Hardwick,
THAT a deferment of two weeks be granted on the understanding that the matter then will be dealt with peremptorily.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Bicycle Routes.

(b) Pollution of False Creek

(c) Licensing of Laundromat in South Granville Area

COMMUNICATIONS OR PETITIONS

1. Televising Council Meetings:
Channel 10

A request was received from Channel 10 Cablevision that permission be granted to televise the Regular meetings of City Council.

MOVED by Ald. Hardwick,
THAT the matter be referred to the City Clerk for report to Council in respect of details involved in granting this permission and the Company be invited to appear before Council in further explanation when the City Clerk's report is considered.

- CARRIED

2. Charter Amendments

The Council considered report of the Corporation Counsel under date October 22, 1971, in respect of seeking Charter Amendments at the forthcoming meeting of the Legislature.

In respect of Hotel, Motel License Fees it was noted that the Corporation Counsel has communicated with the appropriate authorities in Victoria regarding the granting to the City of Vancouver of the same authority as now applies to other Municipalities and set out in the Municipal Act.

MOVED by Ald. Phillips,
THAT the proposed Charter Amendments set out in the aforementioned report of the Corporation Counsel be approved and the Corporation Counsel be authorized to take all necessary steps in connection therewith.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Local Federal Programmes
re Unemployment

The Council received a communication from the Executive Director of the Canadian Federation of Mayors and Municipalities setting out the position of the Federation in regard to certain Federal programmes in regard to the matter of unemployment, particularly in regard to "Local Initiatives Programmes"

MOVED by Ald. Wilson
THAT the City Council endorse the position of the Canadian Federation of Mayors and Municipalities as submitted by the Executive Director's letter of October 21, 1971, except that in respect of the following extracted from the C.F.M.M. submission:

> "We appeal therefore to all municipal councils to indicate their willingness to absorb the overhead and materials costs of their projects funded under this programme."

the following be added

> "within limits to be determined by the municipalities."

FURTHER THAT copies of this action of the Council be furnished to the Federal Minister of Finance, Minister of Municipal Affairs and the Canadian Federation of Mayors and Municipalities.

(Tabled)

MOVED by Ald. Sweeney,
THAT the whole matter be tabled for one week.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, October 22, 1971

Works and Utility Matters

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Works and Utility Matters), dated October 22, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Social Service and Health Matters), dated October 22, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Federal Government: New Downtown
Office Building (Block 56) Clause 3

AMENDED SEE PAGE 195

MOVED by Ald. Broome,
THAT this Clause be received, and the Board of Administration prepare a memorandum of facts for Council in respect of this Government project, which facts can be included in an appropriate letter to be forwarded by His Worship the Mayor to the appropriate Federal authorities urging the project be accelerated.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT, in respect of the report of the Board of Administration (Building and Planning Matters), dated October 22, 1971, Clauses 1, 2 and 4 be adopted.

- CARRIED

Finance Matters

Grants Equal to Taxes on Hospital
Property not Eligible for Tax
Exemption under the Charter (Clause 1)

The Board of Administration submitted a report of the Director of Finance advising of requests from St. Vincent's Hospital and Holy Family Hospital for grants equal to taxes on their properties not presently used for hospital purposes. It is stated the hospitals have no source of income from which to pay these taxes, and the Regional Hospital District has advised that the properties will be used for major hospital development.

MOVED by Ald. Wilson,
THAT grants equal to General, School, Hospital and Municipal Finance Authority levies on hospital properties not exempt from taxation under the Vancouver Charter be approved as follows:

St.Vincent's Hospital Lots 1 & 2/818/526) Roll No.56/7294/00)	$6,223.71
Lot B/1009/526) Roll No.58/4402/15)	
Holy Family Hospital Lot 5/B/328 Roll No. 369/237/822/95	$4,089.34

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Gastown Workshop
St. James Church (Clause 2)

Consideration of this Clause was deferred pending the hearing of a delegation later this day.

Champlain Heights Park Sites (Clause 3)

The Board of Administration submitted a report of the Director of Finance on communication from the Park Board in respect of park sites in Champlain Heights, i.e.

Payment for golf course extension (108.7 acres)

Five acre lookout park

5.6 acres of strip parks

After hearing the Board's views on these matters the Council on June 22, 1971, adopted the recommendation 'that the present policy of charging the Board market value for park sites in Champlain Heights be reiterated'. A further resolution has been received from the Park Board as follows:

"Advise City Council that the Park Board still objects to paying market value for the park sites in Champlain Heights, but as a solution to the problem, the Board requests City Council to defer payment for the 119.3 acres of new parks as noted above until the next Five Year Plan funds for park purchase become available, and that the price to the Board be fixed at the noted market evaluation, and further, that if City Council agrees then the Park Board agrees to develop neighbourhood and strip parks in Champlain Heights to keep up with residential development using present park development funds."

Further information is given by the Director of Finance, and the following is suggested:

"That the Director of Finance include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 Basic Capital Budget as follows:

1. (a) From the Park Sites Acquisition Fund

$308,000 to purchase the strip parks as shown under Table I of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

(b) Any balance remaining in this Fund at December 31, 1975 be applied firstly to the purchase of the lookout park site, and secondly to the purchase of the golf course site shown under Table II of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Champlain Heights Park Sites (Clause 3 cont'd)

II. From the Park Development Fund

$100,000 for the development of the strip park sites included in Table I as above.'

The effect of this would be to defer the major portion of Park Purchase to the next 5 Year Plan as requested by the Park Board."

MOVED by Ald. Linnell,
THAT the foregoing suggestions of the Director of Finance be approved.

- CARRIED

City of Port Alberni Request
re Business Tax (Clause 4)

MOVED by Ald. Adams,
THAT this Clause be approved and therefore the communication from the City of Port Alberni be received for information.

- CARRIED

Grant in Lieu of Taxes:
Y.W.C.A. (Clause 5)

It was agreed to defer consideration of this Clause pending hearing of a delegation as requested.

Vancouver Art Gallery:
Additional Grant Requests (Clause 6)

The Board of Administration advised of additional grant requests from the Vancouver Art Gallery as follows:

1. Items included in their 1971 grant request not approved by Council.

(a)	Provision of funds for a staff pension scheme	$1,650
(b)	Additional staff - Registrar	7,000
(c)	Additional staff - Librarian	2,000
		$10,650

2. Additional items requested.

(a)	Increase custodial guards from one to two	$ 4,000
(b)	Metal gates between exhibition galleries	2,200
		$ 6,200
	Total amount of additional funds requested	$16,850

cont.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Vancouver Art Gallery:
Additional Grant Requests (Clause 6) cont'd

The Board had submitted a report on these matters from the Director of Finance.

MOVED by Ald. Phillips,
THAT the amount of $1,650 be approved for provision of funds for staff pension scheme.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Phillips,
THAT the amount of $4,000 be approved for increase in custodial guards from one to two.

(Deferred)

MOVED by Ald. Linnell,
THAT no further action be taken on the balance of requests of the Vancouver Art Gallery pending the hearing of a delegation, per request received.

- CARRIED

The Council recessed at approximately 10.55 a.m. and held an 'In Camera' meeting in the Mayor's Office following which the Council recessed at approximately 12 noon to re-convene in Open Council at approximately 2 o'clock.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., still in Committee of the Whole, with His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

2. Bicycle Routes

The Board of Administration, under date of September 10, 1971, reported on a communication from the B.C. Cycling Association requesting consideration be given to establishing certain signed bicycle routes within the City. A plan setting out proposed routes was furnished by the Board of Administration, together with a communication from the Chief Constable advising there is no reason to object from a traffic safety point of view insofar as proposed routing is concerned.

A representative of the Association appeared and submitted a brief.

MOVED by Ald. Phillips,
THAT the signing and designation of bicycle routes in the south-east section of the City, on a one-year trial basis, be approved as a project for submission for consideration under the new Winter Works Project Scheme, failing which the proposal be referred for consideration when the 1972 budget is under review.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Pollution of False Creek

The Board of Administration submitted a report dated October 1, 1971, in regard to pollution problems mentioned by SPEC organization in regard to the False Creek area. Details are set out of progress being made by companies involved. A representative of the Burrard Division of SPEC appeared and submitted a brief dated October 26, 1971, concluding with various proposals. The representative submitted a lengthy petition against pollution in the False Creek and Sunset Beach areas.

Representatives of Canron Limited and CP Rail (Transport) Limited appeared and submitted briefs dated October 26, 1971, advising of the action of their companies on the pollution question.

MOVED by Ald. Bird,
THAT the various briefs submitted be received and the contents noted;

FURTHER THAT copies of these briefs be furnished to the Greater Vancouver Regional District for information.

- CARRIED

4. Licensing of Laundromat in South Granville Area; Busy Bee Cleaners

The Board of Administration, under date of October 1, 1971, advised the Council that certain cleaning establishments in the area near 67th Avenue and Granville Street have submitted a communication of concern over the possibility of a license application for a cleaning and laundromat store in the area. At that time the Council instructed that should such a license application be filed, the application be brought to the Council's attention.

A representative of certain laundromat and dry cleaning stores in the area appeared advising the area is well served at the present time and that there is no need for an additional establishment. A representative of the Busy Bee One Hour Cleaners appeared in support of the application for a license to operate at 8388 Granville Street and filed a brief dated October 25th. The company advised the establishment will not be a laundromat but a dry cleaning plant.

MOVED by Ald. Adams,
THAT the License Inspector be instructed to issue the license requested by the Busy Bee Cleaners, provided the application is in order.

- CARRIED

DELEGATIONS AND
BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: St. James Church
Gastown Workshop (Clause 2)

The Board of Administration, under date of October 22, 1971, reported in its Finance section on a grant application by St. James Church Gastown Workshop. The Director of Social Planning/Community Development when considering this matter previously, recommended a grant of $3,500, of which $1,750 may be recoverable under the Canada Assistance Plan. When the matter was considered previously the Council did not take action to approve.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant: St. James Church
Gastown Workshop (cont'd)

The organization is now asking for reconsideration of the grant application and in this regard Mrs. May C. Gutteridge appeared in support, and filed a brief, asking for a grant of $5,000 to assist in continuing their work. The Board of Administration points out that the taxes owing on the property are in the amount of $4,705 including interest and penalty.

MOVED by Ald. Broome,
THAT a grant of $3,500 be approved for this organization in connection with their Workshop operation at St. James Church of which one-half may be recoverable under Canada Assistance Plan, subject however to the Director of Finance ensuring there is no irregularity existing after checking this grant with the tax position on the property.

- CARRIED BY THE REQUIRED MAJORITY

B. Personnel Matters,
Supplementary, October 22.

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Personnel matters, Supplementary), dated October 22, 1971, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

C. Property Matters, October 22

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated October 22, 1971, be adopted.

- CARRIED

D. Report of Standing Committee on
General Purposes, October 14.

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes, dated October 14, 1971, be received for information.

- CARRIED

E. Pedestrian Overpass:
Cassiar/Highway 401

The Board of Administration, under date of October 22, 1971, submitted the following report:

" On October 19, 1971, Council heard delegations from the Hastings Sunrise Action Council and the 401 Committee urging early action for a pedestrian overpass across Cassiar Street to connect to the Provincial Government overpass across Highway 401, currently under construction. Council resolved that "the whole matter be referred back for one week for report from the Board of Administration on the best method and location for crossing Cassiar Street in this general area, and the cost involved".

For information, previous considerations and decisions by City Council are summarized in the attached Appendix.

A current review of this matter indicates completion of the Provincial Government overpass across Highway 401 will leave two basic choices for pedestrian crossings of Cassiar Street.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

1. PEDESTRIAN SIGNAL

The existing pedestrian actuated signal at the intersection of Cassiar and Highway 401 is similar to pedestrian signals which are used at a number of locations throughout the City where school children and other pedestrians cross arterial streets.

The two-way vehicular volumes on this portion of Cassiar Street (south of the freeway) average 600 vehicles per hour during the daytime, and 1000 and 1300 vehicles per hour during the A.M. and P.M. rush hours respectively. These volumes compare with rush hour volumes on the freeway (under the Provincial overpass) of 2800 vehicles per hour, and are one-third to one-half as high as on many other arterial streets in the City. (It should also be noted that Cassiar Street at this location is a divided roadway, with a wide median separating two traffic lanes in each direction.)

Pedestrian volumes across Cassiar at this location are relatively light, with counts taken during school crossing periods last February showing from 10 to 20 children crossing. During the remainder of the day pedestrian volumes are generally lighter still.

In their petitions for an overpass, the residents in this area have expressed concern over the hazard to children standing in the restricted sidewalk area between the junction of the two roadways while waiting for the "Walk" indication at the signal. This potential hazard can be minimized by relocating the crosswalk across Cassiar Street 10 or 15 feet further south to provide a wider landing area, and by constructing a protective barrier to reduce exposure to southbound vehicles entering the freeway. This barrier could be placed adjacent to the chain link fencing that will extend from the crosswalk to the Provincial Government overpass ramp.

2. PEDESTRIAN OVERPASS

In previous reports alternative locations for a pedestrian overpass in this vicinity were reported upon to Council, and the arrangement shown on the attached plan is the most practical location for an overpass across Cassiar Street. The overpass can be designed to connect directly into the Provincial Government overpass, providing a simple extension to come to grade at the west side of Cassiar Street, just north of the lane south of William Street.

The total cost of this extension of the overpass to cross Cassiar Street is estimated at $78,000 (the previous estimate for this alignment was reported to Council on July 27, 1971 as $73,000. This estimate has now been updated). This cost includes acquisition of the property at the south west corner of Cassiar and William Streets, which is necessary to provide sufficient space for the ramps.

The Supervisor of Property and Insurance advises that this property (3396 William Street) changed ownership in May of this year and the new owner resides at this address. Until preliminary discussions can be held with the owner and his requirements and attitude to the acquisition of his property is known, the Supervisor of Property and Insurance is unable to accurately estimate the length of time required for the City to obtain vacant possession by negotiations. If an

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pedestrian Overpass:
Cassiar/Highway 401 (cont'd)

agreement satisfactory to both the City and the owner can be finalized quickly, vacant possession could be expected as early as two months after negotiations commence. It is noted that the Christmas holiday season would coincide with the latter part of the two-month period and therefore the middle of January, 1972 should be the earliest that vacant possession can be expected. However, depending on the requirements of the owner, possession by the City may be delayed up to several months after this date.

The Corporation Counsel advises that vacant possession could be obtained by January 31, 1972 if expropriation procedures were invoked, and a vesting order obtained immediately it became apparent during initial negotiations that there was no chance of an early agreement.

It is estimated that the construction of an overpass could be completed no sooner than a month and a half after this property becomes vacant.

In reviewing the above two alternatives for pedestrian crossings of Cassiar Street, it is drawn to Council's attention that when this matter was first considered at the Official Traffic Commission in July, 1969 the traffic conditions were similar, and the Engineering Department was not recommending an overpass. However, following representation by delegations and the above-noted concern regarding hazard to children standing on the sidewalk, the Official Traffic Commission recommended that "the Vancouver City Council make strong representations to the Provincial Government for an overpass in the vicinity of Cassiar and Highway 401".

The Provincial Government subsequently agreed to construct an overpass, but only to cross Highway 401.

The two current alternatives for crossing Cassiar Street as set out above are presented to Council for CONSIDERATION.

(appendix referred to is on file in City Clerk's Office)

MOVED by Ald. Rankin,
THAT the Council proceed with the pedestrian overpass referred to in the Board of Administration report as item 2, at the estimated cost of $78,000.

- LOST
(by tie vote)

MOVED by Ald. Broome, in amendment,
THAT the Council proceed on the basis of the proposal in item 1 in the Board of Administration report under the heading 'Pedestrian Signal'.

- LOST
(by tie vote)

(The amendment of Alderman Broome was put and lost)
(The motion of Alderman Rankin was put and lost)

MOVED by Ald. Phillips,
THAT the whole matter be reviewed again for further report to Council after the Provincial Government overpass is completed.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Parade and Street Closure:
Vietnam Action Committee

The Board of Administration, under date of October 25, 1971, submitted a report of the City Engineer on a request from the Vietnam Action Committee for permission to hold a parade and rally on November 6, 1971, in the downtown area, to protest Canadian complicity in the war in Indo-China. The organization wishes to appear to ask endorsation of November 6th as an International Day of protest against the war in Indo-China.

It was agreed to defer this whole matter pending the hearing of a delegation.

G. Single Transients:
Continued Program

The Board of Administration, under date of October 25, 1971, submitted the following report:

"YOUR BOARD has received the following report from the Director of Welfare Services:

BACKGROUND:

On September 28, 1971, Council adopted a recommendation of the Board of Administration to continue the summer transient program until 31st of December 1971, subject to a monthly review by Council.

INFORMATION:

During the month of October, weekly totals of applications through the Youth Referral Trailer have been 650, 550, 350 and 350. At the Single Men's Unit, applications have averaged 160 per day of which 35 are held-overs from the previous day and could not be dealt with on the basis of current staff and space.

The problem is particularly acute on Monday and Tuesday after the office is closed for the weekend. The addition of 300 young men currently handled by the Youth Trailer to the weekly application load at 517 Hamilton (Single Men's Unit), is beyond the resources of the Single Men's Unit to deal with.

RECOMMENDATION:

The Director of Welfare Services recommends that:

The Transient Program be continued for the month of November as authorized by Council on September 28, 1971, and be terminated on 30th November, 1971.

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted."

MOVED by Ald. Hardwick,
THAT the foregoing recommendations be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Grant: Metro Communities Council

The Centennial Committee submitted for Council's consideration an application from Metro Communities Council for a grant of $700 in order to reconstruct its float which was damaged by vandalism while being stored at the Capilano Stadium. The Committee recommends a grant of $350.00 be made.

MOVED by Ald. Broome,
THAT a grant of $350.00 be approved for this organization accordingly, chargeable to the Centennial Fund appropriation.

- CARRIED BY THE REQUIRED MAJORITY

I. Additional Grant:
1971 Grey Cup Committee

The Centennial Committee, under date of October 26, 1971, recommended an additional grant of $2,000 be approved for the Grey Cup Committee, the amount to be chargeable to the Centennial Fund appropriation and in this regard submitted a communication from the Grey Cup Committee Chairman setting out the reasons therefor.

MOVED by Ald. Rankin,
THAT the Board of Administration be requested to submit a report on grants made to the Grey Cup Committee to date in order that this request may receive further consideration at the next meeting of Council.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Allocation of lands for Highway Purposes
S/S 1300 block Franklin Street

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. South 10 feet of Lot 7, Block 6, Subdivision "B", District Lot 182, Group 1, New Westminster District, Plan 186

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway .

- CARRIED

MOTIONS (cont'd)

2. Business Tax Rate

Notice was given of the following motion at the Council meeting on October 19th:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS the Business Tax rate of taxation was seven per cent;

AND WHEREAS in 1968 the rate was increased to eight per cent;

AND WHEREAS there has not been a study, by Council, for some time, of the relationship of the Business Tax with the Property Tax;

THEREFORE BE IT RESOLVED THAT the Board of Administration review the present Business Tax rate for report, and the advisability of an upward rate adjustment.

(referred)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the foregoing motion be referred to the Board of Administration for report to the next meeting of the Standing Committee on Finance.

- CARRIED

3. Fire Potential in Frame Structures in RM-3 and RM-4 Zones

The following Notice of motion was submitted at the Council meeting on October 19th by Alderman Hardwick, seconded this day by Alderman Linnell:

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED that a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Civic department personnel to review allegations and recommend to Council appropriate policy changes.

(referred)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT the subject matter of the foregoing motion be referred to the Fire Chief for consideration and report through the Standing Committee on Planning and Development.

- CARRIED

At this point the Council observed a short recess and held an 'In Camera' meeting in the Mayor's Office. The Council continued in open session thereafter.

MOTIONS (cont'd)

4. Housing Developments and Contributions toward Social and Recreational Services

The following Notice of Motion was submitted by Alderman Linnell at the meeting on October 19th and seconded this day by Alderman Wilson:

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,

THAT WHEREAS in the past certain public housing developments have been constructed in Vancouver without accompanying developments of social and recreational facilities and programs (Raymur and Skeena Terrace are examples);

AND WHEREAS the Federal-Provincial Partnership recently has agreed to share in the capital costs of the Thunderbird Neighbourhood Services Centre in the amount of $54,219.00 because of its proximity to Skeena Terrace and Beulah Terrace;

THEREFORE BE IT RESOLVED THAT City Council endorse the principle of Federal-Provincial sharing in the capital costs of Community Services Centres and Neighbourhood Services Centres in areas adjacent to public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council specifically request the Federal-Provincial Partnership to share in the capital costs of the Strathcona Neighbourhood Services Centre and the new proposed Riley Park Community Centre because of their proximity to existing public housing developments;

AND BE IT FURTHER RESOLVED THAT City Council request that Federal, Provincial and Vancouver Civic Officials work co-operatively to formulate policy providing for the capital funding of social and recreational facilities likely to be required as a result of new public and private housing developments in the South-East Sector (Champlain Heights).

The motion was put and, - CARRIED

5. Ships Passenger Terminal

The following Notice of motion was submitted at the Council meeting on October 19, 1971:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS there has been a large increase in special cruises by ships operating in and out of Pacific Ports;

AND WHEREAS the Port of Vancouver is sadly lacking in ships passenger terminal facilities;

AND WHEREAS a modern type of Passenger Terminal, in an accessible and central location, can generate tremendous interest by local residents in their Harbour and become a major attraction in our City;

THEREFORE BE IT RESOLVED THAT City Council request the newly appointed Vancouver Harbour Commission to give consideration to the development of a Ships Passenger Terminal such as is found in major World Ports.

The motion was put and, - CARRIED

MOTIONS (cont'd)

6. Trees on Downtown Streets

The following Notice of motion was submitted at the Council meeting on October 19th by Alderman Broome, seconded this day by Alderman Linnell and, by agreement of the Council was changed and now reads as follows:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Council adopt in principle the planting of trees on downtown streets rather than trees in moveable tubs, and that the Board of Administration be instructed to have the City Engineer, with advice from the Park Board, report back as to the feasibility of implementing this policy, together with cost estimates based on an annual program.

The motion was put and, - CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Abandoned Cars on Streets

referred to abandoned cars on the streets and in particular of a complaint respecting an abandoned car in front of a home. The Alderman suggested the matter be referred to the Police Commission for report on the general question and that the Commission be asked to enquire into the action being taken by the City of New Westminster on the subject.

His Worship the Mayor directed accordingly.

Gastown Beautification Project: Progress

Alderman Phillips referred to Board of Administration 'Enquiry' report dated October 20, 1971, in the matter of progress regarding the Gastown Beautification Project, and referred to part of Council resolution of July 13th as follows:

"(c) Council instruct the Director of Planning to make application to the Provincial Government for Federal urban renewal funds to the extent of $35,000 for the renewal of Maple Tree Square, also for matching funds to the extent of $35,000 from the Provincial Government. These monies to be matched by $35,000 committed by the City to a total funding of $105,000 for the first year of a five-year program of financial assistance offered by the Province for Gastown/Chinatown.

Council approve as necessary the advancement to the extent of the above Federal/Provincial contribution, in the sum of $70,000, from funds authorized for beautification projects within the 1971-75 Five-Year Plan, pending receipt of formal senior-government approval;

(d) No work be commenced pending receipt of the required contributions from the Senior Governments."

The Alderman felt these actions of Council were contrary and should be clarified.

cont'd...

ENQUIRIES AND OTHER MATTERS (cont'd)

Gastown Beautification Project:
Progress (cont'd)

MOVED by Ald. Phillips,
SECONDED by Ald. Bird,
THAT when formal approval is received from the two Senior Governments in respect of their participation in this project, action be commenced to proceed with the project, and that this latest resolution of Council be in clarification of the present status of the matter.

- CARRIED

Alderman Phillips referred also to the statement in the 'Enquiry' report that "The Engineering Department is now proceeding with those detailed designs which were contingent on the general design of the planning consultant. Those detailed designs such as water and others that were not contingent on the general design, have been completed for some time and construction could proceed immediately on these".

The Alderman requested the Board of Administration report to the next Council meeting on those items which have been completed for some time and construction could proceed immediately.

His Worship the Mayor directed accordingly.

Alderman Rankin - Halloween, 1971

asked the Council to consider further the matter of Halloween observance on Saturday rather than Sunday, being an action taken by Council recently.

After due discussion no change was made in the previous instruction that the public be encouraged to observe Halloween on Saturday this year.

NOTICE OF MOTION

1. Leasing of Apartments and Houses

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT WHEREAS several housing units in the Co-op project in Champlain Heights are to be purchased for public housing, an innovation consistent with policy of decentralizing public housing;

AND WHEREAS according to recent C.M.H.C. reports vacancy rates in the City have increased;

RESOLVED THAT the Board of Administration report on the feasibility of leasing existing apartments and houses to augment the supply of public housing and senior citizen housing.

(notice)

The Council adjourned at approximately 5:00 P.M.

***

RECOMMENDATIONS:

1. Closing Lane North of 11th Avenue West of Main Street, Blk. 31, D.L. 302

The City Engineer reports as follows:-

"The Ukrainian Orthodox Church on the south side of 10th Avenue immediately west of the lane west of Main Street are redeveloping their site. Efforts have been made to acquire property to provide a lane in the block. The other owners are not prepared to dedicate their lands for lane purposes as they feel a lane would be detrimental to their development. The other owners who would be required to dedicate are the Mount Pleasant Baptist Church and the Roman Catholic Church (St. Patrick's).

The Ukrainian Orthodox are prepared to dedicate the east 6' of their property in order to bring the lane west of Main Street to a full 20' in width in exchange for the surplus portion of lane at the rear of part of their property. The remaining property abutting the present lane is owned by the Canadian Legion and is used as the parking area for their Legion on Main Street. The Legion is prepared to purchase the lane north of their property. Both parties agree to grant a public utility easement over the rear 10' of their properties.

I RECOMMEND that the lane north of 11th Avenue west of the lane west of Main Street be closed, stopped up and conveyed to the abutting owners subject to the following conditions:-

A. (1) The portion of lane at the rear of Lots 5 and A, except the south 8', be subdivided with the remainder of the property owned by the Ukrainian Orthodox Church in such a manner that the east 6' of Lot A will be dedicated for lane and the balance consolidated into one parcel.

(2) The City be granted a public utility easement over the south 10' of the parcel so created.

(3) As the City will acquire more lane than is conveyed, there will be a straight exchange of lands.

B. (1) The portion of lane 8' in width at the rear of Lots I and H be consolidated with the remainder of Lots I and H to form one parcel, and a 10-foot public utility easement to be granted the City over the north 10' of the new parcel.

(2) The value of the 8-foot strip be placed at $1,000.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

2. Execution of Modification of Option to Purchase Portion of Block "C", DL 753, Gp 1, N.W.D., Plan 821 (3333 Commercial Drive)

The Corporation Counsel reports as follows:

"As a condition to the granting of a development permit in respect of the above premises, the applicant was required to give the City an option to purchase the westerly ten feet of the above property for future lane widening purposes. This option in favour of the City was drawn and registered as a first charge against the property. The present owner, Carolina Enterprises Ltd., has been required to secure repayment of a portion of the purchase price of this

/continued . . .

Clause 2 Continued

property by a second mortgage in favour of Michael George Schmoeller. The mortgagee wishes to have a charge on the whole of the property including the westerly ten feet, but the option agreement does not make a provision for such an arrangement.

The agent for the mortgagee has suggested that the option be modified to provide that the owner may grant a second mortgage over the whole of the area, including the option area, on the condition that if the City should exercise its option, the second mortgagee would agree to provide the City with a discharge of the mortgage for the optioned area.

A similar application was presented on behalf of the first mortgagee of this same piece of property, Credit Foncier Franco-Canadien. Council acceded to Credit Foncier's request by its resolution of 21 September 1971.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution it is recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement between the City, the owner, and the mortgagee."

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

FOR ADOPTION SEE PAGE(S) 158

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Welfare & Rehabilitation Department
   - Temporary Staff

Your Board has received the following report from the Director of Welfare Services.

"On August 24, 1971, City Council approved the new structure of the reorganized Department, and a staff complement of 228½ positions comprised of 201½ permanent City positions and 27 positions provided by the Provincial Government.

In recognition of the time involved in classifying positions and filling the newly approved permanent positions City Council on September 28, 1971 approved the extension of 59 temporary positions only until the permanent positions were posted and filled.

Effective implementation of the many new systems in the reorganized Department will necessitate a degree of position overlapping, and it is therefore requested that approval be given to extension of the following positions to the end of December 1971.

Clerk Typist I	8
Social Service Assistant I	2
	10

All of these temporary positions will not be required for the full period and will be phased out from now until December 31, 1971.

The Comptroller of Accounts advises that sufficient funds are available in the current Departmental budget and agreed Provincial cost sharing will continue.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs.

I would recommend that the above listed extension of temporary positions be approved, and it be left to the Board of Administration to establish a phasing out program."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted.

FOR ADOPTION SEE PAGE(S) 158

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. City-Owned Land: Smith-Haro Connector (Lot A, Block 6, D.L. 185)

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The City-owned site created by the Smithe-Haro Diversion was the subject of a Board of Administration report recommending subdivision rezoning and sale of the Smithe-Haro Diversion property. Council approved the report on June 23rd, 1970.

In a Board of Administration report of June 11th, 1971, Council was advised that Mr. Leighton, on December 17th, 1970, had requested Council to hold up sale, rezoning, etc. of this property. By letter dated April 28th, 1971, Mr. Leighton further advised that the proposed co-operative development of the International Centre was unlikely to come to fruition. Council on June 15th, 1971 therefore resolved:

'THAT Council now instruct the Director of Planning and Civic Development to complete the application for rezoning of the .7 acre City-owned Haro diversion property to CM-2 Commercial, and that the Supervisor of Property and Insurance be instructed to complete marketing of the property, all as approved by Council, June 23rd, 1970.'

On June 29th, 1971, the Director of Planning and Civic Development made application to rezone the west portion of the property from P-1 Parking District to a CM-2 Commercial District and referred the application to the Technical Planning Board and the Town Planning Commission.

On July 30th, 1971, the Technical Planning Board approved the application.

When the rezoning application was presented to the Town Planning Commission, there was some concern with respect to the shortage of public open space in the Downtown and that the P-1 zoned portion of this site would provide an attractive open space.

The Town Planning Commission on August 6th, 1971 resolved:

'THAT the application be not forwarded to Public Hearing, but that it be referred back to the Technical Planning Board to study the use of either the triangular area or, if possible, the whole area extending to Burrard Street, as:

(a) preferably an open space or mini-park or, if this is not possible

(b) stipulate during the sale of the property that subsequent development should retain the triangular portion as landscaped open space but permitting the development of the subsurface for such uses as parking. (It should be noted that this triangular area is now zoned P-1 Parking and if this arrangement were found acceptable, rezoning might not be necessary).'

On September 17th, 1971, Mr. A.E. Scoten, Assistant General Manager of the Vancouver Board of Trade wrote to the Mayor and Members of City Council in support of the view of the Town Planning Commission (copy attached)

cont'd . .

Clause 1 continued

Although the procedure of referring back matters from the Town Planning Commission to the Technical Planning Board is somewhat unusual, the Director of Planning and Civic Development did so.

The Technical Planning Board at its meeting on October 1st, 1971 made the following points:

1. No money has been set aside in the Park Acquisition Tables 1 and 2 for park purchases in this area and therefore the Technical Planning Board cannot support the Town Planning Commission's preference for the total site or the P-1 zoned portion of the site being reserved for open space.

2. Although the P-1 Parking District would permit sub-surface parking and open space at ground level, leaving that portion of the site zoned P-1 would make the development somewhat restrictive in terms of development potential and the price which could be obtained for the site.

3. The Technical Planning Board endorse the principle of providing open space and/or plaza accessible to the general public from the street as part of any development. Through discretionary powers provided in Section 1.F(13) of the CM-2 Commercial District Schedule, the Technical Planning Board has been able to achieve a high degree of open space and plazas in Downtown developments. It is suggested however that in the case of this site, the emphasis on open space should not be entirely on the rear of the site. Equal or greater importance should be given to the provision of open space and/or plazas at the front of the site fronting Burrard Street.

It is suggested that a greater feeling of openness and a more pleasant civic design for the intersection of Haro Street and the Smithe-Haro Connector could be achieved by:

(a) providing for example, one-third of the open space suggested by the Town Planning Commission at the rear of the subject site (Lot A), and

(b) providing as part of future development an approximately equal amount of open space on the similarly-shaped City-owned site (Lot 1, Block 6, D.L. 185) on the south side of the Smithe-Haro Connector.

In accordance with Council's instruction, the rezoning application has been referred to Public Hearing.

In view of the Town Planning Commission's concern, the Technical Planning Board RECOMMENDS THAT subject to rezoning (P-1 Parking to CM-2 Commercial), the subject site (Lot A) be advertised for sale on the basis that at least 40% of the site be developed as plaza and/or open space with open space being provided at both the front and rear of the site; all open space and/or plaza to be accessible to the general public from the street."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, be approved.

(Copies of the letter from Mr. Scoten, Vancouver Board of Trade dated September 17, 1971, and map indicating possible form of development for City lands adjacent to the Haro-Smithe Connector are attached for the information of Council.)

(Also circulated with this report is a letter from Save Our Parkland Association dated October 18, 1971)

2. Rezoning: N/S West 41st Avenue between Trafalgar and MacKenzie Streets (Wilfred D. Buttjes, Architect)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Wilfred D. Buttjes, Architect, 1065 Howe Street, on behalf of Crofton Manor Limited, 2200 - 1055 West Hastings Street, requesting an amendment to the Zoning and Development By-law whereby Lots 9 to 16 and approximately the southerly 183.75' of Lots 24 to 31, Block 9, D.L. 2027 being the N/S of West 41st Avenue between Trafalgar and MacKenzie Streets, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is 'constructing a 200 unit non-family residential project'.

Submitted with the application are preliminary drawings prepared by W.D. Buttjes, Architect, indicating the site being developed as a lodge containing 200 sleeping units, with recreational space, lounge, dining room, resident's arts and crafts room, health centre with an enclosed swimming pool, library, TV lounge, music room, reading room and beauty centre, a small greenhouse, billiard room, spaces for pitch and putt, lawn bowling, etc. The building is one storey in height, with the exception of a two storey solarium for tropical plants.

The sketch plans also indicate underground parking, with the exception of a small amount of surface parking for visitors, the total number of car spaces being 90. The floor space ratio, as indicated, not exceeding 0.45, which is based on the entire site, including the 17 feet ultimately required for the widening of 41st Avenue.

Mr. Neil B. Cook, President, Crofton Manor Limited, by letter of August 27, 1971, has requested for the consolidation of all lands into one parcel, with the 17 feet for future widening to be included, but he undertakes that at a future date, upon request by the City of Vancouver, he will dedicate the 17 foot strip along 41st Avenue to the City for the consideration of $1.00.

A further letter dated September 13, 1971, has been received from Mr. Cook, which states:

'Crofton Manor, which is owned by Crofton Manor Ltd., has been designed as a residence for retired and semi-retired individuals and couples who do not require either care or assistance.

It will comprise two hundred private rooms, with private bathrooms and patios, each of which may be rented for either single or double occupancy, or any two of them may be joined to form a two room suite. The common facilities will include a dining room and kitchen for full meal service, a lounge, a TV lounge, a winter garden, a billiard room, a library and reading room, arts and crafts rooms, a health club including a swimming pool, barber and beauty shops and a small variety shop.

cont'd . . .

Clause 2 continued

Facilities for doing personal laundry will be provided at a number of places off the bedroom corridors. The domestic linen will be laundered in a central plant. The grounds will be landscaped to provide for passive recreational activities such as shuffle board and pitch and putt golf. Below grade parking will be provided for automobiles owned by residents and storage lockers will be provided for any of their belongings which they do not wish to keep in their rooms. A social director will conduct social and recreational programs for those residents who wish to participate. It is expected that the facility will appeal especially to widows and widowers so that it is anticipated that a majority of the rooms will be rented for single occupancy. However some of the rooms will be occupied by couples and it will be possible for two of the rooms to be joined together to form one facility.

We have acquired eight full lots on 41st Avenue for this facility. We offered to purchase the two lots immediately to the west for the same price as we had paid for the other single lots but our offer was refused. Therefore, we completed the assembly of the six acres which we required by acquiring the rear half of the eight corresponding lots on 39th Avenue.

At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public.'

BRIEF HISTORY

The block of lots bounded by 39th Avenue, 41st Avenue, MacKenzie Street and Trafalgar Street was subdivided many years ago, creating lots in the centre of the block some 67' in width and varying in depth from 294' to 327'. These particular lands have been the subject of many inquiries for possible rezoning for multiple development, commercial, etc.

In Late 1969, a development permit application was approved for a personal care home on Lots 12 - 16 inclusive, subject to various conditions. Objections from neighbouring property owners were received and delegations were heard before Council on November 25, 1969. Council resolved:

'THAT this Development Permit Application be approved, based upon the new application made by the developer and referred to in his brief dated November 25, 1969, subject to the provisions of the Zoning and Development By-law and any other necessary requirements, and subject to the developer providing sufficient land from Lots 15 and 16 to create a turn around.

FURTHER THAT the Director of Planning be instructed to develop a plan for this block in consultation with the affected residents and owners.'

cont'd . . .

Clause 2 continued

The scheme of development as proposed is considered acceptable in this area. The buildings are quite low, have a floor space ratio the same as permitted for single family dwellings in this area and will be located on a site approximately 541' x 475', being 5.85 acres. This eliminates the need for a resubdivision of the block and provides a new form of residence for retired and semi-retired people. The scheme does leave one long lot in the block, which is occupied by Murray's Nursery, and it is understood that the applicant has attempted to acquire this property from Murray's Nursery but has been unsuccessful.

IT IS THEREFORE RECOMMENDED that this application be APPROVED, rezoning of the subject area to CD-1 Comprehensive Development District, and the uses being restricted to a residence for retired and semi-retired persons, consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses, including off-street parking, and subject to the prior compliance by the owners to the following conditions:

1. The acquisition of the subject properties, including lands within the area already dedicated for lane; the consolidation of same into one parcel and so registered at the Land Registry Office, with prior agreement of City Council on the dedication of the southerly 17 feet for a nominal sum for the future widening of 41st Avenue.

2. Detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, the Technical Planning Board having particular regard to the treatment and landscaping of the open portions of the site and its relationship to the adjacent one-family dwellings.

3. The floor space ratio not to exceed 0.45 gross, but excluding any storage, laundry, furnace rooms, or underground parking, if located totally below grade.

4. The scheme of development not to be materially different from that submitted with the application prepared by W.D. Buttjes and Associate Architects, dated August, 1971, Job #1301.

5. That the undertaking by Mr. Neil B. Cook, by letter of September 15, 1971, that:

   > 'At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public'

   to form one of the conditions of the development permit if and when issued.

6. Only one suitably designed sign to be permitted on the site, such sign to be first approved by the Technical Planning Board.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Technical Planning Board, on September 17, 1971, recommended that the application be approved.

cont'd . . .

Clause 2 continued

The Town Planning Commission, on September 24, 1971, endorsed the recommendation of the Technical Planning Board, subject to the Technical Planning Board's consulting with the Fire Chief regarding fire access at the time of final processing of the details of the development."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

INFORMATION

3. Federal Government: New Downtown Office Building Block 56

On February 19, 1971, the Director of Planning and Civic Development reported on the proposed use of Block 56 for an office building for the Federal Government.

Council has already received reports on particular items such as the removal of Fire Hall #1. However, in January, it was also reported that Council would receive information as the matter was discussed with Federal officials. The most recent statement of intent is contained in a letter from W. Koropatnick, Regional Director, Department of Public Works dated September 17, 1971, and this is attached for the information of Council.

Your Board submits the foregoing for the INFORMATION of Council.

(Copies of a letter from W. Koropatnick dated September 17, 1971, are circulated for the information of Council.)

RECOMMENDATION

4. Public Safety Building: Street Traffic Noise

The Board of Police Commissioners advise that there is a higher level of noise in the City Prosecutor's Office than in comparable offices at the City Hall. In addition, they refer to the use of a large jack hammer in connection with sewer work on Main & Cordova Streets which has resulted in an intolerable noise level.

The City Building Inspector reports as follows:

"Discussions have been held with the City Prosecutor and the Chief Constable. Both men recognize that the noise from the sewer work is of a temporary nature since the work being done is the diversion of the sewer from the lane to the street in order to add the lane to the site for the Provincial Court. The Engineering Department made some changes in their hours of work and method of operation and it is believed that the nuisance has been significantly reduced.

The real problem is believed to be the traffic noise from Cordova and Main Streets. There has been a marked increase in truck traffic on Cordova Street since the one way characteristic on Powell and Cordova was extended further east. Trucks which formerly travelled east on Powell Street now travel east on Cordova Street. The Chief Constable believes that the staff on the main floor are adversely affected to the greatest degree, including the staff who man the radio communication centre.

cont'd . . .

Clause 4 continued

The suggested installation of heavy drapes is not considered to be a solution to the problem nor does there appear to be any other immediate solution to the problem. It is believed that since the Provincial Court Building will be set back from the Street and will be air-conditioned, requiring windows which will not open, the problem will not be significant. In the design of alterations and renovations of the Public Safety Building, air conditioning could be incorporated so that windows would not need to be opened.

It is recommended that the architects for the Provincial Court and the alterations to the Public Safety Building be requested to include these problems in their terms of reference for consideration in the design of the facilities.

It is recommended also that a copy of this report be forwarded to the Police Commission."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.

FOR ADOPTION SEE PAGE(S) 159

Board of Administration, October 22, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

1. Requests for Grants Equal to Taxes on Hospital Property not Eligible for Tax Exemption under Provision of the Vancouver Charter

The Director of Finance reports as follows:

"The Vancouver Charter provides for exemption of only property wholly in use for charitable purposes, school purposes, hospital purposes and religious purposes.

Two hospitals have requested grants equal to taxes on properties which they own but which are not presently used for hospital purposes. These properties are subject to real property taxation under the Vancouver Charter.

The two hospitals claim that they have no source of income from which to pay these taxes and neither B.C.H.I.S. or the Greater Vancouver Hospital District provides the funds under existing regulations.

The Greater Vancouver Regional Hospital District informs us that both properties will be used for the development of major hospital projects within their current capital financing bylaw.

On September 8th, 1970 Council approved grants equal to taxes to St. Vincent's Hospital and Mt. St. Joseph's Hospital. Mt. St. Joseph's Hospital applied for a grant in 1971 but discussion as to revenue from the property had led to their request to have their application for a grant withdrawn.

For Council Consideration:

Requests for grants equal to General, School, Hospital and Municipal Finance Authority Levies on hospital properties not exempt from taxation under the Vancouver Charter

St. Vincent's Hospital Lots 1 & 2/818/526) Roll No. 56/7294/00) Lot 3/1009/526) Roll No. 58/4402/15)	$6,223.71
Holy Family Hospital Lot 5/3/328 Roll No. 369/237/822/95	$4,089.34

Your Board forwards the above report for CONSIDERATION of Council.

2. St. James' Church, Gastown Workshop: Grant

During 1970 letters and telephone conversation ensued between St. James' Church, Gastown Workshop and the City Clerk's Office concerning a grant request by that organization in lieu of taxes for their premises at 213 East Cordova Street. The organization was advised that their request for a grant could not be made for this purpose under Section 396 of the City Charter. However the organization was advised that it could apply if it could clearly demonstrate the need for financial assistance.

Subsequently the Gastown Workshop applied for a grant of $2040 Plus. This request was referred to the Director of Social Planning/Community Development in accordance with Council policy.

. . . cont'd.

Clause No. 2 (Cont'd.)

Mr. Egan's Committee when reporting to the Finance Committee, recommended a grant of $3,500 of which $1,750 may be recoverable under C.A.P. At a meeting of the Finance Committee on March 18, 1971, this particular grant request did not receive eight affirmative votes and therefore was submitted to Council for consideration. Council on May 18th, when the matter was under consideration, took no action to approve the request.

The organization is now requesting re-consideration of its request and in this regard Mrs. Gutteridge, on behalf of St. James' Church, is appearing this day.

Your Board is advised that $4,705 is owing to the City with respect to taxes on this property, this amount includes interest and penalty.

Your Board submits this matter for the CONSIDERATION of Council.

(A copy of the letter from St. James' Church, dated March 4, 1971 is circulated for information)

3. Champlain Heights Park Sites

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation has forwarded an excerpt from their minutes of August 30th as follows:

'Champlain Heights - Park Sites (Southeast Sector)

On February 15, 1971 the Board presented a brief to City Council requesting the following:

(a) payment for the golf course extension, 108.7 acres, present market evaluation $750,000, be postponed until the course is open for use.

(b) the 5 acre lookout park remain on Park Reserve on the understanding the future purchase price will be fixed at the $275,000 present market evaluation. The Park Board will give high priority to the development using 1976-1980 Five Year Plan development funds.

(c) The Council not charge the Park Board for the 5.6 acres of strip parks, present market evaluation $308,000.

The City Council deferred action on the matter until dealing with the 1971 budget. On June 22, 1971 City Council adopted their Finance Committee's report ... 'that the present policy of charging the Board market value for park sites in Champlain Heights be reiterated' ... On July 12, 1971 the Board requested the Superintendent to meet with the Director of Planning to discuss the matter. The Superintendent has met with Planning Department representatives and he suggests that the Council's position in this matter appears adamant.

After discussion, it was regularly moved and seconded,

'Resolved: Advise City Council that the Park Board still objects to paying market value for the park sites in Champlain Heights, but as a solution to the problem, the Board requests City Council to defer payment for the 119.3 acres of new parks as noted above until the next Five Year Plan funds for park purchase become available, and that the price to the Board be fixed at the noted market evaluation, and further, that if City Council agrees then the Park Board agrees to develop neighbourhood and strip

Clause No. 3 (Cont'd)

parks in Champlain Heights to keep up with residential development using present park development funds.

- Carried.'

Council on December 15, 1970 adopted the Parks Sites Purchase Plan whereby Table 1, representing sites for outright purchase included the strip parks (5.6) acres at $308,000 and Table II, representing properties to be considered for protective purchasing only included the lookout park (5 acres) at $275,000 and Fraserview Golf Course extension (108.7 acres) at $750,000.

Council reconsidered the matter at the request of the Board of Parks & Public Recreation and on June 22nd reiterated that the property values and priorities established for Tables I and II would stand.

The present proposal by the Board of Parks and Public Recreation to delay the financing of the acquisition cost of the strip parks until 1976-1980 is not logical under circumstances whereby not only the sites are required, but development of the sites is required in the 1971-1975 period.

The Superintendent of parks has given a rough estimate of between $75,000 to $100,000 for development of the strip parks.

City Council has indicated its position in the matter and park site acquisition and development capital fund allocations are by Council authority.

If Council wishes to again given the same directions as previously it may wish to consider the following:

That the Director of Finance include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 Basic Capital Budget as follows:

I. (a) <u>From the Park Sites Acquisition Fund</u>

$308,000 to purchase the strip parks as shown under Table I of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

(b) Any balance remaining in this Fund at December 31, 1975 be applied firstly to the purchase of the lookout park site, and secondly to the purchase of the golf course site shown under Table II of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

II. <u>From the Park Development Fund</u>

$100,000 for the development of the strip park sites included in Table I as above."

The effect of this would be to defer the major portion of Park Purchase to the next 5 Year Plan as requested by the Park Board.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

1. City of Port Alberni Request for Support of Suggested Amendments to Municipal Act, re Business Tax

Your Board has received the following report from the Director of Finance.

"The Council of the City of Port Alberni adopted a resolution on September 27, 1971 petitioning the Lieutenant Governor in Council to make certain regulations pertaining to Business Tax, under the authority of section 878 of the Municipal Act.

The exact request to the Cabinet is to make regulations defining the term 'Annual Rental Value' and also to provide that the maximum rental value subject to taxation be 10% of the taxable value of the property occupied, so as to limit the amount of tax payable to 10 mills on the taxable value as is provided for users of personal property.

This matter has been discussed with the Law Department and the Assessment Commissioner. We make the following observations:

(a) The City of Vancouver levies business tax under the provisions of the City Charter, not the Municipal Act and there are some differences in the provisions.

(b) Under the Municipal Act, a municipality can levy a business tax on either the annual rental value of the business premises or on the taxable value of personal property (machinery and equipment). Vancouver can only levy business tax on annual rental value.

(c) The City of Port Alberni appears to be of the opinion that a tax on rental value would be more equitable if rental value is related to actual value of the property. We are in complete disagreement with this as rental value is not necessarily related to actual value and in point of fact, such a change would probably result in far greater inequities than those which are presumably thought to presently exist in the City of Port Alberni.

(d) We are of the opinion that in both the City Charter and the Municipal Act the definition of 'annual rental value' is perfectly adequate. Both Acts require the Assessor to determine annual rental value and state that it may be the same as or higher or lower than actual rental and prescribes various factors the Assessor may or shall take into account in determining the annual rental value. The effective control to ensure both accuracy and equity is through the Courts of Revision and if necessary in the Courts on stated cases. To insert an artificial limitation would itself create inequities.

(e) There are various errors, ambiguities, and other points with which we disagree in the City of Port Alberni submission, which make it both difficult to understand and unclear as to exactly what their objective is.

In light of the above it is recommended that City Council receive the communication from the City of Port Alberni for information."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

Board of Administration, October 22, 1971 . . . . . (FINANCE _ 5)

CONSIDERATION

5. Request for Grant in Lieu of Taxes - Young Women's Christian Association

The Director of Finance reports as follows:

"An application has been received from the Young Women's Christian Association for a grant equal to taxes owing for 1968 on their property at 580 Burrard Street,

Prior and subsequent to 1968, by an interpretation of the Vancouver Charter, the Y.W.C.A. has been exempt from taxes on their property at Burrard and Dunsmuir St. In July 1967 part of the Y.W.C.A. building was demolished to make way for a new wing. This portion of their property was made taxable for 1968 since it was no longer in use by the organization as required under Sec. 396-C of the Vancouver Charter. A total tax of $4,759.51 was assessed for 1968.

On May 16, 1969 City Council approved a grant in lieu of taxes on this property in the amount of $3,342.06. This amount covered the period from the date of the first building inspection, which was April 18, 1968 to December 31, 1968. (The property was made totally exempt in 1969.) This procedure was in accordance with Council's policy of allowing grants, where new construction is concerned, to organizations who qualify under Sec. 396-C of the Charter.

The amount of this grant was applied in payment of taxes outstanding for 1968, leaving a balance due of $1,417.45. Penalty and interest charges have since been added bringing the total now due for 1968 to $1,560.18.

The property was not exempt from taxation under the Vancouver Charter for the period in question, January 1, 1968 to April 18, 1968, and as this period is prior to the first building permit it does not come within Council policy of giving a grant equal to taxes from the date of the first building permit to the date the property is no longer included in the Assessment Roll as taxable.

The replacement of an existing structure has created the circumstances under which the taxes and penalties have been levied, and for which relief has not been given by the City.

For Council Consideration

Request of the Y.W.C.A. for a special grant of $1,560.18 equal to taxes for the period January 1, 1968 to April 18, 1968 to cover this period during demolition and new construction when the property was not exempt from taxation and was prior to the first building inspection for new construction.

The Y.W.C.A. request that it appear as a delegation if its request for a grant is not acceded to by Council.

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

CONSIDERATION

6. Vancouver Art Gallery - Additional Grant Requests

The Vancouver Art Gallery has submitted two requests for additional funds totalling $16,850 as follows:

1. Items included in their 1971 grant request not approved by Council.

(a) Provision of funds for a staff pension scheme	$ 1,650
(b) Additional staff - Registrar	7,000
(c) Additional staff - Librarian	2,000
	$10,650

2. Additional items requested.

(a) Increase custodial guards from one to two	$ 4,000
(b) Metal gates between exhibition galleries	2,200
	$ 6,200
Total amount of additional funds requested	$16,850

The Director of Finance has reviewed these requests and comments as follows:

1. (a) Provision of funds for a pension scheme - $1,650

The Vancouver Art Gallery has established a Pension Scheme through the Mutual Life Assurance Company based on employee contributions of 3% of earnings and employer contributions of:

1½% of earning of employees under age 40.
3 % of earning of employees under age 40 to 50.
4½% of earning of employees over age 50.

The funds purchase saving units which may be converted to cash or an annuity on termination of service.

It is noted in the letter from the Vancouver Art Gallery that the employer's share of the cost for 10 months of $1,650 ($1,980 full year) is applicable only to those employees covered by the regular City grant.

Council did not approve the Art Gallery's request for a $2,000 "reserve" when originally submitted since no specific pension scheme had been finalized at that time.

1. (b) and (c) Additional staff - Registrar and Librarian - $9,000

The request for a City grant to cover these two positions was not approved by Council in 1971. Similar requests in 1970 and 1969 were also disallowed.

Council decisions in previous years have been that the cost of the services of a Registrar and Librarian is the responsibility of the Association

The City's grant is based on the amount required to cover the costs of building maintenance, janitorial services, insurance of the collection, and basic curatorial and security costs. All other expenses related to the Gallery administration, exhibitions and programs are borne by the Association. Association funds are derived from admission and membership fees, donations and other grants.

cont.....

Board of Administration, October 22, 1971 . . . . . (FINANCE - 7)

Clause No. 6 (cont'd.)

It is noted that a Registrar and Librarian have been on staff for a number of years and are presently paid for out of Association funds.

2. (a) Additional custodial guard - $4,000

The City's grant covers the cost of security of the Permanent Collection. If present security is inadequate, the Association's request for an additional guard would be justified.

However, if an additional guard is required to provide security for borrowed works of art, as is suggested in the Association's letter, Council may consider that this cost is part of the exhibition expenses and therefore the responsibility of the Association.

2. (b) Metal gates between galleries - $2,200

The City Building Inspector has examined this proposal and discussed the request for locking metal gates between galleries with the Fire Warden. In their view, locking metal gates could create a serious hazard. The changing function of the building from an Art Gallery to a 'place of assembly' will be reviewed and a report submitted to Council at a later date on this matter.

The Comptroller of Accounts advised that there are no funds available in Contingency Reserve to meet these requests. Any additional grant approved this year would have to be provided by a transfer from Revenue Surplus of prior years.

Your Board submits this report to Council for CONSIDERATION.

(Copies of the letters from the Vancouver Art Gallery are submitted to members of Council and it is noted that the Association wish to appear as a delegation in support of its request.)

FOR ADOPTION SEE PAGE(S) 159-162 163-164

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 22, 1971

RECOMMENDATIONS

1. Payroll System Study

The Board of Administration has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"Data Processing and Payroll staff are currently engaged in a systems study of the Payroll Section of the Accounting Division with the purpose of improving the current Payroll system and procedures.

The City of Calgary has made considerable progress in this area and has made many inovations in methods of payroll data storage and retrieval using their computer system.

Our efforts would be assisted if the staff involved in the study could spend one day in Calgary to discuss the problem with Calgary's payroll and systems staff.

This trip would involve one day leave with pay for Mr. J. Thompson, Payroll Supervisor, and Mr. R. W. Ackland, Systems Analyst, plus transportation costs of about $150.00 and expenses of $32.00.

The Comptroller of Accounts advises that funds are available in account #7090/929 (travel expenses - staff officials).

We recommend that J. Thompson and R.W. Ackland be given authority to travel to Calgary to view that City's payroll system and that the costs of $182.00 be provided for from account #7090/929 (travel expenses - staff officials)."

Your Board RECOMMENDS that this request of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

INFORMATION

2. Sickness and Accident Insurance Policy between the City of Vancouver and the Canadian Union of Public Employees, Local #1004, (Vancouver Civic Employees Union).

The Director of Personnel Services reports as follows:

"Due to the past years experience of a higher use of sick leave, the Travelers Insurance Company is requesting a premium rate increase from $3.60 to $3.92 per $100.00 of payroll. Under the contract between the City and the employees, the employees are required to pay a fixed amount of .84¢ per $100.00 of payroll, with the City paying the balance of the premium. The total increased estimated cost, which will be paid by the City, for the 12 months commencing October 1, 1971 amounts to $26,572.00.

Board of Administration, October 22, 1971 . .(SUPPLEMENTARY PERSONNEL -2)

Clause No. 2 (Cont'd.)

The Comptroller of Accounts reports that funds to cover this increase will be made available within the departmental budget.

Because this is a contractural matter between the City and the Union, no recommendation is being submitted."

Your Board SUBMITS this report of the Director of Personnel Services for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 164

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 22, 1971

RECOMMENDATIONS

1. Sale of Lots
Redevelopment Project Scheme 6

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia has, under Urban Renewal Scheme 6 acquired and cleared Lots 1-4, Block V, Town of Hastings, Plan 14135, Bounded by Trans-Canada Highway, McGill, Bridgeway and Skeena Streets, Zoned M-1, Light Industrial District which were advertised for sale through this office on behalf of the partnership, subject to the following conditions:

CONDITIONS OF SALE

1. Bulkhead agreements in favour of the City.

2. Easement agreements in favour of the City over portions of Lots 1, 2 and 4.

3. The successful tenderer must obtain a development permit within 120 days from date Council approves sale.

4. Date of sale will be the date of issuance of the development permit.

5. No purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the project area before development is completed.

6. The purchaser shall grant the City, on behalf of the partnership an option to repurchase the land at the net sale price, which option will be exercised if development is not started within 18 months or is not completed within thirty-six months from the date of purchase.

7. The purchaser agrees if his bid is accepted, to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto. Local Improvement charges will be levied for street paving, curbs, gutters, lighting and sidewalks. Purchasers will receive 50% relief from their portion of annual local improvement taxes.

8. Purchasers are advised that the sites are in a sign control area and signs are subject to special control under Section G of the Zoning and and Development By-law.

9. Tenderers are requested to submit with their offers information on the use and the approximate size and type of buildings to be constructed.

Special attention will be given to building design, landscaping of open areas of the sites and the relationship of the proposed development to the surrounding area. The Director of Planning, in consultation with representatives of the Senior Governments and on behalf of the Technical Planning Board, is to examine all development permit applications for development on the lands to ensure that development is of a suitable standard.

. . . Continued

Clause No. 1 (Continued)

RECOMMENDED that the following sales by tender be approved under the terms and conditions set down by the Redevelopment Partnership and City Council, being in each case the highest offer.

Name	Lot	Approx.Size	Sales Price	Terms	E.M.V.	Further Conditions
Olnor Investments	1	2.472 acres	$92,700.00	City Terms @ 9%	$81,600	See below.

1. Including approval to the further condition that the purchaser has the right to subdivide the property into 2 parcels and to be permitted to pay for either in full at any time.

E. & D. Properties	2	1.416 acres	$50,000.00	City Terms @ 9%	$46,700	Nil
Drug-Craft Pharmacy	3	1.547 acres	$54,100.00	City Terms @ 9%	$51,000	Nil
Ray-Bilt Contractors	4	1.742 acres	$61,300.00	City Terms @ 9%	$57,500	Nil

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Sales: Residential

Recommended that the following offer to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot L, Block 3, D.L. 314, Zoned: RS-1
S/S 48th Ave. bet. Dunbar & Collingwood Sts.

Name	Lot	Approx. Size	Sales Price	Terms
Olgierdt T. Staniszkis	L	155' x 66'	$21,000.00	¼ down and balance payable within 12 months at 9 %.

Conditions

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.

2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area.

* * *

FOR ADOPTION SEE PAGE(S) 164

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

OCTOBER 14, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, October 14, 1971, in the No. 1 Committee Room, third floor, City Hall at approximately 9:30 a.m.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, and Sweeney
ABSENT:	Alderman Wilson (Civic Business)
CLERK:	M. James

Adoption of Minutes

The Minutes of the meeting held August 26, 1971, were adopted.

The following matter is submitted for the information of Council.

INFORMATION

1. Election Matters

The Committee continued its discussion on election matters for report at a later date.

2. Antique Fire Fighters Association
Request for Obsolete Equipment

The Committee noted a request, submitted through a member of the Committee, from the Antique Fire Fighters Association for the purchase, at a nominal sum, of fire-fighting equipment being disposed of by the City.

Previous actions in connection with the disposition of obsolescent fire-fighting equipment, other than the normal disposition through sale or trade-in, were noted by the Committee.

Your Committee

RESOLVED that the request be referred to the Board of Administration for report back to this Committee.

The meeting adjourned at approximately 11:00 a.m.

* * * * * *

FOR ADOPTION SEE PAGE(S) 164

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 2, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder
Hardwick, Linnell, Phillips,
Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Windermere School, under the direction of Mr. Achtemichuk.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera', dated October 26, 1971), be adopted after a change is made on Page 4, in respect of the item 'Federal Government Downtown Office Building - Clause 3, Building and Planning Matters,' by striking the words 'this Government project' from the motion of Ald. Broome, and inserting in lieu thereof the following: 'the proposed C.B.C. building to be constructed on Block 57'.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE, BOARD OF ADMINISTRATION AND OTHER REPORTS

A. West End Community Centre/Senior Citizens' Project

The Board of Administration, under date of October 19, 1971, reported as follows:

"Your Board submits the attached report, dated October 14, from the Chairman of the Steering Committee of the above project.

cont'd

REPORT REFERENCE, BOARD OF ADMINISTRATION AND OTHER REPORTS

West End Community Centre/Senior Citizens' Project (cont'd)

This report informs Council of the nature of the preliminary design proposals and their cost, and confirms that the design as presented has the approval of the Steering Committee and of the Board of Parks and Public Recreation, the School Board and the Library Board. The proposal is endorsed by the West End Community Centre Association and is acceptable insofar as the Senior Citizens' portion of the project is concerned to officials of the Federal and Provincial governments.

Subject to agreement with the Senior Governments the report recommends that authorization be given to proceed to working drawings to tender stage; also authorization to initiate rezoning for the project area.

RECOMMENDATIONS:

It is RECOMMENDED that Council:

1. endorse the preliminary design and cost estimate as submitted.

2. instruct the Director of Planning to formally submit the Senior Citizens' element of the project to the Senior Governments for ratification and formal agreement to proceed.

3. authorize the architects to proceed, so far as Council is concerned, when written confirmation is received from the Senior Governments, without awaiting formal legal documentation of agreement.

4. instruct the Director of Planning and Civic Development to make application for rezoning the project area to CD-1.

Your Board
RECOMMENDS that the recommendations of the Chairman of the Steering Committee be adopted."

(Attachment referred to on file in the City Clerk's office.)

Mr. M. Cross, Assistant Director of Planning, Special Projects, and the representative of the architectural firm of Thompson, Berwick, Pratt & Partners, gave an explanation of the reports, referring to sketch plans.

The Chairman of the Park Board and a representative of the West End and Downtown Ratepayers' Association, appeared in support of the recommendations in these reports.

Two communications were received from the Town Planning Commission under date of October 29, 1971, requesting the Park Board and West End Community Association reconsider the size of the proposed ice skating rink. It is also requested time and opportunity be given to study the layout and placement of the buildings in some detail.

MOVED by Ald. Broome
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINSTRATION AND OTHER REPORTS (cont'd)

The Council agreed to vary the agenda to consider a particular report of the Board of Administration (Fire and Traffic Matters) dated October 29, 1971.

B. General Report, October 29, 1971

Fire and Traffic Matters

Fire Department - Apparatus Replacement Programme - (Clause 1)

In considering this clause, it was noted that on Page 2, under the heading 'Estimated Costs' the reference to the additional cost for 125' Platform should be changed to read as follows:

'Additional cost over Option 1 for 125' Platform (Option 2)'

MOVED by Ald. Hardwick
THAT this clause be adopted after the clerical change is made to the estimated costs reference.

- CARRIED

Request of Ald. Phillips re Belmont Hotel Fire - (Clause 2)

MOVED by Ald. Calder
THAT this clause be adopted.

- CARRIED

The Council (In Committee) recessed at approximately 10.50 a.m. and following an 'In Camera' meeting reconvened in the Council Chamber at approximately 11.15 A.M. with His Worship the Mayor in the Chair. Ald. Wilson was absent.

UNFINISHED BUSINESS

1. Local Federal Program re Unemployment

The Council further considered the communication from the Executive Director of the Canadian Federation of Mayors and Municipalities under date of October 21, 1971, setting out the position of the Federation in regard to certain Federal programs re unemployment, particularly in respect of 'Local Initiatives Program'.

After due consideration of the matter and the fact that since the last meeting information has been received of Federal Government action on the matter which will be the subject of a future report to Council by the Board of Administration, it was

MOVED by Ald. Adams
THAT no further action be taken at this time and the Federation letter be suitably acknowledged.

- CARRIED

In respect of this subject, a communication was received from the United Community Services advising of meetings the organization has had to discuss the program, and that a further meeting has been set for November 16, at 3.30 p.m. The attendance of one or more Members of Council is requested.

cont'd

UNFINISHED BUSINESS (continued)

Local Federal Program
re Unemployment (cont'd)

MOVED by Ald. Linnell
THAT this communication be received and suitably acknowledged.

- CARRIED

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Re-zoning: Block bounded by S/S West Georgia, Jervis, Alberni and Broughton Streets - (Paine and Associates)

(b) Traffic Noise on First Avenue

(c) Request for Grant in lieu of Taxes: Y.W.C.A.

(d) Parade and Street Closure: Vietnam Action Committee

COMMUNICATIONS OR PETITIONS

1. Municipal and Regional Employees' Union etal: Staff holidays in lieu of Christmas Day and New Year's Day

It was agreed to hear a delegation on behalf of the Municipal and Regional Employees' Union, the Vancouver Civic Employees' Union and the City of Vancouver Foreman's Association, on the subject of staff holidays in lieu of Christmas Day and New Year's Day, as per communication received under date October 20, 1971.

2. Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers Union

It was agreed to hear a delegation from the Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers Union on the subject of Industrial Containerized Garbage Collection, as per communication received under date of October 22, 1971.

3. Public Hearing Date

MOVED by Ald. Bird
THAT the next Public Hearing date be set for Monday, November 22, 1971, at 2 p.m., pursuant to communication from His Worship the Mayor under date of November 1, 1971.

- CARRIED

COMMUNICATIONS OR PETITIONS (continued)

4. Transportation Seminar:
Alderman Wilson

MOVED by Ald. Bird
THAT, pursuant to recommendation of His Worship the Mayor, Ald. Wilson be authorized to attend a Transportation Seminar co-sponsored by the Canadian Federation of Mayors and Municipalities, to be held at Montebello, Quebec, on November 5, 6, and 7, 1971.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, October 29, 1971 (cont'd)

Works and Utility Matters

Gastown Beautification Project
(Clause 7)

Council commenced consideration of this clause, but agreed to continue the discussion later in the proceedings.

- -

The Council recessed at approximately 11.40 a.m. and held an 'In Camera' meeting in the Mayor's Office, following which the Council recessed at approximately 12 noon to re-convene in Open Council at approximately 2 o'clock.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present;

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

2. Rezoning: Block bounded by S/S West Georgia, Jervis, Alberni & Broughton Streets (Paine and Associates)

The Board of Administration, under date of August 27, 1971, submitted a report of the Director of Planning and Civic Development on an application from Charles T. Paine of Paine & Associates for the rezoning of the block bounded by the S/S West Georgia, Jervis, Alberni and Broughton Streets (lots 8 - 13) from a C-5 Commercial District to a CD-1 Comprehensive Development District. The views of the Technical Planning Board are set out recommending against the application and this recommendation is endorsed by the Board of Administration. The Town Planning Commission, by letter of September 10th, approved the rezoning under certain conditions. A representative of the applicant appeared in support.

MOVED by Ald. Calder,
THAT this application be referred to a Public Hearing.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Request for Grant in Lieu of Taxes:
Young Women's Christian Association

The Board of Administration, under date of October 22, 1971, submitted a report of the Director of Finance on an application from the Young Women's Christian Association for a grant equal to taxes owing for 1968 on the property at 580 Burrard Street, i.e. approximately $1,560.18. A representative of the organization appeared in support and filed a brief dated November 2, 1971.

MOVED by Ald. Rankin,
THAT a grant equal to the taxes owing by the Y.W.C.A. for the period January 1, 1968 to April 18, 1968, covering a period of demolition and new construction, be approved, including penalty and interest.

- CARRIED BY THE REQUIRED MAJORITY

4. Traffic Noise on First Avenue

The Board of Administration, under date of October 15, 1971, submitted a report from the City Engineer on a petition received from Mrs. V.J. Sloan representing residents and home owners on First Avenue from Renfrew Street to Commercial Drive, objecting to traffic noise on First Avenue. Detailed information is furnished to Council in consideration of the matter, recommending in conclusion,

> 'that Mrs. Sloan's petition be forwarded to the Greater Vancouver Regional District for inclusion in their current noise study, and in the meantime, that this matter be referred to the Vancouver City Police for enforcement of current anti-noise laws.'

The recommendation is endorsed by the Board of Administration. A representative of the petitioners appeared urging immediate action be taken.

MOVED by Ald. Wilson,
THAT the recommendation of the Board of Administration be approved, it being understood the City Engineer is studying truck routes within the City and will be reporting in due course on this aspect.

- CARRIED

5. Parade and Street Closure:
Vietnam Action Committee

The Board of Administration, under date of October 25, 1971, submitted a request from the Vietnam Action Committee for permission to hold a downtown parade and rally to protest Canadian complicity in the war in Indo-China. Details are set out in the report concluding with the Organization's request that the Council endorse November 6th as an international day of protest against the war in Indo-China. A representative of the Organization appeared and submitted two briefs, one in support of the parade and the other in support of declaring the period November 3 - 6, 1971, as Peace Action Days in Vancouver.

The Council in considering the parade matter noted the variance in the request of the group with the recommendation of the officials.

MOVED by Ald. Adams,
THAT permission be granted for a parade in the downtown area, the parade route, and points of assembly and rally, to be approved by the appropriate officials of the Engineering and Police Departments, and to be subject to the following:

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Parade and Street Closure:
Vietnam Action Committee (cont'd)

"1. The cost of temporary signing and barricading be borne by the applicants.

2. The applicants enter into an arrangement, satisfactory to Corporation Counsel, indemnifying the City against any claims that may arise from the parade and street closure.

3. The cost of any additional street cleaning over and above normal street cleaning also be borne by the applicants."

- CARRIED

MOVED by Ald. Rankin, in amendment,
THAT the assembly point be in front of the Federal Building on Hastings Street, from Granville Street to Howe Street.

- LOST

(The motion of Alderman Adams was put and carried)

MOVED by Ald. Adams,
THAT the request respecting endorsation of November 3 - 6, 1971, as Peace Action Days in Vancouver, be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, October 29, 1971 (cont'd)

Works and Utility Matters

Gastown Beautification Project (Clause 7)

The Council further considered the matter of the Gastown Beautification Project and the report of the City Engineer contained in the Board of Administration report setting out the present status of the matter.

MOVED by Ald. Broome,
THAT the Council approve the total waterworks construction project described in Clause 7 of the Board of Administration report (Works and Utility matters), dated October 29, 1971, in the total amount of $85,000, chargeable to account No. 127/7902.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated October 29, 1971, Clauses 1 to 5 inclusive be adopted and Clause 6 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Social Allowance:
Christmas Bonus (Clause 1)

The Board of Administration reported as follows:

"The Director of Welfare Services reports as follows:

'The Honourable P.A. Gaglardi, Minister of Rehabilitation and Social Improvement, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December, 1971.

The amount of the Christmas Bonus is $10.00 for each head of a family and $4.00 for each single person. This is the same rate as in 1970, and will be shared 85% by the Province and 15% by the Municipalities on a per capita basis.

Recommended that payment of this Bonus be approved.'

Your Board RECOMMENDS the foregoing report of the Director of Welfare Services be adopted."

MOVED by Ald. Rankin,
THAT the Council approve a payment of $12.00 for each head of a family and $5.00 for each single person, but failing Provincial Government approval of these rates, the Council approve of the rates of $10.00 for each head of a family and $4.00 for each single person, as referred to in the letter from the Minister of Rehabilitation and Social Improvement in respect of Christmas bonus.

- CARRIED

Communication from Vancouver Welfare
Rights Organization (Clause 2)

The Board of Administration reported as follows in regard to request of the Vancouver Welfare Rights organization:

"The Corporation Counsel reports as follows:

'Correspondence has been received from a representative of the above organization stating that they wish to incorporate themselves into a society with the above name. Because of the use of the word 'Vancouver' in connection with the organization, the Registrar of Companies requires that Council give permission to use the City's name. This matter is therefore submitted for Council consideration.'

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION"

MOVED by Ald. Adams,
THAT permission not be given to the use of the word 'Vancouver' in the organization's name by which it is seeking incorporation.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Parking Problem:
West End (Clause 2)

MOVED by Ald.Hardwick,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated October 29, 1971, be adopted.

- CARRIED

MOVED by Ald. Phillips, in amendment,
THAT the following be added to the motion of Alderman Hardwick:

'and report be obtained from the City Engineer on the most practical arrangement possible given a 27' paving width.'

- LOST

(The motion of Alderman Hardwick was put and carried)

Request to keep 4 Horses at
6625 Balaclava Street (Clause 1)

MOVED by Ald. Broome,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated October 29, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

For action on the report of the Board of Administration (Fire and Traffic matters), dated October 29, 1971, see page 3.

At this point the Council observed a short recess.

Finance Matters

Grant: Renfrew Amateur Swim Club (Clause 1)

The Board of Administration advised of a communication from the Renfrew Amateur Swim Club asking the Council approve an unspecified grant to assist the Club. Details are set out in the report together with action taken in the case of the Vancouver Amateur and Canadian Dolphin Swim Clubs to provide special rental rates at the Percy Norman and Crystal Pools.

The Renfrew Club applied to the Park Board for a grant or a reduction in pool fees but a reduction was not granted.

After due consideration, action was not taken to approve the request.

Kitsilano Boys' Band: Grant in
Lieu of Rental of Queen Elizabeth Theatre (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters,
Supplementary, October 29.

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated October 29, 1971, be adopted.

- CARRIED

D. Property Matters, October 29

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Property matters), dated October 29, 1971, Clause 1 be received for information and Clauses 2 to 6 inclusive be adopted.

- CARRIED

E. Additional Grant:
1971 Grey Cup Committee

Pursuant to Council instruction, the Board of Administration reported under date of October 29th on grants made to the Grey Cup Committee to date.

Further consideration was given to the request of the Grey Cup Committee for an additional grant of $2,000 in connection with an unanticipated expenditure for decorations for street standards.

MOVED by Ald. Adams,
THAT the additional grant of $2,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

F. Disposal of Site #17:
Champlain Heights

The Board of Administration, under date of October 22, 1971, submitted a report of the Director of Planning and Civic Development as a result of an advertisement in the newspapers to solicit interest in development on Site #17 in Champlain Heights on the basis of Limited Dividend, Cooperative and other proposals for low and moderate income groups. Details of the submissions received are noted with particular reference to the following:

(a) Cooperative Housing: Proposal by the United Cooperative Housing Society

(b) Limited Dividend Housing: Proposal by the B.C. Baptist Foundation

(c) Low Cost Condominium Housing: Proposals by Dawson Developments Ltd. and Embassy Estates Ltd.

(d) Conventional Financing: Proposal by G.B. Consultants Ltd., McAra Properties Ltd., and McKenzie, Snowball, Skalbania & Associates

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Disposal of Site #17
Champlain Heights (cont'd)

Recommendations are made in the report as follows:

"1. City Council select either

(a) cooperative housing OR
(b) limited dividend housing by a non-profit organization OR
(c) low cost condominium housing

2. If 1(a) is selected, City Council should instruct its officials to negotiate directly with the United Co-operative Housing Society.

3. If 1(b) is selected, City Council should instruct its officials to negotiate directly with the B.C. Baptist Foundation.

4. If 1(c) is selected, City Council should invite Embassy Estates Ltd. and Dawson Developments Ltd. to provide more details on the basis of which City officials can report to City Council on the best scheme of development.

Alternatively, Council may wish to eliminate one step by negotiating directly with one of the above two developers."

MOVED by Ald. Hardwick,
THAT the Board of Administration report as soon as possible on development proposals for Site #17 in Champlain Heights on the basis of Cooperative Housing or Low Cost Condominium Housing.

- CARRIED

MOVED by Ald. Sweeney, in amendment,
THAT the proposal of Dawson Developments Limited be accepted.

- LOST

(The motion of Alderman Hardwick was put and carried).

G. Museums Department:
Reorganization

The Board of Administration, under date of October 29, 1971, submitted a report on reorganization in respect of the Museums Department concluding with:

'that this report be received and tabled for two weeks to give interested Bodies an opportunity to study this report'.

MOVED by Ald. Adams,
THAT the report be tabled accordingly.

- CARRIED

H. Report of the Standing Committee
on Health and Welfare, October 28, 1971

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare, dated October 28, 1971, be adopted, subject to the approval of the Provincial Government in respect of the Committee's recommendation therein.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Street Closure for Lion's Dance

The Board of Administration, under date of October 23, 1971, submitted the following report:

'The City Engineer reports as follows:

"The Dart Coon Club, 116 East Pender Street, in a letter dated October 16, 1971, are requesting the closure of Pender Street between Carrall Street and Gore Avenue so that they may celebrate their 53rd Anniversary with a Lion's Dance.

The proposal is that on Sunday, November 14, 1971, at 2:00 P.M., Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic for approximately two and one-half hours. Main Street will only be closed for a short period of time while the Lion crosses the intersection.

The B.C. Hydro will re-route transit vehicles and members of the Police Department will be in attendance.

Temporary parking prohibitions, together with barricades will be required.

Accordingly, it is RECOMMENDED that Pender Street between Carrall Street and Gore Avenue be closed to vehicular traffic between the hours of 2:00 P.M. to 4:30 P.M. on Sunday, November 14, 1971, provided that:

1. The costs of barricading and signing are borne by the applicants.

2. The applicants enter into an arrangement, satisfactory to Corporation Counsel, indemnifying the City against all claims that may arise from the festivities.

3. The cost of any additional street cleaning, over and above normal street cleaning also be borne by the applicants."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Bird,
THAT the foregoing recommendations be approved.

- CARRIED

J. Parade and Street Closure

The Board of Administration, under date of November 1, 1971, submitted a report from the City Engineer on a request from the Student Action Committee on Nuclear Testing, the Canadian Coalition to stop the Amchitka Test and the Alma Mater Society of the University of British Columbia, for permission to parade to the U.S. Consulate on Wednesday, November 3, 1971, and hold a demonstration against the planned American nuclear test on Amchitka Island. Details of the assembly areas, routes, rally and dispersal point are set out in the report.

It is recommended as follows:

"that the Student Action Committee against Nuclear Testing, the Canadian Coalition to stop the Amchitka Test and the Alma Mater Society of the University of British Columbia be permitted to hold the aforementioned parades and street closure (to vehicular traffic) on Wednesday, November 3rd, 1971, from 12:00 Noon to 4:00 P.M., provided that:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Parade and Street Closure (cont'd)

1. The applicants enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from the proposed marches and demonstration.

2. During the parades the marchers remain on the sidewalks and obey all traffic regulations.

3. The cost of any additional street cleaning over and above normal street cleaning be borne by the applicants."

MOVED by Ald. Broome,
THAT the foregoing recommendation be approved and the expenses in connection with the signing and barricading be assumed by the City.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Allocation of land for highway purposes (N/S 1300 block East Hastings Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

North 10 feet of Lot 11, Block 6, Subidivision "B", District Lot 182, Group 1, New Westminster District, Plan 186

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. Closing Portion of Lane North of School Avenue, East of Rupert Street

MOVED by Ald. Linnell,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

cont'd...

MOTIONS (cont'd)

Closing Portion of Lane (cont'd)

AND WHEREAS a portion of lane dedicated by the deposit of plan 12817, adjacent to parcel "X" (Explanatory Plan 416) of Lot "C", west 1 acre of Block 16, District Lot 37, Group 1, New Westminster District, Plan 1781, is surplus to the City's highway requirements;

AND WHEREAS the owner of said parcel "X" is desirous of acquiring the surplus portion of lane in exchange for the portion of said parcel "X" required for highway purposes;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of plan 12817, described as follows:

COMMENCING at the north easterly corner of Parcel "X" (Explanatory Plan 416) of Lot "C", west 1 acre of Block 16, District Lot 37, Group 1, New Westminster District, Plan 1781;

THENCE N 60° 03' 30" W 32.27' more or less following in the northerly limit of said parcel "X" to the north westerly corner of said parcel "X";

THENCE N 29° 35' 40" E 25.57 feet more or less following in the northerly production of the westerly limit of said parcel "X" to the north easterly corner of Lot 18, Block 13, Plan 3798, said District Lot 37;

THENCE N 77° 37'50" E 5.88 feet more or less to the intersection with the production westerly of the northerly limit of said Lot 4 at a point 27.65 feet distant westerly from the north westerly corner of said Lot 4;

THENCE S 75° 46 ' 40" E 27.65 feet following in the said westerly production of the northerly limit of said Lot 4 to the north westerly corner of said Lot 4;

THENCE S 29° 35' 40" W 34.84 feet more or less following in the westerly limit of said Lot 4 to the point of commencement the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated August 10, 1971, and marginally numbered LF 5775 a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner of said parcel "X"; and,

BE IT FURTHER RESOLVED that the said closed lane be subdivided with the said parcel "X".

- CARRIED

3. Leasing of Apartments and Houses

A motion in this regard was submitted on October 26, 1971. However, the Council was informed the motion will not be proceeded with at this time.

ENQUIRIES AND OTHER MATTERS

Alderman Adams - Burning Periods — requested the Council provide that the citizens may burn any day during the permitted weekends of burning. In this regard, therefore, it was

MOVED by Ald. Adams

THAT the Council authorize waste burning during the days between the permitted weekend periods each year.

(Notice)

(Notice was called and recognized by the Chair)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Transportation Committee: Meeting

referred to the Regional District report on Transportation and that the matter had been deferred to November 17 by the District. Therefore, it may be necessary for the Council Standing Committee on Transportation to meet on two occasions to determine Vancouver's position. After due consideration it was agreed Alderman Wilson, as Chairman, should call a meeting of the Transportation Committee on Thursday, November 4, 1971 at 2:00 P.M.

Alderman Rankin - Staff Position: Welfare and Rehabilitation Department

referred to the staff position of the Welfare and Rehabilitation Department and that layoffs are contemplated. The Alderman felt, however, that until certain reorganization planned is effected, layoffs should be withheld.

In explanation of the matter, the Board of Administration, under date of November 1st, submitted an information report by the Director of Welfare Services which deals with permanent positions and temporary staff.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this Board of Administration report be received for information; it being understood that any temporary employees not further required will be given thirty days notice of termination of service.

- CARRIED

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Policy re Parades

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT WHEREAS some parades in the City of Vancouver have caused an inconvenience to the general public;

AND WHEREAS Council wishes all parades to cause a minimum of inconvenience to the general public

BE IT RESOLVED THAT Council adopt a policy whereby all parade requests in the City of Vancouver be submitted to the Police Department and the Traffic Engineer for route approval prior to submission to Council for final approval.

(notice)

2. Leasing of Apartments and Housing

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin ,
THAT WHEREAS according to recent C.M.H.C. reports vacancy rates in the City have increased;

BE IT RESOLVED THAT the Board of Administration report on the feasibility of leasing existing apartments and houses to augment the supply of public housing and senior citizen housing.

(notice)

The Council adjourned at approximately 5:00 P.M.

****

The foregoing are Minutes of the Regular Council meeting dated November 2, 1971, which were adopted on November 9, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL November 4, 1971.

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 4, 1971, in No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: His Worship the Mayor, Aldermen Adams, Bird, Calder, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Broome (Civic Business)
Alderman Hardwick, Alderman Wilson

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative and by Petition

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED.

COURT OF REVISION

Pavements, Curbs, Lane Pavements, and Sidewalks on the Initiative and by Petition - Schedules #408 and #409

The Court received from the Assessment Commissioner Schedules #408 and #409, listing a number of local improvement projects on the initiative and by petition. It was noted that Projects 8, 9, 23, 32, 39, 52, 71, 81, 89, 107, 109, 111, 112, 116, 117 and 118 in Schedule #408 were defeated by means of sufficiently signed petitions. The projects submitted by petition in Schedule #409 were requested by the majority of assessed owners by means of sufficiently signed petitions.

The Court was advised of a letter received from Mrs. E. Barty, 1321 East 23rd Avenue, respecting Project #37 in Schedule #409. Mrs. Barty requested the Court to consider a more equitable adjustment with respect to the odd-shaped lot upon which her home is situated.

MOVED by Alderman Calder,
SECONDED by Alderman Sweeney,
THAT for the purpose of local improvement charges, only 45.2' of Lot 10, Block 13, D.L. 301 be assessed.

- CARRIED.

The Court also noted a letter from Mr. M. Hazan, asking for assessment relief for the following lot: G & H/Amd., Subdivision 7 & 8, Block 13, D.L. 301 (Project #37, Schedule #409). The Court took no action on this letter from Mr. Hazan.

The Assessment Commissioner requested the Court to adjust the footage on two lots involved in Project #13, Schedule #409, and recommended as follows:

...continued

Lot 5, Block 800, D.L. 526

That a charge be levied on an effective frontage of 58.60'.

Lot 10, Block 800, D.L. 526

The charge for this property be levied on an effective frontage of 57.38' and a flankage of 5.88'.

MOVED by Alderman Rankin,
SECONDED by Alderman Calder,
THAT the foregoing recommendations of the Assessment Commissioner be approved.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT Schedules #408 and #409, as submitted by the Assessment Commissioner, be approved as amended.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Court of Revision rise and report.

- CARRIED.

COUNCIL

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the report of the Court of Revision be received.

- CARRIED.

Local Improvement Subsequent
Procedure - Schedule Nos. 408 and 409

Council received a number of delegations on the various projects, most of whom were speaking against the proposed local improvements.

Council also noted a Board of Administration report, dated October 22, 1971, dealing with the subsequent procedure of the various projects.

Council took action, as follows:

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT all the initiative projects in Schedule #408 be undertaken, with the following exceptions:

(a) Items 8, 9, 23, 32, 39, 52, 71, 81, 89, 107, 109, 112, 116 and 118, which were defeated as shown on the Assessment Commissioner's schedules.

(b) That Item 35 be undertaken, subject to the owners of Lot A, Block 464, D.L. 526, paying the full cost of this project.

.....continued

(c) That Item 93 be deferred, and the Board of Administration obtain the views of the owners affected in the project.

(d) That Item 92 be referred back to the Board of Administration for further report on the policy of charges paid by the residential property owners on lane improvements in commercial areas.

MOVED by Alderman Calder,
SECONDED by Alderman Rankin,
THAT the following recommendations contained in the Board of Administration report of October 22, 1971, be approved.

"2. The 'Initiative' project on Schedule 408, Item 34, for street pavement and curbs on 67th Avenue between Sherbrooke Street and Crompton Street be reduced in scope by deleting 61 feet on the south side of 67th Avenue so that the new limited and determinable area is:

67th Avenue from Sherbrooke Street to Crompton Street on the north side, and from Crompton Street to approximately 269 feet west on the south side,

and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project.

3. The properties abutting the temporary pavement on the Lane South of Pandora Street from Commercial Drive to Salsbury Drive (Schedule 408, Item 63) being Lots 7 to 14 inclusive, Block 3, D.L. 183 be assessed at an estimated cost per foot of $2.74 instead of $8.57 per foot as advanced.

4. All the projects 'by Petition' on Schedule 409 be undertaken.

5. The Engineer be authorized to call tenders for the approved paving projects."

- CARRIED.

(Alderman Linnell was excused from voting on Item #18 in Schedule #408.)

Local Improvements on Special Grounds

Council noted a Board of Administration report, dated October 22, 1971, concerning Items #111 and #117 in Schedule #408, which had been defeated, and in which the administration is recommending that the projects be proceeded with on special grounds.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the following recommendation of the City Engineer be approved.

"1. The following projects for P.C. Concrete Sidewalks on School Collector Streets be proceeded with on Special Grounds, and that Council pass the formal resolution

.....continued

to this effect which is being prepared, and which will require the votes of two-thirds of all the members of Council.

(a) Nootka Street, West Side, from the Lane South of 15th Avenue to 17th Avenue (Schedule 408, Item 111)

(b) 43rd Avenue, South side, from Clarendon Street to the land East." (Schedule 408, Item 117)

- CARRIED.

Council then passed the following formal resolutions with respect to the items which will be undertaken on Special Grounds.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,

WHEREAS a proposed project for the construction of a Portland cement concrete sidewalk, five feet in width, on the West side of Nootka Street from lane South of 15th Avenue to 17th Avenue, was recommended by the Board of Administration on September 10, 1971 and approved by Council on September 14, 1971;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 4, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the West side of the said portion of Nootka Street, which was designated by Council as a school collector street on September 14, 1971;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Nootka Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Nootka Street from the lane South of 15th Avenue to 17th Avenue;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

.....continued

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED
by the required majority.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,

WHEREAS a proposed project for the construction of a Portland cement concrete sidewalk, five feet in width, on the South side of 43rd Avenue from Clarendon Street to the lane East of the said street, was recommended by the Board of Administration on September 10, 1971, and approved by Council on September 14, 1971;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 4, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the South side of the said portion of 43rd Avenue, which was designated by Council as a school collector street on September 14, 1971;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of 43rd Avenue;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the South side of 43rd Avenue, from Clarendon Street to the lane East of the said street;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

....continued

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED
by the required majority.

The Council adjourned at approximately 10:40 a.m.

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The foregoing are Minutes of the Special Council meeting dated November 4, 1971, which were adopted on November 16, 1971.

H. A. Bird
DEPUTY MAYOR

R. Thompson
CITY CLERK

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Fire Department - Apparatus Replacement Program

In February 1970, City Council approved the recommendations contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

As Fire Chief, I recommend that:

1 triple combination pumper; and
1 125' aerial platform

be purchased in accordance with the approved 1972 replacement schedule.

As these units may not be delivered until 1973 if final budget approval is not given until April 1972, I recommend that the City Purchasing Agent be authorized to call for tenders upon adoption of this report, and thereafter follow regular City purchasing procedures.

The February 1970 report, 'Replacement of Fire Department Apparatus', approved by Council, requires the Fire Chief to provide justification for the purchase of an Aerial Platform Truck as a replacement for an ordinary Aerial Ladder Truck.

Aerial Platform - Reasons for Purchase

Vancouver ranks second in high rise development in Canada. The West End has the most densely populated square mile in North America. The number of multi-storey structures in Vancouver and the people within them necessitates an aerial platform with the longest vertical and horizontal reach possible.

An aerial platform has many roles, some of which are effecting rescues, projecting fire streams, raising hose lines and firemen up to advantageous positions, and opening up and ventilating buildings. It is primarily used as a high-rescue piece of equipment to remove persons from high places of difficult access in serious fire situations.

Experience by the Vancouver Fire Department has shown that many people express fear and hesitation being rescued by an aerial ladder. In all cases, a fireman must assist or carry a person down the ladder before another rescue is attempted. The rescue process is slow because of the necessary descents and ascents on the ladder. Also, safety procedures require that no person be on the ladder while it is in motion. This further retards rescue operations. An aerial platform is far superior to an aerial ladder in most types of rescue because of its load capacity, its ability to move about the face of a building in effecting rescues, and the confidence of people being rescued by an aerial platform.

As a water tower, the aerial platform is accurate and considerably more flexible in the application of fire streams. Water streams can be projected directly into any opening in a medium height building.

When an aerial ladder is used as a water tower, a hose line is laid up the ladder to a portable turret nozzle atop. A fireman is stationed at the nozzle to direct the water stream. The large load resulting from the charged hose line, nozzle and fireman totally restricts the movement of the aerial ladder. The fireman must descend and the water drained from the hose before it is possible to move the aerial ladder.

Cont'd...

Clause No. 1 Continued

In times of emergency where it is necessary to have the ladder as an escape route, the time required to move an aerial ladder, being used as a water tower, is too great for any effective action. In contrast, an aerial platform has a built-in water line and has the ability of unrestricted movement while projecting a water stream without affecting the load capacity of the platform or the safety of the men on it.

Type of Aerial Platform

Various aerial platforms are available, the majority of which are within the 85 to 95 foot height, and was all that was available in 1969 when the original replacement program was developed. There is now a 125 foot model which is best suited to Vancouver's needs, as shown by the performance comparisons following.

Performance Comparisons

	90 Foot	125 Foot
Max. vertical reach	Approx. 6 stories	Approx. 10 stories
Max. horizontal reach	48 feet	66 feet, 6 inches
Platform size	3 ft. x 5 ft. (15 sq. ft.)	3 ft. x 8 ft. (24 sq. ft.)
Load capacity	700 pounds (plus 200 lbs. overload)	1000 pounds (plus 500 lbs. overload)
Road Length	50 feet	40 feet
Wheelbase	226 inches	210 inches

The 125 foot platform offers a 40% increase of usability for height and a 86% advantage in load capacity. The 125 foot platform also has a definite road manoeuvrability advantage due to its lesser road length and wheelbase.

Location and Use of Aerial Platform

If purchased, this unit will be located in the Firehall approved for construction at Thurlow and Haro. It will answer all 'first alarms' in the 'Downtwon Area' and will respond to all multiple alarms where multi-storeyed buildings are involved.

Estimated Costs

Pumper	$35,000	$	
Aerial Ladder (Basic)		74,000	
Additional Cost for 90' Platform (Option 1)		30,000	($104,000)
Additional Cost for 125' Platform (Option 2)		35,000	($139,000)
Total Estimated Costs of Recommended Equipment	$35,000	$139,000	
	$174,000		

Provision of Funds

The Comptroller of Accounts reports as follows:

'City Council on February 17, 1970 adopted the Fire Department Apparatus Replacement report that included a proposed staging policy costing approximately $125,000 per year for seven (7) years to up-date some of the major fire fighting equipment.

Cont'd...

Clause No. 1 Continued

The above request of $174,000 is in excess of the estimate due to price increases (inflation) and the availability of more suitable equipment.

Funds approved by City Council for replacement of the above equipment will be included in the 1972 Revenue Budget.'

Summary of Recommendations

As Fire Chief, I recommend:

1. One triple combination pumper and one 125 foot aerial platform be approved in advance of the 1972 budget;
2. The City Purchasing Agent be authorized to call for tenders upon adoption of this report;
3. Funds (estimated to amount to $174,000) be provided in the 1972 Revenue Budget.

Your Board RECOMMENDS that the foregoing recommendations of the Fire Chief be adopted.

2. Request of Alderman A. Phillips re Belmont Hotel fire.

During the Council Meeting of July 13, 1971, Alderman Phillips "referred to an action settled recently as a result of the Belmont Hotel fire and the type of fire escapes in use at that hotel" and "commented that since it is understood that there are several other like establishments with fire escapes of this kind, action should be taken to prevent such types of fire escapes continuing in use". He then suggested the Fire Chief report to Council as to whether the by-laws should be changed to take care of this matter.

The Fire Chief reports that the fire escape system used in the Belmont Hotel, at the time of the fire, required the breaking of a glass panel in the door to a room or suite, in order to gain access to the exterior fire escape.

A. Fire Escape Access

A survey of 197 hotels shows that forty have a fire escape system similar to the Belmont's. It is also known that this system is fairly common in older lodging houses, office buildings and apartment buildings. Although this system is permitted under the Fire By-law, it is not satisfactory and can be dangerous particularly during a fire emergency at night when confusion among the occupants is considerable. No changes had been ordered to the Belmont Hotel. The problem has been recognized, however, and is corrected when major alterations are being made. In this regard, the City Building Inspector advises that this method of exiting is not permitted in new construction under provisions of the City Building By-law.

To provide a proper means of egress during alterations to older buildings particularly, it is most usual that some revenue rooms will be lost. In the survey referred to, ninety-nine rooms would be so affected.

The B.C. Hotels Association in co-operation with the Fire Department has prepared a standard of fire escape instructions to be posted in all hotel rooms in the City, since the Belmont Hotel fire.

Cont'd...

Clause No. 2 Continued

B. Fire Separations

There is another fire control problem which has been of equal concern to the Fire Department. This is the number of buildings which have stairwells within the building which are open through the height of the building. This provides an open vent shaft which greatly extends the upward spread of the fire. Such stairwells should be closed off at each floor level.

Approximately two hundred orders, including the one to the Belmont Hotel, have been issued by this Department under the Fire Marshal's Act. However, it has been found that the Act would not support the orders in a contested case. Our survey shows that there are twenty-one hotels of four stories and over thirty-seven hotels of three stories with open interior stairways. Similar situations existed in the Clarence Hotel fire which took five lives and in the Beacon Hotel fire when four lives were lost. Two similar occurrences took place in the City of Seattle in 1970 and 1971 resulting in a loss of thirty-two lives in the two fires. As a result of this, the Seattle Fire By-law was amended to correct the situation described. The Fire Marshal is reviewing the Fire Marshal's Act in light of the above and it is suggested that the City of Vancouver By-law be amended to provide the authority to correct both the problems referred to. The Corporation Counsel advises that this can be carried out.

Recommendation

As Fire Chief, I recommend that Corporation Counsel and the Fire Chief be instructed to amend the City of Vancouver By-law to provide adequate means of egress and floor separation.

Your Board RECOMMENDS that the recommendation of the Fire Chief be approved and that a copy of the draft By-law amendments be given to the B.C. Hotel Association and other interested parties in order to receive their comments when the By-law is presented to Council.

FOR ADOPTION SEE PAGE(S) 197

October 29th, 1971

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of 39th Avenue West of Trafalgar Street, Lots 9 to 16 and Portions of Lots 24 to 31, Block 9, D.L. 2027, and Crofton Manor Limited

"Crofton Manor Limited are proposing to create a site comprising Lots 9 to 16 and the southerly portions of Lots 24 to 31, Block 9, D.L. 2027.

There are two portions of lane within the site which the developer has made application to purchase.

I RECOMMEND that the south ten feet of Lot 28, and the south 30 feet of Lot 27, Block 9, D.L. 2027 which are established for highway be closed and stopped up and conveyed to Crofton Manor Limited subject to the following conditions:-

(a) The sale price for the two portions of closed lane to be the sum of $6,093 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The two portions of closed lane to be consolidated with adjoining lands in Block 9, D.L. 2027 to form one parcel as shown outlined red on plan of subdivision attested to by M. Bruce Patterson, B.C.L.S. on the 9th day of September, 1971 and marginally numbered 133-8.

(c) The applicant to grant to the City a 12-foot public utility easement adjacent to the northerly boundaries of the aforementioned consolidated parcel to the satisfaction of the Corporation Counsel andthe City Engineer.

(d) The plan of subdivision mentioned in (b) above to receive the approval of the Approving Officer under the provisions of the Subdivision Control By-Law."

Your Board RECOMMENDS that the foregoing be approved.

2. 2nd Avenue Crossing of C.P. Railway Mile 0.40 V. & L. I. Marpole Br. and Mile 0.09 False Creek (South Shore) Br. and Granville Street Crossing Mile 0.24 False Creek (South Shore) Br.

"It is planned to construct crushed gravel roads on Granville Street between 2nd Avenue and 3rd Avenue, and on 2nd Avenue between Granville and Fir Streets, in 1972. C.P. Rail tracks cross both these streets, and accordingly, the City must seek permission for these crossings from the Railway Transport Committee.

I RECOMMEND that:-

(a) The City Engineer be authorized to sign the plan on behalf of the City.

(b) Corporation Counsel be instructed to make the requisite application to the Railway Transport Committee."

Your Board RECOMMENDS that the foregoing be approved.

3. Spur Track Crossings over North Kent Avenue at Prince Edward Street, Miles 1.55, 1.57 and 1.59 V. & L.I New Westminster Branch

"An application has been received from Morgan A.R. Steward and Company, acting on behalf of Block Bros. Construction Ltd. and Swansea Investments Ltd., to cross North Kent Avenue with spur tracks to serve buildings on Lot B, Block 10, D.L. 313 and Block 11, D.L. 313.

I RECOMMEND that:-

(a) The application be approved subject to the conditions set out in the Standard Railway Crossing Agreement which includes in its provisions that all costs, actual and related, of construction, maintenance and removal be paid for by the industry.

(b) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:-

(i) After the plan has been amended to his satisfaction.
(ii) When an undertaking has been received from Block Bros. Construction Ltd., and Swansea Investments Ltd. to execute a Standard Railway Crossing Agreement."

Your Board RECOMMENDS that the foregoing be approved.

4. Flat Rates for Property Owners' Share of Completed Street Lighting Local Improvement Projects

The City Engineer reports as follows:

"Section 508 (c) of the Vancouver Charter provides that Council may by resolution establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by the Council.

/continued . . .

Clause 4 Continued

The following flat rates are derived from the contract costs and the costs of work done by the City forces, together with allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the street lighting projects, which were completed during 1971, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law. All the projects were dealt with at the following Courts of Revision.

Schedule No.	Court of Revision Date
396 - Initiative	September 10th, 1970
397 - Petition	September 10th, 1970

RECOMMENDED that the following flat rates be approved.

Projects as Identified on the Assessment Commissioner's Schedules		Flat Rates to be Applied to the Assessable Property in the Projects	
Schedule No.	Item No.	Business & Multiple Dwelling	Residential
396	4,5,6,8,10,11,12,14,15,16, 17,18,19,24,25,29,30,34,35, 36,37,38,40,41,42,43,45,48, 49,51	$1.044 755	$1.044 755
397	3		
396	1,3,7,13,20,21,22,23,26,27, 28,31,32,33,39,44,46,47,50, 52,53,54,55,56,57,58,59,60, 61,62,63,64,65,66,67,69,70	$1.702 999	$1.702 999
397	1, 2, 3		

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

5. Project 200 Investments Limited and British Columbia Hydro and Power Authority

The Corporation Counsel reports as follows:-

"As a condition for the granting of a development permit for Project 200, the Developer was (among other things) required to grant to the City an easement for a right-of-way for pedestrian and vehicular traffic along the southerly 10' of the Canadian Pacific Railway property abutting Cordova Street between the west boundary of Granville Street and the westerly boundary of Lot A. of Lot 6, District Lot 541. Accordingly, an agreement dated September 15, 1970, was made among the City, Project 200 Investments Limited, Marathon Realty Company Limited and Canadian Pacific Railway Company (now Canadian Pacific Limited). The rights granted to the City under this agreement were made expressly subject to the prior right and licence granted by Canadian Pacific to the British Columbia Electric Railway Company Limited by agreement dated March 7, 1952. This agreement gave to the B.C. Electric (as it was then) the right to maintain certain poles and equipment on the said property of Canadian Pacific.

/continued . . .

Clause 5 Continued

The 1970 agreement is now in the process of being registered in the Land Registry Office. However, before the same can be registered, the Registrar of Land Titles requires B.C. Hydro, successor to B.C. Electric, to consent to such registration by reason of its prior unregistered rights. B.C. Hydro has agreed to consent to such registration on the condition that the City enter into an agreement with B.C. Hydro whereby the City acknowledges the rights of B.C. Hydro under or by virtue of the 1952 agreement and that the City will observe and be bound by the said rights. B.C. Hydro has submitted a form of agreement to this effect which is satisfactory to this department.

I recommend that the form of agreement as submitted by B.C. Hydro be executed by the Mayor and the City Clerk and the seal of the City be affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

INFORMATION:

6. Tender Awards: April to August, 1971

The Purchasing Agent reports as follows:-

"In accordance with Council policy, during the months of April, May, June, July and August, 1971, contracts for the following supplies were awarded by the Board of Administration:

Police & Fire Recording Equipment
Scotchlite Sheeting
Road Marking Paint
Automobiles
Trucks & Chassis
Tailgate Mounted Vibratory Roller
Hydraulic Sewer Cleaner
Motorcycles
Pneumatic Roller
Laundry Service
2-Way Portable Radios
Traffic Signal Cable & Span Wire

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the information of Council.

RECOMMENDATION:

7. Gastown Beautification Project

The City Engineer reports as follows:

"On October 26, 1971 Council resolved that 'when formal approval is received from the two senior governments in respect of their participation in this project, action be commenced to proceed with the project and that this latest Resolution of Council be in clarification of the present status of the matter.'

His Worship further directed that the Board of Administration report on those items for which construction can proceed immediately.

/continued . . .

Clause 7 Continued

The present status is as follows:

Formal approval has not yet been received from senior governments. Design of water, electrical and B.C. Telephone works is complete; water works can still be completed before the Christmas rush; electrical and telephone works are of sufficient magnitude to interfere with the Christmas rush and should therefore proceed after Christmas. Sewer design will be completed before Christmas, in time for work to begin at the foot of Carrall Street before Christmas.

The following concerns those works which could proceed immediately upon receipt of formal approval from the senior governments:

Water mains located in the Gastown area have a bad leak history and should be replaced for economic reasons prior to any improvements in that area. These are:

Streets	From	To
Water Street	Cambie Street	Carrall Street
Alexander Street	Carrall Street	Lane West of Main Street

Maple Tree Square

The estimated cost for this work is $85,000 of which amount $16,000 has been budgeted for in the East Gastown Beautification Project (Maple Tree Square). The remaining amount of $69,000 is available from the 1971 Water Capital Budget, 'Short Notice Projects - Unallocated', Account No. 127/7902.

Although only the works in Maple Tree Square are required because of imminent and approved surface improvements ($16,000) the remaining works ($69,000) should be carried out coincidentally to avoid expensi temporary interconnection between the new and existing systems outsid the immediate area. This additional work is required anyway because a bad leak history.

Since funds for the beautification project have not yet bee approved by the senior governments but approval is expected shortly, in order to avoid any delay once this approval arrives, Council may wish to:

(a) Approve the total water works construction project described above, subject to approval by senior government of their share of the total program in accordance with Council Resolution of October 26, 1971.

(b) Authorize that $69,000 be appropriated from the 1971 Water Capital Budget, Short Notice Projects - Unallocated Account No. 127/7902, to cover those works not to be shared by the senior governments.

(c) Authorize an advance of $16,000 for the Water works portion of Maple Street Square Project from Account No. 127/7902; this amount to be recovered and credited to this account from Beautification funds after contributions from the Senior Governments have been received.

Approval by Council of the above will permit construction of waterworks to begin immediately upon receipt of senior government approval without further report to Council. Reports on the remaining works and on Blood Alley will be before Council in the near future."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

(Board of Administration Enquiry report dated October 20, 1971, is again circulated for information)

FOR ADOPTION SEE PAGE(S) 201

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Social Allowance - Christmas Bonus

The Director of Welfare Services reports as follows:

"The Honourable P. A. Gaglardi, Minister of Rehabilitation and Social Improvement, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December 1971.

The amount of the Christmas Bonus is $10.00 for each head of a family and $4.00 for each single person. This is the same rate as in 1970, and will be shared 85% by the Province and 15% by the Municipalities on a per capita basis.

Recommended that payment of this Bonus be approved."

Your Board RECOMMENDS the foregoing report of the Director of Welfare Services be adopted.

CONSIDERATION

2. Communication from Vancouver Welfare Rights Organization

The Corporation Counsel reports as follows:

"Correspondence has been received from a representative of the above organization stating that they wish to incorporate themselves into a society with the above name. Because of the use of the word "Vancouver" in connection with the organization, the Registrar of Companies requires that Council give permission to use the City's name. This matter is therefore submitted for Council consideration. "

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 202

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Request to Keep 4 Horses at 6625 Balaclava Street - (Site Size: 181.5' x 325.4')

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 57173 has been filed on behalf of Mr. J. A. Gretzinger, to construct a stable on this site at 6625 Balaclava Street. Mr. Gretzinger also requests permission to keep a maximum of 4 horses on the site.

The site is located in an RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board have approved Development Permit No. 57173 permitting the construction of the stable on this site subject to the approval of City Council for the keeping of the 4 horses.

The Director of Planning recommends that City Council approve the keeping of a maximum of 4 horses on this site."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

2. Parking Problem: West End

The City Engineer reports as follows:

"On August 25, 1970, City Council adopted the recommendations of its Standing Committee on Planning and Development dated August 13, 1970 (see Appendix E) which included:

'...that the City Engineer be requested to report on the implementation of Recommendations 1 and 2 (contained in a report of the City Engineer on Parking Problems in the West End, dated July 27, 1970) quoted below:

1. That a 32-foot pavement width be adopted as the standard for the local streets in all residential districts in the city which are zoned higher than one- and two-family dwelling areas.

2. That a program of improving the local streets in the West End to the 32-foot width be initiated by the City under the Local Improvement procedure, commencing in 1971, with funds provided within the current Five-Year Program.'.

We wish to draw to Council's attention that in addition to these matters, the following items were also put forward for Council consideration in the Board Report:

(a) The principle of charging a fee for overnight on-street parking in the West End;

(b) An increase in Police manpower to provide enforcement of the existing two-hour parking time limit in the West End;

(c) A review of the Zoning requirements for off-street parking in high density residential zone.

cont'd . .

Clause 2 continued

To date the requested report has not been submitted to Council since Council has also instructed that the Planning and Social Planning Departments give priority to the preparation and submission to Council of 'policy guidelines' for the West End and that this latter report be submitted in December, 1971. Further, that the Director of Planning and Civic Development report as soon as possible on the question of density. It is felt that, in view of the need to develop jointly the information that will be submitted in the above-noted reports, e.g. density has a direct bearing on services to be provided and the paving program must be integrated with any 'walkway' program, Council would wish to have all reports coordinated and included in one overall report by the three departments concerned."

Your Board RECOMMENDS that the report of the City Engineer on the implementation of Recommendations 1 and 2 (contained in the report of the City Engineer on Parking Problems in the West End, dated July 27, 1970) be submitted at the same time as the reports to be received from the Director of Planning and Civic Development and the Director of Social Planning/Community Development on policy guidelines for the West End.

FOR ADOPTION SEE PAGE(S) 203

Board of Administration, October 29, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION:

1. Renfrew Amateur Swim Club: Grant

The City Clerk reports as follows:

"A letter has been received from the Renfrew Amateur Swim Club requesting that the Council consider making an unspecified grant to assist the Club. The Club services the Renfrew area and are unable to raise its monthly fees.

The average monthly income from the members is approximately $330.00, coaches fees are approximately $350.00 per month and the pool time contract with the Park Board is approximately $360.00 per month. The organization therefore advises that they are operating "in the red" each month for approximately $380.00.

Council will recall that a similar grant request was made from the Vancouver Amateur and Canadian Dolphin Swim Clubs in November, 1970, to provide special reduced rental rates at the Percy Norman Memorial and Crystal Pools. Council passed the following motion with respect to this subject matter:

"THAT a grant of $2,250.00 be approved to provide for the Canadian Dolphin and Vancouver Amateur Swim Clubs a special reduced pool rental rate in the year 1970, subject to the Park Board taking similar action."

In October of 1969 the Killarney Swim Club also requested a grant of $1,200.00 to provide for the rental reduction of Killarney Pool. Council deferred a motion, to provide ½ of the $1,200.00 requested provided the Park Board matches the amount, until the results of the Killarney Swim Club's approach to the Provincial Government and the Park Board for financial assistance was determined. Subsequently, the Park Board did not grant the assistance and the Club did not approach the Provincial Government. No further action therefore, was taken of this request, by Council.

The Renfrew Amateur Swim Club recently applied to the Park Board for a grant or reduction in pool fees, however the Park Board advised that no reduction in pool fees could be granted this year.

Your Board submits the request of the Renfrew Amateur Swim Club for the CONSIDERATION of Council.

(Copies of the letter from the Renfrew Amateur Swim Club dated October 1, 1971, are circulated for the information of members of Council.)

Board of Administration, October 29, 1971 . . . . . (FINANCE - 2)

CONSIDERATION

2. Kitsilano Boys' Band: Grant in Lieu of Rental of Queen Elizabeth Theatre

The City Clerk reports as follows:

A letter dated October 19, 1971 has been received from the President of the Kitsilano Boys' Band Parents' Association advising that the Band will be holding a concert in the Queen Elizabeth Theatre, January 22, 1972. The purpose of the concert is to raise funds to enable the Band to continue its activities.

The Association, therefore, is requesting that the City Council consider a grant in lieu of rental of the Theatre ($750.00).

It is noted that Council has dealt with similar requests in the past as follows:

April 1970	- Elgar Choir re Concert ($600.00)	- Approved
March 1971	- Vi Cameron Dance School Rental of Theatre for Dance Review	- No Action Taken

Your board submits the foregoing request for CONSIDERATION of Council.

Delegation request - Kitsilano Boys' Band Parents' Association

FOR ~~ADOPTION~~ minute SEE PAGE(S) 203

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 29, 1971

RECOMMENDATIONS:

1. Leave of Absence with Pay: Dr. F. J. Blatherwick, Health Department

The Director of Personnel Services reports as follows:

"The City Medical Health Officer has requested that authority be given to have Dr. F.J. Blatherwick, Medical Health Officer II in the Health Department, participate in the first 'Health Care Evaluation Seminar'.

This seminar is being held at the McMaster University, Hamilton, Ontario, from November 14th - 19th, 1971 inclusive. One main subject to be discussed is the Transient Youth Program in which the City is an active participant with funds for the program being provided by a Federal Grant. Dr. Blatherwick's participation will be of great value to us as we attempt to evaluate the success of our Transient Youth program but, in addition, the knowledge gained will be of general value to the Department as it attempts to evaluate its other service programs.

The only expense to the City would be five (5) days leave of absence with pay as a National Health Grant has been approved covering all other expenses.

As this request of the City Medical Health Officer is in accordance with Personnel Regulation 45-2, Non-Roster Conferences, I recommend that leave of absence with pay for Dr. Blatherwick for November 14th to 19th, 1971 inclusive be approved."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted

2. Interview Expenses for Two Applicants for Position of Assistant Director of Welfare Services

The Director of Personnel Services reports as follows:

"The position of Assistant Director of Welfare Services was established by City Council early in 1971 and was subsequently advertised twice across Canada in professional journals and newspapers. The results of the advertising have been very limited and to date, only two candidates from out of town appear to possess the basic qualifications and experience required of the position. Consequently, it is recommended that authority be granted to bring these two applicants to Vancouver for a personal interview and assessment.

One of the candidates, Mr. G.K. Stangier is currently Director of Program Planning for Alberta Newstart Inc., a special federally sponsored project created to improve the social and economic conditions of disadvantaged persons and to develop experimental rehabilitation programs for the unemployed.

The second of these candidates, Mr. D.L. Toombs, is presently Manager of Training at Saskatchewan Newstart, similar to Mr. Stangier's position. Mr. Toombs has also had supervisory and administrative experience in the Manitoba Provincial Department of Welfare.

Board of Administration, October 29, 1971 . .(SUPPLEMENTARY REPORT - 2)

Clause No. 2 (cont'd.)

The Director of Welfare Services is in agreement that these two candidates merit further assessment and consideration.

The total cost of bringing the two candidates to Vancouver including round trip air fare, accommodation and miscellaneous expenses would be approximately $360. The Comptroller of Accounts advises that the required funds are available within Account No. 7901/250 - Travel Expenses."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted

FOR ADOPTION SEE PAGE(S) 204

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 29, 1971

INFORMATION

1. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
466 E. Cordova St. Lot 14, Block 57, D.L. 196	Hostel for Single Men	R. Shortreed	$1,395.00	531/1251
226-228-230-246 Powell Street Lots 26 & 27, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	P. Blackall	$16,650.00	442/1209

The above contracts have been confirmed by the Board of Administration and are reported to Council for information."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

2. Sale of City Lands to Gulf Oil Co. Ltd. for Consolidation with Lands Presently Owned by the Company & Described as Lot 1, D.L. 334 Group 1, N.W.D., Plan 13993.

The Supervisor of Property & Insurance reports as follows:

"On May 31, 1966, City Council approved in principle a request by Gulf (formerly B.A.) Oil Canada Limited to purchase land to expand its site at the South-east Corner of 54th Avenue and Kerr Street, subject to a decision on the amount of City land to be sold to the Company and subject to the conveyance being held in abeyance pending determination of the over-all scheme of development for Champlain Heights. Negotiations were carried out at that time and a tentative agreement reached subject to ratification by Council and subject to conveyance being carried out upon completion of the plans for this portion of the South-east Sector.

With completion early this year of plans for this portion of Champlain Heights, the matter of conveying the additional land to the Oil Company was re-opened.

Subsequent negotiations have resulted in the Company agreeing to pay a square foot rate for the additional land based upon the price obtained by the City on open tender for the adjoining commercial land.

The original application by the Company to rezone the lands from RS-1 to CD-1 was approved by Council on October 5, 1961 and was, amongst other conditions, subject to "the scheme of development being first approved by the Technical Planning Board, having regard to adequate landscaping and to integration of the gasoline filling station with the ultimate shopping centre development." This condition will still be imposed on the Company in connection with the development of the surrounding lands which were put out to tender in April of this year.

. . . Continued

Clause No. 2 (Continued)

The conveyance of the adjoining commercial lands to the Hudson's Bay Company is dependent upon the conveyance of the additional lands to the Oil Company, and as all conditions have been complied with to this stage, it is proposed that the transaction as agreed upon be completed and it is therefore

RECOMMENDED that:

(i) the sale of the additional land to the Gulf Oil Company be made at a price of $30,680.00 for the land as indicated in Reference Plan #4396A from the current Planning Division dated September, 1970;

(ii) the subdivision plan be prepared and signed on behalf of the City;

(iii) development of the expanded site be subject to approval of the Technical Planning Board to ensure that the development conforms with the surrounding commercial development."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Rental Review - Situated on the S/E Corner of Charles Street and Odlam Drive

The Supervisor of Property & Insurance reports as follows:

"N.66' of Lots 1 & 2 of Lots 1,2,11 & 12 and 17' Strip of Charles St. abutting Lots 3 & 4 and 1 of 5 & 6, all in Blk. 40, D.L. 182J, Situated on the S/E Corner of Charles Street and Odlam Drive are leased for parking purposes to Messrs. Frederick, Jonathan and Roderick Storey, the owners of Travelguard Luggage, which Company is situated on the land to the East of the City property. The lease is for a period of 20 years expiring on July 31st 1981, subject to reviews at 5-year intervals.

In accordance with the terms of the lease, the rental has been reviewed and it is recommended that it be increased from $25.00 per month to $52.50 per month, plus all taxes, as if levied, effective August 1st, 1971. The owners of Travelguard Luggage have agreed to this increase.

RECOMMENDED that the rental of City-owned property, North 66 feet of Lots 1 and 2, of Lots 1, 2 11 and 12, Block 40, D.L. 182J be increased to $52.50 per month, plus all taxes as if levied. This increase is to be effective August 1st, 1971.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Sales: General

Recommended that the following offers to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lots G, H, J & K, Block 3, D.L. 314
S/S 48th Avenue between Dunbar and Collingwood Streets. Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms
Woodgreen Investments Limited	G	66' x 155'	$21,000.00	City Terms @ 9%
Woodgreen Investments Limited	H	66' x 155'	$21,000.00	City Terms @ 9%
Stanley Kwok	J	66' x 155'	$21,000.00	City Terms @ 9%
Stanley Kwok	K	66' x 155'	$21,000.00	City Terms @ 9%

Conditions:

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.

2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area.

5. Advance Purchases -Britannia Community Services Centre, 1635 Napier Street

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 2, Property Matters, September 10, 1971 confirmed by Council September 14, 1971 approving the acquisition of Lot 6, Block 28, D.L. 264A, known as 1635 Napier Street.

This is a small house, now vacant, located in Stage I of the Britannia Scheme for Redevelopment. Stage I has a high priority for redevelopment and because of the short time available for occupation, it is suggested that this house be demolished.

The Director of Planning confirms that Stage I lands should be cleared progressively to enable school construction to commence as early as possible. For this reason, it is also suggested that future buildings acquired in the Stage I Area be demolished when vacant.

. . . Continued

Clause 5 (Continued)

In view of the foregoing it is

RECOMMENDED that the Supervisor of Property & Insurance be authorized to demolish the dwelling at 1635 Napier Street and it is

FURTHER RECOMMENDED that the Supervisor of Property & Insurance be authorized to clear the buildings from all land purchased in "Stage I" of the proposed Britannia Community Services Centre when they become vacant."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property & Insurance be adopted.

6. Vesting Order
298 Main Street
Lots 9 & 10, Block 5, D.L. 196

The Supervisor of Property and Insurance reports as follows:-

"On February 23rd, 1971, City Council approved the expropriation of the above property for the Provincial Courts (Vancouver) Complex.

This corner site with a frontage of 57' on Main Street and 120' on Cordova Street and zoned CM-1 is improved with a one-storey and part basement masonry building erected in 1910. This former bank building, with a main floor area of 3,513 sq. ft., is owned and occupied by the Seafarers' International Union of Canada. The Seafarers' Union has divided the main floor into a reception and meeting area; the mezzanine floor (825 sq. ft.) into office space and the part basement (1,751 sq. ft.) provides recreation and storage space. This building has 10 plumbing fixtures, a tar and gravel roof, cut stone and concrete on exterior walls, a concrete foundation and is heated by an automatic oil-fired hot water heating system. The Union since purchasing this building in 1957 has done extensive renovating and remodeling and the structure is in very good condition.

The above property is the only one in this project that is not under the City's control and possession is required so that a cleared site can be available for the early construction of the new court facilities.

Negotiations with the Solicitor for the Union have failed to bring a settlement and since early vacant possession of these premises is required, the City Solicitor has advised that a Vesting Order be obtained.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

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FOR ADOPTION SEE PAGE(S) 204

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

OCTOBER 28, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, October 28, 1971, at approximately 10.30 a.m. The following Members were present:

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder
Alderman Wilson

CLERK TO THE COMMITTEE: D. Scott

The Minutes of the meeting held September 23, 1971, were adopted.

The following recommendation of the Committee is submitted for consideration:

RECOMMENDATION

1. Social Assistance and Related Services to Youth: Children's Aid Society Brief

The Vancouver City Council on October 5, 1971, passed the following motion:

"THAT the recommendations of the Board of Administration and the Director of Welfare Services in the Board of Administration report dated October 1, 1971 be approved in principle and forwarded to the various parties referred to in recommendation 1 (a) of the Standing Committee report of September 23, 1971."

Recommendation 1 (a) reads as follows:

"THAT the report of the Director of Welfare Services as contained in the Board of Administration report dated September 23, be referred back to the Director of Welfare Services for revision if he wishes and then the report be submitted to the organizations listed on page 4 of the brief of the Children's Aid Society dated August 19, and to any other groups that request it, and such various groups submit their comments to the Standing Committee."

The Chairman advised the Committee that delegation arrangements had not been made as it was intended, at this meeting, to review the briefs submitted by various organizations, together with the Board of Administration report dated October 1, 1971. However, the following representatives from organizations which had submitted briefs were present and the Committee agreed that they come forward in order that they may comment on the Board of Administration report as it was being reviewed.

Clause No. 1 (Cont'd.)

Mr. D. B. Fenny	Executive Director, Children's Aid Society of Vancouver
Mr. S. J. McDaniel	Executive Director, Catholic Family and Children's Service
Mr. D. M. McConney	Assistant Executive Director, United Community Services of the Greater Vancouver Area
Major B. Halsey	President, B.C. Association of Social Workers, Greater Vancouver Area Branch
Mr. D. Thomson	Executive Director, Family Service Centres
Dr. G. Hamilton	Executive Director, B.C. Association of Social Workers

It was agreed that the recommendations of the Director of Welfare Services, contained in the Board of Administration report dated October 1, 1971, be reviewed seriatim and the Director, together with the members of the Committee and the representatives of the organizations present, commented on the various items.

After considerable discussion it was

RECOMMENDED

(A) that Recommendation I, items (a) - (d) inclusive, as contained in the Board of Administration report dated October 1, 1971, after amendment to read as follows, and insertion of (d)(vii) be adopted.

I. That Social Assistance to persons under the age of majority be granted in accord with the following criteria:

(a) Minor with residence outside the City of Vancouver requires prescribed medical treatment which is only available in the City of Vancouver and parents unable to meet additional costs.

(b) Unmarried mothers.

(c) Legally married couple under the age of majority, (one or both members) where the breadwinner is permanently unemployable because of physical or mental disability, temporarily unemployed for medical reasons or temporarily unemployed due to loss of employment.

(d) In the case of children age 16 to 18th birthday, the minor is to be directed to the Children's Aid Societies in Vancouver who will be responsible for determining from contact with the child and parents whether

(i) home unsuitable - minor needs to be apprehended as a neglected child and made a ward, or a non-ward care plan needs to be worked out with the parents; or repatriation is indicated. In cases of this nature the City of Vancouver Welfare and Rehabilitation Department has no responsibility.

continued...

Clause No. 1 (Cont'd.)

(ii) home is unsuitable (parents separated,etc), and the child provides objective evidence to the Children's Aid Society that he has been a self supporting responsible person for the past six months, is temporarily unemployed and is in need of temporary assistance. In this instance, taking of guardianship may be harmful, unreasonable and unnecessarily expensive. The Children's Aid Society will submit this information to the Department and the Department will take an application for social assistance, and if the applicant meets need eligibility criteria, he will be enrolled on temporary assistance and the Department will provide necessary follow-up which may include arranging for skilled training for more secure employment. In effect, in this case, the parental economic resource has been checked out and is not relevant.

(iii) home is suitable - parents willing and financially able to support their child at home but not away from home. Minor has no significant work record and is unwilling to go home. The Children's Aid Society to advise the minor that he is not eligible for Social Assistance.

(iv) home is suitable - parents financially unable to maintain their child away from home. Child has been living away from home and self-supporting for the previous six months. Temporarily unemployed, seeking new employment. In this instance, taking of guardianship may be harmful, unreasonable and unnecessarily expensive. The Children's Aid Society will submit this information to the Department who will take an application for social assistance and if the applicant meets need eligibility criteria, he will be enrolled on temporary assistance and the Department will provide follow-up which may include arranging for skilled training for more secure employment.

(v) home is suitable - parents financially unable to maintain their child at home or away from home. Child has no significant work record. In this instance, taking of guardianship may be harmful, unreasonable or unnecessarily expensive. The Children's Aid Society should advise the child to return to his parents and community and seek financial assistance from the public authority in that area.

continued...

(vi) parents deceased - Children's Aid Society will normally take guardianship. In cases where the minor has been self supporting for the past six months and is temporarily unemployed and in need of financial assistance, the Children's Aid Society will refer the person to our Department to apply for social assistance. If the applicant meets need eligibility criteria he will be granted social assistance and the Department will assist the person in job placement and how to use available opportunities for skilled training.

(vii) exceptional cases - in those instances where the stated criterias result in undue hardship, the situation shall be reviewed jointly by senior officials of the Department and the Children's Aid Society concerned.

(B) that with respect to Recommendation I (e) dealing with Social Assistance applicants - age 18 to 19th birthday, 18 year old persons be considered as adults for the purpose of Social Assistance, and that the Provincial Government be contacted to clarify this matter.

(C) That Recommendations #2 and #3 contained in the Board of Administration report dated October 1, 1971, be adopted.

The meeting adjourned at approximately 11.50 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 205

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 9, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder (10:40 a.m.), Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from Windermere School, under the direction of Mr. Achtemichuk.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 2, 1971, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE

Project 200:
Progress Report

The Council received a 'Report Reference' from the Assistant Director of Planning and Civic Development - Special Projects, in respect of progress in the development of Project 200.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Control of Oily Wastes: Myer Franks Limited
(b) Grant Request: 3H Society
(c) Staff Holidays in Lieu of Christmas Day and New Year's Day

COMMUNICATIONS OR PETITIONS

1. Highway Link: Lillooet and Pemberton-Squamish

A communication was noted from the Squamish-Lillooet Regional District requesting the Council support completion of Highway 99 from West Vancouver to Lillooet.

MOVED by Ald. Rankin,
THAT the City of Vancouver support the position of the Squamish-Lillooet Regional District with respect to the completion of this highway and a copy of this resolution be forwarded to the Minister of Highways.

- CARRIED

2. Moran Dam

A resolution was received from the Corporation of the City of New Westminster as follows:

WHEREAS this Council believes that the Fraser River is one of the main food generating sources for the people of this Province;

AND WHEREAS the Federal Governments of the United States and of Canada have invested many millions of dollars to protect and to augment the fish bearing capacity of the Fraser River;

AND WHEREAS this Council feels that we are fast approaching an era of diminishing social and economic return as a result of too great a technological victory over nature;

AND WHEREAS this Council views with alarm the action of the Provincial Government in initiating dam construction studies for the Fraser River, that would if acted upon destroy for all time, the heritage of a "natural bounty" that has passed to this generation.

BE IT RESOLVED THAT: The New Westminster Council immediately notify the Provincial Government of our concern and state that we stand unalterably opposed to policies that lead to the conclusion that any responsible governmental body is in favour of the hydro-electric tampering with the ecology of the Fraser River and its fish carrying tributaries.

BE IT FURTHER RESOLVED THAT: This Council seek the support of the Federal Government of Canada and all other Municipalities in the conclusion of this resolution.

MOVED by Ald. Bird,
THAT the City of New Westminster resolution be supported.

- CARRIED

MOVED by Ald. Broome,
THAT the matter be tabled.

- LOST

(The motion of Alderman Bird was put and carried)

3. Christmas Bonus: Social Allowances Delegations

MOVED by Ald. Bird,
THAT, pursuant to request received, delegations be heard from the following on the matter of Christmas Bonus re Social Allowances:

Unemployed Citizens Welfare Improvement Council

Vancouver Welfare Rights Organization

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Preservation of Christ Church Cathedral: Delegation Request

MOVED by Ald. Linnell,
THAT, pursuant to request received, a delegation be heard from the 'Save Christ Church Cathedral Committee' in regard to the preservation of the Cathedral.

- CARRIED

5. Special Council Meeting: Transportation

MOVED by Ald. Wilson,
THAT a special meeting of the Council be held on Monday, November 15, 1971, at 3:00 P.M. to consider further the transportation report from the Greater Vancouver Regional District.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 5, 1971

Works and Utility Matters

Modification to Special Street Lighting Project: (Court #406) 33rd Avenue, 41st Avenue, Granville Street, East Boulevard (Cl. 6)

The Council considered the proposals in this clause in regard to modification of the special street lighting project as set out in detail in Item 2 of Court of Revision No. 406 and relating particularly to the area bounded by 33rd Avenue, 41st Avenue, Granville Street and East Boulevard.

After due consideration it was,

MOVED by Ald. Adams,
THAT this clause be not adopted but appropriate action be taken with respect to lighting of unlit blocks, as referred to in the Board of Administration report, and the Board be requested to advance such unlit streets on a new Local Improvement project basis.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	His Worship the Mayor
Alderman Calder	Alderman Sweeney
Alderman Phillips	Alderman Bird
Alderman Linnell	Alderman Wilson
Alderman Hardwick	Alderman Broome
	Alderman Rankin.

(The motion was declared lost)

MOVED by Ald. Broome,
THAT Clause 6 of the report of the Board of Administration (Works and Utility matters), dated November 5, 1971, be adopted.

- CARRIED

(Aldermen Adams, Calder, Phillips, Linnell and Hardwick voted in the negative)

At this point the Council recessed at approximately 10:50 A.M. and after an 'In Camera' session reconvened at 11:20 A.M., in open session, with Alderman Wilson absent.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (cont'd)

Condition of 4500 block Ontario Street and Security at Capilano Stadium Property (Clause 10)

After due consideration of the details in this report, it was,

MOVED by Ald.Hardwick,
THAT action be taken to proceed to improve the boulevard on the Ontario Street side of the Capilano Stadium in conjunction with the Park Board in its development of the proposed parking lot;

FURTHER THAT planting referred to in this Board of Administration report, between 29th and 30th Avenues, be included in the new Winter Works program.

(referred)

MOVED by Ald. Broome,
THAT Clause 10 of the report of the Board of Administration (Works and Utility matters), dated November 5, 1971, be referred to the Standing Committee on General Purposes, together with Alderman Hardwick's motion, for consideration when the Committee is studying the question of the use of the Stadium.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility matters), dated November 5, 1971, Clauses 1 to 5 inclusive and 7 be adopted and Clauses 8 and 9 received for information.

- CARRIED

Social Service and Health Matters

Group Trailer Parking:
Century Dog Club of B.C.

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Social Service and Health matters), dated November 5, 1971, be adopted.

- CARRIED

Building and Planning Matters

Development Permit Application:
Service Station: 2611 Kingsway
(Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Development Permit Application:
Proposed Warehouse, 1125 West 8th Avenue
(Clause 2)

It was agreed to defer consideration of this clause pending an oral report from the Director of Planning and Civic Development later this day in regard to the nature of development in this block. (see page 17)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Accident Claim: Christopher Payne

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Licenses and Claims matters), dated November 5, 1971, be adopted.

- CARRIED

Fire and Traffic Matters

Surplus Fire-Fighting Equipment (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Special Temporary Christmas
Traffic Control Measures (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Board of Administration (Fire and Traffic matters), dated November 5, 1971, be adopted.

- CARRIED

Finance Matters

Steel Scaffolding: Capilano Stadium
(Clause 3)

MOVED by Ald. Phillips,
THAT consideration of Clause 3 of the Board of Administration report (Finance matters), dated November 5, 1971, be referred to the Standing Committee on General Purposes meeting to be held November 15th, in respect of use of the Capilano Stadium.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated November 5, 1971, be adopted.

- CARRIED

B. Personnel Matters, Regular
October 29, 1971

Salary Review: 2 Positions
Property Negotiator I and III

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Regular), dated October 29, 1971, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, November 5

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated November 5, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters,
November 5, 1971

Proposed Firehall Site:
vicinity Burrard and Smithe Streets
(Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Property matters), dated November 9, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Expropriation: 626 East Pender Street
Mr. Dia Foon Soon (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Property matters), dated November 5, 1971, be received for information.

- CARRIED

E. New Street Names

The Board of Administration, under date of November 5, 1971, submitted the following report:

The following report has been received from the Street Naming Committee:

"Your Street Naming Committee comprising representatives of City Clerk, Building Inspector, City Engineer, Director of Planning and Civic Development, at a recent meeting gave consideration to the naming of certain areas in Gastown. The Committee recommends, therefore, that the areas shown on the attached map located between Water and Cordova Streets and Cambie and Carrall Streets be named Trounce Alley, Blood Alley Square, and Gaolers Mews*. Further recommended that Corporation Counsel be instructed to submit the necessary amendments to the Street Naming By-law.

The Committee also agreed to the naming of the following private thoroughfares located on the United Co-operative Housing Society Development at 49th Avenue and Boundary Road: Coquihalla Drive, Dease Lane, Cheam Place, Tantalus Lane and Tuam Place.

These names on the Housing Society's property are submitted for the information of Council."

Your Board RECOMMENDS that the foregoing report of the Street Naming Committee be approved.

*(This 'Street' is private property)

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Standing Committee on General Purposes, October 28

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated October 28, 1971, be received for information.

- CARRIED

G. Winter Employment Programs

The Board of Administration, under date of November 8, 1971, submitted the following report:

The City Engineer reports as follows:

"BACKGROUND

The Federal and Provincial Governments have announced a number of programs designed to encourage employment during the winter months. Three of these have direct application to City activities and a fourth is of interest although the City will not itself be an applicant. In some cases the Provincial scheme can, with advantage, be combined with one or other of the Federal programs. All of the programs are outlined below for the information of Council. This is the first report; others will follow.

On-the-Job Training Program:

This is a Federal Government $20 Million program for on-the-job training of young people presently unemployed. Municipalities are not eligible.

Loans to Exhibitions and Fairs:

This is a Federal Government $10 Million loan program for construction of multi-purpose fair building and facilities. The Municipality must guarantee the loan, which will be at reduced rates and may be for up to 90% of the cost. There may be some application for the Pacific National Exhibition and they are investigating this program.

New Housing, Land Assembly, and Sewage Treatment:

This is a Federal Government $113 Million program of accelerated loans. Through C.M.H.C., loans will be made for Public Housing, Low Rental Housing, Sewage Treatment Facilities, and Land Assembly. There is no direct application to the City apparent at this time.

Local Initiatives - Municipal Program:

This is a Federal Government $50 Million program to provide funds for new labour-intensive projects, which will benefit the community. The Federal Government will pay wage cost up to $100 per week and in addition up to 17% to cover fringe benefits and other costs. Various departments are proposing a wide range of projects including physical improvements, surveys, record updating, and a variety of services under this program.

Federal-Provincial Employment Loan Program:

This is a Federal Government $160 Million program to provide loans for additional or accelerated capital projects. As well as offering lower interest rates, the Federal Government will 'forgive' an amount of the loan equal to 75% of the on-site labour cost up to the end of May 1972. Projects to which the Federal Government is already contributing under other programs are not eligible. Capital Work has a lower labour content than the type of project advanced under the Local Initiatives program. The forgiveness feature will, however, allow the City to undertake additional and accelerated capital works at a significantly reduced cost.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs (cont'd)

British Columbia Job Opportunities Program:

This is a Provincial scheme under which the province will pay up to 50% of the wages of persons hired into newly created positions, providing those persons have been residents of the province for 12 months and on the Welfare Rolls for 3 months. The most useful application of this program is in combination with the others. If those on a Local Initiative project must be paid more than the Federal Government maximum average of $100 per week, the Province will pay the additional wages (up to one half) of persons hired from Welfare Rolls. Similarly, on a Federal-Provincial Employment Loan Project, the Province will pay the remaining 25% of the wages of those persons hired from the Welfare Rolls.

Local Initiatives - Community Groups Program:

This program parallels the Local Initiative - Municipal Program and covers projects undertaken by non-profit groups in the community. They will not be directly involved, but the Social Planning/Community Development, Engineering, and possibly Museums Departments will be encouraging and assisting groups to advance projects.

CITY PROPOSALS

All departments have made every effort to develop projects to qualify under the appropriate programs. Many otherwise suitable projects had to be excluded because they are already participating in the previous Federal Government Loan Program. The time available for preparation of projects has been very limited. Nevertheless, a substantial program has been advanced by several departments, as described and tabulated in the attached documents. Submission of additional projects for both programs, including some from Welfare & Rehabilitation and other departments will be submitted later.

In the cost tabulations, estimates of the Provincial contribution possible through hiring people eligible under the Opportunities Program have been included. Depending upon the availability of suitable people, the Provincial contribution may vary substantially from estimate.

Table 1 - Local Initiative - Municipal

Total Cost	$813,300
Senior Government Share	$708,400
Estimated City's Share	$104,900

The Director of Finance advises that the funds for the City's share up to year end ($ 15,750) can be appropriated from Revenue Surplus of prior years pending the September 30, 1971 Revenue Budget Review. The funds for the 1972 City's share ($ 89,150)can be provided by advance approval under the 1972 Revenue Budget.

Table 2 - Federal-Provincial Employment Loan Projects

Total Cost	$ 2,730,000
Senior Government Share	$ 704,125
Estimated City's Share	$ 2,025,875

Most of this is 'accelerated' work, brought forward into the 1971-72 Winter Period to provide employment and to take advantage of the Senior Government Programs. Two items are additional work, not previously planned but made possible by the Senior Government contributions to the projects. Funds for the City's share of these projects is available under the 1971-75 Five Year Plan. Reports will be advanced in the normal way for appropriation of City Funds, including anticipation of the 1972-73 Capital Budgets.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs (cont'd)

RECOMMENDATIONS

1. Local Initiative - Municipal

I RECOMMEND, on behalf of the various departments, that:

(a) The projects listed in Table 1 be approved and the several Department Heads be authorized to sign application forms and, subject to Senior Government approvals, to carry out the projects;

(b) $15,750 for the 1971 portion of the net City's cost be appropriated from Revenue Surplus of Prior Years, and $89,150 for the 1972 portion be approved in advance of the 1972 Revenue Budget.

2. Federal-Provincial Employment Loan Projects

I RECOMMEND that the projects listed in Table 2 be approved for inclusion in the City's Winter Employment Program; and the Department Heads be authorized to sign application forms."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

MOVED by Ald. Phillips,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

In connection with the above subject matter, a communication was received from the Hastings Sunrise Action Council under date of November 4, 1971, requesting the Council include workers needed for improving the North-East sector in requests for Federal grants under the new Federal Works Program.

MOVED by Ald. Broome,
THAT this communication be received and a copy of the Board of Administration report of November 8th on Winter Employment Programs be furnished to the organization.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOTIONS

1. Closing of Lane (South of Wall Street East of Slocan Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Phillips,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Plan 11585, subdivided Lot 156, Town of Hastings, into Lots "A" and "B" and dedicated a lane 20 feet in width at the rear of said Lots "A" and "B";

3. The dedicated lane is surplus to the City's highway requirements;

4. The owner of Lots "A" and "B" has made application to acquire the surplus lane in order to consolidate the closed lane and Lots "A" and "B" into one parcel;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 11585, be closed, stopped up and conveyed to the owner of abutting said Lots "A" and "B"; and

BE IT FURTHER RESOLVED THAT the said closed lane and said Lots "A" and "B" be consolidated to form one parcel.

- CARRIED

2. Burning Periods

At the meeting on November 2nd, Notice was called on the following motion of Alderman Adams, seconded this day by Alderman Rankin:

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,
THAT the Council authorize waste burning during the days between the permitted weekend periods each year.

- LOST

(The motion was put and lost)

3. Policy re Parades

The following Notice of motion was submitted at the Council meeting on November 2nd:

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,

THAT WHEREAS some parades in the City of Vancouver have caused an inconvenience to the general public;

AND WHEREAS Council wishes all parades to cause a minimum of inconvenience to the general public;

BE IT RESOLVED THAT Council adopt a policy whereby all parade requests in the City of Vancouver be submitted to the Police Department and the Traffic Engineer for route approval prior to submission to Council for final approval.

(tabled)
(see next page)

MOTIONS (cont'd)

Policy re Parades (cont'd)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the foregoing motion by Alderman Sweeney and Alderman Calder be tabled pending a report from the City Engineer and Chief Constable on the procedure in dealing with parade applications.

- CARRIED

4. Leasing of Apartments and Housing

The following Notice of motion was submitted at the Council meeting on November 2nd:

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin ,
THAT WHEREAS according to recent C.M.H.C. reports vacancy rates in the City have increased;

BE IT RESOLVED THAT the Board of Administration report on the feasibility of leasing existing apartments and houses to augment the supply of public housing and senior citizen housing.

- CARRIED

(The motion was put and carried)

The Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell (3:00 P.M.) Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Control of Oily Wastes
Myer Franks Limited

As a result of a Board of Administration report dated October 1st, the Council instructed the President of Myer Franks Limited appear before Council and show cause why his license should not be suspended.

A further report of the Board of Administration, dated October 20th, was received setting out an historical resume and a representative of the Company appeared at this meeting, submitting a brief dated November 9, 1971, expressing the Company's various views on the matter and particularly pointing out that the major solution to this problem is in providing a method of disposing of sludge.

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT the Council instruct the City Engineer to consult with the B.C. Research Council for an opinion on the feasibility of separating, incinerating, or other means of disposal of the objectionable effluent, on an economic basis.

- LOST

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Control of Oily Wastes
Myer Franks Limited (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Phillips,
THAT the City of Vancouver business license for Myer Franks Limited not be renewed as of January 1, 1972, until such time:

"as a process is installed, or contracted for, which provides waste material which can be accepted by the Greater Vancouver Regional District for a sewer connection or can be disposed of by any other approved method. Such installation shall be properly engineered and supported with adequate drawings and specifications: these conditions to be subject to the satisfaction of the City Engineer."

- CARRIED

A recorded vote was requested. The result, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Sweeney
Alderman Linnell	Alderman Wilson
Alderman Hardwick	
Alderman Phillips	
Alderman Calder	
Alderman Bird	
His Worship the Mayor	

(The motion was declared CARRIED)

MOVED by Ald. Linnell, in amendment,
SECONDED by Ald. Calder,
THAT the suspension be immediately.

- LOST

A recorded vote was requested. The result, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Linnell	Alderman Hardwick
Alderman Broome	Alderman Rankin
	Alderman Adams
	Alderman Wilson
	Alderman Phillips
	Alderman Calder
	Alderman Sweeney
	Alderman Bird
	His Worship the Mayor

(The motion was declared LOST)

2. Grant Request $10,000
3H Society

The Council considered a request from the Handicrafts for Homebound Handicapped Persons' Society for a grant. A representative of the organization appeared in support.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Grant Request 3H Society (cont'd)

In the Board of Administration report submitted under date of September 17, 1971, the Director of Social Planning/ Community Development recommends as follows:

"I recommend a grant of $5,000 subject to the following conditions:

1. That it be applied to the position of Occupational Counsellor.

2. The society apply for membership in the United Appeal.

3. The society undertake to adopt the program budgetting system applied to UCS agencies. (50% of this grant is likely to be recoverable under the Canada Assistance Plan)

The Comptroller of Accounts advises that there are no funds available in Contingency Reserve, and if the grant request is approved the funds will have to be provided by a transfer from Revenue Surplus of prior years."

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT a grant of $5,000 be approved, on the basis recommended by the Director of Social Planning/Community Development and set out above.

- CARRIED BY THE REQUIRED MAJORITY

3. Staff Holidays in Lieu of Christmas Day and New Year's Day

A representative of the Municipal and Regional Employees Union appeared on behalf of his Union, the Vancouver Civic Employees Union, the Vancouver Foreman's Association and the Registered Nurses Association, asking the days of Friday December 24th and December 31st be granted as holidays for Civic staffs.

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,
THAT the Civic staffs be granted December 24th and December 31st as holidays.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Wilson	Alderman Phillips
Alderman Bird	Alderman Calder
Alderman Rankin	Alderman Sweeney
	His Worship the Mayor
	Alderman Linnell
	Alderman Broome
	Alderman Adams
	Alderman Hardwick

(The motion was declared LOST)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Staff Holidays in Lieu of Christmas Day and New Year's Day (cont'd)

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT Friday, December 31st, be granted as a holiday for Civic staffs.

- LOST

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the request of the Unions mentioned be received and the Unions be advised the Council expects all the provisions of the "Collective Agreements"respecting statutory holidays to be complied with.

- CARRIED

(During consideration of the foregoing Unfinished Business matters, a short recess was observed)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Community Care Facilities Licensing Act

The Board of Administration, under date of November 5, 1971, submitted a report on Community Care Facilities Licensing Act from which the following is extracted:

"On July 9, 1971, the Director of Welfare Services, in collaboration with the Medical Health Officer and the Director of Permits and Licenses, reported to Council on the above Act. This Act governs licensing and care standards of many categories of care facilities including personal care homes, boarding homes, institutions for the physically handicapped, kindergartens and day care facilities. This Act does not, however, apply to any facility identified as a nursing home or private hospital. Nursing homes and private hospitals are inspected and licensed directly by the provincial staff of the B.C. Hospital Insurance Services.

Because of an apparent responsibility for inspectional services by municipal staff under Section 9 of this Act, and because of the transfer to Victoria of the major part of the staff of the Community Care Facilities Licensing Board (Provincial staff) from Vancouver to Victoria (prior to transfer, this Provincial staff had carried out the main part of the inspection work required in Vancouver), Council on July 13, 1971, passed the following resolution:

"that the Provincial Department of Health Services and Hospital Insurance be requested to base four professional and two clerical staff in the City of Vancouver to operate as in the past, assisted by the existing staff of City Departments. Should this not be possible for the Province to arrange, City Council to request the Province to provide the necessary funds and the Board of Administration report to Council on staff."

The Medical Health Officer and the Director of Welfare Services report as follows:

"The four main inspectional functions required under the Community Care Facilities Licensing Act are:

1. Assessment of the program, staffing and appropriateness of facilities proposed by new applicants wishing to establish a facility under the Community Care Facilities Licensing Act.

2. Periodic inspection of the operation of these facilities (minimum requirement: one annual inspection with report is required for annual renewal of Community Care Facilities licence).

3. Inspections to assess public complaints regarding premises, programs or operation of these facilities.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Community Care Facilities
Licensing Act (cont'd)

4. Inspections to assess compliance initially and periodically with municipal by-laws pertaining to health and safety of the premises. This represents a combined assessment by health, building and fire inspectors.

Inspections under (4) above have always been done by municipal staff. This work is therefore not affected by the change in location of the Community Care Facilities Licensing Board staff.

Enforcement of any provisions of the act is always carried out directly by the staff of the board regardless of who carries out inspections under (1) to (3) above.

There has been a further review of additional staffing required to carry out a basic program under (1) to (3) above. Initially two professional staff (one for facilities for the aged and one to work on behalf of child care services) plus clerical support (one full-time clerk) would be required. Additional consideration should also be given to part-time nutrition services. Experience with the operation of this staff would determine any need for additional staffing.

Discussions with the Health Branch pursuant to the Council resolution of July 13 has confirmed that there will be no funds transferred to the City of Vancouver to finance the hiring of the needed staff. The Health Branch has agreed to second (until her retirement February 1973) to the Vancouver City Health Department one of the Vancouver-based staff of the Community Care Facilities Licensing Board. (This is the same person who is currently carrying out a reduced inspectional program in the City of Vancouver.)

The whole issue of responsibility for these inspections has been reviewed by the Corporation Counsel.

Section 9 of the Act states:

'Each municipality shall investigate every application made within that municipality for a licence to operate a community care facility, shall report and make recommendations to the board as required by the board, and shall perform such additional duties as the board, subject to the approval of the Lieutenant-Governor, may direct by regulation.'

Section 5, however, of the same Act states:

'(1) A chief inspector, deputy inspectors, and such other employees as may be necessary for the purposes of this Act may be appointed under the provisions of the Civil Service Act.

(2) The chief inspector, either directly or through his deputies, shall investigate and report to the board respecting every application for a licence to operate a community care facility under the provisions of this Act and, subject to the approval of the Minister shall perform such additional duties as the board may direct.'

In the view of the Corporation Counsel, the same responsibilities are given in Section 5 to the staff of the Community Care Facilities Licensing Board as are apparently given under Section 9 to the municipal staff.

The Corporation Counsel also points out that the municipal staff have not been appointed inspectors under this Act.

Sections 11 and 12 refer specifically to 'authorized representatives of the board' and 'other person authorized in writing by the board' respectively:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Community Care Facilities
Licensing Act (cont'd)

'11. Every community care facility shall be open at all times to visitation and inspection by any member of the board, by the chief inspector, by any deputy inspector, or by any authorized representative of the board, who may examine any part thereof and may call for and inspect the financial and other records of the community care facility and may inquire into all matters concerning the community care facility, its employees and guests including any treatment or rehabilitation programme being carried out in the community care facility.

12. Any member of the board, the chief inspector, or a deputy inspector, or any other person authorized in writing by the board, if he has cause to believe that a building or structure is being used as a community care facility may enter and inspect the building, structure, or community care facility and every part thereof, and may request full information from the owner or occupant respecting the purpose for which the building, structure, or community care facility is being used, and the owner or occupant shall, upon request, give access to the building, structure, or community care facility, and disclose full information respecting its use.'.

There has been no written authorization to municipal staff to act for the board. It may therefore be illegal for a municipal employee to enter premises except to verify compliance with City by-laws.

The Corporation Counsel therefore concludes that in consideration of all the foregoing that the municipal staff remain responsible only for inspections related to municipal by-law compliance. (This work has always been done and is still currently being done by municipal staff in the Departments of Health, Permits and Licenses and Fire.)

The classification of facilities and the number of persons served in each category is appended to this report. It is seen that nearly five and one-half thousand Vancouver persons are served by these licensed facilities. It is also known to our respective staffs that a number of persons are cared for in unlicensed facilities within Vancouver. The number of these is not known but this statement is made to indicate that five and one-half thousand is a minimum figure and that an adequate inspectional service should give attention to bringing all unlicensed institutions into compliance with the Act. The basic inspectional program visualized by the Medical Health Officer and the Director of Welfare Services is considered absolutely essential to the health and well being of this dependent population.

The money required to operate an inspectional program under the Community Care Facilities Licensing Act in Vancouver is of the order of $35,000 per annum (a reduction of this figure is possible if staff are seconded by the Provincial Government).

The Medical Health Officer and Director of Welfare Services report therefore that they have been unable to secure from the Province of British Columbia the staff or money resources required to carry out the inspectional program of the Community Care Facilities Licensing Act.

The Medical Health Officer and Director of Welfare Services further report that in the view of the Corporation Counsel there is no clear obligation of the City of Vancouver staff to carry out these inspections under this Act."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Community Care Facilities
Licensing Act (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Provincial Department of Health Services resume sole responsibility for inspection of Community Care facilities as the Health Department of the Province of British Columbia remains the Licensing Authority for all care facilities under this Act:

FURTHER THAT the Chairman of the Standing Committee on Health and Welfare make direct representations to the Minister of Health Services on this matter.

- CARRIED

Building and Planning Matters (cont'd)

Development Permit Application:
Proposed Warehouse, 1125 West 8th Avenue
(Clause 2)

MOVED by Ald. Adams,
THAT Clause 2 of the report of the Board of Administration (Building and Planning matters), dated November 5, 1971, be adopted.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson -
Delegation Arrangements:
Miscellaneous Workers
Wholesale and Retail Delivery
Drivers and Helpers Union

enquired respecting delegation arrangements for November 23 in respect of this Union and was advised arrangements are being made.

Alderman Sweeney -
West End Community Centre
and Ice Skating Rink

referred to a communication from the Killarney Community Centre Society dated November 1, 1971 expressing its views respecting the size of the proposed ice skating rink in the proposed West End Community Centre. The Alderman enquired why the communication was not presented to Council.

The City Clerk explained that the communication arrived in the morning in the normal mail and was, therefore, not brought to his attention in time for consideration while the subject was under discussion by Council early in the proceedings.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Interim Detoxification Centre

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS the Detoxification Centre for the City of Vancouver is vitally needed;

cont'd....

NOTICE OF MOTION (cont'd)

Interim Detoxification Centre (cont'd)

AND WHEREAS considerable progress has been made in the implementation of a permanent hospital in this regard;

AND WHEREAS the condition of the people in the Skid Road area regarding alcoholism is at the critical stage and has been for a number of years;

THEREFORE BE IT RESOLVED THAT the City of Vancouver proceed with the financing of a unit for an interim detoxification centre as set out in the brief of the Salvation Army Harbour Lights Corps of October 19, 1971 by arranging the financing immediately for such a facility.

(Notice)

2. Town Planning Commission

MOVED by Ald. Calder,
THAT WHEREAS the Chairman of the Town Planning Commission issued a report in 1968 regarding changes he felt should be made in the Commission;

AND WHEREAS the Chairman and an increasing number of Commission members believe the Chairman's recommendations should be re-introduced and examined;

THEREFORE BE IT RESOLVED THAT the Council strike a committee consisting of the Chairman of the Town Planning Commission, one or two Council members, a representative of the labour organizations, a representative of the ratepayers organizations and others as Council may choose to appraise the past and present function of the Town Planning Commission and make recommendations as to any changes in the Commission's policies and direction as they may determine.

(Notice)

The Council adjourned at approximately 4:50 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated November 9, 1971, which were adopted on November 16, 1971.

H. A. Bird
DEPUTY MAYOR

R. Thompson
CITY CLERK

5th November, 1971.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Street Widening North Side of Powell Street West of Princess Avenue and Lots 17 to 19, Block 42, D.L. 196

"An application has been received from the owner of Lots 17 to 19, Block 42, D.L. 196, to purchase the 7-foot widening strip for Powell Street abutting the lots.

I RECOMMEND that the former south 7 feet of Lots 17 to 19, Block 42, D.L. 196 now highway be closed and stopped up and conveyed to the owner of Lots 17 to 19 subject to the following conditions:-

(a) The sale price to be the sum of $1,575 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed road and Lots 17 to 19 to be consolidated to form one parcel.

(c) The applicant to pay registration fees, taxes on the closed road as if levied, and legal fees."

Your Board RECOMMENDS that the foregoing be approved.

2. Removal of Parked Cars During Snow Removal Operations

"In March, 1967, Section 179 of the Provincial Motor Vehicle Act was amended by the insertion of the following sub-sections:

'2(a) Where a vehicle is standing or parked in a position that causes it to interfere with the removal of snow from a highway by a person authorized to do so by the Minister of Highways or a municipality, the person so authorized or a peace officer may -
(a) move the vehicle; or
(b) cause it to be moved.'

On December 7, 1967, Council authorized that a number of Engineering Department personnel be authorized to move vehicles which are parked in a position that cause them to interfere with the removal of snow from streets and lanes. It is not proposed that the authorized civic employees impound vehicles, but they would have the authority to move interfering vehicles and return them as close as practical to their original location after the snow has been cleared from the street.

In accordance with practice followed since 1967, I RECOMMEND that the personnel of the Engineering Department shown on the attached list be authorized to move parked vehicles as provided in Section 179, sub-section 2(a) of the Provincial Motor Vehicle Act, between 15th November 1971 and 15th March 1972, and previous authorization be rescinded."

Your Board RECOMMENDS that the foregoing be approved.

3. Proposed Storm Sewer on S.W. Marine Drive
From Glendalough Place to Blenheim Street

"The existing sewer is inadequate in size to serve the tributary area. It is therefore proposed to lay a new storm sewer and retain the existing pipe for sanitary sewage, subject to approval of Item 4.

Estimated cost of the work is $11,500.

I RECOMMEND that $11,500 be appropriated from Account Code 117/7904 'Reconstruction and Relief' unallocated."

Your Board RECOMMENDS that the foregoing be approved.

4. Servicing Area E - Champlain Heights

"The 1971 Sewers Capital Budget included an allowance of $450,000 for the sewering of Area E of Champlain Heights, however, a decision on final street layout and land usage for this area has not yet been made.

Detailed plans of the final layout are not expected until early 1972. This means that it will not be possible to commence sewer construction until late in the Spring, consequently, the maximum amount required for this area during the 1971 Budget year is expected to be less than $200,000. In order to provide funds so that other work may proceed, it is desirable to transfer $250,000 out of this account at this time.

I RECOMMEND that $250,000 be transferred from this account and distributed to Sewers Capital Accounts as follows:

(a)	'Reconstruction and Relief - Unallocated', Account Code 117/7904	$ 67,000
(b)	'Pollution Control - Unallocated', Account Code 117/7905	$100,000
(c)	'Miscellaneous Unallocated', Account Code 117/7906	$ 83,000. "

Your Board RECOMMENDS that the foregoing be approved.

5. Sewage Pump Station and Force Main
at 7th Avenue and Glen Drive

"As part of the program of sewer reconstruction and separation generally approved by Council on July 27, 1971, a sewage pumping station will be required at 7th Avenue and Glen Drive together with a sewage force main to convey the sanitary sewage from the station to the 8th Avenue Interceptor.

The estimated cost of the pump station and force main is $62,000.

I RECOMMEND that $62,000 for this project be appropriated from Account Code 117/7905 'Pollution Control', subject to approval of the preceding Item 4."

Your Board RECOMMENDS that the foregoing be approved.

6. Modifications to the Special Street Lighting Project
Item 2 of Court of Revision No. 406

The City Engineer reports as follows:

"A Special Street Lighting Project was advanced on the Initiative Principle to replace the street lighting on the streets within the area bounded by 33rd Avenue, Granville Street, 41st Avenue, Laburnum Street, 37th Avenue and the V&LI Right-of-Way. The project was advanced because the existing street lights do not provide adequate lighting for public safety and the average cost of maintaining these lights is approximately twice the average cost for all the street lights in the City. The poles and underground cables which have been in service for 47 years have deteriorated through age and must be replaced in the near future.

The project to replace these lights was not defeated by the owners. 219 Notices of Objection were received while 232 were required to defeat the project.

At the meeting following the Court of Revision, Council requested that 'the City Engineer be instructed to report back on the Avenues of Area 2 in item 2 that have no lighting; such report to suggest alternatives for lighting and alternatives for level of illumination'.

(a) Streets That Have No Lighting:

There are 15 blocks where street lights exist at the intersections only. These are short blocks but the distance between the lights averages 320 feet which is 40% further apart than on the other streets where the spacing averages 230 ft. As a result, there is effectively no light on the roadways midblock.

The unlighted streets occur in four locations. As a result, if lighting is installed on these streets only, there will be 15 places where traffic will have to pass from the old to the new lighting. These transitions create poor seeing conditions and also draw greater attention to poor visibility under the old lighting

The formula for distributing the extra costs for a Special Street Lighting Project is based on the amount of assessable abutting property and is not equitable for projects where more than 35% of the abutting property is exempt or non-assessable. Most of these unlit streets have more than the average flankage property abutting. As a result, the average cost per foot of assessable property will be increased by approximately 25%. The costs of doing the smaller, separated projects will be further increased by over 10% because the costs for the service connections and controls must be distributed to the small projects.

I estimate the property owner's rate per foot for the small projects will amount to $2.85 (total cost) instead of $2.10 which was estimated for lighting the whole area, a 36% increase.

(b) Alternative Types of Street Lights:

At the Court of Revision, a resident requested that shorter poles be used. The design of the poles and fixtures is controlled by the mounting height of the lights which is critical because it affects the glare produced and thereby limits the amount of light that can be emitted from the fixture. A minimum height of 20 feet is set out in the 'Recommended Practices'.

Some cities have installed both a street lighting system and decorative lights in their commercial and historical areas. On residential streets, the street lighting poles could be installed at a spacing of up to 200 feet using the standard davit street lights and the decorative lights, which may be only 10 to 12 feet high, could be installed at spacings as low as 50 feet apart. The cost of the double lighting system would be approximately 50% greater than the Special Light Standard Project. If the present cost sharing formula is used, the property owner's rate would amount to approximately $3.70, which is 75% greater than for the Special Light Standard Project.

/continued . . .

Clause 6 Continued

(c) Level of Illumination:

The intensity and uniformity of light on streets is as important to public safety as the width, curvature, grade and other engineering considerations involved in road design. Many factors affect the amount of light required on the street. Some of these are the weather, the amount of vehicular and pedestrian traffic, glare from street lights and headlights, age of the drivers and pedestrians, etc.

Proven engineering standards should be used for the basis of designing facilities that affect the safety of the public. The standards for street lighting used by the City are based on the 'Recommended Practices' promulgated by the Illuminating Engineering Society which have been adopted by the Canadian and American Standards Associations and are also comparable to the International standards used in European and Asian countries.

If a 'more attractive' installation is desired, the quality of the lighting should at least meet the basic standards. The special project which was advanced for this Area is designed to provide the minimum recommended illumination.

If Council wish to replace the existing street lighting on a one-for-one basis, it would cost 72% of the cost for the Special Light Standard Project which was advanced at the Court of Revision. The lighting would not be in accordance with the 'Recommended Practices' nor would it provide the uniformity of lighting which is required for good visibility.

If the City Council wish to install lighting on only the unlit blocks or wish to install an alternative type of lighting other than the post-top design proposed for the Special Light Standard Project, it will be necessary to advance a new local improvement project for the work.

RECOMMENDED:

(1) that the Special Light Standard Project, using post-top fixtures, be proceeded with for Item 2 of Court of Revision July 29, 1971 No. 406 (copy attached);

(2) that this work be added to the Street Lighting Contract with Ricketts-Sewell Electric Ltd. which is now in progress."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

7. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavement and Curbs, Local Residential

- Rosemont Drive	N/S	Kerr Street to 58th Avenue
Rosemont Drive	S/S	Kerr Street to Butler Street
- 62nd Avenue and Butler Street		Kerr Street to 86 ft. East of Brooks Street.
- Hartley Street, 61st Avenue, McKinnon Street Loop)		North of 62nd Avenue
- Kinross Street		62nd Avenue to a pt. approx. 435 ft. north.
- Doman Street, 60th Avenue, Brooks Street Loop)		North of 62nd Avenue.
- 63rd Avenue and McKinnon Street.		Kerr Street to 62nd Avenue.

(The above is all one project)

/continued . . .

Clause 7 Continued

- Butler Street		From a point approx. 86 ft. east of Brooks Street to Rosemont Drive.
- Kerr Street	E/S	From Rosemont Drive to 120 ft. south of 63rd Avenue.

P.C. Concrete Sidewalks

- Rosemont Drive	S/S	Kerr Street to Butler Street.
- 62nd Avenue	N/S	Kerr Street to Brooks Street.
- 62nd Avenue and Butler Street	S/S	Kerr Street to 86 ft. East of Brooks Street.
- Butler Street	W/S	Brooks Street to Rosemont Drive.
- Hartley Street, 61st Avenue, McKinnon Street Loop	B/S	North of 62nd Avenue.
- Kinross Street	B/S	62nd Avenue to a point approx. 435 ft. north.
- Doman Street, 60th Avenue, Brooks Street Loop.	B/S	North of 62nd Avenue.
- 63rd Avenue and McKinnon Street	B/S	Kerr Street to 62nd Avenue.
- Kerr Street	E/S	Rosemont Drive to 120 ft. south of 63rd Avenue.

(The above is all one project)

Special Light Standard Projects

- Rosemont Drive	Kerr Street to 58th Avenue and Butler Street.
- 62nd Avenue & Butler Street	Kerr Street to 86 ft. east of Brooks Street.
- Hartley Street, 61st Avenue, McKinnon Street Loop.	North of 62nd Avenue.
- Kinross Street	62nd Avenue to a point approx. 435 ft. north.
- Doman Street, 60th Avenue, Brooks Street Loop.	North of 62nd Avenue.
- 63rd Avenue and McKinnon Street.	Kerr Street to 62nd Avenue.

(The above is one project)

- Butler Street	From 86 ft. east of Brooks Street to Rosemont Drive.

Light Standard Project

Kerr Street	From Rosemont Drive to 120 ft. south of 63rd Avenue.

The City's share of these improvements is available in the 1971 Streets and Street Lighting Capital Budgets, as follows:

Light Standard Projects	$ 12,114	Account No. 217/7904
Curb & Gutter and P.C. Concrete Sidewalks	$294,740	Account No. 147/7917 *
	$306,854	

* $269,158 is currently available in Account No. 147/7917, the remaining $ 25,582 to be transferred from Account No. 147/2910 'Champlain Heights - Opening Streets & Lanes' since the funds remaining in this account ($206,000) will not be fully required before the 1972 Capital Budget is approved.

All the projects are in the City's Champlain Heights Subdivision."

Second Step

The Director of Finance submits the following report on the financial arrangements:

/continued . . .

Clause 7 Continued

"In accordance with the provisions of the Local Improvement Procedure By-Law I am submitting the City Engineer's report dated October 29, 1971.

The estimated total cost of these improvements is $540,672 and the City's share of the cost is $306,854.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the City Engineer and Director of Finance be adopted together with the detailed Second Step Report on file in the City Clerk's Office.

(2) The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

(3) The Assessment Commissioner be directed to post the general notice of the Court of Revision in the City Clerk's Office.

(4) $25,582 be transferred from Account 147/2910 to Account 147/7917.

INFORMATION:

8. Proposed Anti-Whistling By-law

The Corporation Counsel reports as follows:

"On October 19, 1971 I was asked to report on whether or not Council has the power to prohibit trains whistling at specific railway crossings in the City as distinct from a by-law which prohibits whistling at all crossings within the City.

Under the Railway Act the City has power to prohibit trains whistling at those crossings which are protected in a manner satisfactory to the Canadian Transport Commission.

In the present context, therefore, Council could legally pass a by-law prohibiting trains whistling on the Burlington Northern Railway from Boundary Road to Clark Drive and on the Burrard Inlet Line from Clark Drive to Powell Street without reference to other railway crossings in the City. "

YOUR BOARD SUBMITS the foregoing report of the Corporation Counsel for Council's information.

(The Board of Administration report dated October 15, 1971 is circulated for Council's information)

9. Hudson Street Bridge

At a Council meeting of July 27th, 1971, a delegation submitted a brief urging Council to join in asking to have the Government's decision respecting tolls on the proposed Hudson Street Crossing reconsidered. Council referred the matter to the Standing Committee on Transportation. The matter was deferred at a Transportation Committee meeting of August 26th, and came before Council again on September 14th, at which time Council passed the following motion:

> "that the Board of Administration submit a report on details of the latest proposals by the Federal Government concerning the proposed Hudson Street Bridge."

The City Engineer submits the following progress report:

"The only plans that the City is aware of are those based on tolls, and the details with respect to the Vancouver approaches have been agreed to by Council. The only outstanding matters are with respect to cost sharing of pavement widening on Granville Street between 70th and 72nd and a finalization of details with respect to exclusions in the landscaped strip on the north side of Marine Drive. Council's views on both these have been transmitted to Ottawa, and to date there has been no further reply.

Since Council's resolution of September 14th, 1971, we have contacted Ottawa asking for any alternate plans in connection with the above project. We have been advised in a letter dated October 13th that the policy of tolling is receiving further consideration by the Federal Government at the ministerial level, and until that review is completed, we are unable to receive any further information. The officials were unable to give any estimate of when this review might be completed."

In these circumstances, this report is submitted as one of progress for Council's information.

Your Board submits the matter to Council for information.

10. Condition of 4500 Block Ontario Street and Security at Capilano Stadium Property

At the Council Meeting of August 31, 1971, the City Engineer was requested to report to Council on the condition of curbs, gutters and pavement for the 4500 Block Ontario Street, boulevard maintenance and perimeter security of the Stadium property and the following report is submitted:

"The 4500 Block Ontario Street between East 29th and East 30th Avenues is presently lacking curbs, gutters and permanent asphalt pavement. There is a permanent concrete sidewalk on the east side fronting private residences and a temporary screenings walk on the west side alongside the Stadium property. In response to a petition from Mr. Pruden, et al, on this subject dated August 23, 1971 a Local Improvement petition form for curbs and pavement was sent to Mr. Pruden on September 14, 1971. If this petition is returned sufficiently signed before the end of January, 1972, the project will be advanced to a Court of Revision in May for construction during the summer of 1972. On completion of this section, Ontario Street between East 29th and 33rd Avenues forming the east perimeter of the Stadium will be completely improved.

/continued . . .

Clause 10 Continued

Melrose Avenue is the north perimeter Street of the Stadium between Ontario Street and Midlothian Avenue. It is not improved by curbs, sidewalks or permanent pavement. Its strip pavement is in good condition and requires little maintenance. The improvement of this street by installation of curbs, gutters and permanent pavement could be initiated by the City at an estimated cost of $28,000. As this street is bounded on the north side by Hillcrest Park, the total cost of this improvement would be borne by the City.

The maintenance of street boulevards is left largely to the abutting property owners. Where they are not so maintained, City forces scythe the grass or other growth as necessary to restrict the growth. Boulevards on the west side of Ontario Street adjoining Capilano Stadium have been receiving this limited maintenance from City street crews.

The Stadium property is not bounded by any form of security fencing. The Stadium itself is enclosed by a timber hoarding which has been breached in places. The parking areas surrounding the Stadium are however, outside this hoarding and are freely accessible, having an old post and wire rope railing around the perimeter of the property. The access crossings into the parking area are without gates. See attached Drawing No. GD 576.

An area of the parking lot between Ontario Street and the Stadium structure and largely south of 30th Avenue is to be the site of an 84 car parking lot to be constructed and controlled by the Park Board to provide additional parking for Riley Park on the east side of Ontario Street. This development will provide a screen planting on the west side of Ontario Street to a point just north of 30th Avenue.

The security of the property could be improved by one of the following alternative methods:

(a) To provide optimum security to the property, a security fence could be erected on the perimeter of the property consisting of a 6 ft. high chain link fence with barbed wire strands at the top and gates at the entrances to the parking areas. The cost of such a fence is estimated to be $20,000.00.

(b) In order to restrict the free use of the extensive parking area and its abuse by dragsters, a timber curb and reflectorized posts could be installed across the two entrances of Melrose Avenue and also across the parking area between the north-east corner of the Stadium and the north property line. This would seal off the parking area north and west of the Stadium to vehicles but leave the parking area on the north-east side of the Stadium with sufficient and freely accessible parking for use of patrons of the Art Gallery presently using the Stadium. The existing post and wire rope railing is in disrepair and should be restored also. The estimated cost for this work is $3,500.00.

This would not increase the security of the Stadium, but would eliminate abuse of the parking area by vehicles.

There are no current plans for renovation or major redevelopment of the Stadium, its appearance therefore is likely to remain the same for some time. In order to screen this property from the residents of the subject block the following improvements may be adopted:

/continued . . .

Clause 10 Continued

1. A tall evergreen screen planting could be installed on the west side of Ontario Street from East 29th Avenue extending approximately 300 ft. south to join the screen planting proposed by the Park Board. The cost of such a screen planting is estimated to be $2,000.00.

2. In order to screen the entire area from the perimeter streets a 4 ft. high ridge of soil could be placed at the property lines common to the perimeter streets, excepting the length to be landscaped by the Park Board. This ridge could then be landscaped with ground cover and shrubbery. The cost of this development is estimated to be $25,000.00."

Your Board submits the above report of the City Engineer for Council's information.

FOR ADOPTION SEE PAGE(S) 242-243

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Group Trailer Parking : Century Dog Club of B.C.

The Medical Health Officer reports as follows:

"An application has been received from the Century Dog Club of B.C. for the parking of approximately thirty (30) trailers and/or campers on the Pacific National Exhibition grounds from November 26 to November 28, 1971.

This group consists of exhibitors in the Dog Show to be held in the Show Mart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the Century Dog Club of B.C. for the parking of thirty (30) trailers and/or campers on the P.N.E. Grounds from November 26 to November 28, 1971, be approved.

FOR ADOPTION SEE PAGE(S) 243

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. The Construction of an Addition to the Existing Gasoline Service Station and to use the Building on this site at 2611 Kingsway for an Automatic Car Wash with ancillary Gasoline Filling Pumps

The Director of Planning and Civic Development reports as follows:

"Mohawk Oil Company have filed Development Permit Application #56647 to construct an addition to the existing old gasoline service station and tire shop building on this site to use this building for an automatic car wash with ancillary gasoline filling pumps.

The site is located in a C-2 Commercial District on the north east corner of Duchess and Kingsway.

Six neighbouring property owners across the City lane to the north were notified of this Development Permit Application and there were three letters of objection received. These letters included objections to possible excessive noise, spray and traffic congestion in the City lane.

The Car Wash building would be located immediately adjacent to the rear property line of the site across the lane from existing dwellings and the site is approximately 4 feet above the grade of the existing City lane.

The applicants have indicated that the building cannot be re-located on the site due to conditions of their lease.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application #56647 be REFUSED as the proposed use is considered unsuitable having regard to the close proximity of the building to the existing residential dwellings.

It being noted however that further consideration would be given to a Development Permit Application if filed indicating a car wash building being more suitably located towards the front of the site adjacent to Kingsway and the site being suitably screened."

Your Board RECOMMENDS that the Development Permit Application No. 56647 be REFUSED in accordance with the recommendation of the Technical Planning Board and the Town Planning Commission.

DELEGATION REQUEST: Mohawk Oil Company

2. Development Permit Application #57100. Proposed Warehouse - 1125 West 8th Avenue in Fairview Slopes Area

The Director of Planning & Civic Development reports as follows:

"Cooper, Tanner and Associates on October 15, 1971, completed Development Permit Application No. 57100 to erect a two-storey warehouse with accessory offices at 1125 West 8th Avenue.

The 50 ft. wide by 110 ft. deep lot - being Lot 13, Block 314, D.L. 526 - is located on the north side of West 8th Avenue between Alder and Spruce Streets.

cont'd . .

Clause 2 continued

The site is within an area currently zoned as an M-1 Light Industrial District and the requested development is an 'Out-Right Use' at this location.

The site is located within the Fairview Slopes rezoning proposal area. City Council on June 29, 1971, in considering the recommendations of the Standing Committee on Planning and Development with respect to the rezoning of the Fairview Slopes, resolved in part:

> 'THAT all development permit applications received which are within the boundaries of 6th Avenue, Ash Street, 8th Avenue and Hemlock Street be reported to Council.'

Although the proposed warehouse development would not be in conformity with the CRM-1 zoning proposals submitted to Council to date for this area; withholding action under the provisions of the Vancouver Charter is not considered appropriate. Council's Standing Committee on Planning and Development on June 17, 1971 considered a suggested alternative low rise family-oriented zoning for the central six blocks in the area and the Committee's recommendation, adopted by Council on June 29, 1971 was to defer action on amending the Zoning and Development By-law to include the proposed CRM-1 regulations and on the rezoning of the area bounded by 6th Avenue, Ash Street, 8th Avenue and Hemlock Street, pending receipt of the interim report of the City's consultants, Thompson, Berwick, Pratt and Partners.

City Council have still to receive the Planning Consultants Study and recommendations for the Fairview Slopes area, and even though the Consultants' Report #3 will be presented to Council very shortly, it will not contain recommendations on the Fairview Slopes specific enough to enable the necessary zoning changes to be made in the requisite 30 + 60 day withholding period allowed by the Vancouver Charter.

Two alternatives for dealing with the Development Permit Application are:

1. Instruct the Director of Planning to issue the Development Permit subject to the development otherwise complying with all relevant regulations of the Zoning and Development By-law.

2. For the City to now acquire the site - (the assessed value is $25,550 - $16,670 for land; $8,800 for improvements.)

Alternate No. 1 is recommended as although the proposed development is in conflict with all Zoning proposals recommended to date; it will be some time before final zoning proposals are determined. Further that the warehouse development is on a 50 ft. wide lot and with the slope of the land only one storey (containing the accessory office portion of the building) will be visible from West 8th Avenue.

Recommendation:

It is recommended that the Director of Planning issue Development Permit No. 57100 subject to compliance with all relevant regulations of the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendations of the Director of Planning & Civic Development be endorsed.

Clause 2
FOR ADOPTION SEE PAGE(S) 256

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS

1. Claim No. 11600
Accident - December 5, 1970
Christopher Payne

The Corporation Counsel reports as follows:

"Mr. Christopher Payne was involved in an automobile accident on December 5, 1970 which resulted in damage to a City owned motor vehicle under the control of the Fire Department. The Legal Department has had fairly extensive negotiations with the insurers of Mr. Payne but no settlement has been arrived at. The amount of the damage to the City owned vehicle is $802.79.

Since no settlement of the accident has been negotiated the only alternative that the City has is to commence legal action against Mr. Payne before December 5, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Christopher Payne to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

FOR ADOPTION SEE PAGE(S) 244

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Special Temporary Christmas Traffic Control Measures

The City Engineer reports as follows:

"Arrangements are being made to establish traffic control measures in the downtown area to handle the above normal volumes of traffic which occur during the Christmas season. These regulations, which are worked out in consultation with the Police Department, Transit and Downtown Business Association officials, will be established on November 12th, 1971, and will be similar to those established in previous years.

In the past, these regulations have been reported through the Official Traffic Commission to Council for information. The Chairman of the Official Traffic Commission has suggested that in future years these regulations be handled departmentally without reporting to the Official Traffic Commission or Council.

A brief description of the proposed temporary regulations is as follows:

PARKING PROHIBITIONS

Parking prohibitions during the business day, as in previous years, will be established on sections of downtown streets. Variations this year include:

(a) Major sections of Granville Street and Hastings Street will not have additional parking restrictions this year for the Christmas season since extensive parking prohibitions were implemented early last year as part of the imbalanced lane arrangements recommended in the 1970 Downtown Transit Operations report.

(b) The block of Howe Street between Granville Street and Robson Street, which has been closed for Block 52 construction, now has two lanes available for traffic, and accordingly a parking prohibition will be installed as and when required on the west side of Howe Street in the block north of Georgia Street.

(c) Parking prohibitions will be added this year on the north side of Dunsmuir Street between Richards Street and Homer Street, the east side of Main Street between Pender Street and Hastings Street and on the south side of Water Street between Abbott Street and Cambie Street. This latter prohibition will be necessary when the new Woodwards Garage opens, tentatively on December 1st.

TURN PROHIBITIONS

Temporary turn prohibitions will again be imposed where needed at the discretion of the Police Department.

PASSENGER ZONES

Passenger zones are being established near all major Department Stores and at other locations where they will assist in preventing double parking.

Cont'd...

Clause #1 continued

TRANSIT

In former years B.C. Hydro implemented special schedule changes to accommodate peak periods. This year no special changes are planned, but increased service will be implemented as and when the need is felt. The City, together with the Downtown Business Association, will be providing a free bus service within the downtown area (from Granville Street and Smithe Street to Hastings Street and Carrall Street) from November 12th to December 24th, similar to that provided during the summer months.

NEW PARKING FACILITIES

Two new major parking facilities will be available during the Christmas period: approximately 550 stalls for transient parkers in the Block 52 development, and approximately 550 stalls in the new Woodwards Garage extension."

Your Board submits the proposed Christmas traffic regulations for information and RECOMMENDS that future Christmas traffic regulations be handled departmentally without referring them to the Official Traffic Commission or Council prior to implementation.

RECOMMENDATION AND CONSIDERATION FOR ADOPTION SEE PAGE(S) 244

2. Surplus Fire-Fighting Equipment

The Fire Chief and Purchasing Agent report as follows:

"BACKGROUND

(a) On September 30, 1971, the City advertised a Surplus 1943 Bickle-Seagrave and a 1947 LaFrance Fire Engine for sale.

(b) On October 13, 1971, the B.C. Antique Fire Apparatus Association submitted a request that the 1943 Bickle-Seagrave Fire Engine be preserved for display at a local museum, such as Heritage Village.

(c) A report of the Standing Committee of Council on General Purposes, dated October 14, 1971, stated in part : 'The Committee noted a request, submitted through a member of the Committee, from the Antique Fire-fighters Association, for the purchase, at a nominal sum, of fire-fighting equipment being disposed of by the City.'

(d) On November 1, 1971, your Board opened the Offers described in (a) above and referred them to the Fire Chief and Purchasing Agent for tabulation and report.

OBSERVATIONS

(i) Only one offer was submitted for the above-noted fire engine, i.e. Lever Arms Services Ltd. offered $301.00 for the 1943 Bickle-Seagrave Fire Engine, and $501.00 for the 1947 LaFrance Fire Engine. We consider this offer to be too low, and are recommending that it be rejected, and, if the fire engines are not otherwise disposed of by City Council, that they be put up for public auction at a later date. The City's Auctioneer estimates that at least double the above amounts could be obtained at an auction, and, in addition, they could be used to provide valuable publicity for the auction.

RECOMMENDATION AND COUNCIL CONSIDERATION

(i) We recommend that the offer by Lever Arms Services Ltd. for the purchase of two fire engines, be rejected, and, if Council does not otherwise dispose of said fire engines, they be put up for public auction at a future date.

Cont'd...

Clause #2 Continued

(ii) If Council decides to make the 1943 Bickle-Seagrave Fire Engine available for preservation and display, we recommend that ownership be transferred to the Heritage Village, thereby establishing the point of display (the Heritage Village could, in turn, make its own arrangements with the B.C. Antique Fire-fighters Associaton regarding restoration).

(iii) If City Council wishes to grant the request of the Antique Fire-fighters Association 'for the purchase, at a nominal sum, of fire-fighting equipment being disposed of by the City', we recommend that when items become surplus the Antique Fire-fighters Association be notified, and, if they are interested, they can make their representations to City Council before such items are put up for sale."

Your Board RECOMMENDS that item (i) be approved and that items (ii) and (iii) be submitted to Council for CONSIDERATION.

(Copies of the letter from the B.C. Antique Fire Apparatus Association are circulated for Council's information)

DELEGATION REQUEST - B.C. Antique Fire Apparatus Association

Delegation Request
FOR ~~ADOPTION~~ SEE PAGE(S) 244

FINANCE MATTERS

RECOMMENDATION

1. Increased Staff Requirements - Sewer Design Branch, Engineering Department

The City Engineer reports as follows:

"The Sewers Engineering Branch is principally responsible for the planning and design of the City's sewerage system. It also provides a liaison service to the public and other interested parties in connection with administration of connections to the City's sewerage system. The staff have maintained a flow of design for construction by City forces as shown on Figure 1 together with technical direction on operational problems where this was required.

The present staff of 13 consists of the Sewer Engineer, one Civil Engineer II, two Civil Engineers I, one Engineering Assistant IV, three Engineering Assistants III, two Instrument Men and an Engineering Assistant II on loan from the Drafting Department and two Counter Clerks. The Engineering Assistant IV, two Instrument Men and two Counter Clerks do not contribute to the design function of the branch. In the report to Council of July 27, 1971 it was noted that in order to meet the proposed workload which will result from the increased program of sewer construction, approved by Council at that time, it would be necessary to enlarge the present staff. The reasons for this are:

1) The volume of work as indicated by capital expenditure will greatly increase as illustrated in Figure 1 (approx. 100% increase).

2) The work will be more complex than it has been previously due to conversion of the present combined system to separate storm and sanitary systems in highly developed areas.

3) The cost of engineering the conversion of a combined system to a separate system is greater than the cost of engineering a new separate system because existing works have to be incorporated into a total system.

4) The majority of the present staff now qualify for 20 days vacation a year which has reduced the man hours available over the years as shown in Figure 2 by approximately 1/2 man year.

5) Large development complexes such as Pacific Centre, Project 200, Block 42-52 etc. are occurring more frequently as redevelopment and land assemblies take place. These projects require considerable engineering time to ensure that they can be properly and adequately serviced by the City's sewerage system.

6) The introduction of capital budgeting has increased the time spent by engineers re-estimating and adjusting capital expenditures as projects proceed.

7) The Pollution Control Act is encouraging industry to connect to the City's sewerage system. This produces many enquiries from industry as to the feasibility of pretreatment systems which they may desire to install in order to meet the City standards and be able to discharge their effluent into the City system (Myer Frank Barrel Cleaning, Canada Packers, Intercontinental Packers etc. are a few examples).

Cont/d.

Clause No. 1 (cont'd.)

8) The accelerated program of construction of trunk sewers by the Greater Vancouver Sewerage and Drainage District must be co-ordinated with the City's facilities to ensure an optimum overall system. This requires the City reviewing the designs proposed by the Sewerage District prior to their finalization.

The Engineer's report adopted by Council on July 27, 1971 increased the sewer capital program from $10.1 to $17.1 million and the Sewer Board program within the City, from $6.7 to $13.1 million to be completed by 1976. The report anticipated that this program 'will entail increase in the staff of the Sewers Design Branch'.

Figure 1 shows the relationship between the sewer design branch establishment and the Capital Works Program from 1957 to 1971. Projecting this into the future, and bearing in mind the increased complexity of the approved program, it is indicated that four designers, plus four assistants to provide the necessary drafting and instrument work, will be required. However, as it is extremely difficult to estimate the precise staff requirements it is proposed to limit the present request to three designers and three assistants with the option of adding another designer and draftsman in 12 months time if the approved program is not being met.

Subject to a supplementary report by the Personnel Department, it is proposed that the required positions will be as follows:

2 Civil Engineers I
1 Engineering Assistant IV
2 Engineering Assistants III
1 Instrument Man

a) Tentative cost in 1971 (assuming the positions commence on December 1, 1971) will be -

			Total
1)	Salaries 2 Civil Engineers I	$2,208	
	1 Engineering Asst. IV	965	
	3 Engineering Assts. III	2,418	
			$5,591
	Fringe Benefits 12% of		671
2)	Furniture		$3,500
3)	Drafting Equipment & Survey Instruments		1,150
4)	Vehicles - 1 Truck & 1 car inc. purchase price		5,173
5)	Office modifications		700
		Total	$16,785

b) Tentative annual cost -

1)	Salaries	$67,092
2)	Fringe Benefits @ 12%	8,051
3)	Vehicle maintenance and upkeep	1,450
	Total	$76,593

The Comptroller of Accounts advises that the funds required for the balance of 1971, estimated at $16,785 will be provided as follows:

Salaries, Fringe Benefits & Auto Maintenance	$6,382	Distributed to Capital Budget as part of the Eng. Overhead, charge to Capital projects.
Furniture, Equipment & Office Modifications	$10,403	Provided in the Revenue Budget by a transfer from Revenue Surplus - Prior Years.

Cont/d.

Clause No. 1 (cont'd.)

I recommend the foregoing staff increase be approved and

that the funds required for the balance of 1971 estimated at $16,785 be provided in accordance with the Comptroller of Account's report, it being noted that $10,403 will require a transfer from 'Revenue Surplus - Prior Years'.

The salaries for the additional staff for this accelerated program appear to be eligible for inclusion under the Federal Provincial Employment Loans Program and participation will be applied for within the prescribed regulations."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Replacement of IBM Computer Peripherals

Your Board has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"On April 6, 1971 Council authorized an increase in capacity for the City's computer system to provide sufficient capacity to meet the City's requirements for the next two or three years. Shortly thereafter, a number of manufacturers of IBM compatible computer equipment entered the Vancouver market. The Co-ordinator of Data Processing and Systems has reviewed the prices and performances of these products to determine whether any changes should be made in the computer system approved by Council in April. The equipment is generally less expensive than comparable IBM units.

The review demonstrated that the City could benefit by replacing many of the computer's components, presently supplied by IBM. The benefits would result in the form of a reduction in the cost of the computer system, and in a computer system which is better suited to the City's needs - now and in the future. The specific units recommended for replacement are the disk and tape units, (both are magnetic storage devices); the printer and associated control units. The recommended replacement equipment is supplied by Telex Computer Products. The detailed recommendations and the reasons therefore are listed in the report circulated.

It is recommended that the following recommendations contained in the supporting report be approved:

(a) the leases on the IBM 2821, 1403 N1, 1416, 2311's, 2415's, 1316's and 2841 machines be cancelled in January 1972,

(b) the Telex 5403, 5821 (1), 5328, 4 of 5312's, 6803, 3 of 6420 machines be leased in January 1972, and that the Telex contracts be signed subject to Corporation Counsel approval,

(c) that $6,300 of the one time costs for disk cabinets and disk packs be provided from the following accounts in the 1971 Data Processing and Systems Division's budget:

$1,300	Equipment Rentals	7030/308
5,000	Printer replacement	7032/325

(d) that $1,000 for freight and cartage be provided in the 1972 Revenue budget,

Clause No. 2 (cont'd.)

(e) that the Purchasing Agent be authorized to restrict tenders on the disk packs to IBM, Caelus, and Memorex vendors."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

3. Steel Scaffolding - Capilano Stadium

The City Purchasing Agent and Building Inspector report as follows:

"Bleacher seats in the Capilano Stadium have been dismantled due to the deteriorated condition of the wood plank seats. The steel framework is, however, still in serviceable condition, but because of the limited market for bleachers, we believe that only scrap value would be offered for this material. We estimate the scrap value to be approximately $500.00.

There are holes in the fence near where the material is stacked, and we fear that unless it is removed very soon, much of it will be stolen.

The Board of Parks and Public Recreation have indicated that they can make good use of the material within the parks system, and are prepared to assume responsibility for the security and removal of the material."

Your Board RECOMMENDS that this material be turned over to the Board of Parks and Public Recreation for its estimated scrap value of $500.00.

FOR ADOPTION SEE PAGE(S) 244

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT OCTOBER 29, 1971

RECOMMENDATIONS:

1. Salary Review - Two Positions, Property Negotiator I and III, Property & Insurance Division, Finance Dept.

The Director of Personnel Services reports as follows:

"On August 30, 1971, an award was made under the Permanent Referee Agreement increasing the class of Property Negotiator II from Pay Grade 26 to Pay Grade 27, effective February 1, 1971. At the request of the Assistant Business Manager of the Municipal and Regional Employees' Union, I have now conducted a salary review of the classes of Property Negotiator I and Property Negotiator III (one incumbent in each class).

The duties and responsibilities of these two classes are closely related to those of the Property Negotiator II class. The work of the Property Negotiator I is similar in nature to that of the II, the distinction being that the I receives assignments of less variety and complexity, and performs his duties with somewhat less independence. The III is the supervisor of the I and II's and as well is given responsibility for negotiating the more complex acquisition projects.

In his award for the Property Negotiator II's, the Referee placed primary emphasis on the necessity for negotiating skill which is a feature of this Class. This element is also clearly present for the Property Negotiator I and III as well. Also, I consider it important that traditional salary relationships be maintained in this class series.

In view of these factors, I recommend an upward salary adjustment for the Property Negotiator I from Pay Grade 20 to 21, and for the Property Negotiator III from Pay Grade 28 to 29, both effective February 1, 1971.

This report has been discussed with the Director of Finance and the Business Manager of the Municipal and Regional Employees' Union, both of whom are in agreement with the recommendations.

The estimated recurring annual cost of this proposal, determined by the increase in the final step in the Pay Range at second half 1971 rates and including fringe benefits at 10 percent is $1,188.

The Comptroller of Accounts advises that the necessary additional funds for 1971 estimated at $1,078 are available within the Departmental budget."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
S. L. Gray	Property Negotiator III Pay Grade 28 $922-1104 ($1104)*	Property Negotiator III Pay Grade 29 $965-1160 ($1104-1160)*	February 1, 1971

Board of Administration, October 29, 1971 ... (REGULAR REPORT - 2)

Clause No. 1 (cont'd.)

Incumbent	Present Classification	Proposed Classification	Effective Date
P.S.T. Shen	Property Negotiator I Pay Grade 20 $643-772	Property Negotiator I Pay Grade 21 $673-806	February 1, 1971

*Effective range under Personnel Regulation 160-1(a)

YOUR BOARD RECOMMENDS That the above recommendations of the Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 244

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 5, 1971

RECOMMENDATIONS:

1. Additional Car Allowances - Health Department

The Director of Finance reports as follows:

"The following letter has been received from the Deputy Medical Health Officer:

'This is to request that authority be given to place each of the Social Work Consultants located in Health Units II and III (one per Unit) on regular car allowance.

The use of a car is necessary to effectively carry out the responsibilities involved in these positions. The Consultants' activities in the general health and school programs are carried out in many locations within their respective Unit boundaries. These duties are performed in Child Health Centres, schools and clients' homes.

It is estimated that the average mileage per month will be 200 miles (approximately $36.00 per month). There are sufficient funds in the department's budget to cover the additional expense from October 1 to the end of the year.

The two positions are vacant as of this date, however, the Personnel Department are in the process of recruiting and interviewing candidates and it is expected that the positions will be filled in the very near future.'

It is recommended that an auto allowance on a monthly basis, be approved for the two Social Work Consultants positions, one located in each of Health Unit II and Health Unit III, effective when the positions are filled."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

2. Probationary Period for Senior Staff - Pay Grade 34 & Up

The Director of Personnel Services recommends approval of the following regulation concerning the probationary period for Senior Staff:

"Appointments to Senior Staff positions shall serve a probationary period of one year during which the employee must demonstrate his or her ability to perform the work satisfactorily."

I have discussed the time period of the probation for Senior Staff with several Department Heads and they all agree that a one year period is preferable to a six month period which is required for most unionized positions.

A performance report by the employee's supervisor will be submitted to the Board of Administration at the end of the 5th month and the 11th month to indicate whether or not the employee has performed his work satisfactorily.

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted in order to complete the regulations with respect to probationary service for all city staff.

FOR ADOPTION SEE PAGE(S) 244

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 5, 1971

INFORMATION

1. Expropriation - 626 East Pender Street
Mr. Dia Foon Soon

The Supervisor of Property and Insurance reports as follows:-

"A letter to Council dated September 10th, 1971, written by Mr. Dai Foon Soon, the former owner of the above property, requests final settlement to be in the form of a City-owned lot in exchange for the house he previously owned.

This matter has been the subject of various reports and correspondence since the property was vested in the City in accordance with a Resolution of Council of February 27th, 1968.

On August 29th, 1968, Council received a report from the Corporation Counsel which reviewed the steps in negotiations for this property and which also advised on the City's and the owner's legal status regarding the expropriation of the property. This report was in reply to a letter to Council dated August 13th, 1968 from Mr. Soon.

The report in effect states that the compensation received by Mr. Soon's legal counsel in the amount of $6,600.00 constitutes final settlement. In view of the fact that Mr. Soon will not accede to arbitration procedure, the matter has been considered closed.

Subsequently, Mr. Soon has made verbal and written enquiries to various officials.

By letters dated March 22nd, 1971, Mr. Soon renewed his plea to both Alderman Phillips and the Hon. Dan Campbell, with copies to other Civic and Senior Government officials (copies attached). Alderman Phillips at that time requested and received information on the matter from the Supervisor of Property and Insurance. The Hon. Dan Campbell requested and received information from Commissioner G. Sutton Brown which contained advice from the City Solicitor again relating the steps in negotiations for the property and the City's and Mr. Soon's legal status in regard to the expropriation of the property.

As there is no change in the status of this property acquisition since it was last reported on, Council is respectfully referred to the attached report of the Corporation Counsel and the further advice of the City Solicitor contained in the memo from the Director of Planning and Civic Development, dated July 2nd, 1971 to Commissioner G.Sutton Brown, also attached."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for the information of Council.

RECOMMENDATIONS

2. Proposed Firehall Site
Vicinity Burrard and Smithe Streets

The Fire Chief, the Supervisor of Property and Insurance and the Director of Planning report as follows:-

. . . (Continued)

Clause No. 2 (Continued)

"City Council on July 13th, 1971, in considering a report of the Board of Administration, endorsed the recommendation of the Fire Chief designating Lot 12, Block 5, D.L. 185, situated on the North side of Haro-Smithe Connector between Thurlow and Burrard Streets, (designated as Site A on attached map) as the site for a proposed Firehall and authorized the Supervisor of Property and Insurance to immediately acquire the property.

Lot 12, which is divided into two parcels, legally described as the E 36' of Lot 12 and Lot 12 exc. the E 36', was selected because it met the locational requirements of the Fire Chief and it was a vacant site, 66' x 131'. Subsequent investigation revealed that just prior to Council's action of July 13th, 1971, the First Canadian Land Corporation (owner of adjoining Lots 11 and the East 36' of Lot 12) had acquired Lot 12 exc. the E 36' and Lots 13 and 14 to complete a land assembly of 264' frontage. In October they advised that they are completing negotiations for the corner (Lots A-D) and now control a frontage of 330'.

The First Canadian Land Corporation stated that they had been negotiating for many years for the assembly and proposed to re-develop the site shortly. Consequently they objected strongly to the City's proposed acquisition.

The City Solicitor was consulted and expressed the opinion that to proceed with the acquisition of Lot 12 would make the City liable for damage to the remainder of First Canadian's holdings over and above the basic market value of Lot 12.

In their letter dated October 7th, 1971, First Canadian Land Corporation advise that whereas they would prefer not to have a Firehall abutting their development, but if necessary, they are prepared to build a Firehall for the City and lease back and integrate it with their proposed development of shops and High-Rise Personal Care Home for Senior Citizens.

The Supervisor of Property and Insurance is of the opinion that the suggestion is not favourable to the City for the following reasons:-

(1) Probability of high initial rental because of high capital cost of the land.

(2) Probability of rental increases during term of lease.

The Fire Chief and the Director of Planning have examined various alternatives and concluded that the most desirable site from a traffic and operational view is the W½ Lot 8 and Lot 9, both except part incl. in Plan 10280 now road, Block 6, D. L. 185, known as 1070 Haro Street, situated on the South-East corner of Thurlow Street and the Haro-Smithe Connector (designated as Site B on attached map). This site measures approximately 99' x 131', comprising 12,620 sq. ft., is zoned RM-4, Multiple Dwelling and is improved by a 3½-storey frame apartment constructed in 1905.

A minimum of 99' frontage is essential to accommodate a design of a 3-bay Firehall in this location. This is partly due to zoning by-law side-yard requirements pertaining to a corner site and grade problems prohibiting access from the lane. An additional 5-10' of frontage may also be required. However, this property abuts City-owned property, which is partly used for surface public parking, and in balance by a B. C. Hydro rectifier station. If finalization of design suggests that additional frontage is required, a report will be made to Council for consideration.

. . . (Continued)

Clause No. 2 (Continued)

Preliminary estimates indicate that because of the disruption to the assembly, the cost of acquisition of 99' on the North side of the Haro-Smithe Connector would be approximately $250,000.00.

The owners of W½ Lot 8 and Lot 9 reside in the U.S.A. and have advised that they are prepared to sell for the sum of $160,000.00 as of November 15th, 1971. This offer to sell expires on November 15th, 1971. This amount is considered fair and equitable and represents the market value of the land.

It is anticipated that construction of the Firehall will not commence before March, 1972 and if Council approves acquisition, it is proposed to immediately advise the tenants of the City's plans which will allow them approx. 4 months to find alternative accommodation. There are approx. 42 persons living in the building. Most of them are single. Pemberton Realty Corporation (agents for the owners) have offered to give assistance to those requiring help to find alternative accommodation. Also the Director of the Dept. of Welfare & Rehabilitation has offered to give help and advice to all those tenants that are on social assistance or who are pensioners.

The Fire Chief and the Supervisor of Property and Insurance and the Director of Planning.,

RECOMMEND that:

(a) That Council Resolution of July 13th, 1971, approving Lot 12, Block 5, D.L. 185 (Site 2) be rescinded insofar as Lot 12 is concerned.

(b) That First Canadian Land Corporation offer to build and lease back a Firehall be not considered.

(c) That Lots 8 W½ and 9 both ex. part incl. in Plan 10280 now road, Block 6, D.L. 185 be designated as a Firehall site and that the Supervisor of Property and Insurance be authorized to acquire, for the sum of $160,000.00, and clear the land, the cost to be charged to Code 345/1301."

Your Board

RECOMMENDS the foregoing recommendations of the Fire Chief, the Supervisor of Property and Insurance and the Director of Planning be adopted.

* * * *

FOR ADOPTION SEE PAGE(S) 245

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

OCTOBER 28, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, October 28, 1971, in the No. 1 Committee Room, City Hall, at approximately 9:30 a.m.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Wilson

CLERK: D. Scott

Adoption Of Minutes

The Minutes of the meeting held October 14, 1971, were adopted.

The following matters are submitted to Council for information.

INFORMATION

1. Government Structure

(a) Meeting with Minister of Municipal Affairs

The Vancouver City Council on August 24, 1971, considered a communication from the Minister of Municipal Affairs dated August 19, 1971, respecting possible reorganization of the Vancouver Civic Government. The Minister stated in this letter that he would be prepared to discuss with Council the implications of this proposed structural change on the day to day operations of the City of Vancouver. When dealing with this matter Council referred the letter to this Committee for consideration and report.

At a meeting of the Standing Committee on October 14, 1971, the Committee instructed that the Minister be invited to meet with the Standing Committee in order that his proposals could be discussed. The Committee noted a communication from the Minister dated October 25th, wherein he advised that he would not be making a presentation to the Committee at this time.

RESOLVED that the communication from the Minister of Municipal Affairs dated October 25, 1971, be received.

(b) Presentation:
Dr. R. M. Clark

The Committee, at the last meeting, agreed that Dr. R.M. Clark be invited to the next meeting to present his brief on government structure.

Dr. Clark appeared before the Committee and reviewed his brief dated October 25th, dealing with possible changes in the form and structure of civic government.

The brief contained the following recommendations:

cont'd . .

"(1) Increase the term of all Council members to three years.

(2) Introduce a ward system on a limited basis and elect one-third of the aldermen on a ward basis.

(3) Do not create two categories of council member - aldermen and councillors.

(4) A. Increase the size of Council to 19, as suggested by the Honourable Dan Campbell. Six aldermen would be elected by wards, and twelve at large.

B. Increase the size of Council to 13, with four aldermen chosen on a ward basis and eight at large.

(5) The Mayor should be elected at large as at present by the civic voters.

(6) The Council should move in the direction of having a significant proportion of meetings of the Council and its standing committees commence in the early evening.

(7) The Board of Administration should be retained with its present responsibilities.

(8) The Mayor, the deputy mayor and the chairmen of the standing committees of the Council should meet monthly with the Board of Administration.

(9) Each of the appointed members of the Board of Administration should have a full time research analyst."

Dr. Clark was thanked by the Chairman for the time he had spent preparing his brief and for the excellent presentation.

The Committee adjourned at approximately 10:30 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 246

CITY OF VANCOUVER

SPECIAL COUNCIL November 15, 1971

A Special Meeting of the Council of the City of Vancouver was held on Monday, November 15, 1971, in No. 1 Committee Room, City Hall, at 3:00 p.m.

PRESENT: Alderman Bird, Deputy Mayor (In the Chair)
His Worship the Mayor
Alderman Adams, Broome, Hardwick, Phillips, Sweeney and Wilson

ABSENT: Alderman Calder (Ill)
Alderman Linnell (Ill)

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, Alderman Bird the Deputy Mayor in the Chair.

- CARRIED

Adoption of Report - Transportation Committee of November 4, 1971

MOVED by Ald. Wilson,
THAT the Minutes and report of the Standing Committee of Council on Transportation of November 4, 1971, be received.

- CARRIED

Greater Vancouver Regional District - Regional Transportation as a Greater Vancouver Regional District Function

At the meeting of the Standing Committee of Council on Transportation of November 4, 1971, the Board of Administration was instructed to bring in a report on the matters discussed by that Committee on that date. As the Greater Vancouver Regional District requested comment by the Greater Vancouver Regional District Board meeting to be held on November 17, 1971, Council at its meeting November 9, 1971, instructed this Special Council meeting to be held and consider the report of the Board of Administration previously directed to the Standing Committee on Transportation.

Under date of November 12, 1971, the Board of Administration submitted a report entitled 'Greater Vancouver Regional District - Regional Transportation as a Greater Vancouver Regional District Function' for the consideration of Council.

The report in part submitted the following:

'In January of this year the Greater Vancouver Regional District accepted Mr. A. C. Kelly's report on the first phase of the Transportation Function Study. It agreed that the Greater Vancouver Regional District is the logical agency to undertake this responsibility and authorized Mr. Kelly to carry out Phase II of the study, with the following objectives:

"Investigate transportation needs as seen by the municipalities, operating agencies, and public bodies. Explore the financial question with senior governments. Develop a concept for the transportation function and the constitution of the agency that is to exercise it. The Board then decides whether to approve the concept and authorize further negotiations and the preparation of a detailed proposal."

cont'd . .

Regional Transportation as a Greater
Vancouver Regional District Function (cont'd)

Upon reviewing this current report, your Board considers that to develop a concept for the transportation function the Policy Statement should be more definitive in its approach and in the next steps to be taken. Accordingly, it is suggested that the Policy Statement in the report be amended as follows:

1. Delete the fourth paragraph on Page 1.

2. Add the following as 6) on Page 2. "A rational system of regional roads should be planned and developed as part of the total transportation system. (The classification of roads yet to be established.)

3. For purposes of clarity throughout the Policy Statement, amend "public transportation" to read "public transit" except where noted otherwise in this report.

4. Amend the first paragraph on Page 2 under "Powers to be Requested" to read as follows:

   The Board, subject to the conditions set out below, will request powers to acquire, build, develop and operate transportation services consisting of buses, trams, trains, rapid transit or other conveyances, and a system of regional roads, and to do so directly or by contract arrangements with other organizations and agencies.

5. On Page 2, Item 2 under "Powers to be Requested" add the word "total" immediately before the words financing formula.

6. On Page 2, Item 3 under "Powers to be Requested" delete the word "public" in the second line.

7. On Page 2 under "Powers to be Requested" delete Item 4 and hold in abeyance until Item 2 has been completed.

8. On Page 2, last paragraph, first line, delete the word "public".

9. On Page 4 in the third paragraph delete the last sentence.

10. On Pages 4 and 5 delete the total section dealing with "Transportation Authority" and hold in abeyance until a total financial formula has been agreed to.

11. On Page 7 amend Step 1) under "Next Steps" to read as follows:

    Step 1)- Member Councils are asked whether they are prepared to participate in the function, subject to terms and conditions to be developed.

12. On Page 8 amend Step 2) to read as follows:

    Step 2)- The Board then decides whether the participation is sufficient to warrant continuing the program. If so, open discussion with the Provincial Government and attempt to obtain a written commitment from the Provincial Government on a total financial formula.

cont'd . .

Regional Transportation as a Greater
Vancouver Regional District Function (cont'd)

13. On Page 8 delete Step 3).

14. On Page 8 amend Step 5) to read as follows:

Step 5)- Prepare a preliminary draft of letters patent and any legislation that would be required to implement the function in conformity with the Policy Statement.

15. On Page 9, second sentence, delete reference to deadline for completing Phase III.

This report does not pretend to be an exhaustive analysis of the material presented, but seeks to deal with the more significant aspects. With the Policy Statement amended as set out above the basic matter of the transportation function can proceed on a more comprehensive basis.

With respect to the Plan for the Expanded Bus System, your officials will be reporting further when the necessary information is obtained from the Regional District.'

The Council agreed to consider the fifteen (15) suggestions in the Board of Administration report seriatim.

MOVED by Ald. Adams,
THAT the fourth paragraph on page 1 of the Transportation Function Policy Statement be deleted.

- CARRIED

MOVED by Ald. Hardwick,
THAT the following be inserted as Item #6 on page 2 of the Policy Statement:

"A rational system of regional roads should be planned as part of the total transportation system. (The classification of roads yet to be established.)"

- CARRIED

MOVED by Ald. Sweeney,
THAT for purposes of clarity throughout the Policy Statement, amend "public transporation" to read "public transit" except as noted otherwise by this Council's action.

- CARRIED

MOVED by Ald. Adams,
THAT the first paragraph on page 2 of the Policy Statement under the heading "Powers to be Requested" be deleted and the following inserted:

"The Board, subject to the conditions set out below, will request powers to acquire, build, develop and operate transportation services consisting of buses, trams, trains, rapid transit or other conveyances, and a system of regional roads, and to do so directly or by contract arrangements with other organizations and agencies.

- CARRIED

cont'd . .

Regional Transportation as a Greater
Vancouver Regional District Function (cont'd)

MOVED by Ald. Adams,
THAT Item 2 on page 2 under the heading "Powers to be Requested" be amended by inserting the word "total" between the words "a financing" in the first line.

- CARRIED

MOVED by Ald. Phillips,
THAT the word "public" in the second line of the third item on page 2 under the heading "Powers to be Requested" be deleted.

- CARRIED

MOVED by Ald. Broome,
THAT Item 4 on page 2 under the heading "Powers to be Requested" be deleted and held in abeyance until Item 2, as amended above, has been completed.

- CARRIED

MOVED by Ald. Rankin,
THAT the word "public" in the first line of the last paragraph on page 2 of the Policy Statement section be deleted.

- CARRIED

MOVED by Ald. Phillips,
THAT the words "such as those" be inserted after the word "activities" at the end of the last line on page 2 of the Policy Statement.

- CARRIED

MOVED by Ald. Adams,
THAT all of the words following the word "facilities" in the sixth indented paragraph on page 3 of the Policy Statement be deleted and that the following be inserted "to service the public transit system."

- CARRIED

MOVED by Ald. Phillips,
THAT the last sentence in the third paragraph on page 4 be deleted.

- CARRIED

MOVED by Ald. Broome,
THAT all of the section on pages 4 and 5 under the heading "Transportation Authority" be deleted except the last paragraph and

THAT the last paragraph be amended by inserting the word "transportation" after the word "the" at the end of the first line.

- CARRIED

MOVED by Ald. Hardwick,
THAT the following be inserted as a paragraph between the two paragraphs under the heading "Other Transportation Improvements" on page 6:

"The Board agree to proceed concurrently with a light rapid transit system study."

- CARRIED

cont'd . .

Regional Transportation as a Greater
Vancouver Regional District Function (cont'd)

MOVED by Ald. Wilson,
THAT the motion be amended by the addition of "this is referring to the core area."

- LOST

AMENDED SEE PAGE 308

(The amendment by Alderman Wilson was put and lost)

(It is recorded Alderman Wilson voted in favour)

(The motion of Alderman Hardwick as stated above was put and carried)

MOVED by Ald. Hardwick,
THAT the paragraph on page 7 beginning with the words "the Board is not" be amended by deleting "believes" in the second line and inserting the words "will give"in lieu therefore and deleting the words "should be given" in the second line and adding the following after the words "in the first instance" in the fourth line "and as soon as the total financial formula has been agreed upon."

- CARRIED

MOVED by Ald. Adams,
THAT Step 1 under the heading "Next Steps" on page 7 be deleted and the following substituted:

"Member Councils are asked whether they are prepared to participate in the function, subject to terms and conditions to be developed."

- CARRIED

MOVED by Ald. Adams,
THAT Step 2 under the heading "Next Steps" on page 8 be deleted and the following substituted:

"The Board then decides whether the participation is sufficient to warrant continuing the program. If so, open discussion with the Provincial Government and attempt to obtain a written commitment from the Provincial Government on a total financial formula."

- CARRIED

MOVED by Ald. Sweeney,
THAT Step 3 on page 8 under the heading "Next Steps" be deleted.

- CARRIED

MOVED by Ald. Rankin,
THAT Step 5 on page 8 under the heading "Next Steps" be deleted and the following substituted:

"Prepare a preliminary draft of letters patent and any legislation that would be required to implement the function in conformity with the amended Policy Statement."

- CARRIED

MOVED by Ald. Phillips,
THAT the following be inserted after section 3) of Step 6) on page 9 "Every attempt should be made to complete Phase III by the end of March, 1972" and the paragraph presently in this place be deleted.

- CARRIED

cont'd . .

Regional Transportation as a Greater
Vancouver Regional District Function (cont'd)

During the above, His Worship the Mayor left the meeting to attend to other Civic Business.

MOVED by Ald. Hardwick,
THAT this Council designate Alderman Broome as the City of Vancouver's representative on the Greater Vancouver Regional District Board to submit these amendments to that Board at its meeting on November 17, 1971.

- CARRIED

MOVED by Ald. Adams,
THAT during negotiations for the total financial formula, the B.C. Hydro Transit System Employees' Pension Fund be taken into consideration.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Hardwick,
THAT the report of the Committee be adopted.

- CARRIED

The Council adjourned at approximately 4:30 p.m.

* * * * *

The foregoing are Minutes of a Special Council meeting held on November 15, 1971, which were adopted by Council on November 16, 1971, as amended.

H. S. Bird
DEPUTY MAYOR

R. Thompson
CITY CLERK

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

NOVEMBER 4, 1971

A meeting of the Standing Committee of Council on Transportation was held at 2:00 p.m. on November 4, 1971, in the Council Chamber.

PRESENT: Alderman Wilson
His Worship the Mayor
Aldermen Rankin, Sweeney, Bird, Phillips, Calder, Hardwick, Linnell and Adams

ABSENT: Alderman Broome (Civic Business)

PART II

The following action of the Committee is submitted to Council for INFORMATION:

1. Greater Vancouver Regional District - Regional Transportation as a Greater Vancouver Regional District function.

On October 21, 1971, Mr. A. C. Kelly, Chairman of the Transportation Function Study Committee of the Greater Vancouver Regional District submitted to the Regional District Board members his report entitled "Regional Transportation as a G.V.R.D. Function".

This report was referred to the members of the Greater Vancouver Regional District Board for discussion with the several Councils of the Regional District.

The report was brought before the Standing Committee of Council on Transportation for discussion.

The Chairman noted the Greater Vancouver Regional District Board had advanced consideration of this report to the November 17th meeting of the Board and the Chairman suggested that the City of Vancouver should have something ready to submit to the Regional District Board at that meeting.

The Chairman called upon the Board of Administration for an oral report on the matter and the Board of Administration spoke to the general report.

The Chairman then requested comments from the Assistant City Engineer - Traffic and Transportation and the Assistant Director of Planning and Civic Development - Advanced Planning and Research.

During the submission of the oral reports of the Board of Administration and the Engineering and the Planning and Civic Development departments various members of the committee spoke to the item under discussion at that time and requested information on various aspects of the report and the comments of the various officials.

At the end of the general discussion period, your Committee

RESOLVED THAT the Board of Administration bring in a report for consideration by this Committee on the general matters discussed this day.

The meeting adjourned at approximately 3:36 p.m.

*****

FOR ADOPTION SEE PAGE(S) 286

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 16, 1971, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Deputy Mayor (Alderman Bird), Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (illness)
Alderman Calder (illness).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from Windermere School, under the direction of Mr. Achtemichuk.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera" meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 4, 1971, be adopted.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 9, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT this Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. Museums Department:
Reorganization

On November 2, 1971, the Council tabled, for two weeks, the report of the Board of Administration of October 29, 1971, regarding reorganization of the Museums Department. This was for the purpose of allowing the interested Bodies an opportunity to study the report.

A request has been received from Mr. R. C. Ross, Business Manager of The Municipal and Regional Employees' Union, for a deferment to allow for further study. It was noted that the Vancouver Museums and Planetarium Association, as well as the Community Arts Council of Vancouver, wish to appear before Council when the matter is under discussion again.

It was agreed that the whole matter be deferred, pursuant to the Union's request.

DELEGATION MATTERS:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Kitsilano Boys' Band: Grant in Lieu of Rental of Queen Elizabeth Theatre;

(b) Social Allowances- Christmas Bonus.

COMMUNICATIONS OR PETITIONS

1. B.C. Women's Abortion
Law Repeal Coalition

The Council noted a request from the B.C. Women's Abortion Law Repeal Coalition to appear before Council in connection with an application to hold a march and rally on Saturday, November 20, 1971.

It was noted that the Board of Administration submitted a recommendation in Clause 2 of its report of November 12, 1971, on Fire and Traffic Matters.

MOVED by Alderman Adams,
THAT Clause 2 of the report of the Board of Administration dated November 12, 1971 (Fire and Traffic Matters) be adopted and, therefore, the organization be advised there is no necessity for representations to be made to Council on the matter.

- CARRIED.

2. International Joint Commission

The Council noted the Notice of Initial Public Hearing of the International Joint Commission, to be held at The Breakers, Point Roberts, Washington, November 30, 1971, at 10:00 a.m.

MOVED by Alderman Broome,
THAT this information be received.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 12, 1971

Works and Utility Matters

Clause 1 Rescinded
See Page 3, Council meeting
July 1/72

MOVED by Alderman Adams,
THAT the report of the Board of Administration (Works and Utility Matters), dated November 12, 1971, be adopted.

- CARRIED.

Building and Planning Matters

Uniform Building Code for the Regional District (Clause 1)

The Board of Administration advised, on November 12, 1971, that the Greater Vancouver Regional District has agreed to apply for Supplementary Letters Patent, which would give the District authority to pass a Uniform Building Code. To make such application, the consent of two-thirds of the Municipal Councils is required and, therefore, the inquiry is made whether the Vancouver City Council concurs with the proposal.

A model by-law, incorporating the National Building Code, has been prepared by the Technical Sub-Committee, a copy of which is on file with the City Clerk. The proposed application for Supplementary Letters Patent would incorporate this model as the Uniform Building Code for the District.

Certain administrative features peculiar to Vancouver are set out by the Building Inspector in the Board of Administration report. The question is raised, therefore, as to whether, instead of agreeing to one by-law for the whole District, Vancouver would prefer to pass its own Building By-Law, which would vary from the Regional By-Law only in respect of the Administrative Section.

MOVED by Alderman Rankin,
THAT the Council approve the proposed Regional By-Law, which will incorporate the National Building Code.

FURTHER, that the Corporation Counsel be instructed to prepare an Administrative By-Law applicable to the City of Vancouver.

- CARRIED.

In considering the foregoing matter, it was agreed that the Board of Administration would arrange, at a later date, a Report Reference to Council on the proposed Regional District By-Law to contain the National Building Code.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Housing for Senior Citizens
(Clause 3)

The Board of Administration, under date of November 12, 1971, submitted a report of the Director of Planning and Civic Development on Housing for Senior Citizens, pursuant to Council's resolution of October 5, 1971. Details are set out in regard to the following:

1. Demand for Senior Citizens' Housing;

2. Provincial Government Job Opportunities Programme;

3. Plans for the Development of Senior Citizens' Housing;

4. Utilization of $1,000,000 Revolving Fund.

After due consideration, it was

MOVED by Alderman Rankin,
THAT the Provincial Government be requested to advance funds out of its 1972 budget, for Senior Citizens' Housing projects under the Elderly Citizens' Housing Aid Act.

- CARRIED.

MOVED by Alderman Wilson,
THAT, since reference is not made in the report of the Board of Administration, dated November 12, 1971, on this subject, of the negotiations of Branch #177 of the Royal Canadian Legion to acquire City property at Scotia and Sixth Avenue for a senior citizens' housing project, the matter be referred to the Director of Planning and Civic Development to look into.

- CARRIED.

His Worship the Deputy Mayor referred to a Kitsilano project for senior citizens, and instructed the Board of Administration to report to the next meeting on the status of the matter.

Strathcona Rehabilitation
Project - Staff
(Clause 4)

In the Board of Administration report, dated November 12, 1971, on this subject, it is stated that the Assistant Information Officer should have a degree, preferably in the Social Sciences. The Council instructed that this reference be deleted.

MOVED by Alderman Linnell,
That Clause 4 of the report of the Board of Administration, dated November 12, 1971, (Building and Planning Matters), be adopted, after the deletion, as instructed.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters (cont'd)

Low Cost Condomium Housing
(Clause 2)

MOVED by Alderman Phillips,
THAT, in respect of the report of the Board of Administration (Building and Planning Matters), dated November 12, 1971, Clause 2 be received for information.

- CARRIED.

Licenses and Claims Matters

Claim No. 11570; Accident - November 20, 1970,
Brock C. Smither and Paul Ronald Tanswell
(Clause 1)

MOVED by Alderman Linnell,
THAT in the report of the Board of Administration (Licenses and Claims Matters), dated November 12, 1971, Clause 1 be adopted.

- CARRIED.

Licensing Regulations - Door to Door Salesmen
(Clause 2)

In connection with this Clause, it was noted that a delegation request had been received.

MOVED by Alderman Phillips,
THAT consideration of Clause 2, of the report of the Board of Administration, dated November 12, 1971, (Licenses and Claims Matters), be referred to the Standing Committee on General Purposes, in order to hear the delegation from the Better Business Bureau, as per the request received, and to hear any other delegations wishing to make a submission on the subject.

- CARRIED.

Fire and Traffic Matters

MOVED by Alderman Linnell,
THAT Clauses 1 and 3 of the Board of Administration report, dated November 12, 1971 (Fire and Traffic Matters) be adopted.

- CARRIED.

(Clause 2, re Request for Parade: B.C. Women's Abortion Law Repeal Coalition, was dealt with on Page 2, under "Communications or Petitions.")

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

MOVED by Alderman Adams,
THAT Clauses 1 and 3 of the report of the Board of Administration, dated November 12, 1971, (Finance Matters) be adopted.

- CARRIED.

Photographic Equipment - Crowd Control (Police)
(Clause 2)

In considering this Clause, and a particular request from the Police Department respecting funds for the purchase of photographic equipment re crowd control, it was

MOVED by Alderman Adams,
THAT the Board of Police Commissioners be advised, concerning their request for funds for this equipment, that this item should be placed in their 1972 Estimates for Council's consideration at that time.

- CARRIED.

B. Personnel Matters,
Supplementary, November 12, 1971

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Personnel Matters, Supplementary), dated November 12, 1971, be adopted.

- CARRIED.

C. Property Matters, November 12, 1971

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Property Matters), dated November 12, 1971, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Closing and Leasing Portion of Lane South of 8th Avenue, West of Alder Street (Lawson Oates)

The Board of Administration, under date of November 12, 1971, submitted the following report:

The City Engineer reports as follows:

"Lawson Oates dedicated 10 feet from Lots 8 and 13, Block 333, D.L. 526 for lane purposes at no cost to the City. Council approved leasing the area back for a period of 10 years at a rental of $1.00 per year. This lease will expire in 1974. In 1969 Lawson Oates dedicated the south 10 feet of Lot 7 again at no cost to the City. They also leased this area back for a period to terminate coincident with the prior lease. The rental for the term of the new lease was $10.00.

Lawson Oates now leases Lots 9 and 10 until 1986 and request a least of the 10 foot lane at the rear of these lots for the same period.

I RECOMMEND that the 10 foot lane at the rear of Lots 9 and 10, Block 333, D.L. 526 be closed, stopped up, and leased to Lawson Oates subject to the following conditions:

1. The lease to expire the same date as the previous leases - 1974.

2. The rental to be $640.00 per annum plus all taxes in accordance with the recommendation of the Supervisor of Property and Insurance.

3. A right of renewal be granted of the three leases for a further period of 12 years (1986) at a rental to be determined by the City.

4. Any renewal after 1974 be subject to a one year notice of cancellation if the area is required for municipal purposes.

5. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS the above report of the City Engineer be adopted.

MOVED by Alderman Broome

THAT the above report of the Board of Administration, dated November 12, 1971, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Recreation Needs and Public Housing (November 5, 1971)

The Board of Administration, under date of November 5, 1971, submitted the following report:

"Summary: This report outlines a proposed three (3) part analysis of recreation needs in 14 public housing developments in the City of Vancouver which is to be undertaken in co-operation with the Board of Parks and Public Recreation and the B.C. Housing Management Commission. The purpose of the analysis is to determine the most effective recreation services available in existing public housing developments and requirements for the future.

Your Board submits the following report of the Director of Social Planning/Community Development prepared in co-operation with the Board of Parks and Public Recreation and the B.C. Housing Management Commission.

"The matter of recreation needs and public housing pertains to all age groups residing in these facilities. Residents of public housing include concentrations of:

1. old age pensioners;

2. single parent families, a portion of whom have seriously disrupted family lives providing inadequate family environments for children;

3. large numbers of children with generally inadequate play space and recreational facilities.

Recreation needs and public housing are most commonly identified with public concerns about groups of youths who reside in and congregate in and around public housing. The behaviour of these youths - solvent sniffing, vandalism, property damage, noise, their visibility and cries of 'There's nothing to do!' - is cause for public concern and frequent calls to police.

Generally, recreation facilities and personnel in public housing are sparse or non-existent. Where resources do exist, they are very unevenly distributed both in form and content, ranging from nothing in FP13 and FP14 to some services and/or facilities both within and adjacent to public housing, such as Little Mountain, Raymur and McLean Park.

The question arises as to the nature, content, placement and distribution of recreation facilities and personnel. Data and opinions are required from professionals, public housing residents and homeowners adjacent to public housing projects to provide guidelines for rational basis for programme/facility planning and future policies for public housing planning.

Analytical Proposal

A three part action-oriented analysis of recreation needs and public housing is proposed. If it is undertaken immediately under the supervision of the reporting parties a final report with recommendations would be anticipated by March or April 1972.

The three (3) part analysis would consist of the following:

1. Demographic data on the fourteen (14) public housing projects; e.g. number of old age pensioners, families, single parent families and age breakdown of number of children;

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Recreation Needs and Public Housing (November 5, 1971) - continued

2. A survey of Project Managers and professional personnel (such as Recreation Department, Boys' Clubs, Police, Probation, Health) to analyze recreation facilities and services existing in and adjacent to each of the public housing projects, including who uses the programmes, to what extent, who is not reached and opinions about the effectiveness and relevance of programmes;

3. A random survey of (a) public housing residents from each project and (b) area residents adjacent to each project to examine their perspectives of existing facilities and programmes and what is required; how the perceived needs of the two groups differ; feelings about each other and shared community facilities.

Staff Requirements and Operational Costs

The following staff positions are required:

A Study Director with public opinion questionnaire and computer programming skills will be required to co-ordinate the three study areas while providing specific leadership in questionnaire design implementation, analysis and report writing.

The Survey Leaders will be expected to have some experience in questionnaire design, programming and analysis. They will be required to supervise staff, organize interviewers, population samples and data for analysis. One Survey Leader will be assigned to each of the three parts of the study.

The interviewers will be expected to meet the public easily, follow instructions and administer questionnaires consistently and completely.

The following are anticipated staff and operational costs. All staff costs would be fully shareable under the Canada Assistance Plan.

The B.C. Housing Management Commission is requested to participate in sponsoring and financing the analysis in the amount of $2,500.

The Board of Parks and Public Recreation is likewise sponsoring and financially participating in the analysis in the amount of $2,000. These monies are available from a research grant from the Community Recreation Branch of the Provincial Government to the Board of Parks and Public Recreation.

Staff Position	Salary	Duration of Contract	Cost
1 Study Director	@ $800/month	5 months	$ 4,000
3 Survey Leaders	@ $600/month	2 for 3 months each 1 for 1 month	4,200
10 Interviewers	@ $100/week	3 weeks (30 man-weeks)	3,000
Research Consultants (re: questionnaire design and computer programming)			500
	TOTAL STAFF COSTS		$11,700

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Recreation Needs and Public Housing (November 5, 1971) - continued

Other Costs

Typing & Printing	500
Transportation Costs	500
Computer Time	400
	$ 1,400

	Cost
TOTAL COSTS	$13,100
Less:	
1) Canada Assistance Plan 50% Cost-Sharing on $12,200 ($11,700 staff costs plus $500 travel costs)	6,100
2) Parks Board - Provincial Government Research Grant	2,000
3) B.C. Housing Management Commission	2,500
TOTAL RECOVERIES	$10,600
NET COST TO CITY	$ 2,500

Note: This project is exempted by the Federal Gov't. for sharing under the Local Initiative Municipal Programme, since recoveries will be claimed under the Canada Assistance Plan.

Recommendation

The Director of Social Planning/Community Development recommends that Council approve the expenditure of $8,600, which is the total cost of $13,100 less Parks Board and B. C. Housing Management Commission share of $4,500, $2,500 of which would be provided from the Research account of SP/CD, to share in the financing of an analysis of recreation needs and public housing. Funds are available in this account.

Approval of this expenditure would be subject to financial participation by the B. C. Housing Management Commission and the Board of Parks and Public Recreation."

Your Board

SUBMITS the foregoing report of the Director of Social Planning/Community Development for Council CONSIDERATION.

MOVED by Alderman Linnell,

THAT the recommendations of the Director of Social Planning/Community Development, contained in the foregoing Board of Administration report, dated November 5, 1971, be approved.

- CARRIED.

The Council recessed at approximately 10:50 a.m., and, after an 'In Camera' session, reconvened in open session in the Council Chamber at 11:25 a.m., with the same personnel present.

UNFINISHED BUSINESS (cont'd)

2. Town Planning Commission

The Chairman of the Vancouver Town Planning Commission, Mr. J. MacD. Lecky, appeared, supported by Mrs. H. Symonds, Mr. E. Crowley and Mr. R. Lisogar, and submitted a brief, dated November 16, 1971, setting out various views of the Commission in regard to the structure and function of the Vancouver Town Planning Commission.

Various members of Council asked questions of Mr. Lecky.

It was agreed to recess at this time (approximately 12:00 noon), to reconvene at approximately 2:00 p.m., when discussion on this subject would be continued.

The Council (in Committee of the Whole) reconvened in the Council Chamber at approximately 2:00 P.M. with the following members present:

PRESENT: His Worship the Deputy Mayor, Alderman Bird
Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Illness)
Alderman Calder (Illness)

UNFINISHED BUSINESS (cont'd)

Town Planning Commission (cont'd)

Further consideration was given to the matters raised earlier this day by the Vancouver Town Planning Commission in respect of its structure and function and the question period continued. After due consideration, however, it was,

MOVED by Ald. Phillips,
THAT the Council approve of a Nominating Committee along the lines set out in the joint report by the Chairman of the Town Planning Commission and the Director of Planning, dated February 4, 1969;

FURTHER THAT the Council set two principles in making selections for service on the Town Planning Commission:

(a) that such persons represent a broad cross section of the community, taking into consideration such factors as --

(i) area of residence
(ii) involvement in organizations
(iii) occupation
(iv) experience

(b) that appointments be primarily non political.

(referred)

MOVED by Ald. Broome,
THAT this whole matter, including the foregoing motion of Alderman Phillips, be referred to the Standing Committee on Planning and Development for further consideration at the earliest possible date.

- CARRIED

UNFINISHED BUSINESS (cont'd)

3. Grant in Lieu of Rental of Queen Elizabeth Theatre: Kitsilano Boys' Band

A representative of the Vancouver Kitsilano Boys' Band appeared in support of a request for a grant equal to the rental of the Queen Elizabeth Theatre in connection with an evening concert January 22, 1972. A brief in this regard was submitted under date of November 16, 1971.

MOVED by Ald. Wilson,
THAT a grant equal to the rental of the Queen Elizabeth Theatre for a band concert in January, 1972, be approved.

- LOST

MOVED by Ald. Phillips, in amendment,
THAT the words,

'one-half of'

be inserted in the motion of Alderman Wilson, after the words 'equal to'.

- CARRIED

The motion as amended and reading as follows, was CARRIED UNANIMOUSLY:

"THAT a grant equal to one-half of the rental of the Queen Elizabeth Theatre for a band concert in January, 1972, be approved."

4. Social Allowances: Christmas Bonus

A representative of the Unemployed Citizens Welfare Improvement Council appeared and submitted a brief requesting $29,000, particularly for assistance to single men and $1,000 to assist in covering a Christmas banquet; also January cheques be distributed before Christmas.

A representative of the Vancouver Welfare Rights Organization was given the opportunity to speak but did not do so.

MOVED by Ald. Rankin,
THAT the January cheques for welfare recipients be distributed before Christmas.

- LOST

MOVED by Ald. Rankin,
THAT a grant of $1,000 be made to assist in a Christmas banquet as requested.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Standing Committee on General Purposes, November 4

MOVED by Ald. Adams,
THAT the report of the Standing Committee on General Purposes dated November 4, 1971, be received for information.

- CARRIED

G. Report of Official Traffic Commission, November 1

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission, dated November 1, 1971, be adopted.

- CARRIED

H. Acquisition for Provincial Courts: 298 Main Street

The Board of Administration, under date of November 15, 1971, submitted the following report:

" The Supervisor of Property & Insurance reports as follows:

"The above property was expropriated pursuant to Council Resolution of February 23, 1971 and on November 2, 1971 City Council authorized the Corporation Counsel to apply to the Court for a Vesting Order. It is noted that this property is the only one in the project that is not under the City's control.

This corner site with a frontage of 57' on Main Street and 120' on Cordova Street and zoned CM-1 is improved with a one-storey and part basement masonry building erected in 1910. This former bank building, with a main floor area of 3,513 sq. ft., is owned and occupied by the Seafarers' International Union of Canada. The Seafarers' Union has divided the main floor into a reception and meeting area; the mezzanine floor (825 sq. ft.) into office space and the part basement (1,751 sq.ft.) provides recreation and storage space. This building has 10 plumbing fixtures, a tar and gravel roof, cut stone and concrete on exterior walls, a concrete foundation and is heated by an automatic oil-fired hot water heating system. The Union since purchasing this building in 1957 has done extensive renovating and remodeling and the structure is in very good condition.

After further negotiations the solicitor for the owners has advised that the Union has now located alternate premises and is prepared to deliver up vacant possession not later than December 31, 1971 and convey the property to the City on receipt of an advance payment of $100,000.00 which would be without prejudice to both parties. This interim settlement which is below the City's final offer has been endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property by advancing the sum of $100,000.00 towards a final settlement, chargeable to Code # 442/1207."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved. "

MOVED by Ald. Adams,
THAT the recommendations in the foregoing report be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Disposal and Development:
Site #17 Champlain Heights

The Board of Administration, under date of November 15, 1971, submitted the following report:

' The Director of Planning and Civic Development reports as follows:

"In a Board of Administration report dated October 22nd, 1971 eleven submissions dealing with proposals for low and moderate income housing were reviewed and Council was asked to select co-operative housing, limited dividend housing or low cost condominium housing. Council, on November 2nd, 1971 passed the following resolution:

> 'THAT the Board of Administration report as soon as possible on development proposals for Site #17 in Champlain Heights on the basis of Co-operative Housing or Low Cost Condominium Housing.'

On November 3rd, 1971, letters were sent to the eleven groups informing them of Council's action and requesting firm proposals including the following information:

1. The price they were prepared to pay.
2. The number of townhouse units to be constructed.
3. The approximate size (sq.ft.), number of bedrooms and selling price of units.
4. The type of financing to be employed.
5. Previous experience in building low-cost condominium housing.
6. Starting and completion dates.
7. Other facilities to be provided.
8. Guarantees that would be provided for meeting the above.

Firm proposals were received from:

Dawson Developments Ltd.
Embassy Estates Ltd.
Laing Construction and Equipment Ltd.
McKenzie, Snowball, Skalbania & Assoc. Ltd.
United Co-operative Housing Society.

The letters of submission are attached as Appendix I. A tabular summary of the submissions is attached as Appendix II.

This report does not intend to debate the merits of low cost condominium vs. co-operative housing. Council is aware of the merits of each.

If co-operative housing is desired, Council should accept the proposal of the United Co-operative Housing Society. It should be pointed out, however that three of the four low-cost condominium developers are prepared to commence at the beginning of next year and complete development by summer of 1972 whereas the United Co-operative Housing Society will not be able to begin until April, 1972 with completion in the spring of 1973. For this reason, the proposal of the United Co-operative Housing Society is not recommended.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Disposal and Development:
Site #17 Champlain Heights (cont'd)

In the case of low cost condominium housing, it is suggested the following should be the basis for decision.

The proposal submitted by Laing Construction and Equipment Ltd. does not meet the criteria as far as the total cost of units and construction timing is concerned and should not be considered.

The three other schemes are fairly comparable in terms of monthly payments, timing and financing.

There are some variations in terms of the size of units, additional facilities proposed, unit types (numbers of bedrooms) and the price the developer is prepared to pay for the site.

In terms of price*, the offer of $445,000 from Dawson Developments Ltd. is $9,000 more than the offer from Embassy Estates Ltd. of $436,000 and $41,000 more than the offer from McKenzie, Snowball, Skalbania and Associates Ltd. of $404,000.

Embassy Estates Ltd. is providing larger units (5% greater) than Dawson Developments Ltd. McKenzie, Snowball, Skalbania & Associates Ltd. are providing 10-15% less total floor area than either Embassy or Dawson.

Embassy Estates and McKenzie, Snowball et al propose a greater variety of unit types by providing 2, 3 and 4 bedroom units. Dawson Developments Ltd. are proposing only three bedroom units.

On the basis that McKenzie, Snowball et al have offered the lowest price for the site, have had the least experience in the construction of low cost condominium housing and are providing the least total floor area at a price almost equal to the two competitors, it is proposed that they not be considered.

Dawson Developments Ltd. and Embassy Estates Ltd. are comparable in all respects except that Dawson are prepared to pay a higher price for the land ($9,000 more) but Embassy Estates are providing larger and more diverse units at a lower selling price.

It is therefore RECOMMENDED that Council award Site #17 to Embassy Estates Ltd., subject to the provision of a performance bond for completion by August, 1972."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

(Appendices referred to are on file in the City Clerk's Office)

It was noted the United Co-operative Housing Society has requested, by letter dated November 8th, to appear before Council on the question.

MOVED by Ald. Broome,
THAT the recommendations in the foregoing report of the Board of Administration be adopted.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Disposal and Development:
Site #17 Champlain Heights (cont'd)

MOVED by Ald. Hardwick,
THAT the United Co-operative Housing Society be notified that more land in the Champlain Heights will be available in 1972 and the Society will be able to bid at that time.

- CARRIED

J. B.C. Job Opportunities Committee Program:
Temporary Clerk I - Record Classification and Disposal

The Board of Administration, under date of November 15, 1971, submitted the following report:

"The Director of Personnel Services reports as follows:

"The Personnel Services Department and the Department of Permits and Licenses, in awareness of the above Provincial Program and because of the need to accelerate the classification, disposal and microfilming of records, wish to establish a new temporary clerical position until April 30th, 1972.

In the Personnel Services Department, the employee would sort and collate files stored in the department and the vault and prepare material for transfer to the Archives and for disposal. In the Department of Permits and Licenses, he would prepare plans for microfilming. The Co-ordinator of Data Processing, is in agreement with the establishment of this temporary position; two weeks for Personnel Services and five months for Permits and Licenses.

In consideration of the work to be performed, I recommend that this position be classified as Clerk I (Temporary until April 30th, 1972) Pay Grade 7 ($367-429) effective when filled.

The estimated non-recurring cost of this proposal at 1971 (2nd half) rates and including fringe benefits at 12% would be approximately $2,422. of which the Province of British Columbia would pay one-half ($1,212 = 50% of gross salary plus benefits).

The Comptroller of Accounts advises that the 1971 proportion of cost, i.e. approximately $616.00 would be available in the departmental accounts. The 1972 proportion of approximately $1,806.00 for the Department of Permits and Licenses requires City Council approval in advance of the 1972 Budget.

The report has been discussed with the Director of Inspections and the Business Manager of the Municipal and Regional Employees Union, both of whom concur herein."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One NEW Position (Temporary for 5 1/2 months)	Clerk I, Pay Grade 7 ($367-429)*	When Filled Approximately November 16th,1971

* 1971 (2nd half) rates

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B.C. Job Opportunities Committee
Program: (cont'd)

MOVED by Ald. Adams,
THAT the foregoing recommendations be approved.

- CARRIED

Council Minutes:
Special Meeting on Transportation
November 15, 1971

MOVED by Ald. Wilson,
THAT the Rules of Procedure be suspended as appropriate in order to deal with the Minutes of the Special Council Meeting of November 15th, 1971, on transportation matters.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Wilson,
THAT the Minutes of the Special meeting of Council dated November 15, 1971, re transportation be adopted, after correction as follows:

- CARRIED

On Page 5, the amendment of Alderman Wilson be made to read as follows:

"MOVED by Ald. Wilson,
THAT the motion of Alderman Hardwick be amended by deleting the word 'light' and adding to the motion the following 'this is referring to the core area'
- LOST"

MOVED by Ald. Broome,
THAT the City Council representatives on the Greater Vancouver Regional District be instructed to vote on this transportation matter strictly in accordance with the directions contained in the Special Council Minutes of November 15, 1971.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S of 58th Avenue between Kerr Street and Rosemont Drive)

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W corner of Cordova Street and Jackson Avenue)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 3575 (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E corner Victoria Drive and 37th Avenue and Westerly Portion of Lot A, N/W corner of Burrard St. and Smithe-Haro Connector)

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin ,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW No. 2193 BEING THE FIRE BY-LAW

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 2193 being the Fire By-law, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 2193
BEING THE FIRE BY-LAW (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing Lane south of 19th Avenue
West of Gladstone Street

MOVED by Ald. Rankin,
SECONDED by Ald. Adams,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of the lane dedicated by the deposit of Plan 8750 is surplus to the City's highway requirements;

3. The abutting owner wishes to acquire the surplus portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of plan 8750 lying to the north and west of the southerly and easterly productions of Lot "E", Block 15 of Blocks 20 and 21, District Lot 195, Group 1, New Westminster District, Plan 8750; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 11, 1971, and marginally numbered LF 5774, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of said Lot F;

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with said Lot "E".

- CARRIED

MOTIONS (cont'd)

2. Interim Detoxification Centre

On November 9th Notice was given of a motion re Interim Detoxification Centre which, after being changed by agreement, reads as follows:

MOVED by Ald. Rankin,
SECONDED by Ald.Hardwick,
THAT WHEREAS the Detoxification Centre for the City of Vancouver is vitally needed;

AND WHEREAS considerable progress has been made in the implementation of a permanent hospital in this regard;

AND WHEREAS the condition of the people in the Skid Road area regarding alcoholism is at the critical stage and has been for a number of years;

THEREFORE BE IT RESOLVED THAT the City of Vancouver proceed with the establishment of a unit, with the Provincial Government, for an Interim Detoxification Centre, as set out in the brief of the Salvation Army Harbour Lights Corps of October 19, 1971, by arranging the immediate financing for such a facility, and the Board of Administration report on the whole matter as soon as possible.

- CARRIED

MOVED by Ald. Broome,
THAT the whole question be referred to the Board of Administration for an information report to Council at its next meeting.

- LOST

(The motion of Alderman Rankin and Hardwick was put and carried)

At this point the Council observed a short recess, following which the Council reconvened with the following members present:

PRESENT: His Worship the Deputy Mayor Alderman Bird
Alderman Adams
Alderman Broome
Alderman Rankin
Alderman Sweeney
Alderman Wilson

MOTIONS (cont'd)

3. Town Planning Commission

On November 9th Alderman Calder gave notice of a motion in respect of the Town Planning Commission which was re-submitted this day but failed to receive a seconder. Therefore, no further action was taken.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - 37th Avenue between Wallace and Camosun	referred to road maintenance in this block and requested the Engineering Department to have the situation improved as soon as possible. The Deputy Mayor directed the request to the Board of Administration.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Steel Scaffolding: Capilano Stadium

requested the following information be given to him:

(a) original cost
(b) responsible party for demolition
(c) whether the scaffolding in its present condition can be reassembled.

Alderman Adams - 29th Avenue and Angus: Rat Problem

referred to a rat condition in the area of 29th Avenue and Angus and enquired what can be done in an endeavour to remove the menace.

Commissioner Ryan advised he would look into the matter.

Alderman Broome - Dumping of Deer Hides, etc. on Open Property

referred to a newspaper report on a complaint respecting the dumping of deer hides, etc. on open property near the 1900 block Skeena Street and enquired of the matter.

It was reported by the City Clerk that a letter has been received from Mr. W. B. Page, addressed to the Medical Health Officer with copies to the members of Council and the Medical Health Officer has been requested to report to the Board of Administration. In due course the Council will be advised accordingly.

Alderman Sweeney - New Port Authority: Meeting

a member of the new Port Authority, advised the first meeting will be held on Friday, November 19th.

Alderman Broome - Condition of Port

referred to information given to him suggesting that the Port of Vancouver is in an unsatisfactory condition and therefore it would appear there is need for a strong central authority to improve the situation.

Alderman Sweeney said he was aware of the matter and would be taking the question up with the new Port Authority.

The Council adjourned at approximately 4:30 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated November 16, 1971, which were adopted on November 23, 1971.

MAYOR

CITY CLERK

November 12th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Columbia-Quebec Connector - Temporary Crossing of Burlington Northern Inc. Railway Tracks

"In order to provide secondary access to abutting property owners at the south end of the Columbia-Quebec Connector as per property negotiations and now requested by those owners, it will be necessary to cross the tracks of the B.N.I. The Railway Company has agreed to grant to the City a temporary crossing permit so that vehicles may have access to the south end of the Connector.

The City will be required to indemnify and save harmless the Railway Company against any loss or damage and the construction of the crossing is to be at the expense of the City. The agreement would terminate November 30th, 1973, or sooner, pending completion of permanent crossings.

The form of agreement is to be approved by Corporation Counsel.

The access road will consist of a gravel surface only.

I RECOMMEND that Corporation Counsel be instructed to prepare temporary crossing agreement between the Burlington Northern Inc., and the City of Vancouver, to accommodate the above, and that the same be executed by the Mayor and the City Clerk, and the seal of the City affixed to the agreement." Rescinded See Page 3, Minutes Feb. 1, 1972

Your Board RECOMMENDS that the foregoing be approved.

2. Urban Renewal Area A5 - Purchase of Cordova-Powell Connector Right-of-Way

"The agreements with the Federal and Provincial Governments for the implementation of Urban Renewal Schemes provide that land acquired by the Urban Renewal Partnership and dedicated for streets will be paid for by the City at a price per square foot established in the agreement. Similarly, City streets and lanes closed are sold to the Partnership at the same unit price. Within Urban Renewal Area A5, the right-of-way for the Cordova-Powell Connector has been dedicated and the adjacent block of Campbell Avenue and a portion of the lane south of Powell Street are to be closed and sold to the Partnership. The estimated values at the established price per square foot are:-

Cordova-Powell Connector	$66,800
Less Campbell Avenue and lane	27,800
	$39,000

I RECOMMEND that the sum of $39,000 be appropriated from Unallocated Streets Capital Funds Account 147/7901 "Major Street Paving - Unallocated" to cover the net cost of the Cordova-Powell right-of-way."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Mains
1971 Capital Budget

"The 1971 Water Works Capital Budget included $110,000 set aside for servicing Area E of the South East Sector. This work is unlikely to be carried out within the 1971 Budget period because the Subdivision Design has not been finalized.

It is proposed that these funds be made available for other scheduled work.

The following water main installations are required to improve the system capacity for fire protection:-

WATER MAIN PROJECT 110

Street	From	To
Pendrell Street	Stanley Park	Cardero Street
Chilco Street	Comox Street	Pendrell Street
Burnaby Street	Cardero Street	Jervis Street

The estimated cost is $72,000.

I RECOMMEND:-

(a) that $110,000 be transferred from Account Code 124/5323, 'Servicing Area E' to the 1971 Water Works Capital Budget, 'Short Notice Projects - Unallocated', Account Code 127/7902.

(b) that water mains be installed on the above-mentioned streets and that $72,000 be appropriated for this work from Account No. 127/7902, 'Short Notice Projects - Unallocated', subject to Item (a) approval."

Your Board RECOMMENDS that the foregoing be approved.

4. Tender No. 57-71-10 - Supply & Delivery of Cast Iron Water Works Fittings, Valves and Hydrants

Tenders for the subject supplies were opened by your Board on September 27, 1971 and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The officials concerned report as follows:

"The tender call was for 113 items and requested prices for one and two-year periods.

Four firms submitted bids. The overall low bid to specifications for a two-year period was submitted by Terminal City Iron Works Ltd. at a total estimated cost of $144,532.65 plus 5% Provincial S.S. Tax per year.

Canron Ltd. offered lower prices on three items for a one-year contract only. However, Terminal City Iron Works Ltd. offered an additional 2% discount if the contract were awarded to them in its entirety. Therefore, this additional discount is much higher than any savings that would be realized by splitting the contract and awarding it for a one-year period.

All items offered by Terminal City Iron Works Ltd. will be manufactured in Vancouver.

/continued . . .

Clause 4 Continued

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the overall low bid submitted by Terminal City Iron Works Ltd. for a two-year period at the unit prices offered, at a total estimated cost of $144,532.65 per year, plus 5% Provincial S.S. Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

FOR ADOPTION SEE PAGE(S) 294

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Uniform Building Code for the Regional District

The Greater Vancouver Regional District, on July 28th, 1971, agreed to apply for Supplementary Letters Patent which would give the District authority to pass a Uniform Building Code. To make such application, the consent of two-thirds of the Municipal Councils is required and the Secretary of the Board has written asking if the Vancouver City Council concurs with the proposal.

A model by-law, incorporating the National Building Code, has been prepared by the Technical Sub-Committee appointed for this purpose, a copy of which is in the hands of the City Clerk. The proposed application for Supplementary Letters Patent would incorporate this model as the Uniform Building Code for the District.

The City Building Inspector reports as follows:

"The Technical Sub-Committee, which prepared the model by-law, rewrote Part I, Administration of the National Building Code because they did not feel that Part I adequately covered the matters requiring control. The rewriting was done in such a way that individual municipalities could modify or add to the proposed administration section in a manner appropriate to their peculiar needs or wishes. Such modification would apply only to the administration part. The technical content of the National Building Code would be identical throughout the Regional District. Examples of matters which are now dealt with differently by member municipalities are control of street occupancy during construction, control of canopies and cornices over streets and other such projections, scale of fees etc. If one by-law applies throughout the District, any regulation peculiar to only one municipality would have to be included. Fourteen sets of peculiarities could make the by-law rather cumbersome.

The present Vancouver Building By-law contains provisions arising out of the Charter which differ from those in building by-laws based on the Municipal Act. Some of these are as follows:

(1) The Building Inspector has discretionary power to grant a permit for any type of construction not specifically covered by the By-law, if he is satisfied that there is no danger to life or danger of damage to property arising from the use of such construction. No such power is held by Building Inspectors in other municipalities.

(2) The Building Inspector has power to certify a building or part thereof to be unsafe and to order it demolished or repaired or to order the suspension of work where such is in progress. In other municipalities the Council must be of the opinion that a building or part thereof is unsafe in order that the Building Inspector may order demolition or repair.

(3) The Building Inspector has power to cancel a building permit for cause. In other municipalities such power is exercised by the Council.

(4) In Vancouver, the Building Inspector has the responsibility for assigning street numbers to buildings. Few, if any, of the other municipalities assign this duty to the Building Inspector.

cont'd . . .

Clause 2 continued

(5) In Vancouver occupancy of streets where buildings are under construction is controlled through the Building By-law. In some other municipalities such control is exercised by other departments.

(6) In Vancouver, projections over streets such as cornices, architectural details, balconies, canopies, awnings etc. are controlled in the Building By-law. As in (4) above, some municipalities control this through other departments.

There does not appear to be any reason to change these administrative arrangements as far as Vancouver is concerned. It would appear then that Council must decide to agree to one administrative document for the whole District or to opt for each individual municipality passing its own by-law. If the decision is for one by-law for the Regional District, the Regional Board should be advised that Vancouver wishes these provisions to be included in the By-law for application in the Vancouver area.

In conclusion, it is re-emphasized that the Technical Sub-Committee of the Board is recommending that the technical content of the National Building Code be uniform throughout the Regional District. The point in question is whether or not the administrative requirements should be identical.

It appears there are two courses of action for Council

(a) To agree to having one Building By-law for the whole District including administrative requirements. In this case the Regional Board should be requested to include provisions peculiar to Vancouver

or

(b) To advise the Regional Board that Vancouver would prefer to pass its own Building By-law. As noted above, the technical content of the 1970 National Building Code would form the body of the By-law in common with the By-laws of the other municipalities. The Administration Section only would differ from those of other municipalities.

It appears to me that the course of action outlined in (a) would lead to a cumbersome by-law. I would therefore recommend that Council follow the course of action outlined in (b)."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION

2. Low Cost Condominium Housing

The Director of Planning and Civic Development reports as follows:

"On October 5th, 1971, Alderman Bird enquired as follows:

'Deputy Mayor Alderman Bird requested the Board of Administration arrange for negotiations with the Central Mortgage and Housing Corporation in an endeavour to have low interest money available for construction in the City, of condominium housing since at the present time developers are unable to meet the $15,000 ceiling.'

cont'd . . .

Clause 2 continued

In response to this enquiry, Mr. K.B. Ganong, Manager, Central Mortgage and Housing Corporation was contacted and he has responded by letter of November 5th, 1971, indicating that as of November 1st, 1971, C.M.H.C. is now in a position to finance low cost, low interest loans for people with a maximum income of $7,000 per annum. The $15,000 referred to in the resolution was related to the previous income restriction of $4,000 - $6,000 income range. The effect of this increased income level will be to allow for a selling price of up to $17,000 with a sliding interest and repayment period dependent on the actual income of the individual involved.

Mr. Ganong notes that 'we are prepared to consider a serious proposal from a developer or builder that meets these new terms of reference. There is a further condition that these loans must be committed by us by the end of this year and the project is to be started within sixty days of the commitment date.'

The effect of this change in the terms of reference for these low-cost loans is to make possible the construction of low-cost condominium housing on Site #17 in Champlain Heights and a verbal report on Site #17 will be presented concurrently with this report."

Your Board submits the foregoing for the INFORMATION of Council.

(Copies of the letter from Mr. K.B. Ganong dated November 5th, 1971, are circulated for the information of Council).

3. Housing for Senior Citizens

The Director of Planning and Civic Development reports as follows:

"On October 5th, 1971, City Council resolved:

'THAT WHEREAS there are one million dollars included in the five year plan for housing;

AND WHEREAS there is an extreme shortage of senior citizens' housing;

AND WHEREAS there is a proposal by the Provincial Government for granting one-half wages to certain citizens who have been on welfare the previous three months;

THEREFORE BE IT RESOLVED THAT the Council instruct the Board of Administration to proceed with diligence to complete a plan to produce through service clubs, ethnic groups and Public Housing Authority, plans for building sufficient units to meet the current shortage.'

For purposes of clarity, the subject matter of this report has been divided into the following headings:

1. Demand for Senior Citizens' Housing

2. Provincial Government Job Opportunities Programme

3. Plans for the Development of Senior Citizens' Housing

4. Utilization of $1,000,000 Revolving Fund

cont'd . . .

Clause 3 continued

DEMAND FOR SENIOR CITIZENS' HOUSING

It is impossible to quantify the demand for senior citizens' housing at the local Vancouver City level. The demand for such housing is undoubtedly very high. The supply of senior citizens' units will be limited by the few sites available. In Vancouver there are very few City and privately-owned sites which can be consolidated economically and developed for low density variety of senior citizens' housing. There are medium and high density residential sites available where the economics of senior citizens' development are more encouraging but there are very few non-profit groups who have the financial resources to purchase such sites and to take on large scale development.

The demand for City lands for this type of development is very high because it is for all intent and purposes the only land which is vacant and the only land which is sold at assessed value.

PROVINCIAL GOVERNMENT JOB OPPORTUNITIES PROGRAMME

Most non-profit groups depend on the 1/3 grant made available by the Provincial Government for the development of senior citizens' housing. The budget money for the 1/3 grant for 1971 has already been allocated and senior citizens' developments are proceeding.

There appears to be only one organization (Society for Christian Care for Elderly) which has plans advanced to a stage where they could take advantage of the Provincial Government Job Opportunities Programme and could also use City assistance in securing a site. The details of this proposal are not complete as yet and will be presented to Council when available.

PLANS FOR DEVELOPMENT OF SENIOR CITIZENS' HOUSING

In order to assess the problems of non-profit groups in providing senior citizens' housing, and to familiarize ourselves with groups existing in the community, an advertisement was placed in the local newspapers on October 19th, 1971 indicating that the City would assist those groups who have projects in the planning stage. This advertisement is attached as Appendix I.

The response was overwhelming. Innumerable telephone calls were received, as well as letters from the following organizations:

Alva Development Corporation Ltd.
Anavets Senior Citizens' Housing Society
Association of Benevolent Craftsmen
Calling Foundation
Kiwanis Senior Citizens' Society
Mt. Pleasant Branch No. 177 Royal Canadian Legion
Scottish Women's Housing Association
Society for Christian Care for Elderly
The Netherlands Association.

These letters are on file in the Planning and Civic Development Department.

The general observations resulting from this contact are:

cont'd . . .

Clause 3 continued

1. there are many non-profit groups seeking aid for providing senior citizens' housing

2. most of these groups have very limited financial resources which in turn limits the size of the site they can purchase, size of development, type and size of operation, etc. that they can get involved in

3. most of the groups, because of (2), are restricted to sites which permit low density forms of senior citizens' housing

4. most of the groups have very little experience in this field and some of their funds are depleted because of their need to hire professional help in preliminary investigations

5. some organizations however are gaining experience and a few are making a professional career of providing senior citizens' housing.

The Civic Development Division has been able to assist groups in two ways:

1. examining available City lands with a view to providing potential senior citizens' development

2. examining more easily consolidated private sites where the City may be able to assist in acquiring and consolidating property.

A considerable amount of time has been spent in going over the possible City lands and partially-owned City lands which might be considered for senior citizens' housing. This exercise in fact was an intensification of what already has and is happening. Over the last six months, the Property and Insurance Division have been negotiating with five non-profit groups for the sale of City-owned land for senior citizens' housing. The sites and groups involved are as follows:

1. an approximately 3 1/2 acre site at Bruce Street and 43rd Avenue - Mennonite organization

2. a site on 11th Avenue between Clark and Woodland Drives- B.C. Housing Foundation

3. an approximately 1/2 acre triangular site at Argyle Drive and Balmoral Street - Lions' Club

4. an approximately 1.7 acre site at Victoria and Harrison Drives involving potential closure of Harrison Drive to be consolidated with existing development - German-Canadian Benevolent Association

5. an approximately 2 acre site at Rosemont Drive east of Kerr Street - N. Kopernik Foundation

Examination by the various non-profit groups attracted by the advertisement will undoubtedly result in further negotiations with the City and in rezoning applications by the non-profit groups. This concentrated effort has certain drawbacks to the system of checking and releasing lands in a more gradual way for senior citizens' housing. These drawbacks are as follows:

cont'd . . .

Clause 3 continued

1. the time spent by both civic staff and non-profit groups is not commensurate with the return in providing housing units. Non-profit groups are advised of potential sites and each group invests time and/or money in the examination of these sites with no assurance that the site will be theirs

2. because of the very limited number of suitable City properties this could result in competition between non-profit groups who are in fact providing the same service

3. this intensification results in pressure to sell all small vacant City lands for senior citizens' housing. In some cases, such sites may be unsuitable for senior citizens' housing and in fact may be better used for other forms of of housing. It should be noted however that other forms of low cost housing generally are not as readily acceptable in residential communities but they do provide very necessary accommodation and in addition some tax return to the City and a higher revenue from the sale of City lands.

UTILIZATION OF $1,000,000 REVOLVING FUND

In examining the possibilities of consolidation of private lands and consolidation of lands where both private and City ownerships are involved, the Civic Development Division has been able to identify some consolidation opportunities where the $1,000,000 revolving fund could be utilized.

With the possible exception of the proposal of the Society for Christian Care for Elderly where there might be immediate use of the $1,000,000 revolving fund, it is suggested that a general policy be adopted on housing, including the use of this money. A report on this topic is in draft form and should be presented very shortly."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

(Copies of the advertisement of October 19th, 1971, are attached as Appendix I for the information of Council).

RECOMMENDATION

4. Strathcona Rehabilitation Project - Staff

The Director of Planning and Civic Development reports as follows:

"At its meeting on August 10th, 1971 Council approved the recommendation of the Standing Committee on Planning and Development dealing with the Strathcona Project.

It appears that the signing of an Agreement will take place within the next week or so and various steps are underway to launch the project.

The report of the Strathcona Rehabilitation Committee leading to Council approval recommended various staff functions and responsibilities. This has been reviewed by the Committee and the following recommendations are made with regard to the initial staff.

cont'd . . .

Clause 4 continued

PROJECT CO-ORDINATOR

This is the key position in the site office and it is imperative that somebody who is sympathetic to the project as well as being experienced in this type of administration should be appointed. There is an advantage in having someone who has been involved with the work during the preparation of the Agreement. The whole project is required to be completed within three years and all the jobs therefore are for a limited period only.

A suitable individual for this position is Mr. James Lowden, a permanent employee of Central Mortgage and Housing Corporation. He has been involved in the work leading up to the Agreement and is acceptable to all members of the Working Committee. As Mr. Lowden is a permanent employee of C.M.H.C. the most suitable arrangement appears to be for him to remain on their staff but to be seconded to the Civic Development Division for the period of the project. His salary, car allowance, fringe benefits, etc. would continue to be paid by C.M.H.C. and there would be no loss of seniority for him. The cost of his salary would be shared on the same basis as if he were a City employee.

INFORMATION OFFICER

It is extremely important that this person be Chinese-speaking. It is equally important that this individual also have some understanding of the people living in the area, be familiar to them and be trusted by them.

As in the case of the Project Co-ordinator, this suggests seconding somebody from an established Agency. Mr. Jonathon Lau who is employed as a Community Development Worker by Neighbourhood Services Association, is a very suitable person for this position and is acceptable to all members of the Working Committee.

A slightly different arrangement would need to be made as Neighbourhood Services Association is not a party to the Agreement or a partner as far as the cost-sharing is concerned. Neighbourhood Services Association has however undertaken to make Mr. Lau available to the project on a Contract arrangement.

FINANCIAL INFORMATION OFFICER

This is one of the positions recommended by the Committee to be employed by C.M.H.C. A retired bank manager with experience of banking operation in the Chinatown area is available and is acceptable to all members of the Committee. He would be responsible for processing applications, particularly with respect to applicant's income and ability to pay.

Mr. James Boyce, the individual concerned, is familiar with the community but is not bilingual. He has now been hired by C.M.H.C.

INSPECTOR

This is also one of the positions where a C.M.H.C. individual is to be involved. A suitable candidate has yet to be found and as he will be responsible for site inspections both before approving grant loans and subsequently during the course of the work, he is a very important individual in the operation.

cont'd . . .

Clause 4 continued

An attempt is being made to find a bilingual person for this position but it appears that this is not likely to be successful.

ASSISTANT INFORMATION OFFICER

Because the Project Co-ordinator, the Financial Information Officer and presumably the Inspector do not speak, read or write Chinese, it is imperative that the other individual on the staff dealing with these sorts of activities should have a Chinese background.

At one time it was thought that the project would require two full time information officers and this may yet prove to be the case. Initially, however, it is recommended that there should be an Assistant Information Officer who can assist both the Information Officer and the Financial Information Officer and also act as interpreter for the Inspector if necessary.

This individual should have a degree, preferably in the social sciences. It would be an advantage if he also has some financial, construction or real estate experience. He should give evidence of interest in the Strathcona community and must be fluent in Cantonese. Some knowledge of Mandarin would be an advantage.

AMENDED SEE PAGE 295

There is no class specification which is suitable for this position and a special position will need to be established. This person would be a City employee and the initial period of the job would be for two years with a possible extension for a further six or twelve months, dependent on the speed with which the project is carried out.

SECRETARY

All the individuals concerned would be operating out of a site office and all the records and files would be kept there. It is hoped that only one typist will be needed for this project but she must be an individual who is capable of operating an office with a fair degree of independence. Shorthand is not necessarily required for this job and office management skills are considered more important. It is a requirement of this position that the individual be fluent in at least Cantonese and should have some background in and understanding of the Strathcona community.

The Director of Personnel Services will be reporting on the appropriate classification for this position.

This position will be temporary for 2 1/2 years with a possibility of a further six months' extension. It is possible that the work load may develop to the point where extra clerical assistance is necessary and if this happens, a separate report will be submitted. The incumbent of this position will be a City employee.

SOCIAL PLANNER

There are a number of social planning problems related to the area which demand attention as part of the total rehabilitation programme as they directly affect both the immediate success of the project and the longer range impact on the Strathcona community. It is important here, as with several other positions, that the individual involved have an extensive knowledge of the Strathcona area.

cont'd . . .

Clause 4 continued

The plan is to appoint a special staff member to the Department of Social Planning and Community Development who would work in the site office with the Project Co-ordinator and the rehabilitation team.

The salary of this individual would be a shared cost, as a temporary position of 2 1/2 years with the term to be reviewed before the end of that period.

COST SHARING

These staff costs, together with all other administrative costs are regarded as part of the cost of the Project and an allowance of $500,000 has been made for administration as part of the total Project cost. The City's share is 25% and the money has been set aside for this purpose.

RECOMMENDATIONS

It is THEREFORE RECOMMENDED that:

1. The proposed arrangements between C.M.H.C. for the Project Co-ordinator, and Neighbourhood Services Association for the Information Officer, be confirmed and that the Assistant Director, Civic Development as Chairman of the Strathcona Rehabilitation Committee be authorized to enter into the necessary arrangements with these organizations for the employment of these two individuals.

2. The position of Assistant Information Officer be established for a two-year period with the period to be reviewed at the end of the second year and with the classification to be established by the Director of Personnel Services.

3. The position of Secretary at the site office be established for an initial period of 2 1/2 years, with the requirements as outlined above, and with the appropriate classification to be established by the Director of Personnel Services.

4. The position of Social Planner be established for a 2 1/2 year period, the period to be reviewed at the end of that time and with the classification to be established by the Director of Personnel Services. "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

FOR ADOPTION SEE PAGE(S) 294-296

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim No. 11570; Accident - November 20, 1970
Brock C. Smither and Paul Ronald Tanswell

The Corporation Counsel reports as follows:

"Mr. Brock C. Smither and Mr. Paul Ronald Tanswell were involved in an automobile accident on November 20, 1970 which resulted in damage to a fire hydrant in the amount of $686.01. Numerous attempts have been made by the Collector of Sundry Accounts and the Law Department to obtain payment of this account but they have been unsuccessful to date.

Since payment of the account has not been received, the only alternative that the City has is to commence legal action against Mr. Smither and Mr. Tanswell before November 20, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Brock C. Smither and Mr. Paul Ronald Tanswell to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

INFORMATION

2. Licensing Regulations - Door to Door Salesmen

A communication has been received from Mr. J.J. Volrich of Gardom & Volrich, Barristers and Solicitors, regarding the licensing of 'Door to Door Salesmen' and refers to two types:-

(i) Those who take payment only after producing the product to the satisfaction of the customer.

(ii) Those he describes as the 'fly by night' operator who demands full payment before delivering the product at a later date. It is this type that Mr. Volrich is most concerned about and he suggests certain types such as photographers, home improvement contractors, roofing contractors and painting contractors may be the most prevalent.

He points out that protection for the public is lacking even though the Federal "Competition Act" does attempt to meet the problems by restricting misleading advertising and that the Provincial Consumer Protection Act does provide a three day 'cooling' period which is restricted to contracts over $50.00. He maintains the consumer involved in contracts below $50.00 have no protection and that the Vancouver City Charter provides no meaningful enquiry or investigation before a trade license is granted.

INFORMATION

Clause No. 2 (cont'd.)

The Director of Permits & Licenses reports as follows:-

"The Vancouver License Bylaw #4450 provides that the Chief License Inspector shall ascertain whether an applicant is a fit and proper person to hold such a license. Many years of experience has indicated which licensing classifications require special attention and one of these is the peddlar or 'door to door salesman' of the 'fly by night' variety. It is also our policy to have any applicant of this type investigated by the Police Department and by any other department concerned. The advice of the Better Business Bureau is also obtained as required. A decision is made only after receiving reports from the agencies referred to.

Mr. Volrich also lists a number of specific suggestions to improve the control of salesmen on which your officials comment:-

(a) Bonding door to door salesmen.

- the Corporation Counsel advises that the City has no authority in the Charter to include such a requirement in the License Bylaw, and further that bonding companies would not consider issuing a bond of this nature. This opinion is corroborated by a local bonding company.

(b) A credit check with Retail Credit Bureau or Better Business Bureau.

- this is carried out by both the License Office and the Police Department and any credit information source is used.

(c) Bankruptcy checks should be made before issuing a license.

- the License Office receives and keeps a record of Bankruptcy claims to be processed in Vancouver. To our knowledge we have seen no case involving door to door sales people.

(d) Fraud checks should be made.

- the License Office does not issue such a license without first receiving a satisfactory report regarding the applicant from the Police Department.

(e) The names of applicants should be published in a daily newspaper thus giving the public the opportunity to register any complaint they may have.

- this should not be necessary since complaints are registered with the Police Department and through that agency's report, we would receive the information before issuing the license.

(f) Increase the penalty for operating a business without a license.

- at the present time the maximum penalty for operating a business without a license is $100.00. A more severe penalty might be a stronger deterrent against operating a business without a license but to increase this amount of penalty would require a change in the Vancouver Charter.

Clause No. 1 (cont'd)

(g) A higher penalty for committing a fraud of this nature should be considered.

- the committing of a fraud is dealt with under the Criminal Code and is handled by the City Prosecutor's Office.

(h) The applicant for such a license, if refused, should be allowed the privilege of appealing to City Council.

- this is provided for in the License By-law and does take place.

The percentage of 'fly by night' salesmen is small in comparison to the total number of license holders, however, every effort is made to keep this percentage to a minimum. Complaints have been few but are acted upon immediately in the manner described above."

Your Board submits the foregoing report of the Director of Permits & Licenses for the INFORMATION of Council.

(Copies of Mr. J. J. Volrich's letter dated September 21, 1971 and Better Business Bureau dated November 1, 1971 are circulated to Council for information)

DELEGATION REQUEST - BETTER BUSINESS BUREAU :
Mr. V. E. Forbes

FOR ADOPTION SEE PAGE(S) 296

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. City Hall - Parking on Upper Driveway

The City Building Inspector reports as follows:

"The control of parking on the driveways around the City Hall is the responsibility of the Police Department since a clause in the Street & Traffic By-law makes the driveways subject to the provisions of that By-law. In spite of enforcement action by the police, it is observed that certain offenders by evasive action manage to park on the driveways for lengthy periods of time. It is believed that many of the offenders are members of the City staff who have been advised by notices from time to time that Council in 1962 passed a resolution forbidding employees to park on the upper driveway.

It is believed that it might be better to assign the responsibility for policing the parking area to the Permits & Licenses Department, who are already policing the public parking area in the East Wing. To this end it would be desirable to amend the Street & Traffic By-law by deleting the clause which makes the driveways around the City Hall subject to the provisions of the Street & Traffic By-law.

Signs indicating that parking on the driveway is for the public but not City employees, could be posted at entrances, the present two hour time limit being maintained. Exemption permits could be issued by the Department of Permits & Licenses to people who presently enjoy exemptions, e.g. members of civic boards who meet periodically at the City Hall, employees who suffer physical disability, etc. It is proposed to continue the reservation of parking stalls for the press. It is presumed that Council wish to exclude City-owned vehicles from parking on the driveway since these vehicles are already assigned to specific parking stalls.

It is recommended

(i) That the Street & Traffic By-law be amended by deleting paragraph (a) of Section 101, being the section which makes the driveways around the City Hall subject to the provisions of the Street & Traffic By-law.

(ii) That the City Building Inspector be responsible for administering and enforcing the policy set forth in this report.

The City Engineer and Corporation Counsel concur with this report."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.

2. Request for Parade : B.C. Women's Abortion Law Repeal Coalition

The City Engineer reports as follows:

"In a communication dated November 7, 1971, the B.C. Women's Abortion Law Repeal Coalition have requested permission to hold a parade and rally in the downtown area on Saturday, November 20, 1971.

Cont'd...

Clause No. 2 Cont'd.

The proposal is as follows:

ASSEMBLY:	12:00 Noon	At Thornton Park
ROUTE:	1:20 P.M.	Via Main Street, Pender Street, Columbia Street, Powell Street, Water Street, Cambie Street, Hastings Street, Granville Street, Georgia Street to the Court House.
RALLY:	2:00 P.M.	On the sidewalk in front of the Court House.
DISPERSAL:	3:00 P.M.	From the Court House as individuals.

The route is acceptable to the Police Department and there are no objections from a Transit or Traffic Engineering standpoint.

Temporary barricades and signing will not be required.

It is therefore RECOMMENDED that the B.C. Women's Abortion Law Repeal Coalition be permitted to hold the aforementioned parade on Saturday, November 20, 1971 at 1:00 P.M., provided that:

1. The applicants enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from holding this parade.

2. The cost of any additional street cleaning over and above normal street cleaning be borne by the applicants."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 293

3. Request for Parade : Muscular Dystrophy Committee of Firefighters Union Local No. 18

The City Engineer reports as follows:

"The Muscular Dystrophy Committee of Firefighters Union Local No. 18 have requested permission to hold a parade in the downtown area on Friday, November 26th, 1971, at 7:00 P.M.

There will be approximately 100 members in the parade, including the Firemen's Band. The route is the same as has been used in previous years and the parade will be under Police control.

Details are as follows:

ASSEMBLY:	-	No. 1 Fire Hall, 729 Hamilton Street.
ROUTE:	-	West on Georgia Street to Granville Street North on Granville Street to Hastings Street East on Hastings Street to Abbott Street
DISPERSAL:	-	Participants in parade merely break ranks and merge with pedestrians on the sidewalk.

No barricades or temporary signing will be required.

Cont'd...

Clause No. 3 Cont'd.

This group has been co-operative in previous years and keeps to one side of the street. The Police and Transit Authority agree that this parade can be accommodated without undue disruption of traffic or transit services.

Accordingly, it is RECOMMENDED that the Firefighters Union be permitted to hold a parade on November 26th, 1971, as detailed above provided that:

1. The applicant enter into an arrangement with the Corporation Counsel indemnifying the City against all possible claims that may arise from holding this parade.

2. The cost of street cleaning over and above normal street cleaning be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 296

Board of Administration, November 12, 1971 . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Sinking Fund and Investment Matters - September, 1971

   (a) Security transactions during the month of September, 1971
   (b) Summary of Secruities held by the General and Capital Accounts as at September 30, 1971.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Bank Deposit Receipts Purchased for Redemption in September, 1971					
Sept. 3	Bank of Montreal	Sept. 7/71	$ 500,191.78	$ 500,000.00	4	3.50
7	Toronto Dominion Bank	Sept. 15/71	1,501,440.00	1,500,000.00	8	4.38
7	Toronto Dominion Bank	Sept. 27/71	1,002,421.92	1,000,000.00	20	4.42
7	Bank of Montreal	Sept. 8/71	500,051.37	500,000.00	1	3.75
15	Toronto Dominion Bank	Sept. 22/71	1,501,236.99	1,500,000.00	7	4.30
15	Toronto Dominion Bank	Sept. 21/71	500,353.42	500,000.00	6	4.30
15	Bank of B.C.	Sept. 17/71	500,116.44	500,000.00	2	4.25
21	Mercantile Bank of Canada	Sept. 23/71	300,073.97	300,000.00	2	4.50
21	Mercantile Bank of Canada	Sept. 24/71	400,147.95	400,000.00	3	4.50
21	Mercantile Bank of Canada	Sept. 27/71	1,300,961.64	1,300,000.00	6	4.50
22	Bank of Montreal	Sept. 27/71	600,308.22	600,000.00	5	3.75
22	Bank of Montreal	Sept. 27/71	1,500,924.66	1,500,000.00	5	4.50
			$10,108,228.36	$10,100,000.00		
	Bank Deposit Receipts Purchased for Redemption in 1971 after September 30, 1971					
Sept. 27	Toronto Dominion Bank	Oct. 15/71	$1,002,391.78	$1,000,000.00	18	4.85
27	Bank of B.C.	Nov. 1/71	1,004,842.47	1,000,000.00	35	5.05
27	Bank of B.C.	Oct. 4/71	1,501,366.44	1,500,000.00	7	4.75
27	Bank of B.C.	Oct. 4/71	700,610.82	700,000.00	7	4.55
30	Mercantile Bank of Canada	Oct. 5/71	700,455.48	700,000.00	5	4.75
			$4,909,666.99	$4,900,000.00		
	Bank Deposit Receipts Purchased for Redemption in 1972					
Sept. 1	Bank of B.C.	Jan. 14/72	$1,529,237.67	$1,500,000.00	135	5.27
15	Bank of B.C.	Jan. 31/72	1,835,728.77	1,800,000.00	138	5.25
24	Toronto Dominion Bank	Jan. 17/72	1,016,761.64	1,000,000.00	115	5.32
24	Toronto Dominion Bank	Jan. 31/72	1,018,802.19	1,000,000.00	129	5.32
			$5,400,530.27	$5,300,000.00		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Sept. 10	City of Van. 5%	May 1/78	$ 8,000.00	$ 85.25	$ 6,820.00	6/8	7.90
15	P.G.E. Rlwy. Parity 6½%	Sept.15/76	834,000.00	100.00	834,000.00	5/0	6.50
15	P.G.E. Rlwy. Parity 6½%	Sept.15/76	200,000.00	100.55	201,100.00	5/0	6.37
15	City of Van. 5½%	Mar. 1 72/79	21,000.00	92.94	19,517.40	0/6 to 7/6	7.50
15	City of Van. 5½%	Mar. 1 73/74	2,000.00	96.725	1,934.50	1/6 to 2/6	7.30
15	City of Van. 5½%	Mar. 1 75/76	2,000.00	93.225	1,864.50	3/6 to 4/6	7.50
15	City of Van. 5½%	Mar. 1 77/78	12,000,00	90.05	10,806.00	5/6 to 6/6	7.60
15	City of Van. 5 3/4%	Oct. 15/77	10,000.00	91.20	9,120.00	6/1	7.58
15	City of Van. 4½%	Jan. 15 75/76	4,000.00	90.20	3,608.00	3/4 to 4/4	7.50
15	City of Van. 4½%	Jan. 15 77/78	4,000.00	85.625	3,425.00	5/4 to 6/4	7.60
16	City of Van. 5½%	Mar. 1/72	2,000.00	99.27	1,985.40	0/5	7.10

RECOMMENDATIONS

Clause No. 1 (cont'd.)

(CONT'D) DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Sept. 16	City of Van. 5½%	Mar. 1 73/74	$ 4,000.00	$ 96.78	$ 3,871.20	1/5 to 2/5	7.30
16	City of Van. 5½%	Mar. 1 75/76	4,000.00	93.27	3,730.80	3/5 to 4/5	7.50
16	City of Van. 5½%	Mar. 1 77/79	6,000.00	89.467	5,368.00	5/5 to 7/5	7.60
16	Greater Van. Sewer & Drain. Dist. 5½%	Dec. 2/77	1,000.00	88.875	888.75	6/3	7.80
16	Gtr. Van. Water Dist. 5½%	Dec. 1/74	25,000.00	94.23	23,557.50	3/2	7.30
16	Gtr. Van. Water Dist. 5½%	Dec. 1/76	25,000.00	90.44	22,610.00	5/2	7.50
16	City of Van. 4½%	Jan. 15 73/74	4,000.00	95.295	3,811.80	1/4 to 2/4	7.30
16	City of Van. 4½%	Jan. 15 75/76	4,000.00	90.18	3,607.20	3/4 to 4/4	7.50
16	City of Van. 4½%	Jan. 15 77/79	6,000.00	84.687	5,081.20	5/4 to 7/4	7.60
17	Gtr. Van. Water Dist. 7½%	July 2 72/78	136,000.00	100.32	136,435.20	0/9 to 6/9	7.40
17	City of Van. 5½%	Nov. 15/76	10,000.00	91.56	9,156.00	5/2	7.50
17	City of Van. 3½%	Apr. 15/75	20,000.00	87.63	17,526.00	3/7	7.50
22	City of Van. 5 3/4%	Oct. 15/77	20,000.00	91.50	18,300.00	6/1	7.53
22	City of Van. 3 3/4%	Apr. 1/72	2,000.00	98.35	1,967.00	0/6	6.90
22	City of Van. 3 3/4%	Apr. 1/73	4,000.00	95.05	3,802.00	1/6	7.20
22	City of Van. 3 3/4%	Aug. 1 75/76	40,000.00	86.25	34,500.00	3/10 to 4/10	7.50
22	City of Van. 5½%	Nov. 15/77	6,000.00	90.03	5,401.80	6/2	7.55
23	City of Van. 5 3/4%	Oct. 15/77	150,000.00	91.58	137,370.00	6/1	7.50
23	Gtr. Van. Water Dist. 7½%	July 2 72/78	44,000.00	100.32	44,140.80	0/9 to 6/9	7.40
23	City of Van. 5½%	Mar. 1/76	11,000.00	92.48	10,172.80	4/5	7.50
23	City of Van. 5%	May 1/78	100,000.00	86.66	86,660.00	6/7	7.60
24	City of Van. 5½%	Mar. 1/75	1,000.00	93.75	937.50	3/5	7.60
24	Gtr. Van. Water Dist. 5½%	Apr. 15/76	20,000.00	92.50	18,500.00	4/7	7.45
			$1,742,000.00		$1,691,576.35		

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SINKING FUND TRANSACTIONS

Sale of Canadian National Railway and Canada Bonds and Purchase of Temporary Investment In Bank Deposit Receipts, Pending November 15th Purchase of Current Issue of Canada Savings Bonds.

Date	Type of Security	Maturity Date	Maturity Value	Price	Proceeds	Term Yrs/Mos	Yield %
	Disposals						
Sept. 30	C. N. R. 3 3/4%	Feb. 1/74	$2,300,000.00	$96.30	$2,214,900	2/4	5.45
30	Canadas 5%	Oct. 1/73	364,000.00	99.70	362,908	2/0	5.16
			$2,664,000.00		$2,577,808		
	Acquisitions				Cost	Days	
Sept. 30	Royal Bank of Canada Deposit Receipts	Nov. 15/71	$2,617,432.11		$2,600,000	46	5.32

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RECOMMENDATIONS:

Clause No. 1 (cont'd.)

KERRISDALE COMMUNITY CENTRE FUND

Sale of B.C. Hydro & Power Authority Bonds to Provide Funds For Maintenance Work At Community Centre.

Date	Type of Security Disposal	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
Sept. 9	B.C. Hydro & Power Auth. 7% Parity Bonds	Sept. 1/75	$6,000.00	$102.25	$6,135.00	4/0	6.35

****

(b) GENERAL AND CAPITAL

Summary of Securities Held As At September 30, 1971

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts Due 1971	$ 36,480,733.71	$ 36,000,000.00
Deposit Receipts Due 1972	5,400,530.27	5,300,000.00
	$ 41,881,263.98	$ 41,300,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance in Sinking Fund Matters for September, 1971 be confirmed.

CONSIDERATION

2. Board of Police Commissioners - Photographic Equipment - Crowd Control

Your Board submits the following communication from the Board of Police Commissioners:

" The Chief Constable advised that in order to provide adequate photographic evidence of disturbances such as the Gastown incident of August 7th it was necessary to provide the Police Department with suitable equipment. He pointed out that Mr. Justice Dohm had recommended in his report on the disturbance that the Police should have available suitable sound and photographic equipment to properly record such activities. The Chief stated the following equipment was needed immediately to enable the Police photographers to satisfactorily record police and crowd actions at events which require police attendance for crowd control purposes.

3 Pentax Spotmatic Cameras	$ 537.00
4 Mecability 502 flash units	656.00
1 Portable flood light	150.00
1 500 MM Pentax Takerman lens	380.00
2 28 MM wide angle Takuma lens	226.00
1 Telextender (2x)	15.00
1 Pentax 90	170.00
1 Pentax Spotmeter MK III	155.00
Total	$2,289.00

Board of Administration, November 12, 1971 . . . . (FINANCE - 4)

CONSIDERATION

Clause No. 2 (cont'd.)

The Chief said there were no funds available in the Police budget to purchase these items and asked that City Council be requested to provide the necessary funds. He added that other major sound recording and photographic items would be provided for in the 1972 Police Estimates and rented as required in the meantime.

"Moved:

'THAT City Council be requested to consider providing the necessary funds in the amount of $2,289.00 for the immediate purchase of photographic equipment required to adequately record police and crowd activities in major crowd control situations.'

Carried. "

The Director of Finance advises that if Council approves the above request, the funds would be provided by a transfer from Revenue Surplus of Prior Years.

Your Board submits the matter to Council for CONSIDERATION.

RECOMMENDATION

3. Queen Elizabeth Theatre - Restaurant & Liquor Lease

The lease of the Queen Elizabeth Theatre Restaurant and the license to sell liquor in the Queen Elizabeth Theatre expire on January 31, 1972. The Lessee, Mr. Max Ammann, is now deceased, and Adrina Holdings Ltd. (the shareholders of this Company are the widow of Max Ammann and his two sons) presently operates the Restaurant and conducts the sale of liquor in the Queen Elizabeth Theatre. The Company, through its solicitors, has requested a new lease and license in respect to the facilities operated by the Company in the Queen Elizabeth Theatre.

In 1969 Council established a Special Committee for the purpose of considering proposals for the renewal of the lease and license at that time. The Committee was comprised of two Members of Council and two Commissioners representing the Auditorium Board.

Accordingly, your Board

RECOMMEND that a Committee of Council be again established for the purpose of negotiating a new lease and license with Adrina Holdings Ltd.

FOR ADOPTION SEE PAGE(S) 297

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 12, 1971

RECOMMENDATIONS:

1. Leave of Absence Without Pay for Mr. Gordon R. Anderson, Vancouver Fire Fighter's Union, Local #18

The Director of Personnel Services reports as follows:

> I have received a request from Mr. L. E. Kraft, Secretary-Treasurer of the above mentioned Union that Mr. G. R. Anderson be granted leave of absence without pay for the term of one year, effective December 1, 1971 for the purpose of conducting Union business on a full time basis."

This request coincides with the City's policy of granting leave of absence without pay to Union members on a year to year basis, therefore the Director of Personnel Services recommends that your Board obtains the approval of City Council for this request.

The Fire Chief concurs in this recommendation.

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Auto Allowances: Supervisor and Director of the Health Care and Aging Unit of Social Service Department

The following report has been received from the Director of Finance:

"A request has been received from the Director of Welfare Services for auto allowances for the positions of Director, presently occupied by Miss Shiela McDiarmid, and Supervisor, presently occupied by Miss E. Ward, of the Health Care & Aging Unit.

Miss McDiarmid will be using her auto 2-3 days per week and driving 50 - 75 miles per month. Miss Ward will be using her auto 3 - 4 days per week and driving 100 - 150 miles per month. By using their own autos for transportation, they will be saving time in carrying out their duties.

It is recommended that

a) an auto allowance of 11¢ per mile be granted for the position of Director, Health Care & Aging Unit, presently occupied by Miss Shiela McDiarmid, effective September 1, 1971,

and

b) an auto allowance on the monthly basis be granted for the position of Supervisor, presently occupied by Miss E. Ward, effective September 3, 1971."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

FOR ADOPTION SEE PAGE(S) 297

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 12, 1971

RECOMMENDATION

1. Acquisition for Replotting
3192 S.E. Marine Drive

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 1, Property Matters, March 26, 1971 confirmed by Council March 30, 1971 approving the expropriation of S.E. Sector Lot C in North Part of Block 8, D.L. 330, 3192 S.E. Marine Drive, which is required both for highway and replotting purposes in connection with the expanded programme of redevelopment in the S.E. Sector.

These premises comprise a large parcel, 131' x 515', having an area of approximately 1.55 acres, improved with a one-storey frame dwelling erected in 1926. The Northerly 375' of the site is zoned R.T.-2 Two Family Dwelling District and the Southerly 140' is zoned M-1 Industrial District. Said dwelling with a main floor area of 775 sq.ft. contains 4 rooms on the main floor and 2 rooms in the basement, has 6 plumbing fixtures, a patent shingle roof, asbestos shakes on the exterior walls, a concrete foundation and heated by 2 oil-burning heaters. This building is in average condition for age and type.

According to recent advice from the City Solicitor, the owners, through their solicitor have refused to accept an offer of $43,000.00 which sum is substantiated by 3 independent valuations, plus an unstated amount for disruption costs such as moving etc. In this connection the City Solicitor has recommended that an additional amount of $2,000.00 for incidental expenses as representing value to the owner be allowed in addition to the market value and that the City's offer be set at $45,000.00.

RECOMMENDED

(a) that the offer of $45,000.00 be confirmed as representing due compensation for the property to be acquired.

(b) FURTHER that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owners. "

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

FOR ADOPTION SEE PAGE(S) 297

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

November 4, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, November 4, 1971, in the #1 Committee Room, third floor, City Hall at approximately 10:45 a.m.

PRESENT:	Alderman Sweeney (Chairman) Aldermen Adams, Bird, Calder, Linnell, Phillips and Rankin
ABSENT:	His Worship the Mayor (Civic Business) Alderman Broome (Civic Business) Alderman Hardwick (Illness) Alderman Wilson
CLERK:	D. Scott

Adoption of Minutes

The Minutes of the meeting held October 14, 1971, were adopted.

The following matter is submitted for the information of Council.

INFORMATION

1. Use of Capilano Stadium

The Committee had before it for consideration, a report of the Board of Administration dated October 18, 1971, dealing with the future use of Capilano Stadium.

The following delegations were heard:

(a) Board of Parks & Public Recreation - Commissioner E.A. Sandy Robertson requested the Stadium be placed under the care, custody and management of the Park Board and set the cost of operation as being:

$61,000 the first year
$46,000 the second year
$46,000 the third year
and $33,000 each year thereafter.

(b) Vancouver Art Gallery - Mr. Anthony Emery, Director - Brief filed dated November 4, 1971.

(c) Pacific Coast Soccer League - Mr. K. Howarth - Brief filed dated November 3, 1971.

(d) B.C. Premier Soccer League - Mr. R. Paton & Mr. Christopher - Brief filed.

(e) Vancouver Olympic Club - Mr. D. Fynn - Brief filed dated November, 1971.

(f) Riley Park Area Council - Mrs. H. Giffin supported the use of the Stadium by the Vancouver Art Gallery.

(g) Vancouver Junior Chamber of Commerce - Mr. W.J. Woods - Brief filed dated November 4, 1971.

cont'd . .

Clause 1 continued

(h) Satellites Motorsport Club - Mr. D. Harder again requested space for his Club's operation.

A communication dated November 3, 1971, was noted from Mr. T.W. Johnstone, Manager Planning and Development, Acres Western Limited. Mr. Johnstone suggested that consideration be given to hiring Acres Western Limited to act as consultants for the Committee and prepare a report based on the future use of Capilano Stadium. It was estimated that the cost would be between $7,000 and $8,000 and it would take a period of two to three months to complete the study. It was

RESOLVED that the communication from Acres Western Limited dated November 3, 1971, be received.

FURTHER RESOLVED that the presentations and the briefs presented this day be received and the matter be further considered at a subsequent meeting to be called by the Chair.

The meeting adjourned at approximately 12:00 noon.

* * * * *

FOR ADOPTION SEE PAGE(S) 304

MINUTES November 1, 1971

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, third floor, City Hall on Monday, November 1, 1971, at approximately 10:30 a.m.

PRESENT: Alderman Linnell (Chairman
Commissioner Ryan
Mr. J. Mulberry, Law Department
Supt. Oliver, City Police Department
Mr. R. Boyes, Traffic & Transportation Dept.
Mr. J.F. Rowan, City Prosecutor's Office

ALSO PRESENT: Mr. E.J. Irwin, Vancouver School Board
Mr. J. Attridge, Vancouver Traffic & Safety Council

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting of September 22, 1971, were adopted.

1. Student Parking:
Langara Campus

At a meeting of the Official Traffic Commission on May 26, 1971, it was recommended that Mr. Boyes' progress report be received and that the area be again checked in September.

In a report dated October 21, 1971, the City Engineer advised that a series of checks were taken in September after the College opened and these checks showed that the off-street parking facilities are now utilized to 120% of design capacity. This figure represents:

830 vehicles parked in stalls
150 vehicles parked in aisles

In addition, approximately 150 vehicles were parked on-street, 120 of which were parked on Ontario Street and 49th Avenue on the College side of these two streets, and 30 vehicles were parked on neighbouring residential streets.

The Engineering Department received two complaints from residents of this area, Mrs. Anderson on Ontario Street at 49th Avenue and Mrs. Hackett on 50th Avenue at Ontario Street. As a result of their complaints, the City Engineer proposes to extend the Resident Parking Zones to accommodate these people.

The City Engineer further advised that as a condition of the Development Permit for this College, the School Board was required to provide 830 off-street parking spaces for students and staff with provision for an additional 60 spaces upon request of the Technical Planning Board should traffic and on-street parking conditions make such expansion necessary. A further condition provides for a survey of off-street parking requirements by the School Board and/or the Langara College Council in conjunction with the Engineering and Planning Departments two years from the time the College commenced operation. This survey would be scheduled for October, 1972. However, in view of the vehicular increase it is recommended that the Technical Planning Board be asked to consider requesting additional parking facilities (over and above the 60) at this time.

cont'd . .

Clause 1 continued

Mr. Boyes reviewed the situation for the information of the Commission and it was

RECOMMENDED

(a) That the Vancouver City Council recommend to the Technical Planning Board that they implement immediately the additional 60 spaces which was a condition of the Development Permit when issued.

(b) That the Technical Planning Board be asked to have the School Board and/or the Langara College Council carry out the necessary study and submit proposals for additional parking (over and above the 60) at this time rather than wait until October, 1972.

(c) That the City Engineer's report be received and forwarded to the Technical Planning Board for information.

2. Request for Stop Signs:
Pine Crescent at Matthews Avenue
and at Hosmer Avenue

Communications have been received from Mr. Peter A. Cherniavsky dated June 4th, August 13th, and September 17, 1971, with respect to request for stop signs at the intersections of Hosmer with Pine Crescent and Matthews with Pine Crescent. The City Engineer advised in a report dated October 19, 1971, that upon receipt of the first communication theses intersections were checked and at Hosmer and Pine Crescent the records indicated that there has been one accident since 1968 and none for several years prior to that. The intersection of Matthews and Pine Crescent showed a history of complaint leading to the installation of 'slow' signs on all four approaches in December 1959. Since that time the accident picture has fluctuated and in the first quarter of 1971 there were five accidents. The City Engineer stated that the east approach 'slow' sign was badly mutilated and the south sign was faded, therefore new signs were installed and a review of the location was scheduled for January, 1972, to determine the effect of the new signs.

Mr. Cherniavsky was advised of the foregoing, however, on August 13th, he requested a review of the decision. Again he believed stop signs were warranted. On September 17th, Mr. Cherniavsky requested stop signs be posted for east and westbound traffic at Hosmer and Matthews and requested slow or stop signs for northbound and southbound traffic at both intersections. Mr. Cherniavsky requested that checks be made with respect to speeding vehicles.

Radar checks were taken, however, no speed problem was indicated.

The City Engineer recommended that stop signs not be installed at the intersections of Hosmer and Pine Crescent and Matthews and Pine Crescent at this time but that the intersection of Matthews and Pine Crescent be reviewed departmentally in January, 1972 for such action as may be appropriate at that time. After due consideration it was

RECOMMENDED that the recommendations of the City Engineer contained in his report dated October 19, 1971, be adopted and that a letter be forwarded by the Commission to Mr. Cherniavsky.

Official Traffic Commission November 1, 1971

3. Overhead Crane Operated by Western Outboard and Equipment Limited at 1820 Fir Street

On July 21, 1971, the Official Traffic Commission considered a complaint by the East India Carpet Ltd concerning noise, illegal parking and traffic congestion created by the Western Outboard and Equipment Ltd. Superintendent Oliver advised that enforcement action has been taken and as a result the situation has improved.

On July 21, 1971, the City Engineer was requested to report further on the overhead crane which overhangs the east boulevard of Fir Street.

In a report dated October 21, 1971, the City Engineer advised that a search of City Hall records shows the following:

(1) The building occupied by West Outboard and Equipment Ltd. was constructed in 1927.

(2) No permits have been issued, either for the construction or the operation of the crane although one member of the City Hall staff recalls seeing it on the building in 1945.

(3) The crane has been used by Western Outboard and Equipment Ltd. since that company moved into the building in 1965."

He further advised that Western Outboard and Equipment Ltd. in a communication dated September 15, 1971, informed the Engineering Department that another property was purchased recently and it is intended to move the boat storage facilities on to it and the present property will then be used for a show room and a parts sales. In this way the upper floor will see much less traffic and the crane will be used much less frequently. It is anticipated that the move to the new property will take place no later than the Spring of 1972. Western Outboard also advised that a consulting architect has been engaged to prepare plans for renovating the building at 1820 Fir Street after the facilities at the new property are in operation and the construction of an elevator inside the building is to considered by the architect.

After considering the recommendation of the City Engineer it was,

RECOMMENDED that Western Outboard and Equipment Ltd. be permitted to carry on the use of the crane until April 30, 1972, providing the firm enter into an encroachment agreement relieving the City of all liability in respect to the overhead crane for this period, but the crane be removed by May 7, 1972, be adopted.

4. Parking Adjacent to Schools

When dealing with a report of the Official Traffic Commission dated September 22, 1971, respecting parking adjacent to schools, the Vancouver City Council on October 5, 1971, passed the following motion:

"THAT the recommendations in this clause be adopted with the exception of the recommendation of the City Engineer, i.e. 'that the School Board assume expenses of signing the zones as requested', which item be referred back to the Official Traffic Commission in an endeavour to work out a satisfactory financing arrangement with the School Board."

cont'd . .

Clause 4 continued

Mr. Irwin submitted a copy of a letter addressed to the City Clerk dated September 28, 1971, wherein Mr. Bowers, Chairman of the Vancouver School Board, advised the School Board is not in favour of paying for the posting of the signs particularly around secondary schools as they believe this is the responsibility of the City. However, he stated that the School Board would, if necessary, pay 50% of the cost of the signs at elementary schools.

In discussing this matter, Mr. Boyes advised that the approximate cost of signing the secondary schools was $1,850.00 and $2,150.00 for the elementary schools, and that the estimated annual maintenance cost would be $400.00.

After considerable discussion it was

RECOMMENDED that the School Board and the City Engineering Department be requested to provide 50% of the capital cost of $4,000 in their 1972 Budget for the posting of signs at the elementary and secondary schools, on the understanding the Engineering Department will pay the maintenance costs estimated to be $400 a year.

5. Parking Exemption Decals

The City Engineer submitted a report dated October 13, 1971, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved:

Sandra D. Blades
490 Pendlebury Road
Richmond, B. C.

Milo Stajer
M-705-1600 Beach Avenue
Vancouver 5, B. C.

James P. Grigg
#106 - 1383 East Broadway
Vancouver 10, B. C.

RECOMMENDED that the recommendations contained in the City Engineer's report dated October 13, 1971, re parking exemption decals be adopted.

6. Request for Traffic Control Signal
Victoria and Venables Streets

In a communication to Alderman Rankin under date of September 27, 1971, Pastor Fr. L. Gellan requested that traffic control signals be installed at the intersection of Victoria Drive and Venables to improve traffic conditions and to provide greater crossing protection for pedestrians.

In a report dated October 20, 1971, the City Engineer advised that Victoria Drive and Venables Street is a through street carrying moderate rush hour and light base period volumes. The north crosswalk is marked and signed as a 'stop when occupied' school crosswalk and is easily visible from both the north and the south.

Venables Street, while classed as an arterial west of Commercial Drive, continues as a through street east to Victoria Drive. It serves as a route to and from the Georgia Viaduct and as such carries fairly high rush hour volumes. However, traffic volumes between Commercial and Victoria are only one-third to one-half as high as the volumes west of Commercial Drive, and, although a 36-foot pavement width is maintained to Victoria Drive, the street becomes residential in nature, with stop signs at Victoria Drive. To the east of Victoria Drive, Venables Street is residential with a 27-foot pavement width. Volumes on Venables Street to the east of Victoria Drive are light.

cont'd . .

Clause 6 continued

The City Engineer further advised that while there is some congestion, delays were not considered significant and cross traffic experienced no unusual difficulties. Regular gaps occur in the north-south vehicular flow on Victoria Drive providing ample crossing opportunities for pedestrians. The Police School Patrol report that reviews at this location indicate that no further pedestrian controls are required at this time.

The accident history is not adversely affected and vehicle speeds were not excessive during the observation periods. Since Venables Street east of Victoria Drive is residential in nature, it is felt that a signal installation at this intersection would attract undesirable non-local traffic through this residential area.

The City Engineer recommended that no further traffic controls be installed at the intersection of Victoria Drive and Venables Street at this time.

The Clerk advised that Pastor Gellan had been contacted by telephone inviting him to appear as a delegation, however it was noted that no delegation was present at the meeting.

RECOMMENDED that the recommendation of the City Engineer contained in his report dated October 20, 1971, be adopted.

7. Bobolink Park: Noise, Property Damage and Traffic Complaints

At the last meeting of the Official Traffic Commission it was

"RECOMMENDED that the Traffic Superintendent, City Engineer and the Director of Social Planning/Community Development in conjunction with the School and Park Boards, be requested to report at the next meeting of Official Traffic Commission on the complaints set out by the delegation this day."

The City Engineer under date of October 20, 1971, reports as follows:

"Subsequently, a meeting was held on October 14, 1971, to discuss the situation, attended by officials of the above departments and Mr. Smith, representing the residents of the Bobolink area.

The problem, which occurs on most summer evenings and particularly on Friday and Saturday nights, is that youngsters congregate at the community hall, and with no specific program of events at the hall, they tend to gather outside, adjacent the community hall parking lot and Hoylake Avenue. In front of this audience there is considerable speeding of cars, rapid accelerating, squealing of tires, etc., which results in undesirable noise, hazard to younger children at the adjoining playground, and damage to parked cars on the street. This past summer the exterior of the community hall was damaged on a number of occasions.

The Police Department had investigated this problem following the residents' earlier complaints and has for the past month instructed the local patrol car to give this area special attention on all shifts. This matter has also been brought to the attention of the Crime Prevention Squad, and Mr. Smith, on behalf of the residents, feels that in this period the situation has improved about 80%.

It was agreed at the above meeting that the following courses of action would be taken by the departments concerned:-

1. Social Planning and Community Development Department will be asking Council's approval to sponsor a full-time staff member to work with those youngsters persistently causing disruption in the Bobolink area.

cont'd . .

Clause 7 continued

2. Police Department will continue to assign the local patrol car to give attention to this area on all shifts. The Crime Prevention Squad will be giving this area attention as well, and the Youth Preventive Squad has been advised of the problem and will help out directly on a complaint basis. It is felt that with this action by the Police Department, special attention by the Traffic Police would be redundant, and little success could be achieved if they were to enforce speeds with a radar unit, since their presence would be too obvious. However, a contact has been arranged, so that the Traffic Division can attend when necessary.

3. The Parks Board will undertake to provide a chain across the parking lot entrance, so that it can be closed each evening, thereby restricting undesirable use of the parking lot by rapidly accelerating vehicles late at night.

4. The School Board feel that since the nearest secondary schools are some distance away, there is no very specific way in which they can be helpful in this situation.

Mr. Smith indicated that he feels these arrangements are satisfactory from the residents' point of view."

The Clerk advised that a copy of the Engineer's report has not as yet been forwarded to Mr. Smith and that no delegation arrangements had been made for this meeting.

Mr. Boyes stated he believed that with the foregoing course of action, the problems would be resolved and it was therefore

RECOMMENDED that the report of the City Engineer dated October 20, 1971, be received.

The meeting adjourned at approximately 11:30 a.m.

FOR ADOPTION SEE PAGE(S) 304

* * * * *

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 23, 1971, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 16, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

DELEGATION MATTERS:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a)	Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers Union	Re: Containerized Garbage Collection (See Pages 15 and 16)
(b)	Service Station: 2611 Kingsway; Mohawk Oil Company	Re: Development Permit Application (see Page 16)
(c)	B.C. Antique Fire Apparatus Association	Re: Purchase Surplus Fire-fighting Equipment (see Pages 16 and 17)
	Lever Arms Services Ltd.	

COMMUNICATIONS OR PETITIONS

1. Vancouver and Lower Mainland Industrial Development Commission

The Council noted an invitation from the Vancouver and Lower Mainland Industrial Development Commission to attend, on Saturday, November 27, 1971, a Seminar, 'Space for Industry,' which will take place at the B. C. Research Institute.

MOVED by Alderman Bird,
THAT this invitation be received, and as many members of Council as possible be requested to attend; and that the Board of Administration be authorized to arrange for appropriate City officials to be in attendance, as considered advisable.

- CARRIED.

2. Fog Dispersal Services - Grey Cup Game (North Coast Air Services Ltd.)

A letter was received from North Coast Air Services Ltd., requesting approval to fly below 1,000 feet over the City, to provide fog dispersal services for the Grey Cup game, to be held at Empire Stadium on Sunday, November 28, 1971. The service is being requested by the Canadian Football League, if found to be necessary.

MOVED by Alderman Broome,
THAT permission be granted for this service by North Coast Air Services Ltd., provided flying is not permitted below the 500-foot level while over the City rendering this fog dispersal service, and subject to approval being received from the Ministry of Transport.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 19, 1971

Works and Utility Matters

Landscaping Centre Boulevard on Boundary Road North of Hastings Street (Clause 1)

MOVED by Alderman Wilson,
THAT Clause 1 of the Board of Administration report, dated November 19, 1971 (Works and Utility Matters) be adopted, and a copy of the report be furnished to the Hastings Chamber of Commerce.

- CARRIED.

Reduction in Scope - Street Lighting Local Improvement Project (Clause 2)

MOVED by Alderman Bird,
That Clause 2 of the Board of Administration report, dated November 19, 1971 (Works and Utility Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

Request by Mental Patients' Association for Surplus Furnishings from the Angelus Hotel (Clause 1)

MOVED by Alderman Rankin,
That the recommendation of the Director of Social Planning/ Community Development, contained in Clause 1 of the report of the Board of Administration (Social Service and Health Matters), dated November 19, 1971, be approved and, therefore, the items be donated accordingly to the Mental Patients' Association.

- CARRIED BY THE REQUIRED MAJORITY.

Purchase of Outside Services Youth Worker for Bobolink Park (Clause 2)

MOVED by Alderman Hardwick,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health Matters), dated November 19, 1971, be approved.

FURTHER THAT an arrangement be made for the Director of Social Planning/Community Development and representatives of the Recreational Division of the Park Board to meet with the Standing Committee on Health and Welfare to consider policy matters in the recreational field.

- CARRIED.

Purchase of Outside Services West End Public Opinion Poll (Clause 3)

MOVED by Alderman Broome,
THAT the recommendation of the Director of Social Planning/ Community Development, contained in Clause 3 of the Board of Administration report (Social Service and Health Matters), dated November 19, 1971, with respect to financing a public opinion poll of West End residents at a cost of $2,700, be approved, chargeable to "Purchase of Outside Services (POSER) account of the Department of Social Planning/ Community Development."

- CARRIED

MOVED by Alderman Linnell,
THAT the request contained in Clause 3 of the Board of Administration report (Social Service and Health Matters), dated November 19, 1971, for $275 to assist the West End Community Council in staging a public information day, be approved.

- LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Thunderbird Neighbourhood Centre:
Capital Costs and Programme Expenses
(Clause 4)

MOVED by Alderman Adams,
THAT, pursuant to the report from the Director of Social Planning/Community Development contained in Clause 4 of the Board of Administration report (Social Service and Health Matters), dated November 19, 1971, additional capital funds be approved to meet additional construction costs in connection with the Thunderbird Neighbourhood Centre, in the capital amount of $20,000 to include furniture; subject, however, to this item receiving the approval of the Park Board.

- CARRIED.

MOVED by Alderman Adams,
THAT, after considering the report of the Director of Social Planning/Community Development and the report of the Director of Finance contained in the Board of Administration report (Social Service and Health Matters), Clause 4, dated November 19, 1971, approval be given, in the amount of $8,650, for operating costs, staffing and programming for the balance of 1971, chargeable to "Revenue Surplus from Prior Years" and subject to adjustment after the September budget review.

- CARRIED.

Building and Planning Matters

Proposed Senior Citizens'
Housing Project: Kitsilano
(Clause 1)

MOVED by Alderman Calder,
That Clause 1 of the Board of Administration report (Building and Planning Matters), dated November 19, 1971, be received for information.

- CARRIED.

Finance Matters

National Council of the Metropolitan Opera:
Grant Equal to Rental of Queen Elizabeth Playhouse
(Clause 1)

MOVED by Alderman Adams,
THAT, pursuant to the request from the National Council of the Metropolitan Opera, a grant equal to the rental of the Queen Elizabeth Playhouse on February 13, 1972, in connection with The Western Canada Auditions, be approved.

- CARRIED
BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (continued)

Impounding By-Law No. 3519
(Clause 2)

MOVED by Alderman Adams,
THAT Clause 2 of the Board of Administration report (Finance Matters), dated November 19, 1971, be adopted.

- CARRIED.
(Alderman Rankin and Alderman Calder voted in the Negative.)

City Clerk's Office - Archives Division:
Statement of Purposes and Objectives
(Clause 3)

MOVED by Alderman Broome,
THAT Clause 3 of the Board of Administration report (Finance Matters), dated November 19, 1971, be adopted, except that the archives building be named "The Major Matthews Building."

- CARRIED.

Re-allocation of Staff,
Vancouver Public Library
(Clause 4)

MOVED by Alderman Bird,
THAT Clause 4 of the Board of Administration report (Finance Matters), dated November 19, 1971, be adopted.

- CARRIED.

Grant Request Equal to Taxes
- Central City Mission
(Clause 5)

IT WAS AGREED to defer Clause 5 of the Board of Administration report (Finance Matters), dated November 19, 1971, pending hearing of a delegation, as requested.

B. Personnel Matters,
Supplementary Report

Auto Allowance - Engineering
Technicians - Materials Branch
(Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Personnel Matters, Supplementary Report), dated November 19, 1971, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Supplementary Report (continued)

Closing of Civic Offices,
December 24, 1971
(Clause 2)

MOVED by Alderman Bird,
THAT Clause 2 of the Board of Administration report (Personnel Matters, Supplementary Report), dated November 19, 1971, be adopted.

- CARRIED.

C. Property Matters

Demolitions
(Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Property Matters), dated November 19, 1971, be received for information.

- CARRIED.

Sale - Senior Citizens' Development
S/S 11th Avenue between Woodland
and Clark Drives
(Clause 2)

MOVED by Alderman Bird,
THAT approval be given to the sale of Lot 30 Sub. D, Block 160, D.L. 264A, to the B. C. Housing Foundation for construction of non-profit senior citizens' housing accommodation, subject to the following:

(a) Sale price $29,274, less estimated additional cost of construction in the amount of $7,000. (Sale price, therefore, is $22,274.).

(b) City terms at 9%, subject to the following conditions:

1. The B.C. Housing Foundation being permitted construction over the Greater Vancouver Sewerage and Drainage District easement situated on the lot;

2. Approval of a development permit;

3. That a right of way in favour of the Greater Vancouver Sewerage and Drainage District be reserved over Lot 30 to accommodate the existing trunk sewer;

4. That prospective purchasers first satisfy themselves with respect to soil conditions;

5. That the Foundation grant the City an option to repurchase the site at the net sales price in the event construction does not commence within 18 months of Council's approval;

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters (continued)

Sale - Senior Citizens Development
S/S 11th Avenue between Woodland
and Clark Drives
(Clause 2) - (continued)

6. The Foundation grant the City an option to repurchase the site at the sales price in the event the site is used for other than non-profit Senior Citizens' accommodation, such option to run for a period of 20 years from the date of Council's approval of sale.

- CARRIED.

Sale of City Property - S.E. Corner,
Cambie and Georgia Streets - Sandman
Motor Inn (Vancouver) Ltd.
(Clause 3)

MOVED by Alderman Broome,
THAT the property at the south-east corner of Cambie Street and Georgia Street, that is, Lots 1, 2 and 3, Block 58, D.L. 541, be advertised for sale in the usual manner.

- CARRIED.

MOVED by Alderman Phillips,
THAT Sandman Motor Inn (Vancouver) Ltd. be informed that, in respect of the company's request for direct sale of the property without a tender call, the City will not, under any circumstances, make a private agreement with respect to the property in question.

- CARRIED.

In view of the foregoing action, the Council did not approve the delegation request from the company.

D. Quarterly Review of Revenues and
Expenditures at September 30, 1971.

The Board of Administration, under date of November 15, 1971, submitted a report on the "Quarterly Review of Revenues and Expenditures at September 30, 1971." The summary and recommendations, as prepared by the Director of Finance, and contained in the report, are quoted as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Quarterly Review of Revenues and Expenditures at September 30, 1971 (continued)

" 1. the 1971 Revenue and Expenditure appropriations be adjusted as follows:

	Appropriations	
Revenues	Increase	Decrease
	$	$
General Tax Levy		41,000
Receipts in Lieu of Taxes		
-Taxes on property sold by City	22,000	
-Other	10,000	
Tax Grants		
-National Harbours Board-prior year		27,200
-National Harbours Board-current year		11,600
-Liquor Control Board properties	2,000	
Sundry Rentals	59,000	
License and Business Tax		145,000
Bicycle Registration Fees	15,100	
Provincial Court Fines and Fees	75,000	
Scavenging Fees		30,000
Interest on Temporary Investments	200,000	
Civic Theatre Revenues	10,000	
Museums Department Revenue		20,000
Metered Water Revenue		125,000
	393,100	399,800
Net Revenue Decrease		$ 6,700
Expenditures		
Contingency Reserve (Note 1)	134,000	
Disbursements on Rented Property		30,000
Museum Department Expenditures		61,000
Health Department Salaries - (net)		21,000
Purchase of Water		60,000
Transfer to Water Rates Stabilization Reserve		65,000
	134,000	237,000
Net Expenditure Decrease		$103,000
Excess of Expenditure Decrease over Revenue Decrease		$ 96,300

Note 1 - The increase of $134,000 in Contingency Reserve covers the accumulated deficiency in this account as at the date of this report.

2. the excess of expenditure decrease over revenue decrease which is estimated at $96,300 be transferred to the Current Surplus on Revenue Account."

The Board of Administration concurs.

MOVED by Alderman Bird,
THAT the foregoing summary and recommendations be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Winter-Employment Programs
- Second Report

The Board of Administration, under date of November 19, 1971, submitted the following report:

" The City Engineer reports as follows:

"Four additional proposals under the Local Initiatives - Municipal have been submitted, and an error has been discovered in one of the proposals dealt with in the first report.

Project 10 Development of Building and Public-Space Prototypes

(Department of Planning and Civic Development)

This project will assemble interdisciplinary teams of young architects, planners, sociologists, and other urban specialists to prepare various prototype designs for building and public space. These prototypes would then be used as models or guidelines for future decisions by public and private interests.

Total Cost	$86,000
Senior Government Share	$53,250
Estimated City Share	$32,750

Project 11A Diversionary & Recreation Program for Old People

(Welfare and Rehabilitation Department)

The City currently has one full-time coordinator on staff to train and direct the work of voluntary community workers in providing a diversionary and recreational program for senior citizens in boarding and intermediate-care homes.

Since there are more than 130 homes, some of them having more than 150 occupants each, it has not been possible to provide more than a minimum service to more than one-third. The employment of an assistant coordinator, six field workers and one clerk typist will permit an acceleration of this program with more intensive and widespread training of volunteers. At the end of the five-month period, the program should be fully operational and it may be possible to continue tne full program with one assistant to the current coordinator.

Total cost	$25,900
Senior Government Share	$20,800
Estimated City Share	$ 5,100

Project 11B Vocational Rehabilitation for Employable Social Assistance Recipients

(Welfare and Rehabilitation Department)

The Department operates a number of programs designed to place social assistance recipients back into remunerative employment. Moreover, it is desirable that as many as possible of the recipients be directed to Canada Manpower Winter Programs.

Current departmental staffing permits only a minimal assignment of staff to carry on these programs. This has resulted, particularly in the Job Opportunities Program, in a waiting list of 135 job offers from employers, and of 845 certified applicants.

With additional staff for five months, it will be possible to augment our existing program so that every employable person on assistance (8,500 at October 31, 1971) is assessed and referred to available and potential training or job opportunities.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Winter-Employment Programs
- Second Report (continued)

By the end of the five-month period, departmental staff realignments should be completed, and the department should either be in a position to continue this program with current staff or have precise knowledge of additional staff required.

Total Cost	$47,350
Senior Government Share	$36,050
Estimated City Share	$11,300

Project 12 Water Works Records

(Engineering Department)

To guide Water Works crews in the field, it is necessary to have accurate, detailed and up-to-date records of valve, main, and service locations. Deficiencies in the records can cause unnecessary digging to locate the valve, etc., or worse, delay in shutting off the flaw in case of a burst main or damaged hydrant, or in restoring service to homes and businesses. It is proposed to employ two additional clerks in the Water Works Operations Branch for 5½ months to check and up-date the records.

Total Cost	$ 5,700
Senior Government Share	$ 5,500
Estimated City Share	$ 200

Correction of Project 6 (A) Park Improvements

In preparing the first report, an error was made in this department, omitting $26,700 of costs, all of which will fall into the City's share.

	Previously Reported	Corrected
Total Cost	$325,000	$351,500
Senior Government Share	$249,200	$249,200
Estimated City Share	$ 75,800	$102,300

Applications from First Report

For the information of Council, application forms for 13 of the 17 projects approved in the First Report have been forwarded to Provincial authorities.

Recommendations

I RECOMMEND, on behalf of the Departments, that:

a. The additional projects be approved and the several Department Heads authorized to sign application forms and, subject to Senior Government approvals, to carry out the projects;

b. The corrected figures for project 6(A) be approved;

c. $9,920 for the 1971 portion of the net City's cost of the additional projects and for correction of project 6(A) be appropriated from Revenue Surplus of Prior Years, and $65,930 for the 1972 portion be approved in advance of the 1972 Revenue Budget."

Your Board RECOMMEND approval of Projects 11A, 11B, 12 and the Correction of Project 6 (A) Park Improvements, referred to in this report, and submit Project 10 for the consideration of Council.

Project 10 was conceived by the Department of Social Planning/Community Development and, if approved, it has been agreed will be implemented by the Department of Planning and Civic Development. In view of the heavy commitment of City funds to this project (38%), the project is submitted for the consideration of Council.

A representative of the Department of Social Planning/Community Development and the Planning & Civic Development Department will be available to explain the project to Council in further detail if required. "

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Winter-Employment Programs
- Second Report (continued)

MOVED by Alderman Wilson,
THAT Projects 11A, 11B and 12, and the correction to Project 6(A) (Park Improvements), referred to in the foregoing Board of Administration report, dated November 19, 1971, be approved.

- CARRIED.

Project 10 - Development of Building and Public-Space Prototypes

MOVED by Alderman Wilson,
THAT consideration of this Project 10 - Development of Building and Public-Space Prototypes, contained in the Board of Administration report of November 19, 1971, be referred back to the Board of Administration to obtain a detailed report from the Director of Planning and the Director of Social Planning/Community Development, on specific proposals they wish Council to consider.

- CARRIED.

F. Report to Council on Standing Committee on General Purposes

MOVED by Alderman Broome,
THAT the report of the Standing Committee on General Purposes, dated November 15, 1971, be adopted.

- CARRIED.

G. Report on Special Committee re Illegal Suites, Hardship Cases,

The Special Committee re Illegal Suites, Hardship Cases, submitted the following report under date of October 28, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs Elizabeth Allan (tenant), 2690 East 1st Avenue
Miss Deena-Marie Byrne (tenant), 448 East 30th
Ronald Stewart McKenzie (tenant), 3550 West 1st Avenue
Mrs O. Soler (tenant), 1921 East 2nd Avenue
Mrs Cecile E. Holmes (tenant), 1803 Kitchener Street
Mr Matthew Clark (tenant), 3382 Wellington Street
Mr Howard Hotzon (tenant), 3164 West 6th Avenue
Miss Regina Baker (tenant), 2992 East 2nd Avenue
Mr and Mrs Vincento Giardino (owners), 3091 Renfrew Street

(b) the following applications be approved for one year from the date of this Resolution:

Mrs Makkey Vandenborn (tenant), 2105 East 44th Avenue
Mr Deonath Soorace Maharaj (tenant), 960 East 53rd Avenue
Mrs D.I. Herman (owner), 1451 Woodland Drive
Terrence and Sharon MacDonald (tenants), 174 West 19th Avenue

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report on Special Committee re Illegal Suites, Hardship Cases, October 28, 1971 (continued)

(c) the following application be approved for six months from the date of this Resolution:

Mrs. Agnes Biondi (tenant), 1780 East 32nd Avenue

(d) the following applications be not approved:

Ljiljana Atanckovic (owner), 2134 West 13th Avenue
Carlos and Maria H. Rosa (owners), 2819 Semlin Drive
G. R. Todd (tenant), 917 East 10th Avenue
Mr. Desmond E. Thompson (tenant), 2635 Waverley Street
Mrs. L. Cuba (owner), 62 East 55th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Calder,

THAT the foregoing report of the Special Committee re Illegal Suites, Hardship Cases, containing Clauses (a) to (e), and dated October 28, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,

THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,

THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

By-Law to Amend By-Law No. 3519, being the Impounding By-Law

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,

THAT leave be given to introduce a By-Law to amend By-Law No. 3519, being the Impounding By-Law, and the By-Law be read a first time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

By-Law to Amend By-Law No. 3519,
being the Impounding By-Law (continued)

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

ENQUIRIES AND OTHER MATTERS

Alderman Calder - Area: between Main and Gore, from Prior to Pender Streets

Alderman Calder referred to the congestion in the area between Main and Gore, from Prior Street to Pender Street; and enquired if there are any plans to relieve the situation, particularly from a parking standpoint.

The matter was referred to the City Engineer for report, when convenient.

Alderman Phillips - Jericho Area: 38 acres for Parks

Alderman Phillips, with the assistance of Park Commissioner Livingstone, referred to progress in negotiations with the Federal authorities in the matter of efforts to obtain a particular 38-acre park site in the Jericho area for the City of Vancouver.

At approximately 10:55 a.m., the Council recessed and, after an 'In Camera' meeting, reconvened in Open Session at approximately 11:30 a.m.

ENQUIRIES AND OTHER MATTERS (continued)

Alderman Broome - City Hall Improvements: Tour

Alderman Broome asked that the Board of Administration arrange for members of Council to view together the improvements carried out in the City Hall building.

His Worship the Mayor advised that he would make the necessary arrangements, at a convenient time.

Alderman Broome - Joshua Co-operative Association: Recycling

Alderman Broome referred to a press report which indicated that the Joshua Co-operative Association was having difficulties in carrying on, for several reasons, but one in particular involved the City of Vancouver requirement for parking re their premises at 115 East 2nd Avenue.

Alderman Phillips advised of enquiring of the Planning Department, and had requested a report to clarify the matter.

It was agreed that the Board of Administration would submit a report on the situation.

Alderman Broome - Jail Escape and Parole Action: B. W. Thornhill

Alderman Broome referred to a press report respecting the jail escape by the late B. W. Thornhill, and parole action. The alderman requested His Worship the Mayor take up with the Police Commission the situation which resulted in the jail escape, and endeavor to have the problem rectified. Further, that His Worship the Mayor ask the Police Commission to consider suitable action in regard to lenient parole decisions.

Alderman Rankin - Safeway Store: Williams and Nanaimo Streets

Alderman Rankin referred to the situation existing as a result of the operation of a Safeway store now turned into a Disco operation at Williams and Nanaimo Streets. The Alderman requested, and His Worship the Mayor so instructed, that a report be received on the following:

(a) Is a Disco store operation classed as a neighborhood store operation under relevant by-laws?

(b) What is the situation re the company proposal to demolish five neighborhood houses to provide additional parking?

(continued)

ENQUIRIES AND OTHER MATTERS (continued)

Alderman Rankin - Safeway Store: Williams and Nanaimo Streets (cont'd)	(c) What is the parking situation on the adjacent streets, and what has been planned to improve street parking? (d) What are the plans in regard to moving the store bsck from Nanaimo Street to Kamloops Street?
Alderman Bird - Filling: False Creek	Alderman Bird referred to filling in False Creek and, as a result, complaints have been received. The Alderman felt that Council should take the necessary action in an endeavor to obtain control of the fill situation. The Corporation Counsel explained the legal position involved.
Alderman Sweeney - D.L. 204	Alderman Sweeney reported that an enquiry had been made with respect to the location of D.L. 204. It is located immediately west of the Second Narrows Bridge, on the North Shore, and is held by the National Harbours Board.
Alderman Sweeney - Containerized Cargo	Alderman Sweeney advised that the new Port Authority has classed the matter of containerized cargo for top priority consideration in their future deliberations.
Alderman Hardwick - Transportation	Alderman Hardwick referred to Council's action on November 16, 1971, re transportation matters and enquired re status.

At this point, Council observed a short recess, reconvening at approximately 2:10 p.m., with all Members of Council in attendance.

DELEGATIONS AND UNFINISHED BUSINESS

1. Industrial Garbage Disposal - A Submission by Unions

A representative of the following two unions appeared before Council, requesting that reconsideration be given to the By-law respecting industrial garbage collection rates:

Miscellaneous Workers, Wholesale and Retail Delivery Drivers and Helpers Union, Local No. 351; and

Service Employees International Union, Local 244.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

1. Industrial Garbage Disposal - A Submission by Unions (continued)

A brief was submitted, setting out the views of these two unions.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Board of Administration submit a report, setting out the breakdown of revenue and expenditures in the operation of containerized garbage collection in providing service to industrial and commercial businesses.

- CARRIED.

2. Development Permit Application - Mohawk Oil Company, 2611 Kingsway

A representative of the Mohawk Oil Company appeared, in support of a development permit application to construct an addition to the existing old gasoline service station and tire shop, on site at 2611 Kingsway, to provide for an automatic car wash with ancillary gasoline filling pumps.

The Board of Administration report, dated November 5, 1971, recommended refusal in accordance with recommendations of the Technical Planning Board and the Town Planning Commission. A further report of the Board of Administration, dated November 19, 1971, was submitted, for information, in regard to storage of tires at this location and the nuisance resulting therefrom, by children taking such tires and playing with them on the streets and sidewalks. Action taken in this matter is referred to.

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the Director of Planning report to Council on the noise and spray from the existing station on Brunette Avenue, New Westminster, which operates in a similar manner to that being requested by the company in respect to the Kingsway location.

- CARRIED.

3. Surplus Fire-fighting Equipment

The Board of Administration, under date of November 5, 1971, submitted a report of the Fire Chief and Purchasing Agent with respect to offers received for the purchase of a 1943 Bickle-Seagrave Fire Engine and a 1947 LaFrance Fire Engine. The British Columbia Antique Fire Apparatus Association has requested the 1943 equipment be preserved, for display at a local museum, such as Heritage Village.

It is advised that one offer was received, from Lever Arms Services Ltd., for the two pieces of equipment. However, the offer was considered to be too low and it is recommended the equipment be put to public auction, if not otherwise disposed of.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Surplus Fire-fighting Equipment (continued)

A delegation was received from the British Columbia Antique Fire Apparatus Association, supported by a brief, requesting the 1943 equipment be sold to the Association for $1.00.

A representative of Lever Arms Services Ltd. appeared, asking that the company's offer of $501 for the 1947 equipment be accepted. Mr. Lever advised that the equipment is not for resale, but for retention on an historic-interest basis.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,

THAT ownership of the 1943 Bickle-Seagrave Fire Engine be transferred to Heritage Village for the nominal sum of $1.00; it being understood the Village can make its own arrangements with the Association in the matter of restoration.

FURTHER, THAT when similar items become surplus, this Association be notified, and informed that representations can be made to City Council before the equipment is put up for sale, should the Association be interested.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,

THAT the offer for the 1947 LaFrance Fire Engine made by Lever Arms Services Ltd. be referred to the Corporation Counsel for report, particularly on the aspect of the City's position having invited offers on the equipment.

- CARRIED.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Broome - Regional District Transportation Matters

Alderman Broome reported on the matter of transportation as being considered at the Regional District level, and pointed out that the District adopted, in the main, the various amendments proposed by the City of Vancouver. The Alderman proceeded to refer to the matter in detail, and advised that the Chairman of the District Transportation Committee, Mr. A. C. Kelly, would be carrying on the necessary negotiations at the Provincial Government level.

Alderman Rankin suggested that Council should discuss the matter again, particularly on the aspect of additional appropriate persons joining with Mr. Kelly in these negotiations.

His Worship the Mayor agreed to look into this aspect of the negotiations, and report further to Council.

NOTICES OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Old Age Pensions

MOVED by Alderman Calder,
SECONDED by Alderman Phillips,
THAT WHEREAS Council took the initiative on youth programmes and devoted much time, effort and money on the Federal, Provincial and, in fact, our own youth programmes in the past summers, with a large measure of success;

AND WHEREAS the increase in city taxes on pensioners' houses, not to mention the increase in food and clothing prices, has escalated out of all proportion in relation to any increase that may have occurred in the past decade in the Old Age Pension;

AND WHEREAS people finding themselves relying on the Old Age Pension and their limited savings are being forced to sell their family homes to survive;

AND WHEREAS people on the Old Age Pension are faced with a chronic shortage of adequate rental housing accommodation at a realistic or manageable price;

AND WHEREAS an increase in the Old Age Pension will automatically increase the pensioners available housing stock by way of allowing him to pay more for accommodation:

THEREFORE BE IT RESOLVED THAT the Vancouver City Council urges in strongest possiblw terms that the Federal Government increase the Old Age Pension and use the principle now in the process of being applied to the Family Allowance, whereby the people with the most need receive the most benefits and those with less economic need receive less benefit;

AND BE IT FURTHER RESOLVED THAT the Vancouver City Council solicit the support of the Union of B. C. Municipalities and the Canadian Federation of Mayors and Municipalities in this matter.

(Notice)

2. Public Hearing Procedure
re: Representations

MOVED by Alderman Calder,
SECONDED by Alderman Phillips,
THAT WHEREAS the Public Hearings format is to first hear the objectors to a proposed rezoning, and then the applicant;

AND WHEREAS this has led to many objectors' presentations being inaccurate or containing misinformation as they are not aware of the applicant's full proposal;

AND WHEREAS it would seem to be in the public interest to inform the objectors of a proposed application's technicalities fully;

(continued)

NOTICES OF MOTION (continued)

2. Public Hearing Procedure
re: Representations (cont'd)

THEREFORE BE IT RESOLVED THAT the concept of hearing the applicant first, then the objectors, with the applicant being given the chance to further answer any questions posed by the objectors, be referred to the Planning and Development Committee for consideration.

(Notice)

3. Advertisements re
Major Rezoning Matters

MOVED by Alderman Calder,
SECONDED by Alderman Phillips,
THAT WHEREAS sometimes major rezoning applications are handled routinely through small advertisements in the legal section of the newspapers and are most often missed by the general public;

AND WHEREAS Council in the past has been in the position, at times, of having granted a rezoning and the public awareness 'after the fact', as it were, has caused much angered debate which was futile and unnecessarily time-consuming;

THEREFORE BE IT RESOLVED THAT Council instruct the Director of Planning and Civic Development, when reporting on major rezoning applications, to also advise Council of the advisability of placing a large special advertisement, similar in size to those placed for our burning by-law notices.

(Notice)

OTHER MATTERS (cont'd)

Congratulations:
Mr. W. G. Rathie

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT His Worship the Mayor extend the Council's congratulations to former Mayor W. G. Rathie on his appointment to the membership of the National Harbours Board, and as Chairman of the new Vancouver Port Authority.

- CARRIED.

The Council adjourned at approximately 3:30 p.m.

*****

The foregoing are Minutes of the Regular Council meeting dated November 23, 1971, adopted on November 30, 1971.

MAYOR

CITY CLERK

RECOMMENDATIONS:

1. Landscaping Centre Boulevard on Boundary Road North of Hastings Street

The City Engineer reports as follows:-

"There are eleven City street blocks of Boundary Road between Hastings Street and Edinburgh Street, the north extremity of developed Boundary Road.

The east roadway on the Burnaby side is not improved in any of these blocks.

The west roadway on the Vancouver side has seven blocks improved with curb on the west side and a permanent pavement. Of the remaining four blocks on the west side, the improvement of one, between Hastings and Franklin Streets, has been initiated by the City and approved at a Court of Revision on November 4th, 1971.

In recent years, we have received many complaints from residents on the Vancouver side of the subject street regarding the condition of the centre boulevard. The Vancouver residents on the improved blocks feel that having made their contribution by way of local improvement taxes towards the improvement of Boundary Road, they are entitled to a landscaped boulevard similar to the area between Hastings and Joyce Streets.

Presently, the boulevards are covered with rough wild grass and weeds which are scythed once or twice a year.

The landscaping of the boulevard has been deferred awaiting the complete improvement of the east and west roadways.

In view of the complaints from Vancouver residents, we have discussed this matter with the Municipal Engineer of Burnaby who has agreed to include in his 1972 Budget, a 50% contribution toward the cost of landscaping the centre boulevard on the seven blocks which are improved on the Vancouver side.

The estimated cost of landscaping these blocks is $20,430 which would be shared equally between the City and Burnaby. Funds for the City share of this estimate are available in Streets Capital Fund Appropriation No. 147/7915, "Landscape Islands and Boulevards - Unallocated".

On completion of this landscaping, the boulevard grass would be regularly mowed in keeping with the area south of Hastings Street.

The landscaping of the centre boulevards in the remaining unimproved blocks will be undertaken at the time the abutting street is improved.

I RECOMMEND that: an appropriation in the amount of $10,215.00 be established as the City share of the cost of landscaping the centre boulevard on seven improved blocks of Boundary Road between Hastings and Edinburgh Streets, this work to be undertaken by City forces when an equal amount has been provided by the Municipality of Burnaby as their share of the cost.

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Reduction in Scope - Street Lighting Local Improvement Project

The City Engineer reports as follows:

"On September 10th, 1970, Council approved the installation of the following street lighting local improvement projects on the Initiative Principle on Court of Revision No. 396:

Schedule No. 28 - Northern Street, both sides, from Western Street to Station Street

Street lighting is badly needed on this street. From the preliminary examination, it was thought that street lighting poles could be located alongside the utility poles. Further examination shows that the street lighting poles would conflict with the utility plant and obstruct the access to the adjacent building. I am of the opinion that it is impractical to install the project at this time.

Until the street is redeveloped, a street light will be provided from a utility pole which is located in an easement along the south side of Northern Street.

Schedule No. 59 - 7th Avenue, both sides, from Pr. Edward St. to St. Catherines St.

Following the approval of this project but before the lights were installed, 7th Avenue between Guelph Street and St. George Street was closed by the City for the construction of the new Mount Pleasant School. In order to process the final costs on the remainder of the project, the scope of this project must be reduced to exclude this portion of 7th Avenue.

Section 519 of the Vancouver Charter provides that the Council may reduce the scope of a project and re-define its area.

I RECOMMEND:

(a) that Schedule 28 of Court of Revision No. 296 and the following appropriation for it be cancelled:-

Property Owners' Share	-	$791.68
City's Share	-	149.38
Total Estimated Cost	-	$941.06

(b) that Schedule No. 59 of Court of Revision No. 396 be reduced in scope:

from - 7th Avenue, both sides, Prince Edward Street to St. Catherines Street

to - 7th Avenue, both sides, Prince Edward Street to Guelph Street and St. George Street to St. Catherines Street;

and that the appropriation for the project be reduced as follows:-

		From	To
Property Owners' Share	-	$5,812.48	$5,198.68
City's Share	-	1,903.01	1,075.37
Total Estimated Cost	-	$7,715.49	$6,274.05 "

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 347

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Request by Mental Patients' Association for Surplus Furnishings from the Angelus Hotel

The Purchasing Agent reports:

"The 113 room Angelus Hotel is one of the properties the City acquired in Block 42. It is being rented to the Pacific Centre until December 31, 1971, and the furnishings will be disposed of shortly thereafter.

On August 9, 1971, the Mental Patients' Association requested a donation of some of the furnishings for their Farm Branch in Matsqui, B.C., and a series of group homes they are establishing for ex-patients.

The Association's request was in general terms, so we supplied them with a copy of the inventory upon which they have now indicated the items they require.

According to an appraisal by the City's auctioneer, the value of the furnishings requested by the Mental Patients' Association is approximately $2,350.00 (the total value of all furnishings in the hotel is approximately $9,300.00).

A copy of the Association's request is attached."

Your Board notes that this Organization had a request for $4,500.00 before the Finance Committee on April 1, 1971. The Director of Social Planning/Community Development at that time recommended that no grant be given mainly because the program had only been operational for two months. The Finance Committee's recommendation that no action be taken was adopted by Council on April 6, 1971. However, subsequently and as the result of a further application, Council on May 18 approved a grant of $3,000.00 at which time the Director of Social Planning/Community Development and the Medical Health Officer were instructed to familiarize themselves with the operations of the program and its benefits. In this regard, the Medical Health Officer reports as follows:

"The staff of the Mental Health Services of the Health Department have had periodic contact with the Mental Patients' Association and have visited their residence and drop-in centre on West 10th Avenue.

It is felt that their objectives and activities are valid and that their operations are soundly run. It would appear that the programs are filling a gap in services to mental patients and that these services are contributing to rehabilitation and re-entry into community life of former mental patients.

This organization was started in a small, indigenous way, and is attempting to expand its facilities and premises so it can meet the needs of a larger number of mental patients."

The Director of Social Planning/Community Development reports that he supports the request of the Mental Patients' Association and that he would recommend the items required be donated for such purpose.

Your Board submits the foregoing for Council CONSIDERATION.

2. Purchase of Outside Services
Youth Worker for Bobolink Park

This report describes the delinquency problem in Bobolink Park and recommends the hiring of a Recreation-Youth Worker to re-direct behaviour patterns of those youngsters persistently involved in this disruptive activity. Funds of $4,000 are requested from City Council from the Department of Social Planning/Community Development Purchase of Outside Services (POSER) Account to be used in conjunction with funds that are already a part of Board of Parks & Public Recreation Bobolink Hall Budget for 1971-72)

Your Board submits the following report of the Director of Social Planning/Community Development:

"Background

The Fraserview area and Bobolink Park in particular has had over the last 20 years quite a history of delinquency. In the last two years the Department of Social Planning/Community Development has urged the co-operation of agencies and the community to work together to counteract this problem. But because the various agencies did not have the resources or the responsibility to deal with this one problem to the exclusion of all else, little impact was made.

This summer the antics of the youth were particularly troublesome to the community causing the formation of a citizens' committee which appeared before the Official Traffic Commission.[1]

The problem as it has been identified is similar in nature to those of the past in Riley Park and Clark Park. Therefore, a very particular and concentrated approach is required before any significant change in the behaviour of Fraserview youth can be expected.

Proposal

In co-operation with the Board of Parks and Public Recreation, it is proposed to hire a mature but young skilled person in the area of Youth and Recreation to work in the Bobolink Park area.

The approach would be to identify the needs of the youngsters involved, get the co-operation of the Fraserview community advisory group and the community agencies to help direct the activities of the majority of the youngsters, and to work specifically with those who are persistently causing disruption in the area.

The Recreation Department has a small budget of $1,000 that is earmarked for programmes in the Bobolink Hall. In addition, the Director of Social Planning would propose to use $4,000 from the Dept. of SP/CD Purchase of Outside Services (POSER) Account. Staff would be hired on temporary basis by the Board of Parks and Public Recreation for a 6-month period. The staff person would be directly responsible to Marshal Smith, Director of Recreation, Board of Parks and Public Recreation. Consultant services will be provided by Doug Purdy, Spring Street Co-ordinator, Social Planning Department. These two departments would work co-operatively to provide the necessary guidelines and support for the development of this programme on an interim basis.

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[1] A petition requesting speed bumps on Hoylake Avenue from the Fraserview citizens into the Traffic Division of Engineering on June 18, 1971. On September 22, a delegation of the same citizens appeared before the Official Traffic Commission meeting. From this meeting came the following resolution: "Recommended that the Traffic Superintendent, City Engineer, Director of Social Planning/Community Development in conjunction with the School and Parks Boards be requested to report to the next meeting of the Official Traffic Commission on the complaints set out by the delegation this day". This minute of the OTC was adopted by Council October 5, 1971.

Cont'd...

Clause #2 Continued

Programme

In this type of programme it is essential to have money that will help the staff re-direct the interests of the youngsters. Such expenditures would include transportation, hiking and camping expeditions, arts and crafts, admissions, etc. It is proposed to use $1,000 of these monies to support this aspect of the programme.

Cost

1 Recreation-Youth Worker @ $800 per month for six months (includes fringe benefits)	$4,800
Programme	1,000
Total	$5,800

Budget Breakdown

Dept. of SP/CD Purchase of Outside Services (POSER)A/C	$4,000
Parks Board 1971 - 1972 Bobolink Hall Budget (already approved By Parks Board)	1,800
Total	$5,800

This programme is similar in design to the Spring Street Project and is also likely to be shareable under CAP. Therefore, net cost to the City will be $2,900. This programme is exempted by the Federal Governmen for sharing under the Local Initiatives-Municipal Program since recoveries will be claimed under the Canada Assistance Plan.

Evaluation

This programme will be evaluated as to its success and the possibility of its incorporation in part, into the regular Board of Parks and Public Recreation programming for the area. The needs of particular youngsters or groups will also be assessed as to the possibility of becoming a part of the Spring Street Project when the new Director is hired on December 1, 1971.

RECOMMENDATION

The Director of Social Planning/Community Development recommends that $4,000 from the Department of Social Planning/Community Development Purchase of Outside Services (POSER) Account in conjunction with the Board of Parks & Public Recreation be used to hire a Recreation-Youth Worker and provide a programme for the Bobolink Park Area for a six month period subject to the Board of Parks & Public Recreation agreement to add to their temporary staff in accordance with the foregoing proposal.

Your Board submits the foregoing report of the Director of Social Planning/ Community Development for Council CONSIDERATION.

3. Purchase of Outside Services
West End Public Opinion Poll

Summary: This report recommends the expenditure of $2,975 of (POSER) funds primarily to finance a public opinion poll of West End residents. The information obtained would be available for council consideration in conjunction with policy guidelines for the West End. A small portion of the above amount is recommended to support the efforts of the West End Community Council in staging a public information day in cooperation with the opinion poll on December 4th, 1971.

Cont'd...

Clause #3 Continued

Your Board submits the following report of the Director of Social Planning/Community Development.

"The departments of Planning and Civic Development, Social Planning/ Community Development and the Engineering Department are presently preparing reports for Council consideration early in the new year -- reports that will perhaps suggest significant alterations to the West End residential community.

The existing planning is being guided by three sources of information:

(1) several social surveys and City Hall records telling us how many persons live in the West End; how many apartments they live in; how many drive their cars to work, etc.

(2) the research of social scientists and experiences in other cities telling us what experiments in high density living seem to work and why others have failed.

(3) the opinions of civic department and private agency personnel regarding the adequacy of their services and the feasibility of changing them.

A fourth source of information, e.g. a fully representative opinion of West End residents, has not yet been gathered. The purpose of this survey is to gather this more broadly based information. The attitude of West End residents, more than anything else will ultimately determine the social and economic future of the West End. It is therefore, in the City's interest to be fully appraised of their views prior to recommending changes.

Existing survey methods make a mass survey of public opinion possible at a reasonable cost. Such a survey could be carried out and analyzed by early January 1972. This representative public opinion will constitute an additional source of information for the consideration of Council in deciding on Policy Guidelines for the West End. These policy guidelines have been drafted by the Department of SP/CD and are presently being reviewed by various City officials.

In addition, the West End Community Council in co-operation with other citizen groups have asked City support for a public information day (December 4) to further publicize the Collier Report. They require $275 to cover costs of special publicity and information displays (see the attached letter). Their plans are considered worthy of support independently, and in addition would be helpful for the purposes of the proposed public opinion poll.

This survey is exempt from Manpower's Local Initiatives Program because it will likely be shareable federally under CAP.

The Director of Social Planning/Community Development recommends that Council approve the expenditure of $2,975 from the Purchase of Outside Services (POSER) account of the Department of Social Planning/Community Development to (a) finance a public opinion poll of West End Residents costing $2,700; and (b) provide funds in the amount of $275.00 to assist the West End Community Council in operating an information day. Funds are available in this account."

Your Board submits the foregoing report of the Director of Social Planning/Community Development for Council CONSIDERATION.

4. Thunderbird Neighbourhood Centre:
Capital Costs and Programme Expenses

Summary: This report, for Council's consideration deals with two items regarding Thunderbird Neighbourhood Centre:

1. new money in the amount of $11,826.87 to meet additional construction costs, funds which are available in the Parks Board Five Year Capital Plan for community facilities;

2. allocation of programme funds perviously approved by Council in the amount of $10,900 to cover programming for the months of November and December.

Your Board submits the following report of the Director of Social Planning/Community Development.

"A sum estimated at $142,398.53 is required for the construction of Thunderbird Neighbourhood Centre located at 3375 East 8th Avenue.

On June 15, 1971, City Council approved a recommendation of the Director of Social Planning/Community Development for a capital expenditure of $115,360 for Thunderbird Neighbourhood Centre with:

$61,141 to be provided from the Parks Board Five Year Capital Plan allocation; and

$54,219 to be provided by the Federal - Provincial partnership.

On November 1, 1971, the Parks Board approved the expenditure of $27,038.53 to make up the difference between Council's allocation on June 15, 1971 of $115,360 and the estimated amount of $142,398.53 required for construction of Thunderbird Neighbourhood Centre.

An Elderly Citizens' Grant in the amount of $15,211.66 towards capital costs of the Centre has been approved by the Provincial Government.

The balance of new money required is $11,826.87. There are funds available in the Parks Board Five Year Capital Plan to cover this amount.

In the initial report of the Board of Administration on March 18, 1971, Council recommended and approved: 'operating costs for staffing and programming in the Centre, on an annual basis, commencing September 1, 1971 and in an amount not to exceed $20,000 in 1971.'

The Parks Board and the Thunderbird Neighbourhood Centre Association, with the concurrence of the Director of Social Planning/Community Development, are seeking the approval of operating costs for staffing and programming in the area for the months of November and December, prior to construction of the building in the amount of $10,900. The Citizen's Association will be participating with the Parks Board staff in the hiring of staff and setting up of the programme. The lack of recreational facilities in this area combined with the recent loss of Sunrise Community Hall by fire makes the need for programming in this area urgent.

The Director of Social Planning/Community Development recommends Council approval for expenditure of $10,900 for Parks Board programme expenses for November and December."

The Director of Finance submits the following report for Council's information and consideration when considering the above report of the Director of Social Planning/Community Development on the Thunderbird Neighbourhood Centre:

Cont'd...

Clause #4 Continued

"1. General

The nature of the Thunderbird Neighbourhood Centre seems to be that of a small community centre, subsidiary to some extent, to the Hastings and Renfrew Centres. For purposes of comparing size, the Thunderbird Centre has a capital cost of approximately $150,000 compared to a range of $500,000 to $750,000 for a normal full scale centre.

For large scale community centres the City's share of operating costs, per annum, is in the range of $60,000. The Park Board has estimated the operating cost for Thunderbird to be approximately the same, even though this has not appeared in any report to Council of which I am aware.

2. Capital Cost

The present request for additional capital funds to be provided by the City results from the normal problems of dealing with estimates prior to firm contract bids and can be expected from almost any type of project. The Federal and Provincial Governments are contributing considerable funds (total $69,430.66) toward the latest estimated total capital cost of $142,398.53. Park Board capital funds of $61,141 have already been approved by Council, therefore the report requests an additional allocation of Park Board Five Year Plan Funds (Community Centres) of $11,826.87.

Note: If Council approves the report of the Director of Social Planning, then the allocation should not be $11,826.87 but should be for $20,000 as no provision has been made for furniture, estimated to cost approximately $10,000 (with $1,500 being provided elsewhere).

3. Operating Costs

Also, in light of the fact that staffing, etc., is unlikely to take place before December 1, I would suggest an amount of $8,650 for operating costs for staffing and programming for the balance of 1971 rather than the amount of $10,900. The source of funds would have to be from Revenue Surplus From Prior Years, subject to adjustment after the September budget review.

Further to this, if Council approves the report of the Director of Social Planning, Council may wish to request that the Park Board submit a report to Council before the end of 1971 seeking approval prior to the 1972 budget of a continuation of the operating costs. The report should detail the operating costs prior to moving into the Centre (expected to be sometime in the Spring), as well as detail the normal annual operating costs to be incurred when the Centre is occupied."

Your Board submits the above reports of the Director of Social Planning/ Community Development and the Director of Finance for Council's CONSIDERATION.

(Copies of a brief submitted by the Thunderbird Neighbourhood Centre Association are circulated for Council's information.)

FOR ADOPTION SEE PAGE(S) 348-349

BUILDING AND PLANNING MATTERS

INFORMATION

1. Proposed Senior Citizens' Housing Project: Kitsilano

At the meeting of Council on November 16, 1971, His Worship the Deputy Mayor referred to a Kitsilano project for senior citizens and instructed the Board of Administration to report to the next meeting on the status of the matter.

Your Board submits the following report of the Director of Planning and Civic Development:

> "Council's resolution on this project calls for the location of a site or sites for a highrise senior citizens' housing project in the Kitsilano area. The Department has studied possible locations, having in mind considerations such as probable acceptability by the senior governments and the minimizing of displacement of people by the assembly of a site.
>
> There has been considerable interest in this project by organizations and individuals in the area. Staff of the Department of Planning and Civic Development and the Department of Social Planning/Community Development have met with representatives of these groups. A further meeting is planned later this month when it is hoped that their views will be sufficiently identified to allow them to be included in a recommendation for a specific site."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 349

FINANCE MATTERS

CONSIDERATION

1. National Council of the Metropolitan Opera:
Grant Equal to Rental of Queen Elizabeth Playhouse

The National Council of the Metropolitan Opera, in a letter dated October 26th advises that The Western Canada Auditions will be held in the Queen Elizabeth Playhouse on Sunday, February 13, 1972.

The Organization is requesting a grant equal to the rental of the Theatre ($130.00).

The Organization advises that all its expenses are paid by donated funds; judges, accompanists and other workers donate their services. The public is invited free of charge to the auditions.

Your Board notes that Council has approved a grant to this Organization in the full amount since 1964.

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the National Council of the Metropolitan Opera are submitted to members of Council.)

RECOMMENDATION

2. Impounding By-law No. 3519

The Corporation Counsel reports as follows:

"The current towing contract with Buster's Auto Towing Service Ltd. provides for an increase in private towing rates for impounded vehicles from $7.00 to $8.00 for the year commencing December 4, 1971 and ending December 3, 1972, and thereafter the rate to be $9.00.

To provide for the increase in this rate and other towing rates as provided for in the contract, I have prepared and submit herewith for approval of Council a by-law to amend the Schedule of Rates to the Impounding By-law No. 3519. This By-law shall take effect on December 4, 1971 when passed."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel be approved.

(Copies of the proposed by-law are circulated for information)

3. City Clerk's Office -- Archives Division:
Statement of Purposes and Objectives

The City Clerk has reported as follows:

At my request the City Archivist has prepared a "Statement of Purposes and Objectives" relating to the new City Archives. A copy of this document is circulated for information. Mr. Watt, in his submission has given a brief historical background and an examination of the current situations with regard to public records of the City and the existing collection in the City Archives.

Cont'd...

Clause No. 3 (cont'd.)

In his submission the City Archivist has detailed a series of proposals which both he and I feel will be the major concerns of the division for at least five years. These proposals deal with public records, non-official records, services and relationships with associated institutions both Civic and non-Civic.

Following adoption of a set of purposes and objectives Council will receive reports from time to time dealing with such matters as preparations for removal of the Archives to the new building, furniture for the new building and staff requirements, etc.

I have considered the matter of a name for the building having regard to previous resolutions of Council and as a tribute to the dedicated efforts of the late Major Matthews would suggest the City Archives complex be named "Matthews Building".

Accordingly I would recommend as follows:

(a) The statement of purposes and objectives of the Archives Division as detailed in the submission from the City Archivist dated October 1971 be approved.

(b) The building housing the Archives of the City of Vancouver be named "Matthews Building" as a tribute to the late Major James Skitt Matthews.

Your Board RECOMMENDS the foregoing report of the City Clerk be approved.

4. Re-allocation of Staff, Vancouver Public Library

The Director of Personnel Services reports as follows:

"At its meeting on October 20th, 1971, the Vancouver Public Library Board approved the following recommendations of the Systems Analyst (Library) and the Library Head of Personnel:

' RE: Re-allocation of Staff

Following a review of staff requirements with various branch and division heads, the Systems Analyst (Library) and the undersigned recommend that certain regular, full time positions be abolished and replaced with a lesser amount of part-time hours to permit an increase in complement in divisions where the present staff is insufficient to cope with an increased work load. The proposed re-allocation of staff hours and funds is attached.

It is noted that changes will be made as positions are vacated. In due course, the adjusted hours will be reviewed to ascertain whether any further refinements are necessary.

The recurring annual savings of this recommendation at 1971 rates is approximately $75.00.

The Vancouver Public Library Staff Association, Local 391, is in agreement in principle with this recommendation.

Clause No. 4 (cont'd.)

SUMMARY

	Classification	Effective Date
KERRISDALE		
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 28 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Filled
DUNBAR		
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 16 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - 3.10 hr.)	When Filled
SOUTH HILL		
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 14 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Filled
Establish 3 part-time hours per week	Library Clerk I Pay Grade 4 ($2.14 - $2.51 hr.)	When Filled
COLLINGWOOD		
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 32 part-time hours per week	Library Clerk II Pay Grade 9 ($2.14 - $2.51 hr.)	When Filled
KITSILANO		
Abolish 6 part-time hours per week (36 weeks per annum)	Librarian I Pay Grade 21 ($4.42 - $5.29 hr.)	When Vacated
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 35 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Filled

Clause No. 4 (cont'd.)

KITSILANO (cont'd.)

Establish 9 part-time hours per week (36 weeks per annum)	Library Clerk I Pay Grade 4 ($2.14 - $2.51 hr.)	When Filled

OAKRIDGE

Abolish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Vacated
Establish 25 1/2 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Filled

GENERAL COLLECTION

Abolish 6 1/2 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Vacated
Abolish 1 regular position	Library Clerk I Pay Grade 4 ($326-382 mo.)	When Vacated
Establish 25 part-time hours per week	Library Clerk I Pay Grade 4 ($2.14 - $2.51 hr.)	When Filled

CIRCULATION

Establish 35 part-time hours per week	Library Clerk II Pay Grade 9 ($2.61 - $3.10 hr.)	When Filled

HISTORY & SOCIOLOGY

Establish 1 regular position	Library Clerk II Pay Grade 9 ($398-472 mo.)	When Filled

CATALOGUE

Establish 4 part-time hours per week	Library Clerk I Pay Grade 4 ($2.14 - $2.51 hr.)	When Filled'

I have discussed these recommendations with the Co-ordinator of Data Processing and Systems who is in agreement. I endorse this report and recommend that it be adopted."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

(A detailed statement on the hours and cost is circulated for information.)

CONSIDERATION

5. Grant Request Equal to Taxes ($1,410.00) - Central City Mission

Your Board submits the following report of the Director of Social Planning/Community Development:

"On September 21, 1971 Council adopted the Board of Administration report recommending against a grant equal to taxes to Central City Mission for two youth homes owned by Service Clubs and operated by the Mission. The two reasons for the recommendation of the Director of SP/CD were as follows:

1) Per diem rates paid by the Children's Aid Society for residents placed in the Mission's Youth Homes are more than adequate to cover their operational costs, including payment of taxes.

2) The Mission has a healthy investment portfolio yielding an annual interest of some $41,000.

On September 27, the Director of SP/CD received a letter from Mr. Stanley Higgs, Executive Director, Central City Mission, stating the conclusion reached was 'based on erroneous information'. Mr. Higgs says that for the current year per diem rates paid by the Children's Aid Society had to be augmented by funds from other sources in the amount of $52,979 and that interest on invested income was $16,000 not $41,000. The same report shows the market value of the Mission's investment portfolio at $250,000 about 80% of which are guaranteed investment certificates due to various dates between 1971 and 1974.

It is the opinion of the Director of SP/CD and supported by officials of the Provincial Department of Rehabilitation and Social Improvement that per diem rates should cover operational costs. That is the purpose of establishing a 'per diem'. If such rates are not adequate they should be renegotiated rather than seek funds elsewhere.

Mr. Higgs requests 'the opportunity of explaining the position of the Central City Mission to Council'."

Your Board submits the report of the Director of SP/CD to Council for its CONSIDERATION.

(Copies of the letter from Central City Mission are circulated for information.)

FOR ADOPTION SEE PAGE(S) 349-50

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 19, 1971

RECOMMENDATION:

1. Auto Allowance - Engineering Technicians - Materials Branch

The City Engineer reports as follows:

"On December 18th, 1970, Council approved a report on granting Auto Allowance for five regular Engineering Technicians and eight temporary Engineering Technicians.

From the experience over the past year, it has been found that two more allowances are required for the best use of the twelve regular men. The other men have alternative transportation by assigned or borrowed City vehicles.

Also, because of vacations, etc., the men are rotated into different jobs during the year. To retain flexibility, it is requested that the twelve regular men be authorized for auto allowances with the proviso that only seven be on at any one time.

No change is required in the Auto Allowance Budget, because the limitation of five allowances has restricted the mileage run to a lower level than budgetted for, and because some redistribution of workload between inspectors will control the increase in mileage due to the extra allowances.

I recommend that twelve regular Engineering Technicians be granted Auto Allowance at the regular monthly rate with the proviso that only seven be on at any one time."

Your Board RECOMMENDS the above report of the City Engineer be adopted.

2. Closing of Civic Offices - December 24, 1971

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Friday, December 24, and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24, and is not in the nature of a statutory holiday."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) ~~349~~-350

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 19, 1971

INFORMATION

1. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
446-452 E. Cordova St., Lots 10 & 11, Blk. 57, D.L. 196	Hostel for Single Men	J. Olar	$1,300.00	531-1251
462 E. Cordova St. Lot 13, Block 57, D.L. 196	Hostel for Single Men	Paul Bulych	$ 395.00	531/1251
5332 Windsor St. Lot 18, Block 12, D.L. 668-670	Future 37th Avenue Widening Special B/A report, R/C Oct. 5, 1971	Paul Bulych	$ 325.00	561/2901

The above contracts have been confirmed by the Board of Administration and are reported to Council for Information."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

2. Sale - Senior Citizens' Development S/S 11th Avenue between Woodland and Clark Drives

The Supervisor of Property and Insurance reports as follows:

"An application to purchase Lot 30 Sub. D, Block 160, D.L. 264A, Zoned RT-2 - Two Family Dwelling District City Lot for development of non-profit Senior Citizens' housing has been received from the B.C. Housing Foundation. This Foundation presently operates non-profit Senior Citizens' facilities across the land from the property proposed for purchase, and intend to operate both sites on a joint basis.

. . . Continued

Clause No. 2 (Continued)

The City-owned property has approximately 182 feet of frontage and ie approximately 110 feet deep. It is bisected at an angle by a 20 foot easement accommodating the Old China Creek trunk sewer. A major portion of the site also contains approximately 20 to 30 feet of fill.

The offer to purchase from the B.C. Housing Foundation is subject to them being permitted to construct over the existing easement. The Greater Vancouver Sewerage and Drainage District have advised that they will very likely permit such construction, subject to approval of the plans.

The Director of Planning favours the sale of this site to the B.C. Housing Foundation for non-profit Senior Citizens accommodation, subject to the following conditions:

(a) approval of a development permit;

(b) that a right of way in favour of the Greater Vancouver Sewerage and Drainage District be reserved over Lot 30 to accommodate the existing trunk sewer;

(c) that prospective purchasers first satisfy themselves with respect to soil conditions.

It is the policy of City Council to sell land to non-profit Senior Citizens' Societies on the basis of the assessed value for general purposes of the land as if subdivided. The B.C. Housing Foundation have advised they are prepared to meet this price, less an amount which would be equal to the cost of test holes and piling, and other expenses in construction required as a result of the soil instability. In this respect, they have provided a letter from the architects stating the additional construction costs to be approximately $7,000.00. This estimate has been confirmed as being reasonable, by qualified staff of the City Engineer's Department.

The 1971 assessment of this site for general purposes is $29,274.00. This value does not, however, reflect the easement and soil conditions existing on the land.

CONSIDERATION:

(a) The sale of Lot 30, Sub. D, Block 160, D.L. 264A to the B.C. Housing Foundation for construction of non-profit Senior Citizens' housing accommodation;

(b) that the sale price for the site be the 1971 assessed value for general purposes of $29,274.00, less an estimated additional cost of construction of $7,000.00.

In the event that Council gives the request of the B.C. Housing Foundation favourable consideration, it ie RECOMMENDED

that the property be sold to the Foundation in the amount of $22,274.00 on City Terms at 9%, subject to the following conditions:

(a) the B.C. Housing Foundation being permitted construction over the Greater Vancouver Sewerage and Drainage District easement situated on the lot;

(b) approval of a development permit;

. . . Continued

Clause No. 2 (Continued)

(c) that a right of way in favour of the Greater Vancouver Sewerage and Drainage District be reserved over Lot 30 to accommodate the existing trunk sewer;

(d) that prospective purchasers first satisfy themselves with respect to soil conditions;

(e) that the Foundation grant the City an option to repurchase the site at the net sales price in the event construction does not commence within 18 months of Council's approval;

(f) the Foundation grant the City an option to repurchase the site at the sales price in the event the site is used for other than non-profit Senior Citizens' accommodation, such option to run for a period of 20 years from the date of Council's approval of sale.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

3. Sale of City Property - S.E. Corner, Cambie & Georgia Sts. Sandman Motor Inn (Vancouver) Ltd.

The Supervisor of Property and Insurance reports as follows:

"A letter dated August 2nd, 1971 addressed to the Mayor and Council has been received requesting a direct sale to Sandman Motels without the usual call for tenders, of City-owned Lots 1, 2 and 3, Block 58, D.L. 541, situated at the South-east corner of Cambie and Georgia Streets. Alternatively, the Company has asked for the right to meet the highest acceptable bid in the event the lots are advertised for sale.

The Company had plans to build a motor hotel of approximately 119 units on property it owned in Block 56, D.L. 541. However, these plans were frustrated by the expropriation of the property by the Federal Government, and the Company is now seeking a new site to enable them to proceed with their plans and take advantage of financial commitments.

The City-owned property in question consists of three lots with a total width of 75 feet fronting on Cambie Street and a depth of 120 feet flanking Georgia Street. Immediately to the East, on the other side of an intervening lane, the City owns six small lots, having a total width of 120 feet fronting on Georgia Street and a depth of 50 feet flanking Beatty Street. These two sites are in a choice location, being in close proximity to the downtown shopping area, the Queen Elizabeth Theatre, the new C.B.C. and Federal buildings and adjacent to the new Viaduct.

All the lots have been withheld from sale for many years pending determination of highway and other civic requirements. The reservations have now been lifted and details regarding the release of the lands have been completed.

It has for many years been the City's policy to advertise and call for tenders on City-owned property which has been released for sale. This has been considered to be the best way to announce the proposed sale of public property in order to reach as many interested persons as possible. In addition, those persons who have specifically requested to be notified of the proposed sale of a particular piece of property are advised that the property is to be placed on the market. It is in keeping with this policy that the Director of Planning has recommended that these sites be advertised for sale and bids called for in the usual manner.

. . . Continued

Clause No. 3 (Continued)

As these sites have been released for sale, our normal procedure is to place advertisements in the two local newspapers stating the conditions of sale stipulated by the Director of Planning, and to notify those persons and firms who have shown a keen interest in the sites, and who have requested that they be advised when the lots are placed on the market.

On the basis of the foregoing there would appear to be no special circumstances existing to support a proposal for a direct sale to the Company.

The request of the Company is presented to Council for its CONSIDERATION.

A further letter from Sandman Motels has been received by the City Clerk requesting the privilege of having a representative of the Company appear before Council on this matter."

Your Board submits the foregoing report to Council for its CONSIDERATION.

Delegation Request - Sandman Motor Inn (Vancouver) Ltd.

Letters circulated - Sandman Motor Inn (Vancouver) Ltd.
August 2nd & 6th, 1971

* * * *

FOR ADOPTION SEE PAGE(S) 351-352

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

November 15, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Monday, November 15, 1971, in #1 Committee Room, third floor, City Hall, at approximately 2:00 p.m.

PRESENT:	Alderman Broome (Chairman) His Worship the Mayor Aldermen Adams, Bird, Hardwick, Phillips, Rankin, Sweeney and Wilson
ABSENT:	Alderman Calder (Illness) Alderman Linnell (Illness)
CLERK:	D. Scott

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS

1. Use of Capilano Stadium

At the last meeting of the Committee, delegations were heard and consideration of the matter was set aside to a subsequent meeting of the Committee.

Two communications were before the Committee, one from the Kitsilano Ratepayers' Association urging that the Capilano Stadium be turned over to the Park Board for management and one from the Chairman of the Riley Park Area Council urging that the Stadium Gallery Project be continued.

Mr. Egan advised he had met with the staff of the Park Board and the Art Gallery and the latter has indicated that it will only require one-half of the space in the Stadium. The Art Gallery has further indicated that it would be willing to relinquish its lease with the City prior to its termination on the condition a satisfactory agreement can be worked out between the Park Board and the Art Gallery.

Commissioner Sandy Robertson, Chairman of the Park Board, Mr. A. Emery, Director of the Vancouver Art Gallery, and Mrs. H. Giffin of the Riley Park Area Council discussed the proposed use of the Stadium with the Committee. Commissioner Robertson assured the Committee they would work in co-operation with the Art Gallery to accommodate its programs until early Spring, however, after that time renovations would be made inside the Stadium and then only some of the programs could be accommodated and additional space elsewhere would likely be required until the Riley Park Community Centre is completed. Mr. Robertson stated they would be able to accommodate the summer soccer programs in 1972, but winter soccer could not be accommodated until the drainage system is completed.

After considerable discussion it was

RECOMMENDED

(a) that the City turn Capilano Stadium over to the Park Board for care and management as soon as possible or not later than the expiry date of the lease with the Vancouver Art Gallery on the financial basis which was set out by the Chairman of the Park Board at the last meeting of this Committee.

cont'd . .

Clause 1 continued

(b) that the Stadium operation shall be under the Recreation Branch of the Board of Parks and Public Recreation.

(c) that the communications from the Kitsilano Ratepayers' Association and the Riley Park Area Council be received.

2. Condition of 4500 Block Ontario Street and Security at Capilano Stadium Property

The Vancouver City Council on November 9, 1971, had before it the following report of the Board of Administration, Works and Utility matters dated November 5, 1971:

"At the Council Meeting of August 31, 1971, the City Engineer was requested to report to Council on the condition of curbs, gutters and pavement for the 4500 Block Ontario Street, boulevard maintenance and perimeter security of the Stadium property and the following report is submitted:

'The 4500 Block Ontario Street between East 29th and East 30th Avenues is presently lacking curbs, gutters and permanent asphalt pavement. There is a permanent concrete sidewalk on the east side fronting private residences and a temporary screenings walk on the west side alongside the Stadium property. In response to a petition from Mr. Pruden, et al, on this subject dated August 23, 1971 a Local Improvement petition form for curbs and pavement was sent to Mr. Pruden on September 14, 1971. If this petition is returned sufficiently signed before the end of January, 1972, the project will be advanced to a Court of Revision in May for construction during the summer of 1972. On completion of this section, Ontario Street between East 29th and 33rd Avenues forming the east perimeter of the Stadium will be completely improved.

Melrose Avenue is the north perimeter Street of the Stadium between Ontario Street and Midlothian Avenue. It is not improved by curbs, sidewalks or permanent pavement. Its strip pavement is in good condition and requires little maintenance. The improvement of this street by installation of curbs, gutters and permanent pavement could be initiated by the City at an estimated cost of $28,000. As this street is bounded on the north side by Hillcrest Park, the total cost of this improvement would be borne by the City.

The maintenance of street boulevards is left largely to the abutting property owners. Where they are not so maintained, City forces scythe the grass or other growth as necessary to restrict the growth. Boulevards on the west side of Ontario Street adjoining Capilano Stadium have been receiving this limited maintenance from City street crews.

The Stadium property is not bounded by any form of security fencing. The Stadium itself is enclosed by a timber hoarding which has been breached in places. The parking areas surrounding the Stadium are however, outside this hoarding and are freely accessible, having an old post and wire rope railing around the perimeter of the property. The access crossings into the parking area are without gates. See attached Drawing No. GD 576.

An area of the parking lot between Ontario Street and the Stadium structure and largely south of 30th Avenue is to be the site of an 84 car parking lot to be constructed and controlled by the Park Board to provide additional parking for Riley Park on the east side of Ontario Street. This development will provide a screen planting on the west side of Ontario Street to a point just north of 30th Avenue.

The security of the property could be improved by one of the following alternative methods:

cont'd . .

Clause 2 continued

(a) To provide optimum security to the property, a security fence could be erected on the perimeter of the property consisting of a 6 ft. high chain link fence with barbed wire strands at the top and gates at the entrances to the parking areas. The cost of such a fence is estimated to be $20,000.00.

(b) In order to restrict the free use of the extensive parking area and its abuse by dragsters, a timber curb and reflectorized posts could be installed across the two entrances of Melrose Avenue and also across the parking area between the north-east corner of the Stadium and the north property line. This would seal off the parking area north and west of the Stadium to vehicles but leave the parking area on the north-east side of the Stadium with sufficient and freely accessible parking for use of patrons of the Art Gallery presently using the Stadium. The existing post and wire rope railing is in disrepair and should be restored also. The estimated cost for this work is $3,500.00.

This would not increase the security of the Stadium, but would eliminate abuse of the parking area by vehicles.

There are no current plans for renovation or major redevelopment of the Stadium, its appearance therefore is likely to remain the same for some time. In order to screen this property from the residents of the subject block the following improvements may be adopted:

1. A tall evergreen screen planting could be installed on the west side of Ontario Street from East 29th Avenue extending approximately 300 ft. south to join the screen planting proposed by the Park Board. The cost of such a screen planting is estimated to be $2000.00.

2. In order to screen the entire area from the perimeter streets a 4 ft. high ridge of soil could be placed at the property lines common to the perimeter streets, excepting the length to be landscaped by the Park Board. This ridge could then be landscaped with ground cover and shrubbery. The cost of this development is estimated to be $25,000.00.'

Your Board submits the above report of the City Engineer for Council's information."

Council at that meeting passed the following motion:

"THAT Clause 10 of the report of the Board of Administration (Works and Utility matters), dated November 5, 1971, be referred to the Standing Committee on General Purposes, together with Alderman Hardwick's motion, for consideration when the Committee is studying the question of the use of the Stadium."

Alderman Hardwick's motion which was referred reads as follows:

"THAT action be taken to proceed to improve the boulevard on the Ontario Street side of the Capilano Stadium in conjunction with the Park Board in its development of the proposed parking lot;

FURTHER THAT planting referred to in this Board of Administration report, between 29th and 30th Avenues, be included in the new Winter Works Program."

cont'd . .

Clause 2 continued

Commissioner Ryan reviewed the report for the information of the Committee and it was

RECOMMENDED

(a) that the report of the Board of Administration, Works and Utility matters dated November 5, 1971, entitled 'Condition of 4500 Block Ontario Street and Security at Capilano Stadium Property' be referred to the Board of Administration in consultation with the Board of Parks and Public Recreation and that this Committee indicate it believes Ontario Street, i.e., Item 1 on the second page of the report, should be given priority.

(b) that the Board of Administration report back on the source of funds.

(c) that the improvement of Melrose Avenue be proceeded with.

3. Steel Scaffolding:
Capilano Stadium

Council on November 9, 1971, referred the following report of the Board of Administration, Finance matters dealing with steel scaffolding at Capilano Stadium to this Committee:

"The City Purchasing Agent and Building Inspector report as follows:

'Bleacher seats in the Capilano Stadium have been dismantled due to the deteriorated condition of the wood plank seats. The steel framework is, however, still in serviceable condition, but because of the limited market for bleachers, we believe that only scrap value would be offered for this material. We estimate the scrap value to be approximately $500.00.

There are holes in the fence near where the material is stacked, and we fear that unless it is removed very soon, much of it will be stolen.

The Board of Parks and Public Recreation have indicated that they can make good use of the material within the parks system, and are prepared to assume responsibility for the security and removal of the material.'

Your Board RECOMMENDS that this material be turned over to the Board of Parks and Public Recreation for its estimated scrap value of $500.00."

After due consideration, it was

RECOMMENDED that the steel scaffolding be turned over with the other Stadium equipment to the Park Board for its care and management.

The meeting adjourned at approximately 3:00 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 356

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 30, 1971, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing), dated November 22, 1971, be adopted.

- CARRIED.

MOVED by Alderman Hardwick
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 23, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Vancouver Art Gallery — Re: Additional Grant Requests (see Pages 8 and 9)

(b) Christ Church Cathedral — Re: Preservation of the Cathedral (see Pages 9 and 10)

COMMUNICATIONS OR PETITIONS

1. (a) and (b) Proposed Provincial Building: Block 61 - Town Planning Commission

The Council noted communications, dated November 19 and November 26, 1971, from the Vancouver Town Planning Commission, setting out resolutions expressing concern regarding the proposed Provincial building development on Block 61. It is asked that the government make plans available to the public as soon as possible. The Commission also sets out its strong views against the Provincial practice of not following normal development permit procedures respecting developments in Vancouver.

MOVED by Alderman Wilson,
THAT this whole matter be tabled until later this day.

- CARRIED.

(See pages 7 and 8)

2. December 27, 1971, and Vancouver Civic Employees Union Members

A communication was received from the Vancouver Civic Employees Union, asking the Council to declare Monday, December 27, 1971, as a holiday for the City employees represented by this Union, since Boxing Day falls on Sunday.

MOVED by Alderman Wilson,
THAT employees in the following groups under the direct control of City Council be granted a holiday on Monday, December 27, 1971:

1. Staff covered by the Collective Agreements between the City and the Canadian Union of Public Employees, Local 1004.

2. Group II Employees under Schedule A of the Collective Agreement between the City and the Vancouver Fire Fighters, other than Fire Alarm Operators.

3. Staff covered by the Collective Agreement between the City and I.A.T.S.E., Local 118.

AND FURTHER THAT the employees covered by the Collective Agreements between the Canadian Union of Public Employees, Local 1004, and the Vancouver Board of Parks and Public Recreation, (including Lifeguards), be granted a holiday on Monday, December 27, 1971, under the same terms as other employees covered by this resolution, subject to the approval of the Vancouver Board of Parks and Public Recreation;

AND FURTHER THAT civic offices and yards will be closed to the public all day on Monday, December 27, 1971.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Vancouver Welfare Rights Organization

MOVED by Alderman Calder,
THAT, pursuant to a request from the Vancouver Welfare Rights Organization, permission be granted for this organization to speak to Council later this day in connection with the Standing Committee Report on Health and Welfare relative to new social allowance rates.

- CARRIED.

(See pages 10 and 11)

4. Fire Zone No. 2 and Development 1800 block West 3rd Avenue (Margaz Enterprises (1968) Limited)

MOVED by Alderman Linnell,
THAT, pursuant to the request received from Margaz Enterprises (1968) Limited, permission be granted to this company to appear before Council, when the Board of Administration report dealing with this particular developer's problem at 1848 West 3rd Avenue, is received, with particular reference to the prevailing fire zone regulations in that area.

- CARRIED.

5. Twenty-five years' Service: Firemen

His Worship the Mayor reported that a large number of firemen have attained their twenty-fifth year of civic service in the department.

MOVED by Alderman Bird:
THAT the Vancouver City Council records its appreciation to the Firemen who are eligible for recognition of twenty-five years of service in the Vancouver Fire Department;

AND THAT His Worship the Mayor be requested to suitably convey this recognition for the excellent and efficient services rendered by these Firemen during this period of time.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. General Report, November 26, 1971.

Works and Utility Matters

MOVED by Alderman Linnell,
THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters), dated November 26, 1971, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. General Report, November 26, 1971 (cont'd)

Social Service and Health

MOVED by Alderman Linnell,
THAT the report of the Board of Administration (Social Service and Health), dated November 26, 1971, be adopted.

- CARRIED.

Harbours and Parks Matters

Jericho Beach Property

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Harbours and Parks Matters), dated November 26, 1971, be adopted.

- CARRIED.

At this point, Alderman Wilson and Alderman Phillips endeavored to submit separate matters regarding an additional 38-acre site in the area and being requested for park purposes. However, His Worship the Mayor ruled such items were not in order at this consideration. Alderman Sweeney challenged the ruling of the Chair. The question, therefore, was:

'Shall the Chair be sustained?'

On vote, the Chair was sustained by the required majority, and the ruling of His Worship the Mayor therefore confirmed.

Building and Planning Matters

Georgia Viaduct Replacement
East Approach Route

Commissioner Ryan proposed that the following words be added to Recommendation 3 on Page 3 of the Board of Administration Report (Building and Planning Matters), dated November 26, 1971:

"and the consultant's report on downtown rapid transit has been received."

MOVED by Alderman Bird,
THAT the recommendations in the Board of Administration report (Building and Planning Matters), dated November 26, 1971, be adopted, as amended above.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. General Report, November 26, 1971 (cont'd)

Finance Matters

Grant Application - Frog Hollow Information Centre - Clause 1

MOVED by Alderman Wilson,
THAT a grant of $915 be approved to the Frog Hollow Information Centre, pursuant to the report of the Director of Social Planning/ Community Development.

- CARRIED, BY THE REQUIRED MAJORITY.

Civic Dinner - Australian National Rugby Team (Clause 2)

MOVED by Alderman Sweeney,
THAT, pursuant to a request received from The British Columbia Rugby Union, a civic dinner, at an estimated cost of $250, be hosted in connection with the visit of the Australian National Rugby Team December 1 to 5, 1971; and the arrangements in connection therewith be left in the hands of the Civic Entertainment Committee.

- CARRIED.

Balance of Report

MOVED by Alderman Broome,
THAT Clause 3 of the Board of Administration report (Finance Matters), dated November 26, 1971, be received for information; and Clauses 4 and 5 be adopted.

- CARRIED.

B. Personnel Matters

MOVED by Alderman Phillips,
THAT the report of the Board of Administration (Personnel Matters), dated November 26, 1971, be adopted.

- CARRIED.

C. Property Matters

MOVED by Alderman Adams,
THAT Clauses 1 and 2 of the Board of Administration report (Property Matters), dated November 26, 1971, be adopted; and that Clause 3 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters (continued)

Tender for Lease - Parking Site
Within Cloverleaf Area, Situated
North End of Granville Bridge
(Clause 4)

MOVED BY Alderman Broome,

THAT The Supervisor of Property and Insurance negotiate with the Dominion Vancouver Motors Limited and the Cecil Motor Hotel in an endeavor to arrange a mutually satisfactory lease arrangement to both companies, it being understood, however, that failing to do so will give an opportunity to these two companies to appear as delegations on the matter.

FURTHER, that the present operator be permitted to continue on a monthly basis, pending the outcome of the lease consideration.

- CARRIED.

D. (i) Winter Employment Programs:
Third Report

The Board of Administration reported as follows, under date of November 26, 1971:

" The City Engineer reports:

"One additional project has been proposed under the Federal-Provincial Employment Loans Programs:

Project P2 - Stanley Park Lawn Bowling Clubhouse
Addition and Alteration Project

	Total Cost	$38,000	
Less	Provincial Government	12,000	(Elderly Citizens' Recreation Grant)
Less	Bowling Club	12,000	
	Leaving	14,000	
	Senior Governments	13,000	(Employment Programs)
	Est. City Share	$ 1,000	

Applications from Previous Reports

Application forms for 16 of the 17 projects approved in the First Report have been forwarded to Provincial Authorities. Project 4, Citizen Services Survey has been cancelled by the Police Department.

Application forms for one of the three projects approved in the Second Report have been forwarded to the Provincial Authorities.

I RECOMMEND on behalf of the Superintendent of Parks and Public Recreation that the additional project be approved for inclusion in the City's Winter Employment Program and the Department Head authorized to sign the application form."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted."

MOVED by Alderman Rankin,

THAT the foregoing recommendation of the Board of Administration be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. (ii) Winter Employment Programmes and Filing of Applications

Commissioner Ryan orally gave details to Council of appropriate action taken by the City pursuant to government regulations in filing, as required, under the Federal/Provincial Winter Works Programmes; and made mention of news reports of statements from Provincial government authorities that the City has not complied, as necessary. The Commissioner also advised that the Federal minister responsible, the Honourable Mr. Otto E. Lang, has been informed of the matter.

MOVED by Alderman Rankin,
THAT well-documented material setting out the City's position be prepared and forwarded forthwith to the Premier of British Columbia and to the M.L.A.s of Vancouver, urging their immediate consideration and favourable assistance to Vancouver in its participation in this programme.

FURTHER, that a Council delegation follow up this written presentation by meeting with the Premier in furtherance of the matter.

- CARRIED.

At approximately 10:45 a.m., the Council recessed and, after an 'In Camera' meeting, reconvened in Open Session at approximately 11:40 a.m., with all members present with the exception of His Worship the Mayor: Alderman Bird in the Chair as Deputy Mayor.

COMMUNICATIONS OR PETITIONS (cont'd)

6. Proposed Provincial Building Development - Blocks 51 and 61

Further consideration was given to communications from the Vancouver Town Planning Commission, dated November 19 and November 26, 1971, expressing various concerns in regard to the proposed provincial building for development on Block 61. The Director of Planning gave an oral report to Council as a result of negotiations with Provincial government representatives, and referred to sketch plans of the government's present development proposals involving both Blocks 51 and 61.

MOVED by Alderman Adams,
THAT the Provincial government be requested to submit to Council, sketch plans of its proposed development, having in mind the agreement between the Province and the City, dated July 21, 1964.

- CARRIED.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

6. Proposed Provincial Building
- Block 61 (continued)

MOVED by Alderman Broome,
THAT the Director of Planning prepare a written report for Council on the status of negotiations with the government authorities, to include the matters mentioned to Council this day in his oral report.

FURTHER, that the Corporation Counsel report on the legal position in respect of the agreement between the Provincial government and the City in regard to this matter.

- CARRIED.

MOVED by Alderman Linnell,
THAT the two communications from the Vancouver Town Planning Commission, dated November 19 and November 26, 1971, in respect to development on Block 61, be received; and the Commission be advised of the action of Council this day.

- CARRIED.

The Council recessed at approximately 12:00 noon to reconvene following the Court of Revision on Local Improvements which will convene at 2:00 P.M.

The Council reconvened in the Council Chamber at approximately 2:10 P.M. following the Court of Revision, still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. Additional Grant Requests:
Vancouver Art Gallery

Further consideration was given to the Board of Administration report (Finance matters), dated October 22, 1971, in respect of additional grant requests from the Vancouver Art Gallery, as follows:

"1. Items included in their 1971 grant request not approved by Council.

(a) Provision of Funds for a staff pension scheme	$1,650	(approved by Council on October 26)
(b) Additional staff - Registrar	7,000	
(c) Additional staff- Librarian	2,000	
	$10,650	

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Additional Grant Requests:
Vancouver Art Gallery (cont'd)

2. Additional items requested.

(a) Increase custodial guards from one to two	$4,000
(b) Metal gates between exhibition galleries	2,200
	$6,200
Total amount of additional funds requested	$16,850

A representative of the Vancouver Art Gallery appeared in support of these additional grants and furnished information respecting responsibilities re the positions of Registrar and Librarian.

MOVED by Ald. Rankin,
THAT a grant of $4,000 in respect of the increase of custodial guards from one to two, be approved.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Phillips,
THAT the grant requests in the amount of $7,000 for a Registrar and $2,000 for a Librarian be approved.

(referred)

MOVED by Ald. Adams,
THAT the motion of Alderman Phillips and the balance in the Art Gallery grant requests be referred to 1972 budget consideration.

- CARRIED

2. Christ Church Cathedral
Development Plans

In connection with proposed development plans in respect of Christ Church Cathedral property, delegations were heard as follows:

(a) Save Christ Church Cathedral Committee
(Mr. Robinson)

(brief filed dated November 27, 1971)

(b) Park Board (Park Sites Committee)
(Commissioner Puil)
(brief filed dated November 30, 1971)

(c) Professor Kalman

(brief filed dated November 30, 1971)

(d) Mr. David Marshall

(brief filed)

(e) West End and Downtown Ratepayers Association
(Mr. McIntyre)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Christ Church Cathedral
Development Plans (cont'd)

A communication was noted from the Dean and Rector of the Cathedral on behalf of the Corporation and Church Committee of Christ Church Cathedral stating that if the Council wished information on the development plans, he is available for the purpose.

MOVED by Ald. Phillips,
THAT this matter be referred for further consideration to the Standing Committee on Planning and Development and the Dean of Christ Church Cathedral be invited to appear and give information to Council in respect of development plans;

FURTHER THAT in the meantime the Board of Administration be requested to report on the implications of these development plans in regard to planning for that area and the appropriate City officials be authorized to meet with the Church authorities and other property owners in the vicinity regarding the matter.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Standing Committee on
Health and Welfare, November 25, 1971

The Standing Committee on Health and Welfare, under date of November 25, 1971, submitted Board of Administration report dated November 24, in which a report of the Director of Welfare Services is set out in regard to new Social Allowance Rates. The following recommendations of the Standing Committee are quoted:

"RECOMMENDED:

(a) that the proposal contained in the report of the Board of Administration dated November 24th, be approved

(b) that a committee be appointed to present the subject matter to the Honourable Minister of Rehabilitation and Social Improvement

(c) that the matter of increased costs be referred to the Board of Administration for report back in line with suggestions of the Director of Finance that we seek to have our share of the costs reduced from the present fifteen per cent."

A representative of the Vancouver Welfare Rights Organization appeared and submitted a brief speaking against the new Social Allowance Rates proposal. The Council is urged to table the report until an opportunity is given to related community groups to present their findings to the Standing Committee on Health and Welfare.

MOVED by Ald. Rankin,
THAT,

(i) Recommendations (a) and (b) above and contained in the report of the Standing Committee on Health and Welfare dated November 25, 1971, be tabled for a period of three weeks;

(ii) Recommendation (c) above be approved;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Health and Welfare, November 25, 1971 (cont'd)

(iii) in the meantime a copy of the report re new Social Allowance Rates be furnished to related agencies and other interested parties;

(iv) the Union of B.C. Municipalities be requested to furnish other municipalities with a copy of this proposal.

- CARRIED

The Council recessed at approximately 3:45 P.M., held a short 'In Camera' meeting and reconvened at approximately 4:10 P.M. in open meeting with the same personnel present.

F. Proposed CBC Regional Headquarters - Block 57

The Board of Administration, under date of November 24, 1971, submitted a report of the Director of Planning and Civic Development in respect of the proposed CBC Regional Headquarters on Block 57. After setting out the details of the status of the matter to the present, it is recommended as follows:

"Recommendation

It is recommended that:-

(a) This progress report on the CBC Regional Headquarters be RECEIVED.

(b) The recommendations of the Technical Planning Board to APPROVE Development Permit Application No. 57273 subject to conditions, be endorsed.

(c) That the Canadian Broadcasting Corporation be urged to ensure no further delay in proceeding with the development with tenders being called in January as stated by Mr. R. W. McGall.

(d) That His Worship the Mayor further communicate with the Canadian Broadcasting Corporation and appropriate Federal Government Departments in a further endeavour to request the pedestrian overpass on Georgia Street to be provided as part of the CBC development.

(e) The Director of Planning continue to negotiate with the appropriate Federal Government Department and the Canadian Broadcasting Corporation to provide adequate inter-related open space design for the proposed office building and the CBC Regional Headquarters.

(f) That City Council be kept informed as to progress on the foregoing."

The Board of Administration recommends endorsation of the recommendations of the Director of Planning and Civic Development.

MOVED by Ald. Phillips,
THAT the foregoing recommendations be adopted.

- CARRIED

G. Consultants' Report:
False Creek Proposals

The Board of Administration, under date of November 26, 1971, submitted the following report:

"In accordance with Council instructions regarding reports of outside consultants, it is noted that a report entitled 'False Creek Proposals' has been received from the False Creek Study Group. This will be reported on to Council in the near future. In the meantime, a copy of the consultants' report is made available to each member of Council to give maximum time for its study.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Consultants' Report:
False Creek Proposals (cont'd)

Your Board submits the foregoing for the INFORMATION of Council"

MOVED by Ald. Sweeney,
THAT this report be received for information;

FURTHER THAT copies of the consultants' report be made available to interested parties on request at a cost to be set by the Board of Administration.

- CARRIED

H. Replacement of Police and Fire Department Automobiles

The Board of Administration, under date of November 25, 1971, submitted the following report:

The Chief Constable, Fire Chief, City Engineer and Purchasing Agent report as follows:

"A. 1971 POLICE AND FIRE DEPARTMENT AUTOMOBILE PURCHASES

Tenders for the purchase of two Police and two Fire Department automobiles were opened on October 18, 1971 and referred to the Police Chief, Fire Chief, City Engineer and Purchasing Agent for report. A copy of the working tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the 1971 General Revenue Budget.

Five Bids were received on this tender call.

Council will note that two safety features, power steering and power disc brakes, have been included in the following recommendation. These features are not specifically mentioned in the General Classification of Automobiles for Civic use. They are recommended by the City Engineer after a two-year trial on a portion of the fleet, as previously approved by Council. At present any minor deviations from the General Classification require Council's approval. Board approval of the City Engineer's recommendation for changes such as power steering, power brakes, car size, automatic transmission, etc., would reduce the number of minor reports going to Council.

Recommendations

A.(1) The Police Chief, Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications (Bid No.4) from Mountview Motors Ltd. for four only American Motors Ltd. Matador model 4-door sedans at a total price of $14,628.60 ($3,657.15 each including power steering and power disc brakes).

(2) Your Board RECOMMENDS the Board of Administration be authorized to approve the City Engineer's recommendations for technical deviations from the General Classification of Automobiles for Civic use.

B. 1972 REPLACEMENT OF POLICE CARS

History

In 1971 a report of the City Engineer and Chief Constable estimated that 107 replacements would be required in 1972 under the three-year replacement policy adopted by Council at that time.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of Police and Fire Department Automobiles (cont'd)

By using some patrol cars on a two-year basis and some pool cars on a four-year basis, it is possible, within the average three-year policy approved by Council, to reduce the requirement from 107 to 94 cars for 1972, without increases in maintenance.

A saving can be made in operating costs by purchasing 44 of the 94 cars now, in advance of budget as was done in 1969 and 1970. This saving will result from:

(a)	reduced overhauls	- $25,000
(b)	U.S. price freeze-estimate	- $ 7,000

These 44 cars will cost a net of $134,000 (after resale credits). The remaining 50 cars will be required late in 1972 and will be provided in the 1972 Police Revenue Budget.

The tenders referred to in Section 'A' above asked for prices on variable quantities of automobiles to permit this advance purchase of 44 cars.

Recommendation

B.(1) The City Engineer and Chief Constable RECOMMEND that $134,000 be appropriated in Account No.6545/752 in advance of the 1972 Budget.

(2) The Police Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid to meet specifications (Bid No.4) from Mountview Motors Ltd. for forty-four American Motors Matador model four-door sedans at a total price of $160,914.60 ($3,657.15 each including power steering and power brakes).

The 5% Provincial Sales Tax is included in all prices shown in this report and in the working tabulations. "

Your Board RECOMMENDS that the recommendations of the Chief Constable, Fire Chief, City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Corporation Counsel.

MOVED by Ald. Bird,
THAT the recommendations in part A and part B of the foregoing report of the Board of Administration be approved.

- CARRIED

I. Federal-Provincial Special Development Loans Program

The Board of Administration, under date of November 29, 1971, submitted the following report:

The Director of Finance reports as follows:

"Mr. J.D. Baird, Deputy Minister of Municipal Affairs as Provincial Co-ordinator of this program has written to the Vancouver Mayor and Council on November 18th advising that he has been officially informed that the City has not complied with the starting date of October 1st under the above-noted program for the following projects:

B.C.-42	Provincial Courts Building	$1,525,000
B.C.-45	Community Hall Additions	364,000
B.C.-47	Crystal Pool Replacement	990,000

His final paragraph is as follows:

'Why was this Department not advised, prior to October 1, 1971, that the City could not carry out the terms of the program?'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Federal-Provincial Special
Development Loans Program (cont'd)

In reply to this letter the following comments are offered:

Mr. Baird's letter of October 4th requesting the status of our projects at that time, correctly outlines the regulations relating to the program when he states:

'In accordance with paragraph 7 of the "guidelines", forwarded under cover of my letter of January 18, 1971, the Federal Government reserves the right to cancel loan commitments in those cases where contracts are not let and/or construction was not started by October 1, 1971.'

This letter requests advice on the status of projects approved for the City.

On October 13th the City reported in writing on all projects. This report resulted in a request by telephone from Mr. J. P. Taylor of the Department of Municipal Affairs that we explain the difficulties that delayed the three projects in question. The City gave this information by letter of October 27th. It was explained to us that in reporting to the Federal Government on the delayed projects, the Province wished to give reasons, as we understood it, to help in getting the Federal Government not to exercise its right "to cancel loan commitments in those cases where contracts are not let and/or construction was not started by October 1st."

The following facts emerge from the foregoing:

(1) There was no requirement that we report prior to October 1st and there was no indication that there could be a reallocation of funds at that time.
(2) The Department of Municipal Affairs took action by a circular letter dated October 4th, presumably being at that time fully aware of any possibilities of reallocation of monies. If any earlier action would have been possible, it appears that the Department of Municipal Affairs did not advise the municipalities of it, and in fact, took no action in the matter.
(3) The City responded quickly to all requests from the Department for information on the status of projects, and would have conformed to any requirement for reporting either by request or by the regulations.
(4) The funds are still in existence and are available for allocation and any loss of funds to the municipalities can only result from future regulations or decisions of the Federal and Provincial Governments.

While the City has responded quickly to any requests or requirements for information on our approved projects, it is regretted that various difficulties not foreseen in early 1971 have arisen subsequently to slow somewhat the speed-up of the start on these City projects and we are sorry for any inconvenience arising from the delay."

Your Board submits the report of the Director of Finance for Council information.

MOVED by Ald. Adams,
THAT the report of the Board of Administration dated November 29, 1971, respecting Federal-Provincial Special Development Loans Program, be received and a copy furnished to the Premier, the Minister of Municipal Affairs and the Deputy Minister of Municipal Affairs;

FURTHER THAT a copy be furnished to the Vancouver Members of the Legislative Assembly.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2849
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2849 being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Old Age Pensions

At the Council meeting on November 23rd, Alderman Calder and Alderman Phillips submitted a motion respecting Old Age Pensions. However, after due discussion and advice that the Standing Committee on Health and Welfare would be reporting on the subject, the motion was withdrawn with the approval of Council.

MOTIONS (cont'd)

2. Public Hearing Procedure: Representations

The following Notice of Motion was submitted at the meeting on November 23, 1971:

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,

THAT WHEREAS the Public Hearings format is to first hear the objectors to a proposed rezoning, and then the applicant;

AND WHEREAS this has led to many objectors' presentations being inaccurate or containing misinformation as they are not aware of the applicant's full proposal;

AND WHEREAS it would seem to be in the public interest to inform the objectors of a proposed application's technicalities fully;

THEREFORE BE IT RESOLVED THAT the concept of hearing the applicant first, then the objectors, with the applicant being given the chance to further answer any questions posed by the objectors, be referred to the Planning and Development Committee for consideration.

- CARRIED

(The motion was put and carried)

3. Advertisements re Major Rezoning Matters

The following Notice of Motion was submitted at the meeting on November 23, 1971:

MOVED by Ald. Calder,
SECONDED by Alderman Phillips,

THAT WHEREAS sometimes major rezoning applications are handled routinely through small advertisements in the legal section of the newspapers and are most often missed by the general public;

AND WHEREAS Council in the past has been in the position, at times, of having granted a rezoning and the public awareness 'after the fact', as it were, has caused much angered debate which was futile and unnecessarily time-consuming;

THEREFORE BE IT RESOLVED THAT Council instruct the Director of Planning and Civic Development, when reporting on major rezoning applications, to also advise Council of the advisability of placing a large special advertisement, similar in size to those placed for our burning by-law notices.

- CARRIED

(The motion was put and carried)

MOTIONS (cont'd)

4. Appreciation:
Grey Cup Arrangements

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT Council express its thanks and appreciation to the Vancouver 1971 Grey Cup Festival Committee, to its Chairman Mr. Herman Burkart and to the Vancouver Police Department for their efforts culminating in a most successful Grey Cup program.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - 38 acre Park Site: Jericho

requested authority to attend a meeting tentatively arranged for December 16th in Ottawa, with appropriate Federal authorities and representatives of citizens' groups on the subject of additional 38 acre park site in the Jericho area.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Alderman Phillips be authorized to attend this meeting in Ottawa.

- CARRIED

Alderman Broome - 3875 Point Grey Road (R.C.M.P. Negotiations)

requested that, while in Ottawa Alderman Phillips follow up on the status of acquiring the R.C.M.P. site at 3875 Point Grey Road, negotiations on which were commenced some time ago by Alderman Broome.

Alderman Bird - Vancouver Fraser Park District

referred to a memorandum in respect of the Vancouver Fraser Park District under date of November 23, 1971, setting out essential points in connection with this Regional function and gave reference to a proposed increase in Regional Park assessment from the present 0.35 mills to 0.5 mills.

Alderman Sweeney - Traffic Light: 49th Avenue and Tisdall

referred to a request from Mr. Ralph H. Long for installation of a traffic signal at 49th Avenue and Tisdall Street. Alderman Linnell advised of having referred this request to the Engineering Department for consideration.

It was agreed the City Clerk would suitably acknowledge the request.

ENQUIRIES AND OTHER MATTERS (cont'd)

His Worship the Mayor - Resignation from Museum Board: William Hamilton

announced that Mr. William Hamilton had resigned from the membership of the Greater Vancouver Museum and Planetarium Board.

It was agreed His Worship forward a suitable letter of appreciation for for services rendered by Mr. Hamilton.

Alderman Wilson - Development and Housing Corporation

referred to action of Council in October, 1970, asking the Regional District to consider the advisability of establishing a development and housing corporation to operate generally along the lines as established by the Government of Ontario for their 'Home Ownership Made Easy' program.

Early this year the Administrator of the Regional District stated the Executive Committee feels it would be premature to become involved in such a proposal until a person is appointed to direct the function of public housing. Alderman Wilson stated such an appointment has taken place in the Regional District and therefore the matter should be again raised with the Regional District.

The Council adjourned at approximately 5:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated November 30, 1971, adopted by Council on December 7, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL November 30, 1971

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 30, 1971, in the Council Chamber, City Hall at 2:00 P.M.

PRESENT His Worship the Mayor
Aldermen Broome, Calder, Hardwick, Linnell
Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
Alderman Bird

CLERK TO THE COUNCIL R. Henry

BUSINESS

Local Improvements by Petition

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship Mayor Campbell in the Chair.

- CARRIED

COURT OF REVISION

Pavements and Curbs, Concrete Sidewalks, Special Light Standards and Light Standard Projects by Petition - Schedule No. 410

The Court received from the Assessment Commissioner Schedule No. 410 listing seven Local Improvement Projects by Petition. The Assessment Commissioner advised that the projects have been requested by the majority of the assessed owners by means of a sufficiently signed petition.

There was no one present who wished to speak to the proposed projects.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT Schedule No. 410, as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvements:
Subsequent Procedure

The Board of Administration, under date of November 25, 1971, submitted the following report of the City Engineer:

"Projects for works 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-Law and will come before a Court of Revision on November 30, 1971.

The projects are listed by the Assessment Commissioner as follows:

	Schedule	Item	Type
Petition	410	1, 2 & 3	Pavements and Curbs
		4	P.C. Concrete Sidewalks
		5 & 6	Special Light Standard Projects
		7	Light Standard Project

The City's share of the cost of the projects is available in the 1971 Streets and Street Lighting Capital Budgets.

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

1. The projects 'by Petition' on Schedule 410 be undertaken.
2. The Engineer be authorized to call tenders for the approved paving projects.
3. The Engineer be authorized to add the approved lighting projects to Contract #102 with Ricketts-Sewell Electric Ltd. for the 1971 lighting program."

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the foregoing report of the Board of Administration dated November 25, 1971, be approved.

- CARRIED

The Special Council adjourned at 2:10 P.M.

***

The foregoing are Minutes of the Special Council meeting (Court of Revision), dated November 30, 1971, adopted by Council on December 7, 1971.

MAYOR

CITY CLERK

November 26th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Lane East of Gladstone Street South of 25th Avenue
Low Rental Housing Project

"To create a site for a low rental housing project, the owner of the lot facing Gladstone Street, immediately south of the lane south of 25th Avenue, conveyed his property to the City as the east 105' was to be acquired by the City for inclusion in the site.

On subdivision a lane corner cut off 10 feet by 10 feet was dedicated from the westerly part of the lot which was to be reconveyed to the owner on the completion of the subdivision. The owner is not prepared to accept the residue with the corner cut off as this was not agreed to when the City acquired his lands.

I RECOMMEND that the 10-foot lane corner cut off abutting the north east corner of newly created Lot 1, as shown outlined red on plan marginally numbered LF 5882, be closed, stopped up, and title taken thereto.

I FURTHER RECOMMEND that the said closed lane be added to the abutting lot to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Construction of Sewers on Powell Street
from Main Street to Lane East

"The existing combined sewer requires the addition of a sanitary sewer in order to convert the system to a separate system as part of the overall separation program.

Estimated cost of constructing this sewer is $10,000.

I RECOMMEND that $10,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 390

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Single Transients: Continued Program

Your Board has received the following report from the Director of Welfare and Rehabilitation:

BACKGROUND:

On September 28, 1971, Council adopted a recommendation of the Board of Administration to continue the summer transient program until 31st of December 1971, subject to a monthly review by Council.

On October 26, Council adopted a recommendation of the Board of Administration to continue the summer transient program to the end of November.

INFORMATION:

It was anticipated that applications received at the Youth Trailer which had been reduced during October to 350 per week, would be further reduced during the month of November. However, during the month of November despite the onset of winter weather across Canada, applications at the Youth Referral Trailer have increased to 390 per week, and accordingly we need to continue operation of the trailer.

RECOMMENDATION:

The Director of Welfare Services recommends that the Transients Program at the Youth Trailer be continued until December 31, 1971. Funds have already been provided for December 1971 in the budget.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 391

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Jericho Beach Property

The Corporation Counsel reports as follows:-

"Reference is made to the agreement dated March 25, 1969, made between the Minister of National Defence and the City respecting the transfer of the Department of National Defence property at Jericho Beach to the City. There remain two parcels of land to be transferred to the City, namely, Parcel 4 (the parcel on which is situated the Officers' Mess) and Parcel 3 (the parcel on which is situated the greater proportion of the buildings making up the Defence Complex). In addition the transport compound, situated on Parcel 2, remains in the possession of the Department and may be retained by it until the transfer of Parcels 3 and 4, as provided by resolution of Council on June 10, 1969.

Paragraph 13(c) of the agreement provides that Parcels 3 and 4 are to be transferred to the City after April 1, 1972 or 90 days after the request of the City in writing, whichever is the later. Paragraph 13(e) of the agreement provides, inter alia, that the time for this transfer 'may be negotiated between the parties having regard to the ability of Canada to replace or relocate facilities owned by Canada' in Parcels 3 and 4 within the time stipulated.

By letter dated November 15, 1971, to the Corporation Counsel from the Regional Properties Officer on behalf of the Department of National Defence, the following request is made under the provisions of paragraph 13(e):-

'At a meeting with Mayor Campbell on 3 November 1971, attended by Mr. F.D. Millar, Director General Properties and Utilities, Ottawa, and other representatives of the Department and the City, it was indicated that the City would agree to the extension until 1 October 1972 of our occupancy of the lands and buildings in North Jericho.

The proposed extension is to provide sufficient time for completion of a new building and certain other facilities at Canadian Forces Base Chilliwack. Due to unforeseen construction delays, these cannot be ready for occupancy by 1 April 1972.

Accordingly, it is hereby requested that the date for transfer of possession of the lands and buildings still held by the Department of National Defence be extended from 1 April 1972 to 1 October 1972, pursuant to paragraph 13(e) of the Agreement dated 25 March 1969.

However, the Officers Mess (Spencer House) area, referred to as Parcel 4 in the above Agreement, can be vacated and available for transfer by 1 April 1972. Please advise whether the City wishes this parcel to be transferred at that time or along with the remaining parcels on 1 October 1972.'

Cont'd...

Clause #1 Continued

In the circumstances, it is recommended that the City agree to accept the transfer from the Department of National Defence of Parcel 4 on April 1, 1972 and that the transfer of Parcel 3 and the transport compound in Parcel 2 be postponed to October 1, 1972."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted, subject to agreement by the Board of Parks and Public Recreation.

FOR COUNCIL ACTION SEE PAGE(S) 391

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Georgia Viaduct Replacement
East Approach Route

On March 24th, 1970, City Council appointed the firm of Phillips, Barratt, Hillier, Jones and Partners as consultants for the East Approach Route to the New Georgia Viaduct from Highway 401 via the Burlington Northern Railway Cut.

Sub-consultants in other disciplines were subsequently commissioned to make up a "design team" to carry out the study.

The final study reports were completed in August, 1971, and the report was submitted to Council on August 24th, 1971.

On August 24th, 1971, Council resolved that "City officials submit a report to Council on the findings of the study after a report reference has been given by the consultant". A report reference was given by the consultant on September 9th, 1971, and therefore, the City Engineer, Director of Planning and Civic Development and the Director of Social Planning and Community Development now submit the following report:

A. OFFICIALS REPORT ON STUDY

Council commissioned this study originally as a first step in providing additional traffic capacity from the east end of the Georgia Viaduct. The consultants were directed to generally follow the alignment of Malkin Avenue and the existing Great Northern Cut so that this new route would provide relief for the anticipated heavy volumes on Prior Street through the Strathcona area. The study was carried out in sufficient detail so that the report could be used as a basis for discussing financing with higher levels of Government, and if agreed, could proceed fairly quickly to construction stage.

Since the study was commissioned, however, there have been a number of further decisions by the City and the Greater Vancouver Regional District with respect to transportation.

1. The Greater Vancouver Regional District has undertaken and completed a study of the feasibility of adopting the transportation function in the region and this report gives high priority to transit (initially an expanded bus system) as a means of providing additional transportation service in the region for a number of years. The Greater Vancouver Regional District Board on November 17th, 1971, agreed in principle to adopt transportation as a regional function.

2. City Council has referred this East/West Connector to the Greater Vancouver Regional District for consideration as part of the overall transportation system of the region including an assessment of the need for the freeway and of its function if built. The District has agreed to do this.

3. Council has resolved that transit is the number one priority in regional transportation. While this does not necessarily eliminate the need for this highway connector, it may have a bearing on the timing of its implementation.

4. A study of downtown rapid transit is currently being carried out by the Regional District at the request of the City. This study will provide additional information about the role that this route might play with respect to rapid transit. The first stage of this report (Downtown Transit Concepts) will be completed in November of this year.

cont'd . . .

Clause 1 continued

There are certain aspects of the consultants report that your officials would want to report on before the project proceeds to any next step towards implementation. However, in view of the foregoing, your officials do not consider it appropriate to report in any meaningful detail on the consultant's report at this time. Therefore, your officials are drawing to Council's attention the following aspects of the report that they feel will require further examination and discussion when the above matters have been clarified.

(i) Access Ramps

A review of the number and location of ramps with comment on their function and impact from an Engineering, Planning and Social Planning point of view.

(ii) Noise

A more detailed review of the noise criterion applied in the study. This may affect the detailed location of the freeway in the westerly end of the Strathcona area.

(iii) Transit

Depending on the priorities and types of transit in the Regional system and also the downtown transit concepts, some modifications to the facility may be appropriate.

(iv) Railway Companies

Some further discussions with the railway officials appear desirable in an attempt to overcome railway companies' objections.

(v) Community Impact

Review and discussion on the philosophy and method of residential property acquisition and relocation, and on the question of a property freeze along the alignment.

B. SUMMARY REPORT AND MODEL

On August 24th, 1971, Council instructed its officials to prepare a summary of the East Approach Route study for distribution to interested citizens free of charge. The summary (copies of which are being distributed with this report) is now available for public distribution. It is recommended that the Summary Report be advertised through the public media and that copies also be available wherever the model is being displayed for viewing.

Tentative arrangements have been made for the model to be displayed at both Britannia and Windermere Secondary Schools and in the main building of the Public Library. It is proposed that the model be displayed at each school for one week and thereafter at the Public Library for an appropriate length of time depending on displays already booked at the Library.

C. SUBMISSIONS FROM THE PUBLIC

On August 24th, 1971, Council resolved that City Council or Committee, make arrangements to hear submissions from the public and in particular from the citizen members of the Liaison Committee. It is suggested that the Summary Report be distributed and the model displayed for a short time before such meetings are arranged in order to allow citizens to be fully informed on the proposed freeway route before appearing before Council.

cont'd . . .

Clause 1 continued

D. IMPACT ON THE STRATHCONA REHABILITATION PROGRAM

The Standing Committee of Council on Planning and Development at its meeting of July 15th, 1971, deferred consideration of the street requirements in the Strathcona area which might result from a freeway connection from the east end of the New Georgia Viaduct to Highway 401 and requested that the matter be brought to Council's attention at the same time as the report on the freeway expected from the consultants.

The alignment recommended by the consultants would require the acquisition of only one residential property in the Strathcona area in the block bounded by Gore Avenue, Dunlevy Avenue, Union Street and Prior Street, to allow for the construction of an off ramp to Main Street. In addition, another 14 properties are recommended for purchase at the option of the owner because noise levels in these dwellings, as a result of the proposed freeway, are likely to exceed the levels set by accepted accoustical standards. All of these potentially affected properties fall within the boundaries of the Strathcona Rehabilitation Program.

Because of the relatively small number of properties involved (1 required, 14 optional out of 555 in the area) and because it may be some time before the transportation matters outlined on Page 1 of this report including the further examinations and reviews of the freeway as designed are clarified and finalized and the uncertainty as to when the freeway might be built, it is suggested that property owners in the block bounded by Gore Avenue, Dunlevy Avenue, Prior Street and Union Street be allowed to participate in the Rehabilitation Program on the same basis as all other eligible property owners in the Strathcona area.

E. RECOMMENDATIONS

It is RECOMMENDED that:

1. A further detailed report be made by the City Engineer, the Director of Planning and Civic Development and the Director of Social Planning and Community Development (subsequently referred to as "officials") on the proposed East/West Freeway after clarification of the items mentioned in Part A above.

2. City officials in co-operation with the City Clerk arrange for immediate public distribution of the Summary report and the displaying of the model.

3. City officials in consultation with the Chairman of the Standing Committee on Transportation make arrangements to hear submissions from the public after the Summary report has been distributed and the model has been displayed.

AMENDED SEE PAGE 391

4. Council allow the participation of eligible property owners in the block bounded by Gore Avenue, Dunlevy Avenue, Union Street and Prior Street in the Strathcona Rehabilitation Program and so inform the Strathcona Rehabilitation Committee.

Your Board RECOMMENDS the foregoing recommendations of the City Engineer, Director of Planning and Civic Development, and Director of Social Planning/Community Development be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 391

Board of Administration, November 26, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATIONS

1. Grant Application - Frog Hollow Information Centre

The Director of Social Planning/Community Development reports as follows:

"When the 1971 Information Centre Grant Applications were made to Council the group at Frog Hollow was expecting to move into Thunderbird School by the end of June. For this reason they requested funds for a period of six months only. However, because of the Provincial freeze on school construction, the Thunderbird School and Neighbourhood Centre was delayed and is not expected to be finished until next April, at the earliest.

Frog Hollow is therefore requesting a grant of another $915 under the same conditions to cover their expenses for the second six months -- July to December 1971.

The Director of SP/CD recommends that this grant of $915 be made to the Frog Hollow Information Centre.

Source of funds would be Accumulated Surplus from Prior Years, subject to correction when the September budget review is completed."

Your Board submits the foregoing report of the Director of Social Planning/Community Development for Council CONSIDERATION.

2. Civic Dinner - Australian National Rugby Team

The City Clerk reports as follows:

"The British Columbia Rugby Union, in a letter dated November 16th, advises that the Australian National Rugby Team will be in the City December 1st to 5th for a feature game against a British Columbia representative team. The Organization is requesting, therefore, that the City host a dinner on Friday, December 3rd, at an estimated cost of $250.00.

Your Board notes that it has been the practise over a period of time, that Council has approved of similar requests involving visiting international teams. If approval is given, it is suggested that the details be left in the hands of the Civic Entertainment Committee."

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION

3. DBS Preliminary 1971 Census Results

Your Board has received the following report from the Director of Finance, for Council's information.

"The Dominion Bureau of Statistics has released the following preliminary 1971 Census population results. The final figures, which will probably not be released until sometime in 1972, are not expected to be appreciably different, but this will not be known until they are released. For Council's information, we are also showing the 1966 Census population figures and the percentage increase that has occurred over the five year period.

Municipalities in the GVRD	1966 Census (000)	Preliminary 1971 Census (000)	Percentage Increase %
Vancouver City	410.4	422.3	2.90
Burnaby	112.0	124.2	10.89
Surrey	81.8	96.7	18.22
Richmond	50.5	61.4	21.58
North Vancouver District	48.1	57.1	18.71
Coquitlam District	40.9	52.2	27.63
Delta	20.7	45.2	118.36
New Westminster	38.0	42.1	10.79
West Vancouver	32.0	36.3	13.44
North Vancouver City	26.9	31.9	18.59
Port Coquitlam	11.1	19.6	76.57
Port Moody	7.0	10.8	54.29
White Rock	7.8	10.2	30.77

(UEL and Fraser Mills not shown)

It can be seen that Vancouver has by far the lowest growth rate and Delta the highest. Vancouver in 1966 had 45.9% of the total GVRD population and now has 41.5%.

There may be various implications from the planning point of view, however, from the financial point of view, the main points are the effect re the Provincial Per Capita Grant, the City's participation in the Regional District, and the City's share of Provincial Welfare costs. Details are as follows: -

I. Provincial Per Capita Grant

The grant is currently $30 per year per capita, using 1966 Census figures. The Provincial Government is expected to use the 1971 Census figures in distributing the 1972 per capita grant. Assuming no change in the $30, this would indicate increased grant revenue of approximately $360,000 in 1972. This is less than we had anticipated for 1972 as we had overestimated what the City's population would be.

II. Greater Vancouver Regional District

a. General operating costs of the Regional District

As these costs are distributed on an assessment basis, the 1971 Census will have no effect.

Clause No. 3 (cont'd.)

b. Regional District Planning Costs

These costs are distributed on the basis of population, with Vancouver's share being approximately $170,000 in 1971. Based on the new population figures our share of the costs should drop by approximately $15,000 in 1972 before considering normal cost increases.

c. Voting Strength

Voting strength on the Regional District Board is based on population in units of 20,000. Up to now, Vancouver has had 21 votes out of 56 or 37½% of the voting strength. The 1971 Census will change this (by our calculations) to 22 votes out of 61 or 36% of the voting strength.

III. Municipal Share of Provincial Welfare Costs

15% of total Provincial welfare costs are paid by the municipalities, cities and towns in B.C. Vancouver's share, based on the 1966 Census, has been 410,000/1,450,000 (approximately). We do not know at this time the population figure for the municipalities, cities and towns in B.C. for the 1971 Census, however, looking at the growth rate for the rest of the municipalities in the GVRD (23%) and the rate for Greater Victoria (12%) compared to Vancouver's growth rate of 3%, it is reasonable to assume that Vancouver's share of the Provincial welfare costs will be a lower percentage of the total than previously."

Your Board submits the report of the Director of Finance to Council for INFORMATION.

RECOMMENDATION

4. Change of Status from Temporary to Permanent for Three Library Clerk I's

The Director of Finance, Co-ordinator of Data Processing and Systems and Director of Personnel Services reports as follows:

"For many years, three Library Clerk I positions have been named "temporary" and have been included on the Library's casual period during that period.

There is no reason to consider these positions as temporary, and they should be made permanent. The Director of the Library and the Library Board have submitted a request dated August 4, 1971 in which it recommends that these three positions be made permanent and I recommend that their request be approved effective August 1, 1971.

The Director of Personnel Services reports that he has reviewed the duties of the positions and that the classification of Library Clerk I, Pay Grade 4 ($326 - $381 per month) is correct.

The annual cost of their request, if approved, would be about $300, this being the cost of additional fringe benefits. The Cost from August 1 to December 31, 1971 would be approximately $125. The Library has sufficient funds available for the remainder of 1971."

Your Board RECOMMENDS that the recommendations of the Director of Finance, Co-ordinator of Data Processing and Systems and the Director of Personnel Services be approved.

Board of Administration, November 26, 1971 . . . . . (FINANCE - 4)

RECOMMENDATION

5. Tender No. 12-72-1: Supply of Policemen's & Firemen's Uniforms, Overcoats & Raincoats for 1972.

Tender No. 12-72-2: Supply of Policemen's & Firemen's Shirts for 1972.

Tender No. 12-72-3: Supply of Policemen's & Firemen's Oxfords & Boots for 1972.

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above supplies were opened by your Board on November 8th and 15th, 1971.

The 5% Provincial Sales Tax is in addition to the prices shown in this report.

The Chief Constable, Fire Chief and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Tender No. 12-72-1: Uniforms, Overcoats & Raincoats

The overall low bid submitted by Gordon Campbell Ltd. at a cost of $96,735.65.

Tender No. 12-72-2: Shirts

The low bid submitted by Empire Shirt Manufacturing Co. Ltd. at a cost of $20,966.80.

Tender No. 12-72-3: Oxfords & Boots

The only bid received submitted by J. Leckie Co. Ltd. at a cost of $20,870.00.

We FURTHER RECOMMEND that Council authorize these contracts in advance of Council approval of the 1972 Budget.

The Police and Fire uniforms, shirts, oxfords and boots are covered by Union Agreement, and early ordering will satisfy the union request that deliveries be made by July 1st, 1972.

If Council approves the awarding of these contracts, the necessary funds totalling #138,572.45 (plus 5% tax) will be included in the 1972 Revenue Budget."

Your Board RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 392

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 26, 1971

RECOMMENDATIONS

1. Deferral of Vacation Entitlement - Mr. W. B. Wynn, Finance Department

The Director of Personnel Services reports as follows:

"I have received from the Deputy Director of Finance a request for Mr. W. B. Wynn, Systems Analyst II, Data Processing & Systems Division, to defer the remaining 5 days of his 1971 vacation entitlement to 1972.

Mr. Wynn is now Acting Assistant Director of Welfare and Rehabilitation and due to pressure of work will be unable to take the remainder of his vacation this year.

The Director of Finance, Director of Welfare Services and myself recommend this request for deferment."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Extension of Leave of Absence Without Pay - L.H.J. Atkinson and D. Werlin, Officers of the Vancouver Civic Employees Union

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Civic Employees Union requesting an extension of leave of absence without pay from January 1, 1972 to December 31, 1972, for L.H.J. Atkinson (Garage) and D.L. Werlin (Sewers) for the purpose of performing their duties as officers of the Union.

The Union further requests that should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given.

It is therefore recommended that Mr. L.H.J. Atkinson and Mr. D.L. Werlin, Officers of the Vancouver Civic Employees Union, be granted an extension of leave of absence without pay from January 1, 1972 to December 31, 1972, for the purpose of performing their duties as Officers of the Union, and should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

RECOMMENDATIONS:

3. Leave of Absence without pay for Mr. Gordon R. Anderson, Vancouver Fire Fighter's Union, Local #18.

The Director of Personnel Services reports as follows:

"On November 16, 1971, Council adopted a recommendation from the Board that leave of absence without pay be granted Mr. G. R. Anderson for the term of one year, effective December 1, 1971 for the purpose of conducting Union business.

The Director of Personnel Services has now received a request from the Union that this leave of absence without pay be effective from January 1, 1972 rather than from December 1, 1971, as originally requested."

The Director of Personnel Services recommends that your Board obtains the approval of City Council for this change and the Fire Chief concurs in this recommendation.

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

4. Revision to Personnel Regulation No. 250 - "Transfers"

The Director of Personnel Services reports as follows:

"The President of C.U.P.E., Local 1004, requested that a regulation be prepared outlining the policy to be adhered to when hourly paid workers are transferred from one Engineering Branch to another.

Regulation No. 250, Section 1 applies specifically to the transferring of Inside, Nurses, Electrical and Foremen. Therefore, I recommend that Section 250-2 (see below) be added to Regulation No. 250 and that it be adopted as submitted.

250-2. Outside

I. When a function is allocated to another Branch and the City requests the incumbent to transfer, the following provisions apply:

(a) The employee shall maintain his former Branch seniority rights for one year and then transfer his former Branch seniority to the new Branch.

(b) If the employee applies for a vacancy in his former Branch within one year of the date of transfer and is successful, he will retain his former Branch seniority date.

II. When a function is allocated to another Branch and the City does not request the incumbent to transfer but the employee voluntarily requests transfer, then Section 250-2 (1) does not apply. The employee's seniority date in the new Branch will be the date he commences work in that Branch.

III. When the situations described in either Sections I or II above occur, the Engineering Department shall complete Engineering Form 269 (Staff Alteration Form - Outside Workers) designating which section of this Regulation shall be applicable, have the employee sign the form and distribute copies to the Union, Payroll and the Branch.

Clause No. 4 (cont'd.)

The provisions of Regulation No. 250-2 have been discussed with the City Engineer and the President of C.U.P.E., Local 1004, both of whom are in agreement with the recommended addition."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

(Copies of the Regulation No. 250, Section 1 is circulated for information)

5. Postponement of Holiday - Mr. R. B. Hayward, Assistant Director, Advance Planning & Research Division

The Director of Planning & Civic Development reports as follows:

"The Assistant Director, Advance Planning and Research Division is allowed 15 working days' vacation during the year 1971. Up to the end of November, he had taken only 7 days of the 15, because of official commitments and intended to take vacation in the Christmas month. During the month of December, however, there are three important reports that will require his personal attention -

(a) The False Creek Policy Proposals Report.
This Report along with the False Creek Consultants' Report 3 is being forwarded to Council.

(b) The Downtown and West End Report.

(c) Downtown Transportation Concepts.
The Wilbur Smith Report for the Greater Vancouver Regional District on Downtown Transportation is due to be received and will require Planning Department participation in discussions.

Consequently, it is undesirable for Mr. Hayward to take an extended vacation in December.

It is recommended that permission be granted Mr. Hayward to transfer 5 days of his 1971 vacation time to 1972."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be accepted.

FOR COUNCIL ACTION SEE PAGE(S) 392

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 26, 1971

RECOMMENDATION

1. Acquisition For Replotting Purposes
N/S 5th Avenue between Carolina & Fraser Streets

The Supervisor of Property & Insurance reports as follows:

"Lot 8, Block 93, D.L. 264A, which lies adjacent to City-owned Lots 9 and 10 in this block, has been offered for sale to the City by the Owner.

This property consists of a single lot, 33' x 122' in size, zoned RM-3, improved with an old barn which is vacant. All services, with the exception of lane access, are available.

In November, 1970, City-owned Lots 9 and 10 were released for sale by the Director of Planning with the recommendation that Lots 9 and 10 be sold without advertising to the owner of Lot 8, subject to consolidation into one parcel and other conditions. The owner subsequently decided to abandon his plans for development of an apartment building.

Following negotiations, the owner now agrees to sell Lot 8 for the sum of $18,000.00 as of November 30, 1971. This price is considered to be fair and equitable. Upon acquisition of this property, it is proposed to demolish the building thereon and proceed with consolidation as proposed by the Director of Planning .

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $18,000.00 on the foregoing basis chargeable to Code 4954/821 - Property Purchases for Resale Account and to report later, in consultation with the Director of Planning, on its disposition including the possibilities for public housing."

Your Board RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Acquisition for Realignment of Cassiar-
Rupert Diversion, 3305 Graveley Street

The Supervisor of Property and Insurance reports as follows:

"On May 9th, 1967, City Council authorized the Supervisor of Property and Insurance to negotiate the purchase of Lot 22, Block 3, S½ of the NW¼ Sec. 29, T.H.S.L., known as 3305 Graveley Street, for the realignment of the Cassiar-Rupert Diversion in order to improve the traffic movement through the intersection at First Avenue.

Subsequently, on August 29th, 1967, City Council authorized the Corporation Counsel to proceed with the expropriation of this property, as a realistic settlement with the owner could not be effected. Although notice concerning expropriation was issued in this regard, the matter has been held in abeyance since that time pending a decision from the Department of Highways concerning possible alterations to Highway 401 in the immediate vicinity.

. . . Continued

Clause No. 2 (Continued)

Early in 1971 the City Engineer advised the Supervisor of Property and Insurance that plans have developed to the point where negotiations should be reopened respecting the acquisition of the subject property. Funds were included in the 1971 Major Street Paving Program for the acquisition of this property.

These premises comprise a one-storey frame dwelling with a main floor area of 1,011 sq. ft., erected in 1947 on a site 55.7' x 127', zoned R.S.-1. The dwelling contains 4 rooms plus a finished enclosed porch area on the main floor and a recreation room in the basement. This building has 8 plumbing fixtures, a patent shingle roof, stucco exterior, a concrete foundation and is heated by an automatic oil-fired furnace. There is a matching garage at the rear. The dwelling is in excellent condition and may be suitable for sale for removal.

Following negotiations, the owner, who is in occupation of the property, and in fact built the dwelling in 1947, has agreed to sell for the sum of $33,100.00 as of November 15th, 1971, subject to his retaining rent-free possession to January 31st, 1972. This price is considered realistic and reflects market value to the owner herein.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $33,100.00 on the foregoing basis chargeable to Code 147/4904."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
231 Gore Avenue Lots 18 & 19, Block 5, D.L.196	Provincial Courts (Vancouver) Complex	Bob Columbus	$1,600.00	442/1209
476 E. Cordova St. Lot 16, Block 57, D.L. 196	Hostel for Single Men	R. Shortreed	$ 850.00	531/1251
1635 Napier Street Lot 6, Block 28, D.L. 264A	Advance Purchases- Britannia Community Services Centre - P/M- Oct.29/71 R/C- Nov. 2/71	P.Schmidt	$ 842.50	531/1211
1629 William Street Lot 23, Block 38, D.L. 264A	Advance Purchases Britannia Community Services Centre P/M Oct. 29/71 R/C Nov. 2/71	Paul Bulych	$ 825.00	531/1212

. . . Continued

Clause No. 3 (Continued)

The above contracts have been confirmed by the Board of Administration and are reported to Council for Information."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

4. Tender for Lease - Parking Site Within Cloverleaf Area, Situated North End of Granville Bridge

The Supervisor of Property & Insurance reports as follows:

"Tenders for the operation of the Portions of Block 112 & 113, D.L. 541, Within Cloverleaf Area, situated North End of Granville Bridge, parking site consisting of approximately 90,000 square feet of blacktop was advertised in the local newspapers and opened by the Board of Administration on October 25th, 1971, in accordance with the usual tendering procedure. The tenderers in each case were required to submit bids on the basis of a flat rate as well as a percentage of the monthly gross, both figures were required. The lease term is for a period of 5 years commencing December 1st, 1971 with the lessee bearing all expenses except property taxes. The following bids were received:

(1) Dominion Vancouver Motors Limited

A flat rate of $1,005.00 per month, or 30% of the gross receipts per month, whichever is the greater.

(2) The Cecil Motor Hotel

A flat rate of $1,000.00 per month or 25% of the gross receipts per month, whichever is the greater.

(3) Imperial Parking Limited

$750.00 per month, or 75% of the gross revenue, which ever is the greater.

(4) Host Rent-A-Car

Offered on the basis of a 10% of the gross as a management fee, the City to pay business tax & insurance expenses. Based on their projected income this offer is low.

(5) Downtown Parking Corporation Limited

Offered on the basis of a 10% of the gross as a management fee, the City to pay all operating expenses.

The bid from Dominion Vancouver Motors Limited, in the amount of $1,005.00 per month or 30% of the gross revenue, is considered to be the highest return to the City and that of the Cecil Motor Hotel the second highest.

Prior to reporting the tender results to Council, a letter, a copy of which is attached, has been received from the representatives of the Cecil Motor Hotel, which states, in effect, that they need a portion of the site for parking in conjunction with their hotel operation and express the fear that they will not be able to make satisfactory arrangements with Dominion Vancouver Motors Limited, who are the highest bidders.

. . . Continued

Clause No. 4 (Continued)

In this respect, a check with the previous operator, Downtown Parking Corporation, has confirmed that prior to this tender call there was very little transient parking use made of this site, and that the approximate West half of the cloverleaf was used by Dominion Vancouver Motors Limited, for car storage, and the easterly portion by Cecil Motor Hotel for guest parking.

Dominion Vancouver Motors Limited have been contacted respecting their tender, and they have advised that they propose to operate the site generally in accordance with the previous Downtown Parking Corporation operation, and that there definitely will be an amount of surplus parking available. However, they are unable to specify at this time the amount that will be available.

CONSIDERATION

Under normal circumstances, the Supervisor of Property and Insurance would recommend the acceptance of the highest offer. However, in view of the facts

(a) that the previous main occupants of the site were Dominion Vancouver Motors Limited and the Cecil Motor Hotel,

(b) that the difference in bid of these previous occupants is only $5.00 per month,

(c) that the Cecil Motor Hotel have expressed a need for a certain amount of parking space to be used in conjunction with their hotel operation,

(d) that Dominion Vancouver Motors have indicated that a certain amount of the site is superfluous to their needs,

City Council may wish to consider authorizing the Supervisor of Property and Insurance to negotiate with Dominion Vancouver Motors and the Cecil Motor Hotel for the distribution of the site, the rental to be pro-rated, based on the highest offer received and the results to be reported to Council. If this proposal is favoured, it would be necessary to adjust the commencement date of the lease accordingly, with the present operator carrying over on a monthly basis."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for their CONSIDERATION.

Delegation Requests: Dominion Vancouver Motors Limited
The Cecil Motor Hotel

Letters circulated: Dominion Vancouver Motors Limited
November 12, 1971

The Cecil Motor Hotel
November 12, 1971

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 392-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

NOVEMBER 25, 1971

The Standing Committee of Council on Health & Welfare on November 25, 1971, at approximately 2 p.m. considered the following matter which is being reported to Council at this time in view of the fact it is considered the immediate attention of Council should be given.

RECOMMENDATION

New Social Allowance Rates

The Committee had before it the following report of the Board of Administration dated November 24, 1971 entitled New Social Allowance Rates, which is submitted to Council for consideration:

(The appendices referred to are on file in the City Clerk's Office)

"The Director of Welfare Services reports as follows:

1. BACKGROUND:

(i) The current social allowance scale was originally devised in the 1940-45 period.

(ii) Since 1945, in recognition of the vast changes in living style, there have been periodical percentage increases in the total amount per individual or family and these have been allotted to food, sundries or rent on a guesstimate basis. Additional amounts have been added to food, ($8.00 per child per month), a special annual grant of $15.00 for school supplies and annual amounts of $15.00 for children's recreation and $15.00 for children's clothing.

Moreover, a provision for making possible special 'one-shot' grants to meeting extraordinary emergencies, to cover such items as clothing, food, furnishings, appliances or bedding, has been increasingly demanded by recipients and has been increasingly regarded as a supplement to the social allowance scale. These 'additionals' or 'overages' have generated over 350 appeals and more will come.

(iii) Under the existing social allowance program, there are some real inconsistencies in the food allowances. The schedule does not recognize the difference in cost for a family with teenage children as compared with a family with pre-school children. Also, the present schedule does not make provision for clothing, on a month-to-month basis, relative to ages of children.

Furthermore, the existing schedule does not make adequate provision for handling shelter and utility costs. As a result, there is great inconsistency in the handling of applicants and in many instances, injustices do occur resulting in constant appeals.

The proposed schedule is designed to remove the inconsistencies, to reduce or eliminate worker judgement on items that do not require such judgement and to provide an allowance which is more closely related to present day minimal living costs.

Cont'd...

2. PROPOSAL:

That the new schedule of social allowance rates as developed by the City Welfare and Rehabilitation Department, as set out in Appendix A (Page 4) be submitted to the Honourable Minister of Rehabilitation and Social Improvement for consideration. This new schedule outlines the minimal amounts considered necessary by age, sex or size of family, specifically designated monthly amounts for: (1) food, (2) clothing, (3) personal care, (4) transportation, (5) recreation, (6) school grant, (7) household operations, (8) household repair and replacement, (9) rent, (10) heat, (11) utilities.

3. INFORMATION RE PROPOSAL

(i) The amounts for each item were derived from the best authorities available, both locally and from across Canada. (Appendix B, Pages 5 &6), with the exception of rents which are based on actual rents paid by recipients, (Appendix C & D, Pages 7 & 8).

(ii) The new and old schedules have been applied to 21 sample families, and this is set out in Appendix G, Page 11. While some families may receive very little more, under the new schedule most would receive considerably more.

(iii) The direct welfare costs of applying the new schedule, Appendix A, to the caseload of recipients as at October 27, 1971, was determined by the Data Processing Division. Using the computer, the new schedule rates were matched against the information on the master file of social allowance recipients. The computer total of costs contained in Appendix E, Page 9, amounts to 2.9 million dollars per month.

(iv) The total of direct welfare payments, based on the present rates, for basic social allowance was subtracted from the total of direct payments using the new schedule for basic social allowance. This is set forth in Appendix F, Page 10. The balance of $324,583, represents the gross additional welfare payments of applying the new schedule for one month for the City of Vancouver.

(v) Assuming that the distribution of family unit size throughout the Province is similar to the City of Vancouver, the total Provincial caseload will be four times that of the City. This, of course, is subject to verification by the Province as to actual caseload. Applying this rough formula to the Provincial caseload, the gross additional cost for one year in the Province under the new schedule is estimated at $15,579,984.00, of which the net increased cost for the City of Vancouver on a per capita basis would be $662,149.32. Since rental costs vary from area to area, with rents being highest in the lower mainland, the gross Provincial costs could be a million dollars lower than stated above.

4. JUSTIFICATION:

(i) The new schedule is directly related to current basic living costs and recognizes the variation in costs relative to ages of children and size of family.

(ii) Adoption of the new schedule will eliminate a large number of overage requests: (September 1971 - 487 requests for clothing; 473 for extra food; 53 for bedding), thus reducing administrative costs and assuring more effective use of staff. Furthermore, it will provide for consistency in the handling of these items and eliminate unnecessary worker judgements, which too often produce confrontations.

Cont'd...

(iii) Requests for additional grants will, of course, continue but will be related to emergency items resulting from fire, or other unusual circumstances.

(iv) It would provide a good basis for annual adjustments of social allowance rates in accord with the cost of living, thus circumventing lengthy studies, interminable briefs, confrontations and appeals.

5. DISPOSITION:

That City Council submit this report of the Director of Welfare Services to the Provincial Government for consideration.

Your Board wishes to point out that should the Provincial Government adopt this new schedule, it will cost the City of Vancouver taxpayers an additional $662,000 in 1972. This represents a .23 rise in the City's mill rate. The new Unemployment Insurance Act and the new Federal Family Income Security Plan, (which replaces the current family allowance program), may both have an effect on the above noted increase. In essence, it may reduce the amount, however, at present, we do not have available to us specific information which will indicate to what extent this will affect our Social Allowance Program."

The Director of Welfare Services reviewed the report and related it to the attached appendices. Mr. Boyd advised that if this proposed rate schedule was adopted by the Provincial Government this would eliminate most of the overages and many administrative problems, thereby allowing the staff to be used much more effectively.

The Director of Finance was requested to submit to Council an historical report on welfare costs.

After due consideration, it was

RECOMMENDED

(a) that the proposal contained in the report of the Board of Administration dated November 24th, be approved

(b) that a committee be appointed to present the subject matter to the Honourable Minister of Rehabilitation and Social Improvement

(c) that the matter of increased costs be referred to the Board of Administration for report back in line with suggestions of the Director of Finance that we seek to have our share of the costs reduced from the present fifteen per cent.

FOR COUNCIL ACTION SEE PAGE(S) 397-8

CITY OF VANCOUVER

SPECIAL COUNCIL - November 22, 1971

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Monday, November 22, 1971, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. S/W Corner of S.E. Marine Drive and Cromwell Street

An application was received from the X-Kalay Foundation Society to rezone the westerly 400' plus or minus of Lot 2, Block 16 and 19, D.L. 330 and 331, situated on the south-west corner of S.E. Marine Drive and Cromwell Street.

From: RT-2 Two Family Dwelling District
To: CD-1 Comprehensive Development District.

There was no one present wishing to speak to this application.

MOVED by Ald. Bird,
THAT the foregoing application be approved and that in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission the uses be restricted to an institution of philanthropic character and customary ancillary uses including off-street parking, subject to prior compliance by the applicants to the following conditions:

(a) Acquisition of the subject lands from the City.

(b) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel.

(c) The floor space ratio not to exceed 0.50.

(d) The buildings generally not to exceed a height of 2 storeys.

(e) The resubdivision of Lot 2 to be first approved by the Approving Officer to establish a site of approximately 400' in width.

FURTHER THAT if this particular development by the X-Kalay Foundation Society does not proceed, the property will revert to its present RT-2 Two Family Dwelling District Zoning.

FURTHER THAT the City-owned land be subject to resale to the City at the selling price if this property is not developed within eighteen (18) months' time.

- CARRIED

2. Both sides of Bruce Street, generally bounded by 43rd Avenue, The Lane south of 41st Avenue, the Lane west of Commercial Drive and the Lane east of Argyle Street; also the Unopened Portion of Bruce Street

An Application was received from Mr. J. Bergins, Architect, for Mennonite Senior Citizens to rezone Lots 9 - 25 inclusive, Block 1, Lots 26 - 42 inclusive, Block 2, D.L. 717, and situated as described above.

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

Mrs. J. Rimmer, on behalf of certain property owners in the area expressed concern of the problems with traffic that may occur if the development proceeds. (Petition filed).

Mr. Lockhart representing Wilson Heights United Church, made a number of enquiries relating to the development. The Director of Planning and Civic Development gave an explanation of the scheme.

MOVED by Ald. Adams,
THAT the foregoing application be approved and as recommended by the Technical Planning Board and the Town Planning Commission, the uses be restricted to dwelling units for senior citizens and customary ancillary uses, including off-street parking, subject to prior compliance by the applicant to the following conditions:

(a) That approval is first obtained from City Council for the acquisition of the subject lots and a portion of Bruce Street, after a report from the City Engineer with special attention to the development and use of Bruce Street from 41st Avenue to the lane south thereof, that portion giving vehicular access to the subject site.

(b) (i) the detailed scheme of development to be first approved by the Technical Planning Board after advice on architectural treatment from the Design Panel;

(ii) the scheme of development not to exceed two storeys in height but may include small cellar areas for ancillary uses;

(iii) the floor space ratio not to exceed 0.50.

(c) The Technical Planning Board, in considering the scheme of development, have particular regard to the form of development in relation to the surrounding single family homes and adjacent City Park.

FURTHER THAT the City-owned land be subject to resale to the City at the selling price if this property is not developed within eighteen (18) months' time.

- CARRIED

3. East Side of Renfrew Street between Pender and Turner Streets

An application was received from Netupsky Engineering Company Limited to rezone Lot E and Lots 28 - 32 inclusive, Block 71, T.H.S.L., situated on the east side of Renfrew Street between Pender and Turner Streets.

From: RM-3 Multiple Dwelling District
RS-1 One Family Dwelling District

To: CD-1 Comprehensive Development District

cont'd . . .

East Side of Renfrew Street
between Pender and Turner Streets (cont'd)

The Technical Planning Board and the Town Planning Commission recommended against the application for reasons stated in the Board of Administration report dated August 20, 1971. However, the Technical Planning Board advised that it would favourably consider a hotel development at other locations described in the aforementioned report.

Mr. Hedley on behalf of certain property owners north of Hastings Street in the area and on behalf of the Hastings Townsite Residents Association, spoke opposing the application mainly because of traffic and parking problems the development would create.

Mr. Roey also spoke opposing the application for generally the same reasons.

Mr. Netupsky spoke in support of his application and filed a petition from certain property owners in the area who also supported his application.

The Council also noted a letter from Mrs. Van Iderstine not objecting to the application, but suggesting that the owners of the proposed hotel offer supervision of its patrons and asking a number of other related questions.

MOVED by Ald. Wilson,
THAT the foregoing application be approved generally in accordance with the design submitted but that the detailed scheme of development be subject to the approval of City Council.

- LOST

MOVED by Ald. Hardwick,
THAT the foregoing application by Netupsky Engineering Company Limited be not approved.

- CARRIED

4. South Side West 12th Avenue
between Cambie and Yukon Streets

An application was received from Imperial Oil Limited to rezone Lot 3, Block B, D.L. 526, situated on the south side of West 12th Avenue between Cambie and Yukon Streets.

From: RT-2 Two Family Dwelling District
To: C-2 Commercial District

Mrs. Vizer, the owner of the property adjacent to Lot 3 spoke against the application generally because of the problems created by the operations of the service station, (e.g.) noise hazard and gasoline fumes, etc.

Mr. D. Fraser on behalf of the applicant filed an Area Property Plan, expressed some concern with certain conditions proposed by the Technical Planning Board and described the retaining wall and landscaping planned for the easterly property line.

It was suggested that the developer endeavour to alleviate the problem of fumes from gasoline tankers when storage tanks are being refuelled.

MOVED by Ald. Adams,
THAT the foregoing application by Imperial Oil Limited be approved subject to prior compliance by the owners to the following conditions as recommended by the Technical Planning Board and the Town Planning Commission:

cont'd . . .

South Side West 12th Avenue
between Cambie and Yukon Streets (cont'd)

(a) The consolidation of Lots 1, 2 and 3 into one parcel and dedication, if necessary, for any street widening for Cambie Street and 12th Avenue.

(b) The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Town Planning Commission, with the developer maintaining, in addition to other landscaping areas, a minimum landscaped setback of 10' along the easterly property line in addition to the larger area already indicated in the plan, on the north-east corner of the site.

(c) No ingress or egress to the City lane East of the East wall of the building.

FURTHER THAT the area of Lot 3 when consolidated, be limited to parking use only and

FURTHER THAT the Technical Planning Board and Town Planning Commission, when reporting to Council have particular regard to the positioning of the gasoline pumps and to the practicality of leaving both boulevard trees on 12th Avenue.

- CARRIED

5. North Side West 41st Avenue
between Trafalgar and MacKenzie Streets

An application wss received from Mr. W.D. Buttjes, Architect for Crofton Lodge to rezone Lots 9 - 16 inclusive, and approximately the southerly 183.75' of Lots 24 - 31 inclusive, Block 9, D.L. 2027, situated on the north side of West 41st Avenue between Trafalgar and MacKenzie Streets.

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

Two persons appeared speaking against the application because of the density of the development and the traffic and noise problems which may occur.

MOVED by Ald. Hardwick,
THAT the foregoing application by Mr. W.D. Buttjes be approved in accordance with the Technical Planning Board and the Town Planning Commission, the uses being restricted to a residence for retired and semi-retired persons, consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses, including off-street parking, and subject to the prior compliance by the owners to the following conditions:

(a) The acquisition of the subject properties, including lands within the area already dedicated for lane; the consolidation of same into one parcel and so registered at the Land Registry Office, with prior agreement of City Council on the dedication of the southerly 17 feet for a nominal sum for the future widening of 41st Avenue.

(b) Detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, the Technical Planning Board having particular regard to the treatment and landscaping of the open portions of the site and its relationship to the adjacent one-family dwellings.

cont'd . . .

North Side West 41st Avenue between
Trafalgar and MacKenzie Streets (cont'd)

(c) The floor space ratio not to exceed 0.45 gross, but excluding any storage, laundry, furnace rooms, or underground parking, if located totally below grade.

(d) The scheme of development not to be materially different from that submitted with the application prepared by W.D. Buttjes and Associate Architects, dated August, 1971, Job #1301.

(e) That the undertaking by Mr. Neil B. Cook, by letter of September 15, 1971, that:

'At no time will Crofton Manor be used for transients, motel or hotel accommodation. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public'

to form one of the conditions of the development permit if and when issued.

(f) Only one suitably designed sign to be permitted on the site, such sugn to be first approved by the Technical Planning Board.

FURTHER THAT should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

FURTHER THAT in accordance with the recommendations of the Town Planning Commission, the Technical Planning Board consult with the Fire Chief regarding fire access at the time of final processing of the details of the development.

- CARRIED

6. North Side West 13th Avenue
between Laurel and Oak Streets

An application was received from Mr. L. Sherwood for property owners, to rezone Lots 11 - 18 inclusive, Block 416, D.L. 526, situated on the north side of West 13th Avenue between Laurel and Oak Streets.

From: RT-2 Two Family Dwelling District
To: RM-3 Multiple Dwelling District

The application was approved by the Technical Planning Board and the Town Planning Commission.

MOVED by Ald. Rankin,
THAT the foregoing application by Mr. L. Sherwood be approved.

- CARRIED

7. West Side of Cambie Street,
South of 65th Avenue

An application was received from the Director of Planning and Civic Development to rezone Lot 19 of Lot X, Blocks 1 and 2, D.L. 311, situated on the west side of Cambie Street, south of 65th Avenue.

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

cont'd . . .

West Side of Cambie Street
South of 65th Avenue (cont'd)

Four persons spoke against the application and expressed concern of schools in the area being overcrowded and the quality of the development. Mrs. B. Simmons filed a petition containing 40 signatures from a number of property owners in the area opposing the application.

MOVED by Ald. Rankin,
THAT the application be approved subject to the site being developed for senior citizens housing.

- LOST

MOVED by Ald. Wilson in Amendment,
THAT the words subject to the site being developed for senior citizens housing in the foregoing motion of Alderman Rankin be deleted.

- LOST

The amendment of Alderman Wilson was put and lost.

The motion by Alderman Rankin was put and lost.

MOVED by Ald. Adams,
THAT the foregoing application by the Director of Planning and Civic Development be approved as recommended by the Technical Planning Board and Town Planning Commission with the uses being restricted to townhouses or garden apartments with the height not to exceed two storeys and cellar, the floor space ratio not to exceed 0.60, with total underground parking, or 0.50 with limited surface parking. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel.

- CARRIED

8. Block Bounded by South Side of West Georgia, Alberni, Jervis and Broughton Streets

An application was received Mr. C.T. Paine of Paine and Associates, to rezone Lots 8 - 13 inclusive, Block 31, D.L. 185, situated on the block bounded by the south side of West Georgia, Alberni, Jervis and Broughton Streets.

From: C-5 Commercial District
To: CD-1 Comprehensive Development District

The Technical Planning Board recommended that the application not be approved for the following reasons:

(a) The rezoning of these lands to a CD-1 Comprehensive Development District is inappropriate in this area.

(b) The scheme of development is considered inappropriate and incompatible in this area of the City, and with surrounding properties.

The Town Planning Commission resolved:

"THAT the recommendation of the Technical Planning Board be not accepted, and PROVIDED THAT satisfactory additional parking can be provided and an amicable arrangement can be worked out between the developer and the Planning Department, the above property be rezoned to a CD-1 Comprehensive Development District, the uses on the entire site to be restricted to a space needle containing observation deck, restaurant and cocktail lounge, subject to the following conditions:

(a) That the development be restricted to the plans submitted, but excluding any future buildings;

cont'd . . .

Block Bounded by South Side of West
Georgia, Alberni, Jervis and Broughton Streets (cont'd)

(b) The remainder of the above lots to be developed as public open space, substantially at the Georgia Street level, permitting underground parking; the public open space to remain as such in perpetuity.

Mr. Skalbania, Architect for the developer spoke in support of the application and by the use of slides compared their scheme of development to other 'space towers' in various locations throughout the world.

The developer filed letters from six (6) downtown business firms supporting the application.

The Council heard the following delegation speaking against the application:

(a) Community Arts Council - D. Bell-Irving

Opposed at this location. Suggest, if necessary, a waterfront location east of Main.

(b) Citizens' Council on Civic Development - Harald Weinreich

Not at this location. If at all, within the P.N.E. grounds.

(c) Mr. P. Hannah

Not compatible with the area proposed. Should be located in area similar to P.N.E.

(d) Mr. P. Sythe

Not compatible.

(e) Mr. W. A. Street

Not an orderly development. Supports the Director of Planning's statements.

(f) Mr. Crowley - Representing the Town Planning Commission

Explained the Commission's position with respect to this application although he indicated that it appeared not to be the same proposal as the one that was before the Commission.

The Director of Planning also indicated that the present proposal outlined by the developer had been changed from the original submission.

The Council also noted a letter from the Architectural Institute of British Columbia opposing the application.

MOVED by Ald. Bird,
THAT the application by Charles T. Paine and Associates be not approved.

- CARRIED

Block Bounded by South Side of West Georgia,
Alberni, Jervis and Broughton Streets (cont'd)

A recorded vote was requested and the result is as follows:

FOR	AGAINST
His Worship the Mayor	
Aldermen Adams	
Bird	
Calder	
Hardwick	
Linnell	
Phillips	
Sweeney	
Wilson	
Rankin	

MOVED by Ald. Hardwick,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

Alderman Broome left the meeting to attend to other Civic Business after the hearing of delegations on Items 1 to 7 and after hearing the developer's architect speaking for the application on Item 8.

The Council adjourned at approximately 5:15 p.m.

* * * * *

The foregoing are Minutes of the Special Council meeting (Public Hearing), dated November 22, 1971, adopted by the Council on November 30, 1971.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 7, 1971, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from the New Westminster Secondary School, under the direction of Mr. Hester.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Phillips,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated November 30, 1971, be adopted.

- CARRIED.

MOVED BY Alderman Linnell,
SECONDED by Alderman Bird,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 30, 1971, be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Special Council meeting ('In Camera'), dated December 2, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE

Director of Planning and Civic Development, and

Thompson, Berwick, Pratt and Partners (Consultants)

False Creek Development: Consultants' Report, and Planning Department Report.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. False Creek Planning Reports

The Board of Administration, under date of December 2, 1971, reported with respect to a Planning Department report re Proposed Policies for False Creek, and the Consultants' Report #3 re False Creek.

The Director of Planning and Civic Development, in the Board of Administration report of December 2, 1971, recommends as follows:

"I. Procedural Recommendations

1. THAT Council receive this report and the two major reports it covers, and refer them immediately to the Vancouver City Planning Commission, the Board of Parks and Public Recreation and the Vancouver School Board.

2. THAT Council, as soon as possible, arrange for a meeting of the Standing Committee on Planning and Development, and invite members of the Vancouver City Planning Commission, the Board of Parks and Public Recreation and the Vancouver School Board to attend. The Consultants and the Director of Planning and Civic Development be directed to make report references.

3. THAT after having heard the views of the Planning Commission, the Parks Board and the School Board, the Standing Committee on Planning and Development review the reports and recommend to Council acceptable policies to guide immediate and future development in False Creek.

4. THAT the Standing Committee on Planning and Development consider the following six functional recommendations for special study and recommendation for action by Council.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. False Creek Development:
Consultants' Report, and
Planning Department Report (continued)

II. Functional Recommendations

1. THAT Council accept the principle that the present area of water should not be materially diminished and request the Director of Planning and Civic Development to report further on a method by which the City could gain control of the filling of further water areas including, if necessary, a revision of the Harbour Headline.

2. THAT the design of Area 6 (Fairview Flats) proceed immediately on the basis that the water area is not materially diminished and generally taking account of the 'patterns' contained in the Consultants' Progress Report 3; and with the densities recommended by the Consultants for the first stage of development.

3. THAT the Director of Planning and Civic Development bring in final recommendations to Council on the matters of the amount of open space and population density having heard the views of Council after receiving this report; this to be treated as a matter of urgency and bearing in mind the difference between the Consultants' Report 3 and the Policy Plan.

4. THAT Council establish a special committee to discuss with the railway companies the matter of noise abatement, operating schedules and other factors considered detrimental to the quiet enjoyment of the adjacent residential areas.

5. THAT Council receive the recommendation of the Consultants relative to the formation of a False Creek Development Corporation and direct the Consultants to report back in more detail. (Implementation of development proposals is the responsibility of the Assistant Director, Civic Development).

6. THAT Council do not approve the Consultants' recommendation #24 for the interim rezoning of the Fairview Slopes and request the Director of Planning and Civic Development to report in detail on the partial rezoning to CRM-1 outlined in the Planning Department comments on recommendation #24 on Page 7 of Appendix I and as one of the alternative courses of action recommended previously. "

The Board of Administration recommends adoption of the recommendations of the Director of Planning and Civic Development.

The Town Planning Commission, in its letter dated December 3, 1971, concurred with the Procedural Recommendations set out above, and advised that an opportunity is welcomed to study and report upon all related material.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. False Creek Development:
Consultants' Report, and
Planning Department Report (continued)

A report explanation was given by the Assistant Director, Civic Development, Planning Department, and Mr. Pratt, of the firm Thompson, Berwick, Pratt and Partners, being the consultants in this matter.

MOVED by Alderman Hardwick,
THAT Clauses 1 to 4 of the foregoing Procedural Recommendations be adopted, except that the Director of Planning and Civic Development now be requested to report further on a method by which the City could gain control of the filling of further water areas including, if necessary, a revision of the Harbour Headline.

- CARRIED.

(At Council's request, the Chairman agreed to arrange an early meeting of the Standing Committee on Planning and Development, to consider this whole matter.)

UNFINISHED BUSINESS

Special Street Lighting Project
in Area II - Shaughnessy

The Council further considered Clause 6 of the Board of Administration report (Works and Utility Matters), dated November 5, 1971, regarding modifications to Special Street Lighting Project, as set out in detail in Item 2 of Court of Revision No. 406, and relating particularly to the area bounded by 33rd Avenue, 41st Avenue, Granville Street and East Boulevard.

When this Board of Administration report was considered on November 9, 1971, the Council adopted this Clause 6, instructing the Special Project be proceeded with.

Mr. Daniel M. Klang appeared, representing certain residents in the area, opposing proceeding with this Project.

After due consideration, it was

MOVED by Alderman Rankin,
THAT the resolution of Council, dated November 9, 1971, adopting Clause 6 of the Board of Administration report (Works and Utility Matters) of November 5, 1971, authorizing this Project be proceeded with, be rescinded.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Bird
Alderman Linnell	Alderman Wilson
Alderman Adams	Alderman Sweeney
Alderman Phillips	His Worship the Mayor
Alderman Calder	

(The motion was declared lost, not having the required two-thirds majority.)

COMMUNICATIONS OR PETITIONS

1. Corporation Counsel:
Charter Amendments

MOVED by Alderman Broome,
THAT the report of the Corporation Counsel, under date of December 2, 1971, with respect to Charter Amendments for consideration at the forthcoming meeting of the Legislature, be received for information.

- CARRIED.

2. Granting of Honours:
Freeman and Civic Merit Book

A communication was received from His Worship the Mayor, dated December 6, 1971, as follows:

> "Pursuant to discussion of the above matter in the 'In Camera' meeting of Council on November 30th last, I wish to advise that consideration is being given to granting honours of "Freeman of the City" and Civic Merit Book entry.
>
> In this connection, citizens are invited to submit names through the Aldermen, who will in turn submit them to Council for consideration."

MOVED by Alderman Broome,
THAT this communication be received for information.

- CARRIED.

3. Grant: Vancouver
Symphony Society

His Worship the Mayor advised that a Board of Administration report is expected to be submitted in the near future with regard to a request from the Vancouver Symphony Society for an additional grant for 1971, and details of its requirements for 1972. Permission for a delegation is requested.

MOVED by Alderman Broome,
THAT approval be given to the hearing of this delegation; however, the organization be informed that it is the policy of Council to consider such requests at a time set aside in the New Year when the subject of grants is under consideration.

- CARRIED.

B. BOARD OF ADMINISTRATION AND OTHER REPORTS

Works and Utility Matters

Rental of Festoon Lights to 1971 Christmas Carol Ship Committee (Clause 8)

MOVED by Alderman Adams,
That the recommendation of the City Engineer, contained in Clause 8 of the Board of Administration report (Works and Utility Matters), dated December 3, 1971, be adopted;

FURTHER, that a grant equal to the rental of the festoon lights be made to the 1971 Christmas Carol Ship Committee, at the approximate amount of $224, or such lesser amount as may apply.

- CARRIED
BY THE REQUIRED MAJORITY.

Pavements and Curbs - Both Sides of Quebec Street from 1st Ave. to 2nd Avenue (Clause 9)

In considering this Clause, it was

MOVED by Alderman Hardwick,
THAT the proposed installation of pavement and curbs on the initiative on both sides of Quebec Street from 1st Avenue to 2nd Avenue be not proceeded with at this time.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Bird,
THAT, in respect of the report of the Board of Administration (Works and Utility Matters), dated December 3, 1971, Clauses 1 to 7 be adopted.

- CARRIED.

Social Service and Health Matters

Greater Vancouver Regional District - Proposed Noise Control Function

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Social Service and Health Matters), dated December 3, 1971, be adopted.

- CARRIED.

Building and Planning Matters

MOVED by Alderman Hardwick,
THAT of the Board of Administration report (Building and Planning Matters), dated December 3, 1971, Clauses 1 and 2 be adopted, and Clause 3 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Licenses and Claims Matters

Amendments to License Bylaw

MOVED by Alderman Adams,
That the Board of Administration report (Licenses and Claims Matters), dated December 3, 1971, be adopted.

- CARRIED.

Fire and Traffic Matters

Request to Use Sound Truck:
Labor Zionist Youth
(Clause 1)

After receiving a request from the Labor Zionist Youth, in a letter dated November 25, 1971, for permission to use a sound truck on December 13, 1971, it was

MOVED by Alderman Bird,
THAT approval be given to the use of the sound truck, as requested by the Labor Zionist Youth organization, in connection with the proposed parade.

- CARRIED.

Use of "Yelp" Sirens - Fire Department
(Clause 2 (i))

MOVED by Alderman Wilson,
THAT Clause 2 of the Board of Administration report (Fire and Traffic Matters), dated December 3, 1971, be adopted.

- CARRIED.

Use of "Yelp" Sirens - Police Cars--(ii)

After discussion of this matter, it was

MOVED by Alderman Broome,
THAT His Worship the Mayor be requested to discuss with the Police Commission the matter of the advisability of employing the use of "yelp" sirens on police cars.

- CARRIED.

Finance Matters

MOVED by Alderman Adams,
THAT the Board of Administration report (Finance Matters), dated December 3, 1971, be adopted.

- CARRIED.

C. Personnel Matters

MOVED by Alderman Phillips,
THAT the Board of Administration report (Personnel Matters), dated December 3, 1971, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. (i) Property Matters

Resident Tenants and Owners
Provincial Courts Complex Site
(Clause 3)

After considering this Clause, it was

MOVED by Alderman Phillips,
THAT authority be granted to proceed to obtain vacant possession of the buildings in Phase II of the Provincial Courts Complex, by following the same procedures and assistance as was applied to the occupants in Phase I.

- CARRIED.

Sale for Senior Citizens' Development
Argyle and Balmoral Streets
(Clause 4)

After consideration of this Clause, it was

MOVED by Alderman Wilson,
THAT the recommendations of the Supervisor of Property and Insurance, contained in the Board of Administration report (Property Matters), Clause 4, dated December 3, 1971, be adopted, and the property, therefore, be sold to the South Amhurst Housing Society, accordingly.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Adams,
THAT, in respect of the Board of Administration report (Property Matters), dated December 3, 1971, Clauses 1, 2, 5 and 6 be adopted.

- CARRIED.

(ii) Downward Rezoning

MOVED by Alderman Rankin,
THAT the Corporation Counsel be requested to look into the aspect of Downward Rezoning, for report in due course, taking into account past legal cases in this regard.

- CARRIED.

At approximately 10:45 a.m., the Council recessed and, after an 'In camera' meeting, recessed at approximately 12:00 noon, to re-convene in open session following the General Purposes Committee meeting.

The Council reconvened at approximately 4:00 P.M., following a meeting of the Standing Committee on General Purposes. The Council was still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Winter Employment Programs: Fourth Report

The Board of Administration, under date of December 3, 1971, submitted the following report:

The City Engineer reports:

"Three further projects under the Local Initiatives Program have been proposed:

Project 13 - Winter Employment Payroll Clerk (Finance Department)

It is proposed to hire a temporary clerk in the Accounts Division, Finance Department because of the additional work resulting from City's various Winter Employment projects. The programs advanced will employ between 200 and 300 additional people and beyond the simple increase in volume, additional work will be required to prepare claims and to maintain supporting records for Senior Government audit.

Total Cost	$ 2,700
Senior Governments	$ 2,600
Estimated City's Share	$ 100 (4%)

Project 14 - Preparation of Museum Collections (Museums Department)

Over the years, the Maritime and Centennial Museums have accumulated vast quantities of material related to local history, the Indians of the Northwest Coast, and the Maritime community of the West Coast. These collections form the substance of the exhibitions prepared by the staff of the Museums. The job of cataloguing and photographing the collections is an essential, but time-consuming, one.

With additional manpower, the cataloguing could be completed and the material put on display for public enjoyment at an earlier date. Further, it will provide an up-to-date evaluation of the collections for inventory and insurance purposes, and will facilitate eventual publication of a catalogue listing the collections. This would be of great interest to other museums, the general public, and collectors.

It is therefore proposed that eight people be employed for the period January 1 to May 31, for the purpose of completing the entire cataloguing of the collections of the Maritime and Centennial Museums. The project would involve:-

(1) Maritime Museum - photography and cataloguing of the ship models, marine relics, and photographs in the collections. The vast majority of these have never been photographed or catalogued.

(2) History - work to establish the value and nature of the historical collections of the Centennial Museum.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs:
Fourth Report (cont'd)

(3) Ethnology - A lot of the Northwest Coast Indian material in the collection has never been properly evaluated or described. Without this information, exhibiting it is meaningless, for it cannot communicate to the visitor the use to which it is put, its origin, or its relationship to the contemporary Indian culture.

(4) Lipsett Collection - The Centennial Museum has just received the Edward and Mary Lipsett Collections of folk material. There are over 1,000 pieces in the collections but very little of it has ever been properly described or evaluated. This collection is very dear to the hearts of Vancouver residents and they are most anxious to see it displayed in its new quarters at the Centennial Museum. However, before it can be displayed in a truly informative way, a good deal of information on the pieces will have to be gathered.

Total Cost	$ 26,360	
Senior Governments	$ 19,400	
Estimated City's Share	$ 6,960	(26%)

Project 15 - Sewer Construction

A two-part sewerage project designed to reduce pollution of False Creek and Burrard Inlet can be advanced to provide extra employment in the winter period. It consists of converting the present combined system to a separate system in an area bounded generally by Fraser, Glen, Great Northern Way and 8th Avenue. In addition a syphon will be built in the vicinity of Clark and 8th Avenue. These works will allow sewage from the area named and from an area east of Clark to be carried to the 8th Avenue Interceptor and thus to Iona Island for treatment.

It is proposed to submit this project under the Local Initiative Program rather than the Federal-Provincial Employment Loan Program. The estimated Senior Government contributions are $58,500 as opposed to $72,000 under the Loan program, and the City will not be able to borrow its share at special interest rates. In view of the situation with our original Loan applications, however, submitting this additional project as an Initiative seems wiser.

Total Cost	$480,000
Senior Governments	$ 58,500
Estimated City's Share	$421,500

A separate report will be submitted in the normal way to appropriate the City's share from Sewers Capital Funds anticipating the 1972 Capital Budget.

Local Initiative Agreements

Each approved Local Initiative Project will be covered by an agreement between the applicant and the Department of Manpower and Immigration. The form of agreement is not yet available but we understand that it will be essentially a recapitulation of the information in the application. The several department heads were authorized to sign application forms and it seems appropriate that they should also sign the agreements. The form would first be reviewed by the Law Department.

Applications from Previous Reports

Applications for all of the reports approved from previous reports (except the one withdrawn) have been forwarded to Provincial Authorities.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs:
Fourth Report (cont'd)

Recommendations

I RECOMMEND, on behalf of the Department Heads,

1. (a) that Project 13 (Payroll Clerk) and Project 14 (Museums) be approved and the Department Heads authorized to sign application forms and, subject to Senior Government approval, to carry out the projects;
   (b) that $7,060 for the 1972 costs of Projects 13 & 14 be approved in advance of the 1972 Revenue Budget.

2. that Project 15 (Sewers) be approved for inclusion in the City's Winter Employment Program and the City Engineer be authorized to sign the application form.

3. that the several Department Heads be authorized to sign agreements with the Department of Manpower and Immigration for their approved Local Initiative projects, subject to approval of the form by the Corporation Counsel."

Your Board RECOMMENDS that the above report of the City Engineer be approved.

MOVED by Ald. Rankin,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

F. Amendment to Fire Limits

The Board of Administration, under date of December 3, 1971, submitted the following report:

"The City Building Inspector and Fire Chief have received a request from Margaz Enterprises Ltd. requesting that City Council amend the Fire Limit regulations to permit the erection of a wood-frame apartment building in the 1800 block West 3rd Avenue.

The applicable Fire Limit boundaries are outdated and have been examined by the City Building Inspector and Fire Chief and they recommend that the Fire Limit boundaries be suitably amended to remove from the said Fire Limits the RM-3 Multiple Dwelling Districts situated west of Burrard Street and north of 6th Avenue.

Your Board RECOMMENDS that the recommendations of the City Building Inspector and Fire Chief be adopted and the attached prepared amendment to Building By-law No. 4193, being the Building By-law, be considered later this day".

MOVED by Ald. Hardwick,
THAT the recommendations in the foregoing report of the Board of Administration be adopted.

- CARRIED

(See "By-laws" for By-law readings)

G. Proposed Provincial Government
Development Blocks 51 and 61

MOVED by Ald. Bird,
THAT the reports of the Board of Administration dated December 3 and December 6, 1971, forwarding reports of the Corporation Counsel and the Director of Planning and Civic Development respectively, in regard to the proposed development of the Provincial Government on Blocks 51 and 61, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Provincial Courts (Family Division)
Staffing Requirements

The Board of Administration, under date of November 25, 1971, submitted a report in respect of staffing requirements for the Family Division of the Provincial Courts, concluding as follows:

"In view of the above, it is RECOMMENDED that a fourth court be permanently established in the Provincial Court of British Columbia (Family Division) in Vancouver, effective January 1, 1972, and that six permanent positions be established to provide the service necessary.

Auto allowance on a regular basis be granted to the incumbent of the Probation Officer position."

Report of the Director of Personnel Services

'In the July 13 Council-adopted report, the classifications for the recommended six temporary positions were established as follows: one Court Officer I, one Court Clerk II, one Court Reporter I, one Assistant City Prosecutor I or II, one Probation Officer I or II, and one Clerk Stenographer III. (Note: the classification of Court Clerk II has subsequently been retitled to Court Clerk I). In effect, it is now being proposed that these six positions be made permanent, and therefore I recommend that the classifications assigned to the temporary positions be confirmed for the equivalent permanent positions with one exception. That is, the Administrative Analyst advises me that recording equipment will be provided for the fourth court. Since this arrangement does not require the taking of a verbatim stenographic transcript, which is the distinguishing characteristic of the Court Reporter I classification, I recommend that the position be classified as a Court Recorder I.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Court Officer I P.G. 17 ($563-673)	When approved
One New Position	Court Clerk I P.G. 17 ($563 - 673)	When approved
One New Position	Court Recorder I P.G. 14 ($491 - 585)	When approved
One New Position	Ass't. City Prosecutor I or II P.G. 28 ($ 922 - 1104) or P.G. 33 ($1160 - 1391)	When approved
One New Position	Probation Officer I or II P.G. 22 ($703 - 843) or P.G. 24 ($772 - 922)	When approved
One New Position	Clerk Stenographer III P.G. 13 ($472 - 563)	When approved

This report has been agreed to by the Business Manager of the Municipal and Regional Employees Union, and in addition they have agreed to waive the formal 7 day waiting period before presentation to Council.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Provincial Courts (Family Division)
Staffing Requirements (cont'd)

NOTE: 'Soundscriber' court recording equipment has previously been used exclusively at the courts in the Public Safety Building. This year tenders were called, and other manufacturers equipment is now under consideration. If different equipment is selected, the Attorney General's Department must approve such equipment for use in the courtrooms. When this approval has been obtained, it is proposed to institute the use of recording equipment at the Provincial Courts (Family Division), at which time a special report on the matter will be submitted to Council.

Summary of Recommendations

Your Board RECOMMEND that:

(i) establishment of the fourth court in the Provincial Courts of B.C. (Family Division) in Vancouver be approved on a permanent basis effective January 1, 1972;

(ii) the report of the Director of Personnel Services be approved;

(iii) auto allowance on a regular basis for the incumbent of the Probation Officer position be authorized;

(iv) the necessary expenditures be included in the appropriate Departmental budget estimates, and the necessary expenditures prior to approval of the 1972 budget be authorized;

(v) a copy of this report, and Council's resolution dealing with the matter be forwarded to the Attorney General for his information.

Your Board

RECOMMENDS that the foregoing recommendations be approved, and the continuing need for this fourth court be reviewed by the Administrative Analyst in September 1972."

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted.

- CARRIED

I. Report of the Standing Committee on Health and Welfare, November 25, 1971

The Council considered the report of the Standing Committee on Health and Welfare dated November 25, 1971, and dealt with this report as follows:

MOVED by Ald. Adams,
THAT Clauses 1 and 4 be adopted and Clauses 3 and 5 be received for information.

- CARRIED

(cont'd)...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Health and Welfare, November 25 (cont'd)

Skid Road Housing Conditions (CLAUSE 2)

(a) (iii) Operating Permits

MOVED by Ald. Rankin,
THAT this section be rephrased to provide that the owner and/or operator be the person or persons who can be charged under the By-law.

- CARRIED

MOVED by Ald. Broome,
THAT the following words be struck from this section:

'and revenues could be utilized to provide much needed inspectional staff'.

- CARRIED

(a) (iv) Posting Notices

MOVED by Ald. Broome,
THAT the following words be added to this section after the word 'hotels':

'not subject to hotel tax'.

- CARRIED

Section (b)

MOVED by Ald. Broome,
THAT the following words be struck from the end of this section:

'$2,000 for consultants' services will be required'.

- CARRIED

Section (c)

MOVED by Ald. Broome,
THAT the word 'provide' in this section be changed to read 'designate'.

- CARRIED

Section (f)

MOVED by Ald. Broome,
THAT the following words be inserted after the word 'investigate' in this section:

'insofar as the "historic area" is concerned,'

- CARRIED

Section (g)

MOVED by Ald. Calder,
THAT the following be added to this section:

'AND FURTHER THAT His Worship the Mayor forward an appropriate letter to the Government on behalf of the Council'.

- CARRIED

MOVED by Ald. Wilson,
THAT Clause 2 of the report of the Standing Committee on Health and Welfare dated November 25, 1971, be adopted as amended.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Report of the Standing Committee on Finance, November 25, 1971

Business Tax Rate (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Standing Committee on Finance dated November 25, 1971, be adopted.

- CARRIED

Grants to Religious and Charitable Organizations (Clause 2)

In consideration of this clause communications were noted from several church groups requesting deferment of a decision to apply for a Charter Amendment whereby churches will be required to pay general purpose taxes. The deferment is requested to allow an opportunity to appear before Council and submit briefs.

MOVED by Ald. Wilson,
THAT this clause, together with the communications received, be referred back to the Finance Committee for further consideration and delegations be heard by the Standing Committee.

- CARRIED

Taxation Structure (Clause 3)

MOVED by Ald. Adams,
THAT this clause be received after striking the word 'will' in the last paragraph and inserting in lieu thereof the word 'might'.

- CARRIED

K. Report of the Standing Committee on General Purposes, December 2, 1971

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated December 2, 1971, be received for information.

- CARRIED

L. Report of the Standing Committee on General Purposes, December 3, 1971

Consideration was given to the report of the Standing Committee on General Purposes and action was taken as follows:

MOVED by Ald. Broome,
THAT Clauses 1 (i) and (ii), 3, 4, 5, 7 (i) and (ii), 9, 10, 11, 12 and 13 of the report of the Standing Committee on General Purposes, dated December 3, 1971, be adopted.

- CARRIED

Nominators (Clause 2)

(i) Mayor

MOVED by Ald. Broome,
THAT this recommendation be adopted.

- LOST

(ii) Alderman and Park Commissioner

MOVED by Ald. Adams,
THAT this recommendation be adopted.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on General Purposes, December 3 (cont'd)

(ii) Alderman and Park Commissioner (cont'd)

MOVED by Ald. Broome, in amendment,
THAT ten nominators be required.

- LOST

(The motion of Alderman Adams was put and carried)

Voters' Enumeration Date - Clause 6(i)

MOVED by Ald. Broome,
THAT recommendation (i) of Clause 6 of the report of the Standing Committee on General Purposes dated December 3, 1971, be adopted.

- CARRIED

Voters' Registration - Clause 6(ii)

MOVED by Ald. Broome,
THAT this recommendation be not adopted in view of the report of the City Clerk that registration now can take place for a considerable period prior to the closing date.

- CARRIED

Corporation Votes (Clause 8)

In consideration of this clause letters of objection to abolishing the Corporation Votes were received from the Vancouver Board of Trade and the Downtown Business Association under date of December 6, 1971.

MOVED by Ald. Adams,
THAT the following words be added to the recommendation in this clause and then the clause adopted:

'except in the matter of voting on money issues where Corporation property is involved, including local improvements'.

- CARRIED

MOVED by Ald. Wilson,
THAT the whole matter, including the communications received, be referred back to the Standing Committee on General Purposes for further consideration.

- LOST

Rotating Ballot (Clause 14)

The City Clerk submitted a report under date of December 1, 1971, on this subject following which it was,

MOVED by Ald. Broome,
THAT no action be taken on the proposal regarding rotating ballot.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Report of the Standing Committee on General Purposes, December 7, 1971

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated December 7, 1971, be adopted.

- CARRIED

N. Report of Special Committee re Illegal Suites, November 24, 1971

The Special Committee re Illegal Suites, Hardship Cases, submitted the following report dated November 24, 1971:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs Theresa Amantea (owner), 3220 East 14th Avenue
Mrs Florence Arden (owner), 479 East 46th Avenue
Helen Potrebenko (tenant), 3484 Oxford Street
Kathleen Gallagher (tenant), 3484 Oxford Street
Gurmail Singh Dhillon (tenant), 6915 Knight Street
Frederick George Meagher (tenant), 850 East Broadway
Miss Martha Stockman (tenant), 2753 East 26th Avenue
Mrs Patricia Veit (tenant), 2465 East 23rd Avenue
Luigi Cutaia and Santa Cutaia (owners), 3175 East 4th Avenue
Mrs Jagir Kaur (owner), 495 S.E. Marine Drive
Mrs Adina Hildebrandt (owner), 7861 Columbia Street
Mrs Juanita Joan Sokalofsky (owner), 4324 Beatrice Street
Sohan Singh Sidhu (owner), 5088 Moss Street

(b) the following applications be approved for one year from the date of this Resolution:

J Hawkins and J Osborn (tenants), 3605 West 8th Avenue
Beverley Jean Chapman (tenant), 486 East 12th Avenue
Mrs Philip Daum (tenant), 1032 East Broadway
Mr & Mrs Joe Wong (owners), 4561 Dumfries Street

(c) the following applications be approved for six months from the date of this Resolution:

Anton Kronstein (owner), 834 East 58th Avenue
Mr & Mrs Mohammed (owners), 4132 Commercial Street
Jack Freeman (tenant), 1248 Coleridge Avenue
Khieng-San Chan (tenant), 2376 West 8th Avenue
David John Blackbourn (tenant), 3630 West King Edward Avenue

(d) the following applications be not approved:

Salvatore Valente (owner), 5368 Prince Edward Avenue
Edmond Stanley Galician (owner), 822 East 49th Avenue
James Robert and Mary Cooke (owners), 5815 Inverness Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites, Hardship Cases, containing clauses (a) to (e), dated November 24, 1971, be adopted.

- CARRIED

O. Increase in Rates:
Auto Towing

Alderman Rankin, on behalf of the Vehicles for Hire Board, submitted the following report under date of December 3, 1971:

" Earlier this year, the Towing Division of the Automotive Retailer's Association submitted a request for an increase in the maximum rate for towing a private passenger motor vehicle from the site of an accident, from the present $12.00 to $15.00.

The Vehicles for Hire Board, at its meeting November 30, 1971, considered the request and passed the following resolution:

"THAT WHEREAS an application has been received from the Towing Division of the Automotive Retailer's Association for an increase in maximum rate payable for the towing of the private passenger motor vehicle from the site of an accident in the City

AND WHEREAS the Vancouver City Council had on August 20th, 1969, by by-law No. 4441 being a by-law to amend by-law No. 4299 the Vehicles for Hire by-law established the maximum rate for towing a private passenger motor vehicle from the site of an accident in the City

THEREFORE BE IS RESOLVED that the request of the Towing Division of the Automotive Retailer's Association for an increase in the maximum rate for towing a private passenger motor vehicle from the site of an accident in the City, and the Board of Administration report of October 1, 1971, 'Application by Automotive Retailer's Association for Amendment to Maximum Towing Rates Set by Vehicles for Hire By-law 4299 As Amended (Section 35A, Sub Section 5)' be referred to the Vancouver City Council for its consideration;

AND FURTHER RESOLVED that the City Solicitor be requested to report to the Vancouver City Council on an alternative method of controlling the rates through the Public Utilities Commission of the Province of British Columbia."

Attached are copies of the extract of the Vehicles for Hire Board Minutes of November 30th, the letter from the Automotive Retailer's Association, Towing Division, of August 31, 1971, copies of their suggested Wrecker Service Rates dated October 1968 and July 1971, a copy of the Board of Administration report dated October 1, 1971, and the report of the City Solicitor on the matter of Public Utility Commission control.

In compliance with the instructions of the Vehicles for Hire Board, I submit this matter to Council for its consideration and instruction. "

cont' d....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Increase in Rates:
Auto Towing (cont'd)

MOVED by Ald. Adams,
THAT the whole matter be referred back to the Vehicles for Hire Board to examine the request of the Towing Division of the Automotive Retailers' Association for an increase in the maximum towing rate.

- CARRIED

P. Purchase of Outside Services
Nelson Park Christmas Tree

The Board of Administration, under date of December 6, 1971, submitted a report respecting Purchase of Outside Services, which after amendment, reads as follows:

"Your Board submits the following report of the Director of Social Planning/Community Development:

'The Department of Social Planning/Community Development was approached in November to assist the efforts of a group of West End residents who are representatives of several local citizen groups, in providing a Christmas Tree and Christmas programs between December 17 and January 2. Their aim is to create a cheerful place to look at and visit within the core of the West End.

We have attended several of the citizen meetings and are impressed by the degree of enthusiasm and careful planning going into the programming. It is hoped to have among other things, an evening for teenagers, a children's day, an outside Sunday Carol Service and several late afternoon school choir presentations. This group has received a $50 donation from Gordon Neighbourhood House and are presently approaching other West End organizations to obtain funds to cover the programming costs. The programs are to be held early in the evening and so located as to minimize the disturbance of non participating residents.

The Vancouver Park Board has agreed to install a 30 ft. tree by December 15. An additional $300 is required to provide lights for the tree. We tried, without success, to have the Engineering Department (Electrical Division) request these funds from Council and assume this responsibility. They advise that the Engineering Department has no funds to rent lights; and further that due to recently expanded holiday requirements they have no personnel to install the lights. It is estimated that the tree will be visible from over 700 apartment suites from its site at Bute and Nelson Streets, which is also a busy pedestrian location.

The Director of Social Planning/Community Development recommends that Council approve the expenditure of $300 from the Purchase of Outside Services (POSER) Account to cover the cost of purchasing (we'll rent if we can but this is doubtful) and installing Christmas Tree Lights on Nelson Park in the West End. If purchased they will become the property of the City, under the control of the Engineering Department'.

Your Board submits the foregoing report of the Director of Social Planning/Community Development for Council consideration."

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Director of Social Planning/Community Development be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4451, BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4451, being the Business Tax By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4193 BEING THE BUILDING BY-LAW (Fire Limits)

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4193 being the Building By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

BY-LAWS (cont'd)

BY-LAW TO AMEND BY LAW No. 4193
BEING THE BUILDING BY-LAW (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Expropriation:
No. 1 Fire Hall Replacement

MOVED by Ald.Hardwick,
SECONDED by Ald. Adams,

THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land and premises lying within the block bounded by Gore, Pender, Jackson and Keefer Streets in the City of Vancouver, in the Province of British Columbia, more particularly known and described as the West One hundred and fifty (150) feet of

Lots "C" and "D"
Block 122
District Lot 196
Group 1, New Westminster District
Plan 13208,

pursuant to its powers under section 310(b) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto, viz: a site for a firehall;

AND WHEREAS it appears to the Council of the City of Vancouver that it can acquire for the City a larger or other area of real property in the same block, being the said Lots "C" and "D", Block 122, District Lot 196, Group 1, New Westminster District, Plan 13208, at a more reasonable price or on terms more advantageous to the City than those at which it could acquire the part immediately required as a firehall site and has therefore elected to exercise its powers under Section 538 of the "Vancouver Charter";

cont'd....

MOTIONS (cont'd)

Expropriation:
No. 1 Firehall Replacement (cont'd)

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED

2. Allocation of Land for Highway Purposes
(N/S 1400 block East Hastings Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands;

North 10 feet of Lot 24, Block 6, Subdivision "B"
District Lot 182, Group 1, New Westminster District,
Plan 398

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - New Social Allowance Rates

referred to the action of Council on November 30th in respect of new Social Allowance Rates when recommendation for approval was deferred for a period of three weeks and copies of the report on the matter to be made available to interested parties. Further, a Board of Administration report was to be received on certain financial aspects.

The Alderman enquired if the Board of Administration report should await the three week period or be furnished to Council when available.

The Council agreed that the Board report could be submitted separately from the further consideration of the general report.

Alderman Sweeney - Dawson Developments Limited

presented a communication dated December 3, 1971, from Dawson Developments Limited containing a proposal in regard to condominium development in Champlain Heights area and requested the communication be referred to the Board of Administration for report as to the availability of land in Champlain Heights for the purpose.

His Worship so instructed.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Bicycle Registration Program

referred to a Police Department monthly report with respect to the bicycle registration program setting out details of favourable progress, particularly in the reduction in the number of bicycles stolen and increase in the number of bicycles recovered. The Alderman felt the matter should be drawn to the attention of neighbouring municipalities to invite their participation in a coordinated program.

His Worship advised he would raise the matter at the next Regional District meeting.

Alderman Phillips - Asbestos Modelling Material

referred to the use of asbestos by children as a modelling material, and requested the matter be referred to the Board of Administration to obtain a report from the Medical Health Officer as to whether the Council should take any action in this matter.

AMENDED SEE PAGE 507

His Worship so directed.

Alderman Broome Coordinator re Second Crossing of First Narrows (Mr. Rathie)

referred to a press release in which Mr. Rathie stated he had Provincial Government support in his efforts to coordinate the construction of a second crossing of the First Narrows. It is stated Mr. Rathie had approval from the Federal Government and from North Vancouver, City and District. He has not heard from Vancouver and West Vancouver.

His Worship suggested the Council not act in the matter at this time.

The Council adjourned at approximately 5:15 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated December 7, 1971, adopted on December 14, 1971, as corrected.

MAYOR

CITY CLERK

December 3rd, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Catch Basin Connections and Manholes

"As part of the City's Winter Employment Program, it is proposed to install a number of catch basins and to re-lay a number of house connections which have deteriorated and are no longer serviceable. It is also proposed to reconstruct approximately 300 manholes on the separate system in the Still Creek area as the original structures permit the possible interchange of storm and sanitary flows.

As these works were not anticipated in the 1971 Capital Budget, an advance will be required from the 1972 Capital Budget for the Winter Employment Program.

Estimated cost of the works are:-

Total	Senior Government's Contribution	City's Net Cost
$335,000	$105,500	$229,500

Actual construction will be subject to prior approval by Senior Governments.

I RECOMMEND that $229,500 be advanced from the 1972 Capital Budget, 'Provision for Reconstruction and Relief'."

Your Board RECOMMENDS that the foregoing be approved.

2. Sanitary Sewers on Cordova, Carrall and Water Streets from Granville Street to Columbia Street

"A sanitary trunk sewer is to be constructed along the above line as part of the overall scheme for separating the combined system in the Downtown Area. As this work is being advanced as part of the City's Winter Employment Program, an advance of funds from the 1972 Capital Budget will be required as follows:-

Total	Senior Government's Contribution	City's Net Cost
$350,000	$ 56,000	$294,000

Actual construction will be subject to prior approval by Senior Governments.

I RECOMMEND that $294,000 be appropriated from an advance on the 1972 Capital Budget, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

3. Enclosure of China Creek

"The open portion of China Creek which lies between the Great Northern Way and the south east boundary of the "bed of False Creek" as defined in the 1913 Agreement between the City and the C.N. Railway, has now become difficult to maintain as adjacent properties are being filled and developed. It is therefore proposed to enclose this section of the Creek as part of the City's Winter Works Program. An advance against the 1972 Capital Budget will therefore be required.

The estimated cost of the work is:-

Total	Senior Government's Contribution	City's Net Cost
$200,000	$ 32,000	$168,000

Actual construction will be subject to prior approval by Senior Governments.

I RECOMMEND that $168,000 be appropriated from an advance of funds from the 1972 Capital Budget, 'Provision for Miscellaneous Projects'."

Your Board RECOMMENDS that the foregoing be approved.

4. Force Main from False Creek Central Pumping Station to 5th Avenue and Carolina Street

"As part of the sewering and drainage of False Creek Flats, a force main is required from the Central Pumping Station discharging to the Sewer Board's 8th Avenue Interceptor.

As part of the City's Winter Works Program, it is proposed to advance the construction of the main from Industrial Avenue to 5th Avenue and Carolina Street, as this portion is outside the "bed of False Creek", as defined in the 1913 Agreement with the C.N. Railway and is therefore the City's responsibility.

An advance of funds will therefore be required from the 1972 Capital Budget to cover the estimated cost of the works as follows:-

Total	Senior Government's Contribution	City's Net Cost
$100,000	$ 8,000	$ 92,000

Actual construction will be subject to prior approval by Senior Governments.

I RECOMMEND that $92,000 be appropriated from an advance of funds from the 1972 Capital Budget, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

5. Sanitary and Storm Sewers on Boundary Road from Marine Drive to Fraser River

"To provide an outlet for storm and sanitary sewage from Area F of the City's South East Sector Subdivision, a storm sewer is required on Boundary Road from Marine Drive to the River and a sanitary sewer is required on Boundary Road from Marine Drive to the new Greater Vancouver Sewerage Board's Interceptor, just north of Kent Street.

This work is being advanced as part of the City's Winter Employment Program, and will therefore require an advance of funds from the 1972 Capital Budget.

Continued.... 3

5. Sanitary and Storm Sewers on Boundary Road from Marine Drive to Fraser River (CONTINUED)

The estimated cost of the works are:-

Total	Senior Government's Contribution	City's Net Cost
$250,000	$ 33,500	$216,500

Actual construction will be subject to prior approval by Senior Governments.

I RECOMMEND that $216,500 be appropriated from an advance on the 1972 Capital Budget, 'Provision for New City Subdivisions'."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer Separation in Area of Carolina Street to Glen Drive and Broadway to Great Northern Way

"As part of the accelerated capital program (approved in principle by Council in July, 1971) of sewer separation and reconstruction of inadequate sewers, a new twin system is required in the area bounded by Carolina Street to Glen Drive and Broadway to Great Northern Way.

The estimated cost of the work is $320,000.

As there are insufficient funds available in the 1971 Capital Program under 'Pollution Control' and 'Reconstruction and Relief', an advance will be required from the 1972 Capital Budget.

I RECOMMEND that $320,000 be appropriated from the 1972 Capital Budget as follows:-

Pollution Control	$ 160,000
Reconstruction and Relief	$ 160,000."

Your Board RECOMMENDS that the foregoing be approved.

7. Purchase of Additional Street Light Luminaires on Contract No. 29-70-14

The City Engineer and the Purchasing Agent report as follows:

"On December 3, 1970, your Board accepted the recommendation of the City Engineer and the Purchasing Agent and awarded the subject contract to the low bidder, Northern Electric Co. Ltd., for the supply of horizontal luminaires as required on a unit price basis for a 12 month period. Although Northern Electric and Canadian Westinghouse Co. Ltd. submitted identical prices for the luminaires, Northern Electric Co. Ltd. became the low bidder on the basis of their lower cost for the most commonly used spare parts and their local content.

The initial quantity ordered under this contract was 600 luminaires at a cost of $42,080. All prices in this report are subject to the 5% Provincial Sales Tax.

/continued . . .

Clause 7 Continued

The City will require an additional 650 luminaires to complete its 1971 requirements. If this quantity is added to the contract, an additional 5% quantity discount will apply to the purchase price because the total quantity purchased during the contract period will have exceeded the next discount level of 1000 luminaires. A retroactive discount of 5%, valued at $2,104, will also apply to the luminaires already purchased.

The cost of the additional 650 luminaires will be $44,213.

In 1972, the City will require approximately 800 luminaires if the entire 1972 street lighting capital program is approved. The cost of these luminaires, if purchased by an extension of the present contract, would be $55,425.

If the luminaires for 1972, are not purchased by extending the present contract, their cost may be higher for two reasons:-

(a) The City may lose the additional 5% quantity discount for 1000 or more luminaires.

(b) The prices may increase over the current contract prices. An examination of the City's past luminaire purchases indicates that there has been a trend upwards in the prices of luminaires in recent years. The present published prices of Northern Electric Co. Ltd. luminaires are approximately 8% higher for a quantity of 800 than they were when the present contract was awarded.

For these reasons the City's cost may increase approximately 13% ($7,205) for the supply of 800 luminaires if the contract is not extended.

Northern Electric Co. Ltd. have submitted a letter stating that the City may order its 1972 requirements for delivery of 0 to approximately 800 luminaires, as required, at the current contract prices.

The City Engineer and the Purchasing Agent RECOMMEND as follows:

(a) that the additonal 650 luminaires required for the 1971 Street Lighting Program at a cost of $44,213, plus 5% Provincial Sales Tax, be purchased on the present Contract (29-70-14) with Northern Electric Co. Ltd.,

(b) that the present Contract (29-70-14) with Northern Electric Co. Ltd. be extended to provide for the purchase of the additional luminaires required for the 1972 Street Lighting Program for up to approximately 800, at a cost of up to approximately $55,425, plus 5% Provincial Sales Tax.

Your Board RECOMMENDS that the foregoing report of the City Engineer and the Purchasing Agent be adopted.

RECOMMENDATION AND COUNCIL CONSIDERATION

8. Rental of Festoon Lights to 1971 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1971 Christmas Carol Ship Committee has requested the loan of City-owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2nd, 1961, which required that:

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with the increased maintenance costs. The Committee requires approximately 1400 ft. of festoons. At the present rate of 16¢ per foot the rental will amount to $224.

The Committee has applied for a grant equivalent to the rental charge. For the past eight years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

I RECOMMEND that approximately 1400 ft. of festoon lights be rented to the 1971 Christmas Carol Ship Committee for $224.

Submitted for Council's Consideration is the request from the 1971 Christmas Carol Ship Committee for a grant of up to $224 for rental of approximately 1400 ft. of festoons. It may be that the actual cost to the City for handling the lights and replacing or repairing damaged lamps, sockets, etc., will amount to less than $224 in which case the rental charge and grant would be reduced correspondingly."

Your Board

RECOMMENDS the foregoing report of the City Engineer dealing with renting festoons be adopted and submits for CONSIDERATION the application for a grant.

CONSIDERATION

9. Pavements and Curbs - Both Sides of Quebec Street from 1st to 2nd Avenues

The Assessment Commissioner reports as follows:

"On November 4, 1971, after a Court of Revision, City Council adopted the report of the City Engineer to proceed with the installation of pavement and curbs on the initiative on both sides of Quebec Street from 1st Avenue to 2nd Avenue. The information before the court was that two out of four owners had objected, which was insufficient to defeat the project. Since then, the petitioner, Mr. Davis has asked why only two signatures were accepted as valid when he had obtained three signatures. He was advised that one name was not accepted because the person signing had not identified their position with the company as stipulated on the explanatory notes of the Notice of Objection.

Under normal conditions the Assessment Office would advise the petitioner of a deficiency such as this. Unfortunately because of the prolonged sickness of a senior member of the local improvement section occurring at a particularly busy time in the assessment year this step was omitted. A check now shows that the rejected signature was that of an officer of the company and would qualify.

/continued . . .

Clause 9 Continued

The Engineering Department was asked if this project would have been advanced on Special Grounds and have replied as follows:

'The primary reason for initiating this street was to eliminate maintenance problems and to improve the street. Another consideration which is not critical at this time is the need to provide a permanent pavement of sufficient width to accommodate the traffic which will use the Quebec Connector proposed for completion towards the end of 1972. This future need will be accommodated by the 42 ft. pavement width included in the estimates.

In view of the above we would not recommend the improvement of Quebec Street from 1st to 2nd Avenues on special grounds based on maintenance problems. However, when the proposed Columbia-Quebec Connector is advanced for paving in late 1972, this block of Quebec Street will require paving at this time and special grounds will be used if necessary.'

Section 63 of the Local Improvement By-law reads:

'The power to certify whether any petition for a project has been sufficiently signed, or whether a sufficient number of notices of objection have been filed, is hereby delegated to the Assessment Commissioner. Such certificate shall be final and conclusive for all purposes, subject to an appeal to the Council by any person affected by the same.'

Mr. Davis has been advised of the foregoing and requests that the work be not proceeded with at this time."

Your BOARD submits the foregoing brief for Council's consideration.

FOR ADOPTION SEE PAGE(S) 442

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Greater Vancouver Regional District - Proposed Noise Control Function

A letter from the Greater Vancouver Regional District, dated November 25th, requested Council to make a decision regarding the advisability of the Regional District applying for necessary supplementary Letters Patent for noise control. The report of the Greater Vancouver Regional District Noise Control Sub-Committee has already been circulated to Council members.
The Medical Health Officer reports as follows:

"The report prepared by the Noise Control Sub-Committee of the Greater Vancouver Regional District Pollution Committee recommended a noise control program for the Greater Vancouver region. Four City employees (Dr. Bonham as Sub-Committee Chairman, Mr. W.H. Curtis, Mr. K.F. Dobell and Mr. R.H. Currie) were members of this Sub-Committee.

Inspectors from the Health Department and staff of the Engineering Department participated in the gathering of noise data towards the preparation of the engineering consultant's report (Appendix A), submitted by Barron & Strachan.

During the survey, which was carried out with some publicity, a large number of Vancouver citizens took the initiative in complaining to Health and Engineering Departments in respect of specific noise problems.

The Noise Control Sub-Committee recommended that the Regional District assume responsibility for a by-law to control noise, but with the provision that the municipal staffs, who are the usual recipients of community complaints, undertake the enforcement activity in accordance with the provisions of the regional by-law. Vancouver City staff would, therefore, be active in noise control, but with the advantage of implementing a by-law which was uniform throughout the whole metropolitan region.

The report also deals with the importance of an educational program. The responsibilities of other levels of government are recognized in the report.

The noise survey indicated that the noise levels in Vancouver were approximately the same as those levels which were recorded in large American cities approximately 5 years' ago. Experience elsewhere has indicated that these levels will invariably increase if there is no intervention by means of a control program.

Cont'd...

Clause #1 Continued

The approach taken by the regional study and report was to base control on the existing measured noise levels. In this respect the approach was different from that taken in Ottawa and Edmonton, which had by-laws passed prior to survey. Toronto has now decided to undertake a control program based on an extensive survey, in the same manner as the Greater Vancouver approach. In this way, by preceding a control program with a survey it is possible to set realistic levels that do not immediately produce widespread non-compliance and which will permit control of the worst sources of noise in the community.

Another major provision of the proposed by-law is that municipal departments would examine all new development taking place in the municipalities with a view to requiring assurance of compliance with the by-law. This should be an effective means of preventing increases in the noise environment immediately upon passage of the regional by-law.

The Sub-Committee recommended a very small Regional District operation involving only one full-time coordinator, with clerical and consultative support, relying mainly on the front line position of municipal staff and the traditional capacity of municipal governments to deal with local public complaints. In this way the direct costs of the program were kept deliberately small.

The draft by-law provides for enforcement by staff designated by the municipalities. If the regional by-law is implemented, Council would then nominate the department heads whose staff would undertake enforcement. This would involve periodic roadside monitoring of traffic and responding to public complaints arising from fixed noise sources in Activity and Quiet areas. The costs of these municipal services cannot be calculated in advance, but are not expected to represent a major expenditure.

There is already evidence that noise in the Metropolitan area is causing public irritation and in certain areas is at a level known to interfere with full sleep depth. It is not known yet whether long range exposure to these levels of community noise contributes to the decline of hearing in middle and older age.

As Medical Health Officer for the City of Vancouver I would very strongly urge that the City of Vancouver favour the Greater Vancouver Regional District applying for supplementary Letters Patent for the control of noise."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

(Copies of the letter from the Greater Vancouver Regional District dated November 25, 1971, are circulated for Council's information)

FOR ADOPTION SEE PAGE(S) 442

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. N/S S.E. Marine Drive between Main and Sophia Streets

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. A. Cooper for Texaco Canada Limited, requesting an amendment to the Zoning and Development By-law whereby Lots 45 and 46, Block 3, D.L. 313, being the north side of S.E. Marine Drive between Main and Sophia Streets, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is "to demolish the existing buildings, consolidate the property and erect thereon a modern 2-bay "Community" type service station".

Lot 6 immediately to the west, located on the north-east corner of the intersection of Main and S.E. Marine Drive, is currently zoned C-1 Commercial and has been occupied by a small, old service station for many years.

The entire service station site has a frontage of 66.01' on Main Street and a depth of 117.98' on S.E. Marine Drive. The applicants propose to add Lots 45 & 46 to Lot 6 and redevelop the site with a new gasoline filling station. Lot 45 has a frontage on S.E. Marine Drive of 31.21' and a depth of approximately 83'. Lot 46 has a frontage of 47.91' on S.E. Marine Drive and an approximate depth of 72'. They are currently occupied by one-family dwellings.

A site plan of the proposed development, submitted with the application, indicates the service station building being located in the north-east corner of Lot 6, the pump island adjacent to S.E. Marine Drive. Lots 45 & 46 for the most part are proposed to be used for ingress and egress to the pump island, and for off-street parking.

Due to the slope of the ground,the lane to the north will be some 3' above the surfaced parking area, with the perimeter of the parking area being landscaped and fenced.

The property to the north and east of the subject lots is zoned and developed with single family dwellings; the easterly side of Main Street, between 65th Avenue and S.E. Marine Drive, is zoned C-1 Commercial; the west side of Main Street, between S.E. Marine Drive and 61st Avenue, is zoned C-1 Commercial, as is the south-east corner of Main Street and S.E. Marine Drive.

The west side of Main Street, between 65th Avenue and S.E. Marine Drive, contains a small restaurant and a group of new stores with living quarters above. The east side of Main Street, between 65th Avenue and S.E. Marine Drive, contains a very old gas station (proposed for redevelopment) and small stores and residences. The south side of S.E. Marine Drive is zoned M-1 and M-2 Industrial (except the south-east corner of Main Street and S.E. Marine Drive), with a 40' landscaped setback required for all new development.

The Technical Planning Board on November 5th, 1971 recommended that the application be APPROVED, subject to prior compliance by the owners with the following conditions:

1. Lot 6 and Lots 45 & 46 to be first consolidated into one parcel and so registered in the Land REgistry Office, subject to satisfactory arrangements being made through the City Engineer regarding the easement on the easterly boundary of Lot 6.

cont'd . .

Clause 1 continued

2. The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Town Planning Commission, special attention being given to the treatment and landscaping on the site, particularly the area adjacent to the single family homes, and having a suitably designed building in keeping with the general area.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Town Planning Commission on November 19th, 1971 endorsed the foregoing recommendation of the Technical Planning Board. "

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. S/W Corner of 48th Avenue and Oak Street

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Tanaka of D.M. Sarter, Architect, on behalf of Mr. and Mrs. Samuels, to rezone Lots 11 and 12, Subdivision 13, Block 10, D.L. 526, being the south west corner of 48th Avenue and Oak Street, from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The applicant states the purpose of his application is for 'erecting four self-owned townhouses'.

The subject lots each have a frontage of 58.3' and a depth of 140' and have been vacant for many years. The remaining 3 lots in the block to the south are zoned C-1 Commercial and are developed with a gasoline service station. The 4 lots on the west side of Oak Street, between 49th and 50th Avenues, are zoned C-1 Commercial and RT-2 Two Family, and are developed with a gasoline station and a two-family dwelling, respectively. The south-east and north-east corners of 49th Avenue and Oak Street are zoned RS-1 One Family and developed with churches. The surrounding properties are zoned RS-1 One Family and developed with good single family dwellings.

BRIEF HISTORY

There have been several applications to rezone the subject lots from the present RS-1 One Family Dwelling District:

a) 1959 - Application to rezone to a C-1 Commercial District to construct a two-storey building for stores and professional offices. This application was denied by Council after reports thereon from the Technical Planning Board and Town Planning Commission.

b) 1966 - Application to rezone to a C-1 Commercial District for a gasoline service station. This application was denied by Council after reports thereon from Technical Planning Board and Town Planning Commission.

c) 1970 - Application to rezone to a CD-1 Comprehensive Development District for a restaurant. This application was denied by Council after reports thereon from Technical Planning Board and Town Planning Commission.

cont'd . .

Clause 2 continued

d) January 1971 - An application was made by Gerald Hamilton to rezone the subject lots from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District and to develop the site with six 2-storey townhouses, with each townhouse having a floor area of approximately 1,480 sq. ft. and a continuous carport along the southerly border of the townhouses some 18' in depth and 132' in length. The buildings maintained a 12' setback from Oak Street, 24' setback from 48th Avenue and 5' from the north-south lane. The floor space ratio indicated by the plan submitted was 0.55, excluding the carports.

On May 4, 1971, Council denied the application on recommendation of the Technical Planning Board and the Town Planning Commission.

In reporting to Council on this application, the Technical Planning Board recommended:

'THAT the application be not approved as it is considered development of two single family lots to contain six townhouses, as proposed, is over-development of the site in relation to the adjacent single family areas.

HOWEVER, favourable consideration would be given to rezoning of the two subject lots to an RT-1 Two Family Dwelling District upon receipt of a fresh application, or amendment to the current application, which would restrict development of the two lots to two units per lot with the height of the buildings not to exceed 20' nor one storey, with the form of development then being similar to developments on the West side of Oak Street immediately south of 37th Avenue, south side of 41st Avenue at Willow Street, and the west side of Cambie north of 49th Avenue, and the floor space ratio being restricted to 0.45, and subject to the applicant obtaining Council's approval to acquire approximately 4' of the existing 20' City lane to be consolidated with the existing sites to meet the minimum site area of 8,400 sq. ft. for each lot, it also being noted favourable consideration would be given by the Approving Officer to the resubdivision of the two parcels fronting onto 48th Avenue rather than currently onto Oak Street.'

The Town Planning Commission on March 19, 1971, recommended that it be recommended to City Council that the application to rezone this site to a CD-1 Comprehensive Development District for this particular development be refused.

Several meetings were held in the Planning Department with Mr. and Mrs. Samuels and their architect regarding the development of the two lots with two-family dwellings and the rezoning of the subject lots from an RS-1 One Family Dwelling District to an RT-1 Two Family Dwelling District. During the discussions and consideration of the various designs, the owners requested the possibility of re-applying for CD-1 Comprehensive Development District and development of the site with four townhouses, rather than the two two-family dwellings, as it appeared a better form of development could be designed on this site, but meeting the requirements of the RT-1 District Schedule regarding floor space ratio, height of building, open space, etc.

The scheme, as now submitted by the applicant, provides four townhouses, three being two storeys in height and one being one storey in height, with underground parking providing two car spaces per unit, a floor space ratio of 0.40, and considerable open space.

cont'd . .

Clause 2 continued

The architect states 'the development will consist of four self-owned townhouses, as indicated in the attached drawings, and points out the following:

a) The floor space ratio is 0.40. The maximum allowable ratio tentatively recommended for this site is 0.45.

b) All parking is totally underground with space provided for 8 cars and access is from the lane.

c) The townhouses are not to be rented. Each will be privately owned and proudly maintained. REnted duplexes tentatively recommended are not necessarily well-kept.

d) The townhouses are situated on the site to derive maximum amenities of open spaces of benefit to the owners and the public.

e) The entire development will be of a high standard of quality.

f) Landscaping will be professionally designed and executed.'

Also forming part of the application is a petition which states in part:

'WE, the undersigned, as adjacent property owners, have no objection to the said application'

and contains 20 signatures as owners of 15 surrounding properties.

The Technical Planning Board on November 5th, 1971 recommended that the application be APPROVED, the uses to be restricted to townhouses only and customarily ancillary uses, subject to prior compliance by the owners with the following conditions:

1. The lots to be first consolidated into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on the architectural features, with the scheme of development not to be materially different from that submitted by D. M. Sarter, Architect, under date received by the Planning Department of October 14, 1971, and noted as Job #7149.

3. The floor space ratio not to exceed 0.40 gross, but excluding underground parking and ancillary storage area and access to the underground parking.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Town Planning Commission on November 19th, 1971 endorsed the foregoing recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Town Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

INFORMATION

3. Second Crossing of First Narrows - Developmental Implications in the City of Vancouver

At the Standing Committee on Transportation meeting of April 29, 1971, the Committee recommended the following which was adopted:

'THAT the G.V.R.D. Planning Department be requested to comment on the developmental implications of the Second Crossing of First Narrows as it relates to the G.V.R.D. and how it relates to Greater Vancouver Regional District needs.'

The City Clerk has been checking progress on this item with the Administration of the Greater Vancouver Regional District and under date of November 23, 1971, the Director of Finance and Administration of the Regional District advised:

'I wish to advise you that the question raised in your letter of September 14, regarding the Second Crossing of the First Narrows was again discussed by the Board of this District at its meeting on November 17. At that time the following resolution was passed relating to this matter.

"Moved and Seconded:
THAT the Greater Vancouver Regional District withdraw from any further consideration of this item. - Carried."'

Your Board submits the foregoing for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 442

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Amendments to License Bylaw

The Director of Permits & Licenses reports as follows regarding proposed amendments to the License Bylaw, to which the Corporation Counsel concurs:-

"A. DEFINITIONS

When licensing buildings which contain living accommodation, it is desirable that the license be issued for the use approved under the Zoning & Development Bylaw. This is not always possible at the present time as the definitions in the License Bylaw differ from those contained in the Zoning & Development Bylaw. These differences are as follows:-

(a) A 'Rooming House' as defined under the License Bylaw may contain a combination of sleeping units, housekeeping units or dwelling units, but under the Zoning & Development Bylaw only sleeping units are permitted.

(b) A 'Hotel' or 'Motel' as defined under the License Bylaw may contain a combination of sleeping units, housekeeping units or dwelling units, but under the Zoning & Development Bylaw a combination of sleeping units or dwelling units only is permitted.

(c) There is no definition in the License Bylaw for a Multiple Conversion Dwelling or Personal Care Home as defined in the Zoning & Development Bylaw.

In order to bring the terminology in the License Bylaw into alignment with the Zoning & Development Bylaw and eliminate the confusion which now exists when licensing these types of premises, I recommend the following amendments to the License Bylaw:-

(i) Amend the definition of 'Rooming House' as follows:-

'Rooming House' means a building not being a hotel or motel containing rooms used exclusively as sleeping units where lodging for three or more persons is provided.

(ii) Amend the definition of 'Hotel or Motel' as follows:-

'Hotel or Motel' shall mean a building containing not less than 16 units, being either sleeping or dwelling units, or a combination of both, occupied or equipped to be occupied as a temporary abode for tourists or transients.

(iii) Add the following definitions as contained in the Zoning & Development Bylaw:-

'Multiple Conversion Dwelling' means a building containing any combination of sleeping units, housekeeping units or dwelling units.

Cont'd...

Clause #1 Continued

> 'Personal Care Home' shall mean a building where care or assistance is provided for three or more persons who, on account of age, infirmity or physical disability, require personal care or assistance.

The above amendments will permit the City to issue a license for a use which has been approved by Development Permit under the Zoning & Development Bylaw and also take care of lawful non-conforming uses.

B. LICENSE UNITS NOT ROOMS

Under the present license fee schedule the fees for sleeping units and housekeeping units is $4.00 per room. In order to ensure that the correct license fee is charged, the premises must be inspected by the License Inspector to determine how many rooms are in each sleeping unit or housekeeping unit. The development permits issued for buildings containing sleeping units and housekeeping units indicate the number of units permitted under the Zoning & Development Bylaw. I recommend that the License Bylaw be amended to provide a fee for each dwelling unit, housekeeping unit and sleeping unit in rooming houses, multiple conversion dwellings and personal care homes rather than charging a fee for each room. Since housekeeping units usually command a higher rental and normally contain more than one room, the annual license fee should be higher than the fee for a sleeping unit, and I suggest a fee of $7.00 per annum. The following amendments to Schedule "A" of the License Bylaw are therefore recommended:

MULTIPLE CONVERSION DWELLING	$10.00 per annum per dwelling unit
	$ 7.00 per annum per housekeeping unit
	$ 4.00 per annum per sleeping unit
ROOMING HOUSE	$ 4.00 per annum per sleeping unit
PERSONAL CARE HOME	$ 4.00 per annum per sleeping unit

The foregoing amendment will permit a license to be issued for the number of units as approved under the Zoning & Development Bylaw, thus the terminology in the License Bylaw would be brought into alignment with that contained in other City bylaws and also take care of lawful non-conforming uses.

C. TRANSFERS

The license fees for businesses, subject to Business Tax, were substantially reduced in 1969 to a level sufficient only to cover the City's costs involved in issuing a license. However, the fee to transfer a license from one licensee to another remained unchanged at 5% of the license fee with a $1.00 minimum fee. It is now found that the cost for transferring a license is substantially the same as that incurred in issuing a new license. In order to cover the City's costs in transferring licenses, a $20.00 minimum fee should be established. This would not prevent a person from obtaining a new license rather than transferring if the fee for the new license is less than $20.00. It is, therefore, recommended that Subsection 5 of Section 5 of the License Bylaw be amended to provide a transfer fee of $20.00.

Cont'd...

Clause #1 Continued

RECOMMENDED THAT:-

(a) The amendments to the License Bylaw be approved.

(b) The Corporation Counsel be instructed to prepare the necessary bylaw amendments to take effect January 1, 1972."

Your Board RECOMMENDS the foregoing recommendations of the Director of Permits & Licenses be adopted.

FOR ADOPTION SEE PAGE(S) 443

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Request to Use Sound Truck : Labor Zionist Youth

Your Board submits the following report of the City Engineer:

"We have received a request from Ichud Habonim (Labor Zionist Youth) in a letter dated November 25th, 1971, for permission to use a sound truck on December 13th, 1971.

If Council gives permission, the sound truck broadcasting Israeli music, will accompany their annual Torchlight Parade from Oak Street and 27th Avenue to Oak Street and 41st Avenue at 7:00 p.m.

Permission for the parade has been given by both the Police and Fire Departments but the use of a sound truck is a matter of Council policy, and is, therefore, referred for Council's consideration.

Last year Council gave permission to use the sound truck. No problems appeared to evolve from its use and no complaints with regard to sound volume were received by the Engineering Department."

Your Board submits the foregoing report of the City Engineer for Council's CONSIDERATION.

(Copies of the letter dated November 25, 1971 from Ichud Habonim are circulated for the information of Council)

RECOMMENDATION

2. Usage of "Yelp" Sirens

In June, 1965, the Fire Chief met with the Board of Administration with respect to complaints received regarding the use of the "yelp" on the electronic sirens. As a result of the complaints, the Board directed the Fire Chief to discontinue the usage of the "yelp" on the sirens.

When the electronic sirens were first installed on Fire Department vehicles in 1964, no direction was given as to the usage of the various sounds capable of being emitted from the siren. The Fire Chief feels that discretion should have been exercised when using these new sirens. The "wail" would be used in all normal situations and the "yelp" used in critical situations such as busy intersections and dense traffic.

Since the discontinuation of the "yelp" on the sirens, the Vancouver Firefighters' Union, Local 18, in January, 1969, passed a motion to reinstitute the "yelp" siren. This motion was approved after the results of a survey by Local 18 of other Canadian Firefighter Locals showed that the majority of cities use the "yelp" siren extensively.

The formal request dated January 19, 1969 to the Fire Chief stated:

"The heavy concentration of traffic at intersections and main thoroughfares alone, not to mention the soundproof type of automobile on the road today, is evidence enough that emergency vehicle warning devices should be constantly revised and updated."

"The members of Local 18 feel that for the safety of our members and the safety of the citizens of Vancouver, the electronic yelper siren should be reinstituted."

Cont'd...

Clause #2 Continued

Upon receipt of this request, the Fire Chief initiated a formal survey of Canadian Fire Departments regarding the use of the electronic "yelp" siren.

The comments of the Fire Chiefs are as follows:

Edmonton - "It has been found that when traffic refuses to move for the standard siren sound, they will move for the "yelper".

Victoria - "Generally the "yelp" is activated in heavy traffic areas or when approaching intersections. We changed to the "yelp" sound for the reason civilian drivers did not appear to hear the siren with the modulating "wail".

Regina - "Several years ago, we had quite a serious accident. During the investigation, some witnesses stated that they did not hear the siren, which was of the ordinary free rolling type. All new apparatus now comes equipped with the "yelp"sirens. Generally speaking, we use the "yelp" when approaching intersections and we find them very satisfactory."

Winnpeg - "...we feel that they are very effective in clearing traffic going to a fire".

Saskatoon - "We started installing these sirens over a year ago on our apparatus, as we were finding it increasingly difficult to move the traffic while responding to alarms".

Hamilton - "...we have found them very satisfactory in clearing the traffic when responding to alarms".

The increase in traffic on Vancouver's streets, in the past years, has forced the Fire Department to reinstall the "yelp" siren on vehicles. On April 15, 1971, a directive was issued granting permission to use the "yelp" siren on a limited basis, as outlined in the attached directive.

A further directive was issued on 18 August 1971, reiterating the previous directive and asking the Chiefs to use discretion.

In addition to the directives, the Chiefs have been instructed not to use the "yelp" at night in the West End. This follows the general Fire Department policy of not using any siren at night unless justified.

The chairman of the Noise Pollution Sub Commitee for Noise Control of the Greater Vancouver Regional District advises that fire apparatus can be considered exempt from the category of Vehicle Noise.

Recommendation:

It is **RECOMMENDED** that the Fire Chief be given permission to use the "yelp" siren within the limitations outlined in the attached directives.

FOR ADOPTION SEE PAGE(S) 443

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters - (Various Funds) - October, 1971

(a) Security transactions during the month of October, 1971

(b) Summary of Securities held by the General and Capital Accounts as at October 31, 1971

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Bank Deposit Receipts Purchased for Redemption in October, 1971					
Oct. 4	Bank of Montreal	Oct. 8/71	$ 1,500,747.95	$ 1,500,000	4	4.55
8	Toronto Dominion Bank	Oct. 22/71	1,502,876.71	1,500,000	14	5.00
22	Mercantile Bank of Canada	Oct. 26/71	500,273.97	500,000	4	5.00
			$ 3,503,898.63	$ 3,500,000		
	Bank Deposit Receipts Purchased for Redemption after October 31, 1971					
Oct. 4	Bank of Montreal	Dec. 22/71	$ 809,263.56	$ 800,000	79	5.35
5	Bank of B.C.	Dec. 22/71	1,011,646.58	1,000,000	78	5.45
15	Mercantile Bank of Canada	Nov. 8/71	1,003,458.63	1,000,000	24	5.26
22	Toronto Dominion Bank	Nov. 1/71	500,727.40	500,000	10	5.31
22	Toronto Dominion Bank	Nov. 5/71	1,503,055.07	1,500,000	14	5.31
26	Royal Bank of Canada	Dec. 22/71	1,511,876.30	1,500,000	57	5.07
			$ 6,340,027.54	$ 6,300,000		

****

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Oct. 12	City of Van 5½%	Mar. 1 75/78	$50,000.00	$91.82	$45,910	3/5 to 6/5	7.45
12	Greater Van. Sewer & Drain. Dist. 5½%	Dec. 2/75	25,000.00	93.16	23,290	4/2	7.45
12	Greater Van. Water Dist 5½%	Apr. 15 75/76	20,000.00	93.535	18,707	3/6 to 4/6	7.40
12	Greater Van. Water Dist. 5½%	Apr. 15 77/78	20,000.00	90.49	18,098	5/6 to 6/6	7.50
28	Greater Van. Water Dist. 5½%	Dec. 1/77	10,000.00	89.17	8,917	6/1	7.50
28	City of Van. 5 3/4%	Oct. 15/77	15,000.00	91.76	13,764	6/0	7.50
			$140,000.00		$128,686		

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SINKING FUND TRANSACTIONS

Sale of Canada Bonds and Purchase of Temporary Investments in Bank Deposit Receipts, Pending November 15th Purchase of Current Issue of Canada Savings Bonds

Date	Type of Security	Maturity Date	Maturity Value	Price	Proceeds	Term Yrs/Mos	Annual Yield %
	Disposal						
Oct. 25	Canada 3¼%	Oct. 1/79	$655,500.00	$82.90	$543,409.50	7/11	5.99
	Acquisition				Cost	Days	
Oct. 25	Bank of Montreal Deposit Receipt	Nov. 15/71	$541,631.10		$540,000.00	21	5.25

****

Clause No. 1 (cont'd.)

(b) SUMMARY OF SECURITIES HELD AS AT OCTOBER 31, 1971
GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts due 1971	$ 25,532,282.68	$ 25,200,000.00
Deposit Receipts due 1972	5,400,530.27	5,300,000.00
	$ 30,932,812.95	$ 30,500,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for October, 1971 be confirmed.

2. Staff Requirement - Accounts Division (Budgets) of the Finance Department

Your Board submits the following report of the Director of Finance.

"Establishment of Full Time Budget Officer Position

Prior to 1967, the detailed work involved in the preparation of the City's annual operating budget and the related control and monthly review procedures were carried out by the Administrative Assistant in the Office of the Director of Finance. In 1967 the Administrative Assistant was transferred to the Accounts Division to fill the vacancy created on the retirement of the Assistant City Accountant. The position of Administrative Assistant was eliminated and a new position of Budget Officer was established within the Accounts Division.

Added Responsibilities

The responsibilities of the new position of Budget Officer were increased to include

1. control of the new Basic Capital and Supplementary Capital programs which were introduced in 1966.

2. assistance to Civic Departments in the development of budgetary reporting and accounting procedures in accordance with City policy, particularly at the time of internal departmental reorganization and when new functions or activities are undertaken by existing or newly created departments.

3. the examination of clerical and work procedures as well as manpower and equipment utilization in order to assist departments directly, or to recommend in depth studies by the Co-ordinator of Data Processing and Systems or the Administrative Analyst, when such examination indicates that more efficient practises could be followed.

4. stricter control of all monetary expenditures chargeable to approved budget appropriations.

Continued ...

Clause No. 2 (cont'd.)

Present Workload of Budget Officer

The work load of the Budget Officer has now increased to the point where, in spite of substantial amounts of overtime worked each year, he is no longer able to adequately fulfill his responsibilities. The three main reasons for this are:

1. The Canada Assistance Plan introduced in 1966 which requires the preparation of detail claims for shareable costs incurred by the City re

   (a) the administrative and operating costs of the Department of Social Welfare and Rehabilitation

   (b) grants to Provincially approved social welfare or charitable agencies

   (c) special projects involving Provincial contributions in addition to normal C.A.P. sharing

   was placed under the direct control of the Budget Officer in 1968 and requires an increasingly large amount of his time during the year.

2. Stricter control over the budget and the continued emphasis on departmental operating efficiency

   (a) has increased the number of reporting procedures re- overtime worked, temporary help requirements, equipment replacement and disposals, building maintenance and repair programs, attendance at conferences etc., which must be checked and/or controlled by the Budget Officer.

   (b) involves the Budget Officer in more detailed checking of departmental requests for additional funds or transfers of funds. The time required to adequately perform the checking and control function increases as each new budget control procedure is introduced.

3. The amount of time spent by the Budget Officer assisting Civic Departments in the preparation of their annual budgets has increased considerably in the past few years due to the many departmental reorganizations and staff changes.

Proposed Assistance to the Budget Officer

It is proposed that a position of assistant to the Budget Officer be established to

1. Assist in the assembly and detail checking of annual budget submissions from Civic Departments and Boards. The Budget Officer will be required to spend a substantial amount of time this year directly assisting departments which have recently undergone reorganizations and staff changes (Social Welfare, Provincial Courts, Museums). The budget assembly and checking function, which always involves substantial amounts of overtime, will become critical in 1972 unless assistance is provided.

   The budget assembly, checking and review function and the preparation of the City's approved Estimates book starts in early January and ends late in May each year.

2. Relieve the Budget Officer of much of the detail work involved in controlling and adjusting the budget during the year and to take over the Canada Assistance Plan claim function. This will permit the Budget Officer more time to

   (a) follow-up changes in departmental operating procedures arising from discussions during the annual review of the budget.

   (b) make more detailed reviews of the shared cost programs (health services to School Board and others, Medicare sharing, Canada Assistance Plan sharing, etc.) to ensure that all recoverable or shareable costs are being properly claimed.

Clause No. 2 (cont'd.)

Proposed Assistance to the Budget Officer (cont'd.)

2. (c) carry out periodic reviews of approved procedural and equipment utilization changes which were to result in cost reductions or increased operating efficiencies to determine whether or not the indicated benefits were achieved and are subsequently reflected in the departments operating budget appropriations.

(d) assist the Comptroller of Accounts in examining the many departmental reports involving the expenditure of funds and to provide the Board of Administration with related supplementary information where required.

(e) prepare a formal operating budget manual generally covering

(i) preparation of the annual budgets, forms to be used and supporting detail required.

(ii) method of reporting during the year re transfers or additional budget funds, forms to be used and the details required.

(iii) details of budgetary control procedures which should be followed by each department to ensure compliance with City budget policy.

(iv) methods of departmental monthly review of revenues and expenditures and reporting of budget variations at June 30th and September 30th.

3. Provide the necessary assistance when the Budget Officer is on vacation (4 weeks) or acting for the Comptroller of Accounts when he is on vacation (4 weeks).

Additional Funds Required

No additional funds would be required in 1971. Subject to classification by the Director of Personnel Services, it is estimated that salary and fringe benefit costs of this position would be $10,000 - $11,000 in 1972.

Recommendation

I recommend that a position of Assistant to the Budget Officer be approved."

Your Board RECOMMENDS that the report of the Director of Finance be approved.

FOR ADOPTION SEE PAGE(S) 443

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

NOVEMBER 25, 1971

The Standing Committee of Council on Finance met on Thursday, November 25, 1971, in the No. 1 Committee Room, City Hall at approximately 3:10 p.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Calder, Hardwick, Linnell, Rankin and Sweeney

ABSENT: His Worship the Mayor (on Civic business)
Aldermen Broome, Phillips and Wilson (on Civic business)

CLERK TO THE COMMITTEE: R. Henry

MINUTES:

RESOLVED THAT the Minutes of the meetings held June 4th and 10th be adopted.

The following recommendations of the Committee are submitted for the action of Council.

RECOMMENDATIONS

1. Business Tax Rate

City Council on October 26th referred the following motion to the Board of Administration for a report to the Standing Committee on Finance:

"THAT WHEREAS the Business Tax rate of taxation was seven per cent;

AND WHEREAS in 1968 the rate was increased to eight per cent;

AND WHEREAS there has not been a study, by Council, for some time, of the relationship of the Business Tax with the Property Tax;

RESOLVED THAT the Board of Administration review the present Business Tax rate for report, and the advisability of an upward rate adjustment."

Pursuant thereto, the Board submitted a report dated November 1st on the subject, to which was attached an analysis of the relationship of real property tax and business tax. The officials suggest that the commercial-industrial categories of property are not paying taxes to the same degree as in 1968, compared to the residential category. It was also stated that it might not be unreasonable to raise the business tax rate by a ½ of 1% to 8½%.

RECOMMENDED that the business tax rate be increased by a ½ of 1% to 8½% effective 1972,

FURTHER that the Corporation Counsel bring in the necessary amendment to the business tax by-law.

... continued

2. Grants to Religious and Charitable Organizations

The Board of Administration submitted a report dated November 19, 1971, as requested by Council, which gave information on the City's procedures and practices concerning grants to religious and charitable organizations. The report also summarizes the tax exemptions and grants, to date, for the year 1971 as follows:

Tax Exemption

Class of Organization	No. of Properties	Amount $	Grants in Lieu of Taxes $	Direct Cash Contribution $	Total $
Churches	287	796,992	8,300	-	805,292
Charities (note 1)	130	811,324	24,200	195,599	1,031,123
Private Schools	60	331,319	-	-	331,319
		$1,939,635	$32,500	$195,599	$2,167,734

Note 1 - Includes privately owned Senior Citizens Housing, Y.M.C.A., Y.W.C.A., Red Cross, etc.

Following further explanation and debate on the subject matter it is:

RECOMMENDED that an application be made for an amendment to the Vancouver City Charter, Section 396, whereby Churches will be required to pay General Purpose Taxes.

(Alderman Sweeney and Alderman Hardwick wished that they be recorded as opposing this recommendation).

(Referred) ~~AMENDED~~ SEE PAGE 451

The following actions of the Committee are submitted for the INFORMATION of Council:

3. Taxation Structure

The Committee noted that the matter of reviewing the entire tax structure as it relates to property taxes, had been referred by Council for consideration. Communications had also been received from the Vancouver Central Council of Ratepayers on the subject.

The Chairman expressed his opinion that the Committee should obtain information on what other cities are doing with respect to collection of taxes.

RESOLVED that the City Clerk communicate with other major cities and obtain information with respect to method of payment of taxes other than on an annual basis.

FURTHER that the Board of Administration submit a report to the Committee on the practicality of a change in the method of payment of taxes.

AMENDED SEE PAGE 451

FURTHER that Dr. Clark of U.B.C. be invited to comment on the proposed method of payment of taxes, whereby payments will be made on a monthly or quarterly basis.

The Committee adjourned at approximately 4:00 p.m.

as amended
FOR ADOPTION SEE PAGE(S) 451

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT DECEMBER 3, 1971

RECOMMENDATIONS

1. Vancouver City Hall Choristers - Tour of Hospitals and Rest Homes

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 25, 1971, are requesting a portion of two working days, on Thursday, December 23 and Friday, December 24, 1971, to tour and perform in local hospitals. The Choir members are also performing during the evening at the hospitals. Some twenty members of the Civic staff are involved.

Recommended that as requested by the Vancouver City Hall Choristers, members of the Vancouver City Hall Choir participating in the tour of city hospitals on Thursday, December 23 and Friday, December 24, 1971, be granted leave of absence from their duties for this purpose without loss of pay."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Salary and Classification Review - Staff Complement for Spring Street Project, Department of Social Planning and Community Development

The Director of Personnel Services reports as follows:

"City Council on July 13th, 1971 adopted the report of the Director of Social Planning and Community Development recommending the establishment of the "Spring Street Project" for a temporary two year period. The staff complement as outlined in the report consisted of one (1) Project Director, one (1) Centre Supervisor, five (5) line staff (i.e. "Street Workers"), ten (10) part-time staff, and two (2) secretarial staff. The matter of the Project Director's position was dealt with by Council on August 31st, 1971. The remaining staff positions are the subject of this report.

(a) One Position, Centre Supervisor

The incumbent of this position will generally assist the Project Director in the overall planning and programming of the project and will be specifically responsible for developing and administering an innovative instructional type program at the Spring Street Centre. Briefly, the developed program will be aimed at motivating drop-outs and delinquent youths toward educational upgrading and vocational experience. In promoting this concept, considerable public contact will be maintained and an effort made to develop volunteer assistance. Supervision of line staff will be a regular element of this job.

The desired qualifications for this position are University Graduation in a field related to the work such as sociology, psychology, or education and several years experience in teaching and/or street and youth work.

This work does not substantially fall within any existing City classification and therefore I recommend that the position be allocated to the new temporary class of Centre Supervisor (Spring Street), Pay Grade 23 ($735-883), which includes consideration for working irregular hours. The probationary period will be one year.

Clause No. 2 (cont'd.)

(b) Five (5) Line Staff Positions - Street Workers

The line "Street Workers" will be generally responsible for working with juveniles on a personalized, intensive and decentralized basis and for assisting, as required, at the Spring Street Centre. The nature of the work carried out with juveniles involved the development of a preventative and rehabilitative plan of action utilizing innovative street work techniques for the purpose of changing delinquent behavioural patterns. In all phases of this work, close contact is maintained with the juveniles' families and with representatives of the police and probation departments, Children's Aid Societies and the School Board. Some cases will be handled on a group or team basis.

The qualifications which are desirable for this work include University graduation in Sociology, Psychology, Education or recreation with some experience gained in youth work preferably with delinquent and/or disadvantaged youths.

Again there is no existing City classification which exactly encompasses this work. I therefore recommend the establishment of a new temporary class of Street Worker at Pay Grade 19 ($616-735). which includes consideration for irregular hours and that these positions be so classified. The probationary period will be six months.

(c) Part-time Street Workers

Although the July 13th report specified that ten (10) part-time workers would be required, the Director of Social Planning and Community Development now advises that a lesser number may be required. These incumbents will be third or fourth year university students who will perform duties similar to those of the full-time Street Workers but at a far less intensive level. I recommend that these incumbents be classified as Street Workers - Part-time, and be paid at a rate of $3.00 per hour.

(d) One Position - Clerk Typist II

Although the July 13th Council - adopted report specified two secretarial positions for the project, the Director of Social Planning and Community Development now advises me that only one position will be required. In fact, for the initial period all secretarial assistance will be supplied by the Department itself. However, it is expected that by January 15th, 1972, the project will be fully operational and therefore requiring its own full time secretarial staff.

The incumbent will be generally responsible for typing a variety of reports, filing reports and correspondence, and receptionist duties at the Centre. These are duties and responsibilities at the Clerk Typist II level, and I recommend that the position be so classified effective January 15th, 1972.

Note: Since the three new classes described above are temporary in nature, no formal class specifications have been prepared.

This report has been discussed with the Director of Social Planning and Community Development and the Business Manager of the Municipal and Regional Employees Union both of whom concur herein."

Clause No. 2 (cont'd.)

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position (Temporary for two years)	Centre Supervisor (Spring Street) P.G. 23($772-883)* includes consideration for irregular hours	When Approved
Five New Positions (Temp. for two years)	Street Worker P.G. 19($616-735) includes consideration for irregular hours	When Approved
Temporary Part-time Staff (as required for two years)	Street Worker - Part-time $3.00 per hour	When Approved
One New Position (Temporary for two years)	Clerk Typist II P.G. 9($398-472)	January 15,1972

*Effective range under Personnel Regulation 160-1(a)(2)

1971 2nd half rates

Your Board RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 443

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 3, 1971

RECOMMENDATION

1. Assignment of Lease, City of Vancouver and Pentad Holdings Ltd. - South Shore False Creek near 1st Avenue & Columbia-Quebec Connector

The Corporation Counsel reports as follows:

"A lease dated July 9, 1968, was entered into between the City and City Construction Company Limited whereby the City leased to City Construction Company Limited Lot 4, Block E, District Lot 200A and of Lot 2 of District Lot 2037, Group One, New Westminster District, Plan 12958, and that portion of Parcel "A", District Lot 2037 (being in the bed and foreshore of False Creek, bounded on the North by Harbour Headline, established by Order-in-Council P.C. 1167, dated 31st day of March, 1947, on the South by the North boundary of said Lot 4, on the West by the northerly production of the westerly boundary of said Lot 4, and on the East by the westerly boundary of Parcel "C" of Lot 2 in said District Lot 2037 (Explanatory Plan 3340) and the westerly boundary of lot 5, Block E, District Lot 200A and of Lot 2 of District Lot 2037, Group One, New Westminster District, Plan No. 12958 lying to the South of said Explanatory Plan 3340), for a term of 28 years commencing the 1st day of December, 1967.

City Construction Company Limited changed its name to Pentad Holdings Ltd. on April 13, 1971. On April 30, 1971, Pentad Holdings Ltd. assigned the lease to City Construction Company Limited (formerly known as City Paving (1958) Ltd.).

By letter dated November 10, 1971, to the City Solicitor, Lawrence & Shaw, the solicitors for Ashland Oil Canada Limited and its wholly owned subsidiary City Construction Company Limited, have requested the consent of Council to the assignment by City Construction Company Limited (formerly known as City Paving (1958) Ltd.) to Ashland Oil Canada Limited, an Alberta Company duly licensed as an extra-provincial company in British Columbia under No. 9255A, of Granville Island, British Columbia. The solicitors have submitted a form of assignment dated October 1, 1971, to the City for execution by the Mayor and the City Clerk. The form of this assignment is satisfactory to the Corporation Counsel.

It is recommended that the assignment dated October 1, 1971, and made between City Construction Company Limited (the "Assignor"), Ashland Oil Canada Limited (the "Assignee") and City of Vancouver (the "Lessor"), submitted by Lawrence & Shaw be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS the foregoing recommendation of the Corporation be adopted.

2. Acquisition for Single Men's Hostel Site
456 & 456½ East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"On June 29th, 1971, City Council approved the expropriation of the remaining properties required for the Single Men's Hostel Site, including Lot 12, Block 57, D.L. 196, known as 456 and 456½ East Cordova Street. This property is the last remaining property to be acquired for this project.

These premises comprise a single lot, 25' x 122', zoned M-2 Industrial, improved with two frame dwellings erected in 1900.

The front building is a two-storey non-basement structure with a main floor area of 1,030 sq. ft. and second floor area of 880 sq. ft. This dwelling contains 7 rooms, 6 plumbing fixtures, has a patent shingle roof, siding on the exterior walls, a concrete foundation and is heated by a gas furnace. The condition of this building is average.

The rear building is a one-storey non-basement structure with a floor area of 565 sq. ft. This dwelling contains 4 rooms, 3 plumbing fixtures, has a patent roof, siding on the exterior walls, a wood post foundation and is heated by a gas furnace. The condition of this building is below average.

These dwellings provide accommodation for several elderly Chinese, who are members of the Society that owns the property. The Society will be buying another property in the vicinity for relocating its members. It is proposed to demolish these houses when vacant.

Following extensive negotiations, the owners have agreed to sell for the sum of $19,500.00, inclusive of all considerations, on the following terms:-

(a) The sale date to remain open until the property is required by the City.

(b) The sum of $500.00 to be advanced upon delivery of a registrable deed in favour of the City of Vancouver.

(c) The balance of the purchase price, less adjustment of taxes, etc., to be paid to the owners upon surrender of vacant possession of the property.

(d) The owners reserve the right to remove two gas ranges, a combination kitchen sink unit and individual inside lock sets on the doors of members' rooms.

This settlement is considered to be realistic and is endorsed by the City Solicitor. Said settlement has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction have been entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $19,500.00 on the foregoing basis chargeable to Code 531/1251."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

3. Resident Tenants and Owners
Provincial Courts Complex Site

Reference is made to Board of Administration, Property Matters Report dated July 9, 1971, in which the Supervisor of Property & Insurance provided information to Council with respect to the matter of relocation of occupants of the Provincial Courts Complex Site and the Single Men's Hostel Site. The report indicated that the Provincial Courts Complex Site would proceed in two stages; the Westerly end of the block being required by the City for commencement of construction of the new building by approximately October 31, 1971; the Easterly portion of the site not being required until at least September, 1972 for the second stage of development, which includes parking and landscaping.

It was moved and carried by City Council on July 13, 1971 in dealing with this report:

> "THAT the Board of Administration be requested to consider the question and policy implementation of providing alternative accommodation for persons displaced by Phase II of the Provincial Courts Complex development in the area."

The Supervisor of Property & Insurance has delayed submission of the requested report pending the relocation of occupants from Phase I of the Provincial Courts Complex in order that he could provide Council with a summary of the actions taken and the problems encountered in relocating tenants from the West half of this block.

Vacant possession of residential buildings in Phase I is now complete. The only occupied building in Phase I is the Seafarers' Union Building, 298 Main Street, which will be vacated December 31, 1971.

> "Contained in the report of July 9, 1971 was the information that in January, 1970 there were some 350 people housed in the residential accommodation in the block. By July, 1971, 135 of the original occupants had moved voluntarily, leaving approximately 120 people in the Easterly portion and 95 people in the Westerly portion (Phase I) of the Provincial Courts Complex.
>
> Of the 95 residents in Phase I of the Provincial Courts Complex in July, all have now been relocated. The activities of the Property & Insurance negotiators included working with the tenants and advising those who were eligible for possible Public Housing units, taking them to view available accommodation in Public Housing, and also advising such tenants of the availability of alternate vacant accommodation in the Easterly portion of the block. As a result 6 were relocated in Public Housing in the 3-month period; 10 were relocated in buildings in Phase II of the Project and 79 found their own alternative accommodation primarily in the general area. It is significant that there was sufficient vacant, private accommodation in the general area to accommodate the 79 persons.
>
> Residential accommodation in Phase II is confined to three buildings situated on Lots 20 to 24, fronting on Powell Street and Gore Avenue. There is a total of approximately 120 rooms or suites in the 3 buildings. At the present time, (including those relocated from Phase I of the project) the total number of occupants is approximately 70.
>
> For the purposes of the Magistrates' Courts Complex, it will not be necessary to obtain vacant possession of these buildings and proceed with demolition until some time after September 1, 1972.
>
> It is considered that during the coming year, many of the transient occupants will be moving out of the buildings in question leaving a limited number to be dealt with when vacant possession of the property is required by the City. Certain of the remaining occupants may be eligible for accommodation in the Hostel Project which could be completed by that time. It may also be possible during the interim period to rehouse certain eligible tenants in existing Public Housing projects, as vacancies occur.

(Continued)

Clause No. 3 (continued)

There would appear to be sufficient vacant accommodation in this general area to take care of the remaining occupants. This is borne out by the fact that 79 tenants from Phase I were successful in finding alternative accommodation, and from the report of the Director of Social Planning and Community Development on vacancies in the Skid Road area.

As redevelopment of older areas takes place, both by the actions of government and private redevelopers, there is a continuous loss of the minimal type of accommodation provided in the older buildings. There is also a genuine concern expressed with respect to improving this minimal form of accommodation to a higher standard. These problems are general throughout certain areas of the City and are obviously not confined to locations where the City is itself involved in a project.

It is my view that the City can obtain vacant possession of the buildings in Phase II of the Provincial Courts Complex by following the same procedures and assistance that we have applied to the occupants in Phase I. At the same time the City may take independent action to improve living conditions for the occupants of the area in general.

I have discussed this report with the Director of Social Planning & Community Development. He points out that his Office is reporting to Council on the general problems of residential accommodation in Gastown. The problems of relocation of elderly persons displaced as a result of demolition of residential units is proposed as a special project of the Social Planning and Community Development Branch under the Local Initiative Programme. "

Your Board submits the foregoing report of the Supervisor of Property & Insurance for consideration.

4. Sale for Senior Citizens' Development
Argyle and Balmoral Streets

The Supervisor of Property and Insurance reports as follows:

"An application to purchase Lot 8, Block 2, D.L. 735 and 728 Fraserview, zoned RS-1, Single Family Dwelling for development of non-profit Senior Citizens' housing has been received from the South Amhurst Housing Society. This society is composed of the Vancouver South Lions Club and the Amhurst Lions Club.

The City-owned property is triangular in shape with 287 feet frontage on Argyle Street by 144' x 248' and consists of approximately 17,350 square feet. There are easements over the southerly and easterly portions of the lot which contain existing sewer and gas services.

The Director of Planning favours the sale of this site for non-profit Senior Citizens' development, subject to the site being rezoned by City Council to CD-1, Comprehensive Development District, after a public hearing has been held. The detailed scheme of development is to be approved by the Technical Planning Board after advice from the Design Panel with a maximum height of 2 storeys and the total floor space ratio not to exceed 0.60. The Technical Planning Board also to have regard to location of the building on the site, the amount and treatment of open space and some provision for off-street parking.

(Continued)

Clause No. 4 (continued)

It is the policy of City Council to sell land to non-profit Senior Citizens' Societies on the basis of assessed value for general purposes of the land as if subdivided. This site is a former Fraserview Park site and as such is presently unsubdivided, however, based on a hypothetical subdivision of the land, which has been approved in principle by the Director of Planning, the site will support three lots. Applying an assessment rate for land in the area to this subdivision, a total estimated assessment value for 1971 for general purposes is $25,053.00.

CONSIDERATION

The matter of the direct sale of this property to the South Amhurst Housing Society for non-profit Senior Citizens' development is placed before Council. In the event that it is given favourable consideration, it is

RECOMMENDED

That the sale of Lot 8, Block 2, D.L. 735 and 728, Fraserview to the South Amhurst Housing Society in the amount of $25,053.00. on City terms at 9%, be approved, subject to the following conditions:

(a) rezoning and development in accordance with the requirements of the Director of Planning as stated above;

(b) the date of sale be 120 days from the date of Council's approval or the date of approval of rezoning, whichever is the sooner;

(c) reservation of a public utility easement over the southerly and easterly portions to contain existing sewer and gas services;

(d) the Society grant the City an option to repurchase the site at the sales price in the event construction does not commence within 18 months of Council's approval of sale;

(e) the Society grant the City an option to repurchase the site at the sales price in the event the site is used for other than non profit Senior Citizens' accommodation, such option to run for a period of 20 years from the date of Council's approval of sale."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for their consideration and decision.

RECOMMENDATION

5. No. 1 Firehall Replacement

The Supervisor of Property and Insurance, the Corporation Counsel and the Director of Planning & Civic Development report as follows:-

"City Council on August 10th, 1971, in considering a report of the Board of Administration endorsed the recommendation of the Fire Chief designating the West 150' of Lot D, Block 122, D.L. 196, situated immediately East of the Dunlevy Mall between Pender and Keefer Streets as the site for the new No. 1 Firehall.

This site is part of Lots C and D, Block 122, D.L. 196 sold to Orientif Properties Ltd. and Vandy Developments Ltd. under Urban Renewal (see attached plan).

Negotiations with the owners and their solicitor have been carried out but are now stalemated.

(Continued)

Clause No. 5 (Continued)

Council is aware that although the City has the legal right to remain in occupation of No. 1 firehall on Hamilton Street until December, 1974, the Federal Government is anxious that the City vacate this firehall at a much earlier date to enable commencement of construction of the projected high-rise office complex in Block 56, D.L. 541 to proceed as soon as possible.

A total of three new firehall sites are required, and the City has reached a settlement on the other two.

It is essential that the construction programme on all three sites be co-ordinated so that all three firehalls can be completed at approximately the same time.

In view of the stalemated negotiations, and the fact that the owners have inferred that they make a substantial claim for damages to the remainder if the West 150' of Lot D only is expropriated, the City Solicitor considers it advisable to expropriate the whole of Lots C and D. The portion thereof not required for the project would subsequently be resold.

Lots C and D were zoned (CD-1) Comprehensive Development District on December 3rd, 1963 under by-law 4393. This by-law permitted such uses as church, institutional uses and housing, including senior citizens' housing. The by-law will require amendment to permit use of part as a firehall site.

RECOMMENDED

(a) That since the City has failed to come to an agreement with the owners, that Lots C and D, Block 122, D.L. 196 be expropriated and that the Resolution submitted under "Motions" be passed;

(b) That Mr. C. E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation;

(c) That the Director of Planning & Civic Development make application to amend by-law 4393 to permit a firehall on Lots C and D and refer the application directly to a public hearing."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance, the Corporation Counsel and the Director of Planning & Civic Development be adopted. ADOPTION

See pg 444

6. Sales: Residential

Recommended that the following sales by tender received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

(Continued)

Clause No. 6 (Continued)

re: Lot 2 of Lots 1 & 2, Blocks 1 and 2, D.L. 756, N/S 18th Avenue, East of Knight Street. Zoned: RS-1

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Hennessy Holdings Limited	2 of 1 & 2	40' x 98'	$13,765.00	City Terms @ 9%	See below

Conditions

(a) Public utility easement over the westerly 5 feet and northerly 10 feet.

(b) The lot has been filled and prospective purchasers must satisfy themselves with respect to soil conditions.

re: Lot C, Block 6, D.Ls. 36 & 49
S/W Corner Boundary Road & Vanness St.
Zoned: RS-1

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Wakefield Realty Limited	C	4,451 sq.ft. Irregular	$10,766.00	City Terms @ 9%	Lot below grade, subject to bulkhead agreement.

re: Lot D, Block 6, D.Ls. 36 & 49
S/E Corner Vanness & Ormidale Streets
Zoned: RS-1

Wakefield Realty Limited	D	4,902 sq.ft. irregular	$11,166.00	City Terms @ 9%	Lot below grade subject to bulkhead agreement

re: Lot 22, Block 6, D.Ls. 36 & 49
W/S Boundary Road, South of Vanness St.
Zoned: RS-1

Wakefield Realty Limited	22	33' x 105'	$10,866.00	City Terms @ 9%	Nil

FOR ADOPTION SEE PAGE(S) 441

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

NOVEMBER 25, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, November 25, 1971 at approximately 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Rankin, Sweeney

ABSENT: Aldermen Broome, Phillips, Wilson — Civic Business

CLERK TO THE COMMITTEE: D. Scott

Adoption of Minutes

The Minutes of the meeting held on October 28, 1971 were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

RECOMMENDATIONS:

1. Relocation Study 1971 (Interim Report)

On February 18, 1971, this Committee recommended:

"(b) The Director of Social Planning/Community Development be requested to prepare a report for Council on

(i) how many persons are displaced annually by redevelopment;

(ii) what provisions are presently made for their re-location;

(iii) what further, if anything, can the City be doing to alleviate this housing problem."

The Board of Administration under date of November 24, 1971, submitted an interim report of the Director of Social Planning/Community Development dated November 22, 1971, entitled "Relocation Study 1971".

Mr. Egan, together with Mr. Jonathon Baker, reviewed the report and a videotape was presented. Mr. Egan advised that this is an interim report only, that additional material had yet to be analysed and a further report would be submitted at a later date.

The report set out the reactions of the persons displaced by redevelopment and proposed a special relocation service be established. Mr. Egan stated that an application has been submitted under the Local Initiatives Program to establish such a service for a period of six months as a pilot project.

The Board of Administration in its report dated November 24th, noted, "that the services being recommended will cost over $100,000 per annum (assuming the Local Initiatives Program is correctly estimated). However, if it continues, the whole cost will be borne by the City of Vancouver unless Canada Assistance Act aid is granted."

Cont'd...

Clause No. 1 Continued

The Board recommended: "that any review as to the effectiveness of the Local Initiatives Program be carried out by the City's Systems organisation in addition to the Director of Social Planning and Community Development."

After due consideration, it was

RECOMMENDED

THAT the recommendation of the Board of Administration contained in its report dated November 24, 1971, be adopted and that the report of the Director of Social Planning/Community Development dated November 22, 1971, be received.

FOR ADOPTION SEE PAGE(S) 449

2. Skid Road Housing Conditions

On August 26, 1971, when considering the report of the Board of Administration, dated June 25, 1971, entitled Downtown East Side, the Committee

> "RECOMMENDED that we direct the Director of Social Planning/Community Development to co-ordinate other Civic Departments and interested property owners and bring to Council a report which would include recommendations on means of improving housing conditions in this area; such report to also include the use of welfare rent referrals as a means of influencing housing standards and information respecting Federal Legislation that could be called upon in this situation."

At the meeting of the Committee on September 23rd, 1971, it was recommended:

> "THAT the brief from the Vancouver Community Legal Assistance Society dated September 23, be received and referred to the Board of Administration for report in one month's time, or sooner, and that when the report is received copy be forwarded to the delegation prior to the meeting and that the delegation be invited to again meet with the Committee."

The Committee had before it a report of the Board of Administration dated November 24, 1971, attached to which was a report of the Director of Social Planning/Community Development dated November 18, 1971, which dealt with means of improving the housing conditions in the Skid Road area, and a report of the Board of Administration dated November 2, 1971, which was a report on the brief of the Vancouver Community Legal Assistance Society on Skid Road Housing Conditions.

Mr. Ian G. Waddell, Legal Director of the Vancouver Community Legal Assistance Society was present and together with the Committee considered seriatim, a series of recommendations contained in the report of the Director of Social Planning/Community Development dated November 18, 1971.

After considering the recommendations of the Director of Social Planning/Community Development contained in his report dated November 18, 1971, the Committee took action as follows:

RECOMMENDED

(a) THAT the Law Department in consultation with the Health, Fire, and Permits & Licenses Departments seek a change in the City Charter and any other enabling legislation to permit amendments to the Lodging House Bylaw described in pages 5 and 6 of the report of the Director of Social Planning/Community Development as follows:

Cont'd...

Clause No. 2 Continued

i) Sec. 25(1) and (2). The penalty provisions of the Bylaw be amended so that there can be minimum and maximum fines, and the maximum fines should substantially exceed the existing fines in order to be effective.

ii) Sec. 5 (2) (a) and (9). These provisions in the Bylaw be amended so as to bring about an improvement in the amount of lighting in common areas. Consideration be given to methods of encouraging the painting of hallways and common areas in fire resistant paint of lighter colours, higher wattage requirements for light-bulbs, requirements for damage resistent light fixtures, and other ways of more effectively enforcing these sections of the Bylaw.

iii) Operating Permits. The Lodging House Bylaw be amended so as to require a responsible manager or owner and establish a system whereby Operating Permits would be issued by the Health Department. The retention of a permit would depend on the competency of the operator to provide an acceptable living environment on a day to day basis. Wide discretionary authority would be given to the Medical Health Officer, who could withdraw permits for cause without Court action. A charge could be made for these Operating Permits and revenues could be utilized to provide much needed inspectional staff. The Bylaw, if so amended, would have to provide for adequate notice to the operator, notice to tenants, a mechanism for relocation of tenants, and provide for a right of appeal to Council.

AMENDED SEE PAGE 450

iv) A new section be added to the Lodging House Bylaw that would require the posting of notices in each room advising tenants of the salient features of the Lodging House Bylaw and encouraging tenants to register complaints with the Health Department. This provision to also apply to hotels.

AMENDED SEE PAGE 450

FURTHER THAT the Corporation Counsel, in co-operation with the Medical Health Officer and Fire Chief, bring back to Council the necessary Lodging House Bylaw amendments.

(b) THAT the following recommendation of the Director of Social Planning/Community Development be referred to the Medical Health Officer, the Director of Social Planning/Community Development, the Director of Welfare Services and the Director of Planning, for report back; the report to be under the direction of the Medical Health Officer:

"Since a policy of stringent enforcement of the Fire Bylaw and Lodging House Bylaw as amended will result in a reduction of low cost housing stock presently occupied by derelicts and difficult to house persons, SP/CD report to Council on the feasibility of establishing residential accommodations for derelicts and other difficult to house men and women. This report shall evaluate similar accommodations in other parts of Canada as well as in other countries, recommend methods of administration, suggest suitable sites, determine whether it is preferable to proceed by new construction, renovation, conversion or leasing of rooms and estimate costs. $2,000 for consultants' services will be required."

AMENDED SEE PAGE 450

Cont'd...

Clause No. 2 Continued

AMENDED SEE PAGE 450

(c) THAT the Planning Department provide an expediter for the provision of housing for senior citizens and give priority to these items in a forthcoming report on Housing to be submitted to Council shortly.

(d) THAT the Planning Department and the Department of Permits and Licenses in consultation with the Department of Social Planning/Community Development report to Council as soon as possible in 1972, on additional methods of increasing the amount of housing stock available to senior citizens in RS-1 one-family areas. This report to consider extending the hardship procedures to permit self-contained suites for single-family dwellings where these are required for citizens over 65 years of age as well as amendment of the Bylaw and Charter, if necessary, so as to permit self-contained suites within one-family dwellings in RS-1 districts for persons over 65 years of age.

FURTHER THAT consideration be given to instituting this on an area basis.

(e) THAT the Planning Department in consultation with the Department of Social Planning/Community Development report to Council on measures to retain appropriate residential stock in the Historic Precinct as part of the CD-1 Bylaw and in other Commercial Zoning Bylaws now being studied. Regulations should be investigated which would permit both commercial and residential uses in the same building on an optional basis.

FURTHER THAT the Director of Planning, in consultation with the Director of Social Planning/Community Development, the Medical Health Officer and the City Building Inspector, report to Council on the feasibility of a Standard of Housing Bylaw and on the application of the Strathcona principle in these areas.

(f) THAT the Department of Social Planning/Community Development and the Department of Planning and Civic Development investigate such matters as:

(i) restricting the conversion of existing buildings from residential use;

AMENDED SEE PAGE 450

(ii) legislation to retain low rental dwellings in areas of increasing land value.

(g) THAT since substandard housing to a great extent stems from low incomes, and since the City is forced to assume the social costs of such conditions and to suffer a reduction of its tax base, Council actively take the initiative in seeking greatly increased pensions and assistance for persons over 65 from senior governments. This will in the long run help to improve housing.

AMENDED SEE PAGE 450

FURTHER THAT it be recommended to the appropriate Government authorities that old age pensions be increased in relationship to the cost of living.

(h) THAT the report to Council on this matter, together with the Corporation Counsel's report on the Lodging House Bylaw amendments be forwarded to the Vancouver Community Legal Assistance Society for its information and comments.

The Vancouver Community Legal Assistance Society were thanked for their continued interest and assistance in this matter.

as amended
FOR ADOPTION SEE PAGE(S) 450

The Committee recessed at approximately 12:00 noon to reconvene at 2:00 p.m.

The Committee reconvened at 2:00 p.m. in the No. 1 Committee Room, third floor, City Hall, with the following members present:

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Calder, Hardwick, Rankin, Sweeney

ABSENT: Aldermen Broome, Phillips, Wilson) Civic Business
His Worship the Mayor)

3. New Social Allowance Rates

This matter was reported to Council by separate report on November 30, 1971.

4. Provincial Boards of Review

Under date of November 2, 1971, the Board of Administration submitted a report of the Director of Welfare Services respecting Provincial Boards of Review.

The Committee briefly considered this report and, it was

RECOMMENDED

THAT this matter be deferred until such time as the results of the two appeal cases presently being considered in Victoria are received.

FOR ADOPTION SEE PAGE(S) 449

PART II

The following matter is submitted for the information of Council:

INFORMATION

5. Local Area Information Centres

Under date of November 1, 1971, the Board of Administration submitted a report of the Director of Social Planning/Community Development on Local Area Information Centres.

It was

RESOLVED

THAT this report be laid on the table until the next meeting of the Committee.

The meeting adjourned at approximately 3:15 p.m.

FOR ADOPTION SEE PAGE(S) 449-450

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

December 3, 1971

The Standing Committee of Council on General Purposes having met on several occasions and having considered a great deal of information on Election Reforms and Government Structure submits the following report:

1. Deposit

(i) Mayor

RECOMMENDED that we request a Charter amendment to provide for a $300 deposit from each Mayoralty candidate, to be returned in full provided the candidate receives 5% of the total votes cast.

(ii) Alderman and Park Commissioner

RECOMMENDED that no deposit be required from candidates running for the Office of Alderman or Commissioner of the Park Board.

2. Nominators

(i) Mayor

RECOMMENDED that a Charter amendment be sought whereby a candidate for Mayor be responsible for securing the signatures of 25 persons whose names appear on the current List of Voters.

(ii) Alderman and Park Commissioner

RECOMMENDED that there be no change in the number of nominators required for the candidates for the Offices of Alderman or Commissioner of the Park Board.

3. Mayoralty Candidate to have held an Elective Position Previously

RECOMMENDED that the proposal that the Mayor must have held an elective position previously be not adopted.

4. Qualifications of Candidates

RECOMMENDED that there be no other changes in the qualification requirements for the candidates for the Offices of Mayor, Alderman or Commissioner of the Park Board.

cont'd . .

5. (i) Choosing Candidates Position on Ballot by Lot

The City Clerk advised that this suggestion was made by the Vancouver Board of Trade and the West End Community Council. He stated that the choosing of the candidates position on the ballot by lot could be done but he was of the opinion that it would be difficult for the voters on Election Day.

RECOMMENDED that the proposal of choosing a candidate's position on the ballot by lot be not entertained.

6. (i) Voters' Enumeration Date

The City Clerk advised that enumeration commences in March, however, the Vancouver Tenants Council has suggested it be held during the month of September and the West End Community Council has suggested it be immediately prior to the election and the Voters' lists be posted. The City Clerk advised that the suggestion of these two organizations would be impossible to carry out.

RECOMMENDED that it continue to be the practice to enumerate for resident voters approximately nine months prior to the date of the biennial election.

(ii) Voters' Registration

It was felt a longer period should be allowed for people to register.

AMENDED SEE PAGE 452

RECOMMENDED that the registration period for the completion of the Voters' list be extended by one week.

7. Qualification of Voters

(i) 19 Years on Date of Election

The City Clerk advised, that amongst other Charter amendments, one was sought that persons who are of the age of 19 years on Election Day be permitted to vote, however, this amendment was not granted by the Provincial Government.

This suggestion was made by the Citizens' Council on Civic Development, COPE and the Vancouver Tenants Council.

RECOMMENDED that application again be made for a Charter amendment which would permit persons who will be 19 years of age on the day of the election the right to vote.

cont'd . .

(ii) Shorter Period of Residency for Voters

This suggestion was made by the Citizens' Council on Civic Development and the Vancouver Tenants Council.

RECOMMENDED that the suggestion of a shorter period of residency for voters be not entertained.

8. Corporation Votes

Serveral organizations and one individual suggested the abolition of Corporation votes.

The City Clerk advised that a vote is granted to corporations which includes a society and which either owns property or is a tenant of property. The voter is named by the corporation and must qualify as a Canadian citizen or a British Subject. There are 724 Owner-Corporation voters and 516 Tenant-Corporation voters.

AMENDED SEE PAGE 452

RECOMMENDED that Corporation votes be abolished.

9. Tenants and Owners to Have Equal Voting Rights

Several organizations suggested that this change be made.

The City Clerk advised that an amendment to the Charter dealing with this matter was submitted to the Provincial Government at the last session, however, the amendment was not allowed.

RECOMMENDED that application again be made for a Charter amendment that would give tenants and owners equal voting rights providing that voting on Local Improvement By-laws shall still be restricted to owners only.

10. Hospital Voting

The City Clerk submitted a report to your Committee under date of October 6, 1971, on hospital voting in Municipal Elections. The report noted that there were two alternatives, a vote by proxy or a vote by mail or delivery of the ballot. The Committee discussed these alternatives and

RECOMMENDED that authority be sought for the establishment of the system of voting in hospitals involving delivery of the ballot by mail or otherwise, the regulations for which should be set up by by-law and be not inconsistent with the principles established by the Charter for the conduct of elections in this City.

11. Declaration of Voters at the Poll

Under date of October 4, 1971, the City Clerk submitted a report for the consideration of your Committee on the matter of the declaration of voters at the poll. The City Clerk in the report proposed a procedure and your Committee

RECOMMENDS that a voter, whether he be owner, resident or tenant elector, may take a declaration that he is qualified to vote at this election and that his name appeared on the immediately previous Voters' List. The declaration form be on the back of an envelope. The voter's ballots be placed in the envelope and sealed. After the election, the declaration be checked as to the voter's name appearing on the previous List and those which are in order be opened and the ballots counted.

cont'd . .

12. Identification of Candidates' Sponsor on the Ballot

Under date of October 4, 1971, the City Clerk submitted a report on the identification of candidates' sponsorship on the ballot which recommended certain regulations if candidates' sponsorship was to be noted on the ballot paper.

The Committee discussed the matter and

RECOMMENDED that no action be taken.

13. Use of 'Common Name' on the Ballot

Under date of October 4, 1971, the City Clerk submitted a report recommending alterations in the present regulations on the use of 'common names' by candidates on the ballot paper. Your Committee discussed the matter and

RECOMMENDS that provision be made to allow the candidate to have placed on the ballot paper at least one given name with or without the initials for his other given names.

The following resolution received a tie vote and is therefore submitted to Council WITHOUT RECOMMENDATION:

14. Rotating Ballot

"THAT the names on the ballot be rotated so that each name appears in the first position at regular intervals without destroying the alphabetical order in any other way."

AMENDED SEE PAGE 452

as amended FOR ADOPTION SEE PAGE(S) 451-452

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

December 2, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, December 2, 1971, at 9:30 a.m., in the #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Rankin and Wilson.

ABSENT: Alderman Phillips
Alderman Sweeney

CLERK: M. James

Adoption of Minutes

The Minutes of the meetings of November 4 and 15, 1971, were adopted.

PART II

The following actions of the Committee are submitted to Council for information.

INFORMATION

1. Election Reforms and Government Structure

At the last meeting of the Committee when discussing the matter of Election Reforms and Government Structure, it was agreed that delegations would be heard.

Your Committee heard the following individuals and groups as noted:

(a) George Moreland - Brief read and filed.

(b) Vancouver Council of Women - Mrs. C.W. Mellish - Brief read and filed.

(c) Committee of Progressive Electors - Mrs. Margaret Chunn - Reviewed the brief previously submitted by the Committee of Progressive Electors in July of this year.

(d) Communist Party of Canada - Mr. Bill Turner - Brief read and filed.

(e) Vancouver Board of Trade - Mr. T.A. Collingwood - Commented on the basis upon which the Board of Trade brief was developed - generally the adaptation of responsible government to Municipal government.

(f) Vancouver Tenants' Council - Mr. B. Yorke - Brief read and filed.

(g) Vancouver N.D.P. Area Council - Mr. B. Campbell - Brief read and filed.

(h) The Electors' Action Movement - Mr. J.J. Volrich - Brief read and filed.

(i) Citizens' Council on Civic Development - Dr. T. O'Riordan - Spoke to the previous submission of the Citizens' Council on Civic Development.

cont'd . .

Clause 1 continued

(j) West End & Downtown Ratepayers' Association - Mr. W.J. McIntyre - Brief read and filed.

(k) Alderman Adams - Brief read and filed.

(l) Alderman Broome - Brief read and filed.

It was noted that Council had been called for a Special Meeting 'In Camera' at 11:00 a.m., this day and as a consequence your Committee adjourned at approximately 10:55 a.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 451

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

December 7, 1971

A meeting of the Standing Committee of Council on General Purposes was held on Tuesday, December 7, 1971, at 2:00 p.m., in the Council Chamber, third floor, City Hall.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS:

1. Election Reforms and Government Structure

Your Committee met on Thursday, December 2, 1971, to consider further items related to the matter of Election Reforms and Government Structure. Due to a necessitous 'In Camera' meeting of Council, your Committee did not have time to complete its agenda for that meeting and reconvened on this date to complete the agenda.

Your Committee considered the remaining items and on them RECOMMENDS THAT:

1. Letter from Minister of Municipal Affairs dated August 19, 1971

The letter of the Minister of Municipal Affairs dated August 19, 1971, be received.

2. Ward System (Area Representation)

On the matter of a Ward System (area representation) type of election, no further action be taken.

3. Combined Ward and at Large

On the matter of Combine Ward and At Large System of elections, no further action be taken.

4. Executive Committee

On the matter of an Executive Committee, no further action be taken.

5. Board of Administration with Election Members

In 1972, the Vancouver City Council make suitable arrangements to have the incumbent Deputy Mayor meet with the Board of Administration during the consideration of departmental reports being prepared for submission to Council.

6. Mayor's Election

The election of the Mayor continue "At Large".

cont'd . .

Election Reforms and
Government Structure (cont'd)

7. Evening Council Meetings

The 1972 Council make suitable arrangements for evening meetings of Council and/or Committees; especially for matters of major public interest, Public Hearings held on major amendments to the Zoning and Development By-laws: such meetings to number at least ten (10) each year and be held on a regular basis.

8. Advanced Poll

No change be made in the regulations governing the advanced poll.

9. Change Polling Day

The matter of a change in the date of Polling Day be referred to the City Clerk and the Board of Administration for report, such report to take into consideration the following:

(i) a change to a date between mid October and mid November assuming the elected Council to take office immediately thereafter.

(ii) a change to a date not earlier than mid November.

(iii) a change to the last Wednesday in November.

10. Insufficient Poll Staff

The oral report of the City clerk be received.

11. Teachers Running for School Board

No further consideration be given the matter being dealt with in the Public Schools Act.

12. Civic Employees Running for Office

No change be made in the present policy.

13. Increase Size of Council

No change be made in the present situation.

14. Annual Elections

No change be made in the present situation.

15. Term of Office

No change be made in the present situation.

16. Control of Candidates Election Spending

No action be taken on this item.

17. Single Transferable Vote

No action be taken on this item.

The meeting adjourned at approximately 3:45 p.m.

FOR ADOPTION SEE PAGE(S) 453

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1971, in the Council Chamber, at approximately 9:30 A.M.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 7, 1971, be adopted, after correction to Alderman Phillips' enquiry, shown on page 23, to indicate that the enquiry deals with the use of asbestos as a building construction material.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS

Grant Request:
Vancouver Symphony Society

Mr. John Dayton appeared before the Council in connection with the request of the Vancouver Symphony Society for an additional grant, which matter is referred to in Clause 3 of the Finance section of the Board of Administration report of December 10, 1971.

COMMUNICATIONS OR PETITIONS

Federal-Provincial
Employment Loan Program

In answer to letters from His Worship the Mayor dated December 3, 1971, letters were received from the Honourable Mr. Otto E. Lang, Federal Minister of Manpower and Immigration; Mrs. Grace MacInnis, M.P. Vancouver Kingsway and Mr. Harold Winch, M.P. Vancouver East. The Minister indicated that the matter is one of Provincial responsibility and the two Members indicated the efforts they have taken in support of the City's position.

MOVED by Ald. Bird,
THAT the aforementioned letters be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

A. General Report, December 10, 1971

Works and Utility Matters

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Works and Utility matters), dated December 10, 1971, be adopted.

- CARRIED

Social Service and Health Matters

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Social Service and Health matters), dated December 10, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Harbours and Parks matters), dated December 10, 1971, be adopted.

- CARRIED

Building and Planning Matters

Reconstruction of Gasoline Service Station: 5736 Main Street (Clause 1)

MOVED by Ald. Sweeney,
THAT this clause be adopted, subject to a condition that if there are adjacent residential properties then no automatic car washing facilities be permitted on the site;

FURTHER THAT,

(a) the Director of Planning and Civic Development be advised that the Council feels that automatic car washing facilities would be objectionable in other similar circumstances where there are adjacent residential properties, and

(b) the Director of Planning and Civic Development be asked to report to Council on the newer types of automatic car washing facilities and his opinion on the effect such installations would have on the amenity of existing residential properties.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Linnell,
THAT Clauses 2 and 3 of the report of the Board of Administration (Building and Planning matters), dated December 10, 1971, be adopted, and Clause 2 be subject to a condition that if there are adjacent residential properties then no automatic car washing facilities be permitted on the site.

- CARRIED

Finance Matters

Grants in lieu of General, School, Hospital and Municipal Finance Authority Taxes (Clause 1)

The Board of Administration submitted a report on requests for grants in lieu of taxes for eight organizations. In each case the Assessment Commissioner has certified the properties will be shown exempt on the 1972 Assessment Roll and the Corporation Counsel has confirmed that the organizations qualify for exemption.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grants in Lieu of Taxes (cont'd)

MOVED by Ald. Bird,
THAT grants in lieu of 1970 or/and 1971 taxes for the period from proof of occupancy to the date the properties become exempt be made to the following organizations in the amounts as shown:

A. Religious Organizations

(i) Union Gospel Mission Inc. $ 46.10

604 East Cordova Street - Lots 1 & 2/59/196
Church Mission
Occupied and in use from January 1, 1971
Grant to cover period from January 1, 1971 to December 31, 1971

(ii) St. James United Church 506.92

3214 West 10th Avenue - Lot A/65/540
Church Day Care Centre
Occupied and in use from November 16, 1970
Grant to cover period from January 1, 1971 to December 31, 1971

(iii) First Church of the Nazarene 254.27

988 East 19th Avenue - Lot C/56/301
Addition to Church
Occupied and in use from November 15, 1971
Date of first building inspection - May 26, 1971
Grant to cover period from May 26, 1971 to December 31, 1971

(iv) Reorganized Church of Jesus Christ of Latter Day Saints 2,419.51

3333 Kaslo Street - Lots A,B & C/D & E/ Sec. 44 THSL
Church
Occupied and in use from April 1, 1971
Date of first Building inspection - June 30, 1970
Grant to cover period from June 30, 1970 to December 31, 1971

B. Charitable Organizations

(i) B.C. Housing Foundation 686.57

1444 East 13th Avenue - Lot F of B/171/264A
Senior Citizens Housing
Occupied and in use from September, 1971
Date of first Building inspection - April 29, 1971
Grant to cover period from April 29, 1971 to December 31, 1971

This Senior Citizens Housing Development was financed partly by a grant from the Provincial Government as provided in the Elderly Citizens Housing Act. The charitable organization has confirmed that applicants are screened to ensure that his or her income is not in excess of the permissible amount set under this Provincial Act.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grants in Lieu of Taxes (cont'd)

(ii) Children's Aid Society 363.02

2034 Bayswater Street - Lot A/23&24/30/192
Transient shelter for teenagers in need of child Welfare Services
Occupied and in use from May 1, 1971
Grant to cover period from May 1, 1971 to December 31, 1971

(iii) Children's Aid Society 746.61

94-96 West 18th Avenue - Lots 1&2/544/526
Group living home for teenagers
Occupied and in use from November 9, 1970
Grant to cover period from November 9, 1970 to December 31, 1971

(iv) Children's Aid Society 359.90

1105 Park Drive - Lot 21 of 5/1001/526
Group living home for teenagers
Occupied and in use from March 15, 1971
Grant to cover period from March 15, 1971 to December 31, 1971

- CARRIED BY THE REQUIRED MAJORITY

Vancouver Employees' Savings Plan and School Board Employees (Clause 2)

MOVED by Ald. Broome,
THAT Clause 2 of the report of the Board of Administration (Finance matters), dated December 10, 1971, be adopted.

- CARRIED

(Alderman Phillips was excused from voting)

Grant Request:
Vancouver Symphony Society (Clause 3)

The Board of Administration submitted the following report under date of December 10, 1971:

The Vancouver Symphony Society has submitted a request for

I. A minimum grant of $46,500 for their 1971-72 season, and

II. An additional grant of $6,000 to cover the rent of the Queen Elizabeth Theatre for the 1970-71 season.

For Council information, your Board wishes to point out that

I. Grant Request of $46,500 for the 1971-72 Season

(a) In 1971 Council approved a grant to the Society of $25,000 in theatre rental time. This grant is applicable to theatre rental time used in the current year and was applied by the City as follows:

1971 theatre rentals in their 1970-71 season	$14,265
1971 theatre rentals in their 1971-72 season	10,735
	$25,000

(b) The grant to cover the 1972 portion of the 1971-72 season cannot be approved by Council until 1972 and would normally be part of the City budget.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant Request:
Vancouver Symphony Society (cont'd)

II. An Additional Grant of $6,000 for the Year 1971

(a) In 1970 Council approved a cash grant to this Society of $25,000 plus an additional $6,000 to subsidize the cost of their children's program.

(b) In 1971 the City grant, as previously noted, was $25,000 and the Society is requesting an additional $6,000 to bring the 1971 grant up to the amount of the 1970 grant. Since all Queen Elizabeth Theatre charges for the Society's 1970-71 season have been paid in full, any additional grant approved by Council should be applied against $6,165.00 of theatre rental unpaid to December 31st, 1971.

Your Board submits the matter to Council for CONSIDERATION.

Mr. John Dayton appeared before the Council and spoke in support of the Society's request.

MOVED by Ald. Adams,
THAT a grant of $6,165.00 be made to the Vancouver Symphony Society, to be applied against unpaid theatre rental up to the end of 1971 and the Society be advised that any additional requests should be submitted to next year's Council.

- CARRIED BY THE REQUIRED MAJORITY

B. Personnel Matters,
December 10, 1971

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated December 10, 1971, be adopted.

- CARRIED

C. Property Matters,
December 10, 1971

City of Vancouver Automobile Fleet Insurance
(Clause 3)

MOVED by Ald. Linnell,
THAT Clause 3 of the report of the Board of Administration (Property matters), dated December 10, 1971, be adopted, on the understanding that any reduction in premium which may arise out of No Fault insurance regulations shall accrue to the benefit of the City.

- CARRIED

Plate Glass Insurance (Clause 4)

The Board of Administration submitted the following report:

The Supervisor of Property and Insurance reports as follows:

"The City's Plate Glass Insurance Policy expires on January 1st, 1972. This policy is presently serviced by H.A. Roberts Insurance Agencies Limited, on behalf of the Royal Insurance Company. The current annual premium was quoted at $10,000.00, and with various additions and deletions, is now $10,457.00. The policy contains a $50.00 deductible clause for each occurrence and consists of 63 locations as indicated on a schedule.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Plate Glass Insurance (cont'd)

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this policy were called for and opened at a meeting of the Board of Administration on December 6th 1971. The following tenders were received and are quoted on the basis of a three year term.

H.A. Roberts Insurance Agencies Ltd. - Royal Insurance Company
Three year premium - $24,354.00
Annual - $ 8,118.00

Macaulay, Nicolls, Maitland Co. Ltd. - Insurance Company of North America
Three year premium - $21,430.00
Annual - $ 7,500.00

RECOMMENDED that the tender submitted by Macaulay, Nicolls, Maitland and Company Limited on behalf of the Insurance Company of North America be accepted in accordance with the tender submitted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

MOVED by Ald. Phillips,
THAT the City do not continue to carry this class of insurance.

(tabled)

MOVED by Ald. Rankin,
THAT Clause 4 of the report of the Board of Administration (Property matters), dated December 10, 1971, together with the pending motion of Alderman Phillips, be tabled for one week and in the meantime the Board of Administration report on the City's experience.

- CARRIED

Sale of City Lot N/S Napier Street betw. Clark Drive and Odlum Drive:
Chuck Wagon Meat Processors Limited (Clause 2)

MOVED by Ald. Sweeney,
THAT Clause 2 of the report of the Board of Administration (Property matters), dated December 10, 1971, be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Lease of 250 Terminal Avenue (Clause 1)

MOVED by Ald. Sweeney,
THAT Clause 1 of the report of the Board of Administration (Property matters), dated December 10, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Winter Employment Programs:
Fifth Report

The Board of Administration, under date of December 10, 1971, submitted the following report:

The City Engineer reports:

"Two further projects under the Local Initiatives Program have been proposed:

Project 16 - Sewers Records Project (Engineering Department)

To guide Sewers crews in the field, it is necessary to have accurate and up-to-date records of connections, service spurs and back-water valve locations. Lack of this information can cause delays in effecting repairs and remedial action of flooding and hazardous health conditions in dwellings and businesses. It is proposed to employ two additional clerks in the Sewers Operations Branch for 5 months to search, check and correlate the records.

January to May, 1972	
Man-months	- 10
Total Cost	- $ 5,370
Senior Governments	- $ 4,800
Estimated City's Share	- $ 570 (11%).

Project 17 - Industrial Plumbing Survey (Department of Permits & Licenses)

There are a number of industrial buildings, particularly along Burrard Inlet and the Fraser River, which very likely contain plumbing cross-connections (between potable and unpotable water supplies). These would constitute a health hazard and should be corrected. It is proposed that two Plumbing Inspectors I be hired to survey the industrial plants in the areas noted. This will identify the problem so that a corrective program can be undertaken. To record the information from the survey, and subsequently notify the owners involved, it is further proposed to hire one Clerk-Typist II.

January to May, 1972	
Man-months	- 15
Total Cost	- $11,135
Senior Governments	- $ 6,725
Estimated City's Share	- $ 4,410 (40%)

Recommendations

I RECOMMEND, on behalf of the Department Heads:

1. That Project 16 (Sewer Records) and Project 17 (Industrial Plumbing) be approved and the Department Heads be authorized:

   a - to sign application forms,
   b - subject to approval of the form by the Corporation Counsel, to sign agreements,
   c - subject to Senior Government approvals, to carry out the projects.

2. That $5,980 for the City's share of the costs be approved in advance of the 1972 Revenue Budget."

Your Board RECOMMENDS that the above report of the City Engineer be adopted.

MOVED by Ald. Bird,
THAT the foregoing recommendations be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Application to Rezone Denman Place as a Hotel

A report dated November 1, 1971, was submitted by the Board of Administration on this application by Mr. W. A. Street for the owner. The report recommends that the application be submitted to a Public Hearing and also indicates that a final report on parking for hotels will be available in about seven months time.

MOVED by Ald. Sweeney,
THAT the application of Mr. W.A. Street for rezoning of Denman Place to a hotel, and the report of the Board of Administration, be referred to the Public Hearing to which the final report on hotel parking and consequent amendments to the Zoning and Development By-law are submitted.

- CARRIED

F. Establishment of Land for Highway Purposes Salish Subdivision, Musqueam Indian Reserve No. 2

The Board of Administration, under date of December 10, 1971, submitted the following report:

The Supervisor of Property and Insurance reports as follows:-

"By agreement dated 4th July, 1970, made between the City of Vancouver and the Minister of Indian Affairs and Northern Development on behalf of the Musqueum Indian Band, the Crown agreed to grant to the City by Letters Patent a certain portion of Lot 70, Parcel A, Musqueum Indian Reserve No. 2, and a portion of Parcel B, reference Plan 10769, Musqueum Indian Reserve No. 2, lying within the Salish Subdivision, for use for street and public road purposes.

The Letters Patent with respect to the road system have been received and deposited in the Land Registry Office. It now remains for these portions to be formally established for highway purposes and it is therefore,

RECOMMENDED that that portion of Lot 70, Parcel A, Musqueum Indian Reserve No. 2, Group One New Westminster District, Plan 12172, shown outlined in red on reference Plan 10741, and that portion of Parcel B, reference Plan 10769 Musqueum Indian Reserve No. 2, Group One New Westminster District, shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 10th day of February, 1970, and marginally numbered 8014-3, be established as highway and that the formal resolution establishing the same be passed by Council."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

MOVED by Ald. Hardwick,
THAT the foregoing report be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Leave of Absence with Pay:
Mrs. K. McPhedran, Museums Department

The Board of Administration, under date of December 13, 1971, submitted the following report:

"The Museums Manager reports as follows:

'The staff of the Centennial Museum are currently engaged in assembling the material that will be displayed in the Settlement and Colonization display in Gallery #5. This is the display approved by Council at its meeting on September 28, 1971.

It has become necessary for Mrs. Kerry McPhedran, who is the staff member in charge of the display, to travel to Victoria to select material from the Provincial Archives, Provincial Museum, and Provincial Maritime Museum. These three institutions have agreed to loan us several key items for the display. Mrs. McPhedran would like to be absent from the Museums for the purpose of selecting this material on December 20 and 21. There will be no cost to the City aside from salary and accordingly

I recommend that Mrs. Kerry McPhedran be granted leave with pay for the purpose of selecting materials for display in the Settlement and Colonization Gallery in the Centennial Museum'.

Your Board RECOMMENDS the foregoing recommendation of the Museums Manager be adopted."

MOVED by Ald. Linnell,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED

H. Winter Employment Programmes Project 10
Development of Building and Public Space
Prototypes

The Board of Administration submitted a report dated December 13, 1971, by the Director of Social Planning/Community Development on Project 10 of the Winter Employment Programmes, dealing with the development of building and public space prototypes. Because of delays in the approval by Canada Manpower of projects, it is not considered that sufficient time remains in the programme to allow full development of the project.

MOVED by Ald. Phillips,
THAT the following recommendation of the Board of Administration be adopted:

'Your Board RECOMMENDS that Winter Employment Programmes Project 10 - Development of Building and Public Space Prototypes be withdrawn in accordance with the recommendations of the Department of Social Planning/Community Development and the Department of Planning and Civic Development'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Social Worker Classifications: Department of Welfare and Rehabilitation

The Board of Administration, on December 13, 1971, submitted a report of the Acting Director of Personnel Services dealing with reorganization of positions in the Social Service Division of the Department of Welfare and Rehabilitiation. The Acting Director of Personnel Services reported in summary as follows:

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
All Positions	Social Service Worker V P.G. 29($965-1160)	Abolish	When Adopted
All Positions	Social Service Worker IV P.G. 26($843-1013)	Abolish	When Vacated
All Positions	Social Service Worker III P.G. 24($772-922)	Abolish	When Vacated
All Positions	Social Service Worker IIA P.G. 23($735-883)	Abolish	When Vacated
All Positions	Social Service Worker II P.G. 21($673-806)	Abolish	When Vacated
14 Positions	Social Service Worker I P.G. 19($616-735)	Social Worker I P. G. 19($616-735) Title Change and class specification revision only	When Adopted
10 New Positions		Social Worker I P.G. 19($616-735)	When Adopted
14 New Positions		Social Worker II P.G. 23($735-883)	When Adopted
5 New Positions		Social Worker III P.G. 25($922-965)*	When Adopted
2 New Positions		Social Worker IV P.G. 28($1013-1104)*	When Adopted

* Effective range under Personnel Regulation 160-1(a)(2)

1971 2nd half rates

MOVED by Ald. Hardwick,
THAT the following recommendations of the Board of Administration be adopted:

(1) the classifications for the Social Services Division be approved as outlined;

(2) the positions and classifications of Social Service Worker II - V inclusive be abolished;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Worker Classifications:
Department of Welfare and
Rehabilitation (cont'd)

(3) the following attached class specifications as revised or prepared be approved:

Class No. 322	-	Social Worker IV (New)
Class No. 321	-	Social Worker III(New)
Class No. 320	-	Social Worker II (New)
Class No. 315	-	Social Worker I (Rev. & Retld.)

(4) the above recommendations of the Acting Director of Personnel Services be adopted.

- CARRIED

J. Grant:
Christmas Carol Ship Program

In accordance with a recommendation of the Centennial Committee it was,

MOVED by Ald. Sweeney,
THAT a grant of $1,000 be made, chargeable to the Centennial Fund, to aid in the work of the Christmas Carol Ship program which this year includes 14 vessels and the granting of free passage to senior citizens and handicapped persons.

- CARRIED BY THE REQUIRED MAJORITY

K. Temporary Detoxification Facilities

Alderman Wilson reported on discussions with the Minister of Rehabilitation and Social Improvement in connection with the proposal that the Salvation Army operate an interim detoxification facility. The Alderman advised that the Minister is firm in his request that the per diem rate be reduced from the proposed $18 to $15. The Alderman also advised that the committee of officials who are investigating this proposal agree that the facility can be operated at the rate proposed by the Minister.

The Chairman acknowledged receipt of the oral report.

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND THE ZONING AND DEVELOPMENT BY-LAW (N/S 13th Avenue betw. Laurel & Oak)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to Amend the Zoning and Development By-law (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Establishment of Land for Highway Purposes (Salish Subdivision, Musqueam Indian Reserve No. 2)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS Her Majesty the Queen in Right of Canada as represented by the Minister of Indian Affairs and Northern Development has, by Letters Patent dated the 7th day of July, 1971, granted to the City of Vancouver for highway purposes for such period of time as said lands are required and used for public road purposes, the following described lands:

FIRSTLY, that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver more particularly known as that portion of Lot 70, Parcel A, Musqueam Indian Reserve No. 2, Group One, New Westminster District, Plan 12172 shown outlined in red on Reference Plan 10741;

AND SECONDLY, that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver more particularly known as that portion of Parcel B, Reference Plan 10769, Musqueam Indian Reserve No. 2, Group One, New Westminster District, shown outlined in red on a Plan of Survey sworn to by James Davidson, B.C.L.S. on the 10th day of February, 1970 and signed by C.W. Hyslop for the Minister of Indian Affairs and Northern Development, on the 7th day of May, 1970 on behalf of Her Majesty the Queen in the Right of Canada;

cont'd....

MOTIONS (cont'd)

Establishment of Land for Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be and the same are hereby accepted and allocated for highway purposes and declared to form and constitute a portion of highway.

- CARRIED

2. Meeting with Provincial Minister of Health Services and Hospital Insurance

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report submitted by Alderman Linnell, and dated December 7, 1971, being an account of a meeting between the Minister of Health Services and Hospital Insurance, Alderman Linnell and certain Civic officials on the subject of Community Care Facilities, be received for information.

- CARRIED

3. New Social Allowance Rates

On November 30, the Council tabled the following recommendations of the Standing Committee on Health and Welfare for three weeks:

"(a) that the proposal contained in the report of the Board of Administration dated November 24, be approved

(b) that a committee be appointed to present the subject matter to the Hon. Minister of Rehabilitation and Social Improvement".

In the meantime copies of the report were furnished to related agencies and interested parties. A number of requests by interested parties to be heard as delegations have been received by the City Clerk.

MOVED by Ald. Rankin, SECONDED by Ald. Hardwick,
THAT recommendations (a) and (b) of the Standing Committee on Health and Welfare, along with the November 24th report of the Board of Administration, referred to in this Minute, be raised from the table and be referred to the Health and Welfare Standing Committee to meet at the first opportunity to consider the report and to hear delegations, with the object of making recommendations to the Council.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Sale of Small Locally made Submarine

raised the question of the report in the daily paper that the Federal Government had intervened in a proposed sale of a small specialized locally made submarine to the Union of Socialist Soviet Republics.

Alderman Rankin - Demolition of Merrill Mansions: Fire Hall Site, Haro & Thurlow Streets

referred to a letter received by him concerning tenants of Merrill Mansions at Haro and Thurlow Streets who will be affected by the demolition of the building because the site is to be used for the erection of a fire hall. He asked if anything could be done about the time to be allowed the tenants to seek new accommodation.

The Mayor directed that the letter be referred to the Board of Administration for report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Snow Removal

enquired as to whether it would not be useful to advertise the fact that owners of commercial premises have a responsibility in removing of snow from the sidewalks in front of their premises.

Alderman Calder - Basement Areas

stated that on September 14th he asked for a report on regulations regarding completion of basement areas in homes. The Alderman reiterated his request that the Director of Planning and Civic Development be advised that Council is awaiting the report.

Alderman Calder - Apartments Converted to Hotels

stated that about a year ago when Council was dealing with a zoning matter related to Denman Place, he asked whether Council could be advised about other apartment buildings which had been converted by their owners to hotel use. He reiterated his request that such a report be made.

Alderman Wilson - Mennonite Brethren Proposed Housing Development

referred to discussions between the Mennonite Brethren and City officials concerning the price of land which they propose to purchase for a housing development and the Alderman wondered whether there had been a change in policy on the part of the City with respect to pricing land for this purpose.

Commissioner Sutton Brown answered the enquiry to the effect that the City's policy is to sell at assessed value as though the land were sub-divided and the intended purchasers would like to purchase at assessed value in its un-subdivided condition.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Proposed Park and Ride Service: P.N.E. Grounds

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT WHEREAS there is a parking lot available at Hastings and Windermere Streets which will take up to 700 cars and is free during the day fifty weeks of the year;

AND WHEREAS the vicinity of Hastings and Cassiar is the confluence of East Hastings, the Second Narrows Bridge and Highway 401 and is therefore a good location for a park and ride service;

cont'd....

NOTICE OF MOTION (cont'd)

Proposed Park and Ride Service:
P.N.E. Grounds (cont'd)

AND WHEREAS there is no schedule for the implementation of the Kelly Report recommendations and a park and ride service at the P.N.E. grounds would not be inconsistent with these recommendations;

THEREFORE BE IT RESOLVED that Council restate its wish to establish a park and ride facility at the P.N.E. as soon as possible and request the active assistance of the P.N.E. in its establishment.

(Notice)

2. Submarine:
Federal intervention in sale of

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT WHEREAS there seems to be little reason to feel threatened if the technology of a three man submarine falls into the hands of the Soviet Union:

AND WHEREAS the work of International Hydrodynamics Ltd. represents the kind of high technology industry that we should be encouraging:

AND WHEREAS a government subsidy is no substitute for viable commercial business;

THEREFORE BE IT RESOLVED THAT Vancouver City Council protest the decision of the Federal Government to cancel the sale of a submersible research craft to the Soviet Union and ask other municipal Councils in Greater Vancouver to join the protest.

(Notice)

The Council recessed at approximately 10:45 A.M. and following an 'In Camera' meeting in the Mayor's Office recessed at approximately 11:30 A.M. for a tour of some of the renovated parts of the City Hall.

The Council reconvened following the tour in #2 Committee Room at approximately 11:45 A.M. with all members present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. City Hall Renovations, Parts II and III

The Council received from Mr. Ross Ritchie, Architect and Planner, a written proposal for renovations of the City Hall, Parts II and III, dated December 1971, supported by plans and commentary by himself.

The proposals contained in Part II are the altering and renovating the ground, second and third floors and part of the sub-ground floor as necessary. Those contained in Part III are the renovation of Data Processing Department and conversion and reconditioning of public elevators.

Possible additional work was included being air conditioning with two alternatives, filling in of the void Second Floor East and audio-visual equipment, Third Floor.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

City Hall Renovations,
Parts II and III (cont'd)

The Board of Administration submitted a report on this matter dealing with the projects recommended by Mr. Ritchie and bringing to Council's particular attention air conditioning proposals and the matter of the in-fill of the void on the Second Floor East, as well as audio-visual installations which would allow proceedings in the Council Chamber to be followed elsewhere on the Third Floor.

The Board of Administration report included matters which lie outside the general contract such as telephones, building equipment, new furniture and moving expenses, etc. estimated to cost $124,000.00.

Reference was also made in the report of the Board of Administration to the sum of $73,330.00 which is required to complete Part I of the renovations.

MOVED by Ald. Adams, SECONDED by Ald. Bird,
THAT Council approve:

(a) the sum of $73,330.00 required to complete Part I of the renovations;

(b) the following renovation projects, the estimated costs of which are shown in connection with each item -

"Part II of Renovations: Basic Estimate

General Work	$387,000.00
Electrical	184,000.00
Mechanical	187,000.00
Plumbing	33,000.00
Total	$791,000.00

Possible Additional Work

Air Conditioning: (Architects' report page 7)

System A	$155,000.00
Work Outside of the General Contract (Board of Administration report, P.1)	$124,000.00

- CARRIED

MOVED by Ald. Phillips, SECONDED by Ald. Hardwick,
THAT the Board of Administration be asked to give further consideration and report on the matter of an audio installation which would allow the proceedings in the Council Chamber to be followed elsewhere on the Third Floor.

- CARRIED

The Council adjourned at approximately 12:15 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated December 14, adopted on December 21, 1971.

DEPUTY CITY CLERK

MAYOR

December 10th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of the Lane North of Brigadoon East of Victoria Drive Block 57, D.L. 727 (Fraserview)

"City Council on June 7th, 1968 closed a portion of the lane north of Brigadoon east of Victoria in order to provide a larger site for the Fraserview Assembly Church. The Church has recently acquired an additional two lots on Brigadoon. They now request the acquisition of a further 10 feet of lane in order to eliminate a bad jog in the boundary of their site. The 10-foot portion of lane is surplus to the City's highway requirements.

I RECOMMEND that the area shown blue on plan marginally numbered LE 3162 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:-

(a) The value of the closed lane be $500.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed lane to be consolidated with the abutting lands.

(c) The owner to provide a north/south public utility easement 5 feet in width approximately 126 feet east of Victoria Drive.

(d) The applicant to pay all costs for the removal or re-routing of existing public utilities and the physical closing of the lane.

(e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Lanes in Block Bounded by Main Street, Cordova Street, Gore Avenue, and Powell Street, Block 5, D.L. 196, Provincial Courts Building

"The consolidation of the site for the new Provincial Courts Building on the east side of Main Street, south of Powell Street requires the closing of the lanes in the block bounded by Main Street, Cordova Street, Gore Avenue and Powell Street, being Block 5, D.L. 196.

I RECOMMEND that the lanes dedicated by the deposit of Plan 184 in Block 5, D.L. 196, shown outlined red on plan marginally numbered LF 5862 be closed, stopped up and title taken thereto.

I FURTHER RECOMMEND that the said closed lanes be subdivided with the remaining lots in Block 5."

Your Board RECOMMENDS that the foregoing be approved.

3. Closing Portion of Campbell Avenue between Cordova Street and Powell Street, Blocks 49 and 50, D.L. 181

"The redevelopment of the area in the vicinity of Campbell Avenue and Cordova Street requires the closure of Campbell Avenue north of Cordova Street. The City is the registered owner of the lands on both sides of Campbell Avenue between Cordova Street and Powell Street.

I RECOMMEND that all that portion of Campbell Avenue dedicated by the deposit of Plan 196 shown outlined red on plan marginally numbered LF 5887 be closed, stopped up and title taken thereto.

I FURTHER RECOMMEND that the said closed portion of road be subdivided with abutting City-owned Lots 1 to 4 and 37 to 40, Block 49, D.L. 181."

Your Board RECOMMENDS that the foregoing be approved.

4. Installation of Water Mains - 1971 Capital Budget

"The following water main replacements are required prior to paving and due to leaks:-

WATER MAIN PROJECT 111

Street or Avenue	From	To
Rupert Street	Graveley Street	3rd Avenue
Turner Street	Cassiar Street	Skeena Street

WATER MAIN PROJECT 112

Street or Avenue	From	To
23rd Avenue	Inverness Street	Clark Street
Windsor Street	23rd Avenue	King Edward Avenue
Durward Avenue	Fraser Street	Prince Albert Street
Commercial Street	39th Avenue	41st Avenue

The following installations are required to improve the system capacity for fire protection:

Street or Avenue	From	To
29th Avenue	Main Street	Walden Street
Prince Albert Street	44th Avenue	45th Avenue

The estimated cost of Project 111 is $32,000 and Project 112 is $34,000. Funds for both projects are available from the 1971 Capital Budget, 'Prior to Paving Installations - Unallocated', Account No. 127/7903.

I RECOMMEND that water mains be installed on the above mentioned streets and that $32,000 for Project 111 and $34,000 for Project 112 be appropriated from Account No. 127/7903, 'Prior to Paving Installations - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. Transit Changes Associated with the New Georgia Viaduct

The City Engineer reports as follows:

"Coincident with the opening of the north span of the New Georgia Viaduct (presently scheduled for January 9, 1972) a number of changes to downtown transit routes and bus stop locations will be required. This report is submitted for Council approval of these changes. Copies of drawings showing the change are circulated for the information of Council.

The changes to transit routes and bus stop locations are made necessary by the following major changes to the downtown traffic pattern, which will be implemented at the opening of the north span of the New Georgia Viaduct:

STREET CHANGES

(1) The north span of the New Georgia Viaduct will be opened to traffic one-way westbound.

(2) The south span of the New Georgia Viaduct will be changed from two-way to one-way eastbound.

(3) Pender Street, between Burrard and Beatty Streets, will be made two-way.

(4) Beatty Street, between Dunsmuir and Pender Streets, will be made two-way.

(5) Dunsmuir Street, between Burrard and Beatty Streets, will be reversed to one-way westbound.

(6) Georgia Street, from Cambie to Beatty Street, will be made one-way eastbound, and from Cambie to Richards Street it will be four lanes eastbound and two lanes westbound.

TRANSIT CHANGES

The transit changes result primarily from the reversal of Dunsmuir Street to one-way westbound. Eastbound transit which formerly used Dunsmuir Street will be shifted to Georgia, Pender and Hastings Streets. The South Burnaby and Richmond Express bus routes have been extended to provide better penetration into the downtown area.

The transit routes affected are listed below, and the new routes are shown on the drawings.

(1) Vancouver

(a) Beach Avenue bus route #1

(b) Knight-MacDonald bus route #22

(c) MacDonald-16th bus route #23

(d) Nanaimo-Powell-Stanley Park bus routes #11, #12, #24

(2) Greater Vancouver

(a) Richmond Express bus route #60

(b) South Burnaby bus routes #53, #54, #55

(c) North Vancouver bus routes #81, #82, #83

(d) West Vancouver bus route

(3) Intercity bus routes terminating at the Larwill Bus Depot

/continued . . .

Clause 5 Continued

BUS ZONE CHANGES

The new bus stops to serve these routes were included in the report "Existing Transit Operations Downtown Vancouver 1970", which was approved by Council last fall. Proposed additions and changes to these bus stops are as follows:

(1) An additional bus stop on the east side of Burrard Street north of Pender Street for the Beach Avenue bus.

(2) An additional bus stop on the south side of Hastings Street west of Hornby Street for the Richmond Express and Beach Avenue buses.

(3) Relocate the proposed bus stop on Dunsmuir Street west of Cambie Street to Cambie Street north of Dunsmuir Street for the MacDonald, South Burnaby, and Beach Avenue buses.

(4) Retain the existing bus stop on Homer Street north of Dunsmuir Street for the Beach Avenue bus.

(5) Eliminate the existing bus stop on Seymour Street north of Georgia Street.

(6) Relocate the existing bus stop on Seymour north of Dunsmuir Street to Seymour Street south of Dunsmuir Street.

The new and existing bus stops in the downtown area, including the above proposals, are shown on the drawings.

TRANSIT RECOVERY POINTS

In general, no recovery or schedule adjustment time is needed for bus routes that inter-connect to pass through the downtown area (e.g. the 10th Avenue-Hastings Street routes and the 4th Avenue-Oak Street routes). However, for long routes that loop or terminate downtown (e.g. Richmond Express bus route) a short layover for recovery time is necessary. It has been City policy to require that these recovery points be located off-street, and facilities exist for this at the suburban termini of almost all B.C. Hydro bus routes. This policy would seem particularly appropriate in the downtown area in view of the higher level of street activity there. Downtown layovers should normally be in the Larwill Bus Depot. However, some buses (e.g. West Vancouver bus) currently layover on-street because of insufficient room at the depot. The length of recovery time required varies from a few minutes during busy periods, to as much as ten minutes for buses on the longer routes during periods of light traffic.

(1) West Vancouver bus - this bus presently recovers time on Hamilton Street beside the Post Office. On the new route this bus will have a recovery point on Homer Street north of Georgia Street.

(2) Beach Avenue bus - this bus presently recovers time on Homer Street north of Pender Street. On the new route this bus will have a recovery point on Cambie Street north of Dunsmuir Street.

(3) MacDonald-16th bus - this bus presently recovers time on Hamilton Street south of Dunsmuir Street. On the new route this bus will have a recovery point on Cambie Street north of Dunsmuir Street.

(4) Richmond Express - this bus presently recovers time on Howe Street south of Pender Street. On the new route this bus will have a recovery point on Burrard Street north of Dunsmuir Street.

/continued . . .

Clause 5 Continued

(5) South Burnaby bus - this bus presently recovers time in the Larwill Bus Depot where the route terminates. B.C. Hydro state that the Larwill Depot is already over crowded and that the changes to the internal traffic pattern at the Depot necessitated by the New Viaduct and resulting street changes reduces the number of bus bays, and this requires the removal from the Depot of the South Burnaby buses. At the same time, because of the desirability of penetrating deeper into the downtown area B.C. Hydro propose a route which will take this bus as far west as Burrard Street. The new recovery point will be on Burrard Street north of Dunsmuir Street.

Since at the present time there appears to be no alternative to allowing on-street time recovery for the above buses, the new recovery points were chosen to minimize their effect on traffic.

(1) It is RECOMMENDED that the changes to transit routes shown on the drawings be approved.

(2) It is RECOMMENDED that the additions and changes to bus zones, over and above those contained in the Transit Report of last fall, be approved.

(3) It is RECOMMENDED that the recovery points of the buses listed above be approved at this time because of the lack of facilities for off-street bus layovers, and that these recovery points be reviewed in twelve months."

Your Board RECOMMENDS that the foregoing Recommendations of the City Engineer be approved.

FOR ADOPTION SEE PAGE(S) 508

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Welfare and Rehabilitation Department
   Additional Staff Rehabilitation Program

BACKGROUND:

The salaries of staff hired by the Department are subject to 50% recovery from the Government of Canada through the Canada Assistance Plan.

The Honourable Dan Campbell, Minister of Municipal Affairs, of the Provincial Government, has indicated that the salaries of persons hired by the municipalities under the Provincial Job Opportunities Program, are subject to 50% cost sharing.

INFORMATION:

For sometime the Rehabilitation workers of the Department have been directing their major efforts towards assisting Social Assistance recipients to become re-employed, and the success of their efforts is measured through the closing of more than 200 cases a month through re-employment. Their workload was recently increased by 2 Provincial Government Programs, "On-the-job-Training" and "The Job Opportunities Program." They now have the additional task of assisting social assistance recipients to take full advantage of new Canada Manpower Programs for the winter. Their work could be materially assisted by the addition of four (4) clerk typists.

There are recipients currently on social assistance in receipt of Job Opportunities certificates who have the necessary skills and experience to be employed in a clerical capacity and a rehabilitation program.

The net cost to the City of Vancouver of hiring four clerk typists II for five months to April 30, 1972, to assist in the vocational rehabilitation program of the department is as follows:

4 Clerk Typists II (5 mos.) Temp.	$7,960	
10% Fringe Benefits	796	
		$8,756
Canada Assistance Plan Recovery - Gov't of Canada 50% of Salary Cost -		$4,378
Provincial Government Job Opportunities Program Recovery - 50% of Salary Cost -		$4,378
BALANCE		----

Office Expense

The furniture and equipment required for the 4 positions are available from Surplus Stores and will be on loan to the Department for the 5 month period at no cost.

Cont'd...

Clause #1 Continued

Telephone Expenses.

Installation & Rental	$300.00
TOTAL COST TO THE CITY	$300.00

The Comptroller of Accounts advises that funds for 1971 estimated at $100 are available in the Departmental Budget, the balance of $200 will be provided in the 1972 Departmental Budget as an advance approval.

RECOMMENDATION:

THAT Council approve the hiring of 4 temporary clerk typists II to 30th April, 1972, to assist in Vocational Rehabilitation, subject to cost sharing by the Government of Canada and the Provincial Government as outlined above. The City's share estimated at $300 be provided as previously stated by the Comptroller of Accounts.

Your Board RECOMMENDS that Council approve the foregoing recommendation by the Director of Welfare and Rehabilitation.

2. Welfare and Rehabilitation Department
- Extension of Temporary Positions

The Director of Welfare Services reports as follows:

"On September 28, 1971 City Council adopted a recommendation that 59 temporary staff positions be extended until December 31, 1971 and on October 26, 1971 adopted a further recommendation to extend until December 31, 1971 an additional 10 positions; a total of 69 temporary positions in all.

At that time the Director reported that all of the 10 additional positions would not necessarily be required for the full period and would be phased out as they became vacant, and accordingly vacated temporary positions are not being filled.

The staffing of the Department, in accordance with the reorganization is taking more time than originally anticipated. I am requesting an extension of the 59 temporary staff positions as outlined below to the end of February 1972.

Social Worker III	1
Social Worker I	15
Clerk III	4
Clerk I	3
Clerk Typist III	2
Clerk Typist II	20
Clerk Typist I	14
TOTAL:	59

In making this request it is understood that the temporary staff will remain on the payroll until the permanent positions are posted and filled.

In addition, I am requesting an extension of the 10 temporary positions (2 Social Service Assistants I; 8 Clerk Typists I) authorized by Council on October 26, 1971, to the end of February 1972 to permit a certain degree of overlapping which will result from the reorganization. These 10 positions will be phased out as quickly as possible, and certainly before February 1972.

Cont'd...

Clause #2 Continued

The Comptroller of Accounts advises that, if this recommendation is approved by City Council, funds will be provided for the temporary positions as required in the 1972 Budget.

This report has been discussed with the Business Manager of the Municipal and Regional Employees Union, and he concurs.

I recommend that these requests be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare Services be adopted, subject to the phasing out program of the ten overlapping positions, being to the approval of the Board of Administration.

FOR ADOPTION SEE PAGE(S) 508

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Champlain Heights Park Sites

The Director of Finance reports as follows:

"At a meeting of the Board of Parks & Public Recreation on November 1st the following matter was resolved:

'The City Clerk advised that the City Council on October 26 considered the Board's request for deferment of payment for the 119.3 acres of new parks and approved the following:

'...'That the Director of Finance include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 Basic Capital Budget as follows:

(i) (a) From the Park Sites Acquisition Fund
$308,000 to purchase the strip parks as shown under Table I of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

(b) Any balance remaining in this Fund at December 31, 1975 be applied firstly to the purchase of the lookout park site, and secondly to the purchase of the golf course site shown under Table II of the Park Purchase Plan approved by Council on December 15, 1970 and reiterated by Council on June 22, 1971.

(ii) From the Park Development Fund
$100,000 for the development of the strip park sites included in Table I as above.

The effect of this would be to defer the major portion of Park Purchase to the next Five Year Plan as requested by the Park Board'
...

It was regularly moved and seconded,

'RESOLVED: That the Board accept the payment arrangement on the understanding that the prices that will be paid in the future for the lookout park site and the golf course would be fixed at $275,000 and $750,000 respectively.

- Carried.'

The lookout park and golf course sites have already been included in Table II of the Park Purchase Program at the values shown in the Parks Board resolution and the Champlain Heights development as planned provides for the utilization of these lands for park purposes. Under the circumstances it appears reasonable that the values that have already been established should be the basis of settlement to be used when funds are available for acquisition of park sites in the 1976-1980 Five Year Plan.

It is recommended that the values of $275,000 for the lookout park and $750,000 for the golf course be confirmed as the basis of settlement for these sites, subject to the acquisition taking place under a 1976 - 1980 Five Year Plan.

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

FOR ADOPTION SEE PAGE(S) 508

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Reconstruction of Gasoline Service Station: 5736 Main Street

The Director of Planning & Civic Development reports as follows:

"Standard Oil Company of B.C. Limited have filed Development Permit Application No. 57386 to reconstruct the existing gasoline service station located at 5736 Main Street at the south east corner of 41st Avenue and Main Street.

The site is located in a C-2 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968 permits the reconstruction of the existing gasoline service station located on this site.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 57386 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the reconstruction of the gasoline service station located on this site subject to the following conditions:

1. Prior to the issuance of the Development Permit revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

   (a) clarification with respect to site dimensions
   (b) the provision of and details of screening along the easterly property line adjacent to the City lane.
   (c) additional landscaping at the south west corner of the site and adjacent to the streets; all landscaping to be first approved by the Director of Planning.
   (d) free standing signs not exceeding 25 feet in height overall.

2. All surfacing and screening on this site is to be completed in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping to be provided in accordance with the approved drawings within 6 months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 57386 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

2. Enlarging Gasoline Service Station Site for Additional Off-Street Parking: 1720 Nanaimo Street

The Director of Planning & Civic Development reports as follows:

"Standard Oil Company of B.C. Limited have filed Development Permit Application No. 56999 to enlarge the site to provide additional off-street parking facilities for the existing Gasoline Service Station at 1720 Nanaimo.

The site is located at the south east corner of Nanaimo Street and East 1st Avenue and is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968 permits the expansion of the existing gasoline service station site provided, in the opinion of the Technical Planning Board such expansion would not be detremental to existing retail shopping facilities.

No retail shopping facilities exist within the C-1 Zoning District at the south east corner of Nanaimo Street and East 1st Avenue.

The site is being enlarged by the acquisition of a former 25' wide City lane to the east - formerly existing between the service station and the B. C. Hydro Utility Building - and also by inclusion of a 27' wide lot (Lot 7) to the south.

City Council on January 20, 1970 approved the sale of the easterly City lane subject to certain conditions.

The Technical Planning Board is prepared to validate an existing nonconforming roof sign on the existing gasoline service station building.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 56999 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the expansion of the existing gasoline service station site to provide additional off-street parking facilities subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) arrangements are to be first made to the satisfaction of the Director of Planning for the consolidation of the site into one parcel.

   (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating:

      (i) the location of any tire displays on this site with such being in accordance with the reculations of Section11(10) of the Zoning and Development By-law.

      (ii) the provision on site of a satisfactory screened location for the garbage containers.

      (iii) the provision of a 12' wide satisfactory landscape setback from Nanaimo Street adjacent to the off-street parking area; details of all landscaping to be provided.

   (c) all landscaping and screening is to be first approved to the satisfaction of the Director of Planning.

2. All surfacing and screening of the off-street parking areas and the open portions of the site are to be completed in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

Clause 2 continued

3. All landscaping is to be provided in accordance with the approved drawings within six months from the date of any use of the approved development and thereafter to be permanently maintained in good condition at all times.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that the Development Permit Application No. 56999 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

3. Temporary Building:
1726 West 7th Avenue

The City Building Inspector reports as follows:

"A request has been received from the Medical Health Officer to place a rented temporary building on the above site for a period of two years for use as a medical clinic.

The building is a 10' x 52' prefabricated type structure. The framing and foundations do not meet the minimum requirements of the Building By-law. However, Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary structures for any period up to two years. I am prepared to recommend that the building be permitted on this site for a period of two years subject to the following conditions:

(a) The owner of the structure shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee its removal at the end of the two year period.

(b) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(c) The approval of the Technical Planning Board shall be first obtained."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

FOR ADOPTION SEE PAGE(S) 508

FINANCE MATTERS

CONSIDERATION

1. Grants in lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1972 Assessment Roll in accordance with Charter provisions, and the Corporation Council has confirmed the charitable organizations qualify for this exemption under Section 396 (c) of the Vancouver Charter.

These requests for grants in lieu of 1970 and 1971 taxes for the period from proof of occupancy to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections.

A. Religious Organizations

(i) Union Gospel Mission Inc. $ 46.10

604 East Cordova Street - Lots 1 & 2/59/196
Church Mission
Occupied and in use from January 1, 1971
Grant to cover period from January 1, 1971 to December 31, 1971

(ii) St. James United Church 506.92

3214 West 10th Avenue - Lot A/65/540
Church Day Care Centre
Occupied and in use from November 16, 1970
Grant to cover period from January 1, 1971 to December 31, 1971

(iii) First Church of the Nazarene 254.27

988 East 19th Avenue - Lot C/56/301
Addition to Church
Occupied and in use from November 15, 1971
Date of first building inspection - May 26, 1971
Grant to cover period from May 26, 1971 to December 31, 1971

(iv) Reorganized Church of Jesus Christ of Latter Day Saints 2,419.51

3333 Kaslo Street - Lots A,B & C/D & E/ Sec. 44 THSL
Church
Occupied and in use from April 1, 1971
Date of first Building inspection - June 30, 1970
Grant to cover period from June 30, 1970 to December 31, 1971

(cont...)

Clause No. 1 (continued)

B. Charitable Organizations

(i) B.C. Housing Foundation 686.57

1444 East 13th Avenue - Lot F of B/171/264A
Senior Citizens Housing
Occupied and in use from September, 1971
Date of first Building inspection - April 29, 1971
Grant to cover period from April 29, 1971 to December 31, 1971

This Senior Citizens Housing Development was financed partly by a grant from the Provincial Government as provided in the Elderly Citizens Housing Act. The charitable organization has confirmed that applicants are screened to ensure that his or her income is not in excess of the permissible amount set under this Provincial Act.

(ii) Children's Aid Society 363.02

2034 Bayswater Street - Lot A/23&24/30/192
Transient shelter for teenagers in need of child Welfare Services
Occupied and in use from May 1, 1971
Grant to cover period from May 1, 1971 to December 31, 1971

(iii) Children's Aid Society 746.61

94-96 West 18th Avenue - Lots 1&2/544/526
Group living home for teenagers
Occupied and in use from November 9, 1970
Grant to cover period from November 9, 1970 to December 31, 1971

(iv) Children's Aid Society 359.90

1105 Park Drive - Lot 21 of 5/1001/526
Group living home for teenagers
Occupied and in use from March 15, 1971
Grant to cover period from March 15, 1971 to December 31, 1971

$5,382.90

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $5,382.90 in total are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

2. Vancouver Employees' Savings Plan and School Board Employees

The Corporation Counsel reports as follows:

"In September 1971 the majority of the employees participating in the Vancouver Employees' Savings Plan agreed to the following by secret ballot:

(a) to permit all School Board employees participating in the School Board Separation Trust Fund to transfer the securities and monies held in that fund to, and thereafter to participate in, the Vancouver Employees' Savings Plan;

(b) to permit the School Board employees to appoint one nominee to represent them;

(c) to authorize the nominees to negotiate with any other group or groups of employees who may in future wish to participate in the Vancouver Employees' Savings Plan.

Following this ballot, on October 29, 1971, the School Board, Canada Permanent Trust Company and the nominees of the School Board employees entered into an agreement which, inter alia, terminated the agreement establishing the School Board Separation Trust Fund and directed Canada Permanent Trust Company to transfer the School Board Separation Trust Fund as of October 29, 1971 to Royal Trust Company.

The Vancouver Employees' Savings Plan was established and is operated under an agreement dated January 1, 1971, entered into by the City, the Municipal and Regional Employees' Union, Royal Trust Company and the nominees of the employees. To bring into effect the wishes of the employees, it is now necessary to modify this agreement. The nominees of the employees have agreed upon the terms of the modification agreement, which agreement is to be dated as of November 1, 1971. This modification agreement does not in any way increase the responsibility of the City of Vancouver, the Union or the Board of School Trustees.

It is recommended that the modification agreement dated as of November 1, 1971, as agreed to by the nominees, be approved and that the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be adopted.

CONSIDERATION

3. Grant Request - Vancouver Symphony Society

The Vancouver Symphony Society has submitted a request for

I. A minimum grant of $46,500 for their 1971-72 season, and

II. An additional grant of $6,000 to cover the rent of the Queen Elizabeth Theatre for the 1970-71 season.

For Council information, your Board wishes to point out that

I. Grant Request of $46,500 for the 1971-72 Season

(a) In 1971 Council approved a grant to the Society of $25,000 in theatre rental time. This grant is applicable to theatre rental time used in the current year and was applied by the City as follows:

1971 theatre rentals in their 1970-71 season	$14,265
1971 theatre rentals in their 1971-72 season	10,735
	$25,000

(b) The grant to cover the 1972 portion of the 1971-72 season cannot be approved by Council until 1972 and would normally be part of the City budget.

II. An Additional Grant of $6,000 for the Year 1971

(a) In 1970 Council approved a cash grant to this Society of $25,000 plus an additional $6,000 to subsidize the cost of their children's program.

(b) In 1971 the City grant, as previously noted, was $25,000 and the Society is requesting an additional $6,000 to bring the 1971 grant up to the amount of the 1970 grant. Since all Queen Elizabeth Theatre charges for the Society's 1970-71 season have been paid in full, any additional grant approved by Council should be applied against $6,165.00 of theatre rental unpaid to December 31st, 1971.

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the Society's letter is circulated for information)

DELEGATION THIS DAY - Vancouver Symphony Society

FOR ADOPTION SEE PAGE(S) 508-511

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT DECEMBER 10, 1971

RECOMMENDATIONS

1. Deferred Vacation - Mr. W. B. Morris, Plumbing & Gas Inspector, Permits & Licenses Department

The Director of Personnel Services reports as follows:

"I have received from the Director of Permits & Licenses the request that 15 days 1971 vacation entitlement of Mr. W.B. Morris, Plumbing and Gas Inspector, be deferred until 1972. Mr. Morris has had two accidents this year, both covered by Workmen's Compensation, and was unable to take his vacation because he was undergoing examination and treatment. Although he is on the job, he is still receiving treatment, part of which requires him to remain active. His physician recommends he continue working rather than take vacation or sick leave.

The Director of Occupational Health Services has discussed this matter with Mr. Morris' physician; agrees that it would be beneficial to Mr. Morris if he were to continue working, and supports deferment of the vacation until next year.

As the request of Mr. W. B. Morris is also in the best interest of the City and as the Director of Permits & Licenses, the Director of Occupational Health Services and myself agree on this vacation deferment, I recommend approval."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Deferment of 1971 vacation - Mr. A. Stringer, Health Department

The Acting Director of Personnel Services reports as follows:

"The Medical Health Officer reports that Mr. A. Stringer, Public Health Inspector IV will be on sick leave with pay from November 29, 1971 through December 31, 1971 due to an injury received in the course of his duties.

The Medical Health Officer requests that authority be given to defer the balance of 10 days 1971 vacation entitlement due to Mr. Stringer to 1972.

It is recommended that the request of the Medical Health Officer for this deferment of 10 days vacation be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

3. Deferred Vacation - Mr. M. M. Cross, Assistant Director - Special Projects, Department of Planning and Civic Development

The Acting Director of Personnel Services reports as follows:

"I have received from the Director of Planning and Civic Development the request that five (5) days of the fifteen (15) days of the above mentioned employee's 1971 vacation entitlement be deferred to 1972. The Director of Planning and Civic Development has indicated that due to the pressures of work, Mr. Cross will be unable to take his full entitlement between now and the end of the year.

I therefore recommends that permission be granted to Mr. M. M. Cross, Assistant Director-Special Projects, to transfer five days of his 1971 vacation entitlement to 1972."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

FOR ADOPTION SEE PAGE(S) 511

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 10, 1971

RECOMMENDATION

1. Lease of 250 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated January 6th, 1971, Lot 16, Block A2, D.L. 2037, was leased to Can Am Mex Manufacturing Limited for the term November 1st, 1970 to December 31st 1988. Subsequently, Can Am Mex Manufacturing Limited have declared bankruptcy and vacated the site. A new tenant, D'Vincent Industries Corporation Limited have now requested a 5 year lease with options to renew for subsequent 5 year periods, the last period to expire on December 31, 1988.

The Supervisor of Property & Insurance recommends that the City-owned property known as 250 Terminal Avenue be leased to D'Vincent Industries Corporation Limited for a 5-year period, January 1st, 1972 to December 31st, 1976, subject to the following terms:

(a) Rental - $5,460.00 per annum plus an amount equal to all taxes as if levied.

(b) A 5-year lease with options to renew for 3 subsequent 5-year periods, a final term of 2 years to expire on December 31st, 1988.

(i) Lessee's option to renew must be exercised 3 months prior to expiry date.

(ii) Rental for the succeeding term shall be determined 4 months prior to expiry of the current 5-year term.

(c) Lessee to be responsible for:

(i) All utilities.

(ii) All interior alterations, redecorating and to repair -- fair wear and tear excepted.

(iii) Interior electrical system repair and maintenance.

(d) City to be responsible for:

(i) Exterior maintenance.

(ii) Structural maintenance.

(iii) Mechanical maintenance, repair to heating and plumbing systems.

(e) Lessee to deposit the equivalent of the last 3 months' rental as security.

RECOMMENDED that the foregoing terms and conditions be adopted and a lease drawn in favour of D'Vincent Industries Corporation Limited, subject to the agreement being to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

(Continued)

Clause No. 1 (Continued)

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Sale of City Lot, Situated N/S Napier Street between Clark Drive & Odlum Drive to Chuck Wagon Meat Processors Limited

The Supervisor of Property and Insurance reports as follows:

"City Council on October 5th 1971, in giving consideration to a report of the Board of Administration on the above matter resolved that the City land be sold to Chuck Wagon Meat Processors Limited with the provision that they dedicate the Easterly 3 feet of the private property held under option by Chuck Wagon to be dedicated for widening of the existing North/South lane, that vehicular access to the rear of the privately-owned lots fronting on Clark Drive be made available for as long as each lot is wholly used for residential purposes, the scheme of development to be first approved by the Technical Planning Board, and the sale being subject to consolidation of all the lands prior to rezoning the lands from RM-3 to M-1.

Subsequent to this recommendation of City Council, the matter was forwarded to a Public Hearing held on October 14th 1971. At the Hearing, objection was raised by an owner on Clark Drive against the rezoning application because of dissatisfaction with the guarantee of access to the garage at the rear of his property.

City Council then referred the rezoning application back to the Director of Planning to endeavour to work out a satisfactory arrangement between the applicant and the adjoining owners fronting on Clark Drive regarding lane access and then report back to Council.

Before the problem could be resolved, Chuck Wagon Meat Processors Limited, by letter received October 29th 1971, have stated that they had lost their option to purchase the properties adjoining the City-owned land. Consequently, theywished to cancel their application to purchase the City-owned lot and request their deposit be returned.

In the interim, one of the owners in the block, facing on Clark Drive has put forth a proposal for development of the adjoining land on a similar basis, insofar as rezoning and consolidation of the land will be required. This proposal is being discussed with the Zoning Planner and the Property and Insurance Office and it is evident that additional time will be required before the matter can be resolved to the point of submission of a report.

In view of the foregoing, it is

RECOMMENDED that the Resolution of City Council of October 5th 1971, to sell City-owned Lot 10 ex. East 25 feet of Block 30, D.L. 182 to Chuck Wagon Meat Processors Limited, be rescinded and their deposit returned.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. City of Vancouver Automobile Fleet Insurance

The Supervisor of Property and Insurance reports as follows:

"The City's annual Automobile Fleet and Non-owned Automobile Liability Insurance Policy expires December 31st, 1971. This policy currently insures 910 licensed motor vehicles and 340 licensed trailers, compressors and various other pieces of road equipment with Third Party Liability limits of $1,000,000 inclusive. The present broker is Vancouver Holdings (B.C.) Limited who have placed the coverage with Hartford Fire Insurance Company. The current annual premium totalled $139,930.00 when tendered in 1970 and after allowing for various additions and deletions is now $160,254.00 for the Automobile Fleet and $1,076.00 for Non-owned Automobile Liability.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this policy for the year 1972 were called for and opened at a meeting of the Board of Administration on December 6th, 1971. One quotation only was received from Vancouver Holdings (B.C.) Limited on behalf of the Hartford Fire Insurance Company. This is as follows:

Standard Auto Policy with Third Party Liability and Passenger Hazard $1,000,000.00 inclusive limits	$153,500.00
Standard Non-owned Policy with Third Party Liability $1,000,000.00 inclusive limits	$ 1,450.00

A comparison of claims experience compiled over the past six years has been obtained from the City's broker and is shown below:

Year	Premium	Claims		% of Premium
1966	$ 76,462.00	$71,867.00		93.99%
1967	$104,276.00	Paid $ 48,860.00 o/s $ 22,800.00	$ 71,660.00	68.72%
1968	$ 90,510.00	$48,092.00		53.13%
1969	$ 88,850.00	Paid $153,114.11 o/s $ 60,460.00	$213,574.11	240.37%
1970	$109,503.00	Paid $ 72,415.00 o/s $ 21,454.00	$ 93,869.00	85.72%
* 1971	* $120,190.00 $160,254.00	Paid $ 33,688.32 o/s $ 30,403.00	** $ 64,091.32	53.33% (to Sept. 30/71.)

* Earned premium to September 30th 1971
** Losses to September 30th 1971

(o/s - Outstanding claims against the City which have not been paid by the insurance company, but a reserve has been set up in this amount.)

RECOMMENDED that the tender submitted by Vancouver Holdings (B.C.) Limited on behalf of the Hartford Insurance Company be accepted in accordance with the tender submitted.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Plate Glass Insurance

The Supervisor of Property and Insurance reports as follows:

"The City's Plate Glass Insurance Policy expires on January 1st, 1972. This policy is presently serviced by H.A. Roberts Insurance Agencies Limited, on behalf of the Royal Insurance Company. The current annual premium was quoted at $10,000.00, and with various additions and deletions, is now $10,457.00. The policy contains a $50.00 deductible clause for each occurrence and consists of 63 locations as indicated on a schedule.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this policy were called for and opened at a meeting of the Board of Administration on December 6th 1971. The following tenders were received and are quoted on the basis of a three year term.

H.A. Roberts Insurance Agencies Ltd. - Royal Insurance Company
Three year premium - $24,354.00
Annual - $ 8,118.00

Macaulay, Nicolls, Maitland Co. Ltd. - Insurance Company of North America
Three year premium - $21,430.00
Annual - $ 7,500.00

RECOMMENDED that the tender submitted by Macaulay, Nicolls, Maitland and Company Limited on behalf of the Insurance Company of North America be accepted in accordance with the tender submitted."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

* * *

FOR ADOPTION SEE PAGE(S) 511-512

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 21, 1971, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little.

PRAYER The proceedings in the Council Chamber were opened with prayer offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Prince of Wales Secondary School.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 14, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Central City Mission: Grant Request Equal to Taxes

(b) Museums Department Reorganization

(continued)

UNFINISHED BUSINESS (cont'd)

Plate Glass Insurance

Further consideration was given to Clause 4 of the Board of Administration Report (Property Matters), dated December 10, 1971, and the special Board of Administration report dated December 17, 1971, in regard to Plate Glass Insurance.

The matter was deferred by Council on December 14, 1971, to obtain the December 17 report from the Board of Administration.

At the previous consideration, Alderman Phillips submitted a motion, which is now before the Council for further consideration, as follows:

"MOVED by Alderman Phillips,
THAT the City do not continue to carry this class of insurance."

Alderman Phillips amended the motion, to now read as follows:

MOVED by Alderman Phillips,
THAT the City do not continue to carry this class of insurance, and the Director of Finance report back in regard to setting up an insurance trust fund.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Third Crossing of Burrard Inlet

The Council agreed to consider at this time, in view of the communications on the subject, the Board of Administration report, dated December 16, 1971, respecting the Third Crossing of Burrard Inlet.

The Board of Administration report of December 16, 1971, reads as follows:

"City Council has directed the Board of Administration to submit an Information Report on the status of the Third Crossing of Burrard Inlet. Itemized below are the facts as reported to the Board of Administration and the sources of the information are shown:

1. The District of West Vancouver and the District of North Vancouver, and the City of North Vancouver and the City of Vancouver are in agreement on the general Crossing alignment and have all expressed a preference for a tunnel as the main Crossing element.

Council resolutions are available from all four municipalities.

The Federal and Provincial Governments have not expressed a preference.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Third Crossing of Burrard Inlet (cont'd)

2. The City of North Vancouver and the District of North Vancouver Councils have passed resolutions agreeing to participate in the cost-sharing for the Crossing on the basis of the formula suggested in the report of Swan Wooster/C.B.A. dated July, 1970.

The District of West Vancouver has passed the following resolution:

> "It is urged that the necessary cost-sharing negotiations between the appropriate levels of government be entered into as soon as possible to facilitate an early start on construction."

The City of Vancouver resolved to -

> "advise the Provincial Government that the City will undertake to place a money by-law to the electors for the distributor functions of the approaches in the City in accordance with the Consultant's recommendations, subject, however, to such distributors being constructed where practicable at a time or times to suit the City's priorities, and subject also to the necessary agreement of all four affected municipalities to meet their share of the costs."

The Honourable Don Jamieson, on November 22, 1971, in a Press announcement, stated -

(a) That the National Harbours Board were prepared to proceed with the Crossing;

(b) That Mr. W. Rathie would be the co-ordinator of the project;

(c) That agreement had been reached with the Provincial Government with respect to the $14 million in Federal funds being paid to the Province in settlement of the Federal proportion of the cost of the Second Narrows Bridge.

The Honourable W.A.C. Bennett was reported in the Press on November 24, 1971 as concurring with the Honourable Don Jamieson in respect of the $14 million, is quoted as stating that the $14 million in addition to the $27 million provided under the Burrard Inlet (Third Crossing) Fund Act would be made available for the Third Crossing without any qualifications, and the Premier has agreed that Mr. W. Rathie act as co-ordinator of the project.

3. The Swan Wooster/C.B.A. Burrard Inlet Crossing Report, Volume 3, shows a cost apportionment to the City of Vancouver for the distributor function for Stage 1 of $12.2 million. The Consultants have confirmed that the City of Vancouver distributor function can be further staged in accordance with the resolution quoted herein and that this staging would reduce the initial cost estimates from $12.2 million to $3.2 million.

The City Engineer advises that this modified first stage is reasonable from a functional standpoint because the waterfront distributor primarily serves traffic to and from the east and south-east and therefore would be most effectively used when Stage 2 east of Seymour Street is built at some later date.

A drawing is attached to indicate the distributor function as originally conceived by the Consultants and to illustrate the staging to reduce the initial cost.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Third Crossing of Burrard Inlet (cont'd)

4. The Consultants estimate that the time required to prepare working drawings for the approaches to be at least eighteen months. Construction costs, therefore, would not likely be incurred until late 1973.

5. The Consultants Report, in indicating the benefits accruing to the City due to the 3.0 Alignment approaches, estimates the removal of up to 30,000 vehicles per day from the downtown core streets by use of this by-pass feature. The foregoing advantages are exclusive of any benefits when the distributor is built.

Your Board submit this report for the information of Council."

In connection with this matter, communications were received, as follows, requesting, in general, delegations be heard or a public hearing be arranged:

Mr. Bob Douglas, President, West End Community Council;
Mr. Brahm Wiesman;
Mr. Harald Weinreich, President, Citizens Council on Civic Development;
Mr. Ian Bain, Director, Public Concerns;
Mr. Erik Karlsen, Interdisciplinary Transportation Group;
Mr. Ken Bartesko and Mr. Jerry Jaud, U.B.C. School of Architecture;
Mrs. Anne Fall for The North Shore Transportation Committee;
Mr. Norman Pearson, Planning Consultant;
Mr. J. J. Volrich, President, The Electors Action Movement;
Mr. Terry Simpson, I.B.E.W., Local 213;
Mr. Henry Elder, Director, Assist. Prof. Bruno B. Freschi, Asst. Prof. John Gaitanakis, Assist. Prof. W. W. Wood of U.B.C. School of Architecture;
Mr. Guy Spencer, for Community Planning Assoc. of Canada, Greater Vancouver Branch Executive;
Mr. Bruce Yorke, Citizen's Committee for Public Transit;
Mr. Mackenzie G. Birrell;
Mr. Harold O. Hall;
Mrs. Margaret Chunn, Secretary, Committee of Progressive Electors;
Mr. Jim Bohlen, Vice-President, The Sierra Club of B.C.

MOVED by Alderman Linnell,
THAT all interested parties be heard at a public evening meeting, to be held early in January.

- LOST.

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Adams
Alderman Rankin	Alderman Broome
Alderman Linnell	Alderman Sweeney
Alderman Phillips	Alderman Wilson
Alderman Calder	Alderman Bird
	His Worship the Mayor

(The motion was declared lost.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Third Crossing of Burrard Inlet (cont'd)

MOVED by Alderman Wilson,

THAT, WHEREAS it is reported that representatives of the Federal and Provincial Governments are prepared to commence the Third Crossing of Burrard Inlet immediately;

AND WHEREAS the Swan Wooster/C.B.A. report dated July, 1970, estimates the cost of making provision for the distributor from the Crossing in Vancouver to be $3.2 million for the first stage;

THEREFORE BE IT RESOLVED that the City of Vancouver advise the Federal Government, the Provincial Government and the North Shore municipalities that Vancouver is prepared to participate in the cost-sharing for the proposed Third Crossing of Burrard Inlet on the basis of the formula suggested in the report of Swan Wooster/C.B.A. dated July, 1970, on the understanding that the City of Vancouver's contribution in the first stage will be limited to provision for the distributor function at the North end of the Thurlow tunnel, but not the construction of such distributor.

- CARRIED.

The following procedure resulted in connection with this matter: Alderman Rankin took the position that the motion by Alderman Wilson was contrary to the former motion of Council on this subject passed on February 16, 1971, and amended by Council on March 2, 1971.

His Worship the Mayor ruled that Alderman Wilson's motion was not contrary. Alderman Rankin challenged the ruling of the Chair.

The question, therefore, was put as follows:

'Shall the Chair be sustained?'

On motion, the Chair was sustained by the required majority.

The motion of Alderman Wilson was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
His Worship the Mayor	Alderman Linnell
Alderman Bird	Alderman Phillips
Alderman Wilson	Alderman Calder
Alderman Sweeney	Alderman Hardwick
Alderman Broome	Alderman Rankin.
Alderman Adams	

(The motion was declared CARRIED.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Third Crossing of Burrard Inlet (cont'd)

Before putting Alderman Wilson's motion, it was

MOVED by Alderman Calder, in amendment,

THAT the following words be added to Alderman Wilson's motion:

'after the City of Vancouver puts a money by-law or plebiscite to the electorate.'

- LOST.

A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Linnell	Alderman Bird
Alderman Calder	His Worship the Mayor
Alderman Phillips	Alderman Wilson
	Alderman Sweeney

(The motion was declared LOST.) The motion of Alderman Wilson was put and CARRIED.)

MOVED by Alderman Hardwick,

THAT the question of connecting the rapid transit tube to the surface and streets of Vancouver, to accommodate bus rapid transit, be reported on by the Board of Administration as early as possible.

- CARRIED.

MOVED by Alderman Adams,

THAT all correspondence submitted to Council on this subject of the Third Crossing of Burrard Inlet be received.

- CARRIED.

During this discussion, a short recess was observed.

Board of Administration

B. General Report, December 17, 1971

Works and Utility Matters

Block 42/52 - Pacific Centre Ltd. Relocation Costs - Underground Utilities - Clause 6

MOVED by Alderman Rankin,

THAT this clause of the Board of Administration Report (Works and Utility Matters), dated December 17, 1971, be not approved.

- LOST

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, December 17, 1971 (cont'd)

Works and Utility Matters (cont'd)

MOVED by Alderman Adams,
THAT the report of the Board of Administration (Works and Utility Matters), dated December 17, 1971, be adopted.

- CARRIED.

Social Service and Health Matters

MOVED by Alderman Sweeney,
THAT the report of the Board of Administration (Social Service and Health Matters), dated December 17, 1971, be adopted.

- CARRIED.

Harbours and Parks Matters

Park Board: Advance
Allocation of Capital Funds
(Clause 1)

After considering the Board of Administration report (Harbours and Parks Matters), dated December 17, 1971, conveying a request from the Park Board in regard to advance allocation of capital funds respecting New Brighton Park Proposed Replacement Swimming Pool, and Lord Byng High School Indoor Swimming Pool, it was

MOVED by Alderman Phillips,
THAT approval be given to the following advance allocations of capital funds:

New Brighton Park proposed replacement Swimming Pool	$250,000
Lord Byng High School indoor Swimming Pool	$480,000

subject to the following report of the Director of Finance:

"The Director of Finance reports that advance allocations from Park Board 1971 - 1975 Capital Funds of $250,000 for the New Brighton Park swimming pool and the $480,000 for the Lord Byng indoor swimming pool can be covered by adjustment of the 1972 and subsequent years' capital budget allocations."

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Harbours and Parks Matters (continued)

Lease of Admiralty Reserve
from Dominion Government
(Clause 2)

After considering the request from the Park Board, contained in this clause of the Board of Administration report, it was

MOVED by Alderman Phillips,
THAT the Council agree to the transfer of the lease of Admiralty Reserve to the Vancouver-Fraser Park District for regional park purposes, subject to the approval of the Governor General in Council, as required, and subject to action as necessary and determined by the Corporation Counsel.

- CARRIED.

During consideration of the foregoing matters, Alderman Bird took the Chair, to relieve His Worship the Mayor to attend to other business.

Building and Planning Matters

Grant Request: Hastings-
Sunrise Action Council
(Clause 2)

After considering the grant request of the Hastings-Sunrise Action Council and the reports of the Director of Planning and Civic Development and the Director of Social Planning/Community Development, it was

MOVED by Alderman Adams,
THAT this clause be referred back for recommendation from the officials.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Adams,
THAT Clauses 1 and 4 of the report of the Board of Administration (Building and Planning Matters), dated December 17, 1971, be adopted, and Clause 3 be received as information.

- CARRIED.

(In considering Clause 4, relative to rezoning for the West End Community Centre/Senior Citizens' Project, a letter was received from the Town Planning Commission, under date of December 20, 1971.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, December 17, 1971 (continued)

Licenses and Claims Matters

MOVED by Alderman Adams,
THAT the report of the Board of Administration (Licenses and Claims Matters), dated December 17, 1971, be adopted.

- CARRIED.

Finance Matters

MOVED by Alderman Sweeney
THAT the report of the Board of Administration (Finance Matters), dated December 17, 1971, be adopted.

- CARRIED.

C. Property Matters,
December 17, 1971

MOVED by Alderman Phillips,
THAT the report of the Board of Administration (Property Matters), dated December 17, 1971, be adopted.

- CARRIED.

D. Proposed Senior Citizens' Public Housing Project: Kitsilano, South-east Corner 7th Avenue and Yew Street

The Board of Administration, under date of December 17, 1971, submitted the following report:

"The Director of Planning and Civic Development has submitted a report dated December 10 1971 from the Technical Planning Board in response to Council's resolution of March 30, 1971 calling for the location of possible sites in the Kitsilano area, for a senior citizens' high-rise project.

The Technical Planning Board recommends:

"(1) THAT Council approve Lots 1, 2, 3, 4, and 5, Block 304, District Lot 526, as the site for a senior citizens' project to be provided under Section 40 of the National Housing Act and request the Senior Governments to investigate this project on the basis that the City would assemble the land for sale to the Federal-Provincial partnership as in the case of the West End (FP 10) Senior Citizens' Project, for the partnership to construct the project thereon, in accordance with the RM-3 District Schedule of the Zoning and Development By-law.

Preliminary investigations indicate that costs per unit may be about $12,500 for high-rise and $11,700 for a low-rise building and that a limit may be placed on the project by the Provincial Government of approximately $10,200. Accordingly the Technical Planning Board recommends

(2) THAT application be made to accept the project on the basis of the approximate cost figures prepared. If the project is approved in principle by the three levels of government, then an investigation be undertaken to include an examination of both high-rise and low-rise construction, to take account of both economic and social factors and the effect of the development on the surrounding area.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Senior Citizens' Public Housing
Project: Kitsilano, South-east Corner
7th Avenue and Yew Street (continued)

(3) THAT, subject to agreement by the Senior Governments to proceed on the above basis, the Supervisor of Property and Insurance be instructed to negotiate the purchase of Lots 1, 2, 3, 4, and 5, Block 304, District Lot 526.

(4) THAT the Supervisor of Property and Insurance be given authority to assist in the rehousing of people displaced because of the proposed development, it being noted that the B.C. Housing Commission gives first priority to people displaced by the acquisition and clearance of the recommended site.

(5) THAT arrangements be made to allow people with experience in living in this type of accommodation to participate in the planning of the project."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be approved

MOVED by Alderman Adams,
That the foregoing report of the Board of Administration be adopted.

- CARRIED.

E. Park and Ride from the P.N.E.

The Board of Administration, under date of December 15, 1971, submitted the following report:

"The City Engineer reports as follows:

"On September 28, 1971, Council received a report from the Board of Administration on the matter of establishing a Park and Ride service from a perimeter parking lot at the P.N.E. to assist in reducing traffic volumes into the Central Business District and to relieve downtown parking problems.

Council requested that:

"(a) Negotiations be commenced to obtain the best parking lot in the area to provide an adequate service for the parking of 300 to 500 cars;

(b) The program be based on a trial period of one year;

(c) The necessary details therefore be worked out for report back to Council."

In accordance with Council's instructions a meeting was held with Mr. W.M. McAulay, Operations Manager, B.C. Hydro and Mr. J.D. Rennie, General Manager, P.N.E. to review Park and Ride bus service details and negotiate for the use of the P.N.E. Parking Lot Number 6 at the corner of Windermere and Hastings Streets. The B.C. Hydro arrangements were concluded as follows, however, with respect to the P.N.E., it was not possible to reach agreement on the use of their parking lot.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Park and Ride from the P.N.E. (continued)

I B.C. HYDRO

B.C. Hydro report that they are prepared to undertake this service for a one-year trial period on the following basis:

1. The parking would be free at the parking lot.

2. The service would be operated on weekdays with diesel buses and would be joined with the No. 1 Beach service. The routing in the downtown area would be via Hastings and Burrard Streets in both directions. These buses would operate non-stop between the P.N.E. lot and Main Street.

3. The service in the morning would leave the P.N.E. lot at 10-minute intervals from approximately 7:30 A.M. to 8:50 A.M. and would leave Robson and Burrard in the evenings at 10-minute intervals from approximately 4:30 P.M. to 5:50 P.M.

4. The regular 25-cent local fare would be charged and transfers would be issued and accepted for passengers wishing to transfer to or from the buses in the downtown area. However, transfers would not be valid for passengers transferring to or from B.C. Hydro services at the P.N.E. lot.

5. On the basis of a 1½-hour service in the morning and afternoon, a minimum of 600 passengers daily (300 in the morning and 300 in the afternoon) would have to be carried to meet B.C. Hydro operating expenses. The extension of the service beyond the 1½-hour periods would require an additional 40 passengers in each period to be carried for each additional half hour of morning and evening service.

6. B.C. Hydro are prepared to operate the service if they are compensated for their operating losses in the event the above minimum number of passengers are not carried. This compensation would amount to 25 cents per passenger for each passenger below this minimum, and would be based on the average number of passengers carried during the year of operation. Load checks would be taken at regular intervals to determine the number of passengers carried.

7. B.C. Hydro are prepared to provide this service either from the lot at Hastings and Windermere or from the lot at Hastings and Renfrew.

8. Should the lot at Hastings and Windermere be selected and be unavailable during the P.N.E. period, then it will be necessary to operate this service from Kootenay Loop because this service is integrated into B.C. Hydro's regular schedules.

9. If the Windermere lot is unavailable during P.N.E., normal operating expenses for the buses would still be incurred, and B.C. Hydro shall expect to be compensated if the average daily guarantee of 600 passengers is not met during the period they are unable to use the lot.

10. Since B.C. Hydro is providing this service at the request of the City, the capital improvement facilities such as road paving, sidewalk crossings, and bus shelters would be provided by the City and at City expense.

11. The promotion expenses for this service are estimated to be $5,000 and would be for the account of the City.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Park and Ride from the P.N.E. (continued)

Items 8 and 9 will require further negotiation pending the outcome of negotiations with the Exhibition Park management. However, a shift in the location of this service (if required) during the P.N.E. period, and the resulting increase in on-street parking around the Kootenay Bus Loop would be undesirable, because this area is residential and is already short of on-street parking particularly during the P.N.E. period.

The revised City costs for providing this service using P.N.E. Parking Lot Number 6 are:

FIXED COSTS

(a)	Cost of a bus shelter	-	$ 7,000
(b)	Cost of a sidewalk crossing on Windermere Street south of Hastings Street	-	1,500
(c)	Cost of paving for a bus loop in the parking lot	-	1,000
(d)	Cost of traffic signals at Windermere/ Hastings Streets	-	6,000
(e)	Initial promotion expenses	-	5,000
	Estimated Capital Cost	-	$ 20,500

OPERATING COSTS

(a) Cost of supplying parking lot for "free parking" - To be negotiated with P.N.E.

(b) B.C. Hydro's stated cost in supplying the bus service is $150 per day, or approximately $3,000 per month. The City would have to compensate B.C. Hydro for the difference between this cost and actual passenger revenues.

B.C. Hydro report that because of the lead time required to implement a bus service of this size, the P.N.E. Park and Ride trial service could not be arranged now until the May, 1972 schedule changes.

II PACIFIC NATIONAL EXHIBITION

The Park and Ride scheme was discussed first with Mr. J.D. Rennie, General Manager, P.N.E. Mr. Rennie took the matter up with the P.N.E. Gates and Traffic Committee. The Committee was informed that 'City Council are unanimous in their decision to implement a system whereby people could park their cars on the Parks Board lot across from the Forum or on P.N.E. property and commute by bus to the downtown section. Several P.N.E. lots were discussed but the preferred area is the Windermere lot south of Hastings and east of Windermere. (The City) propose to implement this system on a five day per week - 52 weeks per year trial basis and wish an assessed cost from P.N.E. for area provided.'

The Committee expressed concern regarding the proposed location in relation to the effect it would have on P.N.E. traffic as this particular location is already a heavy traffic area. After discussion, the Gates and Traffic Committee passed the following resolution:

> 'That while this Committee agrees with the concept of trying a Park and Ride system to assist in solving the downtown parking problems, it is their suggestion that City Council may wish to reconsider the location of the parking area in light of the recent Kelly report which deals with the entire Lower Mainland transit picture and this would place such a staging area further from the City centre than East Hastings.'

This resolution has been endorsed by the P.N.E. Board of Directors.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Park and Ride from the P.N.E. (continued)

III BASIS FOR KELLY REPORT PARK AND RIDE LOCATIONS

Regarding the suggestion by the P.N.E. Gates and Traffic Committee concerning the location of the parking area, it should be pointed out that the "Kelly" report deals only briefly with the Park and Ride concept, mentioning some possible locations in conjunction with a projected regional "fastbus" service.

These Park and Ride locations, i.e. in North Vancouver, Maillardville and Port Coquitlam are conceptual only. No detailed study was made of any particular site, and the concept itself is feasible only as an adjunct to a greatly expanded regional express bus system.

While the P.N.E. may not be ideally situated for perimeter parking in a future regional transportation system, it does, at the present time, fulfill many of the important criteria for a Park and Ride application, i.e.:

1. Location on a main corridor of travel to the Central Business District.

2. Ample parking with easy access to a major street.

3. Frequent nearby transit service.

In view of the proposals that Greater Vancouver Regional District assume a regional transportation function, the experimental nature of this proposed trial Park and Ride service from the P.N.E. should be emphasized. The results of this experiment should be very helpful in assessing, modifying or implementing the Park and Ride proposals of the Kelly report.

Council has already indicated a desire to proceed with a trial Park and Ride from the P.N.E. Since it has so far not been possible to complete negotiations with the Exhibition Park management on the cost and terms of use for P.N.E. Parking Lot Number 6, Council may wish to pursue these negotiations at the Council level."

Your Board submits the matter to Council for Consideration."

Consideration was given to a motion by Alderman Phillips, presented at the last meeting as a Notice. However, this particular motion was not proceeded with.

After due consideration, it was

MOVED by Alderman Phillips,

THAT the City Council restate its position to establish a Park and Ride facility at the P.N.E. as soon as possible, particularly on P.N.E. Parking Lot No. 6.

FURTHER, that a committee be appointed by His Worship the Mayor to negotiate, for report, the whole matter further with the P.N.E. Executive Committee and the B.C. Hydro, with a view to completing negotiations by the end of January, 1972.

- CARRIED.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Park and Ride from the P.N.E. (continued)

MOVED by Alderman Rankin, in amendment,
THAT the Council ask the P.N.E. for a decision on Council's "Park and Ride" proposal by January 15, 1972.

- LOST.

(The motion of Alderman Phillips was put and carried.)

F. Expropriation for West End Community Centre/ Senior Citizens' Project

The Board of Administration, under date of December 15, 1971, submitted the following report:

"The Supervisor of Property and Insurance reports as follows:-

'On April 6th, 1971, City Council approved a report of the Board of Administration dated March 15th, 1971, authorizing the Supervisor of Property and Insurance to acquire the balance of private properties required for the West End Community Centre and Senior Citizens' Housing Project.

Negotiations have proceeded with the respective owners with a view to completing all acquisitions in March, 1972. Seven properties have been acquired to date. With respect to the remaining eight ownerships negotiations are stalemated. Independent appraisals have been called for, however, four of these owners have refused to allow the appraisers to inspect their property.

The eight remaining properties to be acquired are listed following:-

Lot 6 except the E 22 ft.,	Block 57, D.L. 185 - 1676 Haro St.
Lot 7 except the N 91 ft.,	Block 57, D.L. 185 - 876 Bidwell St.
Lots 22 and 23,	Block 57, D.L. 185 - 920 Bidwell St.
Lot 24 W ½,	Block 57, D.L. 185 - 1663 Barclay St.
Lot 24 E ½,	Block 57, D.L. 185 - 1657 Barclay St.
Lot 25 W ½,	Block 57, D.L. 185 - 1649 Barclay St.
Lot 25 E ½,	Block 57, D.L. 185 - 1643 Barclay St.
Lot 26 W ½,	Block 57, D.L. 185 - 1635 Barclay St.

The City Solicitor has been consulted. In view of the stalemated negotiations and in order to facilitate acquisition, he considers it advisable to proceed with expropriation. This action will not preclude the continuance of negotiations.

RECOMMENDED

(a) That since the City has failed to come to an agreement with the owners and that certain owners have refused entry to independent appraisers, that the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for that purpose submitted under "Motions".

(b) That Mr. C. E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation.'

(continued)

Expropriation for West End Community Centre/
Senior Citizens' Project (continued)

Your Board

RECOMMENDS that the foregoing recommendations of the Supervisor of Property and Insurance be adopted."

MOVED by Alderman Sweeney,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED.

G. Strathcona Rehabilitation Project
Pre-Agreement Costs Incurred by the
Strathcona Property Owners' and the
Tenants' Association (SPOTA)

The Board of Administration, under date of December 13, 1971, submitted the following report:

"The Assistant Director, Civic Development in his capacity as Chairman of the Strathcona Rehabilitation Project, reports as follows:

"At its meeting on April 21st, 1971, the Strathcona Working Committee passed the following resolution:

'RECOMMENDED that the City and the senior governments approve payments to the Consultants for any advice they have given SPOTA from the date of receipt of the final report to the signing of the agreements for implementation up to a maximum of $2,500, and that this be charged to the scheme preparation.....'

It was intended by this recommendation to provide SPOTA, as well as the other members of the Committee, with assistance in developing the details of the operation of the Strathcona Rehabilitation Project. The work of the Consultants to SPOTA has made a significant contribution to the preparation of the Agreement and it was for this reason that the other members of the Committee supported the request from SPOTA for assistance. The costs are shareable with the Senior Governments, the City paying 25%. Funds are already available for this under the Urban Renewal "Scheme Preparation" account and the amount of the City's share is $625. The Provincial and Federal Governments have already agreed to the recommendation but under the Agreement, payment of their share must await the approval of the City's share.

Anticipating Council approval of the recommendation of the Committee, SPOTA used consultants and incurred a total cost of $2,645.46 made up as follows:

'John Chislett	$ 234.00
David Spearing, Architect, (Birming and Wood)	731.00
Birmingham and Wood	108.46
Michael Harcourt (Lew, Fraser & Harcourt, Barristers & Solicitors)	1,300.00
Joseph Y. Wai, Architect	272.00
	$2,645.46

(cont'd)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Strathcona Rehabilitation Project
Pre-Agreement Costs Incurred by the
Strathcona Property Owners' and the
Tenants' Association (SPOTA) - cont'd

The first two costs were included in a report from the Director of Social Planning/Community Development dated July 8th, 1971 (concerned mainly with pre-contract costs). On August 31, 1971, a motion to pay a sum including the amount of $965 which was put forward at that time as a "post-contract" cost and which was made up of the only costs which had been billed at that time was lost. An extract of Council Minutes of August 31, 1971, is circulated for information.

The present request is not related in any way to the contract with Birmingham and Wood and it is suggested that Council may wish to consider this decision.

It is suggested that in any event the total obligation assumed by the partnership should not exceed the $2,500 recommended by the Committee.

Accordingly it is RECOMMENDED THAT:

1. Council consider payment to SPOTA of the City's 25% share of $965 being the first two items on the list of fees.

2. If (1) above is approved, Council approve a total payment of $625 as the City's 25% share of the $2,500 recommended by the Strathcona Working Committee in April, 1971 thus providing for the payment of $2,500 to SPOTA to be charged 75% to the senior governments and 25% to the City under account code 5866/402 (Urban Renewal Projects).

3. If (1) is not approved, Council approve payment to SPOTA of $420 as the City's 25% share of $1,680 (being the total fees incurred by SPOTA, less $965), thus providing for the payment of $1,680 to SPOTA to be charged 75% to the senior governments and 25% to the City to be charged to account code 5866/402 (Urban Renewal Projects).'

Your Board submits the recommendations of the Strathcona Working Committee for the consideration of Council.

Whatever Council's decision may be your Board RECOMMENDS that Council inform the two senior governments and SPOTA that the City of Vancouver is not prepared to approve any expenditures which do not have the City's prior consent."

MOVED by Alderman Adams,
THAT no further action be taken with regard to these payments.

- CARRIED.

The Council recessed at approximately 12:00 noon, to reconvene in open session at approximately 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 P.M., still in Committee of the Whole, His Worship the Mayor in the Chair, and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird. Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

COMMUNICATIONS OR PETITIONS

1. Appointment of Deputy Mayor
Quarter commencing January 1, 1972

MOVED by Ald. Adams,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Broome be appointed Deputy Mayor for the quarter commencing January 1, 1972.

- CARRIED

UNFINISHED BUSINESS (cont'd)

2. Grant Equal to Taxes:
Clubs operated by Central City Mission

The Board of Administration, under date of November 19, 1971, submitted a report of the Director of Social Planning/Community Development as a result of a further application by the Central City Mission for a grant equal to the taxes in respect of two youth homes owned by service clubs and operated by the Mission.

The Executive Director for the Mission appeared and submitted a brief dated December 2, 1971, in explanation of their position and in support of the application.

MOVED by Ald. Rankin,
THAT a grant equal to the taxes on these two youth homes, operated by Central City Mission, be approved.

- LOST

3. Museums Department:
Reorganization

Consideration was given to the Board of Administration report dated October 29, 1971, respecting reorganization: Museums Department and Board of Administration report dated December 15, 1971, submitting report of the Acting Director of Personnel Services.

Letters and delegations were received as follows, expressing various views:

Community Arts Council of Vancouver
(Mr. R. Flitton)

Junior League of Vancouver
(Mrs. John A. Pearkes)

Vancouver Museums and Planetarium Association
(Mrs. Glen Hyatt, Jr.)

Greater Vancouver Civic Museum and
Planetarium Board (Mr. F.R. Whittick, Chairman)

UNFINISHED BUSINESS (cont'd)

Museums Department:
Reorganization (cont'd)

A communication from the Municipal and Regional Employees' Union was noted, asking deferment to hear their delegation at a later date.

After a full consideration, it was,

MOVED by Ald. Phillips,
THAT,

(a) the Council turn over the Museums operation to the Vancouver Museums and Planetarium Association, effective April 1, 1972;

(b) all assets (including artifacts) remain or become the property of the City;

(c) the Council recommend to the 1972 Council that a grant to this Association for the period April 1, 1972 to December 31, 1972, at the annual rate of $500,000, be approved, less the amount of the salary of the Museums Manager as of the date of the appointment of their Director.

(d) the said Association be authorized to advertise immediately for a 'Director'; the position of Manager to be abolished and the position of 'Director' to be established on the effective date of the appointment of the 'Director';

(e) as early as possible, and preferably within two weeks, a delegation from the Union be heard by Council if the Union so wishes;

(f) the Board of Administration commence all necessary negotiations forthwith.

(g) operation of the Museums to the date of takeover be to the satisfaction of the Board of Administration;

(h) agreement be drawn up in due course with the said Association, satisfactory to the Board of Administration and the Corporation Counsel;

(i) in view of the foregoing action, the resolution of the Greater Vancouver Civic Museums and Planetarium Board in regard to its abolition, referred to this day by the Chairman, be concurred in and the Corporation Counsel, therefore, instructed to prepare for Council consideration, the required amending By-law as necessary;

(j) His Worship the Mayor, on behalf of the Council, express appreciation for the services rendered by the said Board.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Development Permit Application re Warehouse, 816 West 7th Avenue Fairview Slopes

The Board of Administration, under date of December 20, 1971, submitted a report from the Director of Planning and Civic Development in respect of development permit application for a warehouse at 816 West 7th Avenue in the Fairview Slopes area.

Mr. Jon Petrie appeared and submitted a brief opposing the application and advised he had authority to speak for the President of the Fairview Slopes Ratepayers Association.

MOVED by Ald. Rankin,
THAT this matter be deferred until the Council receives a Report Reference from the Director of Planning and Civic Development.

- CARRIED

The Council recessed at approximately 3:45 P.M. following which an 'In Camera' meeting was held and the Council reconvened in open session, at approximately 4:10 P.M.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Development of Blood and Trounce Alleys

The Board of Administration, under date of December 17, 1971, submitted the following report:

"Your Board submit the attached report of the City Engineer and the Director of Planning and Civic Development re Development of Blood and Trounce Alleys.

Your Board endorse recommendations (3) and (4) of the joint report, although it might have been preferable to know the degree of restriction of access to the lane before design commenced.

With regard to (1) and (2), the Director of Planning and Civic Development makes certain recommendations, but these are not endorsed by your Board.

When Council approved Phase 1, Project I, i.e. Maple Tree Square, the resolution contained these words:

> "the remaining phases to be reviewed by the Council in relation to demands made on it by other areas of the City."

The known programme to date, and within the Five-Year Plan, is as follows:

	Item	Total Cost	Cost Sharing City	Cost Sharing Property Owners
Phase 1	Maple Tree Square	$ 231,100 *	$231,000	Nil
Phase 2	Water, Alexander, Powell & Carrall Streets	299,600 **		
	Renovation of Pioneer Place	30,000 **		

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development of Blood and Trounce Alleys (cont'd)

Phase 3	Water, Alexander, Powell & Carrall Streets	363,400	**
		$ 924,100	
Blood & Trounce Alleys (portions)	Blood Alley Purchase	$ 60,000	**
	Undergrounding of Hydro and Telephone	35,000	**
	Improvement Blood Alley	60,000	**
	Portion Trounce Alley	30,000	**
		$ 185,000	
Hastings Street - 2 Blocks only		$ 174,000	**
		$1,283,100	

* Excludes undergrounding cost paid by Utility Companies.

** Distribution of cost remains to be determined.

The foregoing represents only part of the total beautification programme which includes the remainder of Gastown (see Note), Chinatown, Broadway, Granville Street, etc., for which towards this total programme the following funds are available at this time.

1971-75 Five-Year Plan	$ 700,000
1970 Supplemental Capital Programme	425,000
Urban Renewal Funds transferred (for purchase of Blood Alley)	60,000
Federal-Provincial Funds towards Maple Tree Square	70,000
	$1,255,000

The current position suggests that careful consideration is necessary before Council embark on a policy of carrying out these works on a basis other than Local Improvement. Page 3 of the report of the City Engineer and the Director of Planning and Civic Development gives the alternatives.

If it is Council's decision to proceed on a Local Improvement basis, the following additional questions remain.

1. Usual Local Improvement (City - 20%), or Special Beautification system (City - 33%)?

2. Is Blood Alley improvement to be paid for 'at large' or part of the Local Improvement?

3. Is there to be a charge against the New Fountain and Stanley Hotels?

4. Are undergrounding charges to be included if not met by B. C. Hydro & Power Authority and B. C. Telephone Company?

Your Board submit the foregoing report for the CONSIDERATION of Council.

cont'd

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development of Blood and Trounce Alleys (cont'd)

The recommendations of the officials, in their report of November 23, 1971, and referred to in the above Board of Administration report, are set out as follows:

"If Council wishes to proceed with a beautification program for Blood and Trounce Alleys, than the following recommendations are offered:

1. Council approve, in principle, the formal beautification of Blood and Trounce Alley properties and choose one of the alternatives listed under "COSTS" above.

   Further, that negotiations with B.C. Hydro and the B.C. Telephone Company be pursued to obtain the early undergrounding or relocation of utilities at minimum cost to the City if (a) is chosen.

2. Council select one of the above four cost sharing alternatives listed under " COST SHARING ALTERNATIVES". Funds allocated for beautification projects in the 1971-1975 Five Year Plan would be used for the City's share of costs, if any.

3. Instruct the Director of Planning and City Engineer to report back on the selection of consultants to undertake a conceptual design for the beautification of Blood Alley and Trounce Alley properties at a cost of approximately $2,100.

4. Instruct the City Engineer in conjunction with the Director of Planning to report back on restricted access for vehicular loading and unloading that will be necessary within the re-orientation of Trounce Alley and Blood Alley towards pedestrian use at peak pedestrian times."

(a copy of the officials' report is on file in the City Clerk's Office)

In connection with this matter, a communication was received from the Chairman of the Historic Area Advisory Board forwarding a resolution endorsing implementation of the beautification of Blood and Trounce Alleys with utilities underground (i.e. $125,000), the cost to be borne by the City. A communication was noted from the Town Planning Commission dated December 3, 1971, suggesting decision be deferred on the matter until an opportunity for study has been given.

MOVED by Ald. Phillips,
THAT the above recommendations 3 and 4 in the officials' report dated November 23, 1971, be approved and recommendations 1 and 2 be referred to the Standing Committee on Planning and Development to meet with the Town Planning Commission representatives and the appropriate City officials for further consideration, within a month's time.

- CARRIED

J. Internal Audit Division:
Request for Additional Staff

The Board of Administration, under date of December 7, 1971, submitted a report of the Director of Finance setting out in detail the need for an additional Audit Clerk. The following is extracted therefrom:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Internal Audit Division:
Request for Additional Staff (cont'd)

"Requirement

The requirement is for additional staff to cover the 1400 hours increased workload of the Division. The average annual working hours per staff member is 1630 hours excluding holidays and vacation. Therefore, the addition of one audit clerk would be sufficient to cover the increased workload. The additional clerk would be used firstly to improve the late completion date situation and secondly to cope with the increased workload and re-establishing acceptable audit standards. Any excess of time would be utilized in expansion of audits where it would be most beneficial to the City, in terms of effective audit coverage and adequate internal control.

Recommendation

An additional Audit Clerk II position, subject to classification by the Director of Personnel Services, be authorized effective January 1, 1972 at a cost of $7700 (1971 rates including fringe benefits) to be included in 1972 budget for the Internal Audit Division."

Your Board recommends approval of the recommendation of the Director of Finance.

MOVED by Ald. Sweeney,
THAT the foregoing recommendation be approved.

- CARRIED

K. Taylor Manor:
Staff Organization

The Board of Administration, under date of December 16, 1971, submitted the following report:

The Director of Welfare and Rehabilitation reports as follows:

"On October 19th, 1971, City Council adopted my recommendations relative to the staff organization of Taylor Manor which provided for the establishment of two new positions, an Institutional Service Worker and a Rest Home Attendant (increasing the staff complement to 14 positions), and requested that the Director of Personnel Services report on the classification of the Assistant Superintendent and the Rest Home Attendant II positions. Further to these items, I have advised the Acting Director of Personnel Services that in order to provide adequate supervisory coverage for specified shifts, an additional Assistant Superintendent's position will be required. However, rather than increasing the total staff establishment further, I have recommended that Mr. W. Hood (Rest Home Attendant II) be assigned additional duties and responsibilities at the Assistant Superintendent level. With regard to necessary supervision and care of residents on an around the clock basis, the Superintendent and the two Assistants will cover the day and afternoon shifts and a Rest Home Attendant II (e.g. Practical Nurse) will be assigned to the evening shift. In summary, the staff complement would appear as follows: (not including casual staff)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Taylor Manor:
Staff Organization (cont'd)

1	Superintendent	
2	Assistant Superintendents	
1	Rest Home Attendant II	
3	Rest Home Attendant I's	
3	Institutional Service Workers	
1	Building Service Worker I	
1	Cook I	
1	Rest Home Attendant II)	New Positions
1	Institutional Service Worker)	See Report of A.Dir. of Personnel Serv.
14	Permanent Positions	

The additional cost, as reported to Council earlier, will be charged to the present per diem rate.

The Acting Director of Personnel Services reports as follows:

'City Council on October 19th, 1971 adopted the Director of Welfare and Rehabilitation's report entitled "Taylor Manor - Staff Organization" which contained the recommendations that: (1) Two new positions be established, and (2) that the classifications of the Assistant Superintendent and Rest Home Attendant II be reviewed. Accordingly, I report as follows:

(1) Two New Positions

(a) Rest Home Attendant II

The incumbent of this position will be primarily responsible for providing practical nursing services required by residents and for performing a variety of cleaning tasks. In accordance with the recommendation of the Director of Welfare and Rehabilitation, the incumbent selected for this position will be assigned to the evening shift.

This is work at the Rest Home Attendant II level and I recommend that it be so classified effective when adopted.

(b) Institutional Service Worker

The incumbent of this position will be responsible for performing a variety of tasks related to food service and cleaning. The proposed duties and responsibilities are comparable to those performed by the three existing Industrial Service Workers at Taylor Manor, and I therefore recommend that it be so classified effective when adopted.

(2) One Position, "Assistant Superintendent - Home for the Aged" (Vacant)

The Director of Welfare and Rehabilitation has advised me that he plans to upgrade the level of responsibility of this position. In general, he proposes that the Assistant Superintendent assume a more active role in the day to day management of the Home under the Superintendent's guidance.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Taylor Manor:
Staff Organization (cont'd)

The incumbent will work specified shifts and for certain shifts will be effectively in-charge of the operation. Responsibilities will include, for example, supervising the routine care provided to residents and specifically providing bedside nursing care for female residents, organizing the evening diversional and recreational program, and supervising the preparation of the evening meal. It is preferred that this position be filled by a female.

Based on the increase in responsibility which has been generally outlined above, I recommend that this position be reclassified from Pay Grade 14 ($491-585) to Pay Grade 16 ($616-643, effective range under Personnel Regulation 160-1(a)(2)) plus appropriate shift differential. Class Specification No. 603, "Assistant Superintendent - Home for the Aged" has been appropriately revised, including an increase in the minimum qualifications required.

(2) Two Positions - "Rest Home Attendant II" (Messrs. W. Hood and R. Franklin)

(a) The Director of Welfare and Rehabilitation has further proposed that the responsibilities of the Rest Home Attendant II presently on the day shift (occupied by Mr. W. Hood) be increased to provide greater assistance to the Superintendent.

Working assigned shifts, Mr. Hood will assist the Superintendent in the supervision of personal and nursing care to residents and will be specifically responsible for nursing procedures relating to the male residents. In addition, he will be responsible for the maintenance requirements of the Home including the maintenance and operation of the furnace (requires "B" Class Heating Certificate) and will supervise the ordering and inventory of required supplies.

This is work at the Assistant Superintendent - Home for the Aged level, Pay Grade 16 ($616-643), plus appropriate shift differential, and I recommend that it be so classified. This reclassification has necessitated the introduction of additional modification to the class specification.

(b) No change in duties or responsibilities for the Rest Home Attendant II position on the afternoon shift, presently filled by Mr. R. Franklin, has been proposed. The incumbent is currently performing duties which are within the confines of the class specification for Rest Home Attendant II, and I therefore recommend no change in salary or classification at this time. The administrative changes which are being introduced at Taylor Manor may eventually affect this position; therefore I will review it again in six months time.

The estimated recurring annual cost of the proposed reclassifications determined by the increase in the mid step in the pay range at 1971 2nd half rates and including fringe benefits at 10% will be $1,530.

The Comptroller of Accounts reports that the additional funds, estimated at $75.00 for the remainder of 1971 (1 month) are available wtihin the 1971 Departmental Budget.

This report has been discussed with the Director of Welfare and Rehabilitation, the Administrative Analyst and the Business Manager, Municipal and Regional Employees Union, all of whom concur herein.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Taylor Manor:
Staff Organization (cont'd)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
One NEW Position		Institutional Service Worker P.G. 8($382-451)	When Adopted
One NEW Position		Rest Home Attendant II P.G. 15($517-616, includes consideration for shift work)	When Adopted
Vacant	Asst. Superintendent-Home for the Aged P.G. 14($491-585)	Asst. Superintendent-Home for the Aged P.G.16($616-643)* Plus appropriate shift differential	When Adopted
W. Hood	Rest Home Attendant II P.G. 15($517-616), includes consideration for shift work	Asst. Superintendent-Home for the Aged P.G. 16($616-643)* Plus appropriate shift differential	When Adopted
R. Franklin	Rest Home Attendant II P.G. 15($517-616) includes consideration for shift work	NO CHANGE	

1971 2nd half rates

* Effective Range under Personnel Regulation 160-1(a)(2)

YOUR BOARD

RECOMMENDS that the foregoing recommendations of the Director of Welfare and Rehabilitation and the Acting Director of Personnel Services be adopted

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Elderly Citizens' Housing Aid Act

The Board of Administration, under date of December 17, 1971, submitted the following report:

" The Director of Planning and Civic Development reports as follows:

"On November 9th, 1971, the Director of Planning and Civic Development reported on housing for senior citizens and advised at that time 'Budget money for the one-third grant for 1971 has already been allocated.....'. This information was based on discussions held with senior citizens' groups who reported that they were delayed because they were not as yet able to secure grants.

On November 16th, 1971, City Council resolved:

'THAT the Provincial Government be requested to advance funds out of its 1972 budget for senior citizens' housing under the Elderly Citizens Housing Aid Act.'

His Worship the Mayor wrote to the Provincial Secretary (copy attached) and received a reply dated December 10th, noting that ample funds are still available. A copy of the letter from the Honourable Wesley D. Black is attached.

It is RECOMMENDED that His Worship the Mayor thank the Honourable W. D. Black and further, that a copy of the letter from the Provincial Secretary be circulated to all the senior citizens' groups who have requested aid, to advise them of the above fact."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved."

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

M. Park Board: Riley Park Community Hall Extension and Queen Elizabeth Park Restaurant

The Board of Administration, under date of December 17, 1971, submitted the following report:

" Your Board submits the following requests from the Board of Parks and Public Recreation.

1. "Opening of Bids - Riley Park Community Hall Extension

"Seven bids were received with the low basic bid of Pacific Coast Construction Co. Ltd. in the amount of $224,466 and a separate price of $17,140 for an additional activity room.

"It was regularly moved and seconded,

"RESOLVED: That the bids be referred to the Superintendent and, providing the low bid is within the funds available, that City Council be requested to award the contract on behalf of the Board as soon as possible.

- Carried. "

cont'd ...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Riley Park Co mmunity Hall Extension
and Queen Elizabeth Park Restaurant (cont'd)

Will you please request City Council to award a contract on behalf of the Board as soon as possible in the amount of $241,606 to the Pacific Coast Construction Co. Ltd.

Capital funds are provided for this contract in the Board's Five Year Plan Capital funds allocation. In addition, to the contract amount, funds are available for architect and consulting fees, furnishings and equipment, etc. "

The Director of Finance reports that in 1971 Council approved an advance allocation of Parks Capital Funds of $275,000 for the Riley Park Community Hall.

2. "Bids - Queen Elizabeth Park Restaurant

"It was reported that the architect has negotiated with the low bidde r to reduce the cost of the project from the original low bid, of four bids, of $364,977 to approximately $340,000, plus architect and consulting fees of approximately $27,000.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That City Council be requested to enter a contract on behalf of the Board with the low bidder International Construction Co. Ltd. in an amount not to exceed $340,000.

- Carried. "

Will you please request City Council to award a contract to International Construction Co. Ltd. on behalf of the Board in an amount not to exceed $340,000 as soon as possible. The architect is negotiating the exact contract figure and should have the amount settled within the next few days. Funds are available for the project in the Board's Five Year Plan Capital funds account and from net profit from 1971 and anticipated 1972 income operations.

The Board has agreed to accept a five year renewable lease proposal from Mr. H. Bollman in the amount of a guaranteed annual rental of $30,295 and, in addition, an amount of 8.1% of gross sales in excess of $375,000 and 10% of gross sales in excess of $500,000 per annum.

Mr. Bollman will be responsible for approximately $150,000 of furnishings and equipment to be provided in the restaurant and gift shop.

The Board is anxious that this project proceed rapidly in order to complete it for opening as early as possible next summer. "

The Director of Finance reports that Council previously approved an allocation of $300,000 from Parks Development Capital Funds in 1971 for the construction of the Queen Elizabeth Park Restaurant. The construction contract of $340,000 plus the $27,000 for architect and consulting fees, as noted in the Parks Board report, amounts to $367,000 and will therefore require an advance allocation of $67,000 from the 1972 Parks Development Capital Funds, not from anticipated net profits from income operations in 1971 and 1972 as suggested in the Parks Board report. The Parks Board Superintendent concurs with the change re source of the additional $67,000 required.

Your Board submits for Council consideration:

(a) award a contract on behalf of the Parks Board to the Pacific Coast Construction Co. Ltd. in the amount of $241,606 for Riley Park Community Hall Extension.

(b) award a contract on behalf of the Parks Board to International Construction Co. Ltd. in an amount not to exceed $340,000 for Queen Elizabeth Park Restaurant.

(c) an advance allocation of $67,000 from the 1972 Parks Development Capital Funds. "

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Riley Park Community Hall Extension
and Queen Elizabeth Park Restaurant (cont'd)

MOVED by Ald. Phillips,
THAT the Council approve a contract to the Pacific Coast Construction Co. Ltd., on behalf of the Park Board, in the amount of $241,606 for construction of the Riley Park Community Hall extension; the contract to be satisfactory to the Corporation Counsel.

- CARRIED

MOVED by Ald. Rankin,
THAT with respect to a contract for the construction of the proposed Queen Elizabeth Park restaurant, no action be taken on this matter for the time being, and the Park Board be invited to appear before Council for discussion on the matter, if the Board so wishes.

- CARRIED

N. Report of Standing Committee on
Planning and Development, December 16

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated December 16, 1971, be adopted after striking from recommendation (f) of Clause 1 re False Creek, the words:

'for the first stage of development'.

- CARRIED

(It was agreed that implementation of the recommendation in Clause 2 re Town Planning Commission, be forthwith.)

O. Report of Standing Committee on
Transportation, December 16

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Transportation dated December 16, 1971, be adopted.

- CARRIED

P. Automobile Fleet Insurance

The Board of Administration, under date of December 20, 1971, submitted the following report:

The Director of Finance and the Supervisor of Property and Insurance report as follows:-

Reference is made to Clause 3, Board of Administration, Property Matters, dated December 10th, 1971 and action of City Council, December 14th, 1971, adopting the recommendation that the tender submitted by Vancouver Holdings (B.C.) Limited on behalf of the Hartford Insurance Group be accepted but subject to the understanding that any reduction in premium which may arise out of No Fault Insurance regulations shall accrue to the benefit of the City.

"Council is advised that Vancouver Holdings on behalf of The Hartford Group have been the successful tenderer for the City's Automobile Fleet Insurance for the past six years. In each instance they have been considerably lower than the nearest competitor. This year they were the only tenderer.

At the request of the Supervisor of Property and Insurance, the existing broker contacted the Hartford Group in Toronto and the following is a summary of their verbal reply:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Automobile Fleet Insurance (cont'd)

"The Hartford Group have agreed to reconsider No Fault premium charges if altered in the new year.

When effected, the premium is not to be reduced to less than the altered manual rates."

It should be noted that the City is not being charged the standard $22.00 per vehicle for No Fault insurance but rather $11.50 per vehicle due primarily to our large fleet discount.

Inasmuch as it is essential that the City's vehicles be insured and the Hartford Group were the only underwriters prepared to write this risk, your officials,

RECOMMEND that the tender quotation submitted by Vancouver Holdings (B.C.) Limited on behalf of the Hartford Insurance Company be accepted in accordance with the tender submitted."

Your Board submits the foregoing report of the Director of Finance and the Supervisor of Property and Insurance to Council for their CONSIDERATION.

MOVED by Ald. Sweeney,
THAT the recommendation of the Director of Finance and Supervisor of Property and Insurance, contained in the foregoing report be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN PROCEEDS OF BY-LAW No. 4468

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a by-law to divert to other purposes certain proceeds of By-law No. 4468, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd.....

BY-LAWS (cont'd)

By-law to divert to other purposes certain proceeds of By-law No. 4468 (cont'd)

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED BY THE REQUIRED MAJORITY

(The By-law received three readings)

2. BY-LAW TO VARY CERTAIN PROPOSED PROJECTS FOR WHICH THE CITY OF VANCOUVER MAY BORROW CERTAIN MONIES IN ANY OF THE YEARS 1971 to 1975 INCLUSIVE WITHOUT THE ASSENT OF THE ELECTORS

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to vary certain proposed projects for which the City of Vancouver may borrow certain monies in any of the years 1971 to 1975 inclusive without the assent of the electors, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to vary certain proposed projects for which the City of Vancouver may borrow certain monies in any of the years 1971 to 1975 inclusive without the assent of the electors (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED BY THE REQUIRED MAJORITY

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes (closing, etc., portion of Tyne Street at Kingsway)

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

2. Lot "A", Block 7, District Lots 36 and 49 Group 1, New Westminster District, Plan 6420; has been established for highway;

3. A portion of said Lot "A" is surplus to the City's highway requirements;

4. The abutting owner of Lot 46, except part dedicated for road on Plan 13656, said Block 7, wishes to acquire the surplus portion of highway;

THEREFORE BE IT RESOLVED THAT Lot "A", Block 7, District Lots 36 and 49, Group 1, New Westminster District, Plan 6420, established for highway; be closed, stopped up and conveyed to the owner of abutting Lot 46 except part dedicated for road, Plan 13656, said Block 7; and

BE IT FURTHER RESOLVED THAT the said Lot "A" and the said portion of Lot 46 be subdivided in a manner which will create one lot being formerly said portion of Lot 46 and a portion of said Lot "A" and the remaining portion of said Lot "A" dedicated for highway purposes.

- CARRIED

2. Allocation of Land for Highway Purposes (Closing, etc., portion of Lane East of Gladstone Street, south of 25th Avenue: Low Rental Housing Project)

MOVED by Ald. Sweeney
SECONDED by Ald. Wilson,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

2. A portion of lane dedicated by the deposit of plan 13705, is surplus to the City's highway requirements; and

3. The abutting owner wishes to acquire the surplus portion of lane;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of plan 13705, lying between the production northerly of the easterly limit and the production easterly of the northerly limit of Lot 1, Blocks 4 and 10 to 13, District Lot 741, Group 1, New Westminster District, Plan 13705; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated November 3, 1971, and marginally numbered LF5882, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of said Lot 1; and BE IT FURTHER RESOLVED that the said closed lane be consolidated with said Lot 1.

- CARRIED

MOTIONS (cont'd)

3. Allocation of Land for Highway Purposes (Closing, etc., portion of the lane North of Brigadoon, East of Victoria, Block 57, D.L. 727 (Fraserview)

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

2. A portion of lane dedicated by the deposit of Plan 8446 is surplus to the City of Vancouver highway requirements; and

3. The abutting owner wishes to acquire the surplus portion of lane;

4. Council's resolution of April 27th, 1971, closed a portion of said lane in Block 57;

5. A further portion of the lane is to be closed;

THEREFORE BE IT RESOLVED THAT Council's Resolution of April 27th, 1971, closing portion of lane in Block 57, District Lot 727, (Fraserview), Group 1, New Westminster District, Plan 8446, be rescinded; and

BE IT FURTHER RESOLVED THAT all that portion of lane dedicated by the deposit of plan 8446 lying between the production southerly of the westerly and easterly limits of Lot 9, Block 57, District Lot 727, (Fraserview), Group 1, New Westminster District, Plan 8446; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated May 30th, 1968, and marginally numbered LF4079, a print of which is hereto annexed, be closed, stopped up and conveyed to the abutting owner, and;

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands.

- CARRIED BY THE REQUIRED MAJORITY

4. Expropriation of Certain Parcels or Tracts of land for West End Community Centre/Senior Citizens' Projects

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 6, except the E. 22', Block 57, District Lot 185, Plan 92, Gr.1, N.W.D.	1676 Haro Street
Lot 7, except N. 91', Block 57, District Lot 185, Plan 92, Gr.1, N.W.D.	876 Bidwell Street
Lots 22 and 23, Block 57, District Lot 185, Plan 92, Gr. 1, N.W.D.	920 Bidwell Street

cont'd...

MOTIONS (cont'd)

Expropriation of Certain Parcels or Tracts of Land (cont'd)

Lot 24, West Half, Block 57, District Lot 185, Plan 92, Gr. 1, N.W.D.	1663 Barclay Street
Lot 24, East Half, Block 57, District Lot 185, Plan 92, Gr.1, N.W.D.	1657 Barclay Street
Lot 25, West Half, Block 57, District Lot 185, Plan 92, Gr. 1, N.W.D.	1649 Barclay Street
Lot 25, East Half, Block 57, District Lot 185, Plan 92, Gr. 1, N.W.D.	1643 Barclay Street
Lot 26, West Half, Block 57, District Lot 185, Plan 92, Gr. 1, N.W.D.	1635 Barclay Street

pursuant to its powers under sections 193 and 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

5. Submarine:
Federal Intervention

The following Notice of Motion was submitted at the Council meeting on December 14, 1971:

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT WHEREAS there seems to be little reason to feel threatened if the technology of a three man submarine falls into the hands of the Soviet Union;

AND WHEREAS the work of International Hydrodynamics Ltd. represents the kind of high technology industry that we should be encouraging:

AND WHEREAS a government subsidy is no substitute for viable commercial business;

THEREFORE BE IT RESOLVED THAT Vancouver City Council protest the decision of the Federal Government to cancel the sale of a submersible research craft to the Soviet Union and ask other municipal Councils in Greater Vancouver to join the protest.

- CARRIED

(The motion was put and carried)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Hastings Street Beautification Project

referred to a communication from the Improvement Downtown East Area Society in respect of Hastings Street beautification project with particular reference to delays and the matter of renovation of Pioneer Square. The Alderman requested this communication be referred to the appropriate officials for a progress report.

His Worship so directed.

Alderman Wilson - Mennonite Brethren Proposed Housing Development

enquired at the last meeting regarding price of land which the Mennonite Brethren propose to purchase for a housing development and referred to the answer given by Commissioner Sutton Brown respecting the City's policy.

Alderman Hardwick - First Council meeting 1972

enquired of the date of the first Council meeting in 1972 and was advised by His Worship that the date is Wednesday, January 5, 1972.

Alderman Adams - Vancouver Fraser Park District: Budget

advised the Vancouver Fraser Park District has submitted a budget to Victoria which provides for an increase in the assessment from 0.35 mills to 0.5 mills.

MOVED by Ald. Adams,
THAT the Vancouver representatives on the Vancouver Fraser Park District be instructed to vote for a budget which provides for a mill assessment of not greater than 0.35 mills.

(Notice)

Notice was called and recognized by the Chair.

Alderman Rankin - Snow Clearance: Side Streets

requested the Board of Administration be asked to look into the matter of snow clearance of side streets and report.

Commissioner Ryan reported on the status of the situation advising it is expected the side streets will be plowed by the weekend.

Alderman Phillips - Snow Clearance

requested that a report be submitted by the City Engineer giving details respecting snow clearance such as procedures, priorities, etc.

His Worship so directed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Calling of Notice:
Procedure

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT WHEREAS the present Council procedure allows any single member of Council to call Notice on a motion brought before Council by another member;

AND WHEREAS some motions are of such a nature that they should be dealt with quickly rather than postponed to the following meeting:

THEREFORE BE IT RESOLVED that the Procedure By-law be amended so that a call of NOTICE by a member of Council in accordance with Rule 31 (2), may be overruled by a vote of 8 members of Council on the grounds that the motion is of such urgency it should be dealt with without delay.

(Notice)

2. Costs of Law Enforcement

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS police activities have become increasingly difficult in recent years and no longer are confined to the traditional role of 'protection of property' which was the justification for police costs being charged to the property tax;

AND WHEREAS it would be desirable to have more police on walking beats to promote safety on the streets and to increase direct contact between police officiers and citizens;

AND WHEREAS police costs already represent the largest single cost item on the City's budget and additional police would add to the property tax burden;

AND WHEREAS the R.C.M.P. provides policing to much of the province and the cost is borne by the Federal Government, which derives its income primarily from income taxes;

THEREFORE BE IT RESOLVED that the Vancouver City Council request a meeting with the Attorney General of the Provincial Government to discuss provincial assistance on meeting the increasing costs of law enforcement.

(Notice)

3. Parking Prohibition:
Snow Clearance

MOVED by Ald. Linnell,
THAT, when a snow alert is broadcast by the City Engineer parking be prohibited as follows:

'on the even side of streets on even numbered days and on the odd side of streets on odd numbered days'

(Notice)

The Council adjourned at approximately 5:15 P.M.

***

The foregoing are Minutes of the regular Council meeting of December 21, 1971, adopted by Council on January 5, 1972.

MAYOR

CITY CLERK

December 17th, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lane Pavement on the Lane South of 12th Avenue, Oak Street to Spruce Street

"At a Special Council meeting following a Court of Revision on November 4th, 1971, Council determined that this Local Improvement Project (Schedule 408, Item 93) be deferred and that the views of the property owners be obtained.

Letters and ballots were mailed to the 13 affected property owners. Eight replies were received:-

In Favour	1
Opposed	7
	8

I RECOMMEND that the Local Improvement Project for a lane pavement on the lane south of 12th Avenue from Oak Street to Spruce Street (Schedule 408, Item 93) be not undertaken."

Your Board RECOMMENDS that the foregoing be approved.

2. Lease of City Property for 'Adventure Playground' - Strathcona

"The British Columbia Housing Management Commission has applied to lease a City-owned area located at the south west corner of the McLean Park housing project at Gore Avenue and Union Street in order to create an 'Adventure Playground' to serve the children of the McLean Park development.

This area was reserved for street purposes in connection with the proposed traffic arrangements for the new Georgia Viaduct. As a result of changes in the east approach to the Viaduct, this area is not required at this time.

I RECOMMEND that the street area at the intersection of Gore Avenue and Union Street shown outlined in red on the attached plan be closed, stopped up and leased to the British Columbia Housing Management Commission for the above-mentioned use, subject to the following conditions:-

(a) The term of the lease to be 10 years, subject to six month's notice of cancellation.

(b) No building to be erected on the leased area.

(c) A public utilities easement to be retained over the lease area.

(d) The rental to be a nominal $1.00 per year which is considered acceptable by the Supervisor of Property & Insurance in relation to its proposed use.

(e) An agreement to the satisfaction of the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewers in and Adjacent to Maple Tree Square

"To enable the development of Maple Tree Square to proceed in an orderly manner, it is necessary to construct storm and sanitary sewers prior to the installation of other services and the brick paving.

The estimated cost of this work is $140,000.

I RECOMMEND that $140,000 be appropriated from Account Code 117/7903, 'Provision for Prior to Paving Work'."

Your Board RECOMMENDS that the foregoing be approved.

4. Tender for Supply and Installation of Stage Lighting Control Equipment, Queen Elizabeth Theatre

Tenders for the above were opened by your Board on September 22, 1971 and referred to the City Engineer and the Auditorium Manager for report. The officials concerned report as follows:

"On May 18th, 1971, a recommendation of the Board of Administration re Finance Matters, dated May 14, 1971, was adopted by the Vancouver City Council authorizing the expenditure of $70,000 for the first phase of a three year program to replace the stage lighting control equipment in the Queen Elizabeth Theatre. The program proposed a second year expenditure of $40,000 and a third year expenditure of $90,000.

The following is a tabulation of the bids received, which are based on a three year program.

Item	Control Lighting Limited	Strand Century Limited
a) Phase I - replace 90 dimmers	$ 38,771.00 *	$ 57,644.00
b) Phase II - install 30 additional dimmers and an auxiliary control console, and to rebuild the 'patch' panel	$ 21,367.99 +*	$ 21,155.00
c) Phase III - replace the existing control system with a programable control system capable of storing sufficient 'preset' lighting scenes for large stage productions.	$ 94,423.22	$106,516.00
Total of Tender	$154,562.21	$185,315.00

* - Prices have been adjusted to use lower priced option for the 6100 Type dimmers which are adequate.

\+ - Phase II involves increasing the electrical capacity of the circuits feeding the additional dimmers. This work will cost approximately $25,000 and will be done by others.

5% Provincial Sales Tax must be added to the prices shown.

/continued . . .

Clause 4 Continued

A lower bid which was also received from Control Lighting Ltd. (the low bidder), is not recommended because the equipment offered is not considered to be of the quality to ensure reliable operation during the large commercial productions.

Because of the time required to examine the equipment and the tender, Phase I cannot be proceeded with on schedule. It is recommended that both Phase I and Phase II be done in July 1972 to avoid the inconvenience and loss of revenue which could result from a second closure of the Theatre. The Company states that the work should be ordered now to ensure delivery by July 1972. (Each closure would be for approximately 3 weeks.)

The total estimated costs of Phase I and Phase II, including Provincial Sales Tax, are as follows:

	Contract	Other Work	Total
Phase I	$41,000	-	$41,000
Phase II	$22,500	$26,000	$48,500
			$89,500

It was originally estimated that $40,000 would be required in the second year; however, since $70,000 was provided in 1971 for Phase I, only $19,500 is required to complete both Phase I and Phase II.

The City Engineer and the Auditorium Manager RECOMMEND:

(1) that both Phase I and Phase II be proceeded with now;

(2) that an additional $19,500 which is required to complete Phase II, be approved in advance of the 1972 Supplemental Budget;

(3) that the tender which was submitted by Control Lighting Ltd. (their alternate bid) including the Type 6100-T dimmers option and the recommended spare parts be accepted for a total cost of $38,771.00 for Phase I and $21,367.99 for Phase II, plus 5% Provincial Sales Tax;

(4) that the decision to proceed with Phase III be referred for consideration in the 1973 Supplemental Budget. The tender provides that the Company will proceed with Phase III at the price tendered provided that the City gives written notice to proceed prior to May 1st, 1973.

When Council has made the award, contracts will be prepared to the satisfaction of the Corporation Counsel and signed by your Board."

Your Board RECOMMENDS that the foregoing report of the above officials be approved.

5. 49th Avenue and Tisdall Street - School Patrol Signal

The City Engineer reports as follows:

"The regular review of School Crosswalks, to determine requirements for further control, has shown 49th Avenue and Tisdall Street meets the required warrant for a School Patrol Actuated Signal. Cost for this installation is estimated to be $2,200. In order that this work can be carried out it is necessary that funds be allocated from the Traffic Control Reserve Fund.

/continued . . .

Clause 5 Continued

It is therefore RECOMMENDED that the sum of $2,200 be allocated from the Traffic Control Reserve Fund for this installation.

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

6. Block 42/52 - Pacific Centre Ltd. Relocation Costs - Underground Utilities

The City Engineer reports as follows:

"On July 9th, 1968, the City of Vancouver entered into an agreement with the Fairview Corporation Limited, Pacific Centre Limited, and Cemp Holdings Limited, which provides for the granting of a lease of land for a structure to extend under certain portions of Howe Street, Georgia Street and Robson Street.

The terms of the lease include a requirement that the City discontinue and/or relocate certain underground utilities so that the developers may have free access to complete their underground structures within these streets.

A. Telephone Ducts

The B.C. Telephone Company originally estimated that the cost to relocate ducts on Robson Street and on Georgia Street would be $153,500 ($58,500 on Robson Street, $95,000 on Georgia Street). This was reported to Council on November 25th, 1969. B.C. Telephone have now estimated that the cost will be $232,000 ($102,000 for Robson Street, $130,000 for Georgia Street) - an additional $78,500 over their previous estimates. They have also estimated that it will cost $10,000 to relocate their utilities from the Block 42 lane.

Reasons quoted by B.C. Telephone for the increases are as follows:

(a) Costs were based on 1969 rates, whereas the work was done in 1971.
(b) Man-hours of splicing were underestimated.
(c) Additional work had to be done that was not anticipated in the original estimates.
(d) Adequate allowances were not made for traffic problems on these busy streets.

B. Other Utilities

The cost to remove and/or relocate City-owned utilities including sewer, water, street lighting, traffic signals, communication and fire alarm is now estimated to be $124,000. This includes City portion of costs to be negotiated under separate agreement.

Under the original agreement, the Pacific Centre Ltd. and Fairview (B.C.) contribution for the relocation of underground utilities is a maximum of $75,000. It is estimated that an additional $49,000 will be required.

Corporation Counsel advises that, subject to the negotiations which the developers have agreed to enter into with respect to the cost sharing on items (iii), (iv) and (v) in the City Engineer's recommendations, the costs to be borne by the City as reported herein are in accordance with the agreement to lease between the City, Pacific Centre and Fairview (B.C.).

The Director of Finance advises that:-

(1) An additional sum of $88,500 for telephone ducts can be provided from the 1971 Supplementary Capital funds (for Council information, it is noted that the proceeds from property sales which form part of the Supplementary Funds available, are expected to exceed the amount estimated for 1971).

(2) An additional sum of $49,000 for other utilities can be allocated from appropriate capital funds as recommended by the City Engineer.

/continued . . .

Clause 6 Continued

The City Engineer RECOMMENDS:

1. Council approve an allocation of $88,500 of 1971 Supplementary Capital Budget Funds for relocation of B.C. Telephone ducts on Georgia Street and on Robson Street and from the Block 42 lane.

2. Other work relating to the Block 42/52 agreement be charged to the following appropriations from Capital Funds:-

	Item	Estimate	Appropriation Number
i.	Watermains on Howe and Georgia Streets	$ 22,500	0127/7902, Short Notice Projects Unallocated.
ii.	Sewers on Georgia Street	$ 8,000	0117/7904, Reconstruction and Relief Unallocated.
iii.	Fire Alarm and Communications on Georgia Street.	$ 6,000	237/7901, Communications, Project Unallocated.
iv.	Traffic Signals	$ 4,000	Traffic Control Reserve
v.	Trolley on Howe Street and Paving on Georgia Street	$ 8,500	147/7901, Major Street Paving Unallocated. "

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR ADOPTION SEE PAGE(S) 551

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Control of Accidental Poisoning

The City of Windsor previously submitted to Council a proposal for requiring legislation for the control of accidental poisoning by making safety containers mandatory of prescribed drugs. At that time, the recommendation of the Health Department was that we could not give support to a legislative control which appeared to specify a patented product produced in the City of Windsor.

The City Clerk on November 22, received a letter from Dr. Henri J. Breault, President of the Ontario Association for Control of Accidental Poisonings, again asking for assistance to press for a Safety Packaging Act.

The Medical Health Officer reports as follows:

"The report of the President of the Ontario Association for the Control of Accidental Poisoning indicates considerable progress towards the adoption of legislation in Ontario and in securing resolutions of national bodies such as the Canadian Paediatric Society and the Canadian Pharmaceutical Association favouring the adoption of child resistant containers. These bodies did not specifically endorse the patented product produced in Ontario.

After reviewing the matter with Mr. Oldham of the Richmond Testing Laboratory of the Canadian Standards Association, I understand that there has been no action by that body in setting out performance standards for child resistant containers. I would therefore recommend that:

(a) The President of the Ontario Association for Control of Accidental Poisoning be congratulated by the Vancouver City Council on progress made in creating a national awareness of the need for safe containers for the protection of children.

(b) The Ontario Association for the Control of Accidental Poisoning be encouraged to seek the establishment of national standards for child resistant containers through the Canadian Standards Association and with the support of Vancouver City Council."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 551

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Park Board : Advance Allocation of Capital Funds

The Board of Administration advise of the following request from the Park Board.

(a) New Brighton Park Proposed Replacement Swimming Pool

The Board originally considered building a small pool to cost approximately $150,000 to replace the tidal pool that had been closed by the Medical Health Officer because of pollution. The Association requested the Board to reconsider the the small size of the replacement pool. The Board has been seeking additional funds and the Director of the Mr. & Mrs. P. A. Woodward's Foundation offered to match funds up to $250,000 for construction of the pool.

Will you please approve an advance of $250,000 from our 1972 Five Year Plan Park Development funds so that we may proceed as quickly as possible to have the pool ready for use next summer. The large pool will be almost the same size as the existing pool and will be a great credit to the community.

(b) Lord Byng High School Indoor Swimming Pool

The School Board and Park Board wish to proceed as quickly as possible on the construction of this indoor pool. Will you please approve an advance expenditure of 1972 Five Year Plan funds in the amount of $480,000 that has been earmarked for this pool."

The Director of Finance reports on the foregoing requests as follows:

A. New Brighton Park - Proposed Replacement Swimming Pool

On July 13, 1971 Council considered a request from the Park Board to advance $150,000 of Park 1972 Capital Funds to construct this pool and passed the following resolutions:

"THAT the Council do not approve the $150,000 allocation for New Brighton Park replacement swimming pool and service building and the Board be requested to reconsider the size of the pool, following which re-application be made for an application.

- CARRIED"

"THAT the Park Board be invited to appear before Council to give information in respect of the swimming pool development, included in the $150,000 allocation request.

- CARRIED"

B. Lord Byng High School Indoor Swimming Pool

The 1971 - 1975 Capital Program included $960,000 for construction and equipping of two indoor swimming pools adjacent to secondary schools.

Cont'd...

Clause #1 Continued

The Director of Social Planning has reviewed the location of this pool and concurs with the recommendation of the Park Board and adds the following comments:

"This high school and community is the furthest removed from any indoor pool facility in the City of Vancouver. Lord Byng High School also has very inadequate outdoor and indoor physical education facilities. This pool would be used by the school for physical education programming, and through arrangement with the Board of Parks and Public Recreation for community use after 3:30 p.m. each day and on weekends and holidays. In designing the pool, consideration must be given to the physical education use by Lord Byng School as well as easy access for community use."

The Director of Finance reports that advance allocations from Park Board 1971 - 1975 Capital Funds of $250,000 for the New Brighton Park swimming pool and the $480,000 for the Lord Byng indoor swimming pool can be covered by adjustment of the 1972 and subsequent years' capital budget allocations.

If Council does not advance the $250,000 for the New Brighton Park swimming pool, the Hastings Community Association wishes to appear as a delegation to speak to the matter.

Your Board submits the matter to Council for CONSIDERATION.

INFORMATION AND CONSIDERATION

2. Lease of Admiralty Reserve from Dominion Government

The Corporation Counsel reports as follows:

"I have been asked by the City Clerk to report on a resolution passed on November 15th, 1971, by the Board of Parks and Public Recreation, which reads as follows:

'That the Board agree in principle to turn the lease of Admiralty Reserve over to the Vancouver-Fraser Park District for regional park purposes.'

The lease referred to in this resolution was granted by the Crown Dominion represented by Col. the Hon. Samuel Hughes in his capacity of Minister of Militia and Defence for a term of 99 years commencing May 1st, 1912. The location of the land under lease is in the vicinity of Belcarra Park in the North Arm of Burrard Inlet. The lease was granted for the purpose of allowing the City to quarry for rock and to build an isolation hospital.

The lease provides that the City will not assign or sublet the leased land or any part thereof without the leave of the Governor General in Council.

If, therefore, it is proposed to assign this lease to the Vancouver-Fraser Park District for regional park purposes it will be necessary to get the approval of the Governor General in Council."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council, and the request of the Parks Board for Council CONSIDERATION.

(Copies of the letter from the Board of Parks and Public Recreation dated November 18, 1971, is circulated for the information of Council).

FOR ADOPTION SEE PAGE(S) 551-2

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Temporary Building:
1503 Kingsway

The City Building Inspector reports as follows:

"A request has been received from Canadian Log Structures Ltd. of 1503 Kingsway to erect a temporary display cottage at the above location for a limited period of time expiring December 31st, 1972.

The building is a log cabin type structure supported on wooden sills which do not meet the minimum requirements of the Building By-law for foundations. However Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary structures for any period up to two years. Since the applicant is requesting a limited period of less than two years, I am prepared to recommend that the building be permitted on this site until December 31st, 1972, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel to guarantee the removal of the building by December 31st, 1972.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(d) The approval of the Technical Planning Board is obtained."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

CONSIDERATION

2. Grant Request:
Hastings-Sunrise Action Council

Your Board submits the following report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development:

"At a Public Hearing held on June 3, 1971, City Council decided to withdraw the agency application of the Director of Planning and Civic Development to rezone the area bounded by Charles Street on the south, the lane north of Williams Street on the north, Kootenay Street on the west and Boundary Road on the east from RS-1, M-2 and C-1 to CD-1.

The Minutes of the June 3rd Hearing also note that:

'It was understood that the Director of Planning and Civic Development in giving further consideration to the larger area would consult with the people living in the neighbourhood.'

Two public meetings have been held in the north east area with Department of Planning and Civic Development personnel. Also, considerable discussion has occurred between City staff (Planning and Social Planning) and the Hastings-Sunrise Action Council.

cont'd . . .

Clause 2 continued

The Action Council carried on a week-long information programme (November 16 to 20) for area residents to discuss planning alternatives for their area. They requested financial assistance from the Department of Planning and Civic Development and the Department of Social Planning/Community Development in this endeavour (see attached letter for details).

The request of the Hastings-Sunrise Action Council for a grant of $196.00 is submitted for the consideration of Council."

Your Board submits the foregoing report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development for the CONSIDERATION of Council.

(Copies of the letter from Hastings-Sunrise Action Council dated November 18, 1971, are circulated for Council's Information).

INFORMATION

3. Downward Rezoning

The Corporation Counsel reports as follows:

"On December 7, 1971, Council passed a resolution instructing me to 'look into the aspect of downward rezoning, taking into account legal cases in this regard'.

In exercising the power to zone and rezone private lands, Council is exercising one of its legislative functions and it can zone upwards or downwards.

As expressed by a leading text on the subject, the cases indicate that:-

> 'the courts will not concern themselves with the wisdom or propriety of a by-law and have repeatedly refused to review the action of a municipal council acting within its powers and in good faith. It has been said that "with regard.....to all questions which arise regarding matters which have or are supposed to have some relations to morals or social questions, nothing could be more dangerous than any attempt to enter upon the motives and reasons which have actuated the legislative body".'

The lack of good faith (or bad faith) has been the subject of court interpretation and can best be described in the following words from the same leading text:-

> 'Bad faith is a generic term under which are grouped all such forms of illegality arising out of corrupt or personal interest or motive as distinguished from illegality in substance or form. The general rule is that municipal councils are not to exercise their powers for what are called "sinister or collateral purposes". For instance, a by-law ostensibly passed to expropriate lands for a park but the real purpose of which was to defeat an action by the owner for a trespass on the land was declared invalid on this ground. Municipal action must be exercised bona fide and must not be founded upon fraud, oppression or improper motives.'"

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

RECOMMENDATION

4. Rezoning for West End Community Centre/ Senior Citizens' Project: Area Bounded by Denman, Haro, Cardero & Barclay Sts.

The Director of Planning and Civic Development reports as follows:

"On November 2nd, 1971, Council approved recommendations in a Board of Administration report dated October 14th, endorsing the preliminary design and cost estimate and instructing the Director of Planning to make application for rezoning the project area CD-1.

EXISTING ZONING

The site, comprising some 5.86 acres variously zoned RS-1, C-3 and RM-4 at present, includes the area surrounded by Denman, Haro, Cardero and Barclay Streets, excluding only Lots 1, 2 and 3 on the northeast corner and Lot 28 on the southeast corner.

Plans of the area for rezoning, together with a layout plan of the proposed project are attached.

REZONING

Council will recall that the original proposal involved an air rights development with senior citizens' housing located over the Community Centre. With the closure of Bidwell Street and the adoption by Council of a revised scheme, each element of the project: i.e. Community Centre and Senior Citizens' Project, is located within its own site. However, the density of the Senior Citizens' portion of the project is only acceptable when account is taken of the much lower density of the remainder of the project. On such a basis the project density is a floor space ratio of 1.71.

It is therefore recommended that the Senior Citizens' Community Centre and school area be rezoned to CD-1 and in order to allow for future expansion of the school and/or swimming pool, it is further recommended that the floor space ratio under such CD-1 zoning should not exceed 2.0.

The Technical Planning Board, on December 10, 1971, recommended that the application of the Director of Planning for the rezoning of Lot C, B. 57, Lots 22-27, 4, A of 4 & 5, W22' of 5, E22' of 6, W44' of 6, whole of 7, plus Bidwell Street and portion of lane, B. 57, D.L. 185, from RS-1, C-3 and RM-4 to CD-1 Comprehensive Development District be approved subject to the following conditions:

THAT the

(a) uses be senior citizens' apartments, community centre, library and school only, with customary accessory uses and off-street parking.

(b) floor space ratio not exceed 2.0.

(c) design be generally in accordance with the design concept approved by Council on November 2, 1971.

It is RECOMMENDED that Council instruct the Director of Planning and Civic Development to proceed directly to Public Hearing with this application."

Your Board RECOMMENDS that the report of the Technical Planning Board be received and the matter be referred for the consideration of Council at a Public Hearing.

FOR ADOPTION SEE PAGE(S) 552

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim No. 11681, Accident - December 22, 1970
Kenneth Earl Lapp and Ethel P. Lapp

The Corporation Counsel reports as follows:

"Mr. Kenneth Earl Lapp was involved in an automobile accident on December 22, 1970 which resulted in damage to a City owned motor-vehicle under the control of the ~~Fire~~ Police Department. The vehicle Mr. Lapp was driving was owned by his mother Mrs. Ethel Lapp. The Legal Department has had fairly extensive negotiations with the insurers of Mrs. Lapp but no settlement has been reached. The amount of the damage to the City owned vehicle is $1,104.33.

Since no settlement of the accident has been negotiated, the only alternative that the City has is to commence legal action against Mrs. Lapp and her son before December 22, 1971 in order to protect its claim.

Accordingly I recommend that authorization be given for the commencement of an action against Mr. Kenneth Earl Lapp and Mrs. Ethel P. Lapp to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.

FOR ADOPTION SEE PAGE(S) 553

FINANCE MATTERS

RECOMMENDATION

1. Cash Shortages & Overages

The Director of Finance has submitted a report setting out the following cash shortages and overages as reported by the Departments for the year 1971:

	Overages	Shortages
City Treasurer & Collector	$223.07	$297.74
Provincial Courts		
312 Main St.	20.00	116.00
Family Division		*255.00
Library Board		5.00
	$243.07	$673.74

*This item of $255.00 is the unrecovered balance of a larger sum paid in error to the wrong person.

The Director of Finance advises that the overages of $243.07 listed above have been deposited with the City, and, as requested by him,

Your Board RECOMMENDS that authority be granted to adjust the shortages, $673.74 in the cashiers' accounts.

2. Temporary Help in Revenue and Treasury Division of the Finance Department

The Director of Finance has submitted the following report to your Board.

"The collection of overdue accounts of all types is the responsibility of the Sundry Collection Section of the Revenue and Treasury Division. For many years the section had a staff of 6, which was reduced to 4 in 1967 during a re-organization. General growth in the City's business plus a decided slowness in payment of Business Tax due to poorer economic conditions in the last two years has resulted in a significant increase in accounts transferred to the Collection Section for action. Fast action is essential when dealing with overdue accounts and we therefore do not wish to allow too large a backlog to accumulate.

The detailed report circulated shows that accounts transferred for collection have risen for 2,135 in 1968 to 3,672 (est.) in 1971 and that the balance outstanding at the end of 1968 was $133,689 with a balance outstanding at the end of 1971 estimated to be $276,650.

The Co-ordinator of Data Processing and Systems is currently studying the License and Business Tax Office operations and expects to produce recommendations that will change the Business Tax collection procedures. His report is due in the Spring of 1972.

In the interim, to prevent the situation from worsening, we need to increase the office clerical staff by the addition of one temporary Clerk Typist II (subject to classification by the Director of Personnel Services). This position would be used to get new accounts set up faster and get out first demand letters on an immediate basis. Until the end of 1971, we are using stenographic pool assistance from the Personnel Department on an as available basis.

(continued.)

Board of Administration, December 17, 1971 . . . . . (FINANCE - 2)

Clause No. 2 (continued)

I would therefore RECOMMEND

That approval be given for addition of a temporary Clerk Typist II (subject to classification by the Director of Personnel Services) to the Collections Section of the Revenue and Treasury Division of the Finance Department for the six months January 1, 1972 to June 30, 1972 in advance of approval of the 1972 Budget, with review and report to Council on any further action needed, in late May of 1972. The cost at 1971 rates is $2,661."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

FOR ADOPTION SEE PAGE(S) 553

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 17, 1971

RECOMMENDATION

1. Elementary School Site - Champlain Heights between Tyne and Boundary Road, South of 49th Avenue

The Supervisor of Property & Insurance reports as follows:

"On May 31st, 1968, Council approved the overall concept plan for Champlain Heights. Included within that report to Council was a recommendation with respect to an existing, and three proposed school sites. All details concerning the existing school site have been settled, and the property conveyed to the School Board.

The School Board has now approached the City to complete arrangements for the 5.4 acre elementary school site to be established between Tyne Street and Boundary Road, South of 49th Avenue, to allow completion of the new school by September 1972. It will be some time before the plan of subdivision for this portion of Champlain Heights is filed and registered in the Land Registry Office. However, the boundaries of the site have been determined and are shown on plan of survey marginally numbered LE 3384, and a sale price of $335,556.00 has been negotiated between the City and the School Board.

It is therefore

RECOMMENDED that that parcel of land shown on plan of survey marginally numbered LE 3384 be sold to the Board of School Trustees of School District No. 39 (Vancouver) for the sum of $335,556.00 and that conveyance be completed upon registration of a plan of subdivision for this section of Champlain Heights."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Sales: Residential

Recommended that the following offer to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Re: Lot I, Block 3, D.L. 314, Zoned: RS-1
S/S 48th Ave. bet. Dunbar & Collingwood Sts.

Name	Lot	Approx. Size	Sales Price	Terms
Phil-Can Realty Ltd. for J. De Sequera	I	155' x 66'	$22,000.00	City Terms @ 9%

(Continued)

Clause No. 2 (Continued)

Conditions of Sale:

1. This site contains peat and has been filled. The purchasers must first satisfy themselves as to soil conditions.

2. Development must be in accordance with the report approved by Council, October 5th 1965, entitled "Sewerage, Drainage and Development in the Lower Musqueam Area."

3. 7' x 7' Public Utility easement situated in the N.W. corner.

* * *

FOR ADOPTION SEE PAGE(S) 553

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

December 16, 1971

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 16, 1971, at 9:30 a.m. in the #1 Committee Room and in the Council in the afternoon.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney, and Wilson.

ABSENT: Alderman Calder

CLERK: M. James

The Minutes of the meeting of August 12, 1971, were adopted.

PART I

The following recommendations are submitted to Council for consideration.

RECOMMENDATIONS

1. False Creek

On September 21, 1971, Council instructed that your Committee hear a delegation from Mr. W.S. Harvey representing False Creek Marinas Ltd. Mr. Harvey appeared before your Committee this day and submitted a brief supporting the request of False Creek Marinas Ltd. for a 5, 10, or 15 year lease of certain property on the south shore of False Creek immediately west of the Granville Street Bridge. The property is commonly known as Girody Saw Mills.

Mr. Harvey gave a comprehensive explanation of the proposed development and the reasons why he felt the request of his Company should be acceeded to by Council.

Your Committee, after hearing Mr. Harvey, determined to take no action on his request until the Director of Planning and the False Creek Study Group had presented their proposals in line with the instructions of Council of December 7, 1971.

It was pointed out to your Committee that the shape of the land requested by Mr. Harvey and the water lots attached to it and the adjacent privately held developed and undeveloped lands suggested that no opportunities for replotting in this area be taken before any lease is entered into.

At this point in the meeting the Assistant Director of Planning - Civic Development introduced the Assistant Director of Planning - Advanced Planning and Research, who spoke to your Committee on the "proposed policies for the redevelopment of False Creek' issued by the Planning Department in September, 1971.

The Assistant Director - Advanced Planning and Research touched on several points and advised on the procedure used on the development of these policies and on the manner in which the policies might be used to assess future developmental proposals in the False Creek Basin.

cont'd . . .

False Creek (continued)

The representatives of Thompson, Berwick, Pratt and Partners, the Consultants engaged in the matter of development of City-owned lands on the south shore of False Creek, also spoke to your Committee and the several reports of the Consultants advised that the proposals which they had put forward in their Reports numbers 1, 2, 3 and more particularly the recommendations in their Report #3, were the result of the application of a specific type of methodology used by them. The various representatives of the Consultants with the assistance of slides, models and maps explained this methodology and the "patterns" which resulted.

The Consultants' proposals, they felt, achieved the objective of taking advantage of the False Creek Basin's potential for development, bearing in mind the Basin's relationship to the surrounding sections of the City and to the City generally.

At this meeting your Committee had before it the "Proposed Policy for the Redevelopment of False Creek" submitted by the Planning Department and "False Creek Proposals Report #3" of Thompson, Berwick, Pratt and Partners. The Committee also had before it the report of the Board of Administration dated December 2, 1971, which had been submitted to Council at its meeting on December 7, 1971, and referred by Council on that date to this Committee for the consideration of the six (6) functional recommendations contained in the report.

The six (6) functional recommendations are as follows:

(1) THAT Council accept the principle that the present area of water should not be materially diminished and request the Director of Planning and Civic Development to report further on a method by which the City could gain control of the filling of further water areas including, if necessary, a revision of the Harbour Headline.

(2) THAT the design of Area 6 (Fairview Flats) proceed immediately on the basis that the water area is not materially diminished and generally taking account of the 'patterns' contained in the Consultants' Progress Report 3; and with the densities recommended by the Consultants for the first stage of development.

(3) THAT the Director of Planning and Civic Development bring in final recommendations to Council on the matters of the amount of open space and population density having heard the views of Council after receiving this report; this to be treated as a matter of urgency and bearing in mind the difference between the Consultants' Report 3 and the Policy Plan.

(4) THAT Council establish a special committee to discuss with the railway companies the matter of noise abatement, operating schedules and other factors considered detrimental to the quiet enjoyment of the adjacent residential areas.

(5) THAT Council receive the recommendation of the Consultants relative to the formation of a False Creek Development Corporation and direct the Consultants to report back in more detail. (Implementation of development proposals is the responsibility of the Assistant Director, Civic Development).

(6) THAT Council do not approve the Consultants' recommendation #24 for the interim rezoning of the Fairview Slopes and request the Director of Planning and Civic Development to report in detail on the partial rezoning to CRM-1 outlined in the Planning Department comments on recommendation #24 on Page 7 of Appendix I and as one of the alternative courses of action recommended previously.

cont'd . . .

False Creek (continued)

An invited member of the Town Planning Commission present suggested that the preparation of an informational pamphlet be prepared and distributed to land owners and land occupiers in the False Creek Basin and other interested parties inviting comment on the proposals for development heard today.

After discussion your Committee

RECOMMENDS

(a) that the Director of Planning and Civic Development report back to Council as soon as possible on the feasibility of adding Area 10 to the Consultants' terms of reference.

(b) that the request of False Creek Marinas Limited for the lease of the property commonly known as Girody Saw Mills be tabled pending the possible report by the Consultants on developmental proposals for Area 10.

(c) that the Board of Administration, the Director of Planning and Civic Development and the Consultants proceed with the development of an informational sheet and that such informational sheet be forwarded to land owners and land occupiers in the False Creek Basin requesting their comment.

(d) that the Planning Department be advised that Council approve in principle of the concept of the City of Vancouver setting standards for the development of City-owned lands for developers to respond to and instruct the Director of Planning to report back on the implications of the implementation of this proposed policy.

(e) that Council accept the principle that the present area of water should not be materially diminished and request the Director of Planning and Civic Development to report further on a method by which the City could gain control of the filling of further water areas including, if necessary, a revision of the Harbour Headline.

(f) that the design of Area 6 (Fairview Flats) proceed immediately on the basis that the water area is not materially diminished and generally taking account of the 'patterns' contained in the Consultants' Progress Report 3; and with the densities not greater than recommended by the Consultants.for the first stage of development.

AMENDED
SEE PAGE 572

(g) that the Director of Planning and Civic Development bring in final recommendations to Council on the matters of the amount of open space and population density having heard the views of Council after receiving this report; this to be treated as a matter of urgency and bearing in mind the difference between the Consultants' Report 3 and the Policy Plan including the wide "see through".

(h) that Council establish a special committee to discuss with the railway companies the removal of the line in that area.

(i) that Council receive the recommendation of the Consultants relative to the formation of a False Creek Development Corporation and direct the Consultants to report back in more detail. (Implementation of development proposals is the responsibility of the Assistant Director, Civic Development).

(j) that Council do not approve the Consultants' recommendation #24 for the interim rezoning of the Fairview Slopes and request the Director of Planning and Civic Development to report in detail on the partial zoning to CRM-1 outlined in the Planning Department comments on recommendation #24 on Page 7 of Appendix I and as one of the alternatives course of action recommended previously, such report to take into account the wide "see through" principle.

cont'd . . .

False Creek (continued)

The Consultants' recommendation #24 and the Planning Department's comments thereon are attached to and form part of this recommendation.

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Your Committee recessed at 12:00 noon in #1 Committee Room to reconvene at 2:00 p.m. in the Council Chamber with the same members present.

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2. Town Planning Commission:
Reorganization

On November 16, 1971, the following motion was submitted to Council:

"THAT the Council approve of a Nominating Committee along the lines set out in the joint report by the Chairman of the Town Planning Commission and the Director of Planning, dated February 4, 1969;

FURTHER THAT the Council set two principles in making selections for service on the Town Planning Commission:

(a) that such persons represent a broad cross section of the community, taking into consideration such factors as --

(i) area of residence
(ii) involvement in organizations
(iii) occupation
(iv) experience

(b) that appointments be primarily non political.

(referred)"

By the action of Council on that day, that motion was referred to your Committee and at its meeting held today, your Standing Committee received a delegation from the Chairman and Members of the Town Planning Commission. The delegation filed a submission dated December 6, 1971.

After general discussion between the members of your Committee and the representatives of the Town Planning Commission and the officials present, your Committee

RECOMMENDS

A. that Council approve of a Nominating Committee for members of the Town Planning Commission composed of His Worship the Mayor, the Chairman of the Town Planning Commission, an Alderman appointed by His Worship, a Town Planning Commission member appointed by the Town Planning Commission and a person not directly connected with either Council or the Commission to be chosen by the first four named above.

That the Nominating Committee so constructed be governed by the following general terms of reference:

1. that all nominees represent a broad cross section of the community, taking into consideration such factors as

cont'd . . .

Town Planning Commission:
Reorganization (continued)

(i) area of residence
(ii) involvement in organizations
(iii) occupation
(iv) experience
(v) areas of interest presently represented and continuing on the Commission

2. That appointments be primarily non political.

3. That all nominees have given evidence to the effect that if appointed they will serve.

4. That the Nominating Committee's report contain two nominees for each vacancy.

5. That the Nominating Committee's report contain a list of all nominees received with biographical data on each nominee.

That no change be made in representation on the Town Planning Commission from Vancouver City Council, the Board of School Trustees of School District #39 (Vancouver) and the Board of Parks and Public Recreation.

B. that no action be taken on the matter of the Town Planning Commission representation on the Technical Planning Board.

C. that the Director of Planning and Civic Development and the Chairman of the Town Planning Commission meet, discuss and report back on the possibility of the Town Planning Commission participating in the initiating stages of planning as early as is possible and practicable.

D. that the Commission be encouraged to meet with the general public on matters of planning using its own good judgment in organizing and holding meetings and bearing in mind the responsibilities of the Vancouver City Council in the matter of Public Hearings.

E. that the Chairman of the Town Planning Commission, as soon as possible, submit to the Board of Administration for review and report, a proposed budget for office space and staff.

The meeting adjourned at approximately 2:50 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 512
as amended

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

DECEMBER 16, 1971

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 16, 1971, at approximately 2:50 p.m. in the Council Chamber.

PRESENT: Alderman Wilson, Chairman
Aldermen Adams, Broome, Linnell, Rankin
Hardwick, Sweeney, Phillips and Bird.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder

CLERK: M. James

The Minutes of the meeting of November 4, 1971, were adopted.

PART I

The following recommendations of the Committee are submitted to Council for consideration:

1. Colonial Suspended Transit Lines Ltd.

Previously your Committee had received delegations and submissions from Colonial Suspended Transit Lines Ltd re the development of a monorail system from downtown Vancouver to the Vancouver International Airport on Sea Island.

Under date of October 25, 1971, the President of Colonial Suspended Transit Lines Ltd. requested that the City of Vancouver, through this Committee, supply a letter of intent to provide a right of way for the monorail system at the appropriate time. This letter of intent, the President suggested, would allow the Company to develop a preliminary feasibility study at the Company's expense.

The Committee discussed the matter and

RECOMMENDS that the request of the Colonial Suspended Transit Lines Ltd. be referred to the Greater Vancouver Regional District for action that it deems necessary.

2. Feasibility Study - Commuter Usage of Existing Railroad Trackage

The Chairman referred to the availability of Federal funding in the matter of the exploration of existing rail trackage in the City of Vancouver for commuter trains. The Chairman suggested this was a possibility which should be explored and suggested the matter could best be explored through the Greater Vancouver Regional District.

The Committee agreed and

RECOMMENDS THAT WHEREAS Federal Government funds are available under the urban transportation program of the Ministry of Transport,

THEREFORE BE IT RESOLVED that the matter of the study of the utility of existing rail trackage in the City of Vancouver and in the Greater Vancouver Regional District for commuter trains, be referred to the Greater Vancouver Regional District Transportation Committee for study.

FOR ADOPTION SEE PAGE(S) 572

The meeting adjourned at approximately 3:15 p.m.

CITY OF VANCOUVER

FIRST COUNCIL MEETING - 1972.

The First Meeting of the Council of the City of Vancouver, in the year 1972, was held on Wednesday, January 5, 1972, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

OBSERVATION

Alderman Broome made an observation with respect to the reference in the Council Agenda that this was the First Meeting: 1972 Council. He requested the City Clerk be asked to report in consideration of the fact that Council is now elected on a two-year basis and is, in fact, inaugurated only every two years, and in the meantime, therefore, continues as the same Council, doing the necessary business throughout the term.

His Worship the Mayor instructed the City Clerk to report accordingly.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated December 21, 1971, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

Development Permit Application:
Warehouse, 816 West 7th Avenue
(Fairview Slopes)

The Council further considered the Board of Administration report, dated December 20, 1971, regarding a Development Permit Application to construct a warehouse at 816 West 7th Avenue (Fairview Slopes). In the Board of Administration report, the Director of Planning gave particulars of the application, and an historic review

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (Cont'd) 604

Development Permit Application:
Warehouse, 816 West 7th Avenue
(Fairview Slopes) - Continued

regarding proposed CRM-1 zoning in the Fairview Slopes area. The recommendation is made that a Development Permit be granted, subject to compliance with the Zoning and Development By-law.

The Assistant Director of the Community Planning Division, Department of Planning amd Civic Development, gave a report explanation to Council. At the previous meeting of Council, Mr. Jon Petrie also spoke, for the Fairview Slopes Ratepayers' Association opposing the application.

MOVED by Alderman Adams,
THAT the Development Permit be issued, subject to compliance with the Zoning and Development By-law.

- CARRIED.

MOVED by Alderman Broome,
THAT the Director of Planning be instructed to report back prior to the end of February, 1972, on the CRM-1 zoning for the Fairview Slopes area.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Appeal: R. S. Scott
Dunbar Roofing and General
Contractors

MOVED by Alderman Broome,
THAT, pursuant to the Appeal received from Mr. J. R. Griffiths, Barrister and Solicitor, on behalf of Mr. R.S. Scott, Dunbar Roofing and General Contractors, from the decision of the License Inspector in refusing to grant a license, the Appeal be heard in the month of January, 1972, on a date to be arranged by the City Clerk.

- CARRIED.

2. B.C. Corps of Commissionaires:
Centennial Caravan

MOVED by Alderman Adams,
THAT, pursuant to a communication from the Centennial Committee, comprising His Worship the Mayor and Alderman Sweeney, approval be given to the payment of $1,011.04, covering services of the British Columbia Corps of Commissionaires for the period November 12 - 22, 1971, in respect of the Centennial Caravan, at the Oakridge Shopping Centre; the funds to be charged to the Centennial Fund appropriation.

- CARRIED.

3. Special Street Lighting Project
in Area II - Shaughnessy

MOVED by Alderman Rankin,
THAT, pursuant to a request received from Mr. Daniel M. Klang, on behalf of various residents and in support of new petitions filed, authority be given for Mr. Klang to appear before Council as a delegation regarding the Special Street Lighting Project in Area II - Shaughnessy; it being understood no further work will be carried out on this project until the delegation has been heard.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

4. Reappointment: Civic Chaplain
The Rev. Dr. George Turpin

A communication, dated December 31, 1971, from His Worship the Mayor, advised of the reappointment of the Reverend Dr. George Turpin as Civic Chaplain for the year 1972.

MOVED by Alderman Adams,
THAT this information be received.

- CARRIED.

5. Appointments: Standing
Committees, 1972

MOVED by Alderman Adams,
THAT the slate of Standing Committees for 1972, with Chairmen and Vice-Chairmen, as recommended by His Worship the Mayor, be received, and referred to the next meeting of Council for further consideration.

- CARRIED.

6. Appointments: Boards,
Commissions and Committees

MOVED by Alderman Adams,
THAT the recommendations of His Worship the Mayor, in respect of aldermanic appointments to various Boards, Commissions and Committees for the year 1972, be received and referred to the next meeting of Council for further consideration.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
General Report, December 31, 1971

Works and Utility Matters

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Works and Utility matters), dated December 31, 1971, be adopted.

- CARRIED

Harbours and Parks Matters

Park Board Income Operations Adjustments

MOVED by Ald. Bird,
THAT, in respect of Park Board Income Operations Adjustments, the following adjustments be approved:

(a) the revised net profit from Parks Income Operations of $260,000 which is a reduction of $40,000 from the original estimate,

(b) the corresponding net reduction in capital expenditures on income producing facilities of $40,000 as detailed in the report of the Director of Finance.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

428 West 62nd Avenue:
Retention of Shed - E.G. Martin
(Clause 1)

MOVED by Ald. Adams,
THAT Mr. E.G. Martin, applicant for permission to retain a shed at 428 West 62nd Avenue and wishing to appear before Council on the matter, be advised that since there is no appeal from the decision of the Board of Variance, the Council is unable to take action on the application and, therefore, the delegation request is not approved.

(not put)

MOVED by Ald. Rankin,
THAT the applicant be advised of the Board of Administration report on the matter dated December 31, 1971, and be given the opportunity of being heard before Council.

- CARRIED

A recorded vote was requested. The result, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Linnell	Alderman Sweeney
Alderman Phillips	Alderman Bird
Alderman Calder	His Worship the Mayor
Alderman Wilson	

(The motion was declared carried)

7955 Yukon Street:
Retention of Garage and Carport - R.B. Sapro
(Clause 2)

MOVED by Ald. Bird,
THAT consideration of this clause be deferred pending the hearing of a delegation as requested.

- CARRIED

Complaint: Temporary Structure
Jericho Tennis Club (Clause 4)

MOVED by Ald. Sweeney,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated December 31, 1971, be received and the complainant be advised that, if she wishes, an opportunity will be given to be heard before Council prior to any new permit being issued.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Adams,
THAT Clauses 3 and 5 of the report of the Board of Administration (Building and Planning matters), dated December 31, 1971, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters

1972 Meeting of Canadian Standards Association Electrical Code Committee (Clause 3)

MOVED by Ald. Linnell,
THAT the City host a buffet, in connection with the Electrical Code Committee of the Canadian Standards Association annual meeting to be held in Vancouver June 12th to 16th, at a cost not exceeding $500, and the details in connection therewith be left in the hands of the City's Entertainment Committee, on the understanding however, that the Director of Finance will note that the Department's 1972 budget is not to provide for the usual delegation expenses to this conference.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1 and 2 of the report of the Board of Administration (Finance matters), dated December 31, 1971, be adopted.

- CARRIED

B. Personnel Matters
December 31, 1971

MOVED by Ald. Sweeney,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated December 31, 1971, be adopted after changing the reference in Clause 1 A from 'C.C. McIlvride Superintendent III, Yards Branch, Planning & Control Division' to 'K.F. Dobell, Assistant City Engineer, Planning & Control Division'.

C. Property Matters,
December 31, 1971

MOVED by Ald. Wilson,
THAT, in respect of the report of the Board of Administration (Property matters), dated December 31, 1971, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

D. Winter Employment Programs:
Sixth Report

The Board of Administration, under date of December 31, 1971, submitted the following report:

The City Engineer reports:

"One further project under the Local Initiatives Program has been proposed:

Project 18 - Service Station Plumbing Survey (Department of Permits & Licenses)

There are over 400 gas stations in Vancouver and each can be a real contributor to the pollution problem through their disposal of oils, solvents and similar materials. It is proposed to hire two students to carry out a survey of the stations to determine what facilities are available for the retention of the material, the efficiency of operation and the taking of samples. This will assist in ensuring that the city sewerage system and the subsequent disposal sites will be receiving an acceptable effluent.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs:
Sixth Report (cont'd)

Mid-January to May, 1972		
Man-months	- 9	
Total Cost	- $4,770	
Senior Governments	- $4,260	
Estimated City's Share	- $ 510	(11%)

Recommendations

I RECOMMEND, on behalf of the Director of Permits & Licenses:

1. That Project 18 (Service Station Plumbing) be approved and the Director authorized:

   a - to sign the application form,
   b - to sign the agreement (the form has been approved by the Corporation Counsel),
   c - subject to Senior Government approvals, to carry out the project.

2. That $510 for the City's share of the cost be approved in advance of the 1972 Revenue Budget."

Your Board RECOMMENDS that the above report of the City Engineer be adopted.

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

E. Special Agreement: Municipal Superannuation Commission and the City of Vancouver

The Board of Administration, under date of December 31, 1971, submitted the following report:

The Acting Director of Personnel Services and the Director of Finance report as follows:

"In 1958 the Municipal Superannuation Act was repealed and a new Act passed. The new Act provided for increased pensions. Four female employees had taken a pension prior to April 1, 1957, under the old Act but had remained in the service. In 1959 Council determined that those employees would upon final retirement receive a pension calculated under the terms of the new Act, at which time the employees commenced contributions under the new Act. In order that such a pension could be granted, Council authorized the City to enter into an Agreement with the Municipal Superannuation Commission under which the Commissioner would pay a pension calculated under terms of the new Act and the City would contribute to the increased cost, a monthly amount of $98.68. There are three employees surviving who are covered by the Agreement, all of whom retired over ten years ago.

In 1971 the Municipal Superannuation Act was amended increasing pensions. In order that the three employees covered by the Agreement may receive an increase equivalent to that granted to persons retiring under the Act after April 1, 1957, it is necessary that the Agreement be amended. The amendment would provide for an increase in the monthly payment by the Commissioner of $288.00, of which the City would contribute $213.00. These latter amounts are additional to the increases provided for in the previous agreement in 1959."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Special Agreement: Municipal Superannuation Commission and the City of Vancouver (cont'd)

RECOMMENDED that Council authorize the Mayor and City Clerk to execute the Agreement prepared to facilitate the payment of increased pensions to the three affected employees.

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

F. Report of the Standing Committee on Planning and Development, Dec. 16, 1971

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated December 16, 1971, be adopted.

- CARRIED

G. (i) Report of the Standing Committee on Health and Welfare, December 23, 1971

Consideration was given to the report of the Standing Committee on Health and Welfare dated December 23, 1971, and action was taken as follows:

New Social Allowance Rates (Clause 1)

SECTION A:

Recommendation (i)

MOVED by Ald. Linnell,
THAT this recommendation be approved.

- CARRIED

Recommendation (ii)

MOVED by Ald. Linnell,
THAT this recommendation be approved, after striking the words
'that medical coverage apply universally, i.e.'

- CARRIED

Recommendation (iii)

MOVED by Ald. Broome,
THAT this recommendation be referred to the Standing Committee on Health and Welfare for further consideration and the Director of Welfare and Rehabilitation be requested to submit further information.

- LOST

MOVED by Ald. Bird,
THAT this recommendation be approved.

- CARRIED

Recommendation (iv)

MOVED by Ald. Phillips,
THAT this recommendation be approved.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Health and Welfare, Dec. 23, 1971 (cont'd)

Recommendation (v)

MOVED by Ald. Linnell,
THAT this recommendation be approved.

- CARRIED

Recommendation (vi)

MOVED by Ald. Linnell,
THAT this recommendation be received, the information having been submitted this day by the Director of Welfare and Rehabilitation.

- CARRIED

Recommendation (vii)

MOVED by Ald. Linnell,
THAT this recommendation be approved.

- CARRIED

SECTION B

** Appointment of Committee to meet with
Minister of Rehabilitation and Social Improvement

MOVED by Ald. Wilson,
THAT His Worship the Mayor be requested to appoint a committee to meet with the Minister of Rehabilitation and Social Improvement in connection with the matter of New Social Allowance Rates.

- CARRIED

SECTION C

Financial Implications re New Social Allowance Rates

MOVED by Ald. Linnell,
THAT this item be received, the Board of Administration having submitted a report this day on the matter. (see next page)

- CARRIED

Balance of Report of Standing Committee on
Health and Welfare, December 23, 1971

MOVED by Ald. Bird,
THAT Clauses 2 and 3 of the report of the Standing Committee on Health and Welfare dated December 23, 1971, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G.(ii) Board of Administration report:
New Social Allowance Rates -
Financial Implications

The Board of Administration, under date of December 30, 1971, submitted the following report:

Your Board has received the following report from the Director of Finance:

"Council, sitting as Health and Welfare Committee on November 25, after considering the report of the Director of Welfare Services regarding 'New Social Allowance Rates', passed the following recommendation,

'(c) that the matter of increased costs be referred to the Board of Administration for report back in line with suggestions of the Director of Finance that we seek to have our share of the costs reduced from the present fifteen percent.'

The report of the Director of Welfare Services pointed out that if the new schedule was applied Provincially then the additional cost to the City of Vancouver, using the present cost sharing formula, would be approximately $660,000 per year (approximately $2,350,000 additional cost to all the municipalities, cities and towns in B.C.). The Health and Welfare Committee recognized the social desirability of the new rate schedule but also recognized the near impossibility of the municipalities being able to absorb the additional cost. With this in mind the Committee passed the above resolution.

Prior to the report of the Director of Finance being considered by the Committee, the Committee, at a further meeting on December 23, 1971 passed a number of further recommendations, including the following

'iii) THAT the income that a social allowance family receives through the current family allowance programme be not considered as deductible and that the income that a social allowance family may receive under the new Federal Family Income Security Plan not be considered as income either.'

This recommendation of the Committee has the effect of changing the cost picture from that reported by the Director of Welfare Services such that the additional cost to the City of Vancouver would increase to $835,000 per year from the $660,000 reported above, and the additional costs to all the municipalities, towns and cities in B.C. would increase to $2,985,000 per year from the $2,350,000 reported above. The reason that the recommendation changes the cost picture is that the Director of Welfare Services' report assumed that family allowances received would be deducted from welfare payments as the level of the recommended welfare payments included provision for all sundry items of need.

The following table illustrates the historical cost sharing formulae that have been imposed on the municipalities, the cost to the City and the percentage that the cost is of the City's Revenue Budget.

Year	Percentage Share of Total Prov. Welfare Costs Paid by Municipalities, etc. in the Province	Welfare Cost to City of Vancouver (000)	Welfare Admin. Costs City of Vancouver (000)	Total Welfare and Admin. Costs (000)	Percentage that the Total represents of the City's Revenue Budget
1958	Apr.1/58 to Aug.31/58 15% (On residency basis)	$ 568	$ 432	$ 1,000	3.0%
1959	Sept.1/58 to Mar.31/68 No residency requirement	707	459	1,166	3.2
1960	10%	815	489	1,304	3.4
1961	"	1,268	493	1,761	4.4

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

New Social Allowance Rates:
Financial Implications (cont'd)

Year	Percentage Share of Total Prov. Welfare Costs Paid by Municipalities, etc. in the Province	Welfare Cost to City of Vancouver (000)	Welfare Admin. Costs City of Vancouver (000)	Total Welfare and Admin. Costs (000)	Percentage that the Total represents of the City's Revenue Budget
1962	"	1,206	510	1,716	4.2
1963	"	1,178	506	1,684	4.0
1964	"	1,234	529	1,763	4.0
1965	"	1,380	585	1,965	4.1
1966	"	1,377	619	1,996	4.0
1967	10%	1,592	563	2,155	4.1
* 1968	Apr.1/68 to Mar.31/71 20%	3,597	663	4,260	7.2
1969	"	4,355	835	5,190	8.1
1970	"	6,115	954	7,069	9.9
1971 (est.)	Apr.1/71 15%	6,562	1,094	7,656	9.9
	If the estimated increase of $835,000 in City of Vancouver costs had been effective in 1971, the last line would be				
1971		7,397	1,094	8,491	10.9

Explanatory note

* The table shows a jump in the percent of our total budget required to meet welfare costs, from 4.1% in 1967 to 7.2% in 1968. This was caused by the Provincial Government increasing the municipal share of welfare costs from 10% to 20%. At the same time the Government also increased the Provincial Per Capita Grant to Municipalities from a sliding scale (decreasing amount per capita as population went up) to a straight $25 per capita, which was definitely beneficial to Vancouver. The fact that the Government partially corrected an inequitable situation concerning the per capita grant in the same year as they doubled the welfare cost load on municipalities tended and was probably intended to look like an offset. However, in the Municipalities Aid Act the per capita grant (now $30) is applied as follows:

$25 (effective 1968)	- streets, roads, pollution control, policing, parks, then other services for which no grant is received from the Government.
$3 (commenced 1969)	- ambulance services, tourism and industrial development.
$2 (commenced 1970)	- social services.

Therefore, partially correcting the inequitable nature of the per capita grant cannot be considered in any way to have offset the doubled welfare cost.

The increasing burden of welfare costs at the municipal level (in this case Vancouver) is quite apparent from the table. There is no reason to expect any decrease in this burden by virtue of a decrease in the welfare rolls.

The adequacy of welfare support payments are primarily a responsibility of the Federal Government (if the concept of equitable treatment of all citizens applies) and only secondarily of the Provinces. It is doubtful that, on any kind of theoretical basis, municipalities should even be sharing the cost. However, the senior governments have decided that municipalities will share the costs

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

New Social Allowance Rates:
Financial Implications (cont'd)

regardless of any theoretical or equity considerations. Nevertheless, while the senior governments are prepared to arbitrarily impose cost sharing on the municipalities they are not equally prepared to broaden the revenue base of the municipalities to adequately meet expenditure requirements. This imposes very definite limits on the ability of municipalities to absorb cost increases, no matter how desirable socially, without raising taxes to levels detrimental to the health of the urban structure.

With the above considerations in mind, it very definitely appears that if the senior governments consider the proposed welfare rate schedule to be socially desirable then at the very least they should be willing to assume the full additional cost. The most appropriate means of doing so would be to adjust downwards the share of total Provincial welfare costs paid by the municipalities, cities and towns in B.C. The present share is 15% (balance is 50% Federal, 35% Provincial). Working back from available figures suggests that at the very least the sharing percentage should be reduced to 13.3% from 15%.

I would therefore recommend that

Council make strong representation to the Provincial Government to significantly reduce the intolerable welfare cost burden on the municipalities, cities and towns of the Province, and that, at the very least, if the Government considers the proposed new social allowance rates to be socially desirable, and implements them, that the municipalities' share of total Provincial welfare costs be reduced at least to the 13.3% level."

Your Board supports the recommendations of the Director of Finance and suggests for Council consideration that the most effective presentation may be for a delegation of Council to deliver the representations in person to the Provincial Government.

MOVED by Ald. Phillips,
THAT the foregoing recommendation of the Director of Finance and suggestion of the Board of Administration, be approved.

- CARRIED

**(see page 8 regarding a committee of Council, meeting with the Minister)

H. Report of Special Committee
re New Provincial Courts (Vancouver) Complex

The Special Committee re New Provincial Courts (Vancouver) Complex, comprising Aldermen Hardwick and Rankin, submitted the following report dated December 21, 1971:

" March 8, 1971, Aldermen Hardwick and Rankin were appointed by Council resolution to take up with provincial and federal officials the matter of possible sharing of costs in the building of the New Provincial Courts (Vancouver) Complex.

Meetings were held with the Board of Administration, Legal and Courts Departments, and letters prepared for submission to Attorney-General Peterson and Minister of Justice, Mr. Turner. Copies of the letters were submitted to Council May 18, 1971.

Mr. Turner, in reply, pointed out correctly that the maintenance of courts of criminal jurisdiction is a provincial responsibility (Heading 14 of Section 92 of the B.N.A. Act), and further that if the province requested aid on our behalf "I cannot give you any encouragement that our response to a request from the Attorney General of British Columbia would be favourable."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re New
Provincial Courts (Vancouver) Complex (cont'd)

Mr. Peterson in reply asked for more information about court use which will be forthcoming from the new Court Clerk. However, he agreed to "make normal payment for rental of the space occupied by its Probation Service in the new building. The Department of Public Works deals with rentals of this sort".

We have asked Mr. J. L. Mulberry of the Legal Department to carry through with providing information to the Attorney General.

We recommend the Committee be discharged."

MOVED by Ald. Hardwick,
THAT the foregoing report be approved.

- CARRIED

I. Winter Employment Programs:
Seventh Report

The Board of Administration, under date of January 4, 1972, submitted the following report:

The City Engineer reports as follows:

"An additional proposal under the Federal Provincial Employment Loans Program has been put forward by the Superintendent of Parks & Public Recreation:

Crystal Aquatic Centre

Construction of the Crystal Aquatic Centre had qualified under the 1970/71 Federal Provincial Loans Program. The Superintendent of Parks & Public Recreation states that the project has been delayed by the time consumed in planning due to extensive participation of swimming clubs and citizens groups.

It may now be possible to qualify this project under the 1971/72 Employment Loans Program if the Federal Government agrees to transfer funds from the 1970/71 to the 1971/72 programs. The application for qualification under the 1971/72 Loans Program must be accompanied by an approving resolution of Council.

The Superintendent of Parks & Public Recreation states that the loan required for the project will be $2,500,000. The 'forgiveness' which would be available under the 1971/72 Loans Program is estimated at $125,000, leaving an estimated City share of $2,375,000.

Under the current Five Year Plan, the City has authority to borrow $2,000,000 for this project. To date, $100,000 has been borrowed for preliminary studies, leaving authorized borrowing for this purpose of $1.9 million.

The Superintendent of Parks & Public Recreation states that the difference of $475,000 between the estimated City cost of $2,375,000 and the authorized borrowing of $1,900,000 will be met by an allocation of funds from the Board of Parks & Public Recreation's Park Development Fund.

On behalf of the Superintendent of Parks & Public Recreation I RECOMMEND that this project be included in the City's Winter Employment Program and that the Superintendent of Parks & Public Recreation be authorized to sign the application form.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Programs:
Seventh Report (cont'd)

The Superintendent of Parks & Public Recreation advises that a request will be made for provision from Parks Development Fund of $475,000 required over and above the borrowing authority for Crystal Pool in the Five Year Plan."

Your Board RECOMMENDS that the above report of the City Engineer be adopted.

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4531
BEING THE REFUSE BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4531, being the Refuse By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to amend By-law No. 4531
Being the Refuse By-law (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (W/S Cambie, south of 65th Avenue)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575 being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W corner of 20th Avenue and Clark Drive)

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575 being the Zoning and Development By-law (cont'd)

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Schedule of Council Meetings: 1972

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the regular meetings of Council for the year 1972 be set as follows, such meetings to commence at 9:30 a.m.:

MONTH	DAY (Tuesday)
January	11
	18
	25
February	1
	8
	15
	22
	(Skip 29)
March	7
	14
	21
	28
April	(Skip 4)
	11
	18
	25

cont'd....

MOTIONS (cont'd)

Schedule of Council Meetings:
1972 (cont'd)

(MONTH)	(DAY - Tuesday)
May	2
	9
	16
	(Skip 23)
	30
June	6
	13
	20
	27
July	4
	(Skip 11)
	18
	(Skip 25)
August	1
	(Skip 8)
	15
	(Skip 22)
	29
September	(Skip 5)
	12*
	19
	26
October	3
	(Skip 10)
	17
	24
	31
November	7
	14
	21
	28
December	5
	(Skip 12)
	19
	(Skip 26)

AMENDED
SEE PAGE
In Camera
Aug 22/72

- CARRIED

2. Evening Meetings

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the City Clerk be requested to bring to the Council's attention at the first regular meeting of each month, the matter of evening meetings, with a list of major topics which could be considered at such meetings.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Old Library Building: Main and Hastings Streets	requested a progress report be given to Council respecting the future use of this building. His Worship so instructed.
Alderman Bird - Snow Removal	referred to complaints respecting snow removal and Alderman Rankin felt a report should be received in regard to procedures and equipment on hand for the purpose. It was advised by His Worship the Mayor that such a report has been instructed by the Council.

NOTICE OF MOTION

1. Canadian Merchant Marine:
   Large Bulk and Container Cargo Ships

The following Notice of Motion was submitted by Alderman Wilson and Alderman Sweeney, and recognized by the Chair:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT WHEREAS the Canadian Transport Commission caused to be prepared a feasibility study by consultants Hedlin Menzies & Associations Ltd. 'on an Analysis of Economic Potential of a Canadian Merchant Marine';

AND WHEREAS Canadian Transport Commission released the report 22 September, 1971 and in a press release stated the following:

> 'In Brief, the report says there could be a net economic benefit to Canada through Government-assisted development of a privately-owned fleet of very large oil and ore carriers for the export of iron ore, coal and grain and the import of crude oil.
>
> The report sees little or no potential net economic benefit in vessels of under 90,000 tons deadweight.'

AND WHEREAS the following is quoted from the Summary of Analysis, Page XIII, Paragraph 11:

> "By 1995, Canada's Pacific Coast ports are projected to handle 55 per cent of total Canadian ocean loadings of major bulk commodities, as compared to 38 per cent in 1967. Among major bulk commodities involved in Canadian deep-sea trade, bituminous coal loadings, iron ore loadings and crude petroleum unloadings are projected to be particularly important to Canadian trade."

AND WHEREAS the Port of Vancouver continues to retain its pre-eminence as Canada's No. 1 port in cargo volume handled, and the Port is sharing with all other Canadian ports dismay that not a ton of Canada's resources exported overseas is shipped in a Canadian flag ship.

cont'd....

NOTICE OF MOTION (cont'd)

Canadian Merchant Marine:
Large Bulk and Container Cargo Ships (cont'd)

AND WHEREAS Vancouver Council now has an opportunity to encourage the establishment of a shipping line based in the Port of Vancouver consisting of a fleet of very large oil and ore carriers for export of iron ore, coal, and grain and the import of crude oil.

AND WHEREAS the Hon. Minister of Transport in replying to City Council's request to intervene in negotiations with the C.N.R. in respect to an overseas shipping service contained in the 1913 Agreement, had this advice as stated in the final paragraph of his letter dated 22 September, 1971:

> "I would appreciate your extending my greetings to the members of the City Council, and informing them that, in light of the particular circumstances that prevail, follow-up directly with Canadian National and joint exploration between it and the City of Vancouver of this interest would seem to be the indicated course."

AND WHEREAS the Canadian Pacific Steamships successfully operate, and advertise throughout Europe "C.P. Ships the Container Way to Canada and the U.S.A."

THEREFORE BE IT RESOLVED THAT the matter of encouraging the establishment of a Canadian Flag Ship Line operating large bulk and container cargo ships out of the Port of Vancouver be referred to the Standing Committee on Transportation for study report and recommendations.

FURTHER BE IT RESOLVED THAT the Chairman of the Transportation Committee together with the City representative on the Vancouver Port Authority, Alderman Sweeney, these two be authorized to discuss with the officials of the Canadian National Railway (Steamship Division) the prospects of operating a trans-ocean service of large ships to carry Canadian resources for export to the markets of the world and report the results to the Standing Committee. Authority is also granted to discuss with any other Canadian group interested in establishing a fleet of large cargo vessels to carry Canadian resources from the Port of Vancouver to the markets of the world and report to the Standing Committee.

(Notice)

The Council adjourned at approximately 3:40 P.M.

***

The foregoing are Minutes of the first meeting of the Council in the year 1972, held January 5, 1972, which were adopted on January 11, 1972.

CITY CLERK

MAYOR

December 31st, 1971

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. L/S 8th Avenue Between Hemlock Street and Birch Streets, Abutting Lots A and B of Lot 5, Block 332, D.L. 526 - Closure

"An application has been received from The Broadway Pentecostal Tabernacle to acquire the 10-foot lane abutting Lots A and B of Lot 5, Block 332, D.L. 526.

The location of the improvements preclude the development of a lane in this block.

I RECOMMEND that the aforementioned lane abutting Lots A and B be closed and stopped up and sold to the Broadway Pentecostal Tabernacle subject to the following conditions:-

(a) The sale price to be $3,750 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The closed lane to be consolidated with the east half of Lot 3, the east and west halves of Lot 4, Lots A and B of Lot 5, and Lots A and B of Lots 16 and 17, Block 332, D.L. 526 to form one parcel.

(c) The applicant to bear all costs of registration."

Your Board RECOMMENDS that the foregoing be approved.

2. Planter Tubs S.E. Corner of Richards and Davie Streets

"Mr. B.G. Ounsted, acting for Canadian Linen Supply Co. Ltd. has now applied for permission to retain existing circular concrete planter tubs between the sidewalk and the building on Richards Street and Davie Street (1200 Richards Street). These tubs were recently installed in front of this building without permission being sought by the owner. Ground treatment between sidewalk and building is now as follows:-

Excavated to 4 inches in depth;
Weed killer spray, Polyethylene Membrane; and
Filled with compacted 3/4" minus crushed gravel.

Under the Encroachment By-Law, the owner becomes responsible for all aspects of this encroachment.

I RECOMMEND:-

(a) Permission be granted subject to the Encroachment By-Law.
(b) The annual charge be Nil."

Your Board RECOMMENDS that the foregoing be approved.

3. Street Improvement: Kaslo Street from 25th Avenue to 180' South of 28th Avenue

The City Engineer reports as follows:

"The road surface on this portion of Kaslo Street is built on the westerly 33' of the right-of-way because when the street was constructed not all of the easterly 33' had been dedicated.

The full width is now available, and it is now proposed to centre the surface on the right-of-way, improve the drainage, and extend the portion south of 28th Avenue further to facilitate access to City-owned property on the east side of Kaslo Street.

The proposed work consists of ripping the existing surface, excavating and filling as necessary, and grading and gravelling the new surface, plus relocating catch basins and adjusting two manholes.

I RECOMMEND that the above street improvement be undertaken. The estimated cost is $10,000.00 and funds are available in the 1971 Capital Budget Account No. 147/7914 'Grading Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

4. Left Turn Bays on Broadway at Fraser Street

The City Engineer reports as follows:

"As part of the City's Winter Employment Program it is proposed to construct left turn bays on Broadway at Fraser Street. Left turning vehicles have been causing increasing delay to through traffic. Operational measures involving adjustments to the signals are no longer adequate to minimize delay and it is, therefore, appropriate to construct left turn bays at this location. The construction of these left turn bays will complete the route treatment of Broadway between Kingsway and Boundary Road.

Funds are available in Account Code Number 147/7924 'Provision for left turn bays - Unallocated'.

The estimated costs of the work are:

Total Cost	$96,500
Senior Government Forgiveness	$15,000
City's Net Cost	$81,500

The $96,500 total cost will be loaned to the City at reduced interest rates under the Capital Loans Program.

I RECOMMEND that:

(a) The City Engineer be authorized to construct left turn bays on Broadway at Fraser Street.

(b) Funds in the amount of $81,500 be appropriated from the 1971 Streets Capital Budget, Account Code Number 147/7924, 'Provision for left turn bays - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 605

5. Installation of Centre Boulevard on West 70th Avenue

The City Engineer reports as follows:

"When West 70th Avenue, West of South West Marine Drive was paved in 1961, a centre boulevard approximately 20 feet wide and 450 ft. long between South West Marine Drive and Heather Street was created.

At the present time traffic is diverted from this area by small islands at each end. The area of loose gravel between the islands is presently being crossed by vehicles to obtain access to developments on the south side which are readily accessible by entrances off Marine Drive. It is desirable to eliminate this cross movement and separate the opposing east-west flows. The cross movement is illegal, being prohibited by Section 80 of the Street and Traffic By-law.

This cross movement also carried loose gravel on to the adjoining pavement and induces the development of puddles which produce a most unsightly condition.

As part of the City's Winter Employment Program it is proposed that the area be enclosed by constructing curbs along the north and south sides between the ends of the existing islands at the east and west end. The enclosed area would then be finished by landscaping.

The estimated costs of the work are:

Total Cost	Senior Government Forgiveness	City's Net Cost
$ 7,100.00	$1,200.00	$ 5,900.00

The total cost of $7,100.00 will be loaned to the City at reduced interest rates under the Capital Loans Program.

Funds are available in Streets Capital Fund, Appropriation No. 147/7915, "Landscape Islands and Boulevards - Unallocated."

Your Board RECOMMENDS that an appropriation in the amount of $5,900.00 be established from funds stated above, for the purpose of curbing and landscaping the centre boulevard on West 70th Avenue between Heather Street and South West Marine Drive.

FOR COUNCIL ACTION SEE PAGE(S) 605

HARBOURS AND PARKS MATTERS

CONSIDERATION:

1. Parks Board Income Operations Adjustments

Your Board submits the following report from the Director of Finance:

"The Board of Parks and Public Recreation is permitted to retain net profits from their income operations and to use these funds for capital expenditures on income producing facilities.

During the June 30th review of the 1971 Revenue Budget it was noted that the net profit from the Parks Income Operations, estimated at $300,000 for the year, would probably not be realized due to poor weather conditions in the first half of the year. Council therefore instructed the Parks Board to prepare a revised budget of their capital expenditures on income producing facilities based on a current projection of the net profit from Income Operations to the end of the year.

The Parks Board estimate that the net profit from Income Operations will amount to $260,000 for the year 1971 which is a reduction of $40,000 from the original estimate and have adjusted their budget of capital expenditures on income producing facilities by the $40,000 as follows:

Reductions	From	To	Reduction
Children's Zoo Development	$15,000	$12,000	$ 3,000
Burrard Marina Improvements	4,500	2,500	2,000
Emergency Lighting	5,000	4,200	800
Golf Course Improvements	15,000	11,000	4,000
Miscellaneous Equipment	10,000	7,500	2,500
Major Roof Repairs	14,000	7,000	7,000
Major Painting, and Building Repairs	15,000	5,000	10,000
Pavilion Renovations	24,090	20,090	4,000
Sunset Beach Equipment	1,500	1,200	300
McCleery Clubhouse Alter.	21,000	20,500	500
Westbank Booth Equipment	5,600	4,600	1,000
Fire Extinguishers	2,500	1,100	1,400
Cash Registers Replacements	5,000	2,500	2,500
Third Beach Booth	1,200	900	300
Theatre in the Park Loan (Repaid)	2,500	NIL	2,500
Lumbermen's Arch - Shutters	3,600	1,600	2,000
Driving Range - Fencing	30,000	24,000	6,000
Total Reduction			$49,800

Increases	From	To	Increase
Kitsilano Pool Booth	$ 2,300	$ 2,600	$ 300
Lock Pond Booth Equipment	5,300	6,300	1,000
Indoor Pool Equipment	7,500	7,700	200
Prospect Point Equipment	6,000	7,100	1,100
Capital Account - Future Development	13,800	20,300	6,500
Locarno Booth Equipment	2,300	2,800	500
Ice Rink Equipment	4,500	4,700	200
Total Increase			$ 9,800
Net Reduction in Capital Expenditures			**$ 40,000**

Cont'd...

Clause #1 Continued

The Director of Finance has reviewed the revised net profit estimate of $260,000 with Park Board officials and, based on information received, is in agreement with their estimate."

Your Board submits to Council for CONSIDERATION:

(a) the revised net profit from Parks Income Operations of $260,000 which is a reduction of $40,000 from the original estimate.

(b) the corresponding net reduction in capital expenditures on income producing facilities of $40,000 as detailed in the foregoing report.

FOR COUNCIL ACTION SEE PAGE(S) 605

RECOMMENDATIONS

1. 428 West 62nd Avenue:
Retention of Shed - E.G. Martin

The Director of Planning and Civic Development reports as follows:

"Mr. E. G. Martin of 428 West 62nd Avenue has by letter dated November 12, 1971, requested City Council to 'allow us to retain our shed which we have had for several years.'

A copy of Mr. Martin's letter is circulated for the information of City Council. Mr. Martin also requests permission to appear before City Council.

The site is located on the south side of West 62nd Avenue between Cambie and Yukon Streets, in an area zoned as RS-1 One Family Dwelling District.

The site has a frontage of 45' and is 122' deep. There is a 20' wide lane at the rear.

On inspection by the Department of Permits and Licences it was found that an addition has been erected to the existing garage without approval. Subsequently Mr. Martin filed a Development Permit Application to retain the 17'6" by 21'0" storage shed as an addition to the existing 20'0" by 24'6" carport in the rear yard of this one family dwelling.

The application was considered by the Technical Planning Board, who noted that the storage shed together with the existing garage would have a total area of 858 square feet, as well as a total width of 42'; (being 93% of the site width of 45').

The Technical Planning Board REFUSED the application in that the development was considered unsuitable having regard to the excessive area and width.

For the majority of the City lots, including the subject site, the maximum area for accessory building allowed as 'Outright Uses' is 460 square feet, with the width not exceeding 2/3 the width of the site.

The Technical Planning Board will, upon application, also normally allow accessory buildings to have maximum area of approximately 500 square feet, providing the garage/carport etc. does not exceed 2/3 the width of the site. Such area is considered a sufficient size to accommodate up to three vehicles under cover.

After the Technical Planning Board's refusal, Mr. Martin filed an appeal to the Board of Variance, at which hearing Mr. Martin advised the Board of the reasons why he wished to keep the storage shed. The Board of Variance DISALLOWED the appeal and upheld the previous decision of the Technical Planning Board.

The provisions of the Vancouver Charter provide that:

'No appeal shall lie from the decision of the Board of Variance.'

Recommendation

Having regard to the regulations of the Zoning and Development By-law, the consideration of the Technical Planning Board and the decision of the Board of Variance, it is recommended that the letter from Mr. E.G. Martin be RECEIVED; that a copy be provided of this report. Further, that the Director of Permits and Licences continue normal enforcement procedures."

Your Board recommends that the Recommendations of the Director of Planning and Civic Development be endorsed.

DELEGATION REQUEST

2. 7955 Yukon Street:
Retention of Garage and Carport - R.B.Sapro

The Director of Planning and Civic Development reports as follows:

"Mr. Robert B. Sapro of 7955 Yukon Street has by letter dated July 14, 1971, requested an opportunity to appear before City Council, regarding the retention of a double garage and carport at the rear of this site.

A copy of Mr. Sapro's letter is circulated for the information of City Council . Mr. Sapro also requests permission to appear before City Council.

The 50' wide by 145' site is located on the west side of Yukon Street between West 63rd Avenue and 64th Avenue. A 20' wide lane exists at the rear.

The Director of Permits and Licences advises that the site was inspected following a complaint that a commercial business was being carried out in the double garage at the rear of the site. Although it was found that the garage did contain various power tools, Mr. Sapro advised the Inspector the tools were for hobby use only. In consequence, no further action was taken on the complaint.

However, during the inspection it was noticed that there was an addition to the garage erected not only without the required permits, but also in contravention with the 'outright use' regulations of the RS-1 One Family Dwelling District Schedule of the Zoning and Development By-law with regard to area and width. The combined garage and carport being approximately 48' wide and 20' deep -- having a total combined area of 960 square feet.

Mr. Sapro was advised by letter of the contravention of the By-law with the order to take corrective action. In consequence Mr. Sapro has written to Council and meantime the City Building Inspector has withheld further enforcement action.

(NOTE: Mr. Sapro has a 1971 License for a Contracting Business with the business address only at his home. This licence does not allow the site to be used for the contracting business).

History:

In 1958, Mr. Sapro filed a Development Permit Application for a 38' wide by 24' deep garage having a floor area of 912 square feet. This application was REFUSED by the Technical Planning Board as the garage was considered excessive in area having regard to the size of the site.

Subsequently in 1958, Mr. Sapro obtained the Technical Planning Board's approval to erect a 32' wide by 23' deep garage having a floor area of 736 square feet. The Technical Planning Board in 1958 granted this size garage having regard that the accessory building would not exceed 2/3 the width of the site, also that the site was 145' deep rather than a standard 120'.

Present Position:

Although Mr. Sapro has not made an application at this time for the size of carport/garage now existing on the site (i.e. 920 square feet), such size accessory building would not normally be approved by the Technical Planning Board.

cont'd....

Clause #2 continued:

For the majority of City lots, including the subject site, the maximum area for accessory buildings allowed as 'outright uses' is 460 square feet, with the width not exceeding 2/3 the width of the site. The Technical Planning Board will also normally allow accessory buildings to have maximum area of approximately 500 square feet, providing the garage/carport etc. does not exceed 2/3 the width of the site.

It is considered that the size of carport as originally approved by the Technical Planning Board in 1958 is of adequate size to meet the needs of a one family dwelling in this location and depending on the size of the cars, could provide parking space for up to four cars.

Recommendation:

It is recommended that Mr. R. B. Sapro's letter be RECEIVED and the Director of Permits and Licences be requested to carry out normal enforcement procedures."

Your Board recommends that the recommendations of the Director of Planning and Civic Development be endorsed.

DELEGATION REQUEST

3. **Alteration of an Existing Gasoline Service Station located at 495 Kingsway**

The Director of Planning and Civic Development reports as follows:

"Mr. Don Baynes for Driver's Gas Mart has filed Development Permit Application No. 57471 to alter the existing gasoline service station building on this site to provide a retail store and to retain the existing gas sales on this site.

The site is located in a C-2 Commercial District and the gasoline service station policy as adopted by City Council on October 1st, 1968, permits alteration of the gasoline service station at this location.

It is proposed to alter the existing service station building, by removing the existing service bays to provide a retail store. A letter submitted by the applicant advises the retail sales will include automotive accessories, bicycles, and items normally sold by a service station. Gasoline sales are to be continued, but no automotive repairs will be done.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit No. 57471 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the alteration of the existing service station building on this site to provide a retail store with the retention of the gasoline sales, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be submitted or the submitted drawings amended to the satisfaction of the Director of Planning indicating:

   (a) Landscaping to the satisfaction of the Director of Planning.

   (b) Three off-street parking spaces and two off-street loading and unloading spaces in accordance with Sections 12 and 13 of the Zoning and Development By-law.

cont'd....

Clause #3 continued:

2. All goods to be contained within the proposed retail building and no display of merchandise to be on the open portions of this site other than as provided for under Section 11(10)(C)(i) of the Zoning and Development By-law.

3. All signs to comply with the Zoning and Development By-law.

4. No automotive repairs to be carried out in conjunction with the retail store and gas sales on this site.

5. All landscaping to be provided within six (6) months from the date of issuance of this permit and thereafter permanently maintained."

Your Board recommends that the recommendations of the Director of Planning and Civic Development be endorsed.

INFORMATION

4. Complaint: Temporary Structure
Jericho Tennis Club

The City Clerk's office has received a letter from Mrs. M. Baker of 3854 West 1st Avenue, complaining about the temporary structure built over the tennis courts at the Jericho Tennis Club. A copy is circulated.

The Director of Permits and Licenses reports as follows:

"In August 1971 the Jericho Tennis Club requested permission to erect an air supported structure over two of their tennis courts for a period of one year. This request was embodied in a report to City Council by the City Building Inspector on August 24. City Council approved the request and one of the Conditions of approval was that the Technical Planning Board also approve the proposed structure.

The Tennis Club applied to the Technical Planning Board and received permission under Development Permit #56486 to erect the air supported structure which was to be 102' x 114' x 32'4" high for a period of one year expiring August 31, 1972. No Conditions as to the length of time that the structure was to stay inflated were imposed on the applicant, although their written submission indicates that they would be using this cover only during the period from October to April when weather would normally prevent the use of the two tennis courts.

Inspections show that the structure has been erected in accordance with the approved plans. The supplier of the structure advises that it was specifically designed and manufactured of a non-stretch material in such a way that when fully inflated it does not exceed the maximum permitted height of 32'4".

It should be noted that under the Zoning and Development By-law, the maximum permitted height of any residence in an RS-1 (Single Family Dwelling District) is 35', some 3' higher than the approved air supported structure now being used by the Tennis Club."

Your Board submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

RECOMMENDATION

5. Temporary Building:
1601 West Georgia Street

The City Building Inspector reports as follows:

"A request has been received from Sprung Instant Structures of Suite 205, 175 East Broadway to erect a display structure on the parking lot of the Bayshore Hotel during the period of the Truck Loggers' Convention January 11th - 14th, 1972.

The building is a 50' x 34' semi circular type structure with a vinyl covering supported by wooden arches. It would not meet the minimum requirements of the Building By-law with respect to framing and foundations as well as the requirement for fire resistance in the No. 3 Fire Limits. However, Section 2.6 of the Building By-law gives City Council the power to grant a permit to erect temporary structures for any period up to 2 years. Since the applicant is requesting a limited period of less than 2 years, I am prepared to recommend that the building be permitted on this site from January 11th - 14th, 1972, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel to guarantee the removal of the building by January 15th, 1972.

(b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.

(c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.

(d) The approval of the Technical Planning Board is obtained.

(e) Satisfactory information being submitted with respect to the stability of the structure."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 606

Board of Administration, December 31, 1971 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters - (Various Funds) - November 1971

   (a) Security transactions during the month of November, 1971

   (b) Summary of Securities held by the General and Capital Accounts as at November 30, 1971

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Bank Deposit Receipts Purchased for Redemption In November, 1971					
Nov. 1	Bank of Montreal	Nov. 2/71	$1,500,154.11	$1,500,000	1	3.75
2	Can. Imperial Bank	Nov.15/71	1,001,780.82	1,000,000	13	5.00
5	Mercantile Bank of Can.	Nov. 15/71	1,501,797.95	1,500,000	10	4.375
8	Mercantile Bank of Can.	Nov.22/71	1,001,729.86	1,000,000	14	4.51
15	Bank of Nova Scotia	Nov.29/71	1,502.660.96	1,500,000	14	4.625
15	Bank of Montreal	Nov.16/71	500,041.10	500,000	1	3.00
23	Bank of B.C.	Nov.26/71	400,131.51	400,000	3	4.00
29	Bank of Nova Scotia	Nov.30/71	400,043.84	400,000	1	4.00
			$7,808,340.15	$7,800,000		
	Bank Deposit Receipts Purchased for Redemption after November 30, 1971					
Nov. 1	Bank of Montreal	Dec.22/71	$ 805,589.04	$ 800,000	51	5.00
1	Toronto Dominion Bank	Jan.21/72	910,166.05	900,000	81	5.09
1	Toronto Dominion Bank	Jan.27/72	809,724.93	800,000	87	5.10
1	Toronto Dominion Bank	Jan.28/72	809,856.00	800,000	88	5.11
1	Toronto Dominion Bank	Jan.14/72	909,251.01	900,000	74	5.07
2	Banque Can. Nationale	Feb.29/72	1,524,941.10	1,500,000	119	5.10
9	Can. Imperial Bank	Feb.29/72	507,686.58	500,000	112	5.01
15	Bank of Montreal	Dec.6/71	1,002,594.79	1,000,000	21	4.51
16	Toronto Dominion Bank	Feb.11/72	505,780.14	500,000	87	4.85
17	Can. Imperial Bank	Feb.14/72	607,022.47	600,000	89	4.80
22	Banque Can. Nationale	Feb.21/72	1,011,842.47	1,000,000	91	4.75
22	Toronto Dom. Bank	Dec.13/71	1,002,517.12	1,000,000	21	4.375
23	Toronto Dom. Bank	Feb.11/72	404,094.25	400,000	80	4.67
23	Toronto Dom. Bank	Feb.15/72	808,616.33	800,000	84	4.68
23	Toronto Dom. Bank	Feb.16/72	202,179.73	200,000	85	4.68
26	Bank of B.C.	Dec.1/71	700,383.56	700,000	5	4.00
29	Banque Can. Nationale	Dec.13/71	1,502,445.21	1,500,000	14	4.25
29	Banque Can. Nationale	Feb.29/72	1,011,972.60	1,000,000	92	4.75
29	Bank of Nova Scotia	Dec. 1/71	600,131.51	600,000	2	4.00
			$15,636,794.89	$15,500,000		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield %
	Debentures Purchased						
Nov.19	City of Van. 3½%	Apr.15/74	$10,000.00	$92.00	$9,200.00	2/5	7.15
19	City of Van. 3 3/4%	Dec.1/74	6,000.00	90.75	5,445.00	3/0	7.20
			$16,000.00		$14,645.00		

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continued....

Board of Administration, December 31, 1971 . . . . . (FINANCE - 2)

Clause No. 1 (cont'd.)

SINKING FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Average Annual Yield to Maturity
Nov. 15	Canada Savings Bonds * 5.75% to 7.75%	Nov. 15/80	$3,100,000.00	$100.00	$3,100,000.00	9/0	7.19%

* This purchase of Canada Savings Bonds was the subject of an information report to Council by the Chairman of Finance on October 19, 1971.

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(b) SUMMARY OF SECURITIES HELD AS AT NOVEMBER 30, 1971

GENERAL AND CAPITAL ACCOUNTS ONLY

Date of Security	Par or Maturity	Cost or Book Value
Short Term		
Deposit Receipts due 1971	$16,270,229.85	$16,100,000.00
Deposit Receipts due 1972	15,423,663.93	15,200,000.00
	$31,693,893.78	$31,300,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1 /75	$200,000.00	$200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for November, 1971 be confirmed.

2. Borrowing for West End Community Centre

The Corporation Counsel and the Director of Finance report as follows:

"The authority to borrow the $2,000,000 required for the construction of the West End Community Centre is contained in the Municipalities Enabling and Validating Act. That Act provides that prior to passing the money by-law the Council shall publish a notice on two issues of a daily newspaper stating that, unless five percent of the owners whose property will be assessed object, the Council will pass a by-law authorizing the issue of debentures at an interest rate not exceeding that set forth in the notice.

The Director of Finance advises that the appropriate maximum interest rate to be included in the notice is 7-7/8%.

In order that the money by-law may be passed at the most advantageous time, it is recommended that:

The Corporation Counsel be instructed to prepare the notice required by the Municipalities Enabling and Validating Act and cause it to be published in two issues of a daily newspaper. The notice to set forth a maximum interest rate of 7-7/8%."

Your Board RECOMMENDS that the foregoing report of the Corporation Counsel and the Director of Finance be adopted.

Board of Administration, December 31, 1971 . . . . . (FINANCE - 3)

CONSIDERATION

3. 1972 Meeting of Canadian Standards Association, Electrical Code Committee

The Director of Permits & Licenses reports as follows:

"The Canadian Standards Association, Electrical Code Committee has accepted the City's invitation to hold its annual meeting in Vancouver from June 12 to June 16, 1972, in accordance with the following Council resolution of January 15, 1971:

> 'THAT, pursuant to the report of the Board of Administration, the Director of Permits & Licenses be authorized to invite the Canadian Standards Association, Electrical Code Committee, to hold its meeting in Vancouver in 1972.'

Committee members from all Provinces and all major cities across Canada will be attending to discuss proposed changes and additions to the Canadian Electrical Code.

Mr. Brand, Chief Electrical Inspector in the Department is Chairman of the Section 12 Sub-committee of the Electrical Code and attends this meeting which is normally held in Eastern Canada. The City's cost for having Mr. Brand attend will not be required this year.

It is requested that the City host the cost of the buffet to be held for this group, the approximate cost being $500.00 and the details involved be left in the hands of the City Entertainment Committee.

Council has dealt with similar requests in the past as follows:

May 20, 1969	Canadian Congress of Corrections - Luncheon re Annual Conference	$1,000 approved
June 10, 1969	Planetarium Assoc. of Canada & B.C. Museums Assoc. - Luncheon re Annual Conference -	Up to $500 approved
Apr. 27, 1971	Canadian Library Assoc. - Luncheon re Annual Conference -	No action taken"

Your Board submits the report of the Director of Permits and Licenses for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 607

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT December 31, 1971

RECOMMENDATIONS:

1. Deferred Vacation Entitlement for 1971 to 1972

The Acting Director of Personnel Services reports as follows:

"I have received various requests from the respective Department Heads concerning permission to have some of their employees defer 1971 vacation entitlements to 1972. I have therefore outlined below, details of these requests:

(A) Engineering Department

C.C. McIlvride, Superintendent III, Yards Branch, Planning & Control Division

AMENDED SEE PAGE 607

The City Engineer has informed me that he wishes the above employee to have 5 days of his 1971 vacation entitlement deferred to 1972 due to the pressures of work at the present time.

(B) Fire Department

Armand Konig, Fire Chief

The Fire Chief informs me that it has not been possible for him to take all of his 1971 vacation entitlement due to the abnormally high workload throughout 1971. He will be unable to take the balance between now and the end of the year and wishes to have 10 days of his entitlement deferred to 1972.

(C) Finance Department

R. L. Hawkins, Co-ordinator of Data Processing & Systems

The Deputy Director of Finance has informed me that he wishes the above employee to have 5 days of his 1971 vacation entitlement deferred to 1972 due to present workloads.

M. Soppit, Data Processor II, Data Processing & Systems

The Deputy Director of Finance advises that Mr. Soppit had seven days of his 1971 vacation entitlement remaining when he recently transferred from the Engineering Department to Data Processing. Arrangements have been made for Mr. Soppit to take four of these seven days before 1972 but he wishes him to have the remaining three days deferred to 1972.

(D) Provincial Court

Victor W. Eburne, Clerk II

The Provincial Court Administrator advises that Mr. Eburne has recently been appointed to a permanent position of Clerk II, which includes responsibility for stationery and supplies. Due to new bail provisions in the Criminal Code, a number of new forms have to be prepared and printed by January 3rd, 1972 (the date when the new provisions come into force). Mr. Eburne is also responsible for renewals of supply contracts which come due at the end of the year. The Provincial Court Administrator advises that Mr. Eburne will be unable to take the 6 days remaining of his 1971 vacation entitlement before the end of the year and wishes to have them deferred until 1972.

(continued....)

Clause No. 1 (continued)

(E) Department of Social Planning/Community Development
Three Employees

Mr. J. Baker, the Acting Director of Social Planning/Community Development advises that because of the pressure of work (Local Initiative and a number of other programmes) the staff in the Department of Social Planning/Community Development have found it impossible to take the balance of their 1971 vacation entitlement before the year end.

Along with 4 days remaining in Mr. J. Baker's own 1971 vacation entitlement, the rest of the department's staff have entitlements remaining as follows: M. Egan, Director of Social Planning/ Community Development - 5 days; Nancy Arwyn - Area Co-ordinator, Local Area Services - 6 days.

The Acting Director of Social Planning/Community Development wishes the above staff to carry over their unused 1971 vacation entitlement to 1972.

I recommend that the above requests for vacation deferment to 1972 be approved."

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

2. Car Allowance - Social Worker Position at Fraserview Unit

The Director of Finance reports as follows:

"The Director of Welfare Services is requesting a car allowance on a monthly basis for the Social Worker position working out of the new Fraserview Unit. There are no City cars available for her use at this location and her duties will require extensive travelling in the area.

It is recommended that a car allowance on the monthly basis be established for the Social Worker position at Fraserview Unit, presently occupied by Miss Ellen Ong, effective December 8th, 1971."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 607

BOARD OF ADMINISTRATION

PROPERTY MATTERS

DECEMBER 31, 1971

RECOMMENDATION

1. Option to Purchase Chattels
Angelus Hotel Ltd. -- Block 42

The Supervisor of Property and Insurance reports as follows:

"City Council December 16th, 1969, approved leasing of the furniture in the Angelus Hotel to Pacific Centre Ltd. for a term of 18 months. Later it was found out that a lease of the furniture did not meet with the approval of the Liquor Control Board as a basis for issuing a Liquor License to the operator of the Hotel. To surmount this problem, Council on January 27th, 1970, approved the sale of the chattels for the sum of $4,893.96, which would have been the rent received for 18 months had the chattels been leased.

The Hotel was responsible for the custody, maintenance, replacement and insurance on the chattels. The City was to be given 60 days' notice prior to closure or demolition of the building to enable the City to exercise the option to repurchase for $1.00. It was further agreed that the option to purchase for $1.00 could be postponed beyond June 30th, 1971 by payment of $287.88 per month, and the company has been doing so since July 1st, 1971.

By letter dated November 30th, 1971, Mr. E. K. Preston, Secretary-Treasurer of Angelus Hotel Ltd., gave notice to the City Clerk that the Angelus Hotel Ltd. will terminate its operation on January 31st, 1972. He requests the City to make arrangements to remove the goods and chattels promptly after the 31st day of January, 1972, if the City wishes to exercise the option. In this connection, the Law Office has written to the firm stating the City's intent to exercise the option. The Law Office advises that the exercise of the option requires ratification of City Council. Consequently, it is,

RECOMMENDED that the City of Vancouver exercise its option to repurchase all of the chattels as listed in the agreement between the City of Vancouver and Angelus Hotel Ltd., and it is,

FURTHER RECOMMENDED that the Purchasing Agent be authorized to dispose of the goods and chattels from the building."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

2. Sale: Situated E/S Victoria Drive
13th Avenue to 14th Avenue
Site Size - 99' x 115' - Vancouver School Board

The Supervisor of Property and Insurance reports as follows:

"Lots 9, 10, 11, Sub. A, Block 168, D.L. 264A were acquired through City Tax Sale and have been held from sale by the Director of Planning for extension of the Secord School Annex.

(Continued)

Board of Administration, December 31, 1971 . . . (PROPERTY MATTERS - 2)

Clause No. 2 (Continued)

This office has been advised by the Vancouver School Board that they are now prepared to purchase the three lots. The Supervisor of Property and Insurance has appraised these lots on the basis of market value at $31,400.00. The Vancouver School Board has indicated its acceptance of this price.

RECOMMENDED that Lots 9, 10, 11, Sub. A, Block 168, D.L. 264A be sold to the Vancouver School Board subject to the following conditions:

(a) Sale price of $31,400.00
(b) Subject to the existing sewer easement over the three lots."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
213-215 E.Cordova St. Lots 11 & 12, Block 5 D.L. 196	Provincial Courts (Vancouver) Complex	Johnston & McKinnon Demolitions Ltd.	$10,750.00	442/1209

The above contract has been confirmed by the Board of Administration and is reported to Council for INFORMATION.

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 607

SECOND
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

December 16, 1971

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 16, 1971, at 9:30 a.m., in the #1 Committee Room and in the Council Chamber in the afternoon.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney, and Wilson

ABSENT: Alderman Calder

CLERK: M. James

PART I

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Public Hearing Procedure:
Representations

On November 30, 1971, Council passed the following resolution:

"THAT WHEREAS the Public Hearings format is to first hear the objectors to a proposed rezoning, and then the applicant;

AND WHEREAS this had led to many objectors' presentations being inaccurate or containing misinformation as they are not aware of the applicant's full proposal;

AND WHEREAS it would seem to be in the public interest to inform the objectors of a proposed application's technicalities fully;

THEREFORE BE IT RESOLVED THAT the concept of hearing the applicant first, then the objectors, with the applicant being given the chance to further answer any questions posed by the objectors, be referred to the Planning and Development Committee for consideration."

Your Committee considered the matter and

RECOMMENDS that the format of Public Hearings be amended so that the applicant be first heard, then the objectors, and then the applicant again so as to give the applicant an opportunity to answer questions posed by the objectors.

The meeting adjourned at approximately 2:50 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 609

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

DECEMBER 23, 1971

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, December 23, 1971 at approximately 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney, Wilson

ABSENT: Aldermen Adams, Calder

CLERK TO THE COMMITTEE: D. Scott

Adoption of Minutes

The Minutes of the meeting held on November 25, 1971 were adopted as amended by Council on December 7, 1971.

PART I

The following recommendation of the Committee is submitted to Council:

RECOMMENDATION

1. New Social Allowance Rates

A. The Vancouver City Council on November 30, 1971, tabled the following recommendations of the Committee dated November 25, 1971:

"(a) that the proposal contained in the report of the Board of Administration dated November 24th, be approved

(b) that a committee be appointed to present the subject matter to the Honourable Minister of Rehabilitation and Social Improvement."

The Committee heard the following delegations:

Unemployed Workers' Council : Mr. Charles Caron - brief dated December 22, 1971, filed.

Vancouver Welfare Rights Organization : Joan McElwee - undated brief filed

Unemployed Citizens Welfare Improvement Council : Mr. M. Crocker - brief dated December 1971 filed

Mr. Ira Zbarsky - brief dated December 22, 1971, filed

Vancouver Inter-Project Housing Council : Mrs. M. Mitchell - brief read

Women's Liberation Alliance : Miss Cynthia Flood - brief dated December 22, 1971, filed

United Community Services of the Greater Vancouver Area : Rev. Bob Burrows - brief dated December 22, 1971, filed

Alderman A. Phillips : brief dated December 23, 1971, filed

Cont'd...

Clause #1 Continued

A brief dated December 22, 1971, from the Children's Aid Society was read and a communication from the B.C. Association of Social Workers dated December 16, 1971, was noted.

Questions were asked of the delegations and the Director of Welfare and Rehabilitation during the presentation of the briefs, and after due consideration it was

RECOMMENDED

i) THAT the proposed new social allowance rate for single male or female adults living alone be the same, i.e. $124.21, which is the rate shown in the submission from the Director of Welfare and Rehabilitation.

FOR ADOPTION SEE PAGE(S) 609

ii) THAT medical coverage apply universally, i.e. that the same medical coverage now being provided to persons classified as unemployables be provided to persons classified as unemployed employables, including single unemployed employables.

AMENDED SEE PAGE 609

iii) THAT the income that a social allowance family receives through the current family allowance programme be not considered as deductible and that the income that a social allowance family may receive under the new Federal Family Income Security Plan not be considered as income either.

FOR ADOPTION SEE PAGE(S) 609

iv) THAT the Director of Welfare and Rehabilitation be asked to report back on the feasibility of asking the Provincial Government to explore the negative income tax principle on an experimental basis.

FOR ADOPTION SEE PAGE(S) 609

v) THAT the Director of Welfare and Rehabilitation review the existing $2.00 per month "comforts allowance" and report back.

FOR ADOPTION SEE PAGE(S) 609

vi) THAT the Director of Welfare and Rehabilitation supply Council, before the next meeting, with a new appendix "G" which would include a column showing the present basic rates provided to single individuals and family groups.

vii) THAT all groups submitting briefs this day be forwarded a copy of this report to Council.

FOR ADOPTION SEE PAGE(S) 609

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B. FOR COUNCIL CONSIDERATION is the matter of appointment of a Committee to present the above matter to the Minister.

- - - - - - - - - - - -

C. On November 30, 1971, Council adopted the following recommendation of this Committee dated November 25, 1971.

> "(c) That the matter of increased costs be referred to the Board of Administration for report back in line with suggestions of the Director of Finance that we seek to have our share of the costs reduced from the present fifteen per cent."

Pursuant to the above recommendation dated November 25, 1971, the Board of Administration submitted a report of the Director of Finance dated November 30, 1971. The Chairman pointed out that in view of the discussions held this day, it would now be necessary to revise this report and it was therefore

RECOMMENDED

THAT this matter be deferred to the next meeting of the Committee.

PART II

The following matters are submitted for the information of Council.

INFORMATION

2. Social Assistance and Related Services to Youth

On October 28th, when dealing with the above topic and in particular a Board of Administration report dated October 1st, 1971, the Chairman was requested to be in touch with the Provincial Government to clarify the matter of 18 year old persons being considered as adults for the purpose of social assistance.

A reply from the Minister of Rehabilitation and Social Improvement dated December 8th respecting 18 year old persons was noted and it was

RESOLVED

THAT the letter from the Honourable Mr. P. A. Gaglardi, Minister of Rehabilitation and Social Improvement be received.

3. Local Area Information Centres

At the last meeting of the Committee, the report of the Board of Administration dated November 1, 1971, respecting Local Area Information Centres was tabled.

Due to the lateness of the hour, it was

RESOLVED

THAT this report be referred to the next meeting of the Committee.

The meeting adjourned at approximately 12:10 p.m.

FOR ADOPTION SEE PAGE(S) 609-610

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 11, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Sweeney,
THAT the Minutes of the First Council Meeting - 1972, dated January 5, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. Appointments:
Standing Committees, 1972

MOVED by Alderman Adams,
THAT the Standing Committees for 1972 be reappointed as follows, with Chairmen and Vice-Chairmen as shown, pursuant to the recommendation of His Worship the Mayor:

FINANCE

Chairman	Alderman Adams
Vice-Chairman	Alderman Phillips

GENERAL PURPOSES

Chairman	Alderman Broome
Vice-Chairman	Alderman Sweeney

(continued)

UNFINISHED BUSINESS (continued)

Appointments:
Standing Committees, 1972 (cont'd)

HEALTH AND WELFARE

Chairman	Alderman Linnell
Vice-Chairman	Alderman Rankin

PLANNING AND DEVELOPMENT

Chairman	Alderman Bird
Vice-Chairman	Alderman Hardwick

TRANSPORTATION

Chairman	Alderman Wilson
Vice-Chairman	Alderman Calder

- CARRIED.

2. Appointments to Boards, Commissions and Committees: 1972

Further consideration was given to His Worship the Mayor's recommendations with regard to Council appointments to certain Boards, Commissions and Committees for the year 1972, and after due consideration and amendment in respect to the Greater Vancouver Regional District and Regional Hospital District, it was

MOVED by Alderman Broome,
THAT the following appointments be approved.

VANCOUVER ATHLETIC COMMISSION	-	Alderman Sweeney
VANCOUVER CIVIC AUDITORIUM BOARD	-	Alderman Broome
VANCOUVER CITY PLANNING COMMISSION	-	Alderman Wilson
CIVIL DEFENCE BOARD	-	Mayor Campbell (Chairman)
	-	Alderman Wilson
DETOXIFICATION CENTRE SOCIETY	-	Alderman Wilson
DOWNTOWN PARKING CORPORATION	-	Alderman Linnell

(continued)

UNFINISHED BUSINESS (continued)

Appointments to Boards, Commissions and Committees: 1972 (continued)

GREATER VANCOUVER REGIONAL DISTRICT AND REGIONAL HOSPITAL DISTRICT	-	Mayor Campbell - 5 votes
	-	Alderman Bird)
	-	Alderman Broome)4 votes
	-	Alderman Sweeney) each
	-	Alderman Wilson)
ALTERNATES -		
for Mayor Campbell	-	Alderman Linnell
for Alderman Bird	-	Alderman Phillips
for Alderman Broome	-	Alderman Adams
for Alderman Sweeney	-	Alderman Calder
for Alderman Wilson	-	Alderman Rankin
GREATER VANCOUVER REGIONAL DISTRICT JOINT WATER AND SEWER COMMITTEE	-	Alderman Adams
GREATER VANCOUVER VISITORS AND CONVENTION BUREAU	-	Alderman Calder
INDUSTRIAL DEVELOPMENT COMMISSION OF GREATER VANCOUVER	-	Alderman Hardwick
VANCOUVER PUBLIC LIBRARY BOARD	-	Alderman Hardwick
LOWER MAINLAND MUNICIPAL ASSOCIATION	-	Alderman Phillips
METROPOLITAN BOARD OF HEALTH OF GREATER VANCOUVER	-	Alderman Phillips
OFFICIAL TRAFFIC COMMISSION	-	Alderman Linnell
	-	Alderman Rankin
PACIFIC NATIONAL EXHIBITION - ADVISORY DIRECTORS	-	The whole Council
PACIFIC NATIONAL EXHIBITION - EXECUTIVE (Special Council Representative)	-	Alderman Adams
REMEMBRANCE DAY COMMITTEE	-	Alderman Wilson
VEHICLES-FOR-HIRE BOARD	-	Alderman Rankin

- CARRIED.

UNFINISHED BUSINESS (continued)

Delegation Matters:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Park Board:
Queen Elizabeth Park Restaurant

(b) Rezoning Application: E/S Moss Street and W/S Fairmont Street between Horley and the lane North of Kingsway.

COMMUNICATIONS OR PETITIONS

1. Appeal: Application for Publishing License - Mr. A. H. Worthington

MOVED by Alderman Bird,
THAT, pursuant to a Letter of Appeal received, the Council hear the Appeal of Mr. A. H. Worthington from the refusal by the License Inspector of application for a license to carry on the business of publishing, at a date to be set by the City Clerk within the next two weeks.

- CARRIED.

2. Invitation: Munich Olympics - Lord Mayor of Munich

His Worship the Mayor submitted a communication from the Oberbürgermeister of the City of Munich, dated December 14, 1971, advising of the Twentieth Olympic Games, to be held from August 26 to September 10, 1972, in Munich, and issuing an invitation to His Worship the Mayor and Mrs. Campbell to be in attendance.

MOVED by Alderman Broome,
THAT His Worship the Mayor be authorized to accept this invitation.

- CARRIED.

3. Juvenile Breaking and Entering Offence Situation: The Corporation of the City of Port Coquitlam

MOVED by Alderman Broome,
THAT the communication, dated December 17, 1971, from The Corporation of the City of Port Coquitlam, forwarding a resolution requesting support of its action set out in a letter sent to the Attorney-General's Department regarding Juvenile Breaking and Entering Offence Situation, be received.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

4. Application to Amend Zoning By-law:
Denman Place as a Hotel

MOVED by Alderman Bird,
THAT, pursuant to a request received, approval be given to Mr. W. A. Street, Barrister, to appear before Council as a delegation in respect of the application to amend the Zoning By-law to provide for Denman Place to be used as a hotel.

- CARRIED.

5. Vancouver Fraser Regional District:
Township of Langley

MOVED by Alderman Wilson,
THAT the communication from The Corporation of the Township of Langley, dated January 3, 1972, relative to the budget of the Vancouver Fraser Regional District, be deferred for consideration under "Motions" later this day.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
General Report, January 7, 1972

Works and Utility Matters

Request for Closure of 47th Avenue -
Laburnum St. to Lane West of Cypress St.
(Clause 4)

In considering this Clause, it was noted that several delegation requests had been received. It was, therefore,

MOVED by Alderman Bird,
That consideration of this Clause be deferred, pending the hearing of delegations.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Broome,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Works and Utility Matters), dated January 7, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 7, 1972 (cont'd)

Building and Planning Matters

3183 Queens Avenue: Request for
Driveway in Front Yard -
Mr. and Mrs. D. Walters
(Clause 1)

In consideration of this Clause, it was

MOVED by Alderman Broome,
THAT permission be granted to Mr. Walters to appear as a delegation before Council, in support of his position, as soon as convenient.

- CARRIED.

Use of Building 14 -
St. Roch Restoration
(Clause 2)

MOVED by Alderman Rankin,
THAT this Clause be referred back to the Board of Administration for report, after obtaining the required information, such as, the length of time Building 14 would be required by the federal government in connection with the St. Roch Restoration work, and the space required, together with other pertinent information.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Bird,
THAT Clause 3 of the report of the Board of Administration (Building and Planning Matters), dated January 7, 1972, be received.

- CARRIED.

Fire and Traffic Matters

La France Fire Engine
(Clause 1. A.)

MOVED by Alderman Wilson,
THAT the offer of the Village of Zeballos, of $550.00, for the 1947 La France fire engine, be accepted.

- CARRIED.

MOVED by Alderman Adams, in amendment:
THAT the offers from the Village of Zeballos and Lever Arms Service Ltd. be rejected, and the equipment be put to auction at a future date.

- LOST

(The Motion of Alderman Wilson was put and CARRIED.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 7, 1972 (cont'd)

Fire and Traffic Matters (continued)

1943 Bickle-Seagrave Fire Engine
(Clause 1. B.)

In considering this Clause, a communication was noted from Heritage Village, under date of January 10, 1972, requesting additional time to give the whole matter further consideration relative to the 1943 Bickle-Seagrave Fire Engine. It was, therefore,

MOVED by Alderman Bird,
THAT consideration of Clause 1. B. be deferred, pending receipt of further information from Heritage Village.

- CARRIED.

Finance Matters

Authority to Invest Funds
(Clause 2)

MOVED by Alderman Adams,
THAT the recommendation contained in this Clause be approved, except that the Chairman of the Finance Committee be included with the Board of Administration in the matter of consultation.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clauses 1 and 3 of the report of the Board of Administration (Finance Matters), dated January 7, 1972, be adopted.

- CARRIED.

B. Personnel Matters,
Supplementary Report,
January 7, 1972

MOVED by Alderman Phillips,
THAT the report of the Board of Administration (Personnel Matters), dated January 7, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters,
January 7, 1972.

Request - Mrs. May C. Gutteridge for Free Use of Premises at 258 Powell Street for Clothing Depot (Gastown Workshop)
(Clause 6)

MOVED by Alderman Hardwick,
THAT the premises at 258 Powell Street be made available to Mrs. May C. Gutteridge, in connection with a clothing depot, on a month-to-month lease, on a nominal rental basis.

- CARRIED UNANIMOUSLY.

Sale: Site No. 11, Area B Champlain Heights
South Side of Rosemont Drive, East of Kerr
Senior Citizens' Housing
Clause (4)

MOVED by Alderman Bird,
THAT approval be given to this Clause, after adding the following as recommendation (f):

"(f) Public utility easement over the southerly ten feet."

- CARRIED.

Balance of Property Matters,
January 7, 1972:

MOVED by Alderman Bird,
THAT Clauses 1, 2, 3 and 5 of the report of the Board of Administration (Property Matters), dated January 7, 1972, be adopted.

- CARRIED.

D. Indigent Burials

The Board of Administration submitted a report from the Corporation Counsel, under date of January 7, 1972, advising of the historic position in respect of a contract for burial of indigents, and advising of a letter from Mr. Walter S. Owen, Barrister, on behalf of nine funeral parlours, asking that negotiations be commenced for a new agreement, on a rotation basis, with various funeral parlours, at an agreed fee.

The Board of Administration submitted a further report, dated January 7, 1972, reading as follows:

"The Director of Welfare and Rehabilitation reports as follows:

"On August 4, 1970, City Council passed the following motion in connection with a report from the Board of Administration dated July 31, 1970.

'That a contract for indigent burials be entered into with First Memorial Services Limited on the basis of its offer of $185 including ministerial fee; the contract to be on a one year basis and satisfactory to the Corporation Counsel.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Indigent Burials (continued)

The City of Vancouver entered into a contract with First Memorial Services Limited for the period April 8, 1971 up to and including April 7, 1972.

Shortly after Council decided to enter into a contract with First Memorial Services Limited, a number of other funeral homes expressed verbal and written opposition to His Worship the Mayor. They felt that the awarding of the contract should have been done by tender.

On November 6, 1970, His Worship the Mayor wrote to Messrs. Owen, Bird & McDonald, solicitors for a number of Vancouver funeral homes, advising that when the contract with First Memorial expires, arrangements will be made in advance for the calling of bids from the various funeral undertakers.

Our experience with First Memorial Services has been most satisfactory. In addition, the use of one funeral home as opposed to a rotation system which was employed in previous years has proven to be a more effective way of providing this service.

RECOMMENDATION:

THAT the Director of Welfare and Rehabilitation in co-operation with the Corporation Counsel and the City Purchasing Agent prepare an outline of services to be included in a contract relative to burial of indigents, and to request competitive bids by way of the City's formal tender document."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted. "

AMENDED SEE PAGE Feb. 8/72 Council

MOVED by Alderman Phillips,
THAT the foregoing recommendations of the Director of Welfare and Rehabilitation, and the Board of Administration, be approved.

- CARRIED.

E. Additional Staff - Health Department

The Board of Administration, under date of January 7, 1972, submitted a report in regard to additional staff for the Health Department. The following Summary of Recommendations and Costs is extracted therefrom:

" I. Nursing Division

1. It is recommended that as requested, the Public Health Nursing establishment be increased by one.

II. Special Services

1. Orthoptist

It is recommended that in view of the existing workload of the incumbent Orthoptist and the request for increased service from a contributing member of the Metropolitan Board of Health, the additional service be provided as requested, i.e., an Orthoptist to be provided for 2 days per week.

2. Health Unit Aid

It is recommended that the Health Unit Aid budget of 2,000 hours not be increased to 3,600 hours as requested.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Staff -
Health Department (cont'd)

III. Mental Health Division

1. Assistant Psychiatrist

It is recommended that the number of sessions of Assistant Psychiatric service be increased by an equivalent of one-half positions. (One session = 3½ hours).

2. Psychologist II

It is recommended that the number of Psychologist II positions b increased from 5½ to 6 positions. The increase to be reflected as an increase in the number of sessions presently available.

IV. Costs

The annual cost to the City, based upon 1971 salary rates, for providing these additional services would be:

Annually	I (1)	II (1)	II (2)	III (1)	III (2)	Total
a) Total Cost	$9,158	$3,120	Not Recommended	$14,355	$6,831	$32,984
b) Recoverable	6,412	2,970	N/R	14,355	6,831	29,578
c) City Portion	2,746	150	N/R	nil	nil	3,406

The cost for 1972 to the City, based upon 1971 salaries would be $3,120, assuming staff would be hired in February. I recommend that the additional staff requested by the Medical Health Officer for the Nursing Division, Special Services (Orthoptist) and Mental Health Division be approved and that the additional salaries for 1972 be approved prior to 1972 budget approval."

Your Board recommends that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved. "

MOVED by Alderman Broome,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED.

F. Report of Special Committee
re Fire Defences: Burrard Inlet

Alderman Bird, as Chairman of the Special Committee re Fire Defences - Burrard Inlet, reported as follows, under date of December 29, 1971:

'Last year a special committee was set up by the Vancouver City Council comprised of elected representatives from the District of Burnaby, the City and District of North Vancouver, the City of Port Moody and Fire Chief Spencer, to consider the fire defences of the shores of Burrard Inlet. The City of Port Moody did not send a representative. However, the National Harbour Board appointed Mr. W. Duncan, Acting Port Manager, to meet with the Committee. At the first meeting of the Committee held December 2nd, 1970, it was resolved:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Fire Defences: Burrard Inlet
(continued)

"THAT a technical sub-committee of this Committee be formed, comprised of the Fire Chiefs and the appropriate finance official of each municipality; such committee to meet to discuss apportionment of costs of fire defences in Burrard Inlet and the refurbishing and operational costs of the Fire Boat for report back to this Committee."

The technical sub-committee held several meetings and on Monday, October 25th, the special committee considered the sub-committee's report. It was noted that a letter had been received from the Council of the Municipality of Burnaby indicating that alternative arrangements were being made to the possible use of the Vancouver Fire Boat and, therefore, they would not be participating in any share arrangement.

Letters were sent to the City and District of North Vancouver asking if they wished the services of the Vancouver Fire Boat provided on a formalized basis. However both have stated that they do not wish to participate and therefore your Chairman recommends that the services of the Fire Boat be provided only within the boundaries of the City of Vancouver and that your Special Committee be now discharged.'

MOVED by Alderman Broome,
THAT this Committee Report be received, the Committee discharged, and His Worship the Mayor be requested to arrange a meeting with the Chairman of the Vancouver Port Authority, with appropriate members of Council and officials present, to discuss this Committee Report and any letters on the subject received from surrounding municipalities, with the view to endeavouring to obtain a contribution from the National Harbours Board toward the upkeep of this fire boat.

- CARRIED.
(Alderman Wilson is recorded in the negative.)

G. Winter Employment Program
Progress to January 4, 1972

MOVED by Alderman Hardwick,
THAT the Progress Report to January 4, 1972, of the City Engineer, and submitted through the Board of Administration by report dated January 5, 1972, on the subject of Winter Employment Program, be approved.

- CARRIED.

(Report on file City Clerk's Office.)

H. Special Street Lighting Project
Area II - Shaughnessy

It was agreed that this subject be deferred, pending hearing of a delegation later this day.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee
re Park and Ride

It was agreed to defer consideration of this matter to later this day, when the Special Committee Report will be available.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 3960 -
"GREATER VANCOUVER CIVIC MUSEUM
AND PLANETARIUM BOARD"

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT leave be given to introduce a By-Law to repeal By-law No. 3960, being a by-law to provide for the establishment of a Board to be known as the "Greater Vancouver Civic Museum and Planetarium Board" and to define its functions and responsibilities, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-Law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

(continued)

BY-LAWS (continued)

By-law to Repeal By-law No. 3960 (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Vancouver Fraser Park District:
Budget

At the December 21, 1971, Council meeting, Notice was given of the following motion; and in this regard a letter was submitted this day from the Township of Langley, advising the Municipal Council is not in favour of the proposed increase in park assessment.

MOVED by Alderman Adams,
SECONDED this day by Alderman Broome,
THAT the Vancouver representatives on the Vancouver Fraser Park District be instructed to vote for a budget which provides for a mill assessment of not greater than 0.35 mills.

- CARRIED.
(Alderman Bird recorded in the negative.)

2. Calling of Notice:
Procedure

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT WHEREAS the present Council procedure allows any single member of Council to call Notice on a motion brought before Council by another member;

AND WHEREAS some motions are of such a nature that they should be dealt with quickly rather than postponed to the following meeting:

THEREFORE BE IT RESOLVED that the Procedure By-law be amended so that a call of NOTICE by a member of Council in accordance with Rule 31 (2), may be overruled by a vote of 8 members of Council on the grounds that the motion is of such urgency it should be dealt with without delay.

(The motion was put and LOST.) - LOST.

MOTIONS (continued)

3. Costs of Law Enforcement

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS police activities have become increasingly difficult in recent years and no longer are confined to the traditional role of 'protection of property' which was the justification for police costs being charged to the property tax;

AND WHEREAS it would be desirable to have more police on walking beats to promote safety on the streets and to increase direct contact between police officiers and citizens;

AND WHEREAS police costs already represent the largest single cost item on the City's budget and additional police would add to the property tax burden;

AND WHEREAS the R.C.M.P. provides policing to much of the province and the cost is borne by the Federal Government, which derives its income primarily from income taxes;

THEREFORE BE IT RESOLVED that the Vancouver City Council request a meeting with the Attorney General of the Provincial Government to discuss provincial assistance on meeting the increasing costs of law enforcement.

(Referred)

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the subject of the motion of Alderman Phillips and Alderman Sweeney be referred to the Board of Administration for review and report, on the matter of police and justice costs to the City of Vancouver.

- CARRIED.

4. Parking Prohibition:
Snow Clearance

At the December 21, 1971, Council meeting, Notice was given of the following motion:

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT when a snow alert is broadcast by the City Engineer, parking be prohibited as follows:
'on the even side of streets on even numbered days and on the odd side of streets on odd numbered days.'

(Referred)

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the subject of the motion of Alderman Linnell and Alderman Rankin be referred to the City Engineer for report to Council next week as to implementation on a co-operative basis.

- CARRIED.

MOTIONS (cont'd)

5. Snow Removal:
Fund

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT previous instructions to the Board of Administration to report on snow removal be enlarged to include consideration of setting up a snow removal fund, which would accumulate in years of light snowfall, yet be of considerable assistance to take care of unusual expenditures in the years of heavy snowfall.

- CARRIED

The Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council recessed at approximately 12 noon to reconvene in open session at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
SECONDED by Ald. Adams,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Park Board:
Queen Elizabeth Park Restaurant

The Board of Administration, under date of December 17, 1971, reported on bids received by the Park Board for construction of a restaurant in Queen Elizabeth Park, the Park Board having passed the following resolution:

"THAT City Council be requested to enter a contract on behalf of the Board with the low bidder International Construction Co. Ltd., in an amount not to exceed $340,000."

Reference is made in the report, of the Park Board's rental arrangements for the restaurant and that an advance allocation of $67,000 for costs exceeding the originally approved allocation of $300,000 is required.

Commissioner Wainborn appeared on behalf of the Park Board and filed a brief dated January 11, 1972, in support of the request for approval.

MOVED by Ald. Broome,
THAT the Council award a contract on behalf of the Park Board to International Construction Co. Ltd. in an amount not to exceed $340,000 for Queen Elizabeth Park Restaurant, subject to the approval of the Corporation Counsel;

FURTHER THAT approval be given to an advance allocation of $67,000 from the 1972 Parks Development Capital Funds.

- CARRIED

DELEGATIONS AND BOARD OF ADMINISTRATION REPORTS (cont'd)

H. Special Street Lighting Project
Area II: Shaughnessy

The Board of Administration, under date of January 10, 1972, reported on a petition received against special light standard project in Area II: Shaughnessy, and set out the history of the whole matter, as well as various alternative street lighting systems in respect of the area. Costs are set out should the project, as proposed, be abandoned.

Attached to the Board of Administration report is a statement by the Assessment Commissioner showing the owner position insofar as the petition filed is concerned.

A delegation was heard from Mr. Daniel M. Klang on behalf of residents in opposition to the proposed project. A letter was received from Mrs. M. Jaffe expressing opposition. Letters were received from Mr. Paul A. Donnelly and Mr. W.O. Banfield in support of the project. Mr. Donnelly was also heard on the matter.

MOVED by Ald. Hardwick,
THAT this whole matter be referred back to the Board of Administration to bring into Council a strategic report by which the area in question can be petitioned in much smaller units.

AMENDED SEE PAGE 684

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

4. Rezoning Application: E/S Moss Street and W/S Fairmont Street between Horley and the lane North of Kingsway

Further consideration was given to Board of Administration report (Building and Planning matters), dated August 6, 1971, on an application from Best Lumber Company for a zoning amendment whereby Lots 10, 11 and 12, and Lots 49, 50 and 51, Blocks 6 & 7, D.L. 37 would be rezoned from an RS-1 One Family Dwelling District to a C-2 Commercial District, for the provision of stores, offices, suites and parking. The Technical Planning Board recommends the application be not approved and this recommendation was endorsed by the Town Planning Commission and the Board of Administration.

A representative of the Best Lumber Company appeared before the Council in support of the application and filed a brief.

MOVED by Ald. Adams,
THAT this matter be referred back to the Director of Planning and Civic Development for further discussion with the applicant and report to Council in due course with respect to revised scheme of development;

FURTHER THAT it be suggested to the applicant he consider withdrawing the present application in the meantime.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee re
P.N.E. - Park and Ride

The Special Committee re P.N.E. - Park and Ride, comprising Aldermen Wilson, Linnell and Phillips, submitted the following report under date of January 10, 1972:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
P.N.E. - Park and Ride (cont'd)

Council at its regular meeting of the 21st December 1971, considered a report from the City Engineer and Board of Administration entitled "Park and Ride from the P.N.E." and at that meeting Council RESOLVED THAT

(i) Council restate its position to establish a Park and Ride facility at the P.N.E. as soon as possible particularly on P.N.E. parking lot No. 6

(ii) A Committee be appointed... to negotiate, for report, the whole matter further with the P.N.E. Executive Committee and the B.C. Hydro, with a view to completing negotiations by the end of January 1972.

The under-signed were appointed to this Committee and held a meeting Thursday, January 6, 1972 with representatives of the Transportation Division of the B.C. Hydro and Power Authority.

At that meeting the Committee had before it the instructions of Council as stated above and the report of the City Engineer and the Board of Administration entitled "Park and Ride from the P.N.E."

During this first meeting, the overall concept was reviewed and the method of operation was reconsidered. Your Committee discussed the matter under three major headings:

A. Facilities Required to Implement Service

B. The Operation of the Service during the period other than when the annual exhibition is being held, and

C. During the period when the annual exhibition is being held.

The Committee assumed the use of the parking lot on the south side of Hastings Street east of Windermere which will provide approximately five hundred stalls which are paved and approximately two hundred stalls which are unpaved.

The representative of the Transportation Division of B.C. Hydro and Power Authority advised of certain amendment to their position as quoted in the Board of Administration and City Engineer's report. They advised there would be a minor change in the schedules by the addition of one more trip in the morning and the afternoon which would mean the morning service would consist of ten trips between 7:30 and 9:00 a.m. and the evening service of ten trips between 4:30 and 6:05 p.m. Transportation Division representatives also advised that subject to management approval, the B.C. Hydro and Power Authority were prepared to waive for a three month experimental period only, the guarantee of a minimum of six hundred passengers daily but that they would, at the expiration of the three month experimental period review the situation and reserve the right to demand a guaranteed minimum of six hundred passengers a day or withdraw the service if the City did not guarantee the six hundred passengers.

The B.C. Hydro and Power Authority representatives also advised that if the matter could be successfully completed by the 14th January, then the service could be instituted on the 25th February, the date of the next schedule adjustment of the Transportation Division.

With this information, your Committee immediately arranged a meeting with representatives of the P.N.E. so that this report could be submitted to Council and acted upon prior to the January 14th date.

Cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
P.N.E. - Park and Ride (cont'd)

Your Committee held a second meeting at 2:00 p.m. Monday, January 10t at which were present the President and representatives of the P.N.E.

At this second meeting, your Committee and the members of the P.N.E. explored the use of the parking lot under two separate conditions -

(a) During the 50 weeks of the year when the annual exhibition is not being held, and

(b) During the 2 weeks of the year when the annual exhibition is being held.

The P.N.E. Board representatives stressed that uppermost in their thinking was the need for parking for exhibitors and the general public during the annual exhibition. The P.N.E. representatives also stressed that they were most anxious and willing to co-operate with the City in this experiment.

The position of the P.N.E. was summarized as follows:

(i) Parking during the annual exhibition

(ii) Remuneration for loss of revenue

(iii) Costs of sundry expenses of the lot, and

(iv) The need for a guarantee to save the P.N.E. harmless.

Your Committee members explored thoroughly the concerns of the representatives of the P.N.E. and pointed out that the City was prepared to accept certain responsibilities both financial and other, so as to protect the P.N.E. from undue demand on its financial resources as a result of this Park and Ride project.

As a result of all of the discussions that took place, your Committee

RECOMMENDS:

1. THAT the City of Vancouver in close co-operation with the B.C. Hydro and Power Authority, Transportation Division, institute a Park and Ride service for one year period starting February 25, 197 Such service to operate from the parking lot on the south side of Hastings Street immediately east of Windermere, non stop to Main and Hastings and thence at normal stops from Main and Hastings along Hastings Street and southerly on Burrard and return during the periods 7:30 - 9:00 a.m. and 4:30 - 6:00 p.m. on Mondays to Fridays (excluding statutory holidays).

2. THAT the fare for such Park and Ride service be the normal city fare of 25¢ per trip with transfer privileges in the Downtown area only.

3. THAT no charge be made for parking at the parking lot on the south side of Hastings Street east of Windermere.

4. THAT the City of Vancouver reimburse the P.N.E. for parking revenue losses on Lot 4 (Hastings and Windermere Streets) based on the total revenue received on the ten weekdays in 1971: subject to the P.N.E. assuring that no increase in the number of exhibitors or other non-paying users will take place and subject to a maximum cost of $4,000.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
P.N.E. - Park and Ride (cont'd)

5. THAT the City of Vancouver be responsible for:

(i) The maintenance of the parking lot surface
(ii) Required attendant and control staff
(iii) Required liability insurance
(iv) Required snow removal
(vi) Other incidental operating expenses

The details of the above to be worked out by the Board of Administration, the P.N.E. and the B.C. Hydro and Power Authority, Transportation Division.

6. THAT funds, approved in advance of the 1972 Annual Budget, be provided as follows:

FIXED COSTS

(a)	Three standard City bus shelters (with seats) in the parking lot instead of an enclosed shelter of new design as originally proposed	$ 4,000 *
(b)	At least initially, diesel buses can loop on-street (Hastings, Lillooet, Pender, Windermere, Hastings) and stop beside the parking lot instead of looping within same as originally proposed. Therefore, a sidewalk crossing on Windermere Street south of Hastings Street and the paving of a bus loop within the parking lot will not be required. No repaving of the streets involved will be required initially. After the first three months of service, however, the streets will be inspected to determine if pavement strenthening is necessary.	
(c)	New traffic signals at Windermere/Hastings will still be required to assist buses turning left from Windermere to Hastings Street. The original estimate of $6,000, for this signal overlooked the requirement for 4 new stronger poles at this intersection. NOTE: Funds are available in the Traffic Control Reserve Fund to pay for this new signal installation.	$11,500
(d)	Promotion (spot radio announcements) will still be required	$ 5,000
	TOTAL ESTIMATED CAPITAL COST:	$20,500

OPERATING COSTS

(a)	Cost of supplying parking lot for "Free Parking"	$ 4,000 **
(b)	B.C. Hydro's stated cost in supplying the bus service is $150 per day or approximately $3,000 per month. During the first three months of service B.C. Hydro will absorb any operating losses. Thereafter, the City will have to compensate B.C. Hydro for the difference between the stated cost and actual passenger revenues, or cancel the service	
(c)	Contingency for operational requirements, e.g. signs, lighting, maintenance, insurance, and parking supervision.	$ 2,000

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
P.N.E. - Park and Ride (cont'd)

* Note: As this item is the installation of a normal City Service in this location and may be removed to any location, there will be recovery of some of this amount if the service is cancelled.

** Note: This is a maximum commitment and it is anticipated by your Committee that it will be less than this amount. This amount is included mainly for budget purposes.

7. THAT the question of a 50¢ per day charge for parking during the period of the annual exhibition be referred to the Board of Administration for report back to Council.

Your Committee noted that the representatives of the B.C. Hydro and Power Authority, Transportation Division, advised the Committee that the Authority would assume the first three months without a guarantee and that the representatives of the P.N.E. advised that for the same first three month period there would be no charge made by the P.N.E. for the lighting of the parking lot.

MOVED by Ald. Wilson,
THAT the foregoing report of the Special Committee be approved.

- CARRIED

MOTIONS (cont'd)

6. Canadian Merchant Marine:
Large Bulk and Container Cargo Ships

The following Notice of Motion was submitted by Aldermen Wilson and Sweeney at the meeting on January 5, 1972:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT WHEREAS the Canadian Transport Commission caused to be prepared a feasibility study by consultants Hedlin Menzies & Associations Ltd. 'on an Analysis of Economic Potential of a Canadian Merchant Marine';

AND WHEREAS Canadian Transport Commission released the report 22 September, 1971 and in a press release stated the following:

> 'In Brief, the report says there could be a net economic benefit to Canada through Government-assisted development of a privately-owned fleet of very large oil and ore carriers for the export of iron ore, coal and grain and the import of crude oil.
>
> The report sees little or no potential net economic benefit in vessels of under 90,000 tons deadweight.'

AND WHEREAS the following is quoted from the Summary of Analysts, Page XIII, Paragraph 11:

> "By 1995, Canada's Pacific Coast ports are projected to handle 55 per cent of total Canadian ocean loadings of major bulk commodities, as compared to 38 per cent in 1967. Among major bulk commodities involved in Canadian deep-sea trade, bituminous coal loadings, iron ore loadings and crude petroleum unloadings are projected to be particularly important to Canadian trade."

cont'd....

MOTIONS (cont'd)

Canadian Merchant Marine:
Large Bulk and Container Cargo Ships (cont'd)

AND WHEREAS the Port of Vancouver continues to retain its pre-eminence as Canada's No. 1 port in cargo volume handled, and the Port is sharing with all other Canadian ports dismay that not a ton of Canada's resources exported overseas is shipped in a Canadian flag ship.

AND WHEREAS Vancouver Council now has an opportunity to encourage the establishment of a shipping line based in the Port of Vancouver consisting of a fleet of very large oil and ore carriers for export of iron ore, coal, and grain and the import of crude oil.

AND WHEREAS the Hon. Minister of Transport in replying to City Council's request to intervene in negotiations with the C.N.R. in respect to an overseas shipping service contained in the 1913 Agreement, had this advice as stated in the final paragraph of his letter dated 22 September, 1971:

> "I would appreciate your extending my greetings to the members of the City Council, and informing them that, in light of the particular circumstances that prevail, follow-up directly with Canadian National and joint exploration between it and the City of Vancouver of this interest would seem to be the indicated course."

AND WHEREAS the Canadian Pacific Steamships successfully operate, and advertise throughout Europe "C.P. Ships the Container Way to Canada and the U.S.A."

THEREFORE BE IT RESOLVED THAT the matter of encouraging the establishment of a Canadian Flag Ship Line operating large bulk and container cargo ships out of the Port of Vancouver be referred to the Standing Committee on Transportation for study report and recommendations.

FURTHER BE IT RESOLVED THAT the Chairman of the Transportation Committee together with the City representative on the Vancouver Port Authority, Alderman Sweeney, these two be authorized to discuss with the officials of the Canadian National Railway (Steamship Division) the prospects of operating a trans-ocean service of large ships to carry Canadian resources for export to the markets of the world and report the results to the Standing Committee. Authority is also granted to discuss with any other Canadian group interested in establishing a fleet of large cargo vessels to carry Canadian resources from the Port of Vancouver to the markets of the world and report to the Standing Committee.

(The motion was put and carried) - CARRIED

5. Leave of Absence:
Alderman Adams

MOVED by Ald. Broome,
THAT Alderman Adams be granted leave of absence for the period February 1 to 25, 1972.

- CARRIED

MOTIONS (cont'd)

7. Parking Privileges:
Members of Council

MOVED by Ald. Sweeney,
SECONDED by Ald. Calder,
THAT any member of Council who has completed ten (10) years of service on Council, be granted free parking privileges for life upon retirement from Council.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Sign: Molson's Brewery Burrard Bridge

enquired if the large Molson's sign on its building at the Burrard Bridge has been erected legally.

His Worship the Mayor referred the enquiry to the Board of Administration.

Alderman Hardwick - Bank of Nova Scotia and reference to 'Vancouver Centre'

referred to the Bank of Nova Scotia using the reference 'Vancouver Centre' in describing its proposed development on the S/S Georgia Street between Granville and Seymour, including Birks Building and Famous Players movie theatre site, and stated this reference is giving the impression that the development is one of a government civic centre in the downtown area.

The Alderman requested His Worship ask the Corporation Counsel to take the matter up with the Bank of Nova Scotia.

His Worship referred the enquiry to the Corporation Counsel.

Alderman Adams - Cigarette Billboard Advertising

enquired respecting certain cigarette companies still carrying out outside billboard advertising and cited a case in particular.

Alderman Phillips - Painting: Wife of 'Gassy Jack'

produced a painting of the wife of 'Gassy Jack' and enquired of the Council's interest in purchasing it from Centennial funds.

Alderman Wilson - Property required for No. 1 Firehall: Mr. Lai

advised a Board of Administration report will be submitted to Council shortly regarding this property and Mr. Lai, President of Vandy Developments Limited, would like the opportunity of appearing before Council at that time.

The Council agreed that Mr. Lai be heard as a delegation when the report is submitted.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Tax Deferment:
Senior Citizens

MOVED by Ald. Wilson,
THAT the Standing Committee on Finance give consideration to plans which would assist senior citizens on fixed income to retain their homes without fear of the tax sale, such plans to include a tax deferment repayable with interest upon sale of the property or death of the registered owner.

(Notice)

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

RECOGNITION: Retirement of Mr. R.K. Baker
Corporation Counsel

The Council gave special recognition at this point to the imminent retirement of Mr. R. K. Baker, the Corporation Counsel. The following resolution was put and CARRIED UNANIMOUSLY:

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT WHEREAS on the first day of June, 1937, RUSSELL KEMP BAKER, Q.C. joined the staff of the Law Department of the City of Vancouver as an Assistant Solicitor;

AND WHEREAS on the eighteenth day of October, 1948 he was appointed to the position of City Solicitor;

AND WHEREAS on the twenty-seventh day of November, 1951 he was appointed to the position of Corporation Counsel;

AND WHEREAS on the thirty-first day of January, 1972 Russell Kemp Baker, Q.C. will retire as Corporation Counsel from the service of the City of Vancouver after serving for a period of thirty-four years;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing to RUSSELL KEMP BAKER, Q.C. its gratitude and appreciation for his thirty-four years of devoted service to the Council of the City of Vancouver;

AND BE IT FURTHER RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as expressing its best wishes for a long and peaceful retirement.

His Worship the Mayor presented Mr. Baker with a gift on behalf of the Council. Mr. Baker responded to the recognition given.

The Council adjourned at approximately 3:50 P.M.

****

The foregoing are Minutes of the Regular Council meeting dated January 11, 1972, adopted, after amendment, on January 18, 1972.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Improvement of W/S Kerr Street From Rosemont Drive to 63rd Avenue

The City Engineer reports as follows:-

"Among the projects approved by Council at the Local Improvement Court of Revision held on November 30th, 1971, was curbing the east side and paving the east half of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue. Also approved was the construction of a P.C. Concrete Sidewalk on the east side of Kerr Street for the same length. This work constitutes part of the development of the Champlain Heights Subdivision.

The west side of this project is outside the boundaries of the new subdivision and as it abuts the City-owned Fraserview Golf Course, Local Improvement procedures are not applicable as the full cost of any improvement would be borne by the City. It would be advantageous to co-ordinate the engineering work and provide continuity of construction by improving both sides of Kerr Street under one contract. Construction of curbs and sidewalks on both sides simultaneously would produce a lower total cost than if each part were constructed separately. As this is a major street, both curbs and sidewalk will ultimately be required on the west side. Future maintenance costs on the total improvement would also be less than that on the partial improvement.

The estimated cost of installing curbs and gutters and paving the west half of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue would be $22,871.00. The estimated additional cost to install a P.C. Concrete Sidewalk on the west side of Kerr Street for the same length would be $8,086.00. Funds are available for this work in Account No. 147/7901, 'Major Street Paving Unallocated'.

I RECOMMEND that:-

1. The City Engineer be authorized to construct curbs and gutters and permanent paving on the west side of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue at an estimated cost of $22,871.00.

2. The City Engineer be authorized to construct P.C. Concrete Sidewalk on the west side of Kerr Street from Rosemont Drive to 120' south of 63rd Avenue at an estimated cost of $8,086.00. Funds for this work to be appropriated from the 1971 Streets Capital Budget, Account Code No. 147/7901, 'Major Street Paving Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Closing the Lane West of Howe Street South of Robson in Block 61, D.L. 541

The City Engineer reports as follows:

"A letter dated November 9th, 1971, has been received from the Department of Public Works wherein The Crown makes application to acquire the lane in Block 61, D.L. 541.

In the letter The Crown undertakes to pay for the diversion. re-routing and cutting off of the utilities in the lane provided it is agreed that by so doing the ownership of the lane will be transferred without further expense to The Crown.

In 1968 The Crown granted the City without compensation the 7 foot widening strips for the north and the south sides of Robson Street between Hornby and Howe Streets.

I RECOMMEND that the lane in Block 61, D.L. 541 be closed and stopped up and conveyed to Her Majesty in The Right of The Province of British Columbia subject to the following conditions:

(a) The closed lane and all the parcels in Block 61 be consolidated to form one parcel.

(b) The Crown bear all costs in relocating and re-routing all public utilities in the lane."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. Closing the Lane West of Howe Street between Georgia and Robson Street in Block 51, D.L. 541

The City Engineer reports as follows:

"An application has been received from the Department of Public Works to acquire the lane in Block 51, D.L. 541.

This Block contains the Provincial Court House. It comprises some 40 lots with an intervening twenty foot lane and is as originally created in the subdivision of Distrct Lot 541 except for the seven foot widening strips which were dedicated for highway without cost to the City by the Crown in 1968, for the widening of Robson Street.

I RECOMMEND that the twenty foot lane in Block 51, D.L. 541 be closed and stopped up and conveyed to Her Majesty The Queen in The Right of the Province of British Columbia subject to the closed lane and all the parcels in Block 51 being consolidated to form one parcel."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

4. Request for Closure of 47th Avenue - Laburnum Street to Lane West of Cypress Street

The City Engineer reports as follows:

"A request has been received from Mr. G. H. Taylor, representing the Maple Grove Adventure Playground Committee, for the closure of 47th Avenue between Laburnum and the lane west of Cypress. This closure is requested so that an "adventure playground" can be built on the school grounds in an area presently used for parking, with the displaced parking accommodated on the closed portion of the street.

This request is supported by the School Board, as indicated in the attached letter from J. E. Robertson, Head of Business Administration.

As well as reducing the hazard to children resulting from the mixture of cars, service vehicles, bicycles and children in the existing parking area, the Adventure Playground Committee feel that the closure of 47th will enhance safety by eliminating traffic on the 47th Avenue-Laburnum Street routing to nearby Magee High School.

A. Location of Adventure Playground

The applicants advise that there is already a shortage of playground space for the two schools (Magee and Maple Grove), and that the School Board policy is not to use playground areas for adventure playgrounds. Accordingly, they have assessed three alternative sites, as follows:

(a) East of the school building. This area is not felt to be suitable because it lacks sunlight, and because of its proximity to the classrooms, which would be adversely affected by the playground noise and activity.

(b) South of the school building, adjacent the existing parking facilities. This alternative would involve some cost in re-arranging the parking lot, and would add further to the existing mixture of vehicles, pedestrians and bicycles, which the applicants feel is hazardous.

(c) On the site of the existing parking lot. This location is preferred by the applicants, since they feel that by relocating the parking lot onto 47th Avenue, the conflict between parked cars and children will be eliminated.

Although locating the parking lot on 47th Avenue will remove some of the conflict between children and vehicles on the school grounds, it is noted that service vehicles will still be required to enter the grounds in this area, and some of the pedestrian access to the school from the south will still be via the relocated parking area.

The adventure playground (a special activity area of approximately 8,000 square feet) is not a major addition or development and although the City has closed streets in the past in order to permit extension of school facilities, it is questionable if such a closure can be justified for this particular use when off-street space is physically available.

Furthermore, previous street closures for school facilities have been only where school lands abutted both sides of the closed street, which is not the case in this application. It is further noted that the School Board has not made the application for the street closure.

B. Secondary factors in requesting the closure of 47th Avenue

(a) Safety. The applicants are concerned over the hazard to school children resulting from vehicular activity on Laburnum Street and 47th Avenue. Although there is a sidewalk on the east side of Laburnum and both sides of 47th Avenue, the applicants feel that cars (mostly driven by Magee High School students or parents picking up and dropping off children) pass through the area without caution.

/continued . . .

Clause 4 Continued

Our observations indicate that activity on these streets is similar to that around many schools in the City. The Police School Patrol Officers are not aware of any particular problem in this regard, and we do not have evidence of unreasonable speeds. However, the construction of a sidewalk on the west side of Laburnum would ensure that all students would have the opportunity to use a sidewalk to either school.

(b) Appearance of 47th Avenue - The applicants suggest that 47th Avenue is presently a mess, and its development as a parking lot would improve its appearance.

While we feel that the appearance of 47th Avenue is normal for a residential street, it could be improved by the installation of curbs and permanent pavement.

C. Traffic Requirements

Traffic counts show that on a typical school day there is a relatively heavy vehicular use of the 47th Avenue-Laburnum routing by staff, students, and parents destined for Magee High School. From 40 to 80 cars were observed during each one-hour period before morning classes, at lunch time and after school. The closure of 47th Avenue would require most of this traffic to enter and leave Laburnum from 49th Avenue with some resulting inconvenience.

Although the residents canvassed by the Adventure Playground Committee have indicated support for the street closure, there would also be a restriction on their access. A closure of 47th Avenue would require all vehicles entering Laburnum from 49th Avenue to exit via 49th Avenue as well (by constructing a cul-de-sac) and there would therefore be an increase in vehicular activity in front of the residences on Laburnum Street.

We have been advised by one of the property owners in the block bounded by 47th, Laburnum, 49th and Cypress that a petition opposing the closure of 47th Avenue is being circulated.

The recommended minimum diameter of a cul-de-sac on Laburnum Street is 60 feet, in order to permit vehicles up to the size of delivery vans to turn around without backing up (a backing manoeuvre is considered hazardous, especially adjacent to schools). If the existing east boulevard is maintained, this cul-de-sac would require the acquisition of a portion of the school grounds to a maximum width of 27½ feet. It would also require a parking prohibition in front of two residences on the east side of Laburnum Street.

In view of the extent of development proposed (adventure playground), availability of off-street locations, and reduction in traffic access, it is RECOMMENDED:

That the application to close the portion of 47th Avenue west of Cypress Street outlined red on Plan marginally numbered LE3773 NOT be approved.

However, if Council wishes to approve the street closure, the following conditions should apply:

(1) The applicant obtain a quit claim satisfactory to the Corporation Counsel from the owner of Lot 1 in respect to any interest the owner may have in the street to be closed.

(2) The applicant arrange with the School Board for the dedication for highway of the school lands colored blue on Plan LE3773 for the Laburnum Street cul-de-sac.

(3) One sidewalk on the closed street be maintained by the School Board for pedestrian traffic.

/continued . . .

Clause 4 Continued

(4) The applicant to make arrangements for the costs of providing the Laburnum Street cul-de-sac, estimated costs being $3,000.

(5) The applicant to make arrangements for the costs of improving the closed street to provide the alternative required off-street parking which is to be relocated from the school lands to the closed street, estimated cost $4,000.

(6) An easement to be reserved over the closed street for utility purposes and street lighting.

(7) The applicant to arrange for the School Board to enter into an agreement satisfactory to the Corporation Counsel and City Engineer whereby the School Board agrees to take over the care, custody, and management of the closed street, to maintain the off-street parking facilities to be constructed upon it, and to assume the pedestrian liability in respect to the sidewalk located on the closed street.

It is noted that the Maple Grove Adventure Playground Committee has requested to appear as a delegation in support of its request."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

Should Council see fit to approve the closure of 47th Avenue, Laburnum Street to the lane west of Cypress Street, it is RECOMMENDED that conditions (1) to (7) inclusive, as set out in the Engineer's report, apply.

(A brief from the Maple Grove Adventure Playground dated December, 1971 in favour of the closure of the street is circulated and a letter of opposition to the closure dated January 3, 1972 from Mr. Ross Dunseith is also circulated for the information of Council)

DELEGATION REQUESTS - MAPLE GROVE ADVENTURE PLAYGROUND COMMITTEE (in favour)

- ROSS DUNSEITH (in opposition)

FOR COUNCIL ACTION SEE PAGE(S) 646

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 3183 Queens Avenue:
Request for Driveway in Front Yard
Mr. & Mrs. D. Walters

The Director of Planning and Civic Development reports as follows:

"Mr. & Mrs. D. Walters of 3183 Queens Avenue have by letter dated July 5, 1971, requested City Council to '...approve a driveway in the curb so that we may park in our existing driveway as we have done for the last 12 years...'

Copies of Mr. & Mrs. Walters' letter of June 25th to His Worship the Mayor and of July 5th to the Vancouver City Council, are circulated for the information of City Council.

The site is located on the north side of Queens Avenue between Picton and Manor Streets in an area zoned as an RS-1 One Family Dwelling District.

The site has a frontage of 33' and is 115' deep. The rear of the site abuts the side of another lot that fronts Manor Street, without any intervening lane.

The house at 3183 Queens Avenue was erected in 1958 and maintains a 30' front yard setback from Queens Avenue. No off-street parking facilities were indicated at that time on the approved Development Permit drawings.

It appears that after construction of this one family dwelling a concrete slab was installed in the front yard. This slab is the subject off-street parking space. While no crossing approval (a 'facilities permit') from Queens Avenue to the front yard parking space was granted by the City Engineering Department, no actual crossing construction became necessary until curbs were installed in Queens Avenue.

Earlier in 1971, curbs were installed in Queens Avenue as part of a local initiative curbing programme. While work was in progress the Engineering Department obtained confirmation from the Planning Department that the existing off-street parking space in the front yard was not lawful or permitted. A continuous curb was therefore installed along the front of the property.

In 1958, as today, off-street parking is not permitted as an 'outright use' in the required front yard of an RS-1 One Family Dwelling District.

In June 1971, Mr. Walters filed an Appeal to the Board of Variance to provide an off-street parking space in the required front yard. At the hearing the Board of Variance were not prepared to grant approval to the off-street parking space being in the required front yard. It was suggested to the applicant to investigate either the possibility of constructing a carport partly within the basement as well as being a partial addition to the front of the house -- in which case the Board of Variance may relax a certain amount of the front yard requirements; or, more preferably, endeavour to make arrangements with the adjoining easterly property owners to share their adjacent driveway at 3179 Queens Avenue. At the meeting Mr. Walters then withdrew his appeal.

Subsequent to the suggestions of the Board of Variance Mr. & Mrs. Walters submitted the letter to His Worship the Mayor (June 25, 1971) and to City Council (July 5, 1971).

Recommendation

That Mr. & Mrs. Walters' letter be RECEIVED and that Mr. & Mrs. Walters be encouraged to further consider the suggestions of the Board of Variance."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

CONSIDERATION

2. Use of Building 14 -
St. Roch Restoration

The Museums and Planetarium Manager reports as follows:

"At the November 17, 1971, meeting of the Greater Vancouver Civic Museum and Planetarium Board, it was resolved 'that the Vancouver City Council be advised that the Federal Government will require the use of Building 14 during the restoration of the St. Roch for some period of time, at present indefinite.'

Vancouver City Council, at its meeting of April 6, 1971, resolved that 'Until the new Archives and Centennial Museum extension is completed, until that part of the collection to be housed in the new building is moved and until the Museum Board has made arrangements for the disposal of the balance, Building 14 cannot be demolished. The new building is scheduled for completion early in 1972.'

Following upon that resolution, the Museum has undertaken a massive project to sort and catalogue its collection. Work on the collections in Building 14 had to cease late in August when conditions in the Building became impossible for work; there is no heating in Building 14 and the temperature there is not suitable for comfort. The job of sorting and cataloguing the collections is still going on, but the material being worked on is brought to space in the Centennial Museum for this purpose.

On September 23, upon learning of the Federal Government's interest in using Building 14 for the restoration of the 'St. Roch', I wrote to Mr. G. J. Bowen, Director Technical Services Branch, National Historic Sites Division of the Department of Indian Affairs and Northern Development in Ottawa. In part I told him '.. it will not be possible to provide any space in Building 14 ... Building 14 is not designed, and is quite unsuitable, for working in. It has been useful to us for storage only, but as such it is to be replaced when the new building adjacent to the Museum is completed in 1972.'

On October 25, Mr. Bowen replied to me 'It is regretted that Building No. 14 will not be available for storage and restoration work on the R.C.M.P. St. Roch; as this building, by its construction and proximity, would appear to be most suitable for our purposes.

The necessity to acquire similar space is recognized and it would be appreciated if we could be informed of the date of demolition so that alternate arrangements can be made by this Department.'

I submit the above excerpts and the resolution of the Greater Vancouver Civic Museum and Planetarium Board 'that the Vancouver City Council be advised that the Federal Government will require the use of Building 14 during the restoration of the St. Roch for some period of time, at present indefinite', for consideration."

Your Board submits the matter to Council for CONSIDERATION.

INFORMATION

3. Proposed Senior Citizens Housing Project: Kitsilano

The Director of Planning and Civic Development reports as follows:

"A letter dated December 28, 1971, to His Worship the Mayor and and Members of Council from the Kitsilano Ratepayers' Association has been referred to me for report. This letter recommends that the 'Greek Orthodox Church site' at the north-west corner of 7th Avenue and Vine Street should be used as the site for the proposed senior citizens housing project.

The site, which consists of Lots 11, 12 and 13, Block 282, D.L. 526, has dimensions of 150' x 120'. The church building is located on Lots 11 and 12 and a house on Lot 13. The reasons why this site was not considered for the project as covered by the Technical Planning Board's report of December 10, 1971, are:

(a) It is zoned RT-2 Two Family Dwelling District and therefore would not permit a high-rise development.

(b) Development Permit No. 55812 was issued on September 7, 1971, for the alteration, addition to and use of the property by the Neighbourhood Services Association of Greater Vancouver for Day Care Centre, Kindergarten, Social Centre for Senior Citizens, etc.

The letter from the Kitsilano Ratepayers' Association states that the site is owned by the City of Vancouver. However, my information is that Lots 11, 12 and 13, Block 282, D.L. 526 are owned by the Neighbourhood Services Association of Greater Vancouver."

Your Board submits the foregoing report for the INFORMATION of Council.

(Copies of the letter dated December 28, 1971, from the Kitsilano Ratepayers' Association is circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 647

FIRE AND TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. A. La France Fire Engine

When considering a Board of Administration report dated November 5th, on offers received for a 1947 La France fire engine, the City Council on November 23rd noted that Lever Arms Service Ltd. had submitted an offer of $501.00 for this equipment for retention on an historic - interest basis. Council passed the following resolution:

> "THAT the offer for the 1947 La France Fire Engine made by Lever Arms Services Ltd. be referred to the Corporation Counsel for report, particularly on the aspect of the City's position having invited offers on the equipment."

The following report has been received from the Corporation Counsel:

> "I have been asked to comment on the recommendation made by the Purchasing Agent and the Fire Chief in the light of the submission made by Mr. A. Lever in connection with the sale of the surplus LaFrance fire engine.
>
> In the disposition of material of this kind, the Purchasing Agent has an option to either dispose of the machinery by public auction or, if thought to be advantageous to the City, to solicit offers. In the instant case it was thought to be advantageous to solicit offers. Unfortunately this method produced only one bid (by Mr. Lever) and this bid was approximately one-half of the value at which the equipment had been appraised, and also roughly one-half of what past experience indicated the City would receive for equipment of this type. As a consequence the Purchasing Agent and Fire Chief recommended that this equipment be put up for sale at the next public auction.
>
> The terms and conditions of this contract clearly state (a) 'The City reserves the right to accept or reject all or any part of this offer.' and (b) 'Highest or any offer not necessarily accepted.'
>
> It is my opinion therefore, that from a legal standpoint there is nothing that would preclude the City from rejecting this offer."

Under date of November 26th, the Village of Zeballos submitted a letter advising of a resolution of its Council:

> "THAT the Village of Zeballos bid five hundred and fifty dollars ($550.00) for La France Pumper Truck, Model Spurton 100 Series."

It appears that Zeballos has an urgent need of a fire truck.

Subsequently Lever Arms Service Ltd., learning of this offer from Zeballos, has indicated that the Company is prepared to raise its offer to match the Zeballos bid.

/continued . . .

Clause No. 1 Continued

Based on the foregoing, the Purchasing Agent and the Fire Chief recommend that the offer from Zeballos be rejected, as it was submitted after bids were closed and also that the offer from Lever Arms Service be rejected and the equipment be put up for auction at a future date.

If Council approve of this recommendation, both Lever Arms Service and the Village of Zeballos will be notified when the date of auction is set.

Your Board RECOMMENDS that the foregoing report of the officials be approved.

B. 1943 Bickle-Seagrave Fire Engine

At the same meeting of Council, November 23rd, when considering the Board of Administration report on offers received for the purchase of a 1943 Bickle-Seagrave fire engine, the B.C. Antique Fire Apparatus Association requested that this equipment be preserved at a local museum such as Heritage Village, and proposed that the equipment be sold to the Association for $1.00. Council then passed the following motion:

"THAT ownership of the 1943 Bickle-Seagrave Fire Engine be transferred to Heritage Village for the nominal sum of $1.00; it being understood the Village can make its own arrangements with the Association in the matter of restoration."

Subsequently a letter has been received dated December 1st, from the Association asking that the ownership pass to the Association and not Heritage Village. The Association advise that Heritage Village is providing the land for "Fire Hall of Yesteryear" and the Association is building the Fire Hall and providing the equipment.

The Acting Director of Heritage Village, Mr. Lott, has no objections to the fire engine being transferred to the Association as the Association is, in effect, an exhibitor. Also Heritage Village can not guarantee that this fire engine will be displayed there as it is dependent upon the Association constructing an old fashioned Firehall.

Your Board submits the request of the B.C. Antique Fire Apparatus Association to transfer ownership of the Bickle-Seagrave Fire Engine to the Association, for Council CONSIDERATION.

(A copy of the letter from the BCAFAA and the Board of Administration report of November 5th, are circulated for information.)

FOR COUNCIL ACTION SEE PAGE(S) 647-648

FINANCE MATTERS

RECOMMENDATIONS

1. Annual Financial Authorities

The Director of Finance has requested certain authorities as required by the City Charter:

Your Board RECOMMENDS:

(a) That the Director of Finance be authorized for the period January 1 to December 31, 1972, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1972, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

2. Authority to Invest Funds

The Director of Finance has requested authority to invest funds as they become available during the year 1972.

Your Board RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1972, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient:

For Sinking Fund Account; For Debt Charges Equalization Account; Cemetery Perpetual Care Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds.

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Bank Deposit Receipts.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by the Province of B. C.;
Bank Deposit Receipts.

3. Canada Assistance Plan Funding for Computer Hardware

The Director of Finance has submitted the following report:

"The Data Processing & Systems Division has completed a feasibility study of the possibility of using the computer much more extensively in the Welfare and Rehabilitation Department. The application under consideration is in the Financial Aid area and studies to date have shown that idea is definitely beneficial for the operation of the Financial Aid Division, and additionally will significantly reduce the Division's operational costs. However, at this time Canada Assistance Plan legislation does not provide for the sharing of computer hardware costs, even though the computer can be used to increase the efficiency and effectiveness and reduce the costs of the welfare operation.

The Co-ordinator of Data Processing & Systems has discussed the proposed system and the apparent inequity in Canada Assistance Plan legislation with the Provincial Welfare authorities, who agree that the system would be beneficial, and that in this case, computer hardware should be a shareable cost.

The Co-ordinator of Data Processing & Systems will be in Toronto on January 13th and 14th attending a Board meeting of the Committee on Urban and Regional Information Management (COMRIM), a CFMM subcommittee, (travel for this purpose has been approved by Council) and while in the area, would like to spend one day in Ottawa meeting with Federal Health and Welfare officials to discuss the possibility of having the Federal Government participate in the cost of computer hardware for the welfare system. The cost of this one day in Ottawa would be about $100 for airfare and expenses, plus one day's leave with pay. Funds are available in Account #7901-250 (Travel Expenses - Social Service).

The Co-ordinator of Data Processing & Systems requests authority to travel to Ottawa to meet with Federal officials to discuss the possibility of Federal sharing of the computer hardware costs for the City's Welfare Department, at a cost of about $100 plus one day's leave with pay, the funds to be charged to Account #7901-250 (Travel Expenses - Social Service), and I recommend that this authority be given."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 648

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 7, 1972

RECOMMENDATIONS

1. Classification Review - Three New Positions, Recreation Division, Board of Parks and Public Recreation

The Acting Director of Personnel Services reports as follows:

"City Council on November 23, 1971 approved a report from the Director of Social Planning and Community Development which recommended that the allocation of program funds for Thunderbird Neighbourhood Centre previously approved by Council in the amount of $10,900 be revised to $8,650 to cover operating costs for staffing and programming purposes for the balance of 1971. The Superintendent of Parks reports that there will be the requirement for three new positions of Director, Assistant Director and a Clerk Typist. I have therefore reviewed the proposed duties and responsibilities of the above mentioned positions.

I. The incumbent of one position will be required to plan, develop and implement in conjunction with the Thunderbird Neighbourhood Centre Association a varied comprehensive community recreational program. He will supervise subordinate staff, recruit and train part-time staff, co-ordinate the use of other facilities in the community, maintain close liaison with other community centres and assist the Community Association in the development of operational policy and the attainment of the Association's objectives. The work of this position will be very similar to that performed in the Vancouver Central, West Point Grey, West End and Vancouver East Projects. Therefore, I recommend that this position be classified as a Community Centre Director II, Pay Grade 22 ($703-843) plus seven percent for a 37½ hour week effective when adopted.

II. The second position will require the incumbent to perform recreational work of a supervisory and instructional nature in assisting the Community Centre Director II develop and direct a varied comprehensive community recreational program at the Thunderbird Neighbourhood Centre. The work of this position will fall substantially within Class Specification No. 685-1, Assistant Community Centre Director II, Pay Grade 18 ($585-703) plus 7% for a 37½ hour week, and I recommend that it so be classified effective when adopted.

The above two positions will be reviewed in one year.

III. The third position will involve typing and clerical work of limited complexity in performing a variety of assignments in accordance with clearly defined work methods and procedures. The incumbent will be required to answer telephone and personal enquiries, maintain elementary office records, collect some remittances for program fees and type from copy, rough draft or general instructions. The work of this position will fall substantially within Class Specification No. 003, Clerk Typist II, Pay Grade 9 ($398-472), and I recommend that it be so classified effective when adopted.

This position will be reviewed when the Centre is occupied.

(continued...)

Clause No. 1 (continued)

The estimated recurring annual cost of this proposal, when the incumbents have reached the maximum step in their respective pay grades, and based on 1971 (2nd half) rates and including fringe benefits will be $31,381.

The Comptroller of Accounts reports that funds in the amount of $26,715 for 1972 will be included in the Park Board 1972 budget estimates.

This report has been discussed with the Superintendent of Parks and the Business Manager, Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Community Centre Director II P.G. 22 ($703-843) ($735-843)* Plus 7% for a 37 1/2 hour week	When adopted
One New Position	Asst. Community Centre Director II P.G. 18 ($585-703) Plus 7% for a 37 1/2 hour week	When adopted
One New Position	Clerk Typist II P.G. 9 ($398-472)	When adopted

*Effective salary range as per Regulation 160-1(a)

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 648

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 7, 1972

RECOMMENDATION

1. Self-Insurance for Plate Glass

Your Board has received the following report from the Director of Finance.

"On December 21, 1971 when considering the subject of plate glass insurance, Council passed the following motion.

> 'That the City do not continue to carry this class of insurance, and the Director of Finance report back in regard to setting up an insurance trust fund.'

The estimated total value of (previously) insured glass is $736,000. It is basically inconceivable that all this glass would be broken in one year but even if it was, the City could manage to absorb the loss. The City does have several individual locations where a major loss could result in glass replacement costs in excess of $50,000. Again, the City could absorb such a loss at one of these locations. However, the most likely situation is a continuation of present experience of approximately $3,000 of insured losses per year (plus the $50 deductible that the City has been paying, plus claims for less than $50).

Given the above picture, including the City's ability to absorb, reasonably easily, a loss in the $50,000 to $100,000 range, we do not consider it necessary to establish a self-insurance reserve fund for plate glass. Rather, losses should be charged to an ordinary expense appropriation in the operating budget each year.

Therefore, I would RECOMMEND

that an appropriation be established in the City's operating budget each year at a level reflecting the City's average loss experience on plate glass and that the appropriation for 1972 of $10,000 be approved now, subject to any readjustment considered necessary during the normal budget review in the Spring."

Your Board recommends Council approval of the recommendation of the Director of Finance.

2. Advance Purchases
Britannia Community Services Centre
1630 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 5, Block 38, D.L. 264A, known as 1630 Napier Street is located in Stage I and has been offered for sale to the City by the owners.

(Continued)

Clause No. 2 (Continued)

These premises comprise a one-storey, no basement, frame dwelling with a main floor area of approximately 840 sq. ft. erected in 1906 on a site 33' x 122', zoned RM-3. This dwelling contains 4 rooms and a large utility room, 5 plumbing fixtures, has a patent shingle roof, a siding exterior and is heated by automatic gas heaters. The interior of the dwelling has been remodelled and is in better than average condition for age and type. This property is occupied by the owners.

Following negotiations, the owners have agreed to sell for the sum of $16,100.00 as of December 31st, 1971, subject to the owners retaining rent-free possession to January 31st, 1972. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $16,100.00 on the foregoing basis chargeable to Code #531/1213 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Advance Purchases
Britannia Community Services Centre
1633 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot D, Block 28, D.L. 264A, known as 1633 Napier Street is located in Stage I and has been offered for sale to the City by the owner.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 1,200 sq. ft., erected in 1910 on a site 31' x 127', zoned RM-3. The dwelling contains 5 rooms, a fireplace, and 4 plumbing fixtures on the main floor. There are also 4 finished rooms and 5 plumbing fixtures in the basement plus a storage room, a utility room and a furnace room; all of which are lined with wallboard. These premises are occupied by the owner and an elderly pensioner who will relocate with the owner.

The dwelling has a patent shingle roof, asbestos siding exterior, a concrete foundation and heat is supplied by an automatic gas hot air unit. This dwelling has been substantially renovated in past years and has been extremely well maintained for age and type.

(Continued)

Clause No. 3 (Continued)

Following negotiations with the owner's agent, he has agreed to sell for the sum of $22,000.00 as of December 31st, 1971, subject to the owner retaining rent-free possession to February 15th, 1972. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $22,000.00 on the foregoing basis, chargeable to Code #531/1214 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale: Site No. 11, Area B Champlain Heights
South Side of Rosemont Drive, East of Kerr
Senior Citizens Housing

The Supervisor of Property and Insurance reports as follows:

"On September 2nd, 1970, City Council approved the sale of Site No. 11, Area B, Champlain Heights, Zoned CD-1, situated South Side of Rosemont Drive, East of Kerr, to the M. Kopernik (Nicolaus Copernicus) Foundation for development of low-income senior citizens' housing, by a non-profit society. The approval was subject to (a) a price being negotiated satisfactory to the City, and (b) a scheme of development being approved by the Technical Planning Board.

It is Council's policy (Resolution of December 5th 1967) that in the case of non-profit societies sponsoring senior citizens' housing, City land be made available at a price of the assessed value based on subdivided land, as determined for General purposes, set out in Section 342 (1) of the Vancouver Charter.

The plan of subdivision of this site was deposited for registration this year, and as such it does not appear on the 1971 assessment roll. However an estimate of the assessed value based on assessments of comparable parcels of land with similar development regulations indicates a selling value of $56,000.00 per acre for senior citizens' development. The M. Kopernik Foundation have indicated their acceptance of this price. The site consists of 2.030 acres.

RECOMMENDED that Lot 44, D.L. 334, Group 1, N.WD., Plan No. 14240 be sold to the M. Kopernik (Nicolaus Copernicus) Foundation, subject to the following conditions:

(a) a purchase price of $113,680.00 on City terms at 9% interest, plus a portion of the estimated current years taxes and registration fees;

(b) the scheme of development be approved by the Technical Planning Board;

(c) that the date of sale be 90 days from Council's approval or the date of issuance of a development permit, whichever is the sooner:

(Continued)

Clause No. 4 (Continued)

(d) that the purchaser shall give to the City an option to repurchase at the net sales price, the City to have the right to exercise such option in the event that the purchasers have not proceeded with construction at the end of 2 years;

(e) the purchaser shall give to the City a 21 year option to repurchase at the net sales price, the City to have the right to exercise the option in the event that the property is utilized for any other than senior citizens development, in accordance with the Elderly Citizens Housing Act."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. S/S 3300 Block Kingsway, West of Tyne Street
Rental Review

The Supervisor of Property & Insurance reports as follows:

"City-owned Lot 4, Block 52, D.L. 37, situated on the South side of Kingsway West of Tyne Street is leased to Marine Hotel Limited for a period of 20 years, expiring March 31st, 1981. The lease of the City lot is subject to rental reviews at the end of each five-year period, the second review date being April 1st, 1971.

When notified of the pending review, the lessee requested consent to purchase the lot rather than to continue with the lease.

Subsequently, the Director of Planning investigated the lessee's request and recommended that the City lot be released for sale subject to it being consolidated with adjoining Lots 1 and 2 to the East, to form one parcel. This condition was imposed to ensure the continued use of the site for "required parking" in conjunction with the hotel operation, located on the South-east corner of Kingsway and Tyne Street. The lessees have advised that they have acquired Lot 2, but are unable to purchase Lot 1, which they now lease. Since the condition of sale requiring consolidation could not be met, the lease of the City lot is to be continued.

The rental review, which had been deferred pending the investigation of the possible sale, has been completed and it is recommended that the rent be increased from $540.00 per annum plus taxes on land and improvement to $1,400.00 per annum, plus taxes on land and improvement as from April 1st 1971. On the basis of the 1971 assessed values and mill rates, the monthly rental is $154.72. The lessee's solicitor has advised that they agree to the rental increase.

Recommended that the rental for Lot 4, Block 52, D.L. 37 for the 5-year period, commencing April 1st, 1971 be increased to $1,400.00 per annum, plus taxes on land and improvement, the rental to be charged on a monthly basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION

6. Request - Mrs. May C. Gutteridge for Free Use of Premises at 258 Powell Street For Clothing Depot (Gastown Workshop)

The Supervisor of Property & Insurance reports as follows:

"The above property was acquired for the Provincial Courts (Vancouver) Complex pursuant to Council Resolution of July 27, 1971 and is situated in Phase II of the development where the building will not be required to be demolished until at least September, 1972.

258 Powell Street is retail store premises with a frontage of 18 feet on Powell Street and was leased by the former owner to Lucky White Elephant Trading Post under a lease expiring July 31, 1972 at a monthly rental of $125.00. On October 31, 1971 this lessee vacated the premises voluntarily and we have been unable to re-rent this space because of the short length of tenure that could be offered.

On December 8, 1971 the City Clerk received a letter, a copy of which is attached to this report, from Mrs. May C. Gutteridge, Parish Worker of St. James' Church, requesting use of the above premises for storage of second hand clothing. Mrs. Gutteridge requests free rental of the premises as the clothing is to be distributed without charge to needy persons in the area, but she will pay for light and heat and will vacate the store when required by the City.

It is noted that Mrs. Gutteridge, until November 30, 1971, operated the Gastown Workshop from 213-215 East Cordova Street and on October 26, 1971 City Council approved a grant of $3,500.00 towards rent which she was committed to apply to taxes owing on this property. Mrs. Gutteridge now operates the Gastown Workshop from 373 East Cordova Street but this location does not give her the floor space that was available at the former location."

If Council agrees to the requested occupancy without charging an economic rent then your Board suggest than an appropriate month-to-month lease be entered into with provision for a nominal monthly rent.

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 649

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 18, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, under the direction of Miss Richardson; and from McKechnie Elementary School, under the direction of Mr. Rootman.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 11, 1972, be adopted, after alteration of Item H (Page 16), re Special Street Lighting Project, Area II: Shaughnessy, by striking the words 'strategic report' where such appear in the resolution, and inserting in lieu thereof the following:

'report on strategy'.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(continued)

UNFINISHED BUSINESS (continued)

Delegation Matters (continued)

(a) Retention of Shed:
428 West 62nd Avenue;

(b) Retention of Garage and Carport:
7955 Yukon Street;

(c) Request for Closure of 47th Avenue:
Laburnum Street to Lane West of Cypress St.

COMMUNICATIONS OR PETITIONS

1. Vincent Massey Award:
Mayor Thomas J. Campbell

His Worship the Mayor, by communication dated January 7, 1972, forwarded for civic record purposes the Vincent Massey Award bestowed upon the City of Vancouver with respect to the Bloedel Conservatory Complex project, which was selected for excellence in the urban environment.

MOVED by Alderman Bird,
THAT this communication be received, and the Award be forwarded to the Park Board for safekeeping.

- CARRIED.

2. Special Committee: False Creek
General Area and Matters Pertaining thereto

His Worship the Mayor submitted the following communication, under date of January 12, 1972:

"Council adopted the recommendation of the Standing Committee on Planning and Development to establish a Special Committee to meet with railway company representatives re the possibility of the removal of the rail line on the south shore of False Creek parallel to Sixth Avenue. I have appointed that Committee - Aldermen Hardwick, Broome and Sweeney and I wish to ask Council's consideration to vary the Terms of Reference for this Special Committee to expand its area of concern. I therefore recommend that the Terms of Reference be amended as follows:

(i) absorb the functions of the Special Committee on Granville Island (July 13, 1971);

(ii) absorb the functions of the Special Committee on False Creek Consultants' Progress (July 13, 1971);

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Special Committee: False Creek General Area and Matters Pertaining thereto: (continued)

AMENDED SEE PAGE 721

(iii) meet with the railway companies to seek the removal of the rail lines paralleling Sixth Avenue (December 21, 1971); investigate other transportation problems;

(iv) deal with comments requested by Council December 21, 1971, after they have been presented to the Standing Committee on Planning and Development;

(v) initiate discussions with property owners on the coordination of developments in False Creek Study Area;

(vi) assist in reviewing proposals for redevelopment of City land in such form as they may be received after the adoption by Council of policies which will stem from the Consultants and Board of Administration reports on False Creek

(vii) recommend amendment to these terms of reference as experience proves advisable."

MOVED by Alderman Wilson,
THAT the foregoing proposal of His Worship the Mayor be approved, after adding the following to Item (iii) set out above:

'and other roles;'

- CARRIED.

3. Change of Name: Vancouver Museums and Planetarium Association

A request was received from the Vancouver Museums and Planetarium Association, that approval be given to change of name from Art, Historical and Scientific Association to Vancouver Museums and Planetarium Association.

MOVED by Alderman Bird,
THAT approval be given to this change of name.

- CARRIED.

4. Conference of Mayors of the World's Major Cities: Milan

A communication, dated December 29, 1971, was noted from Mr. Aldo Aniasi, of the City of Milan, extending an invitation to a Conference of Mayors of the World's Major Cities, to be held in Milan, April 16 to 18, 1972, within the framework of celebrations for the Fiftieth Milan International Fair.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Conference of Mayors of the
World's Major Cities: Milan (cont'd)

The purpose of the Conference is to provide a forum for an exchange of views and experiences on problems and issues concerning metropolitan areas of the world. In extending the invitation to the Mayor, it is advised the City of Milan and the Milan International Fair would welcome also two other members of the City government.

MOVED by Alderman Broome,
THAT this whole matter be left in the hands of His Worship the Mayor.

- CARRIED.

(Alderman Hardwick recorded in the negative.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
General Report, January 14, 1972

Works and Utility Matters

Campbell Avenue Railway Crossings
(Clause 2)

In considering this Clause, re City participation in the costs respecting closing of crossings of Campbell Avenue and tracks of the railway companies, it was

MOVED by Alderman Rankin,
THAT this matter be referred to the Corporation Counsel, to see if the City is in a position to refuse to pay the assessed costs to the City, taking into consideration all the facts in the matter.

- CARRIED.

Parking and Snow Clearance
(Clause 4)

In connection with this Clause, it was

MOVED by Alderman Hardwick,
THAT the procedures outlined by the City Engineer in this report be adopted.

FURTHER, that His Worship the Mayor be requested to contact the news media and endeavor to obtain co-operation in bringing the snow clearing proposal to the attention of the public, in an effective and expeditious manner.

- CARRIED.

Local Improvements by "Initiative Principle"
(Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration Report (Works and Utilities), dated January 14, 1972, be adopted.

- CARRIED BY THE
REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (continued)

Balance of Works and Utility Matters

MOVED by Alderman Broome,
THAT Clause 3 of the report of the Board of Administration (Works and Utility Matters), dated January 14, 1972, be received for information.

- CARRIED.

Social Service and Health Matters

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Social Service and Health Matters), dated January 14, 1972, be adopted.

- CARRIED.

Building and Planning Matters

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Building and Planning Matters), dated January 14, 1972, be adopted.

- CARRIED.

Licenses and Claims Matters

Licensing of Hotels and Motels

MOVED by Alderman Broome,
THAT this Clause of the Board of Administration report, (Licenses and Claims Matters), dated January 14, 1972, be received for information.

FURTHER, that the Corporation Counsel be instructed to prepare a brief, for submission at Victoria at the appropriate time, setting out the City's position in this matter, and emphasizing that the City is only requesting the same power as enjoyed by other municipalities under the Municipal Act.

AND FURTHER THAT, when this topic is under consideration at Victoria, His Worship the Mayor arrange for representatives of Council to be in attendance, with the Corporation Counsel.

- CARRIED UNANIMOUSLY.

Finance Matters

Civic Luncheon: I.O.D.E.
(Clause 2)

A letter was noted from the Municipal Chapter of Vancouver (I.O.D.E.), advising of the 71st Annual Meeting of the National Chapter of Canada, to be held in Vancouver May 29th to June 1st, 1972.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (continued)

Civic Luncheon: I.O.D.E.(Cl. 2) (cont'd)

It is suggested the City sponsor a luncheon, tea or bus tour during the Convention.

The Council did not take action to approve.

Grant Request - The Playhouse Theatre Company (Clause 3)

MOVED by Alderman Adams,
THAT, pursuant to the request from The Playhouse Theatre Company, approval be given to a grant of $15,345 in theatre rental time for the 1972 portion of the Theatre Company's 1971-1972 season.

- CARRIED BY THE REQUIRED MAJORITY.

Assessment Basis of Allocation of Costs of the Greater Vancouver Regional District (Clause 4)

In considering this Clause, it was

MOVED by Alderman Bird,
THAT there be no change in the City's position as it prevails at the present time, in respect of assessment basis for allocation of costs re the Greater Vancouver Regional District, and the City's representatives be requested to vote accordingly.

FURTHER, that the Greater Vancouver Regional District be so advised.

- CARRIED.

(Alderman Phillips recorded in the negative.)

Balance of Finance Matters

MOVED by Alderman Bird,
THAT Clauses 1 and 5 of the Board of Administration report (Finance Matters), dated January 14, 1972, be adopted.

- CARRIED.

B. Personnel Matters, Supplementary Report

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Personnel Matters), dated January 14, 1972, be adopted.

- CARRIED.

C. Property Matters

No. 1 Firehall Replacement (Clause 2)

It was agreed to defer consideration of this Clause, pending hearing of delegations later this day.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (continued)

Sale of Land situated on both sides of Bruce Street: Mennonite Senior Citizens' Society (Clause 3)

In view of a request for a delegation to be heard, received from the Mennonite Senior Citizens' Society, it was agreed to defer consideration of this Clause until delegation arrangements are made.

Balance of Property Matters

MOVED by Alderman Adams,
THAT Clause 1 of the Board of Administration report (Property Matters), dated January 14, 1972, be adopted.

- CARRIED.

D. Report of Standing Committee on Transportation, January 13, 1972

MOVED by Alderman Wilson,
THAT the report of the Standing Committee on Transportation, dated January 13, 1972, be adopted.

- CARRIED.

E. Leave of Absence Without Pay - Miss P. Ainley, Personnel Services Department

The Board of Administration, under date of January 17, 1972, submitted the following report:

'The Acting Director of Personnel Services reports as follows:

"The Vancouver Fire Fighter's Union, Local 18, has requested that effective February 1st, 1972, Miss Paula Ainley, Clerk Stenographer III in the Personnel Services Department be granted a one year leave of absence without pay in order that she may work for this Union and during this period maintain her benefits. The Union would reimburse the City for the total cost of salary, benefits and retroactive payments resulting from any general pay increase.

Her present position would be filled on a permanent basis. She would not have any priority in returning to the employ of the City and only would be allowed to re-enter the Civic Service if and when a position is available and if she is selected to fill an existing vacancy.

As this arrangement would not represent an inconvenience to the City and as the Municipal and Regional Employees Union agree to the terms of a possible return of Miss Ainley to employment with the City, I recommend approval of the request of the Vancouver Fire Fighter's Union."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Leave of Absence Without Pay -
Miss P. Ainley, Personnel Services
Department (continued)

MOVED by Alderman Bird,
THAT the foregoing report of the Board of Administration be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3850,
BEING THE TOWN PLANNING COM-
MISSION BY-LAW

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3850, being the Town Planning Commission By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 3850, BEING THE TOWN PLANNING COMMISSION BY-LAW (continued)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING
THE ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Parking Privileges:
Members of Council

Notice was called on the following Motion at the Council meeting of January 11, 1972:

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT any member of Council who has completed ten (10) years of service on Council, be granted free parking privileges for life upon retirement from Council.

The motion was put and - - - - - - - - - - - - - - - CARRIED.
(Alderman Rankin and Alderman Hardwick voted in the negative.)

2. Tax Deferment:
Senior Citizens

The following Notice of Motion was submitted at the Council meeting of January 11, 1972.

MOVED by Alderman Wilson,
SECONDED this day by Alderman Bird,
THAT the Standing Committee on Finance give consideration to plans which would assist senior citizens on fixed income to retain their homes without fear of the tax sale, such plans to include a tax deferment repayable with interest upon sale of the property or death of the registered owner.

(Amended)

MOVED by Alderman Broome, in amendment,
SECONDED by Alderman Adams,
THAT the matter of tax assistance for senior citizens on fixed incomes be referred to the Standing Committee on Finance.

- CARRIED.

(The motion was amended accordingly.)

ENQUIRIES AND OTHER MATTERS

Alderman Bird -
Grant: Strathcona Property Owners and Tenants Assoc.

referred to a communication, dated January 10, 1972, forwarded to each Member of Council by the Strathcona Property Owners and Tenants Association, with regard to a grant of $2,500, respecting consultants' costs in the matter of the Strathcona Rehabilitation Programme.

The Council recessed at approximately 10:40 a.m., following which an 'In Camera' meeting was held, and the Council recessed at approximately 12:00 noon, to reconvene in open session at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. 428 West 62nd Avenue:
Retention of Shed - E.G. Martin

The Council further considered Board of Administration report (Building and Planning matters), dated December 31, 1971, respecting request of Mr. E.G. Martin, 428 West 62nd Avenue, to permit retention of a shed on the property. Details of the matter are set out in the Board of Administration report, including the refusal by the Technical Planning Board and that the Board of Variance had disallowed the appeal made to it. The applicant appeared in support of his request for permission to retain the shed.

MOVED by Ald. Bird,
THAT this matter be deferred for further consideration following a tour by members of Council, to be arranged by His Worship the Mayor, in respect of viewing this property and a sampling of other properties violating the By-law.

- CARRIED

2. 7955 Yukon Street:
Retention of Garage and Carport - R.B. Sapro

Under date of December 31, 1971, (Building and Planning matters) the Board of Administration reported with regard to an application for permission to retain a double garage and carport at the rear of the premises at 7955 Yukon Street. The Board of Administration report reviews the matter and sets out the administrative position in not recommending approval of the application. Mr. R.B. Sapro appeared before Council and submitted a brief, dated January 17, 1972, in support of the request for approval and furnished a list of property addresses where he stated by-law violations are represented.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

7955 Yukon Street:
Retention of Garage and
Carport - R.B. Sapro (cont'd)

MOVED by Ald. Bird,
THAT this matter be deferred for further consideration following a tour by members of Council, to be arranged by His Worship the Mayor, in respect of viewing this property and a sampling of other properties violating the By-law.

- CARRIED

3. Request for Closure of 47th Avenue:
between Laburnum Street and the Lane
West of Cypress Street

The Board of Administration, under date of January 7, 1972, (Works and Utility matters), reported in detail with respect to a request from the Maple Grove Adventure Playground Committee, for the closure of 47th Avenue between Laburnum Street and the lane West of Cypress Street, in order that an adventure playground can be built on the school grounds in an area presently used for parking; the displaced parking to be accommodated on the closed portion of the street.

Mr. G.H. Taylor, on behalf of the Committee, appeared in support and filed a brief. Mr. G.R. Dunseith appeared and filed a brief dated January 14, 1972, in opposition. Mrs. Gladys P. McRoberts appeared and filed a brief dated January 18, 1972 in opposition. Further, Mrs. McRoberts drew attention to the appearance of the street property caused by litter and requested the boulevard be restored and the litter dump area grassed and maintained.

MOVED by Ald. Hardwick,
THAT this whole matter be referred to the Board of Administration for further consideration of the City Engineer and Director of Planning and Civic Development and report back with the idea in mind of not closing 47th Avenue.

- CARRIED

His Worship the Mayor directed that the litter and boulevard problem referred to by Mrs. McRoberts be referred to the City Engineer to look into and take appropriate action.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

Property for Replacement of #1 Firehall:
Orientif Properties Limited and Vandy
Developments Limited (Clause 2)

Consideration was given to Clause 2 of Board of Administration report (Property matters), dated January 14, 1972, regarding acquisition for #1 Firehall replacement purposes, of Lots C and D, Block 122, D.L. 196, owned by Orientif Properties Limited and Vandy Developments Limited. The recommendation is made that the Corporation Counsel make application to the Court for a Vesting Order.

Mr. W.G. Gooderham, Barrister, appeared on behalf of Orientif Properties Limited, in opposition to the recommendation for a Vesting Order. Mr. Allan McEachern, Barrister, appeared on behalf of Vandy Developments Limited and submitted a brief dated January 17, 1972, setting out a proposition.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property for Replacement of
#1 Firehall (cont'd)

MOVED by Ald. Phillips,
THAT the whole matter be referred to 'In Camera' consideration later this day.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. March by Mothers of McLean Park
re Sale of Solvents to Children

MOVED by Ald. Phillips,
THAT, pursuant to request from Mrs. Bea Delorme on behalf of mothers of McLean Park, permission be granted for a march to be held through the downtown area by this group on Wednesday, January 19, 1972, commencing at 1:00 p.m., to protest the sale of solvents to children, subject to the following conditions, and the assembly, route and dispersal being as set out in the City Engineer's memorandum of January 18th, on the matter:

1. That it be confined to the sidewalks

2. That participants obey all traffic regulations

3. That the cost of any additional street cleaning over and above normal street cleaning be borne by the applicant

4. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from holding this parade.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Licensing Regulations: Door to Door Salesmen

enquired of the Chairman of the General Purposes Committee when a meeting would be held with respect to door to door salesmen.

Alderman Broome advised that the City Clerk had suggested the meeting be withheld pending a report to Council on night meetings and subjects which could be considered for the purpose, this being one.

Alderman Phillips - Sale of Solvents to Children

enquired if a letter has been received from the McLean Park mothers asking an opportunity to appear before the Council on the subject of sale of solvents to children. The City Clerk advised that no such letter has been received.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Control of Door to Door Canvassers

referred to certain situations resulting from door to door canvassing and felt that there should be some proper control of the situation.

It was agreed the Board of Administration would report on this aspect to the General Purposes Standing Committee when considering the report on licensing regulations, door to door salesmen.

Alderman Rankin - Construction work in the Vicinity of Alberni and Cardero Streets

referred to the noisy activity taking place in the vicinity of Alberni and Cardero Streets due to construction. It is understood a permit for working after normal hours has been granted.

His Worship the Mayor was requested, and he agreed, to look into the matter of permit status and ensure that the conditions of the permit are being adhered to.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Sale of Inhalants and Bay Rum to Juveniles

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to prepare a by-law making it prohibitive to sell these inhalants and bay rum to juveniles, to provide severe penalties to any adult who sells such products to juveniles.

(Notice)

2. Sale of Glue and Nail Polish Remover Licensing

MOVED by Ald. Rankin,
THAT WHEREAS there has been a tremendous increase in the use of glue and nail polish remover amongst young people;

AND WHEREAS certain stores in the City of Vancouver have been the source of this commodity for young people;

AND WHEREAS the Aldermen of the City of Vancouver are the major licensing body for the City of Vancouver;

THEREFORE BE IT RESOLVED City Council instruct the License Inspector to issue orders to those stores flagrantly engaged in this traffic that, if they continue the practice, they may be required by Council to show cause why their licenses should not be cancelled.

(Notice)

NOTICE OF MOTION (cont'd)

3. City Lands:
Reserve for Future Use

MOVED by Ald. Phillips,
SECONDED by Ald.Hardwick,

THAT WHEREAS the City plans to realize an average of about $2 million per year from the sale of city-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchase of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alternative policies such as the creation of a land bank.

(Notice)

The Council recessed at approximately 3:45 p.m. and held an 'In Camera' meeting, following which, after rising from Committee of the Whole, the Council adjourned.

***

The foregoing are Minutes of the Regular Council meeting of January 18, 1972, adopted, after amendment, on January 25, 1972.

Ernest J. Broome
DEPUTY MAYOR

R. Thompson
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Local Improvements by "Initiative Principle"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out light standard projects as Local Improvements on both sides of the following streets:

1. Aisne Street - S.W. Marine Drive to D/E South
2. Blenheim Street - S.W. Marine Drive to 49th Avenue
3. Borden Street - S.E. Marine Drive to Kent Avenue N.
4. Cambie Street - S.W. Marine Drive to Kent Avenue N.
5. Copley Street - 16th Avenue to 19th Avenue
6. Heather Street - S.W. Marine Drive to Railway Right-of-Way South
7. Hull Street - 19th Avenue to Victoria Diversion
8. Jellicoe Street - S.E. Marine Drive to Kent Avenue N.
9. Kamloops Street - 18th Avenue to 19th Avenue
10. Kamloops Street - 26th Avenue to 29th Avenue
11. Kent Avenue North - Borden Street to L/E Victoria Drive
12. Kent Avenue North - Elliott Street to D/E E/Elliott Street
13. Kent Avenue North - Fraser Street to Crompton Street
14. Kitchener Street - Rupert Street to D/E East
15. Lakewood Drive - 19th Avenue to Railway Right-of-Way South
16. Laurel Street - S.W. Marine Drive to 150' North of the Railway Right-of-Way
17. Marshall Street - 19th Avenue to Railway Right-of-Way South
18. Nanaimo Street - S.E. Marine Drive to Kent Avenue N.
19. Ross Street - S.E. Marine Drive to Kent Avenue N.
20. Shaughnessy Street - S.W. Marine Drive to Railway Right-of-Way S.
21. Union Street - Main Street to Gore Avenue
22. Vanness Street South of the Railway Right-of-Way - Ormidale Street to Boundary Road

24. 7th Avenue - Kaslo Street to Renfrew Street
25. 8th Avenue - Rupert Street to Cassiar Street
26. 15th Avenue - Garden Drive to Nanaimo Street
27. 15th Avenue - Nanaimo Street to Copley Street
28. 20th Avenue - Hull Street to Cul de Sac East
29. 20th Avenue - Marshall Street to Lakewood Drive
30. 47th Avenue - Doman Street to Tyne Street
31. 48th Avenue - Blenheim Street to S.W. Marine Drive

The City's share of these improvements is available in the 1971 Street Lighting Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law I am submitting the City Engineer's report dated December 31, 1971.

The estimated total cost of these improvements is $90,144 and the City's share of the cost is $39,316.

I have to report that the necessary financial arrangements can be made to carry out this work."

/continued . . .

Clause 1 Continued

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the City Engineer and Director of Finance be adopted together with the detailed Second Step Report on file in the City Clerk's office.

(2) The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

(3) The Assessment Commissioner be directed to post the general notice of the Court of Revision in the City Clerk's office.

2. Campbell Avenue Railway Crossing

The Corporation Counsel reports as follows:-

"The Board of Transport Commissioners for Canada upon the application of the City of Vancouver, ordered the closing of the crossings of Campbell Avenue and the tracks of the Canadian Pacific Railway Company, the Great Northern Railway Company and the Canadian National Railway Company on September 19, 1966, the cost of such closure to be borne two-thirds by the City of Vancouver and one-third by the Canadian National Railway Company.

The construction of this crossing was authorized by the Board of Railway Commissioners for Canada on August 25, 1931 and provided that the cost of constructing and maintaining the crossing, placing of stop signs, and of maintaining watchmen, be divided equally among the City, the Vancouver, Victoria and Eastern Railway and Navigation Company and the Vancouver Harbour Commissioners. The Board of Transport Commissioners for Canada amended this Order on April 15, 1953 to provide that the maintaining of the watchmen be borne and paid as follows:-

Two-thirds by the City, and
one-third by the National Harbours Board.

At the time the City made its application for an Order closing the said crossing, it was learned that the National Harbours Board had assigned all of its interest in and obligations with respect to the said crossing to the Canadian National Railway Company. The Canadian National Railway Company then claimed against the City for the City's share of the cost borne by the Railway Company during the years 1953 to date. However, subsequently, the Railway Company agreed that, because it had not billed the City for expenses between January 1, 1953 and December 31, 1964, it would waive the same and has agreed to accept the sum of $19,231.42, being two-thirds of the cost incurred by it for watchmen during the period January 1, 1965 to May 1967. The following is the total cost with respect to the watchmen which was borne by the Canadian National Railway Company and the City's share is shown opposite.

	Total	City
January 1, 1953 to December 31, 1964	$103,261.73	$68,841.15
January 1, 1965 to May 1967	28,237.47	19,231.42

/continued . . .

Clause 2 Continued

The Comptroller of Accounts has advised this department that the amount claimed by the Railway Company for the period January 1, 1965 to May 1967 appears to be reasonable in relation to the City's pay scale for watchmen.

In the circumstances, it is recommended that the sum of $19,231.42 be paid to Canadian National Railway Company upon receipt from the Railway Company of a release from all claims which the Railway Company may now or hereafter have against the City with respect to the said crossing."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

INFORMATION:

3. Tender Awards

The Purchasing Agent reports as follows:-

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Traffic Signal Equipment
Fireproof Tape Storage Cabinet
De-Icing Salt
Brass Fittings
Drafting Furniture & Equipment
Firehose
3 Wheel Motorcycle
Steel Mast Arms
Aerial Platforms
Street Lighting Poles
Street Lighting Luminaires
Theatre Seats
Dictating & Transcribing Equipment
Copper Water Tube
Shovels
Front End Loader
Automatic Telephone Exchange
Storage Batteries
Portland Cement
Cane Fibre Joint Filler
Third Channel Radio Equipment
Two-Way VHF Mobile Radio Equipment
Two-Way Hand Held Trans. Radios
Fine Paper
Excavator on Rubber-Tired Tractor
Eductor Type Street & Catch Basin Cleaner
Bus Stop Shelters
Automatic Collating Machine
Truck Loaders

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

4. Snow Clearing

On December 21, 1971 Alderman Rankin requested the Board of Administration to report on snow clearing on side streets. At the same meeting Alderman Phillips requested a report from the City Engineer giving details on snow clearing procedures, priorities, etc. A report covering these matters is being prepared, and will be presented to Council next week. It will include a description of our existing procedures, equipment available, costs, alternatives which could be adopted, the possibility of a snow clearing fund, and the matter of sidewalk clearance.

On December 21st, Alderman Linnell submitted a Motion that parking be prohibited during a "snow alert" on even sides of streets on even numbered days and on odd sides of streets on odd numbered days. Council, on January 11, 1972 on a Motion by Alderman Adams, referred the matter to the City Engineer for report as to implementation on a cooperative basis. This is the matter dealt with herein.

The City Engineer reports as follows:

"Existing Authorities

Under the Motor Vehicle Act, Section 179, Sub-section 2 (a), the Engineering Department has authority to move a vehicle or cause this vehicle to be moved, where it interferes with the removal of snow. A number of personnel in the Engineering Department have been authorized by City Council to perform this duty. Generally, the vehicle is towed around the corner out of the way of the plows and then returned as close as possible to its original location. This procedure is now being used on a limited basis when appropriate.

Under the Snow Clearing Emergency By-law the City Engineer may proclaim an emergency for snow clearing. When this occurs, parking is prohibited on all transit routes and one-way streets in the downtown area and the West End without special signing. Also prohibited is parking on other streets where snow clearing signs have been placed. This action is reserved for extreme emergencies only.

Cooperative Parking Prohibition

We have examined the suggestion of Council that large scale cooperative prohibitions be utilized during snow clearing on residential streets. Although certain problems would be encountered as listed below, such prohibition would aid snow removal in these areas sufficiently to warrant at least experimental implementation of the proposal. The problems visualized at this time are:

(a) The Engineering Department does not have sufficient men and equipment to clear all residential streets for the entire City in one day. Accordingly, the City would have to be subdivided and each subdivision cleared on a separate day. It is expected that two to four days would be required to clear the entire City, depending on the degree of snow fall and temperature. Persons residing in areas cleared in the later days might object. However, by giving priority to hilly areas or areas which receive the most severe snow fall, a relatively equitable treatment might be provided.

(b) During a snow fall, garages in lanes become inaccessible and more cars are parked on streets. Under these circumstances there will be many blocks where it is impossible to accommodate all cars from that block on one side. In these cases, moving as many cars as possible by the owners will still provide some improvement.

cont'd....

Clause #4 continued:

(c) A certain proportion of property owners will not be aware of the request to move their cars, since it would not be possible to make announcements very far in advance under conditions prevailing during snow storms. This would reduce the effectiveness of this voluntary program to some degree.

In spite of these obvious limitations it is the opinion of the City Engineer that the proposal has significant potential benefits and should be tried. With Council's approval the City Engineer will announce such a voluntary program for various parts of the City via television and radio, when appropriate. Such announcement will be made during a storm after the bus routes and major streets have been cleared and equipment and men are available for residential streets.

Discussions with television and radio stations indicate that such announcements would cost from $10 - $20 on radio and about $120 each on television. A total cost for one storm might be in the order of $1,000."

Your Board presents the foregoing report of the City Engineer for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 687-8

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Community Development Research

Your Board submits the following report of the Director of Social Planning/Community Development:

"For the past three years the Provincial Government, the City of Vancouver and United Community Services (UCS) have financially supported Community Development (CD) Services. The major agency receiving funds for CD Services in the Vancouver area is Neighbourhood Services Association (NSA), which has established a special Community Development Department. CD services encourage individual persons and citizen groups to take a more active interest in community affairs. NSA's 1971 budget for CD services is $126,050 and is shared as follows: UCS $57,800: Province $33,250: City $35,000. Both the Province and the City recover 50% of their contributions from the Federal Government, under provisions of the Canada Assistance Plan (CAP).

PROPOSAL

In order to gain a better understanding of the philosophy, dynamics and impact of CD services in Vancouver it is proposed that a systematic study of CD be carried out. Since NSA is the major provider of CD services in the Vancouver area, it is further proposed that this study focus primarily upon that social agency.

The study is to be conducted under the auspices of the Department of SP/CD and in co-operation with officials from the Provincial Department of Rehabilitation and Social Improvement, UCS, and the CD Department of NSA. The research design has been prepared by the Department of SP/CD, in co-operation with these officials, and meets with the approval of NSA, its CD Board of Management and CD staff. The Research Director, Alan Danesh is a staff member of the Department of SP/CD.

Another objective of this study, in addition to the aims stated above, is to help NSA establish its own procedure for on-going evaluation of its CD services. This is an objective the Department of SP/CD has for all services of voluntary agencies that are funded by the City.

COSTS

The costs of data acquisition and analysis are estimated as follows:

		$
Data Collection		3,000
Coding/Clerical Work		800
Keypunching		200
Computer Analysis		600
	Total	4,600

The study will very likely be 50% shareable under CAP, making the net cost to the City $2,300. The study could commence January 15 and terminate June 30, 1972. It does not qualify for funding under Manpower's Local Initiatives Program.

Cont'd...

Clause #1 Continued

The Director of SP/CD RECOMMENDS:

Council approval of an expenditure of $4,600 for the above mentioned CD Study;

that funds for the Study be charged to the Department of SP/CD's research budget; and 1972

that these funds be approved in advance of Council's approval of the Department's 1972 budget.

Your Board RECOMMENDS the foregoing report and recommendations of the Director of Social Planning/Community Development for Council approval, subject to the results of the study being assessed and reported on by Mr. R. Hawkins, Co-ordinator, Data Processing & Systems, in addition to the Director of Social Planning and Community Development.

2. Purchase of Outside Services : Research Services
Department of Social Planning/Community Development

The Director of Social Planning/Community Development reports:

"On April 20, 1971 Council adopted the following recommendation of the Standing Committee on Finance (April 8, 1971):

'(a) An additional $20,000.00 be approved for Purchase of Outside Services, and the Director of SP/CD report to Council from time to time on the details of expenditures under this appropriation.

(b) An amount of $15,000.00 be approved for Research Services, subject to prior approval by Council of any expenditures with respect to this program.'

On the same date Council also passed the following motion:

'THAT expenditures be subject to prior Council approval both with respect to the $20,500.00 previously approved for this account in the 1971 estimates and the additional $20,000.00 referred to herein, with the proviso that the Mayor be authorized to approve emergency expenditures, subject to report to the subsequent meeting of Council, provided, however that where the Project involves a number of expenditures, the Project total amount, rather than the individual expenditures, be approved by Council.'

The addition of $20,000.00 under item (a) above to the $20,500.00 approved for expenditure by the Department of SP/CD in 1970 established an approved 1971 budget for 'Purchase of Outside Services' of $40,500.00. 'Research Services' was a new item and established an approved 1971 budget of $15,000.00 for Research.

Purchase of Outside Services

On September 28, 1971 Council adopted a report of the Director of SP/CD which noted that specific project costs approved for the Department of SP/CD to September 14, 1971 and to be paid from its 'Purchase of Outside Services' account was $28,489.51.

Cont'd...

Clause #2 Continued

Between September 28 and December 31, 1971 Council approved four additional projects, to be funded from the Department's 'Purchase of Outside Services Account,' in the amount of $7,400.00. Thus, total 1971 approved project costs amounted to $35,889.51. Some of the projects started in 1971 were still in progress at the year end and are not yet concluded. Therefore all the funds approved by Council have not been spent. The amount actually spent to December 31 was $24,394.95, leaving a carryover into 1972, required for currently active projects, of $11,494.56.

Research

Two research projects of the Department of SP/CD were approved by Council in 1971. The first was an evaluation of the Spring Street Project in the amount of $5,000. The second was a study of Public Housing Recreation Needs in the amount of $13,100; which includes $2,500 from the B. C. Housing Management Commission and $2,000 from the Board of Parks and Public Recreation, leaving the City share at $8,600.00.

Work on these research projects started towards the end of 1971 and is still in progress. Therefore the funds approved by Council have not been spent. The Amounts actually spent to December 31 were $832.00 for the Spring Street Project and $1,471.02 for the Public Housing Recreation Needs study. The carryover into 1972 required for research projects currently active in the Department of SP/CD is $11,296.98.

Canada Assistance Plan

For all the projects included under both 'Purchase of Outside Services' and 'Research,' in the Department of SP/CD, applications are made by the City to the Federal Government (through the Province) for 50% cost sharing under the Canada Assistance Plan. No commitment to sharing costs is provided by the Federal Government in advance. However, Federal officials will give us an opinion in advance to the effect that . . .' the project is likely to be shareable.' For some projects we receive an advance commitment by the Province. For example, the Province agreed to share in costs of the Spring Street Project in the amount of $2,000. monthly from August to December 1971 and to review this commitment in January 1972.

The Comptroller of Accounts advise that the most recent claim by the City covering Department of SP/CD expenditures for 'Purchase of Outside Services' (there have been no claims for 'Research' yet) has been approved by the Province for submission to Ottawa.

Recommendation

The Director of SP/CD recommends that Council grant approval in advance of the 1972 Budget to carry on the following projects in the amounts shown:

Cont'd...

Clause #2 Continued

Purchase of Outside Services (PCSER)

Appropriation: $40,500

	Project	Amount $
1.	Joint Use of School and Community Facilities I. The Administrative Organization of Community Services Centres II. Cost-Benefit Aspects of Community Centres B. C. Research ($4,000) - Approved in 1970	1,000.00
2.	Strathcona - Bilingual Worker among Chinese Youth First United Church ($9,000)	4,500.00
3.	West End Public Opinion Poll ($2,700)	1,322.50
4.	West End - Street Life Research ($1,600)	272.06
5.	Youth Worker for Bobolink Park ($4,000)	4,000.00
6.	Shared Use of the Fraserview Library: Coordination of Social Services ($400)	400.00
	Total:	11,494.56

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Research Services (RESER)

	Project	Amount $
1.	Spring Street Project ($5,000)	4,168.00
2.	Public Housing Recreation Needs' Study ($8,600)	7,128.98
	Total:	11,296.98

Your Board RECOMMENDS the foregoing recommendation of the Director of Social Planning/Community Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 688

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Strathcona Rehabilitation Project: Purchases of Properties

The Assistant Director, Civic Development, as Chairman of the Strathcona Rehabilitation Committee, reports as follows:

"At its meeting on December 15, 1971, the Strathcona Rehabilitation Committee received an enquiry from a Mr. Culos respecting the possible purchase of premises occupied by Superior Bakery, which is a non-conforming use in the Strathcona area.

Several years ago the Bakery made an appeal to the Board of Variance to be allowed to extend their premises and this appeal was disallowed.

The present request was for the Strathcona Rehabilitation Committee to recommend purchase of the non-conforming use by the partnership so that a site could be found elsewhere on which the Bakery could expand and so that the non-conforming use could be removed.

While sympathetic to the objective of removing the non-conforming uses from the area, the Committee felt that the main call on the funds available should be for the Grant Loans and for the engineering services and that it would be inadvisable at this time to use funds which may later be needed for Grant Loans, for the purchase of property. The Committee undertook to review the matter again in twelve months' time.

Accordingly, it is RECOMMENDED that City Council establish a general policy that no urban renewal funds allocated for the Strathcona Rehabilitation Project be used for the purchase of property, with this policy to be reviewed in December, 1972."

Your Board RECOMMENDS that the report of the Assistant Director, Civic Development, as Chairman of the Strathcona Rehabilitation Committee be approved.

2. King Edward & Oak Street: The Relocation of an Existing Free-Standing Sign

The Director of Planning and Civic Development reports as follows:

"Dominion Construction Company, Ltd., have filed Development Permit Application No. 57438 to relocate the existing free-standing sign from a point midway along the King Edward Avenue frontage to a location adjacent to the Oak Street frontage approximately 120' north of the southerly property line of the site.

The sign, which was previously approved on the King Edward Avenue frontage by Development Permit No. 52908 on September 14, 1970, is 25' in height.

City Council approved the rezoning of this site to a CD-1 Comprehensive Development District for the construction of the existing shopping centre at a Public Hearing on June 26, 1969. One of the conditions of approval was,

> 'Signs are restricted to two free-standing signs -- one at the corner of Oak Street and King Edward and one midway along King Edward with other signs to be non-flashing and to the approval of the Technical Planning Board.'

cont'd . . .

Clause 2 continued

A letter has been submitted with Development Permit Application No. 57438 from Dominion Construction Company, Ltd. which states in part,

> '... the centre has been in operation for some considerable time and the tenants are unanimous in their desire to have the Centre's identification on Oak Street. They feel and we agree that the positioning of the sign on Oak Street will be much better. The traffic volume along Oak Street is much higher and it is much more difficult to identify the Centre from Oak Street...'

Eleven neighbouring property owners have been notified of this Development Permit Application to relocate the sign. One letter was received stating no objection to the proposal and one letter was received from the owner of the existing gasoline service station site at the south west corner of King Edward and Oak stating objection to the proposal.

The Technical Planning Board recommends that the resolution of City Council at the Public Hearing of June 26, 1969 dealing with the rezoning of this site be amended to permit the relocation of the sign from the King Edward frontage to the Oak Street frontage. The Technical Planning Board at its meeting of December 29, 1971, indicated it would be prepared to approve Development Permit Application No. 57438 in accordance with the submitted application such plans and information forming a part thereof, thereby permitting the relocation of the existing free-standing sign from the West King Edward frontage of the site to the Oak Street frontage subject to the following conditions:

1. Prior to the issuance of the Development Permit revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating the exact proposed location of the sign and details of the sign.

2. The sign to be non-flashing and non-animated."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 688

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Licensing of Hotels and Motels

The Deputy Corporation Counsel reports as follows:-

"Following Council's instructions, the Corporation Counsel took up with the Department of Municipal Affairs in Victoria the subject of restoring the City's powers to impose a fee for issuance of its licenses to hotels.

On January 3, 1972, he was advised by the Department that the Minister had approved an amendment, to be brought forward at this session, whereby the City will be allowed to charge not more than $5.00 per room per year.

The solicitor for the B.C. Hotels Association is making representations to the Minister that this change be not adopted and that matters be left as they are, that is, that the City may not impose any fee. A copy of the submission to the Minister is attached."

Your Board submits the foregoing report of the Deputy Corporation Counsel for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 688

FINANCE MATTERS

RECOMMENDATION

1. Staff Establishment, Department of Welfare and Rehabilitation

The Director of Welfare and Rehabilitation and the Acting Director of Personnel Services reports as follows:

"City Council on August 24th, 1971 adopted the report of the Board of Administration which contained the recommendation that the Departmental staff establishment be set at 228 ½ positions (later increased to 230 ½ positions with two new positions being established for Taylor Manor, C/C October 19th, 1971). This report clearly stated that the figure of 228 ½ was composed of 201 ½ City positions and 27 Provincial Government positions. In subsequent reports the classifications of all 230 ½ positions, with a few exceptions, have been established on the understanding that 27 of the positions, whether social or financial, would be filled by the Provincial workers. In other words, although 230 ½ positions are or will be classified, 27 of them are not in fact City positions but rather Provincial Government positions seconded to the City as a form of administrative cost sharing. For many years Council would not agree to a staff increase unless matched by the Provincial Government.

Recently, one of these Provincial employees has resigned and I have been advised by the Provincial Government as follows (per J.A. Sadler, Assistant Deputy Minister):

> 'The Department of Rehabilitation and Social Improvement will not provide you with a replacement for this Social Worker. As from January 1st, 1972 we will accept a salary billing from you as a replacement for the Social Worker. In other words, we accept the fact that you will hire your own replacement as a municipal staff person.'

Therefore, on the basis of this arrangement, the component parts of the total staff establishment, which remains unchanged at 230 ½ positions, will be altered by the addition of one permanent City position, and the deletion of one Provincial position (thus, 204 ½ and 26 positions respectively). If in the event that the Province later decides not to accept salary billings, the matter will be redirected to Council's attention.

It is RECOMMENDED that:

(a) The total staff complement of the Department of Welfare and Rehabilitation remain at 230 ½ positions;

(b) The City's portion of the staff complement be increased from 203 ½ to 204 ½ positions subject to total salary and fringe benefit cost for the additional position being re-imbursed by the Provincial Government."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Welfare and Rehabilitation and the Acting Director of Personnel Services be adopted.

CONSIDERATIONS

2. Civic Luncheon: I.O.D.E.

A letter has been received from the Municipal Chapter of Vancouver - I.O.D.E. advising that the 71st Annual Meeting of the National Chapter of Canada will be held in this City from May 29th to June 1st, 1972.

It is anticipated that between 200 and 300 delegates from all across Canada will attend and the Organization is requesting that the City sponsor a Luncheon, Tea or a Bus Tour during the time of the Convention.

Council has dealt with similar requests in the past as follows:

January 1967	Canadian Federation of University Women - Re Conference.	Not Approved.
July 1969	'Kairos' - National Convention.	Not Approved.
April 1966	Senior Citizens Assoc. - Annual Convention.	$150 Approved.

Your Board submits the foregoing request for the CONSIDERATION of Council.

3. Grant Request - The Playhouse Theatre Company

Your Board submits the following report from the Director of Finance in respect of the grant request from The Playhouse Theatre Company.

"On April 6, 1971 Council considered a grant request from The Playhouse Theatre Company for $29,000 in theatre rental time for their 1971 - 72 Season, and approved $13,655 for the 1971 portion of the 1971-72 Season. The Playhouse Theatre Company is now requesting a grant of $15,345, which is the balance of the $29,000 in theatre rental time for the 1972 portion of the 1971-72 Season.

For Council information, the City approved grants totalling $29,000 to The Playhouse Theatre Company in theatre rental time for their 1970-71 Season, as follows:

1970 portion of the 1970-71 Season	-	$13,655
1971 portion of the 1970-71 Season	-	15,345
		$29,000"

The request of The Playhouse Theatre Company for a grant of $15,345 in theatre rental time for the 1972 portion of their 1971-72 Season is submitted for Council CONSIDERATION.

It is advised that the Company wish to appear as a delegation only if the grant request is not approved.

(A copy of the letter from The Playhouse Theatre Company is circulated to members of Council.)

INFORMATION

4. Assessment Basis of Allocation of Costs of the Greater Vancouver Regional District

The Director of Finance reports as follows:

"Your Board has received a letter from Mr. G. W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, enclosing a report on the assessment basis for the allocation of Regional District costs. The Regional Board resolved that the matter be referred to the Member Municipalities with full details in order to allow comment and report for consideration at the next meeting of the Board of January 26, 1972.

The assessment basis used for apportionment of Regional District levies to municipalities is that as determined for school taxation (which includes machinery and equipment) excluding the values of B. C. Hydro and Power Authority, which are included for school purposes only.

While the machinery and equipment values of a municipality attract a portion of the District costs, the municipality (or the City of Vancouver) does not have the legal authority to tax that portion of the cost against the said machinery and equipment values. Regional District costs are included in the general tax levy, which cannot be applied against machinery and equipment values, thus the costs attracted by the machinery and equipment values are spread over the other values by the general tax levy.

This is of little concern to the City of Vancouver as in 1971 the City share of costs was less by inclusion of machinery and equipment values in the sharing basis by some $7,000 or 0.5% than would have been the case had these values been excluded from the sharing basis.

However, other municipalities, notably Port Moody and Electoral District 'B' would pay 24.9% and 39.2% less if machinery and equipment values are excluded. The comparisons are shown in detail in Schedule 1 of the G.V.R.D. report dated January 4th, 1972, circulated.

Logically, it can be held that the principle of using taxable values for sharing, recognizes ability to pay as a proper sharing basis and if this premise is accepted, then it seems logical to tax on the same values to raise the required funds.

It is noted from the G.V.R.D. submission on page 1 that the Department of Municipal Affairs has indicated that it does not intend to change the Act to allow the levy to apply against machinery and equipment. However the submission notes that machinery values could be eliminated from the sharing formula, presumably by supplementary letters patent. This would mean that Vancouver's share would increase by approximately $7,000 per year or 0.5% as set out above. This would be at 1971 cost levels."

Your Board submits the above report of the Director of Finance for INFORMATION of Council.

(Copy of Greater Vancouver Regional District report dated January 4, 1972 is attached for information of Council)

RECOMMENDATION

5. Renewal of Lease, The Queen Elizabeth Theatre Parking Garage

The Manager of The Queen Elizabeth Theatre reports as follows:

The lease of The Queen Elizabeth Theatre Parking Garage dated December 3, 1968 will expire on January 31, 1972.

The basis of this lease is that all parking fees are turned over daily to the City. Wages and operating expenses are paid by the Lessee for which he is reimbursed monthly. Gross expenditures are limited to an amount stated in the lease. The Manager of The Queen Elizabeth Theatre reviews the expenditures annually and reports to Council in January the anticipated operating expenses of the Lessee for the current year.

For his management, the Lessee receives $250 per month ($3,000 annually). The success of the Lessee's operation is judged by the standard of service offered and the revenues derived relative to the operating costs.

The present Lessee, Metro Parking Limited, has asked for a renewal of his lease for three years on the same terms and conditions as the present lease except that:

(a) allowance be made in the lease for any statutory increase in the minimum wages, Unemployment Insurance, or Canada Pension Plan payments,

(b) allowance for operating expenses be set for 1972 above the figures as set in 1969.

The requirements of the exception (a) above are already allowed in the present lease. The figure suggested relative to (b) above is $21,000 which represents an increase of less than 5 per cent per year for the 3-year-term over the figure of $18,350 set out in the last agreement.

The Manager's recommendation that renewal of the lease of The Queen Elizabeth Theatre Parking Garage to Metro Parking Limited for a period of three years be granted on the same terms and conditions as the present lease, except that allowance for operating expenditures be set at $21,000, is strongly supported by the Vancouver Civic Auditorium Board as per its communication enclosed.

It is drawn to the Council's attention that the Boards asks leave to appear before Council in the event that the renewal of the lease to Metro Parking Limited may not be granted.

Your Board RECOMMENDS that the report of the Theatre Manager be approved, subject to the new lease being to the satisfaction of the Corporation Counsel.

(Copy of letter from The Vancouver Civic Auditorium Board, dated January 13, 1972 is circulated to Members of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 688-689

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 14, 1972

RECOMMENDATION

1. Vacation Deferment - M. C. Colcleugh, Acting Assistant Director, Social Services Division, Dept. of Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"The Director of Welfare and Rehabiliation has advised me that as a result of a two (2) week vacation carry-over from 1970 to 1971 which was approved by City Council, Mr. M. C. Colcleugh had a seven (7) week vacation entitlement for 1971.

Due to the re-organization problems within the Department along with the heavy pressures of the Summer Transiency Program, it has not been possible for Mr. Colcleugh to take his full seven (7) week vacation entitlement and therefore, he still has two (2) weeks remaining. In accordance with established policy, Mr. Colcleugh is permitted to automatically carry-over one week of vacation entitlement to 1972 but Council approval is required for deferment of any additional vacation entitlement.

I therefore recommend that Mr. M. C. Colcleugh, Acting Assistant Director, Social Services Division, Department of Welfare and Rehabilitatio be permitted to defer one week of his 1971 vacation entitlement to 1972."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 689

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 14, 1972

RECOMMENDATION

1. 306 Abbott Street - Lease Renewal
Health Unit No. 1

The Supervisor of Property & Insurance and the Medical Health Officer report as follows:

"The site for Health Unit No. 1, comprising the second and third floors of 306 Abbott Street is presently leased by the City from Newton Investments Limited at an annual rental of $4,600.00. The current lease is for a one year term, April 1st, 1971 to March 31st, 1972, with an option to renew for two 1-year terms, options to be exercised 4 months prior to the renewal date.

At the request of the Medical Health Officer, the Supervisor of Property & Insurance has negotiated with Newton Investments Ltd., a lease renewal at the same rental of $4,600.00 for a further 1-year term, commencing April 1st, 1972, subject to the same terms and conditions as contained in the current agreement.

RECOMMENDED that the lease from Newton Investments Limited of 306 Abbott Street be renewed for a further 1-year term commencing April 1st, 1972, subject to the same rental and conditions as contained in the current lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. No. 1 Firehall Replacement

The Corporation Counsel and the Supervisor of Property and Insurance report as follows:-

"City Council on August 10th, 1971, in considering a report of the Board of Administration endorsed the recommendation of the Fire Chief designating the West 150' of Lot D, Block 122, D.L. 196, situated immediately East of the Dunlevy Mall between Pender and Keefer Streets as the site for the new No. 1 Firehall.

This site is part of Lots C and D, Block 122, D.L. 196 sold to Orientif Properties Limited and Vandy Developments Limited, under Urban Renewal.

Negotiations with the owners failed to produce a settlement and on December 7th, 1971, Council resolved that the whole of Lots C and D be expropriated.

Since the expropriation, negotiations have been conducted with the owners to reach a settlement on the portion required for the Firehall so that the owners could proceed with construction of housing on the balance. However, the owners are now in dispute between themselves, and negotiations with the City have stalemated and show no prospect of successful conclusion.

(Continued)

Clause No. 2 (Continued)

A total of three new firehall sites are required and although the City has title to the other two, it is essential to the Fire Chief that the construction program on all three sites be co-ordinated at the same time. In order that design and construction can proceed on all three sites without further delay, the Corporation Counsel proposes that the City apply for an order vesting Lots C and D in the City.

RECOMMENDED that Corporation Counsel make application to the Court for a Vesting Order with regard to Lots C and D, Block 122, D. L. 196."

FOR COUNCIL ACTION SEE PAGE(S) 695-6

Your Board

RECOMMENDS the foregoing recommendation of the Corporation Counsel and the Supervisor of Property and Insurance be adopted.

(In accordance with Council's agreement of 11th January 1972, Mr. Lai, representing Vandy Developments Limited, will appear as a delegation at 2:30 p.m.)

Attached is circulated a copy of the map of the property in question.

CONSIDERATION

3. Sale of Land situated on Both Sides of Bruce St. From Lane South of 41st Ave. to 43rd Ave. Including an Unopened Portion of Bruce Street Mennonite Senior Citizens' Society

The Supervisor of Property & Insurance reports as follows:

"The attached letter dated December 1, 1971, addressed to His Worship and Members of Council, has been received from the Mennonite Senior Citizens' Society. The letter requests that an approximate 4.01 acre City-owned site situated in the 5700 Block of Bruce Street be sold to their Society for development of accommodation for Senior Citizens on the basis of the assessed value of the land. The site has recently been rezoned to CD-1 Comprehensive Development at the request of this group for senior citizens' development.

It is Council policy (Resolution of December 5, 1967):

"that in the case of non-profit societies sponsoring Senior Citizens housing, City land be made available at a price of the assessed value, based on subdivided land as determined for general purposes set out in Section 342 (1) of the Vancouver Charter."

Section 342(1) & (2) of the City Charter states as follows:

"342.(1) Subject to subsection (3) each parcel entered in the real-property assessment roll shall be estimated at its actual value, the value of improvements being estimated separately from the value of the land to which they are affixed.

(2) In determining the actual value, the Assessment Commissioner may give consideration to present use, location, original cost, cost of replacement, revenue or rental value, and the price that such land and improvements might reasonably be expected to bring if offered for sale in the open market by a solvent owner, and any other circumstances affecting the value; and without limiting the application of the foregoing considerations, where any industry, commercial undertaking, public utility enterprise, or other operation is carried on, the land and improvements so used shall be valued as the property of a going concern."

(Continued)

Clause No. 3 (Continued)

Based on an old subdivision plan the City holds title to

Lots 9 to 24, Block 1, D.L. 717

and Lots 26 to 42, Block 2, D.L.717

with Bruce Street established as road.

In actuality, Bruce Street has not been physically opened, nor has sewer and water service been installed, and the lands are situated in an area of considerable peat. The City Assessor has therefore assessed the properties on a nominal basis only. The total 1971 Assessment, including a pro rata amount for the unopened portion of Bruce Street is approximately $88,000.00 for the 4.01 Acre ± site, which in no way reflects a relationship to "actual value" as set out in Section 302(1) of the Vancouver Charter.

The Supervisor of Property & Insurance, in dealing with the representative of the Mennonite Senior Citizens' Society, indicated that he could not recommend sale at this $88,000.00 figure, since it did not truly represent assessed value of subdivided and marketable land.

It is City policy, where possible, to resurvey undersized lots to bring them in accord with the Subdivision Control By-Law, and to install the necessary services before placing them on the market for sale. Following such a procedure, the existing 34 lots would be reduced to 26 lots of approximately 43' frontage each, with an indicated 1971 Assessed Value of $9,800.00 per lot. The indicated value on this basis is $254,800.00 from which can be deducted the sum of $34,000.00 as the saving to the City in road, sewer and water services.

This then establishes a value (based on a hypothetical subdivision assessment) of $220,800.00 for disposition of the site for low-income Senior Citizens' Housing. It is noted that this valuation reflects a similar square foot value of the entire site to recent sale of City lands for senior citizens' development to the Salvation Army and the Kopernik Foundation in Champlain Heights.

This $220,800.00 value represents a considerable reduction from normal market value. To dispose of the lands at less than this figure would represent an additional subsidy.

There is, in addition, the subsequent tax exemption permitted for Non-Profit Senior Citizens' Housing developments.

The agent for the Mennonite Senior Citizens' Society has been advised of the foregoing facts and it has been suggested to him that he may wish to negotiate with the City on the basis of the assessed value of the land as if subdivided, in accordance with the Subdivision Control By-law. He has, however, requested that his letter be placed before Council for consideration.

CONSIDERATION

(a) City Council may wish to advise the Mennonite Senior Citizens' Society that it is not prepared to sell the land for Senior Citizens development on the basis of $88,000.00 and non-payment of taxes.

(b) City Council may further wish to instruct the Supervisor of Property & Insurance to negotiate the sale of the subject site (4.01 acres) to the Mennonite Senior Citizens' Society for development of low-income senior citizens accommodation on the basis of the valuation (approximately $221,000.00) as outlined in this report, with a report back to Council."

Your Board submits the foregoing report to Council for consideration.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 689-690
695-6

STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

JANUARY 13, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, January 13, 1972, at approximately 10:00 a.m. in #1 Committee Room.

PRESENT: Alderman Wilson, Chairman
His Worship the Mayor
Aldermen Adams, Bird, Linnell, Rankin, Hardwick and Sweeney

ABSENT: Alderman Broome
Alderman Calder
Alderman Phillips

CLERK: M. James

The Minutes of the meeting of December 16, 1971, were adopted.

PART I

RECOMMENDATION:

1. Burrard Inlet - Third Crossing
Rapid Transit Provisions

The Chairman opened the meeting by stating his reasons for calling this meeting and asking Mr. F. C. Leighton of Swan Wooster - C.B.A. the consultants to the Federal Government on the Third Crossing of Burrard Inlet. The Chairman stated that he had requested Mr. Leighton to provide to the Committee, information on the matter of providing for some form of rapid transit in the design of the new Crossing and the provision to connect this with any future transit system in Vancouver.

Mr. Leighton, in compliance with the request of the Chairman, initiall referred to the terms of reference supplied by the Federal Government through the National Harbours Board to Swan Wooster - C.B.A. The following is an extract of those terms of reference as supplied to His Worship the Mayor by the Honourable Jack Davis, by letter, 26 July 1968.

"I - Planning and Preliminary Design

e) Examine the methods by which provisions could be made to accommodate any future rapid transit system crossing Burrard Inlet."

Mr. Leighton also referred to the report of Swan Wooster - C.B.A and following is an extract of Paragraph 1.04 found on Page 1 of Volume 3 of the Burrard Inlet Crossing Report prepared by Swan Wooster - C.B.A.

"RAPID TRANSIT PROVISION ON THE CROSSING

In accordance with the terms of reference a special study was made of the desirability of providing a corridor for future rapid transit on the Burrard Inlet Crossing. The study concluded that a rapid transit system on the Brockton alignment would generate a higher percentage of transit patronage than would a transit crossing on any other alignment, and that provision of such a corridor in conjunction with highway facilities on the Crossing was economically advantageous. The Crossing is therefore designed to accept a future two tracks of light-weight medium-capacity rail rapid transit. As an interim measure, the transit corridor will be available for express bus operation."

Cont'd...

Mr. Leighton then proceeded to detail to the Committee by means of maps and drawings of the proposed Crossing, the provisions which had been designed for rapid transit for the Third Crossing of Burrard Inlet. Mr. Leighton noted that since the Crossing was proposed as a tunnel at this time, that the tunnel section of the Crossing was in fact three tubes side by side. The two outside tubes were to provide three lanes of normal vehicular traffic accommodation running north and south and the centre tube would provide a 28 foot wide separated, provision for "two tracks of light-weight medium-capacity rail rapid transit."

Mr. Leighton then explained to the Committee the manner in which provision had been made for the alignment of the rapid transit corridor once the corridor passes the Canadian Pacific Railway tracks on the south shore. The two vehicular corridors for traffic not using the Thurlow Street by-pass travel over the railway tracks and reach City street grade at approximately Hastings Street and Thurlow and Bute Street and Pender.

The corridor for rapid transit proceeds directly into the escarpment between the Canadian Pacific rail line level and the level of Hastings Street and the corridor then falls below the level of the by-pass corridors to a point allowing the corridor to change direction within an arc of 180 degrees so as to be available for connection with any underground rapid transit system constructed in the downtown area in the future.

Mr. Leighton further advised the Members of the Committee that it would be financially possible to utilize this rail rapid transit corridor on an interim basis by using buses and making slight modifications in the construction of the rapid transit corridor facilities. This would provide for two bus lanes in the centre of the Crossing system and allow the buses to meet City grade street systems through the service road to be upgraded on the north side of the Canadian Pacific Railway tracks and by this service road onto Burrard Street or onto Cardero Street. Mr. Leighton suggested that if buses were used as an interim rapid transit system the buses be routed through the central portion of the tunnel in one direction only to allow greater flexibility in routing and give assistance to the air circulation in the tunnel itself. Mr. Leighton also advised your Committee that the decision on whether the provision for rapid transit in the Crossing would be utilized by rail or by bus could be deferred at the present time depending upon the construction schedule of the Crossing itself. Mr. Leighton estimated that the time available to make the decision might be as long as three or four years. It was noted by your Committee that a report on express bus transit on surface streets is expected early next month by the Greater Vancouver Regional District. Your Committee discussed the general matters and the information received from Mr. Leighton this day and

RECOMMENDS

(1) That the report of Swan Wooster - C.B.A. given this day be received.

(2) That when the report from the consultants to the Regional District on rapid transit in the downtown area is submitted to the Vancouver City Council, Mr. Leighton be requested to be present so that the Council may discuss the matter further with him.

(3) That the Greater Vancouver Regional District be requested to expedite the report on rapid transit in the downtown area and that the report be referred to the City of Vancouver as soon as possible.

(4) That the instructions of Council of December 21st to the Board of Administration to report on the connection of the rapid transit tube to the surface and streets of Vancouver, be no longer acted upon.

FOR COUNCIL ACTION SEE PAGE(S) 690

The meeting adjourned at approximately 11:15 a.m.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 25, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Deputy Mayor (Alderman Broome)
Alderman Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from First Year Arts, University of British Columbia.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES:

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 18, 1972, be adopted, after including under Communications item 2, Part (iii) on page 3, the words

' or relocation'

after the word 'removal,' where such appears in this part.

- CARRIED.

CONDOLENCES:

Mr. and Mrs. Sydney Bowman:
Deceased

Alderman Wilson advised the Council of the recent demise of Mr. and Mrs. Sydney Bowman, as a result of an accident, and that a son was seriously injured. Mr. Bowman was a former alderman of the City of Vancouver.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the City Council record its sincere sympathy in the passing of Mr. and Mrs. Bowman, and express the hope that the son's health soon will be restored.

- CARRIED.

MISCELLANEOUS

Construction Work in the Vicinity of Alberni and Cardero Streets

At the last Council meeting, Alderman Rankin requested His Worship the Mayor to look into the matter of the permit status allowing construction work, after hours, in the vicinity of Alberni Street and Cardero Street, and asked that action be taken to ensure that the conditions of the permit are adhered to. His Worship the Deputy Mayor advised that the construction company concerned has been informed of the complaints received, and advised that the permit would be cancelled if the company did not adhere strictly to the permit provisions, and endeavour to reduce the cause of the complaints.

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT the Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Snow Clearing: City of Vancouver

The Deputy City Engineer gave a report explanation in regard to reports, dated January 21 and January 24, 1972, from the Board of Administration, regarding snow clearing within the City.

After due consideration, it was

MOVED by Alderman Rankin,
THAT:

1. (a) the Corporation Counsel report on whether the prevailing by-law covers industrial, commercial and apartment properties;

   (b) the Corporation Counsel report on updating of the Emergency Snow Clearing By-law, in line with the Board of Administration reports of January 21 and January 24, 1972;

   (c) in consultation with the City Engineer, the Corporation Counsel advise respecting sidewalk clearing enforcement, enforcement of other by-law provisions on snow clearing, and the department to give effect to such enforcement.

2. The City Engineer advise of a cost to partially clear sidewalks, as in the case of Calgary and Edmonton, on a priority basis re frequently-travelled streets.

3. Presently-held old graders, being considered as surplus, be retained for possible use in snow clearing.

(continued)

REPORT REFERENCE AND
BOARD OF ADMINISTRATION REPORTS (continued)

Snow Clearing:
City of Vancouver (cont'd)

4. The two Board of Administration reports, dated January 21 and January 24, 1972, be further considered after receiving the officials' reports as directed this day.

- CARRIED.

It was agreed to vary the order of the Agenda, in order to receive a delegation from the Park Board.

COMMUNICATIONS OR PETITIONS

1. Crystal Pool
Replacement Financing

In connection with additional financing required for replacement of the Crystal Pool, Council noted a communication from the Park Board, dated January 25, 1972, setting out a resolution, asking approval of an expenditure of up to $600,000 from the Board's Five-Year Plan fund for development and improvement of parks and recreational facilities, on a credit-back basis from net profit from income operations.

Commissioner E. A. Sandy Robertson appeared in support of the Park Board's request.

The Deputy Mayor reported that a meeting of representatives of the Park Board and the City was held recently, and it was the opinion that the latter proposal from the Park Board is the practical way to proceed with this Crystal Pool development.

MOVED by Alderman Adams,
THAT the Council approve of an expenditure by the Park Board of up to $600,000 from that Board's Five Year Plan of $3,750,000 for development and improvement of parks and recreational facilities on the understanding that as much as possible from the annual net profit from the Board's income operations will be credited back to the Five Year Plan funds.

FURTHER, that a contract for this construction be awarded, on behalf of the Park Board, to Cana Construction Co. Ltd., in an amount not to exceed $2,350,000, subject to any necessary action by the Corporation Counsel.

- CARRIED.

MOVED by Alderman Rankin, in amendment:
THAT the figure $600,000 be deleted, and the figure $300,000 be substituted therefor.

- LOST.

(Alderman Rankin and Alderman Hardwick recorded in favour of the amendment.)
The motion of Alderman Adams was put and CARRIED.
(Alderman Rankin recorded in the negative.)

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Crystal Pool
Replacement Financing (cont'd)

MOVED by Alderman Hardwick,
THAT letters, as follows, in support of the Crystal Pool development, be received.

Mr. M. Chess, President,
Vancouver Amateur Swimming Club;
Mr. S. N. Stronge, Rehabilitation Counsellor,
Canadian Paraplegic Association, British Columbia Division;
Mr. R. E. Tom Ross, President,
Canadian Amateur Swimming Association, British Columbia Section,
Dr. Stuart Maddin, President,
Canadian Amateur Swimming Association;
Mr. Tor Bengtson, National Chairman,
Canadian Amateur Swimming Association;
Mr. T. Schootman, President,
Canadian Dolphin Swim Club of Vancouver;
Mr. Harold M. Wright,
Canadian Olympic Association;
Mrs. Margarete Zoeld.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) "Denman Place" Development to be used as a Hotel;

(b) Sale of Land on Bruce Street to Mennonite Senior Citizens' Society.

COMMUNICATIONS OR PETITIONS (continued)

2. Sale of Solvents and Like Material: Juveniles

MOVED by Alderman Wilson,
THAT Mrs. Bea Delorme, on behalf of McLean Park Mothers, and Mrs. Helen D. Boyce, Park Commissioner, be permitted to appear before Council later this day, in accordance with requests received on the subject matter.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Request for Public Hearing re
Land Use by B. C. Hydro--Richmond

A communication was noted from The Corporation of the Township of Richmond, dated January 12, 1972, requesting endorsation of Richmond's request directed to the Minister of Lands, Forests and Water Resources, asking that a public hearing be held under the provisions of the Environment and Land Use Act, to determine whether or not the land use as envisaged by the B. C. Hydro and Power Authority re construction of a transmission line through Richmond, including through a park area, is, in fact, ecologically unacceptable. A copy of the letter, dated January 12, 1972, sent to the Minister by Richmond was enclosed.

The position of B. C. Hydro and Power Authority is set out in its communication, dated January 19, 1972.

MOVED by Alderman Bird,
THAT the Vancouver City Council endorse the position taken by the Council of The Corporation of the Township of Richmond, in respect to a public hearing.

- CARRIED.

4. Acknowledgment of Honour: Freeman
Hon. Howard C. Green, Q.C.

MOVED by Alderman Bird,
THAT the communication from the Hon. Howard C. Green, Q.C., accepting with thanks the granting to him of the honour of 'Freeman' of the City of Vancouver, be received for information.

- CARRIED.

5. Increase in Taxi-cab Rates:
The Vancouver Taxi-cab Owners'
Association

It was agreed that, pursuant to a request received, The Vancouver Taxi-cab Owners' Association be permitted to appear before Council as a delegation, when the Vehicles-for-Hire Board submits a report on the request for an increase in taxi-cab rates.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Board of Administration
General Report, January 21, 1972

Works and Utility Matters

Railway Grade Crossing Fund
(Clause 8)

In respect of this particular Clause, it was

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 21, 1972 (cont'd)

Works and Utility Matters (continued)

Railway Grade Crossing Fund
(Clause 8) - (continued)

MOVED by Alderman Wilson,
THAT the Vancouver City Council agree, in principle, with the proposal of the City of Windsor; and is aware that the subject is currently under consideration by the Transportation Committee of the Canadian Federation of Mayors and Municipalities.

THEREFORE, it is instructed that the resolution from the City of Windsor be forwarded to the Transportation Committee of the Federation, for that Committee's specific recommendation to the forthcoming annual conference of the Federation.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Adams,
THAT Clauses 1 to 7, 9 and 10 of the report of the Board of Administration (Works and Utility Matters), dated January 21, 1972, be adopted.

- CARRIED.

Social Services and Health

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Social Services and Health), dated January 21, 1972, be adopted.

- CARRIED.

Harbours and Parks

Architects' Agreement for Swimming
Pool at Lord Byng High School

In considering this Clause, it was

MOVED by Alderman Adams,
THAT the matter of an architects' agreement, expressed in this Clause, be referred back to the Park Board for further consideration on the basis that the City Council is not prepared to authorize such agreement unless assurance is received that the total cost of the swimming pool development, including architects' fees, is within the funds appropriated for this purpose.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently recessed to reconvene in open session at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened at approximately 2:00 P.M. in the Council Chamber, His Worship the Deputy Mayor, Alderman Broome, in the Chair and the following members present:

PRESENT: His Worship the Deputy Mayor, Alderman Broome
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

DELEGATIONS AND UNFINISHED BUSINESS

1. Sale of Land on Bruce Street to Mennonite Senior Citizens' Society

The Board of Administration, under date of January 14, 1972, submitted a report of the Supervisor of Property and Insurance on the request of the Mennonite Senior Citizens' Society for sale of an approximate 4.01 acre City-owned site in the 5700 block Bruce Street, for development of senior citizens' housing, and that such property be sold at the assessed value of the land. The Society requested the land for $88,000, which it states is the assessed value. However, the Department, in interpreting the Council policy, states the assessed value is $220,800 based on subdivided land as determined for general purposes pursuant to Section 342 (1) of the Vancouver Charter: a policy set out in Council resolution of December 5, 1967.

A representative of the Society appeared and submitted a brief dated January 25, 1972 in support of the Society's position.

MOVED by Ald. Wilson,
THAT this property be made available to the Mennonite Senior Citizens' Society at the assessed value of $88,000.

(amended)

MOVED by Ald. Sweeney, in amendment,
THAT this property be made available to the Mennonite Senior Citizens' Society at the assessed value of $220,800 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months.

(amended)

MOVED by Ald. Rankin, in amendment to the amendment,
THAT the figure $220,800 in the amendment of Alderman Sweeney be changed to read $125,000.

- LOST
(by a tie vote)

MOVED by Ald. Linnell, in amendment to the amendment,
THAT the proposed sale be referred to the Supervisor of Property and Insurance to negotiate further with the Society on the basis of $220,800 less proven extras for site preparation or on the basis of one-half of $220,800 on the understanding full taxes will be paid by the Society, or on the basis of negotiating to lease the land for the development.

- LOST

MOVED by Ald. Phillips, in amendment to the amendment,
THAT the words 'at the assessed value of $220,800' in the amendment of Alderman Sweeney be changed to read:

'at the value of $200,000'.

- CARRIED

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of Land on Bruce Street to
Mennonite Senior Citizens' Society (cont'd)

The amendment of Alderman Sweeney, as amended by Alderman Phillips, was CARRIED.

The motion of Alderman Wilson, as amended above, and reading as follows was CARRIED:

> "THAT this property be made available to the Mennonite Senior Citizens' Society at the value of $200,000 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months".

2. Denman Place Development to be used as a Hotel

The Board of Administration, under date of November 1, 1971, submitted a report of the Director of Planning and Civic Development on an application to permit a high rise hotel building for the Denman Place development. When the matter was before the Council on December 14, 1971, the Council referred the application to a Public Hearing to which the final report on hotel parking, and consequent amendments to the Zoning By-law, will be submitted.

Mr. W. A. Street, Barrister, appeared on behalf of the principals and requested the Public Hearing not await the parking report in view of the time involved.

MOVED by Ald. Adams,
THAT the resolution of Council of December 14, 1971, be amended to order this application be submitted to the next Public Hearing.

- CARRIED

(Alderman Rankin is recorded in the negative)

MOVED by Ald. Calder,
THAT 'Motions' be considered at this time and the delegations in connection with the inhaling of solvents, etc., be heard accordingly.

- CARRIED

MOTIONS

1. Power Emergency

The Deputy Mayor, Alderman Broome, referred to the present power emergency and the request of the B.C. Hydro and Power Authority for conservation, particularly in the heavy peak period of use. The Deputy Mayor requested action be taken, therefore, to give the Board of Administration authority to conserve, where necessary, the City's use of power. It may be necessary to reduce or cut off the street lighting.

MOVED by Ald. Bird,
THAT the Board of Administration be granted authority on request from the B.C. Hydro and Power Authority to take all necessary action to reduce the City's power consumption during the present power emergency, including the reduction or cutting off, of street lighting.

- CARRIED

DELEGATIONS (cont'd)

Sale of Inhalants and Bay Rum to Juveniles and Cancelling of Licenses in connection therewith

In connection with motions on the matter of sale of inhalants such as glue and nail polish remover and the sale of bay rum to juveniles, delegations were heard as follows:

McLean Park Mothers
(Mrs. B. Delorme) (Brief filed dated January 24, 1972)

Mrs. Helen Boyce

MOTIONS (cont'd)

2. Sale of Inhalants and Bay Rum to Juveniles

At the meeting on January 18, 1972, Notice was given of the following motion:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to prepare a by-law making it prohibitive to sell these inhalants and bay rum to juveniles, to provide severe penalties to any adult who sells such products to juveniles.

(amended)

On advice from the Deputy Corporation Counsel, the Deputy Mayor declared the motion out of order in this form since the City does not have the power to take the action proposed. It was therefore,

MOVED by Ald. Wilson, in amendment,
THAT the RESOLVED portion of the motion of Alderman Bird be changed to read as follows:

'THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to write to the Minister of Justice to request enactment of Federal Legislation making it prohibitive to sell these inhalants and bay rum to juveniles and to provide severe penalties to any adult who sells such products to juveniles.'

(amended)

MOVED by Ald. Phillips, in amendment to the amendment.
THAT the following words be added to the motion of Alderman Wilson:

'FURTHER THAT the Council write to the Federal Minister of Health and Welfare and request the banning from sale of such products as Cutex nail polish remover which have an intoxicating effect, unless such products can be modified to remove such ill effects.

- CARRIED

MOTIONS (cont'd)

Sale of Inhalants and
Bay Rum to Juveniles (cont'd)

The amendment of Alderman Wilson as amended by Alderman Phillips was CARRIED.

The motion of Alderman Bird with amendments, and reading as follows, was CARRIED:

"THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to write to the Minister of Justice to request enactment of Federal Legislation making it prohibitive to sell these inhalants and bay rum to juveniles and to provide severe penalties to any adult who sells such products to juveniles;

FURTHER THAT the Council write to the Federal Minister of Health and Welfare and request the banning from sale of such products as Cutex nail polish remover which have an intoxicating effect, unless such products can be modified to remove such ill effects."

3. License Cancellation: Sale of
Glue and Nail Polish Remover

The following Notice of Motion was submitted at the Council meeting on January 18, 1972:

MOVED by Ald. Rankin,
THAT WHEREAS there has been a tremendous increase in the use of glue and nail polish remover amongst young people;

AND WHEREAS certain stores in the City of Vancouver have been the source of this commodity for young people;

AND WHEREAS the Aldermen of the City of Vancouver are the major licensing body for the City of Vancouver;

THEREFORE BE IT RESOLVED City Council instruct the License Inspector to issue orders to those stores flagrantly engaged in this traffic that, if they continue the practice, they may be required by Council to show cause why their licenses should not be cancelled.

The motion was put and ---------- CARRIED

(During consideration of the foregoing matters a short recess was observed, followed by a short 'In Camera' meeting)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 21 (cont'd)

Building and Planning Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated January 21, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 21, 1972, be adopted.

- CARRIED

Finance Matters

Grant: Memorial Stone
re Gassy Jack Deighton (Clause 1)

The Council did not take action to approve this clause.

Grant: British Columbia
Sports Hall of Fame (Clause 2)

In considering this clause, it was,

MOVED by Ald. Bird,
THAT a grant of $200 be approved.

- CARRIED BY THE REQUIRED MAJORITY

Civic Luncheon: League for the
Exchange of Commonwealth Teachers
(Clause 3)

In considering this clause, it was,

MOVED by Ald. Adams,
THAT this matter be left in the hands of the Entertainment Committee with power to act.

- CARRIED BY THE REQUIRED MAJORITY

Grant Request: The Royal
Astronomical Society (Clause 5)

The Council did not take action to approve this clause.

1972 Assessment Roll (Clause 6)

MOVED by Ald. Wilson,
THAT this clause be received for information and arrangements be made for a Report Reference from the Assessment Commissioner as soon as possible.

- CARRIED

Court Recording, Provincial Courts
Family Division (Clause 4)

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated January 21, 1972, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, January 21, 1972

Temporary Help:
City Clerk's Office

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 21, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters
January 21, 1972

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Property matters), dated January 21, 1972, be adopted, with the exception of Clause 4 which was withdrawn.

- CARRIED

E. Gravel Pit:
Mr. J. Barnes

The Board of Administration, under date of January 21, 1972, submitted the following report:

The City Engineer reports as follows:

"A study has been made of the economics and feasibility of a proposal from Mr. J. Barnes, suggesting a gravel pit at Buntzen Bay. A report on the study has been forwarded to the Board of Administration.

Although the proposed development would be feasible, the economics are not favourable because the City volume of production would be too low to justify the high capital costs involved.

An adequate future source of supply of gravel is required and the City has been fortunate in the past to have suppliers with reasonably well-located pits. However, the long-term outlook is for higher prices because of more distantly located pits. Close-in sites such as this are becoming a rarity, and it would be worthwhile to reserve any possible source for future development if the economics are favourable.

Mr. Barnes' lease on the property has been cancelled. He states that the Minister of Natural Resources has said that he will not negotiate the leases with any other party, (letter attached). The City has been unable to verify this. It would be worthwhile to enquire from the Province whether the City could obtain a lease directly and under what conditions.

I RECOMMEND that:

1. The City decline Mr. Barnes' proposal and that he be informed that the City is not interested in pursuing it at this time.

2. The Corporation Counsel and the City Engineer be authorized to investigate the possibility of a long-term lease of this property for possible future development."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Development Permit Application:
8-36 West Cordova Street
(Army and Navy Department Store Ltd.)

The Board of Administration, under date of January 21, 1972, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"Mr. M. Mayall, for Paine and Associates, Architects, has submitted Development Permit Application #57611 for property at 8-36 West Cordova Street, within the Gastown/Chinatown Historic Precinct.

The 245' frontage on Cordova Street is occupied by three-storey buildings of historical and architectural merit. The westernmost building, approximately 33' wide, has been damaged by fire and is presently unoccupied. The eastern portion of the property is occupied by the Army and Navy Bargain Annex. Other areas, except for some storage uses, are now empty, with some former residential use previously discontinued.

It is proposed to expand and consolidate the present selling and warehousing areas of the Army and Navy Department Store Ltd. in an integrated, interconnected manner. Were it not for the historic and architectural value of the Cordova Street frontage, a more economical scheme could have been produced by demolishing these buildings entirely and replacing them with completely new construction. However, the Army & Navy Store Ltd., having in mind the objectives of the Historic Precinct, are proposing to renovate and convert the buildings on the Cordova Street frontage to provide unloading and freight handling facilities and to demolish the buildings at the rear and replace them with a new five-storey storage and retail complex. While the height of the new five-storey complex will be two storeys higher than the renovated Cordova Street frontage, it is considered that these will not be visible from any position on Cordova Street.

The existing 85,500 square feet of development will be increased to a total of 125,500 square feet over a site area of 32,100 square feet approximately. Construction is proposed in two stages, the western half of the proposal being first, leaving the existing Army & Navy Annex facility to continue. These facilities will then transfer to the completed first stage and the second stage undertaken.

The Cordova Street development proposal contemplates a bridge and a tunnel connection across the lane to the main store on Hastings Street. The City Engineer is reviewing this aspect of the application and will be reporting to Council separately in due course.

The Cordova Street facility will triple in size, with retailing on three floors to a total of some 46,000 square feet, the residual space of some 79,000 square feet being storage, services, etc.

The Technical Planning Board recommend approval subject to approval first being received under the Archaeological and Historic Sites Protection Act, 1960. A copy of the conditions of such approval is attached as Appendix A. A layout plan showing the location of the proposed development is shown on Appendix B.

The Historic Area Advisory Board considered this application and received a presentation from the architect on December 7, 1971. The original application proposed that the fire-damaged building be demolished. However, the Advisory Board felt that this should be retained and restored at the upper levels and this the applicant has agreed to do. The HAAB recommended:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
8-36 West Cordova Street (cont'd)

"THAT Army and Navy Stores should be commended for their proposal to retain and restore these buildings on Cordova Street and that City Council be advised that, in the context of this proposal, the rear buildings within the Historic Site could be recommended for demolition. The Board recommends acceptance of the overall proposal as submitted, subject to the following conditions to be approved on advice from the Board prior to the working drawings stage:

(1) that the upper storeys of the fire-damaged building at 36 West Cordova Street, proposed for demolition, be retained;

(2) that the exterior of the above building be restored;

(3) that the ground floor level be developed in a manner to be worked out with a small sub-committee representing the Board;

(4) that the design of equitable signing be determined; and

(5) that there be a pedestrian walk-way along the western edge of the off-street truck loading facility."

It is accordingly RECOMMENDED that City Council endorse the recommendation of the Historic Area Advisory Board and recommend to the Provincial Government that approval under the Archaeological and Historic Sites Protection Act, 1960, be given for this project."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

G. Report of Standing Committee on Planning and Development, January 13, 1972.

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated January 13, 1972, be received for information.

- CARRIED

H. Inter-Municipal Committee on Data Processing

Alderman Broome, under date of January 25, 1972, submitted the following report:

On June 1, 1971, at the request of the Council of the Municipality of Burnaby, City Council assigned myself and Mr. R. Hawkins, the Coordinator of Data Processing Systems, as Vancouver's represenatives on an inter-municipal committee on Data Processing. The Committee's purpose was to investigate the feasibility of establishing a Regional Municipal Data Processing Centre.

The Committee met a number of times and established a Technical Sub-Committee of officials to report back on details of how a Regional Data Centre might be established. The committee itself then met severa times to consider successive reports of the Technical Sub-Committee.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Inter-Municipal Committee on Data Processing (cont'd)

It was found that although theoretically possible, practical considerations made the formation of a central data processing centre impractical. For instance, some municipalities with computers are tied into contracts with their computer vendors for a period up to five years and would not be able to participate in a regional centre until their contracts expire. Other municipalities have evolved systems which they would not be willing to change to fit into a common form. Again others are handling work from Interior municipalities on a contract basis to fill in computer spare time.

Therefore, it appears that at the present there is no point in pursuing the matter any further and I RECOMMEND that the Committee be discharged.

MOVED by Ald. Linnell,
THAT the foregoing report be approved and therefore the Committee be discharged accordingly.

- CARRIED

I. Winter Employment Program: Eighth Report

The Board of Administration, under date of January 24, 1972, submitted the following report:

The City Engineer reports:

"Project 19 - Detention and Recreation Extension Program ('D.A.R.E.')

The Acting Superintendent of the Juvenile Detention Home has proposed this project under the Local Initiatives Program. It would employ fourteen Program Counsellors, a Clerk-Typist, and a Statistician in a treatment-oriented program of recreation, hobbies, outings and informal lay-counselling for juveniles who have been or are coming before the Court or who are in the Juvenile Detention Home. In addition to the direct benefits to the children, the high staff-child ratio and the close personal contact will provide a reliable and informative assessment of the child for the Probation Officer.

February to May 1972

Man-months	64
Total Cost	$ 34,000
Senior Government Share	$ 33,000
Estimated City Share	$ 1,000

Possible Conversion of Sewer Improvements Project

One of the City's projects which has not received approval under the Federal-Provincial Employment Loans Program is for Sewer Improvements. It comprises five items of accelerated or additional sewer construction with a total estimated cost of $1,235,000.

Up to the deadline for applications, January 31, 1972, the City could withdraw its Loan application and advance this project under the Local Initiatives Program. Senior Government contributions under the Initiatives Program would be about $190,000. Under the Loans Program they would be about $235,000 and, in addition, the City would borrow its share at special interest rates.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Program:
Eighth Report (cont'd)

It is not yet certain that the Loan will not be approved, or, on the other hand, that a Local Initiatives application would be approved. It is proposed, therefore, that the Board of Administration be authorized to review the situation just prior to the deadline and, if it appears to be in the City's advantage, to make the change.

Recommendations:

I RECOMMEND:

1. On behalf of the Acting Superintendent of the Juvenile Detention Home, that Project 19 (D.A.R.E.) be approved and the Acting Superintendent authorized:

   (a) to sign the application form.
   (b) to sign the agreement.
   (c) subject to Senior Government approvals, to carry out the project.

   and that $1,000 for the City's share of the cost be approved in advance of the 1972 Revenue Budget.

2. That the Board of Administration be authorized, if it appears to be to the City's advantage, to withdraw the application for the 'Sewer Improvements' project under the Federal-Provincial Employment Loans Program and to submit the same works under the Local Initiatives Program."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted.

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2952
BEING THE PARKING METER BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT leave be given to introduce a by-law to amend By-law No. 2952, being the Parking Meter By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a by-law to authorize the borrowing of certain sums of money from January 25, 1972 to January 23, 1973, pending the collection of real property taxes, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS (cont'd)

4. Expropriation - Replotting S.E. Sector
3672 East 54th Avenue

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,
THAT, WHEREAS the City of Vancouver desires to acquire first Lot Seven (7) and secondly Amended Lot Eight (8) (see 451462-L), Blocks One (1) to Three (3), District Lot Three Hundred and Thirty-five (335), North-east Quarter (1/4), Group One (1), New Westminster District, Plan 2168, known as 3672 East 54th Avenue in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 564 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

5. Closing and Stopping up Portions of Lane -
Georgia, Robson and Smithe: Hornby to Howe

MOVED by Alderman Wilson,
SECONDED by Alderman Rankin,
THAT, WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The Provincial Government is the owner of all lots in Blocks 51 and 61, District Lot 541, Group 1, New Westminster District, Plan 210;
3. The said Government wishes to acquire the intervening lane in each of the said blocks in order to consolidate the lands in each block to form two parcels;
4. The lanes in said Blocks 51 and 61 are surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the following described lanes, namely;

1. All that portion of lane dedicated by the deposit of Plan 210, lying between a line joining the north easterly corner of Lot 1, Block 51, District Lot 541, Group 1, New Westminster District, Plan 210, to the north westerly corner of Lot 40, said Block 51 and a line joining the south easterly corner of Lot 21, said Block 51, to the south westerly corner of Lot 21, said Block 51.

(cont'd)

MOTIONS (cont'd)

Closing and Stopping up
Portions of Lane (cont'd)

2. All that portion of lane dedicated by the deposit of Plan 210, lying between a line joining the north easterly corner of Lot 1, said Block 61, to the north westerly corner of Lot 38 said Block 61 and a line joining the south easterly corner of Lot 19, said Block 61 to the south westerly corner of Lot 20, said Block 61, both being the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 18, 1971, and marginally numbered LE 3620, a print of which is hereunto annexed, be closed, stopped up, and conveyed to Her Majesty the Queen in Right of the Province of British Columbia, and

BE IT FURTHER RESOLVED that the lots and said closed lane in said Block 51, be subdivided to form one parcel; and

BE IT FURTHER RESOLVED that the lots and said closed lanes in said Block 61, be subdivided to form one parcel.

— CARRIED

6. City Lands:
Reserve for Future Use

The following Notice of Motion was submitted at the Council meeting on January 18, 1972:

MOVED by Ald. Phillips,
SECONDED by Ald.Hardwick,
THAT WHEREAS the City plans to realize an average of about $2 million per year from the sale of city-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchas of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alternative policies such as the creation of a land bank.

The motion was put and ---------- - CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Modern Home Repairs

requested the Board of Administration ask the License Inspector to report on the operation of Modern Home Repairs and its license status.

Alderman Calder - Medical Examinations: Employment with City

enquired if, on entry into the Civic service, it was necessary to obtain a medical examination through the City's Occupational Health Services or could a prospective employee receive a medical examination from his or her physician.

Commissioner Ryan advised he will furnish a copy of information on the matter to each member of Council.

Alderman Wilson - Dogs

requested the License Inspector be asked to look into the dog situation in the vicinity of 38th Avenue between Slocan and Nanaimo Streets in view of the number of complaints received.

His Worship the Deputy Mayor instructed accordingly.

Alderman Wilson - Church Taxation

enquired when the Finance Committee would be considering the matter of church taxation.

The Deputy Mayor stated the Committee would be convening after the Council meeting today to consider the matter.

Alderman Hardwick - Burning in Champlain Heights Area

referred to burning for clearing in the Champlain Heights area and the use of rubber tires in this regard. Since there will be other sites to be cleared the Alderman enquired of the City's stand on burning of this nature.

Commissioner Ryan answered the enquiry.

Alderman Linnell - Circulation of Letters to Members of Council

referred to the practice of circulating certain letters received to members of Council and suggested that with the circulation, be a departmental report on the particular matter involved.

The City Clerk advised that letters circulated to members of Council in this way are usually of a policy nature and not ones suggesting an administrative report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Vacant House: N/E End Burrard Bridge	referred to the dilapidated condition of the vacant house on the North East end of the Burrard Street Bridge.
Alderman Phillips - Community Facilities: McLean Park Mothers	advised of having proposed to the McLean Park mothers that they discuss with the Director of Social Planning/ Community Development, the matter of community facilities.

NOTICE OF MOTION

Alpha and Omega Foundation

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the City Council ask the Federal and Provincial Governments to immediately review the status of the Alpha and Omega Foundation, and/or associated or related societies, in the light of recent information on their operations in Vancouver.

See page 15, Minute Book #109, for text of motion. (Notice)

The Council adjourned at approximately 4:50 P.M.

****

The foregoing are Minutes of the Regular Council meeting of January 25, 1972, adopted on February 1, 1972.

MAYOR

CITY CLERK

January 21st, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1971, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board RECOMMENDS that the foregoing be approved.

2. 1972 Appropriation for Maintenance of Hastings Viaduct

"In August, 1971, consultants recommended certain maintenance procedures to keep the Hastings Viaduct serviceable. These included the installation of shear panels for lateral support. The estimated cost for the panels is $30,000.

Work on the panels was started in 1971 with the intention of completing them over five years, based on preliminary information from the Consultant. However, the final report recommended the immediate construction of the shear panels.

Costs in 1971 amounted to $3,500 and were charged to the maintenance appropriation for the structure. $26,500 will be required in 1972.

The Burlington Northern Inc., under Board Order 17840, are to share maintenance costs with the City on a 50/50 basis. However, at this time, the railway company is contesting this charge. If the railway company eventually agrees to the charge, one-half of the cost can be credited to the appropriation concerned.

I RECOMMEND that the sum of $26,500 be approved in advance of the 1972 Revenue Budget approval."

Your Board RECOMMENDS that the foregoing be approved.

3. Closing Portion of 4th Avenue, McSpadden Avenue and 5th Avenue, West of Victoria Drive

"An area between 3rd Avenue and 6th Avenue is required for a park site and an addition to the school site. In order to assemble these two sites, it is necessary to close portions of 4th Avenue, McSpadden Avenue and 5th Avenue west of Victoria Drive.

I RECOMMEND that the portion of 4th Avenue and McSpadden Avenue outlined red and the portion of 5th Avenue outlined blue on plan marginally numbered LF 5444 be closed, stopped up, and title taken thereto.

I further RECOMMEND that said closed streets be subdivided with the abutting lands to provide a school site and park site.

All costs to affect the physical closing of the streets to be borne by the Park and School Boards."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing Lane West of Victoria Drive, McSpadden Avenue to 5th Avenue

"The assembly of the lands between 4th Avenue and 5th Avenue west of Victoria Drive for a park site required the closing of the established lane west of Victoria Drive between McSpadden Avenue and 5th Avenue.

I RECOMMEND that the east 20' of Lot 13 and the east 20' of Lot 22, Block 1, Subdivision D, Block 146, D.L. 264A established as lane be closed, stopped up, and consolidated with the adjacent lands."

Your Board RECOMMENDS that the foregoing be approved.

5. Replacement of Sewers on Lane South of Cordova Street, Gore Street to Jackson Street

"The lane south of Cordova Street from Gore Street to Jackson Street is to be paved in 1972. As the existing combined sewer is in poor condition, it is proposed to replace it with a twin sewer at an estimated cost of $43,000. This will conform with the overall plan for sewer separation in the area.

I RECOMMEND that $43,000 be appropriated from Account Code 117/7903, 'Provision for Prior to Paving'."

Your Board RECOMMENDS that the foregoing be approved.

6. Tender No. 37-71-10 for Supply and Delivery of One Factory-Built Sewage Pumping Station for 7th Avenue and Glen Drive

Tenders for the above were opened by your Board on December 6, 1971 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the detailed tabulation is on file in the Purchasing Agent's office. The tabulation summary is as follows:

/continued . . .

Clause #6 Continued

BIDDER	BID (5% S.S. TAX NOT INCLUDED)						
	BID #1	BID #2	BID #3	BID #4	BID #5	BID #6	BID #7
Impex Engineering Ltd.	$19,970 *(19,570.60)	$21,470 *(21,040.60)					
Prodec Pump Equipment Ltd.			$25,097.80 (*24,282.12)		$26,837.30 (*25,965.09)		
Western Marko Ltd.						$29,302.80 (*29,083.23)	
Ecodyne Ltd. - Smith & Loveless Division				$26,552.40			$32,795.20
To Specification	No	No	No	No	No	No	YES

* Bid price after local content considered.

Bid numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase are provided in account 117/6924 'Sewage Pump Station and Force Main - 7th & Glen'.

Bid No. 7 is the only bid which fully meets specifications. However, Bid No. 4, which is $6,242.80 less than Bid No. 7, meets all requirements of the specifications except motor speed and discharge pipe size. The motors offered are 1750 RPM in lieu of the 1150 RPM motors specified and although 1150 RPM motors are preferred, 1750 RPM motors are acceptable for this application. Hydraulic calculations show the variation in discharge pipe size to be of minor significance.

We therefore consider Bid No. 4 to give greater dollar value than Bid No. 7. The City Engineer and Purchasing Agent RECOMMEND acceptance of Bid No. 4 from Ecodyne Ltd. - Smith and Loveless Division for one factory-built sewage pumping station at a total price of $26,552.40, plus 5% Provincial tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

7. Proposed Widening of the 1000 Block Comox Street To Facilitate Hotel and St. Paul's Hospital Traffic

The City Engineer reports as follows:

"On May 11th, 1971, City Council received a report from the Director of Planning and the City Engineer dealing with Lisogar Construction Limited's hotel development at the north-west corner of Burrard and Comox Streets. This report brought to Council's attention the concern of the Engineering Department, St. Paul's Hospital and Lisogar Construction Limited regarding the traffic congestion on Comox Street which would result from traffic generated by both St. Paul's Hospital and the Hotel Development. Reference was made to letters from Mr. Roy Lisogar on behalf of St. Paul's Hospital and his Company requesting the City to widen the pavement in the 1000 Block Comox Street to City standards under local improvement procedures.

City Council approved the following recommendations:

A. The pavement width of 32 ft. on Comox Street between Burrard and Thurlow be adopted.

/continued . . .

Clause #7 Continued

B. The Lisogar Construction Limited crossings be approved, subject to that firm giving firm assurance that it will bear the total cost of widening the pavement and constructing curbs and gutters on the north side abutting this property on the 32 ft. curb alignment prior to any use or occupancy of the hotel development in the event that a 32 ft. pavement has not been constructed on Comox Street, under local improvement procedures.

On July 9th, 1971, Council re-affirmed these recommendations when considering the City Engineer's report, replying to the letter dated June 14th, 1971 from the West End Community Council.

Subsequent to these reports, the following letters (copies attached) have been received:

(a) Letters dated August 31st, 1971 and October 8, 1971 from Mr. V.M. Prescott, President of the First Canadian Land Corporation. This Corporation, owners of 264 ft. of property on the north side of Comox Street between Thurlow and Burrard Streets is opposed to the widening of the street and suggests a 'No Parking' restriction on Comox Street.

(b) A letter dated September 22nd, 1971 from the Board of Parks and Public Recreation containing a resolution opposing the widening of Comox Street and suggests that no parking be allowed on Comox Street.

(c) A copy of a letter dated October 21st, 1971 sent to Lisogar Construction Limited from Mr. C.G. McConville, Chairman of the Board of St. Paul's Hospital. Mr. McConville states that the Board is not opposed to the proposed widening but funds are not available to pay for the Hospital's share of the work.

(d) A letter from Mr. A.R. Copeman dated September 21, 1971 objecting to the widening of Comox Street.

With respect to the advisability of installing a parking prohibition on both sides for the full length of the block, it should be noted that in addition to the needs of moving traffic, there is a requirement in this area for curb loading and short term parking for visitors. A parking prohibition would deny any visitor parking and although it would permit loading on both sides of the street there would be times when two-way traffic would be restricted to the use of a common lane.

It was pointed out in the report to Council, dated May 10th, 1971, that the need to widen the roadway on Comox Street from the existing 24 ft. to 32 ft. results from the traffic movements generated by the hospital, Mr. Lisogar's hotel and other developments in the block. Both the entrance to the hospital's Out Patient Department and to the hotel parking facility are located on Comox Street west of Burrard Street. Both of these will generate higher than normal traffic volumes in this block than would normally be found in a multiple dwelling area and it is desirable to permit uninterrupted flow of two-way traffic, especially in view of the emergency vehicles destined for the hospital.

However, in view of the fact that two of the four property owners on Comox Street, representing more than 50% of the assessed value will not sign the local improvement petition for the construction of a 32 ft. pavement on Comox Street, it is proposed that the paving project not proceed at this time and Lisogar

/continued . . .

Clause #7 Continued

Construction Limited be required to 'bear the total cost of widening the pavement and constructing curb and gutter on the north side abutting this property (hotel site) on a 32 ft. alignment prior to any use or occupancy of the hotel development' as approved by Council on May 11th, 1971.

I RECOMMEND that:

(i) The proposed widening of Comox Street between Burrard and Thurlow Streets not proceed at this time.

(ii) Lisogar Construction Limited bear the total cost of widening the pavement and constructing concrete curbs and gutters on the north side abutting its hotel site on the 32 ft. curb alignment prior to the use or occupancy of the hotel development.

(iii) A copy of this report as approved by Council be sent to those who have forwarded correspondence on the matter."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION:

8. Railway Grade Crossing Fund

The City Engineer reports as follows:-

"The City of Windsor, in a communication dated November 23rd, 1971, requests the endorsation of the Vancouver City Council on the following resolution which was adopted by their Council on November 8th, 1971:-

'That the Minister of Transport be advised that in the opinion of this Council, the maximum permissible contributions from the Railway Grade Crossing Fund as set down by the Canadian Transport Commission, are totally unrealistic and should be again immediately reviewed with a view to amending them substantially upward in the light of today's costs and the necessity of grade separations in so many urban municipalities across the country.'

For a new grade separation that will eliminate an existing crossing at grade where the cost does not exceed $625,000, the following formula is used:-

80% from Railway Grade Crossing Fund
15% from highway authority
5% from railway company

Where costs exceed $625,000, the remainder is apportioned to the highway authority, or railway, or both. For reconstruction and improvement of a grade separation

(a) that was in existence as of June 28th, 1955; and

(b) in respect of which the railway company prior to such reconstruction and improvement contributed towards the cost of construction and the cost of maintenance or either of them;

the cost shall be apportioned pursuant to the following formula:-

50% or $250,000, whichever is less from Railway Grade Crossing Fund
12½% or $ 62,500, whichever is less from the railway company
Balance payable by the highway authority.

The City Engineer concurs with the City of Windsor resolution."

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATIONS:

9. Services of Senior Pollution Control Officer
Greater Vancouver Regional District

A letter has been received from the Greater Vancouver Regional District requesting that our Senior Pollution Control Officer be made available to the District for a period of three or four months. A copy of the letter is circulated for Council information.

Your Board RECOMMEND that the City of Vancouver's Senior Pollution Control Officer be made available to the Greater Vancouver Regional District to assist in carrying out the preparatory work prior to the District commencing operations, it being understood that the District would reimburse the City for all costs in this connection and that the City would have first call on our Officer should the City require his services.

10. Supplementary Report re
Campbell Avenue Railway Crossing

The Corporation Counsel reports as follows:-

"On January 18, 1972, Council considered a report of the Board of Administration dated January 14, 1972, in which it was recommended that the sum of $19,231.42 be paid to Canadian National Railway Company, being two-thirds of the expenses incurred by the Railway Company in maintaining watchmen at the Campbell Avenue railway crossing during the period January 1, 1965 to May 1967. The following questions were raised by Council as a result of this report:-

1. Q. Why did the Board of Transport Commissioners for Canada amend the cost-sharing formula with respect to the crossing on April 15, 1953, by increasing the City's share of the cost of maintaining the watchmen from one-third to two-thirds?

   A. This amending order arose out of an application by the Great Northern Railway Company (successor to the Vancouver, Victoria and Eastern Railway and Navigation Company) that the City assume Great Northern's share of the cost of maintaining and protecting the crossing. The City opposed the application but the Board ordered the City to pay two-thirds of the cost of maintaining the watchmen, the remaining one-third to be paid by the National Harbours Board.

2. Q. Why is the Canadian National Railway Company claiming for costs of maintaining watchmen up to May 1967 when the order of the Board of Transport Commissioners for Canada closing the crossing was made September 16, 1966?

   A. The actual closing of the crossing was not accomplished until the end of May 1967. In the interregnum it was debated as to whether or not the crossing ought to be kept open for fire protection purposes, however, it was found that Heatley Overpass gave sufficient access.

/continued . . .

Clause #10 Continued

3. Q. Is the claim statute-barred?

A. The Canadian National Railway Company made its first claim in 1965. Subsequently it agreed to waive all claims for expenses incurred prior to January 1, 1965 and that upon proof of claim subsequent to January 1, 1965, all such claims would be submitted to Council. In the circumstances the claim is not statute-barred.

It is therefore recommended that the following recommendation contained in the Board of Administration report dated January 14, 1972, be adopted:-

'In the circumstances, it is recommended that the sum of $19,231.42 be paid to Canadian National Railway Company upon receipt from the Railway Company of a release from all claims which the Railway Company may now or hereafter have against the City with respect to the said crossing.' "

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

(Council's action on January 18, 1972 and the Board of Administration report dated January 14, 1972 are circulated for Council's information).

FOR COUNCIL ACTION SEE PAGE(S) 726

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. West End Public Opinion Poll

The Director of Social Planning/Community Development reports:

"On November 19, 1971, Council approved an expenditure of $2,700 by the Department of SP/CD from its Purchase of Outside Services account to finance a public opinion poll of West End residents. The results of the poll are to be made available to Council in conjunction with the policy guidelines for the West End which are being developed in co-operation with other City Departments. Preliminary results suggest that the survey will be of considerable assistance in this regard.

Unanticipated delays and costs have been encountered. These will postpone reporting of results until mid-February and have increased the budget to $3,900; $1,200 more than originally estimated and approved by Council. The original and revised budget figures are shown in Table 1 below.

The original budget was too inflexible for the type of survey undertaken City Printing (Item 1) underestimated the cost of setting the questionnaire in print and the time required to collate and staple 30,000 questionnaires.

The interest and response of West End residents in the survey was higher than expected. Of the 2,000 questionnaires mailed to a selected sample of residents, 771 (34.3%) were mailed back. This is higher than surveys of this type normally expect and resulted in increased charges for the business reply envelopes (Item 2).

2,585 (10.75%) of the 24,000 questionnaires distributed in stores, schools and churches were returned. Many of these questionnaires were accompanied by extensive comments. It was considered advantageous to attempt to record these comments as well as the standard questionnair responses. This resulted in overspending the budget in coding of the responses (Item 5), in keypunching the results onto computer cards (Item 6) and in the computer analysis of data (Item 7).

A survey consultant was hired to assist in all phases of this survey over a period of six weeks (Item 8). For the reasons stated above it is now necessary to extend this contract by three weeks.

Table 1

Item	Original estimate	Revised estimate
1. Printing Costs	$ 700	$1,020
2. Mailing Costs (including return envelopes)	125	150
3. Research Consultant (questionnaire design)	125	125
4. Publicity and Distribution	100	100
5. Coding	200	300
6. Keypunching	300	500
7. Computer Analysis	150	255
8. Survey Consultant (at $150 per week)	900	1,350
9. Miscellaneous (including printing of final report)	100	100
Total	$2,700	$3,900

Cont'd..

Clause #1 Continued

The Director of Social Planning/Community Development recommends:

(a) Council approve additional funds in the amount of $1,200 for the West End Public Opinion Poll;

(b) that these funds be charged to the Department of SP/CD's 1972 Purchase of Outside Services budget; and

(c) that these funds be approved in advance of Council's approval of the Department's 1972 budget."

Your Board RECOMMENDS the foregoing report and recommendations of the Director of Social Planning/Community Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 926

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Architects' Agreement for Swimming Pool at Lord Byng High School

The Corporation Counsel reports as follows:-

"This department has been advised by the Superintendent of Parks and Public Recreation that the Park Board desires to enter into an architects' agreement with John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School. This agreement must be executed by the City of Vancouver.

It is recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School, the architects' fee to be six percent of the cost of the work, the form of agreement to be to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 726

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: N/E Corner of 58th Avenue and Kerr Street

The Director of Planning and Civic Development reports as follows:

"At a Public Hearing held on April 9, 1970, Council approved the rezoning of the lands lying east of Kerr Street, south of 54th Avenue, i.e. for a distance of approximately, 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue, from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District with the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment, parks and ancillary uses to the foregoing. These lands include Lots 3 and 4, Block A, D.L. 334, being the north-east corner of 58th Avenue and Kerr Street.

On April 20, 1971, By-law #4550 was given three readings, rezoning the said area to CD-1, with the uses being restricted to:

'apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment establishments, gasoline service stations, public parks, and ancillary uses to the foregoing; subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.'

On June 15, 1971, Lots 3 and 4, located at the north-east corner of Kerr Street and 58th Avenue were acquired by the Salvation Army for development with senior citizens' housing. On October 8, 1971, a development permit application was filed by Mercer & Mercer, Architects, on behalf of the Salvation Army.

On examination of the application and from discussion with the owners and the architects, it was found a portion of the structure contained a personal care home. A personal care home is considered an acceptable use but is not one specifically listed in By-law #4550.

At a meeting of the Technical Planning Board, the Director of Planning and Civic Development recommended that a report be submitted to Council requesting that the Director of Planning be instructed to make application to amend Section 2 of the CD-1 By-law #4550 by adding the following use: 'a personal care home' and with such application to be referred to the next Public Hearing, the application being considered by the Vancouver City Planning Commission prior to such hearing."

Your Board RECOMMENDS the foregoing recommendation of the Director of Planning and Civic Development be adopted.

2. Public Housing Projects: Statements of Construction Costs

Your Board submits the following report of the Director of Finance:

"The final statements of costs have been received from Central Mortgage and Housing Corporation on Grandview Terrace and Carolina Court. A summary of the construction costs including land acquisition, interest added during construction and recoveries is as follows:

cont'd . . .

Clause 2 continued

	Grandview Terrace $	Carolina Court $
Construction, land acqusition and other costs	2,088,380.12	563,565.01
Interest during construction	150,655.43	48,991.94
Recoveries	(12,426.27)	-
Total Capital Cost	$2,226,609.28	$612,556.95
Amortization of capital cost over 50 years	$ 139,246.23	$ 44,712.51

The amounts of the annual amortization of capital costs have been verified by the Comptroller of Accounts.

The Statement of House Construction and Ground Service Costs for Grandview Terrace as at December 31, 1969, and Carolina Court as at December 31, 1970, have been accepted on behalf of the Federal-Provincial Partnership by Central Mortgage and Housing Corporation and the Province of British Columbia and it is in order for the City Clerk to indicate the City's acceptance by signing the Statements."

Your Board RECOMMENDS that the City Clerk be authorized to sign the Statements indicating acceptance by the City of Vancouver.

FOR COUNCIL ACTION SEE PAGE(S) 730

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Hitch-Hiking Bays

The City Engineer reports as follows:

"This report refers to a communication received from the Citizens Council on Civic Development requesting consideration be given to the installation of specifically marked bays where hitch-hikers can be picked up and unloaded safely.

Hitch-hikers are generally not concentrated at any particular location, but are frequently spaced some distance apart waiting for rides at many locations throughout the City. We have no particular criteria to determine the optimum number or location. If a limited number of bays were constructed it is unlikely that hitch-hikers would walk to the nearest location to be picked up or accept being dropped off some distance from their destination.

It is estimated that the construction cost of such a bay, including relocation of sidewalks, catch basins, etc. would be approximately $3,000. Many major arterials in the suburban areas are not of sufficient width to provide a bay and still maintain pedestrian sidewalks, and if property acquisition is therefore required, this could increase the cost to approximately $3,600.

On the majority of the major arterials, where hitch-hiking is most prevalent, the curb lane is cleared during peak periods to facilitate moving traffic, and some disruption to the normal flow does occur when vehicles stop for hitch-hikers. In this regard, the Police Department feels that any additional encouragement of this practice, while it is not considered to be a significant problem at present, could become a serious problem in view of the continuing increase in traffic on the City streets. Furthermore, the Police do not wish to encourage hitch-hiking in view of the continuing increase of acts of violence to both hitch-hikers and motorists.

It is therefore RECOMMENDED that bays for hitch-hikers not be installed or marked specifically for this purpose."

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be adopted.

(Copies of the letter from the Citizens Council on Civic Development dated November 3, 1971 are circulated)

2. Vancouver Street and Traffic
By-law No. 2849 - Section 91.1.d
Re: Studded Tires

The City Engineer reports as follows:

"Section 91.1.d of the Vancouver Street and Traffic By-law No. 2849 permits the use of studded tires from October 1st of one year to March 31st of the next year. The B. C. Provincial Motor Vehicle Act (Section 19.04.C) permits the use of studded tires from October 1st of one year to April 30th in the next year.

/continued . . .

Clause #2 Continued

Our present information indicates that the Provincial Government is not contemplating any immediate changes to the B.C. Motor Vehicle Act regarding the use of studs or the period in which the studs are permitted to be used.

The City Engineer RECOMMENDS that the Vancouver Street and Traffic By-law be amended to make the period of permitted studded tire usage in the City of Vancouver coincident with the dates in the B.C. Motor Vehicle Act, and that the Corporation Counsel be instructed to bring in the appropriate amendment."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

3. Amendment to Parking Meter By-law

The Deputy Corporation Counsel reports as follows:

"The Parking Meter By-law, enacted in 1946, was passed pursuant to the 1921 Charter and at that time, imprisonment in default of payment could only be imposed after levying execution for the amount of the fine and being unable to recover sufficient goods to meet the fine. The by-law so provides, but under the current Charter, the judge has power to impose imprisonment in default of payment and, to be consistent, the Parking Meter By-law should be amended and I so recommend."

Your Board RECOMMENDS the foregoing recommendation of the Deputy Corporation Counsel be adopted.

(Copies of the proposed amendment are circulated for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 731

Board of Administration, January 21, 1972. . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATIONS

1. Grant - Memorial Stone, re Gassy Jack Deighton

The City Clerk reports as follows:

"Two authors of a recently published book on Gassy Jack Deighton have formed a 'Gassy Jack Memorial Fund' to raise money for the purpose of placing a memorial stone on Gassy Jack Deighton's unmarked grave which is located in Fraserview Cemetery. It is estimated the cost will be about $200 and the Gastown Merchants Association, the City of New Westminster and the general public are each being asked to contribute a quarter of this amount, with the City being asked to contribute the remaining quarter. A ceremony on the placement of the stone is scheduled for June 6th, the anniversary of Gassy Jack Deighton's funeral."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of the letter from Gordon Soules Economic Research is circulated to Members of Council.)

2. Grant - British Columbia Sports Hall of Fame

The City Clerk reports as follows:

"City Council on April 20, 1971, when considering a request for a grant of an unspecified amount, from the British Columbia Sports Hall of Fame Society passed the following resolution:

'MOVED
THAT the Society be informed the contribution to this project being made by the Pacific National Exhibition is from Civic funds, and therefore the City Council does not approve any additional grant.

- CARRIED.'

Council, at that time, was advised that the Provincial Government had announced a $100,000 grant and it was stated that the Pacific National Exhibition was making a similar grant. The total amount which the Society was endeavouring to raise was $400,000. Similar requests for grants was made of other British Columbia municipalities.

The Chairman of the Society has again written requesting a token grant so that the City's name may be inscribed on the Founder's Plaque."

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of a letter dated December 17, 1971 from the British Columbia Sports Hall of Fame is circulated for the information of Council.)

CONSIDERATIONS (cont'd.)

3. Civic Luncheon - League for the Exchange of Commonwealth Teachers

The City Clerk reports as follows:

"For the last few years the Council has approved a Civic Luncheon and Tour of the McMillan Planetarium and Bloedel Conservatory to the League for the Exchange of Commonwealth Teachers.

The organization has again written requesting a similar luncheon and tour this year for about 17 persons from Great Britain and 10 executive members of the local organization. It is advised that when teachers from British Columbia visit Great Britain on this exchange program, they are entertained at Lancaster House by Her Majesty Queen Elizabeth, The Queen Mother.

The Teachers Association, University of British Columbia, and the Vancouver School Board have shared in welcoming the exchangees in various ways.

It is estimated that the cost involved will be approximately $200.00."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of letter dated January 3, 1972 is circulated for the information of Council.)

RECOMMENDATION

4. Court Recording, Provincial Courts - Family Division

The Administrator of Provincial Courts reports as follows:

'By a report dated November 25, 1971, Mr. A.R. Bethell, Administrative Analyst, recommended the establishment of a permanent fourth court. Included in the report was provision for the appointment of a Court Recorder I to serve that Court. It was also noted that, ". . . it is proposed to institute the use of recording equipment at the Provincial Courts (Family Division) at which time a special report on the matter will be submitted to Council". The recommendations were adopted by City Council on December 7, 1971.

Prior to that report all recording and transcription in the Provincial Courts (Family Division) had been done by Court Reporters. There are three established Court Reporter positions one of which is now vacant. It is recommended that one Court Reporter position be reclassified to a Court Recorder position, and that all four Court Rooms be wired for recording equipment but only sufficient equipment be purchased to supply two Court Rooms at this time. As the two remaining Court Reporter positions become vacant, they should be reclassified to Court Recorder positions and additional equipment provided.

The equipment required is in addition to the items listed in the supplementary 1972 budget proposals already submitted to the Comptroller of Accounts.'

Continued....

CLAUSE NO. 4 (continued)

Court Recording - Estimate of Annual Cost

Salaries: 2 Court Recorders x $517.00 (2nd step) x 12 months	$12,408
Fringe Benefits	1,240
Recording Tapes - 300 tapes @ $8.50	2,550
Equipment Maintenance 4 x $80.00	320
Office Supplies (estimated)	200
Total operating costs	$16,718
Less estimated transcript sales	1,200
	$15,518
Plus amortization of equipment costs $6,720 - 7 years at $970	970
NET YEARLY COST ESTIMATE	$16,488
Note: 2 Court Reporters I - $703 (2nd Step) x 12	$16,872
Fringe Benefits	1,687
	$18,559
ANNUAL INDICATED SAVINGS	$ 2,071

1972 BUDGET ADDITIONS & DEDUCTIONS

Account	Total Deductions			
6630-101	Salaries: 2 Court Reporters I to Court Recorders I - 10 months		$7,760	D
6630-105	Fringe Benefits		920	D
Total Deductions			8,680	D
	Total Additions			
6630-170	Office supplies and services			
6630-170	Supplies $ 200			
6630-170	Recording Tapes 2,130			
	Equipment Maintenance 265			
		$ 2,595		
6633-317	4 Dictator Transcribers 4 x $400	1,600		
6633-317	3 Input Mixers & cables 3 x $150	450		
6633-317	12 Microphones, cables & stands 12 x $140	1,680		
6633-301	2 Steno desks 2 x $225	450		
6633-301	2 Steno chairs 2 x $ 55	110		
6633-301	2 Electric typewriters, I.B.M. Selectric 2 x $665	1,330		
Less Total Additions			$8,215	
NET BUDGET ADJUSTMENT			$ 465	D

Continued....

CLAUSE NO. 4 (continued)

Report of the Acting Director of Personnel Services

'With the introduction of recording equipment, the stenographic production of a verbatim court transcript will no longer be required. Instead, the incumbent will be responsible for ensuring that all court proceedings are adequately recorded and accurately transcribed as required. This is work at the Court Recorder I level, and I recommend that the vacant position of Court Reporter I be so classified effective when approved.

Note: As the positions of Court Reporter II (Mr. A. Robertson) and Court Reporter I (Mr. G. Anders) become vacant, they will be similarily reviewed.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant	Court Reporter I P.G. 21 ($673-806)	Court Recorder I P.G. 14 ($491-585)	When approved '

Summary of Recommendations

The Administrator of Provincial Courts recommend that:

(i) The report of the Acting Director of Personnel Services be adopted;

(ii) Authority be granted to purchase the equipment noted above prior to 1972 budget approval;

(iii) The tentative submitted budget of the Provincial Court (Family Division), be amended and added to in accordance with the proposals listed above.

Your Board

RECOMMENDS the foregoing recommendations of the Administrator of the Provincial Courts of British Columbia be adopted.

5. The Royal Astronomical Society: Grant Request

The City Clerk reports as follows:

"A letter has been received from the Vancouver Centre of the Royal Astronomical Society of Canada advising that the Society will be holding its annual general meeting in Vancouver and Victoria. It is explained in the Society's letter that this is the first time that the R.A.S.C. has been to British Columbia and three out of four days will be spent by the 200 delegates in the Vancouver area. The Organization has received grants and subsidies from U.B.C., S.F.U., the Provincial Government and the City of Victoria and are requesting Council consideration of an unspecified civic grant. Your Board notes that Council has dealt with similar requests in the past as follows:

cont'd . . .

Clause 5 continued

April 1971	Canadian Library Association Re - Annual Conference	- No Action Taken
January 1972	I.O.D.E. - 71st Annual Meeting	- No Action Taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter from the Society are circulated for the information of Council.)

INFORMATION

6. 1972 Assessment Roll

The Assessment Commissioner reports:

The following are the 1972 taxable Assessment Roll totals as at the Roll closing date of December 28, 1971. These totals will be subject to appeals to the Court of Revision.

1972 ASSESSMENT ROLL

SUMMARY OF TAXABLE VALUES

(1971 Comparative Amounts in brackets)

SCHOOL PURPOSES		
Land	$ 699,332,683	($ 658,899,065)
Improvements (Buildings, etc.)	898,305,581	(827,568,955)
Improvements (Machinery, Fixtures, etc.)	203,253,007	(184,893,233)
GENERAL PURPOSES		
Land	$ 1,605,599,879	($ 1,457,434,536)
Improvements (Buildings, etc.)	2,029,256,994	(1,822,201,378)

In May 1971 Council forwarded a report to the Honourable W. A. C. Bennett showing inequities in assessments caused by the 10% restriction on individual properties on the School Roll.

Since that time there have been discussions on the effect of the limitation between Provincial and City assessment officials. A printout of 1971 assessments showing the effect of the 10% limitation in respect of land and improvements in the City of Vancouver was requested by the Provincial Assessment Commissioner for examination and subsequently an order was received to reassess approximately 600 properties for entry into the 1972 assessment roll. This order allowed these properties to be assessed without the restriction.

The group affected included all classes of property throughout the City. (vacant land, residential, apartment, commercial, industrial)

As directed by Council a further report will be made on the effect of the 10% assessment increase restriction on the Assessment Roll for School Purposes when the necessary data can be assembled.

Your Board submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 731

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

RECOMMENDATION

January 21, 1972

1. Temporary Help:
City Clerk's Office

The City Clerk reports as follows:

"I normally clerk the Court of Revision - Real Property during its meetings in February and part of March, and Council last year was good enough to authorize temporary help to relieve me to attend to other duties.

This year because of the work load of the office, I should like Council to authorize a similar arrangement for a period of twenty (20) working days to assist the Court of Revision and other duties, at an estimated cost of $586.00, and further that the necessary funds be approved in advance of the department's 1972 budget estimates.

If approval is given, the Acting Director of Personnel Services will submit the necessary classification of the position to the Board of Administration for approval."

Your Board RECOMMENDS that the report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 131

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 21, 1972

RECOMMENDATION

1. Rental Review
N/S 6th Avenue, West of Cambie Street

The Supervisor of Property and Insurance reports as follows:-

"A portion of City-owned Parcel I, Block 279, D.L. 526, situated N/S 6th Avenue, comprising 16,064 sq. ft. was leased to Logan Mayhew Ltd. for 7 years expiring December 31st, 1971.

The lessees constructed a one-storey steel frame building comprising approximately 4,000 sq. ft. on the property and under the terms of the lease have the right to remove the building by February 29th, 1972. If the building is not removed, the City had the right to remove the building at the owner's expense.

The lessees have decided to remain in tenancy and will not remove the building, accordingly it reverts to the City as of March 1st, 1972.

Pending the redevelopment of this area of False Creek, it is proposed to grant the lessee a month-to-month tenancy at a rental of $355.58 per month, plus taxes as of January 1st, 1972 for the land and a rent of $620.00 per month, plus taxes as of March 1st, 1972 for the land and building.

The lessee has agreed to this proposal but asks that when the City requires the building removed that they be given the right to purchase the building, subject to the following conditions:-

(a) Purchase price to be market value for removal. Such price to be fixed by mutual agreement or by an independent appraisal made by Bell-Irving Realty Ltd., or some other mutually acceptable certified appraisal firm. Cost of appraisal to be paid by Logan Mayhew Ltd.

(b) Agreement as to conditions of removal to be satisfactory to Supervisor of Property and Insurance.

RECOMMENDED that the City enter into a month-to-month lease with Logan Mayhew Ltd and that they be given the right to purchase the building, subject to the foregoing conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Advance Purchases - Britannia Community Services Centre
1642 Napier Street

The Supervisor of Property and Insurance reports as follows:

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

(Continued)

Clause No. 2 (Continued)

Lot 7, Block 38, D.L. 264A, known as 1642 Napier Street is located in Stage I and has been offered for sale to the City by the owner.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 723 sq. ft., erected in 1944 on a site 33' x 122', zoned RM-3. The dwelling contains 4 rooms, 5 plumbing fixtures, and is heated by an automatic gas hot-air furnace. There is a patent shingle roof and a stucco exterior which was applied in 1966, at which time the living room was enlarged and replastered. This dwelling is presently unoccupied.

Following negotiations with the owner, he has agreed to sell for the sum of $17,600.00 as of December 31st, 1971. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $17,600.00 on the foregoing basis, chargeable to Code #531/1215 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Replotting - S.E. Sector
3672 East 54th Avenue

The Supervisor of Property and Insurance reports as follows:

Lots 7 and Amd. 8, Blocks 1 to 3, NE¼ D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

This property consists of two large parcels of land at the S.W.corner of 54th Avenue and Boundary Road, with a total area of approximately 1.43 acres. Said property is zoned RS-1 and has subdivision potential. Lot 7 is improved with a 1½ storey frame dwelling which has a main floor area of 673 sq. ft., plus full basement and was erected in 1927. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in good condition for age and type and is occupied by the owner. Accessory buildings include an old garage and 4 old storage sheds of various sizes, all in poor condition.

Following negotiations with the owner, he has refused to accept an offer of $80,000.00 which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended that the property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement:

(Continued)

Clause No. 3 (Continued)

RECOMMENDED that,

(a) the offer of $80,000.00 made to the owner through the office of the Supervisor of Property & Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.

(b) since the City has failed to come to an agreement with the owner to acquire the said property for the said sum of $80,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.

(c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Replotting
Champlain Heights
7115 Boundary Road

FOR COUNCIL ACTION SEE PAGE(S) 732
(balance of minutes)

The Supervisor of Property and Insurance reports as follows:

Lot 26, Blocks 1 to 3, NE¼ D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

These premises comprise a 2 storey non-basement frame dwelling, with a main floor area of 816 sq. ft., erected in 1963 on a lot 62' x 374.93', zoned RS-1. The dwelling contains 3 rooms plus a den and storage area on the main floor, 3 rooms on the 2nd floor, 6 plumbing fixtures, part shake roof and part tar and gravel roof, stucco and wood siding exterior, concrete foundation and heat is supplied by an automatic gas-fired furnace. The dwelling which is in good condition for age and type also has an attached carport with sundeck. A landscape and nursery business is carried on at this site and accessory buildings include 4 greenhouses and 2 sheds of various sizes and conditions.

Following negotiations with the owners, they have refused to accept an offer of $55,000.00 which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended that the property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement.

(Continued)

Clause No. 4 (Continued)

RECOMMENDED that,

(a) the offer of $55,000.00 made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.

(b) since the City has failed to come to an agreement with the owners to acquire the said property for the said sum of $55,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.

(c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owners by reason of such expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 732

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

January 13, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 13, 1972, at 11:15 a.m., in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Adams, Broome, Hardwick, Linnell, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor
Alderman Calder
Alderman Phillips

CLERK: M. James

The following actions of the Committee are submitted to Council for information.

INFORMATION

1. Fire Potential in Frame Structures in RM-3 and RM-4 Zones

On October 26, 1971, Council passed the following resolution:

"THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED THAT a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Department personnel to review allegations and recommend to Council appropriate policy changes."

In compliance with the instructions of Council, the Fire Chief and the City Building Inspector, under date of January 3, 1972, submitted a report dealing with the matter under two headings - Wood Frame Apartment Buildings and High Apartment Buildings.

In connection with the fire potential in wood frame apartment buildings the Fire Chief showed to your Committee slides taken of fires in apartment buildings and hotels in the City where fire doors were wedged open and where the fire doors were kept in a closed position. The report, in discussing the matter of fire doors and their efficiency in controlling the spreading of fires in frame structures, particularly suggests:

"It appears that one of the reasons fire doors are consistently wedged open is because there is not sufficient ventilation in hallways which results in a heavy build-up of cooking odours from the suites. Also, the layout of some heating systems is such when fire doors are closed the temperature build-up within the hallways becomes, at times, intolerable. Hot weather produces the same result."

cont'd . . .

Clause 1 continued

Your Committee after reviewing the report with the Fire Chief and the City Building Inspector and discussing various aspects of the problem

RESOLVED that the Board of Administration report back to this Committee on the problem of encouraging owners to correct the lack of ventilation in hallways by mechanical ventilation systems so as to allow the ready acceptance of the closure of fire doors at all times and

FURTHER RESOLVED that the Board of Administration investigate and report back on the subject of regulations which may be introduced to reduce the incidence of fires in locker rooms and other noninhabitated areas in apartment buildings.

The meeting adjourned at approximately 12:00 noon.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 734

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 1, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Wilfred Laurier School, under the direction of Mr. Fletcher.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Rankin,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 25, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Laid Off Employees:
Engineering Department

It was noted that a delegation would appear on this matter later this day.

COMMUNICATIONS OR PETITIONS

1. Pacific National Exhibition
Park and Ride

The Council noted a communication from the B. C. Hydro and Power Authority, dated January 13, 1972, advising that the Authority concurs with the recommendations of Council on this subject, and will be commencing its service in connection therewith on Friday, February 25, 1972, unless unexpected circumstances delay.

MOVED by Alderman Bird,
THAT this information be received, and approval be given to the commencement of the bus service on February 25, 1972, in respect of the P.N.E. Park and Ride arrangement.

- CARRIED.

2. Evening Meetings

The City Clerk reported as follows, respecting evening meetings, and submitted a memorandum of subjects for consideration.

'On January 5, 1972, the Council passed the following motion:

"THAT the City Clerk be requested to bring to the Council's attention at the first regular meeting of each month, the matter of evening meetings, with a list of major topics which could be considered at such meetings."

In this regard I am enclosing a list of subjects which have required the attention of either Council directly or its Standing Committees and could be the subject of evening meetings if Council so wished.

From time to time, there are certain Public Hearings re zoning applications and Courts of Revision on Local Improvements which could come within this consideration.

It is suggested, therefore, that His Worship be requested in reviewing rezoning applications for Public Hearing purposes to give special attention to the advisability of certain of such applications being deferred to an evening meeting and similarly review Courts of Revision on Local Improvements.

Further, that the City Council when reviewing important matters, from time to time, also have in mind evening meetings when the public interest is evident and delegations are involved in order that evening meeting instructions may be given at that time.'

MOVED by Alderman Hardwick,
THAT the matter of suitable evening meetings, by either the Standing Committees or Council, on the following subjects, be left in the hands of His Worship the Mayor for suitable arrangements:

(i) Door-to-door Salesmen (Standing Committee)
(ii) Fairview Slopes Rezoning (Standing Committee).

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Parks Committee - Greater Vancouver Regional District

MOVED by Alderman Wilson,
THAT, pursuant to the recommendation of His Worship the Mayor, Alderman Bird be appointed as the City of Vancouver representative on the Parks Committee of the Greater Vancouver Regional District.

- CARRIED.

4. National Conference on Family Planning

The Council received an invitation from the Chairman, of the Conference Steering Committee, on behalf of the Minister of National Health and Welfare, to appoint a representative of the City of Vancouver to attend the National Conference on Family Planning, to be held in Ottawa from February 28 to March 2, 1972, inclusive.

MOVED by Alderman Bird,
THAT this invitation be accepted, and the appointment be left in the hands of His Worship the Mayor.

- CARRIED.

(His Worship appointed Alderman Linnell to represent the City at this conference.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration General Report, January 28, 1972

Works and Utility Matters

Columbia Quebec Connector Temporary Crossing Burlington Northern Inc. Railway Tracks - (Clause 1)

MOVED by Alderman Bird,
THAT, in respect of this Clause, Council's resolution of November 16, 1971, be rescinded and, therefore, this Clause be adopted.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Wilson,
THAT Clauses 2, 3 and 4 of the report of the Board of Administration (Works and Utility Matters), dated January 28, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 28, 1972 (cont'd)

Social Service and Health Matters

MOVED by Alderman Broome,
THAT Clauses 1, 3 and 4 of the Board of Administration report (Social Service and Health Matters), dated January 28, 1972, be adopted; and Clauses 2 and 5 be received for information.

- CARRIED.

Building and Planning Matters

City Hall Renovations:
Second Floor Void
(Clause 1)

MOVED by Alderman Phillips,
THAT consideration of this Clause be deferred, pending the hearing of the Architect at the next meeting of Council, to give further explanation.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Hardwick,
That Clauses 2 and 3 of the report of the Board of Administration (Building and Planning Matters), dated January 28, 1972, be adopted.

- CARRIED.

Finance Matters

Capital Expenditure respecting
Renovation of Administration Building
and Forum: P.N.E.
(Clause 2)

MOVED by Alderman Bird,
THAT approval be given to capital expenditure of $172,000 by the Pacific National Exhibition re Stage One renovations to the Administration Building and Forum, in accordance with the information contained in this Clause; it being understood the funds will be generated from the operations of the P.N.E.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clause 1 of the report of the Board of Administration (Finance Matters), dated January 28, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Property Matters

MOVED by Alderman Linnell,
THAT the report of the Board of Administration (Property Matters), dated January 28, 1972, be adopted.

- CARRIED.

C. Winter Employment Program
- Ninth Report

The Board of Administration, under date of January 27, 1972, submitted the following report:

' The City Engineer reports:

"A further project under the Local Initiatives Program has been advanced by the Vancouver Public Library. They propose to hire one man for four months to index the themes contained in the legends and folk beliefs of the North West Coast Indians. This will entail cross-indexing to specific tribes and where applicable their relevance to specific topographical features in B.C. This project could form the basis for a future reference work and for augmentation and publication.

This project is possible only because a person who has just completed Ph.D. studies in this field and returned to Vancouver is available until the end of May. This is a unique opportunity to have a part of the Library's collection made much more accessible and useful.

Project 20 - Indexing Indian Legends and Folk Beliefs

February to May, 1972	
Man-months	4
Total Cost	$1,900
Senior Governments	$1,840
Estimated City	$60 (3%)

The Library first learned of this possible project while Council was in its last January meeting and the final day for receipt of applications was January 31st. With the approval of the Board of Administration, therefore, the application was submitted and Council is now asked to confirm this action.

I RECOMMEND, on behalf of the Director of the Vancouver Public Library:

1. That the Board of Administration's approval of this application be confirmed;

2. That the Director be authorized to sign the agreement and, subject to Senior Government approvals, to carry out the project;

3. That $60 for the City's share of the cost be approved in advance of the 1972 Revenue Budget."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted. '

MOVED by Alderman Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. British Columbia Building:
Blocks 51 and 61

The Board of Administration, under date of January 28, 1972, reported as follows:

'The Director of Planning and Civic Development reports as follows:

"A copy of a letter dated January 14, 1972, sent to the Board of Administration by A.E. Webb, Deputy Minister of Public Works, is attached. This letter establishes liaison between Provincial officials, their consultants and City officials.

It is understood that the Provincial Government will follow normal development procedures. The Director of Planning and Civic Development has been asked to take the initiative on behalf of the City and initial meetings have already been held with the consultants.

As schematic plans for development are received, Council will be kept informed."

Your Board submits the foregoing report of the Director of Planning and Civic Development for Council's INFORMATION.'

MOVED by Alderman Linnell,
THAT the City do not take any action in regard to relocation of services, etc., either on or outside the sites, in respect of the proposed development re the British Columbia Building, until the Council has had the opportunity of hearing from the architects on development plans.

FURTHER, THAT registration of transfers of lanes, approved by Council recently in respect of Blocks 51 and 61, be held up in the meantime.

(See pages 13 and 14)

MOVED by Alderman Rankin, in amendment,
THAT a meeting be arranged by His Worship the Mayor, as soon as possible, between the appropriate Provincial and Civic officials and Members of City Council, to discuss in depth the proposed development on Blocks 51, 61 and 71.

(See pages 13 and 14)

(Council did not take any further action on these Motions at this time, but agreed to consider the whole matter later in the proceedings.)

E. Information and Statistics Bulletin #1
C.B.D. Employee: Residence Distribution

The Board of Administration, under date of January 28, 1972, reported as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Information and Statistics Bulletin #1
C.B.D. Employee: Residence Distribution
(continued)

'The Director of Planning and Civic Development reports as follows:

"BACKGROUND

As part of a continuing study of the City by the Advance Planning and Research Division, information from many sources is assembled and analyzed. In some instances data developed as a segment of a general study, if published separately, can be useful to City Council and to groups, such as the Greater Vancouver Regional District, the Board of Trade, educational institutions, etc.

The Department of Planning and Civic Development intends to produce this type of information and statistics in the form of 'Bulletins' as work progresses. These will be sold to those interested for a nominal amount, which would cover the cost of production. There would, however, be a limited circulation to libraries, universities and organizations connected with development, without charge.

C.B.D. EMPLOYEE : RESIDENCE DISTRIBUTION

As part of the study of Downtown and a study undertaken in association with Wilbur Smith and Associates, Consultants to the Greater Vancouver Regional District, the Planning Department investigated the relationship between where people work in the Downtown area and their homes. This study was assisted by the Downtown Business Association, who co-ordinated the collection of information from 21 of the major businesses in Downtown Vancouver, which employ approximately 20,000 of the 90,000 workers in that area. The co-operation between the Downtown Business Association and these major firms has opened up new possibilities for future studies. Analysis of the data has provided information about the location from which people travel to work in the Downtown and identifies the employees as to their residential preferences in the metropolitan area.

The findings have already been transmitted to Wilbur Smith and Associates and will be showing up in their report on Downtown Vancouver, due shortly.

A copy of Information and Statistics Bulletin #1, C.B.D. Employee Residence Distribution, is attached for the Information of Council. "

Your Board submits the foregoing report of the Director of Planning and Civic Development for Council's INFORMATION.'

MOVED by Alderman Bird,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. S.P.O.T.A.: Consultants
- Extra Costs

The Board of Administration, under date of January 27, 1972, reported as follows:

'The Director of Planning and Civic Development reports as follows:

"On December 21st, 1971, City Council received a report from the Board of Administration dealing with fees incurred by the Strathcona Property Owners' and Tenants' Association (SPOTA) as a result of their participation in the Strathcona Working Committee. (A copy of this report is attached). Council subsequently resolved that no further action be taken with regard to these payments.

Council has now received a letter dated January 10th, 1972 from Mr. Harry Con, President of SPOTA asking permission to appear in front of Council to discuss the matter. (A copy of this letter is also attached).

The background is covered in the previous report and consequently it is not proposed to comment in detail on the letter from Mr. Con. However, it is desirable to clarify several points about the request as follows:

- When the Strathcona Working Committee passed the resolution of April 21st, this question already had been discussed at their previous meeting, i.e. that the partnership should share in the cost of consultants assisting SPOTA while negotiating the Agreement and attending Working Committee meetings.

- At the April 21st meeting, the Working Committee, after considerable discussion, agreed to a maximum grant of $2,500 to SPOTA for consultants' services from the receipt date of the final report from Birmingham & Wood up to the signing of the Agreement. To this point, SPOTA had already incurred a bill of $731 from Mr. D. Spearing and $234 from Mr. J. Chislett.

  Unfortunately, this recommendation was not reported to Council at the time because City officials were preoccupied with negotiating details of the Agreement itself.

The earlier expenses were referred to Council in a report dated July 8th, 1971 from the Director of Social Planning/Community Development, which dealt mainly with the "pre-contract" costs with which SPOTA was not involved. The entire request in this July 8th report was refused.

Since April 21st, SPOTA has incurred $1,680 worth of consultants' expenses, mainly for legal advice but including a small sum for architectural advice.

In summary, the Working Committee, including officials of both Governments and under the Chairmanship of the Director of Social Planning/Community Development, allowed the consultants to continue to attend meetings and advise SPOTA between meetings after April 21st, on the understanding that their fees would ultimately be paid out of project costs and under the circum-

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

S.P.O.T.A.: Consultants
- Extra Costs (continued)

stances, Council may now wish to approve those portions of the expenses.

RECOMMENDATION:

Accordingly it is RECOMMENDED that Council approve the payment of their share ($420) of consultants' expenses totalling $1,680 incurred since April 21st, 1971 for assistance to SPOTA.

CONSIDERATION:

Council may also wish to consider whether the expense of $965 incurred before that time for the same type of assistance should be authorized. The City's share of this would be $241. "

Your Board RECOMMEND that Council approve Consultant expenses incurred by SPOTA since April 21st, 1971 up to $420, being the City's share of $1,680. The recommendation of the Working Committee should have been submitted to Council for consideration, and it seems unreasonable to penalize SPOTA because City officials had not obtained the requisite authority. Post-agreement costs by SPOTA are covered by the Agreement to which the City is a signatory.

Council may also deem it timely to bring to the notice of officials operating under this type of joint Committee that they have no authority to commit the Council to any action, financial or otherwise.'

MOVED by Alderman Rankin,
THAT approval be given to consultants' expenses incurred by the Strathcona Property Owners' and Tenants' Association, up to $420, incurred after April 21, 1971 and being the City's share of $1,680.

- CARRIED.

MOVED by Alderman Broome,
THAT the Council approve the City's share of consultants' expenses up to an amount of $241, incurred prior to April 21, 1971.

FURTHER, THAT the Board of Administration be instructed to emphasize to City officials that they do not have authority to commit the City Council to any action, financial or otherwise, without prior approval of the Council, and that particular reference is made to this type of Joint Committee operation.

- CARRIED.

G. Standing Committee of Council
on Health and Welfare - January 20, 1972

MOVED by Alderman Linnell,
THAT the recommendations contained in the Report of the Standing Committee on Health and Welfare, dated January 20, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. Standing Committee of Council on Planning and Development - January 20, 1972

MOVED by Alderman Bird,
THAT the Report of the Standing Committee on Planning and Development, dated January 20, 1972, be received for information, after noting in those not present that Alderman Broome was absent, "On Civic Business".

- CARRIED.

I. Standing Committee on Finance - January 25, 1972

MOVED by Alderman Wilson,
THAT the recommendation contained in the Report of the Standing Committee on Finance, dated January 25, 1972, be adopted.

- CARRIED.

J. (i) and (ii) Taxi-Cab Increase Application: Vancouver Taxi-Cab Owners' Association

It was agreed to defer this matter, pending the hearing of delegations later this day.

K. Block 42/52 Development: Design of IBM Building

The Board of Administration, under date of January 28, 1972, reported as follows:

The Director of Planning & Civic Development reports as follows:

"The Standing Committee of Council on Planning and Development on August 12, 1971 passed the following recommendation:

'That Vancouver City Council request the developers of Block 42/52 to review the type of glass proposed for the IBM Tower with the Director of Planning & Civic Development, the Civic Design Panel and Vancouver City Council.'

Council, on consideration of that report, at its meeting on August 24, 1971 resolved:

'That the recommendation of the Committee members be approved and that pending this review by the developers, the Director of Planning and Civic Development inform Council before any permits are issued in respect of Block 42.'

Design Block 42:

Discussions have taken place between the Director of Planning and the developers as a result of which a report, including a recommendation from the Design Panel, will be submitted within the next two weeks.

Attached for Council's information is a letter to the Director of Planning dated January 28 which outlines proposed changes to the development of Block 42 including the design of the IBM Tower.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Block 42/52 Development:
Design of IBM Building (cont'd)

Permit Applications:

The Director of Permits & Licenses is in receipt of an application requesting a street occupancy permit to construct a hoarding and covered walkways around Block 42. The application is for street occupancy for demolition purposes and the plans have been approved by the Engineering Department, Traffic & Transportation Division, for demolition purposes only.

As the contractor had men and materials standing by to undertake the construction of the hoarding, your officials have issued the permit in the belief that this would be Council's wish, and would still allow for subsequent permits to be reviewed in the light of Council's concern as to the design of the IBM Tower.

However, a further application has now been submitted for a demolition permit in order to clear Block 42 and the Director of Planning would like Council's further guidance in dealing with this. The Agreement between the City and Fairview requires the City to issue or cause to be issued the necessary building permits, which definition includes demolition permits. Fairview Corporation wish to start demolition immediately.

It is suggested that Council may wish to instruct their officials to issue the demolition permit subject to normal review procedures."

Your Board submits the matter for CONSIDERATION.'

MOVED by Alderman Hardwick,
THAT the demolition permit be issued, subject to normal review procedures and the understanding that the hoarding involved will be limited to the area to be determined by the Board of Administration.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Vice-President and General Manager of the Pacific Centre Limited be invited to appear before Council, to discuss the matter of pedestrian ground levels.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently recessed to reconvene in open session at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

J. Taxi-cab Fare Increase Application

The Vehicles-for-Hire Board, by report dated January 21, 1972, advised of the taxi-cab fare increase requested by the Vancouver Taxi-Cab Owners Association, as follows:

PRESENT RATE	V.T.O.A.
55¢ for 1st 1/4 mile	55¢ for 1st 1/5 mile
10¢ each add'n. 1/4 mile	10¢ each add'n. 1/5 mile

The Vehicles-for-Hire Board set out its views on the matter.

A financial report, dated January 27, 1972, by the Director of Finance, was submitted by the Board of Administration.

Delegations were heard as follows:

Vancouver Taxi-cab Owners' Association
(Mr. N.F. Taggart, President)

(in support of the increase and indicated a bonus arrangement for drivers working a full year would be considered)

Mr. Michael Martinoff

(brief filed dated February 1st, suggesting the Council eliminate the present limit on taxi-cab licenses issued)

Mrs. Jean Wood, on behalf of taxi-cab drivers

(pointing out the need for improved wages)

Mr. Simon Bisgould, driver-operator

(advising of effect of any increase insofar as both owner and driver are concerned)

MOVED by Ald. Wilson,
THAT the increase requested by the Vancouver Taxi-cab Owners Association, in respect of taxi rates and referred to above, be approved.

- CARRIED UNANIMOUSLY

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION		AGAINST THE MOTION
His Worship the Mayor	Alderman Calder	
Alderman Bird	Alderman Rankin	nil
Alderman Sweeney	Alderman Broome	
Alderman Wilson	Alderman Hardwick	
Alderman Phillips	Alderman Linnell	

(The motion was declared Carried Unanimously)

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

Taxi-cab Fare Increase Application (cont'd)

MOVED by Ald. Rankin,
THAT it be suggested to the Vancouver Taxi-cab Owners Association, the increase in rates be proportioned on the basis of 60% to drivers and 40% to owners.

- LOST

(A tie vote resulted and therefore the motion was declared Lost).

MOVED by Ald. Hardwick,
THAT the Vehicles-for-Hire Board investigate alternate means to stabilize the capitalization of taxi licenses and report back to Council.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS

2. Laid Off Outside Workers

Mr. Dave Werlin, Secretary of the Vancouver Civic Employees Union, appeared advising of lay off of a large number of men and requested immediate action be taken to employ them. Mr. Werlin referred to a list, compiled by his membership, of work which could be done immediately. The Deputy City Engineer explained the situation.

MOVED by Ald. Bird,
THAT the Council instruct that permanent hourly paid outside workers laid off, be returned to work as quickly as possible and the City Engineer be requested to report to the next meeting of Council.

(amended)

MOVED by Ald. Rankin, in amendment,
THAT the Council instruct the Engineering Department to do cleanup work immediately by advancing such work programs if necessary to employ the men now laid off.

(amended)

MOVED by Ald. Phillips, in amendment to the amendment,
THAT the Union be requested to make available to the City Engineer, the list of jobs which could be carried out now, for study with a view to employing forthwith, as many laid off men as possible, within the budget.

- CARRIED

(The amendment to the amendment was put and carried)

The motion, as amended which in effect now reads as follows, was put and CARRIED:

> "THAT the Union be requested to make available to the City Engineer, the list of jobs which could be carried out now, for study with a view to employing forthwith as many laid off men as possible, within the budget, and the City Engineer be requested to report to the next meeting of Council."

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

British Columbia Building:
Blocks 51 and 61

Earlier in the proceedings the Council considered a report from the Board of Administration, under date of January 28, 1972, submitting information regarding development on Blocks 51 and 61 in respect of the proposed British Columbia building.

At that time the following motions were made:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

British Columbia Building:
Blocks 51 and 61 (cont'd)

MOVED by Ald. Linnell,
THAT the City do not take any action in regard to relocation of services, etc., either on or outside the sites, in respect of the proposed development re the British Columbia Building, until the Council has had the opportunity of hearing from the architects on development plans;

FURTHER THAT registration of transfers of lanes, approved by Council recently in respect of Blocks 51 and 61, be held up in the meantime.

(withdrawn)

MOVED by Ald. Rankin, in amendment,
THAT a meeting be arranged by His Worship the Mayor, as soon as possible, between the appropriate Provincial and Civic officials and Members of City Council to discuss in depth the proposed development on Blocks 51, 61 and 71.

- CARRIED

After further study, Alderman Linnell requested permission to withdraw her motion and approval was given accordingly.

The amendment of Alderman Rankin became the motion and was put and CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AUTHORIZE TEMPORARY
BORROWINGS PENDING SALE OF DEBENTURES

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to authorize temporary borrowings pending sale of debentures, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd....

BY-LAWS (cont'd)

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Alpha and Omega Foundation

The following Notice of Motion was submitted at the Council meeting on January 25, 1972 and after a change was considered as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the City Council ask the * appropriate departments of the Federal and Provincial Governments to immediately review the status of the Alpha and Omega Foundation, and/or associated or related societies, in the light of recent information on their operations in Vancouver.

The motion was put and ---------- CARRIED

*(change made)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Employment of Youth	referred to a letter dated January 26 addressed to her by the Director of Welfare and Rehabilitation in regard to a meeting to be held on Wednesday, February 9th, at 10 o'clock, in the #3 Committee Room, East Wing, on the subject of employment of youth. The Alderman requested members of Council attend if possible.
Alderman Rankin - Re-assessment of Certain Properties	requested the Assessment Department be asked to furnish to him a list of the properties the Provincial Government has requested be re-assessed. Commissioner Sutton Brown spoke to the matter.
Alderman Rankin - P.N.E. Parking Lot: Containers	referred to containers from the dock operation placed on the north east P.N.E. parking lot between McGill and Cassiar Streets, and pointed out this did not appear to be an appropriate use for this kind of storage. His Worship the Mayor agreed to look into the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Licenses for Dogs: Mailing of Notices	enquired if consideration should be given to mailing billing notices to holders of dog licenses.
Alderman Bird - Cooperative Housing	requested permission to place on the agenda of his next Standing Committee (on Planning and Development) meeting, the matter of cooperative housing and receive a delegation from a cooperative society. It was agreed the Chairman was able to make this arrangement if he so wished.
Alderman Bird - Illegal Suite	referred to information received regarding the sale of a house, possibly at 3255 West 12th Avenue, in which it would appear that an illegal suite is referred to. The Alderman requested the Property Department investigate the matter. His Worship the Mayor agreed to have the matter investigated.
Alderman Wilson - Callister Park	advised of a suggestion made to him that the Park Board may be contemplating the leasing of Callister Park back to the P.N.E. for parking purposes. The Alderman requested the matter be checked out.
Alderman Wilson - Park and Ride	referred to hours of operation of the department stores and the possibility that the park and ride service hours may need to be reviewed to encourage the cooperation of the department store employees. Alderman Linnell advised this matter had been considered when the park and ride report was prepared. His Worship the Mayor requested the Board of Administration look into the matter.
Alderman Phillips - Proposed Third Crossing	submitted to each member of Council a plan drawing No. 314 showing certain Vancouver approaches to the Third Crossing and questioned the arrangement to handle the various traffic flows to the Crossing. Alderman Wilson advised there would be a meeting of the Standing Committee on Transportation when such details will be reviewed.

(During consideration of the foregoing 'Enquiries and Other Matters', a short recess was observed)

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Third Crossing (Plebiscite)

MOVED by Ald. Rankin,
THAT Council hold a night session as soon as possible to which all interested parties be invited to make representations on the question of a plebiscite on the proposed Third Crossing;

WHEREAS there has been considerable debate and discussion on the question of a Third Crossing;

AND WHEREAS Mr. Rathie, Chairman of the Harbour Board and Coordinator for the Third Crossing, has proposed that a plebiscite be held on this issue;

THEREFORE BE IT RESOLVED that the City Council hold an evening meeting to discuss the form of the plebiscite using the following guide lines:

1. that the plebiscite be held in each member municipality of the Greater Vancouver Regional District, and,

2. that all citizens, 19 years of age or over, be eligible to vote;

FURTHER BE IT RESOLVED that the plebiscite take the following form:

(a) Are you in favour of a Third Crossing of Burrard Inlet?

(b) Are you in favour of a regional system of public rapid transit?

(Notice)

2. Third Crossing (Information Meeting)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT Council hold an evening public meeting at which substantive information on the question of the Third Crossing of Burrard Inlet be presented by both the National Harbours Board consultants and spokesmen for professional planning and engineering groups who oppose the project as presently conceived.

(Notice)

The Council adjourned at approximately 4:30 P.M.

***

The foregoing are Minutes of the Regular Council meeting of February 1, 1972, adopted on February 8, 1972.

MAYOR

CITY CLERK

January 28th, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Columbia Quebec Connector Temporary Crossing Burlington Northern Inc. Railway Tracks

"In order to provide secondary access to abutting property owners at the south end of the Columbia Quebec Connector as per property negotiations and now requested by those owners, it will be necessary to cross the tracks of the Burlington Northern Inc.

On November 16th, 1971, Council authorized Corporation Counsel to enter into an agreement with the railway company for a temporary private crossing. However, the Law Department advises that it has approached the railway company to arrange a temporary private crossing agreement, but found the railway terms to be unsuitable for the City to accept because the railway wanted the City to be responsible for third party liability. The Law Department recommended an application be made to the Canadian Transport Commission for a 'temporary order.'

I RECOMMEND that:-

(a) Corporation Counsel be instructed to apply to the Canadian Transport Commission to construct a temporary public crossing at the above location that will remain in existence until the permanent crossing is complete.

(b) Council resolution of November 16th, 1971 be rescinded."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 58-71-5 - For the Supply of Ready-Mixed Concrete

Tenders for the above were opened by your Board on December 13, 1971, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"Three bids were received, and based on the total estimated quantity of 15,000 cubic yards for a one-year period, the prices offered are:

		KASK BROS.	OCEAN CEMENT	LAFARGE CONCRETE
Price per Cubic Yard Delivered	-	$18.25	$18.63	$19.50
Price per Cubic Yard Picked Up	-	15.75	16.13	17.00

Funds for all purchases are provided in the Annual Revenue & Capital Budgets.

/continued . . .

Clause #2 Continued

GENERAL INFORMATION

Provision was made in the tender document for the City to award one or more contracts so that material may be obtained for each job from the depot that produced the lowest on-site cost, after hauling costs are considered.

It is estimated that 60% (or 9,000 cubic yards) of the concrete required, will be delivered to job-site by ready-mix trucks, and that 40% (6,000 yards) will be picked up by City trucks.

(a) Delivery by Ready-Mixed Trucks

For loads in excess of 5 yards there is no surcharge, and the low bid was submitted by Kask Bros. Ready Mix. The total estimated cost, based on 60% of the annual supply, is $164,250.00.

(b) Pick Up at Supplier's Depot by City Trucks

For loads of less than 5 yards, there is a surcharge imposed by all three companies. This varies from $14.00 per load for anything less than 2 cubic yards and decreases to $5.00 per load for 5 cubic yards.

It is often more economical to pick up these small loads in City trucks and save the surcharge.

Kask Bros. (low bid @ $15.75 cu. yd.) are located on the Barnet Highway in Burnaby, Ocean Cement (2nd low bid @ $16.13 cu. yd.) have two depots located in Vancouver (Marine Drive and Granville Island). After hauling costs are considered, Ocean Cement produces the lowest "on-site" costs for concrete that is picked up by City truck.

RECOMMENDATIONS

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

(a) KASK BROS. READY-MIX LIMITED (the low bid) for delivery of ready-mixed concrete (approximately 60% of the requirements) as and when required, for a one-year period, at a total estimated cost of $164,250.00, plus 5% Provincial S.S. Tax.

(b) OCEAN CEMENT LIMITED - for the pickup of ready-mixed concrete (approximately 40% of the requirements), as and when required, for a 12 month period, for a total estimated cost of $96,780.00, plus 5% Provincial S.S. Tax.

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to the Corporation Counsel.

3. 1972 Paving Program - Improvement of Cassiar-Rupert Diversion

The City Engineer reports as follows:-

"The improvement of Cassiar-Rupert Diversion from Charles to 2nd Avenue was included in the 1971 Streets Capital Budget as part of our Major Street Program.

/continued . . .

Clause #3 Continued

Part of this project, namely the east side of Rupert Street from 1st Avenue to 2nd Avenue and the west side of Rupert Street from Graveley Street to 2nd Avenue was advanced under normal Local Improvement procedures to a Court of Revision held on July 29th, 1971 and Council approval was given under "Special Grounds" at a Council meeting held on August 24th, 1971. The improvement of the remainder of the project, namely the east side of the Cassiar-Rupert Diversion from Charles Street to 1st Avenue and the west side of the Cassiar-Rupert Diversion from Charles Street to Graveley Street is not subject to Local Improvement as all abutting property is City-owned and dedicated for park development.

The estimated cost of improving the Diversion from Charles Street to 1st Avenue on the east side and Graveley Street on the west side is $174,000. This cost includes provision for the installation of a curbed centre median from Charles Street to 1st Avenue. P.C. Concrete Sidewalks may be installed as part of the improvement at an estimated additional cost of $29,000. Funds are available for this work in Streets Capital Account Code Numbers:-

0147/7904	'Major Street Paving 1971 Program - Unallocated'	$ 53,792
0147/7914	'Grading - Unallocated'	$ 38,636
0147/7923	'Cassiar-Rupert to 2nd Avenue'	$ 110,572

I RECOMMEND that:-

1. The City Engineer be authorized to construct curbs and gutters and permanent pavement on the Cassiar-Rupert Diversion from Charles Street to 1st Avenue on the east side and from Charles Street to Graveley Street on the west side at an estimated cost of $174,000.

2. The City Engineer be authorized to construct P.C. Concrete Sidewalk on the Cassiar-Rupert Diversion from Graveley Street to Charles Street on the west side and from 1st Avenue to connect with the pedestrian overpass over Highway #401 at William Street on the east side, at an estimated cost of $29,000.

   Funds for this work to be appropriated from the 1971 Streets Capital Budget Account Code Numbers:-

   0147/7904 'Major Street Paving 1971 Program - Unallocated'
   0147/7914 'Grading - Unallocated'
   0147/7923 'Cassiar-Rupert to 2nd Avenue'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

4. Procedure to Advance Alternative Special Light Standard Projects In Area II (Shaughnessy)

The City Engineer reports as follows:-

"On January 11th, 1972, Council requested the Board of Administration to report back on a revised procedure for advancing two alternatives for a special street lighting local improvement project and to break Area II into a number of smaller sub-areas.

A. Proposed Division of Area II

It was suggested at the Council meeting that the number of owners involved in each project should be in the range of 50. Because of the arrangment of circuits, it is not practical

/continued . . .

Clause #4 Continued

to divide Area II into such small areas or to make the areas equal. It would, however, be feasible to divide the project into eight areas as shown on the plan marked Attachment "A". The streets within each area are listed on Attachment "B". There are from 37 to 107 owners in each area (average 65 owners).

B. Description of Alternatives

It was indicated at the meeting of Council that since the present lighting must be replaced because of its age, the following two alternative Special Street Lighting Projects should be advanced for the consideration of the owners. The two types of light standards are illustrated on Attachment "C".

Alternative #1 - Special Light Standard Project (Type 1)

This work involves refurbishing the concrete standards and the luminaires (light fixtures) and replacing the foundations and the electrical system. The lights would be placed as close to the existing locations as possible. Levels of illumination would be approximately the same as at present (approximately 15% of recommended level).

Alternative #2 - Special Light Standard Project (Type 2)

This project would involve installation of post top street lights with colour-corrected flourescent mercury vapour luminaires, similar to those in the area bounded by Granville Street, King Edward Avenue, Oak Street and 33rd Avenue to provide recommended levels of illumination.

C. Estimated Cost of the Projects

The following estimates are based on the projected final costs of other street lighting installations now in progress plus an allowance for increased contractor's costs (approximately 10%) anticipated for the next street lighting contract.

	Estimated Property Owner's Rate Per Front Foot Cash Payment
Alternative #1 - Refurbish existing lights	$2.30
Alternative #2 - Install Post Top Lights	$2.50

Actually the property owners' rate will vary from sub-area to sub-area. Estimated property owners' rates range from $1.50 to $2.30 for Alternative #1 and from $2.00 to $2.50 for Alternative #2. The Local Improvement Procedure By-law provides that all projects of like nature which are done during the same year may be grouped and the property owners' rate averaged as though all "like" projects were one project. In this case, because it is not known which of the areas will be proceeded with, it is proposed that the maximum estimated property owners' rates be used on the Assessment Commissioner's notices.

D. Time Schedule for the Advancement of Local Improvement Projects

It is proposed that the projects be advanced on the Initiative Principle in accordance with the Local Improvement Procedure By-law. The following timetable has been prepared, allowing the necessary time for the procedures required under the By-law:

(a) "First and Second Step" reports and approval of Council to proceed with the Court of Revision February 22nd, 1972.

/continued . . .

Clause #4 Continued

(b) Notices mailed to the owners March 3rd, 1972.

(c) Last day of appeal April 4th, 1972.

(d) Court of Revision date April 20th, 1972.

(e) Completion of work August, 1972.

It is proposed that the projects should be added to the 1972 Street Lighting Contract (Court of Revision March 16th, 1972).

E. Special Notices

Notices of Objection to projects were originally received from individuals; however, in recent years, some owners have requested petition forms and have contacted the other owners to get their signatures against the projects. It is proposed that special notices be sent to the registered owners in the area, which will contain the following material and will encourage each owner to respond individually rather than circulate a petition:

(i) Assessment Commissioner's Notice (Attachment "D")

(ii) City Engineer's information letter (Attachment "E")

(iii) Reply Card (Attachment "F") complete with stamped return addressed envelope.

The City Engineer's information letter:

- explains history of action taken during the past year on the previous project
- describes the two alternative projects now advanced
- explains why the projects have been advanced
- gives details about local improvement procedures
- explains the use of the reply form.

Upon receipt of the replies, the Assessment Commissioner will report the results to the Court of Revision, and the City Engineer will report on the advisability of proceeding in each area with the type of lighting which the replies indicate the majority of owners prefer.

I RECOMMEND:-

A. that Council rescind the resolution to proceed with the Special Light Standard Project in Area II (Item 2 Court of Revision No. 406 - July 29th, 1971),

B. that the unused material from the present project be purchased for Electrical Stores (estimated value $37,000.00),

C. that alternative Special Light Standard Projects be advanced for each of the sub-areas in Area II to:

(a) refurbish and reconstruct the existing upright incandescent street lighting

OR (b) install colour-corrected flourescent mercury vapour post top lighting."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 3

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Four (4) Temporary Staff to Work with Provincial Alliance of Businessmen

The Director of Welfare and Rehabilitation reports as follows:

" On November 23, 1971, Council approved the submission of Local Initiative Project 11B (Canada Manpower 51252) Vocational Rehabilitation for employable social assistance recipients.

This provided for 14 staff and verbal approval from Ottawa has now been received with contracts shortly to be signed.

Project staff will interview employable social assistance recipients, assessed from current employability status and direct them to employment particulars provided by a variety of local, provincial and federal programs.

On December 14, Council provided for 4 clerk typists to assist our limited number of vocational rehabilitation workers in keeping up with the increasing demands from employers under the Job Opportunities and On-the-Job Training programs. The staff costs of these 4 workers are entirely covered by C.A.P. and the Job Opportunities Program.

The Provincial Alliance of Businessmen, is prepared to undertake a canvas of 26,000 businessmen in the City of Vancouver to enlist their support in using suitable employees currently unemployed or on social assistance.

Forty-eight (48) telephone canvassers will be drawn from volunteers in the Vancouver Opportunities program and the Provincial Alliance of Businessmen will pay for space, office equipment and supplies, telephones,etc, and senior supervisory and screening personnel. They ask that this department supply 4 staff on a Clerk III level for a 4 month period plus any extension of the Job Opportunities Program, to act as first level supervisors and work coordinators. They would be doing sundry clerical work concerned with matching job opportunities by this department. The entire cost of the 4 Clerk III's would be recoverable 50 percent under C.A.P. and 50% under the Government Job Opportunities Program.

There are recipients currently on social assistance in receipt of Job Opportunity Certificates who have the necessary skills and experience to be employed in a clerical capacity for this project.

The net cost to the City of Vancouver to hire 4 Clerk III's for 4 months from February 1, 1972 to May 31, 1972 is as follows:

4 Clerk III's (4 mos) Temp.		$9008.00
10% Fringe Benefits		900.80
	-	9908.80
Canada Assistance Plan Recovery 50%	-	$4954.40
Provincial Gov't Job Opportunity Program Recovery 50%	-	$4954.40
BALANCE	-	---

Cont'd...

Clause #1 Continued

All required furniture and equipment and telephone expenses will be met by the Provincial Alliance of Businessmen.

RECOMMENDATION:

THAT City Council approve the hiring of 4 temporary Clerk III's to May 31, 1972, to be seconded to the Provincial Alliance of Businessmen, Vancouver, to carry out clerical work concerned with the placement of social assistance recipients into employment, subject to cost sharing by the Government of Canada and the Provincial Government as outlined above.

Your Board RECOMMENDS that Council approve the foregoing recommendation of the Director of Welfare and Rehabilitation.

INFORMATION

2. Overages of Assistance Payments to Welfare Recipients Refused by Provincial Government

Your Board has received the following report from the Director of Welfare and Rehabilitation, Internal Auditor and Director of Finance for the Information of Council.

"Prior to April 1970, overages of assistance payments to welfare recipients were accepted by the Provincial Government on the understanding that such overages would be explained upon referral back to the City Welfare Department. The overages resulted from payment of unauthorized grants and extras and payments of regular assistance in excess of the eligible amount according to the group classification of particular clients. The overages were usually legitimate and explained satisfactorily to the Provincial Government. Due to the heavy increase in the welfare rolls and problems created in keeping up with current issues of assistance payments, the explanation of past overages was not maintained and the overages allowed to accumulate.

In April 1970 the Provincial Government adopted a tougher policy towards overages and began deducting the amount of those overages which remained unexplained for more than 90 days. This practice continued through to August 1971 when arrangements were made with the Provincial Government to have the explanations submitted within the 90 day period. Also, an arrangement was made whereby past overages that had been deducted from Provincial Government remittances could be rebilled to them if satisfactorily explained. The total deductions of overages amounted to $66,516 for the period January 1969 to May 1971.

A concerted effort by the Department to obtain approval for various grants and extras and satisfactorily explain other overages resulted in recoveries from the Provincial Government of $37,941 and amounts which became the City's responsibility of $28,575. Under the circumstances the City has no option but to absorb these costs and the $28,575 will therefore be charged to the City's share of welfare costs (7905/900). The Provincial Department has been most co-operative in this matter and in point of fact has been very co-operative generally in welfare administration matters.

Given the complex nature of the welfare system and the level of activity it can be expected that we will continue to issue some payments that we will not be able to recover from the welfare recipient nor claim from the Government and which will therefore be 100% City responsibility. The situation is very greatly improved over that existing during the major problem period (1969-70) and is being further improved. However, there is probably no way to totally eliminate overpayments. Our objective is to reduce them to an absolute minimum."

Your Board submits the above report for Council INFORMATION.

RECOMMENDATIONS

3. Social Allowance Program
Meals and Lodging
Comforts Allowance

The Director of Welfare and Rehabilitation reports as follows:

" On January 5, 1972, City Council recommended:

" that the Director of Welfare and Rehabilitation review the existing $2.00 per month Comforts Allowance and report back."

The Department currently provides a $2.00 per week Comforts Allowance to all social allowance recipients on the Meals and Lodging Program. The Director regrets that he neglected to point out at the time this issue was raised that the $2.00 per month comfort allowance was in error.

The comforts allowance is provided to people on the Meals and Lodging Program only. The Department considers the $2.00 per week comfort allowance to be a reasonable amount for those people who already have their meals and lodging paid for in full.

RECOMMENDATION:

THAT the existing $2.00 per week comforts allowance to social allowance recipients on the Meals and Lodging Program remain unchanged."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted.

4. Alpine Cafeteria - Meal Tickets Issued

The Director of Welfare and Rehabilitation reports as follows:

" In April 1971, a contract, effective June 1, 1971, was signed between the City of Vancouver and Mayfair Caterers Limited, whereby Mayfair Caterers provided a dining facility at Prior and Station Streets, named the Alpine Cafeteria. They also undertook to honour daily meal tickets issued by our Department at a rate of $2.05 per man per day with a guaranteed minimum of 500. This daily rate is reduced on a descending scale for numbers greater than 500.

Since June 1971, meal tickets have been issued by this Department on a daily basis through our Single Men's Unit. Current authorization consists of alcoholic caseload 150; Stratford Hotel approximately 100; Catholic Men's Hostel approximately 50; Meals and Lodging Program approximately 400; for a total of 700.

Each man of the above 700 is seen weekly at the Single Men's Unit where his identification is checked and a weekly authorization for meals is issued. This authorization ticket is then produced nightly at the Alpine Cafeteria where a member of our staff issues the holder a meal ticket for the following day.

Cont'd...

Clause #4 Continued

Experience since June 1971 has shown that to properly handle the line up of men waiting for the dinner meal it is necessary to have 2 staff members on at the time of the evening meal, 7 days a week. In order to provide 2 men, 7 days a week, it is necessary to have 3 personnel on staff. It was also found that even with 2 men on, it was not possible to do an adequate check of identification of every man without delaying the serving of meals and the prolongation of the lineup to an unacceptable degree. This delay has caused many confrontations at the cafeteria, one of which resulted in one staff member being assaulted.

Experience has also shown that the removal of the dining facility from 100 Block East Hastings (White Lunch) to Prior and Station Streets, and the reduction of serving hours to 1½ hours for each meal, has almost completely eliminated the saleeability of the meal tickets.

We are currently using temporary staff, attached to Single Men's Unit to handle the checking and issue of meal tickets at the Alpine Cafeteria. These temporary positions are authorized to the end of February 1972. To continue the existing checking procedure will require three permanent Clerk II's which would cost (including shift differential) $19,444 per year. In the opinion of the writer this is a needless and unnecessary expenditure.

It is therefore proposed that the Department control the issue and use of meal tickets to the administered and transient caseload as follows:

A weekly issue at Single Men's Unit on a combined identification (showing name,age,height,weight,color of eyes,signature of recipient) and meal ticket authorization. This card will have the outer edges marked off into days of the weeks and the figures for each day, 1,2,3,etc. The holder of this weekly card will present it at each meal to the doorman hired by Mayfair Caterers who will punch the appropriate meal and day.

At the end of the week of issue, the recipient will require to turn in his punched card at S.M.U. before a new card is issued for the next week. The present agreement with Alpine requires the department to pay for a guaranteed minimum of 500 meals per day at $2.05 and a reduced rate for those in excess of the guaranteed minimum based on the number of meals served. We are tied to this agreement to the end of May 1972. This agreement is currently under re-negotiations and we are attempting to obtain a lower guaranteed minimum.

RECOMMENDATION:

(1) THAT the present system of identification of each man holding a meal authorization and the daily issue of meal tickets at Alpine be discontinued and the new system outlined above be approved.

(2) THAT the two temporary staff which are a part of the staff complement recently approved by Council to the end of February 1972 be discontinued on implementation of the new system.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted.

INFORMATION

5. Jesus People Army - Youth in Action

The Director of Welfare and Rehabilitation reports as follows:

"Recently the above group received negative newspaper publicity including their utilization of public welfare funds. They were also criticized for their involvement with another radical religious organization called "Children of God."

Youth in Action is operated by Reverend and Mrs. Russell Griggs for the rehabilitation of young adults, most of whom have drug problems. Their programme includes supervision of basic education courses by correspondence from Victoria, religious training, and development of work skills.

Last November, twenty persons over the age of 18 were involved with Youth in Action and were receiving Social Allowance in their own name. These youths were unemployable and were involved in a programme that would prepare them for future employment.

There were also some 16 - 18 year old youths involved with Youth in Action. Normally the Children's Aid Society would be responsible for these youths who were picked off the streets. It was recognized that this organization was effectively reaching the kids with the drug problems, and with the advice of the Provincial Government an advisory committee comprising representatives of the two Children's Aid Societies, the Special Placement's Section of the Provincial Child Welfare Division, and this Department, was established. This committee's function was:

(1) To ensure that the children in the care of Youth in Action receive adequate care and attention.
(2) To provide consultation to Youth in Action in their work with the children and their families.
(3) To approve payment of per diem costs which are payable directly by the Provincial Government to the Jesus People Army.

A total of three meetings was held in October and November of 1971, in the presence of the Griggs'. Discussion focussed on the problems of each youth (16 - 18 year old), and his progress in the programme. Any unusual circumstances were further looked into by the Children's Aid Society. No more than fourteen 16 - 18 year olds were cared for in the month of October at three separate addresses.

At the November committee meeting, Rev. Griggs advised that all the children were returning "home" for Christmas and would not likely be returning. As a result, their Social Assistance cases were closed in December and the Advisory Committee was disbanded.

A recent check in the Units confirmed that there has been one re-application for social assistance by a previous member of the Group.

Your Board submits the foregoing to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 4

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. City Hall Renovations:
Second Floor Void

At the meeting of Council on December 14, 1971, at which time they approved proceeding with Part II of the City Hall renovations, a brief reference was made by the Architect, Mr. Ross Ritchie, to the possibility of filling in the void in the second floor east. There has been a suggestion that the matter should be reconsidered and the Architect has been asked to provide an estimate of all the additional costs that would be involved in such infill.

The City Building Inspector reports that the estimate of $55,000 provided by the Architect refers to the infill proper but does not include an additional amount to allow for dropped ceilings and flush mounted lighting. To allow for this additional work, the Architect advises that an amount of $18,000 is required. The total additional sum required is therefore $73,000.

Your Board submits this matter to Council for CONSIDERATION.

RECOMMENDATIONS

2. No. 1 Firehall Replacement

The Director of Planning and Civic Development reports as follows:

"On August 10, 1971, City Council when considering a Board of Administration report, endorsed recommendations of the Fire Chief designating the West 150' of Lot D, Block 122, D.L. 196, as the site for the No. 1 Firehall (see attached plan).

The City was unable to come to an agreement with the owners of the property and on December 7, 1971, Council approved recommendations of the Supervisor of Property and Insurance, Corporation Counsel and Director of Planning and Civic Development that:

(a) the Orientif property (Lots C and D, Block 122, D.L. 196) be expropriated

(b) the Director of Planning and Civic Development make application to amend CD-1 (Comprehensive Development District) By-law #4393 to permit a firehall and refer the application directly to a Public Hearing.

The application to amend CD-1 By-law #4393 has been made. It should be noted that the application for amendment applies to the uses listed in Section 2A of By-law #4393 related to the CD-1 area bounded by Gore, Pender, Jackson and Keefer, rather than the portion approved by City Council on August 10, 1971, for the firehall site (West 150' of Lot D). The purpose of this is to provide maximum flexibility in the location and design of the firehall. Lot C plus the West 17' of Lot D, together with the 38' pedestrian mall, has been investigated as an alternative. This alternative could economize on site requirements and the design could still incorporate a walkway through the two-block area.

cont'd . . .

Clause 2 continued

The precise detailed requirements of the firehall have not as yet been established and neither the approved site (West 150' of Lot D) nor the alternative site (Lot C plus the West 17' of Lot D) may be acceptable in the final analysis. This will be the subject of a further report to Council.

At its meeting on January 14, 1972, the Technical Planning Board RECOMMENDED that Section 2A of By-law #4393 be amended by adding the following use: 'a building or use essential in this district required by a public authority'.

On January 21, 1972, the Vancouver City Planning Commission endorsed the recommendations of the Technical Planning Board."

Your Board RECOMMENDS that the report of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at the next Public Hearing.

(Copies of the plan are circulated to City Council for information).

3. Gastown/Chinatown Overall Studies: Staffing Matters

The Director of Planning and Civic Development reports as follows:

"A detailed report to Council, dated June 12, 1970, dealt with the above matters. The report made proposals for appropriate zoning policies, detailed design improvements, etc. The approved original estimated cost was $30,380. Expenditures to dated have been:

Appropriation No.			
7323-413/423	1970	$ 8,043	
	1971	13,357	$21,400
To which is now added -	1972 Budget		8,200
Total estimated expenditures to Dec. 31, 1972			$29,600

Two temporary employees were authorized to assist in this work, their work has now been concluded and the appointments terminated. Authorization providing for employment on a part-time basis of approximately two days per week for a planning student undertaking studies at U.B.C. was also approved.

Mr. Emil Guttman was so employed (as a Planning Assistant II, pay grade 17 $563 per month) commencing on June 7th, 1971 in the Beautification Section of the Planning Department. His work related to the Overall Gastown/Chinatown Studies, and particularly to the residential content. Three basic studies establishing the sociological, physical and economic condition of the Gastown/Chinatown areas have now been completed. Mr. Guttman in liaison with the Department of Social Planning/Community Development, it is proposed, will analyse the information already obtained in order to identify the options open in preparing a plan for the historic area so that alternative proposals and means of implementation can be recommended.

A progress report on the status of the Overall Gastown/Chinatown Studies, Stage II, will be submitted to Council by mid-February, which will inform Council of the situation to date and as to further work and budget requirements.

The Director of Planning and Civic Development RECOMMENDS that authority be granted to employ Mr. Emil Guttman as a Planning Assistant II, pay grade 17 ($563 per month) on a two day per week basis between January 15th and May 1st, 1972 at a total cost of $900, in advance of the approval of the 1972 departmental budget."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 4

FINANCE MATTERS

RECOMMENDATION

1. Clerical Services - Health Department

A request has been received from the Medical Health Officer that a position be established to provide assistance to the Health Department Administrative Assistant in undertaking the following duties:

1. Maintenance of time worked by part-time personnel, calculations of compensation and maintenance of records of over-time and compensating time of permanent staff.
2. Preparation of claims for services recoverable through Medicare and assembly of supporting documents.
3. Preparation of billings for services and supplies recoverable under Federal, Provincial, School Board, and other agency programs.
4. Calculations of operating expenses at Mountainview Cemetery.
5. Maintenance of petty cash and daily expenditure accounts.
6. To provide assistance in preparation of the annual budget and control of monthly expenditures.
7. Other related duties.

The Administrative Analyst has examined this request and noted that the volume and complexity of billings and the documentation for recoverable services has markedly increased over the past two years. The Administrative Analyst recommends that a position of Clerk III be established. The estimated annual cost of the position at the mid-range, 2nd half 1971 rate, is $7,392, plus fringe benefits estimated at $924. A desk, chair and adding machine will be required for the incumbent of the position at an estimated cost of $800. Salary to be provided in the 1972 budget.

Report of the Acting Director of Personnel Services

'I have reviewed the duties and responsibilities of the new position recommended by the Administrative Analyst and report as follows.

The incumbent of this proposed position will be responsible for keeping records of time worked by part-time personnel and overtime and compensating time of permanent staff, preparing claims recoverable through Medicare, preparing billings for services and supplies recoverable under the various levels of government and private agency programs, calculating vehicle operating expenses at the Cemetery, maintaining petty cash and daily expenditure accounts, and providing assistance in the preparation of the annual budget and control of monthly expenditures. In addition, the incumbent will be responsible for supervising the medical and stationary stores control records, and maintaining proper inventory control. This person will report to and receive direction from the Administrative Assistant.

Having compared internal relations and the general level of responsibility involved in this clerical function, I recommend that this proposed position be classified as Clerk III, Pay Grade 17 ($563 - 673), 1971 2nd half rates, when approved. I will conduct a further review of this position in six months.

Continued . . .

Clause No. 1 (cont'd.)

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Clerk III P.G. 17 ($563-673)	When approved

1971 2nd half rates

Summary

The Administrative Analyst Recommends that:

(i) A Clerk III position be established at an estimated annual cost of $8,316 and that furniture and office equipment be provided at an estimated cost of $800;

(ii) The costs for the recommended position as noted above be included in the 1972 expenditure estimates and that authority be granted to expend any necessary funds prior to the approval of the budget;

(iii) The Director of Personnel Services (Acting) recommendation be approved.

NOTE: This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union who concurs herein.

Your Board RECOMMEND that the above recommendations be approved.

CONSIDERATION

2. Request from Pacific National Exhibition re Approval for Capital Expenditure - Renovation of Administration Building and Forum

Your Board has received the following report from the Director of Finance:

"A communication has been received from the PNE requesting Council approval of an expenditure of $100,000 for the initial stage of a planned total renovation of the Administration Building and $72,000 for renovation of the Forum. Council's approval is necessary for PNE capital expenditures. The initial stage for the Administration Building includes heating, lighting and air conditioning requirements for the entire building as well as including provision for a night depository installation as part of their money handling facilities.

The General Manager of the PNE further states that 'The work is necessary to give additional centralized office space required for efficient implementation of the new staff organization recently approved by our Board of Directors. Also, a consideration is that our present heating system will require extensive repairs if it is not replaced and present electrical capacity of the building is inadequate for today's needs. We are asking that approval be granted as soon as possible so that the work may be completed well before the 1972 exhibition.' The Forum renovation includes heating of the building, and a dividing wall between the ice arena and the north end exhibit area.

Continued ...

Clause No. 2 (continued)

The General Manager states that the necessary funds will be generated from their operations.

The regular report to Council on the 1971 operations of the PNE will not be forthcoming for some weeks but preliminary figures indicate that the PNE had a satisfactory year. The balance of the PNE 1972 capital budget should also be forthcoming shortly and we expect to present it to Council in one report (except for the preliminary requests totalling $172,000 above) rather than piecemeal as happened last year.

For Council's CONSIDERATION

The PNE's request for approval of the $172,000 expenditure on stage one renovations of the Administration Building, plus renovations to the Forum, the funds to be generated from the operations of the PNE."

Your Board submits the report of the Director of Finance for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 4

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 28, 1972

RECOMMENDATION

1. Assignment of Sub-lease of Water Lot-Gore Avenue Street End

The Supervisor of Property and Insurance reports as follows:

"The waterlot fronting Gore Avenue Street End is leased to the City from the National Harbours Board and sub-leased by assignment to Canadian National Railways Limited for a period of 10 years from January 1st, 1963.

The Canadian National Railways have recently sold their interest in the water lot as well as the structures situated thereon to Babcock Fisheries Limited, and they have requested consent to an assignment of the Sub-lease from the Canadian National Railways to Babcock Fisheries Ltd.

RECOMMENDED that consent be given to an assignment of the sub-lease of the waterlot fronting Gore Avenue Street End from the Canadian National Railways Limited to Babcock Fisheries Limited, subject to the approval of the National Harbours Board as head lessor, the documents of assignment to be satisfactory to the Corporation Counsel.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Park Site No. 7 1136 Comox Street

The Supervisor of Property and Insurance reports as follows:

"The East ½ of Lot 5, Block 23, D.L.185, known as 1136 Comox Street has been offered for sale to the City by the owner. This property forms part of Park Site #7, which is listed under Table II of Park Sites Purchases Program 1971-75, confirmed by City Council on December 15th, 1970.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 1,200 square feet, erected in 1905 on a lot 33' by 131', zoned RM-4. The dwelling contains 11 rooms, divided into 7 rental units, 9 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation, full basement and is heated by an automatic oil-fired furnace. This dwelling is in good condition for age and type. The owner occupies a three-room suite on the main floor with the remaining units being rented on a month-to-month basis.

Following negotiations with the owner, she has agreed to sell for the sum of $44,000.00 including furnishings and equipment, as of January 31st, 1972, subject to the owner retaining rent-free possession of these premises until March 31st, 1972. This price is considered to be fair and equitable. The Superintendent of Parks and Public Recreation concurs in the purchase of this property.

(Continued)

Clause No. 2 (Continued)

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $44,000.00 on the foregoing basis, chargeable to Code #4189/- Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. New Lease - 1577 - 1581 West 4th Avenue

The Supervisor of Property and Insurance reports as follows:

"In 1952 the City purchased Lots 33 - 36, Block 240, D.L. 526 in connection with the construction of Granville Street Bridge.

The property consists of a land area of approximately 11,206 square feet, zoned light industrial, and the building is a 2-storey concrete, hollow block structure with a ground floor area of 5,154 square feet and a second floor office area of 1,170 square feet. The building has been in use as a hand laundry and the most recent tenant, Court Cleaners Limited, ceased business due to insolvency. The Law Department subsequently distrained the lessees goods and chattels on September 30th, 1971. Said goods were auctioned on October 14th, 1971 and the City realized all outstanding debts.

Application is now received from Nu-National Car Care Limited, 3610 Main Street, to lease the main floor portion of the building with parking and loading areas for a 5-year period, commencing February 1st, 1972 with an option to renew for a further 5 years. The Director of Planning & Civic Development concurs with this lease term.

Negotiations with this prospective tenant have been completed on the foregoing basis:

Term of Lease - a five year period commencing February 1st, 1972 with option to renew for a further 5 years, subject to a review of the rent at 5 year intervals.

Area of Lease - the complete ground floor area and surrounding outside area; except for two parking spaces to be reserved for use by future occupants of the second floor area.

Rent - flat rate $525.00 per month, lessee to be responsible for all utilities.

Security Deposit - $1,575.00, representing the last 3 months' rental.

Maintenance - City to be responsible for exterior and structural maintenance, mechanical repairs to the heating and plumbing systems. Existing electrical service and wiring to be in good working order at time of occupancy.

Clause No. 3 (Continued)

Lessee to be responsible for day to day care and maintenance of heating and plumbing systems; all repair, maintenance, alterations, or additions to the electrical systems from time of occupancy; all repair, maintenance, alterations or additions to the interior of the leased area except as noted under the City's responsibilities. All alterations or additions to be subject to prior approval by the City.

RECOMMENDED that the premises known as 1577 West 4th Avenue be leased to Nu-National Car Care Limited on the foregoing terms and conditions, subject to the agreement being to the satisfaction of Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 5

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

JANUARY 25, 1972

The Standing Committee of Council on Finance met on Tuesday, January 25th, 1972, in the Council Chamber, City Hall at approximately 4:50 p.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor

CLERK TO THE COMMITTEE: R. Henry

CHURCHES - PROPOSED PAYMENT OF GENERAL PURPOSE TAXES

At a meeting of the Finance Committee on November 25th, 1971 the following recommendation was submitted to Council:

> "RECOMMENDED that an application be made for an amendment to the Vancouver City Charter, Section 396, whereby Churches will be required to pay General Purpose Taxes."

Council, on December 7th, 1971, when considering the recommendation noted a number of letters from several church groups requesting a deferment of a decision to apply for a Charter Amendment on the matter. Council then referred the subject back to the Committee for further consideration and proposed that delegations be heard by the Finance Committee.

RECOMMENDED
THAT no further action be taken in regard to taxation of churches.

The Committee adjourned at approximately 5:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 20, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 20, 1972, at approximately 11:15 a.m., in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson.

ABSENT: His Worship the Mayor
Alderman Adams
Alderman Broome

AMENDED SEE PAGE 10

CLERK: M. James

The following action of the Committee is submitted to Council for information.

INFORMATION

1. "Downtown for People"

The Chairman of the Vancouver City Planning Commission had advised your Chairman of the availability of the film "Downtown for People" and suggested this Committee, members of the Vancouver City Planning Commission and the Park Board view the film at a convenient time. Arrangements were made by your Chairman for the viewing of the film this day.

After viewing the film, the meeting adjourned at approximately 12:00 noon.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

JANUARY 20, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, January 20, 1972 at approximately 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Calder, Hardwick, Phillips
Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Adams
Alderman Broome (On Civic Business)

CLERK TO THE COMMITTEE: D. Scott

Adoption of Minutes

The Minutes of the meeting held December 23, 1971 were adopted as amended by Council on January 5, 1972.

The following recommendations of the Committee are submitted to Council:

RECOMMENDATIONS

1. Local Area Information Centres

The Board of Administration, under date of November 1, 1971, submitted for the Committee's consideration, a report of the Director of Social Planning/Community Development respecting Local Area Information Centres.

Mr. Egan, Director of Social Planning/Community Development reviewed the report and Mrs. J. Bohanec, Co-ordinator of Local Area Services, discussed the functions and activity at these centres. Mr. Egan advised that there are two ways of developing these centres: that is, continue to use volunteer helpers on a moderate budget at the grass roots level, or develop the centres on a more sophisticated basis with a paid staff. He stated that some of the centres which are not being used to any great extent would be phased out and consideration would be given to placing some of them in more strategic locations as it was noted that those located in shopping areas were being utilized more fully.

The Committee discussed the proposal of a new Information Centre in the West End and Commissioner Sutton Brown advised that the Administrative Analyst will be reporting to the Board of Administration on a Local Area Office for health, welfare and probation services in the West End. It was

RECOMMENDED

(a) THAT the idea of Local Area Information Centres, as presently set up, be supported subject to budget approval and that the Director of Social Planning/Community Development be requested to report further on some of the ideas that have emerged from this meeting today.

(b) THAT the report of the Board of Administration on a Local Area Office in the West End, which is currently being prepared by the Administrative Analyst, be examined by this Committee simultaneously with the report of the Director of Social Planning/Community Development requested in (a) above.

2. Recreational Policies : Park Board

When considering a Board of Administration report dated November 19, 1971 on Purchase of Outside Services - Youth Worker for Bobolink Park, Council on November 23rd passed the following motion:

"THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), dated November 19, 1971, be approved.

FURTHER THAT an arrangement be made for the Director of Social Planning/Community Development and representatives of the Recreational Division of the Park Board to meet with the Standing Committee on Health and Welfare to consider policy matters in the recreational field."

Commissioner J. E. Malkin and Commissioner Mrs. H. D. Boyce appeared as delegations on behalf of the Park Board and together with the following, discussed their recreational programmes and the problems they are encountering with dissident youth in several of the areas where Community Centres are located:

Mr. Marshall Smith, Director of Recreation
Mr. Don Wilson, Vice President, Dunbar Community Centre
Mr. Archie Rodgers, President, Killarney Community Centre

The delegations stressed the need for more qualified, well trained instructors and more money in their budget. Mr. Malkin presented a list of proposed supplemental recreational programmes, the cost of which was estimated to be $90,000 ($15,000 each for six Community Centres).

An invitation was extended to the Members of Council and senior staff to accompany the Park Board on a tour of the Community Centres on Wednesday, February 2nd, commencing at 4:15 p.m. at the City Hall and returning to City Hall at approximately 10:00 p.m.

The Director of Social Planning/Community Development, in speaking to the matter, stated his Department had encouraged the Park Board to deal with problems that occurred around the Community Centres and suggested that Board investigate the recreational needs in areas such as Skid Road.

Because of the social problems that are occurring in and around some of the Community Centres, it was

RECOMMENDED

THAT the Director of Social Planning/Community Development co-ordinate a report of the Recreation Department of the Park Board, the Police Department, the School Board and the Department of Social Planning/Community Development on how best to handle the low percentage of serious youth problems.

The Committee agreed to continue discussion on the matter at a subsequent meeting when the foregoing report is received.

The meeting adjourned at approximately 11:20 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 7

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 8, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder (10:50 a.m.), Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of Mrs. Cannon.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 1, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. 1972 Assessment Roll

Pursuant to previous instruction from Council, the Assessment Commissioner appeared, and reviewed his report, contained in the Board of Administration report, under date of January 21, 1972, '1972 Assessment Roll'; and commented on the effect of the 10% assessment increase restriction on the assessment roll for school purposes, referred to in the Board of Administration report of May 3, 1971.

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

1972 Assessment Roll (continued)

AMENDED
SEE PAGE 91

MOVED by Alderman Phillips,
THAT the Council appeal again to the Provincial government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, vacant, and residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities.

- CARRIED.

2. City Hall Renovations:
Second Floor Void

The Architect with respect to City Hall renovations appeared in explanation of the Board of Administration report (Building and Planning Matters), dated January 28, 1972, as follows:

"At the meeting of Council on December 14, 1971, at which time they approved proceeding with Part II of the City Hall renovations, a brief reference was made by the Architect, Mr. Ross Ritchie, to the possibility of filling in the void in the second floor east. There has been a suggestion that the matter should be reconsidered and the Architect has been asked to provide an estimate of all the additional costs that would be involved in such infill.

The City Building Inspector reports that the estimate of $55,000 provided by the Architect refers to the infill proper but does not include an additional amount to allow for dropped ceilings and flush mounted lighting. To allow for this additional work, the Architect advises that an amount of $18,000 is required. The total additional sum required is therefore $73,000."

MOVED by Alderman Rankin,
THAT approval be given to this additional work, set out in the foregoing Board of Administration report, the additional estimated cost being $73,000.

- CARRIED.

3. 38 Acres: Jericho
(Locarno Area)

Alderman Wilson reported that a Motion will be introduced in the House today, in Victoria, with respect to the Provincial government purchasing from the Federal government a 38-acre area of land, and road allowance, in the Locarno area; and proposed a motion of support be forwarded.

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

38 Acres: Jericho
(locarno Area) - continued

MOVED by Alderman Wilson,
THAT the Vancouver City Council strongly supports the motion proposed by the Hon. Grace McCarthy, seconded by Dr. Pat McGeer, whereby the Provincial government will make an offer to the Dominion government to purchase the 38 acres and proposed road allowance retained by the Federal government in Locarno area; this property to be added to land now used for park and recreation.

FURTHER, THAT the Premier be complimented for this proposed government action.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. B. C. Hydro - Recent
Power Difficulty

MOVED by Alderman Bird,
THAT the communication from the Chairman of British Columbia Hydro and Power Authority, expressing appreciation for co-operation received during the recent power difficulty, be received for information.

- CARRIED.

2. Indigent Burials

It was agreed to defer consideration of this communication, pending the hearing of a delegation later this day.

3. Attendance: Urban Transportation
Meeting, C.F.M.M.

MOVED by Alderman Sweeney,
THAT, pursuant to the request from the Chairman of the Urban Transportation Committee, C.F.M.M., Ald. Wilson be authorized to attend a meeting of that Committee in Ottawa, on February 18, 1972.

- CARRIED.

4. Third Crossing of
Burrard Inlet

The Council noted the request from the Chairman, Citizens Co-ordinating Committee for Public Transit, to appear as a delegation during consideration of the Third Crossing of Burrard Inlet.

MOVED by Alderman Broome,
THAT this request be received.

- CARRIED.

MOVED by Alderman Rankin,
THAT the order of the Agenda of Council be varied, to consider at this time the two Motions respecting the Third Crossing.

- CARRIED BY THE REQUIRED MAJORITY.

MOTIONS

1. Third Crossing (Plebiscite)

At the last Council meeting held, Alderman Rankin submitted a Notice of Motion, and today requested permission be granted to change the motion. Permission was granted, and the motion, therefore, now appears as follows:

MOVED by Alderman Rankin,
THAT WHEREAS there has been considerable debate and discussion on the question of a Third Crossing;

AND WHEREAS Mr. Rathie, Chairman of the Harbours Board and Coordinator for the Third Crossing, has proposed that a plebiscite be held on this issue;

THEREFORE BE IT RESOLVED THAT the City Council hold a plebiscite and an evening meeting be held to discuss the form of the plebiscite using the following guide lines;

1. that the plebiscite be held in each member municipality of the Greater Vancouver Regional District, and

2. that all citizens, 19 years of age or over, be eligible to vote.

- LOST

MOVED by Alderman Linnell,
THAT the foregoing motion by Alderman Rankin be tabled.

- LOST

The motion of Alderman Rankin was put, and a recorded vote was requested. Therefore, the record is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	His Worship the Mayor
Alderman Phillips	Alderman Linnell
Alderman Hardwick	Alderman Broome
	Alderman Sweeney
	Alderman Wilson
	Alderman Bird

The motion was declared - - - - - - - - - - - - - - - - - - Lost.

MOTIONS (continued)

2. Third Crossing (Information Meeting)

At the last Council meeting, Alderman Hardwick submitted a Notice of Motion, and today requested permission be granted to change the motion. Permission was granted, and the motion, therefore, now appears as follows:

MOVED by Alderman Hardwick,
THAT Council hold an evening public meeting at which substantive information on the question of the Third Crossing of Burrard Inlet be presented by both the National Harbours Board consultants and spokesmen for professional planning and engineering groups who have professional views on the project as presently conceived.

- CARRIED.

MOVED by Alderman Wilson,
THAT the foregoing motion of Alderman Hardwick be referred to the next meeting of the Standing Committee on Transportation.

- LOST.

The motion of Alderman Hardwick was put, and a recorded vote requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	Alderman Bird
Alderman Calder	Alderman Sweeney
Alderman Hardwick	Alderman Wilson
Alderman Rankin	His Worship the Mayor.
Alderman Linnell	
Alderman Broome	

The motion was declared - - - - - - - - - - - - - - - - - - Carried.

At approximately 11:00 a.m., a short recess was observed, followed by an 'In Camera' meeting. The Council reconvened, in open session, at approximately 11:30 a.m.; His Worship the Mayor in the Chair and the same members present.

COMMUNICATIONS OR PETITIONS (cont'd)

5. Laid Off Employees:
Engineering Department
(Union)

MOVED by Alderman Bird,
THAT the communication, dated February 8, 1972, from the Secretary of the Vancouver Civic Employees Union, withdrawing their request to appear before Council later this day on the subject of laid off outside employees of the Engineering Dept., be received for information.

- CARRIED.

6. License Fee
re Hotels

Alderman Broome filed with Council a letter, under date of February 2, 1972, received from the Minister of Municipal Affairs, expressing appreciation for a letter from the Deputy Mayor, Alderman Broome, commenting on the Brief submitted to the Minister by the B. C. Hotels Association on the license fee question.

MOVED by Alderman Broome,
THAT this communication be received.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
General Report, February 4, 1972

Works and Utility Matters

MOVED by Alderman Linnell,
THAT the report of the Board of Administration (Works and Utility Matters), dated February 4, 1972, be adopted.

- CARRIED.

Social Service and
Health Matters

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Social Service and Health Matters), dated February 4, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, February 4, 1972

Building and Planning Matters

It was agreed to defer consideration of the following Clauses until later this day, when appropriate officials will be present:

Clause 2: Fire Exits - Medieval Inn - 52 Powell Street;

Clause 8: Rezoning: S/S of Franklin Street between Kaslo and Renfrew Streets (Mr. L. G. Dirassar).

Rezoning: N/S of East 16th Avenue between Watson and Sophia Streets (Lentia Enterprises Ltd.) (Clause 3)

MOVED by Alderman Broome,
THAT this Clause of the Board of Administration report (Building and Planning Matters), dated February 4, 1972, be adopted.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Director of Planning be requested to report on the advisability of rezoning the south side of 16th Avenue, between Watson and Sophia Streets.

- CARRIED.

It was agreed to defer consideration of the following Clauses, pending hearing of delegations, as requested:

Clause 4: Rezoning: S/S of West 13th Avenue between Laurel and Oak Streets (Allan S. Taylor);

Clause 10: Rezoning: N/W Corner of Victoria Drive and 2nd Avenue (C. H. Taboury).

Balance of Building and Planning Matters

MOVED by Alderman Broome,
THAT Clauses 1, 5, 6, 7 and 9 of the Board of Administration report (Building and Planning Matters), dated February 4, 1972, be adopted; and Clause 11 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, February 4, 1972 (cont'd)

Finance Matters

Federation of Russian Canadians - Grant (Clause 6)

In respect of this Clause, Council agreed to a delegation, as requested, but to be received by the Finance Committee when such grants are under consideration.

Appointment of Special Committees - 1972 (Clause 7)

The Board of Administration submitted a group of Special Committees appointed in 1971, for Council consideration in respect of reappointment for 1972.

MOVED by Alderman Broome,
THAT the Special Committees set out in this clause be re-appointed.

- CARRIED BY THE REQUIRED MAJORITY.

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clauses 1 to 5, of the Board of Administration report (Finance Matters), dated February 4, 1972, be adopted.

- CARRIED.

B. Personnel Matters,
Regular Report,
January 28, 1972

MOVED by Alderman Bird,
THAT the Board of Administration report (Personnel Matters), dated January 28, 1972, be adopted.

- CARRIED.

C. Property Matters

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration (Property Matters), dated February 4, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Proposed Beautification
West Broadway

The Board of Administration, under date of February 4, 1972, reported as follows:

"Your Board submits the report of the Director of Planning & Civic Development and the City Engineer dated January 21, 1972 respecting the proposed beautification of the 2600 to 3200 blocks West Broadway.

On July 28, 1970 Council adopted the recommendation of a report of July 24, 1970 that:

> Council authorize the Director of Planning to proceed with feasibility studies for West Broadway, in conjunction with the area's owners and merchants, and to report back to Council on the nature of the project, including the use of Consultants for further detailed studies, maintenance and operating costs and proposed cost sharing.

The feasibility studies were completed in the summer of 1971 and presented to the West Broadway Merchants and Owners Committee. The Committee has now obtained adequate support for the project to proceed and have recommended a Design Consultant.

The Director of Planning & Civic Development and the City Engineer therefore recommend that:

(1) Council authorize commencement of the design stage of the West Broadway beautification program and agree to provide $5,000 as fifty per cent of the consultants' fees according to the established policy;

(2) Council concur with the selection of Mr. A. W. Parker as Design Consultant for the West Broadway Beautification Project;

(3) Council accept the Terms of Reference as set out in Appendix 2;

(4) Following completion of the design stage, the Director of Planning & Civic Development and the City Engineer report further on the project; the report to include details of capital costs, cost sharing, maintenance and operating costs.

Your Board
RECOMMENDS that the report of the Director of Planning & Civic Development and the City Engineer be adopted."

MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Grain Elevator:
2700 Block Wall Street

MOVED by Alderman Bird,
THAT the following communication from Alderman Broome, dated January 31, 1972, with respect to Grain Elevator, 2700 block Wall St., submitted on behalf of the Special Committee, be received:

"I am pleased to advise in regard to the above, Mr. W. G. Rathie, Resident Member of the National Harbours Board, has advised me that tenders were called to demolish the Grain Elevator. I understand that a contract in the amount of $162,000 has been awarded and demolition should commence shortly.

I recommend that this Subcommittee be now discharged."

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Director of Planning report back to Council on the matter of 'use' for this site.

- CARRIED.

F. Fire Defences -
Burrard Inlet

MOVED by Alderman Bird,
THAT the following report, dated January 31, 1972, by Alderman Broome, on behalf of the Special Committee re Fire Defences - Burrard Inlet, be received:

" Following a resolution of Council of January 11th as Deputy Mayor I delegated the following to meet with the Chairman of the Vancouver Port Authority on the above-mentioned matter:

Deputy Mayor (Alderman Broome)
Alderman Bird
Alderman Phillips
Commissioner Ryan

A meeting was held with Mr. W.G. Rathie in the office of the Port Authority, #2512, Board of Trade Tower on Friday, January 28th, 1972 at 11:15 a.m.

Mr. Rathie informed us that a subsidy to the Fire Boat could be justified when the City did not receive taxes on National Harbours Board property. However now that the National Harbours Board are paying full taxes, the subsidy could not be justified.

It was pointed out that the N.H.B. were not paying full taxes on piers resting on piles which were, in fact, constituting a fire hazard. He pointed out that it is the present policy to remove these piers as quickly as possible and to add further permanent piers as may be required.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire Defences -
Burrard Inlet (cont'd)

Mr. Rathie agreed that the present payment for accommodation on National Harbours Board property for the Fire Boat and Staff was not justified and that this would be reduced to a nominal rental figure."

- CARRIED.

G. Laid Off Civic Employees

Pursuant to Council's instruction, the Board of Administration, under date of February 7, 1972, submitted the following report:

'On February 1, 1972 Council carried the following motion:

"That the Union be requested to make available to the City Engineer, a list of jobs which could be carried out now, for study, with a view to employing forthwith as many laid off men as possible, within the budget, and the City Engineer be requested to report to the next meeting of Council".

The City Engineer reports as follows:

"LAY OFF EXPERIENCE

The City of Vancouver periodically lays off outside workers throughout the year as work load fluctuates. Usually, large numbers of employees are not involved. Occasionally, temporary lay offs occur involving larger numbers of employees. This is usually due to frost conditions which preclude certain works being carried out. When winters are mild and there is little snow, most crews work throughout the winter since temperatures are not severe. When snow occurs these crews are used in snow clearing. Thus, it is usually possible to keep the crews working all winter. The main exception occurs when there is frost for a prolonged period and no snow, as is the case at present. The last occurrence of such conditions was two years ago when about 100 men were laid off.

Other municipalities are faced with the same problem, and lay offs are now in force in North Vancouver District, North Vancouver City, New Westminster and Surrey.

1972 LAY OFFS

On Friday, January 28, 1972 the Union was notified that a temporary lay off would be necessary on Monday, January 31st. At that time it was estimated that about 200 employees might be involved but that this could not be established definitely until after the week end.

On Monday, January 31st, 162 men were laid off. Of these, about 30 proved to be ill and still on payroll. Accordingly, the actual number laid off on Monday was 134.

On Tuesday, February 1st, this had been reduced to 109. In addition, arrangements had been made on Monday afternoon with Canada Manpower to permit use of laid off employees on local initiatives projects. It was expected that some 40 employees could be employed in the Park Board's initiative project. This was reported to Council.

By Friday, February 4th, the number laid off had been reduced to 48. This was possible because 10 additional employees were taken on the Park Board's initiative project, 6 employees went on Sanitation crews and another 6 employees were employed in a sewer initiative project. The remaining difference was accounted for by increasing crews for normal work. On Monday, February 7th, the number of employees laid off was 48.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Laid Off Civic Employees
(continued)

During the last weekend, temperatures have risen appreciably and it is possible to carry out certain works which could not be carried out last week, including works on road shoulders, some concrete work, particularly forming, and increased work on bulkheads. Of the remaining 48 employees laid off, 33 have been instructed to report for work on February 8th. 15 probationary employees remain laid off. 50 men remain employed with the Park Board and it is expected that this will continue from one to two additional weeks. Since the most senior men were given these jobs as they became available, it will now be necessary to exchange certain of these with less senior men so that the more senior men can report back to their original jobs.

It should be noted that the above numbers of men laid off are out of a total of 275 outside employees in the Streets Branch and approximately 1,000 outside employees in the Engineering Department.

In a letter to the City Clerk on February 4th, 1972, the Union states that the Engineering Department exerted 'undue resistance to resolving this issue'. The above history clearly illustrates that this is not true and that every effort was made to keep the men usefully employed.

UNION LIST OF JOBS

On February 1st the Union provided the Engineering Department with a list of 'work needed' which had been referred to by the delegation to Council (see attached list). The locations listed were visited and defects were corrected as were other similar defects throughout the City. This was accomplished with the employees who had not been laid off. None of the defects on the list were found to be hazardous, and some had already been corrected previous to receipt of the list.

It will be noted that a large number of the defects on the list are potholes. Under frost conditions soil becomes frozen to a depth of a foot or so. When this occurs it is virtually impossible to repair these potholes permanently, since the fill material consisting of aggregate or cold-mix asphalt concrete will not stay in the pothole and is thrown out very soon after being placed. This is a wasteful procedure and is reserved only for potholes which could be hazardous to the public. For these, it is necessary to keep filling them even though the repair is extremely temporary. None of the potholes listed in the Union list were in this category.

The Engineering Department maintains an inventory of street conditions as shown in the attached streets inventory field card. Late in the fall this inventory is up-dated by street surveys, thus, the Department is aware of defects on the streets except for those formed very recently and even these are added to the inventory as complaints are received or as field crews find them. Maintenance work to correct these defects is planned in such a way that men can be employed throughout the winter. Accordingly, the lay off occurred not because of poor planning or lack of knowledge of street conditions but purely because it was impossible to keep the men employed doing useful work.

SUPERVISORY STAFF

The question has been raised as to proportionate lay offs of supervisory staff. In the Branch concerned there are six sub-foremen and 22 foremen. None of the sub-foremen, who are hourly workers, were laid off because they were senior to those employees that were laid off and lay offs occur in order of seniority. With regard to the foremen, these are on monthly salaries and in accordance with Clause 163 of the City Charter it

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Laid Off Civic Employees
(continued)

is City practice to give one month's notice, which is impractical to do on a temporary lay off. Sub-foremen, foremen and other supervisory positions fluctuate with work load nevertheless, and reductions have been made when necessary. Such increases or reductions are necessarily for longer periods than a temporary lay off of this nature."

Your Board submits the matter to Council for INFORMATION.'

MOVED by Alderman Phillips,
THAT this information be received.

- CARRIED.

H. Strathcona Rehabilitation Project -
Site Office, 636 Hawks Avenue

The Board of Administration, under date of February 4, 1972, reported as follows:

' The Director of Planning and Civic Development and the Supervisor of Property and Insurance report as follows:

"After research in the Strathcona area, suitable premises in good condition for a site office have been located in a house at 636 Hawks Avenue.

The formal Agreement for the Strathcona Rehabilitation Project has now been signed by all parties. The Strathcona Rehabilitation Committee, comprising officials of C.M.H.C., the Provincial Government, the City and SPOTA, agreed at their meeting of December 15th, 1971 that negotiations be carried out by the Project Co-ordinator for the use of the building at 636 Hawks Avenue. A Development Permit has been obtained for using the building as a site office for the Project.

It was proposed that the above premises be leased for a fixed term with an option to renew but it has been found on further investigation that the property is part of an estate in probate and to avoid any legal complications it is desirable to enter into a month-to-month lease pending finalization of the status of the property. When the title is cleared, it is proposed to make a further report to Council regarding a term lease.

There will be no structural alterations required to make the premises suitable for a site office and it is proposed that the City (on behalf of the Partnership) enter into a lease for the premises at 636 Hawks Avenue for the Strathcona Rehabilitation Project site office, subject to the following conditions:

1. Rent to be $150 per month.
2. The City, as a member of the Partnership, to be responsible for heat and light and performing maintenance jobs of a minor nature.
3. The Landlord to be responsible for major repairs, all taxes and the cost of providing water,

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Rehabilitation Project -
Site Office (continued)

In consideration of the accommodation this property will provide, these terms and conditions are fair and reasonable. Therefore, it is RECOMMENDED that a monthly lease be entered into, effective February 1st, 1972, on the foregoing basis with an agreement drawn to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the joint report of the Director of Planning and Civic Development and the Supervisor of Property and Insurance be approved.'

MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

The Council recessed at approximately 12:00 noon, to reconvene in open session at approximately 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 P.M., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Calder

DELEGATIONS AND COMMUNICATIONS (cont'd)

Indigent Burials

On January 11, 1972, the Council instructed competitive bids be sought in respect of contract for indigent burials.

Mr. W.S. Owen, Q.C., on behalf of Vancouver funeral directors, appeared and submitted a brief requesting the former practice be reinstated whereby indigent burials will be rotated among the Vancouver group of funeral homes.

MOVED by Ald. Sweeney,
THAT the resolution of Council of January 11, 1972, adopting recommendations respecting preparation of contract information and seeking competitive bids for this service, be rescinded.

- CARRIED BY THE
REQUIRED MAJORITY

cont'd....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Indigent Burials (cont'd)

MOVED by Ald. Wilson,
THAT this whole matter be referred to the Board of Administration to negotiate with the Vancouver funeral directors, the details, including the cost to the City, to provide the service of handling indigent burials.

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT the following words be added to the motion of Alderman Wilson:

'for a set term period of three years'

- CARRIED

The motion, as amended and reading as follows, was CARRIED:

"THAT this whole matter be referred to the Board of Administration to negotiate with the Vancouver funeral directors, the details, including the cost to the City, to provide the service of handling indigent burials, for a set term period of three years".

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Further consideration was given to Clauses 2 and 8 on the following subjects, as contained in Board of Administration report (Building and Planning matters), dated February 4, 1972:

Fire Exits:
Medieval Inn, 52 Powell Street (Clause 2)

Rezoning: S/S Franklin Street between Kaslo and Renfrew Streets (Clause 8)

MOVED by Ald. Broome,
THAT Clauses 2 and 8 of the report of the Board of Administration (Building and Planning matters), dated February 4, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald.Broome,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 2849,
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up Portion of Lane South of 8th Avenue, West of Birch Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS:

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane dedicated by the deposit of Plan 6338 is surplus to the City's highway requirements;

3. The Owner of the abutting lands wishes to acquire the said portion of lane;

cont'd...

MOTIONS (cont'd)

Closing and Stopping up Portion of Lane (cont'd)

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 6338, adjacent to Lots "A" and "B" of Lot 5, Block 332, District Lot 526, Group 1, New Westminster District, Plan 6338, be closed, stopped up and conveyed to the Owner of said Lots "A" and "B", and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands owned by the Owner of said Lots "A" and "B"

- CARRIED

2. Closing and Stopping up Surplus Portion of Highway, N/S of Powell Street East of Jackson Street

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South 7 feet of Lots 17, 18 and 19, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196, has been established for highway purposes;

3. The said 7 feet so established is now surplus to the City's highways requirements;

4. The abutting owner wishes to acquire this surplus portion of highway;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lots 17, 18 and 19, Block 42, District Lot 196, Group 1, New Westminster District, Plan 196, established for highway, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed highway be added to the abutting lots.

- CARRIED

3. Development Proposals and Zoning: Lower Slopes of Kitsilano

MOVED by Ald. Sweeney,
SECONDED by Ald. Wilson,
THAT Council instruct the Director of Planning and Civic Development to present a report reference to Council with regard to development proposals and zoning status of lower slopes of Kitsilano, from Cornwall to Third Avenue, and from Maple to Trafalgar.

- CARRIED

MOTIONS (cont'd)

4. 1972 Revenue Budget

MOVED by Ald. Phillips,
SECONDED by Ald. Broome,
THAT the Board of Administration and the Director of Finance be instructed to review, with Department Heads and Boards, the budget estimates submitted for the year 1972 in an endeavour to effect reductions as considered advisable; it being understood that the Board of Administration and Director of Finance are not to approve increases in standards of service or increases in staff, and subsequent thereto, a first revised report on the budget be submitted to the Council.

- CARRIED

5. Senior Citizens Home Owner Grant

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS the Provincial Government has recognized the problems of older people on fixed incomes by making provision for a special senior citizens' grant;

AND WHEREAS there are many senior citizens living in rented accommodation because they cannot afford their own homes who are also hard hit by inflation;

AND WHEREAS the Province of Ontario has recognized the needs of both home owners and tenants over 65 in its aid program;

THEREFORE BE IT RESOLVED that Vancouver City Council congratulate the Provincial Government on its plan to provide much needed assistance to home owners over 65 and request that the Provincial Government consider granting similar assistance to senior citizens who rent accommodation.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Karen Magnussen:
Silver Medal Award (Winter Olympics)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT His Worship the Mayor be requested to take suitable action to recognize the recent honour accorded to Miss Karen Magnussen at the Winter Olympics being held in Japan, when she received a silver medal in the figure skating event.

- CARRIED

Alderman Bird - Construction Work: 1550 Alberni Street	referred to complaints because of after hours construction work at 1550 Alberni Street. His Worship advised he was attending to the matter.
Alderman Linnell - School Budget: Increased Costs	referred to increased costs in respect of the School Budget and expressed concern with regard to the effect on the tax payers.

The Council adjourned at approximately 2:40 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated February 8, 1972, adopted on February 15, 1972.

MAYOR

CITY CLERK

February 4th, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Servicing Area E - Champlain Heights

"The 1971 Sewers Capital Budget includes an allowance of $200,000 for the sewering of Area E of Champlain Heights. However, there has not yet been a decision on concept or street layout.

Since it appears that there will not be a detailed layout plan until Spring, the money set aside for sewer construction will not be required in the 1971 Budget year. In order to provide funds so that other work may proceed, it is necessary to transfer the balance of $200,000 out of this account.

I RECOMMEND that $200,000 be transferred from this account and distributed to Sewers Capital Accounts as follows:-

(a)	'Prior to Paving, Unallocated', Account Code 117/7903	$ 60,000
(b)	'Pollution Control, Unallocated, Account Code 117/7905	$140,000"

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer Separation on 68th Avenue, West of Manitoba Street

"As part of the program of sewer separation, a new sanitary sewer is required on 68th Avenue from Manitoba Street to a point 350 feet west.

The estimated cost of this work is $18,000.

I RECOMMEND that $18,000 be appropriated from the Account Code 117/7905, 'Provision Pollution Control', subject to approval of Item No. 1."

Your Board RECOMMENDS that the foregoing be approved.

3. Replacement of Water Main - 1971 Capital Budget

"In order to improve fire protection for Project 200 and in the area around the intersection of Cordova and Granville Streets, it is necessary to install a new water main on Granville Street from Hastings Street to Cordova Street.

The estimated cost for this work is $15,000.

I RECOMMEND that the above-mentioned water main be installed and that $15,000 be appropriated for this work from Account No. 127/7902, 'Short Notice Projects, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 45

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking : Evergreen Kennel Club

The Medical Health Officer reports as follows:

"An application has been received from the Evergreen Kennel Club for the parking of ten or more trailers and/or campers on the Pacific National Exhibition grounds on March 11 and 12, 1972.

This group consists of exhibitors in the Dog Show to be held in the Showmart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Evergreen Kennel Club for the parking of ten or more trailers and/or campers on the P.N.E. Grounds on March 11 and 12, 1972, be approved.

2. National Conference on Family Planning

The Medical Health Officer reports as follows:

"The Honourable John Munro recently announced that the Department of National Health & Welfare would be holding a National Conference on Family Planning in Ottawa, February 28th to March 2, 1972. The Chairman of the Conference Committee has invited me to attend this meeting and to accept responsibility as a discussion leader.

The City Health Department has co-operated actively with the Family Planning Association in the operation of family planning clinics in Vancouver. Vancouver City Council has authorized the use of health unit buildings for these clinics. More recently, the City Health Department has been associated with the United Community Services in a family planning project in the east side of the city. The nature of this project is of considerable original importance and preliminary results will be communicated to the conference.

Cont'd...

Clause #2 Continued

Currently in Vancouver problems of illegitimacy are increasing, with almost 40% of births to girls under 19 illegitimate, and 13.8% of the total births in Vancouver in 1971 illegitimate. Concern is being expressed about abortion procedures for large numbers of women as a primary method of birth control. This meeting appears to have been called to crystallize Canadian expert opinion in this area and presumably to make recommendations to Mr. Munro for any necessary National policy.

All expenses, including transportation, meals, etc., will be covered by the sponsors of this conference. Five days leave of absence with pay for the period February 28th to March 3rd, 1972 inclusive, is requested."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 45

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Telephone Installation for Provincial Court

The City Engineer and the City Building Inspector report as follows:

"Barron & Strachan, Consulting Engineers, were engaged to make a study of the communication requirements for the Provincial Court Building. The study was extended to include the Public Safety Building because of the need for intercommunication between the two buildings and the proposed new Fire Department headquarters was also included because of the desirability of intercommunication with the Police Department.

The Consultant studied and reported on three alternates:

- A conventional system
- Centrex System #1 (similar to that which is the present City Hall system)
- No. 5 Centrex System

The advantages, and disadvantages of the respective systems and the monthly charges are set forth and there is no doubt in our minds that No. 5 Centrex System is the most desirable. A more detailed summary of the Consultant's report is attached as an Appendix to this report.

Normally a matter of this nature would be included in the report to Council after the tenders for construction of the building are opened. Bids for construction of the project are to be returned on Friday, February 25th, 1972, and the report will be submitted shortly thereafter. An order must be placed with the B.C. Telephone Company, however, as soon as possible so that the company will include the installation in their program. No capital outlay is required.

It is recommended that the City Engineer be authorized to place an order with the B.C. Telephone Company for installation of a No. 5 Centrex telephone system in the Provincial Court and Public Safety Building, the new Fire Department Headquarters to be included at a later date."

Your Board RECOMMENDS that the recommendation of the City Engineer and City Building Inspector be approved.

2. Fire Exits - Medieval Inn - 52 Powell Street

Reference is made to a letter dated May 17, 1971, from Medieval Inns Ltd. to City Council, regarding the provision of a second fire exit in the above mentioned building. The City Building Inspector reports as follows:

"A building permit was issued to Mr. John D. Jones, representing Medieval Inns Ltd. on December 4, 1970 to convert the basement and main floor into a restaurant from its previous use as a warehouse.

One of the requirements of this permit was to provide a fire exit corridor leading from the rear of the building to a new exit doorway on Powell Street. The reason for this requirement is that the existing rear exit discharges on to private property which is unacceptable as an 'approved open space' such as a street or lane under Section 3.14.1.(a) of the Building By-law.

When the building was inspected in February 1971, the restaurant was in operation but the exit corridor had not been installed. A letter requiring this and two other minor items to be completed

Continued.....

Clause 2 continued

within 30 days was sent to Mr. John D. Jones on February 24, 1971.

Since Medieval Inns Ltd. wished to use the space required for the exit corridor to provide room for additional tables, they proposed to enter into a registered agreement with the adjoining property owner allowing them access at all times across such adjoining property. The adjoining property owner, however, refused to enter into such agreement. If such agreement had been made satisfactory to the Corporation Counsel, the Building Inspector would have waived the requirement for the internal corridor.

The Building Inspector believes that the requirement of the By-law for a second means of exit is reasonable and that the requirement is met by the installation of the corridor.

It is therefore recommended that the letter from Medieval Inns Ltd. be received and the City Building Inspector be instructed to enforce the Building By-law, a copy of this report to be sent to Medieval Inns Ltd."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

3. Rezoning: N/S of East 16th Avenue between Watson and Sophia Streets (Lentia Enterprises Ltd.)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Lentia Enterprises, 1556 Graveley Street, requesting an amendment to the Zoning and Development By-law whereby Lots 16, subdivision C of 17 and 18, Block 97, D.L. 301, being the north side of East 16th Avenue between Watson and Sophia Streets, be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'building an apartment with approximately 18 suites. At present both buildings are in a rather deplorable state, especially the latter (235 E. 16th) which is nearly beyond repair. As such it would be an asset to the area if these buildings could be torn down and in line with the surrounding area an apartment erected'.

The subject properties have a frontage of 94' and a depth of 122 and are currently occupied by 2 very old dwellings. Two lots to the west and abutting Watson Street are currently zoned C-2 Commercial with one lot containing a very old, dilapidated home and the lot immediately adjoining the subject property being developed with a commercial building with living quarters above.

Of the existing RM-3 Multiple zoned area lying east and west of Main Street and generally between 16th Avenue, the lane south of Broadway, the lane south of Kingsway, are predominantly developed with new apartment buildings; with both sides of 16th Avenue, between Ontario Street and the lane west of Main Street, zoned and developed mostly with multiple dwellings.

The Technical Planning Board on January 14, 1972 recommended that this application be APPROVED, and it is further recommended that on receipt of formal application to rezone the remaining lots of Block 97, located on the north side of 16th Avenue between Sophia Street and the subject properties, and Lots 3 to 11, Block 96, on the south side of 16th Avenue between Sophia Street and the commercial properties adjacent to Watson Street to an RM-3 Multiple Dwelling District, such applications would be favourably considered.

The Vancouver City Planning Commission on January 21, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

4. Rezoning: S/S of West 13th Avenue between Laurel and Oak Streets (Allan S. Taylor)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Allan S. Taylor, 5459 Heathdale Court, Burnaby, whereby Lots 3 to 10 inclusive, Block 436, D.L. 526, being the south side of West 13th Avenue between Laurel and Oak Streets would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'allowing the land to be used for the construction of apartments conforming to RM-3 zoning requirements'.

Attached to the application as Appendix I and II is a statement headed:

'We the undersigned, being the registered owners of the property which is described opposite our names hereby attach our names to an application to change the zoning on our property from RT-2 to RM-3.'

listing owners of the property joining in the application with Mr. Taylor.

The subject lots each have a width of 50' and a depth of 125' and are currently developed with older type dwellings.

On July 29, 1969, Lots 3-10 inclusive, Block 416, D.L. 526, situated on the south side of 12th Avenue were rezoned following a Public Hearing on July 10, 1969, after recommendations thereon from the Technical Planning Board and the Town Planning Commission. In recommending approval of the application, the Town Planning Commission requested that a study be made of the areas adjoining the above site with a view to extending the multiple dwelling district.

In August, 1971, there was a further application filed requesting rezoning of Lots 11 to 18 inclusive of Block 416, D.L. 526, situated o the north side of West 13th Avenue between Laurel and Oak Streets, to rezone the lands from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District. The applicant was a Mr. L. Sherwood on behalf of 14 property owners. This application was recommended approved by the Technical Planning Board and the Town Planning Commission as the properties were bounded on the north and west by multiple-zoned properties and on the east by CD-1 zoning, which forms part of the General Hospital complex.

There was reluctancy to extend the multiple zoning in this area, particularly any further to the south thereof, until a complete study of the multiple dwelling zones throughout the City was carried out.

This application was approved by Council following a Public Hearing on November 22, 1971, although to date no redevelopment has taken plac

On January 14, 1972, the Technical Planning Board recommended that this application be NOT APPROVED as it is considered no further extension to the multiple zoning in this area should take place until a study of the entire area lying to the south and east is completed, which will take some time.

The City Planning Commission on January 21, 1972, concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION: Mr. Dennis Facer for Applicant

5. Rezoning: E/S of Victoria Drive between 48th and 49th Avenues (Peter Krause for Par Construction Ltd.)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Peter Krause of Park Construction, 3295 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lots 83, 85, 86 amended, D.L. S½ of 723 and Lot A, Block 1, D.L. 724, being the east side of Victoria Drive between 48th and 49th Avenues, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is "constructing a two-storey frame commercial building containing office and/or store space."

Lots 83, 85 and 86 amended each have a frontage of 49.4' and a depth of 118' and are currently occupied by dwellings. Lot A, Block 1, D.L. 724 has been added to the application by Mr. Krause with the agreement of the owner of the dwelling, Mr. G.Turner. Mr. Turner wishes to retain his home as he is desirous of raising his family at this particular location.

With the rezoning of these four lots, this then would have the effect of all lots fronting on Victoria Drive, between 48th and 49th Avenues, being zoned C-2 Commercial.

On August 27, 1970, at a Public Hearing, Lot B lying immediately south of the subject properties was rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District and is now developed with a commercial building. The existing C-2 Commercial sites on both sides of Victoria Drive, north and south of 49th Avenue, are fully developed with commercial buildings.

The Technical Planning Board on January 14, 1972 recommended that the application be approved.

The Town Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the report of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

6. Alteration to Service Station: 3504 - 3512 West 41st Avenue

The Director of Planning and Civic Development reports as follows:

"Chercover Engineering Limited have filed Development Permit Application No. 57462 to enclose a 15' x 30' portion of the existing building on this site and to use the total building for retail stores retaining the existing gasoline filling pumps. This site is located at the south west corner of West 41st Avenue and Collingwood Street and is located in a C-2 Commercial District.

"The gasoline service station policy as adopted by City Council in October of 1968 permits alterations to the existing gasoline service station located on this site.

"The existing building on this site previously contained a small convenience store and gasoline service station area.

"The Technical Planning Board and Town Planning Commission recommend that Development Permit Application No. 57462 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the enclosure of a 15' x 30' portion of the existing building and to use the total building on this site for retail stores retaining the existing gasoline filling pumps, subject to the following conditions:

cont'd . . .

Clause 6 continued

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating

   (a) Details of all landscaping to be provided on the open portions of the site and

   (b) The provision of three off-street parking facilities at the front of the retail store, these parking spaces being parallel to 41st Avenue and additional off-street parking spaces designated on the rear portion of the site, and

   (c) Details of the screening to be provided and retained on the site.

2. All surfacing of the site is to be permanently maintained in accordance with the approved drawings.

3. All landscaping is to be provided on the site in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. The development is to be carried out and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 57462 be approved in accordance with the recommendations of the Technical Planning Board and the City Planning Commission.

7. Rezoning: S/S of Alberni Street between Thurlow & Burrard (Falcon Developments Ltd.)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Mr. S. Dong, Secretary, Falcon Developments Ltd., requesting an amendment to the Zoning and Development By-law, whereby Lots 14 except W. 22', 15 and 16, Block 4, D.L. 185, being the south side of Alberni Street between Thurlow and Burrard Streets, would be rezoned from a CM-1 Commercial District to a CM-2 Commercial District.

The applicant states the purpose of his application is "to consolidate our entire holdings to Burrard Street under one zoning to develop this site to its highest and best use. We require this zoning to establish the scope and feasibility of our plans for this specific area."

On request, the applicant submitted further information by way of a letter dated December 13, 1971, which states in part:

> "This particular size of property lends itself to a building 30 to 40 storeys high, and we have been in negotiation with at least three very interested groups who are discussing the possibility of erecting a hotel or office building on this site However, it is severely hampering our negotiations not to have the property under one zoning, and consequently, the reason for our application.
>
> We have a tenant on the property, Tilden's, which will be occupying the site for approximately a year more. However, it is essential, to save costs, to be able to prepan and be able to be in a position to put our new development on this property as soon as the present tenant has left, and we can save six months to a year if we can get the zoning application approved at this time."

The subject lots would have a frontage of 176' on Alberni Street and a depth of 131'. The subject property is currently occupied, for the most part, as a parking lot. The owner's remaining lots, Lots A,B, C and D of Lots 17 and 18, Block 4, D.L. 185, are zoned CM-2 Commercial, front on Burrard Street, and are occupied by the Tilden Rent-A-Car and parking lot.

cont'd . . .

Clause 7 continued

The properties to the west of the subject sites, on the south side of Alberni to Bute Street, are zoned CM-1 Commercial, with both sides of Robson Street immediately to the south being zoned C-3 Commercial. Both sides of Georgia to the north from Burrard to Bute Street are zoned CM-2 Commercial.

On June 8, 1964, consideration was given to further extension in rounding out of the CM-2 zoning, at which time the CM-2 Commercial zoning was restricted generally in this area to approximately 132' west of Burrard Street, the same forming part of the downtown core.

The Technical Planning Board on January 14th, 1972 recommended that the decision in this application be deferred untilsuch time as Council has received and considered the report from the Technical Planning Board, "Concepts for Downtown Vancouver", which is anticipated to be in the hands of Council by late March or early April.

The City Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board and the City Planning Commission be endorsed.

8. Rezoning: S/S of Franklin Street between Kaslo and Renfrew Streets (Mr. L. G. Dirassar)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Dirassar, of Dirassar, James, Jorgenson, Davis, Architects/Engineers, requesting an amendment to the Zoning and Development By-law whereby Lots 6, 7, 8, 12, 13, E½ and W½ of 14, 15 to 21 inclusive and Lots A & B, Block 50, T.H.S.L., and portion of lane, being the south side of Franklin Street between Kaslo and Renfrew Streets, would be rezoned from a C-2 Commercial and an RS-1 One Family District to a CD- 1 Comprehensive Development District.

The applicant states that the purpose of his application is "constructing a 314 room hotel complete with banquet, dining, cocktail and tavern facilities, as well as ground floor retail on Hastings Street, all as indicated on the accompanying drawings."

These lands include all lots on the south side of Franklin Street between Kaslo and Renfrew Street and the lane north of Hastings Street, all of which are zoned RS-1 One Family Dwelling District, with the exception of Lots 12, 13, E½ and W½ of 14, which abut Renfrew Street and are zoned C-2 Commercial; and Lots 6, 7 and 8, now zoned C-2 Commercial, located on the north side of Hastings Street and currently occupied by the Horseshoe Restaurant. The remaining lots on Hastings Street, between Kaslo and Renfrew Street, are zoned C-2 Commercial and are occupied by a gasoline filling station and a car sales lot.

There have been two previous applications to rezone the subject lots to CD-1 Comprehensive Development District for a suburban-type hotel. The first application was not approved, but a subsequent amended application was approved by Council at a Public Hearing on September 12 1968 subject to a number of conditions. These conditions were not met, and the 3 readings to the By-law were not given and now cannot be given as there is not now a quorum on City Council who heard the Public Hearing on September 12, 1968.

(The history of the rezoning applications is circulated for the information of Council.)

The plans submitted by Dirassar, James, Jorgenson, Davis, Architects and Engineers, indicate a similar form of development, including the same lots, plus a portion of the City East and West lane. The said sketch plans indicate the following (which have not been checked in detail by the Planning Department):

cont'd . . .

Clause 8 continued

1. The provision for off-street parking for 377 cars, approximately 300 of which will be underground.

2. The first floor contains a tavern of approximately 5,300 sq.ft., specialty restaurant of approximately 4,200 sq.ft., loading areas, storage, lunch room, ancillary facilities, etc.

3. The main floor on Hastings Street level consists of a dining room and cocktail lounge, retail stores, administrative offices, main lobby, coffee shop and main kitchen facilities.

4. The second floor from the Hastings Street level contains a ball room of approximately 5,000 sq.ft., with ancillary plumbing facilities, storage and four salons.

5. An 84' x 100' tower of 16 additional floors, containing 314 sleeping units.

6. One floor of mechanical equipment.

The developer also indicates the development would have a floor space ratio of 2.1. From the sketch plans submitted, the tower would be some 200' in height above the Renfrew Street elevation.

When the previous application was examined, it was considered a development on the said site,having a floor space ratio of 1.85 gross and 13 storeys in height was the maximum that should be permitted at this particular location.

The Technical Planning Board therefore on January 14, 1972, RECOMMENDED that the application be APPROVED and the uses be restricted to a hotel with customarily ancillary facilities, a small amount of retail and office space, restaurant, ancillary parking and loading facilities, and subject to the prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked - "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment, floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.

2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.

3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.

4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.

5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.

6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

cont'd . . .

Clause 8 continued

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The City Planning Commission on January 21, 1972, endorsed this recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

9. Rezoning: N/S of East 41st Avenue between Nanaimo and Clarendon Streets (Standard Oil Company)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. G. Houlden, Standard Oil Company of B.C., requesting an amendment to the Zoning and Development By-law whereby Lot 3, Block 14, D.L. 394, being the north side of East 41st Avenue between Nanaimo and Clarendon Streets, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is 'improving this presently owned lot and consolidating with our operating service station which occupies the adjoining lot and is numbered 2355 East 41st Avenue.'

HISTORY

In the Southeast Sector Commercial Report, which was adopted by Council on March 11, 1958, numerous undeveloped C-1 Commercial lots were rezoned back to RS-1. However the Standard Oil Co. had a service station on Lot 2, immediately to the west of the subject site, having a frontage of 78' on 41st Avenue, and in this report it was recommended that this property remain zoned C-1 Commercial.

In February, 1960, a request from the Standard Oil Company was considered to acquire a 27' strip (then part of Nanaimo Street), to be added to Lot 2; the same to be rezoned C-1 Commercial, giving a site of 100' frontage on 41st Avenue and a depth of 132'. In this same application was a request by Standard Oil for the rezoning of the subject property, at which time it was recommended that Lot 3 be not added to the service station site, as extension of C-1 Commercial zoning was counter to the Southeast Sector Report, approved in principle by Council, and could not be supported to establish further commercial development in the area. Lot 3 was deleted from the application and the 27' strip was approved and added to Lot 2.

Also at that time was a non-conforming grocery store located on the south side of 41st Avenue, east of Nanaimo Street (Lot 4, Block A, D.L. 720), which was subsequently rezoned on June 8, 1964, including the City-owned land, giving a total area of 8,424 square feet, and a new grocery store was built thereon.

Standard Oil has submitted a brief with their application and sketch plans, which indicate Lot 3 is to be developed primarily for off-street parking and better ingress and egress from 41st Avenue to the current site. Their brief states in part:

'BACKGROUND

We purchased the major portion of our present site in 1948 and added to it through the purchase of 27 feet of road allowance from the city in 1960 at which time we constructed our present service station.

LOCATION

The present improved area has a frontage of 100 feet on the north side of 41st Avenue and measures 133 feet on Nanaimo Street. Consolidation with the additional lot will increase the frontage on 41st Avenue to 150 feet, an area considered to be minimum for development of a modern 3-bay service station and to provide safe, easy access to such a station.

The area slopes to the west and to the north. The relocation of the easterly ingress will improve visibility.

cont'd . . .

Clause 9 continued

IMMEDIATE USE

Subject to the extension of the zoning it is our intention to consolidate the property and to improve the utility and appearance of the entire site. These improvements will consist of the following:

1. Paving of the additional area to provide much needed parking space.
2. Landscaping of the new easterly boundary, the rear property line and the southwest corner of the property.
3. The entire blacktopped area (old and new) is to be seal coated to provide a uniform appearance.
4. We intend to move the easterly sidewalk crossing to provide more space between crossing and thus improve access to the pump island.

FUTURE DEVELOPMENT

Since this station is only 10 years old it is not practical for us to consider complete redevelopment at this time. We anticipate that increased business will make such a project essential within the next 5 years. Our future plans are shown on the ground plan and in the elevation plans accompanying this application and they indicate the necessity for this proposed site enlargement. All of the improvements which we propose to make at this time fit into this plan and form the first step toward total redevelopment.

SAFETY

The bus stop is presently located immediately east of our easterly driveway and, in this location, it interferes with access to the service station and creates a very dangerous cross traffic situation. The improvements we are proposing would overcome this difficulty by moving the bus stop to the west between the driveways or to the more normal location on the far side of the intersection.

CONCLUSIONS

In conclusion we consider that the requested extension of our zoning will enable us to beautify and improve the appearance of this station. It will contribute greatly to the safe access to the station and will eliminate a potentially very dangerous conflict created by the location of the bus stop and it will provide the additional area required to accomplish these purposes as well as permitting an orderly redevelopment in the future.'

The Technical Planning Board on January 14th, 1972 recommended that the application be approved, subject to prior compliance by the owners with the following conditions:

1. That Lot 2A and Lot 3 be first consolidated into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by City Council on reports by the Technical Planning Board and the Vancouver City Planning Commission, with the scheme of development to maintain a minimum of a 10' landscaped setback, to be provided along the easterly boundary adjacent to the single family dwelling, and shall include a suitably screened wall; at no time shall the development include a car wash.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Town Planning Commission on January 21st, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

10. Rezoning: N/W Corner of Victoria Drive and 2nd Avenue (C.H. Taboury)

The Director of Planning & Civic Development reports as follows:

"An application has been received from Cornell H. Tabour of 180 West 39th Avenue, requesting an amemdment to the Zoning and Development By-law whereby Lots 7 and 8, Subdivision B, Block 144, D.L. 264A, being the north-west corner of Victoria Drive and 2nd Avenue, would be rezoned from an RT-2 Two Family Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is for a 'service station repair shop'.

The plans submitted with the application indicate a one storey addition, 28.5' x 49'9", for a work shop. The existing structure on the site is approximately 24' x 38'.

HISTORY

A similar application was filed by Mr. Taboury on January 9, 1970, and the following is a report from the Technical Planning Board and the City Planning Commission:

'The Director of Planning reports as follows:

"An application has been received from Mr. C. H. Taboury, 180 West 39th Avenue, requesting an amendment to the Zoning and Development By-law whereby the above-described property would be rezoned from an RT-2 Two Family Dwelling District to a Commercial District for the purpose of 'service station repair shop'.

The subject lots each have a frontage of 33' and a depth of 112.25' and have been occupied for many years with a gasoline service station (non-conforming use).

In 1963 the subject lots together with 2 lots immediately to the north, 2 lots on the north-west corner of 3rd and Victoria and eight lots on the west side of Victoria between 3rd and 4th Avenues, were rezoned from a C-2 Commercial District to an RM-3 Multiple Dwelling District leaving a very old gasoline service station as a non-conforming use.

At the same time, some eleven lots on the east side of Victoria lying between the lane north of 2nd Avenue and the lane south of 3rd Avenue were rezoned from a C-2 Commercial District to an RS-2 One Family Dwelling District again leaving three non-conforming uses, one at the south-east corner of 2nd and Victoria, one on the north-east corner of 3rd and Victoria and one on the south-east corner of 3rd and Victoria.

In 1965 the existing RM-3 zoning lying generally between Commercial and Victoria Drives, Broadway and Venables, was rezoned to RT-2 Two Family Dwelling District.

The applicant has submitted with his application a sketch plan indicating substantial additions to the existing service station building. The proposed additions are to be used as a work shop. They also will retain the two gas pumps on the Victoria Drive frontage of this site.

The sketch plans also indicate the inclusion of the lot immediately to the north (Lot 6) which is also currently zoned RT-2 Two Family Dwelling District and has a frontage of 33' and a depth of 105.25'.

The size of the additions as indicated on the sketch plans are 20' x 53'3" to the west of the existing building and 15' x 24 to the north of the existing building.

cont'd . . .

Clause 10 continued

Site visitations would indicate the existing building is being used for heavy automotive repair and parking of some large trucks and automobiles at the rear of the site.

The Technical Planning Board on February 20, 1970, RECOMMENDED that the application be not approved for the following reasons:

1. There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.

2. There is ample C-2 Commercial zoned property on Commercial Drive which has not been fully developed.

3. Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south west corner of 2nd Avenue and Victoria Drive.

The Town Planning Commission on February 27, 1970, endorsed the recommendation of the Technical Planning Board.'

Following a Public Hearing on August 27, 1970, Council resolved that the application be not approved.

In discussions with the applicant, the Zoning Planner suggested that there was no major difference in this application to that considered by Council in August, 1970,nor was there any major change in the neighbourhood to warrant the rezoning of the property; nor would an automotive repair shop be permitted under the provisions of the Zoning and Development By-law in the C-1 Commercial District. The Zoning Planner further suggested to Mr. Taboury he may wish to submit an appeal to the Board of Variance for minor structural changes to the existing building (which is non-conforming), to upgrade its appearance, including site condition. Mr. Taboury, however, still wished to proceed with his application to rezone.

On January 14, 1972, the Technical Planning Board recommended that this application be NOT APPROVED, for the same reasons as set out in the Technical Planning Board report of March 3, 1970, namely:

1. There has been no major change taken place in the area since this property and others were rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District and ultimately to RT-2 Two Family Dwelling District.

2. There is ampleC-2 Commercial zoned property on Commercial Drive which has not been fully developed.

3. Automotive repair is not considered a compatible use in this area which is generally surrounded by dwellings with the exception of the Fire Hall which is located on the south west corner of 2nd Avenue and Victoria Drive, nor is an automotive repair shop permitted in a C-1 Commercial District.

The City Planning Commission on January 21st, 1972, concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the City Planning Commission.

DELEGATION REQUEST: Mr. C. Taboury

INFORMATION

11. 969 Jervis Street:
Complaint re Garage

On November 19, 1971, Mr. G.S. McLean of Sherwood Lodge Ltd., 985 Jervis Street, wrote to City Council complaining about a dilapidated garage and fence in the rear yard of 969 Jervis Street.

The Director of Permits & Licenses reports as follows:

"969 Jervis Street is a 1½ storey frame building which has been converted to multiple occupancy. The rear yard contains an old frame garage which, though structurally sound, has a poor exterior appearance.

As the complainant states, he has written to the Department of Permits & Licenses on this matter on two previous occasions. Each time inspections have been carried out and Mr. McLean advised of the results. In the first instance the owner of 969 Jervis Street stated that he would improve the exterior appearance of the accessory building, although no City bylaws were being contravened, because of the building's condition. Inspections following the second complaint in October 1971 showed that the owner had not improved the appearance of the building, but that the condition still did not warrant action under any City bylaw, including the Tidy Premises Bylaw, as several old garages of similar standard exist in this area.

Following the most recent complaint, further inspections were made and much the same results obtained. The owner was again asked to improve the general appearance of the accessory building and the fence. Some repairs have been carried out to the fence and minor repairs to the garage, i.e. replacement of several loose boards to prevent the building from being in an unsafe condition. The owner still declines to improve the exterior appearance. It is not felt that any further action can be taken under any City bylaws."

Your Board submits the above reports of the Director of Permits and Licenses for the INFORMATION of Council.

Clauses 1, 3, 5, 6, 7, 9 and 11
" 4 and 10
FOR COUNCIL ACTION SEE PAGE(S) 46

Clause 2 and 8
FOR COUNCIL ACTION SEE PAGE(S) 54

FINANCE MATTERS

RECOMMENDATIONS

1. Purchase of Western Weekly Reports

The Provincial Court Administrator reports as follows:

"District Judge Eckardt is attempting to build up a legal library for the members of the Provincial Courts in Vancouver. One of the most important elements of such a library are the various report services of decided cases - particularly those originating in Canada. One of the most important and useful series is the Western Weekly Reports reporting all significant decisions in the Western Provinces (B.C., Alberta, Saskatchewan and Manitoba). This report service originated in 1911 and it is getting difficult to find used volumes of the early part of this series. The Provincial Court in Vancouver now has an opportunity to purchase the complete 185 volumes of these reports from 1911 through to 1970 for the full price of $1250.00, plus 5% provincial sales tax. This represents about $6.75 per volume as against the new price of $20.00 or more per volume. This series is a necessary element in the Judges' library and such an opportunity may not come along again for some time.

The cost of this series has been included in the Supplemental Estimates - Library for 1972.

RECOMMENDED

that the purchase of the Western Weekly Reports at an estimated cost of $1,312.00 be approved and that the funds be provided in advance of the 1972 Budget approval.

Your Board RECOMMENDS the foregoing report of the Provincial Court Administrator be adopted.

2. Replacement of Electric Typewriter - Electrical Division

The City Engineer reports as follows:

"The 1972 Revenue Budget includes provision for the replacement of an Electric Typewriter, which is 10 years old. Replacement is recommended by the Purchasing Agent under the Typewriter Replacement Program.

The present Remington Electric Typewriter is now in need of repairs which would cost $138.11. The Purchasing Agent has advised that in his opinion the present machine should not be repaired, but should be replaced.

I, therefore, recommend that the Remington Electric Typewriter, presently used by the Electrical Division, be replaced by a new electric machine, at an estimated cost of $600.00, chargeable to Account No. 8061/4305 - New Office Equipment, and that such costs be approved in advance of 1972 Revenue Budget approval."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

RECOMMENDATIONS

3. Temporary Help - Clerk Typist II, Department of Social Planning & Community Development

The Director of Social Planning/Community Development and the Acting Director of Personnel Services reports as follows:

"The Department of SP/CD presently employs three Clerk-Stenographers for secretarial and clerical jobs. During the past couple of months it has been impossible for them to keep pace with the work assigned to them by Departmental staff.

The condition has arisen partly because of the development of new programs in the Department; e.g. Spring Street Project, local initiatives projects and research. Much secretarial assistance is required prior to their being properly staffed. As a result a backlog of work has accumulated and some priority clerical tasks are being neglected.

The Director of SP/CD and the Acting Director of Personnel Services recommend Council approval to employ a Clerk-Typist II in the Department of Social Planning/Community Development, as temporary help, for a period of one month and further recommend that Council approve authorization of the necessary funds for this purpose in advance of Council approval of the 1972 budget of the Department of SP/CD. The estimated additional cost including fringe benefits at 10% is $438."

Your Board RECOMMENDS that Council approve the foregoing recommendations of the Director of SP/CD and the Acting Director of Personnel Services.

4. Investment Matters - (Various Funds) - December 1971

(a) Security transactions during the month of December 1971

(b) Summary of Securities held by the General and Capital Accounts as at December 31, 1971

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Bank Deposit Receipts Purchased for Redemption in December 1971					
Dec. 6	Mercantile Bank of Can.	Dec. 13/71	$1,000,795.89	$1,000,000.00	7	4.15
13	Bank of Montreal	Dec. 31/71	501,055.34	500,000.00	18	4.28
16	Bank of Montreal	Dec. 17/71	500,044.52	500,000.00	1	3.25
17	Bank of B.C.	Dec. 31/71	500,791.10	500,000.00	14	4.125
20	Toronto Dominion Bank	Dec. 28/71	300,272.88	300,000.00	8	4.15
24	Bank of Montreal	Dec. 28/71	500,150.68	500,000.00	4	2.75
22	Bank of B.C.	Dec.31/71	600,610.27	600,000.00	9	4.125
			$3,903,720.68	$3,900,000.00		
	Bank Deposit Receipts Purchased for Redemption in 1972					
Dec. 1	Banque Can. Nationale	Feb. 29/72	$ 505,856.16	$ 500,000.00	90	4.75
2	Banque Can. Nationale	Feb. 28/72	809,258.08	800,000.00	88	4.80
3	Bank of B.C.	Feb. 29/72	404,590.47	400,000.00	88	4.76
13	Royal Bank of Can.	Jan. 31/72	503,054.11	500,000.00	49	4.55
13	Royal Bank of Can.	Feb. 29/72	2,019,745.75	2,000,000.00	78	4.62
13	Royal Bank of Can.	Feb. 16/72	504,131.51	500,000.00	65	4.64
22	Royal Bank of Can.	Feb. 25/72	705,908.77	700,000.00	65	4.74
			$5,452,544.85	$5,400,000.00		

* * * * * * * * * * *

Cont'd....

Clause No. 4 (cont'd.)

TRANSFER DEBT CHARGES EQUALIZATION FUND TO SINKING FUND

Transfer of B.C. Hydro & Power Authority 7% Parity Bonds due September 1, 1975 from Debt Charges Equalization Fund to Sinking Fund to Meet Portfolio Requirements

Date	Type of Security Bonds Transferred	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield
Dec. 31	B.C. Hydro & Power Auth. 7% Parity Bonds	Sept. 1/75	$635,000.00	$102.25	$649,287.50	3/8	6.30

* * * * * * * * * * * *

SINKING FUND TRANSACTIONS

Date	Type of Security Bank Deposit Receipts Purchased	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
Dec. 2	Bank of Montreal	Dec. 3/71	$ 900,073.97	$ 900,000.00	1	3.00
31	Toronto Dominion Bank	Mar.15/72	1,110,058.22	1,100,000.00	75	4.45
			$2,010,132.19	$2,000,000.00		

* * * * * * * * * * * *

TRANSFER CEMETERY PERPETUAL CARE TO SINKING FUND

Transfer of City of Vancouver 5½% Debentures due November 15, 1973 from the Cemetery Perpetual Care Fund to Sinking Fund to meet Portfolio Requirements

Date	Type of Security Debenture Transferred	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield
Dec. 30	City of Vancouver 5½%	Nov.15/73	$1,000.00	$98.255	$982.55	1/11	6.50

* * * * * * * * * * * * * * * *

(b) GENERAL AND CAPITAL ACCOUNT ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts due 1972	$20,876,208.78	$20,600,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$200,000.00	$200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for December, 1971 be confirmed.

5. Employee Suggestion Plan Committee - Library Award

Your Board received the following report from the Employee Suggestion Plan Committee:

'Your Committee has received a letter from the Vancouver Public Library Board dated January 13th, 1972, recommending an aware of $10.00 be made to Mrs. Charlene Dempsey for the suggestion to separate re-useable 4" x 9" manilla envelopes with vertical line to double their use, which suggestion has been adopted.

Continued....

Clause No. 5 (cont'd.)

It is therefore recommended by your Committee, that an award of $10.00 be made to Mrs. Charlene Dempsey for her suggestion, funds for this award to be taken from Account No. 7090/905, set up for this purpose.'

Your Board RECOMMEND that the foregoing recommendation of the Employee Suggestion Plan Committee be adopted.

CONSIDERATIONS

6. Federation of Russian Canadians - Grant

The City Clerk reports as follows:

"A letter has been received from the Federation of Russian Canadians requesting to appear before Council to support a grant request with respect to the rebuilding of the Russian People's Home. The grant is for an unspecified amount to assist in a financial drive to raise $50,000 which is the approximate estimate of damages done to the hall recently.

At the same time, the Organization is also seeking a grant equal to the rental of the Queen Elizabeth Theatre as it intends holding a benefit concert on the afternoon of April 23rd, 1972. The amount of the rental will be $400.

Your Board notes that similar requests for use of the Theatre have been dealt with in the past as follows:

May 2/67	Russian Orthodox Society - Rental Queen Elizabeth Playhouse	$125 approved
May 9/68	CKNW Orphans' Christmas Fund - Rental Queen Elizabeth Theatre	$300 approved
Oct.22/68	Canadian Folk Society - Rental Queen Elizabeth Theatre	$600 not approved

The foregoing requests for grants are submitted for the CONSIDERATION of Council.

DELEGATION REQUEST - FEDERATION OF RUSSIAN CANADIANS.

7. Appointment of Special Committees - 1972

Your Board, in consultation with the City Clerk has reviewed the matter of Special Committees and submits the re-appointment of the following Committees for the CONSIDERATION of Council:

a) Remembrance Day Observance Committee
(Alderman Wilson and representatives of servicemens' organizations)

b) Entertainment and Civic Recognition - with power to act
(City Clerk and Executive Assistant to Mayor)
(Note - Eight (8) affirmative votes required to approve)

c) Locarno - Jericho Extension
(Alderman Phillips and Commissioner Livingstone)
Negotiations with Federal Government re 38 acres.

d) R.C.M.P. - Jericho Site
(Alderman Broome)
This Committee of one was set up to negotiate with respect to the R.C.M.P. property at 3875 Point Grey Road.

Continued.....

Clause No. 7 (cont'd.)

e) Multi-Service Care Facility
(Aldermen Linnell, Bird and Hardwick)
Committee appointed to discuss with certain Ministers of the Provincial Government, proposals with respect to financing and policies of multi-service care facility.

f) In-Camera Meetings
(Aldermen Linnell, Phillips and Rankin)

g) Private Hospital Claims
(Aldermen Wilson and Hardwick)
Appointed to discuss the subject matter with other municipalities and either in conjunction with the municipalities or alone, take the matter up with the Provincial Government.

h) Bond Issues
(Alderman Adams, Board of Administration and Director of Finance)
Appointed to review bond issue offers.

FOR COUNCIL ACTION SEE PAGE(S) 47

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JANUARY 28, 1972

RECOMMENDATION

1. Salary and Classification Review - Two Positions, Works and Buildings Division, Board of Parks and Public Recreation

The Acting Director of Personnel Services reports as follows:

"At the request of the Supervisor of Works and Buildings Division, I have reviewed the duties and responsibilities of the position of Building Services Supervisor I.

This position was reviewed in 1970 and the Board of Administration on August 21st, 1970 approved my report recommending no change in salary or classification as the duties and responsibilities of this position were within the classification of Building Services Supervisor I.

However, the Superintendent of Parks now reports that "recent changes in operation and personnel in the Stanley Park Service Yard have necessitated reassignment of duties formerly undertaken by the Service Yard Supervisor." He advises that the position of Supervisor of Service Yard has been vacant for some time and therefore the responsibility of supervising a Foreman I in charge of the scavenging section was assigned to the Building Services Supervisor I.

The Superintendent of Parks also reports that there is no necessity to retain the position of Supervisor of Service Yard. I therefore recommend that this position be abolished.

The Foreman I position described above has been recently reviewed and the Board of Administration on January 3rd, 1972 approved my recommendation of no change in salary or classification for this position.

My recent review reveals that the incumbent performs administrative and supervisory work involving the responsibility for janitorial, custodial and minor maintenance work in moderately large Park Board buildings and subsidiary offices and facilities. In addition, he now supervises a Foreman I (Pay Grade 21) who is in charge of the scavenging section. An employee of this class hires, trains and supervises permanent and casual staff, investigates and recommends maintenance repairs and engages contractors for minor repairs as required. This work now exceeds the Building Services Supervisor I classification and accordingly I have prepared a new class specification of Building Services Supervisor - Park Board, No. 625-3 to accurately reflect the duties performed. This position is equitably rated internally at Pay Grade 23 ($735-883) for a 40 hour week and I recommend that it be so classified effective July 1st, 1971.

This position will continue to be excluded from the bargaining unit.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 23% will be $723. The Comptroller of Accounts advises that the additional funds estimated at $361. for six (6) months in 1971 and $723 for 1972 will be provided for in the 1972 Park Board Budget.

This report has been discussed with the Superintendent of Parks who is in agreement."

Cont'd.....

REGULAR REPORT (continued)

Clause No. 1 (continued)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
A. Robinson	Building Services Supervisor I P.G. 20($643-772) Plus 8% for longer hours	Building Services Supervisor - Park Board P.G. 23($735-883) ($843-883)* (For a 40 hr. week)	July 1/71
Vacant	Supervisor of Service Yard P.G. 26($843-1013)	ABOLISH	When Adopted

* Effective range as per Regulation 160-1(a)

YOUR BOARD

RECOMMENDS that

(1) The foregoing recommendations of the Acting Director of Personnel Services be adopted;

(2) Class Specification No. 625-3 "Building Services Supervisor - Park Board" be approved;

(3) Class Specification No. 1025 "Supervisor of Service Yard" be abolished.

FOR COUNCIL ACTION SEE PAGE(S) 47

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 4, 1972

RECOMMENDATIONS

1. Acquisition for Widening
1051 East 37th Avenue

The Supervisor of Property & Insurance reports as follows:

"On September 21st, 1971, City Council considered a report of the City Engineer regarding the question of the possible widening of 37th Avenue between Fraser Street and Inverness Street. It was resolved as follows:

THAT (a) City-owned lots involved and advertised for sale, referred to in the Board of Administration report of June 8th 1971, be withdrawn from sale;

(b) The City Engineer prepare plans and report back to Council with respect to the development of 50-foot street;

(c) The required action be taken with regard to establishment of a building line on the north side of 37th Avenue affected;

(d) The appropriate action be taken to sell off the balance of City-owned lots not required for the widening.

The foregoing resolution would indicate approval in principle by City Council of the acquisition of the properties which will be affected by the proposed building line. A further report as per (b) above is to be submitted by the City Engineer at an early date regarding the development of a 50-foot road allowance.

It is understood that the City Engineer will recommend that the Supervisor of Property & Insurance be authorized to commence negotiations immediately for the acquisition of private lands on the N/S of 37th Avenue and upon establishment of the required widening strips, the City Engineer will proceed with the relocation of pavements and curbs on the 50 ft. road allowance. Funds are to be provided for the foregoing in the 1972 Capital Programme.

It is noted that City Council on October 5th 1971 approved the Board of Administration report of October 1st, 1971 recommending acquisition of Lot 18, Block 12, D.L.s 668 to 670, known as 5332 Windsor Street for the future widening of 37th Avenue.

The owners of Lot 19, Block 12, D.L.s 668 to 670, known as 1051 East 37th Avenue, have made enquiry concerning the purchase of this property by the City. Said property will have to be acquired for the development of a 50-foot road allowance. These parties were opposed to the project and now wish to sell. Due to the aforesaid action of Council, it is unlikely that a buyer can be found.

These premises comprise a one-storey frame dwelling with a main floor area of approximately 1050 square feet, erected in 1964 on a lot 33' by 100', zoned RS-1. The dwelling contains 5 rooms, has a fireplace in the living room, built-in electric range and oven in the kitchen, 5 plumbing fixtures, patent shingle roof, stucco and stone exterior, concrete foundation and full basement, and is heated by an automatic gas-fired furnace. At the rear of the dwelling is an attached carport with sundeck over. This dwelling is in excellent condition.

(Continued)

Clause No. 1 (Continued)

Following negotiations with the owners, they have agreed to sell for the sum of $30,000.00 as of January 31, 1972, subject to rent-free possession to March 31, 1972. This price is considered to be fair and equitable and is substantiated by an independent valuation. When the owners vacate, it is proposed to rent this property until removal of the dwelling is made necessary to facilitate development of the project.

It is suggested that, pending receipt of the City Engineer's report and the establishment of the widening of 37th Avenue as a Capital Project, property acquisitions be charged to the Land Purchase Fund for Future Civic Purposes.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $30,000.00 on the foregoing basis, chargeable to code #561/2902.

Your Board,

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Tender Parking Site, Ptns. Block 112, and 113, D.L. 541, within cloverleaf area, situated the North end Granville Bridge

The Supervisor of Property and Insurance reports as follows:

"On November 30th, 1971, City Council considered a report from the Supervisor of Property and Insurance respecting the results of a tender call for parking within the cloverleaf area situated at the North end of Granville Bridge.

Of the 5 bids received, that of Dominion Vancouver Motors Limited was in the amount of $1,005.00 per month, and that of the Cecil Motor Hotel was in the amount of $1,000.00 per month. These bids represented the best return to the City. After consideration of the report and the hearing of delegations from both Dominion Vancouver Motors and the Cecil Motor Hotel, Council instructed that the Supervisor of Property and Insurance negotiate with the two parties in an endeavour to arrange a mutually satisfactory lease. The Supervisor of Property and Insurance advises Council that successful negotiations have been concluded and that two separate leases will be drawn for use of the subject site on the basis of the attached sketch. Each party will pay a monthly rental of $502.50 per month.

Both leases require that the City be named as an insured in the amount of not less than $300,000.00, inclusive limits, both tenants are to share responsibilities for repair and maintenance of access to their sites.

The Dominion Vancouver Motors Limited lease also requires that they be responsible for the installation of approximately 40 feet of fencing to the satisfaction of the Supervisor of Property and Insurance.

Both leases are to commence from January 1st, 1972 and are to be for a term of 5 years, subject to a rental review at 2½ years, each lessee to bear all expenses except property taxes.

(Continued)

Clause No. 2 (Continued)

RECOMMENDED that leases be drawn for Dominion Vancouver Motors Limited and Cecil Motor Hotel on the basis of the foregoing report to the satisfaction of Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Replotting
S.E. Sector, 7115 Boundary Road

The Supervisor of Property and Insurance reports as follows:

"The Lot 26, Blocks 1 to 3, NE¼ D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

These premises comprise a 2 storey non-basement frame dwelling, with a main floor area of 816 sq. ft., erected in 1963 on a lot 62' x 374.93', zoned RS-1. The dwelling contains 3 rooms plus a den and storage area on the main floor, 3 rooms on the 2nd floor, 6 plumbing fixtures, part shake roof and part tar and gravel roof, stucco and wood siding exterior, concrete foundation and heat is supplied by an automatic gas-fired furnace. The dwelling, which is in good condition for age and type, also has an attached carport with sundeck. A landscape and nursery business is carried on at this site and accessory buildings include 4 greenhouses and 2 sheds of various sizes and conditions.

Following negotiations with the owners, they have agreed to sell for the sum of $58,000.00 as of February 15th, 1972, subject to the owners retaining rent-free possession to April 30th, 1972 and thereafter, paying a rent of $150.00 per month. Also the City is to purchase the unsold shrubs and plants, as of July 31st, 1972, at a wholesale price to be determined by a member of the Nursery Association and a qualified employee of the Board of Parks and Public Recreation. Arrangements are being made in this regard. This settlement price is considered to be realistic and is endorsed by the City Solicitor. The above rental will continue until vacant possession is obtained by the City, on July 31, 1972.

Prior to reaching settlement with the owners, as set out above, a final offer of $55,000.00 was made as a precursor to obtaining authority to expropriate. With a view to avoiding expropriation proceedings, the owners, who had been asking $65,000.00, submitted a counter-offer to sell at $58,000.00 on the foregoing basis.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above-described property for the sum of $58,000.00 on the foregoing basis chargeable to Code #4906/268."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Marine Insurance Coverage

The Supervisor of Property & Insurance reports as follows:

"The City's annual Marine Policy insuring the City Police and Fire boats, expires on February 20, 1972. The present insurance provides standard Marine, Hull, Machinery & Equipment coverage, Ship to Ship Collision and also contains a $250.00 deductible clause on all four vessels. The present broker, H. A. Roberts Insurance Agencies Limited, have placed the existing cover with underwriters at Lloyds. The current annual premium is $4,636.13 and was determined on the basis of values submitted by an independent appraisal in December, 1970.

Prior to calling for tenders to renew the Fleet coverage, Marine Surveyors of Western Canada were requested to re-appraise the value of the two larger vessels on the basis of current replacement value. This resulted in an approximate 31% increase in the insurable value of the vessels. On January 31, 1972, tenders were opened at a Board of Administration meeting in accordance with the standard procedures. Three quotations were received and all were on behalf of Underwriters at Lloyds, London. They are as follows:

(A)	Macaulay Nicolls Maitland & Co. Ltd.	$6,159.75
(B)	Vancouver Holdings (B.C.) Limited	6,232.00
(C)	H.A. Roberts Insurance Agencies Ltd.	6,232.21

The quotations have varied from past coverage inasmuch as the two fireboats will be subject to a $500.00 deductible for each loss. The Supervisor of Property & Insurance has questioned the insurance industry with respect to the application of the higher deductible and has ascertained that primarily due to inflation, Lloyds Underwriters have deemed it necessary to apply larger deductible on risks of greater monetary value.

RECOMMENDED that low quotation (A) in the amount of $6,159.75, submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds be accepted, and that the firm of Macaulay, Nicolls, Maitland be appointed to act as the City's Marine Broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 47

CITY OF VANCOUVER

SPECIAL COUNCIL - February 10, 1972

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, February 10, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, and Sweeney.

ABSENT: Ald. Adams (Leave of Absence), Ald. Wilson

CLERK TO THE COUNCIL: R. Henry.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. S/W Corner of 48th Avenue and Oak Street

An application was received from Mr. Tanaka, of D. M. Sarter, Architect, for Mr. and Mrs. Samuels, to rezone Lots 11 and 12, Subdivision 13, Block 10, D.L. 526, situated on the south-west corner of 48th Avenue and Oak Street,

From: RS-1 One-family Dwelling District
To: CD-1 Comprehensive Development District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, with the uses restricted to townhouses only and customarily ancillary uses, subject to prior compliance by the owners with the following conditions:

1. The lots to be first consolidated into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on the architectural features, with the scheme of development not to be materially different from that submitted by D. M. Sarter, Architect, under date received by the Planning Department of October 14, 1971, and noted as Job #7149.

(continued)

S/W Corner of 48th Avenue
and Oak Street (continued)

3. The floor space ratio not to exceed 0.40 gross, but excluding underground parking and ancillary storage area and access to the underground parking.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

There was no one present to oppose the application.

MOVED by Alderman Broome,
THAT the foregoing application by Mr. Tanaka be approved, subject to the foregoing conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED.

2. N/S of S.E. Marine Drive between
Main and Sophia Streets

An application was received from Texaco Canada Limited, to rezone Lots 45 and 45, Block 3, D.L. 313, situated on the north side of S.E. Marine Drive between Main and Sophia Streets,

From: RS-1 One-family Dwelling District
To: C-1 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, subject to prior compliance by the owners with the following conditions:

1. Lot 6 and Lots 45 and 46 to be first consolidated into one parcel and so registered in the Land Registry Office, subject to satisfactory arrangements being made through the City Engineer regarding the easement on the easterly boundary of Lot 6.

2. The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping on the site, particularly the area adjacent to the single-family homes, and having a suitably designed building in keeping with the general area.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

MOVED by Alderman Bird,
THAT the foregoing application from Texaco Canada Limited be approved, subject to the foregoing conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED.

Aldermen Calder and Rankin arrived at the Special Council meeting at this point.

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3. Area bounded by Pender, Keefer, Gore and Jackson Streets

An application was received from the Director of Planning and Civic Development, with respect to Lots A, B, C and D, Block 122, D.L. 196, situated on blocks bounded by Pender, Keefer, Gore and Jackson Streets. The application is to amend By-law #4393, Section 2A, by adding the following use: "a building or use essential in this district required by a public authority" (i.e., a firehall).

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, However, Council's attention was drawn to a letter from the Vancouver City Planning Commission, in which it was pointed out that its recommendation was made for the purpose of permitting a fire hall only, and that no other public use was envisaged.

The Director of Planning and Civic Development, with the aid of maps, gave an explanation of the application. The Fire Chief, who also was present, gave details of the proposed fire hall, and also the existing situation with respect to fire halls in the area.

Council received the following delegations, speaking against the application:

1. Mr. H.E.S. Fan, representing various residents of the area;

2. Mr. H. Con and Mr. S. Lee, representing various residents in the area. Brief and petition filed;

3. Mrs. J. Adams;

4. Mr. Jeffrey Hoy, representing the Chau Luen Society of Vancouver.

Council also noted that a letter from Pender Realty and Insurance Agencies Ltd. also opposed the application.

MOVED by Alderman Bird,
THAT the foregoing application by the Director of Planning and Civic Development be approved.

- CARRIED.

4. N/E Corner of 58th Avenue and Kerr Street

An application was received from the Director of Planning and Civic Development, with respect to Lots 3 and 4 of Lot A, D.L. 334,

(continued)

N/E Corner of 58th Avenue
and Kerr Street (cont'd)

situated on the north-east corner of 58th Avenue and Kerr Street, to amend By-law #4550, Section 2, by adding the following use: "a personal care home."

The Technical Planning Board and Vancouver City Planning Commission recommended approval of the application.

There was no one present to oppose the application.

MOVED by Alderman Hardwick,
THAT the foregoing application by the Director of Planning and Civic Development be approved.

- CARRIED.

5. Area on East Side of Denman
Street between Nelson and Comox Streets

An application was received from Mr. W. A. Street, with respect to Lot A, Block 59, D.L. 185, situated on the east side of Denman Street between Nelson and Comox Streets. The application is to amend By-law #4295, Section 2(a), by deleting the following use "a high-rise apartment building" and substituting the following: "a high-rise hotel building."

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the application.

Council noted a letter from Denman Place Merchants' Association supporting the application, and advising that existing parking facilities in Denman Place are more than adequate to handle any business increase.

Parking requirements for the building were discussed as Council had been advised previously by the Technical Planning Board that an off-street parking study is underway as part of the overall Downtown Zoning Study.

MOVED by Alderman Broome,
THAT the foregoing application by Mr. Street be approved.

(Amended)

MOVED by Alderman Linnell, in amendment,
THAT the following words be added to Alderman Broome's motion after the word 'approved':

"subject to 98 additional parking
spaces being provided by the applicant."

(not put)

(continued)

Area on the East Side of Denman Street
between Nelson and Comox Streets (cont'd)

MOVED by Alderman Bird, in amendment to the amendment,
THAT the following words be added to Alderman Broome's motion after the word 'approved':

> "subject to the applicant complying with the necessary parking requirements when the new parking study report is received."

- CARRIED.

The motion by Alderman Broome, as amended by Alderman Bird, was put and CARRIED, as follows:

> "THAT the foregoing application by Mr. Street be approved, subject to the applicant complying with the necessary parking requirements when the new parking regulation report is received."

(Alderman Linnell and Alderman Rankin recorded in the negative.)

When the question was raised, the Council noted that three readings of the by-law would not be given until the parking report is received by Council in June of this year.

MOVED by Alderman Bird,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Hardwick,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

Celebrations on
City Streets: Chinatown

The Board of Administration submitted a report, dated February 10, 1972, in which the City Engineer advised that a request had been received to have celebrations on street allowances on February 14 and 15, for the purpose of celebrating the Chinese New Year. The activites will take place on the west side of Abbott, between Pender Street and the lane north.

The Board of Administration submitted the following recommendation of the City Engineer, for consideration of Council:

(Continued)

Celebrations on City Streets:
Chinatown (continued)

"RECOMMENDED that Mr. Sammy Kee and the Lotus Gardens be permitted to hold a Lion Dance and celebration on Abbott Street between 6:00 P.M. and 9:00 P.M. on Monday, February 14, 1972, provided that:-

(1) The event be contained to the west side of Abbott Street between Pender Street and the lane north.

(2) All costs of signing and barricading be borne by the applicant.

(3) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from holding this event.

(4) The cost of any additional street cleaning over and above normal street cleaning be borne by the applicant."

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the foregoing request by Mr. Sammy Kee be approved, in accordance with conditions set out by the City Engineer.

- CARRIED.

Street Parades:
Central District

MOVED by Alderman Broome,
SECONDED by Alderman Rankin,
THAT the existing policy of Council approving parades in the central district be changed, so that such requests be left in the hands of the Board of Administration for approval; however, if approval should not be given, the request be submitted to City Council.

FURTHER, THAT the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Street and Traffic By-law.

- CARRIED.

The Council adjourned at approximately 3:10 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing), dated February 10, 1972, adopted on February 22nd, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 15, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence)
Alderman Hardwick

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of Mr. Laird.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Phillips,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 8, 1972, be adopted, after a change to the resolution on Page 2, re 1972 Assessment Roll, in order to clarify the intent. The resolution, therefore, is to be changed to read as follows:

"MOVED by Alderman Phillips,
THAT the Council appeal again to the Provincial government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, *and vacant lands, *as well as residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities."

* Changes made.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND
BOARD OF ADMINISTRATION AND OTHER REPORTS

Block 42/52 Development

The Board of Administration, under date of February 9, 1972, submitted a report regarding the Block 42/52 Development, particularly in respect of design of the IBM Tower, changes in design, and pedestrian ground levels. Representatives of the developer, architects and construction company were present, and explanations were given by one of the architects and the developer.

MOVED by Alderman Phillips,
THAT the Council, through the Corporation Counsel and the Director of Planning and Civic Development, make representations to the developer to seek:

a. improved pedestrian interest on the Granville Street and Howe Street facades particularly, i.e.:

   i. more retail continuity, including variety of small stores

   ii. more amenity in terms of arcades adding to the sidewalk space and interest;

b. improved internal mall size and interrelation between Georgia and Dunsmuir Street mall levels;

c. improvements in design to ensure that Phase I of the Block 42 development has an architectural cohesion pending development of later stages;

d. satisfactory treatment of core structure roof;

and report back to the Council the result of these discussions, and in regard to the City's position in these matters as per the prevailing agreement.

- CARRIED.

REPORT REFERENCE

Medical Health Officer and Director of Welfare and Rehabilitation — Interim Detoxification Unit

(Clause 2, Board of Administration report (Social) Service and Health Matters), dated February 11, 1972, refers.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
General Report, February 11, 1972

Works and Utility Matters

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Works and Utility Matters), dated February 11, 1972, be adopted.

- CARRIED.

Social Service and
Health Matters

Community Care Facilities
Licensing Act
(Clause 1)

The Board of Administration reported, under date of February 11, 1972, as follows, in connection with the Community Care Facilities Licensing Act:

'The Medical Health Officer reports as follows:

"Council on November 9, 1971, resolved that "the Chairman of the Standing Committee on Health and Welfare make direct representations to the Minister of Health Services on this matter". On December 3, 1971, Alderman Linnell, accompanied by the Director of Welfare Services and the Medical Health Officer, presented the City's problems to Mr. Loffmark.

On January 14, 1972, a reply was received from the Deputy Minister of Health directed to the Medical Health Officer. (This letter is appended). The Minister appears to be offering the service of two half-time nurses, the temporary service for one year of the remaining Vancouver-based staff member of the Community Care Facilities Licensing Board. No offer of clerical services was made, and no reference was made to proposed changes in the Act which would clarify the uncertainty of inspectional responsibility and staffing.

In the report to Council dated November 9, 1971, the Director of Welfare Services and the Medical Health Officer recommended that a minimal program must at least include the equivalent of two professional and one clerical person.

Alderman Linnell has replied to the Minister of Health (see attached letter). Your attention is drawn to the last paragraph of this letter wherein Alderman Linnell indicated that the matter must again be submitted to Council for consideration."

Your Board submits the above report for Council CONSIDERATION.'

MOVED by Alderman Linnell,
That the Council accept the arrangement proposed and referred to particularly in her communication to the Minister of Health Services and Hospital Insurance, under date of February 3, 1972.

(Referred)

MOVED by Alderman Broome,
THAT the foregoing motion of Alderman Linnell be referred back to the Board of Administration for further report, having in mind the financial and legal implications.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and
Health Matters (continued)

Interim Detoxification Unit
115 East Cordova Street
(Clause 2)

MOVED by Alderman Broome,
THAT this clause of the Board of Administration report (Social Service and Health Matters), dated February 11, 1972, be received for information.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently recessed to reconvene in open session at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Hardwick

BOARD OF ADMINISTRATION AND OTHER REPORTS (CONT'D)

General Report, February 11 (cont'd)

Harbours and Parks Matters

Maintenance of Thornton Park

In connection with the matter of maintenance of Thornton Park, raised by the Burlington Northern Inc. and referred to in the report of the Board of Administration (Harbours and Parks matters), dated February 11, 1972, it was,

MOVED by Ald. Bird,
THAT this clause be received.

(amended)

MOVED by Ald. Wilson, in amendment,
THAT the following words be added to the motion of Alderman Bird:

'and that no action be taken to approve the request of the Company at this time'.

- CARRIED

The motion as amended, and reading as follows, was put and CARRIED:

"THAT this clause be received and that no action be taken to approve the request of the Company at this time".

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning Matters

Basement Unit:
2938 Fraser Street (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease (Clause 4)

MOVED by Ald. Linnell
THAT consideration of this clause be tabled pending receipt of a Board report on the parking situation re Blocks 52 and 42, as referred to in Downtown Parking Corporation letter dated February 8, 1972, which the Alderman has referred to the Board of Administration.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated February 11, 1972, Clauses 1, and 5 be adopted and Clause 3 received for information.

- CARRIED

Finance Matters

Financial Assistance re Annual Meeting:
Canadian Figure Skating Association
(Clause 3)

The Council considered a request from Mrs. Yvonne Busch and Mrs. E. Mar for financial assistance in regard to the annual meeting of the Canadian Figure Skating Association to be held in Vancouver, May 11th to 14th, 1972.

After due consideration no action was taken to approve this request.

U.B.C.M. Services (Clause 4)

In respect of additional U.B.C.M. Services, referred to in this Clause, it was,

MOVED by Ald. Bird,
THAT the Union of British Columbia Municipalities be advised that the City of Vancouver does not require the additional U.B.C.M. services proposed.

- CARRIED

Metropolitan Ambulance Services Ltd:
Contract (Clause 5)

MOVED by Ald. Rankin,
THAT the recommendations in this clause be approved and no further action be taken at this time in respect of change in the City ambulance rate structure.

- CARRIED

(Alderman Linnell recorded in the negative)

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Metropolitan Ambulance Services Ltd.
Contract (cont'd)

MOVED by Ald. Broome, in amendment,
THAT the recommendations in this clause be approved and the various City ambulance rates be increased by $5.00, with the exception of morgue services which be increased from $12.00 to $15.00;

FURTHER THAT the proposed increases be subject to approval of the Provincial Government as necessary.

- LOST

(The amendment of Alderman Broome was put and LOST.)

(The motion of Alderman Rankin was put and CARRIED.)

Balance of Finance Matters

MOVED by Ald. Sweeney,
THAT Clauses 1, 2 and 6 of the report of the Board of Administration (Finance matters), dated February 11, 1972, be adopted.

- CARRIED

B. Property Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Property matters), dated February 11, 1972, Clauses 1, 2, 3 and 5 be adopted and Clause 4 received for information.

- CARRIED

C. Alterations to Existing Gasoline Service Stations (Texaco Canada Ltd. and Gulf Oil of Canada Limited)

MOVED by Ald. Calder,
THAT development permit applications referred to in report of the Director of Planning and Civic Development, submitted by the Board of Administration under date of February 9, 1972, in respect of Texaco Canada Ltd. and Gulf Oil of Canada Ltd., be approved, subject to the various conditions which pertain in each case, as referred to in the Director of Planning and Civic Development's report.

- CARRIED

E. Probation Services: Reorganization

The Board of Administration, under date of February 11, 1972, submitted the following report:

"City Council at its meeting on July 27th, 1971 approved a report dealing with the reorganization of the Provincial Courts Department.

Prior to adoption of that report, the Provincial Courts (Family Division) were the responsibility of the Chief Probation Officer. City Council by its action of July 27th, 1971 combined all Provincial Courts in the City of Vancouver (Criminal, Traffic and Family Division) in to one Department under the control of the District Judge, with a City Department Head responsible to him for the effectiveness of the operation, and maintenance of the level of service.

The changes in the administration of the Provincial Courts (Family Division) have been completed: the Chief Probation Officer now has no further responsibility in the matter.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Probation Services:
Reorganization (cont'd)

Mr. G.C. Stevens, formerly the Chief Probation Officer, retired from City service effective May 31st, 1971 and since that date Mr. J. Gillis has been acting as Chief Probation Officer.

At the request of your Board, the Acting Director of Personnel Services has reviewed the class specification of the Chief Probation Officer and the class specifications of the Assistant Chief Probation Officers. His report is included below.

The Administrative Analyst has reviewed the organization, and recommends that the Department be organized as shown in the attached chart, and in addition that the name of the Department be changed to 'Probation Services Department'.

He recommends that the Probation service, formerly supervised by two Assistant Chief Probation Officers (one for the Family Division, and one for the Juvenile Division) be supervised by one Assistant Chief Probation Officer. The staff establishment recommended, therefore, is forty-four (44), a reduction of one position from that now authorized.

The Acting Director of Personnel Services reports as follows:

'One Position - Chief Probation Officer

As illustrated above, the position of Chief Probation Officer no longer carries the responsibility of Court Clerk for the Provincial Court of B.C. (Family Division). All other responsibilities attached to the position, that is, responsibility for probation services including the Juvenile Detention Home, will basically remain unaltered although obviously the incumbent will have proportionately greater time to devote to them.

Accordingly, I have revised Class Specification No. 311, "Chief Probation Officer" deleting reference to Court Clerk responsibilities and introducing other minor editorial refinements. Effective January 1, 1970, this position was upgraded from Pay Grade 36 to 37 based on the recommendation of Woods, Gordon and Company. In recognition of the decrease in responsibility noted above, I recommend that this position be reduced back to Pay Grade 36 effective when adopted. This position will remain excluded from the collective agreement.

Two Positions - Assistant Chief Probation Officer

The Administrative Analyst's recommendation is to abolish the two positions of Assistant Chief Probation Officer, one position being responsible for juvenile and the other for family probation matters, and to establish one new Assistant Chief Probation Officer position encompassing both elements.

The incumbent of this position will function at the Division Head level (Family and Juvenile Services Division) and will be generally responsible for the following: (1) Assisting the Chief Probation Officer in the overall development and management of the probation program (N.B. does not include responsibilities in connection with the Juvenile Detention Home), (2) Reviewing the developing of new or improved methods or procedures, forms and training programs, (3) Authorizing release of juveniles from custody prior to legal disposition (this requires that the incumbent be commissioned as a Justice of the Peace), and (4) Meeting with judges and prosecutors regarding policies and procedures and the interpretation of new or proposed legislation.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Probation Services:
Reorganization (cont'd)

The classification of Assistant Chief Probation Officer is currently rated at Pay Grade 28, being last reviewed in 1967 when the Department was reorganized. Based on the increase in responsibility exemplified by the amalgamation under one position of the Juvenile and Family probation functions, I recommend that the new position of Assistant Chief Probation Officer be rated at Pay Grade 30 ($1013 - 1212) effective when adopted. A revised class specification is attached.

The probationary period would be one year.

This position is to be excluded from the bargaining unit.

The positions of "Assistant Superintendent, Juvenile Detention Home" and "Probation Officer III" will be the subject of a later report.

This report has been discussed with the Acting Chief Probation Officer who concurs herein.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant (Presently filled on an Acting basis by J. Gillis)	Chief Probation Officer P.G. 37 ($1380-1642)	Chief Probation Officer P.G. 36 ($1321-1572)	When adopted
A. Cobbin J. Gillis	Assistant Chief Probation Officer P.G. 28 ($1013-1104) *	Abolish	When vacant
New Position		Assistant Chief Probation Officer P.G. 30 ($1060-1212) *	When adopted

* Effective range under Personnel Regulation 160-1(a)(2)

1971 2nd Half Rates

Summary of Recommendations

Your Board RECOMMEND that:

(i) upon adoption of this report the name of the Department be changed to 'Probation Services Department';

(ii) the number of permanently established staff positions for the Probation Service and Juvenile Detention Home Department be forty-four (44), and that the organization be as illustrated under the heading 'Proposed' on the attached chart;

(iii) the report of the Acting Director of Personnel Services be adopted;

(iv) the present vacant position of Chief Probation Officer be advertised and posted in accordance with Council policy."

MOVED by Ald. Bird,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of the Standing Committee on Planning and Development, February 3, 1972

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated February 3, 1972, be adopted and the Director of Planning and Civic Development and the City Engineer be requested to report back to Council, within three weeks, on the various matters contained in Clause 2 in respect of Beautification: Hastings Street, Cambie to Carrall.

- CARRIED

MOVED by Ald. Broome,
THAT the communication from the Chairman of the Historic Area Advisory Board, forwarding a resolution that the City transfer to the Park Board, the care, custody and maintenance of Blood Alley Square for development as a Mini-Park, be received.

- CARRIED

F. Report of the Standing Committee on General Purposes, February 3, 1972

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes dated February 3, 1972, be adopted.

- CARRIED

G. Report of Special Committee re New Social Allowance Rates, February 9

MOVED by Ald. Broome,
THAT the information filed with Council on behalf of the Special Committee re New Social Allowance Rates, and the subject of a brief to the Minister of Rehabilitation and Social Improvement setting out the City's position, and presented at a meeting held with the Minister on February 7th, be received for information.

- CARRIED

H. Report of Official Traffic Commission January 31, 1972

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission dated January 31, 1972, be adopted.

- CARRIED

I. Site No. 17: Champlain Heights

The Board of Administration, under date of February 9, 1972, submitted the following report:

'The Director of Planning and Civic Development and the Supervisor of Property and Insurance report as follows:

"On November 16th 1971 City Council approved a Board of Administration recommendation that Site No. 17 be awarded to Embassy Estates Limited subject to the provision of a performance bond for completion by August, 1972.

Council will recall that in Embassy's submitted letter dated November 12th, 1971, they advised that their proposal would be developed under a joint venture agreement between the Embassy Group of Companies and Bramalea-Wescorp Developments Ltd.

To date, Bramalea-Wescorp Developments Limited and Embassy Estates have:

1. made an application for a development permit; the processing of which is nearly complete;

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Site No. 17:
Champlain Heights (cont'd)

2. prepared concurrently, building drawings for preliminary discussions with the Building Division of the Department of Permits and Licenses with a view to expediting the issuance of a Building Permit;

3. paid the City 5% of the total price of the land as a matter of good faith;

4. obtained a commitment from Central Mortgage and Housing Corporation which requires Embassy to make a start on construction by February 19th 1972. Embassy are optomistic that they will be able to maintain this tight schedule;

5. have agreed to the terms of sale, namely:

   (a) sale price of $457,090.00
   (b) terms - ¼ down, balance on or before September 30th 1972 at 9% interest
   (c) subject to a public utility easement over the South 20 feet as per Plan LE 3522
   (d) subject to a bulkhead agreement above grade
   (e) date of sale to be in 90 days from date of Council's original approval (November 16th 1971) or the date of issuance of a development permit, whichever is the sooner.

The Law Department suggests that in this particular case, an option to repurchase in favour of the City would be a better remedy in the event of default, than supplying a performance bond.

It is recommended that the developers, Bramalea-Wescorp Developments Limited and Embassy Estates Limited be required to enter into a contract with the City by which they agree to complete all foundations for the housing complex by May 30th 1972 and complete construction of the housing complex before August 31st, 1972. In the event that the developers fail to complete construction to the points specified by the specified dates, the City shall have the right to repurchase the property at the original sales price.

It is suggested that such a contract and option to repurchase would ensure, as far as is reasonably possible, that the developers are financially committed to construct the housing project as agreed.

The developers have agreed to grant such an option to repurchase.

It is RECOMMENDED that City Council:

1. Approve the terms of sale for Site #17 to Bramalea-Wescorp Developments Ltd. and Embassy Estates Ltd. as outlined in this report.

2. Approve the option to repurchase along the lines outlined in this report in lieu of the provision of a performance bond."

Your Board RECOMMENDS that the joint report of the Director of Planning and Civic Development and the Supervisor of Property & Insurance be approved subject to an agreement satisfactory to the Corporation Counsel.'

MOVED by Ald. Bird,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Report of the Standing Committee on Finance, February 10, 1972

MOVED by Ald. Broome,
THAT, in respect of the report of the Standing Committee on Finance, dated February 10, 1972, Clauses 1 and 2 be adopted and Clause 3 received for information.

- CARRIED

In connection with Clause 2 of this report in respect of School Budget: Increased Costs, the City Clerk reported a petition arrangement was put into effect in his office as of Friday last and to date there is one signature.

K. National Research Council (Membership of Deputy City Engineer on Sub-Committee)

The Board of Administration, under date of February 14, 1972, submitted the following report:

' The City Engineer reports as follows:

" A sub-committee of the National Research Council is being formed to deal with engineering problems encountered in urban areas. The sub-committee will consider matters such as sand and gravel reserves, pavement design and maintenance, waste disposal, snow and ice removal, studded tires, excavations, etc. A number of representatives of universities in Canada as well as engineers from several cities have been asked to be members of the sub-committee. Mr. W. Curtis, the Deputy City Engineer, has been asked to serve on this sub-committee for three years.

The sub-committee expects to meet in Ottawa two times per year. All expenses will be paid by the National Research Council so that the only cost to the City is Mr. Curtis' time, which would amount to several days per year. Since the research work with which the Committee will deal is of particular interest to the City Engineering Department and, in fact, several studies are currently underway in this Department on related matters, the loss of several days working time will be more than compensated by information which will be gained.

I recommend that the Deputy City Engineer be permitted to serve on the sub-committee of the National Research Council for a period of three years."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Broome,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4299
BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4299 being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Centre Boulevards:
Undergrounding Electrical Services

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT, in view of the proposed sharing in the cost of undergrounding electrical services as set out in the budget proposals of the Minister of Finance, Council instruct the Board of Administration to investigate the cost of undergrounding the remaining pole line on East 1st Avenue and on West 16th Avenue, as both of these streets have centre boulevards.

- CARRIED

MOTIONS (cont'd)

2. Surplus Office Furniture for the Vancouver Association for the Mentally Retarded

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the Vancouver Association for the Mentally Retarded are in dire need of some office furniture which will aid in organizing their administration;

AND WHEREAS the City holds in storage surplus furniture from firehalls;

THEREFORE BE IT RESOLVED that the Purchasing Agent be authorized to discuss with the Association the question of the City assisting in securing some of their requirements;

FURTHER THAT the Purchasing Agent report to the Council through the Board of Administration.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Beach Park Plaza Development

referred to the proposed high rise apartment development at 2280 Cornwall Street, referred to as Beach Park Plaza and overlooking the Kitsilano waterfront. The Alderman expressed concern and that action should be immediately taken to review this matter, particularly with respect to prohibiting this type of development.

It was advised the Director of Planning and Civic Development will be reporting to Council on rezoning in this area.

Alderman Sweeney advised that the developer is willing to stop further action on the site pending Council's consideration of a report on the matter.

In answer to an enquiry from Alderman Bird, His Worship the Mayor advised he had informed the President of the Kitsilano Ratepayers Association that he could appear before Council next week when a report will be submitted on the subject.

Alderman Rankin - Army and Navy Store: Cordova Street

referred to the ceiling collapse in the Army and Navy store on Cordova Street and suggested that the Building Inspector be asked to check other similar buildings in the area to ensure they are structurally sound.

His Worship the Mayor so directed.

Alderman Wilson - Penalty: Dog Licenses

referred to a complaint received respecting failure to pay a dog license on the required date and therefore a penalty was applied. The Alderman felt the Board of Administration should review the penalty requirement as, in his view, it appeared to be excessive.

The Mayor directed the matter to the Board of Administration to look into.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Urban Transportation Committee Meeting: CFMM

advised that the Urban Transportation Committee of the C.F.M.M. which was to meet on February 18th in Ottawa will now meet on March 7th, or 8th.

The Alderman advised that in connection with this meeting the members of Council have been asked for suggestions in order that Alderman Wilson may take these with him to the meeting.

The Council adjourned at approximately 2:45 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated February 15, 1972, adopted on February 22, 1972.

MAYOR

CITY CLERK

February 11th, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Storm Sewer in Lane North of Kingsway and East of Aberdeen Street

"At the present time, there is no storm sewer in the lane north of Kingsway and east of Aberdeen Street. In order to provide adequate drainage for the abutting properties, it is necessary to install a storm sewer.

The estimated cost of this work is $7,500.

I RECOMMEND that $7,500 be appropriated from Account Code 117/7904, 'Reconstruction and Relief, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Storm Sewer on Ravine Street, North of Euclid Avenue

"Ravine Street, north of Euclid Avenue, is to be paved as part of the 1972 paving program. Since there is not a City storm sewer to serve the properties abutting this street, it is necessary to install one and provide connections to these properties prior to paving.

The estimated cost of this work is $15,000.

I RECOMMEND that $15,000 be appropriated from Account Code 117/7903, 'Prior to Paving, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Siphon from 6th Avenue at Lane West of Commercial Drive to 8th Avenue Interceptor

"The construction of an 'inverted siphon' along 6th Avenue from the lane west of Commercial Drive to the 8th Avenue Interceptor will allow the dry weather (sanitary) flow from an area of approximately 300 acres to the east of Commercial Drive to be directed to the Iona Treatment Plant. Sewage from this area currently discharges directly to Burrard Inlet.

This project has been approved under the Winter Works Local Initiatives Program. The estimated total cost is $120,000 of which the Senior Government share is estimated to be $14,000.

I RECOMMEND that $106,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 93

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Community Care Facilities Licensing Act

The Medical Health Officer reports as follows:

"Council on November 9, 1971, resolved that "the Chairman of the Standing Committee on Health and Welfare make direct representations to the Minister of Health Services on this matter". On December 3, 1971, Alderman Linnell, accompanied by the Director of Welfare Services and the Medical Health Officer, presented the City's problems to Mr. Loffmark.

On January 14, 1972, a reply was received from the Deputy Minister of Health directed to the Medical Health Officer. (This letter is appended). The Minister appears to be offering the service of two half-time nurses, the temporary service for one year of the remaining Vancouver-based staff member of the Community Care Facilities Licensing Board. No offer of clerical services was made, and no reference was made to proposed changes in the Act which would clarify the uncertainty of inspectional responsibility and staffing.

In the report to Council dated November 9, 1971, the Director of Welfare Services and the Medical Health Officer recommended that a minimal program must at least include the equivalent of two professional and one clerical person.

Alderman Linnell has replied to the Minister of Health (see attached letter). Your attention is drawn to the last paragraph of this letter wherein Alderman Linnell indicated that the matter must again be submitted to Council for consideration."

Your Board submits the above report for Council CONSIDERATION.

INFORMATION

2. Interim Detoxification Unit 115 East Cordova Street

The Medical Health Officer and the Director of Welfare Services report as follows:

"On September 14, 1971, City Council, adopted the following resolutions of the Standing Committee on Health & Welfare dated August 26, 1971.

'(a) That the Medical Health Officer and the Director of Welfare Services be empowered to explore with operators in the Skid Road area the possibility of setting aside some beds for more intensive care and to determine with them what additional staff costs would be anticipated.

(b) That the Medical Health Officer and the Director of Welfare Services be empowered to discuss with officials of the Provincial Government, the possibility of operating these additional beds at a higher rate under the terms of the present cost sharing arrangements.

(c) That the Medical Health Officer and the Director of Welfare Services be directed to explore the provision of detoxification services in existing or new facilities and report back to Council.'

As a result of this recommendation, the Director of Welfare Services and the Medical Health Officer convened a meeting of agency representatives to locate a facility and prepare a plan for an Interim Detoxification Unit.

Cont'd...

Clause #2 Continued

Suitable premises were found at 115 East Cordova Street, which were part of a hostel operated by the Salvation Army Harbour Lights. A submission was prepared by this Planning Committee, with the Salvation Army, to the Minister of Rehabilitation & Social Insurance. Approval was given for the facility contingent upon the continued operation of a committee to take responsibility for the supervision of its program and policies. The Salvation Army were to be responsible for the day to day administration of the Unit. The details of this arrangement are embodied in the attached Sub-Committee report. In order to assure maximum coordination of alcohol treatment services, the Advisory Committee is now under the auspices of the Greater Vancouver Detoxification Centre Society. Currently, Alderman Wilson and Dr. Bonham are Board members of this Society.

It is not intended that the program of the Interim Detoxification Unit be developed in isolation from other alcohol treatment and rehabilitation resources. A close working relationship with the Vancouver City Police Department is being developed and the interrelationship between this facility and other resources is to be actively developed by a coordinator, to be hired by the Greater Vancouver Detoxification Centre Society. The major funding of this position has been guaranteed by the Province of British Columbia Council on Drugs, Alcohol and Tobacco for a two year period. The operating budget for the Interim Detoxification Unit will be covered in the usual manner of welfare services through billing the Department of Rehabilitation & Social Improvement, with subsequent Municipal sharing of 15%.

It is our opinion, therefore, that the Interim Detoxification Unit, which has already started minimal operation, should be a very significant additional resource in the management of the Skid Road alcoholic. It is also encouraging that this program will be closely worked into the network of alcohol treatment resources."

Your Board recommends that the above report of the Medical Health Officer and the Director of Welfare and Rehabilitation be received for Council INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 93-94

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Maintenance of Thornton Park

The Corporation Counsel reports as follows:

"Burlington Northern Inc. by letter dated January 25, 1972, to the City Clerk makes reference to the agreement of November 5, 1924, between the City and Vancouver, Victoria and Eastern Railway and Navigation Company (now called Burlington Northern Inc.) which reads in part as follows:-

> 'The Railway will pay annually commencing the first day of January, in the year 1925 (and on each first day of January thereafter) to the City the sum of eight hundred dollars ($800.00) for the purpose of the development, improvement, and maintenance by the City as public parks in keeping and in accordance with the general scheme of park development in that locality, all those areas marked with the letters "G" and "H" on a plan annexed to a certain Memorandum of Agreement dated the 21st day of April, A.D. 1924, and made between the parties hereto, and the City will apply the said money annually for the purposes herein stated.'

The two park areas referred to in the agreement are known as Thornton Park. The Solicitor for the Railway Company advises that the Railway's station was demolished in the month of January, 1965 and that the main purpose for the park was to beautify the station area. The Railway's position is that since the station has been demolished, there is no justification for this annual payment towards the maintenance of the park.

This request was originally brought by the Railway Company in 1967 and on June 13, 1967, Council passed the following resolution:-

> 'That the contribution by the Company of $800 in connection with maintenance of certain park areas as provided for in agreement dated November 5, 1924, be continued.'

The Railway Company requests the Council to reconsider its position with respect to this application of the Railway Company.

For the information of Council, this matter was submitted to the Park Board in 1965 and the following resolution was passed:-

Cont'd...

Clause #1 Continued

'That the Great Northern Railway Company be requested to continue to pay the agreed $800 amount per annum toward maintenance of Thornton Park as they are still operating from a station in the vicinity.'

The correspondence of the Railway Company with the City Clerk is attached hereto."

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 94

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Public Housing Project - Raymur Place, Statement of Construction Costs

Your Board submits the following report from the Director of Finance.

"The final statement of costs has been received from Central Mortgage and Housing Corporation re the Raymur Place Housing Project. The statement shows that construction costs, including land acquisition and other costs amounted to $6,366,630.79 to which has been added interest during construction amounting to $811,459.55 for a total capital cost of $7,178,090.34 as at December 31, 1968.

The total capital cost is to be amortized by 50 equal annual payments of $432,714.66. The amount of the annual payment has been verified by the Comptroller of Accounts.

The Statement of House Construction and Ground Service Costs as at December 31, 1968 has been accepted on behalf of the Federal - Provincial Partnership by Central Mortgage and Housing Corporation and the Province of British Columbia and it is in order for the City Clerk to indicate the City's acceptance by signing the Statement."

Your Board RECOMMENDS that the City Clerk be authorized to sign the Statement indicating acceptance by the City of Vancouver.

COUNCIL INFORMATION

2. 2938 Fraser Street

A letter dated December 29, 1971 has been received from Mr. W. Lamberton requesting permission to occupy a dwelling unit in the basement of the building at the above noted address. The Director of Permits & Licenses reports as follows:-

"A search of the records reveals that prior to 1965 the building was illegally occupied as a multiple conversion dwelling containing one housekeeping unit in the basement, one housekeeping unit on the main floor and one housekeeping unit and two sleeping units on the second floor. As a result of notification in 1964, the building reverted to a one family dwelling early in 1965.

Re-inspection of the building in 1966, 1967 and 1968 found that the building was occupied as a one family dwelling. As a result of a fire, re-inspection was again made of the building in 1971 at which time it was found that the building was occupied as a duplex with one dwelling unit on the main floor and one dwelling unit on the second floor, and no living or sleeping unit in the basement. As a result of this inspection an application was made for a Development Permit for one dwelling unit in the basement, one dwelling unit on the main floor and one dwelling unit on the second floor. The Technical Planning Board approved the application, but with the condition that the basement could not be used or occupied as separate living quarters. The Zoning and Development By-law stipulates that the Technical Planning Board can only deal with

Continued . . .

Clause #2 Continued

illegal basement accommodation that has been continuously used and occupied since a date prior to 1956. Mr. Lamberton appealed this decision and on January 27, 1972, the Board of Variance upheld the decision of the Technical Planning Board. At the hearing of the Board of Variance it was ascertained that Mr. Lamberton also is the registered owner of the property at 2950 Fraser Street and 721 East 15th Avenue. The basement unit of the building at 2938 Fraser Street is vacant, has not been continuously used or occupied since 1965, and the only apparent hardship would be from loss of additional revenue from this accommodation."

Your Board submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

DELEGATION REQUEST: Mr. W. Lamberton

3. Information and Statistics Bulletin #2
C.B.D. Office Establishment - Directory Analysis

The Director of Planning and Civic Development reports as follows:-

"BACKGROUND

At its meeting of February 1, 1972, Council received for information the first of a series of Information and Statistics Bulletins, which presented data from a study of the Downtown which is part of a larger study. It was pointed out that in many cases data of this type can be useful to City Council and to special groups in the City if it is made available in greater detail than possible in general reports.

DOWNTOWN OFFICE DISTRIBUTION AND MOVEMENT

As part of the study of Downtown it has been necessary to determine the types of office businesses that will require locations in the metropolitan Central Business District in the future.

Information about office businesses within the Downtown has been assembled, utilizing City directory information for the years 1960, 1964 and 1970. The study has revealed facts about the movement of specific businesses within the Downtown area, as well as information about the types of businesses that are locating in the Downtown. In addition it has indicated the trends in kinds of businesses migrating to or from the suburbs.

As with the previous bulletin, a small charge will be made for this publication to cover the cost of production. However, a limited free circulation to libraries, universities and organizations, concerned with development, will be made.

A copy of the Information and Statistics Bulletin #2 - C.B.D. Office Establishment - Directory Analysis is attached for the information of Council. "

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

RECOMMENDATION

4. Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease

The Corporation Counsel reports as follows:

"By the Agreement to Lease dated July 9, 1967, and made between the City and the developers of Block 42 and Block 52 (authorized by the Vancouver Enabling Act, 1968), the City agreed to lease the undersurface of certain portions of Howe Street and Robson Street to Pacific Centre Limited (herein called "Pacific") to facilitate the construction of an underground garage on Block 52 and also to lease (herein called the Block 42 Undersurface Lease) the undersurface of certain portions of Howe, Georgia and Granville Street to Fairview Corporation (British Columbia) Limited (herein called "Fairview") to facilitate the construction of an underground garage on Block 42, and the construction of retail stores and pedestrian malls in the undersurface areas.

The Vancouver Enabling Act, 1968, makes provision for amending the Block 42 Undersurface Lease as agreed upon by the parties and authorized by Order-in-Council.

The Block 52 Undersurface Lease was approved by Council on April 15, 1969. The terms of the Block 42 Undersurface Lease have been settled subject to the approval of Council. There have been several minor changes made to the Block 42 Undersurface Lease as originally contemplated by the Agreement to Lease, however, the principal change is that the developers will be permitted to use the Block 52 Undersurface Lease areas and the Block 42 Undersurface Lease areas for commercial and storage areas, electrical and mechanical services. Originally the developers were not permitted to use the undersurface of Howe Street for any other purpose than access to the parking garage and truck loading areas. The developers will now pay real-property taxes on the structures, machinery and equipment erected by them as a result of such permission, together with rent. The rent will be $4.00 per square foot applied to the undersurface areas at the Dunsmuir Street level (which is the same rent the developers will pay for the undersurface areas used for retail stores and other income-producing purposes at the Dunsmuir Street level).

Accompanying the Block 42 Undersurface Lease is the Block 42 Undersurface Lease Subordination Agreement which is substantially as contemplated by the Agreement to Lease.

Since the developers have reached agreement with Hudson's Bay Company Properties Limited (herein called "the Bay") for a connection under Granville Street between Block 42 and the Bay property, a tripartite agreement has been prepared between Fairview and the Bay and the City wherein the Bay covenants with the City that it will enter into an agreement (herein called "the Restrictive Covenant Agreement") between the Bay, the City and The Royal Trust Company in the form attached thereto providing for unobstructed access through the Bay property at all times from the development connecting Block 42 with the Bay property to the sidewalk on the easterly side of Granville Street. This agreement was necessary to ensure that there will be a permanent fire exit from the undersurface development and will be registered in the Land Registry Office.

cont'd....

Clause #4 continued:

Pacific advises that it proposes to amalgamate with Fairview on March 1, 1972. Pacific requests the approval of Council to this amalgamation. I am advised by the solicitors for Pacific that the shareholders of the two companies are identical and the three beneficial shareholders each own one-third of the issued shares of each of the amalgamating companies and will each own one-third of the issued shares of the company resulting from the amalgamation. It does not appear that the City will be placed at a disadvantage by consenting to such amalgamation.

Accordingly, it is recommended:

A. that the Block 42 Undersurface Lease between the City and Fairview as presently drafted be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto, when the same has been approved by Order-in-Council;

B. that the Block 42 Undersurface Lease Subordination Agreement accompanying the Block 42 Undersurface Lease be approved;

C. that the tripartite agreement between Fairview, the Bay and the City providing, inter alia, for the execution and delivery of the Restrictive Covenant Agreement by the Bay to the City, be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto;

D. that the Restrictive Covenant Agreement be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto;

E. that the Corporation Counsel be authorized to apply to the Minister of Municipal Affairs for all necessary Orders-in-Council:

(i) to approve the Block 42 Undersurface Lease and the Block 42 Undersurface Lease Subordination Agreement;

(ii) to establish the regulations for registration of the Block 42 Undersurface Lease in the Land Registry Office;

(iii) to approve the substitution of the amalgamated company for Pacific and Fairview respectively in the parking leases and subordination agreements for Block 52 and Block 42 which may be executed after the date of amalgamation;

the forms of the Orders-in-Council to be to the satisfaction of the Corporation Counsel;

F. that the Corporation Counsel be authorized to forward a letter to the Minister of Municipal Affairs consenting on behalf of the City to the amalgamation of Pacific with Fairview."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

5. Proposed Conference on the Central Business District: City of Seattle March 9th and 10th, 1972

The Director of Planning and Civic Development reports as follows:

"A letter (copy of which is circulated) has been received from His Worship the Mayor of Seattle, asking me to give the concluding address at an all day Conference in Seattle on March 9th. The purpose of the conference is to focus attention on the benefits of increasing the number of people living in and close to the central business district.

Further, I have received a separate request to stay in Seattle on March 10th to discuss planning and development problems with officials from Seattle and other cities of the Northwest. It is felt that this would be an excellent opportunity to discuss matters of mutual concern. Funds for such local conferences have been requested in the 1972 Departmental Estimates.

Accordingly, it is recommended that the Director of Planning and Civic Development be granted two days leave of absence with pay to attend planning discussions in Seattle on March 9th and 10th, at a total cost of $110.00; funds to be provided in advance of approval of the budget from the departmental conference funds."

YOUR BOARD RECOMMENDS THAT the above recommendations of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 95

FINANCE MATTERS

RECOMMENDATIONS

1. Conference: Assistant City Analyst

The Medical Health Officer reports as follows:

"The City Analyst requests that funds be provided in advance prior to approval of the Health Department Budget for 1972 to allow Mr. E. F. Rideout, Assistant City Analyst, to attend the American Academy of Forensic Sciences Conference being held in Atlanta, Georgia.

This Conference is on the approved roster of conferences of the Health Department and is being held March 1 - 4, 1972.

A summary of expenses to attend the Conference follows:

Air Fare	$313.00	
Registration	50.00	(U.S.)
Hotel (five (5) nights)	62.00	(U.S.)
Meals and gratuities	36.00	(U.S.)
Ground Transportation	10.00	(U.S.)
	$471.00	
U.S. Exchange	3.00	
Total Estimate	$474.00	

Funds have been included in the 1972 estimates of the Health Department Conferences and Courses, 6801/139.

Mr. Rideout will also require four (4) days leave of absence with pay for period February 29 - March 3, 1972.

Your Medical Health Officer recommends that funds in the amount of $474.00 be provided in advance of approval of the Health Department Budget for 1972 together with four (4) days leave of absence with pay for Mr. Rideout."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

2. Purchase of "CANORA" Model from Museum Trust Account

The Museums and Planetarium Manager reports as follows:

"Prior to its dissolution in January, 1972 the Greater Vancouver Civic Museums and Planetarium Board was trustee over the Museums Trust Account, a fund of money for the acquisition of artifacts for the Centennial and Maritime Museums. The Maritime Museum Committee of that Board had prepared a recommendation for the purchase of a model of the steamship CANORA for the Maritime Museum. This recommendation never came to the full Board because of its dissolution.

The CANORA was a unique vessel built by the Davie Shipyards in Lauzon, Quebec for the Canadian Northern Railway Company in 1918. She operated on the British Columbia coast for 48 years. She served as a railway car ferry, initially between Port Mann on the mainland and Nanaimo on Vancouver Island and later from the lower Fraser River to various points on the Island. Historically, she was the final link in coast-to-coast rail transport that was part of the guarantee in the Terms of Confederation between British Columbia and Canada.

(cont'd....)

CLAUSE NO. 2 (continued)

The model has been built by an experienced, professional model maker, Captain A. E. Christoffersen of Victoria who also served on the CANORA as Second Officer. It is a good and detailed model and portrays a major aspect of the marine industrial and commercial development of the ports of this Province - especially those of the Lower Mainland. There are no other models of her presently in existence.

The model is presently in the keeping of the Provincial Museum in Victoria. It is my opinion, and the opinion of the Vancouver Museums and Planetarium Association that the model of the CANORA should be purchased immediately for the collections of the Maritime Museum.

Accordingly, I recommend that Council authorize a cheque in the amount of $1,575.00 (being the purchase price plus Provincial 5% Sales Tax) to be made payable to the Friends of the Provincial Museum and to be written on the Museum Trust Account. The Provincial Museum is acting as Agent for the Maritime Museum - the owner and builder of the model requiring a quick settlement of the transaction -and will turn over the model to the Maritime Museum for the sum that it has paid out for the model, i.e. $1,575.00 and at no further charge to the Maritime Museum."

Your Board RECOMMENDS that the recommendation of the Manager of Museums and Planetarium be adopted.

CONSIDERATION

3. Financial Assistance - Canadian Figure Skating Association Annual Meeting

The City Clerk reports as follows:

"A letter has been received from Mrs. Yvonne Busch and Mrs. E. Mar advising that the annual meeting of the Canadian Figure Skating Association will be held in Vancouver, May 11th to 14th, 1972. The meeting will represent 624 figure skating clubs throughout Canada.

It is anticipated that a minimum of 150 delegates will be attending and the Organization is asking that the City either sponsor or contribute toward the sponsorship of a luncheon to be held for the delegates. It is estimated that the cost will be about $600.

Your Board notes that Council has dealt with similar requests in the past as follows:

Feb. 17/70	Pacific Coast Curling Assoc. Grant re luncheon	-	No action taken
Mar. 3/70	B. C. Gymnastic Assoc. Grant re luncheon	-	Approved
Feb. 18/69	B. C. Sports Federation Grant re Annual Awards	-	No action taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

CONSIDERATIONS (cont'd.)

4. U. B. C. M. Services

The City Clerk reports as follows:

"The Executive Director of U.B.C.M. has written asking that the views of U.B.C.M. members be solicited on the question of whether his offices should supply additional services to the municipalities. This was the result of a resolution endorsed by the 1971 Annual Convention.

To assist Council, your Board has asked the views of a number of department heads and, in each case, they have replied that they have no comments or suggestions on an expanded or new service."

Your Board, therefore, submits the communication from the Executive Director of U.B.C.M., which is circulated, for the CONSIDERATION of Council.

RECOMMENDATION and CONSIDERATION

5. Metropolitan Ambulance Services Ltd. - Contract with the City for the Year Ending March 31st, 1972

The Director of Finance reports as follows:

"On March 8th, 1971, Council authorized an extension of this contract pending settlement of wage contracts between the Company and its employees with the understanding that the subsidy would be adjusted from April 1, 1971 when costs could be estimated after wage contracts had been settled.

Council at the same time referred the matter of ambulance charges to patients for service to an Ambulance Committee and on June 29, 1971 approved a recommendation of the Committee as follows:

'Recommends that, in view of the City's present financial situation, no change be made in the present agreement between the City and the Metropolitan Ambulance Services Ltd. and rates be dealt with by Council directly and that your Committee be discharged.'

The Company has concluded an agreement with its employees that provides for wage increases and improvements in employee fringe benefits. These additional costs for the year ending March 31, 1972 plus the need for one additional day shift ambulance and one additional dispatcher to meet an increase in volume of calls of over 20% in the Vancouver area over the last four years, represent a substantial cost increase.

The Company has prepared a budget for the year ending March 31, 1972 and the comparative figures for the previous year are as follows:

Metropolitan Ambulance Services Ltd.

	Actual for Year ended Mar. 31/71	Estimated for year ended March 31/72	Increase for Year Amount	Percentage
Expenditures				
Vehicle Operating	$150,051	$149,000	$(1,051)	-
Station Operating	86,430	90,344	3,914	4.5%
First Aid Training	3,582	5,800	1,318	36.8
Salaries & Wages	566,890	733,811	166,921	29.4
Employee Benefits	55,736	90,743	35,007	62.8
	$ 862,689	$1,069,698	$206,109	24.0

Continued.....

CLAUSE NO. 5 (continued)

	Actual for Year ended Mar. 31/71	Percentage of Total Cost of Vancouver Operation	Estimated for year ending Mar. 31/1972	Percentage of Total Cost of Vancouver Operation
City of Vancouver share of Expenditures - 75%	$ 647,017	100%	$ 802,267	100%
Less: Paid by Patients Net Revenues earned in City of Vancouver	476,115	73.6%	$ 500,000	62.3%
Actual City Share of cost for year ended March 31/71-(subsidy)	$ 170,902	26.4%		
Estimated City share of cost for year ended March 31, 1972-(subsidy)			$ 302,267	37.7%

At present rates to the public the City's proportion of the total cost of ambulance service will increase sharply as follows:

Year ended March 31	Gross Cost	Paid by Patients Amount	Paid by Patients % of Gross Cost	Net City Subsidy Amount	Net City Subsidy % of Gross Cost
1970 (Actual)	$605,444	$444,058	74.0%	$157,386	26.0%
1971 (Actual)	647,017	476,115	73.6%	170,902	26.4%
1972 (Est.)	802,274	500,000	62.3%	302,274	37.7% *

* If the present level of ambulance charges to the public continues, it can be seen that the City subsidy will increase sharply each year in the future above the 37.7% of total costs estimated as the City share for the year ending in 1972. This is due to 100% of cost increases for service in Vancouver being necessarily absorbed by the City, unless charges to the public are adjusted upwards.

The City's Medical Health Officer is in agreement with the recommendation to extend the contract as set out below. He feels that any changes in type of service would not be effective until after March 31,1973.

RECOMMENDATION

(1) That the City renew its contract with the Company for the current year ending March 31, 1972 on the same terms and conditions as the previous contract except that the amount of the monthly retainer be increased to $25,000, said contract to be to the satisfaction of the Corporation Counsel.

(2) That the contract be extended by exchange of letters, satisfactory to the Corporation Counsel, pending wage settlement for the year ending March 31, 1973 between the Company and its employees.

For Council Consideration:

(1) Whether Council wishes at this time to consider any changes in the existing schedule of ambulance rates as attached."

Your Board recommends that the recommendation of the Director of Finance be adopted and submits the above matter of rates for Council's consideration.

(The Schedule of Existing Rates is circulated for the information of Council).

Board of Administration, February 11, 1972 . . . . . (FINANCE - 5)

RECOMMENDATION

6. Special Seminar - Director of Welfare and Rehabilitation

The Director of Welfare and Rehabilitation reports:

"The Canadian Council on Social Development has arranged a special seminar to be held in Winnipeg on Tuesday, February 22, 1972 to provide an opportunity for municipal welfare administrators from some of the larger cities in Canada to examine, amongst other things, the implications of a developmental approach to public assistance. More specifically, the seminar would examine:

- separation of financial assistance and social services.
- simplified eligibility determination procedures.
- staffing in differentiated services.

In addition to the City of Vancouver, the invitation to this special seminar has been extended to the municipal welfare administrators of Ottawa, Toronto, Montreal, Edmonton and Winnipeg.

RECOMMENDATION:

- THAT the Director of Welfare and Rehabilitation be authorized to attend the Special Meeting of Canadian Municipal Welfare Administrators in Winnipeg on February 22, 1972.

- THAT leave of absence with pay be granted for February 21 and February 22, 1972.

- THAT travel expenses totalling $226.00 be approved.

Fifty percent of travel expenses is recoverable under the Canada Assistance Plan.

Your Board RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved by Council.

FOR COUNCIL ACTION SEE PAGE(S) 95-96

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 11, 1972

RECOMMENDATIONS

1. Acquisition for Replotting Purposes
2360 S.E. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"On July 29th, 1969, City Council adopted a report of the Board of Administration, Building and Planning Matters, dated July 11th, 1969, concerning the assembly of various City, Provincial and privately-owned lands located East of Gladstone Street between the C.P.R. Right-of-way and the Fraser River to provide sites to be leased for industrial development. This scheme includes the extension of Kent Avenue North between Nanaimo and Elliott Streets to allow a trunk sewer to be installed. The existing and proposed subdivisions are illustrated on Planning Department Drawings #4448-1B and #4448-2B, which are circulated.

Further to this report, negotiations were entered into with the owner of Lot 2 (except portion coloured red on Reference Plan 5813), Block 70, D.L.'s 258 and 329, known as 2360 S.E. Marine Drive, who also owns Lot 1 of Lot 3 and Lot 6A the West 10 ft. of Lot 3, Block 70, D.L.'s 258 and 329. For purposes of this assembly, the City's minimum requirements included the following:-

(a) The South 33 ft. of that part of Lot 2 (except portion coloured red on Reference Plan 5813), Block 70, D.L.'s 258 and 329 located North of the C.P.R. Right-of-way. This portion is required for the extension of Kent Avenue North.

(b) All of that portion of said Lot 2 located South of the C.P.R.Right-of-way and said Lot 6A the West 10 ft. also located South of Right-of-way. These portions are required as part of Waterfront Parcel B, shown on Drawing #4448-2B.

Extensive negotiations with the owner, which included the possible acquisition of all of the owner's lands, failed to produce a settlement. On April 6th, 1971, City Council authorized the expropriation of the aforesaid portions and confirmed an offer of $12,740.00 previously made to the owner as due compensation for these portions of property.

Since service of Notice of Expropriation negotiations have continued. The owner is reluctant to dispose of part of her lands and recently revived the suggestion that the City acquire the whole of these properties. Particulars of said lands are as follows:-

Lot 2 is a large parcel with an area of approximately 2 acres bounded on the North by Marine Drive and on the South by the Fraser River. Improvements consist of a 2½ storey frame dwelling erected in 1910. This building has been seriously vandalized in recent years and is uninhabitable. The Southerly portion of this parcel (separated from the remainder by the C.P.R. Right-of-way), has a frontage of approximately 190 ft. on the Fraser River. Adjoining Lot 6A, the West 10 ft. provides an additional 10 ft. of river frontage. The depth of this 200 ft. of river frontage varies from 27' of the West side to 37' on the East side.

(Continued)

Clause No. 1 (Continued)

Lot 1 of Lot 3 is a vacant parcel approximately 64' x 118' in size fronting on Marine Drive adjacent to Lot 2. No portion of Lot 1 is required for the above assembly. However, it is noted that the City owns the adjoining lands, Lots 2 to 8, of Lot 3. The acquisition of Lot 1 would provide an additional consolidated site with an area of approximately 2 acres. These lands are presently zoned CD-1, Comprehensive Development District.

In 1959, City Council approved in principle a Comprehensive Development Scheme for the lands South of Marine Drive between Borden Street and Boundary Road, which envisaged the creation of large industrial sites from 2 acres to 7 acres in size. Since that time the most Westerly block between Borden and Argyle Streets has been developed for industrial purposes. However, in 1962 it was agreed that the blocks between Argyle and Duff Streets and from Elliott Street to a point 775' Easterly were to remain as RS-1, One Family Dwelling District. These blocks are predominately in residential use.

The subject properties are located between these two RS-1 zones and the question of zoning is now being reviewed by the Planning Department as part of their review of policy for the entire area between Crompton Street and Boundary Road. The Planning Department indicates that it would be more desirable to utilize part of this intervening area, including the subject property, for some form of low-density multiple housing.

The owner has agreed to sell her lands in Block 70, D.L.'s 258 and 329 for the sum of $75,000.00, inclusive of all considerations, as of December 15th, 1971. This settlement price is considered to be realistic and is endorsed by the City Solicitor. The Director of Planning supports such acquisition.

Apart from the policy established by City Council in 1959, as aforementioned, no authority exists for the acquisition of the whole of the subject properties. In view of the foregoing, it is suggested that Council may be prepared to approve this acquisition.

For the purposes of this transaction, the various portions of this property are valued as follows and are chargeable to separate accounts as indicated:

(a) The South 33 ft. of that portion of Lot 2 located North of C. P. R. Right-of-way
Streets Fund - Code #147/2801.....$ 4,350.00

(b) All of that portion of Lot 2 and Lot 6A the West 10 ft. both located South of C. P. R. Right-of-way.
Land Purchase Fund - Code #561/2801.....$ 8,390.00

(c) Remainder of Lot 2 and Lot 1 of Lot 3 comprising approximately 1.87 acres.
Property Purchases for Resale - Code #4902/30.....$62,260.00

$75,000.00

It is proposed to demolish 2360 S. E. Marine Drive upon acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above lands for the sum of $75,000.00 on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Subdivision, West of Penticton Street
North of B.C. Hydro Railway Right-of-way

The Supervisor of Property & Insurance reports as follows:

"The City owns Lots 19 and 20, Block 1 and Lots 16 to 19, Block A, all in the South half of Section 46, situated West of Penticton Street, North of and adjoining the B.C. Hydro and Power Authority Railway right-of-way. These vacant lots are irregular and sub-standard, lack water and sewer facilities, and do not have street access. They have been reserved from sale until a decision has been reached with respect to the use of the abutting B.C. Hydro right-of-way, which decision would determine the method of disposal of these lands.

On July 8th 1969, Council established the East 20 feet of Lot 16, Block A, for lane purposes to serve properties fronting onto Penticton Street. Owners of privately owned properties fronting on 25th Avenue, have now requested the City to provide lane access to the rear of their lands, portions of which have already been dedicated for lane. To bring the proposed lane to the standard width will require a portion of each of City-owned Lots 19 and 20, Block 1, and Lot 19 of Block A. A plan of subdivision marginally numbered LD 1308 has been prepared by the City Engineer which will dedicate as lane the required portions of City owned property, and the portion of Lot 16, Block A already established as lane by Council on July 8th 1969, and it is

RECOMMENDED that the required portions of Lots 19 and 20, Block 1, and Lot 19, Block A, all in the South half, Section 46, be dedicated for lane at no cost to the City Engineer, and that plan marginally numbered LD 1308 being a plan of subdivision of Lots 19 and 20, Block 1 and Lots 16 to 19, Block A, all in the South half of Section 46 be signed by the Mayor and the City Clerk and deposited in the Land Registry Office."

Your Board
RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for West End Community Centre
and Senior Citizens' Housing Project
1663 Barclay Street

The Supervisor of Property and Insurance reports as follows:

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971, authorizing the expropriation of the remaining properties in Block 57, D.L. 185 required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 24 W½, Block 57, D.L. 185, known as 1663 Barclay Street.

These premises comprise a 2½ storey full basement frame structure with a main floor area of approximately 900 square feet, erected in 1905 on a site 33' x 131', zoned RM-4. The dwelling contains 10 rooms, divided into 2 sleeping rooms, 2 two-room suites and 1 four-room suite, 13 plumbing fixtures, has a patent shingle roof, clapboard siding exterior, concrete foundation, and is heated by a gas-fired hot air furnace. This structure is in good condition for age and type.

The owner and all her tenants, with one exception, have vacated. This remaining tenant is expected to move on or before February 29th, 1972. As the revised schedule for the project requires that vacant possession of all buildings be obtained by May 31st, 1972, it is proposed to proceed with the demolition of 1663 Barclay Street when vacant.

(Continued)

Clause No. 3 (Continued)

Negotiations confirm that the owner is prepared to sell for the sum of $51,700.00 as of February 29th, 1972. This amount is considered to be fair and equitable and is endorsed by the City Solicitor. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $51,700.00, chargeable to Code #649-1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:

Property	Project	Successful Bidder	City to Pay	Code No.
298 Main St. Lots 9 & 10, Block 5, D.L. 196	Provincial Courts (Vancouver) Complex	Johnston & McKinnon Demolitions Ltd.	$18,750.00	442/1209

The above contract has been confirmed by the Board of Administration and is reported to Council for INFORMATION"

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

5. Payment to Rooming House Operators for Loss of Rentals - Block 57, D.L. 185 West End Community Centre and Senior Citizens' Project

The Supervisor of Property and Insurance reports as follows:-

"On April 6th, 1971, City Council authorized the Supervisor of Property and Insurance to acquire the balance of the properties required for the above project and negotiations are proceeding so that a cleared site is available by August 1st, 1972.

(Continued)

Clause No. 5 (Continued)

Approximately 110 tenants are now housed in fourteen conversions and one older two storey apartment building. Eligible tenants have been informed of their priority for public housing and to date sixteen applications have been filed with the B.C. Housing Management Commission.

To meet the August 1st, 1972 deadline, negotiations have proceeded on the basis that all acquisitions would be completed and vacant possession of all buildings would be obtained by May 31st, 1972.

Some tenants have already indicated that they will be moving at the end of this month and the owner-operators may find difficulty in re-renting the accommodations for such a short period. It is certainly to the City's advantage to have the units remain vacant.

In the past, in like circumstances, Council has endorsed a procedure whereby operators of multiple occupancy buildings had their vacant living units padlocked by the City, and they then billed the City each month for approximately 75 to 80% of the normal rental fee as a rental loss payment.

It is proposed to follow a like procedure on the West End Community Centre and Senior Citizens' project, but feel in this instance that there should be Council confirmation, since to the moment the Agreement has not been finalized for the Senior Citizens' part of the project. Acquisition of all properties in the project area is proceeding and whatever transpires on the project, such acquisition should, in our view, be completed in order that the City would not be left with scattered ownerships for possible resale.

It is, therefore,

RECOMMENDED that the policy of padlocking units, on the basis set out above, be immediately set up in the West End Community Centre and Senior Citizens' Project, and that the Director of Finance be authorized to pass such invoices for payment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 96

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

February 3, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 3, 1972, at 9:30 a.m., in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)
Alderman Calder (on Civic Business)

CLERK: M. James

Adoption of Minutes

The Minutes of the Meetings of January 13, 1972 and January 20, 1972, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Trounce Alley and Blood Alley Square: Development

Council, at its meeting on December 21, 1971, had before it a report of the Board of Administration dated December 17, 1971. dealing with the development of Blood and Trounce Alleys. That Board of Administration report had as an attachment a report from the City Enginner and Director of Planning and Civic Development, dated November 23, 1971. The City Engineer and the Director of Planning and Civic Development recommended as follows:

"If Council wishes to proceed with a beautification program for Blood and Trounce Alleys, then the following recommendations are offered:

1. Council approve, in principle, the formal beautification of Blood and Trounce Alley properties and choose one of the alternatives listed under "COSTS" above.

   Further, that negotiations with B.C. Hydro and the B.C. Telephone Company be pursued to obtain the early undergrounding or relocation of utilities at minimum cost to the City if (a) is chosen.

2. Council select one of the above four cost sharing alternatives listed under " COST SHARING ALTERNATIVES". Funds allocated for beautification projects in the 1971-1975 Five Year Plan would be used for the City's share of costs, if any.

3. Instruct the Director of Planning and City Engineer to report back on the selection of consultants to undertake a conceptual design for the beautification of Blood Alley and Trounce Alley properties at a cost of approximately $2,100.

4. Instruct the City Engineer in conjunction with the Director of Planning to report back on restricted access for vehicular loading and unloading that will be necessary within the re-orientation of Trounce Alley and Blood Alley towards pedestrian use at peak pedestrian times."

cont'd...

Clause #1 continued

Council in considering these recommendations adopted Nos. 3 and 4 and referred Nos. 1 and 2 to your Committee to discuss with representatives of the Vancouver City Planning Commission.

The Assistant Director of Planning and Civic Development - Special Projects gave an oral report on the relationships between Maple Tree Square, Blood Alley Square and Trounce Alley and Pioneer Place - Hastings Beautification.

Mr. E. Crowley and Mrs. H. Symonds, the representatives of the Vancouver City Planning Commission present at the meeting, submitted to your Committee the following statement of the City Planning Commission:

"THAT the Executive Committee of the Vancouver City Planning Commission resolves:

The funding for the improvement of the Trounce Alley and Blood Alley Square area be on the following basis:

(a) By beautification formulae local improvement (approx. 1/3 City, 2/3 property owners) with respect to the Trounce Alley, with the Stanley and New Fountain Hotel development being levied as an abutting owner off the lane, and

(b) By the City at large with respect to Blood Alley Square, but that Federal/Provincial/Municipal cost-sharing in the improvement of this historic urban square be sought on a 1/3 equal share basis within the Five Year project proposal advanced by the Province."

The representatives of the City Planning Commission advised that the Commission approves in principle the development of Trounce Alley and Blood Alley Square and that their statement does not take into account the undergrounding of B.C. Hydro and B.C. Telephone lines in Trounce Alley.

The Director of Planning and Civic Development advised that it would be possible to do some undergrounding in Trounce Alley or all of it, or to do Blood Alley Square only. The Director of Planning and Civic Development advised that Blood Alley Square was now designated as street.

Your Committee discussed this matter at some length particularly with regard to the sharing of costs and the assessment of costs on properties deemed to be benefited and

RECOMMENDS that the funding for the improvement of Trounce Alley and Blood Alley Square be on the following basis:

(a) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Trounce Alley including any undergrounding costs with the Stanley and New Fountain Hotel development being levied as an abutting owner off the lane, and

(b) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Blood Alley Square, but that Federal/Provincial/Municipal cost-sharing in the improvement of this historic urban square be sought on a 1/3 equal share basis within the Five Year Project proposal by the Province.

cont'd...

Clause #1 continued

(c) That the Director of Planning review the overhead wiring with B.C. Hydro and B.C. Tel and the local residents and report back.

(d) That the Corporation Counsel report back on the legal aspect of the local improvement costs.

2. Beautification: Hastings Street, Cambie to Carrall

On April 6, 1971, Council adopted the recommendations of a report of March 19, 1971, that:

(a) Council authorize the design work to proceed and the provision of the Consultants' fees, brochure printing and mock-up preparation costs;

(b) Council appoint Coast Group Design Associates Ltd. as design consultants for the project, with terms of reference as set out in Appendices 2 and 3;

(c) Upon completion of the design work the Director of Planning and Civic Development and the City Engineer report further on the project, including the proposed sharing of capital costs and maintenance and operating costs and the local improvement procedures to be followed.

At this meeting representatives of Coast Group Design Associates, the design consultants for the project, and representatives of Improvement of Downtown Area East Society representing the merchant and property owners in the area were present. Mr. Fenton of Coast group Design Associates, with slides advised of the proposed beautification scheme and Mr. Jones of IDEAS advised that 72% of the merchants and 76% of the assessments in the area were in full support of the design proposal provided that Pioneer Place was included in the redevelopment. Mr. Ben Wosk representing himself spoke to Council advising that Council proceed immediately with the beautification scheme and Mr. Wosk also advised that land values had dropped 40% in the last three years in this particular area where the City in general had risen 10%.

The Assistant City Engineer advised that at present his department is processing a questionnaire which had been sent to the owners of the property in the area to be beautified requesting their reaction to the retention of the area ways in the City sidewalk fronting their properties. If the area way is to be retained, a slab sidewalk would be placed over the area way if the area way was not required then a retaining wall would be built up on the property line and the area way filled in.

It was noted that since the beautification was first proposed, the costs for this project had risen considerably i.e. for the beautification itself generally - $77,000 in 1970 now estimated at $134,000: for Pioneer Place - $13,312.00 in 1970 now $41,000.

Mr. Jones stressed on behalf of IDEAS that the merchants were not interested in proceeding with any beautification project unless Pioneer Place were included and redesigned to be less useful as a 'sitting out' mini-park.

Your Committee discussed the matter at some length and

cont'd...

Clause 2 continued

RECOMMENDS that subject to Council approval of a further report by the Director of Planning and Civic Development, and the City Engineer on area ways and the mid-block crossing and noting that this Committee is strongly in favour of the mid-block pedestrian crossing if technically possible:

(1) Council authorize the initiation of local improvement proceedings for the standard beautification project;

(2) Council authorize drawing up a local improvement by-law for awnings such by-law to provide for the recovery of the administrative and financing costs incurred;

(3) Council agree to share the capital costs and the beautification project as set out under section III of the report of the Director of Planning and the City Engineer entitled 'Proposed Beautification - Hastings Street, Cambie to Carrall' dated January 21, 1972, so long as such sharing of capital costs is not opposed to the policies established in (1) and (2) above;

(4) Council approve the inclusion of the sidewalks, street lights, abutting Pioneer Place in the Hasting Street Beautification on a local improvement basis: the precise area to be included to be reviewed by the Director of Planning and Civic Development for report back;

(5) The redesign of Pioneer Place to be reviewed by the Director of Planning and Civic Development for report.

(During the Committee determination of recommendation (5) above an amendment was proposed and defeated to insert the words 'if any' after the word 'Place'. Alderman Rankin is recorded as voting in favour of the amendment.)

3. East Gastown Beautification - Maple Tree Square

Under date of January 21, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development and the City Engineer entitled 'East Gastown Beautification Report - Maple Tree Square'. The report reviewed in summary fashion the background of Council's decisions to date on the matter of the beautification of Maple Tree Square and itemized the status of the project and the funding and design of this particular part of the beautification of the East Gastown area.

The report ended with the following recommendations:

" **A. That Council now approve the implementation of Phase 1 - Maple Tree Square at an estimated cost of $273,000. The City's share of $203,000 can be provided from the $425,000 previously approved by Council in the 1969 Supplementary Capital Budget for Beautification Projects and the Federal/Provincial share of $70,000 to be advanced from the funds authorized in the 1971/75 Five Year Plan pending receipt of actual funds from Federal/Provincial sources.**

B. That Council instruct the City Engineer to call tenders for the work of regrading Maple Tree Square and reconstructing it with a brick surface.

C. That the $16,000 for water main lowering and replacement now be reallocated as a charge against the Maple Tree Square Beautification Project."

cont'd...

Clause 3 continued

The Committee

RECOMMENDS the recommendations of the Director of Planning and Civic Development and the City Engineer re Maple Tree Square Beautification be adopted.

The meeting adjourned at approximately 11:35 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 99

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

FEBRUARY 3, 1972

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, February 3, 1972, in the No. 1 Committee Room, third floor, City Hall, at approximately 11:35 a.m.

PRESENT: Alderman Broome (Chairman)
Aldermen Bird, Hardwick, Linnell, Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Adams (Leave of Absence)
Alderman Calder (On Civic Business)
Alderman Phillips

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meetings held December 2nd and 7th, 1971, were adopted.

The following recommendations of the Committee are submitted to Council for consideration.

RECOMMENDATIONS:

1. University Endowment Lands

On May 12, 1970, the Board of Administration was instructed to:

(a) prepare a report on the costs of the operation of the schools serving the University Endowment Lands, and the revenue received from the University Endowment Lands to cover these costs.

(b) report on the estimated costs of the developed lands and the estimated revenues of such developed lands.

With respect to (a) above, the Committee had before it a letter addressed to Commissioner Ryan dated January 7, 1971 from Mr. J. E. Robertson, Secretary-Treasurer of the School Board wherein it was indicated that the costs and revenues are the same as comparable sized schools in the balance of the Vancouver system.

In connection with (b) above, the Committee considered a Board of Administration report dated January 4, 1972, attached to which was a report of the Director of Finance and the Co-ordinator of Data Processing and Systems, dated September 1, 1971. This report considered the cost to the City of assuming control of the University Endowment Lands and concluded with an estimated statement of revenues and expenditures.

After due consideration it was

RECOMMENDED

(a) THAT the communication from the Board of School Trustees dated January 7, 1971 and the report of the Board of Administration dated January 4, 1972 be received.

(b) THAT the Chairman contact the Minister of Lands, Forests and Water Resources to determine the Government's plans with respect to the University Endowment Lands.

2. Health Services for University Endowment Lands

The Board of Administration submitted the following report of the Medical Health Officer dated January 24, 1972.

"Effective January 1, 1970, the Vancouver Health Department has been supplying school health services to the schools in the University Endowment Lands as these schools were assimilated within the Vancouver School Board's operations.

Discussions have been held with senior officials in the Department of Health in Victoria regarding the balance of health services in the Endowment Lands. The following is apparent:

(a) There is no authority for Health Act enforcement in the University or in the University Endowment Lands, except by the Deputy Minister of Health.

(b) It is within the power of the University to appoint its own Medical Health Officer and in this respect the Board of Governors has named Dr. C.J.G. Mackenzie of the Department of Health Care and Epidemiology.

(c) Services to adults resident in the Endowment Lands and other services to children in the Endowment Lands, apart from school health services, are often provided by Vancouver clinics without remuneration from the Provincial Government, except for a nominal amount of $1,810.00.

Your Board submits the above report of the Medical Health Officer for INFORMATION and RECOMMENDS that the Medical Health Officer be requested to keep records of the costs of providing these services for report to the Board of Administration for further report to City Council if deemed necessary."

It was

RECOMMENDED that the foregoing recommendation contained in the Board of Administration report dated January 24, 1972, be adopted.

3. Rental Contract Form

The Vancouver City Council on August 31, 1971, when considering a report of the Chairman of the Vancouver Rental Accommodation Grievance Board on Form of Application: Rental of Residential Accommodation, referred the matter to this Committee for consideration, together with any comments when received from interested parties.

The Committee had before it a report of the Vancouver Rental Accommodation Grievance Board dated January 20, 1972, attached to which was a proposed rental contract form.

Mr. Banfield, Chairman of the Vancouver Rental Accommodation Grievance Board was present and advised that this proposed form had been submitted to the Greater Vancouver Apartment Owners' Association and the Pacific Apartment Management Association, for their comments. Both of these associations, who represent a large number of rental units in the City of Vancouver, have indicated that no one form could be used for all residential accommodations that are for rent, and if the City wishes to enforce a uniform agreement they would wish to discuss the matter with Council before the agreement is finalized.

Mr. Banfield requested the Committee indicate whether they would desire further negotiations with the two management associations or whether the form which has been recommended by the Grievance Board and the Law Department be maintained as a recommended agreement form but not mandatory.

Cont'd...

Clause #2 Continued

After due consideration it was

RECOMMENDED that the report of the Vancouver Rental Accommodation Grievance Board dated January 20, 1972, be received and sent to all interested parties in order that they may express their opinions, in writing, to the Grievance Board.

The meeting adjourned at 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 99

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE

FEBRUARY 10, 1972

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 10, 1972, at 9:30 a.m.

PRESENT: Alderman Phillips (Vice Chairman)
Aldermen Bird, Broome, Calder, Linnell
Hardwick, Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor
Alderman Adams (Leave of Absence)

CLERK: R. Henry

Adoption of Minutes

Resolved that the Minutes of the meeting dated January 25, 1972 be adopted.

PART I

The following recommendations of the Committee are submitted to Council:

RECOMMENDATIONS:

1. Taxation Structure

Last year the Central Council of Ratepayers submitted the following resolution of that body which was referred by City Council to this Committee for consideration. A number of labour organizations had endorsed the resolution.

> "We urgently request that a committee be struck immediately, for the purpose of a study into the property tax structure within the City with the following objectives.
>
> (a) To hear and assess presentations of interested groups dealing with this question.
>
> (b) To formulate a plan for the revision of the tax structure with emphasis on tax relief for low and fixed income groups.
>
> (c) The committee prepare a brief to be presented to the Private Bills Committee of the Provincial Legislature at opening session of 1972, concerning any Charter Amendments required to implement such revision of the tax structure."

Mr. J. T. Cork appeared before the Committee this day representing the Vancouver Central Council of Ratepayers and a Mr. Kennedy, representing the Vancouver District Labour Council.

Mr. Cork expressed the concern of his Organization on the continuing rise of taxes particularly for senior citizens and those on a low or fixed income. Mr. Cork made a comparison with the City of Halifax on the methods used by that City in attempts to minimize the tax rate. Reference was made to the spread between taxes paid on business premises as compared to private residences.

Mrs. McKenzie also spoke on behalf of the Central Council of Ratepayers and was of the opinion that there were some inequalities in certain assessments.

Cont'd...

Following explanation by some of the officials present, the following resolution was submitted for the approval of Council:

"WHEREAS the proposed budget of the Provincial Government indicated that there would be no increase in the per capita grant to municipalities for the second year in a row

AND WHEREAS the Provincial Government has suggested a wage guideline of 6½% which will indicate the minimum increase in municipal salary increases

AND WHEREAS the revenues and expenditures of the Provincial Government are expected to increase by about 15% in the coming year

THEREFORE BE IT RECOMMENDED THAT the Vancouver City Council express regrets on the Provincial Government's failure to increase the per capita grant in line with Provincial revenues (i.e. 15% or $4 - $5 on the present base of $30) and urge the Union of B.C. Municipalities to ask its members to make strong representations to their local M.L.A.'s and to the Government

FURTHER THAT the City Council send a delegation to the Premier for the purpose of obtaining an increase in the per capita grant to take care of normal increases which will be incurred by the City

AND FURTHER that the other municipalities of British Columbia be urged to join with the City representatives in this delegation to the Premier."

2. School Budget - Increased Costs

The Committee noted that the basic education programme of School District No. 39 is over-estimated in the amount of $961,316 for the year 1972.

It was suggested that the necessary petition for property owners objecting to this estimated over-expenditure be made available in the City Clerk's office.

RECOMMENDED that arrangements be made for a petition to be available in the City Clerk's office whereby property owners may protest the increase in School District No. 39's budget above the amount set up by the Provincial Government with the object of submitting the question of additional funds to the ratepayers for approval.

(It was advised that a hundred signatures are required before the first day of March.)

PART II

INFORMATION

3. Land Banks

City Council on January 25, 1972, referred the following motion to the Committee for its consideration:

"THAT WHEREAS the City plans to realize an average of about $2 million per year from the sale of City-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchase of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

Cont'd...

Clause #3 Continued

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alterative policies such as the creation of a land bank."

At the request of the Vice Chairman, a number of organizations were invited to appear and comment on the proposal with a view to making a detailed submission at a later date. The following were present this day:

Citizens' Council on Civic Development
Community Planning Association of Canada
Save Our Parkland Association
Town Planning Commission
The Vancouver and District Labour Council
Downtown Business Association
Real Estate Board of Greater Vancouver
Vancouver Board of Trade
Planning Student's Association

The Director of Finance, Supervisor of Property & Insurance and the Director of Planning & Civic Development addressed the meeting explaining the City's present policies with respect to land sales, and details regarding the City's capital programme. The Committee also noted a memorandum from the Director of Finance with respect to the policy regarding proceeds from the disposal of City lands.

The Organizations indicated through their representatives that they were prepared to hear the views of officials and others, following which, each would be considering the subject further.

The Board of Trade specifically referred to a submission it had made in 1970 which evolved as a result of a study of the Downtown Plan.

Commissioner Sutton Brown reported orally on the history of land sales and the studies and consideration given by the Administration over past years. The Commissioner advised the Committee that a study is being prepared which will give an indication of the City's overall financial position.

RESOLVED that the subject matter be tabled pending receipt of a report from the Board of Administration on the financial study referred to, and that this report subsequently be made available to the Organizations present this day with a view to each Organization submitting a detailed brief on the subject of land banks.

FURTHER THAT a sub-committee comprising the Chairman of the Finance Committee, Vice Chairman, the Board of Administration and the Director of Finance be appointed with respect to the final preparation and submission of this financial study.

The meeting adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 101

MINUTES January 31, 1972

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room third floor, City Hall on Monday, January 31, 1972, at approximately 3:00 p.m.

PRESENT: Alderman Linnell
Alderman Rankin
Commissioner Ryan
Mr. R. Boyes, Traffic & Transportation Dept.
Supt. D.W. McRae, City Police Department
Mr. D. Archambault, City Prosecutor's Office

ALSO PRESENT: Mr. E.R. Thompson, Vancouver Safety Council
Mr. J. Attridge, Vancouver Safety Council
Mr. E.J. Irwin, Vancouver School Board

CLERK: D. Scott

Appointment of Chairman

The Clerk advised that the Vancouver City Council on January 11, 1972, appointed Alderman Linnell and Alderman Rankin as the Council members on the Commission. Nominations were called for the appointment of Chairman.

Alderman Linnell was elected Chairman of the Official Traffic Commission for the year 1972.

Adoption of Minutes

The Minutes of the meeting of November 1, 1971, were adopted.

1. Replacement of Traffic Control Signal Clark Drive and Kingsway

On May 26, 1971, the Superintendent of Traffic was requested to report again to the Official Traffic Commission on the traffic accident picture at the intersection of Clark Drive and Kingsway. In May, a delegation of Kingcrest Merchants were present and objected to the change in the traffic control signal from a standard signal control to a pedestrian actuated control. Supt. McRae presented for the information of the Commission statistics respecting the accident picture and it was noted that the same amount of accidents had occurred prior to the change in the signal as since the new signal had been installed. It was

RECOMMENDED that the report submitted by Supt. McRae dated January 31, 1972, be received.

2. Marine Drive and Elliott Street Additional Control

Under date of November 16, 1971, Mr. and Mrs. Don J. DeVoretz advised in a communication to Alderman Rankin, the hazardous conditions faced by children crossing Marine Drive at Elliott Street. They also expressed concern for adult pedestrians and motorists at this location.

In a report dated January 14, 1972, the City Engineer advised that conditions at this location have been examined by members of the Engineering Department and the Police Traffic Division and show the following:

cont'd . . .

Clause 2 continued

(a) **The roadway on Marine Drive curves on a radius of approximately 750 feet, which is adequate for safe driving speeds in excess of 40 m.p.h.**

(b) **Because of the slope of the land the eastbound and westbound roadways are at different grades within the curve and visibility for eastbound vehicles is partially obstructed beyond 350 feet on the approach to the intersection. (The stopping distance required on dry pavement at 40 m.p.h. is approximately 235 feet).**

(c) **Traffic volumes on this section of Marine Drive are heavy during rush hours and are comparable to many other arterial streets in the City.**

(d) **Elliott Street is a designated major arterial carrying light traffic volumes and at the present time is stopped at the north and south approaches to Marine Drive and dead-ends at Kent Street one block to the south.**

(e) **Although observations carried out during school crossing periods on a typical school day did not reveal any school children or adult pedestrians crossing Marine Drive at this point, records show that approximately eight school age children live south of Marine Drive and must cross this roadway to attend school. The Police School Patrol Squad feels there is no need for additional control at this intersection to assist these children.**

(f) **Over the past five years twenty-one accidents have been reported at this location, eleven of which were "off-road" types, and none involved pedestrians. This accident experience is considered light and is much lighter than similar intersections on this section of Marine Drive.**

In summary, the City Engineer advised pedestrian activity is light, there are no recorded pedestrian accidents and the sight distances are adequate. Traffic volumes on the cross street are light and the accident record suggests little conflict related to cross traffic.

The City Engineer recommended that no additional controls be installed at the intersection of Marine Drive and Elliott Street at this time, but that the matter of speed enforcement be referred to the Police Department for attention.

Mr. Boyes reviewed the foregoing report of the City Engineer and advised it is anticipated that traffic will increase at this intersection in the next few years and therefore the intersection will be kept under surveillance and when warranted a signal will be placed there, however, he did not feel it would be appropriate at this time.

RECOMMENDED that the recommendation of the City Engineer contained in his report dated January 14, 1972, be adopted and that this intersection be kept under surveillance.

3. Parking in Commercial Lanes

Communications from Baldwin Piano and Organ Studios and Xafax Ltd., to Alderman Rankin under date of October 1st and September 27th, 1971, respectively were noted. The writers objected to illegally parked cars in the commercial lane behind their premsises in the 3100 block Granville Street and requested that "No Parking" signs be placed in this lane.

The City Engineer in a report dated January 19, 1972, advised that the Street and Traffic By-law states (Section (24), Subsection (2)) that:

cont'd . . .

Clause 3 continued

"No person shall stop a vehicle on either side of any lane which abuts commercially zoned and developed property."

(Section (24), Subsection (3)) exempts defined commercial vehicles from the foregoing, permitting commercial vehicles to stop for a period not exceeding 30 minutes during the actual loading or unloading of materials.

Observations indicate that cars do on occasion park on the west side of this particular lane making the manoeuvring of larger trucks into the commercial loading facilities on the east side of the lane difficult and at times impossible. Since this parking is clearly an infraction of the above section of the by-law, enforcement is the appropriate action.

The City Engineer stated that the problem of vehicles illegally parked in commercial and downtown lanes has resulted in numerous requests for "No Parking" signs over the years. The department is generally opposed to such signing for the following reasons:

(a) **Since the by-law prohibits stopping, except for commercial vehicles, and since even they can only stop whilst actually loading, and for a period not exceeding 30 minutes, a lengthy and somewhat confusing message would be required on the sign.**

(b) **If such signs were installed in some lanes, the implication would be that in other lanes not similarly signed the by-law provisions do not apply.**

(c) **Signing of these regulations is not a complete solution. Even with appropriate detailed signs, polios enforcement is still necessary.**

The City Engineer is of the opinion that the most appropriate way to deal with these violations is by Police enforcement and recommended that "No Parking" signs not be installed in the lane west of Granville Street between 15th and 16th Avenues.

Mr. Boyes reviewed the report for the information of the Commission and it was suggested that the Vancouver Safety Council include in their bulletins information respecting parking in lanes.

The Committee discussed ways and means of informing the public of traffic and parking violations and Mr. Archambault advised that he had a flyer on the subject matter which he would forward and if the Official Traffic Commission felt it was appropriate, arrangements might be made for the Vancouver Safety Council to distribute this information.

After due consideration it was

RECOMMENDED that the report of the City Engineer dated January 19, 1972, dealing with parking in commercial lanes be adopted.

4. Posting of Speeds and Parking in Lanes in Apartment and Commercial Areas

Mr. Boyes advised in an oral report that this item was similar to the one previously discussed i.e. parking in commercial lanes. He was of the opinion that education is the best way to handle this problem and it was

RECOMMENDED that the oral report of the Assistant City Engineer, Traffic and Transportation be received.

5. Underpass to Facilitate Westbound Buses from Georgia Street to Chilco Street

At a meeting of the Official Traffic Commission on September 22, 1971, it was recommended

"THAT the City Engineer be requested to investigate underpass possibilities from the additional lane to be constructed on the north side of Georgia Street for the Four Seasons Development under Georgia Street (or via the Stanley Park Underpass), to facilitate turns of buses to Chilco Street, and that this be included in the charges for the changed traffic arrangement necessitated by the Four Seasons development."

The City Engineer under date of January 20, 1972, submitted the following report for the information of the Commission:

"The present traffic volumes on Georgia Street are high throughout the day but are adequately handled under existing arrangements, with the exception of the evening peak hours. During the evening rush period when the bridge roadway becomes saturated, vehicles accumulate on all streets leading to this facility. In this period extensive delays in travelling to the North Shore are experienced due to the capacity limitations of the causeway and bridge.

Since there are only eight westbound buses on the Stanley Park service during this peak hour, the left turn into the bus loop at Chilco only occurs an average of once every seven minutes.

The intersection of Georgia and Chilco is under Police control during the evening peak period, and when buses approach Chilco Street, the officers stop the eastbound traffic to facilitate the left turn to the bus loop on Chilco Street. Since the Stanley Park buses travel in the relatively lightly used curb lane along Georgia Street to their last stop far side Denman Street, the only delay they experience is in moving into the left-hand lane prior to making the left turn at Chilco Street. However, this delay is not extensive, and, as mentioned above, the Police assist the buses as they approach Chilco and make their left turn.

The Police use the breaks in the eastbound flow created for the turning buses to let Chilco Street traffic into Georgia Street, so that the traffic flow to the bridge is maintained. It is therefore the capacity limitation of the bridge roadway, rather than the turning buses, that results in the delay and accumulation to traffic along Georgia Street.

There are a number of difficulties with providing a grade-separated facility for the turning buses. The headroom of the existing underpass under the causeway will not accommodate trolley buses and alterations required to provide sufficient headroom are estimated to cost over $100,000. There would also be an increase in transit travel distance.

Any alternative scheme for a new underpass in the vicinity of Chilco Street would cost up to $1,000,000, and would require extensive ramps which could present serious construction problems in view of the proximity to a recently constructed sewage pumping station. The ramps would also interfere with the proposed Gilford Street access to the Four Seasons Development, and result in the loss of some park space.

The agreement between the City and the Four Seasons Developers includes the dedication of an additional lane on the north side of Georgia from Denman to a half block west of Gilford and traffic control at Georgia and Gilford related to vehicle access to their site. Since underpasses to facilitate buses turning into Chilco Street are not related to the ingress and egress of vehicular and pedestrian traffic to and from the site of the Four Seasons Development, such improvements are not within the provisions of the present agreement."

cont'd . . .

Clause 5 continued

In discussing the matter, Mr. Boyes and Supt. McRae advised there is a traffic policeman at Georgia and Chilco during the rush hours including Sunday and they are of the opinion that this was the most expeditious way to handle the traffic volumes.

RECOMMENDED that the report of the City Engineer dated January 20, 1972, quoted above be received.

6. Parking Exemption Decals

The City Engineer submitted a report dated January 14, 1972, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved.

Mr. Cary E. Funk
428 Louis Riel House
Simon Fraser University
Burnaby, B. C.

Mr. J.R. Vandermeulen
3383 West 26th Avenue
Vancouver 8, B. C.

Mrs. Margaret Symon
1883 West 5th Avenue
Vancouver 9, B. C.

RECOMMENDED that the recommendation contained in the City Engineer's report dated January 14, 1972, re parking exemption decals be adopted.

7. Parking Adjacent to Schools

At a meeting of the Official Traffic Commission on November 1, 1971, it it was recommended:

> "THAT the School Board and the City Engineering Department be requested to provide 50% of the capital cost of $4,000 in their 1972 Budget for the posting of signs at the elementary and secondary schools, on the understanding the Engineering Department will pay the maintenance costs estimated to be $400 a year."

Submitted for the information of the Commission was a communication from Mr. J.E. Robertson, Head of Business Administration, Board of School Trustees dated January 7, 1972, wherein it was advised that the School Board's Planning and Building Committee. and subsequently the School Board, agreed to the arrangement set out in the recommendation.

RECOMMENDED that the communication from Mr. J.E. Robertson under date of January 7, 1972, be received.

8. Grant: Annual School Safety Patrol Banquet

As is customary, the Supt. of Traffic submitted a communication dated January 31, 1972, requesting a grant of $3,000 to be used for the purchase of prizes, badges and efficiency awards for the school partrol members at the Annual School Patrol Banquet.

The Commission noted that the requested grant was for $500 more than that given in the past few years, and suggested the Superintendent give a breakdown of the increased costs.

RECOMMENDED that this matter be deferred to the next meeting of the Official Traffic Commission in order that Supt. McRae may give a breakdown of the amount requested.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 99

* * * * *

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 22, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from the Convent of the Sacred Heart, under the direction of Mrs. Barker.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Linnell,
SECONDED by Alderman Sweeney,
THAT the Minutes of the Special Council meeting (Public Hearing), dated February 10, 1972, be adopted.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 15, 1972, be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the Minutes of the Special Council meeting ('In Camera'), dated February 16, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Development Proposals and
Zoning - Lower Slopes of Kitsilano

It was agreed to defer consideration of this matter to later this day, when delegations will be heard.

COMMUNICATIONS OR PETITIONS

1. Report: 1971 Grey Cup Festival

MOVED by Alderman Linnell,
THAT the report of the General Chairman of the 1971 Grey Cup Festival Committee, in respect of the Grey Cup Festival held, including a financial statement, be received for information.

- CARRIED.

2. Alpha and Omega Order

It was agreed to defer consideration of this communication, pending the hearing of a delegation at a later date.

3. British Columbia Building

The Council noted a communication, under date of February 17, 1972, from the Minister of Public Works, following a meeting with Council recently to explain the proposed Provincial building development for Blocks 51 and 61. The Council's acceptance of the plan, in principle, is requested.

MOVED by Alderman Broome,
THAT this communication be received, and be referred to the Director of Planning for preparation of a report for Council, upon which a reply to the Minister can be based.

- CARRIED.

4. Court of Revision (Local Improvements): May 11, 1972

The City Clerk enquired if the Council desired to hold the next Court of Revision on Local Improvements, scheduled for May 11, 1972, on the basis of a night meeting.

MOVED by Alderman Bird,
THAT the usual day meeting for this Court be arranged.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

5. Use of Sound Truck: A.T.T.A.C. (Grandview-Woodland Area)

MOVED by Alderman Broome,
THAT, pursuant to a request from A.T.T.A.C. for permission to use a sound truck to advertise a community carnival in the Grandview-Woodland area, from 2:00 p.m. to 5:00 p.m., February 24, 1972, approval be given accordingly.

- CARRIED.

6. Alternate Representative: City Planning Commission

MOVED by Alderman Bird,
THAT, pursuant to the recommendation of His Worship the Mayor, Alderman Broome be appointed alternate for Alderman Wilson on the membership of the City Planning Commission.

- CARRIED.

7. CFMM Brief to Federal Cabinet: Attendance

MOVED by Alderman Bird,
THAT, pursuant to the communication from His Worship the Mayor, dated February 21, 1972, Alderman Wilson, a member of the Board of Directors, and Alderman Broome, President of the UBCM and ex-officio Director of the Federation, be authorized to attend the meeting of the Directors of the Canadian Federation of Mayors and Municipalities, commencing March 26, 1972, in respect of presentation of a brief to the Federal Cabinet.

- CARRIED.

8. UBCM Convention Arrangements

MOVED by Alderman Broome,
THAT, in accordance with the recommendation of His Worship the Mayor, authority be granted to the Mayor to appoint a UBCM Conference Arrangement Committee, in connection with the forthcoming conference, to be held in Vancouver on September 13, 14 and 15, 1972.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, February 18, 1972

WORKS AND UTILITY MATTERS

Regional Transportation as a Greater Vancouver Regional District Function (Clause 4)

In connection with the subject matter in this clause, it was

MOVED by Alderman Phillips,
THAT the Greater Vancouver Regional District be informed the Vancouver City Council is prepared to agree, in principle, to participate in a Regional transportation function (including transit and Regional roads), subject to terms and conditions which will be developed and brought back to the Board and the individual member municipalities for ratification.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Board of Administration be requested to prepare a further brief, concerning the questions of light rapid transit and Regional roads, to be sent to the Regional Transportation Committee.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Bird,
THAT Clauses 1 to 3, in the Board of Administration report (Works and Utility Matters), dated February 18, 1972, be adopted; and that Clause 5 be received for information.

- CARRIED.

Council agreed to change the order of the Agenda at this time, to proceed as follows.

FIRE AND TRAFFIC MATTERS

Complaint from F.W. Cordes re 4200 and 4300 blocks on Watson Street (Clause 1)

MOVED by Alderman Bird,
THAT this clause of the Board of Administration report (Fire and Traffic Matters), dated February 18, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, Feb. 18, 1972 (cont'd)

FIRE AND TRAFFIC MATTERS (cont'd)

Fire Protection on
Burrard Inlet Waterfront
(Clause 2)

MOVED by Alderman Bird,
THAT this clause of the Board of Administration report (Fire and Traffic Matters), dated February 18, 1972, be adopted.

FURTHER, THAT a copy of the report be forwarded to Mr. W. G. Rathie, Chairman of the Vancouver Port Authority, and Member of the National Harbours Board, with the request to comment on the matters contained therein, and whatever action it is intended to take; the Council being of the view that because of the conditions set out in this Clause, it is felt the National Harbours Board should contribute to the upkeep of the fire boat.

- CARRIED.

B. Supply of Fire Trucks

The Board of Administration, under date of February 18, 1972, submitted the following report:

'Tenders for the above were opened by your Board of February 7th, 1972, and referred to the Fire Chief, City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender called for prices on one only 1050 IPGM Triple Combination Pumper truck and one 125 foot Aerial Platform Truck.

The 5% Provincial Sales Tax is included in all prices in this report."

The Fire Chief reports as follows:

"On November 2, 1971, City Council approved a report from the Fire Chief requesting authority for the purchase of one pumper fire truck and one 125 foot aerial platform truck. This equipment was estimated to cost $176,000. Council approved $174,000 in advance of the 1972 Budget, and the remaining $2,000 would be obtained from resale of the old equipment.

The low bid (Bid No. 1) for the pumper fire truck and the only bid received for the aerial platform meet specifications and are acceptable. The prices received are more than estimated and are compared below:

	1971 Estimate	Bid Price	Difference
Pumper	$ 36,000.00	$ 42,477.75	$ 6,477.75
Aerial Platform	$140,000.00	$162,768.90	$22,768.90
Total	$176,000.00	$205,246.65	$29,246.65

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Supply of Fire Trucks
(continued)

The difference in actual bid prices of the pumper truck and aerial platform compared to the 1971 estimates, is mainly due to the following:

(a) The 1971 estimate did not include the 5% Provincial Sales Tax.

(b) The U.S. Government modified its price freeze in November, 1971, which allowed the suppliers of fire fighting apparatus and equipment to raise their prices to the customer to cover the added costs of labor and material. The attached letter from the only bidder to offer an aerial platform Calavar Corporation, explains that the difference between his last estimate to the City and his bid price, is mainly a result of the U.S. Government lifting their price freeze.

In spite of the increase in costs, this equipment is necessary to effectively carry out fire fighting and rescue operations in the City of Vancouver.

DUTY EXEMPTION ON AERIAL PLATFORM

Only one bid was received and it meets specifications and is acceptable. The bid price for Item 2 includes all taxes and charges except duty. Duty on this item is $10,928.44 (including 5% Provincial Tax), but has not been included because the local office of the Department of National Revenue has ruled that this equipment is of a class and kind not made in Canada. If the Department of Industry in Ottawa concurs with this ruling, the City will be exempt the $10,928.44 duty, and only be required to pay a token duty of $75.00, which has been included in the prices shown in this report.

If the Department of Industry in Ottawa does not concur, then an additional $10,928.44 will be required over and above the funds asked for in the recommendation. Their decision is not expected to be known for at least 3 months.

RECOMMENDATION

The Fire Chief recommends that the $174,000 previously approved by Council in advance of the 1972 Revenue Budget be increased by $29,246.65 to an amount of $203,246.65, which includes the 5% Provincial Sales Tax, to provide for the increase in costs of the equipment."

The Fire Chief, City Engineer, and Purchasing Agent report as follows:

"Item 1 - 1050 IPGM Triple Combination Pumper Fire Truck

Three bids were received for this item, all meet specifications, and the low bid, Bid No. 1, is acceptable.

CONDENSED TABULATION

Bid Number	1.	2.	3.
Name of Bidder	HOWARD DISTRIBUTORS	SILVERLINE FIRE EQUIP.	KING SEAGRAVE
Total Cost	$ 42,477.75	$ 47,502.00	$ 49,107.45
Make & Model	Pierreville Ford C907	Thibault Ford C910 (Alternative-Thibault DDT-426 $46,777.50)	King Seagrave C906
Place of Mfg.	Quebec	Quebec	Ontario

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Supply of Fire Trucks
(continued)

Item 2 - 125 Foot Aerial Platform Fire Truck

Only one bid was received for this item. It meets specifications and is acceptable.

RECOMMENDATION

If the necessary funds are approved, the Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Item 1. - The low bid submitted by Howard Distributors for the supply of one only 1050 Imperial Gallon Per Minute Triple Combination Pumper Fire Truck, at a total cost of $42,477.75, which includes the 5% Provincial Sales Tax.

Item 2. - The only bid received from Calavar Corporation Ltd. for the supply of one only 125 Ft. Aerial Platform Fire Truck at a total cost of $162,768.90, which includes the 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the Fire Chief, City Engineer and Purchasing Agent be approved, subject to contract satisfactory to the Corporation Counsel.'

MOVED by Alderman Phillips,
THAT the recommendations contained in the foregoing Board of Administration report be approved.

- CARRIED.

Board of Administration
GENERAL REPORT, Feb. 18, 1972 (cont'd)

SOCIAL SERVICE AND
HEALTH MATTERS

Deserted Wives and
Children: Maintenance - Clause 2

MOVED by Alderman Calder,
THAT Clause 2 of the Board of Administration report (Social Service and Health Matters), dated February 18, 1972, be adopted.

- CARRIED.

MOVED by Alderman Broome, in amendment,
THAT the following words be added to the motion of Alderman Calder:

'subject to written confirmation being received from the Deputy Minister of the Department of Welfare and Rehabilitation that the Province is prepared to assume its 35% of administrative costs."

- LOST

(The motion of Alderman Calder was put and ---------- Carried.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, Feb. 18, 1972 (cont'd)

SOCIAL SERVICE AND
HEALTH MATTERS (cont'd)

Balance of Social Service
and Health Matters

MOVED by Alderman Calder,
THAT Clause 1 of the Board of Administration report (Social Service and Health Matters), dated February 18, 1972, be adopted.

- CARRIED.

HARBOURS AND PARKS MATTERS

New Brighton Park Outdoor
Swimming Pool Replacement Bids
(Clause 1)

MOVED by Alderman Bird,
THAT, in respect of this Clause:

(a) a contract be awarded to Van Construction Co. Ltd., who submitted the low tender in the amount of $388,725 for replacement of New Brighton Park Pool, subject to the approval of the Corporation Counsel;

(b) the agreement between the Mr. and Mrs. P. A. Woodward's Foundation and the City in respect of the $250,000 matching grant be satisfactory to the Corporation Counsel.

- CARRIED.

BUILDING AND PLANNING MATTERS

No. 1 Firehall Replacement
(Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated February 18, 1972, be adopted.

- CARRIED.

FINANCE MATTERS

Costs of Law Enforcement
(Clause 3)

In connection with this clause, it was

MOVED by Alderman Phillips,
THAT the Council prepare an appeal to the Provincial government for assistance with the City's policing costs.

(not put)

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, Feb. 18, 1972 (cont'd)

FINANCE MATTERS (continued)

Costs of Law Enforcement
(Clause 3) - (cont'd)

MOVED by Alderman Wilson,
THAT this clause be referred to the Standing Committee on Finance, with a view to preparing a submission to the Provincial government.

- CARRIED.

Grant Request: Vancouver
Symphony Society
(Clause 4)

MOVED by Alderman Bird,
THAT this clause be referred to the Finance Committee for attention, when grant requests are under consideration.

- CARRIED.

Municipal Financing Authority:
Borrowing Power
(Clause 5)

After due consideration of this clause, it was

MOVED by Alderman Phillips,
THAT the Council would agree only to the broadening of the borrowing powers of the Municipal Finance Authority, if the M.P.P. and C.P.P. funds were made available to the Authority as a source of funds for borrowing.

FURTHER, THAT the Council representatives on the Regional District be instructed accordingly.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Calder,
THAT Clauses 1 and 2 of the Board of Administration report (Finance Matters), dated February 18, 1972, be adopted.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently reconvened in open session at 11:30 a.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Personnel Matters,
Supplementary Report

MOVED by Alderman Hardwick,
THAT the Board of Administration report (Personnel Matters), dated February 18, 1972, be adopted.

- CARRIED.

D. Property Matters

Lease Renewal: The Vancouver Art Gallery (Clause 4)

In connection with this clause, it was

MOVED by Alderman Hardwick,
THAT renewal of the lease to The Vancouver Art Gallery, in respect of this property, be approved for a further twenty-one (21) years, from February 3, 1972, on the same terms and conditions, subject to the lease being to the satisfaction of the Corporation Counsel.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Hardwick,
THAT Clauses 1 to 3 of the Board of Administration report (Property Matters), dated February 18, 1972, be adopted.

- CARRIED.

E. Low Income Housing

MOVED by Alderman Hardwick,
THAT the Board of Administration report, dated February 10, 1972, with respect to Low Income Housing, be referred to the Standing Committee on Planning and Development for further consideration; it being understood that the Standing Committee will meet with appropriate representatives of the Regional District in regard to this matter, in addition to the City's officials.

- CARRIED.

The Council recessed at approximately 12:00 noon, to reconvene in open session at approximately 2:00 p.m.

The Council, still in Committee of the Whole, reconvened at approximately 2:00 p.m. in the Council Chamber, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder (at commencement) Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (Leave of Absence)

REPORT REFERENCE AND DELEGATIONS

1. Zoning: Lower Slopes of Kitsilano

The Director of Planning and Civic Development spoke to the matter of development in the Kitsilano slopes area.

The Council received delegations as follows on the matter:

Kitsilano Ratepayers Association - opposing high rise apartment development

Kitsilano Ad Hoc Committee - petition with over 4000 names filed asking a Public Hearing on rezoning in the lower Kitsilano area be held and construction at 2280 Cornwall Street be halted, together with any similar development, pending the hearing. A brief was filed dated Feb. 22nd.

Vancouver Tenants Council - opposing high rise apartment development

A brief on the matter by the Kitsilano Area Resources Council was distributed to members of Council for information.

Particular mention was made of a development permit issued and that work had commenced respecting a high rise apartment development at 2280 Cornwall Street. In this regard Mr. W. Street, barrister, advised that, provided action is taken within the next three weeks, the owner is prepared to negotiate with the City an alternate development on this site, assuming the Council has made a decision with respect to future development of the area.

MOVED by Ald. Phillips,
THAT the Director of Planning and Civic Development report in two weeks time with suggestions respecting limiting of heights in the following areas:

(a) area north of Cornwall Street
(b) lower areas south of Cornwall Street

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Standing Committee on Planning and Development, February 10

Champlain Heights

MOVED by Ald. Broome,
THAT the report of the Standing Committee, under date of February 10, 1972, regarding Planning and Development matters, particularly dealing with Champlain Heights (Sites 19 and 20), be received and further consideration of this matter be at the City Council level.

- CARRIED

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Champlain Heights (cont'd)

The Deputy Mayor instructed that the Director of Planning and Civic Development report on the status of the Champlain Heights matter, to include past actions of Council and particularly in respect of sites 19 and 20.

(During consideration of the foregoing matter, the Deputy Mayor, Alderman Broome, took the Chair to relieve His Worship to attend to other Civic business)

G. Report of Standing Committee on General Purposes, February 10, 1972

MOVED by Ald. Phillips,
THAT the report of the Standing Committee on General Purposes, dated February 10, 1972, be adopted.

- CARRIED

H. Report of Special Committee re Illegal Suites, January 25, 1972

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of January 25, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Thelma Hazel McDonald (tenant), 2192 Nanaimo Street
Mrs. Hilda Baragar (tenant), 780 East 32nd Avenue
Mr. Harry Toft (owner), 780 West King Edward Avenue
Mrs. Barbara Millicent Lythall (tenant), 6968 Culloden Street
Mr. Dalton C. Eason (owner), 6475 Fleming Street
Mrs. Angelina Burmas (owner), 1561 East 35th Avenue
Mr. Andrew McLachlan (tenant), 4581 Quebec Street

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Norman DeWynter (tenant), 2279 Nanaimo Street
Mrs. Audrey D. Hanks (owner), 3887 West 15th Avenue
Mrs. Diane Vera Bernard (owner), 1941 West 36th Avenue
Miss Dianne Gail Code (tenant), 732 East 51st Avenue
Mr. Russell Harold Read (tenant), 2A, 1336 West 14th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Rodney L. Cheney (tenant), 2649 Trinity Street
Mrs. Mary Martha Boyle (tenant), 328 East 55th Avenue
Miss Jacqueline Lise Lanois (tenant), 328 East 55th Avenue
Christos & Popi Kyriakopoulos (owners), 74 West 21st Avenue
Mr. Brian Cowan (tenant), 1180 East 31st Avenue

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

(d) **the following applications be not approved:**

Mr. Clarence Staines (tenant), 1328 Park Drive
Mr. James C. Haight (tenant), 562 West 21st Avenue
Mrs. Vincent Houng Lee (tenant), 6454 Windsor Street
Mrs. Mary Louise Malfet (owner), 7012 Vivian Drive
Mrs. Patricia Furlong (tenant), 439 West 22nd Avenue

(e) **in respect to the above mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."**

MOVED by Ald. Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated January 25, 1972, containing Clauses (a) to (e), be approved.

- CARRIED

I. Undergrounding of Utility Wiring

The Board of Administration, under date of February 14, 1972, submitted the following report:

'The City Engineer reports:

"The recent budget speech by the Prime Minister of British Columbia stated that $10 million would be provided by the Provincial Government for undergrounding electrical plant. Details are not yet available but it appears that the legislation will become effective and that project costs are to be borne one-third by the Province, one-third by the utilities and one-third by the municipalities. Both electric power and communication lines could be included in the program.

Over the last several years, Council Committees and Civic staff have been exploring the methods and costs of undergrounding electrical plant in the City of Vancouver. The City has been represented on a U.B.C.M. Committee which has carried on an extensive review of the problem over the whole Province. A technical report, recently completed by City staff and containing a review of cost and policy considerations is on file in the offices of the City Clerk.

Conversion of all overhead electrical plant in the City of Vancouver to underground would cost in the order of $300 to $400 million. Financing charges, allowances for existing plant with remaining usable life, and installation of larger plant to allow for future growth could increase this estimate. In recent years, some overhead plant has been replaced by underground and new major circuits have been installed underground, primarily at utility expense; for a considerable time virtually all utility plant in new subdivisions has been installed underground at the developer's expense. The policy of the utilities generally, however, has been to underground existing distribution plant only where it has been justified by engineering and economic considerations. It is assumed that this work will continue, whatever additional undergrounding work is carried out as a result of the Provincial scheme.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Undergrounding of Utility Wiring
(cont'd)

Prior to the recent announcement by the Provincial Government, extensive work was carried on by the Civic staff to provide background information for cost-sharing negotiations with the utility companies and the setting of priorities. Since the Provincial scheme establishes a cost-sharing basis for the work, the matter of setting priorities should now be proceeded with. In general, scenic streets, designated highways and major arterials are considered to have higher priority than other streets (see Table). In special circumstances, factors such as the necessity to coordinate with other construction work, or the ability to underground an area completely for a relatively small expenditure (this may occur in the West End and downtown area) will require that high priority be given to undergrounding on other types of streets.

As instructed by City Council on February 15, 1972, the pole lines on East 1st Avenue and on West 16th Avenue will be given a high priority and examined immediately. It should be noted, however, that undergrounding in the west section of 16th Avenue would be a joint responsibility of the City and the University Endowment Lands.

A great many details must be worked out before an extensive undergrounding program can commence in the City of Vancouver. It is anticipated that improvements should be undertaken on a local improvement basis but details of the charges and the method of application still have to be worked out. Some method of enforcing connection of existing buildings to new underground plant would be required. These details could not be worked out in time for this report. Since it appears that a number of municipalities may initiate programs of undergrounding under the new Provincial scheme, it would undoubtedly be desirable for the City to inform the Province now that it intends to proceed under this program. Further details of the mechanism for carrying out the program and specific areas proposed would be reported to Council at a later date.

The Director of Finance points out that this could be the commencement of a new long term program costing a great deal of money over the years. Council policy will determine to what degree the City participates in the program in light of priority of the City's capital needs. To state a figure, an amount of $½ to $1 million might be made available in 1972 under Council's existing policy of providing funds for the Supplementary Capital Budget. On a local improvement basis, property owner contributions would increase this amount; the extent of the increase cannot yet be specified. However, the combined contribution by the City and property owners would permit undertaking a total program including utility and Provincial Government contributions, costing between $3 and $6 million. A program of this size will provide sufficient funds to underground the sections of 1st and 16th Avenues which Council has requested be considered.

I RECOMMEND that:

1. Approval in principle be given to an initial $3 to $6 million program of undergrounding through the recent Provincial proposal; this approval would be subject to subsequent Council approval of specific areas to be undergrounded, any procedural changes to be made, and estimated expenditures to be incurred when details of the finalized program are announced.

2. The Mayor be authorized to write to the Ministers of Finance and Municipal Affairs informing them of the City's intent to proceed with a program of undergrounding, costing between $3 and $6 million.

3. The City Engineer be authorized to initiate negotiations with the utilities regarding selection of specific streets for underground work."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Undergrounding of Utility Wiring
(cont'd)

MOVED by Ald. Phillips,
THAT the report of the Board of Administration dated February 14, 1972, in respect of undergrounding of utility wiring, be approved and immediate action be taken in accordance therewith.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

DEBENTURE BY-LAW $119,137.17
(Street Lighting Projects)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $119,137.17 in lawful money of Canada for certain street lighting projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - March: Fred Quilt Committee	enquired if Council would approve a march proposed for Saturday, February 26, 1972, to commence at 11:00 a.m., from Victory Square to the Court House, by the Fred Quilt Committee, in connection with the Fred Quilt case.

MOVED by Ald. Rankin, SECONDED by Ald. Linnell,
THAT approval be granted accordingly, subject to prior concurrence of the City Engineer and Chief Constable.

- CARRIED

Alderman Hardwick - Four Seasons Development	referred to the Four Seasons Development in the Coal Harbour area and enquired of the status of the matter in view of the newspaper report that the Federal Government would not grant leases of the required water lots. The Corporation Counsel replied he had not received any information on the matter but if such were the case, development in future would probably require an amendment to the prevailing agreement and this would require Council's further consideration.
Alderman Wilson - Drainage Problem: 6690 Arbutus Street (C. Young)	referred to a drainage problem at 6690 Arbutus Street and that he would be handing the matter over to the Board of Administration.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Four Seasons Development: Water Lots

MOVED by Ald. Wilson,
THAT WHEREAS the Vancouver City Council is pleased to learn that the Federal Government has decided to "kill present plans for the apartment hotel complex" as quoted in the Vancouver Sun, Page 15, February 21, 1972 - a statement made by the Hon. Ron Basford in reference to the Four Seasons Development;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council petition the Prime Minister and his Cabinet requesting that upon reversion of Coal Harbour water lots from the Four Seasons to the Crown Federal that the same be made available upon lease to the City of Vancouver, at a nominal rate for public recreation and park.

(notice)

NOTICE OF MOTION (cont'd)

2. Acquisition: Block bounded by Georgia Street on the North, Denman Street on the East

MOVED by Ald. Wilson,

THAT WHEREAS the Hon. Ronald Basford has announced that the Federal Government has decided to kill the Four Seasons hotel-apartment complex;

AND WHEREAS the City of Vancouver has taken steps and applied to the Crown Federal to lease the Coal Harbour water lots;

AND WHEREAS the owners of property fronting on the south side of West Georgia between Chilco and Denman Streets stand to profit most from the change of position of the Dominion government;

THEREFORE BE IT RESOLVED THAT the City Council take immediate steps to acquire by negotiation or expropriation the property bounded on the north by Georgia Street, on the east by Denman Street, on the south by Alberni Street, on the west by Chilco Street - the legal description being D/L 185 - Block 65 - Lots 1 to 13 plus to Chilco Street boundary.

(notice)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Extension of Temporary Positions: Department of Welfare and Rehabilitation

MOVED by Ald. Bird,

THAT, pursuant to recommendation of the Board of Administration regarding certain temporary positions in the Department of Welfare and Rehabilitation, 59 temporary staff members, less those appointed to permanent positions, be retained from the end of February when the present temporary period expires, to March 10, 1972, and

THAT such of the 10 additional temporary positions, where the phasing out program required approval of the Board of Administration and was approved to the end of February, be extended also to March 10, 1972;

FURTHER THAT the Board of Administration report on the matter to Council in two weeks time.

- CARRIED

The Council adjourned at approximately 3:40 p.m.

***

The foregoing are Minutes of the Regular Council meeting of February 22, 1972, adopted on March 7, 1972.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Auto Allowance - Winter Works Programmes

The Director of Finance reports as follows:

"A request has been received from Dr. H. L. Bryson, Director of Permits and Licenses, as follows:

'The following two Local Initiative Programmes have been approved by City Council and the Department of Manpower and Immigration:-

Project 17 - Industrial Plumbing Survey
Project 18 - Service Station Plumbing Survey

The Industrial Plumbing survey requires two temporary plumbing inspectors to inspect industrial buildings along Burrard Inlet and the Fraser River. The Service Station Plumbing survey will be carried out by two temporary employees to inspect sumps in over 400 gas stations.

These four temporary employees will be required to use their own cars and I request they be provided with an auto allowance on the regular basis. It is estimated that their monthly mileage will be in the range of 500 - 600 miles. Funds for these auto allowance were included in the costs approved by City Council and a portion will be recoverable from the Department of Manpower and Immigration.'

Recommended - that auto allowances on the regular basis be provided for the four temporary positions as described above, effective on the dates the positions are filled."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

2. Local Improvements - Initiative Principle

FIRST STEP:

The City Engineer reports as follows:-

"I consider it advisable to carry out either a Special Light Standard Project Type 1 (refurbish existing street lights) or a Special Light Standard Project Type 2 (install new post top street lights) on the streets in the eight areas which comprise Area II-Shaughnessy.

On February 1st, 1972, Council approved the procedure for advancing these alternative projects in these eight areas.

The streets in each area are listed in the schedule which forms part of the Detailed Second Step Report.

The City's share of these improvements is available in the 1971 Street Lighting Capital Budget."

SECOND STEP:

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated February 15th,1972.

/continued . . .

Clause #2 Continued

The estimated total cost of these improvements is as follows:-

Special Lamp Standard Project:	Type 1	Type 2
Total Cost	$ 124,600	$ 131,800
City Share	$ 41,866	$ 41,866

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake one of the alternative projects referred to and RECOMMENDS that the reports of the City Engineer and Director of Finance be adopted together with the details Second Step Report on file in the City Clerk's office.

3. Consent to Assignment of Lease and Sub-Lease of Air Space Across the Lane South of Alexander Street Approximately 105' East of Columbia Street

The Corporation Counsel reports as follows:

"On October 19, 1965, by Resolution of Council, Fleck Brothers Limited was granted permission to construct a three storey pedestrian overpass across the lane South of Alexander Street approximately 105' East of Columbia Street. A lease was prepared leasing the air space to Fleck Brothers Limited for a term of thirty years. Fleck Brothers Limited has since sold the properties joined by the overpass to Steetley Industries Ltd. and has then leased these properties back from Steetley Industries Ltd.

The two companies have requested that the City consent to an assignment of the lease of the air space from Fleck Brothers Limited to Steetley Industries Limited and have further requested that the City consent to a sub-lease of the air space from Steetley Industries Limited back to Fleck Brothers Limited.

RECOMMENDED that consent be given to an assignment of the lease of the air space from Fleck Brothers Limited to Steetley Industries Limited and consent be given to a sub-lease of the air space from Steetley Industries Limited back to Fleck Brothers Limited, the documents of assignment and sub-lease to be satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Corporation Counsel be adopted.

CONSIDERATION:

4. Regional Transportation as a Greater Vancouver Regional District Function

Your Board submits the following report:

A letter dated January 6, 1972 has been received from Mr. G.W. Carlisle, Director of Finance and Administration for the Greater Vancouver Regional District, asking for Council's decision on the first step of the procedure set out in the Policy Statement adopted by the Greater Vancouver Regional District on November 17, 1971. A copy of Mr. Carlisle's letter is attached.

BACKGROUND

The original Policy Statement as set out by Mr. A.C. Kelly, accompanying the report last October, was considered by Council at a special meeting on November 15, 1971. At that time Council approved a number of amendments to the Policy Statement, and these amendments, a copy of which is attached, were presented by the Vancouver representatives at the Greater Vancouver Regional District meeting of November 17, 1971. All of the Vancouver amendments were not accepted by the G.V.R.D. and a copy of the Policy Statement, finally adopted by G.V.R.D. at its November 17, 1971 meeting, is attached.

CURRENT REQUEST

Step 1 of this approved Policy Statement states "members of Council are asked whether they are prepared to participate in the function, subject to terms and conditions to be developed".

The current letter from Mr. Carlisle is the formal request from the Regional District in accordance with this Step 1. Council was in agreement with this Step when reviewing the original Policy Statement, and presumably still agrees because this Step contains the proviso "subject to terms and conditions to be developed".

It is drawn to Council's attention that Step 2 was amended by Vancouver City Council so as to read "total financial formula". It was Vancouver City Council's intention at that time that Regional Roads should be included in any financial formula. The approved Policy Statement, with respect to Regional Roads, was amended by the Regional District so as to add the word "eventually" (item 6, page 2 of Policy Statement). In the circumstance, when indicating its concurrence with Step One at this time, Council may wish to ensure that Step 2, referring to "total financial formula", includes Regional Roads.

Your Board submits the foregoing for Council CONSIDERATION.

INFORMATION:

5. Removal of Parked Cars for Street Cleaning

The City Engineer reports:

"As a result of Council's request for a report on the problems associated with the removal of parked cars to facilitate street cleaning, various proposals have been considered, none of which has proved to be completely satisfactory. The following report outlines the present procedure and the options which were considered.

INTRODUCTION

As the vehicle population of the City increases, so does the parking density on City streets. On some 200 blocks, or perhaps 4% of the curbed blocks in the City, parked cars cause a significant reduction in both the effectiveness and the efficiency of the street cleaning operation. The greater number of these blocks is in the apartment and conversion areas. Others are on the major streets through local shopping districts and on the adjoining local streets within a block of the major street.

Obstruction of the street sweeping operation is not sufficient grounds to impound a parked vehicle under existing legislation. Vehicles parked on curbed streets for more than two hours between 1:00 a.m. and 6:00 a.m. may be impounded for overparking, however, under Section 3 of the Impounding By-law and Sections 22 (5) and (6) of the Street and Traffic By-law.

TEMPORARY POSTING

Since a completely clean sweep is not required on each of the twenty or so annual sweeping operations on the above noted streets, parking is temporarily controlled once or twice per year in the following manner:

a) At about 3 in the afternoon of the day prior to the sweeping, we post temporary 'No Parking' signs. This is limited to three or four blocks in any area so the cars displaced can be absorbed by the adjacent blocks.

b) Prior to the arrival of the sweeper, one of the workmen inspects the blocks concerned, knocking on doors in an attempt to locate owners of offending vehicles.

c) When the sweeper arrives, it sweeps around any remaining cars, with as much of the matter below such cars as possible pulled out by hand into the path of the sweeper.

d) To limit the inconvenience caused the parking public, such sweeping is done first thing in the morning and the temporary signs are then removed.

Completely satisfactory results are not obtained since the signing prohibition does not result in the removal of all vehicles. This is because some vehicles were parked before the temporary prohibition signs were erected. Consequently, the sweeper must travel at relatively slow speed, sweeping around the vehicle.

OPTION A - NOT SWEEPING THE GUTTER IN HEAVILY PARKED AREAS

The ultimate effect of not cleaning a difficult block is to have the accumulated litter washed into the catch basin either by rainfall or by a flusher truck. The standard of cleanliness would be very low, and additional catch basin cleaning would be required.

OPTION B - SWEEPING AROUND PARKED CARS

This is what is done on local streets and on major streets through residential areas where there are relatively few vehicles parked and comparatively little litter. On these streets, a satisfactory standard of cleanliness can be attained. As the number of parked vehicles and the volume of litter increases, this system degenerates to little better than Option A.

/continued . . .

Clause #5 Continued

OPTION C - PERMANENT RESTRICTIVE POSTINGS

This is the only effective method whereby vehicles can be impounded under existing legislation. In the residential problem areas such as the West End where street cleaning is carried out, parking is currently permitted on only one side of the street in about 95% of the cases. Revising the parking regulations to move these cars onto the other side of the street for one day in each week would have the effect of clearing the curb side for cleaning. For example, the north side of the street could be posted for no parking on Tuesdays and the south side no parking except Tuesdays.

While this practice would result in a high level of cleanliness, experience has shown that success requires rigid enforcement. It is estimated that one additional police constable would be required. This cost would offset any saving realized by the Engineering Department.

OPTION D - RUSH-HOUR SWEEPING

Certain arterial streets could be swept during a portion of the rush hour when parking restrictions are in effect. This practice, while not applicable to residential streets, is subject to a number of operating inefficiencies:

a) excess travel time to sweep a short length of street,

b) overtime charges for operating beyond the normal working day,

c) interruption to normal work patterns.

Furthermore, the slow sweeper would cause an interruption to the normal traffic flow if more than one block was cleaned in each sweep.

COMPARATIVE COSTS

The following table illustrates the comparative cost per block for each of the foregoing proposals. The figures are approximate, based on assumptions about changed operational practices, and are intended only as a guideline.

Relative Cost ('Not Sweeping' at 100)

	Heavily Parked Residential Local Street	Arterial Residential Street
Temporary Posting	127	N/A
Option A - Not Sweeping	100	100
Option B - Sweep Around	N/A	103
Option C - Permanent Parking Restriction	243	220
Option D - Rush-Hour Sweeping	N/A	78

SUMMARY

We have not yet discovered the ideal solution which would attain a desirable standard of cleanliness at reasonable cost and without significant inconvenience to the motorists. In the meantime, we are continuing the temporary posting of heavily parked streets and will consider other approaches in special cases as they arise."

Your Board submits the foregoing to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 144

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Expenditure of Funds Prior to Budget Approval
Purchase of Replacement X-Ray Machine

Your Medical Health Officer reports as follows:

"Included in the 1972 Budget Estimates of the Health Department is an amount of $2,300.00 for the purchase of a replacement X-Ray machine in Nightingale Dental Clinic.

The existing machine has broken down completely and is recommended for replacement by the Purchasing Agent. An X-Ray unit is a basic tool in dentistry and is indispensable for the delivery of quality care. It is therefore requested that approval be given at this time authorizing expenditure of the above amount for this purchase prior to approval of the 1972 budget estimates of the Health Department."

Your Board RECOMMENDS that the request of the Medical Health Officer be approved and the Purchasing Agent be authorized to purchase a replacement X-Ray machine prior to approval of the 1972 Budget Estimates of the Health Department.

2. Deserted Wives and Children - Maintenance

The Welfare & Rehabilitation Department has during the past three years had an arrangement with the Provincial Courts (Family Division) and the Probation Services Department, whereby deserted wives with dependent children in receipt of social assistance instituted court proceedings in order to obtain a maintenance order against the absentee husband.

Your Board recently requested a review of the arrangement and finds that 607 deserted wives have submitted their cases to the Provincial Courts (Family Division) and maintenance is being received or some other action is being taken. The collections on behalf of these persons in 1970 and 1971 were:

1970	$124,386
1971	$166,711

Your Board find that there are approximately 1,400 deserted wives with dependent children receiving social assistance for whom no maintenance is being received. The Department Heads are now instituting a review to ensure that in future for each applicant eligible to receive social assistance on a continuing basis, court proceedings will be instituted.

To enable the Welfare & Rehabilitation Department to examine the 1,400 cases and to institute court proceeding to obtain maintenance orders where applicable:

Your Board RECOMMEND that:

Two Social Service Assistants IA (pay grade 19, $616 - 735) be employed on a temporary basis for a maximum of six months.

Cont'd...

Clause #2 Continued

The estimated cost is as follows:

Two Social Service Assistants 1A for six months at $673	$ 8,076
Fringe Benefits - 10%	807
Salary Estimate	$ 8,883
Auto Allowance - $75 per month	900
Total Estimated Cost	$ 9,783
Canada Assistance Plan Sharing - 50%	$ 4,891
Provincial Sharing - 25%	2,446
	$ 7,337
Net Estimated Cost to City	$ 2,446

Your Board RECOMMEND that auto allowance on a casual basis be granted to the incumbents of the two positions.

The Director of Welfare and Rehabilitation has advised that he submitted by letter of February 7th, 1972 a request for 75%/25% cost sharing for this matter, and on February 11th received verbal confirmation from the Deputy Minister that the Province were prepared to share the costs on that basis.

Your Board further RECOMMEND that the Director of Welfare and Rehabilitation submit a report to inform Council of the results obtained on termination of the project, on or about August 31st next.

Your Board further RECOMMEND that authority be granted to hire the two Social Service Assistants IA immediately, and necessary expenditures in advance of the budget be approved and be included as items in the 1972 budget.

FOR COUNCIL ACTION SEE PAGE(S) 147-8

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. New Brighton Park Outdoor Swimming Pool Replacement Bids

On December 21, 1971 Council approved an advance allocation of $250,000 of Parks Capital Funds for the replacement of New Brighton Park Pool. It was noted that a matching grant of $250,000 would be provided by the Mr. and Mrs. P. A. Woodward's Foundation.

The Park Board has submitted the following letter requesting City Council award the contract in the amount of $388,725 to the low bidder.

"At the Monday, February 7 meeting of the Park Board, ten bids for construction of the above project, designed by architect Ronald Howard, were received. The low tender was submitted by Van Construction Co. Ltd.

Adequate funds have been approved for the project by the Park Board and City Council. An amount of $250,000 was approved from 1972 Park Board Five Year Plan funds and a matching amount of $250,000 was provided by the Mr. and Mrs. P. A. Woodward's Foundation. In addition to the contract there is extensive landscaping and shore protection work to be completed by the Park Board.

Would you please request City Council to award a contract on behalf of the Park Board in the amount of $388,725 to Van Construction and authorize the Corporation Counsel to sign a contract as soon as possible."

Since the availability of funds required to carry out this project is subject to the matching grant from the Mr. and Mrs. P. A. Woodward's Foundation being received, your Board suggests that the agreement between the Foundation and the City be satisfactory to the Corporation Counsel.

Your Board submits to Council for CONSIDERATION:

(a) awarding a contract to Van Construction Co. Ltd. who submitted the low tender in the amount of $388,725 for replacement of New Brighton Park Pool, subject to the approval of the Corporation Counsel.

(b) the agreement between the Mr. and Mrs. P. A. Woodward's Foundation and the City in respect of the $250,000 matching grant be satisfactory to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 148

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. No. 1 Firehall Replacement

The Fire Chief, Director of Planning, Supervisor of Property & Insurance, Director of Permits & Licenses report as follows:

On August 10, 1971, City Council, when considering a Board of Administration report, endorsed the recommendation of the Fire Chief designating the west 150 feet of Lot D, Block 122, D.L. 196, as a site for No. 1 Firehall.

This site, containing 39,600 square feet was suitable, provided it was a net area and as such would accommodate a Headquarters Firehall and training facility. However, it was found that 8,300 square feet of the total woould be needed to meet the zoning requirements for landscaping and provision for parking. This reduction of total area has severely restricted provision for expansion that will likely be necessary in the future.

The Fire Chief believes it prudent to increase the site area to compensate for the loss due to zoning regulations and to provide for some expansion, realizing it would be impossible after new development takes place to acquire more area for the site at a later date.

A meeting on February 3, 1972, attended by the Planning Department, the City Construction Co-ordinator and the City appointed architect, was convened in the Fire Chief's office, and it was the opinion of all present that the site should be increased by 10,586 square feet to 50,186 square feet ±, comprising 190 feet of frontage on Pender Street.

It was also considered that the Firehall should be located on Lot D, but that the exact location should be left in abeyance pending the outcome of current negotiations between the Supervisor of Property and Insurance and the owners of Lots C and D.

The Supervisor of Property and Insurance reports the estimated cost of the enlarged site still comes within the realm of estimates reported to Council in camera on January 25, 1972.

The Fire Chief, Director of Planning and the Director of Permits & Licenses RECOMMEND that the Firehall site be increased from 150'x264' to 190'x264' (50,186 square feet), comprising 190 feet of frontage on Lot D, Block 122, D.L. 196.

Your Board RECOMMENDS that the recommendation of the Fire Chief, Director of Planning and Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 148

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Complaint from F. W. Cordes Re 4200 and 4300 Blocks on Watson Street

The City Engineer reports as follows:

"On October 5, 1971, City Council, when considering a report from the Director of Planning and Civic Development in respect of the use of 4296 and 4316 Main Street for non-conforming uses resolved that:

'(a) the parking prohibition on the west side of Watson Street in the block be further reviewed

(b) parking on the east side be restricted to residential only, similar to the regulations which apply in the area around the Pacific National Exhibition

(c) the owner be requested to take appropriate action in an endeavour to prevent any Sunday operation'

We have reviewed the parking prohibition on the west side of Watson Street which was originally installed to maintain two-way traffic on this very congested street. Watson Street has a 16-foot wide strip pavement on a street allowance that varies from 20 feet to 36 feet in width. With parking occurring on both sides, two vehicles could not pass and when vehicles making deliveries to the commercial premises on the west side of Watson Street were double parked, even one line of traffic could not get through. To remove the prohibition now, would re-create the original problem and would in no way benefit the residents on the east side.

In respect to restricting the east side of Watson Street in this area to parking for residents only, we feel this would do nothing towards solving Mr. Cordes' complaint regarding vehicles turning on his property and occasionally parking in such a manner as to block his access. In a recent discussion with Mr. Cordes, he agreed that the existing signing was appropriate for this area, and that the By-law regarding blocking of access would work if they could obtain enforcement.

It was pointed out to Mr. Cordes that it was very difficult to determine where his access (driveway) is, as he has driven vehicles onto his property along his entire frontage. This also makes it difficult to determine where his property line is located, and, due to the varying width of the street allowance, the people who are parking or turning on his property probably think this is a widening in the road shoulder. Mr. Cordes agreed that defining his property line and driveway would likely solve his problem, and, in any event, it would definitely assist the Police when violations did occur.

In view of the foregoing we recommend no change be made to the present parking regulations in the 4200 and 4300 blocks Watson Street."

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be approved.

2. Fire Protection on Burrard Inlet Waterfront

City Council on November 24, 1970 considered a report on Vancouver Fireboat II from the Fire Chief dated November 16, 1970 and resolved:

"That the proposals of the Board of Administration submitted to Council for consideration under item No. 5 of the report dated November 16, 1970 be approved."

The relevant sections of item No. 5 are:

c) "The Fire Chief be requested to report on the level of land-based fire protection now provided to waterfront property and indicate what improvements might be made in this service in order to reduce the reliance on fireboats.

d) The Fire Chief be requested to prepare a report on the alternative methods of providing protection for combustible pier pilings."

Since c) and d) are inter-related, the individual sections are herein combined.

The subjects under investigation include works under the jurisdiction of the City Engineering Department and because this report contains a recommendation for a further study to be made, it is submitted jointly by the City Engineer and the Fire Chief.

The City Engineer and Fire Chief report as follows:

" i Description of Locality

The waterfront property is in general, the area of land and piers and wharves between the railway tracks and Burrard Inlet. The southerly boundary is taken to be the railway tracks primarily because these tracks present a restriction to quick access to the properties to the north and secondarily because in general the vehicular travelled ways within these properties are privately owned. West of Cardero Street there are no tracks and waterfront property is taken to be the subdivision lots abutting the water.

ii Fire Equipment Division of Responsibility

The fireboats primary use is in controlling fires which are reasonably accessible from Burrard Inlet, that is, fires on wharves, piers, pilings, pier sheds and ships. Its secondary use is in providing hose supplied water for land-based forces operating in localities more remote from the Inlet.

Land-based fire fighting equipment is primarily used in areas remote from the Inlet and in areas where co-ordination with the fireboat achieves more effective fire control. The equipment's water supply is mainly dependent upon private water systems which take their water from the City's water grid. In some locations, secondary supplies may be obtained from City hydrants, or from the fireboat.

iii Water Supply

By visual inspection, there is a deficiency in private hydrant distribution. They appear to be poorly maintained and some are non-standard in that no pumper outlets are provided.

There is a scarcity of information on the size and condition of the connecting water mains, and the location of main line and service valves. Because of this, water flows for fire protection cannot be predicted, and at a fire, Water Works crews are relatively ineffective when the problem becomes one of shutting off a sprinkler service or broken hydrant or other similar work which they are called to perform.

/continued . . .

Clause #2 Continued

It is probable, but not proven, that private water systems are not regularly flushed to remove deposits which can otherwise impair the working of a fire pumper.

In physical fire flow tests, inadequate water supplies were found within the major part of the whole area. (The term 'inadequate' is defined as any total flow lower than the responding fire equipment could, and of necessity should, use).

In general, City property stops at the tracks. Laying hose from City hydrants across trackage is considered impractical. Attempts are made to stop rail traffic but occasionally hoses are severed resulting in an almost complete loss of water in the City system. Hoses across tracks are invariably laid for a considerable distance, and this reduces the effective water flow.

The Fire Department possesses 400 g/m portable sea water pumps which could be used combating pier fires. However, their small capacity (compared with 1500 g/m for a land-based fire pumper, and 17,500 g/m for the fireboat) is insufficient to deal with a pier fire. They are intended as an auxiliary to land-based fire pumpers.

Sprinkler systems can be designed to reduce the incidence of fires spreading through piers, but because of exposure to freezing and marine atmospheres, these systems are expensive to install and must be constantly checked and maintained. They must also be fed from an adequate private water system, itself maintained to a high standard.

Under present overall conditions the only feasible method of containing fires in the waterfront areas immediately adjacent to the water is by the use of a fireboat.

iv Conflagration Hazards

Wharves, piers, pilings, and storage sheds made of timber are the major cause of fire spreading in the immediate waterfront area.

In the Coal Harbour area, the closely packed marine industries, together with numerous docks and sheds make fire containment difficult.

v Access

From Cardero Street to Boundary Road, the waterfront is separated from land-based fire equipment by railway right-of-ways and railway spur tracks.

Overpasses and grade crossings are available but because of problems caused by rail traffic, congestion and poor local vehicular access, response times from land-based equipment for waterfront fires are high and inconsistent in comparison to the rest of the City.

Buildings tend to be congested and this limits or makes impossible the manoeuvering of fire vehicles.

Narrow passages on piers and within some industrial areas results in considerable danger to firemen as they are unable to stand off from buildings when directing water streams.

Piers built on pilings do not possess means for quick access to the undersection.

A fireboat is essential for pier and piling fires because of its ability to manoeuver along piers and direct effective water streams.

vi Improvements Proposed

Proposals for improvement in private area waterfront fire deficiencies which necessitate further study are:

/continued . . .

Clause #2 Continued

a) More access routes across tracks, and more roads and manoeuvering space on private waterfront area property.

b) Provision of more adequate water supply and more hydrants on private property.

c) Advancement of schemes to improve the City's water distribution grid near the trackage.

Implementation of these proposals will not appreciably reduce the reliance on the fireboat for combating fires in the immediate waterfront and pier areas."

The Fire Chief and City Engineer RECOMMEND:

A) The Fireboat, Vancouver II continue to be the major source of fire protection in operative areas of the waterfront.

B) The City Engineer and Fire Chief carry out a study on locations of new railway crossings, new private property roads and manoeuvering space on waterfront private property, together with costs and methods of financing.

C) The City Engineer and Fire Chief carry out a study on related improvement of the City water distribution system adjacent to the waterfront areas, and on methods of improving the private water grid.

Your Board
RECOMMENDS adoption of Recommendation (A) on an interim basis subject to reconsideration when reports are received on Recommendations (B) and (C) above.

Your Board FURTHER RECOMMENDS that Council approve Recommendations (B) and (C) subject to progress reports being submitted by the appropriate officials at 6 month intervals until the studies have been completed.

FOR COUNCIL ACTION SEE PAGE(S) 144-5

FINANCE MATTERS

RECOMMENDATIONS

1. Camp Capilano

The Superintendent of Parks has requested that the operation of Camp Capilano be reviewed with a view to establishing a permanent position of Director for the operation.

The Administrative Analyst and the Acting Director of Personnel Services report as follows:

"Camp Capilano provides a unique outdoor recreation experience for children utilizing permanent camp facilities on a short stay basis. For the past two years Vancouver School Board has made continuing use of the facilities during the months September to June inclusive, while on weekends the Camp is used by a variety of non-profit associations such as Girl Guides and Church Groups. During the summer months cost of operation is included in the Park Board summer playground program offset in some instances by collection of registration fees".

The current financial position is as follows:

CAMP CAPILANO:

Recoveries:		
School Board	$19,000	
Other fees - est'd	3,050	$22,050
Expenses:		
re School Board		
Salaries & Fringe benefits	11,331	
Heat/light	3,500	
Transportation	636	
Other	3,135	
	$18,602	
Propn. of approved summer playground program budget	11,635	$30,237
Net operating cost		$ 8,187

On August 6, 1970 the Superintendent of Schools wrote to the Superintendent of Parks stating: "The Board of School Trustees at its regular meeting on Monday, August 3, 1970 confirmed its support of the Camp Capilano outdoor education project as a continuing aspect of the total school program and wishes to have the Camp Capilano project continued until further notice". The Superintendent of Schools also expressed the hope of the School Trustees that the Park Board would appoint a permanent Camp Director.

A Mr. J. Way, Community Centre Director, Hastings Community Centre, has been acting in the temporary capacity of Camp Director for the past two years.

In view of the extensive use of the facilities and the confirmation of the School Board support of the project it is recommended that the position be established on a permanent basis.

Continued.....

CLAUSE NO. 1 (cont'd.)

Report of the Acting Director of Personnel Services:

I have reviewed the duties and responsibilities of the above named position.

The incumbent, in conjunction with Vancouver School Board personnel, assists in the planning and direction of the Environmental Study Program. He is responsible for supervising the program; developing and conducting camp orientation programs for teachers, student teachers and volunteer Grade 12 students; directing recreational activities; assisting in menu planning; ordering food stuffs and supplies; enforcing camp rules and administering first aid as required. During the summer months, the incumbent is responsible for the administration, planning, direction and supervision of the Recreation Division's Camping Program, staff selection and training, fee collection, enforcement of camp rules, and security of the Camp. Accordingly, I have prepared a new Class Specification of Director - Camp Capilano, No. 674 to accurately portray the duties performed. This new position is equitably rated internally at Pay Grade 22 ($703-843) plus 7% for longer hours, and I recommend that it be so classified effective when adopted. I further recommend that this position be included in Schedule 'D' of the Union Agreement which relates to Hours of Work of Community Centre employees.

The Camp operates twelve months per year and the Director is required to live on the premises. He is provided with a residence and receives partial board for which no deduction is made from his pay. It is assumed that these privileges constitute compensation for performing caretaking duties, scheduling weekend rentals of the Camp, collecting rental fees, enforcement of Camp rules, security checks, telephone answering and extra hours (in addition to the regular 37 1/2 hour week) as required during the resident camp programs. This is an exception to Personnel Regulation No. 30 (which would normally require a deduction from salary for the value of such perquisites) due to the special circumstances involved in the operation of the Camp.

The probationary period will be one year.

The Superintendent of Parks advises that the incumbent will be required to make his personal automobile available for travelling on Park Board business, and it is therefore, recommended that an auto allowance on a regular basis be established.

The Controller, Park Board reports that the additional funds to cover the net operating costs for 1972 are included in the 1972 Park Board estimates.

This report has been discussed with the Superintendent of Parks who is in agreement. The Business Manager of the Municipal & Regional Employees Union has stated that he disagrees with the Community Centre Director II classification but will not oppose the adoption of this report. It has been agreed that further discussions will be held between the Business Manager and the Acting Director of Personnel Services regarding this matter".

Summary:

Incumbent	Proposed Classification	Effective Date
One New Position (Temporarily occupied by J.F. Way - Community Centre Director II)	Director - Camp Capilano Pay Grade 22 ($703-843) plus 7% for longer hours	When Adopted

Cont'd...

CLAUSE NO. 1 (cont'd.)

Summary of Recommendations:

The Acting Director of Personnel Services and the Administrative Analyst RECOMMEND that:

1. the establishment of the position of Director - Camp Capilano, Recreation Division, Board of Parks and Public Recreation be approved on a permanent basis effective when adopted.

2. the report of the Acting Director of Personnel Services be approved.

3. Class Specification No. 674, "Director - Camp Capilano" be approved.

4. auto allowance on a regular basis for this position be authorized."

Your Board RECOMMENDS that the foregoing recommendations be adopted and note that adoption of these recommendations will not affect the present operating costs for this facility.

2. The 35th Annual Conference of the Canadian Federation of Mayors and Municipalities

The City Clerk reports as follows:

"The Executive Director of C.F.M.M. has advised that the 35th Annual Conference will be held in Quebec City, May 21st to 25th, 1972. The theme of the Conference is "The Role of Local Government in Canada Today". Emphasis will be put on economic and social matters, although fiscal matters, municipal management, urban transportation, pollution control, housing and urban renewal will also be considered.

In the past, Council has directed that His Worship the Mayor appoint the City's official delegates, with the City Clerk assuming the responsibility of eventually submitting the resolutions to C.F.M.M. Your Board proposes that these same procedures be carried out this year. (The deadline for receiving resolutions by C.F.M.M. is April 14, 1972.)"

Your Board, therefore, RECOMMENDS

(a) that the naming of delegates to this Conference be left to His Worship the Mayor, and further

(b) that the City Clerk be directed to contact the senior officials and Members of Council for suggested resolutions which will be submitted to the Standing Committee on General Purposes for subsequent recommendation to Council.

CONSIDERATION

3. Costs of Law Enforcement

Your Board has received the following report from the Director of Finance :

"On January 11, 1972 Council passed the following motion:

'THAT the subject of the motion of Alderman Phillips and Alderman Sweeney be referred to the Board of Administration for review and report, on the matter of police and justice costs to the City of Vancouver.'

The following table provides an historical picture of police and justice costs to the City of Vancouver, related to the City's budget.

Year	Police Cost Incl.City Jail ($000)	Prov. Court ($000)	Fam.& Juv. Court & Juv. Dent. Home ($000)	Prosec-utor ($000)	Coroner ($000)	Total ($000)	Total City Budget (Note 1) ($000)	Percent Total is of City Budget %
1957	4,629	389	300	Note 2	64	5,382	30,385	17.7
1958	5,205	490	334	"	66	6,095	33,493	18.2
1959	5,753	597	363	"	83	6,796	36,158	18.8
1960	6,053	642	397	"	86	7,178	38,987	18.4
1961	6,178	643	393	"	90	7,304	40,311	18.1
1962	6,322	688	416	"	89	7,515	41,153	18.3
1963	6,562	738	431	"	91	7,822	42,446	18.4
1964	6,775	827	461	"	105	8,168	44,210	18.5
1965	7,018	972	495	"	112	8,597	47,050	18.3
1966	7,469	1,043	566	"	123	9,201	49,610	18.5
1967	8,143	1,179	615	"	137	10,074	53,079	19.0
1968	8,912	1,306	703	"	139	11,060	58,896	18.8
1969	9,759	1,283	772	"	143	11,957	63,985	18.7
1970	10,800	943	869	391	155	13,158	71,113	18.5
1971	12,802	983	957	404	174	15,320	77,817	19.7

Note 1 - Total City Budget as shown above is 'Total expenditures in statement of general revenue and expenditure before surplus or deficit

less

City's proportion of school taxes
Hospital District Levy
Municipal Financing Authority - City's proportion of cost
Water Works expenditures (as self-supporting utility)
Capital expenditures from revenue funds'.

Note 2 - From 1957 to 1969 Provincial Court costs were combined with prosecution costs.

Magistrates' salaries

As of April 1, 1969 the Magistrates were removed from the City payroll and were placed on the Provincial payroll. The Province has therefore relieved the City of the salaries of the Magistrates, 17 at the time of takeover plus some additonal since that time. This saved the City approximately $340,000 per year at 1969 salary levels.

Provincial Per Capita Grant

The Municipalities Aid Act provides that the municipalities are to use the per capita grant for named services, as follows:

'$25 (effective 1968) - streets, roads, pollution control, policing, parks, then other services for which no grant is received from the Government.

Cont'd...

Clause #3 Continued

$3 (commenced 1969)	- ambulance services, tourism and industrial development.
$2 (commenced 1970)	- social services.'

With the above, the Province is in a position to say that it is already assisting municipalities to meet their policing costs, even though, in the case of Vancouver, the entire $25 (first section) is used up by streets and roads.

R.C.M.P. policing in some municipalities

Burnaby, with a population of 124,000 in 1971 compared to Vancouver's 422,000 has policing costs of $1,870,000 (budget) in 1971 compared to Vancouver's $12,800,000. On a population basis compared to Vancouver, Burnaby might be expected to have 1971 policing costs of $3,760,000 or just about twice their actual cost. While Vancouver undoubtedly has a more complex policing problem than Burnaby, the figures certainly suggest that Burnaby is not paying the full cost of the R.C.M.P.

It is difficult to track down where the subsidy is absorbed. The Provincial Public Accounts do not appear to show any subsidy and in point of fact show the Province's policing costs (R.C.M.P. contract) at approximately $6,000,000 which intuitively suggests less than cost. If a subsidy exists it would seem to be at the Federal level.

The Municipality of Burnaby informs us that the nature of the subsidy is as follows. The master contract with the R.C.M.P. (through the Province) specifies a cost (for 1972) of $16,000 per police officer. Burnaby pays 50% of the cost of the first five officers and 75% of the cost of the officers over five. Burnaby also pays 9¢ per mile for police transportation, and provides some equipment, such as radar. In summary, Burnaby would appear to pay something over an average of $12,000 per R.C.M.P. officer.

Vancouver, with a total Police Department establishment of 960 (uniform and civilian) in 1971, paid a total cost of $12,802,000 or $13,335 per member of the Department.

Summary

From all of the above it would appear that:

1. The R.C.M.P. cost of $16,000 per year per man is rather high, and perhaps reflects Ottawa overhead costs.

2. Burnaby, and presumably all other municipalities with R.C.M.P. policing, are receiving a subsidy.

3. Vancouver's cost per member of the Police Department is only slightly above the subsidized cost of the R.C.M.P.

4. Vancouver appears to have a much higher police to population ratio than, say Burnaby.

5. The fact that other municipalities are receiving a subsidy, whatever the reason, suggests that Vancouver should in equity also be entitled to some degree of assistance."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

CONSIDERATION

4. Vancouver Symphony Society - Grant Request

A letter has been received from the Vancouver Symphony Society which requests City Council

(a) to confirm the continuation of the principal of providing the Society with free rental of the Queen Elizabeth Theatre, and based on the foregoing,

(b) to provide a grant equal to rental costs of the Queen Elizabeth Theatre which are estimated by the Society at $55,000 for the year 1972.

Your Board reports on the foregoing items as follows:

(a) on December 14, 1971 Council considered a request from the Society for further grants, in addition to the regular grant of $25,000 previously approved, and passed the following motion:

"That a grant of $6,165 be made to the Vancouver Symphony Society to be applied against unpaid theatre rental up to the end of 1971 and the Society be advised that any additional requests should be submitted to next year's Council."

The Society interprets this resolution to mean that Council has approved the principle of providing the Society with free rental of the Queen Elizabeth Theatre. The Director of Finance does not agree with this interpretation of Council's intent at that time.

(b) Grants approved by Council in previous years to the Vancouver Symphony Society were:

1969	-	$25,000	applied to theatre rentals
1970	-	$31,000	applied to theatre rentals
1971	-	$31,165	applied to theatre rentals

Requested 1972 - $55,000 to be applied to theatre rentals.

The Queen Elizabeth Theatre Manager advises that rentals of theatre time booked by the Society for the year 1972 would amount to approximately $46,000 instead of the $55,000 requested, and further that the Society has not paid cash for any Theatre Rentals in 1972.

Your Board submits to Council for CONSIDERATION:

I. the question of whether the Council resolution of December 14, 1971 established the principle of providing the Vancouver Symphony Society with free rental of the Queen Elizabeth Theatre.

II. the request of the Society for a grant equal to theatre rentals up to an amount of $55,000 for the year 1972.

DELEGATION REQUEST - VANCOUVER SYMPHONY SOCIETY

(Copies of letters from Vancouver Symphony Society are circulated to Members of Council.

CONSIDERATION

5. Greater Vancouver Regional District Question re Municipal Finance Authority Borrowing
Item of Greater Vancouver Regional District Meeting March 1, 1972

The Director of Finance reports as follows:

"The City of Vancouver 'opted out' of the requirement that all borrowing for water, sewer and pollution control be done through the Municipal Finance Authority by resolution of Council of April 21, 1970 (circulated for Council information). This resolution details the City's reasons for 'opting out'.

While the Municipal Financing Authority has done some financing, there is still no evident advantage in the market to the City of Vancouver or the Greater Vancouver Regional District in financing through the Authority. All cities and municipalities are required to share administrative costs (Vancouver $13,689 in 1971). This amount is of no consequence when compared to the estimated $600,000 to $700,000 per year Vancouver would be required to pay in to the Authority to provide an insurance or guaranteed fund, based on estimated annual borrowing requirements.

It will be recalled that the U.B.C.M. resolution requested that an authority be formed and patterned on the Municipal Financing Authority of Alberta with a Provincial Guarantee of its bonds and access to municipal pension funds and Canada Pension funds for investment purposes.

The Province of B.C.'s response was to enact legislation making all real property in municipalities subject to a tax levy via the municipalities to make up the default of any one municipality. In other words, Vancouver and possibly one or two Vancouver Island communities being the highest municipal credits in the Province are forced by the Municipal Finance Authority Act to supply the guarantee in place of the Provincial guarantee which the Province was not disposed to give, but which was needed by the smaller municipalities and the weaker credits, particularly in periods of difficult market conditions.

The draft of the legislation covered all or any borrowing by cities and municipalities in the Province but when the Bill was introduced in the Legislature it covered only borrowing for waterworks, sewers and pollution control. Cities and municipalities were given a period in which they could 'opt out', after which their right to borrow directly for these purposes ceased to exist.

Under the circumstances, I believe there is no advantage to either the City of Vancouver, or the Greater Vancouver Regional District and its members in financing through the Authority, and as Vancouver (and the other G.V.R.D. member municipalities) are in effect guarantors of all the debts of the Authority, it does not seem logical to willingly agree to or advocate any action that will increase the debts of that Authority which must be guaranteed for the borrowing needs of the other cities and municipalities of B.C.

Under the above circumstances, I must recommend against agreeing to the proposal put forth in the letter from the Municipal Financing Authority of British Columbia."

Your Board submits the foregoing report of the Director of Finance for the CONSIDERATION of Council.

(Copy of G.V.R.D. and Municipal Finance Authority letter attached for information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 148-9

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 18, 1972

RECOMMENDATIONS

1. Classification Review - One Fire Warden (Lieutenant) Position, Investigation Section, Fire Warden Branch, Fire Department

The Acting Director of Personnel Services reports as follows:

"At the request of the incumbent, Lt. L.V. Davis, I have reviewed the duties and responsibilities of his position.

The Fire Chief reports that Lt. Davis has been assigned additional responsibilities connected with supervising the investigation work performed in the Fire Warden Branch due to rapid increase in arson activities. Lt. Davis oversees the work performed by the other Fire Wardens assigned to investigation and any Firefighters periodically assigned investigational tasks on a temporary basis.

He plans, assigns, co-ordinates, reviews and participates in the work of staff involved in the investigation of incendiary fires, malicious fire alarms, ascertaining arson possibilities, interrogation of suspects, obtains evidence, lays charges and assists in the prosecution of offenders. He also maintains close liaison with the Provincial Fire Marshall and the Police Department during investigational proceedings. This work is performed with a minimum of instruction. The work of this position now exceeds that of the Fire Warden (lieutenant) level, and for the additional responsibilities performed I therefore recommend that Lt. Davis receive the Fire Warden (Captain) rate, $1,019 per month, effective February 15th , 1971.

The Fire Chief advises that he is preparing a report requesting additional staff for the Fire Warden Branch, and that this report should be submitted to Council in the near future. Also, in conjunction with this request, the Administrative Analyst will be conducting a review of the organization of the Branch. Since these factors may affect the classification of the position, it is further recommended that this reclassification be temporary only, until approximately May 31st, 1972, subject to a further review at that time.

The remaining positions in the Fire Warden Branch will be the subject of a separate report.

The cost of this proposal for ten and one-half (10 ½) months in 1971 will be $963.

The Comptroller of Accounts reports that the additional funds estimated at $963 for 1971 and $467 for five (5) months in 1972 will be provided by an adjustment of the 1972 departmental salary appropriation during budget review.

This report has been discussed with the Administrative Analyst, Fire Chief and the President of the Vancouver Fire Fighters Union, Local #18, all of whom concur herein."

Cont'd.....

CLAUSE NO. 1 (cont'd.)

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
L.V. Davis	Fire Warden (Lieutenant) $934	Fire Warden (Captain) $1,019	Temporary from Feb. 15, 1971 to approx. May 31, 1972

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted

2. Filling of Six Social Worker II Positions at The Social Worker I Level - Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"On August 24th, 1971, City Council adopted a report of the Board of Administration on the establishment of a Social Services Division in the Welfare and Rehabilitation Department, and on December 14th, 1971, a further report establishing the classifications and salaries of social work staff. The complement of Social Workers I was set at 24 positions (including Provincial staff) and the complement of Social Workers II at 14 positions. Eight of the 14 Social Worker II positions can be filled by qualified permanent inside staff, thereby leaving six vacancies. It is recommended that these six remaining positions be filled at the Social WorkerI level (Pay Grade 19) in order to utilize capable temporary staff in the Welfare and Rehabilitation Department who do not meet the qualifications for the Social Worker II positions. It is understood that this is to be done on a one-time basis only, that is, as permanent Social Worker I vacancies occur in the future, the first six of these will be filled at the Social Worker II level in order to establish the original complement of Social Workers I and II approved by Council.

The Director of Welfare and Rehabilitation and Business Manager of the Municipal and Regional Employees Union both concur with this recommendation."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted

3. Vacation Deferment - T. R. Bland, Solicitor, Law Department

The Acting Director of Personnel Services reports as follows:

"The Corporation Counsel has advised me that as a result of an increased work load in the Law Department, Mr. T.R. Bland, Solicitor III has been unable to take advantage of his full 1971 vacation entitlement.

Mr. Bland represented the City at the Telephone Company rate application hearings and this occupied a substantial part of his time during the early summer of last year. He re-scheduled his holidays to December, 1971, but the previous Corporation Counsel requested him to assist in drafting Charter amendments and to prepare for a debenture issue with respect to the West End Community Centre.

At present, Mr. Bland has a balance of 19 1/2 days remaining in his 1971 vacation entitlement. In accordance with established policy, he is permitted to automatically carry-over one week (5 days) to 1972 but Council approval is required for deferment of any additional vacation entitlement.

I therefore recommend that in accordance with the request of the Corporation Counsel, Mr. T. R. Bland, Solicitor III, be permitted to defer 14 1/2 days of his 1971 vacation entitlement to 1972."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted

4. Salary and Classification Review - One Position, Industrial Waste Control Inspector (Mr. T. Mayoh), Department of Permits & Licenses

The Director of Personnel Services reports as follows:

"At the request of the Director of Inspections, I have reviewed the duties and responsibilities of the above captioned position in the Inspection and Enforcement Division of the Department of Permits and Licenses.

City Council, on February 28, 1967, adopted a report entitled A Plan for the Organization of the Department of Permits and Licenses which contained a recommendation that the position of "Industrial Waste Control Inspector" be transferred from the Engineering Department to the Department of Permits and Licenses. This recommendation was implemented in early January of 1970. Initially the incumbent reported to the Director of Inspections but has now been placed under the supervision of the Plumbing Inspector III.

This position was last reviewe d in 1963 which resulted in its reclassification from "Septic Tank Inspector" to "Industrial Waste Control Inspector" (a new classification). While on the establishment of the Engineering Department, the emphasis placed in this position was on keeping the City Sewerage Systems and particularly its pumping stations in operating order by ensuring that troublesome industrial wastes were not discharged to the system. While this is still an important element of the job, there has been a recent change in emphasis and certain new duties associated with this position. Specifically, the incumbent is

Cont'd.....

CLAUSE NO. 4 (Cont'd.)

now more concerned with the overall problem of industrial waste pollution; that is, with not only industrial wastes which pose functional problems to the sewerage system, but with industrial pollutants harmful to the environment considered in Broad terms. Therefore, Mr. Mayoh has become increasingly concerned with industrial waste discharge to the Fraser River, False Creek and Harbour areas. In this connection, the incumbent works closely with officials of the Federal Fisheries Department and the National Harbour Board. Furthermore, in June of 1970, the Greater Vancouver Sewerage and Drainage District established new standards on industrial waste discharges which more clearly defined the limits to which certain substances may be discharged.

Compensating for the increased scope of industrial waste problems, Mr. Mayoh is no longer responsible for storm water drainage problems from private property to streets and lanes and septic tank inspections occupy less than 1% of the incumbent's time.

In view of this change in the position, I would recommend that it be reclassified from Pay Grade 22 to 23, effective from February 16, 1971. However, from approximately June 1, 1971 additional changes have been made in this position which affects this recommendation.

In May of 1971, Council adopted new amendments to the Plumbing By-Law to provide standards for industrial waste so that a more effective control program could be organized. This has necessitated that one Plumbing Inspector I be placed under Mr. Mayoh's supervision to assist him and that Mr. Mayoh train the remaining Plumbing Inspector I's to identify industrial waste problems in their district areas.

In consideration of this increased responsibility my final recommendation is that this position be reclassified to Pay Grade 24 effective from June 1, 1971.

In summary, I recommend that the position of "Industrial Waste Control Inspector" be reclassified from Pay Grade 22 to Pay Grade 23for the period February 16, 1971 to May 31, 1971, and further increased to Pay Grade 24 effective from June 1, 1971. To reflect these changes, Class Specification No. 447, "Industrial Waste Control Inspector" has been appropriately revised.

Since the industrial waste program is still in a state of flux, I further recommend that this position be reviewed after six months.

The estimated additional cost of this proposal calculated at the increase of top steps (1971 2nd half rates) and including fringe benefits at 10% is $1,080.

The cost of this proposal for 1971 (10 1/2 months) will be $750, and the Comptroller of Accounts reports that the cost for 1972 (12 months) estimated at $1,080 will be provided by an adjustment of the 1972 departmental salary appropriation during budget review.

This report has been discussed with the Director of Inspections and the Assistant Business Manager, Municipal & Regional Employees' Union, both of whom concur.

Cont'd.....

CLAUSE NO. 4 (cont'd.)

SUMMARY:

Incumbent	Present Classification	Proposed Classification	Effective Date
T. Mayoh	Industrial Waste Control Inspector P.G. 22 ($703-843)	Industrial Waste Control Inspector P.G. 23 ($735-883)	Feb., 16, 1971 to May 31, 1971
		Industrial Waste Control Inspector P.G. 24 ($922)*	June 1, 1971

1971 2nd half rates

* Effective range under Personnel Regulation No. 160-1(a) (2)

YOUR BOARD RECOMMENDS:

1. that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

2. that the revised Class Specification No. 447 "Industrial Waste Control Inspector" be approved.

FOR COUNCIL ACTION SEE PAGE(S) 150

BOARD OF ADMINISTRATION

PROPERTY MATTERS

FEBRUARY 18, 1972

RECOMMENDATIONS

1. Lease Tender Parking Site
North end Granville Bridge

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council, dated February 8th, 1972, a lease of Portions Block 112 and 113, D.L. 541 within Cloverleaf area, was approved to two separate parties, Dominion Vancouver Motors Limited and Cecil Motor Hotel, for a 5-year term commencing January 1st, 1972, subject to a rental review at 2½ years, each lessee to bear all expenses except property taxes.

The name Cecil Motor Hotel was presented as the tenderer, when in fact, the lease should be drawn in the name of Leach Holdings Ltd., who are the owners and operators of the Cecil Motor Hotel.

RECOMMENDED that the lease be drawn in the name of Leach Holdings Ltd. based on the foregoing report."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Tender for Lease - Parking Site
South-west Corner of Seymour and Drake Streets

The Supervisor of Property and Insurance reports as follows:

"The parking lot at South-west corner of Seymour and Drake Streets being Lot B, Block 113, D.L. 541, is blacktopped and accommodates approximately 100 cars. Tenders were called for its operation on the basis of a flat rate as well as a percentage of the monthly gross, these terms being for a period of 3 years commencing March 1st, 1972 to February 28th 1975. The lessee is to bear all expenses except property taxes. Tenders were opened at a meeting of the Board of Administration on February 7th 1972 as follows:

(1) **Leach Holdings Limited (Cecil Motor Hotel)**
A flat rate of $1,005.00 per month or 65% of the gross receipts per month, whichever is the greater.

(2) **Canada Wide Parking Services Limited**
A flat rate of $917.58 per month or 80% of the gross receipts per month, whichever is the greater.

(3) **Impark Limited**
A flat rate of $805.00 per month or 80% of the gross receipts per month, whichever is the greater.

(Continued)

Clause No. 2 (Continued)

(4) Host Rent-a-Car

A flat rate of $610.00 per month or 78% of the gross receipts per month, whichever is the greater.

(5) Metro Parking Limited

A flat rate of $475.00 per month or 67% of the gross receipts per month, whichever is the greater.

(6) Allright Park Vancouver Limited

A flat rate of $325.00 per month or 72% of the gross receipts per month, whichever is the greater.

(7) Mr. B. Barton

A flat rate of $162.50 per month or 62% of the gross receipts per month, whichever is the greater.

An analysis of the tenders has been conducted and it is considered that the tender from Leach Holdings Limited in the amount of $1,005.00 per month or 65% of the gross receipts per month, whichever is the greater represents the highest return to the City.

RECOMMENDED that the tender from Leach Holdings Limited in the amount of $1,005.00 per month or 65% of the gross receipts per month be accepted, the lease term to commence March 1st, 1972, and to expire February 28th 1975. The lessee is to bear all expenses except property taxes. The lease is to be drawn to the satisfaction of the Supervisor of Property and Insurance and the Corporation Counsel.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Subdivision Campbell Ave., between Cordova and Powell Streets

The Supervisor of Property & Insurance reports as follows:

"On December 14th 1971, Council approved the closure of a portion of Campbell Avenue and its subdivision with the abutting City-owned Lots 1 to 4 and 37 to 40, Block 49, D.L. 181. The plan of subdivision has now been prepared, marginally numbered LD 1309, and it is

RECOMMENDED that plan of subdivision of Lots 1 to 4 and 37 to 40, Block 49, and closed portion of Campbell Avenue, D.L. 181, be signed by the Mayor and the City Clerk on behalf of the City of Vancouver and deposited in the Land Registry Office."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

4. Lease Renewal, The Vancouver Art Gallery Association - 1145 West Georgia Street

The Supervisor of Property and Insurance reports as follows:

"The Lots 16, 17 and West half 18, Block 17, District Lot 185, were acquired for the purpose of a public art gallery.

Lots 16 and the West half of 17 were purchased and the remainder obtained by grant. The original lease commenced February 3rd, 1931 at a nominal rental of $1.00 per annum. The previous lease renewal was for a period of 21 years expiring on February 2nd, 1972. It is noted that the Association is responsible for all maintenance and repair of the building and furnishings and insurance on same. However, the annual City grant to the Association takes into consideration certain of these costs. The Vancouver Art Gallery Association have now requested a lease renewal for a further 21 years from February 3rd, 1972 on the same terms and conditions."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for consideration.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 150

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

February 10, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 10, 1972, at 3:30 p.m., in #2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Leave of Absence)
Alderman Hardwick

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of January 13, 1972, were adopted.

PART II

The following actions of the Committee are submitted to Council for information.

INFORMATION

1. Champlain Heights:
Sites 19 and 20

Under date of December 2, 1971, the United Cooperative Housing Society, in a letter addressed to the Chairman personally, requested a hearing before this Committee to place before the Committee a request that:

(a) the land be set aside for United now.

(b) a cost formula be established of a pre-paid lease based on 60% of the market value, the lease term to be 50 years.

(c) permission to build 1-bedroom homes in response to the expressed need.

Mrs. Shirley C. Schmid the Secretary-Treasurer of United Co-operative Housing Society spoke in support of the request of the Society and gave the following information:

> that the United Co-operative Housing Society would pay full taxes in addition to the lease payment and that the formula for the lease payment is a negotiable item, the Society would like to see a reduction of density to 12 units per acre, the previous development by the Society has a lease which pays 8% on 80% of market value of the land with a five-year review -- the present proposal is much lower.
>
> The Society would like either Site #19 or #20, 10% of the present residents in the Society's present development have an income in excess of $10,000 per year.

The Director of Planning and Civic Development in reporting orally to your Committee requested deferment of any action at all on the disposal of Sites #19 and #20 at this time as the Department of Planning and Civic Development expected to have a report on Site #20 available by July and a report on Site #19 available by August of this year. The Department will also be submitting reports Sites #12, #13 and #14 within the next month.

Clause #1 continued

The Director of Planning and Civic Development also advised the Committee orally of the following statistics:

AREAS A,B,C,D.

UNIT COST	Present & Planned	Percent
$19,000 and below (Public Housing)	836	44
$19,000 to $30,000	772	40
$30,000 and over	316	16
	1924	

If Sites #19 and #20 are shifted to Low Income

UNIT COST		
$19,000 and below	1008	55
$19,000 to $30,000	500	28
$30,000 and over	300	17
	1808	

Areas E and F (presently being designed) will supply another 1600 units making a grand total for Champlain Heights of 3,500 units. This total number of units is higher than what was previously proposed. The Committee was advised of sub-section (e) of Section 193A of the Vancouver Charter which provides that any lease entered into by the City as lessor, which has a term exceeding 30 years, must contain a provision for the revision of the annual rent at intervals not greater than ten years.

Your Committee noted also that other persons who had expressed interest in Sites #19 and #20 were not present at this particular meeting and, after further discussion, your Committee

RESOLVED that this matter be further considered at a meeting in three weeks time and that other interested parties be invited to be present.

The meeting adjourned at approximately 4:30 p.m.

****

FOR COUNCIL ACTION SEE PAGE(S) 151-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

FEBRUARY 10, 1972

A meeting of the Standing Committee of Council on General Purposes was held in the Council Chamber, third floor, City Hall on Thursday, February 10, 1972 at approximately 7:30 p.m.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams (On Civic Business)

CLERK: D. Scott

The following recommendations of the Committee are submitted to Council:

RECOMMENDATIONS

1. Licensing Regulations : Door to Door Salesmen

The Vancouver City Council on November 16, 1971, passed the following motion:

> "THAT consideration of Clause 2, of the report of the Board of Administration, dated November 12, 1971, (Licenses and Claims matters), be referred to the Standing Committee on General Purposes, in order to hear the delegation from the Better Business Bureau, as per the request received, and to hear any other delegations wishing to make a submission on the subject."

Mr. Vincent Forbes, Executive Vice-President, Better Business Bureau, appeared as a delegation and filed a brief dated January 26, 1972, wherein several cases alleged to be fraud were cited. He stated the greatest injury is being done by home repair contractors and concluded with the following recommendations:

(a) For the types of businesses mentioned a Surety Bond in the amount of $10,000.

(b) A penalty of a minimum fine of $1,000 for operating without a license, plus $2,000 for the second offence and/or imprisonment where there is evidence that the public has lost money or been cheated. Consideration should be given to the restitution of such losses.

(c) The appointment of additional staff to strengthen the investigative arm of the office of the Chief License Inspector.

(d) Permits for home repairs or improvements to be obtained by the contractor and a more careful check made on the identity of the applicant.

Mr. Forbes advised that the Staff Sergeant in Charge of the Fraud Detail of the Vancouver City Police had suggested that every licensee in the home repair business should be finger printed for positive identification.

Cont'd...

Mr. Ed Murphy, radio open line commentator, CKWX, made a presentation and cited several cases which he alleged were fraudulent and recommended:

(a) The publication of licensed applicants.

(b) That a licensee be required to have a surety bond.

(c) That bankruptcy checks be made on the applicant.

(d) That fraud checks be made on the applicant.

(e) Additional staff for the License Inspector.

(f) Minimum fine for operating without a license - $1,000 for first offence; $1,000 fine and jail term for second offence; jail term for third offence.

(g) That a three man Appeal Board be appointed to review license suspensions.

Mr. Murphy drew to the Committee's attention, several ads on pages 204 - 205 of the Yellow Pages of the telephone directory and stated it was his opinion that the addresses of these businesses should be shown in the ad, as four separate companies listed on these pages are, in fact, one company.

An invitation was extended to the audience to comment and several spoke briefly on the subject matter.

The License Inspector reported on the actions taken by his Department in respect of fraudulent operators. He noted that many of them use a number of aliases and are therefore difficult to locate. However, he stated that several of those mentioned this evening were not issued a 1972 license.

Representatives of the Police Department advised of the difficulties that are encountered in getting a successful conviction after charges are laid against the offenders. The fine is minimal and therefore there is no real deterrent.

The Corporation Counsel advised that several of the recommendations proposed by the delegations would require a Charter Amendment.

During the course of discussion, it was suggested that licensees be required to carry identification cards showing proof of license and a photograph of the applicant.

A communication from Mr. J. J. Volrich, dated December 3, 1971 was noted.

The Committee discussed the matter at length and it was

RECOMMENDED

(a) That the Board of Administration report (Licenses and Claims matters) dated November 12, 1971, and the letter from Mr. J. J. Volrich dated December 3, 1971, be received.

(b) That the various matters discussed this evening, and the various recommendations of the delegations, be referred to the Board of Administration for investigation and report.

2. Control of Door to Door Canvassers

Council on January 18, 1972, requested the Board of Administration report on the Control of Door to Door Charity Canvassers; such report to be considered at this time.

The Committee had before it an Information report of the Board of Administration dated February 1, 1972, attached to which was a report of the License Inspector of the same date and a memorandum to Commissioner Sutton Brown dated September 6, 1961.

The License Inspector advised that his office has no control over members of organizations or unpaid volunteers soliciting funds for charity, as no City license or permit is required.

Mr. Vincent Forbes of the Better Business Bureau presented and filed a brief dated January 26, 1972. He stated that several organizations are, more and more, lending their names to an event of some kind to be staged by a professional promoter. The promoters in turn, mention the charity which is to receive the proceeds when in fact, some are a 50/50 split on the net and some are 20% of the gross to the organization and 80% to the promoter.

The delegation recommended that Council take steps to appoint a Review Board for Charitable Solicitations. Any organizations intending to campaign for funds would make application to the Board; such application to show a proposed budget, anticipated costs and proposed final distribution of the funds raised. There would also be provision for a final audited financial statement to be filed with the Board at the conclusion of the drive.

After due consideration it was

RECOMMENDED that charitable solicitations and the matter of solicited 'ads' in programs for charitable organizations be referred to the Board of Administration for report.

FURTHER THAT the Better Business Bureau forward pertinent information on solicitations to the City Clerk as it is received by that Organization

The meeting adjourned at approximately 9:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 152

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 7, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin and Sweeney.

ABSENT: Alderman Calder
Alderman Wilson (on civic business)

CLERK TO THE COUNCIL R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Winston Churchill Secondary School, under the direction of Miss Beck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 22, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Fairview Slopes Rezoning

Council considered the Board of Administration report, dated March 3, 1972, in regard to Fairview Slopes Rezoning, which reads as follows:

.(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Fairview Slopes Rezoning
(continued)

"The Board of Administration has received a report dated February 22, 1972 from the Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board regarding Fairview Slopes Rezoning, which is attached for the information of Council.

Vancouver City Council on January 13, 1970 instructed the Technical Planning Board to:

> 'Bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets).'

Following the Technical Planning Board's recommendations for a 43-acre mixed use CRM-1 Zone, a public hearing was held on March 25, 1971. Of some thirteen delegations, the local ratepayers association favoured the CRM-1 proposals, while many others favoured lower height limits and more diversification of housing and population types.

Council subsequently has reviewed reports from the False Creek consultants and the Director of Planning and Civic Development dealing with the development of the entire False Creek area. During the recent discussion of an industrial Development Permit Application January 5, 1972, Council resolved:

> 'THAT the Director of Planning be instructed to report back prior to the end of February 1972 on the CRM-1 zoning for the Fairview Slopes.'

The Director has reported through the Technical Planning Board, as is required in the case of a rezoning proposal. The studies have concluded that two separate zoning districts will be required. The designation CRM-3 has been given to the zoning previously described as CRM-1 at the suggestion of the Special Committee on False Creek as densities permitted by this zoning are comparable to the existing RM-3 zoning. The zoning to cover the part of the area recommended for low rise development has been designated CRM-2.

The proposed rezoning is in accordance with guidelines being prepared for the False Creek area and the City's consultants, Thompson, Berwick, Pratt and Partners, are in agreement with the form of development.

The CRM-2 zoning is experimental because it has proved virtually impossible to devise a set of precise regulations for the 'low profile' which will accommodate all variations of forms of development which could be described as following the 'Terrace Principle'. The CRM-2 zoning, therefore, is based upon an existing district schedule, but in order to facilitate a high degree of flexibility, all major uses are CONDITIONAL. In this case, approval by City Council would be required for all forms of development which vary the basic regulations. It is hoped that this flexibility will permit designs suitable to the special nature of the area, thereby taking advantage of the topography and location. If many developers utilize this discretion, the analysis of development permit applications will increase the work load upon City staff and increase the number of reports to City Council. However, it is felt that the form of development and experience gained will offset the disadvantages. Because of the experimental nature of the regulations, the report suggests that there should be a mandatory review within a two-year period to determine if the introduction of this new procedure has proved successful administratively and whether it will be necessary to amend or possible to introduce more specific regulations. Until such review is carried out, it is suggested that the CRM-2 or CRM-3 district schedules not be introduced in any other areas of the City.

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Fairview Slopes Rezoning
(continued)

The Technical Planning Board recommends that:

1. The Director of Planning be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include a CRM-3 Commercial/Multiple Dwelling District Schedule as set out in the attached draft.

2. The Director of Planning be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include a CRM-2 Commercial/Multiple Dwelling District Schedule as set out in the attached draft.

3. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to rezone approximately 21 acres comprising Blocks 292, 298, 299, 312, 313, 317, 318, D.L. 526 from M-1 and M-2 Industrial Districts to a CRM-3 Commercial/Multiple Dwelling District.

4. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to rezone approximately 22 acres comprising Blocks 293-297 and 314-316, D.L. 526 from an M-1 Industrial District to a CRM-2 Commercial/Multiple Dwelling District.

5. The Corporation Counsel be instructed to prepare the necessary draft by-law amendments.

6. The draft by-law amendments be submitted for the consideration of Council at a Public Hearing after report from the Vancouver City Planning Commission.

7. If proposals are adopted by Council with or without amendment, the Director of Planning be instructed to carry out an automatic review of both the CRM-2 and CRM-3 provisions after the respective Schedules have been in effect for a period of two years (or earlier if required).

Your Board
RECOMMENDS that the foregoing recommendations of the Technical Planning Board be approved."

A representative of the Planning Department gave an explanation of the report and the recommendations contained therein.

MOVED by Alderman Broome,
THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

B. Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings

The Board of Administration, under date of March 3, 1972, reported as follows:

'Your Board has received the attached report dated March 1, 1972 from the Director of Planning and Civic Development in response to Council's resolution of February 22, 1972:

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings
(continued)

"THAT the Director of Planning and Civic Development report in two weeks time with suggestions respecting limiting of heights in the following areas:

(a) area north of Cornwall Street,

(b) lower areas south of Cornwall Street."

The Director of Planning and Civic Development recommends:

"1. THAT the Director of Planning and Civic Development be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include an RM-3A Multiple Dwelling District Schedule to include the uses as now permitted in the RM-3 Multiple Dwelling District Schedule but with the regulations as now contained in the RM-3 District Schedule varied to restrict maximum height of buildings to 35 feet.

2. THAT the Director of Planning and Civic Development be instructed to make application to amend Zoning and Development By-law No. 3575 to rezone the lands as shown on the attached map from RM-3 Medium Density Multiple Dwelling District to RM-3A Multiple Dwelling District.

3. THAT the Corporation Counsel be instructed to prepare the necessary draft by-law amendments.

4. THAT the draft by-law amendments be submitted for consideration of Council at a Public Hearing after report from the Vancouver City Planning Commission.

5. THAT a Council Committee be appointed to negotiate with the developer of 2280 Cornwall Avenue.

6. THAT the Director of Planning and Civic Development be instructed to include recommendations for appropriate action in other reports dealing with rezoning and development control.

(The question of height control for the Downtown Peninsula is being dealt with in Downtown and West End Policy Guidelines and Zoning Study.)"

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development be approved.'

The Director of Planning and Civic Development explained the recommendations in the foregoing report.

It was noted that delegation requests had been received, as follows:

Kitsilano Area Resources Council;
Certain RM-3 Property Owners;
Kitsilano Ratepayers' Association

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings
(continued)

MOVED by Alderman Sweeney,
THAT the foregoing recommendations in the Board of Administration report on this matter be approved, and those wishing to appear as delegations be heard at the Public Hearing.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the communications on this subject be received, and the Kitsilano Area Resources Council's request to appear also in regard to the specific construction at 2280 Cornwall Avenue be referred to the Council's Special Committee, on the understanding that this Committee will hear the delegation.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) 2938 Fraser Street
Basement Dwelling Unit;

(b) Rezoning: S/S of West 13th Ave.
between Laurel and Oak Streets;

(c) Alpha & Omega Order.

1943 Bickle-Seagrave
Fire Engine

Council agreed that, as requested, delegations be heard at a later date.

COMMUNICATIONS OR PETITIONS

1. Four Seasons Property:
Entrance to Stanley Park

A communication was received from the Chairman of the 'Save the Entrance to Stanley Park Committee,' asking for an opportunity to appear before Council when Alderman Wilson's motion re the Four Seasons property at the entrance to Stanley Park is being discussed.

It was noted that Alderman Wilson will not be available until next Council meeting. Therefore, it was agreed to defer consideration of the motion to the next meeting, at which time the delegation be heard.

COMMUNICATIONS OR PETITIONS (cont'd)

2. Assessment of Properties
Not Maintained

Council noted a communication from Mr. G. J. Hyde in respect of the subject matter, and agreed to hear a delegation at a later meeting.

3. Annual Civic Dinner

A communication was received from His Worship the Mayor, under date of February 29, 1972, recommending that authority be granted to hold the Annual Civic Dinner in honour of Freemen and members of Public Boards and Commissions, with arrangements being left in the hands of the Entertainment and Civic Recognition Committee.

MOVED by Alderman Bird,
THAT His Worship the Mayor's recommendation be approved.

- CARRIED.

4. Evening Meetings

The Council noted the monthly report of the City Clerk, under date of February 25, 1972, with respect to evening meetings, in which it is recommended the Mayor be authorized, as considered advisable, to arrange night meetings of Council on subjects of zoning and local improvements.

MOVED by Alderman Hardwick,
THAT matters of considerable public interest, in the nature of zoning and Court of Revision re local improvement matters, continue to be brought before Council for evening meeting determination.

- CARRIED.

MOVED by Alderman Sweeney,
THAT Public Hearings in regard to rezoning in the Fairview and Kitsilano Slopes areas be held in the evenings, at suitable locations.

- CARRIED.

5. Senior Citizens'
Home Owners Grant

Pursuant to Council's resolution of February 8, 1972, congratulating the Provincial Government on its plan to provide assistance to home owners over 65 years of age, and requesting the Provincial Government to consider granting similar assistance to Senior Citizens who rent accommodation, advice was received from the Provincial Prime Minister's office, acknowledging receipt of His Worship the Mayor's letter of February 23, 1972, conveying this position of Council.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Senior Citizens'
Home Owners Grant (cont'd)

MOVED by Alderman Phillips,
THAT this acknowledgment be received, and appreciation be expressed to the Provincial Prime Minister in having made provision for Senior Citizens who rent accommodation.

- CARRIED.

6. Sale of Inhalants and
Bay Rum to Juveniles

Pursuant to Council's resolution of January 25, 1972, letters were received from the Minister of Justice, Ottawa, and the Assistant Deputy Minister, Health Protection Branch, Ottawa, setting out the difficulties in complying with the Council resolution in respect of prohibition of sale of inhalants and bay rum to juveniles, and banning the sale of such products as nail polish remover.

MOVED by Alderman Bird,
THAT these communications be received.

- CARRIED.

7. Per capita Grant
to Municipalities

On February 15, 1972, Council took action to request a delegation be heard by the Provincial Prime Minister, in respect of an increase in the per capita grant to municipalities, to take care of inflationary increases which have taken place since the last per capita grant increase. A communication, dated February 28, 1972, was received from the Deputy to the Prime Minister, setting out the Province's position, and concluded it is not possible for a delegation to be heard at this time.

A communication on the subject was also received from Mr. E. Wolfe, M.L.A. for Vancouver Centre.

MOVED by Alderman Adams,
THAT these communications be received.

- CARRIED.

8. Third Crossing of Burrard
Inlet - Public Hearing

A request was noted from the Chairman of the Citizens Co-ordinating Committee for Public Transit, setting out views regarding the proposed Hearing in connection with the Third Crossing of Burrard Inlet, and asking the Council to hear a delegation at this Council meeting.

MOVED by Alderman Adams,
THAT this communication be received.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

9. Dumping in Harbour Areas

A communication was noted from Mr. W. G. Rathie, Member of the National Harbours Board, enclosing a copy of an advertisement, with the intent to halt indiscriminate dumping that could result in a change in the water areas under the Board's jurisdiction.

Advice is requested regarding any special restrictions, plans, developments or proposals that Vancouver may have which would affect, or be affected by, the National Harbours Board action.

The requirement respecting new permits supersedes all previous permission to fill which may have been granted.

MOVED by Alderman Adams,
THAT this communication be received, and directed to the City Engineer and Director of Planning and Civic Development for appropriate action.

- CARRIED.

10. Appointment of Returning Officer, School Budget By-law No. 2

MOVED by Alderman Adams,
THAT, pursuant to a communication from the Head of Business Administration of School District No. 39, the City Clerk be empowered to act as Returning Officer for the vote on School Budget By-law No. 2, to take place on March 29, 1972.

- CARRIED.

11. Grant: Entertainment Cruise - Kitsilano Secondary School

A request was received from the Kitsilano Secondary School, asking that Council contribute $75.00 towards the expenses in connection with an entertainment harbour cruise, to welcome the sailors on ships anchored in Vancouver Harbour. The Provincial government and others have also made grants.

MOVED by Alderman Broome,
THAT a grant of $75.00 be made accordingly.

- CARRIED BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Board of Administration
GENERAL REPORT, March 3, 1972

WORKS AND UTILITY MATTERS

MOVED by Alderman Broome,
THAT Clauses 1, 2, 3, 5, 6, 7, 8 and 9 of the Board of Administration report (Works and Utility Matters), dated March 3, 1972, be adopted; and Clauses 4 and 10 be received for information.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Welfare and Rehabilitation Department
Extension of Temporary Positions
(Clause 2)

MOVED by Alderman Broome,
THAT this clause of the Board of Administration report (Social Service and Health Matters), dated March 3, 1972, be adopted;

FURTHER, THAT the Board of Administration be requested to ensure that when temporary employees are taken on staff, their terms of employment are definitely stated, from commencement to termination;

FURTHER, THAT any proposed extension must be submitted to Council for determination.

- CARRIED.

Balance of Social Service
and Health Matters

MOVED by Alderman Adams,
THAT Clause 1 of the Board of Administration report (Social Service and Health Matters), dated March 3, 1972, be received for information.

- CARRIED.

HARBOURS AND PARKS MATTERS

Capilano Stadium
(Clause 2)

MOVED by Alderman Sweeney,
THAT consideration of this clause be deferred for two weeks, to allow the Park Board an opportunity to appear before Council in explanation.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 3, 1972
(continued)

HARBOURS AND PARKS MATTERS (continued)

Balance of Harbours and Parks Matters

MOVED by Alderman Sweeney,
THAT Clause 3 of the Board of Administration report (Harbours and Parks Matters), dated March 3, 1972, be adopted; and Clause 1 be received for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Use of Building 14:
St. Roch Restoration
(Clause 2)

In considering this clause in respect of use of Building 14 for St. Roch restoration, it was

MOVED by Alderman Phillips,
(a) THAT the Council agree to Federal Government use of Building 14, as a storage and work area, until March 31, 1974, the estimated date in respect of completion of the St. Roch restoration;

(b) FURTHER, THAT the Board of Administration recommendation in this clause, with respect to a satisfactory agreement, be adopted.

- CARRIED.

MOVED by Alderman Phillips,
THAT, on completion of the St. Roch restoration; i.e., March 31, 1974, Building 14 be demolished.

- LOST.

MOVED by Alderman Phillips,
THAT the Museums Department be instructed to vacate Building 14 on a permanent basis, forthwith.

- CARRIED.

Auto Allowances: Local
Initiatives Programmes
(Clause 7)

MOVED by Alderman Adams,
THAT Clause 7 of the Board of Administration report (Building and Planning Matters), dated March 3, 1972, be adopted.

FURTHER, THAT the Board of Administration be granted authority to approve all automobile allowances on a casual and on a regular basis.

- CARRIED.

(This authority is not to include the setting of automobile allowance rates.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 3, 1972
(continued)

BUILDING AND PLANNING MATTERS (cont'd)

Balance of Building and Planning Matters

MOVED by Alderman Adams,
THAT Clauses 1, 3, 4, 5, 6, 9, 10 and 11 of the Board of Administration report (Building and Planning Matters), dated March 3, 1972, be adopted; and Clause 8 be received for information.

- CARRIED.

The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in the Mayor's Office, recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT Alderman Wilson (on civic business)

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Unfinished Business

1. 2938 Fraser Street:
Basement Dwelling Unit

Consideration was given to Board of Administration report (Building and Planning matters), dated February 11, 1972, with respect to occupying a dwelling unit in the basement of the building at 2938 Fraser Street. Particulars are set out in the Board report. Mr. Lamberton appeared and filed a brief, dated March 7, 1972, in support of his request.

MOVED by Ald. Adams,
THAT this whole matter be referred to the Special Committee re Illegal Suites - Hardship Cases, for report to Council and in the meantime no further action be taken by the officials.

- CARRIED

2. Rezoning: S/S of West 13th Avenue between
Laurel and Oak Streets (Allan S. Taylor)

Further consideration was given to Board of Administration report (Building and Planning matters), dated February 4, 1972, regarding rezoning application S/S West 13th Avenue between Laurel and Oak Streets, not being recommended by the Technical Planning Board or the Vancouver City Planning Commission. Mr. D. Facer, on behalf of Mr. Allan S. Taylor, appeared in support of the application and submitted a brief.

cont'd...

DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Rezoning: S/S of West 13th Avenue between Laurel and Oak Streets (cont'd)

It was noted that a petition, dated February 29, 1972, addressed to His Worship the Mayor, had been filed from the property owners on the S/S of the 900 block West 13th Avenue, favouring the rezoning.

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated February 4, 1972, in connection with this matter be adopted, and the application, therefore, be refused.

- CARRIED

3. Alpha and Omega Order

Representatives of the Alpha and Omega Order appeared and submitted details with regard to the operation of their Society which was the subject of a resolution of Council in asking the appropriate departments of the Federal and Provincial Governments to review the status of the Society. The organization submitted a brief with particulars.

A communication from the Solicitor General of Canada advising this is a matter within the responsibility of the Attorney General of British Columbia, was noted.

MOVED by Ald. Adams,
THAT the License Inspector and Corporation Counsel be requested to report with recommendations, as soon as possible, as to appropriate regulations to protect the public from groups soliciting funds door to door, i.e. permit or license requirement.

- CARRIED

Board of Administration
GENERAL REPORT, March 3, 1972 (cont'd)

Fire and Traffic Matters

Traffic Signal: 49th Avenue and Tisdall Street

Consideration was given to the Board of Administration report (Fire and Traffic matters), dated March 3, 1972, on a request that a full pedestrian actuated signal be installed at the intersection of 49th Avenue and Tisdall Street. In the Board of Administration report it is stated that a patrol actuated signal had been installed.

Mrs. M. Burnstein appeared in support of the request for a pedestrian actuated signal.

MOVED by Ald. Broome,
THAT a pedestrian actuated signal be installed at this intersection.

- CARRIED

Licenses and Claims Matters

Community Care Facilities

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Licenses and Claims matters), dated March 3, 1972, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT
March 3, 1972 (cont'd)

Finance Matters

Public Relations: Production and
Distribution of a Vancouver Newsletter (Clause 1)

After considering the proposals contained in this clause, it was,

MOVED by Ald. Broome,
THAT the Council proceed with an 8-page production newsletter to be distributed by postal walk to householders and business premises in respect of conveying general civic information.

- LOST

No further action was taken on this matter.

Killarney Senior Concert Band (Clause 2)

In view of a delegation request it was agreed to defer consideration of this matter to the next meeting of the Council when the delegation will appear.

Grant: Indian Students (Clause 3)

The Board of Administration advised of a communication from the Lower Post Student Residence, Lower Post, B.C. for a grant to permit 15 Indian boys from the school to visit Vancouver. A grant failing to be approved, the organization requests provision of tickets to various civic points of interest.

MOVED by Ald. Bird,
THAT arrangements be made for tickets for this group to visit the Museums, Planetarium and Aquarium.

- CARRIED BY THE
REQUIRED MAJORITY

Junior Amateur Sports Stadium:
Lighting (Clause 4)

In respect of this clause dealing with grant re lighting: Junior Amateur Sports Stadium, it was,

MOVED by Ald. Bird,
THAT a grant of $15,000 as the City's contribution towards the Junior Amateur Sports Stadium lighting be approved, on the understanding commitments from other sources as required by Council resolution of April 22, 1969, have been made.

- CARRIED BY THE
REQUIRED MAJORITY

Civic Luncheon:
Canadian College of Teachers (Clause 9)

After due consideration of the request from the Canadian College of Teachers that the City sponsor a luncheon for delegates to the 1972 Convention to be held July 5 - 8, 1972, in Vancouver, action was not taken to approve.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Anglican Church Women (Clause 10)

Consideration was given to this clause in which a request is noted from the Anglican Church Women for the financing of a bus tour of the City on June 6th for delegates to the annual meeting of the National Board of the organization.

Action was not taken to approve.

11. Repeal of the 10% Limitation on Assessment Increases (Clause 11)

The Council, at a previous meeting, passed a resolution on this matter and as a consequence, the Board of Administration submitted a report proposing two types of appeals for submission to the Provincial Government re 10% limitation on assessments for school purposes. After due consideration it was,

MOVED by Ald. Phillips,
THAT the appeal be as follows: ------ (Carried)

"City of Vancouver Appeal to the Provincial Government

re: the 10% limitation on increases in assessments for school purposes

In 1961 the Provincial Government brought into being what was probably the most equitable assessment legislation on this continent. Land and buildings were required to be assessed at 50% of actual value. This legislation proved to be easily understandable by property owners and by courts of revision. Properties could be readily compared for equity, thus enabling owners to appeal assessments where they felt they were being unfairly treated.

Later, the Government, in attempting to correct some situation which they have never clearly described, proceeded to implement first, a 5% limitation on individual assessment increases (1966), followed by a 5% increase limitation on the total roll (1968), and currently a 10% limitation on individual assessment increases (1971) (land and improvements separately) with a 5% increase limitation on the total roll.

The Government's action in issuing an order to remove the limit on 600 properties in Vancouver and analytical work by the City of Vancouver suggest that these amendments to the assessment legislation merely lead to inequities as between properties within each category of property, as between categories of property, and as between municipalities for regional cost sharing purposes.

The Council of the City of Vancouver strongly appeals to the Provincial Government to remove the limitation on assessment increases during the current session of the Legislature, thereby allowing the assessment base to return to its original equitable condition, and further, the Council would point out to the Government that if its intention is to protect the home owner from excessive real property tax increases, it has and is already using a method which, even with its inadequacies, has far more effect on the homeowner than would the 10% increase limitation.

If the Provincial Government feels it is desirable to retain some limitation on individual assessment increases, the Council of the City of Vancouver strongly appeals to the Provincial Government to remove the limitation on assessment increases during the current session of the Legislature, with respect to all classes of property except zoned residential property used for residential purposes (i.e. single family)."

- CARRIED

(cont'd)....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Repeal of the 10% Limitation on Assessment Increases (cont'd)

MOVED by Ald. Broome, in amendment,
THAT the appeal be as shown on the attachment to the Board of Administration report as Exhibit A.

- LOST

(The motion of Alderman Phillips was put and carried)

Rental Accommodation Grievance Board (Clause 12)

In connection with this clause, containing report of the Corporation Counsel on a recent Court judgment in respect of the powers of the Vancouver Rental Accommodation Grievance Board, and four proposals for Council's determination in regard to future action on the matter, it was,

MOVED by Ald. Rankin,
THAT the City's Rental Accommodation Grievance Board be instructed to continue to operate under the City By-law and that if an appeal is made therefrom, the Corporation Counsel be authorized to take the necessary action to sustain the Board's powers.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,
THAT, in respect of report of the Board of Administration (Finance matters), dated March 3, 1972, Clause 5 be received for information and clauses 6 to 8 inclusive and 13 be adopted.

- CARRIED

D. Personnel Matters Supplementary, March 3

Salary and Classification Review: 5 positions Probation Officers III

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 3, 1972, be adopted.

- CARRIED

E. Property Matters, March 3, 1972

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Property matters), dated March 3, 1972, be adopted.

- CARRIED

F. Hours of Operation: Fraserview Neighbourhood Services

The Board of Administration, under date of February 21, 1972, submitted the following report in connection with Hours of Operation: Fraserview Neighbourhood Services:

"Your Board submit herewith a report from the Director of Social Planning and Community Development with regard to the Hours of Operation of the Fraserview Neighbourhood Services.

Your Board also submit reports on this proposal from the Acting Chief Probation Officer and the Director of Welfare and Rehabilitation.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hours of Operation:-
Fraserview Neighbourhood Services (cont'd)

In order to understand the new proposals it is necessary to keep in mind the following points:

(a) The Fraserview office accommodates staff of the Children's Aid Society and the Catholic Children's Aid Society which serve the three neighbourhoods of Fraserview, Killarney and Sunset. It is understood from these Societies that it is necessary for their operation to have staff on in the evenings and on Saturdays. The Societies are not subject to Union agreement.

(b) The Welfare and Rehabilitation Department's main office is at the South Unit, 6445 Knight Street. The Fraserview sub-office partially serves only one neighbourhood, i.e. Fraserview. Furthermore, since it is not possible to break up the teams working on Financial matters, the capacity to decentralize is limited.

(c) The same applies to the Probation Officers as will be noted from the report of the Acting Chief Probation Officer.

(d) If staff work evening shift, then the offices are undermanned during regular office hours.

(e) Each branch Library is closed on Sunday and on Monday or Wednesday as best suits the location, and the current proposals have already brought a request from the Library Board to remain open six days a week.

Accordingly, the present comparatively simple proposals could be extended to have far reaching effects as to organization and costs of Departments, and could entail a substantial increase in the standards of service.

Having regard to the above and to the reports of the Chief Officers concerned, the Board of Administration make the following recommendations in more precise terms than those of the Director of Social Planning and Community Development.

(1) Council authorize the assignment of a Probation Officer from the Provincial Court of B.C. (Family Division) and a Social Worker from the Department of Welfare and Rehabilitation to work afternoon and evening shifts as approved by their Chief Officers up to a maximum of one shift per week in each case, i.e. a total of two afternoon shifts.

(2) Council approve the net increase cost to the City of approximately $60 per month for a period of six months, commencing February 15, 1972.

(3) That prior to the termination of this period, Council receive reports from the Director of Welfare and Rehabilitation and the Acting Chief Probation Officer on the effectiveness of the services to the public which have been achieved by the different hours of work, together with such comments as the Director of Social Planning/Community Development may wish to make.

(4) That no further consideration be given at this time to City staff working on Saturdays."

In connection with this matter letters were received from the Fraserview-Killarney Area Council and the Children's Aid Society, setting out their views.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hours of Operation:
Fraserview Neighbourhood Services (cont'd)

MOVED by Ald. Adams,
THAT the recommendations in the Board of Administration report of February 21, 1972, be approved.

- CARRIED

G. Beautification of Hastings Street
Cambie to Carrall Streets

The Board of Administration, under date of March 3, 1972, submitted the following information report in respect of beautification of Hastings Street, Cambie to Carrall Streets:

' The Director of Planning and Civic Development and the City Engineer report as follows:

"On February 15, 1972, Council approved the Report of the Standing Committee on Planning and Development dated February 3, 1972, with the provision that the Director of Planning and Civic Development and the City Engineer be requested to report back to Council within three weeks on the various matters contained in clause 2 in respect to Beautification: Hastings Street, Cambie to Carrall.

With respect to the design of Pioneer Square and the area to be improved, it is considered desirable to discuss the proposals with the East Gastown Merchants' Association and the Hastings Street Merchants' Association to obtain their comments. It is expected that a report to Council on the design and on cost-sharing will be submitted within two weeks.

Regarding the area-ways and the mid-block pedestrian crossings, because of staff limitations, the report on these two matters will be submitted to Council within one week, on March 14th."

Your Board submits the matter to Council for INFORMATION. '

MOVED by Ald. Bird,
THAT the report on the design and cost sharing of Pioneer Square, etc., together with the report on area-ways and mid-block pedestrian crossings, be submitted to the same Council meeting i.e. March 21, 1972.

- CARRIED

H. Report of Standing Committee on
Transportation, February 24, 1972

MOVED by Ald. Hardwick,
THAT the report of the Standing Committee on Transportation dated February 24, 1972, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee re Illegal Suites: Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of February 15, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. & Mrs. Peter Chow, (tenants), 2210 Victoria Drive
Mrs. Gurdev K. Turre (tenant), 1564 East 64th Avenue
Mrs. Bonita M.G. Beltz (tenant), 3494 Laurel Street
Mr. Robert Carl Martinello (tenant), 5651 Barles Street
Mrs. Anete Ozoline (tenant), 6128 Chester Street
Helene Loewen (tenant), 6128 Chester Street
John & Annie Sobotiak (tenant), 281 East 15th Avenue
Sandra D. Blades (tenant), 2542 East 12th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Kashmir S. Johal (tenant), 431 S.E. Marine Drive
Desmond E. Thompson (tenant), 2635 Waverley Avenue
Miss Laura Bush (tenant), 999 West 20th Avenue
Wendy McDowell (tenant), 999 West 20th Avenue
Elias Minatsis (owner), 3255 West 12th Avenue
Chain S. Batth (owner), 611 East 53rd Avenue

(c) the following application be approved for six months from the date of this Resolution:

Michael Papantoniou (owner), 2456 East 19th Avenue

(d) the following applications be not approved:

Valentino Banderne (tenant), 3489 Franklin Street
Giuliano Lorenzon (tenant), 2895 East 19th Avenue
Jhalman Singh Kang (owner), 5678 Wales Street
Frederick M. Morley (owner), 2063 West 37th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated February 15, 1972, and containing Clauses (a) to (e), be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Pressure Sewer Pipe for portion Sixth Avenue: Purchase

The Board of Administration, under date of March 6, 1972, submitted the following report respecting purchase of pressure sewer pipe for portion of Sixth Avenue:

'The City Engineer reports as follows:

"The 6th Avenue - Glen Drive Siphon has been approved as a Winter Works project under the Local Initiative Program. The approximate cost of pipe for this project is $26,000. The City does not have a supply contract for the type and size of pipe required (14-inch diameter ductile iron or PVC). If formal tendering procedure is followed it is unlikely that the pipe can be obtained in time to permit project completion by May 31, 1972. Therefore, we are seeking approval to purchase this pipe without going through formal tender procedures.

I RECOMMEND that we obtain quotations from all suppliers who normally tender on such material and place the order immediately."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.'

MOVED by Ald. Broome,
THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

K. City-owned Property: Cambie and Georgia Streets

The Board of Administration, under date of March 6, 1972, submitted a report of the Supervisor of Property and Insurance regarding the sale of City-owned property at the S/E corner of Cambie and Georgia Streets. Past action of Council in the matter is noted and action taken in the meantime to obtain tenders. The result of the offers received is set out.

MOVED by Ald. Hardwick,
THAT no further action be taken in respect of this property at this time but at some future date, on instructions of the Board of Administration, tenders again be called;

FURTHER THAT in reports made to Council on bid calls generally, the principals be identified to Council for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4393
BEING A ZONING BY-LAW
(area bounded by Pender, Keefer, Gore and Jackson Streets to permit Firehall)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4393, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Alderman Adams refrained from voting, not having attended the Public Hearing involved)

2. BY-LAW TO AMEND BY-LAW No. 4450,
BEING A ZONING BY-LAW
(N/E corner 58th Avenue and Kerr Street to permit personal care home)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald.Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

BY-LAWS (cont'd)

By-law to amend By-law No. 4450
being a Zoning By-law (cont'd)

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Alderman Adams refrained from voting, not having attended the Public Hearing involved)

MOTIONS

1. Closing and Stopping up Portion of Road
(7th Avenue between Guleph and St. George)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The portion of road (7th Avenue) dedicated by the deposit of Plan 185 lying between Blocks 102 and 105, District Lot 264A, is surplus to the City's highway requirements;

3. The Board of School Trustees owns all the properties on both sides of this portion of highway;

4. To assemble the school site it is necessary to consolidate the School Boards' lands together with the intervening road;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 185 lying between the production northerly of the easterly and westerly limits of Block 105, Explanatory Plan 10374, District Lot 264A, Group 1, New Westminster District, Plans 336 and 1771; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 3, 1971, and marginally numbered LF 5771, a print of which is hereunto annexed, be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver), and

BE IT FURTHER RESOLVED that the said closed road be consolidated with the abutting lands to form one parcel.

- CARRIED

MOTIONS (cont'd)

2. Relief of Special Annual Assessment (S/E Marine Drive from Elliott Street to Hartley Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	N. Pt. 65	258 & 329	$109.90
1 Ex. S. 20 ft. & Ex. Pcl. A	-	N. Pt. 65	258 & 329	46.97
-	-	Pt. of W 1/2 66 lying N. of Kent Avenue	258 & 329	83.43
B	-	67	258 & 329	243.92
A	-	69	258 & 329	52.21
-	-	69 Ex. W 1 Acre & Ex. R of W & Ptn. lying South thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1972 as if it were used for residential purposes, that is to say:-

cont'd....

MOTIONS (cont'd)

Relief of Special Annual Assessment (S/E Marine Drive from Elliott Street to Hartley Street) continued:

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	N. Pt. 65	258 & 329	$ 51.29
1 Ex. S 20 ft. & Ex. Pcl. A	-	N. Pt. 65	258 & 329	21.92
-	-	Pt. of W 1/2 66 lying N. of Kent Avenue	258 & 329	38.93
B.	-	67	258 & 329	113.83
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying South thereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1972 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY

3. Relief of Special Annual Assessment (Cordova Street from Hawks Avenue to Campbell Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the construction of pavement, curbs and gutters (hereinafter called "the said project") on Cordova Street from Hawks Avenue to Campbell Avenue was recommended by the Board of Administration on May 22, 1970, and approved by Council on May 26, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 14, 1970;

AND WHEREAS on July 14, 1970, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to the assessable properties being given relief because of the existence of the curb and gutter;

AND WHEREAS Council may grant such relief pursuant to the powers contained in Section 67 of the Local Improvement Procedure By-law;

MOTIONS (cont'd)

Relief of Special Annual Assessment (Cordova Street from Hawks Avenue to Campbell Avenue) (cont'd)..

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the assessable properties hereinafter more particularly described, would be unjustly affected by being specially assessed for the curb and gutter fronting on those properties and that the special annual assessment be reduced as follows:

Description of Real Property			From	To
Lot	Block	District Lot	Pavement, Curbs and Gutters	Pavement Only
C	50	181	$213.74	$125.19
A	61	181	129.64	75.93
7	61	181	28.81	16.87
B	61	181	86.43	50.62
11 & 12	61	181	57.62	33.75
13	61	181	28.81	16.87
14	61	181	28.81	16.87
15	61	181	28.81	16.87
16 - 20	61	181	144.04	84.37

such reduced special assessments to be paid annually for a period of fifteen years; and the Collector of Taxes is hereby directed to enter on the tax roll against each of the said lots hereinbefore described the amount of the reduced special assessment, commencing in the year 1972.

- CARRIED BY THE REQUIRED MAJORITY

4. Relief of Special Annual Assessment (S/E Marine Drive from Duff Street to Elliott Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

cont'd....

MOTIONS (cont'd)

Relief of Special Annual Assessment (S/E Marine Drive from Duff Street to Elliott Street) (cont'd)

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35
2 Ex. R of W	1	70	258 & 329	99.91
1	3	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1972 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62
2 ex. R of W	1	70	258 & 329	42.07
1	3	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1972 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

5. Acquisition: Block bounded by Georgia Street on the North, Denman Street on the East

The Council agreed to defer a motion on this subject, Notice of which was given at the meeting on February 22, 1972, to the next meeting in view of the absence of Alderman Wilson.

Presentations:
Royal Life Saving Society

At this point, on behalf of the Royal Life Saving Society and with the assistance of the President of the Society, His Worship the Mayor made presentations as follows for valour shown in the field of life saving:

Mr. Donald Bell-Irving - "Certificate of Recognition"

(in the absence of Mr. Donald Bell-Irving, the award was received by his father)

Mr. Geoffrey Stancome - "Certificate of Recognition"

Mrs. Peggy Brinker - "The M.G. Griffiths Award"

Following the presentation ceremony, the Council observed a short recess and reconvened in the Council Chamber at approximately 4:00 P.M. with the same members present.

MOTIONS (cont'd)

6. Lease between Canadian Pacific Railway and B.C. Hydro Railway

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT WHEREAS City Council will be considering overall guidelines for development of False Creek as well as development plans for the lands west of Cambie Bridge (including City and Marathon Realty lands) this spring;

THEREFORE BE IT RESOLVED THAT the Canadian Pacific Railway be asked not to sign the pending 20-year agreement between Canadian Pacific Railway and B.C. Hydro Railway for operating rights on the south side of False Creek and Kitsilano Trestle until Council committee has had the opportunity of discussing development problems and making their views known on the term of the operating agreement.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

7. Lease: block bounded by Stanley Park, Georgia, Gilford Streets and Waterfront (Four Seasons)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS the block bounded by Stanley Park, Georgia, Gilford Street and the waterfront became built up last summer with shacks and tents in a manner which was really unattractive to citizens and visitors to Stanley Park;

AND WHEREAS it was difficult for the City of Vancouver to control the activity on this property since it was leased to a private company;

AND WHEREAS it would be desirable to create an open space at this site where the citizens could enjoy the waterfront and where a more attractive entrance to Stanley Park could be created;

AND WHEREAS it appears that there will be no construction on this property in the next few months;

THEREFORE BE IT RESOLVED that the City of Vancouver attempt to lease this property for one dollar for the forthcoming year from the present lessees with a view to using the property as a public open space;

AND FURTHER THAT the Board of Administration, in carrying out this Council resolution, arrange for appropriate cancellation clause with notice, such as one month, in the event that some development is started on the property.

(Notice)

Notice was called and recognized by the Chair.

8. Third Crossing Hearing

MOVED by Ald. Rankin,
THAT WHEREAS Eric Hamber School is an unsatisfactory place for a public hearing on the question of the Third Crossing because of the size of the auditorium and the parking problem;

AND WHEREAS there are the following dates available at the Queen Elizabeth Theatre - March 21st, 22nd, 23rd, and 24th;

AND WHEREAS March 22nd is the date of the hearing in North Vancouver;

THEREFORE BE IT RESOLVED THAT City Council hold the public hearing on the Third Crossing on Tuesday, March 21st and Thursday, March 23rd in the Queen Elizabeth Theatre;

FURTHER BE IT RESOLVED THAT the five minutes allowed for private individuals be extended to twenty minutes for those professional organizations with substantial briefs.

- LOST

ENQUIRIES AND OTHER MATTERS

Alderman Bird - McLean Park Extension	referred to the proposed extension of McLean Park by the Park Board and suggested that if the Strathcona Property Owners and Tenants Association do not wish to have the park enlarged, no further action need be taken. The matter was spoken to by Commissioner Sutton Brown.
Alderman Sweeney - New Federal Building: Hamilton Street	referred to newspaper report that the Federal Government does not intend to commence the new Federal Building on Hamilton Street this year, although it was the City's understanding the construction was expected to begin this Summer. It is requested His Worship look into the matter. His Worship agreed to communicate with the Federal authorities.
Alderman Hardwick - Additional Garbage Pickup	enquired if there is provision this year for additional garbage pickup and what the dates are. It was agreed the City Clerk would report to Council on the matter.
His Worship the Mayor - Containers: P.N.E. Grounds	advised that containers on one of the P.N.E. parking lots, referred to by a Council member at a previous meeting, were placed there in view of the dock strike. However, these containers are now being removed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. International Meeting:
   United States and Peoples' Republic of China

MOVED by Ald. Wilson,

THAT WHEREAS it is reported that the President of the United States of America and the President of the Peoples' Republic of China may meet again, but in some location outside of their own respective countries;

AND WHEREAS it is understood the Government of Canada, through the Honourable Mitchell Sharp, Minister of External Affairs, has proposed that such meeting be held in Canada, in Ottawa;

AND WHEREAS all three countries border on the Pacific Ocean;

AND WHEREAS Vancouver is centrally located between Washington, U.S.A. and Peking, China;

THEREFORE BE IT RESOLVED THAT His Worship the Mayor be requested to extend to the President of the United States of America and to the President of the Peoples' Republic of China, an invitation, through the Secretary of State in Ottawa, to hold a future meeting in the City of Vancouver, British Columbia.

(Notice)

NOTICES OF MOTION (cont'd)

2. Fishermen's Wharf Development
(Piers foot of Carrall Street)

MOVED by Ald. Phillips,
THAT WHEREAS the two piers at the foot of Carrall Street are scheduled to be demolished in the near future;

AND WHEREAS that area would be particularly suitable for a fishermen's wharf type of development because of its accessibility to the downtown area and to Gastown-Chinatown;

AND WHEREAS the present use is yielding the City a negligible tax revenue while a fishermen's wharf development would greatly enhance values to the City;

AND WHEREAS this property is owned by the Federal Government and would continue to be owned by the Federal Government if it were developed as a fishermen's wharf;

THEREFORE BE IT RESOLVED that Council ask the National Harbours Board to hold off demolition of the two piers at the foot of Carrall Street and request a meeting between Mr. Rathie and other appropriate port officials and a special sub-committee of Council to consider the conversion of these piers to a fishermen's wharf type of operation.

(Notice)

3. Matters referred to Standing Committees

MOVED by Ald. Broome,
THAT WHEREAS by virtue of Clause 66 of the Procedure By-law, Committees of Council are required to report on any and every matter referred to them by Council;

AND WHEREAS it is desirable that Committees should deal only with matters specifically referred to them by Council;

THEREFORE BE IT RESOLVED THAT the Procedure By-law be amended to provide that Standing Committees shall consider only those matters which have first been specifically referred to them by Council.

(The section which this motion purports to 'tighten up' is 66 - "The Committee shall consider and report respectively on any and every matter referred to it by Council, the Chairman signing any report and raising the matter before Council".)

(Notice)

4. Social Assistance Act Amendment

MOVED by Ald. Rankin,
THAT WHEREAS there is an Act to amend the Social Assistance Act presently before the Legislature;

AND WHEREAS this Act has far-reaching implications as far as the City of Vancouver is concerned;

AND WHEREAS the operative section is Section 3:

cont'd....

NOTICE OF MOTION (cont'd)

Social Assistance Act Amendment (cont'd)

Re-enacts s. 3.

2. Section 3 is repealed and the following is substituted:

3. (1) Subject to this Act and the regulations, the Minister may grant, out of moneys appropriated for that purpose by the Legislature, social assistance in such amounts as, in his absolute discretion, he considers advisable, to assist, in whole or in part, individuals, whether adult or minor, or families, who are unable to provide for themselves.

(2) In accordance with the regulations, the Minister may, in his absolute discretion,

(a) determine the eligibility of persons for social assistance;

(b) fix the rate or amount of social assistance for those persons; and

(c) discontinue, reduce, or increase the rate or amount of social assistance

either on the basis of criteria that may be applied generally to certain persons or classes of persons, or to individual persons; and for that purpose may

(d) establish general qualifications and requirements in respect of entitlement to a grant;

(e) fix general rates, categories of rates, and amounts payable in respect of grants under this Act; and

(f) delegate to any person such of his powers and duties, to be exercised under his direction, as he may consider necessary to carry out the provisions of the Act and regulations.

THEREFORE BE IT RESOLVED THAT this Council oppose said amendment of Section 3 by reason of the absolute discretion vested in the Minister of Rehabilitation and Social Improvement.

(Notice)

The Council adjourned at approximately 4:10 P.M.

***

The foregoing are Minutes of the Regular Council meeting of March 7, 1972, adopted on March 14, 1972.

MAYOR

CITY CLERK

March 3rd, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Georgia Street East of Main Street

"The north 16.5 feet of Lot 41, Block 20, D.L. 196, Plan 184 was established for street many years ago when there was thought of widening Georgia Street east of Main Street to 99 feet in width. Georgia Street at this location is to remain 66 feet in width. This established portion of road is surplus to the City's highway requirements and the abutting owner has made application to acquire it.

I RECOMMEND that the north 16.5 feet of Lot 41, Block 20, D.L. 196, Plan 184, established for highway, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:-

(a) The value of the closed portion of highway to be $1,300.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed road to be added to the balance of Lot 41."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Waterloo Street Between 4th and 5th Avenues and the Board of Parks and Public Recreation

"An application has been received from the Board of Parks and Public Recreation to close Waterloo Street between 4th and 5th Avenues.

McBride Park is east and west of Waterloo Street at this location. The Park Board states that the purpose of the request to close the street is to use it for the development of an adventure playground.

I RECOMMEND that Waterloo Street from the southerly limit of 4th Avenue to the northerly limit of 5th Avenue be closed and stopped up and placed in the care, custody and management of the Board of Parks and Public Recreation for as long as required for park purposes subject to the following conditions:-

(a) A right-of-way to be reserved over the whole of the closed street for the maintenance, construction, and re-construction of utility services.

(b) The Park Board to bear the costs of closing the street entrances at 4th and 5th Avenues to the City Engineer's satisfaction.

(c) A pedestrian access through the closed street to be maintained by the Park Board (including provision of street lighting).

(d) Improvements to the closed street to be to a design approved by the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Lane Improvement - L/E St. George Street from Dead-End South of S.E. Marine Drive to Kent Avenue North and L/N of Kent Avenue North from St. George Street to L/E St. George Street

" This lane is presently open from Marine Drive to approximately 400' south, and serves industrial property fronting on St. George Street.

Pending industrial development of presently vacant property adjoining this unopened portion of lane makes it necessary to extend the lane. It is proposed to fill the drainage ditch, and to install standard storm drainage; to grade and gravel the lane surface through to Kent Avenue, north; and also to grade and gravel the lane north of Kent Avenue between this lane and St. George Street at the same time.

I RECOMMEND that the above lane improvement be undertaken. The estimated cost is $7,750.00, and funds are available in the 1971 Capital Budget Account No. 147/7914, 'Grading Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

4. Pacific Metals Limited - Phasing Out Operation at 247 East 1st Avenue

"On November 5th, 1968, City Council refused the requests of Pacific Metals Limited and Davis Trading and Supply Company to lease a portion of the boulevard in the 200 Block East 1st Avenue.

On November 6th, 1968, Mr. Leon Lotzkar of Pacific Metals Limited wrote to the City Council stating that his Company had recently acquired property elsewhere in the City for the purpose of relocating its operation, but would require at least nine months in order to erect warehousing facilities. Mr. Lotzkar requested permission of the City to continue operating from his existing plant, and to use the boulevard in the same manner as he had heretofore, and during this period, he would phase out his operation.

On December 17th, 1968, City Council adopted the City Engineer's recommendation that Pacific Metals Limited be permitted to use only the sections of the boulevards abutting entrances to its storage areas for the purpose of receiving or shipping materials, and only for the time required to load or unload the carriers and that the use of this boulevard be reviewed in one year's time for report to Council.

On May 18th, 1971, City Council received the Board of Administration report dated May 14th, 1971, reviewing the reasons for the numerous delays and the requests for extension, and moved that permission to load and unload on the boulevard abutting 247 East 1st Avenue be extended for a period of nine months only, and that there would be no renewal of this definite period.

The nine-month period expired on February 18th, 1972.

The new building at 8360 Ontario Street is completed and the activities of Pacific Metals Limited has been transferred to the new site, but the removal of scrap metal from 247 East 1st Avenue is still in progress. It is expected that the removal operation will be completed within a few days. Engineering personnel are in regular contact with the operation with a view to assuring that the boulevard is left in an acceptable condition at the end of the removal operation.

It has been reported that the site at 247 East 1st Avenue will be occupied by a local equipment company."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS:

5. Lease of 55th Avenue, Carnarvon Macdonald Streets

"The Southlands Riding and Polo Club Limited have leased 55th Avenue between Carnarvon Street and Macdonald Street for the past five years. The lease has expired and the Club has requested a renewal.

I RECOMMEND that the closed portion of 55th Avenue between Carnarvon Street and Macdonald Street to leased to Southlands Riding and Polo Club Limited for a further five-year period, subject to the same conditions as contained in the previous lease."

Your Board RECOMMENDS that the foregoing be approved.

6. Improvements to Sewage Pumping Station and Inlet Sewer at Skeena and Cornett Streets

"The existing sewage pumping station at Skeena and Cornett Streets was constructed in 1953. Since that time, the load on this station has increased substantially. It is therefore necessary to install an additional pump and to upgrade the piping and electrical controls in order to handle these increased flows.

The estimated cost of this work is $15,000.

I RECOMMEND that $15,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control.'"

Your Board RECOMMENDS that the foregoing be approved.

7. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

"Clause 51B of the Local Improvement Procedures By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in the following table are derived from the actual cost of the work, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1971, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

Flat Rates for Property Owners' Share of Local Improvements Completed in 1971

Projects as identified on the Assessment Commissioner's Schedules			Flat Rates per foot to be applied to the Assessable Property in the Projects
P.C. CONCRETE SIDEWALKS 5' WIDE EXCEPT AS NOTED			
Court of Revision	Schedule No.	Item No.	
June 18/70	394	68	5.82
July 14/70	395	5	5.82
Nov. 19/70	399	10,11,12	5.82
Nov.19/70	400	68,69,70,71,72	5.82
Mar. 11/71	403	2,3	5.82
July 29/71	407	1,2,4,6,7,8,10,11, 12,	5.82
		3	5.30 4'Wide

RECOMMENDED that the table of flat rates shown above be approved."

Your Board RECOMMENDS that the foregoing be approved.

8. Replacement of Water Mains - 1971 Capital Budget

"The following water main replacement are required prior to paving:-

WATER MAIN PROJECT 113

Avenue or Lane	From	To
3rd Avenue	Columbia Street	Main Street
L/E Dunbar Street	17th Avenue	19th Avenue

The estimated cost of Project 113 is $40,000.

I RECOMMEND that water mains be installed on the above mentioned streets and that $40,000 be appropriated for Project 113 from Account No. 127/7902, 'Short Notice Projects, Unallocated.'"

Your Board RECOMMENDS that the foregoing be approved.

9. Request for Closure of 47th Avenue Adventure Playground - Maple Grove School

The Director of Planning and Civic Development and the City Engineer report as follows:

"On January 18, 1972, Council considered a request from Mr. G.H. Taylor, on behalf of the Maple Grove Adventure Playground Committee, that 47th Avenue be closed between Laburnum Street and the lane west of Cypress Street in order that an adventure playground could be built on the school grounds in an area presently used for parking; the displaced parking to be accommodated on the closed portion of the street.

Council resolved that 'this whole matter be referred to the Board of Administration for further consideration of the City Engineer and Director of Planning and Civic Development and report back with the idea in mind of not closing 47th Avenue'.

The matter of providing for the displaced parking without closing 47th Avenue has been discussed with School Board officials. They feel that they cannot justify providing the fencing that would be necessary to permit on-street parking adjacent to the school site, in view of the limited parking that would be provided, the expense, and the fact that it would cut off the adventure playground from the street. The School Board officials advise further that existing parking facilities exceed the City By-law provisions and are sufficient for the school requirements.

Accordingly, a communication has been received from Mr. Taylor, indicating that his committee does not wish to pursue the matter further at this time. His committee is instead asking the School Board to consider an arrangement which provides for the adventure playground by relocating the parking on the school grounds.

In view of the above, it is RECOMMENDED that no further action be taken with respect to providing on-street for the parking which would be displaced by the proposed Adventure Playground on 47th Avenue."

Your Board RECOMMENDS the foregoing report of the Director of Planning and Civic Development and the City Engineer be approved.

INFORMATION:

10. 'Spring' of Clear Water Flowing Into Lane South of 2898 West 49th Avenue

The City Engineer reports as follows:

"Dr. G. Speakman in a letter dated February 9, 1972 addressed to His Worship the Mayor and Members of Council, advised that what appeared to be an 'open sewer' is running into the lane from the home of Mr. H. T. Fargey, 2876 West 49th Avenue.

This matter has been investigated and it is found that the water service to 2876 West 49th Avenue is broken just outside the foundation of the house and the water is running into the footing drain tile then around the house and thence via a pipe into the lane ditch. This drain pipe is believed to normally discharge water from the roof downspouts.

Mr. Fargey was not at home at the time of the inspection but Mrs. Fargey has been informed of the problem and advised to have the water pipe repaired.

The problem of the pipe discharging roof water into the lane ditch has been referred to the Department of Permits and Licenses for further investigation since this water should be discharged to a sewer."

Your Board submits the matter to Council for INFORMATION.

(Copies of Dr. Speakman's letter dated February 9, 1972 are circulated for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 198

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Opportunities for Youth (1972)

Your Board submits the following report of the Director of Social Planning/Community Development:

"City officials have been advised that the Opportunities for Youth Program will be resumed in 1972. Its stated purpose is to provide jobs for unemployed students. Selection of projects are to be based on the following five general criteria:

1. Youth Involvement
2. Innovation
3. Community Benefit
4. Feasibility
5. Number of jobs created, salaries and overall budget of the project.

Projects must be planned, administered and evaluated by the student participants. Government departments are not eligible to submit projects. Therefore no City staff will be directly involved in them. The deadline for submission of project and applications for funds is March 8.

More detailed information is available in the Department of SP/CD for members of Council who are interested."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Welfare & Rehabilitation Department
Extension of Temporary Positions

The Director of Welfare and Rehabilitation reports as follows:

'On February 22, 1972, City Council considered a Board of Administration report on the above subject, and approved the extension of 69 temporary positions to March 10, 1972 on the understanding that a further report would be presented to City Council on March 7, 1972.

On February 21, 1972, the Department implemented in total the division of Financial Services and Social Services in accord with the resolution of Council dated August 24, 1971.

The 140 permanent positions approved for the Financial and Administrative Services Division are currently filled with 89 permanent staff and 51 temporary staff. The 51 temporary staff are a part of the 69 temporary staff recently approved by Council. These 51 people are temporarily occupying permanent clerical positions. Some of them will obtain permanent clerical positions and some who do not meet the qualifications will be terminated.

The Acting Director of Personnel Services advises that he expects to have all of the clerical positions filled with permanent staff within the next 30 days.

Cont'd...

Clause #2 Continued

In accord with Council resolution of August 24, 1971, there are 3 permanent positions in the Administration function of the Department and 87½ in the Social Services Division. All of these positions are filled with permanent staff with the exception of 6 Social Worker I positions which were posted one week ago, and shortly will be filled permanently from the 11 temporary Social Worker I's currently on staff. There are therefore 18 temporary surplus staff consisting of: 6 Social Worker I's, 1 Social Worker IIA, and 11 Social Service Assistants I, when permanent postings have been completed.

A. Current Positions

Notices to terminate the services of 23 temporary staff (1 has resigned) have been issued effective March 31, 1972. The following opportunities are now available within the Department to them:

(i) 6 - Permanent Social Worker I positions within the authorized permanent complement.

(ii) 2 - Temporary Social Service Assistant IA's for a maximum period of 6 months for the review of Social Allowance recipients relative to the Wives and Children's Maintenance Act. (Approved by Council 22/2/72)

(iii) Local Initiative Project

We currently have an approved Local Initiative Project which calls for hiring 10 Social Workers and 4 Clerical staff, for a period ending May 31, 1972. The purpose of this project is to review our total load of single employable persons to ascertain suitability for referral to employment or training for employment. It is conceivable that some of the staff terminated will apply for a position in the Local Initiative Project.

B. Requested New Permanent and Temporary Positions

Fraud Investigation - 2 new permanent positions. There has been an unprecedented increase in the number of alleged fraud cases and there is a need for immediate establishment of 2 permanent Social Service Assistance positions. This matter has been discussed with the Deputy Minister of the Department of Rehabilitation and Social Improvement, who has given verbal agreement to Provincial Cost Sharing. This will accommodate another 2 people.

Staff Training - To effectively implement the new Financial Aid System, it is necessary to provide an "in house" training period for all permanent Social Service Assistants.

To facilitate this "in house" training it is necessary to establish six temporary Social Service Assistant positions (one for each District Office) for a maximum of three months, subject to review prior to expiration.

C. Estimate of Costs (1971 Rates)

		1972		Annually
(a) Fraud Investigation				
2 Social Service Assistants @ $616 per month		$11,088		$14,784
Fringe Benefits 12½%		1,461		1,848
		$12,549		$16,632
Auto Allowance approximately $75 per month		1,350		1,800
		$13,899		$18,432
C.A.P. 50%	$6,949		$9,216	
Province 25%	3,475	10,424	4,608	
Net Cost to City		$ 3,475		$ 4,608

Clause #2 Continued

(b) Staff Training - 3 Months

6 Temporary Social Service Assistants @ $616 per month	$11,088
Fringe Benefits 10%	1,108
	$12,196
C.A.P. 50%	6,098
Net Cost to City	$ 6,098

(c) Extension of 18 Temporary Positions - March 1 - 31/72

6 Social Worker I (mid range)	$673	$ 4,038
1 Social Worker IIA (actual)	883	883
11 Social Service Assistants I (mid range)	616	6,776
		$11,697
Fringe Benefits 10%		1,170
		$12,867
C.A.P. 50%		6,433
Net Cost to City		$ 6,434
TOTAL 1972		$16,007

NOTE:

(i) Application will be made for 25% cost sharing by the Province, re Items (b) and (c).

(ii) In addition, Council might note that negotiations are in progress with the Provincial Government as to the cost sharing arrangement which might apply to the permanent establishment.

D. Summary of Recommendations

As Director of Welfare and Rehabilitation I recommend that:

(1) Authority to retain the services of employees in the following temporary positions to March 31, 1972, be granted:

6 Social Workers I
1 Social Worker IIA
11 Social Service Assistants I
18

(2) The necessary funds for 1972 estimated at $16,007 be approved in advance of the budget.

(3) The following positions be established effective when filled:

2 Permanent Social Service Assistants
6 Temporary Social Service Assistants

(4) The Board of Administration be authorized to approve classification of the two permanent and six temporary positions in accordance with Council resolution of July 22, 1969.

(5) The incumbents of the two requested permanent positions be granted auto allowance on a regular basis.

NOTE: This report has been discussed with the Acting Business Manager of the Municipal and Regional Employees Union, and he concurs and has agreed to waive the normal review period.'

Your Board RECOMMEND that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation.

FOR COUNCIL ACTION SEE PAGE(S) 198

HARBOURS AND PARKS MATTERS

INFORMATION

1. Development of Camosun Joint School and Parks Site (Queen Elizabeth Elementary School) Block 144, DL 140

The Director of Planning & Civic Development reports as follows:

"BACKGROUND

The subject land consists of some 16 acres bounded by 16th Avenue, Camosun Street, 18th Avenue and Discovery Street. The property is leased by the Provincial Government to the City by Indenture of Lease dated April 1, 1938 for a term of 99 years.

The rental is $100.00 per year and has always been a school charge.

The lease, as originally granted, was for school purposes only, but in November 1946, and at the request of the City, the Minister of Lands extended the use to include park purposes and the lease was suitably amended.

SCHOOL AND PARK SITE

A dividing line appears in the City Book of Maps which probably is intended to show the division of approximately 4.3 acres occupied by the Queen Elizabeth Elementary School on the east side of the parcel from that of the remaining 12.03 acres of parksite. It is understood that this dividing line was mutually agreed to in February 1948 by the School Board and Board of Parks and Public Recreation. It has not been formally registered as the whole 16 acres (Block 144) remains unsubdivided as one parcel.

PRESENT PROPOSAL

The School Board now proposes to develop, as a Local Initiatives Project, a new track and field facility on the remaining 12.03 acre parksite. This facility will be used by Lord Byng High School and Queen Elizabeth Elementary School. The proposal is basically the same as that proposed in 1965 and deferred for lack of funds. The School Board now has received a Federal Winter Employment Grant of $74,999 to help with their total estimated cost of $223,904 for the development of playing fields and surrounding running track.

PARK BOARD RESOLUTION

On February 7, 1972 the Board of Parks and Public Recreation considered this matter and resolved as follows:

> 'THAT the School Board be advised the Park Board is pleased to learn of the proposed School Board development of Camosun Park and express the Board's hope that the joint school and park site facilities will be made available to the public when not needed for school purposes, and advise the School Board that the Park Board would be willing to cooperate to supply trees and advise on placement of sports facilities and landscaping.' "

Your Board submits the report of the Director of Planning & Civic Development for the INFORMATION of Council.

CONSIDERATION

2. Capilano Stadium

On November 23, 1971 Council adopted the recommendations of the Standing Committee on General Purposes which dealt with:

(i) the use of Capilano Stadium

(ii) improvements to the boulevard on the Ontario Street side of Capilano Stadium, and

(iii) the improvement to Melrose Avenue.

The Board of Administration was to consult with the Park Board on these matters and to report back on the source of funds.

Use of Capilano Stadium

Capilano Stadium was to be turned over to the care and management of the Park Board and operated on the following financial basis:

first year	-	$13,000	capital improvements
		15,000	painting and clean-up
		33,000	operating and maintenance
		$61,000	
second year	-	$13,000	capital improvements
	-	33,000	operating and maintenance
		$46,000	
third year	-	$46,000	same as second year
fourth year	-	$33,000	operating and maintenance

A letter was received by the Park Board from the Vancouver Art Gallery stating that the Art Gallery would vacate the stadium as at January 1, 1972.

The original Park Board proposal was to carry-out a paint and clean-up program in the first year and to stage about $39,000 of capital improvements over the first three years.

The Park Board proposal has now been revised as follows:

(a) major capital improvements are to be carried out in the first year, rather than over three years, to take advantage of cost sharing under the Winter Works Program.

(b) capital improvements have been expanded to include reconstruction of the baseball field, extending the present field area to allow for soccer or football, installation of complete drainage and irrigation systems, replacement of the fence surrounding the playing field and all peripheral landscaping on both Ontario and Midlothian Streets. The total cost of the revised work is estimated at $96,300 in 1972.

Part of the work, about $37,400, is included in an approved Winter Works project, with the City's share of the cost being about 30% or $11,200. The balance of the cost of capital improvements amount to about $58,900 and an additional $2,100 is required for maintenance. A summary of these costs is shown below:

Cont'd...

Clause #2 Continued

Total cost of capital improvements	$96,300
Less: Portion included in approved Winter Works project Note 1	37,400
	58,900
Maintenance of field - 4 months	2,100
Additional funds required	$61,000

Note 1 - The City's share of this cost is about $11,200 which was previously approved by Council and is provided for in the 1972 Revenue Budget.

Improvements to Boulevard on Ontario Street

The cost of peripheral landscaping on Ontario and Midlothian Streets is included in the $96,300 for capital improvements noted in the previous section of this report. The Park Board Superintendent feels that the landscaping and stadium improvements proposed will be acceptable to the residents in the area.

Improvement of Melrose Avenue

The Park Board suggest that Melrose Avenue be closed. The City Engineer will be submitting a report to Council on this matter.

Source of Funds

The Comptroller of Accounts advises that if Council approves the revised Park Board proposal re capital improvements to Capilano Stadium and landscaping on Ontario Street, the additional $61,000 required will be provided in the 1972 Revenue Budget for this purpose and the $61,000 previously approved by Council as the first year cost of capital improvements, paint and clean-up and operating and maintenance of the stadium would be cancelled.

Your Board submits to Council for CONSIDERATION:

(a) the revised Park Board proposal to undertake capital improvements to Capilano Stadium at a total cost of $96,300, such improvements to include peripheral landscaping on Ontario and Midlothian Streets, plus $2,100 for field maintenance for four months.

(b) approval of $61,000 in advance of the 1972 Revenue Budget to carry-out the foregoing work, in lieu of the $61,000 previously approved for first year Capilano Stadium costs as noted in this report.

RECOMMENDATION

3. Architects' Agreement for Swimming Pool at Lord Byng High School

The Corporation Counsel reports as follows:

"In a Board of Administration report dated January 21, 1972, it was recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School. This Board report was dealt with by Council on January 25, 1972, and the following resolution was passed:

Cont'd...

Clause #3 Continued

'THAT the matter of an architects' agreement, expressed in this Clause, be referred back to the Park Board for further consideration on the basis that the City Council is not prepared to authorize such agreement unless assurance is received that the total cost of the swimming pool development, including architects' fees, is within the funds appropriated for this purpose.'

The following is an excerpt from the minutes of the last meeting of the Park Board held on Monday, February 7, 1972, in reply to Council's resolution:

'RESOLVED:
That City Council be assured that the Board wants included in the architects' agreement that the total cost of the swimming pool project including architects' fees, landscaping, furnishings, etc. must be within the $480,000 allocated and if the bids received for the project exceed the $425,000 allocated for the contract, the architect will be required to produce revised plans and specifications and obtain bids within the funds available without any additional architects' fees.

- Carried'

It is recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School, such agreement to contain the provisions set forth in the Park Board resolution of February 7, 1972, the architects' fee to be six percent of the cost of the work and the form of agreement to be to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 198-199

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Marinas: False Creek

The Board of Parks and Public Recreation has submitted the following which is an extract from the Minutes of that Board dated February 7, 1972:

"Discussion took place on the need for more pleasure craft moorage in False Creek. It was regularly moved and seconded,

'RESOLVED: That City Council be requested to hear a Park Board delegation to request use of space in False Creek for a marina.'"

Your Board RECOMMENDS that the communication be received and referred to the Special Committee re False Creek matters.

CONSIDERATION & RECOMMENDATION

2. Use of Building 14:
St. Roch Restoration

The Museums and Planetarium Manager reports as follows:

"At its regular meeting on January 11, 1972, City Council discussed a resolution placed before it by the Greater Vancouver Civic Museums and Planetarium Board concerning a request by the Federal Government to have Building 14 retained as a storage and work area during the period of the St. Roch restoration. Council referred the matter back to the Board of Administration so that specific information on the Federal Government's requirements could be obtained.

I have been in touch with Mr. G.J. Bowen, Director of the Technical Services Branch of the National Historic Sites Division, who has provided the following information.

The government needs a considerable amount of workshop, receiving, and storage space as close as possible to the St. Roch site. Building 14 would, in Mr. Bowen's opinion, be ideal. He has indicated that a location much further away would result in extension and delay to the restoration program. At present, completion is scheduled for March, 1974.

They would use the entire main floor of Building 14, some 20,000 square feet, as follows; the main centre aisle, which is 6,600 square feet would be used as a passageway for the movement of material and vehicles through the large access doors at either end of the building. This would leave just over 6,000 square feet on either side of the aisle. These adjacent areas would be used for:

(a) lay-out and mock-up areas for location and positioning of fittings.

(b) work area for refurbishing and refining of equipment.

(c) receiving and holding area for equipment presently on the ship, and new equipment to be brought in from outside sources.

(d) areas for maintenance and use of records and drawings of the restoration in progress and for placement of materials not immediately required for the restoration.

cont'd . . .

Clause 2 continued

The government would assume all utility costs in the building.

In summary, Building 14 would be required until at lease March, 1974, as the main base of operations for the restoration of the St. Roch.

The Vancouver Museums and Planetarium Association have submitted the following in connection with the use of the St. Roch restoration program in Building 14:

'We wish to draw your attention to the fact that the restoration program of the MV St. Roch, a National Historic Site, will require an area of 10,000 sq. ft. in which to undertake this work.

Upon completion of the Archives Building, and transfer of the Museum's collections to the Archives storage area, Building 14 has been scheduled for demolition - sometime after June, 1972.

We understand that the Parks Board is interested in obtaining a date for this demolition in order to commence conversion of the area to a Civic park. May we emphasize that the space requirements for the restoration of the St. Roch, and the location of Building 14 make this building the most practical location for the work, and we request your favourable consideration of this matter.

It is now urgent that no demolition occur prior to the completion date for restoration of this vessel which is estimated to be March, 1974.'

The Board of Parks and Public Recreation at their meeting held Monday, January 24, 1972, passed the following in connection with this same topic:

'It was regularly moved and seconded,

RESOLVED: That the Board of Administration be advised the Park Board requests that Building 14 be removed at the earlierst possible date, certainly no later than the opening of the new Archives Building. - Carried....' "

Your Board submits the above report of the Manager of the Museums and the comments of the Vancouver Museums and Planetarium Association and the Board of Parks and Public Recreation for the CONSIDERATION of Council.

In the event Council agrees to the Federal Government using Building 14 as a storage and work area until March 31, 1974,

Your Board RECOMMEND that the occupation be covered by an agreement satisfactory to the Corporation Counsel whereby the Federal Government would assume all maintenance and operating costs of the building from the date of occupancy until March 31, 1974; the standard of maintenance to be satisfactory to the City of Vancouver.

On June 10, 1969, Council adopted a Board of Administration recommendation as follows:

cont'd . .

Clause 2 continued

"THAT Council authorize the use of Building 14 until further expansion takes place in the Museum Complex, at which time the matter be reviewed with a view to providing adequate storage space for the whole complex in the added facilities, ..."

It is noted that this recommendation implied that Building 14 would be removed when further expansion took place in the Museum Complex, but this was not stated. Council may at this time wish to adopt a policy that when Building 14 is next vacated it be demolished.

RECOMMENDATIONS

3. 1847-57 West 2nd Avenue
Zone: RM-3 - Multiple Dwelling District

The City Building Inspector reports as follows:

"On September 10th, 1969, November 18th, 1970, April 23rd, 1971 and December 16th, 1971, the owner of the above property, Jackson Holdings Ltd., pleaded guilty to charges laid under the Zoning and Development By-law for using the above site as a storage yard.

The charge on December 16th, 1971 was laid under the Continuing Offence Section of the Zoning and Development By-law and the owner was fined the maximum of $50 per day over an 11 day period, making a total of $550. Inspection of the site on the day of this trial found that the use of the site as a storage yard had been discontinued.

An inspection on February 18th, 1972 found that the site is again being used for storage purposes. In view of many Court appearances and convictions and the fact that Jackson Holdings Ltd. are again violating the Zoning and Development By-law, it is apparent that normal prosecution proceedings through the Provincial Court is an insufficient deterrent. It is therefore recommended that the Corporation Counsel be instructed to take the necessary steps to obtain an injunction to restrain the owner from using the property contrary to the provisions of the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

4. To add to and renovate the existing Gasoline Service Station located at 6251 Victoria Drive.

The Director of Planning and Civic Development reports as follows:

"Texaco Canada Ltd. filed Development Permit Application No.57960 to construct a 15.5' x 27' service bay addition to the existing gasoline service station located on the site, to renovate the existing development by the installation of new facia and exterior finish to the existing building and new facia to the canopies.

The site is located at the south west corner of Victoria Drive and 47th Avenue and is located in a C-2 Commercial District.

The gasoline service station policy as adopted by City Council in October of 1968 permits the expansion of alteration to the existing gasoline service station development at this location.

The site development will be improved by the provision of landscaped areas. The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No.57960 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the construction of a 15.5' x 27' service bay addition to the existing gasoline service station, and the renovation of the existing building by the installation of new facia and exterior finishes and new facia on pump island canopies, subject to the following conditions:

Cont'd...

Clause # 4 Continued

A. Prior to the issuance of the Development Permit:

(a) All landscaping on this site is to be first approved by the Director of Planning.

(b) The westerly 2.5' of Lot 3, Block 6, D.L. 734, is to be first dedicated to the City for lane purposes.

(c) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

(i) details of the rear elevation of the building.
(ii) the provision of and details of a suitable screening to the site along the westerly property line.
(iii) the location of any outdoor merchandise displays on the site such being in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

B. All screening to the open portions of the site is to be completed in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

D. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No.57960 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

5. Alterations to the existing Gasoline Service Station Retail Building on the site at 2120 Grandview Highway.

The Director of Planning and Civic Development reports as follows:

"Mohawk Oil Company have filed Development Permit Application No. 58076 to alter the existing gasoline service station and retail building on this site by the installation of new facia and new exterior finishes.

The site is located in a C-1 Commercial District at the south east corner of Lakewood Street and Grandview Highway.

The gasoline service station location policy as adopted by City Council in October of 1968 permits the alteration of the existing gasoline service station at this location.

The site condition will be improved by the provision of landscaping and it is noted that there is an existing sign on the site which is non-conforming (no record of a sign permit) to the present Zoning and Development By-law regulations.

The existing retail building on the site is used for merchandising of fireplace logs and garden accessories.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 58076 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the alteration of the existing gasoline service station and retail building on this site by the installation of new facia treatment and exterior finishes, subject to the following conditions:

Cont'd...

Clause #5 Continued

A. Prior to the issuance of the Development Permit revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

(a) A new site plan showing clarification of site dimensions.
(b) Details of the landscaping to be provided including names of plants and heights when planted.
(c) The free-standing sign being altered to be in compliance with the requirements of Section 11 (10) of the Zoning and Development By-law.
(d) The provision of a satisfactorily screened location for garbage containers.

B. All screening of the open portions of the site shall be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition.

D. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law".

Your Board RECOMMENDS that Development Permit Application No.58076 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

6. Centennial Project - Proposed Archives and Museum Storage Building

The City Building Inspector reports as follows:

"On March 16, 1971, a report was submitted to Council from the Director of Planning and Civic Development regarding the Centennial Project - Archives and Museum Storage Building. In this report it was noted that funds of $1,144,000.00 were available within the terms of the Centennial Grant. These funds would be used for fees, fixtures and landscaping but not for other furnishings.

Council approved that working drawings be proceeded with subject to the whole program being revised to bring the total estimated cost within the amount of money available, namely $1,144,000.00, AND FURTHER THAT the matter of provision of $100,000.00 for fixtures for Museum work and Laboratory areas be not dealt with at the present time.

In order to put the facilities in operation it is necessary to provide funds for certain items not attributable to the Centennial Grant. These are as follows:

a)	Furnishings and Equipment for Archives	$40,000.00
b)	Moving Archival material to new building from the Main Library and from City Hall	6,500.00
c)	Moving Museum artifacts to the new building from Building #14 and the Centennial Museum	7,500.00
	TOTAL	$54,000.00

The Comptroller of Accounts advises that if approval is given, the necessary funds would be provided in the 1972 Supplementary Capital Budget.

Cont'd...

Clause #6 Continued

It is recommended that Council approve the furnishings and equipment for the Archives plus the cost of moving the artifacts and Archival material and that the necessary funds in the amount of $54,000.00 be provided in the 1972 Supplementary Capital Budget."

Your Board RECOMMENDS approval of the recommendations of the City Building Inspector.

RECOMMENDATION & CONSIDERATION

7. Auto Allowances: Local Initiatives Programmes

The Director of Finance reports as follows:

"A request has been received from the Director of Planning and Civic Development as follows:

Local Initiatives Programme No. 51232 - Information Assembly and Analysis - has been approved by City Council and the Department of Manpower and Immigration. This programme requires four (4) temporary analysts to use their own cars. Two will be conducting personal interviews which will require the use of their cars outside of normal working hours. Two will be required for a survey of individual industrial operations. The use of their cars will be necessary for a period of approximately 2 months and I request that they be provided with an auto allowance on the regular basis. It is estimated that their total monthly mileage will be in the range of 1,000 - 1,200 miles. Funds for these auto allowances are included in the costs approved by City Council and a portion will be recoverable from the Department of Manpower and Immigration.

Recommended that auto allowances on the regular basis be provided for the four (4) temporary positions as described above, effective February 23, 1972."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

Council may wish to delegate to the Board of Administration authority to approve all automobile allowances on a casual and on a regular basis. This matter is submitted for Council CONSIDERATION.

INFORMATION

8. Central Mortgage & Housing Corporation: Interest Rates

The Director of Planning & Civic Development reports as follows:

"Some weeks ago City Council indicated a desire to be made aware of revisions to Central Mortgage & Housing Corporation Interest Rates. A letter dated February 21, 1972, from Mr. K.B. Ganong, Local Manager of CMHC is submitted for information on this subject."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS

9. Request to keep 38 horses at 7083 Blenheim Street

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 57484 has been filed by Mr. D. S. Brassington for Leader Terminals Ltd., to construct a storage shed addition to an existing stable at 7083 Blenheim Street. Mr. D. S. Brassington also requests permission to increase the maximum number of horses kept on this site from 35 to 38.

The site is located in a RS-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council. Council in 1963 approved an increase in the number of horses from 18 to 35.

The Technical Planning Board have approved Development Permit No. 57484 permitting the construction of the shed addition on the site subject to conditions, one being that approval of City Council be first obtained for the keeping of 38 horses.

The Director of Planning recommends that City Council approved an increase in the keeping of horses on this site from 35 to a maximum of 38."

Your Board recommends that the recommendation of the Director of Planning and Civic Development be approved.

10. Marina Space: Increase

The Director of Planning and Civic Development reports as follows:

"The attached letter dated January 21, 1972 has been received from the Vancouver Thunderbird Association - Fleet 9, requesting enlargement of the Vancouver Civic Marina or creation of a new marina. The Association represents owners of the Thunderbird class sailboat -- a 26-foot keel boat designed for home construction.

The need for more marina berth space has been substantiated by surveys of waiting lists for existing marinas. The Burrard Civic Marina, with a capacity of 482 berths, has a waiting list for over 700 berths. There are no plans to expand the Burrard Civic Marina, because of the expense involved and the encroachment on Vanier Park.

The need has been recognized however in plans for False Creek and Jericho Park.

In False Creek both the 'Proposed Policies for False Creek Development' of the City Planning Department and the 'False Creek Proposals' of the City's consultants, allow for approximately 1,000 marina berths in the long range development of the Creek.

During the course of the consultants' work in False Creek several proposals have been made to develop marinas in the Creek, including a request from the Parks Board. Council has taken no action on these requests pending completion of the consultants' work. On December 21, 1971 Council requested that the consultants' terms of reference be investigated to expand the area of study to include Sub-Area 10 on the south side between Burrard and Granville Bridges. Decisions on the location, timing, method of development and operation of any permanent marinas in False Creek cannot be made until the consultants' work is completed, which is expected in April, 1972.

cont'd.....

Clause #10 continued:

One of the factors under consideration is the effect of the Kitsilano railway trestle on sailboat moorage in False Creek.

In plans prepared by the Park Board for the Jericho development, approximately 260 marina berths are included. The development of these berths will require first the filling of a protective breakwater, and will depend on available funds for park development. Jericho is ideally suited for sailboat moorage, having easy and direct access to cruising and racing areas.

It is recommended that this report be forwarded to the Vancouver Thunderbird Association as representing the current status of plans for civic marina development."

Your Board:

RECOMMENDS that the report of the Director of Planning and Civic Development be endorsed.

11. Strathcona Rehabilitation Project:
Authority to make Grant/Loans

The Director of Planning and the Director of Finance report as follows:

"This project has advanced to the extent that disbursement of grant/loans funds will be required in the near future. In order to establish practical procedures for disbursing these funds, Council is requested to authorize the Director of Finance to disburse funds on the approval of the Strathcona Rehabilitation Committee which is comprised of one representative of each of C.M.H.C., the Provincial Government, the City and S.P.O.T.A. and to report progress to Council at the end of each quarter. Details of the checks to be made by the Project staff prior to disbursement of funds are:

1. Application for Grant/Loans

(a) Determine the income of the applicant to establish the maximum grant loan for which he is eligible.
(b) Search the title of the property at the Land Registry Office and estimate applicant's equity in property.
(c) Inspect the property and determine the work to be done.
(d) Receive bids and/or cost estimates from which to determine the probable costs and the amount of the grant/loan not to exceed the maximum under (a) above.

2. Approval of Grant/Loans

Based on the above information the Project Co-ordinator will present a recommendation of approval or otherwise on each loan application to the Strathcona Rehabilitation Committee. The Committee will consider each application and the recommendation of the Project Co-ordinator and will make the decision of approval or otherwise of the loan.

3. Payment of Grant/Loan

(a) Registration of the mortgage at the Land Registry Office will precede any advance of funds.
(b) Grant/loan funds will be paid out by the City on receipt of progress estimates of work done as determined by inspection of the property and report by the Project staff before each draw.
(c) The City will disburse the funds to the contractor or in such other manner as determined by the Project staff to ensure that the funds will be applied to rehabilitation of the property within the terms of the agreement between the City, C.M.H.C. and the Province.

cont'd . . .

Clause 11 continued

In general terms the City will disburse grant/loan funds only after approval of the grant/loan by the Strathcona Rehabilitation Committee (representing the three levels of government and S.P.O.T.A.), registration of the mortgage against the property and inspection and certification that the value of work completed is equal to the progress (or final) payment requested.

The City's books will record the details of the City share of the grant/loans as a Receivables to be repaid to the City. The Federal-Provincial shares of grant/loans and other expenditures will be billed to them monthly as has been the procedure for all Urban Rehabilitation Projects.

It is recommended that

(1) the Director of Finance be authorized to disburse funds with respect to grant/loans on the approval of the Strathcona Rehabilitation Committee, in accordance with the foregoing procedures, and

(2) that a report to Council be submitted after the close of each quarter year commencing with March 31,1972, showing
   (a) the number of grant/loans approved to date and the total amount approved
   (b) a list of grant/loans approved during the quarter
   (c) the number of grant/loan applications in process, and not yet approved."

Your Board has received the above report from the Director of Planning and Civic Development and the Director of Finance.

In submitting this report on procedure, categorical assurances have been received from these Officers that it is being carried out precisely in the terms of Council's resolutions. Specifically, aspects of the application for grant/loans referred to in 1. (a), (b), (c), and (d) are matters for the staff of Central Mortgage & Housing Corporation.

The City's books recording details of the City's share of the grant/loans as receivables to be repaid to the City refer only to the City's loans. The City has no input in the grants.

On the above understandings,

Your Board RECOMMEND that the procedures proposed by the Director of Planning and Civic Development and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 199-200

LICENSES AND CLAIMS MATTERS

INFORMATION:

1. Community Care Facilities

The Director of Permits & Licenses reports the following for the information of Council in view of the current interest and discussion taking place regarding the inspections of Community Care Facilities in Vancouver. This information is presented in the form of replies to the following questions:-

(A) What types of service are provided in the city within the definitions of the Community Care Facilities Licensing Act?

(B) What inspections of these facilities are presently taking place and how often?

The Community Care Facilities Licensing Act defines Community Care Facilities as follows:-

"Community Care Facility" means any building or structure in which

(i) food, lodging, and care are furnished, with or without charge, to three or more persons who, on account of age, infirmity, physical or mental defect, or other disability, require care, excepting a home maintained by a person related by blood or marriage; or

(ii) food, lodging, and care are furnished, with or without charge, to three or more women during any portion of their pregnancy preceding delivery or any portion of the three months immediately succeeding delivery; or

(iii) food and lodging are furnished, with or without charge, to fifteen or more adult persons in receipt of some form of public assistance; or

(iv) day-care is given to three or more children under fifteen years of age to provide supervision and social training; or

(v) nursery-school, pre-school, kindergarten, or any similar training, not provided under the Public Schools Act, is provided to three or more children under six years of age to prepare them for entrance to elementary school; or

(vi) food, lodging, and care are provided, with or without charge, to three or more children under fifteen years of age living apart from their parents or guardians, excepting

(a) a facility approved as a foster home under the Protection of Children Act; or

(b) a facility maintained by a person to whom the children living in the facility are related by blood or marriage; or

(c) a facility that has its primary purpose the provision of educational training for children from the age of six years, to and including the age of fifteen years; or

/continued . . .

Clause #1 Continued

(vii) any other facility declared by Order of the Lieutenant-Governor in Council to be a Community Care Facility within the meaning of this Act.

Section 7 of the Community Care Facilities Licensing Act states that a Provincial license may be issued when a building or structure to be used as a Community Care Facility complies with all applicable Provincial and Municipal Health, Fire, Electrical, Plumbing, Building and Zoning regulations and bylaws, and the regulations under this Act. The present inspection procedure in Vancouver commences when an application is received from the Chief Inspector for the Community Care Facilities Licensing Board to operate a Community Care Facility in the city. This Board is comprised of members from several Provincial departments which sits in Victoria and is staffed by the Provincial Health Department, including the Chief Inspector referred to.

The zoning regulations are first checked and if they are being met and the use is permitted in the area concerned, the following procedures are followed to ensure that all City bylaws are being met:-

1. if the application is for 5 or less children in a building, then only the Building and Health inspectors make inspections. For all other Community Care Facilities use, inspections are made by the Building, Health, Fire, Electrical and Plumbing disciplines.

2. the inspections are co-ordinated by the Department of Permits & Licenses' Housing Control Co-ordinator who receives all inspection reports and notifies the applicant and the Provincial Board of any required repairs or alterations. Re-inspections are made of the premises to determine completion of the required repairs or alterations. When all the work has been completed, the Co-ordinator notifies the Provincial Board who then exercise their right to license the premises or not.

City business licenses are payable only on private hospitals (not included under Community Care Facilities Licensing Act but governed by the Hospitals Act), and on personal care homes (definition (i) above). Other Community Care Facilities are generally of a non-profit nature and no City business license is required, e.g. day care facilities, youth hostels, etc. Inspections by License Inspectors are not carried out as the approved occupancy for business license purposes is obtained from the Department of Permits & Licenses' files. Routine re-inspections of these buildings are carried out by the Health and Fire Departments and deficiencies found are either dealt with or referred to the appropriate inspection disciplines in the Department of Permits & Licenses for action.

It should be noted that under the Act, each time the operator of a facility changes, a new application is made to the Board and the above procedure is repeated. Your officials are of the opinion that the inspection of the physical aspects of these facilities, as described, is sufficient and that no further regular initial inspections are necessary, although the Provincial Licensing Board may disagree. However, it should also be noted that Provincial Statutes require that fire inspections be carried out in these premises on a two month interval. The present interval of inspections is noted on the attached table and is considered not satisfactory to the Fire Chief for these types of occupancies. City inspections have never been carried out to evaluate the management of care programmes in Community Care Facilities. If it becomes necessary for the City to carry out further inspections, additional staff would be required.

/continued . . .

Clause #1 Continued

Attached is a list of the different types of facilities licensed under the Community Care Facilities Licensing Act but it should be noted that there are care facilities in the City that are operating without a Provincial license. When these are found, they are reported to the Board. If the Board's licensing procedures are changed, this could result in an increased number of inspections and re-inspections having to be carried out.

The Children's Aid Society also operate facilities for the care of children in the city. They operate under the Provincial Protection of Children Act and not under the Community Care Facilities Licensing Act. The Children's Aid Society request inspections by Building, Fire and Health inspectors for the establishment of new foster homes for more than five children in accordance with Zoning and Development Bylaw regulations, and they are checked in the same fashion as facilities under the Community Care Facilities Licensing Act. However, the majority of their facilities are for fewer than five children. The Health Department's inspections and re-checks are carried out on these smaller facilities which are essentially one family dwellings. The Catholic Children's Aid Society, at present, do not request inspections of any of their premises.

In addition to the Community Care Facilities referred to above, there are 20 private hospitals which are licensed and controlled under Part 2 of the Provincial Hospital Act. Under this Act, no new conversions of existing buildings to hospitals have been permitted since approximately 1958 and no new private hospital buildings have been permitted since 1964. The Provincial Government have notified 11 of the existing private hospitals that their Provincial licenses may not be renewed after January 1, 1973. The remaining 9 private hospitals are specifically designed hospital facilities. If Provincial Government policy changes and new private hospitals are again permitted, all City inspection disciplines will be involved in primary inspections and re-checks. Routine re-inspections will be carried out as they now are in existing private hospitals by Fire and Health inspectors. Although the Community Care Facilities Licensing Act refers to municipal inspections prior to the issue of a Provincial license, the Hospitals Act does not. This is carried out by the Provincial Hospital Inspector, who works in co-operation with City inspectors.

This report has been discussed with the Medical Health Officer and the Fire Chief, both of whom concur.

YOUR BOARD submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 201

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Traffic Signal - 49th Avenue and Tisdall Street

The City Engineer reports as follows:

"This report refers to a letter received from Mr. Ralph H. Long, dated February 25, 1972, (copy attached) in which he objects to the type of traffic signal being installed at 49th Avenue and Tisdall Street.

The decision to install a signal at this intersection to assist school children crossing 49th Avenue was made in December 1971, following a review of the traffic conditions and pedestrian crossing difficulties by both the Police Department and the Engineering Department. It was mutually agreed that a school patrol operated signal would be the appropriate type of signal, since this device is used at other locations in the City having similar conditions of multi-lane roadways and heavier traffic, making crossing difficult for school children. Since our review did not indicate that pedestrian crossings during other periods of the day were significantly different from many other school and playground crossings in the City, we did not feel there was justification for installing a full pedestrian actuated signal at this location.

As Mr. Long had written to us at about that time, expressing his concern for the safety of pedestrians, we advised him of the above decision by letter dated December 2, 1971 (copy attached). We also indicated to him that, following the installation of the signal, we would again review the situation jointly with the Police Department to determine if any further measures are required.

Subsequently, on December 21, 1971, Council approved the allocation of funds for this signal.

The statement in Mr. Long's letter of February 25, 1972, that the Engineering Department ignored the Police Department recommendation that a full pedestrian actuated signal be installed is not correct. The report of the Police School Patrol Squad following their surveys recommended that 'serious consideration should be given to installing a school patrol actuated signal at this intersection'. This recommendation was confirmed in further discussion with the police, when we mutually concluded that a patrol-operated signal would be the appropriate device.

Mr. Long's letter also refers to a recent pedestrian accident at 49th and Tisdall, suggesting that this is further justification for a pedestrian signal. Since 1960, our records indicate there have been three pedestrian accidents and 13 rear-end accidents at this location. This record is not unusual for an unsignalized intersection on an arterial street, and does not, in itself, warrant the installation of a pedestrian actuated signal.

The patrol-actuated signal is now operating and as stated in our letter of December 2, 1971 to Mr. Long, conditions at this intersection will be reviewed, particularly with respect to use of the crosswalk after school hours.

In view of the concern expressed by Mr. Long and other parents in the area, I suggest this matter be considered by the Official Traffic Commission when a review has been completed. Because the adjoining Park area will not be heavily used during the next month (until the weather improves), it is RECOMMENDED that the City Engineer submit a report to the Official Traffic Commission on traffic conditions at this location in two months' time."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

(Copies of communications from interested citizens are also circulated for Council's information)

DELEGATION LATER THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 201

FINANCE MATTERS

CONSIDERATIONS

1. Public Relations - Production and Distribution of a Vancouver Newsletter

The Director of Finance reports as follows:

"A letter dated February 18, 1972 addressed to the Mayor and Council from The Public Relations Services, Limited, submits a proposal for a newsletter to the citizens of Vancouver.

For many years the City has sent out an information sheet with the tax bill. Originally, this was to provide information on revenues and expenditures of the City on a percentage and per capita basis. The usual charts were included until a Council Committee decided that the material, other than budget figures, should be of a general nature. This has been prepared by the Deputy Director of Finance for several years with the help of other Departments, probably due to the origination of the sheet as a Finance Department production related to financial information. Printing costs recently have been about $1500.

Mailings with the City assessment notice and the tax bill do not provide full coverage of all citizens as only owner occupied dwelling units and businesses are covered. With the trend towards rented apartments the percentage of citizens covered is decreasing.

The mailing with the tax bill forces limitations on the size of the production and the timing of the preparation must be such that it does not interfere unduly with the mailing of tax bills, as any delay in the large volume of payments resulting from the bills could mean a comparatively substantial loss in interest.

The letter states that there are 162,432 households and businesses in Vancouver, consisting of 87,818 houses, 59,183 apartments and 15,431 business places. We have found that about 80,000 is our present distribution, which is about 50% of the potential, by postal walk at 3¢ per letter.

The firm is quoting a total cost including delivery of about $9,300 for a 4 page letter and $13,700 for an 8 page letter (one colour and pictures).

It is noted that the City does not have the professional public relations services on the regular basis that some other civic boards and the Regional District and surrounding municipalities do.

For Council CONSIDERATION

(a) Whether there is a need to replace the present 'brochure for the information of taxpayers' prepared by the Finance Department with a professionally prepared newsletter to be distributed by postal walk to all households and business premises.

(b) If so does Council wish to give any consideration to the proposal of The Public Relations Services, Limited, and which of a 4 page or 8 page production does Council favour?"

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

(Copies of letter and sample brochures are attached for Council information.)

2. Killarney Senior Concert Band

The City Clerk reports as follows:

"In a letter dated February 4, 1972, the Killarney Senior Concert Band has written requesting a grant of $2,500 to assist the group on an exchange musical and educational visit with a secondary school in Toronto. The exchange will take place the first week in April.

The sum of $18,000 is required to cover transportation costs of eighty band members and chaperones. In this regard, about $8,400 has been raised by the students and their Parents' Association.

Your Board notes that similar requests have been dealt with by Council as follows:

July 1970	-	B.C. Beefeater Band, travel re performance in California	$1,200 - Not approved
June 1969	-	B.C. Boys Choir re Tour of Europe	$1,000 - Approved
April 1971	-	John Oliver School Concert Band, travel assistance to Europe	- Not approved"

Your Board submits the foregoing request for the CONSIDERATION of Council.

DELEGATION REQUEST - Killarney Senior Concert Band

(A copy of the letter from the band is circulated for information)

3. Grant - Indian Students

The City Clerk reports as follows:

"A letter has been received from Lower Post Student Residence, Lower Post, B.C. requesting a grant to permit 15 Indian boys from the school to visit Vancouver.

School children in the City are raising money to assist, however funds are required to supplement the money being raised.

The group has written the Provincial Government, the Department of Indian Affairs and the Vancouver School Board, and to date only the Provincial Government has given a grant of $500. The School Board is not able to give financial assistance.

The trip will cost about $1,500.

In the event that Council does not make a donation, the Organization is requesting that Council provide tickets of admission to various places of interest in the City as well as tickets for transportation within the City."

Your Board submits the foregoing for the CONSIDERATION of Council.

4. Junior Amateur Sports Stadium - Lighting

The Director of Finance reports as follows:

On April 22, 1969 Council approved a grant of $15,000 for lighting of the Central Park Swangard Stadium as follows:

'That a grant of $15,000 be approved for required lighting in connection with the Junior Stadium, subject to a matching grant of $15,000 from the Municipality of Burnaby, $30,000 from the Provincial Government and a further $30,000 from private sources.'

These conditions were not met as at the December 31, 1969 year-end and the grant approval lapsed.

A letter has now been received from Mr. E. Swangard, Chairman of the Junior Amateur Sports Stadium which indicates that Council's conditions as per the 1969 resolution have been met and requests payment of the City's contribution of $15,000."

Your Board submits the matter of approving the grant of $15,000 as the City's contribution towards the Junior Amateur Sports Stadium - Lighting, to Council for CONSIDERATION.

(A copy of the letter from the Junior Amateur Sports Stadium Society is circulated to members of Council.)

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Bolts, Nuts and Washers
Fire Dept. Base Station Equipment
Merchant & Reinforcing Steel
Voice Voting System
Electrical Wire, Cable and Conduit

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS

6. Purchase of Calculator

The Director of Permits & Licenses reports as follows:

"Under the provisions of Section 282 of the Vancouver Charter, interest at the rate of 8% per annum compounded annually is charged on Business Tax which remains unpaid on December 31 of the year in which it is due. This provision came into force in 1970.

There has been an increasing number of overdue accounts and considerable time is now being spent manually calculating the amount of interest payable to the date of payment.

The Co-ordinator of Data Processing has looked at the present method of calculating the interest payable, and recommends that an electronic calculator be purchased for this purpose. This would

(continued....)

CLAUSE #6 (continued)

not only reduce the amount of additional clerical work but would speed up customer service for those people who call at the office to pay their delinquent account.

The Department's Supplementary estimates include a request for this electronic calculator, but since the 1972 Business Tax is now due and payable, I request approval, in advance of the 1972 budget, to purchase the machine now at an estimated cost of $550.

The Co-ordinator of Data Processing concurs with this request."

Your Board RECOMMENDS that the report of the Director of Permits and Licenses be adopted.

7. Department of Personnel Services - Reorganization

Since retirement of Mr. J. Stewart Don, from the position of Director of Personnel Services, effective November 30th, 1971 the Acting Director of Personnel Services and the Administrative Analyst have, upon instructions of your Board, examined the organization of the Department in relation to the duties and responsibilities.

The present organization of the Department is as shown on Chart 'A' attached. Briefly, the Department consists of twenty-one established positions operating in three Divisions, namely:

Recruiting
Records
Classification

Each Division Head reports to the Assistant Director.

The Acting Director of Personnel Services and the Administrative Analyst having completed their examination have submitted a report to the Board, together with the following recommendations:

(i) The Personnel Services Department be organized as shown on Chart 'B' attached.

(Briefly, the staff complement remain at twenty-one, two Divisions be established: one consisting of recruiting and training; the second consisting of classification and records. The Division Heads to report directly to the Director of Personnel Services.)

(ii) The position of Assistant Director, Personnel Services be abolished effective upon adoption of this report.

(iii) One new position of Personnel Technician II be established effective when filled. The incumbent to be responsible for development of the Employee Training Program.

This position would involve the assessment and approval of outside course requests and co-operation with the Department Heads in the design and presentation of training courses aimed to improve supervisory performance. The incumbent would be expected to develop programs for performance evaluation and to develop methods for improved employee attendance control.

Cont'd...

CLAUSE #7 (cont'd.)

Your Board note that the abolishment of the position of Assistant Director will provide an annual salary saving (at 1971 rates) of $18,864. This saving will offset the additional salary cost for the proposed new position of Personnel Technician, and the additional compensation payable to the two Personnel Technicians who will fill the recommended two Division Head positions. Until the classification of these three positions has been completed, annual savings cannot be estimated, but your Board believe that there will be a net salary saving by adoption of the recommended organization.

Your Board RECOMMEND:

(i) That the foregoing recommendations of the Acting Director of Personnel Services and the Administrative Analyst be adopted.

(ii) That your Board be authorized to review the classifications of the position of the Director of Personnel Services and ten (10) excluded staff positions, and establish classifications for report to Council.

(Copies of the present and proposed Organization's charts are circulated for Information)

8. Investment Matters - (Various Funds) - January, 1972

(a) Security transactions during the month of January, 1972.

(b) Summary of Securities held by the General and Capital Accounts as at January 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Bank Deposit Receipts Purchased for Redemption in January, 1972					
Jan. 4	Toronto Dominion Bank	Jan. 18/72	$ 500,786.30	$ 500,000.00	14	4.10
4	Bank of B.C.	Jan. 6/72	1,600,350.68	1,600,000.00	2	4.00
4	Bank of Nova Scotia	Jan. 31/72	501,571.92	500,000.00	27	4.25
6	Mercantile Bank of Canada	Jan. 10/72	1,300,534.25	1,300,000.00	4	3.75
10	Royal Bank of Canada	Jan. 31/72	1,703,961.23	1,700,000.00	21	4.05
17	Mercantile Bank of Canada	Jan. 24/72	1,000,795.89	1,000,000.00	7	4.15
24	Mercantile Bank of Canada	Jan. 26/72	600,131.51	600,000.00	2	4.00
			$7,208,131.78	$7,200,000.00		
	Bank Deposit Receipts Purchased for Redemption after January 31, 1972					
Jan. 4	Bank of Nova Scotia	Mar. 14/72	$ 705,973.97	$ 700,000.00	70	4.45
12	Toronto Dominion Bank	Mar. 15/72	705,147.01	700,000.00	63	4.26
18	Bank of B.C.	Mar. 15/72	603,991.56	600,000.00	57	4.26
18	Can. Imperial Bank	Feb. 29/72	502,445.21	500,000.00	42	4.25
21	Toronto Dominion Bank	Mar. 15/72	1,308,212.44	1,300,000.00	54	4.27
24	Mercantile Bank of Canada	Feb. 1/72	400,350.68	400,000.00	8	4.00
			$4,226,120.87	$4,200,000.00		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield
Jan. 19	City of Van. 3½%	Apr. 15/74	$2,000	$91.875	$1,837.50	2/3	7.49

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Cont'd.....

CLAUSE #8 (cont'd.)

(b) GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipt due 1972	$15,759,747.28	$15,600,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for January, 1972 be confirmed.

CONSIDERATIONS

9. Civic Luncheon: Canadian College of Teachers

The City Clerk reports as follows:

"A letter has been received from the Canadian College of Teachers, Lower Mainland Chapter, advising that the 1972 Convention of the Canadian College of Teachers will be held in Vancouver, July 5th to 8th, 1972.

The Provincial Government has agreed to sponsor a luncheon on July 6th and the organization is requesting that the City of Vancouver sponsor a luncheon for 150 delegates on July 7th (estimated cost $750).

Council has dealt with similar requests as follows:

March, 1967	B.C. Teachers Federation - Dinner re World Conference	$1,500 approved
Feb., 1971	Canadian Society for Education Through Art - Civic Luncheon	No action taken "

Your Board submits the foregoing request for the CONSIDERATION of Council.

10. Grant: Anglican Church Women

The City Clerk reports as follows:

"A letter has been received from the Planning Committee of the Anglican Church Women advising that the National Board of the organization will be holding their Annual Meeting at the University of British Columbia in June of this year. One hundred and forty delegates are expected to attend from every province in Canada and the Yukon Territories.

The organization is requesting that the City extend its hospitality to these guests by financing a bus tour of the City on the evening of June 6th, at an approximate cost of $115.

Cont'd.....

CLAUSE #10 (cont'd.)

It is noted that Council has dealt with similar requests as follows:

July, 1971	Girl Guides of Canada - Assistance re Conference	No action taken
March, 1969	Vancouver Council of Women - Civic Luncheon re Conference	No action taken"

Your Board submits the foregoing request for the CONSIDERATION of Council.

11. Repeal of the 10% Limitation on Assessment Increases

Council action of February 8, 1972 as modified for clarification on February 15, 1972:

"MOVED by Alderman Phillips,
THAT the Council appeal again to the Provincial Government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, *and vacant lands, *as well as residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities.

* Changes made."

Two appeals to the Government have been prepared for Council consideration. The first, attached as Exhibit A, is in accordance with Council's resolution quoted above, and therefore requests the Government to repeal the 10% schools assessment increase limitation on all property except for zoned residential property used for residential purposes. 'Residential lands' in the resolution has been interpreted to mean both land and improvements.

However, both the Director of Finance and the Assessment Commissioner would point out to Council that keeping the 10% increase limitation on residential property maintains the characteristics of inequity as between properties, both within the residential category and between residential and the other categories, and as between municipalities. Most important, however, is that they feel that the protection for the home owner should be at the taxing level, not the assessment level, and this protection already exists in the form of the Provincial Home Owner Grant ($185 normal, $235 for senior citizens, in 1972). This protection is far more effective than the 10% assessment increase limitation would be and it avoids disturbing the equity of the assessment structure. With these points in mind a second appeal, attached as Exhibit B, has been drafted for Council consideration, requesting repeal of the 10% increase limitation, without qualification.

The report referred to in the Council resolution will not be ready for several weeks but the appeals are submitted now as the Legislature will not be sitting for too much longer.

Your Board submits the two draft appeals for Council CONSIDERATION.

12. Re - Rental Accommodation Grievance Board

The Corporation Counsel reports as follows:

"In 1970 the Legislature passed an amendment to the Landlord and Tenant Act by way of creating a Part II which came into force on April 6th, 1970. This changed a number of long-standing principles regarding the relationship of Landlord and Tenant and also established a new code of relationship. It also conferred a limited jurisdiction on Provincial Court Judges to settle disputes where specific sections in Part II empowered either side to make application to the Provincial Court for specific orders. In other sections, a violation of one of the rules can result in a prosecution and a resultant fine rather than an order.

Prior to this legislation and specifically, on September 9th, 1969, the City Council passed its Rental Accommodation Grievance Board By-law pursuant to the authority under the Rent Control Act, and by by-law conferred jurisdiction on the Board to determine, on application, whether the regulations had been contravened by either the landlord or the tenant, and it could make binding orders, enforceable in Provincial Court, in respect of differences.

Recently Judge Levey of the Provincial Court Small Claims Division was adjudicating in respect of three disputes which were launched under the provisions of Part II of the Landlord and Tenant Act. In each case one of the parties had previously obtained an order from the Rental Accommodation Grievance Board. Judge Levey considered that as a first issue it was necessary to decide whether those orders were valid. On February 22, 1972, Judge Levey held that the Board had no power to make binding decisions since April 6, 1970, the date the Landlord and Tenant Act provisions came into force. Having made this preliminary decision, he is now going to proceed to trial on the merits of the three claims. (Copies of his Reasons are circulated herewith.)

The first issue that arises is a procedural one. The validity of the Rental Board orders, in my view, arose as a collateral issue to the real issue which was to adjudicate on applications filed under the Landlord and Tenant Act. The Board's orders were not in direct issue and the Board was not, and could not be, a party to the proceedings. The result is that there is no status in either the Board or the City to appeal the decision. In my opinion, the exercise of his jurisdiction is limited to that conferred on him under the Landlord and Tenant Act and his decisions are binding under that Act on the parties who appear before him under it, but I do not consider that his pronouncement is binding on the Board, though it may well be deserving of considerable respect.

After the judgment came down, it was suggested to the Rental Board that it delay hearing any further applications until Council had considered what course of action it wishes to follow. The Board has followed this suggestion and is awaiting the outcome of this report. Four courses are open:

Cont'd.....

CLAUSE #12 (cont'd.)

(a) To accept the decision and abandon the concept of being in the field even on an advisory basis and repeal the by-law and abolish the Board.

(b) To accept the judgment and amend the by-law so as to clearly establish the Board as being purely advisory.

(c) To accept the decision and appeal to the Provincial Government to make appropriate amendments so as to allow concurrent but not conflicting jurisdiction.

(d) To instruct the Board to continue to operate under the By-law.

It can be anticipated that if the fourth course is followed, in due time one of the parties will appeal to the Supreme Court for a Writ of Prohibition to stop the Board from hearing the grievance or, alternatively, an application to the Supreme Court for a Writ of Certiorari to quash a decision that has been made within the past 6 months.

In either of the latter cases, the Board's order will be directly under review rather than collaterally and, of course, the City will be involved.

As to the legal aspects of the judgment, I am of the opinion that, with deference to His Honour, there is an arguable case to support the view that the Landlord and Tenant Act may have some effect on the Board's powers but not so much as to completely eradicate them, and if proceedings are launched as described in the fourth choice, I would recommend to Council that we should appear and make a case to sustain the Board's powers."

Your Board submits the foregoing report of the Corporation Counsel for the CONSIDERATION of Council.

RECOMMENDATION

13. Field Trip to the Lane County, Oregon, Assessment Department

Your Board has received the following report of the Director of Finance:

"In pursuing efforts to further use computer assistance on the City's assessment practices, we have been in contact with Oregon's Lane County Assessment Department. Lane County is presently utilizing computer assisted evaluation techniques in their operations and a computer terminal enquiry system for their file retrievals.

They started, as we did five years ago, with computer calculated 'Replacement Cost Less Normal Depreciation' (RCLND) calculations. However, new techniques developed by Lane County will enable the Assessment Division to refine the quality of the Roll through a broader use of computer capabilities.

The first of these techniques, and our major interest in contacting Lane County,was the statistical technique of regression analysis which is used to determine estimated sales price per dwelling. The regression analysis technique is the development of a formula in which the assessor uses the features of the individual dwelling to arrive at an estimated value. It is the choice of these features and how these features can be quantified, which reflect the success or failure of this approach to valuation. Lane County appears to be quite successful in preparing equitable valuations.

Cont'd.....

CLAUSE NO. 13 (cont'd.)

They have also utilized a similar technique to develop a 'Market Price' based on dollars/square foot. Their third approach was an improved 'Adjusted Sales Analysis' by dwelling types and neighbourhoods.

Since Lane County has been successful in implementing these ideas, their experience to date can be valuable to our City Assessment staff, who can assess the administrative organization and methods and the technical decisions that have made this possible. I recommend that the City send three Assessors:

C. Dowling, Deputy Assessment Commissioner
R. Casement, Senior Building Valuator
H. Urquhart, Senior Land Valuator

and R. Hartman, Systems Analyst, for a two day review of Lane County procedures. The objective would be to:

A. Review the requirements of data collection and quantification for regression analysis.

B. Review the other computer assessed techniques being employed.

C. Review the terminal type enquiry system as both an administrative aid, and as a technical assist for the City.

Costs for this trip, in addition to three days leave with pay for each, will be about $650 in total, including transportation and accommodation and meals. Funds are available in the 1972 budget, in the Travelling Expenses, Staff Officials Account (7090-929)."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 202-204

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 3, 1972

RECOMMENDATION

1. Salary and Classification Review - Five (5) Positions, Probation Officers III, Probation Services Department

The Acting Director of Personnel Services reports as follows:

"City Council on February 15, 1972 adopted a report of the Board of Administration containing certain recommendations of the Administrative Analyst with respect to the organization of the Probation Services Department and my recommendations dealing with the salary and classification of the Chief and Assistant Chief Probation Officer positions. This report noted that the positions of Probation Officers III would be the subject of a subsequent report which is now presented for Council's consideration.

In addition to these positions being included in this present review, the incumbent Probation Officer III's had previously requested a classification review.

In 1968, the last time these positions were reviewed, a referee's decision resulted in the Probation Officer III's being upgraded from Pay Grade 24 to 25.

The Administrative Analyst in his most recent report did not advance any specific proposals with regard to these positions. However, approved manpower and organizational changes which have been implemented since 1968 in addition to the recently authorized organization changes have had a discernable effect on the duties and responsibilities of the Probation Officer III's as follows:

A report adopted by City Council on January 13, 1970 resulted in additional probation staff and established the present form of organization. That is, the four Probation Officer III's in the Juvenile Branch (except the senior Intake Officer) supervise a team of line Probation Officers who are deployed geographically throughout the City in accordance with the local area concept. The Family Branch is still organized on a functional, rather than geographical, basis and is headed up by a Probation Officer III.

The effect of the February 15, 1972 authorized change on organization is that the Probation Officer III's report to only one Assistant Chief Probation Officer and therefore are afforded less direct supervision.

In summary, since 1968 the Probation Officer III's have assumed a greater supervisory role. Their caseload is now negligible and their time is more effectively devoted to reviewing and supervising the work of line staff with regard to case progress and subsequent reports and recommendations. Attendance in court in a resource capacity is also a more pronounced aspect of these positions.

These changes in themselves are only marginal grounds for reclassification. However, when combined with fact that since March 1 of 1971, when the Chief Probation Officer, Mr. Gordon Stevens, commenced sick leave which continued until his formal retirement on June 1, 1971, they have had to work under less direct guidance and that this situation will continue with the authorized reduction to one Assistant Chief position, a reclassification is more justifiable.

Cont'd.....

CLAUSE NO. 1 (cont'd.)

In view of the foregoing, I recommend that these positions be upgraded from Pay Grade 25 ($806-965) to 26 ($843-1013) effective from March 1, 1971. Class specification No. 309, "Probation Officer III", has been appropriately revised to reflect these changes".

The estimated additional annual recurring cost of this proposal calculated at the increase in top steps (1971 2nd half rates) and including fringe benefits at 10% is $3,168.

The cost for ten (10) months 1971 is $2,640.

The Comptroller of Accounts reports that costs for 1972 estimated at $3,168 will be provided by an adjustment of the 1972 Departmental salary appropriation during budget review.

This report has been discussed with the Acting Chief Probation Officer and the Acting Business Manager, Municipal and Regional Employees Union, both of whom concur."

SUMMARY OF RECOMMENDATIONS:

Incumbent	Present Classification	Proposed Classification	Effective Date
M. Anderson K. Bogas J. Cobbin A. Fitch N. Nixon	Probation Officer III P.G. 25($965)*	Probation Officer III P.G. 26($965-1013)*	March 1, 1971

* Effective range under Personnel Regulation 160-1(a) (2)

1971 2nd half rates

Your Board RECOMMENDS:

(a) that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

(b) that the revised Class Specification No. 309 "Probation Officer III" be approved.

FOR COUNCIL ACTION SEE PAGE(S) 204

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 3, 1972

RECOMMENDATIONS

1. Park Site #20, 4th Avenue and Victoria Drive

The Supervisor of Property and Insurance reports as follows:

"The acquisition of privately-owned properties for park purposes within the boundaries of Park Site #20 (generally South of 4th Avenue, West of Victoria Drive) were completed as part of the 1965 - 1970 five-year Parks acquisition program.

On December 15th 1970, City Council approved the 1971-75 Parks Site Purchase Program, in which the sum of $80,000.00 representing the estimated market value was included for the purchase of City-owned lots in this park site. The Parks Board has agreed to pay this sum and has approached the City with respect to the purchase of these lots.

A plan of subdivision with respect to this park site and an adjacent school site has been prepared by the City Engineer and marginally numbered LD 1228. This plan will dedicate certain portions of the lots which are required for road purposes; will consolidate into one parcel all the privately-owned and City-owned lots acquired for park purposes together with adjacent closed roads; and will consolidate into one parcel the school site and a closed portion of 4th Avenue, as recommended by Council on January 25th 1972. It is therefore

RECOMMENDED

(1) that the following tax sale lots be transferred for park use, for the sum of $80,000.00. Lots 9, 11, 12, 13 ex. E. 20', 22 ex. E.20', 23, 24, 27, 28 ex. right-of-way, 29, 30 and ptn. of C, Block 1, Subdivision D; Lots 21 and 30 to 32, Block 2, Subdivision B; all in Block 146, D.L. 264A;

(2) that plan of subdivision marginally numbered LD 1228 be signed on behalf of the City of Vancouver by the Mayor and the City Clerk and deposited in the Land Registry Office;

(3) that the parcel designated "Lot F" on the plan of subdivision marginally numbered LD 1228 be turned over to the care, custody and control of the Board of Parks and Public Recreation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Assignment of Lease and Sub-Lease Victoria Drive Street End South and Waterlot fronting

The Supervisor of Property and Insurance reports as follows:-

"By Resolution of Council dated October 19th, 1965, Victoria Drive Street End was leased to River Towing Company Limited for a 21 year term subject to one year's notice of cancellation after the first 5-year period, said lease to run concurrently with a sub-lease of the waterlot fronting Victoria Drive Street End.

cont'd....

Clause #2 continued:

Application has now been received to assign the interests of River Towing Company Limited to Rivtow Marine Ltd. The above request results from a corporate name change and amalgamation of numerous subsidiary companies including River Towing Company Limited. The original sub-lease requirements of the lease are being complied with.

RECOMMENDED that consent be given to an assignment of the Victoria Drive Street End and a sub-lease of the waterlot fronting Victoria Drive Street End from River Towing Company Limited to Rivtow Marine Ltd., subject to the approval of the North Fraser Harbour Commissioners as head lessor, the documents of assignment to be satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Expropriation for Provincial Courts (Vancouver) Complex
213-215 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"City Council on April 28th, 1970, approved the Board of Administration's recommendation that Lots 11 & 12, Block 5, D.L. 196, be expropriated for the Provincial Courts (Vancouver) Complex.

Also approved was the recommendation appointing Professor E.C.E. Todd as the City's nominee to the Board of Arbitration.

However, the City Solicitor, by letter dated February 14th, 1972, a copy of which is attached, advised that Professor Todd has resigned his position as Arbitrator. The City Solicitor requests that Mr. Charles E. Morris be appointed in his place.

RECOMMENDED that Mr. Charles E. Morris be appointed as the City's nominee to the Board of Arbitration in the above expropriation replacing Professor E. C. E. Todd."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale - Heavy Industrial
N/E corner of Hawks Avenue and Cordova Street
Redevelopment Project II, Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

(a) purchasers must submit with their offers for the land information on the use and approximate size and type of building or buildings proposed;

cont'd.....

Clause #4 continued:

(b) purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase;

(c) the date of sale will be the date of issuance of the development permit;

(d) the successful tenderer must obtain a development permit within 120 days from the date of Council's approval of the sale;

(e) no purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the project area before development is completed;

(f) the purchaser shall grant the City on behalf of the Partnership an option to repurchase the land at the net sale price, which option will be exercised if development is not started within 18 months or is not completed within 36 months from the date of purchase;

(g) the purchaser agrees if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

RECOMMENDED that the following offer to purchase be approved under the terms and conditions set down by City Council.

Name	Lot	Size	Sales Price	Zone
Arlor Properties Limited	A	16,923 sq.ft. Irregular	$60,000.00	M-2 Heavy Industrial

Terms: One quarter down and the balance payable in 4 equal instalments at 6, 12, 18 and 24 months.

The purchaser proposes to develop a one storey concrete block industrial building in accordance with existing zoning regulations. The Planning Department has approved the proposed form of development."

5. SALES - RESIDENTIAL

Recommended that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lot 10 except Pcl. "A", Ref. Plan 1284 and except Sub. "A" and "B", Plan 5856, and except the South 10 feet of Lot 10 (except Pcl. "A" and except Subs "A" and "B", filing 35207), Block 5, D.L. 314, S/S 49th Avenue West of Dunbar. Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Blackmore Constr. Limited	10	66' x 136'	$20,050.00	Cash	Site contains peat, no guarantee given to soil stability; Development to be in accordance with "Sewerage Drainage & Development in the Lower Musqueam Area" report, R/C Oct. 5/65

cont'd...

Clause #5 continued:

re: Lot A of the West 66' of Lot 10 except the South 10' established filing 35207, Block 5, D.L. 314, S/S 49th Avenue, West of Dunbar, Plan 5856, Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Blackmore Constr. Limited	A	66' x 136'	$20,050.00	Cash	Public Utility Easement over W.5'; Site contains peat, no guarantee given to soil stability; Development to be in accordance with "Sewerag Drainage & Development i the Lower Musqueam Area" report, R/C Oct. 5/65.

re: Lots D to G inclusive, Block 103, D.L. 36, Plan 14161, West Side Joyce Street, between 29th Avenue and Moscrop Street. Zoned RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Hugo Morawsky	D	4,800 sq.ft. Irregular	$12,260.00	City Terms @ 9%	Subject to a bulkhead agreement.
Par Constr. Limited	E	45' x 99'	$12,900.00	City Terms @ 9%	Subject to a bulkhead agreement.
Par Constr. Limited	F	45' x 99'	$12,800.00	City Terms @ 9%	Subject to a bulkhead agreement
Par Constr. Limited	G	45' x 99'	$12,600.00	City Terms @ 9%	Subject to a bulkhead agreement.

re: Lots A-C inclusive, Block O, Section 44, THSL Plan 14122, Sit: N/S 16th Avenue, bet. Kaslo and Renfrew Streets. Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Kline Bros. Realty Ltd.	A	44' x 121'	$14,700.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	B	44' x 121'	$14,700.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Ideal Enter-prises Limited	C	44' x 121'	$14,940.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.

cont'd.....

Clause #5 continued:

re: Lots C & D inclusive, Block N, Sec. 44, THSL Plan 14122, S/S 16th Avenue between Kaslo and Renfrew Sts., & Former 17th Avenue. Zoned RS-1

Ken Milnes	C	48' x 107'	$14,651.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.
Block Bros. Limited	D	6,893 sq.ft. Irregular	$14,640.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.

re: Lots E - K inclusive, Block N, Sec. 44, THSL Plan 14122, N/S 16th Avenue between Kaslo and Renfrew Streets. Zoned RS-1 (Cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Andrew Rusin	E	8,637 sq.ft. Irregular	$14,927.57	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Cecil Morton Homes Ltd	F	7,726 sq.ft. Irregular	$15,000.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Cecil Morton Homes Ltd.	G	6,826 sq.ft. Irregular	$15,000.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Mi-Mo Holdings Limited	H	7,396 sq.ft. Irregular	$14,620.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
George Rusin	I	6,675 sq.ft. Irregular	$14,957.79	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	J	52' x 110'	$14,400.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	K	52' x 110'	$14,400.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.

RECOMMENDATION

6. Extension of City's Liability Insurance Coverage for One Year

The Director of Finance and Supervisor of Property & Insurance report as follows:

"On November 3, 1970, Council adopted a detailed report from the Director of Finance recommending a review in depth of the City's liability insurance requirements. In adopting the report, Council established a committee of officials and approved the appointment of an insurance consultant to assist the committee in its review.

A great deal of work has been done. The review has reached the stage of preparing the detailed documents to be given to the competing brokers so that they may prepare their proposal-quotations. However, the work that remains is legal and the Law Department has been unable to devote sufficient time during the last half year to complete the work.

The existing liability policy expires on April 1, 1972 and it is impossible to complete the review and have the brokers submit their proposals in time.

We would therefore RECOMMEND

That the existing liability insurance policy be extended for one year at a permium cost of $14,200 (1971 premium $14,200) plus $600 for additional premises that have been added in the past year.

Your Board

RECOMMENDS that the above recommendation of the Director of Finance and Supervisor of Property and Insurance be adopted.

7. Advance Purchase - Britannia Community Services Centre - 1637 William Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 19, Block 38, D.L. 264A, known as 1637 William Street, is located in Stage I and has been offered for sale to the City by the owners.

These premises comprise a 2½storey and basement frame dwelling with a main floor area of approximately 950 sq. ft., erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 11 rooms, divided into 4 rental units, 11 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement and is heated by an automatic gas hot air furnace. All units are presently occupied by tenants. The condition of this dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $23,000.00 subject to the following:-

(a) An advance payment to the owners in the sum of $5,000.00 upon receipt of a registrable deed in favour of the City of Vancouver.

cont'd....

Clause #7 continued:

(b) The sale date to remain open until June 30th, 1972.

(c) The balance of the purchase price to be paid to the owners upon delivery of vacant possession of the property.

(d) The owners to reserve the right to remove 4 gas stoves and 4 refrigerators at the time the tenants vacate; before or after the City takes possession of the premises.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $23,000.00 on the foregoing basis chargeable to Code #531/1217 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

8. Acquisition for Replotting - S.E. Sector
3192 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"City Council on March 30th, 1971, approved the Board of Administration recommendation that the Lot C in the North Part of Block 8, D.L. 330, be expropriated for the realignment of S.E. Marine Drive and for replotting purposes.

Also, on November 16th, 1971, City Council approved the Board of Administration recommendation approving the offer of $45,000.00 as compensation for the property and appointing Professor E. C. E. Todd as the City's nominee to the Board of Arbitration.

However, the City Solicitor has now advised that Professor Todd has resigned his position as Arbitrator. The City Solicitor requests that Mr. Charles E. Morris be appointed in his place.

RECOMMENDED that Mr. Charles E. Morris be appointed as the City's nominee to the Board of Arbitration in the above expropriation replacing Professor E. C. E. Todd."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. Acquisition for Camosun Park Extension
4000 Block West 22nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On September 21st, 1971, City Council approved the expropriation of Sub. 10 of Lot 2 and Lot 17 of Lot 4, both in Block 42, D.L. 139, the owners having refused final offers of $5,250.00 for each lot.

These lots are located on the North and South sides, respectively, of 22nd Avenue between Camosun and Crown Streets and are the two remaining privately-owned lots required for this park site.

Said lots are each 33' x 122' in size, zoned RS-1, One Family Dwelling District, and lack all services.

As a result of further negotiations, through the solicitor for the owners, they have agreed to sell for the total sum of $11,500.00 (i.e. $5,750.00 per lot), inclusive of all considerations, as of January 1st, 1972. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $11,500.00 on the foregoing basis chargeable to Code 4189/- (Park Board Clearing Account.)"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. SALES - Residential

Recommended that the following offer to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot L, Block N, Section 44, T.H.S.L.
Situated on Kaslo Street between the
Former 17th Avenue and the lane North

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Luigi Garbin	L	52' x 110'	$15,600.00	City Terms @ 9%	The lot contains fill, no guarantee given to soil stability; Subject to bulkhead agreement; Subject to a public Utility Easement over the South 5'.

FOR COUNCIL ACTION SEE PAGE(S) 204

REPORT TO COUNCIL

STANDING COMMITTEE ON TRANSPORTATION

FEBRUARY 24, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 24, 1972, at 9:30 a.m. in #2 Committee Room.

PRESENT: Alderman Wilson, Chairman
Aldermen Hardwick, Sweeney, Bird, Broome, Phillips, Rankin and Linnell.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Leave of Absence)
Alderman Calder

CLERK: M. James

The Minutes of the meeting of January 13, 1972, were adopted.

PART II

The following action of the Committee is submitted to Council for INFORMATION:

1. Third Crossing - Burrard Inlet

At the regular Council meeting of February 1, 1972, Alderman Phillips submitted to each Member of Council a copy of drawing No. 314 as prepared by Swan Wooster - C.B.A. in their three volume report of the Third Crossing of Burrard Inlet. This drawing showed certain approaches on the south end of the Crossing as it entered the City of Vancouver, and Alderman Phillips questioned the arrangements made to handle the various traffic flows to the Crossing.

The Chairman reminded the Committee Members present that he had stated at that February 1st meeting of Council, his intent to call a meeting of the Transportation Committee to review details such as the one raised by Alderman Phillips.

To assist the Committee, Mr. Leighton and other members of the Consultants' consortium were present.

The various Committee Members raised points with the Consultants and the members of the staff present, and discussed generally the relationships of certain details and certain overall assumptions made in the development of the design of the Third Crossing of Burrard Inlet and its connections to other traffic facilities in the City of Vancouver.

The Committee discussed the broad impact of transportation on the development of the central business district and the other areas of the City and were given further information by members of the staff present.

The meeting adjourned at approximately 11:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 206

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 14, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Winston Churchill Secondary School, under the direction of Miss Beck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 7, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT

A. New Provincial Courts (Vancouver) Complex

The Board of Administration, under date of March 13, 1972, submitted the following report in regard to construction of the new Provincial Courts (Vancouver) Complex:

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT (cont'd)

New Provincial Courts
(Vancouver) Complex
(continued)

The City Building Inspector reports as follows:

"Pursuant to the resolution passed by the Vancouver City Council on January 26th, 1971, tenders were received for construction of the new Provincial Courts (Vancouver) Complex.

The tenders provide for construction of the facilities proposed in the Architects' preliminary report and estimates, which included 14 Court Rooms and underground parking facilities, and also for two additional Court Rooms, additional interview space, two libraries and storage space in the basement area, in accordance with the foregoing resolution.

The tenders also provide facilities in the Courts building for loading and unloading Police vehicles used for transporting persons in custody. These facilities were recommended in a report prepared by the Systems Analyst following study of the custodial arrangements required for the new Courts Complex. In addition to the basic tenders listed below, bidders were required to quote separate prices providing for optional addition or deletion of certain specified items, and for provision of certain alternative finishes and materials. Each tender was accompanied by a Bid Bond in the amount of Three Hundred Thousand Dollars.

Grimwood Construction Ltd.	$3,867,000.00
Dawson & Hall Ltd.	4,029,242.00
Janin Western Constractors Ltd.	4,165,430.00
Cana Construction Co. Ltd.	4,190,000.00
Northern Construction Co.	4,238,400.00
Commonwealth Construction Co.	4,329,830.00

The tenders were examined and found to be in order. The lowest tender is that of Grimwood Construction Ltd.

The Architects, with the concurrence of the City Building Inspector, recommend that Council accept the tender of Grimwood Construction Ltd. and award the contract on the following basis:

Basic Tender	$3,867,000.00
Additional items including sidewalks, flagpoles, service and staff elevators, pneumatic conveyor system for documents, and conduit for intrusion alarms	138,305.00
CONTRACT AMOUNT	$4,005,305.00

Present Cost Estimates

On the basis of the foregoing contract and current estimates covering all capital expenditures necessary to complete the complex as now proposed, the total cost of the project is now estimated to be $6,209,246.00 as follows:

Building and Site Development, including underground parking and tunnel under Cordova Street $4,005,305

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT (cont'd)

New Provincial Courts
(Vancouver) Complex
(continued)

Architectural & Engineering Fees:

- Architects & Consulting Engineers	$292,581	
- Acoustical Consultant	11,560	
- Communications Systems, Design & Supervision	16,650	
Sub-total		$ 320,791

Management Consulting Fees (expended) . . . . . $ 24,000

Furniture, Miscellaneous Furnishings and Equipment:

- Court Room Furniture	$ 88,000	
- Office & Miscellaneous Furniture for public areas, offices, staff and public cafeteria, and storage rooms	106,000	
- Cafeteria kitchen equipment	51,000	
- Sundry Equipment	5,000	
Sub-total		$ 250,000

Communications and Electrical Systems:

- Telephone system installation charges & incidental costs	$ 13,000	
- Intercommunication, public address & emergency alarm systems for Court Rooms, lobbies and offices	30,400	
- Courts sound reinforcing, hearing aids, and audio-visual facility	4,200	
- Court recording system, basic installation	24,000	
- Provision for additional recording instruments	20,000	
- Audio-visual surveillance and paging systems, custodial corridors	12,600	
- Provision for Intrusion Alarm System	8,000	
- Hydro service connection charge	4,000	
- Connection of fire alarm system to City system	2,000	
- Provision for extending pneumatic conveyor to Public Safety Building	5,000	
Sub-total		$ 123,200

Other Miscellaneous Costs:

- Travelling Expenses (expended)	$ 2,450	
- Soils investigation, drilling and analysis	4,000	
- Salary & Expenses, Clerk of the Works	25,000	
- Legal notices, printing and sundry items	1,500	
- Moving furniture and records	10,000	
- Materials testing and inspections	13,000	
Sub-total		$ 55,950

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT (cont'd)

New Provincial Courts
(Vancouver) Complex
(continued)

Contingency sum with respect to items other than building costs		$ 10,000
Discount on Debenture Sales		$ 90,000
Site Acquisition & Demolition		$ 1,065,000
Relocation of Services		$ 195,000
Provision for extending tunnel into Public Safety Building, and necessary structural alterations to complete custodial and staff corridors.		$ 70,000
TOTAL COST OF PROJECT		$ 6,209,246
LESS AVAILABLE FUNDS, AS FOLLOWS:		
1966-70 Capital Program	$3,300,000	
1971-75 Capital Program	1,240,000	
Provision within 1971 Supplementary Capital Budget	1,453,500	
TOTAL		$ 5,993,500
TOTAL DEFICIENCY		$ 215,746

Source of Additional Funds

The Comptroller of Accounts advises that if Council wish to approve the foregoing estimates and proceed with the project as recommended above, the necessary additional funds will be provided in the 1972 Supplementary Capital Budget.

Recommendations:

(1) THAT the Director of Finance be instructed to make provision within the 1972 Supplementary Capital Budget for the amount of $215,746.

(2) THAT Council accept the tender of Grimwood Construction Ltd. in the amount of $4,005,305 and enter into a contract with them for construction of the Complex, such contract to be satisfactory to the Corporation Counsel.

(3) THAT the City Treasurer be authorized to return the bid bonds to the unsuccessful bidders."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.'

The Building Inspector gave a report explanation.

MOVED by Alderman Broome,
THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

UNFINISHED BUSINESS

1. Rezoning: N/W Corner of
Victoria Drive and 2nd Avenue

A communication was noted from the firm of Macdonald, Russell and Kowarsky, Solicitors, requesting a deferment of the application to rezone the north-west corner of Victoria Drive and 2nd Avenue, until a later date.

It was agreed to defer the hearing of the delegation on this matter, pending arrangements to be made through the City Clerk.

2. Killarney Senior Concert Band

It was agreed to defer consideration of this matter, pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. CFMM - Joint Municipal Committee
on Intergovernmental Relations

His Worship the Mayor submitted the following communication of March 9, 1972:

> " A letter addressed to Alderman Phillips has been received from the President of the CFMM requesting the appointment of a representative of Council on the above-mentioned Committee.
>
> I wish to accordingly RECOMMEND that Alderman Phillips be appointed as Council representative.
>
> It is also noted in the letter that a meeting of the Joint Committee has been convened for Saturday, May 20th in Quebec City, immediately preceding the CFMM Conference."

MOVED by Alderman Bird,
THAT Alderman Phillips be appointed, accordingly.

- CARRIED.

2. Proposed Canadian Broadcasting
Corporation Regional Headquarters:
Block 57

A communication was submitted from the President of the C.B.C., in reply to the Council's previous inquiry in respect of progress in construction of the proposed C.B.C. Regional Headquarters, on Block 57. Details of progress are set out in the communication, noting that an appropriate abutment will be included in the construction plans, but stating that inclusion of an overpass, as proposed by the City, could not be justified if, by so doing, the costs would substantially exceed target figures.

MOVED by Alderman Broome,
THAT this communication be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Board of Administration
GENERAL REPORT, March 10, 1972

WORKS AND UTILITY MATTERS

Requested Closure of Melrose Avenue - Midlothian Avenue to Peveril Avenue (Clause 5)

It was agreed to defer consideration of this clause, pending hearing of a delegation from the Park Board, as requested.

Local Improvements - Initiative Principle (Clause 6)

MOVED by Alderman Broome,
THAT Clause 6 of the Board of Administration report (Works and Utility Matters), dated March 10, 1972, be adopted.

- CARRIED BY THE REQUIRED MAJORITY.

Federal-Provincial Employment Loans Program (Clause 8)

MOVED by Alderman Adams,
THAT Clause 8 of the Board of Administration report (Works and Utility Matters), dated March 10, 1972, be adopted, after a clerical change is made on Page 7, under the heading of Sidewalk Construction (ii), to read as follows:

"37th Avenue, N/S, Oak to * 175.9 ft. East of the lane East of Granville."

(* correction)

- CARRIED.

Tender #721 - Pavements, Curbs and Sidewalks on Sundry Streets and Lanes and Local Improvement on Special Grounds (Clause 9)

MOVED by Alderman Bird,
THAT Clause 9 of the Board of Administration report (Works and Utility Matters), dated March 10, 1972, be adopted.

- CARRIED BY THE REQUIRED MAJORITY.

Winter Employment Program: Works of Art and Music (Clause 10)

MOVED by Alderman Bird,
THAT the recommendation of the Director of Social Planning/ Community Development, as forwarded by the City Engineer and the Board of Administration, and set out in this clause, be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 10, 1972 (cont'd)

WORKS AND UTILITY MATTERS (cont'd)

Balance of Works and Utility Matters

MOVED by Alderman Adams,
THAT Clauses 1, 2, 3, 4 and 7 of the Board of Administration report (Works and Utility Matters), dated March 10, 1972, be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Computer Assisted Welfare System
(Clause 1)

It was agreed to defer consideration of this clause, pending the demonstration to take place later this day.

Mountain View Cemetery
- Future Planning
(Clause 2)

MOVED by Alderman Phillips,
THAT Clause 2 of the Board of Administration report (Social Service and Health Matters), dated March 10, 1972, be adopted, including the recommendations therein by Alderman Broome.

- CARRIED.

Unemployment Insurance Benefits
and Social Allowances
(Clause 3)

MOVED by Alderman Adams,
THAT Clause 3 of the Board of Administration report (Social Service and Health Matters), dated March 10, 1972, be adopted.

- CARRIED.

Bill No. 30 (1972)
Family Relations Act
(Clause 4)

MOVED by Alderman Rankin,
THAT this clause be approved, and a committee be appointed, to comprise appropriate members of Council and such other appropriate parties as His Worship the Mayor may determine, to appear before the Social Welfare and Education Committee of the Provincial legislature, to present the City's position in respect of Bill No. 30 (1972) re Family Relations Act.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS

Jericho Land Fill
(Clause 2)

MOVED by Alderman Bird,
THAT the matter of a Development Permit, not taken out by the Federal department concerned, with respect to Jericho land fill, be taken up with the appropriate authorities, with the request that a Development Permit be taken out and that a plan re the fill be supplied.

- LOST.

MOVED by Alderman Broome,
THAT Clause 2 of the Board of Administration report (Building and Planning Matters), dated March 10, 1972, be received for information.

- CARRIED.

Request to Keep 6 Horses
at 3226 West 49th Avenue
(Clause 1)

MOVED by Alderman Broome,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated March 10, 1972, be adopted.

- CARRIED.

FIRE AND TRAFFIC MATTERS

(i) MOVED BY Alderman Bird,
THAT Clauses 1 and 2 of the Board of Administration report (Fire and Traffic Matters), dated March 10, 1972, be received for information.

- CARRIED.

(ii) Coroner's Jury: Recommendations

It was agreed that Coroner's Jury recommendations, received in future, be circulated to Members of Council for information.

FINANCE MATTERS

Request for Surplus Furniture: The
Vancouver Association for the Mentally Retarded
(Clause 4)

After considering this clause, it was

MOVED by Alderman Adams,
THAT surplus City furniture, requested by The Vancouver Association for the Mentally Retarded, as set out in the Board of Administration report (Finance Matters), dated March 10, 1972, be turned over to the Association, at no charge.

- CARRIED BY THE
REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 10, 1972 (cont'd)

FINANCE MATTERS (continued)

Balance of Finance Matters

MOVED by Alderman Broome,
THAT, with respect to the Board of Administration report (Finance Matters), dated March 10, 1972, Clauses 1 and 2 be adopted, and Clause 3 be received for information.

- CARRIED.

C. Property Matters,
March 10, 1972

Sales Residential
(Clause 7)

MOVED by Alderman Calder,
THAT the recommendation of the Supervisor of Property and Insurance, recommending approval of sales, not taking into account the appeal of Ideal Enterprises Limited, and being the first recommendation of the Supervisor of Property and Insurance in the report, be approved.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT, with respect to the Board of Administration report (Property Matters), dated March 10, 1972, Clauses 1, 2, 3, 4 and 8 be adopted, and Clauses 5 and 6 be received for information.

- CARRIED.

D. Suburban Commercial Study Report

The Board of Administration, under date of March 1, 1972, submitted the following report in connection with Suburban Commercial Study:

'The Director of Planning and Civic Development reports as follows:-

"At the Council meeting of July 28, 1970, His Worship the Mayor directed the Director of Planning and Civic Development to submit a progress report in the matter of study of commercial zoning areas in the City. Subsequent progress reports have been made to Council. The Suburban Commercial Study report now submitted presents information about the suburban commercial areas of the City. It suggests a classification system which relates the type and functions of business areas to the level of service provided.

The report also suggests policies for suburban business areas related to City development. The policies, if accepted, would serve as a guide to City decisions on the ultimate development of suburban commercial centres as well as the class of business uses within the areas. The department is now undertaking rezoning studies of specific areas and a review of the regulations for the C-1 and C-2 zoning districts.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Suburban Commercial Study
Report (continued)

It is RECOMMENDED:

that the report be received by Council and referred to the Standing Committee on Planning and Development for discussion and recommendation to Council;

that the report be distributed to the Vancouver City Planning Commission and to interested groups throughout the City for their information."

Your Board recommends that the foregoing RECOMMENDATIONS of the Director of Planning and Civic Development be adopted.'

MOVED by Alderman Hardwick,
THAT the recommendations in the foregoing Board of Administration report, dated March 1, 1972, be approved.

- CARRIED.

E. Pedestrian Overpass -
Cassiar/Highway 401

The Board of Administration, under date of March 2, 1972, submitted a report on Pedestrian Overpass - Cassiar/Highway 401, in which a report of the City Engineer is set out, drawing the Council's attention again to the Board of Administration report of October 22, 1971, relating to the same subject.

At the previous consideration by Council, the matter of considering alternatives for pedestrian crossings of Cassiar Street was deferred, for review after the Provincial government overpass was completed.

This overpass is completed, and the two alternatives before Council are:

(i) leave the situation as it is, with the existing pedestrian-actuated signal at the intersection of Cassiar and Highway 401; or

(ii) approve an overpass arrangement, as shown on a plan submitted: proposed alignment of Cassiar Street Overpass.

In this respect, a communication was noted from the Hastings Sunrise Action Council, requesting postponement of the matter until consideration has been given to a plan for residential development of the area bounded by Adanac, Cassiar, Charles and Boundary.

MOVED by Alderman Phillips,
THAT this matter be tabled, pending the hearing of a delegation, as requested.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. 1971 Centennial Committee:
Final Report to Council

The 1971 Centennial Committee, comprised of His Worship the Mayor and Alderman Sweeney, reported under date of March 8, 1972, as follows:

"The Committee expresses its gratitude to members of Council, Civic Boards and Commissions who participated in making the B.C. Centennial celebrations a success in the City.

In particular, special thanks are commended to the many Civic organizations who contributed voluntarily much time and effort to the events.

It is noted that not one penny of the Civic allocation of $88,000 went towards administration. All administrative work was performed voluntarily.

It is further noted, that an amount of $37,122.01 was returned by the Committee to general revenues.

A list of funds expended for celebrations is attached for information."

(Attachment on file in City Clerk's office.)

MOVED by Alderman Adams,
THAT this report be received; and congratulations be extended to His Worship the Mayor and Alderman Sweeney.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
That the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOTIONS

A. Allocation of Land for Highway Purposes,
1633 East 31st Avenue

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,
THAT, WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

North 10 feet of Lot 3 of Subdivision 17, Blocks 7, 9 and 11, District Lot 352, Group 1, New Westminster District, Plan 3435 (1633 East 31st Avenue)

(continued)

MOTIONS (continued)

Allocation of Land for Highway Purposes,
1633 East 31st Avenue (continued)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes,

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

B. Allocation of Land for Highway Purposes
1607 East 31st Avenue

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT, WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

North 10 feet of Lot 1 of Lot 17, Blocks 7, 9 and 11, District Lot 352, Group 1, New Westminster District, Plan 3435 (1607 East 31st Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

C. Allocation of Land for Highway Purposes,
4675 Gladstone Street

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

All that portion of Sub. "D" of Lot 6, Block 3, District Lot 393, Group 1, New Westminster District, Plan 2001, lying to the north of a line drawn parallel to and 10 feet perpendicular distant southerly from the northerly limit of said Lot "D"; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 25, 1972, and marginally numbered LF5961, a print of which is hereunto annexed. (4675 Gladstone Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

(continued)

MOTIONS (continued)

Allocation of Land for Highway Purposes,
4675 Gladstone Street (continued)

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

D. Resurfacing, widening and construction of Concrete Curbs, on Special Grounds, Knight Street, 49th Ave. to 57th Ave.

MOVED by Alderman Wilson,
SECONDED by Alderman Broome,

WHEREAS there is an existing pavement twenty-two (22) feet in width on Knight Street from 49th Avenue to 57th Avenue;

AND WHEREAS a project for resurfacing and widening of the existing pavement on the said portion of Knight Street to a width of sixty-two (62) feet, together with the construction of all necessary Portland cement concrete curbs, was recommended by the Board of Administration on June 4, 1971 and approved by Council on June 8, 1971;

AND WHEREAS the project was advanced as a local improvement on the initiative principle to a Court of Revision on July 29, 1971, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the existing pavement on the said portion of Knight Street be resurfaced and widened and that Portland cement concrete curbs be constructed as hereinafter set forth;

AND WHEREAS the Council deems that the said resurfacing, widening and concrete curbs will specially benefit the real property fronting and abutting on the said portion of Knight Street;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the resurfacing, widening and construction of concrete curbs, aforesaid, and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

NOW THEREFORE BE IT RESOLVED that pavement resurfacing and widening with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface with the necessary Portland cement concrete curbs, together with all other necessary and incidental work in connection therewith, be constructed on the said portion of Knight Street in order to widen the pavement presently existing thereon to a width of sixty-two (62) feet;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real

(continued)

MOTIONS (continued)

Resurfacing, widening and construction of Concrete Curbs, on Special Grounds, Knight Street, 49th Ave. to 57th Ave. (continued)

property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of such construction to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of capital funds raised by the issue of debentures upon the general credit of the City.

- CARRIED BY THE REQUIRED MAJORITY.

E. Expropriation: 901 - 905 Howe St. and 818 - 850 Smithe Street

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT, WHEREAS the City of Vancouver desires to acquire Lot Thirty-eight (38), Block Seventy-one (71), District Lot Five Hundred and Forty-one (541), Group One (1), New Westminster District, Plan 210, situate at the South-west corner of Howe and Smithe Streets in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 179 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto,

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED.

Deferment of Motions

It was agreed to defer consideration of the following Motions until delegations were heard later this day:

(a) Four Seasons Development: Water Lots

(b) Acquisition: Block bounded by Georgia Street on the North, Denman Street on the East

(c) Lease: Block bounded by Stanley Park, Georgia, Gilford Streets and Waterfront (Four Seasons).

MOTIONS (continued)

1. International Meeting:
United States and Peoples'
Republic of China

The following Notice of Motion was submitted on March 7, 1972:

MOVED by Alderman Wilson,
SECONDED this day by Alderman Bird,

THAT WHEREAS it is reported that the President of the United States of America and the President of the Peoples' Republic of China may meet again, but in some location outside of their own respective countries;

AND WHEREAS it is understood the Government of Canada, through the Honourable Mitchell Sharp, Minister of External Affairs, has proposed that such meeting be held in Canada, in Ottawa;

AND WHEREAS all three countries border on the Pacific Ocean;

AND WHEREAS Vancouver is centrally located between Washington, U.S.A. and Peking, China;

THEREFORE BE IT RESOLVED THAT His Worship the Mayor be requested to extend to the President of the United States of America and to the President of the Peoples' Republic of China, an invitation, through the Secretary of State in Ottawa, to hold a future meeting in the City of Vancouver, British Columbia.

- LOST

(The motion was put and lost.)

2. Fishermen's Wharf Development
(Piers foot of Carrall Street)

The following Notice of Motion was submitted on March 7, 1972:

MOVED by Alderman Phillips,
SECONDED this day by Alderman Sweeney,

THAT WHEREAS the two piers at the foot of Carrall Street are scheduled to be demolished in the near future;

AND WHEREAS that area would be particularly suitable for a fishermen's wharf type of development because of its accessibility to the downtown area and to Gastown-Chinatown;

AND WHEREAS the present use is yielding the City a negligible tax revenue while a fishermen's wharf development would greatly enhance values to the City;

AND WHEREAS this property is owned by the Federal Government and would continue to be owned by the Federal Government if it were developed as a fishermen's wharf;

THEREFORE BE IT RESOLVED that Council ask the National Harbours Board to hold off demolition of the two piers at the foot of Carrall Street and request a meeting between Mr. Rathie and other appropriate port officials and a special sub-committee of Council to consider the conversion of these piers to a fishermen's wharf type of operation.

- (Amended)
(continued)

MOTIONS (continued)

Fishermen's Wharf Development
(Piers foot of Carrall Street)
(continued)

MOVED by Alderman Linnell, in amendment,
SECONDED by Alderman Adams,

THAT the Whereas clauses be struck from this Motion, and the Resolved portion be made to read:

> THAT Council ask the National Harbours Board to hold off demolition of the two piers at the foot of Carrall Street and request a meeting between Mr. W. G. Rathie and other appropriate port officials and a special sub-committee of Council, to consider the future use of the area before these two piers are demolished.
>
> FURTHER, THAT a special committee of Council be appointed accordingly.

- CARRIED.

(The motion, as amended, was put and carried.)

3. Matters referred
to Standing Committees

The following Notice of Motion was submitted on March 7, 1972.

MOVED by Alderman Broome,
SECONDED this day by Alderman Adams,

THAT WHEREAS by virtue of Clause 66 of the Procedure By-law, Committees of Council are required to report on any and every matter referred to them by Council;

AND WHEREAS it is desirable that Committees should deal only with matters specifically referred to them by Council;

THEREFORE BE IT RESOLVED THAT the Procedure By-law be amended to provide that Standing Committees shall consider only those matters which have first been specifically referred to them by Council.

- CARRIED.

(The motion was put and carried.)

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, recessed at approximately 11:30 a.m., to reconvene in open session, in the Council Chamber, at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

DELEGATIONS

A delegation was received as follows:

Save the Entrance to Stanley Park Committee (Mrs. MacKechnie) Four Seasons Development

(brief filed in support)

See page 19 for Council action

DELEGATIONS AND UNFINISHED BUSINESS

Grant Request:
Killarney Senior Concert Band

Consideration was given to Board of Administration report (Finance matters), dated March 3, 1972, in which a request is noted from the Killarney Senior Concert Band for a grant of $2,500 to assist in financing an exchange musical and education visit with a secondary school in Toronto to take place in the first week of April. A representative of the organization appeared in support and filed a brief dated March 14, 1972.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT this request be referred to the Finance Committee when considering grants.

(amended)

MOVED by Ald. Bird, in amendment,
SECONDED by Ald. Wilson,
THAT the following words be added to the motion of Alderman Adams and Alderman Broome:

'and be placed on the agenda of the Finance Committee meeting to be held on Friday March 17, 1972'.

- CARRIED

The motion as amended, and reading as follows, was put and CARRIED:

'THAT this request be referred to the Finance Committee when considering grants and be placed on the agenda of the Finance Committee meeting to be held on Friday, March 17, 1972'.

MOTIONS (cont'd)

4. Social Assistance Act Amendment

The following Notice of Motion was submitted by Alderman Rankin at the meeting on March 7th and seconded this day by Alderman Hardwick:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,

THAT WHEREAS there is an Act to amend the Social Assistance Act presently before the Legislature;

AND WHEREAS this Act has far-reaching implications as far as the City of Vancouver is concerned;

AND WHEREAS the operative section is Section 3:

Re-enacts s. 3.

2. Section 3 is repealed and the following is substituted:

3. (1) Subject to this Act and the regulations, the Minister may grant, out of moneys appropriated for that purpose by the Legislature, social assistance in such amounts as, in his absolute discretion, he considers advisable, to assist, in whole or in part, individuals, whether adult or minor, or families, who are unable to provide for themselves.

(2) In accordance with the regulations, the Minister may, in his absolute discretion,

(a) determine the eligibility of persons for social assistance;
(b) fix the rate or amount of social assistance for those persons; and
(c) discontinue, reduce, or increase the rate or amount of social assistance

either on the basis of criteria that may be applied generally to certain persons or classes of persons, or to individual persons; and for that purpose may

(d) establish general qualifications and requirements in respect of entitlement to a grant;
(e) fix general rates, categories of rates, and amounts payable in respect of grants under this Act; and
(f) delegate to any person such of his powers and duties, to be exercised under his direction, as he may consider necessary to carry out the provisions of the Act and regulations.

THEREFORE BE IT RESOLVED THAT this Council oppose said amendment of Section 3 by reason of the absolute discretion vested in the Minister of Rehabilitation and Social Improvement.

(deferred)

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,

THAT the foregoing motion be deferred for consideration at the next meeting of the Council and in the meantime the Director of Welfare and Rehabilitation be requested to report on Provincial Government regulations to be added by the Cabinet.

- CARRIED

5. Review of Salaries of Certain Positions in Personnel Department: Woods, Gordon and Company

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,

THAT, in view of the staff reorganization in the Personnel Department, approved by Council on March 7, 1972, the firm of Woods, Gordon and Company, Management Consultants, be appointed to carry out a salary review of certain positions in the Personnel Department, to be determined by the Board of Administration.

- CARRIED

MOTIONS (cont'd)

6. Four Seasons Development:
Water Lots

The following motion of Alderman Wilson submitted on March 7th, seconded this day by Alderman Bird, was deferred to this day:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,

THAT WHEREAS the Vancouver City Council is pleased to learn that the Federal Government has decided to "kill present plans for the apartment hotel complex" as quoted in the Vancouver Sun, Page 15, February 21, 1972 - a statement made by the Hon. Ron Basford in reference to the Four Seasons Development;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council petition the Prime Minister and his Cabinet requesting that upon reversion of Coal Harbour water lots from the Four Seasons to the Crown Federal that the same be made available upon lease to the City of Vancouver, at a nominal rate for public recreation and park.

(amended)

Earlier in the proceedings the Council received a delegation from the Save our Park Entrance Committee in support. After due consideration, it was,

MOVED by Ald. Phillips, in amendment,
SECONDED by Ald. Broome,
THAT the 'WHEREAS' portion in the foregoing motion be deleted and the 'RESOLVED' portion be reworded as follows:

'RESOLVED THAT the City Council request the Corporation Counsel to communicate with the Federal Government and report back on the status of the Coal Harbour water lots in respect of Four Seasons development and express the Council's wish to lease from the Federal Government these lots at a nominal sum for use for public recreation and park, if, as and when such lots revert to the Government'.

- CARRIED

(The motion as amended was put and carried)

7. Acquisition: Block bounded by Georgia Street on the North, Denman Street on the East

The Council had before it a motion submitted by Alderman Wilson which, on request of the Alderman, and permission of Council, was withdrawn.

8. Lease: block bounded by Stanley Park, Georgia, Gilford Streets and Waterfront (Four Seasons)

At the meeting on March 7th, Notice was called on a motion by Aldermen Phillips and Sweeney on the above subject, which after a change, now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS the block bounded by Stanley Park, Georgia, Gilford Street and the waterfront became built up last summer with shacks and tents in a manner which was really unattractive to citizens and visitors to Stanley Park;

AND WHEREAS it was difficult for the City of Vancouver to control the activity on this property since it was leased to a private company;

cont'd....

MOTIONS (cont'd)

Lease: block bounded by Stanley Park, Georgia, Gilford Streets and Waterfront Four Seasons (cont'd)

AND WHEREAS it would be desirable to create an open space at this site where the citizens could enjoy the waterfront and where a more attractive entrance to Stanley Park could be created;

AND WHEREAS it appears that there will be no construction on this property in the next few months;

THEREFORE BE IT RESOLVED that the City of Vancouver attempt to lease this property from the present lessees* or owners for one dollar for the forthcoming year with a view to using the property as a public open space;

AND FURTHER THAT the Board of Administration, in carrying out this Council resolution, arrange for appropriate cancellation clause with notice, such as one month, in the event that some development is started on the property.

- CARRIED

*(change underlined)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - License: Home-owner's Suite

referred to the application of license fee to a homeowner's suite in a building where other suite rentals apply and enquired of the policy.

His Worship the Mayor directed the enquiry to the Corporation Counsel for consideration and report directly to Alderman Rankin.

Alderman Rankin - Condominium Development and Classification as Commercial Property re Crossings (Champlain Heights)

referred to a complaint received from Strata Corporation, Champlain Village with respect to self-owned residential properties (condominium) being classified as commercial insofar as payment for commercial crossings is concerned. The Alderman enquired why these properties which are assessed and taxed on an individual lot owner basis should be classed as commercial and asked for a report.

His Worship the Mayor directed the matter to the Corporation Counsel for report directly to Alderman Rankin.

Alderman Hardwick - Shannon Estate Property 57th Avenue and Granville

referred to the Shannon Estate property at 57th Avenue and Granville Street and that vandalism, etc. is taking place resulting in complaints from neighbours, but the owners have refused to maintain proper security.

His Worship advised he would be in touch with the owners and discuss the matter with the Corporation Counsel.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Terminal Avenue Road Development

requested the Corporation Counsel report on the status of Terminal Avenue road development.

The Corporation Counsel stated the matter involves sewer connections, etc.

Alderman Phillips - Waterfront Roadway

referred to an announcement by Mr. Rathie, a member of the National Harbours Board, of a waterfront roadway and requested the Director of Planning and Civic Development submit a progress report, possibly next week, on the question.

His Worship the Mayor directed the report be submitted as soon as possible.

Alderman Wilson - Terminal Avenue/First Avenue

requested the City Engineer be asked to present a report on the status of Terminal Avenue and development of First Avenue, East of Clark Drive.

His Worship the Mayor so directed.

Alderman Wilson - Vancouver Representation on Board of Directors: C.F.M.M.

referred to the personnel named by the Mayor to attend the forthcoming C.F.M.M. Conference, and therefore it was,

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT His Worship Mayor Campbell be nominated for appointment to the Board of Directors for the Canadian Federation of Mayors and Municipalities.

- CARRIED

Alderman Sweeney - Closing Hours re Juveniles: Pool Halls

referred to the action of Council last year in setting new closing hours in respect of juveniles in pool halls and advised of the present situation resulting therefrom. The Alderman proposed the Board of Administration review the situation and report after receiving reports from the Police Department and Corporation Counsel.

His Worship the Mayor so directed.

Alderman Sweeney - Motor Vehicle Fatalities

enquired if motor vehicle fatalities are reported to the Official Traffic Commission.

It was advised intersections where fatalities occur are continually reviewed by the traffic officials.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Broome - Community Care Facilities Licensing Act and Health Services

referred to a report submitted to Council 'In Camera' earlier in the day respecting Community Care Facilities Licensing Act and the discussion which followed on the sharing of cost of health services generally. The Alderman felt the report presented to Council should be made public.

Alderman Linnell advised that pursuant to Council instructions, a request was made to the Minister of Health Services and Hospital Insurance for an appointment to receive a Council delegation. However, Mr. Loffmark is unable to see the Vancouver delegation.

NEW BUSINESS

Appointment of Deputy Mayor
Quarter Commencing April 1, 1972

A communication from His Worship the Mayor recommended Alderman Linnell be appointed Deputy Mayor for the quarter commencing April 1, 1972.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT His Worship the Mayor's recommendation be approved.

- CARRIED

The Council recessed to reconvene immediately in the Mayor's Office to view a 'Computer based information system'.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Computer Assisted Welfare System (Clause 1)

The Coordinator of Data Processing, assisted by other officials, including the Director of Welfare and Rehabilitation, demonstrated to members of Council the operation of a computer based information system referred to in Board of Administration report (Social Service and Health matters), dated March 10, 1972.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Clause 1 of the report of the Board of Administration (Social Service and Health matters), dated March 10, 1972, be adopted.

- CARRIED

The Council adjourned at approximately 3:20 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated March 14, 1972, adopted on March 21, 1972.

MAYOR

CITY CLERK

March 10th, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Cancellation of Lease for North End of Carrall Street

"On April 14th, 1970, Council adopted a recommendation contained in the Board of Administration report, Works and Utility Matters, Clause 6, dated April 10th, 1970, that the Carrall Street End north of Water Street be closed and stopped up and leased jointly to Lee Importers Ltd. and Townsite Trading Company Ltd., subject to conditions.

The use of the street end was to be for parking and unloading purposes only and the term was to be for two years, subject to one months' notice of cancellation if required for any municipal purposes.

The area now is required by the City as an integral part of the Maple Tree Square Beautification Project.

On January 15th, at the City's request, in order to facilitate utility reconstruction connected with the project, the lessees removed parking from the area. (The lease agreement grants an easement to the City for laying, placing and maintaining utilities.) Since reconstruction of the street end is scheduled to begin immediately after utility work is finished, it will not be possible to reinstate the lessee's parking in the area.

I RECOMMEND:-

(a) That the lease for the street end be cancelled;

(b) That the effective date of cancellation for the lease be made retroactive to January 15th, 1972."

Your Board RECOMMENDS that the foregoing be approved.

2. New Separate Sewers Required on Marine Drive from Crompton Street to Borden Street

"A new sanitary and storm sewer is required at this location as part of the separation program approved by Council in July, 1971 and also to divert flows around the new Knight Street Bridge approaches.

The estimated cost of the City's share of this work is $62,000.

I RECOMMEND that $62,000 be appropriated from Account Code 117/7903, 'Provision for Prior to Paving Construction, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Water Main Installation - Project 208

"The following water main installation is required to improve water pressures during the summer months for domestic and fire protection use. It is part of the program of implementing the Zones and Feeds Study.

Project 208

Street	From	To
41st Avenue	MacDonald Street	Blenheim Street

The estimated cost is $106,000.

Funds for this project are included in the 1972 Water Works Capital Budget, Reference No. 10-03-08. In order to complete construction of this water main prior to summer, 1972, approval of this work is being requested in advance of the 1972 Budget.

I RECOMMEND that the water main be installed on the above street, and that $106,000 for Project 208 be appropriated in advance from the 1972 Capital Budget, Reference No. 10-03-08."

Your Board RECOMMENDS that the foregoing be approved.

4. Police Vehicle Servicing

The Chief Constable and City Engineer report:-

"At the request of the Police Department and under the direction of the Board of Administration, a technical report on Police vehicle servicing has been prepared jointly by the Police and Engineering Departments. This report is available at the City Clerk's Office. A summary of its contents follows:-

Background

At the present time, the Police Department looks after the servicing (fueling, washing and lubrication) of its own vehicles at the Powell Street Garage. The Engineering Department looks after the repair of all Police vehicles. Originally, all such repair work was carried out at Manitoba Yard. However, in recent years, a branch garage and service station has been developed in Cambie Yard as part of the Yards consolidation program. This new Engineering garage and service complex is equipped with modern facilities as, for example, an automatic car wash and large-scale metered gasoline dispensing facilities. At the same location are mechanics who can perform repairs which may be required while the car is being serviced. In addition, the radio repair facilities are located in the same building. Thus, the Engineering Cambie service complex offers more efficient, more modern and less costly service than can be provided at the Powell Street Garage.

The Powell Street Garage is crowded because space must be shared with impounded vehicles and there is no room for expansion. Fuel dispensing capacity is only 1,000 gallons and is inadequate to service the Police fleet, particularly in emergencies. Car washing is carried out by hand while more modern facilities are available at Cambie Yard. For these reasons, the Police Department has requested transferal of certain of the functions from the Powell Street Garage to the Engineering Department Garage at Cambie Yard.

/continued . . .

Clause #4 Continued

Proposal

It is proposed that the servicing of Police vehicles other than motorcycles be done at Cambie Yard rather than at the Powell Street Garage. This would involve changing the Cambie Yard Service Facilities from a five-day-shifts to a full-time operation and would result in five of the ten men presently employed at Powell Street Garage being employed at the Cambie Street Yard. The eleventh position at Powell Street is currently vacant and would not be filled. In addition, the present assignment of a man half-time from Manitoba to Cambie Yard would end. The overall saving is thus one-and-one-half men.

It would also be necessary to make certain improvements within the existing garage building at Cambie to accommodate the large increase in the number of vehicles to be served.

The five men remaining at Powell Street Garage would continue the balance of the present duties, including:-

(a) custody of impounded vehicles and their contents;
(b) service of motorcycles;
(c) shuttling of Police vehicles to Cambie and Manitoba Garage for repairs;
(d) shuttling of executive cars for daily service (to Cambie instead of Powell).

With the reduced staff, only one man will be available for shuttling and it is not always possible to match delivery of one car with picking up another. The present service vehicle (panel truck) would be replaced with a lighter vehicle which can be towed behind a Police vehicle. Initially it is proposed to use an existing 'servicar.'

Savings

The proposed changes would result in estimated savings as follows:-

	Annual Savings	
	First Year	Subsequent Years
Operating Savings	$ 11,450 *	$ 13,350 *
Amortized Capital Cost	- 1,700 **	- 1,700 **
Net	$ 9,750	$ 11,650

* - for full 12 months, in 1971 dollars
** - $18,000 capital amortized over 30-year life

The operating savings shown are the net result of increases and decreases in a number of accounts. If the proposed change is approved, 1972 appropriations will be adjusted as of the actual date of implementation.

Other savings would result in addition to those shown in the table, including:-

(a) change of the Automotive Serviceman II position at Powell Street to Automotive Serviceman I upon retirement of the incumbent. With only one man per shift, the supervision of an A.S. II would no longer be required.

(b) operating savings to the Police Department since officers would experience fewer delays and will have better service. The value of these operating savings is not known.

/continued . . .

Clause #4 Continued

Union

Automotive Servicemen in the Police Department are in the Municipal and Regional Employees ('Inside') Union, while those in the Engineering Department are in the Vancouver Civic Employees ('Outside') Union. The proposed change, therefore, involves a transfer between unions. The matter has been discussed with the two unions and a basis for the transfer worked out which is acceptable to both.

We RECOMMEND:-

A. that Police vehicles other than motorcycles be serviced (fueled, washed and lubricated) by the Engineering Department at Cambie Yard, rather than by the Police Department at Powell Street Garage.

B. that the necessary improvements to the Cambie Garage facilities be approved and $18,000 appropriated from 152/7901, "Yards Capital Unallocated".

C. that a Revenue appropriation for $750.00 be set up to cover fitting out of an existing "servicar" with a tow bar and tow hitches. (This is one of the increases and decreases which will net out to the operating saving; but this one is needed now, the others will be made when the effective date of the change is known.)"

Your Board RECOMMENDS that the foregoing recommendations of the Chief Constable and City Engineer be adopted.

5. Requested Closure of Melrose Avenue - Midlothian Avenue to Peveril Avenue

The City Engineer reports as follows:

"On November 23, 1971, Council adopted the recommendation of the Standing Committee on General Purposes that Capilano Stadium be turned over to the care and management of the Park Board, and that the construction of curbs and pavement on Melrose Avenue proceed at an estimated cost of $28,000. Subsequently, a communication was received from the Park Board, dated December 2, 1971, requesting that Melrose Avenue be closed and landscaped, and the street allowance added to Hillcrest Park, as the Park Board now controls the lands on both sides of the street.

Plans submitted by the Park Board indicate that the east end of the closed portion of Melrose would be landscaped, while the westerly end would be maintained as access to the existing Hillcrest Park Fieldhouse and to an improved parking area adjacent the stadium. The Park Board feel the closure would improve the appearance of the park complex and enhance safety for athletes, etc., crossing from the training facilities in the stadium to the playing fields in Hillcrest Park.

Melrose Avenue has a 20 ft. wide asphalt strip pavement with gravel shoulders, and provides access to the Capilano Stadium parking area from both the east and the west. It serves as a local access routing for residents east of Ontario Street. With Melrose Avenue closed local residents approaching from the west on Midlothian Avenue would have to use either Dinmont Avenue or Ontario Street. As a result there would be some increase in the local traffic on Dinmont and Peveril Avenues and additional travel distance for some residents. Because of this effect on local access and use of local streets, residents in the immediate area of the proposed closure were contacted to obtain their reaction to this proposal before reporting to City Council (see attached plan). Of the 63 property owners contacted, 22 replied to the questionnaire, with 10 in favour of the closure of Melrose, and 12 opposed (generally on the basis of the undesirable increase in traffic on the adjacent residential streets).

/continued . . .

Clause #5 Continued

This report has been discussed with the Superintendent of Parks and Public Recreation. The Superintendent feels that the advantages of the closure outweigh the inconvenience to residents.

In reviewing the advantages to the Park Board of the requested closure (improved arrangement of facilities for athletes and improved appearance of the park complex), the Engineering Department feels that these do not outweigh the inconvenience to residents in the area.

Accordingly, I RECOMMEND that Melrose Avenue not be closed and that the improvement consisting of concrete curbs and pavement proceed as part of the City's Winter Employment Program at an estimated cost of $28,000.

Funds are available in Account Code No. 147/7907 'Local Commercial and Industrial Streets - Unallocated'.

The estimated costs of the work are:

Total Cost	-	$28,000
Senior Government Foregiveness	-	9,000
City's Net Cost	-	$19,000 "

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be approved.

DELEGATION REQUEST - PARK BOARD

6. Local Improvements - Initiative Principle

FIRST STEP:

The City Engineer reports as follows:-

"I consider it advisable to carry out the following projects as Local Improvements:

Pavements and Curbs, Local Residential

- 15th Avenue, from Maddams Street to Knight Street on the north side, and from Woodland Drive to Knight Street on the south side.
- 28th Avenue on the north side only, from Willow Street to Heather Street, and
  Heather Street on the east side only, from 28th Avenue to 125 feet north of 32nd Avenue, and Heather Street on both sides from 125 feet north of 32nd Avenue to 32nd Avenue.

Pavements and Curbs

- Melville Street and Melville Connector, from Thurlow Street to Burrard Street on the north side and from Melville Street to Burrard Street on the south side.
- Rogers Street, from Powell Street to 600 feet north.

P.C. Concrete Sidewalk

- Melville Connector, from E.P.L. of Lot 26, Block 2, D.L. 185 to Burrard Street on the north side and from Melville Street to Burrard Street on the south side.

Light Standard Project

- Melville Connector, from E.P.L. of Lot 26, Block 2, D.L. 185 to Burrard Street on the north side and from Melville Street to Burrard Street on the south side.

/continued . . .

The City's share of the improvements is available, subject to Council approval, in the 1972 Streets and Street Lighting Capital Budgets."

SECOND STEP:

The Director of Finance submits the following report on the financial arrangements:-

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated March 3rd, 1972.

The estimated total cost of these improvements is $187,847, and the City's share of the cost is $136,173.

I have to report that the necessary financial arrangements can be made to carry out this work subject to Council approval of the 1972 Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:-

A. The reports of the City Engineer and Director of Finance be adopted, together with the details of the Second Step Report on file in the City Clerk's Office.

B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

7. Option to Purchase S 17' of 1355 Bute Street

The Corporation Counsel reports as follows:

"The City is the holder of an option to purchase the Southerly seventeen feet of 1355 Bute Street being the E½ of Lot 26, Block 40, D.L. 185, Group 1, N.W.D., Plan 92, to facilitate the possible widening of Pacific Street. This option is registered in the Land Registry Office as a first charge against the property.

The Solicitors for the owner have now indicated that the owner wishes to mortgage this property, but the Registrar has advised that unless there is a modification of the option the mortgage cannot be registered, unless the option is released. The owner's solicitor is agreeable to a modification agreement which we have suggested and which has been used previously in similar circumstances. This document provides that the owner may grant a mortgage over the whole of the area, including the optioned area on the condition that if the City should exercise the option, the mortgagee would agree to provide the City with a discharge of the mortgage of the optioned area. The net effect is that the City's position is unchanged, but the necessary document requires formal execution by the City. It is, therefore, recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing agreement between the City, the mortgagors, Alfred Howe and Patricia Noreen Howe, and the mortgagees, Robert Joseph Howe and Robert John Howe. "

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

8. Federal-Provincial Employment Loans Program

The City Engineer reports as follows:-

"On 9th November, 1971, Council approved in principle as part of the City's Winter Employment Program the allocation of funds in the amounts of $25,000 for construction of sidewalks abutting schools and parks, and $10,000 for miscellaneous projects.

The following specific projects are proposed for construction under this employment program:-

	Sidewalk Construction	Estimated Cost
i.	1st Avenue, N/S, Rupert to Cassiar Streets	$ 4,000
ii.	37th Avenue, N/S, Oak to L/E Granville	$ 15,700

AMENDED SEE PAGE 221

Both the above proposed sidewalks are abutting park areas under development and will be subjected to a heavy pedestrian use when completed.

iii.	Broadway, N/S, Glen Drive to 462 feet East	$ 2,900
iv.	Granville Street, B/S, on the South End of Granville Street Bridge	$ 2,100

Construction of these projects would provide continuity of permanent sidewalks at these locations, the former being abutted by China Creek Park.

v.	Knight Street, E/S, 33rd Avenue to 37th Avenue	$ 7,300

There is currently a drainage problem existing on this section of Knight Street caused by ground water flowing from the adjacent Kensington Park and scouring the gravel shoulder on Knight Street. This problem can be eliminated by construction of a permanent sidewalk and tile drain.

Also proposed as part of this employment program is the clearing and levelling of the former City fill area between Atlantic Street and Malkin Avenue. This area, which is currently undeveloped, was being filled prior to redevelopment of this industrial area. However, the area is being used by citizens dumping garbage which has created a rodent problem which cannot be eliminated without a thorough clean-up of the area. The estimated cost to grade and level the area is $3,000. This work will suffice to retain the property in good order pending further development of the proposed East Approach Route which is proposed to pass through this area.

The sum of the estimated costs of the work are:-

Total Cost	$ 35,000
Senior Government Forgiveness	$ 8,400
City's Net Cost	$ 26,600

Funds are available in Account Code No. 147/7911, 'Sidewalks Unallocated.' The $35,000 total cost will be loaned to the City at reduced interest rates under the Capital Loans Program.

I RECOMMEND that:-

A. The City Engineer be authorized to undertake the projects as listed above.

B. Funds in the amount of $26,600 be appropriated from the 1971 Streets Capital Budget, Account Code No. 147/7911, 'Sidewalks Unallocated.'"

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

9. Tender #721 - Pavements, Curbs and Sidewalks on Sundry Streets and Lanes and Local Improvement on Special Grounds

The City Engineer reports as follows:

"(A) - Tenders for Pavements, Curbs and Sidewalks

Tenders for pavements, curbs and sidewalks on sundry streets and lane pavements on sundry lanes in the City of Vancouver were opened on February 7th, 1972 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of the low tenders.

Tabulations of Tender Number 721 and the average unit prices for the major items of work included in this tender have been circulated to Council members.

All projects included in this tender have been approved by Council apart from the pavement and curb project dealt with in the second part of this report.

(B) - Local Improvement on Special Grounds

(Pavement and Curbs, Knight Street from 49th Avenue to 57th Avenue)

A local improvement for this project was advanced 'on the initiative' and was defeated. It came before a Court of Revision and Council on 29 July, 1971 as Item 40 of Schedule 406. At that time Council had before it a Board of Administration report dated 19 July, 1971 which recommended proceeding on Special Grounds.

This item, with others, was referred to a subsequent meeting of Council for further consideration. It was considered by Council on 24 August, 1971. A motion to proceed on Special Grounds failed to get the required majority. Council, however, authorized the calling of tenders. This has been done and tenders for this project are among those dealt with in the first part of this report.

The 19 July, 1971 report (referred to above) said with respect to this project:

' Knight Street from 49th Avenue to 57th Avenue

The improvement of Knight Street to a six-lane, 62 ft. pavement is required to satisfy the traffic needs on Knight Street related to the new Knight Street crossing (Fraser Street Bridge Replacement).

The improvements are also in keeping with long range plans for the ultimate development of Clark-Knight as primary arterial between Burrard Inlet and the Fraser River.

The anticipated opening of the new crossing in late 1972 has accelerated the need to develop Knight Street and therefore, to meet the traffic needs, the improvements on Knight Street are being proposed at the present time.

It should be noted that Knight Street has been improved to a full six-lane pavement width in the section to the south, between 57th Avenue and the bridgehead, and that the section to the north, between 49th Avenue and 41st Avenue, also advanced at this time, was not defeated.

The estimated cost under normal procedure, and under Special Grounds are shown below. The distribution under Special Grounds reflects the limitations prescribed in the Vancouver Charter for projects advanced on Special Grounds.

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Clause #9 Continued

	Normal Procedure	Special Grounds
Property Owners' Share	$ 34,733	$ 33,846
City's Share	$197,678	$198,565
Total Cost	$232,411	$232,411

(C) - Recommendations

The City Engineer RECOMMENDS that:

(a)(i)Contracts be awarded to low tenderers, as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project "A" - 49th Avenue - Oak to Elm Streets $209,981.50
Project "C" - Cassiar-Rupert Diversion - Charles Street to 2nd Avenue. $ 99,007.50
Project "F" - P.C. Concrete curbs and gutters, asphaltic concrete pavements and surfacing and P.C. Concrete sidewalks on sundry streets. $235,036.75
Project "G" - Asphaltic concrete lane pavements on sundry lanes. $248,866.40

Norsemen Construction & Engineering Ltd.
394 Burnside Road East, Victoria, B.C.

Project "D" - P.C. Concrete curbs and gutters on sundry streets. $452,366.00

Columbia Bitulithic, A Division of Ashland Oil Canada Ltd.
P.O. Box 4225, Station D, Vancouver 9, B.C.

Project "E" - Asphaltic concrete pavements and surfacing on sundry streets. $507,833.00

(ii) Contracts satisfactory to the Corporation Counsel be entered into.

(iii) The bid bonds of the unsuccessful tenderers be returned.

(b) The local improvement project for Pavement and Curbs on Knight Street from 49th Avenue to 57th Avenue be undertaken on Special Grounds, and that Council pass the formal resolution to this effect which has been prepared (which will require the votes of two-thirds of all the members of Council).

(c)(i)A Contract be awarded to the low tenderer as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project "B" - Knight Street - 41st to 57th Avenues $181,119.50

(ii)A Contract satisfactory to the Corporation Counsel be entered into. "

Your Board RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION:

10. Winter Employment Program

The City Engineer forwards the following report of the Director of Social Planning/Community Development:

"On January 4, 1972, the City of Vancouver received a Local Initiatives Project grant from the Department of Manpower and Immigration for $92,400.00 to commission works of art and music. Under the terms of the agreement all works produced would remain the property of the City of Vancouver.

/continued . . .

Clause #10 Continued

The City of Vancouver was not asked to make any contribution to this program because we had hoped that the full 17% available for materials and fringe benefits could be used exclusively for materials if the artists were hired as independent contractors. However, the Department of Manpower and Immigration preferred that the artists be employed and enjoy the benefits of having payroll deductions. The result was that $6,200 less than was anticipated is available for materials.

It is difficult to estimate at this time exactly how much money will be required for materials for the duration of this program. However, a sum of $6,200 would appear to be sufficient. It is expected the City would recover more than this amount from sale of the works of art.

A Steering Committee consisting of architect Arthur Erickson, artist Jack Shadbolt, gallery director Tony Emery, sculptor Paul Deggan, musician Tom Northcott, the Deputy City Engineer, the Deputy Director of Finance and the Senior Personnel Recruiting Technician has been established by the Department of Social Planning/Community Development to select artists and manage the program. The Committee has discussed the problem and supports a request for City funds to enable the project to proceed to completion.

Therefore, I recommend that $6,200 be approved in advance of the 1972 Revenue Budget to pay for artists' supplies and materials. "

Your Board submits the foregoing recommendation of the Director of Social Planning/Community Development for Council CONSIDERATION.

FOR COUNCIL ACTION

~~AMENDED~~
SEE PAGES.....
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SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Computer Assisted Welfare System

The Director of Welfare and Rehabilitation and the Coordinator of Data Processing and Systems report as follows:

"The Welfare and Rehabilitation Department with the assistance of the City's Data Processing and Systems staff have developed a design for a computer based information system which will greatly improve both management and operational functions of the Department. The proposed system would have video terminals, similar in appearance to a T.V. screen with an attached typewriter keyboard installed in each Unit and connected to the City's computer system by telephone line. Each client file would be stored on the computer's memory file and would be accessible within seconds by any of the terminals.

The present clerically oriented system is very cumbersome and time consuming, and thus it is difficult to know the current status of any one case. Information retrieval, whether for one case or on a statistical basis for all or part of the caseload is quite difficult. The proposed system will open the door to a very powerful information retrieval system.

Description of Proposed System

Each unit will be equipped with computer terminals. These terminals will have a typewriter keyboard for entering data and a television screen for displaying information. The terminal user will type in the information required, and after visually checking the information, he will push a key which transmits the data over telephone lines to the computer. When the computer has completed the processing, the results will be transmitted back to the user. A typical transaction of this nature would require less than ten seconds.

Authorized users will be permitted to enquire about the status and recent financial history of any client on the file. Any changes in status may be indicated and the updated client record returned to the computer file. The delay between receipt of information and update of files will be reduced to minutes instead of the present weeks. Requests may also be made for statistical reports of interest to management. These requests usually require more processing time and will thus be done in the evening with the report ready the next day.

New applications for assistance will be entered into the new system via the terminal and the computer will determine whether or not the client is presently on the file or has recently been on assistance. All data entered will be checked at the time of entry to ensure eligibility of the client for assistance, and the amount of assistance to be provided.

Emergency cheques and reports will be produced by the system on a daily basis. The computer, using the up-to-date files, will produce these documents at night.

Cont'd...

Clause #1 Continued

Though handling and storage of paper will be discouraged with this system, printed copy will be available on request when the volume of data is great, or a copy of some records stored on the computer is required.

Expected Benefits of Proposed System

Directly related to the problems observed:

(a) Files will be continually updated and thus current information will be available at all times to generate reports and cheques.

(b) All units will have access to a central file and thus be able to share data easily.

(c) Information storage and retrieval will be done automatically and within seconds.

(d) The amount of clerical work necessary and thus clerical personnel required will be reduced.

(e) Unauthorized overpayments should be almost eliminated.

(f) More time will be available for Financial Aid Officers to provide service to clients.

(g) Eligibility of clients will be more closely audited and controlled.

Costs and Savings

A preliminary investigation of expected costs and savings has been performed. The proposal is shown to be economically feasible. Additional estimates of equipment costs are being obtained from various vendors and costs might be reduced. A more detailed analysis of personnel requirements might indicate that additional personnel savings might be made.

One time costs (of which about $80,000 is 50% shareable)	$125,000
Monthly costs	$ 11,800
Monthly savings (of which $14,000 are salaries costs and are therefore 50% shareable)	$ 16,200

The net savings will be $4,400/month or $53,000/year.

However, because the Canada Assistance Plan only allows for cost sharing on salaries and related costs, but does not at this time allow for sharing of computer costs, the system would actually cost the City $2,600/month, while saving Ottawa $7,000/month.

The Coordinator of Data Processing & Systems has had discussion with the Director of C.A.P. who said that the proposed system is very good and would encourage the City to implement it. However, because of the C.A.P. Act, he could not do anything at this time to assist the City with computer hardware costs.

We have discussed the proposed system with the Deputy Minister of Rehabilitation and Social Improvement who has given verbal endorsement to the proposed system and who has offered to determine whether financial assistance can be obtained so that at the least, the system would not cost the City any additional money.

Cont'd...

Clause #1 Continued

We recommend that the proposed computer assisted welfare system be approved in principle and that a formal submission be made to the Hon. Minister of Rehabilitation and Social Improvement to request financial assistance to implement this system. If the City does not obtain the amount of financial assistance required from the Provincial Government, then it will be necessary for City Council to approach the Minister of National Health and Welfare directly.

Under the existing provisions of the Canada Assistance Plan the Federal Government does not cost share equipment with the province or municipalities and to do so would require an amendment to the Canada Assistance Plan and the relevant regulations."

Your Board RECOMMENDS approval of the recommendation of the Director of Welfare and Rehabilitation and the Co-ordinator of Data Processing and Systems.

2. Mountain View Cemetery - Future Planning

Your Board submits the following report of the Medical Health Officer concerning the future plans for the operation of Mountain View Cemetery.

"In presenting the plans for the operation of the Mountain View Cemetery it is assumed that it is the wish of the City Council to continue to provide the facilities of a cemetery. Therefore the future planning has been prepared under two categories.

I Immediate Operation

II Long Range Plans

I Immediate Operation

As there is no change to date in the method of providing grave spaces for burials it is expected that the approximate 10,000 available grave spaces will permit operation of the Cemetery for the next 18-20 years. However, the period may be extended a further six years if the additional renovations recommended below are undertaken. Although the Seventh Renovation approved by City Council August 31, 1971, is the final area in the 'Rough Sections' of the Cemetery to be renovated there are two additional areas classified as 'Lawn Sections' which should be renovated.

The two sections recommended for renovations are:

(a) Lawn Sections reserved for private societies (Masonic, K. of P., I.O.O.F.)

(b) Armed Services areas in the Abray and Horne II Sections.

In the Lawn Sections (a) there are a great number of up-right monuments and markers: in Armed Services areas (b) the markers are raised approximately 4" above ground level. In both sections, maintenance coats are higher because it is impossible to use the large mowers between the monuments and/or markers.

To renovate the 36 acres contained in the two areas will cost an estimated $90,000.00. An offset to this expenditure is a potential return of $129,500.00 from the sale of the 3,700 new graves which will become available through the use of existing pathways for grave spaces. It is estimated that an annual savings of 25-30% maintenance costs in the 36 acres will become possible through the use of large gang mowers which cannot be utilized at present. Maintenance costs in the Lawn Sections in question were $59,087.00 in 1970.

Cont'd...

Clause #2 Continued

In addition to the above renovations it is also recommended that an amount of $10,000.00 be allocated to renovate and beautify the perimeter boulevards of the Cemetery. There exist some extremely unsightly borders on the outside of the Cemetery and although this type of renovation will not produce any new grave spaces it is sincerely believed that the beautification of the peripheral boundaries should be brought up to and maintained at the standard the City expects all property owners to provide.

It is proposed that the renovations be financed from funds deposited in the Reserve for Redevelopment of Cemetery Account. As of this date there is approximately $30,000.00 in this account with an average of $1,700.00 being credited monthly ($20,400.00 annually) from sale of graves. It is recommended that the three aforesaid mentioned renovations be undertaken as funds become available. Following is a proposed schedule geared as to priority and to coincide with the availability of funds:

YEAR	AREA	ESTIMATED COST	PROJECTED BALANCE IN RESERVE ACCOUNT	
1972	Perimeter Borders	$ 10,000.00	Dec. 31/72	40,400.00
1973	Lawn Section (Societies Area)	30,000.00	Dec. 31/73	30,800.00
1974	Soldiers Section (Horne II)	20,000.00	Dec. 31/74	31,200.00
1975	Soldiers Section (Abray)	40,000.00	Dec. 31/75	11,600.00
	TOTAL	$ 100,000.00		

II Long Range Plans

A. Lease Plan

Approval in principle was given by City Council in May, 1966, to the introduction of a 40 year lease plan for the use of grave spaces. Basically, a lease plan will allow use of a grave space for a period of 40 years, subject to renewal at the option of the next of kin of the deceased. Lease rates will be based on the rental value of the land required for the grave space plus a fee for care for a period of 40 years. Renewals will be permissible at rates existing at that time.

Interments will be subject to all current by-laws and regulations. Preliminary discussions have been held with the Public Utilities Commission and as the plan is such a radical change in the present policy, a rather lengthy list of questions was presented in a letter received January 15, 1970. To quote "Regarding any such study the legal and financial aspects of leasing grave space; the subsequent re-use of graves and liners; the disposal of memorials; the payment for care and use of Care Funds; the disturbance and obliteration of the remains of the previous occupiers; and all matters which affect the leasee, the City, the cemetery operations generally, would need to be covered in the City's study. Also the type of regulation needed by the City to control this type of 'lease' operation in its cemetery and the general regulations which would be required for the Commission's control of leasing and provision of safeguards to purchasers would demand equally careful study and consideration. All of these matters would need to be covered in any submission made by the City to the Commission for its study and consideration". These questions will require exhaustive research and study in co-operation with a number of departments within the City.

To operate a 40-year lease plan requires the availability of 24,000 graves, providing the present burial rate of 600 per year continues. In order to meet this requirement an approach was made through the Technical Planning Board for additional land for cemetery purposes. July 27, 1969, the Board recommended that the 12 acres on SE Marine Drive, as shown on the attached sketch, be reserved for cemetery purposes. The site consists of 11.3 acres of vacant city-owned land and 6 lots in private ownership. This 12-acre site will provide an additional 12,000 grave spaces which, together with the grave spaces unused in Mountain View Cemetery, will be sufficient to guarantee the operation of a 40-year lease plan. Final approval of City Council will be requested by the Technical Planning Board upon completion of further negotiations with the Public Utilities Commission by the Health Department.

Cont'd...

Clause #2 Continued

The essential parameters of the Lease Plan are as follows:

(i) Term of Lease - 40 years

(ii) Option of Renewal by next-of-kin at prevailing rates

(iii) Rental Fee to include care charges for period of lease

(iv) Availability of 24,000 grave spaces required for successful plan

(v) Tentative reservation of 12 acre site required

(vi) Interments and leasing subject to City and Provincial regulations

B. Reclamation Plan

Under this plan it is proposed to obtain permission from the Public Utilities Commission to reclaim a substantial percentage of grave spaces sold and used prior to 1954 on which no provision has been made for care. Of these 30,000 graves, 13,295 have interments dating back 50 or more years. In addition there are some 2,500 grave spaces sold prior to 1918 but unused, which will be included in the Reclamation Plan. Several preliminary discussions have been held with the officials of the Public Utilities Commission as to the possibility of re-claiming graves used or sold for 50 years or more. During these discussions and in subsequent correspondence a great number of questions were raised by the Commission, the answers of which will require considerable research and consultation if satisfactory and conclusive arrangements are to be reached. The Legal Department has been requested to consider a number of the points raised and will be discussing the legal and moral responsibilities of the City with this Department. In the event approval to proceed is obtained from the Public Utilities Commission and a sufficient number of grave spaces are reclaimed it will not be necessary to utilize the 12 acres of SE Marine Drive.

This report has been discussed with the Planning Department and the Director of Planning concurs with its contents.

Your Medical Health Officer recommends that:

(a) Authorization be given to proceed with the renovations as presented in the proposed schedule with funds provided from the Reserve for Redevelopment of Cemetery Account and where required the necessary authority be obtained from the Public Utilities Commission to proceed.

(b) The 12-acre site on SE Marine Drive (as outlined in attached sketch) be tentatively reserved for Cemetery purposes and any Development Permit Applications on the six private lots be reported to Council.

(c) The Medical Health Officer, together with the Corporation Counsel and the Director of Planning, be authorized to take the necessary steps to have the Lease Plan approved and implemented as quickly as possible.

(d) Negotiations be continued to obtain permission through the Public Utilities Commission to reclaim the graves discussed in the Reclamation Plan."

Your Board RECOMMENDS acceptance of the report and approval of the recommendations of the Medical Health Officer.

Further to the recommendation of the Board of Administration, Alderman E. J. Broome, as advisor to the Board, recommends that His Worship the Mayor appoint a Special Sub-Committee of Council to be composed of three members of Council with terms of reference as follows:

Cont'd...

Clause #2 Continued

(i) To make all further submissions and appearances before the P.U.C. in regard to Mountain View Cemetery matters, which will include the leasing of grave space, the reclamation where possible of existing grave spaces and in general to answer questions raised by the P.U.C. in the various communications to the Health Department;

(ii) To investigate the operation of the Vancouver Crematorium located in Mountain View Cemetery and the advisability, or not, of the City taking over this operation;

(iii) The question of raised headstone markers which materially interfere with efficient caretaking of the cemetery grounds, and other matters related to this problem;

(iv) To study the rising incidence of cremation as opposed to burial and whether steps should be taken to accelerate the increasing use of cremation. I am told that in a relatively few years cremation has risen from a neglibible portion to almost 50% of all burials.

(v) Such other matters as the Committee may feel warrant their investigation;

and to report back to Council from time to time.

Your Board endorse these further RECOMMENDATIONS.

3. Unemployment Insurance Benefits and Social Allowances

The Director of Welfare and Rehabilitation reports as follows:

"The new Unemployment Insurance Act commenced operation on January 1, 1972. Unfortunately the Federal Government did not take into account, before implementing the new Act, the implications of the delays in processing claims. In particular they failed to recognize the fact that many single persons and family heads, who would otherwise never come near a welfare office, would be forced to apply for a social allowance to meet basic necessities. Furthermore they did not take into account the additional load which would be placed on already overburdened welfare offices. As a result, severe criticisms have been levelled against the Unemployment Insurance Commission and as well against public welfare offices who have no control over the delays in the Unemployment Insurance Commission system.

The new Unemployment Insurance Act makes provision for an Unemployment Insurance claimant on social allowance to assign his Unemployment Insurance benefits to a welfare agency in those instances which may occur from time to time where there is a delay in a person receiving a benefit which results in social allowance being issued for a period of several weeks or months causing an overlap of payments.

The assignment of Unemployment Insurance benefits is designed to reimburse a welfare agency which has advanced a sum of money to a claimant who has had to wait a significant length of time for receipt of his first Unemployment Insurance benefit cheque.

Cont'd...

Clause #3 Continued

The point of determining whether an Unemployment Insurance cheque is significantly late is at the end of the fourth week following the date on which the individual files his claim. Under the new Act, no assignment is permissible to recover social allowance paid prior to the fourth week of the claim period. For example - case of a single man:

- employee is involuntarily terminated on January 1.
- employee files claim on January 2.
- employee applies for social allowance January 2 and states on social allowance application form that he has used up all of his income from employment to clear past expenditures, and is now destitute.
- our staff contacts the Unemployment Insurance Commission and confirms that employee filed a claim on January 2.
- a social allowance is issued to the applicant on an open and close period for a maximum of four weeks from the date he filed his claim.
- no Unemployment Insurance benefits are paid to any claimant for the first two weeks following termination of employment.
- in the majority of cases a claimant is eligible for benefits from the third week following termination of employment.
- in the majority of cases the claimant does not receive his first benefit cheque until the end of the fourth week of his claim period. This cheque will cover the third and fourth week of his claim period. Once his claim is established, he receives a benefit cheque at the end of each two weeks for the duration of his benefit period or when he goes back to work, whichever is the sooner.
- even though this man may have received a social allowance for the third and fourth week of his benefit period, there is no way that we can obtain recovery by way of assignment. An assignment is only valid if social allowance is paid beyond the fourth week and only in cases where the delay in processing can be attributed to the Unemployment Insurance Commission. If the processing of a man's claim takes eight weeks, and we have him on social allowance for eight weeks, we would have the man sign an assignment at the end of the first four weeks, send it to the Unemployment Insurance Commission, who in turn would deduct from the claimant's benefit cheques the amount of social allowance paid out for the latter four weeks. The money deducted would be forwarded by the Unemployment Insurance Commission to the Department of Rehabilitation and Social Improvement, who would credit our Department accordingly.

The process described above is cumbersome, is producing long line-ups at our Single Men's Unit and is placing tremendous pressure on our limited staff. Public welfare administrations have been placed in the position of picking up extra duties, with no extra staff, the defaults of the Unemployment Insurance system. In addition, it is forcing many single persons and family heads to go on social allowance who would otherwise never come near a welfare office.

Cont'd...

Clause #3 Continued

I have reviewed this matter in detail with the Deputy Minister of the Department of Rehabilitation and Social Improvement and suggested that public welfare authorities should not take on responsibilities which rightly belong to the Unemployment Insurance Commission. The Deputy Minister has advised me that his Minister, the Honorable P.A. Gaglardi, has taken this matter to Cabinet, following which he wrote to the Honorable Bryce Mackasey, the Minister responsible for the Unemployment Insurance Act, suggesting that the Unemployment Insurance Commission speed up the processing of claims and in particular provide interim assistance directly to claimants awaiting receipt of the benefit entitlement. On March 4, 1972, I was advised by the Assistant Deputy Minister of Rehabilitation and Social Improvement that the Honorable P.A. Gaglardi has received a letter from the Honorable B. Mackasey (dated February 17, 1972) to the effect that the Unemployment Insurance Commission has adjusted its operations so that a claimant can start to receive his benefits in the third week of his claim period and where there is delay in processing his claim, they can give him an advance and recover it directly from his subsequent benefits. This will obviate the need for our staff to become involved in taking assignments and will place the responsibility where it rightly belongs.

Our staff will still be responsible for providing a social allowance for the initial two week period in those cases where the applicant meets eligibility requirements for social allowance. We have always done this and we do not anticipate any significant increase in volume.

If the Unemployment Insurance system works as stated by Mr. Mackasey, the net effect on our social allowance program should be a reduction in caseload and a reduction in amount of social allowance to family units requiring supplementation over and above unemployment insurance benefits.

RECOMMENDATION

(a) In accord with Provincial policy, the Department provide a social allowance to eligible unemployment insurance claimants only when:

(i) the claimant requires financial assistance immediately following filing of a claim and can meet social allowance eligibility criteria. Assistance would be provided for a maximum of two weeks only, subject to any future exceptions enunciated by Provincial Government policy.

(ii) the claimant requires a supplementary social allowance over and above his maximum Unemployment Insurance benefits. This would apply only in the cases of certain family units.

With regard to the letter and resolution, dated February 17, 1972, from His Worship the Mayor of the City of Duncan, I would recommend:

(b) That City Council send the Mayor of the City of Duncan a copy of this report which appears to satisfy their resolution."

Your Board RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation.

4. Bill No. 30 (1972)
Family Relations Act

Your Board recently received a copy of Bill No. 30, which has been introduced into the Legislature. The Provincial Court Administrator and the Acting Chief Probation Officer have reviewed the Bill and have made the following comments.

'"The purpose of this Bill is to codify subject to the Divorce Act (Canada), law pertaining to matrimonial and family relations, and the remedies and liabilities of spouses, children and parents.

Parts I, II and III of the proposed Act will replace the Divorce and Matrimonial Clauses Act.

Part IV will replace the Wives' and Children's Maintenance Act.

Part V will replace the Parents Maintenance Act.

Part VI will replace the Reciprocal Enforcement of Maintenance Orders Act."

A. Custody of and Access to Children

Part I of the Act, Section 3(2) states:

"The jurisdiction of the (Supreme) court is, in matters of maintenance and custody of children, concurrent with that of the Provincial Court of British Columbia."

Part IV replaces the Wives' and Children's Maintenance Act and streamlines the Family Court procedures. It expands the definitions of spouse, parent and child to include 'common-law spouse', and children whether legitimate or not that are brought into the involvement of a mariage or common-law relationship.

Section 25 (1) (c), (d), (e) and (f) gives the Judge authority to make an order for custody and access to children.

The age of a child has been raised to nineteen (19).

Comment

The items noted above grant more authority to the Provincial Court, particularly concerning custody, and therefore, it follows that a greater burden will be placed on the Vancouver Provincial Courts. The extent of the burden cannot be estimated with any certainty at this time. The matter of custody may become a serious one, and additional work may devolve on the Vancouver Probation Services.

B. Maintenance of Parents (Part V)

Where by reason of age, disease, or infirmity a parent is unable to maintain himself and the children to whom he applied for maintenence have refused or neglected to contribute he may make application to a Judge of the Provincial Court of B.C. The Judge, where satisfied that the parent is dependent and that the child is able to contribute to his maintenance, may order that child to pay a sum not exceeding $40.00 per week. An order may be made whether or not the dependent parent is being cared for in any hospital, home or other community care facility.

Comment

This Bill will change the application procedure for parent maintenance from one of a quasi-criminal complaint and prosecution to one of summary application to a Judge of the Provincial Court (Family Division). This change may result in additional work on the part of the Provincial Court (Family Division) and Probation Services.

* Application may also be made by a person designated by the Attorney-General.

Cont'd...

Clause #4 Continued

c. Recommendation

Section 18(2) states:

"An application (for maintenance) under subsection (1) may be made by the spouse or by any person designated by the Attorney General for purposes of this section --"

Section 45(2)(b) states:

"An application (for maintenance of a dependent parent) under subsection 45(1) may be made to a Judge or Justice of the Peace by

(a) a dependent parent; or

(b) any person designated by the Attorney-General --"

It is Recommended that the Act be amended to insert the following in each of the above named sections:

"That the Chief Probation Officer for the City of Vancouver be authorized for the purposes of this section --"

so that the administration of the Act in the Vancouver Provincial Courts (Family Division) may proceed expeditiously.'

Your Board RECOMMEND that the above recommendation be adopted, and that a copy of the minutes of Council dealing with this matter be forwarded to the Social Welfare and Education Committee of the Legislature, which Committee will be receiving representations on the Bill.

(Such representation should reach the Committee not later than March 20th, 1972.)

FOR COUNCIL ACTION SEE PAGE(S) 272; 287

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Request to Keep 6 Horses at 3226 West 49th Avenue

The Director of Planning and Civic Development reports as follows:

"Development Permit Application No. 58226 has been filed by Mr. T. M. Williams to construct additions to an existing stable at 3226 West 49th Avenue. Mr. Williams also requests permission to increase the maximum number of horses kept on this site from 3 to 6.

This site is located in an RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council. Council in 1969 approved the keeping of 3 horses on this site.

The TEchnical Planning Board has approved development permit #58826 permitting the construction of additions to the stable on the site, subject to conditions, one being that approval of Council be first obtained for the keeping of 6 horses.

The Director of Planning recommends that City Council approve an increase in the keeping of horses on this site from 3 to a maximum of 6."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

INFORMATION

2. Jericho Land Fill

The Director of Planning and Civic Development reports as follows:

"Council received a letter dated January 13th, 1972 from Mr. Denys Gray-Grant and an information report dated January 25th was submitted to Council. As stated in this report, the Director of Planning & Civic Development has written to the Base Commander, C.F.B. Chilliwack who has submitted the attached letter in reply.

The Director has inspected the site. While it is questionable whether the filling that is under way is merely site restoration after demolition, it does seem that any work that has been done is compatible with the future use of the area, either as a park or for development. Furthermore, the filled area does appear to be graded and levelled satisfactorily.

The agreement between Her Majesty the Queen and the City of Vancouver made on March 25th, 1969 states as follows:-

'Subject to the terms and conditions of this agreement, Canada shall not proceed with the development of, or construction within, the Development Area unless such development and construction comply with all bylaws and regulations of the City which would be applicable to such development and construction if the land was not owned and controlled by Canada.'

After discussing this letter with the Corporation Counsel, it is clear that a development permit should have been obtained for the filling. The Director of Planning & Civic Development however, is taking no further action provided that no more filling takes place and has so instructed the Base Commander.

Since there has been some interest in this work in the community, this report is being forwarded for the information of Council."

Your Board submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 223

FIRE AND TRAFFIC MATTERS

INFORMATION:

1. Recommendation of Coroner's Jury - Traffic Fatality at National and Main Streets

The City Engineer reports as follows:

"A letter has been received from the Coroner advising of a Jury recommendation following a traffic fatality at the intersection of National and Main Streets.

Details of the accident in question show a four year old boy was struck at 4:00 p.m. December 4, 1971, when he ran ahead of his mother while proceeding east in the north crosswalk at National Street and was hit by a vehicle travelling between 15 - 30 m.p.h. in the northbound curb lane.

The Jury's recommendation was 'that the two crosswalks at Station and Main and National and Main Street are not adequate. That one crosswalk should be installed at one of the above locations and said crosswalk be operated as a pedestrian operated signal light'.

An examination of these two locations indicates that the pedestrian volumes are light throughout the day, illumination of this section of Main Street is good, and the northerly crosswalks at Station and at National are painted and signed to advise north and southbound traffic of pedestrian crossing activity.

An investigation of the accident history shows two pedestrian accidents at Station Street and three pedestrian accidents at National Street over the past five years, with the fatality in question being the only pedestrian death to have occurred in this period.

On January 20th, 1972 after reviewing conditions at both intersections we replied to the Coroner that 'a traffic signal for pedestrian control is not appropriate in view of the present minimal crossing demands and low occurrence of pedestrian accidents'."

Your Board submits the matter to Council for INFORMATION.

2. Recommendation of Coroner's Jury - Traffic Fatality at 6th Avenue and Nanaimo Street

A letter has been received from the Coroner advising of a Jury recommendation following a traffic fatality at the intersection of Nanaimo and 6th Avenue on November 25, 1971. In this accident, an 80 year old pedestrian was struck and killed by a vehicle northbound on Nanaimo Street, close to the north unmarked crosswalk of East 6th Avenue.

The inquest into this fatality was held on December 8th, 1971 at which the Coroner's Jury concluded the death to be accidental and recommended 'That a crosswalk be installed, on the north side of Sixth Avenue, crossing Nanaimo Street to give access to the northbound bus stop on Nanaimo Street'.

Sixth Avenue jogs at Nanaimo Street forming an offset intersection, with the east and west approaches stopped at Nanaimo Street. Traffic volumes on Nanaimo Street are relatively light at all times (compared with other arterial streets) and at the time of the fatality (7:30 p.m.) the two way volumes on Nanaimo Street provide ample safe crossing opportunities. This is indicated by the accident history, since in the past five year period only two pedestrian accidents have occurred, (including the recent fatality).

/continued . . .

Clause #2 Continued

A reply to the Coroner's letter dated December 9, 1971, addressed to His Worship the Mayor was sent by the City Engineer on January 12, 1972. This letter replied to the Jury's recommendation, as follows:

"Our experience indicates that marking of crosswalks does not necessarily create a safer condition at a location such as 6th and Nanaimo, since pedestrians will often gain a false sense of security from the paint lines. Our concern in the matter is to avoid creating the impression that motorists are required to give pedestrians the right-of-way only at marked crosswalks. The greater the number of specially marked crosswalks, the more difficult it becomes to correct the misunderstanding. For this reason, it is the City's policy to mark crosswalks at signalized locations, school and playground crossings, and at locations where there are large pedestrian volumes and it is desirable to have them cross at one location rather than mid-block where motorists are not expecting them. Basically then, crosswalks are marked for pedestrian guidance and control rather than to control traffic.

Accordingly, we do not feel that crosswalk markings at 6th Avenue and Nanaimo Street are justified at this time."

The foregoing report is submitted for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 273

FINANCE MATTERS

RECOMMENDATIONS

1. Reorganization - Equipment Branch

The City Engineer reports as follows:

"HISTORY

During the past five years, significant changes have taken place in the operations of the Equipment Branch - Engineering Department. The clerical procedures of the Branch have been changed to utilize new systems designed to operate in conjunction with the new computer. Major changes have been made in replacement policies which have affected preventive maintenance and repair work in the Branch. All Park Board equipment is now serviced by the Equipment Branch. A small Branch Garage and Service Station have been completed in Cambie Yard as part of the Yards Consolidation Program. The Provincial Government has changed the licensing requirements for truck drivers and equipment operators. All these changes have affected the flow of responsibility and the organizational structure of the Equipment Branch to the point where a reorganization of the Branch is now necessary. The Garage Superintendent retired in June, 1971. Several other senior staff in the Branch will be retiring during the next year or two. Accordingly, this is a particularly appropriate time for reorganizing the Branch to take advantage of systems changes and to meet changing responsibilities.

PROPOSED CHANGES

A study has been carried out to evaluate the noted changes and to determine what corresponding changes in organization and staffing are required to permit the Branch to carry out its functions effectively and efficiently. A technical report covering this study is on file in the Board offices. The results of this study are summarized in the following paragraphs.

Driver Testing and Training

The driver testing and training program must be upgraded. At present, one Equipment Technician carries out driver testing and training for Engineering Department employees using heavy trucks. The primary objective of this program is to familiarize employees with complex equipment so that vehicle abuse is reduced and maintenance costs are kept down. This program also examines suitability of operators from the safety viewpoint. No testing or training of heavy truck drivers in other Departments, nor of car and light panel drivers in the Engineering Department, is carried out at present.

Recent Provincial Government legislation has been enacted which requires that, after September 1, 1971, operators of heavy equipment and trucks be licensed under six different classifications of chauffeurs' licenses. In the past, Municipal employees have been exempt from such requirements; however, this will no longer be the case. After September 1, 1971, in order to qualify for the various chauffeurs' licenses, new operators will be tested formally. Existing employees now operating trucks and equipment will be licensed automatically for the vehicles they presently operate, but will be subject to formal testing for periodic review, as a result of accidents, and changes from one class of equipment to another. A field test, utilizing the type of equipment for which the licenses will be issued, is required. If the City provides this test equipment, an estimated additional $3,000 per year will be required for transportation of equipment to and from the test station. However, arrangements could be made with the Motor-Vehicle Branch whereby the road-test portion of the chauffeurs'

(Cont'd.)

CLAUSE NO. 1 (continued)

tests would be performed under the direction of a City-employed tester at the City Yards. This would eliminate transporting various City equipment to Burnaby for testing at the Motor-Vehicle Branch, and would eliminate the estimated transportation costs.

During 1970, Engineering Department operators were involved in 252 accidents, two resulting in fatalities. Park Board operators were involved in an additional fatality. Engineering Department insurance premiums rose by about 40%, and increased by another 50% in 1971. To reduce accidents and insurance costs and minimize maintenance costs, it is proposed to expand driver training and testing beyond the present familiarization program.

To eliminate the $3,000 additional costs outlined above, and to provide an integrated driver testing, training and licensing function compatible with our present operation, additional driver training capacity is required.

Estimating and Control

Estimating in the Shops Section of the Equipment Branch must be improved. With new mechanized billing systems and the much tighter cost control which is being exercised in the Branch, it is necessary to upgrade estimating to a corresponding level. At present, such estimating is being carried out by Foremen and the Superintendents who are required for other pressing duties and are unable to prepare estimates in sufficient detail to meet control requirements. A standard cost and fixed price billing system is proposed which will require the addition of a specialized cost estimator in the Shops Section. The addition of a cost estimator would permit elimination of a Trades Foreman I position.

Planned Maintenance and Routine Servicing

The system of routine servicing and planned "preventive" maintenance for vehicles and equipment requires upgrading from its present status, and constant review and modification. Administrative work in this area has also increased since all City vehicles are now B.C. Government tested at the Equipment Branch. (City employees are certified as testers.) The Equipment Branch Control Centre, which schedules and controls this work, is now staffed by a Clerk II. This position should be replaced with an Engineering Assistant II position to handle the increased technical work related to the preventive maintenance function.

To assist in the direction of these expanded programs and take advantage of the increasing sophistication of the computerized management control systems, additional technical supervisory capability will be required. This increase will be balanced by the reduced requirement for routine clerical work; improved management control can, therefore, be provided at no net increase. Transfer of a Civil Engineer I position, with equipment-related responsibilities, from the Research Branch to the Equipment Branch is proposed. The reduction of technical responsibilities in the Research Branch made possible by this change would permit the duties in that branch to be carried out by a new EA IV position.

The new systems adopted by the Equipment Branch and the new organization proposed would permit eliminating an Accounting Clerk II position.

(Cont'd.)

CLAUSE NO. 1 (continued)

SUMMARY OF SAVINGS

The staff changes proposed are summarized in the attached table. There is a decrease of $2,000 in staff costs and an operating saving of $3,000."

The Acting Director of Personnel Services reports as follows:

"The City Engineer advises that two positions in the Equipment Branch will be abolished when this reorganization is implemented. I have reported on these two positions in the summary. My recommendations regarding the classification and salaries of the one transferred position, the two positions with proposed changes in duties and the two new positions are as follows:

I. R.P. Roelofsen, Civil Engineer I - Procurement Section

It is proposed that this position be transferred from the Procurement Section to the Equipment Branch.

The incumbent will supervise the Costing Section and the Driver Training/Testing Section. He will perform moderately complex professional civil engineering work involving the modification, updating and retrieval of information from the computerized systems plus analyzing engineering problems in the above mentioned sections. This work will be at the Civil Engineer I level, and I therefore recommend no change in salary or classification.

This position will remain excluded from the bargaining unit.

II. J.S. Gray - Accounting Clerk IV

The Equipment Branch introduced data processing techniques in 1968 and Mr. Gray assumed additional responsibilities resultant from the implementation and modification of the computerized costing records. He temporarily received two additional pay grades for the period of January 1, 1968, to December 31, 1971. The City Engineer reports that the computerized record costing systems are now finalized and are fully functioning and there will not be the necessity constantly to check to ensure data is correct. Also, after a short transitional period, the Civil Engineer I position described above will assume the responsibility for information retrieval, analysis and any future modifications of the computerized systems.

My recent review reveals that Mr. Gray will continue to perform quite complex accounting work involving a variety of accounts and records for the Equipment Branch. He will supervise the preparation of financial and statistical reports, code input data for Data Processing, calculate Federal Taxes as required and process material invoices. In addition, he will be responsible for the preparation of appropriation transfers, correcting inaccuracies in accounts and the preparation of statements for plant account funds when the Accounting Clerk II position is abolished. The majority of the work to be performed will be at the Accounting Clerk IV level.

There will be a transitional period of approximately six months until the Civil Engineer I becomes totally familiar with all of the Equipment Branch functions and therefore Mr. Gray will continue to retain the additional responsibilities regarding the computerized costing systems during this period on a gradually decreasing basis. I therefore recommend that the temporary two pay grades for additional responsibilities continue to be paid for the period of January 1, 1972 to June 30, 1972, and cease after that date.

(Cont'd.)

CLAUSE NO. 1 (continued)

III. Vacant Clerk II (Temporarily occupied by L.W. Huntley)

The proposed duties for this position will require the incumbent to complete various records such as vehicle complaint forms, equipment repair history cards, process downtime records, arrange licensing for vehicles and equipment, assist in rescheduling vehicles and equipment for preventative maintenance and routine servicing, review proposed major repairs in the latter stages of a vehicle's or equipment's economic life, answer telephone and radio inquiries and assist the Garage Superintendent and his staff with regard to cost control. A number of these duties are technical in nature and will require mechanical aptitude, some knowledge of engineering principles and/or the application of statistical techniques for their successful performance. The work of this position will fall substantially within Class Specification No. 203, Engineering Assistant II, Pay Grade 17 ($563 - $673), plus 2% in lieu of rest periods, and I recommend that the position be so classified effective when adopted.

IV. One New Position - Procurement Section

This position will replace the Civil Engineer I position described in Point I above. The incumbent will be required to perform sub-professional design work, prepare specifications for tenders, obtain technical data from field investigations, oversee the work performed by successful bidders for equipment modification or building and maintain liaison with other companies to obtain data regarding preventative maintenance programs. This will be complex field and office work of a civil engineering nature and will be at the sub-professional level. The work will fall substantially within Class Specification No. 207, Engineering Assistant IV, Pay Grade 25 ($806 - $965), and I recommend that it so be classified effective when adopted.

V. One New Position - Shops Section

The incumbent will be required to assist the Foreman and the Shops Superintendent in estimating the cost of jobs, assist in actual cost versus estimate cost control plus reviewing work load patterns and maintaining a variety of records. Once again, the majority of the work is of a technical nature and will require the knowledge of application of engineering principles at a sub-professional level. The work will fall substantially within Class Specification No. 203, Engineering Assistant II, Pay Grade 17 ($563 - $673), and I recommend that it so be classified effective when adopted.

This report has been discussed with the City Engineer, the Business Manager of the Municipal and Regional Employees' Union and the President of the City of Vancouver Foremen's Association, all of whom concur herein. It has been agreed that the Trades Foreman I position occupied by Mr. J. Mutter will be reviewed when the report is implemented.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
R.P. Roelofsen	Civil Engineer I P.G. 28 ($922-$1104)	No change	When adopted
J.S. Gray	Accounting Clerk IV P.G. 22 ($703-$843)	Accounting Clerk IV P.G. 22 ($703-$843) Plus 2 Pay Grades for additional responsibilities	Jan. 1, 1972, to June 30, 1972

CLAUSE NO. 1 (continued)

SUMMARY (cont'd.)

Incumbent	Present Classification	Proposed Classification	Effective Date
Vacant (Temporarily occupied by L.W. Huntley)	Clerk II P.G. 12 ($451-$537) Plus 2 Pay Grades for longer hours and in lieu of rest periods	Engineering Assistant II P.G. 17 ($563-$673) Plus 2% in lieu of rest periods	When adopted
One New Position		Engineering Assistant IV P.G. 25 ($805-$965)	When adopted
One New Position		Engineering Assistant II P.G. 17 ($563-$673)	When adopted
Vacant	Accounting Clerk II P.G. 18 ($585-$703)	Abolish	When adopted
Vacant	Trades Foreman I P.G. 24 ($843-$922)	Abolish	When adopted"

SUMMARY OF RECOMMENDATIONS

"The City Engineer RECOMMENDS that:

(a) The staff changes proposed in this report be adopted, with an annual reduction of $2,000 in staff costs and $3,000 in driver licensing costs.

(b) The report of the Acting Director of Personnel Services be adopted."

Your Board RECOMMENDS that the foregoing recommendations be adopted.

2. Nutritionist's Services for Children's Aid Societies

The Medical Health Officer submits the following report requesting an additional Nutritionist I be provided in the Health Department.

'From August 4th, 1969, one of the three Nutritionists in the Health Department has been seconded on a two-third's time basis to the Welfare and Rehabilitation Department with the remaining one-third of the time being purchased by the Children's Aid Society. City Council on August 24th, 1971 approved the report of the Director of Welfare and Rehabilitation concerning the staff establishment of his Department. In that approved staff establishment was one full time position of Nutritionist.

As a result, the service to the Children's Aid Society is no longer available. The Children's Aid Society have now requested that arrangements be made to supply them with the services of a Nutritionist on a two-third's time basis, and the Catholic Family and Children's Service have requested the services of the Nutritionist on a one-third time basis. Both agencies have confirmed in writing that the City will be reimbursed in full for all expenses incurred in supplying these services.

Cont'd.....

CLAUSE NO. 2 (continued)

There is an increasing interest and concern about nutrition which has brought greater demands upon the Health Department from the community for information and services. Recent research has indicated how inadequate nutrition adversely affects physical, emotional and mental health. The two agencies mentioned above both recognize the importance of such service, hence they have arranged funding to cover the services of a nutritionist to serve the needs of their clients.

The matter of separate employment by the agencies versus a single working unit of all nutritionists was discussed with the two agencies and the City Departments involved. It was unanimously agreed that all community nutritionists should be employed by the City as there are a number of advantages in such an arrangement, e.g.

1. Integrated programming will ensure a more efficient operation and standardized methods of teaching and counselling.
2. Sharing of personnel in the event of vacation and/or illness has been agreed upon. This will facilitate continuity of operation in the City and agency programs.
3. The quality of the service to the public will be enhanced by the co-ordinated effort and sharing of views and information possible through this association.

As noted above, the cost to the City is nil as shown in the following analysis.

	Annual	1972 Proportion
Salary	$10,116	$ 7,587
Fringe Benefits	1,420	1,070
Car Allowance	300	225
	$11,836	$ 8,882
Administration and Overhead	1,184	888
Total	$13,020	$ 9,770

	Annual		1972 Proportion	
Children's Aid Society (2/3)	$ 8,678		$ 6,510	
Catholic Family and Children's Services (1/3)	4,342	$13,020	3,260	$ 9,770
Cost to City	Nil		Nil	

The Acting Director of Personnel Services has reviewed the positions and confirms the classification as Nutritionist I, Pay Grade 22 ($703 - 943 1971 rates).

Report of the Acting Director of Personnel Services

'As requested by the City Medical Health Officer, I have conducted a review of the duties and responsibilities of the above proposed position and report as follows:

The incumbent of this position will be expected to assist in developing and implementing a general nutrition education program to provide standardized teaching and counselling services to the Children's Aid Society and Catholic Family and Children's Services. In considering the overall duties involved, I recommend that this position be classified as Nutritionist I, Pay Grade 22 ($703 - $843).

Cont'd.....

CLAUSE NO. 2 (continued)

There will be no cost to the City since all expenses involved will be paid by the two agencies involved.

I have discussed this report with the City Medical Health Officer and Business Manager of the Municipal and Regional Employees Union, both of whom concur with the recommendation stated herein.

Summary

Incumbent	Proposed Classification	Effective Date
One New Position	Nutritionist I P.G. 22 ($703 - $843)	When adopted

As Medical Health Officer, I Recommend that:

(i) the report of the Acting Director of Personnel Services be approved, and the incumbent be supplied to the Children's Aid Society and the Catholic Family and Children's Service at no cost to the City;

(ii) the incumbent of the position be granted auto allowance on the regular basis;

(iii) expenditure of the necessary funds be authorized subject to recovery from the two agencies.'

Your Board RECOMMEND that the foregoing recommendations of the Medical Health Officer be adopted.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Ready-Mix Concrete
Court Recording Equipment
Scotchlite Sheeting
Lumber

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

4. The Vancouver Association for the Mentally Retarded - Request for Surplus Furniture

On February 15, 1972, City Council directed that the Purchasing Agent review the furniture requirements of the subject Association and report back to Council through the Board of Administration. The Purchasing Agent has made such a review and reports as follows:

"Representatives of the Vancouver Association for the Mentally Retarded submitted a list of their requirements, and have inspected the surplus furniture currently available.

Cont'd.....

CLAUSE NO. 4 (continued)

The City only has a portion of their requirements available at the present time, but I expect that most of the remainder will become available within the next six to eight months.

The Association's requirements, present and future availability, and values are listed below (values are the estimated selling prices if the items were sold at auction) -

Description	Quantity Required	Available Now Qty.	Available Now Value	Available in Near Future Quantity	Available in Near Future Value
Work Tables	30	7	$70.00	23	$230.00
Office Desks	8	4	100.00	4	100.00
Coat Trees	6	6	18.00	--	-----
Side Chairs	75	40	80.00	35	70.00
Arm Chairs	10	5	10.00	5	10.00
Book Cases	4	--	-----	4	80.00
Waste Baskets	24	--	------	24	12.00
Setees & Chair for lounge.		1	15.00	Chair not available	
Used Lumber		--	-----	Not Available	
Step Ladders	6	--	-----	Not Available	
File Cabinets 5" x 8".	8	--	-----	Not Available	
VALUE - SUB-TOTALS -			$293.00		$502.00
TOTAL VALUE -				$795.00	

Disposal of the above furniture, as it becomes available, to the Vancouver Association for the Mentally Retarded may be made by one of the following methods:

(a) Sell it at the estimated values as shown above

(b) Sell it at the following percentage of the estimated value _____ %

(c) Turn it over to the Association at no charge (Equivalent to a grant of $795)

This matter is submitted for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 273-274

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT MARCH 10, 1972

RECOMMENDATION

1. Salary and Classification Review - One New Position, Single Persons Branch Co-ordinator, Social Services Division, Department of Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"City Council on August 24th, 1971 adopted various reorganization proposals, one of which was that a 'Transient Persons Branch Head' position be established.

The Director of Welfare and Rehabilitation is now proposing that the scope of this position be broadened to include the co-ordination of services to all Single People on social assistance which would encompass transient youth.

The responsibilities of this position would thus include:

(a) Direct supervision of City operated hostels including any under lease and co-ordinating additions to such types of housing if required by City Council;

(b) Indirect supervision of City sponsored hostels including the setting of guidelines, standards of service, etc.;

(c) Co-ordination of Departmental rehabilitation resources for single employable clients;

(d) In accordance with City policy, establishing working arrangements with community facilities providing services to the Department for Social Assistance recipients, for example, Interim Detoxificatio Unit, Dunsmuir House, Central City Mission, etc.;

(e) Other related duties as assigned.

In short, the incumbent of this position will be basically responsible for assisting where necessary, single employable persons on Social Assistance to make effective use of Departmental and community resources.

These duties and responsibilities are not covered in any existing City classification, and I therefore recommend the establishment of the new classification of "Single Persons Branch Co-ordinator", Class No. 316 and further recommend that it be rated at Pay Grade 27 ($883 - 1060) effective when approved.

The probationary period will be one year.

The estimated annual recurring cost of this proposal, 1971 2nd half rates, calculated at the top step of the salary range and including fringe benefits at 10% is #13,992 (less 50% reimbursement from Canada Assistance Plan).

The Comptroller of Accounts reports that the cost for 1972 (10 months) estimated at $11,660 will be provided by an adjustment of the 1972 departmental salary appropriation during budget review, subject to 50% reimbursement from Canada Assistance Plan.

Cont'd.....

CLAUSE NO. 1 (continued)

This report has been discussed with the Director of Welfare and Rehabilitation who is in agreement and with the Business Manager of the Municipal and Regional Employees Union who is in agreement on the understanding that a subsequent review in six months will be completed."

SUMMARY OF RECOMMENDATIONS

Incumbent	Proposed Classification	Effective Date
One NEW Position	Single Persons Branch Co-ordinator P.G. 27 ($883 - 1060)	When Adopted

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 338

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 10, 1972

RECOMMENDATIONS

1. Lease Renewals
   (a) Parcel 1 of Parcel M, D.L. 318
   (b) Undeveloped portion of 75th Ave., East of Milton Street

The Supervisor of Property & Insurance reports as follows:

"Parcel 1 of Parcel M and the undeveloped portion of 75th Avenue have been leased under separate agreements to Canadian Forest Products Ltd. owners of the abutting property to the South for consecutive periods since 1941 and 1958 respectively. Canadian Forest Products Ltd. use this property for parking and lumber storage purposes. Both five-year leases expired on December 31st 1971 and have continued on a month to month basis, pending negotiations for a five-year lease renewal.

The City Engineer and the Director of Planning has recommended that these properties may be leased for a further five-year period subject to the same terms and conditions, subject also to an easement required by B.C. Hydro over a portion of Parcel 1. The Supervisor of Property and Insurance having reviewed the present rental, recommends that the rental be increased on Parcel 1 of Parcel M from $552.00 per annum plus all taxes to $981.84 per annum plus all taxes. For the undeveloped portion of 75th Avenue, an increase from $940.50 per annum plus all taxes to $1,672.00 per annum, plus all taxes. Canadian Forest Products Limited have agreed to these increases by letter dated February 9th 1972.

RECOMMENDED that parcel 1 of Parcel M, D.L. 318 and the undeveloped portion of 75th Avenue East of Milton Street be leased to Canadian Forest Products limited for a period of five-years commencing January 1st, 1972, subject to the following:

(1) Rental: Parcel 1 of Parcel M - $981.84 plus all taxes
Undeveloped portion of 75th Avenue - $1,672.00 per annum plus all taxes.

(2) Subject to an easement on Parcel 1 of Parcel M in favour of the B.C. Hydro and Power Authority for the installation of an underground transmission line.

(3) Subject to the remaining terms and conditions of the previous agreement.

(4) Separate agreements drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. No. 1 Firehall Replacement - Purchase of Lots C & D, Block 122, D.L. 196 - (Orientif Properties Limited and Vandy Developments Limited)

The Fire Chief, the Director of Planning & Civic Development and the Supervisor of Property and Insurance report as follows:

"Council, in Camera, January 25th, 1972, considered the circumstances surrounding the sale and development of this property, and its suitability as a firehall site and resolved as follows:-

(1) that Corporation Counsel delay for 30 days the application to the Court vesting the above property in the City.

(2) that the Supervisor of Property and Insurance attempt to reach an agreement in writing with Orientif and Vandy whereby they can jointly or separately retain title to the lands not required for the Firehall and report back to Council. In the absence of agreement, within the specified time, Corporation Counsel to apply for a Vesting Order.

No agreement was reached and as a consequence, Corporation Counsel will apply for an order on March 10th, 1972 vesting the above property in the City.

Both Orientif and Vandy have indicated that if the City obtains a Vesting Order that they wish to negotiate separately with the City to purchase the lands or portions of the lands not required for the firehall. Also both owners have stated that they would prefer to develop the surplus West of the firehall and that the area be partially rezoned to commercial. In this connection, the Director of Planning has stated that he is opposed to rezoning.

The earliest date that the surplus lands could be advertised for sale is April, 1972, and time spent negotiating with Orientif and Vandy for direct sale would, if unsuccessful, extend that date. The Supervisor of Property and Insurance is of the opinion that the probability of successful negotiation with Vandy and Orientif is remote, due to the following reasons:-

(a) the owners are still in dispute between themselves.

(b) both owners would prefer to develop the surplus West of the firehall.

(c) both owners want rezoning.

(d) both owners have made unrealistic claims for the land. No written submission has been made by Orientif regarding a direct sale. Vandy have made a submission and have made exceptionally high claims for construction costs.

(e) Although Vandy have stated they will pay the agreed or arbitrated value and will waive compensation for approximately 10,000 square feet of land, they require the City to be responsible for relocating utilities from the Mall, at an estimated cost of $80,000.00.

(Continued)

Clause No. 2 continued

Council, February 22nd, 1972 resolved that the firehall comprise a site 190' x 264' and the Director of Planning is of the opinion that the West 190' of Lot D would be the best location. This location is satisfactory to the Fire Chief.

The Fire Chief, the Director of Planning & Civic Development and the Supervisor of Property and Insurance,

RECOMMEND as follows:-

(1) That the firehall site be designated as the West 190' of Lot D, Block 122, D.L. 196 and be subdivided accordingly.

(2) That when title is obtained, the Supervisor of Property and Insurance call for public tenders for the sale and development of Lot C and Lot D, Ex. the West 190'."

Your Board

RECOMMENDS the foregoing recommendations of the Fire Chief, the Director of Planning & Civic Development and the Supervisor of Property and Insurance be adopted.

3. Expropriation - 901 - 905 Howe Street and 818 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

"On June 1st, 1971 City Council passed a resolution authorizing the Supervisor of Property & Insurance to negotiate for the acquisition of Lot 38, Block 71, D.L. 541, known as 901 - 905 Howe Street and 818 - 850 Smithe Street. This is the last remaining privately-owned parcel in Block 71, the balance of which was acquired in 1970 as a possible exchange site for a Downtown public open space.

The above resolution provided further that, if necessary, the Corporation Counsel be granted authority to commence expropriation proceedings, however, should expropriation take place, arrangements be made to lease the property back to the present principals if they so wish. No formal resolution was passed at that time, under "Motions".

It is noted that the present owner, Mr. Churchill Frith, Executor of the Estate of Bessie Churchill Frith, appeared before Council as a delegation on that occasion.

The subject property comprises a single lot, 25' x 120' in size, zoned CM-2, Commercial District, improved with two frame buildings. These buildings occupy most of the site being separated by a 6 ft. walkway. The front building, a converted 2½ storey one-family dwelling, was erected in 1900. It has been adapted to commercial use with two shops at street level occupying the former basement area which has been extended. A restaurant with enclosed entrance and stairway from Howe Street occupies the upper floors. This building has a wood shingle roof, siding exterior and a concrete foundation. Each rental unit is heated separately. The building is in fair condition for age and type.

(Continued)

Clause No. 3 continued

The rear building is a three-storey non-basement structure, also erected in 1900. This building contains 2 three-room self-contained suites on the main floor plus a total of 4 three-room units and 4 two-room units with shared bathrooms on the upper floors. The building has a tar and gravel roof, stucco exterior, a concrete foundation and is heated by a hot water system. While it appears to be structurally sound, the interior is in poor condition and requires extensive renovations. This building is unoccupied.

No settlement has been reached with the owner and further negotiation is stalemated at present insofar as the owner is away on a business trip to New Zealand and is not expected to return until the end of March or the middle of April, 1972.

In order to fix a date of valuation for the subject property, it is the opinion of the City Solicitor and the Supervisor of Property and Insurance that this property be now expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement.

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above property in accordance with the resolution for that purpose submitted under "Motions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Advance Purchase
Britannia Community Services Centre
1648 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 8, Block 38, D.L. 264A, known as 1648 Napier Street is located in Stage I and has been offered for sale to the City by the owner.

These premises comprise a 1½ storey frame dwelling with a main floor area of approximately 518 sq. ft., erected in 1905 on a site 33' x 122', zoned RM-3. This dwelling contains 3 large rooms, 3 plumbing fixtures, has a patent shingle roof, siding exterior and is heated by stove and heater. The condition of this dwelling is average for age and type. Said property is occupied by the owner.

Following negotiations, the owner has agreed to sell for the sum of $16,000.00 subject to the following:-

(a) An advance payment to the owner in the sum of $2,000.00 upon receipt of a registrable deed in favour of the City of Vancouver.

(Continued)

Clause No. 4 continued

(b) The sale date to remain open until June 30th, 1972.

(c) The balance of the purchase price to be paid to the owner upon delivery of vacant possession of the property.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $16,000.00 on the foregoing basis chareable to Code #531/1217 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

5. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1630 Napier St. Lot 5, Block 38, D.L. 264A	Britannnia Community Service Centre	Paul Bulych	$375.00	531/1213
1642 Napier St. Lot 7, Block 38, D.L. 264A	Britannia Community Service Centre	John Cayer	$474.00	531/1215

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

6. Dwelling & Garage for Sale for Removal
3305 Graveley Street

The Supervisor of Property and Insurance reports as follows:-

"City Council on November 30th, 1971 authorized the acquisition of Lot 22, Block 3, Sec. 29, T. H. S. L., known as 3305 Graveley Street, in connection with the realignment of Cassiar-Rupert Diversion. The City Engineer requires the cleared site by mid March in order that he may proceed with the physical work of street diversion.

The property known as 3305 Graveley Street was advertised for sale for removal, and tenders to purchase were opened at a meeting of the Board of Administration, February 14th, 1972. Only one tender was received in the amount of $1,155.00, plus 5% S.S. & M. Tax of $57.75, making a total of $1,212.75.

Subsequently the Supervisor of Property & Insurance accepted said offer as noted below:-

Property	Project	Successful Bidder	To Pay City	Code No.
3305 Graveley St. Lot 22, Block 3, Sec. 29, THSL, Dwelling & Garage Sold for Removal	Realignment of Cassiar-Rupert Diversion	Mr.J.Soo	$1,212.75	147/2804

This action has been confirmed by the Board of Administration and is reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

7. Sales Residential

The Supervisor of Property & Insurance reports as follows:

"When tenders for the purchase of City lots are opened, it is the City's policy to consider the net amount accruing to the City in determining the highest offer received. Among the tenders opened on February 21st 1972 were a number submitted by Ideal Enterprises Limited, some of which clearly indicated that commission was payable and others which were ambiguous on this point.

Inasmuch as it is extremely undesirable to contact tenderers after tenders have been opened, it was necessary for the Property and Insurance staff to attempt to determine what was indicated in the submissions and it was therefore concluded that all offers from Ideal Enterprises were forwarded on a commission payable basis, and the net amount only was considered.

Based on this conclusion, the Supervisor of Property and Insurance recommends the following sales by tender be approved:

(Continued)

Clause No. 7 continued

Block O, Section 44, T.H.S.L.

George Rusin	Lot D, 44' x 121', $15,002.00,	City Terms, @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.
Peter Ballarin,	Lot E, 44' x 121', $14,600.00,	Cash	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.
Par Constr. Limited,	Lot F, 44' x 121', $14,700.00,	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.

Block N, Section 44. T.H.S.L

John & Rita Frustagli,	Lot A, 48' x 107, $15,002.00,	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability
Francesco Marchioni,	Lot B, 48 x 107', $14,500.00,	Cash	Site contains fill, no guarantee given to soil stability.

Following this decision, Ideal Enterprises Limited were advised that they were not the successful tenderer for the above lots as higher offers had been received. A letter has now been received from Ideal Enterprises Limited stating that they had erred in completing the tender forms and that it was their intention to indicate that no commission was payable on any tender. The Company is willing to accept the decision of the Property & Insurance staff on those tenders which stated that commission was payable, but wish to appeal the decision on three tenders submitted where their intention was not clearly determinable, i.e. Lots D, E and F of Block O, Section 44, T.H.S.L.

If Council wishes to act in favour of Ideal Enterprises Limited on their appeal, then the above recommendation of the Supervisor of Property and Insurance would be changed as follows:

Ideal Enterprises,	Lot D, Block O, 44' x 121', $15,130.00, Section 44	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill. no guarantee given to soil stability.
Ideal Enterprises,	Lot E, Block O, 44' x 121', $15,360.00, Section 44	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.
Ideal Enterprises,	Lot F, Block O, 44' x 121', $15,410.00, Section 44	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.

(continued)

Clause No. 7 continued

John & Rita Frustagli,	Lot A, Blk.N, 48' x 107', $15,002.00, Section 44	City Terms @ 9%	Subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.
Peter Ballarin,	Lot B, Blk.N, 48' x 107', $14,759.79 Section 44	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.

These tenders represent a total additional amount payable to the City in the amount of $1,842.21.

Based on the foregoing information and the conclusion reached by the Property and Insurance staff, City Council may wish to give consideration to the request by Ideal Enterprises Limited.

Your Board submits the above report of the Supervisor of Property & Insurance to Council for consideration.

RECOMMENDATION

8. Rental Review - Portion of Stewart St. East of Victoria Drive

The Supervisor of Property & Insurance reports as follows:

"On April 30th, 1945 a portion of Stewart Street, East of Victoria Drive, south of Lots 5 to 8, Block 17, District Lot 184, comprising 7,800 square feet, was closed off and leased to the abutting owners, Sterling Ship Yards Limited. The Current 10-year lease, March 1st, 1967 to February 28, 1977 has recently been reviewed with respect to the rental and by letter dated February 29th, 1972, Sterling Ship Yards have agreed to a rental increase from $666.00 per annum, plus taxes to $973.00 per annum, plus taxes.

RECOMMENDED that the rental of a portion of Stewart Street leased to Sterling Ship Yards Limited be increased to $973.00 per annum, plus an amount equal to taxes, as if levied. This increase is to be effective March 1st, 1972 and to continue for the remaining 5 year term of the lease.

Your Board
RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 374

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, March 15, 1972, in the Auditorium, Eric Hamber Secondary School, 5025 Willow Street, Vancouver, at 7:05 p.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Linnell
Hardwick, Phillips, Rankin, Sweeney
and Wilson (arrived 7:55 p.m.)

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT this Council resolve itself into a Committee of the Whole to hear delegations as arranged.

- CARRIED.

A. REPORT REFERENCE

Mr. F. C. Leighton representing the consortium Swan Wooster/C.B.A, the consultants to the National Harbours Board on the Third Crossing of Burrard Inlet gave an explanation, using slides, of the proposal.

B. DELEGATIONS

The following groups and individuals who had submitted briefs in accordance with the instructions of Council appeared and spoke to the Council:

1. The Committee for Transportation Alternatives
   Mr. H. Haggard
2. Greater Vancouver Chapter, Architectural Institute of B.C.
   H. T. D. Tanner, Chairman
3. Canadian Institute of Steel Construction
   W. D. Garrick
4. Planning Institute of British Columbia
   J. Sellner, Council Member
5. Community Planning Association of Canada, B.C. Division
   R. G. Spencer, Executive Director
6. B.C. Society of Landscape Architects
   C. L. Justice, Past President
7. Urban Design Centre
   R. Clark
8. N. D. Lea & Associates Ltd.
   J. A. C. Andrews, Vice-President
9. Association of Landscape Planners
   Mrs. K. Miller
10. School of Architecture, University of British Columbia
    Professor Gruft

(continued)

DELEGATIONS cont'd

11. S. T. Wong, Associate Professor, Department of Geography, Simon Fraser University

12. K. Lamont, Consulting Marine Architect

13. P. O. Roer, P.Eng, M.T.P.I.C.

14. M. E. Eliot Hurst, Acting Chairman, Department of Geography, Simon Fraser University

15. N. Pearson, Planning Consultant

16. R. Collier, Community/Regional Planner

17. G. S. Eldridge, B.Sc., P.Eng.

18. T. H. Alden, Associate Professor, Faculty of Engineering University of British Columbia

19. Z. S. Kiss, B.Arch., M.R.A.I.C.

20. Z. J. K. Kuun, P.Eng.M.E.I.C., M.A.I.C., A.M.I.T.E.

21. K. W. McKinley, F.R.A.I.C.

22. W. Kennedy, Planning and Architectural Consultant

23. K. G. Denike, Assistant Professor, Department of Geography, University of British Columbia

24. P. G. Buckland, Consulting Engineer

25. J. Kane, Professor of Mathematical Ecology, University of British Columbia

26. North Shore Transportation Committee
Mrs. Anne Fall, Chairman

27. Vancouver Area Council, New Democratic Party
Mr. E. Livingstone

28. Sierra Club of British Columbia
James Bohlen, 1st Vice President

29. Canadian Scientific Pollution and Environmental Control Society
W. Terry, President

30 Citizens Council on Civic Development
H. Weinreich, President

Mr. Weinreich requested, due to the time of the day, that he be allowed to present his brief at another meeting.

MOVED by Alderman Rankin,
THAT this meeting now adjourn.

- LOST.

31. Citizens Co-ordinating Committee for Public Transit
B. Yorke, Chairman

Called by the Mayor - no response.

32. Planning Students' Association, School of Community and Regional Planning, University of British Columbia
A. Stott

Advised Council that he was willing to defer his presentation to the requested subsequent meeting. Did not present brief at this time.

(continued)

DELEGATIONS cont'd

33. Sunrise Ratepayers Association
M. Wallach, President

Called by the Mayor - no response

34. Vancouver Central Council of Ratepayers
J. T. Cork, President

Called by the Mayor - no response

35. United Jewish Peoples Order, Vancouver Section
S. Jackson

Called by the Mayor - no response

36. Alma Mater Society, University of British Columbia
A. W. Belshaw, External Affairs Officer

Called by the Mayor - no response

37. Vancouver Board of Trade
H. P. Bell-Irving, Second Vice-President

At this point in the meeting, Mr. Bruce Yorke approached the Council with the request that the meeting be adjourned and a subsequent meeting be held to hear the balance of the delegations. His Worship offered Mr. Yorke, representing the Citizens Co-ordinating Committee for Public Transit, the opportunity to present his brief at this time. Mr. Yorke accepted and filed with the Council a petition.

At the conclusion of Mr. Yorke's presentation, it was

MOVED by Alderman Phillips,
THAT we set a time of adjournment for this meeting at 11:50 p.m.

- LOST.

38. Committee of Progressive Electors
Mrs. M. Chunn, Recording Secretary

Called by the Mayor - no response

39. The Electors Action Movement
J. J. Volrich, President

40 United Brotherhood of Carpenters & Joiners, Local 452
J. Takach, President

41. North Shore - U.B.C. Commuters Association
R. Frith, President

42. Pemberton Heights Ratepayers Association
B. Madden

43. Downtown Business Association
M. G. Thomson, President

44. Liberals for Effective Transportation
H. L. Parfitt

45. Grandview Woodland Area Council
W. Darnell

During the hearing of delegations, Council observed a short recess at approximately 9:30 p.m.

(continued)

DELEGATIONS cont'd

MOVED by Alderman Adams,
THAT the balance of the speakers be arranged for by the City Clerk at subsequent Council meetings at their convenience and this meeting now adjourn.

- CARRIED

The Special Council adjourned at approximately 2:10 a.m. Thursday, March 16, 1972.

(Copies of all briefs are on file in the City Clerk's Office)

****

Minutes of the Special Meeting of the Council dated March 15, 1972, adopted on March 28, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 21, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney.

ABSENT: Alderman Wilson

CLERK TO THE COUNCIL R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Vancouver City College, under the direction of Miss Bristoll.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated March 14, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters:

It was agreed to defer the following matters, pending the hearing of delegations later this day:

(a) 1943 Bickle-Seagrave Fire Engine;
(b) Assessment of Properties not Maintained;
(c) Capilano Stadium;
(d) Requested Closure of Melrose Avenue
- Midlothian Avenue to Peveril Avenue.

COMMUNICATIONS OR PETITIONS

1. Request for Public Hearing
re Rezoning of S/S of Franklin St.
between Kaslo and Renfrew Streets:
Hastings Townsite Residents Association

MOVED by Alderman Rankin,
THAT, pursuant to the request from the Hastings Townsite Residents Association, the public hearing to deal with the application for rezoning of the south side of Franklin Street between Kaslo Street and Renfrew Street, be an evening meeting and held within the particular area affected.

- LOST.

MOVED by Alderman Rankin,
THAT the delegation request from the Hastings Townsite Residents Association, to support the evening meeting application, be granted.

- LOST.

2. Sale of City-owned Property:
S.E. Corner of Cambie and Georgia

Pursuant to a request from the firm of solicitors, Braidwood, Nuttall & MacKenzie, the Council agreed to hear a delegation in respect of sale of City-owned property at the south-east corner of Cambie Street and Georgia Street, on which Council took particular action at its meeting on March 7, 1972.

3. Invitation to 2nd Annual International Aviation Symposium:
Abbotsford International Air Show Society

A communication was noted from the Secretary-Manager of the Abbotsford International Air Show Society, extending an invitation to Vancouver to send elected or appointed officials to its 2nd Annual International Aviation Symposium, to be held at the University of British Columbia on August 8 and 9.

MOVED by Alderman Broome,
THAT this invitation be received.

- CARRIED.

4. Vancouver Port Authority:
New Developments

Alderman Sweeney reported as follows:

"At its March 17, 1972, meeting the Vancouver Port Authority has recommended to the Federal Government for approval by the Treasury Board as follows:

1) Development of a Container Terminal/General Cargo Complex at the Vancouver Ocean Terminal site. This development includes berthing for three container ships and will cover approximately 76 acres on the Vancouver waterfront (the site is D.L. 182 and 183) from LaPointe Pier on the east to Clark Drive on the west. Estimated cost of this facility is $13 million.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver Port Authority:
New Developments (continued)

2) Development of a Steel/Lumber/General Cargo Terminal at D.L. 204 on the North Shore of Burrard Inlet just west of the Second Narrows Bridge. This Terminal will also accommodate three vessels and will cost $12 million. Approximate size of this Terminal site is 42 acres.

3) Increased container storage capacity at Centennial Terminal by approximately 6 acres. This will be accommodated by tearing out existing surplus trackage and conversion to container storage area."

MOVED by Alderman Rankin,
THAT the foregoing information be received.

- CARRIED.

5. Swimming Pools: Templeton,
Lord Byng

A communication was received from the Chairman of the Vancouver School Board, reaffirming policy that two community-type swimming pools, to be constructed adjacent to secondary schools, be placed: one in the eastern section of the City (Templeton) and one in the western section (Lord Byng).

A communication from the Principal of Templeton Secondary School was received, advising of a petition to be presented to Council in respect of a swimming pool at Templeton, and requesting an opportunity to appear today, to speak to the matter.

MOVED by Alderman Linnell,
THAT these communications be received, and it be recommended to the Park Board that a swimming pool be established at Templeton Secondary School, regardless of the fact that the Council is committed by the Five Year Plan to construct a pool in the Britannia complex.

(deferred)

MOVED by Alderman Broome,
THAT the whole matter, including the foregoing motion, be deferred, pending the hearing of the Templeton delegation later this day.

- CARRIED.
(See Pages 19 and 20)

6. Hastings Street Beautification
Project, and Pioneer Place

A communication was noted from the Improvement Downtown East Area Society, requesting an opportunity of appearing before Council when the "Hastings Street Beautification Project Cambie to Carrall Streets Areaways and Mid-block Crossings" report, and the report on"Pioneer Place - Design and Costs", are before Council.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Hastings Street Beautification Project, and Pioneer Place (continued)

It was noted that the "Hastings Street Beautification Project" report was before Council this day, but the "Pioneer Place" report was not available.

MOVED by Alderman Bird,
THAT the delegation request be approved, and the delegation be heard when the two reports are before Council for consideration.

In the meantime, copies of the two reports, when available, be furnished to the Society.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration, GENERAL REPORT, March 17, 1972

WORKS AND UTILITY MATTERS

Proposed Summer Employment Project - Chinatown Sidewalks (Clause 4)

In connection with this particular project, as set out in this clause, a communication was noted from the Vancouver Civic Employees Union, under date of March 17, 1972, opposing that portion of the project which proposes that work be performed by Chinese students. It was requested a delegation be heard.

MOVED by Alderman Phillips,
THAT the project, set out in Clause 4 of the Board of Administration report (Works and Utility Matters), dated March 17, 1972, not be approved, and the Union be advised accordingly.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Adams,
THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters), dated March 17, 1972, be adopted; and Clause 3 be received for information.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Social Service and Health Matters), dated March 17, 1972, be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS

Public Housing
(Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated March 17, 1972, be adopted.

- CARRIED.

The Construction of a One-Storey Addition to the Existing Bottling Plant (Coca Cola) at 1818 Cornwall Street
(Clause 2)

MOVED by Alderman Hardwick,
THAT further consideration of this clause be deferred, pending an opportunity being given to the Hudson P.T.A. to be informed of the contents, and given an opportunity to comment if the organization wishes.

- CARRIED.

LICENSES AND CLAIMS MATTERS

Private Hospital Cases

MOVED by Alderman Broome,

(a) THAT the report of the Board of Administration (Licenses and Claims Matters), dated March 17, 1972, be adopted;

(b) THAT the City, through the Corporation Counsel, take the necessary steps to apply to the Provincial Secretary for a fiat to permit the City of Vancouver to seek recovery from the Provincial government of the excess monies that the City has been required to pay to the Private Hospitals for Social Assistance patients for the period since March 1, 1968;

(c) THAT His Worship the Mayor be requested to communicate with the Mayors of other communities in similar circumstances, and form a joint committee, to meet in Victoria with the appropriate Minister.

- CARRIED.

FIRE AND TRAFFIC MATTERS

MOVED by Alderman Hardwick,
THAT Clause 1 of the Board of Administration report (Fire and Traffic Matters), dated March 17, 1972, be adopted; and Clause 2 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

Museums Department -
Reorganization and Operation
(Clause 4)

After due consideration of this Clause, it was

MOVED by Alderman Broome,
THAT time be granted beyond the take-over date of April 1, 1972, for the Board of Administration to complete negotiations as soon as possible thereafter with the Vancouver Museums and Planetarium Association, and the Board of Administration report back on the effective date of execution of the new agreement.

- CARRIED.

Pacific National Exhibition -
1972 Operating and Capital Budgets
(Clause 6)

MOVED by Alderman Bird,
THAT the 1972 Operating budget of the P.N.E. be received for information, and the 1972 Capital budget be approved.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Sweeney,
THAT Clauses 1, 2 and 3 of the Board of Administration report (Finance Matters), dated March 17, 1972, be adopted; and Clause 5 be received for information.

- CARRIED.

B. Personnel Matters,
Regular Report,
March 10, 1972

See pages 319, 320 for Board report.

MOVED by Alderman Sweeney,
THAT the report of the Board of Administration (Personnel Matters, Regular Report), dated March 10, 1972, be adopted.

- CARRIED.

C. Property Matters,
March 17, 1972

Sale of City-owned Lots, S/S 6th Avenue,
between Scotia and Brunswick Streets
(Royal Canadian Legion--Mt. Pleasant Branch)
(Clause 1)

It was agreed to defer consideration of this clause, pending the hearing of a delegation from Mount Pleasant Branch, No. 177 Royal Canadian Legion, in accordance with the request received.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters,
March 17, 1972
(continued)

Georgia Viaduct Replacement
274-278 Union Street and
809 Gore Avenue
(Clause 2)

After due consideration, it was

MOVED by Alderman Bird,
THAT direct sale of Lot 14, Block 20, D.L. 196, to the owner of adjoining Lot 15, without prior advertising, be approved, subject to the terms and conditions recommended in Clause 2 of the Board of Administration report (Property Matters), dated March 17, 1972.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Bird,
THAT Clause 3 of the Board of Administration report (Property Matters), dated March 17, 1972, be received for information.

- CARRIED.

D. City Prosecutor's Office

The Board of Administration, under date of March 17, 1972, submitted the following report in regard to the City Prosecutor's Office:

'Your Board have received a report from the Administrative Analyst recommending the establishment of an additional stenographic position in the office of the City Prosecutor.

The Acting Director of Personnel Services reports that the duties of the proposed position fall within those of a Clerk Stenographer II classification, Pay Grade 10 ($416-491 1971 rates), and recommends that the position be so classified effective when adopted. The incumbent to receive an additional one-third of two pay grades for working every third Saturday.

The estimated cost of the position for the balance of 1972 is $4,698 and in a full twelve months, the cost is estimated at $6,263.

The report has been discussed with the Manager of the Municipal and Regional Employees' Union who concurs.

Your Board RECOMMEND that one position of Clerk Stenographer II be established in the City Prosecutor's office in accordance with the attached report.'

MOVED by Alderman Bird,
THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Report of Standing Committee on Planning and Development - March 9, 1972

MOVED by Alderman Bird,
THAT the report of the Standing Committee on Planning and Development, dated March 9, 1972, be adopted.

- CARRIED.

F. Microfilming Staff

The Board of Administration, under date of March 17, 1972, submitted the following report in regard to Microfilming Staff:

'The City Engineer reports as follows:

"City Council on 10 April, 1969, adopted a joint report from the City Engineer, the Director of Permits & Licenses and the Director of Planning which recommended that the City proceed to institute a microfilming system for all its plans and technical records. A primary objective was to create a 'comprehensive microfilming system for all City records which will become capable of indefinite expansion as required'. Another objective which was stated in the report was that microfilming of all existing technical records and plans 'should take approximately five years'. After five years it would be possible to keep up with the microfilming of all currently produced plans and technical records as well as to expand to the microfilming of small documents in all of the other Departments. The R & S Committee will study the microfilming of small documents at that time.

After Council's approval of the above microfilming program, equipment was purchased and two persons were hired as initial staff to begin the microfilming program. The work has now been in progress for over a year and it has been determined that it will be impossible to achieve the objective of eliminating the backlog within five years with present staff. At the present rate of production this could take as long as ten years.

In view of the continuing risk involved in not having technical plans microfilmed (one reason why the program was instituted in the first place) and the fact that equipment is available to achieve the original objective of five years, it is unreasonable to prolong institution of the program over a period longer than five years. In addition, there are certain other pressing requirements. One of these is in the Permits & Licenses records, which must be moved before renovation of the subground floor can proceed to accommodate Data Processing facilities. This cannot be achieved in time at the existing production rate.

A work study has been carried out to determine what staff level is required to achieve the originally approved objective of eliminating all backlog within five years. It has been determined that existing staff is not sufficient to utilize fully the capacity of the camera, and that an additional camera operator is required.

The Acting Director of Personnel Services has classified the additional position as Microfilming Operator Pay Grade 10, which is the same as one of the existing positions. The proposed increase in staff at 1971 rates is estimated to cost $5,400 for the remainder of 1972 and $6,481 annually thereafter. The Comptroller of Accounts advises that if Council approves this report, the 1972 Departmental budget will be adjusted during budget review.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Microfilming Staff
(continued)

The Research & Systems Committee concurs that the proposal for additional staff is in keeping with the planned microfilming program and will be compatible with any expansion to small documents in the future, since the operator being added would be suitable for such work.

If the R & S review at that time determines that small documents processing is not to proceed and the growth in microfilming of technical plans is not sufficient to justify the additional staff member, a staff reduction will be made.

I recommend that a microfilm operator be engaged."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.'

MOVED by Alderman Sweeney,
THAT the recommendation in the foregoing Board of Administration report be approved.

- CARRIED.

G. Bill 49, Amendment to
Social Assistance Act

At the meeting of Council on March 14, 1972, Alderman Rankin submitted the following motion:

"THAT WHEREAS there is an Act to amend the Social Assistance Act presently before the Legislature;

AND WHEREAS this Act has far-reaching implications as far as the City of Vancouver is concerned;

AND WHEREAS the operative section is Section 3:

Re-enacts s. 3.

2. Section 3 is repealed and the following is substituted:

3. (1) Subject to this Act and the regulations, the Minister may grant, out of moneys appropriated for that purpose by the Legislature, social assistance in such amounts as, in his absolute discretion, he considers advisable, to assist, in whole or in part, individuals, whether adult or minor, or families, who are unable to provide for themselves.

(2) In accordance with the regulations, the Minister may, in his absolute discretion,

(a) determine the eligibility of persons for social assistance;
(b) fix the rate or amount of social assistance for those persons; and
(c) discontinue, reduce, or increase the rate or amount of social assistance

either on the basis of criteria that may be applied generally to certain persons or classes of persons, or to individual persons; and for that purpose may

(d) establish general qualifications and requirements in respect of entitlement to a grant;
(e) fix general rates, categories of rates, and amounts payable in respect of grants under this Act; and
(f) delegate to any person such of his powers and duties, to be exercised under his direction, as he may consider necessary to carry out the provisions of the Act and regulations.

THEREFORE BE IT RESOLVED THAT this Council oppose said amendment of Section 3 by reason of the absolute discretion vested in the Minister of Rehabilitation and Social Improvement."

(Deferred)

The motion was deferred at that time, to obtain a report from

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bill 49, Amendment to
Social Assistance Act
(continued)

the Director of Welfare and Rehabilitation on the Provincial government regulations to be added by the cabinet.

In this regard, the Board of Administration, under date of March 20, 1972, submitted a report from the Director, as follows:

'The Director of Welfare and Rehabilitation reports as follows:

"On March 14, 1972, City Council considered a motion presented by Alderman Harry Rankin, recommending that Council approve a resolution opposing amendment of Section 3 of the Social Assistance Act. On Alderman Rankin's suggestion, the motion was deferred to the next meeting of Council pending a report from the Director of Welfare and Rehabilitation on what is to be included in the amended regulations to the Act.

To date I have not received anything in writing from the Department of Rehabilitation and Social Improvement on this subject. However, from my discussions of the past week with the Deputy Minister and Assistant Deputy Minister of the Department, I understand that the intent of the Amendments to the Social Assistance Act is to clarify the future responsibility of the Legislature, the Minister, and the Director relative to eligibility criteria and rates of assistance.

Under the present Social Allowances Act, Section 3 reads as follows:

> **'Social assistance may be granted out of funds appropriated by the Legislature for the purpose of individuals, whether adult or minor, or to families, who through mental or physical illness or other exigency are unable to provide in whole or in part by their own efforts, through other security measures, or from income and other resources, necessities essential to maintain or assist in maintaining a reasonably normal and healthy existence. R. S. 1948, c. 310, s. 3.'**

The above makes no reference to the powers of the Legislature, Minister or Director with regard to eligibility criteria or rates of assistance.

Section 13 of the Social Assistance Act details the powers of the Director which are listed below:

> **'13. Director**
> **(a) is charged with the general administration of this Act;**
> **(b) may delegate duties under his supervision to departmental officers appointed pursuant to the provisions of the Civil Service Act, or to such municipal authorities as are responsible for the administration of social assistance;**
> **(c) shall supervise local government and municipal units (under whatever name they may function) that dispense funds authorized under this Act;**
> **(d) subject to the approval of the Minister, is empowered to establish regulations and formulate policies not inconsistent with this Act for the Administration of social assistance throughout the Province as a whole and for the local administration thereof;**
> **(e) is empowered to withhold Provincial funds if local authorities fail to comply with any of the provisions of this Act or of any of the regulations made pursuant to clause (d);**

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bill 49, Amendment to
Social Assistance Act
(continued)

(f) may grant social assistance to any person in any local area who is eligible under this Act where there is reason to believe the withholding of such assistance might cause unreasonable distress, and in such case, by any action approved by the Minister, may recover any moneys actually expended in granting such assistance from the local area in which the person has residence in accordance with the Residence and Responsibility Act. R.S. 1948, c. 310, s. 13.'

The above section gives the director and minister absolute discretion to make eligibility rules and set rates of assistance. The only controlling factor is the amount of money voted by the Legislature.

Unfortunately the public has not been made aware of other ammendments to the Social Assistance Act - Section 13 is ammended by

(a) by repealing clause (d) of Section 13, and
(b) by striking out the words 'made pursuant to clause (d)' in the third line of clause (e).

The Act is further ammended by adding, after Section 13, the following as Section 14:

'For the purpose of carrying out the provisions of this Act according to their intent, the Lieutenant Governor in Council may make such regulations and orders as are ancillary thereto and not inconsistent therewith and as are considered necessary or advisable; and every regulation and order made under this section shall be deemed part of the Act and has the force of law; and, without limiting the generality of the foregoing, may make regulations

(a) limiting the rate or amount of social assistance to be provided, or contributed to,
    (i) by a municipality, as defined in the Municipal Act; or
    (ii) by the City of Vancouver;
(b) prescribing classes of social assistance and the items composing such classes and the amount or cost thereof;
(c) defining persons unable to provide for themselves or prescribing classes of such persons;
(d) prescribing rules for eligibility of persons or classes of persons for social assistance;
(e) prescribing rules for determining the rate or amount of social assistance;
(f) prescribing procedures and forms to be followed and used for the purpose of this Act or the regulations;
(g) prescribing the manner of making application for social assistance and the conditions to be complied with in order to be eligible to receive social assistance;
(h) defining expressions for the purpose of the regulations;
(i) generally respecting any other matter required for the administratio of this Act and regulations.'

With the above ammendment there is a shift in authority from the Minister and the Director to the Lieutenant Governor in Council who will have the authority to establish eligibility criteria and rates of assistance.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Bill 49, Amendment to
Social Assistance Act
(continued)

I am further advised by the Assistant Deputy Minister that the word 'absolute' in the ammendment to section 3 of the Social Assistance Act has been removed by a recent motion presented to the House by the Hon. Minister of Rehabilitation and Social Improvement, and approved.

The present regulations in the Social Assistance Act do not provide clear definitions of what is meant by 'need of the applicant shall be the determining factor in granting assistance and the amount thereof' and 'assistance required to maintain a normal and healthy existence'. Because of this vagueness any Social Assistance recipient can ask for sufficient money to meet his or her needs as they see them. There is no clear statement in legislation against which the recipient's statement of need can be measured. This is precisely what has caused over 300 appeals in Vancouver.

In my opinion, the ammendment to Section 3 and Section 13 and inclusion of Section 14 is absolutely necessary to clarify a confusing situation and to establish in legislation the responsiblity of the Legislature to set eligibility criteria and rates of assistance. I find the wording of the ammendment to Sec tion 3 rather poor and confusing, however the intent is clear."

YOUR BOARD

SUBMITS the foregoing report for information.'

(A copy of Bill 49 is on file in the City Clerk's office.)

MOVED by Alderman Broome,
THAT the foregoing Board of Administration report be received for information.

- CARRIED.

MOVED by Alderman Rankin,
THAT the subject matter, together with the motion submitted by Alderman Rankin to the March 14 Council meeting, be referred to an early meeting of the Standing Committee on Health and Welfare, to obtain a full report from the Director of Welfare and Rehabilitation in regard to the effect of the legislation, and to submit any recommendations he may consider advisable with respect to the City's future position.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. Block 42 - Construction on Georgia Street

The Board of Administration, under date of March 20, 1972, submitted the following report in regard to Block 42 - Construction on Georgia Street:

'The City Engineer reports as follows:

"The Architects for Pacific Centre Ltd. have requested, by letter dated March 8, 1972, that approval be given by the City for the commencement of construction on Georgia Street related to Block 42.

The Architects' letter states, in part, that

'Of immediate importance is the necessary approval from the City which would permit us to commence work on Georgia Street, which in the first phase is the drilling and placement of caissons to accommodate the steel structure for the under-street development. We have indicated that unless approval is obtained for this work by March 21, it could put us into a delay position as our schedule indicates that we must have contracts awarded so that work can commence by April 10'.

Although we will be reporting to Council on the overall traffic arrangements for all phases of the Block 42 construction, this first phase of the work has been reviewed separately in view of the Developer's concern with timing.

In this first phase, which is expected to take approximately three months, two lanes will be closed on Georgia between Granville and Howe Streets, leaving four lanes for traffic, while the caissons are drilled and placed. (In subsequent phases, columns will be placed in the caissons to support the road surface, which will then permit four lanes of traffic to be maintained on Georgia Street while excavation and construction takes place under the reconstructed street.)

In the circumstances, this arrangement is satisfactory from a traffic standpoint, and the necessary barricading and signing will be handled departmentally, at the developer's expense."

Your Board submits the above matter to Council for INFORMATION.'

MOVED by Alderman Hardwick,
THAT the foregoing Board of Administration report be received for information.

- CARRIED.

I. Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease

The Board of Administration, under date of March 7, 1972, submitted the following report in regard to Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease:

'The City Engineer and Corporation Counsel report as follows:

"On Tuesday, February 15, City Council tabled the Board of Administration report dated February 11th, 1972 entitled 'Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease' and attached hereto. This report requested approval of the Block 42 Undersurface Lease and other related documents and was tabled pending receipt of a Board of Administration report on the parking situation as referred to in a Downtown Parking Corporation (DPC) letter dated February 8th, 1972, which Alderman Linnell has referred to the Board of Administration.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease (continued)

The Block 52 parking garage has been open to the public for approximately five months and is being operated by the D.P.C. on behalf of the City. Based upon this initial operating experience, the D.P.C. has indicated in a letter dated February 8th, 1972 that several modifications in the control and access arrangements would improve the operation of the existing Block 52 garage and the planned Block 42 garage.

The City has met with the D.P.C. to discuss these considerations and some items have since been implemented while others require further study. Subsequently there will be discussions with the developer with a view towards implementing suitable proposals in the Block 52 garage and making provisions in the detailed design of the Block 42 garage.

The D.P.C. has advised the City that it is satisfied with these arrangements.

The Law Department has indicated that the resolution of the matters raised by the D.P.C. in its letter of February 8th, 1972 will not result in any change or amendments to the Block 42 Undersurface Lease and other documents referred to in the said report.

It is therefore RECOMMENDED that the* clause in the Board of Administration report entitled 'Fairview Corporation (British Columbia) Limited and Block 42 Undersurface Lease' and tabled by Council on February 15th, be approved."

Your Board RECOMMENDS the foregoing report of the City Engineer and Corporation Counsel be adopted.'

(* Clause 4, Board of Administration report (Building and Planning Matters), dated February 11, 1972.)

MOVED by Alderman Hardwick,
THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 2193,
BEING THE FIRE BY-LAW

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2193, being the Fire By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Closure of 32nd Avenue,
Heather Street to Willow Street
for expansion of St. Vincent's Hospital

MOVED by Alderman Adams,
SECONDED by Alderman Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. St. Vincent's Hospital site lies on both sides of 32nd Avenue between Willow Street and Heather Street;

3. This portion of 32nd Avenue is surplus to the City of Vancouver highway requirements;

4. The Hospital has made application to acquire this portion of surplus highway in order to consolidate the lands into one site.

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of plan 6684 lying between the productions northerly of the easterly and westerly limits of Block 818, District Lot 526, Group 1, New Westminster District, Plan 6684; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated February 24th, 1972, and marginally numbered LE 2668, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane and the abutting lots be consolidated to form one parcel.

- CARRIED.

2. Closing portion of Campbell Avenue
between Cordova Street and Powell Street

MOVED by Alderman Adams,
SECONDED by Alderman Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City of Vancouver is the owner of lands on both sides of Campbell Avenue, between Cordova Street and Powell Street;

3. This portion of road is surplus to the City's highway requirements;

4. The City wishes to subdivide its holdings to the East of the road, together with the surplus portion of road.

(continued)

MOTIONS (continued)

Closing portion of Campbell Avenue between Cordova Street and Powell Street (continued)

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 196 adjacent to Lots 1 and 40, Block 49, District Lot 181, Group 1, New Westminster District, Plan 196, described as follows:

Commencing at a point in the westerly limit of said Lot 1 at a point 28.97 feet southerly from the north westerly corner of said Lot 1;

Thence S 1° 38' 16" W 171.39 feet more or less following in the westerly limit of said Lots 1 and 40 to the south westerly corner of said Lot 40;

Thence N 88° 21' 44" W. 66 feet more or less to the south easterly corner of Lot "C", Block 50, Plan 14042, said District Lot 181;

Thence N 1° 38' 16" E. 162.21 feet more or less following in the easterly limit of said Lot "C" to the north easterly corner of said Lot "C";

Thence N 83° 44' 16" E. 66.63 feet more or less to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 10, 1971, and marginally numbered LF 5887, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and subdivided with abutting lots 1 to 4 and 37 to 40 said Block 49.

- **CARRIED.**

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, recessed at 11:15 a.m., to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened at 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney.

ABSENT: Alderman Adams
Alderman Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. 1943 Bickle-Seagrave Fire Engine

The Council further considered Board of Administration report (Fire and Traffic matters), dated January 7, 1972 setting out motion passed by Council on November 23, 1971, transferring ownership of a 1943 Bickle-Seagrave fire engine to Heritage Village at a nominal sum of $1.00.

In the report it is advised that the B.C. Antique Fire Apparatus Association had requested the ownership be transferred to it. The Council, at its meeting on March 7, 1972, pursuant to requests received, decided to defer the matter pending the hearing of delegations.

Delegations were heard at this meeting from Heritage Village, filing a brief dated March 20, 1972, with respect to arrangements being made by this Association to receive the fire engine and house it, and from the B.C. Antique Fire Apparatus Association, which filed a brief dated March 21, 1972, urging Council to reverse its action and transfer the vehicle to it as originally requested.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the portion of the resolution of Council dated November 23, 1971, transferring ownership of this fire engine to Heritage Village, be rescinded.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the ownership of the 1943 Bickle-Seagrave fire engine be transferred to the B.C. Antique Fire Apparatus Association for the nominal sum of $1.00.

- CARRIED

2. Assessment of Properties not Maintained

The Council received a delegation from Mr. G. J. Hyde in support of his communication dated January 3, 1972, proposing that property owners responsible for unkempt premises have their assessments increased.

His Worship the Mayor suggested the matter be referred to him to take under advisement and to discuss with the Assessment Commissioner to enquire if he has any suggestions for Council consideration. Alderman Sweeney suggested that information be invited from the City of Winnipeg where there appears to be a bonus system for property improvement, and Alderman Phillips suggested an enquiry be made of the Province of Ontario where it is understood there is provision made for improvements up to a certain figure without affecting the assessment.

His Worship agreed to look into the matter accordingly.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Capilano Stadium

Board of Administration report (Harbours and Parks matters), dated March 3, 1972, regarding Capilano Stadium improvements and improvements to adjacent areas, was considered. The Superintendent of the Park Board appeared to answer questions of Council on financial aspects. After due consideration it was,

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the following be approved, with the source of funds being as referred to in the Board of Administration report of March 3, 1972:

(a) the revised Park Board proposal to undertake capital improvements to Capilano Stadium at a total cost of $96,300, such improvements to include peripheral landscaping on Ontario and Midlothian Streets, plus $2,100 for field maintenance for four months,

(b) $61,000 in advance of the 1972 Revenue Budget to carry out the foregoing work, in lieu of the $61,000 previously approved for first year Capilano Stadium costs as noted in the Board of Administration report.

- CARRIED

4. Requested Closure of Melrose Avenue: Midlothian Avenue to Peveril Avenue

The Council considered Board of Administration report (Works and Utility matters), dated March 10, 1972, in which the City Engineer reports on the Park Board request to close Melrose Avenue from Midlothian Avenue to Peveril Avenue. In setting out the Park Board request the City Engineer refers to the result of a survey made to obtain the reaction of residents in the area of the proposed closure. The City Engineer concludes that the advantages to the Park Board do not outweigh the inconvenience to the residents.

The Chairman of the Park Board appeared in explanation.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT, pursuant to the Park Board request, Melrose Avenue be closed between Midlothian Avenue and Peveril Avenue, at no cost to the City.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

Swimming Pools: Templeton
Lord Byng (cont'd)

The Council further considered two communications in respect of the subject matter, one from the School Board in respect of proposed swimming pools at Lord Byng Secondary School in the west and Templeton Secondary School in the east, and one from the Principal of Templeton Secondary School asking an opportunity to appear in support of a swimming pool at that school. These communications were deferred from earlier consideration to hear a delegation from Templeton Secondary School.

The Principal of Templeton Secondary School appeared and submitted a large petition urging the swimming pool at Templeton be constructed.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Swimming Pools:
Templeton, Lord Byng (cont'd)

Alderman Linnell again moved the motion made earlier this day, reading as follows:

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT these communications be received, and it be recommended to the Park Board that a swimming pool be established at Templeton Secondary School, regardless of the fact that the Council is committed by the Five Year Plan to construct a pool in the Britannia complex.

- CARRIED

ENQUIRIES AND OTHER MATTERS

His Worship the Mayor - Shannon Estate Property 57th Avenue and Granville

pursuant to request at the last Council meeting reported having taken up with the principals, conditions existing at the Shannon Estate property. It is advised security guards will be reinstated and it is proposed that development will commence in the near future.

Alderman Linnell - Bill 49, Amendment to Social Assistance Act

referred to the instruction earlier in the day that an early meeting of the Standing Committee on Health and Welfare be held to consider the subject matter of the Board of Administration report of March 20, 1972, regarding Bill 49, Amendment to Social Assistance Act.

The Alderman advised that the Director of Welfare and Rehabilitation is of the view it would be well to wait for the regulations to be brought down before having a meeting of the Standing Committee and that it could take approximately one month to receive such regulations. Alderman Linnell felt the Health and Welfare Committee meeting should not take place, therefore, until the regulations are known.

The Council recessed at approximately 2:45 p.m. and reconvened at approximately 3:00 p.m., with the same personnel present.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Rehabilitation: Stanley and New Fountain Hotels

referred to the fact that one-half of the increase in taxes due to the rehabilitation program for the Stanley and New Fountain Hotels will be charged against the residing tenants and expressed opposition to this arrangement.

MOVED by Ald. Bird,
SECONDED by Ald. Rankin
THAT this matter be referred to the Board of Administration for report back.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Third Crossing: Further meeting

enquired regarding delegations to be heard by Council on the Third Crossing. His Worship advised he intended to arrange for a limited number of the remaining delegations to be heard at each Council meeting until concluded.

Alderman Hardwick suggested consideration be given by the Mayor to have another Council meeting to hear all of the remaining delegations.

MOTIONS (cont'd)

3. Delegations: Policy

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,

THAT Council delegations be arranged by the City Clerk only on a twice a month basis, i.e. the first and third meetings, except in the case of July and August months when, due to the skip meeting schedule, the delegations be arranged on the first two meeting dates in each of such months;

FURTHER, the Council or the Mayor be authorized to vary this arrangement as advisable according to special circumstances.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Vancouver Historic Advisory Board

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,

THAT WHEREAS the City has set up a Gastown-Chinatown Historic Area Advisory Board and has declared the Gastown-Chinatown area as an historic area;

AND WHEREAS there are many old buildings in the City of Vancouver outside the Gastown-Chinatown area which may well be worth preserving;

AND WHEREAS there are a number of unrelated studies going on at the present time of older buildings in Vancouver;

AND WHEREAS a Vancouver Historical Advisory Board could coordinate these various studies and eventually oversee the preservation of desirable older buildings;

THEREFORE BE IT RESOLVED that the Director of Planning and Civic Development report back to Council on steps needed to establish a Vancouver Historical Advisory Board and on the structure, duties and responsibilities of such a Board;

FURTHER THAT the Director of Planning and Civic Development be authorized to consult with Corporation Counsel through the Deputy Provincial Secretary to ensure that such a Board would fulfill the requirements of the Archaeological and Historic Sites Protection Act, 1960, under which buildings or sites may be considered for designation as historical objects.

(Notice)

NOTICE OF MOTION (cont'd)

2. License Fee:
Owner's Suite

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS there has always been a policy in licensed buildings to defer the license fee on the owner's suite:

AND WHEREAS certain amendments were made to the License By-law in December, 1971, which apparently did away with this particular policy;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring in amendments to the By-law whereby this type of suite will be excluded in the computation of the license fee for the premises.

(Notice)

RECOGNITION: Mr. Clifford G. Reynolds
Mr. James Robison

At this point the Council recognized on retirement the long service rendered to the City by Mr. Clifford G. Reynolds and Mr. James Robison and in connection therewith the following motions were put:

Mr. Clifford G. Reynolds

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS on December 12, 1927, Clifford G. Reynolds joined the staff of the City of Vancouver;

AND WHEREAS on April 28, 1972, Clifford G. Reynolds will be retiring in his forty-fifth year of continuous service in the Finance Department of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to CLIFFORD G. REYNOLDS sincere appreciation and commendation for his loyal and devoted service.

- CARRIED UNANIMOUSLY

Mr. James Robison

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS on March 9, 1925, James Robison joined the staff of the City of Vancouver;

AND WHEREAS on March 31, 1972, James Robison will have completed forty-seven years of continuous service in the Department of Permits and Licenses in the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to JAMES ROBISON sincere appreciation and commendation for his forty-seven years of loyal and devoted service.

- CARRIED UNANIMOUSLY

His Worship the Mayor, in referring to the long service of these employees, concluded by presenting silver trays in appreciation.

Mr. Reynolds and Mr. Robison expressed their appreciation.

The Council adjourned at approximately 3:05 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated March 21, 1972, adopted on March 28, 1972.

MAYOR

CITY CLERK

March 17th, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Columbia-Quebec Connector

"The 1971/75 Capital Budget, approved by Council on the 20th and 27th of January, 1970, included the amount of $885,000 for the completion of the Columbia-Quebec Connector.

Completion of this project has been awaiting the installation of an extension to the conveyor system which serves the lands of Lafarge Concrete Ltd., 1051 Main Street. This installation is now well underway and is scheduled to be completed by May 1st, 1972.

In order to meet the City's committment towards the cost of the relocation of the Lafarge Concrete Ltd. conveyor, to complete the filling and to carry out the construction of the extensions of the Keefer and Quebec Streets storm sewers, $385,000 should be appropriated from funds already allocated for this purpose.

I RECOMMEND, therefore, that the amount of $385,000 be transferred from Account No. 147/7903, 'Special Arterial Connectors, Unallocated' to Account No. 142/1601, 'Columbia-Quebec Connector.' The remaining amount of the five-year plan allocation amounting to $500,000 will be required for the construction of the Columbia-Quebec roadway at a future date."

Your Board RECOMMENDS that the foregoing be approved.

2. Re-Alignment of the North Curb of 12th Avenue East from Kingsway and Across Prince Edward Street

"The 1969 Streets Basic Capital Budget established funds for the acquisition of property at the northeast corner of Prince Edward Street and 12th Avenue and for the re-alignment of the north curb of 12th Avenue between Kingsway and Guelph Street by constructing a new curb 5 to 10 feet north of the existing curb.

Negotiations for the acquisition of the necessary property became protracted due to the reluctance of the property owner to sell the land. A recent change in ownership of the property has resulted in renewal of negotiations.

Following these negotiations, the Supervisor of Property and Insurance reports that:-

'The new owner has agreed to convey that portion of Lot 9 as shown outlined red on plan marginally numbered LF4413 for highway purposes, subject to:-

(a) Payment for loss of land, 524 sq. feet - $3,275.00;

(b) City to replace concrete curbings (parking bumpers) to the new property line and if the property is asphalted, the asphalt be cut and left in good condition.

The price for the triangular strip is fair and reasonable and I endorse this settlement.'

/continued . . .

Clause #2 Continued

Due to the increase in cost of construction and land during the 3-year delay in performing this work, the original appropriation of $11,000 for the work and property acquisition must be increased to $14,000.

In 1963, studies were made with a view to stopping vehicular movements between 12th Avenue and Prince Edward Street. These movements are undesirable as they conflict with the major through and interchanging movements between 12th Avenue and Kingsway which are complicated by the oblique intersection of the two streets and the change in alignment of 12th Avenue west of the intersection. The earlier studies resulted in the restricting of traffic movement on Prince Edward Street to one way northbound. At that time, the desirable closure of Prince Edward Street and 12th Avenue was not implemented due to the opposition of the Biltmore Hotel owner, whose property abuts both sides of Prince Edward Street between 11th and 12th Avenues, excepting three lots on the east side, immediately south of 11th Avenue.

Recent discussions with the new owners of the Hotel indicate their willingness to accept this closure, provided a commercial crossing access to their car park on the east side of Prince Edward Street, immediately west of the lane east of Prince Edward Street, is provided.

It is therefore, proposed that vehicular access to Prince Edward Street and 12th Avenue be stopped by construction of curb and sidewalk across Prince Edward Street, on the setback alignment originally proposed for the north curb of 12th Avenue. North of 12th Avenue, Prince Edward Street would remain as a public thoroughfare having two-way traffic, with a turning area provided immediately north of 12th Avenue. The cost of this improvement is estimated to be $15,000, or $1,000 greater than the present estimated cost for the re-alignment previously approved by Council.

Any costs which may be borne by the City resulting from item (b) of the above property settlement can be avoided by immediate construction of these improvements prior to the pending development of the owner's car park.

I RECOMMEND that:-

(a) The Supervisor of Property and Insurance be authorized to acquire the above property for $3,275 and subject to the terms stated above, from funds allocated in Streets Capital Appropriation No. 145/2105.

(b) Prince Edward Street be closed at 12th Avenue in the manner stated above and that the established Streets Capital Appropriation No. 145/2105 be increased by $4,000 from funds available in Streets Capital Appropriation No. 147/7916, 'Miscellaneous Projects, Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

3. Winter Employment Program - Progress Report

The City Engineer reports:

"The City's participation in the Senior Government's Winter Employment Programs has completed the preparation-application-and-approval phase and all projects are underway. This seems an appropriate point at which to summarize the status for the information of Council.

Local Initiatives Program

This is a program for labour-intensive projects under which the Federal Government will pay wage costs up to an average of $100 per week, plus up to 17% for fringe benefits and other costs. The program runs to the end of May 1972. The last day for applications was 31 January, 1972.

/continued . . .

Clause #3 Continued

The City advanced twenty-three Local Initiatives Projects spread among eleven departments. They range in size from one man to 150 men, and in nature from plumbing inspections to works of art and music.

The estimated total cost of the projects is about $1,400,000 of which the City's share will be about $580,000:
($420,000 from Capital Funds)
($160,000 from Revenue Budget)

All of these projects have been approved and are in full operation, except one which has been delayed by a reorganization in the Department concerned.

Federal-Provincial Employment Loans Program

This is a program for capital projects. The Federal Government will loan funds at a low interest rate and, in addition, will forgive an amount equal to 75% of the on-site labour cost to the end of May 1972. The forgiveness ends 31 May, 1972, but loans can be made up to the end of March 1973. The last day for applications was 31 January, 1972.

The City submitted six applications:

Project	Loan Amount	Status
Street Improvements	$ 223,025	Approved
Sewer Improvements	$1,235,000	$500,000 approved
New Brighton Park Swimming Pool	$ 250,000	Approved
Stanley Park Lawn Bowling Building	$ 14,000	Approved
Provincial Courts Building	$1,050,000	Not approved*
Crystal Aquatic Centre	$2,500,000	Not approved*

(* These two projects had been approved under the previous 'Special Development Loans' program and were therefore disallowed as having been already planned for this period).

The estimated total 'forgiveness' on the approved projects is $200,000.

Work is underway on all of the approved projects and is scheduled to be completed by the end of May so that full advantage will be taken of the forgiveness feature as well as of the low interest loans.

B.C. Job Opportunities Program

This is a program under which the Province pays one-half of the wage cost (plus fringe benefits) of persons hired into new jobs, providing they have been residents of B.C. for twelve months and on welfare for three months. This program runs to the end of April 1972. Unlike the two Federal programs it does not involve approval of projects, but rather the qualification of people. Those who qualify are issued a Certificate of Opportunity.

If persons with Certificates of Opportunity are hired onto Local Initiative projects the Province will pay the excess of wages over the Federal $100 per week. On Employment Loan Projects the Province (Federal 75% forgiveness) will pay the remaining 25%.

Estimated credits for this program to 30 April are $10,000.

/continued . . .

Clause #3 Continued

(Employment figures are tabulated below):

Employment Created

	Local Initiatives	Employment Loans	Total
Number employed (10 March 1972)	403	139	542
Number of those hired from Welfare Rolls	53	0	53
Numbef of those with Certificate of Opportunity	35	0	35 *
Estimated man-month of employment (to 31 May, 1972).	1,800	500	2,300

(* In addition Nine (9) Certificate of Opportunity people are employed in jobs other than Local Initiatives and Employment Loan Projects)."

Your Board forwards this report of the City Engineer for the INFORMATION of the Council.

CONSIDERATION:

4. Proposed Summer Employment Project - Chinatown Sidewalks

The City Engineer reports as follows:

"PROPOSAL

A proposal has been received for a project which would employ thirty Chinese students under a federal work grant to renew the sidewalks in Vancouver's Chinatown. The Chinese Business Association would be asked to be sponsor for the federal project.

The sidewalks on both sides of Pender Street from Carrall Street to Gore Avenue would be completely renewed. The project would supply the labour of the thirty students and 10% of the material. The City would be asked to supply the balance of the materials, all tools and equipment, some skilled labour, and technical supervision.

The proposal also asks that, to complement the sidewalk renewal, the undergrounding of wires be given top priority under the new Provincial program. This is being reviewed and if approved by the City, B.C. Hydro and the province to proceed, will not affect the sidewalk.

COST

The share of the project to be contributed by the City is estimated to be about $25,000, and more if a special sidewalk finish or material were decided upon. This estimate is based on making maximum reasonable use of the 'free' hand labour. In addition to the items listed above, however, it is assumed that the City would supply cement finishers, since this is a skill not likely to be found among the students.

LOCAL IMPROVEMENT

On Theatre Row and on the Granville Street Beautification projects, the renewal of sidewalks was included in the Local Improvements and shared between the abutting properties and the City at large on the basis established in the Local Improvement Procedure By-Law. Gastown and Hastings Street beautification projects will have sidewalks renewed on a local improvement basis.

/continued . . .

Clause #4 Continued

On this same basis, the estimated costs of the proposed project (and, for comparison, the 'normal' costs of this width of walk) are:

Costs of Sidewalk	Proposed Project	Normal 'Beautification' Costs
Property Owners, per front foot:		
Annual rate (15 years)	$ 1.05	$ 1.50
Single payment cost	$ 8.50	$12.00
City-at-large	$4,000	$ 5,500

DISCUSSION

The walks in this section of Pender Street are sixty and more years old and below average condition. Their renewal would be an improvement. The work would be done at a saving to both the Property Owners and the City-at-large when compared to normal beautification costs.

On the other hand, there would be difficulties in carrying out the project with a crew made up partly of City employees and partly of employees of the sponsoring association. Questions of responsibility and liability will arise. In such a congested location, an experienced and well-knit crew would be better able to minimize disruption to pedestrian and vehicular traffic.

Also, on such a project there will probably be days when work is interrupted by weather, to allow other related work (such as renewal of underground services), or simply by the staging of the work. A City crew could simply be put to other work, but the students would have to be laid off.

The proposal has been discussed with the Outside Union who have stated that they are opposed to it. The project would employ non-union students working at wages below those paid City employees.

The proposal has been discussed with the Department of Planning and Civic Development, and they advise that it is their immediate intention to commence negotiations with the Chinese community on a beautification program which will be studying the improvement of Pender Street and adjoining properties along standard beautification lines and linking this into proposed future development in the Pender/Keefer Diversion area. The route is part of a proposed pedestrian walkway in the historic precinct.

It is their view that the sidewalk program proposed would precommit them to an improvement program which might not be in line with overall desires for street beautification and might impede or be at cross-purposes with ultimate improvements to sidewalks, street furniture, etc.

CONSIDERATION

This proposal is advanced for the consideration of the Council. It is suggested that, if approval of the sidewalk renewal project is given, it should be subject to:-

(a) Federal approval of the work grant;

(b) approval of the Local Improvement; and

(c) arrangements satisfactory to the Corporation Counsel as to liability."

Your Board submits this matter to Council for it CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 336

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Odors - West Coast Reduction Ltd.

Council at their October 19, 1971 meeting dealt with a Board of Administration report with respect to odors from West Coast Reduction Ltd., a rendering plant at 105 North Commercial Drive. Mr. A. C. Pritchard appeared on behalf of the petitioners and a letter from the Grandview Woodland Area Council was presented supporting the petitioners. Subsequently, Alderman Hardwick made the following motion:

> 'THAT the Board of Administration report be received and the Director of Permits & Licenses be requested to report to the Council on the situation after the installation is completed, being approximately March 1, 1972.'

The Director of Permits & Licenses reports as follows:-

> "Alterations to the plant have been made and odor controlling equipment has been obtained. The installation is very near completion and I am informed that it should be in operation by March 20, 1972."

Your Board submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 336

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Public Housing

The Director of Planning and Civic Development and the Director of Finance report as follows:

"A letter dated March 8, 1972 to the Board of Administration from Mr. G.W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, has been received. This letter includes advice that the Greater Vancouver Regional District Board agreed that a by-law should be prepared which would authorize the District to assume the liability for the municipal share of rental subsidy on existing public housing units built by member municipalities under Section 35A of the National Housing Act. The letter requests also that the City inform the Regional District of its expected 1972 share of the rental subsidy on existing public housing units and states also that the agreement of Council will be required if the district is to assume this liability. Copy of Mr. Carlisle's letter is attached.

It will be recalled that Council on August 24, 1971, adopted recommendations on this matter including a request to the Greater Vancouver Regional District to assume, as early as possible, the rights, obligations and liabilities of the City of Vancouve for all existing and approved Federal/Provincial public housing within the City.

Existing public housing projects in the City contain a total of 2,379 units. The estimated Municipal share of rental subsidies for 1971, payable in 1972, is $229,042. There are two approved projects. FP 18 (Champlain Heights) contains 100 units and is now under construction and FP 19 (Oppenheimer Lodge - 144 units) is expected to go to tender shortly. There will be no operating losses for the year 1971 in respect to these two projects.

In regard to FP 19 (Oppenheimer Lodge), Provincial approval was obtained subject to the City assuming the full costs of food services and undertaking the management of the hostel. In addition, the City and the Senior Governments agreed on the principle that the tenants would be permitted to participate in the management of this project. The design of this project has, by agreement between the City and the Senior Governments, been changed to eliminate the communal feeding arrangements and to include for cooking facilities in the individual units. The requirement that the City assume the food services costs therefore, no longer applies. In regard to management, as this project is now similar to other Federal/Provincial housing projects, management can be undertaken by the B.C. Housing Management Commission in the same way as for other public housing projects now under management.

It is presumed that the Greater Vancouver Regional District will now be represented on the B.C. Housing Management Commission and that it will therefore be no longer necessary to have a representative of the City of Vancouver as a member of the Commission.

It is recommended therefore:

(a) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities for the existing public housing in the City

(b) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities of the two approved projects.

(c) THAT the Greater Vancouver Regional District be requested to pass on to the B.C. Housing Management Commission, a request that arrangements be made to permit tenants to be involved in the management of the FP 19 (Oppenheimer Lodge) project."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development and Director of Finance be approved.

(Copies of Mr. G.W. Carlisle's letter dated March 8, 1972, are circulated for the information of Council.)

2. The Construction of a One Storey Addition to the Existing Bottling Plant (Coca Cola) at 1818 Cornwall Street

The Director of Planning and Civic Development reports as follows:

"Wometco (B.C.) Ltd. have filed Development Permit Application No. 58132 to construct a 100.33' x 110.17' one storey addition on vacant land at the south-west corner of the site occupied by an existing Bottling Plant.

The site is located in an M-1 Light Industrial District and is bounded by Cornwall Street, Chestnut Street, York Street and Cypress Street.

Under the terms of an agreement between the owners of the property and the City, which was prepared in 1940, the rezoning of the site to an M-1 Light Industrial District was affected subject to certain conditions, one of which being:

> 'Entrances and exits for loading and unloading of goods, wares, or merchandise shall be constructed on the east side of the building and no further entrances or exits for loading or unloading shall be constructed without the prior approval of the Grantee (City).'

The development as proposed would provide for a truck vehicular access from Cypress Street contrary to the Condition as originally set out in the agreement referred to above. The access would be used for vehicular ingress only and would be located 146' south from Cornwall Street. It is noted that there are other industrial developments (Bekins Moving and Storage) in the area which presently have vehicular access from Cypress Street.

The crossing would be used by trucks that would enter the building from Cypress Street for loading and then exit over an existing crossing onto Chestnut Street.

The Technical Planning Board were prepared to approve this Development Permit Application subject to a number of conditions and subject to the agreement between the owners of the property and the City being amended by City Council to permit vehicular ingress to the site from Cypress Street."

Your Board concurs with the recommendation of the Technical Planning Board and RECOMMENDS that the Corporation Counsel be instructed to prepare an amendment to the existing agreement and that the Mayor and City Clerk be authorized to issue said amendment to permit vehicular ingress to the site from Cypress Street.

FOR COUNCIL ACTION SEE PAGE(S) 337

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Re Private Hospital Cases

The Corporation Counsel reports as follows:

"On February 10th, 1972, we proceeded to trial on the Parklane Hospital case as a test case on the question of the City's liability to pay the difference between the rate established by the Hospital from March 1st, 1968 to date, and the rate set from time to time by the Provincial Government.

The judgment allowed the claim for the period of March 1st to September 18th, 1970, on the basis of the decision in the Surrey case. But the claim subsequent to that date was dismissed on the grounds that an Order-in-Council on September 18th, 1970, effectively barred any further recovery.

However, a further order in November, 1971, suggested that the entire claim was prohibited. In effect, this had a retroactive effect. The Court held that order as beyond the powers of the Cabinet and this argument was therefore unsuccessful.

The amount of the judgment was $57,524.95. We will be proceeding to trial on April 4th on the other eight claims and, since the facts are the same, it is anticipated that they will receive judgment on the basis of the Parklane case. The amount involved in these claims is approximately $250,000.00.

I am informed that it is likely Parklane Hospital will appeal the decision on the basis that the trial judge was wrong in holding the 1970 order as being valid. If such is done, I would recommend that I be given authority to cross-appeal on such grounds as I find have merit."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 337

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Proposed Fire By-law Amendment Re Restaurant Ventilating & Fire Extinguishing Systems

In response to Deputy Mayor E. Broome's inquiry and the direction of the Board of Administration to explore methods of controlling fire hazards associated with restaurant cooking appliances and ventilating canopies and ducts, the Fire Chief reports as follows:

"An examination of the fire hazards associated with commercial cooking indicates that unless grease extractors are regularly cleaned and the area surrounding cooking equipment is maintained free from grease accumulations, a serious fire hazard will remain regardless of the installation of automatic control features.

Effective control of this hazard requires frequent inspections to police cleanliness and ensure that all equipment is maintained in good working order.

Communications were received by the City Clerk's office regarding this subject from the Canadian Underwriters' Association and Independence Insurance Conference (copies attached) with the suggestion that the City of Vancouver pass a by-law similar to that adopted by the Corporation of the District of Burnaby.

> 'Restaurant type cooking appliances such as deep fat fryers, grill and broilers shall be provided with an approved exhaust ventilating system. Approved fixed pipe fire extinguisher system shall be installed in exhaust duct systems not equipped with a listed grease extractor.'

With respect to new installations, the City Building Inspector advises that the new proposed Building By-law will be submitted to Council in about a month's time.

Included in the by-law will be the requirement that the design and installation of commercial kitchen ventilation systems shall be in accord with Pamphlet 96-1969 of the National Fire Protection Association.

It is the considered opinion of the Fire Chief and the City Building Inspector that the Burnaby By-law quoted, which is generally in line with the recommended standard in Pamphlet 96 of the National Fire Protection Association, is acceptable to deal with existing installations, with the added provisions in the by-law for requiring regular cleaning of grease extractors and other equipment.

The Fire Chief recommends that Council consider amendments to the Fire By-law to provide control of this hazard."

Your Board RECOMMENDS the recommendation of the Fire Chief be approved, and an amendment to the Fire By-law be considered this day under "By-laws".

INFORMATION:

2. Letter From B. Simpson Re: Traffic Fatality, 4th Avenue and Larch Street

The City Engineer reports as follows:

"This report refers to the request of Bernard Simpson (Barrister and Solicitor) that his letter, addressed to His Worship the Mayor with details pertinent to an inquest of a traffic fatality at 4th Avenue and Larch Street, be read before Council. (Copies of letter are circulated for Council's information.)

The victim, Mark Jeffrey Wilson, age 21, was struck at approximately 6:53 p.m. on December 16, 1971 as he crossed 4th Avenue from south to north in the easterly unmarked crosswalk at Larch Street.

The Coroner's Jury's verdict and recommendations were that the death of Mark Wilson was accidental but in view of the history of traffic fatalities at this intersection that additional street lighting be erected on the southwest corner of 4th Avenue and Larch Street and that existing street lighting be more carefully maintained. The Jury further recommended that the police should be made more aware of the dangers of travelling at the posted speed limit under adverse weather conditions.

After consideration of the details of the accident, on January 20, 1972 we advised the Coroner that no further action from a Traffic Engineering standpoint appeared necessary.

Mr. Simpson's letter makes reference to testimony given at the inquest that 'the lamp standards on two of the corners were not working' (at the time of the accident). The lights were checked and found to be operating after the accident was reported. Our records show that no trouble was reported or repairs made on these lights from before the date of the accident, until the check was made after the accident.

With regard to the adequacy of the lighting, 4th Avenue in this area is illuminated by 400 watt mercury vapour lights which provide lighting to the level recommended by the Canadian Standards Association. This level has been adopted by cities across Canada for similar major streets.

Mr. Simpson, who represented the driver of the vehicle involved in the fatality, referred to extracts of a Mrs. Fairey's letter, dated December 21, 1971, addressed to the Coroner, indicating she has lived in the neighbourhood since 1946 and is aware of 12 people who have been killed at this intersection. Mr. Simpson's letter continues, 'that three fatal accidents have occurred since 1967'.

Our accident records do not substantiate these figures. Mrs. Fairey was contacted by telephone, and she explained that her statistics are from memory only. It appears that her recollections of fatalities are based on occurrences close to Larch Street. Our records show that in the past 22 years there have been 5 pedestrian fatalities on 4th Avenue in the four blocks between Macdonald and Balsam.

Our records also show that at the intersection of 4th Avenue and Larch Street ten pedestrian accidents have occurred since our records began in 1949, only two of which resulted in pedestrian deaths; one in 1962 and the recent accident on December 16th, 1971.

Our correspondence with Mrs. Fairey in 1967, referred to by Mr. Simpson, was initiated by a telephone request from her for a flashing beacon signal installation at 4th Avenue and Larch Street when she expressed concern for the difficulty in crossing 4th Avenue. We advised her in our letter that further controls were not warranted on the basis of the accident record but that we would keep the intersection under review. The recent fatality was the first pedestrian accident recorded since that time.

/continued . . .

Clause #2 Continued

It should be noted that in March, 1971 a pedestrian actuated signal was installed on 4th Avenue at Vine Street (2 blocks to the east of Larch and in the centre of the commercial development) which not only provides for pedestrian crossing at that point but also assists crossing at adjacent intersections by creating gaps in the major traffic flow on 4th Avenue."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 337

FINANCE MATTERS

RECOMMENDATIONS

1. Kerrisdale Arena - Replacement of Ice Making Equipment

The Director of Finance reports as follows:

"The Kerrisdale Arena is operated by the Kerrisdale Community Centre Society under an agreement with the City of Vancouver. Under this agreement operating surpluses are deposited In Trust with the City and are to be used for major repairs, painting, improvements or additions to the arena building, including parking facilities.

The expenditure of the moneys requires the approval of the Board of Parks and Public Recreation and the Board has approved a total of $38,100 for replacement and increased capacity of ice making equipment and other items, as requested by the Society.

The agreement between the Society and the City limits annual expenditures from the Reserve to a total of $10,000. However, I am advised that the reason for this limit was to ensure that there would be sufficient funds when needed to pay for the work now approved which is necessary at 20 to 25 year intervals so that the ice arena can continue to function.

The balance in the fund is $54,797 and Council approval to an expenditure in excess of the $10,000 annual limit is requested by both the Board of Parks and Public Recreation and the Society so that the work referred to above can be financed out of the fund. Under the circumstances it is recommended that Council approve the expenditure of $38,100 for replacement and expansion of the ice making equipment from the Kerrisdale Arena Replacement Fund as requested by the Board of Parks and Public Recreation and the Kerrisdale Community Centre Society."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

2. Collections Policy - Vancouver Museums and Planetarium

A report on a 'Collections Policy' for the Museums and Planetarium Department is circulated to Council.

The report sets out the recommended collections policy based upon the resolutions of Council concerning the purpose of the Centennial Museum, Maritime Museum and Planetarium.

Your Board has reviewed this collection policy with the President of the Vancouver Museums and Planetarium Association, and it has been agreed that this policy be incorporated into the agreement now being prepared as a basis for the operation of the Museum complex by the Association, and accordingly your Board recommend that the document be attached to the agreement as an appendix.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMEND that:

(i) City Council adopt the collections policy for the Vancouver Museums and Planetarium;

(ii) the collections policy be incorporated into the agreement now in course of preparation concerning operation of the complex by the Vancouver Museums and Planetarium Association.

3. Purchase of Spanish Armour from Museum Trust Account

The Museums Manager reports as follows:

"A fine set of Spanish style dress armour is currently available for the Museums to purchase. This armour could be used in a new Museum display nearing completion, entitled Exploration and Settlement. It would make a striking presentation in which the important role Spain played in the development and early exploration of the West Coast could be depicted. The armour consists of the following:

1 breastplate c 1800
1 backplate
1 halberd
1 sword
1 helmet c 1600s

These are availabe to us from a local antique dealer at the cost price of $350 plus 5% sales tax, that is $367.50.

Money for this purchase is available in the Museum Trust Account, which is for the time being under the direct auspices of City Council.

Accordingly, I recommend

That funds be approved for the purchase of this material for use in the Exploration and Settlement Gallery in the Centennial Museum."

Your Board RECOMMENDS the foregoing report of the Museums Manager be adopted.

INFORMATION

4. Museums Department - Reorganization and Operation

Council on December 21, 1971 gave consideration to the reorganizatic of the Museums Department and at that time resolved, among other things, that

"the Council turn over the Museums operation to the Vancouver Museums and Planetarium Association, effective April 1, 1972;"

"the Board of Administration commence all necessary negotiations forthwith;"

"agreement be drawn up in due course with the said Association, satisfactory to the Board of Administration and the Corporation Counsel;"

Negotiations are proceeding in this matter, however, in view of the detail involved in drawing up an agreement satisfactory to all parties, additional time beyond the effective date of April 1st will be required. It is suggested the Board undertake to complete negotiations as soon after April 1 as possible, and report back to Council on the effective date of execution of the new Agreement.

5. Exemption of U-Drive Parking Lots from Business Tax

The Corporation Counsel submits the following report:

"On March 2, 1972 Council, sitting as the Business Tax Court of Revision, asked that I report on the reason why parking areas reserved for U-drive vehicles are exempt under section 34(3) of the Business Tax By-law.

(Cont'd.)

CLAUSE NO. 5 (continued)

In 1968 the Finnis Report was filed with Council. This report was a review of the whole revenue and regulatory aspects of licensing and business tax in the City. In the next year and one-half Council met on many occasions to consider the report and the various reports of City officials commenting on the Finnis Report.

The Finnis Report recommended a $5 per vehicle fee for U-drives, but your officials recommended that the fee be $20 per vehicle, and that was the amount that was finally adopted by Council and incorporated in the Vehicles For Hire By-law. Your officials felt that the number of vehicles in operation, rather than the size of the parking lot, more closely reflected the size and extent of the business. In other words, the business tax revenue aspect from vehicles for hire is presently contained in the license fee charged under the Vehicles for Hire By-law, rather than the Business Tax By-law."

Your Board submits the foregoing report of the Corporation Counsel for Council's INFORMATION.

INFORMATION AND CONSIDERATION

6. Pacific National Exhibition - 1972 Operating and Capital Budgets

The following report has been received from the Director of Finance:

"The operating and capital budgets of the P.N.E. for 1972 have been received and a detailed copy is on file in the City Clerk's Office.

	Summary of the Operating Budgets for Years Ending Sept. 30		
	1971 Budget	1971 Actual	1972 Budget
Revenues (Exhibit A)	$ 4,845,981	$ 5,088,864	$ 5,054,325
Expenditures (Exhibit B)	4,330,061	4,402,354	4,658,329
Net Surplus	$ 515,920	$ 686,510	$ 395,996

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1972

The proposed P.N.E. capital budget consists in summary of the following items. The detailed explanations as supplied by the P.N.E. are attached as Appendix I to this report.

		Notes
Administration building renovations	$230,000	(1)
Forum renovations	72,012	(2)
B.C. Pavilion	21,600	
New gates and entrances	60,000	
Gayway ticket office	5,000	
Fire hydrant	4,500	
Electrical	12,000	
Leasehold improvements from 1971	27,900	(3)
Total	$433,012	
Additional expenditures on equipment	99,350	
Grand total capital expenditures	$532,362	

(Cont'd.)

CLAUSE NO. 6 (continued)

Notes

(1) $100,000 of the $230,000 was approved by Council Feb. 1/72
(2) $ 72,000 of the $72,012 " " " " Feb. 1/72
(3) Approved by Council last year but not expended.

The P.N.E. advises that the funds required for the Capital improvements budget will be provided for out of the operations of the P.N.E.

The above 1972 capital budget is submitted to Council for CONSIDERATION, with the exception of the noted items which have prior Council approval."

Your Board submits the 1972 operating budget of the P.N.E. for INFORMATION and the 1972 capital budget of the P.N.E. for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 338

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 17, 1972

CONSIDERATION AND RECOMMENDATION

1. Sale of City-Owned Lots 3, 4 & W.2/3rds of 5, Block 39, D.L. 200A, Situated S/S 6th Avenue, between Scotia and Brunswick Streets - Zoned RM-3

The Supervisor of Property and Insurance reports as follows:-

"The attached letter addressed to His Worship the Mayor and members of the Council has been received from the Mount Pleasant Branch, No. 177 Royal Canadian Legion. They wish to purchase City lands for development of a Senior Citizens' low-cost housing project. Their offer is submitted in the amount of $28,000.00 which represents the 1971 assessed value for general purposes of the lots in their present subdivided form, less an amount equal to the additional cost of construction, as a result of the site being an old filled ravine and the necessity of bridging an abandoned sewer.

Their letter further requests City Council to authorize its officials to negotiate for assistance in accordance with Council's action of October 5th, 1971, regarding the 5-year "million dollar" plan for senior citizens' housing.

Respecting this request, Council, on February 23rd, 1972, referred to Standing Committee on Planning and Development a report from the Director of Planning which dealt with the "one million dollar revolving fund for financing and provision of sites and construction of low rental and senior citizens' housing included in the 1971-75, 5-year plan."

The site has been recommended for sale to the Mount Pleasant Branch No. 177, Royal Canadian Legion for senior citizens' development in accordance with the Elderly Citizens' Housing Act by the Planning Department, subject to:-

(1) the consolidation of the City lands into one parcel.

(2) the existence of an abandoned 15" diameter sewer (storm) presently crossing Lots 3 and 4.

(3) a sewer and drainage easement over the West 5 feet of Lot 3.

(4) that the purchasers first satisfy themselves regarding soil conditions in view of the past filling operation.

The total site size is 132' x 122' creating 16,104 square feet. It is estimated that the site may provide approximately 30-35 senior citizens' units.

Council's policy, December 5th, 1967, respecting the sale of City-owned lands for non-profit senior citizens' development is:-

(Continued)

Clause No. 1 (Continued)

"City lands be made available at a price of the assessed value based on subdivided lots as determined for general purposes, set out under Section 342 (1) of the Vancouver Charter. The purchaser is to have the right to apply for a grant in lieu of taxes upon commencement of construction."

This policy, when applied against the site, creates the following situation:-

(1)	1971 assessed value for general purposes on an individual lot basis (assessed on the basis of a single family use):	$28,000.00
(2)	However, a condition of the sale requires consolidation of this site, and the indicated 1971 assessed value for general purposes on a consolidated basis is estimated to be (assessed on the basis of apartment use):	$51,480.00

These variances in assessed value have the following effect:-

(1)	estimated land cost per unit based on individual lot assessment:	$ 850.00 per unit.
(2)	estimated land cost per unit based on consolidated site assessment:	$ 1,500.00 per unit.

Central Mortgage and Housing Corporation have recently advised that the current average land cost for senior citizens' developments run at approximately $1,100.00 based on an average unit size.

As can be seen from the foregoing, current Council policy, as interpreted, would require the land to be sold for $51,480.00, less consideration for additional costs of construction due to special soil conditions, and only Council can alter the interpretation of this policy.

The market value of the site is estimated at $80,000.00 and a sale at $51,480.00 would represent a City capital subsidy of $28,520.00, to which must be added the City's annual subsidy equal to taxes so long as the project exists.

CONSIDERATION:

The sale of City-owned lands, Lots 3, 4 and the West 2/3rds of 5, Block 39, D.L. 200A to the Mount Pleasant Branch No. 177, Royal Canadian Legion, for development of a senior citizens' low-cost housing project.

RECOMMENDATION:

(1) In the event that Council gives the Legion's request favourable consideration, it is RECOMMENDED that the land be sold to them at a price to be negotiated, based on Council's direction, taking into account the additional cost of construction due, to the peculiarities of the site, subject to the lands being developed in accordance with the Elderly Citizens' Housing Act. The results of such negotiations are to be reported back to City Council.

(Continued)

Clause No. 1 (Continued)

(2) If the Mount Pleasant Branch of the Legion wishes help to finance the project then the City's usual terms of 1/4 down with the balance payable in 3 equal instalments, semi-annually at 9% for the land might meet the needs of the Legion. City Council is requested to give authority to its officials to discuss the matter of financing referred to by the Legion and report back."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION and RECOMMENDATION.

2. Georgia Viaduct Replacement
274-278 Union Street and 809 Gore Avenue and Direct Sale of City-owned Lot 14, Block 20, D.L. 196

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Council Resolution of October 19th, 1971, dealing with Item 6, Board of Administration, Property Matters, dated October 15th, 1971, wherein expropriation of Lots 30 and 31, Block 21, D.L. 196 was authorized.

This property is located at the South West Corner of Union and Gore Streets and under the original viaduct alignment would have been required for the westbound ramp, but is now to form part of the landscaping and beautifications.

During earlier negotiations, there had been discussions wherein the owner had indicated he desired to relocate his laundry business in the immediate vicinity. The City owns two single lots on the North side of the 200 Block Union Street and it was suggested that if he were able to acquire a property adjoining one of the City lots, the City would give consideration to selling their lot for consolidation into a 50' site. In February, 1970, City negotiators had offered the owner the sum of $55,000.00, representing land and building value for Lots 30 and 31, plus an allowance for actual moving cost, etc. and had suggested a value of $9,000.00 for the City-owned 25' Lot 14 on a comparative basis.

Negotiations with the owner's solicitor have been continued in an effort to reach a settlement. To date no agreement has been reached as to compensation but the owner has been actively proceeding with plans for relocation. He advised that agreement was reached on the purchase of Lot 15, Block 20, D.L.196, being 231 Union Street but that they required an advance payment of $15,500.00. As the owner of the laundry did not have the required funds and in order to assist him in his relocation, arrangements were made to advance this sum after receiving and registering a Deed in favour of the City for Lots 30 and 31, Block 21, D.L. 196. The intention is to demolish the existing tenement, acquire the adjoining lot from the City and consolidate the two lots into one parcel for construction of his new premises.

(Continued)

Clause No. 2 (Continued)

The City owns Lot 14, Block 20, D.L. 196, which is vacant and has been withheld from sale. The Director of Planning has recommended that Lot 14 be released for sale to the adjoining owner for consolidation to form one site for construction of the intended laundry development.

It has been proposed, without prejudice, to either party that:

(1) City Council give consideration to selling Lot 14, Block 20, D.L. 196 to the owner of adjoining Lot 15 without prior advertising. The price of Lot 14 to be $9,000.00 if a settlement is reached for the purchase of his Lots 30 and 31 on the basis of $55,000.00 for land and buildings.

If a settlement is negotiated in excess of $55,000.00, the City will increase the price on Lot 14 proportionately. If a settlement cannot be reached and aribtration proceedings become necessary to determine compensation, the City reserves the right to arbitrate the sale price of Lot 14 coincidentally with the arbitration on Lots 30 and 31.

(2) The date of adjustment for taxes, etc. would be the date the City takes over physical possession of the expropriated property.

(3) The above arrangements would call for the early construction of the new laundry building and the vacating of the present premises.

The Supervisor of Property and Insurance and the City Solicitor have jointly reviewed the above and believe it is in the City's interest to give this assistance to the owner to help him relocate so that vacant possession of his property may be obtained as quickly as possible and the landscaping of the Viaduct may be completed.

CONSIDERATION:

The matter of the direct sale of Lot 14, Block 20, D.L. 196 to the owner of the adjoining Lot 15 is placed before Council for its consideration. In the event that it is given favourable consideration it is,

RECOMMENDED:

That Lot 14, Block 20, D.L. 196 be conveyed to Harry Yuen on the terms and conditions as set out in 1 to 3 above."

(Attached for the information of Council is a letter from the Board of Parks & Public Recreation relating to this same matter)

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for their CONSIDERATION and RECOMMENDATION.

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1633 Napier St. Lot D, Block 28 D.L. 264A	Britannia Community Services Centre	Litchfield Bulldozing Limited	$ 795.00	531/1214
2360 S.E.Marine Drive, Block 2, D.L.258 & 329	Replotting Authority to demolish B/A P.M. Feb.11/72 R/C Feb.15/72	S. Kelly	$1,750.00	4902/30

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

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FOR COUNCIL ACTION SEE PAGE(S) 338-339

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 9, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, March 9, 1972, at 2:15 p.m., in #3 Committee Room, East Wing, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, and Sweeney.

ABSENT: His Worship the Mayor
Alderman Wilson (Civic Business)

1. The Minutes of the meeting of February 10, 1972, were adopted.

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

2. Britannia Community Services Centre

In August, 1971, Britannia Design submitted to your Committee a preliminary report on work done by that group to that date.

At this meeting, Britannia Design submitted, in completion of their work, their report #2 (Summary).

The consultants with the assistance of slides and charts advised of the detail of the recommendations made by the group and by oral report advised how they had collected the data and information on which they based their recommendations.

Mr. John Minichiello, representing the Britannia Advisory Committee, spoke to the Committee members present in support of the recommendations contained in the consultants' report.

The Assistant Director - Civic Development pointed out to the Committee that the following should be given seriously consideration in furthering the project: the need for one architect for all of the design, the use of managment contract which could cut five (5) months off the completion date, funds available do not allow for the inclusion of the ice-rink. The Assistant Director - Civic Development suggested the acquisition of the land for the rink at this time with the development of the rink at a later date when funds are available.

Your Committee discussed the matter at some length and

RECOMMENDS that the report of the Board of Administration dated March 3, 1972, entitled 'Britannia Community Services Centre' be adopted after amendment to remove all references to the development of the ice-rink in the Britannia Community Services Centre, and that the report be referred to the School and Park Boards for their approval.

FURTHER RECOMMENDS that the Board of Administration report back to Council on the matter of source of funds for the purchase of land for the development of the ice-rink at a later stage.

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 340

* * * * *

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 23, 1972, in No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Linnell, Phillips, Rankin and Sweeney

ABSENT: Alderman Calder
Alderman Hardwick
Alderman Wilson

CLERK TO THE COUNCIL R. Henry

BUSINESS

Local Improvements on the Initiative

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship Mayor Campbell in the Chair.

- CARRIED.

COURT OF REVISION

Installation of Street Lighting
on the Initiative--Schedule No. 411

The Court received from the Assessment Commissioner Schedule No. 411, listing thirty-one Local Improvement Projects on the Initiative. It was noted that Projects Nos. 9, 14, 27, 30 and 31 had been defeated.

There was no one present who wished to speak to the proposed projects.

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT Schedule No. 411, as submitted by the Assessment Commissioner, be approved.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
That the Court of Revision rise and report.

- CARRIED.

COUNCIL

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the report of the Court of Revision be received.

- CARRIED.

Local Improvements:
Subsequent Procedure

The Board of Administration, under date of March 9, 1972, submitted the following report of the City Engineer:

'The City Engineer reports as follows:-

"Light Standard Projects on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on March 23rd, 1972.

The projects are listed by the Assessment Commissioner on Schedule Number 411, Items 1-22 and 24-31 inclusive.

The following projects have been defeated:

Schedule No.	Item	Location
411	9	Kamloops Street - 18th Avenue to 19th Avenue
	14	Kitchener Street - Rupert Street to Dead End East
	27	15th Avenue - Nanaimo Street to Copley Street
	30	47th Avenue - Doman Street to Tyne Street
	31	48th Avenue - Blenheim Street to S.W. Marine Drive

The City's share of the cost of the recommended projects is available in the 1971 Street Lighting Capital Budget.

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

1. All the 'Initiative' projects on Schedule 411, except the defeated Items 9, 14, 27, 30, and 31 be undertaken.

2. The Engineer be authorized to call tenders for the approved projects."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.'

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the foregoing report of the Board of Administration, dated March 9, 1972, be approved.

- CARRIED.

The Special Council adjourned at 9:35 a.m.

The foregoing are Minutes of the Special Council meeting (Court of Revision), dated March 23, 1972, adopted on March 28, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 28, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, under the direction of Mrs. White.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated March 21, 1972, be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Minutes of the Special Council Meeting (Court of Revision), dated March 23, 1972, be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Minutes of the Special Council Meeting (re proposed Third Crossing of Burrard Inlet), dated March 15, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

VARYING OF AGENDA

MOVED by Alderman Broome,
THAT the agenda be varied to permit the hearing of delegations at this time.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS

1. Rezoning: N/W Corner of Victoria Drive and 2nd Avenue (C. H. Taboury)

Further consideration was given to the Board of Administration report (Building and Planning Matters), dated February 4, 1972, respecting application to rezone Lots 7 and 8, Subdivision B, Block 144, D.L. 264A, being the north-west corner of Victoria Drive and 2nd Avenue, from an RT-2 two-family dwelling district to a C-1 commercial district, for the purpose of a service station repair shop. The Board of Administration recommended the application be refused, in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission, referred to in the Board report.

Mr. R.R.J. Mueller, Solicitor, appeared on behalf of the applicant, and submitted a brief in support of the application.

MOVED by Alderman Adams,
THAT Clause 10 of the Board of Administration report (Building and Planning Matters), dated February 4, 1972, in which refusal of the application is recommended, be adopted.

- CARRIED.

2. Sale of Land on Bruce Street to Mennonite Senior Citizens' Society

The Council received a delegation from the Mennonite Senior Citizens' Society, with respect to the action of Council on January 25, 1972, quoted as follows:

> "THAT this property be made available to the Mennonite Senior Citizens' Society at the value of $200,000 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months.
>
> - CARRIED."

In the brief submitted by the agent for the Society, it is stated the Society is prepared to accept a valuation of $800.00 per unit Gross Land Cost; i.e., $136,000.00, less cost of proven extras for site preparation.

MOVED by Alderman Wilson,
THAT this whole matter be deferred until the next Regular meeting of Council and, in the meantime, the brief from the Society be furnished to the Supervisor of Property and Insurance for consideration and report.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

3. Sale of City-owned Property at corner of Cambie and Georgia Streets

It was advised that the firm Braidwood, Nuttall & MacKenzie, Solicitors, have requested a deferment of this matter. The Council agreed accordingly, and left the matter in the hands of the City Clerk.

DELEGATIONS

Renovations of Pioneer Place, and Beautification of Portion of Hastings Street, Cambie to Carrall Streets, Areaways and Mid-block Crossings

Mr. D. Lesser, a representative of the Improvement of Downtown East Area Society (IDEAS) appeared on behalf of merchants and property owners in the area of Hastings Street affected by the proposed beautification project (Cambie to Carrall Streets), and advised that their approval of this beautification project is subject to the Council proceeding with improvement of Pioneer Place, and that they are in favor of the Planning Department's project for Pioneer Place provided steps for seating are eliminated.

The matter was deferred, pending consideration of Board of Administration reports to be submitted later this day.

(See pages 21-28)

COMMUNICATIONS OR PETITIONS

1. Delegations

It was agreed that the communication from the City Clerk, respecting Delegations, be deferred to later in the proceedings when a Motion on the subject is under consideration.

2. Canada Week

MOVED by Alderman Wilson,
THAT, pursuant to the request received from the Canada Week Committee, the Council proclaim June 26 to July 2, 1972, "Canada Week."

- CARRIED.

3. Works Incentive Programmes

The Council of the City of St. Catharines submitted the following resolution, requesting endorsement:

"Whereas the Government of Canada instituted works incentive programmes for the period November 1st 1971 to May 31st 1972;

And Whereas such programmes were made available to municipalities throughout the country to create jobs during a period of high unemployment;

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Works Incentive Programmes
(continued)

And Whereas such programmes require careful preparation with clear terms of reference and sufficient time for municipalities to prepare constructive and effective projects;

And Whereas benefit would be derived from a municipal input of information to assist in the development of such programmes;

Now Therefore Be It Resolved that the Government be petitioned to seek the advice of municipal representatives in the planning of any future works incentive programmes, to ensure that any funds made available for community improvement projects will be used in the most efficient and effective way possible."

MOVED by Alderman Bird,
THAT the foregoing resolution be endorsed,

FURTHER, that the Prime Minister of Canada, and the Minister of Manpower and Immigration be advised, accordingly.

- CARRIED.

4. Traffic Pattern and Rezoning
Changes Affecting Local Areas

A request was received from the Vancouver Area Council of the New Democratic Party, asking the opportunity of a delegation concerning major decisions on traffic pattern and rezoning changes affecting local areas.

MOVED by Alderman Hardwick,
THAT the matter be referred to the City Clerk, to request more detailed information.

- CARRIED.

5. Invitation: Lord
Mayor of London

His Worship the Mayor advised of an invitation from the Lord Mayor of London, addressed to the Mayor and Mrs. Campbell, to join with a number of other Canadian Mayors and their wives in a visit with the Lord Mayor and his wife, in London, during the week May 10th to 13th, 1972.

MOVED by Alderman Adams,
THAT His Worship the Mayor and Mrs. Campbell be authorized to accept this invitation.

- CARRIED.

6. Regional Consultation to a United
Nations Conference on the Human
Environment

His Worship the Mayor advised of a communication from the

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Regional Consultation to a United Nations Conference on the Human Environment (continued)

Chairman of the Canadian Preparatory Committee, of the United Nations Conference on the Human Environment, advising of a global conference, to be held next June in Stockholm.

In this regard, public consultations are being held across Canada: one in the Hotel Vancouver on April 5. The matter of attendance is submitted for Council consideration. Relevant material is on file in the City Clerk's office.

MOVED by Alderman Adams,
THAT this information be received.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, March 24, 1972

WORKS AND UTILITY MATTERS

Containerized Refuse Collection
(Clause 5)

In respect of this clause, it was noted that the Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers Union wishes to appear before Council, and that the Vancouver Civic Employees Union and the Vancouver Tenants Council wish to appear if action is proposed to increase the collection rates.

MOVED by Alderman Wilson,
THAT this clause be received, and a copy be furnished to each of the three organizations referred to, with the advice that delegations will be heard by Council from these organizations if they so wish.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Hardwick,
THAT Clauses 1, 2, 3 and 4 of the Board of Administration report (Works and Utility Matters), dated March 24, 1972, be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Social Service and Health Matters), dated March 24, 1972, be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS

Taylor Manor - Fire Controls
(Clause 5)

MOVED by Alderman Bird,
THAT, pursuant to request from the Board of Administration, this clause be deferred, for consideration at the next Regular Council meeting.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Adams,
THAT Clauses 1, 2, 3 and 4 of the Board of Administration report (Building and Planning Matters), dated March 24, 1972, be adopted.

- CARRIED.

FINANCE MATTERS

Winter Employment Program -
Canadian Federation of
Mayors and Municipalities
(Clause 1)

MOVED by Alderman Bird,
THAT the resolution proposed by the City Engineer for submission to the Canadian Federation of Mayors and Municipalities be approved, and submitted accordingly.

- CARRIED.

The Canadian Red Cross Society - Grant Equal
to Rental of Queen Elizabeth Theatre Rehearsal
Room (Clause 2)

MOVED by Alderman Bird,
THAT, pursuant to a request from the Canadian Red Cross Society, a grant of $70.00, being equal to the rental of the Rehearsal Room of the Queen Elizabeth Theatre, be approved, to permit the room to be used as a Blood Donor Clinic by the Society, proposed for April 12, 1972.

- CARRIED BY THE
REQUIRED MAJORITY.

B. Personnel Matters,
Supplementary Report,
March 24, 1972

MOVED by Alderman Linnell,
That the report of the Board of Administration (Personnel Matters, Supplementary Report), dated March 24, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Property Matters,
March 24, 1972

Method of Disposal of Single-Family Residential Lots Situated in Area B of Champlain Heights, Zoned: RS-1
(Clause 1)

After considering the details contained in this clause, it was

MOVED by Alderman Bird,
THAT these single-family lots, in Area B of Champlain Heights, be sold on the following basis:

> for a period of 30 days on a fixed-price basis, to individuals, with the sale being restricted to one lot per individual, on the understanding, however, that thereafter lots will be sold on the basis of sealed tender, with the highest offer above the upset price being accepted.

- CARRIED.

D. Reconstruct Existing Gasoline (Texaco) Service Station,
205 South-east Marine Drive

The Board of Administration, under date of March 20, 1972, submitted the following report in connection with the reconstruction of existing Gasoline (Texaco) Service Station, 205 South-east Marine Drive:

'The Director of Planning and Civic Development reports as follows:

"Texaco Canada, Ltd. have filed Development Permit Application No. 58370 to demolish the existing gasoline service station; increase the site area and construct a new gasoline service station.

The site is located at the north east corner of Main Street and South East Marine Drive. The existing site is zoned C-1 Commercial. The two adjacent easterly lots (lots 45 and 46) are at present zoned as an RS-1 One Family Dwelling District.

City Council on February 10, 1972, approved the rezoning of Lots 45 and 46 to C-1 Commercial District for enlarging the service station site subject to the following conditions,

'1. Lot 6 and Lots 45 and 46 to first consolidated into one parcel and so registered in the Land Registry Office subject to satisfactory arrangements being made through the City Engineer regarding easement on the easterly boundary of Lot 6 and

2. The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission with special attention being given to the treatment and landscaping on the site particularly the area adjacent to the single family homes having a suitably designed building in keeping with the general area.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Reconstruct Existing Gasoline
(Texaco) Service Station,
205 South-east Marine Drive
(continued)

In considering the detailed scheme of development the Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 58370 be APPROVED in accordance with the submitted application such plans and information forming part thereof, thereby permitting the demolition of the existing gasoline service station building; adding to the site area and the construction of a new gasoline service station subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) Satisfactory arrangements are to be first made with the City Engineer regarding the utility easement along the easterly boundary of Lot 6 which may include relocation of the pump island and apron or relocation of the easement.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating

      (i) Clarification of the site dimensions.

      (ii) Details of the canopies including a minimum 5' setback from the property lines.

      (iii) Deletions of the signs on the chimney and details of all signs to be provided meeting the requirements of Section 11(10) of the Zoning and Development By-law.

      (iv) Location of any outdoor merchandise displays on the site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

   (c) All landscaping and treatment of the open portions of the site is to be first approved to the satisfaction of the Director of Planning with particular attention to the easterly boundary of the site.

2. All surfacing and screening of the open portions of the site is to be completed in accordance with the approved drawings and the relevant requirements of SEction 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use of the proposed development and thereafter to be permanently maintained in good condition at all times.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

Officials of Texaco Canada Ltd. advise that pending approval of this development permit application aquisition of lots 45 and 46 have not yet been finally completed; in consequence the proposed site has still to be consolidated into one parcel, in accordance with the conditions of the rezoning.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Reconstruct Existing Gasoline
(Texaco) Service Station,
205 South-east Marine Drive
(continued)

Upon completion of consolidation of the site, (lot 6 with Lots 45 and 46) the required amending By-law to rezone the site to a C-1 Commercial District will them be submitted to City Council."

Your Board recommends that Development Permit Application No. 58370 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.'

MOVED by Alderman Adams,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

E. 1972 Undergrounding Program

The Board of Administration, under date of March 24 1972, submitted the following report in connection with 1972 Undergrounding Program:

' The City Engineer reports as follows:

"Following the announcement of the Provincial Government's 'Power and Telephone Line Beautification Fund Act', City Council on 22 February, 1972, approved the report of the Board of Administration which recommended that His Worship the Mayor be authorized to write to the Ministers of Finance and Municipal Affairs informing them of the City's intention to proceed with a program of undergrounding costing between $3 million and $6 million. The reply stated that 'a definite reservation of funds will be made subject to the following:

1. That a definite commitment be given by the City.

2. That a definite amount for the total project be given.

3. That you will give the date of commencement for the construction of the undergrounding of utility wiring.

4. That you give a commitment that the project will be completed in the calendar year 1972.

5. That you send to us copies of agreements or letters you have with the utility companies.'

A. EFFECT OF COMPLETION DEADLINE

The completion date which was stipulated for the first time in the reply restricts severely any participation in the program. Some factors affecting the time required to process the projects are:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Undergrounding Program
(continued)

1. Design, Estimating and Construction Phases

While both major utility companies have shown interest in the program, they have indicated that their companies have already committed their experienced technical personnel to a large general construction program for 1972 which includes some undergrounding.

Many factors such as rate of load growth and expansion of systems must be resolved by the Utility Companies before a design can be made. Because of the shortage of time and trained engineering staff, only relatively uncomplicated projects or projects on which undergrounding has previously been studied can be entertained. The availability of qualified contractors will also affect the size of the program that can be completed in the time available.

2. Obtaining Approval of Project from Provincial Government

Formal approval of each of the projects is required. To obtain the approval, agreements or letters of understanding are required with the utility companies. There will undoubtedly be some delay while the advisor to be appointed by the Minister of Finance, reviews the application and the project gets formal approval.

Preliminary estimates based on discussions with the utility companies show that only a token program costing a total of $90,000 could be achieved during 1972.

B. METHODS OF FINANCING

The City's share of a program of undergrounding utility wires may be financed either under the Local Improvement Procedure or be paid for out of the Supplementary Capital Budget. Assuming that the completion date can be extended, Council will need to decide which method will be followed.

The following factors have a bearing on the decision:

(a) Powers to Force Owners to Allow Their Connections to be Installed Underground

Neither the City nor the utility companies have the power to enter on private property to install the wiring underground for the connections between the street and the house. Should an owner refuse access to his property, the service connection could not be undergrounded and it would be necessary to install a pole on the street allowance and retain the aerial service connection. This practice would detract from the program.

(b) Time Required for Local Improvement Procedures

The time required to get petitions signed, to prepare reports and notices to property owners and to allow the required response time amounts to an average of three to five months. If the projects are advanced on the Initiative Procedure, the procedures will take at least three months and at the end of that time the projects may be defeated. In addition to these terms the Utility Companies will need approximately one to three months to prepare their estimates.

The City does not have the power to proceed with 'undergrounding' under the 'Special Grounds' provisions of the Vancouver Charter. This power is restricted to those projects such as paving and street lighting which affect public safety and which Council must declare 'are necessary in the Public Interest'.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Undergrounding Program (continued)

(c) Time Required to Proceed NOT Using the Local Improvement Procedures

On this basis a program can be selected immediately from the priority list and the Utility Companies proceed without further delay to complete their designs, estimates, contract documents and construction time schedules for submission to the Provincial Government. If approval is received by June 1 a program of undergrounding on

		Estimate
(i)	Beach and Morton Avenues - Denman Street to Stanley Park	$ 50,000
(ii)	Pender Street - Main to Hamilton Streets	40,000

can be completed in 1972. If the Provincial Government extends the time to complete projects started in 1972, a program costing a total of $2.2 Million can be commenced:

1.	1st Avenue - Nanaimo St. to Boundary Rd.	$ 260,000
2.	16th Avenue - Camosun to Blanca Streets (University Endowlment Lands are also involved)	230,000
3.	Rupert Park	280,000
4.	Stanley Park	340,000
5.	East Gastown Streets	360,000
6.	Beach Avenue West of Burrard	5,000
7.	Hastings Street - Burrard to Bute Streets	75,000
8.	Residential area in North West Point Grey	650,000
		$2,200,000

To proceed on this basis a firm priority list would have to be established by Council. However, provision could be made for owners on low priority streets to petition for undergrounding as a Local Improvement.

To assist Council in deciding whether to install undergrounding as a local improvement or not, the following table of advantages and disadvantages is presented:

ADVANTAGES

No Local Improvement	Local Improvement
Less time required to authorize projects	More equitable, as the owners whose property is being benefited are paying at least part of the cost
Projects could be selected to provide most improvement affecting the most people for the least cost	The owners can decide the priority by either petitioning for a project or objecting to a project advanced on the Initiative Principle
A firm program could be planned	A property owner's share supplements our funds without raising the tax rate

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Undergrounding Program
(continued)

DISADVANTAGES

Streets of special interest to the City at large, such as East 1st Avenue or Beach Avenue could be turned down by owners

Wide variations in costs and benefits will make the setting of equitable rates difficult

C. COST OF UNDERGROUNDING

The cost of individual projects will vary widely from less than $10.00 to more than $100 per foot of street, of which, under the Act, the City's share would be one third. For comparison, the following tabulation shows the approximate cost of other street improvements.

Improvement	Annual Cost/Foot of Property
a) Paving	
Business properties	$2.62 for 15 years
Multiple Dwelling properties	$2.20 for 15 years
Residential properties	$0.90 for 15 years

Improvement	Annual Cost/Foot of Property
b) Street lighting (Major street)	
Business properties	$0.45 for 10 years
Residential properties	$0.25 for 10 years
Undergrounding (Estimated)	Range from 30¢ to $3.00 for 15 years if owners pay all of the City one-third share of the project

D. RECOMMENDATION

In view of the problems (a) created by the Government requirement that the work be completed in 1972 and (b) the need to know the method of financing to be used by the City before a program can be developed and approval of the Provincial Government obtained,

I RECOMMEND that:

1. His Worship the Mayor be authorized to write requesting that the completion qualification under the 'Power and Telephone Line Beautification Act' be amended to read

   That you give a commitment that construction will commence before December 31st, 1972;

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Undergrounding Program
(continued)

2. Council select either (a) or (b) of the following procedures for undergrounding projects to be done under the Act:

(a) Projects be advanced as local improvements and a portion of the City's one-third share of the costs will be specially assessed against the assessable abutting property, the amount to be determined by Council. The City's share of the local improvement to be paid out of the Supplementary Capital Fund.

(b) Projects will not be advanced as local improvements and all of the one-third City's share of the costs will be paid out of Supplementary Capital Fund. The program to be based on a priority list first approved by Council. However, consideration will be given to owners not wishing to wait until the work would proceed in accordance with the approved priority list and who petition for the work under the local improvement procedure."

Your Board RECOMMENDS the adoption of the City Engineer's recommendation. '

MOVED by Alderman Phillips,
THAT the City Engineer's recommendation 1. and procedure 2 (a), set out above, be approved.

- CARRIED.

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at approximately 11:40 a.m., with the same personnel present, except for His Worship the Mayor, who was attending to other civic business.

F. Report of Vehicles for Hire Board, March 24, 1972:
Taxi Fares - Increases

Alderman Rankin, Chairman of the Vehicles for Hire Board, submitted the following report in respect of Taxi Fare Increases, under date of March 24, 1972:

"At the March 8th meeting of your Vehicles for Hire Board, the President of the Vancouver Taxi Cab Owners' Association appeared before the Board in connection with the recent increase in fares granted to taxi cabs and pointed out that at the time of the increase in the point to point on meter section of the schedule of fees there had been no alteration made to the section dealing with time or mileage.

The Board referred to Section 23 of the Vehicles for Hire By-law (By-law No. 4299 as amended) and noted that the sub-section dealing with taxi tariff cabs had only been altered by Council recently by reducing mileage in the point to point section on meter from one-quarter mile to one-fifth mile.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Vehicles for
Hire Board, March 24, 1972
(continued)

The Board discussed the matter and

RECOMMENDS that By-law No. 4299 being the Vehicles for Hire By-law be amended by inserting ".50" for ".40" where it appears in the time or mileage sub-section of the Tariff : Taxi Cabs sub-section of Section 23 of the said by-law.

A draft amending by-law has been prepared by the City Solicitor and has been circulated to Members of Council for this meeting. If Council adopts the recommendations of its Vehicles for Hire Board, then the by-law can be passed the same day."

MOVED by Alderman Rankin,
THAT the recommendations in the foregoing report be approved.

- CARRIED.

G. Bill 30 (1972) -
Family Relations Act

Alderman Rankin, aldermanic representative on the Special Committee, reported as follows in respect of Bill 30 (1972) - Family Relations Act, under date of March 21, 1972:

"As per instructions from Council, I had Mrs. Scott arrange a meeting with the Committee of the Legislature concerning the Family Relations Act, went over to Victoria on Monday morning at 9.15 and appeared before the Committee. The Committees in Victoria obviously operate on a very special level; of the ten members, four were present and later a fifth one, Evan Wolfe, joined them, so we had half a Committee. We were received cordially and placed before the Committee our position on the Family Relations Act. Present were myself for the City of Vancouver, Mr. A. Stewart McMorran, City Prosecutor, and Mr. Frank Maczko, Director of the Legal Aid Society.

I pointed out to the Committee that the cost of implementing the Family Relations Act would be considerable so far as the City of Vancouver was concerned, and left both Mr. McMorran's letter and the material which was given to us by the Board of Administration. We indicated to the Committee that we thought the Family Relations Act, as an Act, was a good piece of legislation; it brought together all the various Acts and consolidated them together, but that an Act must have some back-up before it becomes relevant to the people it is supposed to assist. I pointed out that custody and access cases are bitterly contested actions. It would mean an extra court and staff which could easily cost in the neighbourhood of $50,000 - I think this is a minimum figure based on information I have received from the City Prosecutor.

Mr. McMorran pointed out, of course, that the Prosecutors were in the invidious position of having to serve two masters - one the State, from whom they receive their instructions, and the other, the client, be it a mother or, possibly, a father of infant children - and it was not desirable that Prosecutors, as such, appear on this kind of application as they are inherently of a civil nature between two parties rather than the State and an individual, as a criminal prosecution normally is.

We pointed out further that there is a growing feeling among the legal profession and, for that matter, among Social Workers and Judges, that

/continued

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bill 30 (1972) -
Family Relations Act
(continued)

the present form for deciding custody cases and Family Court matters generally must be changed and modified. Strictly speaking, this was outside our terms of reference but we felt it was generally related to the subject matter.

I feel that the benefit of the meeting with the Committee was limited, except that it has exposed some members of the Legislature to the problems concerning the City of Vancouver in this area. We will have to make formal written submissions at a later date when we see the impact of this legislation at the Family Court."

MOVED by Alderman Phillips,
THAT the foregoing report be received for information.

- CARRIED.

H. Report of Standing Committee on Finance, March 17, 1972

The Council considered the report of the Standing Committee on Finance, dated March 17, 1972, and took action as follows:

PART I: Clause (A)

MOVED by Ald. Adams,
THAT grants in Part I, Clause (A) as recommended in the Finance Committee's report, in respect of appropriations Nos. 194 up to and including No. 953 (Vancouver Sea Festival) and the Federation of Russian Canadians, with the exception of appropriation No. 310 (Kiwanis Music Festival) and the Killarney Senior Concert Band, be approved; subject to the conditions set out in the report.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Bird,
THAT in connection with appropriation No. 310 (Kiwanis Music Festival), approval be given to one-half of the rental of the Queen Elizabeth Theatre for the purpose for not more than one day's use.

- CARRIED BY THE REQUIRED MAJORITY

It was agreed that consideration of the grant request by the Killarney Senior Concert Band be deferred for consideration later in the proceedings. (See page 17)

PART I: Clause (B)

MOVED by Ald. Adams,
THAT the recommendation of the Finance Committee respecting Clause (B) of Part I be approved: i.e. no action be taken on these grant requests.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance, March 17, 1972 (cont'd)

PART II

MOVED by Ald. Adams,
THAT Part II of the report of the Standing Committee on Finance, dated March 17, 1972, be received for information.

- CARRIED

I. Report of Standing Committee on Finance, March 23, 1972

The Council considered the report of the Standing Committee on Finance dated March 23, 1972, and took action as follows:

CLAUSE (A)

MOVED by Ald. Adams,
THAT grant recommendations set out in Clause (A), of the Finance Committee's report, appropriations Nos. 105 to and including No. 682, together with the recommendation set out in the report re shareable costs under CAP, be approved; all subject to the conditions set out.

- CARRIED BY THE REQUIRED MAJORITY

The Council recessed at approximately 12:00 noon to reconvene in open session at 2:00 p.m.

The Council (in Committee) reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance, March 23, 1972 (cont'd)

CLAUSE (B): Information Centres

MOVED by Ald. Phillips,
THAT the recommended grants set out in Clause B of the Committee's report, appropriations Nos. 115, 141, 605, 612, 614, 616, 620, 628, 630, be approved, including the recommendation respecting grants being made on receipt of proof of payment of services; all subject to conditions in Board of Administration report of March 20, 1972 and/or in the Finance Committee's report.

- CARRIED BY THE REQUIRED MAJORITY

CLAUSE (C): Area Councils and General

MOVED by Ald. Adams,
THAT the recommended grants under Clause (C) of the report and being appropriations Nos. 136, 151, 177, 180, 191, 155, 1060 and God's Rescue Mission, be approved; subject to conditions in Board of Administration report dated March 20, 1972.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance, March 23, 1972 (cont'd)

MOVED by Ald. Calder,
THAT payment of the foregoing grants (i.e. Area Councils and General), be subject to invoices being submitted to the Director of Finance as required.

- CARRIED

CLAUSE (D)

MOVED by Ald. Adams,
THAT a grant of $15,000 to the Vancouver Indian Centre Society, appropriation No. 196, be approved, subject to Committee recommendation approved earlier this day re CAP shareable costs and subject to conditions in Board of Administration report of March 20, 1972.

- CARRIED BY THE REQUIRED MAJORITY

(The balance of the grant requests set out in Clause (D) of the report, identified by appropriations Nos. 386, 113, 162 and 650, were not approved.)

CLAUSE (E): Vancouver Art Gallery Grant

MOVED by Ald. Adams,
THAT the recommendations contained in Part (E) of the Finance Committee's report be approved.

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Adams,
THAT any recommendations in the report, to the effect that 'no grant' be given, be adopted.

- CARRIED

Report of Standing Committee on Finance, dated March 17, 1972 (cont'd)

PART I: Clause (A) (cont'd)

Grant: Killarney Senior Concert Band

MOVED by Ald. Wilson,
THAT a grant of $1,000 be approved to the Killarney Senior Concert Band.

- LOST

J. Proposed Carrall Wharf Development also Waterfront Roadway

The Board of Administration, under date of March 23, 1972, submitted the following report:

'The Director of Planning & Civic Development reports as follows:-

"A letter has been received from Mr. L.H. Killam of the Town Group Limited, dated March 6th, which is attached. The letter suggests that it may be desirable and practicable to develop a Fishermen's Wharf on National Harbours Board property adjacent to Maple Tree Square, i.e. at the foot of Carrall Street. This letter was referred to the Director of Planning for report and this was in preparation when, on March 14th, Council moved and seconded,

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Carrall Wharf Development
also Waterfront Roadway (cont'd)

'THAT Council ask the National Harbours Board to hold off demolition of the two piers at the foot of Carrall Street and request a meeting between Mr. W.G. Rathie and other appropriate port officials and a special sub-committee of Council, to consider the future use of the area before these two piers are demolished.

FURTHER, THAT a special committee of Council be appointed accordingly.

- CARRIED.'

This resolution therefore removed the urgency for reporting immediately.

Development of the National Harbours Board property in front of the downtown area has been under consideration for some time. Because of previous difficulties in obtaining specific information from the National Harbours Board, it has not been possible to reach a satisfactory conclusion.

Some limitations on waterfront development appear desirable from the viewpoint of the city. As an example, it is desirable that while the vitality of the port operation should be maintained, no massive extension of filling for port purposes should extend much further west than Main Street. It is also desirable (if it is possible without prejudicing the port) to develop uses adjacent to the downtown area which are compatible both to shipping and civic interests. One such objective might be the development of a 'Fisherman's Wharf' adjacent to Carrall Street. Although this is not the only possibility.

This problem has been discussed in a meeting with Mr. Rathie. It was agreed that a more detailed study of both shipping and civic interests was necessary before a final decision could be made on development adjacent to the downtown area. It was agreed that the department should work closely with National Harbours Board officials and any consultants that they may appoint. It was also proposed that Terms of Reference for such a study might be jointly agreed by the City and National Harbours Board. Council may wish to have this information prior to meeting with Mr. W.G. Rathie of the National Harbours Board.

Waterfront Roadway.

On March 14th, Alderman Phillips referred to announcement by Mr. Rathie, a member of the National Harbours Board, of a waterfront roadway and requested the Director of Planning and Civic Development submit a progress report, possibly next week, on the question.

His Worship the Mayor directed the report be submitted as soon as possible.

The possibility of such a roadway east of Victoria Drive had already been discussed with Mr. Rathie, who agreed to work with the City Engineer as investigations proceed.

While it is most desirable to utilize a right of way known to exist east of Victoria Drive in order to move port traffic without congesting City streets, it is equally certain that any extension of this roadway towards the downtown area should be studied jointly by the City and the National Harbours Board.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Carrall Wharf Development
also Waterfront Roadway (cont'd)

Consideration:

Council may wish to consider the following action:-

1. Confirm their request to the National Harbours Board to take no action on the demolition of two piers at the foot of Carrall Street or any development west of Main Street without consultation with Council.

2. Discuss the possibility with the National Harbours Board of a detailed study of development in the vicinity of the downtown area with the terms of reference being jointly agreed by the City and National Harbours Board.

3. Such discussions should include the proposed waterfront roadway. Delegation request Town Group Limited." '

In this regard it was noted the Town Group Limited request an opportunity of speaking to Council on the matter, as per the company's communication of March 6, 1972, furnished with the Board of Administration report.

MOVED by Ald. Hardwick,
THAT,

(a) the Council confirm its request to the National Harbours Board to take no action on any development west of Main Street without consultation with the Council;

(b) the Council discuss the possibility with the National Harbours Board of a detailed study of development in the vicinity of the downtown area with the terms of reference being jointly agreed by the City and National Harbours Board.

- CARRIED

MOVED by Ald. Phillips,
THAT the delegation request be granted.

- CARRIED

MOVED by Ald. Bird,
THAT the communication from the Chairman of the Historic Area Advisory Board, forwarding the following resolution for consideration, be received for information:

- CARRIED

'whereas, historically, direct public access to the waterfront was always an essential feature of Gastown, the Historic Area Advisory Board is in favour of proposals to revive such access, and recommends to City Council that the Provincial Government be requested to extend the boundary of the Historic Site to include the land between the present Historic Site and the waterfront'.

(received)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Development Permit Applications in the Fairview Slopes Area:
B.W. Brooker Engineering (B.C.) Ltd.
Bar Holdings Ltd.

The Board of Administration, under date of March 27, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"Two separate Development Permit Applications have been received relating to the Fairview Slopes area. Both development proposals are counter to the proposed amendments to the Zoning and Development By-law for the Fairview Slopes area being considered by City Council at a forthcoming Public Hearing on Thursday evening, April 20th, 1972.

In each case it is recommended that the two Development Permit Applications be deferred pending Council's consideration of the application to amend the Zoning and Development By-law.

1. 1285 West 8th Avenue (Lots 18 exc. E33'; 19; 20. Block 313. D.L. 526).
Development Permit Application No. 58537.
Applicant: Mr. C. E. Lennard for B. W. Brooker Engineering (B.C.) Ltd.

Existing Zone: M-1 Light Industrial District.
Proposed Zone: CRM-3 Commercial/Multiple Dwelling District.

The site, located at the north east corner of West 8th Avenue and Birch Street, has a 117' frontage on West 8th Avenue and a depth of 120'. The proposed development - a three storey warehouse building with accessory offices; all parking underground.

This Development Permit Application is for an 'Outright Use' permitted in the existing M-1 Light Industrial District. The Development Permit Application would normally be granted subject to prior compliance with all relevant regulations of the Zoning and Development By-law.

2. 625 West 7th Avenue (Lots 11-14 incl. Block 299. D.L. 526).
Development Permit Application No. 58413.
Applicant: Mr. F. K. Allan for Bar Holdings Ltd.

Existing Zone: M-1 Light Industrial District.
Proposed Zone: CRM-3 Commercial/Multiple Dwelling District.

The site is located on the north west corner of West 7th Avenue and Ash Street, and has a frontage of 200' on West 7th Avenue and a depth of 110'.

The proposed development is for a 120' frontage by 25' deep one storey with basement building as an addition to the west side of an existing building.

The existing building together with the proposed addition is for offices; work shop and storage areas etc., for a General Contractor.

The existing building and proposed development are 'Conditional Uses' in the existing M-1 Light Industrial District and subject to the prior approval of the Technical Planning Board. The Building as existing had previously been approved by the Technical Planning Board in 1968 for use for a General Contracting business and it is anticipated that the Technical Planning Board would approve the requested addition subject to prior compliance with all relevant regulations of the Zoning and Development By-law and such other conditions as the Technical Planning Board may consider appropriate for requested use.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications
in the Fairview Slopes Area (cont'd)

City Council on June 29, 1971, resolved in part that:

> 'All development permit applications received which are within the boundaries of 6th Avenue, Ash Street and 8th Avenue and Hemlock Street be reported to Council.'

However, City Council are holding a Public Hearing on Thursday evening April 20, 1972, to consider the applications to amend the Zoning and Development By-law for Fairview Slopes area.

Because of the imminent Public Hearing it is suggested that Council at this time authorize the Development Permit Applications be withheld for a period not exceeding 90 days from the date of application - in accordance with the provisions of Section 570 of the Vancouver Charter.

Recommendation:

That Development Permit Application No. 58537 as filed March 13, 1972, for a warehouse at 1285 West 8th Avenue

AND Development Permit Application No. 58413 as filed March 1, 1972, for an addition to 625 West 7th Avenue

BE withheld in accordance with the provisions of Section 570 of the Vancouver Charter."

Your Board recommends that the recommendations of the Director of Planning and Civic Development be endorsed. '

MOVED by Ald. Hardwick,
THAT the foregoing Board of Administration recommendation be approved.

- CARRIED

L. Renovation of Pioneer Place

The Board of Administration, under date of March 24, 1972, submitted the following report:

'The Director of Planning and Civic Development and the City Engineer report as follows

"I. BACKGROUND

On February 3rd, 1972, the Standing Committee of Council on Planning and Development considered proposals for the beautification of Hastings Street and received a delegation from the Improvement of Downtown East Area Society (IDEAS) representing merchants and property owners in the area of Hastings Street proposed for beautification.

A spokesman for IDEAS advised that a majority of merchants and owners in the area were in support of the proposal provided that Pioneer Place was concurrently redesigned and renovated. IDEAS considered that such redesign should provide for Pioneer Place to be less useful as a 'sitting-out' mini-park.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renovation of Pioneer Place (cont'd)

Following due consideration, the Standing Committee recommended that Council authorize the Hastings Street Beautification project to proceed on a local improvement basis, subject to Council approval of a further report on areaways and the mid-block crossing and also a further report on the redesign of Pioneer Place.

The Standing Committee report was adopted by Council on February 15th, 1972.

The report on areaways and the mid-block crossing has already been submitted to Council.

This report describes the proposed redesign of Pioneer Place, costs and cost-sharing alternatives. Implementation of the alternative selected could proceed upon completion of Phase I of the East Gastown Project (Maple Tree Square).

II. NATURE OF PROPOSALS

The redesign for Pioneer Place which has now been completed by the Planning Department (Appendix 1) takes into account the following basic criteria:

a. The need to create an urban space that will act as a pivotal point in the East Gastown area and provide contrast to adjoining shopping streets.

b. IDEAS desire for a space of more open character providing less opportunity for use as a 'sitting-out' mini-park.

It is proposed to remove the existing trees and planters which not only provide shelter and seating, but also obscure the interesting facade of the former Bank of Montreal building. It is suggested that the Place should be repaved with granite slabs to provide a contrast to the treatment proposed for Hastings and Carrall Streets and to give a distinctively different character. The paving would slope downwards away from the intersection with shallow steps at the rear providing a podium for the bank building and defining the walkway running diagonally across the Place. The City Engineer is of the opinion, however, that the steps may be used for seating and the degree to which 'sitting out' will be reduced is uncertain.

It is proposed that new tree planting should serve to define and enclose the overall space created by Pioneer Place and the intersection. Trees are thus placed at the extremities of the Place where it adjoins Hastings and Carrall Streets.

The trees at the Carrall Street end will also serve to close visually the gap created by the single storey building at this point.

An essential feature of the new proposals is a central focus in the form of a sculpture or other centrepiece possibly standing in a small reflecting pool. Such a centrepiece should preferably incorporate running water both for additional visual stimulus and for aural relief.

Merchants in the area and the Community Arts Council have been approached and have expressed some interest in providing a sum towards the cost of materials for the centrepiece. A report to Council on this matter will be presented at a later time.

The project would be completed with new street furniture and street lighting. In the case of the latter, two ornate antique lights are available (donated by Vancouver General Hospital) which would be placed in front of the bank building.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renovation of Pioneer Place (cont'd)

On the south side of Hastings Street, West of Carrall Street, it is proposed to extend the approved Hastings Street beautification project, including repaving the sidewalk in textured concrete and brick, and replacing street lights and furniture.

III. RE-ALIGNMENT - CARRALL STREET

It should be noted that the proposed redesign assumes the re-alignment of Carrall Street in accordance with the tentative proposals previously put forward for the East Gastown project.

The realignment has the effect of extending the pedestrian area of Pioneer Place with consequent reduction of Carrall Street to three traffic lanes. Such realignment has not been adopted by Council and will be considered in a further report on East Gastown Phases II and III after the completion of Phase I (Maple Tree Square). It is proposed to have this report before Council prior to construction of Pioneer Place.

If the realignment of Carrall Street is not approved by Council at that time, minor changes to these proposals will be necessary and the costs under Section IV below will be reduced correspondingly.

IV. COSTS AND COST SHARING

The total capital cost of the above proposals excluding the cost of a sculpture/centrepiece is estimated to be $54,700.

In accordance with Council's decision to include sidewalks, street lights, etc., abutting Pioneer Place in the Hastings Street Beautification on a local improvement basis, the following cost-sharing alternatives are possible:

Alternative 1

a) Pioneer Place - On the basis that the City is the abutting owner (See Appendix 1).

	Property Owners Share	City Cost
Sidewalk area (local improvement)	$ 2,900	$ 17,000
Remainder of Pioneer Place (non local improvement)		$ 24,700
b) South Side of Hastings Street		
Sidewalk area (local improvement)	$ 5,900	$ 4,200
TOTALS	$ 8,800	$ 45,900
Overall Total Cost =	$ 54,700	

Alternative 2

a) Pioneer Place - On the basis that the Property Owners on the diagonal side are abutting owners and are assessed for an equivalent area of sidewalk, street lighting, etc. (See Appendix 1).

	Property Owners Share	City Cost
Sidewalk area (local improvement)	$ 8,100	$ 11,800
Remainder of Pioneer Place		$ 24,700
b) South Side of Hastings Street		
Sidewalk area (local improvement)	$ 5,900	$ 4,200
TOTALS	$ 14,000	$ 40,700
Overall Total Cost =	$ 54,700	

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renovation of Pioneer Place (cont'd)

The expenditure proposed above would be funded from the overall beautification budget of $700,000 in the 1971/75 5-Year Plan, and would form part of the expenditure on Phases II and III of the East Gastown budget. (Please see Section V, Item 3).

V. OTHER FACTORS

Council should consider:

1) to what degree the proposed design achieves the Improvement of Downtown East Area Society's (IDEAS) desire to reduce the use of Pioneer Place as a 'sitting out' area. The shallow steps proposed towards the rear of the area could be used for seating.

2) the Gastown Merchants' Association concern (see letter attached - Item 2) that seating accommodations be created elsewhere before such seating be removed from Pioneer Place.

3) the Gastown Merchants' Association request (see letter attached - Item 3) that the cost of the project be shown as part of the Hastings Street development and not as a cost against East Gastown Phases II and III.

VI FOR CONSIDERATION

Council is requested to consider:

1) The implementation of the above proposals on the redesigned Pioneer Place and adjoining areas following completion of Maple Tree Square and subject to:

a) a further report on the East Gastown Project Phases II and III, including Carrall Street realignment.

b) a further report by the Director of Planning and Civic Development in consultation with the Director of Social Planning/Community Development on the social effects of the renovation proposals.

2) If 1) is approved for implementation, to select one of Alternatives IV(1) or IV(2) above and direct the City Engineer to initiate local improvement proceedings on Pioneer Place."

Your Board submits the above report of the Director of Planning and Civic Development and the City Engineer for Council CONSIDERATION. '

(copies of letter and Appendix referred to, on file in City Clerk's Office)

Earlier in the proceedings the Council received a delegation from the Improvement Downtown East Area Society advising the merchants affected by Hastings Street beautification, Cambie to Carrall Streets, were not in favour of this program proceeding unless the renovation of Pioneer Place program proceeded at the same time, on the basis of the Planning Department's proposals shown on Appendix 1 without the inclusion of steps.

MOVED by Ald. Wilson,
THAT the proposal set out in Item VI, 1), a) and b), above, be approved, subject to removal of any provision for steps;

FURTHER THAT alternative 2 set out under section IV re costs and cost sharing, be approved.

(not put)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Renovation of Pioneer Place (cont'd)

MOVED by Ald. Hardwick,
THAT the whole matter be sent to a Committee of Council to meet with the affected merchants in an endeavour to find a more satisfactory arrangement to the proposal set out in the foregoing report.

- CARRIED

M. Hastings Street Beautification Project:
Cambie to Carrall Streets
Areaways and Mid-block Crossings

The Board of Administration, under date of March 15, 1972, submitted the following report:

'The City Engineer and the Director of Planning and Civic Development report:

"On February 15, 1972 Council authorized the Hastings Street Beautification project subject to approval of a further report by the Director of Planning and the City Engineer on areaways and mid-block crossings.

AREAWAYS

A. Background

The Director of Planning and the City Engineer in their report to the Board of Administration dated January 21, 1972 stated that areaways occupy approximately 1/3 of the area of the sidewalk within the proposed beautification project. These areaways are not in sufficiently good structural condition to support a new sidewalk surface and cannot be treated in any other satisfactory manner. Considering the large area involved and coupled with the unsightly surface appearance if left in a new sidewalk, it is desirable to the success of the project that all areaways be either removed or re-slabbed.

On January 3rd, letters were sent to all property owners in the unit and 100 block West Hastings Street having areaway agreements with the City. They were asked if they wished to retain the areaway and provide a new slab or relinquish the areaway and construct a retaining wall at the property line. Rough estimated costs for each alternative were provided.

On February 11th, 1972 a follow-up letter was sent to all owners who had not responded. In addition efforts were made to contact these owners by telephone.

B. Present Position

A summary of the response to date is as follows:

Number of properties canvassed = 19 Total Area = 8,800 sq. ft.

Response by Owners	Area Sq.Ft.	% of Total Area
Positive Response - New Roof Slab	5,330	60.5
Positive Response - Remove Areaway	1,140	13.0
Positive Total	6,470	73.5%
Negative Response (See Note)	920	10.5
No Response	1,410	16.0
Negative Total	2,330	26.5%

Note: Negative response indicates owners who do not consider work is required on their areaways.

The total area of sidewalk in this project is 26,700 sq. ft.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hastings Street Beautification Project (cont'd)

Based on the foregoing table, the areaways on which negative response or no response has been received represent 9% of this total i.e. if all property owners who have indicated they are prepared to reslab or remove their areaways proceed, approximately 91% of the total sidewalk area will have the same surface appearance. This compares to 66% if areaways are left as they are at present.

C. Alternative Solutions

In view of the possibility of more delay to the beautification project the following alternatives on the solution to the areaway problems are advanced for Council's consideration.

The Local Improvement for the beautification project be initiated on the basis of:

1. Work on Areaways as agreed to by property owners

Areaway work be done on the basis of the response to date, assuming that the relatively minor area of sidewalk (occupied by areaways) left in its present condition will not seriously affect the appearance of the project.

In accordance with City practice in encouraging the removal of areaways, the City assumes the cost of filling the cavity and construction of a new sidewalk (construction of the retaining wall at the property line is at the owners cost). Owners wishing to retain their areaways and who have agreed to a new roof slab would bear the full cost of the renewal. In either case owners would not be charged for an equivalent area of sidewalk in the local improvement for the standard beautification of Hastings Street.

The cost to the City for filling cavities and construction of a new sidewalk for those owners opting to remove their areaways is estimated to be $7,400, taken from funds allocated for this purpose in the annual revenue budget.

Estimated costs for this alternative are:

a)	New Roof Slab	- estimated owners cost	$ 61,000
b)	Retaining Walls	- estimated owners cost	$ 15,000
c)	Filling and new Sidewalk	- estimated City cost	$ 7,400
		Total Cost	$ 83,400 *

*(Based on 11 new roof slabs, 2 removals).

2. Work on all Areaways

Should the local improvement initiative for the standard beautification of Hastings Street pass, no construction work to commence on the actual beautification project until satisfactory arrangements for all areaways have been concluded and that, if necessary, Council order the remaining owners to remove their areaways under the terms of their areaway agreements, which permit the City to revoke these agreements at any time.

Using the same cost formula as in Alternative 1:

Total estimated owners cost	$107,000
Total estimated City cost	$ 11,700
Total Cost	$118,700 **

**(Based on 14 new roof slabs, 5 removals).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hastings Street Beautification Project (cont'd)

MID-BLOCK CROSSINGS

When the Standing Committee of Council on Planning and Development requested this further report on February 3rd, 1972 the Committee noted that it 'is strongly in favour of the mid-block pedestrian crossing(s) if technically possible'.

The introduction of additional traffic signals mid-block does not usually facilitate the progressive movement of vehicular traffic in both directions. However, there is an existing eastbound signal progression on Hastings Street, and the mid-block signals can be timed so as not to interfere with this progression. Westbound traffic flow is now interrupted at the intersections, and the mid-block signals will not generally increase the westbound delay, apart from minor additional delay anticipated under peak traffic conditions.

The Engineering Department's concern with mid-block crossings has been the hazard which they tend to create, since motorists expect pedestrians and traffic signals at intersections and are generally not prepared for them at mid-block locations. Without the visual impact of a cross-street, it is difficult to ensure that motorists are adequately made aware of the existence of the mid-block pedestrian crossing, especially in the busy downtown area. In Theatre Row, this difficulty was offset by providing 'bulges' in the curb so as to emphasize the crossing. On Hastings Street such treatment will not be possible since the full roadway width is required for the heavier traffic volumes.

Since the two mid-block crossings were installed in Theatre Row in 1968, there have been three reported accidents involving pedestrians, and six reported rear-end accidents. Under the heavier traffic and pedestrian volumes on Hastings Street, the Engineering Department anticipates an increase in accidents at the proposed mid-block crossings, and it is this concern which must be weighed against the additional pedestrian walking distance to the nearest intersection.

The Planning Department's view is that mid-block crossings are most desirable to make easier access from one side of the street to the other. In this connection it is pointed out that the two blocks involved are some 530' and 650' in length: i.e. comprise approximately 1½ normal City blocks. A maximum journey of 650' is involved in crossing the street from the mid-point on one side to the mid-point on the other. The Merchants' and Owners' Association are also in favour of the mid-block crossings.

If Council decides to proceed with the mid-block crossings, it is suggested that the details of their design and location (including adjacent street furniture) be to the satisfaction of the City Engineer, in order to optimize the effectiveness of the traffic control equipment.

An allowance for mid-block pedestrian signals (total estimate of $12,600) was provided for in the Hastings Street Beautification Project which was approved by Council on February 15, 1972, subject to this further report on areaways and mid-block crossings.

Summary

Council is requested to:

a) select alternatives 1 or 2 above on the treatment of areaways.
b) decide whether to proceed with mid-block crossings on Hastings Street."

Your Board submits the above report of the City Engineer and the Director of Planning and Civic Development for Council CONSIDERATION.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hastings Street Beautification Project (cont'd)

MOVED by Ald. Bird,
THAT Alternative 2 on the treatment of areaways, as set out in the report, be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT mid-block crossings on Hastings Street be proceeded with in accordance with the report subject to the details of their design and location (including adjacent street furniture) being to the satisfaction of the City Engineer, in order to optimize the effectiveness of the traffic control equipment.

- CARRIED

N. Guidelines for False Creek Development

The Special Committee re False Creek submitted the following report under date of March 27, 1972:

"Since the establishment of your Special Committee of Council re False Creek and the transfer of the responsibilities to this Committee, we have held nine (9) meetings with various civic departments, property owners in the False Creek Basin, and the others interested in the future of this central portion of our City. The Committee set, as one of its first goals, the development of guidelines for the redevelopment of the False Creek Study Areas and submits herewith "Guidelines for False Creek Development".

Your Committee

RECOMMENDS the adoption of this document and its publication for general information."

(Attachment re guidelines is on file City Clerk's Office)

MOVED by Ald. Hardwick,
THAT the foregoing report be received for information and the guidelines approved in principle.

- CARRIED

O. Indigent Burials

The Board of Administration, under date of March 27, 1972, submitted a report on the subject of indigent burials.

It was noted delegation requests have been received from City Memorial Undertaking Services Limited and First Memorial Services Limited.

MOVED by Ald. Bird,
THAT the delegations be heard as requested and the report deferred accordingly;

FURTHER THAT the present contract with First Memorial Services Limited respecting indigent burials be continued in the meantime.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4299 BEING THE VEHICLES FOR HIRE BY-LAW (Taxi Tariffs)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4299, being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3792 BEING THE "PROCEDURE BY-LAW" (Standing Committee Subjects)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3792 being the 'Procedure By-law', and the By-law be read a first time.

- CARRIED

cont'd.....

BY-LAWS (cont'd)

By-law to amend By-law No. 3792
being the "Procedure By-law"
(cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Allocation of Lands for Highway Purposes (N/E corner 12th Avenue and Prince Edward)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes, the following described lands:

1. all that portion of Lot 9, Block 127, District Lot 264A, Group 1, New Westminster District, Plan 3887, described as follows:

   Commencing at the southwesterly corner of said Lot 9;
   Thence N 2° 45' E. 10 feet, following in the westerly limit of said Lot 9;
   Thence S 84° 41' 20" E. 104.97 feet,more or less, to the south easterly corner of said Lot 9;
   Thence S 89° 51' W 105 feet, more or less following in the southerly limit of said Lot 9 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 26, 1969 and marginally numbered LF 4413 a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and consitutute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Allocation of Lands for Highway Purposes
(2153 West 4th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the following described lands:

1. North 2 feet of Lot 35, except the south 7, now road, Block 234, District Lot 526, Group 1, New Westminster District, Plan 590, the same as shown on a plan prepared by A. Burhoe, B.C.L.S. dated March 16, 1972, and marginally numbered LF 6033 a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Delegations:
Policy

Notice was called on the following Motion at the Council meeting on March 21, 1972:

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Council delegations be arranged by the City Clerk only on a twice a month basis, i.e. the first and third meetings, except in the case of July and August months when, due to the skip meeting schedule, the delegations be arranged on the first two meeting dates in each of such months;

FURTHER, the Council or the Mayor be authorized to vary this arrangement as advisable according to special circumstances.

- LOST

(A communication from the City Clerk giving an historical report of the manner in which delegations have been received by Council since 1957 was noted.)

MOVED by Ald. Phillips, in Amendment,
THAT His Worship the Mayor and City Clerk endeavour to arrange delegations on a twice a month basis.

- LOST

(The motion of Alderman Broome and Alderman Linnell was put and LOST)

MOTIONS (cont'd)

4. Vancouver Historic Advisory Board

The following Notice of Motion was submitted at the Council meeting on March 21, 1972 which, by agreement of Council, was changed and now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City has set up a Gastown-Chinatown Historic Area Advisory Board and has declared the Gastown-Chinatown area as an historic area;

AND WHEREAS there are many old buildings in the City of Vancouver outside the Gastown-Chinatown area which may well be worth preserving;

AND WHEREAS there are a number of unrelated studies going on at the present time of older buildings in Vancouver;

AND WHEREAS a Vancouver Historical Advisory Board could coordinate these various studies and eventually oversee the preservation of desirable older buildings;

THEREFORE BE IT RESOLVED THAT the Director of Planning and Civic Development report back to Council on the advisability of establishing a Vancouver Historical Advisory Board and on the structure, duties and responsibilities of such a Board;

FURTHER THAT the Director of Planning and Civic Development be authorized to consult with the Deputy Provincial Secretary, through the Corporation Counsel, to ensure that such a Board would fulfill the requirements of the Archaeological and Historic Sites Protection Act, 1960, under which buildings or sites may be considered for designation as historical objects.

The motion was put and ---------- LOST

5. License Fee: Owner's Suite

The following Notice of Motion was submitted at the Council meeting on March 21, 1972:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS there has always been a policy in licensed buildings to defer the license fee on the owner's suite;

AND WHEREAS certain amendments were made to the License By-law in December, 1971, which apparently did away with this particular policy;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to bring in amendments to the By-law whereby this type of suite will be excluded in the computation of the license fee for the premises.

The motion was put and ---------- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Studded Tires

enquired with respect to the date requiring removal of studded tires from cars and expressed the view that the City's requirements should coincide with the Provincial requirement.

It was advised by Commissioner Ryan that the Council took action to make the dates coincide.

Alderman Phillips - Demolition and Clean-up

referred to a situation where partial demolition of two old houses has taken place but the clean-up has not followed. It is his understanding that the City By-laws provide a period of six months in which to complete demolition.

His Worship the Mayor requested the Corporation Counsel look into the matter and advise Alderman Phillips.

Alderman Wilson - Wharf Development by the Government in False Creek

referred to wharf development by the Government in False Creek and the further development opportunities for such purposes as a fishermen's wharf restaurant. Therefore the Government should be asked to develop their upland area and the City Engineer asked to report on the possibility of improving road access into the fishermen's wharf site.

Alderman Rankin - West End Densities

enquired about the status of a report to be submitted on West End densities.

Commissioner Sutton Brown reported there is a list of outstanding reports which will be submitted in the near future and this particular report will be referred to.

The Council adjourned at approximately 3:30 p.m.

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The foregoing are Minutes of the Regular Council meeting dated March 28, 1972, adopted on April 10, 1972.

MAYOR

CITY CLERK

March 24th, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Overpass Across the Lane North of Hastings Street West of Carrall Street

"An application has been received from Paine & Associates, Architects on behalf of Army & Navy Department Stores Ltd. for permission to construct an overpass across the lane north of Hastings Street at approximately 232 feet west of Carrall Street. The overpass would be a two-level structure and would measure approximately 12 feet wide by 30 feet high. The lowest part would be a minimum of 14 feet 6 inches above the lane. The overpass would be used to link the store buildings on the north and south sides of the lane to transport goods and department store personnel. The proposed development, including the overpass, has been endorsed by the Historic Area Advisory Board, is recommended by the Director of Planning, and has the approval of the Provincial Government under the Archeological and Historic Sites Act.

I RECOMMEND that the application be approved, subject to the following conditions:-

(a) Detailed plans satisfactory to the City Building Inspector, Director of Planning and City Engineer be submitted.

(b) Construction and maintenance of the overpass to be in accordance with all City by-laws and satisfactory to the City Building Inspector and City Engineer.

(c) Overhead utility wiring in the lane be altered or placed underground as necessary for construction of the overpass to the satisfaction of the City Engineer, at the expense of the owners.

(d) Annual rental to be $1.00 per square foot of lane occupied by the overpass as provided in the Encroachment By-Law.

(e) A legal agreement satisfactory to the Corporation Counsel and City Engineer to be entered into."

Your Board RECOMMENDS that the foregoing be approved.

2. Installation of Water Mains - 1971 Capital Budget

"The following installations are required to improve the system capacity for fire protection:-

Project 114

Street or Avenue	From	To
67th Avenue	Osler Street	Shaughnessy Street
52nd Avenue	Angus Drive	Granville Street

Project 115

Street or Avenue	From	To
Adera Street	57th Avenue	62nd Avenue

The following water main replacement is required prior to paving and due to leaks:-

Street or Avenue	From	To
65th Avenue	East Boulevard	Adera Street

Four of the above thirteen blocks are scheduled for paving in 1972.

The estimated cost of Project 114 is $37,000 and Project 115 is $34,000. Funds for both projects are available from the 1971 Capital Budget, 'Short Notice Projects, Unallocated', Account No. 127/7902.

I RECOMMEND that water mains be installed on the above-mentioned streets and that $37,000 for Project 114 and $34,000 for Project 115 be appropriated from Account No. 127/7902, 'Short Notice Projects, Unallocated.'"

Your Board RECOMMENDS that the foregoing be approved.

3. Tender No. 58-72-2 -
Supply of Mineral Aggregates

Tenders for the above were opened by your Board on February 14, 1972 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

The total costs shown below are estimated only and are based on quantities used in the previous 12-month period.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids as follows:

A. Construction Aggregates Limited

All items except items 5 and 10, for a 12-month period, at a total estimated cost of $405,070.00. The material is to be delivered and unloaded onto City stockpiles. Part of items 9 and 12 will be picked up at the supplier's stockpile.

/continued . . .

Clause #3 Continued

B. Sechelt Sand and Gravel Ltd.

Items 5 and 10 for a 12-month period at a total estimated cost of $15,570.00. The material is to be delivered and unloaded onto City stockpiles.

The above costs include all taxes and charges.

Delta Rock Limited offered prices on the pick-up portion of the requirements from two stockpile locations. They were lower cost per ton than the recommended supplier from one location (Pipeline Road, Coquitlam); however, when hauling costs are considered, the cost to the City would be higher than the recommended bidder."

Your Board

RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel. Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

4. Winter Employment Program - Amendment of Project

The City Engineer forwards the following report of the Manager of Museums and Planetarium:

"A Local Initiatives Project 'Preparation of Museum Collections...' has been approved and is underway. (Project 14, L.I.P. No.512-120). The project was planned to start at the beginning of the year but approval was not received until the 20th of January. The number of people has been increased to balance the shorter time but this does not work out evenly and to avoid dismissing one of the staff part-way through the project, authority is needed for an additional five man-weeks. Application has been made to Canada Manpower for this increase but the wage rate for Collections Assistants is greater than the Federal $100 per week and an additional $185 of City funds would also be required.

The present and proposed cost sharings are:

	Present	Increase	Proposed
Federal	$19,422	$ 555	$19,977
City	$ 6,940	$ 185	$ 7,125
Total	$26,362	$ 740	$27,102

I RECOMMEND that, subject to Federal approval of the increase, an additional $185 for the City share be provided in advance of the Revenue Budget."

Your Board RECOMMENDS that the foregoing recommendation of the Manager of Museums and Planetarium be adopted.

5. Containerized Refuse Collection

On November 23, 1971 the City Council requested a report setting out the breakdown of revenue and expenditures in the operation of containerized garbage collection in providing services to industrial and commercial business.

Prior to 1958 it became apparent that a need was developing in the City of Vancouver for a bulk method of handling refuse from premises which accumulated more than one cubic yard per week. Many inquiries were received from persons who were concerned about the increasing number of garbage cans or refuse piles on the ground which were not only unsightly, but created a fire hazard and potential health problem.

/continued . . .

Clause #5 Continued

In late 1958 a study was made to determine the feasibility and need for a system of containerized collection. A survey was made of the premises which generated refuse in relatively large amounts and it was concluded that sufficient volume was available to warrant the establishment of a containerized collection service in conjunction with the regular scavenging operation. Considerable time was spent in 1959 to determine which of the various containerized systems on the market was best suited to the City's requirements. In the Fall of 1959 tenders were called for two loader-packer type garbage trucks and 300 containers. Tenders were opened on January 12, 1960 and subsequently an award was made after budget approval in May 1960. The City's containerized collection system came into service after delivery of the equipment in November 1960. Because of the growing interest in containerization the Garbage By-law was amended in May 1960 to permit private haulers to provide containerized collection services.

The cost and revenue applicable to containerized operation for 1971 is as follows:

San. Branch Op. Cost	Billing & Gen. Admin.	Disposal	Total	Revenue	Net
$519,293	$ 68,000	$ 42,600	$629,893	$668,558	$ 38,665 net surplus

With reference to the above costs and revenue the following indicates items included in various headings:

Sanitation Branch operating costs, includes as a cost the following items:

- Salaries of Foremen, Clerical and Superintendents.
- Employee wages, day and night shift.
- Fringe benefits.
- Truck and Equipment rental costs, which includes all operating costs, maintenance, provision for replacement of the trucks, and garage overhead.
- Maintenance costs of containers.
- Provision for replacement of containers. This fund has accumulated a net total of $372,813 during the period 1961 to October 31, 1971 inclusive.

Billing and General Administration, includes the following:

- Billing costs.
- Engineering Department Administration costs up to and including the City Engineer.
- Interest on Truck Plant.
- City Hall Administration (other than Engineering Department).

Interest on the value of the container inventory has not been included since the provision for container replacement fund contains $372,813 as of October 31, 1971, after deducting all funds used for container replacement since 1960.

Disposal cost is calculated using the tonnage disposed of and the disposal charge. The disposal charges includes the following:

- Salaries, wages and fringe benefits.
- Equipment rentals.
- Cover material, road maintenance.
- Building and scale maintenance.
- Insurance.
- Annual payment to Delta for site.
- Engineering Department Administration costs.
- Interest on Capital cost of Disposal Site acquisition and development.

The City's containerization service provides 1, 2 and 3 cubic yard containers, private haulers do not supply service in the two smaller sizes since they are aware, as is the City, that the larger containers provide the greater financial return. The City decided, when establishing the containerized system, that many

/continued . . .

Clause #5 Continued

smaller commercial premises wanted containerized collection but were unable to justify the cost of a 3 yard container and would continue to use garbage cans or other methods of storage, if smaller containers were not made available. The use of numerous garbage cans, trash bins, or storage of refuse on the ground is undesirable since this creates many unwholesome and fire-prone conditions. The rate structure was therefore formed so that the 1 cubic yard size lost money, the 2 cubic yard size almost broke even and the 3 cubic yard size created a surplus to subsidize the smaller size.

If the City were to give up the 3 cubic yard container market and retain only the two smaller sizes, the effect would be to increase the cost of the remaining service by approximately $50,000 per year, with the result that smaller commercial premises would find it considerably cheaper to dispose of garbage using other means such as reverting to garbage cans. This in turn would require that the present regular collection beats be revised and three more packer trucks acquired for this purpose at a capital outlay of approximately $90,000. This would be partly offset by disposal of City container truck units.

The Vancouver Civic Employees Union has advised the City Clerk by letter dated January 10, 1972, that when this report has been submitted to Council and before any revisions are made in container rates, the Union wishes to appear before Council to advance their views.

The Vancouver Tenants' Council has, in a letter addressed to the Mayor and Council dated January 10, 1972, requested that they be given an opportunity to make a formal presentation to Council should representation be made to Council in the near future requesting an upward revision in the rates charged for containerized garbage services.

A letter dated December 20, 1971, addressed to the City Clerk, has been received from the Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers requesting a copy of this report be made available to them before any further decision by Council on the matter of the City's rate structure for containerized garbage collection. This Union made a presentation to Council on November 23, 1971 protesting a report dated June 7, 1971 approved by Council on June 15, 1971 where a $60,000 surcharge was removed from the containerized collection service with the result that the new dumping charges established January 1, 1971, for 2 cubic yard containers were reduced from $4.10 to $4.00 per dump, and for 3 cubic yard containers were reduced from $5.20 to $4.40 per dump. One cubic yard containers were not changed.

The City Engineer recommends:

A) The City continue to provide a containerized garbage collection service on an at cost basis.

B) The City not vacate the 3 cubic yard container field in view of the effect this would have on the cost of providing service in the smaller sizes.

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

DELEGATION REQUESTS - VANCOUVER CIVIC EMPLOYEES UNION
- VANCOUVER TENANTS COUNCIL
- MISCELLANEOUS WORKERS WHOLESALE AND RETAIL DELIVERY DRIVERS AND HELPERS

FOR COUNCIL ACTION SEE PAGE(S) 383

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION:

1. Local Initiatives Project
51234-Relocation Service

SUMMARY: This is a progress report on the Department of SP/CD's experimental Relocation Service funded by a Local Initiatives grant. The Relocation Service is provided only to families or persons who qualify for public housing and are unable to seek and find suitable housing on their own. In ten weeks of operation it has helped many people find and move into alternate accommodation which, surprisingly, has resulted in a rent decrease for them rather than a rent increase as might have been expected. Some persons relocated had been on public housing waiting lists for months.

The Director of Social Planning and Community Development reports as follows:

"The Relocation Service commenced operations on January 10, 1972 in a warehouse located at 1262 East 6th Avenue where it shares space with the Spring Street Project. It is financed by a federal grant of $50,544 and a City contribution of $4,444.

The purpose of the Relocation Service is to assist people of low and fixed incomes to find alternate housing when it is necessary for them to move because of eviction, demolition, high rent or health reasons. To qualify for the service persons must be eligible for senior citizen or public housing.

ORGANIZATION. The Relocation Service is managed by a Director, and Assistant Director, and fourteen other staff whose jobs include; house finding, interviewing applicants, manning the dispatch centre and taking applicants in their cars to inspect housing. Low rental housing is found from a variety of sources including; vacancy signs, newspaper advertisements and units registered with the Relocation Service by landlords and real estate firms.

Each morning staff telephone all low rental units advertised in local newspapers and record a detailed description of each housing unit. Applicants are then assigned to a driver who takes them to visit housing accommodations which, according to the ads or descriptions obtained by telephone, seem to be suitable. Each applicant is advised that he or she will be shown no more than five housing units considered by the Relocation staff as suitable.

RESULTS. The table below summarizes the results of the Relocation Service to March 10, 1972.

	Week Mar. 6-10	Total to Mar. 10
1. Housing units recorded	180	1,370
2. Households desiring relocation	42	486
3. Households disqualified	28	150

Cont'd...

Clause #1 Continued

	Week Mar. 6-10	Total to Mar. 10
4. Households relocated	9	144
5. People relocated	18	220
6. Accommodations shown	44	701
7. Accommodations shown per household	4.9	7.2
8. Miles driven	584	9,727
9. Cost per person relocated	$68	$78

Twenty-eight percent of the persons receiving this service are over sixty-four years of age and fifty-five percent are fifty years and over; eleven percent are between the ages nineteen and twenty-four years. Forty-three percent are on social assistance. Few are employed. Persons helped have incomes averaging below $200.00 monthly. Most are elderly, ill, physically or emotionally handicapped. A system of priorities has been established to ensure that persons most urgently in need of help are dealt with first.

Several questions, based on the experience of the Relocation Service to date may be raised. Is the service necessary? What would have happened to the persons helped in the absence of the service? Does the service reward laziness and penalize diligence in the difficult job of house hunting? Is there sufficient low rental housing stock in the city to make the service worth while? What is the minimum staff required to operate such a service on a permanent basis?

The interim report of the 1971 Relocation study, presented to the Health and Welfare Committee on February 18 by SP/CD, showed that "30% of the persons who were forced to move experienced an increase in rent of over 50% immediately following the move." The median rent increase was thirty-five dollars. monthly.

By way of contrast, the Relocation Service was able to offer, on the average, a small decrease in rent to those who moved. The average rent dropped from $95.00 per month to $92.00 per month. In the absence of this service, therefore, we can assume that applicants would likely have experienced an increase in rent. Pensioners and persons on fixed incomes meet this increase at the expense of food, clothing and other essential items.

All applicants for the Relocation Service are carefully interviewed. Those who are able to look after themselves are disqualified. Low income persons with cars and even those without transportation who are able to walk or use public transportation do not receive the service. The service is offered only to those who do not have the physical, mental or economic resources to find housing on their own. Thus, the service is an equalizer. It neither rewards laziness nor penalizes diligence.

Cont'd...

Clause #1 Continued

There is a shortage of good low rental housing in Vancouver. Very few people on low incomes are able to find housing that costs less than 27% of their incomes. In some cases, people spend sixty or seventy percent of their incomes on rent. The Relocation Service is able to provide its applicants with some of the lowest rents available in the city. While these rents may still be high for them they are better off than they would be were they obliged to find alternate accommodation on their own. The service has helped to improve the living conditions of some people who have been on public housing waiting lists for two years. The conclusion is that there still seems to be enough low rental housing stock available to make the service worthwhile at present. But the Relocation Service is not a substitute for new housing.

The number of staff required to provide a satisfactory level of service depends on the elegibility requirements. It would appear that the Relocation Service could effectively operate with seven full time staff.

CONCLUSION. The Relocation Service, like all Local Initiative Projects, terminates on May 31, 1972. A final report will be prepared by the Director of SP/CD in co-operation with the Co-ordinator of Data Processing by mid-May. It will state reasons for continuing or discontinuing the service and provide supporting data.

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 383

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. To Alter the Existing Gasoline Service Station at 2716 East Hastings Street

The Director of Planning and Civic Development reports as follows:

"Texaco Canada Ltd. have filed Development Permit Application No. 58269, to alter the existing gasoline service station located on this site by the installation of new facia treatment and exterior finishes.

The site is located at the south east corner of East Hastings Street and Slocan Street and is in a C-2 Commercial District.

The Gasoline Service Station policy as adopted by City Council in October of 1968 permits the alteration of the existing gasoline service station at this location.

The site condition will be improved by the provision of landscaping.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 58269 be APPROVED in accordance with the submitted application such plans and information forming part thereof, thereby permitting the alteration of the existing gasoline service station at this location by the installation of new facia treatment and exterior finishes subject to the following conditions:

1. Prior to the issuance of the Development Permit.

   (a) the landscaping of the site is to be first approved to the satisfaction of the Director of Planning

   (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

      (i) the treatment of the rear elevation of the building

      (ii) the location of any outdoor merchandise displays on this site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

      (iii) details of a suitable screening to the trash enclosure area.

2. All surfacing and screening of the open portions of the site to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of issuance of this Development Permit and thereafter to be permanently maintained at all times.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of issuance of this Development Permit and thereafter to be permanently maintained in good condition at all times.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 58269 be APPROVED in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Rezoning: Triangular Portion of Land Bounded by Argyle Drive, Balmoral Street and the Lane South of 55th Avenue (South-Amherst Housing Society)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. G.D. Steenson, President, South-Amherst Housing Society, 2455 S.E. Marine Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 8, Block 2, D.L. 735 and 728, being the triangular portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue, be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of 'constructing senior citizens' housing.'

The subject site is triangular in shape, having a frontage on Argyle Drive of 287.2', a depth along Balmoral Street of 144.35' and the northerly boundary adjacent to the east-west lane being 240.28'. These lands were originally designated as a park when Fraserview was being subdivided for development but were subsequently abandoned and are now City owned.

The surrounding properties to the north and west are zoned and developed with single family dwellings. Across Argyle Drive to the south, the lands are zoned RS-1, with such lands being developed principally by a library and a church.

HISTORY

By letter dated November 23, 1971, Mr. G. D. Steenson of 2455 S.E. Marine Drive was advised by the Assistant Director of Civic Development that the department would support a rezoning application on the basis of a senior citizens development, with a total floor space ratio not exceeding 0.60.

City Council on December 7, 1971, after report from the Board of Administration, approved the sale of the subject property to the South-Amherst Housing Society subject to the following conditions:

'1. Sales price, $25,053.00

2. Terms - ¼ down, balance in equal payments, in 6, 12 and 18 months at 9% interest.

3. Date of sale to be 120 days from the date of Council's approval or the date of issuance of a development permit, whichever is the sooner.

4. Rezoning and development in accordance with the requirements of the Director of Planning.

5. Reservation of a public utility easement over the southerly and easterly portions.

6. Purchaser to grant the City an option to repurchase the site at the sale price in the event construction does not start within 18 months of Council's approval of the sale.

7. Purchaser to grant the City an option to repurchase the site at the sales price in the event the site is used for other than non-profit Senior Citizens' accommodation, for a period of 20 years from the date of Council's approval of the sale.'

The sketch submitted with the application, marked received 'Planning Department, December 31, 1971,' prepared by Hamilton Doyle and Associate Architects, 740 Nicola Street, indicates a two storey structure, four off-street parking spaces, and containing 22 dwelling units, 10 of which contain a bedroom. The floor space ratio, as indicated is 0.69. The sketch plan shows the building maintaining a minimum setback of 20' from Argyle Drive, 12' from Balmoral Street and 35' from the centre of the lane.

/cont'd . . .

Clause 2 continued

A revised sketch plan was submitted on February 15, 1972, indicating a floor space ratio of 0.60 and 21 dwelling units.

The Technical Planning Board on February 18, 1972 RECOMMENDED:

'THAT the application be APPROVED, with the use being restricted to an apartment building (senior citizens), customary ancillary uses, and off-street parking, subject to prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be of suitable design and compatible with the adjacent single family area, with adequate landscaped setbacks and suitable off-street parking.

2. The floor space ratio not to exceed 0.60 gross.

3. All utilities to be underground.

Further, that should the foregoing conditions not be complied with within 120 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.'

The Vancouver City Planning Commission on March 3, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

3. 3690 West 10th Avenue: Modernize Service Station and add Automatic Car Wash

The Director of Planning and Civic Development reports as follows:

"Imperial Oil Company Limited have filed Development Permit Application No. 57367 to remove the existing automotive repair shop and car sales show room from this site; modernizing the existing gasoline service station by the installation of a new facia and new pump island and to construct a 24' x 41.67' building on this site to be occupied by an automatic car wash.

The site is located at the south east corner of West 10th Avenue and Alma Street and is located in a C-2 Commercial District.

The gasoline service station policy as adopted by City Council in October of 1968 permits alterations and additions to the existing gasoline service station at this location.

The proposed car wash building would be constructed adjacent to the City lane. Information submitted by the applicant states that the building will contain a complete automatic car wash equipment package including conveyor brushes and dryer.

Twenty-five neighbouring property owners were notified of this Development Permit Application. One letter was received stating no objection, one letter was received indicating no objection subject to restricted hours of operation and sixteen form letters were submitted by Imperial Oil signed by property owners also indicating no objection to the proposed development.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 57367 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the removal of the existing automotive repair shop and car sales show room from this site; modernizing the existing gasoline service station by installing new facia and new pump islands and the construction of a 24' x 41.67' building on this site to be occupied by an automatic car wash, subject to the following conditions:

/cont'd . . .

Clause 3 continued

1. Prior to the issuance of the Development Permit,

   (a) The drawings indicating all landscaping and treatment of the open portions of the site to be first approved to the satisfaction of the Director of Planning.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

      (i) the location of any outdoor merchandise displays on the site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

      (ii) the car wash building being relocated 5' northward and the provision of a continuous 5' landscaped setback adjacent to the southerly property line of the site.

      (iii) details of all free standing signs on the site, there being not more than 2 free standing signs.

      (iv) details of satisfactory screening around the trash enclosure.

      (v) details of satisfactory screening to the site.

2. All surfacing and screening of the open portions of the site is to be completed in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the approved development and thereafter to be permanently maintained in good condition at all times.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and SEction 11(10) of the Zoning and Development By-law.

5. The hours of operation of the car wash are to be restricted to 8:00 a.m. to 6:00 p.m., Monday through Saturday inclusive, and closed all day Sunday."

Your Board RECOMMENDS that Development Permit Application No. 57367 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

4. Vancouver Public Library:
Air Conditioning Equipment

The City Building Inspector reports as follows:

"Early in 1971, the Construction Branch of the Permits and Licenses Department was asked by the Library staff for advice on two widely differing proposals to correct defects in the air-conditioning system. Chas. W. Leek & Son, Consulting Engineers, provided a report recommending the acceptance of a proposal by Broadway Refrigeration & Air Conditioning Co. Ltd. in the amount of $2,963. This quotation which is nearly a year old has now been updated to $3,260. To this should be added a contingency of $150 to cover unforeseen minor items.

I recommend that $3,410 be approved to cover the above-noted work in the air-conditioning system at the Vancouver Public Library, the funds to be charged to the 1972 revenue budget."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

5. Taylor Manor - Fire Controls

The Director of Welfare and Rehabilitation reports as follows:

"Taylor Manor is owned by the City of Vancouver and operated by the Department of Welfare and Rehabilitation as a personal care home for fifty-eight elderly and infirm persons. It is anticipated that Taylor Manor will be replaced as soon as possible by the proposed Multi-Level Care facility. At best, this will probably take two years.

Of immediate concern and emergency is the effect of the proposed Fire By-Law change on this structure. Accordingly Fire Chief Konig was asked to carry out a thorough inspection."

Fire Chief Konig reports:

'The building in my opinion is grossly inadequate in terms of the proposed By-law for Hotels and in view of the use of this frame structure as an institution, the requirements for a decent standard of safety are even greater.

Therefore I would recommend the following items be included in your cost survey as minimum requirements for this building.

1. The building to be completely sprinklered throughout. (Basement is sprinklered at present.)

2. Two fully enclosed stairways which have a one-hour fire resistive rating throughout to be constructed within the building with direct access from the corridors. Doors to be fitted with panic hardware and self-closing devices. Exit lights to be installed over points of egress to the exits. These stairways will replace the exterior iron fire escapes on the north and south end of the building.

3. The interior corridors to be upgraded by providing a fire resistive separation in the centre of the corridors dividing the 130 foot length of each corridor in two. Upgrade all doors in these corridors with 1 3/4" solid core doors and fill in all transoms with fire resistive material.

4. Provide an additional exit stairway to grade from the T.V. lounge assembly room on the main floor at the south end of the building. This stair should be located at the west end of the wing.

5. Alter the door leading from the dining wing to the west exit stairway to open in direction of travel. This will require some modification to the storerooms adjacent to this door.

6. Replace the set of stairs from the porch exit on the north end of the lower floor with a ramp. This will offer a second means of egress for wheelchairs.

7. Unused ventilating ducts to be sealed or properly protected with fire dampers.'

Following the inspection by Fire Chief Konig, the following estimate of costs was provided by the City Building Inspector, Mr. D. A. Matheson.

1. Installation of sprinkler system	$11,000.00
2. Building alterations	33,500.00
	$44,500.00

cont'd . . .

Clause 5 continued

In his report, Mr. Matheson advises that the existing exterior fire escapes could be left in their present location if the surrounding walls and windows were changed to provide the necessary degree of fire rating. If this was done, the cost of Building alteration could be reduced by $9000 to $24,500. Considering the fact that we are responsible for the care of elderly and often confused people, particularly in a crisis situation, it is preferable to have interior egress from the building and I would suggest the installation of two fully enclosed stairways.

Furthermore, using the existing fire escapes would block off a number of windows which are an important source of daylight and ventilation.

To ensure rapid response to a fire it would be adviseable to install a direct line from Taylor Manor to the nearest Fire Hall. Mr. H. D. Nicholson, Assistant City Engineer has provided an estimate of $3200.00

Source of Funds The Comptroller of Accounts advises that, if the above recommendations are approved, the required amount will be provided in the 1972 supplementary Capital Budget.

The costs of the required alterations to Taylor Manor have been discussed with the Deputy Minister of the Department of Rehabilitation and Social Improvement, requesting approval to increase the per diem rate sufficiently to amortize the expenditure over the next 2 or 3 years. To date no firm decision has been received.

RECOMMENDATION:

As Director of Welfare and Rehabilitation, I recommend that:

1) The building alterations as outlined in Fire Chief Konig's report be authorized. (Estimated cost $44,500.00)

2) A direct phone line be installed from Taylor Manor to the nearest Fire Hall (Estimated cost $3200.00)."

Your Board RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved by Council. Furthermore, representations to increase the per diem rate to amortize the costs continue to be made to the Provincial Government.

FOR COUNCIL ACTION SEE PAGE(S) 384

FINANCE MATTERS

CONSIDERATION AND RECOMMENDATION

1. Winter Employment Program - Canadian Federation of Mayors and Municipalities

The City Clerk reports as follows:

"In connection with resolutions for the forthcoming conference of the Canadian Federation of Mayors and Municipalities, only one has been received, proposed by the City Engineer as follows, in respect of the subject matter:

'WHEREAS details of the 1971-72 Winter Employment Programs of the Government of Canada were not available to the Municipalities until a few days before the start of the winter period; and

WHEREAS earlier announcement of such programs would allow the Municipalities to plan more effective and more efficient projects, and earlier approval would enable the projects to start at the beginning of the winter period; and

WHEREAS earlier submission of applications would allow the Senior Governments to review the proposed projects more carefully, to weigh how each would meet the objectives of the programs, and to make a more meaningful selection; but acknowledging that such programs must be designed to suit the degree and nature of the unemployment problem and that the need cannot be accurately predicted far in advance;

NOW, THEREFORE, BE IT RESOLVED that this Federation urge upon the Government of Canada:

THAT the details, but not necessarily the size, of future Winter Employment Programs be announced not later than the first of August; and

THAT applications be received up to the first of September and then reviewed by the Senior Governments and placed in priority listings; and

THAT the needs of the coming winter be examined at the first of October and the size of the Programs then determined, along with the allocation to the various regions in accordance with relative need, and

THAT projects be then approved from the priority listings to make up programs of the desired size and regional distribution.'"

Your Board submits the resolution for Council CONSIDERATION and, if approved, RECOMMENDS the City Clerk be instructed to advise the Federation accordingly.

CONSIDERATION

2. The Canadian Red Cross Society - Grant Equal to Rental of Queen Elizabeth Theatre Rehearsal Room

The City Clerk reports as follows:

"A letter dated March 10, 1972, has been received from the Canadian Red Cross Society advising that the Vancouver Vocational Institute has again agreed to sponsor another Blood Donor Clinic, on April 12, 1972.

As the Institute is extremely short of space and the Rehearsal Room of the Queen Elizabeth Theatre is available, the Society is requesting a grant of $70.00, equal to the rental of the Rehearsal Room for use as a Blood Donor Clinic.

Your Board notes that Council has approved similar requests from this organization for a Clinic each year since 1969."

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 384

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT MARCH 24, 1972

RECOMMENDATIONS:

1. Funds for Special Work Assignment for Fire Alarm Operator

The City Engineer and the Acting Director of Personnel Services report as follows:

"A change in the fire apparatus assignment procedures and street location cards used in dispatching fire apparatus is required for the southwest section of the City predicated by the addition of the new King Edward Place and Musqueam Subdivisions.

In order to change the operating files it will be necessary to relieve a Senior Fire Alarm Operator of his normal duties for a period of one week. The operator assigned to this task would be the Department's most experienced Senior Operator. This work must be done before April 12th, 1972, when all of our relief operators will be committed for the vacation relief schedule.

The Acting Director of Personnel Services advises that the level of responsibility of this work is above that normally required of a Senior Fire Alarm Operator. He therefore recommends that Mr. Smith receive his regular rate plus an additional 10% for this one week period. This recommendation has been discussed with the President of the Vancouver Firefighters Union who is in agreement.

It is estimated that the cost to provide a relief operator and to pay the additional allowance to Mr. Smith will amount to approximately $280 and would be required prior to budget approval.

The City Engineer and Acting Director of Personnel Services RECOMMEND that:

(a) The amount of $280 be added to the Fire Alarm Operators' Salary Account 8091/5802 and the expenditure of this money be authorized prior to budget approval to enable special work to be carried out on assignment information for dispatching fire vehicles.

(b) Mr. G. Smith receive his regular rate plus an additional 10% during the period of this work, estimated at one week."

Your Board RECOMMEND that the foregoing report of the City Engineer and the Acting Director of Personnel Services be approved.

2. Business Orientation Programme

The Acting Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 15th through May 19th, 1972. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Cont'd.....

CLAUSE NO. 2 (continued)

Several City Departments and the Regional and Municipal Employees' Union indicate their willingness to co-operate with the Personnel Services Department staff in placing a number of students in our service for the week.

It is recommended that the Personnel Services Department again be authorized to co-operate with the Administrative Management Society in their Business Orientation Programme for students."

Your Board RECOMMEND that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

3. Salary and Classification Review - Four Positions Bookmobile - Collingwood Branch, Vancouver Public Library

The Acting Director of Personnel Services reports as follows:

"At its meeting on February 23, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services, subject to the approval of City Council: -

'At its meeting on November 25, 1969, City Council approved abolishing one Librarian I position in the Collingwood Branch Library Bookmobile and its replacement by one position classified as Bookmobile Supervisor, together with other changes.

Following discussions with Mr. H. Brown, librarian in charge of the Collingwood Branch and the Bookmobile service, it is apparent that the changed Bookmobile staffing arrangement is no longer satisfactory and the service provided is not at an acceptable level. A large part of the problem is the difficulty of hiring a person with the diversified knowledge and skills required for the Bookmobile Supervisor position, i.e. a knowledge of books and the ability to provide reader's advisory service to patrons, ability to maintain and drive the large vehicle which is now in use, and the ability to supervise the clerical operation in the Bookmobile.

To remedy the situation, it is recommended that the librarian responsibilities contained in the Bookmobile Supervisor class specification be deleted and that the incumbent of this position be responsible only for driving the vehicle and insuring that it is properly maintained, and for participating in the clerical operations. It is recommended that the position presently classified as Bookmobile Supervisor, pay grade 16 ($537 - $643 per month plus 7% for longer hours) be reclassified to a new class of Driver-Clerk II and that this class be rated at pay grade 15 ($517 - $616 per month). It is further recommended that this change be made effective immediately following approval of City Council but that the present incumbent continue to be paid at his present rate (not including the 7% for longer hours) until such time as he vacates the position.

A new class specification No. 562, Driver-Clerk II - Library, has been prepared to accurately describe the work to be performed. It is further recommended that class specification No. 561, Driver Clerk - Library, be retitled to Driver Clerk I - Library.

Cont'd.....

CLAUSE NO. 3 (continued)

The librarian duties previously performed by the Bookmobile Supervisor would require the establishment of 21 hours per week of part-time Librarian I. This would be offset by a reduction of 32 hours per week of Library Clerk II time.'

The Acting Director of Personnel Services endorses this report and recommends that it be adopted.

The estimated recurring annual savings of this proposal at 1971 2nd half rates will be $480. Estimated savings for the 10 month period ending December 31, 1972 will be $317.

This report has been discussed with the Director, Vancouver Public Library; the Co-ordinator of Data Processing and Systems; and the President, Vancouver Public Library Staff Association, Local 391, all of whom concur herein."

SUMMARY OF RECOMMENDATIONS:

Incumbent	Present Classification	Proposed Classification	Effective Date
G. Karpel *	Bookmobile Supervisor Pay Grade 16 ($537-$643) Plus 7% for longer hours	Driver Clerk II - Library Pay Grade 15 ($517-$616)	When Adopted
Vacant	Library Clerk II Pay Grade 9 ($398-$472) plus $30 per month driving allowance	Abolish	When Adopted
One new Part-time position (21 hours per month)		Librarian I Pay Grade 21 ($4.42-$5.29 per hour)	When Adopted
One new Part-time position (3 hours per week)		Library Clerk II Pay Grade 9 ($2.61-$3.10 per hour)	When Adopted

* Incumbent to retain present pay grade (not including 7% for longer hours) while occupying this position.

Your Board RECOMMENDS that:

(a) The foregoing recommendations of the Acting Director of Personnel Services be adopted.

(b) Class Specification No. 570, Bookmobile Supervisor, be abolished.

(c) Class Specification No. 562, Driver Clerk II - Library, be approved.

(d) Class Specification No. 561, Driver Clerk - Library, be retitled to Driver Clerk I - Library.

4. Western Regional Conference - Public Personnel Association
Attendance: One Employee, Personnel Services Department

The Acting Director of Personnel Services reports as follows:

"The Annual Conference of the Western Region of the Public Personnel Association is being held in Anaheim, California on April 12th to 14th, 1972 inclusive. The Chairman of the conference has invited the Acting Director of Personnel Services to participate on a labor relations panel.

It is not planned to include this conference in the 1972 Conference Roster. However, Mr. B. H. Peterson is prepared to pay travelling and other expenses connected with the Conference and requests authority for three (3) days leave of absence with pay on April 12th, 13th and 14th, 1972 inclusive to attend this conference."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services to adopted.

FOR COUNCIL ACTION SEE PAGE(S) 384

BOARD OF ADMINISTRATION

PROPERTY MATTERS

MARCH 24, 1972

CONSIDERATION

1. Method of Disposal of Single Family Residential Lots Situated in Area B of Champlain Heights, Zoned: RS-1

The Supervisor of Property & Insurance reports as follows:

"The plan of subdivision of Area B of Champlain Heights has now been registered. The subdivision consists primarily of 185 single family residential lots.

The City's usual method of selling single family properties is by sealed tender. The highest offer received above the upset price placed on the lot is recommended to Council for acceptance. This method has the effect of creating the highest return to the City.

In this respect, Council is advised that the last competitive tender call in February of this year, was for approximately 18 residential lots, situated in the area of 16th Avenue and Kaslo Street. The reaction to this tender call was considerable with 138 tenders being received. In each case, the lots were recommended for sale above the upset price.

However, in the marketing of the 133 single family lots situated in Area "C" of Champlain Heights, Council adopted the fixed price method of disposal of single family lots. This was as a result of Council's concern that the lots should be offered on a preferential basis to individuals wishing to purchase for the purpose of development of a residence for themselves.

Council's instructions were that preference was to be given to individuals, and not more than 2 lots in any block to be sold to other interested groups. Construction in every case was to commence within 18 months from Council's approval of the sale. The prices for the lots were advertised, based on market value confirmed by independent appraisals.

The reaction to this form of marketing was limited, with an estimated total of only 21 lots sold to individuals in the first 6 months of marketing. Council was advised of this fact, and as a result, the restrictions on the sale of these lands were removed. All of the 133 lots have subsequently been sold to builders and realtors as well as individuals, on the fixed price basis.

CONSIDERATION:
The foregoing report is placed before Council for the purpose of determining the method of disposal of single family lots in Area B of Champlain Heights, the options being:

(a) Fixed price method of disposal with preference given to individuals wishing to purchase for the purpose of development of a residence for themselves, this being the method which was not successful in Area C and was, therefore, discarded by Council;

(b) Fixed price with initial preference being given to individuals with sale being restricted in the first instance to one lot per individual, but that after the initial period, the lots be sold at fixed prices to anyone who wishes to buy them, this being the modified and successful method used in Area C.

(Continued)

Clause No. 1 (Continued)

(c) Sealed tender with highest offer above the upset price being accepted, this being the City's normal method of property disposal and probably the preferred method from the financial point of view.

Council might further wish to specify that whichever method is chosen, it should apply to the balance of single family lots to be sold in Champlain Heights and not just to Area B, the section currently under consideration.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for its consideration.

* * *

A map of the Champlain Heights area is circulated for information.

FOR COUNCIL ACTION SEE PAGE(S) 385

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MARCH 17, 1972

The Standing Committee of Council on Finance met on Friday, March 17, 1972, in the #2 Committee Room, third floor, City Hall, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Linnell, Phillips, Rankin and Sweeney
Mayor T. J. Campbell

ABSENT: Alderman Wilson (on Civic Business)

CLERK TO THE COMMITTEE: R. Henry

Resolved that the Minutes of the meeting of February 10, 1972 be adopted.

PART I

1972 Estimates - Grants

The Chairman advised the Committee of the City's budget situation to date and cautioned the Committee with respect to additional grant requests.

The Committee then reviewed the following grant requests and took action as noted:

(A) The following grants are RECOMMENDED by the Committee as shown:

App'n. No.	NAME	RECOMMENDATION (amount requested in brackets)		CONDITIONS
194	Central City Mission	($956)	956	In Lieu of Special Water Rates
245	Salvation Army Red Shield Bldg. Fund	($25,000)	25,000	
384	Vancouvers Theatre in the Park	($1,000)	1,000	
530	B.C. - S.P.C.A.	($5,000)	5,000	
566	Native Daughters of B.C.	($600)	600	
676	Metropolitan Communities Council	($1,500)	1,500	
950	International Peach Arch Assoc.	($100)	100	
1042	City Hall Choristers	($350)	350	

Cont'd.....

App'n. No.	NAME	RECOMMENDATION (amount requested in brackets)		CONDITIONS
615 (statutory)	Prov. Govt. of B.C. - T.B. per capita		70,500	Council protest this grant and the Board of Administration prepare a resolution for submission to U.B.C.M. based on the Regional District assuming all charges for this service.
995	Provision for Sundry Grants in Lieu of Taxes	(35,000)	35,000	
998	Provision for Grants Equal to Taxes Various Hospitals	(15,000)	15,000	
310	Kiwanis Music Festival (4 for 3 against)	(3,750)	300	
315	Playhouse Theatre Co.	(38,000)	up to 38,000	In Theatre rental for the period June 1st, 1972 to May 31st, 1973. (It is noted that this amount is in addition to the $15,345 approved by Council earlier this year which was for the period January to May 1972)
320	Vancouver Opera Association	(25,000)	up to 15,000	In Theatre rental
350/5	Vancouver Art Gallery Assn.	(120,884) (72,480)	109,984 1,630	operating costs major repairs N & N.R. (for action on balance of Art Gallery grant request see Page 3)
380	Vancouver Symphony Society	(55,000)	up to 46,000	In Theatre rental except those programs that are commercially sponsored.
550	Vancouver Lower Mainland Industrial Dev. Comm.	(20,519)	10,000	
555	Greater Vancouver Visitors & Conv. Bureau	(125,000)	100,000	
580	School Safety Patrols	(2,500+)	up to 2,800	Subject to recommendati of the Official Traffic Commission

Cont'd.....

App'n. No.	NAME	RECOMMENDATION (amount requested in brackets)	CONDITIONS
953	Vancouver Sea Festival Society	(37,500) 10,000	Plus a further grant on a matching grant basis of dollar for dollar of any contribution to the Sea Festival from any source other than the two senior governments, up to a maximum of $10,000
	Killarney Senior Concert Band (7 for - 2 against)	1,000	
	Federation of Russian Canadians	(400) 200	Half of Theatre rental (for balance of this organization's grant request see below)

(B)

The Committee RECOMMENDS that NO ACTION be taken with respect to the following grant requests:

App'n. No.	NAME	REQUEST
540	B. C. & Yukon Chamber of Mines	3,000
590	Vancouver Safety Council	7,500
250	Canadian Youth Hostels Association	20,000
305	Vancouver Little Theatre Assn.	5,000
745	First Aid Ski Patrol	3,165
1077	Burnaby Hastings Rotary Band	Unspecified
	Federation of Russian Canadians	Unspecified (Capital Grant)
	Shawnigan Lake Summer School of Arts	11,180

PART II

The following actions of the Committee are submitted to Council for INFORMATION:

App'n. No.	NAME	REQUEST	
350/5	Vancouver Art Gallery Association	$ 850 - tall-escope 70,900 - office alterations 10,000 - additional staff	Deferred pending the hearing of a delegation from the Association, and comments from the Building Inspector - re the office alterations

Cont'd.....

App'n. No.	NAME	REQUEST	
585	City Planning Commission	($15,000 Est.)	Deferred pending a report from the Board of Administration
390	Vancouver Bach Choir	($5,400)	Deferred pending the hearing of a delegation
635	B. C. Housing Management Commission	(200,000)	Referred to the Board of Administration in view of the G.V.R.D. assuming liabilities of public housing

In considering the foregoing requests the Committee noted a summary sheet prepared by the Finance Department with respect to grants approved previous years; also a report dated March 15th, 1972 in further explanation of the Vancouver Art Gallery's grant request.

The Committee was advised that the balance of the grants were being reviewed by the Social Planning/Community Development Joint Technical Committee who would be submitting recommendations to the next meeting of the Finance Committee.

(Mayor Campbell and Alderman Linnell arrived after the meeting had commenced.)

FOR COUNCIL ACTION SEE PAGE(S) 393-394

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MARCH 23, 1972

The Standing Committee of Council on Finance met on Thursday, March 23, 1972, in the #1 Committee Room, third floor, City Hall at 9:45 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (on Civic Business)

CLERK TO THE COMMITTEE: R. Henry

1972 Estimates - Grants

The Committee continued its review of 1972 Civic grant requests and noted a Board of Administration report of March 20th, 1972, containing particulars and recommendations as submitted by the Joint Technical Committee.

(A) The following grants are RECOMMENDED by your Standing Committee subject to the conditions set out in each case, as contained in Pages 4 to 7 of the Board of Administration report of March 20th, 1972.

APP'N. NO.	NAME	RECOMMENDATION (amount requested in brackets)		ADDITIONAL CONDITIONS
105	Family Service Agency	(60,000)	35,000	
107	Activator Unit	(10,000)	5,000	
110	Dugout Day Centre	(4,500)	4,000	Provincial Gov't. to match the City's contribution dollar for dollar up to the amount shown
111	Meals on Wheels (VON)	(5,000)	5,000	
118	Crisis Intervention & Suicide Prevention Centre	(10,000)	5,000	
173	Salvation Army	(19,500)	12,000	
198	Canadian Paraplegic Assoc.	(6,500)	5,000	
545	Big Brother of B.C.	(32,000)	12,500	
610	Kiwassa Neighbourhood Services Assn.	(5,000)	5,000	
640	Neighbourhood Services Assn.	(38,000)	30,000	
648	Neighbourhood Services Assn. - Community Development	(35,000)	35,000	

Cont'd.....

PART A (continued)

APP'N NO.	NAME	RECOMMENDATIONS (amount requested in brackets)		ADDITIONAL CONDITIONS
672	Boys Club of Vancouver	(15,000)	10,000	
682	Canadian Diabetic Association	(1,000)	1,000	

FURTHER RECOMMENDED THAT payment by the City for shareable costs under CAP be made only upon receipt of invoices showing expenditure details and other supporting financial data required by the Director of Finance for claim purposes.

(B) INFORMATION CENTRES

APP'N. NO.	NAME	RECOMMENDATIONS (amount requested in brackets)		ADDITIONAL CONDITIONS
115	Fraserview-Killarney Information Centre	(3,300)	3,000	
141	United Community Services Info. Centre	(2,500)	2,500	
605	Riley Park - Infor. Centre	(3,716)	3,462	
608	Frog Hollow Neighbourhood House	(4,330)	no grant	
612	Mount Pleasant Info. Centre	(2,827)	2,827	
614	Grandview-Woodland Info. Centre	(3,776)	3,400	
616	Kitsilano Info. Centre	(4,000)	3,340	
620	West End Community Bulletin Board	(1,918)	up to 1,918	Subject to a report from the Board of Administration regarding suitability of a location
624	Khalsa Diwan Info. Centre	(5,016)	no grant	
626	Cedar Cottage Info. Centre	(1,605)	no grant	
628	Skid Road Info. Centre	(3,120)	1,000	
630	Renfrew Info. Centre	(5,825)	4,375	

FURTHER THAT the grants be made only on receipt of proof of payment of services.

Cont'd.....

PART B (continued)

AREA COUNCILS

APP'N. NO.	NAME	RECOMMENDATIONS (amount of request in brackets)	CONDITIONS
603	Riley Park Area Council Youth Enterprises	(1,850) no grant	
615	Grandview-Woodland Area Council	(3,500) no grant	
	GENERAL		
130	Se-Cure Organization of B. C.	(3,000) no grant	
132	X-Kalay Foundation Society	(15,000) no grant	
136	Mental Patients Assoc.	(10,000) 4,500	
141	United Community Services	(10,000) no grant	
144	Outward Bound of B. C.	(15,050) no grant	
146	YWCA - Rooms Registry	(10,000) no grant	
148	Educo School	(5,000) no grant	
151	Western Institute for the Deaf	(16,000) 6,200	
160	B.C. Borstal Assn.	(3,600) no grant	
177	Vancouver Community Legal Assistance Society	(31,000) 10,000	
180	3-H Society	(10,000) 5,000	
183	John Howard Society of B. C.	(3,000) no grant	
191	Victorian Order of Nurses	(30,000) 17,500	
573	SPEC	(7,000) no grant	
155	Vancouver Neurological Centre	(12,600) 6,000	
1060	YWCA - Pender Branch	(9,500) 7,200	
	God's Rescue Mission	(1,800) 1,000	

The following grant requests did not receive eight (8) affirmative votes in the Committee and are submitted for the CONSIDERATION of Council.

APP'N. NO.	NAME	REQUEST	RECOMMENDATION (by Joint Tech. Committee)	CONDITIONS
196	Vancouver Indian Centre Society (7 for - 2 against)	15,000	15,000	
386	Community Music School (6 for - 3 against)	11,000	5,200	
113	Fraserview-Killarney Area Council	5,555	2,500	for six months and on a matching basis and the Board of Administration report at the end of the six-month period.
162	Elizabeth Fry Society (6 for - 4 against)	6,831	5,000	
650	Seafarers Union of B. C.	Unspecified	2,500	

VANCOUVER ART GALLERY - GRANT

The Committee received a delegation from the Vancouver Art Gallery speaking in support of the following grant requests:

Additional Staff - (a) Registrar - $7,500
(b) Librarian - 2,500

Major repairs - new and non-recurring

Replacement of twelve-foot ladder by a tall-escope - $850.00

Office alterations - $70,900

The Building Inspector advised the Committee with respect to these alterations.

After due consideration, the Committee RECOMMENDED that grants be made to the Vancouver Art Gallery Association for the purposes as stated:

Tall-escope - $ 850
Office alterations - up to $70,900

FURTHER THAT the source of funds be reviewed by the Committee when the Supplementary Capital Budget is under consideration.

FURTHER THAT the request of a grant for additional staff be rejected.

The Committee adjourned at approximately 11:20 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 394

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CITY OF VANCOUVER

REGULAR COUNCIL MINUTES

A Regular meeting of the Council of the City of Vancouver was held on Monday, April 10, 1972, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated March 28, 1972, be adopted.

- CARRIED.

BUSINESS OF THE DAY

MOVED by Alderman Adams,
SECONDED by Alderman Phillips,
THAT the Council proceed with the agenda of business presented, as in the case of a Regular Meeting.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Calder,
SECONDED by Alderman Sweeney,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. School Board Budget
By-law No. 2

MOVED by Alderman Bird,
THAT the communication from the Returning Officer, dated April 6, 1972, setting out the result of submitting the School Board Budget By-law No. 2 to the property owners concerned, on Wednesday, March 29, 1972, when the 'Yes' votes received amounted to 42.16% and, therefore, did not meet the required three-fifths of all the votes validly cast, be received for information.

- CARRIED.

2. Evening Meetings

MOVED by Alderman Adams,
THAT the monthly report of the Deputy City Clerk, under date of April 7, 1972, in respect of Evening Meetings, be received.

- CARRIED.

3. Animal Pathology Laboratory
DND Building - Jericho

The Vancouver City Planning Commission, under date of March 10, 1972, advised of an application from the Department of Public Works of Canada to use an existing DND Building on the Jericho site as an animal pathology laboratory. While the Commission recommended approval, a time limit, not to exceed five years, was suggested.

It was noted that a branch of the National Research Council is located in another of the DND buildings. The Commission, therefore, is concerned that these uses might increase in an area which is oriented to residential use. The following resolution was submitted, therefore:

> "THAT the Commission express its concern at the development of scientific establishments in the Jericho Area and respectfully ask Council to take up this matter with the Provincial Government and the University of British Columbia with a view to accommodating these types of uses within the Scientific Research Centre at U.B.C. as soon as possible."

MOVED by Alderman Hardwick,
THAT this communication be received, and the matter be left in the hands of His Worship the Mayor.

- CARRIED.

4. Shannon Estate

In connection with a request, dated April 4, 1972, from the Park Board, setting out a resolution with respect to the Shannon Estate property and asking for a delegation appearance, it was

MOVED by Alderman Linnell,
THAT the Council receive a delegation from the Park Board, accordingly.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

5. Park and Ride
Experimental Programs

His Worship the Mayor submitted the following communication, under date of April 7, 1972:

"Members of City Council will be pleased to know that the Hastings Park & Ride program with free parking at a P.N.E. lot is receiving tremendous public support, far in excess of the minimum 300 return fares per day for a break-even operation.

After consultation with the Chairman of the Standing Committee on Transportation I am recommending that Council refer the following matters to the Standing Committee for discussion and recommendation to Council:

(a) Consideration of a Park & Ride service from Richmond via Oak St. to City Centre. Mayor Anderson has this matter under review with his Transportation Committee.

(b) City Council in 1967 authorized an experimental Park & Ride service from the North Shore via exclusive bus lane during peak hours to the City Centre. This service did not get off the ground because of strong protest from the North Shore Councils. This situation has changed and the North Shore is supporting Park & Ride. I suggest the Committee consider:

1. North Shore Municipalities provide the Free Parking lot near the north approach to Lions Gate Bridge;

2. That the Department of Highways be requested to institute an exclusive bus lane on the Lions Gate Bridge in the direction of the peak hour flow;

3. That the City maintain strict enforcement of the existing curb lane bus only operation on Georgia Street.

4. Burrard Inlet 3rd Crossing

Consider requesting the Federal authorities to establish a small Task Team to which should be invited an appointee of the Provincial Department of Highways and an appointee of the Greater Vancouver Regional District. The function of the Task Team would be to review the Swan Wooster Report together with Technical papers submitted by organizations at the Public Meetings. Assigning a special task to the proposed team could result in an early report to the Minister of Transport."

MOVED by Alderman Wilson,
THAT this communication and the matters set out therein for Committee consideration, be referred to the Standing Committee on Transportation.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, April 7, 1972

WORKS AND UTILITY MATTERS

MOVED by Alderman Bird,
THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters), dated April 7, 1972, be adopted; and Clauses 3, 4 and 5 be received for information.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Alderman Adams,
THAT the report of the Board of Administration (Social Service and Health Matters), dated April 7, 1972, be adopted.

- CARRIED.

HARBOURS AND PARKS MATTERS

Contract for Construction of Douglas Park Community Hall Addition and Allocation of Additional Five Year Plan Funds

In connection with this report, it was

MOVED by Alderman Adams,
THAT the following be approved, and the matter of financing relative to the Riley Park Project be referred to the Standing Committee on Finance when dealing with the Capital Budget:

(1) Approval of awarding a contract for construction of the Douglas Park Community Hall Addition to the Ballarin Bros. Construction Company, Ltd. for $126,188, said contract to be to the approval of the Corporation Counsel.

(2) Reallocation of funds allocated in advance of the 1972 Capital Budget from the 1971 - 1975 Five Year Parks-Community Service Centre Facilities Fund by transferring $40,000 to the Douglas Park Project from the Riley Park Project to provide a total amount for the project of $154,143 including a Senior Citizen Grant of $24,143 from the Provincial Government of B.C.

- CARRIED.

BUILDING AND PLANNING MATTERS

Grant Request: Hastings Sunrise Action Council (Clause 1)

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated April 7, 1972, be approved, subject to filing with the Comptroller of Accounts, proof of payment of expenditures.

CARRIED BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (Cont'd)

BUILDING AND PLANNING MATTERS (cont'd)

Height of Schools (Public or Private) in the RS-1, 2 and 4 One-family Dwelling Districts and RT-2 District (Clause 4)

In respect of this clause, it was

MOVED by Alderman Bird,
THAT the Director of Planning and Civic Development be authorized to make the required applications to amend the By-law and District Schedules accordingly, and such amendments and related reports be submitted directly to Public Hearing.

- CARRIED.

Housing for Senior Citizens: Proposed Women's Residence - 1280 Nicola Street (Clause 5)

In connection with this clause, it was agreed to hear a delegation, as requested, but at a meeting of the Standing Committee on Planning and Development.

Balance of Building and Planning Matters

MOVED by Alderman Broome,
THAT Clauses 2 and 3 of the Board of Administration report (Building and Planning Matters), dated April 7, 1972, be adopted.

- CARRIED.

FIRE AND TRAFFIC MATTERS

Journey Home Study - Safety of Hospital Employees

MOVED by Alderman Calder,
THAT, in accordance with the request received, Council receive a delegation from the Registered Nurses Association of B.C., at which time this clause be considered further.

- CARRIED.

FINANCE MATTERS

MOVED by Alderman Calder,
THAT the report of the Board of Administration (Finance Matters), dated April 7, 1972, be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Personnel Matters,
Supplementary Report,
April 7, 1972

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Personnel Matters), dated April 7, 1972, be adopted.

- CARRIED.

C. Property Matters,
April 7, 1972

Lease Renewal to Boys' Club of Vancouver,
395 E. 6th Ave. and 900 E. 12th Ave.
(Clause 1)

MOVED by Alderman Bird,
THAT the leases as requested by the Boys' Club of Vancouver, as referred to in this clause, be approved, subject to the recommendation of the Supervisor of Property and Insurance contained in the clause.

- CARRIED.

Sale: S/S Georgia Street between
Gore and Main Streets
(Clause 3)

MOVED by Alderman Adams,
THAT, in respect of sale of city-owned Lot 31, Block 20, D.L. 196, to the adjoining owners of Lot 32, as referred to in this clause, approval be given, subject to the recommendations of the Supervisor of Property and Insurance contained in the clause.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Bird,
THAT Clauses 2 and 4 of the Board of Administration report (Property Matters), dated April 7, 1972, be adopted.

- CARRIED.

D. Area bounded by King Edward Ave.,
Arbutus St., Normandy Private Hospital
and Prince of Wales Secondary School

The Board of Administration, under date of March 28, 1972, submitted a report of the Director of Planning and Civic Development, in regard to development of the area bounded by King Edward Avenue, Arbutus Street, Normandy Private Hospital, and Prince of Wales Secondary School, in which details of the proposed development of this area are set out.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Area bounded by King Edward Avenue, Arbutus St., Normandy Private Hospital, and Prince of Wales Secondary School (continued)

The recommendations of the Director of Planning are as follows:

" 1. The overall Development concept to be APPROVED subject to compliance with the following:

(a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - March 14, 1972.'

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:-

- The landscaping and treatment of all open portions of the site being to a high standard including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard be given to the periphery of the site adjacent to the City Streets.

- The location of all on-site parking areas and the location, design and treatment of any proposed carports.

- The provision, design and location of suitable off-street loading and unloading facilities.

- The provision of suitable designed garbage collection facilities to serve the whole development.

- The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.

- All site lighting including any desired illumination of the off-street parking area.

- Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.

(b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45.

(c) The number of required off-street parking spaces to be generally in accordance with the requirements of SEction 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as all considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.

(d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Area bounded by King Edward Avenue, Arbutus St., Normandy Private Hospital, and Prince Edward Secondary School (continued)

(e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for Street widening purposes to achieve a 100' wide Arbutus Street.

(f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive development.

(g) That any land requirements for public park or recreational purposes - or alternate financial arrangements be first determined by the City Council on report from the Board of Parks and Public Recreation and the Director of Planning.

RECOMMENDATION OF TECHNICAL PLANNING BOARD

The Technical Planning Board after consideration of the concept drawings and other supporting information recommend APPROVAL of the recommendations of the Director of Planning."

MOVED by Alderman Hardwick,
THAT,

(a) The recommendations of the Director of Planning and Civic Development and the Technical Planning Board be received.

(b) The application to amend the Zoning and Development By-law to provide for a Personal Care Home and Private Hospital (Medical Services only) be referred to a Public Hearing after report from the Vancouver City Planning Commission, at which time Council also consider in public hearing the new development concept proposals, with the public being so informed.

(c) This report specifically be brought to the attention of the Park Board, in respect of Recommendation 1. (g) above.

- CARRIED.

E. Report of Special Committee re Illegal Suites - Hardship Cases, -- March 8, 1972.

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of March 8, 1972:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites - Hardship
Cases (continued)

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Elly Witt (owner), 469 East 50th Avenue
Ruth Gable (tenant), 822 East 49th Avenue
Carol Lynn Burzek (tenant), 2660 East 47th Avenue
Mrs. Mary Dennis (owner), 2324 East 30th Avenue
Mrs. Margaret E. Houston (tenant), 995 East 64th Avenue
Mrs. Koljeet Mann (tenant), 112 East 50th Avenue
Mrs. Margaret E. McGill (owner), 2233 Semlin Drive
Mary Agnes Sweers (owner), 741 East King Edward Avenue
Geza Repas (tenant), 820 West 18th Avenue
Victoria Hurd (tenant), 1624 Frances Street
Mrs. I.E. Padget (tenant), 6405 St. Catherines Street

(b) the following applications be approved for one year from the date of this Resolution:

Rashid Ahmad Chaudhry (owner), 1195 East 62nd Avenue
Yvonne Jones (tenant), 1059 East 12th Avenue
Alice Rasmussen (tenant), 2465 Triumph Street
Mrs. Olive Hosick (owner), 1256 East 59th Avenue
Mr. Ajit Singh Chohan (owner), 2637 Duke Street

(c) the following applications be approved for six months from the date of this Resolution:

Darlene Faye Fodor (tenant), 3095 East 26th Avenue
Frank Cirko (tenant), 2742 East 16th Avenue
Mark Joseph Metcalfe (tenant), 995 West 22nd Avenue
Ronald Sliworsky (tenant), 196 East 22nd Avenue

(d) the following applications be not approved:

Americo and Evangelina Batista (owners), 1745 Graveley Street

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship cases, dated March 8, 1972, and containing Clauses (a) to (e), be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of the Vehicles for Hire Board, April 5, 1972 - Charter Limousine - Rates

Alderman Rankin, Chairman of the Vehicles for Hire Board, submitted the following report in respect of Charter Limousine - Rates, under date of April 5, 1972:

"At the last meeting of your Vehicles for Hire Board on March 30, 1972, the Board had before it for consideration a request from Bowel, McLean Motor Company Ltd., for an increase in the rates for Charter Limousines as follows:

"Present Rates

Time or mileage for each hour or fraction thereof	$10.00
or per mile (whichever is greater)	.60
Minimum fee	25.00

Proposed Rates:

Time or mileage for the first hour	$15.00
For each hour thereafter or fraction thereof	12.00
or per mile (whichever is greater)	0.65"

Your Board noted that Bowell, McLean Motor Company was the only active limousine service in the City and after careful consideration, your Board

RECOMMENDS

THAT the request of Bowell, McLean Motor Company Limited for an increase in rates covering Charter Limousines in the City of Vancouver be agreed to and the by-law amended accordingly."

MOVED by Alderman Rankin,
THAT the recommendation in the foregoing report be approved.

- CARRIED.

G. Report of Vehicles for Hire Board, April 5, 1972 - Taxi Cab Licenses - Stabilization of Capitalization

In connection with the report of the Vehicles for Hire Board, dated April 5, 1972, with respect to "Taxi Cab Licenses - Stabilization of Capitalization," it was agreed to hear a delegation from the Vancouver Taxi-Cab Owners' Association, as requested.

H. Report of Standing Committee on Finance - April 6, 1972

MOVED by Alderman Adams,
THAT the Standing Committee's recommendations, contained in the report of the Standing Committee on Finance, dated April 6, 1972, be adopted, after correction in clauses (k) and (l), page 5, by substituting $30,000 for $50,000 where the latter sum appears in these clauses.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance
(continued)

MOVED by Alderman Adams,
THAT the communication from the Vancouver Council of Women, dated April 8, 1972, with regard to police personnel, be received for information.

- CARRIED.

I. Interview Expenses for Three Candidates: Dept. of Permits and Licenses

The Board of Administration, under date of April 6, 1972, submitted the following report:

'The Acting Director of Personnel Services reports as follows:

"The position of Assistant Director of Inspections was posted on September 6, 1971 and subsequently advertised in newspapers and Professional Journals across Canada. A short list of three applicants was prepared by the Personnel Services Department for consideration by the Board of Administration.

Due to the importance of the position the Acting Director of Personnel Services believes it essential that the three candidates be brought to Vancouver for personal interview and assessment.

The total cost of bringing the three candidates to Vancouver for two days would be approximately:

Air Fare	2 x $158	=	$316.00
	1 x $ 26	=	$ 26.00
Hotel Expenses	3 x 2 nts x$ 19	=	$114.00
	TOTAL		$456.00

The Comptroller of Accounts advises that these monies are available from Appropriation Number 7090/959 "General Government-Miscellaneous"."

YOUR BOARD

RECOMMENDS that the above recommendation of the Acting Director of Personnel Services be adopted.'

MOVED by Alderman Bird,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Tender No. 724 -
Maple Tree Square Paving

The Board of Administration, under date of April 5, 1972, submitted the following report:

' The City Engineer reports as follows:-

"Tenders for the paving of Maple Tree Square with P.C. Concrete base slab and brick surfacing were opened on March 27, 1972 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No. 724 have been circulated to Council.

On February 15, 1972, Council approved the East Gastown Report Phase I 'Maple Tree Square' at an estimated cost of $273,000. In that report, the estimated cost for the work covered by the above tender amounted to $228,000 including normal City overheads with a construction period of three months. The lowest bid, however, submitted by Capital City Construction Limited was in the amount of $247,300 (not including City overheads), or $284,395 including City overheads. All bidders estimated that this work would take four months to complete.

Other than the brick sidewalk adjacent to the new Woodwards Parking Garage on Water Street upon which this estimate was based, the City has had no recent experience in this type of construction. The special nature of the work has resulted in higher unit prices than anticipated.

In addition, the Property Owners' request that vehicular and pedestrian access be provided at all times is a contributing factor in the higher cost and length of time estimated to complete the work.

In order to award a Contract and proceed with this phase of the project an appropriation of $284,395 is required from Beautification funds. Of this amount, $214,395 can be provided from the $425,000 previously approved by Council in the 1969 Supplementary Capital Budget for Beautification Projects and $70,000 representing the Federal/Provincial contribution to be advanced from the funds authorized in the 1971/75 Five Year Plan pending receipt of actual funds from Federal/Provincial sources. Council should be aware that the landscaping, street furniture, street lighting, drainage and irrigation originally estimated at $45,000 will be additional costs over and above the $284,395.

The City Engineer RECOMMENDS that:-

(a) An appropriation of $284,395 for work covered by the above tender be authorized as follows:-

(1) $214,395 from the $425,000 remaining in the 1969 Supplementary Capital Budget for Beautification Projects;

(2) $70,000 (Federal/Provincial contribution) to be advanced from the Beautification funds authorized in the 1971/75 Five-Year Plan pending receipt of the actual funds from Federal/Provincial sources.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tender No. 724 -
Maple Tree Square Paving
(continued)

(b) A contract be awarded to the low tenderer as follows:-

Capital City Construction Ltd.
230 Burnette Street
New Westminster, British Columbia

Maple Tree Square Paving $ 247,300.00

(c) A contract satisfactory to the Corporation Counsel be entered into.

(d) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.'

MOVED by Alderman Hardwick,
THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

K. Labour Negotiations
Report: 1972

The Board of Administration submitted a progress report, as follows, dated March 29, 1972, in respect of 1972 Labour Negotiations:

"Since strike notice has been received from both the Inside and Outside Workers, your Board submits the following progress report with respect to negotiations with the Outside Workers' Union: (The situation with respect to the Inside Union is substantially the same.)

Negotiations began on January 7th, and the latest meeting between the two joint negotiating committees which was held on March 7th was the ninth day-long meeting. Many additional days have been occupied by the parties in their respective caucuses or private meetings, and several Municipal representatives have spent almost as many days in negotiations over local issues as they have spent on the joint negotiations.

On February 1st Municipal negotiators made a firm proposal to the CUPE committee which was acknowledged by the Union spokesman as being a substantial one, but nevertheless unacceptable. It included a general salary increase of 7% in a one-year contract plus concessions in the areas of vacations, statutory holidays, overtime and the eligibility period for benefits.

The CUPE counterproposal of the same date amended its original 20% pay demand to 15% on January 1st and the remaining 5% on July 1st. Every other one of the Union's original demands was repeated without amendment except for a modified restriction on contracting out.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Labour Negotiations
Report: 1972
(continued)

The Union spokesman indicated on February 3rd that his committee would not make any significant modification to its wage demand until it could be assured that the Municipalities would accept its demands for 10 guaranteed statutory holidays and double time for overtime worked on rest days.

On February 14th the Municipal negotiators communicated to CUPE through the Mediation Officer willingness to guarantee ten statutory holidays and to pay double time for overtime worked on rest days. The Union nevertheless declined to amend its wage demand of February 1st. The Mediation Officer had been appointed on January 18th by mutual consent of both parties.

Convinced that the Union negotiating committee was not in fact willing to modify its position, but assured by its spokesman that his committee was willing to present any Bureau offer to its members, the Municipal negotiators submitted their final position by way of the attached proposal dated February 14th, which the negotiators were willing to recommend to their principals.

It could scarcely have been more strongly emphasized at that time to the Union joint negotiating committee that the Municipal negotiators had taken the highly unusual step of defining its ultimate position, although confronted by the Union's demands which were virtually the same as its original ones.

The Municipal negotiators met with the Union joint negotiating committee on March 7th, the Union made a proposal which the spokesman claimed would unfreeze the situation. The proposal was made without prejudice to the Union's position. It was so slight a modification of the original Union demands that either the Union joint negotiating committee is not seriously interested in concluding an agreement at this time, or its real objectives are so far removed from those of the Bureau members as to ensure that a strike must result.

The Union representatives are insisting upon a "catch-up" adjustment of 10%. They claim that in each of the last 10 years, settlements have been approximately 1% lower than those of other union members in the Greater Vancouver community. In suggesting that this was the result of a deliberate policy on the part of the Municipalities, they have overlooked the fact that each of those settlements which was made during the 10-year period was made under the guidance of the current Union spokesman and by the various locals which are represented by the Union joint negotiating committee. The 1971 rates which form the basis for the current negotiations were mutually agreed to during a series of 8 successive sets of negotiations.

It is quite true that rates are approximately 10% lower in comparison to the rest of the community than the City of Vancouver rates were 10 years ago.

There is clear evidence that the 1971 rates and benefits compared very favourable with the rates and benefits enjoyed by those men and women doing comparable or equivalent work in the community at large. This evidence has not been in any way contested by the Union joint negotiating committee and the committee has not presented any argument whatsoever to suggest why the rates should be 10% higher than those prevailing in the rest of the community.

A brief summary of the facts is attached for your information. Considerably more detailed information was presented to the Union negotiating committee, including such things as lists of the companies referred to."

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Labour Negotiations
Report: 1972
(continued)

(Summary on file in City Clerk's office.)

MOVED by Alderman Linnell,
THAT the foregoing report be received for information.

- CARRIED.

His Worship the Mayor advised that the Municipal and Regional Employees' Union and Local 1004 of the Canadian Union of Public Employees are requesting a meeting on these labour negotiations and, therefore, the Mayor has communicated with the Unions to the effect that he would meet both parties at their convenience, but would not be able to commit the Council on the matter.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW- 48th Ave. and Oak St.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

(continued)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (continued)

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1972 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to assess certain real property in the year 1972 for the purpose of defraying the costs and charges with respect to certain collective parking projects, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW RE COLLECTIVE PARKING PROJECTS (continued)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Relief on Local Improvement Charges--
Single-family Home (Adanac Street)

MOVED by Alderman Sweeney,
SECONDED by Alderman Rankin,
THAT, WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Adanac Street from Victoria Drive to the lane east on the north side and from Victoria Drive to a point 99.05 feet east on the south side and portland cement concrete curbs and gutters on Adanac Street from the lane east of Victoria Drive to Semlin Drive on the north side and from a point 99.05 feet east of Victoria Drive to Semlin Drive on the south side (hereinafter called "the said project") as a local improvement, to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on June 12, 1969, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS following the completion of the said project, Council passed By-law No. 4556 on May 11, 1971, for the purpose of borrowing the sum of $1,463,871.44 to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

(continued)

MOTIONS (continued)

Relief on Local Improvement Charges
Single-family Home (Adanac Street)
(continued)

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot D of 1 to 4, Block 11, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment presently being imposed on the said lot is $132.90 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $44.30 for a period of fifteen years;

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

(continued)

MOTIONS (continued)

Relief on Local Improvement Charges
Single-family Home (Adanac Street)- cont'd

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $132.90 for the said project and that such assessment be reduced to $44.30 for the years 1971 and 1972 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said years. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY.

B. Relief on Local Improvement Charges
Single-family Home (Osler Street)

MOVED by Alderman Sweeney,
SECONDED by Alderman Rankin,
THAT, WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

(continued)

MOTIONS (continued)

Relief on Local Improvement Charges - Single-family Home (Osler Street) (continued)

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $49.48 for a period of fifteen years;

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1972 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED BY THE REQUIRED MAJORITY.

C. Allocation of Lands for Highway Purposes (1620 East 29th Avenue)

MOVED by Alderman Sweeney,
SECONDED by Alderman Rankin,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

(continued)

MOTIONS (cont'd)

Allocation of Lands for Highway Purposes
(1620 East 29th Avenue)
(continued)

1. South 10 feet of Subdivision 3 of Lot 18, of Blocks 7, 9 and 11, District Lot 352, Group 1, New Westminster District, Plan 2018

(1620 East 29th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

D. Allocation of Lands for Highway Purposes
(3945 Windemere Street)

MOVED by Alderman Sweeney,
SECONDED by Alderman Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes, the following described lands:

1. West 8 feet of Lot 21, Block 3, North West Quarter of Section 49, Town of Hastings Suburban Lands, Plan 1745.

(3945 Windemere Street).

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

MOTIONS (continued)

1. Cancellation of Regular Council Meeting - April 11, 1972

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the regular meeting of Council, scheduled for April 11, 1972, be cancelled.

- CARRIED.

2. Labour Negotiations: 1972

MOVED by Alderman Rankin,
SECONDED by Alderman Hardwick,
THAT City Council instruct the Municipal Labour Relations Board to go back to the bargaining table, and enter into negotiations with the Canadian Union of Public Employees and the Inside Workers' Union.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Phillips - Mill Rate for Capital Purposes	enquired with respect to the one and one-quarter mills for capital purposes, and was answered by Alderman Adams.
Alderman Broome - Zoning By-laws: Municipalities	requested the Corporation Counsel look into the recent amendment to the Municipal Act, whereby members of Council not attending Public Hearings on zoning may vote on zoning by-laws, if members have been properly informed in connection with the matter before voting. The Alderman requested the Corporation Counsel have in mind the advisability of Vancouver City seeking a charter amendment, accordingly. The Mayor so directed.
Alderman Adams - Four Seasons Development	enquired of His Worship the Mayor, the status of the Four Seasons development. His Worship, in advising progress, stated a report may be before Council within a week.

AMENDED SEE PAGE 499

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair.

Increase in Salary: 1972
Members of Council

MOVED by Alderman Adams,

THAT, WHEREAS the Provincial Government has set a limit of 6½% annual increase on salaries of elected members of Municipal Councils;

AND WHEREAS any increases should be annual rather than every 3 or 4 years;

THEREFORE BE IT RESOLVED THAT the monthly salary of aldermen be increased from $530 per month to $560 per month. This increase would be slightly under 6%.

FURTHER, THAT His Worship the Mayor's salary be increased by $100 per month, which is also just under 6%;

FURTHER, THAT these increases be effective January 1, 1972.

(Notice)

The Council recessed at approximately 3:30 p.m., following which an 'In Camera' meeting was held.

The foregoing are Minutes of the Regular Council meeting dated April 10, 1972, adopted, after correction, on April 18, 1972.

Marianne Linnell
DEPUTY MAYOR

CITY CLERK

April 7th, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Elliott Street, North of 46th Avenue

"The Clarendon-Elliott Streets connection has made portions of the old streets surplus to the City's highway requirements. The owner of Lot 38 at the northeasterly corner of 46th Avenue has made application to acquire the surplus portion adjacent to his property.

I RECOMMEND that the portion of road dedicated by the deposit of Plan 2484 shown outlined red on plan marginally numbered LD1184 be closed, stopped up and conveyed to the owner of abutting Lot 38, subject to the following conditions:-

(a) The value of the closed road to be $200 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed portion of road to be consolidated with abutting Lot 38."

Your Board RECOMMENDS that the foregoing be approved.

2. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out projects for:

- Pavement and Curbs, Local Residential
- Lane Pavement with Curbs
- Lane Pavements
- Lane Pavement Residential Standard
- P.C. Concrete Sidewalks

as shown on the attached schedule dated March 30, 1972, as Local Improvements 'by Petition'.

The City's share of these improvements is available, subject to Council approval, in the 1972 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law , I am submitting the City Engineer's report dated March 30, 1972.

/continued . . .

The estimated total cost of these improvements is $1,160,827 and the City's share of the cost is $751,256.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council approval of the 1972 Streets Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(2) The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

INFORMATION:

3. Street Cleaning - Unit Block Hastings Street East

The City Engineer reports as follows:

"A letter has been received dated February 16, 1972 from Mr. E. L. Panz, President of Industrial Process Heat Engineering Ltd., in which he complains of the dirty condition of the sidewalks in the unit block Hastings East and on Carrall north and south of Hastings.

This area receives the same amount of cleaning as the Georgia and Granville Street business area, which, with the exception of 'Theatre Row', is given the most intensive cleaning effort in the City. A hand sweeper with push cart cleans the sidewalk daily Monday through Friday, a hand sweeper with electric cart cleans the sidewalk and gutter six nights per week Monday through Saturday, the street is also flushed six nights per week. In the Hastings-Carrall area the flusher truck will also attempt to wash the sidewalks when parked vehicles and pedestrian traffic permit, great care must be exercised when doing this so as not to force water under the doors of buildings. Street flushing cannot be done during freezing weather and during the past winter there were approximately three months when this portion of the street cleaning operation could not be carried out. As a result the sidewalks were not as clean as they normally are and this no doubt has led in part to Mr. Panz's complaint.

The problem outlined in Mr. Panz's letter is in general correct, and results from the large number and type of pedestrians who frequent this area, particularly in the early morning hours. The sidewalk becomes a repository for all forms of litter and filth. Several small cafes remain open all night and sell take-out food wrapped in paper. The food is eaten outside and the paper etc. dropped on the sidewalk.

The street cleaners do a good job when cleaning but within a short time the sidewalks are littered again. We have experimented by cleaning the 100 block East Hastings three times during the course of a night shift only to find that a few hours after each cleaning the sidewalk by comparison with other areas, appeared as if it had not been cleaned.

The night shift street cleaning in this area takes place several hours before the shift ends at 7:00 a.m. with the result that litter does accumulate again between the time it is cleaned and when the general public arrive to go to work in the morning. It is proposed to reschedule the cleaning in the Hastings East area so that it is done as late as possible on the night shift, in order to present a cleaner appearance at the start of the business day. If this change does not sufficiently improve the condition it will be necessary to request additional funds to increase the cleaning effort."

Your Board submits the above report to Council for INFORMATION.

(Copies of Mr. Panz's letter dated February 16, 1972 is circulated for the information of Council).

4. Technical Report "Vancouver Telecommunications Plan" by Systech Corporation

The City Engineer reports as follows:-

"On June 29th, 1971, Council employed the Systech Corporation to examine the City's communication needs for the next 15 years and to prepare a report on their findings and recommendations for a communications systems plan. The report includes a suggested schedule together with cost estimates.

The consultants report has been received and a copy can be made available to the Aldermen on request to the City Clerk.

This report is now being studied and a detailed report will be submitted to Council in the near future."

Your Board submits this matter to Council for information.

5. Closure of Oak Street Between 6th Avenue and Broadway During Adverse Snow and Ice Conditions

A letter dated December 15, 1971 from Mr. M.H. Langner of Imperial Salmon House, 2240 Spruce Street has been referred to the Engineering Department for reply. Mr. Langner points out the additional problems imposed on his business during periods of snow and requests that Oak Street be cleared immediately the snow stops falling (copy of letter attached).

The City Engineer reports as follows:

" The Imperial Salmon House operated by Mr. Langner is situated at 2240 Spruce Street on a steep hillside south of 6th Avenue. There is no vehicular access from Spruce Street and pedestrian access is from the dead-end of Spruce Street south of 6th Avenue to the premises by means of stairs.

Vehicular access for all deliveries and shipments is by way of a private lane from a point on Oak Street 100 feet south of 6th Avenue.

Oak Street from 6th to 7th Avenues is very steep, a gradient of 20%. When the road surface is slippery as during a snow storm or flash frost conditions, it is necessary for public safety to close off Oak Street to all traffic, as vehicles heading downhill on Oak would be unable to stop, and would slide out into the very heavy traffic on 6th Avenue.

Every effort is made to clear this section of Oak Street as soon as possible after a storm, although it may be necessary in the interest of public safety because of icing conditions to keep the barricades up. These barricades are the removable type and may be removed and replaced by the driver or swamper of any truck entering or leaving the Imperial Salmon House.

Mr. Langner usually contacts the Streets Superintendent when he is expecting deliveries or making a shipment if Oak Street is closed. The Superintendent co-operates as far as possible in providing access to the Salmon House, even when conditions make it necessary for Oak Street to remain closed to the general public.

A sand box will be placed at the entrance to the private lane on the west side of Oak Street for use when ice conditions make it necessary to close off Oak Street to the general public, to aid in gaining access to the Imperial Salmon House".

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 446

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Renewal of Contract No.28-71-3 for Catering Services at the Men's (Pacific) Hostel and Alpine Cafeteria

The Purchasing Agent, Director of Welfare & Rehabilitation Services, and Medical Health Officer report as follows:-

"City Council, on March 30, 1971, awarded Contract No. 28-71-3 for a one year period to Mayfair Caterers Limited for:

Catering Services at -

(a) Men's(Pacific) Hostel, 535 Homer St. from May 1st, 1971 to April 30, 1972 - and

(b) Alpine Cafeteria, 220 Prior Street, from June 1st, 1971 to May 31st, 1972.

As provided in the tender document, the contract is subject to renewal for an additional one year period on a basis satisfactory to the City and Mayfair, and that the food and labour costs may be adjusted in accordance with the food and labour cost indices.

The attached letter from Mayfair Caterers Ltd. states:

"(i) payment for catering services at the Alpine Cafeteria to be based on a guaranteed daily minimum of 300, as opposed to the present 500 persons per day.

(ii) use of additional schedule of prices for three (3) meals per day per person for Alpine Cafeteria when total number of persons served per day falls between 300 and 500.

(iii) a general increase of seven (7) per cent for food and labour over last year's prices, for meal services at Men's (Pacific) Hostel and Alpine Cafeteria."

We consider that the 7% increase fairly reflects the increased costs of food and labour, and that the additional schedule of prices is a definite concession from Mayfair Caterers because the original contract anticipated that the daily attendance would range between 500 and 2000, and therefore the guaranteed minimum was set at 500. During the first year, the 500 minimum was rarely met, so any allowances given by the contractor for lesser numbers are direct savings to the City.

We RECOMMEND that:

1. Contract No. 28-71-3 with Mayfair Caterers Ltd. be renewed for a further 12 months, i.e. -

   Men's (Pacific) Hostel from May 1 to April 30, 1973.

   Alpine Cafeteria from June 1st to May 31, 1973.

2. The new guaranteed daily minimum of 300 persons be accepted, together with the pricing schedule as outlined in Mayfair's letter of March 17, 1972.

3. The price of meals be adjusted upwards by 7% over last year's prices for both the Men's (Pacific) Hostel and Alpine Cafeteria.

4. Mayfair's letter shall be attached to and become part of the contract."

Your Board RECOMMENDS that the recommendations of the Purchasing Agent Director of Welfare & Rehabilitation and Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 446

HARBOURS AND PARKS MATTERS

CONSIDERATION:

1. Contract for Construction of Douglas Park Community Hall Addition and Allocation of Additional Five Year Plan Funds

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation on February 21st requested Council to award a contract to the low bidders for not more than $130,000 and again on March 27th requested Council to reduce the allocation for the Riley Park Community Centre Addition from $260,000 to $220,000 and increase the allocation for the Douglas Park Community Centre addition from $90,000 to $130,000, or a transfer of $40,000. The above requests were forwarded by the Park Board under date of March 23 and March 30 respectively.

The Superintendent of Parks advises that the estimate of costs for the Douglas Park project is as follows:

Revised Bid for Contract	$126,188
Architects' and Consultants' Fees	10,000
Furnishing and Equipment	4,955
Landscaping	6,000
Contingencies	7,000
Total Project - Estimated	$154,143

Funds Available

Original allocation	$90,000
Additional allocation as above	40,000
Senior Citizen Grant	24,143
	$154,143

For Council Consideration

(1) Request of the Board of Parks and Public Recreation for:

(1) Approval of awarding a contract for construction of the Douglas Park Community Hall Addition to the Ballarin Bros. Construction Company, Ltd. for $126,188, said contract to be to the approval of the Corporation Counsel.

(2) Reallocation of funds allocated in advance of the 1972 Capital Budget from the 1971-1975 Five Year Parks-Community Service Centre Facilities Fund by transferring $40,000 to the Douglas Park Project from the Riley Park Project to provide a total amount for the project of $154,143 including a Senior Citizen Grant of $24,143 from the Provincial Government of B.C."

Your Board submits the above report of the Director of Finance to Council for CONSIDERATION.

(Copies of the Park Board letters dated March 23rd and March 27th are circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 446

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Grant Request: Hastings Sunrise Action Council

The Director of Planning and Civic Development and the Director of Social Planning/Community Development report as follows:

"By Board of Administration report dated December 17th, 1971, your officials submitted for Council Consideration, a request for a grant of $196 for the Hastings Sunrise Action Council. This grant was requested by this organization to help defray the cost of a week-long information programme which they had already carried out and which related to consultations being held with the two departments in connection with future planning for the northeast corner of the City.

When dealing with this report, Council referred it back to the officials for recommendation.

The reason for originally submitting this request for the consideration of Council was that matters of policy were involved, which are as follows:

(a) Citizens' participation of this type will often involve the citizens' organizations in expenditures such as renting halls or meeting places, preparation of material for display or mailing out information or notices of meetings.

(b) In this case, as in so many other requests for assistance, by the time it finally reaches Council, the request is for post facto help and the organization has usually gone ahead and spent the money.

Both the Departments of Planning and Civic Development and Social Planning and Community Development are becoming more and more involved with citizens' organizations and this process can be expected to expand. To derive the fullest benefit from this sort of co-operation, it is necessary that the citizens' organizations have some recourse to funds for holding meetings, exhibitions and disseminating information and it is desirable that these funds should be used by them rather than by the civic organization. In some cases, local organizations may have funds of their own but there are going to be cases where organizations do not have the necessary financial resources.

On the basis that informed citizen participation is of benefit to the planning and development programmes of the City, your officials recommend that some City funds be available for citizens' organizations where co-operative action with the City is being undertaken. Authority for approving funds would be in the hands of City Council on the recommendation of either the Director of Planning and Civic Development, or the Director of Social Planning/Community Development. The Corporation Counsel is of the opinion that Council cannot delegate authority to dispense such funds to City officials.

Since Council sought the views of the Hastings Sunrise Action Council, the Director of Planning and Civic Development and the Director of Social Planning/Community Development RECOMMEND THAT:

(a) Payment of $196 be made to the Hastings Sunrise Action Council.

cont'd . . .

Clause #1 continued

(b) Future requests of this nature be reported to Council, with specific recommendations, by the Director of Planning and Civic Development and the Director of Social Planning/Community Development."

Your Board RECOMMENDS that the joint report of the Director of Planning and Civic Development and the Director of Social Planning/ Community Development be approved.

Your Board RECOMMENDS FURTHER that if officials of the departments become involved in consultation with a representative group of citizens, the officials make it clear to such group that if a contribution to expenses is to be sought, the request should be made prior to any expenditure. If the prior request is not made, there is no obligation by the City to meet such costs.

2. Service Station at 3150 MacDonald Street: Additional Off-Street Parking

The Director of Planning and Civic Development reports as follows:

"Texaco Canada, Ltd. have filed Development Permit Application No 57773 to enlarge the site of the existing gasoline service station to provide additional off-street parking facilities.

The site is located at the north-east corner of MacDonald Street and 16th Avenue. The existing gasoline service station is located in a C-1 Commercial District.

City Council at a public hearing on October 14, 1971, approved the rezoning of the additional site (Lot D Block 121, District Lot 540) from RT-2 two family dwelling district to C-1 Commercial District on the condition that no automatic carwash operation be permitted.

The Technical Planning Board and the Vancouver City Planning Commission RECOMMEND that this Development Permit Application No. 57773 be APPROVED in accordance with the submitted application such plans and information forming a part thereof thereby permitting the enlarging of the site of the existing gasoline service station to provide additional off-street parking facilities subject to the following conditions:

1. Prior to the issuance of the Development Permit

(a) The site is to be first consolidated into one parcel to the satisfaction of the Director of Planning

(b) the grades of the parking area in relation to surrounding properties to be first clarified and approved to the satisfaction of the Director of Planning

(c) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating

(i) details of all lighting if any to be provided on the site

(ii) the provision of a landscaped setback minimum 10' wide adjacent to the easterly property line and a minimum 4' landscaped setback adjacent to the northerly property line of Lot D Block 121D.L. 540 and details of all landscaping to be first approved by the Director of Planning

(iii) Vehicular access to the City Lane being reduced to 18' to the satisfaction of the Director of Planning

(iv) a minimum of 15' setback to the pump islands

cont'd . . .

Clause #2 continued

(v) details of all signs to be provided on the site and building with such signs being in accordance with the provisions of Section 11(10) of the Zoning and Development By-law.

(vi) the location of a satisfactorily screened trash enclosure area and the location of any outdoor merchandise displays on the site with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

2. All surfacing and screening of the off-street parking area is to be completed in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is further noted that this Development Permit cannot be issued until the required amending By-law to rezone Lot D Block 121 D.L. 540 has been passed by Council."

Your Board RECOMMENDS that Development Permit Application No. 57773 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Rezoning: Triangular Portion of Land Bounded by Harrison & Victoria Drives (Arnulf H. Petzold, Architect)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Arnulf H. Petzold, Architect, of 2308 Nelson Avenue, West Vancouver, for the German-Canadian Benevolent Society of B.C., requesting an amendment to the Zoning and Development By-law whereby Block 29 A, D.L. 328, being the triangular portion of land bounded by Harrison and Victoria Drives would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of:

'providing a Personal Care Home for the accommodation of 69 senior citizens in bed room units only. The building shall also contain dining, kitchen, lounge and staff facilities; it shall be 2-storey wood frame, plus basement, all to match the existing building of the German-Canadian Senior Citizens Home at 2010 Harrison Drive. A connecting corridor shall be constructed across the closure and easement of a portion of Harrison Drive.'

The German-Canadian Benevolent Society of B.C. own and have developed Lots 1-7, Block 23, D.L. 328 for senior citizens' accommodation, which are zoned CD-1 Comprehensive Development District and located on the north side of S.E. Marine Drive, immediately east of Victoria Drive.

The subject lands and proposed street closure lies adjacent to the north of the existing CD-1 property.

Mr. Petzold, on behalf of the Society, has been in discussion with the Assistant Director of Civic Development, who in turn has discussed the street closure, relocation of the B.C. Hydro bus loop, etc., with the City Engineer. It appears the proposal by Mr. Petzold is an acceptable one, subject to certain conditions being filled.

cont'd . . .

Clause #3 continued

The scheme of development indicates a two storey and basement structure containing 36 units plus a dwelling unit for a matron, together with dining and kitchen facilities, recreation room, storage and customary ancillary uses. The development is also designed to provide a covered connector from the personal care home to the existing senior citizens' accommodations. The proposed and existing development, as indicated, has a floor space ratio not exceeding 0.50.

The subject site and the portion of the street proposed to be closed have an area of approximately 34,000 square feet, with the subject site originally designated as a park when Fraserview was being subdivided for development; however, it was subsequently abandoned and is now City owned.

For years, the B.C. Hydro bus looped around this site from Victoria Drive, and the scheme now submitted indicates the bus entering Harrison Drive just to the north of the subject property, looping at the east end of the subject property and back to Victoria Drive.

The Technical Planning Board on February 18, 1972 RECOMMENDED:

'THAT the application be APPROVED to rezone the area to a CD-1 Comprehensive Development District with the use being restricted to a personal care home with customary ancillary uses and off-street parking, subject to prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, after advice from the Design Panel on the architectural design, the scheme of development not to be materially different from that submitted with the application, prepared by Arnulf H. Petzold, Architect, noted "Received, City of Vancouver, February 28,1972".

2. The floor space ratio for the existing and proposed development not to exceed 0.50.

3. The applicants first obtain approval of City Council to acquire the subject lands and the proposed closed-up portion of City street, all subject to the applicant making satisfactory arrangement with B.C. Hydro for the relocation of the bus loop; the same to the approval of Council after report thereon from the City Engineer.

4. Consolidation of the subject lands with Lots 1-7, Block 23, D.L. 328, and so registered in the Land Registry Office, or alternatively, an undertaking that the development of the subject lands and Lots 1-7, Block 23, D.L. 328 will be maintained as an integrated comprehensive development.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.'

The Vancouver City Planning Commission on March 3, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

4. Height of Schools (Public or Private) in the RS-1, 2 and 4 One Family Dwelling Districts and RT-2 District

The Director of Planning and Civic Development reports as follows:

"On April 6, 1971, City Council adopted a report dated April 2, 1971, prepared by the Department of Planning and Civic Development. In summary, the report dealt with an amendment to the Zoning and Development By-law to allow relaxation of the height limitation on schools and similar buildings in residential areas from the present height limit of 2½ storeys or 35 feet. The report recommended a procedure and set a maximum of 50 feet height limitation, at the discretion of the Technical Planning Board. This report was held back from Public Hearing by the Director of Planning and Civic Development because there may be a preferable method of achieving the same objective and which is based on the procedure in an existing section of the Zoning and Development By-law - 11(7) which governs churches. Accordingly the Technical Planning Board recommends that Section 11 of the Zoning and Development By-law be amended by including a subsection generally in accordance with the following:

All schools (public or private) located in the RS-1, 2 and 4 One Family Dwelling Districts and the RT-2 Two Family Dwelling District, having a gross floor area in excess of 3,000 square feet, shall be subject to the following special regulations:

(a) A front yard shall be provided equal to the front yard requirements in the district in which it is located.

(b) A side yard shall be provided of not less than 20', which shall be increased 1' for every 2' by which the height of the building exceeds 35'.

(c) A rear yard shall be provided in accordance with the provisions of the district in which it is located.

It is further recommended that where a school (public or private) appears in Section 2 of these District Schedules (RS-1, 2 and 4 and RT-2), it be amended having reference back to the proposed new Section 11(7)(a).

It is further recommended that the Director of Planning and Civic Development be authorized to make application to amend the By-law accordingly, and to make the required subsequent amendments to Section 1 of the RS-1, RS-2 and RS-4 One Family Dwelling District Schedules and the RT-2 District Schedule, and that such amendments be submitted direct to Public Hearing.

The City Planning Commission, On February 4, 1972, endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be endorsed.

(Copies of the report of the Board of Administration dated April 2, 1971, are circulated for information.)

INFORMATION

5. Housing for Senior Citizens: Proposed Women's Residence - 1280 Nicola Street

The Director of Planning and Civic Development reports as follows:

"Council has received the attached letter dated January 20th, 1972 from Mr. Norman S. Jones, Architect. The writer points out correctly that on September 1st, 1971, he filed an application for a development permit to construct a Women's Residence containing hostel units at 1280 Nicola Street.

When the application was drawn to the attention of the Director of Planning & Civic Development, it was clear that it was not the usual type of 'housing development' in the RM-3 zone, yet it would have been possible to approve the application if the Technical Planning Board recommended approval and sought concurrence of the Board of Variance. The Planning Department therefore took the view that the project should be studied on its own merits to determine if the form of accommodation would be satisfactory both in terms of its social desirability, its use of space and other factors. If these had proven satisfactory, a method of approval would have been sought.

Before any detailed processing of the development permit application took place, a meeting was arranged between staff of the Planning & Civic Development Department, the Permits & Licenses Department, the Department of Social Planning/Community Development and the Medical Health Officer.

The Director of Social Planning/Community Development met with the architect and his principal, discussed the proposal at considerable length and supported it subject to certain conditions. He shared his views, in writing, with the architect and the Director of Planning & Civic Development. A copy of his letter to Mr. Jones is attached.

The review committee concluded that the type of housing was unsatisfactory from a number of standpoints, including a single community kitchen for eight unrelated individuals, the grouping of private bed-sitting rooms on public corridors, the grouping of refrigerators and food storage facilities, each under the control of an individual.

The Medical Health Officer was particularly adamant that it was undesirable to pursue the proposal under the circumstances, consequently, the application was refused."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

DELEGATION REQUEST - Mr. Norman S. Jones

FOR COUNCIL ACTION SEE PAGE(S) 446-7

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Journey Home Study - Safety of Hospital Employees

The City Engineer reports as follows:

"This report refers to a request submitted last year addressed to His Worship the Mayor and Members of Council from the Registered Nurses Association of British Columbia to discuss recommendations of the 'Journey Home' study concerning the safety of Hospital Employees travelling to and from work during hours of darkness.

While the study does not demonstrate by statistics that there is any concentration of assaults in the vicinity of hospitals, it suggests that risk of hospital workers being assaulted at the late night shift change can be significantly reduced by encouraging them to drive cars to and from work and recommends that various proposals to accomplish this be referred to Hospital authorities, Board of Police Commissioners and City Officials. The overall recommendations in the study fall into nine categories, three of which are recommended for the City's consideration. These three categories are:

I. Parking for hospital employees.
II. Improved lighting of streets around hospitals.
III. Extra policing of hospital areas.

I. PARKING

The study recommends improved parking facilities and reserved on-street parking close to the hospitals for night shift employees.

In discussing this matter with representatives of the Registered Nurses Association, it was agreed that parking appeared to be a significant problem at only two hospitals in Vancouver, namely St. Paul's and the Vancouver General.

Heavy parking densities occur at these two hospitals during the mid-afternoon and employees arriving for work at this time can not always find parking spaces close to the hospital. Consequently, when these employees go off shift during the hours of darkness, they may have to walk some distance to their cars, and are therefore more vulnerable to assault.

Employees coming on shift late in the evening do not face this problem since parking densities at that hour are generally light and space is available either in the parking lot or on-street close to the hospital.

(1) St. Paul's Hospital

An estimate provided by St. Paul's Hospital indicates approximately 90 nurses arrive to start the afternoon shift and that some 52 of these drive and park. Observations show that at this time there are about 25 parking spaces available in the hospital parking lot and some 15 spaces on-street within a two block walking distance. (There were no spaces available in the block surrounding the hospital.)

(2) Vancouver General Hospital

Parking densities on-street around the General Hospital are heavy throughout most of the day. During the period 3:00 - 3:30 p.m. when the Hospital employees arrive for the afternoon shift, the parking facilities are completely utilized.

While we are aware of the parking densities around the General Hospital, it has not been possible to quantify the parking demands of the hospital workers. Neither the Registered Nurses Association or the General Hospital Safety Committee have been able to estimate the nurses' parking needs or location of parking. The hospital authorities estimate that it would require several months to gather this information. However, there are approximately 6 times the number of nurses at Vancouver General as there are at St. Paul's Hospital and assuming the same percentage drive and park, an estimated 300

/continued . . .

Clause #1 Continued

spaces would be required to accommodate the nurses parking on-street arriving for the afternoon shift.

Solutions

Since neither of these hospitals provide reserved parking for nurses, the Registered Nurses Association request that 'where street parking is necessary, places close to the hospital be reserved for Hospital Employees with special night work identification stickers'.

At St. Paul's Hospital, the present demand indicates approximately 2 blocks of curb space would be required and the potential demand, if such reserved parking was available, could be as many as 90 spaces (up to 4 blocks), while at Vancouver General the estimated demand indicates some 18 blocks of curb space would be presently needed to provide reserved parking specifically for the nurses. At both locations the requested reserved parking would extend into the adjoining residential areas in order to accommodate the nurses' potential demand.

Reserving on-street parking over such a large area for nurses would eliminate the opportunities for residents in the affected blocks to park in front of their houses; and it is questionable that any possible improvement in nurses' safety (as noted below, the Police report a lack of statistical evidence that assaults are most frequent near hospitals) outweighs the resident and visitor parking needs.

II. IMPROVED LIGHTING

The study recommends that lighting be improved in the parking lots and within a five block radius around all hospitals.

A survey of the lighting in a five-block radius on all streets around hospitals in the City shows the intensity of lighting is higher than the average of the City's standard and approximately twice the minimum recommended by the Canadian Standards Association. This intensity of lighting is sufficient for identification of objects beyond 100 feet under poor weather conditions by persons with average vision.

It is doubtful that increasing this level of illumination would have any appreciable effect on the safety of hospital personnel although it may serve to reduce any apprehension on their part.

III. EXTRA POLICING

The study recommends that when Hospital Employees are going back to their automobiles (during hours of darkness) guards should be posted in the parking lots and streets should be patrolled within a five-block radius of all hospitals.

It is noted that this request has been forwarded to the Board of Police Commissioners for their consideration.

In summary, the difficulties experienced by Hospital Personnel in obtaining parking accommodation relates only to the employees arriving for the afternoon shift change. The situation at St. Paul's Hospital is not acute but could be improved by provision of some existing off-street space for the exclusive use of the staff. At Vancouver General Hospital, the overall on-street parking densities close to the hospital do not offer any apparent opportunity to provide reserved parking for nurses without affecting equal privileges to other users in the area.

The existing street lighting standard is higher than the City's average and little benefit would be achieved by increasing the level. A report from the Police Department indicates that there is not a greater number of offences against women in the vicinity of hospitals than in other areas of the City.

/continued . . .

Clause #1 Continued

We therefore recommend no action on the requests for reserved curb parking and improved street lighting from the Registered Nurses Association."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

DELEGATION REQUEST - REGISTERED NURSES ASSOCIATION OF B. C.

(Copies of the summary of Survey Findings and Recommendations prepared by Dr. N. D. Cherukupalle are circulated for the information of Council. The complete report is on file with the City Clerk).

FOR COUNCIL ACTION SEE PAGE(S) 442

FINANCE MATTERS

RECOMMENDATION

1. Loss of Item from Museums Department

The Museums Manager reports as follows:

"An institution such as ours is custodian of hundreds of thousands of items (most from its own collections; others borrowed) to illustrate the themes and stories to be told in the displays and exhibits. Thus, it is inevitable that items will go missing from time to time, despite every effort to prevent this.

One item, borrowed in 1970 as material was being gathered for an exhibition entitled "Ho! for the Klondike" in the Centennial Museum, is now missing. This item is:

> 1 pamphlet: Harry L. Wells, "Alaska and the Klondike ... the new gold fields and how to reach them," 1897 - borrowed from Special Collections, U.B.C. Library.

Despite every effort by the staff to determine its whereabouts, it has not turned up. Two previous employees, who had the position of Historian in the Museum during the period the item was known to be in the Museum's possession, have not been able to help us locate it.

The facts of the loss have been communicated to the City of Vancouver's insurance adjusters who have summarized their positions as follows:

> 'The Museum records show they definitely received the pamphlet so that there is a period of approximately sixteen months that it went missing. There are sixty other similar pamphlets in this group so that the absence of one would not have been noticed particularly. The items borrowed from the U.B. C. Library were returned periodically and it was not until the last group were returned that the loss was discovered.' The present historian 'states there have been three historians at the Museum during the preceeding sixteen months and that the artifact could have been stored in various places, including at the Maritime Museum, in the Museum vault, or in the Historian's Office. Nothing else is missing and there has been no evidence of any burglary or break in.' The present historian 'indicates that it is still a possibility, although remote, that the missing pamphlet will be found somewhere in the Museum's collection.
>
> As you are aware, your policy excludes mysterious disappearance and it is our view that this loss constitutes mysterious disappearance.'

There seems little doubt that the loss of this item was the result of carelessness, at some stage, in the Museum's handling of it. The cataloguing now being carried out, and new procedures instituted to safeguard loans and the location of loaned objects should help prevent similar occurances.

In the meanwhile, we are faced with maintaining a good relationship with an institution whose collections will continue to be extremely important sources of loan material. So, regardless of how the item went missing, the fact remains that the U.B.C. Special Collections should be compensated for its loss.

Cont'd.....

CLAUSE No. 1 (continued)

The value of the item is as follows:

Pamphlet $270

Money for this purpose, for compensation in this manner amounts to our purchasing the item, exists in the Museum Trust Account.

Recommended that compensation be paid to the institution involved, as follows:

University of B. C. Library $270

and that the expenditure of funds in this amount from the Museum Trust Account be authorized."

Your Board RECOMMENDS the foregoing recommendation of the Museums Manager be adopted.

RECOMMENDATION AND INFORMATION

2. Employee Suggestion Plan

Your Board has received the following report from the Employee Suggestion Plan Committee:

'A. Suggestions Meriting Awards

No. 181 - Waste Paper Containers Should Be Bolted to Sidewalks

Comment

The Assistant City Engineer, Planning & Control advises that this suggestion was implemented in October 1971. The new installations have performed satisfactorily to date; if they continue to perform as expected there will be an annual saving of approximately $1,600. However, more time is required before a final evaluation can be made.

Therefore, this Committee recommends that an initial award of $200 be made, and a further review of the matter take place in six months at which time if the savings are confirmed an additional award be made to bring the total to 25% of the annual saving.

No. 182 - The Monthly 'Statement of Circumstances' Form Used By The Welfare and Rehabilitation Department Be Abolished, And the Declaration Of Income And Other Requirements Be Provided By The Recipient On The Reverse Side Of The Cheque

Comment

The Director of Welfare & Rehabilitation reports that this is a feasible suggestion and that he is now developing the necessary office routines for implementation. It is estimated that the clerical work required would be reduced by a minimum of 24 work days per month, indicating an annual cost saving of $6,000.

Your Committee recommend that the suggestor be granted an immediate award of $750, and that the details of the saving be reported upon after implementation of the system and the suggestor be paid the balance of the award prior to December 31, 1972.

Cont'd.....

CLAUSE No. 2 (continued)

B. Suggestions For Which No Award Is Recommended

No. 184 - Steam Boilers In City Hall Not Be Converted to Water

Comment

This suggestion was rejected by the Committee because it is understood that a plan for converting the City's boiler system has been under review by the Building Services Division and it has been agreed that this conversion should take place.

SUMMARY OF RECOMMENDATIONS

A. (i) An award of $200 be made to Mr. J. Mutter of the Equipment Division, Engineering Department for suggestion number 181;

(ii) An award of $750 be made to Mr. J. Barnes, Permits & Licenses Department for suggestion number 182.

B. That this report be received for information

C. Funds for the above awards be taken from Account Number 7090/905, set up for this purpose.'

Your Board RECOMMEND that the above recommendations of the Suggestion Committee be adopted.

RECOMMENDATION

3. Investment Matters (Various Funds) - February 1972

(a) Security transactions during the month of February, 1972
(b) Summary of Securities held by the General and Capital Accounts as at February 29, 1972

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Bank Deposit Receipts Purchased for Redemption in February, 1972					
Feb. 2	Can. Imperial Bank	Feb.15/72	$500,730.14	$500,000.00	13	4.10
11	" " "	Feb.17/72	400,302.47	400,000.00	6	4.60
11	" " "	Feb.18/72	400,352.88	400,000.00	7	4.60
18	Bank of Montreal	Feb.21/72	400,115.07	400,000.00	3	3.50
			$1,701,500.56	$1,700,000.00		
	Bank Deposit Receipts Purchased for Redemption after February 29,1972					
Feb. 2	Royal Bank of Can.	Mar.15/72	$803,976.77	800,000.00	42	4.32
2	" " " "	Mar.16/72	703,562.52	700,000.00	43	4.32
8	" " " "	Mar.15/72	301,334.47	300,000.00	36	4.51
11	Bank of Montreal	Mar.17/72	401,860.27	400,000.00	35	4.85
15	" " "	Mar.20/72	502,333.42	500,000.00	34	5.01
17	Mercantile Bank of Can.	Mar.20/72	200,885.48	200,000.00	32	5.05

cont'd...

Clause 3 continued:

17	Toronto Dom. Bank	Mar.17/72	100,416.33	100,000.00	29	5.24
21	Bank of B.C.	Mar.28/72	703,569.42	700,000.00	36	5.17
21	" " "	Mar.29/72	804,192.66	800,000.00	37	5.17
24	Royal Bank of Can.	Mar.30/72	201,026.03	200,000.00	35	5.35
25	Bank of B.C.	Mar.1/72	700,481.37	700,000.00	5	5.02
29	Bank of B.C.	Mar.1/72	1,200,172.93	1,200,000.00	1	5.26
29	Bank of B.C.	Mar.2/72	400,115.29	400,000.00	2	5.26
			$7,023,926.96	$7,000,000.00		

****

(b) SUMMARY OF SECURITIES HELD AS AT FEBRUARY 29,1972

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts due 1972	$10,347,251.94	$10,300,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for February, 1972 be confirmed.

FOR COUNCIL ACTION SEE PAGE(S) 447

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 7, 1972

CONSIDERATION

1. Lease Renewals To Boys' Club of Vancouver

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council dated January 23rd, 1968, Lots 1 & 2, Block 173A, D.L. 264A, Situated at 900 East 12th Avenue; and Lots E and F Sub. 609, Block 27, D.L. 200A, Situated at 395 East 6th Avenue were leased to the Boys' Club of Vancouver for a five-year term commencing on January 1st, 1967 at a nominal rental of $1.00 per year for each of the properties. Council also authorized an amount not to exceed a total of $3,000.00 to cover estimated costs of repairs and maintenance of the buildings during the lease term.

Lots E and F at 395 East 6th Avenue were originally leased to the Boys' Club from the City for 20 years commencing August 1st, 1941 at a nominal rental of $1.00 per year. The club constructed the existing building which, under the terms of the lease is now the property of the City. The building is one-storey and basement frame construction containing approximately 3,750 square feet on the main floor.

Lot 1 and 2, 900 East 12th Avenue, improvements consist of an old frame firehall occupied by the Boys' Club since 1939.

Over the past 5-year period, the Boys' Club has made repairs and improvements to both buildings at their own expense. In addition, the City has expended approximately $2,700.00 of the $3,000.00 authorized for necessary repairs. It is estimated at the present time that further repairs for the next 5 years can be anticipated in the amount of $3,000.00 to both buildings.

Both leases have now expired and the Supervisor of Property and Insurance has a request for a further 5 year lease renewal on the same terms from The Boys' Club of Vancouver. The Director of Planning & Civic Development recommends renewal for the requested term noting the continued inclusion of the 4 month cancellation clause. The Director of Social Planning/ Community Development concurs with the recommendation of the Director of Planning & Civic Development.

The Lessee has requested:

(1) that Lots E and F, Block 27, D.L. 200A at 395 East 6th Avenue be leased to the Boys' Club of Vancouver for a 5-year period commencing January 1st, 1972 at a nominal rental of $1.00 per annum;

(2) that Lots 1 and 2, Block 173A, D.L. 264A, situated at 900 East 12th Avenue be leased to the Boys' Club of Vancouver for a 5-year period commencing January 1st, 1972 at a nominal rental of $1.00 per annum;

The Supervisor of Property & Insurance submits the request of the Boys' Club of Vancouver for the renewal of the two leases to Council for Consideration.

(Continued)

Clause No. 1 (Continued)

If Council agrees to the lease renewals the Supervisor of Property & Insurance

RECOMMENDS

That the leases contain the 4 month cancellation clause and that provision be made for an allowance of $3,000. to cover estimated expenditure for necessary repairs and maintenance for the next 5 years, as was provided for in the previous lease, all expenses to be ratified by the Supervisor of Property and Insurance."

Your Board submits the report of the Supervisor of Property & Insurance for CONSIDERATION AND RECOMMENDATION.

RECOMMENDATION

2. Sales: Residential and General

Recommended that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lots 118, 119, 120 and 121, D.L. 729, Situated N/S 47th Avenue bet. Sherbrooke and Inverness Streets. Zoned: RS-1

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Domenico & Nicola Taddei	118	66.5' x 115'	$ 17,500.00	City Terms @ 9%	Lot above grade, subject to bulkhead agreement. Site contains fill, no guarantee given to soil stability.
Reinhard & Hilda Gogolin	119	66.5' x 115'	$ 17,500.00	City Terms @9%	Site contains fill, no guarantee given to soil stability.
H.Wenzel & Ron Johal	120	66.5' x 115'	$ 17,157.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Limited	121	66.57'x 115' 67.19	$ 17,251.00	Cash	Lot below grade, subject to a bulkhead agreement. Site contains fill, no guarantee given to soil stability.

re: Lot 19 of X, Blocks 1 & 2, D.L. 311, Situated S/W Corner 65th Avenue, and Cambie Street. - Zoned CD-1

Sidney Suen, Lee Yuk Sing and Maksons Investments	19	283.94' x 120'	$160,000.00	City Terms @ 9%	-Lot above grade, subject to a bulkhead agreement.

Clause No. 2 continued:

Conditions of sale:

(1) The date of sale to be 90 days from the date that City Council approves the sale or the date of the issuance of the development permit, whichever is the sooner;

(2) Option to repurchase by the City at net sales price if foundation not poured within 18 months or development not completed within 3 years.

(3) Lot is above lane level and purchaser will be required to enter into a bulkhead agreement.

CONSIDERATION

3. Sale: S/S Georgia Street between Gore and Main Streets - Zoned CM-1

The Supervisor of Property and Insurance reports as follows:

"The owners of Lot 32, Block 20, D.L. 196 have submitted an offer to purchase the adjacent City-owned Lot 31. The privately-owned Lot 32 is 25' by 122' zoned CM-1, and supports two dilapidated, old houses, one of which is vacant and vandalized, the other still occupied. The owners propose the removal of the two old homes, which are non-conforming uses, and the immediate development of two lots.

City-owned Lot 31, Block 20, D.L. 196 is 25' x 105' and zoned CM-1. The North 16.5 feet of this lot were dedicated in 1942 for the proposed Georgia Street widening, thus reducing the depth of the lot to 105 feet.

Prior to the offer being received, the Planning Department had recommended that City-owned Lot 31, and the widening strip be consolidated with adjacent Lot 32 to create a site more suitable for a new development.

The owners of Lot 32 have offered to purchase the City-owned properties for the sum of $11,500.00 plus a proportion of the current year's taxes, registration fees and costs of consolidation. The offer is subject to the City arranging for any survey work which may be required to consolidate the two lots. The offer is considered fair and reasonable.

The matter of the direct sale of the City property is submitted to City Council for CONSIDERATION.

In the event Council approves the sale of the City-owned properties to the owners of the adjoining Lot 32, then it is

RECOMMENDED that the sale be subject to:

(1) the addition to Lot 31 of the abutting 16.5 foot surplus portion of Georgia Street;

(2) consolidation of Lots 31 and 32;

(3) the reservation of a bulkhead agreement over the consolidated site;

(4) the purchase price of $11,500.00 plus a portion of the current year's taxes, registration and consolidation fees, and the costs of any survey that may be required."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for its consideration.

RECOMMENDATION

4. Acquisition for Replotting: S.E. Sector
3672 East 54th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, January 21st, 1972, confirmed by Council, January 25th, 1972 approving the expropriation of Lots 7 and Amd. 8, Blocks 1 to 3, NE ¼ D.L. 335, known as 3672 East 54th Avenue, the owner having refused an offer of $80,000.00. This property is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector. Said property is the last one to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street.

This property consists of two large parcels of land at the S.W. corner of 54th Avenue and Boundary Road, with a total area of approximately 1.43 acres. Said property is zoned RS-1 and has subdivision potential. Lot 7 is improved with a 1½ storey frame dwelling which has a main floor area of 673 sq. ft., plus full basement and was erected in 1927. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in good condition for age and type and is occupied by tenants. Accessory buildings include an old garage and 4 old storage sheds of various sizes, all in poor condition.

According to recent advice from the City Solicitor, the owner, through his solicitor, has agreed to sell for the total sum of $83,850.00, subject to the sale date being January 1st, 1972 and the owner being permitted to retain rent-free possession until April 15th, 1972. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $83,850.00 on the foregoing basis, chargeable to Code #4966/269."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 448

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 7, 1972

RECOMMENDATIONS:

1. Leave of Absence, with pay, for Museum Ethnologist

The Museums Manager reports as follows:

"Mrs. Lynn Maranda, Ethnologist at the Vancouver Centennial Museum, has received an invitation to attend a three-day conference at the National Museum of Man in Ottawa. The conference, on the subject of Museum Ethnology in Canada, will be from Tuesday, April 25, to Thursday, April 27, inclusive. The object of the meeting is to bring some twenty selected museum ethnologists from various parts of Canada to discuss problems and developments of common interest and to explore the possible coordination of future activities. Among the topics to be considered are the documentation and conservation of collections, museum ethics and professional standards, the cultural policy currently being developed by the Federal Government, and certain aspects of the Canadian Museums Association.

The National Museum of Man has agreed to pay all of Mrs. Maranda's expenses for travel and accommodation. I believe that it will be of benefit to this Museum for Mrs. Maranda to attend this conference to discuss common problems and areas of interest with other specialists in her field and therefore I request that she be given permission to attend this conference at no expense to the City other than her salary for the period that she will be away. Her absence should allow two days travelling time and therefore she would be absent from Monday, April 24, to Friday, April 28.

Your Board RECOMMENDS the foregoing recommendation of the Museums Manager be adopted.

2. Salary and Classification Review - One Clerk V Position, Department of Planning and Civic Development

The Acting Director of Personnel Services reports as follows:

"On January 19, 1971, City Council adopted a report on the reorganization of the Department of Planning and Civic Development. This report included the recommendation that the "Chief Clerk" position (Clerk V) be replaced by an Administrative Assistant and that this be attained by reclassification.

The Director of Planning and Civic Development now advises that he wishes to proceed with this reclassification and that he prefers to have the position titled Administrative Officer rather than Administrative Assistant. I concur with the proposed title change and have reviewed the proposed duties and responsibilities of this position.

The incumbent will perform supervisory and administrative work assisting a superior on a variety of problems and will assume responsibility for administrative details. An employee of this class will plan, organize and control the clerical, administrative and library functions of the Department; design, plan, implement and

(continued)

CLAUSE 2 (continued)

control new or revised office systems and procedures; compile a variety of reports; review and control the Departmental budget; oversee drafting services; arrange secretarial services for various boards, commissions, panels, etc.; institute and maintain a departmental information service for the public and arrange a variety of exhibitions and displays. This work will exceed the Clerk V level and accordingly I have prepared a new class specification of Administrative Officer - Planning and Civic Development, No. 038, to accurately describe the duties to be performed. This position is equitably rated internally at Pay Grade 26 ($843-1013), and I recommend it be so reclassified effective when vacated.

The probationary period will be one year.

This position is to be excluded from the bargaining unit as the incumbent will have the authority to hire and fire staff, and will have access to confidential files and information relating to, and will participate in, the making of a variety of recommendations for changes in methods and procedures of office operation that may affect wage or salary rates, workloads, working conditions, promotional opportunities, or reductions, changes or increases in employment.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 10% will be $2,244.

The cost of this proposal for 1972 could range from zero additional cost to a maximum of $187 per month including fringe benefits. The exact cost cannot be calculated at this time as it is not known who the successful applicant will be. (A civic employee could commence at any step of the range depending on the Pay Grade and step received, whereas a non-civic applicant would probably commence at the first step of the pay range). The Comptroller of Accounts reports that 1972 Departmental salary appropriation will be adjusted during budget review.

This report has been discussed with the Director of Planning and Civic Development who concurs herein. The Assistant Business Manager of the Municipal and Regional Employees' Union is in agreement with the proposed classification, but not with the recommendation of exclusion of this position from the bargaining unit. He has agreed, however, to the reclassification of this position, subject to the question of exclusion being settled at a later date. The position, however, is to be excluded initially."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
F. M. Ross	Clerk V P.G. 22 ($703-843)	Administrative Officer - Planning & Civic Development P.G. 26 ($843-1013)	When vacated

YOUR BOARD

RECOMMENDS that:

(1) The foregoing recommendations of the Acting Director of Personnel Services be adopted.

(2) Class Specification No. 038, Administrative Officer, be approved.

3. Request to Speak to the Committee on Municipal and Regional Information Management

Your Board has received the following report from the Director of Finance.

"The Committe on Municipal and Regional Information Management (COMRIM), a subcommittee of CFMM, has invited Mr. Hawkins, Co-ordinator of Data Processing and Systems and Jim Gorton, Systems Analyst II to address its conference in Victoria on April 23 and 24. They wish them to speak on this City's proposed Computer Assisted Welfare System which apparently has generated considerable interest.

Other subjects which will be discussed at the meeting will be of interest to the City, specifically those dealing with Fire Hall deployment procedures, the Canadian Police Information Centre, and the availability of 1971 census data from Statistics Canada.

Since COMRIM does not pay the costs for the speakers, the costs to the City for this speaking engagement would be about $260, which includes transportation, meals, hotel, per diem for Mr. Hawkins and registration costs, plus two days' leave with pay each for Mr. Hawkins and Mr. Gorton. The Comptroller of Accounts advises that funds are available in account no. 7090/929 - Travel Expenses - Staff Officials.

I recommend that Mr. Hawkins and Mr. Gorton be given approval to travel to Victoria and speak to the COMRIM convention, the cost to the City to be approximately $260, plus two days' leave with pay for Mr. Hawkins and Mr. Gorton."

Your Board recommends that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 448

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

APRIL 6, 1972

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, April 6th, 1972, at approximately 9:15 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Hardwick, Rankin and Sweeney

ABSENT: His Worship the Mayor (on Civic Business)
Aldermen Wilson, Phillips, Linnell and Calder

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meetings held on March 17, 1972 and March 23, 1972 were adopted.

1972 Revenue Budget Estimates

The Committee considered a Board of Administration report on the 1972 Revenue Budget Estimates dated April 4th, 1972, noting that it was the first report submitted to the Committee and, although not a complete analysis, presented a sufficiently accurate picture of the budget to allow the Committee a review of the supplementary items from the Park Board, Board of Police Commissioners and the Auditorium Board. The report contained details of the current budget position as of April 1, 1972.

The Committee received delegations from the Police Commission and the Park Board speaking in support of various items listed in the Board of Administration report. The Committee took action as follows:

1. POLICE DEPARTMENT

(a) Miscellaneous Items

RECOMMENDED that the items listed on Page 13 of the Board of Administration report dated April 4, 1972 (a to m) and totalling $34,311 be approved.

(b) Rental of power typewriting facilities

RECOMMENDED that the funds for the test period be approved ($2,218) but that no permanent installation be approved unless the Police Commission is prepared to recognize the effective staff increase that would occur and so report to Council, or else it can be shown that the estimate of staff savings is incorrect.

(c) Police overtime

RECOMMENDED that approval of the $72,000 for overtime be deferred pending receipt of an appropriate report from the Police Commission, and in the interim, provision be made in Contingency Reserve.

(b

Cont'd....

(d) Police additional manpower

The supplemental estimates contain requests for additional manpower as follows:

I.	additional constables, including fringe benefits, equipment, etc. (full year $264,179) - 25 constables - 1 detective - reclassification of 4 staff to Staff Sgts.	$122,279
II.	3 additional report clerks (full year 21,019)	13,533
III.	1 additional clerk-typist (Hit & Run Squad) (full year $5,431) with necessary office equipment	4,385
IV.	1 additional Clerk III - Criminal Records, Identification section, with necessary office equipment (full year $7,694)	5,834
		$146,031

The above staff increases total 31.

RECOMMENDED that with respect to I. above, there be no increase in staff.

RECOMMENDED that with respect to II., III., IV. above, these staff increases be referred to the Data Processing & Systems for analysis in conformance with the policy that applies generally throughout the City service and report back to Council through the Police Commission later this year.

Further that Council re-iterate its request to the Board of Police Commissioners that

> '... after the re-organization of the Patrol Division has been initiated, to report to Council twice yearly upon the effectiveness of the Patrol Division according to criteria mutually agreeable to that Board and City officials.'

(e) One additional civilian court officer $5,159

RECOMMENDED that this item be deleted at present and referred to the Administrative Analyst for report back to Council, through the Police Commission, after he has reviewed it.

(f) Film processor and print processor for the Identification Squad $12,210

RECOMMENDED that these two items be referred to the Co-ordinator of Data Processing and Systems for analysis and report back to Council, through the Police Commission, later in 1972.

(g) Items referred to Finance Committee without recommendation

Portable loudhailer and additional equipment	$ 956
Printing 'Crime Stop' booklet	2,200
Total	$ 3,156

RECOMMENDED that provision be made for the rental of the portable loudhailer and additional equipment as and when required.

Further RECOMMENDED that $2,000 be allocated for printing a 'Crime Stop' booklet.

Cont'd....

(h) Items deleted $27,297

RECOMMENDED that the deletion of the items listed 'a to l' on Page 15 of the Board of Administration report dated April 4th, 1972 be approved.

The Committee noted a letter from the Corporation Counsel as contained in the Board of Administration report of April 4th, 1972 (Page 19) in which he had been "requested to give a detailed legal opinion as to the City's powers under the sections relating to police estimates and the proper procedures if they are breached." Following discussion on this particular matter and further explanation by the Director of Finance, it was RECOMMENDED that this matter be referred to the Chairman of the Committee, the Board of Administration and the Corporation Counsel to clarify what action is required, having in mind the action taken by Council on April 19, 1966, when it adopted a report of a special committee dealing with budget and personnel procedures (Board of Administration report of April 4, 1972, Page 16 refers).

The Committee noted letters from the Park Board and from the Vancouver Council of Women supporting additional staff for the Police Department, and noting also that the Vancouver Council of Women are urging that the number of police women on the force be increased.

2. AUDITORIUM BOARD

(a) Plaza entertainment $5,000

RECOMMENDED that an appropriation of $1,203 be approved for this item.

(b) Supplementary estimates

The Committee noted items 1 to 13 as contained in Page 23 of the Board of Administration report and took action as follows:

RECOMMENDED that the Black Velour Drapes and the Christmas Outside Decorations be not approved.

Further that the action taken by the Budget Review Committee on the balance of the items listed be approved (it was noted that the Auditorium Board may wish to appear before the Finance Committee or Council with respect to certain of these items).

3. PARK BOARD

(a) Jericho security $15,000

It was noted that this item for maintenance of security on the property taken over by the City was reduced to $2,000 pending an explanatory report from the Park Board.

RECOMMENDED that this matter be deferred until the report referred to is received from the Park Board.

(b) Queen Elizabeth Park Restaurant - washroom maintenance -$1,200

RECOMMENDED that this item be included in the basic budget with the actual amount to be determined by the Director of Finance.

Cont'd.....

(c) Thunderbird Community Centre Operating Costs $53,310

RECOMMENDED that $8,250 be approved for the first quarter of 1972 and that final action be deferred until a report is submitted to Council by the Park Board.

(d) New and Non-Recurring Items $207,500

When making their submission earlier the Park Board submitted a letter dated April 5th, 1972 advising that since the submission of the estimates, there is an emergency repair expenditure estimated at $18,500 for replacement of sections of underground power conduit in Stanley Park. Damage was caused recently by excessive water that penetrated the conduit casings. The Park Board asked that this amount be added to the New and Non-Recurring items.

RECOMMENDED that $207,500 be allowed the Park Board for new and non-recurring items and that the list of these items be subsequently submitted to Council for approval.

RECOMMENDED that $18,500 be added on a non-recurring basis for the specific purpose of emergency repairs as previously described.

Supplementary Budget Items

(e) Strathcona Community Centre $16,500

RECOMMENDED that action be deferred pending receipt of report from the Park Board to be submitted to Council

(f) Douglas Community Hall Addition $ 2,635

RECOMMENDED that action be deferred pending receipt of report from the Park Board to be submitted to Council.

(f) i. Capilano Stadium Staffing & Equipment $26,000

RECOMMENDED that action be deferred pending receipt of an explanatory report from the Park Board to be submitted to Council which should include the stadium program's relationship to Riley Park Community Hall.

(g) Riley Park Community Hall Addition $ 3,000

RECOMMENDED that the $3,000 included in the Park Board budget for four (4) months operating costs by the Budget Review Committee be approved.

(h) Stanley Park Zoo - Additional Animals $ 5,000

RECOMMENDED that this request be refused.

(i) Tree Planting Program $25,000

RECOMMENDED that the $25,000 be deleted from the Supplemental estimates and transferred to the Supplementary Capital Budget for 1972.

Cont'd.....

(j) Supplemental items approved during the budget review $39,213

RECOMMENDED that the list of supplemental budget items totalling $39,213, as itemized on Page 11 of the Board of Administration report of April 4, 1972 be approved.

(k) Supplemental items deleted during the budget review $334,356

RECOMMENDED that the list of supplemental items listed on Page 11 of the Board of Administration report of April 4, 1972, be not approved with the exception of staff leaderships in community halls, $50,000, which is dealt with later in this report.

AMENDED SEE PAGE 452

(l) Staff Leadership in Community Halls $ 50,000

RECOMMENDED that $7,000 only be allocated for staff leadership at Bobolink Park and that this staff member be hired on a temporary basis until a total review has been made on this subject matter.

AMENDED SEE PAGE 452

(m) Supplemental Items handled by other means $ 43,000

Stanley Park driveway widening, to come from Park Board capital budget	$ 15,000
Capilano Stadium capital improvements, already dealt with by Council on March 21, 1972, and therefore deleted from here	13,000
Installation of permanent playground equipment, to be provided from Parks capital funds	15,000
	$ 43,000

RECOMMENDED that the action taken by the Budget Review Committee with respect to the above items be approved.

Park Board Community Service Function

RECOMMENDED that the Park Board be requested to submit a comprehensive report explaining in detail its community service functions, plans for expansion, operating costs, etc. The terms of reference for such a report to be established by the Park Board in consultation with the Board of Administration.

Further that, in conjunction with the foregoing report, there be detailed reports with respect to Kensington, Strathcona, and Thunderbird Community Centres.

1972 Mill Rate

Your Committee, having reviewed the various administrative reports with respect to the 1972 revenue budget estimates,

RECOMMENDS that the Board of Administration and the Director of Finance be instructed to submit a report to Council on a balanced budget based on 15.8 mills for 1972.

FOR COUNCIL ACTION SEE PAGE(S) 452-53

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CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 12, 1972.

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Kitsilano Secondary School, on Wednesday, April 12, 1972, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (in the Chair)
Aldermen Adams, Bird, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Broome (on civic business)
Alderman Hardwick.

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Proposed Rezoning:
Kitsilano Area

An application was received from the Director of Planning and Civic Development to amend the text of Zoning and Development By-law No. 3575, to establish a new District Schedule, RM-3A Multiple Dwelling District, and consequential amendments to the By-law.

The rezoning involves all lots in Blocks 181, 191, 192, 202, 195, 205, 215, 196, 185 & 185A inclusive, and Lots 1-7, 13-18 & N33' of A & B, Block 186; 1-8 & 13-20, Block 186A; 1-9 & F, Block 187; 1-10 & 13-20, Block 206; A & B, 3-16, A-E, 23-36, A, S30' of N60', Pcl. D, B, Block 216; 1-8 & E20' of 13, bal. of 13, 14-20, Block 193; 1-8 & 13-20, Block 203; 3-10 & A-C, 12-18, Block 194; 3-9, A, 10, B & C, 11-16, Block 204, District Lot 526.

This is in an area consisting of approximately 19 City Blocks, bounded generally by Cornwall Avenue, Point Grey Road, and the railway right-of-way on the north; Greer Avenue and Cypress Street on the east; Larch and Balsam Streets on the west and York Street, First and Second Avenues on the south.

Present Zoning: RM-3 Multiple Dwelling District
Proposed Zoning: RM-3A Multiple Dwelling District.

The Technical Planning Board recommended that the application be not approved, as the Board favours the opportunity for choice as to the form of development provided by the RM-3 District Schedule, and believes that the resulting form of development is still satisfactory.

(continued)

The Technical Planning Board's motion, passed at its meeting on March 27, 1972, is:

"THAT the Board have reviewed the Report of the Director of Planning based on Council's request to investigate reduction of height of building in Kitsilano and they believe that the original form of development permitted in RM-3 is still satisfactory.

However, should Council wish to introduce height restrictions in the Kitsilano area, they support the recommendations in the Report of the Director of Planning & Civic Development dated March 1, 1972.

FURTHER, they approved the proposed RM-3A District Schedule including a provision to allow limited discretion on height to the Technical Planning Board."

The Town Planning Commission recommended that the application be approved; the Commission's motion reading as follows:

"THAT the Commission favours the principle of low-rise buildings in relation to the waterfront and therefore endorses the general concept of the RM-3A zoning proposed for the Kitsilano area as outlined on the map attached to the report of the Director of Planning dated March 1, 1972."

The Council noted a Board of Administration report, dated March 3, 1972, and a memorandum from the Director of Planning and Civic Development, dated April 10, 1972, both dealing with the proposed RM-3A District Schedule. The memorandum suggested the wording of an additional sentence which could be added to the District Schedules, with respect to the increase in the height of a building.

Following an explanation of the proposed rezoning by the Director of Planning and Civic Development, during which slides were shown, delegations were heard, as follows:

1. Kitsilano Area Resources Council Planning Committee (Mr. B. Mason, Mr. R. Kemble, Mr. M. Wood and Mr. D. Todd)--spoke in favour of the proposed rezoning; made general comments on community planning in the City; and referred to a high rise apartment building under construction at 2280 Cornwall Street (Brief filed.)

2. Ad hoc committee (Mrs. M. Chunn)--terms of reference for proposed rezoning too narrow; no high rise buildings between water front and 2nd Avenue; more thorough study should be made of the area Burrard to Alma Streets from Cornwall to Broadway. (Brief filed.)

3. Mr. Frederickson--favoured high rise apartments on a limited basis.

4. Mr. W. Pennell--opposed rezoning and sugggested, if a change made, property owners should be reimbursed taxes paid on the present zoning. (Brief filed.)

5. Mrs. Parker (representing various property owners)--opposed rezoning. (Brief filed.)

6. Kitsilano Ratepayers' Association (Mr. G. F. Moul)--opposed high rise development on the Kitsilano waterfront. Proposed no change in zoning in the area east of Arbutus to Cypress Streets. Restrictive changes in zoning should apply only to the area adjacent to the waterfront. (Brief filed.)

7. Mrs. J. Bicknell--supported rezoning. (Brief filed.)

8. Citizens' Council on Civic Development (CCCD)--(Mr. H. Weinreich)--generally in favour of proposed rezoning.

9. Mr. A. Stott--opposed to high rise development; and general comments regarding the area.

10. Mrs. McVay--opposed to rezoning as there would be devaluation of property, without compensation.

The Council was advised that a number of communications had been filed, and these would be made available to each Member, for information.

MOVED by Alderman Wilson,
THAT the submissions be received for information, and studied by Council Members, and the matter be referred to a future Council meeting for decision.

- CARRIED.

MOVED by Alderman Calder,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Calder,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

The Council adjourned at approximately 9:30 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing) dated April 12, 1972, adopted on April 18, 1972.

Marion Linnell
DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MINUTES

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 18, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: Her Worship the Deputy Mayor (Alderman Linnell)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (on Civic business)
Alderman Sweeney (on Civic business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Her Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from John Oliver Secondary School, under the direction of Mrs. Taylor; and from Prince of Wales Secondary School under the direction of Mrs. Rybar.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 10, 1972, be adopted after correction to page 22 under 'Enquiries and Other Matters' re Four Seasons Development, by inserting the name of Alderman Hardwick for the name of Alderman Adams.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting (Public Hearing) dated April 12, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the Council resolve itself into Committee of the Whole, Her Worship the Deputy Mayor in the Chair.

- CARRIED

REPORT REFERENCE

British Columbia Building

It was noted a Report Reference by Provincial Government authorities, in regard to the new British Columbia Building, would be held at 4:00 p.m.

Alderman Broome requested the Director of Planning and Civic Development advise Council of information on the matter since the last meeting held with the Provincial Government authorities.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Containerized Refuse Collection

(b) Sale of City-owned Property for Senior Citizens' Home: Royal Canadian Legion Mt. Pleasant Branch

COMMUNICATIONS OR PETITIONS

Labour Negotiations

MOVED by Ald. Rankin,
THAT, pursuant to request received, the Vancouver and District Labour Council be granted approval to appear before Council later this day under 'Delegations' in respect of the subject of a possible strike and Civic labour negotiations.

- CARRIED

2. Power and Telephone Line Beautification Fund Act (1972 Undergrounding Program)

The following communication was received from the Deputy to the Premier:

> "I wish to acknowledge your letter of March 28th to the Honourable W. A. C. Bennett, Minister of Finance and Premier of the Province of British Columbia, with respect to the Power and Telephone Line Beautification Fund Act.
>
> The Honourable the Premier has agreed that if the programme in connection with the Power and Telephone Line Beautification Fund Act is commenced during the calendar year of 1972 that such a programme will be approved up to a total estimated value of $2.3 million. With these amendments to the requirements of my letter of February 24th, I trust that you will let me have the other information requested at an early date. I know that your programme for undergrounding the utility wiring will do much to beautify the City of Vancouver."

MOVED by Ald. Broome,
THAT a progress report on all the projects involved be brought to Council in one month's time, with particular reference being given to East 1st and West 16th Avenue projects.

- CARRIED

3. Proclamation and Invitation: 'Miles for Millions Walk Day'

The Council received a communication dated April 12, 1972, from Miles for Millions requesting Sunday, May 7, 1972, be proclaimed 'Miles for Millions Walk Day' in Vancouver. An invitation is extended to all members of the Council to participate in the Walk or in the 'Celebrity Mile'.

MOVED by Ald. Rankin,
THAT the invitation be received and Sunday, May 7, 1972, be proclaimed 'Miles for Millions Walk Day' in Vancouver.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Model of British Columbia Building

A communication dated April 14, 1972, addressed to Commissioner Ryan, was submitted from the Deputy Minister of Public Works, giving details with regard to display of British Columbia Building model to Council later this day.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

5. Development Permit:
Extension to Sands Motor Hotel

MOVED by Ald. Wilson,
THAT the telegram from the Chairman of the Planning Committee of the West End Community Council, respecting development permit re proposed extension to the Sands Motor Hotel, Davie Street, be deferred for consideration later this day under 'New Business'.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, April 14, 1972

WORKS AND UTILITY MATTERS

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Works and Utility matters), dated April 14, 1972, be adopted.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Social Service and Health matters), dated April 14, 1972, be adopted.

- CARRIED

Spring Street Project (Clause 4)

It was agreed to defer consideration of this clause to later this day when the appropriate officials will be present. (Approximately 11:30 a.m. - see pages 11 & 12)

BUILDING AND PLANNING MATTERS

Taylor Manor: Fire Controls (Clause 1)

The City Clerk, on behalf of the Board of Administration, advised that changes should be made in this clause of the Board of Administration report as follows:

On Page 2, the following paragraph to replace paragraph 4:

'To ensure rapid response to a fire it would be advisable to install a connection from Taylor Manor to the City Fire Alarm system. Mr. H. D. Nicholson, Assistant City Engineer, has provided an estimate of $3200.00.'

On Page 2, the following recommendation to replace recommendation 2):

'The internal fire alarm at Taylor Manor be connected to the City's fire alarm system (estimated cost $3200.00)'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS (cont'd)

Taylor Manor: Fire Controls (cont'd)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated April 14, 1972, be adopted with the changes set out above.

- CARRIED

Proposed Request for Funds from the Ministry of State for Urban Affairs to undertake Certain Research Projects (Clause 2)

After considering this clause it was,

MOVED by Ald. Broome,
THAT the Director of Planning and Civic Development be instructed to continue discussions with the Secretary of State for Urban Affairs to determine if the Ministry is interested in the objectives in providing funds for the work (and on what general terms) and report further to Council before detailed terms of reference and estimates are established, subject to the following:

(a) no extra cost to the City;

(b) the Board of Administration will report on coordination with University groups and the Regional District, which are also involved in these research projects.

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated April 14, 1972, Clause 3 be received for information and Clauses 4, 5 and 6 be adopted.

- CARRIED

LICENSES AND CLAIMS MATTERS

Control of Soliciting for Charity

After considering this clause it was,

MOVED by Ald. Phillips,
THAT,

(a) a permit be required for soliciting as referred to in this clause;

(b) the License Inspector report on the appropriate fee or fees;

(c) a Committee comprising the following be appointed to review applications, for decision and advice to the License Inspector:

an Alderman
the License Inspector
the Corporation Counsel

(with power to add)

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FIRE AND TRAFFIC MATTERS

"Moccasin Miles" Walk

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 14, 1972, be adopted.

- CARRIED

FINANCE MATTERS

Federation of Russian Canadians' Hall (Clause 1)

MOVED by Ald. Rankin,
THAT a grant be approved to the Federation of Russian Canadians equal to the taxes in respect of the building for the year 1972, but only up to the point of occupancy by the organization during the year.

- CARRIED BY THE REQUIRED MAJORITY

Rental of Stage Lighting Units to Theatre in the Park (Clause 2)

MOVED by Ald. Bird,
THAT the recommendation of the Theatre Manager, as contained in this clause, be approved.

- CARRIED BY THE REQUIRED MAJORITY

Nominating Committee re Park and Tilford Trophy (Clause 3)

After considering this clause it was,

MOVED by Ald. Rankin,
THAT a Park and Tilford Trophy Nominating Committee be appointed pursuant to the request from the Public Relations Officer of the 'Park and Tilford Trophy' and the Deputy Mayor consider appointing Alderman Wilson to comprise the Committee.

- CARRIED

(The Deputy Mayor appointed Alderman Wilson accordingly)

B. Personnel Matters, Supplementary Report, April 14, 1972

4 Social Worker Employees accepting lower level positions: Department of Welfare and Rehabilitation

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated April 14, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Property Matters, April 14, 1972

Surrey Tree Nursery:
McLean Farm (Clause 5)

After considering this clause, it was,

MOVED by Ald. Calder,
THAT the Supervisor of Property and Insurance be authorized to advertise the property in question, for sale on a sealed bid basis;

FURTHER, the request of the Park Board asking return of an amount of $7,500 expended on improvements to the property, be not granted.

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Property Matters), dated April 14, 1972, be adopted.

- CARRIED

D. Report of Standing Committee on Finance: March 30, 1972

PART A

MOVED by Ald. Phillips,
THAT the recommendations of the Finance Committee in Part A of the report dated March 30, 1972, be approved.

- CARRIED BY THE REQUIRED MAJORITY

PART B

MOVED by Ald. Rankin,
THAT the grant applications referred to in Part B of the report dated March 30, 1972, be deferred pending consideration by a full Council.

- CARRIED

PART C

MOVED by Ald. Phillips,
THAT Part C of the report dated March 30, 1972, be received for information.

- CARRIED

E. 1972 Revenue Budget Estimates Exclusive of Schools and Regional Hospital District

The Council commenced consideration of the Board of Administration report dated April 10, 1972, on the subject matter but recessed at approximately 10:45 a.m. before taking any action.

After an 'In Camera' meeting the Council reconvened at 11:20 a.m. in open session with the same personnel present and continued with the regular business.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Estimates
Exclusive of Schools and Regional
Hospital District (cont'd)

The Council continued consideration of the following report of the Board of Administration dated April 10, 1972:

"In accordance with requirements contained in the City Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1972, which is attached as Schedule A (pages 3 to5) and which

(a) gives affect to the budget adjustments recommended by the Finance Committee on March 16th and 23rd and April 6th and

(b) is based on a tax rate of 15.8 mills for general tax purposes as recommended by the Finance Committee on April 6th.

The adjustments made to the 1972 Revenue Budget Estimates, as originally submitted by Civic Departments and Boards, which produced a balanced budget at a tax rate of 15.8 mills are summarized below.

1972 Revenue Estimates

Estimated revenues as originally submitted		$94,227,491
Add: 1. Increased grant in lieu of taxes from the B.C. Hydro and Power Authority	$ 61,000	
2. Revised estimate of Interest from Temporary Investments	175,000	
3. Sundry revenue increases	25,000	
		261,000
		94,488,491
Less: 1. Adjustments to general tax levy	$ 184,420	
2. Revised estimate of Sinking Fund Surplus	141,000	
		325,420
Total 1972 Revenue Estimates as revised		$94,163,071

1972 Expenditure Estimates

Estimated expenditures as originally submitted		$98,940,050
Add: 1. Revised estimate of Regional and Park District Levy	$ 171,047	
2. Increased transfer to Water Rates Stabilization Reserve	109,430	
		280,477
		99,220,527
Less: 1. Reduction in grants	$ 617,338	
2. Revised estimate of Interest on Temporary Borrowings	70,000	
3. Reduction in provision for capital purposes from 1½ mills to 1¼ mills	786,450	
4. Net reduction in Social Assistance per capita costs	849,625	
5. Transfer of approved items to the 1972 Supplementary Capital Budget	201,000	
6. Net reductions made during reviews and by Finance Committee - all Departments and Boards	2,419,006	
		4,943,419
		94,277,108

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Estimates
Exclusive of Schools and Regional
Hospital District (cont'd)

Adjustment to Contingency Reserve to balance the Budget - decrease	114,037
Total 1972 Expenditure Estimates as revised	$94,163,071

Supplementary Information

1. In the April 4th report on the 1972 Revenue Budget Estimates it was noted that, at a tax rate of 15.8 mills, the budget deficit would be approximately $100,000 after budget reviews were completed. The actual budget deficit was $114,037 and the Director of Finance has decreased the provision for Contingency Reserve by an equal amount to eliminate this deficit.

   Council will appreciate that this adjustment has reduced Contingency Reserve below the amount originally estimated as being necessary to meet the needs of the City in 1972. Council should keep this in mind when considering requests for additional items during the year.

2. During budget reviews, departmental requests for items, which in your Board's opinion represented an increased level of service, were disallowed. However, certain departments have asked that the Finance Committee give further consideration to a number of these requests, which are listed below:

(a) Archives		
Information booklet for opening ceremonies	$300	
Historical data display	300	
		$ 600
(b) Engineering Department		
1 Mechanical street sweeper		22,000
(c) Probation Service - Detention Home		
Tile floor in games room	360	
Level and blacktop play area	1,600	
		1,960
(d) Health Department		
Video recorder	3,345	
Equipment for nursing in-service training	1,496	
		4,841
(e) Office Building		
Carpeting in lunch room		1,400
(f) Social Planning and Community Development		
An additional $20,000 for research		20,000
		$ 50,801

Council may wish to decide whether these items are to be referred to the Finance Committee or if they should be reported on separately to Council at a later date.

Note 1 - The adjustments made to items appealed by the Parks Board, Police Commission and Auditorium Board on April 6th have been incorporated in the 1972 Revenue Budget Estimates as set out on Schedule A.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Estimates
Exclusive of Schools and Regional
Hospital District (cont'd)

3. Your Board and the Director of Finance wish to bring the following matters to Council's attention for information.

(a) College Parking

City Council on March 9, 1971 agreed to share 50% of the Operating Costs of the Vancouver City College Parking Areas with the School Board at an estimated annual cost of $8,604, the City's share being $4,302.

The estimated maintenance cost for 1972 is $9,300 and $4,650 has been included in the City's Budget representing 50% of the cost.

(b) Parking Branch Budget

In 1970 and 1971 the Downtown Parking Corporation paid 100% of the cost of parking studies carried out by the Parking Engineer in the downtown area. We have been advised by the Downtown Parking Corporation that in 1972 their contribution will be limited to $13,500 leaving a City cost of $7,714 as shown below:

	Operating Budget	D.P.C. Contribution	City Cost
	$	$	$
1970 (part year)	10,022	10,022	Ø
1971	19,462	19,462	Ø
1972	21,214	13,500	7,714

The City Engineer will be submitting a separate report to Council on this matter.

(c) Social Planning- Purchase of Outside Services - $40,500

Amount provided in 1972 Budget is equal to Council's approval for 1971 and includes projects carried forward into 1972 as approved by City Council on January 18, 1972. It is noted that City Council's approval is still required prior to the commencement of each project.

(d) Research

$15,000 is included in the 1972 Budget for Research Projects. This is equal to the amount approved in 1971 by City Council. The $15,000 includes projects carried forward as approved by City Council on January 18, 1972, and any further projects that require City Council's approval prior to their commencement.

As reported previously the Director of Social Planning and Community Development has requested an additional $20,000 for Research.

(e) Spring Street Project

The amount included in the 1972 Budget for the City's share of the Spring Street Project is $26,700.

The Director of Social Planning and Community Development has prepared a detailed report on the 1972 Spring Street Budget and Operation requesting that this be increased by $891 to $27,591. This report will be forwarded to City Council shortly.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Estimates
Exclusive of Schools and Regional
Hospital District (cont'd)

(f) Health Services
The City supplies health services to schools and recovers the cost of these services from the School Board. In 1972 the School Board limited the payment for these services to 108% of last year's cost which is approximately $30,000 less than the City's estimated budget for health services chargeable to the School Board.

A report on the proposed reduction of health services to schools, to bring the City's cost in line with the amount recoverable from the School Board for these services, will be submitted to Council shortly.

4. Pages 6 to 10 of this report provide an analysis of the major items of revenue and expenditure increase or decrease in 1972 over 1971.

5. Pages 11 to 12 of this report set out the budget review procedures and provides details of adjustments made during reviews and by the Finance Committee.

Your Board and the Director of Finance recommend approval of

(a) a tax rate for general purposes of 15.8 mills as recommended by the Finance Committee, and

(b) the formal motion adopting the 1972 Revenue Budget Estimates which are summarized on Schedule A attached. "

(Schedule A is on file in
City Clerk's Office)

MOVED by Ald. Rankin,
THAT the following recommendations in the Board of Administration report of April 10, 1972, be approved:

"Your Board and the Director of Finance recommend approval of:

(a) a tax rate for general purposes of 15.8 mills as recommended by the Finance Committee, and

(b) the formal motion adopting the 1972 Revenue Budget Estimates which are summarized on Schedule A attached."

- CARRIED

MOVED by Ald. Broome,
THAT the items under 'Supplementary Information', Part 2, (a) to (f) inclusive, be referred to the Finance Committee for further consideration.

- CARRIED

MOVED by Ald. Phillips,

WHEREAS the Board of Administration and the Director of Finance were instructed by Council on February 8, 1972 to review estimated revenues and expenditures of the City for the year 1972 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Estimates
Exclusive of Schools and Regional
Hospital District (cont'd)

AND WHEREAS the Standing Committee of Council on Finance has reviewed reports on the 1972 Estimates prepared by the Board of Administration and the Director of Finance dated April 4th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1972, exclusive of the amounts required for School and Regional Hospital District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance amount to $94,163,071;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1972 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance, amounts to $44,940,891;

AND WHEREAS the amount of the General Tax Levy so required is $49,347,180, less $125,000 required to be written off and adjusted, for a net General Tax Levy of $49,222,180;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance be and the same are hereby adopted by Council.

- CARRIED

F. Proposed New British Columbia Building

The Director of Planning and Civic Development, as requested earlier in the proceedings, gave an oral report in respect of the proposed British Columbia building development, on which the Provincial authorities will be reporting to Council later this day.

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Spring Street Project (Clause 4)

The Council further considered Clause 4 of the report of the Board of Administration (Social Service and Health matters), dated April 14, 1972.

MOVED by Ald. Hardwick,
THAT,

(i) The budget increase over the $26,700 already approved by Council July 13/71 for the Spring Street Project be approved at an estimated increased City cost of $891 for a total of $27,591 in 1972.

(ii) In view of the late hiring of a Director (December 1, 1971) for the Spring Street Project, the program be considered on a two year basis commencing January 1, 1972 to December 31, 1973.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters (cont'd)

Spring Street Project (cont'd)

(iii) The purchase and maintenance of five vehicles from the used car stock of the Police Department be approved at the following amounts for 1972: purchases $6,000, maintenance, $5,700, totalling $11,700.

(iv) The method of disbursement of cash for program expenses ($2,700) be approved as described herein recognizing that normal accounting and audit controls are not possible but that the Director of SP/CD will be carefully scrutinizing submitted accounts for reasonableness.

(v) The staff position of 'supervisor' be amended to 'street worker' and salary adjustments downward be made accordingly.

(vi) There be twice yearly review reports made to Council, the first such report to be submitted by the end of June, 1972.

- CARRIED

MOVED by Ald. Broome, in amendment,
THAT the program be on a one year basis.

- LOST

(The motion of Alderman Hardwick was put and carried)

The Council recessed at approximately 12:15 p.m. to reconvene at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., Her Worship the Deputy Mayor (Alderman Linnell) in the Chair and the following members present:

PRESENT: Her Worship the Deputy Mayor (Alderman Linnell)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (on Civic business)
Alderman Sweeney (on Civic business)

DELEGATIONS AND UNFINISHED BUSINESS

1. Containerized Refuse Collection

Further consideration was given to the Board of Administration report (Works and Utility matters), dated March 24, 1972, on the subject of containerized refuse collection, pursuant to Council's instruction on November 23, 1971, asking a report on the breakdown of revenue and expenditures on the operation of containerized garbage collection, in providing service to industrial and commercial businesses.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Containerized Refuse Collection (cont'd)

Delegations were received as follows:

(a) Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers

(brief filed setting out views that the City was in unfair competition against companies in this business in the City)

(b) Vancouver Civic Employees Union

(supporting City's present position on the matter)

(c) Vancouver Tenants Council

(opposing any upward revision in rates)

MOVED by Ald. Rankin,
THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated March 24, 1972, be adopted.

- CARRIED

MOVED by Ald. Phillips,
THAT the Board of Administration be requested to report on a breakdown of income and expenses in respect of the three container sizes.

- CARRIED

MOVED by Ald. Wilson,
THAT the brief from the Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers union and the Board of Administration report dated March 24, 1972, be referred to the Board of Administration for further consideration and report, to include the information requested by Alderman Phillips respecting breakdown of income and expenses on the three sizes.

- LOST

(The motion of Alderman Rankin was put and carried)

(The motion of Alderman Phillips was put and carried)

2. Sale of City-owned Property for Senior Citizens' Home: Royal Canadian Legion Mt. Pleasant Branch

Further consideration was given to Clause 1 of report of the Board of Administration (Property matters), dated March 17, 1972, in respect of sale, at $51,480 less consideration for additional construction costs due to soil conditions, of City-owned lots 3, 4 and W.2/3rds of 5, Block 39, D.L. 200A, situated S/S 6th Avenue between Scotia and Brunswick Streets, to Mount Pleasant Branch No. 177, Royal Canadian Legion, in connection with development of a senior citizens' low-cost housing project.

A delegation from the Mount Pleasant Branch No. 177, Royal Canadian Legion, appeared in support of brief in respect of its offer to purchase the property at the assessed value of $28,000, less $8,000 piling costs.

MOVED by Ald. Bird,
THAT these lots be sold at the price quoted in the Property Department letter of October 22, 1971, i.e. $28,000, less $5,000 additional construction costs, and subject to the conditions set out in the Board of Administration report of March 17, 1972.

- CARRIED

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of City-owned Property for
Senior Citizens' Home (cont'd)

MOVED by Ald. Hardwick,
THAT the Board of Administration report on what the implications would be in selling City-owned land on the basis of the CMHC/Provincial Government average land cost on an average unit size for senior citizens' housing development; the report to include the various factors involved.

- CARRIED

3. Civic Labour Negotiations

The Secretary Treasurer of the Vancouver and District Labour Council appeared expressing concern in respect of the stalemate in Civic labour negotiations and urging action be taken to commence further negotiations in the labour dispute between the City and the CUPE Local 1004 and the Municipal and Regional Employees' Union.

MOVED by Ald. Phillips,
THAT the Agenda be varied to permit consideration at this time of the motion of Alderman Rankin and Alderman Hardwick on this subject, submitted last meeting. - CARRIED

The motion of Alderman Rankin and Alderman Hardwick was considered and, with Council permission, was altered to read as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the Vancouver City Council instruct the Mayor, who is the Council representative on the Liaison Committee of the Municipal Labour Relations Bureau, to go back to the Liaison Committee and propose negotiations be entered into with the Canadian Union of Public Employees and the Inside Workers' Union, without any pre-conditions.

- CARRIED

MOVED by Ald. Phillips, in amendment,
THAT this Council indicate to its employees' representatives that the Council would be prepared to consider a proposal from them based on a two-year or three-year contract.

- LOST

MOVED by Ald. Phillips, (second amendment),
THAT the City Council replace the Mayor with the Deputy Mayor on the Liaison Committee.

- LOST

(The second amendment of Alderman Phillips was put and lost)

MOVED by Ald. Wilson,
THAT the Vancouver City Council request the Chairman of the Liaison Committee of the Municipal Labour Relations Bureau, Mayor Andrews, to convene a meeting of all Councils, party to the Liaison Committee, and the Liaison Committee report to Council members.

- LOST

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Labour Negotiations (cont'd)

(The first amendment of Alderman Phillips was put and lost)

MOVED by Ald. Wilson, in amendment,
THAT the word 'request' be substituted for the word 'instruct' where it appears in the main motion.

- LOST

(A tie vote resulted and the amendment was therefore declared lost).

The main motion of Alderman Rankin and Alderman Hardwick was put; a recorded vote was requested, and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Wilson
Alderman Phillips	Alderman Broome
Alderman Calder	
Alderman Hardwick	
Alderman Rankin	
Deputy Mayor Linnell	

(The main motion was declared CARRIED)

During consideration of the foregoing matter the Council observed a recess, following which the Council, with the same members present with the addition of His Worship the Mayor, viewed in the lobby area a model of the proposed British Columbia building involving Blocks 51 and 61.

The Hon. W.N. Chant, Minister of Public Works and the Hon. Grace McCarthy, Minister without Portfolio, spoke to the matter.

It was advised the model will be on display in the lobby as long as the Council wishes.

His Worship the Mayor stated the subject matter will be placed on the Agenda of the next Council meeting at which time members of the Provincial Department of Public Works will be present to answer questions from members of the Council.

At this point the Council reconvened in the Chamber, with the same personnel being present with the exception of His Worship the Mayor.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Sale of City Lands for Senior Citizens' Development: Mennonite Senior Citizens' Society

MOVED by Alderman Wilson,
THAT this subject matter be deferred, for consideration at the next Council meeting, in order to allow a representative from the Mennonite Senior Citizens' Society to appear before Council, if desired, and in the meantime, a copy of the Board of Administration report of April 17, 1972, be furnished to the organization.

- CARRIED.

H. (i) Pioneer Square and Hastings Street Beautification Program

The Special Committee, comprising Alderman Wilson, Alderman Hardwick, Alderman Bird and Alderman Sweeney, submitted the following report regarding Pioneer Square Beautification, pursuant to Council instructions on March 28, 1972, when a Committee of Council was appointed to meet with affected merchants in an endeavor to find a more satisfactory arrangement to the proposal set out in the Board of Administration report, dated March 24, 1972:

"Following instructions from City Council the Mayor appointed the undersigned Committee to consider and report upon complaints of Hastings Street merchants re conditions surrounding Pioneer Square, also the Planning Department's report on proposed redesign and treatment of the mini square.

At the request of the merchants the Committee members had individually observed conditions at the Square prior to a meeting held on the afternoon of April 11th in the Board Room of Woodward's store with a delegation representing the merchants in attendance.

Main points raised by the delegation may be stated as follows:

(1) Persons frequenting and using seating facilities are in the main derelict individuals afflicted with chronic alcoholism. Their conduct and behaviour is a deterrent to shoppers and elderly citizens, prompting them to avoid the area. The merchants state that they have taken a lead in urging government authority to take action in rectifying the social conditions, but little has been done. They also point out that in spite of the many social agencies in the area, the habitues of the square fail to take advantage of the services and continue to make the square their hangout.

(2) The merchants are anxious to have the beautification program from Cambie to Carrall Street proceed immediately, and urge that the alterations to the Pioneer Square are made concurrently. To permit Pioneer Square to remain the hangout for these self-imposed social outcasts is to make the beautification program a futile effort and a waste of money.

(3) The Hastings Street merchants observe the efforts of City Council to develop and preserve other areas of shopping in the downtown core while their area experiences decline, and they appeal to City Council for action now.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(i) Pioneer Square and Hastings Street Beautification Program (continued)

After hearing the representations of the merchants and discussion of the matters referred by Council your Committee RECOMMENDS as follows:

(A) That the work of altering the features of Pioneer Square proceed concurrently with the beautification program. That the changes consist of the elimination of all benches and the removal of the planter walls thus leaving a flat surface at sidewalk grade. That existing trees or planter areas be lowered and replanted at sidewalk elevation.

(B) That the sidewalk on the outer perimeter only, be a continuation of the same material as will be used in the beautification program. That the sidewalk will extend along Hastings north on w/s of Carrall Street to the lane.

(C) The Committee is unanimous and the merchants concur in the opinion that the proposals as presented by the Planning Department are too costly, and not necessary to achieve a pleasing and practical use of the triangle piece of land. The recommended plan of alterations will reduce costs considerably.

(D) The Committee RECOMMENDS that City Council make strong representation to the Police Commission requesting that special attention be given to the area of Pioneer Square for the transition period following alterations.

The Committee FURTHER RECOMMENDS that the medical and social agencies of Provincial and Municipal governments stop their endless talking and buck passing, and work together to expedite the implementation of services and treatment as proposed by the Detoxification Society to persons caught in the firm grip of alcoholism."

MOVED by Alderman Wilson,
THAT the foregoing Special Committee Report be adopted.

- CARRIED.

(The following were recorded in the negative: Alderman Linnell, Alderman Phillips and Alderman Rankin.)

MOVED by Alderman Wilson,
THAT the Board of Administration be requested to report in regard to implementation of the recommendations in the Special Committee Report.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

(ii) Social Conditions in the Area Around Pioneer Place

MOVED by Alderman Hardwick,
THAT the Director of Social Planning and Community Development and the Director of Planning bring back for Council's consideration items from the Skid Road Study that would improve the social conditions in the area. This might include additional mini-parks and an expansion of "dugout-like" facilities.

- CARRIED.

(iii) Park Board

Council noted a resolution from the Park Board, contained in that Board's letter of April 12, 1972, reading as follows:

> "THAT the Board advise City Council that Pioneer Place is a park that was designed and is maintained by the Park Board and any proposed renovation should be discussed with and all work done by the Park Board."

(iv) Historic Area Advisory Board

The Council noted the following resolution from the Historic Area Advisory Board:

> "THAT the Historic Area Advisory Board, while appreciating the problems presently existing in Pioneer Place, recognize the need for small parks with seating in the Gastown/Chinatown Historic area and therefore disapprove of any proposal to reduce the total number of seats available to the public in the existing parks in the area. The Board would strongly support proposals for provision of additional seating together with other public facilities in the Historic Site area."

COMMITTEEE OF THE WHOLE

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450
BEING THE LICENSE BY-LAW
(Owner Occupied Accommodation)

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, the Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE
BY-LAW (Limousine Rates)

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4299, being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE
BY-LAW (Limousine Rates) - cont'd

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, the Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

3. RATING BY-LAW

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver to raise a sum which, added to the estimated revenue of the City from other sources will be sufficient to pay all debts and obligations of the City, falling due within the year 1972, and not otherwise provided for, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

RATING BY-LAW (cont'd)

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, the Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Allocation of Lands for Highway Purposes (5811 Windemere Street)

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver for highway purposes the following described lands:

1. West 8 feet of Lot 19, Block 4, North West Quarter of Section 49, Town of Hastings Suburban Lands, Plan 1745

   (5811 Windemere Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

MOTIONS (cont'd)

B. Allocation of Lands for Highway Purposes
(3171 East 47th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes, the following described lands:

North 10 feet of Lot 46, Blocks 13 and 14, West Quarter of District Lot 338, Group 1, New Westminster District, Plan 2964

(3171 East 47th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

C. Allocation of Lands for Highway Purposes
(1647 East 31st Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver for highway purposes, the following described lands:

1. North 10 feet of Lot 4, Block 17, of Blocks 7, 9 and 11, District Lot 352, Group 1, New Westminster District, Plan 3435

(1647 East 31st Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

1. Increase in Indenmity
Members of Council

It was agreed to defer consideration of this Notice of

(continued)

MOTIONS (cont'd)

Increase in Indemnity: 1972
Members of Council (cont'd)

Motion of Alderman Adams, regarding increase in indemnity for members of Council in 1972, until the return of Alderman Adams.

ENQUIRIES AND OTHER MATTERS

Alderman Bird - Dawson School Site

stated it is understood there are development proposals for the Dawson School site, and he felt action should be taken to make this area an open space, which could be made available for a convention centre in the downtown area. In this regard, he referred to a grant from the Provincial government to the City of Victoria for a convention centre there.

Alderman Bird requested a report be received from the Board of Administration on development plans for the Dawson School site, including any plans of the City in connection therewith.

The Deputy Mayor requested the Board to report accordingly.

Alderman Rankin - Oppenheimer Lodge

enquired of the status of Oppenheimer Lodge development. Information was given by the Deputy Mayor and Commissioner Sutton Brown, advising of the points at issue. Alderman Linnell hoped there would be a report to the next meeting of Council.

Charter Amendments:

(a) Alderman Broome - Licensing of Hotels

enquired what provision was made by the legislature to permit the Council to license the various hotels. The Corporation Counsel advised legislation was not granted.

(b) Alderman Broome - Park Commissioners' Indemnity

enquired re legislation to grant indemnity to Park Commissioners. The Corporation Counsel advised that legislation was approved in this regard.

(c) Corporation Counsel - Charter Amendments, Generally

stated a report would be made to Council in the near future on Charter amendments, generally.

Alderman Wilson - Leave: Members of Council

enquired as to the provision for members of Council in respect of leave of absence. The City Clerk read the Charter provision, as follows (Sec. 38 (i) - disqualification):

> "...being absent from the meetings of the Council for four consecutive weeks without leave of the Council."

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Reorganization: Welfare Department

enquired with respect to when the Council will receive a report on the reorganization of the Welfare Department. On advice of the Chairman of the Standing Committee on Health and Welfare, Notice was given on the following Motion:

MOVED by Alderman Rankin,
THAT the Board of Administration be requested to report, in the near future, with respect to reorganization of the Welfare Department.

(Notice)

Alderman Phillips - Alternate Council Representative: Metropolitan Board of Health of Greater Vancouver

enquired if the Council would appoint an alternate representative to the Metropolitan Board of Health of Greater Vancouver, and therefore submitted the following motion:

MOVED by Alderman Phillips,
SECONDED by
THAT the Council appoint an alternate representative to the Metropolitan Board of Health of Greater Vancouver.

(Notice)

(Notice was noted and recognized by the Chair.)

April 27, 1972 Public Hearing: Rezoning Affecting the Strathcona Area (SPOTA)

Alderman Phillips advised of a request from this group that the Public Hearing, to be held on April 27, 1972, re Rezoning Affecting the Strathcona Area, be held in the evening.

It was advised that advertising the Public Hearing had taken place.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Development Permit: Multiple Occupancy

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT WHEREAS the development of multiple occupancy residential accommodation causes an increased density of population which requires an increase in the provision of amenity services in the area where such development takes place;

BE IT RESOLVED THAT the Director of Planning and the Corporation Counsel, through the Board of Administration, report on the legality, feasibility and practicability of imposing a fee upon the issuance of a development permit in order to offset the cost of providing such services.

(Notice)

NEW BUSINESS

1. Annual Meeting of the Canadian Council on Urban and Regional Research: (Quebec City)

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT Alderman Hardwick be granted authority to attend the annual meeting of the Canadian Council on Urban and Regional Research, to be held in Quebec City on April 27 - 29, inclusive, it being understood the alderman will be in Eastern Canada, and authority is granted, therefore, for the additional expenses involved in attending the Quebec City conference.

FURTHER, THAT leave of absence from the April 25, 1972, Council meeting be granted, accordingly.

- CARRIED.

2. Development Permit: Extension to Sands Motor Hotel

A telegram was noted from the Chairman of the Planning Committee, of the West End Community Council, asking that the development permit for an extension to the Sands Motor Hotel, Davie Street, be deferred pending an opportunity for this group to be heard before Council.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT the development permit involved be deferred accordingly until this delegation is heard by Council.

FURTHER, THAT the material submitted by the Director of Planning, under date of April 17 and 18, 1972, be furnished to the organization.

- CARRIED.

The council recessed at approximately 5:20 p.m.

*****

The foregoing are Minutes of the Regular Council meeting dated April 18, 1972, adopted on April 25, 1972.

MAYOR

CITY CLERK

April 14, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Twin Sewer in Easement West of Oak Street from 55th Avenue to 57th Avenue and Transfer of Unallocated Funds

"The existing 18-inch combined sewer in the easement west of Oak Street between 55th Avenue and 57th Avenue is too shallow and must therefore be reconstructed. This work must be done in conjunction with a sewer being installed at the cost of a developer.

The estimated cost of work chargeable to the City is $12,000.

The balance of $27,875 remaining in Account Code 117/7902, 'Urban Renewal Unallocated', should be transferred to Account Code 117/7904, 'Reconstruction and Relief Unallocated', as no additional funds will be required for urban renewal work during the 1971 Budget Year and these funds are required so that other work may proceed.

I RECOMMEND that $12,000 be appropriated from Account Code 117/7904, 'Reconstruction and Relief Unallocated', and that the balance of $27,875 remaining in Account Code 117/7902 be transferred to Account Code 117/7904, 'Reconstruction and Relief Unallocated.'"

Your Board RECOMMENDS that the foregoing be approved.

2. Sewer Separation in Area Bounded by Borden Street, S.E. Marine Drive, Elliott Street and Kent Avenue North

"As part of the City's program for the construction of separate sewers, it is necessary to install a separate sewer system in this area bounded by Borden Street, Marine Drive, Elliott Street and Kent Avenue North.

The estimated cost of this work is $150,000.

Provision for this work has been made in the 1972 Capital Budget (not yet approved).

I RECOMMEND that $150,000 be advanced from the 1972 Capital Budget under the Pollution Control Section (Reference No. 3-04-04)."

Your Board RECOMMENDS that the foregoing be approved.

3. Replacement of Water Mains - 1972 Capital Budget

"The following water main replacements are required prior to paving and due to leaks:-

Project 116

Street	From	To
Dundas Street	Skeena Street	Kootenay Street
Lillooet Street	Adanac Street	Venables Street
Culloden Street	53rd Avenue	54th Avenue
2nd Avenue	Kaslo Street	Renfrew Street
19th Avenue	Clark Drive	Knight Street
60th Avenue	L/E Main Street	Prince Edward Street

The following installations are required to improve grid pressures:-

Street	From	To
L/E Main Street	59th Avenue	60th Avenue
59th Avenue	L/E Main Street	Main Street

The estimated cost of Project 116 is $53,000. Funds for prior to paving installations are included in the 1972 Water Works Capital Budget, Reference No. 10-06-02, and approval of this work is being requested in advance of the 1972 Budget.

I RECOMMEND that $53,000 for Project 116 be appropriated in advance of the 1972 Capital Budget, Reference No. 10-06-02 for the work listed above."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 501

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS:

1. Control of Sanitary Conditions in Single Family Dwellings

The Medical Health Officer reports as follows:

"The Vancouver Lodging House By-law provides the Health Department with means whereby lodging houses and other group living arrangements can be controlled in respect of significant sanitation problems.

The Health Department staff reports an increasing number of single family dwellings within the city whereby the technical maximum number of persons permitted residence is being met and that the many other persons in these individual dwelling are stated to be visitors. There is thus a situation created in the city of many unsanitary single family dwellings occupied by several people and no enforcement possible because of an inability to prove the true residency pattern of the inhabitants.

Section 12 of the Sanitary Regulations pursuant to the Health Act of the Province of British Columbia does not apply to city municipalities, but provision is made within these regulations for Council to request the promulgation of this section by communicating this desire to the Provincial Government. Section 12 reads as follows:

"12. If the Local Board is satisfied, upon due examination by itself or officer, that a cellar, room, tenement, or building within its jurisdiction, occupied as a dwelling-place has become by reason of the number of occupants, want of cleanliness, the existence therein of a contagious or infectious disease, or other cause, unfit for such purpose, or that it has become a nuisance or in any way dangerous to the health of the occupants or of the public, it may issue a notice in writing to such occupants, or any of them, requiring the said premises to be put in proper sanitary condition, or, if it sees fit, requiring the occupants to quit the premises within such time as the Board may deem reasonable. If the person so notified, or any of them, neglect or refuse to comply with the terms of the notice, every person so offending shall be liable to the penalties imposed for infraction of these Regulations, and the Board may cause the premises to be properly cleansed at the expense of the owners or occupants, or may remove the occupants forcibly and close up the premises, and the same shall not again be occupied as a dwelling-place until put into proper sanitary condition; or the Board, if it sees fit, may, subject to the provisions of section 108 of the "Health Act", cause such premises to be destroyed, with the consent of two Justices of the Peace."

In order, therefore, to deal with sanitation problems in single-family dwellings I would recommend that the City Council request the Province of British Columbia, through the Provincial Board of Health, to bring Section 12 of the Sanitary Regulations under the Health Act into force for the City of Vancouver.

The above matter has been discussed with the Corporation Counsel."

Your Board RECOMMENDS that the above report of the Medical Health Officer be approved.

2. Group Trailer Parking: Grand Chapter of B.C., Order of Eastern Star

The Medical Health Officer reports as follows:

"An application has been received from the Grand Chapter of British Columbia, Order of Eastern Star, for the parking of twenty-five (25) to forty (40) trailers on the Pacific National Exhibition grounds from May 26 to June 1, 1972.

This group consists of participants in the Grand Chapter Sessions to be held in the Garden Auditorium of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No.3986, Section 3.(2) which reads as follows:

"The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units."

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Grand Chapter of British Columbia, Order of Eastern Star, for the parking of twenty-five (25) to forty (40) trailers on the P.N.E. grounds from May 26 to June 1, 1972, be approved.

3. Group Trailer Parking: Police Mutual Benevolent Association

The Medical Health Officer reports as follows:

"An application has been received from the Police Mutual Benevolent Association of Vancouver for the parking of 10 (ten) or more trailers at the Kerrisdale Arena from May 4 - 8, 1972.

This group consists of performers at the sixth Annual Circus who are being sponsored by the Police Mutual Benevolent Association.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

"The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units."

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS that the application from the Police Mutual Benevolent Association of Vancouver for the parking of ten (10) or more trailers at the Kerrisdale Arena from May 4 - 8, 1972, be approved.

CONSIDERATION

4. Spring Street Project

Your Board submits the following report of the Director of SP/CD and the separate report of the Director of Finance prepared on recommendation of the City's Budget Committee.

Report of the Director of SP/CD

Summary

(a) The original budget for the Spring Street Project, approved by City Council on July 13, 1971 was based on the Project being under the auspices of a voluntary agency. It is now under the auspices of the Department of SP/CD. Budget adjustments are required.

(b) An explanation of provincial cost sharing in 1971 and 1972 plus gross and net costs to the city for these two years are included.

(c) Originally scheduled to be underway September 1, 1971, the Project officially commenced December 1, 1971 when its Director was hired. It is proposed that the two year duration of the Spring Street Project be amended to commence from January 1, 1972 to December 31, 1973.

(d) The Project as now proposed includes provisions for the purchase and maintenance of used police vehicles and an accounting and audit procedure for "Program Expenses" incurred by Spring Street staff.

History

City Council on July 13/71 approved the Budget of the Spring Street Project from July 1/71 to June 30/72, on the understanding that the City's Share shall not exceed $26,700. The Project was to be administered by the Boy's Club.

City Council on August 13/71 requested that the Director of Social Planning and Community Development report on the project being administered by the City through his department rather than the Boy's Club.

City Council on August 31st, approved the recommendation of the Director of Social Planning and Community Development that the project be an operational component of his deparment for an interim period not to exceed two years, whereupon should the project prove successful, a permanent auspice and continuing funding would be sought.

The Provincial Government agreed to share in the program at the rate of $2,000 per month for the period August 1/71 to December 31/71 ($10,000) subject to review as at December 31, 1971. The Provincial Government will share costs in the Spring Street Budget in the amount of $10,000 for 1972.

The original Budget (July 1/71 to June 30/72) was based on the Project being a function of an outside agency. It is now under the administration of SP/CD. The program operated on an interim basis until December 1, 1971. Therefore, the original proposed Budget does not reflect the actual financial requirements of the Project.

Continued...

Clause #4 Continued

COMPARISON OF 1971 BUDGET ESTIMATES, 1971 ACTUAL COSTS AND 1972 BUDGET ESTIMATES

Description	Original Proposed 1971-72 Budget July 1/71-June 30/72	1971 Actual Expenses	Proposed 1972 Budget Jan 1-Dec 31
Expenses			
Program Expenses NSA July/Aug 71	4000	4000	Nil
Salaries	66000	1892	56080
Fringe Benefits	5000	32	4494
Equipment and Supplies	700	398	500
Auto Allowance	2000	418	400
Rent	5000	585	4500
Staff Training	Nil	Nil	500
Program Expenses	4000	Nil	2700
Purchase of Vehicles	Nil	Nil	6000
Maintenance of Vehicles	Nil	Nil	5700
Gross Costs	86700	7325	80874
Less Recoveries			
CAP Estimated		2118-	37937-
Provincial Grant		10000-	10000-
Total Recoveries 1971		12118	
Net cost to City 1971		5346 cr	
1971 cr carried to 1972			5346-
Total recoveries 1972			53383-
Net cost to City 1972			27591

Two aspects of the Budget that were not highlighted in previous submissions to City Council were:

(A) Purchase and Maintenance of used police vehicles

(B) Accounting and auditing procedures for Program expenses

Continued...

Clause #4 Continued

A. Purchase and Maintenance of Used Police Vehicles

Whereas private automobiles were used by part-time Spring Street Project staff during the interim phase, this proved unsatisfactory. Scheduled public transporation is not satisfactory either. Delinquency problems do not occur on a scheduled basis. Spring Street staff need to respond immediately to delinquent activities. It is impossible to work effectively if travel is restricted to buses.

The use of private automobiles is impractical. The mileage rate paid by the City was not intended to cover the wear and tear inflicted on a car by children with agressive emotional problems.

Control of the child and the situation is essential. Therefore, mobility is a must. Maximum use of vehicles is made by taking the children to programs and facilities to teach them to use these constructively for self benefit and improvement. Workers also use vehicles to respond to emergency situations in the life of the child and his family.

The staff of the Spring Street Project will make extensive use of the cars. The annual estimated mileage will be between 15,000 and 20,000. Since the Spring Street staff work with the children in their own neighbourhoods, the use of vehicles expecially during after school, evening and weekend hours throughout the school year is an essential aspect of the program.

It is proposed in the new budget that monies be made available for the purchase of five vehicles from the used car stock of the Police Department which are now available through normal disposal and replacement procedures. Further, that funds be allocated for insurance, gas, oil, and repairs.

Estimated funds required for purchase of these vehicles is $6,000. Funds required for insurance, operation and maintenance is $5,700. These are shareable costs under Canada Assistance Plan.

The ex-police cars would be used strictly for the purposes of the Spring Street Project, with no personal use by the employees. However, it is recognized that the nature of the project, with its evening activity, may necessitate the vehicles being left at the workers homes overnight, as the most efficient procedure. The staff involved have been or will be kept informed of these procedures.

B. Program Expenses - Accounting and Audit Procedures

Proposed 1972 Budget Cost - $2,700

The Spring Street staff will be making use of small purchases frequently as part of their work with these young people. Because of the nature of the program few of these purchases can be accompanied by a receipt. Examples of these purchases are refreshments and admission charges, entrance to swimming pools, ice rinks and other recreational facilities.

To control these expenses a ceiling of $20 per month per group (4 to 5 children) is proposed. In addition each worker is required to submit a written report of his activities to the Spring Street Director. This report includes an account of the money spent, the date, and how the money was spent. These activity reports are submitted by both full time and part time staff. The Director of Finance states that no effective audit control will be possible as there will be no receipt vouchers available.

Continued...

Clause #4 Continued

The list of expenses certified by the worker and approved by the Director of Social Planning as to the amount and to the purpose of the expenditure will have to be accepted as the accounting for, and explanation of the expenditures.

C. Recommendations

The Director of Social Planning and Community Development recommends that:

(i) The budget increase over the $26,700 already approved by Council July 13/71 for the Spring Street Project be approved at an estimated increased City cost of $891 for a total of $27,591 in 1972.

(ii) In view of the late hiring of a Director (December 1, 1971) for the Spring Street Project, the program be considered on a two year basis commencing January 1, 1972 to December 31, 1973.

(iii) The purchase and maintenance of five vehicles from the used car stock of the Police Department be approved at the following amounts for 1972: purchases $6,000, maintenance, $5,700, totalling $11,700.

(iv) The method of disbursement of cash for program expenses ($2,700) be approved as described herein recognizing that normal accounting and audit controls are not possible but that the Director of SP/CD will be carefully scrutinizing submitted accounts for reasonableness.

(v) The staff position of 'supervisor' be amended to 'street worker' and salary adjustments downward be made accordingly.

Report of the Director of Finance

The Director of Finance does not recommend for or against the increased cost ($891.00) proposed by the Director of Social Planning and Community Development, over the original program approved by Council ($26,700). The Director of Finance can only put the matter up for Council consideration. Council must then, in light of the 1972 budget, determine the priority of this project in relation to other programs. If Council does not approve the increase then Council should direct the Director of Social Planning and Community Development that he must reduce the program to live within the $26,700 originally approved by Council.

The Director of Finance also brings to Council's attention that the original approval was for $26,700 for a 1 year program. The above recommendations of the Director of SP/CD would change the program to a 2 year program in accordance with the approval of Council on August 31/71 that the program be an operational component of the Department of SP/CD for an interim period not exceeding 2 years. However, it should be noted that the second year (1973) will presumably also require City funding, possibly at the same level of approximately $27,000.

Also, given the nature of the program as described, the amount of the expenditures for program expenses ($2,700) cannot be verified by receipted vouchers and the purposes of the expenditures cannot be judged by the normal standards applied to other City expenditures.

Continued...

Clause #4 Continued

While the procedures may be reasonable under the circumstances, the responsibility for the proper application of these funds to the purposes of the project must be placed on the Director of SP/CD, and all disbursements should be approved by him personally before reimbursement to the Spring Street workers.

It is noted that the procedures governing non-personal use of the vehicles is being communicated to the staff involved.

Your Board submits the foregoing report of the Director of Finance and the Director of SP/CD for Council's **CONSIDERATION.**

FOR COUNCIL ACTION SEE PAGE(S) 501, 509-510

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Taylor Manor - Fire Controls

The Director of Welfare and Rehabilitation reports as follows:

"Taylor Manor is owned by the City of Vancouver and operated by the Department of Welfare and Rehabilitation as a personal care home for fifty-eight elderly and infirm persons. It is anticipated that Taylor Manor will be replaced as soon as possible by the proposed Multi-Level Care facility. At best, this will probably take two years.

Of immediate concern and emergency is the effect of the proposed Fire By-Law change on this structure. Accordingly Fire Chief Konig was asked to carry out a thorough inspection.

Fire Chief Konig reports:

'The building in my opinion is grossly inadequate in terms of the proposed By-law for Hotels and in view of the use of this frame structure as an institution, the requirements for a decent standard of safety are even greater.

Therefore I would recommend the following items be included in your cost survey as minimum requirements for this building.

1. The building to be completely sprinklered throughout. (Basement is sprinklered at present.)

2. Two fully enclosed stairways which have a one-hour fire resistive rating thoughout to be constructed within the building with direct access from the corridors. Doors to be fitted with panic hardware and self-closing devices. Exit lights to be installed over points of egress to the exits. These stairways will replace the exterior iron fire escapes on the north and south end of the building.

3. The interior corridors to be upgraded by providing a fire resistive separation in the centre of the corridors dividing the 130 foot length of each corridor in two. Upgrade all doors in these corridors with 1 3/4" solid core doors and fill in all transoms with fire resistive material.

4. Provide an additional exit stairway to grade from the T.V. lounge assembly room on the main floor at the south end of the building. This stair should be located at the west end of the wing.

5. Alter the door leading from the dining wing to the west exit stairway to open in direction of travel. This will require some modification to the storerooms adjacent to this door.

6. Replace the set of stairs from the porch exit on the north end of the lower floor with a ramp. This will offer a second means of egress for wheelchairs.

7. Unused ventilating ducts to be sealed or properly protected with fire dampers.'

cont'd . . .

Clause No. 1 continued

Following the inspection by Fire Chief Konig, the following estimate of costs was provided by the City Building Inspector, Mr. D. A. Matheson.

1.	Installation of sprinkler system	$11,000.00
2.	Building alterations	33,500.00
		$44,500.00

In his report, Mr. Matheson advises that the existing exterior fire escapes could be left in their present location if the surrounding walls and windows were changed to provide the necessary degree of fire rating. If this was done, the cost of Building alteration could be reduced by $9000 to $24,500. Considering the fact that we are responsible for the care of elderly and often confused people, particularly in a crisis situation, it is preferable to have interior egress from the building and I would suggest the installation of two fully enclosed stairways.

Furthermore, using the existing fire escapes would block off a number of windows which are an important source of daylight and ventilation.

To ensure rapid response to a fire it would be adviseable to install a direct line from Taylor Manor to the nearest Fire Hall. Mr. H. D. Nicholson, Assistant City Engineer has provided an estimate of $3200.00

Source of Funds The Comptroller of Accounts advises that, if the above recommendations are approved, the required amount will be provided in the 1972 supplementary Capital Budget.

The costs of the required alterations to Taylor Manor have been discussed with the Deputy Minister of the Department of Rehabilitation and Social Improvement, requesting approval to increase the per diem rate sufficiently to amortize the expenditure over the next 2 or 3 years. To date no firm decision has been received.

RECOMMENDATION:

As Director of Welfare and Rehabilitation, I recommend that:

1) The building alterations as outlined in Fire Chief Konig's report be authorized. (Estimated cost $44,500.00)

2) A direct phone line be installed from Taylor Manor to the nearest Fire Hall (Estimated cost $3200.00)."

Your Board RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved by Council. Furthermore, representations to increase the per diem rate to amortize the costs continue to be made to the Provincial Government.

CONSIDERATION

2. Proposed Request for Funds from the Ministry of State for Urban Affairs to Undertake Certain Research Projects

The Director of Planning and Civic Development reports as follows:

"Late in 1971, information was received that the Ministry of State for Urban Affairs might be interested in funding urban research projects. Since that time the Director of Planning and Civic Development has been meeting with the City Engineer, the Medical Health Officer, the Director of Finance and the Director of Social Planning/Community Development to identify projects which might be undertaken under the direction of City staff with extra assistance.

The Director of Planning and Civic Development has also discussed the possibility with Dr. H.P. Oberlander, the Secretary to the Ministry, who suggested that if an outline of such studies was forwarded to him, he would review them and decide if more detailed proposals should be submitted. Bearing in mind guidelines suggested by Dr. Oberlander, your officials have agreed on the following general terms of reference:

1. Research should be of a type that could not normally be undertaken as a routine part of a departmental program.

2. It should be of direct benefit to the City of Vancouver and investigate matters which would either lead to the introduction of new procedures, the saving of money or a better understanding of local conditions.

3. Studies should be of such a nature that they would also be of benefit to the Federal Government and be relevant in other urban areas in Canada, i.e. because they represent conditions or procedures which might be adopted elsewhere.

PROPOSALS

Six possible studies have been selected after a careful review of many alternatives and these would be co-ordinated by one department as noted below:-

1. Engineering

Traffic-Accident Package

The purpose of this project is to analyze traffic accident data for a large city over time to detect problem areas and calculate standard traffic warrants. Inputs consisting of traffic speed, traffic volume, traffic accidents, and street geometry will be combined to develop relations between accident rate and exposure. This information will be used to direct traffic engineering efforts to high priority areas and will assist in determining locations for additional traffic control. Several preliminary, independent studies currently under development for traffic engineering and police departments will be integrated to provide a package for Civic traffic studies. Incorporating DBS coordinates will make the system adaptable to all Canadian cities using the DBS system and will provide computer plotting capability for display purposes. Programs involved include conversion of address to coordinates, generalized retrieval of accident data, coding system for computerized accident analysis, accident density calculations, and signal warrant programs.

cont'd . . .

Clause No. 2 continued

2. Before and After Studies - Traffic in Residential Areas

Approximately 30,000 people live in Vancouver's West End - a high density (3-storey and high-rise apartments) area less than ½ square mile in size. There are indications that the residents are becoming more concerned about the detrimental effects of traffic on the living conditions in the West End.

It is proposed to place physical diverters at intersections which would discourage long trips on residential street by making them circuitous. The study would measure the degree of detrimental traffic effects and inconvenience to residents who must use the streets. Results should be applicable to any high density area in Canada.

3. Finance

Study of the Economic-Financial Structure of the City

This study has the objectives of:

(a) detailed analysis of the decision making process, both political and managerial, in the economic-financial area;

(b) provision of operational management information and accounting systems, and design and implementation of appropriate economic-financial decision models, with the objective of optimizing and rationalizing all aspects of the financial management of a city;

It should be expected that the entire project, while using Vancouver as the base, would have the objective of producing results valuable to all cities and not just Vancouver.

4. Health

Increasing Public Health Program Effectiveness Through Improved Communication.

The technical quality of a specific public health program does not alone determine its acceptability to the community. Rather, its use will be determined by how closely the form of delivery of this service reflects the wishes and needs of the target community. This is of particular relevance to serving the poor, the aged, and other groups. It is necessary, therefore, to develop relevant communication links with the community if a Health Department is to fulfil the objective of serving all of the people.

The objective of the proposed research project, therefore, is to devise, test, and analyze such communication links, and to involve the recipients of services in the appraisal of the effectiveness of these links. On a demonstration basis, specific health programs would be employed for selected sub-centres of the City Each sub-centre would contain 25,000 to 30,000 individuals, representing predetermined age, socio-economic, and ethnic groups. The effectiveness of the communication links to be tested would be ascertained through assessment of success of the health program(s).

It is expected that the results would be of relevance to those metropolitan centres within Canada where similar circumstances exist. Sub-group and program selection would reflect the broader applications desired.

cont'd . . .

Clause No. 2 continued

5. Planning and Civic Development

Impact on Private Investment Yields of Alternative Public Regulatory Standards

A practical example of our need for information in this subject area, is the impact of proposed West End zoning standards on the incentives (i.e. profits) for the private market. That is, could yields be depressed to such an extent that a substantial proportion of development is shifted to other locations in the City, or in those suburban municipalities where better yields are available. Could rezoning pressures be generated elsewhere as a result of CBD policies? In other words, the results of specific regulatory provisions have often been contrary to expectations, primarily through lack of appreciation of the dynamics of the development process. To achieve an objective may well mean altering these dynamics as well as the By-law.

The proposed research project would focus on a method of simulating the impact on private yields and incentives of various development standards, under various market conditions and changes in market preferences. A further refinement could be a prediction of building types, density levels, styles and municipal cost/revenue to be anticipated given general development or zoning standards, bonus provisions and market characteristics.

The results of this research would be of direct relevance to other cities and metropolitan centres within Canada. Although the costs and returns of development will vary throughout the country, the development process itself (on which simulation would be based) is common.

6. Social Planning/Community Development

Economic Analysis of Low-Income Housing

Old, single and multiple dwelling units provide a very substantial proportion of the housing available to low-income residents. With the combined effects of age, physical deterioration and speculation, however, such housing is often of a quality substantially below the rentals charged. The objective of the proposed research would be to ascertain the degree to which housing of specific types and locations can be up-graded by more stringent by-law enforcement, without affecting rental levels. A primary concern of the project would entail analysis of comparative rates of return on housing of varying quality and type.

The findings would be of general relevance for all cities and metropolitan areas in Canada. The subject is timely, as it is also under active discussion at local, metropolitan and senior levels of government throughout the country.

Senior City staff with the necessary experience could oversee the work, whether it be done by a special team under an appointed director or by consultants. It would not be possible to undertake the work using present staff.

No attempt has been made to prepare detailed proposals or precise cost estimates until it is determined if the Council and the Ministry are interested in proceeding.

cont'd . . .

Clause No. 2 continued

CONSIDERATION

If Council believes the studies outlined are worthwhile, they might consider instructing the Director of Planning and Civic Development to continue discussions with the Secretary of State for Urban Affairs to determine if the Ministry is interested in the objectives in providing funds for the work (and on what general terms) for further report to Council before detailed terms of reference and estimates are established."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

INFORMATION

3. West End Community Centre/
Senior Citizens Housing Project

The Board of Parks and Public Recreation had advised as follows:

"WEST END COMMUNITY CENTRE/
SENIOR CITIZENS HOUSING PROJECT

'A confidential letter from the City Clerk enclosed a report of the Board of Administration dated February 14th, 1972, approved by City Council on February 22nd, 1972. The report advised that costs of the West End Community Centre/Senior Citizens Housing project had increased to the point where City Council was requested to provide $79,624 of free lane costs in the project and the Park Board was requested to provide $100,000 for relocation of the two school playing fields. The Superintendent explained that the Board could probably save on relocation costs by doing the work with Park Board forces and suggested bids be called separately for the relocation work.

It was regularly moved and seconded,

RESOLVED: That the Park Board agree to assume the responsibility of relocating the two playing fields at a cost not to exceed $100,000.

- Carried'".

Your Board submits the foregoing report of the Board of Parks and Public Recreation for the INFORMATION of Council.

RECOMMENDATIONS

4. To Reconstruct the Existing Gasoline
Service Station at 2960 Nanaimo Street

The Director of Planning and Civic Development reports as follows:

"Standard Oil Company, Ltd., has filed Development Permit Application No. 58313 to reconstruct the existing gasoline service station on this site at the south east corner of Nanaimo Street and Grandview Highway. The site is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council on October of 1968, permits the reconstruction of the existing gasoline service station at this location.

cont'd . . .

Clause No. 4 continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 58313 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the reconstruction of the existing gasoline service station located on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) the design of the building is to be first approved to the satisfaction of the Director of Planning and Civic Development.

   (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

      (i) clarification of the site dimensions.

      (ii) details of the canopy -- the canopy's maintaining a minimum 5' setback from the property lines abutting Grandview Highway and Nanaimo Street.

      (iii) details of all signs to be provided on the site with all signs being in compliance with the requirements of Section 11(10) of the Zoning and Development By-law.

      (iv) details of the manner in which the site will be maintained along the easterly property line.

      (v) the location of any outdoor merchandise display on the site such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

      (vi) the provision of and details of a satisfactorily screened garbage enclosure area.

2. All surfacing and screening of the open portions of the site is to be completed in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 58313 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

5. To Relocate an Off-Street Parking Area on the Site at 4255 Laurel Street, Occupied by the G. F. Strong Rehabilitation Centre

The Director of Planning and Civic Development reports as follows:

"Thompson, Berwick, Pratt & Partners, Architects, on behalf of the G. F. Strong Rehabilitation Centre have filed Development Permit Application No. 58174 to alter the off-street parking lay - out and landscaped area from that previously approved by City Council on July 4, 1967 and subsequently by the Technical Planning Board by Development Permit No. 52827.

City Council, on July 4, 1967, after a Public Hearing approved the rezoning of the site to C-1 Comprehensive Development District subject to prior compliance by the owners to certain conditions, one of which being,

> 'the open areas to the east of the building which include the closed and stopped-up portion of Laurel Street, Lots 1 & 17, to be suitably treated in a manner to permit its use by patients of the hospital.'

It is now proposed to relocate the off-street parking area to this easterly portion of the site which was previously approved as a landscaped area for Hospital patients. The portion of the site between this parking area and the east side of the building would now be developed and landscaped for the use of the patients in the hospital.

The parking area would be located adjacent to existing one family dwellings to the east of the site but would be separated by a landscaped strip and would be suitably screened.

Five neighbouring property owners were notified and there were no objections received.

The Technical Planning Board recommends that the condition of the rezoning with respect to the location of the landscaped treated area for the use of the hospital patients be amended to permit its relocation and the relocation of the off-street parking area."

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be endorsed.

6. Development Permit Application in the Fairview Slopes Area

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application has been received relating to the Fairview Slopes Area. The Development proposal is counter to the proposed amendment to the Zoning and Development By-law for the Fairview Slopes area being considered by City Council at a forthcoming Public Hearing on Thursday evening April 20, 1972, and it is recommended that the Development Permit Application be withheld.

DETAILS OF DEVELOPMENT PERMIT APPLICATION

685 West 7th Avenue (Lot 19; Block 299; D.L. 526).
Development Permit Application No. 58692
Applicant: Mr. Robert R. Lohnes for Mr. E. Mattuck

Existing Zone: M-1 Light Industrial District
Proposed Zone: CRM-3 Commercial/Multiple Dwelling District.

The site, located on the north side of West 7th Avenue between Heather and Ash Streets is 50' wide and 120' in depth.

cont'd . . .

Clause No. 6 continued:

To the existing 50' wide by 84' long existing warehouse building - mostly one storey - it is proposed to enlarge the existing second floor by a 50' x 59' addition.

The Development Permit Application is for an 'Outright Use' permitted in the M-1 Light Industrial District. The Development Permit Application would normally be granted provided the plans of development indicate compliance with all relevant regulations of the Zoning and Development By-law.

City Council on June 29, 1971, resolved in part that:

'All development permit applications received which are within the boundaries of 6th Avenue, Ash Street and 8th Avenue and Hemlock Street be reported to Council.'

City Council are holding a Public Hearing on Thursday evening April 20, 1972 to consider the application to amend the Zoning and Development By-law for the Fairview Slopes area.

Because of the imminent Public Hearing it is suggested that Council at this time authorize the Development Permit Application be withheld for a period not exceeding 90 days from the date of application - in accordance with the provisions of Section 570 of the Vancouver Charter.

RECOMMENDATION

That Development Permit Application No. 58692 as filed March 28, 1972, for a warehouse addition at 685 West 7th Avenue be withheld in accordance with the provisions of Section 570 of the Vancouver Charter."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 501-2

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Control of Soliciting for Charity

The Corporation Counsel and the License Inspector report as follows:

"On February 22, 1972 Council considered the matter of door-to-door canvassing with particular reference to soliciting for charity and, after considering the various reports referred the matter to the Board of Administration for a further report.

In the material that Council had before it there were reports and memoranda from the License Inspector and other officials dating back to 1961. Council was also made aware of the By-law which was drafted in 1959 but was never passed. Council was also made aware that at the present time the License By-law controls only those persons who are in the business of soliciting for charity and that soliciting conducted by unpaid volunteers is not regulated in any way.

On March 7, 1972 Council considered and heard a brief from the Alpha and Omega Order and directed that the License Inspector and the Corporation Counsel report back with recommendations to protect the public from groups soliciting funds from door to door.

It has become apparent that Council wishes to extend the regulations concerning soliciting for charity to cover all activities of this kind rather than just the organizations or individuals that are in the business of soliciting for charity. To make any regulations effective it would first be necessary to require that all persons intending to solicit must have a license. It would also be necessary to require that before the License Inspector issues a license the applicant must set out the name of the organization intended to benefit, the purpose for which the funds will be used, the names of the persons to be engaged in the soliciting, the amount intended to be raised, the scheme to be employed in the soliciting, and whether or not any amount will be paid as compensation for such soliciting. There would be many other details that the License Inspector would require to enable him to make a decision as to whether or not the scheme is likely to be fraudulent or dishonest.

The major difficulty is, that if the foregoing regulations are set out in the By-law they must be uniform, and the License Inspector would be obliged to carry them out in respect of all applicants for a license to solicit for charity. This would require a great deal of time and effort by organizations which are obviously bona fide and generally acceptable to the citizens for example, the Red Feather Appeal. An additional problem is that the License Inspector has no effective method of policing this type of organization even if these sorts of regulations are required.

cont'd . . .

Clause 1 continued

It has been suggested that the most effective method of dealing with this whole problem would be to treat soliciting for charity in much the same fashion as is presently done with tag days, that is to say, each applicant must come before Council and obtain Council's approval before a license is issued. If this were done Council could carry out the degree of investigation that the circumstances warrant. For example, very little information might be requested from the United Appeal, whereas substantial information might be requested from some obscure organization requesting the same privilege. In addition, Council would be in a position to consider the previous history and performance of any applicant.

To assist Council in this respect Council may wish to set up a committee which would hear and investigate all applicants for license for soliciting for charity and report their findings to Council with the appropriate recommendations. This committee could be comprised either of all Aldermen or a combination of Aldermen and officials, all officials, or could simply be the License Inspector.

It should be noted that the foregoing suggestions do not apply to organizations which intend to raise money for charity from among their members.

If Council intends to implement the above suggestions, your officials recommend that the license fee for soliciting for charity be fixed at the sum of $10.00."

Your Board submits the foregoing report of the Corporation Counsel and the License Inspector for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 502

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. "Moccasin Miles" Walk

The City Engineer reports as follows:

"In a letter dated March 7, 1972, Mr. W. Campbell, Chairman of the Resources for Native Progress Association, requests permission to assemble at the City Hall starting at 6 a.m. Saturday, April 29, 1972 and proceed on a 25 mile walk. The route of the walk will be as follows:

Starting from the Vancouver City Hall,
along 12th Avenue to the Grandview Highway
then along Canada Way to New Westminster,
returning on Kingsway to Broadway,
then along Broadway terminating at the Indian Centre at
4th & Vine.

Since the walk does not include the downtown area, no traffic problems are foreseen. Mr. Campbell has verbally stated that the number of persons involved will be small relative to walks such as 'Miles for Millions', and the Resources for Native Progress Association will clean up the litter which may accumulate. If litter is cleaned up no additional street cleaning costs will be incurred.

The City Engineer recommends that permission for the 'Moccasin Miles' Walk on April 29, 1972, starting at 6 a.m. from City Hall be approved subject to the requirement that any additional expense incurred by the City for street cleaning be borne by the Resources for Native Progress Association."

Your Board
RECOMMENDS that the foregoing report of the City Engineer be adopted.

(Copies of the letter from "Moccasin Miles" dated March 7, 1972 are circulated for the information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 503

FINANCE MATTERS

RECOMMENDATION

1. Federation of Russian Canadians Hall

Your Board received the following report from the Deputy Director of Finance:

"On January 1, 1972 the above-mentioned hall was bombed and quite severely damaged. The City Charter requires that the assessment roll shall be closed by the 31st day of December. Therefore, the property, although damaged, appears on the 1972 assessment roll at its full value. This assessment was confirmed by the Court of Revision after they had considered the legal position and it was decided that no one had jurisdiction to change the assessment because of the timing of the explosion.

It should be noted that this would apply to any building that suffers damage during the year, i.e. its assessment cannot be lowered for that year. On the other hand, in case of new construction or renovation, changes which take place on or after January 1, are not taken into account until the following year's roll. Therefore, if this building were to be replaced or restored with a structure of higher value in 1972 the assessment in 1972 would not be changed.

There is a provision in the City Charter which provides for Council remission of taxes when buildings are ordered demolished or removed by the City Building Inspector because they are a fire hazard, or structurally unsafe, or a menace to health. However, the City Building Inspector advises that the building in question was not damaged badly enough to fall within these categories.

The insurance carried by the Federation on their hall is insufficient to have full repairs made by a contractor. Some of the members will do some of the work and contract out that which they cannot do, using the insurance money. A permit has been taken out to repair the building. At the present time the building is still partially in use.

The question has arisen as to whether or not the Federation should receive assistance to reduce their taxes for 1972 in light of the damage they suffered from the bomb. However, such a grant would appear to set an undesirable precedent.

I therefore recommend that no assistance be given to the Federation with respect to their 1972 taxes."

Your Board RECOMMENDS that the above recommendation of the Deputy Director of Finance be adopted.

CONSIDERATIONS

2. Rental of Stage Lighting Units to Theatre in the Park

The Theatre Manager reports as follows:

"During the last two summers, The Queen Elizabeth Theatre has rented to 'Theatre in the Park' lighting units necessary to their summer productions. The amount of rental has been held as a credit so that 'Theatre in the Park' could use an equivalent amount in free rental time in the Theatre in case of rain.

This year 'Theatre in the Park' wish to enter into a similar arrangement except that they prefer to use the credit for rehearsals in the rooms below stage in The Queen Elizabeth Theatre and Playhouse.

Cont'd.....

CLAUSE NO. 2 (continued)

The Theatre Manager, with the concurrence of the Vancouver Civic Auditorium Board, recommends that lighting units be rented to 'Theatre in the Park' under the care and supervision of The Queen Elizabeth Theatre lighting console operator. In return, the sum of $3,600 be paid in advance by 'Theatre in the Park' as a rental credit, to be offset by rentable time in the Rehearsal Rooms of The Queen Elizabeth Theatre and Playhouse. Any unused amount of the credit will accrue as Theatre rental. Rentals in excess of $3,600 and all other charges would be paid by 'Theatre in the Park'."

Your Board submits this matter for Council CONSIDERATION.

3. Nominating Committee re - Park and Tilford Trophy

The City Clerk reports as follows:

"A letter has been received from the Public Relations Supervisor of 'The Park and Tilford Trophy' requesting Council assistance by setting up a Park and Tilford Trophy Nominating Committee.

The Park and Tilford Trophy Award is made to those businesses or community projects as a means of recognition for their contribution to the Community.

The Committee will co-ordinate the selection of eligible nominees and the submission of the trophy nomination forms."

Your Board submits the foregoing request for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 503

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT APRIL 14, 1972

RECOMMENDATION

1. Treatment of Four Social Worker Employees Accepting Lower Level Positions, Department of Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"On August 24th, 1971, City Council adopted a report of the Board of Administration on the establishment of a Social Services Division in the Welfare and Rehabilitation Department, and on December 14th, 1971 a further report which established the salaries and classifications of social work staff. The competitions for the senior level social work positions (Social Workers IV and III) have now been finalized, and there are four Social Service Workers (detailed below) who will have to occupy lower level positions (Social Worker II, Pay Grade 23 ($735 - 833) in the new organization.

Name	Age	Date of Entry to City Service	Present Position	Current Salary
D. McDonell	53	May 1, 1958	Social Service Worker IV P.G. 26 ($843-1013)	$1,018
M. Mollard	51	March 1,1965	Social Service Worker III P.G. 24 ($772-922)	$922
M. Timms	50	Sept. 11, 1961	Social Service Worker III P.G. 24 ($772-922)	$927
B. Clarkson	48	July 23,1969	Social Service Worker III P.G. 24 ($772-922)	$806

With respect to Mr. D. McDonnell, I recommend that his position be "red circled" until July 1, 1974 by which time there will have been at least one opportunity for applying for a position above the Social Service Worker II level and thereafter subject to personnel regulation 195-3(b). In other words, Mr. McDonell will not suffer any immediate loss in salary, but from July 1, 1974, he will receive only 1/3 of any general increases granted until the established rate for the position he is then filling has been reached.

With respect to the other three incumbents, I recommend that Personnel Regulation No. 195-3(b) be applied even though this situation does not constitute a downward reclassification. The effect of this recommendation would be that these employees would maintain their current rates but would receive only one-third of any overall increases in salaries granted to civic staff until such time as the established rates for their new positions are reached."

Cont'd.....

CLAUSE NO. 1 (continued)

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted, it being understood that these actions are without prejudice to the normal procedure which will be followed as a result of future re-organizations in this or any other City Department. Your Board note that this recommendation is pursuant to the special circumstances that have existed in the Department of Welfare and Rehabilitation over the past several months.

FOR COUNCIL ACTION SEE PAGE(S) 503

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 14, 1972

RECOMMENDATION

1. Keefer Street Pedestrian Overpass
560 Raymur Street

The Supervisor of Property and Insurance reports as follows:

"On March 23rd, 1971, City Council approved the expropriation of an extension of the easement rights held by the City over the South 4' of Lot B, Block 120, D.L. 181 to include the right to erect a pedestrian overpass across the property as well as over Burlington Railway tracks and to settle any claim for disruption or additional operating expenses arising therefrom after the completion of the work.

To date, no settlement has been achieved nor has any formal offer of compensation been made by the City. The adjoining owner of Lot 1, Block 120, D.L. 181, has settled for the sum of $250.00, but as the overpass across the subject property will be a little more extensive than on the adjoining Lot 1, it is felt that an offer of $300.00 should be made as compensation for the additional right taken over Lot B.

The solicitor for the owners has suggested, in an effort to reduce the costs, that it would be preferable to appoint a single arbitrator in this case. The City Solicitor concurs with this view and suggested the name of Evans Wasson, Q.C. as a single Arbitrator, with which the solicitor for the owners has agreed.

It is therefore RECOMMENDED:

1. That an offer of $300.00 be made to the owners' solicitor as representing due compensation for the right expropriated for the pedestrian overpass.

2. That Evans Wasson, Q.C. be appointed as a single arbitrator to determine the amount payable to the owner by reason of the expropriation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Subdivision - City Lands
West Side Dumfries Street
between 15th & 18th Avenue

The Supervisor of Property & Insurance reports as follows:

"The City owns Lot 4, District Lot 755, situated on the West side of Dumfries Street, between 15th and 18th Avenues. This lot measures 98' x 198' and lies between residential lots measuring 49' x 178'.

(Continued)

Clause No. 2 (Continued)

The City has recently sold several lots in the area and much interest has been created in this remaining City-owned lot in the block. The West 20 feet of the lot is required to complete the lane at the rear of the property and it is proposed to subdivide the balance of the property into two 49' x 178' lots to conform with the abutting lands.

A plan of subdivision marginally numbered LE 3781 has been prepared, and it is

RECOMMENDED that the Mayor and City Clerk be authorized to sign the plan of subdivision of Lot 4, D.L. 755, marginally numbered LE 3781, on behalf of the City of Vancouver.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Lease Renewals, Lots 17 & 18, Blk. 45 D.L. 185 - Situated at 1433 and 1447 Barclay Street - Park Site No. 19

The Supervisor of Property & Insurance reports as follows:

"1433 Barclay Street was acquired by the City in July 1967 for proposed Park Site #19. The premises comprise a 2-storey part basement frame dwelling containing 17 rooms. The building was leased by the previous owner to Mr. Colin Butt, operator of the adjoining Barclay Manor, and has been leased to Mr. Butt from the City since that time on a month-to-month basis.

1447 Barclay Street, known as Barclay Manor, was acquired by the City in January of 1970, for proposed Park Site #19. The premises comprise a 3-storey, full basement, multiple dwelling, which is operated as a board residence and contains 48 rooms. At the time of purchase, this property was also under lease to Mr. Colin Butt and his wife (rest home operators) for a period of 7 years, February 15th, 1967 to February 14th, 1972, subject to an option of a further 3-year term on the same conditions except as to rental.

Mr. Butt has exercised his option to renew the lease for a further 3-year term of the premises at 1447 Barclay Street, and is prepared to continue operation of 1433 Barclay Street on a month-to-month lease basis. Increased lease rates have been negotiated with Mr. Butt as follows:

1433 Barclay Street

Rental	- $290.35, plus all taxes as if levied
Effective date	- April 1st, 1972
Term	- Month-to-month
Conditions	- Lessee to pay all utilities and water rates and to be responsible for all repairs to the interior of the building

1447 Barclay Street

Rental	- $1,081.86 per month plus all taxes as if levied
Effective date	- February 15th, 1972
Term	- 3 years

(Continued)

Clause No. 3 (Continued)

Conditions - **as detailed in lease dated February 10th 1965 namely that the lessee is to be responsible for all repairs to the interior of the building including plumbing, heating units, electrical wiring, plus all utilities, including water rates.**

RECOMMENDED:
that 1447 Barclay Street be leased to Mr. Colin Butt and wife for a further 3-year period commencing 15th February 1972 at a new rental of $1,081.86 per month plus all taxes as if levied, subject to the same terms and conditions as the original agreement dated February 10th, 1956,

that 1433 Barclay Street be leased to Mr. Colin Butt and wife on a month-to month basis at a rental of $290.35 per month, plus all taxes as if levied, rental to be effective April 1st, 1972. The lessee is to pay all utilities, water rates, and be responsible for all repairs to the interior of the building.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. West End Community Centre and Senior Citizens' Housing Project
Stanley Court - 920 Bidwell Street

The Supervisor of Property and Insurance reports as follows:

"On December 21st, 1971, City Council approved the expropriation of eight properties in Block 57, D.L. 185 required for the above project, including Lot 22 and 23, Block 57, D.L. 185, known as Stanley Court, 920 Bidwell Street. It was reported at that time that negotiations were proceeding with a view to completing acquisitions in March, 1972. The completion date has since been extended to May 31st, 1972.

Stanley Court is a 2½ storey frame apartment building with full concrete basement erected in the period 1908 to 1910 on a two-lot site 132' x 131', zoned RM-4. This is an L-shaped structure containing a total of 23,920 sq. ft. on two floors. The foundation is stone set in concrete, exterior walls are clad with heavy stucco and the hip-style roof is covered with patent shingles. Heating is supplied by two gas-fired hot water boilers installed in 1968 and domestic water is heated by two gas-fired storage tanks installed in 1963. There is also a gas-fired incinerator that was installed in 1965. A laundry room equipped with a coin-operated automatic washer and dryer is located in another part of the basement. This building is in excellent condition for age and type. A six-car garage is situated at the rear of the property.

Accommodation comprises 24 self-contained suites including two basement units. Most suites are generally more spacious than by present day standards. The owner occupies a six-room suite on the main floor. Day-to-day management is handled by a caretaker who occupies a five-room suite, also on the main floor. The balance of the building is occupied by tenants. Overall management is provided by The Royal Trust Company.

(Continued)

Clause No. 4 (Continued)

Following further negotiations with the owner and her agent, she has agreed to sell for the sum of $305,000.00, as of May 31st, 1972, subject to the owner reserving the right to remove certain fixtures and chattels from the building and shrubs from the rear garden as agreed with the Supervisor of Property and Insurance, it being noted that upon demolition of the building these items would have a nominal value only. The salvage value of these items does not exceed $200.00. Commencing June 1st, 1972, the City will take over the management of these premises.

This settlement is considered to be realistic and is endorsed by the City Solicitor. Two independent appraisals substantiate the agreed price. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $305,000.00 on the foregoing basis chargeable to Code 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

5. Surrey Tree Nursery - McLean Farm

The Supervisor of Property & Insurance reports as follows:

"On February 7th, 1972, the Board of Parks & Public Recreation passed the following resolution:-

"That the City Council be advised the Board no longer needs the Cloverdale Tree Nursery, and would like to vacate about the end of April, 1972, and if the City Council sells it, a substantial capital gain should be made on the original investment, and further, the City be asked to return an amount of $7,500.00 the Board spent on Capital improvements to the property for fencing, drainage, a well and pump".

This property is legally described as the W½ of the E½ of the W½ of the N.E.¼ Sec. 9 and the W½ of the E½ of the E½ of the W½ of the N.E.¼ Sec. 9, both in Township 7, New Westminster District, and is known as 18962 -- 16th Avenue in the Municipality of Surrey, B. C.

Said property contains a total area of approximately 30 acres, divided into two parcels of 20 acres and 10 acres respectively, and has a frontage of 492 feet on 16th Avenue to a depth of 2606.7 ft. Zoning is A-1 Agricultural which requires a minimum site area of 5 acres per parcel. Improvements include a 2 storey frame dwelling with partial basement, a large double barn, two garages and sheds, all in fair condition for age and type. Such improvements are common to this type of property. Basic Value herein lies in the land.

(Continued)

Clause No. 5 (Continued)

This property was purchased for the sum of $33,000.00 pursuant to Resolution of Council, September 19th, 1961, for the specific purpose of providing a site for the development of a tree farm nursery by the Parks Board. By Resolution of Council, October 31st, 1961, the Parks Board was granted a 20 year lease commencing January 1st, 1962, subject to the Board paying annual taxes, insurance, maintenance and operating costs. This lease was to be subject to cancellation on one year's notice. No formal agreement was drawn. Funds for this purchase were provided from "Reserve for Capital Purposes".

A review of current sales and listings in the Cloverdale and adjacent areas indicates that the present market value of this property is substantially higher than in 1961.

Parks Board Resolution of February 7th, 1972 refers to expenditures totalling $7,500.00. These items would appear to represent normal maintenance costs. It is noted that the Parks Board has enjoyed the use of this property for 10 years, during which time the City has received no return on its original investment of $33,000.00.

CONSIDERATION:

The above resolution of the Park Board concerning the resale of this property and the reimbursement of expenditures is referred to City Council. In the event that it is the decision of Council to sell this property, it is RECOMMENDED that the Supervisor of Property & Insurance be authorized to advertise this property for sale on a sealed bid basis.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 564

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

MARCH 30, 1972

The Standing Committee of Council on Finance met on Thursday, March 30, 1972, in the #1 Committee Room, third floor, City Hall at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (on Civic Business)
Aldermen Linnell and Calder

CLERK TO THE COMMITTEE: R. Henry

1972 Estimates - Grants

The Committee heard the following delegations, each speaking in support of their respective grant requests:

590 - Vancouver Safety Council
603 - Riley Park Area Council Youth Enterprises
608 - Frog Hollow Neighbourhood House Information Centre
626 - Cedar Cottage Information Centre
250 - Canadian Youth Hostels Association
380 - Vancouver Symphony Society
130 - Se-Cure Organization of B. C.
188 - John Howard Society

(A)
The Committee, having heard these delegations and noted additional material related to certain of the grants which were circulated during the meeting, took action as follows, and

RECOMMENDS to Council that the former action of Council taken with respect to the grants contained in this report be varied accordingly:

608 - Frog Hollow Neighbourhood House Information Centre (Requested $4,330)

RECOMMENDED that a grant of $2,690 be approved subject to receipt of proof of payment of services being submitted.

626 - Cedar Cottage Information Centre (Requested $1,605)

RECOMMENDED that a grant of $1,605 be approved subject to receipt of proof of payment of services being submitted.

380 - Vancouver Symphony Society (Requested $55,000)

Council at its meeting on March 28th, 1972, adopted a recommendation of the Committee, approving a grant of up to $46,000 in Theatre Rental to the Vancouver Symphony Society, excepting those programs that are commercially sponsored. Following an explanation by the delegation present this day, that all of their programs are commercial sponsored, your Committee

RECOMMENDS that reference in the condition that there be an exception to those programs that are commercially sponsored, be struck out.

(B)

The following grant requests did not receive the necessary eight affirmative votes in Committee and are submitted for the CONSIDERATION of Council:

590 - Vancouver Safety Council (Requested $7,500)

Council, on March 28th, 1972, adopted a recommendation of the Committee that no action be taken with respect to this grant request.

A motion to give a grant of $3,750 subject to the organization raising a matching amount, received only three (3) affirmative votes in Committee.

603 - Riley Park Area Council Youth Enterprises (Requested $1,850)

Council, on March 28th, 1972, adopted a recommendation of the Committee that no action be taken with respect to this grant request.

A motion to approve a grant of $1,800 received only four (4) affirmative votes in Committee.

130 - Se-Cure Organization of B. C. (Requested $3,000)

Council, on March 28th, 1972, adopted a recommendation of the Committee that no action be taken with respect to this grant request.

A motion to approve a grant of $500 received only four (4) affirmative votes in Committee.

188 - John Howard Society of B. C. (Requested $3,000)

Council, on March 28th, 1972, adopted a recommendation of the Committee that no action be taken with respect to this grant request.

A motion to approve a grant of $3,000 received only two (2) affirmative votes in Committee.

(C)

The following action of the Committee is submitted to Council for INFORMATION.

250 - Canadian Youth Hostels Association (Requested $20,000)

The organization is requesting $10,000 for replacement of a heating plant due to the phasing out of the present central steam plant at Jericho, and a further $10,000 to renovate and equip eight unused dormitories.

RESOLVED that the matter of the heating plant be referred to the Board of Administration for report, to take up with the Park Board, the question of making heating available from an adjacent building in Jericho.

Further that the matter of renovations, excluding equipment, be referred to the Board of Administration for report to take up with the appropriate officials.

FOR COUNCIL ACTION SEE PAGE(S) 504

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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 20, 1972, in No. 1 Committee Room, City Hall, at 9:30 a.m.

PRESENT: Her Worship the Deputy Mayor (Alderman Linnell)
Aldermen Bird, Broome, Calder, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (on Civic business)
Alderman Hardwick
Alderman Sweeney (on Civic business)

CLERK TO THE COUNCIL: R. Thompson

BUSINESS

Local Improvements on the Initiative

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT the Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Her Worship Deputy Mayor Linnell in the Chair.

- CARRIED

COURT OF REVISION

Special Light Standard Project
on the Initiative - Schedule No. 412

The Assessment Commissioner submitted Schedule No. 412. The schedule covered light standard projects in Area II (Shaughnessy) divided into 8 sub areas and dealt with initiative projects, Type 1 light standards (reconstruction of existing standards) and Type 2 (post top street lights). The report indicated that in none of the instances was there sufficient signatures to defeat the project.

Mr. Daniel A. Klang was the only person speaking and he reviewed his estimation of the attitude of the property owners in the area which coincided generally with the information received by the City Engineer subsequent to the circulation of his questionnaire. He emphasized the preference was generally in favour of refurbishing the present standards.

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,
THAT Schedule No. 412, as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the report of the Court of Revision, dated April 20, 1972, on Schedule No. 412, be received.

- CARRIED

Local Improvements:
Subsequent Procedure

The Board of Administration submitted a report dated April 17, 1972, on the two proposals for light standard projects in Area II (Shaughnessy). The Board of Administration submitted the matter in the form of a consideration item proposing two alternatives:

A. that Special Light Standard Projects Type 1 (refurbish) on Schedule 412, Items 1-3 and 5-8, inclusive be undertaken (that is, in all areas except Area D), or

B. that Special Light Standard Projects Type 2 (post top) on Schedule 412, Items 1-3 and 5-8 inclusive, be undertaken.

The Council noted that the views of the residents were slightly in favour of type 1 installation, except in the case of Area D where type 2 was favoured.

Commissioner Ryan suggested that Council might install type 2 light standards in Area D where such type is apparently preferred and leave the 7 remaining areas at least for the time being.

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT special light standard project type 2 (post top), set out as item 4, Area D, Schedule No. 412, be undertaken.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the balance of light standard projects in Area II being sub areas described as A, B, C, E, F, G and H, be not undertaken at the present time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Rankin,
THAT the City Engineer be authorized to call tenders for the approved project.

- CARRIED

The Special Council adjourned at 9:50 a.m.

***

The foregoing are Minutes of a Special Council meeting (Court of Revision), dated April 20, 1972, adopted on April 25, 1972.

MAYOR

CITY CLERK

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CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 20, 1972

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber, City Hall, on Thursday, April 20th 1972 at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Bird, Calder, Broome, Linnell, Hardwick, Phillips, Rankin, and Wilson

ABSENT: His Worship the Mayor
Alderman Adams
Alderman Sweeney (On Civic Business)

CLERK TO THE COUNCIL: M. James

MOVED by Alderman Phillips
SECONDED by Alderman Rankin

THAT this Council do resolve itself into Committee of the Whole, the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Proposed Rezoning:
Fairview Slopes Area

An application was received from the Director of Planning and Civic Development to amend the text of the Zoning and Development By-law No. 3575 to establish two new District Schedules:

CRM-2 Commercial/Multiple Dwelling District

CRM-3 Commercial/Multiple Dwelling District

The application also proposed consequential amendments to the By-law as follows:

All lots in Blocks 293 - 297 inclusive and Blocks 314 - 316 inclusive, District Lot 526 being the area bounded generally by 6th Avenue, Birch Street, Willow Street and 8th Avenue from:

Present Zone: M-1 Industrial District

to

Requested Zone: CRM-2 Commercial/Multiple Dwelling District

All lots in Block 292, 298, 299, 312, 313, 317, 318, and 319, District Lot 526 being areas bounded generally by 6th Avenue, Hemlock Street, Alder Street, 8th Avenue, Ash Street, Laurel Street and 8th Avenue from:

Present Zone: M-1 and M-2 Industrial District

to

Proposed Zone: CRM-3 Commercial/Multiple Dwelling District

Continued.....

The application has received the approval of the Technical Planning Board subject to the provision that the Director of Planning and Civic Development be instructed to carry out an automatic review of both CRM-2 and CRM-3 provisions after the schedules have been in effect for a period of two years (or earlier if required).

The application is approved in principle by the Vancouver City Planning Commission subject to the following guidelines and recommendations:

A. Low Profile (CRM-2) - Area of the Fairview Slopes

1. Uses See the CRM-2 Schedule

2. Height " " " "

3. Site Coverage and Yard Requirements. It is suggested that site coverage and yard requirements may be varied or eliminated where it is deemed that this will improve the general amenity of the development itself. Such may be the case where an equivalent amount of useable private open space is provided in lieu of the normal yards around buildings.

   Such variances should also be compatible with adjacent residential development, particularly with respect to the provision of adequate daylight access to habitable rooms.

4. Private Open Space. It is considered desirable that residential units should have direct access to areas of private open space of approximately the following areas:

Bachelor Unit	100 sq. ft.
1 bedroom	150 " "
2 bedroom	375 " "
3 bedroom	600 " "

5. Daylight Access. It is suggested that where the yard requirements are varied, RM-3 horizontal daylight access requirements should be applied to living rooms, but that such requirements need not apply rigidly to other habitable rooms, in order that interior courtyards and similar forms of development may be embodied.

6. Off Street Parking. It is suggested that one criterion for achieving full F.S.R. should be the provision of parking underground or within a wholly enclosed structure wherever possible. In addition, this should be mandatory on sites exceeding 12,000 sq. ft. The provision of separate visitor parking spaces is also suggested.

7. Signs and Advertisements. In order that signs and advertisements are compatible with the residential environment, they should not be permitted above the first floor level of any building, they should be fascia, generally not exceed 12 sq. ft. in area and should not be illuminated, flashing or animated.

8. Restaurants. It is specifically intended that restaurants need not be confined wholly within a completely enclosed building as in CRM-3.

9. Parking Structure Facades. It is intended that parking structures extending above grade level should be concealed behind residential or commercial uses so that they do not face onto neighbouring residential development. The ground floor level should be of pedestrian interest such as retail stores and the use of the building for parking should start at the second floor.

Continued.....

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

10. Other Design Factors. Among other factors which should be considered in allocating full F.S.R. are:

a) a high quality of construction which will reduce sound transmission between units (e.g. masonry or double studding).

b) high quality of landscape design.

c) architectural compatibility with neighbouring residential development. The Design Panel should be consulted in this regard.

d) frontages of commercial premises should be reduoed to 25 ft.

e) a diversity of housing types should be encouraged.

B. CRM-3 Area

In addition to the specific regulations embodied in the (CRM-3) schedule, guidelines 7, 9 and 10(b) above should also apply.

FURTHER RECOMMENDATIONS

1. Section 2 of both CRM-2 and CRM-3 District Schedules should be amended so that the uses which are subject to the special approval of the Technical Planning Board should go to the Planning Commission for recommendation prior to the Board's decision.

2. Existing C-2 Commercial height limits of 40 feet should not be increased at the discretion of the Technical Planning Board where such development faces onto CRM-2 areas. Similarly such heights hould not be increased beyond 40' where facing on a CRM-3 area unless the CRM-3 uses contiguous are compatible.

3. That the Zoning and Development Bylaw be amended to provide that any requested increase in height over the permitted 100' in C-3 Commercial Districts be to the approval of the Technical Planning Board after consultation with the City Planning Commission and notification of adjacent owners and residents.

4. Certain non-local specialized commercial uses which are compatible with the residential environment should be permitted, e.g. architects' offices.

5. Section 3 of the draft CRM-2 schedule should be amended to provide for the notification of adjoining owners and residents upon submission of development permit applications.

6. The CRM-3 density of 1.9 should be reviewed in the light of overall objectives for the area with a possibility that this density might be increased.

7. Preservation of Existing Houses. Consideration should be given to the retention of older houses in "good condition", possibly by the acquisition of these properties by a public agency with a view to having them renovated and rented to people of low income.

Consideration might also be given to a scheme of Grants/Loans to Owners/ Residents similar to that now in effect in Strathcona.

8. Development of Amenity Areas. A study should be made of plans for social facilities such as parks. In this connection it is suggested that there should be consultation with developers in the CRM-3 areas regarding integration of public and private open space.

9. Traffic. Throughout the whole area there should be a study of traffic circulation with consideration being given to the possible closing of some streets.

10. Representatives from the area should be added to the Fairview Slopes Sub-Committee of the City Planning Commission.

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

Following the explanation of the proposed revision by the addition of the new District Schedules and the geographical areas which these schedules would control, given by the Director of Planning and Civic Development, the following delegations were heard:

1. W. A. Street, Solicitor, representing B.C. Telephone Company and Fred Deeley Limited - advised Public Hearing of the development of B.C. Telephone Company for its Data Processing and Computer Centre on the South West corner of Ash and 7th Avenue and noted that the new zoning would preclude any further development of this site. Mr. Street advised that this building which was designed for a specific purpose had included in its design provision for expansion which would be prohibited under the new zoning schedule, and requested that this land and the land of Fred Deeley Limited be deleted from the rezoned area and be rezoned as C-2.

2. Mr. W. Brisseau and Mr. W. Werner speaking on their own behalf noted that the proposed rezoning would limit the profitability of development by firms developing and/or operating a Real Estate in the area. Suggested that the zone be raised to a higher density and allow higher building heights.

3. Mr. G. Clarke, Solicitor representing Chrysler Corporation of Canada Limited - read and filed letter dated April 19, 1972 from Campney & Murphy.

4. Mr. R. J. Schuss on behalf of the Real Estate Board of Greater Vancouver read and filed brief.

5. Mr. R. Sterne advised Public Hearing he favours lowest density and heights, agrees with mixed uses.

6. Mr. H. Weinreich on behalf of Citizens Council on Civic Development read and filed brief dated April 20, 1972.

7. Mr. J. Petrie representing Fairview Ratepayers and Tenants Association read and filed brief dated April 20, 1972.

8. Anne Hayes representing Fairview Ratepayers spoke in support of Fairview Ratepayers and Tenants Association brief.

9. Mr. H. Hawthorn read and filed brief.

10. Mr. W. Rhone spoke in support of the proposed By-law with the exceptions of the shapes of CRM-2 and CRM-3 areas, limitation of the commercial area to a F.S.R. of .25. Suggested an increase of F.S.R. to 1.0; suggested overall F.S.R. of 1.5 for CRM-2 is on the low side; suggested yard requirement should be abolished; suggested the character of the area of the commercial uses should be "low key".

11. Mr. W. R. Iredale referred to change of zone from RM-3 to M-1 in 1961 and M-1 to CRM-2/3 in 1972; suggested F.S.R. on False Creek Flats should not be higher than on the slopes; suggested CRM-2 schedule does not exploit the view potential; agrees with mixture of residential and commercial but felt .25 F.S.R. for commercial too small; suggested uses should be more flexible; supported the encouragement of good design; suggested the F.S.R. limitations would inhibit development.

Continued.....

Proposed Rezoning:
Fairview Slopes Area (Cont'd)

12. Mr. J. F. Fergusson representing Bell & Fergusson referred to a development permit issued to the Company under M-1 zoning presently in effect and enquired of its future legality.

The Deputy Mayor suggested Mr. Fergusson be in contact with the appropriate officials for a fuller explanation.

The Public Hearing also noted a letter of June 7, 1971 from Mr. W. J. McCartney and a letter of April 14, 1972 from Mr. T. F. Buchanan which submitted a letter of March 29, 1971 submitted by fifteen property owners and tenants in Block 299 which requested that Block 299 remain zoned M-1.

MOVED by Alderman Wilson,
THAT all submissions be received for information and studied by Council Members and the matter be referred to a future Council meeting for decision.

- CARRIED

MOVED by Alderman Calder,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council adjourned at approximately 9:45 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing) dated April 20, 1972, adopted on July 4, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 25, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT — His Worship the Mayor
Alderman Bird, Broome, Linnell, Rankin, Sweeney and Wilson

ABSENT — Alderman Adams
Alderman Calder
Alderman Hardwick (leave of absence)
Alderman Phillips

CLERK TO THE COUNCIL — R. Thompson

PRAYER — The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT — His Worship acknowledged the presence in the Council Chamber of a group from the "Women in Training" organization accompanied by Miss Kay Wilson.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 18, 1972, be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Minutes of the Special Council meeting (Court of Revision), dated April 20, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

His Worship the Mayor introduced the Hon. W. N. Chant, Provincial Minister of Public Works, who was present to assist Council in viewing the plans for development of the British Columbia Centre on blocks 51 and 61. His Worship suggested the Council recess to No. 1 Committee Room to view the model and receive information.

The Council recessed accordingly.

The Council reconvened in the No. 1 Committee Room, with the same personnel present, with the addition of Alderman Calder and Alderman Phillips.

REPORT REFERENCE

British Columbia Centre

The Hon. W. N. Chant referred generally to the British Columbia Centre development and advised that members of the firm of architects would proceed to explain various aspects to the Council. This explanation followed and included the use of slides.

After a question and answer period, His Worship declared a recess at approximately 10:45 a.m.

Following a short 'In Camera' meeting, the Council reconvened in the Council Chamber at approximately 11:05 a.m. to continue with the regular Council business, His Worship the Mayor in the Chair.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day: (see page 15)

(a) Journey Home Study:
Safety of Hospital Employees

(b) Sale of Land on Bruce Street to
Mennonite Senior Citizens' Society

(At this point the Deputy Mayor assumed the Chair to relieve His Worship to attend to other business.)

COMMUNICATIONS OR PETITIONS

1. Commencement of new Federal Building:
Block 56

A communication was noted from the Federal Minister of Public Works in reply to a letter from the City of March 9th, expressing concern respecting possible delay in construction of a major office building on Block 56. The Minister states it is expected work will commence after several minor planning delays have been resolved. However, since the No. 1 Firehall will not be vacated before the summer of 1973, it is not likely full development can be undertaken in the meantime.

MOVED by Ald. Bird,
THAT this communication be received for information.

- CARRIED

2. CBC Development: Block 57

MOVED by Ald. Broome,
THAT His Worship the Mayor be requested to communicate with the Director of the Canadian Broadcasting Corporation and request information respecting progress of development of the new CBC headquarters on Block 57.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

3. Staffing, etc.
Department of Welfare and Rehabilitation

The Council noted a brief by an Ad Hoc Action Committee on Public Welfare and the request to appear before Council in connection with staffing, etc. in respect of the Department of Welfare and Rehabilitation.

MOVED by Ald. Phillips,
THAT this group be heard at the next convenient meeting of Council.

(amended)

MOVED by Ald. Bird, in amendment,
THAT the following words be substituted for the words 'at the next convenient meeting of Council' --

'when the Board of Administration report on staffing is before Council'.

- CARRIED

The motion as amended and reading as follows, was put and CARRIED:

"THAT this group be heard when the Board of Administration report on staffing is before Council".

4. Downtown Vancouver Transportation
Concepts Report

The Council received from the Greater Vancouver Regional District, by letter dated April 21, 1972, a report on Downtown Vancouver Transportation Concepts.

MOVED by Ald. Wilson,
THAT this report be referred to the Board of Administration for report to Council, while sitting as a Transportation Committee.

- CARRIED

5. Vacant House:
1386 Burrard Street

A communication was noted from His Worship the Mayor drawing attention to the dilapidated condition of a vacant house at 1386 Burrard Street. His Worship proposed that the Corporation Counsel draft an appropriate resolution, under Section 324A of the Charter, for consideration at the next Council meeting, to require the owner to remove or demolish this building. The owner is to be given an opportunity of being heard by Council if he so wishes after service of notice from Council.

MOVED by Ald. Bird,
THAT the Corporation Counsel be instructed accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, April 21, 1972

WORKS AND UTILITY MATTERS

Downtown Bus Service:
Downtown Business Association (Clause 3)

After consideration of this clause respecting a communication from the Downtown Business Association re downtown bus service, it was,

MOVED by Ald. Wilson,
THAT the whole matter be referred to the Standing Committee on Transportation.

- CARRIED

Disposal of Un-Usable Items by
Salvation Army and St. Vincent de Paul
(Clause 4)

Consideration was given to the requests of the Salvation Army and St. Vincent de Paul Salvage Bureau requesting free disposal be granted to these organizations of un-usable items which they collect while receiving donations from the general public. After further study of this clause, it was,

MOVED by Ald. Broome,
THAT the requests of these organization for free disposal of their un-usable items, as referred to in their communication dated March 15, 1972, be approved, provided these groups do not assume garbage and disposal activities on a commercial basis.

- LOST
(not having received
the required majority)

Balance of Works and Utility Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2 and 5 of the report of the Board of Administration (Works and Utility matters), dated April 21, 1972, be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Jericho Beach Property

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Building and Planning matters), dated April 21, 1972, be adopted.

- CARRIED

(Alderman Phillips made a progress report to Council respecting a 38-acre parcel of Jericho, advising a meeting will take place in the near future between a committee of certain citizens, a Park Board representative and Alderman Phillips, with the Minister of National Defence, the Hon. Edgar J. Benson. It is proposed to request the Government lease this acreage to the City).

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FIRE AND TRAFFIC MATTERS

Policy re Parade Applications

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 21, 1972, be adopted.

- CARRIED

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Broome:

'after change in recommendation 2, from two weeks to one week in respect of making applications'.

- LOST

(The motion of Alderman Broome was put and carried).

FINANCE MATTERS

North Fraser Harbour Commissioners:
1971 Audited Statements (Clause 1)

MOVED by Ald. Bird,
THAT this clause be received for information and the Council re-affirm its former resolution as follows:

"THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act".

- CARRIED

Effect of the 10% Assessment Increase Restriction on the Assessment Roll for School Purposes - 1972
(Clause 2)

MOVED by Ald. Phillips,
THAT the table of percentages contained in the report of the Director of Finance and Assessment Commissioner, as submitted by the Board of Administration in this clause, under the headings 'increase or decrease', particularly as shown in Table 5, be restated in terms of dollars;

FURTHER THAT the Council reiterate its former position on this matter to the appropriate Provincial authorities who were previously advised, and to the Provincial Assessment Commissioner, and furnish a copy of this latest information as supplied by the Board of Administration, after being changed as instructed;

AND FURTHER THAT this action of Council, and amended report, be furnished to the Vancouver Members of the Legislative Assembly and the U.B.C.M. requesting the latter organization furnish a copy of the material to its member municipalities.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Delta Symphony Society:
Grant (Clause 3)

After considering the request from the Delta Symphony Society referred to in this clause, action was not taken to approve.

Canadian Seed Trade Association:
Civic Luncheon (Clause 5)

The Council considered the request from the Canadian Seed Trade Association that the City sponsor a banquet in regard to the Annual Convention of the Association to be held in Vancouver June 4 - 6, 1972.

After due consideration the Council did not take action to approve the request.

Community Music School:)
Appeal re Grant Request)
(Clause 6))
)
B.C. Inter-Project Housing)
Council: Grant (Clause 7))

It was agreed to defer consideration of Clauses 6 and 7 of the report of the Board of Administration (Finance matters), dated April 21, 1972, pending the hearing of delegations as requested.

New Position in the Civic Development Division: Department of Planning and Civic Development (Clause 4)

MOVED by Ald. Bird,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated April 21, 1972, be adopted.

- CARRIED

B. Property Matters
April 21, 1972

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Property matters), dated April 21, 1972, be adopted.

- CARRIED

At this point His Worship the Mayor assumed the Chair.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Housing for People of Low Income

The Board of Administration, under date of April 21, 1972, submitted the following report:

'The Director of Planning and Civic Development and the Director of Finance have reported as follows:

"The attached letter dated March 15, 1972 from Mayor M. S. Evers, Chairman of the Housing Committee of the Greater Vancouver Regional District to the City Clerk, has been referred for report. The letter deals with various matters contained in the report of the Board of Administration of February 10, 1972 which was referred by Council on February 22, 1972 to the Standing Committee on Planning and Development for further consideration, together with representatives of the Regional District and City officials. The comments which follow are submitted for the assistance of the Standing Committee. They relate to the numbered sections and recommendations of the above-mentioned report.

SECTION II - PUBLIC HOUSING AS A FUNCTION OF THE GREATER VANCOUVER REGIONAL DISTRICT
SECTION III - COMMENTS OF THE DIRECTOR OF FINANCE

The letter from Mayor Evers includes the following sentence with reference to municipal tax exemption on senior citizen projects:

> 'There will, however, be no reimbursement, either to the City of Vancouver or other Municipalities, for municipal tax exemption on Senior Citizen projects which under the provisions of the Municipal Act are tax exempt.'

The Board of Administration's report, in Section II.1 and Section III, noted that in addition to presently sharing in the operating losses on public housing, the City was, through tax exemption to private senior citizens' housing projects, foregoing municipal taxes estimated at approximately $330,000. It suggested that this burden, together with further amounts which the City might forego through tax exemption, should be equitably distributed through all taxpayers in the Regional District.

The City should continue to put this point forward in any discussions of the equitable inter-municipal sharing of the costs of meeting the housing needs of senior citizens, as it is a distinct cost to the taxpayers of Vancouver.

SECTION IV - RECOMMENDATIONS

Recommendation 1 - Housing called for by Resolutions of Council

Subsection (3) of this recommendation, recommended that the Director of Planning and Civic Development retain responsibility for advancing other proposed public housing projects within the City to the stage appropriate for their transfer to the Greater Vancouver Regional District. In this regard, the letter from Mayor Evers calls for the Regional District's Director of Housing to be involved henceforth.

Council on March 21, 1972 approved recommendations contained in Clause 1 of the report of the Board of Administration (Building and Planning Matters of March 17, 1972) including:

> '(b) THAT the City request the Greater Vancouver Regional District to assume the rights, obligations and liabilities of the two approved projects.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Housing for People of Low Income (cont'd)

The two approved projects are:

FP 18 (Champlain Heights), now under construction
FP 19 (Oppenheimer Lodge), plans approved; at tender stage.

If official response to this request from the Greater Vancouver Regional District has not been received by the date of the meeting with representatives of the Regional District, it is suggested that the Standing Committee seek information at the meeting.

Recommendation 2 - Disposal of Small, Dispersed Sites

Under this recommendation, the report noted that an examination of scattered City-owned lands was proceeding and that information on sites revealed by this examination as being suitable for public housing, should be passed to the Greater Vancouver Regional District. Although the City may continue to create sites by acquisition of privately-owned lands adjacent to City-owned lands, for sale for various kinds of housing, it was emphasized in Sub-section (a) that such acquisition of privately-owned lands for public housing which might involve expropriation and relocation of residents, should only be undertaken after the Regional District had agreed to accept the resulting public housing.

The Committee may wish to discuss further with the Chairman of the Regional District's Housing Committee and the Director of Housing, the procedure the Regional District contemplates using to assemble land by the purchase of privately-owned sites. At this time, it is not known for certain whether the District is considering acquiring sites or housing through its own resources, through agents or by some other method.

Recommendation 4 - Purchase or Leasing of Units in Private Developments

The report noted that leasing of units in private developments does not increase the total housing stock. This method may be considered as a relatively small component of a total housing program. It is assumed that the Regional District will be discussing with the Province the feasibility of this arrangement having regard to the Federal requirement that its share of the subsidy not exceed 50% and it is suggested therefore that the City not take separate action on this matter.

SECTION V - FOR CONSIDERATION

This section of the report noted that to achieve land costs acceptable to the Senior Governments it might be necessary for land and housing to be sold at less than their cost of purchase and assembly using the $1,000,000 revolving low-cost housing fund to absorb the loss. The report did not suggest that this was either reasonable or desirable. However, judging from Mayor Evers letter, the Regional District's Housing Committee appears to have taken this as a positive suggestion and the Committee's support can be ascribed to the fact that this would save the other municipalities money.

Any subsidy of any kind, related to public housing, should be shared on a Regional basis.

Of even deeper significance is that the Senior Governments' (particularly the Provinces') refusal to pay the actual costs of purchase and assembly in a high cost area (i.e. Vancouver) is merely their means of trying to pass an even greater share of the public sector loss on housing for people of low income on to the municipalities.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Housing for People of Low Income (cont'd)

If costs are too high in Vancouver, then Vancouver taxpayers should not be required to subsidize that cost in order to provide public housing, and in point of fact neither should the taxpayers of the Region as a whole. The public housing should be built in the lower cost areas where no additional local subsidy would be required.

The expressed purpose of the City's $1,000,000 revolving fund is for financing purposes for site assembly (and construction if needed). While Council can certainly vary this purpose they should do so cautiously, in order to avoid the situation of Vancouver taxpayers absorbing a double subsidy.

Council has already rejected the concept of the double subsidy when they agreed to sell Site 17 in Champlain Heights for private development, after the Provincia Government insisted on sale of the land at below market value for public housing.

The Standing Committee on Planning and Development may wish to re-confirm their position on this so that the City's position is clear to the Regional District's Housing Committee."

Your Board SUBMITS the report of the Director of Planning and Civic Development and Director of Finance and recommends that it be referred for the consideration of the Standing Committee on Planning and Development.'

(Attachment on file in City Clerk's Office)

MOVED by Ald. Phillips,
THAT the foregoing report be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED

MOVED by Ald. Broome,
THAT His Worship the Mayor be requested to forward an appropriate letter to the Chairman of the Greater Vancouver Regional District enclosing a copy of this report and pointing out:

(a) the City's understanding with regard to representation from the City Planning Department on the Regional District's Housing Committee,

(b) the understanding between the City and the District that with the District assuming responsibility for housing, the District would absorb the loss in tax revenue.

- CARRIED

D. Safeway Store:
William and Nanaimo Streets

The Board of Administration, under date of April 17, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"This report deals with questions asked in Council in November 1971, regarding this Canada Safeway retail store being operated as a 'Disco Store operation' AND a Development Permit Application filed by Canada Safeway Ltd. to enlarge the existing off-street parking facilities for the same development.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Safeway Store:
William and Nanaimo Streets (cont'd)

Location:

The existing Safeway store is located at 1260 Nanaimo Street on the east side of Nanaimo Street between William and Charles Street. The site is zoned as a C-2 Commercial District.

An ancillary off-street parking area is developed on the adjacent westerly site within the area south of William Street; west of Kamloops Street; north of the east-west lane north of Charles Street. The off-street parking area is zoned as an RS-1 One Family Dwelling District.

The balance of the block, being an area comprising 6 lots is located north of Charles Street; east of Kamloops Street and south of the east-west lane south of the off-street parking area. This area is also zoned as an RS-1 One Family Dwelling District. This is the proposed new off-street parking area referred to later in this report.

History:

A Development Permit was issued in 1960 for the retail store for Canada Safeway Ltd., as now existing within the C-2 Commercial District. Concurrently a separate Development Permit was issued to permit an ancillary public parking area in the RS-1 One Family Dwelling District area south of William Street.

With approval of the Board of Variance the originally required 24' landscaped setback area to the off-street parking area from the south side of William Street was reduced to 11'.

Following complaints from surrounding property owners, regarding the parking area etc. City Council in March 1971, resolved:

> 'That the City communicate with Canada Safeway Ltd., with a view to allowing additional parking space and a reduction of the 24' setback on Kamloops Street to 11'. Further that it be suggested to the Company that an application be made by them to Board of Variance in accordance therewith and the Company be asked to carry out the same landscaping on Kamloops Street as is the case on William Street in respect to the setback areas.'

On an appeal by Canada Safeway Ltd. the Board of Variance in July 1971, approved the landscaping fromt yard on Kamloops Street being reduced from 24' to 11'. Canada Safeway did not however, act at that time on the approval as granted and the validity of that appeal has expired.

Enquiry re Safeway Store - City Council November 23, 1971:

The following is an extract from the minutes of the City Council meeting of November 23, 1971, together with the requested reports.

> 'Alderman Rankin referred to the situation existing as a result of the operation of a Safeway Store now turned into a disco operation at Williams and Nanaimo Streets. The Alderman requested, and His Worship the Mayor so instructed, that a report be received on the following:'
>
> '(a) Is a Disco Store operation classed as a neighbourhood store operation under relevant By-laws?'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Safeway Store:
William and Nanaimo Streets (cont'd)

REPORT

The Safeway retail store site is zoned as a C-2 Commercial District. The C-2 District Schedule provides as an 'outright use' for 'retail stores, business or undertaking catering for the day-to-day needs of residents of several neighbourhoods and comprising a large district of the City.'

There is not considered to be any difference as to retailing between the operation of this Safeway store as a conventional retail store or as a 'Disco' type retail store.

Several Canada Safeway 'Disco' type stores exist in the Commercial Zoning in the suburban areas of the City of Vancouver. The Safeway 'Disco' store development is not considered to be a 'wholesale' business.

For comparison Council will be aware that the type of retail store permitted by the Zoning and Development By-law in a C-1 Commercial District is limited to a 'retail store, catering for the day-to-day needs of residents of the local neighbourhood.'

'(b) What is the situation re the Company proposal to demolish five neighbourhood houses to provide additional parking?'

REPORT

A request to demolish existing houses and provide additional parking forms part of this present report to City Council.

'(c) What is the parking situation on the adjacent streets, and what has been planned to improve street parking?'

REPORT

While there is on-street parking in the immediate surrounding vicinity by persons using the retail store; 'resident parking only' signs have now been installed on certain residential streets. These parking restrictions together with the proposed enlarged off-street parking area which provides an increase of 73 cars for a total number of 168 off-street parking spaces should considerably reduce the on-street parking by store users in the immediate vicinity.

'(d) What are the plans in regard to moving the store back from Nanaimo Street to Kamloops Street?'

REPORT

This department is not aware of any proposals to relocate the store building which would necessitate rezoning procedures regarding rezoning of the existing RS-1 One Family Dwelling District portion of the site and any approval would be subject to consideration by Council at a Public Hearing.

Enlargement of Off-street Parking area:

Canada Safeway in January 1972, filed Development Permit Application No. 58087 to use the remainder of the property in the Block i.e. 6 lots north of Charles Street to enlarge the off-street parking area ancillary to the existing retail store.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Safeway Store:
William and Nanaimo Streets (cont'd)

Canada Safeway Ltd. would also seek to close and acquire the existing East-West City lane within the block so that the existing and proposed off-street parking area would be consolidated into one parcel. The existing north/south City lane separating the store from the parking lots would remain.

The Technical Planning Board when considering this Development Permit Application notified 29 neighbouring property owners. Received in reply was one letter of support; one letter of objection; as well as a petition containing 13 signatures objecting to the proposed development.

The Technical Planning Board are of the opinion that the Development Permit Application should be APPROVED as with the additional parking being provided on site, complaints regarding on-street parking problems caused by store users should reduce. The proposed enlarged off-street parking area with no vehicular crossings to Kamloops Street is considered to be an improvement within the area.

The Technical Planning Board would propose that any approval of the Development Permit Application would be subject to certain conditions; which would include requirements that prior to the issuance of the Development Permit:

(a) That the applicants first can and do get the approval at the Board of Variance for the relaxation of the required 24' landscaped setback to the off-street parking area to 11'.

(b) Revised drawings be first submitted to the satisfaction of the Director of Planning clearly indicating details of the off-street parking area including surfacing, curbing, landscaping and screening.

(c) Satisfactory arrangements first being made on report from theCity Engineer for the closing and acquisition of the East-West City lane, with consolidation of the off-street parking areas into one site.

The Technical Planning Board however, requested that the Development Permit Application be first referred to City Council prior to the Technical Planning Board making a final decision."

RECOMMENDATION:

Your Board recommends that the Development Permit Application be approved in accordance with the recommendation of the Technical Planning Board. '

MOVED by Ald. Rankin,
THAT the Board of Administration arrange for the Zoning Planner to appear before Council in further explanation of this report, with particular reference to the size of the parking area;

FURTHER THAT the Council be advised at that time with respect to all of the 'Disco' stores now operating in the City and parking considerations in connection therewith;

AND FURTHER THAT a copy of this report be furnished to the Vancouver City Planning Commission for a report to Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Uniform Building Code - 1970 National Building Code

The Board of Administration, under date of April 21, 1972, submitted the following report:

' Early in March 1972 a communication was received from the Minister of Municipal Affairs on the adoption of the 1970 National Building Code. The material sent by the Minister included:

(a) a paper on the subject of standardization
(b) a draft of Regulations pursuant to Section 719A of the Municipal Act
(c) a draft of a proposed uniform municipal building by-law
(d) a draft of a proposed code for plumbing services.

The Regulations apparently will be mandatory in all jurisdictions throughout the Province except in Vancouver. The draft Building By-law deals with administrative and enforcement matters, and to it may be added provisions which are of a purely local nature. Copies of the material received from the Minister are attached as Appendix 'A' and the Minister has asked for comments on his communication.

The City Building Inspector reports as follows:

"Council on January 27th, 1970, decided that the City Building Inspector should study the 1970 edition of the National Building Code with a view to its adoption as the Vancouver Building By-law. Attached as Appendix 'B' is a history of events related to this study.

The Regulations and draft By-law sent by the Minister of Municipal Affairs are closely parallel to the draft Building By-law circulated in August 1971 by the Board of the Greater Vancouver Regional District to all member municipalities of the Region, with one major exception. The Regional District draft By-law included a number of deletions and alterations to Part 9 of the National Building Code. These proposals relate to quality control matters such as wall and ceiling finishes in dwellings, offices, stores and industrial buildings, floor finish in dwellings, specifications for doors and windows, etc. It is not considered appropriate to attempt to control these features of a building by By-law. An extract from the Regional District's draft By-law dealing with these proposed alterations and deletions to Part 9 is shown as Appendix 'C'.

The Regional District Board in July 1971 received a report dated July 14th, 1971 from its Technical Sub-Committee on a Uniform Building By-law and instructed this Committee to prepare a draft By-law incorporating the proposals made in the report. The report, which is attached as Appendix 'D', gave reasons for proposed changes to Part 9 of the National Building Code as outlined in the preceding paragraph. At the same time, the Regional Board decided to get authority from the member municipalities to apply for Supplementary Letters Patent authorizing the District to adopt a Uniform Building By-law. The draft By-law prepared by the Technical Sub-Committee was circulated to the member municipalities and was reported on to Council on November 16th, 1971. On March 29th, 1972 the Regional District Board adopted a recommendation from the Technical Sub-Committee that the report of the same committee dated July 14th, 1971 (Appendix 'D') be sent to the Minister of Municipal Affairs as a comment on the Provincial Draft Building By-law. I am advised by Mr. Carlisle, Director of Finance & Administration for the Regional District, that this action has been taken.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

The Provincial draft Regulations and Building By-law is proposed as a document pursuant to the Municipal Act and hence the City is not bound to adopt it. It is felt highly desirable however that the City's proposed new By-law follow as closely as possible the Provincial draft. It is believed that a draft Building By-law for Vancouver can be ready for presentation to Council by the end of May.

I recommend

(1) That the City advise the Minister of Municipal Affairs that it supports the comments made by the Greater Vancouver Regional District on the Provincial draft Regulations and Building By-law.

(2) That the Corporation Counsel and City Building Inspector prepare a draft Building By-law following as closely as possible the approved draft by the Regional District and as submitted by them to the Province.

(3) That the General Purposes Committee consider this draft Building By-law when it is presented along with any comments from the Minister and/or the Regional District.

(4) That Council consider increased staff requirements resulting from adoption of the National Building Code. This matter is referred to briefly on the last two pages of Appendix 'D'."

Your Board RECOMMENDS that the recommendations of the City Building Inspector be adopted.'

(Attachments on file in City Clerk's Office)

MOVED by Ald. Wilson,
THAT the foregoing recommendation of the Board of Administration be adopted and a copy of this report furnished to the Vancouver City Planning Commission.

CARRIED

MOTIONS

1. National Board of Directors Meeting: Canadian Federation of Mayors and Municipalities

MOVED by Ald. Bird,
THAT Alderman Wilson be authorized to attend the forthcoming National Board of Directors meeting of the Canadian Federation of Mayors and Municipalities to be held in Ottawa on April 27, 1972.

- CARRIED

The Council recessed at 12:00 noon to reconvene at 2:00 p.m.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
Alderman Hardwick (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

Journey Home Study -
Safety of Hospital Employees

Council considered the Board of Administration report of April 7, 1972, setting out a report of the City Engineer in respect of a 'Journey Home Study' and safety of hospital employees, travelling to and from work during hours of darkness.

In this regard, a representative of the Registered Nurses' Association appeared, stressing their particular concerns.

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Fire and Traffic Matters), of April 7, 1972, be adopted.

HOWEVER, the matter be referred to the Board of Police Commissioners for discussion with the Chief Constable, with particular reference to police supervision during nurses' shift changes.

- CARRIED.

Sale of Land on Bruce Street
to Mennonite Senior Citizens' Society

The delegation not appearing, future arrangements will be made.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Standing Committee on Health and Welfare - April 20, 1972

MOVED by Alderman Linnell,
THAT Clauses 1 and 2 of the report of the Standing Committee on Health and Welfare, dated April 20, 1972, be adopted; and Clause 3 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

G. Report of Special Committee
re Illegal Suites - Hardship Cases
March 22, 1972

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of March 22, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Peggy Nijjar (tenant), 1335 East 64th Avenue
Mr. James Logan Fowlie (tenant), 4 West 28th Avenue
Marta Paavel (tenant), 2613 MacKenzie Street
Mrs. Ruth Wolstenholme (tenant), 2613 MacKenzie Street
Mr. Joseph Freelander (tenant), 2150 East Pender Street
Mr. Andrew John Munro (tenant), 2150 East Pender Street
Mr. John Brotherton (tenant), 2150 East Pender Street
Mr. Amrik Singh Gill (owner), 2846 East 14th Avenue
Miss Charlene Lennax (tenant), 2717 Franklin Street
Mrs. McDowell (tenant), 3630 Dundas Street
Mr. Guillermo Wong (tenant), 2504 East 1st Avenue
Miss Mabel Cameron (tenant), #212 - 1999 Nelson Street
Mrs. B.M. Kilpatrick (tenant), #411 - 1999 Nelson Street
Mr. George Aller (tenant), 999 West 13th Avenue

(b) the following applications be approved for six months from the date of this Resolution:

Mr. Robert H. White (tenant), 303 East 56th Avenue
Miss Shirley Patricia Balke (tenant), 4295 Sophia Street
Mr. Harjit Hans (owner), 502 East 16th Avenue
Mr. Frank Stewart (tenant), 2150 East Pender Street

(c) the following applications be not approved:

Mr. Robert Finnigan (tenant), 62 East 55th Avenue
Mr. Hugo Ehmann (owner), Suite 1B - 1916 Stephens Street
Janice Edith Klassen (tenant), 5751 Barles Road

(d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Bird,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship cases, dated March 22, 1972, and containing Clauses (a) to (d), be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. British Columbia Centre - Blocks 51 and 61

The Board of Administration submitted a report of the Director of Planning and Civic Development, dated April 21, 1972, with regard to the British Columbia Centre development on Blocks 51 and 61.

Earlier this day, the Minister of Public Works, the Honourable W. N. Chant, the Deputy Minister, and representatives of the architects, appeared and explained various aspects of the proposal to Council.

Council noted the views of the Vancouver City Planning Commission, as registered in a communication dated April 21, 1972.

MOVED by Alderman Rankin,
THAT the Vancouver City Council request the Premier of British Columbia to ensure that the British Columbia Centre development proposals be submitted to the City for approval, in accordance with normal City procedures, as is the case with the Federal government in respect of its building developments in the City.

(Tabled)

MOVED by Alderman Linnell,
THAT the foregoing motion of Alderman Rankin be tabled.

- CARRIED.

MOVED by Alderman Broome,
THAT the Director of Planning and Civic Development be requested to coordinate the reactions of the different technical agencies, and report to Council as to the improvements which these different professional agencies feel should be made in the government project, and the reaction of the government architects to such proposals.

- CARRIED.

I. (i) 1972 Charter Amendments and Other Legislation

The Board of Administration, under date of April 21, 1972, submitted the following report of the Corporation Counsel:

' The Corporation Counsel reports as follows:

"This year's application for Charter Amendments was considerably heavier than usual as it consisted not only of this year's requests but also included last year's which fell from last year's order paper.

All our requests were granted, although there were some amendments. These were as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Charter Amendments
and Other Legislation (cont'd)

(1) The request to allow tenants and resident-electors to vote on money by-laws or on any questions necessitating the borrowing of money was amended to provide that this will occur only by a resolution of Council passed by a two-thirds majority, i.e. 8 votes. Such authority, when conferred, would remain in effect for all purposes until rescinded by a two-thirds majority, i.e., 8 votes.

(2) The request to make both the owner and the occupier liable for noise emanating from property was amended. "Owner" was deleted. The only persons we can take action against are the person making the noise and/or the occupier.

(3) Our request to make the owner of lodging houses responsible for Lodging House By-law infractions was amended so that it is in effect only the caretaker, not the owner, who is responsible.

Some of the more important requests in the Bill which were approved were:

1. Deposit for mayoralty candidates ($300.00).

2. Hospital voting provisions.

3. Broadening the base for temporary investments.

4. Park Board indemnity($1,000.00 per annum).

5. Power to expropriate personal property in conjunction with real property.

6. Increasing the limit for fines for by-law infractions from $100 to $500.

"Other legislation affecting the City was as follows:

1. Statute Law Amendment Act

(a) The City's obligation to maintain its poor and destitute has been clearly limited to amounts set by the Provincial Government under the appropriate Statutes. Council may exceed these limits, but to do so will require a two-thirds vote of all members (8 votes).

(b) A limitation on increases in Mayoralty and Aldermanic indemnities was imposed, being an amount not in excess of a rate prescribed under the Revenue Act, unless a 2/3 approval of the owner-electors is obtained.

(c) An enlargement of the powers of the License Inspector to suspend licenses, namely: to cover the problem of the sale of products harmful to children under 16 such as led to the glue-sniffing problem.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Charter Amendments
and other Legislation (cont'd)

2. Municipalities Enabling and Validating Act

(a) Provision was made to enable the Minister of Municipal Affairs to declare that City property, which is normally tax exempt, is subject to taxation when it is leased for housing purposes, thereby enabling lessees to apply for the Home Owner Grants.

(b) A further provision was made to allow time as a Member of Parliament to count as time served on Council.

(c) The City and Burnaby are now empowered to enter into agreements for the purpose of establishing, constructing and maintaining highways within or partially within either Municipality.

(d) Appropriate amendments have been made to authorize the extension of the West End Community Centre so as to be made up of a two-block site rather than a one-block site. The area now covers Barclay, Cardero, Haro and Denman Streets.

There was no legislation with respect to reinstating the City's position vis-a-vis hotel licensing, and the situation remains that no fee may be charged for a license for a hotel which has rooms that rent for more than $4.00 per night."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the information of Council.'

MOVED by Alderman Bird,
THAT the foregoing Board of Administration report be received for information.

- CARRIED.

(ii) Money By-laws: Tenant
and Resident Electors

MOVED by Alderman Bird,
THAT the Corporation Counsel be instructed to prepare the necessary resolution to permit the tenant electors and resident electors to vote on all money matters, excluding Local Improvements.

— CARRIED BY THE
REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW (Parade Permits)

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAWS (continued)

2. By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS (continued)

2. Closing and Stopping up:
(portion of Elliott Street, north of 46th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portion of road (Elliott Street) dedicated by the deposit of plan 2484 is surplus to the City's highway requirements;

3. The owner of abutting Lot 38, Block 1, NE¼ District Lot 336, Group 1, New Westminster District, Plan 2484 has made application to acquire the surplus portion of highway

THEREFORE be it resolved that all that portion of road dedicated by the deposit of Plan 2484 included in plan prepared by A. Burhoe, B.C.L.S. attested to on the 2nd day of March, 1970, and marginally numbered LD 1184, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of abutting Lot 38, Block 1, North East Quarter of District Lot 336, Group 1, New Westminster District, Plan 2484; and

BE IT FURTHER RESOLVED that the said closed road be consolidated with abutting said Lot 38.

- CARRIED.

3. Allocation of Lands for Highway Purposes:
(1238 West 8th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. South 10 feet of each of Lots 5 and 6, Block 333, District Lot 526, Group 1, New Westminster District, Plan 590.

(1238 West 8th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

MOTIONS (continued)

4. Allocation of Lands for Highway Purposes:
(3675 - 3695 West 10th Avenue)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. the north 10 feet of amended Lot 13 (see 64109-K) Block 55, District Lot 540, Group 1, New Westminster District, Plan 229

(3675 - 3695 West 10th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

5. Closing and Stopping up:
(lane north of 11th Avenue - West of Main Street)

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of lane dedicated by the deposit of Plan 1463 and the south 10 feet of Lot 5, Block 31, District Lot 302, Group 1, New Westminster District, Plan 198; are surplus to the City's highway requirements;

3. The abutting owners have made application to acquire the surplus portions of highway;

THEREFORE be it resolved that all that portion of lane dedicated by the deposit of Plan 1463 lying to the west of the production southerly of the easterly limit of Lot "A", Block 31, District Lot 302, Group 1, New Westminster District, Plan 1463, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 8, 1971, and marginally numbered LF 5843, a print of which is hereunto annexed; be closed, stopped up and title taken thereto; and

(continued)

MOTIONS (continued)

Closing and Stopping up:
(lane north of 11th Avenue - West of Main Street) - continued

BE IT FURTHER RESOLVED that the South 10 feet of Lot 5 (Plan 198) said Block 31, be closed and stopped up; and

BE IT FURTHER RESOLVED that the said closed lanes be conveyed and subdivided with the abutting lands.

- CARRIED.

6. Abandoned Vehicles - Motor Vehicle Inspection Station

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
RESOLVED that the Superintendent of Motor Vehicles for the time being, appointed pursuant to the provisions of section 119 of the "Motor Vehicle Act", is hereby authorized to cause to be removed from the site of the Motor Vehicle Inspection Station in the City of Vancouver, being Crown land, abandoned vehicles pursuant to and in accordance with section 8 of the "Highways (Scenic Improvement) Act."

- CARRIED.

7. Reorganization: Welfare Department

The following Notice of Motion was submitted at the Council meeting of April 18, 1972:

MOVED by Alderman Rankin,
SECONDED by Alderman Calder (this day),
THAT the Board of Administration be requested to report, in the near future, with respect to reorganization of the Welfare Department.

(Withdrawn)

Alderman Rankin, with the permission of Council, withdrew this Motion.

8. Alternate Council Representative: Metropolitan Board of Health of Greater Vancouver

Notice was called on the following Motion at the Council meeting of April 18, 1972:

MOVED by Alderman Phillips,
SECONDED by Alderman Rankin,
THAT the Council appoint an alternate representative to the Metropolitan Board of Health of Greater Vancouver.

- CARRIED.

(His Worship the Mayor appointed Alderman Linnell, accordingly.)

MOTIONS (continued)

9. Development Permit:
Multiple Occupancy

The following Notice of Motion was submitted at the Council meeting of April 18, 1972:

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT WHEREAS the development of multiple occupancy residential accommodation causes an increased density of population which requires an increase in the provision of amenity services in the area where such development takes place;

BE IT RESOLVED THAT the Director of Planning and the Corporation Counsel, through the Board of Administration, report on the legality, feasibility and practicability of imposing a fee upon the issuance of a development permit in order to offset the cost of providing such services.

(Referred)

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT the proposal in the Motion by Alderman Bird and Alderman Wilson, respecting Development Permit fee re Multiple Occupancy developments, be referred to the Director of Planning and Civic Development for inclusion with those urban research projects which are the subject for discussion between the Director of Planning and Civic Development and the Secretary of State for Urban Affairs.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin:
Civic Labour Negotiations

referred to the action of Council on April 18, 1972, regarding instructions to His Worship the Mayor re civic labour negotiations, and was answered by His Worship in respect of action taken.

Alderman Wilson:
Standing Committee on Transportation--next meeting

raised the question of a suitable date for the next meeting of the Standing Committee on Transportation and, after discussion, it appeared that May 4, 1972, was generally satisfactory.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Park and Ride Parking Lot: P.N.E.

requested the letter from the General Manager of the P.N.E., regarding the Park and Ride lot at the P.N.E., be referred to the Standing Committee on Transportation. The Council agreed the letter be so referred.

The Council adjourned at approximately 3:30 p.m.

*****

The foregoing are Minutes of the Regular Council meeting, dated April 25, 1972, adopted May 2, 1972.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Abandoned Vehicles - Motor Vehicle Inspection Station

The Corporation Counsel reports as follows:

"As Council is aware, the Provincial Government now owns and operates the Motor Vehicle Inspection Station on Alberni Street.

From time to time, following an inspection, people will simply abandon the motor vehicles at the station. The Superintendent of Motor Vehicles advises that he can only remove them (when the station is within a municipality) pursuant to authority conferred on him by the municipality under the 'Highway (Scenic Improvement) Act'.

The Act provides that where a motor vehicle is abandoned on Crown land in a municipality a person, authorized by Council, may, if in his opinion it is so abandoned dispose of the vehicle. The Act further provides the procedure to be followed and, more important, provides that no liability will fall on the Council.

The Superintendent advises that such procedure would fall under the control of his office and not the staff of the Station, and he asks that Council enact a resolution under this Act.

As this involves no responsibility, financial or otherwise on the City, and the request will enable the Superintendent to clear the site of abandoned vehicles, I RECOMMEND that Council accede to his request and pass the appropriate resolution which will be presented to Council later this day.

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

2. British Columbia District Telegraph Co. Ltd.

The Corporation Counsel reports as follows:

"For the past eighty years the City has had agreements with the British Columbia District Telegraph Co. Ltd. wherein the City has granted to the Company the right to maintain in and over the City streets what is generally known as the District Telegraph System. Latterly, the Company has been paying to the City 1-1/4% of the gross amount received by the Company from that portion of the Company's business derived from the use of its plant in and over the City streets including all wires and cables leased from the British Columbia Telephone Company. The Company now advises that shortly it will remove its overhead plant entirely from the City streets and will remove, abandon or sell its underground plant. The present practice of the Company is to lease wires and cables from British Columbia Telephone Company and that eventually its income will be derived from the use of these leased lines.

cont'd . . .

Clause #2 Continued

There are several companies that lease lines from the British Columbia Telephone Company for the purposes of their business and the City does not receive any payment in connection therewith, nor does the City receive any payment from the British Columbia Telephone Company. Under section 398 of the Vancouver Charter, every telephone company and closed-circuit television company is required to make annual payments to the City at the rate of 1-1/4% on the revenue, being gross rental actually received from its subscribers for telephones or closed-circuit television service but this is not interpreted as including income from leased lines. The British Columbia District Telegraph Co. Ltd. is not one of those companies described in section 398 that are subject to tax on their plant in the City streets and for this reason, the City has from time to time entered into agreements with that Company to provide specifically for the payment of such tax. It would appear therefore that a study should be made to determine the advisability of taxing the income derived by the British Columbia Telephone Company from such leased lines and the appropriate legislation to effect such taxation.

The British Columbia District Telegraph Co. Ltd. has requested that the present agreement between the City and the Company which expired on December 31, 1971, be renewed for a term commencing January 1, 1972, and ending April 30, 1973, with appropriate modifications to the terms and conditions thereof in order to give the City the opportunity to obtain (if desirable) the necessary legislation to tax those companies presently deriving income from lines leased to them by the British Columbia Telephone Company. The Company also requests that if it has by April 30, 1973, removed its overhead plant entirely from the City streets and has removed, abandoned or sold its underground plant, a renewal of the agreement will not be required by the City.

It is recommended that:

(1) a study be made to determine the advisability of taxing the income derived by the British Columbia Telephone Company from lines leased by the telephone company to its customers and the appropriate legislation to effect such taxation;

(2) the present agreement between the City and the British Columbia District Telegraph Co. Ltd. which expired December 31, 1971, be renewed for a term commencing January 1, 1972 and ending April 30, 1973, with appropriate modifications satisfactory to the Corporation Counsel and containing a provision that the Company shall not be required to enter into a renewal of such agreement with the City if it has by April 30, 1973, removed its overhead plant entirely from the City streets and has removed, abandoned or sold its underground plant."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted, and that the matter of initiating the study be referred to the Board of Administration.

CONSIDERATION:

3. Downtown Bus Service - Communication From Downtown Business Association

The City Engineer reports as follows:

"In a letter dated April 7, 1972 (copies circulated to all members of Council), Mr. M.G. Thomson, President of the Downtown Business Association recommends that City Council approach the B.C. Hydro to reinstate the 'Downtowner Pass' service and take steps to eliminate abuses which were so prevalent. Failing this, they recommend that City Council through its concern over downtown congestion and public transit, arrange for a free bus service downtown on a permanent basis.

During the tourist season in 1971, the Downtown Business Association with the financial support of the City's Centennial Committee provided a Centennial free bus along Hastings and Granville Streets in the downtown area for a period of ten weeks. The City contributed $4500 towards this Centennial free bus.

During the six weeks prior to Christmas this free bus service was again provided at a total cost of $8500 with the City paying half of that cost, i.e. $4250.

The B.C. Hydro has advised that to provide this bus service on a permanent basis would cost $73,000 per year. This cost provides for three buses operating on a ten minute frequency on shopping days (10 a.m. to 4 p.m.) and for Thursday and Friday evening shopping (7 p.m. to 9 p.m.).

With respect to the downtowner pass, B.C. Hydro has advised that this was intended primarily for shoppers to move around the downtown area and included a ride home if the trip home was made by 3 p.m. They advised further that they have no satisfactory means of overcoming the abuses such as collective use of such passes in West End apartments and some use for business purposes in the downtown area. When the Special Committee of Council met with Dr. Shrum on February 16, 1971, Dr. Shrum stated quite definitely that there would be no downtowner pass. It was intimated that there had been very much abuse and this was the reason for discontinuing this pass.

It is drawn to Council's attention that the Greater Vancouver Regional District is currently dealing with the B.C. Hydro on the whole matter of take-over and operation of the transit system. If these matters are to be pursued further at this time it is suggested that any approach to B.C. Hydro be made at the Council level."

Your Board submits the matter to Council for CONSIDERATION.

4. Disposal of Un-Usable Items by Salvation Army & St. Vincent De Paul

The City Engineer reports as follows:

"A letter dated March 15, 1972 has been received from the Salvation Army and St. Vincent de Paul Salvage Bureau requesting that they be allowed free disposal of the un-usable items which they acquire when collecting donations of clothing, furniture and appliances from the general public. These two organizations state that each pays approximately $50 to $60 per month in disposal charges.

Both these organizations, as well as several others, are engaged in re-distribution of usable items and during the course of collection will no doubt have items offered to them which cannot be reused but once accepted, must be disposed of.

The underlying thought which prompted the request is presumably that since these organizations are collecting the items a saving occurs to the City. The amount of material that originates within the City of Vancouver compared to the amount obtained from surrounding communities is not known, however un-

Cont'd . . .

Clause #4 Continued

usable items are disposed of by the general public through various means, a small amount may be placed in the regular residential garbage cans but most of this type of material will be disposed of by the owner transporting it to a disposal site, paying a private trucker or the City for removal, of through other forms of commercial collection.

The City Sanitation Branch does not save any appreciable amount through the salvage efforts of re-distribution organizations and to provide free disposal would constitute an annual grant of $600 to $720 to each organization."

Your Board submits this matter to Council for CONSIDERATION.

(Copies of the communication from the Salvation Army and St. Vincent de Paul Salvage Bureau dated March 15, 1972, are circulated for the information of Council).

RECOMMENDATION:

5. Winter Employment Program - Adjustment of City's Shares

The City Engineer reports as follows:

"The first report to Council on Local Initiative projects, in November, was prepared in the Engineering Department over a weekend. The work was hurried, the information from those proposing projects was sometimes less than complete, and they were not available to clarify. When the formal applications were prepared some discrepancies were uncovered. One other error, an overestimate of the City's share, occurred in a later report. One large increase was reported to Council and approved but we have delayed reporting the smaller variations to gather them into one report.

The contracts with Canada Manpower are based on the formal applications and so the corrected figures already have Senior Government Approval.

Details are given in the attached table. Funds for the City's share of the projects were advanced approvals from the 1972 Revenue Budget.

The first report to Council pointed out that "Depending on the availability of suitable people, the Provincial Contribution (B.C. Job Opportunities Program) may vary substantially from estimate." The Comptroller of Accounts advises that variations from this cause will be dealt with in the Quarterly Revenue Budget Reviews. These changes, therefore, are not reflected in this report.

I RECOMMEND that the corrected City's shares of the Local Initiative Projects, as shown on the attached table, be approved."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 559

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Jericho Beach Property

The Corporation Counsel reports as follows:-

"The Officers' Mess (former Spencer property) described as Parcel 4 in the Agreement between the City and the Crown dated March 25, 1969, was transferred to the City on March 30, 1972.

On November 30, 1971, Council adopted a recommendation of the Board of Administration of November 26, 1971, that the City agree to accept the transfer from the Department of National Defence of Parcel 4 on April 1, 1972 and that the transfer of Parcel 3 (the parcel on which is situated the greater proportion of the buildings making up the defence complex) and the transport compound on Parcel 2, be postponed to October 1, 1972.

It is recommended that the Board of Parks and Public Recreation have the custody, care and management of Parcel 4 for public park and recreational purposes effective as of March 30, 1972. "

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

FOR COUNCIL ACTION SEE PAGE(S) 559

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Policy re Parade Applications

The City Engineer reports as follows:

"At the Council meeting of November 9, 1971 Council considered the following motion:

> 'That WHEREAS some parades in the City of Vancouver have caused an inconvenience to the general public;
>
> AND WHEREAS Council wishes all parades to cause a minimum of inconvenience to the general public;
>
> BE IT RESOLVED THAT Council adopt a policy whereby all parade requests in the City of Vancouver be submitted to the Police Department and the Traffic Engineer for route approval prior to submission to Council for final approval',

and at that time resolved:

> 'That the foregoing motion by Alderman Sweeney and Alderman Calder be tabled pending a report from the City Engineer and Chief Constable on the procedure in dealing with parade applications'.

Subsequently, when dealing with a specific request for a parade in Chinatown on February 10, 1972 (before a report on the above resolution had been submitted) Council resolved:

> 'That the existing policy of Council approving parades in the central district be changed, so that such requests be left in the hands of the Board of Administration for approval; however, if such approval should not be given, the request be submitted to City Council'.

Procedure in Dealing with Parade Applications

With respect to the resolution of November 9, the Street and Traffic By-law (Section 88(4)) presently gives the Chief Constable the authority to approve parades 'subject to any directions he may impose as to time, route, or otherwise'. In determining a suitable route, etc., the Chief Constable now consults with the City Engineer when he feels this is appropriate.

However, for those parades in the central district on any day except a Sunday or public holiday, Section 88(4) of the by-law requires that the Chief Constable must first obtain the approval of Council before issuing a permit. (Under Council's resolution of February 10, this approval of Council will be delegated to the Board of Administration.)

Accordingly, it is proposed that as a matter of policy, all parade requests be submitted to the Chief Constable, who can then approve the route and time, etc., in consultation with the City Engineer if necessary. If the parade is in the central district during business hours, the approval of the Board of Administration will first be obtained, subject to the following recommended additional changes in the by-law, and if approval is denied, the request will be submitted to Council.

Additional By-Law Changes

1. As mentioned above, the Chief Constable now has the authority (under Section 88(4a)) to approve parades within the central district only if they occur on Sundays or public holidays. The existing by-law requirement that all other parades in the central district be approved by Council was intended to ensure that Council was made aware of events that might affect the efficiency of business operations downtown. It is therefore suggested that the by-law be amended so that only those parades occurring during shopping hours in the central district be referred to the Board of Administration.

cont'd . . .

Clause No. 1 continued

2. The by-law (Section 88(3)) now requires that application to the Chief Constable for parade approval must be made at least twenty-four hours before the parade commences. This time period does not allow for the necessary meetings with Police, Engineering and Transit officials, preparation of a report if necessary, arrangements for deposits for traffic signing and barricades if necessary, and the finalizing of details by the applicant following approval. Our assessment of the time required for these arrangements indicates that a more appropriate minimum lead time for applications would be two weeks (thus allowing ten working days).

3. Section 88(3) of the by-law also requires that parade applicants pay for the cost of placing barriers and ropes, if in the Chief Constable's opinion these are necessary. Some parades require more, or different, traffic control devices than barriers and ropes, and we feel the by-law should be amended to include these.

This report has been discussed with the Chief Constable, who concurs with these recommendations.

Accordingly, it is RECOMMENDED that the Street and Traffic By-law be amended to:

1. Authorize the Chief Constable to approve any parade in the central district, provided that it is not during normal shopping hours.

2. Require all applications for parades to be made to the Chief Constable not less than two weeks prior to the commencement of the parade.

3. Change the phrase in Section 88(3) from 'barriers and ropes' to 'traffic control devices'.

It is further RECOMMENDED that the Corporation Counsel be instructed to prepare and present the necessary amendments to the Street and Traffic By-law. (It is noted that the Corporation Counsel has already been instructed by Council to amend the Street and Traffic By-law to authorize the Board of Administration to approve parades in the central district.)"

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

(Copies of a By-law to amend By-law No. 2849, being the Street & Traffic By-law are circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 560

FINANCE MATTERS

INFORMATION

1. North Fraser Harbour Commissioners - 1971 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31st, 1971, have been received and copies are circulated for the information of Council.

The operating surplus for the year 1971 is reported as $90,769, which along with 1971 investment earnings of $21,427, has been added to the Reserve for Future Harbour Development.

This Reserve amounted to $323,316 at December 31, 1971, arrived at as follows:

Balance forward January 1, 1971	$211,120
Add: Investment earnings 1971	21,427
	232,547
Add: Surplus from 1971 operations	90,769
Balance of Reserve at December 31, 1971	$323,316

The Reserve for Ice Breaking and Emergencies was established several years ago at $150,000 and remains at that amount as at December 31, 1971.

Section 16 of the Fraser Harbour Commissioners' Act provides that any surplus profits shall be divided equally amongst the Municipalities of Richmond, Burnaby and the City of Vancouver.

However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year, and the balance of the earnings remaining unexpended at December 31st, 1971 is represented by the Reserve for Ice Breaking and emergencies $150,000 and the Reserve for Harbour Development $323,316 as noted above.

The previous report to Council stated in part

'Last year there were some suggestions that the National Harbours Board would be eliminated as such, along with other Harbour Boards and Commissions, and that local Harbour Authorities would be established. In the event that this happens, it may be that the North Fraser Harbour Commissioners will cease to exist. Under the circumstances, Council may wish to advise the North Fraser Harbour Commissioners that they expect any surpluses on hand at the time they are replaced by some other Authority to be distributed to the three municipalities, as provided for in the Act.

Moved THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act. - Carried.'

Council is advised that there have been no legislative changes affecting either the National Harbours Board or the North Fraser Harbour Commissioners. During 1971 the Vancouver Port Authority came into being as an organizational change within the existing legislation respecting the National Harbours Board, and this does not appear to have changed the status of the North Fraser Harbour Commissioners which comes under its own Federal Act."

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

2. Effect of the 10% Assessment Increase Restriction on the Assessment Roll for School Purposes - 1972

Your Board has received the following report from the Director of Finance and the Assessment Commissioner:

"As the result of City Council's request of March 16, 1971 a report was submitted to Council under date of May 3, 1971 as to the effect of the 10% limitation imposed on school assessments by Section 37A of the Assessment Equalization Act. The following information gives the effect of the legislation on 1972 assessed values.

IT SHOULD BE REMEMBERED THAT WITHIN THE CITY OF VANCOUVER THE ASSESSMENT LIMITATION DOES NOT APPLY TO THE ASSESSED VALUES USED FOR GENERAL MUNICIPAL PURPOSES.

The general purposes values for 1972 are entered in the Assessment Roll at 100% of actual value. The school assessments are at 44% of actual value, subject to the 10% individual limitation over the 1971 value which is imposed by the Assessment Equalization Act. (This means that some school values are at 44% of actual value and that some are at varying percentages less than 44%).

The effect of the 10% limitation on assessment increases for individual properties affects the equity of the School Roll as between individual properties. The property owner whose property rises in value by more than 10%, for instance through zoning changes, or any other market influence, is in an advantageous position with regard to the amount of school taxes he will pay, compared to any property owner whose property rose in value by less than 10%.

Properties with the largest assessment reductions:

The following two tables provide information as to the largest individual reductions by dollar value of assessment reduction through the application of the 10% limitation.

Table 1 - Land Only
15 largest individual land assessment decreases on a dollar basis - resulting from application of the 10% increase limitation.

Use	Original School Land Assessment	School Assessment After the 10% Limit. (1971 + 10%)	Amount of Reduction	% Decrease
1. Vacant	551,992	275,022	276,970	50.1
2. Vacant	1,168,072	1,007,834	160,238	13.7
3. Commercial	1,440,491	1,320,999	119,492	8.2
4. Commercial	152,169	56,562	95,607	62.8
5. Commercial	152,169	56,562	95,607	62.8
6. Commercial	101,446	37,705	63,741	62.8
7. Commercial	92,594	32,985	59,609	64.3
8. Commercial	152,169	101,253	50,916	33.4
9. Commercial	989,102	941,157	47,945	4.8
10. Apartment	87,015	40,216	46,799	53.7
11. Commercial	68,734	23,181	45,553	66.2
12. Commercial	241,520	198,686	42,834	17.7
13. Commercial	807,498	765,004	42,494	5.2
14. Vacant	173,646	136,337	37,309	21.4
15. Commercial	242,827	205,866	36,961	15.2

Cont'd...

CLAUSE NO. 2 (continued)

Table 2 - Improvements Only

15 largest individual improvement assessment decreases on a dollar basis - resulting from application of the 10% increase limitation.

Use		Original School Improvement Assessment	School Assessment After the 10% Limit. (1971 + 10%)	Amount of Reduction	% Decrease
1.	Commercial	88,000	42,075	45,925	52.1
2.	Industrial	72,776	39,600	33,176	45.5
3.	Industrial	35,200	16,929	18,271	51.9
4.	Commercial	67,980	50,985	16,995	25.0
5.	Industrial	39,160	24,304	14,856	37.9
6.	Industrial	40,480	25,875	14,605	36.0
7.	Commercial	52,800	39,600	13,200	25.0
8.	Commercial	128,700	115,830	12,870	10.0
9.	Commercial	56,364	43,857	12,507	22.1
10.	Commercial	195,272	183,075	12,197	6.2
11.	Industrial	39,908	28,682	11,226	28.1
12.	Commercial	81,840	70,785	11,055	13.5
13.	Commercial	22,000	11,286	10,714	48.7
14.	Apartment	277,200	267,016	10,184	3.6
15.	Commercial	44,000	34,650	9,350	21.2

It is not surprising that individual commercial, industrial and apartment properties received the largest assessment reductions measured in dollars, as they are, on the average, much larger properties than the average residential. However, it might well be considered that the true measure of benefit should be the percentage reduction in assessment, as this determines the degree of tax saving. Therefore, the following two tables list the individual properties with the highest percentage reduction in school assessments resulting from the application of the 10% increase limitation.

Table 3 - Land Only

Largest individual land assessment decreases on a percentage basis - resulting from application of the 10% increase limitation.

Use		Original School Land Assessment	Amount of Decrease due to 10% limitation	% Decrease	Comments as to wh the 1972 assess- ment was increase
1.	Commercial	68,734	45,553	66.2	Rezoned from RS1 to
2.	Commercial	92,594	59,609	64.3	Rezoned from RS1 to
3.	Commercial	101,446	63,741	62.8)	Increased on basis
4.	Commercial	152,169	95,607	62.8)	of
5.	Commercial	152,169	95,607	62.8)	market evidence
6.	Residential	13,571	8,428	62.1)	former special
7.	Residential	13,571	8,428	62.1)	assessment.
8.	Conversion	13,571	8,428	62.1)	(residential use in higher zoning).
9.	Residential	9,610	5,493	57.1	Rezoned from RS1 to
10.	Residential	8,646	4,722	54.6	Rezoned from RS1 to
11.	Apartment	87,015	46,799	53.7	Rezoned from RS1 to
12.	Commercial	18,937	10,053	53.0	Market increase
13.	Vacant	551,992	276,970	50.1	Rezoned from RS1 to
14.	Industrial	35,840	17,694	49.3	Market increase
15.	Conversion	10,429	5,012	48.0	Former special asses ment (residential us in higher zoning).

Cont'd..

CLAUSE NO. 2 (continued)

Table 4 - Improvements Only
Largest individual improvement assessment decreases on percentage basis - resulting from application of the 10% increase limitation.

Use	Original School Impt. Assessment	Amount of Decrease due to 10% limitation	% Decrease	Comments as to why the 1972 assessment was increased
1. Residential	1,464	991	67.6	The properties in this table had their assessments significantly increased for 1972 on the basis of new market evidence as to value
2. Residential	1,507	992	65.8	
3. Residential	1,466	962	65.6	
4. Residential	1,509	959	63.5	
5. Residential	1,698	1,062	62.5	
6. Conversion	3,985	2,444	61.3	
7. Residential	2,892	1,759	60.8	
8. Commercial	1,515	912	60.1	
9. Residential	1,799	1,029	57.1	
10. Conversion	4,078	2,317	56.8	
11. Commercial	5,280	2,967	56.1	
12. Conversion	4,974	2,746	55.2	
13. Resdl./Comm.	3,762	2,040	54.2	
14. Duplex	3,633	1,927	53.0	
15. Residential	1,998	1,052	52.6	

Effect of the 10% Increase Limitation by Categories of Property

The above tables only indicate the few properties that derived the maximum benefit from the application of the 10% increase limitation. The true test of the overall effect, and even this analysis contains a defect noted below, is whether the application of the limitation caused a shift in the incidence of taxation as between categories of property. This is analyzed in the following table, which shows the percentage of school taxes levied on each category (by use), before and after the application of the 10% increase limitation.

The one defect is caused by the fact that our assessment records are coded by present use of the property (for analytical purposes) rather than by present zoning. Therefore, property that has been rezoned in 1971, for example, from single family residential to commercial, but still has the single family residence sitting on it, appears in the analysis as a single family residence. However, as soon as the zoning changed, the land assessment would have been immediately increased. The 10% limitation factor would then have reduced the land assessment, giving the impression in the analysis that the single family residential category benefitted when in fact the benefit will shift to the commercial category as soon as the house is torn down and the property developed for commercial use. It is theoretically possible for us to adjust the analysis for these effects but it would involve a very large amount of work and in any event the shift from, for example, residential use to commercial use, will take place in future years' analyses as the properties are developed to their zoning. It is probably reasonable to state that these analyses by use are a year or two behind the zoning changes that take place.

Cont'd...

CLAUSE NO. 2 (continued)

Table 5
(By Category Total - Subject to the Defect Noted Above)
All Parcels of Property in the City Classified by Present Use - Showing the Percentage Distribution of School Tax Load Before and After Application of the 10% Increase Limitati

Category of Property by Present Use	Percent of School Taxes Category Would Have Paid before the 10% Increase Limitation	Percent of School Taxes Category Will Pay as Result of 10% Increase Limitation	Net Increase or Decrease (-) in Percentage Share of the 1972 School Tax Levy
Vacant	1.5358	1.476	Tax decreased .0598 -
Residential -			
- Single Family	43.4076	43.6497	increased .2421 +
- Duplex	2.5815	2.5636	decreased .0179 -
- Conversions	2.2820	2.2318	decreased .0502 -
- Combined with Comm.	1.5886	1.5751	decreased .0135 -
- Miscellaneous	.0666	.0658	decreased .0008 -
Apartments	14.0150	14.0790	increased .0064 +
Commercial	22.7166	22.5282	decreased .1884 -
Industrial	11.1143	11.1380	increased .0237 +
B.C. Hydro	.6920	.6928	increased .0008 +
TOTAL	100.0000	100.0000	

This table deals with land and improvements only and excludes the machinery which is taxable for school purposes. While machinery assessed values are subject in law to the 10% increase limitation, no machinery assessments went up more than 10% and they were therefore not affected by the adjustment.

Comments with Respect to the Tables

1. The primary matter of concern, particularly illustrated by tables 1 to 4, is the inequities that develop between individual properties. Where one single family residence has a proper increase in assessment in excess of 10% it is going to benefit from the roll back, as compared to any other single family residence that had an assessment increase of less than 10%. This creates taxation inequities within a particular category of property. Tables 1 to 4 provide an example of the variance in reductions that result from the application of the 10% limitation with particular notice being taken of the variation in percentage reduction.

   The same concept applies to properties not in the same category. Table 1 shows that the largest dollar reduction in land was received by a large vacant property the amount being $276,970, which is a 50.1% reduction from the original school assessment. It therefore receives an inequitable benefit compared not only to other vacant properties that received either a lesser reduction, or no reduction, but also compared to all residential or commercial properties that received a les reduction or no reduction.

2. Table 3, which deals with the largest percentage reduction in land, shows the benefit derived by properties which are the subject of rezoning to higher use. Commercial and Industrial properties which have received assessment increases because the market indicates this increase, also receive a large benefit from the 10% legislation.

3. Table 5 shows the shift in the incidence of school taxation by category. The table shows a Residential Single Family increase of .2421 and a reference to the 1971 comparative table shows this figure to be .0611. The commercial decrease for 1972 is .1884 and this compares to the 1971 decrease of .0713. These figures indicate the fact that the shift in incidence of taxation has become more noticeable after two years' experience with the restrictive legislation, as we expected in last year's report."

Your Board submits the foregoing report for Council's INFORMATION.

CONSIDERATION

3. Delta Symphony Society - Grant

The City Clerk reports as follows:

"A letter has been received from the Delta Symphony Society requesting a grant in lieu of rental of the Queen Elizabeth Playhouse for an evening concert on June 4th, 1972. The amount involved is $225.

The orchestra was formed to help reduce the overcrowded conditions in the Vancouver Youth Orchestra, where many players were put on a waiting list. Of the 45 players in the orchestra, 19 of them are from the City of Vancouver.

Your Board notes that similar requests have been dealt with in the past as follows:

Nov. 23/71	National Council Metropolitan Opera - Western Canada Auditions	-	rental approved
March 28/72	Kiwanis Music Festival	-	½ of one day's rental approved"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter are circulated to members of Council)

RECOMMENDATION

4. New Position in the Civic Development Division
Department of Planning and Civic Development

The Director of Planning and Civic Development reports as follows:

"The basic reorganization of the Planning Department was approved by City Council early in 1971, with the reallocation of responsibilities among the four divisions and the addition of some new duties and responsibilities for the Civic Development Division.

One of the major parts of the Civic Development Division work load is the False Creek project and to date, work in False Creek has been done by the Advance Planning and Research Division as far as overall policy is concerned and by the Consultants, working under the supervision of the Assistant Director, Civic Development as far as detailed proposals for development of the City land is concerned. The work of the Advance Planning and Research Division and the Consultants is now coming to an end and it will be necessary for the Civic Development Division to carry the work forward.

As a result of the work which has been done since the presentation of the Consultants' Report No. 3 in December, 1971, it has become apparent that another fairly senior position will be needed in the Department of Planning and Civic Development specifically for the False Creek development. The individual

Cont'd....

CLAUSE NO. 4 (continued)

filling this position should not be a Planner but should be someone who has experience in the development business and has the ability to carry forward the work done by the Advance Planning and Research Division and the Consultants into actual development on the ground.

This type of work is not adequately covered by any of the existing class specifications. Accordingly, it is RECOMMENDED that a new position of "Development Officer" be established in the Civic Development Division of the Department of Planning and Civic Development with the specification and salary to be approved by the Board of Administration."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

CONSIDERATIONS

5. Canadian Seed Trade Association - Civic Luncheon

The City Clerk reports as follows:

"A letter has been received from the Canadian Seed Trade Association advising that it is holding its Annual Convention in Vancouver, June 4 - 6, 1972. This is the first occasion in the history of the Association that this annual meeting will take place in Vancouver.

Two hundred and fifty (250) delegates are expected to be in attendance, which includes visitors from other parts of the world and the Association is asking that the City participate in this Convention by sponsoring the banquet on the final evening at an estimated cost of $1,200.

Your Board notes that Council has dealt with similar requests in the past as follows:

Jan. 25/71	Royal Astronomical Assoc. - Civic Luncheon	No action taken
Apr. 25/71	Canadian Library Assoc. - Civic Luncheon	No action taken
March 3/72	Canadian College of Teachers - Civic Luncheon	No action taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

6. Community Music School - Appeal re Grant Request

The City Clerk reports as follows:

"During consideration of the annual grant requests, the Finance Committee noted a request for $11,000 from the Community Music School. The Joint Technical Committee recommended a grant of $5,200, but at the Council meeting of March 28th, 1972, the grant did not obtain the necessary eight (8) affirmative votes and therefore no grant was given.

The School has submitted a letter asking to appear before Council to appeal the aforementioned decision."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - Community Music School

Board of Administration, April 21, 1972 . . . . . (FINANCE - 8)

7. B. C. Inter-Project Housing Council - Grant

The City Clerk reports as follows:

"A letter dated April 7th, 1972 has been received from the B. C. Inter-Project Housing Council requesting a grant for summer tours for tenants of public housing.

The Organization has submitted its proposal to the Secretary of State, Department of Citizenship, Travel Exchange Program, requesting assistance to help defray a total budget of $46,984. The tour has been arranged for July and August and the adult tour covers such places as Edmonton, Saskatoon, Winnipeg, Regina, etc. The children's tour will take place in the aforementioned cities together with Toronto, Ottawa, Halifax, Montreal, etc.

The Organization is requesting a grant of $4,000 from the City of Vancouver towards these tours.

The Corporation Counsel has advised that if Council sees fit to approve a grant, it can be achieved under Section 206 (j) of the City Charter, which reads in part, 'the Council may, by resolution passed by not less than 2/3's of all its members, provide for the making of money grants to any organization deemed by the Council to be contributing to the culture, beautification, health or welfare of the City.'

The Organization wishes to appear before Council as a delegation in support of its request."

Your Board submits the foregoing report for the CONSIDERATION of Council.

DELEGATION REQUEST - B. C. Inter-Project Housing Council

FOR COUNCIL ACTION SEE PAGE(S) 560-561

BOARD OF ADMINISTRATION

PROPERTY MATTERS

APRIL 21, 1972

RECOMMENDATIONS

1. Lease Renewal, 111 Alexander Street

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council dated July 21st 1970, Lots East Half 23, 24 and 25 except Right-of-Way, Block 1, D.L. 181/196 and improvements, consisting of a small cafe, were leased for a three-year period, subject to a 6-month cancellation clause, and a yearly review of the rental. During negotiations for the second yearly review, the tenant has requested a 5-year lease. The Director of Planning concurs with the request, and it is proposed that the current lease be surrendered and a new lease entered into for a term of five years. The new lease is to commence May 1st, 1972 at an increased rental of $93.00 per month, plus all taxes, as if levied, subject to a rental review in 2½ years.

RECOMMENDED that the City accept the surrender of the current lease, and a new lease entered into on the property described as E. ½ Lot 23, 24 and 25, Block 1, D.L. 196, known as 111 Alexander Street. The new lease is to be in the name of Mr. R.C. Foot, carrying on business under the name of Rucketts Grill, for a five-year period, commencing May 1st 1972, subject to the following conditions:

(a) a rental increase to $93.00 per month, plus all taxes as if levied;

(b) a rental review 2½ years from the commencement date, May 1st, 1972;

(c) 6 months cancellation clause;

(d) the agreement being satisfactory to Corporation Counsel and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Rental Review - Situated West of Station St., Central to Industrial Street

The Supervisor of Property and Insurance reports as follows:

"By Resolution of Council, dated September 19th, 1955, Lots 29-40, Block A2, D.L. 200A & 2037, Situated West of Station St., Central St. to Industrial St., were leased to Johnston Terminals Limited for a 21-year term as of August 25th, 1955, subject to review at 5-year intervals from April 15th, 1957.

(continued)

Clause No. 2 (Continued)

The rental has been reviewed in accordance with the terms of the lease, and the Supervisor of Property and Insurance recommends that the rental be increased from $1,085.00 per month plus taxes to $1,500.00 per month, plus taxes as of April 15th, 1972.

RECOMMENDED that effective April 15th, 1972, the foregoing rental increase to $1,500.00 per month, plus all taxes, be adopted for the remaining lease term.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Expropriation for "Public Open Space"
901 - 905 Howe Street and
818 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

"City Council on March 14th, 1972 approved the Board of Administration recommendation that Lot 38, Block 71, D.L.541, be expropriated. This is the last remaining privately-owned parcel in Block 71, the balance of which was acquired in 1970 as a possible exchange site for a Downtown Public Open Space.

Discussions with the owner's solicitor regarding the question of compensation indicate that there is a wide gap between the owner's and the City's opinion of value.

The figure of $126,000.00 is considered to be fair and reasonable compensation for the property and is supported by independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended this figure be confirmed as the City's offer.

RECOMMENDED that,

(a) The offer of $126,000.00 made to the owner by the City Solicitor on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.

(b) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to determine the amount payable by reason of the expropriation on March 14th, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 561

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

APRIL 20, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the No.1 Committee Room, City Hall, on Thursday April 20, 1972 at approximately 10.00 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Bird, Broome, Calder, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor
Alderman Adams (On Civic Business)
Alderman Sweeney (On Civic Business)

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting held January 20, 1972, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS:

1. New Social Allowance Rates

The Committee had before it a report of the Board of Administration dated April 14, 1972 respecting the New Social Allowance Rates as set out by the Provincial Government, effective April 1, 1972.

The Director of Welfare and Rehabilitation reviewed the new schedule for the information of the Committee, giving examples of the old rate, new rate of the Provincial Government and the rate that was proposed by the City of Vancouver when meeting with the Honourable Mr. Gaglardi on February 7, 1972. The Director advised that the problem of overages is not resolved by the new schedule, as detailed investigation and paper work would still take a great deal of staff time.

The Committee discussed the matter at length and motions were presented. However the Committee agreed to defer further consideration of this matter until later in the day when the Chairman would present a motion which would embody the pertinent parts of the several motions.

2. Personal Identification Cards for Welfare Recipients

The Chairman advised that a communication dated April 20, 1972 had been handed to the Committee from the Welfare Rights Organization wherein it was requested that this Committee hold their decision on the question of identification cards for welfare recipients until the Organization had an opportunity to present its views.

RECOMMENDED that the communication from the Welfare Rights Organization be referred to the Director of Welfare and Rehabilitation for report, and that the Organization be given the opportunity of appearing before the Committee when the report comes forward.

PART II

The following matter is submitted for the information of Council.

INFORMATION

3. Status of Outstanding Reports

The Chairman submitted the following report which set out the status of various matters that were outstanding to the Committee.

1.	Recreational Policies: Park Board	February 1/72	Director of SP/CD advises the report will be ready for next meeting of the Committee.
2.	Local Initiative Project 51234 - Relocation Service	Dec. 7/71	Progress report submitted to Council March 28/72 - final report expected mid May.
3.	Skid Road Housing Conditions	Dec. 7/71	Reports to come from various officials on the several recommendations. Planning Dept. advises their report will not come for a while due to other priorities.
4.	Local Area Information Centres	Feb. 1/72	Awaiting report from Director SP/CD and from Administrative Analyst on the Local Area Office in the West End.
5.	Bill 49, Amendment to Social Assistance Act	March 21/72	Report will be forwarded t the Committee when the regulations are known.
6.	Provincial Boards of Review	Dec. 7/71	Director of Welfare & Rehab. advises two appeal cases have not been considered yet. However h may submit an interim report to the Committee.

RESOLVED that the report of the Chairman dated April 18, 1972, respecting Outstanding Reports be received.

The Committee recessed at approximately 10:50 a.m., to reconvene at 2:00 p.m. in the No.2 Committee Room.

Continued.....

The Committee reconvened at 2:00 p.m. in the No.2 Committee Room with the following members present: Alderman Linnell, (Chairman); Aldermen: Bird, Broome, Calder, Hardwick and Rankin.

RECOMMENDATIONS: (Continued)

1. New Social Allowance Rates (Continued)

Further to instructions made earlier in the day, the Chairman submitted the following motion for consideration, which incorporates the various actions proposed during the morning session:

THAT WHEREAS, the City of Vancouver has not only the largest number of Welfare recipients and the highest cost in certain factors such as housing and transportation, and

WHEREAS, the new rates are not related to any kind of analysis of minimal cost of living in Vancouver, and

WHEREAS, the present schedule does not take into account the high staff utilization in determining eligibility for overages, and

WHEREAS, the Province could adopt the City of Vancouver's proposed schedule without appreciable increased cost, and

WHEREAS, a schedule recognizing these differences was submitted to the Honourable Mr. Gaglardi on February 7, 1972,

THEREFORE BE IT RESOLVED that the Vancouver City Council requests a meeting with the Prime Minister and the Executive Council of the Provincial Government to discuss the implications of the new schedule on the City of Vancouver before the regulations are finalized.

RECOMMENDED that the foregoing motion be approved by Council.

FURTHER RECOMMENDED that the report of the Board of Administration dated April 14, 1972 be received for information.

The meeting adjourned at approximately 2:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 570

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 2, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated April 25 1972, be adopted after marking as present Aldermen Rankin, Sweeney and Wilson in respect of the 'In Camera' portion.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams.
SECONDED by Alderman Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

WORKS AND UTILITY MATTERS

Water Main Installations
(Strathcona Urban Renewal Project)

MOVED by Alderman Broome,
THAT the following report of the Board of Administration under date of April 28, 1972 be approved.

'The City Engineer reports as follows: - CARRIED

"On July 15, 1971 Council adopted a report from the Standing Committee of Council on Planning and Development dealing with the Strathcona Urban Renewal Project and the Senior Governments' participation (on a 50% - 25% - 25% (City's share) basis) therein. Part of the project consists of upgrading the existing water distribution system.

To meet the requirements of the Senior Governments, tenders were called for the installation of water mains (labour only). The tenders were opened by your Board on April 17, 1972.

continued . . .

WORKS AND UTILITY MATTERS (CONT'D)

Water Main Installations
(Strathcona Urban Renewal Project) (cont'd)

The low bid of $65,752.20 was received from the City. The City will pay 25% of this amount. The only other bid received was from G.W. Ledingham for $132,621.40.

In order to commence construction the City Engineer RECOMMENDS -

(a) That the Contract for installing water mains within the Strathcona Urban Renewal area be awarded to the City.

(b) That the $52,000 allocated for this work, as well as the other costs not tendered, be appropriated in advance from the 1972 Capital Budget, Reference No. 10-05-02. "

Your Board RECOMMENDS that the foregoing be approved."

FINANCE MATTERS

Investment Matters: March 1972

MOVED by Alderman Adams,
THAT the following report of the Board of Administration under date of April 28, 1972 be approved.

- CARRIED

"(a) Security transactions during the month of March, 1972
(b) Summary of Securities held by the General and Capital Accounts as at March 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Bank Deposit Receipts Purchased for Redemption in March, 1972					
Mar.	1	Royal Bank of Canada	Mar. 30/72	$ 904,018.68	$ 900,000	29	5.62
	1	" " " "	Mar. 30/72	1,506,697.81	1,500,000	29	5.62
	2	Toronto Dominion Bank	Mar. 30/72	502,140.27	500,000	28	5.58
	7	Mercantile Bank of Can.	Mar. 30/72	602,041.64	600,000	23	5.40
	17	Bank of B.C.	Mar. 30/72	1,001,958.90	1,000,000	13	5.50
	24	Bank of Montreal	Mar. 27/72	600,197.26	600,000	3	4.00
	27	" " "	Mar. 28/72	1,000,089.04	1,000,000	1	3.25
				$6,117,143.60	$6,100,000		
		Bank Deposit Receipts Purchased for Redemption after March 31, 1972					
Mar.	20	Bank of B.C.	Apr. 28/72	$ 804,803.95	$ 800,000	39	5.62
	21	" " "	Apr. 28/72	1,005,861.37	1,000,000	38	5.63
	22	Canadian Imperial Bank	Apr. 28/72	1,005,676.71	1,000,000	37	5.60
	23	Toronto Dom. Bank	Apr. 14/72	903,026.96	900,000	22	5.58
	24	" " "	Apr. 14/72	1,003,210.41	1,000,000	21	5.58
	28	Mercantile Bank of Can.	Apr. 14/72	1,002,608.22	1,000,000	17	5.60
	28	Toronto Dom. Bank	Apr. 28/72	1,406,813.21	1,400,000	31	5.73
				$7,132,000.83	$7,100,000		

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continued . . .

FINANCE MATTERS (CONT'D)

Investment Matters: March 1972 (cont'd)

SINKING FUND TRANSACTION

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debenture Purchased						
Mar. 15	* City of Van. 7½%	Mar. 15/82	$119,137.17	$100	$119,137.17	10/0	7.50

* Direct issue of local improvement debentures to Sinking Fund.

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(b) SUMMARY OF SECURITIES HELD AS AT MARCH 31, 1972

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Deposit Receipts due 1972	$7,132,000.83	$7,100,000.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 200,000.00	$ 200,305.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for March, 1972 be confirmed."

1972 Single Family Residential Property Taxes

MOVED by Alderman Sweeney,
THAT the following report of the Board of Administration under date of April 25, 1972 be received for information.

- CARRIED

'Your Board has received the following report from the Director of Finance, for Council's information.

"The various mill rates for the 1972 real property tax billing are now established and the combined results are herewith presented for Council's information.

Mill rates

	1971	1972
General purposes	15.8 mills	15.8 mills
School purposes	30.102	29.586
Hospital purposes	.92	.84

Property Taxes - Average Single Family Residence

	1971	1972	Increase 1972 over 1971 Amount	%
** General purposes	$270	$293	$23	8.5%
School purposes	231	241	10	4.3
Hospital purposes	7	7	-	.0
Total taxes	508	541	33	6.5
Less Home-Owner Grant *	170-	185-	15-	8.8
Net taxes	338	356	18	5.3

* No provision is made in this table for the additional $50 home-owner grant for owners over 65 years of age.

FINANCE MATTERS (CONT'D)

1972 Single Family Residential Property Taxes (cont'd)

** The taxable assessed value for general purposes (100% land plus 75% of improvements value) are --- 1971 - $17,120, 1972 - $18,559.

Provincial vs. Local Sharing of School Costs

The following information is extracted from a report by the Department of Business Administration of the Vancouver School Board.

Year	Local Contribution		Provincial Contribution		Canada Grants, Other Income & Surplus		Total Budget
	Amount	%	Amount	%	Amount	%	
1967	$20,848,108	46.9%	$21,867,618	49.1%	$1,762,827	4.0%	$44,478,553
1968	23,144,156	47.0	23,495,447	47.7	2,635,798	5.3	49,275,401
1969	25,843,473	48.7	24,715,565	46.6	2,489,739	4.7	53,048,777
1970	27,571,214	47.1	27,796,949	47.5	3,124,440	5.4	58,492,603
1971	30,961,545	46.1	32,680,767	48.6	3,526,277	5.3	67,168,589
1972(est.)	32,517,893	46.4	33,072,844	47.1	4,561,875	6.5	70,152,612

Note: The local contribution, as levied on the Tax Roll, is higher than the figure shown, by the amount of the Home-Owner Grant. However, the Home-Owner Grant is actually paid by the Provincial Government so the local contribution has been reduced and the Provincial contribution increased. Historically the Provincial Government has paid approximately 50% of the total Local and Provincial costs. They are still doing so when the Home-Owner Grant is taken into account."

Your Board submits the above report of the Director of Finance to Council for information.'

BUILDING AND PLANNING MATTERS

Proposed Amendment to Area 'A': Champlain Heights

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration dated April 18, 1972 re 'Proposed Amendment to Area 'A': Champlain Heights' be deferred for consideration at the public meeting to be held during the regular Council meeting on May 9, 1972.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Travelling Youth Program: 1972

MOVED by Alderman Bird,
THAT the following report of the Board of Administration under date of April 21, 1972 be approved.

- CARRIED

continued . . .

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

Travelling Youth Program; 1972 (cont'd)

Your BOARD SUBMITS the following report of the Director of Welfare and Rehabilitation.

"On March 16, 1971, City Council approved a policy and program to provide accommodation and meals for travelling youth under the age of 25 years. On May 11, 1971, City Council approved a number of policy and program changes to the original submission.

A. These Two Reports Specifically

1. Established a four (4) day meals and lodging policy of granting assistance to travelling young Canadians or landed immigrants under the age of 25 years, seeking help in the City of Vancouver and prepared to sign a declaration of need in accord with the provisions of the B. C. Social Assistance Act.

2. Established a central referral system in "the Trailer" which served as a screening and referral centre for travelling youth seeking accommodation and meals.

3. One staff person was provided as a coordinator to develop a work program for travelling youth.

4. Found hostel accommodation in nine locations operated by a variety of organizations plus a home placement program under the direction of the Metropolitan Council of United Churches.

B. Supportive Activities and Programs

1. Consultation and coordinating communication of public and private agencies was affected by a weekly meeting of heads of a number of City Departments including Welfare, Health, Parks and Recreation, Social Planning and Community Development, and the Police. Representatives from United Community Services, Children's Aid Society, Federal and Provincial Governments also attended the meetings. This proved to be a very effective communication mechanism and it is planned to continue this committee in the summer of 1972.

2. Health services were provided through a referral-appointment system worked out by the departmental coordinator and the Director of Social Services of the Vancouver General Hospital.

   Two public health nurses from the City Health Department ran clinics in the various hostels and other areas where the young transients congregate, and made referrals to the Outpatient Department of the Vancouver General Hospital.

   Dr. Bonham advises that he plans to submit a separate report to Council on the activities of his Department on the summer travelling youth program, and his proposals for 1972.

3. Summer recreation programs of the Parks and Recreation Board, drop-in centres, evening programs, coffee clubs of various churches and Opportunity for Youth groups were low-keyed and scattered throughout the City for the purpose of circumventing large crowds.

continued . . .

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

Travelling Youth Program: 1972 (cont'd)

C. Program Experience

1. Agencies and individuals associated with the 1971 summer travelling youth program operated by the Department advise that the four day policy proved adequate and the average stay was something less than four days. Those who needed additional time by reason of illness or known job placement were granted a four day extension. The Trailer proved to be a highly efficient and successful operation. It provided a focal point for travelling youth in need who, in previous years, would have created major jam-ups in our local offices. From May 27 to December 31, 1971, the Trailer handled over 23,000 travelling youth. It is interesting to note that, of the 23,000 handled by the Trailer, only 430 subsequently applied for regular social allowance. This would tend to support what was originally anticipated, that a four day stay policy is realistic.

2. A Work Program Coordinator was appointed and, with the Transient Director, and the Assistant Regional Director of the Provincial Alliance of Businessmen, formed a committee to develop work programs outside the City of Vancouver which would serve to drain off some of the very large transient population expected.

   Several large firms were prepared to cooperate in reclamation and conservation work projects and, at their own expense, worked up proposals which could have provided short term employment for thousands of young transients. Fortunately, the influx of young transients did not reach the crisis proportions that preliminary surveys of the Department of Citizenship indicated, and the projects were not needed.

   From July to September the Work Program Coordinator developed, in conjunction with Hostel operators, community job placement programs for transients. Some 412 young persons were placed in temporary or continuing employment through this program. Generally there was eager response by the youth to any job offer.

3. The most significant input into the Travelling Youth program in 1971 was the Home Placement program, operated by the Metropolitan Council of the United Churches. The administrative costs of this program, which amounted to approximately $11,000 were covered by the Secretary of State's office. The per diem cost of home placement was covered by our department, cost shared by the Provincial Government and the Federal Government through the Canada Assistance Plan. In the summer of 1971, over 8000 home placements were made. This resource provided an opportunity to accommodate many young people who could not fit into the regular hostel programs and also for young married or common-law couples.

   In addition it served to distribute the young travellers throughout the city and provided an opportunity for many Vancouver citizens to become acquainted with young people from all across Canada. It is interesting to note that a number of Vancouver citizens were so pleased with their young guests that a few returned the money paid to them for the home placement.

D. Recommendations

The Director of Welfare and Rehabilitation recommends that:

1. The policy and program of 1971 be approved for 1972, namely that:

   a) A Youth Referral and Placement Centre (in a trailer or store front) be operated between the hours of 2 p.m. and 12 p.m., seven days a week from May 15th to October 15th (5 months).

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

Travelling Youth Program: 1972 (cont'd)

b) Sufficient bed spaces be provided under the Provincial and Canada Assistance Plan cost sharing (a minimum of 1100 bed spaces will be available each night in city and community hostels and the home placement program, (to be operated by the Metropolitan Council of the United Church.)

(The Metropolitan Council of the United Churches has indicated verbally that it is prepared to operate a similar program in 1972.)

c) Utilization of the NOW referral centre of the CRISIS Centre to handle enquiries from summer travelling youth during the hours when the department's referral centre is closed and to direct people to available hostel beds. The morning after such a referral, Department staff will complete the necessary documentation.

NOTE: We are advised by a representative of the Secretary of State that their participation and provision of accommodation in 1972 will be similar to 1971. In effect, this means that they will again finance the administration costs of the home placement program and will sponsor approximately 100 beds which will be available to travelling youth, Canadian or otherwise, who are able to pay nominal charge of 75¢ per night for accommodation only.

E. Estimated Costs

1. Staff Costs

Item		1972 Costs	1971 Expenses	Over or Under
(a)	Unit Director (9 mo.)	--	$9000.00	-9000.00
(b)	1 Social Worker I (Hostel Coordinator) 6 months @ 735/mo.	$4410.00	3750.00	+ 660.00
(c)	1 Social Worker I (Work Coordinator) 6 months	--	3750.00	-3750.00
(d)	3 Social Service Asst. I 5 months for Youth Referral Centre @ 563 each per month	8445.00	8316.00	+ 129.00
(e)	1 Clerk Steno. II (9 months)	--	4000.00	-4000.00
(f)	2 Clerk II (Pacific Hostel) 5 months @ 491 each per month	4910.00	4419.00	+ 491.00
(g)	2 Clerk II 5 months @ 451 each per month	4510.00	4419.00	+ 91.00
(h)	Fringe Benefits @ 10%	2188.00	3765.00	-1577.00
(i)	Auto Allowance for Hostel Coordinator	500.00	1050.00	- 550.00
		$24,963.00	$42,469.00	-$ 17,506.00

continued . . .

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

Travelling Youth Program: 1972 (cont'd)

2. Office Expenses

a)	Rental 6 months @ 300	$1800.00	$1200.00	+$600.00
b)	Data Processing	3000.00	3000.00	nil
c)	Telephone	700.00	700.00	nil
d)	Telephone Pagers	260.00	390.00	-130.00
e)	Furniture	nil	345.00	-345.00
f)	Xerox and printing costs	2740.00	2740.00	nil
g)	Dictating equipment	nil	605.00	-605.00
h)	Typewriter	nil	500.00	-500.00
		$8500.00	$9480.00	-$980.00

3.	NOW Referral Service of Crisis Centre (Emergency telephone answering and referral services) 360 shifts @ $10 per shift	$3600.00	$3160.00	- $440.00
4.	Cross Cost	$37,063.00	$55,109.00	-$18,046.00
5.	Less: 100% recovery from Provincial Government on Pacific Hostel $4,910; 50% Canada Assistance Plan Staff cost sharing $10,027; 25% Provincial cost sharing $ 5,013	19,950	32,957.00	
6.	Net estimated City cost	$17,113	$22,152.00	-$ 5,039.00

NOTE: The number and cost of staff and equipment costs required will be $ 5,039.00 less by deletion of the following: (net City cost)

a) One Social Worker I - Job Coordinator
b) One Unit Director for 9 months (in 1972 this will be covered by the Single Persons Branch Head.)
c) One Clerk Steno II for 9 months. (Covered in 1972 by permanent Departmental staff.)
d) No additional expenses for furniture and dictating equipment.

Cost Sharing with Province

The Director of Welfare and Rehabilitation has discussed cost sharing of this program with senior Provincial officials. They have given verbal approval to cost sharing as outlined above.

Availability of Funds

The Comptroller of Accounts advises that additional costs, if approved, can be provided from the contingency reserve fund.

continued . . .

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

Travelling Youth Program: 1972 (cont'd)

F. Report of the Acting Director of Personnel Services

The Acting Director of Personnel Services reports as follows:

"I have reviewed the proposed duties and responsibilities of these new temporary positions and recommend that they be established in accordance with the following summary. It is noted that the classifications recommended are identical to those established for last year's program."

SUMMARY

Incumbent	Proposed Classification	Effective Date
1 New Temporary Position (Hostel Co-ordinator)	Social Worker I P.G. 19 ($703-735)***	Approx. May 1-Sept. 30, 1972
3 New Temporary Positions	Social Service Assistant I P.G. 17 ($563-673) *	Approx. May 1-Sept. 30, 1972
2 New Temporary Positions	Clerk II P.G. 12 ($451-537) *	Approx. May 1-Sept. 30, 1972
2 New Temporary Positions (Pacific Hostel)	Clerk II P.G. 12 ($51-537) **	Approx. May 1-Sept. 30, 1972

1971 2nd half rates.

* Plus two pay grades for continuous afternoon shift
** Plus one pay grade for rotating shifts and plus one pay grade for additional responsibility
*** Effective range under Personnel Regulation 160-1(a)(2)

G. Concurrence by Municipal and Regional Employee's Union

This report has been discussed with the acting Business Manager of the Municiapl and Regional Employee's Union who concurs with the establishment of the temporary positions at the classifications shown and notes that shift differentials are involved.

NOTE: Attached to this report are the following:

Appendix I A list and description of bed spaces that will be available for the program in 1972.

Appendix II Statistical analysis of summer travelling youth handled through the Youth Referral System from May 27 to December 31, 1971.

H. Summary of Recommendations

The Director of Welfare and Rehabilitation recommends that:

a) The Travelling Youth Program outlined in this report be adopted.

b) The additional funds required estimated at $17,100 be provided in accordance with the recommendations of the Comptroller of Accounts.

c) The requested temporary staff positions be approved in accordance with the report of the Acting Director of Personnel Services."

YOUR BOARD RECOMMENDS that the recommendations of the Director of Welfare and Rehabilitation be adopted.'

PROPERTY MATTERS

Sale of City Owned Lot
S/S Powell Street, East of Salisbury Drive

The Board of Administration under date of April 28, 1972 submitted the following report re sale of City owned lot, south side of Powell Street, east of Salisbury Drive:

'The Supervisor of Property & Insurance reports as follows:

"The owner of Sub. B of Lot 5, Block 2, Sub. E, D.L. 183, situated on the South side of Powell Street, East of Salsbury Drive, has submitted an offer to purchase the City-owned lot abutting the West boundary of his property, and one foot of the City-owned lot abutting the eastern side. The eaves of the building on the privately-owned lot presently encroach over the City-owned lots on each side. The lots in question are in an M-2 Industrial zone.

City-owned Lot A of Lot 5, to the West of the privately-owned lot, is 24' x 99', of which the northerly fourteen feet are required for future Powell Street widening, and the Southerly ten feet for lane purposes. The reduced size of the lot to 24' x 75' makes it too small for independent development, and the Director of Planning has recommended that it be sold and consolidated with abutting Sub. B of Lot 5. The City-owned Lot to the East of the privately-owned Lot is of a sufficient size for independent development, even after the dedication of the northerly 14 feet for future highway purposes. However, in order to validate the encroachment, the Director of Planning has recommended that the Westerly one foot of lot 6 be sold to the owner of abutting Sub. B of Lot 5, and consolidated with Lot A of Sub.5 and the privately-owned lot, to form one parcel.

The owner of the privately-owned lot has submitted an offer to purchase the West one foot of the City-owned lot lying to the East of his property and City-owned Lot A, abutting the West boundary of his lot, for the sum of $5,240.00, plus $150.00 towards the cost of consolidation and documentation. In addition, he has agreed to dedicate for highway purposes the northerly 7 feet of his own property, provided he is permitted to allow his building to encroach onto the widening strip for a period of five years. This offer is considered to be fair and reasonable.

The matter of the direct sale of the City property is submitted to Council for consideration.

In the event that Council approves the direct sale of the aforementioned City-owned properties to the owner of the privately-owned lot, then it is

RECOMMENDED that Lot A (except the North 14 feet and except the South 10 feet) of Sub. 5 of Lot 2; and the West 1 foot of Lot 6 (except the North 14 feet and except the South 10 feet), Block 2, both of Sub. E, D.L. 183, be sold to the owner of Sub. B of Lot 5, Block 2, Sub. E, D.L. 183, for the purchase price of $5,240.00, plus a proportion of the 1972 taxes, registration fees, and $150.00 towards the cost of consolidation and documentation, on the following conditions;

(1) the dedication of the northerly seven feet of Sub. B of Lot 5 for highway purposes;

(2) the consolidation of Sub. B (ex. the North 14 feet and ex. the South 10 feet), Block 2, Sub. E, D.L. 183 with Lot A (ex. the North 14 feet and exc. the South 10 feet) of Sub. 5 of Lot 2, and the West 1 foot of Lot 6 (exc. the North 14 feet and exc. the South 10 feet), Block 2, Sub. E, D.L. 183;

(3) the City to enter into an agreement ; with the owner permitting the building existing on Sub. B to encroach onto the widening strip for Powell Street for a period of 5 years, the agreement to contain a six-month cancellation clause."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for its consideration and recommendation.'

PROPERTY MATTERS (CONT'D)

Sale of City Owned Lot
S/S Powell Street, East of Salisbury Drive (cont'd)

MOVED by Alderman Bird,
THAT the City owned properties in question be sold on a direct sale basis to the owner of the privately owned lot as referred to in the report, and the recommendation in the report from the Supervisor of Property and Insurance be approved.

- CARRIED

PERSONNEL MATTERS

A.P.W.A. Delegate Pro-Tem (B.C.)
G.H. Lawson (City Engineer)

MOVED by Alderman Linnell,
THAT the following report of the Board of Administration under date of April 26, 1972 be approved.

- CARRIED

'The City Engineer reports as follows:

"The American Public Works Association Region 1X Director has requested that I accept the appointment to the position of Delegate Pro-Tem for the Province of British Columbia for the calendar year 1972. The Delegate Pro-Tem is responsible for representing all A.P.W.A. members in his area, will submit semi-annual reports to the Regional Director and will be responsible for initiating the effort to establish a Chapter in this area. The position terminates in each area when a Chapter is formally chartered at which time the Chapter selects its regular representative.

The City Engineer has regularly attended the American Public Works Association conference and I believe it to be in the best interest of the City to participate in the affairs of the Association since its activities are directly concerned with matters with which we are deeply involved.

The Delegate Pro-Tem is invited to attend and participate in the Region 1X House of Delegates meeting scheduled for Salt Lake City, Utah on Friday, May 5th, 1972 at the Association's expense (other than the one day's leave of absence - May 5th). He will also participate in the annual meeting of the House of Delegates, to be held at the same time as the American Public Works Congress and Equipment Show which I am scheduled to attend in Minneapolis in the Fall of 1972.

I, therefore, RECOMMEND that the City Engineer be authorized leave of absence with pay on May 5, 1972."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.'

WORKS AND UTILITY MATTERS (CONT'D)

Containerized Refuse Collection

MOVED by Alderman Wilson,
THAT the following report of the Board of Administration under date of April 24, 1972 be received for information, and a copy furnished to the Miscellaneous Workers Wholesale and Retail Delivery Drivers and Helpers' union.

- CARRIED

continued . . .

WORKS AND UTILITY MATTERS (CONT'D)

Containerized Refuse Collection (cont'd)

The City Engineer reports as follows:

"On April 15, 1972 Council approved the Board report recommending retention of the City's containerized refuse collection service in all sizes of containers now provided. At that time Council requested further information on the breakdown of expenses and income by container size, particularly for 1972, as well as other information which is provided below:

RATE CHANGES

The City operates an "at cost" containerized collection system. Rates are set to recover expenses, including all overheads and interest on capital plant. To avoid changing rates every year and thus inconveniencing the public, rates are changed every 3 or 4 years and set so that a surplus occurs in the early years and a corresponding deficit in the later years. Over the full period the system breaks even. Such a rate change was made effective January 1, 1971. Rates were increased on all container sizes for the next three year period and contrary to statements made by various delegations in Council, these rates have not been reduced back to the original. They remain at a raised level sufficient to break even over a three year period. However, for the first time in 1971 at the time rates were being changed, a surcharge of $60,000 was introduced for the purpose of creating funds for future expansion of the service. This was in addition to provisions which already exist and are incorporated into the rate for financing equipment replacement as it wears out. The introduction of this surcharge which was being recovered through the rate system made the operation non-competitive with private industry, which does not recover such surcharges itself. As a result, the containerized operation declined, as shown on the graph

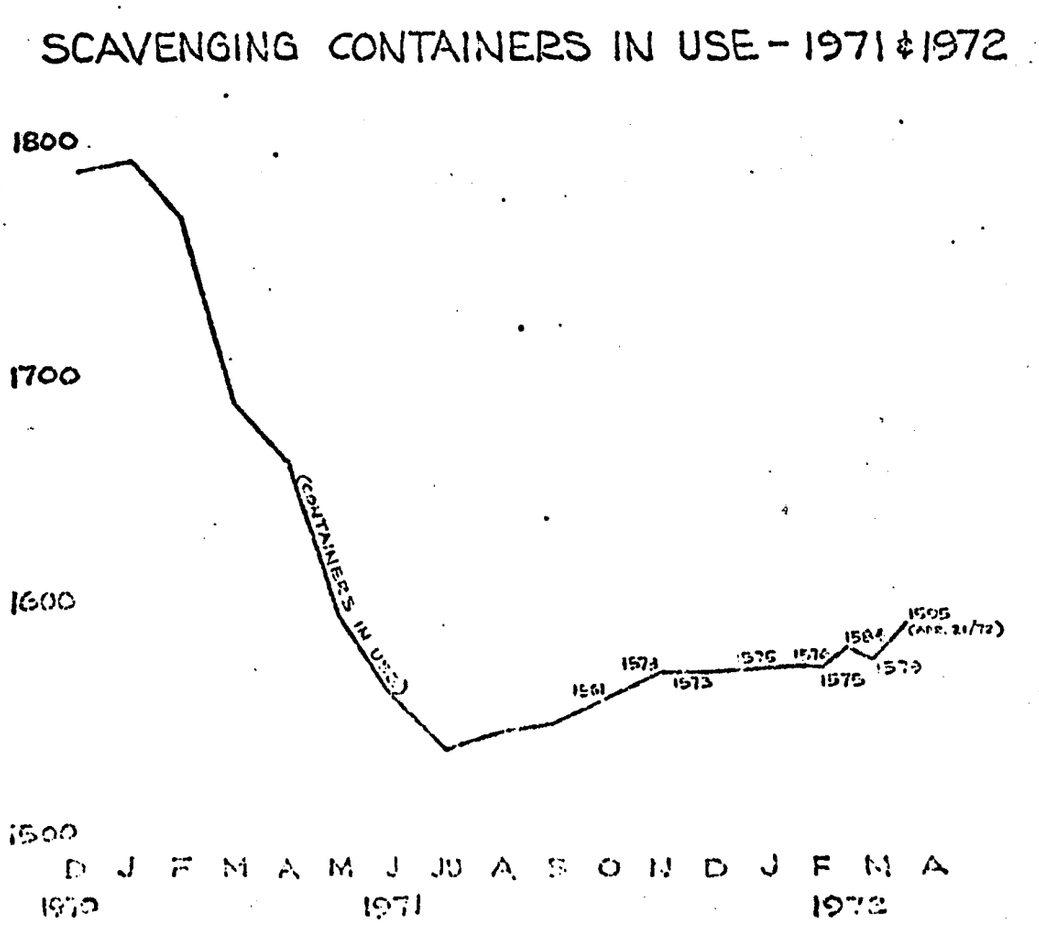

continued . . .

WORKS AND UTILITY MATTERS (CONT'D)

Containerized Refuse Collection (cont'd)

After complaints by the Outside Union and a recommendation by the City Engineer to remove the surcharge, this was done by Council in July of 1971. Removal of the surcharge has had the effect desired, as shown in the graph, namely, stabilizing of the operation and a cessation of losses. The operation is still, however, below the level which existed prior to the surcharge being imposed, but is recovering slowly. The imposition and subsequent removal of the surcharge was an abnormal change in the rate structure. The rate increases which have always been made normally, were made in 1971 and remain in force.

BREAKDOWN BY CONTAINER SIZE

For 1972 it is estimated that the cost-revenue picture for the containerized service will be as follows:

Sanitation Branch Operating Cost	Billing & Administration	Disposal	Total Exp.	Revenue	Net
$ 550,850	$ 73,200	$ 46,000	$670,050	$680,000	$ 9,950

It should be noted that the above are estimates which assume changes in wages, other costs and revenues which will occur in 1972. The breakdown of revenues and expenses by container size is estimated to be:

	Expenses	Revenue	Net
1 cubic yard -	$ 48,650	$ 35,700	- ($ 12,950)
2 cubic yard -	251,400	253,700	+ 2,300
3 cubic yard -	370,000	390,600	+ 20,600
Totals	$ 670,050	$ 680,000	$ 9,950

As has been noted previously, 3 cubic yard revenues are set to recover a small surplus which subsidizes the 1 cubic yard size containers that are not provided by private industry. In total, the system breaks even and no subsidy is required. There are 170-1 cu.yd.,703-2 cu.yd. and 722-3 cu.yd. containers, totalling 1,595, in use as of April 21, 1972.

REASONS FOR RETAINING VARIOUS SIZES

The present dump rate per 1 cubic yard container is $2.75. One cubic yard is equal to 11 cans for which the charge is 25¢ each. Eleven cans at 25¢ comes to $2.75 for the equivalent amount of refuse removed. Thus, the can rates and the 1 cubic yard rates are now in balance. If the 3 cubic yard containers were discontinued the 1 cubic yard rate would have to be raised. This would immediately make cans cheaper and people would switch to these. This would be undesirable for many reasons including unsightly collections of large numbers of cans as well as the need to buy new packer trucks to pick up the extra refuse collected in this form. These packer trucks would cost in the order of $90,000 and this amount could not be recovered by the sale of container trucks because these would still be needed at least partially, for collecting the remaining containers. Container trucks would still have to cover equivalent distances to pick up fewer containers en route, thus making the operation less economic still.

SUMMARY

The existing containerized service in total, is recovering all costs and is not being subsidized by tax payers not benefitting from the service. The surplus recovered by the 3 cubic yard size which is used to cover small deficits by the smaller sizes, is a reasonable arrangement. In the system, any one container of any size can provide a revenue surplus while any other container may produce a loss, so long as the total system breaks even. The present system is the most economic and desirable arrangement for the City.

WORKS AND UTILITY MATTERS (CONT'D)

Containerized Refuse Collection (cont'd)

Rates have been set for a three year period to balance costs against revenues. Indications are that these rates will work out about right in this period. No changes in the rates are foreseen until the next normal review."

Your Board submits the matter to Council for INFORMATION.'

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

West End Public Opinion Poll

The Board of Administration under date of April 17, 1972 submitted for consideration, the following report re West End Public Opinion Poll:

Your Board submits the following report of the Director of Social Planning/Community Development:

"On November 19, 1971, and January 21, 1972, City Council approved $3,900 to conduct a Public Opinion Poll of West End residents.

Representative opinion of West End residents is one necessary ingredient of planning for the West End. The opinion of present West End residents can now be added to existing information and used as a guide to Council when deciding on policy guidelines for the West End. The West End Policy Guidelines Report, including policy recommendations, will be submitted to Council by June 1972. The Public Opinion Poll Report makes no recommendations.

The West End Public Opinion Poll found that residents are satisfied overall with their life in the West End. The poll also pointed out that there are certain aspects of West End living with which residents are dissatisfied. It showed that the degree of dissatisfaction varied markedly between different types of residents and between different geographic sub-areas of the West End.

A copy of the Part I Report presenting a Summary and Conclusions of the Poll is attached for the INFORMATION of Council. A Part II Report containing a detailed description of poll findings, and Working Papers with computer printouts are available in the Department of SP/CD for persons interested in more detailed information.

RECOMMENDATION

Preparation of the poll generated interest among West End residents and created a demand for copies of the report. The Director of SP/CD recommends that Council approve an expenditure of $650 from the Department's 1972 Purchase of Outside Services Budget to print 500 copies of the Part I Report and 75 Part II Reports for distribution mainly to the West End residents."

Your Board submits the foregoing report and recommendation of the Director of Social Planning/Community Development, and the Public Opinion Poll of West End residents for Council's INFORMATION and CONSIDERATION.

It is RECOMMENDED that the usual City procedure apply on free distribution, e.g. to Libraries, and there be a charge to other interested persons based on cost. '

SOCIAL SERVICE AND HEALTH MATTERS (CONT'D)

West End Public Opinion Poll

MOVED by Alderman Phillips,
THAT the recommendation of the Director of Social Planning/ Community Development contained in the foregoing Board of Administration report be approved on the following basis:

(a) The Director be granted 100 copies to distribute at his discretion on a 'free' basis. (Part I Report)

(b) Thereafter the normal City procedures apply, both in respect of free distribution to such Bodies as libraries and in respect of charging to other interested parties based on cost.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO SUSPEND CERTAIN SECTIONS: REFUSE, FIRE AND AIR POLLUTION BY-LAWS

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to suspend certain sections of By-laws No. 4531, 2193 and 4426, being the Refuse By-law. the Fire By-law and the Air Pollution By-law respectively, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Alderman Wilson, in amendment,
THAT the following words be inserted after '2193' in the second line:

"with respect only to the burning of paper products".

- CARRIED

(The following are recorded in the negative: Aldermen Hardwick, Linnell, Phillips and Rankin.)

continued . . .

BY-LAWS (CONT'D)

BY-LAW TO SUSPEND CERTAIN SECTIONS:
REFUSE, FIRE AND AIR POLLUTION BY-LAWS (cont'd)

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete, as amended.

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Demolition: 1386 Burrard Street

The Corporation Counsel submitted the following resolution re demolition of 1386 Burrard Street, as instructed at the last meeting of Council:

"RESOLVED and the Council of the City of Vancouver hereby declares that the building situate on Lots 18 and 19, Block 110, District Lot 541, Group 1, New Westminster District, Plan 210 in the City of Vancouver, and known as 1386 Burrard Street, is in so dilapidated a condition as to be offensive to the community

BY THIS RESOLUTION the Council of the City of Vancouver does order that the said building be pulled down and the materials removed from the said lands and all excavations be filled up by the owner within sixty (60) days after the date of service of this order, pursuant to the provisions of the Vancouver Charter, S.B.C. 1953, Chapter 55 and amendments thereto;

BY THIS RESOLUTION the Council of the City of Vancouver does further order that in case of default by the owner to comply with this order within the time herein limited, such pulling down, removal and filling up shall be done by John F. Aitken, Supervisor of Property and Insurance of the City of Vancouver, at the cost of the owner."

continued . . .

MOTIONS (CONT'D)

Demolition: 1386 Burrard Street (cont'd)

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT this proposed resolution be received, and action taken forthwith to inform the owner of the situation in order that he may have an opportunity of appearing before Council if he so wishes.

- CARRIED

2. Increase in Salary: 1972
Members of Council

MOVED by Alderman Adams,
SECONDED THIS DAY by Alderman Calder,
THAT, WHEREAS the Provincial Government has set a limit of 6½% annual increase on salaries of elected members of Municipal Councils;

AND WHEREAS any increases should be annual rather than every 3 or 4 years

THEREFORE BE IT RESOLVED THAT the monthly salary of aldermen be increased from $530 per month to $560 per month. This increase would be slightly under 6%.

FURTHER, THAT His Worship the Mayor's salary be increased by $100 per month, which is also just under 6%:

FURTHER, THAT these increases be effective January 1, 1972.

- CARRIED

MOVED by Alderman Wilson,
THAT the foregoing motion be tabled.

- LOST

The main motion was put and carried, the record of the voting being as follows:

FOR	AGAINST
Aldermen Wilson	Aldermen Hardwick
Adams	Rankin
Broome	
Linnell	
Phillips	
Calder	
Sweeney	
Bird	
Mayor	

ENQUIRIES AND OTHER MATTERS

Meetings

His Worship enquired of Council in respect of the holding of the following meetings as proposed, and it was decided as follows:

Standing Committee on Transportation

The Standing Committee meeting proposed for Thursday, May 4th, take place later this day.

continued . . .

ENQUIRIES AND OTHER MATTERS (CONT'D)

Meetings (cont'd)

False Creek Special Committee

It was agreed that the next meeting of the False Creek Special Committee scheduled for Thursday, May 4th be held as arranged by Alderman Hardwick.

Public Meeting re Area 'A': Champlain Heights

It was agreed that the public meeting to be held during the regular Council meeting on Tuesday, May 9th continue to take place regarding Area 'A' Champlain Heights; however, parties affected be advised they are invited to either appear during the public meeting or submit a written submission.

Aldermen Calder and Rankin: Paying of Employees on Strike

enquired with respect to paying of employees on strike.

Commissioner Ryan advised of the action he had taken, without success, in endeavouring to make an arrangement with the inside worker's union representative.

Alderman Wilson: 38 Acre Parcel, Jericho

enquired of Alderman Phillips if it was the intention to present a specific proposal re the 38 acre parcel of Jericho land before the delegation proceeds to Ottawa on the matter.

Alderman Phillips explained the situation.

Alderman Rankin: Labour Negotiations

enquired when a report will be given to members of Council with respect to labour negotiations.

His Worship agreed such a report would be given at the 'In Camera' meeting later this day.

Alderman Phillips: Alpha and Omega Society - Soliciting for Financial Assistance

enquired of the status of the matter of soliciting for charity by organizations such as Alpha and Omega and was advised of action already taken by Council, and that a report from the Board of Administration is expected to be before the next meeting of Council on the aspect of a fee to be charged in connection with charitable appeals on a house to house basis.

Advertising re Refuse etc.

Commissioner Ryan informed the Council on an advertisement to be put in the newspapers in regard to garbage and refuse disposal.

The Council recessed to reconvene in an 'In Camera' meeting, following which the Council adjourned at approximately 12:00 noon.

The foregoing are Minutes of the Regular Council meeting dated May 2, 1972, adopted on May 9, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 9, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: Her Worship the Deputy Mayor (Alderman Linnell)
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Calder

CLERK TO THE COUNCIL R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 2, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the Council resolve itself into Committee of the Whole, Her Worship the Deputy Mayor in the Chair.

- CARRIED

- - - - -

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

Rezoning Application:
S/W Corner of School Avenue and Tyne Street

The Director of Planning and Civic Development explained to Council various factors of the application of Mr. R. Wilding, Architect, on behalf of the Calling Foundation, to rezone the South-West corner of School Avenue and Tyne Street i.e. east 1.3 acres of Lot B, Block 21, D.L. 50 from RS-1 One Family Dwelling District to RM-2 Multiple Dwelling District for a Senior Citizens' Housing Project.

The Board of Administration report of April 25th, 1972 advising of the recommendation of the Technical Planning Board in not proposing approval, and recommendation of the Town Planning Commission proposing approval was noted.

continued . . .

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (continued)

Rezoning Application
S/W Corner of School Ave. and Tyne St. (cont'd)

Questions were put to the Architect.

MOVED by Alderman Broome,
THAT this application be referred to a Public Hearing to be held as soon as possible;

FURTHER THAT the Director of Planning and Civic Development report back at his earliest convenience on the desirability of rezoning the large site to the west, having a width of approximately 105 feet and an average depth of 350 feet, as well as reporting on other related matters.

- CARRIED

UNFINISHED BUSINESS

1. Proposed Amendment to Area 'A':
Champlain Heights

Council held a public meeting to consider the Board of Administration report dated April 18th, 1972 re Proposed Amendment to Area 'A': Champlain Heights. In this regard a representative of the Director of Planning and Civic Development gave a report explanation on the Board report which is quoted as follows:

'The Director of Planning and Civic Development reports as follows:

"In a letter dated March 23rd, 1972, the Hudson's Bay Company advises us that they have an option to purchase Dawson Developments' Sites 7 and 8 for the purpose of expanding their shopping centre site. It is their opinion that to provide a viable retail operation on the shopping centre site and provide a greater service to the community, they need an increase in specialty rental stores. An expansion eastward to the centre-line of Doman Street would permit an addition of 25,000-35,000 square feet of floor area. Dawson have agreed to sell their land provided the Hudson's Bay Company gains the approval of City Council.

The proposal by the Hudson's Bay Company would in effect amend Area A in Champlain Heights as indicated on the map attached as Appendix I.

The 12.862 acre shopping centre site (Site #2) was advertised on April 6th, 1971 on the basis of price and best design. The conditions of development for this site are set out in Appendix II.

The Hudson's Bay Company bid the highest for the site -- $1,601,040 (approximately $125,000 per acre) and exceeded its competitor by $331,040. The Jury accredited the Bay scheme as the best design as well as the highest price. Council approved the sale of Site #2 to the Bay on July 27th, 1971 subject to:

1. the date of sale being 120 days from the date City Council approves the sale or the date of the issuance of a development permit, whichever is sooner

UNFINISHED BUSINESS (continued)

1.. **Proposed Amendment to Area 'A': Champlain Heights (cont'd)**

2. the purchaser granting the City an option to repurchase the land at the net sales price, which option will be exercised if development is not started within 18 months of the date of sale

3. the provision of necessary easements

4. the purchaser complying generally with conditions of development approved by Council for Site #2 (attached as Appendix II).

Sites 7 and 8 (2.471 acres) were advertised on March 2nd, 1971 on the basis of highest price for either condominium or rental development for garden apartments and/or townhouses. The conditions of development for Sites 7 and 8 are set out in Appendix III. No bids were received for these sites.

Subsequently, on June 1st, 1971, Council approved the sale of a consolidated Sites 7 and 8 to Dawson Developments Limited for a price of $162,000 (approximately $65,500 per acre) and subject to:

1. the date of sale being 90 days from the date that City Council approves the sale or the date of issuance of a development permit, whichever is sooner

2. the purchaser granting to the City of Vancouver an option to repurchase at the net sale price, which option will be exercised if development is not started within 18 months of the date of sale

3. the provision of necessary easements.

It should be pointed out that Dawson Developments Limited in accordance with the conditions of development for this site could have built garden apartments at a floor space ratio of .75 with no maximum on the total number of dwelling units. Because of the market, they elected to design their site for condominium townhouse units. The nature and size of the site has made townhouse development very difficult.

In making a decision with respect to an amendment to Area A, Council should consider the following points:

1. Assuming the fact that a Department Store requires a minimum area of 92,000 square feet and a food store a minimum of 25,000 square feet to be viable operations, the additional land and resulting floor area would allow the developer to provide better service to the community by the provision of a total of approximately 50,000 square feet of rental units.

2. The consolidation of Sites 7 and 8 with the shopping centre site would eliminate two less than satisfactory situations, and would also allow for the closure of Doman Street south of 54th Avenue.

UNFINISHED BUSINESS (continued)

1. **Proposed Amendment to Area 'A': Champlain Heights (continued)**

3. Expansion of the shopping centre to the east would provide development very close to the existing Captain Cook Elementary School. This, however, would create no problem if sufficient landscaping was provided along the eastern boundary of the shopping centre and if Doman Street was closed or access to the shopping centre prohibited.

4. The shopping centre site was advertised as a 12.8 acre site and other bidders may claim that their bids would have been different had the site been advertised as a larger one.

It is the view of the Director of Planning and Civic Development that Council should approve the proposed amendment to Area A, Champlain Heights.

It is RECOMMENDED:

1. THAT Council approve the Amendment to Area A, Champlain Heights, to permit the enlargement of the shopping centre site, subject to:

   (a) the Amendment being generally in accordance with Appendix I
   (b) the floor area as a result of such an addition, not exceeding 30,000 square feet and the overall development not exceeding a floor space ratio of .25; the additional floor area to be provided in specialty rental stores
   (c) adequate landscaping, including fencing, being provided adjacent to the school site.

2. If (1) above is approved, and subject to the concurrence of the Vancouver School Board, Doman Street south of 54th Avenue be closed as a public street and the property disposed of as follows:

   (a) the west 30' be added to the shopping centre site subject to

      (i) a purchase price satisfactory to the City being determined for the west 30'
      (ii) the Hudson's Bay Company agreeing to pay for
         - the cost of removing curbs, pavement, service utilities, etc. which are deemed necessary by the City Engineer
         - the cost of any adjustments in the sidewalks, pavements, etc. required to provide pedestrian and vehicular access to Captain Cook School
         - the cost of removal, replacement or installation of new services as determined by the City Engineer
         - the cost of survey and all registration of plans required to implement this Amendment.

   (b) the east 30' be consolidated with the existing school property, the cost of such alterations to be subject to the same conditions as (a)(ii) above. "'

UNFINISHED BUSINESS (continued)

1. Proposed Amendment to Area 'A':
Champlain Heights (cont'd)

A representative of the Fraserview-Killarney Local Area Council appeared with a brief on the matter, proposing expropriation of Sites 7 and 8 owned by Dawson Developments Limited and asking consultations be held with this organization in respect of design and development of non committed lands in Champlain Heights. It is further proposed that agreements respecting sale of City owned lands be phrased to avoid land speculation.

Mr. A.T.R. Campbell, Barrister, representing the Hudson's Bay Company interests in respect of Sites 7 and 8 had an opportunity of speaking to the Council, including a representative from the Architects for this Company.

Letters were noted from the Administrative Officer for the Department of Municipal Affairs and the Manager of Central Mortgage and Housing Corporation expressing opposition in regard to use of Sites 7 and 8 for a shopping centre as proposed by the Hudson's Bay Company. Their position is based on the fact that the two senior governments have under development a public housing site immediately to the south of Site 8, and therefore it is felt the new shopping development would adversely affect this housing development. A representative of Central Mortgage and Housing Corporation appeared in further explanation.

MOVED by Alderman Hardwick,
THAT the communications from the two senior governments on this subject be received.

- CARRIED

Their being no further representations, and as there was a further aspect of the matter to be discussed 'In Camera', the whole question was deferred pending this 'In Camera' deliberation.

2. Certain Grant Requests

Certain outstanding applications for grants, deferred previously, were resubmitted and action taken as follows:

Vancouver Safety Council:
Grant

MOVED by Alderman Rankin,
THAT a grant of $3,750 be approved to the Vancouver Safety Council subject to the organization raising a matching amount.

- LOST

Riley Park Area Council Youth Enterprises:
Grant

MOVED by Alderman Wilson,
THAT a grant of $1,800 be approved to the Riley Park Area Council Youth Enterprises.

- LOST

MOVED by Alderman Wilson,
THAT further consideration of the application of the Riley Park Area Council Youth Enterprises for a grant be given at a future Council meeting.

- CARRIED

continued . . .

UNFINISHED BUSINESS (continued)

2. Certain Grant Requests (cont'd)

Se-Cure Organization of B.C.: Grant

MOVED by Alderman Rankin,
THAT a grant of $500 be approved to the Se-Cure Organization of B.C.

- LOST

John Howard Society of B.C.: Grant

MOVED by Alderman Sweeney,
THAT a grant of $3,000 be approved to the John Howard Society of B.C.

- LOST

COMMUNICATIONS

1. Council Representative to Sea Festival Board of Directors, 1972

MOVED by Alderman Phillips,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Wilson be appointed as the City's representative to the Board of Directors of the 1972 Sea Festival, pursuant to the request received from that organization.

- CARRIED

2. Change in Voting Powers: C.F.M.M.

Pursuant to advice received from the Executive Director of the Canadian Federation of Mayors and Municipalities, in which it was noted the national Board of Directors intends to propose to the forthcoming conference, a change in voting rights which would grant the City of Vancouver an increase from one to seven votes if approved, it was

MOVED by Alderman Phillips,
THAT if the new voting rights proposal is adopted, the City of Vancouver voting authority at the forthcoming conference be as follows:

Alderman Wilson	2
Mayor	1
Alderman Adams	1
Alderman Linnell	1
Alderman Phillips	1
Alderman Sweeney	1

- CARRIED

4. Welfare Emergency

MOVED by Alderman Rankin,
THAT the telegram from the Metropolitan Council of the United Church of Canada commenting with respect to the welfare emergency be deferred for consideration later this day after a report has been received from the Chairman of the Health and Welfare Committee on the present situation.

- CARRIED

The Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council then recessed at 12:00 noon to reconvene in open Council at 2:00 p.m. with the same personnel present.

COMMUNICATIONS (continued)

4. Welfare Emergency (cont'd)

Two telegrams were noted, from the Metropolitan Council of the United Church of Canada, and from the Social Action Unit of the Diocese of New Westminster referring to the present welfare situation as affected by the strike of civic employees, and urging certain actions be taken to alleviate this situation.

MOVED by Alderman Broome,
THAT these telegrams be received.

- CARRIED

The Deputy Mayor Alderman Linnell, advised of the various steps taken in an endeavour to cope with the social service problem during the strike emergency.

A representative of the Crises Centre appeared and among other requests urged cheques be mailed to recipients, special transportation arrangements to distribution centres be made and bargaining be resumed in an endeavour to settle this strike of civic employees. A representative of the Social Workers appeared also, and requested the City endeavour to have this whole question declared an 'emergency service'.

MOVED by Alderman Rankin,
THAT at least two or three stenographers from the City staff now working be sent to the Welfare Department to render assistance.

(tabled)

MOVED by Alderman Adams,
THAT the motion of Alderman Rankin be tabled until a report is received from the Board of Administration as to what additional staff could be made available to the Welfare Department during this strike emergency.

- CARRIED

MOVED by Alderman Phillips,
THAT the City Council request the Municipal and Regional Employees' Union to regard this social service matter as an emergency situation, and provide the necessary staff to assist in these various welfare duties.

- CARRIED

MOVED in amendment by Alderman Rankin,
THAT the following words be added to the motion of Alderman Phillips:

'and the Union representative be requested to appear before Council to discuss the question.'

- LOST

The amendment having lost, the motion was put and carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Grade Crossing Protection:
East and West Boulevard and 49th Avenue

MOVED by Alderman Hardwick,
THAT the following Board of Administration report dated April 21, 1972 be approved.

- CARRIED

'The City Engineer reports as follows:

"49th Avenue is scheduled to be paved this year from Oak Street to Marine Crescent. The intersection of 49th Avenue with East and West Boulevards will require signalization in order to efficiently and safely accommodate traffic movements on the wider street.

As the V. & L.I. Railway crosses 49th Avenue between the two Boulevards, a railway crossing signal will also be required coincident with the traffic signal installation. It has been estimated that this improved railway crossing protection will cost approximately $25,000. The normal cost sharing arrangement of 80% from the Grade Crossing Protection Fund, 12½% from the City and 7½% from the railway should apply. The City's share, in this instance, would be approximately $3,000 for the initial installation plus 50% of the annual maintenance costs.

It is therefore RECOMMENDED that Grade Crossing Protection for this intersection be approved in principle subject to detailed cost estimates being submitted at a later date and that an application be made to the Canadian Transport Commission for this protection."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

2. Rezoning Application:
Block Bounded by Burrard, Nelson,
Hornby and Helmcken

MOVED by Alderman Sweeney,
THAT the following Board of Administration report dated April April 21, 1972 be approved.

- CARRIED

'The Director of Planning and Civic Development reports as follows:

"An application has been received from J. Barrie Campbell, President of the Vancouver Development Corp. Ltd., Suite 3709, Place Victoria, Montreal, Quebec, requesting an amendment to the Zoning and Development By-law whereby the above noted property would be rezoned from a CM-2 Commercial District to a CD-1 Comprehensive Development District for the purpose of 'a group of buildings with the occupancies of: office, hotel, personal care center & apartments, underground retail, cinemas, parking and service area'.

The subject site has a frontage on Burrard and Hornby Street of 475' and a depth on Nelson and Helmcken Street of 260', formerly the Dawson School site.

HISTORY

Submitted with the application is a brief 'Development Proposals -- Block 80', which states in part:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2. **Rezoning Application:**
Block Bounded by Burrard, Nelson,
Hornby and Helmcken (cont'd)

'...Proposed uses are Offices, Hotel, Apartments and a Personal Care Home. Each use will be enclosed in a simple building connected through a pedestrian mall and parking facilities below grade. The treed and landscaped park will be open to the City on all 4 surrounding streets.

...Our parking study indicates that the following breakdwon of parking spaces will serve the needs of the project:

Hotel	75 spaces
Offices	75 "
Apartments & Personal Care Home	200 "
	350 spaces

...Apart from parking and services there will also be a small number of retail stores to serve the site and the immediate surroundings. This area will also contain restaurants and bar as part of the hotel operation, and two cinemas with a common projection room and lobby.

A modest office building is proposed of the type suitable for a location on the fringe of the Central Business District.

Intentions are to provide for a single major tenant with mixed occupancy for the balance of the building.

The Hotel will have approximately 200 rooms, in the medium price category.

Present plans envisage an apartment building providing approximately 260 apartments of the studio and 1 bedroom variety. The apartments will be in the medium rental range, designed for people who want to live close to the downtown area and do not necessarily own a car.

Present plans are to develop a Personal Care Home for elderly people. Small apartments will be provided, along with community spaces for eating and recreation.

Floor Areas:

Personal Care Home:	total of 240,000 sq. ft.
Office:	101,150 sq. ft.
Hotel:	101,150 sq. ft.
Apartment:	187,850 sq. ft
	for a total of 630,150 sq. ft.

The applicant indicates a floor space ratio of 5.1; the site coverage being 27.3%. However, it would appear the commercial facilities below grade have not been included in the floor space ratio of 5.1, and using the figures submitted, including retail facilities, cinema and hotel facilities, the floor space ratio would appear to be 5.66.'

The concept plan also submitted, marked "Received, December 31, 1971", indicates four high-rise buildings; the personal care home being 19 storeys, plus mechanical floor; office being 13 storeys, plus mechanical floor; hotel being 13 storeys, plus mechanical floor; apartment being 25 storeys, plus mechanical floor.

The sketch plans submitted are inadequate to analyze any detail as to open space meeting by-law requirements, daylighting, vertical angles, setbacks, floor space ratio, required off-street parking, plaza level, etc.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2. **Rezoning Application: Block Bounded by Burrard, Nelson, Hornby and Helmcken (cont'd)**

The Technical Planning Board on February 18, 1972 RECOMMENDED:

'THAT the application be APPROVED thereby rezoning the area to a CD-1 Comprehensive Development District, and the uses be restricted to apartment building, hotel, personal care home, office building, retail stores, theatres (excluding drive-in), customary ancillary uses, off-street parking and off-street loading, subject to prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, having regard to the orientation of the buildings on the site in relation to the surrounding properties, provision of adequate open space, the plazas generally not to exceed 3' above adjoining street grades, and after having advice from the Design Panel.

2. The floor space ratio not to exceed 5.66 gross, but excluding underground parking, boiler rooms, and off-street loading facilities.

3. All utilities to be underground.

4. Adequate off-street parking and loading.

5. Satisfactory provision for vehicular ingress and egress to the underground parking facilities.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Vancouver City Planning Commission on April 7, 1972 approved the form of development in principle as a basis for CD-1 zoning with the detailed scheme of development being reviewed by the Commission at the earliest possible stage in the development permit submission; such review to include examination of the disposition of the site, development of 76% of the site with a satisfactory scheme including plantings of mature trees and provision of adequate drainage to support the concept of "green" open space; provision of adequate underground parking; retail continuity or pedestrian interest in relation to the development of the surrounding area including Block 71."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing. '

3. Mobile Homes

MOVED by Alderman Rankin,
THAT the report of the Board of Administration dated April 20th, 1972 re mobile homes, be deferred pending the hearing of a delegation from the United Mobile Homeowners' Co-operative Association of B.C. pursuant to request received.

- CARRIED

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

4. Purchase of Property re Rupert Park Extension

MOVED by Alderman Broome,
THAT the following report of the Board of Administration dated April 26, 1972 be approved.

- CARRIED

' The Director of Planning and Civic Development reports as follows:-

" Establishment of Rupert Park

On December 6th, 1966 Council approved the transfer of approximately 25.4 acres of City owned land to the Parks Board at a cost of $266,000. Council further directed that the balance of the sum approved by ratepayers for a north east sector park i.e. $234,000 be made available to the Parks Board for park development.

Council did not agree to the request from the Parks Board that the balance of the funds be used to acquire 12 private parcels located south of Kitchener Street between Rupert Street and the City owned land on the west side of the Cassiar - Rupert Diversion.

A plan showing the location of these private parcels is attached as Appendix I.

On this question Council resolved:

' THAT the matter of purchase of private properties involved be referred to the Parks Board for its consideration and recommendation at some future date.'

Action since 1966

The Parks Board have proceeded rapidly with the development of the 20 acre portion of Rupert Park east of the Cassiar - Rupert Diversion, and work is substantially completed, including a pitch and putt course, a service building, baseball and football field and landscaping.

In the portion west of the Diversion, one private property was acquired (Lot 22, Blk. 3, S½ of NW ¼, Sec. 29, THSL) at the intersection point of Rupert Street and the Diversion, in order to change the alignment of the Diversion in its approach to the 1st Avenue intersection.

The widening of the Diversion to three lanes in each direction separated by a median is presently under way as part of the 1972 paving program.

Applications to subdivide Lots 1 and 2, Blk. 3, Sec. 29, THSL

Two applications to subdivide the above two lots into three 35' lots have been received from Mr. Gino Bucchiotti dated February 21st, 1971 and from Mr. B. Prasad of Block Brothers Realty Limited dated March 23rd, 1972.

The two lots are within the area proposed by the Park Board in 1966 for the extension of Rupert Park and were therefore referred to them for their advice.

On March 27th, 1972 the Parks Board resolved:

'That the Board agree to purchase the two lots.'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

4. **Purchase of Property re Rupert Park Extension (cont'd)**

Proposed Purchase of Lots 1 and 2, Blk. 3, Sec. 29, THSL

The creation of a usable park west of the Cassiar Rupert Diversion depends on the ultimate acquisition of all private properties south of Kitchener Street and east of Rupert Street.

On the basis that approval of the subdivision application would lead to the construction of 3 new houses in this future park area, it is proposed that Council approve the request of the Parks Board to purchase the two lots. Construction of two new houses is anticipated even were the subdivision application to be refused.

Source of Funds

Funds for the proposed purchase of the two lots, which have a 1972 assessed value of $15,580 are not included in either Table I or Table II of the 1971-75 Park Site Purchase Programme.

It is therefore proposed that the 1971-75 Park Site Purchase Programme be amended to include protective purchasing to preclude development in the proposed Rupert Park Extension, bounded on the west by Rupert Street and on the east by the existing park site. Further purchases under this procedure are expected to be limited to a maximum of four properties within the current Five Year Plan. This is based on existing land/improvement assessment ratios.

Recommendation

It is RECOMMENDED THAT:

1. Council instruct the Supervisor of Property and Insurance to negotiate for the purchase of Lots 1 and 2, Block 3, Sec. 29, T.H.S.L., the source of funds to be the 1971-75 Park Site Purchase Programme.

2. The Rupert Park Extension containing all remaining land between Rupert Street and the present Rupert Park Site, be included in Table II of the 1971-75 Park Purchase Programme for protective purchasing."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

5. **Proposed Senior Citizens' Public Housing Project: S/E Corner of 7th Avenue and Yew Street**

The Board of Administration under date of May 2, 1972 reported as follows:

'The Director of Planning and Civic Development reports as follows:

"The Council on December 21, 1971 adopted the following recommendations of the Technical Planning Board:

'(1) THAT Council approve Lots 1, 2, 3, 4, and 5, Block 304, District Lot 526, as the site for a senior citizens' project to be provided under Section 40 of the National Housing Act and request the Senior Governments to investigate this project on the basis that the City would assemble the land for sale to the Federal-Provincial partnership as in the case of the West End (FP 10) Senior Citizens' Project, for the partnership to construct the project thereon, in accordance with the RM-3 District Schedule of the Zoning and Development By-law.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

5. Proposed Senior Citizens' Public Housing Project:
S/E Corner of 7th Avenue and Yew Street (cont'd)

Preliminary investigations indicate that costs per unit may be about $12,500 for high-rise and $11,700 for a low-rise building and that a limit may be placed on the project by the Provincial Government of approximately $10,200. Accordingly the Technical Planning Board recommends

(2) THAT application be made to accept the project on the basis of the approximate cost figures prepared. If the project is approved in principle by the three levels of government, then an investigation be undertaken to include an examination of both high-rise and low-rise construction, to take account of both economic and social factors and the effect of the development on the surrounding area.

(3) THAT, subject to agreement by the Senior Governments to proceed on the above basis, the Supervisor of Property and Insurance be instructed to negotiate the purchase of Lots 1, 2, 3, 4, and 5, Block 304, District Lot 526.

(4) THAT the Supervisor of Property and Insurance be given authority to assist in the rehousing of people displaced because of the proposed development, it being noted that the B.C. Housing Commission gives first priority to people displaced by the acquisition and clearance of the recommended site.

(5) THAT arrangements be made to allow people with experience in living in this type of accommodation to participate in the planning of the project.'

City officials, together with representatives of the Province and C.M.H.C. and recently also the Director of Housing for the Greater Vancouver Regional District, have continued to meet with representatives of local groups and others interested in the project. As a result of these meetings, it has been confirmed:

(1) The location of the proposed project is satisfactory.

(2) A low-rise building is preferred rather than a high-rise building as originally contemplated.

Investigations by the Senior Governments have resulted in cost estimates per unit (including cost of land) and resulting rents approximately as follows:

	3-Storey Frame Building with Elevator (70 Units)	13-Storey High Rise Building (114 Units)
	$	$
Approx. Cost per Unit	13,100	12,900
Estimated Monthly Rents to Tenants		
Bachelor	72	72
1-Bedroom	88	87

The cost estimates have assumed that the project will be developed through the 'developer proposal' method and that a proposal call can be issued within 3 to 6 months.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

5. Proposed Senior Citizens' Public Housing Project:
S/E Corner of 7th Avenue and Yew Street (cont'd)

The estimated monthly rents per unit have been calculated in the same way as for private non-profit senior citizens' housing financed through Section 15 of the National Housing Act and the Provincial one-third grant. This is the basis used by the B.C. Housing Management Commission in setting rents for senior citizens' units in Federal/Provincial housing projects.

Representatives of the Senior Governments have advised that they will recommend that this project proceed to the 'formal approval' stage on receipt of confirmation from the City that the approximate estimates of cost and general form of development proposed are acceptable. The approximate estimates include an allowance of $275,000 for the assembly of the site. The senior government 'formal approval' is understood to mean that they are prepared to purchase the land from the City at its cost of acquisition including costs of registration and demolitions, as they did for the FP 10 (Nicholson Tower) project at Nelson and Thurlow Streets. If, however, the project does not proceed there is the possibility that the City, having purchased the site, might have to attempt to dispose of it to some other purchaser.

Board of Directors of the Greater Vancouver Regional District, on April 26, 1972, adopted a resolution to the effect that, on formal application by the City of Vancouver, following assembly and acquisition of the site, the District will accept responsibility for the Kitsilano Senior Citizens' Housing Project. This confirms my understanding that the City is expected to acquire the site for transfer to the senior governments, to assist in relocating occupants and to provide certain other assistance.

The Senior Government representatives prefer that the project be built through 'developer proposal' procedure (similar to the FP 10 Nicholson Tower Project) rather than through the appointment of an architect to first prepare sketch plans and approximate estimates and then working drawings, specifications and tender documents, which was the procedure for FP 19 (Oppenheimer Lodge). They are agreeable also to people with experience in living in this type of accommodation participating in the planning of the project as requested by the City.

At a meeting in the Kitsilano area on April 24, 1972 general agreement was reached between local people, C.M.H.C., Regional District and City officials that a local representative with experience in living in senior citizens' housing should be a member of a 'Steering Committee' to draft the proposal call documents. It was also generally agreed that this local member would be at liberty to call on specialist advisors on a voluntary basis, to the extent that the local member considered necessary.

Meanwhile, site acquisition should begin as early as possible to allow as much time as possible for negotiations and assistance in relocation of residents from the existing buildings on the site.

In order to expedite this project, it is recommended that:

(1) Council confirm that it favours the project being in the form of a low-rise building.

(2) Council request the Province to seek the approval of Central Mortgage and Housing Corporation to proceed with this project under Section 40 of the National Housing Act.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

5. Proposed Senior Citizens' Public Housing Project:
S/E Corner of 7th Avenue and Yew Street (cont'd)

(3) The Supervisor of Property and Insurance be instructed to negotiate for the purchase of Lots 1, 2, 3, 4 and 5, Block 304, D.L. 526 and to assist in any necessary rehousing of people displaced in accordance with recommendation (3) and (4) referred to above, and that the necessary advances for these purchases be made from $1,000,000 Revolving Fund for housing, such advances to be repaid upon disposal of the site to the senior governments.

(4) The Supervisor of Property and Insurance be instructed to obtain the concurrence of Central Mortgage and Housing Corporation that the costs of acquisition are fair and reasonable in similar manner to that adopted in the assembly of other public housing sites, prior to submission of individual purchases for Council's approval.

(5) The Director of Planning and Civic Development, or his representative, be authorized to sit on such Steering Committee as may be set up to draft the proposal call documents."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and Civic Development be approved.'

MOVED by Alderman Hardwick,
THAT recommendation (1) in the report by the Director of Planning and Civic Development, i.e that Council confirm it favours the project being in the form of a low-rise building, be approved.

- CARRIED

MOVED by Alderman Broome,
THAT the balance of the recommendations of the Director of Planning and Civic Development, i.e. (2) to (5) inclusive, be approved.

- CARRIED

6. Clause 1 - Lease Extension:
Haro Park
Clause 2 - Lease of Lane Allowance:
South of 8th Ave., East of Burrard
Clause 3 - Sale of Residential Lots:
Area 'B', Champlain Heights

The Board of Administration under date of May 5, 1972 submitted the following property report:

'(1.) Lease Extension of Haro Park
Lots 23-26, Block 32, D.L. 185
Known as 1231 Haro Street

The Supervisor of Property and Insurance reports as follows:-

"The above site has been held under lease by the Federal Government for use of the Department of Veteran Affairs to May 31st, 1972.

By letter dated April 6th, 1972, the Crown (Department of Public Works) has requested a three-month extension.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

The letter states "unforeseen circumstances have delayed completion of alterations to alternative premises planned for the tenants now accommodated on Haro Park Site and it is requested that consideration be given to extending the lease term to a further period of 3 months, from June 1st to August 31st, 1972. This extension will allow tenant occupancy to June 30th and two months for demolition and site work."

In subsequent discussions, the Department of Public Works has advised the Property & Insurance Office that the Alvin Building on Robson Street is being renovated to house the Department of Veteran Affairs (major occupants of 1231 Haro Street), and that such work should be completed by June 30th, 1972, provided there is no construction shutdown. The National Parole Board, who were also in 1231 Haro Street, are moving into Pacific Centre.

RECOMMENDED that a lease extension to August 31st, 1972 be granted, on the same terms and conditions, as the existing lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(2.) Lease of 10 Foot Lane Allowance South of 8th Avenue, East of Burrard Street, South of Lot A, Block 328, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"The 10-foot lane allowance South of Lot A, Block 328, D.L. 526, has been leased to Clark Simpkins Limited on a year to year basis, since January 1st, 1962. The present rental is $125.00 per annum. In accordance with the agreement, a review has been undertaken which indicates that the rental should be increased to $300.00 per annum. The lessee has agreed to the proposed increase.

RECOMMENDED that the rental of the 10-foot lane allowance South of Lot A, Block 328, D.L. 526 be increased to $300.00 per annum, effective January 1st, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(3.) Sale of Residential Lots, Area 'B', Champlain Heights (Zoned: RS-1)

The Supervisor of Property and Insurance reports as follows:

"In accordance with City Council's Resolution of March 28th, 1972, the 185 single family lots in Area "B" of Champlain Heights were advertised for sale on the basis of fixed price, to individuals, with the sale being restricted to one lot per individual. Council's instruction on these lots is for a period of approximately 30 days, after which any unsold lots will be re-advertised on the basis of a sealed tender with the highest offer above the upset price being accepted.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. **Property Matters (cont'd)**

AMENDED SEE PAGE 60

On the basis of Council's restricted sales procedure, tenders were opened on April 24th at a meeting of the Board of Administration in Committee Room No. 1. As a result of the meeting the following sales by tender are recommended to be approved under the terms and conditions set down by City Council.

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Regino C. Romero	16	44' x 120'	$14,250.00	City Terms @ 9%	
Rudy Buchsbaum	17	42' x 120'	$14,000.00	City Terms @ 9%	
George Rusin	18	42' x 120'	$14,000.00	City Terms @ 9%	
Christine Fung	19	42' x 120'	$14,000.00	Cash	
Kornelius Neustadter	20	42' x 120'	$14,000.00	City Terms @ 9%	
Robert F. Schibild	21	42' x 120'	$14,000.00	City Terms @ 9%	
Alvin C. and Elaine M. Olson	22	42' x 120'	$14,000.00	Cash	
Kenneth Johnson	23	42' x 120'	$14,000.00	City Terms @ 9%	P.U. Easement approx. 5' x 13', S.E. Corner
Russell Sass	24	42' x 120'	$14,000.00	City Terms @ 9%	P.U. Easement approx. 5' x 13', N/E corner.
Edith Sacker	25	42' x 120'	$14,000.00	City Terms @ 9%	
Ronald Tong	26	42' x 120'	$14,000.00	Cash	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Margaret Mantler	27	42' x 120'	$14,000.00	City Terms @ 9%	
Guo-Yung Ling Grace Mun Suen Ling	28	44' x 120'	$14,250.00	City Terms @ 9%	
Pasquale & Maria Altobelli	29	50' x 120'	$15,000.00	Cash	
Petar and Andjelka Pejkovic	30	50' x 120'	$15,000.00	City Terms @ 9%	
Richard Goebels	31	50' x 120'	$15,000.00	City Terms @ 9%	
Adolf Kellner	32	50' x 120'	$15,000.00	City Terms @ 9%	
Marion Ker	33	Irregular 6734 sq.ft.	$15,500.00	City Terms @ 9%	
Henry Herbert Penner	34	Irregular 7778 sq.ft.	$15,800.00	City Terms @ 9%	
Jacob Sawatzky	35	Irregular 7640 sq.ft.	$15,800.00	City Terms @ 9%	
Jean M. Wallace	36	Irregular 6422 sq.ft.	$15,600.00	City Terms @ 9%	
Alex. A and Olga Nemeth	37	56' x 115'	$15,600.00	City Terms @ 9%	
Joseph Vulama	38	55' x 115'	$15,600.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Audrey Yvonne Burton	43	55' x 115'	$15,600.00	City Terms @ 9%	
Jean M. Bishop	45	52' x 115'	$15,500.00	City Terms @ 9%	Public Utility Easement, 5' x 13' Southeast corner
Rose Heller	46	52' x 115'	$15,500.00	City Terms @ 9%	South 5 feet Pub.Util.Easem
Helmer Adrian & Mabel I. Kvist	47	52' x 115	$15,500.00	City Terms @ 9%	South 5 feet "
Marion Aldred Coen	48	52' x 115'	$15,500.00	City Terms	South 5 feet "
Guido & Anna Garzitto	49	52' x 115'	$15,500.00	City Terms @ 9%	South 5 feet "
Kenneth J. & Margo D. Lott	50	52' x 115'	$15,500.00	City Terms	South 5 feet "
Peter & Enid W. Walker	51	52' x 115'	$15,500.00	City Terms @ 9%	South 5 feet "
Josephine Alda Willis	52	Irregular 6937 sq.ft.	$16,000.00	City Terms @ 9%	South 5 feet "
Ken Stanley Mueller	53	Irregular 6806 sq.ft.	$16,200.00	City Terms @ 9%	
Chia Chen & Inez I Ging Teng	55	55' x 115'	$16,000.00	City Terms @ 9%	
Frank & Kay Huang	57	55' x 115'	$16,000.00	City Terms @ 9%	
Lucy Shen Chiu	58	55' x 115'	$16,000.00	Cash	
Francesco Marchioni	60	55' x 115'	$16,000.00	Cash	Public Utility Easement, 2' x 16', Northeast corner
Ming Yuen & Kay Lee	61	Irregular 7442 sq.ft.	$17,000.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Bert Koppel	66	Irregular 9279 sq.ft.	$16,500.00	City Terms @ 9%	
Oscar & Helen Mae Osipov	67	Irregular 8615 sq.ft.	$16,000.00	Cash	Public Utility Easement over the easterly 5 feet
Daniel M. & Lydia Huzyk	71	Irregular 11259 sq.ft.	$16,800.00	City Terms @ 9%	
Giustino and Antonietta Faraone	74	Irregular 6594 sq.ft.	$16,000.00	Cash	
Clarence Peter Brandt	77	Irregular 7277 sq.ft.	$17,000.00	City Terms @ 9%	
John & Anne Thiessen	79	60' x 120'	$16,600.00	Cash	
Kenneth & Pam Welwood	83	Irregular 7028 sq.ft.	$16,500.00	City Terms @ 9%	
Donn E. and Lynda Chalmers	91	120' x 60'	$16,600.00	Cash	Public Utility Easement over the West 5'
Ray Rodney	92	60 x 120'	$16,600.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
Edmond & May Lee	94	60' x 120'	$17,000.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
George Greer Coffey	95	60' x 110'	$16,800.00	City Terms @ 9%	
Leslie Baranyi	96	60' x 110'	$16,500.00	City Terms @ 9%	
James & Barbara Eng	97	60' x 110'	$16,500,00	Cash	
Timothy James Eng	98	60' x 110'	$16,500.00	City Terms	
Melvin & Mary Flathen	99	Irregular 7375 sq.ft.	$16,600.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Yuen Sau Har	104	65' x 110'	$16,800.00	City Terms @ 9%	
Clarence & Carole Hansen	107	60' x 110'	$16,500.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
Gregory Stephen Eng	108	Irregular 6927 sq.ft.	$16,800.00	City Terms @ 9%	Public Utility Easement over the westerly 5 feet.
Joseph Pighin	109	60' x 110'	$16,500.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
Ned Bikich	111	60' x 110'	$16,500.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
Walter & Anne Semkuley	112	Irregular 7263 sq.ft.	$17,000.00	City Terms @ 9%	Public Utility Easement over the West 5 feet
Milan Jakubec	113	Irregular 6595 sq.ft.	$18,000.00	City Terms @ 9%	
Frank Vernon	114	Irregular 6773 sq.ft.	$18,000.00	Cash	
Kris & Beret Boe	115	Irregular 6483 sq.ft.	$18,000.00	City Terms @ 9%	
Michael & Marjorie Levy	116	Irregular 6537 sq.ft.	$18,000.00	City Terms @ 9%	
Abdul Shaikh	118	Irregular 6679 sq.ft.	$17,000.00	City Terms @ 9%	Public Utility Easement over the Northerly 5 feet
Michael & Christine Nye	119	Irregular 6969 sq.ft.	$16,800.00	Cash	Public Utility Easement over the Westerly 6'
Umberto Marocco	120	60' x 110'	$16,500.00	Cash	Public Utility Easement over the Westerly 5'
Antonio Marocco	121	60' x 110'	$16,500.00	Cash	Public Utility Easement over the Westerly 5'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Hin Kam Tsang Chow	125	Irregular 6343 sq.ft.	$16,000.00	Cash	Public Utility Easement over the Westerly 7'
Ingrid E. Genz	127	Irregular 6681 sq.ft.	$16,000.00	City Terms @ 9%	
Stevo Vulama	128	Irregular 6751 sq.ft.	$16,000.00	City Terms @ 9%	
Samson Mac	132	60' x 110'	$16,000.00	City Terms @ 9%	Public Utility Easement over the Easterly 5 feet
Ernest Bunderla	136	Irregular 10286 sq.ft.	$16,800.00	Cash	
Nick M. & Diane A. Kalinowski	139	60' x 110'	$16,500.00	City Terms @ 9%	
Mirko & Maria Pejkovic	140	60' x 110'	$16,500.00	Cash	
Theodor Kondratzky	141	60' x 110'	$16,500.00	Cash	
Ugo Bellini	142	60' x 110'	$16,500.00	City Terms @ 9%	
Nicholas Folino	143	Irregular 6728 sq.ft.	$16,500.00	City Terms @ 9%	Public Utility Easement over the Southerly 5 feet
Reinhard & Hilda Gogolin	144	63' x 121'	$16,600.00	City' Terms @ 9%	Public Utility Easement over the Northery 5 feet
Lorne Wilson	147	50' x 110'	$15,700.00	City Terms @ 9%	Public Utility Easement over the South 5 feet
Josip & Barica Tomichich	150	50' x 110'	$15,700.00	City Terms @ 9%	Public Utility Easement over the South 5 feet
Bill Rusin	152	50' x 110'	$15,700.00	City Terms @ 9%	Public Utility Easement over the South 5 feet
Sharron-Ellen Rusin	154	Irregular 6448 sq.ft.	$16,500.00	City Terms @9%	Public Utility Easement S/W corner, 7' x 12'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Jake Loewen	156	Irregular 7755 sq.ft.	$17,000.00	City Terms @ 9%	Public Utility Easement over the Southerly 3'
Joaquin De Sequera	157	Irregular 6718 sq.ft.	$16,800.00	City Terms @ 9%	Public Utility Easement over the N/E corner, 3' x 49'
William T. & Eileen Chow	159	50' x 110'	$15,700.00	City Terms @ 9%	
Adam & Maria Dolmat	160	50' x 110'	$15,700.00	Cash	
Man Lok Luk	161	50' x 110'	$15,700.00	Cash	
Alexander Cherkezoff	162	50' x 110'	$15,700.00	City Terms @ 9%	Public Utility Easement N/W corner, 7' x 1'
George Frank Peone	163	50' x 110'	$15,700.00	City Terms @ 9%	
David S. Ezekiel	164	50' x 110'	$15,700.00	City Terms @ 9%	
Charles Peter Skedanuk	165	50' x 110'	$15,700.00	City Terms @ 9%	
Thomas C. Mah	168	52' x 120'	$17,000.00	City Terms @ 9%	
Ladislav & Stefica Prigl	171	52' x 120'	$17,000.00	City Terms @ 9%	
Victor Loewen	172	52' x 120'	$17,000.00	City Terms @ 9%	
Tommy C. & Dora Wong	173	52' x 120	$17,000.00	City Terms @ 9%	
Peter & Olga Loewen	174	52' x 120'	$17,000.00	City Terms @ 9%	
Kenneth H. Healey	175	Irregular 7685 sq.ft.	$17,500.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Kevin and Elizabeth Fayers	176	Irregular 8400 sq.ft.	$17,800.00	City Terms @ 9%	
Andrew Rusin	177	Irregular 7833 sq.ft.	$17,600.00	City Terms @ 9%	
Francis & Mary Seipp	178	Irregular 4738 sq.ft.	$17,500.00	City Terms @ 9%	
Nand Gopal Jethi	179	Irregular 8128 sq.ft.	$17,600.00	City Terms @ 9%	
Alan and Margaret Whiteley	183	50' x 133' 6849 Sq.ft.	$16,200.00	City Terms @ 9%	P.U. Easement over the Southerly 5 feet and the Easterly 5 feet
Hong-Fat Chan	185	50' x 140'	$17,500.00	City Terms @ 9%	
Cornelis & Cornelia Van Viersen	186	50' x 140'	$17,500.00	City Terms @ 9%	
Raymond & Helen Brittain	187	50' x 140'	$17,500,00	Cash	
Stanley Kwok	191	50' x 140'	$17,500.00	City Terms @ 9%	
Richard Kong	192	50' x 140'	$17,500.00	City Terms @ 9%	
Tiu Nah Kong	193	50' x 140'	$17,500.00	City Terms @ 9%	
Henry Sai-Muk Ng	194	50' x 140'	$17,500.00	City Terms @ 9%	
Hobert Liang	195	50' x 140'	$17,500.00	City Terms @ 9%	
Norval & Margaret Riley	196	50' x 140'	$17,500.00	Cash	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. Property Matters (cont'd)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Wilson Mak Hon Kai	197	50' x 140'	$17,500.00	City Terms @ 9%	
Arne Kellner	198	50' x 140'	$17,500.00	City Terms @ 9%	
Robert & Wendy Kline	199	50' x 140'	$17,500.00	Cash	
Stanley & Marjorie Joughin	200	50' x 140'	$17,500.00	City Terms @ 9%	
Donald & Shirley Martin	201	50' x 140'	$17,500.00	City Terms @ 9%	
John Edward & Eleanor Joughin	202	50' x 140'	$17,500.00	City Terms @ 9%	
Branko & Agatha Hitrec	203	50 x 140'	$17,500.00	Cash	

Bulkhead Agreements

The purchaser of any lot which is more than one foot above or below the finished grade of the abutting streets or lane will be required to enter into a bulkhead agreement."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

(A copy of the plan of the lots involved is circulated for the information of Council.)'

MOVED by Alderman Broome,
THAT the foregoing Board of Administration report, Clauses 1, 2 and 3, be approved.

- CARRIED

7. Research Project Study:
Children Out of Wedlock

MOVED by Alderman Bird,
THAT the following report dated April 21, 1972, submitted by the Board of Administration be approved:

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

7. Research Project Study:
Children Out of Wedlock (cont'd)

' The Medical Health Officer reports as follows:

"On April 5, 1972 I received confirmation through the Deputy Provincial Health Officer that a Federal Research Grant in the amount of $6,965.00 has been approved to carry out the first stage of the three year research project stated above.

The Health Department has recognized the necessity of obtaining answers to the needs presented by children raised by unmarried mothers. There has been sufficient concern that our department has provided since November 1966 special prenatal classes for single mothers, as well as providing additional nursing attention to unwed mothers who keep their infants.

The Health Department recognize that it is very difficult to adequately counsel young people on the consequences of pregnancy without knowing the likely effect on the children born in the situation. The purpose of this study is to determine if the child born in the situation, is adversely affected by being retained by the natural mother. If so the Health Department would be in an improved position for providing more adequate counselling to young people, and to provide appropriate health and educational services in order to influence a favourable outcome.

The Budget is appended. (Salary estimates are based on 1971 rates. Upon finalization of 1972 rates a further submission will be made to Ottawa requesting additional funds. When costs of any project increase it is normal practice to request any supplementary funding.)

In order to implement this research project the following staff will be required in addition to the normal staff complement.

Psychiatrist	72 sessions at $55 per session
Public Health Nurse I	Part-time - 10 hours per week for six months - 3½ hours per week for six months
Clerk/Steno II	(same hours as Public Health Nurse)

The above positions have been discussed with the Acting Director of Personnel Services who confirms the classifications and salary rates."

Your Board RECOMMENDS that

(a) The "Follow-Up Study to the Thirtieth Month of a Population of Children Born Out of Wedlock in the City of Vancouver and Remaining with their Mother" be operated by the Health Department for the duration of the federal funding support.

(b) The required positions as confirmed by the Acting Director of Personnel Services be established.

(c) That the first stage costs of the project, in the amount of $6,965, be approved on the understanding that the total of these costs are recoverable under a Federal Research Grant. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

8. Professional Liability Insurance

The Board of Administration under date of April 27, 1972 submitted the following report:

'Your Board has received the following report from the Deputy Director of Finance:

"As Council is aware, a committee of City officials is reviewing the City's requirements for liability insurance. Prior to asking underwriters to submit proposal-quotations on the City's overall needs your committee feels that Council may wish to provide some direction on the matter of coverage of certain classes of City employees in the performance of their duties. The classes of employees are:

Doctors, dentists, nurses and certain technical personnel
Engineers, architects, and surveyors
Lawyers.

All of these employees may be subject to an action for damages, by a third party, if the employee has exceeded his authority, or has, through negligence or inadvertance, caused harm to another person or persons. Examples are a doctor who gives the wrong injection, an engineer who through faulty design creates a situation where something collapses. in most cases it is assumed that the City would also be sued for damages.

The insurance review committee is of the opinion that there is justification for considering protecting these employees by professional liability insurance and further that the City should be protected in the event of actions jointly against the employee and the City. it should be pointed out that to the best of any staff member's memory the City and/or professional staff have never been subject to any action for damages of the type described.

If Council is in favor of such protection then an interim policy should be taken out now, which would be replaced by the overall package liability policy if and when Council approves it. Council's approval or disapproval now of the various aspects of this section of liability insurance will also provide the review committee with the necessary guidelines for approaching the brokerage community on the package policy.

in order to establish some idea of costs we obtained a quotation for approximate premium costs for one year, as follows:

1. Doctors, dentists, nurses and technical personnel
   $4,500 premium for 1 year's protection for the City, 212 full time personnel and 74 part time personnel, with limit of $500,000 one claim and $1,000,000 aggregate claims.

2. Engineers, surveyors, architects
   52 professional engineers, 5 surveyors, 3 architects
   a) for limits of $250,000 one claim, $500,000 aggregate claims, with $5,000 deductible, - premium cost approximately $20,000 per year.
   b) for limits of $1,000,000 for one claim, $1,500,000 aggregate claims with $5,000 deductible, - premium cost approximately $40,000 per year.

3. Lawyers
   9 in Law Department, 25 in Prosecutor's Office
   No firm estimate is available but cost would presumably be between $150 - $300 per year per Law Department lawyer and considerably less for those in the Prosecutor's Office.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

8. Professional Liability Insurance (cont'd)

The City Medical Health Officer, Dr. Bonham, is quite concerned about the need for liability insurance. Our analysis suggests that the medical area is the highest risk component in terms of potential number of claims of the three listed above. The Health Department prescribes and administers drugs, gives dental treatment, performs health counselling, runs the immunization program, controls persons and premises from the health point of view, and issues orders for the abatement of health problems and destruction of unhealthy produce. All of these activities can, through accident or carelessness, open the City and the staff member to liability.

Category 2 (engineers, surveyors, architects) appears to have a somewhat lower priority than the medical area, even though it should be noted that the amount of liability arising from an 'occurance' could be much greater. The cost of protection also appears to be somewhat prohibitive. Based on the experience of Ottawa City, which a short while ago completely reviewed their liability situation and developed a comprehensive liability policy, it appears that protection would be best included in a comprehensive liability policy. We will be including such coverage in the submission to the brokers.

Category 3 (lawyers) appears to have the lowest priority and in point of fact the lawyers in the Prosecutor's Office should probably be dropped from consideration. The lawyers in the Law Department could potentially be open to liability but it is difficult to evaluate the risk. The cost of protecting the lawyers and the City would appear to be between $1,350 to $2,700 per year.

Recommendation

That the Category 1 personnel (doctors, dentists, nurses and technical personnel) and the City be jointly protected by liability insurance for one year, with a limit of $100,000 for one claim and $500,000 aggregate claims. The cost should be less than the $4,500 estimated above as the limits have been reduced.

In view of the restricted market for this insurance it is further recommended that the brokerage firms of Macaulay Nicholls Maitland & Co. Ltd. and Leslie Wright and Rolfe Limited be asked to separately approach underwriters to obtain policy proposals with the award being to the broker producing the best combination of price and conditions, as determined by the Insurance Review Committee.

For Council Consideration

1. Does Council wish to protect Category 2 personnel (engineers, surveyors, architects) at a cost of approximately $20,000 per year for limits of $250,000 and $500,000 or approximately $40,000 per year for limits of $1,000,000 and $1,500,000. The City would also be protected. It is anticipated that protection of the City will be included in the 'package policy' proposal. It is possible that the premium costs quoted could be reduced by 25% in detailed discussions wit underwriters. If Council is in favor then we would approach the market as under the Medical staff coverage recommended.

2. Does Council wish to protect Category 3 (Law Department lawyers) at a cost between $1,350 to $2,700 per year. Again, the City would be covered and in any event will presumably be covered under the 'package policy' proposal.

If Council decides to cover Categories 2 and 3 now, then the desirability of this coverage would be included in the specifications to the brokers for proposed package policy. Conversely, Council may not wish to provide this protection now but may direct the Insurance Review Committee to include it in the specifications for the 'package policy' on the assumption that cost of inclusion in a package would be considerably less than a separate policy. Council could then, at the time of considering whatever package proposals are developed by brokers/underwriters, delete or include the protection on the basis of cost or other considerations."

Your Board recommends that Council adopt the recommendation of the Deputy Director of Finance and submits the other items for Council consideration.'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

8. Professional Liability Insurance (cont'd)

MOVED by Alderman Phillips,
THAT the Board of Administration recommendation re Category (1) personnel be approved, and no further action be taken in respect of other personnel submitted in this report for consideration, and referred to as Category (2) and (3) personnel.

- CARRIED

9. Deputy Mayor as Ex-Officio Member of Board of Administration

MOVED by Alderman Rankin,
THAT the report of the Board of Administration dated April 18th, 1972, on the subject of Deputy Mayor as Ex-Officio Member of the Board of Administration be referred to the Standing Committee on General Purposes for consideration.

- CARRIED

10. Sale of Residential Lots: Area 'B', Champlain Heights (Second Report)

MOVED by Alderman Hardwick,
THAT the following report of the Board of Administration under date of May 5, 1972 be approved.

- CARRIED

"The Supervisor of Property and Insurance reports as follows:

" On the basis of City Council's resolution of March 28, 1972, the single family lots in Area "B" of Champlain Heights are being marketed on the basis of fixed price, to individuals, with the sale being restricted to one lot per individual.

The following offers to purchase have been received by the Supervisor of Property & Insurance, on the fixed price basis, and it is

RECOMMENDED that they be approved under the terms and conditions set down by City Council:

Name	Lot	Approx. Size	Sales Price	Terms	CONDITIONS
Donald & Shirley Walker	39	55' x 115'	$15,600.00	City Terms @ 9%	Subj.to Public Utilities Easement over E. 5'
Anne Kopp	40	55' x 115'	$15,600.00	City Terms @ 9%	Subj.to Publ.Utilities Easement over W. 5'
Clifford & Grace Ferraby	41	55' x 115'	$15,600.00	Cash	
Josef & Maria Frank	42	55' x 115'	$15,600.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

10. Sale of Residential Lots:
Area 'B', Champlain Heights (cont'd)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Howard Lichty	54	Irregular 6,457 sq.ft.	$16,000.00	City Terms @ 9%	
Joseph G. Durante	56	55' x 115'	$16,000.00	City Terms @ 9%	
Bill & Henrieta Dolmat	59	55' x 115'	$16,000.00	Cash	
Ernest A. Durante	62	60' x 120'	$16,500.00	City Terms @ 9%	
Avtar & Surjit Gill	63	Irregular 7,897 Sq.ft.	$16,500.00	City Terms @ 9%	
Lioncl & Margaret Morris	64	Irregular 6,415 sq.ft.	$16,000.00	City Terms @ 9%	
John Chong Quan	65	Irregular 6,632 sq.ft.	$16,000.00	City Terms @ 9%	
Ching-Fong & Grace Shou-Ling Ng	72	Irregular 6,535 sq.ft.	$16,000.00	City Terms @ 9%	
Donald Michael Callaghan	75	Irregular 6,770 sq.ft.	$16,500.00	City Terms @ 9%	
Victor Walko	76	60' x 115'	$16,500.00	City Terms @ 9%	
Adam & Marie Dukowski	78	Irregular 7,442 sq.ft.	$17,000.00	City Terms @ 9%	
George & Milka Vukasovic	80	60' x 120'	$16,600.00	City Terms @ 9%	
John & Myrna Hedden	81	Irregular 8,199 sq.ft.	$16,800.00	City Terms @ 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

10. Sale of Residential Lots:
Area 'B', Champlain Heights (cont'd)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
James & Winnifred Collins	82	Irregular 7,314 sq.ft.	$16,600.00	City Terms @ 9%	
Carmello Aufiero	88	Irregular 6,802 sq.ft.	$16,500.00	City Terms @ 9%	Subj. to Public Utilities Easement over West 5'
Geraldine Zapanta	89	Irregular 6,953 sq.ft.	$16,500.00	City Terms @ 9%	Subject to Public Utilities Easement over West 5'
Anthony & Mary Carl	90	Irregular 6,589 sq.ft.	$16,500.00	City Terms @ 9%	Subj.to Public Utilities Easement over West 5'
Allan & Mary Lappi	93	60' x 120'	$16,600.00	Cash	Subject to Public Utilities Easement over West 5'
Alfred Maia	100	55' x 110'	$16,000.00	City Terms @ 9%	
Mario Cipriano	101	55' x 110'	$16,000.00	City Terms @ 9%	Subj. to Public Utilities Easement over East 3feet.
Albin & Helen Tyrchniewicz	103	Irregular 6,157 sq.ft.	$16,200.00	Cash	
Stephen & Suzanne Lee	105	60' x 110'	$16,500.00	½ cash, balance, 6 mo.@9%	Subj. to Public Utilities Easement 5' x 13' at s/west cor. Lot 105
John Koenig	106	60' x 110'	$16,500.00	City Terms @ 9%	Subj. to Public Utilities Easement over West 5'
Reynaldo Tioseco	122	60' x 110'	$16,500.00	City Terms @ 9%	Subj. to Public Utilities Easement over West 5'
Patrick & Jadine Shen	138	Irregular 6,088 sq.ft.	$16,000.00	City Terms @ 9%	
William Worsley	146	50' x 110'	$15,700.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 5'
Jakes Isaac Kline	148	50' x 110'	$15,700.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 5'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

10. Sale of Residential Lots:
Area 'B', Champlain Heights (cont'd)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Sidney James Reed	149	50' x 110'	$15,700.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 7'
Alan Lau	151	50' x 110'	$15,700.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 5'
Richard & Shirley Main	153	50' x 110'	$15,700.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 5'
Rodolfo S. Tioseco	155	Irregular 6,679 sq.ft.	$16,500.00	City Terms @ 9%	
Douglas C. Moody	158	Irregular 6,508 sq.ft.	$16,500.00	City Terms @ 9%	
Abraham Epp	166	50' x 110'	$15,700.00	City Terms @ 9%	
Henry Siu	169	52' x 120'	$17,000.00	City Terms @ 9%	
Elisabeth Hildebrand	170	52' x 120'	$17,000.00	City Terms @ 9%	
Ben Neufeld	181	Irregular 6,412 sq.ft.	$16,000.00	City Terms @ 9%	Subj. to Public Utilities Easement over South 5'
Reiner & Alice Blum	188	50.34'x140'	$17,500.00	City Terms @ 9%	
Vera M. Smith	189	50.34' x 140'	$17,500.00	City Terms @ 9%	Subj. to Public Utilities Easement over East 5'
Francis Cheung Wai Yu	190	50.34' x 140'	$17,500.00	Cash	
Edmund Thiessen	73	irregular 6719 Sq.ft.	$16,700.00	City Terms 9%	
Agata & Domenico Taddei	87	Irregular 7047 Sq.ft.	$16,500.00	City Terms 9%	Subj.to Public Utilities Easement over West 5'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

10. Sale of Residential Lots:
Area 'B', Champlain Heights (cont'd)

Nicola & Gina Taddei	102	55' x 110'	$16,000.00	City Terms 9%	Subj.to Public Utilities Easement, 3' x 3' at South-east corner of lot
John Rusin	110	60'x 110'	$16,500.00	City Terms 9%	Subj. to Public Utilities Easement over West 5'.
Ashton A. Bell	123	60'x110'	$16,500.00	City Terms 9%	Subj. to Public Utilities Easement over West 5'.
Sharron A. Rusin	145	Irregular 7619 sq.ft.	$16,800.00	City Terms 9%	
Frances Cohen	117	Irregular 6900 sq.ft.	$18,000.00	Cash	
Donald Davies	137	Irregular 6986 sq.ft.	$16,400.00	City Terms 9%	
Joseph H & Phyllis A.Cohen	134	50.34 x 140'	$17,500.00	Cash	Subj.to Public Utilities Easement over West 5'.

Bulkhead Agreements

The purchaser of any lot which is more than one foot above or below the finished grade of the abutting streets or lane will be required to enter into a bulkhead agreement."

Your Board RECOMMENDS the foregoing report of the Supervisor of Property and Insurance be adopted."

11. West End Community Centre/
Senior Citizens Housing Project

The Board of Administration under date of May 4th, 1972 submitted the following report:

'The Director of Planning and Civic Development has reported as follows:

"In February this year, City Council concluded negotiations which had been in the hands of a special committee chaired by Alderman Bird by agreeing to a procedure and cost figures for the senior citizens'wing of the West End Project to proceed. These figures had previously been agreed to by the Minister of Municipal Affairs for the Provincial Government and by officials of Central Mortgage and Housing Corporation.

As a result, the architects, Thompson, Berwick, Pratt and Partners were instructed to prepare revised schematic drawings up to the level required by C.M.H.C. for final approval of the revised design. Until that time, other work on the project was halted. The revised design is required for submission to a public hearing to rezone the site to CD-1. Prior to the development of the present design for the senior citizens' portion of the project, Council, on November 2, 1972 approved recommendations contained in the Board of Administration report of October 19, 1971, including:

' 3. Authorize the architects to proceed, so far as Council is concerned, when written confirmation is received from the Senior Governments, without awaiting formal legal documentation of agreement.

4. Instruct the Director of Planning and Civic Development to make application for rezoning the project area to CD-1. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

11. West End Community Centre/
Senior Citizens Housing Project (cont'd)

The Vancouver City Planning Commission on December 17, 1971, when considering the above-mentioned application for rezoning did not endorse the Technical Planning Board's recommendations, including:

' 3. Design to be generally in accordance with the design concept approved by Council on November 2, 1971. '

The Commission has not had the opportunity to consider the revised plans and under present circumstances it is understood that Council may wish to deal with the re-zoning application at a regular meeting, and to invite the Commission to express its views at that meeting.

The present situation regarding the revised sketch plans, and the related agreement is:

(1) Province -

Letter of March 20, 1972 from Mr. J. T. Williams advised that the Province approved the revised design.

(2) Central Mortgage & Housing Corporation -

By letter of April 20, 1972, Mr. K. B. Ganong, Branch Manager, C.M.H.C. stated that the Corporation was prepared to approve in principle, the preliminary design and cost estimates. The letter states also that the approval in principle is authority for the City to instruct the Consultants to prepare detailed working drawings, subject to certain changes and comments included on a list attached.

(3) Technical Planning Board -

The Technical Planning Board, on March 17, 1972 received the comments of the Design Panel and approved the preliminary design and on April 14, 1972 confirmed approval of the design.

(4) Agreement -

The agreement which the City is required to enter into with the Senior Governments is being revised to reflect the current understanding between the parties.

1. CONSIDERATION:-

Under present circumstances Council may wish to deal with the re-zoning application for the site at a Public Hearing on the same day as a regular Council meeting, and to invite the City Planning Commission to be present and to express its views at that meeting.

2. RECOMMENDATION:-

If re-zoning is approved, it is RECOMMENDED that:

Council instruct the architects to prepare the necessary working drawings, specifications and tender documents, for the Senior Citizens' housing, based on Sketch Plans 1-11 inclusive, dated May 4, 1972, prepared by Thompson, Berwick, Pratt and Partners. "

Your Board submits Item 1 of the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council, and, subject to approval of the rezoning referred to in Item 1, RECOMMENDS that the Director of Planning's recommendation contained in Item 2 be approved. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

11. West End Community Centre/
Senior Citizens Housing Project (cont'd)

MOVED by Alderman Phillips,
THAT the rezoning application involved be considered at a Public Hearing to be held at a regular Council meeting time, and the Vancouver City Planning Commission representatives be invited to be present at such meeting to express its views

FURTHER THAT the Council instruct the Architects to prepare the necessary working drawings, specifications and tender documents, for the Senior Citizens' housing, based on Sketch Plans 1 - 11 inclusive, dated May 4, 1972, prepared by Thompson, Berwick, Pratt and Partners.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. MAYOR AND DEPUTY MAYOR
INDEMNITY BY-LAW

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4444, being a By-law to provide for the appointment of a Deputy Mayor and to fix the annual indemnity of the Mayor and the allowance payable to the Deputy Mayor while holding office, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Her Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

continued . . .

BY-LAWS (continued)

1. MAYOR AND DEPUTY MAYOR INDEMNITY BY-LAW (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

(Aldermen Rankin, Hardwick and Phillips are recorded as voting against the passage of this By-law.)

2. ALDERMEN: INDEMNITY BY-LAW

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4445, being a By-law to fix the amount to be paid annually to the Aldermen of the City, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Her Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

(Aldermen Rankin and Hardwick are recorded as voting against the passage of this By-law.)

ENQUIRIES AND OTHER MATTERS

Alderman Bird:
Kitsilano and Fairview Rezoning

enquired when the Council will be considering rezoning applications in respect of Kitsilano and Fairview areas on which public hearings have been held.

After receiving information from the officials, Council determined these applications be placed before Council for consideration on May 30, 1972, at which time the Director of Planning and Civic Development will furnish additional information to Council.

Alderman Broome requested the Director of Planning and Civic Development include in the report to Council, information in regard to the presentation at the public hearing by the B.C. Telephone Co. representative, when it was requested that the Company's property on which a computer centre is located be excluded from the Fairview rezoning.

AMENDED SEE PAGE 60

The Deputy Mayor directed accordingly

Alderman Wilson:
Downtown Vancouver Transportation Concepts Report

referred to this report received by Council from the Regional District and enquired regarding consideration of the report.

It was agreed the report be considered by the Standing Committee on Transportation when the consultants will be able to be present to give a report explanation.

Alderman Wilson:
Sale of City Owned Property - Corner of Cambie and Georgia

enquired respecting the status of sale of City owned property at the south-east corner of Cambie and Georgia Streets. The Council resolution was noted, directing that no further action be taken regarding the property at this time, but at some future date on instruction of the Board of Administration, tenders again be called.

It was noted also that the firm of Boughton, Street and Company is asking to appear before Council on the matter in place of the firm of Braidwood and Company.

It was agreed the delegation would be heard at the May 16th Council meeting.

continued . . .

ENQUIRIES AND OTHER MATTERS (continued)

Alderman Hardwick:
Industrial Development Commission of Greater Vancouver

advised that the Department of Industrial Development, Trade and Commerce had appointed the Industrial Commissioner of the Industrial Development Commission of Greater Vancouver as Provincial Director. Further, the Department would be assuming many of the duties carried out by the Industrial Development Commission; therefore, the Commission would not be continuing.

The City Clerk agreed to take up with the Director of Finance the situation with respect to the City grant made to the organization.

Alderman Sweeney:
Court of Revision - Local Improvements

enquired respecting the Council meeting for the purpose of a Court of Revision on Local Improvements to be held Thursday, May 11th at 9:30 a.m., and the necessity therefor.

The City Clerk answered the enquiry.

Alderman Hardwick:
Consultant's Report: False Creek

advised the Consultant's report re False Creek Area will be submitted to Council members this week. The Alderman suggested a report reference be given to the Standing Committee on Planning & Development. It was agreed the report reference be arranged for the regular Council meeting on May 16th, 1972.

- - - - - -

The Council adjourned at approximately 3:30 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council meeting dated May 9, 1972, adopted as changed on May 16, 1972.

Marianne Linnell
DEPUTY ~~MAYOR~~

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 11th, 1972, in Committee Room No. 1, City Hall at 9:30 a.m.

PRESENT Alderman M.E. Linnell Deputy Mayor (Chairman)
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT His Worship the Mayor (Civic Business)
Alderman B.K. Calder

CLERK TO THE COUNCIL R. Henry

CONDOLENCES

FORMER ALDERMAN W. GREYELL

Council was advised that former Alderman W. Greyell who had served on the Council 1939 - 1941 and 1943 - 1946 had recently passed away.

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT a letter of condolences be sent to the family of the former Alderman W. Greyell.

- CARRIED

BUSINESS

Local Improvements on the Initiative

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Her Worship Deputy Mayor Linnell in the Chair.

- CARRIED

COURT OF REVISION

Pavement Curbs, Sidewalks and Light Standard Project on the Initiative - Schedule No. 413

Pavement, Curbs, Lane Pavements and Sidewalks by Petition - Schedule No. 414

The Court received from the Assessment Commissioner, Schedules No. 413 and No. 414 listing a number of local improvement projects on the Initiative and by Petition.

continued

The Assessment Commissioner advised that in respect to those projects on the Initiative, in none of the instances was there sufficient signatures to defeat the projects.

Those projects submitted by Petition were requested by the majority of assessed owners by means of sufficient signed petitions

Mrs. F.H. Mitchell addressed the Court regarding Project No. 30, Schedule No. 414 - Tolmie Street. Mrs. Mitchell was of the opinion that a further reduction in charges should be made with respect to her property because of its situation and shape and also because she had been advised by a City staff member that such a reduction would be made. The Assessment Commissioner explained that a reduction had been made based on half the flankage.

MOVED by Alderman Adams,
SECONDED by Alderman Wilson,
THAT the Assessment Commissioner's Report on Project No. 30 be approved but that the charge be made on one-third of the flankage on the property.

(not put)

MOVED by Alderman Rankin in amendment,
SECONDED by Alderman Sweeney,
THAT the Assessment Commissioner's report be approved and therefore, a charge be made on half of the flankage of Mrs. Mitchell's property.

- CARRIED

(The amendment was put and carried.)

Mr. D. Sinclair spoke to the Court in support of Projects No. 58 and No. 59 - 30th Avenue.

The Assessment Commissioner advised that lot 18 of 2 to 4 of 5, Blk. 17, D.L. 526 is a locked in lot and therefore recommended that the residential rate be charged and applied to this lot.

MOVED by Alderman Broome,
SECONDED by Alderman Sweeney,
THAT the residential rate be applied to Lot 18 of 2 to 4 of 5, Blk. 17, D.L. 526, as recommended by the Assessment Commissioner.

- CARRIED

There being no other persons present wishing to address the Court, it was

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT Schedules No. 413 and 414 as submitted by the Assessment Commissioner be approved.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the Report of the Court of Revision dated May 11, 1972, on Schedules No. 413 and 414 be received.

- CARRIED

COUNCIL (continued)

Local Improvements
Subsequent Procedure

The Board of Administration submitted a report dated April 21st, 1972, concerning the subsequent procedure on those projects detailed in the Assessment Commissioner's Schedules No. 413 and No. 414.

The City's share of the recommended projects is available in the 1972 Streets Budget, subject to Council approval of the 1972 Capital Budget.

The Board RECOMMENDED as follows:

THAT

1. All the Initiative Projects in Schedule No. 413 be undertaken;
2. All the Petition Projects in Schedule No. 414 be undertaken;
3. The City Engineer be authorized to call Tenders for all the approved Paving Projects and the Light Standard Project.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the foregoing report of the Board on Administration on subsequent procedure dated April 21, 1972 be approved.

- CARRIED

* * * * * *

The Special Council adjourned at 10:15 a.m.

The foregoing are Minutes of a Special Council meeting (Court of Revision), dated May 11, 1972, adopted May 30, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT — Her Worship the Deputy Mayor (Alderman Linnell)
Alderman Adams, Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT — His Worship the Mayor
Alderman Calder (Illness)

CLERK TO THE COUNCIL — R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplin.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 9, 1972, be adopted after the following notations have been made:

(1) On Page 17, the following be added before Item 6 re Property Matters:

'At this point, Alderman Adams took the Chair to relieve the Deputy Mayor (Alderman Linnell) to attend to other business.'

(2) On Page 37, respecting Kitsilano and Fairview Rezoning, in the last paragraph the words 'Deputy Mayor' be changed to read 'Acting Chairman (Alderman Adams)'.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Sweeney,
THAT the Council resolve itself into Committee of the Whole, Her Worship the Deputy Mayor in the Chair.

- CARRIED

DELEGATIONS

1. Sale of City Owned Land:
S.E. Corner of Cambie and Georgia Streets

The Council further considered report of the Board of Administration dated March 6th, 1972, regarding the sale of City owned property at the south-east corner of Cambie and Georgia Streets, and noted that on March 21st, 1972 after considering this report, the Council passed the following motion:

> 'THAT no further action be taken in respect of this property at this time but at some future date, on instructions of the Board of Administration, tenders again be called;
>
> FURTHER THAT in reports made to Council on bid calls generally, the principals be identified to Council for information.'

The offers to purchase as noted in the said Board of Administration report again were reviewed, and it was stated that the undisclosed principal referred to in two of these offers is Sandman (in Vancouver) Ltd.

Mr. W. Street, Barrister, appeared on behalf of the offer presented by Sandman (in Vancouver) Ltd., and set out the position of his principal in support of their offer to purchase and the need for an early decision due to options on neighbouring property which is considered required to obtain the most satisfactory development on the site.

MOVED by Alderman Rankin,
THAT the Board of Administration be asked to proceed to advertise this property again in the normal way, and include the various conditions set out in the Board of Administration report of March 6th, 1972.

- CARRIED

MOVED by Alderman Broome in amendment,
THAT the following words be added to the main motion:

> 'and that the advertising be placed as quickly as possible with the advertisement being prominently displayed, tenders to be returnable to the City in time for a report thereon to the Council on May 30th, 1972.'

- LOST

A recorded vote on the amendment was requested, and the record therefore, is as follows:

FOR	AGAINST
Alderman Adams	Alderman Sweeney
Alderman Broome	Alderman Rankin
Alderman Wilson	Alderman Hardwick
Alderman Bird	Alderman Phillips
	Alderman Linnell

The amendment was declared lost.

MOVED by Alderman Sweeney,
THAT the upset price be included in the advertisement.

- LOST

The main motion by Alderman Rankin was put and carried.

REPORT REFERENCE

1. Thompson, Berwick, Pratt and Partners
R. Mann — False Creek Development

See Pages 5 and 6 for Special Committee Report on the Consultant's report entitled 'False Creek Study Group, Consultant's Report to the City of Vancouver dated April 1972 (Reports 4 & 5)'.

The whole matter was deferred for continuation at 2:00 p.m., when the Consultants will be available for questioning, and the Special Committee's report will be considered.

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At this point the Council recessed and held an 'In Camera' meeting, following which the meeting was reconvened in open session at approximately 11:40 a.m. for the following business.

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REPORT REFERENCE (continued)

2. Director of Welfare and Rehabilitation
Welfare Emergency

The Director of Welfare and Rehabilitation submitted an oral report to Council giving progress on the present welfare emergency, and steps taken to handle the situation.

(See Pages 14 and 15)

The Council recessed at 12:00 noon to reconvene in open Council at 2:00 p.m. with the same personnel present.

- - - - - - - -

The Council reconvened at approximately 2:00 p.m. with the same personnel present, the Deputy Mayor (Alderman Linnell) in the Chair.

Since the Consultant was not available to proceed with the False Creek Committee Report at this point, it was agreed to continue with certain other agenda items.

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COMMUNICATIONS

1. Park Board:
Pioneer Place

MOVED by Alderman Adams,
THAT the communication dated April 26, 1972, from the Park Board setting out resolution reiterating its request that Pioneer Place be turned over to that Board's care, custody and management, and further strongly objecting to any change in the area and removal of seating, be received.

- CARRIED

COMMUNICATIONS (continued)

2. Regional-Municipal Seminar
Greater Vancouver Regional District

Advice was received from the Department of Municipal Affairs of a Regional-Municipal Seminar for the Greater Vancouver Regional District to be held at the Villa, Burnaby, Friday June 9th, 1972, commencing at 9:30 a.m. An invitation was extended to all members of Council; senior administrative staff are also invited.

MOVED by Alderman Wilson,
THAT this invitation be accepted, and as many members of Council as possible be requested to attend.

- CARRIED

3. B.C. Building:
Slide Showing

A communication dated May 12, 1972 was received from the B.C. Building Project Office inviting a visit to the Architect's office in order that the designers may fully explain the B.C. Building project, and particularly to show the slides giving ground level views of the complex.

MOVED by Alderman Rankin,
THAT the writers of this invitation be thanked for this opportunity, but advised that the Council invites the representatives of this project to show these slides to Council when the report of the Director of Planning and Civic Development on the project is before Council for consideration.

- CARRIED

MOVED by Alderman Sweeney,
THAT the report of the Director of Planning and Civic Development be received as soon as possible, and a copy forwarded to the Provincial Minister of Public Works.

- CARRIED

4. Welfare Emergency

A communication dated May 12, 1972 was received from the Municipal and Regional Employees' Union as follows, pursuant to Council resolution of May 9th, 1972:

'In reply to your letter of May 10, 1972, regarding the Council motion with respect to Welfare the Executive Board passed the following:

MOVED:
That the elected representatives of the Union meet with the elected members of the Health and Welfare Committee of Council, with the exclusion of the Business Manager and Assistant Business Manager of the Union and excluded City officials with the exception of the City Clerk.'

The Deputy Mayor reported orally as a result of a letter received from the Business Manager of the Union under date of May 3rd and further discussion with Union representatives.

MOVED by Alderman Adams,
THAT this communication be received with thanks, but advice forwarded that at the present time it is not considered advisable to hold the meeting as suggested by the Union.

- CARRIED

(Alderman Rankin recorded in the negative.)

COMMUNICATIONS (continued)

5. Application re Information Centre on City Street in West End

MOVED by Alderman Wilson,
THAT the communication from Miss R. Stroshin dated May 16, 1972, re Information Centre on City property be deferred for consideration prior to the conclusion of the agenda.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

False Creek Development (cont'd)

Further consideration was given to the Consultant's report by Thompson, Berwick, Pratt and Partners, in respect of the False Creek development, and in this regard the Special Committee's report on the subject was noted as follows:

'Your Committee has briefly reviewed the Report 4 and partial 5 from Thompson, Berwick, Pratt & Partners and recommends that Council receive the report and supporting material and refer it to the staff for a report within ninety days which shall include the following:

1. Establishment of a development programme including proposals to secure developer performance.

2. Establishment of a staging plan with alternatives for those components which are not directly within control of the City.

3. Establishment of a Capital Works Programme.

4. A financing and income outline.

5. Marketing proposals for the first stage.

Your Committee further recommends that the Vancouver City Planning Commission, the Special Committee on False Creek and the Department of Planning and Civic Development be requested to prepare as quickly as possible a digest of the report for wide public circulation. The necessary funds for this digest to be the subject of further report to Council. '

Further questioning of the Firm's consultant, Mr. R. Mann, continued.

MOVED by Alderman Hardwick,
THAT the above report of the Special Committee dated May 12, 1972, be adopted:

(a) on the understanding that the ninety day report from staff take effect as of the conclusion of the present strike;
and
(b) on the understanding that the Planning and Civic Development Department report on the matter, will take into consideration former Council policy resolutions, and by way of reference include such resolutions in the report to Council.

(amended)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

False Creek Development (cont'd)

MOVED by Alderman Adams in amendment,
THAT the following words be added to Item 4 in the Special Committee's report:

'to include the desirability of leasing or selling the land.'

- CARRIED

The motion as amended was put and carried, as follows:

'THAT the above report of the Special Committee dated May 12, 1972, be adopted:

(a) on the understanding that the ninety day report from staff take effect as of the conclusion of the present strike;
and
(b) on the understanding that the Planning and Civic Development Department report on the matter will take into consideration former Council policy resolutions, and by way of reference include such resolutions in the report to Council;

and after Item 4 of the Special Committee's report is amended to read as follows:

' A financing and income outline to include the desirability of leasing or selling the land.'

MOVED by Alderman Sweeney,
THAT the False Creek report of the Consultants be properly identified as the 'Consultant's Report to Council'.

- CARRIED

MOVED by Alderman Phillips,
THAT the False Creek Committee be instructed to:

(a) proceed with the issue of the railway from both a political and engineering point of view;

(b) proceed with the Granville Island matter;

(c) investigate tangible ways and means of opening up space in the area for the public this summer.

- CARRIED

MOVED by Alderman Wilson,
THAT the communication on this subject received from the Community Arts Council dated May 15, 1972 endorsing the False Creek Concept Plan, and expressing congratulations in connection therewith, be received.

- CARRIED

A. Request for Street Closure
Columbia Street - Pender St. to Keefer St.

MOVED by Alderman Broome,
THAT the following report of the Board of Administration dated May 3rd, 1972 be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. Request for Street Closure
Columbia Street -
Pender St. to Keefer St. (cont'd)

'The City Engineer reports as follows:

" The Vancouver Chinatown Lions Club as requested permission to close Columbia Street between Pender and Keefer Streets on 25 May, 1972, Thursday, between 7:00 p.m. and midnight for the purpose of holding a street dance in conjunction with the Lions Multiple District Convention. This street closure, which requires Council's approval, is to be held together with a parade on Pender Street for which approval has been obtained from the Board of Administration.

No difficulties are foreseen with the proposed street closure from a Traffic Engineering, Police or Transit point of view.

Accordingly, it is RECOMMENDED that the above street closure be approved subject to the following conditions:

(1) The applicant enter into an arrangement with Corporation Counsel indemnifying the City against all possible claims that may arise from holding the festivities.

(2) The cost of barricading and signing be borne by the applicants.

(3) The cost of any street cleaning required after the street dance over and above normal street cleaning also be borne by the applicant."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.'

B. Champlain Heights (Site No. 18)
United Co-operative Housing Society

MOVED by Alderman Hardwick,
THAT the following Board of Administration report dated May 9th, 1972, be adopted.

- CARRIED

'The Corporation Counsel reports as follows:

"At its meetings of 17 November, 1970 and 11 May, 1971 Council resolved to lease the above property to United Co-operative Housing Society for a term of fifty years from 1 July, 1971 at an annual rental equal to 8% of 80% of the market value of the property plus all taxes.

On 10 April, 1972 the name of United Co-operative Housing Society was changed to De Cosmos Village Housing Co-operative.

The Society has executed a lease in which it has agreed to pay property taxes but, because title to this property is in the name of the City, no taxes are levied against it and otherwise eligible tenants of the Society have not been able to claim the Provincial Home-owner Grant for 1972: such grants are given only as a deduction from taxes levied; not from taxes payable under private agreements between the City and its tenants.

In March, 1972 the Provincial Government amended the B.C. "Municipalities Enabling and Validating Act" to permit the Minister of Municipal Affairs to declare that a specified parcel of real property vested in the City but occupied by a private tenant for housing purposes is liable to taxation and that otherwise eligible tenants of such property are entitled to the benefit of the Provincial Home-owner Grant.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Champlain Heights (Site No. 18)
United Co-operative Housing Society (cont'd)

The Solicitor for De Cosmos Village Housing Co-operative has asked that Council make a formal request that the above property be declared taxable pursuant to the amended Act to enable eligible tenants to secure the benefit of the "Provincial Home-owner Grant Act".

I recommend that I be instructed to ask the Provincial Government that a declaration be made pursuant to section 216 of the "Municipalities Enabling and Validating Act" that all and singular that certain parcel or tract of land and premises situate, lying and being in the City of Vancouver in the Province of British Columbia and being more particularly known and described as Lot 100, District Lot 339, Group 1, New Westminster District, Plan 14104, be liable to taxation pursuant to the Rating By-laws of the City of Vancouver from and after 1 July, 1971."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.'

C. Pedestrian Access through
Pacific Centre Garage
(Provincial Government)

MOVED by Alderman Bird,
THAT the following Board of Administration report dated May 8th, 1972, be adopted.

- CARRIED

'The Corporation Counsel reports as follows:

"Wade, Stockdill, Armour & Blewett, Architects, have applied on behalf of the Minister of Public Works for the Province of British Columbia for permission for the judiciary and lawyers to have the right of passage from the Toronto-Dominion Bank Tower to the Court House through the first parking level of the Pacific Centre Garage. Certain court rooms, chambers and the Law Society library will be temporarily located in the Tower.

This application has been reviewed by Pacific Centre Limited, Downtown Parking Corporation, the City Engineer and the Director of Finance and it is recommended that such permission be granted subject to the following terms and conditions:

1. The Crown to pay to the City the greater of the actual average cost (which includes rent paid by the City to Pacific Centre Limited and real property taxes) and the actual average revenue for the two parking spaces which will be occupied by the vestibule to be constructed at the west wall of parking level 1. These charges would be calculated on an annual basis. (The estimated annual cost for the two parking spaces in 1973 is $1,600 and the estimated annual revenue is $1,900.)

2. The Crown to bear the cost of breaking into and altering the garage structure so as to provide pedestrian access from the Toronto-Dominion Tower to the Court House and the cost of restoring the structure so broken into at the termination of the permit.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Pedestrian Access through Pacific Centre Garage (Provincial Government) (cont'd)

3. All construction work, including restoration, shall be to the satisfaction of Pacific Centre Limited and the City of Vancouver and no work shall be commenced without first delivering to Pacific Centre Limited and the City for their approval all necessary architectural drawings in connection with the work and receiving such approval.

4. The pedestrian access route shall not be marked since such marking would seriously restrict the important vehicular function of the affected aisles.

5. The permit shall be for a term of three years with the option to extend such term for further terms of one, two, or three years to be exercised on nine months' prior notice to the City (these terms are established to coincide with the terms of the Crown's lease from Pacific Centre Limited).

6. The Crown to indemnify and save harmless the City in respect of any actions, losses or costs, etc. arising out of injury to any person using the pedestrian access and any damage to or loss of property suffered by the City or others as a result of such use. The Crown shall carry comprehensive general liability insurance against such actions, losses and costs, etc.

7. The agreement granting such permission shall be in a form satisfactory to the Corporation Counsel.

8. The Crown to provide written approval of Pacific Centre Limited to the granting of this permission.

9. The Crown shall be required to pay to the City the sum of $700 to cover all engineering, legal and administrative expenses incurred in processing the request for this permit and the preparation of the agreement.

The foregoing terms and conditions are satisfactory to the Minister of Public Works.

It is further recommended that upon the agreement granting such permission being prepared in a form satisfactory to the Corporation Counsel the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.'

MOVED by Alderman Broome,
THAT the motion of Alderman Bird be tabled while the Corporation Counsel looks into the matter of how the City Council can enforce an agreement with the Provincial Government.

- LOST

The motion of Alderman Bird was put and carried.

(Alderman Broome recorded in the negative.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Civic Luncheon:
Indian Students

The Board of Administration under date of May 12th, 1972, reported as follows:

'The City Clerk reports as follows:

"City Council on March 7th, 1972, when considering a Board of Administration report on the subject, directed that arrangements be made for tickets to the Planetarium, Aquarium and Museum be made available to 16 Indian students who are visiting Vancouver from Lower Post, B.C. A letter has now been received from a Mrs. Janyk of Vancouver who is asking that the City host a luncheon when these young students finish their tour of the Planetarium. It is estimated that this would cost about $30.00."

Your Board submits the foregoing request for the CONSILERATION of Council. '

MOVED by Alderman Rankin,
THAT the City host a luncheon in accordance with the request received, at an estimated cost of $30.00.

- CARRIED

E. Grant Request:
Canadian Youth Hostels Ass'n.

MOVED by Alderman Wilson,
THAT the following Board of Administration report dated May 12th, 1972, be adopted.

- CARRIED

' Your Board was requested to report on the grant application by Canadian Youth Hostels Association. This grant was for $10,000 in respect of the installation of a replacement heating plant and $10,000 for renovating and equipping an additional eight dormitories.

The agreement whereby the Board of Parks and Public Recreation leased Building No. 4 to the Canadian Youth Hostels Association provides that the Youth Hostels Association equip, furnish and maintain the building; are responsible for alterations; and pay all costs and charges of any renovations or improvements, including all costs of any heating plant installation and associated expenditures to be included when the present steam heating is discontinued. The present system will be discontinued October 1st, 1972.

Building No. 4 can best be heated by a small steam boiler in the basement of the building and connected to the existing steam heat service. There could be sufficient capacity to supply heat to the adjacent building which the Park Board is now using as a gymnasium. It is not expected that the gymnasium will continue in use beyond five years, and the use of the steam heat from the Youth Hostels Association would be a subject of negotiation with the Park Board.

At September 30, 1971, the Canadian Youth Hostels Association had current assets of $48,116, whichincluded a short term deposit of $40,000. There are also marketable securities of $55,000. These monies appear to be held in connection with their project at Whistler Mountain.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Grant Request:
Canadian Youth Hostels Ass'n. (cont'd)

Since the Park Board were careful to spell out the exact responsibility of the Youth Hostel Association at the time they entered into the agreement for the use of the building for $1.00, it is RECOMMENDED that the City do not accede to their grant request.

The best course of action would appear to be that the Youth Hostel Association apply to the Honourable Gérard Pelletier, Secretary of State, since the Federal Government are supporting travel by youth and last year made certain grants to agencies providing accommodation.'

F. Sale of Residential Lots:
Champlain Heights (Area 'B')

MOVED by Alderman Bird,
THAT the following Board of Administration report dated May 11, 1972, be adopted.

- CARRIED

'The Supervisor of Property and Insurance reports as follows:

"On the basis of City Council's resolution of Mar. 28-72, the single family lots in Area "B" of Champlain Heights are being marketed on the basis of fixed price, to individuals, with the sale being restricted to one lot per individual.

The following offers to purchase have been received by the Superv. of Property & Insurance, on the fixed price basis, and it is

RECOMMENDED that they be approved under the terms and conditions set down by City Council.

Name	Lot	Approx.Size.	Sales Price	Terms	Conditions
Kline Bros. Realty for Harilal & Indira THAKORLAL	124	60'x110'	$16,500.00 Net to City	City Terms 9%	Subj.to Pub.Utilities Easement over W.5'
Len JANG	126	Irregular (6460 sq.ft)	16,000.00	City Terms 9%	
Otto C. BLUH	134	Irregular (6482 sq.ft)	15,800.00	City Terms 9%	
Adolf P. JANSZ	182	Irregular (6548 Sq.ft)	16,200.00	City Terms 9%	Subj.to Public Utilities Easement over South 5'
Dimitrije & Mila STOJKOVICH	133	60'x110'	16,000.00	City Terms 9%	Subj.to Public Utilities Easement over West 5'.
Ivan & Maria MAURINAC	135	Irregular (7496 sq.ft)	16,000.00	City Terms 9%	

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Sale of Residential Lots:
Champlain Heights (Area 'B') (cont'd)

Bulkhead Agreements

The purchaser of any lot which is more than one foot above or below the finished grade of the abutting streets or lane will be required to enter into a bulkhead agreement."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.'

G. Special Committee re Negotiations
West 30 Feet of Doman Street

On May 10th, 1972, the Special Committee re Negotiations respecting the west 30 feet of Doman Street, south of 54th Avenue, reported as follows:

' Council on May 9th appointed a Special Committee, comprising Alderman Adams and Commissioner Sutton Brown, to negotiate with the Hudson's Bay Company and Dawson Developments Limited toward the end that the city receive $93,000 for the west 30 feet of Doman Street, south of 54th Avenue, subject to stated conditions.

Your Committee, together with the Deputy Mayor, met with representatives of Hudson's Bay Company and Dawson Developments Limited on Wednesday, May 10th, 1972. As a result of this meeting the instructions of Council have been met in that the city will receive $93,000 for the west 30 feet of Doman Street, south of 54th Avenue, subject to the following conditions:

(a) the west 30 feet be added to the shopping centre site subject to

the Hudson's Bay Company agreeing to pay for
- the cost of removing curbs, pavement, service utilities, etc. which are deemed necessary by the City Engineer
- the cost of any adjustments in the sidewalks, pavements, etc. required to provide pedestrian and vehicular access to Captain Cook School
- the cost of removal, replacement or installation of new services as determined by the City Engineer
- the cost of survey and all registration of plans required to implement this Amendment.

(b) the east 30 feet be consolidated with the existing school property, the cost of such alterations to be subject to the same conditions as (a) above.

As a result of the discussions and the increase in the size of the site, the Committee recommends that the approval of the Development Permit be under Council's jurisdiction with reports to be submitted from the Technical Planning Board and the City Planning Commission which follow the usual procedure in such cases.

If the foregoing recommendation is approved, Council should also adopt the following recommendations contained in the Board of Administration's report of April 18, 1972

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

G. Special Committee re Negotiations
West 30 Feet of Doman Street (cont'd)

1. THAT Council approve the Amendment to Area A, Champlain Heights, to permit the enlargement of the shopping centre site, subject to:

(a) the Amendment being generally in accordance with Appendix I

(b) the floor area as a result of such an addition, not exceeding 30,000 square feet and the overall development not exceeding a floor space ratio of .25; the additional floor area to be provided in specialty rental stores

(c) adequate landscaping, including fencing, being provided adjacent to the school site.

It should be noted that the Vancouver School Board has concurred in this Amendment to Area A, Champlain Heights.'

MOVED by Alderman Adams,
THAT the foregoing Special Committee report be adopted.

- CARRIED

H. Standing Committee Report
May 2nd, 1972
Transportation

The report of the Standing Committee of Council on Transportation, dated May 2nd, 1972, was submitted as follows:

'1. Park and Ride

On April 10, 1972 the Council received a communication from His Worship the Mayor dated April 7th in which he recommended that Council refer a number of matters pertaining to Park and Ride Services to this Committee for discussion and recommendation. The Council approved of referring these matters to the Committee.

After due consideration and receiving advice and comments from the Assistant City Engineer, Traffic and Transportation Division, your Committee

RECOMMENDS that the special Committee comprising Aldermen Wilson, Linnell and Phillips be re-established to discuss Park and Ride Services with the surrounding Municipalities and other appropriate authorities.

Mr. Boyes explained that with respect to the curb lane bus only operations on Georgia Street, a strict enforcement is still being maintained and only some slight abuse of this lane by cars has been observed.

RECOMMENDED that this information be received.

2. Park and Ride Parking Lot: - P.N.E.

City Council on April 25, 1972, agreed to refer a letter which had been received from the P.N.E. regarding the Park and Ride lot, to this Committee.

The P.N.E. are asking to have Lot #6 opened in the morning and closed off at night after the arrival of the last bus at the lot. This would prevent people leaving their cars in the lot after 6:30 pm.

RECOMMENDED that this matter be referred to the Assistant City Engineer, Traffic and Transportation Division to meet with the P.N.E. officials in an effort to resolve the problem. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. Standing Committee Report:
Transportation (cont'd)

MOVED by Alderman Wilson,
THAT the foregoing Standing Committee report on Transportation be adopted.

- CARRIED

I. Welfare Emergency (cont'd)

The Board of Administration under date of May 15, 1972, reported as follows:

'At the meeting of Council on May 9, 1972, the following motion by Alderman Rankin was tabled and the following further motion by Alderman Adams was Carried.

"MOVED by Alderman Rankin,
THAT at least two or three stenographers from the City staff now working be sent to the Welfare Department to render assistance.

Tabled."

"MOVED by Alderman Adams,
THAT the motion of Alderman Rankin be tabled until a report is received from the Board of Administration as to what additional staff could be made available to the Welfare Department during this strike emergency.

- CARRIED."

At the meeting of the Court of Revision on Thursday, May 11, Council did agree that the motion of Alderman Adams was redundant, particularly as Mr. Walter N. Boyd, Director of Welfare and Rehabilitation, has indicated to the Board of Administration that he could not use further staff at this time.

To enable Council to have an up-to-date report on the situation re Welfare, a Report Reference has been arranged through Her Worship the Deputy Mayor for Tuesday, May 16.

The foregoing is submitted for the information of Members of Council.'

Earlier in the proceedings, the Director of Welfare and Rehabilitation made an oral progress report to Council on the welfare situation.

MOVED by Alderman Rankin,
THAT the City Council urge the Minister of Rehabilitation and Social Improvement to give discretion to the Director of Welfare and Rehabilitation to grant welfare to people locked out or on strike, where need is shown.

(referred)

MOVED by Alderman Adams in amendment,
THAT the words 'or on strike' be struck from the main motion.

(referred)

MOVED by Alderman Broome in second amendment,
THAT the following words be appropriately included in the main motion:
'in unusual and exceptional circumstances'

(referred)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

I. Welfare Emergency (cont'd)

MOVED by Alderman Phillips,
THAT the foregoing main motion and amendments be referred to the Board of Administration for report back to Council.

- CARRIED

A recorded vote was requested, and the record therefore on the motion to refer is as follows:

FOR	AGAINST
Alderman Phillips	Alderman Rankin
Alderman Sweeney	Alderman Hardwick
Alderman Bird	Alderman Adams
Alderman Wilson	
Alderman Linnell	
Alderman Broome	

J. Street Closure:
Commercial Drive from Napier to Charles Sts.
Commercial Drive from 1st to 3rd Avenues

MOVED by Alderman Bird,
THAT the following Board of Administration report dated May 10th, 1972, be adopted.

- CARRIED

"The City Engineer reports as follows:

"We have received a communication from the Grandview-Woodland Area Council requesting the following closures of Commercial Drive on Sunday, 28 May, 1972:

Between Napier and Charles Streets

The closure of this two-block section is requested from noon until 6:00 p.m. in order to hold a Spring Festival, including a talent show, plays, puppet shows, arts and crafts workshop, ethnic group dances, and a bicycle parade. A number of community organizations have their offices in these blocks on Commercial Drive and will hold open houses during the closure.

The organizers also intend to decorate this section of Commercial Drive for the festivities with flowers, posters, etc., and request Council's permission to place decorations on lamp posts. (This permission is required under the Sign By-law.)

Between 1st Avenue and 3rd Avenue

This closure is requested from 6:00 p.m. to 11:00 p.m. for the purpose of holding a street dance which would follow the above activities. This closure has been approved many times in the past.

No significant difficulties are anticipated from a Police, Transit or Traffic Engineering standpoint with either of these closures. Detour routes for transit (via Victoria Drive), parking prohibitions and barricades will be required to effect the closure. The applicant advises that abutting property owners have been canvassed and reactions to the proposed closures and festivities are all favourable, with the exception of one resident, who objects to the street dance.

Accordingly, it is RECOMMENDED that the Grandview-Woodland Area Council be permitted to close Commercial Drive to vehicular traffic on Sunday, 28 May, 1972, as follows:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

J. Street Closure:
Commercial Drive from Napier to Charles Sts.
Commercial Drive from 1st to 3rd Avenues (cont'd)

(a) Between Napier and Charles Streets from noon to 6:00 p.m.;

(b) Between 1st and 3rd Avenues from 6:00 p.m. to 11:00 p.m. subject to the following conditions:

(1) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closures;

(2) The costs of signing and barricading be borne by the applicant;

(3) The details of any installations on street and methods of affixing any decorations to street furniture and lamp poles be to the satisfaction of the City Engineer;

(4) The sale of food on street be approved by the Medical Health Officer;

(5) The costs of any street cleaning required after the events, over and above normal street cleaning, be borne by the applicant.

It is further RECOMMENDED that the Grandview-Woodland Area Council be permitted to place decorations on lamp posts in these four blocks of Commercial Drive on 28 May, 1972, provided they are removed the same day and that details are to the satisfaction of the City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted. '

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

DEBENTURE BY-LAW $1,754,602.34
(Local Improvements)

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $1,754,602.34 in lawful money of Canada for certain pavement, curb and gutter, and sidewalk projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED

BY-LAWS (continued)

DEBENTURE BY-LAW $1,754,602.34
(Local Improvements) (cont'd)

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Her Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Tenant Vote: Money Matters

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT all persons whose names appear on the current list of electors shall be entitled to vote from time to time on a by-law requiring the assent of the electors and on any question necessitating the borrowing of money on the part of the City.

- CARRIED
BY THE REQUIRED
MAJORITY

2. Allocation of Land for Lane & Highway Purposes

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

MOTIONS (continued)

2. Allocation of Land for
Lane & Highway Purposes (cont'd)

1. South 10 feet of west half of Lot 7, Block 326, District Lot 526, Group 1, New Westminster District Plan 590

   (1936 West 8th Avenue)

2. South 10 feet of Lot 6, except the west 17 feet, Block 326, District Lot 526, Group 1, New Westminster District, Plan 590

   (1942 West 8th Avenue)

3. South 10 feet of each of
   FIRST: the East 16 feet of Lot 5,
   SECOND: the West 17 feet of Lot 6, both of Block 526, Group 1, New Westminster District, Plan 590

   (1950 West 8th Avenue)

4. South 10 feet of Lot 5, except the East 16 feet, Block 326, District Lot 526, Group 1, New Westminster District, Plan 590

   (1956 West 8th Avenue)

5. South 10 feet of Lot 4, Block 326, District Lot 526, Group 1, New Westminster District, Plan 590

   (1960 West 8th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Acting Mayor

The Deputy Mayor Alderman Linnell advised, that under the present circumstances, and unless His Worship returns to the City in time, she does not intend to be present at the forthcoming conference of the Canadian Federation of Mayors and Municipalities. However, in the event she is not available to attend to the duties of Deputy Mayor during the absence of His Worship, Alderman Linnell proposes Alderman Bird be appointed Acting Mayor.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT if and when the Deputy Mayor Alderman Linnell is absent, and unable to attend to the Deputy Mayor's duties, then Alderman Bird be appointed Acting Mayor for such period, during the absence of His Worship the Mayor.

- CARRIED

MOTIONS (continued)

4. C.F.M.M. Voting Authority

MOVED by Alderman Phillips,
SECONDED by Alderman Adams,
THAT if any of the Council's appointed delegates to the forthcoming conference of the Canadian Federation of Mayors and Municipalities are unable to be in attendance at that conference, Alderman Wilson be granted the votes of such absentees.

- CARRIED

NEW BUSINESS

Information Centre

Miss Ruby Stroshin appeared before Council in support of an application to place an information centre on City property in the West End, proposing the location of Georgia and Denman or alternatively Georgia and Gilford. The group she is representing has received approval of the project under the Federal Government's Opportunities for Youth Program.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT any permit required be approved in respect of establishment of an information centre by this organization, subject to any location being approved first by the Deputy Mayor.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome:
Vanier Park Launching Ramp
- False Creek

referred to the recent action of the Park Board with respect to a launchin fee for use of the Vanier Park launching ramp in False Creek.

After due consideration, it was

MOVED by Alderman Broome,
SECONDED by Alderman Hardwick,
THAT the Deputy Mayor write to the Park Board, requesting that Board to report to Council in explanation of the launching fee for use of the Vanier Park launching ramp in False Creek.

(notice was called)

The Council recessed at approximately 4:00 p.m. to reconvene in an 'In Camera' meeting.

* * * * *

The foregoing are Minutes of a Regular Council meeting dated May 16, 1972, adopted May 30, 1972.

CITY CLERK

MAYOR

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 30, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT Alderman Broome (Civic Business)
Alderman Wilson (Civic Business)

CLERK TO THE COUNCIL R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the Minutes of the Special Council meeting re Court of Revision dated May 11, 1972, be adopted.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 16, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

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REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

Property Exchanges Pursuant to Agreement with B.C. Hydro and Power Authority

The Supervisor of Property and Insurance explained details set out in the Board of Administration report of May 26, 1972 in the matter of property exchanges pursuant to agreement with the B.C. Hydro and Power Authority, which report is quoted below.

'The Supervisor of Property and Insurance reports as follows:-

"Reference is made to (Confidential) Board of Administration report of November 25th, 1968, adopted by Council (In Camera) on November 26th, 1968, wherein certain lands and rights of way were declared surplus to City requirement and authority was given to enter into an agreement with the B. C. Hydro & Power Authority in accordance with the terms set forth in the report.

This report dealt with the area generally bounded by Taylor Street and the Columbia-Quebec Connector and from Keefer Street southerly to False Creek. Most of this land is owned by B.C. Hydro & Power Authority, being Hydro's Railway Yard and Industrial Complex in the N.E. part of False Creek.

The City's programme for the filling of the North Arm of False Creek, the development of the Columbia-Quebec Connector and the construction of the new Georgia Viaduct, all affect B.C. Hydro's lands and necessitate obtaining the necessary consents and rights of way etc.

It should be pointed out that the City and B.C. Hydro entered into an agreement in 1964 whereby B.C. Hydro surrendered their Riparian Rights on the north arm of False Creek thereby allowing the City to fill the bed of the Creek for the construction of the Columbia-Quebec Connector. In return the land surplus to the City's requirements on the west side of the new roadway created would be conveyed to the B.C. Hydro at the square foot market value of industrial sites in the area without taking into consideration that it is fronting the new roadway.

Upon completion of the City's works, there would be certain land areas surplus to the City requirements and certain existing rights of way which the City is in a position to abandon; and which the Hydro Authority in turn, are interested in obtaining.

Under the agreement authorized by Council (In Camera) on November 26th, 1968, and executed by B.C. Hydro & Power Authority on August 10th, 1970, the land areas and rights of way involved were set out, as well as a formula for determining the value of the respective interests, such formula generally establishing the methods of exchange as reasonable market value.

With the completion of construction of the two new Viaduct structures and the demolition of the Old Georgia Viaduct, it is now possible to complete most of the land and right of way transactions. In this regard, the Property & Insurance Office has been negotiating with B.C. Hydro & Power Authority and subject to Council's confirmation, made the following proposals to the Authority as representing realistic square foot rates applicable to each party for land and right of way transfers. The square foot areas set out below were calculated by scaling plans and are subject to revision upon completion of a survey by the Survey Branch of the City.

City owned land or rights of way to be conveyed or released to the Authority listed by paragraph and sub section of the agreement:

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (continued)

Property Exchanges Pursuant to Agreement with B.C. Hydro & Power Authority (cont'd)

1.	(a)	Lot 9 and portion of Georgia Street 22,651 sq. ft. @ $4.00 per sq. ft.	$ 90,604.00
1.	(b)	Carrall Street Right of Way 120,733 sq. ft. @ 50¢ per sq. ft. (representing air rights valued at 20% of the estimated market value of $2.50 per sq. ft.)	$60,365.00
		Estimated Pier Area (if a Viaduct had been constructed) 949 sq. ft. @ $2.50 per sq.ft.	$ 2,375.00
1.	(c)	Carrall Street End 5,577 sq.ft. @ $4.00 per sq. ft.	$22,310.00
1.	(d)	Old Georgia Viaduct Right of Way 59,345 sq. ft. @ 50¢ per sq. ft. (representing air rights valued at 20% of the estimated market value of $2.50 per sq. ft.)	$29,350.00
		Pier Area 639 sq. ft. @ $2.50 per sq. ft.	$ 1,600.00
2.	(2)	Portion adjoining Columbia-Quebec Connector (Coloured brown on the land plan) 50,600 sq. ft. @ $2.50 per sq.ft.	$126,500.00
3.		Portions adjoining Columbia-Quebec Connector (Coloured blue on the land plan) 40,140 sq. ft. @ $2.50 per sq. ft.	$100,350.00
		At corner of Keefer Street 16,500 sq. ft. @ $5.00 per sq.ft.	$ 82,500.00
		TOTAL	$515,954.00

Section 2 (1) (a), (b) and (c), (coloured purple on the land plan) are considered to be an exchange for that parcel mentioned in 2 (1), (c), (i), (coloured yellow on the land plan), all being Railway Rights of Way.

B.C. Hydro land or Rights of Way to be conveyed to the City:

Section 5	Georgia Viaduct Replacement Rights of Way 115,242 sq. ft. @ 50¢ per sq. ft. (representing air rights valued at 20% of the estimated market value of $2.50 per sq. ft.)	$ 57,620.00
	Pier area 908 sq. ft. @ $2.50 per sq. ft.	$ 2,270.00
	Damage to remainder in the area between the rights of way where the bridges are 90' or less apart to new property line 41,846 sq. ft. $2.50 per sq. ft. x 15%	$ 15,692.00

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (continued)

Property Exchanges Pursuant to Agreement with B.C. Hydro & Power Authority (cont'd)

5 (iii)	Rights of Way for new bridges over what is now City land adjoining Columbia-Quebec (hatched in blue on the land plan) 9,477 sq. ft. @ 50¢ per sq. ft. (representing air rights valued at 20% of the estimated market value of $2.50 per sq. ft.)	$ 4,738.00
6 (a)	S.W.Corner Columbia and Keefer Streets (hatched in red on the land plan) 7,500 sq. ft. @ $5.00 per sq. ft.	$ 37,500.00
	TOTAL	$117,820.00

Total of Rights to be conveyed to B. C. Hydro	$515,954.00
Total of Rights to be conveyed to City of Vancouver	$117,820.00
B. C. Hydro to pay City	$398,134.00

ROUNDED TO: $400,000.00

Paragraph 3 and Paragraph 6 (a) being the Southeast and Southwest corners of Keefer Street and the Columbia-Quebec Connector could be varied depending on the final alignment chosen for the Pender-Keefer Diversion at this intersection.

By letter dated January 4th, 1972, the Authority stated that they could not agree to all the square foot rates as shown above. The primary reason was the valuation of the Air Rights. Whereas the City valuation attributed 20% of the value to Air Rights, in this instance, Hydro felt the value of the Air Rights should be approximately 50% of the total value of the New Viaduct's Rights-of-Way. This did not create an insurmountable problem as both sides were disposing of and acquiring Air Rights of similar areas and, therefore, neither party was required to adopt a rigid position.

The Authority, by their letter of January 4th, offered to recommend to their Executive Management Committee, "that the parties agree to a lump sum difference of $400,000.00 as being the net amount payable to the City on the basis of the square foot areas set forth, with a proviso that in the event that, on the basis of surveys, the excess of the total number of square feet of land and right-of-way in respect of which money is payable to the City over the total number of square feet of land and right-of-way in respect of which money is payable to B. C. Hydro varies by more than five per cent from 142,161 (being the amount of the said excess according to the areas as set forth), then the above-mentioned sum of $400,000.00 would be adjusted in accordance with the total variation by an amount to be agreed upon by the parties, or in default of agreement to be settled by arbitration."

B. C. Hydro are anxious to complete these exchanges and acquisitions but realize that they cannot be completed pending the final alignment of the Columbia-Quebec Connector at Keefer Street. The City Engineer on October 5th, 1971, reported to Council on the "Traffic Implications Gastown/Chinatown Restoration Study." Council selected Plan "G" and referred it back for modifications. The Engineer expects to resubmit Plan "G" with modifications to Council within the next few months, after studying the implications of these modifications, including the effects on the B. C. Hydro property which is occupied by a long term lessee. The exchanges of the railway rights-of-way on False Creek have been held up pending the completion of Deeks-LaFarge Conveyor and the filling of the Columbia-Quebec Connector to Terminal Avenue. The latter is expected to be completed this Fall.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (continued)

Property Exchanges Pursuant to Agreement with B.C. Hydro & Power Authority (cont'd)

It is proposed to B. C. Hydro, by letter dated February 28th, 1972, that all exchanges, with the exception of those mentioned in the preceding paragraph, be made as of May 1st, 1972, if the Authority would agree to pay $300,000.00 at that time. The balance to be paid as the other properties become available and are conveyed, and as indicated above this should be prior to the end of the current year.

B. C. Hydro & Power Authority, by letter dated March 22nd, 1972, state that their Executive Management Committee has now approved the basis of settlement as outlined in their letter of January 4th, 1972, and the City's letter of February 28th, 1972.

B. C. Hydro has now been notified that it would not be possible to complete the necessary survey and documentation by May 1st, 1972, and have agreed to extending the date of exchange to June 15th, 1972.

RECOMMENDED that authority be granted for the completion of the land and right-of-way transactions contained in the agreement dated August 10th, 1970, conditional upon payment by B. C. Hydro and Power Authority to the City of the sum of $400,000.00 on the terms and conditions outlined above."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.'

MOVED by Alderman Phillips,
THAT the recommendation of the Board of Administration and the Supervisor of Property and Insurance be adopted as contained in the above Board report, subject to such date adjustments as may be necessary due to the current strike situation.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Pacific National Exhibition - Traffic Access and Parking

Council considered the following Board of Administration report dated May 12, 1972 respecting traffic access and parking re the Pacific National Exhibition.

' The City Engineer reports as follows:

"In August, 1971, Council considered a report of the City Engineer and Director of Planning (attached) which dealt with the recommendations put forward in a report prepared by N.D. Lea and Associates on improvements to the traffic access and parking problems at the P.N.E. Grounds. At that time Council referred some of the consultant's recommendations to the Standing Committee on Planning and Development and other recommendations directly to the P.N.E. for consideration and/or implementation.

This report discusses certain recommendations and sets out the action taken on the remaining recommendations.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1. Pacific National Exhibition - Traffic Access and Parking (cont'd)

1. IMPROVED GATES

The N.D. Lea report recommends that all access points be improved to give a higher standard of ingress and egress, better identification, more capacity, and a more attractive visual entrance to the P.N.E.

When dealing with the report last year Council referred this item to the City Engineer and P.N.E. officials for more detailed examination of each entrance with respect to feasibility and costs.

The consultant's report points out that the capacity of the gates is limited by the capacity of the surrounding streets, and suggests that in order to encourage fuller use of the on-site parking facilities by increasing the gate capacity, a number of entrances require certain physical improvements and some residential streets would have to be used for egress from the P.N.E. area.

Entrance Improvement

With respect to entrance improvements the modifications agreed to by the P.N.E. officials and the City Engineer include widening some entrances and relocating and providing some additional ticket booths to provide greater entrance capacity and more off-street queuing space; improved turning swaths; local street widening to provide for some queuing; improved entrance lighting; improved signing; general improvement in appearance; and the construction of an additional gate (#17) on Hastings Street.

The attached table shows the work to be done at each gate, and a breakdown of costs. The total estimated cost for gate improvements is $85,500. The P.N.E. has budgeted for the cost of work out to the property line ($53,500) and are asking the City to assume the cost of the work within the street allowance which is $32,000, as shown in the attached table. All of the work within the street allowance is exclusively related to improving the ingress and egress to the P.N.E. parking. In major developments, where improvements are necessary for the exclusive benefit of the abutting development, the costs of the improvements have been borne by the abutting development.

The matter of the City assuming this cost, therefore, is put forward for Council's consideration. Funds for this work could be provided in the Streets Capital Fund, Appropriation No. 147/7916 'Miscellaneous Projects - Unallocated'.

Exit Arrangements

With respect to exiting from major events the report specifically proposes the dispersal of traffic along Pandora Dundas and Cambridge Streets to the west, Cambridge and Triumph Streets to the east, and Windermere Street to the south. These streets are now being used in varying degrees for dispersing traffic, including P.N.E. patrons who now park on residential streets rather than on-site. Under the N.D. Lea proposal, this use would be formalized, and it is anticipated that although there would be more intensive traffic on these local streets after an event, it is expected that the extra capacity provided would shorten the duration of heavier traffic flow.

This use of local streets for exiting from major events is drawn to Council's attention specifically because some concern has been expressed by local residents on this matter. In weighing the effect of this traffic on local residents against the need to encourage the full use of the P.N.E. off-street parking, it is the Department's view that this dispersal arrangement should be adopted.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1. **Pacific National Exhibition - Traffic Access and Parking (cont'd)**

Traffic arriving at the grounds before an event is generally spread over a longer period than the sudden peak during exit conditions, and, therefore, residential streets are not generally needed to the same extent for entering vehicles. The exception to this is Windermere Street, which can provide additional capacity as an entrance route to some events with the assistance of the recently installed traffic signal on Hastings Street. While the Pender/Windermere routing is used for access to the parking lots south of Hastings Street now, direct access to Gate #15 from Windermere Street will introduce more traffic on these residential streets. Despite the detrimental effect of this traffic on the local neighbourhood, access to Gate #15 via Windermere Street for Coliseum events will encourage greater use of the on-site parking, which is the main objective of these arrangements.

With respect to minimizing car traffic by greater transit usage it is noted that the N.D. Lea report examines the modal split of patrons attending events at the P.N.E. Only 5 to 10% of patrons arrive by transit, despite the reasonably good level of bus service, and the report does not suggest that a significant change in this pattern is likely. It does recommend, however, a concerted publicity effort be made to publicize the use and attractiveness of transit to the P.N.E.

2. IMPROVED PARKING FACILITIES

The N.D. Lea report recommends that parking areas on the grounds be made more attractive by paving and improving their layout, by improved circulation roads on-site, and by increasing their total capacity from 7,000 to 8,000 spaces. This increase in parking will keep the number of days on which there is a deficiency of on-site parking close to the present level, despite the increased parking demand over the next 10 years. When dealing with the report last year Council deferred this matter for consideration at the Standing Committee on Planning & Development.

A number of these recommended improvements are being carried out by the P.N.E. this year. Although approximately half of these additional parking spaces would be provided in the central area Directors of the P.N.E. have indicated that at present the future of the central area is not under consideration. However, this must be considered when relating the proposed changes to reducedon-street parking.

The 1965 development plan of the P.N.E. proposed to improve the central area with more pedestrian-related uses connecting the surrounding buildings. The 1965 plan also assumed retention of many of the existing central parking spaces for non-fair periods. Now that the inclusion of a massive parking structure in the central area seems unlikely, its future can be considered on the basis of grade-level uses only.

The N.D. Lea proposal is virtually to strip the central area of its present landscaping and turn it into a linear parking lot.

The Department of Planning and Civic Development believes that the gain of a number of extra central parking spaces (approximately 400) is not as great as the loss of amenity resulting from the removal of the landscaping and the elimination of the improvements hoped for in 1965. However, this in turn must be weighed against the advantage to surrounding residents if fewer cars are parked on surrounding streets.

3. ON-STREET PARKING RESTRICTIONS

The report proposes that all street parking in the blocks close to the perimeter of the P.N.E. Grounds be reserved for residents. The existing resident parking zones are limited in size, so as to leave some parking spaces for visitors and service vehicles within each block. Since some difficulties may be encountered with 100% resident parking zones with respect to visitor parking, and since it may be more difficult to identify which vehicles are parked in violation in the larger zones proposed, we feel that 100% resident parking zones should be established on a limited trial basis in the one block adjacent to the west side of the Grounds between Renfrew and Kaslo Streets.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1. **Pacific National Exhibition - Traffic Access and Parking (cont'd)**

Beyond this area to a distance of four blocks from the grounds, where parking generated by the P.N.E. occurs less frequently, it is proposed that approximately half of the block faces be reserved for residents. This does not constitute a major increase in zones over the existing arrangement, which provides parking spaces for about one third to one half of the residents.

Although Council previously referred this recommendation of the N.D. Lea report to the Official Traffic Commission, a basic arrangement of additional regulations as set out above has been proposed for Council's information because of its relationship to the total P.N.E. parking problem. A detailed plan will be submitted to the O.T.C. before implementation.

4. REMAINING RECOMMENDATIONS OF N.D. LEA REPORT

The remaining recommendations of the N.D. Lea report are listed on the attached appendix together with a summary statement of the action taken on them.

It is drawn to Council's attention that some reaction to the N.D. Lea report has been received from Mr. S. Hedley representing the Hastings Townsite Residents Association, who request that the residential character of their community be maintained by:

(a) provision of 100% residential parking zones

(b) a guarantee from Council that residential streets not be used for access or egress routes to the P.N.E.

(c) all recommendations to Council from Civic Departments that are based on the N.D. Lea study not be approved

(d) that the P.N.E. not create more parking facilities until alternate transportation needs have been seriously studied.

Mr. Hedley's group also suggests that a comprehensive planning and transportation study for this area be undertaken. Council may wish to hear this group as a delegation.

ITEMS FOR COUNCIL CONSIDERATION

The P.N.E. is anxious to proceed with the improvements set out in the attached table as quickly as possible. The following matters are referred to Council for CONSIDERATION:

(a) The development of the 'Central Area' entirely for additional parking (approximately 400) as recommended in the N.D. Lea report, or its development with both a landscaped area and the existing parking.

(b) Confirmation of the use of certain residential streets as recommended in the N.D. Lea report for dispersing traffic from the P.N.E. Grounds.

(c) The City assuming the cost of improvements on the street allowance at the gates, estimated to be $32,000 for which funds are available in Account 147/7916."

Your Board refers the matter for Council CONSIDERATION.

(Appendix referred to on file in City Clerk's office.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1. Pacific National Exhibition -
Traffic Access and Parking (cont'd)

In connection with the foregoing matter, the City Clerk advised of efforts made to inform Mr. S. Hedley, representing the Hastings Townsite Residents' Association, but although a letter was written to him and a copy of the report furnished, Mr. Hedley was not present at this meeting to speak to the matter.

A representative of the Pacific National Exhibition spoke to the Council in explanation of the matters referred to in the report, and expressed concern the matter be dealt with as expeditiously as possible.

MOVED by Alderman Adams,
THAT

(a) it be proposed to the Pacific National Exhibition that they proceed with the work involved within the P.N.E. grounds referred to in the Board of Administration report dated May 12, 1972, and in particular, development of the 'central area' with both a landscaped area and the existing parking;

(b) proposed restricted parking for residents only be referred to the Official Traffic Commission for detailed consideration;

(c) confirmation of the use of certain residential streets, as recommended in the N.D. Lea report for dispersal of traffic from the P.N E. grounds be approved with the exception of the involvement of the following streets to the west:

Pandora Street
Dundas Street
Cambridge Street

which particular streets be referred to the Official Traffic Commission for consideration in this regard;

(d) if the Pacific National Exhibition wishes to proceed, the Pacific National Exhibition assume the cost of improvements on the street allowance at the gates, estimated to be $32,000.

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At this point, the Council observed a short recess.

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DELEGATION

Social Service Matters

Mrs. Barbara Gent, on behalf of Social Assistance recipients, appeared before Council and filed a brief expressing opposition to the suggestion that large numbers of Social Assistance recipients are defrauding the City. Further opposition was expressed to any proposal to make the direct cheque pick up system permanent.

A statement was made that the United Community Services Association had offered to investigate the reasons why some 750 mid month Social Service Assistance cheques were not picked up.

MOVED by Alderman Hardwick,
THAT, subject to union approval and terms satisfactory to the Corporation Counsel, the offer of United Community Services be accepted to investigate the approximately 750 outstanding mid month cheques of Social Assistance recipients which have not been picked up, in order to ascertain the cause therefor.

- CARRIED

DELEGATION (continued)

Social Service Matters (cont'd)

A recorded vote was requested, and the record therefore is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	Alderman Sweeney
Alderman Calder	Alderman Bird
Alderman Rankin	Mayor
Alderman Hardwick	Alderman Adams
Alderman Linnell	

The motion was declared carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2. Oppenheimer Lodge (FP 19)

The Board of Administration under date of May 24, 1972, submitted a report with regard to Oppenheimer Lodge, in which the following recommendations are set out.

"1. That the agreement between the City and the senior governments, as supplied to the City in March, 1972, be executed by the City, after confirmation is received from the Greater Vancouver Regional District that it is prepared to assume the municipal share of operating losses.

2. That administration of the project be the responsibility of the Director of Finance through the Property and Insurance Division, with participation by tenants in the management function to be under arrangements to be determined."

Representatives of the First United Church were present and expressed concern regarding participation by the tenants in the management function, and a request was made that this particular recommendation in the report be deferred until details of the tenants participation can be considered further. After due consideration, it was

MOVED by Alderman Rankin,
THAT recommendation (1) in the Board of Administration report respecting execution of agreement be approved.

THAT conditions (2) and (3) in the Board of Administration report be approved.

FURTHER THAT the following proposal, in place of the Board recommendation (2), respecting administrative and management function be laid on the table for two weeks, and in the meantime, the First United Church be requested to advise on their views respecting tenant participation in management.

'That property management of the project be the responsibility of the Director of Finance through the Property and Insurance Division, and the tenants or their representatives, be in charge of the management function under arrangements to be determined.'

(Not Put
See Pages 12, 13 & 1

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Council recessed to reconvene at 2:00 p.m.

The Council reconvened at approximately 2:00 p.m. with the same personnel present, His Worship the Mayor in the Chair.

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COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Council rise without reporting and ask leave to sit again after the Public Hearing re West End Community Centre and Senior Citizens' Housing Project rezoning.

CARRIED

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PUBLIC HEARING

West End Community Centre and Senior Citizens' Housing Project: Property

MOVED by Alderman Adams,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair to consider proposed amendments to the Zoning and Development By-law.

CARRIED

Consideration was given to rezoning as follows:

"Location: Lot C, Block 57, Lots 22-27, 4, A of 4 & 5, W.22' of 5, E.22' of 6, W.44' of 6, whole of 7, plus Bidwell Street and portion of lane, Block 57, District Lot 185.

Situated in an area, bounded generally by Haro Street on the North, Cardero Street on the East, Barclay Street on the South and Denman Street on the West.

Present Zone: C-3 Commercial District (Medium Density)
RS-1 One-Family Dwelling District
RM-4 Multiple Dwelling District (High Density)

Requested Zone:
CD-1 Comprehensive Development District "

The Council noted the Technical Planning Board recommendations as follows, as endorsed by the Vancouver City Planning Commission:

'"THAT the application of the Director of Planning for the rezoning of Lot C, Blk. 57, Lots 22-27, 4, A of 4 & 5, W.22' of 5, E.22' of 6, W.44' of 6, whole of 7, plus Bidwell Street and portion of lane, Blk. 57, DL 185 from RS-1, C-3 and RM-4 to CD-1 Comprehensive Development District be approved subject to the following conditions:

THAT the

1. uses be senior citizens' apartments, community centre, library and school only, with customary accessory uses and off-street parking;

2. floor space ratio not to exceed 2.0.

3. design be generally in accordance with the design concept approved by Council on November 2, 1971 "

PUBLIC HEARING (continued)

West End Community Centre and
Senior Citizens' Housing Project:
Property (cont'd)

The TECHNICAL PLANNING BOARD, on April 14, 1972 approved a redesigned Senior Citizens' tower, and adopted the following motion:-

"THAT the Technical Planning Board confirm its approval of the design."

A communication dated May 29th, conveying comments of the Vancouver City Planning Commission supporting the proposed CD-1 zoning was noted.

Representatives of the West End Community Centre Association spoke in favour of the rezoning, and a representative from the West End Resources Council also supported the rezoning. The latter filed a brief.

There being no further delegations, it was

MOVED by Alderman Bird,
THAT this application for rezoning as shown above, and with the conditions set out by the Technical Planning Board, be approved.

- CARRIED

MOVED by Alderman Sweeney,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the report of the Committee be adopted, and the Corporation Counsel be instructed to prepare the necessary Zoning By-law amendment accordingly.

- CARRIED

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MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole to continue with the regular Council business.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2 Oppenheimer Lodge (FP 19) (cont'd)

Under date of May 24, 1972, the Board of Administration reported as follows:

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2. Oppenheimer Lodge (FP 19) (cont'd)

"This proposed federal-provincial public housing project to provide accommodation for 147 single people is now ready for tender call.

The City is required to execute an agreement with the senior governments, as for other public housing projects, before the project can proceed further. This agreement was supplied to the City in March, 1972 and includes a requirement that the project will be administered by the City, rather than the British Columbia Housing Management Commission which administers the other public housing projects in the City.

Despite the fact that the building as now designed provides cooking facilities in each unit the Province, through the Minister of Municipal Affairs, insists that the City administer the project, rather than the British Columbia Housing Management Commission, as requested by the City.

The design of the building includes a central lounge of approximately 1,375 square feet on the main floor, with a kitchen, including serving area, of approximately 265 square feet adjacent. This could be used, at the discretion of the management, for various functions from time to time including those at which food is served. Central Mortgage and Housing Corporation is not prepared to agree to elimination of this facility, having regard to the small size of the living units.

The administration of the project involves such management functions as tenant selection, rent collection, cleaning, maintenance and repair of buildings and grounds. Day to day management would be dealt with through a committee on which there would be tenant representation, as recommended by Council on July 13, 1971. Detailed arrangement for this should be worked out, having regard to the precedent established in the Little Mountain public housing project, with variations as needed. It is the practice of the federal-provincial partnership to establish a budget, which is reviewed from time to time, to control the various functions of project administration.

Discussions on this aspect in the past, when it was expected that supply of meals as well as shelter would be involved, indicated that the British Columbia Housing Management Commission might handle such functions as receiving and recording applications, while the City would deal with other management activities. Questions of this kind would also be discussed during the construction period, when the form of such management agreement as may be needed between the City and the senior governments should be resolved.

The Board of Administration considers that administration of this project by the City should be subject to the following conditions:

1. The responsibility for the management functions should be vested in the Supervisor of Property and Insurance as the Property and Insurance Division presently manages City-owned properties, such as Englesea Lodge, and has the organization and skills necessary for this purpose.

2. There is no intention or obligation on the part of the City to provide meal service or to bear the costs of such services, within the project. This is your Board's understanding of intention of Council's resolution of July 13, 1971 when it approved the elimination of cafeteria facilities and subsequently, on September 28, 1971, when it approved the design based on housekeeping rooms.

3. Assurance is received from the Greater Vancouver Regional District that the District is prepared to assume the municipal share of operating losses as defined in the agreement between the City and the senior governments.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

2. Oppenheimer Lodge (FP 19) (cont'd)

Subject to Council confirming its agreement to the above-mentioned conditions, the Board of Administration RECOMMENDS:

1. That the agreement between the City and the senior governments, as supplied to the City in March, 1972, be executed by the City, after confirmation is received from the Greater Vancouver Regional District that it is prepared to assume the municipal share of operating losses.

2. That administration of the project be the responsibility of the Director of Finance through the Property and Insurance Division, with participation by tenants in the management function to be under arrangements to be determined."

Earlier in the proceedings, the Council considered a motion by Alderman Rankin which was changed at this time, and resubmitted as follows:

MOVED by Alderman Rankin,
THAT recommendation (1) respecting execution of agreement, set out in the foregoing Board of Administration report, be approved;

THAT condition (2) regarding no intention or obligation on the part of the City to provide meal service or bear the costs of such service within the project, be approved;

THAT administration of the project be the responsibility of the Director of Finance through the Property and Insurance Division;

THAT the City Council accept responsibility for management, however, the precise details therefor including tenant participation be laid over for two weeks, and in the meantime, the First United Church be requested to advise on their views in the matter of tenant participation in management.

- CARRIED

UNFINISHED BUSINESS

1. Demolition Permit:
1386 Burrard Street

On May 2nd, 1972, the Council instructed the owner be informed of a resolution being considered by Council which would, if passed, order demolition of building at 1386 Burrard Street, and the owner be given an opportunity of appearing before Council.

A letter has been received from A.E. LePage Boultbee Sweet Ltd. advising that if the lessee does not remove the house on this property, it will be demolished by this Company who are agents for the owner, but demolition will be carried out as soon as the civic strike is over.

It was noted that the Building Inspector has advised a permit could be issued in this case, although demolition permits have not been issued during the strike

MOVED by Alderman Calder,
THAT a demolition permit be issued forthwith for the demolition of building at 1386 Burrard Street.

- CARRIED

UNFINISHED BUSINESS (continued)

2. Kitsilano Area Rezoning

The Council considered the following proposed new RM-3A, Multiple Dwelling District Schedule and rezoning application re Kitsilano:

" To amend the text of Zoning and Development By-law No. 3575 to establish a new District Schedule, RM-3A Multiple Dwelling District, and consequential amendments to the By-law:

Location: All lots in Blocks 181, 191, 192, 202, 195, 205, 215, 196, 185 & 185A inclusive, and Lots 1-7, 13-18 & N33' of A & B, Block 186; 1-8 & 13-20, Block 186A; 1-9 & F, Block 187; 1-10 & 13-20, Block 206; A & B, 3-16, A-E, 23-36, A, S30' of N60', Pcl. D, B, Block 216: 1-8 & E20' of 13, bal. of 13, 14-20, Block 193: 1-8 & 13-20, Block 203; 3-10 & A-C, 12-18, Block 194: 3-9, A, 10, B & C, 11-16, Block 204, District Lot 526.

Situated in an area consisting of approximately 19 City Blocks, bounded generally by Cornwall Avenue, Point Grey Road, and the railway right-of-way on the north; Greer Avenue and Cypress Street on the east; Larch and Balsam Streets on the west and York Street, First and Second Avenues on the south.

Present Zone: RM-3 Multiple Dwelling District
Requested Zone: RM-3A Multiple Dwelling District "

The Technical Planning Board did not approve of the application for reasons set out in a resolution of that Board dated March 24th. The Vancouver City Planning Commission endorses the general concept of the RM-3A Zoning proposed for the area. A Public Hearing was held on this matter on April 12th, 1972.

MOVED by Alderman Bird,
THAT this proposed rezoning be not approved.

- LOST

MOVED by Alderman Sweeney,
THAT the proposed new RM-3A Multiple Dwelling District Schedule and rezoning referred to above, be approved subject to the following:

"The Technical Planning Board may in its discretion permit an increase in the height of a building, to a height not exceeding 40 feet"

- CARRIED

MOVED by Alderman Phillips,
THAT the Director of Planning & Civic Development be instructed to proceed aggressively to investigate possible refinements which would improve upon the quality of the resultant low-rise form of development over that possible under either the RM-3 or RM-3A regulation.

- CARRIED

MOVED by Alderman Phillips,
THAT the Corporation Counsel be instructed to prepare and submit to Council the required amending by-law.

- CARRIED

UNFINISHED BUSINESS (continued)

3. Fairview Slopes Rezoning

Council considered the following proposed new CRM 2 and CRM-3 Commercial/Multiple Dwelling District Schedules and rezoning re Fairview:

" To amend the text of Zoning and Development By-law No. 3575 to establish a new District Schedule, CRM-2 Commerical/Multiple Dwelling District, and consequential amendments to the By-law;

Location: All Lots in Blocks 293 to 297 inclusive, and Blocks 314 to 316 inclusive, District Lot 526:

Situated in an area bounded generally by 6th Avenue on the north, Birch Street on the west, Willow Street on the east and 8th Avenue on the north.

Present Zone: M-1 Industrial District
Requested Zone: CRM-2 Commercial/Multiple Dwelling District

and

To amend the text of Zoning and Development By-law No. 3575 to establish a new District Schedule, CRM-3 Commercial/Multiple Dwelling District, and consequential amendments to the By-law;

Location: All Lots in Blocks 292, 298, 299, 312, 313 inclusive, and 317 to 319 inclusive, District Lot 526;

Situated in areas bounded generally by 6th Avenue on the north, Hemlock Street on the west, Alder Street on the east and 8th Avenue on the south; AND 6th Avenue on the north, Ash Street on the east, Laurel Street on the west and 8th Avenue on the south.

Present Zone: M-1 and M-2 Industrial District
Requested Zone: CRM-3 Commercial/Multiple Dwelling District "

The rezoning application was approved by the Technical Planning Board subject to the Director of Planning being instructed to carry out an automatic review of both the CRM-2 and CRM-3 provisions after the respective Schedules have been in effect for a period of two years (or earlier if required).

MOVED by Alderman Phillips,
THAT the proposed CRM-2 and CRM-3 Commercial/Multiple Dwelling District Schedules and rezoning, as set out above, be approved subject to the following:

(a) The Director of Planning and Civic Development to carry out an automatic review of both the CRM-2 and CRM-3 provisions after the respective Schedules have been in effect for a period of two years (or earlier if required).

(b) The exemption of Lots 6 - 10, Block 319, D.L 526 from the proposed CRM-3 Commercial/Residential Multiple zoning and the Director of Planning and Civic Development be instructed to make application to amend Zoning and Development By-law #3575 in order to rezone the said lots to C-2 Commercial District use.

(c) The revision of section 2 of the proposed CRM-2 zoning schedule to exclude the following restriction which permits only local commercial uses: . . ."including commercial uses catering to the day-to-day needs of local residents".

UNFINISHED BUSINESS (continued)

3. Fairview Slopes Rezoning (cont'd)

(d) The revision of section 3 of the proposed CRM-2 zoning schedule to exclude the following limitation upon commercial F.S.R.: ...'and the maximum floor space ratio of any permitted commercial use within the building shall not exceed 0.25, provided also that the floor area of any individual commercial use shall not exceed 2,200 sq. ft.'

FURTHER THAT the Council adopt as general criteria for assessing development permit applications, the Guidelines for Development put forward by the City Planning Commission in report dated April 14, 1972.

FURTHER THAT the Council instruct the Director of Planning and Civic Development to print and distribute a brochure to property owners in the area and prospective developers that explain the CRM-2 zoning procedures and presents a generalized 'design concept' representing how the City would like to see the area develop.

- CARRIED

MOVED by Alderman Bird,
THAT Lots 11-12, Block 319, D.L. 526 be not exempted from the proposed CRM-3 Commercial/Residential Multiple zoning.

- CARRIED

MOVED by Alderman Phillips,
THAT the Corporation Counsel be instructed to prepare and submit the required amending by-law.

- CARRIED

COMMUNICATIONS

1. Canadian Broadcasting Corporation: Headquarters

MOVED by Alderman Hardwick,
THAT the letter dated May 18, 1972, from the President of the Canadian Broadcasting Corporation stating it is hoped to have the new C.B.C. Headquarters project on Block 57 under way in May or June of this year, be received for information.

- CARRIED

2. Union of B.C. Municipalities

MOVED by Alderman Adams,
THAT pursuant to communication dated May 8th, from the Union of B.C. Municipalities Executive Director, Alderman Phillips be recommended to the U.B.C.M. Nominating Committee for the position of 'Vancouver representative' on the Executive.

- CARRIED

3. Termination Policy: Industrial Development Commission

A communication dated May 16th, 1972, was received from the Vancouver and Lower Mainland Industrial Development Commission, setting out details with regard to the termination of its operation, and information regarding the Provincial Government program of Industrial Development.

MOVED by Alderman Hardwick,
THAT the foregoing information be received.

- CARRIED

COMMUNICATIONS (continued)

4. Centennial Project:
Grant

The following communication was noted from the General Chairman of the Provincial 1971 Centennial Committee:

"Attached please find British Columbia Centennial '71 Cheque #7092 dated May 18, 1972 in the amount of $132,000.00.

This amount represents the complete $1.00 per capita payment of the British Columbia Provincial portion of the Commemorative Project grant. The Federal Government portion of this grant will be mailed to you direct from Ottawa.

Please refer to my letter of October 1st, 1970 which outlined the method of grant payment."

MOVED by Alderman Sweeney,
THAT the foregoing information be received.

- CARRIED

5. Convention:
Union of B.C Municipalities
(Delegates and Resolutions)

MOVED by Alderman Adams,
THAT, pursuant to communication from the Executive Director of the Union of B.C. Municipalities, appointment of delegates to the forthcoming conference to be held in Vancouver, September 13 - 15 inclusive, be left in the hands of His Worship the Mayor.

FURTHER THAT the matter of resolutions, required to be submitted to the Executive Director by no later then June 30th, be brought to Council's attention in two weeks time, and in the meantime any resolutions proposed be filed with the City Clerk.

- CARRIED

6. Provincial Government Complex:
Blocks 51 and 61

A communication dated May 19th, 1972 was noted from the Minster of Public Works in regard to proposed B.C. Complex involving Blocks 51 and 61, from which the following is extracted:

"In total, we would suggest that we are interested in your views, they will be considered wherever possible, and we do desire a suitable channel through which detailed consultation and collaboration can be effective.

To this end we would propose that a working committee of a small number of your officials be empowered to consult formally with a like number of Government officials to:

(1) Outline those areas which are of concern.

(2) Propose alternatives which may be possible in order to satisfy those areas of concern, indicating their implications, and

(3) Study further possibilities which may exist for interaction to the benefit of the community at large."

COMMUNICATIONS (continued)

6. Provincial Government Complex:
Blocks 51 and 61 (cont'd)

MOVED by Alderman Bird,
THAT the communication be received, and the proposal of the Minister respecting a working committee of officials as set out above, be set up accordingly, the committee personnel to be appointed by the Board of Administration.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

3. Service Contract for City Hall Clock

MOVED by Alderman Bird,
THAT the following report of the Board of Administration dated May 10, 1972, be approved:

- CARRIED

'The City Engineer reports as follows:

"Neon Products who installed the clock on the City Hall in 1936, have held consecutive five-year contracts for servicing the neonized numerals and hands since then. The last contract expired in December, 1969, but the company has continued to service the equipment on the same terms as the previous contract. The company now request that a new contract for the coming five years be signed.

The proposed terms of the contract will remain the same as the previous contract. The monthly service charge is $19.80 which covers the labour, material and liability insurance coverage. I am of the opinion that this price which is considerably lower than one offered by another Sign Company is reasonable.

I RECOMMEND that a contract, satisfactory to the Corporation Counsel, be entered into with Neon Products Ltd. for servicing the neonized hands and numerals on the City Hall clocks for the next five years at a monthly charge of $19.80."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted. '

4. Improvement to Cassiar Street Link -
Highway 401 to the Second Narrows Bridge

MOVED by Alderman Rankin,
THAT the following report of the Board of Administration dated May 5, 1972, be approved :

- CARRIED

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

4. Improvement to Cassiar Street Link - Highway 401 to the Second Narrows Bridge (cont'd)

'Over the past few years Council has been attempting to get some action on improvements to the traffic situation on Cassiar Street between Highway 401 and the Second Narrows Bridge. Representatives of Council have met with members of the Provincial Government and two briefs have been submitted requesting the building of a pedestrian overpass and the provision of the full freeway link from Highway 401 to the Second Narrows Bridge as soon as possible.

By letter dated August 3, 1971, the Minister of Highways replied in response to the brief of April, 1971, and the presentation by Aldermen Wilson and Rankin requesting completion of the freeway link.

On August 10, 1971, City Council referred the letter from the Government to the Board of Administration for a report.

The City Engineer reports as follows:

"The following are the specific items quoted from the Minister of Highways' letter and the Engineering Department's comments on those items. The N.D. Lea report "Trans Canada Highway Cassiar Street Link" was used as a reference by the Department of Highways and the Engineering Department.

Item 1

> 'Relative to traffic, the Second Narrows Bridge is operating at its capacity during rush hours and the approach system to the bridge appears to be in balance with the bridge. Less than a third of the traffic on the bridge uses Route 401 and a freeway is not warranted for this traffic by itself. The link could be required as part of an integrated freeway and public transit system but this role has not been resolved as yet.'

Comment

We do not agree that the Second Narrows Bridge is operating at its capacity (5,400 v.p.h.). The present bridge volume of 4,550 v.p.h. represents the capacity of the grade street approaches. However, there can be no material increase in bridge volume until appropriate improvements are made to increase the traffic capacity along the Cassiar Link.

We agree that less than one third of the traffic on the Bridge is traffic enroute between the Bridge and Highway 401. However, the distribution of traffic from the Bridge (to Wall Street and to Cassiar Street) is such that the Bridge-Highway 401 traffic represents 50% to 60% of the total traffic on Cassiar Street. Therefore, the main issue from the City standpoint is that a substantial amount of traffic on Cassiar Street is not Vancouver-oriented but is traffic travelling between the Bridge and Highway 401 using the arterial street as a link between two freeways.

If this 'through' traffic were handled on a Cassiar Link freeway facility then the Cassiar/Hastings intersection would be able to handle Vancouver-oriented traffic using Cassiar and Hastings Streets in the short term.

It should be noted that while a Cassiar Link freeway would provide some relief it would only be a part of a total transportation system. Further transportation improvements (rapid transit and the east-west freeway via the Burlington Northern Cut) will be required to provide an adequate long term solution for traffic volumes destined to Vancouver now using the Cassiar/Hastings route (as well as First Avenue, Grandview Highway, etc.).

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

4. Improvement to Cassiar Street Link - Highway 401 to the Second Narrows Bridge (cont'd)

Item 2

'Relative to the freeway solution, a social problem may be created by the displacement of residents from several homes presently owned by the P.N.E. and rented at low rates.'

Comment

The recommended Freeway Link solution will require the removal of some 140 homes including 21 owned by the P.N.E. and this displacement is a matter of concern. However, there is no reasonable alternative that does not involve homes. Moreover, continuing heavy traffic volumes on grade streets is detrimental to residents and brings about excessive congestion and delay to commuting motorists.

Item 3

'The "Grade Separation" solution of Cassiar and Hastings Streets relieves congestion at this intersection until 1974 according to the N.D. Lea report. It would conceivably be congested shortly after the opening date if a decision were taken to construct the project. The construction would be difficult and would cause considerable delay and inconvenience to the users. For this reason, the "At-Grade" solution appears to be attractive, as it offers the same relief of congestion with less inconvenience to the travelling public. Improvements made to Hastings and Cassiar would still be utilized in the event of a future freeway link or overpass.'

Comment

Grade-separation solution: This solution provides for an uninterrupted flow for the north-south movement and requires two signals on Hastings Street in place of the present signal.

Such an arrangement would provide additional capacity for the heavy left turn demand at Cassiar and Hastings and would provide some relief for a number of years after completion.

Despite the construction difficulties, this scheme can be viewed as a logical step towards the freeway link with an improvement in capacity in the order of 25-30%. However, grade-separation should be proceeded with only if the freeway link is to be built. If the freeway were not constructed the grade-separation scheme could eventually result in worse traffic conditions than at present along Cassiar Street north and south of Hastings Street which could not be adequately handled with normal traffic engineering measures (signals, etc.).

At-grade solution: The Engineering Department has reviewed the at-grade solutions proposed in the N.D. Lea report and has concluded that such schemes are unacceptable from the City's standpoint. This type of solution proposed widening Cassiar to seven lanes, installing a reversible lane control system on Hastings Street, denying all left turns at Cassiar/Hastings and re-routing certain left turns onto local streets in the area. Any use of residential streets in the area to accommodate the heavy traffic volumes is clearly unacceptable and widening Cassiar will cause further difficulties and hazards for pedestrians wishing to cross Cassiar Street.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

4. Improvement to Cassiar Street Link - Highway 401 to Second Narrows Bridge (cont'd)

Item 4

'It was suggested that the Highways Department would be prepared to recommend payment for the revisions to Cassiar Street if the City of Vancouver would undertake the costs of revisions to Hastings Street.'

Comment

Since the 'at-grade' solution is not acceptable from the City's standpoint, it is not appropriate to consider cost-sharing arrangements for this form of treatment. The existing grade streets are adequate to handle normal arterial traffic volumes but a problem exists in this area because of the Bridge-401 volumes and it is, therefore, suggested that the Province pay the total cost of any improvements.

SUMMARY

The Provincial Government are proposing an at-grade solution (with cost sharing) for the Cassiar Link problem instead of a freeway or first stage grade-separation solution.

The Engineering Department considers the at-grade solution completely unacceptable. The freeway solution is the most acceptable. However, the problem of the residential property acquisition must not be overlooked.

Removal of 'through' traffic (Bridge-Highway 401) from the Cassiar/Hastings intersection will allow the intersection to better handle Vancouver-oriented traffic. However, for the long term solution there is a need for additional facilities such as the proposed east-west freeway via the Burlington Northern cut for the increasing Vancouver-destined traffic using east end grade streets. The grade-separation solution is at best an interim solution that should receive further consideration by the Provincial Government if they are not prepared to proceed with the freeway link solution immediately.

RECOMMENDATION

Accordingly, it is RECOMMENDED that City Council advise the Provincial Government that:

(a) the at-grade solution is unacceptable to the City;

(b) the freeway link is considered by the City to be in the most appropriate solution;

(c) if the Provincial Government is not prepared to proceed with the freeway link immediately, then they should proceed with a grade-separation scheme as a stage towards the ultimate freeway solution;

(d) the City is not prepared to contribute any funds towards the cost of improvements."

Your Board RECOMMENDS that the foregoing be approved. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

5. Block 42 Construction - Traffic Arrangements

The Board of Administration under date of May 19, 1972, submitted a detailed report in regard to traffic arrangements resulting from Block 42 construction. It was noted that the second to last paragraph in the report should read as follows:

"The excavation permit will be issued when an application has been received. However, the permit for construction *on Block 42 will not be issued until your officials have reported to Council on the above matter."

(* correction)

MOVED by Alderman Adams,
THAT this report of the Board of Administration be received for information.

- CARRIED

6. GVRD Transportation Function

MOVED by Alderman Phillips,
THAT the City's position, as set out in parts 'A' and 'B' of the following Board of Administration report dated May 4, 1972, in regard to the Greater Vancouver Regional District's Transportation Function, be confirmed:

- CARRIED

' The City Engineer reports as follows:

"During consideration of a request from the Greater Vancouver Regional District (GVRD) for Council's decision on the first step of the procedure set out in the Policy Statement adopted by the GVRD on November 17, 1971, Council, on February 22, 1972, passed the following resolution:

'That the Board of Administration be requested to prepare a further brief, concerning the question of light rapid transit and Regional Roads, to be sent to the Regional Transportation Committee.'

The following is suggested by the City Engineer as a brief to the GVRD Transportation Committee:

A. LIGHT RAPID TRANSIT

At a special Council meeting in November, 1971, Council approved a number of amendments to the GVRD Policy Statement. One of the amendments accepted by the GVRD resulted in the following statement appearing in the GVRD Policy Statement:

'The Board agrees to proceed concurrently with a light rapid transit system study.'

The above statement represented the City of Vancouver's views on the general type of transit facility beyond the immediate bus system improvements that should be studied and considered for Vancouver.

More specifically, the City of Vancouver's position is that in any further transit studies emphasis should be given to light rapid transit because of its flexibility, relatively low initial cost, and staging potential related to regional, financial, and transportation planning strategy.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

6. GVRD Transportation Function (cont'd)

B. REGIONAL ROADS

In the Policy Statement adopted by the Regional District it is stated in the first section under the heading 'General Principles' that:

> 'The Board's policy with respect to the transportion function is that it should be comprehensive, and aim to provide diversified facilities for the movement of people and goods throughout the region, facilities that, together with facilities provided by the municipalities, the Province, and other public and private enterprises, are formed into an integrated regional transportation system.'

This statement suggests that roads are included as a part of the transportation package for which a financial formula is to be sought.

However, a further section of the Board Policy Statement states:

> 'A rational system of regional roads should eventually be planned as part of the total transportation system...'

It is appreciated that the GVRD Board is anxious to make an immediate start o improving public transit throughout the Region. However, it is considered imperative that any negotiations with the Provincial Government about financing must include consideration of the financing of the road system. This will require some clarification of the classification of the road system in terms of Regional roads, Provincial roads, Municipal roads, etc.

As the Kelly report states:

> 'if the Regional District deals only with public transportation and its financing, and does not at the same time consider roads and their financing, the Province may gain more than it might give as its share of public transit costs, and quite a few of our municipalities may have higher road expenditures than they otherwise would.'

In summary, all aspects of the Regional District involvement in transportation must be clearly understood and defined before there is further commitment to participate in the Regional Transportation function.

Therefore, the following statement represents the City of Vancouver's position on regional roads:

It is the City of Vancouver's position that all references to a 'total financial formula' in the GVRD Policy Statement include the financial arrangements with respect to roads."

Your Board submits the matter to Council for CONSIDERATION. '

7. Social Assistance to Persons on Strike or Locked-Out

MOVED by Alderman Adams,
THAT the following report of the Board of Administration dated May 26th, 1972, be received:

- CARRIED

continued . . .

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

7. Social Assistance to Persons on Strike or Locked-Out (cont'd)

'The Director of Welfare and Rehabilitation reports as follows:

"On May 16, 1972, City Council passed a resolution requesting the Board of Administration to explore with the Honourable Minister of Rehabilitation and Social Improvement the possibility of granting discretion to the Director of Welfare and Rehabilitation to provide social assistance to persons in need who are "on strike" or "locked out" and their circumstances are of an unusual and exceptional nature.

The Director of Welfare and Rehabilitation conferred verbally with the Deputy Minister of Rehabilitation and Social Improvement. The Deputy Minister has advised that he has reviewed the matter in detail with the Minister and the Minister has indicated that no discretion can be granted and the present policy is to be strictly adhered to.

Mr. Rickinson did point out that the City of Vancouver can, of course, grant assistance to persons who are on strike or locked out under any terms it may wish. However, the assistance to these people would not, of course, be cost-shared with the Province."

Your Board submits this report for the information and consideration of Council.'

8. Grant: Organ Appeal Fund Petersham, England

Council considered a Board of Administration report of May 25, 1972, setting out a request from the Agent General in the United Kingdom with regard to a financial appeal from St. Peter's Church for funds in connection with repairs to the church organ.

The Council did not take action to approve a grant.

9. Grant: Vancouver Chamber Choir

The Board of Administration under date of May 25th, 1972, advised of an application from the Vancouver Chamber Choir for a grant of $1,030 to cover an operating deficit.

The Council did not take action to approve a grant.

10. Indemnity: Park Board Commissioners

Consideration was given to a Board of Administration report dated May 16th, 1972, and a communication from the Park Board dated April 26th, 1972 regarding indemnity to Park Board Commissioners.

MOVED by Alderman Sweeney,
THAT the matter be tabled pending the hearing of a delegation from the Park Board on the matter.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

11. Leave of Absence: City Representatives
(IIPS Project - Conference by Ford Foundation)

MOVED by Alderman Adams,
THAT the following Board of Administration report dated May 25, 1972, be approved:

- CARRIED

'The Director of Planning and Civic Development reports as follows:

"The Ford Foundation is funding a number of similar urban research projects and is arranging a conference of participants in several of these projects at Scotsdale, Arizona from June 4 to 7, 1972. The City has been requested to send one participant to accompany representatives from The University of B.C., The Greater Vancouver Regional District and The Federal Government.

City officials taking part in the Inter Institutional Policy Simulation Project (I.I.P.S.) are:

W.E. Graham, Director of Planning and Civic Development
P.D. Leckie, Deputy Director of Finance
M.F. Egan, Director, Social Planning/Community Development
W.H. Curtis, Deputy City Engineer

Attendance by any city representative will depend upon local conditions up to and at the time of the conference. For the same reason a specific representative is not nominated in this report. Council is requested to grant leave of absence with pay and travelling time for the period of the conference, with attendance by any official being at the discretion of the Board of Administration and depending on circumstances at the beginning of June.

All other expenses are being paid independent of the IIPS project by the Ford Foundation."

Your Board RECOMMEND that the foregoing report be approved.'

12. Sale of Residential Lots
(Area 'B') Champlain Heights

MOVED by Alderman Phillips,
THAT the following Board of Administration report dated May 25, 1972, be approved:

- CARRIED

'The Supervisor of Property and Insurance reports as follows:

"On the basis of City Council's resolution of Mar. 28-72, the single family lots in Area "B" of Champlain Heights are being marketed on the basis of fixed price, to individuals, with the sale being restricted to one lot per individual.

The following offers to purchase have been received by the Supervisor of Property & Insurance, on the fixed price basis, and it is

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

12. Sale of Residential Lots
(Area 'B') Champlain Heights (cont'd)

RECOMMENDED that they be approved under the terms and conditions set down by City Council.

Name	Lot	Approx.Size.	Sales Price	Terms	Conditions
Francesco & Maria ANDRIANI	70	Irregular (8550 sq.ft)	$16,000.00	Cash	Subj.to Public Utilities Easement over E. 5 feet.
Clarance BALDWIN	84	Irregular (6438 sq.ft)	16,000.00	City Terms 9%	
Peter REDEKOP	131	Irregular (6559 Sq.ft)	16,000.00	City Terms 9%	
Nicola & Rosaria RUTIGLIANO	69	Irregular (10093 sq.ft)	16,800.00	City Terms 9%	Subj.to Public Utilities Easement over West 5 feet.

Bulkhead Agreements

The purchaser of any lot which is more than one foot above or below the finished grade of the abutting streets or lane will be required to enter into a bulkhead agreement. "

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.'

13. Land Purchase S/S False Creek
Between Granville St. and Cambie St.

MOVED by Alderman Hardwick,
THAT the following Board of Administration report dated April 21, 1972, be approved:

- CARRIED

'The Supervisor of Property and Insurance reports as follows:

"On August 4th 1970, Council approved a Board of Administration report on Building and Planning Matters dated July 31st, 1970, wherein Clause "D" recommended that Council negotiate the acquisition of certain lands from the Provincial Government, at such time as these lands were transferred from C.P.R. ownership to the Provincial Government Department of Lands.

By letter dated August 30th, 1971, the Director of Lands advised that the exchange had been completed and negotiations were commenced for purchase of these remaining lands by the City.

These properties comprise an area of approximately 84,000 square feet of land, presently zoned for heavy industrial use. They have a 1972 assessed value of $137,119.00 for land and buildings.

The price of $86,276.65 arrived at through negotiations is based upon the original purchase price of land from the Provincial Government in the False Creek area in 1969.

The Director of Lands indicates by letter of March 15th, 1972 that he is prepared to recommend sale to his government subject to the following conditions:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

13. Land Purchase S/S False Creek
Between Granville St. & Cambie St. (cont'd)

(1) sale price to be $86,276.65 for the lands described;

(2) the City to pay a Certificate of Purchase preparation fee ($15.00);

(3) the City to pay a statutory Crown Grant fee ($25.00);

(4) the City to honour the existing leases; (all leases are on a year-to-year basis, subject to one month's cancellation).

The acquisition of these lands will round out the holdings of the City on the South side of the Creek except for the privately-owned properties on the westerly end which were also recommended for purchase in the aforementioned report. The acquisition of these private properties is held in abeyance on instruction of the Director of Planning, and should be the subject of a further report to the False Creek Committee after the final consultant's reports are in.

It is noted that the lands proposed for acquisition in this report are parcels which would not lend themselves to private development without conflicting with the overall proposals for redevelopment of the Creek.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire on the foregoing basis, Lot B of Block 252, Lots 3 & 4 of Block 273, and Lot 3 of Block 279, all in District Lot 526, for the sum of $86,276.65 plus costs as quoted in this report, funds being chargeable to Code No. 4950/705 acquisition of False Creek properties."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted."

14. Official Traffic Commission
April 24, 1972

MOVED by Alderman Linnell,
THAT the following report of the Official Traffic Commission dated April 24, 1972, be adopted:

- CARRIED

" 1. Marine Drive & Elliott Street
Additional Control

On January 31, 1972, the Official Traffic Commission considered a report from the City Engineer re the subject matter. At that time the City Engineer recommended that no additional controls be installed at the intersection of Marine Drive and Elliott Street at this time, but that the matter of speed enforcement be referred to the Police Department for attention. The Committee adopted the City Engineer's recommendation and instructed that the intersection be kept under surveillance.

Subsequently on March 27, 1972, Mr. Don J. DeVoretz wrote to Alderman Rankin advising he was not satisfied with the action taken and he appeared as a delegation this day to review the matter with the Commission. Mr. DeVoretz discussed the problem the children are having in crossing Marine Drive to attend school and also the difficulties the motorists are experiencing in making left hand turn on to Marine Drive.

Mr. Boyes commented on suggestions made by Mr. DeVoretz and suggested that a marked crosswalk be installed and perhaps a flashing beacon might follow at a later date if found warranted.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

14. Official Traffic Commission (cont'd)

After due consideration it was

RECOMMENDED that a marked crosswalk be installed at this intersection under the City Engineer's authority.

2. S/W Marine Drive Near Angus Drive
Road Alignment

Under date of March 18, 1972, Mr. W.L. Redmond, for petitioners, advised the Chairman of the Official Traffic Commission of the numerous accidents that are occurring on the curve of S/W Marine Drive between Angus and Wiltshire. Mr. G. Gri and Mr. J. Roberts appeared before the Commission and explained the situation.

The City Engineer, under date of April 14, 1972, submitted a report wherein it was advised the accident statistics show two fatal accidents have occurred since 1949, one having been this year when both drivers were killed. The past five year history of accidents reported through the curve shows a total of ten and in at least five cases, the vehicle approach speed was above the practical speed required to safely negotiate the turn. There are no reported accidents involving pedestrians crossing Marine Drive at this location and observations indicate pedestrian crossing activity is minimal. There are frequent gaps in the traffic flow.

The City Engineer further stated that although it is possible to negotiate this curve at 30 m.p.h., the comfortable driving speed is slightly lower, and advance warning signs in each direction were installed to advise motorists of the presence of the curve.

The City Engineer suggested that improvements in the roadway curvature to provide safe driving speeds at 30 m.p.h. can be achieved within the existing street allowance, and these modifications will be done this year. Since speeds in excess of 30 m.p.h. on the west approach are presumed to be a contributing factor to the aforementioned accidents, 25 m.p.h. advisory speed tabs will also be installed on the advance warning signs. This work (street improvement and signing) will be done under the City Engineer's authority and he recommended no other action at this time.

Mr. Boyes reviewed the Engineer's report for the information of the Commission and in speaking to the report, Mr. Gri and Mr. Roberts stated that many accidents that have occurred, do not come to the attention of the Police Department.

Mr. Boyes advised that he would replace the existing signs with oversize warning signs and if the problem is not rectified after the proposed street improvement and signing, the matter would be further reviewed.

It was

RECOMMENDED that the street improvement and signing, under the City Engineer's authority, as suggested by the City Engineer, be approved.

3. Grant: Annual School
Safety Patrol Banquet

At the last meeting of the Commission, the Superintendent of Traffic submitted a communication requesting a grant of $3,000 to be used for the purchase of prizes, badges and efficiency awards for the school patrol members at the Annual School Patrol Banquet. At that meeting it was recommended that this matter be deferred to the next meeting of the Official Traffic Commission in order that Supt. McRae may give a breakdown of the amount requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

14. Official Traffic Commission (cont'd)

Supt. McRae submitted the required breakdown in a communication dated March 8, 1972, however, on March 29th, the City Clerk advised the Commission that upon recommendation of its Finance Committee, a grant of up to $2,800 for school safety patrols was approved subject to recommendation of the Official Traffic Commission.

Supt. McRae advised that they would keep within the amount ofup to $2,80 this year and suggested that the matter be reviewed again next year.

RECOMMENDED that the Official Traffic Commission approve the amount up to $2,800 as authorized by the Vancouver City Council.

4. Modifications to School Patrol Signals

The City Engineer submitted the following report dated April 12, 1972:

"In 1968 Vancouver installed a number of school-patrol actuated signals of a type recommended by a Provincial Technical Committee on Uniformity of School Crosswalks, Signs and Signals. These devices are located at those school crossings on multi-laned streets where school patrols need assistance in providing adequate gaps in the traffic flow.

Difficulties have been experienced with motorists violating these devices and the Police Department requested that the signal head arrangement be reviewed. At these installations there is only one signal head, which is positioned horizontally, rather than vertically, so as to distinguish them from regular traffic signals. This horizontal arrangement appears to confuse motorists. Furthermore, motorists tend to watch the children gathered at the side of the road and their attention is drawn away from the overhead signal. If the patrol member is holding the children back at the curb, many motorists disregard the red signal indication and proceed through the intersection. As a result of this, the Police feel enforcement is difficult.

On checking with other municipalities and the Provincial Government we find that Vancouver is the only jurisdiction still using the device recommended by the technical committee. The other municipalities have followed the Provincial Government's lead in changing to a standard head arrangement, supplemented with School Crossing Signs.

We therefore propose to replace the existing horizontally-mounted signals with vertical heads and add an auxiliary, post-mounted signal on the far left corner of the intersection in both directions. This will provide a uniform arrangement of the signal heads and should improve the motorists' response. The basic operation of these signals will remain the same, i.e. they will continue to be operated only during the sohool crossing periods, and will still be actuated by members of the school patrol.

Of the six school-patrol actuated signals in the City, five will be modified as above, while one (Broadway and Brunswick) will not require a signal after the 1972 Spring term, since the sohool is being relocated. The five locations to be treated are:

1. Broadway and Lakewood
2. Cambie and 20th
3. Hastings and Skeena
4. Miller and Kingsway
5. Woodland and 1st

The cost of these modifications is estimated to be $4,050.

In addition to the above, Council adopted a resolution on 7 March, 1972, that the patrol-actuated signal which was being installed at 49th and Tisdall be changed to a full pedestrian signal. Since funds had only been approved for a patrol signal, additional funds must now be allocated for the extra cost which was involved. The semi-actuated electronic controller, pedestrian heads, and additional signal heads resulted in an increased cost of $3,600.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

14. Official Traffic Commission (cont'd)

It is therefore RECOMMENDED that $4,050 be allocated from the Traffic Control Reserve Fund for the modification of the five school-patrol signals. It is further RECOMMENDED that $3,600 be allocated from the Traffic Control Reserve Fund for the conversion of the school-patrol signal at 49th and Tisdall to a full pedestrian actuated signal."

Mr. R. Boyes reviewed the foregoing report for the information of the Commission and it was

RECOMMENDED that the recommendations of the City Engineer contained in his report dated April 12, 1972, and quoted above, be adopted.

5. Bus Shelter, East Side Cambie Street North of 59th Avenue

In June, 1971, Mr. and Mrs. Deutch of 7470 Cambie Street complained about the bus shelter in front of their home as it was unsightly and obstructed their view. They requested its removal. On August 10, 1971, City Council adopted the recommendation of the Official Traffic Commission that the shelter be removed and that the matter be reviewed in six months time to determine if another shelter should be installed at this bus stop.

The City Engineer, in a report dated April 10, 1972, advised that during the 1971 Bus Shelter Installation Program, a shelter was installed at the next northbound stop on Cambie Street at 57th Avenue. This was not connected with the situation at 59th Avenue, but was based on requests from the many elderly tenants in the large, new garden apartment complex at this location and the continuing use of this bus stop generated by the Pearson Hospital. The usage of this bus shelter has been found to be satisfactory, and it appears to have attracted some Pearson Hospital patronage from the stop at 59th Avenue, following removal of the shelter there.

The stop at 59th Avenue continues to serve the Pearson Hospital, the Childrens' Hospital and two private hospitals in the area, over and above normal usage. Its total use is somewhat less than that of the stop at 57th Avenue and while both these stops have approximately twice the usage of other residential stops in the vicinity, such usage is noticeably less than that which occurs at most City transfer points.

The bus shelter policy is to give priority to installations at bus transfer points where the greatest use can be expected. Installations have and will continue to be made at housing projects or centres of public attraction, and the installation at 59th Avenue was of this nature. However, the greatest need in this vicinity now appears to have been met by the installation at 57th Avenue, (there has been only one request for replacing the shelter at 59th Avenue). As a result, this site would best be set aside at this time in favour of an installation at a transfer point or some other more heavily used location.

The City Engineer recommended that a bus shelter not be replaced at the bus stop on the east side of Cambie Street, north of 59th Avenue at this time.

It was

RECOMMENDED that the recommendation of the City Engineer contained in his report dated April 10, 1972, be adopted.

6. Parking Exemption Decals

The City Engineer submitted a report dated April 7, 1972, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

14. Official Traffic Commission (continued)

Mr. David H. Chapman
6158 Commercial Drive
VANCOUVER 15, B. C.

Mr. Bruce S. Lloyd
4283 Hudson Street
VANCOUVER 9, B. C.

Mr. Barry W. Guillemin
1108 Sherman Avenue
BURNABY 2, B. C.

RECOMMENDED that the recommendation contained in the City Engineer's report dated April 7, 1972, re parking exemption decals be adopted.

7. Traffic Problem:
Prior & Princess

The Chairman brought to the Committee's attention, a communication from the Strathcona Property Owners and Tenants Association dated April 19, 1972, wherein this organization requested either a pedestrian-vehicle grade separation or a pedestrian traffic signal and school patrol at the intersection of Prior and Princess due to the increased traffic since the installation and opening of the New Georgia Viaduct. The organization requested that they be permitted to appear as a delegation when this matter was being discussed.

The Superintendent of Traffic advised that he had been requested by this Association to investigate this intersection and his Department was currently reviewing the problem.

It was

RECOMMENDED that the communication from the Strathcona Property Owners and Tenants Association be referred to the City Engineer and Chief Constable for report to the next meeting of the Commission.

8. Traffic Problems: Rupert Street
First Avenue to Pender Street

Alderman Linnell advised the Commission of a communication she had received from the Cassiar Ratepayers Association along with a petition from the 100 Rod and Gun Club respecting a traffic problem in the Cassiar-Rupert Diversion area and north on Rupert Street from First Avenue to Pender Street.

It was stated in this communication that the area is particularly dangerous to the children who are members of the 100 Rod and Gun Club and the Junior Achievement Club. The Association requested that they be permitted to appear as a delegation before the Commission when the matter is being considered.

The Superintendent of Traffic advised that he had been made aware of this problem and was investigating the matter.

It was

RECOMMENDED that the communication from the Cassiar Ratepayers Association together with the petition from the 100 Rod and Gun Club be referred to the City Engineer and Chief Constable for report to the next meeting of the Commission.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

15. Leave of Absence with Pay:
Dr. S.J. Gallagher
Dr. H. Nelson

MOVED by Alderman Bird,
THAT the following Board of Administration report dated May 26, 1972, be approved:

- CARRIED

' The Acting Director of Personnel Services reports as follows:

"The Canadian Public Health Association is holdings it Annual Convention in Saskatoon from June 6th to 9th, 1972 inclusive and the City Medical Health Officer has requested that two members of the Health Department staff be given leave of absence with pay to attend as outlined below:

1. Dr. S.J. Gallagher, Acting Director of Dental Division

Dr. Gallagher has been invited to participate in two sessions during the convention dealing with "Innovative Projects in Health Care" particularly in the area of dental clinics concerning transient and alienated youths.
- Two Days leave of absence with pay, June 8th and 9th, 1972 -

2. Dr. H. Nelson, Public Health Educator

Dr. Nelson is the President of the B.C. Branch of the C.P.H.A. and as such is automatically a member of the Executive Council of the National body. Therefore, it is requested that Dr. Nelson be allowed four days leave of absence with pay from June 6th to 9th, 1972 inclusive in order to serve in his capacity as a member of the executive. Dr. Nelson's request for leave of absence with pay will be subject to the understanding that no such leave will be approved if he is still on strike during the four day period of the convention.

There will be no other costs to the City.

The City Medical Health Officer considers all matters on the agenda to be of vital interest and value to the City and the Health Department.

Since this request of the City Medical Health Officer meets the requirements of Personnel Regulation 45-7, I recommend that it be approved."

YOUR BOARD

RECOMMENDS that

(1) Dr. S. J. Gallagher, Acting Director of the Dental Division be granted two (2) days leave of absence with pay for June 8thand 9th, 1972.

(2) Dr. H. Nelson, Public Health Educator, be granted four (4) days leave of absence with pay from June 6th to 9th, 1972 inclusive providing he is no longer on strike during this period.

(3) the foregoing recommendations of the Acting Director of Personnel Services be adopted. '

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

16. Local Initiative Projects: Continuation

MOVED by Alderman Sweeney,
THAT the following Board of Administration report dated May 29, 1972, be approved:

- CARRIED

'The City Engineer reports:

" The Government of Canada, Department of Manpower and Immigration, has announced that it will continue to the end of September its support of certain Local Initiatives Projects which it feels have 'proven worthwhile in creating jobs and in providing a needed local service which improves the quality of life in the community'. All projects were originally to end at May 31st. Seven of the City's twenty-three projects are involved:

3B Works of Art and Music (L.I.P. 512 22)
Department of Social Planning/Community Development

This project commissions works of art -- paintings, sculpture, musical compositions and concerts -- from unemployed local artists.

5 Library Project (L.I.P. 512 18)
Vancouver Public Library

The project employs people in a multi-part exploration of library services and the needs and desires of the community, particularly for special and extended library services.

6B- Supervised Recreation (L.I.P. 512 20)
Parks and Public Recreation

This project employs people at Community Centres to provide leisure-time activities for older people, physical fitness and arts & crafts instruction, leadership in small community halls, and clerical and public information assistance.

7 Archives Project (L.I.P 512 31)
City Clerk's Office - Archives

This project employs staff to inventory and catalogue documents so that their information will be available to the public and to civic departments.

11A Diversion and Recreation for Old People (L.I.P. 512 50)
Welfare and Rehabilitation

This project employs people to train and direct volunteers in a program of diversionary and recreational activities for senior citizens in boarding and intermediate-care homes.

11B Vocational Rehabilitation (L.I.P. 512 52)
Welfare and Rehabilitation

This project employs staff to counsel, assess and direct employable social allowance recipients to available and potential training or job opportunities.

19 'DARE' - Detention and Recreation Extension Program (L.I.P. 512 236)
Juvenile Detention Home

This project employs staff to provide a treatment-oriented program of recreation, hobbies, outings and informal lay-counselling for juveniles who have been or are coming before the Court or who are in the Juvenile Detention Home.

Under the Local Initiatives Program, the Government of Canada pays up to $ 100 per week for wages and up to 17% for fringe benefits and other costs. Because of the level of staff required on some projects, there remains a relatively small part of the cost to be borne by the City:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

16. Local Initiative Projects:
Continuation (cont'd)

	Project	Estimated Costs - June to Sept.		
		Total	City's Share	
			Amount	Percent
3B	Works of Art and Music	$ 69,500	$ 4,000	6 %
5	Library Project	16,800	4.800	28 %
6B	Supervised Recreation	66,000	-	-
7	Archives Project	11,800	2,300	19 %
11A	Div'n & Rec'n for Old People	21,000	4,000	19 %
11B	Vocational Rehabilitation	36,000	8,000	22 %
19	' D.A.R.E. '	33,000	1,000	3 %
	Totals	$ 254,100	$ 24,100	9½ %

I RECOMMEND, on behalf of the several Department Heads:

(a) That continuation of the projects listed above be approved and the Department Heads be authorized to sign amended contracts with Canada Manpower; and

(b) That $ 24,100 for the City's share of the continuation be appropriated from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted. '

17A. Beautification Project
Trounce Alley & Blood Alley Square

The Board of Administration under date of May 26, 1972, submitted the following report:

' The City Engineer reports as follows:

"INTRODUCTION

There are a number of items in connection with this project which are outstanding and must be resolved before the project can proceed. The following proposals are presented to Council for Consideration in order to expedite completion of the project.

1. Council has resolved that the Director of Planning and the City Engineer select a consultant to prepare a conceptual design. The normal sequence would be appointment of consultants, presentation and approval of conceptual design, detailed design, estimates and then the local improvement steps, followed by construction. It is proposed, however, that the local improvement steps be begun as soon as possible, using estimates based on the present general concept (described below). This will restrict the design freedom of the Director of Planning and the consultants in that the present general concept will have to be preserved and in that a firm limit will have been placed on the cost. (Once the local improvement procedure has been started and the estimated property owners' share of the cost published, this amount cannot, under the Charter, be exceeded by more than ten percent.) Any excess would be a grant by the City and would not conform with Council's resolution that the work be carried out under the local improvement procedure.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

2. Council has directed that any coat of undergrounding the wires (about $60,000) should be a part of the local improvement project and has requested the Director of Planning to review the overhead wiring with B.C. Hydro and B.C. Telephone and the local residents and to report back. Since that time the Provincial Power and Telephone Line Beautification Program has been announced. It is proposed, therefore, that the matter of undergrounding be deleted from the Trounce and Blood Alleys project and dealt with under the other program. Actual construction, of course, would still be coordinated. This program would still be carried out on a local improvement basis but the undergrounding cost would be shared by the Provincial Government and B.C. Hydro, if approved. It should be noted, however, that the application for, approval of, design and construction of the undergrounding will require some time, and paving of Blood and Trounce Alleys must await completion of these.

3. Council directed that Federal and Provincial sharing of the Blood Alley Square improvement on a 1/3:1/3:1/3 basis be sought. Senior Government participation is being requested by the Director of Planning but no response is expected for some time. It is proposed that the City proceed on the assumption of no Senior Government contributions. If such contributions are made later, the property owners can be given relief on the Local Improvement charges accordingly. Alternatively, Senior Government contributions could apply to other beautification projects such as Phase II of the East Gastown Project. The Director of Planning prefers this.

4. This report includes proposals -

- regarding the basis of cost-sharing between the City and the property owners and the basis of distributing the property owners' share among the properties. This report also describes the present general concept for the improvements and gives preliminary estimates of the cost;

- regarding the restriction of vehicular access;

Three departmental reports in respect to the Trounce and Blood Alley project also accompany this report:

- from the Director of Planning and the City Engineer regarding the selection of a consultant;

- from the Corporation Counsel on the legal aspects of the local improvement charges and their impact on the Stanley-New Fountain Hotel development, particularly in connection with Council's query as to the effect on the residential tenants;

- from the City Engineer regarding the undergrounding in Trounce Alley under the new Provincial assistance program for beautification.

NATURE OF THE WORK

Trounce Alley is proposed to be resurfaced with brick similar to that being installed in Maple Tree Square, for its full width and from Carrall Street to a point opposite the westerly side of Blood Alley Square.

Blood Alley Square is proposed to be paved with brick on a P.C. concrete base The proposal includes some form of barrier along the northerly side (abutting Trounce Alley), trees and other planting, and probably benches and/or other furniture and details. Details will be worked out by the Director of Planning and the consultants within the coat limitations.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

Lighting is to be installed to serve both Blood Alley Square and Trounce Alley.

COST SHARING

Council, on 15 February 1972, adopted (inter alia) the following recommendations of the Standing Committee of Council on Planning and Development:

' ...that the funding.....be on the following basis:

(a) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Trounce Alley including any undergrounding costs with the Stanley and New Fountain Hotel development being levied as an abutting owner off the lane, and

(b) By beautification formulae local improvement (approximately 1/3 City - 2/3 property owners) with respect to Blood Alley Square, but that Federal/Provincial/Municipal cost-sharing .....be sought.....'

The 'beautification formulae' in the recommendation quoted above is that proposed for the East Gastown Beautification in a Board of Administration report dated 15 July 1971. Under this the City would pay:

(a) The cost of the base to receive the brick surfacing. (In Trounce Alley this would be the cost of repairing or renewing the existing base.)

(b) Fifteen percent of the lighting cost.

(c) Flankage and other usual reliefs.

It is proposed that the property owners' share of the costs be assessed on a frontage basis as follows:

(a) The owners' share of the cost of Trounce Alley against:

i. The north side of Trounce Alley from Carrall Street to a point opposite the west side of Blood Alley Square, with relief given to one oddly-shaped parcel;

ii. The south side of Trounce Alley from Carrall Street to the east side of Blood Alley Square; and

iii. The south side of Blood Alley Square;

(all of this footage (i., ii., & iii.) to pay the same rate per foot).

(b) The owners' share of the cost of Blood Alley Square against:

i. The east, south and west sides of Blood Alley Square with 25% flankage relief given to one parcel which abuts both Blood and Trounce Alleys;

ii. The north side of Trounce Alley from a point opposite the west side of Blood Alley Square to a point opposite the east side of Blood Alley Square; and

iii. Both sides of Trounce Alley from the east side of Blood Alley Square to Carrall Street, with relief given to one oddly-shaped parcel;

(all of this footage (i., ii., & iii.) to pay the same rate per foot).

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

(c) The owners' share of the cost of lighting to be divided between Trounce Alley and Blood Alley Square in proportion to their areas and the two parts assessed in (a) and (b).

These proposals are illustrated by the accompanying sketch.

It should be noted that, while the sharing of costs is discussed in three parts, the whole of the work will be a single local improvement project.

CONTINUING COSTS

It is proposed that the costs of maintaining and cleaning Trounce Alley be borne by the City-at-large, as in any other lane, but that the following costs peculiar to the special development of Blood Alley Square be assessed against the benefited properties:

(a) The cost of maintaining the trees and other planting.

(b) The cost of maintaining the benches and other furniture or details.

(c) The cost of cleaning Blood Alley Square, and

(d) That part of the cost of cleaning, maintaining and supplying power for the lighting which is assigned to Blood Alley Square in proportion to its area.

These costs would be assessed to the parcels in the same proportion as the property owners' share of the capital cost (as is done on the Collective Parking Projects.)

INCOME

It has been suggested that some parts of Blood Alley Square might be used for sidewalk cafes or other such developments. Any income from such arrangements, beyond any direct costs arising, could be applied first against the continuing costs assessable to the properties and then against the annual assessments for capital cost.

COST ESTIMATES

Note: The following are preliminary estimates, but are accurate enough to give scale to Council's consideration of this report.

Trounce Alley			$ 30,000
Blood Alley Square	- paving	$ 51,000	
	- planting etc.	$ 3,000	
			$ 54,000
Lighting			$ 6,000
		Total	$ 90,000

Property owners' rate per foot - and annual rate per foot (15 years)

for Trounce Alley (incl.lighting)	$49.90/ft.-	$ 6.20/ft.yr.
for Blood Alley (incl.lighting)	$73.30/ft.-	$ 9.10/ft.yr.
Total rate	$123.20/ft.	$15.30/ft.yr.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

City's share of cost $ 20,700 (23%)

P.O.'s share of cost $ 69,300 (77%)

Continuing Costs

Property Owners' (additional) annual rate per foot $1.00/ft/yr

Income

There is no estimate of the possible income.

PROCEDURE

A by-law will be needed to prescribe the basis on which the costs of this project are to be assessed.

As has been done in the other beautification projects, it is proposed that the local improvement be advanced on the initiative of the City, rather than by having a petition circulated among the owners.

TRAFFIC CONSIDERATIONS

The original proposals for development of Blood and Trounce Alleys included restriction of vehicular traffic in these areas. The following deals with this matter.

At the present time there are approximately 50 business establishments in the City block bounded by Water, Abbott, Cordova and Carrall Streets, in which Trounce Alley and Blood Alley Square are situated. The majority of these businesses are small specialty-type shops whose truck loading requirements are light and can generally be served from loading zones on the surrounding streets. Since these retail establishments would benefit from the creation of a pedestrian mall in Blood Alley, they are generally in favour of an arrangement whereby vehicular traafic is prohibited in the lane (Trounce Alley) during the afternoon and evening periods of peak pedestrian activity.

However, there are six wholesale distributing companies located in this block west of the portion to be developed as Blood Alley Square, all of which require loading access from this lane. These firms have advised that the nature of their business is such that access for trucks to their loading facilities must be maintained throughout the working day. Most of them cannot make use of the on-street loading zones on the surrounding streets since their warehouse facilities are adjacent to the lane and their deliveries cannot be accommodated through the front door from the street because of their size and frequency.

Field checks taken by the Engineering Department substantiate these loading requirements. Although the trucking activity in the lane is moat intense between 1:30 p.m. and 3:30 p.m., it occurs throughout the day with a total of over 110 deliveries during a typical weak day (9:00 a.m. to 5:00 p.m.).

In view of the truck loading needs of the wholesale distributing firms it is felt that as an initial arrangement, vehicular access to Trounce Alley should be maintained during the entire working day. Since these wholesale companies are closed evenings, weekends and statutory holidays, they have agreed hat vehicular access can be prohibited on weekends and holidays and after 5:30 p.m. on weekdays, which include the periods of greatest pedestrian activity in Trounce Alley.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

Although pedestrian use on weekdays is very light in the morning, it increases around the lunch hour and mid-afternoon. Accordingly, it is felt appropriate to prohibit trucks from stopping in Trounce Alley between Carrall Street and the westerly boundary of Blood Alley Square after 11:00 a.m. on weekdays. The retail establishments in this area would, therefore, be able to receive truck deliveries from the lane in the morning only, and any deliveries after 11:00 a.m. would have to be made from loading zones on the surrounding streets.

In summary, it is proposed that vehicular traffic be prohibited in Trounce Alley on weekends and holidays, and from 5:30 p.m. to midnight on weekdays, and that stopping of vehicles be prohibited in Trounce Alley between Carrall Street and the westerly boundary of Blood Alley Square from 11:00 a.m. to 5:30 p.m. on weekdays.

These regulations would be implemented under the City Engineer's authority. Furthermore, the regulations and loading arrangements would be reviewed after they have been in operation for some time to determine if some change is needed.

CONSIDERATION

The following proposals are submitted for Council CONSIDERATION in order to expedite the project:

1. That undergrounding be divorced from this project and dealt with under the new program involving Provincial assistance for beautification.

2. That the City proceed without waiting for a decision on Senior Government contributions to the Blood Alley Square improvements.

3. That traffic be restricted as set out under "Traffic Considerations" above.

4. That Local Improvement steps proceed without waiting for the conceptual and detailed designs.

5. That the bases for determining the City's share and for assessing the property owners' share of the cost of the projects be as set out under "Cost Sharing" above.

6. That certain costs as set out under "Continuing Costs" above be assessed against the benefited properties in addition to their share of the capital costs.

7. That the Corporation Counsel be requested to prepare the necessary by-law; and

8. That the City Engineer be authorized to advance a local improvement project for the beautification of Trounce Alley and Blood Alley Square 'on the Initiative'. "

Your Board submits the above proposals for Council CONSIDERATION.'

In considering this report, the Council noted a communication from Cordova Redevelopment Corp. Ltd dated February 7, 1972, commenting respecting renovation and improvement costs for Trounce and Blood Alley Square, and the share of the abutting owners in connection therewith.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17A. Beautification Project -
Trounce Alley & Blood Alley Square (cont'd)

Action was taken as follows on the foregoing items (1) to (8) submitted for consideration:

Item (1)

MOVED by Alderman Adams,
THAT this item be approved.

- CARRIED

Item (2)

MOVED by Alderman Linnell,
THAT this item be approved, on the understanding however, that if and when such contributions are received from the senior governments, such be applied to other beautification projects such as Phase 2 of the East Gastown projects.

- CARRIED

Item (3)

MOVED by Alderman Linnell,
THAT this item be approved.

- CARRIED

Item (4)

MOVED by Alderman Linnell,
THAT this item be approved.

- CARRIED

Item (5)

MOVED by Alderman Sweeney,
THAT this item be approved.

- CARRIED

Item (6)

MOVED by Alderman Sweeney,
THAT this item be approved.

- CARRIED

Item (7)

MOVED by Alderman Sweeney,
THAT this item be approved.

- CARRIED

Item (8)

MOVED by Alderman Sweeney,
THAT this item be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17B. Undergrounding Utility Wires in Trounce Alley Between Carrall Street and the Westerly End of Blood Alley

The Board of Administration submitted the following report under dated of May 26, 1972:

' The City Engineer reports as follows:

"On February 15, 1972, City Council approved the recommendations

(a) that the funding for the improvements including any undergrounding be on the beautification formula local improvement basis, and

(b) that the Director of Planning and Civic Development review the overhead wiring in Trounce Alley with the Utility Companies and the local residents.

The Provincial Government passed the 'Power and Telephone Beautification Fund Act' during March, 1972. The Act provides that the cost of undergrounding would be shared equally among the Provincial Government, the Utility and the City on all approved projects. Construction on these projects must be commenced during 1972. An application for undergrounding in Trounce Alley will be made to the Provincial Government for cost sharing under the Act as soon as the final detailed estimates have been received from the Utility Company.

It should be noted that the proposed undergrounding project in Trounce Alley between Carrall Street and the west boundary of Blood Alley Square will not remove the existing 'H' Frame at Carrall Street. It will remain temporarily until Phase II of the Gastown Beautification Project is undertaken. The estimated total cost of this work is $60,000 (to be confirmed).

The alternative of not undergrounding but attaching all wiring to brackets mounted on the buildings was discussed with the Utility Companies and one of the owners (Mr. Killam). Mr. Killam did not consider this alternative acceptable but he agreed that as an alternative the telephone wires could be attached to the buildings although he preferred undergrounding. The estimated total cost of undergrounding the electrical wires and mounting the telephone wires on the buildings is $49,000 (to be confirmed).

I RECOMMEND that:

1. City Council select one of the following alternative improvement projects for undergrounding utility wires in Trounce Alley from Carrall Street to the west boundary of Blood Alley Square:

   (a) Underground both B.C. Hydro and B.C. Telephone wires at an estimated total cost of $60,000 (estimated City share $20,000);

   (b) Underground the B.C. Hydro wires and mount the B.C. Telephone wires on the buildings at an estimated total cost of $49,000 (estimated City share $18,000);

2. the City Engineer be authorized to advance the project selected by City Council as a Local Improvement Project."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

17B. Undergrounding Utility Wires in Trounce Alley between Carrall St. and the Westerly end of Blood Alley (cont'd)

MOVED by Alderman Bird,
THAT the foregoing recommendations 1(a) and 2 of the Board of Administration and City Engineer be approved.

- CARRIED

17C. Development of Blood and Trounce Alleys

The Board of Administration under date of May 29th, 1972 submitted the following report:

'On 15 February 1972 Council adopted the report of the Standing Committee on Planning and Development dealing with the above project. Included in the recommendations were:

"(d) that the Corporation Counsel report back on the legal aspect of the local improvement costs."

The Corporation Counsel reports as follows:-

"The 'Vancouver Charter' does not permit the City to levy local improvement taxes against the commercial element of the Stanley/New Fountain development only: such taxes must be levied against the entire parcel benefited by the local improvement project, including the low income housing element.

The lease of the low income housing element of the Stanley/New Fountain development requires that the Stanley and New Fountain Residential Society reimburse the owners for a share of local improvement taxes levied against the development.

If Council wishes to compensate the Residential Society for additional amounts which it has had to pay by reason of the imposition of local improvement taxes on the above development, Council could make a grant to the Society pursuant to section 206 of the 'Vancouver Charter' equal to its share of such taxes."

Your Board submits the foregoing report for CONSIDERATION.'

In connection with this matter, the Council received a communication from the Gastown Residence asking an opportunity to appear, and expressing concern regarding local improvement sharing.

MOVED by Alderman Phillips,
THAT the Stanley and New Fountain Residential Society be advised, the City Council deems the organization to be qualified for a grant under Section 206(j) of the Vancouver Charter with respect to the Society's share of the local improvement beautification charges imposed upon it by the terms of its lease of the residential portion of its premises.

AND FURTHER, the Society be advised to make an application annually for such grant during the life of said charges and upon receipt of notice thereof.

- CARRIED

MOVED by Alderman Phillips,
THAT if the delegation still wishes to appear before Council, an opportunity be given.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

18. Hastings Street Beautification: Pioneer Place

The Board of Administration under date of May 24, 1972, submitted the following report:

'BACKGROUND

On February 15, 1972, Council approved the Hastings Street Beautification project, subject to reports back on (1) Areaways and Mid-Block crossings, and (2) a redesign of Pioneer Place.

On March 28, 1972, Council adopted the report of the Board of Administration, dated March 15, 1972, dealing with areaways and mid-block crossings, and on the same date (following a delegation from I.D.E.A.S. which advised that the merchants affected by Hastings Street Beautification, Cambie to Carrall Streets, were not in favour of this program proceeding unless the renovation of Pioneer Place program proceeded at the same time) passed a motion that the whole matter be sent to a Committee of Council to meet with the affected merchants in an endeavour to find a more satisfactory arrangement to the proposal set out in the report.

The Special Committee of Council met with representatives of the Hastings Street Merchants on April 10, 1972. Their recommendations were presented to and adopted by Council on April 18, 1972. In addition, Council requested the Board of Administration to report in regard to implementation of the recommendations in the Special Committee Report.

Your Board reports as follows:

RECOMMENDATION (A) OF SPECIAL COMMITTEE

Alterations to the features of Pioneer Place (to proceed concurrently with the Hastings Street Beautification Program) - consisting of:

(1) elimination of all benches,

(2) removal of the planter walls thus leaving a flat surface at sidewalk grade,

(3) lowering and replanting of existing trees or planter areas at sidewalk elevation.

The normal procedure for such changes would be for the City Engineer to arrange for funds and for the Park Board to do the actual landscaping work. The City Engineer has approached the Park Board on this basis but the Board is not prepared to carry out the work. On April 24, 1972, the Park Board regularly moved and seconded:

> "That the Board reiterate their long standing request to City Council that Pioneer Place be officially turned over to the care, custody and management of the Board and strongly object to any change in the area and removal of seating."

Historically, Pioneer Place was purchased from the C.P.R. in 1937 and has remained in the care and custody of the City Engineer since that time. It is maintained by the Park Board to the City Engineer's account.

The Engineering Department cannot do the landscaping work itself so the firm of Jeckway Landscaping Ltd. has been approached for a quotation for the work recommended by the Special Committee of Council. This firm's work is known as they are presently engaged on the landscaping for the new Georgia Viaduct. Jeckway Landscaping Ltd.'s estimate plus normal City overheads for the work totals $4,000 for the landscaping portion. Jeckway Landscaping Ltd. advise that lowering of trees should be done in the fall otherwise there is only a 10% chance of the trees surviving.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

18. Hastings Street Beautification:
Pioneer Place (cont'd)

RECOMMENDATION (B) OF SPECIAL COMMITTEE

The sidewalk, on the outer perimeter only, to be a continuation of the same material as will be used in the beautification program. The sidewalk will extend along Hastings north on west side of Carrall Street to the lane.

Sidewalks for the Hastings Street Beautification project consist of standard P.C. walks with a brick strip adjacent to the curb. This, then, is the treatment that will be continued around Pioneer Place and north on the west side of Carrall Street to the lane. Two properties with frontage on Carrall Street will share in the cost.

The estimated cost of this work is:

City share - $8,750

P.O. share - $1,250

The estimates are based on the work being done to the sidewalk in its present alignment, and do not allow for any reconstruction of pavement in the Square itself nor on the south side of Hastings Street.

The City Engineer is prepared to proceed with the local improvement aspects of the Hastings Street Beautification P: oject including the walk around Pioneer Place when design and assessment staff return. The landscaping portion of Pioneer Place could proceed immediately if Council wished to do so as a gesture of good faith by the City. There is a high risk that the trees would not survive due to the season of year. Council should also be aware, however, that although the Hastings Street merchants have agreed to proceed with the project, provided Pioneer Place is included, they will still have the opportunity to defeat the local improvement, even though the Pioneer Place renovations will have been undertaken by the City.

The City has now completed the last part of the preliminary work for the beautification project. Further work of implementation (e.g. - detailed plans, local improvement procedures, etc.) cannot proceed until after the Civic strike is over. Should Council approve the project as described, implementation can proceed after the Civic staffs return.

CONSIDERATION

The following proposals are submitted for Council consideration:

(a) That the lowering of trees, removal of walls and seats and other landscaping work be carried out by Jeckway Landscaping Ltd.

(b) That Council decide whether to proceed with the landscaping work immediately or in the fall.

(c) That $14,000 be appropriated from beautification funds for renovation of Pioneer Place (formerly $54,700).

(d) That the City Engineer be instructed to proceed with the local improvement portion of the beautification including sidewalks and curbs around Pioneer Place.

- City costs, including sidewalks, curbs, mid-block crossing	$ 41,000
- Merchants' costs	$ 93,500
TOTAL COST	$134,500

City costs chargeable to beautification funds.

(e) That the Corporation Counsel be instructed to prepare a by-law for the provision of awnings by local improvement procedure. All costs chargeable to property owners.

Your Board submits the matter to Council for CONSIDERATION.'

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

18. Hastings Street Beautification:
Pioneer Place (cont'd)

The Council took action on the consideration items in the foregoing report as follows:

MOVED by Alderman Adams,
THAT item (a) be approved.

- LOST

A recorded vote was requested, and the record therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Hardwick
Alderman Sweeney	Alderman Rankin
Mayor	Alderman Linnell
Alderman Bird	Alderman Phillips
	Alderman Calder

The motion was declared lost.

MOVED by Alderman Adams,
THAT with respect to item (b), the Council proceed with the landscaping work.

- LOST

A recorded vote was requested, and the record therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Hardwick
Alderman Sweeney	Alderman Rankin
Alderman Bird	Alderman Linnell
Mayor	Alderman Phillips
	Alderman Calder

The motion was declared lost.

MOVED by Alderman Adams,
THAT item (c) be approved.

- LOST

A recorded vote was requested, and the record therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Phillips
Alderman Sweeney	Alderman Calder
Mayor	Alderman Hardwick
Alderman Adams	Alderman Rankin
	Alderman Linnell

The motion was declared lost.

MOVED by Alderman Calder,
THAT items (d) and (e) be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

18. Hastings Street Beautification:
Pioneer Place (cont'd)

MOVED by Alderman Sweeney,
THAT a Committee be struck, comprising Alderman Rankin, Alderman Linnell and Alderman Phillips, to meet with the affected merchants to consider this whole matter further.

Notice was Called and Recognized by the Chair.

COMMUNICATIONS (continued)

7. 1974 Grey Cup Pageant

Alderman Sweeney submitted a communication dated May 29th, advising that the Canadian Football League will be selecting the site at its next meeting for the 1974 Grey Cup Pageant. The Alderman recommends the Council extend an invitation to hold this Grey Cup game in Vancouver in 1974. After due consideration, it was

MOVED by Alderman Sweeney,
THAT an invitation be extended to the Commissioner of the Canadian Football League to hold the 1974 Grey Cup Pageant in the City of Vancouver.

(notice)

Notice was Called and Recognized by the Chair.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW:
FAIRVIEW REZONING

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT leave be given to introduce a By-law to amend By-law # 3575 being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

BY-LAWS (continued)

BY-LAW:
FAIRVIEW REZONING (cont'd)

The Corporation Counsel orally explained the By-law provisions, as time did not permit copies to be furnished to members of Council, since the Council action on the subject earlier in the day.

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

MOTIONS

1. Vanier Park Launching Ramp:
False Creek

At the meeting of Council on May 16th, 1972, notice was given on the following motion, which now is put as follows:

MOVED by Alderman Broome,
SECONDED by Alderman Hardwick,
THAT the Deputy Mayor write to the Park Board, requesting that Board to report to Council in explanation of the launching fee for use of the Vanier Park launching ramp in False Creek.

- CARRIED

2. Management of the
West End Community Centre

MOVED by Alderman Linnell,
THAT the Director of Social Planning and Community Development initiate meetings with Federal representatives such as Central Mortgage and Housing Corporation, Provincial representatives, representatives of the City such as Health and Welfare and Rehabilitation, private organizations such as Gordon House, Legal Aid, Victorian Order of Nurses, West End Community organization, and any other organizations, to look into the management of the West End Community Centre.

(notice)

Notice was Called and Recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Adams:
1972 Election for Office

informed Council that in respect of the 1972 elections, he would not be a candidate.

Alderman Bird:
Broadway West Beautification Program

referred to a communication dated May 24, 1972, from a Committee of the Kitsilano Chamber of Commerce respecting Broadway West beautification, objecting to any action to commence beautification local improvements in Broadway West until beautification plans are final.

His Worship directed the communication be forwarded to the City Engineer for a appropriate reply to the Broadway West Committee.

Alderman Bird:
Shacks in Area Bounded by Jackson, Pender, Keefer and Dunlevy

referred to communication dated May 24, 1972 from principal of Lord Strathcona Elementary School, expressing concern because of nefarious uses of shacks on the property in the area bounded by Jackson, Pender, Keefer and Dunlevy. Particular concern is shown for children using the property.

His Worship directed the communication to the appropriate Department for suitable reply.

Alderman Phillips:
Oral Report re C.F.M.M. Conference

reported orally as follows, as result of attending the Canadian Federation of Mayors and Municipalities' Conference:

(a) 38 Acres: Jericho

The Federal authorities will not grant or lease for a nominal sum, the 38 acres of Jericho, but will sell the property, the basis of which was detailed by the Alderman.

Alderman Phillips requested Alderman Bird arrange for the Committee that proceeded to Ottawa to meet with the Greater Vancouver Reional District, with a view to the whole park area being considered a regional park, and negotiate on this basis with the Federal authorities

(b) Tri-Level Interim Planning Committee

Referred to proposed Tri-Level Conference to be held in November.

(c) Revenue Sharing

Referred to a report respecting revenue sharing which subject will be considered at the forthcoming Tri-Level Conference.

The Council recessed at approximately 4:00 p.m.

* * * * *

The foregoing are Minutes of a Regular Council meeting dated May 30, 1972, adopted on June 6, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 6, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Rankin,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated May 30th, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

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UNFINISHED BUSINESS

Grant:
Riley Park Area Council Youth Enterprises

Further consideration was given to the application of the Riley Park Area Council Youth Enterprises, for a grant in the amount of $1,850.

MOVED by Alderman Rankin,
THAT a grant of $1,850 be approved as per request received.

- LOST

COMMUNICATIONS

1. Grant: Dinner re
H.M.C.S. Uganda Reunion Committee

A request was received from the H.M.C.S. Uganda Reunion Committee that the Council approve a grant to pay the expenses of a banquet or a grant of $1,000 of the expenses involved in connection with a reunion of men who served on the H.M.C.S. Uganda.

MOVED by Alderman Linnell,
THAT this request be received.

- CARRIED

2. Entertainment:
High School Student Exchange Program

MOVED by Alderman Phillips,
THAT, after considering the request from the Canadian Council of Christians and Jews Inc., approval be given to the necessary arrangements, whereby the students involved in the High School Exchange Program referred to by the organization in its letter of May 10th, may be given free access to the Aquarium and Museum and Planetarium facilities at some appropriate time while in Vancouver.

- CARRIED

3. Donation to City Archives

The City Clerk reported as follows under date of June 5. 1972:

'I am pleased to bring to Council's attention a memorandum from Mr. Rob Watt, City Archivist, announcing an important and significant donation to the City Archives.

"1. The City Archivist is very pleased to announce that the City Archives has just received a very generous donation of $4,500.00 from H.R. MacMillan. The gift was received yesterday through Mrs. F.M. Ross, Chairman of the Archives Committee of the Community Arts Council.

2. The funds have been given to build a special and permanent audio-visual display unit for the entrance hall of the new Archives Building at Vanier Park. The unit will house a slide show and co-ordinated sound commentary using photos from the collections as well as a display of the most interesting and treasured original documents held by the Archives with a recorded explanation of their significance in the City's history.

3. The unit is designed to bring the richness and story of the Archives' collections before the public in an interesting and enjoyable manner. It will be designed so that the material can be changed from time to time.

4. The City Archivist wishes to thank publicly, Mr. MacMillan for his generosity and asks that Council join him in so doing."'

MOVED by Alderman Hardwick,
THAT the letter from the City Clerk be received, and His Worship be requested to forward a letter of appreciation to Mr. MacMillan for his kindness in granting this generous gift to the City Archives.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Group Policy -
Travelers Insurance Company

MOVED by Alderman Broome,
THAT the following report of the Board of Administration, submitted under date of May 29, 1972, be approved:

- CARRIED

'The Corporation Counsel reports as follows:-

"Some time ago the Travelers Insurance Company formed a new company to underwrite all their Canadian business. The new company, Travelers Life Insurance Company of Canada, has assumed all the rights and obligations of the Travelers Insurance Company.

Fowler & Associates Consultants Limited have submitted to the City a form of rider to be attached to the above insurance policy held by the City which transfers the obligations of Travelers Insurance Company to Travelers Life Insurance Company of Canada effective as of May 12, 1972.

It is recommended that this rider be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.'

B. Closure of Kent Avenue South,
Fraser Street Easterly -
Lease to Weldwood of Canada Sales Ltd.

MOVED by Alderman Bird,
THAT the following report of the Board of Administration submitted under date of May 18th, 1972, be approved:

- CARRIED

'The City Engineer reports as follows:

"Weldwood of Canada Sales Limited dedicated the north 33 feet of their property for South Kent Avenue from Fraser Street to approximately 450 feet easterly. Weldwood presently lease South Kent Avenue easterly from this point at a nominal rental. The lease expires April 9, 1979. The Company now requests the leasing of approximately 450 feet of South Kent Avenue from Fraser Street easterly to the westerly limit of the portion presently leased. North Kent Avenue is open to traffic.

I RECOMMEND that South Kent Avenue from Fraser Street to the Westerly limit of the portion presently under lease (approximately 450 feet east of Fraser Street) be closed, stopped up and leased to Weldwood of Canada Sales Limited subject to the following conditions:

1. The term to coincide with that of the present lease from Chester to Ross Streets which terminates April 9, 1979.

2. A nominal rental of $10.00 for the term.

3. A 90-day notice of cancellation if area required for municipal purposes.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Closure of Kent Avenue South, Fraser Street Easterly (cont'd)

4. To be used only for access and parking.

5. The area to be developed at a grade satisfactory to the City Engineer.

6. On termination of the lease the area to be left in a condition approved by the City Engineer.

7. The City to reserve all rights for the installation and maintenance of all utilities.

8. The lessee be permitted to construct an additional spur track if required, subject to satisfactory arrangements being made for crossings.

9. Satisfactory arrangements being made regarding the farm crossing for B.C. Hydro and C.P.R. tracks traversing the Weldwood plant.

10. Any renewal of the agreement will require a realistic approach to the establishment of rentals.

11. An agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted. '

C. Request to Carry Out Archaeological Dig on City Land at Marine & Angus Opportunities for Youth Project

The Board of Administration reported as follows under date of June 1, 1972:

'The Supervisor of Property & Insurance reports as follows:

"By letter dated May 24/72 addressed to the Supervisor of Property & Insurance, Mr. Barrie Jones, representative of Opp.for Youth Project #510-1854, has requested permission to carry out diggings on the City owned lands situated south of Marine Drive, between Angus and Barnard Streets, for the period of June 1 to Aug.15/72.

This property, known as Bal. of Pcl A Amended (Ref Plan 3) DL 317, and containing 7.443 acres, has been the subject of several Planning reports to City Council with respect to possible rezoning and development for Low Density Multiple Housing (together with adjoining lands represented by Horner Development Ltd). The present status is that a joint development with the adjoining owners has fallen through, and the Director of Planning is to report to Council on the development and sale of the City site independently. I have checked with the Planning Department who advise that the requested use of the site to Aug. 15/72 would not cause further delay to the City's marketing of the lands.

Council will recall that in the summer of 1969 the City permitted the City Museum Archaeologist to use the site for summer training courses for teenage diggers, and that on Sept.23/69, on the request of the Museum Board, Council directed that the lands be withheld from sale for one year.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Request to Carry Out Archaeological Dig
Opportunities for Youth Project (cont'd)

In his request, Mr. Barrie Jones states that the Summer Instructional Program in Archaeology was conceived by group members with the help of Dr. R. Pearson of U.B.C., and Shirley Cuthbertson of the Vancouver Centennial Museum, the sponsoring institution. Also set out are the aims of the Program.

It is noted that this land has been used, without authorization, on many occasions in the past by amateur diggers, often to the inconvenience of neighboring residents, with the site left in an untidy and even dangerous condition.

For this reason, if Council is prepared to give favourable consideration to the request, they may wish to make approval conditional upon the project being placed under the guidance and control of the Vancouver Centennial Museum. Department."

Your Board

Submits the foregoing report to Council for consideration.'

MOVED by Alderman Bird,
THAT approval be given to this application to carry out digging on City owned lands south of Marine Drive between Angus and Barnard Streets, for the period June 1 to August 15, 1972, provided the site is leveled at the conclusion of the digging, and the project is placed under the guidance and control of the Vancouver Centennial Museum Department.

MOVED by Alderman Hardwick in amendment,
THAT reference in the main motion to leveling of the site be struck, and in lieu thereof the following be substituted:

'provided suitable signs are posted after this digging operation pointing out that the City is not liable because of the condition of the land due to such digging operations'

- CARRIED

The motion as amended was put and carried as follows:

MOVED by Alderman Bird,
THAT approval be given to this application to carry out digging on City owned lands south of Marine Drive between Angus and Barnard Streets, for the period June 1 to August 15, 1972, provided suitable signs are posted after this digging operation pointing out that the City is not liable because of the condition of the land due to such digging operations, and the particular project is placed under the guidance and control of the Vancouver Centennial Museum Department.

- CARRIED

D. Control of Soliciting for Charity

MOVED by Alderman Phillips,
THAT the following Board of Administration report submitted under date of June 1, 1972, be approved:

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Control of Soliciting for Charity (cont'd)

'City council on April 14, 1972, requested the License Inspector to report on the appropriate fees for Soliciting for Charity.

The License Inspector reports as follows:

"License fees are normally set at a level sufficient to cover the costs of issuing the License and policing the operation. The costs applicable to Soliciting for Charity applications can have a wide range depending upon the organization requesting a license - i.e. some will require more investigation than others. For this reason and also because the organizations involved are of a non-profit nature, I recommend that the license fee be set at the minimum rate of $10.00 for each application. (This is the fee paid by the majority of licensees who pay business tax) The license would only be valid for the period of time approved by the screening committee. No license or fee will be necessary if only the members of the organization are to be canvassed for funds."

Your Board RECOMMENDS that the report of the License Inspector be approved. '

E. Proposed Lane Paving in 1 and 2 Family Areas

The Board of Administration submitted the following report under date of April 26, 1972. In considering this report, it was pointed out that reference on Page 3 under 'City's Share' to the cost of the proposed procedure re extension pf pavement beyond property lines to sidewalk as $0.40 per foot of lane, should read $0.77 per foot of lane.

'The City Engineer reports as follows:

"This report proposes a new procedure for improving lanes with asphaltic concrete pavement and recommends a program to improve all lanes in one and two family areas within the next 15 years with the City and property owners sharing the cost.

Existing Conditions

There are approximately 265 miles of lanes with gravel surfaces in the one and two family areas. The annual upkeep of these gravel surfaces and the lane ditches costs more than twelve hundred dollars per mile. Despite this annual expenditure it is not possible to maintain the lanes in a satisfactory standard as to the riding quality and particularly with respect to the dust.

Existing Policy

In general, lanes with gravel surfaces have been built with the crown or high point along the center line and ditches along both sides to take the surface water. The gravel surfaces and drainage facilities are maintained by the City at no direct cost to the property owners.

If the property owners of a block desire a higher standard of lane surface, they have the following alternatives:

1. An oil spray treatment to reduce dust and provide a better riding surface. This treatment has a life of one to two years. A uniform levy of four cents per lineal foot of lane (two cents per lineal foot of property line) is charged for this treatment and the collecting of the money is the responsibility of the residents within the block. During the past ten years the lane oiling program has averaged 45 miles per year. In recent years the four cents per foot of lane contribution has amounted to slightly less than one-half the total cost of the oiling treatment; the remainder of the cost is borne by the City and this cost is increasing.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Proposed Lane Paving in 1 and 2 Family Areas (cont'd)

This procedure to alleviate the dust problem is not satisfactory. Firstly, the residents resent having to contribute to the cost of controlling dust when the source of the dust is on City property. Secondly, having paid for the oiling, many residents expect the treatment to last for several years and argue that the City should maintain the surface in its oiled condition after initial application. Finally, there are many residents who object to their lanes being oiled because for a few days after the application while the oil is drying it is almost impossible to keep children and pets from getting it on themselves and tracking it onto carpets and floors.

2. Permanent type asphaltic concrete pavement constructed under local improvement procedures. The current standard specifications for a permanent asphaltic concrete pavement on a 20 ft. lane allowance in a one and two family area is 16 ft. wide and $2\frac{1}{2}$ inches thick. The pavement is shaped so that the storm water flows from the edges to a valley gutter along the center line and a tile drain is installed along the high side of the lane between the property line and the edge of the pavement to intercept subsurface water. The side ditches are filled in and the 2 ft. verges between the property lines and the edges of the pavement are surfaced with gravel.

These 2 ft. shoulders are required in most residential lanes to overcome out-of-grade situations where the properties are above or below the travelled portion of the lane. The slopes can be constructed to meet the existing developments of the abutting properties eliminating the need for retaining walls in most cases.

Existing Program for Paving Residential Lanes

The present cost of permanent lane pavements in one and two family areas is not acceptable to the home owner for the following reasons:

1. Construction Costs

The local improvement assessment for lane pavements constructed in 1971 was $0.63 per frontage foot per year for 15 years. By comparison the property owners share of the cost of street improvements constructed in 1970 under the Low Cost Paving Program was $0.76 per frontage foot per year for 15 years. Even though this covers only curbs and gutters, the City provides the pavement and the total result appears to provide more value to the property owner per dollar of local improvement tax.

The Engineering Department receives many inquiries annually as to what a permanent improvement would cost instead of paying every year for oiling; but in most cases, no further interest is shown when the estimated cost is given. No petitions for lane pavements were received prior to 1964 and only 35 have been received in the last eight years. The relatively high cost is attributed to the extensive grading required to change the cross-section of the lane from a crown to a valley gutter at the center line, plus the installation of the tile drain.

2. Removal of the Open Ditch Drainage Facilities

Throughout the City many properties have been developed using the lane ditches to provide storm water drainage facilities. These ditches are used at various locations to drain back yard gardens and lawns; to receive water from roofs of homes and carports, and, in a few cases, basement sumps.

Although such practices are in contravention of the City Plumbing By-Law, and the Streets and Traffic By-Law, many property owners consider the lane ditch as a drainage facility and are not in favour of losing it through paving.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Proposed Lane Paving in 1 and 2 Family Areas (cont'd)

PROPOSED LANE PAVING IN 1 & 2 FAMILY AREAS

In view of the high cost of maintaining gravel surfaces in lanes and the slow rate of improving lanes with permanent pavement, it is considered necessary to adopt a pavement standard and a cost-sharing procedure which will be acceptable to the majority of the home owners.

The proposed standard is an asphaltic concrete pavement, 14 feet wide and 2 inches thick, installed on the existing crowned gravel roadway. The existing ditches will remain to serve as drainage facilities for the lane pavement. In lanes with large ditches and poles and those less than 20 ft. wide, the pavement width would be reduced to meet local conditions where practical.

In most cases the existing surfaces in the lanes will provide adequate strength (provided that the surfaces can be adequately sealed against the weather), as they are well compacted by years of use.

This pavement, although almost as thick as the present standard lane pavement ($2\frac{1}{2}$ in.) would require slightly more maintenance because the ditches being close to the pavement will reduce the strength of the granular base under the edges of the pavement and some cracking at the edges can be expected.

Cost Sharing Procedure

The cost-sharing proposal for this paving program makes the City responsible for the cost of grading and installing or adjusting catch basins as required, in addition to the flankage and other reliefs, which it pays for under the current cost-sharing policy. (See table below)

The grading and drainage requirements are essentially the routine work which the City provides in gravel lanes and will continue to provide at frequent intervals until the lanes are paved. The property owners will pay only for the cost of the pavement.

The estimated cost using current construction prices, is $2.55 per lineal foot of lane. This estimate is based on the grading and adjusting of drainage facilities costing $0.40 and the paving costing $2.15 per lineal foot of lane.

The estimated cost to pave approximately 265 miles of lanes in the residential areas at $2.55 per foot amounts to $3,570,000 in 1972 dollars. Of this amount the property owners would pay $2,500,000 and the City would pay $1,070,000. These are the estimated actual construction costs and do not include the Local Improvement interest charges.

Our study shows that the estimated cost to the property owners would be about $0.14 per front ft. per year for 15 yrs. including interest charges. A comparison of the present and proposed procedure is shown in the following table:

	Present Procedure	Proposed Procedure
Property Owner's Share	Grading and reshaping (Including filling in the ditches) Drainage (including installation of drain tile on high side of lane) Pavement 16 ft. wide & $2\frac{1}{2}$" thick	Pavement 14 ft. wide & 2 in. thick
	Annual cost (including interest charges).	Annual cost - (Includin interest charges).

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Proposed Lane Paving in 1 and 2 Family Areas (cont'd)

	Present Procedure	Proposed Procedure
	$0.63 per frontage ft. of property per year for 15 years (Total cost shared by properties on both sides amounts to $1.26 per ft. of lane per yard). $25.20 per year for a 40 ft. wide lot.	$0.14 per frontage ft. of property per year for 15 years (Total cost shared by properties on both sides amounts to $.28 per ft. of lane per yr.) $5.60 per year for a 40 ft. lot
City's share	Flankage and other reliefs Intersections Extension of pavement beyond property lines to sidewalk Cost $1.15 per ft. of lane	Minimal grading to prepare existing surface for pavement construction Drainage (adjustment replacement or installation of catch basins where necessary in existing ditches). Flankage and other reliefs. Intersections Extension of pavement beyond property lines to sidewalk Cost - $0.40* per ft. of lane
Length of Local Improvement Financing Referall	15 years	15 years

In summary, the proposed procedure is basically construction of an asphaltic pavement on the existing lane surface. The difference in cost compared to the present procedure is due to the volume of work proposed and the elimination of extensive grading and tile drain work.

At present the City spends approximately $325,000 each year maintaining unpaved lanes in one and two family dwelling areas. This money goes to grading and shaping the gravel surfaces and to maintaining the ditches. If the procedure as proposed is approved, it is estimated that annual maintenance would be reduced to about $160,000, a saving of $165,000 per year, and the oiling program would be eliminated saving a further $12,000 per year, all in terms of today's dollars, on completion of the program. Based on a 15 year program, the lane maintenance appropriation would be reduced $11,000 annually for 15 years.

EFFECT ON PAVING LANES SEPARATING ONE AND TWO FAMILY DISTRICTS AND HIGHER USE ZONES

Assessing a portion of paving costs of lanes which abut on higher use zones on one side and local residential zones on the other side has been the subject of considerable complaint in recent years by the residential property owners. Paving projects in such lanes are usually initiated by the City or petitioned for by the owners of the higher-use property.

Although the abutting residential property owners pay only the same amount as they would for a local residential lane pavement, many have protested that they are forced into payments which are too high for the benefits received, for a pavement to serve traffic generated by the higher-zoned property on the other side of the lane.

(* Should Read $0.77)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. **Proposed Lane Paving in 1 and 2 Family Areas (cont'd)**

The cost to the one and two-family residential properties abutting these lanes on the proposed plan would thus be much less than on the present basis and the objections to paving projects in these lanes should, therefore, be much reduced.

The amount of reduction in the charges to these residential properties would have to be borne by the City and would be charged to the City's share of the cost of paving lanes in Commercial, Industrial and Multiple Dwelling areas for which money is provided in the 1971-75 Capital Fund. (Approx. $100,000.)

LANE PAVEMENT STANDARDS IN HIGHER-USE ZONES

The standard for Permanent Pavements in Higher-Use zones is an asphaltic concrete pavement 5 inches thick across the entire width of the lane except in the West End where the lanes are 33 feet wide. A pavement 24 feet wide with concrete gutters and rolled, mountable curbs is the standard in this area.

INITIATIVE PROGRAM PROPOSED

It is estimated that only one hour is required for a paving machine to lay the asphaltic concrete in the lane of an average City block. If the lanes to be paved are all in the immediate area, 7 or 8 can be paved in one day, resulting in an economical operation and low unit cost. However, if the lanes on the program were located throughout the City, which would be the case if the program depended on petitions alone, the paving crew and the equipment would spend almost as much time travelling as paving and the cost of the work would be appreciably higher.

It is recommended that the annual lane paving program be initiated by the City for the first few years in order to do the work as efficiently and economically as possible and at the same time promote and demonstrate this lane improvement. The procedure would allow the Engineering Department to initiate lane paving projects in 10 to 12 locations, each location to have sufficient individual projects to ensure at least one day of continuous paving. The areas which have high maintenance cost would be given priority.

The cost estimates for this program are based on this procedure.

The property owners will be encouraged to petition for this improvement and, if the program proves to be as popular as the low cost street paving program, sufficient petitions will be received after a few years so that only a few projects will be initiated where necessary to produce a day's paving around isolated petitioned projects.

The City Engineer RECOMMENDS that:

(1) On lanes abutting on Local Residential (one and two-family) properties:

(a) An asphaltic concrete pavement two inches thick and 14 ft. wide (less in lanes narrower than 20 ft. and where existing ditches and local conditions prevent the construction of a 14 ft. wide pavement) be installed as Local Improvements, the City, as at present, paying for this facility at intersections and for flankage and other reliefs in accordance with the Local Improvement By-Law.

(b) The City bear the cost of preparing the granular base and adjusting the drainage facilities prior to paving.

(2) The policies in (1)(a) and (b) form the basis of Local Improvements charges for residential property on lanes where some of the abutting property is zoned for higher use.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Proposed Lane Paving in
1 and 2 Family Areas (cont'd)

(3) The length of the Local Improvement period be 15 years.

(4) The City initiate a program of paving local residential lanes; such program to be scheduled over a 15 year period."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.'

MOVED by Alderman Rankin,
THAT this lane paving program be carried out on a City wide basis, with funds taken from General Revenue.

- LOST

MOVED by Alderman Broome,
THAT this report be referred back for further report on the principle of the program being carried out on a City wide basis with funds taken from General Revenue.

- LOST

MOVED by Alderman Bird,
THAT the recommendations of the City Engineer and Board of Administration be approved, as set out in the foregoing report.

MOVED by Alderman Phillips in amendment,
THAT the following words be added to the main motion:

'after recommendation (4) is changed to read as follows:

The City initiate a program of paving local residential lanes, and report back to the Council in twelve months on the result. '

- CARRIED

The motion as amended was put and carried as follows:

MOVED by Alderman Bird,
THAT the recommendations of the City Engineer and Board of Administration be approved, as set out in the foregoing report after recommendation (4) is changed to read as follows:

'The City initiate a program of paving local residential lanes, and report back to the Council in twelve months on the result.'

- CARRIED

F. Attendance of Fire Chief at
Provincial Fire Advisory Meeting

MOVED by Alderman Linnell,
THAT the following report dated June 1, 1972, submitted by the Board of Administration, be approved:

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Attendance of Fire Chief at
Provincial Fire Advisory Meeting (cont'd)

" The Fire Chief reports as follows:

'The Fire Chief, being a member of the Provincial Fire Advisory Council, requests permission to attend a Council meeting to be held in Kitimat, B.C., June 14, 1972.

The Provincial Fire Marshal will pay all expenses. The only cost to the City will be three days (two for travel time) leave of absence with pay.'

RECOMMENDED that the Fire Chief be granted three days leave of absence with pay to attend the above meeting."

G. Leave of Absence re
1972 Olympic Games (Lieutenant B. Lowes)

MOVED by Alderman Rankin,
THAT, on the basis of the report from the Fire Chief, leave of absence with pay be granted to Lieutenant Bert Lowes from August 15 to September 12, 1972, to allow participation in the 1972 Olympic Games in Munich, Germany.

- CARRIED

H. B.C. Centre and Court House Additions
Blocks 51 and 61

Consideration was given to the Board of Administration report dated May 31, 1972, re Provincial Government development proposed for Blocks 51 and 61. Various items in the report were explained by the Director of Planning and Civic Development, the Council agreed to consider the matter further after the recess.

The Council recessed at approximately 10:45 a.m., and after a short 'In Camera' meeting reconvened with the same personnel present at approximately 11:20 and continued with the Blocks 51 and 61 discussion.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. B.C. Centre and Court House Additions
Blocks 51 and 61 (cont'd)

Council continued consideration of the report of the Board of Administration dated May 31, 1972, from which the following is summarized:

'Summary

Having examined the sketch drawings and consulted other civic departments and appointed boards, the Director of Planning and Civic Development submits the following as the prime areas of concern to be discussed by the aforementioned committee.

a) Basic consideration of the impact of the high tower on both the immediate surrounding and on the downtown peninsula as a whole;

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. B.C. Centre and Court House Additions
Blocks 51 and 61 (cont'd)

b) Height, bulk and location of Court House Addition in relation to the streets and the existing Court House;

c) Provision of pedestrian oriented uses along street fronts and more open space at the perimeter of both sites;

d) Retention of sidewalk along the south side of Robson Street and the entire design concept related to Robson Street;

e) Better integration of the project with the surrounding area, including Block 71;

f) Pedestrian and vehicular circulation, including the reversal or modification of underground parking and loading access/ exit arrangement;

g) Methods and changes of use to ensure the maximum use of the open spaces after office hours;

h) The relationship of the pedestrian and traffic facilities to any future public transit arrangement;

i) Engineering and legal details implicit in the use of any surrounding streets.

Consideration

This report is submitted to Council for consideration of the points of concern put forward by the various technical agencies and for the addition of any others.

It is RECOMMENDED

That the report then be referred to the working committee of officials approved on May 30th, 1972, for action in accordance with the proposals of the Minister of Public Works.

Your Board submit the foregoing report for Council CONSIDERATION, and RECOMMEND that the recommendation of the Director of Planning and Civic Development be approved.

(For the information of Council, the City officials appointed to the Working Committee are, the Director of Planning and Civic Development, the City Engineer and the Corporation Counsel.)

MOVED by Alderman Wilson,

(a) THAT Items (a) to (i) set out above be approved, as the prime areas of concern to be discussed by the Working Committee, and the following as (j) and (k) be added as additional items of primary concern for discussion:

(j) The impact of the project on the Wilbur Smith concept on rapid transit.

(k) Buildings facing Robson Street be completely eliminated to make a public space on the ground floor plan completely open to Robson Street.

(b) THAT the recommendation set out above respecting reference to the report of the Working Committee be approved; the City's Committee representatives to report back from time to time.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

H. B.C. Centre and Court House Additions
Blocks 51 and 61 (cont'd)

FURTHER THAT His Worship the Mayor be requested to advise the Minister of Public Works of this action of Council, requesting information regarding names of Provincial appointees to the Working Committee, and the date when the Committee will commence meeting.

- CARRIED

MOVED by Alderman Broome,
THAT a Committee of Council be appointed to discuss the following proposal with the Provincial Government, and the Committee have the benefit of various schematic alternatives to be prepared by the Director of Planning and Civic Development, and the Committee report to Council from time to time:

' A complex be developed on Blocks 51, 61 and 71, integrating:

(a) The same general building development and floor space ratio as proposed by the Provincial Government;

with

(b) Suitable open space development within the three blocks;

with

(c) Adequate parking as required for the complex, particularly under Block 71.'

- CARRIED

I. Request for Temporary Help:
Planning Department

The Board of Administration under date of June 5, 1972, submitted the following report:

"The Director of Planning and Civic Development reports as follows:

'The Planning Department has employed up to 15 people in a Local Initiatives Programme to collect and process various types of information. One group of studies is related to the investigation of district centres in the city. The programme is a vital part of the work which will lead to proposals for rezoning and other recommendations which will form part of an overall city plan. It is also important in determining the planning policies for such neighbourhoods as Kitsilano where a priority study is already underway.

Approval of the programme was received approximately two months after the anticipated starting date. Although a strict schedule has been maintained in collecting the necessary data, termination of the L.I.P. on June 16 does not permit time to complete coding the information for computer use or to analyse the material.

The information consists of peoples' perception about actual use of centres in their neighbourhoods and their ideas about future development; analysis of real estate market data; land use analysis; consideration of elements of change in commercial development and employment; and housing demand by household type. Besides being needed by the Planning Dept. the data will also be of assistance to civic departments and other sectors of the community.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

I. Request for Temporary Help:
Planning Department (cont'd)

The L.I.P. afforded the Department an opportunity to advance this programme while still proceeding with priority studies on the final Downtown concept etc. If regular staff are deployed on finishing these studies it will mean delay in both areas of activity.

To take advantage of the people who have been connected with the studies and obtain use of the data as soon as possible, it is requested that six of the people from the programme be retained as Temporary employees from June 19 to August 31. These people would complete putting the data into form for computer use and assist in analysis of the results.

The cost of salaries and fringe benefits is estimated to not exceed $10,000. This amount is available in the Planning Dept. Salary Budget because of present conditions.'

Your Board forwards the request of the Director of Planning and Civic Development for Council CONSIDERATION. "

MOVED by Alderman Bird,
THAT the request of the Director of Planning and Civic Development contained in the foregoing report in respect of retention of six people as temporary employees from June 19 to August 31, 1972, be approved.

- CARRIED

J. Youth Employment Services (YES)

The Board of Administration under date of June 5, 1972, submitted the following report:

"The Director of Social Planning/Community Development reports:

'YES was established three years ago as a 'youth organized and youth managed employment service in order to provide summer jobs to the masses of high school students in and around Vancouver.'

Jobs were supplied to students through YES in 1971 as follows: New Westminster and Surrey (560); North Vancouver and West Vancouver (326); Ladner-Delta (170); Langley (110); Richmond (102); Fraser Valley (1048); Burnaby (245); Vancouver (752). The YES budget was $17,764.00 in 1970 and $18,000 in 1971. Main sources of revenue have been the Vancouver YMCA, the Provincial Government, and five area municipalities, excluding Vancouver.

On the recommendation of the Director of SP/CD, Council approved grants to YES as follows: 1969 - $2,400; 1970 - $3,600; 1971 - $3,600.

The YES project does not receive Opportunity for Youth Funds because it is not new (three years old), is agency (YMCA) sponsored and receives funds from other government sources. It does not qualify for Local Initiatives Project funding because it is a summer program.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

J. Youth Employment Services (cont'd)

The Director of SP/CD RECOMMENDS that Council approve a grant of $3,600 to Youth Employment Services for its 1972 summer program.'

The Board of Administration submits the foregoing report and recommendation of the Director of SP/CD for Council's CONSIDERATION."

MOVED by Alderman Bird,
THAT a grant of $3,600 to Youth Employment Services for its 1972 summer program, pursuant to the foregoing report of the Director of Social Planning/Community Development, be approved.

CARRIED BY THE REQUIRED MAJORIT

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW
KITSILANO REZONING

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575 being the Zoning and Development By-law.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Alderman Wilson,
THAT the Committee rise without reporting and ask leave to sit again.

- LOST

BY-LAWS (continued)

BY-LAW
KITSILANO REZONING (cont'd)

MOVED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

Alderman Broome and Alderman Hardwick were excused from voting on this by-law, not having been present at the Public Hearing when held.

MOTIONS

1. 1974 Grey Cup Pageant

MOVED by Alderman Sweeney,
SECONDED this day by Alderman Rankin,
THAT an invitation be extended to the Commissioner of the Canadian Football League to hold the 1974 Grey Cup Pageant in the City of Vancouver.

- CARRIED

2. Management of the
West End Community Centre

At the last Council meeting, notice was called on a motion proposed by Alderman Linnell on this subject. However, Alderman Linnell with the Council's permission changed the motion which now reads as follows:

MOVED by Alderman Linnell,
SECONDED this day by Alderman Calder,
THAT the Director of Social Planning and Community Development initiate meetings with Federal representatives such as Central Mortgage and Housing Corporation, Provincial representatives, representatives of the City such as Health, Welfare and Rehabilitation and Park Board, private organizations such as Gordon House, Legal Aid, Victorian Order of Nurses, West End Community organization, and any other organizations, to look into the management of the West End Community Centre, exclusive of the housing component of the complex.

- LOST

The motion was put and lost.

MOTIONS (continued)

3. Pacific National Exhibition Stables and Fire Safeguards

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT WHEREAS there have been two serious fires at the stables at the Pacific National Exhibition,

AND WHEREAS there has been serious loss of livestock and danger to human life in these fires,

THEREFORE BE IT RESOLVED that the Council instruct the Fire Chief to report within one month to Council on adequate safeguards for these stables.

- CARRIED

NOTICE OF MOTION

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the Board of Administration report on possible locations and financing for housing for the handicapped, based on the research report done by Mr. Alex Clark for Central Mortgage & Housing Corporation.

(notice)

ENQUIRIES AND OTHER MATTERS

Alderman Wilson:
Flood Conditions and Flow of Drift Material into Gulf of Georgia

referred to the flood conditions resulting in large amounts of drift material moving into the Gulf of Georgia area and causing a boat hazard, particularly at night. The Alderman suggested the matter be referred to the Regional District, and that the Council representatives on the District raise the matter.

A Commendation:
Police Department Members

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Chief Constable and the members of the Police Department involved be commended for the excellent manner in which they controlled the very difficult situation at the Pacific National Exhibition recently, during and following an entertainment given by the 'Rolling Stones'.

- CARRIED

Alderman Calder:
Kelowna Regatta

referred to an invitation from the Mayor of Kelowna for a representative from the City of Vancouver at the forthcoming Regatta. The Alderman agreed to hand the invitation over to the Mayor for suitable action.

The Council recessed at approximately 11:55 a.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting dated June 6, 1972, adopted on June 13, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 13, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated June 6, 1972, and the Minutes of the Special Council Meeting ('In Camera'), dated June 8, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

BOARD OF ADMINISTRATION REPORT AND DELEGATION

Oppenheimer Lodge:
Tenant Participation in Management

The Board of Administration under date of June 9, 1972, reported as follows:

BOARD OF ADMINISTRATION REPORT AND DELEGATION (continued)

Oppenheimer Lodge:
Tenant Participation in Management (cont'd)

'As requested by Council on May 30, 1972, First United Church have submitted their proposal for tenant participation in the management of Oppenheimer Lodge. Their proposal is circulated.

The Regional District Housing Committee are recommending to the Regional District Board that they accept responsibility for payment of the Municipal share of operating losses of Oppenheimer Lodge. Their recommendation is expected to be considered by the Board on June 28, 1972.

By Council resolution, approval by the Regional District will enable the agreement to be signed between the City and the senior levels of Government for the operation of Oppenheimer Lodge and the invitation of bids for its construction.

The agreement between the City and the senior levels of Government requires, among other things, the following:

(a) the establishment of a rental system;

(b) the establishment of a budget on the following basis:

- administration expenses
- maintenance expenses
- operating expenses,
  i.e. heat, electricity, water, janitor and other
- exterior painting
- modernization and improvements
- taxes.

(c) the establishment of the method of selecting tenants on a basis of priority.

The method by which management is secured would be entirely a matter for Council to determine so long as the above-noted aspects are adhered to. The proposals by First United Church impinge to some degree on (b) and (c) above. They also are affected by Union agreements as to the appointment of staff.

In the circumstances, your Board suggests that the proposals of First United Church are a good starting point for dealing with the question of management by the tenants but need to be worked out in more detail.

Council may consider that the Chairman of the Standing Committee on Planning and Development might have a working group of City staff from the Planning & Civic Development Department, the Social Planning & Community Development Department and the Property and Insurance Office to work with First United Church on their proposals, with authority to co-opt Mr. C. G. Sutherland, Manager, B.C. Housing Management Commission, who has significant experience in tenant involvement in management at Little Mountain.'

In connection with the proposal by Reverend R.A. Burrows for the First United Church Staff Team, Mr. Burrows appeared and expressed agreement with the Board of Administration proposal in regard to a Working Committee.

MOVED by Alderman Hardwick,
THAT the foregoing proposal in the Board of Administration report, in respect of a working group, be approved, on the understanding the group will report back to Council.

- CARRIED

UNFINISHED BUSINESS

1. Union of B.C. Municipalities:
Resolutions

The City Clerk brought to the Council's attention that the deadline for submission of resolutions for consideration at the forthcoming U.B.C.M. conference, is June 30th.

MOVED by Alderman Bird,
THAT this information be received, and members of Council be requested to take note.

- CARRIED

2. Deputy Mayor:
Ex-Officio Member of Board of Administration

The Board of Administration reported under date of April 18, 1972, reported as follows:

'Alderman Broome, Deputy Mayor from January 1, 1972 to March 31, 1972, reports as follows on his term as Ex-officio Member of the Board of Administration during the above period:

"In late 1971, the Standing Committee on General Purposes recommended that the Deputy Mayor serve as ex-officio Member of the Board of Administration. This report was adopted by Council and consequently, as Deputy Mayor from January 1, 1972 to March 31, 1972 it was my duty to serve as the first elected official appointed to the Board of Administration resulting from the above action of Council.

It was necessary to work on a trial and error basis over the past three months in order to evolve a reasonable and practical working arrangement. I feel that I should set out for the benefit of Council, and perhaps as a guide to succeeding Deputy Mayors, the procedure evolved to date.

It quickly became obvious that the routine reports of Chief Officials did not warrant the Deputy Mayor taking part in those considerations. It soon became apparent that the elected official could make a worthwhile contribution in considering in depth those reports which would affect citizens either generally, or in specific areas, or were of the nature of policy statements to be put forward for Council consideration.

In regard to one report, I felt it necessary to put in an additional report to the recommendations of the Board of Administration, and the procedure evolved was for the elected official to report to the Board of Administration in the same way as all other departments of the City submitted reports. The report would then be forwarded to City Council and the Board of Administration would be able to add their comments to the report. This procedure maintains the right of the permanent Board of Administration to either endorse, amend or oppose any report going to Council, as they are charged to do under the By-law which set up the Board.

Because the elected official would have prior knowledge of reports going to Council, I felt it necessary that no statements be made to the Press or to in any way "up-stage" Council and I think that this should be a mandatory requirement on all ex-officio elected officials who from time to time are appointed to the Board of Administration.

I believe that the change made to include an elected official on the Board has been of benefit, but has put an additional strain on the resources of the Board.

UNFINISHED BUSINESS (continued)

2. **Deputy Mayor:**
Ex-Officio Member of Board of Administration (cont'd)

I have the following specific recommendations to put forward for consideration by Council:

1. Each newly appointed Member of the Board should receive a copy of the By-law which established the Board of Administration. In regard to this By-law, I suggest that it should be amended as follows:

   Delete the following Section 5 -

   'The Board shall be responsible for:

   (a) The effective execution of Council policies and legislative enactments.

   (b) Effecting proper co-ordination of the various departments of the City, and of the services rendered by them and directing the business affairs of the City.

   (c) Advising and assisting the City Council.'

   Insert the following Section in place thereof:

   '5. The Board shall be responsible for:

   (a) Supervising and directing the affairs of the Municipality and the employees thereof, in accordance with the policies of Council established from time to time.

   (b) Advising and assisting the City Council.'

   Section 5(a) is taken directly from the Municipal Act with the exception of those words which have been underlined.

   As you read the By-law, the suggested amendment is clearly the intent of the By-law, but it is not stated in a direct and unambiguous way.

2. The elected official shall consider all meetings of the Board to be 'in camera' and shall not make any Press releases or statements in regard to these matters before they come to Council.

3. In making a separate submission to Council, the elected official shall make this report to Council through the Board of Administration.

4. Council should consider authorizing an Administrative Assistant for each Commissioner and instruct the Personnel Services Department to prepare job classifications after consultation with the Commissioners.

5. Council from time to time has authorized the Board of Administration to handle administratively, routine matters previously handled by Council. I recommend that the Board of Administration be asked to review present routine matters now being referred to Council and which could be handled administratively, such as the carry-over of holidays at the request of a Department Head, routine reclassifications and such other matters as the Board would consider should be handled as part of the administration, with perhaps reporting periodically to Council of action taken.

UNFINISHED BUSINESS (continued)

2. Deputy Mayor:
Ex-Officio Member of Board of Administration (cont'd)

6. I recommend that when the term of Deputy Mayor expires, that person may sit in with the new Deputy Mayor at the first meeting if felt necessary to provide continuity on certain matters.

I have found that the Board of Administration is under an immense handicap through the fact that they have no staff to whom they can delegate follow-up responsibility in regard to reports and enquiries requested by Council, or initiated by the Board for presentation to Council. It also seems to me that departments take an incredible length of time to provide answers to even the simplest requests of Council. This is primarily because the Board funnels such requests to the appropriate senior official who in turn passes them on down the line where they seem to disappear into some far off misty land. The gestation period is always that of an elephant and never that of a rabbit. Even the simplest problem is made into something very complex and an inordinate number of hours are spent in useless and unnecessary work. These Administrative Assistants would act as extensions of the Board and would serve to put a bit of "ginger" into the whole City Hall bureaucratic set up. If this suggestion is implemented, I consider the Commissioners will be able to become more demanding in their requirements of senior officials than they have been in the past, recognizing the authority now proposed by Section 5(a).

I believe we have extremely able and competent men at the top level of our administration, but that their effectiveness has been throttled by the time they are forced to devote to relatively minor details which could be handled by such Administrative Assistants. Another result could be that the Board would engender more reports for consideration of Council dealing with fundamental matters and where Council cannot proceed without such technical help. An example of this will be the forthcoming report giving an "overview" of the state of the City's finances and projecting into the future the financial results of City, Provincial and Federal policies as they are today."

Your Board endorse the foregoing report and submit it for Council CONSIDERATION.'

The recommendations contained in the foregoing report were dealt with as follows:

MOVED by Alderman Broome,
THAT recommendation (1) be approved.

- CARRIED

MOVED by Alderman Broome,
THAT recommendation (2) be approved.

- CARRIED

MOVED by Alderman Broome,
THAT recommendation (3) be approved.

- CARRIED

UNFINISHED BUSINESS (continued)

2. Deputy Mayor:
Ex-Officio Member of Board of Administration (cont'd)

MOVED by Alderman Rankin,
THAT recommendation (4) be referred to the General Purposes Standing Committee for discussion with the Commissioners of the Board of Administration and Department Heads.

- CARRIED

MOVED by Alderman Broome,
THAT recommendation (5) be approved.

- CARRIED

MOVED by Alderman Broome,
THAT recommendation (6) be approved.

- CARRIED

COMMUNICATIONS

1. Federal-Provincial Employment Loans Program, 1971

Alderman Broome submitted the following communication from the Minister of Finance, addressed to the President of the Union of B.C. Municipalities:

'In reply to your letter of May 18, you are no doubt now aware of the federal government's decision to extend to June 30. 1972 the forgiveness deadline of 75 per cent of on-site labour costs under the Federal-Provincial Employment Loans Program, 1971. The government has taken this decision in order to assist the municipalities concerned, notwithstanding the fact that the basic purpose of the loans program, as you know, was to stimulate employment during the winter months. Because of that, we are asking that all municipalities which apply for an extension of the forgiveness period should provide to their provincial government a statement of the reasons for the delay in carrying out their projects.

I trust that this extension will help bring about the completion of those municipal projects which in your province were delayed because of weather and labour problems.'

MOVED by Alderman Broome,
THAT the letter be received and copy directed to the Board of Administration for information, and then sent on to the Union of B.C. Municipalities' office.

- CARRIED

2. Shannon Estate as Fine Arts Centre

MOVED by Alderman Bird,
THAT the communication from the Vancouver Society for Asian Art with respect to turning the former Shannon Estate into a public 'Fine Arts Centre', together with the communication from the Community Arts Council in support, be received for information.

- CARRIED

COMMUNICATIONS (continued)

3. Refund of Deposit
(Queen Elizabeth Playhouse)

MOVED by Alderman Rankin,
THAT, pursuant to request from Miss Bonnie L. Cattell, a $100.00 deposit in respect of booking of the Queen Elizabeth Playhouse for a dance recital, but which was cancelled due to the strike situation, be returned.

- CARRIED

4. Day Care Centres

MOVED by Alderman Bird,
THAT, pursuant to request received, the Ad Hoc Committee on Day Care be granted permission to appear before Council in respect of license and supervision of day care centres.

- CARRIED

5. Park Board:
Vanier Park Launching Ramp

At a previous meeting Council requested the Deputy Mayor to write to the Park Board and ask representatives appear before Council to explain the launching fee for use of Vanier Park launching ramp in False Creek.

In acknowledgement, the Chairman of the Park Board submitted a communication dated June 8, 1972, setting out the Park Board's position and rates charged, and suggesting that the letter might take the place of a delegation.

MOVED by Alderman Rankin,
THAT the Park Board be thanked for the communication, but asked to assist the Council further and arrange to have a Park Board representative appear before Council to further discuss the matter.

- CARRIED

6. Purchase of Crowd Control Equipment:
Police

The Council noted the following resolution contained in letter dated June 9, 1972, from the Secretary of the Board of Police Commissioners in respect of crowd control equipment:

'THAT in view of the obvious need for adequate protective equipment for members of the Police Force required to deal with hostile crowds, City Council be requested to provide the sum of $25,000.00 to enable the purchase of sufficient helmets, groin protectors, shields, safety boots, fireproof clothing and such other items as may be required to minimize the possibility of serious injuries to members of the Force in situations such as the one experienced on June 3rd.'

The Council noted a communication from the B.C. Civil Liberties Association under date of June 12th, requesting delay on granting of the Chief Constable's request until June 20th, to permit a delegation before Council from this Association.

MOVED by Alderman Rankin,
THAT the Chief Constable be requested to appear before Council at its next meeting, June 20th, to assist Council in consideration of this matter by giving specific information regarding description of the equipment involved in the request, and details of costs re each item.

- CARRIED

MOVED by Alderman Rankin,
THAT the B.C. Civil Liberties Association be heard when next the matter is before Council.

- CARRIED

COMMUNICATIONS (continued)

7. Shawnigan Lake Summer School of the Arts:
Grant Request

The Council considered the request of the Shawnigan Lake Summer School of the Arts that a delegation be heard in respect of its request for a grant in connection with the planned B.C. International Festival scheduled for July and August of this year.

MOVED by Alderman Adams,
THAT the organization be advised the Council is unable to consider this request for a grant.

- CARRIED

8. Kerrisdale Beautification Plan

MOVED by Alderman Bird,
THAT, pursuant to request received, the Kerrisdale and District Commercial Association representatives be heard by Council when the Kerrisdale Beautification Plan report is under consideration, which is expected to be on Tuesday, June 20th, 1972.

- CARRIED

9. Jericho Park Committee:
Jericho (38 Acres)

The Council noted a communication dated June 11, 1972, from the Jericho Park Committee advising of discussions of a Vancouver delegation with the Minister of National Defence, in which it is pointed out, the Minister wishes to renegotiate an outright sale of all the land north of 4th Avenue, and does not wish to consider a long term lease or rental arrangement. A request was made that Vancouver open renegotiations and undertake responsibility for public liability as soon as possible, in order that the public may have access to the land this summer.

Alderman Phillips spoke to the matter and stated the Committee's latest position is that further discussions should be continued with the Minister of National Defence through the Park Board.

MOVED by Alderman Adams,
THAT the foregoing information be received.

- CARRIED

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The Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council then recessed at 12:00 noon to reconvene in open Council at 2:00 p.m. with the same personnel present.

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The Council reconvened at approximately 2:00 p.m. with the same persons present, His Worship the Mayor in the Chair.

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COMMUNICATIONS (continued)

10. Improvement Downtown East Area Society:
Beautification - Pioneer Place

Council received a communication from the Improvement Downtown East Area Society under date of June 7, 1972, expressing disappointment of Council's action with regard to Pioneer Place, and concluding that its members will not proceed with the Hastings Street Beautification Program unless Pioneer Place is included.

COMMUNICATIONS (continued)

10. Improvement Downtown East Area Society:
Beautification - Pioneer Place (cont'd)

The Council considered the Board of Administration report of May 24th, on this matter and before the Council meeting of May 30th, at which time motions to approve the following were lost:

'(a) That the lowering of trees, removal of walls and seats and other landscaping work be carried out by Jeckway Landscaping Ltd.

(b) That Council decide whether to proceed with the landscaping work immediately or in the fall.

(c) That $14,000 be appropriated from beautification funds for renovation of Pioneer Place (formerly $54,700).'

After further consideration of the foregoing, it was

MOVED by Alderman Wilson,
THAT Items (a), (b) and (c) above, with (b) being carried out at the discretion of the City Engineer, be approved.

- CARRIED

A recorded vote was requested, and the record therefore is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	Alderman Linnell
Alderman Adams	Alderman Rankin
Alderman Sweeney	Alderman Hardwick
Alderman Wilson	Alderman Phillips
Alderman Bird	Alderman Calder
Mayor	

The motion was declared carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Boulevard Riding Trails

MOVED by Alderman Linnell,
THAT the following report of the Board of Administration submitted under date of May 31, 1972, be approved:

- CARRIED

"The City Engineer reports as follows:

'Southlands Riding and Polo Club Limited have had agreements with the City over the past 10 years which provided certain boulevards south of 49th Avenue and west of Macdonald Street to be used as 'horse trails'. The Club has asked the agreements to be renewed.

I RECOMMEND the agreements for the 'horse trails' be renewed for a further 10-year period subject to the existing conditions.'

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted."

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Closure of Doman Street South of 54th Avenue
Hudson's Bay Shopping Centre (Champlain Heights)

MOVED by Alderman Hardwick,
THAT the following report of the Board of Administration submitted under date of May 30, 1972, be approved:

- CARRIED

'The City Engineer reports as follows:

"City Council has approved the amendment of Area 'A' in Champlain Heights to permit Dawson Developments Limited to sell their property known as Lots 9 and 10 to Hudson's Bay Company for the enlargement of the shopping centre site. This makes Doman Street south of 54th Avenue surplus to the City's highway requirements. The easterly portion of the street is used as both vehicular and pedestrian access to Captain Cook School site. This access would become a private matter if the easterly 30 feet of Doman Street were to be added to the school site.

I RECOMMEND that Doman Street south of the south side of 54th Avenue dedicated by the deposit of Plan 13993 be closed, stopped up and title taken thereto subject to the following conditions:

1. The easterly 30 feet to be added to Captain Cook School site.

2. The remainder to be consolidated with the Hudson's Bay Company site and Lots 9 and 10, D.L. 334 (Dawson Developments Limited site).

3. The value of the closed road to be determined by the Supervisor of Property and Insurance and approved by Council.

4. All costs to effect the street closure and survey to be borne by Hudson's Bay Company.

5. The relocation, removal or installation of all utilities to be to the Hudson's Bay Company account.

6. A right-of-way for all required utilities be granted to the City.

7. Any agreement to be to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

C. Greater Vancouver Regional District's
Review of Floodplain Development Policy

MOVED by Alderman Linnell,
THAT the following report of the Board of Administration submitted under date of June 8th, 1972, be received for information and copy furnished to Greater Vancouver Regional District:

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Greater Vancouver Regional District's Review of Floodplain Development Policy (cont'd)

'On 17 May, 1972, Mr. G.W. Carlisle, Director of Finance & Administration of the Greater Vancouver Regional District forwarded the attached copies of items from the Lower Mainland Review Panel dealing with its review of floodplain development policy contained in the Official Regional Plan, and requested comments from the member municipalities.

The City Engineer and Director of Planning and Civic Development report as follows:

"The Engineering Department and the Department of Planning and Civic Development agree that Schedule AA (floodplain map) should be updated to show areas where coastal flooding is dominant over river flooding.

The Engineering Department and the Department of Planning and Civic Development agree that dyking alone is not 'floodproofing'. This can be achieved only by such measures as raising the elevation of the land. Development of new areas in the floodplain should be dependent on raising the land elevation. It should be noted that the Horner Developments proposal for low density multiple housing at the foot of Angus Drive (now in abeyance) would have required raising the elevation of the site above flood levels and pumping sewage.

The Engineering Department and the Department of Planning and Civic Development agree with the categories of land uses to be permitted outside the dykes. Industrial or commercial land uses, outside the dykes, should be expected to bear the cost of special flood protection, as moving a dyke to convenience an industry may cost a much greater amount than any benefits that may accrue.

As stated in the City Engineer's report on Waterfront Walkway and Dykes - North Arm Fraser River dated 11 May, 1972, existing development in the floodplain in the City of Vancouver is not a cause for concern. Vital parts of industrial operations are generally located above the highest recorded flood level. Dyke maintenance has so far been adequate to protect existing low density residential uses below the highest flood level."

Your Board submits the matter to Council for INFORMATION.'

D. Request for City Owned Land for 'Little People's Parks'

The Board of Administration submitted the following report under date of June 9, 1972:

'The following report has been received from the Supervisor of Property and Insurance:

"The City Clerk has forwarded to me for report a request of May 18, 1972, from Dyan Dunsmoor, Project Co-ordinator, to use certain City-owned lands in the Kitsilano and Fairview areas for development into Little People's Parks. Copy of this request is circulated.

The statement attributed to me that, 'City Council, to that date, had no policy on City property', is certainly an incorrect reporting of my discussion with Mr. Egan. I informed the Director of Social Planning/Community Development that it was the responsibility of the Property and Insurance Office, under Council instruction, to maintain City lands in a reasonable and safe condition; to prevent illegal trespass and unauthorized use, and to make sure that upon the expiration of a rental or lease the property was left in a neat and tidy condition. I then mentioned that any application to utilize City lands, without rental, for the establishment of such things as mini-parks, would have to be made to City Council.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Request for City Owned Land for 'Little People's Parks' (cont'd)

I further suggested that it would seem realistic for applicants to first approach the Board of Parks & Public Recreation, since the provision of such facilities is within their jurisdiction.

The City-owned tax sale lands referred to in the brief are at present reserved from sale, and are located within the boundaries of two different projects, as follows:

1. Lot 7, Blk. 292, DL 526, S/S Sixth Avenue, between Hemlock & Birch Streets (size 50'x110')
   Lot A (Ex.Plan 9418),Blk. 313, DL 526, S/S Seventh Avenue, between Birch and Alder Streets (size 67' x 110') are within the boundaries of Fairview Slopes,which has been the subject of several Planning reports to Council, with the view of the redevelopment of the lands from the existing Industrial to mixed Residential uses.

2. Lots 1, 3 exc. right-of-way, and 4, Blk. 305, DL 526, are located on the S/S Seventh Avenue, east of Arbutus Street, adjoining the C.P.R. right-of-way.
   Lots 17 exc. right-of-way, 18 exc. right-of-way, Lots 19 & 20, Blk. 285, DL 526, situated N/S Seventh Avenue, between Arbutus Street and C.P.R. right-of-way.
   These lands will form part of the alignment of the Arbutus-Burrard Connector, for which private properties are being acquired during the current Five-Year Plan.

In addition to such current problems as effect on adjoining owners, supervision and safety of the activity, etc., it is evident that monies expended by the applicants on the City lands would be subsequently lost in the redevelopment of the sites."

Your Board submits the report of the Supervisor of Property and Insurance for the consideration of Members of Council.'

MOVED by Alderman Linnell,
THAT this particular group be requested to assist senior citizens by the placement of benches, subject to the approval of the City Engineer, in appropriate locations in the Kitsilano area, rather than proceeding with the 'Little People's Parks' project now proposed by the organization.

- CARRIED

E. Waterfront Walkway and Dykes - North Arm of Fraser River

MOVED by Alderman Rankin,
THAT the following Board of Administration report submitted under date of May 11, 1972, be approved:

- CARRIED

'The City Engineer reports as follows:

"A dyking study was initiated for two reasons:

1) To review means of providing land for a waterfront walkway west of Angus Drive

2) To review the history of flood protection provided by our present policy on dyking, and to examine the implications of that policy for senior government cost-sharing schemes.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Waterfront Walkway and Dykes - North Arm of Fraser River (cont'd)

The initial study has now been completed, and we are able to make recommendations on policy issues. A copy of the technical report describing this study is on file in the offices of the Board of Administration. Arranging for an necessary repairs in advance of possible flooding conditions is well underway.

BACKGROUND INFORMATION

Waterfront Walkway

In 1969 a report by the Planning Department and Park Board recommended that a twenty-foot walkway be located along the Fraser River west of Angust Drive. The proposal envisages a combined pedestrian and bridle path without substantial installations of park equipment.

The land required for the waterfront walkway can be provided by easements from the property owners without changing our present dyking policy. The property owners' right of access to the dyke would not be affected and the changes made to the dyke to create the walkway will be minimal. Costs for acquiring these easements would, therefore, be expected to be relatively low compared to the costs which would be incurred if a change in dyking policy requiring civic control of dykes were adopted.

Area Subject to Flooding

Within the City of Vancouver boundary along the North Arm of the Fraser River, there is a strip of flood plain of varying width. The elevation of this low land is about four feet below maximum high water, necessitating dyking and special provisions for surface drainage.

The flood plain on the easterly side of the city is largely developed for heavy industrial use. In the westerly section of the city, development has been residential and recreational. The 1966 census shows about 3,000 people resident in the general area subject to flooding. Civic records show that about 7,000 jobs are provided by firms located in the flood plain, and that land, buildings, and machinery in the area are assessed at about $120,000,000 (2% of the total City assessment).

Causes and History of Flooding

Flooding in the area in question can result from a combination of three factors:

a) High tide levels in Georgia Strait
b) Spring runoff from the Fraser River Basin
c) High winds

Recent minor flooding occurred in the winters of 1967 and 1968 due to a combination of high winds and tides. The last flooding due to spring runoff occurred in 1948.

Our analysis of water level history over a lengthy period shows that the peak water levels in the river at the Fraser Street bridge are consistently higher in December-January than in May-June, when the runoff is greatest. Flooding is more likely to occur as a result of a combination of winter tides and winds than as a result of spring runoff. Over the last 30-40 years flood damage in the city along the Fraser River has ben nominal; no detailed records exist. In view of this experience in the face of recurring high winter water levels, the flood protection provided by Vancouver dykes may be considered acceptable.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Waterfront Walkway and Dykes - North Arm of Fraser River (cont'd)

PRESENT CITY DYKING POLICY

The City's policy is simply that property owners are responsible for the construction and maintenance of dykes to protect themselves against flooding. The City maintains only those dykes on City property. Dyke heights have been checked in the past by City forces, and private property owners advised if, in our opinion, their dykes should be raised or require maintenance.

Under this policy, the City does not assume liability for flooding of private property. Construction and maintenance costs for City-owned dykes have been only $2,000 to $3,000 per year. Industrial owners of dykes have been able to utilize the dyke area in their normal operation and in many cases, industrial firms have placed buildings and machinery on the dyke itself.

Increasing development along the dykes has complicated our checking of dyke heights. It is now possible to obtain plans showing dyke heights along the river by aerial photography methods at an estimated cost of about $7,500. This information, updated on a five-year basis, could improve the operation of our present policy.

FEDERAL-PROVINCIAL COST-SHARING FOR DYKES

In 1968 the Federal and Provincial governments created a ten-year cost-sharing program for construction and improvement of surface drainage works and dykes. The precise cost sharing depends upon the type of work being done, but the municipal share of costs would probably be about 10%. However, a condition of the cost sharing is that the municipality must obtain access to dykes and carry out all dyke maintenance after construction. The City would, therefore, have to change its present dyking policy to participate in the cost-sharing scheme. If floods occurred on private property as a result of improper dyke maintenance, the City could be held liable. Costs to the City for dyke maintenance would probably increase by $20,000-$30,000/year, and the City share of construction costs could be substantial (perhaps as much as $100,000) if a substantial program of dyke reconstruction were approved. The required access to the dykes could possibly be provided by one of the three following methods: easements; creation of a Dyking and Drainage District; or passing of a Provincial Act for the purpose. These three methods cannot be fully compared without further study, but the cost of obtaining access to dykes in the industrial areas would probably be substantial by any method.

Richmond has received substantial aid from the senior governments in its dyking and drainage works. Its requirement for work of this type is, however, much greater than Vancouver's. Burnaby and New Westminster have applied for senior government participation in reconstruction of dyke and surface drainage facilities but to this date, their proposals are still under study.

SUMMARY

The City's present dyking policy has provided adequate protection against spring and winter flooding; maintenance costs have been nominal. A change in dyking policy to take advantage of senior government cost-sharing would increase maintenance costs and could place the City in a position of being liable for flood damage. Acquisition of the required access for participation in the cost-sharing scheme could be quite costly. Easements for a waterfront walkway from Angus Drive west would be comparatively inexpensive.

This report has been discussed with Corporation Counsel and he concurs with it.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Waterfront Walkway and Dykes - North Arm of Fraser River (cont'd)

I RECOMMEND that

a) the City's present dyking policy be continued;

b) the acquisition of easements for a waterfront walkway be considered independent of the City's dyking policy;

c) plans of dyke elevations be updated periodically by aerial survey methods when future conditions require, with funds to be provided by the normal budget process."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted. '

F. Licensing Regulations - Door to Door Salesmen

The Board of Administration under date of April 19, 1972, submitted the following report:

'On February 22, 1972 City Council adopted the recommendation of the Standing Committee on General Purposes that the various matters discussed and the recommendations submitted by the delegations regarding Door to Door Salesmen be referred to the Board of Administration for investigation and report.

The Director of Permits & Licenses reports as follows:-

"In dealing with this matter, your Officials believe that Council is primarily concerned with the home repair type contractor who solicit business from door to door rather than the type of door to door salesmen who sell a product and are classified as peddlers under the License Bylaw. Listed below are the recommendations which were submitted, together with your officials' comments:-

A. For the type of businesses mentioned, a surety bond in the amount of $10,000.

Comment

The Law Department advises that this suggestion has been discussed at some length with a representative of the bonding industry. He indicated that while the industry in general does not like to write this kind of bond, the likelihood is that if all businesses were obliged to obtain such a bond as a condition of staying in business, the bonding companies would probably write such a bond for their good customers. It was made clear that it is unlikely that any company would write a bond in excess of $5,000. It is also clear that the bond would have to guarantee a commitment or a series of commitments that were set out in the License Bylaw. It should be noted that if the commitments were restrictive enough to be effective it would perhaps preclude anyone from obtaining a bond.

It should be noted that a bond of this type would not protect people who were, or thought they were, overcharged for work that they have had done. Moreover, any person wishing to recover any monies from the bonding company would in all likelihood be required to obtain a judgment from the Courts based on fraud or misrepresentation. In other words, this type of bond would not afford any protection to a citizen, but would merely ensure that persons who obtain judgments against fraudulent home

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Licensing Regulations -
Door to Door Salesmen (cont'd)

contractors would be in a position to share in the proceeds of the bond. Requiring a bond may put some of the fraudulent home repair contractors out of business, but may also put some of the small legitimate contractors out of business too if they could not obtain a bond. In view of the recommendations contained in this report, it is not considered necessary to require a surety bond.

B. A minimum fine of $1,000 for operating without a license plus $2,000 for the second offence and/or imprisonment. Where there is evidence that the public has lost money or has been cheated, consideration should be given to the restitution of such losses.

Comment

The maximum fine the City has been able to impose under the License Bylaw is $100 and costs, as provided under Section 333 of the City Charter. Two previous requests for a Charter amendment to increase the maximum fine were refused by the Legislature. However, this year's request has been approved and Council may now consider a bylaw to increase the maximum fine to $500. If Council wish to increase the maximum fine, the Corporation Counsel should be instructed to prepare the necessary amendment to the License Bylaw.

If evidence can be obtained to the effect that a member of the public has been defrauded, the matter is referred to the City Prosecutor by the Fraud Detail for appropriate action.

C. The appointment of additional staff to strengthen the investigative arm of the office of the Chief License Inspector.

Comment

At the present time, one License Inspector spends approximately 90% of his time checking for unlicensed contractors and sub-contractors on projects where a Building Permit has been issued. The balance of his time is spent following up complaints received from the public, the Better Business Bureau and, occasionally, from the Fraud Detail. These complaints generally concern work which has been carried out by a contractor either at an exorbitant price, in an unworkmanlike manner, or the work has not commenced or been completed by the contractor. Some assistance is also provided by one of the other license inspectors in checking for unlicensed contractors at building sites.

The foregoing allocation of inspection time results in locating the majority of unlicensed contractors and accounts for a considerable amount of license revenue. Additional staff would be required to patrol the City checking for unlicensed contractors doing home repair work which does not normally require a Building Permit. This is the type of work being carried out by the home repair contractors which results in many complaints.

It is expected that more attention can be given to this work through adjustment of workloads within the present License Branch staff. A survey presently being carried out in the branch will determine this in the near future.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Licensing Regulations -
Door to Door Salesmen (cont'd)

D. Permits for home repairs or improvements to be obtained by the contractor and a more careful check made on the identity of the applicant.

Comment

The Building Bylaw does not require that the Building Permit be obtained by the contractor for it may be obtained by the owner or his agent. It is not considered practical to require building permits for minor repair work, e.g. painting, roofing, replacing eavestroughs, steps, etc. Many home owners wish to do such work themselves and requiring a permit would constitute a real irritant to the public. However, the 1970 National Building Code requires the installation of drain tile which must be covered by a Building Permit and inspection. This will be part of the report to Council when they consider the adoption of the new Code.

E. Fingerprint every licensee in the home-repair business.

Comment

Each new application for this type of business license is presently referred to the Police Department for an interview with the Fraud Detail to determine if the applicant has a criminal record. The Police Department advise that in addition to their present investigations, a fingerprint check could prove to be of some value. It would require the Vancouver Police Department to check their fingerprint files for any criminal record against the applicant. We are informed that the fingerprint file is a record of criminal offenders only and that no other fingerprints are kept on file. Council could issue instructions that a license is not to be issued to a home repair contractor until the applicant has been fingerprinted and checked through the fingerprint file. This would not identify persons using an alias unless the person has a criminal record.

F. The publication of license applicants.

Comment

This could be carried out but would delay the issuing of licenses and there would be additional staff time and expense involved. There would also be the matter of determining which applicants' names to publish as all contractors, sub-contractors and home repair type are licensed under the same category - Contractor.

Publishing the names of license applicants may result in some information being brought forward by the public concerning the character of certain applicants but unless the information can be substantiated to the effect that the applicant is not a fit and proper person to receive a business license, then it would be of little value.

G. Bankruptcy and Fraud checks be made on the applicant.

Comment

The City has a list of all firms which have declared bankruptcy over the years and when considered necessary, the records are checked. Applicants for home repair contractor licenses are systematically checked through the Fraud Detail.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Licensing Regulations -
Door to Door Salesmen (cont'd)

H. That a three man Appeal Board be appointed to review license suspensions.

Comment

Under the provisions of Section 277 of the City Charter, any person whose license has been suspended may appeal to City Council. Your officials do not recommend any change in this procedure.

I. Show company addresses in telephone directory.

Comment

The Telephone Company have been made aware of the suggestion that all advertisements in the Yellow Pages should state the address of the company involved. They have agreed to give this matter consideration, but it should be pointed out that even if they decide to implement this as a policy, it is unlikely that it would be of much assistance in eliminating the problem for there are many different areas in the Yellow Pages where the same Company could place advertisements, e.g. Home Repair and Maintenance, Roofers, Contractors, Drainage Contractors.

J. Licensee to carry identification cards showing proof of license and photograph of the applicant.

Comment

This could be carried out but equipment would have to be purchased and additional staff time would be involved. Such identification cards could be misleading to the public and may cause the contractor to be mistaken for an accredited contractor for the City of Vancouver.

The implementing of all or part of the foregoing suggested regulations would not solve the problem which appears to be:-

'Home repair type contractors going from door to door and by using various tactics and persuasive methods, getting home owners, particularly the elderly, to enter into a contract to have certain repairs carried out, at an excessive cost, in an unworkmanlike manner, or not completing the work which has been paid for.'

Your officials are not aware of any method that would fully protect the home owner from being 'taken in' by this type of contractor. However, Council may wish to prohibit home repair contractors from going from door to door soliciting business. This would not prevent contractors from advertising in the paper, telephone directory, by mail or soliciting by telephone, but it would prohibit the 'high pressure' home repair sales now being carried out on an unsolicited basis. The home owner would then have to contact a contractor and request him to call at the house. The home owner would not likely call a contractor unless some repairs were necessary."

The Director of Permits & Licenses RECOMMENDS that:-

1. The License Bylaw be amended to prohibit home repair type contractors from soliciting business from door to door.

BOARD OF ADMINISTRATION AND OTHER MATTERS (continued)

F. Licensing Regulations -
Door to Door Salesmen (cont'd)

2. The maximum fine for committing an offence against the License Bylaw be increased to $500.00 and a minimum fine be set at $50.00.

3. The Police Department be requested to fingerprint applicants for home repair type contractors' licenses to determine if the applicant has a criminal record.

4. The Corporation Counsel be instructed to prepare the necessary amendments to the License Bylaw for submission to Council.

Your Board RECOMMENDS that the foregoing recommendations of the Director of Permits & Licenses be adopted. '

MOVED by Alderman Phillips,
THAT the following be approved:

1. The License By-law be amended to prohibit home repair type contractors from soliciting business from door to door.

2. The maximum fine for committing an offence against the License By-law be increased to $500.00 and a minimum fine be set at $100.00.

3. The Corporation Counsel be instructed to prepare the necessary amendments to the License By-law for submission to Council.

- CARRIED

MOVED by Alderman Rankin,
THAT the fingerprinting proposal be not adopted.

- CARRIED

MOVED by Alderman Broome,
THAT the B.C. Telephone Company be requested to require all advertisers in the 'Yellow Pages' of the telephone directory to include in their advertisements, the address of the parties advertising.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Alderman Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Alderman Calder,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

ZONING BY-LAW
(WEST END COMMUNITY CENTRE
AND SENIOR CITIZENS' DEVELOPMENT)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575 being the Zoning and Development By-law.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BY-LAWS (continued)

ZONING BY-LAW
(WEST END COMMUNITY CENTRE
AND SENIOR CITIZENS' DEVELOPMENT) (cont'd)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

MOTIONS

1. Hastings Street Beautification:
Pioneer Place

At the May 30th meeting of Council, Alderman Sweeney submitted a motion on which notice was called. However, the Alderman requested today. permission be granted to withdraw, and permission was granted accordingly.

2. Housing for Handicapped

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the Board of Administration report on possible locations and financing for housing for handicapped, based on the research report done by Mr. Alex Clark for Central Mortgage and Housing Corporation.

- CARRIED

(It was agreed that the Board of Administration would also consider the matter of modifications in suites to accommodate handicapped persons.)

MOTIONS (continued)

3. Strike Situation
(Appointment of Committee)

MOVED by Alderman Rankin,
THAT WHEREAS no negotiations are currently underway aimed at ending the strike of inside and outside workers, with the resultant prospect that the strike could go on indefinitely, and

WHEREAS a serious point has now been reached where the danger of fires set in piles of refuse has become a real danger, where rotting garbage has become a menace to public health, where the functioning of the Court, welfare and many other services continues to be disrupted causing hardship to many, and where facilities and services are rapidly deteriorating due to the lack of repairs, and

WHEREAS the loss of income to civic workers is hurting the whole economy of the City as is the loss of tourism, and

WHEREAS Council has a responsibility to take some new initiatives to break the deadlock and bring about a resumption of negotiations,

THEREFORE BE IT RESOLVED THAT Council immediately establish a committee representative of all civic political groups on Council to begin negotiations at once with both inside and outside civic workers with a view to ending the strike through a compromise settlement as quickly as possible.

Notice was Called and Recognized by the Chair.

4. Strike Situation
(Mediator)

MOVED by Alderman Calder,
SECONDED by Alderman Phillips,
THAT Vancouver City Council request the Municipal Labour Relations Bureau to renew negotiations with the Canadian Union of Public Employees. and the Municipal and Regional Employees' Union immediately, or, endeavour to select a mutually acceptable mediator as soon as possible.

Notice was Called and Recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin:
Strike Situation

endeavoured to speak to the strike situation under Other Matters, but was ruled out of order by the Mayor in view of the notice called earlier on motions regarding the strike situation.

His Worship advised, however, the question would be discussed 'In Camera' later this day.

The Council recessed to reconvene 'In Camera' at approximately 4:00 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council meeting dated June 13, 1972, adopted on June 20, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 20, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Broome.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 13, 1972, be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the 'In Camera' Meeting of June 16, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Policy Changes: Welfare and Rehabilitation Department

The Board of Administration, under date of June 13, 1972, reported as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Policy Changes: Welfare and Rehabilitation Department (cont'd)

"The Director of Welfare and Rehabilitation reports as follows:-

Preamble

Our experience since commencement of the strike (April 27, 1972) indicates a need for two policy changes which we believe will result in a more efficient and effective operation.

I. Single Employable Males & Females

Present Policy

a) Transient males who have been in Vancouver with no fixed address and no evidence of seeking employment. Applicants in the 18 - 25 year age group are generally placed in the Pacific Hostel. Meals are provided at Pacific. Average stay is ten days. Applicants over age 25 are placed in selected hotels for one week and given a meal ticket on Alpine Restaurant one week at a time. All persons on Meals and Lodging receive $2.00 comforts allowance each week.

b) Transient females who have been in Vancouver with no fixed address and no evidence of seeking employment. Applicants in the 18 - 25 year age group are sent to the Bridge "Y". Average stay is 10 days.

c) Board and Lodging - for single employable males and females with special problems - i.e. drugs, medical etc. in facilities such as Catherine Booth Home, Dunsmuir House, Central City Mission, Detoxification Unit etc. This group is in effect temporarily unemployable. Period of stay varies from one week to several months.

d) Transient employable females over age 25 of age are generally put on regular twice or once monthly cheque issue.

e) Travelling youth - generally persons in the 18 - 25 year age group. No fixed address. No evident intent to remain in Vancouver and seek employment. These persons are sent to Hostels such as Bridge "Y", Alexandra House, Connelly House, Catholic Charities etc. for a period of 4 days.

f) Single males and females who have a fixed Vancouver address and have been employed or can produce satisfactory evidence that they have been actively seeking employment. This group is placed on regular once or twice monthly cheque issue - present maximum $102. per month.

II. Single Unemployable males and females and family units

Present Policy

Applicants who meet all eligibility requirements are initially given an interim grocery order and emergency cheque and then are placed on regular monthly cheque issue.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Policy Changes: Welfare and Rehabilitation Department (cont'd)

Proposed Changes in Policy

I. Single Employable males and females

a) Meals and lodging - no change.

b) Travelling Youth - no change.

c) Single males and females other than those on meals and lodging and travelling youth -

Effective the most convenient time following termination of the strike and return of regular staff, that the issue of regular bi-monthly or once monthly cheques be stopped. Future assistance to be granted by way of cash issue or other negotiable instrument on a two weeks final and close basis. In effect, these persons would be required to make a new application each time they are seeking financial assistance.

Exceptions to the two week final and close policy would be single employable males and females who are temporarily disabled or are involved in a work training or vocational training program in preparation for employment. In these exceptions, assistance to be granted on a monthly basis for the period concerned - e.g. 2 months, 6 months, etc.

As of June 1st, 1972, the Department issued over 5,000 bi-monthly or once monthly cheques to this group.

II. Single Unemployable Males and Females and Family Units

a) Replacement of the emergency cheques that are currently being issued to new applicants prior to regular issue. Current practice produces considerable amount of recording, repeat office visits, extra mailing and bank reconciliation problems. This interim assistance could be more adequately handled by immediate on the spot issue of cash or other negotiable instrument.

III. Our experience during the strike has also identified a number of significant administrative changes which we will work on as soon as possible after staff returns. These administrative changes include taking of applications, file recording, expenditure control and home visits.

Summary of Recommendation

1. Effective soon as possible that temporary assistance to single employable males and females, excepting travelling youth and persons on meals and lodging, be granted on a two week final and close basis by way of cash assistance or other negotiable instrument acceptable to the Director of Finance.

2. Effective soon as possible temporary assistance to single employable males and females who are convalescing from a temporary disability or are engaged in a work training or vocational training program be granted on a monthly basis for the period of time relevant to the particular situation and such assistance be granted by way of cash or other negotiable instrument acceptable to the Director of Finance.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Policy Changes: Welfare and Rehabilitation Department (cont'd)

3. Effective soon as possible that the practice of issuing emergency cheques to new recipients (single unemployable males and females and family units) be replaced by immediate issue of cash or other negotiable instrument acceptable to the Director of Finance.

4. That the Director of Welfare and Rehabilitation in cooperation with the Internal Auditor and the Coordinator - Data Processing work out the mechanics for implimentation of these new policies and the mechanics be acceptable to the Director of Finance.

These policy changes have been discussed with senior officials of the Department of Rehabilitation and Social Improvement and they are in full agreement.

Your Board recommends adoption of the report of the Director of Welfare and Rehabilitation."

MOVED by Alderman Linnell,
THAT the recommendations in the foregoing report be adopted.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS

1. Crowd Control Equipment: Police

Pursuant to a request of Council on April 13, 1972, the Chief Constable appeared, and explained a request for funds, as follows:

"Consistent with comments of Police Physician, it is now recommended:

(a)	500 groin protectors at $2.50 each	$1,250.00
(b)	350 shin pads and ankle protectors at $9.50 each (protective shoes considered - not recommended in view of fitting problems)	3,325.00
(c)	350 pairs protective gloves at $5.00 each	1,750.00
(d)	50 plastic shields at $40.00 each (front line - 4 Squads)	2,000.00."

It was noted that Council, on June 13, 1972, approved the purchase of head gear in the amount of $13,000.

Representatives of the British Columbia Civil Liberties Association appeared, and submitted a brief, dated June 20, 1972, setting out their views and concerns with respect to the present request of the Chief Constable.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Crowd Control Equipment:
Police (continued)

MOVED by Alderman Phillips,
THAT approval be given to the request of the Chief Constable to purchase the items detailed above, in the amount of approximately $8,325.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Rankin, in amendment,
THAT the purchase of 50 plastic shields, as requested, be not approved.

- LOST.

The motion of Alderman Rankin was put, and a recorded vote was requested. Therefore, the record is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Adams
Alderman Rankin	Alderman Linnell
	Alderman Phillips
	Alderman Calder
	Alderman Sweeney
	Alderman Wilson
	Alderman Bird
	His Worship the Mayor.

The amendment was declared - - - - - - - - - - - - - - - - Lost.

The motion of Alderman Phillips was put, and a recorded vote was requested. Therefore, the record is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Phillips	
Alderman Calder	
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	
Alderman Adams	
Alderman Linnell	
Alderman Rankin	
Alderman Hardwick.	

The motion was declared - - - - - - - - - - - - - - - - Carried unanimously.

At this point, Deputy Mayor Alderman Linnell assumed the Chair, to relieve His Worship the Mayor to attend to other business.

DELEGATIONS, AND BOARD OF ADMINISTRATION & OTHER REPORTS (cont'd)

B. Proposed Beautification: Kerrisdale

The Board of Administration, under date of June 9, 1972, reported as follows:

" With respect to the proposed beautification scheme for Kerrisdale, the Director of Planning & Civic Development and the City Engineer have submitted a detailed report dated May 10, 1972 which accompanies this report.

In April 1970, Council authorized the commencement of Stage I (preliminary design) of a beautification program for Kerrisdale to be prepared by the architectural firm of Rhone & Iredale.

In August of the same year Council considered the Stage I report and authorized initiation of the design stage for Project 1 (the intersection improvement) and Project 2 (the 2100 block improvement). Rhone & Iredale were appointed as consultants for this work and the Director of Planning and the City Engineer were requested to report back following completion of the design stage.

The design stage is now complete and this report describes the proposals and sets out details of estimated costs, proposed cost sharing and support for the project. A report on traffic and parking conditions is attached as Appendix 1.

The two separate, though related, projects can be divided into the following four components:

Project 1

(a) Design of the intersection at West 41st and East & West Boulevards to minimize the disruptive effect of the tracks and to provide visual continuity through the crosswalk and sidewalk treatment, of the shopping area of Kerrisdale, on either side of East & West Boulevards along West 41st.

Project II

(a) Street planting and furniture

(b) Elimination of some signs and the construction of a continuous awning system

(c) Construction of a brick surfaced sidewalk

The consultants and representatives of the local merchants and owners committee will be presenting the proposals to the Standing Committee together with a petition of support.

CONSIDERATION

The following are submitted for Council Consideration, with the Director of Planning recommending alternative (1)(b) for the reasons outlined below.

(1) The Consultants' proposals for Project 1 -

either (a) using concrete paving at a total estimated cost of $31,500 (of which $2,000 will be covered by the contribution from the Kerrisdale & District Commercial Association),

or (b) using brick paving at a total estimated cost of $57,500 (of which $2,000 will be covered by the contribution from the Kerrisdale & District Commercial Association).

(continued)

DELEGATIONS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Beautification:
Kerrisdale (continued)

(2) The cost of awnings to be apportioned under the local improvement procedure, with the City bearing no cost.

either (a) among all properties in the scheme area (as requested by the Merchants and Owners Committee, which Council can do, if Council deems all properties to be benefitted),

or (b) only among those properties directly benefitting.

The proposals now put forward are agreed and recommended by the City Engineer and the Director of Planning & Civic Development. The City Engineer feels that since a significant increase of cost is involved if a brick treatment is provided, the matter should be submitted to Council for Consideration.

The Director of Planning considers the type of surfacing material an important element in the design, and if concrete is used for the sidewalk and crosswalks in Project 1, with brick in Project II, a serious lack of unity would result. He, therefore, recommends the use of brick paving throughout at a maximum estimated cost of $57,500 for Project 1, for the following reasons:

1. Brick paving is one of the three elements in Project II and without it, or without the continuity of brick in Project 1, the overall scheme would lose a considerable part of its impact.

2. Total cost of Projects I & II with brick throughout, is estimated at $253,100. A concrete finish to Project I, with brick in Project II would cost $227,100, with the saving of $26,000 but the loss to the whole scheme would be far greater than this projection suggests.

RECOMMENDATION

The Director of Planning & Civic Development and the City Engineer recommend that:

(1) Council authorize the implementation of Project 1 (intersection improvements) on the basis of (1)(a) or (1)(b) above, subject to all phases of the Kerrisdale Beautification Project proceeding as planned;

(2) Council authorize the initiation of local improvement proceedings for the "Standard Beautification" part of Project 2 (2100 block improvements);

(3) Council authorize the drawing up of a local improvement by-law for awnings, associated signs and lighting etc., the cost to be apportioned among those properties directly benefitting, or as determined under (2)(a) or (2)(b) of the items for consideration above; (no City costs)

(4) Council agree to share the estimated capital costs of Project 2 (2100 block improvements) as set out under Section IV (b) of the attached report;

(5) The Director of Planning & Civic Development and the City Engineer report back in due course on Kerrisdale Village Square proposals.

Your Board submits the above mentioned two items for CONSIDERATION of Council and RECOMMENDS the adoption of recommendations (1) to (5) listed above."

(continued)

DELEGATIONS, AND BOARD OF ADMINISTRATION & OTHER REPORTS (cont'd)

Proposed Beautification:
Kerrisdale (continued)

The Deputy Director of Planning and Civic Development and the consultant for the beautification programme appeared in explanation of the beautification project for Kerrisdale. A representative of the Kerrisdale & District Commercial Association appeared and spoke in support of the report.

The recommendations in the Board of Administration report were dealt with, as follows:

(1) MOVED by Alderman Bird,
THAT Council authorize the implementation of Project 1 (inter-section improvements) on the basis of (1)(b); i.e., using brick paving at an estimated cost of $57,500.

- CARRIED.

(2) MOVED by Alderman Calder,
THAT Council authorize the initiation of local improvement proceedings for the "Standard Beautification" part of Project 2 (2100 block improvements).

- CARRIED.

(3) MOVED by Alderman Calder,
THAT Council authorize the drawing up of a local improvement by-law for awnings, associated signs and lighting, etc., the cost to be apportioned among those properties directly benefiting, or as determined under (2)(a); i.e., the awnings cost to be apportioned amongst all properties in the scheme area.

AMENDED SEE PAGE 191

- CARRIED.

(4) MOVED by Alderman Sweeney,
THAT Council agree to share the estimated capital costs of Project 2 (2100 block improvements) as set out under Section IV (b) of the report of the officials dated May 10, 1972.

- CARRIED.

(5) MOVED by Alderman Bird,
THAT the Director of Planning and Civic Development and the City Engineer report back in due course on Kerrisdale Village Square proposals.

- CARRIED.

DELEGATIONS, AND BOARD OF ADMINISTRATION & OTHER REPORTS (cont'd)

C. Grant: St. James' Social Services
Gastown Workshop

The Board of Administration, under date of June 14, 1972, reported as follows:

"The Director of SP/CD reports:

In March, 1971 the Director of SP/CD recommended a grant of $3,500 to the Gastown Workshop operated by Mrs. May Gutteridge under the auspices of St. James Church Social Services. Council's Finance Committee, meeting on March 18, 1971 did not produce eight affirmative votes. When the request was submitted for consideration of Council on May 18, 1971 no action was taken to approve the request.

The Gastown Workshop requested reconsideration of the request in the Fall of 1971. On October 26, 1971 Mrs. Gutteridge appeared before Council in support of a request for $5,000. Council approved a grant of $3,500 on the assumption that it would be fifty percent recoverable under the Canada Assistance Plan.

No grant application for 1972 was received by the City from the Gastown Workshop. Mrs. Gutteridge thought that receipt by the City of the agency's annual report constituted a grant request. However a request for $5,000 has now been received. This money is to be used for renovations of the building leased at 331-333 Powell Street. Another $6,000 from St. James Church is also being used for renovations. Monies for salaries ($3,600) are received from the Junior League and a lesser amount from the Department of Welfare and Rehabilitation for administering social assistance cheques (in the amount of $90,000 in 1970) on behalf of Gastown and Skid Road recipients.

It was suggested by the Director of SP/CD that the City funds should preferably be for salaries, because they are shareable under CAP. Mrs. Gutteridge's reply was:

> "We appreciate that you have advised us to apply for a grant to cover wages but we are unable to change the financial arrangements. Our Board felt that the request for a grant from the City must be for renovations as we already have money committed for wages."

The services provided by the Gastown Workshop are for men and women living in and around Skid Road. They include money management, learning of arts and crafts, friendship and counselling. Together, Mrs. Gutteridge and her Workshop are a well known and highly respected establishment in the Downtown East Side, which merits City support.

Despite the fact the funds, used for renovation purposes, do not qualify for CAP sharing the Director of SP/CD recommends a grant of $3,500 (same as 1971) to the Gastown Workshop.

Your Board submits the foregoing report and recommendation of the Director of SP/CD for Council's CONSIDERATION."

A representative of St. James' Social Service Gastown Workshop appeared in support of a request for a grant in connection with renovation to the building leased at 331 and 333 Powell Street.

(continued)

DELEGATIONS, AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Grant: St. James' Social Services Gastown Workshop (continued)

MOVED by Alderman Adams,
THAT a grant of $3,500 be approved in respect of these renovations.

(Amended)

MOVED by Alderman Bird, in amendment,
THAT the figure $3,500 in Alderman Adams' motion be changed to read $5,000.

- CARRIED BY THE REQUIRED MAJORITY.

The motion, as amended, was passed as follows:

"THAT a grant of $5,000 be approved in respect of these renovations."

- CARRIED BY THE REQUIRED MAJORITY.

The Council recessed at approximately 10:50 a.m., and reconvened at approximately 11:05 a.m., with the same personnel present and His Worship the Mayor in the Chair.

UNFINISHED BUSINESS (continued)

2. Request for City-owned Land: 'Little People's Parks'

The Board of Administration submitted the following report to Council on June 13, 1972:

'The following report has been received from the Supervisor of Property and Insurance:

"The City Clerk has forwarded to me for report a request of May 18, 1972, from Dyan Dunsmoor, Project Co-ordinator, to use certain City-owned lands in the Kitsilano and Fairview areas for development into Little People's Parks. Copy of this request is circulated.

The statement attributed to me that, 'City Council, to that date, had no policy on City property', is certainly an incorrect reporting of my discussion with Mr. Egan. I informed the Director of Social Planning/Community Development that it was the responsibility of the Property and Insurance Office, under Council instruction, to maintain City lands in a reasonable and safe condition; to prevent illegal trespass and unauthorized use, and to make sure that upon the expiration of a rental or lease the property was left in a neat and tidy condition. I then mentioned that any application to utilize City lands, without rental, for the establishment of such things as mini-parks, would have to be made to City Council.

(continued)

UNFINISHED BUSINESS (continued)

Request for City-owned Land:
'Little People's Parks'
(continued)

I further suggested that it would seem realistic for applicants to first approach the Board of Parks & Public Recreation, since the provision of such facilities is within their jurisdiction.

The City-owned tax sale lands referred to in the brief are at present reserved from sale, and are located within the boundaries of two different projects, as follows:

1. Lot 7, Blk. 292, DL 526, S/S Sixth Avenue, between Hemlock & Birch Streets (size 50'x110')
   Lot A (Ex.Plan 9418),Blk. 313, DL 526, S/S Seventh Avenue, between Birch and Alder Streets (size 67' x 110') are within the boundaries of Fairview Slopes,which has been the subject of several Planning reports to Council, with the view of the redevelopment of the lands from the existing Industrial to mixed Residential uses.

2. Lots 1, 3 exc. right-of-way, and 4, Blk. 305, DL 526, are located on the S/S Seventh Avenue, east of Arbutus Street, adjoining the C.P.R. right-of-way.
   Lots 17 exc. right-of-way, 18 exc. right-of-way, Lots 19 & 20, Blk. 285, DL 526, situated N/S Seventh Avenue, between Arbutus Street and C.P.R. right-of-way.
   These lands will form part of the alignment of the Arbutus-Burrard Connector, for which private properties are being acquired during the current Five-Year Plan.

In addition to such current problems as effect on adjoining owners, supervision and safety of the activity, etc., it is evident that monies expended by the applicants on the City lands would be subsequently lost in the redevelopment of the sites."

Your Board submits the report of the Supervisor of Property and Insurance for the consideration of Members of Council.'

On June 13, 1972, Council requested this particular group to assist senior citizens by the placement of benches in appropriate locations in the Kitsilano area, rather than proceeding with the 'Little People's Parks' project.

Miss Dyan Dunsmoor, the Project Co-ordinator, was present and was prepared to speak to the matter. However, after due consideration, the Council took the following action:

MOVED by Alderman Phillips,
THAT the City-owned lands involved be made available to this group, for the project, subject to the following:

(a) necessary liability insurance, subject to the approval of the Corporation Counsel;

(b) the property maintained in a clean and tidy condition;

(c) a 30-day notice provision, should the property be required by the City during this period of use.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Request for Passes to Certain Civic Facilities:
Canadian Young Voyageur Tours

A request was received from the Vice Principal of Windermere School that passes be made available to members of the Canadian Young Voyageur tour to visit the Aquarium, Planetarium and Museum during the period commencing July 24, 1972.

MOVED by Ald. Bird,
THAT this request be approved.

- CARRIED

2. Proposed Organization:
Municipalities of 100,000 and Over

A communication was received from the Metropolitan Toronto Clerk advising that the Metropolitan Toronto Executive Committee is asking Canadian municipalities with a population of 100,000 and over to advise of interest in forming a Canadian association of municipalities, or alternatively a strong division within the Canadian Federation of Mayors and Municipalities.

MOVED by Ald. Wilson,
THAT this Council approve, in principle, of a section within the framework of the Canadian Federation of Mayors and Municipalities representative of major cities of 100,000 and over, but that no action be taken in the matter until the restructuring of the Federation has been in operation for a period of six months.

- CARRIED

3. Report on False Creek:
Vancouver City Planning Commission

MOVED by Ald. Bird,
THAT the report on False Creek, dated May, 1972, submitted by the Vancouver City Planning Commission be referred to the False Creek Special Committee for consideration.

- CARRIED

4. Grant re Publicity for Flag Week

A communication was received from the Men's Canadian Club of Vancouver requesting Council assistance in publicizing "Fly the Flag/Canada Week".

MOVED by Ald. Calder,
THAT this request be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Local Improvements:
Initiative Principle

The Board of Administration, under date of June 16, submitted the following report:

FIRST STEP

The Deputy City Engineer reports:

" I consider it advisable to carry out the following projects as Local Improvements on the Initiative Principle:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Local Improvements:
Initiative Principle (cont'd)

Pavements and Curbs

- Knight Street, from 33rd Avenue to 41st Avenue;
- Rupert Street, from 2nd Avenue to 14th Avenue on the west side, and from 2nd Avenue to Worthington Drive on the east side;
- 57th Avenue, from Knight Street to Argyle Street.

The City's share of the cost of these improvements is available, subject to Council approval, in the 1972 Streets Capital Budget. "

SECOND STEP

The Director of Finance reports:

" In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated 16 June 1972.

The estimated total cost of these improvements is $ 615,152 of which the estimated City's share is $ 491,304.

The necessary financial arrangements can be made to carry out this work, subject to Council approval of the 1972 Streets Capital Budget. "

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that the reports of the Deputy City Engineer and of the Director of Finance be adopted, along with the details of the Second Step Report on file in the City Clerk's Office.'

MOVED by Ald. Phillips,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

E. Proposed Senior Citizens' Public Housing Project: Kitsilano Participating Group

The Board of Administration, under date of June 14, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

" A letter, dated June 1, 1972, to His Worship the Mayor and Members of Council from the 'Kitsilano Participating Group', composed of a number of organizations and individuals who have been assisting in advancing the Senior Citizens' project, has been referred to me for report. Copy of this letter is attached.

The letter commends Council for its actions taken on May 9, 1972, including confirmation that the City favours a low-rise building and the intention to have a local representative, assisted by voluntary specialist advisors if needed, on a 'Steering Committee' to draft the proposal call documents. The letter questions Recommendation 5, in the report of the Director of Planning and Civic Development, which was approved by Council. This recommendation reads:

'(5) The Director of Planning and Civic Development, or his representative, be authorized to sit on such Steering Committee as may be set up to draft the proposal call documents.'

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Senior Citizens' Public Housing Project (cont'd)

The Participating Group states that it cannot understand why the Director of Social Planning/Community Development was not authorized to sit on the Committee in view of that Department's previous involvement, and calls for the Social Planner to continue to be involved and thereby authorized to sit on the Steering Committee.

Recommendation (5) was drafted with the thought that there would be one representative each from the potential residents; Central Mortgage and Housing Corporation; The Province; the Greater Vancouver Regional District; and the City. On this basis it was considered that the Director of Planning would be the appropriate City representative and he would call on the Director of Social Planning/Community Development and other City officials to assist, as in similar situations in the past.

I have sought the views of the Participating Group and their representative has advised that they wish the suggestion contained in their letter of June 1, 1972 to be interpreted as a request that Council approve the appointment of the Director of Social Planning/Community Development to the Steering Committee to draft the proposal call documents. Officials of C.M.H.C. and the Greater Vancouver Regional District are in favour of this proposal. It is expected that the committee will start work as soon as approval to proceed has been received from Central Mortgage & Housing Corporation.

Accordingly, I recommend that the Director of Social Planning/Community Development, or his representative, be authorized to sit on the Steering Committee to draft the proposal call documents."

Your Board RECOMMENDS that the aforementioned recommendation of the Director of Planning and Civic Development be approved.'

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

F. Uniform Building Code By-law

The Board of Administration, under date of June 14, 1972, submitted the following report:

'A letter, dated June 12, 1972, has been received from the Director of Finance & Administration, Greater Vancouver Regional District, regarding a Uniform Building Code. The letter reads as follows:

"Since it is evident that the Department of Municipal Affairs intends, at an early date, to introduce a uniform building by-law covering administration and enforcement with provision being made for the inclusion of purely local matters arising from geography, weather, soil conditions, and the supervision of inspection of building processes, the Executive Committee recommended that this District take no further action with respect to the preparation of a Uniform Building Code By-law on a regional basis."

The City Building Inspector is proceeding to submit for Council consideration a revised Building By-law based on the 1970 National Building Code. This is in accordance with Council's instructions of April 25, 1972.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Uniform Building Code By-law (cont'd)

When the Department of Municipal Affairs introduce their Uniform Building By-law, it should be comparatively easy to make adjustments as necessary to the City's By-law.

Depending on conditions caused by the Strike, the first week of July is the target for submission of the new By-law to Council.

The foregoing is submitted for the information of Council.'

MOVED by Ald. Sweeney,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

G. Local Area Planning: Community Improvement and Development Programs

The Board of Administration, under date of June 14, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"The Departments of Planning and Civic Development and Social Planning/Community Development are working on a joint report on procedures for preparation of 'Community Improvement and Development Programs (local area planning)', as recommended in the 1970 Vancouver Urban Renewal Study.

To refine the initial procedures derived from separate departmental investigations, we are currently involved in a joint undertaking. Staff from both Departments have been meeting together weekly, and a joint report is hoped to be ready for consideration by Council in August.

The recommendations will take into account recent changes announced for the National Housing Act, and such financial assistance as may be available. A copy of the Bill to amend the National Housing Act has now been obtained and is being studied."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the Information of Council.'

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

H. Accident Claim: Mr. Frank W. Johnson

The Board of Administration, under date of June 14, 1972, submitted the following report:

'The Corporation Counsel reports as follows:

"Mr. Frank W. Johnson was involved in an automobile accident on June 23, 1971, which resulted in damage to the guard railings of the Granville Street Bridge. The damage to City owned property was in the amount of $1,892.88.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Accident Claim:
Mr. Frank W. Johnson (cont'd)

Since the vehicle driven by Mr. Johnson had been stolen, there was no insurance coverage in effect. Mr. Johnson has made no payment to the City to date and since there is a one-year limitation period on motor-vehicle accidents, the City must commence an action against Mr. Johnson before June 23, 1972, in order to protect its claim.

Accordingly, I recommend that authorization be given for the commencement of an action against Mr. Johnson to recover the damages incurred by the City."

Your Board RECOMMENDS that the recommendation of the Corporation Counsel be approved.'

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

I. West End Information Centre Grant

The Board of Administration, under date of June 16, 1972, submitted the following report:

'The Director of Social Planning/Community Development reports:

"On March 23, 1972, the Standing Committee on Finance considered grants to Information Centres and amoung others, approved the following:

#620	West End Community Bulletin Board	($1,918)	up to $1,918	Subject to a report from the Board of Administration regarding suitability of a location

The original recommendation of the Director of Social Planning/Community Development regarding a grant to the West End was, "No grant', pending the submission of a separate report by him to the Health and Welfare Committee on a new and expanded West End Information Centre in a different location. At the time the Director of SP/CD made his recommendation City officials were examining another facility at a different location.

The West End Information Centre people approached Council members and obtained approval of their grant request for $1,918. They are not presently intending to change their location. The facility formerly under review by City officials was for sale then and has since been sold.

The minutes of the Finance Committee, later approved by Council on March 28 contains a condition eg. 'subject to a report from the Board of Administration regarding suitability of a location' which, in the view of the Director of SP/CD, does not accurately reflect the Committee's intent on March 23rd. In the view of the Director of SP/CD it was not the Committee's intent to withhold payment of the grant until a new site and facility was approved.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Information Centre Grant (cont'd)

Recommendation **The Director of SP/CD recommends:**

To delete the condition - 'subject to a report from the Board of Administration regarding suitability of a location.'

That the Council minutes of March 28, 1972 be amended in order that part payment for operation can be released to the West End Community Bulletin Board."

Tour Board recommends the foregoing recommendations of the Director of Social Planning/Community Development be approved by Council.'

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

J. Request for Cancellation of Sale:
Lot 73, DL 334 (Area "B", Champlain Heights)

The Board of Administration, under date of June 14, 1972, submitted the following report:

'The Supervisor of Property & Insurance reports as follows:

"Reference is made to Board of Administration, Property Matters, report of May 5th, 1972, adopted by Council May 9th, 1972, (Subject - Sale of Residential Lots, Area "B" Champlain Heights) wherein an offer from Edmund Thiessen to purchase Lot 73, D.L. 334, at a fixed price of $16,700.00 was approved.

W. Charles Johnstone, Solicitor, in letter of June 13th,1972, advises that the Thiessens, because of the difficulties encountered by the current civic employees' strike, have been forced into a position which makes completion on their part extremely difficult. He therefor requests cancellation of the sale and return of the deposit of $835.00 made by the Thiessens.

Because of the strike the sale has not been processed and the deposit cheque is still held by the City. There is an active interest in this area, and there should be no difficulty encountered in the resale of the lot.

It is therefor recommended:

that the request for cancellation of sale of said Lot 73, D.L. 334 to Edmund Thiessen be approved, and the deposit of $835.00 be returned. "

Your Board endorses the recommendation of the Supervisor of Property & Insurance.'

MOVED by Ald. Adams,
THAT the foregoing reports of the Board of Administration and the Supervisor of Property & Insurance be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Sale of Residential Lots, Area "B"
Champlain Heights D.L. 334

The Board of Administration, under date of June 15, 1972, submitted the following report:

'The Supervisor of Property & Insurance reports as follows:

"On the basis of City Council's resolution of Mar. 28-72, the single family lots in Area "B" of Champlain Heights are being marketed on the basis of fixed price, to individuals, with the sale being restricted to one lot per individual.

The following offers to purchase have been received by the Supervisor of Property & Insusance, on the fixed price basis, and it is

RECOMMENDED that they be approved under the terms and conditions set down by City Council.

Name	Lot	Approx.size.	Sales Price	Terms	Conditions
L.John & Sirkka S. HUTTUNEN	167	52'x120'	$17,000.00	CITY TERMS 9%	

Bulkhead Agreements
The purchaser of any lot which is more then one foot above or below the finished grade of the abutting streets or land will be required to enter into a bulkhead agreement."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property & Insurance be adopted. '

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

L. Water Lots: Coal Harbour

The Board of Administration, under date of June 12, 1972, submitted the following report:

'The Corporation Counsel reports as follows:-

"By a resolution of March 14, 1972, I was instructed 'to communicate with the Federal Government and report back on the status of the Coal Harbour water lots in respect of Four Season development and express the Council's wish to lease from the Federal Government these lots at a nominal sum for use for public recreation and park, if, as and when such lots revert to the Government'.

I have received a reply to a letter written to the Minister of Transport and attached a copy hereto."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council. '

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Water Lots:
Coal Harbour (cont'd)

The following is extracted from the letter dated May 23, 1972, from the Minister of Transport, referred to in the foregoing report of the Board of Administration:

"Further to the acknowledgement of your letter from Mr. L.W.F. Beasleigh dated March 21, 1972, please be advised as follows.

The National Harbours Board has leased to Harbour Park Developments Limited several water lots in the Coal Harbour Area in Vancouver, totalling some 420,775 square feet. The lease was, with certain rental revisions until the year 2027.

It is not the practice of the National Harbours Board to lease at nominal rental rates, where property does have a commercial value. I could not commit myself therefore to more than consideration of such a proposal from the City, and I would be bound, as the Minister responsible to Parliament for the National Harbours Board to consider the effect such a decision would have not only on the financial situation of the Board in Vancouver, but also the degree to which it might be considered a precedent in other areas. At this time, in any event, I am not aware of any proceedings which would result in the lots reverting to Government control.

With respect to the Gilford Street water lot, the matter was well covered by my colleague, the Honourable Ron Basford, and I would refer you to the statement made by him, a copy of which is attached."*

*(copy of statement on file in City Clerk's office)

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration re Water Lots - Coal Harbour, be received for information.

- CARRIED

M. Proposed Anti-Whistling By-laws:
Trains

MOVED by Ald. Phillips,
THAT the report of the Board of Administration dated June 8, 1972, regarding anti-whistling by-laws and train activity near the Raymur Housing project be received and referred to the next regular meeting of Council, and in the meantime copies of previous reports on the matter be furnished to Council.

- CARRIED

N. Overtime Work and Temporary Help due to Strike; also Revenue Budget Reductions

The Board of Administration, under date of June 16, 1972, submitted the following report:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help due to Strike; also Revenue Budget Reductions (cont'd)

"Your Board recognizes that some essential overtime work and temporary help is required now that the employees have returned to work, in order to get various functions back on track or to clean up particular situations which have badly deteriorated during the period of the strike. However, your Board also recognizes that it is going to be necessary to keep tight control on the amount of overtime and temporary help and where it is used.

What is required is detailed estimates from all Department Heads and the Outside Boards, both as to funds and volume of work, plus detailed justification of the need for the work required to recover from the strike on a reasonable basis.

After review by the Board and the Director of Finance the overtime and temporary help requirements would be reported to Council as a normal budget request, with the pertinent detail by Department, but with special account codes to facilitate tight control.

As soon as possible the entire revenue budget will be reduced to reflect the unspent funds not only for salaries, wages and fringe benefits, but also materials, maintenance, etc. The initial adjustment will be approximated on a percentage basis and will be refined as needs are clarified. This will be reported to Council in detail.

In summary, with Council's approval, the existing revenue budget will be reduced to reflect the unspent funds accruing from the strike and will be increased by the amount of the essential overtime and temporary help required for recovery from the effects of the strike on a reasonable basis, as well as the cost of emergency overtime that was necessary during the strike.

Your Board therefore RECOMMENDS that Council approve:

1) Appropriate blanket reductions of the existing revenue budget;

2) Refinement of the blanket adjustments to the budget as the effects of the strike are clarified and needs are more accurately determined, the final results to be reported to Council;

3) That all Departments and Outside Boards be requested to submit detailed estimates of the essential overtime and temporary help required to recover from the effects of the strike on a reasonable basis, for consideration by Council.

4) That all Departments report on the increase necessary in their overtime budgets to cover the overtime worked during the emergency conditions pertaining during the strike, for Council approval (after the fact)."

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

O. Coordination of Volunteer Services in the City of Vancouver

The Board of Administration, under date of June 19, 1972, submitted the following report:

'The Medical Health Officer reports as follows:

"A program of coordination of volunteers in one of Vancouver's five service areas commenced July 1970, for a period of two years. A Coordinator of Volunteers and a Clerk-Typist II were appointed to the South Service Area. (Five Service Areas, which combine multiple local areas, were adopted by City Council on December 9, 1969.)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Coordination of Volunteer Services in the City of Vancouver (cont'd)

Due to the strike it has not been possible for the Medical Health Officer, the Director of Social Planning and Community Development and the Director of Welfare and Rehabilitation to meet in order to prepare a detailed report on this program. The full report will be submitted for Council's consideration as soon as possible."

Your Board RECOMMENDS that the positions of Coordinator of Volunteers and Clerk-Typist II serving in the South Service Area be continued until the comprehensive report of the Medical Health Officer, the Director of Social Planning/Community Development and the Director of Welfare & Rehabilitation is received. '

MOVED by Ald. Calder,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BOARD OF ADMINISTRATION BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 4017, being the Board of Administration By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend Board of Administration By-law (cont'd)

MOVED by Ald. Adams,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Strike Situation

Aldermen Rankin, Calder and Phillips submitted two motions at the meeting of Council on June 13th regarding the strike situation. Today the Aldermen requested permission to withdraw and permission was granted accordingly.

2. Leave of Absence: Alderman Rankin

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT leave of absence be granted Alderman Rankin for the period July 5 to July 31, 1972, inclusive.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Certain Outstanding Planning Matters and Public Hearings	enquired respecting outstanding matters before the Planning Department such as the proposed Arbutus development near King Edward Avenue, and Public Hearings to be arranged. It was advised that as soon as possible the necessary arrangements would be made to bring such items before Council.
Alderman Adams - Financial Assistance: Aquarium	advised of a request from the Aquarium Association to appear before Council on certain matters of financial concern and that he directed the Association to the Park Board for initial consideration.
Alderman Phillips - Fill in Harbour Area: Gastown	referred to fill being placed in the harbour area of Gastown. Alderman Sweeney advised this is part of the National Harbours Board housekeeping program and that he has not heard of any National Harbours Board plans for major developments west of Main Street.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - SPOTA and Alternate Firehall Sites	referred to an invitation to the Fire Chief by SPOTA to discuss alternate sites for the proposed headquarters firehall and that the Fire Chief had responded to the effect he had not had direction from Council to allow participation in such discussion. It was generally agreed the Fire Chief could discuss the matter with this group but without prejudice to action already taken by the Council on the subject.
Alderman Sweeney - Study for Pacific Transportation Advisory Council	referred to a letter addressed to him from the B.C. Research enclosing a brief description of current study for the Pacific Transportation Advisory Council. The Alderman stated he would furnish copies to each member of Council.
Alderman Wilson - Special Committee re 1913 Agreement and C.N.R.	advised of a meeting of the Special Committee re 1913 Agreement and C.N.R. arranged for 2:30 p.m. today.
Alderman Wilson - Strike Situation	referred to the strike situation and suggested the General Purposes Standing Committee should review the matter.
Alderman Bird - Fill in Sunset Beach Area	referred to fill placed in the Sunset Beach area without the authority of Council, which he understood was against Council policy.
Alderman Hardwick - Wilbur Smith and Associates' Report: Downtown Transit Concepts	referred to the proposed meeting to hear Mr. Herb Levinson, Vice President of Wilbur Smith and Associates making a presentation of his report on Downtown Transit Concepts. The Alderman enquired of the nature of this meeting. Advice was given that the meeting is under the aegis of the Regional District with all members of Council requested to be present. Alderman Hardwick expressed the view that further arrangements should be made for a meeting between Mr. Levinson and the City Council. His Worship the Mayor and Alderman Wilson agreed to clarify the situation.

NOTICE OF MOTION

1. Street Crossings:
   Crossing Bonds

Alderman Broome submitted the following Notice of Motion which was recognized by the Chair.

MOVED by Ald. Broome,
THAT the Board of Administration be instructed to review the policy of the City in requiring Street Crossing Bonds in Commercial areas with a view to

(a) Eliminating the requirement completely.

(b) The possible requirement of a $10.00 Crossing Fee to be additional to the Business License if (a) is adopted.

(c) An initial one time fee to cover Engineering costs involved in the proposed crossing.

(Notice)

NEW BUSINESS

Proposed Housing Development:
Site 19 or 20 in Champlain Heights

It is advised the Planning Department anticipates a report to Council by July 4th relating to the application of United Cooperative Housing Society respecting proposed housing development on Site 19 or 20 in Champlain Heights. The Society would like to appear as a delegation at that time. The Council agreed accordingly.

The Council adjourned at approximately 11:45 a.m.

***

The foregoing are Minutes of a Regular Council meeting dated June 20, 1972, adopted on June 27, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Rev. Dr. George Turpin, Civic Chaplain.

CONDOLENCES

Alderman Adams drew the Council's attention to the recent passing of Mrs. Halford Wilson, and expressed, on behalf of Council members, deepest sympathy to Alderman Wilson.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Council extend the condolences of each member of Council to Alderman Wilson in his bereavement.

- CARRIED.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting, dated June 20, 1972, be adopted, after amendment on page 8 to the resolution re Board of Administration recommendation (3) in regard to Proposed Beautification: Kerrisdale, whereby the resolution will read as follows:

> "THAT Council authorize the drawing up of a local improvement by-law for awnings, associated signs and lighting, etc., the cost to be apportioned as determined under (2)(a); i.e., the cost to be apportioned amongst all properties in the scheme area."

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

NEW BUSINESS

Financial Assistance: Effect of
Civic Workers' Strike on Aquarium

His Worship the Mayor referred to a letter, dated June 21, 1972, from the Director of the Aquarium, asking for financial assistance in view of the effect of the civic workers' strike on the Aquarium's receipts.

MOVED by Alderman Calder,
THAT this matter be referred to the Board of Administration for report at the next Regular Council meeting.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS

Indemnity: Park
Board Commissioners

After hearing the Chairman of the Park Board, and further considering the Board of Administration report of May 16, 1972, pointing out that during the 1972 sitting of the Legislature the Vancouver City Charter was amended to provide that Council may pay an annual indemnity to Park Board Commissioners, not to exceed $1,000, it was

MOVED by Alderman Bird,
THAT an annual indemnity of $1,000 be paid to Park Board Commissioners, on a monthly basis, effective January 1, 1972, and the required by-law be submitted to Council.

- CARRIED.

DELEGATIONS (continued)

The Council heard delegations, as follows:

(1) Pioneer Place

The Chairman of the Park Board referred to a letter from the Park Board, dated April 26, 1972, asking that Pioneer Place be turned over to the care, custody and management of the Park Board. The Chairman stated the Park Board would honour decisions made to date by the Council on the matter.

(See page 4)

(2) Vanier Park Boat
Launching Ramp

(a) Commissioner Wainborn, of the Park Board, referred to the Park Board's letter, dated June 8, 1972, in explanation of the rates charged, and answered various questions from members of Council.

(See page 4)

(b) Mr. J. Steinberg appeared, and submitted a brief, dated June 26, 1972, in opposition to the rate structure.

(See page 4)

DELEGATIONS (continued)

(3) Day Care Centres

(a) Ad hoc Committee (Mrs. E. Campbell) filed a brief, dated June 26, 1972, asking that funds be provided to the Health Department, in respect of licenses and supervision of day care centres for children, and to assist in development of services.

(See pages 4 and 5)

(b) Youth Opportunities Program (3 representatives) referred to a brief, dated June 9, 1972, requesting funding to allow working parents to continue with jobs through the Summer while adequate day care is provided for the children involved on both an in-home basis, and for children in a day care centre.

Mrs. Maycock, a representative of the Provincial Government department concerned, answered questions, as did the Director of Welfare and Rehabilitation, who advised that at present the Provincial Government funds approved day-care operations, but no provision is made for caring for children in the family home.

(See page 5)

(4) Proposed Anti-whistling By-laws: Trains

Kiwassa Neighborhood Services Associaton (Mr. S. McIntyre) filed a brief, dated June 27, 1972, protesting noise pollution by trains of the Burlington Northern Railway, from Boundary Road to Powell Street.

(See page 5)

(5) Appeal re Grant Request: Community Music School

Two representatives appeared. A brief, dated May 30, 1972, was filed in support of a grant of $10,000. It was stated by the delegation that the grant would be shareable under the Canada Assistance Plan, according to their information.

(See page 5)

(6) Policy Changes: Welfare and Rehabilitation Department

Welfare Rights Organization (Mr. D. Steinberg) appeared. A brief was filed, opposing the Board of Administration report of June 13, 1972, adopted by Council on June 20, 1972, and asking that the matter be referred to the Standing Committee on Health and Welfare for further discussion with other interested groups; and that in future the Council consider such matters in conjunction with relevant groups. Two letters of support were referred to: from the B.C. Association of Social Workers, and the British Columbia Civil Liberties Association.

(See pages 5 and 6)

During consideration of the foregoing delegations, the Council observed a short recess, during which an 'In Camera' meeting was held; and reconvened at 11:20 a.m., with Deputy Mayor Alderman Linnell in the Chair, to allow His Worship the Mayor to attend to other business.

Council recessed at approximately 12:10 p.m., to reconvene at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

UNFINISHED BUSINESS (cont'd)

1. Hastings Street Beautification: Pioneer Place

Earlier in the proceedings the Council received a delegation from the Park Board reiterating a request that Pioneer Place be turned over to the care, custody and management of the Board.

MOVED by Ald. Rankin,
THAT Pioneer Place be handed over to the Park Board in accordance with their request.

- LOST

2. Vanier Park: Boat Launching Ramp

Earlier in the proceedings the Council received a delegation from the Park Board in explanation of charges with respect to use of the Vanier Park Boat Launching Ramp. A communication on the subject dated June 8th was noted. The Council also heard Mr. J. Steinberg opposing the charges.

MOVED by Ald. Adams,
THAT information from the Park Board on the matter, be received.

- CARRIED

3. Day Care Centres

(a) Licensing and Supervision: Group Day Care Facilities in Vancouver

Earlier in the proceedings Mrs. E. Campbell, Chairman of an Ad Hoc Committee on Day Care appeared before Council in support of a recommendation 'that money for staff be allowed to the City Health Department to license and supervise daytime services for children, with coordination, a central referral unit, and a cohesive efficient operation'. Briefs and letters were noted from the following:

(a) Status of Women Action and Coordinating Council of B.C.
(b) Shaughnessy Heights Church Day Care Centre.
(c) Board of Directors of St. James Day Care Center.

Commissioner Sutton Brown reported that reports have been requested from the Medical Health Officer on various aspects of the matter for Council consideration.

cont'd....

UNFINISHED BUSINESS (cont'd)

Day Care Centres (cont'd)

MOVED by Ald. Phillips,
THAT the whole question be referred to the Standing Committee on Health and Welfare, including reports from the Board of Administration on the subject, when received.

- CARRIED

(b) Summer Day Care Centre and 'In Home' Child Care

Earlier in the proceedings the Council received delegations from concerned mothers asking approval of a proposal for a summer day care centre and 'in home' child care arrangement, for working mothers.

MOVED by Ald. Adams,
THAT the Board of Administration be requested to implement the summer day care centre request as soon as possible, on a Government fund recovery basis.

- CARRIED

MOVED by Ald. Phillips,
THAT the necessary funds be authorized to provide the 'in home' child care arrangement requested, such to be administered through the Neighbourhood Services with funds recovered from the Government as possible.

- LOST

(In considering this motion His Worship ruled the vote would be taken on the basis of a grant)

4. Proposed Anti-Whistling By-laws:
Trains Boundary Road to Powell Street

Earlier in the proceedings a representative of the Kiwassa Neighbourhood Services Association appeared protesting noise pollution caused by trains on the Burlington Northern Railway from Boundary Road to Powell Street.

MOVED by Ald. Bird,
THAT automatic crossing protection be installed at the four railway street crossings at Cordova Street, Raymur Avenue, Union Street and Glen Drive, on the basis of the Board of Administration report of October 15, 1971, which, in addition to cost sharing, gives information with respect to an anti-whistling by-law.

- CARRIED

5. Grant: Community Music School

Consideration was given to a request from the Community Music School, supported earlier in the proceedings by a delegation, for a grant of $10,000.

MOVED by Ald. Calder,
THAT a grant of $5,200 be approved, provided the organization receives approval of a like amount under the Canada Assistance Plan.

- LOST

6. Policy Changes:
Welfare and Rehabilitation Department

A representative of the Unemployed Citizens Welfare Improvement Council and the Vancouver Welfare Rights Organization appeared earlier in the proceedings asking the Board of Administration report of June 13th, adopted by Council on June 20th, be temporarily postponed in implementation, that the report be referred to concerned groups for evaluation and the Standing Committee on Health and Welfare meet in this regard to receive representations. Further, the Council in future adopt the procedure that welfare policy reports be referred to related groups.

cont'd....

UNFINISHED BUSINESS (cont'd)

Policy Changes: Welfare and Rehabilitation Department (cont'd)

MOVED by Ald. Hardwick,
THAT the Board of Administration report of June 13, 1972, and the submissions from the delegation be referred to the Standing Committee on Health and Welfare for a meeting of the Committee as soon as possible.

- LOST

COMMUNICATIONS OR PETITIONS

1. Delegation Request: Kitsilano Area Resources Council

It was noted that the Kitsilano Area Resources Council request an opportunity to appear as a delegation in respect of the proposed temporary closure of Yew Street between Cornwall and York Streets on Saturday, July 15 to Sunday, July 30, for purposes of a pedestrian mall.

It was advised a report on the matter is expected to be submitted to Council on July 4th. It was agreed this delegation be heard accordingly.

2. Passes to Certain Civic Facilities: Native Indians from N.W.T.

MOVED by Ald. Rankin,
THAT, pursuant to request from the Vancouver Indian Centre Society, arrangements be made for passes for approximately twenty native Indian young adults who will be visting Vancouver from Fort Franklin, N.W.T., to attend the Aquarium, Museum Planetarium Complex and the Conservatory at Queen Elizabeth Park.

- CARRIED

3. Resolution re Exemption from Import Duty and Federal Sales Tax: Sewage Disposal Chemicals

Consideration was given to a resolution from the City of London, Ontario, urging all chemicals used in the treatment of sewage in sewage disposal plants be exempt from import duty and Federal sales tax. During the discussion of the matter the thought was expressed this matter should be referred to the Canadian Federation of Mayors and Municipalities which is giving consideration to matters of this kind.

MOVED by Ald. Broome,
THAT the resolution from the City of London be forwarded to the Canadian Federation of Mayors and Municipalities and the City of London be so advised.

- CARRIED

4. Resolution re Transient Youth

The Council noted a resolution from the Corporation of the City of Penticton on the subject of Transient Youth, for consideration by way of endorsement.

MOVED by Ald. Rankin,
THAT this resolution be received.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. Public Hearing: Proposed Development around King Edward Avenue and Arbutus Street

A communication was received from His Worship the Mayor advising a Public Hearing has been set for Tuesday, July 18, 1972, at 2:00 p.m. to consider requested amendment to the uses and the revised scheme of development regarding the property bounded generally by King Edward Avenue, Arbutus Street, Valley and Eddington Drives.

MOVED by Ald. Bird,
THAT this information be received.

- CARRIED

6. Additional Vote: Greater Vancouver Regional District

A communication from His Worship the Mayor was noted advising that as a result of the Department of Municipal Affairs 1971 census figures, the City of Vancouver is entitled to one extra vote on the Board of Directors of the Regional District. However, no one Director may be assigned more than 5 votes. His Worship the Mayor recommends the additional vote be given to Alderman Wilson, with the new allocation of votes, therefore, being as follows:

Mayor Campbell	5 votes
Alderman Wilson	5 votes
Alderman Broome	4 votes
Alderman Bird	4 votes
Alderman Sweeney	4 votes

MOVED by Ald. Bird,
THAT the allocation of votes by His Worship the Mayor be approved.

- CARRIED

7. Appointment of Deputy Mayor: Quarter commencing July 1, 1972

MOVED by Ald. Bird,
THAT, pursuant to recommendation of His Worship the Mayor, Alderman Wilson be appointed Deputy Mayor for the quarter commencing July 1, 1972.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration GENERAL REPORT, June 23, 1972

WORKS AND UTILITY MATTERS

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Works and Utility matters), dated June 23, 1972, be adopted.

CARRIED

BUILDING AND PLANNING MATTERS

West Broadway Beautification Program

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Building and Planning matters), dated June 23, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS

One day Visit to Toronto:
City Archivist,

MOVED by Ald. Phillips,
THAT the report of the Board of Administration (Finance matters), dated June 23, 1972, be adopted.

- CARRIED

B. PROPERTY MATTERS

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Property matters), dated June 23, 1972, be adopted.

- CARRIED

C. Delegation Request:
Hastings-Sunrise Action Council

The Board of Administration, under date of June 20, 1972, referred to plan proposed by the Hastings-Sunrise Action Council for the development of the area bounded by Charles, Cassiar, Adanac Streets and Boundary Road, and that the organization wishes to appear before Council on the matter. The following recommendations are made:

" The recommendations of the report are as follows:

1. Council refer the whole matter to the Standing Committee on Planning and Development, including the following recommendations:

   (a) No large scale redevelopment occur in the area and the area be developed as a residential community.

   (b) Council instruct the Director of Planning and Civic Development to prepare a detailed development plan for Phase I of the Charles, Adanac, Cassiar and Boundary Road area, in consultation with the Hastings-Sunrise Action Council, and generally in accordance with the following principles proposed by the Planning Department:

      (i) the four principles of the residential plan as set out on Page 4 of the attached report

      (ii) the four principles re housing as set out on Pages 6 and 7 of the attached report

      (iii) the three principles re vehicular and pedestrian circulation as set out on Page 8 of the attached report

   (c) Council determine whether City representation on the Planning Advisory Committee be by a member of Council or by the Director of Planning and Civic Development.

   (d) Council request the City Engineer to report further on the proposed pedestrian overpass at Cassiar/William, when the detailed plans requested by Recommendation (b) above are presented to Council.

2. Council hear representatives from the Hastings-Sunrise Action Council at the Standing Committee meeting.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Delegation Request:
Hastings-Sunrise Action Council (cont'd)

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

D. Report of Standing Committee on Planning and Development April 20, 1972

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated April 20, 1972, be received for information.

- CARRIED

E. July 1: Dominion Day Holiday

The Board of Administration, under date of June 22, 1972, submitted the following report:

' The Acting Director of Personnel Services reports as follows:

"At its In-Camera meeting of June 16, 1972, City Council approved the Memoranda of Agreement between the City and the Municipal and Regional Employees' Union, and the City and the Vancouver Civic Employees' Union (CUPE Local 1004). Both memoranda guarantee 10 statutory holidays per year, effective July 1, 1972.

When a statutory holiday falls on a Saturday or Sunday and when no other day has been proclaimed in lieu of it, the City may either (a) provide each employee with another paid holiday, or (b) provide an additional day's pay. In 1972, the July 1 Dominion Day holiday falls on a Saturday.

A survey conducted by this Department has revealed that the following offices will be closed on Monday, July 3 in recognition of Dominion Day: Provincial Government, Federal Government (including Post Office), B.C. Hydro and B.C. Telephone. The Vancouver Board of Trade reports that 90 percent of firms doing business on a five-day week will close on the Monday. Most of the others will close either on the preceding Friday or on both Friday and Monday. Most retail stores will close Saturday and open Monday.

I therefore recommend that employees under the jurisdiction of the Municipal and Regional Employees' Union and the Vancouver Civic Employees' Union be granted a paid holiday on Monday, July 3 in recognition of Dominion Day, and further that this be granted also to excluded employees and Senior Staff.

There are several other employee groups who, due to the provisions of existing Collective Agreements, would not normally be entitled to a Statutory Holiday which falls on a Saturday. These are as follows: Nurses, Foremen, Electrical Inspectors and Technicians, Stagehands at the Q.E.T., Lifeguards and Fire Wardens. I further recommend that these groups also receive a paid holiday on Monday, July 3.

In summary, I recommend that:

I. Staff covered by the Collective Agreements between the City and the Municipal and Regional Employees' Union and the Vancouver Civic Employees' Union (CUPE Local 1004) be granted a paid holiday on Monday, July 3 in recognition of Dominion Day in accordance with the approved Memoranda of Agreement, and further that this be granted also to excluded employees and Senior Staff.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

July 1: Dominion Day Holiday (cont'd)

II. A paid holiday also be granted on July 3 to staff covered by Collective Agreements which now provide that a Statutory Holiday falling on a Saturday shall not be treated as such. These Agreements are between the City and:

(a) Registered Nurses Association of B.C.
(b) City of Vancouver Foremen's Association
(c) I.B.E.W. Local 213 (Electrical Technicians and Inspectors - other Electrical Workers to be granted Monday off with pay in accordance with Clause 7.2 of their 1971-72 Collective Agreement).
(d) I.A.T.S.E. Local 118.
(e) Vancouver Fire Fighters' Union (Group II Employees under Schedule "A" other than Fire Alarm Operators).

III. Employees covered by the Collective Agreements between the Board of Parks and Public Recreation and C.U.P.E. Local 1004 (including Lifeguards), the Municipal and Regional Employees' Union, and the Foremen's Association AND employees covered by the Collective Agreement between the Board of Police Commissioners and the Municipal and Regional Employees' Union be granted a paid holiday on July 3 in recognition of Dominion Day, subject to the approval of those Boards.

IV. Civic offices and yards be closed to the public all day on July 3, 1972."

Your Board RECOMMENDS that the above recommendations of the Acting Director of Personnel Services be adopted. '

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

F. Additional Court Services:
Emergency Programs

The Board of Administration, under date of June 26, 1972, submitted the following report:

" Following the announcement on Wednesday, June 21st, 1972 by the Attorney-General that the Province would make Court rooms available to the City of Vancouver, and that arrangements would be made for the appointment of ten additional Provincial Court Judges, the District Judge His Honour Judge L.S. Eckardt and the Provincial Courts Administrator, Mr. George Campbell have been in touch with the Provincial officers at the Court House in Vancouver to make the necessary arrangements. While detailed arrangements have not yet been concluded, it appears that some Provincial employees may be available for the staffing of the Court rooms. Such employees include Court Clerks and Court Reporters.

Your Board instructed the Administrative Analyst to review the arrangements with the District Judge, Court Administrator, the City Prosecutor, the Chief Constable and Provincial officers, and to assist with the preparation of a report on the matter.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court Services:
Emergency Programs (cont'd)

The following report has now been received:

'1. Outline of Court Operation at
West Georgia Street - Commencing July 4, 1972

It is the intention of the District Judge to maintain two sessions per day per court room, whenever possible during July and August, and during September if Court space is available. The type of trials to be set in the Court rooms, will include those where the person charged with an offence, has pleaded not guilty and is now free on bail; also those cases where the trial is expected to occupy a court room over a long period of days or weeks. It is also his intention to place a number of the permanent Provincial Court Judges in the courts at West Georgia Street so that they may be available to the persons temporarily appointed as Judges for counsel and advice.

Drug cases and cases where the accused are now being held in custody will not, as a general rule, be heard in the West Georgia Street Court House, so that the transportation of prisoners and the use of Police Constables as guards and security officers will be reduced to a minimum.

While it is hoped that experienced Provincial employees will be available, should this not be the case then arrangements will be made for the Judge and the Court Reporter to carry out the functions of the Court Clerk, which normally include the reading of the charge and completion of the documents.

The Chief Constable is arranging for experienced Police Officers to be made available for the position of Court Officer.

2. Court Administrator's Staff

The Court Administrator is now examining with senior Provincial officials, the possibility of staffing the courts with Provincial employees. If such is the case, the City is required to reimburse the Province for the salary and fringe benefit costs involved. If the Province is unable to provide staff it is proposed to contract for this service and the approval of Council is sought for this purpose. For estimating purposes 1971 salary scales are used as being the best figures obtainable in the present situation, actual costs may vary but should not exceed the total estimate.

In addition to the staff employed within the court rooms at West Georgia Street, it will be necessary to establish four additional temporary positions at 312 Main Street to supply supporting services to the court rooms at West Georgia Street. These temporary positions are:

1 Calendar Clerk - Clerk III	P.G. 17	$ 563
1 Filing Clerk - Clerk II	P.G. 12	491
1 Document Clerk - Clerk III	P.G. 17	563
1 Warrant Officer	P.G. 19	673

The incumbent of the first additional position of Calendar Clerk will be employed to prepare the court lists each day; the Document Clerk and the Filing Clerk will complete the processing and filing of the documents received from the courts, and the incumbent of the Warrant Officer position will be employed in the collection of fines.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court Services:
Emergency Programs (cont'd)

In addition to the additional staff required for the courts at West Georgia Street, the Court Administrator recommends that the following temporary positions be established:

3 Recorder Trainees	P.G. 10	$ 451
3 Court Clerks I	P.G. 17	563

These positions to be established to enable Courts 6, 7 and 8 to be operated during the months of July, August and September, a period when these courts are normally closed to enable the staff vacations to be taken.

Details of the costs of the additional temporary positions noted above are shown at Item (5) below.

3. City Prosecutor's Staff

The City Prosecutor advises that arrangements are being made to obtain the services of a number of suitably experienced members of the Bar Association. The practice to date has been that such persons are paid on a minimum fee basis of $50.00 per court session (½ day). The estimated cost of such services is shown at Item (5) below.

4. Police Department Staff

The Chief Constable has reviewed the requirements for Court Officers to staff the courts at West Georgia Street, and concludes that it will be necessary to use a number of 1st Class Constables with court experience. Depending upon the final court calendar, it may be necessary to employ two Police Constables in each court room each day (that is, one for the morning session and one for the afternoon session). There may be a cost item if retired police constables are used.

While the court rooms on West Georgia Street will not be used for cases involving custody before the trial, it may be necessary at the completion of the trial to take the accused into custody. Every endeavour will be made to hear all cases involving custody at 312 Main Street, and no transportation cost above budget estimates should be required.

5. Estimate of Costs (1971 Rates)

(a) West Georgia Street Court House - monthly cost

1 Court Clerk I	P.G. 17	$ 563
1 Court Reporter II	P.G. 23	883
Prosecutors		2,200
		$ 3,646
Fringe Benefits 25%		912
Estimated Cost of One Court		$ 4,558
Maximum Estimated Monthly cost of Ten (10) Courts		$ 45,580

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court Services:
Emergency Programs (cont'd)

(b) Support Staff Based at 312 Main Street - monthly cost

1 Calendar Clerk - Clerk III	P.G. 17	$ 563
1 Filing Clerk - Clerk II	P.G. 12	491
1 Document Clerk - Clerk III	P.G. 17	563
1 Warrant Officer	P.G. 19	673
		$ 2,290
Fringe Benefits 25%		572
Estimated Cost per month		$ 2,862

(c) Court Staff for Courts 6, 7 and 8 at 312 Main Street - monthly cost

(To operate Courts during what is normally a vacation period when these Courts are closed.)

3 Recorder Trainees	P.G. 10	$ 1,353
3 Court Clerks I	P.G. 17	1,848
		$ 3,201
Fringe Benefits 25%		800
Estimated Cost per Month		$ 4,001

(d) Summary of Salary Costs - per month

West Georgia Street - Ten (10) Courts	$ 45,580
Support Staff at 312 Main Street	2,862
Courts 6, 7 and 8 - Extra Staff	4,001
Estimated Salary Costs Per month	$ 52,443

(e) Total Estimated Costs

(i) July & August

Salaries and fringe benefits	$104,886
Rental of recorder Units	1,114
Contingency - Say $2,500 per month	5,000
2 months' operation cost	$111,000

(ii) September

Salaries and fringe benefits	$ 52,443
Rental of Recorder Units	557
Contingency	2,500
1 Additional month's operating cost	$ 55,500

(iii) Total estimated cost for 3 months $166,500

(iv) This estimate sets out the costs anticipated to be expended to reduce the present backlog of trials from more than 2,500 to manageable proportions (approximately 1,500 cases await trial due to the civic strike, as at April 30, 1972 the backlog was approximately 1,000). The above costs will offset the budget savings accrued during the strike period.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court Services:
Emergency Programs (cont'd)

6. Classification of Additional Temporary Positions

The classification of the ten additional temporary positions at 312 Main Street has been discussed with the Department of Personnel Services - Classification Division and they concur that the positions recommended have been properly classified. It is recommended that these positions be filled in accordance with the usual personnel procedures and that the termination date for the ten temporary positions be September 30, 1972.

The Business Manager of the Municipal and Regional Employees' Union has been advised of the recommendation to establish these temporary positions.

NOTE: The Comptroller of Accounts recommends that the necessary funds amounting to an estimate of $166,500 be provided from Contingency Reserve, adjusted by whatever savings accrued during the strike period.

7. Summary of Recommendations

The Administrative Analyst RECOMMENDS that:

(1) The Court Administrator, Mr. George Campbell, be empowered to make the necessary temporary staffing arrangements for the courts at West Georgia Street and together with the District Judge and City Prosecutor establish a court schedule for the months of July, August and September to utilize the court rooms available in the Court House at West Georgia Street.

(2) The following temporary positions be established at 312 Main Street:

Clerk III	2
Clerk II	1
Warrant Officer	1
Recorder Trainees	3
Court Clerk I	3
Total	10

effective upon adoption of this report, and terminating not later than September 30, 1972.

(3) The Police Commission be empowered to:-

(i) Engage suitably experienced persons for the temporary positions of Prosecutor, sufficient to meet the requirements of the Court program at West Georgia Street, at a minimum fee cost per session of $50.00.

(ii) Supply a sufficient number of 1st Class Constables to act as Court Officers at West Georgia Street and to make a budget submission should additional costs be involved due to use of retired police members.

(4) The Court Administrator be authorized to rent court recording machines and to incur any other incidental costs that may arise as a result of the use of the court rooms at West Georgia Street.

(5) The necessary funds be made available in accordance with the Comptroller of Accounts' recommendation.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Additional Court Services:
Emergency Programs (cont'd)

(6) The Court Administrator submit a progress report to City Council on the implementation of this report not later than August 15, 1972.'

Your Board RECOMMEND that the foregoing report of the Administrative Analyst be approved."

*(see note below concerning winter court programs)

*
N.B. It is the intention of the District Judge and the Court Administrator to examine the possibility of commencing a program of evening court hearings at 312 and 475 Main Street in October, and continuing in subsequent months in order to reduce the backlog of cases. The actual program will depend in part upon the success of the program now recommended and the number of outstanding cases during the winter months. A report on the proposed program, together with an estimate of costs will be submitted on a later date.

MOVED by Ald. Bird,
THAT the Board of Administration report dated June 26, 1972, in respect of Additional Court Services: Emergency Programs, be approved, except that there be two progress reports to cover the two months, i.e. one to cover the month of July and another to cover the month of August, rather than a progress report by August 15, 1972, as referred to in recommendation 6.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO REPEAL BY-LAW No. 4620, WHICH SUSPENDED THE OPERATION OF CERTAIN SECTIONS OF REFUSE, FIRE AND AIR POLLUTION BY-LAWS

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT leave be given to introduce a By-law to repeal By-law No. 4620, being a By-law to suspend the operation of certain sections of By-law No. 4531, being a By-law to provide for the operation and control of a system of collection and disposal of refuse; By-law No. 2193, being a By-law relating to the prevention of fire and the control and regulation of buildings and premises in the City of Vancouver; and By-law No. 4426, being a By-law to control "air pollution", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the effective date of repealing the By-law with respect to allowing burning be June 28, 1972.

- LOST

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BY-LAWS (cont'd)

2. BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE COMMISSIONERS OF THE BOARD OF PARKS AND PUBLIC RECREATION

MOVED by Ald. Adams, SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to fix the amount to be paid annually to the Commissioners of the Board of Parks and Public Recreation, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Street Crossing Bonds in Commercial Areas

The following Notice of Motion was submitted at the Council meeting on June 20, 1972, seconded this day by Alderman Adams:

MOVED by Ald. Broome,
SECONDED by Ald. Adams,
THAT the Board of Administration be instructed to review the policy of the City in requiring Street Crossing Bonds in Commercial areas with a view to

(a) Eliminating the requirement completely.
(b) The possible requirement of a $10.00 Crossing Fee to be additional to the Business License if (a) is adopted.
(c) An initial one time fee to cover Engineering costs involved in the proposed crossing.

The motion was put and ---------- CARRIED

MOTIONS (cont'd)

2. Allocation of Lands for Highway Purposes
(W/S Windermere St. betw. 22nd and 23rd Avenues)
(N/W corner Broadway and Hemlock Street)
(S/W corner 8th Avenue and Hemlock Street)
(E/S Commercial Drive, South of 13th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 8 feet of Lot 23, Block 4, North West Quarter of Section 49, Town of Hastings Suburban Lands, Plan 1745

2. North 2 feet of Lot 18, except the North 8 feet, now lane (Plan 4379), Block 331, District Lot 526, Group 1, New Westminster District, Plan 590

3. South 2 feet of Lot 19, except the South 8 feet, now lane (Plan 4379), Block 331, District Lot 526, Group 1, New Westminster District, Plan 590

4. East 10 feet of Lot 55, except the West 7 feet, now road, Subdivisions A & B, Block 169, D.L. 264A, Group 1, New Westminster District, Plans 1158 & 1771

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Property of City and B.C. Automobile Association: Smithe Haro Diversion

MOVED by Ald. Sweeney,
SECONDED by Ald. Phillips,

THAT WHEREAS the City of Vancouver owns a parcel of land on the west side of Burrard Street, immediately north of the Smithe Haro Diversion;

AND WHEREAS the British Columbia Automobile Association owns the adjoining property to the north of the City land:

AND WHEREAS both parties are contemplating sale of respective properties;

THEREFORE BE IT RESOLVED THAT City Council instruct the Supervisor of Property and Insurance to meet with officials of the B.C.A.A. to discuss joint sale of properties as a single development site and report back to Council with recommendations.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Garbage Pickup

enquired with respect to the garbage pickup schedule and referred to certain cases where the pickup has not been made for some time.

The enquiry was answered by Commissioner Ryan with a suggestion that any addresses given to the Commissioner would be checked and advice given as to the anticipated pickup date.

Alderman Bird - Home Repair Solicitation

referred to the action of Council to prevent home repair solicitation but that there was a party continuing to solicit such business. The Alderman felt action should be taken to apprehend.

Alderman Calder - Garbage Pickup:
- Bi-weekly
- Contract

requested the Board of Administration report on the following:

(a) Bi-weekly garbage pickup

(b) Contracting out of this service.

His Worship the Mayor referred the enquiry to the Board of Administration.

Alderman Broome - Bricks for Gastown Beautification

referred to an article in the Daily Province respecting supply of bricks for Gastown beautification project and questioned the procedure.

Commissioner Ryan reported the bricks were purchased by the contractor and not by the City.

Alderman Linnell - Maple Tree Square Beautification: Dust

referred to a complaint respecting dust arising out of beautification work in respect of Maple Tree Square and requested the matter be looked into.

Alderman Phillips - Tenant/Owner Case

referred to a particular tenant/owner case before the Courts outside of Vancouver and the owner chose to serve a jail term. The Alderman enquired of the details and was answered by Mr. Bland of the Law Department and Alderman Rankin.

NOTICE OF MOTION

1. Multi-Purpose Community Services Centre: Champlain Heights

Alderman Linnell submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Alderman Linnell

THAT WHEREAS many residents in and around the Champlain Heights development are already concerned about the nature and quality of community services for their area and have formed committees concerned with park development, community schools, senior citizen needs, housing, and future Champlain Heights development, density, transportation, and land sale; and

cont'd....

NOTICE OF MOTION (cont'd)

Multi-Purpose Community Services
Centre: Champlain Heights (cont'd)

WHEREAS Champlain Heights, still being developed and lacking an established social and community network of services could be an ideal place to create a new format for innovative health, welfare, recreation, education, police, probation and voluntary programmes, for all age groups, their distribution and administration; and

WHEREAS City funds have been approved for a Neighbourhood Centre in conjunction with the new elementary school similar to the Neighbourhood centres constructed in conjunction with Thunderbird and Strathcona Elementary Schools and there has been no planning to date regarding programming and administration in the Champlain Heights Neighbourhood Services Centre; and

WHEREAS the next capital plan for the School Board involving funding for the Champlain Heights Secondary School comes up in 1973, and there are no funds in the City's present Five Year Capital Plan for a Community Services Centre in conjunction with this new Secondary School.

THEREFORE BE IT RESOLVED THAT:

(a) Council approve the establishment of a Champlain Heights Planning Advisory Committee for the planning and development of community programmes as described above together with the required buildings.

(b) The composition of the Champlain Heights Planning Advisory Committee and its responsibilities be similar to the Britannia Planning Advisory Committee.

(c) The Health and Welfare Standing Committee be charged with the responsibility of preparing in co-operation with citizens, public and private agencies, terms of reference for the Champlain Heights Planning Advisory Committee which will include capital funding and programme budgeting and report back to Council.

(Notice)

The Council recessed at approximately 3:45 p.m. and reconvened at an 'In Camera' meeting in the Mayor's Office at approximately 4:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated June 27, 1972, adopted on July 4, 1972.

MAYOR

CITY CLERK

June 23, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Granville Bridge Repair

"On a recent inspection of the above structure it was observed that two deck beams had separated from their bearing plates. This constitutes a faulty condition that must be repaired before winter. Temporary shoring has already been placed.

The estimated cost of repairs is $9,000. The discovery was made too late to include this amount in the 1972 appropriation and yet repairs must be made before the 1973 budget is approved."

I recommend that:

The sum of $9,000 be appropriated from Contingency Reserve for the repairs to the deck beams of Granville Bridge.

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment of House Onto Lane West of Glen Drive From Keefer Street, Southerly Lot 6, Block 80, D.L. 181

"The house known as 1024 Keefer Street is being sold and it has been found that it encroaches on to the lane along side of the lot. The house was built around the turn of the century and encroached upon the adjoining lot. The lane was created by subdivision in 1964 thereby creating a lane encroachment. The house extends a maximum of 1.3 feet into the lane. The lane is constructed in a manner which makes the encroachment unnoticeable and traffic is not impeded.

I recommend the encroachment of the house situated on Lot 6, Block 80, D.L. 181 be validated in accordance with the Encroachment By-law with an annual rental of $15.00 (the minimum amount permitted under the by-law) in accordance with the recommendation of the Supervisor of Property and Insurance.

Your Board RECOMMENDS that the foregoing be approved.

FOR ADOPTION SEE PAGE(S) 197

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. West Broadway Beautification Program

The Director of Planning & Civic Development reports as follows:

"Stage 1 of a beautification program in the area known as Broadway West (2800 - 3200 block West Broadway) has been under way for some time and preliminary designs have been produced by the consultants. These designs make suggestions for the closing of three street ends leading into Broadway and the completion of mini parks thereon. Preliminary discussions have been held with the merchants but the proposals have not been formally approved by them or discussed in detail with the City Engineering Department.

These three street ends (Bayswater, Carnarvon and MacKenzie), forming 'T' junctions, had been included last year in a street improvement program under the Local Improvement By-law that was put forward on the initiative system and were approved at a Court of Revision. The work, if carried out, would be in conflict with the consultants' proposals on beautification.

In order that neither the beautification nor the local improvement program should be in conflict ~~it is~~ recommended that any street improvements on the above-named street ends should be deferred until the final decisions are made on the beautification program."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be adopted.

FOR ADOPTION SEE PAGE(S) 197

FINANCE MATTERS

RECOMMENDATION

1. One Day Visit to Toronto by the City Archivist, June 12th, 1972

The City Clerk reports as follows:

"The City Archivist attended a National Archivist Conference held from June 4th to 9th at Chateau Laurier and at McGill University.

In 1971 Council placed the Archivist on the roster of officials entitled to attend conferences and his attendance this year was in accordance therewith.

At my request, he spent one (1) day in Toronto on June 12th, discussing matters pertaining to operations of a City Archives with the Archivist for the City of Toronto. The additional cost involved is one (1) day leave of absence with pay and travelling expenses of $25.00. Owing to the recent strike, this item was not brought forward to Council prior to the event.

I would therefore RECOMMEND that Council approve the leave of absence with pay and the travel expenses in the amount of $25.00."

Your Board RECOMMEND that the recommendation of the City Clerk be approved.

FOR ADOPTION SEE PAGE(S) 198

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 23, 1972

RECOMMENDATIONS

1. Option To Repurchase
Vancouver Buddhist Church

The Supervisor of Property and Insurance reports as follows:-

"City Council on October 19th, 1971 approved the sale of Lot 17, Block 3, D.L. 735 and 728 Fraserview to the Vancouver Buddhist Church for $34,700.00, subject to the following conditions:-

(1) Consolidation with Lot A, Block 3, D.L. 735 and 728 Fraserview, the existing church site to the East.

(2) That an option in favour of the City be granted for a period of 15 years enabling the City to repurchase its property at the sales price in the event the site is used for other than church purposes.

Because of the purchaser's financial arrangements existing on the adjoining land which prevents registration of the City's option to repurchase, the Law Office recommends that the purchaser enter into a registrable statutory covenant to secure performance of its obligation not to use the above property for other than church purposes for a period of fifteen years from the sale date. Such an agreement would be more appropriate in the circumstances than the Option to Purchase previously recommended.

This would also afford the same protection and allow the Vancouver Buddhist Church to consolidate the two lots."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

2. Request for Cancellation of the
Sale of Champlain Heights

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the Board of Administration Property Matters report of May 5th, 1972, adopted by Council on May 9th, 1972, (subject: sale of residential lots, Area B, Champlain Heights), wherein an offer from James Walter and Winifred May Collins to purchase Lot No. 82, D.L. 334, at the fixed price of $16,600.00 was approved.

(continued)

Clause No. 2 (Continued)

Mr. Collins advises by letter dated June 15th, 1972 that he has received unexpected instructions that he must relocate his place of work outside the City of Vancouver and therefore, no longer wishes to buy the property. He therefore requests cancellation of the sale and the return of his deposit in the amount of $830.00.

Because of the strike, the sale has not been processed and the deposit cheque is still held by the City. There is an active interest in this area, and there will be no difficulty in the resale of the lot.

RECOMMENDED that the request for cancellation of the sale of Lot 82, D.L. 334 to James Walter and Winifred May Collins be approved and their deposit in the amount of $830.00 be returned.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

*****

FOR ADOPTION SEE PAGE(S) 198

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

April 20, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, April 20, 1972, at 2:15 p.m. in #2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Wilson.

ABSENT: His Worship the Mayor
Alderman Adams (Civic Business)
Alderman Sweeney (civic Business)

1. Minutes

The Minutes of the meeting of March 9, 1972, were adopted.

PART II

The following actions of the Committee are submitted to Council for information.

INFORMATION

2. Suburban Commercial Study

Under date of March 1, 1972, the Board of Administration submitted to Council the 'Suburban Commercial Study' report prepared by the Planning and Civic Development Department. That report recommended that it be referred to your Standing Committee on Planning and Development for discussion and recommendation and also that the report be distributed to the Vancouver City Planning Commission and interested groups for information.

Council, at its meeting March 14, 1972, adopted the recommendations and your Committee met this day to receive a Report Reference from the Director of Planning and Civic Development on this particular study.

The Director of Planning and Civic Development advised that this report was one of a series which had been drawn on the material supplied for and the conclusions of the 1971 Urban Renewal Study. This report suggests policies and goals for various parts of the City.

The Assistant Director - Advanced Planning and Research, with the assistance of slides and other graphic material, showed the members of your Committee present, how the various suburban commercial areas of the City had been developed and were continuing to change with the dynamics of the City's growth generally. The Assistant Director - Advanced Planning and Research discussed the one regional shopping centre (Oakridge) and the district centres in relationship to 'strip' development, the depth of the suburban commercial development and the location of these suburban commercial areas along streets. It was noted that most of the suburban commercial areas studied depend upon City streets for parking.

cont'd . . .

Clause 2 continued

The Assistant Director - Advanced Planning and Research also pointed out to the members of your Committee that certain of the areas were becoming more automobile-oriented in their goods and services and that some were providing specialized services and some of these suburban commercial areas were remaining local/commercial.

Your Committee reviewed the report and the information supplied by the Director of Planning and Civic Development and the Assistant Director - Advanced Planning and Research and noted that a series of sub-centre studies were being started along with other objected studies by the Planning and Civic Development Department. Your Committee reviewed generally the material supplied in the report and noted that copies of the report had been circulated to the general public and the Vancouver City Planning Commission by the Department and therefore

RESOLVED that this report be received and tabled pending the receipt by the Director of Planning and Civic Development of comment from the Vancouver City Planning Commission and other outside interested parties for report back to this Committee.

The meeting adjourned at approximately 3:30 p.m.

* * * * *

FOR ADOPTION SEE PAGE(S) 199

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 4, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the Minutes of the Special Council Meeting (Public Hearing), dated April 20, 1972, be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated June 27, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

DELEGATIONS

Delegations were heard by Council on a variety of matters:

(a) Champlain Heights:
Sites 19 and 20

Delegations were heard from United Co-operative Housing Society (Mrs. S. Schmid), and Fraserview Killarney Area Council (Rev. Erb and Mrs. Vanstone). A brief was submitted by Mrs. Schmid.

DELEGATIONS (continued)

(b) Indigent Burials

On the subject of a contract for indigent burials, delegations were heard from the Vancouver Funeral Directors (Mr. W. S. Owen), First Memorial Services Ltd. (Mr. W. A. Street); and City Memorial Undertaking Services Ltd. (Mr. Ronald W. Cannon). Briefs were presented by Mr. Owen and Mr. Cannon.

(c) Proposed Closure of Yew Street, from Cornwall Ave. to York Ave.

Delegations were heard from the Kitsilano Area Resources Council (Mr. Brian Mason), Kitsilano merchants (Mr. Wood), Kitsilano Ratepayers Assoc. (Mr. G. F. Moul), and Kitsilano Chamber of Commerce (Evelyn Dykes). An additional delegate, Mr. F. Coletta, appeared on behalf of those merchants reported by him to be in favour of the project.

(d) Vancouver Public Aquarium Assoc.: Financial Problem

Dr. M. Newman, and Mr. David Lawson, President of the Vancouver Public Aquarium Association, appeared in support of their request for a grant.

During the hearing of delegations, and at approximately 10:45 a.m., the Council recessed to reassemble in the Mayor's Office to hold an 'In Camera' meeting. The Council reconvened in open session in the Council Chamber at 11:15 a.m., with the same personnel present. The Council recessed at approximately 12:00 noon, at which time the last of the delegations had been heard.

The Council, still in Committee of the Whole, reconvened at 2:00 p.m. in the Council Chamber with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Bird

UNFINISHED BUSINESS

Indigent Burials

On March 28, 1972, Council deferred further action, in response to a request for the hearing of a delegation.

At today's Council meeting, the group of Vancouver Funeral Directors was represented by Mr. W. S. Owen, First Memorial Services Ltd. by Mr. W. A. Street, and City Memorial Undertaking Services Ltd. by Mr. R. W. Cannon.

On March 28, 1972, Council had before it a Board of Administration report, dated March 27, 1972, which set out the immediate history of this matter, and contained a recommendation. The report reads as follows:

cont'd....

UNFINISHED BUSINESS (cont'd)

Indigent Burials (cont'd)

'The Director of Welfare and Rehabilitation reports as follows:

"On February 8, 1972, City Council rescinded a resolution of January 11, 1972 and passed the following resolution:

"That this whole matter be referred to the Board of Administration to negotiate with the Vancouver Funeral Directors, the details, including the cost to the City, to provide the service of handling indigent burials, for a set term of three years.

In cooperation with the Corporation Counsel, the Director of Welfare and Rehabilitation has negotiated a contract with eleven Vancouver Funeral Directors. We had assumed that the group of eleven included all Vancouver based funeral homes. Within the past week we discovered that there is one additional funeral home and are currently exploring whether this company is interested in participating in the same contract. In consideration of this development, it will be necessary to make provision for the inclusion of additional funeral homes that may become established in the City of Vancouver during the period of the contract. The inclusion of any additional funeral homes would be on the basis of their ability to meet the specifications and terms of the contract.

This new contract will replace the current contract with First Memorial Services Limited which expires on April 7, 1972. The new contract is for a term period slightly in excess of three years, namely April 8, 1972 to April 30, 1975.

The new contract can be terminated by either party following sixty days notice.

Under the new contract, the cost for the burial of indigents will be $170.00 plus $5.00 where clergy is required. This amount is $10.00 less than the existing contract with First Memorial Service Limited. There is no reduction in quantity or quality of service.

Application of the new contract will necessitate our Department assigning a particular month to a particular funeral home. This same procedure was followed prior to the present arrangement with First Memorial Limited.

RECOMMENDATION:

THAT a contract for Indigent Burials be entered into with any or all funeral homes located and in business in the City of Vancouver on the basis of the contract specifications and for a price of $175 per indigent burial, including ministerial services, the contract to be on a term definite from April 8, 1972 to April 30, 1975, and satisfactory to the Corporation Counsel.

YOUR BOARD RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved by Council.'

(dated March 27, 1972)

In summary the three delegations made the following requests:

W.S. Owen	An agreement with the Vancouver Funeral Directors
W.A. Street	A call for tenders
R.W. Cannon	Consideration of a bid to do the services

In addition the Council received a letter dated June 28, 1972, from Forest Lawn which was in the form of a bid to provide funeral services for the City.

cont'd....

UNFINISHED BUSINESS (cont'd)

Indigent Burials (cont'd)

MOVED by Ald. Rankin,
THAT the Board of Administration be requested to arrange for the calling of tenders, or bids, for the provision of funeral services in the City in respect of indigent persons, it being understood that the bid call will be based on a one-year contract and it will stipulate that Vancouver churches will be used for services if so desired by patrons of the funeral parlour having the City burials.

- CARRIED

A recorded vote was called for and the vote was as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	His Worship the Mayor
Alderman Calder	Alderman Adams
Alderman Hardwick	Alderman Sweeney
Alderman Linnell	Alderman Wilson
Alderman Phillips	
Alderman Rankin	

The motion was declared carried.

COMMUNICATIONS OR PETITIONS

1. 1974 Grey Cup Game:
Receipt of Vancouver's Invitation

MOVED by Ald. Adams,
THAT the letter dated June 15, 1972, from the Canadian Football League acknowledging receipt of the City's invitation to hold the 1974 Grey Cup Game in Vancouver, be received for information.

- CARRIED

2. Conference: Canadian Association of
Housing and Renewal - Saint John, N.B.

MOVED by Ald. Adams,
THAT the communication from Mayor Lockhart, Mayor of the City of Saint John, New Brunswick, inviting representation from the Vancouver City Council to the 1972 Conference of the Canadian Association of Housing and Renewal, to be held from September 10 to 12, be received for information.

- CARRIED

3. Block 42 Presentation of Plans:
Pacific Centre Limited

In response to a written request dated June 30, 1972, by Pacific Centre Limited, it was,

MOVED by Ald. Phillips,
THAT the Council agree to include a presentation by Pacific Centre Limited of their plans in connection with Block 42, as a part of the July 18th Agenda of Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, June 30, 1972

Works and Utility Matters

Closure of Lane: North of Charles Street
at Kamloops Street - Canada Safeway (Clause 1)

The Board of Administration submitted a recommendation for the closing of the east-west lane North of Charles Street and Westerly from Kamloops Street. Alderman Rankin brought to the attention of Council some of the problems being faced as a result of the operation of the store in question as a discount store which he said made it a City-wide service rather than a local service.

MOVED by Ald. Rankin,
THAT Clause 1 of the report of the Board of Administration (Works and Utility matters), dated June 30, 1972, be tabled to the next meeting of Council and in the meantime a Report Reference be arranged on the Safeway establishment at this location.

- CARRIED

Planting Trees in Downtown Area (Clause 5)

The Board of Administration submitted a comprehensive report on the question of planting of trees in the downtown area, proposing a program involving the planting of trees in the ground rather than in planters.

MOVED by Ald. Broome,
THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated June 30, 1972, be referred to the Standing Committee on General Purposes for discussion with parties involved and for recommendation to Council;

FURTHER THAT a Report Reference be presented to the Committee by the City Engineer and Superintendent of Parks, and the Downtown Business Association be invited to participate in the discussions.

- CARRIED

Yew Street: Request of Closure
Cornwall Avenue to York Street (Clause 7)

The City Engineer, through the Board of Administration, reported on requests for the street closing noted above for the purpose of creating a pedestrian mall intended to provide social and recreational space for residents of Kitsilano. The Board of Administration submitted the City Engineer's report for consideration of Council and proposed a list of conditions to be applied if Council approves.

MOVED by Ald. Rankin,
THAT the closure of Yew Street from Cornwall Avenue to York Street be approved, subject to the conditions set out in Clause 7 of the Board of Administration report.

- LOST

MOVED by Ald. Sweeney,
THAT the requested street closure for the creation of a pedestrian mall be not approved at the location proposed, being Yew Street from Cornwall Avenue to York Street.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Works and Utility Matters

MOVED by Ald. Adams,
THAT Clauses 2, 3, 4 and 6 of the report of the Board of Administration (Works and Utility matters), dated June 30, 1972, be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), dated June 30, 1972, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

Fire and Traffic Matters

Pacific National Exhibition
Stables and Fire Safeguards

In connection with the report of the Board of Administration (Fire and Traffic matters), dated June 30, 1972, a letter, dated July 3, 1972, was received from the B.C. Jockey Club requesting that the Club and the Horsemen's Benevolent and Protective Association be allowed to make representations to Council.

MOVED by Ald. Wilson,
THAT consideration of this clause regarding P.N.E. stables and fire safeguards be postponed to July 18, 1972, and arrangements be made to have representation from the B.C. Jockey Club, Horsemen's Benevolent and Protective Association, P.N.E., Fire Chief and the Medical Health Officer.

- CARRIED

Finance Matters

MOVED by Ald. Adams,
THAT, in respect of the report of the Board of Administration (Finance matters), dated June 30, 1972, Clauses 1, 2 and 4 be adopted and Clause 3 received for information.

- CARRIED

B. Personnel Matters,
June 30, 1972

Additional Committee Clerk and Salary Review:
City Clerk's Department (Clause 2)

It was agreed to defer consideration of this clause to an 'In Camera' meeting this day.

MOVED by Ald. Phillips,
THAT Clauses 1 and 3 of the report of the Board of Administration (Personnel Matters, Supplementary), dated June 30, 1972, be adopted.

- CARRIED

C. Property Matters,
June 30, 1972

Sale of Property: E/S Wall Street
Between Dundas and Oxford Street (Clause 4)

It was agreed to defer consideration of this clause to an 'In Camera' meeting this day.

MOVED by Ald. Broome,
THAT Clauses 1, 2, 3 and 5 of the report of the Board of Administration (Property matters), dated June 30, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Champlain Heights:
Sites 19 and 20

The Board of Administration, under date of June 28, 1972, submitted a report dealing with the method of disposal by the City of Sites 19 and 20 in Champlain Heights. The report of the Board, which was prepared by the Director of Planning and Civic Development, the Director of Finance, and the Director of Social Planning/Community Development, contains a resume of the matter, some statistical information with regard to income levels for private and public housing, and develops four methods of marketing the property:

1. Competitive price
2. Competitive design with fixed price
3. Competitive design and minimum price
4. No competition - direct sale.

The report of the Board concluded with the following recommendations. It is noticed that No. 3 is in the form of a Consideration.

RECOMMENDATIONS:

It is RECOMMENDED THAT:

1. Linear townhouse Sites 12 and 13 be sold on the basis of highest bid in accordance with Council's resolution of November 15th, 1971 and in addition that townhouse Site 14 be sold on the same basis.

2. Townhouse Sites 19 and 20 be marketed for housing in approximately the $25,000-$30,000 price range.

3. City Council select the method of marketing Sites 19 and 20 to be one of the following:

   (a) competitive price
   (b) competitive design and fixed price
   (c) competitive design and minimum price

4. City Council instruct its officials to consult with Central Mortgage and Housing Corporation and the Greater Vancouver Regional District as to the possibility of interspersing within the development of Sites 19 and 20, approximately 10% of the units for sale directly to C.M.H.C. for subsidized rental housing or for sale direct to low-income persons as determined by C.M.H.C. This matter, together with conditions of sale would subsequently be reported to Council for approval.

5. The Conditions of Development pertaining to Sites 12, 13, 14, 19 and 20 be amended to:

   (a) reduce the unit density from 18 units per net acre to 16 units per net acre.

   (b) increase the site coverage of buildings, parking and vehicular access to 45% of the total site area and be generally in accordance with Appendix V.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development, the Director of Finance and the Director of Social Planning/Community Development be approved.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Champlain Heights:
Sites 19 and 20 (cont'd)

The Vancouver City Planning Commission, by letter dated June 30, 1972, asked that the subject matter be deferred so that the Commission could report to Council following its meeting with the members of the Area Council.

MOVED by Ald. Broome,
THAT the report of the Board of Administration, dated June 28, 1972, re Champlain Heights, Sites 19 and 20, be tabled pending the submission of a report from the Vancouver City Planning Commission following its meeting with the Area Council.

- CARRIED

E. Vancouver Public Aquarium Association:
Request for Financial Assistance

The Board of Administration submitted a report, dated June 30, 1972, prepared by the Director of Finance, commenting on the request for financial assistance by the Vancouver Public Aquarium Association. The Vancouver Public Aquarium Association request, and the comments of the Director of Finance, were submitted by the Board of Administration for Council consideration.

The request of the Aquarium Association was set out in its letter of June 21, 1972, and is in the form of a request for financial aid because of the loss of $53,222 in revenue arising out of the loss of business caused by the recent strike of civic employees. The Aquarium Association noted that it has been required to borrow funds from the bank to meet its current obligations.

The Council considered whether to assist the Association and if so, in what form. A series of motions were offered dealing with a grant in the following amounts to be made to the Association and which were put by the Chair in the order of the largest amount first.

MOVED by Ald. Broome,
THAT, in accordance with the request of the Vancouver Public Aquarium Association, a grant in the amount of $53,220 be made to the Association to assist the Association in meeting financial obligations arising out of the effects of the strike of Civic employees.

- LOST

MOVED by Ald. Rankin,
THAT, in accordance with the request of the Vancouver Public Aquarium Association, a grant in the amount of $40,000 be made to the Association to assist the Association in meeting financial obligations arising out of the effects of the strike of Civic employees.

- LOST

MOVED by Ald. Linnell,
THAT, in accordance with the request of the Vancouver Public Aquarium Association, a grant in the amount of $30,000 plus an additional $10,000 if matched by senior governments, be made to the Association to assist the Association in meeting financial obligations arising out of the effects of the strike of Civic employees.

- LOST

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Public Aquarium Association:
Request for Financial Assistance (cont'd)

MOVED by Ald. Adams,
THAT, in connection with the financial problems arising out of the recent strike of Civic employees which have materially reduced the revenues of the Association, a grant in the amount of $30,000 be made to the Vancouver Public Aquarium Association and they be advised that they may, if they wish, make a further approach to Council at the end of October for further assistance if required, such application to be accompanied by appropriate financial statements.

- CARRIED BY THE REQUIRED MAJORITY.

F. Van Dusen Botanical Gardens:
Establishment of Position of Director

The Board of Administration, under date of June 27, 1972, submitted the following report:

The Board of Parks and Public Recreation at its meeting of December 13, 1971, resolved:

"THAT the Board request City Council to establish, as soon as possible, a new position of 'Director' for the Van Dusen Botanical Gardens, so the Board may proceed with advertising and appointment."

The A/Director of Personnel Services and the Administrative Analyst have now reviewed the request with the Superintendent and Deputy Superintendent of Parks and report as follows:

1. Administrative Analyst's Report

"City Council approved a development permit for the construction of the Van Dusen Gardens on June 18, 1970. Final approval of $2,000,000 for the purchase of the property was approved following ratification of an agreement with the Provincial Government and the Vancouver Foundation on June 15, 1971.

The landscape development was commenced in September 1971, and it is estimated that basic development will be completed in 1975 at an initial cost of $666,666.

It is expected that this operation will eventually become revenue producing and self-supporting.

Attached to this report is a summary of the purpose of the Botanical Gardens, an outline of plantings, the relationship of the Van Dusen Botanical Gardens to the University Botanical Gardens and a probable staff complement.

RECOMMENDATION

I recommend that a new position be established in the Park services in accordance with the report of the Acting Director of Personnel Services which follows, and auto allowance be granted on the regular basis."

2. Report of the A/Director of Personnel Services

"I have reviewed the proposed duties and responsibilities of one new position of Curator - Van Dusen Botanical Garden.

The incumbent will perform specialized supervisory and administrative work in directing and coordinating the work of staff involved in the day-to-day operation of the Van Dusen Botanical Garden. Initially, the Curator will direct the planting and cataloguing of plant material throughout the gardens. Under the general direction of the Deputy Superintendent of Parks, an employee of this class will plan, organize and assess the operation of the garden; plan, direct and review the work of subordinates; will maintain liaison with the Advisory Board (Botanic Garden), other associations and groups, and will assist in the development of a variety of educational programs.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Van Dusen Botanical Gardens:
Establishment of Position of Director
(cont'd)

I have prepared and attached a new class specification of Curator - Van Dusen Botanical Garden, No. 1046 to describe the duties to be performed.

This position is to be excluded from the bargaining unit as the incumbent will have the authority to engage and dismiss staff, will have access to confidential files and information relating to and will participate in making a number of recommendations for changes in methods and procedures of operation that may affect wage and/or salary rates, work loads, working conditions, manpower development or reductions, changes or increases in employment.

The estimated recurring annual cost of this proposal determined by the final step in the pay range at 1971 (2nd half) rates and including fringe benefits at 23% and regular auto allowance will be $16,446.

SUMMARY

Incumbent	Proposed Classification	Effective Date
New Position	Curator - Van Dusen Botanical Garden P.G. 27 ($883-1060)	When adopted

RECOMMENDATION

There is no comparable external match for this position and internally it is equitably rated at Pay Grade 27 ($883-1060) and I recommend it so be classified effective when adopted.

I further recommend that advance approval be granted to appoint to this position up to and including the top step of the salary range.

The probationary period will be one year."

3. Report of the Superintendent of Parks

"I concur with the reports of the A/Director of Personnel Services and the Administrative Analyst and recommend that the salary, fringe benefits and auto allowance costs of the position be charged to the cost of development until completed in 1975."

4. Summary of Recommendations

It is recommended that:

(a) a permanent position of "Curator - Van Dusen Gardens" be established at Pay Grade 27 ($883-1060) 1971 rates and auto allowance be granted on the regular basis.

(b) the class specification for the position (#1046) be adopted.

(c) approval be granted to appoint to this position up to and including the top step of the salary range.

(d) the position be excluded from the bargaining unit.

(e) the costs of the position be charged to the cost of development until completed.

Your Board RECOMMEND approval of the foregoing recommendations.

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Overtime Work and Temporary Help required resulting from Strike

The Board of Administration, under date of June 30, 1972, submitted a report dealing with overtime work and temporary help required to recover from the effects of the strike of Civic employees in the Civic Departments, Park Board and Police Department. The report is in two parts, part I dealing with recommendations and part II proposing items for Council consideration.

Civic Departments

The following is extracted from that portion of the Board of Administration report dealing with Civic Departments:

Details	Amount Requested $	Amount Recommended $
Finance Department		
1. Assessment Division		
(a) Field work for 1973 land, building, machinery and business tax rolls and 1972 supplementary business tax rolls	49,711	
(b) Land registry office ownership changes, sales analysis, clerical work, etc.	7,677	
	57,388	57,388
2. Accounts Division		
(a) Payroll up-dating and adjustments	2,207	
(b) General Accounting	380	
	2,587	2,587
3. Data Processing Division		
(a) Voters lists - key punching	1,200	
(b) Payroll, tax receipts and assessment key punching	630	
	1,830	1,830
4. Purchasing Division		
(a) Furniture and equipment purchases	3,357	1,187
(b) Invoice processing	313	313
	3,670	1,500
5. Property & Insurance Office		
(a) Clerical and inspection work	212	212
	65,687	63,517
Engineering Department		
1. Office of City Engineer		
(a) Clerical and filing backlog	200	
2. Planning & Control Division		
(a) Vehicle maintenance and clerical work	1,530	
3. Sanitation Branch		
(a) Clean-up of refuse	30,000	
	31,730	31,730

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help required resulting from Strike (cont'd)

	Amount Requested $	Amount Recommended $
Department of Permits and Licenses (Note 1)		
1. Administrative, Inspection and Development Divisions	15,500	5,000
2. Construction Division		
(a) Office cleaning and building repairs	4,705	Ø
	20,205	5,000

Note 1. An interim allowance of $5,000 is being recommended pending further review of the catch-up work proposed by the Director of Permits and Licenses.

City Clerk		
1. General Office		
(a) General office, Council and Committee clerical work	543	543
2. Voters' List Division		
(a) Voters' List preparation	4,979	4,709
	5,522	5,252
Planning & Civic Development		
(a) Zoning and development permits	1,800	500
(b) Drafting	520	520
(c) Clerical	1,250	500
	3,570	1,520
Health Department		
1. City Analyst's Laboratory		
(a) Coroner's toxicology cases	2,512	2,512
Personnel Services Department		
(a) Employment and training	1,394	500
(b) Compensation and records	700	605
(c) Labour relations	190	Ø
	2,284	1,105
Provincial Court		
(a) Clerical work in criminal division	558	
(b) Clerical work in traffic division	328	
	886	886
Total All Civic Departments	$ 132,396	$ 111,522

MOVED by Ald. Broome,
THAT, in accordance with the recommendation of the Board of Administration and as set out in detail in the foregoing excerpt from the Board's report, an amount of $111,522 be approved for essential overtime work and temporary help for Civic Departments, re catch-up work required due to the strike, subject to a further review of the requirements of the Department of Permits and Licenses.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help required resulting from Strike (cont'd)

Park Board Overtime and Temporary Help Requirements

The Board of Administration reported on the following summary of funds requested by the Park Board:

A. Operating Accounts

1. Parks General		
(a) Clean-up litter, extra grass etc.	$ 58,000	
(b) Rejuvenate, fertilize and weed control-turf and planted areas	15,000	
		73,000
2. Stanley Park		
(a) Forestry replanting, restoration and brush control	10,000	
(b) Garden fertilizing, weed control, clean-up etc.	17,300	
(c) Brockton Point clean up track resurfacing, etc.	2,100	
(d) Sports area clean-up	3,000	
		32,400
3. Sunset Nursery		
(a) Weed clean-up, spraying and control	$	$ 5,100
4. Surrey Tree Nursery		
(a) Weed clean-up, spraying and control	2,550	
(b) Loss of young trees and trimming	2,200	
		4,750
5. Queen Elizabeth Park		
(a) Clean-up and weed control	14,600	
(b) Plant and lawn rejuvenation and fertilizing	3,700	
		18,300
6. Central Park		
(a) Clean-up and weed control	4,600	
(b) Renovate greens and fairways	1,500	
		6,100
7. Works and Buildings		
(a) Damage, glass breakage and loss of refust drums		2,358
Total Parks Operating Accounts		$142,008

B. Bloedel Conservatory

(a) Replace displays	$ 1,300	
(b) Repair damage to dome, lights and lantern	3,450	
		$ 4,750

Profits and losses from the operation of the conservatory are transferred to a reserve. The accumulated profits held in this reserve at December 31, 1971, which can be used only for conservatory purposes, amounted to $18,580. The Director of Finance recommends that the foregoing extra-ordinary costs of $4,750 due to the strike be charged against the Bloedel Conservatory accumulated profits of prior years.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help required resulting from Strike (cont'd)

Park Board Overtime and Temporary Help Requirements

C. Parks Income Operations
Renovation and clean-up of greens and fairways

1. Fraserview Golf Course	$ 13,800	
2. McCleery Golf Course	19,296	
3. Stanley Park pitch and putt	5,800	
4. Queen Elizabeth pitch and putt	6,800	
5. Rupert Park pitch and putt	4,600	
		$ 50,296

The Parks Board is permitted to utilize net profits from income operations, estimated at $300,000 in 1972, for capital expenditures on income producing facilities. If estimated net profits are not realized, the Parks Board is required to reduce their capital expenditures on income producing facilities accordingly. In 1971, for example, the actual net profit was $65,000 less than the $300,000 estimated due to poor weather conditions.

The Director of Finance therefore recommends that the $50,296 extraordinary Income Operations costs due to strike be a charge against income operations net profits and that the related capital expenditures budget be reduced accordingly.

(a) Parks Operating Costs

MOVED by Ald. Phillips,
THAT the Parks Operating Costs be tabled and the Park Board be given an opportunity to be represented at Council for further discussion.

- LOST

MOVED by Ald. Rankin ,
THAT the sum of $71,004, being one-half of the summarized Parks Operating Costs, be provided for at the present time and the Board of Administration be requested to report back as to further needs and requirements of the Park Board arising out of the recent strike of Civic employees.

- CARRIED

(b) Bloedel Conservatory

MOVED by Ald. Adams,
THAT a sum in the amount of $4,750 be provided in connection with overtime and temporary help at the Bloedel Conservatory; this amount to be charged to the accumulated profits of prior years of the Bloedel Conservatory.

- CARRIED

(c) Parks Income Operations

MOVED by Ald. Adams,
THAT the sum of $50,296 be provided for overtime and temporary help in connection with Parks Income Operations, which sum be charged against any profits from Income Operations.

- CARRIED

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help required resulting from Strike (cont'd)

Police Department Overtime and Temporary Help Requirements

The Board of Administration report summarized the following requirements of the Police Department for overtime and temporary help as a result of the strike of Civic employees:

(a) Indexing and filing records	$ 6,710	
(b) Coding, punching and recording statistical, accident and case reports etc.	3,355	
(c) Other clerical and building service backlog	1,388	
		$ 11,453

MOVED by Ald. Sweeney,
THAT an amount of $11,453 be provided for overtime and temporary help required by the Police Department in connection with the recent strike of Civic employees.

- CARRIED

H. Report of Special Committee re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report dated June 21, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Hong Hoy (owner), 1538 East Pender Street
Mrs. Catherine J. Barton (owner), 4438 John Street
Mrs. Alice A. Daley (tenant), 7012 Vivian Street
Mrs. Inge Eva Blucke (owner), 5091 Slocan Street
Flora Harry (tenant), 580 West 21st Avenue
Mrs. Connie Coakley (tenant), 829 S.E. Marine Drive
Mr. William Lamberton (owner), 7049 Argyle Street
Mrs. Laura Munro (owner), 3525 Adanac Street
Mrs. Nancy Fortin (tenant), 322 East 18th Avenue
Mrs. Annie McDonell (owner), 545 East 49th Avenue
Miss Marilyn Christian (tenant), 2621 Columbia Street
Mrs. Betty R. Traff (owner), 3339 Monmouth Street
Mrs. Alice Blaney (tenant), #4 - 6128 Chester Street
Mrs. Inga Einarson (tenant), #2 - 6128 Chester Street

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Ronald Whalen (tenant), 18 East 21st Avenue
Mr. Fulvio Vescovi (tenant), 560 East 26th Avenue
Mr. Parduman Singh Hundal (owner), 214 East 63rd Avenue
Miss Linda M. Cole (tenant), 4825 Quebec Street
Miss Judy Neyedli (owner), 2322 East 33rd Avenue
Mr. Mon Ham Wong)
Mrs. Hom Fook Kai (mother) (owners), 200 East 22nd Avenue
Mr. Vido Peric (owner), 2569 Pandora Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites - Hardship Cases (cont'd)

(c) the following applications be approved for six months from the date of this resolution:

Mr. Lyall Steel (tenant), 1878 Whyte Avenue
Mr. James Rance (tenant), 3352 Ontario Street

(d) the following applications be not approved:

Mr. Pat Field (tenant), 2063 West 37th Avenue
Mr. Alex Lorenzon (owner), 2895 East 19th Avenue
Mr. Giovanni Patricelli (owner), 3304 Venables Street

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, containing clauses (a) to (e), be approved.

- CARRIED

I. Simulator Project Work Session
July 17 - 19, 1972
Yellowpoint Lodge, Vancouver Island

The Board of Administration, under date of June 29, 1972, submitted the following report:

The Director of Planning & Civic Development reports as follows:

"The Core Group (Management Group) of the Inter-Institutional Policy Simulator (IIPS Project), comprised of representatives from the Federal and Provincial Governments, Greater Vancouver Regional District, City of Vancouver and the University of British Columbia, has spent considerable time since January 1972 working on organizational and operational changes and improvements in IIPS. While much progress has been made as a result of meetings so far, all Core Group members are of the opinion that three days' continuous work away from normal activities and interruptions is required to resolve organizational and management questions, decide on research priorities and consider future directions for IIPS. It would be held in the form of a seminar.

The meeting place agreed upon is Yellow Point Lodge located about 19 miles south of Nanaimo on Vancouver Island. It is a retreat used by business and other groups in dealing with the kinds of questions currently faced by the Core Group of IIPS. The meeting would involve the following City staff:

W.E. Graham or his nominee) both principals will be
W.H. Curtis or his nominee) on vacation
P.D. Leckie, Deputy Director of Finance
M. F. Egan, Director, Social Planning/Community Development

The cost should not exceed $400 and can come from the City's 1972 approved budget for IIPS.

It is therefore recommended that leave of absence with pay for four staff members (senior representatives of Planning, Engineering, Social Planning and Finance) be approved for three days (July 17, 18 and 19) and the cost of approximately $400 be paid from the City's 1972 budget for IIPS."

Your Board RECOMMENDS that the report of the Director of Planning & Civic Development be approved.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Simulator Project Work Session (cont'd)

MOVED by Ald. Broome,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Phillips,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. DEBENTURE BY-LAW IN THE AMOUNT OF $648,000

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to authorize the issue of a debenture in the amount of $648.000 in lawful money of Canada for the objects set out in Schedule B, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing and Stopping up of Doman Street south of 54th Avenue: Hudson's Bay Shopping Centre

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

1. THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. WHEREAS a portion of road (Doman Street) dedicated by the deposit of Plan 13993 will become surplus to the City's highway requirements by virtue of proposed resubdivision of the abutting lands;

THEREFORE be it resolved that the portion of road dedicated by the deposit of Plan 13993, bounded on the north by the southerly limit of 54th Avenue, on the west by the easterly limit of Lot 10; bounded on the southwest by the north easterly limit of Lot 9 and bounded on the east by the westerly limit of Lot 11; all in District Lot 334, Group 1, New Westminster District, Plan 13993; The same as shown outlined red and green on plan prepared by A. Burhoe, B.C.L.S., dated June 20, 1972, and marginally numbered LF6124, a print of which is hereunto annexed, be closed, stopped up; with the portion outlined green to be conveyed to the Board of School Trustees of School District No. 39 (Vancouver) and title be taken in the name of the City of Vancouver to the portion outlined red; and
BE IT FURTHER RESOLVED that the said closed portion conveyed to the said Board of School Trustees be consolidated with the abutting school lands; and
BE IT FURTHER RESOLVED that the remainder of the closed road be subdivided with abutting lands.

- CARRIED

2. Property of City and B.C. Automobile Association: Smithe Haro Diversion

Notice was called on the following Motion at the Council meeting of June 27, 1972:

MOVED by Ald. Sweeney,
SECONDED by Ald. Phillips,
THAT WHEREAS the City of Vancouver owns a parcel of land on the west side of Burrard Street, immediately north of the Smithe Haro Diversion;

AND WHEREAS the British Columbia Automobile Association owns the adjoining property to the north of the City land;

AND WHEREAS both parties are contemplating sale of respective properties;

THEREFORE BE IT RESOLVED THAT City Council instruct the Supervisor of Property and Insurance to meet with officials of the B.C.A.A. to discuss joint sale of properties as a single development site and report back to Council with recommendations.

The motion was put and, - CARRIED

(Alderman Hardwick and Alderman Rankin are recorded in the negative)

MOTIONS (cont'd)

3. Multi-Purpose Community Services Centre: Champlain Heights

A Notice of Motion on the subject of Multi-Purpose Community Services Centre: Champlain Heights was submitted by Alderman Linnell at the meeting on June 27, 1972. In view of the fact that the question of Sites 19 and 20, Champlain Heights will be discussed at an early meeting of Council, this motion was postponed by agreement to the same future meeting.

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Containerized Equipment	explained that he is introducing a Notice of Motion dealing with the lack of containerized equipment in the Port of Vancouver.
Alderman Calder - Branch Post Office Building	advised that he is informed that an application has been on file with the City since February 15 for permission to construct a branch Post Office in the City of Vancouver and enquired what action has been taken.
Alderman Calder - Solid Waste Disposal	turned over a sheaf of replies from other cities in connection with methods of disposal of solid wastes. It was agreed that the information would be made available to the members of Council and to the Board of Administration.

NOTICE OF MOTION

1. Containerized Equipment

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Wilson,

THAT WHEREAS the Port of Vancouver is experiencing loss of maritime business due to a lack of Federal action in financing adequate equipment and facilities to handle containerized cargoes;

AND WHEREAS the municipal Port of Seattle is benefiting from the neglect of our Federal agencies in modernizing cargo handling facilities in the Port of Vancouver;

THEREFORE BE IT RESOLVED that City Council, through His Worship the Mayor, communicate with the Federal Members of Parliament requesting them to advise Council on proposed plans, if any, to meet the challenge of Seattle in handling ship cargoes where the destination is Canada.

(Notice)

The Council recessed to reassemble at approximately 4:15 p.m. at an 'In Camera' meeting, following which the Council adjourned at 5:05 p.m.

***

The foregoing are Minutes of the Regular Council meeting of July 4, 1972, adopted on July 18, 1972.

MAYOR

CITY CLERK

June 30, 1972

The following is a report of the Board of Administration: -

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane North of Charles Street, West from Kamloops Street, Block 9, W.½, Sec.22, T.H.S.L. Canada Safeway.

"Canada Safeway presently have a store on the east side of Nanaimo Street between Charles Street and William Street with off-street parking on the south side of William Street between the lane east of Nanaimo Street and Kamloops Street. The present parking area is not large enough to accommodate the vehicular trade on busy days and this has caused some homeowners in the area to complain.

Safeway have acquired the lands between Kamloops Street and the lane east of Nanaimo Street facing Charles Street. They request the closing and acquisition of the east-west lane in the block in order to consolidate the area proposed for off-street parking.

With Safeway owning all the property on both sides of the lane, it makes this portion of lane surplus to the City's highway requirements.

I recommend that the lane north of Charles Street between the lane east of Nanaimo Street and Kamloops Street be closed, stopped up and conveyed to Canada Safeway Limited subject to the following conditions:

(a) The value of the closed lane to be $13,635.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The land between the lane east of Nanaimo Street and Kamloops Street from William Street to Charles Street be subdivided to form one parcel.

(c) All costs to effect the closure to be borne by the applicant.

(d) Any required public utility agreement to be to the satisfaction of the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachments Under City Streets

"Clause 17 of Encroachment By-Law 4243 revoked existing areaway agreements at that time (1966). It was intended that persons wishing to retain an areaway would enter into a new agreement with the City.

There are still some ten areaways in the City that are not covered by valid encroachment agreements. Attempts to have the respective property owners execute such agreements have failed.

2. Encroachments Under City Streets (Cont'd)

Corporation Counsel advises that the City could be held liable for any loss or damage resulting from the existence of these sidewalk cavities. Within the past two years, two cases of injury resulting from the existence of areaways have been reported. Although the injury was minor in one instance, the other one was fatal, and the City may have been held liable for damages if a valid agreement had not existed.

I recommend that:

A. The City Engineer be authorized to serve notice to owners of property adjacent to offending areaways stating that the cavity will be backfilled and the sidewalk restored unless a new agreement is executed within 30 days of such notice.

B. The City Engineer backfill any areaways not covered by a valid agreement at the expiry of the said notice."

Your Board RECOMMENDS that the foregoing be approved.

3. Local Improvements for Lane Pavements Involving Both Residential and Higher Zoned Properties

The City Engineer reports as follows:

"A special meeting of Council (Local Improvement Court of Revision) on 4 November 1971 referred Item 92 of Schedule 408 back to the Board of Administration for further report on the charges paid by the Residential property owners on lane improvements in commercial areas.'

This was an initiative project for paving the Lane south of 12th Avenue from Vine Street to Yew Street. The property on the north side of this lane is zoned for Business (C-2) and on the south side, Residential (RS-2). The proposed paving was to a standard appropriate for the business zoning but the residential property owners were to be assessed on the basis of a residential standard of lane paving. The estimated rates per foot were:

Business - $8.57 per foot, or $1.09 per foot per year for 15 years.
Residential - $6.38 per foot, or $.81 per foot per year for 15 years.

This report has been delayed until the Council had dealt with the general report "Proposed Lane Paving Program in One and Two Family Areas", which it did on 6 June, 1972. One of the recommendations then adopted was that the new standard and the new cost sharing formula for residential lane paving form the basis of charges to residential property abutting business lanes. The effect of this on the estimated rates for the project in question would be:

Business - $8.57 per foot, or $1.09 per foot per year for 15 years.
Residential - $1.23 per foot, or $.16 per foot per year for 15 years.

The charge to the residential property owners would thus be about one-fifth of what it would have been before.

/continued . . .

Clause #3 Continued

It is proposed that the paving of this lane proceed but that the residential property owners be given special relief to give them the benefit of the newly adopted policy.

While only the one project was specifically referred back to the Board of Administration there were five other lane paving projects before the same Court which also involved residential property abutting business lanes. It is suggested that Council will wish to give these owners the same consideration. These projects are:

Item 36	Lane South of Broadway, Trutch Street to Lane West of Balaclava Street.
Item 45	Lane East of Dunbar Street, 17th Avenue to 18th Avenue.
Item 46	Lane East of Dunbar Street, 18th Avenue to 19th Avenue.
Item 47	Lane West of Fraser Street, 43rd Avenue to 47th Avenue.
Item 90	Lane South of 10th Avenue, Sasamat Street to Discovery Street.

Item 35 of Schedule 408, for paving of the Lane West of Arbutus Street from 15th Avenue to 16th Avenue was undertaken by Council subject to the owner of Lot A, Block 464, D.L. 526 paying the full cost of the project. It had been advanced on an undertaking from the owner of Lot A that he would pay the residential owners' share, but in the interim, the ownership of Lot A changed. The new owner is not prepared to take up this commitment, and it is recommended that this project not proceed.

I, therefore , RECOMMEND:

A. That Item 92, Schedule 408 be undertaken with the residential property owners being given special relief under Section 67 of the Local Improvement Procedure By-law to reflect the new policy adopted by Council on 6 June, 1972.

B. That on Items 36,45,46,47 and 90 of Schedule 408 (which have been undertaken) the residential property owners be given special relief under Section 67 of the Local Improvement Procedure By-law to reflect the new policy adopted by Council on 6 June, 1972.

(NOTE: A Formal resolution to implement the special reliefs in 'A' and 'B' will be presented when the exact amount of the relief is known and will require a vote of 2/3 of all the Members of Council.)

C. That the City Engineer be instructed not to proceed with Item 35 of Schedule 408."

4. Tender No. 56-72-1 - Supply of Asphalts - Liquid & Paving

Tenders for the above were opened by your Board on May 8, 1972, and referred to the City Engineer and Purchasing Agent for report.

The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Revenue Budget.

/continued . . .

Clause #4 Continued

The tender provided for prices to be offered for a 12 month period on the following Asphalts:-

MC Grades
RS1 Emulsions
RS2KEmulsions
Grade 85-100

This report deals with all Asphalts, with the exception of the RS2K Emulsion. The low bidder has not manufactured this item previously and when tests on the finished product have been completed, a further report will be submitted.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids as follows:-

Shell Canada Ltd.

For the supply of MC Grades of Asphalt at .1705 Imperial Gallon, and RS1 Emulsion at .175 Imperial Gallon, as and when required, for a 12 month period, at a total estimated cost of $42,850.00.

Imperial Oil Co. Ltd.

For the supply of 85-100 Asphalt at $30.39 per ton, as and when required, for a 12 month period, at a total estimated cost of $75,975.00.

The 5% Provincial Sales Tax is in addition to all prices shown in this report."

Your Board

RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

5. Planting Trees in Downtown Area

The City Engineer reports as follows:

"On October 26, 1971, Council passed a resolution stating

'that Council adopt in principle the planting of trees on downtown streets rather than in moveable tubs, and that the Board of Administration be instructed to have the City Engineer, with advice from the Park Board, report back as to the feasibility of implementing this policy, together with cost estimates based on an annual program.'

A study of this matter has been completed and a copy of the report is available in the City Clerk's office.

Present Practice

On September 14, 1971, Council established two mechanisms for tree planting in the downtown area:

(a) Individual property owners or businesses could arrange for placing of trees in front of their property only; the property owner or business assumes all the capital and maintenance costs.

(b) Organizations or agencies can have trees placed on a larger scale by paying only the capital costs, with the City assuming responsibility for maintenance after the trees are placed.

/continued . . .

Clause #5 Continued

To date, the majority of trees in the downtown area have been placed in planter boxes by the Downtown Business Association. Relatively few trees have been planted by individual property owners or businesses. The Association intends to continue its tree planting program to include 'all major downtown streets'.

Possible Program

It is estimated that approximately 1,000 trees could be planted on major downtown streets. The timing of the plantings will depend upon the progress achieved by the Downtown Business Association in its program.

Costs

The future costs to the City for trees in the downtown area will consist largely of maintenance costs for trees planted by organizations. Since the Downtown Business Association has indicated its desire to continue its tree planting program, the cost estimates quoted in this report were made on that basis. The following sections describe the relative advantages and costs of planter boxes versus tree planting in the ground.

Trees in Planter Boxes

Trees in planters can be placed on virtually all streets without restrictions due to underground utilities and areaways under sidewalks. Trees in planter boxes must be relatively small and therefore can be placed closer to canopies, signs and overhead wires. The capital cost of a tree and planter, which is not paid by the City, is estimated at $112. Maintenance cost, paid by the City, is estimated at $26 per year per tree.

Trees in the Ground

Trees planted in the ground can be much larger than trees in planter boxes and, therefore, have a greater visual impact. Fairly large trees (3 inches in diameter with the lowest branches at least 7 feet above the sidewalk) would be planted and would create less obstruction to pedestrians and vehicles parking. However, trees could not be planted in the ground on some streets because of conflict with underground utilities, overhead canopies and areaways. The capital cost, to be borne by the applicant, of a tree in the ground is estimated at $104, and the maintenance cost to be borne by the City, at $4 per year per tree. (These costs include planting of low shrubs or a covering slab of porous concrete in the tree plots.)

Overall Comparison

The average cost to the City, if 1,000 trees were planted, would be $4,000 per year for trees planted in the ground compared to about $26,000 per year for trees in planters. Since trees planted in the ground are also aesthetically preferable, ground planting should be used rather than planter boxes wherever physical circumstances permit.

Proposed Practice

As the existing planters require replacement, they shall be replaced by trees planted in the ground where the Engineering Department determines that this is feasible.

As stated in the following policy, applications for placement of additional trees from organizations or individuals will be reviewed by the Engineering Department to determine where trees can be planted in the ground. When this is decided, the planting of trees or placing of planter boxes or both will be carried out under the conditions specified in the policy for organizations and individuals.

/continued . . .

Clause #5 Continued

In the light of this study, Council's policy on planters in the downtown area, adopted on September 14, 1971, should be replaced by the following amended statement.

A. Requests from Organizations or Agencies to place trees on streets, the capital cost to be assumed by the applicant, and the City to assume responsibility after installation and acceptance will be subject to the following:

(a) Applications giving full details as to type, size, location and material, along with plans to be submitted to the City Engineer.

(b) A joint report to Council requesting approval being prepared by the City Engineer and the Superintendent of Parks and Public Recreation. The report to include maintenance cost estimates, source of funds (current year and continuing), etc.

(c) Applications being for not less than a complete block, one side basis.

(d) The majority of the abutting owners to be recorded as in favour of the installation.

(e) Application shall not be considered for one-family, two-family or multiple dwelling areas.

(f) Application shall not be considered as Local Improvements under the Local Improvement By-law procedure.

(g) Upon approval of the application by City Council, trees shall be planted and planters shall be installed by the applicant at his cost, in accordance with the Engineering Department's decision as to their suitability and to the satisfaction of the City Engineer. All work on City Streets shall be inspected by the City Engineer or his representative.

(h) The City to assume ownership of the trees and planters, including the responsibility for maintenance and liability, after one year from date of installation, subject to being officially gifted to the City. The Board of Parks and Public Recreation then to assume maintenance of the trees and planters.

(i) The Superintendent of Parks or the City Engineer to be responsible for any relocation or removal of any tree or planter following installation and acceptance by the City as follows:

(i) Relocation as a result of transit requirements or requests by abutting owners or tenants -City Engineer.

(ii) Removal as a result of damages - Superintendent of Parks.

B. Requests from individual property owners or businesses for permission to install trees on the streets immediately in front of their premises shall be subject to the following:

(a) An application including a sketch showing the dimensions of planter boxes (if any), the desired locations, and the type of trees shall be submitted to the City Engineer. This application will be examined by the Engineering Department from the standpoint of public safety and if suitable, approval will be given, subject to the following conditions:

/continued . . .

Clause #5 Continued

(i) The planting of trees in the ground is to be carried out to the satisfaction of the City Engineer and at no cost to the City.

(ii) Before planter boxes are installed, the applicant shall have entered into an agreement relieving the City of all costs and liability incurred by the installation, maintenance and removal of the planters.

(iii) All work on City streets shall be inspected by the City Engineer or his representative.

(b) The Board of Parks and Public Recreation shall assume responsibility for maintenance of trees planted in the ground after one year from the date of installation.

The Superintendent of Parks and Public Recreation has reviewed the above report and concurs with it.

The City Engineer RECOMMENDS the above statements of Policy and Placement of Trees on Downtown Streets and Proposed Practice be approved."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

6. Special Traffic Arrangements and the relocation of Utilities to accommodate Construction on Block 42

The Corporation Counsel reports as follows:-

"Prior to commencement of construction on Block 52 the City and Pacific Centre Limited entered into a special agreement with respect to traffic and the relocation of utilities to accommodate such construction, as required by Section 16 of the Agreement to Lease between the City, Fairview, Pacific and Cemp.

In order to accommodate the construction on Block 42 by Fairview, it is necessary for the City and Fairview to agree on special arrangements with respect to traffic and the relocation of utilities. An agreement has been prepared between the City and Fairview covering these matters and setting forth the manner in which the costs are to be borne by the parties with respect to the relocation of utilities. This proposed agreement is satisfactory to the City Engineer and a copy is on file with the City Clerk.

It is recommended that this agreement be approved by Council and authority given for the same to be executed by the Mayor and the City Clerk."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

RECOMMENDATION AND CONSIDERATION:

7. Requested Closure of Yew Street - Cornwall Avenue to York Avenue

The City Engineer reports as follows:

"Three communications have been received concerning a proposed closure of Yew Street between Cornwall and York Avenues. The first, from the Kitsilano Area Resources Council, requests permission to close Yew Street to vehicular traffic for a two-week period commencing Saturday, July 15, 1972.

This closure is requested to create a pedestrian mall, which is intended to provide a social and recreational space for the residents of Kitsilano. If approved, the organizers will provide street furniture, such as tables and chairs, shrubbery, flags, kiosks, etc. to make the street attractive and encourage people to linger while they shop or pass through en route to the beach. Craft activities and art displays will be arranged with the possibility of street theatre and musicians as well (amplified music, dances, rock concerts are not planned).

The applicants have attached a petition, in support of their request, signed by all seven commercial properties fronting on this block of Yew Street as well as 169 of the residents within a one-block radius of the requested closure.

A second communication from the head office of Kits Cameras speaks against the closure and is signed by seven businessmen of the area, three of whom had previously signed in favour of the closure, but had changed their minds after giving the matter further consideration.

The third communication is a petition against the closure signed by 37 residents of the immediate area. They feel that the event would cause considerable congestion and also endanger their children who would be encouraged to cross Cornwall from the park. They feel that crossing Cornwall at Yew Street is extremely hazardous during the summer months. They suggest that a more suitable location for the proposal would be the portion of the park on the north side of Cornwall opposite Yew Street. This park has a black-topped area that could be used and also washroom facilities.

In view of the opposition to the basic proposal (four merchants in favour, three merchants against; 160 residents in favour, 37 against) and also because of the substantial area of public park north of Cornwall, this matter is put forward for Council's CONSIDERATION.

From a traffic standpoint, the following is pertinent:

Fronting on this block of Yew Street are seven stores, three residences, and two apartment buildings. The block is centered in the Kitsilano beach area and is the only block almost fully commercial in this area. (Adjacent blocks have only corner stores.)

These commercial developments depend mainly on Yew Street to unload merchandise, rear loading facilities are extremely limited and restricted and therefore a total closure for the full block is not appropriate. The east-west lane would have to be kept open across Yew Street in order to maintain some access to the stores. Egress to Yew Street from the service station at the southwest corner of Yew Street and Cornwall will have to be maintained and this means that approximately 50 feet of the north end of Yew Street will not be available for the closure. Trucks can also be expected to stop in the Bus Zone on Cornwall Street immediately east of Yew Street.

While local through traffic can be detoured with some inconvenience and the twelve parking spaces on Yew Street are not critical, the main traffic problem will be providing adequate loading access.

In addition to the closure of Yew Street, the Kitsilano Area Resources Council makes the following requests which are noted with our comments:

/continued . . .

Clause #7 Continued

(1) 'The loan of flags to hang from lamp standards'.

It is the City's policy to loan flags to applicants; however there are no flag holders on the lamp standards on Yew Street. The installation costs of the holders would have to be borne by the applicants. They would also be responsible for flags damaged or stolen during the closure.

(2) 'The loan of barriers to close off the street'.

In other street closures of this nature (e.g. the closure of Yew Street in Kerrisdale last year) the applicants have been required to assume all costs of barricading the street.

(3) 'The provision of a traffic policeman to aid pedestrians crossing Cornwall Avenue at Yew Street, specifically during the period July 15-30'.

The Chief Constable reports that as this period falls during the peak annual leave period, he doubts that he will be able to spare a constable for this type of work; however, he would be able to give the area special attention if the need arose. From a Traffic Engineering standpoint, we do not feel that the pedestrian volumes crossing Cornwall will be greater than in other park areas and do not feel that the use of a Police Officer is warranted.

The Kitsilano Area Resources Council's request for the closure of Yew Street between Cornwall Avenue and York Avenue from July 15 to July 30 is submitted for Council's CONSIDERATION.

If Council approves the street closure, it is RECOMMENDED that:

(1) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.

(2) The costs of signing and barricading be borne by the applicant.

(3) The details of any installations on street and methods of affixing any decorations to street furniture be satisfactory to the City Engineer.

(4) The cost of flags and/or mountings to be borne by the applicant.

(5) The costs of any street cleaning required during or after the closure, over and above normal street cleaning, be borne by the applicant.

(6) The Police Department only give the area attention when, and if, required.

The Director of Planning and Civic Development submits the following comment: 'If the various difficulties can be worked out, we feel that the temporary closing of Yew Street and its use for a short time as a pedestrian mall is a desirable project as an environmental change in the area'."

Your Board submits the matter to Council for CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 222-3

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 680 Robson Street:
Proposed Alterations

The City Building Inspector reports that the Federal Department of Public Works have requested permission to convert an old two storey brick building, located on the S.E. corner of Robson and Granville Streets, into an office and display centre for "Information Canada". This building was erected in 1922 and has been occupied until recently by retail stores. It is non-conforming with respect to present building standards required within No. 1 Fire Limit.

The assessed value of the building is $54,200 and the proposed alterations will amount to approximately $250,000. Under the provisions of Section 1.10.6 of the Vancouver Building By-law, the Building Inspector may approve alterations to buildings within Fire Limits No. 1 and No. 2 provided the assessed value is not exceeded. If the proposed expenditure is greater than the assessed value, the City Council has the power to permit the work to proceed.

It would be possible, however, in altering this building, to make it conform to the National Building Code (1970).

The Building Inspector recommends, therefore, that this proposed alteration be approved provided the building is made to comply with the requirements of the National Building Code (1970).

Your Board RECOMMENDS that the recommendation of the City Building Inspector be approved.

INFORMATION

2. Britannia Community Services Centre:
Appointment of Architects

The Director of Planning and Civic Development reports as follows:

"On May 9, 1972, Council approved the appointment of Downs-Archambault as architects for the Britannia Community Services Centre, subject to agreement by the Vancouver School Board.

The appointment was agreed to on June 5th by the Park Board and on June 12th by the School Board.

A Steering Committee of officials has been set up and has met with the architects and Britannia Design. Work on the detailed design is proceeding.

Urban renewal approval by all levels of government was received shortly before the strike and property acquisition under the urban renewal programme will get underway almost immediately."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR ADOPTION SEE PAGE(S) 223

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Pacific National Exhibition
Stables and Fire Safeguards

The Board of Administration has received a report dated June 27, 1972 from the Fire Chief regarding the Pacific National Exhibition Stables and Fire Safeguards which is being circulated to Council giving additional information to the Board of Administration Report. This report is requested by City Council following two fires which resulted in the loss of many horses.

The Fire Chief deals with the problem in detail and in summary states:

(1) Since 1968, one human life and 48 horses were lost due to fires with a monetary loss of $367,000.

(2) Buildings within the stable compound contain a high percentage of combustible building materials and additional quantities of fast burning fuel. Close proximity of buildings presents severe exposure hazards.

(3) Fires usually originate in tack and feed rooms that provide living accommodation for grooms or handlers. Cause of fire is presumed to be a result of careless habits of personnel.

(4) Stables are considered to be extremely vulnerable to further major disasters if fire safeguards are not improved.

The Fire Chief recommends:

That City Council in strongest terms urge the Pacific National Exhibition and the Jockey Club to implement the following four requirements to achieve a satisfactory standard of fire safety within the stable compound.

A. All buildings within the stable compound be sprinkled, design of such sprinkler system to provide both protection to structures and horses.

B. The elimination of living accommodation in tack rooms, feed rooms or any part of a stable and provisions be made for living accommodation in a separate bunkhouse or building as far removed from the stables as possible.

C. Existing station boxes be upgraded to an approved standard and further be auxiliarized to the three Fire Department boxes to provide direct transmission of alarm to the Fire Department.

D. When stables are occupied, a fire patrol be organized on a 24 hour basis with a further requirement of an hourly schedule for watchman's key stations.

Your Board RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

FOR ADOPTION SEE PAGE(S) 223

FINANCE MATTERS

RECOMMENDATIONS:

1. Juvenile Detention Home Agreements

The following report has been submitted by the Corporation Counsel:

"The agreements with each of the following municipalities, regarding the use of the Juvenile Detention Home, expired on April 30, 1972:

District of North Vancouver
City of North Vancouver
District of Burnaby
Township of Richmond
District of Coquitlam
District of Delta

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1, 1972 to April 30, 1973, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to $21.05 per day. The proposed rate of $21.05 per inmate day, which was set by the Director of Finance, has been increased from the 1971-72 rate of $17.50 and reflects a calculation based on the number of detention days in relation to the total cost of operation of the Detention Home for the previous year.

The Corporation Counsel asks that a resolution of Council be obtained to authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the District and City of North Vancouver, District of Burnaby, Township of Richmond, District of Coquitlam and District of Delta for a further period of one year from May 1, 1972 to April 30, 1973, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be $21.05. "

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be approved and that the Mayor and the City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

2. Lease of Restaurant Facilities at Centennial Museum

The Corporation Counsel reports as follows:

"The City has leased the restaurant facilities in the Centennial Museum to Oly Food Services Ltd. from 16 June 1970 to 15 June 1975. This lease was assigned to Angus A. McKay as of 1 August 1971. This assignment was approved by Council on 13 July 1971. Mr. McKay has arranged for a loan of $8,000.00 from Industrial Development Bank in connection with his business and the Bank's solicitors have insisted that Mr. McKay mortgage his interest in the lease by way of sub-lease in order to secure repayment of this loan and interest.

Cont'd..

CLAUSE NO. 2 (continued)

The provisions of the lease from the City prevent Mr. McKay from sub-leasing the above property without the consent of the City.

Mr. McKay has requested that the City give written consent to the mortgage by way of sub-lease in order to permit him to obtain this loan. The Bank's solicitors have requested that the consent contain a provision that the City will not exercise its remedies for breach of covenant under the lease unless the Bank has first received thirty days' notice of any default by Mr. McKay and that the City will not unreasonably withhold its consent to the assignment, sale or other disposition of the lease by the Bank if the Bank realizes its security. The Museums Association has approved of this transaction. I feel that the execution of such a consent in the terms requested by the Bank will not unduly delay the City in the enforcement of its remedies under this lease.

I RECOMMEND that the City give its consent to the mortgage by way of sub-lease in the terms requested by the Bank and that the Mayor and the City Clerk be authorized to execute such written consent, the terms of which to be satisfactory to the Corporation Counsel."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be adopted.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Wooden Meter Boxes
Stationery
20" Water Pipe
Wiping Rags
Automotive Replacement Parts

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

4. Authority to Invest Funds

Sections 201, 259, 260 of the Vancouver Charter were amended in the last session of the Legislature, to the effect of broadening the possible securities in which Council may invest funds.

Your Board, therefore, RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1972, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Care Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver, which mature within one year from the date of acquisition.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

FOR ADOPTION SEE PAGE(S) 223

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JUNE 30, 1972

RECOMMENDATION

1. Salary and Classification Review - Four Positions (1) Hostel Manager, (3) Assistant Hostel Managers, Pacific Hostel, Department of Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"City Council on July 27, 1971 adopted a report of the Board of Administration (re Personnel Matters) which dealt with the positions of Manager and Assistant Manager for the Pacific Hostel. The Manager was granted one additional pay grade for the period August 1, 1970 to April 1, 1971, and the salary and classification of the three Assistant Manager positions remained unchanged. This report, however, noted that these positions would be again reviewed after six months.

(1) One Position - Hostel Manager (Mr. E. Chamberlain)

As noted above, the Manager's position was granted one additional pay grade for assuming additional responsibilities related to financial and budgetary matters and public relations work with outside agencies and public groups. In light of the uncertain effect which the Single Persons Branch Co-ordinator's position (then Transient Persons Branch Head) might have on the Manager's position, the additional pay grade was on a temporary basis only, terminating on April 1, 1971.

After reviewing this position again, I have concluded that the effect of the Single Persons Branch Co-ordinator's position on the Manager's overall level of duties and responsibilities has been marginal, and the additional responsibilities continue in effect. I therefore recommend that this position be reclassified from Pay Grade 22 ($766-919) to 23 ($801-962) retroactive from July 1, 1971. Class Specification No. 644, Hostel Manager, has been appropriately revised.

(2) Three Positions - Assistant Hostel Manager (Messrs. B. Carney, C. Switzer, E. Ellett)

In the aforementioned report, I discussed the fact that some new duties had been added to the Assistant Manager's positions, however, in view of all the circumstances, I concluded that no change in salary or classification was justified. My present review has revealed that no specific new duties have been delegated to the Assistant Managers, but I have detected some change in emphasis for these positions. Basically, the situation has developed where the Assistants are to a greater degree involved with the overall management of the hostel. The Manager, because of frequent meetings and other outside commitments, now more heavily relies on the Assistants to run the hostel during his absence. Combined with the shift scheduling, it appears that the Assistant Managers are in charge of the hostel for approximately 65% of their work time, and therefore share in his additional responsibilities to a proportionate degree.

I therefore recommend that the three positions of Assistant Hostel Manager, Class No. 645, be reclassified from Pay Grade 18 ($638-766) to 19 ($671-801) effective from February 1, 1972. The class specification has also been revised.

The estimated annual recurring cost of this proposal expressed in 1972 rates and including fringe benefits at 10% will be $1,956. The Comptroller of Accounts advises that the cost of this proposal for 1971 and 1972 estimated to be $2,128 is 100% chargeable to the Provincial Government in accordance with the Social Assistance Act.

Cont'd.....

CLAUSE NO. 1 (continued)

This report has been discussed with the Director of Welfare and Rehabilitation and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E. Chamberlain	Hostel Manager P.G. 22 ($766-919)*	Hostel Manager P.G. 23 ($801-962)*	July 1, 1971
B. Carney C. Switzer E. Ellett	Assistant Hostel Manager P.G. 18 ($638-766)	Assistant Hostel Manager P.G. 19 ($671-801)	February 1, 1972

1972 Rates

*Effective range under Personnel Regulation 160-1(a)(2)

YOUR BOARD RECOMMENDS
That the foregoing recommendation of the Acting Director of Personnel Services be adopted.

2. One Additional Position of Committee Clerk and Salary Review - City Clerk's Department

Your Board has received the following reports:

I. New Position of Committee Clerk

Report of the Administrative Analyst and City Clerk:

'There are three Committee Clerks on the staff at the present time. During the past seven years the work load in the office has increased in volume and complexity to the point where the present Committee Clerks are unable to cope adequately with all of the tasks involved. Because of the nature of the work of the office, comparatively little of the work can be put over with the result that considerable overtime has been required of our committee staff in recent years. The work load of the office bears a direct relationship to the demands made by the Council, its Committees and its Boards. The record indicates there is consistent increase in the activities of Council and Committees.

The areas where the increases in work have developed can be identified, and they are:

(a) In volume of Board of Administration reports and the consequent follow-up of matters referred to Department Heads.

(b) In number and complexity of Standing Committee meetings along with increase in the number of Standing Committees.

(c) In the number of active Special Committees in existence each year.

(d) In the number of Official Traffic Commission and Vehicles for Hire Board meetings.

(e) In the number and length of public hearings and evening Council meetings.

Cont'd.....

CLAUSE NO. 2 (continued)

(f) In the number of meetings of the Real Property Court of Revision.

(g) In the work of the Entertainment Committee.

(h) In the marked increase in the number of enquiries by telephone, by letter and in person, as a result of the increased interest by the public in civic affairs.

Concurrently with these trends, there has been a reduction in staff time available because of increase in vacation allowances.

The effect of these trends shows up in more overtime by staff members and in a backlog of work relating to the maintenance of basic Council and Committee records.

We recommend that an additional Committee Clerk position be established.'

The Acting Director of Personnel Services points out that the rate for the position of Committee Clerk is being questioned by the Union and therefore recommends that initially the new position bear the present classification of Clerk IV P.G. 19 ($616-735)

II. Report of the Acting Director of Personnel Services

'As requested by the City Clerk, I have conducted a review of the duties and responsibilities of four existing positions in the City Clerk's Department. These include the Deputy City Clerk, the Clerk VI and two Clerks IV, which are discussed in detail below. In addition the City Clerk and Administrative Analyst are proposing the establishment of one new position of Committee Clerk which is also reported on ....., with my classification and salary recommendations.

(a) Deputy City Clerk - D. H. Little

The incumbent of this position is responsible for assisting the City Clerk in the overall management of the City Clerk's Department, and in providing the required secretarial-clerical and related services for City Council and the Board of Administration. Specific examples of Mr. Little's work include preparing Council Agenda, taking and preparing Minutes of Council meetings, dealing with correspondence and enquiries, and assisting in election work functions. In 1970, Woods Gordon and Co. recommended that the position of City Clerk be upgraded from Pay Grade 37 to 38 (adopted by Council December 22, 1970) thereby increasing the differential between that position and the Deputy City Clerk from seven to eight pay grades.

This is a greater differential than normally exists between Department Heads and their deputies, consequently I recommend that the salary for Mr. Little's position be adjusted upward from Pay Grade 30 to Pay Grade 31 effective July 1, 1971. This position is to continue to be excluded from Union jurisdiction.

(b) Clerk VI - R. Henry

The work of this position includes responsibility for ensuring that the various committees of Council, and Boards and Commissions are being given adequate secretarial services required, through supervision of two subordinate committee clerks; personally serving as secretary to certain committees and other bodies as required; preparing and reviewing reports to be submitted to the Board of Administration and City Council; answering enquiries from Civic Officials and members

Cont'd.....

CLAUSE NO. 2 (continued)

(b) Clerk VI - R. Henry (cont'd)

of outside organizations and the general public; and participating in varied civic entertainment activities. In addition, in his capacity of Chief Clerk, Mr. Henry is also responsible for the planning, organization, supervision and general management of the day to day activities of the City Clerk's office.

On August 6, 1957, Council approved the granting of two additional pay grades to the incumbent of this position at that time, "while on special secretarial work". The special work referred to included acting as secretary to various semi-civic committees, special greeting committees, and performing various entertainment functions in that connection. These duties occupied from 10 to 25 percent of the incumbent's time and some were performed after regular working hours. The two pay grades were intended to compensate partly for the overtime involved and partly for what was considered to be more difficult work than was normally performed. Mr. Henry is currently performing duties of a similar nature which occupy a similar amount of his time. He regularly relieves the City Clerk as co-member of the Civic Entertainment Committee and performs various functions in connection with civic dinners, conventions and special greeting committees. In view of the precedent set in 1957 by Council for this extra responsibility and because these functions will continue in the future, I recommend that Mr. Henry's position be reclassified upward from Pay Grade 24 to Pay Grade 25 effective July 1, 1971. Mr. Henry will receive overtime payment in the normal fashion for extra hours worked.

The City Clerk and the Administrative Analyst are also proposing that certain additional responsibilities be added to this position to relieve the City Clerk and Deputy City Clerk. It is proposed that the incumbent attend all City Council meetings to assist in taking the Minutes as required, and also serve as a "Resource" person to research material needed for Council's information, and to advise Council on previous actions, or provide it with background material. It is also proposed to assign him the responsibility for assisting in securing election staff, and handling the details involved in Council's appointment of persons to public boards. In light of these proposed new responsibilities, I recommend that this position be further reclassified to Pay Grade 26, effective when adopted. I also recommend that the position be retitled to Administrative Assistant - City Clerk, Class Specification No. 036-1 (submitted for adoption) to better reflect the work performed.

It is understood that this latter set of functions to be added to this position is predicated on Council's approval of the additional Committee Clerk position, which is being reported on by the Administrative Analyst and City Clerk. Under this arrangement, Mr. Henry will assume the new duties by shifting some of his less difficult responsibilities to the new position. Consequently, my recommendation to upgrade this position from Pay Grade 25 to Pay Grade 26 would apply only if the new position is approved. This position is to continue to be excluded from Union jurisdiction.

(c) Committee Clerks - C.M. James and D.M. Scott

The incumbents of these two positions serve as secretaries to the various Standing Committees of Council, special boards and commissions, and other Bodies as required. This secretarial work includes responsibility for making pre-meeting arrangements, compiling the agenda, taking and preparing minutes of meetings, and arranging for the appearance of delegations. They also receive reports from civic Departments and Boards that are to be presented to senior

Cont'd.....

CLAUSE NO. 2 (continued)

(c) Committee Clerks - C. M. James and D. M. Scott (cont'd)

administrative officials and City Council, and review these for clarity and correctness of format and dates quoted, and suggest changes to the submitting Department when errors are noted. Other duties include answering general enquiries by telephone or letter on the policies, affairs and operations of the City, actions of Council and its Committees; arranging for the distribution of Minutes, reports and other materials to committee members; and checking the history of a particular subject for the information of committees, as requested. After reviewing and comparing these duties and responsibilities with those of other related positions in the City's service and considering external rates of pay for this type of work, I recommend that these positions be reclassified as Committee Clerk, Class Specification No. 036, and rated at Pay Grade 20 ($643 - 772) effective July 1, 1971. The class specification is submitted for adoption.

* Summary of Recommendations by the Acting Director of Personnel Services

Incumbent	Present Classification	Proposed Classification	Effective Date
D.H. Little	Deputy City Clerk P.G. 30 ($1013-1212)	Deputy City Clerk P.G. 31 ($1060-1270)	July 1, 1971
R. Henry	Clerk VI P.G. 24 ($772-922)	Administrative Ass't. - City Clerk ($806-965) P.G. 25	July 1, 1971
	Administrative Asst.- City Clerk P.G. 25 ($806-965)	Administrative Asst.- City Clerk P.G. 26 ($843-1013)	When adopted
C.M. James D.S. Scott	Clerk IV P.G. 19 ($616-735)	Committee Clerk P.G. 20 ($643-772)	July 1, 1971
One New Position		Clerk IV P.G. 19 ($616-735)	When adopted

FURTHER RECOMMENDED by the Acting Director of Personnel Services, that Class Specification 036-1 - Administrative Assistant to the City Clerk be adopted.

* In this summary second half 1971 rates are used throughout.

III. Estimate of Costs (1971 Rates)

1971

Deputy	- 6 months at	$58	
Clerk VI	- 6 months at	43	
Two Committee Clerks	- 6 months at	74	
	6 months at $175	= $1,050	
	Fringe Benefits @ 10%	105	$1,155

Cont'd.....

CLAUSE NO. 2 (continued)

III. Estimate of Costs (cont'd)

1972 (1972 Rates)

Deputy	-12 months at	$63	$ 756	
Clerk VI	- 6 months at	47	282	
Administrative Assistant	- 6 months at	99	594	
Two Committee Clerks	-12 months at	80	960	
One New Position	- 5 months at	671	3,355	
			$5,947	
	Fringe Benefits @ 10%		595	$6,542
				$7,697

Total additional salary costs	$7,697
Furnishings	595
Estimated total additional cost	$8,292

IV. Committee Clerks' Objection to Proposed Classification

This report has been discussed with the Acting Business Manager of the Municipal and Regional Employees' Union who is not in agreement with the proposed one pay grade increase for Committee Clerks.

V. The Comptroller of Accounts advised that the necessary funds estimated at $8,292 can be provided from the Contingency Reserve.

Your Board RECOMMENDS that the foregoing recommendations of the City Clerk and Administrative Analyst and of the Acting Director of Personnel Services, including the class specification, be adopted; except the reference to Committee Clerk Pay Grade, which matter only be referred back to the Board of Administration for further report, after discussion with the Municipal and Regional Employees' Union; the funds involved in respect of this report to be provided from the Contingency Reserve.

3. Leave with Pay for Mrs. Joy Inglis of the Museums Staff to attend a special tour to the 'Ksan Museum Project at Hazelton

The Manager of Museums and Planetarium reports as follows:

"It has been our practice to organize a number of courses and activities in conjunction with both the Vancouver Museums and Planetarium Association and the Departments of Continuing Education of the two local universities. They have proved very popular and have brought in considerable revenue and interest for all three bodies. One of the programmes organized for this spring was "A Journey to 'Ksan", which is to involve a number of people visiting the project near Hazelton, which has revived the ancient arts of the Tsimshian native people. Lectures by specialists in anthropology and the arts will be given during the trip to 'Ksan. Professor Wilson Duff of the University of British Columbia is the guide. Mrs. Joy Inglis, Adult Education Officer with the Centennial Museum, helped organize this trip. As a matter of course, the request for her to be absent from the City with pay during the

Cont'd.....

CLAUSE NO. 3 (continued)

period of the trip, which is June 27th to 30th inclusive, would have come to Council before now. However, because of the recent strike, I was not reminded of the need to request leave with pay until today. All expenses for this trip have been covered by the University of British Columbia and the Vancouver Museums and Planetarium Association, and, therefore, I recommend that Mrs. Inglis be given permission retroactively to be absent with pay from the City on the dates mentioned."

Your Board RECOMMENDS approval of the recommendation of the Manager of the Museums and Planetarium.

FOR ADOPTION SEE PAGE(S) 223

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JUNE 30, 1972

RECOMMENDATIONS

1. Rental Review
1472 West 4th Avenue

The Supervisor of Property & Insurance reports as follows:

"Lots 5, 6 and 7, exc. South 2 feet and North 7 feet, Block 250, D.L. 526, and improvements were purchased for the Granville Bridge and are situated under the Fir Street Ramp. The premises are presently leased to Paulsen Industries Limited for a 10-year period to December 31st, 1977. A portion of the building was sub-leased to William W. Nugent and Company Inc. by permission of City Council October 8th, 1968.

A 5-year rental review has now been completed with the recommended increase from $250.00 per month, plus all taxes to $356.00 per month plus all taxes. The lessee, Mr. W. Paulsen, has indicated his acceptance of the increase, effective January 1st, 1972, but in view of his proposal to carry out renovations, requests an option to renew for a further 5-year term. The latter term to be subject to one-year cancellation of notice by either party, and further that authority be granted to transfer the right of sub-lease of a portion of the building from William W. Nugent and Co. to Jones Mac-Tool Sales Ltd. for the term of lease. The Director of Planning concurs with these lease terms.

In view of the foregoing, it is

RECOMMENDED that the current lease be cancelled and a new lease entered into commencing January 1st, 1972 for a period of 5 years, subject to the following:-

(1) A rental of $356.00 per month plus all taxes as if levied.

(2) A five-year rental review clause.

(3) An option to renew for a further five year term, subject to one year's notice of cancellation by either party.

(4) Consent to sub-lease a portion of the premises to Jones Mac-Tool Sales Limited.

(5) The remaining terms and conditions as contained in the existing lease.

(6) Agreement satisfactory to Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

2. Expropriation for West End Community Centre and Senior Citizens' Project

The Supervisor of Property and Insurance reports as follows:-

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971 authorizing the expropriation of eight properties in Block 57, D.L. 185, for the West End Community Centre and Senior Citizens' Housing Project. Approval was also given to the appointment of Mr. C.E. Morris as the City's nominee to the Board of Arbitration to be constituted to determine due compensation to the owners.

Since the serving of expropriation notices on the various owners, a settlement has been reached with the owners of three properties.

However, with respect to the remaining five properties, no settlement appears feasible at this time and the City Solicitor has asked that final offers as set out below be confirmed:

Lot 7 Except the North 91 feet	876 Bidwell	$ 55,000.00
E½ of Lot 24	1657 Barclay	$ 56,000.00
W½ of Lot 25	1649 Barclay	$ 62,000.00
E½ of Lot 25	1643 Barclay	$ 57,500.00
W½ of Lot 26	1635 Barclay	$ 61,500.00

RECOMMENDED that the foregoing final offers made by the Supervisor of Property and Insurance be confirmed as representing due compensation for the acquisition of said properties. The offers have been confirmed by independent appraisals."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Expropriation for "Public Open Space" 901 - 905 Howe Street and 818 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

"On April 25th, 1972, City Council approved the expropriation of Lot 38, Block 71, D.L. 541. This is the last remaining privately-owned parcel in Block 71, the balance of which was acquired in 1970 as a possible exchange site for a Downtown Public Open Space.

Also approved was the appointment of Mr. Charles E. Morris as the City's nominee to the Board of Arbitration.

(continued)

Clause No. 3 (Continued)

However, the City Solicitor, by letter dated May 15th, 1972, advises that Mr. Morris has resigned his position as Arbitrator since his firm acts for a residual legatee of the estate of the late Mrs. Frith (R/O of the subject property). The City Solicitor requests that Mr. R.J.G. Richards be appointed in place of Mr. Morris.

RECOMMENDED that Mr. R.J.G. Richards be appointed as the City's nominee to the Board of Arbitration in the above expropriation replacing Mr. C. E. Morris."

The Corporation Counsel endorses the recommendation of the Supervisor of Property & Insurance.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

4. Sale of Property
E/S Wall Street between Dundas and Oxford Street

The Supervisor of Property & Insurance reports as follows:

"Lot 4, Block 19, D.L. 184, situate on the East side of Wall Street, between Dundas and Oxford Streets, was acquired by the City through Tax Sale in 1941. The lot is vacant, measures 50' x 113' and lies within an M-1, Light Industrial Zoning district. It appears that a large portion of the lot was originally a ravine which was filled many years ago.

The owner of Lots 1-3 at the North-east corner of Dundas and Wall Streets which abut the City's Lot 4 to the South, has submitted an offer to purchase the City's lot for inclusion with his own three lots to form a consolidated site for redevelopment purposes. The Director of Planning has advised that the City Engineer will require for street purposes, a portion at the South-west corner of Lot 1 at the intersection of Dundas and Wall Streets, and has recommended that the City's lot 4 be released for direct sale to the proposed purchaser on the condition that a portion of Lot 1, to be determined by the City Engineer, be dedicated for street purposes. In addition, he recommends that the balance of Lot 1, together with Lots 2, 3 and 4 be consolidated to form one parcel.

The offer to purchase is in the amount of $25,000.00 plus $100.00 toward the cost of plans and documentation. The offer is considered to be fair and reasonable, and is well substiantiated by a number of recent sales of industrial property in this area. In addition, a consolidated site has the advantage of being able to support a more attractive form of development.

The direct sale of City-owned Lot 4, Block 19, D.L. 184 to the owner of abutting lots 1-3, Block 19, D.L. 184 is submitted to Council for its consideration.

In the event Council approves the direct sale, then it is recommended that Lot 4 be sold for the sum of $25,000.00, plus registration fees, a proportionate part of the current year's taxes and $100.00 toward the cost of plans and documentation and on the following conditions:

(continued)

Clause No. 4 (Continued)

(1) the dedication of a portion of the South-west corner of Lot 1 for street purposes, such portion to be determined by the City Engineer;

(2) consolidation of the balance of Lot 1, Lots 2, 3 & 4 to form one site."

Your Board submits the foregoing report to Council for consideration. Should Council approve the direct sale of Lot 4, then

Your Board recommends the approval of the recommendation of the Supervisor of Property and Insurance.

RECOMMENDATION

5. Request for City-owned Lands -- Little People's Park

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the Board of Administration, Property Matters Report of June 13, 1972 regarding the request for the use of City lands for the development of "Little People's Parks" under an Opportunities for Youth grant. Included in this report was a list of City-owned lands which the applicants wished to use for their purpose, including Lots 17 ex. R.O.W., 18 ex.R.o.W. and Lots 19 & 20, Block 285, D.L. 526, situate on the N/S 7th Ave. between Arbutus St. and C.P.R. R.o.W.

City Council, on June 20, 1972 moved that the City-owned lands involved be made available to this group subject to certain conditions. Unfortunately at the time of the original Board report it had not been possible, due to the 'Strike' situation, to make a detailed inspection of the lands involved. It has subsequently been determined that Lots 17 ex.R.o.W. & 18 ex. R.o.W., 19 & 20, Block 285, D.L. 526 are already under term lease to the Roman Catholic Archbishop of Vancouver (St.Augustine's Church) for playground purposes, such lease being on a year to year basis with a 6 months' notice of cancellation by either party.

To prevent any obvious conflict, the Property & Insurance Office representatives contacted Miss Dyan Dunsmoor, Project Co-ordinator for Little People's Park. It was arranged that they would not place any development on said Lots 17 to 20 and in lieu thereof, permission was granted for them to utilize Tax Sale Lands being Lots 18 & 19 ex. R.o.W. & Lot 20, Block 305, D.L. 526, situated on N/S 8th Ave. East of Arbutus St. and abutting the C.P.R. R.o.W.

RECOMMENDED that this matter be forwarded to City Council for information and confirmation of the substitution of City Lots 18 ex.R.o.W. & Lot 20, Block 305, D.L. 526 for City Lots 17 ex.R.o.W., 18 ex.R.o.W. and Lots 19&20, Block 285, D.L. 526.

Your Board recommends the adoption of the recommendation of the Supervisor of Property & Insurance and that the Resolution of Council dated June 20, 1972 be varied accordingly.

FOR ADOPTION SEE PAGE(S) 223

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 18, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Sweeney and Wilson

ABSENT: Alderman Linnell
Alderman Rankin (leave of absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT the Minutes of the Regular Council Meeting (including 'In Camera'), dated July 4, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. P.N.E.: Stables and Fire Safeguards

This matter was deferred for consideration following delegations this day.

2. Champlain Heights: Sites 19 and 20

(i) The Board of Administration, under date of June 28, 1972, submitted to Council on July 4, 1972, a report dealing with the method of disposal by the City of Sites 19 and 20 in Champlain Heights. The report of the Board, which was prepared by the

(continued)

UNFINISHED BUSINESS (cont'd)

Champlain Heights:
Sites 19 and 20
(continued)

Director of Planning and Civic Development, the Director of Finance, and the Director of Social Planning/Community Development, contains a resume of the matter, some statistical information with regard to income levels for private and public housing, and develops four methods of marketing the property:

a. Competitive price
b. Competitive design with fixed price
c. Competitive design and minimum price
d. No competition - direct sale.

The report of the Board concluded with the following five recommendations:

"It is RECOMMENDED THAT:

1. Linear townhouse Sites 12 and 13 be sold on the basis of highest bid in accordance with Council's resolution of November 15th, 1971 and in addition that townhouse Site 14 be sold on the same basis.

2. Townhouse Sites 19 and 20 be marketed for housing in approximately the $25,000-$30,000 price range.

3. City Council select the method of marketing Sites 19 and 20 to be one of the following:

   (a) competitive price
   (b) competitive design and fixed price
   (c) competitive design and minimum price

4. City Council instruct its officials to consult with Central Mortgage and Housing Corporation and the Greater Vancouver Regional District as to the possibility of interspersing within the development of Sites 19 and 20, approximately 10% of the units for sale directly to C.M.H.C. for subsidized rental housing or for sale direct to low-income persons as determined by C.M.H.C. This matter, together with conditions of sale would subsequently be reported to Council for approval.

5. The Conditions of Development pertaining to Sites 12, 13, 14, 19 and 20 be amended to:

   (a) reduce the unit density from 18 units per net acre to 16 units per net acre.

   (b) increase the site coverage of buildings, parking and vehicular access to 45% of the total site area and be generally in accordance with Appendix V.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development, the Director of Finance and the Director of Social Planning/Community Development be approved."

The matter was deferred until this Council meeting at the request of the Vancouver City Planning Commission, which body met with the Area Council, and subsequently filed a report, dated July 12, 1972, which was submitted to the Council on July 18, 1972.

The Commission recommended approval of Site #19 for well-designed, low-density townhouses of the cluster variety, and

(continued)

UNFINISHED BUSINESS (cont'd)

Champlain Heights:
Sites 19 and 20
(continued)

Site #20 for townhouses not to exceed 15 units per acre, and that this site be not used for limited dividend or low income housing or institutional purposes.

(ii) The Council gave further consideration to the Board of Administration report of June 28, 1972, and dealt with the Board's recommendations in the following manner:

(a) MOVED by Alderman Phillips,
THAT the following recommendations be adopted:

1. Linear townhouse Sites 12 and 13 be sold on the basis of highest bid in accordance with Council's resolution of November 15, 1971, and in addition that townhouse Site 14 be sold on the same basis.

2. Townhouse Sites 19 and 20 be marketed for housing in approximately the $25,000-$30,000 price range.

3. City Council instruct its officials to consult with Central Mortgage and Housing Corporation and the Greater Vancouver Regional District as to the possibility of interspersing within the development of Sites 19 and 20, approximately 10% of the units for sale directly to C.M.H.C. for subsidized rental housing or for sale direct to low-income persons as determined by C.M.H.C. This matter, together with conditions of sale would subsequently be reported to Council for approval.

- CARRIED.

(b) MOVED by Alderman Phillips,
THAT Sites #19 and 20 be marketed through "competitive design and fixed price."

- CARRIED.

(c) MOVED by Alderman Phillips,
THAT the Conditions of Development pertaining to Sites #12, 13, 14, 19 and 20 be amended to:

1. reduce the unit density for Sites #12, 13, 14 and 20 from 18 units per net acre to not more than 15 units per net acre;

2. reduce the unit density for Site #19 from 18 units per net acre to a density in the order of 10 units per net acre, and the Council indicate preference for a design which places the units in clusters;

3. increase the site coverage of buildings, parking and vehicular access to 45% of the total site area and be generally in accordance with Appendix V.

- CARRIED.

Champlain Heights:
Sites 19 and 20
(continued)

(d) MOVED by Alderman Phillips,
THAT the Vancouver City Planning Commission and the Area Council be represented on the Jury which will consider the designs of the proposed developments.

- CARRIED.

3. Grant Request: B.C. Inter-Project Housing Council

The B.C. Inter-Project Housing Council requested permission to appear as a delegation in support of their application for financial assistance to help defray the cost of a tour for tenants of public housing, in connection with which the federal government had made a grant.

The Council did not take any action to deal with this request.

COMMUNICATIONS OR PETITIONS

1. Waterfront Redevelopment: Cardero to Main Streets

Alderman Sweeney brought to Council's attention the following letter he wrote on July 11, 1972, to the Chairman of the Vancouver Port Authority:

"For some time, the un-development of Vancouver's waterfront between Cardero and Main streets has been the subject of a great deal of criticism and conjecture by the news media and sundry politicos.

Obviously, the essential component lacking in the redevelopment planning of the area is a viable plan of development.

It seems to me that one of the main purposes of the Vancouver Port Authority is to concern itself with realistic and practical planning for the future of Vancouver's harbour.

This particular area would be ideal for such things as a new passenger liner terminal, sea-plane base and large-yacht basin, such as exists in Victoria harbour, with easy public access.

I would like to propose that you, as chairman of the Authority, include this matter on the agenda of the Authority for discussion, and further recommend that a study, in depth, be initiated to produce a development plan.

Such study should include the Port Authority, City of Vancouver, National Harbours Board, C.P.R., and the federal Department of Transport."

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Waterfront Redevelopment:
Cardero to Main Streets
(continued)

MOVED by Alderman Sweeney,
THAT the Council endorse the proposals made by the Alderman in his letter to the Vancouver Port Authority.

FURTHER, THAT in addition to those referred to in the letter of Alderman Sweeney, the Port Authority be asked to include as participants in the discussions, representatives of the Downtown Business Association and the Community Arts Council.

2. C.F.M.M.: Municipal Resources - Tri-level Conference - CARRIED.

A letter from the Canadian Federation of Mayors and Municipalities, dated June 26, 1972, requested the City of Vancouver to provide some staff resources and assistance in co-ordinating responsibilities for the municipal delegation to the Tri-level Conference, planned for November, 1972. Included in the programme is a meeting to be held in the near future, involving a staff person from each of five Canadian cities and the C.F.M.M. research staff, the purpose of which would be to co-ordinate the implementation of the study.

MOVED by Alderman Bird,
THAT the Board of Administration be asked to appoint a staff member to attend the preliminary meeting of officials, and the City take the position that it will give such assistance to the programme as staff resources will permit.

- CARRIED.

3. Replica of the "S.S. Beaver"

Council received a letter from the City of Nanaimo, dated July 11, 1972, in which the Vancouver City Council was requested to endorse a proposal of the Nanaimo City Council that the replica of the "S.S. Beaver" be purchased by the provincial government as a tourist attraction.

Council did not take any action to deal with this request.

4. Vancouver Youth Hostel: Request for Grant

A letter, dated July 7, 1972, from the Canadian Youth Hostels Association requesting financial assistance in the replacement of a heating plant and the renovation of additional dormitories, was withdrawn by the Association.

5. False Creek Planning Consultants Development Proposals, Report 4 and 5: Board of Parks and Public Recreation

MOVED by Alderman Adams,
THAT the letter from the Board of Parks and Public Recreation, dated July 6, 1972, conveying a resolution of the Park Board passed on July 4, 1972, which asks the Council to engage a planning consultant to review the False Creek plans, be received and filed for information.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

6. Dogs on Beaches and in Pools: Board of Parks and Public Recreation

MOVED by Alderman Wilson,
THAT the letter of July 6, 1972, from the Park Board, conveying the following resolution dated July 4, 1972, be received for information:

> "That the City Council be informed of the increasing problem with dogs and request that six additional City Pound men be hired by City Council to combat the problem."

- CARRIED.

7. International Conference on Fisheries Management and Development

The Honourable Jack Davis, Minister Fisheries Canada, advised the Council by letter dated July 12, 1972, that the International Conference on Fisheries Management and Development, under the auspices of the Food and Agriculture Organization of the United Nations, will be hosted by Canada and will hold their convention in the City of Vancouver in February, 1973.

MOVED by Alderman Wilson,
THAT the letter from the Minister Fisheries Canada be received, and the Council express its gratification that the conference will be held in the City of Vancouver, and its thanks to the Minister for his success in bringing this conference to Canada.

- CARRIED.

8. Senior Citizens' Housing Project near Joyce Road and Kingsway: Collingwood United Church

A letter from Collingwood United Church, dated May 8, 1972, conveyed a request that the church authorities be allowed to appear before Council, to discuss the question of the acquisition by the church authorities of four City lots which, added to their own holdings, would permit them to proceed with arrangements for a high-rise senior citizens' project on the west side of Harold Street, between Kingsway and School Road.

MOVED by Alderman Hardwick,
THAT the request of the Collingwood United Church for four City lots, and the policy decisions involved therein, be referred to the Standing Committee on Planning and Development for consideration and report, and the Committee make arrangements to receive a delegation from the Collingwood United Church and such other organizations as it feels suitable.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

9. Jericho Lands:
The Jericho Park Committee

MOVED by Alderman Hardwick,
THAT the letter, dated July 11, 1972, from The Jericho Park Committee, dealing in considerable detail with the course of negotiations with the federal government in connection with the Jericho lands, be received for information.

- CARRIED.

10. Greenbelt Protection Fund:
G.V.R.D.

MOVED by Alderman Broome,
THAT the letter dated July 7, 1972, from the Chairman, Planning Committee, Greater Vancouver Regional District, in regard to discussions between civic officials and Mr. Norman Pearson, a planning consultant engaged by the Regional District on the matter of the use of the Greenbelt Protection Fund, be referred to the Board of Administration.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, July 14, 1972

WORKS AND UTILITY MATTERS

Student Summer Employment:
Department of National Defense
(Clause 10)

The Board of Administration, under date of July 14, 1972, submitted a report by the City Engineer, as follows:

"The Department of National Defense has a program of employing students for six weeks this summer on community projects, primarily of a anti-pollution/anti-litter nature. The D.N.D. recruits and employs the students and provides crew supervisors and crew transportation. They ask that the municipality provide technical direction.

Two projects have been approved for the City of Vancouver:

Special Park and Beach Clean-up

This would employ 25 male students with technical direction provided by the Park Board staff.

Pedestrian Traffic Count

This would employ 8 female students gathering information on pedestrian flows and volumes. Technical direction would be provided by Engineering Department staff and the project would provide the department with information of use in evaluating street cleaning needs.

Before starting work on these projects the Department of National Defense requires that a 'Statement of Understanding - Provision of Services' be signed on behalf of the City. The main provision of this document is that the City indemnifies the Crown against any claims arising out of the work. The students would be civilian employees of the D.N.D. and covered by the Government Employees' Compensation Act. The students for the Parks project would receive a week's first-aid and safety training before coming onto the job. Those for the Pedestrian Count would receive first-aid training.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

WORKS AND UTILITY MATTERS (continued)

Student Summer Employment:
Dept. of National Defense
(Clause 10) - continued

The Statement of Understanding has been reviewed by the Law Department and they advise:

'This document would expose the City to an obligation which it has not previously assumed. Other groups which have volunteered to undertake work for the City have been required to indemnify the City. The degree of exposure would be comparable to that if the work were being done by the City's own employees with the difference that the students would not be under the direct supervision of City departments.' "

MOVED by Alderman Bird,
THAT the Council advise the Department of National Defense it wishes these projects to be proceeded with, and His Worship the Mayor and the City Clerk be authorized to execute the Statement of Understanding.

- CARRIED.

Septic Tank Installations

During consideration of the Board of Administration report (Works and Utility Matters), dated July 14, 1972, it was

MOVED by Alderman Broome,
THAT the City Engineer submit a report, within one month if possible, containing a list of locations of septic tank installations still in existence in the City.

- CARRIED.

Balance of Works and
Utility Matters

MOVED by Alderman Broome,
THAT Clauses 1, 2, 3, 4, 5, 8 and 9 of the Board of Administration report (Works and Utility Matters), dated July 14, 1972, be adopted; and Clauses 6 and 7 be received for information.

- CARRIED.

SOCIAL SERVICE AND
HEALTH MATTERS

MOVED by Alderman Broome,
THAT Clauses 1 and 2 of the Board of Administration report (Social Service and Health Matters), dated July 14, 1972, be received for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Basement Suite at 1073 East
35th Ave. - Mrs. D. Grimes
(Clause 2)

MOVED by Alderman Wilson,
THAT consideration of this clause in the Board of Administration report (Building and Planning Matters), dated July 14, 1972, be tabled for two weeks, to give the mover of this motion an opportunity to look into this matter.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS (continued)

Grain Elevator - 2700 Block Wall Street (Clause 3)

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration on this matter be sent to the Board of Parks and Public Recreation for its information.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Calder,
THAT Clauses 1 and 4 of the Board of Administration report (Building and Planning Matters), dated July 14, 1972, be adopted.

- CARRIED.

LICENSES AND CLAIMS

MOVED by Alderman Sweeney,
THAT the report of the Board of Administration (Licenses and Claims), dated July 14, 1972, be approved.

- CARRIED.

FIRE AND TRAFFIC MATTERS

P.N.E. - Traffic Access and Parking (Clause 1)

The Board of Administration submitted for Council's consideration the matters raised by the Vancouver East New Democratic Party in a letter dated June 6, 1972. The Party asked Council to reverse its recent decision to expand P.N.E. entrances and exits in order to disperse more automobile traffic along adjoining streets.

On May 30, 1972, Council took certain action with respect to the development of the central area of the P.N.E., and traffic and parking problems, and referred to the Official Traffic Commision's proposed restricted parking for residents, and the use of Pandora, Dundas and Cambridge Streets for traffic dispersal routes.

MOVED by Alderman Phillips,
THAT the Vancouver East New Democratic Party be advised of Council's action, and invited to appear before and make its representations to the Official Traffic Commission, if it so desires.

- CARRIED.

Balance of Fire and Traffic Matters

MOVED by Alderman Bird,
THAT Clause 2 of the Board of Administration report (Fire and Traffic Matters), dated July 14, 1972, be adopted; and Clause 3 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

Police Dept. - Motorcycle Drill Team Participation - Seattle Seafair Parade (Clause 1)

The Board of Administration submitted to Council the following resolution of the Board of Police Commissioners, dated April 27, 1972:

> 'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide $200 to assist in deferring expenses involved.'
>
> The Board of Police Commissioners resolved:
>
> 'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair parade on July 28th, 1972 and to provide the sum of $200 toward the expenses.'

MOVED by Alderman Adams,
THAT a grant, in the amount of $200.00, be made toward the expenses which will be incurred by the Police Motorcycle Drill Team, in connection with its participation in the Seattle Seafair Parade.

- CARRIED UNANIMOUSLY.

Booth - City Hall: The Playhouse Theatre Company (Clause 2)

The Board of Administration reported as follows on July 14, 1972:

> 'The Playhouse Theatre Company has requested permission to place a display consisting of a 4' x 4' stationary display booth, a 6' diameter revolving display and a small automobile in the Main Lobby of the City Hall. The date for the display is from July 24th, 1972 to July 29th, 1972.
>
> The Director of Permits and Licenses reports as follows:
>
> "Last Year Council approved the request from The Playhouse Theatre Company to locate a display booth in the Main Lobby of the City Hall for a 10-day period.
>
> This year, The Playhouse Theatre Company is attempting to enlarge its display; however, this Department feels that the space is too restrictive for the additional items, and that they are incompatible with the Main Lobby.
>
> It is suggested that The Playhouse Theatre Company be given permission to locate the same display booth as last year in the Main Lobby, City Hall."

MOVED by Alderman Bird,
THAT The Playhouse Theatre Company be given permission to locate a display booth, similar to last year's, in the main lobby of City Hall; and they be advised that the available space is too restricted for the additional items proposed to be used.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS (continued)

Use of Schwesinger Legacy
(Clause 3)

In respect of this Clause, it was

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Finance Matters), dated July 14, 1972, with respect to the use of the Schwesinger Legacy be adopted, with an amendment to the penultimate paragraph to alter the rate of interest to be credited to the Fund from "4%" to the "average short term interest rate earned by the City" and the officials be directed to note that any monies received from the sale of publications financed originally through this Legacy, will be returned to the Fund.

- CARRIED.

Complimentary Tickets:
Young Voyageur Group
(Clause 6)

The Principal of Handsworth Secondary School, in North Vancouver, requested that complimentary tickets for the Planetarium and Maritime Museum be issued for a group of some 46 student exchangees, who are visiting British Columbia under the Young Voyageur Programme.

MOVED by Alderman Sweeney,
THAT the request of the Principal of Handsworth Secondary School be acceded to, and arrangements be made for these students to visit the Planetarium and Maritime Museum.

- CARRIED.

Grant Request:
Older Boys' Parliament
(Clause 7)

In connection with this grant request in the amount of $500, Council did not take action to approve.

Balance of Finance Matters

MOVED by Alderman Sweeney,
THAT Clauses 4, 5 and 8 of the Board of Administration report (Finance Matters), dated July 14, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. PERSONNEL MATTERS,
Supplementary Report,
July 14, 1972

Roster of Conferences -
Provincial Courts Department
(Clause 3)

The Provincial Courts Administrator and the Administrative Analyst prepared a report, submitted by the Board of Administration under date of July 14, 1972, on a schedule of conferences for the Provincial Courts Department. In accordance with the reports of the two officials, it was

MOVED by Alderman Broome,
THAT the Provincial Courts Department be entitled to have attendance at one National and one Regional conference each year, commencing in 1972, and that the list of conferences to which this entitlement shall apply shall be the following:

NAME OF CONFERENCE:	Nat.	Reg.	No. Authorized to Attend
Canadian Bar Association	1		1
Canadian Association of Chiefs of Police	1		1
National Institute of Municipal Law Officials	1		1
Law Society of B.C. (B.C. Sec. C.B.A.)		1	1
Municipal Officers Assoc. of B.C.		1	1

- CARRIED.

Balance of Personnel Matters

MOVED by Alderman Adams,
THAT Clauses 1 and 2 of the Board of Administration report (Personnel Matters, Supplementary Report), dated July 14, 1972, be approved.

- CARRIED.

C. PROPERTY MATTERS,
July 14, 1972

Sale of Property:
1121 Union Street,
(Clause 3)

The Board of Administration, under date of July 14, 1972, submitted for consideration a report by the Supervisor of Property and Insurance, from which the following is extracted:

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PROPERTY MATTERS
(continued)

Sale of Property:
1121 Union Street
(Clause 3)--(continued)

"In 1969 the City acquired Lot 30, Block 21, Subdivision A, D.L. 182, situated on the North side of Union Street between Glen and Vernon Drives for highway purposes, as it was anticipated that the City would proceed with the Union-Adanac Diversion. This proposal however, was abandoned and no further properties were purchased in this block.

The lot is 25' x 122', zoned M-1, and is the only City-owned Lot in the block. The house on the property, which currently rents for $90.00 per month, is in very poor condition.

The City has received an offer to purchase Lot 30 from the owner of the adjacent Lots 31 and 32 lying to the West. The prospective purchaser has agreed to consolidate Lots 30, 31 and 32 to form one parcel and also to demolish all structures on Lot 30 within sixty days from date of sale. The owner of Lot 29 abutting the eastern boundary of the City-owned lot has advised this department that he has no interest in purchasing the City's lot. Under the circumstances, the Director of Planning has released Lot 30 for sale to the owner of Lots 31 and 32 for consolidation. The offer to purchase for the sum of $14,000.00 plus a proportion of the current year's taxes, registration fees and $150.00 towards the cost of plans and documentation, is considered fair and reasonable, and reflects market value for the area.

CONSIDERATION

The direct sale of this City-owned lot is presented to Council for its consideration."

The Supervisor of Property and Insurance recommended a sale price, and certain conditions in the event that Council agreed to direct sale.

MOVED by Alderman Bird,
THAT Lot 30, Block 21, Subdivision A, D.L. 182, Group 1, N.W.D., Plan 355 be sold to the owner of abutting Lots 31 and 32 for the sum of $14,000.00, plus a proportionate part of the current year's taxes, registration fees and $150.00 towards the cost of plans and documentation, subject to the following conditions:

(1) the consolidation of Lots 30, 31 and 32;

(2) demolition by the purchaser of all structures on Lot 30 within 60 days from the date of sale. Conveyance to be withheld until the demolition is completed;

(3) the existing month-to-month tenancy of Lot 30;

(4) that the purchaser enter into a bulkhead agreement with respect to the consolidated site, the property being approximately 3' above street level;

(5) the date of sale to be the date of Council's approval.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PROPERTY MATTERS
(continued)

Balance of Property Matters

MOVED by Alderman Broome,
THAT Clauses 2, 5 and 6 of the Board of Administration report (Property Matters), dated July 14, 1972, be adopted; and Clauses 1 and 4 be received for information.

- CARRIED.

D. Proposed Amendments to the National Housing Act (Bill C-213)

The Board of Administration submitted a report, prepared by the Director of Planning and Civic Development, under date of July 7, 1972, being an explanation of the proposed amendments to the National Housing Act (Bill C-213), and notations of certain questions which arise from the reading of the provisions of the Bill.

MOVED by Alderman Adams,
THAT the report of the Board of Administration on the proposed amendments to the National Housing Act (Bill C-213) be received, and the Director of Planning and Civic Development be asked to endeavour to secure answers to the various questions brought to Council's attention in this report.

- CARRIED.

The Council recessed at approximately 10:45 a.m., and following an 'In Camera' meeting in the Mayor's office, recessed at approximately 12:00 noon, to reconvene at 2:00 p.m., in the Council Chamber, at a Public Hearing.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:25 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Rankin (Leave of Absence)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Sale of City Property:
S/W corner Georgia and Beatty Streets

The Board of Administration submitted a report dated June 29, 1972, on bids received for the sale of Lots 1 - 3 and A-F, Block 58, D.L. 541. The Report of the Board of Administration recommends the sale of the property to the only bidder, subject to certain conditions. The first condition was withholding registration of the deed until City officials are satisfied with the proposed development. By consent of Council the report was amended to substitute "City officials and the City Council" for "City officials" in recommendation (1).

The Board of Administration reported under date of July 5, 1972, on a communication from the Citizens Council on Civic Development in which the Council was urged not to sell its properties at this location. Mr. Harald Weinreich appeared on behalf of the Citizens Council on Civic Development and spoke in support of its views.

MOVED by Ald. Broome,
THAT the offer to purchase Lots 1-3 and A-F, Block 58, D.L. 541, submitted by Sandman Inn (Vancouver) Limited in the amount of $270,000 be approved subject to the following conditions:

(1) The agreement for sale and/or deed of land to be withheld from registration until City officials and the City Council are satisfied that the proposed development is of a scale in keeping with the development of other lands within the vicinity, such as the Queen Elizabeth Theatre, the Post Office, future C.B.C. and Federal buildings.

(2) In the event Sandman Inn (Vancouver) Limited fail to comply with condition (1) within a period of two years from the date of City Council's acceptance of their offer, the sale shall be cancelled and the net purchase price (sale price less administration fees and taxes and interest due) will be refunded.

(3) The date of sale be 90 days from the date of Council's acceptance of the offer or the date that the Development permit is issued, whichever is the sooner.

(4) The terms of the sale to be 25% of the purchase price, payable on the date of sale with the balance payable in 3 equal installments at 6, 12 and 18 months at 9% interest.

(5) The sale is subject to the present monthly lease of the site for parking, which generates an income of $510.00 per month to the City. In the event the sale is cancelled, Sandman Inn (Vancouver) Limited will pay to the City of Vancouver the loss of monthly parking revenue that occurred from the date of sale to the date of cancellation of the sale.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sale of City Property: S/W corner
Georgia and Beatty Streets (cont'd)

(6) That the purchaser undertake to commence construction to a reasonable extent on the site within two years from the date of City Council's approval of the sale. In the event that approval of the scheme does not occur until the latter 6 months of the two year period granted for such commencement, that construction be permitted to commence not later than 6 months from the date of issuance of the Development Permit.

- CARRIED

UNFINISHED BUSINESS (cont'd)

P.N.E. Stables:
Fire Safeguards

The report of the Board of Administration, dated June 30, 1972, containing four recommendations of the Fire Chief, endorsed by the Board of Administration, was submitted to Council on July 4th and tabled to this meeting in order that affected parties may be heard. The recommendations of the Fire Chief are as follows:

A. All buildings within the stable compound be sprinkled, design of such sprinkler system to provide both protection to structures and horses.

B. The elimination of living accommodation in tack rooms, feed rooms or any part of a stable and provisions be made for living accommodation in a separate bunkhouse or building as far removed from the stables as possible.

C. Existing station boxes be upgraded to an approved standard and further be auxiliarized to the three Fire Department boxes to provide direct transmission of alarm to the Fire Department.

D. When stables are occupied, a fire patrol be organized on a 24 hour basis with a further requirement of an hourly schedule for watchman's key stations.

The B.C. Jockey Club was represented at the meeting by Mr. M. E. Peters, Director of Racing, who presented a brief commenting on the four recommendations by the Fire Chief, indicating their concurrence with recommendations C and D, opposing recommendation B, and with regard to recommendation A (sprinkler system) indicating orally that they are prepared to install sprinklers.

Mr. K. O'Connell represented the Horsemen's Benevolent and Protective Association and addressed Council in regard to this matter. He made particular reference and objected to the recommendation that accommodation be eliminated from tack rooms, feed rooms, or part of the stable.

MOVED by Ald. Phillips,
THAT the following recommendations of the Fire Chief be approved:

A. All buildings within the stable compound be sprinkled, design of such sprinkler system to provide both protection to structures and horses.

cont'd...

UNFINISHED BUSINESS (cont'd)

P.N.E. Stables:
Fire Safeguards (cont'd)

C. Existing station boxes be upgraded to an approved standard and further be auxiliarized to the three Fire Department boxes to provide direct transmission of alarm to the Fire Department.

D. When stables are occupied, a fire patrol be organized on a 24 hour basis with a further requirement of an hourly schedule for watchman's key stations.

FURTHER THAT the following recommendation, lettered B, be reported upon by the Fire Chief, Medical Health Officer and Building Inspector after discussing this matter again with the B.C. Jockey Club:

"The elimination of living accommodation in tack rooms, feed rooms or any part of a stable and provisions be made for living accommodation in a separate bunkhouse or building as far removed from the stables as possible".

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Locarno Park and Northwest Marine Drive Alignment

The Board of Administration, under date of June 19, 1972, submitted a report prepared by the City Engineer and the Director of Planning and Civic Development on a proposal to revise the alignment of Northwest Marine Drive in order to protect Locarno Park Extension as a local park. During the time that this matter has been under study seven requests have been received for delegations from individuals and groups.

MOVED by Ald. Wilson,
THAT the report on Locarno Park and Northwest Marine Drive alignment be received and tabled, to be taken up at a meeting of Council in the near future and in the meantime those persons and groups who have requested to appear be advised they may do so if they so wish and the Park Board be advised that Council will hear it also on this question.

- CARRIED

G. Local Area Planning: 'Community Improvement and Development Programs' Investigation of Procedures in Salem, Oregon

The Board of Administration, under date of July 14, 1972, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"The Departments of Planning and Civic Development and Social Planning/Community Development have been working to produce a joint report on procedures for preparation of 'Community Improvement and Development Programs', as recommended in the 1970 Vancouver Urban Renewal Study. These programs were the subject of an information report dated June 20, 1972.

We have been in communication with the City of Salem, Oregon's Office of Community Development, Housing and Urban Renewal. This office has implemented a Neighbourhood Planning Program which we feel would be of assistance in Vancouver's Community Improvement and Development Programs. The Director of Planning and Civic Development and Director of Social Planning/Community Development believe a two-day visit to the Office of the Community Development, Housing and Urban Renewal by one staff member of the Planning and Civic Development Department, to obtain information at first-hand, could be most valuable.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Local Area Planning:
Procedures in Salem, Oregon (cont'd)

The estimated expenditure involved including travel, per diem allowance and accommodation is estimated not to exceed $170.00. The Comptroller of Accounts advises that, if approved, the cost would be charged to 'Travel Expenses - Staff and Officials; Account Code 7090/929'.

Recommendation

The Director of Planning and Civic Development recommends that a member of the Planning and Civic Development Department be authorized to travel to Salem, Oregon with costs to be charged to 'Travel Expenses-Staff and Officials; Account Code 7090/929'."

Your Board RECOMMENDS that the above recommendation of the Director of Planning and Civic Development be approved.

Since this report was drafted, the Departments have been contacted by Salem officials and informed that the most opportune time to visit would be July 17 - 19. As this precedes the next City Council meeting by one day, this report is to request confirmation of authorization by His Worship the Mayor and the Board of Administration for attendance at this meeting.

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration dated July 14, 1972, be adopted and that the action taken by His Worship the Mayor and the Board of Administration be confirmed.

- CARRIED

H. Policy for Acquisition of Property:
North Side of Point Grey Road

The Board of Administration, by report dated June 28, 1972, brought to Council's attention two properties on the north side of Point Grey Road, the first, being at 2995-3001 Point Grey Road, is an instance where a new owner is applying for a subdivision of the property into two lots and a development permit to remodel the existing building. The second instance is that of a vacant lot on the north side of Cameron Avenue in area of preference No. 5. In this case a petition from citizens, a request from the Park Board and the Vancouver City Planning Commission have been received urging the City to purchase the property as a view point.

A delegation request has been received from the petitioners to 'Save Cameron Avenue Viewpoint'.

In view of the foregoing, it was,

MOVED by Ald. Hardwick,
THAT, although priorities have been established, Council agrees that they should be reviewed from time to time and directs that arrangements be made to hear the delegation referred to, after which consideration will be given to the report and to the matter of dealing with policy regarding acquisition of properties on the north side of Point Grey Road.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Overtime Work and Temporary Help Required after the Strike

The Board of Administration, under date of July 14, 1972, submitted the following report:

'The Board of Administration report "Overtime Work and Temporary Help Required after the Strike" dated June 30th, 1972 and approved by Council July 4th, 1972 contained the following summary of the Department of Permits & Licenses request:

"Department of Permits & Licenses (Note 1)	Amount Requested	Amount Recommended
1. Administrative, Inspection and Development Divisions	15,500	5,000
2. Construction Division (a) Office cleaning and building repairs	4,705	ø
	$20,205	$5,000

Note 1. An interim allowance of $5,000 is being recommended pending further review of the catch-up work proposed by the Director of Permits and Licenses."

The Director of Permits and Licenses reports that

"A further review of the Department of Permits & Licenses overtime picture suggests that the following amounts are the minimum required to assist in reducing the workload resulting from the strike.

(1) Administration, Inspection & Development Divisions	$ 9,800
(2) Construction Division	3,600
	$13,400

As $5,000 has been allotted to the Department, a further $8,400 is necessary.

Adjustments have been made in each of the following Divisions as follows:

(1) Administration

Original Request $2,500 - Now $1,800

Plumbing, Gas, Electrical and Oil Burner Permit applications which accummulated during the strike will be issued without checking the files as is usually done. There is a slight risk that a permit will be issued in error but the backlog can be processed within the overtime sum suggested.

(2) Inspection and Enforcement

Original Request $7,135 - Now $3,000

Building, Electrical and Plumbing work normally requires field inspection at stages before the work is covered up. It was believed that an amount of overtime would be required to handle those jobs which were covered up as well as those where a permit had not been taken out. It is now believed that these inspections can be made during normal hours but it will be necessary to carry a backlog for a reasonable period of time and further that there will be some risk of defective installations being covered. This is based on the knowledge that jobs were left open for inspection to a greater degree than expected. Plumbing and gas installations are the most critical of the three areas and the overtime allotment will be primarily used in this work.

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Overtime Work and Temporary Help
Required after the Strike (cont'd)

(3) Development

Original Request $5,865 - Now $5,000

This Division, where Development, Building and other permits are issued, has a continuing backlog of approximately two weeks which was greatly increased by the strike. Applications were received during the strike as well as many more immediately following, from persons who had been waiting. It is expected a further increase will take place when the labour problems in the construction industry are resolved.

There are no short cuts which can be taken to speed up the process, and overtime is the only method of proceeding at this time. Trained staff of this type are not available and other staff additions would not be productive until trained.

In the meantime, the overtime allotment will help but will not initially affect the delay in issuing permits which has resulted from the backlog. It would appear at this time that a further request for funds will be required and a further report will be prepared if necessary.

(4) Construction and Maintenance

Original Request $4,705 - Now $3,600

This Division is responsible for the construction, alteration, cleaning and maintenance of City buildings. The overtime amount to clean the City Hall has been removed and the work will be undertaken as an extension of the normal routine, however, it will take longer to complete the work.

The amount asked for will allow items included in the budget to be undertaken. This was not started, for budget approval was not known until now. The majority of the items should be undertaken this year and a number must be completed before the fall and winter months.

I recommend that:

(1) an additional $8,400 be allotted to the Department of Permits & Licenses for Overtime Work and Temporary Help

(2) approval of the procedures outlined in the foregoing report."

The Director of Finance and your Board RECOMMEND that an additional $8,400 be allocated for Overtime Work and Temporary Help, and the procedures be adopted subject to further report to Council if they are not dealing successfully with the emergency situation.'

MOVED by Ald. Adams,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. LIP Arts Project 51222:
Progress Report

The Board of Administration, under date of July 14, 1972, submitted the following report:

"The Director of SP/CD reports:

The LIP Program for Artists and Musicians was extended on June 13, 1972 by an additional contribution of $78,034.00 from the Department of Manpower and Immigration and a contribution of $4,000.00 from the City of Vancouver so that the Program can run until the end of September, 1972.

Award for Kiosks

The Arts Project is being directed by the Department of SP/CD guided by a Committee consisting of architect Arthur Erickson; artist Jack Shadbolt; Vancouver Art Gallery Director, Tony Emery; sculptor, Paul Deggan; musician Tom Northcott; Deputy Director of Finance, Peter Leckie; Deputy City Engineer, Bill Curtis; and Personnel Technician, George Laue.

On May 13th the Department's Arts Advisory Committee received the Allied Arts Award of the Royal Architectural Institute of Canada for its development of the concept of Art Kiosks. Each year this award is made to an artist in a field allied to architecture who has made the greatest contribution to the esthetics of the urban environment. This year's award set a precedent on two counts: it was granted to a Committee rather than a single artist and for an idea rather than for an executed work of art. The Institute felt that the use of kiosks to display paintings, prints, or posters could be a most effective, inexpensive means of beautifying streets and spaces which otherwise lack interest for pedestrians. Six kiosks designed by Paul Deggan are on display in the downtown area. A new set of kiosks designed by architect Leo Ehling, that are suitable for displaying prints, are being built by the City Engineering Department.

Banners

The street banners that are each summer placed on major Vancouver thoroughfares were produced this summer by Marken Joslin, one of the artists employed under the Program. They have received much favourable comment for their exceptional design. The design would normally have been commissioned by the Engineering Department at a cost of about $850.00. The project therefore resulted in a saving of this amount in the Departmental budget.

Park Concerts

Six ensembles of musicians who perform music ranging from Renaissance to rock are presently employed. A series of free Neighbourhood Concerts every Thursday evening at 7:30 pm and Sunday afternoon at 2:00 pm are scheduled to take place in John Hendry Park, Queen Elizabeth Park, Alexandra Park, Maple Grove Park, and at Kitsilano Beach Park. In addition, the same groups give unscheduled concerts on sidewalks, parks, malls, and shopping centres throughout the City. In inclement weather they have been performing in rest homes.

Artlach - 72 - Music and Art Fair

Coinciding with the Vancouver Sea Festival a series of concerts, an art exhibition and other special events are scheduled to take place on the grounds of the Centennial Museum and Planetarium from July 21 to 23 inclusive. At this time the art work produced under the Program will be exhibited and, if recommendations contained in this report are approved, some will be offered for sale. Other planned events include an exhibition of paintings and crafts by guest participants, a Kite Design Contest, and special art activities for children under the direction of the Vancouver Art Gallery. In addition, a Celebrity Painting Contest is sched-

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LIP Arts Project 51222:
Progress Report (cont'd)

uled in which members of the media, atheletes, politicians, and others unfettered by the slavery of artistic talent will be given an opportunity to express their inner selves on canvas. Berets, smocks, paints, and canvas will be supplied. Invitations will be extended to Council and the Board of Administration. Finally, a retiring City garbage truck will be honored by the attention of our artists, and transformed, hopefully, into a timeless work of art.

Display of Art

A sufficient number of paintings, photographs, prints and tapestries are now on hand to turn many of the public spaces within Municipal buildings into interesting galleries. It is recommended that the Construction Division of the Department of Permits and Licenses be empowered to use its discretion in the selection of suitable locations including halls and reception areas in Municipal buildings to display works of art, in consultation with the Department of SP/CD and other departments concerned.

Sale of Art

Most of the art - particularly that which was commissioned to occupy special places in Municipal buildings - should be retained by the City. Series of silkscreen prints and some paintings may be offered for sale. It is recommended that the Department of SP/CD be given authority to sell works of art at prices and in a manner recommended by the Arts Steering Committee and that this be done subject to controls acceptable to the Director of Finance. It is further recommended that funds thus received be put back into the Program. Department of Manpower officials have advised that the Agreement between the City and the Department may be amended to permit this to happen.

Recommendations

1. That the Construction Division of the Department of Permits and Licences be empowered to use its discretion in the selection of suitable locations including corridors and reception areas to display works of art in consultation with the Department of SP/CD and other departments concerned.

2. That the Department of SP/CD be given authority to offer for sale works of art at prices and in a manner recommended by the Arts Steering Committee and subject to controls acceptable to the Director of Finance.

3. That any funds received from the sale of works of art be put back into the Program subject to an enabling amendment to the contract between the City and the Department of Manpower and Immigration.

This report has been discussed with the City Engineer, the Deputy Director of Finance, and the Director of Permits and Licenses, who concur with the recommendations affecting their respective Departments.

Your Board of Administration RECOMMENDS that the foregoing recommendations of the Director of SP/CD be approved. "

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Illegal Suites:
Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of July 6, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Jacqueline Kiepprien (tenant), 5481 Ormidale Street
Miss Dorothy M. York (tenant), 6444 St. Catherines Street
Miss Marie T. Nadeau (tenant), 43 West 18th Avenue
Mrs. Arlene Jill Merke (tenant), 985 East 64th Avenue
Mrs. Jean B. McMurdo (tenant), 1491 S.E. Marine Drive
Mr. Frank Quiring (tenant), 734 East 19th Avenue
Mrs. Mary Aileen Reeve (tenant), 2097 East 45th Avenue
Mr. Sahadeo & Mrs. Ahilla Maharajh (owners), 4405 West 16th Avenue
Mrs. Annie Gruenwald (owner), 2176 East 61st Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Bruce Hicks (tenant), 2976 Turner Street
Mr. Jhalman Lidder (owner), 332 East 38th Avenue
Mr. Pritam Singh Bhuller (owner), 1166 East 59th Avenue

(c) the following application be not approved:

Mrs. Marie B. Adamic (owner), 4402 West 7th Avenue

(d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated July 6, 1972, and containing clauses (a) to (d), be approved.

- CARRIED

L. Canadian National Railway and
False Creek Agreement

AMENDED
SEE PAGE 324

The Special Committee re Canadian National Railway and False Creek Agreement submitted its final report dated July 10, 1972, setting out its actions which concluded in the receipt of a cheque from the Canadian National Railway in the amount of $2,750,000 for the termination of the 1913 agreement with the Canadian National Railway.

MOVED by Ald. Adams,
THAT the report of the Special Committee be approved, the Board of Administration arrange for any necessary preparations for construction work which will arise out of the termination of the Canadian National Railway agreement and the Law Department be requested to prepare and present to Council the new agreement, based on the Committee's report.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Lease of Black Cat Cafe

The Board of Administration, under date of July 17, 1972, submitted the following report:

'The Corporation Counsel reports as follows:

"The City has leased the Black Cat Cafe facilities in the Dick Building at the South-east corner of Broadway and Granville Street to Terry Viras from 1 January, 1971, to 31 December, 1976. This lease was assigned to Sheesh Mahal Restaurants Ltd. as of 1 October, 1971. This assignment was approved by Council on 19 October, 1971. Sheesh Mahal Restaurants Ltd. has arranged for a loan of $25,000.00 from Industrial Development Bank in connection with its business and the Bank's solicitors have insisted that Sheesh Mahal Restaurants Ltd. mortgage its interest in the lease by way of sub-lease in order to secure repayment of this loan and interest.

The provisions of the lease from the City prevent Sheesh Mahal Restaurants Ltd. from sub-leasing the above property without the consent of the City.

Sheesh Mahal Restaurants Ltd. has requested the City give written consent to the mortgage by way of sub-lease in order to permit it to obtain this loan. The Bank's solicitors have requested that the consent contain a provision that the City will not exercise its remedies for breach of covenant under the lease unless the Bank has first received thirty days' notice of any default by Sheesh Mahal Restaurants Ltd. and that the City will not unreasonably withhold its consent to the assignment, sale or other disposition of the lease by the Bank if the Bank realizes its security. I feel that the execution of such a consent in the terms requested by the Bank will not unduly delay the City in the enforcement of its remedies under this lease.

I RECOMMEND that the City give its consent to the mortgage by way of sub-lease in the terms requested by the Bank and that the Mayor and the City Clerk be authorized to execute such written consent, the terms of which are to be satisfactory to the Corporation Counsel."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.'

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

N. Co-ordination of Services: Health, Welfare and Probation Space Requirements

The Board of Administration, under date of July 14, 1972, submitted the following report:

"Your Board in the Fall of 1971 requested the Administrative Analyst to review the problem of co-ordination in the North Service Area of the City between the City Departments of Health, Welfare and Rehabilitation and Probation Services and the private agencies such as the Children's Aid Society, Neighbourhood Services Association and others. A report, which in fact is both a progress report and a report on space requirements in the City, has now been received from him, and is attached.

His recommendations are as follows:

1. The establishment of a main office for the North Service Area, located in the Commercial Drive Area south of Hastings Street, be approved in principle.

2. The establishment of a sub-office in the West End (west of Burrard Street) be approved in principle.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Co-ordination of Services: Health, Welfare and Probation Space Requirements (cont'd)

3. The establishment of a sub-office in the easterly half of the East Service Area be approved in principle.

4. The following items to be adopted as Council policy for provision of Health, Welfare and Probation and other local services throughout the City:

(a) Service Area Boundaries

Coincident with the commencement of operations of the three Departments from the main office for the North Service Area, the Departments commence using the service area boundaries which were approved in 1969, throughout the City. (See map attached)

(b) North Service Area

(i) Accommodation be provided to house Health, Welfare, Probation and social planning staffs.

(ii) The lease of 306 Abbott Street be terminated as soon as possible after operations have commenced at the new location.

(iii) The Health, Welfare, Probation, Social Planning, Planning, use facilities to be provided at the old Museum Building (Main & Hastings Streets) as a local service office for individuals and families living in the Downtown area. Also, provision to be made to house Inspectors of the Permits & Licenses Dept. and Fire Wardens working in the Downtown area.

(c) Central Service Area

(i) The Departments provide services for the Central Service Area (except the West End) from 1530 West 8th Avenue.

(ii) Space be leased for a West End office.

(d) East Service Area

(i) The Departments provide services for the East Service Area using the existing building at 2610 Victoria Drive.

(ii) Space to be provided for a sub-office in the east half of the area.

(e) South Service Area

The Departments provide services from the existing building at 6405 Knight Street and the local area office at 1950 Argyle St.

(f) West Service Area

(i) The Health and Probation Departments provide services from 2112 West 42nd Avenue and the Welfare Department from 1530 West 8th Avenue until new facilities have been constructed. The present facility at 2112 West 42nd Avenue to be operated as a local area office or abandoned in favour of some other local facility when a decision on the provisio of the main facility has been agreed upon.

(ii) The Department Heads to review the advisability of proceeding with the erection of a City building on the Oakridge site, and the manner in which Welfare services are to be provided for the Riley Park area. (See Item 4(b) of the Administrative Analyst's report for details.)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Co-ordination of Services: Health, Welfare and Probation Space Requirements (cont'd)

5. The Assistant Director - Construction, in conjunction with the Department Heads (Health, Welfare, Probation and Social Planning), be authorized to prepare a detailed resume of space requirements and submit proposals for suitable space for the North Service Area office, the West End and East Area sub-office. (Note: In the 1971-75 capital estimates the proposal of constructing a new Health and Welfare building in the North Services Area was deleted, it being recommended that premises be rented as the initial step to the increasing of services.)

6. Architects to be appointed to prepare drawings and obtain estimates for the alteration and renovation of the Health and Welfare facilities at 2610 Victoria Drive, 6405 Knight Street, and 1530 West 8th Avenue. (The sum of $400,000 was provided in the 1971-75 capital estimates for these purposes.)

Your Board note that the Administrative Analyst has had discussions with the Chief Officers of the following agencies:

Children's Aid Society
Family Service Centres
Neighbourhood Services Association
Boys' Clubs of Vancouver
Y.M.C.A.
Y.W.C.A.
Recreation Programs Division - Park Board

and has by letter outlined to each of them and to the Director of the Catholic Children's Aid Society the recommendations submitted above. He has requested the Chief Officers of the private agencies to outline to him what the contribution of their agency might be in the North Service Area in particular, and in the rest of the City in general, to further the co-ordination of services and to indicate where, in their view, changes might be made to avoid a duplication of such services.

Your Board further note that the comments and advice of these Chief Officers, and the views of the Department Heads involved, are to be consolidated into a later report concerning the further development of co-ordination of services.

Your Board note that Bill C213 (an Act to amend the National Housing Act) proposes major new programs among which is "The Neighbourhood Improvement Program" designed to facilitate community improvement activities and provide a system of federal government loans and grants covering a range of planning, land acquisition, and development activities for urban neighbourhood rehabilitation. Special provision is made for financing of social and recreation facilities, including day care and multi-use centres, and upgrading of municipal services. It is possible that the facilities now recommended by this report may be financed through this Federal program if Bill C213 receives royal assent.

Your Board RECOMMEND that the foregoing recommendations of the Administrative Analyst be adopted."

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration on co-ordination of services and space requirements be referred to the Standing Committee on Health and Welfare for discussion with the responsible department heads, and in the meantime the Board of Administration report to the Health and Welfare Committee in regard to the costs involved;

FURTHER THAT in passing this resolution the Council recognizes the need to proceed with the old Museum building alterations and the need for the West End Service Centre and authorizes the Board of Administration to take the appropriate steps for these two functions at this time.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Establishment of the new CRM-2 and CRM-3 Zoning Districts)

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW (Re: the new CRM-2 and CRM-3 Districts)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4188, being the Zoning and Development Fee By-law, and the By-law be read a first time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to amend By-law No. 4188 (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW No. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (re improving lanes with asphaltic concrete pavement)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law (cont'd)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Multi-Purpose Community Services Centre: Champlain Heights

The following motion which was originally submitted to Council on July 4th was considered by the Council on July 18th:

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,

THAT WHEREAS many residents in and around the Champlain Heights development are already concerned about the nature and quality of community services for their area and have formed committees concerned with park development, community schools, senior citizen needs, housing, and future Champlain Heights development, density, transportation, and land sale; and

WHEREAS Champlain Heights, still being developed and lacking an established social and community network of services could be an ideal place to create a new format for innovative health, welfare, recreation, education, police, probation and voluntary programmes, for all age groups, their distribution and administration; and

WHEREAS City funds have been approved for a Neighbourhood Centre in conjunction with the new elementary school similar to the Neighbourhood centres constructed in conjunction with Thunderbird and Strathcona Elementary Schools and there has been no planning to date regarding programming and administration in the Champlain Heights Neighbourhood Services Centre; and

WHEREAS the next capital plan for the School Board involving funding for the Champlain Heights Secondary School comes up in 1973, and there are no funds in the City's present Five Year Capital Plan for a Community Services Centre in conjunction with this new Secondary School.

THEREFORE BE IT RESOLVED THAT:

(a) Council approve the establishment of a Champlain Heights Planning Advisory Committee for the planning and development of community programmes as described above together with the required buildings.

(b) The composition of the Champlain Heights Planning Advisory Committee and its responsibilities be similar to the Britannia Planning Advisory Committee.

cont'd...

MOTIONS (cont'd)

Multi-Purpose Community Services
Centre: Champlain Heights (cont'd)

(c) The Health and Welfare Standing Committee be charged with the responsibility of preparing in co-operation with citizens, public and private agencies, terms of reference for the Champlain Heights Planning Advisory Committee which will include capital funding and programme budgeting and report back to Council.

(referred)

MOVED by Ald. Hardwick,
THAT the subject matter of the foregoing motion be referred to the Director of Planning and Civic Development and the Director of Social Planning/Community Development to report to Council as to how the matters raised in the motion can be incorporated into the Federal Neighbourhood Improvement Program; it being understood that in passing this motion it is not the intent of Council to hold up the continuing development of the area.

- CARRIED

2. Containerized Equipment

The following Notice of Motion was submitted at the meeting on July 4th, seconded this day by Alderman Sweeney:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,

THAT WHEREAS the Port of Vancouver is experiencing loss of maritime business due to a lack of Federal action in financing adequate equipment and facilities to handle containerized cargoes;

AND WHEREAS the municipal Port of Seattle is benefiting from the neglect of our Federal agencies in modernizing cargo handling facilities in the Port of Vancouver;

THEREFORE BE IT RESOLVED that City Council, through His Worship the Mayor, communicate with the Federal Members of Parliament requesting them to advise Council on proposed plans, if any, to meet the challenge of Seattle in handling ship cargoes where the destination is Canada.

- CARRIED

NEW BUSINESS

1. Rezoning Application:
Nanaimo and Pender Streets

MOVED by Ald. Calder,
SECONDED by Ald. Bird,
THAT the application by Mr. Funaro to rezone a half-block of property at the intersection of Nanaimo and Pender Streets from RS-1 to C-2 Commercial, be referred to a Public Hearing to be held on August 3, 1972, and the Technical Planning Board and Vancouver City Planning Commission be asked to submit reports directly to the Public Hearing.

- CARRIED

NEW BUSINESS (cont'd)

2. Monorail:
Standing Committee on Transportation

AMENDED
SEE PAGE 325

MOVED by Ald. Calder,
SECONDED by Ald. Phillips,
THAT the Standing Committee on Transportation be authorized to consider the subject of Monorail form of transportation.

- CARRIED

3. Rezoning Application:
S/S Grant Street between Commercial and Salsbury Drives

Alderman Calder referred to a rezoning application in the Grandview area which was made several months ago.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the application to rezone property on the south side of Grant Street between Commercial and Salsbury Drives from RT-2 2 family dwelling district to a C-2 commercial district, be referred to the Public Hearing to be held on August 3rd, and the reports from the Vancouver City Planning Commission and Technical Planning Board be submitted to that meeting.

- CARRIED

The Council recessed at approximately 3:50 p.m. and reconvened in the #1 Committee room at 4:10 p.m. with the same members of the Council present.

REPORT REFERENCE

Development of Block 42:
Pacific Centre Limited

Pacific Centre Limited made a submission to the Council in the form of an oral presentation supported with numerous plans and drawings indicating the nature of the development plan for Block 42. Many questions were discussed with the delegation by members of the Council and attention was directed particularly to that portion of the development fronting on Granville Street. Members of Council expressed concern at the design of this side which incorporates three fire doors and three show window spaces, along with retail space.

MOVED by Ald. Adams, SECONDED by Ald. Sweeney,
THAT Council receive the representation by Pacific Centre Limited and its architects and advise Pacific Centre Limited that, having regard to the terms of the agreement between it and the City in respect to the design for Block 42, it is not satisfied with the amount of retail exposure on the Granville Street side and urgently requests the developer to do all possible to improve this situation in order to increase the amount of retail space on this frontage.

- CARRIED

The Council adjourned at approximately 5:15 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated July 18, 1972, adopted, as amended, on August 1, 1972.

MAYOR

CITY CLERK

July 14, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane West of Oak Street between 12th Avenue and the lane North, Block 395, D.L. 526

"The lane west of Oak Street from 12th Avenue to the lane north has never been opened to the public. The owners of the property abutting this lane wish to demolish the existing occupations and erect an apartment and request the acquisition of this lane. The lane is surplus to the City's highway requirements.

I recommend that the lane west of Oak Street from 12th Avenue to the lane north be closed, stopped up and conveyed to the adjacent owners subject to the following conditions.

1. The lots on both sides of the lane to be first registered in one ownership.
2. The value of the closed lane to be $12,750.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
3. The closed lane to be subdivided with the abutting property to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Streets and Lanes In Champlain Heights, D.L. 335 Between 54th Avenue and 65th Avenue, from Tyne Street to Boundary Road

"The continuing development of Champlain Heights makes the old grid system streets and lanes surplus to the City's highway requirements. The City is the owner of all the lands in the area between 54th Avenue and 65th Avenue from Tyne Street to Boundary Road.

I recommend that all the streets and lanes shown outlined blue, green, red and yellow on plan marginally numbered LA 178 be closed, stopped up and title taken thereto and that the said streets and lanes be consolidated with the abutting lands in D.L. 335 to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Western Outboard & Equipment Ltd., 1820 Fir Street

" City Council on November 16th, 1971 adopted a recommendation of the Official Traffic Commission dated November 1st, 1971 that Western Outboard and Equipment be permitted to carry on the use of the crane attached to the building and overhanging Fir Street until April 30th, 1972 but the crane be removed by May 7th, 1972 .

On May 19, while investigating a complaint concerning Western Outboard's activities on the streets, Engineering Department personnel noted that the overhead crane had not been removed. Subsequently, Western Outboard and Equipment Limited were contacted and requested to explain the existence of the crane beyond the authorized termination date.

In his letter of June 8, 1972, replying to our request, Mr. E. Paul, General Manager of Western Outboard Limited stated that, 'due to a delay in receiving the building permit and now the construction lockout, we do not expect to complete the project for six months. During this interval, it is imperative that we have the use of the hoist, otherwise we would have to lay off several employees and seriously hamper our business. - We ask for your consideration and would appreciate an eight month extension.' (Letter attached)

3. Western Outboard & Equipment Ltd., 1820 Fir Street (Cont'd)

In spite of the fact that last Fall, Western Outboard Limited personnel appeared confident that their schedule for construction would eliminate the overhead crane by May 7, 1972, the combination of inclement weather at the beginning of this year followed by disputes in the construction industry in the Spring, has forced other projects to fall behind schedule, and an extension to December 31, 1972 for this operation would be appropriate.

In the meantime, the complaint re the use of the street for repairing boats and the illegal parking is a matter for Police enforcement and has been brought to the attention of the Police Department. (It is pointed out that parking on Fir Street in front of Westerm Outboard and Equipment Limited is not legal, due to the location and spacing of sidewalk crossings).

I Recommend that:

Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until December 31, 1972."

Your Board RECOMMENDS that the foregoing be approved.

4. Twin Sewer on Melville/Dunsmuir Connector from Burrard Street Westward

"The Melville/Dunsmuir Connector is scheduled for paving later this year. As part of the sewer separation program for the downtown peninsula, it is proposed to install, prior to paving, a twin sewer.

The estimated cost of the work is $50,000.

Provision for this work has been requested in the 1972 Capital Budget.

I Recommend that $50,000 be approved in advance of the 1972 Capital Budget under 'Reconstruction & Relief' (reference #3-03-04)."

Your Board RECOMMENDS that the foregoing be approved.

5. Twin Sewer on 14th Avenue from Kaslo Street to 230 Feet West

" A 230 foot extension of the twin sewers on 14th Avenue west of Kaslo Street is required in order to serve eight properties not previously connected and still using septic tanks.

The estimated cost of the work is $6,200.

I Recommend that $6,200 be advanced from the 1972 Capital Budget under 'Pollution Control - Unallocated' (Reference No. 3-04-08)."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

6. 1972 Parking Branch Budget

The City Engineer reports as follows:

"At its meeting on January 23rd, 1969, Council received a Board of Administration report stating that the Downtown Parking Corporation (DPC) accepted the suggestion that it should pay for the technical assistance required by the Vancouver Parking Commission. It was planned that the technical assistance would take the form of an engineer, and supporting clerical/technical staff, assigned to the Traffic Division. The moneys for this assistance were to be provided from operating surpluses of the DPC.

/continued . . .

Clause #6 Continued

Subsequently it was determined that in view of the DPC expansion underway at Lot Number 2 the DPC surpluses might not be sufficient to pay the full budgeted figure. This situation was referred to Council at its meeting on March 20th, 1970. At this meeting Council approved taking the necessary funds from the Current Parking Meter Revenue Account if the DPC was unable to provide the full budgeted amount.

In 1970 and 1971 all costs associated with the Parking Branch have been paid for by the DPC. The Parking Branch budget for 1972 is $21,214. The DPC has advised that its organization has an interest in only a portion of the work to be undertaken by the branch this year. Accordingly the DPC has agreed to contribute $13,500. Therefore, the remaining $7,714 of the 1972 Parking Branch budget will be charged to the basic Revenue Budget for the Engineering Department."

Your Board submits the matter to Council for INFORMATION.

7. Block 52 Parking Garage

The City Engineer reports as follows:

"On July 21, 1971, the Board of Administration submitted a report to Council on the Block 52 parking garage. Appendix 'A' of that report included annual estimates of the parking garage costs and revenues. These estimates covered the initial year and subsequent years of the garage operation. In that report it was also stated that 'it is possible that the actual revenues will be less than estimated.'

The purpose of this information report is to advise Council of the cost/revenue and parking rate situation for the Block 52 parking facility following actual operating experience which commenced on October 1, 1971.

By the terms of the lease agreement between the City and Pacific Centre Limited, the Block 52 parking garage was required to open when it was completed to the degree necessary to permit proper operation. The architects for Pacific Centre Limited advised the City that the Block 52 garage was suitable for operation on October 1, 1971. Accordingly, the garage opened on that date with the basic garage rent commencing concurrently.

During the first five months of operation there has been an average monthly deficit of approximately $42,000. This deficit is higher than indicated in the Appendix of the July, 1971, report to Council. In the latter report an annual deficit was suggested for the initial year of operation which averaged out to approximately $1,700 per month.

The large department store on the Block 52 site is planned to open in mid-August of this year. After that time it is estimated that there will be average monthly surpluses of about $13,000.

The main cause for this deficit has been the low building occupancy on the Block 52 site. More specifically, only 7% of the retail area is presently occupied and open to the public. Furthermore, the majority of the office tower was not occupied during this initial period of operation.

Another cause for the deficit has been the continuing construction work at the south end of the site. This work has temporarily limited pedestrian access to and egress from the parking garage. In addition, the appearance of the construction activity in the vicinity of the garage entrance ramps has diverted parkers to other facilities.

It is also suggested that because the parking garage is new and not apparent from street level, it has taken and will continue to take motorists some time to become accustomed to its location.

/continued . . .

Clause #7 Continued

In the July, 1971, report to Council it was mentioned that it may be necessary to review the daily transient parking rates. The present daily rate of 35¢ per hour is comparable to private parking facilities in the vicinity of Block 52. This consideration suggests that the garage is competitive as far as rates are concerned. While parking rates have some bearing on the garage utilization and related revenue, it is suggested that the revenue is mainly a function of building occupancy on the Block 52 site. As mentioned above, the large department store on the site is expected to open later in the year. This new retail development should generate a major increase in the transient parking and the related revenue.

Council's attention is also drawn to the fact that this 25-year parking garage lease can be renewed for an additional 25-year term. If the City decides to renew the lease, by the terms of the agreement the garage rental would be reduced by 67%. Since the garage rental is approximately 60% of total garage costs, these costs would, therefore, be substantially reduced during this additional term.

In summary, it is forecast that monthly deficits can be expected to continue until the department store on the site opens to the public. After that time, it is anticipated that the monthly deficits will be eliminated. Because current transient parking rates are competitive and because the utilization of the garage is related primarily to building site occupancy, it is suggested that the existing rates not be changed at this time.

After this report was prepared, the developer advised that the opening of the large department store on Block 52 would be delayed until at least mid-October of this year. This delay has been caused by the strikes in the construction industry."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION:

8. Progress Report, 1972
Undergrounding Program

The City Engineer reports as follows:

"The City Council requested that a progress report be submitted on the projects being advanced under the Provincial "Power and Telephone Line Beautification Fund" Act with particular reference to the 1st Avenue and 16th Avenue projects.

Progress on the projects has been slower than anticipated because of the strike and the difficulty that the Utility Companies are having in arranging to make key personnel available to make the detailed estimates for the projects. According to the latest schedule, all of the projects on the original list will be started before the end of the year, subject to the outcome of the Courts of Revision.

The B.C. Hydro which is the only utility company involved for both the 1st Avenue and 16th Avenue projects estimate that the cost estimates will be available by September 1st. This will allow sufficient time to advance the projects as local improvements and then to award the contract and start construction before the end of the year as required by the Provincial Government.

(1) Proposed New Projects

Since the original list was sent to Victoria, requests for the following projects have been received:

a) Trounce Alley from Carral Street to 300 ft. west

This project has been approved by City Council to be advanced as a local improvement.

/continued . . .

Clause #8 Continued

b) 54th Avenue from Tyne Street to Boundary Road

This involves undergrounding of a circuit which is now supported on wooden poles. The work was planned to be done at the City's expense as part of the sub-division of Champlain Heights. The Company has prepared estimates for this work and has indicated that it is prepared to accept the portion of this project related to the existing lines under the 1972 cost sharing program.

c) Tyne Street from 49th to 54th Avenues

In 1970 a local improvement was offered to the owners on Tyne Street to underground a pole line on the east side of Tyne Street, but the owners were not prepared to proceed with the improvement on the cost sharing basis proposed by the City. The Fraserview - Killarney area Council again requested that this project be considered when news of the Provincial Fund was made public.

When the previous local improvement was advanced, the property on the east side of Tyne Street was owned by the City. Since then most of it has been sold. If a project is advanced now it will be assessed against the owners on both sides of the street.

Because estimates have been prepared within the past two years on these additional projects, the Utility Companies are able to furnish updated estimates quickly and the work will not interfere with the completion schedule for the projects already requested.

(2) Provincial Approval of Projects

The estimates and information which are required by the Provincial Government will be available to enable application to be made for approval under the Act for the following projects by July 21st:

a) Pender Street - Lane east of Main Street to Homer Street.

b) Trounce Alley - Carrall Street to approximately 300 ft. west.

c) 54th Avenue - Tyne Street to Boundary Road.

d) Tyne Street from 49th Avenue to 54th Avenue.

Application can be made at this time for approval subject to Council's approval following the Courts of Revision. The approval of the Government is desirable to confirm the cost sharing basis of our estimates for the local improvement projects.

(3) Report on City Policy for local improvement charges

On March 28th 1972 Council requested that a report be prepared dealing with the policy for setting the property owners' rates for undergrounding projects. It is proposed to submit this report to City Council on August 1st 1972. If the basis is decided, an amendment to the Local Improvement Procedure By-law will be submitted in August."

RECOMMENDED that:

A. The following projects be added to the 1972 undergrounding cost-sharing program:

a) Trounce Alley from Carrall Street to approximately 300 ft. west.

b) 54th Avenue from Tyne Street to Boundary Road.

c) Tyne Street from 49th Avenue to 54th Avenue.

B. The City Engineer be authorized to apply for Provincial Government approval of projects under the Power and Telephone Line Beautification Fund" Act as soon as the required estimates and information are obtained."

/continued . . .

Clause #8 Continued

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

Your Board notes that it is not yet know what the City's total share of costs will be, since the basis of cost sharing under the Local Improvement By-Law has not yet been decided by Council. As indicated in the foregoing report, the matter of costs to the City will be the subject of a subsequent report.

9. Sale of 47th Avenue, East of Collingwood Street

The Corporation Counsel and the City Engineer report as follows:

"47th Avenue, East of Collingwood Street, is 66 feet in width and 147.2 feet in depth and is dead-ended at its easterly extremity. It is not now and never has been developed as a road, and is not used by the two abutting owners who take access to their premises from Collingwood Street.

We recommend that the following resolution be passed:

(1) That the portion of street known as 47th Avenue, East of Collingwood Street, that was acquired by dedication for highway purposes by Plan 2788 without any payment therefor, abutting Lot 2 except the south 20 feet and Lot 3, Block 2, District Lot 314, Group 1, New Westminster District, Plan 2788 and extending from the southerly production of the westerly boundary of said Lot 3 to the southerly production of the easterly boundary of said Lot 3 be stopped up, (hereinafter referred to as the closed road).

(2) That the said closed road be disposed of and offered for sale to the two abutting owners as provided for in section 291A of the Vancouver Charter.

(3) That the sale price of the said closed road be $28,000 in accordance with the recommendation of the Supervisor of Property and Insurance, and the said closed road be divided into the North half and the South half.

(4) That the said North half of the closed road be offered for sale to the owners of said Lot 3 at a sale price of $14,000 on the condition that the same be consolidated with the said Lot 3 to form one parcel.

(5) That the said South half of the closed road be offered for sale to the owners of said Lot 2 except the south 20 feet at a sale price of $14,000 on the condition that the same be added to and consolidated with the said Lot 2 except the south 20 feet to form one parcel.

(6) That each owner be advised that if he does not exercise his right to purchase his respective portion of the said closed road within three months after August 1, 1972 the Council may dispose of that portion of the said closed road to any other person at the same or greater price.

YOUR BOARD recommends that the foregoing report of the Corporation Counsel and the City Engineer be adopted.

CONSIDERATION:

10. Department of National Defense - Student Summer Employment - Execution of Statement of Understanding

The City Engineer reports:

"The Department of National Defense has a program of employing students for six weeks this summer on community projects, primarily of a anti-pollution/anti-litter nature. The D.N.D. recruits and employs the students and provides crew supervisors and crew transportation. They ask that the municipality provide technical direction.

Two projects have been approved for the City of Vancouver:

Special Park and Beach Clean-up

This would employ 25 male students with technical direction provided by the Park Board staff.

Pedestrian Traffic Count

This would employ 8 female students gathering information on pedestrian flows and volumes. Technical direction would be provided by Engineering Department staff and the project would provide the department with information of use in evaluating street cleaning needs.

Before starting work on these projects the Department of National Defense requires that a 'Statement of Understanding - Provision of Services' be signed on behalf of the City. The main provision of this document is that the City indemnifies the Crown against any claims arising out of the work. The students would be civilian employees of the D.N.D. and covered by the Government Employees' Compensation Act. The students for the Parks project would receive a week's first-aid and safety training before coming onto the job. Those for the Pedestrian Count would receive first-aid training.

The Statement of Understanding has been reviewed by the Law Department and they advise:

'This document would expose the City to an obligation which it has not previously assumed. Other groups which have volunteered to undertake work for the City have been required to indemnify the City. The degree of exposure would be comparable to that if the work were being done by the City's own employees with the difference that the students would not be under the direct supervision of City departments.'

These two projects would be of value to the City although the work they would do is additional to what had been planned by the departments. If Council wishes the D.N.D. to proceed with these projects, it should authorize execution of the Statement of Understanding by the Mayor and City Clerk and the affixing of the City Seal."

Your Board forwards this report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 268-269

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION:

1. Health Service for Youth
Vancouver City Health Department

The Medical Health Officer reports as follows:

"BACKGROUND

In the summer of 1970 the Health Department became acutely aware of the health service needs of the transient young persons arriving in Vancouver. Our staff visiting various hostels were alerted to these needs through close association with youngsters whose nutritional status was poor, who suffered from a wide variety of infectious disease and who were in great need of dental and mental health services.

The Health Department staff and other volunteer health professionals provided health care on their own time during the critical period (October 1970) when large numbers of youth occupied the military facilities at Jericho.

With the active support of other agencies the Health Department submitted a request to the Department of National Health & Welfare for funds to provide a comprehensive health service designed to best serve the needs of young people.

THE SERVICE ORGANIZED

In July 1971 a grant of $52,500. per year was made available. Shortly after, the three components of the service were organized -

1. Dental
A dental service 2 evenings per week was developed at Health Unit 3 (1530 West 8th Avenue). Volunteer dental students have been active in providing an augmented service under the direction of a dentist paid by the project.

2. Nursing
A field nursing service in cooperation with the Division of V.D. Control was established. Two nurses hired through this project's funds were pooled with the City of Vancouver nurse working out of V.D. Control and another nurse hired by the Province of British Columbia. These four nurses were able to assess health conditions, offer treatment and arrange referral of young people encountered in hostels, agencies and on the street.

3. Medical
A part-time physician, nurse and clerk initially worked within premises of another agency, but by January 1972 a portable building was located on the grounds of Alexandra Neighbourhood House. Since February, this clinic operating five afternoons per week has been an active and valuable back-up resource to the field nursing staff. In addition to venereal disease work it has been active in treating other infectious disease and general medical problems, and has provided a birth control service. A major health education emphasis has been preserved.

THE 1972-73 PROGRAM

Additional funds were requested to more adequately cope with the transient summer population and to provide mental health services. An increased grant of $83,438. was requested from Ottawa. On June 28, 1972, it was learned this larger grant was approved. Steps have already been taken to extend the medical clinic to a full-time 6-day per week program, to add a mental health staff and to increase the dental clinic to 5 days per week. At the end of the summer the amount of service will be reduced.

Cont'd...

Clause #1 Continued

The program continues to be developed and modified in consultation with an Agency Advisory Committee which has met monthly to discuss the coordination of this program with the services in the city that serve health and other needs of young people.

The program has, to date, been successful in reaching large numbers of resident and transient young people, providing a good quality service in a way that is both accepted and appreciated.

The project will continue until January 31, 1974. A detailed assessment of the costs of rendering health services of this particular design will be prepared. Cost comparisons with conventional health services will then be possible."

Your Board submits the above report of the Medical Health Officer for Council INFORMATION.

2. Six-Month Progress & Evaluation Report - Spring Street Project

The Director of Social Planning/Community Development reports as follows:

"City Council, when approving the 1972 Spring Street Budget, on April 18, 1972 approved a motion requesting a twice-yearly review of the Project, the first report to be submitted by the end of June this year. That report will not be ready until early August. Factors contributing to its delay were -

(a) the civic strike which delayed the completion of hiring of full-time staff until June 1;

(b) the evaluation process could not get fully underway until all staff were employed.

The evaluation is an important element of the Spring Street Project and it may provide a model for evaluating other social programs in the city. I would like to point out that the first evaluation report will have certain limitations. It will be an overview of the general progress of the project to date, including:

(a) the nature of children and families participating in the program and their behaviour patterns;

(b) a review of the methods being used to assess the degree of effectiveness of this program;

(c) a comparison of delinquent children with a control group of normal children;

(d) general indicators of the impact of the program on participants.

The first evaluation will not provide a cut and dried picture of how many youth have ceased committing delinquencies. This will have to wait for a later report. By the end of 1973 we should be able to state, in definite terms, which delinquent children have been helped and how; which ones have not been helped and why."

Your Board submits the foregoing report of the Director of Social Planning/Community Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 269

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. 3255 West 12th Avenue

A petition, with the complainant being Mrs. E.M. Davie, has been received with respect to a basement suite in the above-mentioned building.

The Director of Permits and Licenses reports as follows:

"On February 22, 1972, a report was submitted to Council as a result of complaints from Mrs. Davie. At the time of the report, an application had been made by the owner of the building for consideration under City Council's Hardship Policy. This application was considered and approved by Council on March 7, 1972.

When the new petition was received, re-inspection was made of the building on June 20, 1972, at which time it was found that the conditions, as approved by City Council under the Hardship Policy, had not changed. The basement dwelling was occupied by the owner and their four (4) children, and the main floor was occupied as one dwelling unit.

A further letter of complaint was received from Mrs. Davie on June 19, 1972, regarding an addition being made to the building. Our inspection services report that a concrete stub wall has been installed around the base of the existing sundeck, but there is no evidence of any additions being made to this building.

In view of the decision made by City Council in respect to the Hardship Policy, it is recommended that no action be taken and that a copy of this report be forwarded to Mrs. Davie."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. 1073 East 35th Avenue - Mrs. D. Grimes

A letter from Mrs. D. Grimes (copy attached), a tenant on the main floor of the building at the above-noted address, has been received requesting consideration under City Council's Hardship Policy to retain a basement suite in the above building. The Director of Permits and Licenses reports as follows:

"On March 15, 1972, inspection was made of the building where it was found that the basement contained a housekeeping unit. The occupants of this unit stated that their rent is paid directly to the registered owner. The main floor contains one dwelling unit which is occupied by Mrs. Grimes and her children. From an interview with the occupants of the basement accommodation, it is apparent that they are unwilling to make an application to City Council for consideration under the Hardship Policy as both are fully employed.

From the above information and Mrs. Grimes' letter, it is apparent that Mrs. Grimes is not receiving any income from the basement accommodation but only anticipating that if this accommodation is discontinued she may have to pay higher rent for her accommodation.

In view of the above, Mrs. Grimes is writing on an anticipated hardship and therefore her case does not come within the terms of reference of the Hardship Policy at the present time.

Continued ...

Clause No. 2 continued

It is recommended that the City Building Inspector proceed to enforce the Zoning and Development By-law in the normal manner and that a copy of this report be forwarded to Mrs. Grimes."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

3. Grain Elevator - 2700 Block Wall Street

The Director of Planning & Civic Development reports as follows:

"A letter dated March 23, 1972 was received from the Hastings Community Association respecting the grain elevator on Wall Street. The association suggested that the Park Board could possibly convert this area into a small park or some sort of lookout point. The association also asked whether Council has any time set for the demolition of this 'eyesore'.

Regarding the future use of this property for park purposes, on June 15, 1971, Council approved a report of the Board of Administration dealing with the unused grain elevator. The Board of Administration suggested and Council agreed that the following course of action be followed:

'(a) The N.H.B. be informed that City Council is of the opinion that this derelict grain elevator is an eyesore and is detrimental to the amenity of the neighbourhood; and that the Council support the Cassiar Ratepayers Association in their efforts to obtain the removal of this non-conforming use;

(b) The N.H.B. be informed that after demolition of the grain elevator by the N.H.B. the City would be interested in acquiring or leasing the site for a nominal sum for park purposes;

(c) That this report be forwarded to the Board of Parks and Public Recreation for its concurrence and support.

It is further recommended that should the course of action recommended in (b) above prove to be unacceptable, then the N.H.B. be requested to remove the buildings as soon as possible, thus making the lots on Wall Street available for residential purposes.'

The Board of Parks and Public Recreation were advised of Council's action and at their meeting on June 28, 1971, passed the following:

'RESOLVED: THAT the City Council be advised the Board is interested in them acquiring the property for park purposes on a lease basis, and will submit proposals for development of the property in the near future.'

On July 27, 1971 a report was submitted to Council recommending that the Board of Parks and Public Recreation be (a) thanked for their support as expressed in their resolution of June 28th, and (b) be advised that no response from the N.H.B. to the proposals of Council's action of June 15th have been received at this time. At this meeting Council passed the following motion:

'THAT Clause 1 of the report of the Board of Administraiton dated July 23, 1971, be adopted;

Clause No. 3 continued

FURTHER THAT the Board of Administration be instructed to continue to press for a satisfactory solution to this matter, and His Worship the Mayor, or his Council nominee, pursue the matter also at the appropriate political level.'

The question of demolition of this property is a matter which is under the jurisdiction of the N.H.B. It is understood that the N.H.B. have awarded a contract for the demolition of the building. It is expected that demolition will be under way within a week and it is anticipated that it should be completed within about ninety days."

Your Board submits the report of the Director of Planning & Civic Development for the INFORMATION of Council.

RECOMMENDATION

4. False Creek:
Information Pamphlet

The Director of Planning and Civic Development reports as follows:

"On May 16, 1972, Council resolved as follows:

'Your Committee further recommends that the Vancouver City Planning Commission, the Special Committee on False Creek and the Department of Planning and Civic Development be requested to prepare as quickly as possible a digest of the report for wide public circulation. The necessary funds for this digest to be the subject of further report to Council.'

This matter has been discussed at length by the Chairman of the Special Committee on False Creek and by the Director of Planning. It was concluded that because of the nature of the work and because of the present very heavy work load on the department, the only realistic way to publish such a document was to retain outside help.

Accordingly, further discussions were held with Mr. Bud Elsie, B.C. Manager of The Public Relations Services Limited, who was asked to submit suggestions as to how such a pamphlet could be distributed and what the cost should be. Mrs. Hilda Symonds, Chairman of the Vancouver City Planning Commission Committee on False Creek, has prepared a first draft of the copy for the pamphlet.

Of the various methods possible, the recommended system is to print a four-page, 10 x 14" pamphlet with a total run of approximately 75,000 copies to be handed out at community centres, libraries, the PNE, City Hall, etc., and sent home with school children at the beginning of the fall term. A rough cost estimate suggests that the printing would be $7,000, the fee for public relations services approximately $1,200, and art work and miscellaneous would cost approximately $500.

On behalf of the Chairman of the Special Committee on False Creek, the Chairman of the Vancouver City Planning Commission Committee on False Creek and the Director of Planning and Civic Development, it is RECOMMENDED that an amount of $9,000 be made available for the printing of an information pamphlet on False Creek, the arrangements to be made to the satisfaction

cont'd . . .

Clause No. 4 continued

of the Chairmen of the Special Committee on False Creek and the Vancouver City Planning Commission Committee on False Creek."

The Comptroller of Accounts advises that no funds are provided in the Planning and Civic Development budget for the preparation of this report and if approved the $9,000 would be provided from Contingency Reserve.

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 269-270

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS:

1. Authority to Settle Claims

The Corporation Counsel reports as follows:

"Under present administrative procedures, the Corporation Counsel is authorized to settle claims brought against the City up to the value of $50.00; claims between $50.00 and $500.00 may be settled under the authority of the Board of Administration; and claims in excess of $500.00 require the approval of Council.

Over the past year there have been approximately two dozen minor claims between $50.00 and $100.00. Examples of these are paint spray damage to cars, minor injuries due to falls for which the City appears to be responsible, and minor damage to fences, garages, etc., by city vehicles.

If the ceiling for the Corporation Counsel's authority were raised to $100.00 it would alleviate processing these and involving the Board of Administration. Council might also wish to consider raising the authority of the Board of Administration, but generally speaking there are seldom more than two or three claims per year which exceed $500.00.

I would therefore recommend that the authority of the Corporation Counsel to settle claims be raised from $50.00 to $100.00."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

2. Civic Litigation

The Corporation Counsel reports as follows:

"Under existing procedures, the Corporation Counsel is required to obtain the approval of the City Council before he may commence any lawsuits in the name of the City. A great many of these lawsuits are very clear-cut, and in most cases are commenced solely for the purpose of forcing the collection of debt or other sums owed to the City, and in such clear-cut cases it seems unnecessary to bring into play all the administrative machinery.

The other aspect of civic litigation involves lawsuits or other litigation brought against the City and associate Boards, etc. In 1957 Council dealt with this aspect by authorizing the Corporation Counsel in essence to take all steps necessary for the protection of the interests of the City when actions or proceedings are commenced. As this was some 14 or 15 years ago I would like to recommend that this procedure be updated.

Accordingly I would recommend as follows:

/continued . . .

Clause #2 Continued

A. With respect to commencing litigation in the name of the City:

(a) that in cases of debt collection (e.g. rentals, business tax and similar straight debt situations), the Corporation Counsel be authorized to commence appropriate proceedings to recover debts owed to the City;

(b) that in cases of damage claims (e.g. recovery of damage to bridges, fire hydrants, city vehicles, etc.), the Corporation Counsel be authorized to commence actions to recover damages suffered by the City in cases where any counter-claim, if brought, would not involve expense to the City (e.g. insurance protection on vehicles).

(Note: It would be the intention to seek Council authorization to commence an action if it were contemplated that the defendant might have a counter-claim involving expense on the part of the City if the counter-claim or part thereof were successful.)

B. With respect to actions brought against the City, I would recommend that upon commencement of any action or proceeding wherein the City of Vancouver is named either alone or in conjunction with any civic board, official, elected representative, or employee of the City, or any person under the jurisdiction of the City or such board, the Corporation Counsel be authorized to take such steps as may, in his opinion, be necessary and requisite in connection with the interests of such named defendants in such actions or proceedings, and shall report to Council from time to time as necessary with respect to any action taken.

C. With respect to actions brought against Civic Boards (e.g. the Board of Variance, the Park Board, the Board of Police Commissioners, etc.) or any employee or person under the jurisdiction of such Board, I would recommend that the Corporation Counsel be authorized to take such steps as may, in his opinion, be necessary and requisite in connection with the interests of such named defendants in such actions or proceedings, and shall report to Council from time to time as necessary with respect to any action taken.

If the above proposals are adopted, then I would further recommend that the resolution of July 2nd, 1957, be rescinded."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 270

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Pacific National Exhibition - Traffic Access and Parking
Letter from Vancouver East New Democratic Party

The City Engineer reports as follows:

"In a letter dated June 6, 1972, Michael A. Lebowitz, Acting President of the Vancouver East New Democratic Party requests that Council reverse its recent decision to expand PNE entrances and exits in order to disperse more automobile traffic along adjoining streets.

On May 30, 1972 City Council considered a Board of Administration report dated May 12, 1972 (copy attached) respecting the above matter and after hearing from a representative of the Pacific National Exhibition, Council passed the following resolution:

'That (a) it be proposed to the Pacific National Exhibition that they proceed with the work involved within the P.N.E. grounds referred to in the Board of Administration report dated May 12, 1972, and in particular, development of the central area with both a landscaped area and the existing parking;

(b) proposed restricted parking for residents only be referred to the Official Traffic Commission for detailed consideration;

(c) confirmation of the use of certain residential streets, as recommended in the N.D. Lea report for dispersal of traffic from the P.N.E. grounds be approved with the exception of the involvement of the following streets to the west: Pandora Street, Dundas Street, Cambridge Street, which particular streets be referred to the Official Traffic Commission for consideration in this regard;

(d) if the Pacific National Exhibition wishes to proceed, the Pacific National Exhibition assume the cost of improvements on the street allowance at the gates, estimated to be $32,000.'

Item (b) of the above resolution together with the possible use of three local streets on the west side, i.e. Pandora, Dundas and Cambridge Streets were referred to the Official Traffic Commission and the Traffic Commission has not yet met to deal with this matter.

The letter from the Vancouver East New Democratic Party appears to deal with the decision taken by Council on all aspects of the report and therefore is referred to Council for CONSIDERATION."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the letter from M. A. Lebowitz are circulated for the information of Council).

RECOMMENDATION:

2. Closure of Exhibition Park Before and After Pacific National Exhibition 1972

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED that in accordance with the request of the Pacific National Exhibition dated May 4th, 1972, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight Saturday, August 12th until midnight Friday, September 8th, 1972."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

INFORMATION:

3. Complaint Re Abandoned Vehicle - 2000 Block Barclay Street

The City Engineer reports as follows:

"In a letter to City Council, Mr. Ivor Parry of 2040 Barclay Street requested that the Street and Traffic By-law be amended to deter people from abandoning vehicles on city streets. At the time of his complaint, a car had been parked in his block for some six weeks, causing him to believe it had been abandoned.

Under the Street and Traffic By-law (Section 72) it is an offence to abandon a derelict vehicle on any street, and the City Engineer or Chief Constable is authorized to remove and dispose of it.

The procedure for dealing with abandoned vehicles such as this is that the Police Department attempts to locate the registered owner and arrange for him to remove the offending vehicle. If this fails, the Police will have the car removed themselves and disposed of by public sale.

Accordingly, there is no need to amend the By-law to deal with abandoned vehicles.

In this particular case there appears to have been some misunderstanding at the time of the complaint. However, the Police subsequently investigated the matter and found that the car had not been abandoned, and notified Mr. Parry accordingly."

Your Board submits the matter to Council for INFORMATION.

(Copies of Mr. Parry's letter dated February 18, 1972 together with newspaper clipping are circulated for Council's information).

FOR COUNCIL ACTION SEE PAGE(S) 270

FINANCE MATTERS

CONSIDERATIONS

1. Police Department - Motorcycle Drill Team Participation - Seattle Seafair Parade

The City Clerk reports as follows:

"Under date of June 26, 1972, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting on April 27, 1972:

> 'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide $200 to assist in deferring expenses involved.'
>
> The Board of Police Commissioners resolved:
>
> 'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair parade on July 28th, 1972 and to provide the sum of $200 toward the expenses.'

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

April 1971 June 1970 July 1968 July 1967 July 1966	Police Motorcycle Drill Team Participation - Seattle Seafair Parade - $200 approved."

Your Board submits the foregoing for the CONSIDERATION of Council.

2. The Playhouse Theatre Company: Booth - City Hall

The Playhouse Theatre Company has requested permission to place a display consisting of a 4' x 4' stationary display booth, a 6' diameter revolving display and a small automobile in the Main Lobby of the City Hall. The date for the display is from July 24th, 1972 to July 29th, 1972.

The Director of Permits and Licenses reports as follows:

> "Last Year Council approved the request from The Playhouse Theatre Company to locate a display booth in the Main Lobby of the City Hall for a 10-day period.
>
> This year, The Playhouse Theatre Company is attempting to enlarge its display; however, this Department feels that the space is too restrictive for the additional items, and that they are incompatible with the Main Lobby.
>
> It is suggested that The Playhouse Theatre Company be given permission to locate the same display booth as last year in the Main Lobby, City Hall."

Your Board places the matter before Council for CONSIDERATION.

RECOMMENDATIONS

3. Use of Schwesinger Legacy

Dr. Gladys C. Schwesinger (1893-1964), a native of Vancouver and graduate of U.B.C. left 12½% of her estate to the City Archives. The funds in question were received by the City in 1965 and a Council resolution of 26 October that year directed that the use and disposition of these funds be referred to the Board of Administration for report and recommendation at the appropriate time, the funds to accumulate interest at 4% per annum in the interim.

The City Clerk reports that the Archivist has submitted the following report.

'I. POLICY

Dr. Schwesinger directed that 12½% of her estate be left to the City Archives "to further research, accumulation of data, writing and publication of the history of Vancouver, B.C., from the earliest days of its settlement, and for suitable housing and storage of the City Archives." There are two main intentions revealed in this wording: namely the desire for collection and dissemination of Archival materials relating to the history of Vancouver, and secondly the desire that such materials be properly housed and cared for.

Disposition of these funds should be guided by two things; the wording of the legacy itself and the policy statement for the City Archives passed by Council on 23 November 1971 (Statement of Purposes and Objectives.)

In addition to these intentions, the policy statement referred to above emphasizes that "The primary responsibility of the Division (Archives Division of the City Clerk's Office) is the assembly, organization, cataloguing and preservation of the public records of the City of Vancouver...". Associated responsibilities relate to the assembly, organization, cataloguing, preservation and development of the collections of non-public records as well as the provision of reference service to both public and non-public parts of the collections.

With these objectives and responsibilities in mind, the funds should be used to supplement basic programmes and systems being established within the terms of the policy statement, and in particular, to strengthen and enrich the manner in which the City Archives develops the collections, cares for them and provides reference to them.

II. DISPOSITION

As of 31 December 1971 the legacy plus accumulated interest totalled $39,746.86. Based on the foregoing, the funds should be divided to provide for (1) collections development and access and (2) collections preservation, the suggested breakdown to be as follows:

A. COLLECTIONS DEVELOPMENT AND ACCESS

Publication purposes	$15,000.00
Purchase purposes	5,000.00
Audio history	3,000.00
Display	1,000.00
Total	$24,000.00

Cont'd...

CLAUSE NO. 3 (continued)

B. COLLECTIONS PRESERVATION

Microfilm processing	$ 2,000.00	
Conservation equipment	10,000.00	
Miscellaneous items being the balance relating to the care and storage of the collections	4,000.00	(approximately)
Total	$16,000.00	

III. EXPLANATION

A. COLLECTIONS DEVELOPMENT AND ACCESS

The funds for publication purposes would make it possible to publish, from time to time, pamphlets on particular aspects of the City's history, as well as inventories and other finding aids to the collections which would assist in providing reference to a very large body of material. Since all these items would be saleable to schools, libraries and researchers, the funds could be replenished to some extent, although not completely, from such sales.

The funds for purchases would enable the Archives to acquire documents, photographs, maps, historical paintings and other materials relevant to the City's history, by private sale or public auction so that these may strengthen existing public and private records.

The funds for audio history would make it possible for the Archives to preserve, on audio tape, the memories, opinions and sound of contemporary civic business leaders, politicians, sports figures, community leaders, artists and others. This would be a particularly interesting and modern method of meeting Dr. Schwesinger's desire for "the accumulation of data".

It is also important that the public have an early opportunity to see some of the fine items in the collections. The sum under "display" would provide for this.

B. COLLECTIONS PRESERVATION

The use of microfilming as a conservation and space saving tool has been successfully tested by many archives in the last twenty years. There are a number of public series, notably the minutes of Council and the by-laws, which would be ideally suited to duplication by microfilm. The microfilm copy would be an excellent security measure as well as a compact and easily handled reference tool.

I have not yet proposed a full list of conservation and storage equipment but the following is indicative:

1) Static dust eliminating machine for cleaning negatives

2) PH (acidic-alkaline) indicator for testing PH of paper, glass, plastic etc.

3) ultrasonic cleaner for cleaning old negatives and prints

4) storage cabinets for audio tapes

5) construction of listening booth for audio tapes

6) microfilm reader-printer

7) map storage cabinet

Cont'd.....

CLAUSE NO. 3 (continued)

The balance of the available funds should be applied to various purposes directly associated with the preservation of certain item(s); for example, transferral of existing nitrate based photographic negatives to acetate safety film, restoration of historical paintings, purchase of specialized acid-free cardboard containers for maps, documents or engravings.

RECOMMENDATION

It is suggested that the funds for publication, purchase and other purposes be set aside and expenditures made from them from time to time in accordance with the purposes set out in this report at the request of the City Archivist with the approval of the City Clerk. It is anticipated that these expenditures would occur over a period of several years. '

With respect to the above, the Corporation Counsel reports as follows:

> "The suggestion as to the use of the funds received by the City by reason of the bequest dealt with in this report appears to comply with the terms of the trust."

With respect to the above, the Deputy Director of Finance reports as follows:

> "The funds have been held in the City's General Suspense Account since the Council action of October 26, 1965, and have accumulated interest at 4% per year. If Council approves the City Clerk's report re the use of the funds, I recommend that they be transferred to a specific General Ledger Account, from which expenditures can be made on the authority of the City Clerk and the City Archivist, within the terms of the purposes approved by Council. Further, as the funds will be spent over a period of years, I would recommend that the account receive 4% interest each half year on the unspent balance as at June 30th and December 31st each year."

Your Board RECOMMENDS that the report of the officials respecting the use of the Schwesinger legacy be adopted.

4. Investment Matters - (Various Funds) - April and May, 1972

(a) Security transactions during the months of April and May, 1972

(a) TRANSFER DEBT CHARGES EQUALIZATION FUND TO GENERAL AND CAPITAL ACCOUNT

Transfer of B.C. Hydro & Power Authority 7% Parity Bonds due September 1, 1975 from Debt Charges Equalization Fund to General and Capital Account to Meet Protfolio Requirements

Date	Type of Security Bonds Transferred	Maturity Date	Maturity Value	Price	Cost	Terms Yrs./Mos.	Annual Yield
Apr. 7	B.C. Hydro & Power Auth. 7% Parity Bond	Sept. 1/75	$100,000.00	$101.75	$101,750.00	3/5	6.42

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for April and May, 1972 be confirmed.

5. Overtime Help Required After Strike - Internal Audit

The request of the Internal Auditor for overtime work required after the strike was omitted from the report of June 30th submitted to Council on this matter.

The Internal Auditor requests a total of $6,242 for overtime to ensure that the full audit program can be completed in those areas which were operational during the strike.

The Director of Finance has reviewed the detailed estimates and justifications submitted by the Internal Auditor and recommends a sum of $5,000 be approved for staff overtime to ensure that specified audit programs be completed.

Your Board is in agreement with the RECOMMENDATION of the Director of Finance.

CONSIDERATIONS

6. Complimentary Tickets - Young Voyageur Group

The City Clerk reports as follows:

"The Principal of Handsworth Secondary School in North Vancouver is requesting that complimentary tickets for the Planetarium and Maritime Museum be issued to some forty-six student exchangees under the Shawinigan-North Vancouver Young Voyageur Programme.

Council has recently approved of similar requests from Windermere School and from the Canadian Council of Christians and Jews with respect to visiting students."

Your Board submits the foregoing request from Handsworth Secondary School for the CONSIDERATION of Council.

7. Older Boys' Parliament - Grant Request ($500.00)

Your Board submits the following report of the Director of Social Planning/Community Development:

"The Older Boys' Parliament of British Columbia, founded in 1924, is a training program in leadership and social responsibility for boys aged 15 to 21 years. It also operates a summer camp at Shawnigan Lake, Vancouver Island, for 'underprivileged' boys between 9 and 12 years of age. The grant request of $500.00 is to help cover their costs of operating this summer camp.

The total budget for the summer camp is $2,000.00. Half this amount has been received from private sources and $500.00 from the Provincial Government. The City is asked to match the Provincial grant.

Mr. George Cadman, Provincial Secretary of the Older Boys' Parliament of British Columbia, estimates that 85% of the boys at camp came from Vancouver. A copy of Mr. Cadman's letter is attached.

During the past few years, the Director of Social Planning/ Community Development has discouraged local organizations from requesting funds from the City to subsidize summer camp programs. The reason being that funds are likely to be available from other sources, particularly service clubs. Also, on the few occasions that grant requests to subsidize summer camp programs were submitted to Council, they were not approved.

The Director of Social Planning/Community Development submits the Older Boys' Parliament grant for $500.00 for its summer camp operations for CONSIDERATION of Council."

Your Board concurs with the foregoing report of the Director of Social Planning/Community Development.

RECOMMENDATIONS

8. Financial Statements and Annual Reports 1971

The Director of Finance reports as follows:

"Copies of the Financial Statements and Annual Reports for the year 1971 have been received and distributed to the members of City Council.

Recommended that the Annual Report for the year 1971 be formally received."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 271-272

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 14, 1972

RECOMMENDATIONS

1. Classification Review - One Clerk II Position, Traffic Paint Shop, Traffic and Transportation Division, Engineering Department

The Acting Director of Personnel Services reports as follows:

"At the request of the Superintendent of the Traffic Paint Shop, I have reviewed the duties and responsibilities of the above-mentioned position.

This position was established by City Council on May 14, 1968. The Assistant City Engineer, Traffic and Transportation Division, now reports that the duties of the Clerk II position have been altered. He states that the Planning and Control Division reviewed the Accounting procedures in the Traffic Paint shop and recommended that the Clerk II assume responsibility for completing time sheets showing cost of jobs, calculating monthly overhead charges and preparing transfer entries. These activities were previously done by other branch personnel.

The incumbent performs varied and moderately difficult clerical work with relatively little close supervision. He maintains daily costs of charges for jobs ensuring that the correct appropriation numbers are used, posts time for labour and salaried personnel, prepares a daily record of hired equipment costs, receives telephone calls and radio requests and provides work crews and the public with the required information, maintains and completes records relating to vacations, sickness, W.C.B. reports, vehicle damage reports, prepares costs of a variety of projects such as the removal/installation of school traffic signs, purchases material as required, calculates overhead costs and prepares transfer entries debiting customer accounts and crediting the Paint Shop operating accounts. The majority of this work falls substantially within Class Specification No. 025, Clerk III and I recommend that the position be so classified effective November 1, 1971.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1971 2nd half rates and including fringe benefits at 10% will be $1,980.

The cost of this proposal for two (2) months in 1971 will be $68.00. The Comptroller of Accounts reports that the additional funds, estimated at $380.00 for twelve (12) months (1971 2nd half rates), are available within the 1972 Departmental budget.

This report has been discussed with the City Engineer and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY OF RECOMMENDATIONS

Incumbent	Present Classification	Proposed Classification	Effective Date
J. R. Woods	Clerk II P.G. 12 ($451-537) * Plus two pay grades for longer hours and in lieu of rest periods.	Clerk III P.G. 17 ($563-673) * Plus two pay grades for longer hours and in lieu of rest periods.	Nov. 1, 1971

* 1971 2nd half rates

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

2. Vacant License Inspector's Position

The Co-ordinator of Data Processing and Systems reports as follows:

"There is a vacant License Inspector position in the Permits and Licenses Department. I am now reviewing the procedures and organization of the License Section and expect to report my recommendations concerning a reorganization and a realignment of duties of the License Inspectors prior to the end of August.

I, therefore, recommend that the vacant position not be filled until that report is dealt with by Council."

Your Board RECOMMENDS that the recommendation of the Co-ordinator of Data Processing and Systems be approved.

3. Roster of Conferences - Provincial Courts Department

The Provincial Court Administrator reports as follows:

"When the Court Clerks Department was separated from the control of the Board of Police Commissioners and became a separate Provincial Court Department, no roster of Conferences was established for it. Listed below are a number of Conferences appropriate for this Department:

Canadian Bar Association (National)

A forum for law reform in terms of court administration and costs of court operation.

Canadian Association of Chiefs of Police (National)

This body proposes legislative changes in police operations affecting Court administration and its cost.

National Institute of Municipal Law Officials (National)

Deals with Municipal law generally and would include the administration of the enforcement of by-laws - this would be reflected in the cost of operation of our courts.

Law Society of B.C. and B.C. Section Canadian Bar (Regional)

Resolutions from these groups (conventions held together) are presented to the Provincial Government on matters affecting the operation of the Provincial Courts and the attendant cost.

Municipal Officers Association of B.C. (Regional)

This group works for uniformity in administrative procedures in B.C. Municipalities and for education of personnel for the many and varied Municipal positions, including those of the Provincial Courts.

The District Judge concurs in the suitability of these Conferences.

I RECOMMEND that the following Conferences be authorized for the Provincial Court Department.

Cont'd...

Clause No. 3 (continued)

NAME OF CONFERENCE:	Nat.	Reg.	No. Authorized to Attend
Canadian Bar Association	1		1
Canadian Association of Chiefs of Police	1		1
National Institute of Municipal Law Officials	1		1
Law Society of B.C. (B.C. Sec. C.B.A.)		1	1
Municipal Officers Assoc. of B.C.		1	1

Report of Administrative Analyst

I have reviewed the Conferences recommended by the Provincial Court Administrator and concur that they are appropriate to the Department.

City Council at its meeting of May 27, 1969 adopted a roster of conferences for all City Departments - which at that time did not include the Provincial Court Department as it was then the responsibility of the Vancouver Board of Police Commissioners.

I recommend that the Roster for the Provincial Courts Department be established at:

1 - National Conference

1 - Regional Conference

each year commencing in 1972.

The funds for conferences for 1972 for the Department in the amount of $630.00 have been approved as budget item and no further funds are required.

Your Board RECOMMENDS that the recommendations of the Provincial Courts Administrator and the Administrative Analyst be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 373

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 14, 1972

INFORMATION

1. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
456 E. Cordova Lot 12, Blk. 57, D.L. 196	Single Men's Hostel Site Authority to demolish B/A P.M. Dec. 3/71 Item 2, R/C Dec. 7/71	(P. & B. Demolitions) P. Blackall	$1,125.00	531/1251
1648 Napier St. Lot 8, Blk. 38 D.L. 264A	Britannia	John Cayer	$ 474.00	531/1218
1637 William St. Lot 19, Blk. 38 D.L. 264A	Britannia	John Cayer	$ 999.00	531/1217
		+ Garage demolition	$ 75.00	
864 Bidwell Lot 7 Ctr. 40' Blk. 57, DL 185	West End Community Centre & Senior Citizens	Paul Bulych	$3,450.00	649/1102

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

RECOMMENDATIONS

2. Sales Residential
Champlain Heights

RECOMMENDATION

Recommended that the following offers to purchase residential lots in Area "B" of Champlain Heights at a pre-determined fixed price, as received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council.

re: Lots 73, 82 & 85, D.L. 334, G.1., N.W.D.
B/S Kinross Street, North of 62nd Avenue
Zoned RS-1

(continued)

Clause No. 2 (Continued)

Name	Lot	Approx.Size	Sale Price	Terms	Conditions
David and Davena Fong	73	Irregular 6,719 sq.ft.	$16,700.00	City Terms @ 9%	Nil
Henry Bliefernich	82	Irregular 7,314 sq.ft.	$16,600.00	Cash	Nil
Eric Krause	85	Irregular 8,694 sq.ft.	$16,500.00	City Terms @ 9%	Nil
re: Lot 86, D.L. 334, G.1., N.W.D., Plan 14240 W/S Doman Street N. of 62nd Ave. Zoned RS-1					
Jaswant Singh	86	Irregular 8,251 sq.ft.	$16,500.00	City Terms @ 9%	Easement over Westerly 10'
re: Lot 130, D.L. 334, G.1., N.W.D., Plan 14240 N/S 60th Avenue between Doman & Brooks Streets Zoned RS-1					
Eric Krause	130	Irregular 9,646 sq.ft.	$16,500.00	City Terms @ 9%	Nil

CONSIDERATION AND RECOMMENDATION

3. Sale of Property
1121 Union Street

The Supervisor of Property & Insurance reports as follows:

"In 1969 the City acquired Lot 30, Block 21, Subdivision A, D.L. 182, situated on the North side of Union Street between Glen and Vernon Drives for highway purposes, as it was anticipated that the City would proceed with the Union-Adanac Diversion. This proposal however, was abandoned and no further properties were purchased in this block.

The lot is 25' x 122', zoned M-1, and is the only City-owned Lot in the block. The house on the property, which currently rents for $90.00 per month, is in very poor condition.

The City has received an offer to purchase Lot 30 from the owner of the adjacent Lots 31 and 32 lying to the West. The prospective purchaser has agreed to consolidate Lots 30, 31 and 32 to form one parcel and also to demolish all structures on Lot 30 within sixty days from date of sale. The owner of Lot 29 abutting the eastern boundary of the City-owned lot has advised this department that he has no interest in purchasing the City's lot. Under the circumstances, the Director of Planning has released Lot 30 for sale to the owner of Lots 31 and 32 for consolidation. The offer to purchase for the sum of $14,000.00 plus a proportion of the current year's taxes, registration fees and $150.00 towards the cost of plans and documentation, is considered fair and reasonable, and reflects market value for the area.

(Continued)

Clause No. 3 (Continued)

CONSIDERATION

The direct sale of this City-owned lot is presented to Council for its consideration.

RECOMMENDATION

If Council approves the direct sale then it is recommended that Lot 30 Block 21, Subdivision A, D.L. 182, Group 1, N.W.D., Plan 355 be sold to the owner of abutting Lots 31 and 32 for the sum of $14,000.00, plus a proportionate part of the current year's taxes, registration fees and $150.00 towards the cost of plans and documentation, subject to the following conditions:

(1) the consolidation of Lots 30, 31 and 32;

(2) demolition by the purchaser of all structures on Lot 30 within 60 days from the date of sale. Conveyance to be withheld until the demolition is completed;

(3) the existing month-to-month tenancy of Lot 30;

(4) that the purchaser enter into a bulkhead agreement with respect to the consolidated site, the property being approximately 3' above street level;

(5) the date of sale to be the date of Council's approval.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for its consideration and recommendation.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contracts to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1663 Barclay St. Lot 24 W½, Blk. 57, D.L. 185	West End Community Centre	Sam Nep	$2,500.00	649-1102
7045 Boundary Rd. Lots 10 & S½ 9 & 11, Blks 1-3, NE¼ D.L. 335	Replotting S.E.Sector	R.Shortreed	$ 949.00	4812/75

(Continued)

Clause No. 4 (Continued)

3412 East 54th Ave. Lot 1, N.Pt. of NW¼ D.L. 335	Replotting S.E.Sector	F. Martin	$ 475.00	4812-75

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATIONS

5. Acquisition for Rupert Park Extension
1502 Rupert Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Lots 1 & 2, Block 3, D.L. Sec. 29 T.H.S.L., is required for the proposed Rupert Park Extension, confirmed by City Council, May 9th, 1972.

Reference is made to the report of the Director of Planning & Civic Development regarding Rupert Park Extension, contained in Board of Administration report dated April 26th, 1972. The Director of Planning advised that two applications to subdivide these two lots into three 35.6 ft. lots had been received on two separate occasions, namely, February 21st, 1971 and March 23rd, 1972. He also reported that approval of said subdivision would lead to the erection of three new houses in this future park area. It is to be noted that these lots are located in an area which consists predominately of lots with 33 ft. frontage.

The premises on Lot 1 comprise a one-storey and part basement frame dwelling with a main floor area of 480 sq. ft., erected in 1935 on a site 55.8' x 127', zoned RS-1. This dwelling has 3 plumbing fixtures, a patent shingle roof, shingle exterior walls, concrete foundation, concrete basement (2/3 of area) and is heated by an oil stove. The condition of this dwelling is average for age and type. The owner occupies the dwelling and will remain as a tenant after acquisition. The Parks and Public Recreation Superintendent advises that occupancy will be allowed for at least one year.

Negotiations with the owner confirm that she is prepared to sell for the sum of $22,700.00, as of June 30th, 1972, subject to remaining as a tenant until she finds alternate accommodations, but no longer than the date the property is required for Park purposes. This price represents a fair and reasonable value for this property.

Lot 2 is a vacant lot, 51' x 127', zoned RS-1.

Negotiations with the owner confirm that he is prepared to sell for the sum of $20,800.00 as of June 30th, 1972. This price represents a fair and reasonable value for this property, particularly in light of its subdivision potential.

(Continued)

Clause No. 5 (Continued)

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the following sums:-

Lot 1 ..... $ 22,700.00
Lot 2 ..... $ 20,800.00

on the foregoing basis, chargeable to Code # 4189."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for West End Community Centre and Senior Citizens' Housing Project
1676 Haro Street

The Supervisor of Property and Insurance reports as follows:-

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971, authorizing the expropriation of the remaining properties in Block 57, D.L. 185 required for the West End Community Centre and Senior Citizens' Housing Project, including Lot 6 Except the East 22 feet, Block 57, D.L. 185, known as 1676 Haro Street.

These premises comprise a 2½ storey and partial basement frame rooming house with a main floor area of 1,431 sq. ft., erected in 1900 on a site 44' x 131', zoned RM-4. The 16 rooms in this structure have been converted into 4 suites, 5 housekeeping units and one sleeping room. This improvement has 31 plumbing fixtures, a patent shingle roof, stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. Said structure is in good condition for age and type.

Following extensive negotiations, the owner has agreed to sell for the sum of $80,000.00 as of September 30th, 1972, subject to the owner receiving an advance payment of $40,000.00 upon delivery of a registrable deed in favour of the City of Vancouver, and subject further to the owner undertaking to remove the existing building from the site not later than October 27th, 1972. This settlement is considered to be realistic, and has been endorsed by the City Solicitor. Said settlement is further confirmed by independent appraisals. The above transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $80,000.00 on the foregoing basis chargeable to Code #649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 273-275

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 18, 1972

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, July 18, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Adams, Bird, Broome, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Calder
Alderman Hardwick
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Sweeney,
SECONDED by Ald. Adams,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

Area Generally Bounded by King Edward Avenue, Arbutus Street, Valley Drive, Eddington Drive and Nanton Avenue

The City Council, on October 7, 1969, following a Public Hearing on the matter, passed the following motion:

"THAT the area known as the unsubdivided portion of D.L. 526 and Lot 1, Block 92, D.L. 526, bounded by King Edward Avenue, Arbutus Street, Normandy Private Hospital, Prince of Wales Secondary School site and Valley Drive, be rezoned from RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, subject to a scheme of development being submitted through the Director of Planning, for approval by Council".

The Board of Administration submitted a report to Council on April 10, 1972 on the revised scheme of development and a request to further amend the original application by adding two additional uses (personal care home and private hospital). The Council referred the requested amendment to this Public Hearing.

In the meantime the applicants, Marathon Realty submitted a revised scheme of development providing a public park of approximately 3½ acres and the re-location of some town house and apartment buildings.

It was noted that the zoning was RS-1 One Family Dwelling District and that the proposed zoning will be CD-1 Comprehensive Development District.

Following an explanation by the Deputy Director of Planning and Civic Development, the Council heard the following delegations:

(a) Arbutus Home Owners Association - Mr. J.J. Volrich

The Association made a number of proposals as outlined in a brief circulated such as:

cont'd....

Lands bounded generally by King Edward Avenue, Arbutus Street, Valley and Eddington Drives continued:

(i) Building height adjoining arterial streets to be no more than 3 storeys

(ii) One-half of the residential accommodation to be designed for families

(iii) The amount of water area to be substantially reduced

(iv) Minimized disruption during construction

(v) Particular attention to safe pedestrial crossings on adjoining streets

(b) Citizens Council on Civic Development - Mr. H. Weinreich

Generally approving of the revised scheme of development

(c) Mrs. McKechnie

Commenting as to why construct a theatre and a medical dental building in the complex when there are like facilities in the immediate area.

(d) Representatives of Marathon Realty also addressed the Council.

On a question raised the Deputy Director of Planning and Civic Development advised the Council that the scheme did include two 6-storey buildings which were included in the original plans but had been omitted in error from the present current reports.

There being no further delegations it was,

MOVED by Ald. Broome,
THAT the application by Marathon Realty to amend the previously approved application by:

(i) adding the following uses after the use "Offices":

Personal Care Home
Private Hospital (Medical Services Only)

(ii) reducing the affected area by deleting Lot 1, Block 92, District Lot 526

be approved, subject to the following conditions:

(a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - March 14, 1972'.

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:-

- The landscaping and treatment of all open portions of the site being to a high standard, including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard to be given to the periphery of the site adjacent to the City Streets.

- The location of all on-site parking areas and the location, design and treatment of any proposed carports.

cont'd....

Lands bounded generally by King Edward Avenue, Arbutus Street, Valley and Eddington Drives continued:

- The provision, design and location of suitable off-street loading and unloading facilities.

- The provision of suitably designed garbage collection facilities to serve the whole development.

- The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.

- All site lighting including any desired illumination of the off-street parking area.

- Signs and standards of desired advertising with all signs being compatible with residential environment and character of the area.

(b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45.

(c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as are considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.

(d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.

(e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for Street widening purposes to achieve a 100' wide Arbutus Street.

(f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.

(g) That any land requirements for public park or recreational purposes -- or alternate financial arrangements be first determined by the City Council on report from the Board of Parks and Public Recreation and the Director of Planning.

FURTHER THAT the 3.5 acre Linear Park concept be approved and the overall development concept be approved, subject to compliance to the following:

cont'd....

Lands bounded generally by King Edward Avenue, Arbutus Street, Valley and Eddington Drives continued:

(a) The detailed scheme of development to be approved by the Technical Planning Board after consultation with the Design Panel on architectural design and the Vancouver City Planning Commission. The detailed scheme to be generally in accordance with the concept plan as submitted for Marathon Realty and stamped received 'City Planning Department - June 26, 1972.'

The Technical Planning Board, in considering the detailed scheme of development shall have regard to:

- The landscaping and treatment of all open portions of the site being to a high standard including the provision of substantial tree and shrub planting both throughout the site and within the off-street parking areas. Special regard be given to the periphery of the site adjacent to the City Streets.

- The location of all on-site parking areas and the location, design and treatment of any proposed carports.

- The provision, design and location of suitable off-street loading and unloading facilities.

- The provision of suitable designed garbage collection facilities to serve the whole development.

- The treatment of all roofs of buildings with special regard being given to any requested roof top equipment.

- All site lighting including any desired illumination of the off-street parking area.

- Signs and standards of desired advertising with all signs being compatable with residential environment and character of the area.

(b) The gross floor space ratio for the site not to generally exceed 0.67 with the Personal Care Home/Private Hospital portion of the development not to generally exceed 0.45

(c) The number of required off-street parking spaces to be generally in accordance with the requirements of Section 12 of the Zoning and Development By-law together with such additional number of spaces for the Commercial portions of the development as all considered necessary by the Technical Planning Board on report from the City Engineer and the Director of Planning.

(d) All points of vehicular ingress and egress to be subject to prior approval by the Technical Planning Board on advice from the City Engineer with there being no vehicular ingress or egress from that portion of Nanton Avenue west to Arbutus Street except for a truck service road to the Commercial facilities.

(e) The easterly 17' of the site adjacent to the west side of Arbutus Street to be first dedicated to the City for street widening purposes to achieve a 100' wide Arbutus Street.

cont'd....

Lands bounded generally by King Edward Avenue, Arbutus Street, Valley and Eddington Drives continued:

(f) All access, location and directional controls to the adjoining streets to be to the satisfaction of the City Engineer and the Director of Planning with arrangements being first completed by the developer to the satisfaction of the

the Corporation Counsel for payment of all costs of traffic control measures required for the movement of traffic related to this Comprehensive Development.

(g) That details of the proposed public park development to be first approved by the Superintendant of Parks and Public Recreation and the Director of Planning and Civic Development

AND

An agreement to be first entered into to the satisfaction of the Corporation Counsel and the Superintendant of Parks and Public Recreation for the development of the public park by Marathon Realty

AND

The 3.5 acre public park to be first dedicated to the City of Vancouver and so registered in the Land Registry Office in accordance with the provisions of the Subdivision Control By-law.

FURTHER THAT at least one-half of the residential accommodation be designed for families.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 2:25 p.m.

***

The foregoing are Minutes of the Special Council meeting (Public Hearing), dated July 18, 1972, adopted on August 1, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 1, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Rankin (leave of absence).

CLERK TO THE COUNCIL: R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

With regard to the 'In Camera' meeting scheduled for later this day, Council was advised that the Committee in this regard had approved the items for consideration, with one exception. In respect of this particular item, the Committee will speak to the matter at the 'In Camera' meeting, to ascertain whether the subject should be considered in open meeting later this day.

ADOPTION OF MINUTES

(a) MOVED by Alderman Broome,
SECONDED by Alderman Wilson,
THAT the Minutes of the Regular Council Meeting, dated July 18, 1972, be adopted (**with the exception of the 'In Camera' minutes of that date), after amendments are made as follows:

- CARRIED.

Page 23:

L. Canadian National Railway and False Creek Agreement

The preamble to the motion by Alderman Adams to be restated as follows:

"The Special Committee re Canadian National Railway and False Creek Agreement submitted its final report dated July 10, 1972, setting out its actions which concluded in the receipt of a *letter agreeing to terms under which an amount of $2,750,000 will be paid to the City for the termination of the 1913 agreement with the Canadian National Railway."

(continued)

ADOPTION OF MINUTES (continued)

Amendments to Minutes of Regular Council meeting of July 18, 1972 (continued)

Page 31

2. Monorail: Standing Committee on Transportation

The motion to be restated, as follows:

"MOVED by Alderman *Hardwick,
SECONDED by Alderman Wilson,
THAT the Standing Committee on Transportation be authorized to hear representations on the subject of Monorail form of transportation."

- Carried.

* Underlined portion represents amendment.

** For adoption of 'In Camera' Minutes of July 18, 1972, see 'In Camera' Minutes of August 1, 1972.

(b) MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the Minutes of the Special Council meeting (Public Hearing), dated July 18, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND COMMUNICATIONS

1971 Financial Statements and Auditors' Report to Council

Council received a report explanation from the external auditors, Riddell, Stead & Company, in regard to 1971 Financial Statements and the External Auditors' Report to Council.

Further inquiries were made of the external auditors, who agreed to furnish answers to Council in a subsequent report.

MOVED by Alderman Adams,
THAT the communication from Riddell, Stead & Co., dated May 11, 1972, and the reports appended in respect of 1971 Financial Statements, and the external auditors' report to the City, be received for information.

- CARRIED.

UNFINISHED BUSINESS

Council agreed to defer consideration of the following items, pending the hearing of delegations later this day:

(a) Sale of City Lands for Senior Citizens' Development: Mennonite Senior Citizens Society; (see page 12)

(b) Policy for Acquisition of Property North Side of Point Grey Road. (see pages 12 and 13)

1073 East 35th Avenue:
Basement Suite (Mrs. D. Grimes)

The Council again considered the Board of Administration report (Building and Planning Matters), dated July 14, 1972, with regard to the basement suite in the house at 1073 East 35th Avenue, and a letter from Mrs. D. Grimes, a tenant on the main floor of the building, requesting that permission be granted for retention of the basement suite under the Council's hardship policy.

The circumstances are set out, and the Council, after due consideration, took action as follows:

MOVED by Alderman Wilson,
THAT permission be granted for the retention of the basement suite in this house at 1073 East 35th Avenue, under the Council's hardship policy, for as long as Mrs. D. Grimes remains as the tenant of the dwelling unit on the main floor.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

1. Waterfront Redevelopment:
Cardero to Main Streets

Pursuant to Council's resolution of July 18, 1972, a communication was received from Mr. W. G. Rathie, Member of the National Harbours Board, in which he set out the following in reply:

"Your letter of July 20th enclosing an extract from Council minutes of July 18th is acknowledged.

The general subject matter has been a matter of discussion between senior officials of the City, including planners and the writer, over a period of some months. These discussions have reached the stage that your Mr. Pickstone is drawing up suggested terms of reference for the purpose of commissioning the City of Vancouver Planning Department to carry out a study of the subject area - Cardero to Main Streets - Harbour area. It has been proposed that the National Harbours Board make a substantial contribution to the cost of such a study. My Board is quite agreeable to this.

The area, Burrard Street to Cardero, is controlled by C.P. Marathon Realty, and I have reason to believe that Mr. Mooney of Marathon will also wish to participate in such a study.

May I take this opportunity of clarifying the Board's position. We have no plans for any development in this area. Indeed, all of our capital funds are required for the proposed terminal facilities west of Lapointe - the container facility, and the north shore facility at Lynn Creek. These facilities plus some possible development at Roberts Bank are the immediate development aims of the Board in Vancouver.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Waterfront Redevelopment:
Cardero to Main Streets
(continued)

The Board is commencing immediate negotiations to acquire the balance of the Lapointe property from Vancouver Ocean Terminals et al, and will then centralize all filling in the Harbour at that site. There are about twenty acres more or less to be filled. In addition, a small area in front of the old Immigration Building will be filled by C.P. Rail for trailer loading facilities at Pier A-B.

With anticipated co-operation of City Council and the offered co-operation of the National Harbours Board, a very unique planning opportunity is available and it is my belief that your Planning Department should be offered the challenge to carry out such an assignment.

May I request that Council endorse in principle the suggestions contained in this letter. I will be very pleased to discuss any aspects with either Council or designated staff members."

The Deputy Director of Planning submitted a letter, dated July 28, 1972, with regard to the proposed study, and the following is extracted:

"The tone of the discussion has been that the Planning Department could provide supervision, but that special personnel would be hired for this study to work within the Planning Department.

The letter from Mr. Rathie refers to the area from Cardero Street to Main Street, but it is our view that this area cannot be looked at in isolation and that a detailed study of this area can only be carried out within the context of a broader, more general study covering such matters as access and the priorities for use within the harbour area. Presumably there would be an opportunity to discuss the form of any study at the meeting suggested by Mr. Rathie with Council. It might be noted, however, that present staff resources and commitments do not allow for a very early start on this work."

MOVED by Alderman Hardwick,

(a) THAT a committee of Council, together with appropriate senior officials, meet with Mr. Rathie to draft terms of reference for a study, and report back to Council;

(b) THAT the Council inform the National Harbours Board that it welcomes the announcement of the development of additional port facilities west of Lapointe Pier;

(c) THAT further information be requested with regard to plans for the proposed fill in the area Pier A-B.

- CARRIED.

MOVED by Alderman Linnell,
THAT parts (b) and (c) of the motion of Alderman Hardwick be laid on the table.

- LOST.

(The motion of Alderman Hardwick was put and carried.)

COMMUNICATIONS OR PETITIONS (cont'd)

Study Committee:
Vancouver City Planning
Commission

In considering the matter of waterfront development, pursuant to Council's resolution of July 18, 1972, a communication was received from the Vancouver City Planning Commission, under date of July 26, 1972, asking to be represented on the proposed study committee.

MOVED by Alderman Bird,
THAT this communication be received.

- CARRIED.

2. Presentation by the G.V.R.D.
Planning Department re
the 'Livable Region Program'

A communication, dated July 12, 1972, was noted from the Greater Vancouver Regional District Director of Planning, requesting an opportunity to make a presentation to Council with respect to its 'Livable Region Program', which would involve the showing of a film on the matter.

MOVED by Alderman Hardwick,
THAT the matter be referred to the Standing Committee on Planning and Development, and arrangements be made for the Committee to receive this presentation as soon as possible.

- CARRIED.

3. Proposed New Fire By-law

A communication was received from Mr. A. B. Ferris, Q.C., of the firm of Davis and Company, asking for a postponement of the date of August 3, 1972, set for hearing representations on the proposed amendments to the new Fire By-law now before the Standing Committee on Planning and Development. The new date requested is Thursday, September 7, 1972, to accommodate those he represents on the subject.

MOVED by Alderman Broome,
THAT consideration of this matter by the Standing Committee be postponed to Thursday, September 7, 1972, pursuant to this request.

- CARRIED.

4. Purchase of Fans
for Departments

MOVED by Alderman Bird,
THAT, pursuant to a communication from His Worship the Mayor, dated August 1, 1972, an amount of $500 be approved for the purchase of electric fans for departments that are most severely affected during the hot weather.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

5. B.C. International Festival of the Arts: Grant

The Council again considered a request from the Shawnigan Lake Summer School of the Arts for a grant to give financial assistance in connection with the B.C. International Festival of the Arts. After due consideration, it was

MOVED by Alderman Adams,
THAT the request be received for information.

- CARRIED.

6. Mental Health Services in the Metropolitan Vancouver Area

A communication was received from the Metropolitan Board of Health of Greater Vancouver, under date of July 21, 1972, asking Council to endorse the initiative of the Metropolitan Board of Health in asking assistance from the Province of British Columbia in the development of more effective, adequate mental health services for the residents of the Metropolitan Vancouver area. Details in this regard are set out in the communication.

MOVED by Alderman Linnell,
THAT the Council endorse the initiative taken by the Metropolitan Board of Health in this matter.

- CARRIED.

7. Tri-level Conference: Meetings (Alderman Broome)

MOVED by Alderman Wilson,
THAT, pursuant to a recommendation from His Worship the Mayor in a communication dated July 28, 1972, Alderman Broome be authorized to attend meetings in the East in connection with a Tri-level conference, to be held in Toronto next November, which meetings involve attendance at the conference in Toronto and possibly a prior meeting in the East in preparing a brief for the conference.

- CARRIED.

8. Federal Grant: Archives Centennial Project

MOVED by Alderman Bird,
THAT the communication from His Worship the Mayor, dated July 28, 1972, advising of a cheque in the amount of $220,000, received from the Federal government as its final portion of the grant toward the Archives Centennial Project, be received for information.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

9. Grant re Rental of Queen Elizabeth Theatre: Citizens Council on Civic Development

A communication, dated July 27, 1972, from the CCCD was received, asking for a grant equal to the rental of the Queen Elizabeth Theatre, as well as other charges involved. The organization proposes a meeting on August 27, 1972, in the theatre, to which the leaders of the four major political parties have been invited to speak on the policies they would support for the development of Greater Vancouver.

MOVED by Alderman Adams,
THAT this request be not approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

BOARD OF ADMINISTRATION,
GENERAL REPORT, July 28, 1972

WORKS AND UTILITY MATTERS

Tenders: Meters for Water Works Service (Clause 6)

MOVED by Alderman Calder that this clause be adopted.

- CARRIED.

MOVED by Alderman Calder,
THAT the Board of Administration be requested to make available to the Standing Committee on General Purposes, for discussion purposes, the most recent officials' report on the subject of a system of flat rate charges for apartment houses, etc., in place of the meter system.

- CARRIED.

Local Improvements - Initiative Principle (West Hastings St. Beautification Project) - (Clause 7)

MOVED by Alderman Bird,
THAT this clause be adopted.

- CARRIED BY THE REQUIRED MAJORITY.

Local Improvement on the Initiative (Trounce Alley and Blood Alley Square Beautification Project) - (Clause 8)

MOVED by Alderman Adams,
THAT consideration of this clause be deferred for consideration following Council action on the relevant by-law later this day.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

WORKS AND UTILITY MATTERS
(continued)

Balance of Works and
Utility Matters

MOVED by Alderman Sweeney,
THAT Clauses 1, 2, 3, 4, 5, 9 and 10 of the Board of Administration report (Works and Utility Matters), dated July 28, 1972, be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Alderman Adams,
THAT Clauses 1, 2 and 3 of the Board of Administration report (Social Service and Health Matters), dated July 28, 1972, be adopted; and Clause 4 be received for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Development Permit Application:
2280 Cornwall Avenue
(Clause 4)

MOVED by Alderman Adams,
THAT this clause be received for information.

- CARRIED.

(His Worship agreed to write to the developer and express appreciation for the co-operation given to the City in respect of the appropriate development on this site.)

Balance of Building and Planning Matters

MOVED by Alderman Bird,
THAT Clauses 1 and 2 of the Board of Administration report (Building and Planning Matters), dated July 28, 1972, be adopted; and Clauses 3 and 5 be received for information.

- CARRIED.

FIRE AND TRAFFIC MATTERS

Shinerama '72 for
Cystic Fibrosis
(Clause 1)

In considering the request in this clause, for permission to hold a Shinerama on Friday, September 15, 1972, to raise funds for the Canadian Cystic Fibrosis Foundation, it was

MOVED by Alderman Bird,
THAT the request be granted, on the basis of the conditions set out in the clause.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FIRE AND TRAFFIC MATTERS (cont'd)

Park and Ride: P.N.E.
(Clause 3)

The City Engineer reported, giving a 4-month review of the Park and Ride service from a site at the P.N.E., and submitted to Council for consideration the matter of a parking fee to be charged to Park and Ride patrons using the parking lot during the Exhibition.

MOVED by Alderman Linnell,
THAT there be no change in the present policy, with respect to this Park and Ride service, as set out by Council on January 11, 1972, i.e., there be no parking charge to bus patrons using this parking lot, on the understanding, however, that the City is prepared to compensate the P.N.E. for any loss of revenue during the Exhibition, up to a maximum of $4,000.

- CARRIED.

Dixieland Band in Gastown
(Clause 5)

In considering this clause, dealing with the request from Mr. D. Rogers for permission for a Dixieland Band to play music on the sidewalks of Water Street in Gastown on Tuesday and Friday evenings for the summer months, it was

MOVED by Alderman Bird,
THAT approval be granted on the basis of conditions set out in the clause.

- CARRIED.

Balance of Fire and Traffic Matters

MOVED by Alderman Bird,
THAT Clause 2 of the Board of Administration report (Fire and Traffic Matters), dated July 28, 1972, be adopted; and Clause 4 be received for information.

- CARRIED.

FINANCE MATTERS

Attendance of Vancouver Fire Dept.
Band to the Penticton Peach Festival
(Clause 1)

The Council noted a request of the Fire Chief for permission for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 5, 1972. Two alternate financial arrangements are set out in the clause for consideration, and it was

MOVED by Alderman Bird,
THAT the Council approve alternate B.; i.e., the men to provide their own transportation, and the City grant a subsidy of $10 to each of the Fire Department members involved, to cover the cost of gasoline.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS (continued)

Purchase of Black Velour Drapes -
The Queen Elizabeth Theatre
(Clause 2)

Consideration of this clause was deferred by Council, pending the hearing of a delegation from the Auditorium Board, as requested.

Grants equal to Taxes:
St. Vincent's Hospital and
Holy Family Hospital
(Clause 3)

MOVED by Alderman Bird,
THAT grants be approved in respect of taxes on hospital property of St. Vincent's Hospital and Holy Family Hospital, on the basis of details set out in this clause.

- CARRIED BY THE REQUIRED MAJORITY.

Grant equal to 1971 Taxes
and Penalties - The Metropolitan
Co-operative Theatre Society
(Clause 4)

After consideration of this clause, setting out details of the grant request of The Metropolitan Co-operative Theatre Society, re 1971 taxes and penalties, it was

MOVED by Alderman Phillips,
THAT a grant be approved to this Society on a similar basis as in previous years, in respect of the taxes and penalties.

- LOST.

Planetarium and/or Aquarium Tickets:
Participants in Tennis Championships
(Clause 6)

After considering the request of the Burnaby Tennis Club that complimentary tickets for the Planetarium and/or the Aquarium be issued to approximately 200 young people competing in the Canadian National Junior Tennis Championships and the International Tennis Championships, to be held at Burnaby Tennis Club between August 15 and August 26, it was

MOVED by Alderman Adams,
THAT arrangements be made to have complimentary tickets for the Planetarium and Aquarium, issued to the participants in the tennis championships, as set out in this clause.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS (continued)

Surplus Furniture: Vancouver Detoxification Centre Society (Clause 7)

Following consideration of the request from the Vancouver Detoxification Centre Society for a donation of certain furniture, detailed in this clause, it was

MOVED by Alderman Wilson,
THAT approval be given to this request.

- CARRIED BY THE REQUIRED MAJORITY.

Balance of Finance Matters

MOVED by Alderman Adams,
THAT Clauses 5 and 8 of the Board of Administration report (Finance Matters), dated July 28, 1972, be adopted.

- CARRIED.

AWARD BY 1972 CANADA COMMITTEE: STRATHCONA URBAN RENEWAL PROGRAM

His Worship the Mayor called upon Alderman Linnell to speak to the award made to the City of Vancouver by the 1972 Canada Committee, in recognition of the city or town which has made the greatest contribution to maintain the spirit of Confederation, the award being particularly given for the Vancouver Strathcona Urban Renewal Program.

Alderman Linnell paid tribute to representatives of the senior governments and the Strathcona Rehabilitation Committee, and then proceeded to unveil the plaque.

His Worship the Mayor called upon Mr. Harry Con, of the Strathcona Rehabilitation Committee, to accept this plaque, and paid tribute to Mr. Con and his Committee for their efforts in the matter. Mr. Con replied.

*****

Council recessed at approximately 10:50 a.m., following which an 'In Camera' meeting was held. The Council then recessed at approximately 12:15 p.m., to reconvene again at 2:00 p.m., in open session.

*****

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney and Wilson

ABSENT: Alderman Rankin (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

1. Sale of City Lands for Senior Citizens' Development: Mennonite Senior Citizens Society

The Board of Administration, under date of April 17, 1972, set out an historical record in respect of sale of 4.01 acres of City-owned land adjoining Bruce Street to the Mennonite Senior Citizens Society for $200,000, less costs of proven extras for site preparation, and certain other conditions. The Society subsequently submitted a brief to the Council to the effect the cost of the City land was too high to allow the project to qualify for the necessary financing. The organization offered $136,000, less costs of proven extras for site preparation.

A representative of the Society appeared before Council in support of their latest position on the matter. After due consideration, it was,

MOVED by Ald. Bird,
THAT the Society, for a period of thirty days, be given first refusal of this property at the price of $200,000, under the terms of the January 25, 1972, Council resolution and if not taken up by the Society, the property be offered for sale to the Greater Vancouver Regional District at market value for development of senior citizens' public housing, to be constructed under the Federal/Provincial partnership.

- CARRIED

(Alderman Wilson is recorded in the negative)

Commissioner Sutton Brown advised that reports as follows have been requested of officials in regard to sale of city properties to voluntary agencies for senior citizens' housing:

(a) The re-appraisal of present general policy because of municipal share of financing of public housing being paid by the Regional District

(b) Using of the basis of the C.M.H.C./Provincial Government average land costs on the average unit size to derive value of City land.

MOVED by Ald. Calder,
THAT the question of City policy respecting Senior Citizen housing be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED

2. Policy for Acquisition of Property North Side of Point Grey Road

The Council further considered Board of Administration report of June 28, 1972, in regard to policy for acquisition of property on the North side of Point Grey Road. In this report an historical review with respect to Council policy and its application, is given. Particular reference is made to Lot A, Block 1, D.L. 540, North side of Cameron Avenue on which it is proposed to construct a dwelling. Reference is made also to a petition from the group 'to save Cameron Avenue Viewpoint' expressing concern with the proposal to develop a residence on the lot.

cont'd....

Policy for Acquisition of Property
North Side of Point Grey Road (cont'd)

A delegation was received from the Cameron Avenue group and a brief was filed dated August 1, 1972, in respect of their views. Mr. A. Narod, the owner, appeared in support of his position to construct a dwelling. In the Board of Administration report it is stated that permits resulting from this and similar applications falling in the areas of lower preference will be issued provided they conform with relevant by-laws, unless directed otherwise by the City Council.

MOVED by Ald. Adams,
THAT the Council re-affirm its present policy respecting purchase of property on the North side of Point Grey Road.

- CARRIED

(Alderman Hardwick is recorded in the negative)

BOARD OF ADMINISTRATION REPORTS (July 28, 1972) and OTHER REPORTS (cont'd.)

B. PERSONNEL MATTERS, SUPPLEMENTARY

Leave of Absence with Pay:
Mr. Neil Ellett, Assessment Division (Clause 2)

After considering this clause, it was,

MOVED by Ald. Bird,
THAT Mr. Neil Ellett of the Assessment Division be granted leave of absence with pay from August 23 to September 8, 1972, inclusive, to allow his participation in respect of the trials to be held re World Soccer Cup competition.

- CARRIED

Loaned Executive Program: United Appeal, 1972
Appointment - I.H. Dobbin, Manager, Q.E.T.
(Clause 1)

MOVED by Ald. Bird,
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated July 28, 1972, be adopted.

- CARRIED

C. PROPERTY MATTERS

Sale of City-owned Property: N/W corner
15th Avenue and Fraser Street Zoned C-2 (Clause 4)

The Board of Administration submitted for Council consideration the direct sale of Lot C, Sub. F, Block 175, D.L. 264A, except dedicated portion, to the adjoining owner. Details of the matter are set out in the report.

MOVED by Ald. Adams,
THAT this City-owned property be sold accordingly and the recommendation in this clause in connection therewith be adopted.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Property matters), dated July 28, 1972, be adopted.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Wilson - Symposium on Aerospace and the Environment in the '70s

referred to a symposium on Aerospace and the Environment in the '70s to be held at U.B.C. August 8, 9, 10, during which a special panel on Short-Haul Air Transportation and the Regional Community, will be held. The Alderman requested a representative of the Engineering and Planning Departments be authorized to attend this symposium.

MOVED by Ald. Broome,
THAT, if the City Engineer and Director of Planning and Civic Development, request authority for representation at this symposium, approval be granted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. 1972 Revenue Budget Adjustments Resulting from the Strike

The Board of Administration, under date of July 27, 1972, submitted the following report:

"On June 20th Council was advised that the 1972 revenue budget appropriations of Civic Departments and Boards would be reviewed and adjusted to reflect unspent funds during the period of the strike. The Director of Finance, in consultation with heads of Civic Departments and Boards, has completed this review and reports as follows:

Basis Used in Calculating Adjustments

1. In the Finance Department and other departments which basically provide personal services e.g. Welfare and Rehabilitation, Provincial Court etc. adjustments were mainly in salaries, fringe benefit and auto allowance appropriations and were based on attendance reports submitted during the strike.

2. The Engineering Department appropriations which were affected by the strike were reduced either by a straight percentage corresponding to the strike period (about 14%) or if the activity was of a seasonal nature the adjustment was based on the actual expenditure during the same period in 1971.

3. In the Civic Museums budget adjustments were made in salaries and fringe benefits appropriations only. More precise calculations of expenditure and revenue adjustments will be made at a later date when adjustments are made at the time of take-over.

4. The Parks Board reduced the total of the appropriations affected by the strike by a flat percentage of 14.56% and added back costs incurred during the strike e.g. salaries of senior and excluded staff, watchmen and security, hydro and telephone costs etc.

5. No reductions were made in budget appropriations for new and non-recurring items e.g. replacement of equipment, repairs to buildings etc.

6. Reduction in waterworks expenditures amount to $101,960. The effect of this reduction is to increase the net profit from waterworks operations which is transferred to the Water Rates Stabilization Reserve.

7. Revenue estimates were reviewed at the same time as expenditure estimates. Receipts from scavenging billings will be reduced by about 14% to reflect loss of scavenging fees during the strike. With the exception of the Civic Museums, which is subject to review at a later date, no other revenues were materially affected by the strike.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Adjustments
Resulting from the Strike (cont'd)

8. No adjustments were made in respect of charges to capital since these costs were merely deferred

1972 Revenue Budget Adjustments Due to Strike

1. Reductions in the expenditure estimates, exclusive of Park Board adjustments, amount to $2,250,010 in total. A summary of these reductions by department and division is shown on Schedule 1, Page 3. *

2. Reduction in the scavenging revenues will amount to approximately $190,000.

3. Extra-ordinary costs during the strike for which there are no budget appropriations are:

(a)	Security patrols	$22,100
(b)	Storage in hospitals required by City Coroner	4,250
(c)	Storage of vehicles by City Engineer	630
(d)	Advertising by City Clerk	920
	Total	$27,900

Additonal funds will be required to provide for these costs.

4. The Park Board has calculated their budget reductions due to strike in the amount of $372,200.

5. The Director of Finance will be reporting to Council on the additional overtime costs incurred during the strike period in a later report.

Your Board and the Director of Finance recommend that:

1. the 1972 revenue budget appropriations, exclusive of Park Board, be reduced by a total of $2,250,010 as per Schedule 1 to reflect unspent funds during the strike period

2. the scavenging revenue estimates be reduced by $190,000 which is the estimated loss of scavenging fees during the strike

3. the sum of $27,900 be provided to cover extra-ordinary costs incurred during the strike, as detailed in the foregoing report.

Your Board and the Director of Finance submit the budget reductions of the Park Board which amount to $372,200 to Council for Consideration.

For Council information, the next review of 1972 revenue and expenditure estimates will be carried out as at September 30th, 1972, at which time adjustments will be necessary in respect of increases in wages and salaries and a new balance can be struck."

*(copy of Schedule 1 is on file in City Clerk's Office)

MOVED by Ald. Adams,
THAT recommendations of the Board of Administration and Director of Finance Nos. 1, 2 and 3, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Revenue Budget Adjustments
Resulting from the Strike (cont'd)

MOVED by Ald. Phillips,
THAT, in respect of budget reductions by the Park Board, this matter be deferred for consideration at an appropriate meeting of the Standing Committee on Finance, and in the meantime the Park Board be requested to furnish a report with details in regard to costs and savings as a result of the strike, and be given the opportunity to appear before the Finance Committee in respect of the matter if they so wish and if, after receiving the report, it is considered necessary to assist the Council in determining the matter.

- CARRIED

MOVED by Ald. Phillips,
THAT the City appropriate the equivalent of one-quarter of a mill from its Operating Revenues to Supplementary Capital Reserve in order to provide a total for this purpose of one and one-half mills: Council having earlier this year set aside one and one-quarter mills in this regard.

(tabled)

MOVED by Ald. Linnell,
THAT the motion of Alderman Phillips be tabled for later consideration by Council.

- CARRIED

E. 1972 Supplementary Capital Program

The Board of Administration, under date of July 12, 1972, submitted the following report:

" The supplementary capital program is financed from the levy for capital purposes included in the current year's revenue budget plus the net proceeds from sales of City owned property, less the amount required to finance the Basic Capital Program. A summary of funds available to finance the 1972 Supplementary Capital Program is shown below:

Source of Available Funds

1. 1¼ mill capital levy from 1972 Revenue Budget (reduced from 1½ mills in prior years)		$ 3,904,050
2. Net proceeds from sale of City property carried forward from 1971		3,045,089
3. Sale of City lane within the West End Community Centre site		49,624
Total Funds Available		$ 6,998,763

Funds Required to Finance 1972 Basic Capital Program

1. Arterial Streets	$ 1,766,000	
2. Empire Stadium turf - third instalment	150,000	
3. Beautification projects	361,602	
4. Communications	57,700	
5. False Creek Property - consulting services and development	222,500	
6. Public safety building alterations	104,000	
Total for 1972 Basic Capital Program (Note 1)		$ 2,661,802
Funds Available After Providing for 1972 Basic Capital Program		$ 4,336,961

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

1972 Supplementary Capital Program (cont'd)

Note 1. The financing of the 1971 - 1975 Five Year Plan was based on a total of $11,950,000 being provided from revenue funds over the five years for specified Basic Capital Projects. These projects, which total $2,661,802 in 1972, will be detailed in the 1972 Basic Capital Program.

1972 Supplementary Capital Program

Council has approved this year to date, projects amounting to $1,682,447 out of 1972 supplementary capital budget funds including the transfer of $201,000 of major items from the 1972 Revenue Budget. A summary of the present position is shown below:

Funds available to finance the 1972 Supplementary Capital Program		$ 4,336,961
Less: Projects approved by Council to date and fully funded herein - see Schedule 1, Page 3	$1,481,447	
: Major items in 1972 Revenue Budget transferred to 1972 Supplementary Capital Budget - See Schedule 1	201,000	
		$ 1,682,447
Balance unallocated and available for projects approved by Council but not yet fully funded (Note 2)		$ 2,654,514

Note 2 - Council has approved a number of projects, to be financed from Supplementary Capital Funds, for which cost estimates are not yet available. These are:

1. Replacement of No. 1 Firehall
2. Undergrounding of Utility Wiring
3. False Creek Development
4. Health - Welfare Building, Downtown
5. Public Bathing Facilities, Skid Row Area

It is expected that the cost of the foregoing projects will amount to slightly more than the funds available ($2,654,514).

Reports on these projects will be submitted to Council when costs are determined.

The Director of Finance therefore recommends that no allocation of the balance of available supplementary capital funds ($2,654,514) be made until Council has specifically approved both the project and related project costs when submitted by the departments concerned.

Your Board concurs with the recommendation of the Director of Finance.

MOVED by Ald. Linnell,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Granville and 57th Avenue.:
Shannon Development Permit Application

It was agreed to defer consideration of the report of the Board of Administration dated July 20, 1972, on this matter pending the hearing of delegations as indicated in the report.

G.(i) Sign By-law: Beautification and Related Areas

MOVED by Ald. Linnell,
THAT consideration of the report of the Board of Administration dated July 20, 1972, in regard to Sign By-law: Beautification and Related Areas, be deferred to enable representations to be received on the matter.

- CARRIED

G.(ii) Sign on Castle Hotel Opposite Block 52

The Deputy Director of Planning and Civic Development submitted a letter under date of July 28th bringing to Council's attention a particular application for a sign on the Castle Hotel opposite Block 52. The Department expressed the view that this sign should not receive approval under the proposed new arrangement set out in the Board of Administration report of July 20th, postponed to receive representations thereon. However, this application was made before consideration was given to a more vigorous interpretation of the existing By-law.

MOVED by Ald. Linnell,
THAT this particular matter be deferred pending the hearing of representations on the Board of Administration report of July 20th respecting Sign By-law: Beautification and Related Areas.

- CARRIED

H. Report of Standing Committee on General Purposes, July 20, 1972

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes, dated July 20, 1972, be adopted.

- CARRIED

I. Report of Standing Committee on Transportation, July 20, 1972

MOVED by Ald. Hardwick,
THAT the report of the Standing Committee on Transportation, dated July 20, 1972, be received for information.

- CARRIED

Monorail Form of Transportation

Alderman Hardwick reported that at noon today an informal meeting of Mr. A.C. Kelly, Chairman, Transportation Study Function Committee of the Greater Vancouver Regional District, Alderman Hardwick and appropriate City officials, was held when the subject of monorail form of transportation was discussed. The Council instructions of July 18th, therefore, have been dealt with.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Vancouver City Planning Commission:
Budget, Staff and Accommodation

The Board of Administration, under date of July 28, 1972, submitted the following report:

"In December 1971, the Standing Committee on Planning and Development considered a reorganisation report of the then Town Planning Commission.

On December 21, 1971, Council adopted a number of recommendations of the Planning and Development Committee. Among these was the requirement that the Chairman of the Town Planning Commission submit to the Board of Administration for review and report to Council a proposed budget for office space and staff.

The proposed budget for 1972 is attached. This budget is recommended by the Director of Finance and the Board of Administration, and should continue pro rata into 1973, until Council establishes a revised budget in April of that year. The City Planning Commission will forward each year to the Director of Finance an accounting of the previous year's expenditures.

It will be noted that the budget includes an honorarium for an Executive Assistant for the five months remaining period of 1972. The amount of this payment is considered reasonable by the Acting Director of Personnel Services.

The City Planning Commission will continue to require stenographic services to be provided by the Planning and Civic Development Department. Accordingly, your Board recommend the appointment of a temporary Clerk-Stenographer; this appointment to continue until the review of the clerical establishment by the Administrative Analyst has been completed and reported to Council.

A report on the provision of accommodation and furnishings for the City Planning Commission will be submitted to Council in the near future.

In summary, your Board RECOMMEND that

(1) the budget, including staff for the City Planning Commission for the residue of 1972, in the amount of $7,260 be approved;

(2) the appointment of a temporary Clerk-Stenographer to the Planning and Civic Development Department until the completion of the review of clerical services (estimated five-month cost $2,500);

(3) estimate of costs for accommodation and furnishings be submitted at a later date;

(4) funds estimated at $9,760 for 1972, excluding accommodation and furnishings, be provided from Contingency Reserve."

MOVED by Ald. Calder,
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED

K. Serious Youth Problems -
Whose Responsibility ?

The Board of Administration, under date of July 28, 1972, submitted the following report:

"This report deals with two areas of youth problems; one, Chinese youth work in Strathcona; and, two, City wide youth problems existing in Dunbar, West Point Grey, Orchard Park and Bobolink Park that are being dealt with by the Spring Street Project or other programs, including the Police.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Serious Youth Problems -
Whose Responsibility? (cont'd)

Your Board submits the following report of the Director of SP/CD:

Chinese Youth Work

On June 29, 1971, Vancouver City Council approved the following two recommendations:

1. The City approve a payment of up to $9,000 out of the Department of SP/CD Purchase of Outside Services Account (POSER), to fund a Chinese Male Youth Worker from July 1, 1971 to June 30, 1972.

2. The First United Church be requested to report on the City in early 1972 regarding the progress of this work.

The Director of SP/CD has submitted a report on this matter to the Board of Administration for Council recommending continuance of the program and a change of auspices in 1973. Funds have been depleted and this important work is being continued by First United Church without assurance of funding.

Spring Street Project

City Council on August 31st, 1971, approved the recommendation of the Director of SP/CD that the Spring Street Project be an operational component of his Department for an interim period not to exceed two years (January 1, 1972 to December 31, 1973), whereupon should the project prove sucessful, a permanent auspice and continuing funding would be sought.

On April 18, 1972 Council adopted the proposed 1972 budget for Spring Street. A progress report to Council is due in August.

Bobolink Park

On November 23, 1971, Council approved the hiring of a Youth Worker from the Department of SP/CD's POSER funds to work in Bobolink Park area of Fraserview for a six month period. Auspices of this program was the Recreation Department of the Parks Board and supervision was provided by the Department of SP/CD. This successful work was disrupted by the Civic strike and concluded after four months.

On February 1, 1972, Council adopted the following motion of the Standing Committee on Health and Welfare dated January 20, 1972.

> "That the Director of SP/CD co-ordinate a report of the Recreation Department of the Parks Board, the Police Department, the School Board and the Department of SP/CD on how best to handle the low percentage of serious youth problems."

The Health and Welfare Committee agreed to continue discussion at a subsequent meeting. The Director of SP/CD, in April, forwarded a report on the subject to the Board of Administration for consideration by the Standing Committee on Health and Welfare. It suggested

> "That the Health and Welfare Committee invite the members of the Reference Panel of the Spring Street Project, e.g. school, recreation and park, police, probation, child welfare and SP/CD officials, to meet with the Committee to discuss specific youth problems, explain how they are presently handled and consider more co-ordinated and effective solutions."

The Director of SP/CD recommends that Council approve:

1. funding the Chinese Community Youth Worker under the auspices of First United Church for the period July 15, 1972 to December 31, 1972 in an amount not to exceed $4,900 of which $2362 will be recoverable under Canada Assistance Plan. Funds are available in the Department of SP/CD's POSER Account.

cont'd...

Serious Youth Problems -
Whose Responsibility? (cont'd)

2. A meeting between senior officials selected by the Director of SP/CD from departments and agencies involved and the Standing Committee on Health and Welfare for the reasons stated above.

Your Board RECOMMENDS that the subject matter of this report be referred to the Health and Welfare Committee for their consideration and report to Council. In the meantime, the funds of the Chinese Community Youth Worker be continued on a month-to-month basis until the Committee reports."

MOVED by Ald. Linnell,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

L. S/E corner of East 54th Avenue
and Kerr Street: Hudson's Bay Company

The Board of Administration, under date of July 28, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"Mr. F. Donaldson, Architect, for the Hudson's Bay Company has filed amended drawings for the proposed Shopping Centre.

The site is at the south east corner of East 54th Avenue and Kerr Street and is zoned CD-1 Comprehensive Development District.

Conditions of Development for this Shopping Centre Development were approved by City Council in 1970. --- (see Attachment A to this report - 'Commercial Centre - Site No. 2')

INCREASE IN SITE AREA:

City Council on May 16, 1972, adopted recommendations of a Special Committee providing for:

(a) The expansion of the 13 acre suburban Shopping Centre site to include the easterly 2.47 acre Dawson Development property (formerly residential).

(b) The inclusion of the West 30' of Doman Street.

The Approval of City Council for the enlargement of the Shopping Centre site was subject to certain conditions including:

"(a) The amendment being generally in accordance with Appendix A.

(b) The floor area as a result of such an addition, not exceeding 30,000 square feet and the overall development not exceeding a floor space ratio of .25; the additional floor area to be provided in specialty rental stores.

(c) Adequate landscaping, including fencing, being provided adjacent to the school site."

Further Council required that the approval of the Development Permit be under Council's jurisdiction with reports to be submitted from the Technical Planning Board and the City Planning Commission.

(See Attachment B to this report for an extract from Minutes of City Council meeting of May 16, 1972.)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

S/E corner of East 54th Avenue
and Kerr Street: Hudson's Bay Company
(cont'd)

PROPOSED DEVELOPMENT:

The proposed development on the increased site size would include:

- A Department Store for Hudson's Bay.

- A Supermarket Food Store.

  -- Both the Department Store and the Supermarket Food Store are unchanged in floor area from that previously proposed before enlargement of site.

- Bank, drug store, and specialty rental stores,

  -- The area of the specialty rental stores has been enlarged by 30,000 sq. ft. as a result of the expansion of the site size.

- A floor space ratio of 0.25 (excluding cellars and connecting mall).

- 958 off-street parking spaces (including spaces designated for employee parking). NOTE: Although technically 1015 spaces should be provided - the equivalent site area has been designated to provide 958 larger spaces - this is considered acceptable. The number of spaces designated for employees requires increasing from 89 to 176 spaces.

- Adequate off-street loading and unloading spaces suitably located.

- Varying landscape setbacks around the whole site except for points of vehicular access.

DESIGN:

The Technical Planning Board on favourable advice of the Design Panel recommend APPROVAL of the architectural design of the building subject to clarification of details to the satisfaction of the Director of Planning.

RECOMMENDATION BY DIRECTOR OF
PLANNING AND CIVIC DEVELOPMENT:

It is recommended that Development Permit Application No. 57425 be APPROVED in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the construction of a Commercial Complex containing a Department Store, Food Store, and Specialty Rental stores, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) Arrangements are first to be made to the satisfaction of the City Engineer, for the acquisition and closure of Doman Street, consolidation with the balance of the site and related matters.

   (b) An undertaking to be first submitted by the owner, in writing, indicating to the satisfaction of the Director of Planning an Civic Development that all utilities including telephone and electricity(including transformers) will be completely underground.

   (c) The details of the architectural design of the building to be approved by the Director of Planning and Civic Development, details include information on exterior finishes and materials, location of mechanical equipment and exhaust systems, and roof detail.

   (d) All vehicular crossings to be first approved by the City Engineer.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

S/E corner of East 54th Avenue
and Kerr Street: Hudson's Bay Company
(cont'd)

(e) Revised drawings to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(i) landscaping and treatment of the open portions of the site, including detail of all planting; finish grades in relation to street building grades, detail of walkway, site illumination, etc.

(ii) complete integration between the Shopping Centre Development and Site #1 (Gulf Oil Service Station) with regard to grades and site treatment.

(iii) detail of all off-street parking areas, surfacing, screening, including information on curbing, lighting, etc., size of spaces, number of employee spaces,

(iv) detail of all fencing, retaining walls, screening and curbing, including the provision of suitable fencing along the entire south property line.

2. All off-street parking and loading and unloading facilities are to be provided including surfacing, curbing, screening and planting areas, in accordance with the approved drawings prior to any use or occupancy of the proposed development and thereafter be permanently maintained.

3. All landscaping and treatment of the open portions of the site other than the off-street parking and loading and unloading areas referred to in the preceding condition shall be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter be permanently maintained.

4. Two low (25') profile free-standing signs only to be permitted, all other signs to be of the facia type. All signs to be co-ordinated by the Architect and subject to prior approval by the Director of Planning and Civic Development.

5. All lighting used to illuminate the site is to be so arranged that all direct rays of light reflect upon the site only and not on any adjoining premises or City Street.

6. All utilities, including telephone and electrical (including transformers) shall be completely underground.

SEPARATE DEVELOPMENT PERMIT APPLICATION
TO "ALTER THE CONFIGURATION OF THE LAND" ETC.

Mr. F. Donaldson has also filed a further Development Permit Application No. 57426 to 'alter the configuration of the land,' including excavation works.

The Developers appreciate that following any approval of the development proposals by City Council, it may still be sometime before the submission of all required information can be satisfactorily completed and the required Development Permit issued.

The Developers wish to excavate and alter existing site grades particularly in the vicinity of Doman Street before the adjacent Captain Cook Elementary School re-opens in September.

Subject to approval of City Council of the recommendations of this report; the Technical Planning Board would APPROVE separate Development Permit Application No. 57426 provided the Hudson's Bay complete the arrangements for the acquisition and closure of Doman Street, consolidation with the balance of the site and related matters.

RECOMMENDATION OF THE
TECHNICAL PLANNING BOARD

The Technical Planning Board on July 14, 1972, endorsed the recommendations of the Director of Planning and Civic Development.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

S/E corner of 54th Avenue
and Kerr Street: Hudson's Bay Company
(cont'd)

RECOMMENDATION OF THE
CITY PLANNING COMMISSION

The City Planning Commission on July 21, 1972, endorsed the recommendations of the Director of Planning and Civic Development.

However, the Commission requested that the location as well as hours and use of the loading and unloading facilities be re-examined with a view to minimizing noise so as to reduce the adverse effect on the neighbouring Senior Citizens' development.

Comments by Director of Planning
RE Location of Loading Bays:

The loading and unloading spaces to service the development are generally located in enclosed areas on the south side of the development - some 46' to 78' distance from the southerly property line. A minimum distance of 120' from the Senior Citizens' site.

The loading bays were discussed in detail with the Architects and Developers during consideration of the development permit application.

In consequence, the loading bays were relocated and amended so that the bays both to the Supermarket Food Store and Department Store are roofed over and enclosed; the bay to the specialty rental stores is screened.

In addition all loading areas will have landscaped areas; comprising trees, shrubs, etc. providing additional screening from the residential properties to the south.

It is suggested that it would not be practical or necessary to relocate these loading bays."

Your Board submits this report of the Director of Planning and Civic Development as dealt with by the Technical Planning Board and the Vancouver City Planning Commission and RECOMMENDS that the recommendations of the Director of Planning and Civic Development be APPROVED. '

*ATTACHMENTS:

Appendix A - Conditions of Development for Shopping Centre as approved by Council in 1970.

Appendix B - Minutes of City Council meeting of May 16, 1972.

* Attachments are on file in the City Clerk's Office

MOVED by Ald. Broome,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Street Closure - Beach Avenue:
Burnaby Street to Bidwell Street

The Board of Administration, under date of July 28, 1972, submitted the following report:

'Your Board submits the following report of the City Engineer.

"We have received a communication from the Broadway Pentecostal Tabernacle requesting the closure of Beach Avenue from Burnaby to Bidwell Streets on Friday, August 18, 1972 between the hours of 7:30 p.m. and 12:00 midnight. The closure is requested to eliminate any danger or conflict with traffic that might occur when an expected three to four thousand people attend the Jesus Rock Concert that is being held on the above date in Alexander Park which abutts Beach Avenue. Permission for the use of the park has been given by the Parks Board.

A detour route can be established and barricades will be required to effect the closure. There are no objections to the proposal from a Police or Traffic Engineering standpoint and Transit is not affected. (The Beach Avenue service does not operate after 6:10 p.m.).

Accordingly, it is RECOMMENDED that the Broadway Pentecostal Tabernacle, 1363 West Broadway, be permitted to close Beach Avenue between Burnaby Street and Bidwell Street to vehicular traffic on Friday, August 18, 1972 between the hours of 7:30 p.m. and 12:00 midnight provided that:

1. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.

2. The costs of barricading and signing are borne by the applicant.

3. The cost of any additional street cleaning over and above normal street cleaning required following the closure, also be borne by the applicant."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- LOST

N. Review of Refuse Collection and
Disposal Operations

The Board of Administration, under date of July 27, 1972, submitted the following report in respect of review of refuse collection and disposal operations:

'The City Engineer reports as follows:

"The Engineering Department periodically reviews all aspects of its Sanitation operation. In recent years, studies have been carried out on collection procedures, which have resulted in changes to packer trucks and, more recently, to 2-man side loader trucks. Rates have recently been reviewed for both collection and disposal. During the past year, several reports have been presented to Council on the economics of the City's containerized collection system. At the present time, a comprehensive review of the entire Sanitation operation is again in progress. The Regional District is carrying out a major study of regional aspects of refuse disposal and we are working closely with them on this. Our study is in its initial stages and an outline of the objectives of this study is presented below for Council's Information:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Review of Refuse Collection and Disposal Operations (cont'd)

(1) Review of different collection schedules

This section of the study will determine whether savings could be achieved by going to less frequent collection and by not maintaining a constant pick-up day for each household.

(2) Review of alternate transportation methods

Several years ago the Engineering Department analyzed the economics of alternate systems such as transfer stations. This is being reviewed again, including relaying, barging and rail transport. Also under consideration is the disposal of fill material which is being produced in large quantities by major developments in the City.

(3) Review of different equipment types and crew sizes

The City now operates 1 man, 2 man and 3 man trucks and crews in its residential pick-up. The most economic balance between these various types of equipment and crew size changes with changing labour costs and must now be reviewed again.

(4) Review of pick-up areas and truck routing

The balancing of pick-up areas and the selection of routes can have a substantial impact on costs in both residential and containerized pick-up. While these factors are examined regularly by supervisory staff, a more detailed examination is now in progress.

(5) Review of composting, shredding and recycling

While all indications are that at present these methods are uneconomic in this area, a careful examination of these methods is important for future planning.

(6) Cost comparison between Vancouver and other cities

Overall cost comparisons of these functions are difficult to achieve since physical circumstances - traffic delays, distance to dump, wage rates etc. and Civic accounting methods both vary widely from city to city. Comparisons require a great deal of information and careful interpretation. However, these comparisons should be made again and are, therefore, an important part of the current study. This will aid in determining whether contracting out is preferable.

(7) Evaluation of the impact of the strike on the City's containerized pick-up

There has been some loss of business to private services as a result of the strike. Review of rates and the overall structure of the operation is in progress, including the question of abandoning the service to private enterprise.

(8) Examination of the environmental impact of the landfill operation

The Pollution Control Branch of the Provincial Government has developed guidelines for the operation of sanitary landfills. The City is developing a program to monitor the effects of the dump operation on groundwater in the dump site and discharge from the dump into the Delta drainage system. Other requirements of the P.C.B. are being evaluated. We are working in cooperation with the P.C.B. on this part of the study.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Review of Refuse Collection
and Disposal Operations (cont'd)

(9) Joint work with Regional District staff is underway, in anticipation of Regional involvement in refuse disposal.

This is a series of studies which will take some time to complete. However, progress will be reported to Council as work proceeds."

Your Board submits the matter to Council for INFORMATION, with the idea that Council will have the opportunity of adding to the scope of the studies if they so wish. '

MOVED by Ald. Linnell,
THAT the foregoing report of the Board of Administration be received as one of progress.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Arbutus Street and 25th Avenue)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd...

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW #4450, BEING THE LICENSE BY-LAW (Soliciting for Charity; Door-to-door Salesmen)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4450 being the License By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

3. BY-LAW TO AMEND BY-LAW #4054, BEING THE 'STREET NAME BY-LAW' (Trounce Alley, Blood Alley Square, Gaolers Mews, Coquihalla Drive, Dease Lane, Cheam Place, Tantalus Lane and Tuam Place)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4054, being the "Street Name By-law" and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW #4054, BEING THE 'STREET NAME BY-LAW' (cont'd)

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

4. BY-LAW TO AMEND BY-LAW #4580, BEING A ZONING BY-LAW (S/S of Rosemont Drive between Kerr and Butler Streets)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4580, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald.Linnell,
SECONDED by Ald.Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW #4580, BEING A ZONING BY-LAW (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

5. BY-LAW TO PROVIDE THE PROCEDURE FOR BEAUTIFYING TROUNCE ALLEY AND BLOOD ALLEY SQUARE

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to provide the procedure for beautifying Trounce Alley and Blood Alley Square pursuant to Part XXIV of the "Vancouver Charter", and the By-law be read a first time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Sweeney,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

BOARD OF ADMINISTRATION REPORT, JULY 28, 1972 (cont'd)

Works and Utility Matters

Local Improvement on the Initiative: Trounce Alley and Blood Alley Square Beautification Project (Clause 8)

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,
THAT this clause be adopted.

- CARRIED BY THE REQUIRED MAJORITY

MOTIONS

1. Closing and Stopping up: between 54th Avenue and 65th Avenue, from Tyne Street to Boundary Road

MOVED by Ald. Sweeney, SECONDED by Ald. Bird,
THAT WHEREAS

1. All the streets and lanes lying within the limits of the City of Vancouver are vested in the City of Vancouver by Section 289, Sub-sections 1 and 2, of the Vancouver Charter;

2. The City of Vancouver is the owner of all the lands in District Lot 335, Group 1, New Westminster District;

3. All the lands in the said District Lot 335, are to be resubdivided;

THEREFORE BE IT RESOLVED THAT:

The roads dedicated by the deposit of Plan 5786 outlined red North West ¼;

The roads and lanes dedicated by the deposit of Plan 3532 outlined green North West ¼;

The roads dedicated by the deposit of Plan 3471 outlined red South West ¼;

The roads and lanes dedicated by the deposit of Plan 3025 outlined blue South West ¼;

The roads dedicated by the deposit of plan 3799 outlined red South East ¼;

The roads deemed to be dedicated by the deposit of Plan 3815 outlined yellow South East ¼;

The roads deemed to be dedicated by the deposit of Plan 2896 outlined blue South East ¼;

The roads and lanes dedicated by the deposit of Plan 2968 outlined yellow North East ¼;

The roads and lane deemed to be dedicated by the deposit of Plan 3624 outlined red North East ¼;

The road and lane dedicated by the deposit of Plan 2682 outlined blue North East ¼;

The roads deemed dedicated by the deposit of Plan 2168 outlined green North East ¼;

ALL in District Lot 335, Group 1, New Westminster District, the same as shown on plan prepared by A. Burhoe, B.C.L.S., dated June 22, 1972, and marginally numbered LA178, a print of which is hereto annexed; be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed roads and lanes be consolidated with the abutting lands to form one parcel.

- CARRIED

2. Leave of Absence: Alderman Rankin

MOVED by Ald. Linnell, SECONDED by Ald. Adams,
THAT Alderman Rankin be granted an extension of leave of absence up to and including August 4, 1972.

- CARRIED

MOTIONS (cont'd)

3. Dogs on the Beaches and Parks

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the problem of dogs on the beaches and parks is a sticky matter which should not be sidestepped by Council;

THEREFORE BE IT RESOLVED THAT the General Purposes Committee hear suggestions from the S.P.C.A., Pound, Park Board and other interested parties with a view to cleaning up the situation.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Public Transportation Functions

advised of a report dated July 17, Chairman of the Regional District Transportation Study Function Committee and that copies would be made available to each member of Council.

The Alderman requested His Worship the Mayor take appropriate action in an endeavour to have the City administration furnished with copies of reports given from time to time to Regional District members.

The Mayor agreed to look into the matter.

Alderman Adams - Auditorium Board: Delegations

advised, the Council earlier this day agreed to a delegation from the Auditorium Board respecting purchase of black velour drapes and had previously agreed to a delegation from the Board in respect of policy regarding revenues from operation of the Auditorium parking garage and retention of same for Auditorium Board capital purposes, such deleation to be through the Finance Committee

The Alderman suggested the Auditorium Board be informed that when appearing as a delegation on the question of the drapes, the Council will also hear their representations on the parking garage revenue matter.

Alderman Calder - Olympic Games, Munich and Canadian Track and Field Representatives

drew Council's attention to information that, of 47 contestants fully qualified to international Olympic standards, ten had been deleted by the Olympic Council of Canada. Two of such personnel are from Vancouver. The Alderman requested His Worship look into the matter in an endeavour to see what can be done to give the opportunity to these ten contestants to attend also the Olympic games to be held in Munich this year. It was reported a representative of the Canadian Olympic Council lives in Vancouver.

His Worship agreed to take the matter in hand.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Slash Burning: 25th Avenue and Arbutus	referred to slash burning being carried on in the 25th Avenue and Arbutus area and the nuisance factor involved.
Alderman Hardwick - Regional Transportation Functions	urged that members of Council who will be candidates in the forthcoming Provincial election make the matter of regional transportation an issue in the campaign.
Alderman Hardwick - Development Agency: False Creek	advised that the False Creek Committee will be meeting on Wednesday, August 2, to receive a submission from the Vancouver City Planning Commission on the subject of establishment of a development agency in regard to False Creek development. An invitation was extended, therefore, to members of Council interested in being present.
Alderman Bird - Crockett & Jones (Canada) Ltd.: Activities surrounding sales at 776 Granville (LeChateau)	filed a communication dated July 27 from Crockett & Jones (Canada) Ltd. lodging a complaint with respect to sales on the street in front of the store at 776 Granville Street and with respect to loud music which emanates from the store. Other details of the complaint are set out in the communication. The Alderman requested the Board of Administration look into the matter. His Worship the Mayor so directed.

The Council adjourned at approximately 4:00 p.m.

***

The foregoing are Minutes of the Regular Council meeting of August 1, 1972, adopted on August 15, 1972.

DEPUTY MAYOR

DEPUTY CITY CLERK

July 28, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Road on the South Side of Georgia Street Between Gore Avenue and Main Street, N. 16.5 Feet of Lot 31, Block 20, D.L.196, Group 1, N.W.D., Plan 184.

"Previous planning of the major streets recommended that Georgia Street, east of Main Street be widened to 99 feet. The City owns Lot 31, Block 20, D.L. 196 and many years ago the north 16.5 feet of the lot was allocated for highway and so established. Present planning is for Georgia Street to remain 66 feet in width and recent development in the area has been made on this basis. The north 16.5 feet of Lot 31 is now surplus to the City's highway requirements and the City is about to sell the balance of Lot 31.

I recommend that the north 16.5 feet of Lot 31, Block 20, D.L. 196 established for highway be closed, stopped up and consolidated with the balance of Lot 31."

Your Board RECOMMENDS that the foregoing be approved.

2. Replacement of Broken Water Main

"On July 8, 1972 a 12" water main break occurred on Main Street at National Avenue. The heavy pavement on Main Street prevented the water from surfacing at the break location. The section of main that had to be shut down as a result of the break is old pit cast iron pipe laid prior to 1900 and is in poor condition. It is proposed that the shut down section be replaced with a new 12" pipe along the most favourable route.

The estimated cost is $11,000.

I RECOMMEND that the above described main replacement be approved and that $11,000 be appropriated for this work from Account Code 127/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer on 49th Avenue Between Tisdall and Ash Streets

"A 100-foot sewer extension on 49th Avenue between Tisdall and Ash Streets is required to provide adequate sewer service for properties in the area.

The estimated cost of the work is $7,500.

I RECOMMEND that $7,500 be advanced from the 1972 Capital Budget under 'Pollution Control-Unallocated', (Reference No. 3-04-08)."

Your Board RECOMMENDS that the foregoing be approved.

4. Tender Number 722 - Curbs, Pavements and Sidewalks on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs, pavements and sidewalks on sundry streets in the City of Vancouver were opened on July 10th, 1972 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of the low tenders. Tabulations of Tender Number 722, the average unit prices for major items of work included in this tender and a graph showing the Street Contracts Cost Index have been circulated to Council.

All projects included in this tender were approved by Council at a Court of Revision held on May 11th, 1972.

The City Engineer RECOMMENDS that:-

(a) Contracts be awarded to the low tenderers as follows:

Standard-General Construction (International) Ltd.
Granville Island, Vancouver 9, B.C.

Project 'A' - Melville-Dunsmuir Connector - Thurlow Street to Burrard Street $ 35,797.40

Capital City Construction Company Ltd.
230 Brunette Street, New Westminster, B.C.

Project 'B' - P.C. Concrete Curbs and Gutters on Sundry Streets $335,294.50

Jack Cewe Ltd.
1850 Hillside Avenue, Coquitlam, B.C.

Project 'C' - Asphaltic Concrete pavements and Surfacing on Sundry Streets $267,646.00

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

5. Local Improvements - Commercial/Multiple Dwelling and Local Commercial Zones

The City Engineer reports as follows:

"Commercial/Multiple Dwelling Zones

The Local Improvement Procedure By-law takes the zoning of a property (rather than its present development) as the measure of its probable benefit over the life of the works. It divides the 20-odd zonings established in the Zoning and Development By-law into three 'Zoning Groups' for Local Improvement purposes. These are:

Residential comprising the agricultural, one-family and two-family dwelling districts (RA, RS and RT);

Multiple Dwelling (RM); and

Commercial and Industrial comprising the commercial, industrial and parking districts (C, CM, M, & P).

Cont'd...

Clause #5 Continued

With the institution of Commercial/Multiple Dwelling zonings (CRM-2 & -3) for the Fairview slopes, it is necessary to provide for this new zoning in the Local Improvement Procedure By-law. The width and strength of pavement required to serve the local need in the Commercial/Multiple Dwelling districts will be the same as that for the other Multiple Dwelling zonings. It is proposed, therefore, that the CRM districts be added to the 'Multiple Dwelling' zoning group for local improvement purposes.

Local Commercial

The Local Commercial district (C-1) is presently in the commercial and industrial zoning group. Considering the permitted uses and the low floor space ratio, this zoning would more appropriately be included with the Multiple Dwelling group.

I, therefore, RECOMMEND:

(a) that the commercial/multiple dwelling districts (CRM-2 &-3) be included in the multiple dwelling zoning group for local improvement purposes;

(b) that the local commercial districts (C-1) be moved from the commercial and industrial zoning group to multiple dwelling and that group re-named 'multiple and local commercial'; and

(c) that the Corporation Counsel be requested to bring forward the necessary amendment to the Local Improvement Procedure By-law."

Your Board RECOMMENDS that the above recommendation of the City Engineer be adopted.

6. Tender No. 57-72-8 - Supply and Delivery of Meters for Water Works Service

Tenders for the above were opened by your Board on May 8, 1972 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:-

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Bidders were requested to submit prices on:

(a) Meters equipped with Standard Registers (1" to 2" sizes).

(b) Meters equipped with Round Reading Standard Registers (sizes 3" to 8" compound, 4" to 8" fire line, 3" to 8" current and 3" to 8" current propeller driven).

(c) Meters equipped with Remote Reader Units (1" to 2" sizes).

(d) Meters equipped with Remote Reader Units (sizes 3" to 8" compound, 4" to 8" fire line, 3" to 8" current and 3" to 8" current propeller driven).

(e) Extensions for meter dials.

(f) Remote Reader Units.

The total costs shown are based on an estimated quantity for a 12-month period, and includes taxes and adjustments (including 5% Provincial S.S. Tax) to the tendered prices as set down in the Schedule of Quantities and Prices.

The recommended bids for meters are for the lowest bids which meet specifications. The recommended bids for extensions for dials and remote reader units are for the lowest bids which meet specifications, and also fit the meters specified.

Cont'd...

Clause #6 Continued

No bids to specifications were submitted for items 33 to 36 inclusive and items 68 to 71 inclusive. However, items 29 to 32 are to almost the same specification as items 33 to 36 and are accepted in Section 4 above in lieu of the latter items. Items 68 to 71 are not considered as their acceptance depends upon the acceptance of items 33 to 36.

The City Engineer and Purchasing Agent RECOMMEND acceptance as follows:

Rockwell Manufacturing Co. Ltd.

Items 1-7, 19-25, 37-40 and 54-60 at a total estimated cost of $41,086.00, which includes the 5% Provincial S.S. Tax.

Neptune Meters Ltd.

Items 8-14, 26-32, 41-47, 52, 53, and 61-67 at a total estimated cost of $54,680.26, which includes the 5% Provincial S.S. Tax.

Emco Industrial Supply

Items 15-18 and 48-51 at a total estimated cost of $4085.13, which includes the 5% Provincial S.S. Tax."

Your Board RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

7. Local Improvements - Initiative Principle
West Hastings Street Beautification project

The City Engineer reports:

"First Step:

I consider it advisable to carry out the following project as a local improvement:

West Hastings Street Beautification Project

The project comprises renewal of sidewalk and of curbs, street lighting, and repaving of mid-block crosswalks. In addition, planting of certain areas should be done at the same time and the cost included in the cost of the project.

The City's share of the costs is available from budgeted Beautification Capital Funds."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated July 21, 1972.

The estimated total cost of these improvements is $170,380.00, and the City's share of the cost is $63,518.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that the reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

8. Local Improvement on the Initiative
Trounce Alley and Blood Alley Square Beautification Project

The City Engineer reports:

"First Step:

I consider it advisable to carry out the following project as a local improvement:

Trounce Alley and Blood Alley Square Beautification Project

The City's share of the cost is available from budgeted Beautification Capital Funds."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated July 21, 1972.

The estimated total cost of these improvements is $91,418.00 and the City's share of the cost is $19,366.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that the reports of the City Engineer and Director of Finance be adopted.

9. Pacific Centre Limited and
Block 52 Parking Lease

The Corporation Counsel reports as follows:

"By the Agreement to Lease dated July 9, 1968 and made between the City, Fairview Corporation (British Columbia) Limited, Block 52 Development Limited (now called Pacific Centre Limited) and Cemp Holdings Ltd. (authorized by the Vancouver Enabling Act, 1968) the City agreed to lease from the developers the Block 52 Garage, the form of the Block 52 Parking Lease to be as set out in Schedule M to the agreement.

The Vancouver Enabling Act, 1968, makes provision for amending the Block 52 Parking Lease as agreed upon by the parties and authorized by Order-in-Council.

Several amendments to the original form of Block 52 Parking Lease have been made none of which seriously affect the liability of the City except that Pacific Centre Limited, the lessor, now reserves the right and easement of support over the leased premises for the Block 52 Development, this was overlooked in the original draft. An amendment to the insurance clause now provides that the City carry comprehensive general liability insurance in respect of the garage operation. This is a normal requirement. Under the original form of lease the City would have been required to pay the taxes (as rent) on the storage spaces in the garage, an amendment to the lease relieves the City of this liability except where it occupies such space.

The form of the Order-in-Council authorizing the amended lease has been prepared and is acceptable to Pacific Centre Limited and to the Law Department. A copy of this Order-in-Council is on file with the City Clerk.

Cont'd...

Clause #9 Continued

The Block 52 Parking Lease will be dated as of October 1, 1971, the day upon which the City took possession of the garage. The delay in submitting this lease to Council for approval arose out of the extensive work required in the preparation of the lease plan prepared by the City Surveyors. A copy of this lease is on file in the office of the City Clerk.

Accordingly, it is recommended:

A. that the Block 52 Parking Lease between Pacific Centre Limited and the City dated as of October 1, 1971 as drafted be approved and the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto, when the same has been approved by Order-in-Council;

B. that the Corporation Counsel be authorized to apply to the Minister of Municipal Affairs for an Order-in-Council to approve the said Block 52 Parking Lease dated as of October 1, 1971. "

Your Board RECOMMENDS that the foregoing recommendations of the Corporation Counsel be approved.

10. Tenders for Street Lighting Contract No. 103

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No.103 were opened at the meeting of the Board of Administration on July 24, 1972, and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No.103:

Ricketts-Sewell Electric Ltd.	$108,817.57
C.H.E. Williams Co. Ltd.	$111,935.68

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

The City Engineer RECOMMENDS that:

(a) the contract for the installation of street lighting on Contract No.103 be awarded to the Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City that is satisfactory to the Corporation Counsel,

(b) The Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bonds be returned to the unsuccessful tenderer."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 330-331

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Provincial Teletype System - Social Allowances Programme

The Director of Welfare and Rehabilitation reports as follows:

"For some time the Department of Rehabilitation and Social Improvement has been concerned about the difficulty of exchanging information and records between offices.

The Department of Rehabilitation and Social Improvement has recently established a Central Data Processing System (located in Victoria) with remote control units located in strategic centres which will permit provincial and municipal staff to:

i. Register all Social Assistance recipients applying or reapplying for assistance.

ii. Enquire whether an applicant is in receipt of assistance from any office in the province and the amount of assistance being provided.

The remote terminals to be used are the standard and well known teletypewriter requiring only ordinary typing skills for operation.

The City of Vancouver Welfare and Rehabilitation Department employs the Personal Identification Code for its records (i.e. first three letters of Surname followed by Year, Month and Day of birth -- SMITH -- born July 1, 1920 would be identified as SMI 20,07,01. We are advised by the Provincial Department that with the establishment of the teletype system, all social assistance cases in the Province will be transposed to the Vancouver system. The placement of our active cases onto the Victoria Data Bank will be relatively simple and will not require any staff time from City personnel. We will simply loan them our existing computer discs and they will transfer the required data.

The Deputy Minister has advised in writing that the Provincial Government will underwrite all central data processing, programming and "start up" costs together with line charges. If a municipality wishes to participate it will be their responsibility to pay for the rental of the teletype machines which will be $92.00 per month. The Department of Rehabilitation and Social Improvement is currently endeavoring to obtain shareable costs under the Canada Assistance Plan including monthly teletype rental charges.

The Department of Rehabilitation and Social Improvement has made arrangements with CN/CP telecommunications and B.C. Tel to install the necessary cables into a maximum of seven offices in the Department of Welfare and Rehabilitation. Cables have now been installed in our East, North, West, South, Single Men's and Central office. All installations are on speculation. We are not obligated to install the machines. Should the City of Vancouver agree to take advantage of this system, the teletype machines can be operational by August 15, 1972.

Initially the system will encompass sixteen of the larger provincial offices. After a year trial it is expected that all provincial offices will be included.

The above teletype system has been reviewed with Mr. R. Hawkins, Coordinator Data Processing with regard to the proposed future installation of the Computer Assisted Financial System, recently approved in principle by City Council. Mr. Hawkins advises that the two systems are compatible.

Consideration has been given to the installation of one teletype machine in Central office rather than one machine for our East, South, North, West, Single Men's, Health Care and Aging and Central office. The use of one machine only would necessitate one full time operator and would not provide the rapidity of response required, whereas a machine in each office will not require additional staff.

Costs - The Comptroller of Accounts reports that funds for 1972 estimated at $2,898 (Annual $7,728) were not provided in the Departmental Budget and would be transferred from Contingency Reserve.

RECOMMENDATION: That the Department of Welfare and Rehabilitation be authorized to rent seven teletype machines at a cost of $92.00 per month per unit. (Total monthly charge to be approximately 7 x 92 = $644.00)"

Your Board RECOMMENDS that Council approve the foregoing recommendation by the Director of Welfare and Rehabilitation.

2. Proposed Multi-Level Care Facility as Replacement for Taylor Manor

A Board of Administration report dated September 14, 1971, outlined a proposal by the Medical Health Officer, the Director of Social Planning/Community Development, and the Director of Welfare Services for a multi-level care facility to replace Taylor Manor, which now houses 58 personal care patients.

The proposal was to build a new 150-bed facility to consist of -

50 beds extended care
50 " intermediate (personal) care
50 " boarding care.

In addition, the report recommended

a. location within the North Service area of the city,
b. an extensive day care program (both social/recreational and ambulatory health care).

Cont'd...

Clause #2 Continued

Council, in approving the report, recommended the solicitation of support from City organizations, the Greater Vancouver Regional Hospital District, and the Minister of Health Services & Hospital Insurance, the Minister of Rehabilitation & Social Insurance and the Provincial Secretary. Council later appointed a Committee of Aldermen to meet with Cabinet Ministers if this step was required.

The Medical Health Officer, the Director of Social Planning/Community Development, and the Director of Welfare Services report progress as follows:

(i) The Minister of Health Services & Hospital Insurance and his departmental officials have indicated support for the project.

(ii) The Greater Vancouver Regional Hospital District Advisory Committee has recommended this project on the basis of a 75-bed extended care unit (more efficient size than the original 50-bed proposal). The Advisory Committee also wished thought given to

a. method of operation (direct City operation or by means of a board);

b. affiliation with an acute care facility.

This Greater Vancouver Regional Hospital District approval guarantees 60-40 sharing of building and land for that portion of the project classified as extended care. There will thus be no direct capital or operating costs to the City.

(iii) The Provincial Secretary's Office in Victoria has been consulted. There is no problem in securing the usual 35% capital costs towards intermediate care and boarding care. The facilities shared by in-patients and day program persons for social, recreational, and limited health programs could be included in this cost sharing.

(iv) There is no policy yet on out-patient (ambulatory health) care and so this portion of the original project should be dropped.

(v) The Planning Department has located a highly suitable site for this project in the North Service Area of the City. The land is almost all owned by the City. Three small dwellings would have to be acquired."

Your Board RECOMMENDS that -

(a) The progress report of the Medical Health Officer, the Director of Social Planning/Community Development, and the Director of Welfare Services be accepted.

(b) Funds not to exceed $10,000. be set aside to pay for the services of a consultant to prepare a detailed functional report (to include estimated costs).

3. Travelling Youth - Program, 1972

Your Board submits the following report of the Director of Welfare and Rehabilitation.

"On May 2, 1972, City Council approved a policy and program to provide accommodation and meals for travelling youth under the age of 25 years, for the period May 15 - October 15, 1972. Due to the strike, it was not possible to commence planning for this until June 19, 1972.

In 1971, the program was operated out of a rented trailer located at 7th and Pine. This year the program is centered in rented premises at 766 Homer Street.

Our Youth Referral Centre officially opened July 1, 1972. The hours are 2 pm to 12 midnight seven days a week. Inquiries from Travelling Youth that come in when our Centre is not open are handled by the Crisis Centre, who, in turn, relay the messages to our own Centre.

For the first three weeks in July the Youth Referral Centre has handled approximately 200 travelling youth per day. Of this number, 160 per day have met social assistance eligibility requirements and have been accommodated in various hostels in the city or in private homes through the Home Placement Program operated by the Metropolitan Council of the United Church. Approximately forty persons per day are referred to Federally sponsored hostels where they pay $1.50 per night for accommodation and also pay for their own meals.

The Home Placement program started out rather slow this year with only sixty homes indicating an interest in taking travelling youth into their homes. In the past two weeks this has picked up markedly and, at the present time, there are over 150 homes that are available for the program.

The Home Placement Program is administered by the Metropolitan Council of the United Church with funds provided by the Department of the Secretary of State. The cost of lodging and two meals is provided in the homes for $2.50 per night and this cost is met by the City and cost shared with the Provincial and Federal Governments in the same manner as regular Social Assistance. It is interesting to note that a number of private homes have taken travelling youth into their homes at no cost to the City or the persons concerned. As a general practice, a private home placement is used for Common-law travelling couples which cannot be accommodated in existing hostel facilities.

Specific instructions have been issued to our staff at the Youth Referral Centre to the effect that Travelling Youth seeking accommodation (exclusive of Common-law couples) are to be referred initially to the Pacific Hostel in the case of males and the Bridge "Y" in the case of females. Travelling youth who can pay their own way at $1.50 per night are, of course, not eligible and make use of federally sponsored hostels.

Pacific Hostel is currently running at full occupancy and the Bridge "Y" is running at approximately thirty vacancies per night. The bed capacity of the Bridge "Y" is 188 beds. We are advised that there are fewer travelling females on the road this year in comparison to last year. This would account for the fact that we have vacant beds at the Bridge "Y". However, we do not expect to arrive at our peak load until the first week in August and it is likely that all beds at the Bridge "Y" will be fully occupied.

Cont'd...

Clause #3 Continued

It would appear that there are fewer travelling youth in Vancouver in 1972 in comparison to 1971. My own observations would support this assumption. The volume of travelling youth that we have handled for the first three weeks in July of 1972 is 75% of the number handled for the first three weeks of July, 1971.

Revised Budget - reduced staff costs at 1972 rates:

Item		
Hostel Coordinator Social Worker I PG 19	5 months @ 766	3830
3 Social Service Assistants I	3 x 4 months @ 671	8052
2 Clerk II	2 x 4 months @ 535	4280
2 Clerk II Pacific Hostel	2 x 4 months @ 535	4280
		20442
Fringe benefits @ 10%		2044
		22486
Overtime		500
Auto Allowance		400
		23386
"NOW" Referral Services		2875
Total Cost		26261
Less 100% recovery 2 Clerk II - Pacific Hostel		4280
		$21,981
Less 50% C.A.P.	10990	
Less 25% Province	5495	
		16485
Net Cost to City for staff		$ 5,496
Net cost of reduced office expenses (20% reduction - from $8500 to $6800)		6,800
Total net cost to City		12,296
Original cost to City	17113	
Revised cost to City	12296	
Net reduction to City		$ 4,817

RECOMMENDATION:

That the revised budget as outlined above be approved.

Your Board RECOMMENDS that the above recommendation of the Director of Welfare & Rehabilitation be adopted.

INFORMATION:

4. Community Planning Project
Grandview-Woodland Area of Vancouver

The Director of Planning and Civic Development and Director of Social Planning/Community Development report as follows:

"The Grandview-Woodland Area Council recently submitted to the Ministry of State for Urban Affairs, a proposal for funding a Community Planning Information Project in the Grandview-Woodland Area of Vancouver. The probable budget for the first year of operation was indicated to be $45,000.

The proposal outlined two main purposes for undertaking the project:

1. To develop and establish an on-going information system for local citizen use with regard to planning matters.

2. To provide a means by which the residents themselves can use the available information to work with the City and other boards and agencies in shaping the future growth, form and character of their community.

The present objective is to establish a Local Area Planning Committee as a sub-committee of the Area Council to advise the citizens of Grandview-Woodland on social and physical matters affecting the community. It is proposed that this Committee be composed of a majority of area residents, plus representation from persons trained in the social and physical planning fields.

The Departments of Planning and Civic Development and Social Planning/Community Development favour this activity. The City's anticipated Local Area Planning Programs, as presently envisaged, provide for a teamwork approach between citizen groups, civic officials and other boards and agencies."

Your Board submits the report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 331

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Granville and 41st Avenue:
Home Car Wash & Gasoline Service Station

The Director of Planning and Civic Development reports as follows:

"A letter dated December 23, 1971, has been received from James J. Pope, President, Granville and 41st Home Service Ltd., advising:

'With reference to the amendment for our development permit that was issued to us August 25, 1970, I notice that it is to be reviewed by the Mayor and Council as of the end of this year, 1971.'

From our standpoint, we are quite happy with the amendment, i.e. we have been operating from 8:00 a.m. to 6:00 p.m., closed Sundays and Statutory Holidays which were outlined in your letter.

Our original permit allowed us to operate on Sundays but you will recall that the petition that I gave to you during August 1970, confirmed that out of some twenty-five of our near neighbours the majority preferred us to stay closed Sundays. Since we have heard nothing more regarding our hours of operation, we assume they are as satisfied as we are.'

City Council on August 18, 1970, considered a Board of Administration report submitted by the Director of Planning regarding hours of operation, etc. of the car wash at this site.

Council had earlier received delegations from Mr. J. J. Pope representing the Service Station in support of the request to change the hours of operation and Mr. J. W. Gunn representing residents and home owners in the area objecting to the proposed changes.

City Council resolved to:

'Authorize the Director of Planning to amend the Development Permit by way of a minor amendment whereby the hours of operation for thecar wash would be from 8:00 a.m. to 6:00 p.m., Monday through Saturday with the car wash being closed each and every Sunday and eight Statutory Holidays per year as listed by Mr. Pope, with these hours of operation to be reviewed by Council on or before December 31, 1971.'

Mr. J. Pope by the letter dated December 23, 1971, advises of his continuing acceptance of the hours of operation as approved by City Council. There is no record of the receipt of any complaints since the revised hours of operation were approved by Council, in August 1970.

Recommendation:

That the Director of Planning grant a minor amendment to Development Permit No. 31591 to permit the hours of operation of the car wash to be from 8:00 a.m. to 6:00 p.m., Monday through Saturday, with the car wash being closed each and every Sunday and eight Statutory Holidays, being New Year's Day, GoodFriday, Victoria,Day, Dominion Day, Labour Day, Thanksgiving Day, Christmas Day, and Boxing Day."

The foregoing approval would be granted permanently and not be subject to automatic Council Review.

The submission of this report had been delayed from January 1972 until this time at the request of Mr. Pope. Mr. Pope however, by letter dated July 5, 1972, advises of his agreement to the hours of operation previously approved in August 1970."

Your Board RECOMMENDS that the recommendation of the Director of Planning & Civic Development be endorsed.

2. 6975 Balaclava Street:
Request to Keep 36 Horses

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 59032 has been filed by Mr. Robert D. Ross to construct a 36' x 70' stable and tack room at 6975 Balaclava Street. Mr. Ross also requests permission to increase the maximum number of horses kept on this site from 25 to 36.

The site is located in an RS-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires the keeping or housing of horses is subject to the approval of City Council. Council previously approved the keeping of 25 horses on this site.

The Technical Planning Board have approved Development Permit Application No. 59032 permitting the construction of a 36' x 70' stable and tack room on this site subject to conditions, one being that approval of City Council be first obtained for the keeping of 36 horses.

The Director of Planning and Civic Development recommends that City Council approve an increase in the keeping of horses on this site from 25 to 36."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

INFORMATION

3. Urban Renewal Project 2, Area A-6
Underground Wiring Costs

The Director of Planning and Civic Development and the City Engineer report as follows:

"The installation of municipal services and related works is covered by supplementary agreements between the City and C.M.H.C. (dated December 30, 1966) and between the City and the Province (dated December 12, 1967).

The work noted in the Redevelopment Program included removal of existing overhead wiring and new underground wiring to restore service. Details and costs of the new work, however, were unavailable until the subdivision and development of the area was settled and no cost figures were included in the cost sharing agreement. (Page 6 of Technical Planning Board report dated July 7, 1966, and Page 3 of Appendix B refers - on file with Planning Department).

The provision of underground wiring to Area A-6, was approved by the Urban Renewal Coordinating Committee on November 25, 1970, at an estimated cost of $30,000 - $35,000. It was anticipated that this work could be undertaken without exceeding the figure of $289,400 for new services included in the Agreements.

B.C. Hydro have now installed underground service to Lots A, B and C, Block 122, (see plan attached), at a cost of $24,008.47. With the form of subdivision presently contemplated, with parcels running through from Pender to Keefer Streets, it is anticipated that the balance of Area A-6 can be served with underground wiring without additional charges.

It is proposed to set up an account code 'Utilities' to which the bill of $24,008.47 from B.C. Hydro may be charged.

cont'd . . .

Clause No. 3 continued

This item is brought to the attention of Council so that Council is aware of the revised servicing costs in Project 2, Area A-6. On December 16, 1969, Council was advised that the total cost of installing services was estimated at $229,000.00. With the additional cost of underground wiring, the revised estimated total cost is therefore $253,008.47, compared to a total permitted by agreement of $289,400.00."

Your Board submits the above report of the Director of Planning and Civic Development and the City Engineer for the INFORMATION of Council.

4. Development Permit Application #59254
2280 Cornwall Avenue

The Director of Planning and Civic Development reports as follows:

"The Director of Planning held discussions with Mr. Ben Wosk and his architect in connection with his proposed development at 2280 Cornwall Avenue. As a result, a revised development permit application was submitted by Mr. Wosk relating his proposed development to the new regulations exactly, with the exception of the non-habitable basement storage area which had already been constructed.

The Technical Planning Board approved this application and the permit was issued on July 5, 1972."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

5. False Creek Redevelopment Plans -
Proposal by Urban Affairs Minister
Ron Basford

The Director of Planning and Civic Development reports as follows:

"On July 10, 1972, Urban Affairs Minister Ron Basford announced that:

(a) C.M.H.C. is providing a $20,500 grant to assist the B.C. Central Credit Union with their feasibility study, of a mixed residential-commercial-recreation complex on 10 acres of land on the south side of False Creek near the Burrard Bridge.

(b) The Urban Affairs Ministry is funding the development of plans that will extend and support City of Vancouver plans for False Creek redevelopment. The extended work will look closely at the potential role of Federal landholding, for instance on Granville Island.

(c) The Federal Government is reviewing legislation regarding support for the relocation of railroad crossings. The Minister has invited the City of Vancouver to study relocation of the Sixth Avenue line and the False Creek trestle bridge, with support from the Urban Affairs Ministry.

The attached plan shows the present disposition of property ownership in the area.

Meetings have been held with the B.C. Central Credit Union officials. The City Departments will be co-operating in whatever manner is practical and providing assistance to further the objective of both studies. Continued liaison will be maintained with Thompson, Berwick, Pratt and Partners who have been appointed Consultants for the Urban Affairs Ministry's Granville Island study.

cont'd . . .

Clause No. 5 continued

A preliminary paln prepared by the Credit Union illustrates a mixed development including an office building, senior citizens' apartment building, townhouses providing a variety of accommodation for families, etc., some commercial space, parking and ancillary features.

The outcome of the B.C. Central Credit Union study could provide important precedents for the future development of the False Creek Basin. Assurance has been given the Credit Union that zoning changes can be expedited for an acceptable development.

A co-ordinated plan for the whole of this area between Granville and Burrard Bridges will be needed. A recommendation aimed at accomplishing this will be brought to City Council as soon as possible."

Your Board submits the report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 331

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Shinerama '72 for Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years the Student Association of the British Columbia Institute of Technology and the Alma Mata Society of the University of British Columbia propose to hold a Shinerama or Shoe Shine day on Friday, September 15, 1972, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69 (2) and 71 (1) of the Street and Traffic By-law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver Area.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If, as in previous years, permission is granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 15, 1972, permission should be subject to the following conditions:

i. Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks."

Your Board submits the matter to Council for CONSIDERATION.

RECOMMENDATION

2. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

"In February 1970, City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that

2 triple combination pumpers; and
1 100 foot aerial ladder truck

be purchased in accordance with the approved 1973 replacement schedule.

Cont'd...

Clause #2 Continued

Delivery time quoted by manufacturers is 52 weeks for fire-fighting apparatus. Experience has shown that these units will not be delivered until 1974 if purchasing procedures cannot be carried out until final budget approval is given in April, 1973. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a 1973 delivery date.

Estimated costs

Pumper	$ 44,500
Pumper	44,500
100' aerial ladder truck	70,800
	$159,800
plus 5% sales tax	8,000
Total estimated costs of Recommended equipment	$167,800

Provision of Funds

The Comptroller of Accounts reports as follows:

The foregoing equipment is included in the Replacement Schedule for Major Fire apparatus and if approved will be included in the 1973 Revenue Budget.

RECOMMEND that

(i) Two triple combination pumpers and one 100 foot aerial ladder truck be approved in advance of the 1973 budget.

(ii) The City Purchasing Agent be authorized to call for tenders upon adoption of this report.

(iii) Funds (estimated to amount to $167,800) be provided in the 1973 revenue budget.

Your Board RECOMMENDS the foregoing recommendations of the Fire Chief be adopted.

CONSIDERATION

3. Park and Ride

The City Engineer reports as follows:

"On March 3rd, 1972, the City in conjunction with B.C. Hydro implemented the Park and Ride Service which was approved by Council on February 1, 1972. This report to Council contains three parts:

I A four month review of the service.

II The problem of patrons returning to the lot past the 6:30 p.m. closing time.

III The matter of reimbursing the P.N.E. for parking revenue losses during the Pacific National Exhibition.

Clause #3 Continued

I FOUR MONTH REVIEW OF THE SERVICE

Figures provided by B. C. Hydro show a steady growth in the number of passengers using the Park and Ride Service.

Average Daily Number of Passengers

Week Ending	March 10	April 7	May 5	June 2
Inbound	321	534	616	659
Outbound	292	441	505	562

Originally B.C. Hydro said that 300 passengers in each direction were required to meet operating costs on the basis of 1½ hours of service. With the increased length of service, currently 2 hours, 340 passengers are required in each direction.

A recent survey carried out by the City indicated that 97% of the patrons use the Park and Ride to commute to their work and most begin their trip from Burnaby, Vancouver, North Vancouver or Coquitlam. In addition, the survey found that only 44% of the users had been driving a car into the downtown area prior to Park and Ride.

The remainder had been making the trip by one of the following methods:

(i) Car passenger.

(ii) Entire trip by bus.

(iii) Part of way bycar, part of way by bus.

Thus, implementation of Park and Ride has removed 290 cars per day from the downtown area.

Field observations indicate a smooth operation for patrons in and around the P.N.E. lot. B.C. Hydro officials are satisfied with their current Hastings-Lillooet-Pender-Windermere looping arrangement and a very small amount of wear to the loop streets has been noted.

II PATRONS RETURNING TO THE LOT PAST 6:30 P.M. CLOSING TIME

Officials of the P.N.E. recently referred to Council the problem of Park and Ride patrons leaving their cars in the P.N.E. lot past the 6:30 p.m. closing time. This interfered with the use of the lot by the P.N.E. for evening events. Council referred the problem to the City Engineer. To deal with the problem, the City Engineer distributed flyers to Park and Ride patrons explaining that it has become necessary to lock the lot at 6:30 p.m. each night. The locking policy since effected has reduced the number of vehicles remaining in the lot from 18-20 per night to 2 or 3 per night. This reduced level is acceptable to P.N.E. officials. However, to maintain this level it may be necessary to continuously lock and open the gates at a maximum cost to the City of $1,250 annually. At present the lot will be locked on an occasional basis at an estimated cost of $250 for the remainder of this year for which funds are already provided in Account No. 8052/3743.

Cont'd...

Clause #3 Continued

III REIMBURSEMENT TO P.N.E. FOR PARKING LOSSES DURING THE ANNUAL EXHIBITION

On January 11, 1972, Council adopted the report of the Special Committee of Council re P.N.E. Park and Ride. This report recommended that the City reimburse the P. N. E. for parking revenue losses on the Hastings-Windermere lot based on total revenue received for the 10 weekdays of the exhibition during 1971: subject to the P.N.E. assuring that no increase in the number of exhibitions or other non-paying users will take place and subject to a maximum cost of $4,000. In addition, Council referred to the Board of Administration for report back to Council the question of a 50¢ per day charge to Park and Ride Patrons during the period of the annual exhibition. This charge was suggested by the Special Committee re P.N.E. Park and Ride so that the users of the lot would bear some of the cost during the exhibition.

Allowing for summer vacations and resistance to the proposed fee, four hundred Park and Ride vehicles daily are estimated for the 10 day exhibition. At 50¢ per day per car, $2,000 would be collected. However, since the P.N.E. charges $1.00 per space per day during the exhibition, losses may reach the maximum limit of $4,000. A matching $1.00 charge to Park and Ride patrons using the lot would provide funds for the $4,000 maximum limit.

The City Engineer submits to Council for their CONSIDERATION, the amount of parking fee (50¢ or $1.00) to be charged Park and Ride patrons using the P.N.E. lot during the exhibition."

Your Board submits the matter to Council for CONSIDERATION

INFORMATION

4. U.B.C. Bicycle Report

The City Engineer reports as follows:

"This report deals with an earlier study, prepared by a group of university students, made possible by a federal grant under the "Opportunities for Youth Scheme" during the summer of 1971.

The objective of the project was to study existing cycling conditions within the University Endowment Lands and report on ways to encourage more students to commute to the University on bicycles. Basically the study recommends:

(i) A district cycling network and improved storage within the Campus.

(ii) Bicycle Pathways through the University Endowment lands into the Campus Grounds.

The study concludes that representatives of U. B. C., U. E. L. Administration; Dept. of Highways and the City of Vancouver should meet to discuss the proposals of the report and co-ordinate their efforts to improve cycling conditions at U. B. C. On July 10th, 1972, discussion with representatives of U. B. C. revealed recommendations to improve bicycle storage and parking are being adopted from the report, while no action with regard to Bicycle Paths on University Endowment Lands has been proposed at this time.

In January, 1972, the president of the U. B. C. Bicycle Club circulated copies of the above study to Council members requesting their support for a policy of rational development of cycling in Vancouver.

The City has embarked on a programme of cycling development in Vancouver, from a recreational approach rather than as a commutive mode of travel.

Cont'd...

Clause #4 Continued

The 'recreational' cycling subject was dealt with by Council on October 26, 1971, when a representative of the British Columbia Cycling Association appeared before Council and submitted a brief requesting consideration be given to establishing certain signed bicycle routes on residential streets within the City. Council resolved that a signed recreational bicycle route covering 12 miles of residential streets in the south eastern section of the City be established on a one-year trial basis. This project is currently being implemented.

In summary, cycling on City Streets approaching U. B. C. at present is not creating any notable problems and until U. B. C. establishes bicycle routes through the University Endowment Lands it would be premature for the City to consider specific treatment at this time."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATION

5. Dixieland Band in Gastown

The City Engineer reports as follows:

"We have received a request from a Mr. D. Rogers on behalf of eight recently graduated high school students who have formed a small dixieland band called "Granville". The request is to be allowed to play dixieland music on the sidewalks of Water Street in Gastown on Tuesday and Friday evenings for the duration of the summer. The applicant has indicated orally that the band will not be soliciting money, they wish approval so that they may gain experience playing together while at the same time adding musically to the Gastown theme. They also expect to receive booking engagements from the exposure the venture would give them.

The Gastown Merchants Association and the Police Department have no objections to the proposal provided the band stops playing by 11 p.m.

From a Traffic Engineering standpoint the proposal is acceptable provided the applicants obtain insurance coverage, and leave 6' clearance on the sidewalk to allow the free passage of pedestrians. While there are no objections to the proposal from the Civic Departments affected, the matter, under Section 69 (2) of the Street & Traffic By-law, involves Council Policy, and is therefore referred for Council CONSIDERATION.

Should Council approve the request of D. Rogers of 6596 Marlborough Avenue, Burnaby 1, B.C. the approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against any claims that may rise from this venture.
2. That the band plays on Tuesdays and Fridays only.

2A The band cease playing no later than 11 p.m.

3. That a minimum of 6' clearance be left on the sidewalk to allow for the free movement of pedestrian traffic."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of letter from D. Rogers are circulated for the information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 331-332

FINANCE MATTERS

CONSIDERATIONS

1. Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 5, 1972.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

A. i	By Charter Bus (Squamish Coach Lines)	$400.00
ii	Lunch while travelling (2 days)	70.00
	Total cost by bus	$470.00

or as an alternative

B. The men will provide their own transportation as was done last year if the City would provide a subsidy of $10.00 each to cover the cost of gasoline.

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that in past years, Council has generally approved one out of town trip each year for the Band, the Official Brass Band for the City of Vancouver, to help maintain the high interest and Esprit de Corps of the Band, which for years has provided excellent performances for Civic functions."

Your Board submits the foregoing report of the Fire Chief for CONSIDERATION.

2. Purchase of Black Velour Drapes - The Queen Elizabeth Theatre

The Manager of The Queen Elizabeth Theatre reports as follows:

"In the 1972 Auditorium Board's budget, there was a request for the purchase of a set of black velour stage drapes for The Queen Elizabeth Theatre at a cost of $9,258. In review, the Budget Committee referred this item to the Standing Committee on Finance. The Auditorium Board asked to appear before the Finance Committee but the Committee took action on April 6, 1972 noting that 'the Auditorium Board may wish to appear before the Finance Committee or Council with respect to certain of these items'.

At its meeting on July 7, 1972, the Vancouver Civic Auditorium Board passed the following motion:

> 'RESOLVED THAT the Theatre Manager submit a further request to Council to re-instate the black velour drapes in the Auditorium Board Budget and that Council be asked to receive a delegation from the Board on the matter'.

The Manager herewith submits the request as per the above minute."

Your Board submits this matter for Council CONSIDERATION.

3. Requests for Grants Equal to Taxes on Hospital Property not eligible for Tax Exemption under Provisions of the Vancouver Charter

The Director of Finance reports as follows:

"The Vancouver Charter provides for exemption of only property wholly in use for charitable, school, hospital and religious purposes, and two hospitals have requested grants equal to taxes for properties held for expansion and which are not exempt from taxation under the Vancouver Charter.

The Greater Vancouver Regional Hospital District has informed us that both properties will be used for major hospital construction within their current capital financing bylaw, and both hospitals state they have no funds from which taxes on these properties held for expansion can be paid.

Council in 1970 and 1971 approved grants on the basis of the current requests.

For Council Consideration:

Requests for grants equal to current taxes (General, School, Hospital, Municipal Finance Authority and local improvement levies) as follows:

St. Vincent's Hospital (Roll Nos. 227/730/159/05 and 227/163/721/97)	$6,472.44
Holy Family Hospital (Roll #369/237/822/95)"	$4,461.22

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

4. Request for Grant Equal to 1971 Taxes and Penalties The Metropolitan Co-operative Theatre Society - $3,760.00

The Director of Finance reports as follows:

"The Society is requesting Council for a grant equal to the 1971 taxes and interest at this time, in order to eliminate tax arrears on the property to allow registration of a second mortgage.

The application from the Society states that the Vancouver Foundation has agreed to advance sufficient funds, secured by a second mortgage on their property, to pay off all bank loans. It is also stated that while the Vancouver Foundation helped to meet crises in 1970 and 1971, it was not their policy to make sustaining grants so similar assistance could not be expected this year.

Council should note, however, that the Society's statement of revenues and expenses for the year ended May 31, 1972 shows a surplus of $7,738.78 after providing for 1972 taxes amounting to $3,327.54 or a surplus of $11,066.32 for the year before City taxes are provided for. These funds have apparently been used to reduce bank loans and mortgages rather than to pay City taxes.

In recent years the City has made grants as follows:

1966 Grant including equivalent of 1965 and 1966 taxes	$7,500.00
1968 Equal to 1967 and 1968 taxes	6,186.54
1971 Equal to 1969 and 1970 taxes	6,492.20

In addition to 1971 arrears, current taxes for 1972 amounting to $3,327.54 have not been paid.

Cont'd....

CLAUSE NO. 4 (continued)

For Council consideration:

Request of the Metropolitan Co-operative Theatre Society for a grant equal to 1971 tax arrears and interest totalling $3,760.00 at July 31, 1972."

Your Board submits the above report of the Director of Finance for CONSIDERATION of Council.

(Copies of the letter are circulated to Members of Council)

RECOMMENDATION

5. Fees for Tax Statements

The Director of Finance has submitted the following report to your Board.

"HISTORICAL BACKGROUND

Section 405 of the Vancouver Charter reads as follows:

'Any person who applies in writing to the Collector for a copy of a tax statement shall be entitled to such copy on payment of a fee of twenty-five cents for each parcel, or such other amount as the Council shall determine.'

Secion 418 of the Vancouver Charter reads as follows:

'The Collector, upon payment of the prescribed fee, shall furnish to any applicant therefore a memorandum showing what real property taxes, if any, are payable in respect of any parcel on the tax roll. The fee, unless otherwise determined by the Council, shall be twenty-five cents for a memorandum covering up to five parcels, and an additional five cents for each parcel beyond five.'

While periodically over the years, these charges have been reviewed, the charges have not been increased as they appeared adequate in view of the time and work involved. However, now that the Tax Roll is filed under the Co-ordinate system, the amount of time involved in issuing such statements or memorandums has greatly increased.

PRESENT SITUATION

As practically all requests for either a copy of a statement or for information as to taxes payable in respect to any parcel, include either the legal description or the street address of such parcel, it means that every request has first to be looked up in a cross reference list to find the Co-ordinate Number, so that the parcel can be located in the file. This almost doubles the time and effort required in former years, and the present charges do not cover cost.

This same additional effort is required in the issuing of Tax Certificates for Registration purposes, but no charge can be made for the issuing of Tax Certificates, as under the Land Registry Act such certificates must be issued free of any charge. However, a great majority of Real Estate firms, Barristers, Solicitors, etc. are now accompanying their request for a Tax Certificate, with a request for full information about the parcel in question, (Current Assessment, General Tax, School Tax, Local Improvements, Water Charge, etc., and whether taxes have been paid and whether Home-Owner Grant has been claimed). Actually, what they are asking for is a Tax Roll Search and as much of the information requested would be available on a copy of the tax statement, a charge of twenty-five cents is presently being made, under the authority of Section 405 of the Charter. However, this charge is far from adequate in view of the additional information regarding present standing of the taxes that is supplied on the Tax Roll Search.

CLAUSE NO. 5 (continued)

RECOMMENDED ACTION

In view of the additional time and effort now necessary to supply copies of statements and memorandums showing position of the taxes etc., it would appear obvious that charges under Section 405 and Section 418 of the Vancouver Charter should be raised in line with present cost. In addition, a charge should be prescribed for Tax Office Searches, as separate and distinct from the charge under Section 405.

I would therefore recommend to Council:

a. That the charge under Section 405 of the Vancouver Charter be increased from twenty-five cents to $1.00 for each parcel. This does not require a Charter amendment.

b. That the charge under Section 418 of the Vancouver Charter be increased from twenty-five cents to $1.00 for a memorandum covering up to five parcels, and increased from an additional five cents to an additional ten cents for each parcel beyond five. Again, this does not require a Charter amendment.

c. That a charge of $1.00 be prescribed for a 'Tax Roll Search'."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

6. Complimentary Tickets for Young People Competing in Tennis Championships

The City Clerk reports as follows:

"We have been advised that the Canadian National Junior Tennis Championships and the International Tennis Championships will be held at the Burnaby Tennis Club between August 15th and August 26th.

The Burnaby Tennis Club is requesting that complimentary tickets for the Planetarium and/or the Aquarium be issued to approximately 200 young people who will be competing in these events.

Council has recently approved similar requests from Windermere School, the Canadian Council of Christians and Jews, and also from the Handsworth Secondary School for Student exchangees under the Shawinigan-North Vancouver Young Voyageur Programme."

Your Board submits the foregoing request from the Burnaby Tennis Club for the CONSIDERATION of Council.

(Copies of letter are circulated to each Member of Council)

7. Vancouver Detoxification Centre Society - Request for Surplus Furniture

The Vancouver Detoxification Centre, in a letter of July 10, 1972 to Alderman Wilson, requested that the City donate the following surplus furniture for their offices.

Description		Auction Sale Value
1 only - Double Pedestal Desk		$ 25.00
1 only - Single Pedestal Steno. Desk		15.00
1 only - Golden Oak Steno Chair		5.00
1 only - Golden Oak Arm Swivel Chair		10.00
3 only - Golden Oak Side Chairs		5.00
2 only - Side Tables		20.00
1 only - Book Case		15.00
1 only - Legal Size Cabinet	(not available)	-
		$ 95.00

May we have your authority to donate the above furniture to the Vancouver Detoxification Centre Society.

Your Board submits the foregoing request for the CONSIDERATION of Council.

RECOMMENDATION

8. By-law Penalty Clause Amendments

The Corporation Counsel reports as follows:

"At the last session of the Legislature the maximum fine restriction ($100.00) set out in the Charter was removed and the maximum is now $500.00 in accordance with the "Summary Convictions Act". This will necessitate amending the penalty clause in all City By-laws.

At the same time this task is undertaken your officials believe that this opportunity should also be used to amend the minimum fine provisions of various by-laws and, after considerable study, a list of by-laws which it is felt should have minimum fines has been prepared.

The Charter also allows for the imposition of a daily fine where there is a continuing offence and your officials are of the opinion that this clause should also be considered at this time.

To implement the above proposals a table of City By-laws has been prepared and is circulated. The explanation to the table indicates the recommended changes proposed by your officials.

I THEREFORE RECOMMEND that the appropriate by-laws to effect changes in City By-laws in accordance with the attached table be prepared and brought forward."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 332 - 334

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JULY 28, 1972

RECOMMENDATIONS

1. Loaned Executive Program - United Appeal, 1972; Appointment - I. H. Dobbin, Manager, Q.E.T.

The Acting Director of Personnel Services reports as follows:

"The above program involves the recruitment of the necessary quantity and quality of Loaned Executives to make the 1972 Appeal Drive a success. These special volunteers call on major companies to help organize employee campaigns and medium-size companies to carry out the corporate canvass and assist with the employee canvass. Through this program the United Appeal raises some $1,600,000. The very real contribution of a Loaned Executive is now fundamental to the success of the Appeal. A request to the City is being made to release one or two executives for the period of September 5th to November 3rd, 1972.

Mr. I. H. Dobbin, Manager, Queen Elizabeth Theatre, has consented to serve on the program during October 1972, only. The Chairman of the Loaned Executive Program, Mr. H. K. Naylor, Assistant General Manager, Canada Permanent Trust Company, would welcome Mr. Dobbin's assistance, even for one month.

RECOMMENDED:

(a) THAT the request of the Chairman of the Loaned Executive Program on the behalf of the United Appeal, 1972, for City participation be approved in principle.

(b) THAT Mr. I. H. Dobbin, Manager, Queen Elizabeth Theatre be appointed to serve as the City representative on the Program during the month of October, 1972."

YOUR BOARD

RECOMMENDS that the recommendation of the Acting Director of Personnel Services be approved.

CONSIDERATION

2. Leave of Absence With Pay - Mr. Neil Ellett, Assessment Division.

The Canadian Soccer Association has written advising that Mr. Neil Ellett, a City employee in the Assessment Division, Finance Department, is being considered as part of Canada's National Soccer Team, which will participate in the World Cup this year against Mexico and the U.S.A. The trials will take place at Guelph University, commencing August 9, 1972. Mr. Ellett is requesting that he be allowed leave of absence with pay from August 23 - September 8, 1972, which would follow his vacation leave from August 9 - 22nd.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Acting Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions.

The Assessment Commissioner advises that arrangements can be made in the department to cover Mr. Ellett's work during his absence.

Similar requests have been made to Council in the past and dealt with as follows:

January 1971	- Olympics and Pan-American Games Two weeks leave with pay for Mr. Neil Ellett.	- Approved.
June 1972	- 1972 Olympic Games - Munich, Germany Leave with pay - August 15th to September 12th for Lieutenant B. Lowes.	- Approved.

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 336

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JULY 28, 1972

RECOMMENDATIONS

1. Subdivision of City-owned Lands
Ancaster Crescent between Fraserview
and Harrison Drives

The Supervisor of Property & Insurance reports as follows:

"In 1967, the City obtained title to Lot 27, Block 32, District Lots 258 and 332 (formerly a park site), situated on Ancaster Crescent, between Fraserview and Harrison Drives, for the purpose of resubdivision and sale.

The subdivision proposed by the Director of Planning has now been completed and plan of subdivision, marginally numbered LC 485, prepared by the Survey Division of the Engineering Department.

It is RECOMMENDED that plan of subdivision of Lot 27, Block 32, District Lots 258 and 332 (Fraserview) be signed on behalf of the City of Vancouver by the Mayor and the City Clerk, and deposited in the Land Registry Office."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Cancellation of Sale
Situated S/S 63rd Avenue East of Kerr St.,
Area B, Champlain Heights

The Supervisor of Property & Insurance reports as follows:

"The sale of Lot 173, D.L. 334, to Mr. & Mrs. Tommy C.Y. Wong, at a fixed price of $17,000.00 was approved by City Council on May 9th, 1972. In a letter dated July 6th, 1972, Mr. & Mrs. Wong state that they will be leaving Vancouver and have requested that the sale be cancelled and that their deposit of $850.00, less any service charges be refunded.

There is an active interest in this area, and there will be no difficulty in the resale of this lot.

RECOMMENDED that the sale of Lot 173, D.L. 334 to Mr. & Mrs. Wong be cancelled and their deposit in the amount of $850.00 be refunded, less a $50.00 administration charge."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Sales: Residential
Champlain Heights

RECOMMENDATION:

Recommended that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

**re: Lot 180, District Lot 334, Plan 14240
Situated E/S McKinnon Street South of
62nd Avenue,**

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Gordon & May Tang	180	Irregular 9,734 sq.ft.	$17,800.00	City Terms @ 9%	Subject to a public utility easement 2' x 6' over N.E. corner. Plan LF5868

CONSIDERATION AND RECOMMENDATION

4. Sale of City-Owned Property - N/W Corner
15th Avenue and Fraser Street, Zoned C-2

The Supervisor of Property and Insurance reports as follows:

"In 1950 the City acquired Lot C Sub. F, Block 175, D.L. 264A for road purposes to eliminate a jog at the intersection of 15th Avenue and Fraser Street. After re-alignment of Fraser Street there remained at the North-west corner of the intersection, a surplus portion of Lot C having a total area of approximately 1,150 square feet. This portion of the lot has no frontage and is triangular in shape, measuring 29' by 75' by 83'. The corner has been a source of complaint and has caused concern over the years with problems ranging from the dumping of refuse, to the illegal parking of trucks and cars and the unauthorised use of the area for storage purposes.

As the strip of land is too small for independent development, any value that it has lies in its usefulness to the owner of abutting lot B, and the Director of Planning has released it for sale to the abutting property owner. The owner of Lot B has submitted an offer to purchase the City-owned property for the sum of $1,500.00 subject to the consolidation of Lot C with Lot B to form one site. The sum of $1,500.00 includes costs of consolidation, 1972 taxes, registration fees and all documentation.

In the case of surplus portions of streets, it has been established by Council policy that where the abutting owner can make money by obtaining the widening strip, the Supervisor of Property and Insurance will negotiate for a reasonable price and report to Council in the usual way. Where the abutting owner cannot make money by buying the widening strip, such surplus land to be conveyed for consolidation with the abutting property at the nominal sum of $100.00 to cover registration fees and other expenses. The existing building on Lot B has a life expenctancy of 15 to 20 years, and until such time as it is demolished, and a new structure erected, the value of Lot C is limited to its use for parking with a maximum of three stalls. The offer of $1,500.00 is therefore considered to be fair and reasonable.

(Continued)

Clause No. 4 (Continued)

The matter of the direct sale of Lot C except portion dedicated (Ref. Plan 3551) is submitted to Council for consideration.

In the event Council approves the direct sale, then it is

RECOMMENDED that Lot C except portion dedicated (Ref. Plan 3551) sub. F, Block 175, D.L. 264A, Plan 5656, be sold to the owner of abutting Lot B, Sub. F, Block 175, D.L. 264A for the sum of $1,500.00, all inclusive of taxes, registration fees and all documentation required to consolidate the two lots to form one parcel."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Council's consideration and recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 336

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON GENERAL PURPOSES

JULY 20, 1972

A meeting of the Standing Committee of Council on General Purposes was held on Thursday, July 20, 1972, at approximately 9:30 a.m. in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Hardwick, Linnell, Phillips, Sweeney and Wilson.

ABSENT: Alderman Calder
Alderman Rankin (Leave of Absence)

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meetings of February 3rd and 10th, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Administrative Assistant for Each Commissioner

Council on June 13, 1972, passed the following motion when dealing with a Board of Administration report dated April 18, 1972:

"THAT recommendation (4) be referred to the General Purposes Standing Committee for discussion with the Commissioners of the Board of Administration and Department Heads."

Recommendation (4) reads as follows:

"Council should consider authorizing an Administrative Assistant for each Commissioner and instruct the Personnel Services Department to prepare job classifications after consultation with the Commissioners."

Commissioner Sutton Brown explained the functions of the Board and suggested that another man who could carry out the work similar to what Mr. Bethell is doing would be desirable. He stated that he and Commissioner Ryan were now of the opinion that an Administrative Assistant for each Commissioner would not be a workable solution.

The City Clerk explained the functions of his office in relationship to the Board of Administration and the various departments.

The Department Heads present expressed their views with respect to the problems they are encountering, some of which were:

(a) Insufficient time to discuss reports with the Board of Administration due to the heavy workload of the Commissioners.

(b) Lack of sufficient liaison and communication with Council to determine Council's intent on resolutions.

cont'd . . .

Clause 1 continued

(c) Inability to determine what matters should be given priority over other matters.

During the discussion with the Department Heads, it was the general feeling that more discretionary powers and authority should be vested in the Department Heads. After considerable discussion, it was

RECOMMENDED

(a) That the Department Heads be asked to report to Council through the Board of Administration advising the areas where discretionary powers might be given to either the Department Head or the Board of Administration.

(b) That regular meetings between the General Purposes Committee and Department Heads be held for discussion of Council's outstanding resolutions, other matters brought up by Council, and submissions by Department Heads.

(c) That the City Clerk be requested to report on the following resolution which was tabled at this meeting:

"That all mail addressed to the Mayor and Members of Council be circulated to Council, except those matters which can be routinely carried out by Department Heads, and the Board of Administration By-law be amended accordingly."

The following resolution was also tabled for a subsequent meeting of the Committee:

"That if the Board desires an Assistant, approval in principle be given."

2. Rental Contract Form

Council on February 15, 1972, adopted the following recommendation of its Standing Committee dated February 3, 1972:

"RECOMMENDED that the report of the Vancouver Rental Accommodation Grievance Board dated January 20, 1972, be received and sent to all interested parties in order that they may express their opinions, in writing, to the Grievance Board."

Under date of July 5, 1972, the Chairman of the Vancouver Rental Accommodation Grievance Board submitted the following report:

"Further to our reports on a proposed Rental Agreement for use in the City of Vancouver, a draft of which was sent to a number of organizations in the City of Vancouver, the following is a report on the reactions of persons to whom the form was sent.

The Pacific Apartment Management Association made an extensive study of our form and made a number of suggestions to clarify some points which were not quite as clear as in their own form. They make the suggestion that they have a Rental Agreement form of their own which they would much prefer to use in preference to a standard agreement similar to the one which this Board submitted to them for their opinion.

cont'd . . .

Clause 2 continued

The Central Mortgage and Housing Corporation also replied, sending a copy of their Rental Contract form with the comments that clauses 1 and 2 of our form could be reworded to make it more acceptable. They suggest that the question of a deposit should be spelled out in a more definite manner and the way it is to be used when the tenant vacates.

Previously the Greater Vancouver Apartment Owners Association had replied that the contract which we had sent to them for their consideration was of interest to them, but if it was to be made compulsory for use, in the City of Vancouver, then they would submit a number of suggestions for its improvement.

We did not have any reply from any Tenant's Associations concerning the rental contract form.

The above replies were discussed with the Law Department of the City of Vancouver. A member of that department commented on the above mentioned suggestions and agreed with some of them, but did not feel that others were necessary. It was pointed out that any Rental Agreement form proposed to be used by a Management organization or owner, would be drafted to benefit particularly the owner or Management Organization. It appears impossible to prepare a uniform rental agreement because of the number of essential items that must be considered by each renting organization to cover their particular needs.

It would appear that any further discussion of this Rental Agreement Form would only develop similar divergencies, and therefore, it is suggested that this brief report complete the discussion of this topic.

The foregoing is submitted to the Committee on General Purposes for INFORMATION."

Mr. Banfield explained the intention of the report and suggested that no further action be taken on this matter. The Corporation Counsel advised that the City could not enforce the use of a standard rental form.

RECOMMENDED that the foregoing report of the Chairman of the Vancouver Rental Accommodation Grievance Board dated July 5, 1972, be received.

3. Planting of Trees in Downtown Area

Council on July 4, 1972, passed the following motion:

"THAT Clause 5 of the report of the Board of Administration (Works and Utility matters), dated June 30, 1972, be referred to the Standing Committee on General Purposes for discussion with parties involved and for recommendation to Council;

cont'd . . .

Clause 3 continued

FURTHER THAT a Report Reference be presented to the Committee by the City Engineer and Superintendent of Parks, and the Downtown Business Association be invited to participate in the discussions."

The City Engineer and the Deputy Superintendent of Parks reviewed, for Council's information, the present tree planting program in the downtown area. Mr. R.L. Peters and Mr. L.H. Thorlaksson of the Downtown Business Association, discussed the matter with the Committee.

The Committee had before it a Board of Administration report (Works and Utility matters), dated June 30, 1972, wherein it was recommended that the Council's present policy on planters in the downtown area, which was adopted on September 14, 1971, should be amended.

After study of the proposed amendments by the Committee it was

RECOMMENDED

A. That it be recommended to Council that providing the local business associations agree, the City is willing to start a minimum of one block tree planting program in commercial areas if the merchants in the area apply and agree to pay 2/3 of the original cost and the City pay 1/3; the City to take care of the maintenance through the Park Board.

B. That the policy with respect to tree planting now be as follows:

(a) Applications giving full details as to type, size, location and material, along with plans to be submitted for approval by the City Engineer and the Park Board.

(b) A joint report to Council requesting approval to be submitted by the City Engineer and the Superintendent of Parks and Public Recreation; the report to include capital and maintenance cost estimates, source of funds (current year and continuing), etc.

(c) Applications being for not less than a complete block, one side basis.

(d) The majority of the abutting owners to be recorded as in favour of the installation.

(e) Application shall not be considered for one-family, two-family or multiple dwelling areas.

(f) Application may be as Local Improvements under the Local Improvement By-law procedure, and the By-law be amended accordingly.

(g) The City to assume ownership of the trees and planters, including the responsibility for maintenance and liability.

(h) The Superintendent of Parks or the City Engineer to be responsible for any relocation or removal of any tree or planter boxes following installation and acceptance by the City as follows:

cont'd . . .

Clause 3 continued

(i) Relocation as a result of transit requirements or requests by abutting owners or tenants - City Engineer.

(ii) Removal as a result of damages - Superintendent of Parks.

C. That Council's preference is for a brick-base surrounding the trees and the responsibility be left with the City Engineer.

D. That the Chairman be authorized to appoint a small Committee of officials and members of Council to bring in recommendations relative to a financial formula in accordance with the policy defined.

E. That applications from individual property owners or businesses for permission to install trees immediately in front of their premises be referred to the Park Board through the City Engineer.

It was agreed that all tree plantings would be done by the Park Board and that no additional tree planting in containers be allowed except under the direction of the City Engineer.

The meeting adjourned at approximately 12:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 341

REPORT TO COUNCIL

STANDING COMMITTEE ON TRANSPORTATION

JULY 20, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 20, 1972, at 12:10 p.m. in #1 Committee Room.

PRESENT: Alderman Wilson, Chairman
Aldermen Linnell, Bird, Adams, Broome, Sweeney and Hardwick

ABSENT: Alderman Rankin (On leave)
Alderman Phillips
Alderman Calder
His Worship the Mayor (On Civic Business)

CLERK: M. James

The Minutes of the meeting of April 20, 1972, were adopted.

PART II

The following action of the Committee is submitted to Council for INFORMATION:

1. Special Downtown Bus Service

Under date of April 7, 1972, the Downtown Business Association, submitted a letter to Council recommending the Council approach the B.C. Hydro and Power Authority, Transit Division, to re-instate the "Downtowner Pass" and if this request to the Transit Division failed, the Downtown Business Association recommended Council arrange a free bus service in the downtown area on a permanent basis.

Under date of April 21, 1972, the Board of Administration submitted a report of the City Engineer on the matters raised in the Downtown Business Association letter, and Council at its meeting April 25th, referred the whole matter for consideration by this Committee.

Representatives of the Downtown Business Association were present at this meeting.

The Committee members and the representatives of the Downtown Business Association discussed the matter and it was pointed out that the Chairman of the B.C. Hydro and Power Authority had stated that there would be no re-introduction of the "Downtowner Pass" due to the abuses of this privilege by transit users. The committee members and the representatives of the Downtown Business Association discussed the various costs and advantages of a free or minimum fare downtown pass service and the committee

RESOLVED that the Chairman of this Committee, representatives of the Downtown Business Association and the Board of Administration investigate further the costs of a free or minimal fare bus service in the downtown area for report back to this committee.

2. Park and Ride - Additional Services

On April 10th, His Worship the Mayor by letter of April 7th, submitted to Council recommendations referring certain matters to this committee for discussion and recommendation back to Council. One of the items was "consideration of a Park and Ride service from Richmond .....to City Centre."

The Chairman of the Committee reported briefly on a meeting held Monday July 17th with the Minister of Highways of the Province and advised the Committee that the Minister was interested in having his Department directly involved with the investigation and report on Park and Ride services from neighbouring municipalities into Vancouver.

The Committee agreed with the suggestion of the Chairman and

RESOLVED that the City Engineer co-operate with the Provincial Department of Highways, Planning Engineer, on the investigation of the possibility of the development and/or extension of Park and Ride routes in the City of Vancouver and surrounding municipalities into the City of Vancouver, for a report back to this committee.

The meeting adjourned at approximately 12:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 341

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 3, 1972.

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 3, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (in the Chair)
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Sweeney.

ABSENT: Alderman Wilson (on civic business),
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL R. Henry

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. Strathcona Area

An application was received from the Director of Planning and Civic Development to rezone Lots 18-33, Block 71; 17-32, Block 70; 17-32, Block 69; 19-32 & A-F, Block 68; 21-38 & N & S½ of A, Block 67; 23-40 & A-C, Block 66; and all Lots in Blocks 76, 77, 82, 84, 85, 90, 91, 92, 93, 99, 100, 101, 102, 103, 104, 107, 108 and the westerly 400' of Block 123, District Lots 196 and 181.

This is situated in an area bounded generally by the lane south of Hastings Street, Campbell Avenue, Prior Street, Atlantic Street and Gore Avenue (excluding the CD-1 zoned Blocks 83, 121, 122 and the easterly 466' of Block 123).

Present Zone: RM-3 Multiple Dwelling District
Requested Zone: RT-2 Two-family Dwelling District.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the rezoning.

The Assistant Director of Planning and Civic Development explained the basic reasons for the application to rezone, and Council was advised of the replies received as a result of Letters of Notification sent.

Communications were noted from the Strathcona Property Owners and Tenants Association, Strathcona Rehabilitation Committee, and the Central Housing and Mortgage Corporation, supporting rezoning.

(continued)

Strathcona Area (continued)

The following delegations were then heard:

(a) YWCA--in favour of rezoning but concerned about its property in the area as possible expansion studies have commenced with respect to the property.

(b) Purves Ritchie Co. (Mr. Vogel)--suggested that the block containing their premises be exempt from rezoning because of possible expansion.

(c) Mr. Lee Pang (Mr. Yuen)--Mr. Yuen opposed the application due to a proposed apartment building being constructed by his client.

MOVED by Alderman Bird,
THAT the foregoing application by the Director of Planning and Civic Development to rezone the area described, be approved.

- CARRIED.

MOVED by Alderman Sweeney,
THAT the Director of Planning and Civic Development meet with representatives of Purves Ritchie Co., CMHC and the prov. government, and report back with recommendations on the possible acquisition of the property owned in the area by Purves Ritchie Co.

- CARRIED.

MOVED by Alderman Linnell,
THAT, as the YWCA may have difficulty in regard to height with possible future expansion of its building in this area, therefore it be recommended to future Councils that favourable consideration be given when any such expansion plans are submitted.

- CARRIED.

2. Hotel Project: Hastings, Renfrew and Franklin Streets

An application was received from Mr. L. G. Dirassar to rezone Lots 6, 7, 8, 12, 13, E½ & W½ of 14, 15 to 21 inclusive, and Lots A & B, Block 50, THSL.

This is situated on the south side of Franklin Street between Kaslo and Renfrew Streets, plus 144' fronting onto Hastings Street.

Present Zone: RS-1 One-family dwelling District
C-2 Commercial District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval, subject to the following conditions:

"that the uses be restricted to a hotel with customarily ancillary facilities, a small amount of retail and office space, restaurant, ancillary parking and loading facilities, and subject to the prior compliance by the owners to the following conditions:

(continued)

Hotel Project: Hastings,
Renfrew and Franklin Streets
(continued)

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked - "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.

2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.

3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.

4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.

5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.

6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire."

The following delegations were heard:

(a) Mrs. G. Campbell, representing Hastings Townsite Residents' Association--opposed the application. (Brief filed.)

(b) Mr. P. Neale, of the Vancouver District Labour Council--opposed.

(c) Mr. Cork, representing the Cassiar Ratepayers' Association --opposed. (Brief filed.)

(d) Mr. Liedowitz, representing Vancouver East N.D.P.--opposed.

(e) Mr. Livingstone, representing Vancouver Area N.D.P.--opposed.

(f) Mr. Brian Campbell--opposed.

(continued)

Hotel Project: Hastings,
Renfrew and Franklin Streets
(continued)

Delegations (continued)

(g) Mr. John Andrew--in favour.

(h) Two residents of the area also spoke in favour of the application.

The applicant, Mr. Dirassar, and Mr. Aceman, on behalf of United Equities Ltd., spoke in favour of the application, and filed a petition, sketch plans, and a number of letters supporting the proposed hotel development.

There being no one else present who wished to speak on the matter, it was

MOVED by Alderman Broome,
THAT the foregoing rezoning application be approved, subject to the conditions recommended by the Technical Planning Board and the Vancouver City Planning Commission, and subject to any additional conditions laid down by the Director of Planning and Civic Development after report to Council, with respect to parking requirements.

(Amended)

MOVED by Alderman Linnell, in amendment,
THAT the foregoing rezoning application be approved, subject to the conditions recommended by the Technical Planning Board and the Vancouver City Planning Commission, and, in addition, the provision for off-street parking for 377 cars be changed to 500 cars, and the requirement that, of these approximately 300 be underground, be changed to read 400 to be underground.

- CARRIED.

(The motion, as amended, was put and carried.)

(Alderman Hardwick is reported as voting in the negative.)

(During the hearing of delegations, His Worship the Mayor left the meeting, to attend to other civic business, and Alderman Adams assumed the Chair.)

3. East side of Victoria Drive
between 48th and 49th Avenues

An application was received from Mr. Peter Krause, of Par Construction Ltd., to rezone Lots 83, 85, 86 amended, District Lot S½ of 723, and Lot A, Block 1, District Lot 724.

This is situated on the east side of Victoria Drive between 48th and 49th Avenues.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: C-2 Commercial District.

(continued)

East side of Victoria Drive
between 48th and 49th Avenues
(continued)

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application.

There being no one present who wished to speak on the matter, it was

MOVED by Alderman Broome,
THAT the foregoing application be approved.

- CARRIED.

4. North side of East 16th Avenue
between Watson and Sophia Streets

An application was received from Mr. K. Eibensteiner, for Lentia Enterprises Ltd., to rezone Lot 16 and Lot C of Lots 17 and 18, Block 97, District Lot 301.

This is situated on the north side of East 16th Avenue between Watson and Sophia Streets.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: RM-3 Multiple Dwelling District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, and further recommended that on receipt of formal applications to rezone the remaining lots of Block 97, located on the north side of 16th Avenue between Sophia Street and the subject properties, and Lots 3 to 11, Block 96, on the south side of 16th Avenue between Sophia Street and the commercial properties adjacent to Watson Street to an RM-3 Multiple Dwelling District, such applications be favourably considered.

A letter from Mrs. M. Nichols was noted, registering approval of the application but requesting that the existing buildings be demolished as soon as possible and a time limit set.

Mr. Rempel spoke, opposing the application and suggesting that there was no need to rezone the property at this time.

Mr. Chipperfield commented with respect to the lack of lighting and parking in the area.

MOVED by Alderman Bird,
THAT the foregoing application be approved.

- CARRIED.

5. North side of East 41st Avenue
between Nanaimo and Clarendon Streets

An application was received from Mr. G. Houlden, for Standard Oil Co. of B. C. Ltd., to rezone Lot 3, Block 14, District Lot 394.

(continued)

North side of East 41st Avenue
between Nanaimo and Clarendon Streets
(continued)

This is situated on the north side of East 41st Avenue between Nanaimo and Clarendon Streets.

Present Zone: RS-1 One-family Dwelling district
Requested Zone: C-1 Commercial District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, subject to prior compliance by the owners with the following conditions:

1. That Lot 2A and Lot 3 be first consolidated into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by City Council on reports by the Technical Planning Board and the Vancouver City Planning Commission, with the scheme of development to maintain a minimum of a 10' landscaped setback, to be provided along the easterly boundary adjacent to the single family dwelling, and shall include a suitably screened wall; at no time shall the development include a car wash.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

There being no one present who wished to speak to this application, it was

MOVED by Alderman Bird,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

(Amended)

MOVED by Alderman Linnell, in amendment,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

FURTHER, THAT the following additional condition be added: that the applicant provide adequate screening in the lane along the northly boundary of the site.

- CARRIED.

(The amendment was put and carried.)

(At this point, Alderman Hardwick left the meeting.)

6. Portion of land bounded by
Argyle Drive, Balmoral Street and
the lane south of 55th Avenue

An application was received from Mr. G. D. Steenson for the South-Amherst Housing Society, to rezone Lot 8, Block 2, District Lots 728 and 735.

(continued)

Portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue (continued)

This is situated on a triangular portion of land bounded by Argyle Drive, Balmoral Street and the lane south of 55th Avenue.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, with the use being restricted to an apartment building (senior citizens), customary ancillary uses, and off-street parking, subject to prior compliance by the owners to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, such scheme to be of suitable design and compatible with the adjacent single family area, with adequate landscaped setbacks and suitable off-street parking.

2. The floor space ratio not to exceed 0.60 gross.

3. All utilities to be underground.

Further, that should the foregoing conditions not be complied with within 120 days of approval at Public Hearing to the re-zoning, the approval contained in this resolution shall expire.

A resident in the area commented on the lack of crosswalks in the area, and letters were circulated to Council from Mr. H. E. Stevens and Mr. T. Roberts, opposing the application.

MOVED by Alderman Bird,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED.

7. Portion of Land Bounded by Harrison and Victoria Drives

An application was received from Mr. A. H. Petzold, to rezone Block 29A, District Lot 328.

This is situated on the triangular portion of land bounded by Harrison and Victoria Drives.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: CD-1 Comprehensive Development District.

The Technical Planning Board and Vancouver City Planning Commission both recommended approval of the application, with the use being restricted to a personal care home with customary ancillary uses and off-street parking, subject to prior compliance by the owners to the following conditions:

(continued)

Portion of Land Bounded by
Harrison and Victoria Drives
(continued)

1. The detailed scheme of development to be first approved by the Technical Planning Board, after advice from the Design Panel on the architectural design, the scheme of development not to be materially different from that submitted with the application, prepared by Arnulf H. Petzold, Architect, noted "Received, City of Vancouver, February 28, 1972".

2. The floor space ratio for the existing and proposed development not to exceed 0.50.

3. The applicants first obtain approval of City Council to acquire the subject lands and the proposed closed-up portion of City street, all subject to the applicant making satisfactory arrangement with B.C. Hydro for the relocation of the bus loop; the same to the approval of Council after report thereon from the City Engineer.

4. Consolidation of the subject lands with Lots 1-7, Block 23, D.L. 328, and so registered in the Land Registry Office, or alternatively, an undertaking that the development of the subject lands and Lots 1-7, Block 23, D.L. 328 will be maintained as an integrated comprehensive development.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

Mr. Thompson reported for the Fraserview Home Owners' and Tenants' Association, and filed a brief stating the organization's objections to the development.

Mr. Stevens spoke, opposing the application, and expressed concern with respect to the loop for the B.C. Hydro bus.

Mr. A. H. Petzold spoke in support of the application.

MOVED by Alderman Phillips,
THAT the foregoing application be approved subject to the conditions recommended by the Technical Planning Board.

(Amended)

MOVED by Alderman Linnell, in amendment,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board, and subject to the Board of Administration submitting a report on the traffic and parking situations and the buses looping within the area; and

FURTHER, THAT the third reading of the By-law be deferred until the aforementioned report is considered by Council.

- CARRIED.

(The amendment was put and carried.)

8. Height of Schools
(Public or Private)

An application was received from the Director of Planning and Civic Development, to amend the text of Zoning and Development By-law No. 3575, whereby all schools (public or private) located in the RS-1, 2 and 4 One-family Dwelling Districts and the RT-2 Two-family Dwelling District, having a gross floor area in excess of 3,000 square feet, shall be subject to the following special regulations:

(continued)

Height of Schools
(Public or Private)
(continued)

(a) A front yard shall be provided equal to the front yard requirements in the district in which it is located.

(b) A side yard shall be provided of not less than 20', which shall be increased 1' for every 2' by which the height of the building exceeds 35'.

(c) A rear yard shall be provided in accordance with the provisions of the district in which it is located.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the application.

There being no one present to speak to the matter, it was

MOVED by Alderman Broome,
THAT the foregoing application of the Director of Planning and Civic Development be approved.

- CARRIED.

9. North-east corner of
Nanaimo and Pender Streets

An application was received from Mr. J. Handja to rezone Lots 7-12 inclusive, Block 55, THSL, plus portion of lane.

This is situated on the north-east corner of Nanaimo and Pender Streets.

Present Zone: RS-1 One-family Dwelling District
Requested Zone: C-2 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission recommended that the application be not approved, for reasons stated in the Board of Administration report of July 28, 1972.

A representative for the applicant spoke in support of the application, and filed a brief listing a number of persons in favour of the rezoning.

MOVED by Alderman Broome,
THAT the foregoing application be approved, subject to a further report to Council from the Director of Planning and Civic Development on any development conditions applicable.

- CARRIED.

10. South Side of Grant St. between
Commercial Drive and Salsbury Drive

An application was received from Mr. J. Handja to rezone East 72' of Lot A of Lots 23 to 27 of Lot 3 of Subdivision A, Block 137, District Lot 264A.

(continued)

Special Council (Public Hearing) August 3, 1972 . . . . . .

South side of Grant St. between
Commercial Drive and Salsbury Drive
(continued)

This is situated on the south side of Grant Street between Commercial Drive and Salsbury Drive.

Present Zone: RT-2 Two-family Dwelling District
Requested Zone: C-2 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission recommended that the application be not approved, for reasons stated in the Board of Administration report of July 28, 1972.

Mr. Handja spoke in support of his application, and explained details of the development, including the provision of an underground parking garage which, he has been advised, contravenes an existing by-law. (Brief filed.)

MOVED by Alderman Phillips,
THAT this rezoning application be referred back to the Director of Planning and Civic Development for further consideration and information regarding the development.

- CARRIED.

MOVED by Alderman Broome,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

*****

The Council adjourned at approximately 5:45 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing) held on August 3, 1972, adopted by Council on August 15 1972.

DEPUTY MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 15, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

(a) MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated August 1, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Minutes of the Special Council Meeting (Public Hearing), dated August 3, 1972, be adopted.

- CARRIED.

(c) MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT the Minutes of the 'In Camera' meeting, dated August 10, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Hardwick,
THAT the Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Canada Safeway Ltd. Store:
Williams and Nanaimo Streets

The Council had before it, for consideration, Board of Administration report, dated April 17, 1972, with respect to the Development Permit Application to enlarge the existing off-street parking facilities in connection with the operation of Canada Safeway Ltd. store as a 'disco' operation, at 1260 Nanaimo Street. Details of the application are set out in the Board of Administration report, including the recommendation for approval and the conditions attached thereto.

The Vancouver City Planning Commission's comments were before Council, by letter from the Commission dated July 17, 1972, pointing out that extension of the parking lot was not supported.

A further Board of Administration report, dated June 30, 1972, regarding the closure of the lane North of Charles Street, West from Kamloops Street involved in this development, was noted.

The Council received a report explanation from the Zoning Planner, and a delegation from certain residents who filed a brief, dated August 10, 1972, setting out views in detail against the proposed extension of the parking facilities.

A petition was received from ten residents of the area, in support of the proposed development.

A representative of Canada Safeway Ltd. appeared, and answered various questions. He pointed out particularly that it was not the intention of the company to ask for further enlargement of the store at some future date.

MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration in its report dated April 17, 1972, recommending approval of the Development Permit Application, in accordance with the recommendation of the Technical Planning Board, be adopted.

- LOST.

MOVED by Alderman Rankin, in amendment,
THAT the whole matter be deferred for thirty days, pending a survey of the origin of vehicles in attendance at this store.

- LOST.

A tie vote resulted and, therefore, the amendment was declared lost.

(The motion of Alderman Broome was put and lost.)

MOVED by Alderman Bird,
THAT the various communications, submitted on the matter, be received.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

2. Shannon Estate:
Granville and 57th Avenue

In considering the application to construct a townhouse development on a site adjacent to Granville St. and 57th Avenue, it was noted that delegations are to be heard later this day, and that an additional request had been received from The Community Music School of Greater Vancouver, to be included in the hearing. Further, a communication from Mr. Peter C. Birks was noted, asking deferment in order that a delegation could be heard from adjoining property owners, after investigation and consideration of the proposals.

MOVED by Alderman Broome,
THAT this whole matter be deferred for consideration following delegations later this day;

FURTHER, THAT Mr. Peter C. Birks be so informed, and his group, together with The Community Music School of Greater Vancouver, be given the opportunity of being heard during the delegation period later this day.

- CARRIED.
(See pages 6 and 7)

COMMUNICATIONS OR PETITIONS

1. Grant Request: CTS Society of Community Transportation Services

MOVED by Alderman Linnell,
THAT representatives of the CTS Society of Community Transportation Services be heard later this day, in support of its application for a grant.

- CARRIED.
(See page 8)

2. Delegation Request re Grant: The Metropolitan Theatre Society

MOVED by Alderman Bird,
THAT, pursuant to the request received from The Metropolitan Co-operative Theatre Society, this Society be given an opportunity of being heard in respect of its application for a grant, although the Council considered the matter at a previous meeting, at which time the request was not approved.

- CARRIED.

3. Proposed Primary Annex
Nelson Park Site

Council noted a communication from Jones Haave Delgatty Architects, in which it is advised that the Vancouver School Board has instructed the firm to examine West End community needs with a view to determining if a comprehensive form of development to include educational spaces, housing for special groups, social

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Proposed Primary Annex
Nelson Park Site
(continued)

facilities, and park, would be appropriate and possible in consideration of the proposed primary annex on the Nelson Park site. The firm therefore wishes to approach all parties concerned to discuss general concepts, and requests a meeting with the Health and Welfare Committee accordingly.

MOVED by Alderman Linnell,
THAT this communication be referred to the Standing Committee on Health and Welfare, to receive the firm of architects, as requested.

- CARRIED.

4. Refund of Deposits:
Queen Elizabeth Complex

MOVED by Alderman Phillips,
THAT, pursuant to a request from The Vancouver Civic Auditorium Board, future matters pertaining to return of deposits in respect of civic theatre facilities, be first referred to the Auditorium Board for advice.

- CARRIED.

5. Revision of Civic
Voters' List

MOVED by Alderman Bird,
THAT, pursuant to the recommendation from the City Clerk, Mr. R. S. Thorpe be appointed to act as Revising Judge for the 1972 Voters' List, at the regular rate of $20 per hour whilst so occupied.

- CARRIED.

6. Civic Voters List

A request was noted from the Vancouver Tenants Council, that a delegation be heard to consider the following proposals:

"1. The public posting, during the month of September, of the Civic Voters List, in each of the 100 odd polls in the City.

2. The right to be added to the voters list, in the September 8th to September 21st period, without the necessity of a sworn declaration before a commissioner for taking oaths."

MOVED by Alderman Phillips,
THAT the subject matter of public posting during the month of September, of the civic voters' list, be referred to the City Clerk for future report at an appropriate time, at which time a delegation from the organization be heard. However, no action be taken on this matter this year, in view of the City Clerk's report of August 4, advising it could not be done for 1972.

- CARRIED.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Civic Voters List
(continued)

MOVED by Alderman Broome,
THAT the matter of requiring sworn declarations to place people on the voters list during the registration period, be referred to consideration of Charter Amendments; the City Clerk having reported also in his communication that the position taken in this respect is reasonable.

- CARRIED.

7. Request for Assistance re Workshop: The Greater Vancouver Helpful Neighbour Society

The Council considered a request from The Greater Vancouver Helpful Neighbour Society, that accommodation be furnished, on City property, where a workshop could be set up to accommodate employees involved in an Opportunities Incentive Programme.

MOVED by Alderman Rankin,
THAT the letter from The Greater Vancouver Helpful Neighbour Society, and any subsequent requests from similar organizations, be referred to the Director of Social Planning/Community Development for a report on the merits of the organizations;

FURTHER, THAT the Director of Social Planning/Community Development also report on those organizations whose services, as a result of federal grants, are worthy of being extended, with a view to this Council making strong representation to the Federal Government to continue federal grants to these organizations.

- CARRIED.

8. (a) Forecasting Transit Routes and Stations in the Inner City and Preserving Rail Rights-of-way

A communication, dated July 28, 1972, was received from the Chairman of the Vancouver City Planning Commission, commenting with regard to the present situation re transportation matters, and suggesting the Council consider its active involvement in the matter, in view of the information the Chairman has received that the Regional District will not assume the transportation studies or functions.

MOVED by Alderman Hardwick,
THAT this communication be referred to the Standing Committee on Transportation for further consideration, and arrangements made to meet with representatives of Wilbur Smith Consultants at the same time, as per an arrangement previously scheduled but cancelled due to illness of the firm's representative.

- CARRIED.

(b) Transportation Matters
Vancouver City Planning Commission:
Provincial Candidates (election)

In a letter dated August 9, 1972, from the Chairman of

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Transportation Matters
Vancouver City Planning Commission:
Provincial Candidates (continued)

the Vancouver City Planning Commission, it is proposed the Commission wait upon candidates in Vancouver Provincial Ridings, to express transportation concerns and the seriousness of the problem. The Council's comments on this subject is invited. In the letter, it is advised that the City Planning Commission approved the Chairman's communication on transportation, dated July 28, 1972, in which Council is asked to involve itself again in transportation matters on a high priority basis.

MOVED by Alderman Bird,
THAT the Vancouver City Planning Commission make the necessary arrangements to discuss these transportation matters with the candidates in the various Vancouver Ridings in respect of the forthcoming election.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held. The Council then recessed at approximately 12:15 p.m., to reconvene again at 2:00 p.m., in open session.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin Sweeney

ABSENT: His Worship the Mayor.

UNFINISHED BUSINESS AND DELEGATIONS

Shannon Estate:
Granville and 57th Avenue

Further consideration was given to the Board of Administration report dated July 20, 1972, setting out the views of the Director of Planning and Civic Development against the Development Permit Application to construct a townhouse development and convert existing buildings into dwelling units on the site within the area bounded by Granville Street, West 57th Avenue, Adera Street, and a line 240' south of 54th Avenue.

The views of the Technical Planning Board and the Vancouver City Planning Commission, and the Design Panel, against the present application, are set out as well.

(continued)

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Shannon Estate:
Granville and 57th Avenue
(continued)

The Board of Administration also submitted a report from the Corporation Counsel, expressing the opinion that an amendment to By-law #4349 would not be required, nor a Public Hearing obligatory, as the phrase 'garden apartments,' when used in CD-1 zoning in By-law #4349, when passed, included 'townhouses.' Council could consider the proposed development at a public meeting.

Mr. W. A. Street, barrister on behalf of the developer, Wall and Redekop, appeared, asking that the Council defer the whole matter to allow a public meeting to be held, when all interested parties could be heard fully.

MOVED by Alderman Adams,
THAT this application be referred to a public meeting, to be held as soon as possible, but not later than early in September, in order that all interested parties may be heard if they so wish, it being understood that the Director of Planning and Civic Development will take the necessary action to inform the interested parties of the date of such meeting, when determined.

- CARRIED.

The Deputy Mayor called upon anyone present who had alternate uses for the property to make their suggestions to Council and, therefore, delegations were heard as follows:

(a) The Community Music School of Greater Vancouver	A letter, dated August 14, 1972, sets out views, asking that the buildings on the property be made available to this school, and the company carry on negotiations with the Park Board on the approximate 3 acres surrounding the buildings for maintenance as a public facility.
(b) Park Board	asked for the property for park purposes, with the development of a cultural centre by a group like The Community Music School.

The Deputy Mayor stated he would endeavor to initiate a meeting between the developers and representatives of The Community Music School, to pursue further the school's particular proposals.

In view of the resolution of Council respecting a public meeting, other delegations present were not heard on the particular development presently proposed by the developer.

COMMUNICATIONS OR PETITIONS (cont'd)

9. Grant Request: CTS Society of Community Transportation Services

Consideration was given to a grant request from the CTS Society of Community Transportation Services, to permit the continuance of a service commenced through an Opportunities for Youth grant, which will expire August 25, 1972, and which service assisted in transporting senior citizens, handicapped persons, and others in low income.

A representative of the organization appeared.

MOVED by Alderman Linnell,
THAT a grant of $12,000 be approved for continuation of this service until December 31, 1972, and an application be made for assistance under the Canada Assistance Plan, and, if advisable, the application be made through some other organization already recognized under the Canada Assistance Plan programme.

- LOST.

MOVED by Alderman Bird, in amendment,
THAT $6,000 be granted to allow sufficient time for the organization to approach other levels of government for financial assistance, an application to be made under the Canada Assistance Plan and, if advisable, the application be made through some other organization already recognized under the Canada Assistance Plan program.

- LOST.

The Chairman advised a vote would be taken on Alderman Linnell's motion first and, therefore, the record of voting as called for by the Council is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Calder	Alderman Wilson
Alderman Phillips	Alderman Bird
Alderman Rankin	Alderman Sweeney
Alderman Hardwick	Alderman Adams
Alderman Linnell	Alderman Broome

(Lost)

A tie vote resulted and, therefore, the motion was declared lost.

On the amendment of Alderman Bird, the vote was as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Linnell	Alderman Broome
Alderman Rankin	Alderman Sweeney
Alderman Hardwick	Alderman Adams
Alderman Calder	
Alderman Bird	
Alderman Phillips	
Alderman Wilson	

(Lost)

(Lost, not having received the required majority.)

No further action was taken on this particular application.

COMMUNICATIONS OR PETITIONS (cont'd)

10. Request: City Host Dinner
(Vancouver Rugby Football Union)

MOVED by Alderman Linnell,
THAT the communication from the Vancouver Rugby Football Union, asking the City to host a dinner in honour of the Queen's University, Belfast Rugby Team, who will be playing in Vancouver in late August and early September, be received.

- CARRIED.

11. Dogs on Beaches and in Pools
- Park Board

MOVED by Alderman Adams,
THAT the communication from the Park Board, asking the Council to hear their delegation with regard to additional pound staff to combat the problem of dogs on beaches and in pools, be deferred for consideration during 'Motions' later this day.

- CARRIED.

(See page 31)

12. Post Game Civic Reception
(Hockey Canada)

MOVED by Alderman Bird,
THAT no action be taken on the request of Hockey Canada, that Vancouver host a post game reception in connection with the meeting between the Soviet Union hockey team and the Canadian team, to take place in Vancouver on September 8, 1972.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, August 11, 1972

WORKS AND UTILITY MATTERS

Amendment to Plumbing By-law #4068
Fees for Building Sewer Extensions
(Clause 2)

In considering this Clause, it was

MOVED by Alderman Rankin,
THAT in the case of one-family dwellings, the increase be $50.00 only.

- LOST.

Closure and Leasing of Spruce
Street North of 7th Avenue
(Purdy Chocolates)
(Clause 3)

MOVED by Alderman Linnell,
THAT this clause be adopted after a change in condition (f), whereby it will read as follows:

"That a children's play area be provided as a responsibility of the lessee."

- CARRIED.

Tree Planting: Portions of
Robson St. and Howe Street
Abutting Hotel Grosvenor Property
(Clause 5)

MOVED by Alderman Phillips,
THAT this clause be adopted after (b) of the recommendations is changed to read as follows:

"2/3 of the total cost of the project be borne by the Hotel Grosvenor and 1/3 be borne by the City, in accordance with present policy."

- CARRIED.

C.U.P.E. Resolution Concerning the
Use of Diesel Fuel for Pollution Control
(Clause 9)

After consideration of this clause, it was

MOVED by Alderman Broome,
THAT this clause be received for information.

- CARRIED.

His Worship the Deputy Mayor agreed to communicate with C.U.P.E., expressing Council's appreciation of their suggestion in this regard.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT, August 11, 1972 (cont'd)

WORKS AND UTILITY MATTERS (continued)

Commercial Crossing Agreements
(Clause 11)

MOVED by Alderman Broome,
THAT this clause be adopted, after striking out recommendation 3, regarding existing commercial crossing agreements, and this particular item be referred to the City Engineer and Corporation Counsel for further consideration on the basis of the Council's desire that these existing crossing agreements be eliminated; the officials to advise on how such can be achieved.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Linnell,
THAT Cl. 1, 2, 4, 6, 7, 8 and 10 of the Board of Administration report (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Skid Road Housing
(Clause 1)

In considering this clause, it was

MOVED by Alderman Bird,
THAT in the recommendation, in the Medical Health Officer's report, respecting development of a 50-place supervised residential facility in the downtown area, a change be made to read 'develop an approximately 75-place supervised residential facility.'

FURTHER, THAT the following be added as recommendation E:

"The above work to be carried out in collaboration with the Greater Vancouver Regional District, with a view to the District taking over the facility,"

and the clause be adopted as so changed.

- CARRIED.

Grant Request:
Handicapped Housing Group
(Clause 5)

Consideration was given to a grant request for a group of paraplegics and quadraplegics, as reported in this clause.

MOVED by Alderman Phillips,
THAT the recommendation of the Director of Social Planning/ Community Development, contained in this clause in which a grant is recommended in the amount of $5,000, be approved.

-CARRIED BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, August 11, 1972 (continued)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Balance of Social Service and Health Matters

MOVED by Alderman Linnell,
THAT Clauses 2, 3 and 4 of the Board of Administration report (Social Service and Health Matters) be approved.

- CARRIED.

BUILDING AND PLANNING MATTERS

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Building and Planning Matters) be adopted.

- CARRIED.

FINANCE MATTERS

Vancouver Art Gallery Association
By-law Amendments
(Clause 2)

Consideration was given to information in this clause that certain amendments to the Art Gallery Association By-laws are submitted to the Council for approval at this time. The amendments will change the name of members of the management council from 'directors' to 'trustees', and member donors will be classified in accordance with the amounts of their donations. Also, provision is made for enlargement of the council from 26 to 36 trustees and for the appointment of a managing director and financial administrator.

Generally, the amendments are of an internal management nature and do not alter the objects of the association or its obligations to the City.

MOVED by Alderman Phillips,
THAT the amendments proposed by the Vancouver Art Gallery Association to its by-laws be approved.

- CARRIED.

Grant: Festival of Forestry
(Clause 5)

MOVED by Alderman Bird,
THAT a grant of $3,500 be approved to the Festival of Forestry.

- CARRIED BY THE REQUIRED MAJORITY.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, August 11, 1972 (continued)

FINANCE MATTERS (continued)

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clauses 1, 3 and 4 of the Board of Administration report (Finance Matters) be adopted.

- CARRIED.

B. PROPERTY MATTERS,
August 11, 1972

Dwelling and City-owned lot (Kallberg) (Clause 8)

After considering the content of this clause, it was

MOVED by Alderman Phillips,
THAT the recommendations of the Supervisor of Property and Insurance, contained in this clause, be approved.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT Clauses 1 to 7 inclusive, and 9 to 12 inclusive, of the Board of Administration report (Property Matters), dated August 11, 1972, be adopted.

- CARRIED.

C. Information Centres - with Particular Reference to the West End

The Board of Administration submitted the following report, under date of August 9, 1972:

"Your Board have received a report from the Director of Social Planning and Community Development, pointing out that Council, by resolution of January 20, 1972, had supported the idea of Local Area Information Centres as presently set up, subject to budget approval, and had requested the Director of Social Planning and Community Development to report further on some of the ideas that emerged from the meeting that day.

It was further resolved that the report of the Board of Administration on a Local Area Office in the West End, which is currently being prepared by the Administrative Analyst, be examined by the Health and Welfare Committee simultaneously with the report of the Director of Social Planning and Community Development as previously requested.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Information Centres - with Particular Reference to the West End (continued)

Subsequently, the Finance Committee decided as a matter of policy in considering grants that funding of Information Centres be confined to assistance to offices, office supplies, etc., but that no staff should be paid for. The exception to this policy is Fraserview, where Council approved a grant up to $2,500 for Information Centre staff subject to matching funds being raised by the Fraserview Local Area Council.

The report from the Director of Social Planning and Community Development suggests that Information Services, as presently provided in the West End, are inadequate and that he wishes to submit proposals for an increased level of service and alternative auspices for a West End Information Centre.

Your Board submit that the report on Local Area Offices, including the West End, has been referred to the Health and Welfare Committee and that Council may wish to refer the subject matter reported herein to the Committee for their concurrent consideration.

Your Board submits the foregoing report to Council for CONSIDERATION."

MOVED by Alderman Adams,
THAT the suggestion of the Board of Administration of reference of the subject matter to the Standing Committee on Health and Welfare be approved, for concurrent consideration with related matters.

- CARRIED.

D. Dunbar-West Point Grey Information Centre

MOVED by Alderman Phillips,
THAT the Board of Administration report, dated July 31, 1972, re Dunbar-West Point Grey Information Centre, be referred to the Standing Committee on Health and Welfare for consideration, and delegations be advised that an opportunity will be given to them to appear before that Committee.

- CARRIED.

E. West End Policy Guidelines

The Board of Administration, under date of August 10, 1972, submitted the following report:

'The Director of Social Planning/Community Development and the Director of Planning and Civic Development report as follows:

"1. BACKGROUND

Vancouver City Council on August 10, 1971 resolved that:

'In recognition of the urgency to deal with problems of the West End, the Planning and Social Planning Departments be instructed to give priority to the preparation and submission to Council of policy guidelines for the West End. Further, that the Director of Social Planning and the Director of Planning be instructed to report in December 1971, on such policies together with the recommendations of the Joint Technical Planning Committee re: Social Planning, and the Technical Planning Board.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Policy Guidelines
(continued)

The attached West End Policy Guidelines report is one of a number of reports dealing with the downtown planning programme. The proposed West End Guidelines, and zoning recommendations for the Downtown Peninsula are in harmony with the draft report on the finalized development concept for the Downtown Peninsula. The zoning recommendations are being prepared for submission to Council by early September 1972.

2. COMMUNICATIONS RECEIVED

In addition to collaboration in the preparation of numbers 7, 8 and 9 of the attached policy guidelines, the City Engineer advises as follows with respect to an outstanding report on street widths:

'In August, 1970, Council adopted a recommendation of its Standing Committee on Planning and Development which requested the City Engineer to report on the implementation of a 32-foot width pavement on local streets in the West End.

At the same time, matters concerning charging a fee for overnight on-street parking, increasing enforcement of the existing two-hour parking time limit and reviewing zoning requirements for off-street parking were put forward for Council consideration.

To date the requested report has not been submitted to Council since Council has instructed the Planning and Social Planning Departments to submit to Council "policy guidelines" for the West End.

The Engineering Department has been involved in the development of the policy guidelines related to through traffic, internal traffic and parking and it is now apparent that these guidelines have a direct bearing on the street widths. The three items related to parking in the August, 1970 report are dealt with in the West End policy guideline on parking (Guideline No. 10). Therefore, it would be appropriate that the City Engineer's outstanding report be submitted following Council's consideration of and action on the West End policy guidelines.'

Council has also received the following communication dated June 20, 1972 from the West End Community Council:

'We understand that the planning guidelines for the West End will be presented to City Council in the near future.

While you are reviewing these guidelines, we would appreciate meeting with Council in an informal way to present our views and arrange for more West End residents to be informed of the guidelines and channels for them to present their opinions to Council.'

3. DESCRIPTION

The attached report includes the following 16 Policy Guidelines plus supporting information:

(1) AMEND ZONING TO REDUCE FUTURE POPULATION DENSITIES.

(2) PRESERVE AND INCREASE EXISTING DIVERSITY OF PEOPLE.

(3) INCREASE VARIETY OF HOUSING TYPES.

(4) ENCOURAGE RELATIVELY HOMOGENEOUS SUB-COMMUNITIES.

(5) REINFORCE LOCAL USE AND CHARACTER OF COMMERCIAL AREAS.

(6) REDUCE NOISE LEVELS.

(7) REDUCE THROUGH TRAFFIC.
MINIMIZE ITS DETRIMENTAL EFFECT.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Policy Guidelines
(continued)

(8) DIVERT LOCAL TRAFFIC FROM RESIDENTIAL STREETS TO COLLECTOR STREETS.

(9) INCREASE USE AND AVAILABILITY OF OFF-STREET PARKING. REDUCE HEAVY ON-STREET PARKING.

(10) DEVELOP PLANNED PARK SPACE. PROVIDE FOR ADDITIONAL PARK SPACE.

(11) DESIGN AND PROGRAM PARK SPACES.

(12) PLAN COMMUNITY SERVICES.

(13) IMPROVE ACCESSIBILITY OF SOCIAL SERVICES TO RESIDENTS.

(14) INSIST UPON JOINT PLANNING OF COMMUNITY FACILITIES.

(15) EXPAND DATA COLLECTION AND DISTRIBUTION METHODS.

(16) STRENGTHEN RESIDENTS' ROLE IN PLANNING.

It is considered that the guidelines should be received for consideration at this time and be circulated amongst West End citizen groups and other boards and agencies for comment over the next two months. The Director of Planning and Civic Development and the Director of Social Planning/Community Development should arrange meetings to hear the citizens' views and suggestions on implementation. Following this review, Council may wish to adopt the guidelines, set priorities for implementation and decide upon methods of implementation.

Two priorities for implementation at the present time are considered to be zoning and the City Engineer's pending report on West End streets. It is suggested that the City Engineer's report should be expanded to include inputs by other departments and agencies and should include recommendations regarding sidewalks and certain aspects of parks such as pedestrian walkways.

Implementation procedures refer to methods of enforcing policy guidelines and to mechanisms through which local citizen interests are taken into account.

4. RECOMMENDATIONS

The Director of Social Planning/Community Development and Director of Planning and Civic Development recommend that:

(1) The West End Policy Guidelines be received and made available to West End citizens groups, individuals, and other Boards and agencies.

(2) Staff of the Planning and Civic Development and Social Planning/Community Development Departments discuss the Guidelines with West End citizen groups. The Director of Social Planning/Community Development and the Director of Planning and Civic Development report back to Council within two months on results of the meetings and with detailed recommendations for implementation for the Consideration of Council. At this time, Council may also wish to hear delegations.

The above recommendations have been endorsed by the Joint Technical Committee re: Social Planning and the Technical Planning Board."

Your Board ENDORSES the above recommendations.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Policy Guidelines
(continued)

(The Policy Guideliness referred to are on file in the City Clerk's Office.)

A communication from the West End Community Council was received, asking that the following be included in the Policy Guidelines proposed:

1. The zoning "recommendation" to be presented to Council early in September (page 1) be in detail. After this has been discussed with community groups, a bylaw be drawn up for presentation to Council at the same time as the Planning Departments' report on the Policy Guidelines. (We understand this is the zoning bylaw that was requested by Council in June, 1971).

2. If this is not possible, we suggest interim zoning be drawn up for presentation to Council in two months.

MOVED by Alderman Broome,
THAT the recommendations set out above of the Director of Social Planning/Community Development and the Director of Planning and Civic Development, endorsed by the Board of Administration, be approved;

FURTHER, THAT in the meantime, a meeting of the Standing Committee on Planning and Development be held on an informal basis, to discuss this report with the officials.

- CARRIED.

MOVED by Alderman Phillips,
THAT the communication from the West End Community Council be received, and the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.

- CARRIED.

The Council observed a short recess at approximately 4:00 p.m., following which a short 'In Camera' meeting was held, to reconvene again, still in open session, at approximately 4:40 p.m., with the same personnel present with the exception of Alderman Calder.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Planning Department
Clerical Services

The Board of Administration submitted the following report, dated August 11, 1972:

'Your Board has received the following report from the Administrative Analyst:

"During the period March 21 to April 7, 1972 a work study program was initiated in which the Clerk Stenographers and Clerk Typists in the Planning Department kept a record of their activities and the typewritten material produced.

The work time recorded amounted to 785 hours; the work accomplished as a percentage of that time is as follows:

JOB	% OF TIME
Typing	30
Receiving dictation	6
Reception/phone	15
Filing	5
Xeroxing/Collating	13
Other duties	24
Mail/In/Out	7
TOTAL	100

14,162 lines of typewritten material were produced during the period on an average production rate of 53 lines per hour (net). This is a low average.

The results of the study have been discussed with the Deputy Director of Planning and Civic Development and Mr. M. I. Torrance, the newly-appointed Administrative Officer - Planning Department.

The significant points are:

1. Receptionist (Cashier-Clk Typist) The study revealed that the receptionist undertakes duties which require her to be away from her desk for up to 15% of her working day.

2. Filing Clerk (Clerk Typist I) This employee undertakes duties which leave only 1/3 of her working day for filing duties.

3. Each stenographer (8 in all) spends an average of 1/2 hour per day "xeroxing".

4. A very small proportion of the time available (5%) was spent filing. On reviewing the filing system it is apparent that time must be spent updating the system, and an immediate start should be made to eliminate duplications and to revise the index and cross-indexing.

5. Of the eight stenographers, one is secretary to the Director and one is secretary to the Deputy Director. Of the remaining six, three are assigned, one to each division and are generally recognized as the secretaries of the division heads.

RECOMMENDATIONS:

1. The duties of the receptionist and the Clerk Typist I to be re-arranged so that the receptionist spends a maximum time at the reception desk. The Clerk Typist I to be responsible for pick-up and delivery of mail within the Department, xeroxing and ditto work, obtaining information from other departments and, with the receptionist, undertaking the collating. Filing duties to continue as at present until revision completed.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Planning Department
Clerical Services
(continued)

2. With the exception of the secretaries to the Director and the Deputy Director, all the stenographers, receptionist and the Clerk Typist I should operate on a pool basis, generally but not exclusively assigned to a division. All work to be supervised by a "pool supervisor", the material to be dealt with on a first in, first out basis, except in cases of emergency.

3. The position now held by Mrs. Ruth Corey be reclassified as "Pool Supervisor" in accordance with the recommendation of the Acting Director of Personnel Services, effective upon reclassification.

4. To review the filing system, eliminate duplications, update the cross-index file, establish a filing index and reference system for the microfilm slides, a temporary Clerk Typist II position be established, effective upon adoption of this report, terminating on December 31, 1972.

5. The Administrative Officer to review the filing equipment and, if concluded that the present equipment be replaced, the estimated cost of replacement be included as a supplementary item in the 1973 Departmental Budget.

Estimate of Costs

To implement the above recommendations it is estimated that the additional costs will be as follows:

		4 mos. 1972	Estimated Annual Cost
1.	"Pool Supervisor"- $701 per mo.	$2804	$8412
	Less Cl. Steno III- $638	2552	7656
		$ 252	$ 756
2.	Clerk Typist - $456 per mo.	1824	-
		$2076	$ 756
3.	Fringe benefits	104	84
	TOTAL	$2180	$ 840

The Comptroller of Accounts advises that no further funds are required to cover the additional cost for 1972 (established at $2180.00) as funds can be provided from the Departmental Budget.

Stenographic Service for Vancouver City Planning Commission

A temporary position of Clerk Stenographer III has been established. It is recommended that the position be reviewed and reported on before December 31, 1972 by the Acting Director of Personnel Services and the Administrative Analyst."

This report has been discussed with the Business Manager of the Municipal Regional Employees' Union. He concurs herein.

Your Board recommends that the recommendations of the Administrative Analyst be adopted.

It is also recommended that your Board be authorized to deal with the position classifications in accordance with Council resolution of July 22, 1969.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Planning Department
Clerical Services
(continued)

MOVED by Alderman Bird:
THAT the recommendations of the Board of Administration, set out in the foregoing report, be approved.

- CARRIED.

G. 1972 Basic Capital Program

The Board of Administration submitted the following report, under date of August 10, 1972:

"Your Board and the Director of Finance have reviewed the 1972 Basic Capital Program requested by Civic Boards and Departments and reports as follows:

Capital Programs

The net City's cost of the 1972 Basic Capital Program amounts to $13,615,556 after deducting credits of $5,750,626 as detailed below:

Gross Cost of 1972 Basic Capital Program			$19,366,182
Less Credits Receivable from:			
(a) Property Owners' share of Local Improvements		$2,884,533	
(b) Federal/Provincial Governments re Urban Renewal Projects (incl. Water, Sewer & Street Lighting)		2,018,930	
(c) Federal/Provincial Governments re Community Service Centres		130,163	
(d) Federal/Provincial Governments re Maple Tree Square		70,000	
(e) Federal/Provincial Governments - Winter Incentive Programs		132,000	
(f) Federal Government's share of Stanley Park Seawall		35,000	
(g) Burnaby's share of			
i. Central Park Development	$25,000		
ii. Boundary Road Improvements	55,000	80,000	
(h) Woodward's Foundation re New Brighton Park Pool		250,000	
(i) Grant Loan Recoverable by City		150,000	-5,750,626
Net Cost of 1972 Basic Capital Program			$13,615,556

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1972 Basic Capital Program - Project Detail" and are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan.

Capital Fund Allocations

The total funds required to meet the net City's cost of the 1972 Basic Capital Program amount to $13,615,556 and would be allocated from the following sources:

1. 1971-1975 Five Year Plan (Note 1)		
(a) Authorized By-law Funds	$10,665,359	
(b) Revenue Funds	2,662,659	
		$13,328,018
2. Borrowing Authority from Previous Five Year Plans		
(a) Urban Renewal By-law Funds		201,310
3. Capital Funds from Other Sources		86,228
Total 1972 Capital Fund Allocation		$13,615,556

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Basic Capital Program
(continued)

Note 1 - The balance of funds remaining to be allocated from the 1971-1975 Five Year Plan during the years 1973 to 1975 amounts to $30,077,636 as follows:

Original 1971-1975 Five Year Plan	$ 56,810,000	
Plus increased borrowing for revised sewage and drainage projects approved by Council July 27, 1971	6,978,000	
		$63,788,000
Less: Advance allocations approved by Council in 1970	$ 3,612,205	
: 1971 Basic Capital Program allocation	15,339,000	
: Advance allocations approved by Council in 1971	1,431,141	
		20,382,346
Balance before 1972 Allocation		$43,405,654
Amount required for the 1972 Basic Capital Program		13,328,018
Total Unallocated Balance		$30,077,636

Financing the 1972 Basic Capital Program

The method of financing the 1972 Basic Capital Program, which is recommended by the Director of Finance, is summarized below and shown in detail on Schedule 1 of this report.

Source of Funds

Authorized by-law funds	$10,866,669
Funds approved in the 1972 Revenue Budget for capital purposes	2,662,659
Capital funds from other sources	86,228
Total Funds Required	$13,615,556

Your Board and the Director of Finance Recommend that:

1. the 1972 Basic Capital Program amounting to $13,615,556 and the method of financing this program, as summarized on Schedule 1, be approved

2. the project detail, as set out in the separate report "1972 Basic Capital Program - Project Detail" be approved in accordance with the recommendations attached as Appendix A, it being noted that the Parks Program is submitted to Council for Consideration.

3. When Council is considering the Parks Board submission they may wish to defer consideration of Community Service Centre Facilities Page 6 items :05 South East Sector and :06 Jerico pending receipt later this year of the major study from the Parks Board on their Community Services Functions, or in the case of Jericho, a special report on the proposed expenditure."

(The detailed report of the Capital Program is on file in the City Clerk's office.)

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1972 Basic Capital Program
(continued)

MOVED by Alderman Bird,

(a) THAT recommendations of the Board of Administration and the Director of Finance, set out in the foregoing report and numbered 1 and 2 be approved;

(b) THAT Community Service Centre Facilities items :05 South East Sector and :06 Jericho, in the Park Board submission and contained on page 6, be referred to the Park Board for report back on the basis of recommendation 3 in the foregoing report.

- CARRIED.

MOVED by Alderman Sweeney,
THAT the balance of the items in the Park Board submission be approved.

- CARRIED.

H. Local Improvements for Underground Wiring

The Board of Administration, under date of August 7, 1972, submitted a report with regard to Local Improvements for Underground Wiring, setting out the City Engineer's report. The following is extracted:

" SUMMARY OF PROPOSALS

This summary lists, in brief form, the proposals made in the report.

1. That the Property Owners' share of Local Improvement projects for undergrounding be established by rates set by Council, the balance being the City's share, and that these Property Owners' rates be set to give equal treatment to similar properties from project to project and from year to year.

2. That the undergrounding of service connections and the reconnection of the buildings be included in undergrounding projects.

3. That the properties abutting the streets from which pole-lines are removed be assessed a Line Rate on a front foot basis, and that, in addition, properties which have their service connections undergrounded be assessed a Connection Rate on a per lot basis.

4. That the Line Rate be assessed according to Zoning, but the Connection Rate according to development.

5. That the Engineer bring forward, when projects are advanced, recommended rates based on the following guidelines:

   a. The Line Rates for each zoning are based on the Property Owners paying 50% of the Municipal third of the line costs in a typical or average area of such zoning.

   b. The Connection Rate for a residential 100 ampere service (plus telephone) is set at 50% of the Municipal third of the cost.

   c. The Connection Rates for other types and sizes are derived from this on the basis that the City will contribute the same amount to each connection.

6. That parcels which abut more than one street with pole-lines (including corner parcels) be assessed an equal footage at the Line Rate on each, these footages to total the frontage.

7. That equitable adjustments be made for triangular parcels, etc.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Local Improvements for Underground Wiring (continued)

8. That the assessable frontage on any street shall extend to the nearest lot line between 40 feet and 60 feet beyond the last pole removed; or, if there is no such lot line, to 50 feet beyond the last pole. Provided however, that if the pole line continues, frontage shall be assessed to 50 feet (40 to 60 feet) short of the next (remaining) pole.

9. That the requirement of underground wiring under the Subdivision Control By-Law remain in force, and that the installation of underground wiring by subdividers not be considered in assessing for the undergrounding program.

10. That the position of the pole-line within the street and questions of view or background not be considered.

11. That the steel trolley poles and their overhead wiring be considered to be completely outside of this program.

12. That, subject to the negotiations with the Utilities, it be Council policy that the streets cleared will remain pole-free.

13. That, for the first year, the Undergrounding program be advanced 'on the initiative' following the priorities approved by Council, but that additional projects be considered where the Property Owners are willing to pay the full Municipal Third.

RECOMMENDATION

This report proposes that projects include the undergrounding of service connections and proposes guidelines for the setting of Connection Rates. These proposals are based on this cost being shareable by the Province and the Utilities under the Act. The Province will share if the Utilities do, but negotiation with the Utilities on this point has not been completed.

This question does not affect the amendment of the By-Law. In addition, most of this year's large projects (as noted on the attached list) do not involve service connections and are not affected. In view of the Provincial requirement that work start before year end, and so that the amending by-law and preparations for those projects without service connections can proceed, approval of this report is requested at this time. If the Utilities do not agree to share in service connections, a further report will be made to Council and the inclusion of service connections and the guidelines for Connection Rates can be reconsidered.

I RECOMMEND that the proposals of this report for Undergrounding Local Improvements be approved (subject to possible further report on service connections, as noted) and that the Corporation Counsel be requested to bring forward the necessary amendments to the Local Improvement Procedure By-Law."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted."

MOVED by Alderman Phillips,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED.

MOVED by Alderman Linnell,
THAT the previous report with regard to Champlain Heights and underground wiring be raised and enlarged upon by a further report, to include Tyne Street and other perimeter streets around Champlain Heights.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

I. Report of Special Committee
re Illegal Suites - Hardship Cases
- July 26, 1972

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of July 26, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Mabel Semenoff (owner), 1135 East 13th Avenue
Mr. Albert Slocum (owner), 2048 East 12th Avenue
Mrs. Ruth Esther Poulton (owner), 2617 Ward Street
Mrs. Pauline Daniel (owner), 1626 S.W. Marine Drive
Mr. Mohinder S. Anmole (owner), 4208 John Street
Mrs. Edith Harrison (owner), 8504 Montcalm Street
Mrs. Esther R. Finlay (tenant), 654 East 49th Avenue
Mr. Narinder Kanwal (owner), 4984 Fraser Street
Mr. Thakor Mithaiwaza (tenant), 1860 Island Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. & Mrs. Randhir Singh Grewal (owner), 5229 Somerville Street
Mr. Don W. Plumb (tenant), 1006 Victoria Drive
Miss Dianne Case (tenant), 1805 West 13th Avenue, #6
Mr. Radomir Stojka Stanisic (owner), 2212 East 35th Avenue
Mr. & Mrs. Faiz Mohammed (owners), 4132 Commercial Street
Mr. Vittorio Moretto (tenant), 2598 Oxford Street
Mr. James Arthur Calder (tenant), 551 East 58th Avenue

(c) the following applications be not approved:

Mr. Ahmed Ali (owner), 250 East 61st Avenue
Mr. Julio Rocha (tenant), 5315 Gladstone Street

(d) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Alderman Rankin,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship cases, and containing Clauses (a) to (d), be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

J. Report of Standing Committee on Planning and Development

MOVED by Alderman Bird,
THAT Clauses 1 and 2, contained in the Report of the Standing Committee on Planning and Development, dated August 3, 1972, be adopted; and the recommendation in Clause 3, submitted by Committee members, be adopted also.

- CARRIED.

K. Extension of Temporary Staff

The Board of Administration, under date of August 9, 1972, submitted the following report:

'The Director of Welfare and Rehabilitation reports as follows:

"Due to the recent strike and other unanticipated factors an extension of a number of temporary positions is required.

1) On February 1, 1972, Council approved the hiring of four Clerks III for four months from February 1, 1972, to May 31, 1972. This temporary staff was hired on February 1, 1972, under the Provincial Job Opportunities Program at no cost to the City. Initially they were placed with the Provincial Alliance of Businessmen and later attached to our Local Initiatives Project (#51252) - Vocational Rehabilitation of Employable Social Assistance recipients. This move was made at the request of the Department of Rehabilitation and Social Improvement. It has proven to be a very good move in that it provided our Local Initiatives project with additional clerical support.

Unfortunately due to the recent strike, I neglected to note the expiry date (May 31, 1972) and to request Council authority for an extension. I would therefore request that these four temporary Clerk III positions be extended to coincide with the termination of the Local Initiative Project. There is no cost to the City.

2) On March 7, 1972, Council approved the hiring of six Social Service Assistants I for a period of three months to facilitate an "in service" staff training program. The six temporary staff were retained on April 1, 1972. On April 20, 1972, one of the six resigned. The remaining five were not employed during the strike.

Allowing for the loss of seven weeks during the strike, the three month authority would expire in mid-August. Our original estimate of three months to carry out an effective staff training program was far too low. Accordingly I would request that Council authorize extension of these six temporary Social Service Assistant I positions for an additional five months to December 31, 1972.

3) On February 18, 1972, City Council approved two Social Service Assistants I-A for a temporary period of six months to carry out a review of 1400 Social Assistance recipients relevant to the Wives' and Children's Maintenance Act and to implement a new system of referral and follow-up between our Department and the Provincial Court. Two persons were retained on April 1, 1972. We have found that their task will take longer than originally estimated and I would therefore request Council authority to extend these two temporary positions to terminating on December 31, 1972.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Extension of Temporary Staff (continued)

ESTIMATE OF COSTS

1)	4 Clerk III (Temporary 3 months) @ $614.00 per month		
	$614.00 x 4 x 3	$7,368.	
	10% fringe benefits	736.	
	Total		$8,104.
	Canada Assistance Plan, 50%	$4,052.	
	Province, Job Opportunity Program, 50%	4,052.	$8,104.
	Net Cost to City		Nil
2)	6 Social Service Assistants I (Temporary 5 months) @ $614.00 per month		
	$614.00 x 6 x 5	$18,420.	
	10% fringe benefits	1,842.	
	Total		$20,262.
	Canada Assistance Plan, 50%		10,131.
	Net Cost to City		$10,131.
3)	2 Social Service Assistants 1-A (Temporary 2 months) @ $671.00 per month		
	$671.00 x 2 x 2	$2,684.	
	10% fringe benefits	268.	
	Auto allowance, $75. per month	150.	
	Total		$3,102.
	Canada Assistance Plan, 50%	$1,551.	
	Province	775.	2,326.
	Net Cost to City		$ 776.

SUMMARY OF COSTS

Item	Total	C.A.P.	Province	City
1) 4 Clerk III, 3 months	$ 7,368.	$ 4,052.	$ 4,052.	
2) 6 Social Service Assistants I 5 months	20,262.	10,131.	-	$10,131.
3) 2 Social Service Assistants 1-A 2 months	3,102.	1,551.	775.	776.
	$30,732.	$15,733.	$ 4,827.	$10,907.

The Comptroller of Accounts advises that if City Council approves the requested extensions of temporary staff listed above - estimated net cost to City, $10,907. - that authority be granted to provide necessary funds from Contingency Reserve.

The Director of Personnel advises that he has reviewed the requested extensions of temporary staff with the Business Manager of the Municipal and Regional Employees Union and he is in full agreement.

NOTE: Application will be made to the Province for cost sharing on Item 2 above - 6 temporary Social Service Assistant 1.

RECOMMENDATIONS.

1) Authority be granted to retain the following temporary staff:
   (a) 4 Clerks III under the Local Initiative Program at no final cost to the City;
   (b) 6 Social Service Assistants I terminating Dec. 31, 1972;
   (c) 2 Social Service Assistants 1-A terminating Dec. 31, 1972.

2) Authority be granted to provide required funds from Contingency Reserve.

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation. '

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Extension of Temporary Staff
(continued)

MOVED by Alderman Hardwick,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

L. Engineering Dept. Reductions Due to Strike - Street Maintenance and Catch Basin Cleaning

Under date of August 11, 1972, the Board of Administration submitted the following report:

'The City Engineer reports as follows:

"On June 20, City Council approved a resolution authorizing 'appropriate blanket reductions of the revenue budget' to reflect unspent funds as a result of the strike. During the review of budget reductions occasioned by the strike, the Engineering Department requested that certain accounts for street maintenance and catch basin cleaning be exempted from this policy. The Board of Administration instructed that the policy be followed, but that a report on this subject be forwarded to Council.

STREETS BRANCH BUDGET

As a result of this budget adjustment, several appropriations for pavement maintenance work were reduced by a total of $103,300. It is pointed out that the necessity to repair pavement defects still exists in spite of the strike.

The favourable weather this summer has enabled the maintenance program to proceed at a rapid rate and it is estimated that all the funds originally appropriated in the 1972 budget can be spent this year on necessary maintenance work without resorting to overtime. Any defects not repaired this year will deteriorate in the forthcoming winter and repair costs will be higher next year.

I therefore RECOMMEND that Council restore the $103,300 to the appropriate Streets Branch appropriations (accounts 8034/2874 to 8034/2892) in order that as many defects as possible can be corrected before the streets are subjected to winter conditions.

CATCH BASIN CLEANING

The budget adjustment reduced the funds provided for catch basin cleaning in 1972 from $118,700 to $102,100. However, the strike did not reduce the need for catch basin cleaning. In fact, a great deal of material which would normally be picked up by street cleaning crews accumulated on the street and washed into the catch basins. As a result, the catch basins are in worse condition than they would have been normally. The seriousness of the condition has been confirmed by physical inspection of the catch basins by the Sewers Superintendent.

It is imperative that these catch basins be cleaned before the onset of rainy conditions. If they are not cleaned, citizens will be inconvenienced by flooded streets, and private property may become flooded, possibly generating claims against the City. Further, grit will be washed into the sewer system which must be cleaned out, at a cost several times that of catch basin cleaning.

I RECOMMEND that Council restore the $16,600 reduction made to cover the strike period giving a total authorized expenditure of $118,700 (Accounts 8142/9342 and 8142/9344)."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Engineering Dept. Reductions Due to Strike - Street Maintenance and Catch Basin Cleaning (continued)

MOVED by Alderman Adams,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (E/S Victoria Dr. between 48th and 49th Aves.; N/S E. 16th Ave. between Watson & Sophia Sts.)

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (E/S Victoria Dr. between 48th and 49th Aves.' N/S E. 16th Ave. between Watson and Sophia Sts.) (continued)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (to provide for mixed Commercial and Multiple Dwelling Districts)

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED.

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (to provide for mixed Commercial and Multiple Dwelling Districts) - cont'd

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Expropriation of Real Property (1636 Napier Street)

MOVED by Alderman Linnell,
SECONDED by Alderman Bird,

THAT, WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 6
Block 38
District Lot 264A
Group 1, New Westminster District
Plans 717 and 1771 - 1636 Napier St

pursuant to its powers under section 204(j)(vi) of the "Vancouver Charter," Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisitions thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED.

MOTIONS (continued)

B. Allocation of Lands for Highway Purposes: 8263 and 8269 Granville St.

MOVED by Alderman Bird,
SECONDED by Alderman Phillips,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 10 feet of each of Amended Lot 1 (see 85791-L) and amended subdivision 2 (see 140234-L), both of Lot 1, Block 1, District Lot 325, Group 1, New Westminster District, Plan 2080,

(8263 & 8269 Granville Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

1. Dogs on the Beaches and Parks

At the Council meeting of August 1, 1972, Notice was called on the following Motion.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT WHEREAS the problem of dogs on the beaches and parks is a sticky matter which should not be sidestepped by Council;

THEREFORE BE IT RESOLVED THAT the General Purposes Committee hear suggestions from the S.P.C.A., Pound, Park Board and other interested parties with a view to cleaning up the situation.

The motion was put and . . . . . LOST.

At this point, consideration was given to the request of the Park Board that a delegation be heard by Council respecting additional pound staff, as a result of the problem of dogs on beaches and in pools.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT the delegation be heard at an appropriate time.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney:
Watson Street

enquired what is proposed on Watson Street from Broadway to 17th Avenue, regarding lighting, paving and curbing.

The Deputy Mayor directed the enquiry to the City Engineer for report.

Alderman Phillips:
Charitable Solicitations Committee

advised that the Charitable Solicitations Committee met this morning, and authority is requested for the License Inspector to place an advertisement in the daily newspapers, informing charities of the new procedure in respect of soliciting for charity. Further, that authority be given to the License Inspector to insert an appropriate advertisement with regard to present regulations pertaining to door-to-door canvassing for home repairs.

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT authority be granted accordingly.

- CARRIED.

Alderman Wilson:
Truck Noise

referred to truck noise in Vancouver and particularly at night, largely caused by the increase in containerized traffic. The Alderman enquired as follows:

(a) What streets have been designated as truck routes?

(b) Are the police issuing tickets to the operators of trucks using other than designated streets?

The Alderman asked the Council be given a comprehensive report on action being taken by the City in matters pertaining to truck noise, and confining trucks to specified routes.

The Deputy Mayor directed the Board of Administration advise on these matters.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Lands as "Green Belt":
University Endowment Lands

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
That WHEREAS Undeveloped land (1700 Acres) in the University Endowment Lands is intended to provide endowment revenue for the Tri-Universities Fund,

AND WHEREAS disposition of said lands has not been satisfactorily resolved, as concepts previously proposed were impractical as a source of endowment revenue,

AND WHEREAS it is desirable to create a "Green Belt" in the lands to remain as such in perpetuity,

AND WHEREAS the Government of British Columbia, on March 17th, 1972, passed Bill No. 18 -"Green Belt Protection Fund Act" providing funds "to acquire land for the purpose of establishing and preserving green belt areas throughout the Province." (Copy of Bill 18 attached)

THEREFORE BE IT RESOLVED that Vancouver City Council petition the Minister of Finance of the Province of British Columbia to provide necessary monies from the Green Belt Protection Fund for acquisition of undeveloped lands in the University Endowment Lands.

AND BE IT FURTHER RESOLVED that such lands be transferred to the care, custody and management of the Vancouver Board of Parks and Public Recreation, to be maintained in perpetuity as a "Green Belt"

(Acceptance of this proposal will effectively -

A. Preserve undeveloped endowment lands in perpetuity as a "Green Belt" area.

B. Provide endowment revenue for the Tri-Universities Fund by way of transfer of monies from the Green Belt Protection Fund.)

(Notice)

2. Local Initiatives Program:
Winter Projects

MOVED by Alderman Phillips,
THAT, WHEREAS the Federal Government will probably introduce another winter program similar to the Local Initiatives Program;

AND WHEREAS the City was able to make use of the LIP last winter to perform many useful tasks at great savings to the city taxpayers;

THEREFORE BE IT RESOLVED that suggestions for winter programs to be initiated by the City be received from both staff and aldermen by September 15, 1972, for evaluation by Council.

(Notice)

The Council adjourned at 5:15 p.m.

August 11, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Concrete Steps On Boulevard Replacing Wood Steps Access to Apartment Building

"A wood frame apartment building has existed for many years at 524 Keefer Street. The front of the building is located on the street property line, and entrance to the building, approximately 4 feet above sidewalk grade, has been by means of wooden steps which extend out nearly to the 6 foot wide City sidewalk located 3 feet from the property line.

The steps have deteriorated and the apartment owner, Mrs. Yee Moi Au, has requested permission to replace them with concrete. In view of the fact that this is an old structure and wooden steps have existed for many years, it is appropriate to permit the installation of concrete steps on the boulevard.

I RECOMMEND that:

(a) permission be granted subject to the Encroachment By-Law

(b) the annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

2. Amendment To Plumbing By-Law No. 4068 Fees For Building Sewer Extensions

The City Engineer reports as follows:

"Connection Fees for Building Sewer Extensions

The scale of fees set forth in Sections 1.4.16 (2 & 3) and 1.4.20 set by Council on May 5, 1970 and September 29, 1970, should be amended as follows to meet the increasing average cost of installing building sewer extensions. The proposed scale is based on analyses of costs for 1971 and first half of 1972.

Higher costs have resulted from increasing labour, material and equipment charges.

To prevent deficits accumulating and provide for increasing costs anticipated in 1972/73, the fee scale charged should be as follows:

	Present Fee	Proposed Fee	Increase
One and two family dwelling	$400	$500	$100
(a) 4" in diameter	$500	$600	$100
(b) 6" in diameter	$650	$800	$150
(c) 8" in diameter	$800	$1,000	$200
(d) 10" in diameter	$900	$1,200	$300
(e) 12" in diameter	$1,000	$1,400	$400
(f) 15" in diameter	$1,200	$1,600	$400

cont'd....

Clause # 2 continued:

The City Engineer RECOMMENDS that:

(I) Sections 1.4.16 (2 & 3)and 1.4.20 of the Plumbing By-Law No. 4068 be amended as follows:

1.4.16 (2) For $400 substitute $500.

1.4.16 (3)
(a) For $500 substitute $600.
(b) For $650 substitute $800.
(c) For $800 substitute $1,000.
(d) For $900 substitute $1,200.
(e) For $1,000 substitute $1,400.
(f) For $1,200 substitute $1,600.
(g) For $450 substitute $500.
(h) For $1,200 substitute $1,600.

(II) Section 1.4.20

(1) For $250 substitute $300. (New wye - twin sewer)
(2) For $25 * substitute $100.(New wye - single sewer)

* This charge has been nominal to the present. The new charge will recover costs."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted and that the normal notification to contractors be made.

3. Closure and Leasing of Spruce Street North of 7th Avenue - Purdy Chocolates

"R.C. Purdy Chocolates plant is on the northwest corner of 7th Avenue and Spruce Street. The company has renovated the factory and landscaped the front of their property. The access to the plant has been off Spruce Street for over 20 years. This access has been improved by the company.

Spruce Street is not open to vehicular traffic except for the Purdy access, because of the excessive grade from 7th Avenue to 6th Avenue. The City has a bulkhead midway between 7th Avenue and 6th Avenue with steps alongside for pedestrian traffic. A pathway meanders down Spruce Street from 7th Avenue to the steps. The east 13 feet of the street is fenced in by the owner of the property on the northeast corner. The remainder of the street is in a rather unkept condition with a dirt area used by children to play on.

Purdy Chocolates has requested a lease of the portion of street abutting their property. They wish to improve their access, to landscape the balance of the lease area, provide a more satisfactory pathway for pedestrian traffic and have a small area for a childrens' playground.

Spruce Street north of 7th Avenue is surplus to the City's normal highway requirements.

I RECOMMEND that the west 53 feet of Spruce Street between 7th Avenue and the northerly limit of Purdy Chocolates property (Lot 11, Block 294, D.L. 526) be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to the following conditions.

(a) The lease area to be used only for access of Purdy's, pedestrian access to the stairway, landscaping and children's play area all to the account of the lessee.

(b) The term of the lease to be 15 years at a nominal rental of $15.00 for the term and subject to renewal.

(c) Cancellation of the lease on a one year notice if the street is required for municipal purposes.

(d) Pedestrians to have access over the lease area on a well kept pathway to existing stairway.

cont'd....

Clause #3 continued:

(e) The existing stairway and bulkhead are excluded from the lease as they remain the responsibility of the City.

(f) Any childrens' play area to be the responsibility of the lessee.

(g) The City to be relieved of all liability.

(h) The leased area to always be kept in a neat and tidy condition.

(i) The City to maintain the right of entry at all times for the installation and repair of all utilities and the bulkhead.

(j) The existing barricade at 7th Avenue to remain.

(k) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing of Lane South of 45th Avenue Between Maple Street and Cypress Street

"Magee Secondary and Maple Grove Elementary Schools occupy the site bounded by Maple Street, 49th Avenue, Laburnum Street, 47th Avenue, Cypress Street and 45th Avenue. Part of the site is in the name of the School Board while other lots are still in the name of the City. There is also an old lane allowance within the site. Part of 46th Avenue is closed but has not been consolidated with abutting lands. It is proposed that three individual sites be created for the two schools and a joint play field. The lane allowance is surplus to the Citys highway requirements.

I RECOMMEND that the lane outlined red, green and blue on plan marginally numbered LF6185 be closed, stopped up and conveyed to the School Board and that the said closed lane be subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

5. Request For Tree Planting On Portions Of Robson Street and Howe Street Abutting Hotel Grosvenor Property

"Mr. G.E. Baynes, President of the Hotel Grosvenor has submitted a letter of application with accompanying sketch plan, requesting the placing of trees abutting the curb fronting his property. The locations are on the south side of Robson Street, Howe Street to the lane east and on the east side of Howe Street - Robson Street to approximately 375 feet south.

The trees will be selected and planted by the Park Board, and the locations will be determined by the Engineering Department, with costs borne by Hotel Grosvenor.

I RECOMMEND that:

(a) Boulevard trees be planted by the Parks Board at the above locations;

(b) The total cost of the project be borne by the Hotel Grosvenor;

(c) The City to assume ownership of the trees when they have been planted and the Superintendent of Parks to be responsible for maintaining the trees at an estimated average annual cost of $80.00, such amount to be added to Park Board annual budget for tree maintenance."

Your Board RECOMMENDS that the foregoing be approved.

6. Bus Stop Shelters

" The current Five Year Capital Works Program includes $100,000 for the construction of bus shelters at an annual expenditure of $20,000.

On January 11, 1972, Council approved an expenditure of $4,000 in advance of the 1972 Capital Budget to provide shelter at the P.N.E. parking area for the Park and Ride patrons. As it would be desirable to construct and place the balance of the 1972 shelters prior to the onset of inclement weather, I recommend that the remaining $16,000 of the bus shelter appropriation for 1972 be approved in advance of the 1972 Capital Budget."

Your Board RECOMMENDS that the foregoing be approved.

7. Additional Street Lights for Rupert-Cassiar Diversion

The City Engineer reports as follows:

"The project for the widening of the Rupert-Cassiar Diversion from 1st Avenue to a point approximately 800 feet north includes funds for relocating the existing standard davit type street lights which are all located on the west side.

To provide adequate illumination for the wider roadway I consider it necessary to install additional standard davit type street lights, on the east side.

The abutting property is adjacent to Rupert Park and is all City-owned.

I estimate the cost of the additional street lights to be $5,600.

Funds are available in the 1971 Street Lighting Capital Budget.

I RECOMMEND:

1. That standard davit type street lights be installed on the east side of the Rupert-Cassiar Diversion from First Avenue to a point approximately 800 feet north.

2. That $5,600 be appropriated from Account 0217/7902, 'Replace Lighting Local Improvement Unallocated.' "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

8. Attack Warning Signal Agreements

The Corporation Counsel submits the following report:

"The local Canadian Army Headquarters has written requesting the renewal of the following Attack Warning Signal Agreements which expired February 29, 1972, except for Location No. 32A which expired April 30, 1972:

Siren #17A	North East side of 51st Ave. at Fraser
32A	Lane off Chester St. near S.E. Marine Dr.
147	Lane near Blanca St. & 5th Ave.
151	North side of lane south of junction of Peveril, Columbia & 26th Ave.
153	South side of lane south of Kitchener St. end near Rupert St.

cont'd....

Clause #8 continued:

The renewals would be for a further term of five years from March 1, 1972, and in the case of Location No. 32A from May 1, 1972, with an option in favour of the Crown for a further renewal of five years from 1977. The consideration for each of these agreements would be the sum of $1.00 per year, as in the previous agreement.

This matter has been discussed with the Assistant City Engineer, Electrical Division, and we would recommend execution of the agreements covering the sirens at the aforementioned locations. "

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

INFORMATION

9. C.U.P.E. Resolution Concerning the use of Diesel Fuel for Pollution Control

The City Engineer reports as follows:

"In a letter to His Worship the Mayor dated April 27, 1972, the Canadian Union of Public Employees requested that the City consider a resolution passed by C.U.P.E. membership as follows:

'RESOLUTION # 45

WHEREAS one of the major polluters of the air is the internal combustion engine, and

WHEREAS diesel-fuelled engines release fewer hydrocarbons into the air;

THEREFORE BE IT RESOLVED that this 8th Convention of the B.C. Division, C.U.P.E., initiate an approach to all Municipalities with the purpose of persuading them to purchase, in future, diesel-fuelled units and convert to propane or diesel fuel those units already in service.

C.U.P.E. Local 389.'

In September, 1969, City Council instructed the Engineering Department to investigate the possible economies and reduction in air pollution which would result from the use of propane fuel in the City fleet. The Department carried out a comprehensive review of the characteristics of various fuels including diesel and natural gas, as well as propane. Council approved continued operation of two propane-powered test trucks, and utilization where practicable of diesel units in the truck fleet. Since then, the Engineering Department has significantly increased the number of diesel units in the truck fleet and has established diesel power as virtually standard throughout the equipment fleet.

These past studies and policy decisions make it apparent that the City has been concerned with exhaust emissions from its vehicles for some time, and has already adopted a policy of use of diesel vehicles where feasible. The recent C.U.P.E. resolution therefore is compatible with established City policy.

Council may wish to forward a copy of this report to the Canadian Union of Public Employees."

Your Board submits the matter to Council for INFORMATION.

(Copies of the C.U.P.E. letter dated April 27, 1972, are circulated for the information of Council)

RECOMMENDATIONS

10. Columbia-Quebec Connector: Dredging

The City Engineer reports as follows:

"As part of the filling of the Columbia-Quebec Connector, the City is committed, by agreement, to certain works related to an unloading dock and conveyor system for LaFarge Ltd. These works are now nearing completion and dredging is required before the system can be made operational. The City's share of these costs is estimated to be $20,000. Funds are allocated for this purpose in the Columbia-Quebec accounts.

I recommend that the sum of $20,000 be appropriated to account code No. 142/1615 to carry out these works."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

11. Commercial Crossing Agreements

On June 20, 1972, City Council adopted the motion that "the Board of Administration be instructed to review the policy of the City in requiring Street Crossing Bonds in Commercial areas with a view to:

(a) Eliminating the requirement completely.

(b) The possible requirement of a $10.00 Crossing Fee to be additional to the Business License if (a) is adopted.

(c) An initial one time fee to cover Engineering costs involved in the proposed crossing."

The City Engineer reports as follows:

"For almost the life of the City, boulevard crossings to serve all establishments other than one and two family dwellings have required an agreement between the owner and the City. These agreements have been registered as a charge against the owner's interest in the property and if the owner has not wished to provide this security he has furnished a bond in form and amount satisfactory to the Corporation Counsel.

These agreements have served two functions:

1. they indemnify the City against liability that might result from the existence or use of the crossing;

2. they required the owner or bond holder to remove the crossing and restore the boulevard to the satisfaction of the City Engineer when the crossing is no longer needed or when ordered to do so by the City.

The Corporation Counsel advises that at the present time the number of crossings being processed to accommodate the new developments in the City has placed a workload on the Law Department which is out of proportion to the benefits enjoyed by the City and that the protection against potential liability is no longer of any significance. Furthermore, the savings in the cost of removing crossings does not justify the time and effort that is presently expended to achieve that result.

Proposed Policy

In view of the lengthy legal procedures required in processing agreements, it is proposed to cancel the requirement of agreements for commercial crossings. As stated above, the history of damage claims involving crossings indicates that the public liability protection of the agreements is no longer necessary.

To avoid having the City bear the cost of removing abandoned crossings and restoring the boulevards a levy of $25.00 per crossing will be collected from the applicants at the time the crossing permits are issued. This annual revenue, based on the number of crossings approved in 1970 and 1971, is estimated to be approximately $8,000. This money would be accumulated in a Crossing Removal account. When the removal of crossings becomes necessary the work would be done by City forces and the costs would be borne by the Crossing Removal account. Examination of the adequacy of this charge in the future, as costs increase, would be subject to regular review.

cont'd....

Clause #11 continued:

If this charge is implemented, the cost to the public will remain approximately the same as it is now. It will however, be of great benefit to the public in that there will be no delay occasioned by legal formalities and individuals will not have charges placed against their property or alternatively will not be required to obtain bonds and pay the premiums for such bonds.

It is anticipated that very few crossings installed under this procedure will be abandoned in the next few years and the account should have only a few withdrawals during this period. The account will be used to replace abandoned crossings where no further vehicle access to the property is required. Where reconstruction or relocation of crossings or renovation of the boulevards is requested, the applicant will have to agree to remove disused crossings at no expense to the City before his application is approved. In other words, it is only the crossings that the City wants removed that will be paid for out of this account.

The existing agreements and bonds covering commercial crossings will remain in effect for the life of the crossings which they cover. In summary, it is anticipated that the fund will be used for less than 10 abandoned crossings each year.

Proposed Procedure

The following procedure is proposed:

1. The Engineering Department will continue to examine crossing applications and revise (when necessary) the accompanying crossing plan.

2. The current practice of obtaining the approval of the Zoning Planner of the Permit and License Department will continue.

3. The application will be approved and the crossing permit issued by the City Engineer immediately all requirements have been met and the approval of the Zoning Planner has been received.

4. At the time the permit is issued the applicant shall pay the following charges: (in addition to all installation costs).

   a) $25.00 per crossing in lieu of an agreement, to be credited to the Crossing Removal Account. (new charge)

   b) continue to pay $10.00 in lieu of annual rental for the normal width and number of crossings.

   c) A charge of $30.00 per foot for excess width of any crossing over 36 feet measured at the curb (new charge replacing existing annual charge of $2.00 per ft.)

5. An abandoned crossing will be removed and the boulevard restored by the City Engineer and the costs charged against the Crossing Removal Account.

I RECOMMEND that:

1. The requirement for agreements covering commercial crossings be discontinued.

2. The procedure for administering and charging for commercial crossings be as outlined in this report.

3. All existing commercial crossing agreements remain in existence for the life of the crossings covered by the agreement.

4. The Corporation Counsel be instructed to prepare the necesssry By-Law changes."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 413-414

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Skid Road Housing

On November 25, 1971, the Standing Committee on Health & Welfare met with representatives of the Vancouver Legal Assistance Society and senior officials of the City of Vancouver regarding Skid Road housing conditions. Many recommendations were approved by Council on December 7, 1971, one of which was as follows:

> *"That the following recommendation of the Director of Social Planning/ Community Development be referred to the Medical Health Officer, the Director of SP/CD, the Director of Welfare Services, and the Director of Planning for report back; the report to be under the direction of the Medical Health Officer.*
>
> *'Since a policy of stringent enforcement of the Fire Bylaw and Lodging House by-law as amended will result in a reduction of low cost housing stock presently occupied by derelicts and difficult to house persons, SP/CD report to Council on the feasibility of establishing residential accommodation for derelicts and other difficult to house men and women. This report shall evaluate similar accommodations in other parts of Canada as well as in other countries, recommend methods of administration, suggest suitable sites, determine whether it is preferable to proceed by new construction, renovation, conversion or leasing of rooms and estimate costs."*

The Medical Health Officer reports as follows:

"I have convened a series of meetings involving the staff of the Department of Social Planning, the Department of Welfare & Rehabilitation, the Department of Veterans' Affairs, the Planning Department, and the Board of Parks & Public Recreation, in order to develop a comprehensive approach to the problem of accommodating derelicts and other difficult to house men and women in the Skid Road area.

The meetings produced agreement on the following points -

(a) Experience elsewhere in Canada and in other countries has not been found to be specifically useful when applied to the situation in the Vancouver Skid Road area because of differing cultures, laws, a different scale of problem and different resources.

(b) A large facility to house men and women who create problems in the existing lodging houses is not desirable, whereas a smaller facility (to accommodate 50-75 persons) is desirable.

(c) New construction would be necessary to create an appropriate residential facility that is not easily damaged. Renovation of any existing building in the area is not economically feasible because of the special type of construction required.

(d) A residential facility for these persons need not contain meal services if it were located within approximately four blocks of a meal service now participating in a City contract (e.g. Alpine Cafeteria on Union Street).

. . . Cont'd.

Clause No. 1 (Cont'd.)

(e) Residents of this special facility would, therefore, be accommodated on the basis of meals and lodgings, plus comforts allowance. They would have service from the Welfare & Rehabilitation Department or the Department of Veterans' Affairs towards rehabilitation and would not, therefore, permanently reside in the facility, but would likely be housed on a month-to-month basis. Placement in other suitable accommodation would be supervised, but relapsing behaviour would lead to re-entry.

(f) The meetings agreed that this program would cater to many of the difficult persons that are now scattered over several lodging houses, thus enabling some problem lodging houses to operate at a level more acceptable to the Health Department.

(g) There was additional agreement that a cooperative program of more intensive supervision by both the Department of Welfare & Rehabilitation and the Department of Veterans' Affairs would bring most derelicts under a meals and lodging program. This has already been begun by DVA staff, as a result of these meetings.

(h) There was total agreement that there should be concomitant development of a new recreation program for Skid Road inhabitants using existing facilities (e.g. Alpine Cafeteria in evening hours) and perhaps facilities built into the proposed new residential building. This would be the first organized public recreation program in the downtown East side. The staff of the Board of Parks & Public Recreation estimate the costs of this program (under the supervision of the Recreation Director for Strathcona) as follows -

Full-time Assistant Project Director II (Pay Grade 18)	$ 9,800.
Half-time clerk	5,500.
	$15,300.
Plus fringe benefits @ 13%	1,700.
	$17,000.
Rent, supplies, etc.	5,500.
TOTAL:	$22,500.

The recreation project would be geared to the past activities and job skills of Skid Road inhabitants.

(i) In consultation with Central Mortgage & Housing Corporation the Planning Department estimate that a 50-place supervised residence could be built for $10,000. per housekeeping unit, including land, on the basis of design for ease of cleaning, proofing against fire and vandalism. It is believed that this facility could be built under the National Housing Act, Section 40 (75% CMHC, 25% Province of British Columbia), with operating losses shared 75% Federal, 12.1/2% by the Province and 12.1/2% by the City. If responsibility for this project were assumed by the Greater Vancouver Regional District, the

. . . Cont'd.

Clause No. 1 (Cont'd.)

local share of operating losses would be borne by the District. (Council, August 24, 1971, agreed to request the Greater Vancouver Regional District to assume the operating losses for existing and approved projects within the City boundaries and the District earlier this year acceded to this request. At the same time, the Council decided to continue to initiate public housing within the City boundaries, for special purposes and to request the Regional District to accept the local share of operating losses for such projects when they are completed. The housing project proposed in this report falls in this latter category).

The staff participating in this review recommend -

A. That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage & Housing Corporation develop a 50-place supervised residential facility in the downtown area -

(i) preferably within walking distance of food services to avoid major built-in facilities,

(ii) to include activity and lounge areas,

(iii) to a standard for particular ease of cleaning and proofing against vandalism and fire,

and that the Planning Department be asked to coordinate this task and report back to Council on specific plans.

B. That the Board of Parks & Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council.

C. That the Department of Welfare & Rehabilitation, in cooperation with the Department of Veterans' Affairs, continue to expand the current practice of supervising food and lodgings of persons unable to manage their own affairs.

D. A Steering Committee continue to coordinate planning of this facility under the direction of the Director of Planning. This committee should meet with agencies and individuals working and living in the downtown East side."

Your Board RECOMMENDS acceptance of the above report of the Medical Health Officer.

2. Changes to System of Emergency Cheque Production

The Board of Administration has received the following report from the Director of Welfare and Rehabilitation Department:

"In January of 1971, the Welfare and Rehabilitation Department installed two Burroughs accounting machines to be used for the preparation of emergency cheques and for preparing data in punch card form for subsequent computer processing. The card punches which were connected to these machines proved to be mechanically unreliable and were recently replaced for a trial period with paper tape punches. These paper tape punches are operating satisfactorily, however, they do cause a change in procedures. Since the City's computer system cannot read paper tape, it is necessary to convert the paper tape to magnetic tape. There is an additional monthly cost of about $150.00 involved in this conversion, for the delivery service and computer service bureau. The rental charges on the Burrough machines have been reduced by $355.00 per month, which will produce a net annual saving of about $2400. For the remainder of 1972 the savings will be about $1000.00.

I recommend that approval be given for these changed procedures and further that the necessary contract for the use of the IBM Computer Service Bureau be signed, subject to Corporation Counsel approval, and that the 1972 appropriation for account be reduced by $1000."

YOUR BOARD RECOMMENDS that the recommendation of the Director of Welfare and Rehabilitation be approved.

3. A YWCA Programme for the Sunset Area
Purchase of Outside Services

This report recommends purchase of service from the YWCA of $3,500.00 to continue the development of children's programmes begun under the Local Initiatives Programme by the YWCA in the Sunset local area. The funds would come from the Department of Social Planning/ Community Development already approved 1972 Budget for the Purchase of Outside Services. The programme will cover four months, September 1 to December 31, 1972. Application for Cost Sharing under the Canada Assistance Plan has been made which if successful will reduce the cost to the City by $1,500.00 for a total expenditure of $2,000.

The Director of SP/CD reports as follows:

"The YWCA has been one of the most co-operative and active agencies in the Fraserview Killarney Local Areas. This agency responds to community needs and works in conjunction with other local services. Last January they received a Local Initiatives grant which allowed them to develop children's programmes in association with five elementary schools in the Sunset area.

Sunset, the third local area within the new South District[1] boundaries, has had a very low level of most social services. Thus staff[2] working from the new Fraserview Neighbourhood Centre in the Library have begun to focus some attention on the Sunset area. In co-operation with the schools, Metropolitan Health, local churches, the Sikh Temple, and others active in the area, new programmes and services are being developed.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The particular programmes developed by the YWCA in conjunction with elementary schools have been especially needed for youngsters having social and behavior problems and for new East Indian children having language and cultural adjustment problems. There is a further need to work with high school counsellors who are concerned about their Grade 8 and 9 students also with cultural and ethnic differences and to enlist the support of the many churches and ethnic groups[3] in the area.

Budget

The YWCA require $3,500.00 to carry on this programme over the four months - September to December. The Province has informed us that the YWCA is listed as an approved agency eligible for CAP sharing. The net cost to the City, to cover salaries and other shareable items ($3,000) and programme costs ($500) is $2,000.

RECOMMENDATIONS

(a) The Director of SP/CD recommends that the YWCA be engaged for the sum of $3,500 to carry on the children's programme referred to above in the Sunset area from September 1 to December 31, 1972. The YWCA will make provision in their 1973 budget to maintain this level of service. Funds are available in the Department's Purchase of Outside Services account to cover the cost of this service.

(b) If the Federal Government implements a Winter Works Program in 1972-73, similar to the previous year's program, the Y.W.C.A. be required to apply for a Grant to fund this service and the City grant be reduced pro rata. In 1971, Federal Local Initiative grants were available commencing November 1st."

Your Board of Administration submits the foregoing report and RECOMMENDS Council approval of its recommendations.

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[1]See Appendix A for map of areas.

[2]Participating agencies are CAS, CFCS, FSC, City Welfare, Family Court (Probation), YWCA, and the Local Area Council of Fraserview Killarney.

[3]In two or more elementary schools the enrollment of East Indian children has exceeded 15%. These children have more problems with language and cultural adjustment than do their European counterparts. The East Indian population in South Vancouver is growing rapidly. In John Oliver High School the total number of ethnic minorities outnumber the Anglo-Saxon enrollment, the largest group being German Mennonites. In both cases these ethnic and cultural differences produce difficulties for the youngsters involved and more understanding of the differences is required by all concerned.

4. Social Planner - Downtown East Side

Your BOARD submits the following report of the Director of SP/CD:

"Introduction

This report recommends the establishment of a temporary position of Social Planner, in the Department of SP/CD, for a period of one year. Costs are shareable under the Canada Assistance Plan (CAP).

Between February and December 1970, the Department of SP/CD employed a Skid Road Co-ordinator and carried out studies in the Downtown East Side. The findings and recommendations of these studies were reported to Council in 1971. During the past eighteen months the Department has not been able to provide social planning staff to Skid Road. Finding someone suitable for the task and acceptable to residents, social agencies, and merchants has been difficult.

Proposal

Such a person will be employed fulltime in Skid Road and unlike other SP/CD staff would be assigned no other project responsibilities either in the Department of SP/CD or in other parts of the City. If, at the end of one year, there are indications that the job should be continued on a more permanent basis and built into the Department, this would be reported to Council. Otherwise, it could be renewed for an additional temporary period or terminated.

Examples of the kind of responsibilities to be assumed by the person filling this position on behalf of the Department of SP/CD are as follows:

taking the initiative for implementing some of the Housing recommendations approved by Council in 1971;

assisting City officials and Skid Road field staff and residents plan for the successful opening of Oppenheimer Lodge in 1973;

resolving some of the conflicting economic and social interests in the area;

ensuring co-operative planning of social services and attempting to strengthen community spirit.

The Acting Director of Personnel Services has reviewed the duties and responsibilities of this position and recommends that it be classified as a Co-ordinator, Local Area Services, Pay Grade 28 ($1,005 - $1,203 per month). This recommendation has been discussed with the Business Manager of the Municipal and Regional Employee's Union who concurs. The estimated cost of salary and fringe benefits for the twelve month period is $15,286, calculated at the mid step of the salary range.

Recommendations

The Director of SP/CD recommends Council approval:

to establish a temporary position of Co-ordinator, Local Area Services (Skid Road Social Planner) for a period of twelve months commencing September 15, 1972;

for the estimated expenditure of $15,286 for salary and fringe benefits from the Department of SP/CD's 'POSER' Account.

Funds are available in the Department's approved 1972 budget to cover this expenditure. Application for CAP cost sharing will be made in the usual way through the Provincial Government."

Your Board RECOMMENDS Council approval of the foregoing report and recommendations of the Director of SP/CD.

CONSIDERATION

5. Handicapped Housing Group
Grant Request

The Director of Social Planning/Community Development reports:

"A group of paraplegics and quadraplegics have just recently organized themselves to try to solve their two most serious problems; namely, transportation and housing. They operate from quarters at 1345 S.W. Marine Drive rented from the Canadian Paraplegic Association, on a budget of $9,500, which does not include salaries. (Copy of their budget attached - see Appendix.) Seven handicapped persons are employed, mainly to help paraplegics find suitable accommodation. Success has been limited during the first few weeks of their efforts.

People in wheelchairs are unable to ride buses. Few own or drive automobiles. The 'Bunny Bus', at $2.00 per person one way, is expensive. If the paraplegic is living on the Dependents Persons Allowance of $139 monthly, looking for employment or accommodation is very difficult. Trying to find accommodation without architectural barriers - curbs, stairs, narrow doorways, accessible kitchen and bathroom facilities - compounds their problem.

The experimental, self-help program now being undertaken by the Handicapped Housing Group include the following: housing registry for handicapped persons; referral centre for hospitals and social agencies; finding employment as well as accommodation for paraplegics; and information services for physically handicapped persons.

The Handicapped Housing Group has requested funds from the City to cover salaries at $400.00 per month for two staff persons, totalling $9,600 per year. The Director of SP/CD is supportive of their innovative efforts and has encouraged them to seek funds from the Provincial Government and other sources as well.

Recommendation

The Director of SP/CD recommends:

City Council approval for a grant of $5,000 chargeable to the Department's Purchase of Outside Services (POSER) account to enable the Handicapped Housing Group to employ one full-time staff person for a year. The program will be reviewed in order to assess its value. Funds are available in the Department of SP/CD approved 1972 budget for Purchase of Outside Services to cover this grant. Canada Assistance Plan sharing will be sought."

Your Board submits the foregoing report for the CONSIDERATION of Council.

A representative of the Handicapped Resource Centre wishes to appear before Council as a delegation if the grant is not approved.

FOR COUNCIL ACTION SEE PAGE(S) 414-415

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Regional District Official Plan Change

The Director of Planning and Civic Development reports as follows:

"Since April 1, 1969, the City of Vancouver has been legally bound into the Official Regional Plan of the Lower Mainland as it applies to areas of the Greater Vancouver Regional District. As such, any changes in the City Zoning and Development By-law must be consistent with provisions of the Regional Plan in those areas. Changes in the Regional Plan must be approved by the Regional District Board. The majority of the City area is under an 'Urban' designation on the Regional Plan which permits the wide range of land uses found in the City. As a result, City Zoning and Development By-law changes are not usually inconsistent with the Regional Plan objectives. However, some areas of the City are shown 'Industrial' on the Regional Plan. Unlike 'Urban', this designation only permits development to industrial uses.

Council has accepted a report by the Special Committee re False Creek based on studies by the Planning Department and a Consultant firm which indicates that areas of False Creek should, in the future, be developed to a combination of residential, commercial and recreational uses as well as industrial uses related to central City requirements. This is a change in direction from the wholly industrial aspect of the area which is shown in the 'Industrial' designation on the Regional Plan as well as on the City Zoning maps. In order to amend the City By-law to permit a wider range of uses in False Creek, it will be necessary to first change the Regional designation from 'Industrial' to 'Urban'.

It is the policy of the Regional District Board not to accept requests for Plan changes without a resolution from the Council of the member municipality requesting such a change.

In order to make it possible for the development changes in False Creek to be consistent with the Regional Plan designation, it is recommended that Council adopt the following resolution:

'BE IT RESOLVED that future development for the City of Vancouver would be most appropriately serviced by changing the Regional Plan designation of the False Creek area west of Main Street from "Industrial" to "Urban", and it is directed that the Director of Planning and Civic Development make application, in the name of the City, to the Greater Vancouver Regional District to effect such a change.'

The Director of Planning and Civic Development recommends that this resolution be adopted."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

2. Rezoning: S/W Corner of 33rd Avenue and Heather Street (R.C.M.P. Subdivision Headquarters)

The Director of Planning and Civic Development reports as follows:

"In May, 1968, an application was submitted by Mr. R.J. Bickford of the Department of Public Works, whereby Block 838 except the southerly 300', District Lot 526, being the south-west corner of 33rd Avenue and Heather Street, would be rezoned from an RT-2 Two Family Dwelling District to a CD-1 Comprehensive Development District, for the purpose of 'comprehensive redevelopment of the R.C.M.P. complex - Vancouver'.

Several discussions took place between the architects, Mr. R.J. Bickford for the Department of Public Works, Superintendent P. Bozowsky, R.C.M.P., and the Planning Department. Subsequently, however, it was agreed that the application was to be held, pending submission of further information.

Early in 1972, a letter was submitted, together with revised sketch plans of the proposed development, to the Director of Planning and Civic Development, requesting the application be proceeded with. After preliminary examination of the revised submission, a meeting took place on April 24, 1972, between officials of the Department of Public Works and the Zoning Planner on the proposed rezoning.

Existing Facilities on Site:

Main Building	-	Administrative Offices, Conference Rooms, Mess Facilities, Single Men's Quarters (25)
Garage and Offices	-	Consisting of car maintenance, vehicle equipment storage, radio repair
Carport	-	Covering the parking for 8 vehicles
Storage Buildings	-	General storage, firing range, artisans workshop
Temporary Crime Lab		

The site has a frontage of 500' on 33rd Avenue and a depth of 997.5', giving a site area of approximately 11.5 acres.

The scheme of development submitted for the comprehensive zoning indicates retaining the existing main building, which is well set back from 33rd Avenue and Heather Street, and the construction of 3 additional buildings, same to be constructed in 3 phases. The first building to be constructed is the Crime Detection Laboratory, being 2 storeys and cellar and approximately 34' in height above grade. Phase II is a building to be used as the Subdivision Headquarters; a 3 storey structure approximately 44' in height. Phase III is a building for Security and Intelligence, being a 3 storey building approximately 37' in height.

Building Sizes

The existing main building has a main floor area of just over 9,000 square feet. The Crime Detection Laboratory indicates a building 100' in width and 200' in length. The Subdivision Headquarters Building indicates 124' in width and 250' in length. The Security and Intelligence Building is 124' by 124'.

Floor Area

The plans indicate the total development, including cellar areas, upon completion will have a total floor area of 199,596 square feet, being a floor space ratio of 0.40.

cont'd . . .

Clause 2 continued

Site Coverage - Approximate

Buildings	15%
Buildings, parking areas and manoeuvering aisles	49%
Landscaped areas	51%
Off-street parking	for approximately 323 automobiles
Vehicular ingress and egress to the site	restricted to Heather Street

Setback of Buildings - Approximate

Existing main building	135' from West 33rd Avenue and 110' from the north-south lane or westerly property line
Phase I - Crime Detection Laboratory	90' from the westerly property line and 120 feet from the southerly property line
Phase II - Subdivision Headquarters Building	90' from the westerly property line and 160' from Heather Street
Phase III - Security and Intelligence Building	120' from the southerly property line and 68' from Heather Street

Open space between the buildings varies from 115' to 148'

Mr. K.R. Gelhede, Project Manager, Department of Public Works, also states in his letter that in the proposed development, it is expected that the floor space ratio will be approximately 0.40; the total staff is expected to be 350. On enquiry, it was confirmed that one antenna would be required for radio broadcasting and receiving.

To the north, across 33rd Avenue, is St. Vincent's Hospital, which was approved at Public Hearing on April 13, 1967, for rezoning to CD-1 Comprehensive Development District; the floor space ratio not to exceed 1.0.

On the west are single family dwelling sites, located on the east side of Willow Street between 33rd and 37th Avenues.

To the south is the Workmen's Compensation Board building, which is zoned CD-1 Comprehensive Development District, as is their property to the east of Heather Street, with a floor space ratio, by resolution of Council, not to exceed 1.0.

Across Heather Street, on the east side, commencing at 33rd Avenue, is a further CD-1 Development, consisting of a Church and Senior Citizens' Development, with the floor space ratio, by resolution of Council, not to exceed 0.50.

Between the south side of McGuigan Avenue and the Workmen's Compensation Board development is single family property.

The subject site has been occupied by the R.C.M.P. for many years, and it will be recalled that when Council were dealing with the rezoning of the properties to the south, to permit extensions to the Workmen's Compensation Board building, enquiries were made as to the possibility of the Workmen's Compensation Board acquiring a portion of the R.C.M.P. site. This was not possible, because at that time and also previously, the Department of Public Works had under consideration development of this site for the R.C.M.P. Headquarters.

cont'd . . .

Clause 2 continued

IT IS RECOMMENDED that the application be APPROVED, thereby rezoning the property to a CD-1 Comprehensive Development District, with the use being restricted to "a use required by a Public Authority (R.C.M.P. Headquarters) and customarily ancillary uses", subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board, after consultation with the City Planning Commission and receiving advice from the Design Panel on the architectural design.

2. The floor space ratio not to exceed 0.50 gross, but may exclude any underground off-street parking and storage areas.

3. The buildings not to exceed 50' in height, measured from the adjoining grades.

4. The vehicular ingress and egress to the site to be limited to Heather Street.

5. The Technical Planning Board, in considering the Development Permit Application, to have particular regard to the landscape treatment of the open portions of the site, including adequate screening of the surfaced parking areas and loading facilities.

6. All utilities to be underground.

The Technical Planning Board, at its meeting of August 11, 1972, endorsed the recommendations of the Director of Planning and Civic Development."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be received and the application be referred for the consideration of Council at the next Public Hearing, Thursday, August 31, 1972, at which time the report of the Vancouver City Planning Commission will be before Council.

3. Rezoning: N/S of East Broadway between Slocan and Penticton Streets (City-owned Land)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Doyle of Hamilton/Doyle and Associate Architects, 740 Nicola Street, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lots 18-24 inclusive and Lots B & C, Block 22, N½, Section 34, THSL, being the north side of East Broadway between Slocan and Penticton Street, would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of '... a senior citizens' residence and an adjoining church building'.

In May, 1970, an application was made by Mr. W.A. Street, Solicitor, which was considered by Council at a Public Hearing on August 27, 1970. The Technical Planning Board and the City Planning Commission recommended to Council that the application be approved, subject to to the following conditions:

'1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The gross floor space ratio not to exceed 0.55. The development not to exceed two storeys nor 35 feet in height. The bulk, mass and form of development to be in keeping with the adjacent one family area. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

cont'd . . .

Clause 3 continued

2. The site to be developed and maintained at all times as one integrated development.

3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(12) (a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions or such other conditions as set by City Council following a Public Hearing not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

The Technical Planning Board and City Planning Commission were of the opinion that the density proposed and the height of building was unsuitable in this location. Mr. Street, in speaking to the application in Public Hearing, requested a floor space ratio of 1.45, a scheme of development which would allow a structure 60' x 90' of nine storey senior citizens' housing unit comprising some 80 units and a church and education centre, including 70 underground parking spaces plus 20 surface parking. Council's action was:

'THAT the original application be approved as submitted with the uses being restricted to a church and senior citizens' apartment building with customary accessory uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after consultation with the Design Panel with regard to architectural design and advice from the Town Planning Commission. The development to provide adequate setbacks from the property lines; open landscaped area and satisfactory off-street parking facilities, etc.

2. The site to be developed and maintained at all times as one integrated development.

3. No signs or advertisements shall be permitted save for such sign or advertisements as may be approved by the Technical Planning Board having regard to Section 10(21) (a) - Signs and Advertisements permitted in an R District - of the Zoning and Development By-law.

FURTHER that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date) this approval shall expire.'

These conditions were not met; therefore, the amending by-law could not be given the three readings.

The form of development now submitted, shown on the sketch plans prepared by Hamilton/Doyle and Associate Architects, indicates a similar scheme of development, with the church building being located adjacent to Slocan Street and the 9 storey senior citizens' building on the westerly end of the site, adjacent to the Y.M.C.A. development.

Brief Analysis of the Proposed Developments

	1970 Development	Current Development
Site Area (approx.)	54,000	54,000
Use	Senior Citizens' Apartment, Church & ancillary uses	SAME

cont'd . . .

Clause 3 continued

Floor Area	Senior Citizens' Bldg.	41,870	Senior Citizens' Bldg.	37,640
	Church & ancillary use	36,060	Church & ancillary	29,445
	Total	77,930	Total	67,085
Floor Space Ratio		1.45		1.22
Dwelling Units		80		80
Size of Tower		60' x 90'		57' x 83.5'
Height of Tower		9 floors		9 floors
Parking Spaces		90		80
Site Coverage by Buildings		40%		56%

Should Council wish to approve the rezoning of this application following a Public Hearing thereon, it is recommended the uses be restricted to a Senior Citizens' High Rise Apartment, Church, Gymnasium and customary ancillary uses, subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel with regard to architectural design and advice from the Vancouver City Planning Commission. The development to provide adequate landscaped setbacks from all property lines, suitable treatment of all open portions of the site, including roof treatment and satisfactory off-street parking facilities, etc.

2. The floor space ratio not to exceed 1.22.

3. The owner to submit a satisfactory undertaking that the site will be developed and maintained at all times as one integrated development.

4. No sign or advertisement shall be permitted except for such signs or advertisements as may be approved by the Technical Planning Board, they having regard to Section 10(21)(a) of the Zoning and Devebpment By-law.

Further, that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire.

The Technical Planning Board, at its meeting of August 11, 1972, endorsed the recommendations of the Director of Planning and Civic Development."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be received and the application be referred for the consideration of Council at the next Public Hearing, Thursday, August 31, 1972, at which time the report of the Vancouver City Planning Commission will be before Council.

4. Rezoning: N/S of West 41st Avenue between Trafalgar and MacKenzie Streets

The Director of Planning and Civic Development reports as follows:

"On November 22, 1971, at Special Council (Public Hearing), an application by W.D. Buttjes, Architect, for Crofton Manor Ltd., to rezone Lots 9-16 inclusive, and approximately the southerly 183.75' of Lots 24-31 inclusive, Block 9, D.L. 2027, being the north side of West 41st Avenue between Trafalgar and MacKenzie Streets, from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District, was approved by Council subject to prior compliance by the owners to a number of conditions prior to the three readings being given to the amending by-law. Further, that should the conditions not be complied with within 180 days of approval to the rezoning, the approval contained in the resolution would expire.

Development Permit Application No. 57781 for the development was filed on December 14, 1971, and was considered by the Technical Planning Board on January 28, 1972, when the application was approved subject to a considerable number of conditions to be first met prior to the issuance of the Development Permit and prior to Council giving the three readings to the amending By-law. The revised plans have now been submitted by the architect and are being processed.

Mr. Cook has now, by letter of July 31, 1972, requested an extension of time to complete the conditions imposed by Council. He states:

> 'This request has been brought about by several factors, among them being the unfortunate strike of the City Hall employees and the fact that this is a major project of which several details have required a good deal of consideration.'

In a telephone conversation between the Zoning Planner and Mr. Cook on August 3, 1972, Mr. Cook advised that he now has acquired all the lands and is proceeding immediately with consolidation of the said lands. He would therefore appreciate the time limit to implement the conditions required by Council to be extended to not later than October 31, 1972. Mr. Cook expressed the view that he did not believe it would take that long, but it was felt that this was a time limit that could be met."

The Director of Planning and Civic Development recommends that Mr. Cooks' request be approved and the time limit be extended to October 31, 1972.

Your Board RECOMMENDS the foregoing recommendation of the Director of Planning and Civic Development be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 415

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters - (Various Funds) - June, 1972

(a) Security transactions during the month of June, 1972
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Banks and Government Deposit Receipts and Notes Purchased						
June 28	Newfoundland Labrador Power Commission	July 31/72	$1,004,656.16	$1,000,000.00	33	5.15
28	Prov. Bank of Can.	July 31/72	1,000,000.00	995,460.00	33	5.05
28	Bank of Montreal	July 31/72	502,260.27	500,000.00	33	5.00
29	Bank of B.C.	June 30/72	2,000,267.12	2,000,000.00	1	4.875
29	Bank of Nova Scotia	July 31/72	1,700,000.00	1,692,469.00	32	5.07
29	Can. Imperial Bank	July 26/72	200,000.00	199,256.00	27	5.05
29	Can. Imperial Bank	July 26/72	500,000.00	498,130.00	27	5.08
30	Toronto Dominion Bank	July 27/72	702,459.59	700,000.00	27	4.75
30	Bank of Montreal	July 28/72	702,550.68	700,000.00	28	4.75
			$8,312,193.82	$8,285,315.00		

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CEMETERY PERPETUAL CARE TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield %
	Debenture Purchased						
June 27	City of Vancouver 6%	June 15/80	$1,000.00	$88.50	$885.00	8/0	7.97

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(b) SUMMARY OF SECURITIES HELD AS AT JUNE 30, 1972

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks and Government Despósit Receipts and Notes	$6,311,926.70	$6,285,315.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$300,000.00	$302,055.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for June, 1972 he confirmed.

CONSIDERATION

2. Vancouver Art Gallery Association
By-law Amendments

The Corporation Counsel reports as follows:

"As required by its by-law certain amendments thereto approved by the members at the annual meeting of this association held on March 23, 1972 have been submitted for the approval of the City Council. The amendments take effect only after they have been so approved. A copy thereof is circulated and a copy of the purposes for which they are designed to fulfil, prepared by Mr. Peter M. Hendrie, is also circulated.

It will be noted that the amendments will change the name of members of the management council from "directors" to "trustees" and that member donors will be classified in accordance with the amounts of their donations. They will also provide for an enlargement of the council from 26 to 36 trustees and for the appointment of a managing director and financial administrator.

In large measure the amendments relate to the internal management of the Gallery, in the method of electing trustees, and for defining the duties of certain officials. They do not alter the objects of the association or its obligations to the City. The City's representation on the council of the association remains unaffected."

Your Board submits the foregoing report for consideration of Council.

RECOMMENDATIONS

3. Additional Court Services - Emergency Program
Progress Report for July 1972

In accordance with Council resolution of June 27, 1972, the Provincial Court Administrator reports as follows on the operation of additional courts at 800 West Georgia and courts 6 (Coroner's) and 7 and 8 at 475 Main Street for the period July 4-31, 1972.

(a) Four courts commenced operations at 800 West Georgia on July 4, 1972 - two dealing with drug matters, and two dealing with criminal cases. An additional court was added on July 17th. The total of cases completed at this location between July 4-31 was 326.

(b) Courts 6, 7, 8, which would normally be shut down for July and August, were kept in operation during July and between July 4-31 between them accounted for 168 cases completed.

(c) Courtroom 3 (formerly occupied by the drug court which was traversed to 800 West Georgia Street) was operated for criminal cases between July 4-31 and accounted for 96 cases completed.

The cases completed included those disposed of in court, withdrawals and cases in which the proceedings were stayed.

The chart which is circulated gives the statistical position, and notwithstanding that one of the drug courts is really a regular court, the overall reduction from the backlog is approximately 500 cases.

Your Board RECOMMENDS that the foregoing report of the Provincial Court Administrator be received.

4. One Additional Position in the Shipping Department of the Vancouver Public Library

The following report has been received from the Co-ordinator of Data Processing & Systems:

"The Library Board has approved a recommendation from the Systems Analyst (Library) to add one position in the Shipping Department of the Library, and reduce workload in two other sections of the Library by transferring some work now done in other sections of the Library to the new position. The workload in the Shipping Department has increased during the last few years to a point where books are not being distributed to the branches for two to three weeks after receipt by the Library. The increased workload is caused by a number of factors which include more receipts caused by the transfer of books between branches, and boxes of books are now unloaded from delivery trucks by Library staff since the truck drivers will no longer unload their trucks at the Library.

The Shipping Clerk requires a helper to help with the mail, to receive and distribute books and related work. The Head of Personnel at the Library has classified this work at Library Clerk I, Pay Grade 4, level of complexity.

The proposed position will reduce the workload in other sections of the Library. The Library therefore plans to abolish one Library Clerk I position in the Circulation Section and replace it with 20 hours per week of Library Clerk I part time help, and reduce part time Library Clerk I assistance in Stack Services from 36 to 24 hours per week, for a combined saving of 27 hours per week.

The recurring annual cost at 2nd half 1971 rates amounts to approximately $1,220 including fringe benefits. Estimated cost for the period August 1, 1972 to December 31, 1972 will be $510.

The Comptroller of Accounts advises that the necessary funds for the remainder of 1972 can be provided from Contingency Reserve.

Summary

Public Services	Present Classification	Proposed Classification	Effective Date
Circulation Section ABOLISH one regular position	Lib. Clerk I p. g. 4 ($326-$382)		When approved
Stacks Services ABOLISH 12 hours per week part-time	Lib. Clerk I p.g. 4 ($2.14 - $2.51 per hour)		When approved
Circulation Section ESTABLISH 20 hours per week part-time		Lib. Clerk I p. g. 4 ($2.14 - $2.51 per hour)	When filled
Administration Shipping Department ESTABLISH one regular position		Lib. Clerk I p.g. 4 ($326 - $382)	" "

The above recommendation has been referred to the Vancouver Public Library Staff Association, Local 391 C.U.P.E. and the proposed new position has been concurred in. It is noted, however, that the Staff Association objects in principle to the re-allocation of hours from one department to another; letter dated April 6, 1972 is circulated for information.

It is recommended that the request of the Library Board to establish a new Library Clerk I position in the Shipping Department, abolish one regular Library Clerk I position in Circulation, establish 20 hours per week of part time Library Clerk I work in Circulation and abolish 12 hours per week part time of Library Clerk I work in Stocks Services be approved and that the $510 additional cost necessary for the remainder of 1972 be added to the Library's salary account."

Your Board RECOMMENDS that the above recommendations of the Co-ordinator of Data Processing & Systems and the Library Board be approved.

CONSIDERATION

5. Festival of Forestry - Grant

The City Clerk reports as follows:

"A letter has been received from the Festival of Forestry requesting an annual grant of $7,500.00. The organization neglected to apply for a grant earlier this year when annual grants were being considered.

City Council has taken the following action with this request in previous years:

1971 - $3,500.00 Approved
1970 - $3,500.00 Approved
1969 - $3,500.00 Approved
1968 - $2,000.00 Approved

The organization has stated that it has been financially supported by the Federal and Provincial Governments and private business in the past and will be seeking support from these sources again."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - FESTIVAL OF FORESTRY.

FOR COUNCIL ACTION SEE PAGE(S) 415-416

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 11, 1972

RECOMMENDATIONS

1. Acquisition for Rupert Park Extension
1406 Rupert Street

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 & 2, Block 86, Sec. 29, T.H.S.L. form part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council, May 9th, 1972.

This property comprises two 34.25 x 121.6' lots, zoned RS-1, Residential District, on which is situated a one-storey non-basement frame dwelling of 645 sq. ft., erected in 1940. This dwelling has 3 rooms, 4 plumbing fixtures, patent shingle roof, stucco exterior, concrete pier foundation and is heated by a hot air gas furnace. Said dwelling occupies part of both lots.

The present owners recently purchased the property for the sum of $29,000.00 effective July 1st, 1972 with the intention of demolishing the existing structure and erecting two single family dwellings. This is considered practical as the aforementioned price reflects land value in this area.

In view of the City's ultimate requirements on this property, the new owners have by letter dated August 3rd, 1972 offered the property to the City at the same price they paid the previous owners, plus out-of-pocket expenses as follows:-

Sale Price.....	$ 29,000.00
Interest on loans for two months $22,000.00 @ 9 % $ 7,000.00 @ 10½%	$ 462.65
Legal Fees.....	$ 125.00
Taxes for months of July and August, 1972.....	$ 42.23
	$ 29,629.88

The foregoing total amount is considered realistic and within the range of land value for the two lots. In addition, the City will receive a dwelling that can be rented until required for Park Purposes. The Parks Superintendent concurs in the acquisition of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property on the above basis, chargeable to Code # /4189."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre - 1636 Napier Street

The Supervisor of Property & Insurance reports as follows:

"Lot 6, Block 38, D.L. 264A, known as 1636 Napier Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

These premises comprise a 2-storey and basement frame dwelling with a main floor area of approximately 1,015 square feet, erected in 1912, on a site 33' x 122', zoned RM-3. This dwelling contains 10 rooms, divided into 2 rental units, 9 plumbing fixtures, has a patent shingle roof, asbestos siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. These premises became vacant during the Civic strike and were extensively vandalized. To prevent theft, the owner had some of the equipment removed to storage.

Negotiations with the owner were first commenced in November 1971. He has now refused to accept an offer of $30,000.00, which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent appraisals. Upon reviewing this matter with the City Solicitor, he has recommended that this property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement. He has further recommended that the City, should the owner be agreeable, take title to the property and demolish the improvements thereon, subject to an advance payment of $25,000.00 to the owner, without prejudice to the final settlement.

RECOMMENDED that:

(a) the offer of $30,000.00 made to the owner through the Office of the Supervisor of Property and Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired;

(b) since the City has failed to come to an agreement with the owner to acquire the said property for the sum of $30,000.00, the said property be expropriated and that the resolution for that purpose, submitted under "Motions" be passed;

(c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation;

(d) that, if the owner agrees, the City pay an advance sum of $25,000.00 without prejudice subject to the owner transferring title of the property to the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Park Site #10 2316 Prince Edward Street

The Supervisor of Property and Insurance reports as follows:-

"Lots A Except N 63.25 ft., B & C, W½ of Block 104, D.L. 264A have been offered for sale to the City by the owner. These properties form part of Park Site #10 which is listed under Table I or Park Sites Purchases Program 1971 - 1975, confirmed by City Council on December 15th, 1970.

. . . Cont'd.

Clause No. 3 (Cont'd.)

These premises comprise a 2 storey, plus grade level basement, frame apartment block with a main floor area of 2,006 sq. ft., erected in 1915 on a lot 35.84' x 81.56'±, plus a vacant adjoining lot 33.04' x 81.56'±, both zoned RM-3. The apartment contains 29 rooms consisting of 11 suites and 1 sleeping room, all partly furnished, plus a laundry room and storage room. Also, the building contains 42 plumbing fixtures, has a tar and gravel roof, stucco exterior, a concrete foundation and is heated by an automatic oil-fired hot water system. This building has been continuously maintained and the owner has within the last few years installed new copper piping, new heavy duty hot water tank and new tar and gravel roof with the result that it is in exceptionally good condition.

Following negotiations with the representative of the owner, she has agreed to sell for the sum of $98,700.00 as of August 15th, 1972, subject to the owner retaining rent-free possession of the suite she now occupies until October 31st, 1972. It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $98,700.00 as of August 15th, 1972 on the foregoing basis, chargeable to Code # 4189/-, Park Sites Purchase Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britiannia Community Services Centre - 1488 Napier Street

The Supervisor of Property & Insurance reports as follows:

Lot 1, Block 40, D.L. 264A, known as 1488 Napier Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½-storey and basement, converted dwelling with a main floor area of approximately 1,584 sq.ft., erected in 1912 on a site 80' x 93', zoned R.M.3. This conversion contains 5 self-contained suites and 2 housekeeping units with 28 fixtures of plumbing, has a patent shingle roof, stucco exterior and is heated by a hot air gas furnace. This dwelling is in average condition for age and type. The owner occupies a two-room suite on the main floor with the remaining units being rented on a month-to-month basis.

Negotiations with the owners have produced an offer to sell for the sum of $51,000.00, including furnishings and equipment, as of August 15, 1972, with rent free possession until August 31, 1972.

The foregoing represents a fair and reasonable price for the property and has been approved by Central Mortgage & Housing Corporation.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $51,000.00 on the foregoing basis chargeable to Code #5830/427."

Your Board

Recommends the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Subdivision - City Lands West Side of Dumfries Street, between 15th & 18th Avenues

The Supervisor of Property & Insurance reports as follows:

"On April 18th, 1972, Council approved the re-subdivision of the City owned lot situated on the West side of Dumfries Street between 15th and 18th Avenues and known as Lot 4, District Lot 755, into two residential lots measuring 49' x 178' to conform to the size of abutting lands. During the survey, the City Engineer discovered that a substantial concrete wall, a concrete fence, brick steps, a concrete walk and a wooden picket fence encroached onto the City's lot from the privately-owned lot to the South for a distance of approximately 1.5 feet.

After negotiations with Mr. D. Goldsmith, Solicitor for the owner of the property to the South, the following proposal has been made:

'The City to convey the South 1.5 feet of Lot 4 (except the West 20' required for lane purposes) District Lot 755, to the owner of the North half of Lot 3, District Lot 755, subject to the following conditions:

(a) the purchase price to be $500.00 inclusive of all costs;

(b) City to consolidate the South 1.5 feet of Lot 4 ex. the West 20' with the North half of Lot 3 to form one parcel;

(c) the owner of the North half of Lot 3 to remove the picket fence from Lot 4;

(d) the owner of the North half of Lot 3 to enter into an agreement to validate the encroachment of the concrete fence onto Dumfries Street.'

The resubdivision of the balance of Lot 4 into two equal parcels as originally approved would create two lots with a frontage of 48.26' as opposed to 49 feet.

RECOMMENDATION:

It is recommended that the City convey the South 1.5 feet of Lot 4 except the West 20 feet, District Lot 755 to the owner of the North half of Lot 3, District Lot 755, subject to conditions (a) to (d) inclusive, the balance of Lot 4 to be subdivided into 2 parcels and the plan of subdivision to be signed by the Mayor and City Clerk."

Your Board recommends the foregoing report of the Supervisor of Property and Insurance be approved.

6. Acquisition for Britiannia Community Services Centre - 1616 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 3, Block 38, D.L. 264A, known as 1616 Napier Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

. . . Cont'd.

Clause No. 6 (Cont'd.)

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,020 square feet, erected in 1908 on a site 33' x 122', zoned RM-3. This dwelling contains 9 rooms, divided into 3 rental units, 9 plumbing fixtures, has a patent shingle roof, patent shingle exterior, full concrete basement and is heated by a gas fired hot air furnace. The main floor of the dwelling is occupied by the owners. At present, the upper units are vacant. The condition of the dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $20,000.00 as of August 15th, 1972, subject to the owners retaining rent-free possession to August 31st, 1972. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Britannia Community Services Centre - 1557 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 16, Block 24, D.L. 264A, known as 1557 Parker Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 917 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 7 rooms and has been converted into 2 units with separate entrances, but at the present time is used as a single family home. It has 9 plumbing fixtures, patent shingle roof, new exterior siding, concrete basement and is heated by a gas fired hot air furnace. The main floor has been completely remodelled within the past 2 years and is in very good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $25,200.00 as of August 15th, 1972, subject to the owner retaining rent-free possession until September 30th, 1972, if required by the owner. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,200.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

8. Sale of Dwelling for Removal
7115 Boundary Road
- and -
Sale of City-owned Lot - S/E Corner
Kirkland Street and 46th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, February 4th, 1972, confirmed by Council on February 8th, 1972 approving the acquisition of the property known as 7115 Boundary Road.

A written request has now been received from Mr.G.Kallberg, the previous owner, as to purchasing the dwelling and a City-owned lot at the S/E corner of 46th Avenue and Kirkland Street on which to move said dwelling. The proposed site on which the dwelling is to be moved is in a special survey area and discussions with the City Surveyor have confirmed that a lot 45' x 107.5' can be created. The estimated market value of this lot based on sales of City-owned lands in the area is $15,000.00 which the owner has agreed to pay. The estimated value of the dwelling based on recent sales of houses sold for removal by the City is $3,000.00, which the owner has also agreed to pay. Mrs. Kallberg has discussed this matter with the City Building Inspector for the area and has agreed to conform to all necessary by-laws and requirements.

Mr. and Mrs. Kallberg have operated a nursery and greenhouse business at this location for the past 11 years. This is a non-conforming use and has been allowed to continue as a result of annual extensions granted by the Zoning Board of Appeal, now the Board of Variance. They are ceasing operations on August 15th, 1972. It is noted that had they made the foregoing proposal during negotiations for the acquisition of their former property, this office would have so recommended. The Director of Planning & Civic Development concurs in the foregoing.

The matter of direct sale of the dwelling known as 7115 Boundary Road and the proposed new site for said dwelling at the S.E. corner of 46th Avenue and Kirkland Street is referred to City Council for consideration.

If it is the decision of City Council to approve these sales, it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized:

(a) To complete the sale of the dwelling known as 7115 Boundary Road to these parties for the sum of $3,000.00 plus 5% S.S. & M.A. tax subject to removal from site within 30 days.

(b) To complete the sale of a 45' x 107.5' parcel at the S.E.corner of Kirkland Street and 46th Avenue to be created from the re-subdivision of Lots 21 and 22, Blocks 3 & 4, NE¼ D.L. 339, to GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG (Joint Tenants) for the sum of $15,000.00 in cash, plus proportion of taxes from date of sale and registration fees."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Council's CONSIDERATION and RECOMMENDATION.

RECOMMENDATIONS

9. Joint Advertising of City-owned Lands and B.C. Automobile Association Property, Situated in Vicinity of Smithe-Haro Diversion and Burrard Street. Zoned CM-2 Commercial

The Supervisor of Property & Insurance reports as follows:

"City Council, on July 4th, 1972 instructed the Supervisor of Property and Insurance to meet with the officials of B.C. Automobile Association to discuss joint sale of properties situated on the West side of Burrard Street, North of the Smith-Haro Diversion as a single development, and report back to Council with recommendations.

The B.C. Automobile Association are prepared to adopt normal City procedures on the sale of the consolidated site. This includes commission payable to real estate agents, tendering procedure, sales terms etc. However, in order not to restrict either party, bids will be invited on the consolidated site or on the separate parcels. The B.C. Automobile Association site is rectangular in shape and consists of approximately 27,400 square feet and is improved with a 3 storey reinforced concrete building of approximately 20,000 square feet. The City-owned property is irregular in shape and consists of 30,535 square feet, which is improved with a blacktop surface and is presently leased for parking.

The B.C. Automobile Association site can be developed in accordance with the Zoning and Development By-law as an outright use. Development of the City land is restricted by the existence over the northerly portion of a water and sewer easement. The Director of Planning advises that the combined sites would be of sufficient magnitude to enable a developer to incorporate within the design sub-surface parking and above ground plazas and/or open space for the enjoyment of employees and visitors to downtown. He, therefore, recommends that in order to obtain maximum control of the design for the development of the joint sites, that a developer be required to proceed under Section 13 of the CM-2 district schedule. This, in effect, permits the Director of Planning to require 40% open space and/or plazas in the development of the total site. This condition of development already applies to the City land.

The B.C. Automobile Association have been advised of this requirement which is generally in accord with the amount of open space provided by developers in prestige developments downtown.

If Council accepts the recommendation of a joint sale, it is proposed to advertise the properties in the Financial Journal, Journal of Commerce and local newspapers, at an estimated total cost of $2,000.00. It is also suggested that an independent appraisal of value be obtained on the joint site as well as the individual sites at a total cost of $1,000.00, these costs to be shared equally.

The City lands were advertised in November 1971 and have been available since that time. No offers to purchase to date have been received. In view of the attractiveness of the design potential over a consolidated site and the fact that the value of the City land could conceivably be enhanced by such a consolidation, it is

RECOMMENDED

(1) that the City of Vancouver enter into a joint advertising campaign on the following basis which has been agreed to by the B.C. Automobile Association;

/Continued

Clause No. 9 (Continued)

(2) that the property be advertised on the basis of either parcel or the consolidated site being available and that the terms and conditions of sale of the City land and/or the consolidated site be ¼ cash and the balance in 6, 12 and 18 months, with interest at 9%, calculated semi-annually;

(3) that development of the consolidated site be in accordance with Section 13 of the CM-2 zoning regulations and that prospective purchasers be advised that at least 40% of the consolidated site will be required to be developed as plaza and/or open space;

(4) that the estimated cost of advertising in the amount of $2,000.00 and the estimated cost of an appraisal of individual sites as well as the consolidated site in the amount of $1,000.00 be shared equally by the City of Vancouver and the B.C. Automobile Association;

(5) that the property be advertised initially for an approximate period of 2 months with offers by sealed tender, such tenders to be receivable at the office of the City Clerk and opened at a public meeting in the City Hall, with both B.C. Automobile Association and City officials in attendance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. S.E. Marine & Kinross
Sale of Surplus Road Allowance
Baptist Theological College

The Supervisor of Property and Insurance reports as follows:-

"On August 10th, 1966, City Council approved the sale of Lot 6 except the E 50' and Lots 8 and 9, all in Blocks 9, 10 and 16 to 19, D.L.'s 330 and 331, along with abutting portions of S.E. Marine Drive for the sum of $58,000.00 to the Northwest Baptist Theological College. This sale was conditional upon portions of the City lands and portions of adjacent Lot 7 and the E 50' of Lot 6, owned and occupied by the College, being allocated for the future realignment of Marine Drive South of present S.E.Marine Drive, as per plan marginally numbered LC 345. As a further condition, the remaining lands were to be consolidated into one parcel, which became known as Lot 1, Blocks 9, 10 and 16 to 19, D.L.'s 330 and 331, Plan 12154 as shown on plan marginally numbered LC 473.

As the result of further studies by the City Engineer, the alignment for new S.E. Marine Drive has been moved Southerly thereby creating an area abutting Lot 1 (the present College site) which is surplus to City requirements. It is proposed to dispose of these surplus lands to the College, it being noted that had the present alignment been determined at the time of the previous sale, said lands would have been included in the transaction at their current value. As abutting owners, their consent is required to the closure of such portions thereof comprising road allowance.

(Continued)

Clause No. 10(Continued)

These surplus lands, shown hatched on plan marginally numbered LC 473, comprise an area of 42,025 sq. ft. The bulk of this strip consists of a steep sloping bank of poor sandy soil. According to the City Engineer, this bank rises approximately 20 ft. above the new road alignment and is unsuitable for separate development. The Planning Department concurs that the most logical disposition of this strip is to consolidate same with the abutting property.

Following negotiations with the representatives of the Baptist College, they have agreed to pay the sum of $5,000.00 for this strip of land, subject to consolidation with their own site. According to the proposed overall concept plan of development for the S.E.Sector, approved by Council May 31st, 1968, this enlarged site of approximately 6 acres is designated for institutional purposes only. The foregoing price of $5,000.00 is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to sell aforementioned strip of land for the sum of $5,000.00 on the above basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Attachment)

11. City-owned Lots - North Side of B.C. Hydro Right-of-way and West of Manor Street

The Supervisor of Property and Insurance reports as follows:

"In 1921, the City acquired, through Tax Sale, Lots 17 and 18 of Block 112 and 129, D.L. 36 & 51, situated North of the B.C. Hydro Right-of way and West of Manor Street. The lots are 33' x 115.5', zoned RS-1, but have been withheld from the market as they are isolated with no access.

The owner of abutting Lots 19 and 20 died early this year, and the executor of her estate, by letter dated April 21st, 1972 has approached the City to determine whether or not the City would be interested in purchasing the 2 lots. If privately-owned Lots 19 and 20 were acquired by the City, a subdivision of these lots and the City's lots could be made to create 3 marketable parcels, approximately 38 ' x 132' fronting onto Manor Street.

In view of the fact that the City's lots cannot be placed on the market without some form of access, and that with the adjoining Lots 19 and 20, resubdivision could take place to create saleable residential lots, it is suggested that the Supervisor of Property and Insurance be authorized to negotiate the acquisition of Lots 19 and 20.

The Director of Planning agrees with this proposal to provide a solution to the problem of access to the City's lots.

(Continued)

Clause No. 11 (Continued)

RECOMMENDATION

It is recommended that the Supervisor of Property & Insurance be authorized to negotiate with the executor of the estate of the deceased owner of Lots 19 and 20, Blocks 112 and 129, District Lot 36 & 51, for the acquisition of the lots, for ultimate consolidation and resubdivision with City-owned Lots 17 and 18, such negotiations to be subject to a report back to City Council prior to acquisition."

Your Board RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

12. Sales: Residential
Champlain Heights

RECOMMENDATION:

Recommended that the following application to purchase received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council. These lots are marketed on the basis of fixed price in accordance with Council's instructions regarding the sale of single family residential lots in Champlain Heights.

re: Lot 173, D.L. 334, Plan 14240
S/S 63rd Ave. East of Kerr St.

Name	Lot	Approx. Size	Sale Price	Terms	Conditions
Robert Davies	173	52' x 120'	$17,000.00	City Terms @ 9%	Nil

FOR COUNCIL ACTION SEE PAGE(S) 416

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

August 3, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 3, 1972, at 9:30 a.m. in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Broome, Linnell, Phillips, and Sweeney.

ABSENT: Alderman Calder (Civic Business)
Alderman Hardwick
Alderman Rankin (Leave of Absence)
Alderman Wilson

CLERK: M. James

Minutes

The Minutes of the meeting of April 20, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Hastings-Sunrise Action Council: Area Bounded by Charles, Cassiar, Adanac and Boundary

Under date of June 20, 1972, the Board of Administration submitted to the Council meeting of June 27th, a report from the Director of Planning and Civic Development which contained recommendations for the area bounded by Charles, Adanac, Cassiar and Boundary. It also carried certain information which the Department had received from the Hastings-Sunrise Action Council. The Board of Administration recommended, and Council adopted at that June 27th meeting, that the matter be referred to this Committee for further study and hearing of a delegation from the Hastings-Sunrise Action Council.

Present at the meeting representing the Hastings-Sunrise Action Council were Mr. J. Cork the Chairman, and Mrs. Margaret A. Mitchell the Secretary.

Mr. Cork read to the meeting a brief dated May, 1972. Mrs. Mitchell in oral submission to the Committee, recommended that the proposed redevelopment of this area of land be undertaken under the proposed legislation of the Federal Government dealing with neighbourhood improvement districts.

Also present at the meeting was Mr. W.A. Street representing Inland Industries Limited, a property holder in the north-east corner of Charles Street and Boundary Road. Mr. Street noted that the Inland Industries Limited had requested a rezoning which he felt had precipitated the series of actions which resulted in the hearing today. Mr. Street noted that there was a scarcity of industrial-zoned land in this City and with the removal of the False Creek Basin from industrial zoning the amount available, would decrease further.

cont'd . . .

Clause 1 continued

Mr. Street noted that the Inland Industries Limited required a building of approximately 35,000 square feet as office space and warehousing.

Gordon and Gordon Realty had also been called to the meeting but did not appear.

During the consideration, the Committee had before it the report of the Board of Administration dated June 10, 1972, - 'Delegation Request - Hastings-Sunrise Action Council', the brief of the Hastings-Sunrise Action Council dated May, 1972, and submitted this date, and the comments submitted on behalf of Inland Industries Limited by Mr. W.A. Street.

After discussion with the delegations on the proposals and more particularly a discussion with Mr. Street re the needs of Inland Industries Limited, your Committee

RECOMMENDS

(a) That no large scale redevelopment occur in the area and the area be redeveloped as a residential community.

(b) That the Director of Planning and Civic Development be instructed to prepare a detailed development plan for Phase I of the Charles, Adanac, Boundary Road area in consultation with the Hastings-Sunrise Action Council, and generally in accordance with the following principles proposed by the Planning Department:

(i) The four principles of the residential plan set out on page four of the report of the Director of Planning dated June 7, 1972.

(ii) To investigate the four principles re housing set out on pages six and seven of the report of the Director of Planning dated June 7, 1972.

(iii) To investigate the three principles re vehicular and pedestrian circulation as set out on page eight of the report of the Director of Planning dated June 7, 1972, and the City Engineer report further on the proposed pedestrian overpass at Cassiar/William when the detailed plans requested by (i) and (ii) above are presented to Council.

(c) Council representation on the Planning Advisory Committee be by the Director of Planning and Civic Development or his nominee.

(d) That the Director of Planning and Civic Development initiate discussions with the Federal Government for assistance for the planning and rehabilitation of this area under existing or proposed legislation.

(e) That the Provincial Department of Highways be asked to advise of their final design of the proposed connection between Highway 401 and the Second Narrows Bridge crossing within three months as it is the intention of Council to advertise for sale and sell Lot 1, Block 113, Sections 28 and 29, T.H.S.L., being the land lying south of Charles Street and to the east of Highway 401.

2. Senior Citizens Housing Project:
Joyce and Kingsway

Under date of April 18, 1972, Mr. L. Jarvis, Chairman of the Sub-Committee of the Board of Collingwood United Church, wrote to the Director of Planning re a proposed senior citizens housing project near Joyce Road and Kingsway. The proposal was for the development of a senior citizens highrise tower by a foundation to be initiated by Collingwood United Church on two lots presently owned by the Church and four lots presently owned by Kelly-Douglas Limited. Subsequently, on July 18, 1972, Council was requested to consider the matter of hearing a delegation from Collingwood United Church on the proposed senior citizens housing development and at that meeting Council referred the matter and the hearing of the delegation direct to this Committee.

At this meeting your Committee received from Collingwood United Church a delegation headed by Mr. L. Jarvis, Chairman of the Sub-Committee of Collingwood United Church who explained the proposal for the development of their senior citizens housing to the Committee.

The delegation and the members of the Committee discussed the matter and at length the Committee

RECOMMENDS that the Director of Planning and Civic Development be requested to investigate, with the officials of the Greater Vancouver Regional District, the possibility of a senior citizens housing development and also the possibility of this specific site for senior citizens housing: all on the understanding that the Collingwood United Church will donate their two lots adjacent for consolidation into the total site area.

At this point in the meeting the number of members present fell below six (6) leaving the Committee without a quorum. The following recommendation of the five remaining Committee members is submitted for Council consideration.

3. Proposed Womens Residence:
1280 Nicola Street

Under date of April 7, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development on a suggested womens residence at 1280 Nicola Street. The residence was proposed by Mr. Norman S. Jones, Architect on behalf of the Society for the Christian Care of the Elderly.

At the April 10th meeting of Council, Council instructed that the delegation and the discussion relating to the report be referred to this Committee.

Present at the Committee meeting this date was Mr. Norman S. Jones of the Architectural Firm of Jones, Haave, Delgatty, who spoke to the proposal for the Society for the Christian Care of the Elderly. Also present were the Medical Health Officer, the Director of Planning and the Director of Social Planning/Community Development who commented on various aspects of the proposal.

The Committee discussed matter at some length with the delegation and on being advised that similar projects are presently in occupation in other cities in Canada, the members of the Committee present

RECOMMEND that the Board of Administration be granted authority to send staff members to investigate the other projects of similar nature in Canadian cities for report back to this Committee.

The meeting adjourned at approximately 11:45 a.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 428

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 29, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney

ABSENT: His Worship the Mayor (on civic business)

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Rev. Dr. Geo. Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting, dated August 15, 1972, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. Public Meeting: Shannon Estate, 57th Ave. and Granville St.

Further to the instructions at the August 15, 1972, Council meeting, the Deputy Mayor advised of having initiated a meeting between the proposed developers of the Shannon Estate property and representatives of The Community Music School, to consider the school's particular proposals. The developers have agreed to have their architects meet with the representatives of the school, to see what practical arrangements can be worked out.

In regard to a Public Meeting to be held, His Worship the Deputy Mayor proposed the meeting take place on Thursday, September 21, 1972, subject to the administration being able to

(continued)

UNFINISHED BUSINESS (cont'd)

Public Meeting: Shannon Estate (continued)

proceed at that time.

It was agreed to leave the matter with His Worship the Deputy Mayor.

2. Grant Request: The Vancouver Bach Choir

A representative of The Vancouver Bach Choir appeared, in support of their application for a grant.

MOVED by Alderman Rankin,
THAT a grant equal to the rental of the Queen Elizabeth Theatre as charged to this organization during the year 1972, be approved, but not to exceed $1,125.00.

- CARRIED BY THE REQUIRED MAJORITY.

3. Purchase of Black Velour Drapes - The Queen Elizabeth Theatre

Consideration of this matter was deferred, pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Appeal: License Refusal (Kino Art Gallery and Cinema)

An appeal was noted from the Kino Art Gallery and Cinema from the decision of the License Inspector in refusing a license to operate a theatre at 2152 Main Street, in view of information from the City Building Inspector.

MOVED by Alderman Broome,
THAT the setting of a suitable date for the appeal to be heard by Council, be left in the hands of the City Clerk.

- CARRIED.

2. Police Members - Civil Actions re Channel 8 Interview

The Council noted a resolution from the Board of Police Commissioners, in a letter dated August 18, 1972, asking that authority be granted for payment of legal costs of members of the Police Force involved in the allegations made by Margo Wong in a television interview on Channel 8 on July 13, 1972; these police officers having requested permission of the Board of Police Commissioners to take civil action. The resolution states the understanding that the basis for payment would be costs above taxable costs if they are successful, and actual costs if they lose.

MOVED by Alderman Rankin,
THAT the Council do not grant civic funds in respect of this proposed civil action, as per the request received.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Canadian Police Information Centre

The Board of Police Commissioners, under date of August 16, 1972, submitted a report by the Chief Constable on the Canadian Police Information Centre.

MOVED by Alderman Bird,
THAT the proposal referred to in the Chief Constable's report be referred to the Board of Administration for study and report through the Research and Systems Division of the Finance Department, and that the report be made available to Council and the Police Commission.

- CARRIED.

4. Brief: Bus System in Vancouver

Council received a letter jointly signed by the Business Manager of the Amalgamated Transit Union, and the Chairman of the Citizens Co-ordinating Committee of Public Transit, asking permission to present a brief to Council, entitled "Immediate Improvements Required for the Bus System in Vancouver."

MOVED by Alderman Bird,
THAT this communication be referred to the Standing Committee on Transportation, for the purpose of hearing the delegation.

- CARRIED.

5. Resolution re Hockey Canada

The Council noted a resolution from the Corporation of the City of Woodstock, Ontario, respecting meetings between Hockey Canada and the Russian National Team.

MOVED by Alderman Broome,
THAT this resolution be received.

- CARRIED.

6. Establishment of a Senior Governmental Tri-level Co-ordinating Committee

The following is extracted from a communication from the Deputy Mayor, under date of August 16, 1972:

"Councillor Bernie Wolfe of the Greater Winnipeg Municipal Council was attending a seminar in Vancouver recently and paid a visit to the Mayor's office. Councillor Wolfe, many will recall, is Chairman of the Transportation Committee of the C.F.M.M. He is very much interested in the progress being made in the Greater Vancouver Area relative to transportation problems and also made enquiries concerning progress being made on the third crossing of Burrard Inlet.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Establishment of a Senior Governmental Tri-level Co-ordinating Committee (continued)

I advised the Councillman of delays in all fields referred to; that the problem seemed to be one of communication between three levels of Government. After receiving the run-down of our problems Councillor Wolfe said, "Do you not make full use of your Inter-Governmental Committee?" To which I replied I had never heard of such a committee, and Councillor Wolfe said that in Manitoba there is an operation that is known as "The Inter-Governmental Tri-Level Coordinating Committee". This committee meets regularly once per month. Its membership consists of three senior officials; one representing the Federal Government who comes out from Ottawa to attend the meetings, one is a top Province of Manitoba official, and the other is a senior official who, I believe, is an employee of the City of Greater Winnipeg. I am advised by the Councillman that this committee, although lacking powers to implement measures, serves as a very useful agency of communication between the three levels of Government.

In reviewing some of our problems, e.g. transportation, the third crossing, major arteries leading out of the core area to the freeways, winter works programmes, local initiative programmes commenced and abruptly cut off, municipal financial problems, and many others I can think of; these problems, I am sure, might well be solved if, in the Greater Vancouver area, we had such a committee established provided, of course, that the Federal and Provincial Governments would agree to the procedure."

MOVED by Alderman Hardwick,
THAT this matter be placed before the Greater Vancouver Regional District.

- CARRIED.

7. Location of No. 1 Fire Hall in the Strathcona Rehabilitation Area

A communication was received from the Minister of Municipal Affairs, advising of a number of complaints concerning the proposed new location of No. 1 Fire Hall in the Strathcona Rehabilitation area. The Minister concludes:

> "I think it would be welcomed if the City of Vancouver could work out with the residents an alternative location for the No. 1 Fire Hall."

MOVED by Alderman Bird,
THAT the communication be received.

(Amended)

MOVED by Alderman Phillips, in amendment,
THAT the following words be added to the main motion:

> "and a delegation from the Strathcona Property Owners and Tenants Association be heard by the Standing Committee on Planning and Development, when the Fire Chief's further report is to be considered."

- CARRIED.

(The motion, as amended, was put and CARRIED.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. GENERAL REPORT,
August 25, 1972

WORKS AND UTILITY MATTERS

At this point, it was agreed to bring forward a Motion by Alderman Phillips, notice of which was given at the last Regular Council meeting, as follows:

i. Local Initiatives Program:
Winter Projects

MOVED by Alderman Phillips,
THAT, WHEREAS the Federal Government will probably introduce another winter program similar to the Local Initiatives Program;

AND WHEREAS the City was able to make use of the LIP last winter to perform many useful tasks at great savings to the city taxpayers;

THEREFORE BE IT RESOLVED that suggestions for winter programs to be initiated by the City be received from both staff and aldermen by September 15, 1972, for evaluation by Council.

- CARRIED.

(His Worship the Deputy Mayor agreed to communicate with Ottawa, to enquire with respect to a Winter Employment Program this year.)

ii. General Board Report

MOVED by Alderman Bird,
THAT Clauses 1 to 5 of the Board of Administration report (Works and Utility Matters) be adopted, and Clause 6 be received for information.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Spring Street Project
Progress Report (Clause 1)

MOVED by Alderman Rankin,
THAT Progress Report #1 of the Spring Street Program, and a further report expected by next week, be referred directly to the Standing Committee on Health and Welfare for consideration of these reports only, and discussion with such groups as may be invited by the Director of Social Planning/Community Development because of their particular interest in the matter.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Social Service and Health Matters

MOVED by Alderman Sweeney,
THAT Clauses 2, 4, 5 and 6 of the Board of Administration report (Social Service and Health Matters) be adopted, and Clause 3 be received for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Rezoning: S/W Corner of School Avenue and Tyne Street (Clause 3)

In considering the information in this Clause, it was

MOVED by Alderman Calder,
THAT the general subject matter in the clause be deferred for consideration of Council after the Public Hearing is held on the Calling Foundation application, but at the same Council meeting.

- CARRIED.

Disused Grain Elevator: 2700 Block Wall Street (Clause 4)

After considering this Clause, it was

MOVED by Alderman Hardwick,
THAT the Director of Planning and Civic Development and the Supervisor of Properties report on what would be required, and the implications, to acquire and develop the property referred to in the Clause, for public uses.

- CARRIED.

National Harbours Board Fill (Clause 5)

In considering this Clause, it was

MOVED by Alderman Phillips,
THAT Mr. W. G. Rathie, Member of the National Harbours Board, and representatives of the C.P.R. be requested to meet with the related Council committee to discuss the matter in this Clause before any fill takes place.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Broome,
THAT Clauses 1 and 2 of the Board of Administration report (Building and Planning Matters) be adopted.

- CARRIED.

Council recessed at approximately 11:00 a.m., following which an 'In Camera' meeting was held. The Council then recessed at approximately 11:55 a.m., to reconvene again at 2:00 p.m., in open session.

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair, and the following members present:

PRESENT: His Worship Deputy Mayor Alderman Wilson
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin and Sweeney.

ABSENT: His Worship the Mayor

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DELEGATIONS AND UNFINISHED BUSINESS

1. Drapes:
Queen Elizabeth Theatre

Representatives of the Vancouver Civic Auditorium Board and the Queen Elizabeth Theatre appeared in support of the request that an amount of $9,258.00 be authorized for the purchase of black velour drapes for the Queen Elizabeth Theatre.

MOVED by Ald. Rankin,
THAT authority be granted accordingly, the cost to be charged to Contingency Reserve.

- CARRIED

2. Theatre Parking Revenues:
Capital Purposes

The Chairman of the Vancouver Civic Auditorium Board appeared requesting that this matter be deferred for a future meeting. Therefore the Board of Administration report of August 24, 1972, on the subject was deferred accordingly pending an arrangement with the Auditorium Board for a delegation to make representations.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

Grant Request:
Neighbourhood Services Association
(Clause 1)

The Council received a report from the Director of Social Planning/Community Development regarding grant to Neighbourhood Services Association of an additional amount of $8,000 in connection with its various programs for children and families. Earlier in the year a grant of $30,000 in this regard had been approved.

MOVED by Ald. Calder,
THAT an additional grant of $8,000 for the Neighbourhood Services Association, in connection with its various programs for children and families, be granted.

- LOST
(Not having received the required majority)

Downtown Community Health Society:
Grant re Furniture
(Clause 2)

After considering the details in this clause regarding a grant of approximately $284.00 with respect to purchase of furniture from the City by the Downtown Community Health Society, it was

MOVED by Ald. Adams,
THAT this request be approved.

- CARRIED BY THE REQUIRED MAJORITY

Purchase of Medical Equipment:
Health Department
(Clause 3)

After giving consideration to the details regarding certain medical equipment for the Health Department, it was

MOVED by Ald. Bird,
THAT authority be given for the purchase of the medical equipment referred to in this clause at the estimated cost of $1,496.00, funds to be provided from Contingency Reserve.

- CARRIED

Library Five Year Capital Plan:
West End and Strathcona Branches
(Clause 6)

After considering the report of the Director of Finance, submitted by the Board of Administration, and detailed in this clause regarding West End Branch Library and Strathcona School Children's Branch Library, it was

MOVED by Ald. Hardwick,
THAT the Council amend the Five Year Plan for branch libraries by adding to the list of planned branches the West End Branch Library and the Strathcona School Children's Branch Library on the understanding there will be no increase in the total amount of the present Five Year Plan money available for branch development.

- CARRIED UNANIMOUSLY

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, August 25, 1972 (continued)

FINANCE MATTERS (continued)

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clause 4 of the Board of Administration report (Finance Matters), dated August 25, 1972, be received for information; and Clause 5 be adopted.

- CARRIED

B. PERSONNEL MATTERS, REGULAR
August 11, 1972

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Personnel Matters, Regular), dated August 11, 1972, be adopted.

- CARRIED

C. PERSONNEL MATTERS, SUPPLEMENTARY
August 25, 1972

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel Matters, Supplementary), dated August 25, 1972, be adopted.

- CARRIED

D. PROPERTY MATTERS
August 25, 1972

Policy re Sale of City-Owned Property for Senior Citizens' Development (Clause 6)

The Board of Administration submitted a report of the Supervisor of Property and Insurance setting out the present policy regarding sale of City-owned property for senior citizens' housing development and expressing views with regard to the proposal of changing the policy to sell on the basis of the CMHC/Provincial Government average land cost on an average unit size for senior citizens' housing development.

The report concludes as follows:

"There is little doubt but that the fairest method of dealing with the sale of property is on the basis of market value. This takes into account the form of development and all other factors relating to land. If Council wished to charge less than market value, this could be done by a percentage reduction bearing in mind the fact that the types of projects being discussed herein do not pay taxes."

MOVED by Ald. Broome,
THAT Council resolves that the unit measurement is unsatisfactory in respect of sale of City-owned property for senior citizens' housing development;

FURTHER THAT the general policy question re senior citizens' housing development be referred back to the Board of Administration for further report through the Standing Committee on Planning and Development.

- CARRIED

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PROPERTY MATTERS (continued)

Sale of City Lands to Anavets
Senior Citizens' Housing Society
(Clause 7)

After considering the details of the proposed sale of City-owned land to Anavets Senior Citizens' Housing Society for senior citizens' housing development, it was

MOVED by Ald. Bird,
THAT the Council sell Lots 15 to 19 of Block 109, D.L. 264A on the North Side of 8th Avenue between St. Catherines and Windsor Streets to this Society at the net price of $26,740.00, subject to the following conditions:

(a) the sale be effective on the date of Council approval.

(b) an option be retained by the City to repurchase the lands at the net sale price if construction for senior citizens' housing does not take place within 2 years.

(c) the City retain a 21 year option to repurchase if the lands are used for any purpose other than a senior citizens' housing development.

(d) the purchaser be required to finance in accordance with the Elderly Citizens' Housing Act.

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,
THAT Clause 1 to 5 and Clause 8 of the report of the Board of Administration (Property Matters), dated August 25, 1972, be adopted.

- CARRIED

E. Hoarding Around B.C.
Building Site - Block 61

The Board of Administration, under date of August 25, 1972, submitted the following report:

"The City Engineer reports as follows:

'The contractor has commenced construction of the hoarding around Block 61. The hoarding is to be located 2½ feet back from the curb on Hornby, Howe and Smithe Streets and out to the vehicular exit ramp from Block 52 on Robson Street.

The Provincial Government representative on the Joint City of Vancouver and B.C. Provincial Government Committee has been contacted and has agreed to omit the hoarding on Robson Street in view of current discussions with the City on the final development in the block. This means that the pedestrian movement on the south side of Robson Street in this block will not be interrupted for the present. The Provincial Government representative also advised that the parking that now takes place on the site will be continued until negotiations with the City are concluded.'

Your Board submits the foregoing for INFORMATION."

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Hoarding Around B.C. Building
Site - Block 61 (continued)

MOVED by Ald. Broome,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

F. Report of Official Traffic Commission
August 16, 1972

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission dated August 16, 1972, be adopted.

- CARRIED

G. Report of Standing Committee
On Health and Welfare

MOVED by Ald. Linnell,
THAT the report of the Standing Committee on Health and Welfare dated August 17, 1972, be adopted with the exception of Clause 1 re Health and Welfare Standing Committee meetings.

- CARRIED

Health and Welfare Standing
Committee Meetings

Consideration was given to the recommendation of the Health and Welfare Standing Committee that subject matters to be brought to the Standing Committee on Health and Welfare, from time to time, be at the discretion of the Chairman rather than being restricted to only those items referred by the City Council.

MOVED by Ald. Linnell,
THAT the Procedure By-law be amended to exempt the Standing Committee on Health and Welfare from the present regulation that the Standing Committees shall consider and report on only those matters which have first been specifically referred to them by the City Council.

- CARRIED

H. Report of Standing Committee
on Planning and Development

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated August 17, 1972, be received for information.

- CARRIED

I. Redevelopment of T. Eaton Retail Store:
515 West Hastings Street

The Council considered a Board of Administration report of August 25, 1972, setting out, in considerable detail, pertinent information involved in a development permit application by the Architects Eng and Wright on behalf of Vancouver Square Holdings Ltd., for the redevelopment of the T.Eaton Retail Store on the site at 515 West Hastings Street.

The Director of Planning and Civic Development, in his report, sets out the views of the following:

Historic Area Advisory Board
Design Panel
Vancouver City Planning Commission
Technical Planning Board

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Redevelopment of T. Eaton Retail Store:
515 West Hastings Street (continued)

MOVED by Ald. Adams,
THAT the concept of this development proposal be accepted subject to the submission of detailed design drawings in accordance with normal development permit procedure subject to conditions of the Technical Planning Board as follows:

(a) The complete final architectural design of the development including the design of the tower structure, being to the satisfaction of the Technical Planning Board after advice from the Design Panel.

(b) The retail store and parking garage development at the street/sidewalk level be developed with retail uses fronted by traditional show windows and entrances. That suitable permanent continuous canopies or arcades be provided for pedestrian protection.

(c) The open space at the south-west corner of Block 13 be usable by pedestrians directly from the sidewalk.

(d) The off-street parking and off-street loading and unloading facilities, access and egress and other service requirements be provided subject to advice from the City Engineer.

- CARRIED

J. Social Assistance and Non-Union Longshoremen on Strike

The Board of Administration, under date of August 25, 1972, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

'During the past two weeks our Department has been faced with the problem of refusing to grant Social Assistance to Longshoremen (Union and Non-Union members) who are on strike and are in need of temporary assistance. The policy of the Provincial Government on this matter is quite clear - namely, no eligibility if the applicant is on strike.

On Wednesday, August 23, 1972, I was advised by the Deputy Minister of the Department of Rehabilitation and Social Improvement, that his Minister had received numerous requests from community leaders to provide temporary social assistance to this group. The Deputy Minister further advised that a slight change in policy was approved whereby emergency assistance could be provided to non-union longshoremen on strike provided that they met normal social allowance eligibility requirements and assistance was to be provided by way of food vouchers only on an open and close two week basis.

Later the same day a press release was issued by the Hon. Grace McCarthy confirming the above policy change.

On Thursday morning, August 24, 1972, our Department put this policy change into operation.

To facilitate the handling of this emergency we have established an intake unit at our central office on 1530 W 8th and have assigned an experienced staff member to this task. A separate record and accounting will be kept of this group and a separate recovery of expenditures incurred for direct assistance will be submitted to the Province on termination of the emergency.

A non-union longshoreman applying for assistance is required to produce objective evidence by way of a letter from the Longshoremen's Union indicating that he is normally employed as a longshoreman and is not a member of their union. This has already produced some confrontation, however, without this requirement our staff could be faced with applicants who are in no way associated with longshoremen work.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Assistance and Non-Union
Longshoremen on Strike (continued)

A slight alteration has been made in eligibility criteria in two areas, namely:

1. An applicant who owns an automobile with a market value greater than $1500 would not normally be eligible. This criteria will not apply to the emergency group.
2. An applicant is normally entitled to a personal assets exemption of $500 (eg $500 cash in bank). This exemption will not be granted to the emergency group. They will be expected to use their personal assets almost completely before they are granted food vouchers.

Note: Should a person require food assistance for longer than two weeks, he will be required to reapply.

For the information of Council the following food amounts may be granted:

	per month	per 2 weeks
1 adult	38.00	19.00
2 adults	66.00	33.00
2 (1 child)	74.00	37.00
3 (1 child)	85.00	42.50
3 (2 children)	93.00	46.50
4 (2 children)	109.00	54.50
4 (3 children)	117.00	58.50
5 (3 children)	133.00	66.50
5 (4 children)	141.00	70.50
6 (4 children)	152.00	76.00
6 (5 children)	160.00	80.00
7 (5 children)	171.00	85.50
7 (6 children)	179.00	89.50
8 (6 children)	190.00	95.00
8 (7 children)	198.00	99.00
9 (7 children)	209.00	104.50
9 (8 children)	217.00	108.50'

Your Board submits the foregoing to Council for INFORMATION."

MOVED by Ald. Bird,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

K. Rezoning: S/E Corner of
Grant and Commercial Streets
(Mr. J. Handja)

The Board of Administration, under date of August 28, 1972, submitted the following report:

"At the Public Hearing on August 3, 1972, Council, after hearing interested parties, resolved:

'THAT this rezoning application be referred back to the Director of Planning and Civic Development for further consideration and information regarding the development.'

The Director of Planning and Civic Development reports as follows:

'This application was not recommended for approval by the Technical Planning Board and the Vancouver Planning Commission - see copy attached.

Since the Public Hearing, the Zoning Planner has met on several occasions with Mr. J. Handja, the designer and applicant, and suggested changes to the scheme of development in an effort to overcome the basic objections of the Technical Planning Board and the Vancouver City Planning Commission of extending the C-2 Commercial zone into the residential zone and providing a development more compatible with the adjacent residential area to the east.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Rezoning: S/E Corner of Grant and Commercial Streets (Mr. J. Handja) (continued)

The most desirable proposal, from the Department's point of view, was to delete some 6,000 sq. ft. of area in the cellar originally noted as 'recreation hall', as this area, if used for assembly purposes, would require an additional 60 off-street parking spaces which cannot be provided on the site. Should this area in the cellar be used for off-street parking, the easterly 50' of the site adjacent to the residential properties could be developed with surfaced off-street parking with landscaped setbacks and screening, such use being conditional, approvable by the Technical Planning Board in residential zones.

This also involved relocating of the ramp to the cellar from its present location at the easterly boundary of the site, which is adjacent to the dwelling, to some 50' westerly. This development could then be proceeded with in compliance by the By-law, subject to a relaxation by the Board of Variance regarding access to the off-street loading area, and in turn would ensure a better separation of the commercial development from the nearby homes.

A sketch plan was submitted indicating the revised scheme of development by Mr. J. Handja; however, the Zoning Planner was later informed that the owner would not accept this proposal.

The last plan submitted by Mr. Handja on August 22, 1972, indicated a form of development very similar to that submitted with the original application, except that:

a) The access ramp (which does not appear workable) is located approximately 50' west of the easterly boundary of the site;

b) The 6,000 sq. ft. area in the basement still remains, with no indication as to its future use, although Mr. Handja orally advised that this area is to be used for storage purposes.

Time has not permitted a full, detailed check of the development for compliance with the C-2 regulations, but should the rezoning as requested be granted, the development would meet the floor space ratio of the C-2 Commercial area -- the scheme indicates approximately 2.45. If the area in the basement is used for storage, it would appear some additional 5 or 6 parking spaces would have to be provided. Also, revision of design is necessary to comply with the daylight access angle for the dwelling units in the upper floor.

While Council can grant extension of the C-2 zoning as requested (easterly 72' of the site), there is no control under the Zoning and Development By-law to ensure completion of the development of the site as now submitted by the applicant, and other forms of development, if in compliance with the Zoning and Development By-law, could be constructed on this site.

If Council wish the site to be developed specifically in accordance with the plan submitted, including required modifications to comply with the conditions of the Zoning and Development By-law, Council may also wish to instruct the Director of Planning and Civic Development to immediately make application to rezone the entire site to a CD-1 Comprehensive Development District, based on the current form of development, subject to normal compliance with By-law regulations.'

Your Board submits the matter to Council for CONSIDERATION."

MOVED by Ald. Bird,

THAT the application to rezone the south-east corner of Grant and Commercial Streets, namely the East 72' of Lot A of Lots 23 to 27 of Lot 3 of Subdivision A, Block 137, D.L. 264A, from an RT-2 Two Family Dwelling District to a C-2 Commercial District, which was considered at a Public Hearing on August 3, 1972, be approved.

- CARRIED

(Aldermen Hardwick, Rankin and Wilson were excused from voting on this matter.)

AMENDED
SEE PAGE 540

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Height of School Buildings)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings).

(Aldermen Wilson and Rankin refrained from voting on this By-law, having been absent from the Public Hearing).

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW #3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Multiple Dwelling and Local Commercial categories)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings).

3. BY-LAW TO AMEND BY-LAW #4068, BEING THE PLUMBING BY-LAW (Increasing scale of fees for building sewer extensions)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 4068, being the Plumbing By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW #4068, BEING THE PLUMBING BY-LAW (Increasing scale of fees for building sewer extensions)

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings).

4. BY-LAW FOR PROHIBITING, CONTROLLING AND REGULATING CROSSINGS OVER SIDEWALKS, STREETS AND BOULEVARDS

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law for prohibiting, controlling and regulating crossings over sidewalks, streets and boulevards, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

MOTIONS

A. Allocation of Lands for Highway Purposes - 1529 West 8th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 10 feet of Lot 19, Block 310, District Lot 526, Group 1, New Westminster District, Plan 590.

2. All that portion of Lot 17, except the North 10 feet, Block 310, District Lot 526, Group 1, New Westminster District, Plan 590, described as follows: Commencing at the northeasterly corner of said part of Lot 17; thence South 10 feet following in the easterly limit of said part of Lot 17, thence N 45° W 14.14 feet, more or less, to intersection with the northerly limit of said part of Lot 17 at a point 10 feet westerly from the northeasterly corner of said part of Lot 17; thence East 10 feet, following in the northerly limit of said part of Lot 17 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated July 14, 1972, and marginally numbered LF 6184, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

B. Closing and Stopping Up: Portion of Georgia Street, west of Gore Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Phillips,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The north 16.5 feet of Lot 31, Block 20, District Lot 196, Group 1, New Westminster District, Plan 184, was established for highway under DF 33756;

3. The City is the owner of all of Lot 31, said Block 20;

4. The owner of abutting Lot 32 has made application for the purchase of City owned Lot 31, said Block 20;

THEREFORE BE IT RESOLVED that the north 16.5 feet of Lot 31, Block 20, District Lot 196, Group 1, New Westminster District, Plan 184, be closed, stopped up and all of Lot 31, said Block 20, be conveyed to the abutting owner of Lot 32, said Block 20; and

(continued)

MOTIONS (continued)

Closing and Stopping Up: Portion of Georgia Street, west of Gore Avenue (continued)

BE IT FURTHER RESOLVED that said Lots 31 and 32 be consolidated to form one parcel.

- CARRIED

Lands as "Green Belt"
University Endowment Lands

At the last meeting, Alderman Sweeney and Alderman Bird gave Notice of a motion on the subject matter which, by general agreement of Council, was altered and now reads as follows:

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS Undeveloped land (1700 Acres) in the University Endowment Lands is intended to provide endowment revenue for the Tri-Universities Fund;

AND WHEREAS disposition of said lands has not been satisfactorily resolved, as concepts previously proposed were impractical as a source of endowment revenue;

AND WHEREAS it is desirable to create a "Green Belt" in the lands to remain as such in perpetuity;

AND WHEREAS the Government of British Columbia, on March 17th, 1972, passed Bill No. 18 - "Green Belt Protection Fund Act" providing funds "to acquire land for the purpose of establishing and preserving green belt areas throughout the Province;"

THEREFORE BE IT RESOLVED that Vancouver City Council petition the Minister of Finance of the Province of British Columbia to provide necessary monies from the Green Belt Protection Fund for acquisition of undeveloped lands in the University Endowment Lands.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Rankin:
Chain Link Fence

referred to an appeal before the Board of Variance with respect to retention of a 6'9" high chain link fence in the front yard of the building at 1405 Renfrew Street, which appeal was refused and instructions issued to reduce the height or remove the fence within 30 days.

The Deputy Mayor agreed to look into the matter.

Alderman Bird:
Senior Citizens' Housing Site: 7th Avenue & Yew

referred to proposed housing site at 7th Avenue and Yew Street to be developed for senior citizens' housing and that his information to date is that no action has been taken by the City to acquire the property, but in fact, the property has been acquired on a private basis. The Alderman requested a report on why the property was not purchased for senior citizens' housing.

The Deputy Mayor directed the Board to report accordingly.

(continued)

ENQUIRIES AND OTHER MATTERS (continued)

Alderman Phillips:
Champlain Heights -
Sale of Properties

expressed the view that when properties are sold in Champlain Heights with respect to single-family sites, the purchaser should be advised what the actual local improvement situation is and he felt builders should be required, on re-sale, to pass on such information as well. The Alderman also expressed the view that the City should improve the City's boulevard areas there.

The Deputy Mayor referred these matters to the Board of Administration.

Alderman Phillips:
Bicycle Registration System

proposed that neighbouring municipalities, as well as the Regional District, be asked to join with Vancouver in a bicycle registration system for Greater Vancouver, and after discussion it was

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,
THAT the City Council make a direct request of Regional Municipalities and also of the Regional District that consideration be given to joining with the City of Vancouver in a bicycle registration system for Greater Vancouver.

- CARRIED

Alderman Wilson:
Merchant Marine

referred to a statement by the Honourable Jean Marchand in support of a Canadian Merchant Marine. The Deputy Mayor advised he had forwarded a wire to the Minister in this regard urging Government action.

- - - - -

The Council adjourned at 4:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting dated August 29, 1972, adopted, after amendment, on September 6, 1972.

MAYOR

DEPUTY CITY CLERK

August 25, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Streets and Lanes for Musqueam Park

"Portions of the area designated as Musqueam Park are developed as park land which occupies highway that has not been closed and the park site has not been consolidated. In order to provide the park site the streets and lanes that are surplus to the City's highway requirements must be closed and portions relocated and dedicated for highway purposes.

I RECOMMEND that the roads and lanes shown outlined green, red and yellow on plan marginally numbered LD 1269 together with the road dedicated by the deposit of plan 4616 be closed, stopped up and title taken thereto.

I further RECOMMEND that the said closed portions of streets and lanes be subdivided with adjacent City owned property."

Your Board RECOMMENDS that the foregoing be approved.

2. Storm Sewer in Lane South of Tanner Street and West of Joyce Street

"The general area is served by separate storm and sanitary sewers. At the present time there is no storm sewer in the lane south of Tanner Street and west of Joyce Street. In order to provide drainage for the abutting properties, it is necessary to install a storm sewer. This will compliment the existing sanitary sewer.

The estimated cost of this work is $10,000.

I RECOMMEND that $10,000 be appropriated from the 1972 Capital Budget account 'Provision for Unspecified Projects', Reference No. 3-05-06."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewerage of False Creek Flats

"In accordance with the general plan of sewerage and drainage of the False Creek Flats adopted by Council on January 18, 1971, it is proposed to construct a new sanitary sewer on Station Street from the pumping station on Terminal Avenue to the existing sewer 500 feet south of Prior Street. This will provide sanitary service to the tributary area to the north and to the Canadian National Railway Station.

3. Sewerage of False Creek Flats (cont'd)

A spur sewer on the south side of the Canadian National Station from Station Street to 500 feet east and a sanitary sewer on Terminal Avenue from Station Street to 600 feet east is also required. In conformity with the tentative agreement between the City and the Canadian National Railway, the railway will reimburse the City for the cost of this work within the bed of False Creek on its completion.

Estimated cost of the works is $165,000.

Although the agreement between the City and the Canadian National Railway has not been signed yet, the Canadian National Railway have stated that construction work should not be delayed on this account. The Corporation Counsel and the Deputy City Engineer feel that there is little danger of the City not being reimbursed approximately $135,000 (the C.N.'s estimated share of the cost of the works) since the Canadian National Railway have agreed to pay $2.75 million and this represents a small proportion of that amount.

It is urgent that construction proceed as soon as possible to take advantage of the good weather before the rainy season arrives. The proposed work will contribute significantly to the elimination of sanitary sewage entering False Creek.

The City Engineer RECOMMENDS that $165,000 be appropriated from the 1971 Capital Account 117/6901 'False Creek Flats Local Sewerage & Drainage'."

Your Board RECOMMENDS that the foregoing be approved.

4. Funds for Minor Modifications to Existing Traffic Control Signals

The City Engineer reports as follows:

"Annually it is required that minor modifications be made to existing traffic signal equipment. The funds approved for these minor modifications in 1970 and 1971 were carried forward into 1972, since some of the work was not completed.

That work has now been completed and the existing account is depleted. However, there is a requirement, as in past years, to make minor modifications to existing signals as and when required. It is estimated that $8,500 will be required until the end of 1972 to do this work.

It is therefore RECOMMENDED that the sum of $8,500 be allocated from the Traffic Control Reserve Fund for these minor modifications."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

5. Burlington Northern Spur Track Across Glen Drive

The City Engineer reports as follows:

"The Burlington Northern Inc. has applied for permission to cross Glen Drive, approximately 315' north of N. boundary of Fifth Avenue, with a spur track to serve the Sea Land Warehouse. The proposed spur would be adjacent and parallel to an existing track placed in 1970.

. . . Cont'd.

Clause No. 5 (Cont'd.)

I RECOMMEND approval be granted conditional upon the Burlington Northern Inc.:

(a) Amending the plan to the satisfaction of the City Engineer

(b) Entering into an agreement with the City. Such agreement to be acceptable to Corporation Counsel, and the same to be executed by the Mayor and the City Clerk, and the seal of the City affixed to the agreement."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

INFORMATION

6. 1972-73 Winter Employment Programs

The City Engineer reports as follows:

"No information is yet available on Senior Government programs to create or encourage employment next winter but it is a reasonable assumption that some such programs will be mounted. All departments, therefore, have been asked for preliminary proposals for projects which might be advanced. Proposals were requested for two assumed programs:

A. Services, Surveys, Studies, etc.

A program is assumed which will provide Senior Government assistance for labour-intensive projects which would not otherwise be undertaken (generally similar to the Local Initiatives Program.)

Proposals have been submitted by 12 departments for projects totalling some $1,244,000 and creating about 1833 man-months of employment. These are shown on the attached list 'A'. This list is preliminary. Until the guidelines of the Senior Government program are announced we do not know which may be acceptable or what part of the cost might fall to the City. Council will wish to have this information and to weigh the benefits, the costs and the availability of City funds before approving any projects.

B. Capital Works

A program is assumed which will provide Senior Government assistance in some form for additional or accelerated Capital works. Proposals have been submitted for work totalling some $1,760,000 and creating about 666 man-months of employment. These are shown on the attached list 'B'. Again, the list is preliminary and the acceptability of any project will depend on what guidelines are laid down by the Senior Governments."

Your Board submits the foregoing report of the City Engineer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 479

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Spring Street Project Progress Report

The Director of Social Planning/Community Development reports:

"Attached is Progress Report #1 of the Spring Street Project. It deals with background information and describes the program and the delinquent children.

Reference is also made in this Progress Report to the involvement of police, school, recreation, court and child welfare personnel in the administration of the Spring Street Project.

The Report analyzes the operation, the number of delinquent participants, who refers them, their ages, and some of the difficulties encountered to date.

The second Progress Report is due in February, 1973."

Your Board submits the foregoing report of the Director of Social Planning/Community Development on the Spring Street Project for the INFORMATION of Council.

RECOMMENDATION

2. Relocation Service - Local Initiatives Project - 51234 - Final Report

The Director of Social Planning/CD reports:

"Background

As areas grow old - particularly neighbourhoods of single family dwellings - pressure develops to rezone to multiple dwellings. Land values rise, and the familiar cycle of demolition, redevelopment and increased rent occurs. Social Planning Department studies of persons forced to move as a result of demolition of their dwellings revealed that 64% of the sample interviewed experienced increases averaging $35.00 in the monthly cost of their accommodations. While most of the persons contacted were able to budget for this increase and indeed were generally satisfied with their new premises, there were numbers of people who had great difficulty in finding decent housing.

The search for housing may be a bitter experience for the aged, the infirm or poor persons with large families particularly if they are without automobiles, lack funds for transportation or baby-sitters, have no telephone, or suffer failing sight or hearing.

The Relocation Service was conceived by the Department of SP/CD as a means of putting people who were immobilized for any reason on an equal footing with the rest of the population in their search for housing. While the basic need is for more low-cost housing, this Service would at least help those most in need to compete for what was available.

Administration

A Local Initiatives grant of $50,544 from the Federal Government plus a contribution of $4,440 in City funds received in mid-January, 1972 enabled the establishment of the experimental Relocation Service. The object was to create employment and to help as many people as possible find housing within the short operating period and to determine the demand for the Service.

. . . Cont'd.

Clause No. 2 (Cont'd.)

An Advisory Board consisting of representatives of the Greater Vancouver Regional District, United Community Services, Vancouver Housing Association, B. C. Housing Management Commission, the Junior League, and the City Departments of Permits and Licenses, Data Processing, Welfare and Rehabilitation, and Social Planning/ Community Development, was established to provide policy guidelines and to review the organization's progress. The Service was operated from 1262 East 6th Avenue and consisted of a Director and staff of 17, all of whom were hired through Canada Manpower. The Service maintained links with the Department of SP/CD but was permitted to operate as a semi-autonomous agency.

Each day staff members carefully culled newspaper advertisements, telephoned or visited landlords, and catalogued all available low-cost housing according to rent, size, location, and special features. This Registry of available housing was not only useful to Relocation staff but it also saved social workers' time spent in hunting for accommodation for their clients. The Registry helped to provide a more accurate picture of housing available to low income persons and families.

A list of Relocation Service applicants was maintained and these were matched with housing that had been catalogued. Since good low-rental units would stay on the market for a very short time, the Service, within minutes of finding such a unit would dispatch a driver to pickup, if necessary, an applicant and show him the unit. In this way otherwise immobilized clients were able to visit housing within minutes after it appeared in the early edition of the newspaper and were able to move into decent accommodations, which, in the absence of the Service, they would not have found in time. Persons who were not immobilized but who were eligible for public housing were referred to appropriate housing but were not taken by automobile to inspect it.

Results

Table I below summarizes the results of the Service during the period of operation commencing on January 10 to May 5 - the date of the last statistical report.

		%
- Households relocated by chauffeuring	147	29.6
- Households relocated by referrals to units	64	12.9
Total households relocated	211	42.5
- Waiting list of qualified households	146	29.6
- Households who either did not accept Service or who could not be contacted for follow-up	139	28.0
- Total number of eligible applicant households	496	100.0
- Number of units shown per household relocated	7.4	
- Approximate cost per household relocated by chauffeuring and referral	$216	
- Vacant low-rental units recorded from all sources	2816	

Table II summarizes the change in rent experienced by persons who relocated into the same type of housing unit.

. . . Cont'd.

Clause No. 2 (Cont'd.)

Sample - 165 Households who remained in same type of unit[1]

Type of Unit	Percentage of Sample	Rent in Dollars		Percentage Change	
		Before Relocation	After Relocation	Increase	Decrease
sleeping room	7.9	61	50		18.0
housekeeping room	32.7	60	53		11.7
bachelor suite	16.4	73	84	15.1	
1-bedroom suite	19.4	110	112	1.8	
2-bedroom suite	6.7	118	123	4.2	
3-bedroom suite	4.2	180	131		27.2
house	6.7	146	143		2.1
sharing suites	3.0	-	-	-	-
room and board	3.0	109	143	31.2	

[1] Sample includes all persons who chose to relocate into the same type of unit.

Housing Inventory

Staff persons who were not required in the provision of the Relocation Service were involved in compiling an extensive inventory of existing housing stock in conversion units, duplexes and older apartments. The inventory gives information concerning description, condition and rentals of such units in parts of Fairview, Grandview - Woodland, and Kitsilano. This project was carried out in co-operation with the GVRD officials and data will be made available to both the GVRD and the City Planning Department. The Housing Inventory provides a listing of low rental, privately owned housing stock.

Table III, one of 33 zones for which the Housing Inventory was completed, shows distribution by suite type in Fairview Zone 2:08.

Unit Type	Total number of Units	Percentage of Total Suites	Average Rent	Rent Range	Total Rent Revenue
Sleeping Room	11	4.8%	$ 52	$40-55	$ 575
Housekeeping Rooms	38	16.6%	$ 50	$38-63	$ 1910
Bachelor	43	18.8%	$ 69	$45-85	$ 2955
One Bedroom Suites	101	44.1%	$100	$45-150	$10,050
Two Bedroom Suites	30	13.1%	$ 94	$70-135	$ 2820
Three Bedroom Suites	4	1.7%	$ 89	$70-145	$ 355
Four Bedroom Suites	2	.9%	$180	0	$ 360
Total	229	100 %	$ 83	$38-180	$19,025

. . . Cont'd.

Clause No. 2 (Cont'd.)

Conclusions

Fewer eligible households applied for the Service and fewer were relocated than had been anticipated by the Department of SP/CD when the Service was established. This was perhaps attributable to the fact that the Service was located in an out of the way second story warehouse in an inaccessible area and that the telephone number remained unlisted for a long period of time. Persons most in need of the Service may have remained unaware of its existence despite newspaper and radio coverage.

As a result the cost per household relocated was substantial. For the 17 week period between January 10th, the date staff were hired, and May 5th, the date of the last statistical report the project cost was about $45,000. The cost per household relocated by chauffeuring and by telephone referrals averaged $216.00. If the costs of staff involved in research activities are excluded, then the cost per household relocated comes to $126.00. If a similar service were established and operated effeciently on a continuing basis, the cost per relocation could probably be reduced considerably particularly if supplemented by volunteers.

Of a sample of 165 persons who remained in the same type of housing unit after their move, 51.5% of the population experienced a decrease in rent following the move, while 45.5% experienced an increase in rent. In this respect the Service seems to have benefited its clients. The Relocation Study carried out by SP/CD in 1971 of persons forced to move as a result of demolition of the dwellings reveals that only 13% of the sample experienced a decrease in rent.

The success of the Service is measured by the number of persons relocated who would not have been able to relocate in the absence of the Service without experiencing either a great increase in rent or a decrease in housing standards. On the basis of the information on hand it would appear that the Service was effective for the limited number of persons who received it. If nothing else, it demonstrated that the housing conditions of needy persons could be improved through the provision of transportation and a house finding service. If the Service were to be established on a permanent basis the demand would likely increase.

A great number of persons interviewed in the Relocation Study indicated that friends, neighbours, or relatives assisted them when they were faced with a move. It was the persons without such help who had trouble relocating. It can be anticipated that if a service of this nature was permanently established people would tend to make use of it rather than voluntary help. The demands for the Service might also increase for this reason.

In the view of the Director of SP/CD, a Relocation Service and a Housing Inventory are important components of any urban housing program. The Relocation Service, which has been discontinued for appraisal, should be resumed in due course with a different format and under different auspices than provided by the LIP experiment. For example, a staff of about three persons would likely be sufficient. Their duties could be to: find accommodation; publicize the program so that it wuld be known and available to persons qualifying for public housing but unable for reasons of age, health, infirmity to get out and search for accommodation without help; recruit volunteer drivers to transport such persons to available accommodation; enlist the support and co-operation of 15 to 20 Community Information Centres across the City. The ideal auspices for such an on-going Relocation Service is the British Columbia Housing Management Commission whose waiting list for public housing in Vancouver alone was 499 families in July, 1972.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The contents and recommendations of this report have been discussed with Mr. George Chatterton and Mr. Cam Sutherland, Chairman and Manager respectively, of the B.C. Housing Management Commission.

Recommendations

The Director of SP/CD recommends that:

City Council approve in principle the development of a Relocation Service to assist persons who are dislocated as a result of demolition, redevelopment and increased rents;

persons to be assisted by such a Relocation Service would be elderly, physically or mentally handicapped, poor families who are without automobiles who cannot afford transportation, babysitters, or telephones;

the proposed Relocation Service be staffed by about three persons whose duties generally would be to - find privately owned accommodation for persons qualifying for public housing, recruit volunteer drivers, enlist the support of Information Centres and social agencies;

the Director of SP/CD be authorized to discuss auspices of the Relocation Service under the B.C. Housing Management Commission with the Honorable Dan Campbell, Minister of Municipal Affairs and Mr. George Chatterton, Chairman of the B.C. Housing Management Commission;

the Director of SP/CD report back to Council with details of implementation of a Relocation Service following his efforts to involve the Provincial and Federal governments in its organization, management and funding."

Your Board RECOMMENDS Council approve the foregoing report and recommendations of the Director of SP/CD.

INFORMATION

3. Creative Job Search

YOUR BOARD SUBMITS the following report of the Director of Welfare and Rehabilitation.

"Creative Job Search is one of the programmes provided for welfare recipients through the Special Services Branch of the Department.

WHAT IS CREATIVE JOB SEARCH?

Creative Job Search, an adaptation of a Canada Manpower program, is designed to help the employable Social Welfare recipient become self supporting.

Participants are:

(a) Taught pertinent facts about the labour market.

(b) Taught to inventory their work skills and relate them to the employment field.

(c) Helped to prepare a job resume.

(d) Shown how to conduct a systematic job search.

The Program is given in two sessions.

The first session is a lecture by two counsellors utilizing slides and vuegraph material.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The group participates in exercises designed to show:

(A) Where employers find their employees.

(B) Wage versus production cost ratio.

(C) The value of research in planning an approach to employers.

The value of the personal resume as a tool is discussed and the group is introduced to the techniques of self-skill analysis. At the end of the session, each participant is given a set of six questions about himself to answer before he returns for the second session.

These questions are designed to help participants broaden their knowledge of themselves. They are:

(i) What things have I done to any degree of success?

(ii) What things have I done that others have commended me for doing in an exceptional manner.

(iii) What jobs have I held? (describe in detail).

(iv) What kind of equipment can I operate?

(v) What are the things that I really like to do?

(vi) What are the things that I do not like to do?

As will be noticed, these questions are entirely positive and are designed to make it easier for a person to bring out valuable information about himself to be used in the making of a resume.

The second session is a private interview devoted to the writing of a personal job resume.

Participant and counsellor examine and analyse the answers to the six questions. Acquired or potential skills are evaluated and related to current labour market needs. Past employment history is assessed in realistic terms.

The results of this intensive counselling interview is the production of the individual's personal resume.

During the interview, each person is given advice on how to conduct a systematic job search using all available sources of information, how to approach employers, how to conduct himself in a job interview situation and how to follow up on job prospects. Equipped with his resume, the individual starts off on an active job search based on his new knowledge of himself and the labour market.

Many of those attending Creative Job Search are already depressed and have a lowered self image. On completion of the programme, the individual has gained insight into himself that is positive and complimentary. He has become a person with a goal - a person who is more capable of finding a job.

WHO USES IT?

Creative Job Search is available to employable welfare recipients of all ages and skill levels. The age span of group members has been from 17 to 70. All education levels from grade 5 to those holding post-graduate degrees have been represented.

Referrals to the programme are made by Rehabilitation workers from the 5 district offices and the 2 City of Vancouver hostels.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Criteria for referral: Persons referred should be realistically placeable on the labour market. Age, lack of education and sketchy employment history does not necessarily preclude participation. However, persons with physical or mental health problems should be carefully evaluated before referral.

Presentations are given at the main Public Library, Pacific Hostel and 2 of the district welfare offices on a regular basis.

RESULTS

From March 1, 1971 to February 29, 1972 -- a twelve month period -- 1004 welfare recipients have completed the programme. Follow up shows that 69% or 699 of those who completed the sessions found work and are no longer on Social Assistance.

Statistics compiled over the twelve month period of all groups attending with results of closings is shown in Appendix A.

Due to its group structure, this programme is extremely economical in the use of staff time. Average service investment is shown in Appendix B.

Assuming that these 699 persons had remained on Social Assistance (conservative average cost per case - $150 per month including singles and family units (average 4 persons)), it would have cost $105,000 per month and over one million dollars per year. The estimated staff cost investment per participant amounted to 1004 x 2 hours @ $10 per hour = $20,080. For the 699 recipients who successfully completed the course, found employment and are no longer on social assistance, the staff investment cost amounts to 699 x 2 hours x 10 dollars = $13,980.

There is, of course, no way of ensuring that those persons who successfully complete the creative job search program and find employment will never come back on social assistance. The results do demonstrate, however, that through a minimal investment of skilled staff major savings can be effected in social assistance costs.

The general public justifiably asks what welfare administrations are doing to get people off welfare. The Creative Job Search program is only one concrete example of what our Department is currently doing to help welfare recipients move from being tax consumers to tax producers."

Your Board submits the foregoing to Council for INFORMATION.

RECOMMENDATIONS

4. Vancouver Youth/Police Study

An allocation of $950 is requested for purchase of services to analyse data gathered in interviews of 500 young people concerning the relationship between youth and police in the City of Vancouver.

Your Board submits the following report of the Director of SP/CD:

"This summer six university students including two ex-policemen, through an O.F.Y. grant, have interviewed 500 young adults between 15 and 30 years of age from all socio-economic backgrounds throughout the City. The purpose of the work has been to explore the feelings and attitudes of young adults towards police to determine if communications problems or conflict exists, sources of problems and views on solutions.

The project organizers carried out their work in consultation with representatives from IIPS, Police, and Social Planning and it is agreed that the data may suggest practical solutions to problems of police - community relations. However, although the data has been gathered a considerable amount of careful analysis is required. It is estimated that the total cost of such analysis and printing of a final report to be made available to Council and Police will cost $950.

$820 is available in the Department of SP/CD's Research Account. We request that the additional $130 be made available from the POSER Account #7801/17. The Comptroller of Accounts advises that funds are available.

Therefore, the Director of SP/CD RECOMMENDS that funds in the amount of $950 be approved to pay salaries of research staff to complete analysis of data and publication of the Vancouver Youth/Police Report."

Your Board RECOMMENDS approval of the foregoing report and recommendation of the Director of SP/CD.

5. Health, Welfare & Probation Space Requirements in the West End

The City Council at its Meeting on July 18, 1972 received a report of the Board of Administration dated July 14, 1972 concerning space requirements for Health, Welfare & Probation Services.

City Council, in part, resolved:-

> 'the Council recognizes the need to proceed with the old Museum building alterations and the need for the West End Service Centre and authorizes the Board of Administration to take the appropriate steps for these two functions at this time.'

City Council at its Meeting of January 25, 1972 resolved to appoint as Architects, Downs-Archambault, to proceed with the necessary alterations for the old Museum building, and that work is now in hand.

Acting upon instruction from your Board, the Supervisor of Property and Insurance made a search for suitable space in the West End. He reported on two locations.

. . . Cont'd.

Clause No. 5 (Cont'd.)

The first location was in the 1100 Block, Davie St., and the owner is asking $6.50 per sq. ft. per annum rental ($32,500.00 per annum). This location has limited parking facilities and generally is considered not as suitable as the other property located.

The second location is in the 1600 Block, Robson St. The prospective landlord states:-

> 'We are prepared to rent you these premises for as long as 20 years, on the basis of four - 5 year terms. The first 5 years the rent to be at $5.00 per sq. ft. per year, plus your proportionate cost of any increases in taxes over 1971 (this is actually very small). We will provide you with sufficient overhead gas heating units, all the fluorescent fixtures that you require, as shown, two sets of toilets and basins, as well as parking on our adjoining parking lot for six cars. We will paint all the walls of your premises and repaint every three years.'

On August 22, 1972, the Department Heads concerned or their representatives visited the property on Robson St. and indicated satisfaction with the location. In addition to the Health, Welfare and Probation Service Department, the representative of the Social Planning and Community Development Department was present and a Representative of the Police Department. All expressed satisfaction with the location.

If approved by Council, the proposed "West End Information Centre" will be housed at this location.

Also present was the Assistant Director - Construction Maintenance Division. He discussed the matter of leasehold improvements with the prospective landlord and with the Departmental Representatives. As a result, he has estimated that leasehold improvements would cost in the range of $50,000.00 - $60,000.00 and furniture costs would amount to approximately $10,500.00. (NOTE)

Due to the fact that suitable available space is limited and in strong demand in the West End, it is essential that a decision be made to lease this property and authority be granted to proceed with working drawings and calling for tenders for the leasehold improvements.

NOTE The Assistant Director - Construction Maintenance Division reports that a lower cost can be achieved (range $40,000 - $50,000) by use of "cornice height partitioning".

Costs for the balance of 1972 are estimated at:-

Rental - 4 months from September 1, 1972 to December 31, 1972 at $25,000.00 per annum.	$ 8,333.00
Leasehold improvements estimated maximum.	60,000.00
Furnishings	10,500.00
Operating Costs (Light, Heat, Telephone)	1,500.00
TOTAL	$80,333.00

Estimated annual cost in 1973 and subsequent years:-

Rental	$25,000.00
Tax Increment - say	500.00
Operating Costs at $400.00 per month - say	5,000.00
TOTAL	$30,500.00

NOTE The above costs do not include salary costs of staff.

If City Council authorizes rental of this space, provision would be made for Police Constables of the Patrol Division on Foot Patrol in the West End to use the offices as a check-in point.

. . . Cont'd.

Clause No. 5 (Cont'd.)

The Supervisor of Property and Insurance advises that the terms proposed by the landlord of the property in the 1600 Block, Robson St. are satisfactory and as indicated, the only other space located would cost 30% more to rent.

The Comptroller of Accounts advises that funds for this Project can be provided from contingency reserve and recommends that he be authorized to make such allocation if the Project is approved.

Recommendations: Your Board recommend that:-

(a) The City enter into a rental agreement with the owner of the property in the 1600 Block, Robson St. on the basis of four (4) 5 year terms commencing September 1, 1972. The first 5 year rental to be at $5.00 per sq. ft. per year plus the proportionate cost of any increases in taxes over 1971. Such agreement to be drawn to the satisfaction of Corporation Council and signed by the Mayor and City Clerk on behalf of the City.

(b) The Assistant Director - Construction Maintenance Division be authorized to proceed with the detailed drawings necessary to provide leasehold improvements, at least cost, and when approved by your Board call for tenders, and be authorized to hire temporary help to a maximum cost of $1,500.00 to expedite preparation of the material due to the urgency of the project.

(c) The City Purchasing Agent be authorized to obtain detail of furnishing requirements and call for tenders.

(d) Your Board to receive tenders for the leasehold improvements and furnishings and submit details to City Council with recommendations.

(e) Subsequent to approval of the tenders and completion of the work payment to be made in accordance with the recommendation of the Comptroller of Accounts.

6. Fraud Investigation

The Director of Welfare and Rehabilitation reports as follows:

"On March 3, 1972, City Council approved the hiring of two full time permanent Social Service Assistant I-A positions for fraud investigation. In the report approved by Council it was noted that the Province had agreed verbally to the usual cost sharing of 50-25-25. Subsequent to Council approval we wrote to the Province requesting written confirmation and were recently advised that the Department of Rehabilitation and Social Improvement will, at this time, only cost share in the two positions for an initial period of six months, subject to a second six month period on review and request from the City.

RECOMMENDATION:

That Council approve the hiring of two temporary Social Service Assistant I-A positions for an initial period of six months and an additional period of six months provided that the Department of Rehabilitation and Social Improvement agree in writing to the usual cost sharing for the additional six months."

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendation by the Director of Welfare and Rehabilitation.

FOR COUNCIL ACTION SEE PAGE(S) 479-480

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Hastings Street Beautification:
Awnings - Further Work by Consultants

The City Engineer and the Director of Planning and Civic Development report as follows:

"On February 15, 1972, Council adopted the following recommendation of the Standing Committee of Council on Planning and Development:

'Council authorize drawing up a local improvement by-law for awnings, such a by-law to provide for the recovery of the administrative and financing costs incurred.'

The I.D.E.A.S. Committee, on behalf of the property owners and merchants of the concerned two blocks of Hastings Street, wish to proceed with this matter and to this end, petitions will be drawn up. However, additional detailed design is required to be attached to the petitions, specific to each property.

Preparation of this detailed design is considered to be most appropriately the province of the Hastings Street design consultants, Coast Group, and yet clearly is beyond their original terms of reference.

We, therefore, RECOMMEND that this additional work by Coast Group be authorized and $1,200 appropriated from Beautification-Unallocated (260/7901) for this purpose, the cost of the detailed design to be included in any of the local improvements for awnings which may be undertaken. The proportion of the $1,200 for which property owners decide not to proceed would not be recovered."

Your Board RECOMMENDS the foregoing report of the City Engineer and the Director of Planning and Civic Development be adopted.

2. Jericho Beach D.N.D. Property

The attached letter from Base Commander CFB Chilliwack was received by His Worship the Mayor and referred to the Board of Parks and Public Recreation for their comment.

The following is an extract of the Board meeting August 7th, at which time the request was considered:-

... "JERICHO BEACH D.N.D. PROPERTY - TRANSFER

'City Clerk enclosed copy of a letter from Base Commander CFB Chilliwack addressed to His Worship the Mayor, requesting a delay in the transfer of the remaining lands and buildings being part of Parcel 2 and Parcel 3, to the City from October 1, 1972 until April 1, 1973.

It was regularly moved and seconded,

RESOLVED: That the Board approve the extended date of transfer to April 1, 1973.'

- Carried."...

Your Board RECOMMENDS that the Base Commander CFB Chilliwack be advised that the City of Vancouver concurs with the resolution of the Board of Parks and Public Recreation August 7, 1972.

CONSIDERATION

3. Rezoning: S/W Corner of School Avenue and Tyne Street

On May 9, 1972, City Council considered the above application from Mr. R. William Wilding, Architect, on behalf of the Calling Foundation requesting an amendment to the Zoning and Development By-law whereby the East 1.3 acres of Lot B, Block 21, D.L. 50 being the south-west corner of School Avenue and Tyne Street would be rezoned from an RS-1 One Family Dwelling District to an RM-2 Multiple Family Dwelling District for the purpose of a "Senior Citizens' Housing Project."

City Council resolved that the application be referred to Public Hearing as soon as possible and further that the Director of Planning and Civic Development report back on the desirability of rezoning the larger site to the west having a width of approximately 105' and an average depth of 350' as well as reporting on other related matters.

The Director of Planning and Civic Development now reports as follows:

"The Director of Planning and Civic Development is still of the opinion that the Calling Foundation application should be refused for the reason given by the Technical Planning Board, namely that it would create an isolated RM-2 zone in a single family dwelling area.

If it is Council's wish to approve the application the Director of Planning and Civic Development suggests that no action should be taken on it at this time, but that he be instructed to make applications to rezone to RM-2 Multiple Dwelling District all the residual land within the area bounded by School Avenue, Tyne Street, the lane north of 44th Avenue, and Latta Street and that such application be subject to similar conditions as were imposed upon the Ban Holdings application for the whole area in 1969, such conditions to include necessary street and lane dedications, provisions for acquiring portions of City streets and lanes, consolidation of remaining property into suitable sized parcels.

Such rezoning would be consistant with the concepts recommended in the 1964 Technical Planning Board report upon Apartment Zoning and Suburban Commercial Centres, the aim being to fit the suburban apartment zones, adjacent to district shopping centres, into the surrounding Single family areas. The RM-2 rezoning suggested above would be a step in the achievement of a transition between the Commercial and single family zones, it being anticipated that there might well be further rezonings to create a more gradual transition such as an intervening RM-1 Zone."

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

(Copies of the plan relating to the above site are circulated for the information of Council.)

4. Disused Grain Elevator: 2700 Block Wall Street

The Director of Planning and Civic Development reports as follows:

"City Council on June 15, 1971, approved a report of the Board of Administration dealing with the demolition of the National Harbours Board's disused grain elevator on Wall Street and the possible uses of the site.

cont'd....

Clause 4 continued

The report recommended:

(a) That the N.H.B. be informed that City Council is of the opinion that this derelict grain elevator is an eyesore and is detrimental to the amenity of the neighbourhood; and that the Council support the Cassiar Ratepayers Association in their efforts to obtain the removal of this non-conforming use.

(b) That the N.H.B. be informed that after demolition of the grain elevator by the N.H.B., the City would be interested in acquiring or leasing the site for a nominal sum for park purposes.

(c) That this report be forwarded to the Board of Parks and Public Recreation for its concurrence and support.

It was further recommended that should the course of action recommended in (b) above prove to be unacceptable, then the National Harbours Board be requested to remove the buildings as soon as possible, thus making the lots on Wall Street available for residential purposes.

Subsequently the Board of Parks and Public Recreation advised City Council of its resolution of June 28, 1971, as follows:

'RESOLVED THAT the City Council be advised the Board is interested in them acquiring the property for park purposes on a lease basis and will submit proposals for the development of the property in the near future.'

A letter dated July 25, 1972, has been received from Mr. W.G. Rathie, Member, National Harbours Board advising that 'at this date the wharf structure has been substantially removed, and the demolition of the elevator commenced. From the progress to date, there is every indication that demolition will be complete prior to August 31st next.

Due to the location of the Wall Street property, this property will become surplus to Board requirements subsequent to completion of demolition. It will not be possible for the Board to lease this property for a nominal sum due to the high cost of demolition and asset write-off, however some possibility may exist to trade this property for other property owned by the City of Vancouver in which the Board may have in interest in acquiring.

In the event that a trade is not possible, the Board proposes to offer the property for sale to the highest bidder.'

The Director of Planning and Civic Development notes that the only public access to the Vancouver Harbour waterfront between Cardero Street and Boundary Road is New Brighton Park and two small view points on Wall Street. He is of the opinion that notwithstanding the N.H.B.'s present policy of disposal of the land, efforts should still be made to secure its use for park purposes by purchase or lease for a nominal sum.

The Director of Planning therefore recommends that City Council may wish to suggest that the Board of Parks and Public Recreation negotiate with the National Harbours Board with this aim in view.

Your Board submits the report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

INFORMATION

5. National Harbours Board Fill

The Director of Planning and Civic Development reports as follows:

"On August 1, 1972, Council resolved:

'(a) THAT a committee of Council, together with appropriate senior officials, meet with Mr. Rathie to draft terms of reference for a study, and report back to Council;

(b) THAT the Council inform the National Harbours Board that it welcomes the announcement of the development of additional port facilities west of Lapointe Pier;

(c) THAT further information be requested with regard to plans for the proposed fill in the area Pier A-B.'

In order to deal with item (c), the Director of Planning and Civic Development asked Mr. W.G. Rathie for information on any filling now under way. Mr. Rathie has replied in a letter dated August 15th, copy of which is attached, together with a reproduction of plans which he also sent.

A committee of Council has been named but has not yet met.

This report is submitted for information in preparation for subsequent meetings between the Committee and Mr. W.G. Rathie."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 480

FINANCE MATTERS

CONSIDERATION

1. Neighbourhood Services Association - Grant Request $8,000

The Director of Social Planning/Community Development reports:

"The 1972 grant request of Neighbourhood Services Association (NSA) was $38,000 for its various programs for children and families provided from such locations as Alexandra House, Gordon House and Cedar Cottage. The Director of SP/CD recommended at budget hearings in March and City Council approved $30,000 for these programs in 1972. It was agreed to reconsider the request for the additional $8,000 when NSA published the research findings on one of its in-school programs for children which learning and behavioral problems. This report has now been received by the Director of Social Planning (see attached letter from NSA).

Neighbourhood Services Association received a separate grant from the City for its Community Development Services in the amount of $35,000 for 1972".

The Director of SP/CD and your Board submits the foregoing report and this grant request to Council for its CONSIDERATION.

2. The Downtown Community Health Society Request for Furniture

The Purchasing Agent reports:

"The Downtown Community Health Society, in their letter of June 27, 1972, to the Mayor and Council, requested that the City donate surplus furniture to the value of approximately $500.00. The Society have since listed their requirements as follows:

Description		Auction Sale Value
2 only Double Pedestal Desks @ $25.00 each	-	$ 50.00
2 only Steno Chairs @ $5.00 each	-	10.00
6 only Tables @ $7.00 each	-	42.00
1 only Filing Cabinet (letter size)	-	5.00
6 only Coat Trees @ $3.00 each	-	18.00
1 only Typewriter (Manual)	-	30.00
30 only Stacking Chairs @ $2.50 each	-	75.00
18 only Golden Oak Side Chairs @ $3.00 each	-	54.00
12 only Arm Chairs upholstered - not available	-	---
1 only Sofa, upholstered - not available	-	---
TOTAL		$284.00

The furniture listed above can be supplied from Surplus Stores if City Council approves the Downtown Community Health Society's request."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copy of letter from the Downtown Community Health Society is circulated to Members of Council for their information)

3. Purchase of Medical Equipment - Health Department

Your Medical Health Officer reports as follows concerning the purchase of additional medical equipment:

"Included in the 1972 budget submission of the Health Department was a request to purchase the following equipment:

15 only Otoscopes	$1,063.00
15 only Stethoscopes	433.00

During the discussion on the budget submission, this equipment was deleted for further discussion by the Finance Committee. Instructions have now been received to re-submit this request for consideration by City Council.

This equipment is intended for use by nursing staff taking part in an in-service training program to upgrade their knowledge and skill in assessing the growth and development of young children. On completion of the training each nurse will require access to this equipment in using her added skills in our regular programs dealing with preschool children and their parents.

Recent nursing graduates are now being provided with this knowledge and skill which we regard as essential to optimum nursing performance in counselling parents on appropriate ways of meeting the developmental needs of their children.

The proposed training program is expected to enhance existing skills. In itself it is not a new service program nor will the use of these skills add a new service dimension to our existing service programs. The intent is to bring staff up to today's performance standards.

It is therefore recommended that authority be given to purchase the above equipment at an estimated cost of $1,496.00, funds to be provided from Contingency Reserve."

Your Board submits the foregoing request of the Medical Health Officer to purchase additional equipment for the CONSIDERATION of Council.

INFORMATION

4. Additional Court Services - Emergency Program
Report on Proposed Operations for Month of September, 1972

Your Board has received the following report from the Provincial Court Administrator:

"The courtrooms at 800 West Georgia Street will not be available for Provincial Court use after August 31, 1972. No extra court space is available anywhere after that date.

The District Judge proposes to operate the courtrooms at 312 Main Street and 475 Main Street on a double shift basis, i.e. from 9:00 a.m. to 1:00 p.m. as one court and from 1:30 p.m. to 5:30 p.m. as a second court for each courtroom, with different Judges sitting morning and afternoon.

This arrangement will require limited overtime staffing services from Court Clerks, Court Recorders and Calendar personnel during September only.

The cost will be borne out of the special appropriation for the backlog of cases and no further funds are requested."

Your Board submits the foregoing report of the Provincial Court Administrator for the INFORMATION of Council.

RECOMMENDATION

5. Overtime Worked During the Strike

Council was advised on June 20th that a report would be submitted requesting retro-active approval for overtime worked as a result of emergency conditions pertaining during the strike.

The overtime costs have now been tabulated and are set out below:

1. Welfare Department $8,938

A total of 852 man-days were worked during the strike period by senior and excluded staff from other Civic departments. The overtime payment covers the overtime worked by excluded staff.

2. Engineering Department 5,492

Overtime worked by Engineering staff involved fire and security patrols at works yards, dump sites, sewer pumping stations etc. and providing a variety of emergency services.

3. Finance Department 1,755

Finance Department personnel were requested to perform a variety of services on an overtime basis during the strike.

4. Health Department 2,903

(a) The City Analyst was required to handle taxology and other cases for the Attorney General's Department during the strike, some of which were done on an overtime basis. The cost of this work is recoverable from the Province.

(b) Some overtime work was required in the cemetery operation during the strike.

5. Civic Museums 1,907

During the strike period, the museum and planetarium building was kept open to the public which necessitated the working of some overtime.

6. Permits and Licenses Department 1,862

Overtime was required in the Animal Pound during the strike; by the Chief Electrical Inspector on emergency fire calls; and by the Building Service Supervisor involving building maintenance and security.

7. Queen Elizabeth Theatre 2,890

During the strike period, the theatre continued to operate and required overtime work by the Building Supervisor and Assistant Manager.

Total $25,747

Your Board and the Director of Finance RECOMMEND that the overtime worked during the strike in the amount of $25,747 be approved, retro-actively.

Board of Administration, August 25, 1972 . . . . . (FINANCE - 4)

CONSIDERATION

6. Library Five Year Capital Plan - Equipment and Books for Branches

The Director of Finance has submitted the following report:

"The Director of Libraries states in a letter of March 8th that the Library Board places a high priority on the provision of a children's library service in Strathcona and the Board of School Trustees on February 28th passed a resolution as follows:

> 'THAT the Vancouver School Board urge City Council to approve the request of the Library Board for funds to staff and stock the Strathcona Public Library to be operated in conjunction with the Strathcona Elementary School.'

The Library Board request that funds for the necessary book stock (estimated at $25,065) and also that funds for books and equipment at the West End Branch (to be constructed in the West End Community Centre) be provided from the current five year plan as first priorities. The five year plan plebiscite, in addition to the Fraserview Branch construction and equipment, provided for equipping of three branch libraries to be located in rented premises in Marpole, West Point Grey and in the vicinity of 12th and Granville Street. The Director of the Libraries states that these three locations have never had priority over the West End and there has been some misunderstanding in the preparation of the plebiscite.

In order to carry out library development in order of priority the Library Board by resolutions dated June 21st and August 2nd have requested that the Strathcona School Children's Branch Library and the West End Library be added to the list of planned branches in the current five year plan without an increase in the total amount of money available for branch development and that Council amend the five year plan accordingly. There remains approximately $110,000 for allocation for equipment and books for new branches.

For Council CONSIDERATION:

Request of the Vancouver Public Library Board to Council to amend the five year plan by adding equipment and books for the Strathcona Children's Branch and the West End Branch to the list of planned branches. (The necessary by-law would require approval by 2/3 of all members of Council.)

Your Board submits the above report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 482

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT AUGUST 11, 1972

RECOMMENDATIONS

1. Classification Review - One Clerk II Position, Streets & Structures Division, Engineering Dept.

The Acting Director of Personnel Services reports as follows:

"At the request of the incumbent, Mr. G. Szigeti, I have reviewed the duties and responsibilities of one Clerk II position, Streets & Structures Operations Branch, Streets & Structures Division, Engineering Department.

The City Engineer reports that due to the amalgamation of the Pavements and Roads Operations Branches into one Branch (Streets and Structures), it was necessary to revise the duties of one Clerk II position.

The incumbent now performs varied and moderately difficult clerical work with relatively little close supervision. He maintains daily costs of charges for jobs ensuring correct appropriation numbers are used, posts time for hourly and salaried personnel, prepares a daily record of rental costs for trucks and equipment, maintains sundry accounts and prepares final charges for billing. The majority of this work falls substantially within Class Specification No. 025, Clerk III, and I recommend that the position be so classified effective January 16, 1972.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1972 rates and including fringe benefits at 10 percent will be $2,151.

The estimated additional cost for ten (10) months in 1972 is $444. The Comptroller of Accounts reports that the additional funds are available in the Departmental budget.

This report has been discussed with the City Engineer and the Assistant Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

SUMMARY:

Incumbent	Present Classification	Proposed Classification	Effective Date
G. Szigeti	Clerk II Pay Grade 12 ($492-585) Plus 2 pay grades for longer hours and in lieu of rest periods	Clerk III Pay Grade 17 ($614-734) Plus 2 pay grades for longer hours and in lieu of rest periods	January 16, 1972

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

2. Classification Review -
One Planning Assistant III Position,
Department of Planning and Civic Development.

The Acting Director of Personnel Services reports as follows:

"At the request of the Director of Planning and Civic Development, I have reviewed the duties and responsibilities of one Planning Assistant III position in the Advance Planning and Research Division, Department of Planning and Civic Development.

On July 9, 1970, City Council adopted my report which recommended that Mr. Parker (Planning Assistant III) temporarily receive an additional two pay grades for extra responsibilities for the period of July 1, 1969 to August 31, 1970 or until such time as the Director of Planning and Civic Development completed his report on the priorities and staff needs of his Department. The additional two pay grades were paid until June 30, 1971.

My recent review revealed that Mr. Parker was transferred to the Advance Planning and Research Division from the Community Planning Division in February 1971. He has been assigned special projects such as examining the feasibility of street closures, diversions, park systems and pedestrian corridors in the West End, the distribution requirements for recreational facilities and specific projects for the Downtown Vancouver Development Concepts. These assignments involved field surveys, research, analysis of data and drafting final reports. Mr. Parker exercised considerable independent judgment. This work exceeded the Planning Assistant III classification and the Director of Planning and Civic Development reports that the extra responsibilities have been assigned to Mr. Parker for the period of July 1, 1971 to April 30, 1972. I therefore recommend that the two additional pay grades be paid for the period of August 1, 1971 to April 30, 1972, and be discontinued after that date, in accordance with Regulation #195-1 (f).

The estimated cost of this proposal for five (5) months in 1971 is $438 and four (4) months in 1972 is $369 determined by 1971 and 1972 rates. The Comptroller of Accounts reports that additional funds are available in the Departmental budget.

This report has been discussed with the Director of Planning and Civic Development and the Assistant Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

RECOMMENDATION

Incumbent	Present Classification	Proposed Classification	Effective Date
R.W. Parker	Planning Assistant III Pay Grade 21 ($734-879)	Planning Assistant III Pay Grade 21 ($734-879) Plus two pay grades for extra responsibility.	From August 1, 1971 to April 30, 1972

YOUR BOARD

RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 483

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT AUGUST 25, 1972

RECOMMENDATION

1. Attendance of Museum Staff at B.C. Museums Association Conference

The Acting Museums Manager reports as follows:

"The Annual Conference of the B. C. Museums Association is being held at Fort Langley from September 20 - 24. Six members of our staff have indicated that they would like to attend and these are as follows:

Lynn Maranda (Mrs.)	Ethnologist
Joy Inglis (Mrs.)	Adult Education Officer
Shirley Cuthbertson (Miss)	Student Education Officer
Kerry McPhedran (Mrs.)	Historian
Geoffrey Stewart	Natural Historian
Leonard McCann	Curator in Charge of Maritime Museum

The Vancouver Museums and Planetarium Association has agreed to pay all the expenses of these people. The only cost to the City would be salaries.

Accordingly, I recommend that these six members of the Museums staff be granted leave with pay for the period September 20, 21 and 22 (September 23 and 24 being the weekend)."

Your Board RECOMMENDS the foregoing recommendation of the Acting Museums Manager be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 483

BOARD OF ADMINISTRATION

PROPERTY MATTERS

AUGUST 25, 1972

RECOMMENDATIONS

1. Assignment of Lease
111 Alexander Street

The Supervisor of Property and Insurance reports as follows:

"On April 25th, 1972, City Council approved the lease renewal of 111 Alexander Street being Lots E.½ 23, 24 & 25 except Right-of-way, Block 1, D.L. 181/196, which consists of a small industrial cafe. The term of the lease was for a period of 5 years commencing May 1st, 1972, at a rental of $93.00 per month, plus all taxes as if levied.

An application has now been received from the lessee, Mr. R.C. Foot, to assign his interest to Mr. Yuen Hea Yee of 3825 Sunset Street, Burnaby, B.C.

RECOMMENDED that the premises known as 111 Alexander Street, leased to Mr. R.C. Foot, carrying on business under the name of Rucketts' Grill, be assigned to Mr. Yuen Hea Yee of 3825 Sunset Street, Burnaby, B.C., subject to the documents of assignment being satisfactory to Corporation Counsel."

Your Board recommends the foregoing report of the Supervisor of Property and Insurance be approved.

2. F.P. 19 - Oppenheimer Lodge
450 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"On January 21st, 1969, City Council approved Lots 10 to 16, Block 57, D.L. 196 on the S/S of Cordova Street between Dunlevy and Jackson Avenues as the site of a proposed hostel for single persons to be provided under Section 35A of the National Housing Act.

Subsequently, these lands were acquired by the City at a total cost of $122,575.65 including appraisal and legal fees and demolition and clearing costs.

The tri-party agreement dated July 25th, 1972 between the City and the senior governments, regarding the construction and administration of a single persons' hostel containing approximately 146 units, has been executed by the City and returned to Central Mortgage & Housing Corporation for execution by the other parties. This agreement follows generally the pattern of previous public housing agreements and provides for conveyance of the land by the City to the senior governments. However, upon completion of the new building, the City is to assume responsibility for the management, operation and administration of said hostel.

It will be necessary for City Council to approve the price at which the land is to be transferred. By letter dated August 3rd, 1972, per copy attached, Central Mortgage & Housing Corporation has confirmed acceptance of the City's total costs herein, namely, $122,575.65, as representing the purchase price of the site. In addition to this amount, the Corporation is to pay all subdivision, survey and registration costs when determined.

(Continued)

Board of Administration, August 25, 1972 . . . (PROPERTIES - 2)

Clause No. 2 (Continued)

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete the sale of Lots 10 to 16, Block 57, D.L. 196, to Her Majesty the Queen in Right of British Columbia and Central Mortgage & Housing Corporation, Joint-Tenants, for the sum of $122,575.65, plus subdivision, survey and registration costs, in accordance with the aforesaid agreement dated July 25th, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Vesting Orders
West End Community Centre and Senior
Citizens' Housing Project, Block 57, D.L. 185

The Supervisor of Property and Insurance reports as follows:-

"On December 21st, 1971, City Council approved the expropriation of the following five properties for the above project and on July 4th, 1972 City Council confirmed the final offers made by the Supervisor of Property and Insurance as noted below:-

Lot 7 Except the North 91 feet	876 Bidwell	$ 55,000.00
E½ of Lot 24	1657 Barclay	$ 56,000.00
W½ of Lot 25	1649 Barclay	$ 62,000.00
E½ of Lot 25	1643 Barclay	$ 57,500.00
W½ of Lot 26	1635 Barclay	$ 61,500.00

The scheduling of this project requires that vacant possession of the above properties be obtained not later than October 31st, 1972 so that construction can be commenced immediately thereafter.

Due to the short interval of time remaining and due to the lack of co-operation by the owners to reach a settlement after a long period of negotiation, the City Solicitor has advised that Vesting Orders be obtained for the five properties.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for Vesting Orders with respect to these properties."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Lease of Part of South Kent Avenue

The Corporation Counsel reports as follows:

"The City has leased part of South Kent Avenue East of Chester Street to Weldwood of Canada Limited for ten years from 10 April 1969.

Weldwood wishes to assign its interest in the above part of South Kent Avenue by way of mortgage to Montreal Trust Company. This mortgage is in the form of two trust deeds. Advances are made pursuant to these trust deeds upon the issue of bonds. $46,000,000 worth of bonds have now been issued and further issues are contemplated.

This lease prohibits assigning without the consent of the City.

Weldwood has requested that the City execute a written consent to the assignment by way of mortgage pursuant to a trust deed dated 30 September 1964 and the seventh supplemental deed of trust and mortgage dated 30 November 1971 and that such consent extend to future bond issues pursuant to these trust deeds.

I advise that the execution of such consent in the terms requested by Weldwood of Canada Limited will not unduly delay the City in the enforcement of its remedies under this lease.

I recommend that the City give written consent to the mortgage by way of trust deed in the terms requested by Weldwood of Canada Limited and that the Mayor and the City Clerk be authorized to execute such written consent, provided that the terms of such consent are satisfactory to the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

5. Renewal of Lease and Sub-Lease of Waterlot fronting Rupert Street End (Burrard Inlet)

The Supervisor of Property and Insurance reports as follows:-

"The waterlot fronting Rupert Street end is leased by the City from the National Harbours Board under an agreement dated November 29th, 1928. The term of the lease was for a period of 21 years with provision for two 21-year renewals.

This waterlot, with the consent of the Harbours Board, has been sub-leased to the Alberta Pool Elevators Limited for a like period less one day, at the same rental charged by the Harbours Board, plus taxes which are paid direct to the City by Alberta Pool. The first lease renewal and the sub-lease of the waterlot expired on November 28th, 1970 and November 27th, 1970 respectively.

An application was made to the National Harbours Board for the second renewal of the lease for the final 21-year period. At the same time, the Alberta Pool requested renewal of their sub-lease.

(Continued)

Clause No. 5 (Continued)

The National Harbours Board has approved renewal of the lease for the final period and has forwarded the lease documents for execution by the City. The current annual rental established by the Board is $7,527.56, subject to review at five-year intervals. The lease is for a period of 19 years, 193 days, terminating on June 9th, 1990.

The City Engineer concurs with the renewal of the lease and the sub-lease to Alberta Pool. The sub-lease is to be subject to the City reserving the right to install and to maintain public utilities in the leased area.

RECOMMENDED that City Council authorize the lease renewal of the waterlot fronting Rupert Street end and

FURTHER, that the sub-lease of the waterlot be continued to Alberta Pool Elevators Limited, subject to:

(a) The annual rental to be the same as that charged by the National Harbours Board, plus all taxes as if levied.

(b) The sub-lease to run concurrent with the "Head Lease", less one day.

(c) The City to reserve the right to enter the leased area to install and maintain public utilities.

(d) Documentation fees for the sub-lease, charged by the Harbours Board, to be to the account of Alberta Pool.

(e) The lease and sub-lease agreements to be to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

6. Sale of City-Owned Property for Senior Citizens' Development

The Supervisor of Property & Insurance reports as follows:

"City Council on April 18th, 1972, when giving consideration to sale of certain City lands to the Royal Canadian Legion, Branch 177, passed the following resolution:-

'That the Board of Administration report on what the implications would be in selling City-owned land on the basis of the CMHC/Provincial Government average land cost on an average unit size for senior citizens' housing development; the report to include the various factors involved.'

(Continued)

Clause No. 6 (Continued)

Basic information has been obtained from C.M.H.C. regarding recent Senior Citizens' Housing Projects and from this data it would be possible to establish a per unit land cost and also to determine an average unit size. The majority of applications received by C.M.H.C. are from organizations who have acquired the land by purchase from the City of Vancouver and therefore the land cost, in actuality, reflects the selling price by the City of Vancouver under its present formula. In their submissions certain organizations have provided a declared land cost which is, in actuality, lower than that paid by them. The land cost is one component in a submission dealing with costs of a project and the ultimate rental schedule. C.M.H.C. has indicated that there is no maximum placed on the land cost per unit. Their prime interest is that the end rental would be acceptable for Senior Citizens' Housing.

Many organizations are active in a particular district and therefore are primarily interested in providing Senior Citizens' Housing in a restricted or defined area of the City. Such organizations, by bequests, contributions, or fund raising, may have the means to subsidize a portion of the land cost between that actually paid and the sum declared to C.M.H.C. Notwithstanding this fact it is technically feasible to establish an average gross unit size which is considered to be in the realm of 500 sq. ft.

From investigation to the moment, a unit land cost (based on developments already underway or recently completed) could be from $1,100.00 to $1,200.00 per unit. Some of the implications in establishing a price by this method are as follows:-

This estimate is an average comprising per unit costs of $1,500.00 and up in downtown high-rise projects (and other locations representing high amenities) and the much less desirable peripheral areas where the per unit price range can be below $1,000.00.

To establish a fixed unit cost would undoubtedly result in organizations proposing Senior Citizens' Housing projects in areas of the City where land values are so high that such projects would at the present be uneconomic. Conversely, to weigh the less desirable fringe areas with the average land cost could create an unrealistic land value which would detract from their development.

The present policy of City Council is:

> "That in the case of non-profit societies sponsoring senior citizens' housing, City land be made available at a price of the assessed value, based on subdivided land as determined for general purposes set out in Section 342 (1) of the Vancouver Charter."

The assessment recognizes the market differential on various properties and until recently has been a successful method of disposing of sites to Senior Citizens' Housing organizations. The problems which have occurred are primarily those instances where the assessor has rated the land as if undeveloped, or based on Single Family use even though it is zoned for a higher category. In the instances where the assessor has rated as an undeveloped parcel, this Office has hypothesized a subdivision and reported to Council an increased assessment based on such development. Where land has been zoned, say RM-3 and assessed as Single Family, this Office has obtained actual assessment

(Continued)

Clause No. 6 (Continued)

and market value data on sites developed for Multiple Dwelling purposes and has reported the increased assessment which would apply. There are also the cases where sites have been or are proposed for Comprehensive Development District rezoning, and where it has been necessary to estimate assessed value once the density of the proposed development has been determined. The selling price arrived at by such means is in the view of the Property and Insurance Office still well below the market value which would be obtained by the City under normal sales procedure - but it does present an opportunity for the organization to appeal to City Council.

In summation, while the existing method has created problems it still basically takes cognizance of the difference in value of various Senior Citizens' sites throughout the City.

The City of Vancouver provides a heavy subsidy at the present time on Senior Citizens' Housing in the form of tax exemption which currently runs $330,000.00 per annum. There is also the additional loss in selling on the basis of assessment rather than actual market value. The selling price based on a fixed price per average unit of Senior Citizens' Housing would undoubtedly result in an additional loss to the City since sites of a higher market value would be disposed of on such fixed basis.

It is thus a matter for Council's determination as to the extent they are prepared to subsidize private Senior Citizens' Housing Projects or whether such housing might be provided under some alternative legislation."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

The following comments are submitted by the Board of Administration respecting two items dealing with Senior Citizens' property for housing presently before Council in connection with:

(1) a report on the Sales of City Lands for Senior Citizens' Development - Anavets Senior Citizens' Housing Society;

(2) a report requested by Council, which analyses an alternative method of charging City-owned land for Senior Citizens' Housing on the basis of average unit size and cost of land per unit.

The Anavets site is based on current assessed value for single family dwelling and discounted because of site problems. The development will be multiple dwelling. The value derived by this method amounts to $26,740.00.

The value derived from the average unit size at a cost of $1,200.00 per unit is $72,000.00.

The value based on market value is on the order of $100,000.00.

There is little doubt but that the fairest method of dealing with the sale of property is on the basis of market value. This takes into account the form of development and all other factors relating to land. If Council wished to charge less than market value, this could be done by a percentage reduction bearing in mind the fact that the types of projects being discussed herein do not pay taxes.

CONSIDERATION

7. Sale of City Lands for Senior Citizens' Development - Anavets Senior Citizens' Housing Society

The Supervisor of Property and Insurance reports as follows:

"Attached to this report is a formal application to purchase City-owned lands described as Lots 15 to 19 of Block 109, D.L. 264A being on the North Side of 8th Avenue between St. Catherines and Windsor Streets. These lots have been reserved by the Director of Planning for development of a senior citizens' site.

In essence the request is for a direct sale to the Anavets Senior Citizens' Housing Society on the same basis as the sale of City lands on the south side of 6th Avenue between Scotia and Brunswick Streets, approved by City Council on April 18th, 1972 to the Royal Canadian Legion. The sale involved 3 lots having an area of approximately 19,592 sq. ft. for $23,000.00, based upon the assessed value of $28,000.00, less a $5,000.00 allowance for soil conditions.

The site requested by Anavets is similar in size, is in the same general area and is composed of five lots, each 33' x 122' in size and zoned for apartment development (RM-3). The site comprises approximately 21,130 square feet, a little less than half an acre and has foundation problems, as indicated in the attached soil report submitted with the application to purchase.

The estimated market value of the land after consolidation is in the realm of $100,000.00. When the site is developed for senior citizens' housing, the land and buildings will be tax exempt.

If Council wishes to sell these lands on the same basis as the sale to the Canadian Legion, the projected sale price based upon a 1971 assessed value of $36,740.00 for the land and applying the Anavets' quotation of professional advice indicating a cost of $2,000.00 per lot to correct the defects in the soil structure, then the net price would be $26,740.00 for the lands involved.

The foregoing request is submitted to Council for CONSIDERATION. If approved, it is suggested:

(1) that the sale be effective on the date of Council approval.

(2) that an option be retained by the City to repurchase the lands at the net sale price if construction for senior citizens' housing does not take place within 2 years.

(3) the City also retain a 21 year option to repurchase if the lands are used for any purpose other than a senior citizens' housing development.

(4) the purchaser be required to finance in accordance with the Elderly Citizens' Housing Act."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

Board of Administration, August 25, 1972 . . . . (PROPERTY MATTERS - 8)

RECOMMENDATION

8. SALE: RESIDENTIAL

Recommended that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lots C & D, Block A, D.L. 741, Situated W/S Nanaimo Street at Copley Street. Zoned: RS-1.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Francesco Nicoletti	C	8,085 sq.ft.	$ 14,193.50	City Terms @ 9%	1. Lot below grade, subject to bulkhead agreement. 2. Double-fronting; design of residence requires approval of Technical Planning Board.
Angelo Della Savia	D	4,684 sq.ft.	$ 16,100.00	City Terms @ 9%	1. Lot below grade, subject to bulkhead agreement. 2. Double-fronting; design of residence requires approval of Technical Planning Board. 3. Wall & fence erected on Lot 29 South of Lot D encroach Lot D approx. 1.4'.

FOR COUNCIL ACTION SEE PAGE(S) 483-484

OFFICIAL TRAFFIC COMMISSION

MINUTES August 16, 1972

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, third floor, City Hall on Wednesday, August 16, 1972, at approximately 3:30 p.m.

PRESENT: Alderman Linnell (Chairman)
Alderman Rankin
Commissioner Ryan
Mr. R. Ross, Traffic & Transportation
Mr. S. Madigan, City Prosecutor's Office
A/Staff Inspector G.K. Pinchin, City Police Department
Mr. J. Stearman, Vancouver School Board

ALSO PRESENT: Mr. Wayne Reese, Vancouver Safety Council
Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Scott

Adoption of Minutes

The Minutes of the meeting of April 24, 1972, were adopted.

1. Pacific National Exhibition - Traffic Access and Parking

When considering a report of the Board of Administration on May 30, 1972, concerning the N.D. Lea study on P.N.E. Traffic Access and Parking, Council referred the following two items to the Official Traffic Commission:

(a) Proposed restricted parking for residents only.

(b) Confirmation of the use of certain residential streets, as recommended in the N.D. Lea report for dispersal of Traffic from the P.N.E. grounds be approved with the exception of the involvement of the following streets to the west:

Pandora Street
Dundas Street
Cambridge Street

which particular streets be referred to the Official Traffic Commission for consideration in this regard.

The City Engineer, under date of July 18, 1972, reported as follows:

" I RESTRICTED PARKING FOR RESIDENTS ONLY

With respect to this item, our previous report to Council stated that:

'The N.D. Lea report proposes that all street parking in the blocks close to the perimeter of the P.N.E. Grounds be reserved for residents. The existing resident parking zones are limited in size, so as to leave some parking spaces for visitors and service vehicles within each block. Since some difficulties may be encountered with 100% resident parking zones with respect to visitor parking, and since it may be more difficult to identify which vehicles are parked in violation in the larger zones proposed, we feel that 100% resident parking zones should be established on a limited trial basis in the one block adjacent to the west side of the Grounds between Renfrew and Kaslo Streets.

cont'd....

Clause 1 continued

Beyond this area to a distance of four blocks from the Grounds, where parking generated by the P.N.E. occurs less frequently, it is proposed that approximately half the block faces be reserved for residents. This does not constitute a major increase in zones over the existing arrangement, which provides parking spaces for about one third to one half of the residents.'

In the above mentioned trial period for the 100% resident parking zones, which we suggest should be six months, we propose to evaluate the success of the full-block zones on a basis of:

(a) observations
(b) the residents' reaction
(c) the enforcement experience of the Police Department,

and report back to the Commission on the advisability of:

(i) installing a band of 100% resident zones entirely around the P.N.E. Grounds for a distance of approximately two blocks.

(ii) reserving one-half of the block faces for residents only in a further two block band around the P.N.E. outside the region of 100% R.P.O. zones.

II EXIT ARRANGEMENTS

With respect to this item, our previous report stated that:

'With respect to exiting from major events the report specifically proposes the dispersal of traffic along Pandora, Dundas, and Cambridge Streets to the West, Cambridge and Triumph Streets to the East, and Windermere Street to the South. These streets are now being used in varying degrees for dispersing traffic, including P.N.E. patrons who now park on residential streets rather than on-site. Under the N.D. Lea proposal, this use would be formalized, and it is anticipated that although there would be more intensive traffic on these local streets after an event, it is expected that the extra capacity provided would shorten the duration of heavier traffic flow.

This use of local streets for exiting from major events is drawn to Council's attention specifically because some concern has been expressed by local residents on this matter. In weighing the effect of this traffic on local residents, against the need to encourage the full use of the P.N.E. off-street parking, it is the Department's view that this dispersal arrangement should be adopted.'"

Mr. Ross reviewed the City Engineer's report for the information of the Commission and stated that with respect to restricted parking for residents only, the Engineer recommended that 100 percent resident parking zones be established on a six months' trial basis in the blocks adjacent to the west side of the grounds between Renfrew and Kaslo Streets. If this experiement is successful then 100 percent zones would be installed entirely around the P.N.E. grounds for a distance of approximately 2 blocks. The blocks in a further 2 block band around the P.N.E. would be treated as resident zones covering 50 percent of the block lengths. With respect to exit arrangements, the City Engineer recommended that Cambridge, Dundas and Pandora Streets be used as dispersal routes.

Mr. M.A. Lebowitz appeared on behalf of the Vancouver East N.D.P. and commented on the proposals outlined in the City Engineer's report. After considerable discussion it was

RECOMMENDED

(a) That the City Engineer's recommendations with respect to parking be approved and that a report on this matter come back to the Commission in six (6) month's time.

cont'd....

Clause 1 continued

(b) That the Engineer's recommendation with respect to the use of Cambridge, Dundas and Pandora Streets as dispersal routes be not approved.

(On instructions of the Commission, the record of voting on Recommendation (b) above was - Alderman Rankin, Alderman Linnell, Mr. Stearman and Mr. Madigan in favour.

Commissioner Ryan, A/Staff Inspector Pinchin and Mr. Ross opposed.)

FURTHER RECOMMENDED that the Chairman and Alderman Rankin approach the B.C. Hydro with a request that they initiate a park and ride program to special events at the Pacific National Exhibition.

2. Request for Further Traffic Control at Prior Street and Princess Avenue

Under date of April 19, 1972, the Chairman received a communication and a petition from the Strathcona Property Owners and Tenants Association outlining the difficulties experienced by pedestrians crossing to the isolated two-block residential area south of Prior Street on each side of Princess Avenue. The petitioners requested that either a pedestrian-vehicular grade separation or a pedestrian traffic signal and school patrol be installed at the intersection of Prior and Princess.

The City Engineer, under date of August 1, 1972, reported on this request indicating that traffic volumes have increased considerably and therefore recommended that a pedestrian actuated traffic control signal be installed at the intersection of Princess Avenue and Prior Street and that $5,200 be allocated from the Traffic Control Reserve Fund for this purpose. Mr. Ross reviewed this report for the information of the Commission and it was

RECOMMENDED that the foregoing recommendation of the City Engineer contained in his report dated August 1, 1972, be adopted.

3. Rupert Street - First Avenue to Charles Street

At the last meeting of the Commission, Alderman Linnell submitted a communication she had received from the Cassiar Ratepayers Association, along with a petition from the 100 Rod and Gun Club respecting a traffic problem in the Rupert-Cassiar Diversion area and north on Rupert Street from First Avenue to Pender Street. At that meeting it was recommended that the City Engineer and Chief Constable report to the next meeting of the Commission.

The Chief Constable reported under date of June 20, 1972, and advised that this location is no different from any other busy thoroughfare in the City.

The City Engineer, under date of July 12, 1972, advised that a paving project on the Rupert-Cassiar Diversion, which will be completed this month, will result in curb and centre median construction which is expected to confine the use of Rupert Street to local traffic and this treatment will resolve the adverse condition which prompted the complaints from the petitioners.

cont'd....

Clause 3 continued

The City Engineer advised that Mr. J. Cork, President and Mr. K. Zuker, Secretary of the Cassiar Ratepayers Association, and Mrs. Doughty of the 100 Rod and Gun Club agree that the current construction work will satisfy the petitioners' concern and obviates the need for them to appear as a delegation. It was

RECOMMENDED that the City Engineer's report dated July 12, 1972, be adopted.

4. Nanaimo and 41st Avenue -
Request for Further Traffic Control

Mrs. B. Wade, on behalf of a number of residents in the Orchard Park residential area, had expressed concern to the City Engineer's Department with respect to the number of traffic problems at the intersection of Nanaimo and 41st Avenue and on the portion of Nanaimo Street from 41st Avenue to 45th Avenue.

The City Engineer, in a progress report dated August 3, 1972, advised that the members of the Police Department and his Department had met with Mrs. Wade on July 24, 1972 and discussed this matter.

The progress report of the City Engineer is as follows:

(a) **41st and Nanaimo**

In 1965 the Official Traffic Commission considered a request for a traffic signal at 41st and Nanaimo based on the difficulty which vehicles were having crossing 41st Avenue. At that time it was pointed out that Clarendon Street (one long block to the east) was being developed as a north-south arterial route, whereas Nanaimo Street in this area is intended to serve only a residential street function. In view of the fact that a signal was shortly to be installed at 41st and Clarendon, the Official Traffic Commission adopted the City Engineer's recommendation that a signal not be installed at Nanaimo.

In 1966 the Official Traffic Commission considered another report of the City Engineer which dealt with a request for a marked crosswalk at 41st and Nanaimo. That report stated that there was not a history of pedestrian accidents and since motorists were observed to yield the right-of-way readily once pedestrians indicated their desire to cross the street, the City Engineer recommended that a crosswalk not be marked.

A recent review of the traffic situation at 41st and Nanaimo indicates that while traffic volumes on 41st Avenue are increasing, through traffic on Nanaimo Street has shown a marked decrease since the signal was installed at 41st and Clarendon in 1966. In the p.m. peak hour less than 200 vehicles approach 41st Avenue from the north on Nanaimo Street and over 150 of these turn right, only about 40 crossing 41st to proceed south through the Orchard Park residential complex. Morning rush hour volumes on Nanaimo Street are considerably lower.

Pedestrian crossings on 41st Avenue are observed to be relatively light, many of which appear to be related to the bus stops for the cross town service on 41st Avenue. Although there are relatively few gaps in the 41st Avenue traffic, pedestrians do not appear to be having more difficulty crossing here than at other intersections along 41st in this area. Since 1960, two pedestrian accidents have been recorded at this intersection.

There is a relatively high frequency of vehicle accidents at this intersection, most of which involve southbound vehicles on Nanaimo attempting to cross or turn onto 41st Avenue in the afternoon. Although a traffic signal at this intersection would likely reduce these accidents, it would also encourage heavier use of this residential portion of Nanaimo Street by through traffic, and therefore cannot be recommended.

It is also noted that Police radar checks taken in the last month indicate some high speeds are occurring on 41st Avenue and accordingly, the Police will be giving this area more attention.

cont'd....

Clause 4 continued

The bus stop locations on 41st Avenue have been reviewed and it is felt that the existing arrangement which conforms basically to the far-side skip stop arrangement, should be maintained. Since pedestrians would still have to cross 41st to the bus stops in any event, no advantage is seen to a change in this bus stop arrangement.

(b) Nanaimo Street, From 41st to 45th Avenues

The Orchard Park residential complex is located on both sides of Nanaimo Street, and together with some single family residences, extends from 41st to 45th Avenues. In this section, Nanaimo Street has a 24 ft. wide roadway with very wide front boulevards on each side. There are no cross-streets between 41st and 45th, and no driveways. Parking is permitted on both sides of Nanaimo and is generally light, since lane access and/or off-street parking facilities are provided for the abutting buildings.

Early in 1971 the Official Traffic Commission considered a request from Mrs. Marjorie Arthur, Secretary for the Orchard Park Resident's Association that a 20 m.p.h. speed zone be installed on Nanaimo Street to protect the children in the Orchard Park residential complex from "speeding" motorists. Since traffic counts on Nanaimo Street between 41st and 45th did not indicate that traffic volumes were higher here than on many other residential streets and since our observations and Police records did not indicate a speeding problem in this area, the City Engineer recommended that playground speed zones not be installed. After a subsequent report in May, 1971 which dealt with the possibility of the community hall at 45th and Nanaimo warranting playground signing, your Commission adopted the Engineer's recommendation that no speed zones be installed.

Since the above-mentioned meeting with Mrs. Wade on July 24th, 1972, the Police Department has conducted radar checks on Nanaimo Street and found that speeds were not generally excessive. However, as was agreed with Mrs. Wade, further checks will be taken during the Friday and Saturday evening period when patrons from the Eldorado Motor Hotel may tend to use this street as a through route.

Mrs. Wade is also interested in pursuing the possibility of creating a cul-de-sac on Nanaimo Street between 41st and 45th so as to prevent any through usage of this street. Although our assessment does not indicate a need for such treatment, there does not appear to be any significant objection to a cul-de-sac, provided emergency fire access can be maintained. This matter is being pursued further."

The City Engineer recommended

(a) a traffic signal not be installed on 41st and Nanaimo
(b) a speed zone not be installed on Nanaimo between 41st and 45th
(c) the matter of vehicle speeds on 41st Avenue and on Nanaimo Street be referred to the Police Department for further attention
(d) the closing of Nanaimo between 41st and 45th be reviewed and a further report submitted on this matter.

Mrs. Wade was present at the meeting and discussed the matter with the Official Traffic Commission. She specifically requested that a cul-de-sac be put in on Nanaimo Street and expressed the opinion that Nanaimo Street could be closed to traffic from 41st to 45th Avenues as there was adequate parking for the residents and visitors to Orchard Park on site. Mrs. Wade advised of the difficulties being experienced in crossing 41st Avenue at Nanaimo Street and the City Engineer was requested to review the platooning of cars at this intersection.

cont'd....

Clause 4 continued

After due consideration it was

RECOMMENDED that

(a) A traffic signal not be installed on 41st and Nanaimo

(b) A speed zone not be installed on Nanaimo between 41st and 45th

(c) The matter of vehicle speeds on 41st Avenue and on Nanaimo Street be referred to the Police Department for further attention

(d) The closing of Nanaimo between 41st and 45th be reviewed and a further report submitted to the next meeting of the Official Traffic Commission.

5. Parking Exemption Decals

The City Engineer submitted a report dated August 3, 1972, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved:

Mr. W. Hickey
#101, 43 East 11th Avenue
VANCOUVER, B. C.

Mr. L. Nelson
#102, 696 West 45th Avenue
VANCOUVER 13, B. C.

Miss F. Munro
#302, 1340 West 12th Avenue
VANCOUVER 9, B. C.

Mr. R.E. Simms
#302, 1461 Harwood Street
VANCOUVER 5, B. C.

RECOMMENDED that the recommendation contained in the City Engineer's report dated August 3, 1972, re parking exemption decals be adopted.

The meeting adjourned at approximately 4:50 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 485

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

AUGUST 17, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, August 17, 1972, at 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
Aldermen Adams, Bird, Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor
Alderman Broome (on Civic Business)
Alderman Calder
Alderman Hardwick

CLERK TO THE COMMITTEE: D. Scott

Adoption of Minutes

The Minutes of the meeting held April 20, 1972, were adopted.

The following recommendations of the Committee are submitted to Council:

RECOMMENDATIONS

1. Health and Welfare Standing Committee Meetings

AMENDED SEE PAGE 485

The Chairman requested leave to introduce the matter of holding Health and Welfare Committee meetings on subject matters that had not specifically been referred to the Committee by the Council. She pointed out that this was delaying matters which could be discussed in the Committee. The Committee concurred with this request and discussed the matter. It was

RECOMMENDED that agenda items to the Health and Welfare Committee be at the discretion of the Chairman.

2. Photo Identification Cards for Social Allowance Recipients

On April 25, 1972, Council referred a communication from the Welfare Rights Organization to the Director of Welfare and Rehabilitation for report. Council also authorized, at that time, that this Organization be given the opportunity of appearing before the Committee when the report comes forward.

The Board of Administration, under date of August 10, 1972, submitted the following report of the Director of Welfare and Rehabilitation:

"Several months ago this matter was brought to the attention of the Health and Welfare Committee. The Director was requested to review this matter with Provincial officials and report back.

. . . Cont'd.

Clause No. 2 (Cont'd.)

The Director has made a detailed submission to the Province outlining objectives, procedures and costs. In our submission we asked the Province to pay the full cost of non-recurring capital equipment ($20,700.00); to share equally in the cost of annual I.D. card requirements ($10,000.00) and to cost sharing temporary staff for conversion and one full time staff for on-going program.

On August 2, 1972, we were advised that the Provincial policy is not to share in capital equipment, however they may consider cost sharing in staff.

In view of this decision I would recommend that no further action be taken at this time.

RECOMMENDATION: Your Board recommends that the above be approved."

It was noted that the delegation did not now wish to appear unless action was going to be taken to enforce the use of Photo Identification Cards. It was

RECOMMENDED that the foregoing report of the Board of Administration, dated August 10, 1972, be adopted.

3. Community Care Facilities - Licensing Act

The Vancouver City Council, on June 27, 1972, when considering the matter of Licensing and Supervision: Group Day Care Facilities in Vancouver, referred the whole question to this Committee, including reports from the Board of Administration on the subject, when received.

The Board of Administration, under date of August 9, 1972, submitted the following report of the Medical Health Officer and Director of Welfare and Rehabilitation to the Committee for consideration:

"On November 9, 1971, Council discussed a report from the Medical Health Officer explaining -

a. Policy changes of the Province of British Columbia whereby inspections of community care facilities were to be shifted to municipal staff because of the transfer of Vancouver-based Provincial staff to Victoria.

b. The ambiguity of obligation of the City of Vancouver to indeed assume this work. One section of the Community Care Facilities Licensing Act appeared to make these inspections a municipal responsibility, whereas other sections specified Provincial staff as responsible. The Corporation Counsel advised Council that the only clear obligation on the part of the City was to continue to make inspections of the physical state of the premises as had always been done for City by-law purposes and advised that the City had no clear obligation to inspect the operations.

Representations to the Minister of Health Services & Hospital Insurance resulted in an offer of two half-time nurses and the services for one year of a full-time social worker. Council on February 15th referred this issue back to the Board 'for further report having in mind the financial and legal implications'.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Council on June 27, 1972, received a Delegation from the Ad Hoc Committee on Day Care in support of a recommendation 'that money for staff be allowed to the City Health Department to license and supervise daytime services for children with coordination, a central referral unit, and a cohesive efficient operation'. At that time, Council moved 'THAT the whole question be referred to the Standing Committee on Health and Welfare, including reports from the Board of Administration on the subject, when received.'

The Medical Health Officer and the Director of Welfare & Rehabilitation now report as follows:

'In consultation with the Corporation Counsel we reviewed the new Community Care Facilities Licensing Act. The obvious intent of the amendments is clearly to place upon the municipalities the obligation to carry out full inspectional activity in relationship to the facilities under this Act. The new Act will require municipal departments to carry out the following inspections -

a) An assessment of every new application for community care licensing to include assessment of the suitability of the operator, the adequacy of staffing, both in numbers and quality, the standard of food service, etc.

b) The investigation of any complaint from a resident of any Community Care Facility or any citizen. These complaints relate to the manner of operating the facility, or the appropriateness of care standards for the needs of the residents. The investigation of a complaint involves a thorough review of the facility and frequently results in recommendations being made to the Community Care Facilities Licensing Board.

c) Regular review of every community care facility as to its total service, manner of operation, etc., at least on an annual basis, and more often if problems are being identified. An annual report is made to the Community Care Facilities Licensing Board.

d) Any other investigations required under the Regulations pursuant to this Act.

There are as yet no Regulations passed in relationship to the new Act. The present regulations serve as guidelines until the new Regulations are enacted. The new Regulations may require more inspectional services than are indicated in this report. The inspections as described represent an amount and complexity of work that is well beyond the current inspection activity carried out by Health and Building inspections. The appropriateness of the physical facility is important, but the complexity related to the assessment and supervision of these facilities is a much more demanding and a much larger task. Enforcement of the Act is still to be retained by the Community Care Facilities Licensing Board, but any action would be based upon the detailed work of the municipal inspectional staff.

. . . Cont'd.

Clause No. 3 (Cont'd.)

The nature of this work will require professional staff appropriately trained and experienced in the fields of health (such as a public health nurse), social work or education. The estimated salary costs are based on the current salaries paid to persons employed by the City with this level of professional training.

In previous reports the Director of Welfare & Rehabilitation and the Medical Health Officer have indicated that a minimum staff required to maintain present standards of inspection would be three to six full-time staff members. It was brought to Council's attention by the Ad Hoc Committee on Day Care (Delegation June 27, 1972) that there is an immediate need for a review of existing day care facilities in Vancouver, with a view to determining what steps are required to up-grade facilities to adequate child care standards. A further assessment of staff requirements for the entire Community Care Facilities program indicates a minimum of three professional staff (one with supervisory responsibility) and one clerical position.

Earlier in 1971 the responsibility for the administration of this Act passed from the Minister of Rehabilitation & Social Improvement to the Minister of Health. Coincident with this was the transfer of Provincial inspectional duties from the Provincial Welfare staff throughout the Province to the Provincial Health Branch staff. The newly revised Community Care Facilities Licensing Act does not specify which municipal department is responsible for inspections. It is recommended that the above four positions be established within the Welfare & Rehabilitation Department and that the staff be located in the Health Department, City Hall East Wing.

The estimated annual costs are -

Salaries	$ 42,300.
Transportation	2,200.
TOTAL:	$ 44,500.
Recoverable @ 50% (Canada Assistance Plan, Government of Canada)	22,250.
NET COST OF SHAREABLE ITEMS TO CITY OF VANCOUVER:	$ 22,250.
Annual Costs, Non-shareable.	
Printing, stationery, postage	1,500.
Phone	300.
TOTAL ANNUAL COSTS (NET, CITY OF VANCOUVER):	$ 24,300.
INITIAL COSTS:	
Furniture	
2 Desks	$ 380.
1 Steno Desk	225.
1 Electric Typewriter	575.
2 4-drawer Filing Cabinets	220.
2 Swivel Armchairs	200.
1 Steno Chair	52.
4 Side Chairs	150.
	$ 1,782.
Renovations to East Wing	1,800.
	$ 3,582.

. . . Cont'd.

Clause No. 3 (Cont'd.)

Application will be made by the Director of Welfare & Rehabilitation to the Provincial Department of Health and to the Provincial Department of Rehabilitation & Social Improvement for an additional 25% cost-sharing of the professional staff salaries.

It is further recommended that the classifications of the specified positions be carried out by the Personnel Services Department and submitted to the Board of Administration for approval.'

Your Board RECOMMENDS that the above report of the Director of Welfare & Rehabilitation and the Medical Health Officer be approved. "

Miss L. Tarwick, together with other representatives from the Ad Hoc Committee on Day Care, appeared and discussed the matter with the Committee. The delegation expressed concern with the present regulations that are in effect, the quality of the care and service in these centres and the lack of enforcement of the rules and regulations. They referred particularly to Page 2 of the Board of Administration report, wherein it is stated the nature of this work will require professional staff appropriately trained in the fields of health (such as a Public Health Nurse), social work or education. It was their opinion that somebody qualified in education was most essential, however, they felt it should be somebody trained in early childhood education and childhood development. The Director of Welfare and Rehabilitation agreed with their point of view and indicated to the Committee that this will be taken into account in the recruiting of the required staff.

The Committee noted that no regulations have been passed in relationship to the new Act, and the Director of Welfare and Rehabilitation stated it is hoped that the relevant City Departments will be given an opportunity to work with the principals of the Provincial Government when these rules and regulations are being reviewed. He was of the opinion that, if the Board of Administration report was adopted, the City Departments concerned would be in a better position to approach the Provincial Government for permission to review the regulations prior to their enactment. It was also noted that the City carries out inspections, but has no power to enforce the rules.

After considerable discussion, it was

RECOMMENDED that the report of the Board of Administration, dated August 9, 1972, be adopted after amendment to the fourth paragraph on Page 2, which would now read as follows:

* "The nature of this work will require professional staff appropriately trained and experienced in the fields of health, (such as a public health nurse), social work or education (i.e. training in early childhood education and childhood development). The estimated salary costs are based on the current salaries paid to persons employed by the City with this level of professional training."

. . . Cont'd.

Clause No. 3 (Cont'd.)

It was

FURTHER RECOMMENDED that the following resolution be tabled for six months and brought back to the attention of the Committee at that time:

"THAT we ask the Provincial Government to place the enforcement powers under the Licensing Act in the hands of the City of Vancouver with an appropriation to cover the cost."

The meeting adjourned at approximately 10:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 485

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

AUGUST 17, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 17, 1972, at 11:00 a.m. in #1 Committee Room, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Adams, Linnell, Phillips, Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor
Aldermen Calder, Hardwick,
Alderman Broome (Civic Business)

CLERK TO THE COMMITTEE: R. Henry

The minutes of the meeting of August 3, 1972, were adopted.

The following Report of the Committee is submitted to Council for information.

INFORMATION

1. Greater Vancouver Regional District: Liveable Region Program

On August 1, 1972, Council directed that a letter from the Greater Vancouver Regional District, dated July 12, 1972, with respect to its Liveable Region Program, be referred to a meeting of the Committee.

Mr. Lash, Director of Planning of Regional District, showed a film "Liveable Region" and afterwards advised on the preparations being carried out with respect to the program, as well as its objectives. Mr. Lash also explained that he is requesting the various Municipal Councils to accept, in principle, the program, and to co-operate, both at the political and administrative level, when interested groups request a panel discussion.

The Director of Planning explained the part his department has been taking with regard to a similar project in the City's core-area.

Various comments were made by members of the Committee, particularly on the subject of the 'controlled growth' of the City, and whether this could be achieved.

At the conclusion of the foregoing discussions, the Chairman and Alderman Phillips left the meeting to attend to other matters, leaving the Committee without a quorum.

The meeting then adjourned at 12:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 485

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Wednesday, September 6, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' Meeting

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting dated August 29, 1972, (with the exception of the 'In Camera' portion), be adopted, after a change on page 14 with regard to the voting of certain Aldermen on Item K - Rezoning, whereby such will read as follows:

"(Aldermen Hardwick, Rankin and Wilson refrained from voting on this item not having been present at the Public Hearing when this particular item was under discussion)"

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Development Permit:
Extension to Sands Motor Hotel

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see page 15)

COMMUNICATIONS OR PETITIONS

1. Seminar re Rent Policy:
Canadian Council on Social Development

The Deputy Chairman of the Vancouver Rental Accommodation Grievance Board advised of invitation from the Canadian Council on Social Development for the Chairman to attend, and speak to, a seminar on rent policy to be held September 25 and 26, in Toronto, and submitted a resolution of that Board recommending authority be granted to the Chairman accordingly.

MOVED by Ald. Broome,
THAT the Chairman of the Vancouver Rental Accommodation Grievance Board be authorized to attend and speak to this seminar.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

2. Development of Provincial Government Complex

A communication was noted from the Vancouver City Planning Commission recommending the Provincial Government be approached as soon as practical on the matter of development of the Provincial Government complex on Blocks 51, 61 and 71.

MOVED by Ald. Linnell,
THAT the subject matter be referred to the Standing Committee on Planning and Development to consider alternate plans for action in respect of development on the three blocks 51, 61 and 71:

FURTHER THAT His Worship the Mayor in the meantime be requested to discuss this matter with the Premier-elect as soon as possible.

- CARRIED

3. Transportation and Communications Committee: Canadian Federation of Mayors and Municipalities

His Worship the Mayor advised of an invitation from the Canadian Federation of Mayors and Municipalities to serve on the Federation's Transportation and Communications Committee.

His Worship recommends Alderman Wilson be the Council's delegate.

MOVED by Ald. Bird,
THAT Alderman Wilson be appointed to serve on this particular Committee of the Canadian Federation of Mayors and Municipalities.

- CARRIED

(Alderman Rankin is recorded in the negative)

4. Delegation and Grant Request: Community Transportation Service

A request was received from the Executive Director of the Community Transportation Service for a further opportunity to appear before Council in connection with its grant request in respect of transportation service provided to elderly citizens.

MOVED by Ald. Calder,
THAT the delegation be heard.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. BOARD OF ADMINISTRATION GENERAL REPORT, September 1, 1972

WORKS AND UTILITY MATTERS

Underground Wiring within Certain Parks (Clause 5)

In considering this clause, it was,

MOVED by Ald. Adams,
THAT the cost of underground wiring at Rupert Park and Stanley Park, totalling $150,600, be allocated from the Park Development allocation in the 1971-75 Five-year Plan.

- LOST

(cont'd.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

WORKS AND UTILITY MATTERS (cont'd)

Underground Wiring within
Certain Parks (cont'd)

MOVED by Ald. Broome,
THAT the Director of Finance be instructed, in connection with the cost of underground wiring at Rupert Park and Stanley Park, to make the funds required, i.e. $150,600, available in the City's 1972 or 1973 Supplementary Capital Budget, as indicated by the time work is likely to commence on each project.

- CARRIED

Removal of Willow Tree on City Boulevard
N/S First Avenue - 3336 Point Grey Road (Clause 6)

In considering this clause it was noted communications were received from Mr. and Mrs. Mills and Mr. and Mrs. McCuaig in opposition to the tree removal. In the letter from Mr. and Mrs. Mills it is requested an opportunity be given to express their views.

MOVED by Ald. Phillips,
THAT the willow tree on the City boulevard, N/S First Avenue, 3336 Point Grey Road, not be removed;

AMENDED
SEE PAGE 579

FURTHER THAT the City Engineer be requested to report back with costs on the sewer maintenance required in view of the tree situation.

- CARRIED

Rezoning Application: Portion of Land
bounded by Harrison and Victoria Drives (Clause 7)

In considering this clause a telegram was noted from Mr. Howard E. Stevens, 2031 Harrison Drive, requesting the item be referred to the Official Traffic Commission to receive a delegation.

MOVED by Ald. Wilson,
THAT this clause be referred to the Official Traffic Commission with the request arrangements be made to hear Mr. Stevens as a delegation on the subject.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 4 inclusive of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Dunbar - West Point Grey Youth Problems (Clause 1)

MOVED by Ald. Hardwick,
THAT this clause be received for information and referred to the Standing Committee on Health and Welfare as one of the matters to be considered when discussing youth problems.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Group Trailer Parking:
P.N.E. (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Alterations to the Existing Gasoline Service Station

MOVED by Ald. Bird,
THAT the report of the Board of Administration (Building and Planning matters), be adopted.

- CARRIED

FINANCE MATTERS

Appointment of Auditors: 1973
(Clause 5)

After considering this clause it was,

MOVED by Ald. Adams,
THAT the firm of Riddell, Stead and Co., be appointed Auditors for the City of Vancouver for the year 1973 at a fee of $36,650, in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 of the report of the Board of Administration (Finance matters), be adopted.

- CARRIED

B. PROPERTY MATTERS
September 1, 1972

MOVED by Ald. Adams,
THAT Clauses 1 to 3 of the Board of Administration report (Property matters), be adopted and Clause 4 received for information.

- CARRIED

C. Appeal re License Refusal
Kino Art Gallery & Cinema

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day. (See pages 15 & 16)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Request to Stand Advertising Vehicle on Street (Oktoberfest)

The Board of Administration, under date of August 30, 1972, submitted the following report:

"The City Engineer reports as follows:

'In a letter dated August 18, 1972 the Vancouver Oktoberfest Committee have requested permission to stand a vehicle at several locations on City streets to advertise the forthcoming Oktoberfest. Their initial proposals were not acceptable to either the Police or Engineering Departments and have been amended after disucssion with the Oktoberfest Committee.

The following proposal and locations are acceptable from a Police and Traffic Engineering standpoint:

PROPOSAL

To operate on City streets and stand at various locations an eight horse Clydesdale team pulling an ornately carved beer wagon which advertises the Oktoberfest.

Location 1: Johann Strauss Restaurant, 800 Block Hornby Street
Date: September 14, 1972, 5:00 p.m. - 7:00 p.m.
Route: 4:15 p.m. - from south foot of Hornby Street to 800 Block Hornby.
7:00 p.m. - from 800 Block Hornby to south foot of Hornby Street via Robson Street, Thurlow Street, and Beach Avenue.

Location 2: Schnitzel House, 1000 Block Robson Street
Date: September 15, 1972, 12:00 noon - 2:00 p.m.
Route: As per location 1.

Location 3: North side of Alexander Street, east of Carrall Street.
Date: September 16, 1972, 4:00 p.m. - 7:00 p.m.
Route: From Oakridge Shopping Centre via 41st Avenue and Main Street.

The team and wagon will be trucked to and from the starting and finishing points and the only location where the loading will be done on-street is Alexander Street. Temporary parking prohibitions will be required at the three locations.

If the wagon were to be kept in continual motion, Council approval would not be required. However, as the request is to 'stand' the vehicle on City street, Council's approval is required under Section 81(2) of the Street and Traffic By-law 2849.

As advertising on stationary vehicles is a matter of Council policy, the request of the Vancouver Oktoberfest Committee to stand a horse-drawn vehicle in the 800 Block Hornby Street, 1000 Block Robson Street, and the Unit Block Alexander Street on the respective dates of September 14, 15 and 16, 1972, is put forward for Council's CONSIDERATION.

Should Council approve the above request, it is RECOMMENDED that such approval be subject to the following conditions:

(1) That the applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from operating the Oktoberfest wagon on City streets.

(2) That the applicant maintain the streets clean of any waste material resulting from the operation.

(3) That the cost of temporary signing be borne by the applicant.'

Your Board submits the matter to Council for CONSIDERATION."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Request to Stand Advertising Vehicle on Street (Oktoberfest) continued:

MOVED by Ald. Broome,
THAT the request of the Vancouver Oktoberfest Committee, set out in the foregoing report, be approved, subject to the conditions set out in that report.

- CARRIED

E. Archives Division: Staffing

The Board of Administration, under date of September 1, 1972, submitted the following report:

"City Council at its Meeting of November 23, 1971 received a report from the City Clerk and City Archivist entitled 'Archives Division - Statement of Purposes and Objectives'. City Council in respect of this matter resolved as follows: -

> 'The Statement of Purposes and Objectives of the Archives Division as detailed in the submission from the City Archivist dated October 1971 be approved.'

Your Board has now received a memorandum from the City Clerk (copies attached) indicating his recommendation for staffing of the Archives Division.

In summary the situation is as follows: -

Present Staff Establishment: -

Archivist	1
Stenographer II	1
Clerk Typist II	1
Total	3

To assist the Archivist, three additional positions are recommended, namely: -

Assistant City Archivist	1
Archival Assistants	2
Total	3

In addition it is recommended that the Museum Display Technician II (Pay Grade 19 - $671-801) who now spends approximately 50% of his time on photographic work for the Museum Department be assigned full time to the position of Photographic Assistant to provide service to the Museums, Archives, and the Library Board. It is proposed that this Technician be located in the photographic work room area provided in the new Archives Building. Further that the Vault Attendant now on the staff of the Finance Department be transferred to the staff of the Archives Division.

The annual increase in staffing costs to the City should be in the order of $30,000.

Assistant City Archivist (Records Manager)

The incumbent of this position is to be responsible for the development of a records program to deal with the disposition of inactive departmental records and to determine a schedule of retention and disposal. The incumbent of the position will therefore be fulfilling the function of Records Manager of all inactive City Records and Documents.

Archival Assistants

The incumbents of the two recommended positions are to carry out the basic tasks of Archival Management and the provision of service to the public. The work of the incumbents will include: -

Accession Procedure
Screening of material including selection and disposal
Classifying, labeling and shelving material
Assisting the public to obtain information and answering inquiries.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Archives Division: Staffing (cont'd)

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who concurs herein and a copy has been furnished to the Vancouver Museums and Planetarium Association.

Summary of Recommendations

1. That the Position of Assistant City Archivist be established.

2. That two Positions of Archival Assistant be established.

3. That the Museum Display Technician and the Vault Attendant Positions be transferred from their respective departments to the staff of the Archives Division.

4. That your Board be authorized to approve for each permanently established position the Classifications and Pay Grades - in accordance with Council Resolution of July 22, 1969; and further that your Board be authorized to establish the effective date of commencement for the various positions having regard to the requirements of the Division in connection with the opening of the new Archives Building.

5. That the Funds necessary for payment of salaries for such positions in 1972 be obtained from contingency reserve.

Your Board RECOMMEND adoption of the above recommendations and notes that approval of this report results in an increase in the standard of service in the Archives which was anticipated when this Centennial Project was approved."

(Copy of City Clerk's report of August 31, 1972, is on file in the City Clerk's Office)

In connection with the reference in the report to transfer of Museum Display Technician II to the Archives Division to assume duties of photographic assistant to provide services to Museums, Archives and Library Board, a communication was received from the Vancouver Museums and Planetarium Association Vice President asking this portion of the report be deferred pending an opportunity for discussions on the matter with the Board of Administration, and an opportunity to be heard by Council on the matter.

After considering the report, the Council took action on the recommendations in the report as follows:

MOVED by Ald. Hardwick,
THAT recommendation 1 be approved.

- CARRIED

(Alderman Broome is recorded in the negative)

MOVED by Ald. Hardwick,
THAT recommendation 2 be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT recommendation 3 be deferred pending further report by the Board of Administration, after review and discussions with the Vancouver Museums and Planetarium Association.

- CARRIED

cont'd....

Archives Division:
Staffing (cont'd)

MOVED by Ald. Hardwick,
THAT recommendation 4 be approved.

- CARRIED

MOVED by Ald. Hardwick,
THAT recommendation 5 be approved.

- CARRIED

F. Illegal Suites: Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of August 17, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Dagmar Ward (tenant), 2610 West 10th Avenue
Mrs. Isobel A. Fuller (tenant), 5801 McKinnon Street
Mrs. Helga Schumacher (tenant), 2955 East 3rd Avenue
Mrs. F.J. MacDonald (tenant), #212 - 1999 Nelson Street
Mrs. Dial Kour Sidhu (owner), 204 West 63rd Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Andrew Janzen (tenant), 7825 Nanaimo Street
Mr. & Mrs. Joginder Johal (owners), 4243 John Street

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Ilija Cuba (owner), 62 East 55th Avenue
Mr. Hasan Tiro (owner), 2061 Mannering Street

(d) the following applications be not approved:

Mr. & Mrs. Teja Bains (owners), 8178 Prince Edward Street
Mr. Pete Mouzourakis (owner), 1950 East 1st Avenue
Mr. H. Ditmar Mittelstaedt (tenant), 745 East 24th Avenue
Mr. & Mrs. Beant Singh (owners), 1155 East 15th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated August 17, 1972, and containing clauses (a) to (e), be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Development Permit Application:
Shipyard for Riv Tow Straits Ltd.
8550 Victoria Drive

The Board of Administration, under date of September 1, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:-

"BACKGROUND:

During the Civic strike, buildings were erected on a site occupied by Riv Tow Marine Ltd. zoned M-2 Industrial, on the east side of Victoria Drive and south of Kent Avenue. Ship building was started on this site and the abutting Victoria Street end. The Victoria Street end is leased from the City of Vancouver. The owners have applied for a development permit and petitions have been received against the use from an adjacent residential area.

Before taking further action, this matter is submitted to Council for their consideration.

Lease of Part of Site

The street end was leased by the City to Riv Tow Marine Ltd. (formerly River Towing Company Ltd.) on January 1, 1965 for 21 years. The first six years was fixed and the remaining 15 years of lease can be cancelled on one year's notice. The term included the provision that no structure can be erected on the demised premises.

This lease is an extension to a previous lease to River Towing Company Ltd.dating back to 1959, which was approved by the Technical Planning Board. No approval for use of the leased street end has been granted.

Development Permit Application No. 59003

The application made by Burnette Resource Survey Ltd. is dated April 26th, 1972. On the evening of April 26th, 1972,the Civic Strike commenced and no development permit applications were processed for approximately eight weeks. The application and accompanying drawings indicated that it is proposed to construct a 50 ft x 96 ft. building and to move and place a 30 ft.x 40 ft. building on the portion of the site immediately to the east of the Victoria Drive Street end.

The drawings do not indicate the proposed use of the portion of Victoria Drive. The buildings are shown to encroach on this street end.

The required off-street parking and loading and unloading facilities are not shown on the drawings meeting the minimum requirements of the Zoning and Development Bylaw.

The stated use on the application was to erect, service, repair and maintain tugs and barges. No development or building permits for the project have been issued, however, the buildings are in fact on the site and are being used for ship building. Ship building is also being carried out on the Street end.

Zoning

The site is zoned M-2 Industrial and has been zoned for industrial use since 1931. It is located in the South East Marine Drive industrial area which is more or less continuous from the foot of Angus Drive to Boundary Road.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Shipyard for Riv Tow Straits Ltd.
continued:

In the industrial district, however, there are two fairly extensively developed pockets of residential development. The most westerly part of the pocket bounded by Argyle, South East Marine, Duff and Kent Avenue North overlooks this particular activity at the foot of Victoria Drive.

The river frontage has always been used for water-oriented industrial use. However, the newly established use is noisy and has a cluttered appearance to the adjacent properties.

Ship building is an outright use in the M-2 Zoning District Schedule. Normally a development permit would be issued (provided the proposal complied with the regulations of the Bylaw). In this case the location of two principal buildings on the same site requires the approval of the Director of Planning and Civic Development.

Review of Present Zoning Policy

The Department of Planning and Civic Development has been carrying out a review of development policy for lands north of Kent Avenue north and south of South East Marine Drive between Crompton and Boundary Road. This report will recommend that the single family pockets will remain intact.

Petitions

Local homeowners are incensed by the development, particularly since it was started without a development or building permit. A petition has been submitted signed by 14 neighbouring property owners listing their complaints as:

'1. Building and installation of shipyard abutting a fully developed residential area.

2. The building of (10-12) steel hulls has already commenced in an open area, where electric arcs of welding, hammering and grinding is noisy and a sight to see.

3. Absolutely no parking has been provided using our streets 8-10 hours a day.

4. Portable shelters they move over hulls are scattered over entire area which makes the property look like a slum of dirty shacks.

5. The propeller shop is also a sickening sight, and will be noisy and the operation of such will certainly make it unbearable to live within same vicinity. '

CONCLUSION:

Taking into consideration the construction that has taken place without permission and having regard to the existing adjacent one family dwellings, the Director of Planning is only prepared to approve two principal buildings on the site subject to the provision of adequate off-street parking and loading and unloading facilities (which could be provided on the street end) for a limited period of one year, and subject to the agreement of the developer to improve his operation in terms of noise, clutter and other details.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Shipyard for Riv Tow Straits Ltd.
continued:

It is also suggested that the Council may wish negotiations to take place between Riv Tow Straits Limited and/or the owners of the lands immediately east of Victoria Drive with the view to relocating the ship building further east in the existing Industrial zoned land and in an area not immediately adjacent to one family dwellings.

Under the circumstances and before taking any further action, the Director of Planning and Civic Development submits this matter to City Council for CONSIDERATION. "

Your Board submits the report of the Director of Planning & Civic Development for Council consideration."

MOVED by Ald. Phillips,
THAT the Director of Planning and Civic Development be authorized to initiate discussions with Riv Tow Straits Ltd. and the affected residents and owners;

FURTHER THAT the Corporation Counsel be requested to look into the question of the noise involved and to what degree the City's by-laws can control use of machinery and other type of equipment on the site.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Strathcona Rehabilitation Area)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being the Zoning and Development By-law (cont'd)

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings.)

Note: Aldermen Wilson and Rankin refrained from voting, not being present at the Public Hearing when this particular item was under consideration.

MOTIONS

1. Allocation of Lands for Highway Purposes: 3028 East 29th Avenue and N/S Kingsway, West of Earles Street

MOVED by Ald. Hardwick,
SECONDED by Ald. Sweeney,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lot 3, Block 123, District Lots 36 and 51, Group 1, New Westminster District, Plan 1666, lying to the south of a line drawn parallel to and 20 feet perpendicular distant northerly from the southerly limit of said Lot 3 and extending from the westerly limit to the easterly limit of said Lot 3, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 9, 1972, and marginally numbered LF 6205, a print of which is hereunto annexed.

2. all that portion of Lots 45 and 46, Subdivision "A", Blocks 1 to 4, District Lot 37, Group 1, New Westminster District, Plan 2421, lying to the north of a line drawn parallel to and 10 feet perpendicular distant southerly from the northerly limit of said Lots 45 and 46, and extending from the westerly limit of said Lot 46 to the easterly limit of said Lot 45. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated June 8, 1972, and marginally numbered LF 6204 a print of which is hereunto annexed.

cont'd...

MOTIONS (cont'd)

Allocation of Lands for Highway Purposes continued:

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

2. 1973 Preliminary Budget

MOVED by Ald. Phillips,
SECONDED by Ald. Adams,
THAT the Finance Committee meet in the next two to three months to discuss the 1973 Preliminary Budget.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Stadium Seating

referred to a communication from the B.C. Lions Football Club in regard to additional seats at Empire Stadium. The Alderman suggested discussions be held between the representatives of the City, P.N.E. and the Football Club.

Alderman Wilson - Order of Agenda

referred to the order of the Agenda whereby 'Notices of Motion' follow 'Enquiries and other Matters'.

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,
THAT the order of the Council Agenda be changed so that 'Notices of Motion' will follow immediately after 'Motions' in the Regular Council Agenda.

- CARRIED

Alderman Wilson - Development Permits

referred to delays in the granting of development permits and cited one case in particular. The Alderman agreed to submit to the Board of Administration the particulars in this case.

Alderman Phillips - C.P.R. and Waterfront Area

advised that Mr. J.N. Fraine, Regional Vice President, C.P.R., had informed him of his willingness to meet with City representatives to discuss matters pertaining to the waterfront area and therefore would like to receive an invitation to any such meeting.

Alderman Phillips - Infected Trees: Private Property

enquired of the Corporation Counsel as to what action could be taken by the City to require owners of private property to spray their infected trees, or the City do so billing the owners subsequently.

The enquiry was referred to the Corporation Counsel for consideration.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Commercial Area: Nanaimo and Hastings Streets	referred to the commercial area in the vicinity of Nanaimo and Hastings Streets and felt the Director of Planning and Civic Development should be directed to study the area to advise Council with regard to its future development.
Alderman Bird - Hastings East Commercial Area Parking	enquired why those who contribute to the special local improvement parking arrangement in the Hastings East commercial area should be required also to provide on-site parking in development of their buildings in the area.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Stadium Seating

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT His Worship the Mayor appoint two members of Council to the Committee proposed by the Lions Football Club and the P.N.E. to investigate the possibility of expanding the seating capacity at Empire Stadium.

(Notice)

2. Civic Holiday: August

MOVED by Ald. Wilson,
THAT WHEREAS many parts of Canada observe the first Monday of August as a holiday;

BE IT RESOLVED THAT City Council apply for a Charter amendment, or at the pleasure of the Provincial Legislature, an 'Act of the Legislature' which will provide for a statutory holiday in British Columbia on the first Monday in August of each year.

(Notice)

The Council recessed at approximately 10:50 a.m. and following an 'In Camera' meeting in the Mayor's Office recessed to reconvene in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
Alderman Calder
Alderman Phillips

DELEGATIONS AND UNFINISHED BUSINESS

Development Permit: Extension to Sands Motor Hotel

The Council considered a development permit application for construction of an addition to the Sands Motor Hotel, 1755 Davie Street and noted approval given by the Technical Planning Board on October 15, 1971, subject to several conditions. In memoranda dated April 17 and 18, by the Zoning Planner, details are set out, including those conditions which have not been complied with to date. The total development (existing and proposed), with the exception of a small building at the corner of Bidwell and Davie Streets, will cover the total half block bounded by Davie Street, Denman Street, Bidwell Street and the lane north of Davie Street. The hotel tower would be located at the Davie and Denman corner of the site.

The Council received delegations as follows in opposition:

(a) West End Community Council
(Mrs. J. Piercey)

Brief filed dated May 2, 1972

(b) Mrs. S.A. Ennyu

Brief filed

(c) Mr. R. Tyler

Brief filed dated September 6

A representative of the company appeared in support of the application and submitted a brief dated August 22, 1972.

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT the action of the Technical Planning Board in approving this development permit application, subject to certain conditions, be confirmed.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Broome	Alderman Rankin
Alderman Sweeney	Alderman Hardwick
Alderman Wilson	Alderman Linnell
Alderman Bird	
His Worship the Mayor	

The motion was declared carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appeal re License Refusal: A. Cramer Kino Art Gallery and Cinema

Mr. A. Cramer, on August 12, 1972, filed an appeal from the refusal by the License Inspector of a license to operate the Kino Art Gallery and Cinema at 2152 Main Street on the grounds the building did not comply with the requirements of the Building By-law.

In this regard, the Board of Administration reported as follows under date of September 1, 1972:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Appeal re License Refusal:
Kino Art Gallery and Cinema (cont'd)

'Mr. Alex Cramer has written requesting Council to consider a refusal of his License application to operate a Cinema and Art Gallery at 2152 Main Street. The License Inspector refused the license because the City Building Inspector advised the building does not comply with the requirements of the Building By-law.

The City Building Inspector reports as follows:

"The building at 2152 Main Street is three storeys in height, the exterior walls being of masonry and the interior framing of wood. For many years the building was used as an apartment building on the upper floors and for commercial activity on the ground floor. Mr. Cramer has changed the use on the ground floor to an assembly occupancy. Under the regulations of both the Vancouver Building By-law and the National Building Code, such occupancy in a building of this kind of construction is not permissible. To comply, the building would have to be of non-combustible fire-resistive construction and it is not possible to modify the building to make it comply. The ground floor can continue to be used as a commercial occupancy.

This information was passed on to the Chief License Inspector who, thereupon, refused to issue a license.

Mr. Cramer states that during the civic strike when he enquired about getting a license he was told no one at City Hall could help him. The staff who were involved in meeting the public during the strike cannot recall any contact with Mr. Cramer either by telephone or at the counter at the 12th Avenue entrance. They doubt that they would have told him no one could help him but rather would have referred him to the Chief License Inspector. Mr. Harrell, however, was not contacted by Mr. Cramer.

It is recommended that the refusal to issue the License be upheld and the Building Inspector take appropriate enforcement action under the regulations of the Building By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.'

Mr. Cramer appeared before Council in support of his appeal and explained his position.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the license not be granted unless the assembly occupancy is eliminated.

(tabled)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the whole matter, including the main motion, be tabled for two weeks pending a report from the Fire Warden and the Fire Marshal to see if there is some way in which the building can be made satisfactory for this operation until December 31, 1972.

- CARRIED

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Corner of Grant and Commercial)

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

The By-law received three readings.)

The Council adjourned at approximately 3:50 p.m.

***

The foregoing are Minutes of the Regular Council meeting of September 6, 1972, adopted, after amendment, on September 19, 1972.

MAYOR

CITY CLERK

September 1, 1972.

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Central Heat Distribution Limited - Area of Operation

"The area in which Central Heat Distribution Limited is permitted to operate has not been specifically approved and designated by City Council as required in Paragraph 1 of the Steam Heat Agreement dated June 30th, 1966.

During early negotiations with the City, Central Heat Limited (a company later superseded by Central Heat Distribution Limited) proposed to confine its initial operations to the downtown and west end areas of the City.

Customers served up to the present are all in the area between Abbott and Thurlow Streets, between Robson Street and Burrard Inlet. The Company has requested that its operations be permitted within the entire Downtown and West End area, west of Gore Avenue and north of Prior Street and False Creek.

This request appears to be reasonable.

I therefore RECOMMEND that the public property specifically approved and designated for the operations of Central Heat Distribution Limited, pursuant to Paragraph 1 of the Steam Heat Agreement dated June 30th, 1966, be those streets, lanes and other public places within the City, west of Gore Avenue and north of Prior Street and False Creek."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. Closure of Lane North of 5th Avenue East of Scotia Street - Block 26, D.L. 200A, Plan 197

"The owner of the property on both sides of the lane north of 5th Avenue from Scotia Street to the lane east has made application to acquire this portion of the lane. The property on both sides of the lane having the same ownership makes this portion of lane surplus to the City's highway requirements.

I RECOMMEND that the lane north of 5th Avenue between Scotia Street and the lane east, the same as shown outlined red on plan marginally numbered LF 6207, be closed, stopped up, and conveyed to the abutting owner subject to the following conditions.

(1) The value of the lane to be $18,000 in accordance with the recommendation of the Supervisor of Property & Insurance.

(2) The closed lane to be consolidated with the abutting lands.

(3) All costs to effect the physical closure of the lane to be to the applicant's account."

Your Board RECOMMENDS that the foregoing be approved.

3. Storm Sewer in Lane South of 48th Avenue
Dunbar to Collingwood

"The general area is served by separate storm and sanitary sewers. At the present time there is no storm sewer in the lane south of 48th Avenue. In order to provide drainage for the abutting properties, it is necessary to install a storm sewer. This will compliment the existing sanitary sewer.

The estimated cost of the work is $12,500.

I RECOMMEND that $12,500 be appropriated from the 1972 Capital Budget account 'Provision for Unspecified Projects,' Reference No. 3-05-06."

Your Board RECOMMENDS that the foregoing be approved.

4. Yards Basic Capital Further Projects

"In the Yards Basic Capital Appropriations, funds were allocated by Council (Ref. 15-03) to cover a number of further projects for which detailed studies, design and estimates were not available at the time. Funds are now required to be appropriated so that the following work can be proceeded with.

The work is a small renovation of the Electrical Operations Office at Cambie Yard which is required as a result of a relocation of a staff member. The estimated cost is $1,250.00.

I RECOMMEND that an appropriation be allocated for this project, funds to be provided from Yards Unallocated Account No. 152/7901."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

5. Underground Wiring Within Certain Parks

The Director of Finance reports as follows:

"Undergrounding of wiring in Rupert Park and along Stanley Park scenic drive was included at the request of the Board of Parks and Public Recreation in the City Engineer's report approved by Council on August 15th, 1972. The matter of financing this work was not dealt with at that time, and as the work is not on a City street (normally when it would be included at 100% City cost for the part of a local improvement alongside a city park) but is in fact within the park areas, the appropriate source of funds would be the Park Development allocation in the 1971-1975 Five Year Plan. Undergrounding of existing wires was not, however, contemplated in 1969 and 1970 when the Five Year Plan was in preparation and under consideration.

The Board of Parks and Public Recreation on February 7th resolved:

'That City Council be requested to pay 1/3 the cost of underground installation of power and telephone lines in Rupert Park and along Stanley Park scenic drive and assign the two items top priority.'

The amounts for the municipal 1/3 are:

Rupert Park project	$37,300
Stanley Park project	113,300
	$150,600

The Park Development allocation in the 1971-1975 Five Year Plan now stands as follows:

. . . Cont'd.

Clause No. 5 (Cont'd.)

Total approved in the 1971-1975 Plan	$3,750,000
Amount allocated during 1970-1972, (which includes the Queen Elizabeth Restaurant $367,000; Bal. required for Crystal Pool contract $600,000; and the Park Board share of New Brighton Pool $250,000)	2,917,000
Unallocated balance available to and including the year 1975	$ 833,000

It will be recalled that the City's 1972 Supplementary Capital Budget approved by Council on August 1st, 1972 listed 5 projects previously approved by Council for which final cost estimates are not available, and which on a round sum estimate basis totalled slightly more than funds available. One or more of these projects may not commence until 1973 and thus would not require an allocation of funds in 1972. It is noted that Stanley Park wiring may not proceed before year end, due to technical difficulties requiring prior solution.

FOR COUNCIL CONSIDERATION:

Request of Board of Parks and Public Recreation for funds to pay the cost of underground wiring at Rupert Park and Stanley Park for a total of $150,600. Should these funds be allocated from

(a) the Park Development allocation in the 1971-1975 Five Year Plan

or

(b) Does Council wish to direct the Director of Finance to make the funds available in the City's 1972 or 1973 Supplementary Capital Budget as indicated by the time work is likely to commence on each project."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

6. Removal of Willow Tree on City Boulevard N/S 1st Avenue - 3336 Point Grey Road

The City Engineer reports as follows:

"A large weeping Willow tree is located on the boulevard of 1st Avenue which in effect is the rear of 3336 Point Grey Road since this is a double fronting property.

The Sewers Branch records show that roots from this tree have been the cause of 17 stoppages in adjacent house sewer connections, and in addition require that the main sewer on 1st Avenue be cleared of roots twice per year. The cost of the stoppages to the City and clearing roots from the main sewer has been approximately $2,000 with a future annual cost of $250 indicated. This cost does not include the structural damage which has already been caused to the main sewer which will lead to its premature failure.

The owner of the property at 3336 Point Grey Road in 1969 requested that the tree be removed since it interfered with a proposed driveway and landscaping of his property. The Engineering Department gave the owner permission to remove the tree at his own expense but he decided not to proceed because of strong objections from some of his neighbours. Instead, the owner requested that the City remove the tree since it is on City property. His position remains the same today.

. . . Cont'd.

Clause No. 6 (Cont'd.)

The 1972 Departmental Budget estimate for unstopping sewer connections where City responsibility is involved was cut significantly at Budget review; accordingly, it will be necessary to reduce expenditures for unstopping by eliminating the causes. Boulevard trees such as this, which have, and are expected to continue to have, a costly record of blocked sewer connections, must be removed if unstopping costs are to be kept within the Budget. Alternatively, the Budget for unstopping sewers must be increased. In this case, the inconvenience to householders caused by repeated sewer stoppages is particularly apparent.

The City Engineer requests Council's direction on whether trees of this type should be removed to reduce sewer maintenance costs or the Budget for unstopping sewers brought up to a level which will cover costs of unstops."

Your Board submits the matter to Council for CONSIDERATION.

INFORMATION

7. Rezoning Application - Portion of Land Bounded by Harrison and Victoria Drives

During consideration of the rezoning application for the portion of land bounded by Harrison and Victoria Drives, Council approved the rezoning application subject to "conditions recommended by the Technical Planning Board and subject to the Board of Administration submitting a report on the traffic and parking situations and the buses looping within the area".

The City Engineer reports as follows:

"The development proposed for the rezoned lands requires relocating and revamping the existing on-street bus loop. The proposed new bus loop has been designed in conjunction with the Architect for the development and B.C. Hydro based on the following criteria.

1) Adequate turning loop provided to ensure that buses can turn without interference to parking on the north side of Harrison Drive;

2) Provision for a bus lay-by within the loop and a bus shelter at the bus lay-by.

The new loop will not result in transit vehicles parking on the north side of Harrison Drive nor will it result in parking prohibitions on the north side of Harrison Drive.

The City Engineer is satisfied with the design of the proposed bus loop.

During Council's consideration of the rezoning application the possibility of relocating the bus loop closer to Marine Drive was raised.

The existing bus loop on Harrison Drive has been in operation since the early 1950's and the only complaints received about the bus loop were related to untidy conditions at the bus stop.

. . . Cont'd.

Clause No. 7 (Cont'd)

B.C. Hydro transit officials have indicated that they would not be in favour of relocation to Marine Drive because of the lack of a large enough site, the steep grade south of Marine which would hinder bus operations and which would necessitate somewhat expensive construction to provide an adequate bus loop with a level loading area, the desire to avoid crossing Marine Drive because of heavy traffic conditions, and the costs involved in site acquisition, site improvements and trolley wire extensions. The transit officials also suggested that the service provided by a relocation of the existing arrangement would not be as good as the existing arrangement particularly for the residents of the German-Canadian Benevolent Society complex.

It is therefore suggested that the proposed revisions to the existing bus loop are a more practical arrangement than relocating the bus loop to Marine Drive."

Your Board submits the matter to Council for INFORMATION.

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FOR COUNCIL ACTION SEE PAGE(S) 541-542

Board of Administration, September 1, 1972 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Dunbar - West Point Grey Youth Problems

This is a report from the Director of SP/CD and the Chief Constable on actions taken regarding juveniles and young adults committing disturbances and illegal acts in the Dunbar - West Point Grey area.

Your Board submits the following report of the Director of SP/CD and the Chief Constable:

"There has been a noticeable increase in crime and disturbances involving juveniles in the Dunbar - West Point Grey area. Street disturbances, noisy drinking parties and harassment of persons in playgrounds and parks by groups of juveniles has been the subject of most complaints. However, criminal acts of various types including house burglaries, commercial burglaries, purse snatching, and strongarming have also occurred, and juveniles have been described as being responsible.

Residents of Dunbar and those living adjacent to Trimble Park in the West Point Grey area have been greatly concerned about the above mentioned problems plus the visible evidence of solvent sniffing and drug abuse by juveniles and young adults frequenting the parks. Their expressed concerns and involvement has been responsible for stimulating the positive steps being taken to counteract illegal and disruptive juvenile activities.

Vancouver Police Department has been actively involved on two fronts:

(a) Extra units were instructed to give more attention to the Dunbar and Alma areas. As a result, these units have been successful in identifying and charging many offenders with offences under the Narcotic Control Act. The enforcement measures have greatly reduced the number of detected offences occurring in these categories.

(b) In addition, a Corporal was transferred to the Crime Prevention Squad with instructions to engage in Community Relations activities in liaison with the Youth Preventive Squad and Mr. Don Robertson of Children's Aid Society. The Corporal and the District #4 Sergeant together arranged and attended a series of meetings with local residents, citizen groups, youths, and social agencies which attempted to air concerns, develop constructive, co-ordinated courses of action and generally, keep each other informed.

These community efforts have been productive in so far as crime and complaints in the Dunbar and West Point Grey areas have been reduced. Most of the hard core offenders are known to police and a strict enforcement program is being maintained. Meetings are continuing between police and workers in the area to develop a closer relationship with the youths who are involved.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The Dunbar Community Youth Worker Committee has been successful in soliciting funds from O.F.Y. and L.I.P. sources for the development of a community youth work program involving approximately 22 staff. In addition to complementing the police activity, the youth workers have been attempting to develop educational and employment alternatives for area youth. Most of the youths receiving attention are 16 to 18 years of age, have dropped out of school and have difficulty finding employment. Many do not have the maturity, skills, or self-discipline for employment and require considerable encouragement before they can overcome their delinquent behavior. The difficult task is evaluating how successful this program is in achieving its goals.

The extent and duration of Federal funding for this program is a question mark. If funds are not forthcoming, undoubtedly, the community will request financial assistance from the City.

Racial conflicts between Indian youths from the Musqueam Reserve and white youths have also surfaced in the past year. This situation deserves continuing attention.

The Board of Parks and Public Recreation at a meeting held August 7, 1972, passed a resolution to establish a curfew from 10:00 pm to 6:00 am and add extensive lighting to West Point Grey Park. In addition, recreation staff have been co-operating with police and community youth work staff.

In addition to these steps, Police, Citizens and Community Youth Work Staff have been instrumental in organizing and attending meetings involving:

The Dunbar Community Youth Work Committee
The Alma Y
Park Board
Probation Department
Children's Aid Society
Dunbar Business Association
Spring Street Project
and concerned citizens

It appears that the mobilization of resources from the areas mentioned has been the key to significantly reducing disruptive activities and youth crime in these areas. However, the situation does merit continuing attention."

Your Board submits the foregoing report of the Director of SP/CD and the Chief Constable for Council's INFORMATION.

RECOMMENDATION

2. Group Trailer Parking - P. N. E.

The Medical Health Officer reports as follows:

"An application has been received from The B.C. Half-Arabian Association of Vancouver for the parking of a group of twelve (12) to fifteen (15) exhibitors on the P.N.E. Grounds on September 16, 1972.

This group consists of exhibitors in the Dogwood Anglo and Half-Arabian Horse Show at the Pacific National Exhibition Agrodome Building.

Clause No. 2 (Cont'd)

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the B.C. Half-Arabian Association of Vancouver for the parking of twelve (12) to fifteen (15) trailers at the P.N.E. Grounds on September 16, 1972, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 542 - 543

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Alterations to the Existing Gasoline Service Station

The Director of Planning and Civic Development reports as follows:

"Shell Canada Limited have filed Development Permit Application No. 59215 to alter the existing gasoline service station by the installation of new facia and external finishes.

The site is located at the south-east corner of Alamein Avenue and MacDonald Street and is in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October of 1968, permits the alteration of the existing gasoline service station located at this site.

The Technical Planning Board and Vancouver City Planning Commission recommend that Development Permit Application No. 59215 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the alteration of the existing gasoline service station located on this site by the installation of new facia and exterior finishes, subject to the following conditions:

(a) Prior to the issuance of the Development Permit,

(1) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(i) The provision of and details of a screening fence along the lane property line and the interior property line.

(ii) The provision of and detail of a properly screened trash enclosure.

(iii) Details of the treatment of all four elevations of the building.

(iv) The location of any outdoor merchandise displays on the site if any with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

(2) All landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.

(b) The screening on the site is to be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of completion of the development.

(c) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of completion of development and thereafter to be permanently maintained.

(d) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board and the Vancouver City Planning Commission be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 543

FINANCE MATTERS

RECOMMENDATIONS

1. Printing Information Brochure for Opening Ceremonies - New Archives Building - $300

During the Budget Committee's review of the 1972 Revenue Budget the City Archivist's request for $300 to print an information brochure for the opening ceremonies of the new archives building was deleted and referred to the Finance Committee for consideration.

With reference to the above, the City Clerk reports that the City Archivist has submitted the following report:

"The opening of the new building with the attendant publicity, provides a most opportune time for the City Archives to seek public assistance in the development of the collections of private records belonging to individuals, companies, clubs and societies. Such development is one of the principal functions of the Archives as defined by the Statement of Purposes and Objectives for the Archives Division passed by Council on 23 November 1971. An information brochure would highlight some of the basic vital statistics of the new building, pointing out, for example, how the temperature and humidity control will provide optimum conditions for the proper preservation and servicing of valuable historic documents and other articles. At the same time it would also describe how the Archives functions as a repository for photographs and documents relating to the history of Vancouver. It would be issued both for the opening of the building and later used in written contacts with prospective donors. If Council approves the request, the $300 will be provided from Contingency Reserve, for printing of the brochure."

The City Clerk supports the foregoing request of the City Archivist.

Your Board RECOMMENDS approval of this request.

2. Investment Matters - (Various Funds) - July, 1972

(a) Security transactions during the month of July, 1972.

(b) Summary of Securities held by the General and Capital Accounts only as at July 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank and Government Deposit Receipts and Notes Purchased					
July 4	Bank of Montreal	Aug. 15/72	$1,106,328.77	$1,100,000.00	42	5.00
4	" "	Aug. 16/72	1,307,657.53	1,300,000.00	43	5.00
4	" "	Aug. 28/72	705,273.97	700,000.00	55	5.00
4	" "	Aug. 29/72	705,369.86	700,000.00	56	5.00
4	" "	Aug. 30/72	705,465.75	700,000.00	57	5.00
4	Bank of B.C.	Aug. 31/72	2,923,640.16	2,900,000.00	58	5.13
4	Canadian Imperial Bank	Sept. 15/72	2,324,158.95	2,300,000.00	73	5.25
4	" " "	Sept. 27/72	708,594.44	700,000.00	85	5.27
4	" " "	Sept. 28/72	708,695.55	700,000.00	86	5.27
5	Bank of Montreal	Oct. 16/72	2,000,000.00	1,970,480.00	103	5.31
5	" "	Sept. 29/72	2,000,000.00	1,975,480.00	86	5.27
5	" "	Oct. 13/72	1,000,000.00	985,660.00	100	5.31
5	Saskatchewan Treasury Bill	Sept. 1/72	800,000.00	793,416.00	58	5.22
5	Bank of B.C.	Oct. 31/72	3,763,396.71	3,700,000.00	118	5.30
5	Banque Canadienne Ntl.	Sept. 29/72	3,000,000.00	2,963,700.00	86	5.20
5	Mercantile Bank of Canada	Sept. 29/72	500,000.00	493,950.00	86	5.20
6	Canadian Imperial Bank	Oct. 20/72	609,381.00	600,000.00	106	5.38
6	" " "	Oct. 27/72	711,667.25	700,000.00	113	5.38
6	" " "	Oct. 30/72	711,977.00	700,000.00	116	5.38
6	" " "	Nov. 15/72	1,019,946.66	1,000,000.00	132	5.52

Cont'd...

CLAUSE NO. 2 (continued)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank and Government Deposit Receipts and Notes Purchased					
July 6	Banque Canadienne Ntl.	Aug. 15/72	2,000,000.00	1,988,775.60	40	5.15
6	Bank of Montreal	July 7/72	10,001,027.40	10,000,000.00	1	3.75
7	" "	Nov. 27/72	714,397.95	700,000.00	143	5.25
7	Royal Bank of Canada	Oct. 31/72	915,016.44	900,000.00	116	5.25
7	" " "	Nov. 1/72	813,463.01	800,000.00	117	5.25
7	Bank of Nova Scotia	Nov. 30/72	3,200,000.00	3,133,824.00	146	5.28
7	" " "	Dec. 1/72	3,000,000.00	2,937,540.00	147	5.28
7	Mercantile Bank of Canada	July 10/72	1,700,000.00	1,699,252.00	3	5.40
7	Bank of Nova Scotia	Nov. 28/72	714,498.63	700,000.00	144	5.25
10	Prov. Bank of Canada	Nov. 16/72	1,700,000.00	1,668,159.00	129	5.40
10	Bank of Montreal	July 14/72	1,000,000.00	999,450.00	4	5.01
10	Ontario Treasury Bill	Oct. 2/72	499,858.96	493,936.60	84	5.21
11	Royal Bank of Canada	Oct. 2/72	506,111.30	500,000.00	83	5.375
11	Canadian Imperial Bank	July 14/72	1,000,000.00	999,600.00	3	4.91
11	" " "	Dec. 1/72	3,067,686.67	3,000,000.00	143	5.76
12	Royal Bank of Canada	Sept. 18/72	302,878.36	300,000.00	68	5.15
12	" " "	Nov. 29/72	714,767.12	700,000.00	140	5.50
13	Mercantile Bank of Canada	July 17/72	500,000.00	499,740.00	4	4.76
14	Canadian Imperial Bank	Dec. 15/72	1,535,291.67	1,500,000.00	154	5.58
17	Bank of Nova Scotia	Dec. 15/72	1,023,498.08	1,000,000.00	151	5.68
18	Canadian Imperial Bank	Dec. 22/72	1,023,986.11	1,000,000.00	157	5.58
19	Bank of Nova Scotia	Dec. 22/72	1,022,908.49	1,000,000.00	156	5.36
20	Royal Bank of Canada	Dec. 22/72	511,465.75	500,000.00	155	5.40
21	Toronto Dominion Bank	Dec. 22/72	1,023,163.29	1,000,000.00	154	5.49
24	Bank of Nova Scotia	Dec. 29/72	900,000.00	879,552.00	158	5.37
25	Banque Canadienne Ntl.	Dec. 22/72	600,000.00	587,022.00	150	5.38
25	Bank of B.C.	Aug. 1/72	980,896.50	980,000.00	7	4.77
27	Royal Bank of Canada	Nov. 17/72	406,649.97	400,000.00	113	5.37
28	Toronto Dominion Bank	Dec. 27/72	717,519.56	700,000.00	152	6.01
			$69,406,638.86	$68,549,537.20		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 13	City of Van. 3 3/4%	Apr.1/73	$40,000.00	$98.00	$39,200.00	0/9	6.67
14	" " 5%	May 1/78	2,000.00	86.31	1,726.20	5/10	8.00
14	" " 4 3/4%	Apr. 15/73	27,000.00	98.85	26,689.50	0/9	6.35
14	" " 3 3/4%	Dec. 1/74	1,000.00	92.00	920.00	2/5	7.50
14	" " 5 1/2%	Mar. 1 75-79	20,000.00	91.434	18,286.80	2/8 to 6/8	7.75
14	Gtr. Van. Wtr. Dist. 5 1/4%	Dec. 1/76	2,000.00	90.79	1,815.80	4/5	7.75
			$92,000.00		$88,638.30		

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SINKING FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 14	City of Van. 7 3/4% ≠	July 14/87	$1,754,602.34	$100	$1,754,602.34	15/0	7.75

≠ Direct issue of local improvement debentures to Sinking Fund.

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CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

Date	Type of Security Debentures Purchased	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 4	City of Van. 5 1/2%	Mar. 1/78	$2,000.00	$87.625	$1,752.50	5/8	8.30
4	" " 5%	May 1/78	4,000.00	86.25	3,450.00	5/10	8.00
4	" " 5 1/2%	Dec. 1/78	1,000.00	87.50	875.00	6/5	8.00
			$7,000.00		$6,077.50		

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Cont'd.....

CLAUSE NO. 2 (continued)

(b) SUMMARY OF SECURITIES HELD AS AT JULY 31, 1972
GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks & Government Deposit Receipts and Notes	$55,205,611.46	$54,351,495.20
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 300,000.00	$ 302,055.59

RECOMMENDATION

RECOMMENDED by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for July, 1972 be confirmed.

3. Foreign Owned Diplomatic and Consular Properties Exempted from Real Property Taxation

The Director of Finance reports as follows:

"The Board of Administration reported to Council on these exemptions on January 24, 1961 and was instructed by Council to 'take up the matter of compensation by the Federal Government for loss of taxes on consular property with the Canadian Federation of Mayors and Municipalities.' This was done and replies from the External Affairs Department to the Federation state 'it is not considered possible to accede to your request for a grant equal to taxes exempted each year on the properties of foreign governments', and it is also stated 'The reimbursement to municipalities in the Ottawa area for taxes which they are unable to levy upon property of foreign governments is a special arrangement applying only to diplomatic and not consular properties'.

As several years have passed since this matter was reviewed, it is quite possible the attitude of the Federal Government has changed, and as these exemptions appear to be a matter of international law with respect to diplomatic properties and federal policy for consular properties, Council may wish to request that the matter be again reviewed by the Canadian Federation of Mayors and Municipalities at this time.

It is RECOMMENDED that Council request the Canadian Federation of Mayors and Municipalities on behalf of member municipalities, to review the matter of exemption from real property taxes of both diplomatic and consular properties in Canada, with a view to obtaining grants to cities and municipalities equal to real property taxes, if levied on such properties."

Your Board RECOMMENDS that the recommendation of the Director of Finance be adopted.

4. City Bond Issue - Fall of 1972

Your Board has received the following report from the Director of Finance.

"The City's last bond issue was on November 1, 1971 in the amount of $5,000,000 in the Canadian market. Under normal circumstances another bond issue might well have occurred in the late Spring of 1972. However, the strike delayed both capital spending and the possibility of a bond issue. It is now proposed that the City have a bond issue this fall, probably towards the end of October in an amount of $6,000,000 to $7,000,000. This would be the only bond issue in 1972 and the next one could be expected in the Spring of 1973. Again, under normal circumstances, there are generally two bond issues per year.

Bond Markets

The following countries maintain bond markets that it would be theoretically possible for the City to borrow in:

United States
Germany
Japan
France
Switzerland
(and Canada)

The French and Swiss markets should be eliminated on the basis of uncertainty and the quite long queue (in excess of six months). The Japanese market is developing very quickly but terms are not really suitable yet for Vancouver and it appears to be the currency most liable to upward revaluations. Also, the interest rate in Japan is not as low as elsewhere and their costs (commission, trustee, etc.) are higher. The U.S. market is, in our opinion, unsatisfactory, both because the interest rate is only slightly lower than that obtainable in Canada, and because of the very unfavourable exchange situation.

This leaves the Canadian and German markets for consideration. A City of Vancouver bond issue in Canada would probably cost the City approximately 8.5% and an issue in Germany would probably cost about 6.8%. However, an issue in Germany would also open the City to potential problems in the future if the Deutschemark were revalued upward with respect to the Canadian dollar. The 1.7% difference in the interest rates provides considerable protection against such an occurance, but the possibility of revaluation must be taken into consideration. The possibility of revaluation results from the fact that borrowings in foreign countries are denominated in the currencies of those countries.

The Federal Government is attempting to discourage borrowing outside of Canada because of the effect on the Canadian dollar. However, neither the Federal Government or the B.C. Provincial Government are prepared to assist municipal government in meeting their borrowing requirements. Furthermore, there have been various Provincial Government bond issues in the European markets in the last few months. All of this would seem to suggest that the City's primary concern in determining where to sell the bond issue must be the interests of the taxpayers of Vancouver, i.e. lowest cost.

Consideration of offshore borrowing policy

Council at this time might wish to consider establishing some kind of general policy related to potential borrowings in Germany. For instance, given the present reduced likelihood of revaluation upwards of the German DM it appears not unreasonable that the full cost of the City borrowing in Germany should be at least 1¼% lower than the estimated cost of borrowing in Canada. Further, it appears to be wise to appoint a Canadian brokerage firm to represent the City's interests in any offshore bond issue. The cost of such representation is absorbed in the German commission.

Cont'd.....

CLAUSE NO. 4 (continued)

It should be further pointed out that interest rates in Germany (and also Japan) are not subject to the constant fluctuations that occur in Canada and the U.S. There is no such thing as different German brokers or banks bidding different interest rates on new bond issues. The interest rates appear to be set by government and change relatively slowly. Therefore, one does not go out for bids as one would in Canada, but chooses a specific bank or banks that can handle the issue.

Recommendation

I RECOMMEND that Council approve in principle a bond issue of 6 to 7 million dollars for placement in the near future and direct the Special Committee re Bond Issues to place the issue under the following policy guidelines:

a) that if an issue in German Deutschemarks would produce an interest cost at least 1¼% lower than the City could appear to obtain in Canada, and other conditions in the German market are satisfactory, then the Committee may proceed to place the issue in Germany, and appoint a Canadian broker to represent the City's interests in the placement;

b) that if the German market is not or cannot be chosen then the Committee may proceed to place the issue in the Canadian bond market by obtaining tenders from bond dealers, terms (years, serial or sinking fund, etc.) to be established by the Committee, the bids to be reported to Council for acceptance.

(Council will be required to pass the necessary borrowing by-law to complete the placement of any bond issue decided upon.)"

Your Board RECOMMENDS that the recommendations of the Director of Finance be adopted.

CONSIDERATION

5. Appointment of Auditors 1973

The Director of Finance reports as follows:

"The matter of appointment of External Auditors for the City for the year 1973, pursuant to Section 230 of the Vancouver Charter is submitted for consideration.

The City's present auditors, Riddell, Stead and Co., by letter dated August 16, 1972, applied for appointment as the City's auditors for the year 1973 and have submitted information in support of their application.

The proposed fee is $36,650, which represents an increase of $2,400, or 7% over the 1972 fee. They state this increase takes into account both steadily continuing salary increases for their staff, and increases in volume of the City's transactions.

The appointment of auditors should be in the following form:

That the firm of ---------- be appointed Auditors for the City of Vancouver for the year 1973 at a fee of ------ in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board submits the report of the Director of Finance for Council CONSIDERATION.

(Copies of letter dated August 16, 1972 are circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 543

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 1, 1972

RECOMMENDATIONS

1. Acquisition for Widening 37th Avenue Between Fraser and Inverness Streets

The Supervisor of Property & Insurance reports as follows:-

"On September 21st, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50 ft. street. In this connection, the above property, which is required for the widening of 37th Avenue, has been offered for sale by the owner to the City.

Lot 18 exc. W 7', Block 2, D.L.'s 668-670, being 5332 Fraser Street, comprise a 1-storey frame dwelling with concrete foundation, erected in 1929 on a lot 33' x 103', zoned RT-2. The dwelling contains 4 rooms on the main floor, plus 2 rooms in the basement, also 5 plumbing fixtures, has a patent shingle roof, wood siding exterior and is heated by an automatic gas-fired furnace. This dwelling is in good condition for age and type and is occupied by the owner.

Negotiations with the owner's representative confirm that she is prepared to sell for the sum of $22,000.00 as of September 15th, 1972, subject to the owner retaining rent-free possession to November 30th, 1972. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $22,000.00 on the foregoing basis chargeable to Code #561/2903, Land Purchase Fund for Future Civic Purposes."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"Parcel B of Lots 4 to 6, Block 40, D.L. 264A, known as 1479 William Street, is required by the City for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2-storey frame dwelling with a main floor area of approximately 990 sq. ft., erected in 1912 on a site 30.83' x 90', zoned RM-3. The dwelling contains 7 rooms divided into 2 rental units, 2 unfinished rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, wood shingle and asphalt siding exterior, full concrete basement and is heated by an oil-fired hot air furnace. The main floor and basement area is occupied by the owner and the second floor unit is presently vacant. This dwelling is in average condition for age and type.

(Continued)

Clause No. 2 (Continued)

Following negotiations with the owner's solicitor, the owner has agreed to sell for the sum of $20,400.45 inclusive of legal and miscellaneous costs and subject to the owner retaining rent-free possession to and including November 15th, 1972.

The foregoing represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,400.45 on the foregoing basis chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Lease Renewal - Portion of Kent Street

The Supervisor of Property and Insurance reports as follows:

"The portion of Kent Street West of Ash Street and North of Right-of-Way has been leased since August 11th, 1952 for successive 10-year periods. The current lease expired on August 10th, 1972 and the lessee, Rayonier Canada (B.C.) Limited, have requested a further 10-year renewal, subject to the same terms and conditions.

The City Engineer concurs with a lease renewal and the Supervisor of Property and Insurance recommends that the lease be renewed for the period August 11th, 1972 to June 30th, 1978, the termination date to coincide with Rayoner's lease of Heather Street to the West, subject to a rental increase from $743.16 per annum plus taxes to $1,112.40 per annum plus all taxes as if levied.

RECOMMENDED that the portion of Kent Street West of Ash Street and North of the Right-of-Way be leased to Rayonier Canada (B.C.) Limited for a further term, August 11th, 1972 to June 30th, 1978, at a rental of $1,112.40 per annum plus all taxes, subject to the terms and conditions as contained in the current lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

4. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

(Continued)

Clause No. 4 (Continued)

Property	Project	Successful Bidder	City to Pay	Code No.
3608 E.55th Ave. Lot 21, Blks. 1-3, NE¼ D.L. 335	Replotting S.E. Sector	Paul Bulych	$ 750.00	4812/75
3436 E. 54th Ave. Lots 2 & 3, N.Pt. of N.W.¼ D.L. 335	Replotting S.E. Sector	Paul Bulych	$ 450.00	4812/75
1070 Haro St. W½ Lot 8 & Lot 9, Blk. 6, D.L. 185	Fire Hall Headquarters Replacement	Johnston & McKinnon Demolitions Ltd.	$7,800.00	345/1301
858 Bidwell St. Lot 7 N.51', Blk. 57, D.L. 185	West End Community Centre	P. Blackall	$1,735.00	649/1102
3672 East 54th Ave. Lot 7 & Amd. Lot 8, Blks.1-3, NE¼ D.L. 335	Replotting S. E. Sector	R. O'Day	$ 645.00	4812/75
3618 East 55th Ave., Lot 22 E½, Blks. 1-3, NE¼ D.L. 335	Replotting S. E. Sector	R. O'Day	$ 440.00	4812/75

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 543

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 31, 1972

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, August 31, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship Deputy Mayor Alderman Wilson (in the Chair)
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin and Sweeney.

ABSENT: His Worship the Mayor (Leave of Absence)
Alderman Hardwick

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT this Council do resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED

1. S/W Corner of School Avenue and Tyne Street

An application was received from R. William Wilding, Architect, to rezone the East 1.3 acres of Lot B, Block 21, District Lot 37.

This is situated on the south-west corner of School Avenue and Tyne Street.

Present Zone: RS-1 One Family Dwelling District
Requested Zone: RM-2 Multiple Dwelling District

The Technical Planning Board recommended that the application be not approved for reasons stated in the Board of Administration report dated April 25, 1972. A further report of the Board of Administration dated August 15, 1972, as requested by Council, was noted. This report suggested certain action to be taken if Council wished to approve the application.

The Vancouver City Planning Commission recommended that the application be approved and the applicant be requested to work with the Planning Department and the Design Panel with regard to the location of the buildings on the site.

Mr. Wilding, on behalf of the Calling Foundation, spoke in explanation and in favour of the development.

Mr. Norris opposed the application suggesting bottlenecks would occur in the area, property would devalue and therefore the area should be rezoned as proposed a few years ago.

Mr. Caldwell spoke opposing the application and filed a petition suggesting the senior citizens housing project be limited to two storeys.

Mr. Porter opposed the application mainly because of the high-rise and the effect it would have on the taxes to homes in the area.

(continued)

S/W Corner of School Avenue
and Tyne Street (continued)

Following an explanation by the Director of Planning and Civic Development, and a concluding statement by the applicant, it was

MOVED by Ald. Broome,
THAT this application be not approved, but that the Director of Planning and Civic Development submit a further report on rezoning this general area.

- CARRIED

2. Area Bounded by Burrard, Nelson
Hornby and Helmcken Streets

An application was received from J. Barrie Campbell for the Vancouver Development Corp. Ltd., to rezone Block 80, District Lot 541.

This is situated on the block of land bounded by Burrard, Nelson, Hornby and Helmcken Streets.

Present Zone: CM-2 Commercial District
Requested Zone: CD-1 Comprehensive Development District

The application was approved by the Technical Planning Board with the uses being restricted to apartment building, hotel, personal care home, office building, retail stores, theatres (excluding drive-in) customary ancillary uses, off-street parking and off-street loading, and subject to prior compliance by the owners to the following conditions:

(a) The detailed scheme of development to be first approved by the Technical Planning Board, having regard to the orientation of the buildings on the site in relation to the surrounding properties, provision of adequate open space, the plazas generally not to exceed 3' above adjoining street grades, and after having advice from the Design Panel.

(b) The floor space ratio not to exceed 5.00 gross, but excluding underground parking, boiler rooms, and off-street loading facilities.

(c) All utilities to be underground.

(d) Adequate off-street parking and loading.

(e) Satisfactory provision for vehicular ingress and egress to the underground parking facilities.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The Vancouver City Planning Commission resolved as follows:

"THAT the Commission approve the form of development in principle as a basis for CD-1 zoning with the detailed scheme of development being reviewed by the Commission at the earliest possible stage in the development permit submission; such review to include examination of the disposition of the site, development of 76% of the site with a satisfactory scheme including plantings of mature trees and provision of adequate drainage to support the concept of 'green' open space; provision of adequate underground parking; retail continuity or pedestrian interest in relation to the development of the surrounding area, including Block 71."

(continued)

Area Bounded by Burrard, Nelson, Hornby and Helmcken Streets (continued)

Mr. R. Affleck, Architect on behalf of the Developers, spoke in explanation of the proposed development with the use of a model of the project.

Trustee Stearman, on behalf of the School Board, also spoke in favour of the application.

MOVED by Ald. Broome,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

3. S/W Corner of 7th Avenue and Ash Street

An application was received from the Director of Planning and Civic Development to rezone Lots 6-10 inclusive, Block 319, District Lot 526.

This is situated on the south - west corner of 7th Avenue and Ash Street.

Present Zone: M-1 Industrial District
Requested Zone: C-2 Commercial District

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application.

There being no one present wishing to speak re this application, it was

MOVED by Ald. Bird,
THAT the foregoing application be approved.

- CARRIED

4. N/S East Broadway between Slocan and Penticton Streets

An application was received from Mr. L.R. Doyle of Hamilton Doyle and Associates, Architects, to rezone Lots 18-24 inclusive, and Lots B and C, Block 22, N½ Sec. 34 THSL.

This is situated on the north side of East Broadway, between Slocan and Penticton Streets.

Present Zone: RS-1 One Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District

The Technical Planning Board passed a resolution as follows:

"Should Council wish to approve the rezoning of this application following a Public Hearing thereon, it is recommended the uses be restricted to a Senior Citizens' High Rise Apartment, Church, Gymnasium and customary ancillary uses, subject to the following conditions:

(a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel with regard to architectural design and advice from the Vancouver City Planning Commission. The development to provide adequate landscaped setbacks from all property lines, suitable treatment of all open portions of the site, including roof treatment and satisfactory off-street parking facilities, etc.

(b) The floor space ratio not to exceed 1.22.

(continued)

N/S East Broadway between Slocan
and Penticton Streets (continued)

(c) The owner to submit a satisfactory undertaking that the site will be developed and maintained at all times as one integrated development.

(d) No sign or advertisement shall be permitted except for such signs or advertisements as may be approved by the Technical Planning Board, they having regard to Section 10(21)(a) of the Zoning and Development By-law.

Further, that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire."

The Vancouver City Planning Commission endorsed the report of the Director of Planning and Civic Development dated August 10, 1972, and the recommendation of the Technical Planning Board contained therein.

Mr. Hamilton, on behalf of the applicants, spoke in favour and in explanation of the proposed development.

The Zoning Planner referred to the history of this application.

MOVED by Ald. Adams,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

5. S/W Corner of 33rd Avenue
and Heather Street

An application was received from Mr. R. Bickford, for the Department of Public Works, to rezone Block 838 except the southerly 300', District Lot 526.

This is situated on the south-west corner of 33rd Avenue and Heather Street.

Present Zone:	RT-2 Two Family Dwelling District
Requested Zone:	CD-1 Comprehensive Development District

The Technical Planning Board recommended approval of the application with the use being restricted to a use required by a Public Authority (R.C.M.P. Headquarters) and customary ancillary uses, subject to the following conditions:

(a) The detailed scheme of development to be first approved by the Technical Planning Board, after consultation with the City Planning Commission and receiving advice from the Design Panel on the architectural design.

(b) The floor space ratio not to exceed 0.50 gross, but may exclude any underground off-street parking and storage areas.

(c) The buildings not to exceed 50' in height, measured from the adjoining grades.

(d) The vehicular ingress and egress to the site to be limited to Heather Street

(continued)

S/W Corner of 33rd Avenue
and Heather Street (continued)

(e) The Technical Planning Board, in considering the Development Permit Application, to have particular regard to the landscape treatment of the open portions of the site, including adequate screening of the surfaced parking areas and loading facilities.

(f) All utilities to be underground.

The Vancouver City Planning Commission recommended the application be not approved and passed the following resolution:

"The Commission observes that most of the buildings on this location, if not all, are of a temporary nature and therefore they view with concern the permanent expansion planned here, and suggest that at this point it would be desirable for the R.C.M.P. to seek a permanent base in a different location, perhaps on Southeast Marine Drive, where they could expand at will."

A letter was noted from the Park Board wherein it was suggested the R.C.M.P. vacate the property and it should become part of the proposed parkway connection between Queen Elizabeth Park and the VanDusen Botanical Gardens.

Letters were also noted from a number of residents in the area protesting any suggestion to re-locate the R.C.M.P. A letter from Mr. and Mrs. Pollock endorsed the proposed rezoning.

Mr. McGougan suggested the Planning Department review the setbacks from the lane and from Heather Street and requested that the R.C.M.P. not be permitted to have detention cells located within the project.

Mrs. MacCullie, on behalf of a number of residents, spoke in favour and also expressed a desire that no detention cells be permitted.

MOVED by Ald. Bird,
THAT the foregoing application be approved, subject to the conditions recommended by the Technical Planning Board.

- CARRIED

MOVED by Ald. Sweeney,
THAT the Committee rise and report.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED

The Council adjourned at approximately 4:20 p.m.

* * * * *

The foregoing are Minutes of the Special Council meeting (Public Hearing) of August 31, 1972, adopted on September19, 1972.

CITY CLERK

MAYOR

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 19, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES

(a) MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the Minutes of the Special Council meeting (Public Hearing), dated August 31, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated September 6, 1972, be adopted, after amendment to the resolution on page 3, respecting Removal of Willow Tree on City Boulevard, by adding the following words:

'at this time'

after the words 'not be removed.'

- CARRIED.

UNFINISHED BUSINESS

1. Staffing of Archives
(Records Clerk)

MOVED by Alderman Hardwick,
SECONDED by Alderman Broome,
THAT, in respect of staffing of the Archives Division, the Vault Attendant be transferred to the Archives Division to occupy the position of Records Clerk, and

FURTHER, THAT the Resolution of Council of September 6, 1972, in respect of this matter, be varied accordingly.

- CARRIED.

UNFINISHED BUSINESS (continued)

2. Appeal re License Refusal
Kino Art Gallery and Cinema (A. Cramer)

On September 6, 1972, the Council heard the appeal of Mr. A. Cramer, respecting license to operate the Kino Art Gallery and Cinema, at 2152 Main Street, the License Inspector having refused the license on the grounds the building did not comply with the requirements of the Building By-law. At that meeting, after receiving a report from the Building Inspector, the matter was deferred for two weeks pending a report from the Fire Warden and the Fire Marshal to see if there was some way in which the building could be made satisfactory for this operation until December 31, 1972.

The Board of Administration, under date of September 14, 1972, submitted a report from the Fire Chief, advising of provisions required prior to approval by the Chief Fire Warden while acting for the Fire Marshal as his assistant.

The Fire Marshal submitted a letter concluding no license may be issued at this time, in view of the report of his Inspector dated September 14, 1972.

The Acting Chief Fire Warden and Building Inspector answered questions of members of Council, and the appellant again was heard.

MOVED by Alderman Bird,
THAT this license not be granted until plans have been submitted by the appellant, and approved by the Fire Department, Building Inspector and the Provincial Fire Marshal.

- CARRIED.

A recorded vote was requested, and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
His Worship the Mayor	Alderman Hardwick
Alderman Sweeney	Alderman Rankin
Alderman Wilson	Alderman Broome
Alderman Bird	
Alderman Calder	
Alderman Phillips	
Alderman Linnell	
Alderman Adams	

(The motion was declared CARRIED.)

3. Dogs on Beaches and in Pools

Commissioner G. Wainborn appeared before Council on behalf of the Park Board, in support of request that appropriate funds be provided whereby ten additional Pound Inspectors may be hired, at the appropriate time of year, to meet the problem of dogs roaming freely on beaches and in pools.

(continued)

UNFINISHED BUSINESS (continued)

Dogs on Beaches and
in Pools (continued)

MOVED by Alderman Rankin,
THAT it be suggested to the Park Board that an application be made to Council in this respect, when the 1973 budget is under consideration.

- CARRIED.

4. Grant: The Metropolitan
Co-operative Theatre Society

The Council received a further application from The Metropolitan Co-operative Theatre Society for a grant equal to the taxes against the property of the Society for the years 1971 and 1972. A brief was filed in support.

MOVED by Alderman Rankin,
THAT a grant be approved to this organization equal to the taxes, including interest, for the year 1971.

- CARRIED BY THE
REQUIRED MAJORITY.

5. Grant: Community
Transportation Service

Further consideration was given to a grant request from the Society of Community Transportation Services, to permit the continuance of the service commenced through an Opportunities for Youth grant, in regard to transportation services for certain persons of limited income.

A representative of the organization again was heard, setting out their financial position and advising that if Council were able to grant the request for $11,958 to enable the Society to continue the service until the end of this year, no future request for financial assistance would be made to City Council.

After due consideration, it was

MOVED by Alderman Rankin,
THAT a grant for this purpose, in the amount of $11,958, be approved.

- LOST.

MOVED by Alderman Sweeney,
THAT a grant of $10,000 be approved.

- CARRIED BY THE
REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

Prior to Council making decisions on the foregoing Unfinished Business matters, Nos. 2 to 5, it was

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

During consideration of the foregoing matters, the Council observed a recess period, following which an 'In Camera' session was held.

Convention: Union of
B.C. Municipalities

Alderman Adams referred to the recently concluded Convention of the U.B.C.M., held last week in Vancouver, and expressed commendation and sincere thanks to the staff for their excellent services rendered on behalf of Vancouver on this occasion, mentioning in particular Mr. Colin Lowery, Executive Assistant to the Mayor, and Mr. R. Henry, Administrative Assistant to the City Clerk.

The Alderman also paid tribute to the direction given by His Worship the Mayor and Mrs. Campbell.

The Council concurred in these remarks.

COMMUNICATIONS OR PETITIONS

1. Civic Luncheon:
Composite Committee

MOVED by Alderman Wilson,
THAT, pursuant to a communication from the Vancouver City Planning Commission, dated September 11, 1972, a civic luncheon be authorized for the Composite Committee, as referred to in the Commission's letter, the arrangements in connection therewith to be left in the hands of the Entertainment Committee.

- CARRIED.

2. Fill: False Creek/
English Bay Area

The Council received a communication, dated September 5, 1972, from the Vancouver City Planning Commission, with respect to fill in the False Creek/English Bay area.

MOVED by Alderman Wilson,
THAT this communication be directed to the National Harbours Board.

- CARRIED.

COMMUNICATIONS OR PETITIONS
(continued)

3. Delegation Request:
Tender re Indigent Burials

MOVED by Alderman Phillips,
THAT, pursuant to the request received, permission be granted to Glenhaven Memorial Chapel Ltd. to appear before Council in connection with its tender re Indigent Burials.

- CARRIED.

4. Appointment of Deputy Mayor

MOVED by Alderman Adams,
THAT, pursuant to the communication from His Worship the Mayor, under date of September 15, 1972, Alderman Sweeney be appointed Deputy Mayor for the quarter commencing October 1, 1972.

- CARRIED.

5. Development Permit: Sands Hotel,
1755 Davie Street

It was agreed that consideration of the communication from the Vancouver City Planning Commission, dated September 15, 1972, on the subject of the Development Permit Application of the Sands Hotel, regarding extension, which was before Council at its last meeting, be deferred to later this day. In the meantime, a report from the Director of Planning and Civic Development be furnished to members of Council, and the Director be in attendance when the matter is under consideration.

6. CFMM Meetings at
Winnipeg: Attendance

A communication from His Worship the Mayor, under date of September 18, 1972, recommended that Alderman Phillips and himself be authorized to attend meetings in Winnipeg of the CFMM Board of Directors and the Joint Municipal Committee on Intergovernmental Relations, to be held on October 19 and 20, respectively.

MOVED by Alderman Adams,
THAT the recommendation of His Worship the Mayor be approved, and in addition, Alderman Broome be authorized to attend, being a member of the Joint Municipal Committee on Intergovernmental Relations.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, September 15, 1972

WORKS AND UTILITY MATTERS

Local Improvements:
Initiative Principle (Clause 4)

MOVED by Ald. Broome,
THAT Clause 4 of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Champlain Heights:
Pole Lines on Perimeter Streets (Clause 7)

After considering this clause it was,

MOVED by Ald. Phillips,
THAT underground wiring be approved in respect of the following:

1.	Kerr Street - 54th Avenue to 2600 ft. south	$67,000
2.	54th Avenue - Kerr Street to Tyne Street	50,000
3.	Tyne Street - 48th Avenue to 54th Avenue	46,000

FURTHER THAT there be no charge assessed the abutting property owners.

- CARRIED

Balance of Works and Utility Report

MOVED by Ald. Linnell,
THAT Clauses 1, 2, 3, 5, 6 and 8 of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Champlain Heights:
Concepts for Areas E and F

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), be adopted.

- CARRIED

FIRE AND TRAFFIC MATTERS

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Fire and Traffic matters), be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS

Conference Attendance:
Fire Chief A. Konig (Clause 1)

After considering this clause it was,

MOVED by Ald. Bird,
THAT recommendation (b) in this clause be approved; i.e., authority be granted to increase the Fire Department Conference Roster for 1973 from one to two national conference attendances to allow the Fire Chief to accept the President's position in the Canadian Association of Fire Chiefs and attendance up to two additional meetings be authorized.

- CARRIED

Playhouse Theatre Company (Clause 2)

After considering this clause and the request from the Playhouse Theatre Company for financial assistance for unsold tickets for the final performances of HADRIAN VII on April 28 and 29, 1972. due to the civic strike, the Council took no action in connection with the matter.

Grant: Lower Mainland
First Aid Champions (Clause 7)

After considering this clause in respect of request from the coach of the Lower Mainland First Aid Champions for a grant in aid to assist in trip expenses, the Council took no action in connection with the matter.

Downtown East Side Information Centre:
Grant (Clause 8)

MOVED by Ald. Bird,
THAT this clause of the Board of Administration report (Finance matters), be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Finance Matters

MOVED by Ald. Broome,
THAT Clauses 3, 4 and 5 of the report of the Board of Administration (Finance matters), be adopted and Clause 6 received for information.

- CARRIED

B. PERSONNEL MATTERS
September 15, 1972

Leave of Absence with Pay:
John B. Winsor

MOVED by Ald. Broome,
THAT the recommendation of the Director of Planning and Civic Development,as contained in this clause, be approved, i.e., leave of absence with pay for Mr. John Winsor from September 25 to 29 to attend the World Fireball Championship at Wilmington. North Carolina.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. PROPERTY MATTERS, September 15, 1972

Acquisition for Park Site #9 (Kitsilano), Clause 5

MOVED by Ald. Adams,
THAT this clause be adopted, subject to the approval of the Park Board to the purchase of the property referred to therein.

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 1 to 4 inclusive and 6 to 10 inclusive and 12 of the report of the Board of Administration (Property matters), be adopted, and Clause 11 received for information.

- CARRIED

At this point the Council recessed at 12:00 noon and reconvened at 2:00 p.m., with the same personnel present.

D. City Sub-Centre Program

MOVED by Ald. Bird,
THAT the report of the Board of Administration dated September 1, 1972 re City sub-centre program be received and the recommendation of the Board of Administration and Director of Planning and Civic Development, proposing reference to the Standing Committee on Planning and Development for study and discussion, be approved.

- CARRIED

E. Britannia Community Services Centre: Determination of Boundaries and Site Acquisition

The Board of Administration, under date of September 15, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"There are two procedural steps necessary before site acquisition for the Britannia Centre can proceed in accordance with the urban renewal agreements:

1. Formal approval by Council of the boundaries of the site involved.

2. Amendments to the agreement between C.M.H.C. and the City dated February 25th, 1972, and the agreement between the City and Province dated March 15th, 1972.

i. Approval of site boundaries

In discussion of the Britannia project by the Standing Committee on Planning and Development on March 9th, 1972, the question arose as to whether there was any advantage to the City in excluding from site acquisition the portion required for the ice rink, since it was determined that sufficient funds did not permit construction of the ice rink at this time.

The suggestion to exclude a portion of the site at the north-west corner (S.½ of Block 25, D.L. 264A) has been reviewed with the Director of Finance. It has determined that the City's share (25%) of the net cost of acquiring this parcel would be less than $20,000. It is considered that this saving is insignificant compared with the added administrative costs, uncertainty to owners and tenants, and inflation of purchase price that would result from delay.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia Community Services Centre (cont'd)

Revised Estimates of Costs and Recoveries

Note: Previous estimates have been checked and revised where necessary.

COSTS	Proposed Amendment to Agreements	Existing Agreements
Acquisition costs inc. contingencies	$ 1,827,000	$ 1,996,500
Acquisition costs of streets and lanes @ $4 per square foot	$ 666,594	$ 828,424
Demolition and cleaning	$ 100,000	$ 100,000
Removal/stopping up engineering services	$ 50,000	$ 50,000
Professional services (appraisals, etc.)	$ 10,000	$ 10,000
Staff time (Property and Insurance, Law & Planning Depts.	$ 73,000	$ 63,000
Total Cost	$ 2,726,594	$3,047,924
RECOVERIES		
Sale of cleared land @$4/sq. ft.	$ 1,105,056	$ 1,211,000
Sale of streets and lanes @$4/sq. ft.	$ 666,594	$ 828,424
Total recoveries	$ 1,771,650	$2,039,424
NET COSTS	$ 954,944	$1,008,500

Action pending execution of Agreements

It is proposed that all property owners within the revised site boundaries be informed that their properties will be required and that active negotiations be carried on with those owners of property required which is included in the existing agreements. It is proposed that action be limited to protective purchasing in the balance of the site area until the agreements are amended.

IT IS RECOMMENDED THAT:

1. The site boundaries for the Britannia Community Services Centre be those shown in Appendix I to this report.

2. This report be forwarded to C.M.H.C. and to the Province of B.C. as the City's application to amend the agreements dated February 25th, 1972, and March 15th, 1972, in accordance with the revised boundaries and cost estimates.

3. The Supervisor of Property and Insurance be authorized to acquire those properties within the approved site boundaries which are included in the existing agreements as shown in Appendix II of this report; further, that protective purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia Community Services Centre (cont'd)

It is therefore recommended that Council confirm the site boundaries of the centre as those recommended by the consultants and illustrated on the plan attached as Appendix I to this report.

The boundaries were approved by the School Board on March 27th, 1972.

ii. Amendments to C.M.H.C./City agreement dated February 25th, 1972 and the Province/City agreement dated March 15th, 1972.

The agreement between the City and C.M.H.C. dated February 25th, 1972, provides for C.M.H.C. to share up to 50% of the net cost of acquiring and clearing the site, up to a maximum of $500,000.

The agreement between the City and the Province dated March 15th, 1972, is tied to the C.M.H.C./City agreement and provides for a Provincial cost contribution of 25%.

It is necessary to amend these agreements because the boundaries of the scheme contained in Schedule "A" of the C.M.H.C./City agreement differ from the boundaries recommended by the consultant which this report requests Council to confirm.

The boundaries which form part of the existing agreements are shown in Appendix II to this report. The revised boundaries contained in the proposed amendment to the agreements are shown in Appendix I to this report.

Details for the revised boundaries are as follows, together with figures for the existing agreements:

	No. of Parcels	Acres	Streets & Lanes (Acres)	Single Family Houses	Conver-sions	Dup-lexes	Apt. Bldgs.
Revised boundaries (Appendix I)	78	6.34	3.83	36	38	-	1
Existing Agreements (Appendix II)	80	6.95	4.75	35	40	2	2

Parcels deleted from existing agreement boundaries: (legal description)

N½, N½ of S½, and Parcel D of Lot 1-3, Block 42, D.L. 264A
Lots 4-10 and A and B of Lots 11 and 12, Block 42, D.L. 264A
Lot A and B of 13-14, and Lots 15 and 16, Block 42, D.L. 264A
Lots 4 and 5, Block 41, D.L. 264A.

Parcels added to existing agreement boundaries:

Lot A and W½ of B of Lots 7 and 8, Block 40, D.L. 264A
E½ of B and Lot C of Lots 7 and 8, Block 40, D.L. 264A
Lots 9-12, Block 40, D.L. 264A
Lot 13 (S.129'), and Lots 13 exc. S.29' and 14, Block 40, D.L. 264A
Lots 9-16, Block 26, D.L. 264A.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Britannia Community Services Centre (cont'd)

Your Board
RECOMMENDS that the report of the Director of Planning and Civic Development be approved.'

* { Appendix I - Revised boundaries August, 1972.
{ Appendix II - Boundaries included in C.M.H.C./City agreement dated February 25, 1972, and City/Province agreement dated March 15, 1972.

* appendices are on file in City Clerk's Office

MOVED by Ald. Adams,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

F. Strathcona Rehabilitation Project: MacLean Park (Playground) Extension

In considering the report of the Board of Administration of September 13th re Strathcona Rehabilitation Project: MacLean Park (Playground) extension, it is noted the Board of Administration suggests the Park Board be afforded an opportunity to comment on the proposals in the report. In this regard a communication was received from the Chairman of the Park Board asking consideration be delayed to allow the Park Board time to consider the report.

MOVED by Ald. Wilson,
THAT the report be deferred pending consideration of the report by the Park Board as requested in that Board's communication.

- CARRIED

G. Report of Standing Committee on Transportation, August 31

MOVED by Ald. Wilson,
THAT Clause 1 of the report of the Standing Committee on Transportation be adopted and Clause 2 received for information, and in the record of 'those present', it be recorded that Alderman Adams was present.

- CARRIED

H. Report of Sub-Committee on Finance,

The Sub-Committee on Finance, under date of September 11, 1972, submitted the following report in regard to budget and personnel policies: Police Department:

"A report on this matter dated April 4th was presented to Finance Committee on April 6th (copy attached), and the recommendation of Finance Committee, adopted by Council on April 10th, is as follows:

"Recommended that this matter be referred to the Chairman of the Committee, the Board of Administration and the Corporation Counsel to clarify what action is required, having in mind the action taken by Council on April 19, 1966, when it adopted a report of a special committee dealing with budget and personnel procedures."

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Sub-Committee on Finance (cont'd)

The Corporation Counsel has advised that Council authority extends only to designating what the total number of employees of the Police Department shall be and the total amount Council will provide for salaries, and that authority over deployment of manpower rests solely with the Board of Police Commissioners. He further advises that the direction in item 4 of the resolution "not to pay salaries of affected persons should be changed.

Under the circumstances and in view of Council's resolution of July 29,1969, which delegates authority to approve reclassifications under certain circumstances to the Board of Administration

YOUR SUB-COMMITTEE RECOMMENDS:

(1) the resolution of April 19, 1966 (quoted in report to Finance Committee attached) be rescinded,

(2) and in substitution therefor the following recommendations be adopted:

1. THAT Council ratification be a requirement for all Union settlements for Departments and Boards whose budgets require the approval of Council unless it be a compulsory arbitration, in which case the Council receives the award, and

   FURTHER THAT the Director of Finance be instructed to make the necessary adjustments to the budget. (This would not include the School Board and other bodies which receive grants from the Council.)

2. THAT any changes in the salaries affecting senior and excluded staffs which result from wage settlements with the various Unions shall first receive the approval of Council before being given effect to.

3. THAT no additions to the permanent staff; or new classifications or reclassifications; shall be given effect to without the approval of Council, with the exception that with respect to the Board of Police Commissioners:

   (i) the members of the police force shall not exceed the total number approved by City Council in the police budget .

   (ii) for salary changes or changes in organization resulting in new classifications or reclassifications that cause a net increase in salaries, the resolution of the Board of Police Commissioners shall provide:

      (a) Information on how the increase can be provided for within the police salaries budget as approved by Council,

      or

      (b) If additional funds are required, that implementation of the change is subject to prior approval by Council of an increase in the budget for police salaries either by transfer within the police budget or by additional City funds, whichever is requested in the Board's resolution.

To the extent that authority has been delegated to the Board of Administration by Council resolution of July 29, 1969, or any amendment thereto to approve new classifications or reclassifications, and/or budget adjustments related thereto, such delegation of authority shall apply to (i) and (ii) of this section.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Sub-Committee on Finance (cont'd)

4. THAT the Director of Finance be instructed to report to Council any instances where Sections 1, 2 or 3 are not adhered to.

5. THAT the Council advise the Police Commissioners, Park Board and Library Board that it expects them:-

   (i) to follow the City personnel regulations applicable to staffs under the control of Council.

   (ii) to require that prior approval of the respective Board be given to any organizational changes likely to result in new classifications or reclassifications of the positions affected, and for this purpose the Director of Personnel Services be consulted in the first instance, who will then report to the respective Board.

In order to recognize that uniformity amongst City Departments and Boards so far as personnel practices are concerned for all levels of positions is highly desirable, and further, the supplementary agreement covering the referee system between the Board of the Police Commissioners and the Vancouver Policemen's Union requires that:-

"Any application for classification or reclassification made by an employee, his Department Head, the Board, or the Union shall be considered in the first instance by the Personnel Department of the City, who will then report to the Board."

The report of this sub-committee of Finance Committee is forwarded directly to Council, rather than through Finance Committee, due to time factors involved and with the permission of the Chairman of the Finance Committee. "

(attached report dated April 6th is on file in City Clerk's Office)

MOVED by Ald. Adams,
THAT the foregoing recommendations of the Sub-Committee on Finance be approved.

- CARRIED

I. Status of Winter Works Projects

The Board of Administration, under date of September 18, 1972, submitted the following report:

'The City Engineer reports as follows:

"On August 29, many possible Winter Works projects were reported to Council for their consideration. The Department of Municipal Affairs, in Victoria, has been advised of these projects and of additional potential projects which have since been proposed by the Departments. If further proposals are received before the guidelines for the program have been published, they will also be forwarded to the Provincial Government.

When details of the program are announced and city and senior government shares can be calculated, Council will have the opportunity to evaluate each of the projects and select those for which formal application is to be made."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Status of Winter Works Projects (cont'd)

Your Board submits the matter to Council for INFORMATION, and brings to your attention the following motion passed by Council on August 29th:

"THEREFORE BE IT RESOLVED that suggestions for winter programs to be initiated by the City be received from both staff and Aldermen by September 15th, 1972, for evaluation by Council".

No submissions have been filed by members of Council to date. In respect of staff submissions the City Engineer has already reported to the Council and will continue to do so from time to time."

MOVED by Ald. Bird,
THAT the report of the Board of Administration be received;

FURTHER THAT the City Engineer discuss with Park Board representatives the matter of making an application for the clearing of beaches and the provision of funds therefor over and above the normal beach clearing program.

- CARRIED

J. Street Closure: Commercial Drive from 1st Avenue to 3rd Avenue

The Board of Administration, under date of September 18, 1972, submitted the following report:

The City Engineer reports as follows:

"We have received a communication from the Grandview-Woodland Area Council requesting the above street closure on Saturday, September 23, 1972 between the hours of 7:00 p.m. and midnight so that a street dance may be held. They also request permission to place chairs and tables on the sidewalks for the duration of the closure.

This same closure has been approved several times on a Sunday and no problems have been encountered. Although traffic volumes might be slightly higher on a Saturday, the Police do not feel this will be a major problem and they have no objection to this proposal. Due to a previous commitment of gas buses, there will be an extra and unusual cost connected with the changeover in transit to suit the detour. The applicant has agreed to assume any extra costs however, and therefore, the B. C. Hydro have no objection to this proposal. After a similar closure was in effect on May 28th of this year, we received a complaint from one resident who requested that he be notified of any future applications so he could appear before Council. We have attempted to reach this person, however, up to the time of this submittal we have been unsuccessful.

This dance was originally planned for late October but the date was advanced to coincide with a visit from the Prime Minister; hence the short notice on this request.

It is RECOMMENDED that the Grandview-Woodland Area Council be permitted to close Commercial Drive between 1st and 3rd Avenues on Saturday, September 23, 1972, from 7:00 p.m. to midnight, subject to the following conditions:

(1) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.

(2) The costs of signing and barricading be borne by the applicant.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Street Closure: Commercial Drive
from 1st Avenue to 3rd Avenue (cont'd)

(3) The sale of food on-street be approved by the Medical Health Officer.

(4) The costs of any street cleaning required, over and above normal street cleaning, be borne by the applicant."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Sweeney,
THAT the recommendation of the Board of Administration be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

Development Permit:
Sands Hotel, 1755 Davie Street

Further consideration was given to the communication from the Vancouver City Planning Commission dated September 15, 1972, in which the following resolution is set out:

"THAT (a) the Commission deplores the fact that approval was given to the Sands Hotel application;

(b) an immediate study be commissioned in regard to the present system and policies of issuing development permits when substantial increases to existing structures are involved".

This matter was before the Council at its last meeting when the following motion was passed:

"THAT the action of the Technical Planning Board in approving this development permit application, subject to certain conditions, be confirmed".

Under date of September 19, 1972, the Director of Planning and Civic Development submitted a report detailing the status of the matter to date and commenting generally.

MOVED by Ald. Broome,
THAT the communication from the Vancouver City Planning Commission be received.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson ,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W corner 7th Avenue and Ash Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

His Worship the Mayor and Alderman Hardwick refrained from voting, not being present at the Public Hearing when this matter was under consideration.

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S East Broadway between Carolina and Fraser Streets)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being the Zoning and Development By-law (cont'd)

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

His Worship the Mayor refrained from voting, not being present at the Public Hearing when this matter was under consideration.

MOTIONS

1. Allocation of Lands for Highway Purposes (5325 Culloden Street, 2064 West 4th Avenue, N/E corner Ross and Kent Streets)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. The west 5 feet of Lot 17, Block 5, District Lot 700, Group 1, New Westminster District, Plan 1522

2. The south 2 feet of Lot 9, except the north 7 feet shown on Plan 3932, now road, Block 245, District Lot 526, Plan 590

3. All that portion of Lot 3, Blocks "H" & "I", District Lot 327, Group 1, New Westminster District, Plan 10834, described as follows: Commencing at the southwesterly corner of said Lot 3, Thence N6°, 50' E, 5 feet, following in the westerly limit of said Lot 3; Thence S68° 58' E, 9.98 feet, more or less, to intersection with the southerly limit of said Lot 3 at a point 10 feet easterly from the southwesterly corner of said Lot 3; Thence S 82° 04' W 10 feet, following in the southerly limit of said Lot 3 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 29, 1972 and marginally numbered LF 5973.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

MOTIONS (cont'd)

2. Closing and Stopping up: (Portion of 4th Avenue, McSpadden Avenue and 5th Avenue, West of Victoria Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The assembly of a school site and park site makes portion of 4th Avenue, McSpadden Avenue and 5th Avenue, west of Victoria Drive, surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that all those portions of road dedicated by the deposit of Plan 1120, lying to the east of the production northerly of the westerly limit of Lot 32 and lying to the east of the southerly production of the westerly limit of Lot 47, Subdivision "B", as shown outlined red; and all that portion of road dedicated by the deposit of Plan 722 lying to the east of the northerly production of the westerly limit of Lot 32 of Block 2, Subdivision "D", outlined blue; ALL of Block 146, District Lot 264A, Group 1, New Westminster District, Plan 1771 the same as shown on plan prepared by A. Burhoe, B.C.L.S., dated July 28, 1970, and marginally numbered LF 5444, a print of which is hereto annexed, be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed roads be subdivided with the abutting lands to form a school site and a park site.

- CARRIED

3. Stadium Seating

The following Notice of Motion was submitted at the meeting on September 6, 1972:

MOVED by Ald. Broome,
SECONDED by Ald. Sweeney,
THAT His Worship the Mayor appoint two members of Council to the Committee proposed by the Lions Football Club and the P.N.E. to investigate the possibility of expanding the seating capacity at Empire Stadium.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Phillips
Alderman Wilson	Alderman Adams
Alderman Sweeney	Alderman Linnell
His Worship the Mayor	Alderman Hardwick
Alderman Broome	Alderman Rankin

A tie vote having resulted, the motion was declared lost.

(Alderman Calder was not present at this consideration)

MOTIONS (cont'd)

4. Civic Holiday: August

The following Notice of Motion was submitted by Alderman Wilson at the Council meeting on September 6th, and seconded this day by Alderman Bird:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS many parts of Canada observe the first Monday of August as a holiday;

BE IT RESOLVED THAT City Council apply for a Charter amendment or at the pleasure of the Provincial Legislature, an 'Act of the Legislature' which will provide for a statutory holiday in British Columbia on the first Monday in August of each year.

The motion was put and ---------- LOST

NOTICE OF MOTION

1. Removal of Wooden Poles

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT WHEREAS City Council has established a precedent in applying a financing formula for removing wooden poles on Kerr Street and 54th Avenue (see Board of Administration report of September 15, 1972, page 5);

THEREFORE BE IT RESOLVED THAT the Board of Administration prepare a report for City Council which lays out a program spread over a reasonable period of time which will remove wooden poles from residential streets where standard lighting has been installed.

(Notice)

CONDOLENCES: The Late Mr. Harold Merilees

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the City Council express sincere sympathy to Mrs. Merilees and family on the passing today of Mr. Harold Merilees.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Height Limits: Fairview Slopes

referred to a letter of complaint from the Fairview Ratepayers and Tenants Association in respect of permitted height limits of certain new buildings on Broadway, particularly at Willow and Heather Streets, and enquired of the Director of Planning and Civic Development of the status of amendment in regard to heights for this particular CM-2 area.

His Worship directed the enquiry to the Director of Planning and Civic Development.

THE COUNCIL ADJOURNED AT APPROXIMATELY 3:00 P.M.

****

The foregoing are Minutes of the Regular Council meeting of September 19, 1972, adopted on September 26, 1972.

MAYOR

DEPUTY CITY CLERK

September 15, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSING AND LEASING PORTION OF ROAD ON THE NORTH SIDE OF CORNWALL STREET, EAST OF LARCH STREET

"The owner of Lots 16, 17 and 18, Block 181, D.L. 526, Plan 848, is in the process of consolidating the three lots into one parcel by a subdivision plan. In the preparation of the plan he is prepared to dedicate to the City the north 2 feet of each lot for lane and the south 17 feet of each lot for the future widening of Cornwall Street, at no cost to the City. As the widening of the street will not take place for some considerable time the owner wishes to lease back the strip 17 feet in width being dedicated for road.

I RECOMMEND that the 17 feet dedicated for road on the south side of newly created Lot "C" be closed, stopped up and leased to abutting owner subject to the following conditions:

1. The term of the lease to be for 15 years at a nominal rental of $1.00 for the term;
2. A 6 month notice of cancellation if the area is required for municipal purposes;
3. No buildings or structures to be erected on the lease area;
4. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. CLOSING AND LEASING OF PORTION OF HIGHWAY AT S/W CORNER OF 33RD AVENUE AND VICTORIA DRIVE, LOT 1, BLOCKS D & E, D.L. 704

"Mohawk Oil Co. Ltd. are redesigning the service station on the S/W corner of 33rd Avenue and Victoria Drive. Prior to redesign an enquiry was made as to the City's future highway requirements. 33rd Avenue has recently been paved and no immediate widening of the pavement is necessary, however, a small portion could be used for pedestrian traffic over the northeast corner of the portion to be dedicated. The sign for the service station is located partly on the area required for road. The Oil Company is prepared to dedicate the corner cut-off, portion of lot required for Victoria Drive widening and a portion of the site for lane purposes at this time at no cost to the City provided they can lease back the portion dedicated for street so the sign can remain in its present location until the area is required for future widening.

I RECOMMEND that after the portion required for road as shown on plan marginally numbered LC486 is dedicated, it be closed, stopped up and leased back to the Oil Company subject to the following conditions:-

1. The term of the lease be for 10 years at a nominal rental of $10.00 for the term and subject to renewal;
2. A one year notice of cancellation of the lease if the area is required for municipal purposes;
3. The area to be free of all signs and sign bases, at no cost to the City, at the termination of the lease;
4. Pedestrians to have uninterrupted passage over the northeast corner of the lease area;
5. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. RESIDENTIAL LANE PAVEMENT - LANE EAST OF FREMLIN, 43RD TO 44TH AVENUE

"A Local Improvement by Petition to pave this lane came before a Court of Revision and Council on 11 May, 1972 and was undertaken. Subsequently, on 6 June, 1972 Council approved the new program for Residential Lanes, including the adoption of a new standard for construction and a new cost-sharing formula.

The petition did not describe the paving except as "Residential Standard". Since, however, the residential standard is now different than it was when the petition was circulated, we have written to each property owner on this project explaining the change and asking their feelings about the two standards. Replies were received from five of the six owners and these all wish the paving to be to the new standard. The estimated costs are:

	"Old" Standard	"New" Standard
Property Owners	$ 2,230	$ 424
City	$ 1,721	$ 511
Total	$ 3,951	$ 935

I therefore RECOMMEND that the project (Item 76 of Schedule 414) for the paving of the lane east of Fremlin Street, from 43rd Avenue to 44th Avenue be reduced in scope to reflect the new standard approved by Council on 6 June, 1972, the property owners' rate to be reduced accordingly."

Your Board RECOMMENDS that the foregoing be approved.

4. LOCAL IMPROVEMENTS - INITIATIVE PRINCIPLE

First Step:

The Deputy City Engineer reports as follows:

"I consider it advisable to carry out projects for -

- Pavement and Curbs
- Lane Pavements

as shown on the attached schedule dated September 8, 1972, as Local Improvements.

Projects numbered 70, 71, and 73 for Pavement and Curbs on Knight Street, Rupert Street, and 57th Avenue were advanced the first and second steps to Council on June 20, 1972.

These three projects are being resubmitted to recognize changes in the City's and Property Owners' shares made in accordance with a recent change in the Local Improvement Procedure By-Law with reference to C-1 Local Commercial zoning. Council resolution of June 20, 1972, respecting these three projects, should be rescinded.

The City's share of these improvements is available in the 1972 Streets Capital Budget."

...Cont'd

Clause No. 4 (Cont'd)

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated September 8, 1972.

The estimated total cost of these improvements is $3,155,568, and the City's share of the cost is $1,561,405.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

1. Council rescind its resolution of June 20, 1972, adopting a Board of Administration report of June 16, 1972, in respect of "Local Improvements: Initiative Principle", for pavements and curbs on portions of Knight Street, Rupert Street, and 57th Avenue.

2. The reports of the Deputy City Engineer and of the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

3. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects to be declared assessable.

5. RELEASE OF SEWER RIGHT-OF-WAY
S/W CORNER 10th AVENUE & MAPLE STREET

The Corporation Counsel submits the following report:

"On May 21, 1968 Bardahl Lubricants (Western) Ltd. granted a right-of-way over the East five feet of its lands at the South West corner of 10th Avenue and Maple Street for a sewer. The present owners of the property have requested that the right-of-way be cancelled to permit the construction of a building on the lot. They have arranged with the City Engineer to pay the costs of cutting off the sewer and have agreed to consolidate the various lots making up their property to eliminate the need of additional sewer service in the future.

I recommend that the right-of-way be released and the Mayor and the City Clerk be authorized to affix the seal of the City to the release.

YOUR BOARD recommends that the foregoing report of the Corporation Counsel be adopted.

6. TENDER NO. 57-72-7 SUPPLY & DELIVERY OF WATER PIPE (APPROXIMATELY 1 YEAR'S SUPPLY)

Tenders for supply & delivery of 4", 6", 8", 12", and 18" water pipe were opened by your Board on August 7, 1972, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

> "The Tender specified 'Ductile Iron Pipe' and three firms tendered according to the specifications. Two other firms offered non-metallic pipes which are not acceptable alternatives (see tabulation attached)."

The City Engineer and the Purchasing Agent RECOMMEND acceptance of the low bid for ductile iron pipe which was submitted by Crane Supply at an estimated cost of $193,633.20 including 5% Provincial S.S. Tax.

Your Board RECOMMENDS that the recommendation of the City Engineer and the Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

7. CHAMPLAIN HEIGHTS - POLE LINES ON PERIMETER STREETS

The City Engineer reports as follows:

"On August 15, 1972, Council directed 'that the previous report with regard to Champlain Heights and underground wiring be raised and enlarged upon by a further report, to include Tyne Street and other perimeter streets around Champlain Heights'.

The first report on the subject, submitted to Council for consideration on August 12, 1969, described the arrangements being made to install underground wiring within Areas A, B, C and D of Champlain Heights at a total estimated cost of $153,000 and showed the following estimated costs for removing the existing poles from the perimeter streets:

1.	Kerr Street - 54th Avenue to 2600 ft. south	$67,000
2.	54th Avenue - Kerr Street to Tyne Street	50,000
3.	Tyne Street - 48th Avenue to 54th Avenue	46,000
4.	48th Avenue - Tyne Street to Boundary Road	3,000
5.	Boundary Road - 48th Avenue to Imperial Street	29,000
	Total	$195,000

Council approved the removal of the poles on 48th Avenue, Tyne Street to Boundary Road only.

On September 25, 1969, after considering a further report from the City Engineer and receiving delegations, Council passed a motion that the Tyne Street power line 'be placed underground, subject to the owners affected being charged a portion of the cost based on the local improvement procedures formula for installation of street lighting in residential areas'. A petition form was accordingly submitted to the Fraserview-Killarney Area Council but no signatures were obtained. The Area Council reported that 'the owners feel that the present formula and plan for cost sharing to place the lines underground is unacceptable'.

On May 26, 1970, Council authorized the rebuilding of the B.C. Hydro pole line on Tyne Street to serve the new subdivision at a total cost of $7,314. Because the alignment and spacing of the poles was changed to suit the new development, the City paid $731 of the cost in accordance with our agreement of November 30, 1936.

...Cont'd

Clause No. 7 Cont'd

To enlarge on previous reports, the following points are advanced for information:

(a) The Subdivision Control By-law only required a private developer to install underground wiring within a subdivision. It was not intended that private developers should be required to clear pole lines from perimeter streets. There are a number of privately developed subdivisions in the City with internal underground wiring, where the existing pole lines have been left on perimeter streets. It should be noted that because new subdivisions often border on through streets, pole lines on these streets are often costly trunk lines.

(b) There are several subdivisions, other than Champlain Heights, which were developed by the City and serviced with underground wiring, with pole lines remaining on perimeter streets. Examples are the 45th Avenue and Kerr Street subdivision and the 45th Avenue and Ross Street area.

(c) Of the perimeter streets around Champlain Heights, Kerr Street and 54th Avenue are the two which are most similar to Tyne Street. Boundary Road differs, in that the street will be wider and the owners across from the new subdivision are not in the City of Vancouver. If special treatment were given to Tyne Street, it is expected that residents on Kerr Street or 54th Avenue, or on other streets adjoining City subdivisions, might ask for, and be entitled to, the same treatment.

(d) On the basis of the new undergrounding local improvement formula, property owners on Tyne Street (both sides) would be required to pay approximately $6,100, which is about 6½% of the total cost of the work ($94,150 as estimated by B. C. Hydro on August 22, 1972). Under the previous local improvement proposal, the property owners' share (both sides) would have been approximately $47,353, or nearly eight times as much. The new formula, therefore, gives much greater relief to the owners and is more likely to be acceptable to them.

RECOMMENDED that undergrounding on Tyne Street and other streets on the perimeters of new subdivisions be dealt with in accordance with the report on Local Improvements for Underground Wiring approved by Council on August 15, 1972." (See attached summary)

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

8. LOCAL INITIATIVES PROJECTS

The City Engineer reports as follows:

"In May, the Federal Government extended its support of seven of the City's Local Initiatives Projects to the end of September. It has now announced that it is prepared to continue its support of these same projects to the end of November. The 1972-73 program will commence on the first of December. The projects are:

3B Works of Art and Music (L.I.P. 512 22)

Department of Social Planning/Community Development

This project commissions works of art - paintings, sculpture, musical compositions and concerts - from unemployed local artists.

...Cont'd

Clause No. 8 Cont'd

5 Library Project (L.I.P. 512 18)

Vancouver Public Library

The project employs people in a multi-part exploration of library services and the needs and desires of the community, particularly for special and extended library services.

6B Supervised Recreation (L.I.P. 512 20)

Parks and Public Recreation

This project employs people at Community Centres to provide leisure-time activities for older people, physical fitness and arts and crafts instruction, leadership in small community halls, and clerical and public information assistance.

7 Archives Project (L.I.P. 512 31)

City Clerk's Office - Archives

This project employs staff to inventory and catalogue documents so that their information will be available to the public and to civic departments.

11A Diversion and Recreation for Old People (L.I.P. 512 50)

Welfare and Rehabilitation

This project employs people to train and direct volunteers in a program of diversionary and recreational activities for senior citizens in boarding and intermediate-care homes.

11B Vocational Rehabilitation (L.I.P. 512 52)

Welfare and Rehabilitation

This project employs staff to counsel, assess and direct employable social allowance recipients to available and potential training or job opportunities.

19 'DARE' - Detention and Recreation Extension Program (L.I.P. 512 236)

Juvenile Detention Home

This project employs staff to provide a treatment-oriented program of recreation, hobbies, outings and informal lay-counselling for juveniles who have been or are coming before the Court or who are in the Juvenile Detention Home.

Under the program, the Government of Canada pays up to $100 per week for wages and up to 17% for fringe benefits and other costs. On most projects, there is some remaining cost to be borne by the City.

Project	Estimated Costs - Oct. and Nov.		
	Total	City's Share	
		Amount	Percent
3B Works of Art and Music	$46,298	$2,072	4%
5 Library Project	7,339	1,107	15%
6B Supervised Recreation	37,781	-	-
7 Archives Project	8,094	1,818	22%
11A Div'n & Rec'n for Old People	11,812	3,388	29%
11B Vocational Rehabilitation	20,552	6,278	30%
19 'D.A.R.E.'	18,422	1,522	8%
Totals	$150,298	$16,185	11%

...Cont'd

Clause No. 8 Cont'd

I RECOMMEND, on behalf of the several Department Heads:

(a) that continuation of the projects to the end of November be approved and signature of applications authorized; and

(b) that $16,185 for the additional City's share be appropriated from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 524

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Champlain Heights -
Concepts for Areas E and F

The Director of Planning and Civic Development reports as follows:

"In 1969, Council questioned the single-family lot sizes for Areas E and F in the 1968 Southeast Sector report and on May 20th, 1969 resolved:

> 'THAT Areas A, B, C and D remain as originally approved and further that the Director of Planning be instructed to consider 40' lots with or without lanes in Areas E and F taking into consideration other variations of housing and report back.'

The Civic Development Division engaged Urban Programme Planners, Planning Consultants, in conjunction with Downs/Archambault, Architects, to develop alternative concepts for Areas E and F with a view that these concepts would be presented to City Council for discussion and guidelines would be established. On the basis of these guidelines, a detailed design would be prepared.

Urban Programme Planners have presented three basic concepts and these are outlined in their attached report.

Comments have been received from the Social Planning/Community Development, Engineering and Fire Departments, Property and Insurance Division and Park and School Board officials.

The Department of Social Planning/Community Development concurs with the recommendations of the Consultants, however, they make the point that the Consultants should elaborate on the fact that the City as owner, holds the key to development. They raise the point as to whether the City should in fact retain ownership of the land by leasing.

The Engineering Department comments deal mostly with detail and they make recommendations with respect to the realignment of a street for better sewer gradient and have indicated locations where water and sewer easements would have to be established. They make the point that the private internal walkways should be adequately lighted to City standards. The Electrical Division suggests that underground wiring for Concept 'C' would probably cost less than the original layout.

The Fire Department has no basic objections to the layout but wishes to be involved in questions of vehicular access to the townhouse sites at the development permit stage.

Based on information supplied to him by the Consultants, the Supervisor of Property and Insurance has made some 'ballpark' estimates on net returns from land sales and tax returns. He feels that the returns for Schemes 'B' and 'C' are approximately $365,000 and $1,450,000 respectively too high. This

cont'd....

Clause 1 continued

is primarily due to the consultants' high assessment of the value of the townhouse sites. Accordingly, the Supervisor of Property and Insurance feels that the estimated tax return is also too high and estimates that the figure for the tax return in the case of Scheme 'C' should be $400,000 less.

The Superintendent of Parks and Public Recreation endorses all the concepts on the basis that the park walkways are provided and maintained by developers and subsequent owners of adjoining property. He pointed out that the Park Board would take responsibility for the development of two park areas; namely the one adjoining the school in Areas B and F and the redefined Lookout Park.

School Board officials had no particular comment other than to reaffirm that both an elementary and secondary school are required in Areas B and F.

With reference to Council's resolution of May 20th, 1969, the Director of Planning was instructed in effect to examine two alternatives:

(a) a subdivision of 40' lots with or without lanes
(b) alternative housing forms.

It is the opinion of the Director of Planning and Civic Development that the Consultants did not advise on the first option of Council; i.e. 40' lots.

With respect to the first option, the Director of Planning points out that a subdivision of narrow lots requires secondary access (lanes). If lanes are introduced, the subdivision has to be restricted in terms of lengths of blocks, degree of curvilinear nature, etc.

A subdivision of an exclusively narrow lot subdivision with lanes would for all intents and purposes eliminate the achievement of a high quality of development.

Examination of other alternatives produced no revolutionary alternative to development. Concepts of 'no side yard' and 'one side yard' without complete control by one developer are not feasible. The 'one side yard' concept is interesting but one which in the Director of Planning's judgement is only workable where lots are large and where development is on relatively flat land and one storey on grade.

The 'no side yard' concept in effect produces row housing...a form of housing which is best developed on large sites where buildings can be clustered and areas of both private and communal recreation space can be developed.

Scheme 'C' introduces the idea of creating sites for the development of low density townhouses (patio houses) at 10 units per acre. This density is less than the conventional townhouse developments of 14-16 units per acre and greater than single family developments of 6-8 units per acre.

This lower density townhouse development would provide at least comparable quality housing to that produced on small lots but at less total cost because of a lower unit cost of land.

cont'd....

Clause 1 continued

Scheme 'C' has another advantage in that it provides an external walkway system. It enables the marketing of land with the proviso that walkways and open space for public access be constructed and maintained by developers and/or owners as an integral part of their development.

Scheme 'C' is not supported, however, because of its high density. The density ranges from 30%-50% higher than that proposed in 1968. It is suggested that the total number of units in Areas E and F should not exceed 1,200-1,300. This would be approximately equivalent to Scheme 'A' based on a subdivision of 40-50' lots.

It is RECOMMENDED THAT:

1. Council instruct the Director of Planning and Civic Development to make arrangements to proceed with a detailed design for Areas E and F on the basis that:

   (a) the total number of units will not exceed 1,200 - 1,300
   (b) units will be made up of:
       25% townhouses at 16 units per acre
       25% townhouses at 10 units per acre
       25% single-family at 8 units per acre (40' lots with lanes)
       25% single-family at 6 units per acre (60' lots without lanes)
   (c) the design incorporate a central park walkway as an integral part of townhouse developments; such walkways to be constructed and maintained as public easements by the developer and/or owner.
   (d) a neighbourhood park-school site (the responsibility of the Park and School Boards) and any minor walkways which would be maintained by the City; would be excluded from the above proviso.

2. Council instructs its officials to report on zoning, servicing, and methods of marketing; such report to be submitted concurrently when the detailed design is submitted for final approval."

Your Board RECOMMENDS the report of the Director of Planning and Civic Development be referred to the Standing Committee on Planning and Development and that arrangements be made for the Director of Planning and Civic Development and the Consultants to give a Report Reference at that time.

(Copies of the Concepts for Areas E and F, prepared by the Urban Programme Planners are attached for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 584

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS

1. Fire Alarm Connections - Exhibition Park Horse Barns

The City Engineer reports as follows:

"A request has been received from the B.C. Jockey Club for connection of the fire alarm system at the Exhibition Park horse barns, to the City Fire Alarm System. The B.C. Jockey Club has agreed to pay the cost of these connections which will amount to approximately $1,500, and a yearly maintenance charge based on the cost of maintaining the connections and a portion of the cost of maintaining and operating the City system. This maintenance charge amounted to $150 in 1971.

I RECOMMEND that:

(a) Approval be granted for the connection of the Exhibition Park horse barns fire alarm system to the City system at no cost to the City, and

(b) The Corporation Counsel be authorized to prepare the standard Agreement between the City and the B.C. Jockey Club to cover the connection."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Firefighters' Uniform Issue

The Fire Chief reports as follows:

The Fire Chief and Vancouver Firefighters' Union, Local 18, have agreed on a revision to the clothing issue, pursuant to Clause 10 of the 1972-1973 Agreement with the union. The agreed upon revision will result in an approximate saving to the City of forty-two cents per man per year.

The revision to the clothing issue is required as the current clothing allotment to the firefighters places strong emphasis on the dress uniform and does not fulfill the proper dress requirements during the daily work routines of the men. The work clothing issue to the firefighters is not proportionate to the amount of time spent in manual labour as compared to dress parade.

Detailed studies of long term clothing requirements and costs were made to arrive at the proposed uniform issue. Copies of the detailed requirements are available in the City Clerk's Office.

The proposed revision will result in a significant increase in clerical functions of the Fire Department if the present system is continued. The increased clerical functions have been reviewed by the Fire Chief and Co-Ordinator of Data Processing and both concur that the increased clerical load can be eliminated by more efficient use of the computer. This would be accomplished by combining several existing Fire Department Programs into a single program. The cost of re-programming would amount to approximately one man-month which would be recovered by savings made in the new uniform issue. No additional work load for the Data Processing Division would occur and a more efficient method of recording clothing statistics in the Fire Department would result.

...Cont'd

Clause No. 2 Cont'd

The City Purchasing Agent has participated in the development of specifications and confirms that the unit prices used in the analysis, fairly represent the current market values.

The Fire Chief RECOMMENDS the present uniform issue to the fire-fighters be altered, at no additional cost to the City, to include:

(a) Tunic issue of one per man per seven years
(b) Raincoat issue of one per man per ten years
(c) Work shirt issue of three per man per one year
(d) Dress shirt issue of one per man per five years
(e) Work jacket issue of one per man per two years plus an extra jacket at first clothing issue
(f) Cold weather coat issue of one per man per five years
(g) Tie issue of one per man per one year
(h) Trouser issue of two per man per one year
(i) Cap issue of one per man per two years
(j) Shoe issue of one per man per one year

and approval be given to the Data Processing Co-Ordinator to undertake a re-programming of Fire Department Systems to include the revised uniform requirements at a cost of one man-month programming time.

Your Board

RECOMMENDS the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 584

FINANCE MATTERS

CONSIDERATION

1. Conference Attendance - Fire Chief A. Konig

His Worship the Mayor has received various letters (copies circulated) requesting that Fire Chief A. Konig accept office in the Canadian Division of the International Association of Fire Chiefs and attend certain conferences and meetings, specifically an International Conference of Fire Chiefs to be held in Cleveland, Ohio on September 10th to 14th, 1972.

Your Board submits the following report from the Fire Chief:

"The Fire Chief is of the opinion that the International Conference would be of benefit to the City due to the wider scope in the fields of High Rises, Technical Equipment, Administrative Techniques, etc.

However, due to the urgent current projects presently facing the Fire Chief such as the Fire Hall relocation, etc. your Chief is of the opinion that the conference on September 10th - 14th should not be attended.

Therefore, the Fire Chief recommends:

(a) That the Canadian Division of the International Association of Fire Chiefs be advised that Fire Chief A. Konig will not be able to attend the Conference in Cleveland due to pressing city business.

(b) That authority be given to increase the Fire Department Conference Roster for 1973 from one national to two national conference attendances to allow the Fire Chief to accept the President's position in the Canadian Association of Fire Chiefs and that attendance at up to two additional meetings be authorized. The additional cost in 1973 is estimated at $1,600."

Your Board submits the foregoing to Council for CONSIDERATION.

(Circulated: Letter dated Aug. 25, 1972 - E.A. Johnston, President, Canadian Division International Assn. Fire Chiefs.

Letter dated Aug. 25, 1972 - C.W. Volkamer, President, Int'l. Assn. Fire Chiefs.

Letter dated Aug. 30, 1972 - Ald. Dominic Cardillo Director, Canadian Assn. of Fire Chiefs.)

2. The Playhouse Theatre Company

The Theatre Manager reports as follows:

"On June 28, 1972, Mr. Robert Ellison, Administrative Director of the Playhouse Theatre Company, addressed a letter to His Worship the Mayor and Members of City Council asking assistance in the amount of $2,177.07 for unsold tickets for the final performances of HADRIAN VII on April 28 and 29, 1972, the second and third days of the civic strike.

Mr. Ellison states in his letter that, ' on Thursday, April 27th we were completely sold out and all of our ticket sales had been building toward a sell-out for some time. Once the strike commenced our ticket sales virtually came to a halt and we had a total of $2,177.07 worth of tickets unsold for the Friday and Saturday performances.'

Cont'd.....

CLAUSE NO. 2 (continued)

As the Playhouse Theatre Company did not have to cancel any performances and because the ticket sales of other attractions were not affected by the strike, the Playhouse Theatre Company's claim for compensation for lost ticket sales seems difficult to support."

Your Board submits the above report for Council CONSIDERATION.

RECOMMENDATIONS

3. Budget Reductions Due to Strike - Board of Parks & Public Recreation

The Director of Finance reports as follows:

"The Board of Administration report of July 27th set out proposed budget reductions with respect to the Board of Parks and Public Recreation, and on August 1st Council resolved:

> 'That, in respect of budget reductions by the Park Board this matter be deferred for consideration at an appropriate meeting of the Standing Committee on Finance, and in the meantime the Park Board be requested to furnish a report with details in regard to costs and savings as a result of the strike, and be given the opportunity to appear before the Finance Committee in respect of the matter if they so wish and if, after receiving the report, it is considered necessary to assist the Council in determining the matter.'

The information submitted by the Comptroller of the Board in support of the proposed reduction of $372,200 has been examined under the direction of the Director of Finance and found to be reasonable after taking into account the various factors involved. (This does not include the settlement for the extra costs of clean-up after the strike, which has been dealt with as a separate issue, and is subject to a report back, should the Board of Parks and Public Recreation find such a report necessary.)"

Your Board of Administration RECOMMENDS that the amount of $372,200 be confirmed as the budget reduction of the Board of Parks and Public Recreation due to the strike.

(Copy of letter from the Board of Parks and Public Recreation, dated August 16, 1972 is attached for Each Member of Council)

4. Group Policy GA-201699
Travelers Insurance Company

The Corporation Counsel reports as follows:

"Some time ago the above Group Policy was amended to provide for the change of name from the 'Vancouver Civic Employees Union' to the 'Canadian Union of Public Employees, Local #1004, (Vancouver Civic Employees Union)'. In addition the coverage of the Policy was extended to provide accident and sickness insurance to Mr. L.H. Atkinson and Mr. D. Werlin, two City employees on approved 'Leave of Absence' to hold executive positions in the aforesaid Union.

Fowler & Associates Consultants Limited have submitted to the City forms of riders to be attached to the above insurance policy which will evidence the amendment and extension to the Group Policy.

It is recommended that these riders be executed by the Mayor and City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

5. Canadian Museums Association Training Committee

The Manager of Vancouver Museums and Planetarium reports as follows:

"The Centennial Museum's historian, Mrs. Kerry McPhedran, has been asked to be a member of the Canadian Museums Association training committee. The purpose of the committee is to ensure that training is available on a variety of levels for museum personnel in Canada. At the moment, this is accomplished largely through a programme of seminars and assigned papers. As a member of this committee, Mrs. McPhedran will participate as an instructor at seminars held throughout the country from time to time. All travel and living expenses for committee members are met by the Canadian Museums Association. This is an honour both to Mrs. McPhedran and to the Centennial Museum and I ask Council's concurrence with her participation. The next training seminar takes place in Halifax from September 28th to October 1st.

While, as I have stated, there are no expenses to be incurred by the City of Vancouver in her participation, I recommend that Mrs. McPhedran be permitted to be absent from the City for the working days, September 27th, 28th and 29th, and that she be granted leave with pay for that period."

Your Board RECOMMENDS approval of the recommendations of the Manager of the Vancouver Museums and Planetarium.

INFORMATION

6. Additional Court Services - Emergency Program - Commencing July 4, 1972

The Provincial Court Administrator reports as follows on the operation of additional courts at 800 West Georgia and courts 6 (Coroner's) and 7 and 8 at 475 Main Street for the period August 1 to 31, 1972.

"A. Five courts continued operations at 800 West Georgia through August -- two dealing with 'drug' matters, two dealing with 'criminal cases' and a fifth court that dealt with both classes of cases. The total of cases completed at this location during August was 493.

B. Courts 6, 7, 8, which would normally be shut down for July and August were kept in operation during August and accounted for 250 cases completed.

C. Courtroom 3 (formerly occupied by the 'Drug' court which was traversed to 800 West Georgia Street) was operated for criminal cases in August and accounted for 103 cases completed.

The cases completed included those disposed of in court, withdrawals and cases in which the proceedings were stayed.

The attached chart gives the statistical position, and notwithstanding that one of the drug courts is really a regular court, the overall reduction from the backlog for August is approximately 846 cases."

Your Board submits the foregoing report of the Provincial Court Administrator for INFORMATION.

CONSIDERATION

7. Grant - Lower Mainland First Aid Champions

The City Clerk reports as follows:

"A letter has been received from the Coach of the Lower Mainland First Aid Champions named 'Coastal Construction'. This group has been invited to represent Canada in the International Buxton First Aid Competitions to be held in London, England. The team is entered in four other major competitions and the cost of the trip for the eight man contingent is in the region of $8,000. Total contributions to date from the British Columbia Telephone Company, Fleck Brothers, Canadian Kenworth Company and the Government through the Workmen's Compensation Board is approximately $6,000.

The Coach advises the involvement of this team in the International Buxton Trophy Competition is a 'first' for Canada, and certainly an honour for Vancouver.

The team is requesting a grant of any amount from the City to aid in meeting the total amount required for this trip.

Your Board notes that Council has dealt with similar requests in the past as follows:

Aug. 11/70	Canadian Equestrian Team - Assistant to participate in the Olympic Games in Munich, West Germany, 1972	- no action taken
Dec. 17/68	B.C. Wheelchair Sports & Recreation Association - Request for $1,500 for expenses for Canadian Team at Paralympic Games, Tel Aviv, Israel	- $1,500 approved
Mar. 1/66	Canadian Physiotherapy Assoc. - Entertaining Delegates & Guests at National Congress	- not approved"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

(Copy of letter from the Lower Mainland First Aid Champions is circulated for the information of Council)

RECOMMENDATION

8. Downtown East Side Information Centre - Grant

The Director of Social Planning/Community Development reports as follows:

"The Downtown East Side Information Centre (originally called Skid Road Information Centre) applied along with other Information Centres last December for an operating grant of $3,120. As they were just starting up at that time, the Director of SP/CD in his March 20, 1972 report to Council re Civic Grants (1972) recommended
1 they receive a $1,000 start-up grant. This recommendation was approved.

The Downtown East Side Information Centre has applied to the City for a grant of $152.25 for office equipment and furniture. They have already purchased approximately $100 of this equipment from the City Stores Department. They also require fifteen folding chairs valued at approximately $3.00 each. Such chairs are not available through City Stores, according to the City Purchasing Agent.

Cont'd.....

CLAUSE NO. 8 (continued)

In addition, the Downtown East Side Information Centre has requested that the Department of Social Planning review their budget[2] now that the Centre is in operation and costs for the fiscal year have been estimated. This has been done and it appears that the Centre is complying with conditions and criteria established in 1971 for information centres and that in order for the Centre to meet their operating expenses for the fiscal year and make the above requested furniture purchases without returning to Council for additional funds on a piecemeal basis, they require a grant of $690.00.

RECOMMENDATION

The Director of SP/CD recommends:

> that the Downtown East Side Information Centre (Skid Road) receive an additional $690.00 grant to cover furniture expenses and their normal operating expenses.

The Comptroller of Accounts advises that if approved, the necessary funds will be provided from the Contingency Reserve."

Your Board RECOMMENDS the approval of the foregoing report and recommendations of the Director of SP/CD.

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[1]Excerpt from the March 20 report to Council re 1972 Civic Grants "628 - Skid Road request is for $3,120 for a store front at 325 Columbia. Proposal not fully developed. Requires more extensive Skid Road residents input. I recommend a starter-up grant of $1,000 and no additional funding until it complies with conditions and criteria established in 1971 for other Information Centres."

[2]See Appendix A for Budget of Downtown East Side Information Centre.

FOR COUNCIL ACTION SEE PAGE(S) 515

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT SEPTEMBER 15, 1972

CONSIDERATION

1. Leave of Absence with Pay - Mr. John B. Winsor

The Director of Planning and Civic Development reports as follows:

"Mr. John Winsor of this Department has been selected by the Canadian Fireball Association as the skipper of one of the three teams to represent Canada in the World Fireball Championship to be held at Wilmington, North Carolina, U.S.A. from September 23 to 29, 1972. The "Fireball"is a 16-ft. one design racing sailboat accepted for international competition. The selection of Mr. Winsor was based on his high standing in Canadian and U.S. competition during 1972, as well as on his past racing performance which includes the Canadian Yachting Association Trophy for the Best Canadian Performance in the Canadian Olympic (training) Regatta in 1970, and in that same year he won the Canadian Fireball championship. In 1970 and 1971 he placed third in the North American Open Championship.

During this past summer, Mr. Winsor has utilized his vacation allotment to enter competitions and establish his standing. The trip to North Carolina will require more time away from the city than his remaining vacation allows and is to be undertaken at his own expense. It is felt that the City can greatly benefit from the publicity attached to having a municipal employee entered in this world competition. Mr. Winsor can be spared from his duties during this period.

It is recommended that Mr. John Winsor be granted leave with pay from September 25 to 29, 1972 to attend the World Fireball Championship in Wilmington, North Carolina."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 585

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 15, 1972

RECOMMENDATIONS

1. Insurance for Data Processing Equipment

The Supervisor of Property and Insurance reports as follows:-

"The City's three year Data Processing Equipment Insurance Policy expires September 24th, 1972. This policy provides "All Risk" coverage on data processing equipment located at the City Hall as well as similar equipment contained at 1530 West 8th Avenue.

The present broker is Macaulay Nicolls Maitland & Co. Ltd. who have placed the existing three year policy through the St. Paul Fire & Marine Insurance Company.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this insurance were called for and opened at a meeting of the Board of Administration, September 5th, 1972. One tender only was received from the holding broker, Macaulay Nicolls Maitland & Co. Ltd. on behalf of the St. Paul Fire & Marine Insurance Company, for a three year permium in the amount of $2,263.50.

RECOMMENDED that the tender in the amount of $ 2,263.50, submitted by Macaulay Nicolls Maitland & Co. Ltd. on behalf of the St. Paul Fire & Marine Insurance Company be accepted and the firm of Macaulay Nicolls Maitland & Co. Ltd. be appointed to act as the City's broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre
1047 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 8, Block 26, D.L. 264A, known as 1047 Woodland Drive, is required by the City for Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey and basement frame dwelling, with a main floor area of 676 sq. ft., erected in 1909 on a site 33' x 93', zoned RM-3. This dwelling contains 8 rooms, 7 fixtures of plumbing, has a patent shingle roof, stucco exterior and is heated by a hot-air gas furnace. The building is in better than average condition for age and type.

Negotiations with the owner's agent have produced an offer to sell for the sum of $20,900.00, as of October 1st, 1972, subject to the owner retaining rent-free possession until November 30th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

(Continued)

Clause No. 2 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,900.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Widening South Side of 2nd Avenue East of Columbia Street

The Supervisor of Property and Insurance reports as follows:-

"A portion of Lot E, Block 11, D.L. 200A, known as 190 West 2nd Avenue, is required for the improvement of the alignment of 2nd Avenue at Columbia Street. This portion is shown outlined in red on the attached plan marginally numbered LF 6206 and comprises an area of 800 square feet.

The subject property comprises a large industrial building with office area which has recently suffered a major fire necessitating the complete demolition of the structure. This building covers the entire site which has a frontage of 230.92' on 2nd Avenue to a depth of 122.02' on Columbia Street and is zoned M-2 Industrial District.

Negotiations with the owner have been on the basis of land value only and in this connection, the owner has now agreed to convey the required widening portion at a price of $6,600.00. This figure reflects a rate of $8.25 per sq. ft., which rate is representative of market value for this type of property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the required widening portion on the foregoing basis chargeable to Code # 147/7916, Miscellaneous Projects."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"Parcel A of Lots 1 and 2, Block 38, D.L. 264A, known as 1104 Cotton Drive, is required by the City for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act. The subject property is located in the first stage of development which is intended to be used for school purposes.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 800 square feet, erected in 1912 on a site 40.7' x 66', zoned RM-3, This dwelling contains 10 rooms, divided into 4 rental units, 12 plumbing fixtures, has a patent shingle roof, patent shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. The main floor of the dwelling is occupied by the owners. Said dwelling is in average condition for age and type.

Continued

Clause No. 4 Continued

Following negotiations, the owner has agreed to sell for the sum of $27,000.00 subject to the following:-

(a) An advance payment to the owner in the amount of $1,000.00 upon receipt of a registrable deed in favour of the City of Vancouver;

(b) The sale date to remain open until such time as the City requires the property;

(c) The balance of the purchase price to be paid to the owner upon delivery of vacant possession of the property.

The foregoing represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $27,000.00 on the foregoing basis, chargeable to Code #5830/427."

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Park Site #9 (Kitsilano)
2038 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Parcel A of Lot 7, Block 265, D.L. 526 known as 2038 West 5th Avenue, which is located in Park Site #9 (Kitsilano), has been offered for sale to the City by the owner. This Park Site is listed under Table II of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council December 15th, 1970.

These premises comprise a 2½ storey frame dwelling, with a main floor area of 827 sq. ft., erected in 1910 on a site 30' x 120', zoned RM-3. The dwelling contains 8 rooms, 9 plumbing fixtures, has a patent shingle roof, siding and shingle exterior walls, a concrete foundation and is heated by an automatic gas furnace. As a result of extensive renovations in recent years, this dwelling is in good condition for age and type.

The owners and a son occupy the main floor, whereas the upper floors are rented to four single persons.

Following negotiations, the owners have agreed to sell for the sum of $34,500.00, including furnishings and equipment on the upper floors, as of September 30th, 1972, subject to the owners or their son renting-back the whole of the property at $200.00 per month, commencing October 1st, 1972. Such rental is to be subject to review at the end of 12 months.

This price is considered to be fair and equitable. The Superintendent of Parks concurs in the purchase of this property.

(Continued)

Clause No. 5 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $34,500.00 on the foregoing basis, chargeable to Code 4189/-."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Rental Review - Leasing Portion of Cambie Street Under Cambie Bridge North of First Avenue

The Supervisor of Property and Insurance reports as follows:-

"A portion of land lying under and immediately West of the Cambie Street Bridge is surplus to highway requirements and is leased to Johnston Terminals Limited for access to their site. The lease is for a 15-year term, which commenced September 1st, 1967, at a rental of $556.00 per annum plus all taxes, subject to review every 5 years.

The rental has been reviewed and by letter dated August 25th, 1972, Johnston Terminals Limited have agreed to a rental increase from $556.00 per annum plus taxes to $816.00 per annum plus all taxes as if levied.

RECOMMENDED that the above portion of Cambie Street leased to Johnston Terminals Limited be increased to $816.00 per annum plus all taxes as if levied. This increase to be effective September 1st, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Lease Renewal - S/E Corner of Pacific and Howe Streets

The Supervisor of Property & Insurance reports as follows:-

"City-owned Lot 3 and S. 18 ft. of Lot 2, Block 122, D.L. 541 situated S/E Corner of Pacific and Howe Streets were acquired for the Granville Bridge in 1952, and Lot 3 has been leased back to the former owner A.A. Howatt for consecutive 5 year terms, the current lease expiring on August 12th, 1972. The lease was subsequently assigned to Charlie Sotirios Korossis.

Mr. Korossis has requested a further 5 year renewal on Lot 3 and also wishes to lease the residual 18 feet ± of adjoining Lot 2. The Director of Planning concurs with the lessee's request.

The Supervisor of Property & Insurance recommends a rental increase from $60.00 per month plus taxes to $114.00 per month plus all taxes as if levied.

(Continued)

Clause No. 7 Continued

RECOMMENDED that the property Lot 3 and South 18 feet of Lot 2, Block 22, D.L. 541 and premises known as 1412 Howe Street be leased to Charlie Sotirios Korossis for a period of 5 years from August 13th, 1972 at a rental of $114.00 per month plus all taxes as if levied, subject to one year notice of cancellation if the site is required for civic purposes, and the right of access by the City Engineer for bridge inspection purposes. The City is not to be held liable for damage or harm to the roofs of buildings, other property, or persons, resulting from objects falling from the bridge."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Acquisition for Britannia Community Services Centre - 1631 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 8A ex. E 5', Block 28, D.L. 264A, known as 1631 Napier Street, is required for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,000 square feet, erected in 1910 on a site 37' x 127', zoned RM-3. This dwelling is converted into 6 housekeeping units and contains 15 plumbing fixtures, has a patent shingle roof, stucco exterior and is heated by an automatic gas hot-air furnace. This dwelling is in above average condition for age and type and all units are presently rented.

Following negotiations with the owner, he has agreed to sell for the sum of $40,000.00 as of September 30th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $40,000.00 as of September 30th, 1972 chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. Acquisition for West End Community Centre and Senior Citizens' Housing Project - 876 Bidwell Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, August 25th, 1972, confirmed by Resolution of Council, August 29th, 1972, authorizing the Corporation Counsel to apply for Vesting Orders with respect to five remaining properties required for the above project, including Lot 7 exc. the N 91', Block 57, D.L. 185, known as 876 Bidwell Street. As was reported, vacant possession of the project site is required by October 31st, 1972 so that construction can be commenced immediately thereafter. It is noted that the City's final offer for this property was $55,000.00 as confirmed by Resolution of Council, July 4th, 1972.

(Continued)

Clause No. 9 Continued

These premises comprise a 2½ storey frame revenue building with a full concrete basement, erected in 1905 on a site 40' x 66', zoned RM-4. This dwelling contains 12 rooms, 12 plumbing fixtures, has a patent shingle roof, stucco exterior, and is heated by a gas-fired hot air furnace. The building was extensively rehabilitated in October, 1960, inside and out and is above average for age and type.

Following receipt of notice of the City's intention to apply for a Vesting Order, the owner has submitted a counter-offer to settle for the sum of $57,000.00, as of September 30th, 1972, with rent-free possession to October 31st, 1972. This settlement price is considered to be realistic and is endorsed by the City Solicitor. Central Mortgage and Housing has reviewed this transaction and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $57,000.00 on the foregoing basis chargeable to Code 649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. Sales: Miscellaneous

RECOMMENDATION

Recommended that the following offer to purchase be approved under the terms and conditions set down by City Council, being the highest offer received.

re: W.½ of the E.½ of the W½ of the N.E. ¼ Sec.9 and the W.½ of the E.½ of the E.½ of the W.½ of the N.E. ¼ Sec. 9, both in Township 7, New Westminster District and is known as 18962 - 16th Avenue, in the Municipality of Surrey, B.C. (formerly Vancouver Parks Board Tree Farm), Zoned: A-1, Agricultural

Name	Approximate Size	Sales Price	Terms
Alexandra James Management	30 acres	$54,000.00	City Terms @ 9%

INFORMATION

11. Professional Malpractice Insurance

Your Board has received the following report from the Deputy Director of Finance:

"In accordance with Council action of May 9, 1972, at which time Council approved obtaining malpractice insurance to cover generally the professional staff in the Health Department, both Macaulay, Nicolls, Maitland & Co. Ltd. and Leslie Wright & Rolfe Limited prepared policy proposals for consideration by the City. Both policy proposals produced essentially the same coverage but with a significant price difference, i.e. $890 per year versus $3525 per year. As the proposed policies were essentially identical the award went to Macaulay, Nicolls, Maitland & Co. Ltd. on the basis of price."

Your Board submits the above report for Council INFORMATION.

RECOMMENDATION

12. New Lease for Parking Purposes
Situated N.W. Corner Beach Avenue &
Burrard Street, Beneath Burrard Street Bridge

The Supervisor of Property & Insurance reports as follows:

"Lot C, Block 14, D.L. 185 was purchased in 1931 to form part of the Burrard Bridge right of way and is situated under the north end of the Bridge.

An application has been received from Mr. Gordon Lee Horie to lease and to develop the subject area as a parking site for his tenants on privately-owned property to the south. The estimated cost of development is approximately $8,000.00.

The Supervisor of Property & Insurance, having discussed this proposal with the City Engineer, is prepared to recommend a lease of the property on the following basis:-

Term:	-	15 years subject to the City having the right to give one year's notice of cancellation after the first five years.
Use:	-	Parking purposes only.
Gross Rental	-	$350.00 per month.
Development Amortization	-	Lessee to pay cost of development and to obtain the necessary permits. The development costs of $8,000.00 are to be amortized in an amount of $158.00 per month. This amount is to be deducted from the gross monthly rental of $350.00 for the first 5 year period only.
Net Rental:	-	$192.00 per month after amortization of tenant site improvements or 70% of the gross per month, less the foregoing amortization amount, whichever is the greater per month. In this connection, a statement of gross revenue each month for the year ending December 31st, is to be submitted to the City by March 31st, each year.

Clause No. 12 Continued

Review:	-	Subject to review every 5 years.
Improvements:	-	All improvements constructed on the site are the property of the City.
Outgoings:	-	All outgoings except property taxes are to be paid by the lessee.
Insurance:	-	Lessee to carry public liability insurance in the sum of $250,000.00.
Liability:	-	Lessee to assume liability in respect to the use and occupancy of the area, including objects falling from the bridge.
Grade:	-	Any change in grade to be approved by the City Engineer and to be completed to his satisfaction.
Damage to Bridge:	-	Lessee to indemnify and save harmless the City from all loss and damage to the bridge and structures resulting from lessee's occupancy of the premises.
Access by City:	-	The leased area to be temporarily vacated when required by the City Engineer for bridge maintenance purposes and the painting of steel structural members.
Commencement Date of Lease:	-	Approximately 6 weeks from the date that Council approves the lease or date of occupancy, whichever is the sooner.

Mr. Gordon Lee Horie has agreed to the above conditions.

RECOMMENDED that the property, Lot C, Block 14, D.L. 185 be leased to Gordon Lee Horie subject to the foregoing conditions and an agreement satisfactory to the City Engineer, Corporation Counsel and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 586

REPORT TO COUNCIL

STANDING COMMITTEE ON TRANSPORTATION

AUGUST 31, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 31, 1972, at 9:30 a.m. in #1 Committee Room.

PRESENT: Alderman Wilson, Chairman
Aldermen Bird, Linnell, Rankin, Phillips and Sweeney, and Adams

ABSENT: His Worship the Mayor (On Civic Business)
Aldermen Broome, Calder and Hardwick

CLERK: M. James

The Minutes of the meeting of July 20, 1972, were adopted.

PART 1

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Transit: - Downtown - Concepts

The Chairman of the Committee under date of August 17, 1972 submitted to this meeting a report entitled "Rapid Transit Study - Wilbur Smith". In that report the Chairman recommended:-

"(1) That pending resumption by the Regional District of considering Transportation as a function.

The City of Vancouver through the Transportation Committee establish a small sub-Committee to serve on a Joint Committee with B.C. Hydro representatives, to continue the work of establishing and designating rapid transit routes, station locations, and rapid transit corridors within the core area."

The Committee in considering the suggestion, took into account the recent change in the Government as a result of the Provincial General Election held August 30, and after discussion,

RECOMMENDS that the Greater Vancouver Regional District, in view of the change in the Government of the Province of British Columbia, be urged to resume negotiations with the Provincial Government on matters respecting the Transit System.

The Committee noted that representatives of Wilbur Smith and Associates, the Consultants re the Report on downtown transit concepts commissioned by the Greater Vancouver Regional District, would be presenting to the members of the Regional District Board a report reference in the morning of Thursday, September 21st.

The previous suggestion that the Vancouver City Council meet with the consultants separately to review in detail items of concern to this council was mentioned and your Committee

RECOMMENDS that a luncheon with Wilbur Smith and Associates be authorized.

2. Vancouver City Transportation Committee

In the report of the Chairman dated August 17, referred to above, a second recommendation was placed before the Committee as follows:-

Cont.....

"The time has arrived when we need a Citizens' Committee to function as a channel of communication between the citizens and City Council, keeping citizens informed through the major organizations of the city, likewise providing for input of ideas from citizens. I propose that such a committee would consist of a representative appointed by the following organizations:

Vancouver Board of Trade
Amalgamated Transit Union
Downtown Business Association
Teamsters' Joint Council
Junior Chamber of Commerce
Automotive Transportation Association
Vancouver Planning Commission
Local Council of Women
Vancouver Real Estate Board
B.C. Automobile Association
Building Owners' & Managers' Association

The objects of the Citizens' Transportation Committee are recommended as follows:

A. To achieve a balanced transportation program based upon the broadest possible citizens participation

B. To meet with the Standing Committee of City Council on Transportation from time to time, in order to consult and make recommendations.

C. The Commission membership should be representative of a broad cross section of the community and capable of wide consultation with the public.

D. To keep the public informed upon transportation needs by reports from Commission members to their associations, and other channels of communication."

The Committee also had before it the letter of the Chairman of the Vancouver City Planning Commission of December 10, 1970 and the Chairman of the Planning Commission was also present at the meeting and spoke to the Committee.

The Chairman of the Planning Commission referred to the concern of that Commission and the Director of Planning re developments in the downtown area. The Chairman of the Planning Commission noted that there would inevitably be a needed Rights-of way for some mode of transit and that the ever present dangers of inflation and speculation might make the establishing of these Rights-of-way difficult. The Chairman of the Planning Commission suggested that a "time gauge" be put on the matter.

The meeting adjourned at approximately 9:55 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 529

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 21, 1972

PUBLIC MEETING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, September 21, 1972, at 2:45 p.m., for the purpose of holding a Public Meeting to hear delegations re the issuance of a development permit for lands at 57th Ave. and Granville St., commonly known as "Shannon".

PRESENT: His Worship the Mayor (in the Chair)
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney, Hardwick and Wilson.

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Adams
SECONDED by Ald. Broome
THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to hear delegations on and to consider the issuance of a development permit for lands situate at Granville and 57th Ave. commonly known as "Shannon".

CARRIED

1. Shannon Estates

Development Permit Application #58110

On August 15, Council deferred consideration of the report of the Board of Administration dated July 20, 1972 entitled"Granville and 57th Avenue - Shannon, Development Permit Application #58110"and consideration of the issuance of the development permit pending the hearing of delegations on the matter.

The following were heard by Council:

Wall and Redekop Corp. Ltd.

Represented by Mr. W. A. Street.

Mr. Street spoke in support of the application for the Development Permit for the lands and requested the issuance of the permit. He filed for information a comparison of the proposals for the development of the lands dated September 21, 1972.

Board of Parks and Public Recreation

Represented by Commissioner George Puil, Chairman

The Chairman of the Board of Parks and Public Recreation advised Council that that Board wished to have care, custody and management of the lands and present buildings for development into a"passive" park. The Chairman noted the lands were situated in an area of the City which was deficient in parks.

The Chairman further advised that the Board of Parks and Public Recreation opposed the granting of the Development Permit and that the Board had received the offer of a large sum of money from a donor who wished to remain anonymous for the purchase of these lands provided that the donation was matched by funds raised by the City of Vancouver. The Chairman stated he could not divulge the amount which the anonymous donor had offered. The Chairman advised Council that the Park Board had authorized him to make two statements:

(continued)

- to request Council to refuse the issuance of the Permit

- establish a Committee of the Director of Planning and Supervisor of Parks to negotiate with the present owners of the land for its purchase.

In response to questioning, the Chairman of the Park Board advised that the offer of funds was not conditional upon the Community Musi School use of the present building and that he felt a local improvement by-law might be a satisfactory source of funds. However, the Board had no position on this at the present time.

Vancouver City Planning Commission

Represented by Mr. R. Gibson, Member

Mr. Gibson submitted and read to the Meeting a letter from the Vancouver City Planning Commission dated September 18 which advised that the Commission reiterates its previous rejection of the revised scheme and urges Council to initiate a discussion on the use of the present main building by the Community Music School.

Community Music School

Represented by Mrs. W. Armstrong, President

Advised of the request that the Community Music School be allowed to occupy space in the present main building and also advised of "statement of intent" dated 15 August, 1972 given by the Community Music School to Wall and Redekop Corp. Ltd.

Property Owners

Represented by Mr. D. T. Braidwood, Q. C.

Mr. Braidwood submitted a letter dated September 21, 1972 advising of the addresses of the property owners he represented and certain of the previous discussions between these property owners and Wall and Redekop Corp. Ltd. The letter advised of five points the property owners wished Council to consider during these deliberations.

Citizens' Council on Civic Development

Represented by Mr. Wm. T. Strong, President

Mr. Strong resubmitted and read to Council a Citizens' Council letter of 15 August, 1972.

Vancouver Society of Asian Art

Represented by Mr. F. E. Eaton

Advised Council that it was a goal of this Society to establish a museum of Asian Arts in Vancouver and also advised that the Society did not have the necessary funds to achieve this goal. The Society wished to utilize part of the main building for this purpose.

Vancouver Women's Musical Club

Represented by Mrs. Gordon Ingles

Mrs. Ingles read a brief which supported the request of the Community Music School.

(continued)

Vancouver Bach Choir

Represented by Mr. McIntyre

Spoke of the needs of the choir and advised of the choir's support of the request of the Community Music School.

Community Arts Council

Represented by Mrs. Janet Bingham, past president

Spoke to the Council and advised of the endorsement by the Arts Council of the request of the Community Music School.

Mrs. H. Pasquier advised Council that she represented three persons who wished to organize the restoration of the lands and buildings under a local initiatives grant. Requested a week's deferment to submit the details of this project.

Junior Symphony Society

Represented by Miss Wilhelmine Meilicke

Advised that the Junior Symphony Society supports the request of the Community Music School.

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At the conclusion of the hearings of the delegations it was

MOVED by Ald. Adams,
THAT the application be approved subject to the following conditions:

Number of Units not exceed 171.

That the floor space ratio not exceed .538.

That 262 parking spaces be provided underground.

That the on-site guest parking not exceed 29 spaces.

That the combined site area of buildings and parking areas not exceed 34.5%.

That all applicable conditions set forth in the previous Development Permit be complied with.

That the final detail plans be approved by the Technical Planning Board.

MOVED by Ald. Linnell in amendment,
THAT the developer post a bond in the amount of $100,000.00 to be forfeited if the Development Permit is not issued and construction not started within six months from this date, or be forfeited if the main floors of the present building are not restored within one year.

(lost)

MOVED by Ald. Rankin,
THAT further consideration of these matters be deferred .

LOST

(continued)

MOVED by Ald. Rankin,
As a further amendment, the following,

THAT the maximum number of units be reduced from 171 to 120 and that the floor space ratio be reduced from .538 to .45.

LOST

The amendment moved by Alderman Linnell and stated above was put and

LOST

MOVED by Ald. Wilson in amendment,
THAT construction must be commenced within 12 months

CARRIED

The main motion as amended was put as follows:

THAT the application be approved subject to the following conditions:

Number of Units not exceed 171.

That the floor space ratio not exceed .538.

That 262 parking spaces be provided underground.

That the on-site guest parking not exceed 29 spaces.

That the combined site area of buildings and parking areas not exceed 34.5%

That all applicable conditions set forth in the previous Development Permit be complied with.

That the final detail plans be approved by the Technical Planning Board.

That construction must be commenced within 12 months.

***

A recorded vote was requested on the motion as amended, the results of which are as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Hardwick
Alderman Bird	Alderman Rankin
Alderman Broome	Alderman Phillips
Alderman Linnell	Alderman Calder
Alderman Sweeney	
Alderman Wilson	
His Worship the Mayor	

The motion as amended was declared.

CARRIED

MOVED by Alderman Adams,
THAT the Committee rise and report.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Ald. Broome,
THAT the Committee's report by adopted.

- CARRIED

The Council adjourned at approximately 4:15 p.m.

The foregoing are Minutes of the Special Council meeting (Public Meeting) of September 21, 1972, adopted on September 26, 1972.

MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 26, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Aldermen Bird and Broome.

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

(a) MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated September 19, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Linnell,
SECONDED by Alderman Sweeney,
THAT the Minutes of Special Council meeting (Public Meeting), dated September 21, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Calder,
SECONDED by Alderman Sweeney,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

DELEGATIONS

Building Permit: Repair of Fire Damage - 427 East 47th Avenue

The Council considered a memorandum, dated September 20, 1972, from the City Building Inspector, concerning a building at 427 East 47th Avenue, which does not conform to the present Building By-law, and which was damaged as a result of a recent fire. The building is located on a portion of property which is appropriate

(continued)

DELEGATIONS (continued)

Building Permit: Repair of Fire
Damage - 427 East 47th Ave. (cont'd)

for dedication as a lane, and on September 7, 1972, a permit was issued to the owner to rebuild the building. It was advised there are no grounds for refusal of the permit.

A petition was received from residents in the area against any further remodeling of the building.

Following explanation of the matter by the City Building Inspector, the Council received a delegation in the person of Mr. C. Falcone, son of the owner of the property. The owner, Mr. M. Falcone, is negotiating with his insurance company, and undertook to advise the Building Inspector if and when he intends to repair the building. The Building Inspector was instructed to report to Council if any alterations or construction takes place on this property.

Mr. A. Spady, who was present representing the petitioners, did not wish to pursue the matter in view of the statements made by Mr. Falcone.

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Pacific Centre:
Block 42

The Council considered a report of the Board of Administration, dated September 20, 1972, setting out the details of the latest development proposals re Pacific Centre, Block 42, as the result of meetings held between the administration and representatives of Pacific Centre Limited.

Mr. H. W. Pickstone, Deputy Director of the Department of Planning and Civic Development, gave an explanation of the project, with the aid of a model and sketch plans.

Council was advised that the Design Panel had reviewed the proposals of this latest scheme, and Mr. Pickstone briefly outlined some comments of the Panel.

Mr. L. Cook, Vice-President and General Manager of Pacific Centre Limited, answered questions raised by Council members.

After consideration of the Board of Administration report, with suggested changes and additions, it was

MOVED by Alderman Adams,
THAT Council approve:

1. The scheme as generally identified by Plans No. SK 163-4 and SK 209-213 received by the Planning Department on September 19, 1972 and Plans No. AP 108-112 received by the Planning Department August 30, 1972, subject to the following conditions:

   (a) A canopy satisfactory to City Council be provided along Granville Street from Georgia Street to Dunsmuir Street;

   (b) Details of landscaping of the plaza and the roofs of the lower structure to be submitted for Council's approval.

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Pacific Centre: Block 42
(continued)

2. The Dunsmuir Street vehicular exit ramp subject to the following conditions:

   (a) The ramp being located to provide an ultimate roadway width of 42 feet on Dunsmuir Street and a sidewalk width on the south side of 12 feet.

   (b) The developer agreeing to pay a rental for the street occupancy. This rental to be determined by the Director of Finance and reported back to City Council for approval.

   (c) Design details including sidewalk and ramp widths to be to the satisfaction of the City Engineer.

3. The developer agreeing to the closing of the Dunsmuir St. exit if and when required by the City to accommodate a rapid transit system, or other City requirements, without compensation to the developer.

AMENDED
SEE PAGE 1
Council Minute Book 6 111

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Neighbourhood Services Association:
Delegation Request re Grant

MOVED by Alderman Linnell,
THAT the request by the Neighbourhood Services Association to appear as a delegation, as a result of Council's recent action in not approving the Association's additional grant request, be approved.

- CARRIED.

2. Proposed Kitsilano Senior Citizens
Housing Project at 7th Ave. and Yew St.

Reference was made to a letter from the Kitsilano Participating Group, which had been sent directly to members of Council by the organization, regarding the proposed Senior Citizens Housing Project at 7th Avenue and Yew Street. The organization wish to meet with the Mayor and Aldermen to discuss the position of the project and future plans for participation of the Participating Group.

It was agreed that the Council would hear this organization as a delegation on the matter, at a suitable date.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Board of Administration,
GENERAL REPORT, September 22, 1972

WORKS AND UTILITY MATTERS

Request for Additional Street Sweeper - 1972 Budget (Clause 3)

After due consideration, it was

MOVED by Alderman Linnell,
THAT this clause be referred to the Standing Committee on General Purposes for a review of the whole subject of street cleaning.

- CARRIED.

Georgia Viaduct Replacement - Contract No. 3 - Site and Landscape Development (Clause 6)

MOVED by Alderman Wilson,
THAT the suggestions proposed by the City Engineer with respect to this clause, be approved and, therefore, Contract No. 3 - Site and Landscape Development, be separated into two stages; and the Corporation Counsel draw up a suitable document to incorporate this change.

- CARRIED.

Lane Oiling Charge (Clause 7)

The Board of Administration submitted a report of the City Engineer, with respect to the policy on lane oiling and whether the property owners' share of oiling costs should be increased.

MOVED by Alderman Rankin,
THAT the costs for oiling lanes be charged against General Revenue but that there be no increase in the labour force or capital equipment costs as a result of this policy.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Linnell,
THAT Clauses 1, 2, 4, 5 and 8 of the Board of Administration report (Works and Utility Matters) be adopted, and Clause 9 be deferred pending consideration of the relevant by-law later this day.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

SOCIAL SERVICE AND HEALTH MATTERS

Grant Request: Educational Rehabilitation for Juveniles on Probation (Clause 1)

MOVED by Alderman Phillips,
THAT the recommendation of the Chief Probation Officer and the Director of Social Planning/Community Development, as contained in this clause, be approved, and that an application for cost sharing be made under the Canada Assistance Plan.

- CARRIED.

Group Trailer Parking (Clause 2)

MOVED by Alderman Phillips,
THAT Clause 2 of the Board of Administration report (Social Service and Health Matters) be adopted.

- CARRIED.

BUILDING AND PLANNING MATTERS

Strathcona Rehabilitation Program (Clause 1)

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration report (Building and Planning Matters) be adopted.

- CARRIED.

LICENSES AND CLAIMS MATTERS

Licensing of Hotels and Motels (Clause 1)

MOVED by Alderman Adams,
THAT His Worship the Mayor, on behalf of Council, request the Provincial Government to repeal that section of the Municipalities Enabling and Validating Act, which was enacted in 1971, dealing with the business license fee for hotels or motels, to permit the City of Vancouver to charge a license fee to hotels or motels.

- CARRIED.

FINANCE MATTERS

Grant: The Canadian Red Cross Society (Clause 1)

MOVED by Alderman Adams,
THAT a grant of $70.00, equal to the rental of the Queen Elizabeth Theatre Rehearsal Room, for use as a Blood Donor Clinic, be granted to The Canadian Red Cross Society.

- CARRIED BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS (continued)

Civic Luncheon: Exchange Teachers
(Clause 2)

After considering this clause and the request from The League for the Exchange of Commonwealth Teachers for a civic luncheon and tour of civic facilities, it was

MOVED by Alderman Linnell,
THAT the usual pass privileges for the various civic facilities only be extended to this organization.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Calder,
THAT Clause 3 of the Board of Administration report (Finance Matters) be adopted.

- CARRIED.

C. PERSONNEL MATTERS - September 22, 1972

Leave with Pay: Dr. H. E. McLean,
Director of Clinical Services
(Clause 1)

MOVED by Alderman Adams,
THAT this clause of the Board of Administration report (Personnel Matters) be approved.

- CARRIED.

D. PROPERTY MATTERS - September 22, 1972

MOVED by Alderman Adams,
THAT Clauses 1 and 2 of the Board of Administration report (Property Matters) be adopted, and Clause 3 be received for information.

- CARRIED.

E. Redevelopment of East 37th Ave. -
Fraser to Inverness Streets, to
Provide 27' Roadway on 50' Allowance

The Council considered the Board of Administration report, dated August 31, 1972, wherein the City Engineer detailed a proposed redevelopment of East 37th Avenue - Fraser to Inverness Streets, to provide 27 ft. roadway on 50 ft. allowance, and suggested certain procedures to improve the street allowance, with alternatives.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Redevelopment of East 37th Ave. - Fraser to Inverness Streets, to Provide 27' Roadway on 50' Allowance (continued)

MOVED by Alderman Phillips,
THAT

1. A building line be established 50 feet north of the original south property line of 37th Avenue extending from the east property line of Fraser Street to the west property line of Inverness Street.

2. The surplus 16 ft. strips of property be sold to the abutting property owners for a nominal sum of $100.00 each.

3. The following procedure be approved as a long term project:

   (i) No additional property to be acquired until the owners offer it to the City at a fair market price or when the owner makes application to carry out major repairs.

   (ii) (a) Local Improvement petitions for curbs and gutters in the 5 uncurbed blocks will be processed for a 27 foot pavement centered on a 50 ft. street when they are received from the property owners.

   (b) When a petition has been received for curbs and gutters in the block between Windsor Street and Sommerville Street (which is the only one of the five uncurbed blocks where private property is required), Council will be asked to approve the purchase of the 17 feet of property required for street purposes.

- CARRIED.

F. Coordination of Volunteer Services in the City of Vancouver

Council considered the Board of Administration report, dated September 7, 1972, wherein civic officials detailed a programme for the coordination of volunteer services in the City of Vancouver, including a costing of the programme. The officials recommended as follows, which was concurred by the Board of Administration:

"The Medical Health Officer, the Director of Social Planning, and the Director of Welfare & Rehabilitation, therefore, recommend - "

1. THAT the Coordinator of Volunteers and the Clerk-Typist II (South Service Area) become permanent staff positions effective July 1, 1972, * and that these two positions be transferred to the City Department of Welfare & Rehabilitation. These staff persons are to be seconded to the Health Department.

2. THAT a Coordinator of Volunteers and a Clerk-Typist II be appointed to the East Service Area of the city effective October 1, 1972, under the same arrangements as the South Service Area (i.e. as staff of the Department of Welfare & Rehabilitation and seconded to the Health Department).

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Coordination of Volunteer Services
in the City of Vancouver (continued)

The Acting Director of Personnel Services reports as follows:

"At the request of the City Medical Health Officer, I have conducted a review of the duties and responsibilities of the above proposed positions and report as follows:

In the first instance the Medical Health Officer has recommended that the present temporary Coordinator of Volunteers and Clerk-Typist II positions in the South Service Area become permanent. The duties and responsibilities of the Coordinator of Volunteers will remain the same in that duties will include responsibility for planning, developing and administering a program for the effective use of volunteer workers to enrich existing and potential public and voluntary health, social, recreational and educational programs, to recruit volunteers for programs and to conduct the necessary training and orientation sessions. The duties and responsibilities of the Clerk-Typist II position will still include typing correspondence, forms and other materials required for the operation of the program, maintaining files and registers of volunteers available, receiving requests for and contacting the volunteer workers, and answering general enquiries.

* On June 20, 1972, City Council agreed to extend these two temporary positions pending consideration of this comprehensive report.

I recommend that these temporary positions be made permanent and classified as Coordinator of Volunteers, Pay Grade 22 ($703 - 843) and Clerk-Typist II, Pay Grade 9 ($398 - 472).

In the second instance, it has been proposed that a Coordinator of Volunteers and a Clerk be appointed on a permanent basis to the East Service Area of the city. I have reviewed the duties and responsibilities of these two positions and conclude that their functions are similar to those stated above in the first instance. I, therefore, recommend that these positions be classified as Coordinator of Volunteers, Pay Grade 22, and Clerk-Typist II, Pay Grade 9.

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
G. Levi	Coordinator of Volunteers P.G. 22 ($703-843) Temp. from July 1, 1971 to June 30, 1972.	Coordinator of Volunteers P.G. 22 ($703-843) Permanent	July 1, 1972
V. Scharf	Clerk-Typist II P.G. 9 ($398-472) Temp. from July 1, 1971 to June 30, 1972.	Clerk-Typist II P.G. 9 ($398-472) Permanent	July 1, 1972
One New Position		Coordinator of Volunteers P.G. 22 ($703-843) Permanent	October 1, 1972
One New Position		Clerk-Typist II P.G. 9 ($398-472) Permanent	October 1, 1972 "

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Coordination of Volunteer Services
in the City of Vancouver (continued)

MOVED by Alderman Linnell,
THAT the recommendations contained in the foregoing Board of Administration report be approved.

- CARRIED.

G. Report of the Special Committee re Control of Soliciting for Charity - September 19, 1972

Council noted a progress report of the Special Committee re Control of Soliciting for Charity, dated September 19, 1972, in which was shown the number of applications given out since the by-law came into effect and the number of organizations which had been granted licenses to date.

Alderman Phillips, as Chairman of the Special Committee, advised that they had met yesterday with the Universal Foundation of Equality, an applicant which the Committee is directing not receive a license.

MOVED by Alderman Phillips,
THAT the report of the Special Committee re Control of Soliciting for Charity, dated September 19, 1972, be received for information.

- CARRIED.

H. False Creek Railway Study

The Council considered the following report of the Special Committee re False Creek, dated September 22, 1972:

"On May 16th, 1972, City Council instructed the False Creek Committee among other things,

' to proceed with the issue of the railway from both a political and engineering point of view. '

On September 7th, 1972, the Committee resolved as follows:

' That the Chairman report direct to Council at the next meeting on the Terms of Reference on the Railway Kits Trestle Relocation Study including the request for funding. '

Discussions have been held with the Minister of State for Urban Affairs and officials of his department with a view to undertaking a study to determine the implications of, and opportunities for removal and/or relocation of the rail lines in False Creek. Discussions have also been held with Marathon Realty Ltd., B.C. Hydro and Power Authority and the B.C. Central Credit Union with a view to gaining their participation or involvement in the proposed rail study.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

False Creek Railway Study
(continued)

A full report on all aspects of development in False Creek is being prepared for early submission to City Council. However, it is important that the rail study be commenced at the earliest possible time. Terms of Reference (attached) have been prepared and initial discussions have been held with possible consultants.

A two-part study is proposed. The first part would cost an estimated $10,000; the cost of the second part, which would constitute the major portion of the study would be jointly funded by the Ministry of State for Urban Affairs, Marathon Realty Ltd., the City of Vancouver and possibly others. The exact proportion of the contributions has not yet been determined but discussions are proceeding.

It is RECOMMENDED that City Council authorize the Special Committee re. False Creek to select consultants to undertake Part I of the proposed Railway Study and authorize the expenditure not to exceed $10,000 as a contribution to the overall railway study and that these funds be appropriated from the 1972 'Basic Capital Appropriation Budget for False Creek Development'.

Details of Terms of Reference, sharing by others and related matters be at the discretion of the Committee Chairman."

A copy of the Proposed Terms of Reference was attached to the report and is on file in the City Clerk's office.

MOVED by Alderman Hardwick,
THAT the foregoing report of the Special Committee re False Creek, dated September 22, 1972, be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW #3614,
BEING THE LOCAL IMPROVEMENT PROCEDURE
BY-LAW (Underground Wiring Projects)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW #3614,
BEING THE LOCAL IMPROVEMENT PROCEDURE
BY-LAW (Underground Wiring Projects)
(continued)

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

WORKS AND UTILITY MATTERS (continued)

Installation of Underground Wiring Projects
as Local Improvements on the "Initiative
Principle" - (Clause 9)

The Council considered this clause at this time, and it was

MOVED by Alderman Adams,
SECONDED by Alderman Sweeney,
THAT this clause be approved.

- CARRIED BY THE
REQUIRED MAJORITY.

MOTIONS

A. Allocation of Lands for Highway Purposes (2570 to 2590 Commercial Dr.)

MOVED by Alderman Rankin,
SECONDED by Alderman Sweeney,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

> North 10 feet of Lot 33 and 34, except the west 7 feet now road (Plan 4368), Subdivisions A & B, Block 162, District Lot 264A, Group 1, New Westminster District, Plans 222 and 1771, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated July 4, 1972, and marginally numbered LF 6146, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED.

1. The following Notice of Motion was submitted at the Council meeting on September 19, 1972:

Removal of Wooden Poles

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT WHEREAS City Council has established a precedent in applying a financing formula for removing wooden poles on Kerr Street and 54th Avenue (see Board of Administration report of September 15, 1972, page 5);

THEREFORE BE IT RESOLVED THAT the Board of Administration prepare a report for City Council which lays out a program spread over a reasonable period of time which will remove wooden poles from residential streets where standard lighting has been installed.

- LOST.

A recorded vote was requested, the results of which were as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	His Worship the Mayor
Alderman Linnell	Alderman Adams
Alderman Rankin	Alderman Calder
Alderman Wilson	Alderman Phillips
	Alderman Sweeney.

(The motion was put and .....Lost).

Leave of Absence:
Alderman Linnell

MOVED by Alderman Adams,
SECONDED by Alderman Rankin,
THAT, at the request of Alderman Linnell, leave of absence be granted her from September 27 to October 25, 1972.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

1. Deferred Property Taxes for Senior Citizens

Alderman Wilson — referred to a newspaper item, attributed to the Minister of Municipal Affairs, making reference to a proposal to defer property taxes for senior citizens until such time as the property changes ownership or the owner dies.

The Alderman reminded Council that the subject matter had been referred some time ago to the Finance Committee.

Alderman Phillips — spoke to the same subject, particularly with regard to approaches being made to the Provincial Government on subsidization or payment of interest on such taxes if the proposal is carried out.

MOVED by Alderman Wilson,
SECONDED by Alderman Phillips,
THAT this matter be brought to the attention of the Finance Committee, for subsequent report to Council.

- CARRIED.

2. Alderman Sweeney: Killarney Gardens Complaint re Garbage Containers — referred to the amount of correspondence which has transpired as a result of a complaint on the siting of garbage containers in Killarney Gardens. The Alderman referred to the apparently unnecessary amount of investigation carried out by civic departments to satisfy one complaint.

His Worship the Mayor directed the enquiry to the Board of Administration.

Council recessed at approximately 11:00 a.m., to reconvene 'In Camera' in the Mayor's office. The Council adjourned following the 'In Camera' session.

The foregoing are Minutes of the Regular Council meeting of September 26, 1972, adopted, after amendment, on October 3, 1972.

MAYOR

CITY CLERK

September 22, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. C.P.R. SPUR TRACK ACROSS ARGYLE STREET AND KENT AVENUE NORTH WEST OF ARGYLE

"Doyle Construction Co. Ltd. has applied to cross Argyle Street and Kent Avenue North with a spur track to serve its warehouse on the north side of Kent, Mile 2.87 V.& L.I., New Westminster Branch.

I RECOMMEND that:

A. The application be approved subject to conditions set out in a railway crossing agreement satisfactory to Corporation Counsel.

B. Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:

(i) After the plan has been ammended to his satisfaction.

(ii) When Doyle Construction has executed the said railway crossing agreement.

C. The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing be approved.

2. TENDER NO. 57-72-9, REINFORCED CONCRETE PIPE AND REINFORCED CONCRETE MANHOLE SECTIONS AND LIDS

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by your Board on July 17th, 1972, and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided for in the Capital Budget.

The City's annual requirements are approximately:-

a)	Concrete Pipe	
	60% with tongue and groove joints	- $155,000.00
	40% with bell and spigot joints	- $106,000.00
b)	Concrete Manhole Sections and Lids	- $113,000.00

Concrete Pipe

Ocean Cement Limited offered the full range of sizes and classes with both types of joints, whereas Lafarge Concrete Limited offered only 6 of the 15 tongue and groove joints and 9 of the 13 bell and spigot joints.

Lafarge Concrete Ltd. offered the low bid on their 6 tongue and groove items and bids identical to Ocean Cement on their 9 bell and spigot items.

....Cont'd

Clause No. 2 Cont'd

We are, therefore, recommending that each firm be awarded their low bid items and the identical bid items be awarded to both firms, so in the case of pick-ups or urgent requirements, the City can obtain the pipe from the firm that is closest to the job site, or the one that has the material in stock.

Concrete Manhole Sections and Lids

Ocean Cement offered the low bid on concrete manhole sections and lids.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids to specifications, for a one year period, as follows:

The 5% Provincial S.S. Tax and cartage at $3.50 per ton to be in addition to all prices shown in the report and in the tabulation.

Items	Estimated Costs		
	Lafarge Concrete Ltd.	Ocean Cement Ltd.	Approx. Total Cost
(a) Concrete Pipe: Tongue & Groove	18", 21", 24", 30", 36" and 42" at a total cost of approximately $95,000.	15", 20", 22" 27", 48", 54" and 60" at a total cost of approximately $60,000.	$155,000.00
(b) Concrete Pipe: Bell & Spigot	A portion of all sizes 18" to 54" inclusive at the unit price tendered.	A portion of all sizes 15" to 60" inclusive at the unit prices tendered.	$106,000.00
(c) Concrete Manhole Sections & Lids		All sizes at a total estimated cost of $113,000.	$113,000.00."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

CONSIDERATION

3. REQUEST FOR ADDITIONAL STREET SWEEPER - 1972 BUDGET

The City Engineer reports as follows:

"On April 18, 1972, Council adopted the 1972 Revenue Budget estimates, and referred certain items to the Finance Committee for further consideration. One of these items was an additional mechanical sweeper requested by the Engineering Department. However, at the instruction of the Board of Administration, this report is being forwarded to Council so that it can be considered together with the following report on Street Cleaning - Gastown and Vicinity.

....Cont'd

Clause No. 3 Cont'd

A thorough review of the standard of street cleaning being provided by the City has been carried out by the Engineering Department. A technical report based on this study is on file in the offices of the Board of Administration.

Since determining the degree of cleanliness appropriate for a City is a very subjective matter, we have reviewed our standard of service from three viewpoints. Initially, we concentrated on development of systematic methods for determining the relative need for street cleaning for the relative levels of service being provided in different areas of the City. Such a system would assist in effective allocation of street cleaning effort and permit easy comparison of standard of service between areas of the City and from year to year. We have developed a system for this purpose, using such data as zoning, pedestrian volumes, and vehicle volumes, to predict need for cleaning. The information necessary for developing the system has been collected, part of it under the Student Summer Employment Project, and is being analyzed. The system should provide useful information for future Councils to maintain an established and equitable level of service.

Our second approach to reviewing standard of service was comparison to other Cities. Comparative street cleaning expenditure figures were obtained for several Canadian Cities from a 1967 report by the Canadian Federation of Mayors and Municipalities, "Municipal Services Project - Statistical Results". Expenditures for street cleaning in three American Cities were obtained and converted to 1967 dollars for comparison. The following table displays these comparative figures.

STREET CLEANING EXPENDITURE PER CAPITA

(1967 Figures)

San Francisco	$ 5.30
Toronto (City)	4.95
Portland	2.72
Ottawa	2.57
Halifax	1.94
Edmonton	1.47
Winnipeg (City)	1.31
Victoria	1.29
Calgary	1.19
Vancouver	1.16
Regina	1.06
Seattle	0.79

-- Seattle's level of expenditure (in equal value dollars) is just half of what it was five years ago. Its present low level probably reflects its present economic problems.

As the table shows, Vancouver is tenth among the twelve Cities, tabulated in per capita expenditure.

....Cont'd

Clause No. 3 Cont'd

The third aspect of our review considered the history of expenditure and workload growth in Vancouver itself. A year-to-year comparison of the service provided in Vancouver from 1961 to 1971 shows a declining standard. Our street cleaning expenditure increased by 55% during this period. During the same period, our basic labour rate increased by 72% and the Engineering News Record Construction Cost Index increased by 88%. In terms of present-day dollars, therefore, our 1971 expenditure was lower than our 1961 expenditure. During that period, improvements in efficiency, through the use of electric carts, have allowed us to maintain service in areas of extremely high need, such as Theatre Row and Gastown. However, in the balance of the City, outside the "high need" areas, the level of service has dropped.

In 1961, there were approximately 4,800 block-sides of curb in the City; in 1971 there were approximately 10,600 block-sides. This growth has been largely in the residential areas, where the major tool of street cleaning is the mechanical sweeper. The City street-sweeper fleet of five units has not increased since 1961, despite this increase. Furthermore, the burning ban has resulted in an increasing workload for sweeping leaves.

A report will be advanced to Council in 1973 when the results of the cleaning-need system are available. At that time, the overall level of service will be reviewed and a policy established to guide our budgeting and planning of work.

In the meantime, however, it is clear that the level of service in residential areas has dropped seriously, with the same sweeper fleet attempting to serve more than double the curb mileage. In view of the two months' time for purchase and delivery of such equipment, approval of one additional sweeper is requested at this time. This will not restore the previous level of service but will materially increase our sweeping capacity until the overall review can be implemented.

The Comptroller of Accounts advises that, if approved, funds would be provided from contingency reserve.

I RECOMMEND that the purchase of one additional mechanical street sweeper at the estimated cost of $22,000 be approved; funds be provided from Contingency Reserve.

Your Board note that the report clearly indicates that there has been a decrease in the standard of service being provided for street cleaning of the City on an overall basis. As this report states, "the degree of cleanliness appropriate for a city is a very subjective matter" and, since Council may be satisfied with the present standard of service, this report is being submitted for the CONSIDERATION of Council.

It is further noted that if an additional sweeper is purchased there will be additional costs for staff which will be reflected in next year's annual budget.

RECOMMENDATION

4. STREET CLEANING - GASTOWN AND VICINITY

The City Engineer reports as follows:

"The development of Maple Tree Square, Blood Alley Square, Trounce Alley and the general success of Gastown in attracting a large number of people has created the need for more day and night street cleaning effort. The additional cleaning required is primarily in the form of hand work, since the new planters, contours, bollards, and lack of curbs preclude the use of mechanical equipment in Maple Tree Square, Blood Alley Square and Trounce Alley. Several other areas in the vicinity of Gastown also require additional hand cleaning or will in the near future such as Cordova, Main to Campbell, Chinatown, Strathcona. In addition, the hand work on the Saturday night shift should be increased in some locations to provide a better appearance for Sunday when no street cleaning work is done. Requests for increased services have been coming in from property owners in the above areas.

In order to provide this additional street cleaning effort it will be necessary to add one additional Labourer I with a hand cart on day shift (5 days/week coverage), and one additional Labourer II with an electric cart on night shift (6 nights/week coverage).

The costs are estimated as follows, based on 1972 rates:

A. Operating Costs

	Annual Cost	Remaining 3 months 1972
Labour	$23,300	$5,800
Electric cart	4,100	1,000
Totals	$27,400	$6,800

B. Capital Cost

1 Electric cart	$3,500
1 Hand cart	400
Total	$3,900

I RECOMMEND:

1) That additional hand street cleaning be provided in Gastown and vicinity.

2) That $6,800 for operating costs for the remainder of 1972 be provided from the Contingency Reserve, and $27,400 be included in the 1973 Budget for operating costs in 1973.

3) That $3,900 be provided from the Contingency Reserve to obtain one electric cart and one hand cart.

The Director of Finance advises that funds are available from the Contingency Reserve."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

5. STREET CLOSURE - 19th AVENUE, OAK STREET TO LAUREL STREET

The City Engineer reports as follows:

"Congregation Schara Tzedeck in a letter dated September 7, 1972, signed by Rabbi Hier, are requesting permission to close 19th Avenue between Oak Street and Laurel Street to vehicular traffic on Saturday, September 30, 1972 from 6:30 p.m. to 9:00 p.m. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

It is accordingly RECOMMENDED that 19th Avenue from Oak Street to Laurel Street be closed to vehicular traffic on Saturday, September 30, 1972 from 6:30 p.m. to 9:00 p.m. provided that:

1. Costs of barricading and signing are borne by the applicant.

2. The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all claims arising from these festivities.

3. That all details be to the satisfaction of the Chief Constable and the City Engineer."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION

6. GEORGIA VIADUCT REPLACEMENT - CONTRACT NO.3 - SITE AND LANDSCAPE DEVELOPMENT

The City Engineer reports as follows:

"On June 8, 1971 Council approved the recommendation of the City Engineer that a contract be awarded to Jeckway Landscaping Ltd. for Contract No.3 - Site and Landscape Development for Georgia Viaduct Replacement.

The Contractor proceeded immediately with this work and has now reached the point where all work is complete with the exception of the area presently occupied by the Union Laundry. This area cannot be completed until the City obtains vacant possession of the property, which could be as late as summer of 1973. In the meantime, the City would be retaining in excess of $38,000 in holdback monies.

The delay in acquiring this property is a result of extensive negotiations between the City and the property owner and is no fault of the Landscape Contractor. He should not be penalized, therefore, by retaining the holdback money for an unreasonable period of time.

....Cont'd

Clause No. 6 Cont'd

The Contractor has estimated that the portion of his contract, as yet incomplete, will amount to $6,881.41. It is suggested, therefore, that Contract No.3 - Site and Landscape Development be separated into two stages - Stage 1 to cover the work already completed and to be in the amount of $254,726.83, and Stage 2 to cover the work to be done in the area presently occupied by the Union Laundry and to be in the amount of $8,000 (i.e. - $6,881.41 plus $1,118.59 of present holdback monies). Stage 1 could therefore be declared completed and the balance of the holdback monies released in accordance with the General Conditions of Contract. It is further suggested that Council request Corporation Counsel to draw up a suitable document to incorporate this change."

Your Board submits the foregoing report of the City Engineer for Council's CONSIDERATION.

7. LANE OILING CHARGE

The City Engineer reports as follows:

This report reviews the existing policy on lane oiling which was the subject of enquiry reports dated June 12, 1969 and October 27, 1970 and which were circulated to members of Council.

It also suggests a rate increase which Council may wish to consider.

Quoting from these two reports -

"The present policy of the City is to apply dust layer to lanes at a cost to the abutting residents of four cents per lineal foot of lane. This is done on a block basis, or from intersection to intersection and not at the rear of individual properties. It nearly always involves more than one owner or resident so that usually some person in the block takes up a collection from the interested parties to pay for the oiling. The effectiveness of the dust layer is guaranteed for one year only so that if a lane becomes badly rutted or potholed after the dust season is over and has to be graded to restore a smooth surface, the City would not re-oil free of charge."

There are some 350 miles of gravel surfaced lanes in the City and of these, 265 miles are in one and two family areas.

In recent years the amount of lane oiled has averaged 48 miles annually and the cost has averaged 9½ cents per foot with the City paying 5½ cents per foot or an annual average total of $14,000.

The total cost of the oiling program has not been recovered from the property owner because oiling is effective for only one year, thus, it is more of a maintenance function, which is normally paid by the tax payer-at-large through the revenue budget, than a local improvement function. However, the small charge of four cents per lineal foot has been made to discourage abuse of this service by the property owners which could result in excessive demands for oiling. In recent years, costs have been rising but no adjustment has been made to the property owners' share. The four cents charge appears to be still effective in preventing abuse of the service. However, Council may wish to raise the property owners' share to a higher level.

Possible increase could be from four cents per foot to eight cents per foot. This would reduce the City's share to 1½ cents per foot, resulting in savings to the City which would be reflected in the revenue budget. The Finance Department feel some increase is warranted.

....Cont'd

Clause No. 7 Cont'd

On June 6, 1972, Council approved a residential lane paving program which will eventually do away with lane oiling in residential areas and should result in an immediate decrease in the number of miles oiled. There are, however, some gravel surfaced lanes in the City that are not in residential areas, so it is doubtful if the lane oiling program would drop below 20 miles per year until considerably more permanent paving is done.

Assuming that the lane oiling program will drop progressively from the present average of 48 miles to 20 miles in the fifth year of the residential lane paving program, the saving to the City under the proposed 8 cents per foot oiling charge would be:

	City's Cost	Saving
Present Program 48 mi. per yr. at 4¢ rate	$ 14,000	
1st yr. Paving Program 40 mi. at 8¢ rate	3,200	$ 10,800
2nd " " " 35 mi. at 8¢ rate	2,800	11,200
3rd " " " 30 mi. at 8¢ rate	2,400	11,600
4th " " " 25 mi. at 8¢ rate	2,000	12,000
5th " " " 20 mi. at 8¢ rate	1,600	12,400
	TOTAL	$ 58,000
	AVERAGE	$ 11,600/yr.

The matter of whether to increase the property owners' share of oiling costs from four cents to eight cents per lineal foot of lane is submitted to Council for CONSIDERATION.

RECOMMENDATION

8. SEWER INSTALLATION - STRATHCONA REHABILITATION PROJECT

The City Engineer reports as follows:

"Tenders for the sewer work in the westerly part of the Strathcona Rehabilitation Area were opened by the Board of Administration on Monday, 11 September. The City Engineering Department had submitted an estimate of $463,425. No other tenders were received.

The agreement for the Strathcona Rehabilitation Projects provides for the cost of engineering works to be shared (50% Federal, 25% Provincial and 25% Municipal) up to a total of $2 million. This figure was set early in 1971. Since then:

a. The decision was made that underground services should be to an RM-3 standard in view of possible future rezoning;

b. The Major Sewerage and Drainage Report was adopted, bringing Strathcona into the separately sewered area; and

c. Costs have risen with the lapse of time.

The total cost of the engineering works will not be known until all designs are complete and bids received. Our best present estimate, however, is that the total will be about $2.35 million. Since the sewer work involves the conversion from combined to separate system, it is not practicable to delete any part of the sewerage.

....Cont'd

Clause No. 8 Cont'd

The matter of increasing the allocation for engineering works is being taken to the Strathcona Rehabilitation Committee. It will, however, take it some time to review the needs of the other facets of the program and make a recommendation to the three levels of government. An early start on the sewer work is desirable and it is proposed that the present tender be awarded on the basis that up to $350,000 of the sewerage costs (present tender plus the second contract) may not be shareable under the agreement. This figure will be subject to revision when the Strathcona Rehabilitation Committee has reviewed the allocation and when the costs of all parts of the work are known.

If necessary, the additional City funds to cover the non-shareable portion could be made available within the approved 1972-1976 Sewer Capital Program.

This proposal has been discussed with officials of the Central Mortgage and Housing Corporation and they agree.

The estimated costs of the work are:

'Contract' work	= $ 463,425
Engineering, Inspection and General expenses at 14%	= $ 74,175
	$ 537,600

The City's share of this cost is available in 118/2101 'Provision for Pollution Control'.

I RECOMMEND that approval be given to carry out the sewer work in the westerly part of Strathcona with City forces at an estimated cost of $537,600 on the basis that up to $350,000 of the sewerage cost (this plus the second contract) will not be shareable."

Your Board RECOMMENDS that the above recommendation of the City Engineer be adopted.

9. INSTALLATION OF UNDERGROUND WIRING PROJECTS AS LOCAL IMPROVEMENTS ON THE "INITIATIVE PRINCIPLE"

First Step:

The City Engineer reports as follows:

"I consider it advisable to construct underground wiring projects as local improvements on the initiative principle on the following streets:-

a. Cassiar Street: Both sides from a point 16 ft. south of Turner Street to William Street on the east side, and to Charles Street on the west side.

b. Pender Street: Both sides from Homer Street to lane east of Main Street.

c. Trounce Alley and Blood Alley Square: North side from 231 ft. east of Abbott Street to 462 ft. east of Abbott Street; South side from 229 ft. east of Abbott Street to 461 ft. east of Abbott Street.

d. 1st Avenue: Both sides from 71 ft. east of Nanaimo Street to 173 ft. east of Kamloops Street, and from 99 ft. west of Slocan Street to 608 ft. west of Boundary Road.

e. 16th Avenue: Both sides from 151 ft. east of Camosun Street on south side and from 297.12 ft. east of Camosun Street on the north side, to Blanca Street.

....Cont'd

Clause No. 9 Cont'd

The following are the estimated property owners' "line" rates covering only the undergrounding of utility wires on the streets. None of the projects involve connections to owners' premises.

Zone	Estimated Single Cash Payment	Estimated Annual Payment for 15 years
Residential	$ 5.00 per foot	.63¢ per foot
Multiple Dwelling	$15.00 per foot	$1.90 per foot
Business & Industrial (General)	$30.00 per foot	$3.79 per foot
Business & Industrial (Pender Street)	$14.15 per foot	$1.79 per foot

The City shall contribute the balance (if any) of the Municipal 1/3 of the costs.

Except for the Pender Street rate, the rates are based on the average cost of undergrounding for the average developments in the various zones throughout the City, in accordance with the guidelines approved by City Council on August 15, 1972. The costs on Pender Street are low because the wires can be installed in existing ducts. Therefore, the proposed rate for Pender Street is based on the assessable property owners paying all of the municipal one third of the undergrounding costs.

The estimated City's share for undergrounding on 16th Avenue includes the sum of $48,400.00 which is the University Endowment Lands' share of the municipal one third. Because the estimate was received too late, the University Endowment Land Authority has not yet been given the opportunity to confirm that it will pay its portion of these costs. In a letter of August 28, 1972, the Manager stated that the matter would be given consideration but formal approval could not be given until they received the estimated cost involved.

The Director of Finance advises that the City's share of the cost for these undergrounding projects can be provided from unallocated 1972 supplementary capital budget funds."

2nd Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 22, 1972.

The estimated total cost of these improvements (municipal share of the Provincial Power and Telephone Line Beautification Program) is $361,100.00 and the estimated City share of the cost is $268,302.35.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS THAT:

A. The reports of the City Engineer and Director of Finance be adopted together with the details of the 2nd step report on file in the City Clerk's office.

B. The City owned parcels shown on the list attached to the detailed 2nd step report for the local improvement projects be declared assessable.

C. The City's share of the costs, amounting to $268,302.35, be provided from the 1972 Supplementary Capital Budget Funds.

FOR COUNCIL ACTION SEE PAGE(S) 633, 640

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Grant Request: Educational Rehabilitation for Juveniles on Probation

Your Board submits the following report of the Chief Probation Officer and the Director of SP/CD:

"A grant request has been received by the City, requesting funding for the above-mentioned program. It is an educational experience for juveniles. The young people served by the program have failed both academically and personally. The school system has not dealt with them successfully.

The Educational Rehabilitation for Juveniles on Probation is an individual tutorial program for juveniles on probation. Graduate and undergraduate students give individual attention to students to upgrade their academic skills. It is aimed at serving 20 boys and girls who have dropped out of school and are also on probation. It is co-sponsored by the Probation Department and the Research Unit for Exceptional Children at U.B.C.

The total proposed budget for the program for one year is $20,300. Financial commitments have already been made by the Vancouver School Board ($7,000) and $8,000 is being requested from the Provincial Youth Resources Panel.

The City is being requested to participate financially in the amount of $5,300. It would likely be cost shareable under Canada Assistance Plan. An application for CAP will be made in the usual manner. If shareable, the net cost to the City would be $2,600.

The budget is as follows:

8 part time staff positions	$ 9,500
Fringe benefits	800
Rent and utilities	3,600
Training	1,000
Transportation	3,000
Program supplies and expenses	2,400
	$20,300

The value of this program lies in its unique application to the child who is experiencing learning disorders and as a consequence has fallen into a delinquent pattern of behavior. It has been demonstrated that this program has revived their interest in school and improved their behavior in the community.

Cont'd...

Clause No. 1 (Cont'd.)

It is recommended that Council approve a grant request to fund the program Educational Rehabilitation for Juveniles on Probation in the amount of $5,300, and that the $5,300 be provided from the Department of Social Planning/Community Development - Purchase of Outside Services Account."

Your Board submits the report and recommendation of the Chief Probation Officer and the Director of SP/CD for Council's CONSIDERATION.

RECOMMENDATION

2. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Northwest International Horse Show Society for the parking of ten (10) to fifteen (15) trailers and/or campers on the Pacific National Exhibition grounds from September 25th to October 1st, 1972.

This group consists of exhibitors in the Northwest International Horse Show in the Logging Show area of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the Northwest International Horse Show for the parking of ten (10) to fifteen (15) trailers and/or campers at the P.N.E. Grounds from September 25th to October 1st, 1972, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strathcona Rehabilitation Program

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation Program Agreement was signed nine months ago. The operation of this program is under the direction of the Strathcona Rehabilitation Committee, composed of representatives of the City, the Provincial Government, Central Mortgage & Housing Corporation and Strathcona Property Owners' & Tenants' Association.

The Strathcona Rehabilitation Program Report of July 1971, which is the basis of this project, states on page 11 that one of the roles of the aforementioned Committee is "(v) to report and recommend approval from the principals for revisions to the program as necessary."

Based on experience gained from the operation of the program to date, the Committee met on August 2, 1972 and recommended the following alterations to the report.

IT MUST BE NOTED THAT NONE OF THESE ALTERATIONS INCREASE THE PROGRAM BUDGET OF $4,930,000 AND DO NOT INCREASE THE CITY'S COMMITMENT OF $1,232,500. Further, these alterations have the verbal endorsement of the Provincial Government, CMHC and SPOTA.

1. a) The Committee endorsed the concept that the spirit of the program is to assist "residents" of the Strathcona area. Therefore, the Committee recommends that long-standing tenants in the neighbourhood who have purchased homes after the cutoff date of April 1, 1971 be eligible for grant/loans if they can prove tenancy within the project boundaries prior to the above-mentioned date. This alteration would place this group on the same residency time and income qualifications as property owners. The change will not permit a present property owner to acquire additional property and qualify for assistance in the latter case.

   b) The Committee recommends that persons who can show that they were expropriated or displaced under Urban Renewal Projects 1 and 2 be eligible for grant/loans if they have purchased a home within the project boundaries after the cutoff date. The same income qualifications as for existing property owners will apply.

2. The Committee endorsed the concept of spreading the benefits of the program to as many area residents as possible. Therefore, the Committee recommends that rooming houses (there being approximately fifteen) be eligible for grant/loans of $300 per rented room with the application of the same qualifications and restrictions as apartment buildings.

3. Approximately 13 houses are owned by Chinese societies or churches in the Strathcona area. These are used to house disadvantaged members of the Community at minimal rent. The Committee recommends that as a guiding principle, where the property is used for the above purpose and is not a revenue producer beyond meeting operating costs, that the income of the institution not be considered for the purposes of the calculation of the grant/loan. Each case will be reviewed by the Committee on its individual merits. The same qualifications and restrictions as all other residential property under the program will apply.

cont'd....

Clause #1 continued:

4. A number of cases have arisen in which legal complications of title are hindering efforts of home owners to use the rehabilitation program. The Committee recommends that forms of security for the grant/loan other than mortgages be available to the applicants. As an example, a home owner may sign over to the City for five years forms of negotiable securities equal in value to the grant/loan. The form of security and nature of transaction will be subject to the approval by each of the Director of Finance and Corporation Counsel, and lawyers for Central Mortgage and Housing Corporation and the Provincial Government.

It is RECOMMENDED that:

a. Council adopt the alterations to the Strathcona Rehabilitation Program Report as recommended by the Strathcona Rehabilitation Committee.

b. Central Mortgage and Housing Corporation and the Provincial Department of Municipal Affairs be requested to formally endorse this Council approval.

c. After approval by Central Mortgage & Housing Corporation and the Provincial Government, the necessary amendments be made to the formal agreement dated January 22, 1972."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Licensing of Hotels and Motels

The Corporation Counsel reports as follows:

"Council is aware that in 1971 the following section was enacted as part of the "Municipalities Enabling and Validating Act":

'193. Notwithstanding any provision of the Vancouver Charter, or any by-law made thereunder either before or after the coming into force of this section, no business licence fee under section 272 of the Vancouver Charter is chargeable with respect to hotel or motel accommodation as that term is used in the Hotel and Motel Room Tax Act.'

In an earlier report to Council this Department indicated that we believed that Vancouver was the only municipality in the Province that is unable to licence the average hotel. (The legislation does not apply to hotels renting for less than $4.00 per room per day.)

Council may wish to take up discussions with the new Minister of Municipal Affairs with respect to the repeal of this particular piece of legislation."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 634

FINANCE MATTERS

CONSIDERATIONS

1. The Canadian Red Cross Society - Grant re Theatre Rehearsal Room

The City Clerk reports as follows:

"A letter dated September 8, 1972 has been received from the Canadian Red Cross Society advising that the Vancouver Vocational Institute has again agreed to sponsor another Blood Donor Clinic, on October 4, 1972.

As the Institute is extremely short of space and the Rehearsal Room of the Queen Elizabeth Theatre is available, the Society is requesting a grant of $70.00, equal to the rental of the Rehearsal Room for use as a Blood Donor Clinic.

Your Board notes that Council has approved similar requests from this organization for a Clinic each year since 1969."

Your Board submits the foregoing for the CONSIDERATION of Council.

2. Civic Luncheon - Exchange Teachers

The City Clerk reports as follows:

"For a number of years Council has hosted a Civic Luncheon for exchange teachers from Britain, and in March of this year a number of them were guests and enjoyed a luncheon and tour of the Planetarium and Conservatory.

The League for the Exchange of Commonwealth Teachers has written under date of September 11, 1972, advising that some 15 exchange teachers are participating for the 1972-1973 school year. The Association is requesting that, instead of hosting a luncheon in March of 1973, the City host a luncheon and civic tour in November of this year.

It is estimated the cost involved for these teachers, including local executive members, will be approximately $200."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copy of letter dated September 11, 1972 is circulated for the information of Council)

RECOMMENDATION

3. Additional Overtime Requirements - Revenue Branch, Revenue & Treasury Division

The Director of Finance reports as follows:

An amount of $3,000.00 was provided in the Revenue & Treasury Budget for normal overtime in 1972. No request was made at the conclusion of the strike for additional overtime funds as it was difficult to identify the extent of the backlog of work.

Cont'd.....

CLAUSE NO. 3 (continued)

However, it is now apparent that additional funds amounting to $9,000.00 are required and in fact have been committed. The following areas have contributed to this situation:

(a) Additional $50.00 - Provincial Grant to Elderly Citizens

(i) Confusion by older citizens caused considerable increase in personal payment at City Hall. This required full counter attendance answering questions etc. as well as a considerable volume of telephone inquiries.

(ii) Bank Tellers had difficulty in the processing of the new grant requiring increased time in City staff balancing the bank collections.

(iii) Prepayment of taxes by older citizens resulted in many $50.00 overpayments that required refunding. These older citizens wanted their refunds as rapidly as possible which added to the line-ups at the Tax Office counter.

(b) Backlog of inquiries from local firms, real estate agencies, etc., due to the strike caused an abnormal telephone demand on the staff.

(c) A Clerk resigned in June and the department was without a substitute employee during this peak period.

(d) In previous years a great deal of the normal overtime was taken as compensating time off, however, the option for pay or time off is up to the employee (Union Contract) and a number of employees requested pay this year. The department was in full agreement due to work load.

With the abnormal counter and telephone work load there was no alternative but to process the mail, which included cheques etc., on an overtime basis.

The Director of Finance recommends that the additional overtime required in the Revenue and Treasury amounting to $9,000.00 be approved and that the funds be provided as follows:

$2,000.00	- Transfer of appropiration within the Division's budget.
7,000.00	- Contingency Reserve
$9,000.00	

Your Board RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634-635

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT SEPTEMBER 22, 1972

RECOMMENDATION

1. Leave With Pay - September 22, 1972
Dr. H. E. McLean, Director of Clinical Services

Your Medical Health Officer reports as follows:

"Early in 1971 Dr. McLean attended the yearly meeting of the National Scientific Planning Council (i.e. Professional Advisory Committee) of the Canadian Mental Health Association. At the time, I felt that his role as Chairman of the Provincial Professional Advisory Committee and attendance at the meeting of the National group would be very helpful in coordinating our services with those of the one major organization providing preventive and educational services in the mental health field in British Columbia. In the intervening period our ties with the Provincial organization have been strengthened and this, in part, due to Dr. McLean's involvement.

If the attempt of the Metropolitan Board of Health to increase the range and quantity of mental health services in the Metropolitan area is successful, it will be essential for us to maintain the strongest possible ties with the various groups involved in mental health services. For this reason I have asked Dr. McLean to accept re-appointment as Chairman of the Professional Advisory Committee of the British Columbia Division, Canadian Mental Health Association.

Dr. McLean has been asked by the Board of Directors of the Provincial Division to attend the delayed 1972 meeting of the Planning Council in Toronto on September 22nd, 1972. I therefore recommend that Dr. McLean be given leave of absence with pay for this one day. Since all expenses will be covered by the C.M.H.A., the only cost to the city will be one day's leave of absence with pay."

Your Board RECOMMENDS the above request of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 635

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 22, 1972

RECOMMENDATIONS

1. Acquisition for Britannia Community Services Centre - 1549 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 17, Block 24, D.L. 264A, known as 1549 Parker Street is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 865 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, shingle and siding exterior, full concrete basement and is heated by a gas fired hot-air furnace. The dwelling is occupied by the owners only. The condition of the improvement is average for age and type.

Following negotiations, the owner has agreed to sell for the sum of $19,500.00 as of September 30th, 1972, subject to the owner retaining rent-free possession to November 30th, 1972. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $19,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition For Britannia Community Services Centre Site - 1581 Parker Street

The Supervisor of Property and Insurance reports as follows:

"1581 Parker Street legally described as Lot 14, Block 24, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a main floor area of approximately 820 square feet, erected in 1926 on a site 33 feet by 122 feet, zoned RM-3. The dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $23,100.00, as of November 1st, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

(Continued)

Clause No. 2 (Continued)

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $23,100.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

3. Demolitions

The Supervisor of Property and Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
For Removal of Concrete Foundations, 1070 Haro St., W½ of 8 & Lot 9, Blk. 6, D.L. 185	Fire Hall Headquarters Replacement	Bob's Power Demolition Ltd.	$ 1,200.00	345/1301

The frame building was demolished down to the foundations only and completed on August 14th, 1972.

The foundation and retainer walls were left in so it could be ascertained whether they would be required to hold up the lane and street. An inspection was made in conjunction with Mr.P.Skrimshire and the Architect to determine the best course of action to fit in with the new fire hall construction. It was decided to remove all concrete and back-fill along the lane and street where necessary and erect a protective fence along these areas.

* * * * * * * * * * *

1616 Napier St. Lot 3, Blk. 38, D.L. 264A	Britannia Community Services Centre	J. Olar Demolition Co.Ltd.	$ 1,100.00	5830/428

* * * * * * * * * * *

920 Bidwell St. Lots 22 & 23, Blk. 57, D.L. 185	West End Community Centre	Merchant Contractors Limited	$19,835.00	649/1102

* * * * * * * * * * *

1652 Haro St. West 22' of Lot 5 & E 22' of Lot 6, Blk. 57, D.L. 185	West End Community Centre	George Muys	$ 935.00	649/1102

* * * * * * * * * * *

Clause No. 3 (Continued)

Property	Project	Successful Bidder	City to Pay	Code No.
1619 & 1627 Barclay St., E½ Lot 26 & Lot 27, Blk 57, D.L. 185	West End Community Centre	Claude Cayer	$ 2,074.00	649/1102

* * * * * * * * * *

1636 Napier St. Lot 6, Blk. 38, D.L. 264A	Britannia Community Services Centre Project	Paul Bulych	$ 674.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION.

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 635

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 28, 1972, in No. 1 Committee Room, City Hall at 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Bird, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Adams
Alderman Broome
Alderman Calder
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

BUSINESS

Local Improvements on the Initiative

MOVED by Alderman Bird,
SECONDED by Alderman Rankin,
THAT the Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED

COURT OF REVISION

Beautification of Hastings Street & Carrall Street on the Initiative
Beautification of Trounce Alley and Blood Alley Square on the Initiative
Schedule No. 415

The Assessment Commissioner submitted Schedule #415 concerning beautification of Hastings Street & Carrall Street on the initiative and beautification of Trounce Alley and Blood Alley Square on the initiative. The report indicated that there were insufficient objections to defeat either of these projects. Mr. Letcher, an owner in the area was the only person to speak and he objected to the beautification program of Trounce Alley and Blood Alley Square mainly because of the obstruction of trees and also because of the garbage problem in the area.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT Schedule #415 as submitted by the Assessment Commissioner, be approved.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Court of Revision rise and report.

- CARRIED.

. . . . /2

COUNCIL

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the report of the Court of Revision dated September 28, 1972, on Schedule #415, be received.

- CARRIED.

Local Improvements:
Subsequent Procedure

The Board of Administration submitted a report dated September 11, 1972, for beautification of Hastings Street and Carrall Street and of Trounce Alley and Blood Alley Square. The report indicated that the City's share of these projects is available from budgeted Beautification Capital Funds and recommended:

A. The two initiative projects in Schedule #415 be undertaken.

B. The City Engineer be authorized to call tenders for all or part of the approved projects, as required.

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the foregoing report of the Board of Administration dated September 11, 1972, be approved.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT the appropriate civic departments examine the area to determine if there is a sanitation or health problem with respect to a complaint of garbage strewn in the area of 15 - 19 West Cordova Street.

- CARRIED.

- - -

The Special Council adjourned at 9:50 a.m.

* * *

The foregoing are Minutes of the Special Council meeting (Court of Revision) of September 28, 1972, adopted on October 17, 1972

DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 3, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome
Alderman Linnell (leave of absence).

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

In considering the Minutes of the Regular meeting of Council of September 26, 1972, Council noted the comments of the Vice-President of Fairview Corporation (British Columbia) Ltd., in respect of the closing of the Dunsmuir Street exit, as referred to on page 3, item 3 of the Council Minutes. After due consideration, it was

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular meeting of Council, dated September 26, 1972, be adopted, after correction on page 3, whereby item 3 will read as follows:

> 'The developer agreeing to the closing of the Dunsmuir St. exit if and when required by the City to accommodate a rapid transit system, or other City requirements, without compensation to the developer,*<u>on the understanding, however, such closing would be only until completion of construction work</u>.'

- CARRIED.

* Underlined portion represents correction.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Sands Motor
Hotel Addition

MOVED by Alderman Rankin,
THAT, pursuant to the request from the Vancouver Council of Women, a delegation from that organization be heard by the appropriate Standing Committee, with regard to the addition to the Sands Motor Hotel, at Davie and Denman Streets.

- CARRIED.

2. Membership: Greater Vancouver
Regional District Park Committee

A communication was noted from the Park Board, requesting legislation whereby the Park Board may have a voting representative on the Park Committee of the G.V.R.D.

MOVED by Alderman Rankin,
THAT the Council request the Greater Vancouver Regional District to apply for amendment to the prevailing legislation whereby one additional member to the Park Committee of the G.V.R.D. may be appointed by and from the Vancouver Park Board.

- CARRIED.

3. Georgia Street Canopy:
Block 42 Development

In a communication from the Vice-President of The Fairview Corporation (British Columbia) Limited, dated September 29, 1972, reference was made to the Council resolution of September 26, 1972, with respect to development of Block 42, setting out among other conditions the following:

> 'A canopy satisfactory to City Council be provided along Granville Street from Georgia Street to Dunsmuir Street."

The Vice-President comments that the matter is being carefully studied; however, he can not yet agree that such a canopy will be incorporated in the development.

MOVED by Alderman Adams,
THAT His Worship the Mayor reply, to the effect that the Vancouver City Council considers the canopy as one of the most important features of the design in the Block 42 development on Granville Street and, therefore, the Council feels it is in a position to insist the canopy be constructed on Granville Street from Georgia Street to Dunsmuir Street, as set out in the September 26, 1972, Council resolution.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, September 29, 1972

WORKS AND UTILITY MATTERS

C.N.R. 1913 Agreement
(Clause 3)

MOVED by Alderman Bird,
THAT this clause be adopted except that, in respect of recommendation (b) on page 3 re the C.N.R. 1913 Agreement, the following be added:

'Alderman Wilson, Chairman of the Special Committee;'

- CARRIED.

Balance of Works
and Utility Matters

MOVED by Alderman Bird,
THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Tenders:
Indigent Burials - Clause 1

Consideration was given to this clause, which reports, with recommendations, on tenders received re indigent burials.

Although Glenhaven Memorial Chapel Ltd. had requested an opportunity to appear on the matter, advice was received that this request had been withdrawn.

Mr. W. S. Owen, Q.C., appeared on behalf of a number of Vancouver undertaking firms, and explained their position in not tendering, being of the view that a proposed contract, submitted to the appropriate City officials some time ago, set out the details of providing this indigent burial service to the City. Mr. Frank J. Kearney, on behalf of Kearney Funeral Directors, appeared and advised that the prices in that proposed contract were less than the lowest bid received by the City in the latest tenders being reported upon in the Board of Administration report (Social Service and Health Matters), Clause 1, dated September 29, 1972.

MOVED by Alderman Rankin,
THAT Clause 1 of the Board of Administration report (Social Service and Health Matters) be approved.

- LOST.

MOVED by Alderman Phillips,
THAT the motion of Alderman Rankin be tabled to the next Council meeting, for a further report from the appropriate officials, after considering the position now taken by Mr. Owen and his principals, and particularly the proposed contract submitted by such undertakers some time ago.

- LOST.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Tenders:
Indigent Burials (continued)

A recorded vote was requested on the motion of Alderman Rankin. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	Alderman Adams
Alderman Hardwick	Alderman Sweeney
Alderman Phillips	Alderman Bird
Alderman Calder	Alderman Wilson
	His Worship the Mayor.

(The motion was declared Lost)

MOVED by Alderman Sweeney,

THAT a contract be entered into with the Vancouver group of undertakers, represented by Mr. W. S. Owen, to provide the indigent burial service for the City, for a period of twelve months, based on the letter from the Kearney Funeral Directors, dated October 2, 1972, in which a previously proposed contract is referred to as a 'standing offer.'

(Tabled)

MOVED by Alderman Phillips,

THAT the motion of Alderman Sweeney be tabled for two weeks, to allow the appropriate City officials to submit a report, containing comparative figures and names of undertaking firms involved, based on the proposed contract referred to by Mr. Owen and Mr. Kearney.

- CARRIED.

Grant Requests: Helpful Neighbor Society (HNS), and Community Transportation Services (CTS)
(Clause 2)

In considering this clause, it was

MOVED by Alderman Wilson,

THAT the recommendations of the Director of Social Planning/ Community Development, contained in this clause, be approved.

- CARRIED.

BUILDING AND PLANNING MATTERS

MOVED by Alderman Hardwick,

THAT the report of the Board of Administration (Building and Planning Matters) be adopted.

- CARRIED.

FIRE AND TRAFFIC MATTERS

MOVED by Alderman Hardwick,

THAT the report of the Board of Administration (Fire and Traffic Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS

MOVED by Alderman Phillips,
THAT the report of the Board of Administration (Finance Matters) be adopted.

- CARRIED.

B. PERSONNEL MATTERS,
Supplementary Report,
September 29, 1972

MOVED by Alderman Bird,
THAT Clause 1 of the Board of Administration report (Personnel Matters) be adopted, and approval be given to the withdrawal of Clause 2, re November 11 Remembrance Day Holiday, as per the request of the Board of Administration.

- CARRIED.

C. PROPERTY MATTERS,
September 29, 1972

City of Vancouver
Automobile Fleet Insurance
(Clause 7)

MOVED by Alderman Bird,
THAT, pursuant to the recommendation of the Deputy Director of Finance and the Supervisor of Property and Insurance, Vancouver Holdings (B.C.) Limited be appointed as 'Broker of Record' to seek renewal quotations for a one-year period with the option of a pro rata cancellation.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Adams,
THAT Clauses 1 to 6 of the Board of Administration report (Property Matters), dated September 29, 1972, be adopted.

- CARRIED.

(Alderman Calder was excused from voting on Clause 6.)

D. Strathcona Children's Public
Library Service

It was agreed that the Board of Administration report, dated September 29, 1972, re Strathcona Children's Public Library Service, be deferred and considered following by-laws later this day.

E. Report of the Standing Committee
on Health and Welfare
- September 28, 1972

MOVED by Alderman Rankin,
THAT the Report of the Standing Committee on Health and Welfare, under date of September 28, 1972, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Report of Special Committee
re Waterfront Redevelopment

Alderman Sweeney, on behalf of the Special Committee re Waterfront Redevelopment, submitted the following report dated September 29, 1972:

"RECOMMENDATION

On August 1, 1972 Vancouver City Council appointed Aldermen Sweeney, Hardwick and Wilson to be the personnel of the Special Committee of Council re Waterfront Redevelopment: Cardero to Main Streets. The Committee held its first meeting on September 19th and at that meeting considered a report submitted by the Board of Administration on the Agreement which exists between the National Harbours Board and the Canadian Pacific Railway which was signed by them as of December 31, 1967. This is the Agreement by which the two signatories settled the outstanding land ownership disputes on the waterfront between Stanley Park and Main Street.

The report of the Board of Administration analyzed the Agreement as it exists between the C.P.R. and the N.H.B. and commented on certain of the obligations as they exist between these two parties by virtue of this Agreement.

The report also noted that any developments in these areas covered by the Agreement, constructed by either party, would have direct effects on City of Vancouver services (sewer outfalls, water services, fire services, etc.) and have an effect on developments in the City proper lying immediately adjacent to the Canadian Pacific Railway main line which runs along the waterfront at this point.

This report suggested that as the City has many interests in the harbour area and significant changes could materially affect these City interests, the developments proposed for the area in question should be studied in relation to the downtown core and City service networks generally. It was noted that Council, on July 18th, 1972, suggested that the Director of Planning and Civic Development undertake a study of the harbour with part of the cost being shared by the National Habours Board with terms of reference being set by your Committee. The Director of Planning advised that his position was that the study should include the total Burrard Inlet port area adjacent to the City boundary and not just one small piece of this whole harbour boundary.

The Committee at that meeting held September 19th

RESOLVED that the Director of Planning and Civic Development bring back a report to this Committee for a joint N.H.B. - C.P.R. - City of Vancouver study of port development on Burrard Inlet.

Your Committee met again on September 26, 1972, at which time the report requested was submitted by the Board of Administration and the report contained a suggestion for a proposed Steering Committee to be the "client" of the joint study with the following responsibilities:

'(a) It would provide a major opportunity for co-ordinating the development of the Burrard Inlet waterfront with the impact on the urban area of port development so as to ensure that harbour and urban activities will proceed harmoniously.*

(b) It would initiate a detailed examination of a full range of development opportunities for the port area west of Main Street. The outcome would be to assure optimum utilization of the waterfront recognizing broader opportunities for relating the City and its citizens to the waterfront between Main Street and Coal Harbour.

(c) During the period of the foregoing examination, it would review and comment on any development proposals related to the area being examined and advise its parent bodies as to appropriate forms of action in each case.

*This would include examining traffic and transportation needs for proposed harbour development and similar matters'.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Special Committee
re Waterfront Redevelopment - cont'd

The Committee discussed the proposal at some length at this meeting and

RECOMMENDS that the City of Vancouver nominate the Director of Planning and Civic Development and the City Engineer to a steering committee under the Minister of Urban Affairs. The City of Vancouver representatives to work in close collaboration on a regular basis with this Committee and report back on points 'a, b, and c' in the Report of the Board of Administration dated September 25, 1972, and the terms of reference and the special concerns of the Minister of Urban Affairs and the City of Vancouver in known harbour development."

MOVED by Alderman Sweeney,
THAT the recommendation of the Special Committee, set out above in their report, be approved.

- CARRIED.

G. Report of the Special Committee
re False Creek

The Special Committee re False Creek, under date of September 29, 1972, submitted the following report:

" RECOMMENDATION

Attached to and forming part of this Report of your Special Committee of Council re False Creek is the Report entitled 'False Creek Progress Report September 1972'.

You will note the previous history and the instructions relating to the submission of this report in the preamble of the attachment.

The report also gives specifics on various other instructions submitted by Council and carries with it on Pages 13, 14 and 15 nine separate recommendations.

On Thursday, September 28th 1972 your Special Committee of Council received this report and at a meeting attended by the Board of Administration and officials of the Planning Department reviewed the nine recommendations in detail. Your Committee submits the following nine recommendations after reviewing the recommendations in the report.

RECOMMENDATION 1: Approval of the organization of a False Creek Division of the Planning Department as shown on Page B2 of the Appendix of the report and recommend approval of the appointment of the Assistant Director, Civic Development as the False Creek Co-ordinator.

The Director of Planning and Civic Development report back direct to Council on such adjustments as will be necessary in the establishment of the Department of Planning and Civic Development.

The five additional positions be referred to the Director of Personnel Services for classification review and report.

There be submitted direct to Council a report on the Clerical and Technical Staff Establishment.

All additional staff costs and allied costs be charged to the False Creek Redevelopment Funds in the capital budget.

RECOMMENDATION 2: That the Director of Planning and Civic Development and the Supervisor of Property and Insurance be authorized to find suitable accommodation for a False Creek Site Office for report back to Council on costs involved."

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of the Special Committee
re False Creek - September 29, 1972 (cont'd)

RECOMMENDATION 3:

No further comment.

RECOMMENDATION 4: Approval in principle up to an amount of $15,000. and the Chairman of this Special Committee be instructed to seek contributions towards the costs of this study from the Minister of State for Urban Affairs:- the terms of reference for such study to be referred back to this Committee for approval.

RECOMMENDATION 5:

Be deferred along with a detailed examination of Appendix G of the report pending further consideration of both the recommendation and the Appendix by this Special Committee.

RECOMMENDATION 6: Adoption of the recommendation in the report.

RECOMMENDATION 7: That the City Engineer be instructed to investigate methods of obtaining Federal or Provincial assistance through a Winter Works or other similar program for a clean-up of City owned lands in Areas 6 and 10 in False Creek and any other preparatory work that might be suitable.*

RECOMMENDATION 8: Adoption of the recommendation.

RECOMMENDATION 9: Adoption of the recommendation.

(** These words underlined in the recommendations above were added by your Special Committee.)

Your Committee respectfully recommends the adoption of the above recommendations."

(The report entitled 'False Creek Progress Report September 1972' is on file in City Clerk's office.)

MOVED by Alderman Hardwick,
THAT the recommendations in the foregoing Special Committee report be approved, after adding the following to Recommendation #1 above:

'(This increase in staff is put forward at this time as representing the basic nucleus of what might ultimately be the False Creek Development team. No allowance is made for staff increases in other Civic departments although the City Engineer has the matter under consideration. The ultimate staff needs will depend upon the outcome of the proposed Marketing Strategy study (see Page 8 of "False Creek Progress Report September 1972" and Recommendation 6 on Page 14).)'

- CARRIED.

H. Housing, Senior Citizens: Kitsilano
Site at S.E. Corner of 7th Ave. and Yew Street

The Board of Administration, under date of September 29, 1972, submitted the following report:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Housing, Senior Citizens: Kitsilano Site at S.E. Corner of 7th Ave. and Yew Street (continued)

" The Director of Planning and Civic Development has submitted the following report:

"Council, on September 19, 1972, 'In Camera', dealt with a report of the Supervisor of Property and Insurance, submitted with the Board of Administration report of September 14, 1972. This noted that a further report would be submitted, when advice had been received from representatives of the Senior Governments, on whether they would be agreeable to a land cost higher than presently approved, if such costs were imposed as a result of arbitration following expropriation.

I have received a letter, dated September 26, 1972, from Mr. J. A. Hynes, Assistant Manager, Central Mortgage and Housing Corporation, advising that the Corporation is not prepared to consider a higher price for this site. A copy of this letter is attached. I have not been able to reach Mr. J. T. Williams of the Province, as he has been away, but C.M.H.C. officials have informed me that they understand that the Province would be opposed to expropriation and a possible higher price for the site.

In these circumstances, I recommend that the use of Lots 1, 2, 3, 4, and 5, Block 304, D.L. 526, as the site for the proposed Kitsilano Senior Citizen housing project, be abandoned. An examination of alternate sites is proceeding.

Your Board recommends that the foregoing report of the Director of Planning and Civic Development be approved."

MOVED by Alderman Bird,
THAT the foregoing Board of Administration recommendation be approved.

- CARRIED.

I. Legislation re City of Vancouver Repaying Long Term Debt

The Board of Administration submitted the following report, under date of October 2, 1972:

' Your Board has received the following report from the Director of Finance.

"The City of Vancouver will be borrowing long term funds for capital purposes, in the European money markets because of the much lower interest rates. Repayment schedules tend to be somewhat different than applicable in Canada. This does not present any financial problems for the City but the existing City Charter provisions are relatively inflexible regarding repayment.

I am of the opinion that Council should direct the Corporation Counsel to seek legislation at the Special Session of the Legislature taking place this month to achieve the following.

1) To allow one or more principal repayments at several dates from the Sinking Fund with respect to a single bond issue. (Charter says "... entire principal of which is payable at one fixed date ...").

2) To allow the repayment of the principal amount of serial debentures on a schedule agreed upon by the City and the lender, if such amendment is deemed necessary by the Corporation Counsel in light of the present Charter provisions.

3) To allow the City to appoint an appropriate agent in other countries to act for the City in all matters relating to future bond issues that are originally sold in that country, e.g. acting as registrar for fully registered bonds (as to principal and interest), etc.

I recommend that City Council direct the Corporation Counsel to seek the necessary legislation to accomplish the above, at the forthcoming Special Session of the Legislature."

Your Board recommends that the recommendations of the Director of Finance be approved. '

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Legislation re City of Vancouver Repaying Long Term Debt (continued)

MOVED by Alderman Adams,
THAT the foregoing Board of Administration recommendation be approved.

- CARRIED.

J. Willow Tree, 3336 Point Grey Road and Sewer Maintenance

MOVED by Alderman Bird,
THAT consideration of the Board of Administration report re the subject matter, dated September 29, 1972, be deferred pending the hearing of delegations, as per requests received.

- CARRIED.

K. Local Initiatives Program 1972-73

The Board of Administration, under date of October 2, 1972, submitted the following report:

'The City Engineer reports as follows:

"On August 29, 1972, Council received an Information Report on this program, including a list of 44 proposed projects. Since that date, 6 further projects have been proposed. Guidelines for the program are not yet available, nor has the closing date for applications been announced but it is hoped that this information will be available within the next 2 weeks. These projects would create an estimated 515 jobs, require an estimated total expenditure of $1,950,000 and, on the basis of last year's formula for division of costs, require a City share of $450,000. The Comptroller of Accounts advises that the 1972 portion of the City share ($63,000) would be provided from contingency reserve and the 1973 portion ($387,000) would be provided in the 1973 revenue budget. Since this is a substantially larger City share than was required in the previous Local Initiatives Program, Council may wish to consider the priority of this program in relation to other items which will be forthcoming in the 1973 budget.

The detailed review of 50 proposals may be more than Council would wish to undertake at a regular meeting. In view of the high estimated City share, Council may wish to submit these proposals to the Finance Committee. We expect there will be sufficient time for the Finance Committee to report back to Council before the deadline for applications. However, there may be some urgency in the consideration of these items and Council may wish to delegate to the Finance Committee authority to make application for a project on the City's behalf. If Council wishes to delegate this authority, it may wish to limit the total City share to a maximum of $450,000 or some lesser figure. Applications authorized by the Committee would be subject to formal confirmation by Council."

Your Board submits the matter to Council for Consideration.'

MOVED by Alderman Adams,
THAT, pursuant to the suggestion in the foregoing report, the projects referred to be forwarded to the Finance Committee, and that Committee be granted authority to make application for a project on the City's behalf, the total City share to be limited to a maximum of $450,000 or some lesser figure.

FURTHER, it is understood that applications authorized by the Finance Committee will be submitted to Council for formal confirmation.

- CARRIED BY THE REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO VARY CERTAIN PROPOSED PROJECTS: BORROWING IN ANY OF THE YEARS 1971 TO 1975 INCLUSIVE WITHOUT ASSENT OF ELECTORS

MOVED by Alderman Adams,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to vary certain proposed projects for which the City of Vancouver may borrow certain monies in any of the years 1971 to 1975 inclusive without the assent of the electors, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings and was passed by the required majority.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Strathcona Children's Public Library Service

The Board of Administration, under date of September 29, 1972, submitted the following report:

' The Director of Finance reports as follows:

"City Council on August 29th, 1972, passed a motion to amend the current Five Year Plan to include the Strathcona and the West End Branch.

With the adoption of the foregoing the Library Board request approval of the following items:

Capital By-Law Allocations, 1972

1. Strathcona School Library Children's Service to be strengthened by addition of a basic collection of 4,500 Juvenile Books. $25,065

2. West End Branch purchase and preparation of book stock half of amount allocated under current Five Year Plan. 37,500

Total Capital Fund Allocation, 1972 $62,565

Operating Budget - Staff Costs

1. Strathcona School Library

The Library and School Boards have reviewed the staffing requirements and agreed that a staff of four is required, two to be supplied by the Vancouver Public Library. The head of personnel for the Library Board has reviewed the proposed two positions and recommends the following classifications:

	Proposed Classification	Effective Date
One NEW Position	Librarian I P.G. 21 ($734-879) Plus 7% for longer hours	When adopted
One NEW Position	Library Clerk II P.G. 9 ($438-514)	When adopted

The Acting Director of Personnel Service's department has reviewed the proposed classification of the two new positions as recommended by the Library Board and is in agreement.

The above recommendations have been reviewed with the President of the staff association of the Vancouver Public Library who is in agreement.

Recurring annual cost of this recommendation at 1972 rates and including fringe benefits amounts to $19,555. Cost for the period October 15th to December 31st, 1972 is estimated at $3,281. The Comptroller of Accounts advises that, if approved, the funds amounting to $3,281 for 1972 would be provided from Contingency Reserve.

For Council Consideration

The request of the Vancouver Public Library Board for approval of:

1. 1972 Capital By-Law fund Allocations as follows:

Strathcona School Public Library	$25,065
West End Branch book acquisitions	$37,500

The request of the Vancouver Public Library Board for approval of: Cont'd

2. Commencement of Children's Public Service in the Strathcona School Library as at October 15th, 1972.

3. Two additional positions classified in accordance with the recommendation of the Library Board and agreed to by the City's Acting Director of Personnel Services.

4. Provision of the necessary operating funds amounting to $3,281 for 1972 from Contingency Reserve."

Your Board submits the above report of the Director of Finance for Council Consideration. '

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Strathcona Children's
Public Library Service
(continued)

MOVED by Alderman Adams,
SECONDED by Alderman Hardwick,
THAT the foregoing requests of the Vancouver Public Library Board, numbered 1 to 4, contained in the foregoing Board of Administration report, be approved.

- CARRIED.

MOTIONS

A. Allocation of Land for Highway Purposes:
(North side 2nd Avenue, East of Burrard St.)

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 2 feet of each of Lots 34 to 40, Block 218, District Lot 526, Group 1, New Westminster District, Plan 590

(North side 2nd Avenue, East of Burrard Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

B. Closing Portion of Highway, North of
41st Ave., West of Trafalgar Street

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South thirty (30) feet of Lot twenty-seven (27), (516610-L) and the south ten (10) feet of Lot twenty-eight (28) (24103-K), both of Block Nine (9), District Lot Two thousand and twenty-seven (2027), Plan 1682, established for highway (hereinafter called "the said lands"), are now surplus to the City's highway requirements;

(continued)

MOTIONS (cont'd)

Closing Portion of Highway, North of
41st Ave., West of Trafalgar St. (cont'd)

3. The abutting owner wishes to acquire the said lands;

THEREFORE be it resolved that the south thirty (30) feet of Lot twenty-seven (27) (516610-L), and the south ten (10) feet of Lot twenty-eight (28) (24103-K), both of Block nine (9), district lot 2027, Plan 1682, be closed, stopped up and conveyed to the owner of the abutting lands;

AND BE IT FURTHER RESOLVED that the said lands be consolidated with the abutting lands.

- CARRIED.

NOTICE OF MOTION

The following Notice of Motion was submitted, and recognized by the Chair.

Entrance - Remodeling to Accommodate
Handicapped Persons: City Hall

MOVED by Alderman Phillips,
SECONDED by Alderman Wilson,
THAT one of the entrances of the main building of the City Hall be remodeled to accommodate people in wheelchairs.

(Notice)

ENQUIRIES AND OTHER MATTERS

1. Alderman Phillips: Conference of Municipal Finance Officers Assoc. — advised of an invitation to attend the conference of western province members of the Municipal Finance Officers Association, of the U.S.A. and Canada, to be held in Saskatoon November 2 and 3, 1972, and to participate on a panel.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT authority be granted for Alderman Phillips' attendance at this conference.

- CARRIED.

2. Alderman Phillips: Abandoned Cars — advised that in reference to abandoned cars, the Motor Vehicle Act states 'without proper license plates.' It has been suggested the problem of abandoned cars could be much improved if these words were changed to read:

'without current license plates.'

(continued)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips:
Abandoned Cars
(continued)

The Alderman requested the Corporation Counsel look into the matter, and His Worship the Mayor so directed.

3. Alderman Wilson:
Public Housing

Alderman Wilson enquired, now that the Regional District has taken on the responsibility of public housing, whether the Regional District would be taking up land for the purpose, or should the City continue to assemble land for housing.

Commissioner Sutton Brown advised that the Regional District may pick up land for housing, but the City still can initiate projects for development by the Regional District.

Council recessed at approximately 11:00 a.m., to reconvene 'In Camera' in the Mayor's office. The Council adjourned following the 'In Camera' session, at approximately 11:40 a.m.

The foregoing are Minutes of the Regular Council meeting of October 3, 1972, adopted on October 17, 1972.

DEPUTY MAYOR

CITY CLERK

September 29, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Installation of Water Main Across C.P.R. Tracks - Argyle Street at Kent Avenue

"A new spur track is to be constructed across Argyle Street south of North Kent Avenue within the C.P.R. right-of-way. This will necessitate relocating and casing an existing water main.

New factories are being built north and south of the right-of-way at this location and it would be prudent and economic at this time to replace the existing 8" water main across the right-of-way with a 12" diameter to improve fire protection.

The estimated cost of this work is $5,000.

I, therefore, RECOMMEND that:

(a) The Corporation Counsel be instructed to prepare and execute for the City all necessary agreements concerning this crossing including permission from the Railway Transport Committee if necessary.

(b) The Corporation Counsel cancel any existing Agreement for the old main which is to be abandoned.

(c) The amount of $5,000 be appropriated from the 1972 Capital Budget, 'Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

2. Additional Service Truck Sewers Branch

The City Engineer reports as follows:

"The amount of work in the Sewers Branch has greatly increased with the expanded capital program of sewer construction and pollution control begun this year. Because of the increased sewer construction activity, the extensive underground work being done by other utilities and an apparent continuation of the winter works program, it has been necessary to provide a number of small service crews, 2 or 3 men, who are moved from location to location to provide the service work necessary on the various projects. These small crews must be properly serviced, moved as required and supervised. In order to do this a suitably equipped truck is required, one which can transport heavy castings, carry tools and miscellaneous items, and be fitted with a manually operated lifting arm for placing or adjusting manhole frames on site. The use of a dump truck for this purpose is neither effective nor safe. Since it is expected that this work will continue for the foreseeable future, the service crew should be supplied with a suitable vehicle.

I RECOMMEND:

That one Sewers service truck with radio be obtained at an estimated cost of $11,500, the necessary funds to be provided from the Contingency Reserve.

...Cont'd

Clause No. 2 Cont'd

The Director of Finance advises that funds are available from the Contingency Reserve."

Your Board RECOMMENDS that the above report of the City Engineer be adopted.

3. C.N.R. 1913 Agreement

The Corporation Counsel reports as follows:

"On July 18th, 1972, Council approved the report of July 10th of the Special Committee re C.N.R. Negotiations and False Creek Flats. Council also instructed the Law Department to prepare and present to Council the new agreement.

Based on the Committee's report recommending a total settlement of $2,750,000.00, City officials met with C.N.R. officials to discuss and draft an appropriate agreement to reflect the result of the negotiations. An agreement has been prepared which is satisfactory to the officials concerned. The essentials are as follows:

1. The 1913 Agreement is terminated except for four clauses which must be kept in force for technical reasons. They relate to the authorizing legislation, legal descriptions and the original land conveyances.

2. The 1927, 1937 and 1948 agreements are terminated save and except for one clause in the 1948 Agreement relating to title.

3. The City covenants to do the work which was discussed and settled during the negotiations and the C.N.R. agrees to make payments totalling $2,750,000.00 in accordance with the agreed schedule.

4. A monetary valuation of $375,000.00 was placed on the present value of a possible North/South Connector and the Railway will be paying this sum as well as agreeing to provide the land for the footings when required but, contrary to the Committee's report, they do not agree that the land for the footings was to be provided at no cost. In this respect there seems to have been a misunderstanding as to the nature of the settlement. The agreement, therefore, does not contain a "no cost" clause.

In all other respects I believe the draft agreement reflects the result of the negotiations.

The C.N.R. has made a further suggestion with which I concur. The 1913 agreement is supported by Provincial legislation. It is suggested that not sooner than two years from the date of execution the parties should, by mutual agreement, petition for the repeal of the Act. The reason for delaying for two years is simply to allow for substantial completion of the work to be completed which would lend support to the petition.

....Cont'd

Clause No. 3 Cont'd

I therefore recommend:

(a) that the draft agreement as prepared by the Law Department in conjunction with C.N.R. officials be approved; and

(b) that the same be executed by the Mayor and the City Clerk; and

AMENDED
SEE PAGE 3

(c) that there be an exchange of correspondence whereby the parties agree to petition for the repeal of the 'False Creek Terminals Act', S.B.C. 1913, Chapter 76, at a time mutually agreeable to the parties, but in any event not sooner than two years from the date of execution of the agreement."

YOUR BOARD recommends that the foregoing recommendations of the Corporation Counsel be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 3

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Tender No. 28072-7:
Indigent Burials

The Purchasing Agent, Medical Health Officer and Acting Director of Welfare and Rehabilitation report as follows:

"Tenders for the above were opened by the Board of Administration on Tuesday, September 5, 1972 and referred to the Purchasing Agent, Medical Health Officer and Director of Welfare and Rehabilitation for report. The working tabulation is available in the Purchasing Agent's Office.

Three firms tendered:

		Estimated Total Approximate Cost for a 12 Month Period
1.	Forest Lawn Memorial Services Ltd.	$ 58,600.
2.	First Memorial Services Ltd.	59,900.
3.	Glenhaven Memorial Chapel Ltd.	62,400.

(First Memorial also offered an alternative proposal at an estimated cost of $56,300, but the casket did not meet specifications).

A committee, appointed by the Director of Welfare and Rehabilitation, the Purchasing Agent and the Medical Health Officer, evaluated the proposals and inspected the premises and facilities of each tenderer and concluded that the tender submitted by First Memorial is the most acceptable.

We, therefore, recommend acceptance of the tender submitted by First Memorial for a 12 month period, commencing November 1, 1972, at a total estimated cost of approximately $59,900."

Your Board RECOMMENDS that the recommendation of the Purchasing Agent, Medical Health Officer, and Acting Director of Welfare and Rehabilitation be approved.

(Circulated for Council's information are:

(a) Letter dated August 25, 1972 from Owen, Bird - Barristers & Solicitors

(b) A supplemental report dealing with Owen, Bird's letter)

DELEGATION APPEARING THIS DAY

CONSIDERATION

2. Two Grant Requests: Helpful Neighbor Society (HNS)
Community Transportation Services (CTS)

The Director of SP/CD reports:

"At its meeting of August 15, 1972, Council approved the following resolution:

'That the letter from the Greater Vancouver Helpful Neighbor Society and any subsequent requests from similar organizations be referred to the Director of Social Planning/Community Development for report on the merit of the organization.

cont'd...

Clause #2 continued:

> FURTHER, THAT the Director of Social Planning/Community Development also report on those organizations whose services, as a result of federal grants, are worthy of being extended, with a view to this Council making strong representation to the Federal Government to continue federal grants to these organizations.'

In addition, Alderman Sweeney, speaking on a request for a civic grant to CTS, felt that this case should be considered by SP/CD in reporting on applications of merit which the Council should bring to the attention of the Federal authorities.

With regard to the Helpful Neighbor Society, the problem was need for suitable space, as they had lost use of their previous quarters. The problem has been solved without need of a Civic Grant, and thanks to the help of the Property and Insurance Division, the HNS is re-opening its clothing reclamation and distribution workshop in new quarters this week. A telephone call to Margret Morris, President of the Society, indicates that they are most appreciative for the City's help in this matter.

Community Transportation Services, working on a grant from OFY, established and operated an effective, economical transportation service for low-income, disabled elderly persons; taking them to doctors' appointments, clinics and to food shopping. The service employed 8 people, used 6 vehicles, and transported 85 people per day. Each driver clocked about 2,000 miles a month. Considering the salaries of $90 per staff a week, which also covered car expenses, this comes out to about 20¢ a mile or about 15¢ a ride. All in all, CTS is an excellent service and a good bargain. Council has already approved a grant of $10,000 to CTS.
Regarding the request that SP/CD report on organizations whose services, as a result of Federal Grant, are worthy of being extended, there are 300 OFY Projects and 192 LIP projects in the Vancouver area, grants for which are now exhausted or will be by either September 30 or November 30. It would take months to collect data and evaluate and report on all 492 projects. However, there is need for a new procedure to deal with the numerous requests from these groups that will undoubtedly flow into the Council regarding continuation of their projects. This should be the subject of a separate report to Council.

Recommendations of the Director of SP/CD:

(a.) HNS: As stated above, the HNS space problem has been solved and no further City assistance is required at this time.

(b.) CTS: United Community Services and The Vancouver Rotary Club have already approved grants of $1,000 each for this service ($2,000 total) and the City a grant of $10,000. I recommend that the City, through the Director of SP/CD make a strong recommendation to the Federal Government to continue its funding of CTS.

(c.) Grant Procedures: I recommend that a separate report be prepared by the Director of SP/CD and submitted to Council for its consideration of a more effecient system of planning and funding programs similar to those dealt with in this report. This report will cover Civic Grants, as well as Federally financed programs. It will propose co-operative effort with senior governmental agencies to evaluate and continue the most beneficial projects that grow out of Federally financed programs such as OFY."

Your Board submits the foregoing report and recommendations of the Director of SP/CD for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 3-4

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Civic Design Panel Membership

The Director of Planning and Civic Development reports as follows:

"By letter of July 13th, 1972, the Architectural Institute of British Columbia has nominated the following three members to serve as alternate members on the Civic Design Panel:

Henry G. Hawthorne, M.R.A.I.C.
William H. McCreery, M.R.A.I.C.
J. Terry Barclay, M.R.A.I.C.

The above three members replace the following three retiring members:

Don M. Coulter, M.R.A.I.C.
Hubert R. Culham, M.R.A.I.C.
Richard G. Henriquez, M.R.A.I.C.

By letter of September 14th, the Association of Professional Engineers has nominated Mr. L.C. Bohlman, P.Eng. to serve as an alternate, replacing the retiring member, Mr. J. Hansed, P. Eng.

If the above appointments are approved the Civic Design Panel would consist of:

Architect Members - (alternate members since 1970)

Michael Garrett, M.R.A.I.C.
John Hanson, M.R.A.I.C.
Paul Merrick, M.R.A.I.C.

Alternate Architect Members

Henry G. Hawthorne, M.R.A.I.C.
William H. McCreery, M.R.A.I.C.
J. Terry Barclay, M.R.A.I.C.

Professional Engineer - (alternate member since 1970)

Bogue B. Babicki, P.Eng.

Alternate Professional Engineer

L.C. Bohlman, P. Eng.

It is RECOMMENDED that the nominees of the Architectural Institute of British Columbia and the Association of Professional Engineers be appointed to the Civic Design Panel for a two-year term and that the retiring members, i.e. Messrs. Coulter, Culham, Henriquez and Hansen, be thanked for their services. "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

2. N/S East Broadway between Slocan and Penticton Streets: Lots 18-24 inclusive and Lots B & C, Block 22, District Lot 264A

The Director of Planning and Civic Development reports as follows:

"On August 31, 1972, Special Council at Public Hearing approved the rezoning on the above noted City-owned lands subject to the conditions recommended by the Technical Planning Board, which also included the following:

'Further, that should the above conditions not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from this date (Public Hearing date), this approval shall expire.'

A letter has been received by the City Clerk on September 18, 1972, from Mr. L.R. Doyle of Hamilton Doyle & Associates, Architects, requesting the 120 day time limit, which would expire on Saturday, December 30, 1972, be extended to January 9, 1973. (copy of letter attached)"

The Director of Planning and Civic Development recommends that Mr. Doyle's request be approved and the time limit be extended to January 9, 1973.

YOUR BOARD

Recommends that the foregoing recommendation of the Director of Planning and Civic Development be adopted.

3. Multi-Purpose Community Services Centre: Champlain Heights

The Director of Planning and Civic Development and the Director of Social Planning/Community Development report as follows:

"On July 18, the motion of July 4 to form a Champlain Heights Planning Advisory Committee to aid in the development of the multi-purpose Community Services Centre for Champlain Heights was referred to the Director of Social Planning/Community Development and to the Director of Planning and Civic Development. They were to consider how matters related to it could be incorporated into the Federal Neighbourhood Improvement Program.

The motion, as referred, read as follows:

'THAT WHEREAS many residents in an around the Champlain Heights development are already concerned about the nature and quality of community services for their area and have formed committees concerned with park development, community schools, senior citizen needs, housing, and future Champlain Heights development, density, transportation, and land sale; and

WHEREAS Champlain Heights, still being developed and lacking an established social and community network of services could be an ideal place to create a new format for innovative health, welfare, recreation, education, police, probation and voluntary programmes, for all age groups, their distribution and administration; and

cont'd....

Clause #3 continued:

WHEREAS City funds have been approved for a Neighbourhood Centre in conjunction with the new elementary school similar to the Neighbourhood centres constructed in conjunction with Thunderbird and Strathcona Elementary Schools and there has been no planning to date regarding programming and administration in the Champlain Heights Neighbourhood Services Centre; and

WHEREAS the next capital plan for the School Board involving funding for the Champlain Heights Secondary School comes up in 1973, and there are no funds in the City's present Five Year Capital Plan for a Community Services Centre in conjunction with this new Secondary School.

THEREFORE BE IT RESOLVED THAT:

(a) Council approve the establishment of a Champlain Heights Planning Advisory Committee for the planning and development of community programmes as described above together with the required buildings.

(b) The composition of the Champlain Heights Planning Advisory Committee and its responsibilities be similar to the Britannia Planning Advisory Committee.

(c) The Health and Welfare Standing Committee be charged with the responsibility of preparing in co-operation with citizens, public and private agencies, terms of reference for the Champlain Heights Planning Advisory Committee which will include capital funding and programme budgeting and report back to Council.'

A description of the proposed Neighbourhood Improvement Program is contained in the Explanatory Notes of June 12, 1972 which were published concurrently with first reading of the Bill to amend the National Housing Act. (Copies were supplied to Council members to accompany the Board of Administration's report of July 7, 1972 on the proposed amendments to the Act.) A meeting to allow provincial and municipal officials to discuss the proposed amendments was held in Victoria on July 11, 1972.

From the published information to date and discussions with Central Mortgage and Housing Corporation officials, it appears that there is little likelihood of senior government assistance in the Champlain Heights area under the proposed Neighbourhood Improvement Program. Emphasis is on improvement of existing neighbourhoods, with criteria for selection of areas to include occupancy by people of low and moderate income and need of improvement of amenities and housing and living conditions.

Although it appears unlikely that senior government aid will be made available for this particular project, it is recommended that Council approve (a), (b) and (c) of the motion and that the Directors of Planning and Civic Development and Social Planning/Community Development be required to implement (a) and (b) of the motion. The Planning Advisory Committee for Champlain Heights would be selected to represent the various interest groups of the area. This committee including the four civic representatives, School Board, Park Board, Planning and Social Planning would then draft its own terms of reference and report back to the Health and Welfare Committee for their consideration and approval before proceeding any further.

It is noted that this sort of activity, while highly desirable and productive, tends to be expensive in terms of staff time. It is suggested, therefore, that the report to the Health and Welfare Committee should also contain reference to the staff implications of this and similar projects."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and Civic Development and Director of Social Planning/Community Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 4

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Appointment of Officers, Fire Marshal Act

The Corporation Counsel reports as follows:

" On July 7, 1964 and November 1, 1966, Council passed a formal resolution on the recommendation of the Fire Chief, naming certain members of the Fire Department as 'Officers' for the purpose of Part II of the Fire Marshal Act.

Due to changes in the Department, the Fire Chief, Vancouver Fire Department, has requested me to secure Council authorization for the appointment of the following officers pursuant to the provisions of clause (a) of subsection (1) of Section 30 of the "Fire Marshal Act", R.S.B.C. 1960, Chapter 148:

Fire Warden William Stewart

Fire Warden Hendrik-Jan Jansonious

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 4

FINANCE MATTERS

RECOMMENDATION

1. Request for Additional Funds for Temporary Help - Account 7033/324 - Purchasing Agent's Office

The Director of Finance reports as follows:

"The Temporary Help accounts for the Purchasing Agent's Office will be fully expended by the end of September. The strike, unforeseen problems, and new assignments have combined to deplete these accounts, and we are requesting that the sum of $3700 be provided for temporary help for the remainder of 1972 as follows:

Temporary Buyer	- approx. $2900
Temporary Clerk-Typist II	- approx. $ 800

The additional funds are required because:

(a) The funds provided for work related to cleaning up the effects of the strike were insufficient and a considerable backlog of approved new equipment and non-annual recurring items still remains.

(b) The furniture replacement program was put forward because of the strike, but unfortunately even the adjusted program has fallen behind because Imperial School Desks Ltd. will be closing out their woodworking plant, and will not be able to fill the orders they now have on hand for the 1972 portion of the program. We must, therefore, call new tenders forthwith and establish new standards for the remainder of the program.

(c) Budget estimate requests normally put an extremely heavy load on this office during the months of October, November and December, and this year the pressure will be even greater because the estimate requests will be received at a later date and we will, therefore, have less time to complete them.

(d) Unexpected moving jobs and new assignments, such as calling tenders for indigent burials, catering services for the new Police Court Building, furnishing new offices at 1160 Robson Street, etc., have all contributed to the heavy workload.

(e) The heavy workload of the Buyers is, in turn, overloading the typing and clerical staff.

As a result of filling a higher position at a lower salary level by some re-assignment of duties, funds amounting to $1700.00 will become available in the Regular Salaries Account. The Comptroller of Accounts advises that the additional funds required amounting to $2000 can be provided from Contingency Reserve.

RECOMMENDED that funds for additional temporary help in the Purchasing Agent's Office be provided as follows:

$1700.00 - Transfer from Regular Salaries Account 7033/321.

$2000.00 - From Contingency Reserve. "

Your Board

RECOMMENDS that the recommendation of the Director of Finance be approved.

2. Extension of Service - Retiring Employee and Temporary Help - Internal Audit Division

The Internal Auditor and Director of Finance have reported as follows:

"Due to the effects of the strike and untimely vacancies of positions in the Welfare Accounting Branch, a senior member of the Internal Audit Division has spent almost 100% of his time since the strike in supervising the Welfare accounting operations. As well, there have been two vacancies in the Internal Audit Division with three man months time lost during 1972, in recruiting replacements.

Under the arrangement with the City's External Auditors, the City Internal Audit Division is required to complete certain work by a definite deadline in order that the External Auditors can complete their audit within the time set out in the Vancouver Charter.

Due to the effects of the strike and the other situations mentioned above, it will not be possible to meet the commitment for the external audit unless an additional clerk on a temporary basis is obtained immediately, and an experienced staff member, due for retirement on October 31st, is retained for two additional months.

Due to vacancies in the Department, funds are available in the Internal Audit Division 1972 Budget to cover the cost of the recommendation herein.

It is recommended that the retirement date of Mr. Dan Martin, Audit Clerk II, be extended from October 31st to December 31st, 1972, and further that an additional Audit Clerk II be authorized for a period necessary to catch up on the workload, but not exceeding four months from the date of hiring."

Your Board RECOMMENDS that the recommendation of the Internal Auditor and the Director of Finance be adopted.

3. Proposed Clerk Stenographer Position for Data Processing and Systems Division

The Director of Finance reports as follows:

"The Data Processing and Systems Division has never had any clerical assistance, but rather has relied upon assistance from the clerical staff of the Director of Finance, or other Divisions of Finance. Our typing and clerical requirements have reached a level where we can no longer receive adequate service from these other areas. Additionally, we must spend more time on the quality control of work done on the computer. Specifically, the Data Processing and Systems Division requires one new Clerk Stenographer position to provide dictation and transcription, typing, filing, and record keeping services for the Division Head. This position will also provide stenographic and clerical support for other technical personnel and will provide clerical assistance on the problem of quality control of computer-produced reports. This position will also be responsible for the maintenance of the City's library of 500 magnetic tapes.

To ensure the proper and most efficient use of the Clerk Stenographer's, Analysts' and Programmers' time, it is recommended that two dictating units and a transcriber be provided for the use of the systems and programming staff. Additionally, the Clerk Stenographer will receive an electric adding machine to assist her in balancing computer reports.

The Acting Director of Personnel Services has reviewed the duties of the proposed position and reports as follows:

cont'd....

Clause #3 continued:

'The duties and responsibilities of this position will involve the performance of moderately complex stenographic and clerical duties in the Data Processing and Systems Division. The incumbent will take and transcribe dictation, prepare and type written materials, and perform the more difficult clerical duties involved in preparing data quality control assistance and maintenance of the division's magnetic tape library. The volume of the work will be considerable and will require the completion of duties independently. The nature of the division's work requires the use of complex terminology and a high degree of accuracy. I find these duties to be at the level of a Clerk Stenographer III, Pay Grade 13 ($514-614) and I recommend that the position be so classified effective when adopted. This recommendation has been discussed with the Assistant Business Manager of the Municipal and Regional Employees' Union who is in agreement.'

Cost:

One Time:

Dictating Equipment (approx.)	$ 1,300
Electric Adding Machine	300

Recurring Annual:

Clerk Stenographer III, P.G. 13 1972 annual rates with benefits	8,105
For the remainder of 1972 (3 months)	1,696

The Comptroller of Accounts advises that the necessary funds for 1972 can be provided from the Contingency Reserve."

I RECOMMEND that:

(1) One new Clerk Stenographer position be created in the Data Processing and Systems Division at a cost of $1,696 for the remainder of 1972.

(2) The recommendation of the Acting Director of Personnel Services regarding classification be adopted.

(3) $1,600 be provided for dictating equipment and adding machine.

(4) The necessary funds for the remainder of 1972 being $3,296 be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 5

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT SEPTEMBER 29,1972

RECOMMENDATIONS

1. Residence Regulation - Fire Department

The Fire Chief reports as follows:

By memorandum of agreement during 1972 contract negotiations between the City and the International Association of Firefighters, Local 18, it was agreed the present Residence Regulation be reviewed by the Fire Chief and Local 18 to explore the feasibility of eliminating some of the present restrictions, having full regard for the present manpower requirements of the Fire Department.

The Fire Chief and Local 18 have now reviewed the present Residence Regulation as adopted by City Council on November 17, 1970, and recommend the present permissible living area defined as:

"Vancouver or one of the adjacent Municipalities of:

West Vancouver (East of West Bay)
North Vancouver
North Vancouver District
Burnaby
Richmond
University Endowment Lands

With extended boundaries of:

West Vancouver (West of West Bay)
New Westminster
Fraser Mills
Port Moody
Port Coquitlam
District of Coquitlam (West of Pitt River)
Delta Surrey, except South of a line extending West along the Ladner Trunk Road and East of the New McLellan Road; with a maximum 25% of the total number of Fire Department members permitted to live in the extended residence areas after receiving prior written permission of the Fire Chief."

be expanded to include in the extended areas:

The Village of Lions Bay
The Municipalities of Delta and Surrey
The Municipality of Pitt Meadows on the South side of the Dewdney Trunk Road to the Eastern boundary; and the Municipality of Coquitlam Northern boundary West to the Indian Arm with no change being made to the limit of 25% maximum members permitted to reside in the extended areas or the requirement of receiving approval of the Fire Chief in writing prior to residing in these areas.

Cont'd.....

CLAUSE NO. 1 (continued)

Residence regulations are primarily required to ensure that sufficient manpower is available within a short period of time for major alarms. The Fire Department has recently improved its call out procedure and the Fire Chief feels the proposed expansion of living areas will not create a shortage of available manpower for this purpose.

The Fire Chief Recommends the revised Residence Regulations outlined be approved."

Your Board RECOMMENDS the recommendation of the Fire Chief be approved on a trial basis subject to review in October 1974.

2. November 11 Remembrance Day Holiday

The Acting Director of Personnel Services reports as follows:

"Under the terms of current collective agreements, provision is made that if a Statutory Holiday falls on a Saturday or Sunday and if no other day has been proclaimed in lieu of it, the City must provide each employee with another paid holiday, i.e. the immediately preceding Friday or immediately following Monday. In 1972, November 11th Remembrance Day falls on a Saturday.

I therefore recommend that all employees covered by current collective agreements with the City of Vancouver be granted a paid holiday on Monday, November 13th, 1972 in recognition of Remembrance Day and further that this be granted also to excluded employees and senior staff.

I.A.T.S.E., Local 118, do not have such a provision in their existing Collective Agreement and therefore would not normally be entitled to a Statutory Holiday which falls on a Saturday. I recommend that employees covered by this union be granted a paid holiday on Monday, November 13th, 1972 in lieu of Remembrance Day.

I further recommend that employees covered by Collective Agreements between the Board of Parks and Public Recreation and the Municipal and Regional Employees Union and C.U.P.E., Local 1004 (including Lifeguards) and the Foremen's Association and employees covered by the Collective Agreement between the Board of Police Commissioners and the Municipal and Regional Employees Union be granted a paid holiday on November 13th in recognition of Remembrance Day, subject to the approval of those Boards."

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 5

BOARD OF ADMINISTRATION

PROPERTY MATTERS

SEPTEMBER 29, 1972

RECOMMENDATIONS

1. Assignment of Lease
S/S 5th Avenue between Fir & Granville

The Supervisor of Property & Insurance reports as follows:

"Lot C of 2-8, and 17-23, Block 270, D.L. 526 situated S/S 5th Avenue between Fir & Granville was purchased for the Granville Street Bridge approaches, the residual portion was leased back to the former owner for a 21 year period, May 1st, 1954 to April 30, 1975.

The lessees Mr. & Mrs. Wright are retiring from business and have requested that the remaining term of the lease be assigned to Price Holdings Limited, owners of the adjoining property to the East.

RECOMMENDED that the assignment from John and Margaret Wright of Lot C of Lots 2 to 8 and 17 to 23, Block 270, D.L. 526 to Price Holdings Limited, be approved as of October 1st, 1972, subject to the documents of assignment being satisfactory to Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Replotting Purposes
4795 Manor Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 11, Property Matters, August 11th, 1972, adopted by Council, August 15th, 1972, wherein the Supervisor of Property and Insurance was authorized to negotiate for the acquisition of Lots 19 & 20, Blocks 112 & 129, D.L.'s 36 & 51, subject to report back to Council.

These lots are to be acquired for consolidation and resubdivision with adjoining City-owned Lots 17 & 18. The City lots are land-locked and without street and lane access or services of any kind. Said lots front onto the old B.C. Hydro Right-of-Way which is some 12 ft. below the grade of these lots. Bach of the four lots is 33' x 115.5' in size. It is proposed to create three new lots, each 38.5' x 132' in size, fronting on Manor Street and offer for sale in the normal way.

Privately-owned Lots 19 & 20 are improved with a one-storey frame dwelling, with a main floor area of 720 sq. ft. and full basement, erected in 1920. Zoning is RS-1. This dwelling contains 4 rooms plus utility area and a basement room, 5 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, a concrete foundation and is heated by a gas-fired hot water system. There is also a single garage. Both buildings are in fair condition for age and type.

(Continued)

Clause No. 2 (Continued)

Following negotiations with the Executor of the Estate of the deceased owner, he has agreed to sell for the sum of $25,000.00 as of September 30th, 1972, subject to the Vendor retaining rent-free possession to October 31st, 1972. These premises are unoccupied but still contain personal effects of the late owner. It is proposed to demolish these buildings when vacant possession is obtained to enable the subdivision and sale to proceed.

RECOMMENDED that the Supervisor of Property and Insurance be authorized:

(a) to acquire Lots 19 & 20 as aforesaid for the sum of $25,000.00 on the foregoing basis chargeable to Code #4957/845 - Property Purchases for Resale Account.

(b) to initiate the necessary steps to have Lots 17 to 20, as aforesaid, consolidated into one parcel and subsequently make application to subdivide the consolidated site into 3 lots each 38.5' x 132' in size, said new lots to be advertised for sale according to the usual tendering procedure."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

3. Rental Review - 1670 Main Street

The Supervisor of Property & Insurance reports as follows:

"By resolution of Council the lease of City-owned Lots 1-3, Block 2, D.L. 200A and of A-2, D.L. 2037 to Butler Tire Co. Limited was renewed for a period of 21 years and 4 months, commencing September 1st, 1967.

The rental has been reviewed and by letter dated September 19th, 1972, Butler Tire Co. Limited have agreed to a rental increase from $406.00 per month, plus taxes as if levied, to $920.00 per month plus all taxes as if levied.

RECOMMENDED that Lots 1-3, Block 2, D.L. 200A and of A2, D.L. 2037, leased to Butler Tire Co. Limited be increased to $920.00 per month, plus all taxes as if levied. This increase to be effective September 1st, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sales: Residential Multiple

Recommended that the following sale by tender be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: W½ Lot 11, Block 86, D.L. 264A,
Situated N/S 6th Avenue West of
Fraser Street. Zoned RM-3

(Continued)

Clause No. 4 (Continued)

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Douglas and Jeanie Chung	W.½ 11	24.75' x 122'	$16,385.00	City Terms @ 9%	1) Subject to a bulkhead agreement, below grade. 2) Subject to consolidation with adjoining property. (privately owned)

5. Sales: Residential Multiple

re: S/S Rosemont Drive, between Kerr Road and Butler Street. Zoned CD-1 - Townhouse

Recommended that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Southland Development Ltd	68	1.2 acres Irregular	$98,400.00	City Terms @ 9%	Subject to public utility easement over the southerly 10' (plan LF5841)
Southland Development Ltd.	129	1.58 acres Irregular	$135,300.00	City Terms @ 9%	Subject to public utility easement over the southerly 10' (plan LE3744)

The foregoing lots were advertised in accordance with conditions of development approved by Council which require that not less than 75% of all dwelling units contain 3 bedrooms and that no dwelling unit contain less than 2 bedrooms. The maximum site coverage for surface parking areas etc., shall be 45 % of the net site, coverage shall be measured in accordance with the RM-3 schedule of the Zoning and Development By-law. The maximum floor space ratio shall in no case exceed .50 and the maximum units per acre shall in no case exceed 16.

6. Sale of Lot C, Block 50, D.L. 181 Plan 14042, Situated on the N/E Corner of Cordova Street and The Cordova-Powell Connector. Zoned M-2 Heavy Industrial District. Redevelopment Project 2, Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

a) purchasers must submit with their offers for the land information on the use and approximate size and type of building or buildings proposed;

(Continued)

Clause No. 6 (Continued)

b) purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase;

c) the purchaser shall grant the City on behalf of the Partnership an option to repurchase the land at the net sale price, which option will be exercised if development is not started within 18 months or is not completed within 36 months from the date of purchase;

d) the date of sale will be the date of issuance of the development permit;

e) the successful tenderer must obtain a development permit within 120 days from the date of Council's approval of the sale;

f) no purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the project area before development is completed;

g) the purchaser agrees if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

h) The site is approximately 3 feet above the Cordova-Powell Connector and Campbell Avenue, and the purchaser will be required to enter into a bulkhead agreement;

i) Campbell Avenue has been formally closed between Cordova and Powell Streets and access to the site must be from Cordova Street;

j) The sale is subject to the existence of an abandoned 8" sewer pipe located in the North east portion of the lot;

k) the Director of Planning in consultation with representatives of the senior Governments and on behalf of the Technical Planning Board is to examine all development permit applications for development on the lands to ensure that it is of a suitable standard.

RECOMMENDED that the following sale by tender be approved under the foregoing terms and conditions, and those set down by City Council.

Name	Lot	Approx. Size	Sales Price	Terms
Beedie Constr. Co. Ltd.	C	29,152 sq.ft. Irregular	$150,100.00	City Terms @ 9%

N.B. The purchaser proposes to develop a one-storey concrete block industrial building in accordance with existing zoning regulations.

CONSIDERATION

7. City of Vancouver Automobile Fleet Insurance

The Deputy Director of Finance and the Supervisor of Property & Insurance report as follows:

"The City's annual Automobile Fleet Insurance and Non-owned Automobile Liability Insurance Policy expires December 31st, 1972. This insurance is normally advertised for tender quotations during November of each year.

There is a distinct possibility that changes in automobile insurance legislation will be made which could result in a Provincial Government insurance scheme some time in the new year.

The Supervisor of Property and Insurance has discussed the situation with Mr. Douglas MacDonald, the City's Insurance Consultant, who suggests that the City, as an alternative to tendering at this time, may wish to appoint the existing broker, Vancouver Holdings (B.C.) Limited, as Broker of Record to obtain quotations from any underwriter willing to participate.

It is significant to note that Vancouver Holdings (B.C.) Limited, on behalf of the Hartford Group, have been the successful tenderer for the City's Automobile Fleet Insurance for the past seven years. In each instance, they have been considerably lower than the nearest competitor. For the past two years, they were the only tenderer.

In view of the foregoing, Council may wish to consider the appointment of Vancouver Holdings (B.C.) Limited as Broker of Record to seek renewal quotations for a one year period with the option of a pro rata cancellation."

Your Board submits the foregoing report to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

SEPTEMBER 28, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the Council Chamber, City Hall, on Thursday, September 28, 1972 at approximately 3:05 p.m.

PRESENT: Alderman Rankin
Aldermen Bird, Calder, Hardwick, Phillips, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Adams
Alderman Broome
Alderman Linnell (Leave of Absence)

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held August 17, 1972 were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Serious Youth Problems - Whose Responsibility

In the Board of Administration Report dated July 28, 1972 the Director of Social Planning/Community Development recommended that Council approve:

"(a) funding the Chinese Community Youth Worker under the auspices of First United Church for the period July 15, 1972 to December 31, 1972 in an amount not to exceed $4,900 of which $2,362 will be recoverable under Canada Assistance Plan. Funds are available in the Department of SP/CD's POSER Account.

(b) A meeting between senior officials selected by the Director of SP/CD from departments and agencies involved and the Standing Committee on Health and Welfare for the reasons stated above."

However, Council on August 1, 1972 adopted the following Board of Administration's recommendation dated July 28, 1972:

"Your Board RECOMMENDS that the subject matter of this report be referred to the Health and Welfare Committee for their consideration and report to Council. In the meantime, the funds of the Chinese Community Youth Worker be continued on a month-to-month basis until the Committee reports."

In discussing Item (b) above, Alderman Rankin advised that he had directed the clerk to arrange for the senior officials selected by the Director of Social Planning/Community Development from departments and agencies involved to be present at the next meeting of the Health and Welfare Committee on October 5, 1972 should the Committee agree to Recommendation (b).

Cont....

After due consideration it was,

RECOMMENDED

(i) That the funds for the Chinese Community Youth Worker under the auspices of the First United Church be continued to the end of 1972, the monies to be provided from the Department of Social Planning/Community Development POSER account.

(ii) That it be recommended to the 1973 Council that funds be provided from the same account for the continuation of this youth worker's service until the end of April, 1973.

(iii) That the further continuation of this service be reported on and reviewed as part of the budget review.

(iv) That Recommendation (b) quoted above be approved and that the necessary arrangements be made for the Meeting of October 5 at which time a round table discussion will be held on the subject matter.

2. Communications re Alma House Delinquent Home

Alderman Sweeney furnished communications from D. Barkwell W. Clancy and D. M. Morriselte, residents in the area of the Alma House Delinquent Home, who complained of the behaviour of the residents residing in Alma House and requested an investigation into this complaint.

The Committee was furnished with a copy of a memorandum to Alderman Sweeney dated September 27 from the Director of Social Planning/Community Development. The Director advised that Alma House is a stop-over place operated by the Children's Aid Society for children from the ages of 12 to 16 who are being assessed for eventual placement in foster homes or institutions. Up to 12 children live in this home and are under supervision 24 hours a day. Some of these children are emotionally disturbed. Mr. Egan advised there is a need for:-

"(a) earlier identification of youths with potentially serious behavior problems and the need for sufficient resources to deal with them at a younger age.

(b) a holding unit which would provide a more secure setting for planning for seriously disturbed youths; although it is common knowledge that there is a dearth of adequate resources and consequently the best laid plans seldom achieve fruition.

(c) more discriminate use of Alma House for youths who are manageable by staff in the community."

The Director of Social Planning/Community Development spoke to the matter and reiterated the need for a "holding unit" for this type of juvenile. He stated his Department has been studying the problem and had certain proposals to offer. The Committee felt that an approach should be made to the Provincial Government to provide a more suitable accommodation for these children.

Cont....

It was

RECOMMENDED that the Director of Social Planning/Community Development bring forward an up-to-date report on his proposals at the October 5 meeting of the Committee; the report to include information respecting the Regional District's Study on detention facilities.

3. Dunbar - West Point Grey Youth Problems

Council on September 6, 1972, referred the Board of Administration Report, Social Service and Health Matters, dated September 1st, to this Committee. This Report of the Director of Social Planning/Community Development and the Chief Constable details actions taken regarding juvenile and young adults committing disturbances and illegal acts in the Dunbar - West Point Grey Area.

RECOMMENDED that the Board of Administration Report, Social Service and Health Matters dated September 1, 1972 be received and be included with Mr. Egan's Report on Alma House as background material.

The Meeting adjourned at approximately 3:30 p.m.

****

FOR COUNCIL ACTION SEE PAGE(S) 5

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: Deputy Mayor Alderman Sweeney
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (on civic business)
Alderman Calder (illness)
Alderman Linnell (leave of absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

(a) MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Minutes of the Special Council meeting (Court of Revision), dated September 28, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated October 3, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

1. Grant Request: Neighbourhood Services Association; (see pages 16 - 17)
2. Removal of Willow Tree on City Boulevard, 3336 Point Grey Road. (see pages 17 - 18)

COMMUNICATIONS OR PETITIONS

1. Grant Request: British Columbia Table Tennis Association

The Council noted a request from the British Columbia Table Tennis Association for a grant to assist in its continuous operation. Interest in obtaining space on the upper floor of building at the N/E corner of Western and Central Streets was expressed.

MOVED by Alderman Adams,
THAT this request be referred to the Park Board and the applicant be so advised, with the suggestion the Association consider applying directly to the Park Board in connection with the grant request.

- CARRIED.

2. Party or Group Identification Ballots re Civic Elections

MOVED by Alderman Rankin,
THAT, pursuant to request received, Mr. John Stanton be heard as a delegation later this day, in the matter of identification of candidates on civic elections ballots.

- CARRIED.

3. Noise Pollution in the West End

MOVED by Alderman Bird,
THAT, pursuant to the request received, Mr. T. C. Mitchell be granted a hearing at the appropriate time, in the matter of noise pollution in the West End.

- CARRIED.

4. Grant Request: Khalsa Diwan Society for Sikh Temple Community Centre

The Council considered a communication from the Khalsa Diwan Society, under date of October 12, 1972, requesting a grant for $20,000, and noted a delegation request.

MOVED by Alderman Wilson,
THAT this matter be deferred to the next Council meeting, at which time the delegation be heard. In the meantime, however, the Director of Social Planning/Community Development be requested to furnish a report.

- CARRIED.

5. Indigent Burials

The Council noted the communication from Mr. A. D. Long, Barrister, on behalf of First Memorial Services Limited, asking the opportunity to make representations respecting indigent burials. It was noted that Clause 1 of the Board of Administration report (Social Service and Health Matters), dated October 13, 1972, deals with this question.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Indigent Burials
(continued)

MOVED by Alderman Bird,
THAT the whole matter be tabled for two weeks, to allow appropriate delegations, so requesting, to be heard.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. BOARD OF ADMINISTRATION,
GENERAL REPORT, October 13, 1972

WORKS AND UTILITY MATTERS

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Indigent Burials
(Clause 1)

It was noted that Council had dealt with this clause, when considering Communication #5 this day.

BUILDING AND PLANNING MATTERS

Street Naming
(Clause 1)

MOVED by Alderman Broome,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters) be received for information.

- CARRIED.

Oppenheimer Lodge (FP 19)
S/S Cordova St. between Dunlevy
and Jackson Avenues
(Clause 2)

MOVED by Alderman Broome,
THAT Clause 2 of the Board of Administration report (Building and Planning Matters) be received for information.

- CARRIED.

North Service District Centre
(Clause 3)

MOVED by Alderman Wilson,
That consideration of Clause 3 of the Board of Administration report (Building and Planning Matters), re North Service District Centre, be deferred for consideration later this day, when the appropriate officials will be present.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FIRE AND TRAFFIC MATTERS

MOVED by Alderman Bird,
THAT the report of the Board of Administration (Fire and Traffic Matters) be adopted.

- CARRIED.

FINANCE MATTERS

Association of Benevolent Craftsmen
- Rental of The Queen Elizabeth Playhouse
(Clause 1)

MOVED by Alderman Rankin,
THAT consideration of this clause be deferred, pending hearing of the delegation, as requested.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Broome,
THAT Clauses 2, 3 and 4 of the Board of Administration report (Finance Matters) be adopted.

- CARRIED.

B. PERSONNEL MATTERS,
October 13, 1972

MOVED by Alderman Broome,
THAT the report of the Board of Administration (Personnel Matters) be received for information, and the recommendation of the Acting Director of Personnel Services contained therein be adopted.

- CARRIED.

C. PROPERTY MATTERS,
October 13, 1972

MOVED by Alderman Bird,
THAT Clauses 1 to 6 of the Board of Administration report (Property Matters) be adopted, and Clause 7 be received for information.

- CARRIED.

D. Additional Funds Requested for
Park Board Recreation and Community
Centre Programs

It was agreed to defer consideration of this report until the hearing of delegations later this day.

(see pages 15 - 16)

E. November 11 Remembrance
Day Holiday

The Board of Administration, under date of October 13, 1972, submitted the following report:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

November 11 Remembrance
Day Holiday (continued)

'The Acting Director of Personnel Services reports as follows:

"Under the terms of the current collective agreements, provision is made that if a Statutory Holiday falls on a Saturday or Sunday and if no other day has been proclaimed in lieu of it, the City must provide each employee with another paid holiday, i.e. the immediately preceding Friday or immediately following Monday. In 1972, November 11th Remembrance Day falls on a Saturday.

I therefore recommend that all employees covered by current collective agreements with the City of Vancouver, with certain exceptions, be granted a paid holiday on Monday, November 13th, 1972 in recognition of Remembrance Day and further that this be granted also to excluded employees and senior staff.

I.A.T.S.E., Local 118, do not have such a provision in their existing Collective Agreement and therefore would not normally be entitled to a Statutory Holiday which falls on a Saturday. I recommend that employees covered by this Union be granted a paid holiday on Monday, November 13th, 1972 in lieu of Remembrance Day.

If the employees covered by the Registered Nurses Association Agreement are required to work on November 13th, 1972 because the Vancouver Public Schools are in operation then they shall be given another day off in lieu of November 13th, 1972 as provided for in the Collective Agreement.

I further recommend that employees covered by Collective Agreements between the Board of Parks and Public Recreation and the Municipal and Regional Employees Union and C.U.P.E., Local 1004 (including Lifeguards) and the Foremen's Association AND employees covered by the Collective Agreement between the Board of Police Commissioners and the Municipal and Regional Employees Union be granted a paid holiday on November 13th in recognition of Remembrance Day, subject to exceptions outlined below and, subject to the approval of these Boards.

Certain employees covered by the Foremen's Association and the Canadian Union of Public Employees Agreements for Parks and Engineering whose duties normally require them to work on a Public Holiday and who are required to work on November 13th, 1972 will receive either one day's pay at their regular rate of pay or, another day off in lieu. The list of such employees will be discussed with the Union Representatives and shall be posted seven days prior to November 13th, 1972."

YOUR BOARD

RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be adopted.'

MOVED by Alderman Hardwick,
THAT the foregoing Board of Administration recommendation be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

F. Additional Civilian Positions - C.P.I.C. Terminals - Vancouver Police Department

The Board of Administration, under date of October 13, 1972, submitted the following report:

' On September 14th, 1972 the Board of Police Commissioners resolved by amendment to a resolution of August 24th.

"THAT City Council be requested to consider providing funds for the engagement of 5 clerks to operate the C.P.I.C. terminals effective October 16th, 1972."

The Director of Finance and the Co-ordinator of Data Processing & Systems report as follows:

"On August 29th City Council received for information a report of the Chief Constable dealing with the establishment of the Canadian Police Information Centre (C.P.I.C.). This report stated that as a result of the Institution of this facility, it was estimated that the City has avoided expenditures of $170,000 to the end of 1972 and $68,000 in annual operating costs thereafter. The report further stated that the only cost to the City for the C.P.I.C. system would be for the provision of terminal operators to transmit and receive data.

The staffing implications have now been examined.

1. Additional Workload Generated by C.P.I.C.:

To enable the Police Department to obtain the benefits of the system, 3 categories of activities have to be performed:

(a) Entering appropriate information extracted from Departmental files into C.P.I.C. data storage and subsequent amendment or deletion of such entries.
(b) Periodic verification procedures to ensure that all records entered are proper and valid and that adequate back up exists for all entries.
(c) Making enquiries of the system and the handling of resulting message traffic between Police agencies.

Three terminals have been supplied to the Department at no cost. Two of these are dedicated to handling the data entry and file maintenance — that is categories (a) and (b) above — related to Wanted Persons and Wanted Vehicles files which are the only two files connected so far to the system. The operation of the terminals for these functions will be performed by members of the Department as an extension of their regular duties. So far as can be forseen at this time it is unlikely that there will be any need for additional staff to handle these two activities. The third terminal is designated the "Prime" terminal for Vancouver Police Department and is the critical point of the system. It is from this terminal that the large majority of requests for information will be transmitted or received both between Ottawa and between interested Police Departments.

2. Staffing Requirements:

In order to provide the service to the policeman in the field that the system is designed to give, it is necessary that the prime terminal be manned at all times and that the duties assigned to the position of terminal operator be highly interruptible so that top priority can be given to this duty. The experience of the tests carried out in Toronto indicates that it is reasonable to expect traffic at the rate of around one enquiry per minute throughout the 24 hours.

The workload of the Report Centre of the Police Department is under review at present and it has been determined that it is not feasible to assign terminal operating duties to other members of the staff and yet maintain the efficiency of the system.

The general experience of U.S. Forces which have similar systems installed is that after an initial peak of activity the volume of enquiries generated is about 4 to 5 times that handled manually. The data available from Toronto is consistent with this observation. The experience of U.S. Forces is also that the effectiveness and use of the system is directly related to the efficiency with which the terminals are organized. This has also been confirmed in Eastern Canada. In making comparisons with U.S. systems, it must be borne in mind that the C.P.I.C. facility is a much more sophisticated one and provides a greater range of services than any other. Usage will be proportionately greater.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Additional Civilian Positions - C.P.I.C. Terminals - Vancouver Police Department (continued)

The staff requirement is for 5 additional clerical positions to handle the operation of the prime terminal and distribution and control of message traffic including the use of the 3rd radio channel when required. The skills required are essentially clerical and the position does not require police training or experience. A considerable prior knowledge of police reporting procedures is essential. Ultimately, a further 6 file applications will be installed, the first of which will take place mid-1973. The remainder will be spread over the following 2 years. These applications deal with such subjects as Stolen Property, Firearms, Gun Registration, Criminal Records and like matters of great interest to Police Forces. While these may give rise to requests for additional operators, there will be corresponding savings in other clerical areas, e.g. there will be a corresponding reduction in typing work in the Stolen Property Section. It is expected that there will be a net reduction of 1-2 positions when installation of the system is completed by 1975 or 1976.

3. Classification and Costs:

The Acting Director of Personnel Services reports that the estimated recurring annual cost for these positions at 1972 rates, including fringe benefits at 10%, will be $41,340. The cost for these positions for two months in 1972 will be $6,890. Costs will be confirmed when approval of the classification report for these positions is granted.

The Union is in agreement with these proposals subject to review of the classification when carried out by the Personnel Services Department for approval of the Board of Administration.
No furniture is required. Incidentals will be met from within the Departmental Budget.

4. Report of the Comptroller of Accounts:

The Comptroller of Accounts advises that if approved, $7,357 would be available from Contingency Reserve for 1972.

5. Telex and Telephone Costs:

Because the C.P.I.C. system provides not only for enquiries to centralized computer files, but also for the related narrative traffic between interested Forces generated as a result of "hits" on the system, it is expected that there will be some reduction in current Telex and Telephone costs. The reduction will not be apparent until mid/late 1973 when the majority of Canadian Police Forces are connected to the system. It does not significantly affect costs of staff as requested.

6. Benefits to the Vancouver Police Department and Cost to the City:

The benefits accruing to the Police Department from having immediate access to vital information were spelled out in the joint report of the Chief Constable and the Co-ordinator of Data Processing & Systems adopted by Council in September, 1969. The C.P.I.C. system will provide these benefits plus many others at an estimated 30% of the operating costs had Vancouver developed its own system. In addition, very heavy programming development and hardware costs have been avoided.

7. Recommendations

It is recommended that 5 additional Clerk Typist II positions be created in the Police Department, for the purpose of operating the Canadian Police Information Centre computer terminals, at an additional annual cost of $39,864."

Your Board recommends that the recommendations of the Director of Finance and the Co-ordinator of Data Processing & Systems be approved."

MOVED by Alderman Phillips,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

G. Report of Standing Committee on Transportation - September 28, 1972

MOVED by Alderman Wilson,
THAT Clauses 1 and 2 of the Report of the Standing Committee on Transportation, dated September 28, 1972, be adopted.

- CARRIED.

Downtown Vancouver Transit Concepts (Clause 3)

MOVED by Alderman Hardwick,
THAT the recommendation of Clause 3, PART I of this Standing Committee report, together with recommendations 2, 4 and 5 of the Board of Administration report set out therein, be adopted.

- CARRIED.

MOVED by Alderman Wilson,
THAT Item 1 of Clause 3, PART II, respecting strategy in Section D of the report referred to, be adopted.

- CARRIED.

MOVED by Alderman Phillips,
THAT Item 2 of Clause 3, PART II, respecting strategy in Section D of the report referred to, be adopted, after striking therefrom the following words in the Long-term column:

'second, develop highway facilities.'

- CARRIED.

MOVED by Alderman Wilson,
THAT Item 3 of Clause 3, PART II, respecting strategy in Section D of the report referred to, be adopted.

- CARRIED.

(Alderman Rankin recorded in the negative.)

MOVED by Alderman Phillips, in amendment,
THAT all the words after the words 'east/south-east corridor' in the Long-term column of Item 3, be deleted.

- LOST.

(The motion of Alderman Wilson was put and CARRIED.)

A. BUILDING AND PLANNING MATTERS (continued) - October 13, 1972

North Service District Centre: S/E corner Grant St. and Commercial Drive (Clause 3)

MOVED by Alderman Bird,
That Clause 3 of the Board of Administration Report (Building and Planning Matters) be adopted.

- CARRIED.

(Continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS
(continued)

North Service District Centre: S/E corner
Grant St. and Commercial Drive (Clause 3)
(continued)

MOVED by Alderman Wilson, in amendment,
THAT the matter be referred back for a report on the location at Pender Street and Nanaimo Street.

- LOST.

(The motion of Alderman Bird was put and CARRIED.)

The Council recessed at approximately 10:50 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at approximately 11:30 a.m., with the same personnel present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of Standing Committee on
Planning and Development,
September 28, 1972

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated September 28, 1972, be adopted.

- CARRIED

(In connection with the evening meeting referred to in the report, the Council agreed with the Chairman's proposal that such meeting be held Wednesday, November 1st)

I. Report of Standing Committee on
Planning and Development,
October 5, 1972

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development, dated October 5, 1972, be adopted.

- CARRIED

J. Report of Official Traffic Commission
October 2, 1972

In considering Clause 1 of this report regarding Harrison Drive: Relocation of Bus Stop, a letter was noted from the Fraserview Homeowners and Tenants Association asking an opportunity to make representations on this subject and advising they were not informed of the meeting when the matter was discussed.

It was noted that Mr. H. Stevens appeared as a delegation at the Commission meeting.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Official Traffic Commission
October 2, 1972 (continued)

MOVED by Ald. Rankin,
THAT the report of the Official Traffic Commission dated October 2, 1972, be adopted.

- CARRIED

K. Adoption of National Building Code

MOVED by Ald. Broome,
THAT the recommendations of the Board of Administration contained in the Board report of October 13, 1972, re National Building Code 1970, be approved and the matter, therefore, laid on the table accordingly for two months to enable representations to be received from the industry.

- CARRIED

L. Sales: Residential
Champlain Heights

The Board of Administration, under date of October 5, 1972, submitted the following report:

"Recommended that the following offer to purchase be approved under the terms and conditions set down by City Council, being the highest offer received.

re: Lot 95, D.L. 339, Plan 13659, Sit: W/S Arlington Street South of 49th Avenue. Zoned CD-1, Townhouse

Name	Lot	Approx.Size	Sales Price	Terms	Conditions
Southland Development Ltd.	95	1.037 acres Irregular	$ 80,000.00	City Terms @ 9%	Subject to bulkhead agreement, above grade

The foregoing lot was advertised in accordance with conditions of development approved by Council which requires that no less than 75% of all dwelling units contain 3 bedrooms and that no dwelling unit contain less than 2 bedrooms. The maximum site coverage for surface parking, areas, etc. shall be 45% of the net site, coverage shall be measured in accordance with with RM-3 schedule of the Zoning and Development By-law. The maximum floor space ratio shall in no case exceed .50 and the maximum units per acre shall in no case exceed 16."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED

M. Report of Standing Committee on
Health and Welfare, October 5, 1972

MOVED by Ald. Rankin,
THAT, in respect of the report of the Standing Committee on Health and Welfare, dated October 5, 1972, Clauses 1 and 2 be adopted and Clauses 3 and 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Report of Standing Committee on Finance, October 12, 1972

MOVED by Ald. Adams,
THAT, in respect of the report of the Standing Committee on Finance, Clause 1 be adopted and Clause 2 received for information.

- CARRIED

O. Local Initiatives: Additional Project

The Board of Administration, under date of October 16, 1972, submitted a report of the City Engineer with respect to additional Local Initiatives Project re vocational rehabilitation, at an estimated cost of $132,642.

MOVED by Ald. Broome,
THAT the recommendation of the Board of Administration in this report be not approved.

- CARRIED

P. Chain Link Fence

In connection with the matter of an appeal before the Board of Variance with respect to retention of a 6'9" high chain link fence in the front yard of the building at 1405 Renfrew Street, which appeal was refused, raised by Alderman Rankin by way of an enquiry at the Council meeting of August 29th, Alderman Wilson reported a new application is being filed to permit a fence at a reduced height.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4461, BEING THE DESTRUCTION OF DOCUMENTS BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT leave be given to introduce a By-law to amend By-law No. 4461, being the Destruction of Documents By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4461
Being the Destruction of Documents
By-law (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Appointment of Officers:
"Fire Marshal Act"

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,

WHEREAS pursuant to the provisions of clause (a) of subsection (1) of section 30 of the "Fire Marshal Act", R.S.B.C. 1960, Chapter 148, the Council of the City of Vancouver is empowered to authorize persons to exercise all of the powers conferred upon the Chief of the Fire Department under Part II of the said Act;

AND WHEREAS pursuant to the section aforesaid such persons are designated as "officers" for the purposes of Part II of the said Act;

AND WHEREAS the Council deems it expedient that the persons hereinafter named be so authorized;

RESOLVED that the persons named herein be and the same are hereby authorized to exercise all of the powers of the Chief of the Fire Department conferred upon them under Part II of the "Fire Marshal Act", R.S.B.C. 1960, Chapter 148:

Fire Warden William Stewart

Fire Warden Hendrik-Jan Jansonious

so long as the above-named persons are members of the Vancouver Fire Department.

- CARRIED

MOTIONS (cont'd)

2. Entrance - Remodeling to Accommodate Handicapped Persons: City Hall

At the previous meeting of Council Aldermen Phillips and Wilson gave notice of a motion respecting City Hall remodeling to accommodate handicapped persons which motion, after being altered with the approval of the Council, now reads as follows:

MOVED by Ald. Phillips,
SECONDED by Ald. Wilson,
THAT the Board of Administration be requested to report on the feasibility and cost of providing for one of the entrances to the main building of the City Hall to be remodeled to accommodate people in wheelchairs.

- CARRIED

3. Arts Steering Committee

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT WHEREAS Vancouver has received acclaim from all parts of the continent for its trail blazing Local Initiatives Project for Artists and Musicians;

AND WHEREAS from the beginning the responsibility for this program (which has created employment while making this a more beautiful and culturally interesting city,) has rested in a committee of several of our most distinguished citizens, representing various cultural fields;

AND WHEREAS they have given generously of their time, talent and executive skills and have imbued this project with their own strengths and creative ability to succeed;

AND WHEREAS this project is now moving into its second year and other citizens will be asked to carry on the work they began;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver thank the members of the Social Planning Department's Arts Steering Committee:

MR. PAUL DEGGAN
MR. TONY EMERY
MR. ARTHUR ERICKSON
MR. TOM NORTHCOTT
MR. JACK SHADBOLT

for having brought honour to the City of Vancouver and for proving the extraordinary value of citizen participation in the process of government.

- CARRIED

NOTICE OF MOTION

Distribution and Sale:
Power, Light and Gas in Regional Area

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Wilson,
THAT City Council propose to the Greater Vancouver Regional District that the Provincial Government be petitioned to turn over to the Regional District the distribution and sale of power, light and gas in the Regional area, surplus revenue to be applied to transit deficit.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Tax Exemption: Halfway House at 2716-2724 Clark Drive

enquired of the status of an application for tax exemption filed by Mr. Henry G. Castillou on behalf of the Allied Indian and Metis Association re Halfway House at 2716-2724 Clark Drive.

The Deputy Mayor requested the City Clerk look into the matter.

Alderman Wilson - Sale of Barbecued Meats

commented on the controversy developing on the sale of barbecued meats by Chinese merchants.

Alderman Phillips - 38 Acres: Jericho

advised that it would appear the Park Board has been unable to conclude the matter of the turning over to the City of a 38-acre parcel of Jericho lands from the Federal Government. The Alderman requested, therefore, he be permitted to make a further application for this acreage at a nominal sum of $1.00.

It was pointed out that Alderman Phillips, by earlier resolution of Council, had authority in this matter. Agreement of Council, therefore, was given to Alderman Phillips' request.

In respect of this matter the Deputy Mayor advised of a communication from Mr. Denis Gray-Grant, Chairman of the Jericho Park Committee, asking an opportunity to appear before Council on October 24th.

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT a representative of the Jericho Park Committee be permitted to appear before the Council on this matter at an appropriate time to be arranged by the City Clerk.

- CARRIED

The Council recessed at approximately 12 noon to reconvene in the Council Chamber at 2:00 p.m.

The Council reconvened in the Council Chamber at approximately 2:00 p.m., His Worship the Deputy Mayor in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Sweeney
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (on civic business)
Alderman Calder (illness)
Alderman Linnell (leave of absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Broome,
THAT the Council resolve itself into Committee of the Whole, His Worship the Deputy Mayor in the Chair.

- CARRIED

DELEGATIONS

D. Additional Funds requested for Park Board's Recreation and Community Centre Programs

The Board of Administration submitted the following report dated October 12, 1972:

"The Park Board has submitted a letter dated September 27th, 1972 requesting a total of $45,123 for the following items:

1. Additional funds for community centres equivalent to the portion of the Provincial grant which was discontinued in 1972.	$13,878
2. Additional funds to provide for the operating costs of the Thunderbird Community Centre.	23,245
3. Funds to provide for operating costs of the Strathcona Community Centre from November 1, 1972.	8,000
Total	$45,123

These items were included in the Park Board 1972 Revenue Budget Estimates but were deleted by the Finance Committee during budget review with the recommendation that the Park Board "be requested to submit a comprehensive report explaining in detail its community service function, plans for expansion, operating costs, etc. Further that, in conjunction with the foregoing report, there be detailed reports with respect to Kensington, Strathcona and Thunderbird Community Centres".

These reports have not yet been submitted by the Park Board.

The Director of Finance in reporting on the additional funds requested by the Park Board notes that:

1. Replacing Provincial Government Grant

The 1971-1972 Provincial grant of $14,000 was credited to community centre accounts-$7,000 in 1971 and $7,000 in 1972. If Council approves the requested $13,878 to replace the discontinued Provincial grant the funds should be provided-$6,878 in 1972 and $7,000 in 1973.

2. Thunderbird Community Centre Operating Costs

Council approved a first quarter budget allocation of $8,250 and adopted the recommendation that the provision of funds for the balance of the year be deferred pending a report to Council by the Park Board.

It was noted during budget review that the funds requested to operate this small community centre vis $13,320 per quarter or $53,280 annually appeared to be excessive in relation to the annual operating costs of the large community centres ($56,000 to $65,000 annually). There also appears to be a functional overlap with other centres. It was our understanding that with the addition of the four School-Parks recreation programs in Vancouver Centre, East, West, and West Point Grey, at a total cost of $210,000 in 1972, that full coverage had been provided. There is no indication from the Park Board that the addition of the Thunderbird Community Centre will reduce program costs in other centres where there is an overlap of services.

Additional funds requested are $9,925 to cover the operating costs to September 30th plus $13,320 for the last quarter of the year, for a total of $23,245.

If Council does not wish to approve the full amount requested, (which would establish operating costs of this small community centre at over $53,000 annually) prior to receipt of the detailed report from the Park Board, a reduced amount of (a) $9,925 for costs incurred to September 30th plus (b) $9,000 to $10,000 to cover the last quarter costs, could be considered.

cont'd.....

DELEGATIONS (cont'd)

Additional Funds requested for Park Board's Recreation and Community Centre Programs (cont'd)

3. Strathcona Community Centre

The Park Board is requesting $8,000 for operating costs for November and December 1972, which is an annual cost of $48,000 at 1972 wage rates for this small community centre.

For the same reasons as outlined for the Thunderbird Community Centre, Council may wish to approve a reduced amount of $6,000 to $6,700 for the two months, pending receipt of the requested report from the Park Board.

Your Board submits to Council for Consideration,

1. approval of an additional $13,878 ($6,878 in 1972 and $7,000 in 1973) for community centres to replace the Provincial grant, which was eliminated

2. approval of the $23,245 requested for Thunderbird Community Centre or the reduced amount of say $18,925 - $19,925 pending receipt of detailed report from the Park Board.

3. approval of the $8,000 requested for Strathcona Community Centre or the reduced amount of say $6,000 - $6,700 pending receipt of the detailed report from the Park Board.

Whichever level of budget is approved it is RECOMMENDED that staff should be appointed on a temporary basis pending receipt from the Park Board of their major report on the Recreation and Community Services function.

A copy of the letter from the Park Board is circulated to members of Council."

In this regard a representative of the Park Board appeared in support of their application for additional funds:

MOVED by Ald. Phillips,
THAT,

(1) an additional sum of $6,878 in 1972 and $7,000 in 1973 be approved for community centres, to replace the Provincial grant which was eliminated;

(2) an amount of $19,925 for the Thunderbird Community Centre be approved, pending receipt of detailed report from the Park Board.

(3) an amount of $6,700 for the Strathcona Community Centre be approved, pending receipt of detailed report from the Park Board.

(4) staff be appointed on a temporary basis pending receipt from the Park Board of their major report on the recreation and community services function.

- CARRIED

Grant Request:
Neighbourhood Services Association

Previously the Council considered a request from the Neighbourhood Services Association for an additional grant of $8,000 in connection with its various programs for children and families. However, approval was not given at that time.

cont'd....

DELEGATIONS (cont'd)

Grant Request: Neighbourhood Services Association (cont'd)

On re-application a representative of the Association was heard in support of this request for additional funds and a brief was filed dated October 16, 1972.

MOVED by Ald. Bird,
THAT this additional grant request in the amount of $8,000 be approved.

(tabled)

MOVED by Ald. Broome,
THAT the motion of Alderman Bird be tabled for consideration at the next meeting of Council.

- CARRIED

Removal of Willow Tree on City Boulevard: 3336 Point Grey Road

The Board of Administration, under date of September 29, 1972, submitted the following report:

'The City Engineer reports as follows:

"On September 6, 1972, the Engineering Department submitted for Council Consideration, a report pointing out that this year's budget for unstopping sewers would be inadequate to provide this service to the end of the year without over-expenditure. This was due to reductions during budget review on budget estimates, coupled with a very dry Summer, which has resulted in higher than normal root growth. Although the report was concerned with root unstops in general, it referred to one willow tree specifically at 3336 Point Grey Road as an example. It was noted that at this location the tree had caused 17 stoppages and had resulted in unstopping costs of $2,000, with future costs of $250 per year indicated. The report requested Council's direction on whether the sewer maintenance budget should be increased to meet the costs of unstopping or whether trees of this type should be removed.

Council resolved that the willow tree at 3336 Point Grey Road should not be removed at this time. It further directed the City Engineer to report back with costs on sewer maintenance. Council also inquired on the practicality of root proofing. The further report follows:

The current cost of clearing boulevard tree roots from sewer connections and mains is approximately $70,000 per year. About 1,600 stoppages are cleared each year. In some cases, sewers are damaged to the extent that they have to be relaid and this has been done with root proof pipe for the last 10 years. In most cases, however, the roots are cut and the sewer cleared. Of the $70,000, about $30,000 was approved at budget review for unstopping sewer connections to private properties. It is expected that about $40,000 will be required this year. Accordingly, an increase of $10,000 is required in the budget.

With regard to replacing existing sewers with root proof pipe, it is noted above that this is done, where appropriate. In the case of the willow tree at 3336 Point Grey Road, it is estimated that it would cost $36,000 to replace the house connections and the main with root proof pipe. This would include the connections on the private property. To root proof the entire City sewer system in this fashion would cost many millions of dollars and is not practical on a short term basis. Council may wish to consider a long range program which is more rapid than the one now being followed. The three possible solutions to the problem are reviewed below:

cont'd....

DELEGATIONS (cont'd)

Removal of Willow Tree on
City Boulevard (cont'd)

(a) Remove offending trees and replace with more suitable trees. This is the most economic solution but meets with the opposition of property owners in many cases.

(b) Continue clearing sewer unstops and repairing damage in mains. Present costs for this work are in the area of $70,000 per year and increasing. In addition, some 1,600 instances per year of inconvenience to property owners occur.

(c) Root proof sewer systems. This is being done on a very long term basis now. It is impractical as a short term solution because of very high costs.

If Council decides to proceed with (b), an increase in the sewer unstop budget of $10,000 should be provided from Contingency Reserve to cover costs in 1972. If Council decides to proceed with a limited program of replacing sewers and connections with root proof pipe, a program of one quarter million per year (1972 dollars) would be required (at the present cost index). This would result in root proofing most of the system in treed areas in 100 years.

The owner of the property at 3336 Point Grey Road has requested a delegation on the specific willow tree on his property. His letter of September 12, 1972 is attached."

Your Board submits the matter to Council for CONSIDERATION.'

Mr. J. Mills appeared requesting this particular willow tree not be removed and his letter on the subject is dated October 11, 1972. Mr. Mills indicated willingness to participate in costs resulting in retaining this tree and felt many of the neighbours would cooperate.

On behalf of Mrs. G.F. Shaw, joint owner of the property being particularly affected by this willow tree growth, the City Clerk read a letter dated October 17th from Mr. Shaw expressing views why they felt this tree should be removed.

MOVED by Ald. Broome,
THAT this offending tree be removed and replaced with a more suitable tree.

- LOST

MOVED by Ald. Wilson, in amendment,
THAT this whole matter be tabled to the next meeting and in the meantime the Engineering Department ascertain the cost of confining the roots and whether the neighbours in the block are prepared to pay these costs.

- LOST

A recorded vote was requested on the main motion. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bird	Alderman Wilson
Deputy Mayor Alderman Sweeney	Alderman Phillips
Alderman Broome	Alderman Hardwick
Alderman Adams	Alderman Rankin

A tie vote resulted and therefore the motion of Alderman Broome was declared lost.

No further action was taken.

DELEGATIONS (cont'd)

Civic Ballots and Group or Party Designation

The Council further considered a communication from Mr. John Stanton requesting party or group designation be placed on Civic ballots and that Legislative action be requested of the Provincial Government while it is now in session. In this regard a brief was filed dated October 17, 1972.

After a full debate on the matter it was,

MOVED by Ald. Rankin,
THAT a Charter Amendment be sought at the present sitting of the Legislature whereby group or party identification will be placed on a Civic ballot in such cases where the party or group are sponsoring candidates to the extent of not less than 50% of the vacancies to be filled.

- LOST

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Christmas Shoppers' Bus Downtown Business Association

referred to a communication from the Downtown Business Association under date of October 17, 1972, in which it is pointed out a meeting has been held with B.C. Hydro regarding the Christmas shoppers' bus and the company strongly suggests the fare be set at 10¢ rather than 5¢ as proposed in the report of the Standing Committee on Transportation dated September 28th and adopted by Council earlier this day. The City and the D.B.A. will provide a subsidy of $2,000 each for the six weeks trial period.

The Deputy Mayor advised Alderman Wilson that he should raise this matter at the next meeting of Council.

Alderman Bird - Senior Citizens' Housing: Kitsilano

requested a report be furnished on the status of arrangements for senior citizens' housing project in the Kitsilano area and that such report be given to the next Council meeting.

The Deputy Mayor advised the Properties Department is actively pursuing the matter.

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

The Council recessed at approximately 3:20 p.m. and following an 'In Camera' meeting in the Mayor's Office, adjourned at approximately 4:15 p.m.

The foregoing are Minutes of the Regular Council meeting of October 17, 1972, adopted on October 24, 1972.

MAYOR

CITY CLERK

A-1

October 13, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. ENCROACHMENT UPON EAST BOULEVARD, NORTH OF 48TH AVENUE FROM LOTS 7 AND 8, SUBDIVISION 2 OF BLOCK 2, D.L. 526

"An application has been received from Messrs. Roy and Wagenaar, Land Surveyors on behalf of the owner to validate an encroachment of an apartment building upon the east side of East Boulevard, north of 48th Avenue.

The encroachment comprises a very small triangular corner of a three storey apartment upon the street, being a maximum encroachment of 4 5/8 inches with an area of 40 square inches.

When the building was constructed in 1953, the lots were zoned for three storey commercial use. The applicable by-laws at that time permitted an apartment development upon Lots 7 and 8 with no front yard requirements which would not be the case today under the present Zoning and Development By-law.

The applicant states:

(a) the owner has just purchased the building.

(b) the owner has given the tenants notice to vacate.

(c) the owner intends to form a Strata Corporation under the Strata Titles Act and sell the individual apartments.

The Strata Titles Act:

(a) Requires that the Registrar be furnished a certificate from a B.C. Land Surveyor, certifying that the building is within the external boundaries of the land that is the subject of the Strata Plan or that necessary easements etc. exist to provide for any part of the building that is not within the external boundaries.

(b) Requires that the title to the lands included in the Strata Plan be registered in the registry of indefeasible titles in the Land Registry Office.

East Boulevard was dedicated for highway on a subdivision plan and under the provisions of the Land Registry Act no Title issued for the highway dedication.

In that the Strata Titles Act requires that there be a title to all the lands included or involved in a Strata Plan and in that there is no Title to the Street upon which the building encroaches, the Registrar has taken the view that the validation of the encroachment of the building upon the street by way of lease or easement would not satisfy the requirements of the Strata Titles Act.

In order to be able to proceed under the Strata Titles Act, the only solution to the owner's problem appears to be for him to acquire the portion of street encroached upon. It is to be noted that City policy is to validate encroachments upon the streets by way of easements and not to sell the street encroached upon. In this case however, in view of the fact that this encroachment is of such a minor nature, it would appear to be unreasonable not to comply with the owners request to acquire the small portion of street.

Cont'd . . .

ITEM NO. 1 Cont'd

I RECOMMEND that the portion of highway colored yellow on Plan marginally numbered J-129-72 prepared by Roy and Wagnaar be closed and stopped up and conveyed to the owner of Lots 7 and 8, Subdivision 2 of Block 2, D.L. 526 subject to the following conditions:

(a) The sale price to be the nominal sum of $1.00 (the small portion of road having no value).

(b) The closed road to be consolidated with Lots 7 and 8 to form one parcel.

(c) The owner to supply proper plans of the closed road for registration purposes.

(d) The owner to bear all costs of registration and all costs for the preparation of documents in the conveyance of the closed road.

(e) The owner to grant the City an option to re-acquire the closed street for the nominal sum of $1.00 at the termination of the life of the building."

Your Board RECOMMENDS that the foregoing be approved.

2. PRIVATE ROADWAY ABUTTING THE SOUTH SIDE OF MALKIN AVENUE, LOTS B AND E OF LOT 2 OF LOT 1, D.L. 181, 196 AND 2037 AND WEINSTEIN & CO. LTD.

"In an agreement dated the 14 day of June, 1948, commonly known as the Fruit Row Agreement, provision was made for a private roadway abutting the southerly limit of Malkin Avenue from Glen Drive to approximately Princess Avenue. In the agreement, the owners of the lands undertook to construct a pavement upon the private roadway when required by the City. This private roadway has not been constructed.

An agreement dated the 1st day of January, 1965, which amends the 1948 agreement provides that the City may give permission for a building to encroach upon the area affected by the private roadway provided the owner can demonstrate to the City Engineer's satisfaction that the parking, unloading and maneuvering of vehicles can be carried out within the owners lands without infringing upon Malkin Avenue.

Weinstein & Co. Ltd. owner of Lots B and E of Lot 2 of Lot 1, D.L. 181, 196 and 2037 has a building upon Lots E and B and has made application for permission to encroach upon the private roadway with an addition to the building.

The applicant has submitted a plan of redevelopment of Lots B and E which shows a building addition upon Lot B which will encroach upon the private roadway and shows the proposed parking and unloading areas required under the provisions of the Zoning and Development By-Law. In respect to the agreement dated the 1st day of January 1965, this plan of redevelopment is satisfactory to the City Engineer.

The proposed addition is clear of any proposed routes to connect with the Trans-Canada Highway (401).

I RECOMMEND that an encroachment agreement be entered into to permit the construction of an addition to the building situated upon Lots B and E wherein a portion of the addition will encroach upon the private roadway through Lot B, subject to the following conditions:

(a) The Agreement be subject to the prior issuance of a development permit.

(b) The development to be in accordance with the plan submitted by the applicant entitled 'Development Plan for Additions of Weinstein Co. Ltd. Warehouse' and marginally numbered CM1-72.

(c) The term of the Agreement to be for the life of the building.

(d) Any further development of Lots B and E to be subject to the City Engineer's approval in respect to the Agreement dated 1st day of January, 1965.

(e) An Agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. ENTRANCE TO SALISH PARK SUBDIVISION

" Mr. J. Sutherland of the Salishan Developments Limited has requested City approval to his plan to develop an ornamental entrance to the Salish Park Subdivision at the intersection of Musqueam Drive and Salish Street.

The proposal consists of the following:

(a) Construction of a center boulevard 8 feet wide and 45 feet long on Musqueam Drive immediately west of Salish Drive.

(b) The construction of ornamental walls approximately 4 feet high on a concrete base in the center boulevard and in the side boulevards behind the sidewalk areas with the words, "Salish Park" inscribed on them.

(c) The installation of trees and shrubs on the center and side boulevards in the vicinity of the stone walls.

Mr. Sutherland states that the trees will be selected by the Vancouver Parks Board.

A letter dated September 10, 1972 from Musqueam Enterprises Limited supports this proposal and recommends an early start on the project.

This proposal to identify an individual location or subdivision has been used in other communities (eg. University Gates at 10th Avenue and Blanca Street, Glenmore in British Properties, Uplands Area in Victoria), but it has no precedent in the City of Vancouver.

It is pointed out that the ornamental walls would constitute encroachments on the City street which are normally covered by Encroachment Agreements registered against the abutting properties, but, in this instance, the encroachments would not be related to the abutting properties and Encroachment Agreements would not be appropriate.

The applicants submit the proposal that they will bear the cost of construction and installation but would expect the City to bear the cost of annual maintenance.

The Engineering Department has examined the plans and find the proposal satisfactory. The cost of caring for the trees and shrubs would be minimal and the ornamental walls should require no maintenance for many years if constructed to the satisfaction of the City Engineer.

I RECOMMEND that the ornamental entrance to the Salish Subdivision as shown on the submitted plans be approved, subject to the planting being approved by the Superintendent of the Park Board and subject to the walls and centre boulevard being constructed together with any required works deemed necessary to protect the underground utilities to the City Engineer's satisfaction, all to the account of the applicants."

Your Board RECOMMENDS that the foregoing be approved.

4. CLOSING A PORTION OF LANE NORTH OF PENDER STREET BETWEEN RAYMUR AVENUE AND GLEN DRIVE - BLOCK 64, D.L. 181 AND BURLINGTON NORTHERN RIGHT-OF-WAY

"When Council considered the hazards to children crossing the Burlington Northern Railway from the Raymur Development via Pender Street, it was resolved that Pender Street be closed to all through traffic and a pedestrian overpass of the railway be constructed. It was further resolved that after the construction of the overpass, usage of the lane north of Pender Street be reviewed.

Burlington Northern Inc. has advised that it is the Company's opinion that the lane north of Pender Street should be closed to through traffic, that through traffic has increased in the lane since Pender Street was closed to through traffic, and that an accident has occured at the railway when a station wagon collided with an engine. It is also the Company's opinion that there will be many more accidents of this nature unless the lane is closed to through traffic.

Cont'd . . .

ITEM NO. 4 Cont'd

Recent observations confirm that there are undesirable vehicular and pedestrian through movements in the lane creating potential conflict at the railway crossing.

The Railway Company is prepared to share the costs of closing out the lane in the Railway Right-of-way, the City bearing the cost of barricading the lane at the Railway crossing, the Company bearing the costs of fencing the right-of-way.

I RECOMMEND that the portion of the 20 foot lane in Block 64, D.L. 181, extending from a line joining the southeast corner of Lot E to the northeast corner of Lot D to a line joining the southwest corner of Lot 4 to the northwest corner of Lot 13 be closed and stopped and that:

(a) The City bear the cost of physically barricading the lane at the easterly and westerly limits of the closed lane.

(b) The Railway Company bear the cost of fencing the closed lane in the right-of-way."

Your Board RECOMMENDS that the foregoing be approved.

5. WIDENING SOUTH SIDE OF 2ND AVENUE AT COLUMBIA STREET

"Negotiations have recently been concluded and reported on in the Property Matters Report of September 15th, 1972, whereby the City obtained a portion of Lot E, Block 11, D.L. 200A to facilitate the widening of the south side of 2nd Avenue at Columbia Street.

The widening of 2nd Avenue at this location would result in the construction of standard radius of curvature. It would also give provision for continuity of the 3 traffic lanes east-bound on 2nd Avenue. This will be of benefit immediately and more so in the future as redevelopment takes place on the south side of False Creek thus putting more pressure on the 6th/2nd Avenue Connector as the major arterial street serving this area.

The estimated construction cost of this improvement is $8,000. Funds for this work are available in Account No. 148/7916, 'Miscellaneous Projects - Unallocated'.

I RECOMMEND that:

The City Engineer be authorized to construct the widening of 2nd Avenue at Columbia Street. Funds for this work be appropriated from the 1972 Streets Capital Budget Account Code No. 148/7916, 'Miscellaneous Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

6. CLOSURE OF CARRALL STREET, SOUTH OF KEEFER STREET

"The exchange and resubdivision of lands between the City and B.C. Hydro & Power Authority requires the closure of the surplus portion of Carrall Street.

I RECOMMEND that all that portion of Carrall Street lying to the south of a line joining the northeasterly corner of Lot 40, Block 17, O.G.T., Plan 6087, to the northwesterly corner of Lot 2, Block 14, D.L. 196, Plan 184, the same as shown outlined red on plan marginally numbered LD1341 be closed, stopped up and conveyed to the abutting owner.

And be it further resolved that the said closed road be subdivided with the adjacent lands."

Your Board RECOMMENDS that the foregoing be approved.

7. SANITARY SEWER WEST OF 7TH AVENUE AND GLEN DRIVE PUMP STATION

The City Engineer reports as follows:

"In accordance with the City's 5-Year sewer separation program, it is necessary to construct a sanitary sewer from the 7th and Glen Pump Station west 1400 feet in order to intercept an existing sanitary sewage flow. This sewage presently discharges to a combined sewer which is to be converted to a storm sewer.

The estimated cost of this work is $50,000.

I RECOMMEND that $50,000 be appropriated from the 1972 Capital Budget Account 118/7905, 'Pollution Control - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

8. PROPOSED SEWER ON EDDINGTON DRIVE AND YEW STREET

"Street drainage from Nanton and Yew is presently discharging onto private property at the junction of those streets. A new twin sewer is required to pick up this drainage and provide sanitary service to the property on Yew Street, which is currently undeveloped.

Estimated cost of the work is $33,000.

I RECOMMEND that $33,000 be appropriated from Account Code 118/7904 - 'Reconstruction and Relief - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

9. LOCAL IMPROVEMENTS BY "PETITION"

First Step

The Deputy City Engineer reports as follows:

"I consider it advisable to carry out projects for -
-Pavement and Curbs
-Pavement and Curbs, Local Residential
-Lane Pavements, Residential Standard
-P.C. Concrete Sidewalks
as shown on the attached schedule dated October 13, 1972, as Local Improvements 'by Petition'.

The City's share of these improvements is available in the 1972 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated October 13th, 1972.

The estimated total cost of these improvements is $466,011, and the City's share of the cost is $305,946.

I have to report that the necessary financial arrangements can be made to carry out this work."

....Cont'd

Clause No. 9 Cont'd

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

A. The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

B. The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

FOR COUNCIL ACTION SEE PAGE(S) 40

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. TENDER NO. 28-72-7 - INDIGENT BURIALS

On October 3, 1972, City Council instructed City Officials to -

"Submit a report containing comparative figures and names of undertaking firms involved, based on the proposed contract referred to by Mr. Owen and Mr. Kearney."

A precise comparison cannot be made because of differences between the terms and specifications of the proposed contract and the terms and specifications of the tender call, i.e. -

Service	Proposed Contract (Unexecuted)	Tender Call
1. Transport the family to and from the service.	Transport for a maximum of 7 persons is included in the price. An additional charge of $15.00 will be made when a second family vehicle is required.	Transport of the family is included in the price and there is no limit on the number of persons involved.
2. Arrange for the services of a Priest or Minister.	An additional charge of $5.00.	Included in the price.
3. Quality of casket.	A better quality of casket to be provided for "Complete Funeral Service" than in cases where "no funeral service" is conducted". (The cost difference between the two qualities is approx. $12.00).	The better quality casket is provided regardless of the type of service provided.
4. Bid and Performance Bonds.	Not provided for. The total value of the contract is approx. $60,000 but the share of each participant is less than $10,000 and there is no policy which states whether or not there should be bonds for the total contract or for each participant.	Required in accordance with Council policy governing Tenders for Service contracts with a value of $10,000. and over. All tenderers have submitted Bid Bonds. Successful tenderer must provide a Performance Bond.

A complete tabulation is attached. The following is a condensed tabulation which compares the major cost factors of the proposed contract and the recommended bidder (First Memorial Services Ltd.).

For each type of service, the cost components set out in the proposed contract have been added together to arrive at a total cost which can be compared with the prices tendered (the prices tendered include the components).

COMPLETE FUNERAL SERVICES	QUANTITY	FIRST MEMORIAL EACH	FIRST MEMORIAL TOTAL	PROPOSED CONTRACT BASE PRICE	SECOND CAR	PRIEST/ MINISTER	TOTAL EACH	TOTAL
Adults	303	$183	$55,350.	$170.	$15	$5.	$190.	57,570.
Child - live birth up to and including 15 years.	17	$170	$ 2,890.	$170.	$15	$5.	$190.	3,230.
Child - Stillborn	5	$138	$ 690.	$ 15.	$15	$5.	$ 35.	$ 175.
			$59,930.					$60,975.

Based on the above comparison, the proposed contract price is $1,067. higher than the tender from First Memorial. It should, however, be pointed out that in some instances, Items 1 and 2 above (i.e. transporting family to service and services of a Minister) will not be required. Therefore, the actual cost difference may be less than the $1,067. indicated.

cont'd...

Clause #1 continued:

UNDERTAKING FIRMS INVOLVED

(A) Firms Which Signed the Proposed Contract	(B) Firms Which Tendered
Armstrong and Company	Forest Lawn Memorial Services
Bell Funeral Home	First Memorial Services Ltd.
Glenhaven Memorial Chapel	Glenhaven Memorial Chapel
Hamilton Mortuary Ltd.	
Harron Bros. Ltd.	
Mount Pleasant Chapel Ltd.	
Nunn & Thompson Ltd.	
Kearney Funeral Counsellors	
Roselawn Funeral Directors	
Simmons & McBride Ltd.	
T. Edwards Co. Ltd.	

It will be noted that the name of Glenhaven Memorial Chapel appears in both Columns (A) and (B) above. Owen, Bird, Barristers' letter of August 25, 1972 states that the firms listed in Column (A) would not be tendering, but in a subsequent letter they stated "we had no authority to include Glenhaven Memorial Chapel in that letter".

Your Board submits the foregoing report for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 40

BUILDING AND PLANNING MATTERS

INFORMATION

1. Street Naming

The Director of Planning and Civic Development, as requested by Council, reports as follows:

"The street names are chosen in a variety of ways by the Street Naming Committee. As examples:

(a) There is an area in the City (Slocan, Kaslo, Atlin, etc.) where all the streets were named after mines or towns in the interior of the Province. We have continued this format when new streets are named in this general area.

(b) Early pioneers' names have been used but these are practically exhausted by Vancouver and the surrounding municipalities.

(c) At the present time in the Champlain Heights we are intending using combined names in one area, e.g. Silvertree Crescent and Alderview, and we are considering the names of birds for other sections still to be developed.

(d) In Musqueam, in the Block Brother Sub-division, Indian names were provided by the Indian Band and the Committee selected those that were easiest to spell or sound, such as Halss Crescent, Tamath Crescent, Salish Drive. The recent Indian names that were submitted to Council on November 9, 1971, however, relate to private thoroughfares and were chosen and requested by the United Cooperative Housing Society for their development in Champlain Heights. We have very little control over the selection of names for these private roadways.

An important consideration, when selecting new street names, is to ensure that they do not conflict in sound or spelling with existing streets in the Lower Mainland. There is a master list kept by the City Clerk, and each municipality, when adding, deleting or changing street names, co-operates by advising the City Clerk, who in turn advises the other municipalities."

Your Board submits the INFORMATION report of the Director of Planning and Civic Development as Chairman of the Street Naming Committee. The Street Naming Committee also includes representatives of City Clerk, City Engineer and the City Building Inspector.

2. Oppenheimer Lodge (FP 19)
South Side Cordova Street between Dunlevy & Jackson Avenues

The Director of Planning and Civic Development reports as follows:

"Central Mortgage and Housing Corporation has advised, by letter of September 26, 1972, that on September 25, the contract was awarded to Pacific Coast Construction Co. Ltd., in an amount of $1,095,532.00. This contract is for the construction of 146 rental housing units, site works and services."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the information of Council.

RECOMMENDATION

3. North Service District Centre:
Southeast Corner Grant Street and
Commercial Drive

On December 9th, 1969, Council adopted a report of the Social Development Committee which outlined the organization of the following City Services into five service areas:

Health Department
Social Service Department
Department of Social Planning/Community Development
Family and Children's Court (Probation Service)

Subsequently, on July 18th, 1972, Council considered a report on the co-ordination of services and space requirements and passed the following motion:

"That the report of the Board of Administration on co-ordination of services and space requirements be referred to the Standing Committee on Health and Welfare for discussion with the responsible department heads, and in the meantime the Board of Administration report to the Health and Welfare Committee in regard to the costs involved;

Further that in passing this resolution the Council recognizes the need to proceed with the old Museum building alterations and the need for the West End Service Centre and authorizes the Board of Administration to take the appropriate steps for these two functions at this time."

The Director of Permits and Licenses Department reports as follows:

"The Assistant Director, Construction and Maintenance Division advises that the requested investigation of space needs is being carried out and will be reported on at a later date. However, from these investigations, it is apparent that finding accommodation in the North Service Area has developed to a point that requires immediate consideration.

The Supervisor of Property and Insurance advises that he is unable to find the estimated 17,000 sq.ft. of usable floor area requested, in current leased premises, in this area. However, he further advises that a three-storey building is under construction at the corner of Grant Street and Commercial Drive which would provide sufficient space, and is due to be completed about March, 1973.

The ground floor is already committed to the Liquor Control Board and the Toronto-Dominion Bank, but the top two floors will be available for lease. Construction has started, but if early approval were received, it would be possible to have the plans changed to adapt the top two floors to meet the City's requirements. The main entrance to the upper floors will be on Grant Street with entrance hall, elevator and stairs.

At the ground floor entrance level, there is approximately 1,200 sq.ft. of space available, on the second floor, approximately 9,600 sq.ft. and on the third floor, 10,000 sq.ft., totalling approximately 20,800 sq.ft.

The available area is in excess of that required, however, it would be advisable to lease the complete space to allow for full control of the premises and provide for future growth.

cont'd....

Clause #3 continued:

The Medical Health Officer, the Director of Welfare and Rehabilitation, the Director of Social Planning/Community Development and the Chief Probation Officer have been consulted and agree that the location should be satisfactory for the purposes the City has in mind in the immediate future. The building is located in the centre of the shopping district, two blocks north of First Avenue and Commercial Drive. It is three blocks south of the entrance to the Britannia Complex and thus should not conflict with the function of that Centre.

Prliminary sketch plans have been prepared to establish probable costs and have received tentative approval from the department heads.

The owner of the building is agreeable to negotiate with the City and has been approached on the following three bases:

1. Lease of the area for 5 plus 5 year period (rent reviewed after 10 years) with the owner providing the offices as required by the City.

   The rental on this basis would be approximately $3.75 per sq.ft. per annum, plus tax increments.

2. Lease of the space in an unfinished state, City to complete leasehold improvements as required. The rental on this basis would be approximately $2.00 per sq.ft. per annum, plus tax increment.

   The capital cost to carry out the alterations have been estimated at approximately $270,000. This amount amortized over a 10-year lease period would be approximately $2.40 per sq.ft. This, combined with the basic rental, would give a total rental to the City of approximately $4.40 per sq.ft.

3. Purchase of the completed property, together with the ground floor leases. The owner, however, is not prepared to sell the building, only willing to give the City the right of first refusal.

In the 1971/1975 Capital Estimates, the provision of accommodation for the inauguration of Health and Welfare in the North Services Area was by rental of premises.

The Supervisor of Property and Insurance has advised that the terms listed in Items 1 and 2 above are satisfactory and are comparable to other rental agreements in the district.

On a 10-year lease basis, it is apparent that proposal number 1 is the most economical arrangement.

If City Council authorizes rental of this space, the annual costs are estimated as follows:

Rental: approx. 20,800 sq.ft. at $3.75/sq.ft. plus tax increment	$ 78,000.00
Operating Costs (light, heat, telephone)	15,000.00
Janitorial Services and Supplies	11,000.00
TOTAL	$104,000.00

cont'd.....

Clause #3 continued:

In addition to the annual costs listed above, funds must be provided for:

(a) Furnishings (includes $18,000 allowance for dental equipment) - approx. $ 70,000.00

It may be possible to reduce this cost depending on the amount of surplus furniture that may be available from the City Hall furniture replacement program.

(b) Allowance for Consultant and Draughting Fees 1,500.00

The Comptroller of Accounts advises that if Council approves this project, the funds required in 1972 for consulting and draughting fees would be provided from Contingency Reserve. The rental and other operating costs and funds required for furnishings would be included in the 1973 Revenue Budget Estimates and will be reported on to Council in more detail at a later date.

It is RECOMMENDED that:

(a) The City enter into a rental agreement with the owner of the property at Commercial Drive on the basis of a 5-year plus 5-year term at a rate of approximately $3.75 per sq.ft. per year. Such agreement to be drawn to the satisfaction of Corporation Counsel and signed by the Mayor and City Clerk on behalf of the City.

(b) The Assistant Director, Construction & Maintenance Division be authorized to proceed with detailed drawings and employ consultants to a maximum cost of $1,500 in order to finalize the plans for incorporation in the building now being constructed, the funds to be provided from Contingency Reserve."

Your BOARD note that City Council, while considering the matter of accommodation on July 18th, 1972, resolved"in the meantime the Board of Administration report to the Health and Welfare Committee in regard to the costs involved." However, as a decision is urgently required concerning the rental of this property, your Board are submitting this report directly to Council for resolution.

Your BOARD RECOMMENDS that the recommendations of the Director of Permits and Licences be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 40, 45

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Special Zone and Temporary Special Zone Permits

The City Engineer reports as follows:

"In 1954, the City initiated a permit system to allow any person to reserve curb space on any street on a temporary basis for such uses as loading zones, construction work, etc. The fee ($5.00) for Temporary Special Zone permits established in the Street and Traffic By-law at that time is no longer adequate to cover the City's cost for the signing work associated with these permits. The purpose of this report is to recommend changes in these permit fees to cover City costs.

In addition, the Department, under the Street and Traffic By-law is involved in traffic signing and arrangements for a number of more specific functions e.g. parades, extra wide moves (houses), and long term construction projects. In some cases full costs have been billed to the applicant and in others, the Temporary Special Zone charge has been applied. These permits and arrangements have been reviewed and this report recommends certain By-law changes to provide a consistent practice and ensure that the City recovers the costs involved.

BACKGROUND

Section 30 of Part 1 of the Street and Traffic By-law #2849 provides two types of permit for street occupancy:

(A) Special Zone

For an annual fee of $2.00, Special Zone Permits are issued by the City Engineer for the occupancy of a specified curb location from time to time for short periods as may be stated on the permit. They are used by churches, funeral parlours, private clubs, restaurants, etc., who require the use of curb space periodically for loading. A review of recent costs and revenues for these permits indicates that the present permit fee covers City costs.

(B) Temporary Special Zone

For a fee of $5.00, Temporary Special Zone Permits are issued by the City Engineer for the occupancy of a specified location for the period necessary to complete a particular project. They are used by construction contractors, transfer companies, neon sign companies, motion picture companies, etc., who require the use of curb space temporarily for loading, deliveries, work in the street, or to clear parking from the street for some similar reason. The tabulation of the 1971 costs versus revenues for these permits indicates that the present permit fee does not cover the City's costs. This is due to higher costs for labour and materials and an increasing requirement for maintenance and replacement of these signs.

PROPOSED PRACTICE - TEMPORARY SPECIAL ZONES

It is proposed that Temporary Special Zone Permits be issued for the occupancy of a specified location, not exceeding one City block in length, for the period necessary to complete a particular project, but not exceeding two weeks' duration. This permit will apply only to short term, single location street occupancies. Except for wide-load moves, parades, and long-term construction, most of the Temporary Special Zone Permits

....Cont'd

Clause No. 1 Cont'd

issued in 1971 fall within this definition. A review of the 1971 costs and revenues shows that the present $5.00 permit fee covers the City costs (exclusive of loss of meter revenue) for those permits requiring hooding of parking meters only, but not for those permits requiring signing. The average City cost for signing associated with a 'standard' Temporary Special Zone (fitting the above definition) is estimated to be $15.00. Therefore, the Temporary Special Zone Permit fee for meter hooding only should remain $5.00 (plus loss of meter revenue) and the fee for permits requiring temporary signing should be increased to $15.00.

PROPOSED PRACTICE - PARKING CLEARANCE PERMIT

It is proposed that special activities such as parades, wide-load moves, and long-term street occupancies for construction be handled on a deposit basis under a new permit to be called a Parking Clearance Permit. This will allow the City to continue recovering full labour and materials costs for the street signs necessary for special activities and long-term construction projects in the downtown area, and to extend this practice to this type of work outside the downtown area. The basis for this proposal is the great length of most wide-load moves and parades, and the size and duration of the construction projects (up to two years on many projects) requiring more extensive signing and maintenance of signs.

LOSS OF PARKING METER REVENUE

Section 30 of Part 1 of the Street and Traffic By-law #2849 provides that where the location of a Special or Temporary Special Zone is within an area controlled by parking meters, the applicant for the Zone Permits shall pay 80¢ per meter space per day. This charge is levied to reimburse the City for loss of parking meter revenue at the rate of 10¢ per hour per space for 8 hours per day.

In 1970, Council approved an increase in the parking meter rate from 10¢ per hour to 20¢ per hour in the downtown core area. The rates in the balance of the metered area downtown have not changed. Therefore, the charge for loss of parking meter revenue should also be doubled from 80¢ per space per day to $1.60 per space per day in the downtown core area only. The charge for loss of parking meter revenue in the rest of the metered areas should remain as is.

This report has been reviewed with the Director of Finance who concurs with the recommendations.

It is RECOMMENDED that:

(A) Temporary Special Zone Permits apply to the occupancy of a specified location, not exceeding one City block in length, for the period necessary to complete a particular project, but not exceeding two weeks' duration.

(B) The permit fees for Temporary Special Zones be established at:
(1) $15.00 for Temporary Special Zones requiring signing;
(2) $5.00 for Temporary Special Zones requiring meter hooding only.

(C) A new type of street occupancy permit be established, i.e. a Parking Clearance Permit, for the occupation of a portion of a specified street or streets, for the time necessary to carry out an activity on a street (a parade, a wide-load move, etc.) or to complete a particular project where the duration is more than two weeks, or the extent of the 'zone' is more than one block in length. The basis of payment for Parking Clearance Permits will allow the City to recover the full signing costs.

....Cont'd

Clause No. 1 Cont'd

(D) The charge for loss of parking meter revenue be increased from 80¢ per meter space per day to $1.60 per meter space per day in the areas where the meter rate has been increased to 20¢ per hour.

It is further RECOMMENDED that the Corporation Counsel be instructed to prepare the necessary by-law amendments to accommodate these changes."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 41

FINANCE MATTERS

CONSIDERATION

1. Association of Benevolent Craftsmen - Rental of The Queen Elizabeth Playhouse

The Theatre Manager reports as follows:

"On February 7, 1972, the Association of Benevolent Craftsmen signed a Theatre License Agreement for rental of The Queen Elizabeth Playhouse for the evenings of June 15 and 16, 1972 for two concerts by The Schneider Male Chorus of Kitchener, Ontario. They paid a deposit of $200.

Less than seventy-two hours before the expected first concert, the Theatre was informed that the concerts were cancelled. The reasons given were that the Association had been informed by the Civic Strike Committee of the likelihood of trouble developing on June 16th and that the strike had severely hampered their ticket sales.

The alleged threat of trouble was against ANNE MURRAY who played to two sold-out houses in The Queen Elizabeth Theatre on June 16 and 17, 1972. The sale of Miss Murray's tickets was not hampered by the strike.

The forfeiture of the deposit was in accordance with the terms of the rental contract. The dates in the Playhouse had been held for the Association for more than four months and the Playhouse was available as per contract.

The Vancouver Civic Auditorium Board concurs with the Manager's view that the City was not at fault and the request for return of deposit should not be granted.

The Association of Benevolent Craftsmen have appealed for permission to appear before City Council to present their problem. The aim of the Association is to raise funds to build a Senior Citizens' Housing Complex."

Your Board submits this matter for Council CONSIDERATION.

DELEGATION REQUEST: THE ASSOCIATION OF BENEVOLENT CRAFTSMEN

RECOMMENDATION

2. Vancouver Ticket Centre Ltd. Lease, The Queen Elizabeth Theatre Inside Box Office

The Manager of The Queen Elizabeth Theatre reports as follows:

"The lease of the Vancouver Ticket Centre Ltd. for the inside box office at The Queen Elizabeth Theatre expired on August 15, 1972. The lease was for a period of five years at a rental of $2,004 annually, payable at $167 monthly.

The Theatre Manager's recommendation with which the Vancouver Civic Auditorium Board concurs is as follows:

(a) that the lease be renewed for a period of five years at $2,475 annually, payable at $207 monthly, with an option to renew for a further period of five years on the same terms and conditions except the rental rate which is to be negotiated at that time and reviewed every two years thereafter.

CLAUSE NO. 2 (continued)

(b) that Clause 4, Sections (h) and (r) be deleted from the new lease:

Clause 4, Section (h) reads as follows:

'And the Lessee will provide the Manager during the currency hereof with a list of all rates being charged to those persons or corporations for whom it has undertaken to sell, distribute or handle tickets and/or admissions in the conduct of its business from time to time in excess of five percent (5%) of the gross value of the ticket sales and admissions;'

Clause 4, Section (r) reads as follows:

'And that the Lessee will on or before the 15th day of September in each of the years 1967, 1968, 1969, 1970 and 1971, render to the Manager an account duly certified by a duly qualified auditor, in which account shall be shown particulars of the total gross profits received by the Lessee during the previous twelve-month period ending August 14th in those years, from the ticket sale operations conducted by the Lessee on the demised premises and all of the expenses incurred by the Lessee in connection therewith. After receipt by the Lessor of the Auditor's account, aforesaid, the Lessee shall give to the Lessor such other details of the amounts shown in the account as the Lessor may reasonably require;'

The above Sections (h) and (r) were inserted when the City entered into the first lease on the basis of $1 per annum and a percentage of gross sales. The lease is now only for the rental of premises.

(c) that a provision be inserted in the lease to set out clearly the fact that the prime purpose of this lease is for the benefit of the City in the operation of the Theatres and the City's rights in this regard are to be preserved accordingly."

Your Board RECOMMENDS that the Theatre Manager's report be adopted.

3. Investment Matters -(Various Funds)- August, 1972

(a) Security transactions during the month of August, 1972.

(b) Summary of securities held by the General and Capital Accounts only as at August 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Banks and Government Deposit Receipts and Notes Purchased					
Aug. 1	Bank of B.C.	Aug. 2/72	$ 2,000,205.48	$2,000,000	1	3.75
2	Royal Bank of Canada	Dec. 29/72	1,533,616.85	1,500,000	149	5.49
10	Bank of Montreal	Aug. 11/72	2,500,205.48	2,500,000	1	3.00
11	" "	Dec. 29/72	2,041,731.51	2,000,000	140	5.44
15	Toronto Dominion Bank	Sept. 5/72	1,002,948.63	1,000,000	21	5.125
17	" " "	Jan. 30/73	719,292.38	700,000	166	6.06
17	" " "	Jan. 31/73	5,138,632.88	5,000,000	167	6.06
21	" " "	Jan. 15/73	1,331,570.77	1,300,000	147	6.03
22	" " "	Jan. 16/73	1,024,285.21	1,000,000	147	6.03
22	Canadian Imperial Bank	Sept. 7/72	400,000.00	399,124	16	5.00
22	" " "	Jan. 16/73	307,263.81	300,000	147	6.012
23	" " "	Jan. 22/73	512,411.95	500,000	152	5.961
			$18,512,164.95	$18,199,124		

CLAUSE NO. 3 (continued)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Province of British Columbia Parity Bonds Purchased						
Aug. 15	B.C. Hydro & Power Authority 6% Parities	Aug. 15/77	$840,000	$100	$840,000	5/0	6.00

****

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Aug. 1	✓ City of Van. 5½%	Apr. 1/73	$ 90,000	$99.50	$ 89,550	0/8	6.28
1	✓ City of Van. 5½%	Apr. 1/74	100,000	97.68	97,680	1/8	7.00
1	✓ City of Van. 5½%	Apr. 1/77	100,000	91.33	91,330	4/8	7.75
			$290,000		$278,560		

✓ Guaranteed by the Province of British Columbia

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CEMETERY PERPETUAL MAINTENCE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Aug. 28	✓ City of Van. 6¼%	Apr. 15/80	$12,000	$91.25	$10,950	7/8	7.80

✓ Guaranteed by the Province of British Columbia

****

(b) SUMMARY OF SECURITIES HELD AS AT AUGUST 31, 1972
GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks and Gov't. Deposit Receipts and Notes	$ 58,743,803.32	$57,643,449.60

Type of Security	Par or Maturity Value	Cost or Book Value
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 300,000.00	$ 302,055.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$1,140,000.00	$1,142,055.59

RECOMMENDATION

RECOMMENDED by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for August, 1972 be confirmed.

4. Destruction of Documents By-law

The City Clerk reports as follows:

"By-law No. 4461 which deals with destruction of documents, provides that a document may be destroyed after having been kept for five years, if the department head is satisfied that it is no longer needed or, in the case of financial records, if the Director of Finance is satisfied it is no longer needed by the City. This was intended to get rid of masses of documents which had been kept for much more than five years in the past. It now works in reverse, inasmuch as some kinds of documents need only be retained for one or two years by the department head. Therefore, the by-law has resulted in increasing the storage of dead material in some areas. Because we are moving the vault records to the Archives very shortly, it would be desirable to change this by-law by removing the five year retention period pending the preparation of a proper document retention and disposal by-law.

Council has already, by resolution, provided that no documents may be destroyed without the approval of the City Clerk in order that documents of historical value may be protected.

The Corporation Counsel and Director of Finance agree with this report, which does not affect the statutory limit relating to the retention of certain documents."

Your Board RECOMMENDS that the relevant by-law be submitted to the Council.

FOR COUNCIL ACTION SEE PAGE(S) 41

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

OCTOBER 13, 1972

INFORMATION AND RECOMMENDATION

1. Amalgamation of City and Park Board Mechanical Functions

The City Engineer reports as follows:

"On September 8, 1970, Council approved the amalgamation of certain City and Park Board mechanical and shops functions. The changes were carried out in 1971 as the two operations permitted. An overall saving of $39,000 per year was projected when all existing staff had been placed.

Officials of the Park Board and the Engineering-Planning and Control Division have jointly reviewed the combined operation and report that all organizational and staff changes are now complete. Savings additional to those originally anticipated have been achieved, as indicated later in this report. However, because the organization actually adopted by the Park Board differs slightly from the original report, some classification changes are required in the Park Board Service Yard Stores.

This stores function was the subject of a technical review carried out by the Engineering-Planning and Control Division; a copy of the report is on file in the Board of Administration offices. The report concludes that:

I. the duties of the present full-time storeman have changed as a result of the amalgamation of City and Park Board functions;

II. an additional Storeman I be employed on a full-time basis, as workload requires, to improve stores control and to handle additional duties placed in the stores function as a result of the amalgamation. (Prior to the integration of functions, part-time help was used in stores periodically.)

When the additional costs resulting from these recommendations are considered, savings from the integration of functions still exceed $50,000 per year to the City, rather than the $39,000 per year originally projected.

A classification report from the Acting Director of Personnel Services is attached. The combination of Engineering and Park Board functions should now be considered complete, except for the incorporation of Park Board vehicles into the City 'plant account' system for rental and replacement purposes. This will be reported to Council in the very near future.

The Superintendent of Parks and Public Recreation has reviewed this report and concurs with it."

The City Engineer submits the foregoing to Council for INFORMATION.

cont'd.....

Clause #1 continued:

The Acting Director of Personnel Services in his report recommends as follows:

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
P. Naples*	Storeman II Pay Group 5 $3.940 per hour	Storekeeper - Stanley Park Service Yard P.G. 18 ($638-766) Plus 14% for a 40 hr. week	September 1, 1971
C. Van Dyke	Storeman I Pay Group 3 $3.58 - $3.765 per hour	NO CHANGE	When adopted

* Incumbent receives an additional $20 per month for first aid duties performed in accordance with Regulation No. 160-5 (f).

Your Board submits the foregoing report of the City Engineer for INFORMATION and RECOMMENDS the report of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 71

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 13, 1972

RECOMMENDATIONS

1. Acquisition for Britannia Community Services Centre: 1041 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 7, Block 26, D.L. 264A, known as 1041 Woodland Drive, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey and basement frame dwelling with a main floor area of approximately 740 square feet, erected in 1910 on a site 33' x 93.5', zoned RM-3. This dwelling contains 6 large rooms, plus 2 basement rooms, 6 plumbing fixtures, has a patent shingle roof and patent siding exterior, full concrete basement, attached garage and is heated by a gas-fired hot-air furnace. The dwelling is occupied by the owners only and it is in better than average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $23,000.00 as of October 15th, 1972, subject to the owners retaining rent-free possession to December 15th, 1972. This price represents a fair and reasonable value for this property, and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this building when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $23,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre: 1501 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 24, Block 24, D.L. 264A, known as 1501 Parker Street is required by the City of Vancouver for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 storey and basement frame dwelling with a main floor area of approximately 1,090 square feet, erected in 1962 on a site 33' x 122', zoned RM-3. This dwelling contains 7 rooms, 6 plumbing fixtures, has a patent shingle roof, stucco exterior, full concrete basement with a completed recreation room and bedroom, and is heated by a gas-fired hot air furnace. The condition of the dwelling is above average for the area.

cont'd.....

Clause #2 continued:

Following negotiations, the owner has agreed to sell for the sum of $31,500.00 as of October 16th, 1972. This price represents a fair and reasonable value for this property. Said amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records. It is proposed to offer this dwelling for sale for removal when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $31,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Britannia Community Services Centre
1559 Parker Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 15, Block 24, D.L. 264A, known as 1559 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 1,036 square feet, erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 11 rooms, divided into 3 units, 11 plumbing fixtures, has a patent shingle roof, shingle exterior, full concrete basement and is heated by a gas fired hot-air furnace. In addition, there is a single garage built within the last few years. The main floor and basement of the dwelling is occupied by the owners and the 2nd floor units are occupied by tenants. Condition of the structure is above average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $27,500.00 subject to the following conditions:-

1. The sum of $2,000.00 to be paid on delivery of a registrable deed in favour of the City.

2. The date of sale to remain open until December 31st, 1972, with the balance of $25,500.00 to be paid on the date of sale.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $27,500.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britannia Community Services Centre Site - 1623 Parker Street

The Supervisor of Property & Insurance reports as follows:

"1623 Parker Street, legally described as Lot 21, Block 23, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a main floor area of approximately 832 sq.ft., erected in 1907 on a site 33' x 122', zoned R.M.3. The dwelling contains 5 rooms on the main floor and 2 rooms in the basement, 7 plumbing fixtures, has a patent shingle roof, stucco and asbestos shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $19,500.00 as of October 31, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner will continue occupancy of the premises, rent free, until February 28, 1973 at which time it is proposed to demolish the dwelling.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $19,500.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Sub-lease of Portion of Premises at 1490 West Broadway

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Board of Administration report of March 5th, 1971, approved by Council, March 9th, 1971, wherein Cunningham Drug Stores Ltd. were granted a five-year lease of a portion of the above-described property, effective January 1st, 1971. Such area to be utilized for the operation of a Drug Store and no other purpose.

By letter dated October 10th, 1972, the lessees have requested permission to sub-lease the premises, as a retail outlet, to Welch's Candy Shops for the balance of the term.

The lessees have advised that they have recently expended approximately $30,000.00 in the form of leasehold improvements including air conditioning, improved electrical system, lighting, new flooring and modernization of store front. In this connection, the sub-lessee has agreed to compensate the lessee for the value of these improvements by way of an increased rent over the balance of the term.

At termination of the head lease, December 31st, 1975, the leasehold improvements revert to the City.

RECOMMENDED that City Council give its consent to the foregoing sub-lease proposal, the terms of which are to be to the satisfaction of the Corporation Counsel, and

(Continued)

Clause No. 5 (Continued)

FURTHER that Council authorize the use of the premises be extended to include the operation of a retail candy store."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

6. Lease Renewal - N/W Corner 3rd Avenue and Granville Street

The Supervisor of Property & Insurance reports as follows:

"In a report to Council on March 2nd, 1971, it was recommended and adopted that the rental on the above land be increased to $2,000.00 per annum, plus an amount equal to taxes. This rental is for land only, the buildings will revert to the City of Vancouver on the termination date of January 31st, 1976.

The lessee, Marine Estates Limited, at that time were giving consideration to expansion of their operation, and have recently finalized their plans. They now request the security of a term lease in the form of four 5-year renewals, as a condition for increased rental.

Extensive negotiations have now resulted in agreement on the following basis:

The present lease to be cancelled as of January 31st, 1971 and a new lease be entered into with Marine Estates Limited for 5 years from February 1st, 1971 to January 31st 1976, with successive renewals at the option of the lessee for 5 year terms commencing February 1st, 1976, February 1st, 1981 and February 1st, 1986. The rental for the first 5 years to be $2,000.00 per annum, plus all taxes as if levied. The buildings to revert to the City on February 1st, 1976, and the rental from that date to be market rental for land and buildings, plus all taxes as if levied, rental to be reviewed every 5 years.

The Director of Planning concurs with the term of the proposed lease.

RECOMMENDED that the existing lease be cancelled and a new lease entered into effective February 1st, 1971 on the foregoing basis."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

7. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

(Continued)

Clause No. 7 (Continued)

Property	Project	Successful Bidder	City to Pay	Code No.
268-70 Powell Street and 203-207-219-221B Gore Avenue Lot 20, Block 5, D.L. 196	Provincial Courts (Vancouver) Complex	J. Olar Demolition Co. Ltd.	$8,450.00	442-1209
* * * * * * * * * *				
1648-1650 Haro St. Lot A, Sub. 4 & 5, Block 57, D. L. 185	West End Community Centre	Sam Nep	$1,150.00	649/1102
* * * * * * * * * *				
1646 Haro Street East 60' of Lot 4, Block 57, D.L. 185	West End Community Centre	Litchfield Bulldozing Ltd.	$1,650.00	649/1102
* * * * * * * * * *				

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 41

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

A meeting of the Standing Committee of Council on Transportation was held in the #1 Committee Room on Thursday, September 28, 1972, at 9:45 a.m.

PRESENT: Alderman Wilson (Chairman)
His Worship the Mayor
Aldermen Bird, Rankin, Phillips, Hardwick, Sweeney

ABSENT: Alderman Adams
Alderman Broome
Alderman Calder
Alderman Linnell (Leave of Absence)

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting held August 31, 1972, were adopted.

PART I

The following RECOMMENDATIONS of the Committee are submitted to Council.

RECOMMENDATIONS

1. Transit Matters
Joint Brief of the Amalgamated Transit Union Division 101-134 and the Citizens Coordinating Committee for Public Transit

On August 18, 1972, the Amalgamated Transit Union Division 101-134 and the Citizens Coordinating Committee for Public Transit requested by letter an appearance before Council in connection with their joint brief. At the Council meeting of August 29, 1972, the communication was referred to your Standing Committee on Transportation for the purpose of hearing the delegation.

Arrangements had been made for the representatives of the Amalgamated Transit Union Division 101-134 and the Citizens Coordinating Committee for Public Transit to appear before this meeting. Prior to the meeting copies of the joint brief, dated August 24, 1972, were circulated to the members of the Committee.

In the brief under the heading "Program of Immediate Improvements", the Union and Citizens Coordinating Committee recommended ten points as follows:

"1. Restoration of the frequency of runs to at least the 1956 level.

2. The adoption of new scheduling principles substantially reducing split shifts, and drastically reducing overtime.

3. Doubling the present hiring rate of three men a week.

4. The purchase of at least 100 new buses, not just the 9 scheduled for October.

5. Completely recondition the existing trolley fleet, along the lines undertaken by the Toronto Transportation Commission.

6. End the fracturing of the system and establish trans municipal routes and manpower policies.

cont'd....

Clause #1 continued:

7. Pressure other City Councils to set up park and ride stations, notably in Surrey, South Surrey, Lougheed Mall, Richmond, and especially North Vancouver.

8. Institute a series of dial-a-bus experiments in at least 4 Vancouver neighbourhoods, using the Regina example.

9. Demand the reintroduction of the very successful downtowner pass.

10. Institute reserved curb lanes for buses only during the rush hours, on Hastings, Granville, Main and Kingsway, and see to it that they are enforced."

In submitting the brief, Mr. W. Link, the Business Manager of the Amalgamated Transit Union Division 101-134, spoke to the Committee and recommended that all 10 points be adopted by the Vancouver City Council and supported by the Council.

Mr. Bruce Yorke, Chairman of the Citizens Coordinating Committee for Public Transit, in speaking to your Committee felt it was the general responsibility of the City of Vancouver in transit matters to be well aware that whatever happens in transportation planning will have an undoubted effect on the growth pattern of the City. He stressed that the present transit system must be taken as is and it must be brought up to the required standard. Mr. Yorke asked Council support for the brief and its recommendations by sending a delegation to the Provincial Cabinet to support the brief. He also asked that Council support the upgrading of the transit system, not only in the City of Vancouver but in the whole regional area.

During the discussion of the various items in the brief the Chairman reported on the present situation in connection with 'park and ride'. The Chairman noted that discussions on a 'park and ride' system from Richmond to downtown Vancouver supplementing the Richmond express bus service had been taken to the Richmond Council and that the Richmond Council had decided to take no action whatsoever. The Chairman understood that the Provincial Government Department of Highways was exploring the possibility of land availability for parking lots for a 'park and ride' service in the Richmond area. The Chairman mentioned that in connection with the North Shore 'park and ride' system the Provincial Government Department of Highways has a study on the matter at the present time, and a proposal to use land under Lions Gate Bridge for a parking lot for a 'park and ride' system from the North Shore. The Chairman reported he understood that the estimated cost for the North Shore 'park and ride' would be in the area of $2.0 million.

During the general discussion on the comments contained in the brief the following was put before the Committee but not acted upon pending the consideration of Item #3 of the Agenda - "Downtown Vancouver Transit Concepts":

"THAT the Federal Government be asked to participate in discussions to explain to the Council of the City of Vancouver the ways and means of seeking Federal help for urban area transportation systems".

After general discussion with the representatives of the Citizens Coordinating Committee for Public Transit and the Amalgamated Transit Union Division 101-134, your Committee

cont'd....

RECOMMENDS Vancouver City Council arrange a meeting with either the Provincial Cabinet or the responsible Ministers of the Provincial Cabinet and the responsible officials of the B.C. Hydro and Power Authority as soon as possible to explore immediate improvements to the transit system in the City of Vancouver, and,

THAT the City of Vancouver seek Federal Government assistance to investigate the establishment of "Dial-a-Bus" or other non-trunk bus line systems in neighbourhoods to be selected in the City of Vancouver, and

THAT the City of Vancouver pressure other City Councils to set up 'park and ride' stations, notably in Surrey, South Surrey, Lougheed Mall, Richmond, and especially North Vancouver.

2. Downtown Bus Service
Downtown Business Association

At the July 20th meeting of your Committee the following motion was passed:

"RESOLVED that the Chairman of this Committee, representatives of the Downtown Business Association and the Board of Administration investigate further the costs of a free or minimal fare bus service in the downtown area for report back to this Committee".

In compliance with the above instruction of the Committee the Chairman submitted a report, dated September 26, 1972, which carried the following 5 recommendations:

"(A) That the Xmas Shoppers Bus be operated for a six week period as in 1971.

(B) That for this year on a trial basis a charge of 5¢ be made upon boarding the bus (exact fare) such revenue to be applied to operating costs estimated at $8,500.00 based on 1971 costs.

(C) That the City of Vancouver and the Downtown Business Association cover operating costs on a 50-50 basis after deducting fare box receipts.

(D) 1971 trial - passengers carried - 130,000
1972 Estimate - allowing drop because of charge - 100,000

Revenue from fare box	-	estimate	$5,000.00
City Subsidy	-	estimate	$2,000.00
D.B.A. Subsidy	-	estimate	$2,000.00

(E) It is proposed that a two week report be available to Council, in order to assess public support, and upon which to base a decision on continuing a Shoppers Bus throughout the year."

Your Committee,

RECOMMENDS that the recommendations contained in the report of the Chairman dated September 26, 1972, re Downtown Bus Service, be adopted.

3. Downtown Vancouver Transit Concepts

In April, 1972, Council received from the Greater Vancouver Regional District copies of the report "Downtown Vancouver Transit Concepts" which had been commissioned by the Regional District from Wilbur Smith and Associates. Council received the report and referred it to the Board of Administration for report to your Standing Committee on Transportation.

Under date of September 15, 1972, the Board of Administration submitted the report prepared by the City Engineer, the Director of Planning and Civic Development and the Director of Social Planning/Community Development. This report was given to the members of the Council prior to the informal luncheon meeting that the members of Council held with representatives of Wilbur Smith and Associates on September 21, 1972.

The report was submitted by the Board of Administration for action by your Committee at this meeting.

The report provided background information on the study purpose, summarized the study tasks and results, commented on the results and discussed the overriding question about Regional Transportation Strategy raised by Wilbur Smith and Associates in their report. The report ended with the following six points which were put forward by the Board of Administration for your Committee's consideration:

"1. Confirm the transportation strategy put forward in Section D of this report for the purposes of ongoing downtown transit planning. The Director of Social Planning/Community Development would recommend adding to the strategy the investigation of methods for providing substantial transit improvements in the North Shore Corridor prior to the provision of additional road capacity, such as the investigation of a transit-only crossing.

2. Request GVRD confirmation of the transportation strategy.

3. Request GVRD in cooperation with the City to pursue more detailed downtown transit planning on the basis of the transportation strategy in Section D and the three transit concepts considered appropriate for further detailed planning (Early Action, Upside-down 'U' and modified express bus/busway). Terms of reference to be worked out by GVRD and City staff and reported back to Council.

4. Pursue with higher levels of government the matter of financing these additional major transportation facilities.

5. Pursue the use of rail rights-of-way for rapid transit with the appropriate railway authorities (C.P. Rail, Burlington Northern, B.C. Hydro).

6. Request GVRD to pursue items 3, 4 and 5 concurrently (Note: the Phase II study originally proposed was expected to take 9 to 12 months to complete)."

The Committee members discussed the report and the suggestions at considerable length and after receiving advice from the Director of Planning and Civic Development that the requested report on the Downtown Plan was expected within six weeks, your Committee

RECOMMENDS that the Board of Administration report on the implications to the "patterns" of the proposed Downtown and False Creek Plans of the Wilbur Smith and Associates proposed "Early Action" and "Upside-down 'U'" concepts for transit in the downtown area.

PART II

The following resolutions of the Committee are submitted for the CONSIDERATION of Council.

Downtown Vancouver Transit Concepts (continued)

During the consideration of the report of the Board of Administration dated September 15, 1972, entitled 'Downtown Vancouver Transit Concepts' and the resulting recommendation above, the Committee noted that the first item in the summary of the report suggested the confirmation of the transportation strategy put forward in Section D of the report. The strategy in Section D was reported on in tabular form as follows:

Corridor	Short-term**	Long-term
1. South & West (Arbutus)	- improve existing transit as per the Kelly report. - continue improvement of existing arterial street system.	- major transit facility. Demand and ridership potential suggest this corridor has a lower priority than others. Of the three corridors this corridor should not be developed first simply because it has a rail right-of-way and is not complicated by consideration of major highway facilities.
2. East & South	- improve existing transit as per the Kelly report. - continue improvement of existing arterial street system.	- first, develop transit facility keeping highway options open. - second, develop highway facilities.
3. North Shore Corridor	- improve existing transit as per the Kelly report.	- in this corridor it would be desirable to develop transit facilities first and then highway facilities as in the east/south-east corridor but because of the major water crossing (Burrard Inlet) it is more feasible to build a combined facility.* Therefore build combined transit/highway facility with some downtown bypass provision; and give special emphasis to transit by for example reverting Lions Gate Bridge to two lanes.

** improvements to existing transit and existing roadways.

* this represents a policy strategy dealing with the question of whether or not there will be a facility with both transit and automobile facilities but does not assume a particular size and configuration of combined facility.

During the discussion two resolutions were put forward and resulted in a tie vote.

Under section 66A of the Procedure By-law (By-law No. 3792 as amended) a tie vote in Committee raises these resolutions to Council for CONSIDERATION.

cont'd....

Downtown Vancouver Transit Concepts (continued)

"THAT the following words be removed from the long-term section of the East and South corridor portion of the tabular form on page 7 of the Board of Administration report dated September 15, 1972, - 'second, develop highway facility.'

THAT all of the words after 'corridor' in the fifth line of the long-term section of the North Shore corridor division of the tabular form on page 7 of the Board of Administration report dated September 15, 1972, be deleted."

NOTE: For purposes of clarity the portions to be deleted are underlined in the tabular form above.

The meeting adjourned at approximately 12:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 2'5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON

PLANNING & DEVELOPMENT

SEPTEMBER 28, 1972

A Meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 28, 1972 at 2:30 p.m. in the Council Chamber, City Hall.

PRESENT: Alderman Bird (Chairman)
Aldermen Calder, Hardwick, Phillips, Rankin, Sweeney, Wilson

ABSENT: His Worship the Mayor (Civic Business)
Aldermen Adams, Broome
Alderman Linnell (On Leave)

CLERK: M. James

The Minutes of the Meeting of August 17, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. West End Guidelines

On August 10, 1971 Council resolved that

'In recognition of the urgency to deal with problems of the West End, the Planning and Social Planning Departments be instructed to give priority to the preparation and submission to Council of policy guidelines for the West End. Further, that the Director of Social Planning and the Director of Planning be instructed to prepare in December, 1971, on such policies together with the recommendations of the Joint Technical Planning Committee re: Social Planning, and the Technical Planning Board.'

On August 15, 1972 the Report 'West End Policy Guidelines - August, 1972' was submitted to Council. At that time Council instructed that your Standing Committee hold an informal meeting to discuss the guidelines and the submitted report with the officials.

The Director of Social Planning/ Community Development reviewed for the information of your Committee the studies and actions leading up to the preparation of the 16 guidelines. The Director of Social Planning/Community Development then went through the 16 guidelines seriatim briefly commenting on the background leading up to the evolution of each of the 16.

It was noted that the Director of Planning and Civic Development and the Director of Social Planning/Community Development were instructed by Council on August 15, to discuss the Guidelines with West End's Citizens' groups and to report back to Council within two months of August 15, 1972 on the results of the discussions. The results to be accompanied by detailed recommendations for implementation of these guidelines. It was noted that delegations of interested groups and citizens would be heard by Council at the time the consideration of the officials required report.

Cont....

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Your Committee discussed the matter and

RECOMMENDS policy guidelines for the West End be adopted in principle, subject to the input of delegations to be heard, and that the Director of Social Planning/Community Development be charged with the responsibility of the co-ordination of the implementation of the guidelines through the various civic departments and that the Director of Social Planning/Community Development report back to Council from time to time on the implementation of the guidelines and on any deviations from the guidelines with the reasons for such deviations.

After further discussion your Committee

RECOMMENDS that an evening meeting of the Planning and Development Committee be scheduled in October, if possible, in the West End to hear delegations on the guidelines and their implementation, and the officials report and that the Board of School Trustees and the Board of Parks and Public Recreation be invited to attend such meeting and contribute their comments and views.

The Meeting adjourned at approximately 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 46

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON

PLANNING AND DEVELOPMENT

OCTOBER 5, 1972

A Meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 5, 1972 at 2:00 p.m. in the Council Chamber, City Hall.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Hardwick, Phillips, Rankin, Sweeney, Wilson

ABSENT: Alderman Linnell (On Leave)
Alderman Broome, Alderman Calder

CLERK: M. James

The Minutes of the Meeting of September 28, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Fire By-Law: Amendments

On November 2, 1971 Council instructed the Fire Chief and the Corporation Council to prepare draft by-law amendments to provide adequate means of egress and floor separation in certain types of buildings in the City. Council instructed that the proposed amendments be circulated to the B. C. Hotel Association and other interested parties in order to receive comments when the by-law in draft form is presented to Council.

Corporation Council and the Fire Chief, submitted the proposed by-law amendment and advertisments were placed in local newspapers advising of the proposal and their possible effect and also copies of the amendments were sent to 206 hotels in the city, the Board of Trade, B.C. Hotels Association, the Building Owners and Managers Association, Greater Vancouver Apartment Owners Association and the Shaughnessy Heights Property Owners Association.

Meetings were held between officials and interested groups to discuss the ramifications of the proposed amendments and requests for representation were received by Council from the B. C. Hotels Association, the Building Owners and Managers Association and the Wicklow Hotel Ltd.

In accordance with Council instruction, your Committee met this day to hear the representations of the three noted above, and to further consider the amendments to the By-law.

The B.C. Hotels Association was represented by Mr. A. Boyd Ferris, Q.C., who submitted on behalf of the Association a brief dated July 14, 1972, copies of which were circulated to the members of your Committee by Mr. Ferris on September 27, 1972. Mr. Frank Grant represented and spoke on behalf of the Building Owners and Managers Association, and read to the Committee a brief on behalf of that organization. Copies of the brief were made and circulated to members of your Committee.

(continued)

Mr. J. B. Reardon spoke on behalf of Wicklow Hotel Ltd.

The Fire Chief and the City Building Inspector explained to the members of your Committee the proposed amendments' effect and the conditions which were being corrected by these amendments.

The Committee members and the representatives of the three delegations discussed the matter at some length and after concluding the discussion, your Committee

RECOMMENDS enactment of the proposed amendments to the Fire By-law as submitted to your Committee on October 5, 1972, after the Corporation Counsel, in consultation with other civic officials, amends Section 6 of the proposed amendment so that the by-law, when enacted, will come into effect in various timed stages.

2. No. 1 Firehall Site

Under date of July 5, 1972, the Strathcona Property Owners and Tenants Association submitted a communication to Council which requested that Council reconsider the adoption of Site D (Pender and Dunlevy Streets) as the new location of No. 1 Firehall. Under date of August 29, 1972, Council instructed that the delegation from the Strathcona Property Owners and Tenants Association be heard by your Standing Committee on Planning and Development and the Fire Chief report on the comments in the letter of the Association.

Under date of September 18, 1972, the Board of Administration submitted the report of the Fire Chief, who was present at this meeting and gave an explanation of the comments in his report re the suitability of Site D and the unsuitability of the alternate site suggested by S.P.O.T.A.

Your Committee considered the comments submitted by Mr. Con on behalf of the Association and the report and other information supplied by the Fire Chief, and

RECOMMENDS that Site D (Pender and Dunlevy Streets) remain the No. 1 Firehall site.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 46

MINUTES OCTOBER 2, 1972

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1 Committee room, 3rd floor, City Hall, on Monday, October 2, 1972 at approximately 9:30 a.m.

PRESENT: Alderman Rankin (Vice Chairman)
Commissioner Ryan
Mr. R. Boyes, Traffic and Transportation
Superintendent D. W. McRae, City Police Dept.
Mr. S. Madigan, City Prosecutor's Office
Mr. J. Stearman, Vancouver School Board

ALSO PRESENT: Mr. E. R. Thompson - Vancouver Safety Council
Mr. J. J. Attridge " " "
Mr. W. H. McLachlan, Vancouver School Board

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the Meeting held August 16, 1972 were adopted.

1. Harrison Drive - Relocation of Bus Stop

The Council on September 6, 1972 considered an information report of the Board of Administration dated September 1st dealing with a rezoning application of a portion of land bounded by Harrison and Victoria Drives. At the same meeting Council considered a telegram forwarded by Mr. H. E. Stevens requesting that the matter be referred to the Official Traffic Commission in order that he may appear as a delegation.

The City Engineer submitted a report dated September 25, 1972 dealing with the relocation of the Harrison Drive Bus Loop. The City Engineer advised that a concern had been expressed about the increased distance between the bus service on Marine Drive and the Harrison Drive Bus Loop, the distance being approximately 600'. B. C. Hydro has advised that approximately 130 people transfer at this location and they feel it would be desirable to provide a new bus stop on the north side of Harrison Drive at Victoria Drive to reduce the transfer distance to 500'. A bus stop in this location would result in the loss of three curbside parking spaces. No parking spaces would be lost along the fronting properties on the north side of Harrison Drive. The City Engineer further advised that concern has been expressed about vehicles picking up and dropping passengers at the bus loop usurping residents' parking spaces. However, the Engineering Department has no record of such a problem existing.

Mr. Boyes with the aid of a plan discussed the proposed new Harrison Drive Bus Loop with the Commission.

Mr. H. E. Stevens appeared before the Commission and stated his chief concern was that buses are piling up on Harrison Drive and the placing of a shelter might be a hangout place for young people resulting in refuse being left in the area.

Mr. Lyon, Operations Superintendent for B. C. Hydro, stated that it is proposed to erect a passing wire within the loop thereby permitting buses that are off schedule to get on schedule. This would eliminate some of the backing up of buses on Harrison Drive.

Cont....

Mr. Weddigen, Director of the German-Canadian Benevolent Society, also spoke to the Commission stating that in his opinion the new proposed arrangement is much better than was there before.

After due consideration the Committee

RECOMMENDS to Council confirmation of the proposed revisions to the existing Harrison Drive Bus loop and the additional bus stop on the north side of Harrison Drive immediately east of Victoria Drive.

It was agreed that the City Engineer be requested to give special attention to the cleanliness of bus loop areas.

2. Nanaimo Street - 41st to 45th Avenues

At the last meeting of the Official Traffic Commission it was recommended that the closing of Nanaimo Street between 41st Ave. to 45th Ave. be reviewed and a further report be submitted to this meeting.

The City Engineer in a report dated September 20, 1972 advised that his Department had reviewed measures to eliminate through traffic on Nanaimo Street and still provide access for service and emergency vehicles. As part of the review, a letter was sent to all households which appeared to be affected by a closure of Nanaimo Street between 41st Ave. and 45th Ave. There were 213 letters distributed, 28 of which replied in favour of the closure and 52 were opposed. Those opposed were concerned about additional traffic on the adjacent street, (Berkeley) and the possible lack of good access for taxis, ambulances, fire engines, etc. The District Fire Chief has also expressed a concern about the provision of adequate access for fire equipment if the street was closed. The City Engineer recommended that Nanaimo Street between 41st Ave. and 45th Ave. not be closed.

Mr. Boyes reviewed the City Engineer's Report.

Mrs. J. Major appeared on behalf of the residents in Orchard Park. She advised that their main concern was for pedestrians, both elderly and young getting across 41st Ave. at Nanaimo Street. She asked that consideration be given to placing a crosswalk at this intersection. She stated that she would obtain a petition from the residents in the development and asked that the Commission hold their decision on this matter until their next meeting.

Mr. E. R. Thompson, another resident in the area, living on Berkeley St., also spoke of the problems which are encountered in crossing 41st Ave. It was his opinion that if a diversion which had been proposed several years ago was put in, this would bring most of the traffic down Clarendon St.,which is a through street, and this would relieve the amount of traffic presently using Nanaimo St. Mr. Thompson suggested that consideration be given to a "no left turn" on 41st Ave. at Nanaimo St.

It was

RECOMMENDED that the City Engineer's recommendation contained in his report dated September 20th, that Nanaimo Street between 41st Ave. and 45th Ave., not be closed, be approved.

Cont....

The delegations were advised that if they wished further consideration of this matter that they so notify the Commission.

3. Traffic Control Signals - Proposed New Locations and Modifications

The City Engineer under date of September 22, 1972 submitted the following report:-

'I PROPOSED NEW SIGNALS

Detailed studies have been carried out to determine those intersections which now warrant signal control. On the basis of these studies, it is proposed that traffic control signals be installed at the following locations:

A. General	Estimated Cost
(i) East & West Boulevard at 49th Avenue	$13,500
(ii) Heatley & Cordova Streets	10,600
(iii) Elliott Street & 49th Avenue	6,100
B. Pedestrian Control Signal	
(i) Nanaimo & Cambridge Streets	4,300

II MODIFICATION TO EXISTING SIGNALS

A. Pedestrian Head Installations

The following nine locations require an updating of the existing signal equipment to reduce pedestrian/vehicle conflict at congested intersections in the downtown area. This list completes those locations recommended in the report "Existing Transit Operations Downtown Vancouver - 1970" and includes others where it is advantageous to provide separate "WALK" and "DON'T WALK" pedestrian indications, at a total cost of $14,200.

(i) Seymour & Pender Streets
(ii) Richards and Robson Streets
(iii) Homer & Hastings Streets
(iv) Thurlow & Georgia Streets
(v) Bute & Pender Streets
(vi) Homer and Pender Streets
(vii) Burrard and Smithe Streets
(viii) Granville & Nelson Streets
(ix) Burrard & Nelson Streets

B. Conversion of Pedestrian Signal Heads from Legend to Symbol Message

On April 15, 1971 City Council approved a 3-year program for the conversion of all pedestrian signal legend indications to symbol type indications. At that time funds were approved for the first year's program for conversion of 396 such signal heads. The cost of purchasing and installing a further 416 lenses for this year's program is estimated at $3,650.

Accordingly, it is RECOMMENDED that the foregoing signal work be approved and that a sum of $52,350 be allocated from the Traffic Control Reserve for this work.'

Cont.....

Mr. Ryan requested that the City Engineer check the signal at Bayswater St. and Broadway.

After discussion of the City Engineer's report it was

RECOMMENDED that the City Engineer's recommendation contained in his report dated September 22, 1972 be adopted.

New Business

4. Stop Sign - 43rd Ave. and Angus Drive

Mr. Stearman asked the reasons for placing a stop sign on Angus Drive at 43rd Ave. Mr. Boyes advised that there is an accident picture he believes at this intersection. However, he did not have the details with him on this matter.

It was

RECOMMENDED that Mr. Boyes report orally on this matter at the next meeting of this Commission.

The meeting adjourned at approximately 10:40 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 46-47.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

OCTOBER 5, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, October 5, 1972 at 9:30 a.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Adams, Bird, Hardwick, Phillips, Sweeney and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Broome
Alderman Calder
Alderman Linnell (Leave of Absence)

CLERK: R. Henry

Adoption of Minutes

The Minutes of the meeting held September 28, 1972 were adopted.

The following recommendations of the Committee are submitted to Council.

PART I

RECOMMENDATIONS

1. Proposed Primary Annex -- Nelson Park Site

City Council, on August 15, 1972, when considering a letter from Jones Haave Delgatty, Architects referred it to this Committee and directed that the Committee hear the Architects as requested in their letter. The letter advised that the Vancouver School Board had instructed the firm to examine West End Community needs with a view to determining if a comprehensive form of development to include educational space, housing for special groups, social facilities, and park, would be appropriate and possible in consideration of the proposed primary annex on the Nelson Park Site.

Mr. Jones and Mr. Delgatty spoke to the Committee this day and explained that they were approaching parties concerned to discuss the general concepts. By means of sketches, the Architects explained their proposals of the various facilities planned which included a 30 storey building for housing for Senior Citizens and others.

Following further comments by the Architects and questions by Members of the Committee, it was,

RECOMMENDED that the Architects be requested to hold preliminary discussions of their proposals with both the School Board and Park Board, following which representatives of these Boards, the Architects, and officials concerned be requested to meet again with this Committee to consider the proposals further.

2. Serious Youth Problems -- Whose Responsibility

The Committee on September 28, 1972 instructed the Director of Social Planning/Community Development to bring forward an up-to-date report on his proposals regarding youth problems, the report to include information regarding the Regional District's study on Detention facilities. It was also agreed at that meeting that a round table discussion be held on the subject matter with various officials from Civic Departments and Council involved.

The Committee noted the report of the Board of Administration, dated October 4, 1972, to which was attached a report from the Director of Social Planning/Community Development concerning a proposed information retrieval system which Police, Probation, Children's Aid Society, and Spring Street Project would use jointly. The retrieval system would be a method of strengthening certain preventive weaknesses in the present youth management programmes.

The Board of Administration report of October 4, 1972 expresses concern on the confidentiality aspect of the retrieval system.

The Committee heard from the following officials relating to the various youth problems as it affects the functions of their Organization or Department:

Mr. D. Purdy, Social Planning/Community Development Dept.
Superintendent Oliver and Staff Inspector Herdman, Vancouver Police Department
Mr. J. Gillis, Chief Probation Officer
Mr. W. McFarland, Children's Aid Society
Mr. D. Fenny, Children's Aid Society
Dr. Bonham, Medical Health Officer
Mr. R. Patillo, P.P.B.S.

Following discussions on the lack of facilities available for detention of juveniles and the need to plan preventive measures on a coordinated basis, it was

RECOMMENDED that the Department of Social Planning/Community Development head a joint Committee comprising the officials heard this day to prepare and co-ordinate for the Standing Committee on Health and Welfare, a management report on an information retrieval system incorporating information available from the various agencies and Departments involved, including information on any funds available from the Provincial and Federal governments.

That the Director of Finance and Coordinator, Data Processing prepare a report on the necessary technical computer aspects required should this retrieval system be developed;

That this joint committee prepare a report on the range of youth treatment facilities required, for discussion at a future meeting of this Standing Committee;

That the joint committee examine existing grant resources and programmes involving juveniles and determine whether the funds are being used to the best advantage or whether there are more appropriate youth services where such grants may be utilized.

That the timing of receiving these reports be left in the hands of the Vice Chairman, Alderman Rankin.

October 5, 1972

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Alma House

On September 28, 1972, when considering various complaints re Alma House Delinquent Home, the Committee instructed the Director of Social Planning/Community Development to bring forward an up-to-date report as a result of studies the Department had been making on the type of juveniles who have to be placed in such places as Alma House.

Pursuant thereto, the Committee noted a report of the Board of Administration, dated October 2, 1972, wherein the Director of Social Planning/Community Development provided certain information on the problems of Alma House and juveniles in the Dunbar-West Point Gray areas.

RESOLVED that the Board of Administration report, dated October 2, 1972, re Alma House be received for information.

4. Spring Street Project Progress Report #1

It was agreed that consideration of this report be referred to the next meeting of the Committee.

The meeting adjourned.

FOR COUNCIL ACTION SEE PAGE(S) 47

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON FINANCE

OCTOBER 12, 1972

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, October 12, 1972, at approximately 11:15 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Bird, Broome, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (on Civic Business)
Alderman Linnell (Leave of Absence)
Alderman Calder

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meetings held March 30, 1972 and April 6, 1972, were adopted.

PART I

The following recommendations of the Committee are submitted to Council:

RECOMMENDATION

1. Local Initiatives Projects: 1972-1973

City Council on October 3, 1972 passed the following resolution:

"MOVED

THAT, pursuant to the suggestion in the foregoing report, the projects referred to be forwarded to the Finance Committee, and that Committee be granted authority to make application for a project on the City's behalf, the total City share to be limited to a maximum of $450,000 or some lesser figure.

FURTHER, it is understood that applications authorized by the Finance Committee will be submitted to Council for formal confirmation."

Pursuant thereto, the Board of Administration under date of October 5, 1972, submitted a report of the City Engineer listing and detailing the projects proposed by the various civic departments including costs. A copy of the guidelines for the Local Initiatives Program was attached to the Board report for the information of the Committee.

After considering the merits of each project, the Committee rated them according to priorities and recommended they be categorized as follows:

Cont'd.....

Local Initiatives Project: 1972-1973 (continued)

PRIORITY 1

Traffic

8. Various Surveys and Inventories

Museums

9. Photograph & Catalogue Collections

Library

13. Survey - To Make Library More Accessable

Social Planning/Community Development

21. Arts & Music

* 23. Communication Centre

Archives

24. Numbering & Calendaring Public Records

25. Index Volumes 1-14 Council Minutes

26. Conservation Check

Advance Planning & Research

28. Building/Development Permits Records

29. Office Space & Demand Analysis

31. Information Book

Permits & Licenses

37. Update Central Filing System

38. Plumbing Survey

39. Preparation of Plan for Microfilming

40. Re-drafting Plans - City-owned Buildings

41. Survey of Defective Building Components

Board of Parks & Public Recreation

42. Various Park Improvements

43. Supervised Recreation

Welfare & Rehabilitation

44. Home Visit Program

Juvenile Detention Home

47. D.A.R.E.

Engineering

48. False Creek Clean-up

49. Wheelchair Ramps

PRIORITY 1 (cont'd.)

Social Planning/Community Development

** 50. People's Aides

PRIORITY 2

Property & Insurance

6. Cleaning City-owned Lots

Museums

10. Educational Displays and Distribution

11. Preservation of Stanley Park Poles

12. Native Indian & Oriental Mat'l

Library

17. Bibliography of B.C. Books

Advance Planning & Research

27. City Information Inventory

Sewer, Water & Sanitation

46. Updating Records

PRIORITY 3

Personnel

1. Performance Rating - Inside Staff

2. Performance Rating - Fire Department

3. Validation Study - Est. Norms.

4. Police Recruiting Study

Purchasing

5. Procedure Manuals/Systems Analysis

Electrical

7. Photo Catalogue of Traffic Signalled Intersections

Library

14. Stories Told to Music

15. Display Artist

16. Educational Displays

Cont'd/...

Local Initiatives Project: 1972-1973 (continued)

PRIORITY 3 (continued)

Advance Planning & Research

34. Study - Beautification of Entrances to Core Area

35. Completion - Land Use Maps

36. Field Surveys

Sewer, Water & Sanitation

45. Flushing Watermains

DELETED

Social Planning/Community Development

18. Information Officers

19. Inventory of Rental Accommodations

20. Evaluation of City By-laws

22. Ext. Spring St. Facility

Advance Planning & Research

30. Analysis of Port of Vancouver

32. Public Transit in Core Area

33. Demographic Analysis

N.B.* 23. Communication Centre

This program was reduced from that shown in the Board of Administration report to include only:

(1) A manned library to research, catalogue and provide information, news, ideas, facts, photos and films on planning and social services.

(4) Audio-visual presentation service.

(6) Film rental and distribution service.

N.B.** 50. Peoples' Aides

On the understanding the last two sentences in the explanation of the project commencing "In the same way .....," is deleted.

Your Committee also RECOMMENDS that Council confirm the following actions of the Committee:

THAT the City Engineer or the Deputy City Engineer sign and submit the foregoing applications with the exception of those deleted by the Committee.

THAT the City Engineer or the Deputy City Engineer include with the applications the list showing priorities.

Cont'd..

THAT the City Engineer or the Deputy City Engineer include the following capital projects as recommended by the Board of Administration:

(a) Streets - approximate cost $210,000.00

(b) Sewers - approximate cost $1,500,000.00

(The City's share for the above two projects is already included in the Five Year Plan - Capital Funds.)

THAT the Board of Administration report to Council on those projects accepted by the Federal Government.

The Director of Social Planning/Community Development, who was present and explained those projects submitted by his department, also referred to a memorandum dated September 19, 1972, submitted by him to the City Engineer concerning capital funds for Day Care programs. He advised that the Federal Government, under the Local Initiatives Program had paid 100% of capital costs in Ontario. Mr. Egan proposed that a municipal Day Care building fund of $100,000 be established and application be made.

The Board of Administration advised that it was unlikely such a fund would qualify under the program. As the Director of Welfare is submitting a report soon on the subject of Day Care, it was suggested that Mr. Egan discuss the topic with Mr. Boyd, with a view to consolidating Mr. Egan's proposals.

(During consideration of this subject the Committee recessed at 12:00 noon and re-convened in the Council Chamber at 2:00 p.m. with the following present: Alderman Adams (Chairman), Aldermen Bird, Broome, Hardwick, Rankin and Sweeney)

PART II

The following actions of the Committee are submitted for the information of Council:

2. General Review of Certain Financial Matters

Due to a lack of time, it was agreed that this matter be considered at the next meeting of the Committee.

The meeting adjourned at approximately 3:00 p.m.

* * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 48

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 24, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin, Sweeney, Wilson

ABSENT: Alderman Linnell (leave of absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated October 17, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Calder,
SECONDED by Alderman Hardwick,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS, REPORTS AND DELEGATIONS

1. Grant Request: Sikh Temple
(Khalsa Diwan Society)

Since the Board of Administration had not an opportunity to consider a report prepared by the Director of Social Planning/ Community Development on the matter, it was

MOVED by Alderman Broome,
THAT the whole matter, including the hearing of the delegation, be deferred one week, and the organization in the meantime be furnished with a copy of the Board of Administration report on the subject, when available.

- CARRIED.

(continued)

UNFINISHED BUSINESS, REPORTS AND DELEGATIONS (cont'd)

2. Refund: Rental of The Queen Elizabeth Playhouse (Association of Benevolent Craftsmen)

Council considered Board of Administration report (Finance Matters), dated October 13, 1972, dealing with the request of the Association of Benevolent Craftsmen for return of deposit in connection with rental arrangements for The Queen Elizabeth Playhouse for evenings of June 15 and 16, 1972 for two concerts, but cancelled due to the civic strike. In the Board of Administration report, it was pointed out that the Auditorium Board concurs with the Manager's views that the City was not at fault in this case, and the request for return of the deposit should not be granted.

The organization appeared and submitted a brief, dated October 24, 1972, in support of their request.

MOVED by Alderman Bird,
THAT approval be given to the return of the $200 deposit, furnished by this organization in connection with The Queen Elizabeth Playhouse rental on June 15 and 16, 1972.

- CARRIED.

3. Grant Request: Neighbourhood Services Association

At the last meeting of Council, consideration was given to the request of the Neighbourhood Services Association for an additional grant of $8,000 in connection with its various programmes for children and families. At that time, the following motion by Alderman Bird was tabled:

> "THAT this additional grant request in the amount of $8,000 be approved."

The Council further considered Alderman Bird's motion, which, after debate, was CARRIED BY THE REQUIRED MAJORITY.

COMMUNICATIONS OR PETITIONS

1. Council Appointee re Rewards Committee (Police Commission)

MOVED by Alderman Calder,
THAT, pursuant to a communication from His Worship the Mayor, under date of October 23, 1972, Alderman Sweeney be appointed as the City's representative on the Rewards Committee, in respect of Police Commission rewards.

- CARRIED.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

2. Council Meeting
November 14, 1972

MOVED by Alderman Bird,
THAT, pursuant to the recommendation by His Worship the Mayor, the Council meeting scheduled for Tuesday, November 14, 1972, be cancelled since November 13 is a civic holiday.

- CARRIED.

3. Noise Pollution:
West End

Council noted a communication, dated October 21, 1972, from Mr. T. C. Mitchell, referring particularly to noise in the West End.

MOVED by Alderman Rankin,
THAT a copy of this communication be referred to the Chief Constable for attention.

FURTHER, THAT His Worship the Mayor be requested to write to the appropriate Provincial authorities, requesting that motor vehicle testing be reviewed to bring it up to the standard which prevailed when the City of Vancouver was in operation; and in particular, if testing is not now being carried out in respect of noise caused by motor vehicles, such practice be instituted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

A. Board of Administration,
GENERAL REPORT, October 20, 1972

WORKS AND UTILITY MATTERS

Proposed Bus Routes -
Champlain Heights (Clause 3)

MOVED by Alderman Phillips,
THAT this clause be adopted, and a copy of the Board of Administration report be furnished to the related Area Council for information.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Broome,
THAT Clauses 1 and 2 of the Board of Administration report (Works and Utility Matters) be adopted.

- CARRIED.

BUILDING AND PLANNING MATTERS

Proposed Heliport -
555 Great Northern Way
(Clause 3)

After considering the details set out in this clause, it was

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS
(continued)

Proposed Heliport -
555 Great Northern Way
Clause 3 - (continued)

MOVED by Alderman Wilson,
THAT Finning Tractor & Equipment Co. Ltd. be granted approval of a development permit for a limited period of 12 months, on a trial basis pending establishment of a policy on heliports by the City.

- CARRIED.

Balance of Building and Planning Matters

MOVED by Alderman Bird,
THAT Clauses 1 and 2 of the Board of Administration report (Building and Planning Matters) be adopted.

- CARRIED.

FINANCE MATTERS

Charter Amendments
(Clause 1)

After considering this clause dealing with Charter Amendments, it was

MOVED by Alderman Broome,
THAT Charter Amendments be sought as proposed in Items A to J of the Corporation Counsel's report, except that in respect of Item 1. B, the Charter Amendment provide for four regular consecutive meetings of Council; and in respect of Item 1. E, the Charter Amendment not be sought, as proposed.

- CARRIED.

MOVED by Alderman Broome,
THAT approval be given to resubmission of amendments to Section 323 (b) (noise control) and control over lodging house owners as the same were submitted in 1972.

- CARRIED.

In respect of legislation regarding underground wiring, under the Beautification Act, and private property connections, it was

MOVED by Alderman Hardwick,
THAT this matter be deferred for further study, as proposed by the Corporation Counsel.

- CARRIED.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

FINANCE MATTERS
(continued)

Charter Amendments
Clause 1 - (cont'd)

In respect of a Charter Amendment to prohibit the destruction of historic buildings, it was

MOVED by Alderman Rankin,
THAT the Director of Planning and Civic Development's proposal be approved.

(not put)

MOVED by Alderman Phillips, in amendment,
THAT the Director of Planning and Civic Development prepare a report for Council, setting out the various ramifications in respect of the matter.

- CARRIED.

(The amendment having carried, the main motion was not put.)

In the matter of seeking legislation to limit the life of non-conforming signs, it was

MOVED by Alderman Hardwick,
THAT the Corporation Counsel, in consultation with the Director of Planning and Civic Development, be requested to draft a suitable Charter Amendment and report back.

- CARRIED.

B.C. Festival of Sports:
Appointment of 1973 Festival Chairman
(Clause 4)

In considering this matter, it was

MOVED by Alderman Adams,
THAT His Worship the Mayor be authorized to appoint the 1973 B.C. Festival of Sports Chairman.

- CARRIED.

(His Worship this day appointed Alderman Sweeney as Chairman.)

Balance of Finance Matters)

MOVED by Alderman Hardwick,
THAT Clauses 2, 3, 5 and 7 of the Board of Administration report (Finance Matters) be adopted, and Clause 6 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. PERSONNEL MATTERS,
Supplementary Report,
October 20, 1972.

Attendance of Planetarium Staff
at Planetarium Assoc. of Canada
Conference - (Clause 1)

After considering this particular clause, it was

MOVED by Alderman Bird,
THAT the recommendation of the Manager of Museums and Planetarium, i.e., that four members of the Planetarium staff, referred to in the report, be granted leave with pay November 13 to 17, 1972, inclusive, in connection with this conference, be approved.

- CARRIED.

Balance of Personnel Matters

MOVED by Alderman Phillips,
THAT Clauses 2 and 3 of Board of Administration report (Personnel Matters) be adopted.

- CARRIED.

C. Marathon Development, King
Edward Avenue, Arbutus Street, etc.

The Board of Administration, under date of October 20, 1972, submitted the following report:

'The Corporation Counsel reports as follows:

"At the Public Hearing held on July 18th, 1972, one of the conditions laid down by Council with respect to the park development read as follows:

'(g) The 3.5 acre public park to be first dedicated to the City of Vancouver and so registered in the Land Registry Office in accordance with the provisions of the Subdivision Control By-law.'

The term "dedication" with respect to real property has a very special meaning:

(a) it reserves the property to the public use; and

(b) it does not permit the issuance of a certificate of title to the property involved.

The park in this case splits the development in two, and in order to maintain the comprehensive development features, various easements will have to be given to Marathon for utilities, etc., under the park. For Marathon's protection these easements should be registered in the Land Registry Office.

If the park is "dedicated", there will be no title and the easements cannot be registered. Marathon proposes that in lieu of "dedication", the park area be conveyed as a parcel of land in the usual manner so that a certificate of title will issue in the name of the City. To achieve the main object, i.e. that it remain as a park, they suggest that a restrictive covenant to this effect in favour of the abutting properties be registered against the title created. If, in the future, the park were not required and a majority of the abutting owners and the City agreed, the covenant could be released. (This is an advantage over dedication.) This procedure would enable Marathon to obtain proper registration of its easements.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Marathon Development, King
Edward Ave., Arbutus St., etc. (cont'd)

I cannot see that this proposal would prejudice the City's interests over the original requirements, and I would therefore recommend that condition (g) above stated be changed to read as follows:

'(g) That the applicant, Marathon Realty Company Limited, enter into an agreement satisfactory to the Corporation Counsel to provide, inter alia, for:

(i) the conveyance of the 3.5-acre site required for park purposes to the City;

(ii) a restrictive covenant by the City to reserve the site for park purposes, subject always to discontinuance if agreed to by the City and a majority of the abutting owners; and

(iii) easements in favour of Marathon Realty for utilities and such other purposes and at such places as may be satisfactory to the Superintendent of Parks and the City Engineer.'"

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be adopted by Council.'

MOVED by Alderman Wilson,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

D. Report of Standing Committee
on General Purposes

MOVED by Alderman Broome,
THAT the report of the Standing Committee on General Purposes, dated October 12, 1972, be adopted, except that in respect of Procedure on Rezoning Applications, contained on page 5, the following be added:

'it being understood that immediately after the various approvals have been obtained, a brief report will be made to Council, for information, prior to submission of the applications to Public Hearings."

- CARRIED.

E. Report of Standing Committee
on Transportation - Downtown Bus Service

Under date of October 23, 1972, the Chairman of the Standing Committee on Transportation submitted the following report:

" AT THE MEETING OF COUNCIL ON OCTOBER 17, DURING ENQUIRIES AND OTHER MATTERS, REFERENCE WAS MADE TO A COMMUNICATION FROM THE DOWNTOWN BUSINESS ASSOCIATION STATING THAT THE B.C. HYDRO STRONGLY SUGGESTS THAT THE FARE FOR THE CHRISTMAS SHOPPERS BUS BE SET AT 10¢ RATHER THAN 5¢ AS PROPOSED IN THE ATTACHED REPORT OF THE STANDING COMMITTEE ON TRANSPORTATION.

THE REASONS FOR INCREASING THE FARE TO 10¢ AND STILL OBTAINING A SUBSIDY OF $ 2,000.00 FROM BOTH THE CITY AND D.B.A. FOR A SIX WEEK TRIAL PERIOD ARE SET OUT IN THE ATTACHED LETTER DATED OCTOBER 20TH FROM THE D.B.A.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Standing Committee on Transportation - Downtown Bus Service (continued)

THE DEPUTY MAYOR ADVISED ALDERMAN WILSON TO RAISE THIS MATTER AT THE NEXT MEETING OF COUNCIL.

I WOULD LIKE TO RECOMMEND, THEREFORE, THAT THE FIVE RECOMMENDATIONS SHOWN IN THE *ATTACHED REPORT BE REVISED, AS FOLLOWS:

(B) THAT FOR THIS YEAR, ON A TRIAL BASIS, A CHARGE OF 10¢ BE MADE UPON BOARDING THE BUS (EXACT FARE).

(C) DELETE AND REPLACE WITH:
THAT THE CITY OF VANCOUVER AND THE DOWNTOWN BUSINESS ASSOCIATION EACH CONTRIBUTE $ 2,000.00 TO THE OPERATION OF SIX WEEK TRIAL PERIOD BUS SERVICE PRIOR TO CHRISTMAS 1972."

*(The Standing Committee on Transportation report, dated September 28, 1972, referred to, is on file in the City Clerk's office.)

MOVED by Alderman Wilson,
THAT the foregoing report of the Standing Committee on Transportation be approved.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Parcel of land bounded by Argyle Drive, Balmoral Street and the lane S. of 55th Avenue)

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Parcel of land bounded by Argyle Drive, Balmoral Street and the lane S. of 55th Ave. (cont'd)

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Phillips,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)
(Aldermen Wilson, Rankin and Hardwick refrained from voting on this By-law, not having been in attendance at the relevant Public Hearing.)

2. BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/W corner of 66th Avenue and Granville St.)

MOVED by Alderman Wilson,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW #3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/W corner of 66th Avenue and Granville St. (continued)

MOVED by Alderman Wilson,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

3. BY-LAW TO AMEND THE OFFENCE AND PENALTY SECTIONS OF SUNDRY BY-LAWS OF THE CITY OF VANCOUVER

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT leave be given to introduce a By-law to amend the Offence and Penalty Sections of Sundry By-laws of the City of Vancouver, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.
(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND THE OFFENCE AND PENALTY SECTIONS OF SUNDRY BY-LAWS OF THE CITY OF VANCOUVER (continued)

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Allocation of Lands for Highway Purposes: 190 West 2nd Avenue

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lot "E", Block 11, District Lot 200A, Group 1, New Westminster District, Plan 10116, described as follows: Commencing at the northwesterly corner of said Lot "E"; thence East Eighty (80) feet, following in the northerly limit of said Lot "E", thence S75° 53' 20" W, 81.99 feet, more or less, to intersection with the westerly limit of said Lot "E" at a point 20 feet southerly from the northwesterly corner of said Lot "E", thence N1° 23' 20" W, 20 feet, following in the westerly limit of said Lot "E", to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 15th, 1972,

(continued)

MOTIONS (cont'd)

Allocation of Lands for Highway Purposes: 190 West 2nd Avenue (continued)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED.

B. Closing and Stopping Up: (Lane in Block Bounded by Main St., Cordova St., Gore Avenue and Powell St. - Provincial Courts Building)

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City owns Lots 1 to 27 inclusive, Block 5, District Lot 196, Plan 184 and is developing the lands as a Provincial Courts site;

3. The lane in the said block is surplus to the City's highway requirements;

4. The said lots and lane are to be consolidated to form one site;

THEREFORE BE IT RESOLVED that all the lane dedicated by the deposit of Plan 184 within Block 5, District Lot 196, Plan 184; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 22, 1971, and marginally numbered LF5862, a print of which is hereto annexed, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed lanes and said lots 1 to 27 be subdivided to form one parcel,

- CARRIED.

1. Distribution and Sale: Power, Light and Gas in Regional Area

At the last Council meeting, notice was given by Alderman

(continued)

MOTIONS (continued)

Distribution and Sale: Power, Light and Gas in Regional Area (continued)

Wilson in respect of Distribution and Sale: Power, Light and Gas in Regional Area.

This motion, seconded this day by Alderman Bird and changed by agreement, was submitted, reading as follows:

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT City Council propose to the Greater Vancouver Regional District that the Provincial Government be petitioned to turn over to the Regional District the distribution and sale of power, light and gas in the Regional area.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - National Capital Commission: Superintendent of Parks

advised that the Superintendent of Parks had been appointed to the National Capital Commission in Ottawa.

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT His Worship the Mayor be requested to forward a letter of congratulations, on behalf of the Council, to Mr. S.S. Lefeaux, Park Superintendent, on the honour accorded to him in being appointed to the membership of the National Capital Commission.

- CARRIED

Alderman Sweeney - Tax Certificates

advised of a communication from Mr. Robert J. Brennan, Barrister, complaining of delay being experienced in receiving tax certificates from the City.

His Worship directed the letter be referred to the Board of Administration.

Alderman Calder - Basement Areas: Finishing

advised that some time ago he had raised the matter of obtaining a report on the requirements that only a portion of a basement area may be finished. He requested, therefore, that this report be forthcoming.

His Worship directed the matter to the Board of Administration.

Alderman Wilson - Vancouver Detoxification Centre Society

advised that the Vancouver Detoxification Centre Society was to be heard at a meeting of the Standing Committee on Health and Welfare on Thursday, October 26. In view of the Court of Revision on Business Tax the arrangements are in question. It is felt to be urgent that the Council consider the representations from the Society in the near future and give further direction.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Vancouver Detoxification Centre Society (cont'd)

The Alderman was advised that the Standing Committee meeting for the purpose has been called and should remain unchanged, it being understood the Court of Revision business may have altered to permit a shorter session.

Alderman Wilson - Tax Relief for Senior Citizens

referred to an earlier resolution of Council some time ago instructing a communication be forwarded to the Secretary of the State Legislature of Washington requesting particulars of the proposed Constitutional Amendment which will prepare the way for a "Tax Relief Law for Elderly Citizens".

The Alderman enquired if such a communication had been sent and if not, information now be sought.

His Worship agreed to send a letter accordingly.

Alderman Phillips - Recreational Site: Hastings Street and Campbell Avenue

referred to request from the Chairman of the Ray-Cam Recreation Committee that a delegation be heard on their proposal requesting a recreational site at Hastings Street and Campbell Avenue.

The Alderman suggested the delegation be heard at the same time the Council's report from the Board of Administration on the general subject of recreation facilities in public housing is under consideration.

The Council agreed accordingly.

Alderman Phillips - Participants in Canadian Figure Skating Championships

referred to a letter addressed to him from the 1973 Canadian Figure Skating Championships Committee Chairman in respect of acknowledging these skating championships to be held in Vancouver January 15 to 21, 1973.

It was agreed to give the communication to the City Clerk for submission to Council at a later meeting.

Alderman Hardwick - Wall Street Grain Elevator Site

referred to the Wall Street grain elevator site and pointed out the Park Board, and others, have requested this property be made available as a park.

In discussing the matter with Mr. W.G. Rathie from the National Harbours Board it is advised the property is expected to be vacant soon and that he is prepared to consider an exchange proposal with a City street end in the area of the new terminal.

cont'd...

ENQUIRIES AND OTHER MATTERS (cont'd)

Wall Street Grain
Elevator Site (cont'd)

The Alderman requested the Board of Administration bear this exchange proposal in mind when reporting to Council on the Wall Street property.

The Council recessed at approximately 11:00 a.m. to reconvene 'In Camera' in the Mayor's Office, following which the Council adjourned at approximately 11:45 a.m.

***

The foregoing are Minutes of the Regular Council meeting of October 24, 1972, adopted on October 31, 1972.

MAYOR

CITY CLERK

October 20, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSURE OF ESTABLISHED PORTIONS OF CROWN STREET, SOUTH OF MARINE DRIVE, BLOCK 9, D.L. 320 - MUSQUEAM PARK

"City Council on August 29, 1972 closed the portions of dedicated streets required for the assembly of Musqueam Park. Previous planning was to widen Crown Street from 66 feet to 80 feet. Present planning is for Crown Street, south of Marine Drive to remain 66 feet in width. The west 7 feet of City Lots 26 to 31 and S½ of Lot 33 have been established for road and these strips are now surplus to the City's highway requirements. The S½ of Lot 33 is not in the park site, but if the property is placed on the market, the west 7 feet should be part of the sale.

I RECOMMEND that the west 7 feet of Lots 26 to 31 and the west 7 feet of the S½ of Lot 33 be closed, stopped up and added to the balance of the said lots."

Your Board RECOMMENDS that the foregoing be approved.

2. UNIVERSITY-CHANCELLOR BOULEVARD BUS ROUTE ALTERATION

The City Engineer reports as follows:

"The B.C. Hydro Transit Division has requested that due to the re-design of Chancellor Boulevard and 4th Avenue, the No. 10 TENTH-UBC bus service be rerouted via Blanca Street, 4th Avenue, then via the regular route along Chancellor Boulevard. Chancellor Boulevard, which has been used by this bus service in one direction from the Blanca Street bus loop west to the University of B.C., is to be closed at a point west of Blanca Street. As a result, it will now be necessary for this bus to proceed in one direction north on Blanca Street from 8th Avenue to 4th Avenue along the existing bus route, and proceed westwards approximately two blocks along 4th Avenue into the University Endowment Lands. The return trip is eastward along University Boulevard to Blanca Street and the bus loop. Ten buses a day use this one-way routing.

This portion of 4th Avenue, between Blanca Street and the University Endowment Lands, is not an authorized bus route. There is no objection to its usage for this purpose from an engineering standpoint.

To provide appropriate service, two bus stops are required along this routing on 4th Avenue.

Accordingly, it is RECOMMENDED:

1. That the B.C. Hydro and Power Authority be permitted to route the Chancellor-University bus westward along 4th Avenue from Blanca Street to the University Endowment Lands.

2. That bus stops be authorized on 4th Avenue at Blanca Street and Drummond Drive."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

3. PROPOSED BUS ROUTES - 21 KERR, 26 BOUNDARY (CHAMPLAIN HEIGHTS)

The City Engineer reports as follows:

"By letters dated October 12th and 17th, 1972, B.C. Hydro Transit Division have made application to introduce, on November 3rd, 1972, two new services and cancel an existing shuttle bus service in the south east sector of the City. (Copies of the letters are attached.)

The developments now being completed in Champlain Heights require amendments and additions to the existing bus service in the area. A revised bus routing and bus stop arrangement for the area has been developed and agreed to with B.C. Hydro and this report sets out the details and recommends approval of the routes and bus stop arrangements.

The present proposal consists of a stage development of the ultimate plan in order to provide service to completed homes and those that will be completed within the next year.

PRESENT BUS SERVICE

Prior to Champlain Heights the homes in the southeast sector were adequately served by a shuttle bus service operating in one direction from the Joyce Road Loop to 45th Avenue south on Doman Road to 54th Avenue, west on 54th Avenue to Kerr Street and north on Kerr Street to 45th Avenue. There is no change proposed in the portion from the Joyce Road Loop to 45th Avenue. The Kerr Street portion of this service fits and will be incorporated in the ultimate area service. The Doman Road portion does not fit into the ultimate scheme nor does 54th Avenue. While removal of service from these two streets will be less convenient to immediate transit patrons who have enjoyed the extra convenience for many years, the new arrangement will provide service somewhat more convenient than the standard adopted for the City as a whole.

PROPOSED BUS SERVICE

The detailed proposal now being presented to Council for approval is as follows:

1. Kerr Road Service

From 45th Avenue by way of Kerr Road to 58th Avenue and looping clockwise around 58th Avenue and Rosemont Street back to Kerr Road. The southern recovery point of this route will be on-street on the north side of Rosemont Street immediately west of 58th/Butler intersection.

2. Boundary Road Service (49th Avenue - Imperial routing)

From 45th Avenue by way of Doman Road, 49th Avenue, 49th-Imperial Connector to Frontenac Street and looping in an anti-clockwise direction south on Frontenac Street, east on Hurst Avenue and north on Boundary Road back to the 49th-Imperial Connector.

The southern recovery point of this route will be on-street on the south side of Hurst Avenue, west of Boundary Road.

.....Cont'd

Clause No. 3 Cont'd

ROADWAY IMPROVEMENTS

The streets involved in these routings are adequate with the following exceptions:

1. Frontenac Street from Hurst Avenue to the 49th-Imperial Connector.

   This is presently a gravel roadway and it will be necessary to provide a 20 foot wide 2 inch thick strip pavement. The estimated cost for this work is $5,000.

2. Bus Pull-Offs (Local widening at stops for buses to pull off travelled road)

   Because of the heavier traffic volumes on the 49th-Imperial route it will be necessary to construct 3 pull-offs at an estimated cost of $1,500. In accordance with previous cost sharing arrangements for bus pull-offs, B.C. Hydro have agreed to pay 25% of the cost of these pull-offs.

Funds are available for this work in the 1972 Streets Capital Budget Account #148/7916 'Miscellaneous Projects - Unallocated'.

At this time the traffic volumes are not sufficiently heavy on the balance of the transit routings in this area to require bus pull-offs.

3. Bus Stop Arrangements

   The bus stop arrangements on the new routes that have been added, are in accordance with the selective stop policy. These bus stop arrangements together with the new routes are shown on the attached plans number 21K and 26B.

RECOMMENDATIONS

It is recommended that:

1. The bus routings and stops as shown on the attached plans #21K and 26B be approved.

2. The one-way routing and stops on Doman Road between 49th and 54th and on 54th Avenue from Doman Road to Kerr Street be discontinued.

3. Funds be allocated from Account #148/7916 'Miscellaneous Projects - Unallocated' for the following purposes:

   (a) paving of Frontenac Street from Hurst Street to the 49th Imperial Connector, estimated at $5,000.

   (b) for the City's share of 3 bus pull-offs on the 49th-Imperial Connector, estimated at $1,125."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 106

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Alter Gasoline Service Station:
2590 Cambie Street

The Director of Planning and Civic Development reports as follows:

"Shell Canada Ltd. have filed Development Permit Application No. 59414 to alter the existing gasoline service station by providing new canopy, new pump island, new facia and new exterior finishes on the existing building and to alter the existing building to provide a retail store.

The development is located in a C-2 Commercial District at the north east corner of 10th Avenue and Cambie Street.

The Gasoline Service Station Policy, as adopted by City Council on October of 1968, permits alterations to the existing gasoline service station at this location.

Letters have been submitted from the applicant which state:
'We propose that grocery items will be specifically excluded from the premises and our store will be limited to the sale of automotive oriented merchandise.'.....'Further to your conversation yesterday with Mr. J. M. Hine regarding the merchandise to be sold from the sales room from the subject unit, we propose to confirm that it will be restricted to sale of automotive accessories as allowed in the Vancouver Zoning and Development By-law.' "

The Technical Planning Board and the Vancouver City Planning Commission RECOMMEND that Development Permit Application No. 59414 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the alteration of the existing gasoline service station by providing new canopy, new pump island, new facia and exterior finishes on the existing building and to alter the existing building to provide for the retailing of automotive accessories in accordance with the letters dated August 1st, 1972, and August 18th, 1972, from Mr. B. J. Harrington of Shell Canada Ltd., and subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) The landscaping on the site is to be first approved to the satisfaction of the Director of Planning and Civic Development.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

      (i) the location of any outdoor merchandise displays on this site, with such being in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

      (ii) the provision on site of a satisfactorily screened location for garbage and trash.

2. All landscaping to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition.

3. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

cont'd...

Clause #1 continued:

4. Merchandise to be sold is to be restricted to automotive accessories only and to be carried out completely within the enclosed building with the exception of those items permitted by Section 11(10) of the Zoning and Development By-law.

Your Board RECOMMENDS that Development Permit Application No. 59414 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Alteration Service Station:
5749 Main Street

The Director of Planning and Civic Development reports as follows:

"Shell Canada Ltd. have filed Development Permit Application No. 58792 to alter the existing gasoline service station on this site to install an automatic car wash in the existing most westerly bay and to alter an existing free standing sign on the site.

The site is located between 41st Avenue and Ontario Place and on the west side of Main Street and is in a C-2 Commercial District.

Five neighbouring property owners were notified of this proposal and there were ten letters of objection received.

The site is immediately adjacent to one family dwellings.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 58792 be refused for the following reasons:

'The proposed car wash is considered an unsuitable form of development at this location having regard to its location near existing one family dwellings.' "

Your Board RECOMMENDS that Development Permit Application No. 58792 be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

CONSIDERATION

3. Proposed Heliport -
555 Great Northern Way

The Director of Planning and Civic Development reports as follows:

"Mr. G.W. Aldcroft for Finning Tractor & Equipment Co. Ltd., has filed Development Permit Application No. 58324, to use a portion of their Head Office site for a heliport.

The heliport location would be in the north-west corner of the site which is on the north side of Great Northern Way. (see APPENDIX A location map submitted by applicant).

The site is within a M-2 heavy industrial district; which district schedule provides that 'an aircraft landing place' is a use which may only be granted by the Technical Planning Board after consultation with the Vancouver City Planning Commission.

Use

Finning Tractor & Equipment Co. Ltd. have advised that they have purchased an Alouette II Helicopter 'to help meet growing customer needs and company responsibilities on coastal and island areas.' The helicopter would be 'mainly for the use of our sales staff in making customer contacts on Vancouver Island and South Coastal Logging Operations. We estimate that there will be seven takeoffs and landings per week from the proposed site'.

cont'd....

Clause #3 continued:

Department of Transport - Air Services

A copy of a letter dated January 28, 1972 from the Department of Transport - Air Services has been submitted which advises that

'This will confirm our appraisal of the proposed helicopter site located on the northwest corner of your property at 555 Great Northern Way as suitable with minor surface improvements for licencing as a private heliport.

The area under consideration is clear of obstructions and approaches from both east and west appear to be possible without undue trespass over residential areas.

It is suggested that before proceeding further into this matter you contact the Vancouver City Planning Department for their consideration.'

Information submitted with the application indicates that the flight path to and from the heliport would be in as east-west direction over the Great Northern railway yards and approach the heliport from the north.

Consideration by Technical Planning Board

The Technical Planning Board in considering this Development permit application had regard to - flight path as relating to surrounding residential development - possible noise control - overall policy of heliports within the city.

Flight Path

It appeared that the flight path to and from the heliport was principally over industrial property with no undue flying over residential property. If a private heliport should be permitted within the central industrial area of the city of Vancouver, the proposed location was reasonable.

Noise Levels

The noise factor causes concern. There would be some noise disturbance to residential property. Noise emanating from heliports or helicopters do not appear to be controlled in the anti-noise bylaws that have been proposed.

Heliport Study

The Department of Planning and Civic Development are studying the question of heliports within the city to see if recommendations can be made to permit heliports in specific areas of the city. This study does not have high priority. It will be sometime before a report is completed and submitted to City Council for consideration.

It is also believed that the Department of Transport will be studying the transportation of goods within the greater Vancouver area. It is not known what is the exact nature of the study and whether it will include heliport requirements.

The Technical Planning Board suggests that consideration be given to granting approval to the operation of the private heliport in accordance with the information submitted by Finning Tractor & Equipment Co. Ltd. for a limited period of 12 months only having regard to the limited private use of this heliport; its location; proposed flight path.

During this 12 month period, the use of this private heliport including noise, location etc. can be evaluated.

Such evaluation can then be considered together with the proposed report on heliports to be submitted by the Department of Planning and Civic Development.

cont'd....

Clause #3 continued:

Consideration by the Vancouver City Planning Commission

The Vancouver City Planning Commission were concerned about noise factors and possible adverse affect on apartment development across Northern Way.

The Planning Commission resolved that it was not in favour of the proposal and recommend REFUSAL.

RECOMMENDATION

The Technical Planning Board suggests that Finning Tractor & Equipment Co. Ltd. be granted APPROVAL of a development permit for a limited period of 12 months on a trial basis pending establishment of a policy on heliports by the city.

However, having regard to the nature of the development and the views of the City Planning Commission; the Technical Planning Board submits this matter to City Council before making a final decision."

Your Board submits the foregoing report of the Technical Planning Board and the Vancouver City Planning Commission to City Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 106 - 107

FINANCE MATTERS

CONSIDERATION

1. Charter Amendments

The Corporation Counsel reports as follows:

"During the course of the year I receive various suggestions from both members of Council and staff, as to suggested amendments to the Charter to effect improvements in the City's operations. The following list comprises some suggestions which might form the basis of an application to the Private Bills Committee next spring:

A. The City Clerk suggested an amendment which would authorize the City to employ voting machines. I believe they are under study by the City Clerk but there is no existing authority to allow their use.

B. Section 38(i) provides that a member is disqualified if he misses Council meetings for four consecutive weeks. If an Alderman had missed the meetings for three weeks, but planned to attend in the fourth week he would end up being disqualified if Council had chosen that week to be a skip week. The problem would be solved if the time was expressed as four regular meetings of Council.

C. Last year amendments were made to eliminate the requirement for full names with respect to nominations. Subsection (2) of section 46 was omitted and should also be amended to conform with the remaining sections.

D. The Vancouver Tenants Council has suggested that the requirement for a statutory declaration supporting a complaint regarding omission from the voters' list, as set out in section 23, is onerous and should be removed. This request seems reasonable and an amendment could be made to merely require the grounds of the complaint to be set out in writing.

E. Last year an amendment was made to the Municipal Act allowing a member of Council who was not present at a public hearing, to vote on the by-law provided he had received an oral or written report of the proceedings. Such an amendment would be of value in the Charter.

F. Section 397 provides the conditions under which real property, which is exempt from taxation, becomes liable to taxation when it loses its exempt status. However, the section does not deal with the sale of City property. If City property is sold in 1972, it does not become taxable until 1973. In all other exempt situations, it becomes taxable from the date of transfer. It would seem desirable to amend the section to apply in the same way to City property which is sold.

G. When dealing with the B.C. District Telegraph agreement earlier this year, Council decided that consideration should be given to extending the taxing provision of section 398 to the telephone company's leased lines. If this is desired, the section will require an amendment.

Cont'd....

CLAUSE NO. 1 (continued)

H. Over the past many years of the City's history, many streets have been widened progressively, by the acquisition of portions of adjacent property. Under some of the old legislation an anomolous condition arises where there is an "island" of privately owned land in the middle of the street. The owner has no control over it and it is in fact a part of the street system. The present method of expropriation is inadequate and impractical. I suggest that a principle as set out in the Highway Act might be considered, and that is, where public money has been expended in creating a road and the road is in fact created, then upon filing a statutory declaration in the Land Registry Office the Registrar can transfer the title to the City. This would be without prejudice to a claim for any due compensation.

I. The Charter at present provides for payment of interest (in expropriation cases) from the date the award is handed down. In many cases possession by the City is not taken until after the award is handed down. (Where possession is taken prior to the award, one of the terms of delivery is that interest be paid from the date of transfer).

In some respects it seems anomalous to pay interest without having possession and Council may wish an amendment which changes the calculation date for interest to the date of transfer of possession.

J. The City Engineer, with respect to City streets, and the Superintendent of Parks, with respect to streets within the Park system, are both authorized to erect signs and a violation of the directions on the sign constitutes an offence. The Park Board wish to be able to confer authority on the Superintendent to erect signs, in a similar way, with respect to the use of parks other than just the streets in the parks. A Charter amendment is needed to give this authority.

I would be obliged to receive Council's instructions on any or all of the above proposals.

Other suggestions have been made but these all require considerable study and review before the extent of the amendment needed can be properly determined. In others, they involve major policy changes which would require detailed consideration by Council. In neither case is it likely that any conclusions could be drawn in time for the next session.

Another consideration involves the eventual policy approach, in several areas, that may be taken by the new Government.

Matters under this category include the following:

I. Underground wiring. Special legislation is needed if the municipalities are to undertake the connection on private property as a result of undergrounding under the new beautification Act. This raises many problems of compensation costs, etc. and is ordinarily an area occupied by the utility company. It would seem more sensible that this should be dealt with at the Provincial level rather than by a Charter amendment since the beautification Act is province wide in its application.

Cont'd...

CLAUSE NO. 1 (continued)

II. The Director of Planning suggested that the City may be interested in a Charter amendment to allow it to prohibit the destruction of historic buildings. This is a major policy matter requiring a greater analysis than could be done by Charter amendment.

He also suggests legislation to limit the life of non-conforming signs. This again has ramifications which should be thoroughly researched before putting forward any proposals."

Your Board submits the report of the Corporation Counsel for the CONSIDERATION of Council.

RECOMMENDATIONS

2. Schedule of Rental Rates - The Queen Elizabeth Theatre & Playhouse September 1, 1972 to August 31, 1973

The Theatre Manager reports as follows:

"Each year the Manager of The Queen Elizabeth Theatre submits for Council approval the Schedule of Rental Rates for The Queen Elizabeth Theatre and Playhouse for the ensuing twelve months with recommended changes.

This year no change is recommended in the Schedule of Rental Rates circulated to City Council except for the change of term to September 1, 1972 to August 31, 1973. Rental Rates were increased 25% effective September 1, 1971.

The Vancouver Civic Auditorium Board concurs in the Manager's recommendation."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

3. Stage Lighting Control Equipment for The Queen Elizabeth Theatre

The City Engineer and the Manager of the Queen Elizabeth Theatre report as follows:

"On May 18th, 1971, the Vancouver City Council authorized the expenditure of $70,000 for the first phase of a three-year program to replace the stage lighting dimmer equipment in the Queen Elizabeth Theatre. The program proposed a second year expenditure of $40,000 for additional dimmers and a third year expenditure of $90,000 to replace the existing control system with a programmable control system capable of storing lighting scenes for large stage productions.

On December 21, 1971, the Vancouver City Council adopted a recommendation of the Board of Administration that the first two phases of the project be combined, that the tender submitted by Control Lighting Ltd. be accepted and that the decision to proceed with Phase III be referred for consideration in the 1973 Supplemental Capital Budget.

The first two phases of the project are now nearly completed. Because of the long (ten month) delivery term for the Phase III equipment and the need of installing the equipment in August 1973 when the theatre can be readily shut down, it is advisable to place the order for the Phase III equipment immediately.

Cont'd.....

CLAUSE NO. 3 (continued)

Phase III of this project includes the purchase and installation of an integrated control system consisting of a control console, a pre-set panel and a memory unit capable of storing and controlling lighting patterns for up to four 300-scene performances.

With the existing manual control panel, two operators are necessary for large performances, one to operate the pre-set panel and one the control console. Also, each repeat performance requires the same setup time since each lighting scene must be manually set on the pre-set panel. In addition, the existing panel can control only 90 of the 120 dimmers now installed.

The proposed integrated control system will eliminate one operator for large shows and will control all 120 dimmers. It will also reduce the operator set-up time to zero for repeat performances, because the lighting levels for each scene can be stored in the memory unit ready for instant recall. With the theatre being increasingly more heavily booked, the ability to handle overlapping schedules of large shows will be vital.

On completion of Phase II there will be a balance of approximately $20,000 unexpended. This balance is a result of a reduction in the electrical feeder requirement being provided in Phase II. The initial study had indicated that the feeder capacity would have to be increased to provide for the increased dimmer capacity; however, subsequent studies have shown that the existing feeder duct was already oversized and that by allowing a greater diversity factor, the existing feeder duct would be adequate. The tendered price for the supply and installation of the Phase III equipment is $99,539.18 (including Provincial Sales Tax), and the net funds required is therefore approximately $80,000.

The Director of Finance advises that, if approved, the additional funds estimated at $80,000 will be provided in the 1973 Supplemental Capital Budget.

The City Engineer and the Manager of the Queen Elizabeth Theatre RECOMMEND that:

(a) the sum of $80,000 be approved in advance of the 1973 Supplemental Capital Budget for the purchase and installation of the Phase III equipment.

(b) the City Engineer be authorized to place an order with Control Lighting Ltd. for this equipment."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and the Manager of the Queen Elizabeth Theatre be adopted.

CONSIDERATION

4. B. C. Festival of Sports: Appointment of 1973 Festival Chairman

The City Clerk reports as follows:

"A letter has been received from the Manager of the B.C. Festival of Sports requesting that Council appoint a Festival Chairman who will co-ordinate the Festival of Sports in the Spring of 1973. Council consideration before October 31, 1972 is requested.

Cont'd.....

CLAUSE NO. 4 (continued)

This organization submitted similar requests in 1970 for the 1971 Festival of Sports and also in 1971 for the 1972 Festival of Sports. In this regard Council on October 5, 1971, passed the following motion:

'THAT this appointment be left in the hands of His Worship the Deputy Mayor.'

(The Deputy Mayor subsequently appointed Alderman Sweeney)"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the B. C. Festival of Sports letter is circulated to Each Member of Council)

RECOMMENDATION

5. Pacific Northwest Section, American Water Works Association Conference - Vancouver, B. C. April 11 - 13, 1973

The City Engineer reports as follows:

"In 1973 on the above-noted dates, the American Water Works Association Pacific Northwest Section Conference will be held at the Vancouver Hotel. The City Engineer is the Conference Committee Chairman in charge of local arrangements. The cost of providing the necessary staff and equipment rentals in order to man the Registration Desk, etc. have, in the past, been assumed by the host City. It is estimated that this cost will be in the area of $300. The expected attendance is approximately 600.

This Conference was last held in Vancouver in 1966 and, in this respect, $300 was provided by the City of Vancouver at that time.

In order that the Conference Budget planning may proceed, I recommend that Council authorize, in advance of the 1973 Budget, the expenditure of $300 to defray the 1973 Local Arrangements Committee costs, funds to be included in the 1973 Engineering Department 'Conference' Appropriation."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Sewage Pumping Units
Grave Liners
Electric Carts
L.H.R.M. & L.H.S.M. Shovels
1200 Snow Shovels
Traffic Signal Equipment
Portable Radios
Streeting Lighting & Traffic Signal Poles

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATION

7. Board of Administration - Secretarial Services

City Council at its meeting of November 8th, 1966 approved a recommendation of the Standing Committee on Finance to establish a position of Clerk-Stenographer III in the Board of Administration. Duties at that time were stated to include:

Assisting the Secretaries to the Commissioners;
Providing vacation relief to the Secretaries to the Commissioners;
Acting as Secretary to the Administrative Analyst to the extent that time was available.

Since 1966, both Secretaries to the Commissioners have experienced a continual increase in the volume of the work required, including receiving and making telephone calls, arranging meetings, assembling subject material, filing, etc.

The duties of the Administrative Analyst have also changed during the past six years. During a recent review of the duties of the existing Clerk-Stenographer III position it was established that at least 75% of the working time of that position is engaged in stenographic and clerical work for the Administrative Analyst as numerous Board reports for Council are prepared by him.

To meet this change in circumstances, it is recommended that an additional stenographic position be established. The proposed duties to be:

Clerk-Stenographer II

Assisting the Secretaries to the Commissioners with general secretarial and clerical duties including reception, telephone answering, making appointments for meetings, typing memoranda, letters and reports. Other duties include filing, collating and copying material and requisitioning office supplies.
Initially to assist in the installation of a revised filing system and to be responsible for maintenance of files, cross-referencing, indexing, etc.

Report of the Acting Director of Personnel Services

I have reviewed the duties and responsibilities of the proposed new stenographic position and find them to be at a level of difficulty comparable to those of other Clerk-Stenographer IIs in the City Service.

I therefore recommend that the position be so classified effective when adopted. I further recommend that the position be excluded from Union jurisdiction.

The recommendation has been discussed with the Business Manager, M.R.E.U. - he concurs herein.

Furniture Requirements

A desk, chair and typewriter will be required. The Purchasing Agent has advised that estimated costs are:

Steno Chair	$ 53.00
Steno Desk	325.00
Electric Typewriter	690.00
Total	$1068.00

Cont'd.....

CLAUSE NO. 7 (continued)

Estimate of Costs

	1972	1973
Salary - 2 months - '72 rates	$ 912	
12 months - '73 rates		$5896
Fringe Benefits 12½%	114	738
	$1026	$6634
Furniture	1068	-
	$2094	$6634

The Comptroller of Accounts recommends that the required funds for 1972 be provided from Contingency Reserve.

There will be no change in the basic duties of the Clerk-Stenographer III.

Summary of Recommendations

Your Board RECOMMENDS that:

(a) An additional position of Clerk-Stenographer II, Pay Grade 10 ($456-535 per month) be established as recommended by the Acting Director of Personnel Services.

(b) Funds for 1972 be provided as recommended by the Comptroller of Accounts for salary and furnishings.

FOR COUNCIL ACTION SEE PAGE(S) 107-108

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT OCTOBER 20, 1972

CONSIDERATION

1. Attendance of Planetarium Staff at Planetarium Association of Canada Conference

The Manager of Museums and Planetarium reports as follows:

"The Planetarium Association of Canada, of which the H.R. MacMillan Planetarium and many of its staff are charter members, will be holding its 1972 Conference in San Francisco. This will enable it to meet at the same time as a number of American planetarium associations.

It is my recommendation that four members of the Planetarium staff, including myself, be given leave with pay to attend this Conference. All other expenses will be met by the Vancouver Museums and Planetarium Association. The members of staff who will attend are:

David A. Rodger	Manager, Vancouver Museums & Planetarium
James F. Wright	Planetarium Curator
Beth Harrison (Mrs.)	Planetarium Assistant
Michael Koziniak	Planetarium Technician

Accordingly, I recommend that these four members of the Planetarium staff be granted leave with pay for the period November 13 to 17, inclusive."

Your Board submits the foregoing recommendation of the Manager of Museums and Planetarium for Council CONSIDERATION.

RECOMMENDATIONS

2. Salary and Classification Review - One Position, Storekeeper II, Yards Branch, Planning & Control Division, Engineering Department

The Acting Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the above-named position.

In 1966, the Cambie Stores and the Union Yard Stores were consolidated and located at Manitoba Yards. The Assistant City Engineer, Planning and Control Division, reports that the duties of this position have increased in complexity and responsibility as a result of amalgamation of the two above-mentioned stores plus the implementation of a mechanical record keeping system.

Mr. Lovering, prior to 1966, was responsible as Storekeeper II for the ordering, receiving, storing and issuing automotive parts and tires, and supervising a staff of four subordinates at the Union Yard Stores. In 1966, Cambie Stores (primarily serviced the Engineering Shops) and Union Yard Stores were consolidated and relocated at Manitoba Yards. Mr. Lovering assumed the responsibility for the new amalgamated stores and staff complement increased to six subordinates from a previous level of four. Since 1966, the equipment and vehicle fleet has increased by approximately 7.5%, the Parks Board equipment and vehicles are now serviced and maintained by the Planning and Control Division, data processing methods have been implemented in the stores record systems and staff has increased to eight. These factors have altered the duties and responsibilities of this position.

Cont'd.....

CLAUSE NO. 2 (continued)

My recent review of this position reveals that the incumbent performs moderately complex clerical stores work involving ordering, receiving, storing, issuing and being accountable for a large variety of automotive parts, tires, equipment, materials, parts, tools, and other supplies for Engineering shops. In addition, he prepares and approves purchase orders, maintains the computerized stores records, assists in contract preparation, maintains effective liaison with suppliers and factory representatives, revises the minimum-maximum stock levels and prepares statistics as required.

My assessment is that the introduction of computerization has not increased the complexity of the job and thus a salary increase can not be predicated on this. However, it is the additional staff, increase in volume of stores, participation in contract preparation and approval of purchase requisitions that differentiate this position from that of the Storekeeper II classification.

I therefore recommend that it be reclassified to Storekeeper - Equipment, Pay Grade 22 ($766-919), (1972 rates) plus two pay grades for longer hours (37 1/2 hour week) and in lieu of rest periods, effective October 1, 1971. This position is equitably compensated at Pay Grade 22 based on internal comparisons. Accordingly, I have prepared a new Class Specification No. 112, Storekeeper - Equipment to accurately portray the work being performed.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1972 rates and including fringe benefits at 10% will be $1,663.

The Comptroller of Accounts reports that the additional funds estimated at $163 for 4 months in 1971 (1971 2nd half rates) and $570 for 1972 are available within the 1972 Departmental budget.

This report has been discussed with the Deputy City Engineer and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

Incumbent	Present Classification	Proposed Classification	Effective Date
E. H. Lovering	Storekeeper II P.G. 19 ($671-801) ($801)* Plus 2 Pay Grades for longer hours & in lieu of rest periods.	Storekeeper - Equipment ($766-919) P.G. 22 ($801-919)* Plus 2 Pay Grades for longer hours & in lieu of rest periods.	October 1, 1971

* Effective range in accordance with Personnel Regulation No. 160-1(a)

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

3. Leave of Absence Without Pay - Mrs. Joy Little, Department of Social Planning/Community Development

The Director of Personnel Services reports as follows:

"Mrs. Little, Clerk Stenographer III, because of her health and for personal reasons requests leave of absence without pay for one year effective October 1st, 1972.

If this leave is granted, it will be with the understanding that her present position will be filled on a permanent basis.

If she wishes to return to the employ of the City of Vancouver she will be certified for only those vacant positions for which she is qualified providing such positions are available and, she is selected to fill the existing vacancy. The Personnel Services Department should be notified by Mrs. Little, one month prior to the expiry date of the leave of absence, whether or not she wishes to return to City employement.

As this arrangement would not cause any inconvenience to the City and, as the Municipal and Regional Employees Union agree to the above terms of Mrs. Little's return to City employment, I recommend approval of her request."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 109

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON GENERAL PURPOSES

October 12, 1972.

A meeting of the Standing Committee of Council on General Purposes was held in No. 1 Committee Room, City Hall, on Thursday, October 12, 1972, at approximately 9:30 a.m.

PRESENT: Alderman Broome (Chairman)
His Worship the Mayor
Aldermen Adams, Bird, Phillips, Rankin, Sweeney and Phillips

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Calder
Alderman Hardwick

CLERK TO THE COMMITTEE M. James

Adoption of Minutes

The Minutes of the meeting held July 20, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Discretionary Powers to Board of Administration and Department Heads

On August 1, 1972, Council adopted the following recommendation of this Committee:

"THAT the Department Heads be asked to report to Council through the Board of Administration, advising the areas where discretionary powers might be given to either the Department Heads or the Board of Administration."

Under date of October 11, 1972, the Board of Administration submitted a report entitled "Report of Department Heads Advising the Areas Where Discretionary Powers Might Be Given."

The report listed in detail suggestions submitted by various Department Heads, and gave the Board of Administration's comments and recommendations on these departmental suggestions.

The following is a list of the suggestions submitted by the various departments, with your Committee's recommendation following each of the items, as listed.

(continued)

Transfers of Budget Appropriations:
Categories of Salaries New and
Non-recurring, Operating, Maintenance

RECOMMENDATIONS:

That the Director of Finance assume responsibility for approving transfers of appropriations

(a) for minor items under $500

(b) for replacement of equipment, on certification by the Purchasing Agent, City Engineer, City Electrician, Assistant Director of Construction and Maintenance, that

(1) the equipment cannot be repaired, or
(2) the cost of repairs is uneconomic when related to the age of the equipment and the new replacement cost.

Late Report Processing

RECOMMENDATION

The handling of late reports remain with the Chairman or Board of Administration, as they have full knowledge of the circumstances.

Entertainment of Visitors

RECOMMENDATION

That no change be made in present procedures.

Services of Specialists

RECOMMENDATION

That no change be made in present procedures.

Attendance: Training Courses,
Conferences, Seminars, etc.

RECOMMENDATION

No change in policy at this time.

Renewal of Existing Leases of Highway

RECOMMENDATION

That the authority for the renewal of existing leases be delegated to the Corporation Counsel and City Engineer, the rental to be in accordance with the recommendation of the Supervisor of Property and Insurance and to be reviewed every five years.

(continued)

Minutes of Authorization -
up to $5,000

RECOMMENDATION

No change at the present time.

Unspecified Projects - Capital
Budgets - over $5,000

RECOMMENDATION

No change at the present time.

Adjustments in Capital Appropriations

RECOMMENDATION

That authority to approve minor appropriation adjustments (i.e., minor adjustments not greater or less than 15% of the Estimate or $5,000), upon job completion or at the end of the fiscal year, be delegated to the Departmental Head and the Comptroller of Accounts.

Approval of Tenders

RECOMMENDATION

That the Board of Administration be granted authority to approve tenders that give the highest value up to $100,000 and that the awarding of street lighting and street paving, curb and gutter and sidewalk contracts be included.

Further recommended that the Department Head and Purchasing Agent be authorized to approve 'low bid' tenders up to an amount of $50,000 with the Purchasing Agent reporting periodically to Council on those items awarded.

Calling for Tenders in Advance of
Final Approval of the Project

RECOMMENDATION

That authority be granted for the calling of tenders in advance of final approval of the tender project subject to the provision that such tender call be only commenced after the project has been approved in principle by Council, and subject to the tender call being completed in such a way that tenderers would be advised that projects tendered upon are subject to final approval of the projects by Vancouver City Council.

Release of Easements or Rights of
Way as Charges Against Property

RECOMMENDATION

That this proposal be adopted and that a committee, comprising the City Engineer and the Corporation Counsel, be established pursuant to Section 161 of the Vancouver Charter, and that the Corporation Counsel submit a formal resolution for adoption

(continued)

Release of Easements or Rights of
Way as Charges Against Property (cont'd)

by Vancouver City Council to establish this committee.

Approval for Members of the Fire
Department to Work for Others Whose
Sick Leave Credits Have Expired

RECOMMENDATION

That the Director of Personnel Services may grant approval when so recommended for members of the Fire Department to work for others whose sick leave credits have expired, when so recommended by the Fire Chief.

Provincial Fire Advisory
Meetings - Attendance of the Fire Chief

RECOMMENDATION

That the Board of Administration be authorized to authorize the attendance of the Fire Chief at Provincial Fire Advisory meetings.

Courses for Fire Fighters

RECOMMENDATION

That no change be made at the present time.

Leave of Absence Without Pay

RECOMMENDATION

That Personnel Regulation 130-3 be revised to allow the Director of Personnel Services authority to grant leave of absence without pay, for periods not exceeding six months, all other requests for leave of absence without pay exceeding six months to be referred to the Board of Administration.

"No Change" Classification Reports

RECOMMENDATION

That where the Director of Personnel Services reports a "No Change" in salary or classification, these be handled in memo form by the Director of Personnel Services to the Department Head, and to the union, the memo outline the analysis had confirmed that the existing classification and salary is correct and an explanation. If the union indicates disagreement to the Director of Personnel Services, discussions continue and no change be made. Recourse to the "Joint Committee or Referee to continue".

Downward Reclassifications

RECOMMENDATION

No change in present policy.

(continued)

Reclassifications

RECOMMENDATION

That Personnel regulation 195-1 (f) be revised to grant the Board of Administration authority to approve reports with retroactive dates to one year.

Higher Starting Salary

RECOMMENDATION

Where no other existing City employees are affected by a higher starting salary, the Board of Administration be granted authority to approve such higher starting salary.

Deferred Vacations

RECOMMENDATION

That the Director of Personnel Services be granted authority to approve requests for deferred vacations up to a maximum of ten working days, requests for deferment of vacation in excess of ten working days be referred to the Board of Administration.

Personnel Regulations

RECOMMENDATION

That where regulations require revision as a result of established policy through Union contract or Council resolution, authority be granted to the Director of Personnel Services to approve the necessary procedure, subject, however, to the provision that where a new personnel regulation or change in regulation establishes a new policy which has not been approved by Vancouver City Council, it shall be submitted to Council for approval.

Procedure on Rezoning Applications

RECOMMENDATION

That authority be granted for the submission of rezoning applications which have been approved by both the Technical Planning Board and the Vancouver City Planning Commission direct to Public Hearings, after approval of the Board of Administration.

AMENDED
SEE PAGE 110

Display Advertisement - Public Hearings

RECOMMENDATION

That responsibility for placement of all advertisements for any department be vested in the City Clerk.

(continued)

Consultants/Temporary Staff - Civic Development Division

RECOMMENDATION

No change in present policy.

Discretionary use of Purchase of Outside Account (POSER)

RECOMMENDATION

No change in present policy.

Discretionary use of annually approved Research Budget

RECOMMENDATION

No change in present policy.

Petty Cash Fund for Coffee etc.

RECOMMENDATION

No change in present policy.

Board "reporting on minute details"

RECOMMENDATION

No change in present policy.

Delay in submission of reports

RECOMMENDATION

That this topic be referred back to the submitting department for further information, if any.

Health Department - Appointment of Technical and Professional Personnel

RECOMMENDATION

That this matter be referred to the Board of Administration for a further report.

Health Department - Purchase of Supplies

RECOMMENDATION

No change in present policy at this time and the Medical Health Officer and the Purchasing Agent be instructed to investigate the present purchasing arrangements used by the Engineering Department.

Auto Allowances

RECOMMENDATION

No change in present policy.

Health Department - Contract Services

RECOMMENDATION

No change in present policy.

(continued)

Health Department - By-Law Exemption

RECOMMENDATION

That the Medical Health Officer in consultation with the Corporation Counsel review the topic for report to Council in the normal manner.

Departmental Communications with the Board of Administration

RECOMMENDATION

No change in current practice.

Departmental Communications with Vancouver City Council

RECOMMENDATION

Agreement in general principle that the Board of Administration attempt to organize meetings with appropriate groupings of Department Heads with Vancouver City Council.

Your Committee after completing the review of the Report of the Board of Administration

RECOMMENDS that all Department Heads be advised that where a recommendation for "no change" was made in connection with the Items in the Board of Administration Report and the Department wishes to make further representation to the Committee, arrangements will be made by your Committee to hear such representations at a future meeting.

2. Assistant for the Board of Administration

On July 20, 1972 your Committee tabled the following resolution for a subsequent meeting

"That if the Board desires an Assistant, approval in principle be given".

At this present meeting of your Committee the above quoted resolution was raised from the table and after discussion your Committee

RECOMMENDS that if the Board of Administration requests additional assistance the Board of Administration report to Council as per the usual policy from time to time.

3. Mail addressed to the Mayor and Members of Council

On August 1, 1972 Council adopted the following recommendation of your Standing Committee

"(c) that the City Clerk be requested to report on the following resolution which was tabled at this meeting 'that all mail addressed to the Mayor and Members of Council be circulated to Council, except those matters which can be routinely carried out by the Department Heads, and the Board of Administration By-Law be amended accordingly."

Under date of October 10, 1972 the Board of Administration and the City Clerk submitted a procedure which they suggest be substituted for the policy established by Council in 1964.

(continued)

After reviewing the proposed procedure your Committee

RECOMMENDS that the following be a guide and general direction from Council to be observed in dealing with correspondence addressed to City Council:

"1. Letters which raise matters which, in the opinion of the City Clerk, confirmed by the Board of Administration, require a report from a chief officer or officers, shall be circulated to Council with a notation on the Council's copies to the effect that the City Clerk has asked for a report from the officials for submission to Council.

2. Letters which raise matters which, in the opinion of the City Clerk, can be handled by chief officers within the administrative procedures be circulated to Council with a notation to the effect the matter has been referred to a chief officer, who has agreed he is the Department Head concerned, for action by him. In these cases the correspondent will be advised the Department Head will deal with the letter.

3. Delegation Requests:

These shall be submitted directly to Council as correspondence or embodied in a report in those cases where officials are reporting in the normal course.

4. Letters of an abusive nature or crank letters shall be circulated to members of Council or at the discretion of the City Clerk, filed and the Council notified of the receipt of such letters.

5. Letters which raise matters of urgency be placed on the agenda of Council under correspondence, where the Mayor so orders.

6. Certain formal types of letters such as invitations, proclamations, information from senior governments, be placed on the agenda of Council under correspondence with the approval of the Mayor.

7. Other kinds of letters be circulated to members of Council with a notation that it is being circulated for their information in order that any member who wishes, may raise the subject at a Council meeting."

4. Request for additional Street Sweeper - 1972 Budget

Under date of September 22, 1972, the Board of Administration submitted a report of the City Engineer re the need for an additional street sweeper. At its meeting on September 26, 1972 Council referred the report of the City Engineer to your General Purposes Committee.

Your Committee had before it the report of the City Engineer and the Deputy City Engineer gave your Committee a report reference on the general situation and gave information on the street cleaning functions of the City of Vancouver related to other cities and related to previous years in the City of Vancouver.

The Deputy City Engineer also advised that in his opinion the overall costs of street cleaning must be considered rather than the single item of the cost of street sweeping as there were connecting factors between such items as leaf removal and catch basin cleaning, street sweeping and storm sewer cleaning.

(continued)

After receiving the information from the Deputy City Engineer and considering further the report of the City Engineer your Committee

RECOMMENDS the purchase of one additional mechanical street sweeper at an estimated cost of $22,000.00, funds to be provided from contingency reserve.

The meeting adjourned at approximately 11:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 110

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special meeting of the Council of the City of Vancouver was held on Thursday, October 26, 1972, in the No. 1 Committee Room, at approximately 10:00 a.m., to consider a by-law to amend the Vancouver Rental Accommodation Grievance Board by-law.

PRESENT: Deputy Mayor Alderman Sweeney
Aldermen Adams, Bird, Broome, Calder, Hardwick, Phillips, Rankin and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Linnell

CLERK TO THE COUNCIL: D. H. Little

1. AMENDMENT TO VANCOUVER RENTAL ACCOMMODATION GRIEVANCE BOARD BY-LAW

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4448, being the "Vancouver Rental Accommodation Grievance Board By-law" and the By-law be read a first time.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Adams,
SECONDED Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Deputy Mayor in the Chair.

- CARRIED

MOVED by Ald. Adams,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. Proposed Alterations to Swangard Stadium Grounds

Reference was made to an article in the Vancouver Sun on October 25, 1972, pointing out changes proposed to the Swangard Stadium grounds in preparation for the Canada Games and that such changes will result in the closing of the Stadium between December 1, 1972, and August 1, 1973.

cont'd....

Proposed Alterations to
Swangard Stadium Grounds (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Broome,

THAT the Vancouver City Council, in the strongest possible terms, protest to the joint Burnaby-Vancouver Swangard Stadium Committee in regard to the proposal to make any alterations to the Swangard Stadium field and particularly since such alterations will result in an extended closure of the Stadium, possibly from December 1, 1972 to August 1, 1973 when the Canada Games will open and for which such alterations are being advanced. The Vancouver City Council emphatically sets out its opposition to any such arrangements;

FURTHER THAT a copy of this resolution be forwarded to the Canada Games Committee, the Vancouver Park Board and the Burnaby Parks Commission.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 10:10 a.m.

***

The foregoing are Minutes of the Special Council meeting of October 26, 1972, adopted on October 31, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 31, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Alderman Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES

(a) MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), dated October 24, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Hardwick,
SECONDED by Alderman Bird,
THAT the Minutes of Special Council Meeting, dated October 26, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS

1. Indigent Burials

The Council further considered tenders received to provide indigent burial service and, in this regard, noted Board of Administration reports dated:

September 29, 1972 (Social Service and Health Matters),
October 13, 1972 (Social Service and Health Matters),
October 27, 1972.

Representatives of the following companies were heard:

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Indigent Burials
(continued)

B.C. Funeral Service and
Kearney Funeral Directors, (Mr. Owen, Barrister)

First Memorial Services Ltd., (Mr. Peterson, Barrister)

Glenhaven Memorial Chapel Ltd. (Mr. Loewen - Brief file

On October 3, 1972, a motion by Alderman Sweeney on this matter was tabled, pending further information. This motion, therefore, was resubmitted at this time, as follows:

MOVED by Alderman Sweeney,
THAT a contract be entered into with the Vancouver group of undertakers, represented by Mr. W. S. Owen, to provide the indigent burial service for the City, for a period of twelve months, based on the letter from the Kearney Funeral Directors, dated October 2, 1972, in which a previously proposed contract is referred to as a 'standing offer'.

- LOST.

A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Broome
Alderman Wilson	Alderman Linnell
Alderman Bird	Alderman Rankin
His Worship the Mayor	Alderman Hardwick
Alderman Adams	Alderman Phillips
	Alderman Calder

(Lost)

MOVED by Alderman Linnell,
THAT the Board of Administration be requested to call for new tenders for this service, based on specific specifications.

- CARRIED.

Delegation Matters

The Council noted that the following delegations were deferred, to be heard at a future meeting:

Jericho Park Committee (Mr. D. Gray-Grant)	Jericho: 38 Acres
(Mrs. M. Baker ((Jericho Tennis Club ((Mr. White)	Jericho Tennis Club Air Supported Structure.

In respect of the Jericho Park Committee, Mr. D. Gray-Grant has asked that the delegation be heard at 2:00 p.m. next week. The Council felt, however, that the City Clerk should make the required arrangements for November 7, 1972, but at the convenience of the Council.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Delegation Matters (continued)

In respect of the Jericho Tennis Club matter, the Council agreed that the delegation be heard next week, as requested. The Board of Administration report thereon will be resubmitted at that time.

Unfinished Business

Grant Request: Khalsa Diwan Society
(Sikh Temple Community Centre)

In accordance with the request received from the Director of Social Planning/Community Development, and on the understanding the Society is in agreement, the Council deferred consideration of this grant request pending receipt of the report of the Director of Social Planning/Community Development in connection therewith.

COMMUNICATIONS OR PETITIONS

1. Tour Arrangements for Competitors:
1973 Canadian Figure Skating Championships

Council considered the request from the Chairman of the Registration Committee, re the 1973 Canadian Figure Skating Championships, to be held January 15 to 21, 1973, enquiring with respect to suitable recognition of the participants.

MOVED by Alderman Phillips,
THAT free passes be arranged for the participants in these championships, to attend the Centennial Museum and Bloedel Conservatory.

- CARRIED.

2. First National Tri-level
Conference

MOVED by Alderman Wilson,
THAT, pursuant to the invitation from the Chairman, Joint Municipal Committee on Intergovernmental Relations (CFMM), His Worship the Mayor be authorized to attend the conference and pre-conference meetings, to be held in Toronto, re First National Tri-level Conference, November 18 - 21, 1972.

- CARRIED.

3. Rates of Pay for
Certain Election Staffs

The City Clerk submitted a communication, dated October 27, 1972, attaching a schedule of rates of pay for the following election staffs:

Supervisor, D.R.O., Assistant D.R.O.,
Clerks and Counters.

MOVED by Alderman Bird,
THAT the schedule of rates of pay, proposed by the City Clerk, for certain election staffs set out therein, be approved, the additional funds required over budget, in the amount of approximately $5,000, to be provided from finance contingency account.

- CARRIED.

(Schedule on file in City Clerk's office.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT, October 27, 1972

WORKS AND UTILITY MATTERS

Removal of Parked Cars
During Snow Removal Operations
(Clause 1)

MOVED by Alderman Broome,
THAT this clause be adopted; and

FURTHER, THAT in future and if legally possible, the Board of Administration handle such matters as an administrative function.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Phillips,
THAT Clauses 2 to 6 of the Board of Administration report (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Social Allowance - Christmas Bonus
(Clause 1)

MOVED by Alderman Rankin,
THAT consideration of this clause be tabled, and in the meantime, the Director of Welfare and Rehabilitation communicate with the Minister of Rehabilitation and Social Improvement with the request that the Christmas bonus for each head of family be raised from $10 to $20, and the bonus for each single person be raised from $4 to $6.

- CARRIED.

BUILDING AND PLANNING MATTERS

Development Permit Application #59581 -
At Variance with West End Policy Guidelines
(Clause 2)

In considering this clause, a communication was noted from the Citizens Council on Civic Development (CCCD), enclosing a resolution supporting Recommendations 2 and 3 of the Director of Planning and Civic Development report, contained in this clause, but rejecting Recommendation 1 dealing with the processing of the development permit application referred to in respect of construction of an apartment building.

MOVED by Alderman Phillips,
THAT Recommendations 2 and 3 of the Director of Planning and Civic Development report, contained in this clause, be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS
(continued)

Development Permit Application #59581 -
At Variance with West End Policy Guidelines
(Clause 2) - continued

MOVED by Alderman Phillips,
THAT Recommendation 1 of the Director of Planning and Civic Development report, regarding processing of Development Permit #59581, be tabled for one week, to obtain further information from the Director of Planning and Civic Development in respect of this development permit.

- CARRIED.

(Ald. Wilson voted in the negative.)

MOVED by Alderman Wilson, in amendment,

THAT the words 'for one week' be struck from the motion of Alderman Phillips, and the following be substituted therefor:

'until later this day'.

(not put)

(The motion of Alderman Phillips was put and CARRIED.)

Balance of Building
and Planning Matters

MOVED by Alderman Broome,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters) be adopted.

- CARRIED

The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at approximately 11:30 a.m., with the same personnel present except that at the commencement only, the Deputy Mayor was in the Chair.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT continued:

LICENSES AND CLAIMS MATTERS

Dog License Fees (Clause 1)

MOVED by Ald. Phillips,
THAT this clause be adopted;

FURTHER THAT the license fee for unspayed female dogs be increased from $10 to $15.

- CARRIED

MOVED by Ald. Phillips,
THAT the question of the advisability of additional staff in connection with the dog control problem be referred to the Board of Administration for report to Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LICENSES AND CLAIMS MATTERS (cont'd)

Pollution Control Inquiry (Clause 2)

MOVED by Ald. Bird,
THAT Clause 2 of the report of the Board of Administration (Licenses and Claims matters), be adopted.

- CARRIED

FINANCE MATTERS

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Finance matters) be adopted.

- CARRIED

B. PROPERTY MATTERS

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Property matters), dated October 27, 1972, be adopted.

- CARRIED

C. Transit Study 'Existing Transit Operations - Downtown Vancouver 1970'

The Board of Administration, under date of October 27, 1972, submitted the following report:

'The City Engineer reports as follows:

"On September 14, 1971, when dealing with a progress report on the 1970 Transit Operations Study, City Council passed the following resolution:

'ITEM A

Request the Police Commission have the Chief Constable, in conjunction with the City Engineer, assess the effectiveness of rush hour enforcement policy after a six-month period.

ITEM B

Request the B.C. Hydro and Power Authority review their schedule adherence and supervision procedures after a six-month operation period.

ITEM C

Review the matter of additional staff for a continuing transit study team in six months' time.'

This report deals with the above-requested reviews. Submission of this report to Council has been delayed because of the backlog of work brought about by the civic labour problems encountered during May and June of this year. For Council's information, copies of recent communications from B.C. Hydro (Metropolitan Transit Lines) and Board of Police Commissioners pertinent to Items A, B and C above are attached.

A - ENFORCEMENT POLICY ON 4:00 P.M. - 6:00 P.M. RUSH HOUR RESTRICTIONS

The attached communication from the Board of Police Commissioners indicates that more effective enforcement of the rush hour parking regulations has been achieved by reducing the size of enforcement zones, assigning tow trucks to specific zones, and adjusting work schedules to enable the assignment of additional traffic members to rush hour enforcement. In view of these additional measures no further action is suggested at this time.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transit Study 'Existing Transit Operations - Downtown Vancouver 1970' continued:

B - ADHERENCE AND SUPERVISION - B.C. HYDRO SCHEDULES

The B.C. Hydro have instituted certain measures for improving schedule adherence and are exploring further possibilities to install electronic hardware on the buses which would be of assistance in improved scheduling of transit by computer.

Comment - In view of these additional measures no further action is suggested at this time.

C - ADDITIONAL STAFF FOR AN ON-GOING TRANSIT STUDY TEAM

On November 10, 1970, when dealing with specific recommendations of the report 'Existing Transit Operations - Downtown Vancouver 1970', Council approved the matter of adding one staff member for the on-going transit study program, subject to an additional member also being provided by B.C. Hydro and Power Authority.

Comments - The attached communication from B.C. Hydro* indicates that they do not wish to provide additional staff exclusively for Vancouver's transit problems in view of the possible transit take-over by the Regional District.

Because the bus system in Vancouver is designed so that practically all routes go into or pass through the downtown area, the greatest congestion and delay to vehicles will continue to be in the downtown area and on the approaches to the downtown area. It was because of this situation and the numerous 'ad hoc' suggestions for improvements by various groups that the 1970 joint study of bus operation was authorized.

There is continuing concern being expressed by various groups and further suggestions for improvements are now being submitted. Specifically, the Standing Committee on Transportation heard a delegation and brief from the Amalgamated Transit Union entitled 'Immediate Improvements to the Bus System in Vancouver'. In this brief there was a proposal to 'institute reserved curb lanes for buses only during the rush hours, on Hastings, Granville, Main and Kingsway, and see to it that they are enforced'. In addition, the Engineering Department has received a separate submission with many unrelated suggestions for improvements at specific locations in the downtown area.

Therefore, if Council wishes to take an active part in examining the range of opportunities for improving the transit operation as an on-going study, an additional staff member in the Traffic Division of the Engineering Department will be required as recommended in the 1970 transit report. With the experience of the 1970 study it is clear that extensive technical involvement with B.C. Hydro will be necessary in any on-going review of bus operation and the most effective arrangement would be some type of team arrangement.

In view of Council's proposal to meet with the Provincial Government to explore immediate improvements to the transit system in Vancouver (and also the G.V.R.D.'s renewed negotiations for take-over of the bus system), Council may wish to raise the matter of technical staff at such a meeting.

With respect to the above items under review it is RECOMMENDED that:

A. The communication from the Board of Police Commissioners outlining their enforcement procedures of 4:00 - 6:00 rush hour regulations be received.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Transit Study 'Existing Transit Operations - Downtown Vancouver 1970' continued:

B. The communication from B.C. Hydro concerning schedule adherence and supervision be received.

The matter of authorizing an additional staff member in the Traffic Division of the Engineering Department for a continuing review of ways to improve the transit operations in Vancouver is submitted to Council for CONSIDERATION."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer and submits the last item for CONSIDERATION.'

* on file in City Clerk's Office

MOVED by Ald. Wilson,
THAT recommendations A and B of the City Engineer and the Board of Administration, contained in the foregoing report, be approved;

FURTHER THAT an additional staff member in the Traffic Division of the Engineering Department, for a continuing review of ways to improve the transit operations in Vancouver, be approved, subject to an additional staff member being provided by the B.C. Hydro and Power Authority.

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT all the words after 'be approved' in the second part of the motion of Alderman Wilson be struck and the following substituted therefor:

'and the B.C. Hydro and Power Authority be requested to reconsider its position and appoint an additional staff member also'.

- CARRIED

The motion, as amended and reading as follows, was put and carried:

"THAT recommendations A and B of the City Engineer and the Board of Administration, contained in the foregoing report, be approved;

FURTHER THAT an additional staff member in the Traffic Division of the Engineering Department, for a continuing review of ways to improve the transit operations in Vancouver, be approved, and the B.C. Hydro and Power Authority be requested to reconsider its position and appoint an additional staff member also".

D. Report of Standing Committee on Finance

MOVED by Ald. Adams,
THAT the report of the Standing Committee on Finance, dated October 19, 1972, be adopted.

- CARRIED

E. Report of Standing Committee on Health and Welfare

MOVED by Ald. Rankin,
THAT the report of the Standing Committee on Health and Welfare, dated October 19, 1972, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. City of Vancouver Bond Issues

The Special Committee re Bond Issues, under date of October 23, 1972, submitted the following report:

" On Sept. 6/72 Council authorized the Special Committee re Bond Issues (Chairman of Finance, Board of Administration, Director of Finance) to place a City of Vancouver bond issue in Germany if certain conditions were met, and if the German market was not or could not be chosen, then the Committee had authority to place the issue in the Canadian market.

For Council's information the Committee reports that it has decided not to finance a City bond issue at this time in the German market, primarily because of a dramatic increase in the German interest rates, caused both by internal (German) inflation and by the strengthening U.S. dollar. At the same time, the Canadian bond market has improved, and the difference between the German and Canadian interest rates is insufficient, in our opinion, to provide adequate protection against possible currency fluctuations.

The Committee will therefore proceed to place a relatively small ($4,000,000 - $5,000,000) bond issue in the Canadian market in the immediate future. This should provide for the City's needs into the Spring of 1973.

The Committee appointed Wood Gundy Limited as the City's Canadian agent to investigate the German market. At the same time, Wood Gundy sounded the other European markets, particularly the Swiss, which, while it requires a waiting period (in a queue of potential borrowers), offers the lowest interest rates.

Information regarding a potential Swiss borrowing

1. If the City is now placed in the borrowing queue the City is not obligated to make a final decision on whether or not to borrow until the City's name comes out of the queue.

2. The probable size of the borrowing would be on the order of $9,000,000.

3. The probable everthing included cost to the City would be 6 3/4% at today's rates, versus 8 - 8½% Canada.

RECOMMENDATION

After consideration of the market conditions your Committee recommends that Council approve the City's entry into the queue for borrowing in the Swiss market sometime in the Spring of 1973, and that Wood Gundy Limited be appointed as the City's Canadian agent for proper protection of the City's interests and position. A final decision as to whether or not to borrow in Switzerland would be made when the City's name came out of the queue."

MOVED by Ald. Adams,
THAT the recommendation of the Special Committee re Bond Issues, contained in the foregoing report, be approved.

- CARRIED

G. Report of Committee re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of October 4, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Casas, and reports as follows:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Committee re Illegal Suites - Hardship Cases (cont'd)

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Beatrice M. Skerritt (owner), 4611 Argyle Street
Mr. Erick Forsith (tenant), 2047 East 22nd Avenue
Mrs. Annie G. Crichton (owner), 5052 Chambers Street
Mrs. Anita Fortney (owner), 5092 Slocan Street
Robert & Marcia Gervais (tenants), 829 S.W. Marine Drive
Mrs. Elizabeth Wilman (tenant), 8564 Oak Street
Amy R. Schwab (tenant), 2948 Carolina Street
Louie Janak (tenant), 2948 Carolina Street
Nancy J. Kendall (tenant), 4681 West 9th Avenue
Mrs. Zlata Leskovar (owner), 2465 Triumph Street
Mr. Geo. W. Peterson (tenant), 4295 Sophia Street
Miss Dae Goddyn (tenant), 165 East 47th Avenue
Sharon Louise Yetman (tenant), 3185 Graveley Street

(b) the following applications be approved for one year from the date of this Resolution:

Mr. James Arthur Boutilier (tenant), 2796 East 14th Avenue
Mrs. Beverley A. McQuay (tenant), 1011 East 45th Avenue
Mr. Sergio Martinelli (tenant), 1224 Garden Drive
Mr. & Mrs. A.J. Geluk (tenants), 2447 Adanac Street
Mr. Gerry Boomer (tenant), #1 - 2515 West 2nd Avenue
Mr. David John Blackbourn (tenant), 3630 W. King Edward Avenue
Mr. Brian W. Steane (tenant), 1249 East 55th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mr. James H.Q. Laming (tenant), 820 West 18th Avenue

(d) the following applications be not approved:

William G. Groenhart (owner), 4420 Penticton Street
Joseph R. Mason (tenant), 1303 East 26th Avenue
William Glen Evanson (owner), 2861 East 44th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated October 4, 1972, and containing Clauses (a) to (e), be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Sign By-law: Beautification and Related Areas - Castle Hotel Sign

The Board of Administration, under date of October 23, 1972, submitted the following report:

' The Director of Planning and Civic Development reports as follows:

"A clause in the City's Sign Bylaw reads as follows:

'The City Electrician shall not grant a permit for the construction or erection of any electric sign which, in his opinion, if erected, will be unsightly, or grotesque, or offensive in character, subject, however, to the right of the applicant to appeal to the Council, whose decision thereon, if approved by the Council, shall be final.'

Arising out of an application from Neon Products Limited for a sign for the Castle Hotel opposite the new Eaton development on Block 52, the Director of Planning and Civic Development and the City Engineer recommended to Council that this section of the Sign By-law should be more rigorously enforced than heretofore in those parts of the City covered by the Historic Precinct, Beautification and related areas. At the same time, the Director of Planning and Civic Development referred the Castle Hotel sign to Council, noting that in his view this particular sign is not one which should be approved if this revised policy were in effect.

The recommendation of the Board of Administration had been that the matter of the rigorous enforcement of the applicable section of the Sign Bylaw should be postponed for three months to enable representations to be received. That report was dated July 20th.

In dealing with the matter on August 1st, Council passed the following resolution:

'THAT this particular matter be deferred pending the hearing of representations on the Board of Administration report of July 20th respecting Sign Bylaw: Beautification and Related Areas.'

The developer was informed and the approval or otherwise of the Castle Hotel sign has been withheld. By letter dated October 16th addressed to His Worship and Members of Council, (copy attached) Mr. David H. Vickers of the firm of Ladner Downs, on behalf of Neon Products, questions the authority of the City to withhold the sign and notes that unless the permit is issued within ten days, immediate proceedings will be taken to enforce his clients' rights.

Since the consideration of the matter by Council, various steps have been taken, as follows:

1. the report was circulated to all sign companies and to the owners and merchants in the affected areas, as well as various City-wide organizations who have shown interest in the matter.

2. a specific Zoning Bylaw proposal for signs in the Historic Area has been discussed with the Historic Area Advisory Board and will be circulated to the sign manufacturers for their comments.

3. a meeting has been arranged for Monday, October 30th with members of the Illuminated Sign Manufacturers' Association to discuss the matter.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Sign By-law: Beautification and Related Areas - Castle Hotel Sign continued:

It is probable that the most appropriate place for sign control as far as the visual aspect is concerned is in the Zoning & Development Bylaw and not the Sign Bylaw. To this extent the proposal of July 20th was an interim measure, recognizing the length of time it takes to develop Zoning By-law amendments.

Recognizing that the present situation is one of uncertainty for the applicants in the case of the Castle Hotel sign, and recognizing the need to take decisive action in the matter of signs in other Beautification and Historic areas, it is RECOMMENDED that Council inform the City Electrician that, in its view, the proposed Castle Hotel sign is unsightly and, if the City Electrician is of a like mind, would request him to refuse the application to erect the sign under Clause 4 of Part 2 of the Sign Bylaw."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved.'

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED

I. West Broadway Beautification Program

The Board of Administration, under date of October 27, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"The West Broadway Beautification Project terms of reference and the appointment of the consultant were approved by Council in February, 1972. This project is intended to be more extensive than others such as Kerrisdale, in that substantial revamping of the area, including the possibility of the communal provision of off-street parking and similar major changes are contemplated, rather than a purely cosmetic approach. It is different from other beautification projects also in that what would normally have been Part I of the system: i.e. the preliminary sketching as a proposal to interest property owners and merchants and to evoke interest, was carried out by City staff, rather than by consultants.

The work has been carried forward by the consultants in co-operation with the Steering Committee representing the owners and merchants and affected City departments to the point that two reports have been prepared. The first is an in-depth report covering the major proposals for the area and the second is a short report summarizing these proposals and dealing with the First Stage superficial beautification proposals. This second short report is, in fact, analogous to a Stage Two Beautification Report under previous arrangements.

At the time the work was commissioned no specific funds were set aside for the printing of reports.

A series of meetings has been arranged to present the report to the Property Owners and Merchants and the community at large, which has expressed considerable interest in the proposal. The timetable which has been worked out is the presentation to the Property Owners and Merchants on 2nd November, a public meeting on 7th November, and a presentation to Council of the proposals and any comments from the Property Owners and Merchants or the community groups on 28th November. It is understood that the Property Owners and Merchants have invited the aldermen individually to attend the meeting on 2nd November.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West Broadway Beautification Program (cont'd)

Funds are not appropriated in the capital budget for the printing of this report or for the renting of the gymnasium at the Kitsilano Secondary School for the public meetings. The cost of printing the two reports is $3,610 for 250 copies of the more detailed report and 400 copies of the short report. It is not proposed to distribute these widely, but to make them available to merchants and owners in the area affected and to the Chamber of Commerce and community groups so that the maximum public involvement may be obtained. It is suggested that the cost of printing this report should be charged to the capital account for beautification with the provision that if and when a project proceeds, this cost be charged back again into the cost of the project. If the project does not proceed, the cost would then be borne by the City.

In the case of the rental of the gymnasium at Kitsilano Secondary School for the two meetings, the Property Owners and Merchants have agreed to bear the rental of the hall for the meeting on the 2nd, and it seems reasonable that the City should bear the cost of the hall for the meeting on the 7th. This is a new sort of arrangement for beautification projects.

Accordingly, it is RECOMMENDED that:

1. an amount of $3,610 be approved for printing West Broadway Beautification Reports from the capital account for beautification appropriated for the West Broadway project, with this amount subsequently to be charged back into the project, if and when the project proceeds.

2. an amount of $75 be approved for the rental of the gymnasium of Kitsilano Secondary School for holding a public meeting on 7th November."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development be approved. '

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED

J. Garbage Collection during weeks when Statutory Holidays Occur

The Board of Administration, under date of October 27, 1972, submitted the following report:

'The City Engineer reports as follows:

"The 1972 settlement with the Civic Unions provides that when a statutory holiday falls on a weekend, a day off in lieu at some other time is provided. This situation will occur 2 or 3 times in an average year.

Presently, when statutory holidays are observed on weekdays, the day-shift scavenging collection crews work on the Saturday following the holiday in order to bring the collection day back to the normal schedule. To avoid working crews on the Saturdays, it has been suggested that consideration be given to a system whereby the day of collection is put back one day each time one of the two or three holidays described in the first paragraph occurs. However, if scavenging collection for these days is treated differently from the normal statutory holiday, the general public and commercial premises will probably find it confusing and difficult to remember just which will be their day, or days, of call.

If the system of putting the day of call back were established for all statutory holidays as well as the special holidays, there would be 10 of these occurrences each year. In the case of weekly residential collections this represents a reduction from 52 pickups per year to 50.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Garbage Collection during weeks
when Statutory Holidays Occur (cont'd)

15,000 commercial accounts, exclusive of the container accounts, are carefully integrated into the residential collection beats. Approximately 10% of these commercial accounts receive more than one collection per week. In order to drop 10 collection days per year, it will be necessary to notify householders, businesses and commercial premises that the day (or days) of call will change after each holiday. It is anticipated that householders and tenants will complain about the inconvenience of these frequent changes in schedule. Business and commercial calls, particularly those which receive more than one call per week, will be more difficult to service and in some cases part of their business routine is established to coincide with a regular collection schedule.

The cost of working crews on the Saturdays following statutory holidays is $85,000 per year for all 10 holidays or $8,500 each. This represents the saving which we made in wages and operating costs by putting back collection schedules one day each time. Offsetting this will be scheduling and routing problems which must be overcome on each beat. These will render the service less efficient than at present with a subsequent increase in operating costs estimated at $70,000 per year or $7,000 each time. Thus, the net saving to the City would be $15,000 per year or $1,500 each time if only 'special' holidays are treated in this manner. These savings should be weighed against the inconvenience which will result for householders and the business community.

The next 'special' statutory holiday occurs on November 13, 1972. Since the suggested changes represent a changing level of service, Council's direction is requested on whether the City should:

(a) Set back collection schedules 2 or 3 times per year for the new 'special' holidays

(b) Set back collection schedules 10 times per year for all statutory holidays - or

(c) Retain the existing arrangement."

Your Board submits this matter for Council CONSIDERATION and suggests that if Council chooses Alternative (a) above, that the procedure be carried out for the November 13th holiday and the City Engineer report the results to Council. '

MOVED by Ald. Bird,
THAT the existing arrangement be retained.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO REPEAL BY-LAW No. 4507 -
POLLING DISTRICT BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT leave be given to introduce a By-law to define and prescribe the Polling Districts in the City of Vancouver in which the Electors of the City shall vote, and to define and prescribe Polling Districts in School District Number 39 (Vancouver) in which School Electors shall vote, and the By-law be read a first time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to Repeal By-law No. 4507 -
Polling District By-law (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

Closing and Stopping:
Portion of East Boulevard
N/E corner of 48th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS,

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A three storey apartment was constructed on Lots 7 and 8, Subdivision 2, Block 2, District Lot 526, Plans 2169 in 1953;

3. the suites within the apartment are now to be sold as units under the Strata Titles Act.

4. To meet the requirements of the Strata Titles Act a subdivision plan has to be prepared and a Certificate issued from a B.C. Land Surveyor stating that the building lies completely within the lot so created.

5. In making the subdivision plan the surveyor determined that said Lot 8 was approximately 4 feet shorter than stated on the original subdivision plan. The shortage was caused by an error in determining the easterly limits of East Boulevard;

cont'd...

MOTIONS (cont'd)

Closing and Stopping:
Portion of East Boulevard
N/E corner of 48th Avenue
continued:

6. The survey has determined that the apartment encroaches onto East Boulevard a maximum of 5 inches with a total of slightly over one half of a square foot. The encroachment was presumably caused by the error in the original location of East Boulevard.

7. The City is prepared to assist the owner to meet the requirements of the Strata Titles Act by closure of sufficient highway to eliminate the encroachment on resubdivision of the site.

THEREFORE BE IT RESOLVED that all that portion of East Boulevard dedicated by the deposit of Plan 1173 adjacent to Lot 8, Subdivision 2, Block 2, District Lot 526, Plan 2169 shown outlined red on a plan sworn to by C. Wagenaar, B.C.L.S., on the 26th day of October, 1972, be closed, stopped up and conveyed to the owner of abutting said Lot 8; and

BE IT FURTHER RESOLVED that the said closed road be subdivided with abutting lands to form one parcel.

- CARRIED

ENQUIRIES AND OTHER MATTERS

1. Alderman Broome: Freemen — referred to the matter of granting of honours to certain Freemen.

His Worship requested the City Clerk to make arrangements for the next meeting of Council in this regard.

2. Alderman Sweeney: View Obstructions - Intersections — requested the Board of Administration report on the regulations prevailing in regard to view obstructions at intersections.

MOVED by Alderman Phillips, SECONDED by Alderman Sweeney,
THAT the Board of Administration be requested to report with regard to hedges, fences, etc., restricting the view at intersections.

- CARRIED.

3. Alderman Wilson: Urban Growth - Transportation — referred to a newspaper article regarding urban growth and transportation.

4. Alderman Hardwick: Height Limits - Commercial Area Fairview Slopes — referred to height limits on Broadway in the commercial area of Fairview Slopes, and to the fact that there are several developments being planned. The Alderman requested the Director of Planning and Civic Development to report on height limits in this

(continued)

ENQUIRIES AND OTHER MATTERS (continued)

Height Limits - Commercial Area Fairview Slopes (continued)	commercial area, and his discretionary powers in connection therewith. His Worship the Mayor directed accordingly.
5. Alderman Phillips: Pool - Lord Byng High School	referred to the proposal to provide a pool in the Lord Byng High School, and commented making reference to Park Board views.
6. Alderman Bird: Billboards - One-storey Buildings	enquired re what action can be taken to require the removal of billboards installed on one-storey buildings. The Corporation Counsel advised a Charter Amendment is being sought in this regard.

The Council adjourned at approximately 12:00 noon.

****

The foregoing are Minutes of the Regular Council meeting of October 31, 1972, adopted on November 7, 1972.

MAYOR

CITY CLERK

October 27, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. REMOVAL OF PARKED CARS DURING SNOW REMOVAL OPERATIONS

The City Engineer reports as follows:

"Section 179, Subsection 2(a) of the Provincial Motor Vehicle Act states;

'Where a vehicle is standing or parked in a position that causes it to interfere with the removal of snow from a highway by a person authorized to do so by the Minister of Highways or a Municipality, the person so authorized or a peace officer may:

(a) move the vehicle; or

(b) cause it to be moved.'

Since 1967, Council have annually authorized that a number of Engineering Department personnel be authorized to move vehicles which are parked in a position that cause them to interfere with the removal of snow from streets and lanes. It is not proposed that the authorized civic employees impound vehicles, but they would have the authority to move interfering vehicles and return them as close as practical to their original location after the snow has been cleared from the street.

In accordance with the practice followed since 1967, I RECOMMEND that the personnel of the Engineering Department shown on the attached list be authorized to move parked vehicles as provided in Section 179, sub-section 2(a) of the Provincial Motor Vehicle Act, between 15 November, 1972 and 15 March, 1973 and previous authorization be rescinded."

Your Board RECOMMENDS that the above-noted report of the City Engineer be adopted.

2. BRICK SIDEWALKS AND BRONZE LOGOS ON THE NORTHWEST CORNER OF SMITHE AND GRANVILLE STREETS

"Mr. G.D. Wylie, Architect, has requested permission to install Clayburn red brick sidewalks on the north side of Smithe Street from Granville Street approximately 70 ft. west and on the west side of Granville Street from Smithe Street approximately 25 ft. north, abutting McDonald's Restaurant at 897 Granville Street. In addition, permission has been requested to place two bronze 'McDonald's' logos in the brick sidewalks in front of the entrances on Smithe and Granville Streets.

As this location is in Theatre Row and the installation of the brick sidewalk on Granville Street would necessitate the removal of the red sidewalk, the matter has been referred to the Director of Planning and Civic Development, who has approved the proposal in principle.

I RECOMMEND that permission be granted, subject to:

(a) the requirements of the Encroachment By-law.

(b) the annual rental be Nil."

Your Board RECOMMENDS that the foregoing be approved.

3. SPECIAL SIDEWALK FRONTING 1018 BURNABY STREET

"Mr. R. Drewitt, agent for the owners, Cowan & Co. has applied to install paving brick between building and curb fronting 1018 Burnaby Street. The paving brick will be of a similar type to that in 'Gastown'.

I RECOMMEND:

(a) Permission be granted subject to the Encroachment By-law.

(b) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

4. PROPOSED OPENING OF KENT AVENUE NORTH BETWEEN NANAIMO STREET AND ELLIOTT STREET

The City Engineer reports as follows:

"Property dedications have been completed to provide a 33' wide right-of-way north of the C.P.R. right-of-way, extending from the east property line of Nanaimo Street to the west property line of Elliott Street. Storm and sanitary sewers have been installed together with catch basins for the future street.

The estimated cost of clearing, grading and gravelling to provide a street is $5,450 and funds are available in the 1972 Capital Budget Account #147/7914 Grading Unallocated.

I recommend that the above street opening be undertaken."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

5. LOCAL INITIATIVES PROGRAM - ADDITIONAL PROJECTS

The City Engineer reports as follows:

"Two additional proposals for Local Initiatives Projects have been received:

52 Nutrition Aides
(Welfare and Rehabilitation)

This is a project to promote maximum nutrition and appeal at minimum cost. It will be a personalized educational service to those on restricted budgets. Through individual home visits and group demonstrations it will help them in meal planning and shopping, meal preparation, food storage etc. so that they can enjoy more nutritious and more varied meals within a limited budget.

Estimated Total Cost	$ 15,810	
Estimated Federal Share	$ 15,210	
Estimated City Share	$ 600	(4 %)

5 Workers for 6 months.

.....Cont'd

Clause No. 5 Cont'd

53 Historical Collections Project
(Museums)

This is a project in the History Department which will:

1. Catalogue the Museum's large collection of historical prints, glass negatives, etc. If these are to be useful and accessable they must be studied, sorted and catalogued.

2. Collate and file the negatives of catalogued artifacts and type cards for the main catalogue and supportive files.

3. Compile a glossary of specific terms used in the cataloguing of history artifacts.

   This would take the form of an illustrated booklet, giving the correct names for specific shapes, styles of furniture, decorative designs used on porcelain, etc., name parts of guns, swords, etc. Such a booklet would be tremendously valuable as a reference for volunteer workers assisting with cataloguing work. It would simplify and shorten the descriptions of objects and ensure standardization of catalogue cards. Although there are some glossaries for specific types of artifacts, there is no simple general glossary available.

   Copies of the glossary could be distributed through the Canadian Museums Association and would assist us in communicating with other institutions and be a contribution by Vancouver to the work of all.

4. Compile an inventory of those artifacts in the history collection needing repair or conservation. Where needed, basic research necessary to repair work could be done under direction of the conservator.

Estimated Total Cost	$ 12,952	
Estimated Federal Cost	$ 9,126	
Estimated City Share	$ 3,826	(30%)

3 Workers for 6 months.

Priority

The projects of the original group were assigned priorities 1, 2, and 3 by the Standing Committee and have gone forward to the Senior Governments with this notation. If the Council wishes to assign priorities to these additional projects it is noted that similar projects in the original group were given priority 1.

Recommendation

The initiating Departments RECOMMEND that these projects be advanced to the Senior Governments with a priority rating of 1. The Deputy City Engineer requests authority to sign and submit applications for the projects.

Your Board RECOMMENDS approval of the recommendations and notes that all projects approved by the Senior Governments will be referred back to Council before the projects commence.

6. CLOSING AND LEASING PORTION OF HEATLEY AVENUE UNDER THE HEATLEY OVERPASS TO THE OWNER OF LOT A, BLOCK 44, D.L. 181

The City Engineer reports as follows:

"An application has been made on behalf of the owner of Lot A, Block 44, D.L. 181 situated at the southeast corner of Heatley Avenue and Alexander Street to lease the area under the Heatley Overpass, south of Alexander Street. This portion of road is surplus to the City's highway requirements.

I RECOMMEND that the open portion of Heatley Avenue below the Heatley Overpass, south of the south side of Alexander Street be closed, stopped up and leased to the owner of Lot A, Block 44, D.L. 181 subject to the following conditions:

(a) The term to be for 5 years subject to renewal and subject to a 90 day notice of cancellation if the area is required for municipal purposes.

(b) The lease area to be used only for the parking of a maximum of 8 cars.

(c) The rental to be $33.00 per month for the term and subject to review on subsequent renewals.

(d) Ingress and egress to be to the satisfaction of the City Engineer.

(e) The lease area to receive an asphalt surface.

(f) The lease area to be kept in a neat and tidy condition at all times.

(g) The lessee to assume all liability in respect to the use of occupancy including objects falling from the Overpass and to carry public liability in an amount of not less than $40,000.00.

(h) The leased area to be temporarily vacated on 24 hour notice when maintenance work is required on the Overpass.

(i) An agreement satisfactory to the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 148

Board of Administration, October 27, 1972 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Social Allowance - Christmas Bonus

The Director of Welfare and Rehabilitation reports as follows:

"The Honourable Norman Levi, Minister of Rehabilitation and Social Improvement, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December 1972.

The amount of the Christmas Bonus is $10.00 for each head of a family and $4.00 for each single person. This is the same rate as in 1971, and will be shared 85% by the Province and 15% by the Municipalities on a per capita basis.

Recommended that payment of this Bonus be approved."

Your Board RECOMMENDS the foregoing report of the Director of Welfare and Rehabilitation be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 148

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Strathcona Rehabilitation Project - MacLean Park (Playground) Extension

The Director of Planning and Civic Development and the Director of Social Planning/Community Development report as follows:

"Further to our detailed report of September 13th, which was referred to the Park Board for comment, the Director of Planning and Civic Development and the Director of Social Planning/Community Development feel that the letter of September 27th containing the comments of the Board of Parks and Public Recreation offers no new information which could result in a change in our previous recommendations.

The Board of Parks and Public Recreation, other than reiterating their commitment to use the south ½ Block 76 for park purposes, points out:

> '...that the grant/loan program is of a minor amount that would apply to only a small number of the few buildings remaining on the south ½ Block...'

We note that, of the fourteen remaining privately-owned residential structures, ten have already applied for grant/loan. As one of these structures is an eight-unit apartment block, the total grant/loan eligible to this ½ block exceeds $40,000 for the fourteen properties.

Further delay or deferment of this matter only compounds the feelings of uncertainty and anxiety shared by both the property owners and tenants on the half-block in question.

In short, we see no reason to depart from the recommendations contained in our previous report of September 13th. It is RECOMMENDED, therefore, that:

(a) The south ½ Block 76, D.L. 181 be dropped from Table II of the Park Purchase Program.

(b) The grant/loan program offered under the terms of the Strathcona Rehabilitation Project continue to be offered to the property owners on the south ½ Block 76, D.L. 181.

(c) Council approve the linear park illustrated on the attached map.

(d) The Board of Parks and Public Recreation be requested, in consultation with SPOTA, MacLean Park Tenants' Association, and Ray-Cam Co-operative, as well as the appropriate City departments, to bring in a detailed design and development schedule.

(e) The City-owned property concerned be reserved for park purposes.

(f) Additional street closings be investigated as an extension of the linear park."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development and the Director of Social Planning/Community Development be approved.

(Copies of the Linear Park Alternative are circulated for the information of Council.)

2. Development Permit Application #59581 -
At Variance with West End Policy Guidelines

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Council, on August 15, 1972, resolved in part that:

'the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.'

DEVELOPMENT PERMIT APPLICATION #59581

Development Permit Application #59581, which was submitted July 20, 1972, is for a typical RM-4 apartment building embodying a floor space ratio of 3.4. As such, it is clearly contrary to the spirit of the Policy Guidelines report which suggests a maximum floor space ratio of 2.4 for this area. The proposed building would be 18 storeys in height and would include 104 apartment units. Although it is contrary to the spirit of the proposed West End Policy Guidelines, such apartments are 'outright' uses which do not rely upon discretionary powers for approval by the Director of Planning and Civic Development or the Technical Planning Board.

The Corporation Counsel and the Director of Planning and Civic Development advise that, regardless of the existence of the proposed West End Policy Guidelines, such development permit applications must be formally assessed in the light of the Zoning By-law in effect at the time the development permit application is submitted.

An exception to this rule occurs when an amendment to the Zoning By-law is under active consideration and is likely to be implemented within 90 days. In such cases it is considered that a rezoning application must pre-date the development permit application.

REZONING APPLICATION

As it is anticipated that there will be similar Development Permit Applications submitted within the next few months, it is important that new zoning be instituted in order to avoid further high density development contrary to the West End Policy Guidelines.

Council on June 22, 1971 adopted the following recommendations:

'A. That Council concur that to create the amenities in the downtown peninsula supported by the general public, as reported on in the Summary of Sumissions dated February 1971, lower densities of development will be necessary.

C. That the Director of Planning and Civic Development be instructed to submit a zoning by-law on the basis that transit and transportation will be improved, but dealing with current conditions: and in so doing, the Director of Planning and Civic Development have regard to those areas whose uses are similar in each of the concepts 2, 4 and 5.'

This requested zoning will be submitted to Council very shortly along with the concept plan for the Downtown Peninsula (of which the West End Policy Guidelines form one part). Although the zoning package is in draft form, West End zoning refinements will require time consuming testing and desired consultation with the West End community. Therefore to avoid further interim development contrary to the principles of the West End Policy Guidelines, it is recommended that a zoning application be made to effect a simple reduction in permitted density. It is suggested that such zoning amendments reduce the maximum permitted floor space ratio to 2.4 and 2.9 in the residential areas and to 3.0 in the commercial area.

cont'd...

Clause 2 continued

While it is possible that a further rezoning application embodying complete recommendations may overlap and supercede, the Director of Planning and Corporation Counsel advise that the simple application for reduced density could go to a public hearing on its own merits.

RECOMMENDATIONS

It is therefore RECOMMENDED that:

1. Development Permit Application #59581 be processed in accordance with existing RM-4 regulations;

2. the Director of Planning and Civic Development be instructed to submit a rezoning application for the West End local residential area in accordance with the proposed West End Policy Guidelines dated August, 1972; such new zoning to implement maximum residential floor space ratios in the order of 2.4 and 2.9, and a maximum commercial floor space ratio of 3.0;

3. the application for such new West End zoning by-laws be the subject of an immediate report to Council for reference to public hearing."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 142-147

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS:

1. Dog License Fees

The Director of Permits & Licenses reports as follows:-

"In 1964 the City Pound was operating at a deficit and it was considered desirable that it be made self-supporting. As a result, the license fee for male and spayed female dogs was increased in 1965 from $2.00 to $3.50. The license fee for unspayed female dogs remained at $10.00. A review of the expenditures and revenues for the Pound operation indicates that an increase in license fees is required in 1973 to maintain the Pound on a self-supporting basis. It is estimated that the expenditures for 1973 will be in the range of $130,000 while revenues would be approximately $110,000 - a deficit of $20,000.

A survey of other cities and municipalities indicates that, while our license fee for unspayed females is about the average, our license fees for male and spayed females is low. The average license fee for male and spayed female dogs in other areas is $5.00 and an increase to this amount is warranted. This increase should produce additional revenue of $30,000. The penalty for not obtaining a dog license by February 1st is $1.75. In view of the recommended increase of the license fee, the penalty should be increased to $2.00.

Under the provisions of Section 8A of the Pound Bylaw #2046, the owner or possessor of a dog may have the Poundkeeper call and collect a dog which is to be destroyed, or the carcass of dead dog. The fee for this service of $2.00 for the first dog and $1.00 for each additional dog collected has remained unchanged for about twenty years. Most calls for picking up dead dogs come from veterinarians and pet hospitals, some of whom accumulate carcasses to take advantage of the lower fee. The present fees do not cover the cost involved in sending a Pound Officer and truck to pick up the carcasses and the fees should be increased to $3.00 for each animal collected.

RECOMMENDED that:-

1. The license fee for male and spayed female dogs be increased from $3.50 to $5.00 - the penalty be increased to $2.00, and the collection fee be increased to $3.00 for each animal.

2. The Corporation Counsel be requested to prepare the necessary amendments to the License and Pound Bylaws."

Your Board RECOMMENDS that the foregoing report of the Director of Permits & Licenses be adopted by City Council.

2. Pollution Control Inquiry

The Director of Permits & Licenses reports as follows:-

"Commencing on November 7, 1972, the Provincial Government Pollution Control Branch is holding a Public Inquiry in Kamloops into waste discharge from food processing, agriculturally oriented and other miscellaneous industries.

The Pollution Control Branch advises that:

'The Inquiry is being held to consider the technical matters bearing upon and to determine the measure which must be adopted by the food processing, and agriculturally oriented industries as well as those remaining sectors of industry in British Columbia which have not yet been subject of such an Inquiry, for the control of discharges to water and/or land and/or air to satisfactorily ensure that pollution will not be caused in accordance with the Pollution Control Act 1967.'

The inquiry of industrial and commercial operations will include:-

- Food Industries (fish processing plants; fruit and vegetable canneries; fruit and meat packing plants; dairies, etc.)
- Beverage Industries (alcoholic and non-alcoholic)
- Textile Industries (carpet, mat and rug manufacturing plants, etc.)
- Non-Metallic Mineral Products Industries (clay products, concrete products, glass and glass products manufacturers, etc.)
- Metal Fabricating Industries (boiler and plate-works; wire and wire products manufacturers; metal stamping, pressing and coating industry)
- Laundromats and Dry Cleaners

Since the Inquiry will be a broad and all inclusive review of technical pollution control requirements, it would be of benefit to the City to have Mr. T. Mayoh, Industrial Waste Control Inspector, in attendance. There are a number of industries in Vancouver in the categories listed above.

Mr. Mayoh is involved in the prevention of industrial waste problems from industrial and commercial premises for the Department of Permits and Licenses and for the Engineering Department, and it is felt that much technical information can be obtained from this Inquiry.

RECOMMENDED that Mr. T. Mayoh be authorized to attend the Inquiry from November 7 - 10, 1972 inclusive, and the estimated cost of $170.00 for travelling and living expenses be paid by the City. The Comptroller of Accounts advises that funds are available in the General Government Travel Expense Account."

Your Board RECOMMENDS that the foregoing report of the Director of Permits & Licenses be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 149-150

FINANCE MATTERS

RECOMMENDATIONS

1. Tender No. 39-72-2 - Automobiles

Tenders for the above were opened by your Board on September 25th, 1972 and referred to the Chief Constable, Fire Chief, City Engineer, and Purchasing Agent for report. The officials concerned report as follows:

"Funds for this purchase are provided in the 1972 General Revenue Budget.

The working copy of the tabulation is on file in the office of the Purchasing Agent.

This Tender called for prices on four different items. Items 1, 2, and 4 have been reported on separately to your Board. This report deals with Item 3 only for 49 automobiles for Police service and 2 automobiles for Fire Department service.

Eight bids were received for this item. Bids No. 1 and 2 offered American Motors Matador automobiles. (The recommended bid, Bid No. 4, is for a Ford Custom automobile.)

The City is operating Ford Custom and American Motors Ltd. Matador automobiles in the fleet at present and past experience indicates that the $94.00 price difference per automobile (between the Ford Custom and the Matador) will be more than offset by:

(a) reduced downtime due to better parts service from Ford.

(b) the larger brakes and the larger alternator offered by Ford.

For the above reasons, Bid No. 1 and Bid No. 2 for American Motors Ltd. Matador automobiles are not recommended.

Ford offered two automobiles, Bid No. 3 a Ford Torino (large compact) and Bid No. 4 a Ford Custom (full size automobile). The Ford Torino is not considered acceptable because:

(A) our present roof racks cannot be easily installed without modification.

(B) the battery offered in the Ford Torino is not to specification and sheet metal modification is necessary to house our standard 12 volt battery.

The above modification costs would exceed the dollar difference of $40.00 per automobile (a total of $2,040.00) between Bid No. 3 and Bid No. 4.

The Chief Constable, Fire Chief, City Engineer, and Purchasing Agent recommend acceptance of the bid to offer the best dollar value. Bid No. 4, from Eagle Motors Ford Sales Ltd. for 51 only Ford Custom four-door sedans at a total cost of $179,707.50 (15 @ $3,544.50 c/w two-tone paint and 36 @ $3,515.00 with standard stock colour).

The 5% Povincial Sales Tax is in addition to all prices shown in this report and in the working tabulation."

Your Board RECOMMENDS that the recommendation of the Chief Constable, Fire Chief, City Engineer, and the Purchasing Agent be approved subject to a contract satisfactory to the Corporation Counsel.

2. Additional Clerk-Typist II Position - Collections Section
Revenue Branch - Revenue & Treasury Division

The Director of Finance, Co-ordinator of Data Processing & Systems, and the City Treasurer have reported as follows:

"On the 21st December 1971, Council approved the hiring of a Temporary Clerk-Typist II in the Sundry Collections Section, for a six month period. (1st January to 31st June 1972).

Approval was given at that time, subject to a report from the Co-ordinator of Data Processing and Systems covering Business Tax Office operations and collections, which was expected to be finalized in late May or early June 1972. Owing to unforseen factors the report has not yet been fully completed.

However, the Co-ordinator of Data Processing and Systems advises that his studies have indicated that an additional position of Clerk-Typist II should be established in the Sundry Collections Section on a permanent basis to relieve the Collectors of clerical duties.

The following figures show how the Collection Section is gradually falling behind:

TOTAL VALUE OF ACCOUNTS OUTSTANDING	Jan. 1st, 1972	$ 512,568
NEW ACCOUNTS TRANSFERRED TO COLLECTIONS (from Business Tax, Sundry Debtors & Misc.)	Jan. 1st - Spt. 30th	759,136
	Sub-Total	$1,271,704
COLLECTIONS for period	Jan. 1st - Spt. 30th	448,118
	TOTAL OUTSTANDING Spt. 30th, 1972	$ 823,586

Since the termination of the Temporary Clerk-Typist II on 30th June 1972, the situation is rapidly worsening, and the Co-ordinator of Data Processing and Systems recommends that an additional position of Clerk-Typist II (subject to classification by Director of Personnel Services) be established immediately.

Cost:

One Time:

Electric Typewriter	$ 600.00

Recurring Annual:

Clerk-Typist II, P.G. 9 1972 rates with benefits	5,939.00
For remainder of 1972 (2 months)	990.00

The Comptroller of Accounts advises that the necessary funds for 1972 can be provided from Contingency Reserve.

The Director of Personnel Services recommends that the new position be classified as a Clerk-Typist II, P.G. 9 ($438-519) and a copy of his report is circulated.

Cont'd.....

Clause No. 2 (continued)

It is recommended that:

(A) One new Clerk-Typist II position be created in the Collections Section of the Revenue and Treasury Branch at a cost of $990.00 for the remainder of 1972.

(B) The recommendation of the Director of Personnel Services regarding classification be adopted.

(C) $600.00 be provided for an Electric Typewriter.

(D) The necessary funds for the remainder of 1972, being $1,590.00, be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of Finance, Co-ordinator of Data Processing and City Treasurer be approved.

3. Investment Matters - (Various Funds) - September, 1972

(a) Security Transactions during the month of September, 1972.

(b) Summary of Securities held by the General and Capital Accounts only as at September 30, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Banks and Government Deposit Receipts and Notes Purchased					
Sept. 5	Royal Bank of Canada	Oct. 2/72	$1,003,572.88	$1,000,000.00	27	4.83
11	Toronto Dominion Bank	Dec. 28/72	711,018.96	700,000.00	108	5.32
19	Bank of Nova Scotia	Feb. 16/73	614,400.00	600,000.00	150	5.84
19	Toronto Dominion Bank	Feb. 15/73	1,637,556.16	1,600,000.00	149	5.75
26	Toronto Dominion Bank	Jan. 22/73	712,559.73	700,000.00	118	5.55
			$4,679,107.73	$4,600,000.00		

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CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos	Annual Yield %
	Debentures Purchased						
Sept.11	City of Vancouver 6%	June 15/80	$2,000.00	$89.00	$1,780.00	7/9	7.90

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(b) SUMMARY OF SECURITIES HELD AS AT SEPTEMBER 30, 1972
GENERAL AND CAPITAL ACCOUNT ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks and Goverment Deposit Receipts and Notes	$51,692,877.20	$50,634,819.60

Cont'd.....

Clause No. 3 (continued)

(b) SUMMARY OF SECURITIES HELD AS AT SEPTEMBER 30, 1972
GENERAL AND CAPITAL ACCOUNT ONLY

	Par or Maturity Value	Cost or Book Value
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 300,000.00	$ 302,055.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$ 1,140,000.00	$ 1,142,055.59

Your Board RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for September, 1972 be confirmed.

FOR COUNCIL ACTION SEE PAGE(S) 150

BOARD OF ADMINISTRATION

PROPERTY MATTERS

OCTOBER 27, 1972

RECOMMENDATION

1. Acquisition for Britannia Community Services Centre: 1651 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 16, Block 23, D.L. 264A, known as 1651 Parker Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one storey and basement frame dwelling with a main floor area of approximately 557 sq. ft., erected in 1925 on a site 33' x 122', zoned RM-3. This dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, shingle and siding exterior, full concrete basement and is heated by a gas fired hot-air furnace.

An additional structure at the rear of the property is a one storey frame dwelling with a main floor area of approximately 414 sq. ft., erected in 1908. This dwelling contains 3 rooms, 3 plumbing fixtures, has a patent shingle roof, shingle exterior and is heated by a gas stove. The condition of the front structure is good with some rehabilitation started last year. The rear structure is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $20,000.00 as of January 2nd, 1973, subject to the owners retaining rent-free possession to January 31st, 1973. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre: 1617 Parker Street

The Supervisor of Property & Insurance reports as follows:

"The above property legally described as Lot 22, Block 23, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey frame dwelling with a main floor area of approximately 904 square feet, erected in 1907 on a site 33' by 122', zoned RM-3. The dwelling contains 5 rooms on the main floor and one room in the basement, 5 plumbing fixtures, has a patent shingle roof, shake exterior, full concrete basement and is heated by a gas fired hot air furnace. This dwelling is in average condition for age and type.

cont'd. . . . . .

Clause #2 continued:

Following negotiations, the owner has agreed to sell for the sum of $21,500.00, subject to the following conditions:

(1) an advance of $1,500.00 to be paid when a registerable deed is executed in favour of the City of Vancouver;

(2) date of sale to be on or before January 31st, 1973;

(3) owner to be allowed rent free possession up to an including one month after date of sale;

This price represents a fair and reasonable value for the property, and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling when vacated.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $21,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Little People's Park

The Supervisor of Property and Insurance reports as follows:-

"City Council on June 13th, 1972 gave consideration to a request dated May 18th, 1972 from Dyan Dunsmoor, to use certain City-owned lands in Kitsilano and Fairview areas for development into Little People's Parks under the Opportunities for Youth Programme. Council requested this particular group to assist senior citizens by the placement of benches in appropriate locations in the Kitsilano area, rather than proceeding with the Little People's Park Project.

However, after further consideration, Council took the following action:-

"MOVED that the City-owned lands involved be made available to this group for the project, subject to the following:-

(1) Necessary liability insurance, subject to the approval of the Corporation Counsel.

(2) The property be maintained in a clean and tidy condition.

(3) A thirty day notice provision, should the property be required by the City during this period of use."

As a consequence of this Resolution, the following City lands were turned over for development for Little People's Park, Lots 1 and 3 Exc. right-of-way and 4 of Block 305, D.L. 526 located at the S.E. corner of 7th Avenue and Arbutus Street and Lot 7, Block 292, D.L. 526 on the S/S of 6th Avenue between Hemlock and Birch Streets.

At a Park Board meeting of August 21st, 1972, a group of three youths requested the Parks Board to assume responsibility for maintenance and insurance of the park-like work they had done on City-owned vacant Lots 1 and 3 except the right-of-way and 4 of Block 305, D.L. 526. The Parks Board approved in principle responsibility for maintenance and public liability for the lots subject to an affirmative report from their staff.

cont'd....

Clause #3 continued:

A report dated August 29th, 1972, prepared by the Deputy Superintendent, strongly recommended against the Parks Board meeting the request on the grounds that the lay-out and construction of walks, benches and tables etc., left much to be desired and that the responsibility and maintenance of these areas would set a precedent and would reflect on the normal standard of maintenance carried out by the Parks Board.

In consideration of the report and the request, the Board of Parks and Public Recreation resolved that City Council be asked if it is interested in furthering this project and if they would approve a small additional Parks Board budget for maintenance and public liability. It was agreed by the Parks Board to mail a copy of the Deputy Superintendent's report along with the letter quoting their resolution to City Council.

A recent inspection of the three City-owned lots at 7th and Arbutus by the Property & Insurance Office, revealed that some of the tables, seats, etc. have collapsed and will have to be removed. There is little evidence of any other improvements to the lots beyond some rough seats and the natural growth of trees and wild grass on the site.

These City lots are located on either side of a privately-owned lot and the right-of-way at 7th and Arbutus are held in reserve for requirements in connection with the Arbutus-Burrard Connector. The scheduling for completion of acquisition of private sites is 1976.

The request for maintenance did not include the lot located on the South side of 6th Avenue between Birch and Hemlock Streets. Inspection indicates no improvements beyond mounds of stones remain.

The estimated cost of removal of the benches and tables that have collapsed and a clean-up at the Arbutus and 7th Avenue location is in the realm of $100.00. The cost of continued minimum lot maintenance of the lands involved is estimated to be $200.00 per year. Under normal clean-up control of the Properties Office, the lots are brushed and kept clear of debris as required.

This Opportunity for Youth Project has now ended and the funds of $10,935.00 have been expended.

If City Council wishes to further this project, it is suggested that improvements be under control of the Parks Board for maintenance and public liability insurance. Alternatively, the lots can remain in a natural state with minimum maintenance control by the Properties Office until they are required for City purposes."

Your Board RECOMMENDS that the maintenance of the property continue to be under the control of the Supervisor of Property and Insurance.

FOR COUNCIL ACTION SEE PAGE(S) 150

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE

OCTOBER 19, 1972

A meeting of the Standing Committee of Council on Finance was held in the No. 1 Committee Room, City Hall, on Thursday, October 19, 1972, at 9:30 a.m.

PRESENT: Alderman Adams (Chairman)
Aldermen Phillips, Sweeney, Bird, Rankin and Hardwick

ABSENT: His Worship the Mayor
Alderman Linnell (Leave of Absence)
Aldermen Broome, Calder and Wilson

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held October 12, 1972 were adopted.

1. General Review of Certain Financial Matters

When the Committee was considering the subject of land banks on February 10, 1972 and after hearing representations from various organizations on the matter, it was advised that a study was being made on the City's overall financial position. In this regard the Committee passed the following resolution:

> "RESOLVED that the subject matter be tabled pending receipt of a report from the Board of Administration on the financial study referred to, and that this report subsequently be made available to the organizations present this day with a view to each organization submitting a detailed brief on the subject of land banks.
>
> FURTHER THAT a sub-committee comprising the Chairman of the Finance Committee, Vice-Chairman, the Board of Administration and the Director of Finance be appointed with respect to the final preparation and submission of this financial study."

Pursuant thereto, the Board of Administration submitted a report under date of October 6, 1972, from the Director of Finance, titled "General Review of Certain Financial Matters". The Committee noted a number of items submitted for policy discussion such as housing, core city problems, and revenue sources.

After due consideration the Committee took action as noted:

RECOMMENDED

(a) THAT the City examine with the Provincial Government, ways of 'writing down' expensive land costs for senior citizens housing and that a formula be initiated whereby the Federal and Provincial Government be requested to share in the City's property tax loss.

(b) THAT meetings be held with the Provincial Government, and the Province be urged to take over the entire cost of welfare including welfare administrative costs.

Cont'd.....

Clause No. 1 (continued)

(c) THAT meetings be held with the Provincial Government and the Province be urged to absorb the excessive costs generated by the imbalanced situation of the City of Vancouver on such items as Administration of Justice, Probation Officers, Policing, Provincial Courts, and Detention Facilities.

(d) THAT WHEREAS the City of Vancouver and the other municipalities carry the large proportion of costs of medical health services, the Provincial Government be urged to assume all health costs and general ambulance services.

(e) THAT discussions be held with the Minister of Finance on the question of sources of revenues for the City and the use of the per capita grant as a form of revenue sharing which would be responsive to the economic and Provincial revenue growth.

(f) THAT discussions be held with the Minister of Finance on the matter of permitting the City to levy a business tax on hotel rooms.

The Committee discussed land that the City owns and the feasibility of leasing land as opposed to selling. After considerable discussion on this matter, it was RECOMMENDED

(g) THAT the Board of Administration prepare a position paper on the pros and cons of the establishment of managing a civic land portfolio such study to include information on the approximate value of civic land in various categories, showing the approximate potential income for this City land if leased.

(h) RECOMMENDED that the foregoing Board of Administration report dated October 6, 1972 be made available to organizations on request but that Page 44 of the report be withdrawn.

The Board of Administration was requested to prepare a brief for presentation to the Provincial Government on the subject matter discussed today.

The meeting adjourned at approximately 11:00 a.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 152

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

OCTOBER 19, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, October 19, 1972 at approximately 10:50 a.m.

PRESENT: Alderman Rankin, Deputy Chairman
Aldermen Adams, Bird, Hardwick, Phillips, Sweeney

ABSENT: His Worship the Mayor (On Civic Business)
Aldermen Broome, Wilson, Calder and Linnell

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting held October 5, 1972 were adopted.

1. Spring Street Project - Progress Report #1

On August 29, 1972 Council passed the following:-

"That Progress Report #1 of the Spring Street Program and a further Report expected by next week, be referred directly to the Standing Committee on Health and Welfare for discussion of these Reports only, and discussion with such groups as may be invited by the Director of Social Planning/Community Development because of their particular interest in the matter."

Your Committee had before it at this meeting the Board of Administration Report dated 25 August, 1972 and the Board of Administration Report dated October 2, 1972.

Also present at the meeting were staff members of the Social Planning/Community Development Dept.immediately connected with the Spring Street Project, the Director of the Spring Street Project and three workers.

It was explained to your Committee that the Spring Street Project is part of the overall community response to juvenile crime control. Your Committee was advised that there was a need for an evaluation of this Spring Street Project Program in relation to the specific function that it performs and in relation to the other programs in the City directly connected with juvenile crime control. It was pointed out to the Committee that the funds requested by the department related to the research and evaluation necessary to determine the effectiveness of the Spring Street Project Program.

The Director of the Program spoke to your Committee and advised of the techniques and methods used by the work staff in working with children who are in some way referred to the project. Your Committee was also advised that the other influences in the child's life, i.e., schools, parents, etc. were also involved in the individual program or group program in which a particular child was involved.

Cont....

October 19, 1972

The staff members of the Spring Street Project spoke to the Committee and by way of anonymous case history advised the Committee Members on the details of various methods and techniques employed and also on the experience from a statistical point of view of the project so far.

After discussion and further questioning to the staff members present, your Committee,

RECOMMENDS

1. Continuation of the Spring Street Project evaluation research as previously described in the report of the Board of Administration dated October 2, 1972.

2. Funds in the amount of $2,639.00 to cover evaluation research costs in the year 1972 be provided from contingency reserve.

3. Funds for the continuation of the evaluation research of the Spring Street Project incurred pending the 1973 budget approval in April, 1973.

The Committee adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 152

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 7, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Bird,
SECONDED by Alderman Broome,
THAT the Minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), dated October 31, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Hardwick,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

VARYING THE AGENDA

MOVED by Alderman Adams,
THAT the Agenda be varied to permit consideration at this time of a Special Committee report respecting debentures.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Bids for $5,000,000 Serial Debentures

The Special Committee re bids for $5,000,000 City of Vancouver debentures reported as follows, under date of November 6, 1972:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bids for $5,000,000
Serial Debentures (cont'd)

"On September 6, 1972 City Council authorized a Committee consisting of the Chairman of Finance, Board of Administration and the Director of Finance to call for bids for a City of Vancouver bond issue in the Canadian bond market with the bids being reported to Council for final decision, in accordance with normal procedure.

The bids were called and were opened at 2:00 p.m. November 6th, 1972, and are listed hereunder:

Syndicate	Net Payment Offered per $100 of Par Value
A. E. Ames & Co. Limited (Syndicate Managers) A. E. Ames & Co. Limited Wood Gundy Limited Pemberton Securities Limited Odium Brown & T. B. Read Ltd. Dominion Securities Corp. Limited Richardson Securities of Canada Equitable Securities Canada Ltd. Burgess Graham & Company Ltd. Bank of Montreal Canadian Imperial Bank of Commerce The Royal Bank of Canada Bank of British Columbia	$98.877
Burns Bros. and Denton Limited (Syndicate Managers) Burns Bros. and Denton Limited Midland-Osler Securities Limited Nesbitt Thomson and Co. Ltd. Levesque Beaubien Inc. Cochran Murray Limited The Toronto Dominion Bank	$98.573
Merrill Lynch, Royal Securities Limited (Syndicate Managers) Merrill Lynch, Royal Securities Limited Harris & Partners Limited Greenshields Inc. Pitfield Mackay Ross & Co. Limited Gairdner & Company Limited Fry, Mills Spence & Company Limited Bank of Nova Scotia	$98.524
McLeod, Young Weir & Company (Syndicate Managers) McLeod, Young, Weir & Company Limited Bell, Gouinlock & Company, Limited	$98.17

Your Committee recommends to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited for $5,000,000 of City of Vancouver bonds as described in the tender call at $98.877 per $100 of par value be accepted, this being the highest bid, and that cheques accompanying the other bids be returned to the tenderers. The high bid represents an interest cost to the City of approximately 7.985%."

MOVED by Alderman Adams,
THAT the foregoing recommendation of the Special Committee be approved.

- CARRIED.

UNFINISHED BUSINESS

1. Jericho D.N.D. Lands:
Jericho Park Committee

Pursuant to a request from the Jericho Park Committee, it was agreed the matter of hearing a delegation from that group be deferred to the meeting of Council on November 21, 1972.

2. Air Supported Structures over
Tennis Courts: Jericho Tennis Club

On October 19, 1972, the Board of Administration reported as follows, regarding Development Permit Application on behalf of the Jericho Tennis Club, to erect air-supported structure over four existing tennis courts:

' The Director of Planning and Civic Development reports as follows:

"F.B. Bolton Services Limited for the Jericho Tennis Club, have filed Development Permit Application No. 59440 to erect a 99' wide x 224' long by 32' high air supported structure over four existing tennis courts.

The applicant advises that the proposed structure is required for the period October 1, 1972, to April 30, 1973.

The air supported structure would cover four tennis courts in the centre of the Club site. To the east are four more courts. To the west is the off-street parking area and four further tennis courts.

Of the 32' high structure, the lower 12' is colored "opaque green" and the upper 20' is colored "translucent white."

Previous Approval

In August 1971, the Technical Planning Board approved a development permit to erect a 102' wide by 114' long air supported structure 32' high for a limited period of one year expiring August 31, 1972.

The location was on the two centre tennis courts that are furthest from the Pt. Grey Road property line. (The current application is to cover the same two courts as approved last year plus two immediately adjacent tennis courts to the south.)

The Technical Planning Board when granting this limited period of approval also stated that consideration by the Technical Planning Board to any further period of limited consent would have regard to the appearance and form of the structure together with the ammenity of the surrounding residential district.

Consideration by City Council

In December 1971 a nearby property owner complained to City Council about the temporary structure. (copy of Board of Administration report dated December 31, 1971 as submitted to Council attached as APPENDIX 1.)

City Council resolved that:

"THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated December 31, 1971, be received and the complainant be advised that, if she wishes, an opportunity will be given to be heard before Council prior to any new permit being issued."

Present Application

The Technical Planning Board in July, deferred consideration of this Development Permit Application for the notification of neighbouring property owners. Sixteen property owners were notified. Three replies were received. One letter advised of "no objection.... not as long as it is not more than 32' high and is not inflated for more than the stated time." Two letters objected to the proposed development. One of the objectors being Mrs. M. Baker of 3854 West First Avenue. (The three letters are on file with the City Clerk.)

(continued)

UNFINISHED BUSINESS (continued)

Air Supported Structures over
Tennis Courts: Jericho Tennis Club
(continued)

Recommendation by Technical Planning Board

The Technical Planning Board would be prepared to APPROVE for a limited time expiring April 30, 1973, the same sized structure over the same two tennis courts as was approved last year.

The Technical Planning Board would also consider a new development permit application, if filed, for a further additional unit to cover two tennis courts after the first unit (if approved and proceeded with) had been erected.

The Technical Planning Board would have special regard to the proposed site location of any requested additional unit.

However, in view of the resolution of City Council of January 5, 1972 and objections received from Mrs. M. Baker by letter dated August 15, 1972, the Technical Planning Board requested that the present development permit application be first referred to City Council for CONSIDERATION before any final decision by the Technical Planning Board.

Your Board submits the foregoing report for the CONSIDERATION of City Council. '

Mrs. M. Baker appeared and filed a brief, dated November 7, 1972, setting out the views of herself and other concerned parties in respect of this Development Permit Application. The following requests were made:

" 1. The execution of Zoning regulations still unfulfilled by the club would give us some assurance that any relating to the air hall problem would also be complied with.

2. We feel there must be some definite restrictions on the number of air structures permitted at the Tennis Club.

3. A time limit for inflation should be established by the Zoning Department. A 6 month period from Oct. 15th to April 15th has been suggested.

4. The prohibition of any more permanent buildings on club property, for any purpose whatsoever.

5. The same type of wire fencing as presently encloses all other courts at the club should be erected along the Pt. Grey Rd. perimeter, so that during the summer months at least, we may have some of our scenic view restored, albeit through the mesh of a wire fence. "

Mr. H. A. White, President of the Jericho Tennis Club, appeared in support of the application for air-supported structure over four existing tennis courts, and advised they are satisfied with the 6-month limitation suggested, and are desirous of proceeding with the wire fencing.

(continued)

UNFINISHED BUSINESS (continued)

Air Supported Structures over Tennis Courts: Jericho Tennis Club (continued)

MOVED by Alderman Adams,

THAT the Technical Planning Board be advised the Council favours the air-supported structure over four existing tennis courts, from north to south, subject to:

(a) approval being for a 6-month period only, as of October 15, 1972;

(b) prevailing By-laws;

(c) suitable wire fencing;

(d) satisfactory arrangements with regard to encroachment on the City street.

- CARRIED.

3. Grant to Khalsa Diwan Society (Sikh Temple)

The Board of Administration, under date of November 6, 1972, reported as follows:

'At its meeting on October 17, 1972, Council approved the following motion regarding the above grant request:

"That this matter be deferred to the next Council meeting, at which time the delegation be heard. In the meantime, however, the Director of SP/CD be requested to furnish a report."

Subsequently on October 31, 1972, Council deferred consideration of the grant request pending receipt of this report.

"The Director of SP/CD has discussed the grant request with Mr. Karmil Johl, Chairman of the Board, and Mr. Sabu Singh, Chairman of the Building Committee of the Khalsa Diwan Society. The original request, dated October 12, refers to the excessive costs of the new Sikh Temple and the need for additional capital funds. Subsequent discussions with Society officials revealed that the $20,000 requested from the City for religious and social programs at the Temple currently results from the inability of members of the Sikh Community to absorb both their capital and program costs.

Present program costs of the Khalsa Diwan Society are mainly related to their religious and maintenance functions. The annual operating budget presented in support of the grant request shows six items: services ($12,000), accommodation at the Temple ($8,000), legal aid ($6,000), medical clinic ($4,800), language programs ($2,000), for a total of $39,800. These are not actual expenses but rather monies that the Sikh Community say they would spend if they had the funds.

* The latest audited statement of receipts and expenditures for the Khalsa Diwan Society, for the year ended January 31, 1971, and an operating statement for the period February 1st to July 31st, 1972, are attached for Council's information.

Officials of Khalsa Diwan Society agree that their need for money stems from their capital indebtedness incurred by the new Sikh Temple and admit they would use a City grant to help reduce this debt or to pay their City taxes which approximate $10,000. The Director of SP/CD thinks the Society should request a capital grant rather than an operational grant.

(continued)

UNFINISHED BUSINESS (continued)

Grant to Khalsa Diwan Society
(continued)

The Khalsa Diwan Society is the mother organization for Sikhs locally. Their temple is the only one in the Vancouver area and serves about 2,000 members in Champlain Heights as well as several thousand other members in the Lower Mainland."

The Director of SP/CD submits the foregoing report for Council's CONSIDERATION and your Board concurs.'

(*Copy of Organization's submissions on file in City Clerk's Office.)

A representative of the Society was heard.

MOVED by Alderman Broome,
THAT a grant in the amount of $20,000 be approved to this Society, on the following basis:

(a) the first charge against this grant to be in payment of back taxes owing to the City;

(b) the balance to be applied against the Society's capital indebtedness, incurred by construction of the new temple.

- CARRIED BY THE REQUIRED MAJORITY.

ENQUIRIES AND OTHER MATTERS

1. Alderman Bird:
Development Proposal - Army and Navy Stores (Hastings Street)

requested information be furnished as to the plans of the Army and Navy Stores regarding a development on Hastings Street and Cordova St., respecting their main store. The Alderman expressed concern re certain proposals communicated to him relating to Hastings Street.

(The Zoning Planner agreed to obtain information on the matter and later in the morning, submitted an information report, dated November 7, which was circulated to Members of Council. This report pointed out that the officials of the store had no intention of minimizing their retail frontage on Hastings Street.)

COMMUNICATIONS OR PETITIONS

1. Parking Ban on Georgia Street
(City of North Vancouver)

A communication was noted from the City of North Vancouver, requesting that Vancouver immediately ban all parking on Georgia

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Parking Ban on
Georgia St. (cont'd)

Street, from Chilco Street to Beatty Street, to improve traffic movement in and out of downtown Vancouver from the North Shore.

It also was noted that the City of North Vancouver passed a resolution, asking the Federal government to make finances available to the Greater Vancouver area for the development of urban transportation facilities.

MOVED by Alderman Rankin,
THAT this communication be referred to the City Engineer for report to the Official Traffic Commission.

- CARRIED.

2. Sands Motor Hotel
(Park Board)

MOVED by Alderman Hardwick,
THAT the communication from the Park Board, under date of September 27, 1972, be received for information, in which the Park Board requests that, in future, when a high density complex such as the Sands Hotel is being considered, the Park Board advice be sought.

- CARRIED.

3. False Creek Committee
(Park Board)

A communication from the Park Board, under date of October 18, 1972, was noted, in which a request was made that a member of the Park Board be appointed to the False Creek Committee.

MOVED by Alderman Wilson,
THAT a member of the Park Board be invited to attend meetings of the False Creek Committee on an ex officio, non-voting basis.

- CARRIED.

4. Shannon Estate Development,
57th Avenue and Granville St.

A request was noted from the Shannon Citizens Committee, under date of October 27, 1972, that Council's decision in regard to the Shannon Estate Development, at 57th Avenue and Granville Street, be reconsidered, and a representative of the Shannon Citizens Committee be heard.

MOVED by Alderman Rankin,
That the delegation be heard by Council at the first possible opportunity.

- LOST.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Shannon Estate Development
(continued)

A recorded vote was requested and the record therefor is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Rankin	His Worship the Mayor
Alderman Hardwick	Alderman Adams
Alderman Linnell	Alderman Broome
Alderman Phillips	Alderman Sweeney
Alderman Calder	Alderman Wilson
	Alderman Bird.

(Lost)

MOVED by Alderman Adams,
THAT the Shannon Citizens Committee be advised the Council is not prepared to reconsider the matter further, having given instructions for a Development Permit to be issued, as the City could be subject to damages.

- CARRIED.

(Aldermen Hardwick, Phillips and Rankin voted in the negative.)

5. Fairview Slopes Area:
Delegation

A request was noted from the Fairview Slopes Ratepayers and Tenants Association, requesting an opportunity to appear before Council on the matter of developments along Broadway, in the Fairview Slopes area.

MOVED by Alderman Rankin,
THAT the delegation be heard.

- CARRIED.

6. Membership: G.V.R.D.
Park Committee

The Council, on October 3, 1972, concurred with the request from the Park Board and asked the Greater Vancouver Regional District to apply for amendment to the prevailing legislation whereby one additional member to the Regional Park Committee could be appointed by and from the Vancouver Park Board.

In reply, a letter was noted from the Regional District, under date of October 27, 1972, setting out policy in this regard, and stating that if the City wishes to have a member of the Park Board on this Park Committee, a request could be forwarded to the District Board before committee appointments are made early in 1973. However, it has been the practice to restrict committee appointments to Mayors and Aldermen of member municipalities.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Membership: G.V.R.D.
Park Committee (cont'd)

MOVED by Alderman Broome,
THAT the Regional District be advised the City of Vancouver reiterates its request that provision be made whereby, in addition to the present membership arrangements for the Regional Park Committee, an elected member of the Park Board be appointed to that committee.

- CARRIED.

7. Appeal: Cue Productions Canada Ltd.

A communication was noted from Mr. James Craig, Barrister for Cue Productions Canada Ltd., filing a Notice of Appeal from decision of the Council Committee for the Control of Soliciting for Charity, in not granting a license at its meeting on October 24, 1972. The License was to solicit for charity on behalf of Richmond Crestwood Lions Club. It is advised further grounds may be advanced to those set out in their letter.

MOVED by Alderman Rankin,
THAT the appeal be heard, at a time to be set by the City Clerk.

- CARRIED.

8. Planetarium Passes: Table Tennis Team from Peru

His Worship the Mayor advised that, in connection with a table tennis team from Peru, the President of the Canadian Table Tennis Association asked for passes to the Planetarium on November 7 for ten players and five of the host party.

MOVED by Alderman Rankin,
THAT this request be approved.

- CARRIED.

9. First National Tri-Level Conference: Alderman Phillips

MOVED by Alderman Wilson,
THAT, pursuant to the recommendation of His Worship the Mayor, Alderman Phillips be authorized to attend the pre-conference meeting and the First National Tri-Level Conference, in Toronto, commencing November 19th through November 21st, 1972; and Alderman Phillips be requested to report to the Council on his return.

- CARRIED.

10. Nomination Advertising: 1972 Civic Elections

The City Clerk advised of the current newspaper strike and, therefore, pursuant to Charter provisions, requested that he be granted authority to advertise nomination day on the basis of

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Nomination Advertising:
1972 Civic Elections
(continued)

notice being placed in twelve editions of appropriate local area newspapers, and in addition, a small amount of advertising on television and radio, all to be at the City Clerk's discretion. Further, notifications will be posted at the City Hall and Court House.

MOVED by Alderman Wilson,
THAT, if and when necessary, the City Clerk's alternative suggestions to the normal Charter provisions in regard to nomination advertising, be approved, with the addition that notification be posted also in the General Post Office.

- CARRIED.

Council recessed at approximately 10:50 a.m., following which an 'In Camera' meeting was held. The Council reconvened, in open session, at 11:30 a.m., with the same personnel present.

COMMUNICATIONS OR PETITIONS (continued)

11. Certification of
List of Electors

Pursuant to a request from the City Clerk's Department, it was

MOVED by Alderman Adams,
THAT the latest date by which the Revising Judge shall make his certification of the list of electors be extended for one week, from November 15 to November 22, 1972.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. GENERAL REPORT,
November 3, 1972

Works and Utility Matters

Closing Carnarvon Street
between 16th and 19th Avenues (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

Cancellation of Existing
Commercial Crossing Agreements (Clause 3)

After considering this clause and the portion submitted to Council particularly for consideration, it was,

MOVED by Ald. Broome,
THAT the clause be referred back to the Board of Administration to obtain a report from the Corporation Counsel and City Engineer on the implications of Council adopting these proposals, as well as any other advice to assist Council in the matter.

- CARRIED

Closure of Portion of Rhodes Street (Clause 1)

MOVED by Ald. Wilson,
THAT this clause of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

C. Fire Department: Staff Increase
for Fire Warden Division

The Board of Administration, under date of November 3, 1972, submitted the following report:

"Your Board has received the attached report* from the Fire Chief and Administrative Analyst.

The recommendations of the report are:

"Summary of Recommendations

The Fire Chief and the Administrative Analyst recommend that:

1. This report be adopted and establishment of 7 additional positions:

Captain (District Supervisor)	1
Lieutenant Institutional Inspections	1
Fire Wardens	3
Lieutenants Fire Investigation	2
	7

at an estimated annual salary and fringe benefit cost of $74,656.00 be approved (1973 rates).

2. Deployment

(a) The Fire Investigation Branch of the Division have 4 established positions, namely:

Captain	1
Lieutenants	3

and that candidates selected to fill the two additional Lieutenant positions be appointed at the Fire Warden level for the first year on a probationary basis because of the necessary training that incumbents of such positions must have. (This is an increase of 2 positions.)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Increase for
Fire Warden Division (cont'd)

(b) Two Lieutenant positions be established to carry out the institutional inspection work. (This is an increase of one position.)

(c) One Lieutenant be assigned as a permanent office duty man. The duties to include all plan checking work, answering general enquiries and to give instruction to Fire Wardens in an emergency situation.

The Lieutenant responsible for the inspection of propane and flammable liquid installations be assigned to the office duty as it is recommended that flammable liquid control be assigned to the Fire Wardens, under close supervision of the Captains in charge (see (e) below).

(d) Upon adoption of this report the contraventions to Fire By-laws now reported by the fire companies be sent to the Fire Wardens for follow-up, thus enabling the officer responsible for company inspections to spend full time in training and supervising fire fighting companies in fire prevention and inspectional duties.

(e) Fire Wardens

The City be divided into two inspectional areas; one Captain and four Fire Wardens to be assigned to each area.

Two Fire Wardens to be permanent vacation reliefs for the total Division.

The total number of established positions to be:

Captains	- 2
Fire Wardens	-10
	12

This is an increase of four positions - one Captain and three Fire Wardens.

(f) The following promotions be effective January 1, 1973:

Lieutenant Company Inspections -
- to Captain Company Inspections

Lieutenant Fire Investigations -
- to Captain Fire Investigations

3. Space in Old Museums Building

Space be allocated in the old Museum building at Main and Hastings to house four fire investigators, one Captain, five Fire Wardens and the Captain - Public Education.

4. Personal Paging Devices

Twenty-three (23) paging devices be supplied at an approximate cost of $460 per month.

5. Six (6) additional City cars be supplied and that until such cars are made available, the employees using private cars be granted auto allowance on a regular basis.

Your Board note that the following comments have been made in support of the recommended increase of seven positions in the Fire Warden Division:

1. The present establishment of 15 positions has been unchanged since 1947.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Increase for
Fire Warden Division (cont'd)

2. The present inspectional interval does not meet minimum fire safety requirements. Fire prevention inspections in buildings in the City are substantially below the level laid down by the provisions of the Fire Marshal's Act.

3. Standard of Service to be at 1960 level

The minimum number of inspections currently required to conform to an acceptable standard (established by the Fire Chief) based on the 1960 level of service is 82,623 of which 36,954 will be carried out by Fire Wardens and 48,669 will be undertaken by the Fire Companies.

4. Coincident with the increase in the number of buildings there has been a significant increase in the size and complexity of such buildings (Denman place - classified as one building - has 30 individual operations requiring a minimum of 90 inspections annually and 180 inspections annually to meet the statutory requirements of the Fire Marshal's Act.)

5. The number of fire investigations has increased from 1,528 in 1960 to 3,375 in 1971. Total fire loss due to arson in 1971 amounted to $1,900,000.00 in addition to which there were many other fire losses in which arson was suspected but not proved.

6. Fire safety education includes the preparation of fire evacuation plans and the instructions in the use of fire alarm systems for the many large commercial and industrial complexes developed during the past decade.

7. The amendments to the Fire Alarm By-law have necessitated and will continue to need additional detailed surveys and inspections.

Your Board note that this report has been discussed with the Business Agent of the Vancouver Firefighters' Union Local 18 of the International Association of Firefighters, and he concurs herein;

Your Board RECOMMEND
approval of the recommendations of the Fire Chief and Administrative Analyst and note that the standard of service to be provided upon adoption of this will be no greater than was provided in 1960."

*Report is on file in
City Clerk's Office

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

D. Replacement of No. 1 Firehall

The Board of Administration, under date of November 3, 1972, submitted the following report:

"The Fire Chief and the Director of Permits and Licenses Department report as follows:

"On June 22nd, 1971, meeting "In Camera", Council appointed the firm of Eng & Wright as architects for the Headquarters Firehall and the firm of John H. Hansen as architect for the remaining two Firehalls as proposed under Concept "A" in the report of the Board of Administration dated April 14th, 1971, approved by Council on May 4th, 1971.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall (cont'd)

The Architects' preliminary proposals have been completed to the satisfaction of the Fire Chief, Director of Planning & Civic Development, and the Director of Permits & Licenses, and are submitted herewith for the approval of Council, together with the current cost estimates.

ESTIMATED COSTS

The estimated cost of the three projects is as follows:

Fire Department Headquarters Hall		$ 1,135,000
Building Contract	$ 1,017,000	
Architects' and Consultants' Fees	82,000	
Utilities, Communications, Soil and Materials Testing, Etc.	26,000	
Contingency Sum	10,000	
TOTAL	$ 1,135,000	
"Burrard" Firehall (#2)		416,954
Building Contract	$ 366,894	
Architects' and Consultants' Fees	27,900	
Utilities, Communications, Soil and Materials Testing, Etc.	17,660	
Contingency Sum	4,500	
TOTAL	$ 416,954	
"Smythe-Hamilton" Firehall (#7)		321,802
Building Contract	$ 278,818	
Architects' and Consultants' Fees	21,324	
Utilities, Communications, Soil and Materials Testing, Etc.	18,160	
Contingency Sum	3,500	
TOTAL	$ 321,802	
Total Estimated Costs of the Three Firehalls		$ 1,873,800

Total Estimated Costs of the Three Firehalls	$ 1,873,800
Total Acquisition Costs for Three Firehalls	465,000
TOTAL ESTIMATED COST	$ 2,338,800

The costs of any necessary additional or replacement furnishings and equipment and moving expense are not included in the estimates above, and will be the subject of a further report to Council.

When the Fire Chief was preparing his report of April 14th, 1971, he requested cost estimates from the City Building Inspector. Because of the workload on the Construction Branch at the time, the Building Inspector was unable to provide estimates. He did, however review information which the Chief obtained with respect to unit costs of firehalls under construction in the Greater Vancouver area and agreed to the figures proposed by the Chief. Since no plans were in existence, no architect had been appointed and no detailed outline of requirements had been prepared, the Building Inspector pointed out that these figures were very approximate. The figures used had validity, however, in enabling the City to decide on which general scheme to adopt. They were not put forward as figures to be used for purpose of appropriating funds and the report of April 14th, 1971 makes this point.

cont'd....

(See page 197)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall (cont'd)

The architects have now completed their preliminary drawings and have submitted the estimate of cost set forth in this report. The figures in the April 14th, 1971 report show an overall total of $1,430,000. The current cost estimate exceeds the preliminary figures by $900,000.

During this period, it has been realized that sufficient allowance, in the original rough figures, had not been made because of several factors which contributed significantly to the total cost. These included the provision of additional floor area and clear height to accommodate the large fire-fighting equipment now in service; providing larger hose towers suitable for training purposes; necessary additional office space and storage facilities for equipment and supplies in the Headquarters Firehall; and the additional costs involved in developing sites substantially larger than those initially assumed. It is believed that the drawings set forth the requirements of the Fire Department in a reasonable way and no "frills" have been included.

SITE OF NEW NO. 2 ("BURRARD") FIREHALL - REQUIRED ADDITIONAL FRONTAGE

The 99-foot parcel designated as the Site of the new No. 2 Firehall, namely Lot 9 and West ½ Lot 8, Block 6, D.L. 185 proved slightly too narrow to provide a satisfactory development, as regards the required off-street parking space. It is proposed that the Site be increased in width by appropriating the West 3 feet of Lot 1, an adjacent City-owned parcel presently leased for parking, and that the Site be consolidated as one parcel. The present lessee is willing to surrender the 3-foot strip at no loss of revenue to the City. The selling price of the additional 3-foot frontage ($4,590.85) is included in the foregoing total estimate of $465,000 for acquisition of the Firehall Sites.

ESTIMATED RECOVERIES

In the above-mentioned report of the Fire Chief, it was noted that an advance of $750,000 had been received from the Federal Government towards the acquisition cost of City lands and buildings on Block 56, D.L. 541, which includes the present No. 1 Firehall Site. Negotiations of the final settlement have been deferred pending the results of the call for tenders for construction of the replacement Firehall. The report also noted that the estimated proceeds from the sale of the present No. 2 Firehall Site at Gore and Cordova Streets would amount to $50,000. These matters will be reported on at the conclusion of their respective negotiations.

SOURCE OF FUNDS

The Director of Finance recommends that, if Council approve the preliminary plans and estimates for the Firehalls, any necessary interim financing be provided from the unallocated 1972 Supplementary Capital Funds, and that the balance of the funds required be reported on to Council when tenders are received.

It is RECOMMENDED that:

1. Council accept the Architects' proposals, and approve the current estimates in principle;

2. The Director of Finance be authorized to provide interim financing sufficient to meet current commitments, the funds to be provided from the unallocated 1972 Supplementary Capital Funds, and to report to Council on the provision of balance of funds required when tenders are received;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall (cont'd)

3. Council approve the acquisition of the West 3 feet of Lot 1, Block 6, D.L. 185 and its consolidation with Lot 9 and West ½ Lot 8, Block 6, D.L. 185 as the Site of the new No. 2 Firehall;

4. The Director of Permits & Licenses be authorized to instruct the Architects to prepare working drawings and specifications for the three Firehalls, in accordance with their preliminary proposals and to have tenders called for the building contracts."

Your BOARD RECOMMENDS that the recommendations of the Fire Chief and the Director of Permits and Licenses be adopted.

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

GENERAL REPORT, November 3, 1972 (cont'd)

Harbours and Parks Matters

Construction of Swimming Pool at Lord Byng High School

MOVED by Ald. Wilson,
THAT the report of the Board of Administration (Harbours and Parks matters), be adopted.

- CARRIED

Building and Planning Matters

Rezoning: W/S Main Street between 39th and 40th Avenues (Clause 2))
Rezoning: S/E corner of 18th Avenue and Carolina Street (Clause 3))

It was agreed to defer consideration of Clauses 2 and 3 of the report of the Board of Administration (Building and Planning matters), pending the hearing of delegations as requested.

Britannia Community Services Centre: Progress Report and Arrangements re Architects' Fees (Clause 4)

MOVED by Ald. Bird,
THAT the following be added to the recommendations in this clause as (d) and the clause then, with recommendations (a) to (d) be adopted:

"approve the appropriation of $80,000 for the City's share of the normal architects' fees for the period to March 31, 1973"

- CARRIED

Site of Disused Grain Elevator: 2700 block Wall Street and Development Permit Application (Clause 8)

MOVED by Ald. Rankin,
THAT further consideration of this clause be deferred for two weeks and in the meantime a copy of the information contained therein be furnished to the interested organizations in the area;

FURTHER THAT the communication from the Vancouver City Planning Commission, dated November 6, 1972, on this matter, be received.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT,
November 3, 1972 (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), Clauses 1, 5 and 7 be adopted and Clause 6 received for information.

- CARRIED

Finance Matters

Request of Vancouver Public Aquarium Association for Additional Financial Assistance

After considering this clause and the request of the Vancouver Public Aquarium Association for an additional grant for 1972, it was,

MOVED by Ald. Adams,
THAT an additional grant in the amount of $15,000 be approved to the Vancouver Public Aquarium Association for 1972.

- CARRIED BY THE REQUIRED MAJORITY

E. PERSONNEL MATTERS, November 3, 1972

MOVED by Ald. Broome,
THAT the report of the Board of Administration (Personnel matters), be adopted.

- CARRIED

F. PROPERTY MATTERS, November 3, 1972

Rental Review, Portions of Hartley and Kinross Streets, South of Kent Avenue (Clause 1)

MOVED by Ald. Adams,
THAT this clause be adopted on the understanding there will be a provision for a rental review at each five-year rental period.

- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,
THAT Clauses 2 and 3 of the report of the Board of Administration (Property matters), be adopted.

- CARRIED

G. Subdivision Application:
8625 Angus Drive, Vancouver

It was agreed to defer consideration of this report of the Board of Administration, dated October 25, 1972, pending the hearing of a delegation as requested.

H. Flood Plain Policy Report: G.V.R.D.

The Board of Administration, under date of November 6, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"A letter addressed to His Worship the Mayor from Mayor A. Langley, Acting Chairman of the Greater Vancouver Regional District Planning Committee regarding the GVRD Flood Plain Policy Report has been referred to this department for comment.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Flood Plain Policy Report (cont'd)

The letter notes that the GVRD Planning Committee has produced a series of recommendations on flood plain policy and that the Board deferred action on these recommendations for one month to allow constituent councils to study the matter. A meeting during November is asked for.

The only part of the City of Vancouver falling within the flood plain is along the north arm of the Fraser River. Part of this area is industrial up to approximately Angus Drive and from Angus Drive westward the area is mixed zoning, residential and agricultural.

The Provincial Government is currently preparing legislation which will restrict the subdivision of land in floodplains, particularly with respect to residential uses. Last Spring, the Engineering Department reported to Council on a dyking policy. In general, this report recommended against major expenditures on dyking because the probability of damage due to flooding in the Vancouver floodplain is small. The Engineering Department has also been in touch with the Provincial Department of Municipal Affairs to see if the Province would consider excluding the Vancouver floodplain from such legislation. They have been informed that this is unlikely and that Vancouver's floodplain would be subject to the noted restrictions. A final decision on this matter has not been made and will be reported to Council when it is received.

A report on the future of this area is in preparation and it is hoped to get it to Council on either the 21st or 28th of November. It is suggested that Council could discuss this matter with Regional District members within a clearer context after receipt of the departmental report and, accordingly, it is RECOMMENDED that a meeting between the Regional District officials and the Standing Committee on Planning and Development be arranged as near to the end of November as possible, so that the officials' report can be considered concurrently."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved.

MOVED by Ald. Wilson,
THAT the proposed meeting between the Regional District officials and the Standing Committee on Planning and Development be arranged as proposed, except that the meeting be held prior to the Regional District meeting which will have this matter under consideration.

- CARRIED

I. Report of Standing Committee on General Purposes, October 26, 1972

MOVED by Ald. Broome,
THAT the report of the Standing Committee on General Purposes be adopted.

- CARRIED

J. Report of Standing Committee on Health and Welfare, October 26, 1972

MOVED by Ald. Rankin,
THAT the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED

K. Report of Standing Committee on Planning and Development, November 1, 1972

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Report of the Standing Committee on Health and Welfare, November 2, 1972

Dunbar-West Point Grey Information Centre (Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED BY THE REQUIRED MAJORITY

Skid Road Housing Conditions

MOVED by Ald. Linnell,
THAT Clause 2 of the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED

At this point Alderman Adams took the Chair to relieve His Worship the Mayor to attend to other Civic business.

M. Development Permit Applications at Variance with West End Policy Guidelines

The Board of Administration, under date of November 3, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Council, on August 15th, 1972 resolved in part that:

'the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.'

Development Permit Application #59581, 1725 Pendrell Street, was the first such application which had to be drawn to Council's attention. It was the subject of a Board of Administration report to Council dated October 27th, 1972 in which the Director of Planning and Civic Development and the Corporation Counsel advised Council that regardless of the existence of the West End Policy Guidelines, Development Permit Applications must be processed in accordance with the Zoning By-law in effect at the time the Development Permit Application is submitted. An exception to this rule occurs when the Development Permit Application is at variance with a Zoning By-law in preparation. A zoning by-law is considered to be in preparation once a rezoning application has been submitted.

The October 27th, 1972 report recommended that:

'1. Development Permit Application #59581 be processed in accordance with existing RM-4 regulations

2. the Director of Planning and Civic Development be instructed to submit a rezoning application for the West End local residential area in accordance with the proposed West End Policy Guidelines dated August, 1972; such new zoning to implement maximum residential floor space ratios in the order of 2.4 and 2.9, and a maximum commercial floor space ratio of 3.0

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at Variance with West End Policy Guidelines (cont'd)

3. the application for such new West End zoning by-laws be the subject of an immediate report to Council for reference to public hearing.'

In considering these recommendations, Council tabled Recommendation 1 for one week but approved Recommendations 2 and 3. The rezoning application was submitted by the Director of Planning and Civic Development on October 31st, 1972, immediately following Council's approval of the recommendation.

CURRENT DEVELOPMENT PERMIT APPLICATIONS AT VARIANCE WITH THE WEST END POLICY GUIDELINES

The following Development Permit Applications for highrise apartments have been received prior to submission of the October 31st, 1972 rezoning application:

Development Permit Application #59581, 1725 Pendrell Street, which was before Council October 31st, 1972, was submitted July 20th, 1972. Revised drawings however were not received until September 29th, 1972 and they were then subsequently checked for compliance. This application is for a condominium apartment building embodying:

floor space ratio	3.384
height	18 storeys
units	104
site area	198' x 131'

It is noted that the permitted floor area is exceeded by 1,322 square feet and that the area of the balconies is exceeded by 446 square feet. The attached two letters from the West End Community Council and The Lord Roberts Elementary School have been received to date in opposition to this application.

Development Permit Application #60303, 1146 Harwood Street, which was submitted October 5th, 1972, is for a typical RM-4 apartment building embodying:

floor space ratio	3.31
height	15 storeys
units (primarily one bedroom)	115
site area	198' x 131'
	(21,600 sq.ft. approx.)

Development Permit Application #60388, 1600 Nelson Street, which was submitted October 17th, 1972 is for a senior citizens' apartment building embodying:

floor space ratio	3.5
height	24 storeys
units	277
site area	264' x 131'
	(39,000 sq.ft. approx.)

Development Permit Application #60451, 2077 Nelson Street, which was submitted October 24th, 1972 is for a condominium apartment building embodying:

floor space ratio	3.442
height	23 storeys
units (2 and 3 bedroom)	59
site area	177.8' x 131'
	(23,300 sq.ft. approx.)

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at Variance with West End Policy Guidelines (cont'd)

Development Permit Application #60456, 1331 Nelson Street, which was submitted October 24th, 1972 is for a typical apartment building on a small 66' frontage lot. It represents a resubmission of drawings previously approved as Development Permit #49949 which has expired. It embodies:

floor space ratio	3.091
height	9 storeys
units	42
site area	66' x 131' (8,600 sq.ft. approx.)

Development Permit Application #60457, 1108 Nicola Street, also submitted October 24th, 1972, is a duplicate of Development Permit Application #60456. It is a resubmission of Development Permit #49363 which has also expired. It embodies:

floor space ratio	3.091
height	9 storeys
units	42
site area	66' x 131' (8,600 sq.ft. approx.)

Development Permit Application #60496, 1111 Pacific Street, which was submitted October 30th, 1972 is for an apartment building embodying:

floor space ratio	3.38
height	17 storeys
units	121
site area	176' x 131' (23,300 sq.ft. approx.)

Development Permit Application #60497, 1816 Haro Street, which was submitted October 30th, 1972 is for an apartment building, embodying:

floor space ratio	3.48
height	21 storeys
units	122
site area	231' x 131' (30,400 sq.ft. approx.)

SUMMARY

With the exception of Development Permit Application #59581, none of the foregoing development permit applications have been processed and the foregoing information is as stated by the individual applicants. In fact some or all of the applications may not be in accordance with regulations in matters of detail.

These applications are 'outright' uses and are contrary to the spirit of the West End Policy Guidelines report in that all eight exceed the proposed maximum floor space ratios of 2.4 and 2.9 for residential areas. However, as outright uses, they must be assessed in the light of the Zoning By-law in effect at the time the Development Permit Application is submitted. It has been standard City practice that even though most development permit applications as initially received do not meet the Zoning and Development By-law requirements and could legally be refused, these applications not be refused but discussions and negotiations be carried on with the applicants to secure revisions which will bring them into conformity with the By-law.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at Variance with West End Policy Guidelines (cont'd)

CONSIDERATION

Even though it may be legally possible to refuse some of the permits because of non-compliance with the regulations in detail, it is suggested for the consideration of Council that applicants be given a period of 90 days from such date as the applicants are notified in writing of non-complicance, if any, to the existing RM-4 regulations, to bring their permits into compliance with these regulations. If the development permit applications are brought into compliance they should be issued but under no circumstances would the Director of Planning and Civic Development extend their time or renew them. (A development permit is valid for 12 months from the date of issue.)

The effect of this proposal is intended to allow bona fide developments to proceed where the applicant has carried forward his designing and financing but to eliminate those permits which are merely of a holding nature.

It is further suggested that Development Permit Applications received following the October 31st, 1972 submission of the rezoning application should be referred to Council with the recommendation that they be withheld when they do not conform to the proposed zoning. "

Your Board submits the report of the Director of Planning and Civic Development for the consideration of City Council. '

After considering the foregoing report the Council took action as follows:

(i) MOVED by Ald. Rankin,
THAT, with the exception of Development Permit No. 59581 referred to in the Board of Administration report, development permit applications which are not strictly and legally in accordance with the present by-law, be not approved and the applicants be directed to re-apply under the new West End policy guidelines.

- CARRIED

(ii) MOVED by Ald. Broome,
THAT development permit application No. 59581 be issued in the normal manner when the developer has met the requirements of the by-law.

- CARRIED

(iii) MOVED by Ald. Hardwick,
THAT development permit applications in this West End area, submitted subsequent to October 31, 1972, be brought to the Council for consideration.

- CARRIED

O. Twenty-five Year Service Recognition

The Board of Administration, under date of November 6, 1972, submitted the following report:

' The Director of Personnel Services reports as follows:

"At the request of the Executive of the City of Vancouver Foremen's Association, a feasibility study was conducted to consider recognition for those employees who have completed 25 years of service within municipal employment (excluding Fire, Police and Parks Department).

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Twenty-five Year
Service Recognition (cont'd)

The survey shows that a total of 271 employees have attained their 25 years of service since 1965, the last time a recognition ceremony was held.

The total attendance at such a ceremony comprised of Awards Recipients, Members of Council, Commissioners, Department Heads and wives or husbands would total 622. The total cost of such a function would not exceed $5,300.00.

If such a ceremony were held, it would be desirable to have it held in the early part of December. It has been ascertained that the Queen Elizabeth Theatre is available on Thursday, December 7th, 1972 from 2:00 p.m. to 5:30 p.m.

The Comptroller of Accounts advises that the required funds (not exceeding $5,300.00) for this function would be available from Contingency Reserve.

As it is desirable that this services recognition ceremony be held, I recommend approval be granted to proceed with the necessary arrangements. The City Clerk and Executive Assistant to the Mayor are also in agreement with this recommendation."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted '

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2046, BEING THE POUND BY-LAW (increase collection charges in respect of disposal of dogs)

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT leave be given to introduce a By-law to amend By-law No. 2046, being the Pound By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Adams in the Chair.

- CARRIED

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW (increasing dog license fees)

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4450 being the License By-law and the By-law be read a first time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Adams in the Chair.

- CARRIED

MOVED by Ald. Phillips,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Phillips,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

MOTIONS

1. Closing Roads in Champlain Heights

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portions of highway between Marine Drive and North Kent Avenue from Kinross Street to Cromwell Street are to be relocated thereby making the present location of the said highways surplus to the City's requirements;

3. The owners of the privately owned abutting lands have consented to the road closures and have entered into a joint resubdivision of their properties with the City on the understanding from the owner of Lot 1 (Northwest Baptist Theological College), that the City will acquire title to all the closed roads and on resubdivision convey the portion of closed road to be added to the Church site.

THEREFORE BE IT RESOLVED that all the road dedicated by the deposit of Plan 455 (outlined green) lying between the northerly production of the easterly and westerly limits of Lot 5, Blocks 9, 10 and 16 to 19, District Lots 330 and 331, Plan 2593, and all those portions of road dedicated by the deposit of Plan 12154 (outlined red) and more particularly described as follows:

1. All that portion of road lying to the south of Lot 1 and 2, Blocks 16 to 19, District Lots 330 and 331, Plan 12154;

2. All that portion of road lying to the south of the production westerly of the westerly part of the northerly limit of Lot 1, said Blocks 16 to 19;

The same as shown on a plan prepared by A. Burhoe, B.C.L.S., dated June 1, 1971, and marginally numbered LD1279, a print of which is hereunto annexed; be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed roads be subdivided with the abutting lands and the portion of the closed road included within the limits of newly created parcel designated "E" be conveyed to the Northwest Baptist Theological College.

- CARRIED

2. Allocation of Lands for Highway Purposes (427 East 47th Avenue)

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 10 feet of Lot 30, Block 4, District Lot 646, Plan 1427

cont'd....

MOTIONS (cont'd)

Allocation of Lands for Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED

3. Snow Removal

MOVED by Ald. Broome,
SECONDED by Ald. Bird,
THAT pursuant to section 179(2a) of the Motor-Vehicle Act the City Engineer, and any member of his department under his supervision and direction, is hereby authorized to remove snow from all highways within the City.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson - Parking vicinity P.N.E.

referred to a particular address in the vicinity of the P.N.E. where parking of cars in the backyard area has been carried out on a charge basis. However, the parties have been given notice to discontinue. The Alderman, therefore, enquired in respect of this kind of parking in the area, and if enforcement is throughout.
Commissioner Ryan reported complaints have been received and as a result the complaints are followed up and instructions in such cases issued to discontinue where such backyard parking is being practiced on a charge basis.

Alderman Wilson - Sale of Debentures to Citizens

enquired in respect of advisability of making the sale of City debentures available to citizens and was advised by Alderman Adams to the effect it is necessary to make one arrangement with the broker concerned.

The Council adjourned at approximately 12:30 p.m.

****

The foregoing are Minutes of the Regular Council meeting dated November 7, 1972, adopted on November 21, 1972.

MAYOR

CITY CLERK

November 3, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSURE OF PORTION OF RHODES STREET, NORTH OF 40TH AVENUE, EAST 17 FEET OF LOT 15, BLOCK 3, D.L. 50, PLAN 2263

"In early planning of major streets within the City, Rhodes Street was to become a connector street and the 66 foot street was to be widened to 100 feet. 17 feet was acquired from several lots facing Rhodes Street during the years. Later planning changed the connector street to Nanaimo, Clarendon and Elliott Streets. These streets are being developed in accord with this planning.

Rhodes Street has been permanently paved and developed as a 66 foot street. The widening acquired is now surplus to the City's highway requirements. The owner of the remainder of Lot 15 has requested the acquisition of the 17 feet of roadway abutting his property.

I RECOMMEND that the east 17 feet of Lot 15, Block 3, D.L. 50, Plan 2263 be closed, stopped up and conveyed to the abutting owner subject to the 17 foot strip being added to the remainder of Lot 15. The value of the closed portion of road to be $350.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

2. Closing Carnarvon Street between 16th and 19th Avenues

The City Engineer reports as follows:

"A communication dated September 29, 1972 has been received from Mr. D.F. Mueller, 3005 West 20th Avenue and Mr. W.E. Laidlaw, 3038 West 19th Avenue re 'the matter of arbitrarily closing Carnarvon Street between 16th Avenue and 19th Avenue', a photocopy of which is attached.

Council on June 15, 1971 adopted a Recommendation that Carnarvon Street between 16th and 19th Avenues be closed and stopped up and placed in the care, custody, and management of the Park Board.

In the Recommendation Council was advised that Trafalgar School Annex was on the west side of the closed street, Carnarvon Park on the east side, and that the Park Board proposed to use the closed street to create a children's play area.

One of the conditions in the closing of the street was that the Parks Board maintain the existing sidewalk on the west side of the closed street and provide street lighting for it.

The immediate area is well served with both major and local streets. The closing of this local street creates little inconvenience to vehicular movements and none to pedestrians in that the sidewalk on the west side of the closed street is to be maintained.

We have no record of parking difficulties during activities at Carnarvon Park. The closure of Carnarvon Street results in the loss of up to 70 potential on-street parking spaces; however there are still approximately 90 parking spaces on the park side of the abutting streets (16th Avenue, Mackenzie Street, and 19th Avenue) which should in general be sufficient to accommodate the parking generated by minor soccer, football, etc.

cont'd...

Clause #2 continued:

It has not been the policy in closing streets to notify owners in the general area. Street closures have been generally for school, park and hospital purposes.

Recently owners were notified of proposed street closures in the following two unusual cases:

1. Melrose Avenue - Midlothian to Peveril Avenue

The Park Board requested the closure, Hillcrest Park and Capilano Stadium abutting it. Streets were closed when the park and stadium sites were created. Because of possible inconvenience to residents in the immediate area and the effect upon the remaining adjacent local streets in the closing of Melrose Avenue owners in the immediate area were notified. Of the 63 owners contacted 22 replied to the questionnaire with ten in favour of closing the street and 12 opposed (generally on the basis of undesirable increased traffic on adjacent residential streets).

In this case Council approved the closing of the street.

2. Nanaimo Street Between 41st and 45th Avenues

Some of the tenants in the Orchard Park Housing Development which is on both sides of this portion of Nanaimo Street requested the street be closed. This portion of Nanaimo Street is the highway access to the Housing Development.

Tenants in the Housing Development and owners in the immediate area were notified. Of 213 questionnaires sent out there were 80 replies; 26 tenants were in favour of the closure, 21 tenants were against, 2 owners in the immediate area were in favour, 31 owners against.

In this case Council did not approve the street closure.

The communication in part sets out that 'it is our understanding that this matter was never discussed in Council and we therefore request permission to attend Council for the purpose of registering our complaint'."

Your Board submits the matter to Council for consideration.

(Copies of the communication from Messrs. Mueller and Laidlaw dated September 29, 1972, are circulated for the information of Council)

DELEGATION REQUEST: D.F. Mueller
W.E. Laidlaw

3. Cancellation of Existing Commercial Crossing Agreements

On August 15, 1972, City Council approved discontinuing the present procedure of commercial crossing agreements for all future crossing requests. In lieu, one-time charges will be substituted which would finance necessary works associated with crossings including their removal. It was decided that protection of the City for liability which exists under the agreement system would be waived under the new arrangement. At that time Council also passed the following motion with regard to agreements already in existence:

"THAT this clause be adopted, after striking out recommendation 3, regarding existing commercial crossing agreements, and this particular item be referred to the City Engineer and Corporation Counsel for further consideration on the basis of the Council's desire that these existing crossing agreements be eliminated; the officials to advise on how such can be achieved."

cont'd....

Clause #3 continued:

The City Engineer reports as follows:

"The Supervisor of Properties and Insurance records show that there is an approximate total of 4,000 registered crossing agreements. 3,000 of these are nominal and do not generate an annual rental. The balance of 1,000 crossing agreements create an annual rental income to the City of $20,000.00. These monies are credited to account number 9405/133 (Areas, Crossings, etc.). 300 of these annual rentals are in the amount of $25.00 or more per annum and generate a large portion of the City's income (16,000.00 per annum), and of the 700 annual accounts remaining, it is estimated that approximately half are for rental amounts of $10.00 or less per annum.

If all agreement holders of the approximate total of 4,000 crossing agreements elect to pay $25.00 per crossing in order to cancel their agreements, more than $100,000 would be deposited in the Crossing Removal Account. However, it is unlikely that all the agreement holders will avail themselves of this opportunity immediately and further consideration should be given to the possible situation which may develop during the first year of this procedure.

Assuming that 10% of the agreement holders representing 400 crossings buy out their crossing agreement during the first year, $10,000 would be available to cover the cost of removing crossings which may become redundant. This account, together with the estimated $8,000., collected for new crossings, would provide approximately $18,000 for crossing removals. This sum is considered adequate for the first year's needs. However, it is considered necessary that a time limit be imposed on the City's offer to cancel the agreement upon receipt of $25.00 per crossing; otherwise many agreement holders will take no action until just before they abandon the crossing.

The Crossing Removal Account would not be self-supporting if it were required to finance crossing removals at say $500 per crossing, from $25.00 receipts received from only those crossings which become disused immediately after the agreement has been cancelled. It is proposed that March 31, 1974 be the last day that the agreement holders have the option to pay the removal charge in order to obtain the release of the agreements.

This time limitation would apply only to the release of the agreement, where no revision to the existing crossing facility is involved but a property owner will be permitted to make the appropriate payment to be relieved of the agreement subsequent to March 31, 1974 when he applies and receives approval to revise or add to his existing crossing facilities.

Of the existing 4,000 agreements, 3,000 are nominal and require no processing by the City. Of the remaining 1,000, those that are registered also require no processing. Approximately 500 of the agreements require bonds because these agreement holders do not have title to the property. A small amount of processing annually is required for these. Elimination of the 4,000 agreements would, accordingly, eliminate this processing. On the other hand, certain property owners who are contemplating removal of crossings, who would now pay up to $500 per crossing under the agreements, could now elect to pay the $25 charge immediately preceding request for removal. This would spread their cost to all other crossings and it may be necessary to increase the one-time charges under the new system. Since it is unknown how many of the 4,000 agreement holders will elect to convert to the single payment system, the City takes some risk that insufficient funds will be available from one-time charges to remove crossings which are abandoned. It is considered this risk is small. From the City's point of view, the advantage of converting to the single payment system is not large. With respect to the property owners, some would benefit and others would not.

cont'd...

Clause #3 continued:

Notification Procedure

Over the years many properties have changed ownership one or more times since crossing agreements were registered against the property and to attempt to determine the names of the persons currently responsible under the agreement would require extensive searches at the Land Registry Office. As one of the reasons for discontinuing crossing agreements was to eliminate the time spent searching the title, to initiate such a search would defeat the purpose of the new procedure.

Therefore, if Council decides to proceed with the cancellation of the existing 4,000 agreements, the following procedures are proposed:

A. Insert public notices in the two daily papers at an estimated cost of $200.00, chargeable to the Crossings Removal Account.

B. Send an information letter to all agreement holders who are invoiced annually for various crossing charges. The current mailing list covers approximately 1,000 agreements.

C. Send an information letter to the local agent of the Bonding Companies. It is estimated that about 500 agreement holders would be informed by this procedure."

For Consideration

If Council decides to proceed with the elimination of the existing 4,000 agreements and substitution of a single payment in lieu, then the following procedures are required:

(1) the existing commercial crossing agreements be cancelled upon receipt of the following charges scheduled in the Crossing By-law passed by Council on August 29, 1972:

(a) $35.00 per crossing for each commercial crossing, which includes $25.00 per crossing in lieu of the existing agreement and $10.00 per crossing in lieu of annual rental (applicable only to the old agreements executed prior to the adoption of the $10.00 charge in lieu of annual payments).

(b) $30.00 per foot for excess width of any crossing over 36 ft. measured at the curb (this charge replaces existing annual charge of $2.00 per ft.)

(2) The agreement holder to pay all legal expenses incurred in the cancellation of the agreement.

(3) March 31, 1974 be the final day that the agreement holders have the option to cancel their agreements without requesting a revision or addition to the existing crossing facilities.

(4) The agreement holders be notified by the methods outlined in this report.

(5) The Corporation Counsel and the City Engineer be authorized to cancel crossing agreements when all requirements have been fulfilled.

Your Board submits the foregoing for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 193

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Construction of Swimming Pool at Lord Byng High School

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation on October 16, 1972 passed the following resolution:

'RESOLVED: That City Council be requested to award a contract on the Board's behalf to Barop Construction for construction of the Lord Byng Pool in the amount of $425,000 providing the City Council will absorb expected annual operating losses.'

Funds are available for allocation to the project, and it is recommended that, if Council is in favour of construction of the Lord Byng Pool, the Board of Parks and Public Recreation be advised that Council approves the project and drawing of the contract, and construction can commence at any time the Board wishes to give its approval to such actions; the matter of financing of operating losses being a subject to be dealt with when considering the 1973 and future budgets of the Board."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

(Copies of letters from the Board of Parks and Public Recreation, the West Point Grey Community Association and the Dunbar Community Association are circulated for Council information.)

FOR COUNCIL ACTION SEE PAGE(S) 199

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: N/S East 33rd Avenue
West of Knight Street (Mr. A. Klassen)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. A. Klassen of 1168 East 31st Avenue, requesting an amendment to the Zoning and Development By-law whereby Lot 14 of 4, Block 5, D.L. 391 and 392, being the N/S of East 33rd Avenue West of Knight Street, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District for the purpose of:

'being able to sell the existing building and property for future operation of a retail business (conforming to C-1 regulations). This building has been in operation as a retail store for the past 24 years.'

The subject site has a frontage of 30 feet on 33rd Avenue East and a depth of 105 feet. The site is currently occupied by a vacant one storey store with living quarters at the rear and a walkway along the west side of the commercial building giving access to the living quarters. The store has been vacant for some months.

History

In April 1944, a building permit was issued to construct a dwelling 22 feet by 20 feet. In June 1948, a further building permit was issued to add to the small dwelling to provide a store 27 feet in width and 50 feet in depth, thereby providing a store with living quarters in the rear. The property at this time was zoned Local Commercial.

It would appear from a check of City records that the subject site was zoned as a C-1 Local Commercial District for many years, and when the Zoning and Development By-law No. 3575 was adopted in June 18, 1956, the zoning plan accompanying the by-law inadvertently excluded the subject lot, thereby zoning it to RS-1 One Family.

The three corners of Knight and 33rd Avenue are zoned C-1 Commercial; with Kensington Park, occupying the south-east corner of the intersection. The existing C-1 Commercial properties contain two gasoline service stations, three small retail stores, plus the current site, containing the store that is now vacant.

In view of the small amount of retail or office premises at this location to serve the day-to-day needs of the residents of the local neighbourhood, the size of the existing vacant store (27 ft. x 50 ft.), and it being located directly across 33rd Avenue East from the service station and the apparent inadvertent exclusion from the C-1 zoning when By-law #3575 took effect, it is therefore recommended that the application be approved.

The Technical Planning Board on October 6, 1972 recommended that the application be approved.

The Vancouver City Planning Commission on October 20, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

2. Rezoning: W/S Main Street between 39th & 40th Avenues (Mr.Mrs. W. Einarson)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. and Mrs. W. Einarson of 5575 Main Street requesting an amendment to the Zoning and Development By-law whereby Lots A-E of Subdivision of Lots 9-17, Block F, W. Portion of D.L. 639 and 640, being the W/S of Main Street between 39th and 40th Avenues, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District for the purpose of:

'improvement and full economic value of the land for the City and the taxpayers.'

Submitted with the application is a copy of a petition addressed to the City of Vancouver and Planning and Zoning Board:

'The residents on the west side of Main Street from 39th to 40th Avenue wish to have their duplex area changed to a fourplex zone.'

This is signed by the applicant and four additional persons, apparently the owners of 5537,5521, 5505-09 and 5599 Main Street.

The subject lands consist of five lots, each with a frontage of approximately 53 feet and a depth of 102 feet, currently zoned RT-2 Two Family Dwelling District, and are developed with either one or two family dwellings. The four corners of 41st Avenue and Main Street are zoned C-2 Commercial. Both sides of Main Street north and south of the C-2 Commercial area are zoned RT-2 Two Family, to 37th Avenue on the north and to 48th Avenue on the south. The adjacent properties to the east and west of Main Street are zoned RS-1 One Family.

History

In 1957, an application was made to rezone Lot A, known as 5599 Main Street, from an RT-2 Two Family Dwelling District to a fourplex or multiple zone. This was not recommended for approval by the Technical Planning Board, and on December 3, 1957, Council concurred with the recommendation and the application was not approved.

It should be noted that this area of the City is considered to be adequately served with commercially zoned property; for example, Oakridge regional shopping centre some eight blocks to the west; both sides of Main Street from 33rd Avenue to 7th Avenue; the Fraser shopping area, 41st to 51st Avenues, some five blocks to the east.

It should also be noted that under the provisions of the RT-2 District Schedule, application may be considered to develop a site for town-houses or garden apartments, subject to the provisions of the RM-1 District Schedule and subject to the special approval of the scheme of development by the Technical Planning Board, after notification of adjacent home owners.

The Technical Planning Board on October 6, 1972 recommended that this application be not approved.

The Vancouver City Planning Commission on October 20, 1972 concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST

3. Rezoning: S/E Corner of 18th Avenue and Carolina Street (Mr. R. Chow)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Richard Chow of 606 East 18th Avenue requesting an amendment to the Zoning and Development By-law whereby Lot 1, Block 68, D.L. 301 being the S/E corner of 18th Avenue and Carolina Street, would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District for the purpose of:

'building a new duplex on the lot'.

The subject property has a frontage of 49.5 feet and a depth of 122 feet and is currently occupied by a dwelling. The property is located one block west of Fraser Street, but is surrounded by lands zoned and developed with single family dwellings. Many of the lots in the immediate vicinity are the same or a similar size as the subject site.

The rezoning of this site to an RT-2 Two Family Dwelling District would permit the construction of a duplex dwelling in the centre of an area developed and occupied by single family dwellings.

The Technical Planning Board on October 6, 1972 recommended that this application be not approved.

The Vancouver City Planning Commission on October 20, 1972 concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

(DELEGATION REQUEST)

RECOMMENDATION AND INFORMATION

4. Britannia Community Services Centre - Progress Report and Arrangements re Architects' Fees

The Director of Planning and Civic Development reports as follows:

"Following appointment of the architects and the establishment of the Steering Committee for the Britannia Community Services Centre, work has proceeded on the design of the Centre using as a base the schematic plans prepared by Britannia Design and approved earlier this year. The sketch designs vary only slightly from the original schematics. The work is almost at the point when Department of Education approval will be sought for the sketch plans and, following that, full-scale working drawings and specifications will be completed. Unless there is a major holdup in the various approvals necessary, construction is anticipated to commence in March, 1973.

The Supervisor of Property & Insurance is proceeding with acquisition of the necessary property and Council recently approved a recommendation on the amendments of the boundaries. Eighteen properties of the necessary eighty-one have been acquired to date. The necessary work in connection with street closures and servicing arrangements is under way by the Engineering Department.

cont'd....

Clause No. 4 continued

When the recommendation for the appointment of the architects was made, it was agreed that the School Board and the City should be joint clients. An arrangement has been worked out with School Board officials whereby the architects would bill the School Board at appropriate intervals for their fees. These will be paid by the School Board, who would then bill the City for its estimated share of the cost. Based on the original estimates of construction cost, this is very nearly 50% for each organization and it is suggested that, for preliminary purposes, the 50% split should be accepted. At the conclusion of the work the relative proportions of the fees can be adjusted on the basis of the final costs of the work.

The fee basis agreed by the officials with the architects provides for a reduction in the architects' fees of .3% of the cost of the work in recognition of the work already carried out by Britannia Design.

In addition to the standard consultants, such as structural/electrical/mechanical, the Steering Committee believes that in the case of this building it will be necessary to retain the services of a land surveyor, an acoustics consultant, a soils consultant and a landscape architect for partial services. The total cost to the clients of this extra consultant work will not exceed $13,000, but the details of the necessary amounts cannot be known until the work is actually commissioned. These fees will be part of the capital cost of the project, and no extra are needed.

It is proposed that an amount of $13,000 for these extra fees (which are to be shared with the School Board on a 50-50 basis) should be approved for disbursement to the consultants at the discretion of the Director of Planning and Civic Development, who is one of the City's representatives on the Steering Committee.

Accordingly, it is RECOMMENDED that Council:

(a) approve the foregoing as a progress report

(b) agree to the fee-sharing basis and methods of payment outlined above, and

(c) approve an expenditure of an amount of $6,500 (being half the estimated total cost) for special consultants as outlined above, such fees to be disbursed up to this maximum amount at the discretion of the Director of Planning and Civic Development."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved, and submits this progress report for the INFORMATION of Council.

RECOMMENDATION

5. Crofton Manor: N/S of West 41st Avenue between Trafalgar & MacKenzie Sts.

The Director of Planning and Civic Development reports as follows:

" The developer of this project, Mr. N.B. Cook has submitted a letter to Council dated 12th October, 1972, which is attached. In his letter Mr. Cook deals with several technical points and requests a one-month extension to November 30th, 1972 for approval of his development, including conditions of rezoning set by Council and the necessary three readings to the amending Bylaw.

cont'd....

Clause No. 5 continued

The development permit application has already been dealt with by the Technical Planning Board and a full report on the project, with recommendations, will be forthcoming early in November. Accordingly, it is RECOMMENDED that an extension for the passing of the amending By-law and submission of the report on the development permit application be granted until November 30th, 1972.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be adopted.

INFORMATION

6. Strathcona Rehabilitation Project

The Director of Planning and Civic Development reports as follows:

"Following the signing of the Agreements and the completion of the necessary administrative arrangements, the Strathcona Rehabilitation Project has been under way for approximately nine months. During this period a great deal of working experience has been gained by the staff and by the Strathcona Rehabilitation Committee and a very good working relationship has been established with the community. The following statistics indicate the extent of the work completed and under way as of October 20, 1972:

Applications received	228
Houses inspected	184
Mortgages drawn and work authorization forms issued	95
Mortgages pending signature or delivery of title, etc.	6
Houses with work in progress	50
Houses to start	12
Houses completed with final monies paid over or under requisition	33

The number of applications received represents, we believe, approximately half of those we might anticipate. Not all of the applications result in the matter being pursued, because some individuals do not qualify, or for other reasons.

As far as the public works activities are concerned the water main construction has been completed. Council has approved the letting of tenders for the necessary sewers and the paving and other surface improvements are scheduled to begin as soon as possible next year, which will be in May.

In addition to the grant/loans and the public works matters, various other activities for the benefit of the neighbourhood have been undertaken by the staff and the Committee. These include:

(a) a special garbage collection arrangement to tidy up vacant sites and to enable householders to clear off accumulated rubbish. This was very successful.

(b) through co-operation with the Department of Permits & Licenses, aggressive action to eliminate some undesirable and untidy illegal uses.

(c) discussions with the Parks Board, SPOTA and other citizens' organizations on the matter of the alternative park arrangements for the community.

(d) facilitating the setting up of a representative arrangement for community co-operation and participation in the Strathcona Neighbourhood Centre.

cont'd....

Clause 6 continued

(e) initiation of discussions between various professional youth workers, police and the community to develop policies to counter growing juvenile delinquency problems in the area.

(f) as a new agency in the community, participating with the social service team to exchange and share information on the community.

(g) advising both the citizens and City officials on a number of specific issues such as the installation of traffic signals on Prior Street and the problem of trucks and commuter traffic on residential streets.

(h) various staff helping and advising summer OFY student projects."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

7. Strathcona Rehabilitation Project: Staff Appointments

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation Project is Vancouver's first experience with large-scale housing rehabilitation involving both senior levels of government and continued citizen participation. The project is a pilot for the recently announced Neighbourhood Improvement Program which has been designated as a major new urban policy. Strathcona is also the first such program in Canada to reach advanced implementation stage. Although the Strathcona Rehabilitation Project enjoys this unique status, there has not been to the present time an explicit, defined or active policy to collect, organize, maintain and evaluate data relating to or arising from the Project's operation. If initiative is not taken in this direction, much of the value of the experimental nature of the program will be lost.

One of the basic functions to be carried out in relation to private properties is set out in the Strathcona Rehabilitation Program report of July 1971, as follows:

> 'Evaluation of social factors would involve the assessment of the social impact of physical rehabilitation actions on the Strathcona area including possible extension of park and playground space, design of surface facilities, use of City-owned lands, and the relocation of residents.'

The Strathcona Project has been in operation for nine months and has accumulated a great amount of material, not only on the rehabilitation process but also on various aspects of the community. For the most part this information is organized only to meet the day to day demands of project operation. Much of the background material on the project, as well as the effects of the project on the physical, social and economic structure of the community, are unorganized or uncollected. As the project is one of the first of its kind, on numerous occasions the Committee has needed to be informed on specific issues. Research of this nature is becoming particularly important as the effects of the project are being felt more and more throughout the community.

CMHC is undertaking a major evaluation and has funded a self-evaluation project for SPOTA. In discussion with the Head Office staff of CMHC it was felt necessary, however, that there should be an addition to the site office staff of an individual who could assist in this evaluation process as well as look after some of the office administrative functions.

cont'd....

Clause No. 7 continued

At the present time the maintenance of files, the keeping of records and their organization is the responsibility of the Project's secretary. Over the past several months, as the Project has entered the implementation stage, the amount of ordinary typing and clerical work has continued to increase. It is expected that this trend will continue, leading to problems in the keeping of records.

In order to meet this changing situation and to allow the Project and the Strathcona Committee to continue to operate efficiently, staff rearrangements will have to be made. This matter has been discussed at the Strathcona Rehabilitation Committee meeting on October 25, 1972 and the general proposal has been endorsed by that Committee. The federal and provincial representatives on the Committee have authority themselves to approve such changes and have, subject to the agreement of salary levels, approved the changes as far as their contributions are concerned.

The estimated annual cost of these changes is approximately $8,000 (1973 salary and fringe benefits) of which the City would pay 25%.

The Director of Planning and Civic Development recommends that:

1. a Records Clerk be added to the Strathcona Rehabilitation staff. This individual would appropriately be a City staff member.

2. the Records Clerk have the responsibility for:

   a. preparing a research format
   b. collecting, organizing and maintaining data pertaining to the Project
   c. beginning preliminary evaluation of significant aspects of the Project
   d. preparing evaluative reports on particular aspects of the Project as requested by the Strathcona Rehabilitation Committee
   e. compiling and organizing various records, maps and statistical materials involving the Project's operation.

3. the status of the present clerical staff be reviewed inasmuch as clerical duties will be reduced to the typing of correspondence and receptionist functions.

4. the Director of Personnel Services, in conjunction with the Director of Planning and Civic Development report to the Board of Administration on the appropriate classification for the Records Clerk and changes to the classification of the present clerical staff. (Note: the salary of the Records Clerk would be a shareable cost and no extra funds would be needed.)

5. furniture for this extra position be made available from surplus stores."

Your Board RECOMMENDS approval of the foregoing recommendations of the Director of Planning and Civic Development.

8. (a) Site of Disused Grain Elevator
(National Harbours Board)
2700 Block Wall Street

(b) Development Permit Application No. 60020
Four Steel Grain Storage Tanks

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"HISTORY

In March, 1971, City Council received a communication from the Cassiar Ratepayers Association requesting Council's assistance in endeavouring to have the National Harbours Board's disused grain elevator, 2700 block Wall Street, removed in view of its dilapidated condition. The demolition is now completed. A 'head-house' and track shed still remain upon the lower portion of the site. This structure is now occupied by Columbia Containers Ltd. (See Appendix A).

The Director of Planning was instructed to report on the matter of the use of the site, which the National Harbours Board had been requested to sell or lease to the City for a nominal sum for park purposes. However, the National Harbours Board replied that it would not be possible to dispose of the property to the City for a nominal sum but there might be some possibility of an exchange proposal with a City street-end in the area of the new terminal. This aspect is being investigated and will be the subject of a report at a later date. The Park Board passed a motion on October 16th, 1972 to advise Council that the Board does not have Park Purchase Funds for either the upland or the waterlots, but reiterate that the upland property should continue to be sought as a look-out park on a nominal lease basis. The upper portion of the site (on Wall Street) is zoned RS-1 One-Family Dwelling District while the lower portion (north of Commissioner Street) is zoned M-2 Heavy Industrial District.

APPLICATION FOR DEVELOPMENT PERMIT
FOUR STEEL GRAIN STORAGE TANKS

A Development Permit Application No. 60020 has been made on behalf of Columbia Containers Ltd. for permission to erect on the lower portion of the site, four 26-foot diameter steel grain storage tanks to a height of 48 feet (plus 15 feet for an overhead conveyor system). These new tanks would be adjacent to the tracks immediately north of Commissioner Street. The area of the filled waterlot to be occupied by this development is given as some 58,000 square feet. The top of the tanks would roughly equal the ground level of Wall Street (See Appendices B and C).

A letter accompanies the application which indicates that the National Harbours Board is prepared to lease the required land to this company.

The existing structure has been inspected by the Building Division of the City Department of Permits and Licenses and it has been ascertained that the building is of steel girder and column framework and is structurally sound although it presently presents a dilapidated and shabby appearance. The applicants state in a letter that they intend to refurbish this structure by painting it a pastel blue-grey colour and treat the new tanks likewise, and that the entire development will have a pleasant and clean appearance.

They also state that the plant, located in the existing head-house, in fact has been in operation for two years without receiving a complaint regarding pollution, and that the company is in full knowledge of air pollution regulations and intend to fully abide by them. The purpose of this operation is to provide a service for transferring dry bulk materials from rail cars to vessel containers, and is an essential part of the overall container movement through the Port. It allows containers to return to Japan with Canadian cargo rather than empty. The Company hopes to expand by obtaining the 3 1/2 acres balance of the filled waterlot to allow them to move containers in the Port area by barge rather than by truck through City streets.

cont'd....

Clause No. 8 continued

TECHNICAL PLANNING BOARD RECOMMENDATIONS:

In view of the fact that the proposed storage tanks will have little deleterious effect upon the use of the upland part of the site for either park or single-family dwelling purposes, it is RECOMMENDED THAT Development Permit Application No. 60020 be approved subject to the following conditions:

1. (a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted indicating provision of the necessary off-street parking and off-street loading and unloading spaces, suitably surfaced to the satisfaction of the Director of Planning and Civic Development;

   (b) The open area of the site, other than the off-street parking and loading and unloading spaces referred to in the previous condition, to be suitably treated;

   (c) External finish of the existing head-house to be to the satisfaction of the Director of Planning and Civic Development.

2. The off-street parking and loading and unloading facilities are to be provided and surfaced, in accordance with the approved drawings and requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development.

3. The issuance of this development permit is on the understanding that the development will comply with the Provincial Air Pollution Control legislation as it may exist from time to time.

It is FURTHER RECOMMENDED THAT a copy of this report and Council's resolution thereon be forwarded to the Cassiar Ratepayers' Association for their information.

Your Board RECOMMENDS that the recommendation of the Technical Planning Board be adopted.

(Please note that the photograph in Appendix B "as existing" was taken prior to the removal of the gallery).

FOR COUNCIL ACTION SEE PAGE(S) 199-200

FINANCE MATTERS

CONSIDERATION

1. Request of the Vancouver Public Aquarium Association for additional financial assistance

The Director of Finance reports as follows:

"On July 4, 1972, Council granted the sum of $30,000 to the Vancouver Public Aquarium Association. This resulted from the Association's representations to Council for a grant of $53,222 to assist in replacing Aquarium revenues lost as a result of the civic strike.

Council also directed that the Association could make a further approach to Council at the end of October (1972) for additional assistance, if required.

The Association has now (October 24) submitted a request to Council for the additional $23,222 on the basis that they have been unable to make up the losses resulting from the strike.

This office has examined the 1971 financial statements of the Association, the 1972 budget of revenues and expenditures and the actual operating results for the period January 1 - September 30, 1972.

The Association's original budget for 1972 (including a revised 4th quarter budget) produced a surplus for the year of $26,350. Actual operations for the period January 1 - September 30 plus the revised budget for the 4th quarter now predict a deficit for the year of $27,029. This takes into account the $30,000 grant from the City in July 1972.

There is one very significant difference between the financial operations of the Aquarium Association in 1972 as compared to 1971 and presumably 1970. In the previous years the Association did not attempt to provide for repayment of their bond issue (for building the whale pool) from their operating revenues, but appear to have borrowed the money from the Membership Fund. The operating profits in 1970-71 assisted but were by no means sufficient. In 1972, they have budgetted the $100,000 sinking fund provision as part of their operating expenses. This would appear to be necessary from the Association's point of view because the Membership Fund would only appear able to support an additional loan of perhaps half of the $100,000.

It should also be noted that the repayment provisions of the bond issue for the whale pool only require $88,000 per year to be placed in the sinking fund, not $100,000. However, the Association feels that they should provide a higher repayment in the years when the pool is relatively new.

It does seem that the Association would have had no problem had it not been for the civic strike, however, it is also unreasonable for any organization to hold the City responsible for financial losses incurred as a result of the strike. Further, any calculation should be based on the financial need of the Association, rather than some amount that represents estimated loss of revenue from the strike.

In summary, the Association can, in our judgment, live with the currently projected deficit of $27,000 for 1972. However, it would also leave them in a not particularly comfortable financial position.

The request of the Vancouver Public Aquarium Association for an additional grant of $23,222 for 1972 is submitted to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 200

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 3, 1972

RECOMMENDATION

1. Leave of Absence with Pay - Dr. S.J. Gallagher, Dentist III

The Medical Health Officer reports as follows:

"Dr. S. J. Gallagher has been asked to act as a member of a standing committee of the Canadian Public Health Association which deals with the relationship of this organization with other professional associations. At my urging Dr. Gallagher agreed to accept this appointment, which is of particular importance because of current efforts of the health professions to co-ordinate their activities. The C.P.H.A. is taking a leading role in this endeavour, so Dr. Gallagher's appointment is of considerable significance to this Department. This Committee is scheduled to meet twice a year.

Dr. Gallagher has been asked to attend the next meeting of this Committee which takes place on November 8 and 9, 1972, in Toronto. The Association will pay Dr. Gallagher's travel and other expenses so that these costs will not be borne by the City. The only expense to the City would be leave of absence with pay.

As the subject matter to be discussed by this Committee appears to be of vital concern to the City of Vancouver and the Health Department, it is recommended that two days leave of absence with pay be approved."

Your Board RECOMMENDS that the request of the Medical Health Officer for two days leave of absence for Dr. Gallagher be approved.

2. Leave of Absence Without Pay - Mr. Gordon R. Anderson
Vancouver Fire Fighter's Union, Local 18

The Director of Personnel Services reports as follows:

"On November 6th, 1971, City Council adopted the recommendation of the Board of Administration which granted leave of absence without pay to Mr. Gordon R. Anderson for a term of one year for the purpose of conducting union business with the Vancouver Fire Fighter's Union on a full-time basis. A subsequent report from the Board confirmed the effective date of the leave of absence to be January 1st, 1972.

I have again received a request from the Vancouver Fire Fighter's Union that Mr. Anderson be granted leave of absence without pay for another one year period effective January 1st, 1973.

This request from the Fire Fighter's Union coincides with the City's policy of granting leave of absence without pay to Union members on a year to year basis.

As the Fire Chief concurs with this request, I recommend that Mr. Gordon R. Anderson be granted leave of absence without pay for one year effective January 1st, 1973."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 200

BOARD OF ADMINISTRATION

PROPERTY MATTERS
NOVEMBER 3, 1972

RECOMMENDATION

1. Rental Review, Portions of Hartley and Kinross Streets, South of Kent Avenue

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council, dated November 5th, 1957, a lease of the above portions of Hartley and Kinross Street-ends was renewed for a further period of 21 years commencing October 12th, 1957.

In accordance with the rental review clause, negotiations on a rental increase are now finalised and, by letter, dated October 19th 1972, MacMillan Bloedel Limited have agreed to a rental increase to $2,225.00 per annum, plus all taxes, as if levied.

RECOMMENDED that the annual rental of portions of Hartley and Kinross Streets be increased to $2,225.00, plus all taxes as if levied. This increase to be effective October 12th, 1972."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre Site - 926 Cotton Drive

The Supervisor of Property and Insurance reports as follows:-

" 926 Cotton Drive, legally described as Parcel "C" of Lots 23 & 24, Block 23, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one storey frame dwelling with a main floor area of approximately 800 sq. ft., erected in 1910 on a site 34' x 66', zoned RM-3. The dwelling contains 4 rooms on the main floor and 4 rooms in the basement, 7 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type and is occupied by two tenants.

Following negotiations, the owner has agreed to sell for the sum of $21,000.00 as of November 15th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling as soon as the tenants have found alternative accommodations.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $21,000.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition for Britannia Community Services Centre - Known as 1479 William Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, September 1st, 1972, confirmed by Council, September 6th, 1972, approving acquisition of Parcel B of Lots 4 to 6, Block 40, District Lot 264A, known as 1479 William Street for the sum of $20,400.45. Subsequently, the owner refused to accept this price on the grounds that she could not replace the dwelling and/or the income for this amount and had been under extreme emotional strain at the time she offered her property to the City.

These premises comprise a 2-storey frame dwelling with a main floor area of approximately 990 sq. ft., erected in 1912 on a site 30.83' x 90', zoned RM-3. The dwelling contains 7 rooms divided into 2 rental units, 2 unfinished rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, wood shingle and asphalt siding exterior, full concrete basement and is heated by an oil-fired hot air furnace. The main floor and basement area is occupied by the owner and the second floor unit is presently vacant. This dwelling is in average condition for age and type.

Following further negotiations with the owner, she has now agreed to settle for the sum of $22,000.00, inclusive of all considerations and subject to the owner retaining rent-free possession to and including December 31st, 1972.

The foregoing settlement price is considered to be realistic and has been endorsed by the City Solicitor and approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $22,000.00 on the foregoing basis chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 200

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON GENERAL PURPOSES

October 26, 1972.

A meeting of the Standing Committee of Council on General Purposes was held in No. 1 Committee Room, City Hall, on Thursday, October 26, 1972, at approximately 9:30 a.m.

PRESENT: Alderman Broome (Chairman)
Aldermen Adams, Bird, Calder, Hardwick, Phillips, Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor (Civic Business)
Alderman Linnell

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held October 12, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Outstanding Matters

Council on August 1, 1972, adopted the following recommendation of the General Purposes Committee dated July 20, 1972:

"THAT regular meetings between the General Purposes Committee and Department Heads be held for discussion of Council's outstanding resolutions, other matters brought up by Council, and submissions by Department Heads."

The Committee had before it a list of the outstanding matters referred initially for report by Council, Standing Committees and others. The Committee took action on these outstanding matters as follows:

A. Remain Outstanding	Committee's Recommended Action
(1) Champlain Heights: Sale of Property	Remain outstanding for report.
(2) Hours of Operation: Fraserview Neighbourhood Services	"
(3) Lighting, Paving and Curbing: Watson Street	"
(4) Snow Clearing: City of Vancouver	"
(5) Control of Contractors on City Streets	Remain outstanding for report within 60 days.
(6) Deserted Wives and Children: Maintenance	Remain outstanding for report.

cont'd....

Clause No. 1 continued

(7)	Fire Alarm Connections to Hotels, Romming Houses, etc.	Remain outstanding for report.
(8)	Proposed Lane Paving in One and Two Family Areas	Remain outstanding for report in June, 1973.
(9)	Gastown Lighting	Remain outstanding for report.
(10)	Application for Permits (Vancouver Cablevision)	"
(11)	Development of Social Work and Shift in the Assignment of Local Area Service Coordinators	"
(12)	Home Care Programme - Intermediate Care	Remain outstanding. MHO to submit brief promptly.
(13)	Change in Use of Suites - Mountain View Cemetery	Remain outstanding for report.
(14)	Commercial Crossing Agreements	"
(15)	Proposed Multi-Care Facility as Replacement for Taylor Manor	Remain outstanding. MHO to give date when report will be received.
(16)	Community Care Facilities - Licensing Act	Remain outstanding for report which should include proposals as to cost sharing, etc.
(17)	Position Control System	Remain outstanding for report.
(18)	Theatre Parking Revenues: Capital Purposes	Remain outstanding pending hearing of delegation.
(19)	Amalgamation - Crime Detection Laboratory and City Analyst's Laboratory	Remain outstanding for report.
(20)	Broadway, Maple, 12th, Yew: Land Use	Remain outstanding for report but with higher priority than other suburban commercial zonings.
(21)	City-Owned Land - S/S Marine, Fraser, Boundary: Future Uses	Remain outstanding for report.
(22)	Rezoning: N/W Victoria and Kent	
(23)	Improvement to Basement Areas in Family Dwellings	Remain outstanding for report prior to the end of the year.
(24)	Historic Area By-law Rezoning	To be included in the proposals for Downtown Zoning Changes.
(25)	Apartment Buildings: Recreation Facilities - Floor Space Ratio	
(26)	Four Seasons and West End Density Change	
(27)	Downtown Development Adjacent to Entrance to Stanley Park: Rezoning	

cont'd....

Clause No. 1 continued

(28)	Downtown Development Adjacent to Stanley Park and Alberni: Restricted Access	To be inclused in the proposals for Downtown Zoning Changes.
(29)	Downtown Vancouver: Development Concepts (Tabular Comparison and By-law Revisions)	
(30)	Illegal Suites Control	Remain outstanding for report which is expected by end of the year.
(31)	Transporation Corridors and Land Use Control	Remain outstanding for report. City Engineer advised review in 6 months.
(32)	Zoning and Development By-law re Gas Stations	Remain outstanding for report in 90 days.
(33)	Public Housing Recreation Needs	Remain outstanding for report.
(34)	Strathcona Rehabilitation Surface Works	"
(35)	Strathcona Rehabilitation: City Lands for Sale	"
(36)	Strathcona Rehabilitation: Lands for Public Purchase	Further reporting to be left at the discretion of the Dir of Plan and Civic Dev.
(37)	Four Seasons: Amendments	"
(38)	RM-1 Zoning Report on Problems	Remain outstanding for report but not high priority. Proceed without outside input.
(39)	Gastown/Chinatown Pagoda and Plan "G"	Remain outstanding for report in 90 days.
(40)	Gastown/Chinatown Restoration: Traffic Modifications Plan "G"	
(41)	City-Owned Lands: Standards for Developers - Policy	"
(42)	Zoning By-law Amendments	Remain outstanding for report.
(43)	Britannia School Board Approval	To be left at the discretion of the Dir of Plan and Civic Dev when reporting on the Britannia Complex.
(44)	Research Funds - Urban Affairs Ministry of State	Remain outstanding for report in 90 days.
(45)	Accommodation: Crime Intelligence Unit	Remain outstanding for report.
(46)	1818 Cornwall: Addition to Plant	Remain outstanding for report but not high priority.
(47)	2704 East 2nd Avenue: Board of Variance Ruling	"
(48)	B.C. Centre: Blocks 51 and 61	Remain outstanding for report.

cont'd....

Clause No. 1 continued

(49)	Wall, Dundas, Cambridge: Use as Park	Remain outstanding for report.
(50)	2700 Block Wall Street: Grain Elevator	"
(51)	8550 Victoria: Rivtow	"
(52)	Nursing Homes, Rest Homes, Domiciliary Care: Rate Increases, Rental Rates re Senior Citizens' Housing	Remain outstanding for report to Health and Welfare Committee.
(53)	Information Centre with Particular Reference to the West End	"
(54)	Proposed Primary Annex: Nelson Park Site	Remain outstanding for representatives of School & Park Boards together with officials to meet with Health and Welfare Committee.
(55)	Bill #49: Amendment to Social Assistance Act	Remain outstanding for report to Health & Welfare Committee.
(56)	Skid Road Housing Conditions	Remain outstanding for further reports to Health and Welfare Committee.
(57)	Dunbar-West Point Grey Information Centre	Remain outstanding for consideration by Health and Welfare Committee.
(58)	Serious Youth Problems: Whose Responsibility	Remain outstanding for further reports to Health and Welfare Committee.
(59)	Dunbar-West Point Grey Youth Problems	
(60)	Letters re Alma House Delinquent Home	
(61)	Multi-Purpose Community Services Centre - Champlain Heights	Remain outstanding for report to Health & Welfare Committee.
(62)	Payment of Taxes	Remain outstanding for further report from Dr. Clark of U.B.C. to Finance Committee.
(63)	Costs of Law Enforcement	Remain outstanding as it is anticipated it will be dealt with at the next Finance Committee meeting.
(64)	Community Services Functions	Remain outstanding for report to Finance Committee.
(65)	Kensington, Strathcona and Thunderbird Community Centres	"
(66)	Land Banks	Remain outstanding for receipt of briefs from certain organizations to Finance Committee.

cont'd....

Clause No. 1 continued

(67)	West End Parking	Awaiting report for Planning and Development Committee.
(68)	Water Lots - Bayshore Inn to Burrard Street - Status of Leases	Refer matter to Habour Development Committee.
(69)	Apartment Buildings - Ventilation	Remain outstanding for report to Planning & Development Committee.
(70)	Apartment Buildings - Regulations re Fire Prevention in Non-Inhabitated Areas	"
(71)	Senior Citizens' Housing Policy	"
(72)	Flat Rate Charges for Water	Remain outstanding for report to General Purposes Committee.
(73)	East Approach Route - Officials Report	Remain outstanding for report to Transporation Committee.
(74)	East Approach Route - Report, District and Model Display	
(75)	East Approach Route - Public Meetings	
(76)	Transit Study Team - Additional Staff	"

B.	Deletions	Committee's Recommended Action
(1)	Youth Referral Centre and Transient Youth Programme	Delete.
(2)	Social Allowance Rates	Delete. This matter will be under discussion with the Provincial Government when other items are discussed with them.
(3)	Truck Traffic on Boundary Road Truck Widths and Traffic Noise on First Avenue Street and Traffic By-law - Proposed Amendments regarding truck widths	Delete.
(4)	Major Sewerage and Drainage Projects required for Pollution Control 1971 - 1976	Delete.
(5)	Staffing, etc., - Department of Welfare & Rehabilitation	Delete.
(6)	Little Peoples Park	Delete. Report going to Council October 31, 1972.
(7)	Health Services for University Endowment Lands	Delete.

cont'd....

Clause No. 1 continued

(8)	Pedestrian Overpass: Cassiar/Highway 401	Delete.
(9)	Pollution in Still Creek	Delete, since City Engineer will be reporting.
(10)	City of Vancouver Parking By-law #3764	Delete.
(11)	Improved Procedures for Processing "Statement of Circumstances" Forms	Delete.
(12)	Research Report on the Vancouver Opportunities Programme Sheltered Work Programme	Delete.
(13)	Vancouver Fraser Park District - Capilano Canyon Park	Delete.
(14)	Fouling of Sidewalks, Boulevards & Parks: Dogs	Delete.
(15)	Laburnum Trees	Delete.
(16)	Additional Grant: V.O.N.	Delete.
(17)	Grants in Lieu of Taxes	Delete. It being understood that applications are being processed in the normal way.
(18)	Fraserview Neighbourhood Services - Research	Delete.
(19)	U.B.C. (Faculty of Education) Grant request re Educational Rehabilitation for Juveniles on Probation	Delete.
(20)	Zoning Procedures	Delete.
(21)	City of Vancouver Plan Part I - The Issues	Delete. Director of Planning including this in another report on the City Plan.
(22)	Beautification - 600 - 700 Granville	Delete. Will be included in other beautification reports.
(23)	Federal Government - New Office Building	Delete. Reporting to be at the discretion of the Director of Planning as and when need occur.

cont'd....

Clause No. 1 continued

(24)	Rezoning Application Fee	Delete.
(25)	Rezoning: Baldwin, Kingsway, Nanaimo, 30th	Delete since the Director of Planning will be reporting when information is received.
(26)	Regional Simulation Model Project	Delete since reporting to be at the discretion of the Director of Planning.
(27)	1st Avenue and Rupert: CD-1 Zoning	Delete.
(28)	False Creek - Lease of Giroday Property	Delete.
(29)	City Hall: 3rd Floor Audio Installation	Delete.
(30)	C.B.C. Building - Progress Reports	Delete.
(31)	Blood and Trounce Alley - Restricted Vehicle Access	Delete since Director of Planning will be reporting within 90 days.
(32)	Rezoning: E/S Moss, W/S Fairmont between Horley and Lane North of Kingsway	"
(33)	New Chelsea Society Development: East 52nd Ave.	Delete.
(34)	Army and Navy: Cordova St.	Delete.
(35)	1106 West 11th Avenue - Objected Uses	Delete.
(36)	Illegal Trailer - Skeena Terrace	Delete.
(37)	G.V.R.D. and Housing Costs	) Delete since the Director of
(38)	Housing for Handicapped	) Planning will be reporting.
(39)	Rezoning: Musqueam Reserve	Delete.
(40)	B.C. Centre Working Committee Reports	Delete.
(41)	False Creek Redevelopment Report on Consultant	Delete.

cont'd....

Clause No. 1 continued

(42)	Resolution re Housing	Delete.
(43)	Kerrisdale - Village Square Proposals	Delete.
(44)	Cambie and 21st Avenue Fire Alarm Building - Future Uses	Delete.
(45)	National Housing Act: Proposed Amendments	Delete.
(46)	1405 Renfrew: Chain Link Fence Overheight	Delete.
(47)	Provincial Boards of Review	Delete.
(48)	Washroom Facilities in Super Markets	Delete.
(49)	Riley Park Project	Delete.
(50)	1973 Preliminary Budget	Delete.
(51)	Christ Church Cathedral	Delete.
(52)	Suburban Commercial Study - Comment from Planning Commission and other Groups	Delete.
(53)	Closure of Granville Street between Georgia & Drake Sts. for Pedestrian Mall	Delete.
(54)	Licensing of Lotteries Pursuant to Section 179A of the Criminal Code	Delete.
(55)	Time Attending Court	Delete.
(56)	Canadian Merchant Marine	Delete.
(57)	8625 Angus Drive Subdivision	Delete.

During the consideration of the foregoing matter, the Committee recessed at approximately 10:50 a.m., in order that the Health and Welfare Committee could meet and hear delegations which were present. The Committee reconvened at approximately 11:25 a.m.

The meeting adjourned at approximately 12:10 p.m.

* * * * * FOR COUNCIL ACTION SEE PAGE(S) 201

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

OCTOBER 26, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, October 26, 1972 at approximately 10:50 a.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Adams, Bird, Broome, Hardwick, Phillips, Sweeney, and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Calder
Alderman Linnell

CLERK: D. Bennett

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Vancouver Detoxification Centre Society - Delegation

Under date of September 20, 1972, the Vancouver Detoxification Centre Society requested permission to come to the Health and Welfare Committee to discuss the activities of the Society and their future plans. Alderman Rankin subsequently agreed to this request.

Mr. D. A. Lesser, President, Mr. J. C. Karpoff, Executive Secretary, and Dr. John Dick appeared on behalf of the Society. Mr. Lesser presented a comprehensive brief which concluded with the following recommendations of the Society:-

"1. Health and Welfare Committee support in principle the immediate development by the V.D.C.S. of a 60 bed detoxification unit to remove the majority of alcoholics from the city jail.

2. Health and Welfare Committee support in principle a cost share arrangement where the City provides and equips the facility and the Province provide the operating cost through a per diem rate.

3. That a sub-committee of Council and City Staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council."

Attached to the brief were admission and discharge statistics for the period ending September 30, 1972 for the interim Detoxification Unit which is currently operating under the jurisdiction of the Salvation Army.

Questions were directed to the delegation and after due consideration it was,

RECOMMENDED

(1) That Council support in principle the immediate development

Cont....

by the Vancouver Detoxification Centre Society of a 60 - 75 bed detoxification unit to remove the majority of alcoholics from the city jail.

(2) That Council support in principle a cost sharing arrangement where the City commits up to $300,000.00 towards the provision and equipment of the facility and the Province provides the operating cost through a per diem rate.

(3) That a Special Committee of Council and City Staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council.

(4) That legislation similar to the Mental Health Act be developed to allow for mandatory medical treatment for the chronic alcoholic and that copies of this legislation be sent to the appropriate organizations for review.

(5) That the Board of Administration report back as to operational costs of the existing unit which is being run by the Salvation Army.

The meeting adjourned at approximately 11:25 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 201

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON

PLANNING AND DEVELOPMENT

NOVEMBER 1, 1972

A Meeting of the Standing Committee of Council on Planning and Development was held on Wednesday, November 1, 1972 at 8:00 p.m. in the Auditorium of the King George High School at Denman and Barclay Sts.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Sweeney, Linnell, Rankin, Hardwick, Wilson

ABSENT: Alderman Phillips (On Civic Business)
Aldermen Adams, Calder

CLERK: M. James

The following report of the Committee is submitted to Council for information.

INFORMATION

1. West End Guidelines

Council on August 15, 1972, received by way of the Board of Administration report dated August 10, 1972, a report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development on 16 guidelines for adoption as policy guidelines for the West End of the City. At that August 15th Meeting the following resolution was passed:

"Staff of the Planning and Civic Development and Social Planning/Community Development Departments discuss the guidelines with West End Citizen groups. The Director of Social Planning/Community Development and the Director of Planning and Civic Development report back to Council within two months on results of the meetings and with detailed recommendations for implementation for the consideration of Council.".

At that August 15th meeting Council passed the following during the consideration of the report above noted:

"Further that in the meantime a meeting of the Standing Committee on Planning and Development be held on an informal basis to discuss this report with officials.".

Your Committee held that meeting on September 28th and recommended to Council, which was adopted by Council on October 17th, 1972 that your Committee hold an evening meeting in the West End to hear delegations on the guidelines and their implementation.

In compliance with the adoption of the recommendation by Council your Committee held a meeting on the evening of November 1st in King George High School at Denman and Barclay Streets and heard the following delegations in connection with the West End Guidelines and their implementation.

(continued)

Board of Parks and Public Recreation
Commissioner George Puil, Chairman

Vancouver Board of Trade
Mr. G. F. Crockart, Vice Chairman, Civic Affairs Committee

Citizens Council on Civic Development
Mr. Strong, Chairman (Brief filed)

Gordon House Neighbourhood Services
Dr. Paul McKinnon (Brief filed)

West End Community Council
Mr. Robin Carr (Brief filed)

West End Community Centre Association
Mr. Don Basham

West End Resources Council
Mr. Ron Penner (Brief filed)

West End and Downtown Ratepayers Association
Mr. W. J. McIntyre

Lord Roberts School P.T.A.
Mrs. B. Clark (Brief filed)

Mr. W. McCreery (Brief filed)

Mr. Joseph Witten (Brief filed)

Mr. Warnett Kennedy (Brief filed)

Dr. Setty Pendakur

Mr. P.R.U. Stratton

Family Services Centre
Mr. Deryck Thomson, Executive Director (Brief filed)

United Community Services
Mr. D. McConnell (Brief filed)

Your Committee also had before it comments submitted by the Real Estate Board of Greater Vancouver and a report submitted by the Board of Administration dated October 25, 1972 on the meetings held by the Director of Planning and Civic Development and the Director of Social Planning/Community Development with West End citizens.

This report which gave detail comments received from citizens and groups in the West End ended with the information that the required implementation report will include five points:

- implementation process
- priorities and tentative time-table
- staffing and other resources required
- office needs for the West End local area planning office
- budget.

(continued)

The Board of Administration in submitting the report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development for the consideration of your Committee recommended that the item re office needs for the West End's local area planning office be omitted from the general implementation since Council has previously approved West End offices for civic services and that separate office space for the local area planning office would not be necessary if space was available by alterations to the presently proposed West End offices for civic services.

After hearing the delegations listed above your Committee adjourned at approximately 10:00 p.m.

The above report is submitted for the

INFORMATION of Vancouver City Council.

FOR COUNCIL ACTION SEE PAGE(S) 201

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

NOVEMBER 2, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, November 2, 1972, at 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)
His Worship the Mayor
Aldermen Bird, Broome, Hardwick, Rankin, Sweeney and Wilson.

ABSENT: Alderman Adams (Illness)
Alderman Calder
Alderman Phillips (Leave of Absence)

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held October 19, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Dunbar-West Point Grey Information Centre

Council, on August 15, 1972, passed the following motion:

"THAT the Board of Administration report dated July 31, 1972, re Dunbar-West Point Grey Information Centre, be referred to the Standing Committee on Health and Welfare for consideration, and delegations be advised that an opportunity will be given to them to appear before that Committee."

Mr. Bruce Russell appeared as a delegation on behalf of the Dunbar-West Point Grey Information Centre and requested that funds be provided for the continued operation of this Centre. This request was endorsed in communications from the Dunbar Community Association dated June 28, 1972, and the Dunbar Homeowners' Association dated October 31, 1972.

The Committee considered the Board of Administration report dated July 31, 1972, in which the Director of Social Planning/ Community Development recommended:

"The Dunbar-West Point Grey Information Centre be funded on the same basis as other City funded Information Centres, and as follows:

Rent @ $100 per month from October[1] to March	$600.00
Telephone @ $42 per month from Oct. to March	252.00
Office Supplies	250.00
TOTAL	$1102.00

This budget is recommended on condition that it:

1. be reviewed along with other Information Centre budgets in February, 1973;

2. participate in the Information Centres Co-ordinating Committee;

cont'd....

Clause No. 1 continued

3. comply with the criteria established by Council in April, 1971."

(1 Present source of funding terminates September 30. All City grants to Information Centres cover period to end of March, 1973. Council agreed to this arrangement so that their financial year would close at the time when the City reviews budgets and annual grant requests.)

After consideration it was

RECOMMENDED that the recommendations of the Director of Social Planning/Community Development, quoted above, together with the three (3) conditions, be approved.

2. Skid Road Housing Conditions

On November 25, 1971, the Standing Committee of Council on Health and Welfare considered a report of the Board of Administration dated November 24, 1971, attached to which was a report of the Director of Social Planning/Community Development dated November 18, 1971, and a report of the Board of Administration dated November 2, 1971, which was a report on a brief of the Vancouver Community Legal Assistance Society on Skid Road Housing conditions.

The Committee at that meeting, considered seriatim, series of recommendations contained in the Director of Social Planning/ Community Development's report dated November 18, 1971. Recommendations were presented to Council and after amendment, Council on December 7, 1971, adopted the recommendations of its Standing Committee. Several of these recommendations called for reports from officials and since that date, many of the reports have been forwarded to Council.

On October 27, 1972, the City Clerk's Office received copies of a new brief dated October 20th, from the Vancouver Community Legal Assistance Society and a brief was received from Miss Lynn Phipps on November 1, 1972.

Mr. Ian G. Waddell, Legal Director of the Vancouver Community Legal Assistance Society, Mrs. Linda Ragona, lawyer, Miss Lynn Phipps and Mr. Robert Bellows appeared as delegations on the subject matter.

Mr. Waddell reviewed the brief of the Society dated October 20, 1972, which contained recommendations under the following headings:

(a) Enforcement of Lodging House By-law
(b) Licensing of Lodging Houses
(c) Operating Permits for Lodging House Managers
(d) Long Range Solutions
(e) Standard of Housing By-law
(f) Prosecutions.

He stressed at the beginning of his presentation that the two main points he wished to bring out are the enforcement of the City By-laws and the large amount of money the City is spending in this area on welfare. He stated one-half of a welfare recipient's money is going for the rental of unsatisfactory accommodation. When reviewing his brief, Mr. Waddell referred to a communication dated October 31, 1972, attached to which were information sheets regarding requests for responses from the Health Department.

cont'd....

Clause No. 2 continued

Miss Lynn Phipps summarized her brief entitled 'Skid Road Housing Management Form Study' dated September 1972. In conclusion she advised that the data obtained from the study reveals that relationships do exist between the quality of housing on skid road and the management forms. She therefore suggested that operators show knowledge of the relevant By-laws and that they prove proficiency before they are allowed to manage a building. She recommended that Operating Permits be required for all lodging house managers.

The Committee discussed the various problems with the delegations and the officials outlined the actions that have been taken in an endeavour to improve the situation. Included in this discussion was information respecting prosecutions. The officials advised of the frustrations and problems they are faced with due to the type of some of the residents and operators in the area.

Dr. Bonham advised that the deployment of staff in this area has been increased since last November. He stated that a report on staff will go to Council in the near future and consideration could then be given to the lodging house program in relationship to other inspectional priorities within the Environmental Health Division.

Commissioner Sutton Brown advised the Committee that anticipated legislation, dealing with Provincial and Federal grants for housing, if enacted, would assist in improving the standard of housing.

It was suggested that consideration be given to by-law amendments and legislation changes to regulate standards in lodging houses, and the Medical Health Officer agreed to look into this.

After due consideration it was

RECOMMENDED

(a) that the briefs presented this day be received and referred to the officials for information;

(b) that the Committee reaffirm Council's action of October 24, 1972, which directed the Corporation Counsel to again seek a charter amendment whereby the owner would be responsible for violations of any by-law pursuant to the operation of a hotel, lodging house, etc.;

(c) that the Medical Health Officer and Corporation Counsel be requested to report back on appropriate charter, by-law and other legislative changes in relationship to the points contained in the briefs submitted this day;

(d) that the City Prosecutor be asked to submit a report on the problems the Prosecutors encounter when prosecuting under the Health, Fire and Lodging House By-laws;

(e) that the officials concerned be requested to report back with respect to the method of issuing operating permits;

(f) that the Director of Social Planning/Community Development and Director of Planning and Civic Development be requested to report on the kinds of renovations and upgrading that can and are being created in this area.

The meeting adjourned at approximately 11:25 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 302

CITY OF VANCOUVER

SPECIAL COUNCIL - November 9, 1972.

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 9, 1972, in No. 1 Committee Room, at 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Hardwick

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the
Initiative and by Petition

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Mayor in the Chair.

- CARRIED.

COURT OF REVISION

Underground Wiring on the
Initiative - Schedule #415A

The Court received from the Assessment Commissioner Schedule #415A, listing five Local Improvement projects at various locations, on the initiative. It was noted that Project #4, First Avenue, had been defeated by owners objecting to the project.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT Schedule #415A, as submitted by the Assessment Commissioner, be approved.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT the Court of Revision rise and report.

- CARRIED.

COUNCIL

MOVED by Alderman Calder,
SECONDED by Alderman Sweeney,
THAT the report of the Court of Revision be received.

- CARRIED.

Local Improvement Subsequent
Procedure - Schedule #415A

Council received the following delegations, speaking against the projects listed:

#2 Mr. Fry, representing the C.P.R., objecting to the Pender Street project as he was of the opinion that such improvements should not be carried out until the future of the general area has been resolved, i.e. False Creek redevelopment;

#4 Mr. Lim and Mr. Prowse - both objecting to the First Avenue project as each was of the opinion that the owners should not be assessed the costs involved in putting wiring underground at this location.

Council considered a Board of Administration report, dated November 1, 1972, dealing with the subsequent procedure of the various projects, and took action as follows:

MOVED by Alderman Adams,
SECONDED by Alderman Bird,
THAT, subject to Provincial government approval of the projects:

1. Items 1, 2, 3 and 5 on Schedule 415A be undertaken;

2. The City Engineer be authorized to instruct the Utilities to proceed with the approved projects.

- CARRIED.

The Council adjourned at approximately 10:20 a.m.

*****

The foregoing are Minutes of the Special Council meeting (Court of Revision), dated November 9, 1972, adopted on November 21, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - November 16, 1972

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 16, 1972, in No. 1 Committee Room, at 9:30 a.m.

PRESENT: His Worship Deputy Mayor Alderman Sweeney
Aldermen Adams, Calder, Hardwick, Linnell, Rankin and Wilson.

ABSENT: His Worship the Mayor
Alderman Bird
Alderman Broome
Alderman Phillips

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Calder,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, His Worship the Deputy Mayor in the Chair.

- CARRIED

COURT OF REVISION

1. Pavements and Curbs on the Initiative - Schedule #416

The Court received from the Assessment Commissioner Schedule #416, listing 95 Local Improvement projects at various locations on the initiative. It was noted that projects nos. 2, 18, 24, 37, 52, 64, 74, 80 and 83 had been defeated by means of sufficiently-signed petitions against the proposed works.

MOVED by Ald. Calder,
SECONDED by Ald. Rankin,
THAT Schedule #416, as submitted by the Assessment Commission, be approved.

- CARRIED

2. Pavements, Sidewalks and Curbs By Petition - Schedule #417

The Court received from the Assessment Commissioner Schedule #417, listing 40 Local Improvement projects at various locations by petition. The projects had been requested by the majority of the assessed owners by means of a sufficiently-signed petition.

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,
THAT Schedule #417, as submitted by the Assessment Commissioner, be approved.

- CARRIED

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,
THAT the Court of Revision rise and report.

- CARRIED

COUNCIL

MOVED by Ald. Wilson,
SECONDED by Ald. Calder,
THAT the report of the Court of Revision be received.

- CARRIED

Local Improvement Subsequent
Procedure - Schedules #416 and #417

Council received the following delegations speaking with respect to the projects listed.

Schedule #416

#67	Mr. Gill and Mrs. Creed, representing various owners, spoke against the project and submitted a further petition containing additional names also objecting.
#74	Mrs. Steeves speaking for this project which had been defeated.
#10 and #68	Mrs. Walker objected to these projects.
#79	Mr. Carnsew, on behalf of Bekins Moving and Storage Co., objected to improvements to that part of the lane involving his Company.

The Council noted a letter from Mr. B. Sangster on behalf of property owners objecting to project #16, Glen Drive. Mr. Sangster, for reasons stated, was unable to appear at the Court and requested that the matter be deferred and he be given an opportunity to speak to Council at a later date.

The Council also noted a list of recommended adjustments to various properties as submitted by the Assessment Commissioner.

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,
THAT proposed adjustments, as recommended by the Assessment Commissioner, to the various properties contained in the following projects be approved: #21, 23, 66, 67, 68 and 77. (Schedule #416).

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Rankin,
THAT project #67, 71st Avenue both sides from Granville to Laurel Streets, not be proceeded with.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Calder,
THAT project #74, Cypress Street both sides from 12th Avenue to 13th Avenue, be tabled, and the Department concerned, after explaining the details of the project to the objectors, ascertain if their objections still stand.

- CARRIED

MOVED by Ald. Linnell,
SECONDED by Ald. Wilson,
THAT project #16, Glen Drive, be tabled and the objectors be permitted the opportunity of appearing as a delegation on the matter at a future Council meeting.

- CARRIED

The Council considered a Board of Administration report dated October 30, 1972, concerning the subsequent procedure of the various projects.

MOVED by Ald. Calder,
SECONDED by Ald. Wilson,
THAT

(a) all the 'Initiative' projects in Schedule #416, except the defeated items 2, 18, 24, 37, 52, 64, 74, 80, 83 and items 16 and 67 be undertaken;

(b) the 'Initiative' project on Schedule #416, Item 90 for a lane pavement on the lane south of 11th Avenue from the lane east of Granville Street to Oak Street be reduced in scope by deleting 50 feet of lane between Hemlock Street and a point 50 feet east, so that the new limited and determinable area is:

> Lane south of 11th Avenue from lane east of Granville Street to Oak Street, except between Hemlock Street and a point 50 feet east,

and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project;

(c) all the 'Petition' projects in Schedule #417 be undertaken;

(d) the Engineer be authorized to call tenders for the approved paving projects.

- CARRIED

(A copy of the proposed adjustments submitted by the Assessment Commissioner and referred to in these Minutes, is on file in the City Clerk's Office).

The Council adjourned at approximately 11:30 a.m.

* * * * *

The foregoing are Minutes of the Special Council meeting (Court of Revision) dated November 16, 1972, adopted on November 28, 1972.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 21, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (on civic business)
Alderman Phillips (on civic business)

(Alderman Sweeney left shortly after the commencement of the meeting to attend to other civic business, returning later in the morning proceedings.)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

(a) MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated November 7, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Bird,
SECONDED by Alderman Rankin,
THAT the Minutes of Special Council meeting (Court of Revision), dated November 9, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Wilson,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. (i) Charter Amendments

The Board of Administration, under date of November 14, 1972 submitted the following report:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Charter Amendments (cont'd)

'The Corporation Counsel reports as follows:

"In accordance with Council's resolution of October 24th, 1972, I have now prepared a draft Bill in line with the recommendations adopted by Council arising out of my report of October 11th last. Since that date, however, I have made certain deletions and additions as follows:

A. DELETIONS

(1) I have deleted, on Council's instructions, the proposal to allow voting on zoning by-laws by members of Council who were absent from the public hearing.

(2) I have also deleted the recommendation regarding the method of obtaining title to 'street islands'. I have done this because this amendment will have to be studied in relation to the Land Registry Act and there will simply not be enough time this year to take up this subject with the Provincial officials in charge of that Act.

B. ADDITIONS

(1) Arising out of my report, Council instructed me, in conjunction with the Director of Planning, to draft legislation which would result in the phasing out of non-conforming signs. This has been included in the draft Bill.

(2) The Director of Finance has pointed out that Section 247 (debenture replacement provisions) is totally out of step with present-day financing practices, and he has proposed new provisions which will make the section workable today and yet will in no way impair the investor's security.

(3) Prior to my last report Council gave special consideration to Charter amendments to sections 239 and 248 to facilitate off-shore financing and it was hoped this could be obtained at the recent Session. This was not possible, and I have included these in the draft Bill. I have also done this with respect to Aldermanic pensions.

(4) At the request of the City Engineer I am broadening the application of the snow-removal section so that it is not limited to application by area but could be extended to land use classification, if Council so desires.

* A copy of the Bill is attached to this report and I would be pleased to receive Council's instructions in connection with the proposals."

YOUR BOARD submits the foregoing report of the Corporation Counsel for the consideration of Council.'

*Copy of the Bill on file in City Clerk's Office.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Charter Amendments (continued)

MOVED by Alderman Rankin,
THAT the report of the Corporation Counsel re Charter Amendments, submitted by the Board of Administration in the foregoing report, be approved, and the Corporation Counsel be instructed to take all necessary action in connection with submitting these proposed Charter Amendments to the Legislature.

- CARRIED.

(ii) Business Tax -
Court of Revision

MOVED by Alderman Adams,
THAT the Corporation Counsel be requested to review the provision requiring only three members of Council to comprise a quorum of the Council sitting as a Business Tax Court of Revision and take the necessary action whereby the quorum will be increased from three to a majority of the members of the City Council.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS

1. Jericho: 38 Acres

The Chairman of the Jericho Park Committee appeared, and submitted a brief dated November 21, 1972, requesting that Council appoint a committee with representatives from his group and the Park Board, to negotiate the acquisition of the balance of Jericho D.N.D. lands, for public use.

MOVED by Alderman Rankin,
THAT the Council request the Federal government to negotiate the City acquiring the balance of the Jericho D.N.D. lands for public use, being approximately 38 acres, and a committee be struck to negotiate with the Minister of National Defence these 38 acres in order that a firm price may be determined.

FURTHER, THAT the Council committee be comprised of: two members of Council, with authority to meet with representatives of the Jericho Park Committee and the Park Board, as and when considered advisable.

- CARRIED.

A recorded vote was requested, and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Calder	His Worship the Mayor
Alderman Bird	Alderman Adams
Alderman Wilson	
Alderman Hardwick	
Alderman Rankin	
Alderman Linnell	

(The motion was declared CARRIED.)

REPORT REFERENCE

Deputy City Engineer — Review of Refuse Pick-up and Disposal Operations

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. Review of Refuse Pick-up and Disposal Operations

The Board of Administration, under date of October 10, 1972, submitted a detailed report, with recommendations, from the City Engineer, and the Council took action as follows:

Section A - Cost comparisons between Vancouver's operation and those of other cities.

MOVED by Alderman Linnell,
THAT this section be received for information.

- CARRIED.

Section B - Review of less frequent collection of residential refuse.

MOVED by Alderman Adams,
THAT the recommendation in this section be approved.

- CARRIED.

Section C - Review of the effect of the strike on the City's container operation, and setting of rates for this operation in 1973.

MOVED by Alderman Adams,
THAT the recommendations in this section be approved.

- CARRIED.

Section D - An outline of our studies of the application of shredding, recycling and composting.

MOVED by Alderman Hardwick,
THAT this section be received for information; however, the City Engineer be requested to report back following their further studies on the matter as indicated in the section.

- CARRIED.

Section E - Review of the requirement for an increase in fleet due to increases in the volume of refuse.

MOVED by Alderman Bird,
THAT the recommendations in this section be approved.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the communication from the Vancouver Civic Employees Union, under date of November 21, 1972, advising of support of the recommendations in the aforementioned report, be received for information.

- CARRIED.

(Detailed report of the City Engineer on file in City Clerk's Office.)

DELEGATIONS AND UNFINISHED BUSINESS (continued)

The Council agreed to defer consideration of the following matters until later this day, pending the hearing of delegations:

2. Closing Carnarvon Street between 16th and 19th Avenues;

3. Rezoning: W/S Main St. between 39th and 40th Avenues;

4. Rezoning: S/E Corner of 18th Avenue and Carolina Street.

5. Subdivision Application, 8625 Angus Drive

In connection with the Board of Administration report of October 25, 1972, on request from Mrs. Dallis P. Irvine to appear before Council re refusal of the approving officer of an application to subdivide her property at 8625 Angus Drive, advice was received that Mrs. Irvine does not wish to proceed further with this particular request at this time and, therefore, asked permission to withdraw. Permission was granted accordingly.

At approximately 11:00 a.m., Council recessed and held an 'In Camera' meeting, reconvening with the same personnel present at approximately 11:30 a.m.

COMMUNICATIONS OR PETITIONS

1. MacLean Park Extension - Strathcona Rehabilitation Project

Council noted a communication from the Park Board with respect to the MacLean Park Extension, and agreed to the hearing of a delegation from that Board, as requested.

2. Building Permit Applications - King Edward Place Area

In connection with a communication from Mr. L. Jordon, dated November 1, 1972, Council agreed to receive a delegation of a group of residents in the area called King Edward Place; this hearing to be arranged for a later Council meeting.

3. Honour to Mikolaj Kopernik (Street Naming and Flying of Flag)

A letter was noted from the Canadian Polish Congress (B.C.) advising of the 500th anniversary of the birth of the Polish astronomer, Mikolaj Kopernik, and requesting that Rosemont Drive be changed to Kopernik Street and the Polish flag be flown at City Hall in the celebration week, commencing February 19, 1973.

MOVED by Alderman Wilson,
THAT this communication be referred to the Street Naming Committee for consideration in connection with the naming of any new street in the area, but Rosemont Drive not be renamed as requested.

FURTHER, THAT the letters and petition of protest, received on the street naming request, be referred to the Street Naming Committee.

- CARRIED.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Honour to Mikolaj Kopernik
(continued)

MOVED by Alderman Wilson,
THAT the request to fly the Polish flag in the celebration week be left in the hands of His Worship the Mayor.

- CARRIED.

4. Proposed Landscaped Walkway - Botanical Gardens to Queen Elizabeth Park

The Council noted the following resolution, by letter dated October 24, 1972, from the Vancouver City Planning Commission:

"THAT,

(a) the Commission's enthusiastic support for a comprehensive system of public walkways throughout the City be re-affirmed;

(b) while noting that a study has already been made in this connection, the Commission feels that it should be re-opened and expanded;

(c) funds be made available (possibly through the forthcoming Local Initiatives Program), to provide for a detailed study of the walkway proposal described by Mr. Shakespeare;

(d) negotiations be initiated as soon as possible with owners of intervening properties in order to reserve or secure necessary easements or rights-of-way;

(e) the Board of Parks and Public Recreation be informed of the Commission's interest in and support for the walkway proposal and that a suggestion be made that Mr. Shakespeare be invited to explain his concept at an early meeting of the Board."

MOVED by Alderman Hardwick,
THAT the aforementioned communication be referred to the Park Board, with the request the Council be provided with a report on what would be necessary to complete this walkway.

- CARRIED.

5. Transit Study 'Existing Transit Operations - Downtown Vancouver 1970'

On October 31, 1972, the British Columbia Hydro and Power Authority was requested to reconsider its position, and appoint an additional staff member as the City was doing, in regard to a continual review of ways to improve the transit operations in Vancouver.

By letter dated November 7, the Hydro and Power Authority replied further to a previous letter, explaining why the Authority is not in agreement with the suggestion.

MOVED by Alderman Rankin,
THAT this information be received.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

6. N/S East Broadway between Slocan and Penticton

A letter was noted from Hamilton, Doyle and Associates, Architects, with respect to a Development Permit Application for the above location, and requesting a hearing by Council. On instructions from His Worship the Mayor, this delegation will be heard at the next Council meeting.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. GENERAL REPORT
November 17, 1972

Works and Utility Matters

Rental of Festoon Lights to 1972 Christmas Carol Ship Committee (Clause 2)

MOVED by Ald. Adams,
THAT the recommendation in this clause be adopted;

FURTHER THAT a grant in the amount of the rental involved be approved.

- CARRIED BY THE REQUIRED MAJORITY

Closure of Bruce Street betw. Lane South of 41st Avenue and 43rd Avenue (Clause 1)

MOVED by Ald. Adams,
THAT Clause 1 of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

Social Service and Health Matters

Air Pollution Control Function North Vancouver (Clause 2)

After consideration of this clause it was,

MOVED by Ald. Adams,
THAT that part of the North Vancouver resolution relating to consideration by the Regional District for a program to deal with complaints beyond the normal working hours, be endorsed.

- CARRIED

Balance of Social Service and Health Matters

MOVED by Ald. Wilson,
THAT Clauses 1 and 3 of the report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

Building and Planning Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT (cont'd)

Fire and Traffic Matters

Surplus Offer No. 131: Sale of the Vancouver Fire Boat "J.H. Carlisle" (Clause 1)

In respect of this clause it was,

MOVED by Ald. Calder,
THAT delegation be arranged as per request received from the Marco Polo Theatre Restaurant but also others who bid in respect of this matter, be advised they too may appear before Council if they so wish.

- CARRIED

Request to Attach "Prevent Theft" Decals to Parking Meters (Clause 2)

After considering this clause it was,

MOVED by Ald. Bird,
THAT the request of the Vancouver Association of Insurance Women to attach a small decal to each parking meter in the downtown area, bearing the message 'Prevent Theft - Remove Keys and Lock Car', be approved, subject to the conditions laid down in the clause.

- CARRIED

Finance Matters

National Council of the Metropolitan Opera: Grant (Clause 2)

After consideration of this clause, it was,

MOVED by Ald. Linnell,
THAT a grant equal to the rental of the Queen Elizabeth Playhouse be approved in respect of the Western Canada Opera Auditions to be held in the Queen Elizabeth Playhouse on Sunday, January 28, 1973.

- CARRIED BY THE REQUIRED MAJORITY

Health Department: Administrative Services Division (Clause 3)

After considering this clause it was,

MOVED by Ald. Adams,
THAT the clause be approved but that the proposed exclusion from the Union's jurisdiction of the position of 'Unit Clerical Services Supervisor' be referred back to the Board of Administration for discussion with the Municipal and Regional Employees' Union as per request received.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT Clauses 1, 4, 5, and 6 of the report of the Board of Administration (Finance matters), be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. PERSONNEL MATTERS
November 17, 1972

Extension of Leave of Absence Without Pay:
Miss P. Ainley

MOVED by Ald. Calder,
THAT this report of the Board of Administration (Personnel matters, Supplementary), be adopted.

- CARRIED

E. PROPERTY MATTERS
November 17, 1972

MOVED by Ald. Bird,
THAT Clauses 1 to 5 inclusive of this report of the Board of Administration (Property matters), be adopted.

- CARRIED

Vancouver Helpful Neighbour Society:
1557 Parker Street (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

F. Hospital Voting

The Board of Administration, under date of November 17, 1972, submitted the following report:

'The City Clerk reports as follows:

"When the City's application to conduct a vote by mail for hospital patients was before the Private Bills Committee, members were hopeful that the City would make arrangements to bring the ballot to the patients by hand rather than by mail.

The City has powers now which can be used for a vote by mail and also can be adapted to enable us to provide a ballot directly to the patient in the hospital, if arrangements are made to secure applications from the patients in advance.

The by-law, which is being presented to Council, provides for taking of vote of patients in the following institutions:

Canadian National Institute for the Blind

Shaughnessy Hospital

St. Jude's Anglican Home, 4325 Willow Street

Pearson Hospital

Vancouver General Hospital

We have secured the names of long-term patients in these institutions and they have been incorporated into the Voters' List. Because of the short space of time between delivery of ballots to me and voting day, we find it is not practicable to vote by mail and are therefore proposing that the vote be provided directly to the patients in the above-noted institutions whose names are on the Voters' List.

The cost of this can only be estimated roughly. Time is the factor and our voting will be a long drawn out process for many of the hospital voters. I have secured the services of a lady well experienced in hospital voting and a nurse by profession, who will manage the vote. I estimate the cost to be $2,500.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hospital Voting (cont'd)

I RECOMMEND that Council approve the proposal to extend the vote to hospital patients at the estimated cost of $2,500 and consider the by-law which provides the details for the taking of the vote later in the day."

Your Board RECOMMENDS that the foregoing recommendation of the City Clerk be adopted.'

MOVED by Ald. Sweeney,
THAT the recommendation of the Board of Administration contained in the foregoing report, be approved.

- CARRIED

G. Proposed Beacon on Royal Centre, 1025 West Georgia Street

It was agreed to defer consideration of this report pending the hearing of a delegation as requested.

H. Indigent Burials

The Board of Administration, under date of November 10, 1972, submitted the following report:

'The Director of Welfare & Rehabilitation, the Purchasing Agent, the Medical Health Officer and the Corporation Counsel report as follows:

"At a regular meeting of City Council held October 31, 1972 the above subject was considered and His Worship, The Mayor, directed that a copy of detailed specifications for burial of indigents be presented to Council for approval before tenders are called thereon.

Attached hereto is a copy of specifications* prepared by the Purchasing Agent and agreed to by the Director of Welfare & Rehabilitation, the Medical Health Officer and the Corporation Counsel."

Your Board submits the foregoing report for the information of Council.'

*Copy of specifications is on file in City Clerk's Office

MOVED by Ald. Linnell,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

I. Development Permit Application: Sands Motor Hotel Addition

The Board of Administration, under date of November 15, 1972, submitted the following report:

'The Director of Planning & Civic Development and Corporation Counsel report as follows:

"On September 6th, 1972 City Council approved the following resolution:

THAT the action of the Technical Planning Board in approving this development permit application, subject to certain conditions, be confirmed.

CARRIED.

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
Sands Motor Hotel Addition (cont'd)

The following conditions were still outstanding before the development permit could be issued, although the development permit had been approved by the Technical Planning Board on October 15th, 1971.

- A registerable agreement is to be submitted to the satisfaction of the Director of Planning after advice from the Corporation Counsel that the required 13 off-street parking spaces and the 2 off-street loading and unloading spaces will be provided and maintained in accordance with the approved drawings at all times for the one-storey retail building located at the northwest corner of Bidwell and Davie Streets, being Lot A and the southerly portion of Lot 20, Block 61, D.L. 185, Plan 1676.

- The site is to be first consolidated into one parcel to the satisfaction of the Director of Planning.

- The landscaping and treatment of the open portions of the site including landscaping of the off-street parking areas (open parking areas and rooftop parking) and the lower roof treatment are to be first approved to the satisfaction of the Director of Planning.

  - (Drawings have been submitted for compliance with this item - but have not yet been fully checked.)

  - In addition, certain routine further drawings are required (as is customary for a project of this size) before the actual development permit can be issued.

The developer has been notified that he has 90 days from the date this matter was considered by Council to meet the conditions, after which time, the development permit will stand refused. 90 days was the original time limit set by the Board of Variance on February 24th, 1972 when they granted a relaxation on vertical light angles.

The Approving Officer has carefully considered the plan of subdivision consolidating the site. Since the applicant had not met a number of conditions within the 60 day period permitted, the present application has been refused.

The applicant has now submitted a revised plan which will be considered on its merits."

Submitted to Council for INFORMATION. '

MOVED by Ald. Calder,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

J. Museums and Planetarium: Transfer of Operation to the Vancouver Museums and Planetarium Association

It was agreed to defer consideration of this report, together with a brief from the Vancouver Museums and Planetarium Association dated November 15, 1972, pending the hearing of a delegation later this day. (see pages 24 to 30)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

K. Progress Report: West End Guidelines Implementation

The Board of Administration, under date of November 16, 1972, submitted the following report:

'The Director of Social Planning/Community Development and the Director of Planning and Civic Development report:

"At the August 15th Meeting of City Council the following resolution was passed:

> 'Staff of the Planning and Civic Development and Social Planning/Community Development Departments discuss the guidelines with West End Citizen groups. The Director of SP/CD and the Director of Planning report back to Council within two months on results of the meetings and with detailed recommendations for implementation for the consideration of Council.'

At the October 17th Meeting of City Council the following recommendation of the Standing Committee of Council on Planning and Development was adopted:

> 'policy guidelines for the West End be adopted in principle, subject to the input of delegations to be heard, and that the Director of Social Planning/Community Development be charged with the responsibility of the co-ordination of the implementation of the guidelines through the various civic departments and that the Director of Social Planning/Community Development report back to Council from time to time on the implementation of the guidelines and on any deviations from the guidelines with the reasons for such deviations.'

A joint report on Implementation of the West End Policy Guidelines is being prepared by the Directors of Social Planning and Planning. The details of implementation are under discussion by department heads of SP/CD, Planning, Engineering, Health, Parks, and Permits and Licenses. This completed report which will include such things as additional staff requirements will be presented to Council.

The Directors of Social Planning and Planning are of the opinion that it is in keeping with the spirit and requirements of the Guidelines that the Implementation Report be prepared in accordance with a Local Area Planning Concept. This approach, reflected by Guideline #16 (Strengthen Residents' Role in Planning), requires direct, continuous contact with West End Residents by a team of Civic staff. One of the methods to achieve Guideline #16 is the establishment of a West End Local Area Planning Office. It will serve as a base of operations for Civic staff working on plans and programs necessary for the implementation of the sixteen (16) Guidelines. The West End Planning Office will also act as a meeting place for citizens and civic staff and as a planning information centre.

The functions and space needs envisioned for the West End Planning Office are as follows:

1. Location:

   Street level, shopping area with maximum pedestrian traffic preferably located on Denman or Davie.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Progress Report: West End
Guidelines Implementation (cont'd)

2. Function and Space Needs:

A. Display and Waiting Area ---------- approx. 700 sq. ft

Function: to encourage pedestrian (local West End residents) walking along the street to enter the West End Planning Office to view the displays and obtain information concerning local area planning matters. It will also act as a central, more convenient office which local residents could obtain general planning information. Displays will be changed periodically but the display space will need to be permanent. 100% useage of this space by the planning function is necessary.

This space should be open to the public during evenings and weekends. It is anticipated that the space will be having a high useage factor during these hours in addition to the regular 9:00 am - 5:00 pm office hours.

B. Secretary - Receptionist Area ---------- approx. 100 sq. ft

Function: The Secretary-Receptionist (fulltime with the planning functions) would be responsible for the public reception role, information dissemination and regular clerical duties for the two fulltime staff located in the West End Planning Office. She may at times perform clerical duties for the other civic staff who are devoting a percentage of their time to the West End Implementation.

C. Office Area ---------- approx. 520 sq. ft

Function: To act as a physical operating base in the West End for the West End Implementation Team which is presently estimated to be two fulltime staff and five staff members devoting 25% - 50% of their time to the West End.

D. Meeting - Conference Room Area --------- approx. min 800 sq. ft

Function: To accommodate meetings of the staff team and involvement of the team with the public. The space could also conceivably be used by various West End Citizen Planning groups. (This service may or may not collect a rental fee.) The estimated space shown above provides for minimum requirements. Depending upon what facility is available the approximate square footage estimate for this activity could be conceivably expanded. The use of this space is anticipated to be at a minimum of 50% day and evenings.

E. Storage Area ---------- approx. 100 sq. ft

Function: Storage of secretarial supplies, maps, displays, reproducing machine and some audio visual equipment.

F. Washroom Area ----------approx. 120 sq. ft

One men's washroom and one women's washroom

G. Corridor Allowance and Janitorial approx. 50 sq. ft

Assumed at 20% of total

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

Progress Report: West End
Guidelines Implementation (cont'd)

Total Approximated Area

Display and Waiting	approx. 700 sq. ft
Secretary - Receptionist	approx. 100 sq. ft
Offices	approx. 520 sq. ft
Meeting - Conference	approx. 800 sq. ft
Storage	approx. 100 sq. ft
Washrooms	approx. 120 sq. ft
Corridor - Janitorial	approx. 50 sq. ft
Total Minimum	approx. 2400 sq.ft

Because of the high anticipated useage factor of the West End Planning Office, it is considered by the Directors of Social Planning and Planning that the space needs of the West End Planning Office (approximately 2400 square feet) cannot be met in the West End Service Centre (approximately 5,000 square feet) on Robson Street. This concurs with the companion report of the Director of Permits and Licenses.

The Director of SP/CD and the Director of Planning and Civic Development also concur (as stated to them in meetings on the topic) with the Medical Health Officer and the Director of Welfare and Rehabilitation who indicate a preference for private agency staff engaged in providing similar Social Services be located in the Robson Street facility rather than the Local Area Planning Office.

The Director of SP/CD also reports that there will be a continuous liaison maintained between the two facilities located in the West End."

Your Board submits the report of the Director of SP/CD and the Director of Planning and Civic Development for the INFORMATION of City Council.'

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be received for information.

- CARRIED

L. Health, Welfare and Probation
Requirements of West End Sub-Office

The Board of Administration, under date of November 17, 1972, submitted the following report:

' The Director of Permits & Licenses Department reports as follows:

"On August 29th, 1972, Council adopted the recommendations of a report dated August 25th, 1972 from the Board of Administration on the subject of Health, Welfare and Probation Space Requirements in the West End.

Two of the approved recommendations were:

'(a) The City enter into a rental agreement with the owner of the property in the 1600 Block, Robson Street on the basis of four (4) 5-year terms commencing September 1st, 1972. The first 5-year rental to be at $5.00 per sq.ft. per year plus the proportionate cost of any increases in taxes over 1971. Such agreement to be drawn to the satisfaction of Corporation Counsel and signed by the Mayor and City Clerk on behalf of the City.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Health, Welfare and Probation
Requirements of West End Sub-Office (cont'd)

(b) The Assistant Director, Construction & Maintenance Division be authorized to proceed with the detailed drawings necessary to provide leasehold improvements, at least cost, and when approved by your Board call for tenders, and be authorized to hire temporary help to a maximum cost of $1,500.00 to expedite preparation of the material due to the urgency of the project.'

The Assistant Director, Construction & Maintenance Division reports that he is proceeding with detailed drawings prior to tender call on the basis of a sketch plan, copy of which is attached and entitled Scheme 'A'. This plan has received the approval of the Department Heads of the Health, Welfare and Rehabilitation, Probation and Social Planning Departments.

Advice has now been received that further office space requirements may be requested in the West End arising from the West End Guidelines Implementation Report.

The three unassigned offices of Scheme 'A' would be designated for use by those Departments involved in the implementation of the Guidelines approved for the West End.

Also attached is a plan marked Scheme 'B' which includes areas for the use of both the Co-Ordination of Services and the West End Guidelines functions. To achieve this objective, some spaces have been reduced in area, the provisions for the V.O.N.'s have been eliminated, and no facilities are available for outside Agencies.

The Medical Health Officer, Director of Welfare & Rehabilitation and the Directors of Planning and Social Planning Departments have made strong recommendations against the inclusion of the general planning functions into the Robson Street facility as shown in Scheme 'B'. They believe that there would be serious overcrowding of the limited facilities which would jeopardize the Social Service functions (Health, Welfare, Probation and Police) and excludes facilities for the V.O.N.'s and other outside Agencies. The Assistant Director, Construction & Maintenance Division concurs with the view that if both the service and planning functions develop as intended, the facility at 1655 Robson Street will be inadequate to fulfill both functions properly.

However, the Schemes 'A' and 'B' are presented for Council's information.

It is RECOMMENDED that:

The original plan for the West End Sub-Office as shown in Scheme 'A' proceed."

Your Board RECOMMENDS that the recommendation of the Director of Permits & Licenses be approved, but the use of the three "drop-in" offices be held until Council has considered the need for "Guideline" offices in the West End. '

(attachments are on file
in City Clerk's Office)

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

M. Report of Committee re
Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of November 2, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Miss Christine Beaulieu (tenant), 126 East 47th Avenue
Mrs. Regina Hammerer (tenant), 976 East 52nd Avenue
Mrs. Rache Barle Brown (owner), 692 West 28th Avenue
Mr. Ezra M. Buksh (owner), 3872 Glen Drive
Mrs. Sebo Sunder (owner), 4350 Miller Street
Mrs. Ruth L. Watson (tenant), 131 East 27th Avenue
Mrs. Luchhami Sengara (tenant), 1661 East 35th Avenue
Mrs. Clara MacAdam (owner), 1765 West 16th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. Gurcharan Singh Thind (owner), 1225 East 60th Avenue
Mr. Carl L. Whitney (tenant), 4402 West 7th Avenue
Craig T. & Susan Lyn McLeod (tenants), 3606 West 33rd Avenue (#1)
Mr. Mohammed Razak (owner), 6297 Bruce Street

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Raj Krishnan (owner), 1895 East 37th Avenue
Mr. Anton Kronstein (tenant), 834 East 58th Avenue
Mr. Lorne Decker (tenant), 303 East 56th Avenue
Madge & Tarlok Singh Rakhra (owners), 5454 Inverness Street
Mrs. Helen Pui Sheung Lim (owner), 2660 Eton Street

(d) the following applications be not approved:

Tom & Maria Tsiodras (owners), 31 West 11th Avenue
Mr. & Mrs. Ho Matsen (tenants), 2819 Semlin Drive
Mr. Robert Fenner (tenant), 2819 Semlin Drive
Mr. Jagtar Singh Gill (owner), 311 East 62nd Avenue
Mr. Harvhajan Singh Gill (owner), 1383 East 64th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Sweeney,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated November 2, 1972, and containing clauses (a) to (e) be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N. Meeting: Victoria (Welfare and Rehabilitation Department Employees)

The Board of Administration, under date of November 20, 1972, submitted the following report:

'The Director of Welfare and Rehabilitation reports as follows:

"The Department of Rehabilitation and Social Improvement has arranged a three day meeting in Victoria to be held on Wednesday, Thursday and Friday, November 22, 23 and 24. The Minister has asked that as many Provincial and Municipal staff as possible attend this three day work meeting.

The meeting will consist of presentations by the Minister and various officials of his Department concerning new directions and developments within the Department.

Because of pressure of our daily work load we can only free seven people for this meeting.

RECOMMENDATION:

1. That the following employees be authorized to attend this meeting:

   Douglas Toombs - Assistant Director, Welfare Services Division
   Murray Colclough - Branch Head, Single Persons Branch
   John Wood - Supervisor, Home Audit
   Myra Samuels - Supervisor, Financial Services, West District Office
   Jean Matty - Supervisor, Financial Services, South District Office
   Carol Buckley - Rehabilitation Supervisor, East District Office
   Fred Eldred - Social Worker, Single Persons Branch
   * NOTE: Last minute substitutions may be necessary.

2. That the above-listed seven employees or their substitutes be granted three days leave of absence with pay.

3. That expenses totalling approximately $479.50 made up as follows be approved:

Hotel accommodation @ 6.50/person/night	$136.50
Registration @ 6/person	42.00
Meals @ 27/person/3 days	189.00
Transportation (maximum)	112.00
Total	$479.50
Less 50% recoverable from C. A. P.	239.75
Net cost to the City	$239.75

THE COMPTROLLER OF ACCOUNTS advises that the required funds are available in Appropriation 7901/290 — Conferences and Courses, Welfare Department.

YOUR BOARD RECOMMENDS that the foregoing report from the Director of Welfare and Rehabilitation be approved.'

MOVED by Ald. Calder,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Calder,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. DEBENTURE BY-LAW, $300,000 (Street Lighting, Community Service Centres)

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to authorize the issue of debentures in the amount of $300,000 in lawful money of Canada for the objects set out in Schedule B, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAWS (cont'd)

2. BY-LAW TO AUTHORIZE TEMPORARY BORROWINGS PENDING SALE OF DEBENTURES $987,025 (Street Park and Sewerage Projects)

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to authorize temporary borrowings pending sale of debentures, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

3. DEBENTURE BY-LAW, $5,000,000

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $5,000,000 in lawful money of Canada for the objects set out in Schedule C, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

Debenture By-law, $5,000,000
continued:

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

4. BY-LAW RE VOTING BY HOSPITAL PATIENTS IN 1972 ELECTION

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT leave be given to introduce a By-law to provide for the casting of votes by hospital patients in the 1972 election, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED.

cont'd...

BY-LAWS (cont'd)

By-law re Voting by Hospital
Patients in 1972 Election (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

5. BY-LAW TO AMEND BY-LAW No. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Construction and Erection of Awnings)

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3614, being the Local Improvement Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Alderman Bird,
THAT the Committee rise without reporting and ask leave to sit again later this day.

- CARRIED

(Leave to sit again was granted)

6. BY-LAW TO AMEND BY-LAW No. 4531, BEING THE REFUSE BY-LAW (Containerized Refuse Pick-up Operations)

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4531, being the Refuse By-law, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4531,
Being the Refuse By-law (cont'd)

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

The Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened, in open session, in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Broome (on civic business)
Alderman Calder
Alderman Phillips (on civic business).

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Adams,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

DELEGATIONS (continued)

2. Closing Carnarvon Street between 16th and 19th Avenues

The Board of Administration, under date of November 3, 1972, reported on a communication from Mr. D. F. Mueller and Mr. W. E. Laidlaw in opposition to the closure of Carnarvon Street between 16th Avenue and 19th Avenue, to create a children's play area.

Mr. Mueller appeared, and submitted a brief supporting the opposition, requesting this portion of the street be reopened.

MOVED by Alderman Rankin,
THAT this whole matter be deferred for consideration when the various parties affected, such as the Park and School Boards, also can be represented, and the matter fully discussed.

- CARRIED.

3. Rezoning: W/S Main Street between 39th Ave. and 40th Ave.

The Board of Administration, under date of November 3, 1972, reported on an application from Mr. and Mrs. W. Einarson for the rezoning of certain lots on the west side of Main Street between 39th and 40th Avenues, from an RT-2 Two-family Dwelling District to a C-2 Commercial District.

The Technical Planning Board, the Vancouver City Planning Commission and the Board of Administration do not recommend approval of the application.

Mr. W. Einarson and Mr. N. S. Torget appeared, and submitted a brief in support of the application.

(continued)

DELEGATIONS (continued)

Rezoning: W/S Main Street
between 39th Ave. and 40th Ave.
(continued)

MOVED by Alderman Hardwick,
THAT Clause 2 of the Board of Administration report (Building and Planning Matters), dated November 3, 1972, be adopted; i.e., the application be refused.

- CARRIED.

4. Rezoning: S/E Corner of
18th Ave. and Carolina Street

The Board of Administration, under date of November 3, 1972, reported on an application from Mr. R. Chow for the rezoning of Lot 1, S/E corner of 18th Avenue and Carolina Street, from an RS-1 One-family Dwelling District to an RT-2 Two-family Dwelling District.

The Technical Planning Board, the Vancouver City Planning Commission and the Board of Administration do not recommend approval.

Mr. R. Chow appeared and submitted a brief, dated November 21, 1972, in support of the application.

MOVED by Alderman Adams,
THAT Clause 3 of the Board of Administration report (Building and Planning Matters), dated November 3, 1972, be adopted; i.e., the application be refused.

- CARRIED.

5. Museums and Planetarium - Transfer
of Operation to the Vancouver
Museums and Planetarium Association

The Council considered the following Board of Administration report of November 9, 1972, in its corrected form as advised by memorandum from the Board of Administration, dated November 20, 1972:

" City Council at its meeting of December 21, 1971 received a report from the Board of Administration, dated October 29, 1971 respecting reorganization. Letters and delegations were received from the Community Arts Council of Vancouver, Junior League of Vancouver, Vancouver Museums and Planetarium Association and the Greater Vancouver Civic Museum and Planetarium Board.

After full consideration, City Council adopted the following resolutions:

(a) The Council turn over the Museums operation to the Vancouver Museums and Planetarium Association effective April 1, 1972.

(b) All assets (including artifacts) remain or become the property of the City.

(continued)

DELEGATIONS (continued)

Museums and Planetarium - Transfer of Operations to the Vancouver Museums and Planetarium Assoc. (continued)

(c) The Council recommend to the 1972 Council that a grant to this Association for the period April 1, 1972 to December 31, 1972 at the annual rate of $500,000 be approved, less the amount of the salary of the Museums' Manager as of the date of the appointment of their Director.

(f) The Board of Administration commence all necessary negotiations forthwith.

(g) Operation of the Museums to the date of take-over be to the satisfaction of the Board of Administration.

(h) Agreement be drawn up in due course with the said Association satisfactory to the Board of Administration and the Corporation Counsel.

Your Board now reports that a draft agreement was prepared and sent to the Association on March 6, 1972.

Since that time a number of meetings have been held and correspondence has been exchanged. On October 18, 1972 Museum Association representatives met with City Officials at which time all outstanding items - except those noted below - were dealt with.

1. Municipal and Regional Employees' Union

On October 23, 1972 representatives of the Association, the Business Manager of the Municipal and Regional Employees' Union and City Officials met to discuss the position of the Union and the employees and the concern of the Union over the transfer of the operation to the Association.

This matter is dealt with in the lease by Clauses 55 to 63 inclusive.

It was agreed that Corporation Counsel would draft a suitable letter to be sent to the permanent and temporary employees advising them that jurisdiction over the Museums would be transferred to the Association effective January 1, 1973 (subject to conclusion of the agreement before that date) and that the staff would become employees of the Association as of that date.

When the letter has been drafted in a form acceptable to all concerned, Corporation Counsel will redraft Clauses 55 to 63 to make them consistent with the terms of the letter.

The Union Business Agent was advised that when reporting to City Counsel, a statement would be made to the effect that the Union was satisfied with the terms of the lease and the arrangements being made with respect to the transfer. The Union Agent agreed that this would be a correct statement.

(continued)

DELEGATIONS (continued)

Museums and Planetarium - Transfer of Operation to the Vancouver Museums and Planetarium Assoc. (continued)

2. Termination of Agreement between the City and the Association

In the draft lease this matter is dealt with under Clause 48. Either the City or the Association may terminate the lease upon giving the other party 60 days notice to quit.

This clause also states that the City's obligation to assume the costs and expenses of the Association on termination, be limited in amount to a sum which, when added to the amount required to run the Museum/Planetarium operation in accordance with Council's instructions for the balance of the calendar year in which such termination occurs, will equal the grant in respect of such calendar year. Council should also have the right to decide how such sum is apportioned amongst the costs and expenses of the Association.

This clause was the subject of correspondence between Corporation Counsel and Mr. Underhill of Fulton, Cumming, et al, Barristers and Solicitors acting for the Vancouver Museums and Planetarium Association.

On September 29, 1972 Mr. Underhill suggested that a further sentence be added which would read:

> "the amount of such costs and expenses to be borne by the lessor shall not exceed the unappropriated balance of the maximum payment for the balance of the calendar year in which such termination occurs or in the event that termination occurs at the end of such calendar year, then for a period of three months following the end of such calendar year.-"

At the meeting of October 18, it was agreed that this clause be reviewed so that wording could be mutually agreed upon.

The additional sentence proposed by Mr. Underhill set out above has again been reviewed: it is the view of your officials that this sentence is unacceptable and therefore:

YOUR BOARD RECOMMENDS:

> that no change be made in the City's position from that set out in the draft lease, a copy of which is in the City Clerk's office, and the context of which is noted above.

3. Clause 67 - A New Clause Proposed by the Association

The Association proposed a new clause, the text of which reads as follows:

> "The lessor and lessee agree to give consideration to amendment for a variation of the terms of this lease where dictated by changes in circumstances, using as their standard the welfare of the institution.

(continued)

DELEGATIONS (continued)

Museums and Planetarium - Transfer of Operation to the Vancouver Museums and Planetarium Assoc. (continued)

No such amendments shall be effective unless adopted in writing and in the case of the lessor, approved by its Board of Directors."

Your Board believe that this proposed clause is unnecessary and could be misleading, and therefore:

YOUR BOARD RECOMMENDS:

that it not be included in the lease document.

4. Clause 6 - Payment of Grant toward Operating Expenses

City Council on December 21, 1971, in resolving to turn over the Museums operation to the Vancouver Museums and Planetarium Association, effective April 1, 1972, recommended to the 1972 Council that the Association receive a grant at an annual rate of $500,000 less the amount of the salary of the Museums Manager as of the date of the appointment of their Director (Association appointee). The sum of $500,000 was based upon a proposed budget included in the Board of Administration report dated October 29, 1971, made up as follows:

Salaries	$460,788
Fringe Benefits	46,092
	$506,880
Other Operating Costs	219,500
Total Operating Costs	$726,380
Revenue	228,000
Net Operating Budget	$498,380

(a) Adjustment of salary costs

The above figures were compiled using 1971 salary costs. Since then general salary increases have been granted for 1972 and 1973 and would entail an increased salary cost of $86,168 in 1973 if operated by the City at the proposed budget level, made up as follows:

Salaries	$460,788	
1972 general rate increase -- 9%		$41,471
1973 general rate increase -- 8%		36,863
Total		$78,334
Fringe Benefits		7,834
Total adjustment for 1973 for salaries and fringe benefits		$86,168

YOUR BOARD RECOMMENDS:

that the budget allowance for salaries itemized in the Board of Administration report dated October 29, 1971, and fringe benefits be increased for 1973 and subsequent years by an amount equal to the general salary increases granted to the City employees under the contract signed with the Municipal & Regional Employees' Union.

(continued)

DELEGATIONS (continued)

Museums and Planetarium - Transfer of Operation to the Vancouver Museums and Planetarium Assoc. (continued)

(b) Archives Building Janitorial and Security Services

As the Archives Building has now been completed and is ready for occupation, additional janitorial and security services are required. The estimated annual cost is as follows:

Salaries and fringe benefits (2 B.S.W. 1 - 1973 rates)	$15,497
Window Cleaning Contract	1,500
Materials	600
Total cost	$17,597
Chargeable to Archives Division City Clerk's Department	12,431
Chargeable to Museums Department in 1973	$5,166

YOUR BOARD RECOMMENDS:

that the additional cost of such services be added to the basic budget of $500,000.

(c) Reduction of Grant by Manager's Salary

The manager's salary was included in the budget at a basic cost of $1,505 per month ($18,060 per annum). The reduction for a full year, assuming the Association's Director started on January 1, 1973 would therefore be:

1971 annual rate	$18,060
1972 -- 9% general salary increase	1,626
1973 -- 8% general salary increase	1,446
Total salary	$21,132
Fringe benefits	2,113
Total reduction for a full year 1973	$23,245

(d) Summary of Changes in Grant for 1973

Basic Grant	$500,000
Add General Salary & Fringe Benefit increases 1972/3	86,168
Janitorial Services, Archives Building	5,166
1973 grant before reduction by Manager's salary & fringe benefits	$591,334
Less maximum reduction - Manager's salary & f.b.	23,245
Net 1973 Grant	$568,089

(continued)

DELEGATIONS (continued)

Museums and Planetarium - Transfer of Operation to the Vancouver Museums and Planetarium Assoc. (continued)

(e) Alternative Courses of Action

In view of the resolution of City Council to establish the grant at $500,000 (based on 1971 salary rates) and the fact that your Board has been unable to reach agreement on Clause 6 with the representatives of the Museum Association, your Board submit the following alternatives for consideration of City Council:

(i) That the Association take over the operation of the Museum/Planetarium on the basis of negotiation of an annual grant to be decided when establishing the City budget in each year.

(ii) That the Association be advised that City Council confirm their original decision of December 21, 1971 to make the basic grant $500,000 adjusted for general salary increases as calculated in this report, and for additional janitorial services in the Archives building, and reduced by the Manager's salary upon appointment of a Director by the Association.

(iii) That the Association be informed that the operation of the Museum/Planetarium remain the responsibility of City Council and that the recommendations of your Board contained in its report of October 29, 1971 are to be implemented effective January 1, 1973.

YOUR BOARD RECOMMENDS:

alternative #2 above and failing acceptance by the Association approval of alternative #3."

(A copy of the most recent draft of the proposed lease agreement is on file in the City Clerk's office.)

Mrs. Jean Hyatt, President of the Vancouver Museums and Planetarium Association, and Mr. W.R.D. Underhill, the Vice-President, appeared in support of their brief, dated November 15, 1972, which dealt particularly with Clauses 6, 48 and 67 of the proposed lease agreement.

After due consideration, the Council took action as follows:

(continued)

DELEGATION (continued)

Museums and Planetarium - Transfer of Operation to the Vancouver Museums and Planetarium Assoc. (continued)

MOVED by Alderman Adams,

(a) THAT the recommendations of the Board of Administration report set out above, be adopted, subject to the following:

Termination of the lease be by either party giving 90 days' notice, on the understanding that, if notice is given at or near the end of a calendar year, the City's obligation to assume costs and expenses for the portion of the 90 days falling in the following year would be pro-rated, on the basis of the current year's budget.

(b) Action be not taken on the Association's request respecting Clause 67 of the lease regarding a lease provision to contemplate circumstance changes.

(c) The lease be for 5 years, on a continuous basis thereafter subject to the notice provision.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS (continued)

5. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Construction and Erection of Awnings) - continued

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

Closure of Portion of Rhodes St., North of 40th Avenue

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The east 17 feet of Lot 15, Block 3, District Lot 50, Plan 2263, has been established for street widening under filing 36675;

3. The Said 17 feet is now surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the East 17 feet of Lot 15, Block 3, District Lot 50, Plan 2263, be closed, stopped up and conveyed to the owner of the remainder of said Lot 15; and

BE IT FURTHER RESOLVED that the said East 17 feet and the remainder of said Lot 15 be consolidated to form one parcel.

- CARRIED.

NOTICE OF MOTION

1. Rezoning: Both Sides of Main Street from 33rd Ave. to 49th Avenue

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Alderman Wilson,
THAT the Department of Planning and Civic Development review the zoning on both sides of Main Street from 33rd Avenue to 49th Avenue, giving consideration to rezoning some areas C-2 in order to permit small stores at ground level, with apartments above ground floor.

(Notice)

ENQUIRIES AND OTHER MATTERS

1. Alderman Rankin: By-law Governing Barber Shops

referred to the lack of enforcement of the regulations with respect to hours of operation for barber shops, and felt appropriate enforcement action should be taken forthwith.

His Worship the Mayor agreed to instruct suitable action in the matter.

2. Alderman Rankin: Cedar Cottage Area

referred to conditions in the Cedar Cottage area and requested the Director of Planning and Civic Development give to Council a Report Reference on the area, as soon as possible.

His Worship the Mayor instructed accordingly.

3. Alderman Wilson: Point Grey Waterfront Property (MacDonald St. to Alma Street)

referred to Point Grey waterfront property (MacDonald St. to Alma St.) and stated that communications had been received from the Park Board, the Vancouver Council of Women, and Save Our Parkland Association on the subject. He asked that such letters be submitted to Council at the next meeting.

His Worship agreed accordingly.

4. Alderman Wilson: Retention of 15% Hold-back on Contracts by City

referred to retention by the City of 15% holdback on contract arrangements with the City, and enquired of the necessity of this holdback arrangement.

Commissioner Ryan questioned the extent to which any such holdback arrangement is in force, and Alderman Wilson agreed to submit a list of projects in this category.

ENQUIRIES AND OTHER MATTERS (cont'd)

5. Alderman Wilson: Terminal Avenue Development — enquired respecting progress of certain developments for Terminal Avenue from Main Street to the First Avenue viaduct, and was given a progress report by Commissioner Ryan.

6. Alderman Hardwick: International Conference on Urban Problems (United Nations) — drew Council's attention to the decision of the Economics Committee of the United Nations General Assembly to accept an invitation from Canada to hold an international conference on urban problems in Vancouver, in September, 1975.

Alderman Hardwick enquired if His Worship had acknowledged this decision, expressing Vancouver's appreciation, and was advised by the Mayor that he had taken suitable action.

The Alderman also requested that His Worship forward a letter to the appropriate authorities, requesting that the City of Vancouver be included as part of the planning process in arranging this international conference.

His Worship agreed to take appropriate action.

The Council adjourned at approximately 3:45 p.m.

The foregoing are Minutes of the Regular Council meeting of November 21, 1972, adopted on November 28, 1972.

MAYOR

CITY CLERK

November 17, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Bruce Street Between the Lane South of 41st Avenue and 43rd Avenue, Blocks 1 and 2, D.L. 717

"On August 1 last, Council approved the sale of City lands on both sides of Bruce Street between the lane south of 41st Avenue and 43rd Avenue to the Menonite Senior Citizens Society subject to the Society also acquiring this portion of Bruce Street.

This section of road is surplus to the City's highway requirements.

I RECOMMEND that the portion of Bruce Street lying between the lane south of 41st Avenue and 43rd Avenue as shown outlined red on Plan marginally numbered LE3811 be closed, stopped up and title taken thereto.

I further RECOMMEND that the said closed road be subdivided with the adjacent city lands to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION AND CONSIDERATION

2. Rental of Festoon Lights to 1972 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1972 Christmas Carol Ship Committee has requested the loan of City-owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2nd 1961, which required that:

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with the increased maintenance costs. The Committee requires approximately 1400 ft. of festoons. At the present rate of 16¢ per foot the rental will amount to $244.

The Committee has applied for a grant equivalent to the rental charge. For the past nine years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

I RECOMMEND that approximately 1400 ft. of festoon lights be rented to the 1972 Christmas Carol Ship Committee for $224.

Submitted for Council's consideration is the request from the 1972 Christmas Carol Ship Committee for a grant of up to $224 for rental of approximately 1400 ft. of festoons. It may be that the actual cost to the City for handling the lights and replacing or repairing damaged lamps, sockets, etc. will amount to less than $224 in which case the rental charge and grant would be reduced correspondingly."

Your Board RECOMMENDS the foregoing report of the City Engineer dealing with the renting of festoons be adopted and submits for CONSIDERATION the application for a grant.

FOR COUNCIL ACTION SEE PAGE(S) 255

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Century Dog Club of B.C. for the parking of approximately twenty-five (25) trailers and/or campers on the Pacific National Exhibition grounds from November 24 to November 26, 1972.

This group consists of exhibitors in the Dog Show to be held in the Show Mart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

Your Board RECOMMENDS:

THAT the application from the Century Dog Club of B.C. for the parking of twenty-five (25) trailers and/or campers on the P.N.E. grounds from November 24 to November 26, 1972, be approved.

CONSIDERATION

2. Air Pollution Control Function - North Vancouver

The City Clerk of the Corporation of the City of North Vancouver, in a communication dated October 19, 1972, requested that the Vancouver City Council endorse the resolution of the North Vancouver City Council referred to in the following excerpt from the letter:-

"that the Greater Vancouver Regional District be requested to provide facilities for receiving air pollution complaints twenty-four hours per day, seven days a week, and that a monthly report be received from the Regional District by each member municipality outlining the complaints received from that municipality."

The Director of Permits & Licenses reports that:-

"The suggestion from the City of North Vancouver emphasizes the important part which intelligently lodged complaints can play in any inspectional programme. This is particularly so in an air pollution control programme for an offending emission should be evaluated as soon as possible. However, there are very practical problems which would be encountered in a twenty-four hour, seven day a week, programme. One is that it is not practical to carry out effective inspections based on the evaluation of emission plumes from stacks during the hours of darkness. Extended inspection coverage during the hours of day light is valid and could be programmed if sufficient staff were available.

. . . Cont'd.

Clause No. 2 (Cont'd.)

I understand that the Regional District is considering a procedure to effectively deal with complaints. I suggest that the Vancouver City Council endorse the North Vancouver resolution as far as consideration being given by the Regional District for a programme to deal with complaints beyond the normal working hours."

Your Board submits the foregoing report of the Director of Permits & Licenses for Council Consideration.

RECOMMENDATION

3. Social Allowance:
Christmas Bonus

The Director of Welfare & Rehabilitation reports as follows:

"On October 31st, 1972, City Council passed the following motion when dealing with the above subject:

'THAT consideration of this clause be tabled, and in the meantime, the Director of Welfare and Rehabilitation communicate with the Minister of Rehabilitation and Social Improvement with the request that the Christmas bonus for each head of family be raised from $10 to $20, and the bonus for each single person be raised from $4 to $6.'

On November 3rd, 1972, the Director wrote to the Honourable Norman Levi, Minister of Rehabilitation and Social Improvement requesting consideration of Council's resolution.

On November 16th, 1972, Mr. J.A. Sadler, Assistant Deputy Minister of Rehabilitation & Social Improvement phoned to advise that the Minister has approved an increase in the Christmas bonus for each head of family, from $10 to $20, and for each single person, from $4 to $10. Written confirmation is to follow.

The increased Christmas bonus is applicable throughout the Province.

Recommended that payment of this Christmas bonus be approved."

Your Board RECOMMENDS the foregoing report of the Director of Welfare & Rehabilitation be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 255

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Gasoline Service Station Parking and Alterations: 2305 East 41st Avenue

The Director of Planning and Civic Development reports as follows:

"Standard Oil Company have filed Development Permit Application No. 59951 to use the site as an off-street parking area in conjunction with the existing gasoline service station on the adjacent site and to carry out exterior alterations to the existing gasoline service station. The service station is located at the north east corner of 41st Avenue and Nanaimo Street.

City Council, at the Public Hearing on August 3rd, 1972, approved the rezoning of this site for an RS-1 One Family Dwelling District to C-1 Commercial District, subject to the following conditions:

"1. That Lot 2A and Lot 3 be first consolidated into one parcel and so registered in the Land Registry Office.

2. The detailed scheme of development to be first approved by City Council on reports by the Technical Planning Board and the Vancouver City Planning Commission with the scheme of development to maintain a minimum of 10' landscaped setback to be provided along the easterly boundary adjacent to the single family dwelling and shall include a suitable screened wall at no time shall the Development include a car wash and further that the applicant provide adequate screening in the lane along the northerly boundary of the site."

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 59951 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of the site as an off-street parking area in conjunction with the existing gasoline service station and to carry out exterior alterations to the existing gasoline service station, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
   (a) More substantial landscaping and planting in the proposed landscaped areas with such landscaping and planting being first approved to the satisfaction of the Director of Planning and Civic Development .
   (b) The provision of curbing to the off-street parking area.
   (c) Deletion from the drawings of reference to future developments.
   (d) The provision of a suitably screened trash enclosure.

2. The parking area is to be provided including surfacing, curbing and screening in accordance with the approved drawings and the requirements of Section 12 of the Zoning and Development By-law prior to any use thereof.

3. All landscaping is to be provided on the site in accordance with the approved drawings within six months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

cont'd....

Clause #1 continued:

4. No vehicle in a state of disrepair to be parked or stored on the site at any time.

5. The development is to be carried out and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

Further, that the Development Permit cannot be issued until the required amending By-law to rezone the property to C-1 Commercial District has been passed by Council after the conditions laid down at the Public Hearing have been met."

Your Board RECOMMENDS that Development Permit Application No. 59951 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Pender/Keefer Diversion Modifications

The City Engineer reports as follows:

"As part of the Restoration Study for the Gastown/Chinatown area, the City Engineer and Director of Planning and Civic Development prepared a joint report dated June 25, 1971, and titled 'Report on Traffic Implications Resulting from Gastown/Chinatown Restoration Study Proposals'. Included in this report were several alternative road alignments for the present Pender/Keefer Diversion.

On October 5, 1971, City Council considered this report and resolved that:

> 'the Council express its favour of Plan "G", however, the Board of Administration be requested to report back on modifications to permit the Pagoda development on Pender Street'.

(Attached is a copy of Plan G with a notation showing the alignment of Scheme G1 referred to in this report.)

The following report discusses design considerations of modifications to Plan G, costs, related matters, and recommends an ultimate alignment.

DESIGN CONSIDERATIONS

1. Diversion

The proposed site for the Chinese Pagoda is in the area bounded by the Pender/Keefer Diversion, Pender Street and Columbia Street. In order to optimize this site for development purposes, the Engineering Department has looked at moving the Diversion southwards.

Because of the historically important 6-foot building at the intersection of Carrall Street and Pender Street, it is not possible to change the alignment at the western end of the Diversion. At the eastern end it is possible to move the Diversion south by a maximum of 25 feet, the limitation here being maintaining an adequate level of service through the Keefer Street/Columbia Street intersection. This has been called Scheme G1.

cont'd....

Clause #2 continued:

2. Pender Street

As noted in the above-mentioned report dated June 25, 1971, by constructing the two-way, 6-lane Pender/Keefer Diversion, Pender Street can be downgraded between Carrall Street and Main Street. Possibly this section of Pender Street could become a pedestrian mall, thus improving the Pagoda site which at present is minimal for this purpose. However, the particular function and arrangement of Pender Street will be examined in detail in any Chinatown beautification study.

COSTS

Total estimated construction costs (including property acquisition and utility relocation) are as follows:

Scheme G	Approximately $420,000
Scheme G1	Approximately $770,000 (minimum)

The greater cost of G1 is due to increased property costs resulting from the forced relocation of Busters Towing, etc. The approximate cost shown for Scheme G1 assumes that Busters Towing can be relocated on Hydro land adjacent to their present location. Should Busters not be able to relocate as assumed, the cost of Scheme G1 will be increased considerably.

RELATED MATTERS

The Supervisor of Property and Insurance is in the process of finalizing agreements concerning land deals with B.C. Hydro and the ultimate alignment of the Diversion is now the only consideration holding up settlement of this matter. Accordingly, there is a need to conclude the basic Diversion alignment as quickly as possible.

SUMMARY

A relocation of the Diversion southward is possible (maximum 25 feet at the eastern end) at a minimum additional cost in the order of $350,000. However, the Planning Department has advised that from a Planning point of view there is relatively little benefit to be gained from moving the Diversion southwards the limited possible amount (25 feet). Hence, in view of the considerable difference in cost as well as the reduced disruption to existing property, Scheme G is considered the preferable alignment. It should be noted that Scheme G will still allow Carrall Street to function as a primary pedestrian linkage between Gastown and Chinatown. Some aspects of the design such as pedestrian access to Chinatown from parking areas south of the Diversion, will be reviewed in conjunction with any subsequent beautification project.

With the basic decision made by Council to favour Scheme G, the detailed development of that scheme, as covered in the present report, does not present any major obstacles to any development plans currently contemplated.

RECOMMENDATION

The City Engineer RECOMMENDS the adoption of Plan G for the ultimate alignment for the Pender/Keefer Diversion."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

NOTE: The Technical Planning Board at its meeting of November 10th, 1972, endorsed the above report of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 255

FIRE AND TRAFFIC MATTERS

CONSIDERATIONS:

1. Surplus Offer No. 131 - Sale of the Vancouver Fire Boat "J. H. Carlisle"

The Purchasing Agent and Fire Chief report as follows:

"Surplus Offers for the above were opened by your Board on October 30, 1972 and referred to the Fire Chief and Purchasing Agent for report. The tabulation is as follows:

BIDDER	PRICE OFFERED	INTENDED USE
Clean Seas Canada Ltd.	$13,333.33	Oil Spill and Ecology Control in Vancouver area.
West Coast Salvage and Contracting Co. Ltd.	$11,556.00	Fire Protection in the False Creek Area.
Vanco Ferries Ltd.	$ 9,999.99	Oil Spill and Ecology Control in Vancouver.
Goodwin Johnson Ltd.	$ 6,150.00	Oil Spill and Fire Protection - North Burnaby area.
Marco Polo Theatre Restaurant.	$ 6,147.00	Sea Food Restaurant
Corporation of the District of North Cowichan.	$ 2,500.00	Fire Protection

METHOD AND PROMOTION OF THE SALE

The sale of this boat has been given the widest possible exposure in order to secure as much price competition as possible, i.e. -

(a) A 2½ month time period to submit offers.

(b) Display ads were placed in local papers, Journal of Commerce, Financial Post and Halifax newspapers and ten Marine & Fire Department publications in North America.

(c) Copies of the ads were mailed to over three hundred potentially interested purchasers, such as port authorities, fire departments, and maritime orientated firms throughout Canada, U.S.A., Caribean, New Zealand andAustralia.

(d) Offer forms, complete with detailed specifications, were mailed out in response to 28 inquiries received from as far as New Zealand, Florida and the Yukon.

(e) A feature article was presented by the Vancouver Province, and pictures were published by the Vancouver Sun and Province.

....Cont'd

Clause No. 1 Cont'd

RECOMMENDATION

Even though the bids received were less than hoped for, we recommend the boat be sold. As mentioned above, the sale has been given the widest possible exposure, and it is our opinion it is unlikely that further promotion, either in the form of sealed bids, auction, or by any other method, would realize a higher offer.

COUNCIL CONSIDERATION

This report is being referred to Council because of the wide-spread public interest in the disposition of this boat, and City Council may wish to consider factors such as "intended use" as well as price when making the award.

Your board submits the foregoing report and recommendation of the Fire Chief and Purchasing Agent for Council's CONSIDERATION.

(Copies of communications relative to the subject matter are circulated for the information of Council)

DELEGATION REQUEST: Marco Polo Theatre Restaurant - Mr. H. Y. Louie

2. Request to Attach "Prevent Theft" Decals to Parking Meters

The City Engineer reports as follows:

"The Vancouver Association of Insurance Women will be conducting a 'Lock Your Car' campaign at Oakridge Shopping Centre on December 2, 1972. The purpose of this campaign, which has been endorsed by the Vancouver Safety Council, is to educate the public in an attempt to reduce the theft of cars and/or contents in Vancouver.

In conjunction with the campaign, this organization requests permission to attach a small (1 inch by 1½ inch) decal to each parking meter in the downtown area, bearing the message 'Prevent Theft - Remove Keys and Lock Car'.

Section 61 of the Sign By-law prohibits the placing of such devices on streets or street furniture, except with the permission of Council for a specified time period.

The Police Department supports this request and points out the increasing concern over theft of vehicles or their contents, and the need for greater public awareness of this problem.

The decals could be affixed to the meters in a location that would not interfere with the instructions, coin slots, dial, etc. If approved, the decals will be attached to the meters by the applicants themselves. The proposal is that the decals will not be renewed, and we estimate that they would deteriorate in a year or two. The cost of removing them would not be significant since it would be included in the routine biennial maintenance.

....Cont'd

Clause No. 2 Cont'd

If Council should approve this request, such approval should be subject to the following conditions:

1. Such permission to be for a period not exceeding two years.

2. The placement of the decals on the parking meters be to the satisfaction of the City Engineer, with all installation costs to be borne by the applicant.

3. The applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that could arise."

Your Board submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 256

FINANCE MATTERS

RECOMMENDATION

1. Group Policy GA-201699
   Travelers Life Insurance Company of Canada

The Corporation Counsel reports as follows:

"At the commencement of the strike by members of the Canadian Union of Public Employees, Local No. 1004 (Vancouver Civic Employees Union) the insurance under the above policy was terminated effective 12:01 p.m. standard time on April 27, 1972. Coverage was subsequently reinstated effective 4:30 p.m. daylight saving time on June 18, 1972, with the exception that the coverage was not to extend to any employee who was not actually at work on June 18, 1972 until such time as he actually returned to work.

Fowler & Associates Consultants Limited have submitted to the City forms of riders to be attached to the above insurance policy which will evidence the termination and reinstatement of the above policy.

It is recommended that these riders be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

CONSIDERATION

2. National Council of the Metropolitan Opera:
   Grant Equal to Rental of Queen Elizabeth Playhouse

The City Clerk reports as follows:

"The National Council of the Metropolitan Opera, in a letter dated October 27th, 1972 advises that The Western Canada Auditions will be held in The Queen Elizabeth Playhouse on Sunday, January 28th, 1973.

The Organization is requesting a grant equal to the rental of the Theatre ($130.00).

The Organization advises that all its expenses are paid by donated funds; judges, accompanists and other workers donate their services. The public is invited free of charge to the auditions.

Your Board notes that Council has approved a grant to this Organization in the full amount since 1964."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the National Council of the Metropolitan Opera are submitted to members of Council)

RECOMMENDATIONS

3. Health Department - Administrative Services Division

As a result of discussions with the Medical Health Officer, your Board requested the Administrative Analyst to review the organization of the Administrative Services Division with the Medical Health Officer and to report on the matter with his recommendations.

The report of the Administrative Analyst has now been received and is as follows:

"The increasing complexity of cost-sharing arrangements with senior governments and other public bodies and the concern over the operation of Mountain View Cemetery has given rise over the past twelve months to significant additional demands for service from the Division in general and the Administrative Assistant in particular.

To offset these demands and to give the Administrative Assistant more time to deal with Cemetery matters, an additional position of Clerk III was established by City Council at its meeting on February 1, 1972.

In the report to City Council on the subject the stated duties of the position included: 'to provide assistance to the Administrative Assistant in:

-Maintenance of time worked by part-time personnel, calculations of compensation and maintenance of records of overtime.
-Preparation of claims for services recoverable through Medicare.
-Preparation of billing for services and supplies recoverable under Federal, Provincial, School Board and other agency programs.
-Calculations of operating expenses at Mountain View Cemetery.
-Maintenance of petty cash and daily expenditure accounts.
-Preparation of the annual budget and control of monthly expenditures.'

To supervise the work of Unit Clerks and the Central Office Clerical Services group a position of Clerk III was established by City Council on October 31, 1961 on recommendation of Woods Gordon & Co., Management Consultants. The position was re-classified at the Clerk IV level on April 25, 1967. The incumbent reaches minimum retirement age in June 1973 and plans to retire at that time.

There is a need for a senior employee in the Division to assist the Medical Health Officer with the planning necessary to a continuing successful operation and provision of service to individuals and groups in the various neighbourhoods of the City. The employee should be familiar with the City Departments of: Welfare & Rehabilitation, Probation Services, and Social Planning/ Community Development. He should also be aware of the programs of the various private agencies operating in the City so that a satisfactory program of co-ordination of services can continue to be developed.

This was in part provided by Mr. J. Karpoff until his resignation on March 31, 1972.

Cont'd....

CLAUSE NO. 3 (continued)

A. Administrative Assistant and Supervisors of Administrative Services Division

The administration of the services provided by the City at Mountain View Cemetery have been of continuing concern. City Council has requested a report on the services provided and for proposals to enable continuing operation and preparation of submissions to the P.U.C.

In order that the Administrative Assistant be in a position to devote more time to the problems of the Cemetery operation it is recommended that a change be made in the supervisory arrangement of the Administrative Services Division.

As the present Clerical Supervisor (Clerk IV) proposes to retire at minimum retirement age in June 1973, it is also recommended that a new supervisory position be established effective upon adoption of this report and the Clerk IV position be abolished effective upon retirement of the incumbent. This will give an overlap of about six months duration.

B. Re-organization of Division

It is recommended that the Division be re-organized as shown on Chart B attached: that is to say, that the present Clerk IV position be abolished upon retirement of the incumbent and the duties be redistributed effective January 1, 1973 between:

A Unit Clerical Services Supervisor; and
A Central Office Clerical Services Supervisor.

It is proposed that:

(i) the present Clerk III position be reclassified and that the incumbent undertake the duties of supervision of the Clerical Service Pool in the Central Office, in addition to the duties outlined above (as approved February 1, 1972).

(ii) the Unit Clerical Services Supervisor, in addition to the routine duties of ascertaining that the level of service provided by the unit clerks is satisfactory would:

- Assume the supervision of the Storekeeper.
- Become familiar with the unit members of the medical and nursing staff.
- Become acquainted with the programs and expectations of the department in the delivery of services.
- Assist the Medical Health Officer (under the direction of the Administrative Officer) with the planning and development of projects.
- Become familiar with the officials of other City departments and be able to assist in the further development of the health units.
- Become familiar with the cost-sharing programs and be able to assist in the preparation of the departmental estimates.
- Advise the Administrative Officer and recommend actions on unit personnel changes.

Cont'd....

CLAUSE NO. 3 (continued)

C. Estimate of Costs - 1973 rates

Clerk III to Clerk IV - $34 per month	$ 408
New Position at $841 per month	10,092
	$10,500
Less Clerk IV position abolished say June 30, 1972 at $801 p.m.	4,806
	$ 5,694
Fringe Benefits 12½%	712
Total estimated cost	$ 6,406

There are no other costs as furniture is not required.

D. Summary of Recommendations

YOUR BOARD RECOMMENDS:

(i) that the re-organization of the Administrative Services Division of the Health Department as outlined in this report be approved effective January 1, 1973.

(ii) that the Board be authorized to approve the classification of the positions recommended by the Director of Personnel Services in accordance with Council resolution of July 22, 1969.

4. Police Commission Request re Payment of Court Overtime and Statutory Holidays

When the 1972 Police Department Estimates were reviewed by the Finance Committee, the request for an additional $72,000 for overtime was deferred pending receipt of an appropriate report from the Police Commission. The Board of Police Commissioners have submitted a report from the Chief Constable on this matter, a copy of which is circulated to members of Council.

The report of the Chief Constable deals mainly with the higher cost of Court overtime but does not make it clear that the amount of funds to be provided for overtime and statutory holidays is only one of several factors involved in the overtime calculation. Overtime and statutory holidays worked must be paid for in cash, scheduled as compensating time-off or added to the back-log of accumulated overtime.

The Chief Constable has calculated the amount of the salary and Court Time allowance increases granted under the 1972 collective agreement at $47,000 and these funds were previously provided. The present request for an additional $72,000 in overtime funds suggests that

(a) compensating time-off cannot be increased

(b) the back-log of accumulated overtime should not be increased

(c) the amount of overtime to be incurred cannot be reduced.

The Director of Finance has reviewed the report of the Chief Constable and has discussed the foregoing points with Police Department officials. The additional information received is as follows:

I. Compensating Time-Off

In 1970 the amount of compensating time-off was 65,697 hours and in 1971 was 80,252 hours. It is estimated that about 75,000 hours will be granted in compensating time-off in 1972. The Chief Constable feels that the present amount of compensating time-off which must be scheduled in a year should not exceed the present 75,000 hours. A separate report on manpower requirements which will deal with compensating time-off, is being prepared for submission to Council.

Cont'd....

CLAUSE NO. 4 (continued)

II. Back-Lot of Accumulated Overtime

The back-log of overtime and statutory holidays worked, but not paid for or compensated for in time-off, has increased from about 21,000 hours at December 31, 1969 to about 33,000 hours at December 31, 1971. Police Department officials feel that the back-log of accumulated overtime should be held at the 1971 level vis 30,000 to 35,000 hours.

III. Overtime Incurred

If the funds to be provided for paid overtime and statutory holidays are to be held at a reasonable level, the possibility of reducing overtime work should be reviewed.

(a) Court Time

The cost of court overtime has increased substantially in the past several years. The amount of the allowance per court appearance is established by union agreement, however the number of appearances should be reviewed to determine:

(i) the number of "non-productive" court appearances vis occassions when members of the force are required to be in court but the case is post-poned or held-over, the police officer is not called to give evidence, etc.

(ii) possible means of eliminating or reducing such "non-productive" appearances.

The following is a summary of Court overtime.

Year	Paid in Cash	Compensating Time-Off
1970	$183,201	14,805 hours
1971	$223,337	16,530 hours
1972	$270,000	18,000 hours

(b) Other Overtime

Overtime, other than for court appearances, is incurred by members of the force in undercover work, murder investigations, etc. Approximately $25,000 of this overtime would be paid in cash and the balance of about 25,000 hours annually would be compensated for in time-off, or added to the back-log of accumulated overtime. A review of the need for such substantial amounts of "other overtime" should be carried-out since it directly affects budget funds required, the amount of compensating time-off to be granted and/or the back-log of accumulated overtime.

IV. Statutory Holidays

Members of the force who are required to work on a statutory holiday are paid in cash if funds are available. If funds are not available, compensating time-off is granted or the time is added to the back-log of accumulated overtime. Compensation for statutory holidays then becomes the balancing factor between funds available, the amount of compensating time-off that can be scheduled in a year, and the back-log of overtime that should be accumulated.

The Chief Constable agrees that payment for seven of the ten statutory holidays this year would maintain a reasonable balance.

V. Additional Funds Required

The report of the Chief Constable requests an additional $72,000 for the payment of overtime and statutory holidays this year. The Director of Finance has calculated that $48,000 in additional funds would be required to:

Cont'd.....

CLAUSE NO. 4 (continued)

V. Additional Funds Required (cont'd.)

(a) pay for Court time and other overtime to the end of the year

(b) pay for seven of the ten statutory holidays

(c) maintain the back-log of accumulated overtime at 32,600 hours based on 75,000 hours of compensating time-off being scheduled in 1972.

The calculation of the $48,000 is as follows:

Additional Funds Required

Actual Court time and other overtime plus 5 statutory holidays paid to September 30, 1972		$312,000
Estimated funds required October to December.		
Court time - 3 months at $25,000 -	$75,000	
Statutory Holidays - 2 at $19,000-	38,000	
		113,000
Total Funds Required		$425,000
Present 1972 Budget appropriation for overtime and statutory holidays		377,000
Additional Funds Required		$ 48,000

The Chief Constable has been advised of the foregoing calculation and is in agreement with the revised figure of $48,000.

Your Board RECOMMENDS that:

(a) additional funds in the amount of $48,000 be approved for overtime and statutory holidays, the funds to be provided from Contingency Reserve

(b) the Board of Police Commissioners be requested to carry-out a comprehensive review of Court Time and Other Overtime for the purpose of reducing the amount of overtime incurred and to submit a report on this matter to Council prior to the review of the 1973 Revenue Budget Estimates.

5. Archives Building - Building Maintenance Services

Your Board has been advised by the City Clerk that the Archives Building was ready for occupation on 14 November 1972. Building Maintenance Services for security, cleaning, control of the heating apparatus and general building maintenance will be required.

As this building is connected to the Centennial Museum to provide storage, workshop and office space for the Museum, and as building service workers are available at the Museum on a seven day per week basis, the Manager of the Museums and the City Clerk have agreed with the recommendation of the Administrative Analyst that the services should be provided by Museum staff and the Archives Division of the City Clerk's Department be assessed an equitable charge for the service rendered.

Cont'd.....

CLAUSE NO. 5 (continued)

On the basis of floor area occupied, the standard of cleaning and other services required, it is recommended that the Archives Division bear a cost equivalent to the salary and fringe benefit costs of 8 shifts per week at the Building Service Worker I rate, together with an allowance for material costs of $50 per month and the additional cost of contract window cleaning in the Archives Building. The Museums Department to bear the cost equivalent to 4 shifts per week.

The requirement for Museums & Archives Buildings is 42½ shifts per week by building service workers (including vacation relief) and 10 shifts per week by cleaning women.

This is equivalent to 8½ building service workers and 2 cleaning women, which is 2 additional building service worker positions more than the present establishment.
The window cleaning is at present carried out by a contractor at a monthly cost of $300 for the Centennial and Maritime Museums Buildings. It is estimated that the contract cost for the Archives Building will be approximately $125 per month. It is therefore recommended that window cleaning continue to be done by contract.

Requirements

Museum Buildings requirements
(7 day per week operation)

Building Service Worker I	Day Shift	7	
Building Service Worker I	Afternoon Shift	7	
Building Service Worker I	Night Shift	14	
		28	
Cleaning Woman	Afternoon Shift		10

Archives Building requirements
(5 day per week operation)

Building Service Worker I	Day/Afternoon Shift	12	—
Shift requirement		40	10
Add Vacation Relief		2½	—
		42½	10

Number of Building Service Workers I required	8½	
Number of Cleaning Women required		2
Present establishment	6½	2
Additional positions required	2	-

Cost Comparisons - per month - (1973 Rates)

	Pay Grade	Rate	Present	Proposed
1 - Bdg Service Supvr	20	$903	$ 903	$ 903
6½ - Bdg Service Wkr. I	14	685	4452	4452
2 - Bdg Service Wkr. I	14	574	-	1148
2 - Cleaning Women	-	2.81 p.hr.	881	881
2 - Bdg Mtce Men II	16	752	1504	1504
Fringe Benefits - 12½%			968	1111
			$8708	$9999

Cont'd.....

CLAUSE NO. 5 (continued)

Estimated additional monthly cost - Salaries and Fringe Benefits		$1291
Add: Additional Window Cleaning cost estimate		
Present cost (Museums only)	$300	
Cost including Archives	425	125
Total additional cost (labour)		$1416
Materials - say		50
Total cost:		$1466
Archives Division - 8 shifts per week - Salary and Fringe Benefit cost	$861	
Materials - say	50	
Window Cleaning	125	
	$1036	
Museums Department - 4 shifts per week	$ 430	$1466

Report of the Director of Personnel Services

The Director of Personnel Services reports as follows:

"The incumbents of the two proposed new positions will perform a variety of cleaning and minor maintenance tasks on an assigned shift, including tending a low pressure steam heating plant. These are the duties of a Building Service Worker I and I recommend that the two positions be so classified effective when adopted.

This recommendation has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement."

Report of the Comptroller of Accounts

The Comptroller of Accounts recommends that the funds necessary for the payment of salaries and window cleaning for the month of December, 1972, estimated at $1378, be obtained from Contingency Reserve.

Summary of Recommendations

YOUR BOARD RECOMMENDS THAT:

A. The Museums Department Building Maintenance Services Division supply the security, cleaning, heating apparatus control and general building maintenance for the "Archives Building".

B. The Archives Division be assessed on the basis of the salary and fringe benefit cost of 8 shifts per week at the Building Service Worker I rate, plus an allowance for material costs and the cost of the window cleaning contract for the building and the Museums Department bear the balance.

C. Two additional Building Service Worker I positions be established, effective when filled in accordance with the report of the Director of Personnel Services.

D. Funds be provided for the Museums Department and the Archives Division in accordance with the recommendation of the Comptroller of Accounts (estimated at $1378 for the remainder of 1972).

Note: This has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs herein.

6. Closing of Civic Offices - December 22, 1972

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Friday, December 22nd, 1972 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 22, and is not in the nature of a statutory holiday."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 256

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 17, 1972

RECOMMENDATION

1. Extension of Leave of Absence Without Pay - Miss P. Ainley

The Director of Personnel Services reports as follows:

"On January 18th, 1972, City Council approved the request of the Vancouver Fire Fighters' Union, Local 18, for Miss P. Ainley, Personnel Services Department, to have leave of absence without pay for one year in order that she may work for that Union.

I have received another request from the Vancouver Fire Fighters' Union for Miss Ainley's leave without pay to be extended for a further year effective February 1st, 1973.

As this leave of absence will continue to be carried out in accordance with the terms of the Board of Administration's report adopted by City Council on January 18th, 1972, I recommend the request of the Vancouver Fire Fighters' Union be approved but that the extension be for one more year only, i.e. February 1, 1973 to February 1, 1974."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 257

BOARD OF ADMINISTRATION

PROPERTY MATTERS

RECOMMENDATION

NOVEMBER 17, 1972

1. Acquisition for Britannia Community Services Centre - 1037 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 6, Block 26, D.L. 264A, known as 1037 Woodland Drive is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,010 square feet, erected in 1910 on a site 33' x 93½', zoned RM-3. This dwelling contains 17 rooms, approved as 7 rental units, has 16 plumbing fixtures, rolled roofing, patent shingle exterior and is heated by an oil-fired hot-air furnace. The main floor is occupied by the owners with the other units occupied by tenants. The condition of this dwelling is below average for age and type.

Following negotiations with the owners' agents, the owners have agreed to sell for the sum of $35,000.00, subject to the following conditions:-

1. The sum of $2,500.00 is to be paid on delivery of a registrable Deed.

2. The date of sale to be February 28th, 1973, with the balance of $32,500.00 to be paid at that time.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $35,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Subdivision of City-owned Lands - West Side of Hoy Street, North of Moscrop Street

The Supervisor of Property & Insurance reports as follows:

"On April 6th, 1971, Council approved a report of the City Engineer that the West 6 feet of Hoy Street, between 29th Avenue and Moscrop Street, required in connection with the resubdivision of City-owned lands, be closed, stopped up and subdivided with abutting lands.

The City Engineer's report also stated that the owners of privately-owned parcels affected by the closure were prepared to acquire the 6 foot strips abutting their lots. Two lots are involved and in each case, the addition of the strip will increase the depth of the lot from 72' to 78'.

Continued.....

2. Subdivision of City-owned Lands - West Side of Hoy Street, North of Moscrop Street

It has been Council's policy to sell surplus widening strips to the abutting owners for the nominal sum of $50.00 where the owners are not likely to gain financially by the additional footage. This is the case in this particular instance and as each of the owners involved has agreed to pay the sum of $50.00, it is

RECOMMENDED that the surplus portion of Hoy Street adjacent to

Parcel A of Lot 10 of Lots 5 & 6, Block 102, D.L.s 36 and 51 and adjacent to:
Parcel B, Lot 10, Blocks 5 & 6 of Block 102, D.L.s 36 and 51

be sold for the sum of $50.00 in each case to the owner, subject to each lot being consolidated with the appropriate portion of the widening strip.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition for Britannia Community Services Centre Site - 1129 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot "A" of Lots 4 to 6, Block 40, D.L. 264A, known as 1129 Woodland Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a part 1 3/4 storey and part 1 storey frame dwelling with a main floor area of approximately 1,050 sq. ft., erected in 1904 on a site, 30' x 92.7', zoned RM-3. The dwelling contains 6 rooms, 5 plumbing fixtures, has a wood shingle roof, an asbestos shingle exterior, a concrete and stone foundation, and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $19,500.00, subject to the following conditions:-

(1) The sum of $1,500.00 to be advanced upon delivery of a registrable deed in favour of the City of Vancouver.

(2) Date of sale to remain open to March 31st, 1973 at the latest.

(3) Owners to retain rent-free possession for an additional period of one month after date of sale.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $19,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. Acquisition for Britannia Community Services Centre Site - 1642 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot H, Block 28, D.L. 264A, known as 1642 Parker Street, is required by the City for the Britannia Community Services Centre, which project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 667 square feet, erected in 1912 on a site 37.5' x 125', zoned RM-3. This dwelling contains 10 rooms, divided into 3 rental units, 14 plumbing fixtures, has a patent shingle roof, asbestos shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. A portion of the main floor of the dwelling is occupied by the owner. At present, all units are occupied. The condition of the dwelling is average for age and type.

Following negotiations, the owner has agreed to sell for the sum of $26,000.00, subject to the following conditions:-

(1) The owner to receive an advance payment of $2,000.00 upon delivery of a registrable deed in favour of the City of Vancouver.

(2) The date of sale to be March 31st, 1973, or such time as the City gives 30 days written notice to vacate.

(3) The owner to retain rent-free possession for a period of one month after date of sale.

This price represents a fair and reasonable value for the property, and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $26,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and INsurance be adopted.

5. Rental Review - 1615 Main Street

The Supervisor of Property & Insurance reports as follows:-

"Lot F, Block 2, D.L. 200A & 2037 was acquired by the City from Fletcher Lumber Limited in 1967 in connection with the Columbia-Quebec Connector, and subsequently leased back to the company for a term of 20 years, the company having an option to purchase, should the City offer the land for sale.

The rental was subject to review on October 1st, 1972 and Fletcher Lumber Limited have, by letter dated October 17th, 1972, agreed to the rental being increased to $1,200.00 per month plus taxes as if levied.

Continued.....

5. Rental Review - 1615 Main Street (cont'd)

In regard to repairs to buildings, the lease agreement provides in part:-

(a) Lessee to make all repairs during the first 5 years of the lease.

(b) City to be responsible for roof and structural repairs only after the first 5-year period.

The first 5 years have passed and the buildings designated as A, C, C1, C2 and C3, as shown on the attached plan, are in poor structural condition. The lessee has agreed that the lease agreement be amended to the effect that the City is not required to make any repairs to these buildings.

In addition, the lessee has requested that he be allowed to demolish, at his expense, when the Columbia-Quebec Connector is constructed, the buildings designated as C1 and C2 in order to provide access to the new road.

The Supervisor of Property and Insurance is of the opinion that the request should be granted in view of the agreement to amend the lease. Further these buildings are of little consequence, being open shed nature, and demolition will not decrease the rental revenue in the next 5-year period.

RECOMMENDED:

(1) that effective October 1st, 1972, the rental for this property be increased to $1,200.00 per month, plus taxes as if levied.

(2) that the lease agreement, dated September 29th, 1967 be amended to provide that the City is not responsible for any repairs to the buildings designated as A, C, C1, C2 and C3.

(3) that the lessee be permitted to demolish the buildings designated as C1 and C2 at his expense."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. VANCOUVER HELPFUL NEIGHBOUR SOCIETY
1557 Parker Street

In connection with the attached letter of the Helpful Neighbor Society, the Supervisor of Property & Insurance reports as follows:-

"This office received an inquiry on September 6th, 1972 from Mr. E. Fladell of the Department of Social Planning & Community Development, requesting that he be advised if there was any City-owned building available that could be used by the above-named society. The society was located in the X-Kalay Foundation Building at 24 West 7th Avenue, but were required to move by September 30th, 1972 and wanted approximately 30,000 sq. ft. of building. The City had no such property available.

Continued.....

6. Vancouver Helpful Neighbour Society
1557 Parker Street

On September 12th, 1972, Alderman Rankin contacted this office requesting that we assist Mr. Alan Airlie, an executive member of the society, in relocating in some City property on a temporary basis.

As this office had received vacant possession on September 11th, 1972 of a house acquired for the Britannia Community Services Project, we contacted Mr. Airlie. This property, which was slated for demolition, is a 1½ storey and basement dwelling having a main floor area of 917 sq. ft. and had been converted for the use of 2 families. When the property was inspected with Mr. Airlie, the toilet and the kitchen lighting fixture had been removed from the main floor unit. Mr. Airlie agreed that the premises would be suitable for their purposes and they could use the 2nd floor washroom. He also agreed that the society would rent the premises on a month to month basis, commencing September 15th, 1972, at a rental of $50.00 per month. The rental agreement was executed for the society by Mr. Airlie with the stipulation in the agreement that the premises were rented on an "As Is" basis with the lessee accepting responsibility for all maintenance, repairs, utilities and by-law requirements. The rental of $50.00 per month was paid at that time but no further rent has been received and the outstanding balance at this time is $75.00.

Mr. Airlie said that the society repaired and distributed clothing, furniture, etc., to persons in need and were funded by a local initiative program grant and that the rental of $50.00 per month was compatible with their budget."

Your Board submits the foregoing report to Council for INFORMATION.

(DELEGATION REQUEST)

FOR COUNCIL ACTION SEE PAGE(S) 257

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

NOVEMBER 28, 1972

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 28, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 16, 1972, be adopted.

- CARRIED

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated November 21, 1972, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Wilson,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT

A. Snow Clearing:
City of Vancouver

The following is extracted from the City Engineer's report contained in Board of Administration report dated November 16, 1972, on the subject of snow clearing:

"The following courses of action are presented to Council for consideration:

(1) Retain the existing procedure of clearing bus routes, major streets and collectors in one day; residential streets in 2 to 4 days (under normal conditions) and not clearing sidewalks. (See Current Procedures, Page 2 of attached report dated January 20, 1972).

cont'd....

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORT (cont'd)

Snow Clearing:
City of Vancouver (cont'd)

Associated with this procedure can be stronger enforcement of existing by-laws for snow removal on commercial sidewalks and the extension of this to multiple dwelling residential areas when necessary charter amendment has been obtained, as well as the implementation of co-operative or voluntary prohibitions of parking on alternating sides of streets in residential areas on request from the City Engineer. Non-police employees could be empowered to issue warning notices to property owners in violation of the revised sidewalk requirements.

(2) Initiate snow clearing on residential streets within one day of end of snowfall, in addition to the current program described in (1) above, at an additional cost of about $1,500,000 initial capital and $370,000 annual.

(3) Initiate snow clearing by City forces of sidewalks in residential and commercial areas at a cost of $265,000 capital and $119,000 annual, in addition to (1).

(4) (2) and (3) combined at $1,765,000 capital and $489,000 annual, in addition to (1).

(5) Initiate snow clearing of sidewalks by City forces on some frequently travelled streets as outlined above at a cost of $75,500 capital and $36,000 annual, in addition to the program described in (1) above".

Attachments referred to
are on file in City Clerk's Office

The Deputy City Engineer gave a Report Reference on the matter.

MOVED by Ald. Broome,
THAT course of action (1) set out above be approved and,

FURTHER THAT the Corporation Counsel be requested to take the necessary action to seek the power whereby snow removal by the people concerned can be a requirement in respect of commercial sidewalks and in multiple dwelling residential areas.

- CARRIED

UNFINISHED BUSINESS

1. Sale of Vancouver Fireboat
"J. H. Carlisle"

The Board of Administration report of November 17, 1972, with regard to offers received for the purchase of the fireboat "J. H. Carlisle" was considered and delegations were noted as follows:

Marco Polo Theatre Restaurant
(Mr. H. Y. Louie)

Brief filed in support of offer

Vanco Ferries Ltd.
(Mr. D.M. Emery)

Brief filed in support of offer

It was noted that Goodwin Johnson Ltd. submitted a letter dated November 27th withdrawing their offer.

MOVED by Ald. Calder,
THAT the offer of the highest bidder be accepted.

- CARRIED

(Clean Seas Canada Ltd. - highest bidder)

UNFINISHED BUSINESS (cont'd)

2. Building Permit Applications:
King Edward Place Area

Mr. L. Jordan, writing on behalf of a group of residents in the King Edward Place area, appeared in support of a communication dated November 1, 1972, and filed a brief with supporting data in regard to their claim that certain houses being built in the King Edward Place area are of poor construction and lacking in appropriate design.

The Corporation Counsel advised he was not aware of any City legislation which would permit the City to take the control action as requested in the brief.

MOVED by Ald. Adams,
THAT the representations from the delegation be received.

- CARRIED

3. MacLean Park Extension:
Strathcona Rehabilitation Project

At the meeting on October 31, 1972, the Council took action to eliminate the south ½ block 76, D.L. 181 from Table II of the Park Purchase Program, as well as issuing other related instructions. The Chairman of the Park Board appeared and filed a letter dated November 27th, asking the Council agree to the retention of the present 5 City-owned lots in the South half Block 76, D.L. 181, for future park purposes and consider the purchase of additional private properties in the half block, if and when the zoning reverts to multiple RM-3 or RM-4 zoning.

In a letter dated November 8th the Park Board also, in a resolution, objected to eliminating this particular parcel of property from the Park Purchase Program.

MOVED by Ald. Hardwick,
THAT the 5 City-owned lots referred to by the Park Board be retained from sale until an overall report on City-owned properties in the MacLean Park area is received;

FURTHER THAT the Park Board be permitted to appear before the Council at that time.

- CARRIED

4. Proposed Beacon on Royal Centre
1025 West Georgia Street

Under date of November 15, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development and the Corporation Counsel as follows:

'The Director of Planning & Civic Development and the Corporation Counsel report as follows:-

"Neon Products Ltd. made an application for an electrical permit on September 17th, 1972 to erect a revolving beacon on the Royal Centre at 1025 West Georgia Street. The power of the beacon would be 112,000,000 candlepower which is more powerful than Point Atkinson lighthouse.

It is understood that there is a similar beacon on the Royal Bank building, Place Ville Marie, Montreal, but this has not been confirmed.

The Department of Transport officials state that the approval of the department is not necessary before such a beacon is erected. The department would inspect the finished beacon to determine if it would be a hazard to the safety of our aircraft, at which time measures would be required to shield, cover or even remove the beacon.

cont'd....

UNFINISHED BUSINESS (cont'd)

Proposed Beacon on
Royal Centre (cont'd)

The development permit for the Royal Centre, #49558 contained the following condition:

'All signs to be subject to the prior approval of the Director of Planning & Civic Development'.

Two sign permits have been issued to install four logos at the top of the building and four fascia signs for the Royal Bank.

Having considered the electrical permit application in relationship to the development permit, the Technical Planning Board is of the opinion that a 'beacon' is a separate 'use' and is not a use having any relation to the specific use for which the permit was granted. The Board is also of the opinion that it is not accessory thereto and therefore a beacon is not a permitted use in the Schedule.

Accordingly the matter is brought to the attention of City Council with the recommendation that they confirm the position of the Technical Planning Board in not permitting the erection of a revolving beacon on the Royal Centre tower. "'

A representative of Neon Products Limited appeared in connection with the company's application.

MOVED by Ald. Hardwick,
THAT the Council confirm the position of the Technical Planning Board on this matter, contained in the foregoing report.

- CARRIED

5. Broadway Pentecostal Tabernacle
Slocan Street and Broadway

MOVED by Ald. Rankin,
THAT the hearing of the delegation in respect of the Broadway Pentecostal Tabernacle development at Broadway and Slocan Street and acquisition of Lots 18-24, Block 22, Section 34, T.H.S.L., be deferred one week as per the request received from the firm of Campney and Murphy, Barristers and Solicitors.

- CARRIED

6. Site of Disused Grain Elevator
2700 block Wall Street and
Development Permit re Grain Storage Tanks

At the last consideration of Board of Administration report dated November 3, 1972, regarding the site of the disused grain elevator of the National Harbours Board at 2700 block Wall Street and a development permit, on behalf of Columbia Containers Ltd., to erect four steel grain storage tanks on the lower portion of the site, the Council deferred the matter to allow interested organizations to be informed.

Advice was received from the Cassiar Ratepayers' Association expressing concern about the height of the 'head-house' which obstructs and blocks the view of the harbour from Wall Street. Otherwise the organization has no objection to the development permit being granted on the terms laid down by the Technical Planning Board, as long as the proposed Wall Street site will be left as a park or lookout.

cont'd....

UNFINISHED BUSINESS (cont'd)

Site of Disused Grain Elevator
continued:

Although comments were invited, a letter was not received as of this date from the Hastings Townsite Residents' Association.

MOVED by Ald. Phillips,
THAT the development permit be not issued for the time being;

FURTHER THAT discussions be entered into with the National Harbours Board and appropriate representatives of the Provincial Government on the matter of acquiring this whole area for public purposes.

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Point Grey Waterfront Property
(MacDonald Street to Alma Street)

Consideration was given to communications from the Park Board, Vancouver Council of Women and the Save our Parkland Association in the matter of Point Grey Road waterfront property and particularly raising the question of purchase of property in priority areas.

MOVED by Ald. Phillips,
THAT the Park Board be requested to review their park acquisition priorities for report to Council of an organized priority plan.

(not put)

MOVED by Ald. Hardwick,
THAT,

(a) the Supervisor of Property and Insurance be requested to report on the properties which have been acquired by the City in this Point Grey Road waterfront area and advise of the financial returns to the City in respect of such properties;

(b) the Director of Planning and Civic Development report back to Council on the question of maintaining existing lot sizes and on any new development permit applications received for the area;

(c) the correspondence submitted on this subject be received.

- CARRIED

The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 11:20 a.m., with all members of the Council present.

COMMUNICATIONS OR PETITIONS (cont'd)

2. Additional Policewomen re Certain Delinquency Problems

MOVED by Ald. Rankin,
THAT the request of Mrs. Simma Holt for permission to appear on the matter of additional policewomen to cope with the current problems of women in crime and the prevention of delinquency, be referred to the Standing Committee on Health and Welfare for consideration, at which time the delegation be heard.

- CARRIED

3. Sale of Apartments to Tenants

MOVED by Ald. Wilson,
THAT the communication from the Vancouver Tenants Council asking permission to appear before Council this day on the subject of sale of apartment blocks to tenants, failing which the tenants are faced with eviction, be received and no action taken thereon at this time pending a report which is expected to be issued by the Provincial Government on this matter, and the organization be informed accordingly.

- CARRIED

(Aldermen Rankin and Linnell voted in the negative)

4. Rezoning: Both sides of Main Street 33rd to 49th Avenues

A communication was noted from Mr. N. S. Torget respecting a proposed motion by Alderman Wilson regarding rezoning of both sides of Main Street from 33rd Avenue to 49th Avenue.

MOVED by Ald. Wilson,
THAT this communication be deferred to consideration of 'Motions' later this day.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

B. Board of Administration,
GENERAL REPORT, November 24, 1972

WORKS AND UTILITY MATTERS

MOVED by Alderman Calder,
THAT this report of the Board of Administration (Works and Utility Matters) be adopted.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Additional Inspections Costs
Related to Community Care Facilities
(Clause 1)

After giving due consideration to this clause, it was

MOVED by Alderman Phillips,
THAT Council make further representations to the Provincial Government to have the inspectional responsibility for community care facilities revert back to the Provincial Government, as applied under the old Act.

- CARRIED.

HARBOURS AND PARKS MATTERS

MOVED by Alderman Calder,
THAT this report of the Board of Administration (Harbours and Parks Matters) be adopted.

- CARRIED.

BUILDING AND PLANNING MATTERS

Work Position - Zoning Section
and Zoning Planner's Division
(Clause 1)

MOVED by Alderman Calder,
THAT this clause of Board of Administration report (Building and Planning Matters) be received for information.

- CARRIED.

Development Permit Applications Nos.
60559 and 60590 at Variance with
Proposed West End Zoning
(Clause 2)

It was agreed to defer consideration of this clause, pending hearing of a delegation as per request received from Zajac Development Corporation Ltd.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, Nov. 24, 1972 (cont'd)

BUILDING AND PLANNING MATTERS (continued)

Illegal Suites - Proposed Extension of Removal Dates (Clause 3)

After considering this clause, it was

MOVED by Alderman Hardwick,
THAT the date proposed as December 31, 1974, in parts (1) and (2) of the recommendations, be changed to read June 30, 1973;

FURTHER, THAT in the interim, a committee of Council be appointed to review the illegal suite policy in respect to different areas of the City;

ALSO, a copy of this clause and the action of Council thereon be furnished to organizations who have expressed an interest in the matter, with the advice they may appear before Council at the appropriate time, if they so wish.

- CARRIED.

FINANCE MATTERS

Luncheon - 1973 Criminal Intelligence Conference (Western), Hosted by Vancouver Police Department (Clause 1)

After considering the request in this clause, it was

MOVED by Alderman Bird,
THAT the City host the luncheon as proposed, at the approximate cost of $175, chargeable to the Police Department budget appropriation for Conferences.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Adams,
THAT Clauses 2 to 5 of the Board of Administration report (Finance Matters) be adopted.

- CARRIED.

C. PERSONNEL MATTERS,
Supplementary Report,
November 24, 1972

MOVED by Alderman Broome,
THAT this Board of Administration report (Personnel Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Administrative Changes - Dept. of Permits and Licenses and Dept. of Planning and Civic Development

MOVED by Alderman Calder,
THAT consideration of the Board of Administration report re Administrative Changes - Department of Permits and Licenses and Department of Planning and Civic Development, dated November 23, 1972, be deferred for consideration at the next Council meeting, to allow the Union an opportunity to consider the report.

- CARRIED.

E. West Broadway Beautification Program

The Board of Administration, under date of November 24, 1972, submitted a report respecting West Broadway Beautification Program, in which the following recommendations of the Director of Planning and Civic Development are set out, and it was noted that delegation requests have been received:

"1. Council table consideration of the Broadway West Development Concept and Beautification Proposals until the New Year to allow the necessary time for merchants and residents to study and prepare reactions to these proposals.

2. When Council considers this matter, that all interested parties be allowed to appear as delegations to Council.

3. Council request the Director of Planning & Civic Development and the City Engineer to continue their study of the proposals for further report when the community's and merchants' views are brought forward.

4. An amount of up to $1,500 be appropriated for reprinting the reports to be subsequently charged to the Capital Cost of the project if, and when, it develops."

MOVED by Alderman Wilson,
THAT the foregoing recommendations be approved and the parties having requested to appear before Council on the matter be so advised and informed that if they so wish, they will be heard at the appropriate time.

- CARRIED.

F. Work Position: Zoning Planner
Dept. of Planning and Civic Development

The Board of Administration, under date of November 24, 1972, submitted a report of the Director of Planning and Civic Development, advising the Council on the outstanding rezoning applications, and related items which can be dealt with before December 31, 1972, as well as referring to certain reports which can not be completed until early in 1973.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Work Position: Zoning Planner
Dept. of Planning and Civic Development
(continued)

MOVED by Alderman Hardwick,
THAT item xii, on page 3 of this report, re Expansion - Oakridge Shopping Centre - Existing CD-1 Zone, as well as other similar development permit applications, be removed from the items given priority, and consideration be given by Council as to whether this item xii and any other like development permit applications should receive consideration at a Public Hearing, rather than a Public Meeting, as is referred to in the report.

- CARRIED.

MOVED by Alderman Linnell,
THAT, subject to the motion of Alderman Hardwick set out above, the report of the Director of Planning and Civic Development on this matter be received; and the work of the Zoning Planner, outlined in the report, be approved.

- CARRIED.

G. Development Permit Application - Broadway and Kingsway (Former Mount Pleasant School Site)

The Board of Administration, under date of November 27, 1972, submitted a report re Development Permit Application - Broadway and Kingsway (Former Mount Pleasant School Site).

MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration, dated November 27, 1972, re Development Permit Application - Broadway and Kingsway (Former Mount Pleasant School Site), be approved.

(TABLED)

MOVED by Alderman Rankin,
THAT the motion of Alderman Broome be laid on the table, and a Report Reference be given by the Director of Planning and Civic Development on this Board report, at which time representatives of the Vancouver City Planning Commission and the School Board be invited to be present and speak on the matter.

- CARRIED.

H. Social Allowance: Emergency Health Aid

Under date of November 27, 1972, the Board of Administration reported as follows:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Allowance: Emergency
Health Aid (continued)

'The Director of Welfare and Rehabilitation reports as follows:

"A few days ago our Department received a new Directive on the above subject, dated November 9th, 1972. Copy is attached hereto as Appendix "A".

This new Directive represents a major improvement in the current handling of Emergency Health Aid, and has already been well received and highly praised by social allowance recipients and our staff. It will now be possible to handle requests of this nature with much greater flexibility and speed.

The terms "Emergency Health Aid" and "Special Needs" are in practice synonymous. For purposes of this report I will only use the term "Special Needs".

Under this term, practice has been to include the following items:-

(i) essential household equipment and furnishings (e.g. stove, refrigerator, furnace, beds, etc.);

(ii) essential repairs and alterations to property (e.g. roof, steps, etc.);

(iii) essential repairs to household equipment (e.g. stove, refrigerator, furnace, etc.);

(iv) hydro arrears in exceptional circumstances;

(v) tax arrears affecting ownership of property;

(vi) items necessary for the care or rehabilitation of a handicapped person, except where these fall within the authority of the Health Care Division.

The policy has been, and will continue to be, granting additional funds for "Special Needs" with maximum discretion, based on careful case assessment to resolve need that cannot be met out of the funds provided through the monthly social allowance or community resources.

There are two significant changes as the result of the new Directive; namely -

1) the local office financial worker and the local office social worker in relation to item (vi) now have the authority to make "Special Needs" grants up to a maximum of $500.00 per item, thus increasing responsibility and accountability which hitherto had been at a higher level;

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Allowance: Emergency Health Aid (continued)

2) the amount of paper work and resultant delays and frustrations, on the part of local office staff and recipients, will be drastically reduced.

To ensure that all staff interpret "Special Needs" requests with maximum consistency, specific guidelines have been developed by our Department, and training of staff in the use of these guidelines is currently underway.

In addition, a new reporting system has been devised whereby all "Special Needs" grants will be recorded monthly with the Director's Office for audit purposes and submitted to the Regional Director.

It is readily apparent that this new policy will increase social allowance expenditures. The extent of the increase is impossible to estimate at this time. At the end of six months we should be able to provide a fairly accurate estimate of "Special Needs" costs.

The effect of this new policy on staff utilization is difficult to estimate at this time. At the end of six months we will be in a better position to report on this matter.

We are advised by the Department of Rehabilitation and Social Improvement that grants for "Special Needs" under this new policy will be cost shared on the same basis as the regular social allowance.

RECOMMENDATION:
THAT City Council approve the November 9th, 1972 policy Directive of The Honourable Minister of Rehabilitation & Social Improvement on the understanding that expenditures incurred by the City of Vancouver for this purpose will be cost shared on the same basis as the regular social allowance, recognizing the likelihood of wider interpretation of "Special Needs"."

YOUR BOARD RECOMMENDS that the foregoing report of the Director of Welfare and Rehabilitation be approved.'

MOVED by Alderman Bird,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

I. Report of Standing Committee on Planning and Development

MOVED by Alderman Bird,
THAT the report of the Standing Committee on Planning and Development, dated November 23, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Calder,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Calder,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W corner of 33rd Avenue and Heather Street - R.C.M.P. Headquarters)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson.
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee rise without reporting and ask leave to sit again.

- LOST

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Linnell	His Worship the Mayor
Alderman Calder	Alderman Bird
Alderman Phillips	Alderman Wilson
	Alderman Sweeney

The motion was declared lost.

MOVED by Ald. Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575
(S/W corner 33rd and Heather)
continued:

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Sector, area south of 49th Avenue and East of Tyne Street)

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Wilson,
SECONDED by Ald. Bird,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Committee rise without reporting and ask leave to sit again.

- CARRIED

(Leave to sit again was granted)

MOVED by Ald. Hardwick,
THAT the Board of Administration report to Council the details of height and density provisions previously approved by Council resolution affecting this particular application for whatever further action the Council may consider advisable on this matter when next considering this By-law.

- CARRIED

3. BY-LAW TO AMEND BY-LAW No. 4017, BEING THE BOARD OF ADMINISTRATION BY-LAW

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4017 being the Board of Administration By-law, and the By-law be read a first time.

- CARRIED

cont'd.....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4017 continued:

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Acceptance of Tenders to the Value of $50,000

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,

THAT notwithstanding subclauses (iii) and (iv) of clause (n) of subsection (1) of section 6 of the Board of Administration By-law, the Purchasing Agent and the Department Head concerned shall have power to accept tenders for goods and services to a value of $50,000 in each case where the tender is the low bid to meet specifications and, where legally required, to execute such contracts and cause the seal of the City to be affixed thereto;

cont'd.....

MOTIONS (cont'd)

Acceptance of Tenders
to the Value of $50,000 (cont'd)

PROVIDED that the Purchasing Agent and the Department Head concerned shall take cognizance of the 5% allowance with respect to local content as provided in the Board of Administration By-law;

AND FURTHER PROVIDED the Purchasing Agent shall report periodically to Council on those items awarded as herein set out.

- CARRIED BY THE REQUIRED MAJORITY

2. Closing Lanes for Magee High School (45th Avenue and Maple Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Wilson,
THAT WHEREAS,

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lots and lanes comprising Maple Grove School and Magee High School sites have not been consolidated;

3. The lane south of 45th Avenue, east of Maple Street and the lane east of Maple Street, south of 45th Avenue, are surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the west 20 feet of Lot One (1), Block Six (6) resubdivision of Block Two (2), District Lot Five Hundred and Twenty-Six (526), Plan 5164, established for lane filing 23097, be closed, and stopped up; and

BE IT FURTHER RESOLVED that all that portion of lane dedicated by the deposit of Plan 4027, Block 5, outlined red, and all that portion of lane dedicated by the deposit of Plan 5164 Block 6, (outlined green), ALL IN Block 2, District Lot 526, shown on plan prepared by A. Burhoe, B.C.L.S., dated June 20th, 1972, and marginally numbered 6185, a print of which is hereunto annexed; be closed, stopped up, and

BE IT FURTHER RESOLVED that all of the said closed lanes be conveyed to the Board of School Trustees of School District No. 39 (Vancouver); and the said closed lanes together with the abutting lands be subdivided into three parcels.

- CARRIED

MOTIONS (cont'd)

3. Rezoning: Both sides of Main Street from 33rd Avenue to 49th Avenue

The following Notice of Motion was submitted by Alderman Wilson at the Council meeting on November 21, 1972, and seconded this day by Alderman Sweeney.

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the Department of Planning and Civic Development review the zoning on both sides of Main Street from 33rd Avenue to 49th Avenue, giving consideration to rezoning some areas C-2 in order to permit small stores at ground level, with apartments above ground floor.

- CARRIED

In the consideration of this motion a letter was noted from Mr. N.S. Torget supporting the motion and forwarding a petition from property owners in the area of Main Street, 33rd Avenue to 41st Avenue.

(the motion was put and carried)

4. CD-1 By-law and Inclusion of Height, Density and other Related Matters

MOVED by Ald. Hardwick,
SECONDED by Ald. Adams,
THAT the Board of Administration report to Council on the ramifications of including height, density and other related matters as an integral part of CD-1 By-laws.

- CARRIED

NOTICE OF MOTION

1. Apartment Conversions to Condominiums Strata Title Act

Alderman Rankin submitted the following Notice of Motion:

MOVED by Alderman Rankin,
THAT WHEREAS certain developers in the City of Vancouver are purchasing old and new apartment houses and inflating the prices by adding large amounts to the purchase price;

AND WHEREAS many of these apartments are then being converted to condominiums under the Strata Title Act;

AND WHEREAS no management contracts are in existence or certain terms of repayment set out;

AND WHEREAS this type of change of use has many impacts on neighbourhoods which should be looked into;

BE IT RESOLVED THAT City Council instruct the City Solicitor and Planning Department to see whether powers exist or are required under the zoning by-laws to make it mandatory for a public hearing to be held before such change of use can take place;

AND BE IT FURTHER RESOLVED THAT the Minister of Municipal Affairs be contacted and advised that we request him to pass legislation under the Strata Title Act empowering his Department to have a veto on such conversion where necessary.

(Notice)

Notice was recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Expropriation Hearing (Federal Government): S/S River Bank re new Hudson Street Crossing

enquired, in regard to the new Hudson Street Crossing, what interest the City should be showing in respect of the Federal Government expropriation hearing to be held December 4th in respect of expropriation of properties on the south side of the river bank.

Commissioner Ryan advised the Board has pursued the matter and a City representative will be in attendance.

Alderman Wilson enquired respecting any representation regarding the provision for rapid transit on the crossing and was advised by Commissioner Ryan it was his understanding such representations would not be made at the hearing.

The Council adjourned at approximately 12:20 p.m.

***

The foregoing are Minutes of the Regular Council meeting of November 28, 1972, adopted on December 5, 1972.

MAYOR

CITY CLERK

November 24, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. LEASE OF WATERLOT 6338, SOUTH FOOT OF MANITOBA STREET

"In 1952 the City leased Waterlot 6338 for a 20-year period from the North Fraser Harbour Commissioners. This lease is about to expire. The City sublets the lease to the Greater Vancouver Sewerage and Drainage District who in turn have subleased to Westcoast Cellufibre Industries Ltd. The City and District retain their leases for utility purposes.

I RECOMMEND that the City make application for renewal of the lease of Waterlot 6338 from the North Fraser Harbour Commissioners for a further 20-year period and right of renewal.

The lease to be subject to the right to sublease to the Greater Vancouver Sewerage and Drainage District who in turn may sublease to Western Cellufibre Industries Ltd."

Your Board RECOMMENDS that the foregoing be approved.

2. REDUCTION IN SCOPE - STREET LIGHTING LOCAL IMPROVEMENT PROJECT

"On July 29, 1971, Council approved the installation of a street lighting local improvement project on the Initiative Principle for Alexander Street from Columbia Street to Heatley Street (Item 4, Court of Revision Schedule No. 406).

After approval of the project, interest was shown by property owners in a beautification project for a portion of the street. The Planning Department therefore, requested that the portion of the project from Columbia Street to Gore Avenue (within the Gastown area) be deferred.

The lighting of the portion of Alexander Street from Gore Avenue to Heatley Street has been completed.

I RECOMMEND that the project for the installation of street lighting on Alexander Street from Columbia Street to Heatley Street be reduced to Alexander Street from Gore Avenue to Heatley Street and that the appropriation for this project be reduced as follows:

		FROM	TO
(a)	Property Owners' Share	$8,605.24	$5,864.00
(b)	City's Share	$1,589.02	$1,173.00
(c)	Total Estimated Cost	$10,194.26	$7,037.00"

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

3. SEWER EXTENSION IN LANE WEST OF FINLAY AND SOUTH OF 16TH AVENUE

"In order to facilitate the opening of the lane west of Finlay Street and north of 16th Avenue, it is necessary to construct 330 feet of twin sewer. This sewer will provide lane drainage and sewer service for properties fronting on Commercial Drive and on Finlay Street which are too low to be served by the existing sewers on those streets.

The estimated cost of this work is $10,000.

I RECOMMEND that the foregoing work be authorized and that the amount of $10,000 be taken from the 1972 Sewers Capital Account 'Miscellaneous Unallocated', Account Code 118/7906."

Your Board RECOMMENDS that the foregoing be approved.

4. **INCLUSION OF PARK BOARD VEHICLES IN CITY RENTAL RATE SYSTEM**

The City Engineer reports as follows:

"The Engineering Department operates a rental system for most of the City's major vehicles and pieces of equipment. An hourly charge is made for the time each unit operates; the hourly rental rate covers the cost of operation and maintenance, and includes a provision for replacement of the vehicle. The replacement portion of the rental accumulates in a reserve over the vehicle's life to provide the funds required when the vehicle is due for replacement. Once the system is operating, budget funds are not required for replacement vehicles.

As reported to Council previously, the inclusion of Park Board vehicles in this system has been under study since the Park Board and Engineering equipment-maintenance functions were combined. The Park Board has not operated on a replacement-collection system and, as a consequence, they have been unable to allocate sufficient funds to replace equipment as its mechanical condition required. Many units in the Park Board fleet are now well past their economic life. Maintenance costs are excessive and over 70 units will require replacement by the end of 1974.

It would be advantageous for the City to include Park Board vehicles in the rental rate system. Budgetting would be simplified and fluctuations in Park Board expenditures due to varying replacement requirements would be eliminated. Their fleet would be kept in proper operating condition without incurring excessive maintenance costs. With this end in mind, Park Board officials have been recording the equipment-use information required to place them on the plant account system as of August, 1972, for replacement purposes. On this basis, the Park Board would contribute approximately $50,000 toward replacement of their equipment for the period August - December, 1972, from their 1972 budgetted funds. With their present fleet, the annual replacement portion of the Park Board rentals is estimated at $124,000 (in 1972 dollars) thereafter.

A detailed review of each significant piece of Park Board equipment has been carried out by Engineering and Park Board staffs. They have developed a program for re-establishing the Park Board fleet condition at an economic level; some 'seed' money however, is required to initiate the program.

a) switch from City-owned units to outside rental, as required, for relatively low-usage items (value - $30,000; about 5% of the total fleet value).

cont'd....

Clause #4 continued:

b) replace specified units in 1972, 1973, 1974 and 1975 with expenditures estimated below:

1972 - $ 50,000 from 1972 Park Board Budget.
1973 - $290,000 from Replacement Reserve plus 'seed' money.
1974 - $150,000 from Replacement Reserve
1975 - $115,000 from Replacement Reserve.

(Note - these figures are all in 1972 dollars. Inflation will affect both purchase prices and replacement charges.)

As noted above, this program cannot be carried out with the replacement funds which the Park Board will provide through the rental system. The $290,000 expenditure in 1973 will exceed the replacement contribution of $124,000 by $166,000. This 'seed' money necessary to start the program can be financed from the City's Truck and Equipment Replacement Revolving Funds. After 1973, Park Board replacement contributions will approximately equal expenditures, and maintain the replacement fund. The City has used the Revolving Fund in the past to finance conversion to a shorter, more economic replacement period with its own equipment.

The Director of Finance has reviewed this proposal and concurs with it.

The City Engineer RECOMMENDS that:-

A. Council authorize the inclusion of Park Board trucks and equipment within the rental system;

B. Council approve the provision of $166,000 from the City's Truck and Equipment Replacement Revolving Fund for replacement of Park Board equipment."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

5. COMPUTERIZATION OF UNDERGROUND CABLE SPLICE DIAGRAMS

The City Engineer reports as follows:

"The 1971-76 Five-Year Plan for Communications includes funds to relocate the Fire Alarm Center from 5355 Cambie Street to 312 Main Street and to combine fire and police dispatching in one Emergency Communication Center. Fire alarm box changes have also been included in the Five-Year Plan.

To carry out these plans, extensive revisions will be required to the existing underground communication cable network including adding new cables and rewiring of some existing cable splices. This will require considerable design time, with present methods.

The existing record-keeping system for underground cables and splices is manual. As changes are made to the cable network, a draftsman is required to prepare new drawings or update old drawings. Considerable staff time is required to ensure that changes and notations are carried through the entire set of underground cable network drawings. With the major changes anticipated, updating these drawings quickly, while maintaining an adequate level of accuracy, will require more staff time than is presently available.

cont'd....

Clause #5 continued:

The Engineering Department has designed a system of computer programs which can be used to reduce design time and assist in maintaining the communications network drawings. Computerization would be virtually the only practical method of recording the extensive changes that will be required when the Five-Year Plan is implemented, and will be less expensive than hiring additional draftsmen. However, City staff programing time is not available to produce the programs. The Coordinator of Data Processing has suggested the programming be done by an outside firm. He estimates the cost of the program to be approximately $10,000.

The Engineering Department has some budget funds($2,900) available for this purpose. An additional $7,000, approximately, would be required to obtain outside programming for this project.

The Director of Finance advised that sufficient funds can be provided from Contingency Reserves.

The City Engineer RECOMMENDS that $7,000 be allocated from Contingency Reserves to provide adequate funds for outside programming of this electrical network system."

Your Board RECOMMENDS the above report of the City Engineer be approved.

6. 1972 APPROPRIATION FOR TRIMMING TREES OBSTRUCTING STREET LIGHTS

The City Engineer reports as follows:

"The Park Board included an item for $10,000 in their 1972 Supplemental Revenue Budget for trimming trees which interfere with street lighting. The item was referred to the Electrical Division to substantiate and initiate the request for the funds.

In addition to the Park Board's normal program for pruning boulevard trees, approximately 500 trees are found each year which require special pruning of the lower branches to allow the light to be projected along roadways. The conflictions occur because in the areas where there are boulevard trees there are usually five or six trees between the street lights, some of which extend well over the roadway, and it is the policy not to remove a tree unless it is located less than 15 feet away from a street light. The average cost of such trimming ranges from $20 - $25 per tree.

During 1971, the Park Board spent $10,675 on this work.

If this work is approved, the Park Board can complete it during the current budget period.

The Comptroller of Accounts advises that if the work is approved, money can be provided from the Contingency Reserve.

I RECOMMEND that the sum of $10,000 be provided from the Contingency Reserve and that I be authorized to trim the trees which interfere with the street lighting."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

7. TENDER No. 46-72-2: SUPPLY AND DELIVERY OF WATERWORKS AND SEWERS GREY IRON CASTINGS

The City Engineer and City Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on October 23, 1972 and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agent's Office.

The Federal Sales Tax is included in the total estimated prices for Waterworks Castings and excluded from the total estimated prices for Sewer Castings because the City of Vancouver is exempt.

We recommend acceptance of the following low bids for a 24-month contract. The 5% B.C. Provincial Sales Tax is in addition to all prices shown.

SCHEDULE I - WATERWORKS CASTINGS

Name of Firm	Item #	Central Stores Stock Numbers 65-273 Series	Estimated Total Cost for a 12-Month Period
McLean & Powell Iron Works	13	4005, 4575, 5143, 3437, 2868, 2298, 1720, 7909, 7750, 1159 Frame, 1159 Cover, 5713, 6281.	$13,406.23
Associated Foundry Ltd.	3	5754, 0581, 0011	$11,375.00

SCHEDULE II - SEWER CASTINGS

		70-059 Series	
Dobney Foundry Ltd.	4	0300 and 2300, 0880, 1175, 4070.	$44,815.00
Mainland Foundry Ltd.	4	1464, 1753, 2041, 2629 and 2918.	$66,911.80
Associated Foundry Ltd.	1	0599	$ 4,950.00
Estimated total of awards for both Waterworks and Sewer Castings -			$282,916.06

When Council has made the award, contracts will be prepared to the satisfaction of Corporation Counsel and signed by your Board."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved.

8. LEFT TURN BAYS ON 2ND AVENUE AT QUEBEC STREET AND MAIN STREET AT TERMINAL AVENUE

The City Engineer reports as follows:

"Construction of the Columbia-Quebec Connector is scheduled for 1973 and because of the resultant changes and modifications to the street system, left turn channelization bays will be required as follows:

1. On 2nd Avenue at Quebec Street

In order for the Columbia-Quebec Connector to provide an alternate route to Main Street, part of the heavy eastbound to northbound left-turn movement taking place at 2nd Avenue and Main Street should take place at 2nd Avenue and Quebec Street. Therefore, a left-turn bay should be constructed to insure the left-turning vehicles do not delay the heavy eastbound through volumes.

2. On Main Street at Terminal Avenue

On Main Street at Terminal Avenue the present loop for southbound traffic turning onto Terminal Avenue will be cut off by the extension of Terminal Avenue to the Columbia-Quebec Connector. Left-turn bays will be required on Main Street to replace this left turning facility for which there is a very heavy demand.

The estimated construction cost of these projects is $155,000. Funds are available for this work in the 1972 Streets Capital Budget, Account Code Number 148/7924 'Provision for Left Turn Bays - Unallocated'.

I RECOMMEND that:

The City Engineer be authorized to construct left-turn bays on 2nd Avenue at Quebec Street and Main Street at Terminal Avenue. Funds in the amount of $155,000 be appropriated from Account No.148/7924 'Provisions for Left Turn Bays - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 312

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Recovery of Additional Inspection Costs Imposed on The City by Provincial Legislation Related to Community Care Facilties

Your Board has received the following report from the Director of Finance, Director of Permits & Licenses, and the City Medical Health Officer, for Council's consideration.

"Background

On August 29, 1972, Council approved a report of the Medical Health Officer regarding the increased staff necessary to fulfill the City's obligations under the new Community Care Facilities Licensing Act. The cost to the City in annual operating costs was estimated to be $48,600 with the expectation that one-half of this amount is eligible under CAP cost sharing. The required work included evaluation of initial suitability, investigation of complaints, regular review of every facility as to its total service, manner of operation, etc.

There is also the long-standing requirement for physical inspections (fire, electrical, building, plumbing, etc.) that have to be performed initially but any requirement for continuing inspections will not be known until the new Regulations have been published. The Department of Permits and Licenses and Health Department are also currently performing a preliminary 'determination of physical work required' when requested to do so by the Provincial Government who in turn have received a request from a potential operator of a community care facility. If this shows that physical modification work is required then a permit is issued, thereby recovering any inspection costs related to that permit but the costs of the original examination are not recovered, and we cannot make a charge for this preliminary inspection because it is required under the Act (see next section). This circumstance is not new but has existed for many years.

Possibility of recovering the additional costs

The Minister of Rehabilitation and Social Improvement has agreed in writing to contribute an additional 25% of the gross cost thus reducing the City's costs to approximately $12,000.

The additional inspection work now required is under the authority of a Provincial Act and not a City bylaw, therefore, unless the Act specifies that we may render a charge, we may not do so. The Province is highly unlikely to change the Act to allow the City to charge a fee because of the nature of many of the facilities involved, i.e. charitable, non-profit, performing a community service, etc.

The other option, that of increasing the City of Vancouver license fee, is only available to us for some of the facilities, i.e. those that are operated as businesses and are therefore subject to our License Bylaw. For example, the chief category of facilities containing licensed operations is that of Personal Care Homes. Of some 122 existing 85 are licensed and produce license revenue of some $2,848 per year or close to an average of $35 each per year. Of the remaining approximate 145 facilities dealt with under the Community Care Facilities Licensing Act very few are licensed and produce little revenue. Examples are neighbourhood day care centers, kindergartens, etc.

For Council Consideration

1. Does Council wish to raise the license fees of commercial Personal Care Homes, and any other facilities currently licensed and if so, to what degree?

2. Council may wish to make further representations to the Provincial Government to have the inspectional responsibility for Community Care Facilities revert back to the Provincial Government as applied under the old Act."

Your Board submits the above report of the Director of Finance, Director of Permits & Licenses, and the City Medical Health Officer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 312

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Installation of Fish Hatchery Complex on Capilano Canyon Park

The Corporation Counsel reports as follows:

"In May of 1970 the Resource Development Branch of the Federal Department of Fisheries and Forestry advised the Board of Parks and Public Recreation of its feasibility study on the construction of a coho salmon hatchery on the Capilano River North of the existing fishway and holding pools in the Capilano Canyon Park area. The scheme envisaged the leasing for 99 years of a parcel of 5.23 acres for the hatchery complex and an easement of an area of .526 acres in extent leading thereto for the installation of underground public utilities. The rental is nominal but the Crown will provide displays and viewing facilities as well as restrooms for the public. These facilities will be open to the public for each day of the week from 8:00 a.m. to one hour after sunset. The Crown has agreed to make a grant of $50,000.00 to apply on the cost of improving the access road leading to the complex and to contribute one-third of the annual cost of maintaining it. All work will be performed to preserve a park-like appearance and plans and specifications for buildings and other facilities are subject to the approval of the Superintendent of Parks. Approval in principle of the construction of the hatchery complex was given by the Park Board on June 22, 1970 and for the public utility easement on February 8, 1971.

A covering agreement between the Crown, the City and the Park Board has now been prepared and is now ready for execution.

Recommended that His Worship the Mayor and the City Clerk be authorized to execute the said agreement on behalf of the City."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 312

BUILDING AND PLANNING MATTERS

INFORMATION & RECOMMENDATION

1. Work Position - Zoning Section and Zoning Planner's Division

The Director of Permits and Licenses and the Director of Planning and civic Development report as follows:

" DELAYS IN PROCESSING DEVELOPMENT PERMIT APPLICATIONS AND REZONING MATTERS

A combination of an unusual number of major developments seeking simultaneous approval; residual effects of the Civic Strike; increased zoning activity, growing public interest in development matters and other related matters have resulted in general work delays in the Zoning Section of the Department of Permits & Licenses and the Zoning Planner's Division of the Department of Planning & Civic Development.

This joint report is to advise City Council of such delays, what is being done, and establish priorities.

DEVELOPMENT PERMITS

The processing of Development Permit applications is basically the responsibility of the Department of Permits & Licenses, acting for the Director of Planning & Civic Development.

The Director of Permits & Licenses advises that:-

Overall Position

A large number of applications are processed without unreasonable delay, both 'outright' and 'conditional use.'

E.G. Total number of Development Permit Applications received the past two months ending November 3, 1972	369
Number processed and issued or applicant advised of further information, plan correction etc. required.	321
Number not completed processing	48

In order to complete and maintain the processing of the majority of applications, work has fallen into arrears on letters, reports to Council etc. and the processing of certain development permit applications.

Outstanding Major or Complex Development Permit Applications

Several development permit applications of varying complexity all urgently require completion of processing. The processing of these applications within a required period of time has been beyond the normal staff resources of the affected sections of the Department of Permits & Licenses and the Department of Planning and Civic Development and the ensuing delays have been causing serious concern to most of the applicants.

cont'd....

Clause No. 1 continued

Applications include:-

(a) Vancouver Centre
(Famous Players/Birks/Bank of Nova Scotia)

Date of Application: March 2nd, 1972
Date of Submission of last required information: September/October 10, 1972

(b) X-Kalay (S.E. Marine Drive)

Date of Application: December 7, 1971
Date of Submission of last required information: September/October 2, 1972

(c) B.C. Cancer Institute (Heather Street and West 10th Ave.)

Date of Application: September 15, 1972
Date of Submission of last required information: September 15, 1972

(d) Additions etc. to Vancouver Square
(Old Eaton Building)

Date of Application: December 31, 1971
Date of Submission of last required information: October 3, 1972 * COMPLETED

(e) Arbutus Village
(King Edward Avenue)

Date of Application: September 22, 1972.
Date of Submission of last required information: October 3, 1972 * COMPLETED

(f) Shaughnessy Place
Townhouse/Apartment
West Side of Botanical Gardens

Date of Application: September 11, 1972
Date of Submission of last required information: October 12, 1972 * COMPLETED

(g) Shannon Estate
(Austin Taylor Property)

Date of Application: September 21, 1972
Date of Submission of last required information: October 30, 1972 * COMPLETED

(h) B.C. Telephone (Addition)

Date of Application: September 20, 1972
Date of Submission of last required information: October 23, 1972

(i) Christ Church Cathedral
Georgia/Burrard

Date of Application: October 11, 1972

cont'd....

Clause No. 1 continued

Proposed Immediate Solution to Development Permit Problems

To provide for the immediate problem of processing and finalizing these development permit applications, the Zoning Section staff of the Department of Permits & Licenses is now processing these applications with complete priority.

This means delay with otherwork of the Zoning Section, including the processing of some more recent development permit applications, answers to public enquiries, etc.

With agreement of the Director of Planning and Civic Development, the Zoning Section of the Department of Permits & Licenses have been instructed as to priorities in completion of the current work programme - as outlined in this report. The instructions recognize that the present peak load is well above present staff capacity.

There are also delays in providing assistance for the Planning Department to enable the Zoning Planner to complete reports etc. for City Council.

To overcome these immediate problems, the Department of Permits & Licenses is using existing funds to employ temporary help for plan checking, and overtime as possible.

Overtime funds appear adequate until December 31, 1972 but further additional funds will be required for temporary help.

ZONING MATTERS

Work regarding zoning matters is the responsibility of the Director of Planning & Civic Development, usually through the Zoning Planner's Division.

The Director of Planning and Civic Development advises that:-

Council should be aware that there are a number of reports outstanding to Council dealing with development permits which have already been processed. There are also outstanding reports on rezoning applications which require completion of the three readings of the amending bylaw. These must be completed before the end of 1972 because of the likelihood that a quorum of the original Council at the Public Hearing will not be available in 1973. Plan checking is involved in some of these items. A review of these additional items is being prepared to establish further priorities, which will be referred to Council at their next meeting.

LONGER TERM MEASURES

A report will soon be submitted to Council recommending changes in procedure and suggested adjustments in organization of the two departments with required staff changes to establish better administrative procedure between the Zoning Section of the Department of Permits & Licenses and the Zoning Planner's Division of the Planning Department. The recommended changes neverthless will still not provide for peak conditions when for one reason or another the workload rises far above the average level and special measures are necessary. "

cont'd....

Clause No. 1 continued

Your Board submits the foregoing report of the Director of Permits and Licenses and the Director of Planning and Civic Development to Council for INFORMATION and RECOMMENDS that:

- the report of the Director of Permits and Licenses and the Director of Planning and Civic Development be received.

- unless City Council wish different priorities, the work priorities outlined in this report be approved.

- that the Director of Planning and Civic Development and the Director of Permits and Licenses submit a further report to the next meeting of Council on priorities that must be met before the end of 1972.

  Council should be aware that the Director of Permits and Licenses may be requesting extra funds for temporary help to assist in plan checking in the Zoning Section.

RECOMMENDATIONS

2. Development Permit Applications No. 60559 and 60590 at Variance with Proposed West End Zoning

The Director of Planning and Civic Development reports as follows:

"Background

Council, on November 7, 1972 resolved:

'THAT development permit applications in this West End area, submitted subsequent to October 31, 1972, be brought to the Council for consideration.'

The recommendations of the Technical Planning Board and the City Planning Commission upon these zoning proposals and the setting of a public hearing are expected to be the subject of a separate Board of Administration report to Council.

Development Permit Application No. 60559

This development permit application for 1339 Burnaby Street was submitted November 6, 1972. Information supplied by the applicant indicates that it is for an apartment building embodying:

Floor space ratio	3.149
Height (storeys)	11
Units	38
Site area	66' x 131' (8,600 sq. ft. approx.)

Development Permit Application No. 60590

This development permit application for 1355 Harwood Street was submitted November 9, 1972. Information supplied by the applicant indicates that it is for an apartment building embodying:

Floor space ratio	3.418
Height (storeys)	18
Units	132
Site area	198' x 131' (26,000 sq. ft. approx.)

cont'd....

Clause No. 2 continued

As such both applications are contrary to the proposed new zoning which is intended to implement a maximum floor space ratio of 2.9 in this location and should be withheld under the thirty plus sixty day provisions of Section 570 of the Vancouver Charter. Council is reminded that under these provisions the owners of the land involved are entitled to compensation if the proposed new zoning is not adopted by Council within this period.

Recommendation

The Director of Planning and Civic Development Recommends:

'THAT Development Permit Applications No. 60559 and No. 60590 be withheld by Council under the provision of Section 570 of the Vancouver Charter pending the adoption of revised zoning regulations.

THAT the applicants be notified.' "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

3. Illegal Suites - Proposed Extension of Removal Dates

The Director of Planning and Civic Development and the City Building Inspector report as follows:

"BACKGROUND

In 1959 the City Council adopted a policy aimed at requiring the removal of all illegal suites from (RS-1) One-Family Dwelling Districts over a 10-year period, terminating in 1970.

Because of a continuing critical housing situation, City Council, on January 7, 1971, resolved as follows:

'(1) The December 31 1969 and December 31 1970 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1972.

(2) The expiry dates for development permits in "other than (RS-1) Districts" be renewed upon application for a development permit to December 31 1972, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability.'

PRESENT SITUATION

According to the statistics given in the June 1972 Apartment Vacancy Survey undertaken by the Central Mortgage and Housing Corporation, the apartment vacancy rate in Metropolitan Vancouver in June 1972 was 2.4 percent. This is a very low figure - well below June, 1971. It should be noted that June vacancies are normally higher than in December. In general, vacancy rates are lower in the City of Vancouver than in the suburbs, highest for one-bedroom units, and higher in units completed in 1971 than the over-all averages.

The following table in the survey report gives the over-all vacancy rate (i.e. all types of apartments) for the years in which surveys have been conducted.

	Vancouver City %	
	June	Dec.
1963	3.7	-
1964	4.3	-
1965	4.1	-
1966	1.6	-
1967	1.0	-
1968	1.1	-
1969	0.8	0.7

cont'd....

Clause No. 3 continued

	Vancouver City %	
	June	Dec.
1970	2.1	1.7
1971	3.7	2.1
1972	1.9	-

Source: CMHC Apartment Vacancy Rate Survey - June, 1972

In summary, the critical situation in 1969 which gave rise to the extension of the moratorium by City Council until December, 1972, did improve somewhat in 1970 and 1971, but has again deteriorated for 1972 and the June rate now stands at about half the 1963 rate. It must be assumed that the December rate (not yet available) will be less than the 1.9 June rate.

The 1972 vacancy rates for the City of Vancouver, broken down into various types of suites, are given as follows:

All Types	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom
1.9%	1.5%	2.1%	1.4%	0.2%

Source: CMHC Apartment Vacancy Rate Survey - June, 1972.

SUMMARY

There is no doubt that the existing illegal suites do provide a much-needed accommodation and it would appear that with vacancy rates as low as they are in Vancouver, the elimination of same at this time would be difficult to justify. Because any renewal is by application only, leading to inspection, your officials feel that the situation as regards illegal suites is reasonably under control.

However, there is no change in the circumstances which led to the original program as a method of maintaining the quality of the single-family residential areas. It is not suggested, therefore, that there should be any change in the long-range policy eventually to complete the removal program.

Nevertheless, in view of the low vacancy rate and apparent shortage of low-cost housing, it is suggested that a further extension on the removal dates should be granted at this time for a period of two years. This would still re-affirm Council's policy to eventually eliminate all illegal dwelling units in (RS-1) Districts.

It should also be noted that Council, on December 7, 1971, adopted recommendations of the Standing Committee on Health and Welfare of November 25, 1971, including the following:

'(d) THAT the Planning Department and the Department of Permits and Licenses in consultation with the Department of Social Planning/Community Development report to Council as soon as possible in 1972 on additional methods of increasing the amount of housing stock available to senior citizens in RS-1 one-family areas. This report to consider extending the hardship procedures to permit self-contained suites for single-family dwellings where these are required for citizens over 65 years of age as well as amendment of the Bylaw and Charter, if necessary, so as to permit self-contained suites within one-family dwellings in RS-1 districts for persons over 65 years of age.

FURTHER THAT consideration be given to instituting this on an area basis.'

This is being studied for a further report.

It is estimated that this will involve approximately 3 man-months of Planning Department staff time and because of more urgent demands, this matter has not been given high priority. Considerable staff time will also be required from the Department of Permits & Licenses.

It should be noted that there is a letter on file with the City Clerk dated October 27,1972 from Mr. L.W.Beadle of Morin, Beadle & Co., Barristers & Solicitors, stating that he acts for property owners in the city of Vancouver and requesting that he may receive a copy of this report in order that he may assess whether or not he may wish to appear before Council on this matter on behalf of his clients. It is also understood that the Northwest Point Grey Home Owners' Assocn. and the West Point Grey Civic Assocn. may be considering making a submission on this matter.

cont'd....

Clause No. 3 continued

There may be other organizations who, if made aware that this matter was to be considered by Council, would wish to do likewise.

RECOMMENDATIONS

The Director of Planning and Civic Development, and the City Building Inspector recommend that:

(1) The December 31, 1972 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1974.

(2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1974, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability."

Your Board RECOMMENDS that the above recommendation of the Director of Planning and Civic Development and of the City Building Inspector be approved.

(Circulated for the information of Council are copies of a letter from the Apartment and Lodging House Association dated May 31, 1972.)

DELEGATION REQUEST: West Point Grey Civic Association

FOR COUNCIL ACTION SEE PAGE(S) 312 - 313

FINANCE MATTERS

CONSIDERATION

1. Luncheon - 1973 Criminal Intelligence Conference (Western) Hosted by Vancouver Police Department

The City Clerk reports as follows:

"In a letter dated November 1, 1972, Chief Constable J. R. Fisk advises that the Vancouver Police Department will be hosting the 1973 Criminal Intelligence Conference (Western) to be held on April 16, 17, and 18, 1973 at the Sheraton Plaza 500, and requests the City host a luncheon for an estimated 50 delegates and guests at a cost of approximately $175.00."

Your Board suggests that if Council approves the request of the Chief Constable to host this luncheon, the estimated cost of $175.00 be charged to the Police Department budget appropriation for Conferences, ($2,650 provided for 1972).

This is the normal procedure for dealing with these types of requests from other Civic Departments.

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATIONS

2. Acceptance of Tenders for Goods and Services

The Corporation Counsel submits the following report:

"On October 24, 1972, Council approved the recommendation of the General Purposes Committee in respect of approval of tenders. The attached amendment to the Board of Administration By-law and the attached Resolution are required to implement these recommendations.

It should be noted the Resolution requires a two-thirds majority of Council."

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be received and the by-law and formal resolution be considered by Council later this day.

3. Vancouver City Planning Commission - Clerk Steno III position

City Council at its meeting of August 1st, 1972, adopted the recommendations of the Board of Administration concerning the operation of the City Planning Commission. The recommendations approved included: "the appointment of a temporary Clerk Stenographer to the Planning and Civic Development Department until the completion of the review of clerical services."

On August 15th, 1972, City Council received the report on the Planning and Civic Development Department Clerical Services in which it was noted that the temporary position of Clerk Stenographer III had been established to provide stenographic service for the Vancouver City Planning Commission. City Council adopted the recommendation that: "the position be reviewed and reported on before December 31st, 1972 by the Director of Personnel Services and the Administrative Analyst."

Cont'd.....

CLAUSE NO. 3 (continued)

The Administrative Analyst has now completed a review of the duties of the position and reports as follows:

"In an eight day working period, ending on November 3rd, 1972 the incumbent of the temporary Clerk Stenographer III position took part in a work study program wherein a time sheet was kept by the employee each day indicating the time spent on each work element and attached to each time sheet a copy of all the material produced during the day.

A summary of the duties undertaken and the percentage of available work time spent on each work element is shown below:

	% of available work time
Attending V.C.P.C. meetings	9
Typing - minutes, letters etc.	37
- for Planning Dept.	2
Duplicate, Xerox, Issue Minutes	11
Receiving Dictation	5
Clerical Work	8
Telephone In/Out	8
Filing	6
Other Duties	14
Total work time avaible %	100

The amount of material typed during the period was as follows:

Dictated by Commission Chairman	125 lines
" by Commission Secretary	848 "
Received from other sources	159 "
Minutes - recorded at meetings	727 "
Total typed during study period	1859 lines
Lines typed per hour	84

Results of the study have been reviewed with the Chairman and Secretary of the Vancouver City Planning Commission and with the Administrative Officer of the Planning and Civic Development Department.

Recommendations

As Administrative Analyst I recommend that:

A. A permanent position of Clerk Stenographer be established in the Planning and Civic Development Department (estimated salary cost at 1973 rates $7908).

B. The incumbent of the position be assigned the full time duty of providing stenographic service for the Vancouver City Planning Commission.

C. The Planning and Civic Development Department provide for vacation relief and substitution in the event of other absences of the incumbent of the position.

D. The Board of Administration be authorized to approve the classification of the position recommended by the Director of Personnel Services, in accordance with Council resolution of July 22nd, 1969.

Cont'd.....

CLAUSE NO. 3 (continued)

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union. He concurs herein.

YOUR BOARD RECOMMENDS

that the recommendations of the Administrative Analyst be adopted.

4. Request for Additional Court Officer I - Police Department

The following report has been received from the Administrative Analyst:

"Item 10 of the 1972 Supplemental Estimates requested an additional Civilian Court Officer. This item was deleted by the Standing Committee on Finance of April 6th, 1972, with a recommendation that this be referred to the Administrative Analyst for report back to Council through the Police Commission after reviewing the matter. I now report as follows:

A. Currently Established Positions - Court Officers & Liaison Officers

	475 Main	312 Main	Total
Sergeants		2	2
Civilian Court Officers	4	3	7
Corporals	1	1	2
Police Constables	1	8	9
Patrol Pool		3	3
Dockman and Wagon Drivers		2	2
			25

Replacements for vacancies are obtained from the Patrol Division.

B. Work Load

The cases awaiting trial before the Courts continue to increase in numbers as demonstrated by the following table:

Date	Net Increase	Total
October 6, 1972	-	1,837
October 13, 1972	73	1,910
October 20, 1972	35	1,945
October 27, 1972	3	1,948
November 3, 1972	68	2,016

In the week of October 27th, 370 new cases were recorded and 367 disposed of. In the week of November 3rd, 360 new cases were recorded and 292 were disposed of. Of the total outstanding cases on November 3rd, 1,410 were Criminal and Traffic offences and 606 were Federal prosecutions for Drug offences.

Additional to the number of cases above, 107 cases were dealt with by the Night Court in the week ended October 27th, and 118 in the week ended November 3rd.

Cont'd.....

CLAUSE NO. 4 (continued)

The District Judge, to cope with the volume, has directed that Courts commence at 9.00 a.m. and continue into the late afternoon.

All Courts sit daily. Court records show that on most days a minimum of nine courts sit morning and afternoon, in accordance with directions, and those not sitting have been adjourned because of unforeseen delays or because the Coroner's Court has been convened.

In addition to the Courts held on Monday to Friday, each Saturday morning a Remand Court sits and requires the services of two Police Constables and a Wagon Driver.

Court Room No. 2 is used as a Remand Court each morning and cases are transferred from that Court to other Courts as the morning progresses. For that reason two men are constantly assigned to this Court Room as Court Officers.

The employees in the 25 positions noted above act as Court Officers and/or Liaison Officers. Liaison duty includes notification of witnesses, Police Constables, Defence Lawyers and others to ensure that all parties for any particular Trial are available.

Among the special duty included in this work is the matter of serving papers to those persons charged with impaired driving. This particular duty is an onerous one as it requires identification of the Accused by the Officer serving the papers when the Trial occurs, which recently has been a matter of six months or more later.

C. Staff Requirements

The deployment of the Police Constables and Civilian Court Officers is as follows:

Court Officers

Court Room	Police Constables	Civilians	Sub Total	Liaison Officers	Total
312 Main					
#1	2	-	2	1	3
2	2	-	2	2	4
3	2	-	2	1	3
4	1	1	2	1	3
5	-	1	1	1	2
Coroner's Court Room 6	-	1	1	1	2
475 Main					
7, 8, 9, 10, 11	2	4	6	-	6
	9	7	16	7	23
Sergeants			2		2
					25

Cont'd....

CLAUSE NO. 4 (continued)

The additional position is requested for duty at 475 Main Street.

The two Police Officers assigned to duty at 475 Main Street consist of one Corporal and one Police Constable. The Corporal is the Supervisor at that location, and in addition deals with all warrants for persons failing to appear, and with all orders for transfers. The Corporal provides relief for all positions including relief on Saturday when required.

Criminal offence cases are now being heard in Court Rooms at 475 Main Street in addition to the Traffic offence cases.

Because of the continuing high level of cases, both Traffic and Criminal, the need to notify all persons and to free a Police Constable for escort duties between 475 Main Street and the jail, it is recommended that an additional position be established.

D. Recommendation

As Administrative Analyst, I recommend that an additional position of Civilian Court Officer be established effective upon adoption of this report by City Council. I further recommend that the position when established be classified by the Director of Personnel Services, and his recommendations be approved by the Board of Administration in accordance with City Council resolution of July 22, 1969.

The estimated cost for 1973 (at 1973 rates) including fringe benefits is $9,504.

E. Adoption by Vancouver Board of Police Commissioners

The above report was received by the Vancouver Board of Police Commissioners at their regular meeting on November 9, 1972. The Board adopted the recommendations of the Administrative Analyst and recommend to City Council that the position of Civilian Court Officer be established as recommended in the report."

YOUR BOARD RECOMMENDS

that the recommendation of the Vancouver Board of Police Commissioners be adopted and note that the Business Manager of the Vancouver Municipal and Regional Employees' Union has received a copy of the report and has agreed to a waiver of notice in accordance with section 10.7 of the agreement.

5. Staff Requirements - False Creek Redevelopment Project

The City Engineer reports as follows:

"On October 3, 1972, Council received the 'False Creek Progress Report, September 1972' submitted by the Director of Planning and Civic Development. In this report, the Director of Planning requested a staff increase of 5 persons to meet the needs within his Department of the False Creek Study. He also noted in the last paragraph of page B-2 that the needs of other Departments were not covered therein.

Cont'd....

CLAUSE NO. 5 (continued)

The Engineering Department input into this project will be considerable. It is expected that the new division in the Planning Department will generate servicing requirements from the Engineering Department amounting to about two man years per year. Preliminary designs and estimates for various sewer, water, street and other utility systems will be required under a demanding schedule. In addition, soils investigations, hydraulic studies and cleanup programs are proposed or already underway. The Engineering Department is currently involved in a variety of projects, many of which are directly related to other Planning Department studies as well as normal engineering projects. These include Maple Tree Square, Blood and Trounce Alleys, Pioneer Place, Hastings Beautification, Kerrisdale Beautification, and West Broadway Beautification.

So far, this work has been carried out with existing staff by adjusting priorities with resultant delays in urgent programs. It will not be possible to meet these needs as well as those of the False Creek Redevelopment Project with the existing staff within the deadlines contemplated. An attempt to do this will result in the necessity to defer work on normal design and on the special projects.

The Engineering Department input into the False Creek Project will come from various branches including Sewer, Water, Materials, Traffic, Streets, Projects, and Electrical, thus, no one or two additional persons would be able to fulfill all these needs. However, two additional Civil Engineers I, utilized partially on the Project and partially on normal design functions on a rotating basis, could permit the use of experienced staff from all of these branches for the periods required

I, therefore, RECOMMEND that the City Council authorize the increase in Civic Staff for the Engineering Department as set out above. Specifically, this provides for an immediate increase of two Civil Engineer I positions. The estimated cost is $25 - 30,000 per annum, plus a non-recurring cost of $1,000 for additional furniture requirements, charged to the False Creek Redevelopment Funds in the Capital Budget."

Your Board RECOMMENDS that the above recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 213

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT NOVEMBER 24, 1972

RECOMMENDATIONS

1. Vancouver City Hall Choristers - Tour of Hospitals and Rest Homes

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 16th, 1972, are requesting a portion of two working days, on Thursday, December 21st and Friday, December 22nd, 1972, to tour and perform in local hospitals. The Choir members are also performing in the evening at the various hospitals. Some twenty members of the Civic staff are involved.

As City Council approved a similar request of the Vancouver City Hall Choristers last year, I recommend that members of the Choir be granted leave of absence with pay on Thursday, December 21st and Friday, December 22nd, 1972 in order that they may participate in the tour and concert at the various hospitals."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Change in Procedures for Gratuity Payments under the Sick Leave Gratuity Plan

The Director of Finance and the Director of Personnel Services report as follows:

"Employees leaving the City service have, from time to time, requested that there be more elasticity in the timing of payment of the gratuity benefit, and accordingly it is recommended that an additional clause be added to Regulation 95 as follows:

95-4 Payment of the amount of gratuity, or any part thereof, calculated as of the termination date of service with the City may, with the employee's consent, be delayed for a period not exceeding twelve months. The delayed amount shall be paid in a single sum, plus interest for the period of the delay at a rate to be determined from time to time by the Director of Finance."

Your Board RECOMMENDS that the above recommendation of the Director of Finance and the Director of Personnel Services be adopted.

(The Unions involved have no objection to the addition of this clause)

FOR COUNCIL ACTION SEE PAGE(S) 313

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

November 23, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 23, 1972, at 9:30 a.m. in #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bird (Chairman)
His Worship the Mayor
Aldermen Adams, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

ABSENT: Alderman Broome
Alderman Calder

CLERK: M. James

Minutes

The Minutes of the meeting of November 1, 1972, were adopted as circulated.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Flood Plain and Flood Proofing Policy

Under date of October 27, 1972, the Acting Chairman of the Planning Committee of the Greater Vancouver Regional District wrote to His Worship the Mayor requesting a meeting of representatives of the G.V.R.D. Planning Committee and the Vancouver City Council on the report 'Floodplain and Flood Proofing Policy in the Lower Fraser Valley'. This report was published by the G.V.R.D. in October, 1972, and was submitted to member municipalities for consideration and discussion prior to its submission to the Regional Board on November 29, 1972.

Your Committee met prior to meeting with the representatives of the G.V.R.D. and considered a report 'Floodplain Policy Report' dated November 20, 1972, submitted by the Board of Administration for consideration of your Committee.

Your Committee was advised by the City Engineer of the present policies, restrictions and regulations presently enforced in the floodplain operation of the City of Vancouver. The Committee was also advised of flooding experience and general controls used by the City in anticipation of flood damage.

The report of the Board of Administration was based on the recommendations submitted by the G.V.R.D. with their letter of October 27th, however, under date of November 21st, the G.V.R.D. issued revised recommendations, copies of which were placed before your Committee at its meeting.

The Committee met with the representatives of the G.V.R.D. Planning Committee at 2:00 p.m. and after further discussion with these representatives and consideration of the revised recommendations, your Committee

RECOMMENDS that the representatives of the City of Vancouver on the Greater Vancouver Regional District Board be instructed to vote for the adoption of the revised recommendations attached to the letter of the Director of Planning of the G.V.R.D. dated November 21, 1972, after adding the following 'in consultation with the officials of the member municipalities' after the word 'officials' in the first line of revised recommendation six (6).

2. G.V.R.D. Official Regional Plan
'Livable Region Program'

The Director of Planning of the Greater Vancouver Regional District, when forwarding to His Worship the Mayor the material on Floodplain Policy, also forwarded a copy of the G.V.R.D. Planning Committee Recommendations on Policy Options for the Livable Region Program plus a draft of public views on these options. Under date of November 20, 1972, the Board of Administration submitted a report of the Director of Planning and Civic Development which forwarded to your Committee comments from the Technical Planning Board.

Your Committee noted that certain of these recommendations had been endorsed by the Regional District Board at a previous meeting.

The recommendations were divided into six (6) groups entitled:

- Population Growth and Urban Expansion
- Conservation and Recreation
- Residential Settlement
- General Government
- Pollution
- Transportation

Each one of these topics was further sub-divided into sub-sections.

The Assistant Director - Advance Planning and Research spoke to your Committee on the implications and the critical nature of the policy options recommendations in relationship to the City of Vancouver and its planning processes.

When your Committee met with the representatives of the G.V.R.D. Planning Committee, your Committee received an explanation of the present status of the recommendations and that these recommendations might be the subject of study groups. Your Committee was advised that the adoption of certain of these recommendations by the G.V.R.D. Board, was that this time, 'tentative' and that the G.V.R.D. was thinking that these would give the basis for further study by policy committees until the Fall of 1973, and then be re-submitted to the G.V.R.D. Board with suggestions on methods of enactment, enforcement and program implementation.

Your Committee discussed the recommendations and various methods relating them to specific problems with the representatives of the Planning Committee of the G.V.R.D. and

RECOMMENDS that the City of Vancouver endorse the recommendations for further study by the Greater Vancouver Regional District and the City of Vancouver and that the Board of Administration report back on the implications of these recommendations for the City of Vancouver.

The meeting adjourned at approximately 3:35 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 317

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

DECEMBER 5, 1972

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 5, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

(Alderman Linnell left the proceedings before 10:00 a.m., to attend to a morning commitment.)

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the Minutes of the Regular Council meeting (with the exception of 'In Camera' portion), dated November 28, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site)

The Council, on November 28, 1972, considered the Board of Administration report of November 27, 1972, regarding Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), and tabled the following resolution:

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site) - cont'd

'MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration, dated November 27, 1972, re Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site) be approved.'

(Tabled motion)

At that time, the Council also instructed that a report explanation be given by the Director of Planning and Civic Development, and representatives of the Vancouver City Planning Commission and School Board be invited to be present and speak on the matter.

Representatives of the Department of Planning and Civic Development gave a report explanation, followed by representations as follows:

School Board - Mr. F. K. Bowers, in support of the Development Permit Application. Mr. Bowers felt the developer would be prepared to make provision in the development as required for rapid transit arrangements, and felt that the School Board would be prepared to hold a public meeting in the area.

Vancouver City Planning Commission - Mr. Lecky and Mr. Crowley expressed the Commission's concerns.

Two letters were noted, as follows:

1. Mount Pleasant Parent Teacher Association--requesting an evening public hearing in the neighbourhood;

2. Mount Pleasant Area Council--requesting an evening public hearing of residents.

MOVED by Alderman Broome,
THAT the motion of approval before Council on November 28, 1972, now be raised from the table.

- CARRIED.

The Council heard the representative of the Mount Pleasant P.T.A.

The motion of Alderman Broome was restated as follows, as changed by agreement:

"THAT the recommendation of the Board of Administration, dated November 27, 1972, re Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), be approved, subject to provision in the development for the required comfort facilities."

(A recorded vote was requested.)

(Not put - see page 4)

(continued)

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application -
Broadway and Kingsway (former
Mount Pleasant School site) - cont'd

MOVED by Alderman Phillips,
THAT this motion of Alderman Broome be tabled, pending an evening public meeting in the area, with the School Board.

(not put--see page 4)

At this point, His Worship determined that other important civic business must now proceed.

(See page 4 for further Council action.)

CIVIC RECOGNITION

'Honour of Freeman':
Honourable Howard Green
and Mr. W. J. VanDusen

The Council honoured the following, in recognition of the granting by Council, by resolution of January 11, 1972, of the distinction of 'Freeman of the City':

The Honourable Howard Charles Green, P.C., Q.C., Ll.D.,

and

Mr. Whitford Julian VanDusen.

In this regard, His Worship the Mayor introduced the Freemen and presented illuminated scrolls setting out appropriate citations of recognition. Also presented were the Freeman medallion and the parking privilege plaque.

Both Mr. Green and Mr. VanDusen replied, following which the Council recessed, at approximately 10:50 a.m., for a short social period.

After the social period, the Council reconvened 'In Camera' at approximately 11:15 a.m., following which the Council returned to the Council Chamber to continue with the business, at approximately 11:50 a.m.

REPORT REFERENCE AND UNFINISHED BUSINESS (continued)

Development Permit Application -
Broadway and Kingsway (former
Mount Pleasant School site) - cont'd

The Council continued its consideration of proposed Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), noting motions made earlier this day by Alderman Broome and Alderman Phillips,

After due consideration, it was

MOVED by Alderman Bird,
THAT this whole matter be tabled for two weeks, and in the meantime, the School Board be requested to hold a public meeting with the residents of the area.

- CARRIED.

MOVED by Alderman Sweeney, in amendment,
THAT the words in Alderman Bird's motion 'for two weeks' be changed to read 'for two months'.

- LOST.

A recorded vote was requested on the amendment of Alderman Sweeney, and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Hardwick	Alderman Broome
Alderman Rankin	Alderman Adams
Alderman Sweeney	His Worship the Mayor
	Alderman Phillips
	Alderman Calder
	Alderman Wilson
	Alderman Bird.

(The amendment was declared LOST.)

(The motion of Alderman Bird was put and .....CARRIED.)

The Council recessed at approximately 12:15 p.m., to reconvene in the Council Chamber at 2:00 p.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

ABSENT: Alderman Calder.

COMMUNICATIONS OR PETITIONS

1. Funds: Kensington
Community Centre Association

A request was noted, by letter dated December 4, 1972, from the Kensington Community Centre Association, for permission to appear today, requesting financial support for the continuation of the Kensington Community Centre.

MOVED by Alderman Phillips,
THAT the delegation be heard later this day.

- CARRIED.

DELEGATIONS AND UNFINISHED BUSINESS (continued)

2. Proposed Hotel at 715 West
Broadway (Fairview Slopes Area)

Council received representations from the Fairview Slopes Ratepayers and Tenants Association in support of their brief, dated December 1, 1972, setting out various recommendations to control development along Broadway, in the Fairview Slopes area. Particular concern was expressed with respect to the proposed hotel at 715 West Broadway.

The applicant for the hotel appeared, and submitted a brief in support of the Development Permit Application.

A communication was noted from Mr. Henry Hawthorn, Architect, in support of the position taken by the Fairview Slopes Ratepayers and Tenants Association.

MOVED by Alderman Phillips,
THAT the representations on this matter be received, and the Director of Planning and Civic Development be requested to report on the brief from the Fairview Slopes Ratepayers and Tenants Association and the letter from Mr. Henry Hawthorn, Architect.

- CARRIED.

3. Closing Carnarvon Street
between 16th and 19th Avenues

Further consideration was given to Board of Administration report (Works and Utility Matters), dated November 3, 1972, in which the City Engineer reports on a communication from Mr. D. F. Mueller and Mr. W. E. Laidlaw, complaining in respect of the closure of Carnarvon Street between 16th and 19th Avenues.

Delegations were heard, as follows:

Mr. W. E. Laidlaw;
Park Board (Commissioner Wainborn)--brief filed, dated December 4, 1972, in support of closure;
School Board (Mr. Pritchard)--brief filed, dated December 5, 1972, in support of closure;
Parent Teacher Association--petition filed, in support of closure.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (continued)

Closing Carnarvon Street
between 16th and 19th Avenues

MOVED by Alderman Rankin,
THAT the representations on this subject be received;

FURTHER, THAT in future, the City Engineer be requested, in cases of street closures and before taking action, to circulate the relevant information within the neighbourhood affected; the circulation to be at the discretion of the City Engineer.

- CARRIED.

4. Sale: Broadway Pentecostal Tabernacle
- N/S East Broadway between Slocan
and Penticton Streets

In considering Clause 2 of the Board of Administration report (Property Matters), dated December 1, 1972, on the matter of sale of property on the N/S of East Broadway between Slocan and Penticton Streets to the Broadway Pentecostal Tabernacle, for a combined church and senior citizens' development, the Council received representationsfrom Mr. K. J. Danderfer, Barrister, on behalf of the Broadway Pentecostal Tabernacle, who submitted a detailed brief setting out the request that the property be sold to the church for $100,000. In the Board of Administration report of December 1, 1972, the combined value of the entire site is set at $118,000, based on past policy of the City to sell lands for senior citizens' developments at the assessed value, based on sub-divided lots as determined for general purposes under Section 342 (1) of the Vancouver Charter, and the sale of City-owned lands, for church purposes, at market value.

MOVED by Alderman Wilson,
THAT this property be sold to the Broadway Pentecostal Tabernacle for the amount of $118,000, subject to the various terms and conditions set out in the Board of Administration report (Property Matters), dated December 1, 1972.

FURTHER, that the request of the architect for an extension of 120 days, by which the church must file its detailed scheme of development, be approved.

- CARRIED.

5. Grant: Vancouver
Helpful Neighbour Society

The Board of Administration, in its report on Property Matters of November 17, 1972, advised of the situation in renting City premises at 1557 Parker Street, to Vancouver Helpful Neighbour Society. It was pointed out the Society had agreed to rent the premises at $50 per month, commencing September 15, 1972; however, no further rent has been paid since that date.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (continued)

Grant: Vancouver Helpful
Neighbour Society (continued)

A representative of the Society appeared, explaining their circumstances in not being able to pay further rent on this City property.

MOVED by Alderman Rankin,
THAT a grant equal to the rental on this property be made to the Vancouver Helpful Neighbour Society, for a period of six months.

- CARRIED BY THE REQUIRED MAJORITY.

6. Development Permit Application No. 60590:
1355 Harwood Street

The Council further considered Board of Administration report (Building and Planning Matters), dated November 24, 1972, setting out details with respect to Development Permit Applications #60559 (1339 Burnaby Street) and #60590 (1355 Harwood Street), which are at variance with the proposed new West End zoning.

Representations were received from a representative of Zajac Development Corporation Ltd., asking that Development Permit Application #60590 be approved.

MOVED by Alderman Bird,
THAT Clause 2 of the Board of Administration report (Building and Planning Matters), dated November 24, 1972, in respect of these two applications, be approved; i.e., that the Development Permit Applications be withheld on the basis set out in the report.

- CARRIED.

7. Grant: Kensington
Community Centre

A representative of the Kensington Community Association appeared, advising that the Local Initiative Program grant expired November 30, 1972, and therefore the Kensington Community Centre must close unless funds are made available.

Commissioner Boyce, for the Park Board, appeared in support of the request for a City grant, until a further L.I.P. application has been dealt with in this regard. Commissioner Boyce advised that $2,000 a month for the months of December, 1972, and January, February and March, 1973, is required to take care of salaries only. After that time, the Park Board proposes to apply, in its supplementary estimates, to continue this community centre program on the regular community centre basis.

(continued)

DELEGATIONS AND UNFINISHED BUSINESS (continued)

Grant: Kensington Community Centre (continued)

MOVED by Alderman Rankin,

THAT a grant of $8,000, to allow the continuation of this Centre to March 31, 1973, be approved, subject to submission to the City of expenditure vouchers, and discontinuance on receipt of an L.I.P. grant during this period except that in the event of duplicate payments in any one month insofar as L.I.P. and City grants are concerned, the City's duplicated portion be retained for equipment for the Centre.

- CARRIED BY THE REQUIRED MAJORITY.

During consideration of the foregoing matters, a short recess was observed.

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8. Administrative Changes - Dept. of Permits and Licenses and Department of Planning and Civic Development

MOVED by Alderman Phillips,

THAT, pursuant to the request of the Union concerned, further consideration of the Board of Administration report, dated November 23, 1972, re Administrative Changes - Department of Permits and Licenses and Department of Planning and Civic Development, be deferred to the next meeting of Council.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

2. Community Development Services (Champlain Heights)

As requested by the Fraserview Killarney Area Council, it was agreed to defer consideration of this matter, pending hearing of a delegation.

3. Bus Service to Vanier Park Ar a

A communication from the Vancouver Historical Society was noted, asking for support to its petition to the B.C. Hydro and Power Authority for bus or trolley service to the Museums, Planetarium and Archives in Vanier Park, to assist elderly visitors to these establishments.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Bus Service to
Vanier Park Area
(continued)

MOVED by Alderman Phillips,
THAT the request of the Vancouver Historical Society be supported, and B. C. Hydro and Power Authority be so advised.

- CARRIED.

4. Capital Expenditure
re Barns in Racetrack Area

A request was received from the Pacific National Exhibition, for approval of capital expenditure in the amount of $300,000, in connection with barn replacement and a renovation program in the racetrack area, pursuant to requirements of the City's Building, Fire and Health Departments.

MOVED by Alderman Adams,
THAT this capital expenditure of $300,000 be approved.

- CARRIED.

A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Adams	Alderman Rankin
Alderman Broome	Alderman Hardwick
Alderman Linnell	Alderman Phillips
Alderman Sweeney	
Alderman Wilson	
Alderman Bird	
His Worship the Mayor	

(The motion of Alderman Adams was.....CARRIED.)

(His Worship the Mayor agreed to obtain a detailed financial statement in respect of this capital expenditure, for Council's information.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, December 1, 1972

WORKS AND UTILITY MATTERS

MOVED by Ald. Broome,
THAT, in respect of this report of the Board of Administration (Works and Utility Matters), Clauses 1, 2 and 3 be adopted and Clause 4 received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT, cont'd.

SOCIAL SERVICE AND HEALTH MATTERS

Request for Health Department Participation in a Trial of a New Vaccine (Clause 2)

MOVED by Ald. Sweeney,
THAT this clause of the Board of Administration report (Social Service and Health matters), be approved, subject to adequate liability insurance protection for the City, satisfactory to the Corporation Counsel, on the understanding any insurance costs would not be a charge to the City of Vancouver.

- CARRIED

Balance of Social Service and Health Matters

MOVED by Ald. Broome,
THAT Clauses 1 and 3 of this report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Strathcona Rehabilitation Project:
MacLean Park Public Housing Project

MOVED by Ald. Rankin,
THAT the recommendations of the Director of Planning and Civic Development in this report of the Board of Administration (Building and Planning matters), be approved, subject to the B.C. Housing Management Commission assuming responsibility for supervision of the construction of the project and its subsequent maintenance.

- CARRIED

FIRE AND TRAFFIC MATTERS

Request to Use Sound Truck (Clause 2)

After considering this clause in respect of request to use a sound truck, it was,

MOVED by Ald. Sweeney,
THAT approval be given to the Jewish Youth Council for permission to use a sound truck on December 6th, on Oak Street, 27th Avenue to 41st Avenue, commencing 7:00 p.m., to be used to accompany the organization's Torchlight Parade.

- CARRIED

Tender: Fire Trucks (Clause 1)

MOVED by Ald. Sweeney,
THAT this clause of the report of the Board of Administration (Fire and Traffic matters), be adopted.

- CARRIED

FINANCE MATTERS

Stage Lighting Control Equipment:
Relocation of Lighting Console,
Queen Elizabeth Theatre

MOVED by Ald. Broome,
THAT this report of the Board of Administration (Finance matters) be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. PROPERTY MATTERS
December 1, 1972 (cont'd)

MOVED by Ald. Adams,
THAT Clause 1 of this report of the Board of Administration (Property matters), be received for information and Clause 3 be adopted.

- CARRIED

(For action on Clause 2 of this report see page 6)

C. Inspection Services:
Health Department

The Board of Administration, under date of December 1, 1972, submitted the following report:

'YOUR BOARD has received the attached report dated November 17th, 1972, from the Administrative Analyst.

The recommendations included in the report are:

(a) Establish a master file of "Inspection Record" cards to be filed clerically by address within each district. Each Inspection Record card will be marked with the date of each inspection. No other information will be recorded on these cards.

(b) The existing log cards to be removed from the Inspectors' desk and incorporated into the "Health" file which is to be filed in the central filing registry of the Department of Permits and Licenses.

(c) The Inspectors to complete an "Inspector's Report" (see specimen attached) for each inspection made.

(d) The Inspectors to obtain the signature of the owner or his agent on each report (one copy of the report to remain with the owner/agent).

(e) The statistical information section at the bottom of the "Inspectors' Report" form to be completed and dispatched to Data Processing for compilation of monthly and annual statistics by districts and in total.

(f) The Inspector's Report form to be filed in the Health Section of the master file in the central registry.

(g) When space becomes available, the Public Health Inspector III (Quarantine Officer) to be relocated on the Second Floor, East Wing, and not on the Main Floor, East Wing, as at present.

(h) Each Inspector to be issued with a personal paging device.

(i) "Reporting in" times be reviewed by the Director of Permits and Licenses, the Medical Health Officer, the Fire Chief and the Administrative Analyst, and a new schedule instituted.

(j) Additional positions of Clerk I be established (1 permanent, 2 temporary) in the Department of Permits and Licenses for filing and other related duties in accordance with the report of the Director of Personnel Services, effective when filled.

(k) The Director of Personnel Services and the Medical Health Officer revise the existing Public Health Inspector classifications.

(l) The noise level in Inspectors' open area to be examined by the Assistant Director - Maintenance and Construction, and changes made to alleviate this condition.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Inspection Services:
Health Department (cont'd)

(m) Changes in hours of work for the Public Health Inspectors be negotiated by the Director of Personnel Services with the M.R.E.U. as a matter of priority and a report made to City Council recommending the manner by which such arrangement can become operative.

(n) Four additional positions of Public Health Inspectors-I be established, effective when filled.

(o) A further review to be made in 1973 and a report be submitted to Council recommending the level of service to be provided by the Division, the organization of the Division and the numbers and classifications of Public Health Inspectors required for such service.

(p) Approval be given for expenditure of the necessary funds prior to establishment of the 1973 budget.

(q) The Director of Finance review the level of charges the City should be making.

Your Board noted that the estimated costs (at 1973 salary rates) are:

Non-Recurring	$ 8,310
Annual	$71,305

Details are at Section 11 of the report.

The purpose of the recommended changes is to make substantially more time available for inspectional duties. Present office travel time averages 220 minutes per day per man (see Section 2 of the report). Twenty-four (24) minutes per day change from office or travel time to inspection time gives time for one more inspection per man or 21 additional inspections per day.

Other advantages are noted at Section 6 of the report and these include:
- the owner being notified in writing at the time of inspection
- elimination of letter writing
- copies of reports of inspections being on file
- better compilation of statistics
- improved supervisory control

YOUR BOARD RECOMMENDS that the recommendations of the Administrative Analyst be adopted effective January 1st, 1973."

NOTE: This report has been discussed with the Business Manager of the Municipal and Regional Employees Union, and he concurs herein and has agreed to waive the requirement of Clause 10.7 of the Union agreement.

(attachments to the foregoing report on file in City Clerk's Office)

MOVED by Ald. Hardwick,
THAT the recommendations in the foregoing report be adopted.

- CARRIED

MOVED by Ald. Broome in Amendment,
THAT the following words be added to the motion of Alderman Hardwick:
'except recommendation (n) which be reported on in three months time'.

- LOST

The motion of Alderman Hardwick was put and carried.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Hostels for Single Persons:
Pacific Hostel, and Bridge "Y"
(formerly Continental Hotel)

The Board of Administration, under date of November 29, 1972, submitted a detailed report in respect of the Pacific Hostel and Bridge "Y" (formerly Continental Hotel) in regard to hostel accommodation for single persons, from which the following recommendations are extracted:

RECOMMENDATIONS

1. In view of the fact that the lease on Pacific Hostel expires on November 30, 1972, that the Property & Insurance Division be authorized to enter into a lease agreement with the owners of Pacific Hostel for a period of six months (from December 1, 1972 to May 31, 1973) at the current monthly rental of $5,236.97, as outlined in the attached letter from the Supervisor of Property & Insurance. (Appendix "B")

2. That this report be referred by Council to the Standing Committee on Health and Welfare for consideration of Proposals I & II.

NOTE: The Director of Welfare & Rehabilitation has received verbal concurrence from senior officials of the Department of Rehabilitation & Social Improvement that the Provincial Government will continue meeting the costs of operation of Pacific Hostel on the same basis as is currently in force. "

The Board of Administration recommends adoption.

MOVED by Ald. Wilson,
THAT the foregoing recommendations be approved.

- CARRIED

E. West End Rezoning

The Board of Administration, under date of December 1, 1972, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Upon the instruction of City Council, the Director of Planning on October 31, 1972 submitted a rezoning application for the West End local area which is in accordance with the intent of the West End Policy Guidelines.

The Technical Planning Board, in considering specific rezoning proposals by the Director of Planning and Civic Development indicated proposed commercial rezoning should be extended to beyond the area of the October 31 application, to include the south side of Georgia Street in the 1600 to 1900 blocks and the Alberni Street frontage in the 1600 and 1700 block This additional rezoning application has since been submitted November 24, 1972.

The Technical Planning Board also endorsed a further change to the October 31 application by recommending that a maximum floor space ratio of 2.4 should apply to the parts of the West End now zoned RM-4, rather than maximum of 2.9 for the areas west of Denman Street and south of Davie Street and 2.4 for the remaining area as recommended in the 'Policy Guidelines.'

As set out in attached report dated November 23, 1972 the Technical Planning Board has recommended that:

1. Council approve the November 24, 1972 submission of the rezoning application to extend the commercial rezoning of the West End to include the frontage of the south side of Georgia Street in the 1600 to 1900 blocks and the frontage of Alberni Street in the 1600 and 1700 block.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Rezoning (cont'd)

2. The text of Zoning and Development By-law #3575 be amended in accordance with the attached draft schedules to include:

   (a) an RM-4A Multiple Dwelling District Schedule (with a maximum floor space ratio of 2.4)
   (b) a C-2A Commercial District Schedule (with a maximum floor space ratio of 3.0)

3. The Zoning and Development By-law be amended to rezone:

   (a) approximately 305 acres from RM-4 Multiple Dwelling District to RM-4A Multiple Dwelling District, such lands being as shown on the attached map;
   (b) approximately 50 acres from C-3 Commercial District (Medium Density) to C-2A Commercial District (suburban), such lands being as shown on the attached map;
   (c) approximately 23 acres from RM-4 Multiple Dwelling District to RS-1, One-Family Dwelling District, such lands being as shown on the attached map.

These recommendations were adopted by the Vancouver City Planning Commission November 24, 1972.

ANALYSIS

(a) These basic zoning recommendations are a first step towards implementing the West End Policy Guidelines. The Director of Planning will shortly be submitting comprehensive rezoning recommendations for the Downtown peninsula along with a finalized Concept Plan (of which the West End Policy Guidelines form a part).

The attached draft zoning schedules primarily embody simple reductions in density in order to avoid development incompatible with the West End Policy Guidelines in the interim period.

As it is anticipated that there will be major development permit applications submitted within the next few months, it is important that new zoning be instituted in order to avoid further high density development contrary to the spirit of the West End Policy Guidelines.

(b) Public Hearing Date - Development Permit Application #60559, submitted November 6th, 1972, is the first of two development permit applications since the rezoning application was submitted. They have been reported to Council separately with a recommendation that they be withheld under the 30 + 60 day provision of Section 570 of the Vancouver Charter. In order to withhold these and further development permit applications which are considered to be contrary to the West End Policy Guidelines, it will be necessary for Council to adopt new zoning by-laws by February 4, 1973. Landowners are otherwise entitled to compensation for damages arising from the withholding of such development permits.

Two alternative public hearing dates being considered at the present time are December 20, 1972 or the second or third week of January 1973.

In view of the civic election slated for December 13, 1972, it is important to note that new zoning by-laws may only be adopted by a quorum of Council members, who have attended the public hearing dealing with the proposed by-laws.

A public hearing held December 20, 1972 would allow the outgoing Council only a few working days during the Christmas season to finalize and adopt the new by-laws. The new Council, however, would have several weeks to do so if the public hearing was held early in January.

The approach of Christmas would similarly limit the public's ability to attend on December 20, 1972.

With these constraints in mind a public hearing in the second week of January 1973 is favoured.

cont'd.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

West End Rezoning (cont'd)

RECOMMENDATION

As recommended by the Technical Planning Board (Recommendation #1 above), the Director of Planning and Civic Development recommends that Council approve the November 24, 1972 submission of the rezoning application to extend the commercial rezoning of the West End to include the frontage of the south side of Georgia Street in the 1600 to 1900 blocks and the frontage of Alberni Street in the 1600 and 1700 block. "

Your Board submits the foregoing report for the INFORMATION of Council and RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed. '

(Attachments to the foregoing report are on file in the City Clerk's Office)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration in the foregoing report be approved and the Public Hearing concerned be held in the second week of January, 1973.

- CARRIED

F. Tree Planting:
Downtown Area

The Board of Administration, under date of November 27, 1972, submitted the following report:

' INTRODUCTION

Council, on 4th July, 1972 approved a recommendation of the Standing Committee on General Purposes that:

"The Chairman be authorized to appoint a small Committee of officials and Members of Council to bring in recommendations relative to a financial formula in accordance with the policy defined".

The Committee was struck, comprised of the Chairman Alderman Broome, Alderman Sweeney, the Corporation Counsel, Deputy City Engineer and the Deputy Superintendent of Parks. It has met, reviewed various approaches for tree planting and instructed the City Engineer, Director of Finance and the Superintendent of Parks and Public Recreation to bring forward a report in accordance with the general decisions of the sub-committee.

The City Engineer, Director of Finance and Superintendent of Parks and Public Recreation report as follows:

"The general desire of the small committee is that a program be initiated which would approximate that proposed by the Downtown Business Association. There was general agreement that the program should include installation of filler walks (where they are still required) to be installed and financed under local improvement (initiative) basis and that the tree planting program would be paid for by the City, as the proposed property owners' share of 2/3 of the cost was too small to warrant the delay and the detailed work necessary for local improvement and collection procedures. The tree planting cost would, under these circumstances, be provided for in the City's Supplementary Capital Budget in three annual instalments.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:
Downtown Area (cont'd)

The original proposal of the D.B.A. was for planting something in the order of 1,000 trees on the streets coloured black on the attached plan. We have delimited the downtown area and expanded it somewhat to include certain high volume streets, while still retaining overall costs approximately within the original level. An examination was made of extending the program further into the West End and it became obvious immediately that adding even the major streets only would double the program. Since the West End is subject to implementation of the West End guidelines, we consider it should be dealt with separately. Similarly, we have not included the Gastown area as this is being treated as a separate beautification and includes provision of trees in specific projects. Since the program involves local improvements, it will be administered by the Engineering Department. Tree planting and maintenance will be carried out by the Parks Board. Initially, the Engineering Department proposes to deal with this new program with existing staff. This matter will be reviewed in the future should this prove impractical.

Proposed Program

The streets recommended for inclusion in the proposed three year program are shown outlined in green on the attached plan. These are major streets in the downtown area or adjacent to it and all carry heavy pedestrian traffic.

Some of these streets such as Burrard and Georgia have already been planted with trees but require other work such as the installation of filler walks and bricks in the tree plots and so are included in the program.

Most of the streets selected are suitable for in-ground planting but there are some exceptions and on these it will be necessary to install planters. An example would be the streets around the Hudson Bay Company store and the T. Eaton Co. store on Hastings Street where the canopies prevent the planting of large trees. Another example would be Howe Street between Robson and Georgia where the underground parking garage extends out under the street. There are other locations not yet defined where underground utilities or areaways will prevent ground planting of trees and planters will be necessary at these locations.

Some existing planter boxes will be replaced by ground planted trees and these will be moved to locations where ground planting is impractical.

It is anticipated that the spacing of trees can be arranged so that smaller canopies and areaways will not seriously hinder the tree planting.

The program will consist of the following:

(a) Planting trees and filling in the tree plots with red brick on the streets included in this program.

(b) Installing bricks around the existing tree plots on Georgia Street and Burrard Street.

(c) Install concrete filler walks where required in the narrow strips behind the curbs on the streets included in the program.

(d) Move planter boxes replaced by ground planted trees to locations where ground planting is impractical.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:
Downtown Area (cont'd)

Number of trees and Costs

Approximately 1,200 trees can be planted and bricks installed on these streets at an estimated cost of $120,000. In addition this tree planting program will permit the relocation of approximately 120 concrete planter boxes at an estimated cost of $1,800.

Installation of Bricks in Existing Tree Plots

There are 190 trees in 4'x4' and 3'x4' plots, mainly on Georgia and Burrard Streets . The estimated cost to place bricks embedded in fine crushed gravel in these plots is $7,500.

Filler Walks

Some of the streets in the proposed program will require the installation of concrete filler walks between the sidewalk and the curb.

It is proposed that Local Improvements for needed filler walks be advanced on the initiative and it is recommended that Council where necessary, proceed on Special Grounds. It is also recommended that the installation of filler walks be a prerequisite of tree planting.

The total area of these filler strips is approximately 35,000 square feet and the cost estimated at $30,000 to be borne by the property owners.

1973 Program

The 1973 program should include:

(a) the planting of about 400 trees or one third of the total at a cost of $40,000. This should be scheduled for the Winter of 1972-73 and Spring of 1973 and should be on the most heavily used streets where no filler walk is required.

(b) Local Improvement procedure for required filler walks be advanced in the Spring, for about one-third of the total required or approximately $10,000 each year.

(c) The installation of the required filler walks to be undertaken in the Fall.

(d) The installation of the bricks in existing tree plots on Georgia and Burrard to be undertaken coincidentally with the installation of filler walks, at an estimated cost of $7,500.

(e) relocating existing planter boxes as required at an estimated cost of $600.00, about one-third of the total required for the three year program.

Source of Funds

It is recommended that funds estimated at $40,000 for tree planting to be carried out prior to approval of the 1973 Supplemental Budget be provided from the unallocated funds in the 1972 Supplemental Capital Budget.

Your Board submits the matter to the Council for CONSIDERATION.'

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Tree Planting:
Downtown Area (cont'd)

MOVED by Ald. Broome,
THAT the 1973 Program set out in the foregoing report be approved, as well as the recommendation dealing with source of funds.

- CARRIED

G. Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy

The Board of Administration, under date of December 4, 1972, submitted the following report:

'The Supervisor of Property and Insurance reports as follows:

"The City's Three Year Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy expires on January 1st, 1973. This policy insures against theft and destruction of money, securities and mercantile stock at specific locations and also includes a blanket fidelity bond covering each City employee in the amount of $100,000.00.

The present broker is Macaulay, Nicolls, Maitland & Co.Ltd., who have underwritten the present three year policy through The General Accident Assurance Company of Canada. The present three year premium was $15,000.00 when tendered in 1969 and after allowing for additions and deletions to the coverage, is now $15,886.00.

In accordance with Council's instructions and on the basis of existing coverage, tenders for the renewal of this insurance for a three year period were called for and opened at a meeting of the Board of Administration, November 27th, 1972. One tender only was received from the holding broker, Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of The General Accident Assurance Company of Canada for a three year premium in the amount of $22,500.00.

RECOMMENDED that the tender in the amount of $22,500.00 submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of The General Accident Assurance Company of Canada be accepted and the firm of Macaulay, Nicolls, Maitland & Co. Ltd. be appointed to act as the City's broker for the term of the policy."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.'

MOVED by Ald. Bird,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. False Creek:
Redevelopment

The Special Committee re False Creek submitted the following report under date of December 4, 1972:

"In accordance with the instructions to this Committee from Council, your Committee has held meetings and reviewed information and issued instructions in areas where it has powers to act.

At the present state of the study, Council's action is required on two specific items.

Council has been made aware of the study sponsored by the Minister of State for Urban Affairs through Thompson, Berwick, Pratt and Partners which resulted in the report 'Redevelopment Strategies for Granville Island'. The Committee has reviewed the recommendations in this report and requests that Council formally support the Committee's position in connection with this Sub-Area. The Committee is of the opinion that to further the overall redevelopment of the False Creek Basin and more particularly the area west of Connaught Bridge with particular reference to the lands on the south shore immediately adjacent to the Island, the National Harbours Board be requested that leases presently in existence on Granville Island not be renewed for long terms. The Committee requests that Council ask the National Harbours Board to take the same attitude on leases on Granville Island, within the realities of the situation, that the City has taken with the leases on its lands between Ash and Hemlock, north of Sixth Avenue. Extension on a long term of any lease on the Island would seriously inhibit if not defer the proposals.

Council instructed the Committee to investigate and recommend on proposals and the Committee, to further this instruction, requested the City Engineer to investigate the costs and benefits of a soils investigation and an hydraulic study in Sub-Areas 6 and 10 and Granville Island. Specifics of the study are shown in the Terms of Reference as follows:

1. Conduct soils studies in Sub-Areas 6 and 10 to provide:

   (a) Sufficient information so the planners and designers can plan the area in considerable detail;

   (b) Provide sufficient information to facilitate proposals by developers.

2. An hydraulic study to provide information for Sub-Area 9 as required in the Granville Island Study as follows:

   (a) Treatment of shoreline face;

   (b) Analysis of how to handle water bodies between Granville Island and the south shore of False Creek.

Your Committee feel that this information will increase the interest in the lands and provide information to developers to allow them to respond when the land is offered for redevelopment much quicker. The hydraulic study will assist in establishing shorelines and shoreline treatments on and near Granville Island.

The City Engineer at the request of your Committee reported 'there are three (3) firms qualified to perform the work and I recommend that the firm of Golder, Brawner and Associates Limited as competent to perform the work and able to complete the work in a reasonable time'.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

False Creek:
Redevelopment (cont'd)

For the above reasons, your Committee

RECOMMENDS

(a) That a letter be written to the National Harbours Board requesting their assurance that no existing leases on Granville Island will be extended in time;

(b) That a contract be awarded to the firm of Golder, Brawner and Associates Limited to conduct a soils study in Sub-Areas 6 and 10 and to conduct an hydraulic study for Sub-Area 9, the total cost not to exceed $71,600.00 without the further authorization of Council and that the costs be charged against the False Creek Development Appropriation of the Supplementary Capital Budget.

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re False Creek be approved.

- CARRIED

I. N/E corner of Nanaimo and Pender Streets: Development

The Board of Administration, under date of December 1, 1972, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"Following an application by a Mr Handja on behalf of Mr. Funaro to rezone the above lands from an RS-1 One Family Dwelling District to a C-2 Commercial District, this application was considered by Council at a Public Hearing on August 3, 1972. The Technical Planning Board and Vancouver City Planning Commission recommended that the application be not approved. A copy of the report is attached as Appendix A.

At this time, the development indicated was two storey and cellar, with the main floor being developed with a post office of approximately 7,000 sq. ft., a small bank and a small retail store, with the second floor containing offices. At the said Public Hearing, Council resolved:

'The foregoing application be approved subject to a further report from the Director of Planning and Civic Development on any development conditions applicable."

Since the Public Hearing, numerous revised schemes of development have been submitted through Messrs. Funaro and Handja, none of which could meet the required off-street parking, off-street loading and suitable vehicular ingress and egress to the site. On October 26, 1972, Mr. Handja informed the Zoning Planner by letter:

'I would like to inform you that as of October 26, 1972, I am no longer connected in any way with the above mentioned project.

A letter of my withdrawl (sic) to this effect has been given to the Owner informing him of the same.'

Subsequent meetings were then held between the Zoning Planner, Mr. Funaro and Mr. Peter J. Holdstock, Architect. The latest submission was received on November 9, 1972, which indicates a three storey and cellar structure, the main floor being office or retail and the two upper floors as offices.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N/E corner of Nanaimo and Pender Streets: Development (cont'd)

The plan of development indicates a 24 foot setback from Pender Street and a 4 foot setback from the easterly property line; the building being rectangular, having 60 feet in depth and 181.5 feet in length, with two means of pedestrian access to the building from Pender Street and a provision of some 60 off-street parking spaces and 2 off-street loading and unloading spaces. Thirty-nine of the off-street parking spaces are in the cellar, with ingress and egress by means of a ramp from Nanaimo Street, some 20 feet south of the east-west lane, the remainder having ingress and egress directly along the east-west City lane, over the full length of the site.

On the plan submitted by Architect Holdstock, it indicates a site area of 22,631 square feet and a building area of 31,749 square feet, giving a floor space ratio of 1.18. In a telephone conversation between the Zoning Planner and the Architect, it would appear the total floor area of the building is approximately 33,000 square feet, excluding the underground parking, in lieu of the 31,749 square feet quoted.

As in the other schemes, consultation and advice was received on numerous occasions from the Assistant City Engineer, Traffic and Transportation, and in this particular case, Mr. Boyes, the Assistant City Engineer, has advised:

> 'We are concerned about the at-grade parking arrangement in the lane, and point out that if a truck is legally stopped on the north side of the lane, then cars cannot manoeuvre into these stalls. Furthermore, cars manoeuvring into the stalls close to Nanaimo Street can cause temporary lane blockages which could result in backup onto Nanaimo Street (similar to lack of sufficient queuing space at a parking garage entrance). These difficulties are a matter of degree, and would be less significant if these spaces were to be used by low-turnover contract parking. In any case, there should not be parking stalls with direct access from the lane within 20 or 30 feet of Nanaimo Street.
>
> The underground parking layout is satisfactory, but to ensure adequate two-way operation of the ramp, the opening into the garage at the bottom of the ramp should be 20 feet wide.
>
> The loading bays are not wide enough to accommodate 8' x 26' trucks manoeuvring from the 20 ft. lane, and we have no information to indicate the relationship between the loading bays and the area they serve.'

The Director of Planning and Civic Development, in submitting to Council conditions of development that would ensure a better form of development on this particular site, wishes it clearly understood that the use, being outright, i.e. retail and offices, the by-law states that if the development conforms with the provisions of the Zoning and Development By-law, the Director of Planning shall issue the development permit. The only district schedule in the by-law whereby conditions on the form of development can be applied is CD-1 Comprehensive Development District. This, however, would require a fresh Public Hearing. Furthermore, if the subject lots are zoned C-2 Commercial District, without prior consolidation of the site into one parcel, this would permit outright uses to be developed on six individual 30 foot and 33 foot lots; still leaving the 10 foot north-south City lane, with no setbacks.

For Council's consideration are these suggested conditions of development, should Council wish to proceed with the application and enact the amending by-law:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

N/E corner of Nanaimo and Pender Streets: Development (cont'd)

1. The building to be first redesigned to the satisfaction of the Technical Planning Board after advice from the Design Panel and advice from the Assistant City Engineer, Traffic and Transportation, providing adequate off-street parking and off-street loading, with ingress and egress from the east-west City lane and Nanaimo Street, and having regard to the adjacent commercial property to the north, fronting Hastings Street.

2. The continuous 24 foot landscaped setback to be provided and maintained along East Pender Street, with no vehicular ingress and egress to the site from East Pender Street.

3. Signs to be restricted to facia signs only, same to be non-flashing with no signs or advertisements to be located on the 24 foot landscaped setback.

4. A 4 foot landscaped setback to be maintained between the east wall of the building and the easterly side property line.

5. Acquisition to the approval of Council of the 10 foot north-south City lane and the consolidation of Lots 7-12 inclusive, Block 55, THSL, and the closed and stopped-up portion of the City lane, to be consolidated into one parcel and so registered in the Land Registry Office.

It must also be pointed out that it would be advantageous that these conditions and undertakings should first be met before Council enact the by-law; however, the owner could not possibly meet these conditions prior to Council's meeting this year on December 19, 1972."

Your Board submits the matter to Council for its CONSIDERATION."

(attachments to the above report are on file in City Clerk's Office)

In connection with this matter a letter was received from the Architect, dated December 5, 1972, advising he and his principals will conform to all of the five conditions set out in the report.

MOVED by Ald. Hardwick,
THAT the conditions of development proposed in the foregoing report be approved, it being understood the By-law will be submitted at not later than the last meeting of this Council and that there will be an undertaking in the meantime from the developer that he will abide by the conditions set out.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4451 BEING THE BUSINESS TAX BY-LAW (Court of Revision)

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 4451, being the Business Tax By-law and the By-law be read a first time.

- CARRIED

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Adams,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY-LAW No. 2193, BEING THE FIRE BY-LAW (to provide adequate means of egress and floor separation in certain types of buildings)

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT leave be given to amend By-law No. 2193, being the Fire By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the By-law be read a second time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 2193, being the Fire By-law (cont'd)

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S 16th Avenue betw. MacDonald and Stephens; N/S East 41st Avenue betw. Nanaimo and Clarendon)

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being the Zoning and Development By-law (cont'd)

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(Aldermen Wilson and Rankin refrained from voting, having been absent from the August 3, 1972 Public Hearing)

4. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Sector, area south of 49th Avenue and East of Tyne Street - Sites 19 and 20)

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received two readings at the Council meeting of November 28, 1972, and the third reading this day)

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (St. Vincent's Hospital)

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(His Worship the Mayor, and Aldermen Calder, Hardwick and Phillips refrained from voting not having been present at the Public Hearing)

MOTIONS

1. Apartment Conversions to Condominiums
Strata Title Act

At the last meeting of the Council a motion was submitted by Alderman Rankin, seconded this day by Alderman Hardwick, in the matter of apartment conversions to condominiums - Strata Title Act.

After consideration it was agreed the motion be changed to read as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT WHEREAS many apartments are being converted to condominiums under the Strata Title Act;

AND WHEREAS no management contracts are in existence or certain terms of repayment set out;

AND WHEREAS this type of change of use has many impacts on neighbourhoods which should be looked into;

BE IT RESOLVED THAT City Council instruct the City Solicitor and Planning Department to see whether powers exist or are required under the zoning by-laws to make it mandatory for a public hearing to be held before such change of use can take place.

(referred)

Considerable discussion ensued on this matter, particularly on various provisions that might be made to apply under such circumstances, including a lengthened period of notice to protect tenants affected.

MOVED by Ald. Broome,
SECONDED by Ald. Linnell,
THAT the proposed motion be referred to the Board of Administration for study and report back, particularly on the aspect of control in respect of conversion to condominium housing.

- CARRIED

The Council adjourned at approximately 5:15 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 5, 1972, adopted on December 19, 1972.

MAYOR

CITY CLERK

December 1, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. SEWER INSTALLATION - STRATHCONA REHABILITATION PROJECT

The City Engineer reports as follows:

"Tenders for the sewer work in the easterly part of the Strathcona Rehabilitation area were opened by the Board of Administration on Tuesday, November 14, 1972. Only one bid was received which was from the City Engineer.

The Agreement for the Strathcona Rehabilitation Project provides for the cost for engineering works to be shared,(50% Federal, 25% Provincial and 25% Municipal) up to a total of $2 million.

On September 26, 1972, Council approved construction of the sewers in the westerly part of Strathcona at an estimated cost of $537,600. It was also noted in the report adopted by Council, that the total cost of sewer construction throughout the area may exceed the original allocation, and up to $350,000 of the sewer costs may be non-shareable. Funds to cover the non-shareable portion can be made available within the approved 1972-1976 Sewer Capital Program. The estimated costs of the works in the easterly part of Strathcona are:

Engineer's Contract Bid	$614,982
Engineering Inspection & General Expenses @ 14%	86,098
	$701,080

Since insufficient funds were provided in the Capital Budget, account No. 118/7907, Strathcona East Phase II, it is proposed to transfer $350,000 from account 118/2001, 'Local Sewerage of Areas E & F Champlain Heights', this will leave $150,000 in Item 118/2001 which is now considered sufficient for any work which may be undertaken in the current year. The amount of shareable sewer expenditures is subject to revision when the Strathcona Rehabilitation Committee has reviewed the allocation and when the costs of all parts of the work are known.

I RECOMMEND that approval be given to carry out the sewer work in the easterly part of Strathcona with City Forces, at an estimated cost of $701,080, and that $350,000 be transferred from account 118/2001, 'Local Sewerage of Areas E & F Champlain Heights' to account 'Strathcona East Phase II', of which $262,500 is set aside to provide for possible non-recovery of the Senior Government Share of the excess costs."

Your Board RECOMMENDS that the foregoing be approved.

2. WIDENING OF RUPERT STREET OVER B.N.I. TRACKS, SOUTH OF BROADWAY

"Rupert Street is to be widened under local improvement from two lanes to six lanes. This will necessitate revisions to the crossing protection at the B.N.I. tracks. It is estimated that these revisions will cost $100,000, payable by the City as this work is not eligible for contributions from the grade crossing fund or the railway.

Funds are available for this work in account 148/7907, Commercial and Industrial Streets - Unallocated.

I RECOMMEND that:

Rupert Street crossing over the B.N.I. tracks, south of Broadway be widened.

Funds for alterations to crossing protection be allocated from account 148/7907.

Corporation Counsel be instructed to apply to the Board of Transport Commissioners for an order to do this work."

Your Board RECOMMENDS that the foregoing be approved.

3. STRATHCONA REHABILITATION AREA - MUNICIPAL WORKS

The City Engineer reports as follows:

"On June 15, 1971, Council approved a recommendation of the Standing Committee on Planning and Development that the underground works in the Strathcona Rehabilitation Area be installed to an RM-3 standard and requested that the City Engineer report back on proposals for the surface improvements. Expenditure of $2 million on the Municipal Works Program was anticipated, and cost sharing is limited to this amount at present.

Subsequent detailed estimates of sewer and water-works costs resulted in Council authorization for a total cost of $2,350,000 for this purpose, with $350,000 of sewerage works to be non-shareable if additional cost sharing cannot be negotiated.

Present Estimated Costs

The estimated costs of the program of Municipal Works for the Strathcona Rehabilitation Area are as follows:

1.	Sewerage	$ 1,250,000
2.	Water Works	$ 180,000
3.	Pavements, sidewalks, and curbs	$ 780,000
4.	Boulevards and boulevard trees	$ 30,000
5.	Street lighting	$ 110,000
	TOTAL	$ 2,350,000

A request for additional cost sharing has been forwarded to the Chairman of the Strathcona Rehabilitation Committee and is under consideration.

Present Conditions

On most blocks of street in the area, some or all of the surface features - pavements, curbs, sidewalks and lighting - require upgrading. For the most part, the north and south blocks have only narrow macadam centre strips and no curbs and the east-west blocks have old post-top lighting and the sidewalk grid is almost complete. In most blocks, there are no front boulevards and no boulevard trees. In general, the lighting levels and the pavement, sidewalk and curb conditions are sub-standard.

Proposed Surface Improvement

The proposed program of surface improvement is as follows:

(a) creation of boulevards of sufficient width for the planting of boulevard trees where practical;

(b) removal of the wood blocks and street-car tracks on a presently paved street;

(c) renewal of curbs and repaving;

(d) construction of new curbed pavements on the presently unpaved streets;

(e) installation of sidewalks where none now exist and renewal of existing sidewalks, where necessary;

(f) installation of new post-top street lighting on all blocks.

....Cont'd

Clause 3 Cont'd

The creation of such boulevards and the planting of boulevard trees is a key element in the rehabilitation of the Strathcona area. The existing pavements on the east-west streets are unusually wide and must be narrowed to provide space for boulevards and trees. It is proposed that the new pavements be 32 feet wide between curbs which will provide front boulevards wide enough for the planting of trees. After an extensive review of other possible street widths, the Strathcona Rehabilitation Committee expressed their approval of this proposal.

Timing of Work

The waterworks program is essentially complete and it is anticipated that sewerage will be completed very early in 1973. Surface improvements will follow as sections of the underground are completed. The full program should be completed late in 1973, so long as there are no further delays in the selection of street widths and design.

Local Improvements

Of the proposed works, Local Improvement procedures will apply to street lighting, sidewalks where none now exist and pavements and curbs (since the properties are to be zoned Residential, they will pay for only curbs). Council, on July 15, 1971, approved a recommendation that the properties assessable for Local Improvements under the Rehabilitation Program should receive 75% Urban Renewal Incentive Relief. The Strathcona Working Committee, predecessor of the Strathcona Rehabilitation Committee, has recommended that the Local Improvements be advanced on the Initiative and that they be advanced on an 'Area' basis rather than for individual blocks or streets.

Recommendation

I RECOMMEND that:

(a) Council approve the proposals for Municipal Works in the Strathcona Rehabilitation Area as set out above;

(b) the provision of funds for the City's share of the cost of boulevards and boulevard trees be dealt with when the 1973 Supplementary Capital Budget is considered;

(c) the City Engineer be authorized to advance Local Improvements on the Initiative for pavements and curbs, new sidewalks, and street lighting."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

INFORMATION:

4. FEDERAL-PROVINCIAL EMPLOYMENT LOAN PROGRAM, 1971 - SEWER WORKS

The City Engineer reports as follows:

"In closing off the Federal-Provincial Employment Loan Program the Department of Municipal Affairs has made an additional $100,000 available for sewer works at a favourable interest rate. Only $500,000 was made available to the City when funds were originally allocated for this program. Council had approved an application from the City for $1.2 million for Sewers Capital Works.

The City Engineer advises that sewer construction in False Creek Flats will qualify for the additional $100,000 and has, therefore, requested these funds under the previously approved application."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 356

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Wives' and Children's Maintenance Act Survey

The Director of Welfare & Rehabilitation reports as follows:

"On February 18, 1972 Council adopted a resolution which authorized the hiring for six (6) months of two Social Service Assistants I-A, for the purpose of conducting a survey of welfare recipients who might be eligible for support payments under terms of the Provincial Wives' & Children's Maintenance Act. Council subsequently approved, on August 15, 1972, extending the term of employment for the two survey team members until December 31, 1972.

To date, the survey has been conducted in our North and West District Offices, only leaving our East and South District Offices, which comprise mainly family units.

Results obtained by survey in North and West District Offices:-

New Referrals	182
Follow-up Referrals	93
BF'd for possible future action	80
No action possible	76
Closed or adjusted as a direct result of referral to Family Court or Welfare Dept. staff	57

The 57 cases closed or adjusted, as a direct result of the survey, represent a monthly saving of $9,696.00 - or $116,352.00 annually. In addition, effective November 1, 1972, $840.00 per month in assignments will be in effect which were not being received prior to July 25, 1972. These new assignments are a direct result of referrals to Family Court initiated by the Survey Team.

It is obvious at this point in the project that the entire survey cannot be completed by December 31, 1972, as (1) the survey has been inadvertently interrupted on several occasions; including the seven week civic workers' strike; (2) each referral to Family Court requires follow-up. (The follow-up factor was an unknown quantity at the outset and has developed into a major necessary function).

It is therefore requested that the two temporary Social Service Assistants I-A positions be extended for an additional three (3) months - to March 31, 1973.

. . . Cont'd.

Clause No. 1 (Cont'd.)

The survey, to date, has revealed that the major reason for an extensive backlog of cases is the absence of an orderly follow-up process and the lack of a basic understanding of the Family Court function and procedures as related to the Welfare and Rehabilitation Department. Also the survey suggests that in the interests of consistency, expediency, continuity and to obtain maximum support from the spouse it would be desirable to put all Family Court referrals initiated in all of our District Offices through a separate section of the Department having a specific responsibility to process such referrals.

Prior to March 31, 1973 the Director of Welfare & Rehabilitation will be submitting a report to Council regarding the establishment of a separate section for the above purpose, and the staffing requirements.

COSTS

2 Social Service Assistants I-A @ $788. each - for 3 months	$ 4,728.00
Fringe Benefits @ 10%	472.80
Auto Allowance (100 miles/month/each)	60.00
TOTAL COST -	$ 5,260.80
C.A.P. Share (50%)	$ 2,630.40
Provincial Gov't. share (25%)	1,315.20
City Share (25%)	1,315.20

AVAILABILITY OF FUNDS

The Comptroller of Accounts advises that funds for this project will need to be included in the 1973 Departmental Salary Budget.

RECOMMENDED that City Council approve the continuation of employment of two temporary Social Service Assistants I-A in the Financial and Administrative Division to March 31, 1973."

Your Board

RECOMMENDS that the foregoing report of the Director of Welfare and Rehabilitation be adopted.

2. Request for Health Department Participation in a Trial of a New Vaccine

The Medical Health Officer reports as follows:

"The Connaught Medical Research Laboratories, the sole supplier of vaccines in Canada, is developing an improved oral polio vaccine and has asked the Health Department to participate in the testing program required by the Health Protection Branch of the Federal Department of National Health and Welfare. Since the testing cannot be accommodated within our regular programs, it will be necessary to set up a special project to pursue this study.

. . . Cont'd

Clause No. 2 (Cont'd.)

In discussions with Dr. D.R.E. MacLeod, Assistant Director of Connaught, it was proposed that Connaught provide a project staff to carry out the required assessment on the 300 infants to be enrolled in the study. This testing project must be completed before the end of the School year.

The one full-time Public Health Nurse I required must be appointed for the period January 1st to June 30th, 1973. In addition, a part-time Public Health Nurse I will be required for a total of three months, and a Clerk-Typist II will be required part time for a total period of four months.

The total cost of the project submitted to Dr. MacLeod has been assessed as follows:

a.	Personnel:	
	- Public Health Nurse Coordinator (P.H.N.I.) - nine months equivalent	$ 7,300
	- Clerk/Driver (Clerk-Typist II) - four months equivalent	1,900
b.	Fringe Benefits	550
c.	Travel - 5,000 miles @ 12¢/mile	600
d.	Materials and Postage	400
e.	Miscellaneous Expenses	100
	Subtotal	$10,850
f.	Administrative Services @ 10%	1,085
	TOTAL	$11,935

"Following submission of this budget to Connaught, Dr. MacLeod confirmed by letter as follows:

'We accept this budget realizing that it is tentative and may be exceeded by actual expenditures.'

There will be no expense to the City of Vancouver concerning this project.

In view of the importance of this project your Medical Health Officer recommends that the City of Vancouver agree to participate with the Connaught Medical Research Laboratories in this study."

Your Board RECOMMENDS that

(1) The Health Department be authorized to participate in the testing program described above on the understanding that all expenses are fully recoverable from the Connaught Medical Research Laboratories;

(2) Expenditure of funds in the amount of $10,850 be authorized subject to total recovery as arranged with Connaught Medical Research Laboratories;

(3) The Director of Personnel Services be authorized to establish the two temporary positions of Public Health Nurse Coordinator (Public Health Nurse I) and one Clerk-Typist II, i.e. one full time Public Health Nurse I for the period January 1st to June 30th, 1973; one part-time Public Health Nurse I for a total of three months; one Clerk-Typist II, part time, for a total period of four months; the project to terminate by June 30, 1973.

3. Welfare and Rehabilitation Department - Extension of Temporary Staff

The Director of Welfare and Rehabilitation reports as follows:

"On March 7, 1972, City Council approved the hiring of six Social Service Assistants I for a period of three months, and on August 15, 1972, extended these temporary positions to December 31, 1972, to facilitate an "in-service" staff training program.

Our "in-service" staff training program will not be completed by December 31, 1972, and I would request a further extension to March 31, 1973.

ESTIMATE OF COSTS

Salaries (1973 Rates)

6 Social Service Assistants I (temporary 3 mos.) @ $720. per month	$ 12,960.
Fringe Benefits 10%	1,296.
Total Cost:	$ 14,256.

Canada Assistance Plan (50%)	$7,128.
Net Cost to City	$7,128.

The Comptroller of Accounts advises that if City Council approves the requested extension of temporary staff listed above, the required funds will need to be included in the 1973 Departmental Budget.

NOTE: Application will be made for 25% cost sharing by the Province.

RECOMMENDED that authority be granted to retain the six Social Service Assistants I for an additional three months."

Your Board has been informed that the Department of Rehabilitation and Social Improvement, Victoria, has refused to pay 25% of the cost. Accordingly, your Board RECOMMENDS, and the Director of Welfare and Rehabilitation agrees that the temporary staff be phased out at the rate of two per month over the next three months, starting on the 27th of January.

Your Board RECOMMENDS FURTHER that a revised application be submitted to the Provincial Government.

FOR COUNCIL ACTION SEE PAGE(S) 357

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strathcona Rehabilitation Project:
MacLean Park Public Housing Project

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation Committee met on October 25th and considered a request from the MacLean Park Tenants' Association for a grant of $20,000 from the Strathcona Rehabilitation contingency fund for the cost of materials needed in the development of half an acre of land adjacent to the MacLean Park Housing Project. The cost of labour will be provided by a Local Initiative Program grant, if approved.

The land, located on the northeast corner of Union Street and Gore Avenue, is owned by the City but presently leased to the B.C. Housing Management Commission for a period of ten years. BCHMC leased the land on the request of the Tenants' Association and has turned over the development of it to them.

Over the past three months the MacLean Park Tenants' Association has been involved in attempting to pull together various agencies to co-operate in the development of a community mini-park on the site. They have received support from CMHC in the drafting of preliminary plans and estimates of cost. BCHMC has agreed to sponsor the LIP proposal, which will provide the labour from local residents.

Both the land in question and the MacLean Park Housing Project are within the boundaries of the Strathcona Rehabilitation Project. MacLean houses 2,000 people, approximately 1/3 of the total population affected by the Rehabilitation Project. It has the highest density and the highest concentration of senior citizens in the community.

The development proposal as presently planned includes a depressed stage area and band shell, a miniature pitch and putt course, a garden area with grass, trees, benches and a rock pool with bridge, as well as walkways and perimeter fencing.

The Strathcona Rehabilitation Committee feels that this proposal, located at one of the main entrances to the community, will provide much-needed passive recreational space near the western border of the community in an area dominated by four major senior citizens' projects. It will also contribute to the general rehabilitation and beautification of the area.

The federal and provincial representatives on the Strathcona Rehabilitation Committee have agreed to the proposal, and committed their share (75%) of the cost of the materials. From the point of view of the City, therefore, the City would benefit from the construction of the park, for a total City expenditure of $5,000.

Subsequently, discussions were held between the Board of Administration, the City Engineer, the B.C. Housing Management Commission and the Director of Planning and Civic development, when the following points were made:-

(a) Whereas there was presently a lease on the land, in fact, it would be more appropriate for the land to be sold to the Federal-Provincial partnership, who own the MacLean Park Housing Project with a repurchase option for 20 years, in the apparently unlikely event that the City would need the land for highway purposes.

cont'd....

Clause No. 1 continued

In addition, there is a further strip of now surplus highway land to the north which could be included in such a sale, if consummated. Despite the fact that the City bought the land from the Urban Renewal partnership for .84¢ a square foot, as part of Redevelopment Project No.1 , it is suggested that this sale of the Federal-Provincial partnership should be for a nominal dollar.

(b) On the details of the form of development, the City Engineer feels that the band shell is inappropriate and this view was supported by the other parties.

(c) The Board of Administration suggested that instead of the playground construction being carried out with a Local Initiatives Program grant for the labour, with cost of materials being shared as part of the rehabilitation project, the B.C. Housing Management Authority, could more appropriately, finance anything not covered by the Local Initiatives Program grant, and in addition, supervise the construction of the project and accept responsibility for its operation.

The above was discussed by the B.C. Housing Management Authority at its meeting on November 27, 1972, and they resolved not to accept this position.

Comparing the two arrangements, the City would be responsible for 25% of the cost of materials, financing the project out of the Strathcona Rehabilitation Project and for 6.25% of the cost (the City's share of the annual subsidy), if the project were financed as an operating cost by the B.C. Housing Management Authority.

The Director of Planning and Civic Development, as Chairman of the Strathcona Rehabilitation Committee, recommends:-

(a) THAT if the Local Initiatives Program grant is approved for MacLean Park Tenants' Association, the City agree to the inclusion of the cost of materials as part of the cost of the Strathcona Rehabilitation Project from the contingency amount for the Strathcona Project.

(b) THAT the B.C. Housing Management Authority be requested to assume responsibility for supervising the construction of the project and for its subsequent maintenance.

(c) THAT consideration be given to the sale for $1.00, of the land in question and additional surplus highway land, subject to a 20 year repurchase option if the land is required for highway purposes for one dollar.

(d) THAT, if the property is sold to the Federal/Provincial partnership, it should be with the agreement that the development is subject to the same condition as applies in the present lease: i.e., that the form of development is subject to the approval of the City Engineer."

Your Board submits the recommendations of the Director of Planning and Civic Development for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 357

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Tender No. 39-72-3 - Fire Trucks

Tenders for the above were opened by your Board on October 23, 1972 and referred to the Fire Chief, City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender called for prices on two only 1050 Imp.G.P.M. Triple Combination Fire Trucks and one only 100 foot Aerial Ladder Truck.

On August 1, 1972, Council approved the funds for these purchases in advance of the 1973 Budget.

A working tabulation is on file in the office of the Purchasing Agent.

Local content consideration does not play any part in the evaluation of the bids.

Item 1 - 1050 I.G.P.M. Triple Combination Pumper Fire Truck

Three bids were received for this item. Bid No.1 is acceptable. Bid No.1 offered two different makes of truck chassis, a Ford chassis and a White chassis. The Ford chassis meets specifications as it is fitted with an automatic transmission. The White chassis at a savings of $309.00 per truck is not considered to offer the best value because it is not fitted with an automatic transmission.

The Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid (Bid No.1) from Howard Distributors Ltd. for two only 1050 I.G.P.M. Triple Combination Pumper Fire Trucks c/w Ford C900 chassis at a total price of $85,170.00 ($42,585.00 each).

Item 2 - 100 Foot Aerial Ladder Fire Truck

Three bids were received for this item. Bid No.1 from Silverline Fire Equipment Ltd. is acceptable. Bid No.1 offered a choice of two different makes of chassis, a Ford and a White. The White chassis is considered to provide the best unit because of its much shorter turning radius. This Aerial Ladder Truck is over 40 feet long and requires a short turning radius if it is to operate successfully in the West End of Vancouver. Even though the White truck is not fitted with an automatic transmission, the advantage it offers in manoeuverability because of its short turning radius more than offsets the disadvantages of not being equipped with an automatic transmission.

The Fire Chief, City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid, Bid No.1, from Silverline Fire Equipment Ltd. for one only 100 foot Aerial Ladder Fire Truck c/w a White model 6000 chassis at a total cost of $68,657.00.

The 5% Provincial S.S. Tax (and any other specified tariff) is in addition to all prices shown in the report and in the working tabulation."

Your Board RECOMMENDS that the recommendation of the Fire Chief, City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

CONSIDERATION:

2. Request to Use Sound Truck

The City Engineer reports as follows:

"We have received a request from the Jewish Youth Council in a letter dated November 24, 1972, for permission to use a sound truck on December 6, 1972.

If Council gives permission, the sound truck, broadcasting Israeli music, will accompany their annual Torchlight Parade from Oak Street and 27th Avenue to Oak Street and 41st Avenue at 7:00 p.m.

Permission for the parade has been given by both the Police and Fire Departments but the use of a sound truck is a matter of Council policy, and is, therefore, referred for Council's consideration.

In previous years Council has given permission to use the sound truck. No problems appeared to evolve from its use and no complaints with regard to sound volume were received by the Engineering Department."

Your Board submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 357

FINANCE MATTERS

RECOMMENDATIONS

1. Stage Lighting Control Equipment - Re-location of the Lighting Console, The Queen Elizabeth Theatre

The Theatre Manager reports as follows:

"When the Theatre was built the lighting console was placed in the front centre of the lower orchestra and has been a source of irritation ever since.

The present location of the lighting console takes up the space of twenty prime seats. It is also undesirable from an operator's point because of proximity to the sounds from the orchestra.

Phase III of the replacement program of the lighting control equipment provides an opportunity, at minimum cost, to re-locate the console in the now unused radio room.

The costs associated with the move are the cost of running cable to the radio room, the lifting of the new unit into the radio room location, renovation of the radio room and the covering over of the present console location and the provision of seats. Estimated cost $10,000.

The reason for asking approval at this time is that the location will affect the design of the lighting console units presently on order.

The Director of Finance advises that if approved the additional funds estimated at $10,000 will be provided in the 1973 Supplemental Budget.

The Manager of The Queen Elizabeth Theatre recommends that the sum of $10,000 be approved in advance of the 1973 Supplemental Capital Budget for the re-location of the lighting console and the provision of seats in the present console location. The work to be under the supervision of the Building Inspector.

The Vancouver Civic Auditorium Board strongly supports this recommendation."

Your Board RECOMMENDS the foregoing report of the Theatre Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 357

BOARD OF ADMINISTRATION

PROPERTY MATTERS

INFORMATION

DECEMBER 1, 1972

1. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1549 Parker Street Lot 17, Block 24, D.L. 264A	Britannia Community Services Centre	Merchant Contractors Ltd.	$835.00	5830/428
876 Bidwell St. Lot 7 exc. N 91', Block 57, D.L. 185	West End Community Centre	John Bulych	$995.00	649-1102
1635-1643-1649-1657 Barclay St., Lots W½ 26, E½ 25, W½ 25, E½ 24, Block 57, D.L. 185. Including all foundations.	West End Community Centre	Bob's Power Demolition Co. Ltd.	$6,200.00	649-1102

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

/2

RECOMMENDATION

2. Sale to the Broadway Pentecostal Tabernacle for Combined Church and Senior Citizens' Development

The Supervisor of Property and Insurance reports as follows:-

"The Supervisor of Property and Insurance has received an offer to purchase Lots 18 to 24 inclusive and Lots B & C, Block 22, N ½ of Sec. 34, THSL, Situated on the North Side of East Broadway between Slocan and Penticton Streets, from the Broadway Pentecostal Tabernacle in the amount of $100.000.00. Appended to their offer is a consultant's report advising of an approximate $50,000.00 to $60,000.00 additional construction costs created by the site peculiarities. It should be clearly pointed out, however, that the additional construction costs are not all attributable to site peculiarities, but include additional costs which will be incurred because of the choice of design and lay-out of the proposed development.

History:
The Subject site was released for sale in 1959 on the recommendation of the Technical Planning Board for some form of institutional use. On April 2nd, 1968, Council approved the recommendation of the Director of Planning that the site be released for sale to a non-profit organization for development of senior citizens' housing, subject to the site being rezoned to CD-1, Comprehensive.

In April, 1970, the Broadway Pentecostal Tabernacle obtained rezoning to CD-1 for a combined church and high-rise senior citizens' development on the site. At that time, the Tabernacle submitted a firm net offer of $122,000.00 with full knowledge of site peculiarities, and with a floor space ratio approved by Council at 1.45. However, prior to the matter being placed before Council, this group withdrew their application due to a conflict within the congregation over the suitability of the project.

In April, 1972, the church advised the City that their internal problems had been resolved and that they now wish to reapply for development of the site on a similar basis as previously proposed.

On August 31st, 1972, Council, at a Public Hearing, approved the rezoning of the land for a combined church and senior citizens' high-rise development with a floor space ratio of 1.22, for a period to expire on January 9th, 1973, in which time the project was to be implemented or the land would revert to its original zoning of RS-1, Single Family Dwelling.

Description of Site:
The site has a frontage of 429' on Broadway Street and a depth of approximately 126'. The property is level and there are no known fill conditions. The lane at the back of the site is approximately 10 to 12 feet above the site level and as such is considered to create some additional cost in the form of retaining walls, etc.

Based on drawings submitted, it is estimated that approximately 275 feet fronting on Broadway will be utilized for church purposes and the balance of the site, 154 feet, fronting on Broadway will be used for the high-rise senior citizens' tower consisting of 8 floors and containing 80 dwelling units.

2. SALE TO THE BROADWAY PENTECOSTAL TABERNACLE FOR COMBINED CHURCH AND SENIOR CITIZENS' DEVELOPMENT (Continued)

Valuation:

The following values have been determined in accordance with the zonings and the uses:

1972 Assessed value for entire site based on RS-1 zoning	$ 99,876.00
RS-1 Zoning: estimated current market value taking into consideration location and site problems	$ 130,000.00
CD-1 Zoning: estimated market value based on approved use for development of 80 senior citizens' suites and church site	$ 144,500.00

It has been the policy of the City to sell lands for Senior Citizens' Development at the assessed value based on subdivided lots as determined for general purposes under Section 342 (1) of the Vancouver Charter. The sale of City-owned lands for church purposes has been at market value. In each case the purchaser may apply for tax exemption. Following this criteria, the value of the site has been estimated as follows, taking into account site location and deficiencies:

1972 assessed value of the portion to be used for Senior Citizens' Development on the basis of subdivided lots in an RS-1 zoning	$ 35,500.00	
Current market value of the area to be used for church purposes on the same basis	82,500.00	
Combined value of entire site:		$ 118,000.00

This offer to purchase is placed before Council inasmuch as this group had proceeded with development proposals and application for rezoning prior to certain recent actions taken by City Council respecting the review of senior citizens' policies. A report by the Director of Planning and the Director of Finance pertaining to this review has been forwarded to the Standing Committee on Planning & Development. The report expresses the fact that as an alternative to selling its lands for Senior Citizens' Development on an assessed value basis, which is below market value, and tax exempt, it may be more financially beneficial to sell lands for Senior Citizens' Development to the Greater Vancouver Regional District, in which case, full taxes would be charged with the City paying a small amount of the net operating costs and amortization costs.

Consideration:

The matter of the direct sale of City lots 18 to 24 inclusive, and Lots B & C, Block 22, N ½ of Sec. 34, T.H.S.L., is placed before Council for consideration and determination as to price. In the event Council favours the direct sale, and establishes the selling price, it is

RECOMMENDED that the sale be on City terms at 9% interest subject to the following conditions:-

2. SALE TO THE BROADWAY PENTECOSTAL TABERNACLE FOR COMBINED CHURCH AND SENIOR CITIZENS' DEVELOPMENT (Continued)

1. The purchaser to enter into a bulkhead agreement with respect to the entire site as the properties are below the level of the abutting lane and Slocan Street.

2. That an option be granted in favour of the City to repurchase the entire site at the net sale price in the event that a substantial amount of construction is not commenced within 2 years of Council's approval.

3. That an option be granted in favour of the City to repurchase that portion of the site designated for Senior Citizens' Development and the improvements located thereon at the net cost of the land, in the event the site is used for purposes other than senior citizens' housing during the term of 21 years from the date of Council's approval of the sale.

4. The date of sale to be the date of Council's approval.

5. The purchaser be required to finance that portion of the site designated for Senior Citizens' Development in accordance with the Elderly Citizens' Housing Act.

6. If it is necessary to create a separate parcel for the senior citizens' site in order to comply with Item 3 above, the purchaser to obtain the necessary resubdivision and provide the City with the required subdivision plans."

Your Board

Submits the foregoing report to Council for CONSIDERATION and RECOMMENDATION.

3. Request for Authority to Demolish
782 East Pender St. - Lot 17, Block 76, D.L. 181
and 767 Keefer St., - Lots 27&28, Block 76, D.L. 181

The Supervisor of Property & Insurance reports as follows:

"The subject properties were acquired in 1966 and 1967 as "Advance Purchases - Future Redevelopment Project." The properties are situated within the boundaries of Strathcona Rehabilitation Project area.

While, for some time, they have been in poor condition they have been utilized to provide temporary housing for people displaced by Urban Renewal Project II.

The tenant of 782 East Pender St. moved out some time ago but we retained the property as possible alternate accommodation for the remaining tenant in 767 Keefer St. 767 Keefer Street, former Yugoslav Hall, is in very poor condition and we have received complaints from civic inspectors regarding sub-standard electrical service, chimneys etc. A rough estimate by this office as to the monies required to improve the building sufficiently to permit continued occupancy was in the realm of $18,000.00 in 1971. This has been confirmed by a report from Mr. Lowden of the Strathcona Rehabilitation Site Office, dated Setpember 11, 1972, wherein, at a time when they were considering it as a possible headquarters for S.P.O.T.A., their conclusion was that the cost of such renovation would be in the realm of $22,000.00 to $25,000.00, and that the building was in such poor condition that it did not justify such renovation.

3. Request for Authority to Demolish
782 East Pender St. - Lot 17, Block 76, D.L. 181 and
767 Keefer St. - Lots 27&28, Block 76, D.L. 181 (Continued)

We have now been successful in relocating the remaining tenant of 767 Keefer Street in the MacLean Park Project.

Since we had held 782 East Pender Street, which is a small 4-room dwelling, as alternate accommodation for the above-mentioned tenant we are now free to dispose of this dwelling which is also in very poor condition.

The Strathcona Rehabilitation Committee are endeavouring to persuade private owners to demolish derelict buildings and following such general policy Mr. Lowden of the Site Office and Mr. H. Pickstone, Deputy Director of Planning & Civic Development, both endorse the proposal to demolish the subject sub-standard structures.

RECOMMENDED that the Supervisor of Property & Insurance be instructed to call for bids for the demolition of 767 Keefer Street and 782 East Pender Street."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 353, 358

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

December 19, 1972

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 19, 1972, in the Council Chamber, at approximately 9:40 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Phillips

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Reverend Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Broome,
SECONDED by Alderman Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated December 5, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,
SECONDED by Alderman Bird,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

1. Administrative Changes: Dept. of Permits and Licenses and Dept. of Planning and Civic Development

Pursuant to a request received from the Municipal and Regional Employees' Union, dated December 15, 1972, it was

MOVED by Alderman Hardwick,
THAT the Board of Administration report of November 23, 1972, respecting Administrative Changes: Department of Permits and Licenses and Department of Planning and Civic Development, be deferred for consideration at the next regular meeting of Council.

- CARRIED.

UNFINISHED BUSINESS (continued)

2. Local Improvement Project
- Glen Drive

It was agreed to defer consideration of this matter, pending hearing of a delegation later this day.

3. Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site)

The Council further considered the Board of Administration report of November 27, 1972, which is quoted as follows:

'The Director of Planning and Civic Development reports that:

"Dirasser, James, Jorgenson & Davies, Architects and Engineers have, on behalf of Royal Oak Holdings, filed development permit application #59015 to construct a retail shopping centre development.

The 3.2 acre site is bounded by Kingway, Broadway, Prince Edward Avenue and East 10th Avenue. It was formerly the Mount Pleasant School site and is zoned as a C-2 Commercial District. It is owned by the Vancouver School Board.

The proposed shopping centre will contain 120,775 sq. ft., with a floor space ratio of 0.86, on two levels of retail stores and off-street parking.

The lower level, at Broadway elevation, will contain three banks, Shoppers Drug Mart, Fields Department Store, Liquor Control Board outlet, and 13 specialty retail stores. The main access to these stores is from the lower mall extending the full length of the development.

The upper level, at East 10th Avenue elevation, will contain a Safeway Food Store, Medical Offices, Health Club and two specialty stores.

286 off-street parking spaces and 6 loading and unloading spaces will be provided. 135 off-street parking spaces at the lower level and 151 spaces on the 10th Avenue roof level.

8 loading and unloading spaces are located throughout the proposed development with service corridors to all areas of the building.

The Developers will be leasing the property, with the Board of School Trustees continuing as landowners.

The proposed use and development of this C-2 Commercial Site is 'outright'; however, the specific approval of the Technical Planning Board had to be first obtained as the site is 'Double Fronting'.

The Technical Planning Board, after advice from the Design Panel are prepared to APPROVE this development permit application subject to certain conditions.*(For conditions of approval - see Appendix A attached.)

(continued)

UNFINISHED BUSINESS (continued)

Development Permit Application -
Broadway and Kingsway (former
Mount Pleasant School site) - cont'd

Closure of Existing Public Comfort Station

The City Engineer advises that:

There is an existing City Public Comfort Station at the south east corner of Broadway and Kingsway.

The developers have verbally advised that there will be normal Shopping Mall Public Restroom facilities available to the public the same hours as the Mall is open.

Having regard to the proposed availability of Public Restroom facilities, with the concurrence of the developer, it is proposed to close and remove the existing City Public Comfort Station when the Public Restroom facilities are completed and open for use within the Shopping Mall.

View of City Planning Commission

The Vancouver City Planning Commission have by letter dated November 9, 1972 expressed their concern to Council regarding the proposed commercial development on the site (for copy of letter - see Appendix B attached).

The Commission questioned the wisdom of permitting the shopping centre at this location for stated reasons.

The Commission in their letter express a strong opinion that the:

'....proposal to change the use of a site from what has been a direct public use to a private commercial use, should not be made until all possible public spatial needs in that connection have been examined and discussed by appropriate public bodies, including the Commission...'

In considering the view of the Commission, it must be recognized that the site has been zoned for many years as C-2 Commercial District. The uses proposed are permitted as 'outright uses' by the regulations of the C-2 Commercial Zoning District Schedule of the Zoning and Development Bylaw.

The only reason for the Technical Planning Board's consideration of the development permit application is because the site is 'double fronting'.

The Technical Planning Board in reviewing the development permit application considered the use in relationship to its location. It was clear however, that the development permit application must be processed on the basis of the Zoning & Development Bylaw The Bylaw permits the proposed uses while providing that the design of the building and accessory buildings in relation to the site be subject to the approval of the Technical Planning Board, (because of the site being'double fronting').

(continued)

UNFINISHED BUSINESS (continued)

Development Permit Application -
Broadway and Kingsway (former
Mount Pleasant School site) - cont'd

RECOMMENDATION

That City Council confirm the approval of the Technical Planning Board to Development Permit Application No. 59015; endorse the future closing and removal of the existing City Public Comfort Station at the south-east corner of Broadway and Kingsway.

Further that the Vancouver City Planning Commission be provided with a copy of the report.

Your Board recommends approval of the recommendations of the Technical Planning Board. '

(* Appendix A referred to is on file in City Clerk's office.)

At the last meeting of Council, the whole matter was tabled to this meeting, to allow the School Board an opportunity of holding a public meeting with the residents of the area. The meeting was held on December 18th.

After due consideration, it was

MOVED by Alderman Linnell,
THAT the whole question be tabled for two months.

- LOST.

MOVED by Alderman Broome,
THAT the recommendation of the Board of Administration, dated November 27, 1972, re Development Permit Application - Broadway and Kingsway (former Mount Pleasant School site), be approved on the understanding that consideration will be given to:

(a) provision in the development for the required comfort facilities;

(b) provision for appropriate library facilities;

(c) provision for an information centre;

(d) provision for further public open space in lieu of the excess parking spaces.

- CARRIED.

MOVED by Alderman Adams,
THAT the petition received from residents in the area, requesting a modern shopping centre at this location, and the petition from the Mount Pleasant Parent Teacher Association, setting out various views respecting development, be received for information.

- CARRIED.

UNFINISHED BUSINESS (continued)

4. Adoption of National Building Code 1970

The Board of Administration, under date of December 18, 1972, submitted the following report:

'The City Building Inspector reports as follows:

"On October 17, 1972 Council passed the following resolution.

"THAT the recommendations of the Board of Administration contained in the Board report of October 13, 1972, re National Building Code 1970, be approved and the matter, therefore, laid on the table accordingly for two months to enable representations to be received from the industry."

Copies of the report and draft By-law were sent to the following organizations:

Amalgamated Construction Assocation
Architectural Institute of B.C.
Professional Engineers Association of B.C.
Vancouver Board of Trade
Real Estate Board of Greater Vancouver
Central Mortgage & Housing Corporation
Provincial Fire Marshall
Board of Parks & Public Recreation
Vancouver School Board
Sheet Metal & Air Conditioning Contractors National Association (B.C. Chapter)
Social Planning & Review Council of B.C. (Handicapped)
Division of Building Research, National Research Council c/o B.C. Research Council
Building Owners & Managers Association
Canadian Underwriter's Association
Keen Engineering Ltd.
Dominion Construction Co.
Paine & Associates, Architects
Heads of all City Departments

Submissions have been or are being received as follows:

Organization	Date submission received
Social Planning & Review Council of B.C. (Handicapped)	June 9, 1971 and Sept.25, 1972
Paine & Associates, Architects	Dec. 1, 1972
D.W. Thomson & Co.	Dec. 11, 1972
Central Mortgage & Housing Corporation	Dec. 11, 1972
Amalgamated Construction Association	Dec. 12, 1972
The Consulting Engineers' Division of the Association of Professional Engineers of B.C.	Dec. 12, 1972
Vancouver School Board	Advised that submission in mail Dec. 18/72.
Architectural Institute of B.C.	Advised that submission is being mailed.

Since at least two submissions are still to be received it is felt that the report on the same should be made as early as possible in January 1973."

Your Board submits the foregoing report for the INFORMATION of Council.'

(continued)

UNFINISHED BUSINESS (continued)

Adoption of National
Building Code 1970 (cont'd)

MOVED by Alderman Broome,
THAT the foregoing report, re Adoption of National Building Code 1970, be received for information.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Delegation Request: Grant to
Assist Needy at Christmas

MOVED by Alderman Rankin,
THAT the delegation request from the Lower Mainland Welfare Rights Organization, respecting a grant to assist the needy at Christmas, be approved, and the delegation be heard later this day.

- CARRIED.

2. Downtown Vancouver
Transit Concepts

A communication was received from the Minister of Municipal Affairs advising, in acknowledgment, that the Minister would be pleased, at a mutually convenient time, to discuss the matters brought to his attention re Downtown Vancouver Transit Concepts, and referred to particularly in the report of the Standing Committee on Transportation, dated September 28, 1972.

MOVED by Alderman Hardwick,
THAT this communication be referred to the appropriate Standing Committee of the 1973 Council.

- CARRIED.

3. 'Park and Ride'

MOVED by Alderman Hardwick,
THAT the communication, dated November 30, 1972, from the Vancouver City Planning Commission, on the subject 'Park and Ride,' be referred to the appropriate Standing Committee of the 1973 Council.

- CARRIED.

4. Power and Telephone Line
Beautification Fund Act

The following letter was received from the Minister of Finance, under date of December 6, 1972:

'In regard to your application under the British Columbia Power and Telephone Line Beautification Fund Act, I am pleased to advise the Province of British Columbia will share equally with your City and the public utilities involved in placing underground the power services listed in Group A, excepting 1(e), of your application dated October 26, 1972.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Power and Telephone Line
Beautification Fund Act (cont'd)

We understand the estimated cost to be borne by the City and the public utilities is $325,893, and the Province hereby commits, under the British Columbia Power and Telephone Line Beautification Fund Act, payment of an amount not exceeding $325,893.00 for this work. We will make payment at the completion of the job, or by arrangement by way of progress payments as the job proceeds.'

MOVED by Alderman Broome,
THAT the foregoing advice be received for information.

- CARRIED.

5. Interim Funds for an
Information Centre Co-ordinator

A request was received from the Mount Pleasant Information Service Centre, requesting that Council reconsider its decision to disallow use of City funds to information centres for staff salaries. The request is made for permission to allocate $400.00 from their City grant in order to retain one staff member to co-ordinate the Centre's efforts and its outreach programs, for the period November 30 - December 30, 1972. If their L.I.P. application receives approval prior to December 30, 1972, all or part of the City funds could be reimbursed, it is pointed out.

MOVED by Alderman Rankin,
THAT the request be approved, on the understanding the City will be reimbursed should L.I.P. funds be forthcoming by the end of this year.

- LOST.

6. Provincial Government Land
Acquisition Programme

It was agreed to defer consideration of the letter from the Minister of Municipal Affairs, regarding their land acquisition programme, for consideration later in the day when the subject will be dealt with under consideration of Board of Administration reports.

7. Grey Cup Game: 1974

A communication was received from the Canadian Football League, under date of December 6, 1972, accepting the invitation of Vancouver that the 1974 Grey Cup Game be held in Empire Stadium.

It is advised the City's offer has been accepted on the basis set out in the communication, and acknowledgment on such conditions is requested.

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Grey Cup Game: 1974
(continued)

A letter, dated December 18, 1972, from the Pacific National Exhibition, advised of concurrence in respect of this Grey Cup Game at the Stadium, on the terms and conditions outlined by the Canadian Football League.

MOVED by Alderman Adams,
THAT the communication from the Canadian Football League be received, on the understanding that the P.N.E. accepts the terms and conditions;

FURTHER, that His Worship the Mayor be requested to appoint an appropriate Grey Cup Committee in respect of the arrangements, as considered advisable, and the Committee be advised the acceptance of the game is on the basis that the pre-game parade will not be held at night, and will be held on a separate day from the day of the game.

- CARRIED.

8. Swangard Stadium Lighting

A letter was received from the Park Board, requesting the City release the $15,000 grant in regard to Stadium lighting as there is a legal contract for the work which has been completed.

The Council, on November 21, 1972, passed a resolution that the City is not prepared to disperse the $15,000 if the stadium is made unsuitable for junior sport. This action was taken when the City was informed of a proposal to alter the stadium field for the Canada Games.

MOVED by Alderman Broome,
THAT the Council's motion of November 21, 1972, be reaffirmed and, further, it be pointed out that

(a) the Council is opposed to the Swangard Stadium being out of service, with respect to junior sport, for a prolonged period;

(b) the Council is opposed to the removal of the crown on the field which, it is understood, will cost more than the estimated cost, and that the action may cause a drainage deficiency thereafter.

- CARRIED.

9. Extension of Leave of Absence:
L.H.J. Atkinson and D.L. Werlin

MOVED by Alderman Rankin,
THAT, pursuant to the request from the Canadian Union of Public Employees, under date of December 18, 1972, an extension to the leave of absence be granted for L.H.J. Atkinson and D.L. Werlin, from January 1, 1973 to December 31, 1973, in connection with Union duties, on the understanding that such parties may return to their work prior to the expiry of the extension period on giving reasonable advance notice to the City.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. GENERAL REPORT
December 15, 1972

WORKS AND UTILITY MATTERS

Lane East of Nanaimo Street, North of Pender Street and Lots 7 to 12, Block 55, T.H.S.L. (Clause 1)

In considering this clause a communication was noted from Mr. J. Funaro offering $7,000 for the 10-foot lane involved rather than the amount proposed, as set out in this clause.

MOVED by Ald. Wilson,
THAT this clause of the report of the Board of Administration (Works and Utility matters), be approved.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Adams,
THAT Clauses 2 to 7 inclusive of this report of the Board of Administration (Works and Utility matters), be approved.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Frog Hollow Information Centre (Clause 3)

MOVED by Ald. Hardwick,
THAT this clause of the report of the Board of Administration (Social Service and Health matters), be approved.

- CARRIED BY THE REQUIRED MAJORITY

Balance of Social Service and Health Matters

MOVED by Ald. Bird,
THAT Clauses 1 and 2 of this report of the Board of Administration (Social Service and Health Matters), be approved, and Clause 4 received for information.

- CARRIED

HARBOURS AND PARKS MATTERS

Park Board: Request for Additional Funds re Strike Costs

MOVED by Ald. Broome,
THAT the following action be taken, as referred to in this clause of the report of the Board of Administration (Harbours and Parks matters):

(i) the Park Board request for an additional $60,196 to cover the balance of strike costs, be approved.

(ii) deferral of further consideration of the Bloedel Conservatory operation until the review of the 1973 Budget Estimates.

(iii) deferral of further consideration of the Parks Income Operations until October 1972 operation statements are available.

FURTHER THAT if the Park Board wishes to appear on this subject, arrangements be made accordingly.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT (cont'd)

BUILDING AND PLANNING MATTERS

Block 42: Pacific Centre
Granville Street Canopy (Clause 7)

MOVED by Ald. Adams,
THAT the recommendation of the Director of Planning and Civic Development, as contained in this clause of the report of the Board of Administration (Building and Planning matters), be approved.

- CARRIED

MOVED by Ald. Linnell, in amendment,
THAT the following be added to the main motion:

"except that the canopy be extended to the full length of the Granville Street block".

- LOST

(The motion of Alderman Adams was put and carried)

Construction of Automatic Car Wash with
Gasoline Filling Pumps at 8696 Granville Street
(Clause 8)

In connection with this clause of the report of the Board of Administration (Building and Planning matters), letters of objection and deferment requests to allow delegations, were received from Ladner Downs, Barristers & Solicitors and Mr. Dodd Q. Chu. The applicant also wishes to appear.

MOVED by Ald. Hardwick,
THAT consideration of this clause be deferred pending the hearing of delegations.

- CARRIED

Provincial Government Land
Acquisition Programme (Clause 9)

In connection with this clause of the report of the Board of Administration (Building and Planning matters), a letter was noted from the Minister of Municipal Affairs, under date of December 14, setting out property offer details.

MOVED by Ald. Rankin,
THAT this clause be approved after rephrasing of recommendation 3 to read as follows:

"the Provincial Government by agreement grant an option to the City to repurchase if development does not proceed within 18 months"

- CARRIED

Balance of Building and Planning Matters

MOVED by Ald. Bird,
THAT Clauses 1, 2, 4, 5 and 6 of this report of the Board of Administration (Building and Planning matters), be approved and Clause 3 received for information.

- CARRIED

CIVIC RECOGNITION

At this point the Council gave Civic recognition to the following:

Mr. Charles Rumball
Mr. Fred 'Pappy' Read

His Worship the Mayor presented a copy of the Civic Merit Book citation to both Mr. Rumball and Mr. Read, as well as a Civic recognition medal. Both Mr. Rumball and Mr. Read expressed appreciation.

A recess was declared and refreshments served in honour of these two gentlemen.

Following an 'In Camera' meeting in the Mayor's Office, the Council reconvened in open session to continue with the Agenda business at approximately 11:30 a.m., with the same members of the Council present.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT (cont'd)

LICENSES AND CLAIMS MATTERS

Bicycle Registration (Clause 2)

MOVED by Ald. Broome,
THAT the Greater Vancouver Regional District be advised Vancouver is in favour of the Regional District applying for Supplementary Letters Patent to authorize the District to pass a Regional Bicycle Registration By-law;

FURTHER THAT it be suggested that the Regional District seek to acquire the power to require dealers to have properly approved reflectors placed on bicycles before sale and also,

The District give consideration to the requirement that reflector type, or other safety device, be on bicycles when on the streets at night, in the interest of safety.

- CARRIED

Operation of Type of Business:
Retail Store and Theatre (Clause 3)

In considering this clause of the report of the Board of Administration (Licenses and Claims matters), it was,

MOVED by Ald. Hardwick,

THAT this clause be received for information and the License Inspector report to Council any application for a theatre license in respect of this type of business in the area, and the Director of Planning and Civic Development be requested to report in respect of the development permit re theatre, 1126-36 Davie Street;

FURTHER THAT a copy of this action of the Council be forwarded to the petitioners.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT (cont'd)

Balance of Licenses and Claims Matters

Amendment to the License By-law to Recover Increased Health Inspection Costs through License Fees (Clause 1)

MOVED by Ald. Adams,
THAT this clause of the report of the Board of Administration (Licenses and Claims matters), be approved.

- CARRIED

FIRE AND TRAFFIC MATTERS

Fire Alarm Connections

MOVED by Ald. Bird,
THAT this report of the Board of Administration (Fire and Traffic matters), be approved.

- CARRIED

FINANCE MATTERS

Tax Certificates required for Land Registry Purposes (Clause 5)

MOVED by Ald. Adams,
THAT this clause of the report of the Board of Administration (Finance matters), be received and representations be made to the Minister of Municipal Affairs that Legislation be amended to enable municipalities to charge for the service of issuing tax certificates if it is to continue.

- CARRIED

Grant Request: Vancouver Art Gallery re Operation of Capilano Stadium (Clause 6)

In considering this clause of the report of the Board of Administration (Finance matters), it was,

MOVED by Ald. Adams,
THAT approval of Council be given to a grant of $2,437 to cover this Vancouver Art Gallery operating deficit which resulted from higher than estimated security costs.

- CARRIED BY THE REQUIRED MAJORITY

Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes (Clause 7)

MOVED by Ald. Adams,
THAT grants referred to in this clause of the report of the Board of Administration (Finance matters), be approved, as shown therein and for the period set out in each case.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT (cont'd)

Finance Matters (cont'd)

Allocation of Community Service Centre
Capital Funds (Clause 13)

MOVED by Ald. Bird,
THAT approval be given to the request of the Park Board to the allocation of $30,000 for renovation to the old hall at Hastings Community Centre and the allocation of $20,000 to construct an elderly citizens' ramp at Grandview Community Centre, all in accordance with the details set out in this clause of the report of the Board of Administration (Finance matters).

- CARRIED

Balance of Finance Matters

MOVED by Ald. Adams,
THAT, in respect of this report of the Board of Administration (Finance matters), Clauses 1, 2, 3 and 8 to 12 inclusive be approved and Clause 4 received for information.

- CARRIED

B. PERSONNEL MATTERS
Regular Report, December 1, 1972

Department of Permits and Licenses:
Clerical Services

MOVED by Ald. Bird,
THAT this report of the Board of Administration (Personnel matters, Regular), be deferred to the next regular meeting as requested by the Municipal and Regional Employees' Union.

- CARRIED

C. PERSONNEL MATTERS
Supplementary Report, December 15

Trip to San Francisco

MOVED by Ald. Broome,
THAT this report of the Board of Administration (Personnel matters, Supplementary), be approved.

- CARRIED

D. PROPERTY MATTERS,
December 15, 1972

Lease Renewal:
2026 East 43rd Avenue (Clause 1)

MOVED by Ald. Adams,
THAT, in respect of this clause of the report of the Board of Administration (Property matters), the lease in question be renewed for a further 10-year period with the Victoria Drive Community Hall Association commencing January 1, 1973, at a nominal rental of $10.00 per annum, subject to the remaining terms and conditions as contained in the existing lease.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

Sale Lot 29A, D.L. 328
Victoria & Harrison Avenue (Clause 13)

In considering this clause of the report of the Board of Administration (Property matters), it was,

MOVED by Ald. Bird,
THAT the Council approve the direct sale to the German-Canadian Benevolent Society of Lot 29A, D.L. 328, and the portion of street lying between the City-owned lands and the Society's lands, on the conditions set out in the report of the Supervisor of Property and Insurance contained in this clause.

- CARRIED

Balance of Property Matters

MOVED by Ald. Broome,
THAT Clauses 2 to 12 inclusive, and 14, of this report of the Board of Administration (Property matters), be approved.

- CARRIED

E. Quarterly Review of Revenues and Expenditures at September 30, 1972

The Board of Administration, under date of December 15, 1972, submitted a detailed report on the Quarterly Review of Revenues and Expenditures as at September 30, 1972, from which the following summary is taken:

" The Director of Finance recommends that

1. the 1972 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriations Increase $	Appropriations Decrease $
Receipts in Lieu of Taxes	30,000	
Tax Grants		
- Federal properties	76,700	
- National Harbours Board		256,700
Sundry Rentals	167,700	
Business Tax		90,000
License Fees	20,000	
Plumbing Fees	10,000	
Provincial Court Fines and Fees		100,000
Scavenging Fees		185,000
Interest Earned on Temporary Investments	165,000	
Civic Museum Revenues - net		51,150
Provincial Government Grant in Aid	119,340	
	588,740	682,850
Net Revenue Decrease		$94,110
Expenditures		
Municipal Share of Social Assistance Costs		770,000
Scavenging Costs		97,000
Health Department Salaries - net		34,300
Expenditure Decrease		$901,300
Excess of Expenditure Decrease over Revenue Decrease		$807,190

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Quarterly Review of Revenues and Expenditures at Sept. 30, 1972 (cont'd)

2. the excess of expenditure increase over revenue increase which is estimated at $807,190 for the year 1972 be transferred to the Current Surplus on Revenue Account.

3. a decision on the utilization of the $1,904,402 surplus resulting from the Civic strike be deferred pending a report from the Director of Finance on this matter.

Your Board concurs with the recommendations of the Director of Finance."

MOVED by Ald. Adams,
THAT the foregoing summary of recommendations be approved.

- CARRIED

F. Review of Additional Inspectional Staff recommended to Implement the National Building Code - 1970

The Board of Administration, under date of December 14, 1972, submitted the following report:

Your Board has received the following report from the Co-Ordinator of Data Processing & Systems Division:

"I have reviewed the request of the City Building Inspector for additional Inspectional staff necessary to implement the 1970 National Building Code. This request for additional staff was as follows:

3 Structural Engineers I
1 Plan Checking Assistant I
4 Building Inspectors I
1 Plumbing Inspector I
1 Clerk-Typist II

These proposals would increase the staff in the Plan Checking Branch from 12 to 16, the staff in the Building Inspection Branch from 12 to 16, and the staff in the Plumbing and Gas Inspection Branch (excluding Industrial Waste) from 17 to 18.

1. PRESENT AND FUTURE WORKLOADS

When attempting to forecast the additional work required for a new Inspectional Program, accurate forecasts were difficult to determine because inspection is a matter of degree, possible ambiguities are never clarified until implementation, and there are always unanticipated factors. For example, a new factor which may affect the degree of inspection which the City is required to do relates to three recent court cases in which citizens have successfully won judgements against municipal governments because of alleged deficiencies in the municipalities' inspectional procedures.

At the moment, theproposed new Building By-Law has more than twice the detail when compared to the existing By-Law, and if a total and detailed checklist was used for both plan checking and field inspection phases, more staff would be required than that requested by the Director of Permits & Licenses.

Our review, however, has confirmed the numbers of additional staff as requested by the Director of Permits 6 Licenses, except for the request for one additional Plumbing Inspector I. The Administrative Analyst is currently reviewing the workload of the Plumbing Inspectors, and it may be possible to make some changes which will negate the need for the one additional Inspector. However, the Plumbing Inspector I position is required until any procedural changes are made and therefore it is recommended that one additional Plumbing Inspector I position be approved on a temporary basis until July 31st, 1973.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Review of Additional Inspectional Staff recommended to Implement the National Building Code - 1970 (cont'd)

2. IMPLEMENTATION OF THE GENERALIST PROGRAM

It is possible that as working experience is gained with the new regulations, there will be a demonstrated need for further increases in manpower. It is probable, however, that this increased need can be met through the implementation of the "Generalist" Program on which the Director of Permits & Licenses is now working. The intent of this program is to assign those less technical responsibilities for which the Specialist Trades Inspectors are now responsible for to less technically qualified Inspectional staff. For example, within the new By-Law, an "Occupancy Permit" must be issued after the final inspection has been completed in a major building. This must be done by a Specialist Inspector. However, this co-relates neatly with the need for Business Licenses, plus the final closing out of the file after the less technical inspections, such as for landscaping and parking lots. There are other "non-structural" inspections for accessory buildings, carports, demolitions, conversions and family dwellings that this non-specialist staff can be trained to handle.

3. RECOMMENDATIONS

(a) It is recommended that the following additional increases in manpower be approved immediately so that the necessary staff can be hired and trained prior to the implementation of the new regulations:

3 Structural Engineers I
1 Plan Checking Assistant I
4 Building Inspectors I
1 Clerk-Typist II

(b) That a temporary Plumbing Inspector I position be created to be effective until July 31st, 1973.

(c) That the four Building Inspectors I and Plumbing Inspector I be allocated automobile mileage.

(d) That the Director of Permits & Licenses be requested to report back to Council within twelve months regarding the implementation of the new regulations, the effects on the workload of the Inspectional and Plan Checking staff and the progress made towards implementing the "Generalist" Program."

Your Board RECOMMENDS that the recommendations of the Co-Ordinator of Data Processing & Systems Division be approved, and the Director of Personnel Services carry out the necessary classification review for report to the Board of Administration.'

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Board of Administration be adopted.

- CARRIED

G. Community Development Services: Champlain Heights

It was agreed to defer consideration of this report pending the hearing of a delegation later this day. (see pages 22 and 23)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of Special Committee re False Creek

The Special Committee re False Creek submitted the following report under date of December 15, 1972:

"The Special Committee of Council re False Creek, which has been investigating the various aspects of the conversion of the land use in False Creek from industry to residential, commercial, and recreational uses, has studied the possibility of the removal of rail lines in the various study areas. This is as a result of the statement of the Minister of State for Urban Affairs in the recent Federal campaign.

The Committee authorized the preparation of a study and a copy of the report is attached. (copy is on file in City Clerk's Office)

At the last meeting of the Committee this report was discussed in some detail and the Committee feels that the pursuit of Federal Government support for the removal of rail lines in the False Creek area should be done very early in the new year. The Committee proposes to take the information contained in this report, and the other information that has been submitted from Thompson, Berwick, Pratt and Partners, the Granville Island Study and various civic reports, as supporting documents for a brief to be presented to the Canadian Transport Commission, to initiate an in-depth study on the removal of rail lines.

Your Committee RECOMMENDS that a brief be submitted to the Canadian Transport Commission which would include in the contents this False Creek Railway Study Report and other information that the Chairman deems advisable and that the Committee have power to act to prepare and submit the recommended brief to the Canadian Transport Commission."

MOVED by Ald. Hardwick,
THAT the recommendation of the Special Committee contained in the foregoing report be approved.

- CARRIED

I. Report of Official Traffic Commission

MOVED by Ald. Linnell,
THAT the report of the Official Traffic Commission dated December 11, 1972, be approved.

- CARRIED

J. Report of Special Committee re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report dated November 20, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. H. Dale Suggitt (tenant), 2649 Trinity Street
Miss Loh Hor Choo (tenant), #6 - 6128 Chester Street
Mr. Raymond May (owner), 3685 Pandora Street
Mr. William Frank Hawkins (owner), 3175 West 34th Avenue
Mrs. Ann Boyle (tenant), 1974 Turner Street
Mr. Jose Cabrita Silveno (tenant), 4 West 28th Avenue

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites - cont'd.

Mrs. Lin Wong (owner), 1451 East 17th Avenue
Mrs. Margaret Hill (owner), 252 East Woodstock Avenue
Miss Joyce Fox (owner), 3792 West 12th Avenue
Mrs. Rose Jubere (tenant), 3380 Euclid Avenue
Mr. Edward Manner (tenant), #3 - 2150 East Pender Street
Mrs. Lillian M. Lewis (tenant), #6 - 2150 East Pender Street
Mrs. Peggy Taylor (tenant), 811 West 64th Avenue
Mr. Mark J. Metcalfe (tenant), 995 West 22nd Avenue
Mr. Hukma Singh Johal (owner), 278 East 50th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mr. John Ritchie Hagberg (tenant), 3656 Point Grey Road
Cesario & Olinda Marques (owner), 42 East 39th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Hans Fritsch (owner), 365 East 60th Avenue
Mrs. Sharon Buchanan (tenant), 3196 Ivanhoe Street

(d) the following applications be not approved:

Mr. Efthimios Bakopanos (owner), 2932 Fraser Street
Lashkar S. & Gurmukh S. Bains (owners), of 3432 East 45th Avenue
Mr. Clayton Gordon Harmon (owner), 787 East 32nd Avenue
Mohinder Singh Sandhu (owner), 6265 Doman Street
Mr. Jacob Dueck (owner), 6239 St. Catherines Street
Subramani Yankanna (owner), 5051 Culloden Street

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Adams,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, and containing clauses (a) to (e) be approved.

- CARRIED

K. Recreation Program for Downtown
East Side Residents

The Board of Administration, under date of December 15, 1972, submitted the following report:

"On December 7, 1971, Council requested that a committee of staff, chaired by the Medical Health Officer, report to them on Skid Road housing. In the report submitted to Council on August 15, 1972, a recommendation "That the Board of Parks & Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council" was adopted by Council.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Recreation Program for Downtown East Side Residents (cont'd)

The Medical Health Officer reports as follows:

"There have been further intensive meetings between the members of the Committee and the staff of the Board of Parks & Public Recreation in order to prepare this more detailed report for a recreation program in the downtown east side area. The Committee recognizes that there are 5,000 people living east of Cambie not now covered by the recreational program offered in the Strathcona area.

There have been two meetings held in this area to discuss recreational programs. One meeting of November 20th of community workers endorsed the concept of a program in the area and a meeting of residents on November 21st also expressed support. The following recommendations reflect in part the ideas that came from the workers and residents of the area, the staff of the Board of Parks & Public Recreation, and the Committee of City staff. These recommendations are as follows:

1. That a recreation director be appointed to develop a pilot program for the downtown east side area for a period of January 1, 1973, to December 31, 1973.

2. That the recreation director be administratively responsible to the recreation director of the Strathcona program, but would develop this program in consultation with a recreation committee of agency representatives and citizens of the downtown east side.

3. That the budget for this program be flexible during this experimental year and would consist of -

Staff ----------	$19,095.	(one full-time Community Centre Director I and casual help at $2.50 per hour, plus fringe benefits).
Program aid ----	4,400.	(this would be for rental of space plus transportation, supplies for crafts, games, etc., purchase of services, equipment rental, etc.)
TOTAL:	$23,535.	

4. A report of the first nine months of operation would be prepared for Council by October 1973, which would make recommendations on whether to continue this program and, if continued, a more specific budget would be recommended.

5. The philosophy of the program would be to work with the existing agencies operating social and recreational programs in an attempt to assess these programs and to develop additional programs for individuals not now benefitting from any of the agency activities. During this pilot program there would be no fixed central physical location, but the desirability of such would be considered during this trial and recommendations would be included in the October 1973 report to Council."

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Recreation Program for Downtown East Side Residents (cont'd)

Your Board RECOMMENDS that the report of the Medical Health Officer be approved, and that funds in the amount of $25,535 be approved in advance of the 1973 Revenue Budget for this program.

Alternatively, Council may wish to refer the proposal to the 1973 Council, since it is the initiation of a new service and a report from the Park Board on the general organization of community centres and recreation services has been requested."

MOVED by Ald. Adams,
THAT the foregoing proposal be referred to the 1973 Council since it is the initiation of a new service and since a report from the Park Board on the general organization of community centres and recreation services has been requested.

- CARRIED

L.(ii) Kerrisdale Beautification Project: Legislation

The Board of Administration, under date of December 18, 1972, submitted the following report:

' The Corporation Counsel reports as follows:

"A meeting was held on December 13, 1972, between the Kerrisdale Merchants and Owners Committee and representatives of the Engineering, Planning and Law Departments for the purpose of discussing the Kerrisdale Beautification Project. Alderman Broome was in attendance.

As a result of the meeting, it was agreed that the existing powers of the City Council to carry out local improvements do not lend themselves to the improvement of private property (e.g. improvements such as awnings), since it necessitates the acquisition of easements from private owners either voluntarily or by compulsion. It was the consensus of the meeting that Council might wish to consider a Charter Amendment that would give Council the power to enter into arrangements with private owners to finance the cost of improving their property and to levy taxes against the private property to defray the costs of the improvements.

IT WAS RECOMMENDED that Council instruct the Corporation Counsel and the City Engineer to study and report on the feasibility of a Charter Amendment giving Council the necessary power to effect such arrangements."

Your Board RECOMMENDS that the foregoing recommendation be approved by Council. '

MOVED by Ald. Broome,
THAT the Council instruct the Corporation Counsel and the City Engineer to prepare a Charter Amendment in respect of this matter for the consideration of the 1973 Council and submission to the Legislature's Private Bills Committee if that Council so instructs.

- CARRIED

The Council recessed at approximately 12:00 noon and reconvened in open session in the Council Chamber at 2:00 p.m., with the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT: Alderman Phillips

DELEGATIONS AND UNFINISHED BUSINESS

2. Local Improvement Project: Glen Drive

The Board of Administration, under date of December 14, 1972, submitted the following report:

"The City Engineer reports as follows:

"The improvement of this block by construction of curbs, gutters and asphalt pavement was initiated by the City to the November 16th, 1972 Court of Revision. This initiation was not defeated but opposed by one out of two affected property owners representing over half the assessed value (the second property is presently under development). The opposing property owner is Mr. Bruce Sangster, et al, (Armstrong Floors). Due to prior business commitments, representatives of this group were unable to attend the Court. For this reason a decision on this matter was deferred pending attendance by representatives as a delegation before Council.

This improvement was initiated because:

1. North of East 5th Avenue, Glen Drive is improved to 40 ft. pavement width. This improvement was entirely financed by International Sea-Land Shipping Service Limited, who recently developed the property on the east side of Glen Drive between East 5th and the dead-end north. They have now established an extensive trucking operation at this location. They use the subject block as egress between Great Northern Way and their development.

2. The subject block presently consists of a temporary asphalt strip 20 ft. wide with gravel shoulders. The surface asphalt (1½ to 2" thick) was installed at the expense of Mr. Bruce Sangster, et al, (Armstrong Floors), several years ago when their present development was constructed. This surface was accepted by the City as a temporary expedient pending future permanent improvement of the block as now proposed.

3. The present condition on this block produces a narrow strip forming a "bottleneck" to the standard width improved section to the north. The flat grades in the block make maintenance of drainage difficult, producing numerous puddles and potholes on the gravel edge, particularly on the west side.

The proposed improvement is consistent with the current efforts to initiate permanent improvements on higher zone streets."

Your Board submits the matter to Council for INFORMATION.'

Mr. B. Sangster, on behalf of property owners, appeared objecting to the proposed local improvement.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Local Improvement Project (cont'd)

MOVED by Ald. Calder,
THAT Local Improvement Project No. 16 as follows re pavement and curbs on portion of Glen Drive, as referred to in the Board of Administration report, and approved at the Court of Revision on November 16, 1972, be proceeded with:

Glen Drive - on the East side from 5th Ave. to 6th Ave. and on the West side from Great Northern Way to Burlington Northern R of W.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Community Development Services
Champlain Heights

The Board of Administration, under date of December 6, 1972, submitted the following report:

"

This report recommends a $5,500 grant to Neighbourhood Services Association for Community Development Services in the Champlain Heights area for the year 1973. Net cost to the City after Federal and Provincial CAP sharing, $1,375.00.

The Director of Social Planning/Community Development reports:

"The Champlain Heights Steering Committee has applied to Council for approximately $6,000 to pay one half the salary of one community development field worker for Champlain Heights.

On October 3, 1972, Council approved a motion to establish a Planning Advisory Commission for Champlain Heights on the same membership basis and for a similar purpose to the Britannia Planning Advisory Committee.

In the year and a half experience on Britannia Planning Advisory Committee the community development assistance to the citizens has been invaluable to their functioning on the Planning Advisory Committee. The task in Champlain Heights is no less onerous as new residents and developments are constantly moving in.

The guidance, support and knowledge of a good community development worker are essential in Champlain Heights if citizens there are to be representatively selected and fully participate in the work of the Planning Advisory Committee in that area.

Neighbourhood Services Association has funds to pay half the salary of the Community Development Worker and the City is being asked to provide the other half.

The Director of Social Planning/Community Development recommends that Council approve a grant of $5,500 in advance of the 1973 revenue budget to Neighbourhood Services Association to pay one half the salary, employee benefits and local travel costs of one Champlain Heights Community Development Worker for one year, beginning January 1, 1973."

Your Board submit the foregoing recommendation of the Director of Social Planning and Community Development for the CONSIDERATION of Council.

This service is provided 50 per cent from Neighbourhood Service funds and the balance is shared 50% Federal, 25 per cent Provincial and 25 per cent City. Provincial sharing of this particular project is not available at this time. Alternatively, Neighbourhood Services Association have sufficient funds to carry the project until Council review their grants under the 1973 Budget.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Community Development Services
Champlain Heights (cont'd)

Accordingly, your Board RECOMMEND that no grant be given to the Neighbourhood Services Association for this service to the Champlain Heights area at this time. If Council decide to assist, it should be on the basis that no additional Local Initiative Project funds are available."

A representative of the Fraserview-Killarney Area Council appeared requesting assistance in securing funds to hire a full time community development worker for the area. A brief was submitted.

MOVED by Ald. Rankin,
THAT sufficient funds be advanced to the Neighbourhood Services Association whereby this additional service may be provided to the end of March and that Association be informed this additional grant will be brought to the attention of the 1973 Council for consideration as part of their 1973 grant;
FURTHER the grant be subject to no additional L.I.P. funds being available.

- CARRIED BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS (cont'd)

5. Development Permit Application:
1355 Harwood Street

A representative of the Zajac Development Corporation Ltd. appeared requesting Council's reconsideration of action taken on December 5th when it was instructed that development permit No. 60590 for 1355 Harwood Street be withheld pending the adoption of revised zoning regulations.

MOVED by Ald. Hardwick,
THAT the representations be received and no further action be taken on this matter.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

1. Grant Request: Lower Mainland
Welfare Rights Organization

The Council further considered the request of the Lower Mainland Welfare Rights Organization for a grant to assist in providing Christmas food hampers for needy people. In this regard a representative of the Organization appeared in support.

Discussion ensued on duplication of services of other organizations performing such assistance, particularly the Christmas Bureau.

The Director of Welfare and Rehabilitation, having communicated with the Christmas Bureau authorities, reported the Bureau would be willing to assist needy cases directed by the Lower Mainland Welfare Rights Organization if the Council agreed to meet any deficit position in the Bureau as a consequence.

MOVED by Ald. Broome,
THAT if there is a deficit position experienced by the 1972 Christmas Bureau, such be underwritten by Council up to a maximum of $1,000, on the understanding the Bureau will assist cases found to be in need and submitted to the Bureau by the Lower Mainland Welfare Rights Organization.

- CARRIED BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L(i) Kerrisdale Beautification Project

The Board of Administration, under date of December 13, 1972, submitted the following report:

'The City Engineer reports as follows:

"A. BACKGROUND

On June 20th, 1972, Council adopted a report on the proposed Kerrisdale Beautification Project which included, in part, that:

(1) Council authorize the implementation of Project 1 (intersection improvements) subject to all phases of the Kerrisdale Beautification Project proceeding as planned.

(2) Council authorize the initiation of Local Improvement proceedings for the standard beautification (sidewalks, crossings, etc.) part of Project 2.

(3) Council authorize the drawing up of a Local Improvement By-Law for awnings, associated signs, and lighting etc., the cost to be apportioned:-

(a) among those properties directly benefitting, or
(b) amongst all properties in the scheme area.

On June 28th, Council amended the June 20th, 1972 Council Minutes with respect to item 3 as follows:

'That Council authorize the drawing up of a Local Improvement By-Law for awnings, associated signs, and lighting, etc., the cost to be apportioned as in (b) above.'

Preliminary work has begun towards advancing two separate Local Improvements for items (2) and (3) in accordance with Council's instructions.

B. PRESENT POSITION

Following several meetings held with the Kerrisdale Merchants and Property Owners Committee and the Consultants to discuss design changes and scheduling, three matters remain outstanding which require Council's consideration:

(1) The Kerrisdale Committee requests that the store front entrances (on private property) be bricked in a similar manner to the sidewalk and the cost be charged into the Local Improvement.

(2) Council authorized two separate Local Improvements - one for Standard Beautification and, one for Awnings and associated work.

The Kerrisdale Committee has requested that the project go forward as one Local Improvement.

(3) Included in the estimated cost of the project as reported to Council was $6,000 for Design Implementation Costs, chargeable to the property owners' share of the Local Improvement. Design implementation costs cover such items as building surveys, detailed drawings for awnings and associated work, and include construction supervision for the awning installation. This work is considered to be the province of the Kerrisdale Design Consultants, Rhone & Iredale.

The Consultant advises that of the estimated $6,000, $5,000 represents the portion of the work excluding construction supervision. Detailed estimates are required before the Local Improvement can be advanced.

This expenditure of $5,000 is required in advance, therefore, to provide detailed estimates necessary to initiate a Local Improvement.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Kerrisdale Beautification Project (cont'd)

Council should be aware of the following in connection with the foregoing items (1), (2), and (3).

1. Corporation Counsel advises that in his opinion, Council could deem the bricking of store front entrances to be a Local Improvement. In order that the City could proceed with this work, however, easements from each property owner would be required. This would mean many easement agreements, possibly refusal of some owners to grant such easements and probably more delay to the project.

   In the opinion of Corporation Counsel and the City Engineer, an alternative of having the owners (if they so wish) arrange with the City's contractor to do the work at their expense, would offer the best solution.

2. If the project is to proceed as one local improvement, it will be necessary for the City to obtain easements from all property owners in order that the awnings can be fastened onto the buildings. It is highly unlikely that all property owners in the project area will wish to grant these easements.

   In such cases where owners do not agree, awnings could be deleted. This would detract from the overall effect of the beautification scheme unless the City is prepared to expropriate easements, where necessary (an extensive time consuming procedure) or alternatively, design awnings that would be supported from the sidewalk with no physical attachments to the buildings. (The Consultant advises that this alternative is not a practical solution).

3. In order to provide $5,000 for design implementation, it will be necessary to advance funds from the Beautification Budget, to be later credited to that account if the Local Improvement passes. Should the project not proceed, the $5,000 would not be recovered.

In a discussion with the Committee of Property Owners and Merchants, attended by Alderman Broome, it was agreed that Corporation Counsel and the City Engineer should investigate changes to the City Charter to facilitate 'Beautification Projects' on private property. A separate report on this is before Council.

C. SUMMARY

Because of the foregoing, the commencement of the Kerrisdale Beautification Project is being delayed. No work can start until all of these matters are settled. In the meantime, however, the Merchants' and Property Owners' Committee and the Consultant are unhappy because of this delay.

The following is submitted for Council CONSIDERATION:

1. Council should consider whether to:-

   combine standard beautification and awnings into one Local Improvement.

2. Council should consider whether to:-

   (a) proceed with the standard beautification on City property only with property owners doing their own entrances as suggested by the City Engineer and Corporation Counsel, or

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Kerrisdale Beautification Project (cont'd.)

(b) include store entrances in the Local Improvement (thereby involving easements that must remain in effect for the term of the Local Improvement, restricting owners' rights to make changes and subjecting the project to delays if some easements are not obtained, the cost to be apportioned:-

(i) directly to each property owner in proportion to the area of his entrance-way, or

(ii) on the basis of each owner paying a percentage of the cost of his own entrance-way, (this percentage yet to be determined) the remaining part of the cost to be shared amongst all the properties in the scheme area, or

(iii) amongst all the properties in the scheme area on a front foot basis.

3. Council should consider a payment of $5,000 to the Consultant, Rhone & Iredale, for design implementation costs, this amount to be charged to Beautification Funds in advance of the Local Improvement and then recovered if the Local Improvement passes."

Your Board submits the above report of the City Engineer for Council CONSIDERATION.'

MOVED by Ald. Broome,
THAT standard beautification and awnings be combined into one local improvement.

- CARRIED

MOVED by Ald. Adams,
THAT the Council proceed with the standard beautification on City property only, with property owners doing their own entrances, as suggested by the City Engineer and the Corporation Counsel.

- CARRIED

MOVED by Ald. Broome,
THAT the Council approve a payment of $5,000 to the consultant, Rhone & Iredale, for design implementation costs, this amount to be charged to Beautification Funds in advance of the Local Improvement and then recovered if the Local Improvement passes.

- CARRIED

MOVED by Ald. Broome,
THAT the Board of Administration be requested to report back to Council in regard to exclusion of easements in connection with the installation of awnings and in particular, if easements are required, then that they shall be for only the construction life of the project and be extinguished immediately thereafter.

- CARRIED

M. Citizen Involvement in False Creek Development

The Board of Administration, under date of December 14, 1972 submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"In accordance with Council's instructions, a public information pamphlet was prepared (copy attached). 107,000 copies were received from the printer and of these the following have been distributed:

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Citizen Involvement in
False Creek Development (cont'd)

School Board (elementary)	48,000
Park Board - Community Centres	1,800
Library - Main and Branches	2,000
Postal Walks in False Creek area	14,000
Various groups and organizations	3,000
Miscellaneous	3,000

There are approximately 36,000 copies left. It is intended that additional copies be circulated in the West End through the supermarkets after the New Year.

Council authorized an amount of $9,000 for this public information report. All costs are now being received and approximately $6,050 has been expended, leaving $2,950.

On the back page of the information pamphlet it is stated that public meetings will be held in order that citizens can become involved. It is proposed that the arrangements for the public meetings be handled by the City Planning Commission and that the remaining funds in the pamphlet budget be turned over to them to handle such expenditures as may arise. Anticipated expenditures include the following:

1. To obtain temporary assistance to contact organizations, establish times, dates and places for meetings, arrange for the recording of reactions and to produce a summary report.

2. The payment of such costs as may be incurred in the hiring of any special personnel for specialty meetings such as a 'design in' as may seem appropriate.

3. The cost of printing the summary report of public reaction.

It is recommended that the Executive Co-ordinator of the Vancouver City Planning Commission be accountable for such expenditures as are incurred."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be endorsed.'

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

N. Medical Health Officer re Dispute between Vancouver City College and Registered Nurses Association

MOVED by Ald. Rankin,
THAT, pursuant to report from the Board of Administration under date of December 18, 1972, approval be given to the action taken by the Minister of Education in appointing the Medical Health Officer mediator in the dispute between the Vancouver City College (Langara) and the Registered Nurses Association of B.C., in connection with the training program for registered nurses at Langara Campus.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

O. Park Board: New and Non-Recurring Items 1972 Revenue Budget

The Board of Administration, under date of December 15, 1972, submitted the following report:

" The Director of Finance reports as follows.

City Council when adopting the 1972 Revenue Budget, approved an amount of $207,500 for New & Non Recurring Items in the Board of Parks and Public Recreation's Budget. This amount was based on previous years'allocations adjusted for price increases etc. and as in previous years the Park Board was to report back to Council on the specific items selected.

The Board of Parks and Public Recreation approved the following items:

Regular Appropriations

Backstop and Fencing Repairs	$8,000.00	
Pk. Fldhses-replace old Heat Units	1,600.00	
Lacrosse Bxs-Rep. Resrfce, Imp.	6,000.00	
Clinton N.-Turf & Fld. Renov.	5,000.00	
Chaldecott-turf & fld renov.	5,000.00	
Mem.W. Pk-Maj. drainage rep.	4,500.00	
Slocan S.E. Fld-Maj. drainage rep.	1,500.00	
Quilchena S.Fld-Maj. drainage rep.	3,500.00	
Robson Pk-returf Plygrd areas	1,500.00	
Norquay-Returf Plgrd. areas	1,000.00	
Tennis cts.-resurf. color-Q.E. & Kits.	3,000.00	
Paddling pool Water ser.-Chaldecott & Burrardview	1,800.00	
Replace Swimming Pool Equipment	1,500.00	
Replacement of Lifeguard clothing	2,000.00	
Replacement of Lifeguard safety equip.	3,500.00	
Outdoor Swimming Pools-repaint 5	2,500.00	
Fire Ext.-replace old & damaged units	600.00	
Mem.W.Pk-replace fence & B.Green	2,600.00	
Lawn Bowling clubs-shared costs	4,000.00	
Picnic Tables-replace damaged units	1,000.00	
Connaught Pk-Washroom Renovation	2,500.00	
Tennis Crt.Fence rep.-Q.E., McBride, Tatlow, Oak	9,000.00	
Hadden Pk-Washroom Renovation	500.00	
Water Htrs.-repl.Shower water htrs	1,400.00	
Mem. Pk.S. Bleacher - repairs	2,000.00	
Outdoor Swim Pools-repl filter scrns	850.00	
Mem.Pk. S. rebuild storm outlet	800.00	
Thornton Pk-rebuild & resur pathwys.	1,500.00	
J.Hendry Pk-repl Trout Lake Raft	2,500.00	
Slocan Pk-Resurface Tennis Cts.	2,500.00	
Sunset Nursery-soil storage repl.	3,000.00	
Sunset Nursery-replace cold frame	1,500.00	
Sunset Nursery-Tree Farm Road	1,500.00	
Marine Dr. Pk-erosion Control-Walk Trail	2,000.00	
Maj. painting projects	16,000.00	
		$107,650.00

Stanley Park

S.Pk-Forestry-resurf walks, trails	2,500.00	
S.P. ZOO-imp.Otter slide, Monkey Hse.	550.00	
S.P. Zoo-repl. of holding cages	800.00	
S.P. Zoo-Re cable Bear pen	600.00	
S.P. Zoo-Area, returf & grading	2,000.00	
S.P. Zoo-resurf M Drive-Bk Pt.Arch	6,000.00	
S.P. Zoo-resurf ped.path, Hol tree, Prospect Pt.	2,500.00	
S.P.-Bkn.Pt Oval-resurf Jump runways	1,000.00	
S.P.-Public Washroom imp.	1,000.00	
S.P.-Causeway ped.Way-rep & resurf	1,000.00	

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Park Board: New and Non-Recurring Items 1972 Revenue Budget (cont'd)

Stanley Park Cont'd

S.P.-Zoo area-Resurf paths-Wolf ex.	1,200.00	
S.P.-Zoo-area-repl link fencing	1,500.00	
Electric Handryers-rep. & repl	350.00	
Public Convence-ren.Pr.Pt. & S.Bch	300.00	
Brkt Oval-repl curb for track	4,000.00	
2nd Bch-rebuild & Imp/sewage pump	4,000.00	
Tennis Ct.-Fencing repl fen S.P.	2,500.00	
2nd Beach Pool-ren valves,etc.	3,000.00	
S.P.-Major painting projects	15,000.00	
		$ 49,800.00

Miscellaneous

Ser.Yd-resurf area R. of Bldg.	1,000.00	
Ser.Yd-shop tool replacements	800.00	
Refuse containers-repl units	1,000.00	
Admin.Bdg.-repl old survey transit.	350.00	
Admin.Bldg.-Office alt & Furnte repl.	300.00	
Beach Ave.-our share-Walk rep admin.	600.00	
		$ 4,050.00

Supervised Recreation

Misc.Community Ctre-equipment	5,000.00	
Comm.Centres-repl Janitorial Equip.	1,000.00	
Comm.Centres-Major roof repairs	10,000.00	
Comm.Centres-Maj.pntg int & ext	15,000.00	
		$ 31,000.00

Other

Unallocated-Dist by P.B. resolution	9,000.00	
S.P.Seawall-Storm repairs	6,000.00	
		$ 15,000.00
		$207,500.00

Your Board submits the foregoing report of the Director of Finance for Council's CONSIDERATION."

MOVED by Ald. Wilson
THAT action taken by the Park Board, as shown in the foregoing report, be approved.

- CARRIED

P. Vancouver Centre: 650 West Georgia Street

MOVED by Ald. Broome,
THAT the report of the Board of Administration dated December 14, 1972, and the communication from the Vancouver City Planning Commission dated December 18, 1972, in respect of the proposed Vancouver Centre development, 650 West Georgia Street, be referred for consideration of the 1973 Council.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Q. Serious Youth Problems: Survey of Youth Treatment Facilities

The Board of Administration, under date of December 15, 1972, submitted the following report:

' The Director of Social Planning/Community Development reports as follows:

"On October 17, 1972, City Council adopted the resolutions of the Standing Committee on Health and Welfare concerning serious youth problems wherein the Department of SP/CD was requested to head a joint committee of officials from various departments and agencies to, among other tasks, report on the range of youth treatment facilities required.

To fulfill this task, funds are being requested to survey existing facilities of agencies to determine:

1. objectives
2. program
3. staff complement
4. evaluation of programs (if done by or for agency)
5. budget
6. waiting lists

Miss Susan Madison, M.S.W., would be hired as a consultant for a ten week period, effective December 15, 1972, at $150/week for a total cost of $1,500.

A claim for 50% of this amount will be made under the Canada Assistance Plan.

The Comptroller of Accounts advises that funds are available in the 1972 Research Account of the Department of SP/CD for the 1972 portion ($300) and that the balance would be provided from the Department's 1973 Research Allocation.

Therefore it is RECOMMENDED that City Council approve the Survey of Youth Treatment Facilities at an estimated cost of $1,500 and that $1,200 be approved in advance of the 1973 Revenue Budget from the Department's Research Account."

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted by Council, except to the extent it may conflict with the recommendations of the Health and Welfare Committee. '

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

R. Amendment to Zoning and Development By-law to provide for the Denman Place Development to be used as a Hotel

The Board of Administration, under date of December 15, 1972, submitted the following report:

'The Director of Planning & Civic Development reports as follows:

PURPOSE

This item must be considered by the present Council because they represent a quorum public hearing held on February 10th, 1972.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Amendment to Zoning and Development By-law
Denman Place Development (cont'd)

The Corporation Counsel has submitted an explanatory note separately to City Council which explains the background to this matter. The key section of Council's action which is quoted in full in the explanatory memorandum reads as follows:

> THAT the foregoing application by Mr. Street be approved subject to the applicant complying with the necessary parking requirements when the new parking regulations report is received.

The question at issue was whether the parking provided for Denman Place as an apartment building would be adequate if the building is considered as an hotel.

Council had been told at Public Hearing that the City Engineer was investigating parking requirements in Downtown Vancouver and would be reporting in due course.

PARKING REQUIREMENTS, HOTELS, DOWNTOWN VANCOUVER

Appendix I is a draft report prepared by the City Engineer examining the parking needs for hotels and motels in downtown Vancouver. This is part of a broader study which is being finalized for report to Council. On page 9 of the appendix it is "recommended that hotels and motels in the downtown area be required to provide one parking space for every two sleeping units or even two dwelling units."

PARKING PROVISION DENMAN PLACE

At present 319 parking spaces exist. In the Denman Place project there is a mixture of commercial facilities and dwelling units. Consequently the standard recommended would apply to the 280 dwelling units within the building.

The uses after amendment to the CD-1 Bylaw would be as follows:

(a) Highrise hotel building

(b) Commercial facilities

(c) Integrated motor vehicle parking and off-street loading and unloading facilities.

The parking requirement would be as follows, should Council adopt the Engineer's report which includes the changes proposed:

Commercial facilities (based on square footage of commercial floor area)			126
Hotel Parking	$\frac{280}{2}$	=	140
			266

This would leave a surplus of 53 parking spaces.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Amendment to Zoning and Development By-law
Denman Place Development (cont'd)

CHANGES PROPOSED IN PROJECT

Lobby Floor	Increase number of off-street parking spaces by 10. Slightly increase existing floor area and provide new connecting corridor.
Mezzanine Floor:	Enclose an existing unused area and change other existing uses to provide small Hotel meeting and conference rooms and administrative offices. Floor area increased by 2,711 sq. ft.
Main Floor Level:	Delete 22 off-street parking spaces as were previously required for the penthouse restaurant development (but have not yet provided) and replace with tennis courts and/or landscaping, as was proposed in original Development Permit No. 40053, issued June 1967.
Other Floors:	There would be no other changes to the layout of the former 280 apartment dwelling units which comprise: 126 Bachelor type units (420 sq. ft. each) 108 One Bedroom units (613 sq. ft. each) 46 Two Bedroom units (895 sq. ft. each)

These changes would need to be authorized by a further development permit and approval of the Technical Planning Board.

Accordingly it is RECOMMENDED that Council accept the report of the City Engineer as evidence that parking is adequate in Denman Place and that they enact the amendment to the existing CD-1 Bylaw. "

MOVED by Ald. Adams,
THAT the recommendation of the Director of Planning and Civic Development, contained in the foregoing report be approved.

(Aldermen Hardwick, Linnell and Rankin voted in the negative) - CARRIED

MOVED by Ald. Hardwick,
THAT the report of the City Engineer, under date of October, 1972, in the matter of parking requirements - hotels and motels in downtown Vancouver, be referred to the new 1973 Civic Development Committee.

- CARRIED

S. Development Permit Application:
Automatic Car Wash with Gasoline Service Station, 5525 West Boulevard

The Board of Administration, under date of December 14, 1972, submitted the following report:

' The Director of Planning & Civic Development reports as follows:-

BACKGROUND:

This development permit application has been under consideration for some time because it has been controversial.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
5525 West Boulevard (cont'd)

This report is submitted without the normal technical detail. Drawings submitted with the application indicate that the existing buildings will be removed from the site and the proposed car wash building would be located 8 ft. from West Boulevard and 35 ft. from West 39th Avenue. Ingress to the site would be from West 39th Avenue and egress would be onto West 39th Avenue and West Boulevard.

Following the normal procedure, the Technical Planning Board laid over the application for the notification of six neighbouring property owners (including apartments). One letter was received from a property owner who owns two of the neighbouring properties, objecting to the proposal. A further letter of objection was submitted from a nearby property owner who was not notified. Part of the objection was the possible noise emanating from the car wash.

Subsequently, the item was referred to the Vancouver City Planning Commission whereupon many additional objections were received. As a result of considering the original objections the Planning Commission also objected to the proposed car wash.

The Technical Planning Board on September 15th reconsidered this matter and are minuted as follows:

A letter had been received by the Chairman of the Technical Planning Board from the Chairman of the City Planning Commission. The letter raised the following objections to the proposed car wash and requested the Board's comments thereon:

1. The extended uses would adversely affect the contiguous apartment zoned area.

2. In the notification procedure, property owners only were contacted. Mr. Bellamy asked to be recorded as objecting to the notification procedure and the implication that only two objections were received, whereas in fact a considerable number of tenants resided in the objecting blocks and had no opportunity to express themselves.

3. Commission members expressed concern about the new traffic which would be generated, and in an area where pedestrian circulation should be encouraged, not inhibited. It was felt that the proposed use would hinder the development of Kerrisdale as a local centre with strong local pedestrian patterns.

4. Further to the question of traffic, members felt that the holding area would be insufficient especially at peak neighbourhood activity times; e.g. Fridays and Saturdays. Considerable parking upon residential streets could be expected and would be highly undesirable.

5. In regard to landscaping a request was made for an undertaking that any trees planted should be large and substantial and in keeping with the existing treed aspects of Kerrisdale.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
5525 West Boulevard (cont'd)

The following points were made:

a) Although this may have been true with the first car washes, the more that are approved the less the impact of each one.

b) It is the Department's view that the owner will talk to the tenants if he wishes support.

c) Kerrisdale was considered more a District Shopping Centre than a local centre.

d) Traffic aspects had been discussed with the City Engineer.

However, after considering the additional information, the Technical Planning Board reiterated their approval of the development permit but since this is partially a gasoline filling station, the final decision rests with City Council.

Accordingly it is RECOMMENDED that this matter be laid over and those interested in appearing in front of Council be notified, it being understood that at such subsequent meeting, a report reference would be given to provide additional technical information."

MOVED by Ald. Bird,
THAT this development permit application be not approved.

- CARRIED

T. Development Permit Application:
8550 Victoria Drive (Shipyard for
Rivtow Straits Ltd.)

MOVED by Ald. Bird,
THAT this report of the Board of Administration, dated December 13, 1972, regarding development Permit Application: 8550 Victoria Drive, (shipyard for Rivtow Straits Ltd.) be deferred pending the hearing of delegations as per requests received.

- CARRIED

U. Capital Loans Program: False Creek

The Board of Administration, under date of December 18, 1972, submitted the following report:

"The City Engineer reports as follows:

"At the request of Alderman Hardwick, Chairman of the False Creek Committee, the City Engineer has prepared estimates for constructing sea walls in Areas 6 and 10 as part of the False Creek Project.

The recently announced Provincial-Municipal Capital Works Program provides 100% "forgiveness" of labour costs during the winter months - 50% during the summer. Projects must be completed by May 31, 1975. The sea wall projects are highly labour intensive and would, therefore, be suitable for such a program. Accordingly, it is proposed to apply for the following projects:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Capital Loans Program:
False Creek (cont'd)

(a) 1,000 lineal feet of concrete sea wall in Area 10 at a cost of $500,000, half of which is labour.

(b) Three sections each of 1,700 lineal feet of rock-faced sea wall in Area 6 at a cost of $3,000,000 ($2,000,000 of which is labour).

While the official guidelines and application forms for this Capital Program have not yet been released by the Federal Government, it would be prudent to make application as soon as possible, since British Columbia's share of the Capital Program will be limited. Because of the high labour content, the City would derive maximum benefit from such a program. The City Engineer requests permission to make a preliminary application subject to final Council approval upon receipt of the official guidelines.

A further report will be issued when the applications and guidelines become available, at which time the cost to the City will be known and Council can then consider granting final approval."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.'

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4450,
being the License By-law (cont'd)

MOVED by Alderman Bird,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

2. BY-LAW TO AMEND BY LAW No. 2849
BEING THE STREET AND TRAFFIC BY-LAW (fees re Special Zones)

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 2849, being the Street and Traffic By-law (cont'd)

MOVED by Alderman Linnell,
SECONDED by Alderman Broome,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

3. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S of West 41st Avenue betw. Trafalgar and Mackenzie Streets)

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (B/S Bruce Street, generally bounded by 43rd Avenue., lane S of 41st Ave., the lane W. of Commercial and lane E. of Argyle St., also unopened portion of Bruce Street

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Adams,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (portion of land bounded by Harrison and Victoria Drives)

MOVED by Alderman Hardwick,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

6. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S of E. Broadway between Slocan and Penticton Streets)

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

cont'd...

BY-LAWS (cont'd)

By-law to amend By law No. 3575, being the Zoning and Development By-law (cont'd)

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the By-law be read a second time.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Alderman Wilson,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

7. BY-LAW TO AMEND BY-LAW No. 4295, BEING A ZONING BY-LAW (area on East side of Denman between Nelson and Comox Streets)

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT leave be given to introduce a By-law to amend By-law No. 4295, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the By-law be read a second time.

- CARRIED

BY-LAWS (cont'd)

By-law to amend By-law No. 3575, being the Zoning and Development By-law (cont'd)

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Artists' Program

MOVED by Ald. Linnell,
SECONDED by Ald. Broome,
THAT WHEREAS the Department of Social Planning/Community Development has applied for a renewal of its artists' program and a skeleton staff of three persons has been employed during the month of December;

BE IT RESOLVED THAT the issuance of $1,600.00 from Account Codes 712/103 and 102 be authorized (Salaries and Fringe Benefits) and an additional $200.00 from Account Code 712/103 for payment of rentals and maintenance on the gallery.

- CARRIED

2. #1 Firehall Location

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT WHEREAS there is extreme discontent by the residents of the present location of #1 Firehall on Gore Street;

THEREFORE BE IT RESOLVED THAT the Fire Chief and the Supervisor of Property and Insurance be instructed to look for an alternative site.

(Notice)

Notice was called and recognized by the Chair.

MOTIONS (cont'd)

3. Power for Buses

MOVED by Ald. Hardwick,
SECONDED by Ald. Calder,
THAT WHEREAS the City of Vancouver took leadership in investigating and testing the efficiency and effectiveness of L.P. gas fuel on internal combustion engines, particularly in regard to measuring the amount of air pollution created during operation;

AND WHEREAS the results of over two years operational testing have shown a substantial reduction in contamination of the atmosphere when compared with the gasoline driven engine;

AND WHEREAS the Provincial Government has announced its intention to acquire 100 new (2 cycle) diesel engine buses;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request the Provincial Government to consult with the City of Vancouver Engineering Department to consider and compare the merits of L.P. gas powered buses to that of 2 cycle diesel powered buses.

- CARRIED

RECOGNITION: Arthur Henry Parkinson

His Worship the Mayor called Mr. Arthur Henry Parkinson to the dais and advised the Council of Mr. Parkinson's completion of forty-seven years of service as an employee of the City of Vancouver in various capacities.

MOVED by Ald. Adams,
SECONDED by Ald. Wilson,
THAT WHEREAS Arthur Henry Parkinson joined the staff of the City of Vancouver as a Junior Clerk on December 21st, 1925;

AND WHEREAS Arthur H. Parkinson progressed to the positions of Internal Auditor on May 24th, 1948 ... to Assistant City Comptroller on March 1st, 1954 to Deputy Director of Finance on July 25th, 1956 and to Director of Finance on August 1st, 1967;

AND WHEREAS on January 15th, 1973 he will be retiring from the City service;

THEREFORE BE IT RESOLVED that the Council of the City of Vancouver be and is hereby recorded as extending to ARTHUR HENRY PARKINSON sincere and grateful appreciation, thereby commending him for his forty-seven years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY

His Worship the Mayor, in presenting a copy of the foregoing resolution to Mr. Parkinson, also presented him with a gold watch.

Mr. Parkinson replied with thanks.

The Council adjourned at 3:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated December 19, 1972, adopted on January 3, 1973.

MAYOR

CITY CLERK

December 15, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lane East of Nanaimo Street, North of Pender Street and Lots 7 to 12, Block 55, T.H.S.L.

"An application has been received from Mr. J. Funara to acquire the 10 foot lane east of Nanaimo Street, north of Pender Street abutting Lots 7 to 11 in Block 55, T.H.S.L.

Council at a Public Hearing approved the re-zoning of Lots 7 to 12 to C-2 Commercial use subject to the applicant acquiring the lane from the City and consolidating it with the lots to form one parcel.

I RECOMMEND that the ten foot lane abutting Lot 12 in Block 55, Town of Hastings Suburban Lands extending from the westerly production of the northerly boundary of said Lot 12 to the westerly production of the southerly boundary of said Lot 12 be closed and stopped up and sold to the owner of Lots 7 to 12 subject to the following conditions:

(a) The sale price to be $10,370 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The owner to pay any costs in closing out the lane.

(c) The closed lane and Lots 7 to 12 to be consolidated to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Sidewalk Snow Clearing - City of Vancouver

The City Engineer reports as follows:

"On November 28, 1972, City Council considered a report by the City Engineer on Snow Clearing.

In this report it was noted that Section 76 of the Street and Traffic By-law required owners of business premises to clear sidewalks abutting these premises and that a charter amendment is necessary to extend the By-law to include owners of other land uses such as apartments. The Corporation Counsel is taking the necessary action to achieve this.

In addition it was noted that the existing By-law could be amended by Council to require all property owners in the West End and downtown area to clear sidewalks abutting their properties. The Corporation Counsel agrees that this can be done.

Accordingly, it is recommended that the Corporation Counsel be instructed to proceed with the amendment to Section 76 of the Street and Traffic By-law, necessary to require owners of all properties in the downtown and West End area, that is the area between False Creek and Burrard Inlet from Main Street to Stanley Park, to clear all snow and ice from the sidewalks abutting their properties, not later than ten o'clock in the morning of any day except Sunday."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Hudson Street Bridge

The City Engineer reports as follows:

"Several matters concerned with landscaping, payment for Granville Street improvements and tolls have not been finalized to date for the Hudson Street Bridge project. The Department of Transport in a letter to the City Engineer dated November 24, 1972 has now stated their position on these outstanding matters and is requesting Council's approval of the Government's position before the end of December so that work can commence early in 1973.

BACKGROUND

On May 16, 1972 Council adopted the following resolution:

'That Council reaffirm its approval of the proposed design of the Vancouver approaches, it being understood that the matters of landscaping exclusions, maintenance responsibilities and cost sharing for the Granville Street widening will be finalized at a later date,

That Council express its opposition to tolls and if a 'no-toll' decision is reached, Council ask the Department of Transport to keep the City informed of any subsequent proposals to change the initial Sea Island road system,

Further that an immediate resumption of work on this facility be urged.'

City Council's position on landscaping and cost sharing for the Granville Street widening as adopted on March 2, 1971 is as follows:

Council: (a) reaffirmed its former decision not to contribute to the cost of the project;

(b) expressed approval of certain landscaping exclusions proposed by the Department of Transport;

(c) did not support certain landscaping exclusions proposed by the Department of Transport.

GOVERNMENT POSITION

The Department of Transport now states its position as follows:

1. The Federal Government has decided to proceed with the Hudson Street Bridge on a toll-free basis.

2. The Department of Transport will undertake to construct the Vancouver approaches to the bridge, including the necessary widening of Granville Street from four to six lanes between 72nd Avenue and 70th Avenue.

3. The Department of Transport also proposes to conform to the landscaping recommendations approved by Council on March 2, 1971. (See attached plan for area to be landscaped.)

4. The Department of Transport intends to keep the City informed of any future proposals to change the initial road system on Sea Island.

5. The Department of Transport has received tenders for the main bridge contract and expects to award a contract by the New Year.

....Cont'd

Clause No. 3 Cont'd

CITY OFFICIALS' COMMENT

The City Engineer and Director of Planning and Civic Development are satisfied with the Department of Transport's position as stated above.

OTHER MATTERS

Details of maintenance responsibilities are still to be worked out and will be reported to Council when finalized.

At the present time discussions are being held between the Engineering Department and the Department of Transport's consultants about traffic and transit arrangements during construction of the Vancouver approaches to the bridge. A report will be submitted to Council early in 1973 to inform Council of the general traffic arrangements that will be in effect during construction.

SUMMARY

The Department of Transport have now accepted Council's position regarding tolls, landscaping and payment for widening Granville Street.

Further reports will be submitted to Council about maintenance responsibilities and traffic arrangements during construction.

RECOMMENDATION

Accordingly, it is RECOMMENDED that Council approve the position now being taken by the Department of Transport with regard to tolls, landscaping, payment for Granville Street widening, etc., as stated in their letter of November 24, 1972 to the City Engineer and outlined in points 1 to 5 in the foregoing report."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

4. Flat Rates for Property Owners' Share of Completed Street Lighting Local Improvement Projects

The City Engineer reports as follows:

"Section 508 (c) of the Vancouver Charter provides that Council may by resolution establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by the Council.

The following flat rates are derived from the contract costs and the costs of work done by the City forces, together with allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the street lighting projects, which were completed during 1972, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law. All the projects were dealt with at the following Courts of Revision:

Schedule No.	Court of Revision Date
395 - Initiative	July 14th, 1970
404 - Initiative	May 18th, 1971
405 - Petition	May 18th, 1971
406 - Initiative	July 29th, 1971
407 - Petition	July 29th, 1971

....Cont'd

Clause No. 4 Cont'd

Recommended that the following flat rates be approved:

Projects as Identified on the Assessment Commissioner's Schedules		Flat rates to be Applied to the Assessable Property in the Projects	
Schedule No.	Item No.	Business & Multiple Dwelling	Residential
395	6	$ 3.074806	
	Urban Renewal Areas:		
	7	$ 3.074806	$ 1.412868
	8, 10	$ 3.074806	
	9		$ 1.025868
404	Urban Renewal Area:		
	3		$ 1.87
405	1	$ 3.07925	$ 2.02375
406	3		$ 2.302631
	26, 27, 30, 33, 36		$ 1.04431
	4, 7, 8, 9, 10, 11, 12, 13, 14, 16,)		
	17, 19, 20, 22, 23, 24, 29, 31, 32,)		$ 1.87
	34, 35)		
	15, 18, 28	$ 3.07925	
	5	$ 4.12878	$ 1.87
407	18, 20		$2.02375
	19		$1.04431
	21	$ 3.07925	

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

5. Aerial Surveying for Residential Paving Programs

The City Engineer reports as follows:

"On December 13th, 1968, in order to remove a backlog in field engineering survey work, Council approved a recommendation by the City Engineer that some of the survey work generated by the 1969 Residential Paving Program be performed by aerial surveying techniques. It was noted at that time that this work would enable the Department to assess better the merits of this form of surveying. This program was a success.

In view of this, the Deaprtment has been considering the adoption of an annual program of street aerial surveying to supplement the work produced by manual techniques. For this reason a vacancy, which occurred last March for a permanent Engineering Surveyor, was not filled. During the next six months it is anticipated that due to retirements and promotions other similar vacancies will occur. We must, therefore, decide whether to fill these vacancies or to introduce an annual street aerial surveying program to provide equivalent survey production as required.

It should be noted that:

(a) Aerial surveying is at least equivalent to manual surveying as far as accuracy and quality are concerned. Aerial surveying is superior with respect to consistent production rate and therefore, cost.

(b) Aerial surveying is produced by private specialist companies under contract to the City. Thus, as the future need for street design data declines, as it may be expected to with the current rate of annual improvement programs, this service can be readily tailored to suit the actual annual requirements for this work.

....Cont'd

Clause No. 5 Cont'd

(c) Once photography has been completed, requiring two or three days of clear flying weather after tree leaf fall, the production of design data can continue without the interruptions due to inclement winter weather usually associated with manual surveying. Subsequent drafting and design work can, therefore, be produced uniformly and more efficiently through the winter.

(d) The pencilled manuscripts provided as the end product of aerial surveying can be converted by the addition of further detail by our draftsmen, into the plan used for design and record purposes. This is an improvement on manual surveying which necessitates transferring information from a survey note book to develop such a plan.

(e) Aerial photographs of each street surveyed are retained on record by the City. These photographs are useful as an indisputable record of conditions before construction and used in the event of a dispute and can also be re-used to develop further survey information if required after initial plotting.

(f) The pencilled manuscripts provided by aerial surveying include greater detail regarding walk, driveway and building locations not usually provided as part of manual surveying. This information is useful in cases where the relationship between these features and the street improvement is critical.

It should be noted that aerial survey can only provide design data for streets. The use of this service would permit some reduction of permanent Survey Staff by attrition, but there is no substitute available for manual surveying to set out the work for construction. Thus some engineering surveyors will always be required in permanent and temporary staff positions to perform this work.

The strike of Civic Employees occurred at a time when street survey production was at a maximum rate. Street survey production is also reduced due to an unfilled vacancy for a Street Surveyor which has existed since March. It is anticipated that the 1973 Residential Paving Program will be equivalent to recent past years. Due to the strike of Civic Employees, approximately 90 blocks of improvement remain incomplete from the 1972 program to be completed in 1973. Some special, non-recurring street improvement projects can be anticipated in 1973, namely, Strathcona Rehabilitation Project, Beautification Projects for Hastings Street, Blood and Trounce alleys and West Broadway, Columbia-Quebec Connector, further development of S.E. Sector, and three projects under the Federal-Provincial Employment, Loans Program.

In preparation for this program, it is desirable to increase our engineering survey production by aerial surveying. It is proposed that an aerial survey program be undertaken to survey approximately 80 blocks of the 1973 Residential Paving Program. Funds are available in two payroll accounts of the Streets and Structures Division 8022/1902 - Salaries (balance available about $8,000 - due largely to unfilled surveyor position) and 8022/1904 - Temporary Help (balance available about $6,000).

I Recommend that:-

(1) An appropriation amounting to $14,000 be established in 1972 from sources stated above to provide aerial survey service for approximately 80 blocks of the 1973 Residential Street Paving Program.

(2) An annual budget be established to provide aerial survey services, as required, to meet the need for field engineering street surveys. The requirements of this program to be reviewed annually when the budget is to be established. In 1973, vacancies for two crews will not be filled."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

6. Tender No. 39-72-1 - Trucks

Tenders for the above were opened by your Board on April 10, 1972 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided as follows:-

(1) Item 13 - From the account for the purchase of Additional Trucks and Heavy Equipment, as approved by Council on November 21, 1972.

(2) Item 14 - 1972 Truck Replacement Account.

Item No. 13 - 43,000 GVW Tilt Cab and Chassis

Four bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for four (4) only Model COF 1950 Tilt Cab and Chassis at a total price of $69,522.00 ($17,346.00 each plus $34.50 each for optional cold starting aid), plus 5% Provincial Sales Tax.

Item No. 14 - 46,000 GVW Tilt Cab and Chassis

Four bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No. 1) from International Harvester Company for two (2) only Model COF 1950A Tilt Cab and Chassis at a total price of $37,603.00 ($18,008.00 each plus $759.00 each for automatic transmission and $34.50 for cold starting aid), plus 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

7. Use of Streets by Vancouver Cablevision

The City Engineer reports as follows:-

"A letter has been received from Vancouver Cablevision, a division of Canadian Wirevision Limited, 5594 Cambie Street, Vancouver 15, B.C., requesting approval of an arrangement whereby the Company could apply directly to the City for permits covering the placement of extensions of its facilities when required on or under City streets.

Television programs have been distributed in the City under license from the Canadian Radio and Television Commission by means of cables owned and operated by Canadian Wirevision Limited and its predecessors since 1953. This license covers the entire City of Vancouver and parts of Burnaby. Service is available in almost all areas of the City.

No agreement has been entered into between the City and the Company to cover its operations on City streets. The cables have been either attached to B.C. Telephone Company or B.C. Hydro poles or placed underground, usually in B.C. Telephone Company ducts, but in some cases, directly buried. All applications for City approval have been made through the B.C. Telephone Company or the B.C. Hydro and Power Authority. The Cablevision Company pays rental to the Telephone Company or the Power Authority for the use of these poles and ducts.

....Cont'd

Clause No. 7 Cont'd

Where relocation of Cablevision cables has been required on account of City projects, arrangements for the relocation have been made through the B.C. Telephone Company or the B.C. Hydro and Power Authority.

Up to the present, this arrangement has worked reasonably well. Now, however, the Cablevision Company wishes to obtain approvals directly from the City, so that its operations on the streets with respect to both overhead and underground lines can be independent of the other utilities. Initially, its underground work would be:-

(a) Installation of underground cables in subdivisions not presently served by Cablevision, and

(b) Installation of underground power circuits to B.C. Telephone Company manholes.

No installation of new poles by the Company is contemplated. New overhead cables will be installed only on existing telephone or electric pole lines.

When telephone and electric lines are removed from a pole line, Cablevision cable will normally be removed from the poles within one year. It is proposed that permission to maintain Cablevision plant on such poles for a longer period be granted by the City Engineer only under special circumstances.

With regard to payments made to the City by the Company, taxes are collected by the City annually at the rate of 1¼% of gross rentals received from Cablevision subscribers, in accordance with Section 398 of the City Charter. The Company also pays school and hospital taxes in accordance with the law.

The matter of charging the Company rental for use of street space has been discussed with the Law and Finance Departments. It has been concluded that an annual rental for street occupancy should be charged on a lineal foot basis for street occupied by cables used by the Company which are not on the same pole line with, in the same duct bank with, or buried directly in the same trench with, wires or cables used by another utility. A rate of 4¢ per foot per year, which is based on the estimated average rental value of the space occupied by a cable, or duct, is proposed.

I RECOMMEND than an agreement, satisfactory to the Corporation Counsel and the City Engineer, be entered into between the City and Canadian Wirevision Limited to include the following:-

A. Installation and maintenance of plant on streets to be to the satisfaction of the City Engineer and in accordance with plans and standards approved by him.

B. No poles to be placed on streets by the Company.

C. Except where special permission has been granted by the City Engineer, no Cablevision lines to remain on poles for more than one year after the poles have been cleared of other utility lines.

D. Company plant to be relocated for civic, provincial or federal purposes, when requested by the City Engineer, at no cost to the City.

E. Overhead cablevision lines to be placed underground when requested by the City Engineer, at no cost to the City, except for any contributions to be made by the City under the Provincial Power and Telephone Line Beautification Fund Act or other such Act.

F. Annual rental to be paid at the rate of 4¢ per lineal foot of street occupied during the preceeding year by cables used by the Company which are not on the same pole line with, in the same duct bank with, or buried directly in the same trench with, wires or cables used by another utility.

G. City may cancel agreement upon one year's notice to the Company.

H. All Company plant to be removed at no cost to the City upon termination of the agreement, if required by the City Engineer.

....Cont'd

Clause No. 7 Cont'd

I. The Company to indemnify the City against any claims and losses due to construction, maintenance and operation of the plant on streets.

J. Term of agreement to be 30 years, with provision for review of rental rate every 5 years, the review to be based on a formula to be included in the agreement, satisfactory to the Director of Finance."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 400

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATIONS

1. Extension of Contract: Public Health Nurse
University of British Columbia and City of Vancouver

The Medical Health Officer reports as follows:

"On August 1, 1969, an agreement was signed between the City of Vancouver and the University of British Columbia to provide a Public Health Nurse from the Health Department on a half-time basis for a period of one year. The service provided is 100% recoverable from the University. On September 29, 1970, City Council approved an extension of the contract for a period of one year. A further extension of this contract for a nine-month period was approved by City Council on September 21, 1971.

A request has now been received from the University of British Columbia for a further renewal of this contract for a period of nine months, effective September 1, 1972 to May 31, 1973 (being the period during which this service is required by the University), with the necessary revisions to bring the terms of agreement up to date. Two signed copies of the revised memorandum of agreement have been forwarded by the University for execution by the appropriate Civic officials.

There will be no costs to the City of Vancouver to provide the part-time services of the Public Health Nurse during the period of the contract; and upon termination of the contract the part-time position will be terminated.

It is requested that approval be given the Medical Health Officer to renew this agreement and to request the Law Department to review same and, if satisfactory, have it signed by the appropriate officials."

Your Board
RECOMMENDS that -

(a) The Medical Health Officer be authorized to renew the agreement to supply a Public Health Nurse to the University of British Columbia on a half-time basis for nine months, effective September 1, 1972, at no cost to the City. The appointment of the Public Health Nurse will terminate on May 31, 1973.

(b) The Corporation Counsel be requested to review the new agreement and, if satisfactory, to have same executed by the appropriate Civic officials.

2. Social Planning - Where It's At

The Director of SP/CD reports:

"The attached Report - Social Planning - Where It's At - reviews and summarizes some of the experiences of the Department between 1968 and 1972. It reflects its philosophy, purpose and role as currently perceived by the Director of SP/CD and staff. This report will also help point the way to this Department's role in the future.

The Director of SP/CD recommends:

In order to clarify the Department's present role and purpose and its future operating spheres, it is recommended that:

. . . . Cont'd

Clause No. 2 (Cont'd.)

(1) Future areas of SP/CD, as outlined in this report, be approved by Council;

(2) The title of the Classification - Co-ordinator, Local Area Services be changed to Social Planner and the Director of Personnel Services be requested to review the salary and classification of these positions;

(3) The Social Planning/Community Development Department name be changed to Social Planning Department;

(4) The title of the Classification - Director, Social Planning/ Community Development be changed to the Director of Social Planning;

(5) The Joint Technical Committee (re: Social Planning) be renamed the Social Planning Committee and its terms of reference be reviewed and reported to Council following review.

The Board of Administration RECOMMENDS Council approval of the report and recommendations of the Director of SP/CD.

Your Board also RECOMMENDS that the subject matter of this report be referred to the appropriate committee of the 1973 Council for review and definition of policy to the extent considered desirable.

3. Frog Hollow Information Centre

The Director of Social Planning reports:

Background

"When the various Vancouver Information Centres applied for annual operating grants last March, the Frog Hollow grant request was cut back to cover a period of nine months. It was presumed at the time that they would be moving into the new Neighbourhood Centre attached to Thunderbird School. However, there was not enough space to accomodate the Information Centre and all the other neighbourhood programs in the Centre.

The Frog Hollow Committee took steps a month ago to rent a store front at First Avenue and Renfrew, 1660 Renfrew, a location more central to the community they serve. They gave up their mobile trailer building which was on site at Skeena Terrace. This new location is working out very well. Information Centre volunteers are attempting to identify their service with the total community and not just Skeena Terrace Housing Development.

Their budget however, only provides them with operating funds to the end of December 1972.

To continue for another three months and get onto the same fiscal year as other Information Centres, (April 1 to March 31) as approved by Council, Frog Hollow requires an additional $1,055 to cover rent, phone, heat and light to March 31, 1973. Their budget is as follows:

. . . Cont'd.

Clause #3 continued:

Rent	$190 per month x 3	=	$ 570
Telephone	50 per month x 3	=	150
Installation			60
Heat and Light	50 per month x 3	=	150
Maintenance	20 per month x 3	=	60
Insurance			65
TOTAL			$1,055

The Director of Social Planning/Community Development RECOMMENDS a grant to the Frog Hollow Information Centre of $1,055 for operating their centre at 1660 Renfrew Street for the period of January 1st to March 31st, 1973. The Comptroller of Accounts advises that if approved the funds would be provided from Contingency Reserve.

Your Board RECOMMENDS the foregoing report of the Director of Social Planning/Community Development be adopted.

INFORMATION

4. Enforcement of City Health By-law and Provincial Food Premises Regulations in respect of Perishable Foods sold in Chinatown

The Medical Health Officer reports as follows:

"Upon passage of the City Health By-law on October 1, 1968, considerable progress was made throughout the City in guaranteeing protection of perishable foods by the requirement that they be kept below 40° or above 150° until sold. Efforts in this direction by the Health Department were reinforced by the passage of Provincial Food Premises Regulations, April 1, 1972. Included in the protection of perishable foods was any barbecued food commonly sold hot at supermarkets and delicatessens. Progressive enforcement of this by-law has been achieved throughout the City, but owing to lack of facilities, some lack of understanding, and a resistance to this measure the enforcement of this regulation was repeatedly postponed in the Chinatown area. The merchants of Chinatown had appointed a representative to undertake discussions with the Health Department. He made representation to senior Health Department staff which resulted in an understanding that the Health Department would permit the merchants to comply by June 1972, allowing a full year for equipment to be purchased and installed. At no time did the Health Department express any concern over the manner of cooking, but was only concerned with the care of perishable foods after the cooking process was completed.

By June 1972 when the work was to have been completed the City strike did not permit the health inspectors to enforce this by-law. In July and August 1972 further discussions were held with a representative of the merchants and a new deadline of October 1st was established.

The Health Department staff were asked in September 1972 to meet with representatives of the Chinese Benevolent Association. After discussion these representatives were satisfied of the necessity for the Health Department regulation.

On October 1st, the time of the latest deadline, 12 merchants withdrew the sale of their barbecued products and 4 premises which were prepared to comply with the by-law continued to operate and were selling large quantities.

cont'd....

Clause No. 4 (Cont'd.)

Later in October, at the initiative of the local MLA, a further meeting with the merchants was arranged and at this time it was agreed that the equipment would be installed and that special packaging and handling arrangements would be brought into effect until full installation of equipment. As this was considered acceptable by the department the continued sale of this produce by the 12 premises was permitted. At this time, however, the department received further confirmation of the danger of a perishable product allowed to exist within the incubation temperatures. Five persons were ill in early November as a result of eating a barbecued product from one of the aforementioned 12 merchants. Lab investigation was carried out to confirm that the five people had the same type of organism. The only meal shared by the one person with the four others was the food from this source. We were thus able to satisfy ourselves that there was yet more evidence that it was dangerous to continue this practice. Investigation of the premises concerned revealed fortunately that none of the staff had become carriers and it was assumed that the food product itself was the only source of this minor incident. The physician attending one of the patients is Chinese and emphatically stated his support for our intervention in this matter and his support of this very basic control measure. The department has also had continued support from local representatives of the Federal Health Protection Branch and the Federal Health of Animals Branch of the Department of Agriculture. These Government bodies agree with the validity of our requirements. I feel it should also be pointed out that by means of numerous telephone calls and letters received this department enjoys a majority support from the Chinese community in the employment of this safety measure. The current situation is that all stores now have refrigerated showcases and the merchants have equipment on order which will soon be installed for the keeping of cooked products at a safe hot temperature until sold.

As there appears to be continued public attention paid to what has been represented as an overwhelming bureaucratic assault on a minority, I wish to have the record put straight about the history of this particular incident."

Your Board submits the above report of the Medical Health Officer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 400

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. Park Board - Request for Additional Funds re Strike Costs

The Park Board have submitted a report dated December 1, 1972 which

(a) requests an additional $60,196 to cover the actual costs incurred in the operating accounts attributable to the Civic strike

(b) notes that the Bloedel Conservatory operation will close the year with a small surplus

(c) notes that the net profit from Income Operations may not cover capital expenditures incurred to date. A more exact assessment of this situation can be made within a week when October operating results are known.

The Director of Finance has reviewed this report and comments as follows:

A. Strike Costs - Operating Accounts

After the strike, Parks officials identified the various items of work that would have to be carried out to restore park areas to pre-strike condition. Separate account numbers were set up in the Park Board records to accumulate the cost of this work, which amounted to $131,200. The City previously approved $71,004 to provide for these costs and the Park Board are now requesting the balance of $60,196.

The Park Board Controller advises that normal maintenance costs have been incurred to date in addition to the extra-ordinary strike costs and if the requested additional funds are not approved substantial overexpenditures will occur in the Park Board accounts.

Since much of the post strike work was closely related to normal maintenance activities vis: garbage clean-up, grass cutting, weed control etc., the Director of Finance is unable to verify whether or not all of the costs included in the $131,200 represent only the extra costs attributable to the Civic strike.

B. Bloedel Conservatory

Parks officials estimate the operating loss from the Bloedel Conservatory at about $16,000 in 1972. This will be covered by the operating surplus of prior years which amounted to $18,500 at January 1, 1972. The operating results for next year will be reviewed during the review of the 1973 Budget Estimates.

C. Income Operations

The Park Board is permitted to expend the net profit from Income Operations on income producing facilities. The operating statement as at October 31, 1972, which will be available shortly, will indicate whether or not net profits will be available to cover expenditures on income producing facilities incurred to date.

Your Board submits to Council for Consideration

(i) the Park Board request for an additional $60,196 to cover the balance of strike costs, it being noted that if these additional funds are not provided, substantial overexpenditures will occur in the Park Board accounts

(ii) deferral of further consideration of the Bloedel Conservatory operation until the review of the 1973 Budget Estimates

(iii) deferral of further consideration of the Parks Income Operations until October 1972 operation statements are available.

DELEGATION REQUEST - PARK BOARD

(Copies of the Park Board letter dated December 1, 1972, are circulated for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 400

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Research Projects Funding -
Ministry of State for Urban Affairs

The Director of Planning and Civic Development reports as follows:

"At its meeting of April 18, 1972 Council instructed the Director of Planning to continue discussions with the Minister of Urban Affairs regarding research projects proposed to be undertaken by the City utilizing Federal funds, and to coordinate this effort with University groups and the Regional District. A copy of the report is attached as Appendix A.

Since that time discussions have been held with the I.I.P.S. Group at U. B. C. and with the Regional District, as well as with the Minister of Urban Affairs, to examine ways to effect these research projects and obtain funding.

In reply to correspondence with the Ministry of State for Urban Affairs, a letter, dated November 23, 1972, has been received from the Deputy Minister which indicates that the Federal Department is not prepared to participate in funding the research projects at this time. It states that the Ministry does not have resources available to assign to the projects and there is 'need for the Ministry to carefully work out procedures and arrangements under which it can participate effectively with provinces and their municipalities in joint research;'. It points out that the Ministry and the City are already cooperating toward realization of a waterfront study on Burrard Inlet and studies in False Creek.

In October, 1972 research projects were submitted as proposals for Local Initiative Program funds. The proposals did not duplicate items previously submitted to the Ministry of Urban Affairs. Withdrawal of the Minister's offer leaves the Department with the necessity of locating the means of accomplishing the projects, which are now postponed.

RECOMMENDATION

It is RECOMMENDED that the procedure of accomplishing the research projects outlined in the April report through Federal funding by the Minister of Urban Affairs be terminated,

FURTHER, that if at a future date procedures are developed making it possible to participate in joint research projects with Federal fundings, proposals be submitted in light of the needs at that time.

This decision would not affect the status of the Local Initiative Program projects now under consideration by Federal agencies."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

2. Gasoline Service Station
2806 Cambie Street

The Director of Planning and Civic Development reports as follows:

"HISTORY

City Council, on November 22nd, 1971, at a Public Hearing, considered an application to rezone Lot 3 from a Two Family Dwelling District to C-2 Commercial District, and resolved:

'THAT the application by Imperial Oil Ltd. be approved, subject to prior compliance by the owners to the following conditions as recommended by the Technical Planning Board and the City Planning Commission:

Clause No. 2 continued

(a) The consolidation of Lots 1, 2 and 3 into one parcel and dedication, if necessary, for any street widening for Cambie Street and 12th Avenue.

(b) The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the City Planning Commission with the developer maintaining, in addition to other landscaping areas, a minimum of landscaped setback of 10' along the easterly property line in addition to the larger area already indicated in the plan on the north-east corner of the site.

(c) No ingress or egress to the City lane east of the east wall of the building.

Further, that the area of Lot 3, when consolidated, be limited to parking use only, and further, that the Technical Planning Board and the City Planning Commission, when reporting to Council, have particular regard to the positioning of the gasoline pumps and to the practicality of leaving both boulevard trees on 12th Avenue.'

Subsequently, a letter dated April 28th, 1972, was submitted by the applicant's solicitors, which states:

//. . . Authority has been obtained from the management of Imperial Oil Limited to the dedication of a 10 foot strip of the property along Cambie Street and we have discussed with Mr. Elliott of your Legal Department certain problems which arise out of the requirements of Council in the situation. We set out below the basis on which Imperial Oil Limited is prepared to proceed in the matter and we trust that the Technical Planning Board and the City Planning Commission will see fit to recommend to Council that the rezoning proceed on that basis.

Acceptable Conditions to Rezoning:

1. The applicant will consolidate the three lots into one title and dedicate for road purposes 10 feet of the Cambie Street frontage, such dedication to be subject to the terms of the agreement hereinafter referred to.

2. The details of the redevelopment as set out on Development Permit Application No. 56458 must be approved with the addition of the width of the landscaped setback on the easterly boundary being increased to 10 feet

3. No access to the lane east of the present building will be provided. (This was not requested - No. 56458).

4. The present use of Lot 3 will be limited to parking in accordance with the terms of the agreement hereinafter referred to. (This is as proposed on Application No. 56458).

5. The height of the vent pipes from the underground tanks will be increased at the time of their relocation in an effort to alleviate any trace of fumes on adjoining properties and to improve the dispersal thereof.

Two additional matters were raised in the minutes of the Council dated November 22nd, 1971, and the position of Imperial Oil Limited with regard to the practicality of those matters is as follows:

(a) Position of Pumps (12th Avenue):

The purpose of the proposed redevelopment is to properly utilize the 12th Avenue frontage and the new location of the pumps shown on the plans accompanying Application No. 56458 is midway between the two 12th Avenue crossings.

cont'd....

Clause No. 2 continued

Any major change in the suggested position is impractical particularly in view of the probability of a change in the location of the most westerly of those crossings one the 10 foot strip of the Cambie frontage is actually taken by the City.

(b) Boulevard Trees - 12th Avenue:

While it would be possible to relocate and narrow the proposed new crossing on 12th Avenue to pass between the two existing large trees, and while Imperial Oil is prepared to do so if considered necessary, the westerly tree in particular will constitute a visual hazard and they strongly recommend its removal. Imperial Oil Limited is prepared to plant an acceptable substitute tree further to the west between the two crossings. In any event, if either of the present trees remain, Imperial Oil Limited must have the right to prune them to a sufficient height.

The chief difficulty throughout this matter has been the probability that a further redevelopment of this location will be required when the 10 foot strip dedicated for road is actually taken. We suggest following solution on the basis of a discussion with Mr. Elliott in your Legal Department.

The agreement would be entered into between the City and Imperial Oil Limited providing as follows:

(i) Imperial Oil would retain the right to occupy and use the 10 foot strip dedicated until the same is actually required by the City for road widening purposes. The City would agree to give six months' notice of its intention to utilize the same.

(ii) Imperial Oil would covenant to use that portion of the lane formerly known as Lot 3 for parking purposes only until the notice with respect to actual use of the 10 foot strip is served. At the time, the normal requirements of C-2 Zoning would apply.

(iii) The City will covenant to reconstruct the two crossings on the Cambie Street frontage (and the westerly crossings on 12th Avenue if necessary) and to relocate the existing sign and pole now located at the crossing at its expense.

The actual dedication of the 10 foot strip and the execution and delivery of the above agreement would follow issuance of Development Permit No. 56458.

Imperial Oil recognizes that any redevelopment of the site following the actual taking and use by the City of the 10 foot strip dedicated will be subject to the requirements of the Zoning and Development By-law then applicable. //

It is noted that if Imperial Oil were to dedicate the 10' of Cambie Street it could be recommended that it be leased back from the City.

PRESENT SITUATION

There has been some delay in considering this request due to various conditions, including work backlog.

cont'd....

Clause No. 2 continued

The Technical Planning Board recommends that it be recommended to City Council that the agreements as suggested by Solicitors for Imperial Oil Limited be not accepted, and that the conditions as set by Council at the Public Hearing of November 22nd, 1971, with respect to the rezoning of Lot 3 not be altered and that it be recommended to City Council that the gasoline pumps adjacent to 12th Avenue need not be relocated but that the existing boulevard trees on 12th Avenue be retained and further, that a condition be added that any trimming or pruning of the boulevard trees will first require the approval of the City Engineer and the Superintendent of Parks.

Should the Technical Planning Board's recommendation be approved by Council, the rezoning of Lot 3 will fall.

This development also requires a report from the Vancouver City Planning Commission. Its next meeting will be on December 15, 1972, after which its report could be made available for Council's meeting of December 19, 1972.

Your Board RECOMMENDS that the recommendation of the Technical Planning Board be endorsed.

INFORMATION

3. West End Community Centre/Senior Citizens Housing Project and the West End Policy Guidelines

The Director of Planning and Civic Development reports as follows:

"Council on August 15, 1972, resolved in part, that:

'...the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.'

On November 7, 1972 Council passed the following resolution:

'That, with the exception of Development Permit No. 59581 referred to in the Board of Administration report, development permit applications which are not strictly and legally in accordance with the present by-law, be not approved and the applicants be directed to re-apply under the new West End Policy Guidelines.

That development permit application no. 59581 be issued in the normal manner when the developer has met the requirements of the by-law.

That development permit applications in this West End area, submitted subsequent to October 31, 1972, be brought to the Council for consideration.'

The West End Community Centre/Senior Citizens Housing project on a 5.681 acre site zoned (CD-1) Comprehensive Development District, bounded by Denman, Barclay, Cardero and Haro Streets, is the subject of two Development Permits.

The (CD-1) zoning was approved by Council at a Public Hearing on May 30, 1972, subject to the following conditions:

1. Use to be Senior Citizens Apartment, Community Centre, library and school only, with customary accessory uses and off-street parking.

2. Floor Space Ratio not to exceed 2.0.

3. Design to be generally in accordance with the design concept approved by Council on November 2, 1971.

cont'd....

Clause No. 3 continued

Development Permit Application No. 59025 for the Senior Citizens Housing was approved subject to conditions, by the Technical Planning Board on July 21, 1972. At the time of preparing this report, one condition relating to street and lane closure had not been fulfilled, and the permit had not been issued. However, tenders have been called for its construction, returnable December 21, 1972.

The Senior Citizens Housing consists of 2 apartment towers connected by a lounge area bridge at the 3rd floor level. The tower adjacent to Haro Street is 22 storeys high (187') and the other adjacent to Barclay is 15 storeys high (127'6"). The project contains 500 units of which 402 are single units, 98 double units, and approximately 20 units are being designed for handicapped people.

The Community Centre is a one and two storey structure with underground parking. Its facilities include ice rink, auditorium for 300 persons, City and School libraries, Senior Citizens recreation areas, teen areas, rooms for craft and athletic activities, food services and multi-purpose area.

Development Permit Application No. 60418 for the Community Centre was submitted on October 19, 1972 and is being processed.

The 268,000 square feet of floor area for the Senior Citizens Housing, combined with the floor area of the proposed Community Centre and the existing King George High School result in a floor space ratio of 1.62. The maximum floor space ratio in this part of the West End, recommended by the Policy Guidelines is 2.4.

The current application to rezone the West End local area, as filed by the Director of Planning and Civic Development on October 31, 1972 on Council's instruction, and as modified by recommendations of the Technical Planning Board and City Planning Commission of November 24, 1972 includes the retention of the West End Community Centre/Senior Citizens Housing project site as a CD-1 Comprehensive Development District."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

RECOMMENDATIONS

4. West 41st - Trafalgar to MacKenzie: Personal Care Home

The Director of Planning and Civic Development reports as follows:

"HISTORY

City Council, at a Public Hearing on November 22, 1971, approved the rezoning of Lots 9-16 inclusive, and approximately the southerly 183.75' of Lots 24-31 inclusive, Block 9, D.L. 2027 (Site size: approximately 542' along 41st Avenue and a depth, after dedication of the 17', of approximately 458'), to CD-1 Comprehensive Development District, the uses being restricted to --

'a residence for retired and semi-retired persons consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses including off-street parking'

and subject to prior compliance by the owners to the following conditions:

(a) The acquisition of the subject property, including lands within the area already dedicated for lane; the consolidation of same into one parcel and so registered at the Land Registry Office with prior agreement of City Council on the dedication of the southerly 17' for a nominal sum for the future widening of 41st Avenue.

cont'd....

Clause No. 4 continued

(b) Detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design, the Technical Planning Board having particular regard to the treatment and landscaping of the open portions of the site and its relationship to the adjacent one family dwellings.

(c) The floor space ratio not to exceed 0.45 gross but excluding any storage, laundry and furnace rooms or underground parking if located totally below grade.

(d) The scheme of development not to be materially different from that submitted with the application prepared by W.D. Buttjes & Assoc., Architects, dated August 7, 1971, Job No. 1301.

(e) That the undertaking by Neil B. Cook by letter of September 15, 1971, that: "At no time will Crofton Manor be used for transients, motel or hotel accommodations. The dining room will be open to guests of Crofton Manor and their guests but will not be open to the public"; to form one of the conditions of the Development Permit if and when issued.

(f) Only one suitable designed sign to be permitted on the site--such sign to be first approved by the Technical Planning Board.

Further, that should the foregoing conditions not be complied with within 180 days of approval at public hearing to the rezoning, the approval contained in this resolution shall expire. This time limit has been extended by Council to December 31, 1972.

Further, that in accordance with the recommendations of the City Planning Commission, the Technical Planning Board consult with the Fire Chief regarding fire access at the time of final processing of the details of the development. This has been done.

On December 14, 1971, Development Permit Application #57781 was filed and on January 28, 1972, the Technical Planning Board approved the submitted application, such plans and information forming part thereof, thereby permitting the construction of the one storey building with cellar, to be occupied as a residence containing 198 sleeping units, plus ancillary uses, for retired and semi-retired persons, subject to a number of conditions being first met by the applicant, including those conditions set by Council at the Public Hearing on November 22, 1971.

On August 28, 1972, revised drawings were submitted by the applicant, which include variations to those previously considered by the Technical Planning Board, most of which were minor, such as:

(a) minor internal rearrangement of the central core area;

(b) slightly reduced setbacks between the buildings fronting the interior courtyard;

(c) the number of sleeping units being reduced from 198 to 162;

(d) the more material change consisting of 5 sleeping units at the northerly end of the building being 2 storeys in height, rather than one storey, with each unit containing approximately 276 square feet on the second floor, they being located in a row being approximately 66' in width.

The Technical Planning Board, at its meeting on October 13, 1972, approved these variations, including the other applicable conditions set by the Board at its meeting of January 28, 1972, subject to same being first reported to Council prior to Council enacting the amending by-law, and added a further note that any revised drawings clearly indicate a high standard of landscaping with the site plan indicating existing trees and the retention of such trees as is possible.

cont'd....

Clause No. 4 continued

After receiving advice from the City Engineer and the Corporation Counsel, it was considered advisable that the owners first dedicate the southerly 17' of the property for future street widening of 41st Avenue in lieu of entering into the agreement that Council had set out in Clause (a) of the Public Hearing conditions. The owner agreed to this and in order to have the by-law enacted this year, a plan of subdivision dedicating the 17', has been submitted to and approved by the Approving Officer and is in the hands of the City Law Department for filing in the Land Registry Office.

When Council first considered the rezoning of this site and set a maximum floor space ratio of 0.45, this was to be measured on the entire site. This will vary slightly from a technical point of view as the 17' strip has now been dedicated, but on the plans considered by the Technical Planning Board, there has been no increase in the floor area of the building.

There were considerable delays in processing this application, plus the owner encountered some difficulties in consolidating the land into one parcel.

On December 12, 1972, Mr. Buttjes, Architect for the owner, submitted a letter and additional plans which have not been checked. However, it would appear the only major change in the request is increasing the number of sleeping units back to 188 and providing 94 off-street parking spaces, which is in fact 10 sleeping units less and 4 parking spaces more than was first accepted by the Technical Planning Board. A copy of the letter is attached as Appendix A.

As there is no increase in the size of structure or number of units than that submitted to Public Hearing and approved by the Technical Planning Board, the Director of Planning recommends that the revised changes be accepted, the by-law enacted by Council, but that the Development Permit is not to be issued until all conditions set by Council and required by the Technical Planning Board are first met.

The amending by-law to rezone the said lands to a CD-1 Comprehensive Development District, with the uses being restricted to 'a residence for retired and semi-retired persons consisting of sleeping units, dining and recreation facilities, small barber, beauty and variety shop, and other ancillary uses including off-street parking' will be before Council later this day for enactment."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

5. Gasoline Service Station - Addition
3500 West 4th Avenue

The Director of Planning and Civic Development reports as follows:

"Mr. J. Brabenec has filed Development Permit Application No. 59716 to construct a 25.33' x 37.7' one storey addition to the rear of the existing automotive repair shop with gasoline service station facilities on this site at the south-west corner of 4th Avenue and Collingwood Street. The gasoline service station policy as adopted by City Council in October of 1968 permits additions to the existing gasoline service station at this location. The site is in a C-2 Commercial District. Five neighbouring owners were notified of this Application and there were no letters received.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 59716 be approved in accordance with the submitted application. Such plans and information forming part thereof thereby permitting the construction of a 25.33' x 37.7' one storey addition to the existing automotive repair shop on the site with the retention of the existing gasoline service station subject to the following conditions:

(i) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(a) The provision of a minimum of four off-street parking spaces and one off-street loading and unloading space meeting the requirements of Sections 12 and 13 of the Zoning and Development By-law.

(b) The provision of a satisfactorily screened on-site garbage enclosure area.

(c) That the access to the building from the rear will be limited to one access only.

(d) The provision of additional landscaped area adjacent to the rear property line at this site as well as the landscaping details being provided and the landscaping being first approved by the Director of Planning and Civic Development.

(e) A revised site plan showing the existing dimensions.

(ii) All landscaping and screening of the off-street parking and loading and unloading areas are to be completed in accordance with the approved drawings and the relevant requirements of Section 12 and 13 of the Zoning and Development By-law within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

(iii) All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

(iv) The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 59716 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

6. Alteration - Gasoline Service Station
495 West 41st Avenue

The Director of Planning and Civic Development reports as follows:

"Home Oil Distributors Ltd. have filed Development Permit Application No. 59504 to alter and use the existing gasoline station on the site for retail sales and a gasoline service bar with no repairs.

The site is located at the southeast corner of 41st Avenue and Cambie Street and the gasoline service station policy as adopted by City Council in October 1968 permits the alteration of the existing gasoline service station at this location. The site is in a C-2 District.

The applicant has submitted a letter which states as follows:

A. 'Type of merchandise to be sold
(a) Automotive accessories
(b) Limited selection of hardware
(c) Seasonal items e.g. garden tools, peat moss, lawn chairs snow shovels, Christmas lights and decorations.

B. Proposed hours of operation
Store - adhearance to normal store hours excepting for automotive products during period 8:00 a.m. to 10:00 p.m.

Gasoline - 7:00 a.m. to 12:00 p.m. - Winter, September to April 24 hours - summer May to August

The Technical Planning Board and the Vancouver City Planning Commission recommended that Development Permit Application No. 59504 be approved in accordance with the submitted application. Such plans and information forming part thereof thereby permitting the alteration and use of the existing gasoline station building on this site for retail sales with the retention of the gasoline filling pumps subject to the following conditions:

(i) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(a) All landscaping and planting to be provided on the site with such planting being first approved to the satisfaction of the Director of Planning and Civic Development, and further details are to be submitted of the screening fences.

(ii) All landscaping to be provided in accordance with the approved drawings within six (6) months from the date of any use of the proposed development and thereafter to be permanently maintained in good condition at all times.

(iii) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

(iv) The items to be sold on the site are to be restricted to those outlined in the letter dated August 17th, 1972, from Home Oil Distributors Ltd., e.g. '(a) automotive accessories, (b) limited selection of hardware, (c) seasonal items e.g. garden tools, peat moss, lawn chairs, snow shovels, Christmas lights and decorations.'

(continued)

Clause No. 6 continued

(v) The off-street parking and loading and unloading facilities are to be provided including surfacing and curbing in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

Your Board RECOMMENDS that Development Permit Application No. 59504 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

CONSIDERATION

7. Block 42: Pacific Centre
Granville Street Canopy

The Director of Planning and Civic Development reports as follows:

"City Council on September 26, 1972 approved the development proposal for Pacific Centre, Block 42 as submitted by the developer. The approval is subject to certain conditions, as set out in the resolution, as follows:

THAT Council approve:

A. The scheme as generally identified by Plans No. SK 163-4 and SK 209-213 received by the Planning Department on September 19, 1972 and Plans No. AP 108-112 received by the Planning Department August 30, 1972, subject to the following conditions:

(a) A canopy satisfactory to City Council be provided along Granville Street from Georgia Street to Dunsmuir Street;

(b) Details of landscaping of the plaza and the roofs of the lower structure to be submitted for Council's approval.

B. The Dunsmuir Street vehicular exit ramp subject to the following conditions:

(a) The ramp being located to provide an ultimate roadway width of 42 feet on Dunsmuir Street and a sidewalk width on the south side of 12 feet.

(b) The developer agreeing to pay a rental for the street occupancy. This rental to be determined by the Director of Finance and reported back to City Council for approval.

(c) Design details including sidewalk and ramp widths to be to the satisfaction of the City Engineer.

C. The developer agreeing to the closing of the Dunsmuir St. exit if and when required by the City to accommodate a rapid transit system, or other City requirements, without compensation to the developer.

A letter dated December 5, 1972 to the Planning Department from Mr. L. Cooke, Vice-President and General Manager, The Fairview Corporation (B.C.) Ltd., is supported by Drawings Nos. 3A, SK-228-A and AP-212.

cont'd....

Clause #7 continued:

The drawings submitted show a 10 foot wide canopy along Granville Street extending to approximately 4 feet from the curb line. The canopy runs from the southeast corner of the I.B.M. Tower at Georgia Street to approximately 73 feet south of the Dunsmuir Street property line. At its south end it overlaps a 14 foot recess on the street level of the B. C. Telephone Tower, which provides a further 60 feet of weather protection for pedestrians, leaving approximately 13 feet near the corner of Dunsmuir Street without cover. To allow for the slope of the sidewalk and to keep a clear height of between 16 feet to 20 feet from the sidewalk, the canopy is stepped at major entrances. Illuminated signs are shown on the front of the canopy giving emphasis at these major entrances.

The drawings have not been submitted to the Design Panel in view of the Panel's wish to deal with the final drawings of the whole project before making a recommendation. The proposal is generally satisfactory to the Engineering Department. Other aspects, such as compliance with the Building By-law will be dealt with prior to the issue of a Building Permit. The Director of Planning and Civic Development is prepared to recommend approval of the design of the canopy generally in accordance with the drawings as submitted.

It is recommended therefore, that the canopy design as generally shown on Drawings No. 3-A; SK-228-A and AP-212 dated November 13, 1972 submitted with the Fairview Corporation's letter of December 5, 1972 be approved as fulfilling condition A(a) of Council's resolution of September 26, 1972."

Your Board submits the recommendation of the Director of Planning and Civic Development for CONSIDERATION.

RECOMMENDATION

8. Construction of Automatic Car Wash with Gasoline Filling Pumps at 8696 Granville Street

The Director of Planning and Civic Development reports as follows:

"Shell Canada Limited have filed Development Permit Application No. 58565 to demolish an existing gasoline service station and to construct an automatic car wash with gasoline filling pumps on the site at the northeast corner of 71st Avenue and Granville Street.

The site is in a C-2 Commercial District and the gasoline service station policy as adopted by City Council on October, 1968 permits the reconstruction of the existing gasoline service station at this location.

The drawings submitted with the application indicate that the 23' x 79' building would be located 10' from the easterly property line, 30' from West 71st Avenue and approximately 75' from Granville Street.

Six neighbouring property owners were notified of this application and there were two letters of objection received. Their objections included increased traffic, noise and architectural affect on the area.

The applicant has submitted information in a letter which states in part:

> '...We have modified the wash exit so that cars leaving the wash are virtually surrounded by a barrier which drastically reduces any sound emitted by the dryer unit. This is accomplished by a specifically designed door which opens only wide enough to allow the car to exit. The door opening varies dependant upon the size of the automobile being washed.'

Supporting information was also submitted by the applicant from Sound Engineers.

cont'd

Clause No. 8 continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 58565 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the construction of an automatic car wash on this site with gasoline filling facilities, subject to the following conditions:

A. Prior to the issuance of the Development permit,

(a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(i) that the pump island will be set back 10' northerly and a minimum of 1' easterly.

(ii) details of all landscaping and planting to be provided on the site including a 10' wide landscaped setback adjacent to Granville Street except for points of ingress and egress with the further provision of a minimum 1' wide planter between the two points of ingress and egress on Granville Street, this planter being located at the established 10' building line. All landscaping and planting to be first approved to the satisfaction of the Director of Planning and Civic Development.

(iii) the provision of and details of the required screening to the site.

(iv) the provision of satisfactory off-street parking facilities for the operators of the development.

(b) The giving of the covenant referred to in Condition No. 3.

B. The hours of operation of the car wash are to be restricted to 8:00 a.m. to 6:00 p.m., Monday through Saturday inclusive.

C. The due performance of a covenant to be given by the registered owner in favour of the City of Vancouver that the car wash operation of the premises shall remain closed and not be operated on Sundays.

D. The site is to be developed including surfacing and screening in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

E. All landscaping and planting on the site is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permantly maintained.

F. The development is to be carried out at all times in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

G. The entrance treatment and doors to the building are to be provided and maintained at all times in accordance with the letter from Shell Canada Limited, dated August 21, 1972.

The previously notified property owners are being notified of the submission of this Development Permit Application to City Council and of the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

cont'd....

Clause #8 continued;

Mr. B.J. Harrington of Shell Canada Limited has requested by letter of November 9, 1972 that:

'...we would like the opportunity to make representation to Council regarding this development under the following conditions:
(1) If there is a request for representation from those opposing the development.
(2) If Council elects to refuse our application.' "

Your Board RECOMMENDS that Development Permit Application No. 58565 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission.

9. Provincial Government Land Acquisition Programme

The Director of Planning and Civic Development reports as follows:

"As part of the Federal-Provincial Governments' programme for land acquisition and housing, the Director of Planning has been advised that a letter has been sent to His Worship the Mayor from the Honourable James Lorrimer making an offer on 43 City-owned properties in Strathcona and a 1.2 acre parcel of land at 14th Avenue and Nootka Street.

The offer is in the order of $500,000 total.

City staff have had no opportunity to examine such an offer with respect to:

1. whether the offer is realistic in terms of price,
2. the proposed form of development of these lands,
3. what provisions will be made by the Provincial Government for the payment of taxes or grants in lieu of taxes on these lands when purchased and when improved,
4. what assurances will be given that development will proceed.

The Provincial Government must commit these monies before the end of the year. In view of this, an approval in principle by City Council at this time would provide the necessary commitment and would allow time for the officials to assess the offer in detail and report back to Council at a later date.

It is therefore RECOMMENDED that Council approve in principle the release of these lands subject to:

1. agreement on price satisfactory to Vancouver City Council
2. an agreement being entered into with respect to Provincial Government honouring the normal development permit procedures, rezoning, etc.
3. the Provincial Government by agreement grant an option to the City to repurchase if development does not proceed
4. satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved. "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 401

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Amendments to the License By-law to Recover Increased Health Inspection Costs Through License Fees

The Board of Administration has received the following report from the Director of Finance, the City Medical Health Officer and the Director of Permits & Licenses.

"Council on December 5th approved a staff increase in the health inspection area of the Health Department.

At the time of revising the license fees following the Finnis Report the license fee structure was developed to recover all of the City's costs related to any type of inspection of licensed businesses, and at that time a good deal of the Health inspection costs were included in this license fee structure.

It has been approximately three years since the license fees were revised and even though the fees did include provision for cost increases that would take place in the next year or two, they can now be considered to be getting out of date. It is our intention to totally review the level of license fees in 1973 in time for the 1974 billing.

However, in the interim, with the staff increase in the Health inspection area, your officials feel that several interim increases in license fees should take place. These are:

1) Apartment Swimming Pools

Recommended that the License Bylaw be amended to increase the license fee for apartment buildings by $100 per year where the apartment building contains swimming pool facilities. Further that the same apply to club operations with swimming pool facilities. Apartments currently pay a license fee of $10 per apartment unit per year. The Health Department makes periodic tests of the water quality and condition of the pools, for the protection of the residents.

2) Food Premises

it is recommended that the following categories have their license fee increased $15 per year

- restaurants (from $20, raise to $35)
- public houses (from $25, raise to $40)

and further that a new category be created called "Retail Dealer — Food" and that this new category, which is a portion of the present all encompassing retail dealer category, have its license fee increased by $10 per year (from $20 up to $30).

3) Multiple Conversion Dwellings and Rooming Houses

It is recommended that the present license fee structure for this category, which is based on a charge per unit within the building (ranging from $4 to$10) be increased by a surcharge of $15 per year for the building regardless of the number of units therein. Some inequity would exist in that a small conversion would be paying the same $15 per year surcharge as a larger one but the Health Department inspection costs do not rise in strict proportion to the number of units, because of office time, travelling time, etc. It is also possible that, given a particular combination of units in a conversion, a slight comparative inequity might exist compared to a purpose designed apartment building. However, these inequities are slight and should be capable of correction in the complete revision of license fees to be reported for Council consideration in 1973 effective for 1974.

....Cont'd

Clause No. 1 Cont'd

If Council agrees to the recommended fee increases, an amending bylaw has been prepared by the Corporation Counsel and will be presented to Council later this meeting. The total increase in revenue from the above changes would be approximately $70,000 per year."

Your Board RECOMMENDS approval of the recommendations of the Director of Finance, City Medical Health Officer, and Director of Permits & Licenses.

CONSIDERATION:

2. Bicycle Registration

Correspondence has been received from the Greater Vancouver Regional District requesting to be advised if our Municipality is in favour of the G.V.R.D. applying for Supplementary Letters Patent which would authorize it to pass a Regional Bicycle Registration By-law.

This correspondence, and the report of the Executive Committee of the G.V.R.D. dated November 20, 1972, is circulated for the CONSIDERATION of Council.

3. Petition Re Operation of Type of Business: 1100 - 1200 Davie Street

The Chief License Inspector reports as follows:-

"A petition has been addressed to the Mayor and Council from certain businesses in the 1100-1200 Blocks Davie Street asking Council not to allow the operation of 'adult' movies in their area, on the grounds that it would degrade the image of the street.

The basis of the request is apparently founded on the quality of these motion pictures and as Council is aware obscenity and other moral offenses come within the Criminal Code.

I understand that a Development Permit has been obtained for a theatre at 1126-1136 Davie Street.

The License Office has issued a license to Ultra-Love Products Ltd. to conduct the business of a Retail Dealer at 1151 Davie Street. The management assures me they have no intention of showing any pictures at any time.

Council has broad powers with respect to the granting of licenses and while no license has been issued to this day for a theatre in this area, I could report to Council when an application is made, for Council to consider at that time."

A copy of the petition is attached.

Your Board submits the foregoing report of the Chief License Inspector for Council CONSIDERATION as well as the following report of the Director of Social Planning/Community Development for INFORMATION.

"On November 30th a meeting to discuss problems of Davie Street was held at the Police Department between members of the Police Force, the Social Planning Department and a large number of Davie Street merchants and residents.

.....Cont'd

Clause No. 3 Cont'd

Many of the participants expressed concern about a new store that was opening at 1151 Davie Street which they believed was going to be a pornography shop. They agreed that such a shop was inappropriate in that area and would introduce a sleazy tone to the street. A request was made that Council be advised at once of their concern.

Accordingly, I have visited the shop in question. Ultra Love, owned by Ultra Love Products Limited, is an enterprise that specializes in space age sexual technology, including water beds, incomprehensible elastic contrivances, and mysterious balms.

The small library contains popular and scientific contributions to the fornicological literature and such anti-erotic hard bound enticements as 'Nudes in Canadian Paintings.'

In summary,

The Ultra Love Products Emporium
is merely a super sensorium
it's unintellectual,
and maybe bisexual,
but hardly a pornagraphorium."

FOR COUNCIL ACTION SEE PAGE(S) 402-403

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Fire Alarm Connections

The City Engineer Reports as follows:

"A request has been received from the Central Mortgage and Housing Corporation for connection of the Fire Alarm Systems at McLean Park Housing Projects FP-3 and FP-9 to the City Fire Alarm System. The Corporation has agreed to pay the cost for these connections which will amount to approximately $2,100, and a yearly maintenance charge based on the average cost of maintaining the connections and a portion of the cost of maintaining and operating the City system. The maintenance charge for similar connections amounted to $150 each in 1971.

It has been the practice in the past to draw agreements for these connections. The need for an agreement has been discussed with the Corporation Counsel who is of the opinion that a satisfactory alternative which would save Council's time is that a letter be sent containing the following:-

a) Notification that the City will not accept any responsibility for the non-performance of its system.

b) Information on the costs for the installation and maintenance of the connections and the terms of payment, and

c) The conditions for discontinuing the service.

Upon a written acceptance by the customer the City would proceed to make the connection.

I RECOMMEND THAT:

1. Approval be granted for the connection of the McLean Park Housing Projects FP-3 and FP-9 Fire Alarm Systems to the City system at no cost to the City,

2. That the Corporation Counsel be authorized to prepare the standard agreement between the City and Central Mortgage and Housing Corporation to cover these connections, and

3. That future connections be approved through an exchange of letters which are satisfactory to the Corporation Counsel and signed by the City Engineer."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 403

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters - (Various Funds) - October, 1972

(a) Security Transactions during the month of October, 1972
(b) Summary of Securities held by the General and Capital Accounts only as at October 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Banks and Government Deposit Receipts and Notes Purchased						
Oct. 2	Bank of Montreal	Feb. 1/73	$1,018,116.16	$1,000,000.00	122	5.42
2	Bank of Montreal	Feb.26/73	511,075.34	500,000.00	147	5.50
3	Bank of Montreal	Nov. 1/72	198,914.04	198,109.71	29	5.11
3	Bank of Montreal	Nov. 1/72	298,371.05	297,164.56	29	5.11
5	Ontario Treasury Bill	Nov. 17/72	745,000.00	740,679.00	43	4.95
31	Bank of B.C.	Nov. 6/72	500,419.18	500,000.00	6	5.10
			$3,271,895.77	$3,235,953.27		

****

Transfer of B.C. Hydro & Power Authority 7% Parity Bonds due September 1, 1975 from Kerrisdale Community Centre Fund to General and Capital Account to Meet Portfolio Requirements

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield %
	Bonds Transferred						
Oct. 4	B.C. Hydro & Power Auth. 7% Parity Bonds	Sept.1/75	$28,000.00	$101.00	$28,280.00	2/11	6.61

****

(b) Summary of Securities Held as at October 31, 1972

General and Capital Account Only

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks and Government Deposit Receipts and Notes	$43,263,026.85	$42,339,656.27
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 328,000.00	$ 330,335.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$1,168,000.00	$1,170,335.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds for October , 1972 be confirmed.

2. Civic Research Grant for United Way Study: A Social Profile - $4,000

The Director of Social Planning/Community Development reports:

"On October 31st, 1972, the City received a request for a research grant in the amount of $4,000 to enable United Way to undertake the above named study. The study will provide a detailed analysis of 1971 census data and include a wide range of social and economic information.

The completed study will be of value to the Social Planning Department and other City Departments. I have discussed it with the Research Department of Greater Vancouver Regional District as well as the City Planning Department, and we are satisfied that there will be no duplication of effort involved.

The total cost of the study will be $16,000. An amount of $8,300 will be expended in this calendar year, of which a total of $4,000 is requested from the City.

The Director of Social Planning/Community Development recommends that Council approve an expenditure of $4,000 as the City's share of this study and that the $4,000 be added to the Department of SP/CD's research budget, rather than make a grant directly to United Way.

This arrangement allows the Director of SP/CD to share the responsibility for the development and outcome of the study with United Way research staff. It also guarantees receipt of a sufficient number of information booklets for City use.

The Comptroller of Accounts advises that the 1972 Research Budget of the Department of SP/CD has been fully committed and the increase requested amounting to $4,000 would be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing report by the Director of Social Planning/Community Development be adopted.

3. Temporary Help Accounts - Data Processing

The Director of Finance and the Co-ordinator of Data Processing and Systems report as follows:

"There was insufficient funds in the Overtime and Temporary Help budgets for the Data Processing Division to perform all of the required Data Processing work. These accounts have been overspent to the end of October by the following amounts:

	Account	Budget	Actual	Over
1.	7030/303 Salaries Overtime	$8,175	$12,857	$4,682
2.	7030/304 Salaries Temporary Help	545	5,722	5,177
3.	7032/350 Special Overtime and Temporary Help	1,830	6,494	4,639

The main cause for the large volume of unanticipated workload is recovery from the civic strike. Under normal circumstances, there is absolutely no slack time in the Keypunch and Computer Operations Sections of this Division, so that it was not possible to catch up without working overtime or contracting work out, or hiring temporary help. We are not staffed to handle any peak loads, but must have an even flow of work. Even though our available work time was decreased by two months we still had, in most cases, twelve months work to do. Welfare, License and Business Tax, Assessment, Property Tax, Utility Billings and Accounting are our large jobs and the volume of work for these systems were unaffected by the strike. Also, because of the manner in which the payroll was maintained during the strike, the retroactive payrolls caused many hours of unforecasted overtime. The Voters' List preparation was behind schedule, so procedural changes

Cont'd....

CLAUSE NO. 3 (continued)

were made which increased the Keypunch time by 200 hours so that the clerical time could be reduced to have the Voters' List completed on schedule.

This year, we have had an abnormally high turnover of experienced staff and have had to spend considerable non-productive time training their replacements. The remaining experienced staff have had to work many hours of overtime while the vacancies were filled and the new staff trained.

In July of this year after receiving Council approval July 27, 1971, we replaced most of our IBM keypunch equipment with a new type of keypunch machine called Key Edit, and at the same time reduced the number of keypunch operators from seven to five. Our original calculations caused us to predict a thirty percent increase in production, but this has proved to be optimistic. Our increase in some cases has been more than thirty percent, but has averaged about 20%. We should have reduced the number of operators by one, not two, and it is recommended that the complement of Keypunch Operators I be increased by one and that an additional Key Edit keystation be leased, effective December 15, 1972. The increased annual cost would be $6,970 for salaries and fringe benefits, and $1,800 for the Keystation.

Additional funds for overtime and temporary help will be required to complete backlogs in work for Engineering, Assessment and Projecting Sign Billing by year end.

The Comptroller of Accounts advises that the necessary funds for the remainder of 1972 are available from the Contingency Reserve.

It is recommended that:

(a) one additional Clerk Keypunch Operator I position (P.G. 10, $489-$574 - 1973) and one Key Edit Keystation ($150/month) be approved effective December 15, 1972,

(b) the Salaries Overtime Account (7030/303) be increased by $7,400,

(c) the Salaries Temporary Help (7030/304) be increased by $5,500,

(d) the Special Overtime and Temporary Help account (7032/350) be increased by $5,650,

(e) additional funds for the foregoing items amounting to $18,550 for overtime and temporary help and approximately $350 for the Keypunch operation be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing be approved.

INFORMATION

4. Patrol Division, Vancouver Police Department - Effectiveness Criteria

The following report has been received from the Director of Finance and the Co-ordinator of Data Processing & Systems:

"On November 10, 1970 City Council (In Camera) authorized additional 25 Police Constables and adopted a recommendation of officials that:

> 'the Board of Police Commissioners be asked to report to Council twice yearly upon the effectiveness of the Patrol Division according to criteria mutually agreeable to that Board and your officials.'

On April 6th, 1972 Council repeated its request to that Board for reports on the effectiveness of the Patrol Division.

Cont'd.....

CLAUSE NO. 4 (continued)

On November 9th, 1972 the Board of Police Commissioners received a joint report dated November 3rd, 1972 from the Chief Constable and the Co-ordinator of Data Processing & Systems which reviewed what has been accomplished in terms of the re-organization of the Patrol Division, examined the objectives of the Patrol Division and discussed measures of effectiveness.

Traditionally, Police Management has tended to keep records of what it has done rather than of what it ought to be doing or how well a job has been done. Standards of performance and effectiveness have been the product of local judgment and not the result of objective measurement and analysis. Your officials are working to change the present process. Tentatively they have developed some objective measures out of which realistic standards of effectiveness will emerge. While these will be refined in later reports as experience is gained and research can be applied, it was possible at this stage to present a list of four measures which are related directly to the objectives of the Patrol Division, are obtainable at reasonable expense from present operations, do not involve complicated recording procedures, and are sufficiently clear that the results can be expressed in unambiguous terms.

Data for the first three measures are obtainable with relative ease from Departmental records and a target date of mid-January, 1973 has been set for the first report to the Board of Police Commissioners under these headings. The fourth is more involved and requires experiments as to the best way of collection.

A reporting schedule has been drawn up with reports going to Council from the Board of Police Commissioners in late January and July each year.

A copy of the full report dated November 3rd, 1972 entitled 'Patrol Division Evaluation Report #1' is on file in the City Clerk's Office.

The Board of Police Commissioners adopted the proposals with the understanding that the measurement concepts therein were necessarily tentative and that officials will make their refinement a matter of continuous study.

When the first report has been received from the Board of Police Commissioners (scheduled for January, 1973) I will report on the criteria adopted and the measurements obtained."

Your Board submits the above for Council INFORMATION.

INFORMATION AND CONSIDERATION

5. Tax Certificates required for Land Registry Purposes as per Land Registry Act Section 131

The Director of Finance reports as follows:

"Early in November, Council members received an enquiry report from the Board in response to a request for information arising from a complaint with respect to difficulties with tax certificates during and immediately following the strike. This report also advised that a later report would deal with financial and other aspects of tax certificates. This later report is now submitted hereunder.

Cont'd....

CLAUSE NO. 5 (continued)

On May 10th the Department of Municipal Affairs advised that the Attorney-General's Department had asked whether they had any objection to the elimination of the present requirement of the Land Registry Act (Section 131) that applications to transfer title to real property be accompanied by a certificate from the municipality stating there are no taxes in arrears on the property. The Department of Municipal Affairs was requesting advice from the Municipal Officers' Association of B.C. and stated they were also requesting advice from the U.B.C.M. Executive.

The City of Vancouver officials, through the Municipal Officers' Association of B.C. advised:

(A) that the Land Registry Act requirement for tax certificates does not appear to play a significant role in the collection of tax arrears, and elimination of the requirement would save staff time in the City's tax office;

(B) that if the requirement is to continue then there should be a fee attached (say $5.00) in order to eliminate use of the 'free' tax certificate in place of obtaining the same information through other channels with a fee attached, and further to recompense municipalities for their cost in issuing the certificates for land registry purposes;

(C) that if the requirement for the certificates is eliminated, consideration should be given to providing some protection to purchasers to make them aware that properties are subject to taxes and tax arrears, local improvements and other charges in effect at the date of purchase as well as after that date until fully paid.

The Department of Municipal Affairs states, by letter of November 24th, 1972, that it cannot advise of any decision to take positive action to amend existing legislation up to the date of the letter."

Your Board submits the report of the Director of Finance for the INFORMATION of Council.

Your Board also suggests for Council CONSIDERATION that this is not a cost that should be carried by the taxpayer but should be a direct charge. Council may wish to make representations to the Minister of Municipal Affairs that legislation be amended to enable municipalities to charge for this service if it is to continue.

(Copy of letter May 10, 1972 from Department of Municipal Affairs attached for information of Council)

CONSIDERATION

6. Grant Request - Vancouver Art Gallery re Operation of Capilano Stadium

On March 30, 1971 Council approved the recommendation of the Director of Social Planning and Community Development that the Capilano Stadium be turned over to the Vancouver Art Gallery effective April 1, 1971 for a period of 12 months for the purpose of carrying out various activities vis workshops, concerts, classes, street theatre, festivals, exhibitions etc. The City's contribution towards the cost of operations for the year was approved in the amount of $42,000.

The Gallery program ended on December 31, 1971 after 9 months of operations and Capilano Stadium was returned to the care and custody of the Park Board. The City's contribution was reduced from $42,000 for a full year to $34,500 for the 9 months that the Gallery programs were operating.

Cont'd....

CLAUSE NO. 6 (continued)

The Vancouver Art Gallery has submitted unaudited financial statements for the Capilano Stadium operation as at December 31, 1971 which show that expenditures exceeded receipts by $2,437 as shown in the following summary:

Receipts	
City of Vancouver contribution - reduced from $42,000 re 9 months operation	$34,500
Canada Council	15,000
Vancouver Foundation	10,000
Miscellaneous	1,222
	$60,722
Expenditures	
Salaries and fringe benefits	$17,299
Program costs	14,336
Major repairs to Stadium	15,136
Security guards	8,708
Other operating and administrative expenses	7,680
	$63,159
Deficit - excess of expenditures over receipts	$ 2,437

The Vancouver art Gallery requests Council approval of a grant of $2,437 to cover this operating deficit which resulted from higher than estimated security costs.

Your Board submits this matter to Council for CONSIDERATION.

7. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1973 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed the charitable organizations qualify for this exemption under Section 396 (c) of the Vancouver Charter.

These requests for grants in lieu of 1971 and 1972 taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

1. Church of God of Prophecy $ 824.87

2295 Newport Avenue - Lot J/43/F.V.
Church
Occupied and in use from June 1, 1971
Made exempt for 1972 by Court of Revision
Grant to cover period from June 1, 1971 to Dec. 31, 1971

Cont'd...

CLAUSE NO. 7 (continued)

A. Religious Organizations (cont'd.)

2. Chinese Mandarin Church 317.69

1656 Semlin Street - Lots 22-24/6/138/264A
Church
Occupied and in use from October 1, 1972
Grant to cover period from Oct. 1, 1972 to Dec. 31, 1972

3. Chinese Alliance Church 2,583.19

3330 Knight Street - Lots 14-17/756
Church
Occupied and in use from February 7, 1972
Date of first building inspection, Sept. 3, 1971
Grant to cover period from Sept. 3, 1971 to Dec. 31, 1972

B. Hospitals

1. Vancouver General Hospital $ 5,251.47

Ash St. & 11th & 12th Avenue - Lots 3-12/399/526
Extended Care Unit - 200 bed hospital
Official opening to be December 1, 1972
Date of first building inspection - March 4, 1971
Grant to cover period from March 4, 1971 to Dec. 31, 1972

C. Charitable Organizations

1. Lions Paraplegic Lodge Society 1,337.29

1234 East 20th Avenue - Lot B & 1-6/38/301
Housing project for rehabilitation of Paraplegics
Completed and in use December 1, 1972
Date of first building inspection - March 23, 1972
Grant to cover period from March 23, 1972 to Dec. 31, 1972

2. B. C. Baptist Foundation 29,964.66

1455 East 3rd Avenue - Lot 2/71/264A
Senior Citizen's Housing
Completed and in use from February 11, 1972
Date of first building inspection - February 4, 1971
Grant to cover period from February 4, 1971 to Dec. 31, 1972

3. Society for the Christian Care of the Elderly 22,867.37

1030 Burnaby Street - Lot 2/12/185
Senior Citizen's Housing
To be in use by December 15, 1972
Date of first building inspection October 4, 1971
Grant to cover period from Oct. 4, 1971 to Dec. 31, 1972

Confirmation has been received from the Societies in charge of the two Senior Citizen's Housing projects noted above that financing has been through Central Mortgage & Housing and rental charges and tenants income conforms to limits set by Central Mortgage & Housing Corporation.

4. Children's Aid Society of Vancouver 663.97

3461 West 7th Avenue - Lot 11 W½/39/540
Group-living Home
Occupied and in use from September 1, 1971
Alterations completed August 10, 1971
Grant to cover period from August 10, 1971 to Dec. 31, 1972

Cont'd.....

CLAUSE NO. 7 (continued)

C. Charitable Organizations (cont'd.)

5. Neighbourhood Services Association $ 609.44

2305-2325 West 7th Avenue - Lots 11-13/282/526
Day Care Centre and services to all ages
Occupied and in use from May 31, 1972
Alterations to building and remodelling began Dec.30,1971
Grant to cover period from Jan. 1, 1972 to Dec. 31, 1972

6. Neighbourhood Services Association 374.84

4828-4830 Victoria Drive - Lot 6/C/393
Youth Services Centre
Occupied and in use from April 21, 1972
Grant to cover period from April 21, 1972 to Dec. 31, 1972

7. Allied Indian and Metis Society 681.30

2716-2724 Clark St. - Pcl.A of 23-26 of C/160/264A
Half Way House for Indian ex-inmates of penal institutions
Property registered in Society's Name, October 14, 1971
Occupied from October 1, 1971
Grant to cover period from October 14, 1971 to Dec. 31,1972

$65,476.09

The above requests for grants in lieu of taxes amounting to $65,476.09 in total are submitted for Council consideration."

Your Board submits the foregoing report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

8. Replacement of Police Prisoner Transport Trucks

Your Board submits the following report from the Chief Constable and City Engineer concerning the replacement of four small prisoner transport trucks.

"The Police Department operates a fleet of eight small prisoner transport trucks. These trucks operate under high mileage conditions. Six of these trucks have operated over 100,000 miles and have had one major engine and transmission overhaul each. The initial high cost of these trucks justifies the expense of one major engine and transmission repair. However, after 150,000 miles of operation these trucks are completely worn out and rebuilding costs of $2,000 to $3,000 each, would be required to put these trucks into a mechanical condition where operating and downtime costs would be acceptable. At best, they would then only provide one more year of service.

The 1973 Police Budget requests will include a request for funds to purchase and outfit six new replacement prisoner vans. However, four of these six trucks have operated 120,000 to 160,000 miles and will require extensive repairs to operate until replacement trucks can be provided via normal budget procedures. The following table lists the trucks for which funds are required in advance of the 1973 Budget to enable the Engineering Department to put the replacement trucks into service by June or July of 1973. This timing will avoid the need for major repairs on these units.

Cont'd....

CLAUSE NO. 8 (continued)

UNIT NO.	AGE	MILEAGE	REPLACEMENT COST
8901	4	138,000	$ 7,000
8902	4	120,000	7,000
8914	2	158,000	6,900
8916	2	133,000	6,900
		TOTAL	$27,800

The Chief Constable and City Engineer RECOMMEND that authority be given to purchase and outfit four replacement prisoner transport trucks in advance of the 1973 Budget."

Your Board RECOMMENDS the foregoing report of the Chief Constable and City Engineer be adopted.

9. Finance Department

Your Board has received the following report from the Director of Finance:

"The attached report details the need for four additional staff positions in the Finance Department -- two in the Internal Audit Division, one in the Accounting Division, and one in the Office of the Director of Finance. The first three are required because of increased workload, greater complexity of work, the need to deeply review many of the City's accounting functions and in many cases make extensive revisions, and to work with the Data Processing Systems staff to ensure that all existing and new computer systems meet accounting and auditing needs. Details are provided in the attached report.

The fourth position, that of an economic-financial analyst/ administrative assistant in the Director's Office, reflects the position that we should be analysing expenditure-revenue patterns and trends, intergovernmental fiscal relationships and cost sharing, items of the type brought up in the report to Council entitled 'Review of Certain Financial Matters' dealt with by Finance Committee on October 19, 1972, a report which must be considered overdue.

It is recommended

A) That Council approve the establishment of the four new positions in the Finance Department, as detailed in the accompanying report, plus $3,400 for office furniture and equipment.

B) That Council refer to the 1973 Council, for further consideration

i) the report of the Director of Finance titled 'Review of Certain Financial Matters',

ii) the consideration of what areas of financial concern, particularly as they involve Council's concerns re fiscal relationships with Senior Governments, revenue and expenditure trends, etc., Council would like to see expanded or studied by the Director of Finance, using the services of the new analyst.

The recommended staff increase has been reviewed by the Administrative Analyst attached to the Board of Administration, and he concurs with the need for the additional staff. The External Auditor also concur with the need for additional staff in the Internal Audit and Accounting Divisions."

Your Board RECOMMENDS Council approval of the recommendations of the Director of Finance.

10. Queen Elizabeth Theatre - Request by Adrina Holdings Ltd. to Increase Liquor Sales Price

The Theatre Manager reports as follows:

"Clause 5 of the lease between the City of Vancouver and Adrina Holdings Ltd., (the operator of the theatre liquor sales) dated April 26, 1972 reads as follows:

'If, following any increase in the price of wine, cider or liquor by the Liquor Control Board of the Province of British Columbia or any increase in the wages of bartenders or stewards employed by the Lessee in the license areas during the term of the license, the Lessee delivers to the Lessor a written request for a review of the percentage of the total receipts from the sale by the Lessee of wine, cider, liquor and soft drinks in the license areas used for the purpose of determining the LESSEE'S GROSS PROFIT pursuant to clause 4 hereof, the Lessor agrees to make such review and if the Lessor deems it advisable, increase the said percentage and the price at which wine, cider and liquor or any of them shall be sold by the Lessee or either the said percentage or price.'

A written request has been received from Adrina Holdings Ltd. for a review as stated in Clause 5 above and the review has been carried out by the Theatre Manager and the Administrative Analyst.

It has been established that when the increase in bartenders' wages goes into effect on January 1, 1973 and a recent increase in liquor prices is taken into account, the cost of serving a drink (1½ ounces and mixer) in the theatres will have risen to 62½¢, up from the present cost allowance of 55¢.

As the operator has a guaranteed management fee, any increase in cost must be absorbed by the City and the net rental as estimated would be reduced from the present net rental of $21,750. per annum to approximately $16,125. per annum.

The alternative is to raise the price per drink to $1.25 and to allow the Lessee 50% of this higher price to cover his costs before rental charges. Under this alternative the expected annual rental receivable by the City would be in excess of $30,000. and the operator would, in addition, receive his guaranteed annual management fee. It is anticipated that a decrease of approximately 7½% could occur in the sales volume but the smaller sales volume would still provide results noted above.

The Theatre Manager with the concurrence of the Members of the Vancouver Civic Auditorium Board recommends that:

1. The lease be amended to permit drinks (1½ ounces plus mixer) to be sold at $1.25 including sales tax.
2. The Lessee's cost to be estimated at 50% of total receipts (before rental charge).
3. The amendments to the lease be to the satisfaction of Corporation Counsel.
4. Changes to be effective January 1, 1973 and the Theatre Manager to ensure that the increase in bartenders' wages is also effective from that date."

YOUR BOARD RECOMMENDS the adoption of the recommendations of the Theatre Manager.

11. City Prosecutor's Department - New Filing System

Your Board has received the following report from the Administrative Analyst:

"Following a request from the Board of Police Commissioners concerning the establishment of an additional clerical position in the City Prosecutor's office, a survey of the stenographic and clerical services was carried out in January, 1972.

The report on the survey was submitted to City Council at its meeting of March 21, 1972 at which time City Council approved the recommendation for the establishment of one additional permanent position of Clerk Stenographer 11.

Included in the report was the following comment:

> 'The amount of time spent on filing was examined, and it was discovered that while the basic filing system is a good one and the material is properly indexed, there is considerable difficulty encountered in keeping filing work up to date. In the current review, filing work was neglected in order to complete other work assignments. The filing system is now under review and it is proposed that an open shelf filing system be instituted. A report on the matter will be submitted at a later date after a detailed examination has been completed.'

The filing system has now been reviewed. In addition to 14 four drawer filing cabinets in the general office, there are approximately 400 Shannon files in the vault which contain material from prior years.

The material will need to be carefully reviewed and in part reindexed. Some material can be discarded and will require a considerable amount of work both by the City Prosecutor and clerical staff assigned to the task.

It is recommended that an open shelf filing system be established and that the changeover be completed prior to occupation of the new Provincial Courts Building.

Material requirements are:

Equipment Requirements - Legal Size Open Shelf Filing

Item 1	Two runs 87" long, single faced)	
	Two runs 87" long, double faced)	
	One run 45" long, double faced)	$2495.
Item 2	4-42" Retractable Workshelves @ $56.50 ea	226.

Supply Requirements

Item 3	8M File Folders with Acco Fasteners @ $114. per M	912.
Item 4	2M Custom folders having two flaps each with 2" Acco fastener @$225. per M	450.
Item 5	20 boxes colour bar labels packed 250 per roll in self dispensing box 10 colour selection @ $6. per box	120.

Cont'd.....

CLAUSE NO. 11 (continued)

Item 6	26 Boxes Alpha code labels A-Z packed 500 per roll in self dispensing box	@ $5. per box	130.
Item 7	10M Name Labels	@ $5. per M	50.
Item 8	200 Guides	@ $40. per 100	80.
			$4463.
	5% B. C. Sales Tax		223.
	Total Estimated Costs - Delivered		$4686.

To undertake the work involved in the changeover it is recommended that three temporary positions be established for a period of three months. The positions required are:

One Clerk Stenographer 111 - Pay Grade 13 ($552 - $659)	$1656.
Two Clerk Typists 1 - Pay Grade 5 ($408 - $470)	2448.
Total	4104.
Fringe Benefits - 10%	410.
Total (1973 Rates)	$4514.

These temporary positions to be effective for the three months ending June 30, 1973.

The Director of Personnel Services has reviewed this report and concurs with the proposed classifications. The report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement.

I RECOMMEND THAT:

> The estimated expenditure of $9,200. be included in the 1973 budget of the City Prosecutor's Department and that authorization be granted for expenditure of the necessary funds prior to adoption of the 1973 expenditure estimates."

YOUR BOARD RECOMMENDS that the recommendations of the Administrative Analyst be adopted.

12. Cash Shortages and Overages

The Director of Finance has submitted a report setting out the following cash shortages and overages as reported by the Departments for the year 1972:

	Overages	Shortages
City Treasurer & Collector	$426.92	$ 1,129.63
Provincial Court - Family Division		205.00
Provincial Court - Court Clerk's Dept.	10.00	56.00
Police Department		20.00
	$436.92	$ 1,410.63

The Director of Finance advises that the overages of $436.92 listed above have been deposited with the City, and, as requested by him,

Your Board RECOMMENDS that authority be granted to adjust the shortages, $1,410.63 in the cashiers' accounts.

CONSIDERATION

13. Allocation of Community Service Centre Capital Funds

The Board of Parks and Public Recreation submits the following items for Council approval.

I. Hastings Community Centre - Old Hall Renovations

To allocate $30,000 from Community Service Centre capital funds for renovation work to the old hall at Hastings Community Centre. A low bid of $32,738 has been received from A.B.R. Contractors to carry out this work. The Hastings Community Association has agreed to contribute $5,000 towards this cost.

II. Grandview Community Centre - Elderly Citizens Pedestrian Ramp

To allocate $20,000 from Community Service Centre capital funds to construct an elderly citizens ramp at Grandview Community Centre.

The Director of Finance advises that funds are available in the 1972 Community Service Centre Unallocated Capital Funds to provide for these items.

Your Board submits to Council for CONSIDERATION

the allocation of $50,000 from 1972 Community Service Centre Unallocated Capital Funds to provide for

(a) renovations of the old hall at the Hastings Community Centre - $30,000

(b) construction of an elderly citizens pedestrian ramp at Grandview Community Centre - $20,000

FOR COUNCIL ACTION SEE PAGE(S) 403 - 404

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT DECEMBER 1, 1972

RECOMMENDATION

1. Department of Permits & Licenses - Clerical Services

At the request of the Director of Permits and Licences, the Administrative Analyst undertook a review of the clerical services in the Department of Permits and Licences. A copy of his detailed report is on file in the office of the City Clerk and in summary his recommendations are that:

1. Of the two positions of Clerk Stenographer III now providing secretarial service to the Director and to the City Building Inspector, one be assigned as Secretary to both officials and the second be assigned certain clerical duties and be designated as the Supervisor of the "typing pool" and the clerk typists carrying out reception duties.

2. The work of the "typing pool" group be assigned by the Pool Supervisor on a first-in, first-out basis. The Duties may generally be assigned on a regular basis but should not be made in a manner indicating that any one employee in the pool has exclusive duties. (See note below).

3. The Assistant Director - Building and Construction to review the installation of accoustic material in the pool area to reduce the noise level. His recommendations and estimates of cost to be included in the Departmental Estimates of new and non-recurring expenditures for 1973.

4. The currently vacant position of Clerk Stenographer II (vacant since September 1971) to remain vacant.

5. The Clerk III to continue to supply services to the Fire Wardens as at present, but when, as approved by Council, eleven Fire Wardens are relocated in the old Museum Building the Clerk III to be relocated in that building. The clerical services at the old Museum Building to be assessed prior to relocation.

6. One position in the filing group to be reclassified to a supervisory position so that the incumbent may exercise stronger control in the filing area.

7. One of the positions in the reception group be reclassified as a working supervisor reporting to the Pool Supervisor.

8. Duties of the Clerk VI to be reassigned, principally to the "Pool Supervisor" and the position reclassified as a Work Study Analyst to enable continual review of the functions of each Division and Section in the Department of Permits and Licences. The incumbent of this position to be engaged in the implementation of approved changes in the clerical services and in the reporting methods of inspectors and to prepare a departmental operating manual outlining the duties of each position.

9. The Director of Personnel Services to review and reclassify the above mentioned positions and the Board be authorized to approve the recommendations of the Director of Personnel Services in accordance with City Council Resolution of July 22, 1969.

Cont'd.....

CLAUSE NO. 1 (continued)

Note:

A Clerk Steno II included in the "Pool" Group undertakes work for the Division Head and two Supervisors of the Environmental Health Division - Health Department. The Medical Health Officer is not in agreement with the arrangement and states that a closer "secretarial service" is essential. It is proposed that the "Pool" Group service be again reviewed in 1973 in approximately twelve months time.

Your Board note that the estimated additional cost of implementation of the recommendations of this report (using 1973 salary rates), including fringe benefits will amount to approximately $190 per month, or $2280 in a full year.

YOUR BOARD RECOMMENDS

that the recommendations of the Administrative Analyst be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 404

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT DECEMBER 15, 1972

RECOMMENDATION

1. Trip to San Francisco

Your Board has received the following report from the Co-ordinator of Data Processing & Systems Division:

"We are currently working on the development of a long-term plan for data processing for the City. This plan relates to a different approach to the use of computers than that presently in operation in the City.

We have been discussing this plan with representatives of IBM. They have invited us to visit, at their expense, the computer installation in the City of San Francisco, which is reasonably well-advanced in the use of computers for city management. They have also recommended that we visit the Welfare Department of Santa Clara County in San Jose to review the operation of their computer-assisted welfare system, and to visit IBM's manufacturing facility in San Jose to see new developments for computer hardware. IBM has also invited Mr. J. Gorton, Systems Analyst II, since he is working closely with the Co-ordinator on the development of this plan.

IBM will pay all costs of transportation and lodging. The only expense to the City will be per diem rates.

I therefore request permission for myself and Mr. Gorton to travel to San Francisco on December 21st and 22nd, being two days' leave with pay for Mr. Gorton and the Co-ordinator of Data Processing & Systems Division."

Your Board RECOMMENDS that the foregoing report of the Co-ordinator of Data Processing & Systems Division be approved.

FOR COUNCIL ACTION SEE PAGE(S) 404

BOARD OF ADMINISTRATION

PROPERTY MATTERS
DECEMBER 15, 1972

CONSIDERATION

1. Lease Renewal - 2026 East 43rd Avenue

The Supervisor of Property and Insurance reports as follows:-

"The Victoria Drive Community Hall Association has leased Lots 8 & 9, Block N½ of S½ of W.20 acres of D.L. 719 2026 East 43rd Avenue, since January 3, 1924 firstly from the former corporation of the District of South Vancouver and since amalgamation from the City of Vancouver. The lessees constructed a community hall in 1924 and have maintained the building since that time under varying lease terms at a nominal rental of $10.00 per annum. The current ten-year lease will expire on December 31, 1972.

By letter dated November 2, 1972 the Association President, Mr. Victor Koushnir has requested a ten-year lease renewal to continue their work in the community and lists the following activities centred from their hall:

Senior Citizens
Girl Guides
Baby Clinic
Keep Fit Classes
Horticultural Society
Dahlia Society
Girl's Choir
Concert Troupe
Bingo

5 Girl's Softball Teams
10 Little League Baseball Teams
4 Pony League Baseball Teams
2 Colt Baseball Teams
1 Juvenile Baseball Team
2 Boy's Soccer Teams

3 Bursaries of $200.00 each, every year to:
Gladstone High School
David Thompson High School
Killarney High School
and many other donations to various groups.

Gala Day Parade - 2nd to P.N.E. Parade
Prizes - races - games - costumes
Free ice cream and drinks

Dances - monthly and New Year's

Christmas Tree for children

Meetings - sports and Association

It is noted that the Community Hall Association are entirely self-sufficient and are not supported by grants from the various governments, either Federal, Provincial, or City.

The Director of Planning confirms that the property may be leased for a further ten-year term for this use.

In 1964 the Board of Parks & Public Recreation, (upon Council's request), reported on the activities of the Association and endorsed the granting of a lease extension. The Parks Board have now verbally confirmed that the conditions prevailing in 1964 still exist, and that they would support a further lease extension.

Council may wish to consider a lease of the lands and premises known as Lots 8 & 9 9 of the N ½ of the S ½ of the West 20 Acres of D.L. 719, in the name of Victoria Drive Community Hall Association be renewed for a further ten-year period commencing January 1, 1973 at a nominal rental of $10.00 per annum subject to the remaining terms and conditions as contained in the existing lease."

Your Board submits the foregoing report to Council for CONSIDERATION.

RECOMMENDATION

2 LEASE SURRENDER & NEW LEASE - Overhead Vehicular Ramp Above the Lane Between Richards & Seymour Streets, North of Smithe Street

The Supervisor of Property and Insurance reports as follows:-

"City Council on October 14, 1958 approved a 30-year lease of air space over a City lane to Green & Weston (1957) Ltd. for permission to construct a vehicular overpass connecting their existing parking garage on the West side of the lane to their new parking garage being constructed on the East side of the lane.

Advice from the solicitors for Weston Investments Ltd. -- (formerly Green & Weston (1957) Ltd.), states that their parking operation has been sold to King's Parking Company (Canada) Ltd., and by letter dated November 28, 1972 they have requested that the air space lease be transferred to the new owners.

In discussing the merits of assignment with the Law Department, they have advised that in this instance the City's interest would be best served by accepting surrender of the current lease and entering into a new lease with King's Parking Company (Canada) Ltd. for the remaining term of the lease, to expire on the 13th day of October, 1988 subject to the remaining terms and conditions as contained in the current lease.

RECOMMENDED that the lease dated October 25, 1958 in the name of Green & Weston (1957) Ltd., Frederick James Green and Charles Keith Weston be surrendered and a new lease entered into in the name of King's Parking Company (Canada) Ltd. for the remaining term of lease to expire on October 13, 1988 on the same terms and conditions as contained in the current lease subject to the documents of surrender being satisfactory to the Supervisor of Property & Insurance and the Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation by the Supervisor of Property and Insurance be adopted.

3. Resubdivision and Sale - S/W Corner 52nd Avenue & Quebec Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 43 to 46, Centre Portion, and Lots 11 and 12, South Part, all in District Lot 652, situated at the South-West corner of 52nd Avenue and Quebec Street were acquired by the City through tax sale, and have been withheld from sale for many years and reserved for a future fire hall site.

Recently the Fire Department released its reserve on this small site and on recommendation of the Director of Planning and Civic Development it was surveyed to create five residential lots to be offered for sale. The City Engineer has prepared the necessary plan of subdivision and it is

RECOMMENDED that the plan of subdivision of Lots 43 to 46, Centre Portion, and Lots 11 and 12, South Part, all in W ½ District Lot 652, marginally numbered LE 2467, be signed on behalf of the City of Vancouver by the Mayor and City Clerk, and deposited in the Land Registry Office."

Your Board

RECOMMENDS that the foregoing Recommendation by the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britannia Community Services Centre
1591 Parker Street

The Supervisor of Property & Insurance reports as follows:

"Lot 13, Block 24, D.L. 264A, known as 1591 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey and basement frame dwelling with a main floor area of approximately 913 sq.ft. erected in 1954 on a site 33' x 122' zoned R.M.-3. This dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, full concrete basement, and is heated by gas-fired hot air furnace. This structure has been very poorly maintained in the interior and the rear porch and attached sundeck are in need of replacement.

Following negotiations, the owner has agreed to sell for the sum of $22,600.00 as of December 31, 1972, subject to the owner retaining rent-free possession to February 28, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $22,600.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. Acquisition for Britannia Community Services Centre
1029 Woodland Drive

The Supervisor of Property & Insurance reports as follows:

"Lot 5, Block 26, D.L. 264A, known as 1029 Woodland Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey and part basement frame dwelling with a main floor area of approximately 752 sq.ft. erected in 1908 on a site 33' x 93.5', zoned R.M.-3. This dwelling contains 5½ rooms, 6 plumbing fixtures, has a patent shingle roof, stucco exterior, part concrete basement and part crawl space, and is heated by a gas fired hot-air furnace. This structure has been renovated in recent years and is in better than average condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $20,000.00 as of December 31, 1972, subject to the owner retaining rent-free possession of the premises to February 28, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $20,000.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

6. Georgia Viaduct Replacement
<u>274 - 278 Union Street & 809 Gore Avenue</u>

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Council Resolution of October 19, 1971 dealing with Item 6, Board of Administration, Property Matters, dated October 15, 1971, wherein expropriation of Lots 30 & 31, Block 21, D.L. 196 was authorized and also to Council Resolution of March 23, 1972, dealing with Item 2, Board of Administration, Property Matters, dated March 17, 1972, wherein the direct sale of Lot 14, Block 20, D.L.196 to the owners of Lots 30 & 31 was approved.

Lot 31, Block 21, D.L. 196 is improved with a building occupied by a laundry and Lot 30 by two old houses. This property was expropriated for the sum of $55,000.00 plus the cost of moving and re-installing the existing equipment together with like electrical and plumbing services as presently supplied.

The sale of Lot 14, Block 20, D.L. 196 for the sum of $9,000.00 to the owner of Lots 30 & 31, Block 21, D.L. 196 was conditional upon the owner of Lots 30 & 31 conveying his land and buildings to the City for the sum of $55,000.00.

Negotiations with the owner's solicitor have been continuing and the owner's contractor has obtained a development permit to construct a new laundry building. The City has obtained a firm price to move and re-install all the laundry equipment with the necessary plumbing and wiring.

The City has now received a letter from the owner's solicitor offering to settle for an all inclusive sum of $89,000.00 made up as follows:

1. $55,000.00 representing land and building value on Lots 30 & 31, Block 21, D.L. 196.

2. $29,000.00 representing the cost of moving and re-installing the equipment along with the necessary plumbing and wiring.

3. $5,000.00 representing disruption for the loss of income during the move, any permanent loss of business, inconvenience, etc.

4. The City to confirm the sale of Lot 14, Block 20, D.L. 196 to his client for the sum of $9,000.00.

The date of adjustment to be December 31, 1972 with the moving costs of $29,000.00 to paid upon receiving vacant possession of Lots 30 & 31. The owner will endeavour to complete his move by March 31, 1973 but in any event will give up vacant possession by April 30, 1973.

The Supervisor of Property & Insurance and the City Solicitor have jointly reviewed this offer and consider it to be a fair and equitable settlement.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $89,000.00 and convey Lot 14 for the sum of $9,000.00 on the foregoing basis, chargeable to Code # 172/1120."

Your Board

RECOMMENDS the foregoing recommedation of the Supervisor of Property & Insurance be adopted.

7. Assignment of Portion of Lease East Side -
1600 Blk. Main St. between Terminal & Industrial Avenues

The Supervisor of Property & Insurance reports as follows:

"In 1971 Lots 4-9 incl., Block 3 & Lots 10-12 incl. of Block A2, D.L. 200A and D.L. 2037, East Side - 1600 Blk. Main St. between Terminal & Industrial Avenues, unimproved properties, were advertised for tender and by Resolution of Council dated April 27th, 1971 the property was leased to Messrs. Evans & Gillespie for the period June 1st, 1971 to December 31st, 1988. Subsequently, the land was assigned to Beedie Construction Co. Ltd. who have since developed the site with a separate warehouse and restaurant complex.

An application has now been received to assign a portion of the site containing the warehouse to Cracklen Carpets Ltd. for a 10-year term commencing on the 1st day of October 1971.

RECOMMENDED that consent be given to assign that portion of the premisis situated on Lots 4, 5 and 6, Blk. 3, D.L. 200A and Block A2, D.L. 2037 to Cracklen Carpets Ltd. for a 10-year term commencing on the 1st day of October, 1971 subject to the documents of assignment being to the satisfaction of the Corporation Counsel.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. Tenders For Lease
Situated N/W Corner Richards & Smithe Streets

The Supervisor of Property and Insurance reports as follows:

"Lots 20 & 21, Block 64, D. L. 541, are reserved from sale by the Director of Planning until completion of the study of the future development of the West End.

Tenders for the operation of the above parking site which provides approximately 21 stalls were advertised in the local newspapers and were opened by the Board of Administration on December 4, 1972 in accordance with the usual tendering procedure. The tenderers in each case were required to submit bids on the basis of a flat rate as well as a percentage of the monthly gross, both figures were required to be quoted.

The lease is to commence on January 1, 1973 and is for a period of five years, subject to one year's notice of cancellation, the lessee being required to bear all expenses except property taxes.

The following bids were received:-

(1)	King's Parking ----------	$527.24 per month or 80% of the gross receipts per month, whichever is the greater.
(2)	Imperial Parking Ltd. ----	$485.00 per month or 80% of the gross receipts per month, whichever is the greater.
(3)	Metro Parking Ltd. -------	$360.00 per month or 75% of the gross receipts per month, whichever is the greater.

8. Continued

(4) Allright Park Vancouver Ltd. ---------- $356.50 per month or 66% of the gross receipts per month, whichever is the greater.

RECOMMENDED that Tender #1, from King's Parking, at a rental of $527.24 per month or 80% of the gross receipts per month, whichever is the greater, be accepted and a lease drawn in accordance with the foregoing conditions as well as those stated in the tender call and subject to the approval of the Supervisor of Property and Insurance and Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation by the Supervisor of Property and Insurance be adopted.

9. Renewal of Lease and Sublease of Waterlot Fronting Trinity Street End (Burrard Inlet)

The Supervisor of Property and Insurance reports as follows:-

"In accordance with the usual City practice this street and waterlot is leased from the National Harbours Board to the City of Vancouver. The waterlot is in turn sub-leased to Rivtow Straits Limited in the amount of $1,019.25 per annum plus taxes.

The existing lease was for 14 years ending October 15, 1972 with provision for a 21-year renewal.

A request has been made to the National Harbours Board by the City Engineer on behalf of Rivtow Straits Limited to renew the lease for a further 21 years.

The National Harbours Board have indicated that they are agreeable to a new lease to the City subject to the following terms and conditions:-

(a) Term: 21 years commencing October 16, 1972 and terminating on October 15, 1993.

(b) Rental: $1,359.00 per annum reviewable by the Board every three years during the currency of the lease.

(c) Purpose: For provision of municipal services.

The City Engineer concurs with the renewal of the lease and sublease to Rivtow. The sublease is to be subject to the City reserving the right to install and to maintain public utilities in the leased area.

RECOMMENDED that City Council authorize renewal of the lease of this waterlot fronting Trinity Street End and further that the waterlot be sub-leased to Rivtow Straits Limited subject to:-

9. Continued..

(a) The annual rental to be the same as that charged by the National Harbours Board plus all taxes as if levied.

(b) The sublease to run concurrent with the head lease, less one day.

(c) The City to reserve the right to enter the leased area to install and maintain public utilities.

(d) Documentation fees for the sublease, charged by the Harbours Board, to the account of Rivtow Straits Limited.

(e) The lease and sublease agreements to be to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation by the Supervisor of Property and Insurance be adopted.

10. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1023 Woodland Drive.

The Supervisor of Property and Insurance reports as follows:

"Lot 4, Block 26, D.L. 264A, known as 1023 Woodland Drive, is required by the City for the Britannia Community Services Centre, which project is to be developed as an urban renewal scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 864 square feet, erected in 1908 on a site 33' x 93.5', zoned RM-3. This dwelling contains 7 rooms, 5 plumbing fixtures, has a patent shingle roof, patent shingle and siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. The dwelling is occupied by the owners. The condition of the dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $22,500.00 as of January 31, 1973, subject to the owners retaining rent-free possession to March 31, 1973. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $22,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property & Insurance be adopted.

11. (1) LEASE RENEWAL
Room 10, 1490 West Boardway

(2) CONSENT TO ASSIGNMENT OF LEASE
2516 Granville Street, all part of the Dick Building, Lots 1 & 2, Block 351, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"City Council on March 9, 1971 approved the following leases in the Dick Building:

(1) Room 10 to Adcom Research Ltd. for a two-year term, January 1, 1971 to December 31, 1972 at a rental of $75.00 per month plus a proportionate share of any tax increase over the base year 1971.

Adcom Research Ltd. have requested a further two-year lease renewal. In this respect, a rental review has been conducted which indicates that the existing rental is market value.

(2) 2516 Granville Street to E. A. Ewart & Son Jewellers for a term of five years, January 1, 1971 to December 31, 1975 at a rental of $216.66 per month plus a proportionate share of any tax increase over the base year 1971

Mr. E. A. Ewart requests consent to assign his interests to Mr. R. Richards Corney of 559 East 1st Avenue, North Vancouver who will carry on business as a retail jewellery store as of January 1, 1973.

RECOMMENDED:

(1) that the existing lease dated January 1, 1971 to Adcom Research Ltd. be renewed for a further two-year period commencing January 1, 1973 under the same terms and conditions as contained in the existing lease.

(2) Consent be given to assign the lease dated January 1, 1971 in the name of E. A. Ewart to Mr. R. Richards Corney for the balance of the lease term. Subject to the documents of assignment being to the satisfaction of the Corporation Counsel. "

Your Board

RECOMMENDS that the foregoing report by the Supervisor of Property and Insurance be adopted.

12. Advance Purchase
Britannia Community Services Centre
1022 McLean Drive

The Supervisor of Property & Insurance reports as follows:

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that protective purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

Lot 13, Blk. 26, D.L. 264A, known as 1022 McLean Drive, which is located in the westerly portion of the site designated for protective purchasing, has been offered for sale by the owners.

These premises comprise a 2-storey and basement frame dwelling with a main floor area of approximately 714 sq. ft., erected in 1910 on a site 33' x 93.5', zoned R. M. -3. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement, including a garage, and is heated by a gas-fired hot-air furnace. Condition of the structure is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $19,100.00 as of December 31, 1972, subject to the owners retaining rent-free possession of the premises to February 28, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $19,100.00 on the foregoing basis, chargeable to Code #531/1219 - Advance Purchases Redevelopment.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION

13. Sale Lot 29A, D.L. 328,
Victoria & Harrison Avenue

The Supervisor of Property and Insurance reports as follows:-

"The City of Vancouver owns Lot 29A, D.L. 328, Fraserview, located at Victoria Drive and Harrison Avenue. It is an isolated piece of property, completely surrounded by road, and has been in use for many years as a bus loop. The properties immediately to the South, and separated from the City's lot by Harrison Avenue, are owned by the German-Canadian Benevolent Society and developed for senior citizens' accommodation.

In October 1971 the Society approached the City with respect to purchasing the City's lands together with the portion of Harrison Avenue lying between the City's lands and the Society's lands, to extend their present facilities and to provide a personal care home for the accommodation of 69 senior citizens. The Director of Planning and Civic Development approves of the sale of the City-owned land to the Society, and the City Engineer has approved the closure of the required portion of Harrison Avenue and its sale to the abutting owner, subject to satisfactory arrangements being made with B. C. Hydro and Power Authority for an alternate bus loop. Such arrangements have been completed.

13. Continued..

On April 10, 1972 Council approved a report of the Director of Planning and Civic Development with respect to the proposed development on the site to a floor space ratio not exceeding 0.50, and re-zoning to CD-1 was approved at a public hearing on August 3, 1972.

The City's lot and the portion of street to be closed have a combined area of 33,483 square feet. There is currently a sewer within the portion of the road to be closed, and the City will require an easement with a width of 20 feet for the length of the portion of road to be closed. In addition, the City will require a bulkhead agreement as the combined site will be above the level of Victoria Drive.

The request in October 1971 from the Society to purchase this site was on the basis of the then current City policy of selling land for Senior Citizens' development at assessed value based on subdivided lots. The approval by Council on April 10, 1972 of the conditions of development was also made prior to the recent decision of Council to reconsider the method of disposal of sites for Senior Citizens' development. The prolonged period of time between the request of the Society and this report to Council for consideration of the sale to the Society, has been due mainly to difficulties encountered with respect to the relocation of the bus loop and to the preparation of a satisfactory plan of development to allow for the proposed development and the new bus loop within the same general area.

As the Society presented its offer to purchase to the City at a time when the sale of City lands for Senior Citizens' Development was on the basis of assessed value, and as the delay in submitting this report to Council has not been entirely the fault of the Society, Council may wish to consider the sale of these lands on the basis of assessed value as if the report were presented at the time the offer was made. If Council wishes to consider the sale to the Society on this basis the following valuation has been determined.

A value of $52,000.00 per acre, or $1.19 per square foot, is used by the assessors in determining assessed value in this RS-1 District. As mentioned previously, the City will require a 20-foot easement to accommodate the existing sewer and it is considered the value of this strip will be less than the remainder of the area because of restrictions with respect to development. Accordingly, a value of $0.59 per square foot has been determined to be reasonable for this area. The Society has agreed to pay the sum of $1.19 per square foot for the site except for the easement area, and the sum of $0.59 per square foot for the easement area. In addition, they have agreed to dedicate a portion of each of their Lots 5 & 6 abutting the portion of Harrison Drive to be closed. Based on these figures the sale of the lands would be at the following price:-

Total area of Lot 29A and portion of closed road, except portion required for easement	29,042 sq. ft.	
LESS portion of Lots 5 & 6 to be dedicated by the Society	542 sq. ft.	
	28,500	
28,500 sq. ft. @ $1.19 per sq. ft.		$ 33,915.00
Easement area - 4,441 sq. ft @ $0.59 per sq. ft.		2,620.19
		$ 36,535.19

13. Continued..

Although the areas mentioned above are believed to be accurate, an actual survey of the area may show some difference. For this reason it has been considered advisable to determine a sale price on a square foot basis and to calculate the actual amount to be paid when the survey has been completed.

If Council is in favour of the direct sale to the Society of Lot 29A, D.L. 328, Fraserview and the portion of street lying between the City-owned lands and the Society's lands, it is

RECOMMENDED that Lot 29 A, D.L. 328 and the portion of Harrison Avenue to be closed be sold to the German-Canadian Benevolent Society on the following conditions:-

1. The purchase price for the lot and closed road except portion required for easement be $1.19 per sq. ft., payable on City terms at 9%.

2. Easement area be sold for the sum of $.59 per sq. ft. and the Society to enter into the necessary easement agreement.

3. The purchaser to enter into a bulkhead agreement with respect to the site as it will be above the level of Victoria Drive.

4. That an option to purchase be granted in favour of the City to repurchase the entire site at the net sale price in the event that a substantial amount of construction is not commenced within 2 years of Council's approval.

5. That an option be granted in favour of the City to repurchase the property and the improvements located thereon at the net cost of the land in the event the site is used for purposes other than senior citizens' housing during the term of 21 years from the date of Council's approval of the sale.

6. The date of sale to be the date of Council's approval.

7. The Society to undertake to maintain an integrated and comprehensive development of the subject property with Lots 1 to 7, Block 23, D. L. 328, being the Society's lands, as recommended by the zoning plan of the City of Vancouver.

8. The Society to dedicate a portion of each of Lots 5 & 6, Block 23, D. L. 328, of total area of 542 square feet, for highway purposes.

9. The survey and the preparation of the subdivision plan to be at the expense of the Society, and that the Mayor and City Clerk be authorized to sign such plan on behalf of the City of Vancouver.

10. All costs in connection with the relocation of the bus loop to be borne by the Society.

11. The Society to finance the development in accordance with the Elderly Citizens' Housing Act."

Your Board

submits the foregoing report to Council for Consideration

RECOMMENDATION

14. City of Vancouver Automobile Fleet Insurance

The Supervisor of Property & Insurance reports as follows:

"The City's annual Automobile Fleet and Non-owned Automobile Liability Insurance Policy expires December 31, 1972. This policy currently insures 983 licensed motor vehicles and 359 licensed trailers, compressors and various other pieces of road equipment with Third Party Liability limits of $1,000,000.00 inclusive. The present broker is Vancouver Holdings (B.C.) Ltd. who have placed the coverage with Hartford Fire Insurance Company. The current annual premium totalled $153,500.00 when tendered in 1971 and after allowing for additions an and deletions is now $161,483.00 for the Automobile Fleet and $1,076.00 for the Non-owned Automobile Liability.

In accordance with Council's instruction of October 3, 1972, the holding broker was appointed "Broker of Record" in order to seek quotations for a one year period with the option of a pro-rata cancellation.

On December 12, 1972, Vancouver Holdings (B.C.) Limited submitted the following tender quotations:

The Hartford Insurance Group	
Standard Auto Policy with Third Party Liability and Passenger Hazard $1,000,000.00 inclusive limits. Standard Non-owned Policy with Third Party Liability $1,000,000.00 inclusive limits.	$175,000.00 (with pro-rata cancellation)
The Prudential Assurance Company Limited	
Standard Auto Policy with Third Party Liability and Passenger Hazard $1,000,000.00 inclusive limits. Standard Non-owned Policy with Third Party Liability $1,000,000.00 inclusive limits.	$181,200.00 (with pro-rata cancellation)

A comparison of claims experience over the past three years has been obtained by the City's broker and is shown below:

Year	Premium	Claims	
1969	$ 88,850.00	$237,850.00	(Paid & Outstanding)
1970	$109,503.00	$ 98,662.00	"
1971	$160,254.00	$116,927.00	"

RECOMMENDED that the tender submitted by Vancouver Holdings (B.C.) Limited on behalf of the Hartford Insurance Company be accepted in accordance with the tender submitted."

Yours Board

RECOMMENDS that the foregoing report of the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 404-405

MINUTES DECEMBER 11, 1972

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the Council Chamber, third floor, City Hall on Monday, December 11th, 1972, at approximately 10:30 a.m.

PRESENT: Alderman Linnell (Chairman)
Alderman Rankin
Commissioner Ryan
Mr. R.G. Jackson, Law Department
Mr. R. Boyes, Traffic & Transportation
Supt. D.W. McRae, City Police Department

ALSO PRESENT: Mr. J. Attridge, Vancouver Safety Council
Mr. E.R. Thompson, Vancouver Safety Council
Mr. Clinton, Vancouver School Board

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held October 2, 1972, were adopted.

1. King Edward Avenue at Blenheim Street - Request for Signal

In a communication dated October 23, 1972, to Alderman Rankin, Mrs. Joan Drabek requested that a signal be placed at the intersection of King Edward and Blenheim as the children are experiencing difficulty in crossing King Edward Avenue.

Alderman Rankin invited the writer to appear as a delegation and as Mrs. Drabek was unable to arrange for Mr. Vollans, Principal of Kitchener School to appear as their spokesman, she submitted a letter dated December 5th, which was read to the Commission.

In a report dated November 24, 1972, the City Engineer advised as follows:

> " Blenheim Street is controlled by stop signs on the north and south approaches and there are also stop signs on the centre median for northbound and southbound traffic. There is also a 'Stop When Occupied' crosswalk across King Edward Avenue in the west crosswalk. Traffic volumes are relatively light (approximately 200 vehicles in each direction during the rush hour) and the accident history is also light. (During the past five years there has been only one pedestrian accident in 1968.) "

The City Engineer further advised that a crossing survey was carried out by the school patrol officers and the conclusion was that the present signing is adequate.

The school patrol officers met with a group of concerned residents on November 8th, and a copy of the record of the meeting was before the Commission for information.

The City Engineer recommended that no further traffic controls be placed at this location at this time.

Mr. Boyes, with the aid of a map, reviewed the intersection for the information of the Commission noting that, amongst other things, Mrs. Drabek requested the moving of the stop sign on the north west corner of the intersection in order to make it more noticeable.

cont'd....

Clause No. 1 continued

Supt. McRae said that although his school patrol officers do not recommend a school safety patrol which is normally installed prior to a traffic signal, he would instruct that they investigate this matter again.

After due consideration it was

RECOMMENDED that the City Engineer review the matter of moving the stop sign on the northwest corner of Blenheim and King Edward Ave. and the School Patrol Officers again investigate the matter of a school safety patrol at this intersection.

2. 12th Avenue and Willow Street - Crosswalk - Communication from Hospital Employees' Union

Under date of September 21, 1972, the Hospital Employees' Union discussed with Alderman Rankin the difficulties pedestrians are experiencing in crossing 12th Avenue at Willow Street. In his reply on September 28th, Alderman Rankin suggested a delegation appear before the Commission with respect to the matter.

Mr. J. Ballard representing the Hospital Employees' Union, Local 180 and Mr. Sullivan representing the Vancouver General Hospital appeared as delegations. The representatives of the Union and Hospital requested the speed limit be 25 m.p.h. on 12th Avenue from Heather to Laurel Streets and that an actuated pedestrian traffic light be installed on 12th Avenue at Willow Street.

In a report dated November 24, 1972, the City Engineer advised that the section of 12th Avenue between Heather and Laurel Streets is being reviewed to determine what further traffic control devices may be necessary.

The current situation in this area is as follows:

" Heather Street - marked crosswalk
Willow Street - marked and signed pedestrian crosswalk and extended corner clearances
Laurel Street - no marked crosswalk
Full time parking prohibitions and rush hour parking prohibitions are also in effect on this section of 12th Avenue.

A review of pedestrian accidents over the past five years shows a total of fifteen pedestrian accidents at the three intersections with a number of mid-block pedestrian accidents as well. Because the Hospital complex generates various traffic patterns it is necessary to deal with this full three block section when considering any further traffic controls to assist pedestrians. Our current Department review will include further checks and investigations of the traffic conditions on this section and when the first part of the 1973 signal program is submitted early in the year a report will be submitted on this section.

The Police Department are not aware of excessive speeding and therefore no specific devices such as a 20 m.p.h. zone are suggested at this time."

In reviewing the situation, Mr. Boyes advised that the first part of the 1973 Signal Program should be before the Commission in January, 1973, and this request will be given consideration at that time. It was

RECOMMENDED that this matter be tabled until the January meeting at which time the delegations again be invited to be present;

FURTHER RECOMMENDED that the City Engineer give special consideration to a pedestrian actuated signal at 12th Avenue and Willow Street when the first part of the 1973 Signal Program is under review.

3. Taxi Zone in Front of Royal Canadian Legion Building North Side Hastings Street, East of Slocan Street

In a communication to Alderman Rankin dated October 19, 1972, Mr. T. Miller, Secretary-Manager of the Royal Canadian Legion requested the removal of a taxi zone which has been placed in front of their club at 2741 East Hastings Street. Mr. Miller appeared before the Commission and suggested that the taxi zone be placed in front of the new stores which are being constructed in the same block, as their patrons, especially the older members, require easier access to the Legion.

In a report dated November 22, 1972, the City Engineer advised that this Branch originally requested removal of this taxi zone on July 27, 1972, a reply to which was forwarded on August 14th, wherein it was advised that as the liquor store is open in the evenings and had attracted such a volume of customers, it had become necessary to replace the taxi zone with a loading zone.

Mr. Boyes reviewed the matter for the information of the Commission noting that the Legion has a 13-car off-street parking area for its members.

The Commission discussed the moving of the taxi zone to another location and after due consideration, it was

RECOMMENDED that the taxi zone be moved westerly to in front of the new stores in this block on a trial basis, and that the Traffic Superintendent report back to the Commission in due course after obtaining a report from his taxi detail.

4. Victoria and Venables: Traffic Conditions

Alderman Rankin advised Mrs. C. Ayala in a communication dated November 28, 1972, that the City Engineer did not recommend a traffic light at the intersection of Venables and Victoria Drive and suggested she appear before the Commission to discuss the matter further.

Mrs. Ayala advised the Commission of the crossing difficulties being experienced by the children attening a catholic school in the area.

In a memorandum to Alderman Rankin dated November 23rd, the City Engineer advised that this matter was reported to the Official Traffic Commission on October 20, 1971, and that a recent further review shows no material change as far as pedestrians are concerned, therefore from a traffic engineering standpoint, further devices for pedestrians are not indicated.

However, this recent review indicated there has been an increase in the incidence of angle accidents at this intersection, particularly involving eastbound vehicles. Although a traffic control signal would help deal with this type of accident problem, because of the additional through traffic that would be attracted to Venables Street in the residential area east of Victoria Drive, a traffic signal is not considered appropriate. The City Engineer stated that a further review with respect to this aspect will be carried out by his and the Police Departments to see if some other form of remedial measure might be appropriate.

After due consideration, it was

Clause No. 4 continued

RECOMMENDED

(a) that the Traffic Superintendent and School Patrol Officers discuss the matter of a school-boy safety patrol with the Principal of the catholic school

(b) that the City Engineer report back on the increase in the incidence of angle accidents at this intersection

(c) that Mrs. Ayala be invited to attend the Official Traffic Commission meeting when the City Engineer's report is at hand.

5. Parking Ban on Georgia Street
City of North Vancouver

The City Clerk of the Corporation of the City of North Vancouver advised in a letter dated October 26, 1972, that his Council had adopted a resolution requesting the City of Vancouver to immediately ban all parking on Georgia Street from Chilco to Beatty Streets to improve traffic movement in and out of Downtown Vancouver from the North Shore.

The Vancouver City Council when considering this communication on November 7th, referred the matter to the City Engineer for report to the Official Traffic Commission.

In a report dated November 24, 1972, the City Engineer reports as follows:

" It is our Department's understanding that the proposed total parking ban on Georgia Street between Beatty and Chilco Streets was first raised on the North Shore during the past summer. At that time traffic conditions on Georgia Street were much heavier due to the tourist traffic and there was also congestion because of repairs to the Lions Gate Bridge and changing traffic restrictions relating to Block 42 construction.

Parking is, of course, restricted for this full length for the rush hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.). During the base periods we are not aware of any particular section where traffic is unduly delayed on a continuing basis. From approximately Granville Street to the Georgia Viaduct traffic is flowing reasonably well and the 4-2 lane arrangement from Seymour Street to Cambie Street is working satisfactorily (in this section parking is prohibited full time on the north side of Georgia Street).

There will continue to be some disruption to traffic around Block 42 but the traffic arrangements we have designed have, in our view, minimized congestion to the maximum possible extent. In the westerly portion of Georgia Street, parking has been prohibited full time on the south side of Georgia Street from the Block 42 area to approximately Bute Street to assist inbound traffic.

We understand this captioned suggestion was basically put forward to assist transit vehicles and this is one of a number of suggestions the Department has received from various groups concerning means of improving the bus operation. As the Commission is aware, Council recently approved the addition of an Engineering staff member to deal specifically with transit matters and it will be several months before this position is filled. When a staff member is available this particular suggestion will be assessed in terms of priority and implications.

In view of the foregoing it is suggested that the City of North Vancouver be advised that the need for further parking restrictions on Georgia Street is primarily related to tourist traffic and the need to improve transit operation and that this matter will be studied further as soon as the additional staff is added in connection with transit matters."

cont'd....

Clause No. 5 continued

Mr. Boyes, with the aid of a map, discussed the suggested parking ban noting where parking restrictions are located and concluding that he did not feel, at this time, the westerly section from Bute to Chilco requires a parking ban. He advised that the parking ban would be considered along with other transit matters when the new appointment of a member to the Engineering Staff is made.

It was

RECOMMENDED that the report of the City Engineer dated November 24, 1972, be received as a progress report and a copy forwarded to the City of North Vancouver.

6. 10th Avenue and Camosun Street
Request for School Patrol Signal

In a letter dated October 23, 1972, Mrs. Ruth Murphy, Secretary of Our Lady of Perpetual Help School requested a school patrol actuated signal at the intersection of 10th Avenue and Camosun.

The City Engineer under date of November 24, 1972, reported that at this intersection there is a marked and signed school crosswalk controlled by a school safety patrol during school crossing periods. He advised:

> "This intersection was investigated for signal requirements early in 1971 and a report was submitted to your Commission on July 7, 1971. The recommendation of that report, that a traffic signal not be installed, was adopted by the Commission and Council. Subsequent reviews carried out in late September, 1971 and November, 1972 indicate safe crossing gaps in the traffic stream at a frequency of more than 1 per minute during the maximum crossing period. The November, 1972 review indicates a 20% reduction in traffic volumes, which is probably related to the opening of the 4th Avenue extension into the University Endowment Lands.
>
> The Police Traffic Superintendent advises that their School Patrol Squad has carried out a crossing survey at this intersection and feels that the present signing and school safety patrol are adequate forms of control at this intersection. "

The City Engineer recommended that a school patrol operated device not be installed at 10th Avenue and Camosun Street.

After discussion on this request, it was

RECOMMENDED that the report of the City Engineer dated November 24, 1972, recommending that a school patrol operated device not be installed at this intersection, be adopted.

7. Signal Request:
Cassiar and Adanac Streets

Under date of November 24, 1972, the City Engineer advised that his report is submitted in response to a letter directed to Alderman Rankin from Mrs. P. Sandford, wherein concern was expressed for the crossing safety of both pedestrians and vehicles at the intersection of Cassiar and Adanac Streets. The City Engineer further advised:

> " While crossing difficulties do exist at this and other intersections along Cassiar Street, recent traffic counts have shown that the actual crossing demand is light (23 vehicles and 10 pedestrians during the peak hour). Furthermore, a check of the accident history does not indicate a significant pedestrian or vehicular crossing hazard.
>
> A traffic control signal is not desirable at this location because it would encourage more through traffic on the residential streets of Adanac and Venables Street to the west.

cont'd....

Clause No. 7 continued

Furthermore, there are two related matters that are presently under review. The first is the 'Cassiar Street Link' and the other is the proposed redevelopment of the area bounded by Cassiar, Adanac, Boundary and Charles.

Regarding the 'Cassiar Street Link' City Council, in its most recent communication (May 30, 1972) reaffirmed its desire to have the Provincial Government proceed with the construction of a freeway link between Highway 401 and the Second Narrows Bridge. Such a link would undoubtedly remove or greatly reduce any cross-street conflicts which now exist. A reply to the above-mentioned communication has not yet been received from the Provincial Government.

On June 27, 1972 Council considered a proposed plan by the Hastings-Sunrise Action Council for the area to the south and east of Cassiar and Adanac Streets. At that time it was pointed out to Council that the type and density of re-development in this area could increase the need for pedestrian crossing provisions on Cassiar Street. Council, therefore, requested the City Engineer to report further on the proposed overpass at Cassiar/William when detailed plans are presented to Council. When reviewing this further, the need for pedestrian crossing at Adanac Street will be considered.

In view of these two outstanding related matters and as the accident history does not show a need for immediate treatment, further consideration to signal control at this time does not seem appropriate."

In discussing this matter, Mr. Ryan advised that the Department of Highways of the Provincial Government is looking at a full freeway link and that any further effort with respect to a grade separation on Cassiar Street from Charles to Nanaimo Streets should be at the political level.

After discussion, it was

RECOMMENDED that the City Engineer's report dated November 24, 1972, wherein it was recommended that no further traffic controls be installed at the intersection of Cassiar and Adanac Streets, at this time, be adopted;

FURTHER RECOMMENDED that it be recommended to Council that the Provincial Government be approached with respect to grade separations on Cassiar Street between Charles and the Second Narrows Bridge, and that a delegation be sent to Victoria to further this matter.

8. Stop Sign - 43rd Avenue and Angus Drive

At the last meeting of the Commission, School Trustee John Stearman asked the reasons for placing a stop sign on Angus Drive at 43rd Avenue. Mr. Boyes advised that he would report orally to the next meeting of the Commission on this matter.

Mr. Boyes stated that this sign was put in deliberately to discourage through traffic useage of Angus Drive.

It was

RECOMMENDED that the oral report of the Assistant City Engineer - Traffic and Transportation be adopted.

9. Parking Exemption Decals

The City Engineer submitted a report dated November 27, 1972, wherein the Special Committee re Parking Exemption Decals recommend that the following applications for handicapped persons for parking exemption permits be approved:

Mr. W.L. Smith
4522 Rumble Street
BURNABY 1, B. C.

Mr. W.K. Ward
#709 - 1414 Barclay Street
VANCOUVER 5, B. C.

Mr. D. Vaux
11154 Beverly Drive
DELTA, B. C.

RECOMMENDED that the recommendation contained in the City Engineer's report dated November 27, 1972, re parking exemption decals be adopted.

The meeting adjourned at approximately 11:45 a.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 408

A Special Meeting of the Council reconvened in open session in the Council Chamber at approximately 9:40 a.m., with the following members present:

PRESENT — His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Rankin, Sweeney and Wilson

ABSENT — Alderman Phillips

CLERK TO THE COUNCIL — D. H. Little

Blocks 42/52 and B.C. Telephone Air Space Lease

Alderman Wilson and His Worship Mayor Campbell, under date of December 29, 1972, submitted the following Majority Report:

" Pursuant to direction of City Council, the Mayor appointed the following to comprise a committee to negotiate with the Fairview Corporation (B.C.) Ltd. an amendment to the master agreement permitting Fairview Corporation to sell the air space sub-division in a portion of Block 42 to the British Columbia Telephone Company.

Alderman Halford Wilson, Chairman
Alderman Harry Rankin, Member
Mayor Thomas J. Campbell, Member

The Special Committee has met on three occasions with a representative of Fairview Corporation and has carried on correspondence with Fairview Corporation relative to a fair basis upon which City Council would approve the action of Fairview Corporation to sell to B.C. Telephone Company, air space to provide the site for a 37 storey tower. The foregoing would be achieved by creating an air space parcel on parcels under the "Air Space Titles Act of British Columbia".

Your Special Committee have been fully aware that the agreement to date has not worked out in detail to the advantage of the City, being aware that land acquisition of Block 42 has exceeded estimates, and that the parking garage is far short of reaching its maximum revenue due to the delay in opening Eatons Department Store. Your Committee has endeavoured to achieve a proposal which would produce a cash payment to the City in return for approval of the sale of air space by Fairview Corporation to the B.C. Telephone Company.

Your Special Committee has made several proposals to the Corporation including all those suggested by members of Council and contained in the Council minutes dealing with this subject dated 9 November 1972.

Your negotiating committee concentrated upon two proposals

(1) That the Fairview Corporation pay the City a lump sum of money in return for approval of the air space sub-division.

(2) That the Fairview Corporation relax the rental conditions on the parking garage until such time as the Eaton Department Store is opened for business.

The several proposals made by your committee were given due consideration by the Directors of Fairview Corporation, and their rejection of most of the proposals have been contained in letters dated December 21 - 27 - 28, 1972. The final word from Fairview Corporation is that they agree to two of our proposals

cont'd....

Blocks 42/52 and B.C. Telephone
Air Space Lease (cont'd)

out of the several made, and if the City insists on more, they would allow the present agreement to stand, and the proposal to have the B.C. Telephone Company Tower located on Block 42 would be dropped.

The two conditions acceptable to the Corporation are:

(1) To take up the option to purchase Block 42 by February 1st, 1982 - which action would require the Corporation to raise funds, and in accordance with today's estimate of interest rates, over the next nine years would bestow a financial benefit of $800,000 on the City.

(2) The Corporation is prepared to submit their plans for the development of Block 42 including the B.C. Telephone Building to the City's Design Panel, and to seriously consider their recommendations re colour.

Your Special Committee is therefore faced with weighing the advantages to the City by accepting the proposals of the Fairview Corporation, or alternatively, to reject approval of the air space sub-division and lose the B.C. Telephone Tower as part of the development of Block 42.

Your Committee is not unanimous in its recommendation, and the Chairman, together with Mayor Campbell, submit below a majority report. Alderman Rankin will simultaneously submit his minority report.

RECOMMENDATIONS:

Members of your Committee are aware of circumstances resulting in the development of Blocks 42/52 that from the inception of the proposal resulting from a call by City Council it was obvious some public support would be necessary to enable the project to proceed in order to act as the catalyst which would revitalize the core of downtown Vancouver, which was slowly perishing.

The Provincial Government by legislation validated the actions of the City Council in bringing about project Pacific Centre. One of the conditions set out by the Provincial Government was that a plebiscite be placed before the property owners to determine if they were in agreement with the project , if in the long run it would spark development and increase tax revenue. The outcome is history, and the property owners approved the project.

In view of the foregoing, the majority report RECOMMENDS acceptance of the Fairview Corporation proposal set out in their letter of December 28, 1972. (Appendix A) which calls for approval of the Air Space Subdivision to provide a site for the B.C. Telephone Tower Building. It is estimated that the monetary value of the proposal could be the sum of $800,000 accruing to the City in addition to tax revenue. (See Appendix B, Board of Administration Report, November 8, 1972)."

(Attachments to the report
are on file in City Clerk's Office)

Under date of December 28, 1972, Alderman Rankin submitted the following Minority Report:

"A Committee composed of Alderman Wilson as Chairman, the Mayor and myself as Members, was struck to negotiate with the developers, The Fairview Corporation (British Columbia) Limited, on the question of vertical air rights on Block 42.

cont'd....

Blocks 42/52 and B.C. Telephone
Air Space Lease (cont'd)

The situation is that the Fairview developers wish to have vertical air rights on a portion of the land to the most northerly end of Block 42, which bounds on Dunsmuir Street, the idea being to sell off 500 feet for a tower to be constructed for B.C. Telephone Company. The only basis on which the telephone company would agree to this Development was if they could buy the building outright, with the problem for the developer being that they could not do this without having vertical air rights.

It has long been my contention that the developers have had the best of all possible worlds so far as development of Block 42 is concerned and this is now history. We have lost over $500,000 in parking fees arising out of the fact that Eatons store will not be occupied until some time late in February because of the fact that our contract was not specific enough to tie Eatons down, and Eatons, not wishing to move to their new location in December and disrupt their Christmas trade, decided to move in February. The net result of this was the loss of approximately $500,000. The cost of land in Block 42, which we expropriated for the developers and granted to them at the price of $7 million, has escalated to at least $10½ million with every prospect that we will have to pay up to $11 million for this property. The repayment of $7 million by the developers to ourselves is based at approximately 6% interest and we are paying approximately 8% interest for the loan of these monies. The majority of this Committee feels that it is a concession by the developer that he will take up the option by 1982, rather than the year 2002, thereby saving us approximately $800,000 on the differential between the interest on 6% and 8%. However, if interest rates were to decrease, and this is something nobody can foresee, then any increase would be wiped out.

His Worship also indicates to me that we will also be losing $1 million a year taxes - this is an argument I do not accept. If B.C. Telephone Company does not build in Block 42, it will certainly build elsewhere in the city and we will certainly receive taxes from that development.

Having regard to the overall situation, it seems to me that if this Committee had been unified in its approach, that we would have been able to extract $500,000 from the developer. At our first meeting arranged by Alderman Wilson, only Alderman Wilson and myself attended and I have still not had any explanation from His Worship as to why he did not attend. The second meeting was In Camera and took place on December 19, at which time we were informed by His Worship that a letter had been received rejecting any kind of additional monies from the developer. When I asked for a copy of that letter some discussion took place and it became clear no such letter existed and Council did not approve the Mayor's informal proposal at that time that we agree to the vertical air rights.

We next had a meeting on December 21, in the Mayor's office and a letter was handed to me at that meeting which indicated that Fairview Corporation were not prepared to make any other changes.

I was again called to a meeting at 9:30 this morning, December 28, 1972, and was allowed to look at a letter presented to us by Mr. Neil Wood, which in substance re-iterated the position of Mr. Lorne Cook of December 21. At that time I indicated I was not prepared to accept the decision of the Mayor and Alderman Wilson, and the Mayor indicated he was going to call a meeting for Friday at 9:30 a.m. and put the matter to Council.

I can only suggest to Members of Council that the offer made by the Fairview Corporation is not adequate so far as I am concerned and certainly not something that I am prepared to vote for."

cont'd....

Blocks 42/52 and B.C. Telephone
Air Space Lease (cont'd)

After due consideration it was,

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the recommendation in the Majority Report be approved.

- CARRIED
(later rescinded)

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Calder
Alderman Wilson	Alderman Hardwick
Alderman Bird	Alderman Rankin
His Worship the Mayor	
Alderman Linnell	
Alderman Adams	
Alderman Broome	

(the motion was declared carried)

After further discussion it was,

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT the foregoing resolution be rescinded.

- CARRIED UNANIMOUSLY

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT Council agree in principle that the City apply for the creation of an air space parcel on the north east portion of Block 42, District Lot 541, provided that Fairview Corporation (British Columbia) Limited legally binds itself to exercise its Option to purchase the whole of Block 42 in the year 1982 if the British Columbia Telephone Company Limited has constructed an office tower on the north easterly portion of the said Block 42;

AND FURTHER THAT the Corporation Counsel be instructed to report back to Council advising what documents will be necessary to implement the foregoing arrangement, and specifically:

(1) whether Fairview Corporation (British Columbia) Limited can validly bind itself to exercise its Option to purchase Block 42 in 1982;

(2) what is required to be done by the parties to the agreement to lease Block 42, the Legislature, Province of British Columbia or any other Authority, in order to implement the foregoing proposal.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Sweeney	Alderman Calder
Alderman Wilson	Alderman Hardwick
Alderman Bird	Alderman Rankin
His Worship the Mayor	
Alderman Linnell	
Alderman Adams	
Alderman Broome	

(the motion was declared carried)

cont'd/...

Blocks 42/52 and B.C. Telephone
Air Space Lease (cont'd)

MOVED by Ald. Wilson,
SECONDED by Ald. Sweeney,
THAT the Majority and Minority reports be received and form part of the proceedings of Council.

- CARRIED

The Council adjourned at approximately 11:15 a.m.

***

The foregoing are Minutes of a Special Council meeting held on December 29, 1972, adopted on January 3, 1973.

MAYOR

CITY CLERK

CITY OF VANCOUVER

FINAL COUNCIL - JANUARY 3, 1973

The Final Meeting of the Council of the City of Vancouver was held on Wednesday, January 3, 1973, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder, Hardwick, Linnell, Phillips, Rankin, Sweeney and Wilson

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Reverend Dr. George Turpin.

ADOPTION OF MINUTES

(a) MOVED by Alderman Bird,
SECONDED by Alderman Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated December 19, 1972, be adopted.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Wilson,
THAT the 'In Camera' portion of the Minutes of the Regular Council meeting, dated December 19, 1972, be adopted.

- CARRIED.

(b) MOVED by Alderman Broome,
SECONDED by Alderman Calder,
THAT the Minutes of the Special Council meeting (with the exception of the 'In Camera' portion), dated December 29, 1972, be adopted.

- CARRIED.

MOVED by Alderman Adams,
SECONDED by Alderman Wilson,
THAT the 'In Camera' portion of the Minutes of the Special Council meeting, dated December 29, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

COMMUNICATIONS OR PETITIONS

1. Election Results

MOVED by Alderman Broome,
THAT the communication from the City Clerk, dated December 28, 1972, advising of the election results for the years 1973-1974 as follows, be received:

"I wish to inform you that, as a result of the elections held on Wednesday, December 13, 1972, the following were elected to the offices shown for the years 1973-1974:

MAYOR:

Arthur Phillips

ALDERMEN:

Walter G. Hardwick	John J. Volrich
Harry Rankin	Fritz K. Bowers
Michael Harcourt	Darlene R. Marzari
William C. Gibson	Marianne E. Linnell
Geoffrey Massey	Setty Pendakur

SCHOOL BOARD:

Peter S. Bullen	Jacques Barbeau
Olive Johnson	Marjorie Courvoisier
Katharine E. Mirhady	Betty-Anne Fenwick
Eliott B. Gose	Peter Westlake
Jack Say Yee	

PARK BOARD:

Arthur R. Cowie	George Wainborn
E. A. Sandy Robertson	William A. DuMoulin
George Puil	William H. McCreery
May Brown	

The Greater Vancouver Regional District Financing By-law received the required 3/5's majority vote and therefore, received the assent of the electors concerned.

In respect of the Aldermanic election, it was found that the votes cast for the lowest successful candidate, i.e. Setty Pendakur, and for the next lowest candidate, i.e. Donald H. A. Bellamy, amounted to less than 250 votes, and therefore, pursuant to Section 96 of the Vancouver Charter, an examination of the Tally Sheets and Statements of Votes cast was made. The result of this examination, after any errors were corrected, confirmed the election of Setty Pendakur by a margin of 238 votes."

- CARRIED.

2. 'Burning of the Greens': Locarno Beach

A request was received from the North West Point Grey Homeowners Association, for permission to hold their traditional 'Burning of the Greens' on the Locarno beach at the foot of Sasamat, on January 5, 1973.

MOVED by Alderman Broome,
THAT this request be approved, subject to the approval of the Fire Chief.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

3. Appointment:
City Archivist

MOVED by Alderman Linnell,
THAT the advice from the City Clerk, stating that Mr. L. R. Ogden, an employee with the Public Archives of Canada, has been appointed City Archivist, be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. GENERAL REPORT,
December 29, 1972

WORKS AND UTILITY MATTERS

Proposed Flare Treatment of Elliott Street, N and S of 49th Aveue

MOVED by Alderman Linnell,
THAT this report of the Board of Administration (Works and Utility Matters), be approved.

- CARRIED.

B. PROPERTY MATTERS,
December 29, 1972

Revised Lease: New Fire Boat and Moorage Location (Clause 4)

MOVED by Alderman Broome,
THAT this clause be adopted, after amendment to require that the rental be for the period September 1, 1972 to August 31, 1978.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT Clauses 1, 2 and 3 of the report of the Board of Administration (Property Matters), be approved.

- CARRIED.

C. Report of Standing Committee on Health and Welfare -
December 18, 1972

MOVED by Alderman Linnell,
THAT this report of the Standing Committee on Health and Welfare be adopted, it being noted that the meeting was held in the Council Chamber and not in No. 1 Committee Room.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

D. Granville and 57th Ave.:
Shannon Development

The Board of Administration, under date of January 2, 1973, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"Subsequent to the resolution of City Council on September 21, 1972; the Technical Planning Board on November 10, 1972, approved Development Permit Application No. 58110 for a comprehensive Apartment and Townhouse development with ancillary Club facilities for the "Shannon" development.

The Development Permit was issued on November 15, 1972 with the approval by the Technical Planning Board being subject to conditions, with one condition being:-

"Prior to the issuance of any building permit, drawings and/or information is to be first submitted to the satisfaction of the Technical Planning Board to indicate:

(a) details of exterior finish and materials of all new buildings;
(b) details of the existing and proposed finished grades of the site;
(c) information as to location of stairway exits, ventilators, etc., to the underground parking garages;
(d) the details of all landscaping and treatment of all open portions of the development;
(e) information as to the method of garbage collection for the development and satisfactory provision of maintenance of all landscaping and open portions of the site development."

The Director of Planning and Civic Development and the City Engineer advised the Technical Planning Board on December 28, 1972 that the plans and detailed information referred to in Condition 1(a) - 1(e) had been submitted; was, in the opinion of these officials satisfactory; and was now submitted to the Technical Planning Board for consideration and approval.

The Technical Planning Board resolved that prior to final consideration being given by the Technical Planning Board to the details and information now submitted; that City Council be advised for Information."

Your Board submits the foregoing report for INFORMATION.'

MOVED by Alderman Adams,
THAT the foregoing report be received;

FURTHER THAT, the requirements having been fulfilled to the satisfaction of the Council and the Technical Planning Board, the relevant departments take the appropriate action to have the development proceed forthwith.

- CARRIED.

MOVED by Alderman Calder, in amendment,
THAT the following words be added to the motion of Alderman Adams:

'and the appropriate departments be instructed to carry out their normal procedures in connection with this matter.

LOST

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Granville and 57th Ave.:
Shannon Development (continued)

A recorded vote was requested on the motion of Alderman Adams and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Linnell	Alderman Rankin
Alderman Adams	Alderman Phillips
Alderman Broome	Alderman Calder
His Worship the Mayor	Alderman Hardwick
Alderman Wilson	
Alderman Sweeney	
Alderman Bird	

(The motion was declared.....CARRIED.)

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

PRESENTATION

At this point, the Primrose League of Canada, through its representative, Mrs. M. Ross, presented a bouquet of flowers and a key to His Worship Mayor Campbell, in acknowledgment of his services as Mayor of the City of Vancouver.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW
(N/E corner of Pender St. and Nanaimo St.)

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the By-law be read a second time.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/E corner of Pender St. and Nanaimo St.) - continued

MOVED by Alderman Bird,
SECONDED by Alderman Wilson,
THAT the Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Broome,
THAT Clause 2 of the By-law be amended to read as follows:

'This By-law shall come into force and take effect on and after the date of February 7, 1973.'

- CARRIED.

MOVED by Alderman Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Sweeney,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Closing of Lane: East of Nanaimo St., North of Pender St., and Lots 7 - 12

MOVED by Alderman Bird,
SECONDED by Alderman Sweeney,
THAT WHEREAS:

1. The City is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane east of Nanaimo Street extending from Pender Street to the lane north of Pender Street is surplus to the City's highway requirements;

3. The Owner of the lands on both sides of the lane has made application to acquire this lane for consolidation with his lands.

(continued)

MOTIONS (cont'd)

Closing of Lane: East of Nanaimo St., North of Pender St., and Lots 7 - 12 (continued)

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 2684 lying between the westerly productions of the northerly limit and the southerly limit of Lot 11, Block 55, Town of Hastings Suburban Lands, Plan 2684; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 14th, 1972, and marginally numbered LF 6324, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with Lots 7 to 12, said Block 55 to form one parcel.

- CARRIED.

PRESENTATIONS (continued)

Reverend Dr. George Turpin	His Worship the Mayor presented a tray to Dr. Turpin, in recognition of his past services as Civic Chaplain.
Sergeant John MacRitchie (Mayor's Driver)	His Worship presented a watch to Sergeant MacRitchie, the official Mayor's driver for twenty-seven years.
Mayor Campbell	The City Clerk presented a lifetime parking permit to the Mayor.
Certain Aldermen	His Worship presented lifetime parking permits to the following aldermen, for service of at least ten years on Council: Alderman Adams Alderman Bird Alderman Broome Alderman Wilson.
Mayor Campbell	Alderman Phillips presented to His Worship Mayor Campbell the Mayor's Chair, and read the inscription to be placed thereon, in recognition of the Mayor's six years in the office of Mayor of the City of Vancouver.

MOTIONS (continued)

1. Freedom of the City:
Reverend Dr. George Turpin

MOVED by Alderman Bird,
SECONDED by Alderman Calder,
THAT the honour of "Freeman of the City of Vancouver" be granted to the Reverend Dr. George Turpin in recognition of his outstanding service to the citizens of Vancouver, particularly as the City's Civic Chaplain.

- CARRIED UNANIMOUSLY.

Dr. Turpin acknowledged with thanks, the recognition given to him by this Council.

Adjournment

MOVED by Alderman Wilson,
SECONDED by Alderman Adams,
THAT the Council adjourn Sine die.

- CARRIED.

*****

The foregoing are Minutes of the Final Council meeting of the 1972 Council, dated January 3, 1973, adopted on January 9, 1973.

A. Phillips
MAYOR

CITY CLERK

December 29, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Proposed Flare Treatment of Elliott Street, North and South of 49th Avenue

The City Engineer reports as follows:

"The North-South surface on Elliott Street is a 22' wide (two lanes) paved strip. The East-West surface on 49th Avenue is a 46' wide (4 lanes) pavement with curbs and gutters.

The increased traffic volume at this intersection necessitates the installation of a traffic control signal.

It is expected that the signal installation will be in operation in February 1973. In order to facilitate the approach to this intersection, it is proposed to widen the pavements on Elliott Street by flare treatment to provide 2 lanes on Elliott Street in each direction.

I recommend that flare treatment be constructed at the above location at an estimated cost of $6,400. Funds are available in the 1972 Capital Budget Account #148/7916 Miscellaneous Projects Unallocated."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 3

BOARD OF ADMINISTRATION

PROPERTY MATTERS
December 29, 1972

RECOMMENDATION

1. Acquisition for Britannia Community Services Centre Site: 1629 Parker Street

The Supervisor of Property & Insurance reports as follows:

"The above property, legally described as Lot 20, Block 23, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a main floor area of approximately 900 sq.ft., erected in 1907 on a site 33' x 122', zoned R.M.-3. The dwelling contains 4 rooms, 5 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by a wood and coal hot air furnace. This dwelling is in poor condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $19,300.00, subject to the following conditions:

1. An advance of $1,500.00 to be paid upon delivery of a registrable deed in favour of the City of Vancouver.

2. Date of sale to be on or before January 31, 1973.

3. Owner to be allowed rent free possession up to 30 days after date of sale.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling when vacated.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $19,300.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Advance Purchase: Britannia Community Services Centre 1136 McLean Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments.

Lot 9, Block 40, D.L. 264A, known as 1136 McLean Drive, which is located in the westerly portion of the site designated for advance purchasing, has been offered for sale by the owners.

cont'd....

Clause #2 continued:

These premises comprise a 1 3/4 storey frame, with a main floor area of approximately 693 sq. ft., and full concrete basement, erected in 1908 on a site, 33' x 93', zoned RM-3. The dwelling contains 7 rooms, 5 plumbing fixtures, has a patent shingle roof, siding exterior, a concrete foundation and is heated by a gas-fired hot air furnace. There has been some modernization of the interior of the house and it is in average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $21,250.00 as of January 1st, 1973, subject to the owners retaining rent-free possession of the property to February 28th, 1973, if required.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $21,250.00 on the foregoing basis, chargeable to Code #531/1220 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Acquisition for Britannia Community Services Centre: 1652 - 6 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lots 9 & 10, Block 28, D.L. 264A, known as 1652 - 6 Parker Street is required by the City for the Britannia Community Services Centre, which project is to be developed as an urban renewal scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey four-plex frame dwelling with a main floor area of 1200 square feet and full basement erected in 1909 on site, 50' x 125', zoned RM-3. There are 2 four-room suites on the main floor, and 2 three-room suites on the second floor, all self-contained. One unit is occupied by the owner and the remaining units are occupied by tenants. This building contains 18 plumbing fixtures, has a patent shingle, siding exterior, a concrete foundation, and is heated by 2 oil-fired hot air furnaces. The condition of this dwelling is fairly good for age and type as the main floor units have been rehabilitated in recent years.

Following negotiations, the owner has agreed to sell for the sum of $45,000.00 as of January 31, 1973 subject to the owner retaining rent-free possession to March 31, 1973. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $45,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

4. Revised Lease:
New Fire Boat and Moorage Location

The Supervisor of Property and Insurance reports as follows:-

"On November 26th, 1970 Council approved a recommendation of the Fire Chief that a new moorage site West of the Great Northern Dock be rented from the National Harbours Board for $1,745.75 per annum.

Subsequent to execution of the lease documents, submissions were made to the National Harbours Board by a Special Committee re Fire Defences to obtain a financial contribution or grant towards the operation of the City of Vancouver Fire Boat.

The National Harbours Board having considered the Committee's request have now provided the City with a revised lease with the following terms:-

Term: A six-year period commencing September 1st, 1972 and terminating August 31st, 1978 with rights of renewal for two further terms of 3 years each.

Existing Lease:

A five-year period commencing September 1st, 1970 and terminating August 31st, 1975, with rights of renewal for two further periods of 5 years each.

Rental: For the period - September 1, 1972 to August 31st, 1975 -- $100.00 per annum.

Existing Lease:

For the period - September 1, 1970 to August 31st, 1975 -- $1,745.75 per annum.

RECOMMENDATION that the previous lease be cancelled and that the revised lease Number B-1631 (2), dated September 1st, 1972 be accepted and that the documents be executed by the Mayor and the City Clerk."

Your Board

RECOMMENDS that the foregoing report by the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HEALTH AND WELFARE

December 18, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the Council Chamber, City Hall, on Monday, December 18, 1972, at 9:45 A.M.

PRESENT: Alderman Linnell (Chairman)
Alderman Bird, Broome, Hardwick, Rankin and Wilson

ABSENT: His Worship the Mayor (On Civic Business)
Alderman Adams
Alderman Calder
Alderman Phillips
Alderman Sweeney

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held October 26th, 1972 and November 2nd, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Additional Policewomen re Certain Delinquency Problems and Preventive Measures

The Vancouver City Council on November 28th, 1972 referred a communication from Mrs. Simma Holt dated November 16th, 1972 wherein she requested permission to appear as a delegation before the Vancouver City Council on the subject matter, to the Standing Committee on Health and Welfare.

Mrs. Holt appeared before the Committee and requested that this matter be deferred for consideration in the New Year. She stated that she wished to bring several others with her when making her presentation and that these people were not available today. In discussing the matter briefly Mrs. Holt advised that the number of Policewomen had been reduced from 14 to 9 and this was not adequate to take care of the problems that exist. Mrs. Holt was advised that the matter should also be placed before the Police Commission prior to the preparation of its budget.

It was,

RECOMMENDED that the matter of additional Policewomen re certain delinquency problems and preventive measures be referred to the new Council for consideration early in 1973.

2. Community Associations re Hard Core Youth

In a communication dated December 6, 1972 Mrs. Helen Boyce, Park Commissioner, requested an emergency meeting of the Community Association Presidents with the Vancouver City Council to discuss the matter of hard core youth who are causing problems throughout the City and particularly around the many community centres in the City.

. . . . cont'd

Clause 2 - continued

Mrs. Boyce, Mr. J. M. Gillis, Chief Probation Officer and Superintendent A. E. Oliver of the Police Department discussed the problems with the Committee.

The delegations displayed over 30 weapons which have been taken from various youths on probation during the past year. Mrs. Boyce related some of the problems which are being experienced and Mr. Marjoram, President of the Riley Park Community Centre, explained in more detail the harassment being experienced by young people while attending the Community Centre. It was stated that many parents will not allow their children to attend these centres because of the hard core youth who frequent these areas. The delegation expressed the urgent need for more probation officers, youth squad, restrictive laws and an adequate holding centre or treatment institution.

Alderman Wilson notified the Committee of a letter he had received wherein it was advised of injuries inflicted by these youths on persons attending the Riley Park Skating Rink.

Superintendent Oliver outlined the action taken by the Police Department in this particular case and also a similar case at the Killarney Skating Rink.

The Committee noted that on October 5, 1972 a full discussion was held on the same subject and at that meeting it was recommended that the Director of Social Planning/Community Development head a joint committee and, amongst other things, was charged with the preparation of a report on the range of youth treatment facilities required. In speaking to this matter, the Director of Social Planning advised of the meetings held to date on the subject and concluded that a report should be ready about the middle of January.

Mr. Gillis advised of a brief which was presented to the Attorney General in 1970 which dealt with the treatment of juveniles who break the law. He stated that he would have copies of this brief distributed to the members of the Council this day.

The members of the Committee were of the opinion that a Detention home and/or treatment facility were urgently needed, such facilities being the responsibility of the Provincial Government. It was suggested by the delegation that a short term solution would be to provide additional Probation Officers or Youth Squad to work with the Community Centres.

After considerable discussion it was,

RECOMMENDED that the delegations be received and the matter be referred to the new Council.

3. Hostels for Single Persons - Pacific Hostel and Bridge "Y"

Council on December 5, 1972, adopted the following recommendations contained in the Board of Administration report dated November 29th, 1972:

"1. In view of the fact that the lease on Pacific Hostel expires on November 30, 1972, that the Property and Insurance Division be authorized to enter into a lease agreement with the owners of Pacific Hostel for a period of six months (from December 1, 1972 to May 31, 1973) at the current monthly rental of $5,236.97, as outlined in the attached letter from the Superivsor of Property and Insurance. (Appendix "B")

. . . cont'd

Clause 3 - continued

2. That this report be referred by Council to the Standing Committee on Health and Welfare for consideration of Proposals I & II.

NOTE: The Director of Welfare and Rehabilitation has received verbal concurrence from senior officials of the Department of Rehabilitation & Social Improvement that the Provincial Government will continue meeting the costs of operation of Pacific Hostel on the same basis as is currently in force."

In this Board Report the Director of Welfare set out the background and history of the Pacific Hostel and the Bridge "Y" and advised that there are two options for the continuing operation of these facilities. These proposals are as follows:

"PROPOSAL ONE

I. BRIDGE Y.W.C.A.

(a) (i) That the operation of the Bridge Y.W.C.A. be continued in the present location.

(ii) That the number of beds be reduced from 188 to 120, of which 35 will be for short-term accommodation and 85 for long-term rehabilitation program residents.

Our experience with the Bridge Y.W.C.A. since its opening in April, 1971 has demonstrated that the facility is too large. The reduction in the number of beds from 188 to 120 will make it possible to provide the 85 long-term residents with private rooms. Currently, this group is accommodated two to a room. The 35 short-term residents would be accommodated two to a room.

(b) That the Building Construction Division of the Department of Permits and Licenses, survey the cost of renovating the sub-ground floor of the Bridge Y.W.C.A. to accommodate a number of required educational and recreational programs of a rehabilitative nature, as detailed in the attached report of the Director of the Bridge "Y". (Appendix "A")

(c) The cost of operation of the Bridge Y.W.C.A. is totally reimburseable from the Provincial Government, except for the 15% which is shared by all municipalities on the basis of population. The Director of Welfare and Rehabilitation will request concurrence of the Provincial Government in meeting the higher per diem cost resulting from the proposed reduction in the number of beds, and renovation of the sub-ground floor.

II. PACIFIC HOSTEL

(a) The present bed capacity is 250. These 250 beds are on three open floors with no significant privacy for the residents. This has proven to be a handicap and deterrent to effective rehabilitation. A considerable number of the residents start out on a training program or employment while resident in the Pacific Hostel. The lack of privacy has serious effect upon their progress in training or employment. In addition, accommodating 250 men in this building has necessitated a rigid, institutional environment in order to maintain control. To provide a better living environment and required rehabilitation programs, it will be necessary to reduce the bed capacity from 250 to 150.

In essence, the Pacific Hostel should not be just a place for a transient to spend the night until he moves on; rather, its main emphasis should be on providing the kind of living environment and program which facilitates getting the single men back into the employment stream as quickly as possible. There will, of course, be some single employable transient males who require simple hostel accommodation only, and provision needs to be made in Pacific Hostel for a small number of these people.

. . . cont'd

Clause 3 - continued

It is therefore proposed that the Pacific Hostel continue in operation at its present location, and that the Construction and Maintenance Division, of the Department of Permits and Licenses, be authorized to survey the cost of converting two of the three floors to provide a living environment conducive to rehabilitation of those residents who are admitted there for that purpose. One floor of the building would remain unchanged and would be used as a reception area for transients.

(b) Two additional counsellors (Social Worker I) be hired and that the time of the four counsellors be organized to provide additional counselling services in the evenings and on weekends. The cost of all counsellors' services to be included in the normal Hostel Budget.

(c) The Property and Insurance Division of the Finance Department be authorized to negotiate for approval by the Provincial Government and Council a new five-year lease for the occupancy of Pacific Hostel at 535 Homer Street.

(d) The cost of operation of Pacific Hostel is totally reimbursable from the Provincial Government except for the 15%, which is shared by all municipalities on a population basis. The Director of Welfare & Rehabilitation will request the Provincial Government to meet the higher per diem costs on the above cost sharing basis.

PROPOSAL TWO

I. BRIDGE Y.W.C.A.

(a) That the Bridge Y.W.C.A. be relocated.

(b) That the Property & Insurance Department, in consultation with the Construction & Maintenance Division of the Department of Permits and Licenses be authorized to explore the purchase of a suitable building to accommodate 100 young women. This is a reduction of bed requirements for young women from 188 to 100. It has come to our attention that the Almer Hotel, located at 610 West Cordova is for sale. This eight-storey building may be suitable for the proposed new facility for young women, and it is suggested that this building be considered.

(c) That the Construction and Maintenance Division be authorized to survey the cost of necessary and suitable alterations to any building which they consider suitable as a new facility for young women.

II. PACIFIC HOSTEL

(a) That the Property and Insurance Division of the Finance Department, be authorized to negotiate a temporary lease for the continued occupancy of Pacific Hostel, at 535 Homer Street, for the period required to facilitate relocation of the Bridge Y.W.C.A.

(b) That the operation of Pacific Hostel be moved from 535 Homer Street to 1390 Granville when vacated by the Bridge Y.W.C.A.

(c) That the Construction and Maintenance Division of the Department of Permits and Licenses, survey the cost of suitable alteration of the sub-ground floor at 1390 Granville Street.

(d) That two additional counsellors (Social Worker I) be hired to provide additional counselling services in the evenings and on weekends.

(e) That the Director of Welfare and Rehabilitation seek the approval of the Provincial Government for total reimbursement of all costs of operation of Pacific Hostel, except for the 15% of total costs which are shareable by all municipalities on a population basis."

. . . . cont'd

Clause 3 - continued

The Director of Welfare and Rehabilitation, Miss C. Herman, Executive Director of the Bridge "Y" and Mr. M. C. Colcleugh, Co-ordinator of the Single Persons Branch, discussed the foregoing proposals with the Committee. Mr. Boyd advised that he has since learned that the Almer Hotel has been sold but other suitable facilities would be available. He further advised that he would report back to Council on the matter.

After due consideration it was,

RECOMMENDED that proposal two set out above be adopted on the understanding that the Director of Welfare and Rehabilitation obtain in writing from the Provincial Government its concurrence as to the continuing costing arrangements of the two facilities whereby the City's costs are wholly reimbursed.

FURTHER RECOMMENDED that the Director of Welfare and Rehabilitation report back prior to February 28, 1973 on the amount of time the City will need for the approved changes to take place so that this period of lease can be negotiated with the owners of Pacific Hostel.

The meeting adjourned at approximately 11:20 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 3

CITY OF VANCOUVER

INAUGURAL COUNCIL MEETING

An Inaugural Meeting of the Council of the City of Vancouver was held on Wednesday, January 3, 1973, in the Council Chamber at approximately 2:00 P.M.

Mayor-Elect, Arthur Phillips, entered the Chamber accompanied by The Honourable Mr. Justice Angelo E. Branca of the Court of Appeal of British Columbia, and The Reverend R.A. Burrows.

ADMINISTRATION OF OATHS

The Honourable Mr. Justice Branca administered the Oath of Office to Mayor-Elect Arthur Phillips.

The Honourable Mr. Justice Branca administered the Oath of Office to the following Aldermen-Elect:

Fritz K. Bowers	Darlene R. Marzari
William C. Gibson	Geoffrey Massey
Michael F. Harcourt	Setty Pendakur
Walter G. Hardwick	Harry Rankin
Marianne Elizabeth Linnell	John Jack Volrich

ROLL CALL

The Council was called to order and the City Clerk called the Roll.

INVOCATION

The Reverend R.A. Burrows gave the Invocation Prayer which is quoted hereunder:

"A wise man long ago said 'hate evil, and love good, and establish justice within the City'. A wise man not so long ago said 'justice is love distributed'.

By the choice of those who live within this city you have been chosen to carry responsibilities for them which help to establish a fairer distribution of life's good things to all parts of our community. Responsible public leaders for thousands of years have seen their responsibility to people to be a part of their responsibility to God. The duties to which you have been elected will require in each quantities of compassion, courage, clear heads and integrity. These are among the gifts of God. Let us pray.

Oh God, Our Father, we pray that you will save this moment from being merely a gesture to custom or convention; we ask your blessing on all of the people of this City and especially now on the members of this governing Council; grant that they may see issues clearly before crisis clouds them over; that they may always say what they mean and mean what they say; that in all their efforts people will be more important than things; and that they may see themselves not as rulers but as servants; give them courage to face all their responsibility with humility; to learn from their mistakes and, knowing that criticism will come, help them to pick from it what is helpful and to forget what is unjust. Grant, Father, that they may serve the people of this City with the best they have to give; we ask it in Your Name, AMEN".

INAUGURAL ADDRESS

Mayor Phillips presented his Inaugural Address, expressing appreciation to past members of Council and others who rendered service to the City of Vancouver, and referred to various policy matters, setting out recommendations, many of which are given effect to by motions referred to later in these proceedings.

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Inaugural Address of the Mayor be received.

- CARRIED

STANDING COMMITTEES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the following Standing Committees be established:

Finance and Administration -
Chairman Alderman F. Bowers
Vice-Chairman Alderman Wm. Gibson
Other members Aldermen M. Harcourt and J. Volrich

Social Services -
Chairman Alderman H. Rankin
Vice-Chairman Alderman D. Marzari
Other members Aldermen W.G. Hardwick and M.E. Linnell

Civic Development -
Chairman Alderman W.G. Hardwick
Vice-Chairman Alderman G. Massey
Other members Aldermen F. Bowers and S. Pendakur

Community Development -
Chairman Alderman J. Volrich
Vice-Chairman Alderman M. Harcourt
Other members Aldermen D. Marzari and H. Rankin

Environment -
Chairman Alderman M.E. Linnell
Vice-Chairman Alderman S. Pendakur
Other members Aldermen Wm. Gibson and G. Massey

FURTHER THAT the Standing Committees meet on Thursday afternoons and Thursday evenings at the discretion of Committee Chairmen and the proposal that the Aldermen may, at their own discretion, serve on a third Standing Committee, be given further consideration at a later date.

- CARRIED

APPOINTMENTS TO GREATER VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the appointees to the Greater Vancouver Regional District be:

REPRESENTATIVE	VOTES
Mayor A. Phillips	5
Alderman W.G. Hardwick	4
Alderman M.E. Linnell	4
Alderman G. Massey	4
Alderman H. Rankin	4

AND FURTHER THAT Alderman Hardwick's name be put forward as a member of the Executive on the Greater Vancouver Regional District;

AND FURTHER THAT the matter of naming alternate representatives be considered at the next regular meeting of Council.

- CARRIED

DEPUTY MAYORS: 1973

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the Mayor's proposal with respect to each Deputy Mayor being appointed for a period of one month be approved, and the order of appointment for Deputy Mayors, for 1973, be the following:

January	-	Alderman M.E. Linnell
February	-	Alderman H. Rankin *
March	-	Alderman J. Volrich
April	-	Alderman F. Bowers
May	-	Alderman Wm. Gibson *
June	-	Alderman S. Pendakur
July	-	Alderman D. Marzari
August	-	Alderman M. Harcourt
September	-	Alderman G. Massey
October	-	Alderman W.G. Hardwick
November	-	Alderman M.E. Linnell
December	-	Alderman H. Rankin

AMENDED
SEE PAGE 21

- CARRIED

PARK BOARD AND SCHOOL BOARD: REPRESENTATION

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT in accordance with recommendations made by the Mayor in his Inaugural Address, the Chairman, or with the approval of the Chairman, the Vice-Chairman of the Environment Committee attend all Park Board meetings as a representative of the Council and further that the Park Board be invited to ask one of its Members to attend meetings of the Environment Committee;

FURTHER THAT Alderman Bowers be asked to act as the link between Council and the School Board and to advise the City Council in about six months as to whether any formal links should be made and what they might be.

- CARRIED

CIVIC CHAPLAINS: 1973

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT it be the policy to invite Ministers from different faiths to act as Civic Chaplain on a rotating basis and the Mayor's recommendation that the Reverend R.A. Burrows be appointed Civic Chaplain for the first three months of 1973 be approved.

- CARRIED

INFORMATION BOOTH

MOVED by Ald. Massey,
SECONDED by Ald. Marzari,
THAT the Mayor's proposal that an information booth be established in the main lobby of the City Hall be approved, and the details of staffing, cost, etc., be referred to the next regular meeting of Council for further consideration.

- CARRIED

APPOINTMENT: SPECIAL ASSISTANT TO THE MAYOR

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the Council approve of the appointment of Gordon Campbell to the position of Special Assistant to the Mayor and the details relating to the position, be referred to the next regular meeting of Council.

- CARRIED

SPECIAL COMMITTEES: 1973

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the Council approve the appointment of Special Committees, as set out below and as referred to in the Mayor's Inaugural Address:

Skid Road Housing - Alderman M. Harcourt, Chairman and Alderman D. Marzari, with power to add.

Waterfront: Main Street to Stanley Park - Alderman S. Pendakur, Chairman and Alderman G. Massey, with power to add.

Special Committee on False Creek - Alderman W.G. Hardwick, Chairman with power to add.

- CARRIED UNANIMOUSLY

1973 COUNCIL MEETINGS

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the regular Council meetings for the year 1973 be held on Tuesdays on the following dates, commencing at 2 p.m. and, after a declared recess for the purpose, to continue at 7:30 p.m. for completion of Council business if and when necessary; it being understood, however, all regular Council delegations will be arranged for the evening meetings at the 7:30 hour:

MONTH	DAY (Tuesday)	
January	9	
	16	
	23	
		(skip 30)
February	6	
	13	
	20	
	27	
March	6	
	13	
	20	
	27	
April	3	
	10	
	17	
		(skip 24)
May	1	
	8	
	15	
		(skip 22)
	29	
June	5	
	12	
	19	
	26	
July	3	
		(skip 10)
	17	
		(skip 24)
	31	
August		(skip 7)
	14	
		(skip 21)
	28	

cont'd.....

1973 COUNCIL MEETINGS (cont'd)

September		(skip 4)
	11	
	18	
	25	
October	2	
		(skip 9)
	16	
	23	
	30	
November	6	
		(skip 13)
	20	
	27	
December	4	
	11	
	18	
		(skip Christmas week)

- CARRIED

OTHER BUSINESS

Local Initiatives Program:
1972-1973

The Board of Administration submitted the following reports under dates of December 28, 1972 and January 2, 1973, respectively:

December 28, 1972

' The City Engineer reports as follows:

"Late in 1972, Council considered a variety of projects for submission under the Local Initiatives Program, attached priorities to the various projects, and authorized forwarding of applications to the Federal Government. In order to conform to the requirements of the program, certain small projects were combined and large projects split up for the purpose of the application.

The local Canada Manpower Center has informed the City that 9 projects have been approved as follows:

Proj. No.	City Priority	Title	Total Cost	Federal Share	City Share	% Total	No. of Jobs
		Museum					
3	1	Photograph & Catalogue Museum Material	$31,872	$21,294	$10,578	33	7
		Library					
6	1	Library Accessibility	$23,444	$18,252	$ 5,192	22	6
		Archives					
12	1	Archives Materials	$26,977	$24,336	$ 2,641	10	8
		Advance Planning & Research					
14	1	Planning Information	$34,047	$21,294	$12,753	37	7
		Parks & Public Recreation					
22	1	"Project Van Fit"	$48,672	$48,672	-	-	16

cont'd.....

Local Initiatives Program:
1972-1973 (cont'd)

25	1	"Project Eco-Ed"	$ 9,126	$ 9,126	-	-	3
		Welfare & Rehabilitation					
26	1	Home Visits Program	$34,759	$24,336	$10,423	30	8
		Engineering					
31	1	Wheelchair Ramps	$22,570	$ 7,605	$14,965	66	5
		Electrical & Traffic					
32	1	Traffic Information	$55,693	$44,811	$10,882	19.5	23
			$287,160	$219,726	$67,434	23	

Descriptions of the various projects are attached.*

The Local Initiatives Program covers the period December 1, 1972 - May 31, 1973. One month of the total project period has already passed, and hiring the necessary staff will cause further delay.

If the projects are to proceed, the earliest possible Council approval is desirable. However, Council approval now would require that these nine projects be considered separately from other City L.I.P. projects still under review by the Federal Government.

The Manpower office has advised us that further approvals will be announced in the near future. If all the City's applications were approved, the total cost to the City for non-capital projects would be about $625,000. (The City share for capital works is already provided in Five-Year Plan funds.) The total City share of the nine projects approved to date by the Federal Government is $67,434.

The nine projects approved to date were all designated as priority 1 by Council. The City share of these nine projects ($67,434) is 23% of their total cost. The nine projects together represent 11% of the total possible City share under the LIP program if all non-capital projects were approved by the Federal Government. The earliest possible start on these projects seems highly desirable in view of the priorities set, and the relatively low City share.

The City Engineer RECOMMENDS that:

1) Council approve the projects listed above under the Local Initiatives Program, and authorize the several Department Heads to proceed in accordance with normal personnel, payroll, purchasing, etc., procedures;

2) Council authorize the expenditure of funds for the various projects up to the City shares listed above, in advance of budget;

3) the City Engineer or Deputy City Engineer be authorized to sign contracts with the Government of Canada for these projects."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.'

*(attachments to the report are on file in the City Clerk's Office)

Local Initiatives Program:
1972-1973 (cont'd)

January 2, 1973

'The City Engineer reports as follows:

"Late last week, after our report of December 28 was prepared, two additional projects were approved by the Federal Government. These projects are as follows:

Proj. No.	City Priority	Title	Total Cost	Federal Share	City Share	% Total	No. of Jobs
		Social Planning/ Community Development					
9	1	Arts and Music	$127,936	$127,764	$ 172	-	42
		Board of Parks & Public Recreation					
19	1	Park and Street Landscaping	$357,706	$182,520	$175,186	49	60
Subtotals			$485,642	$310,284	$175,358	36	
9 projects described in original report			$287,160	$219,726	$ 67,434	23	
GRAND TOTAL			$772,802	$530,010	$242,792	31	

Verbal approval has been received from Ottawa sources for project no. 9. This is a continuation of a 1971-1972 LIP project to commission works of art for public buildings and outdoor decoration as well as to provide musical performances, mostly out-of-doors.

Project No. 19 has been officially approved by the local Canada Manpower center. It involves the construction of 5 miles of bicycle trail in Stanley Park, 1½ miles of walking trails and landscaping in the Champlain Heights park sites, the planting of ornamental trees and shrubs in Van Dusen Gardens, the clearing and grading of a new golf course site in the southeast sector, as well as clearing, grading and tree planting at five local parks.

The City's share of the 9 projects described in the December 28 report is $67,434. The additional 2 projects listed above will require a City share of $175,358 for a total of $292,792. All were originally rated as priority one by the previous Council.

The above projects should be considered with the 9 previously reported. The same recommendations are applicable."

Your Board RECOMMENDS approval of the foregoing report of the City Engineer, based on the recommendations contained in the Board report dated December 28, which deals with the 9 other LIP projects.'

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in the foregoing reports dated December 28, 1972 and January 2, 1973, on the subject of Local Initiatives Program - 1972 and 1973, be approved.

- CARRIED

The Council adjourned at approximately 2:45 p.m.

***

The foregoing are Minutes of the Inaugural Council meeting dated January 3, 1973, adopted on January 9, 1973.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

JANUARY 9, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 9, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Final meeting of the 1972 Council, dated January 3, 1973, be adopted.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the Minutes of the Inaugural Council meeting, dated January 3, 1973, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED

UNFINISHED BUSINESS

1. Information Booth

At the meeting on January 3, 1973, the Council directed as follows:

"THAT the Mayor's proposal that an information booth be established in the main lobby of the City Hall be approved, and the details of staffing, costs, etc., be referred to the next regular meeting of Council for further consideration"

MOVED by Ald. Massey,
THAT the City Council appropriate $2,500 for the construction of an information booth to be located in the lobby of the City Hall;

cont'd....

UNFINISHED BUSINESS (cont'd)

Information Booth (cont'd)

THAT the Assistant Director, Construction and Maintenance, be instructed to arrange for the construction of this booth and for services to be supplied to it;

THAT the matter of staffing of this booth be referred to the Mayor's Office; and,

FURTHER THAT the funds be approved in advance of the 1973 Budget.

- CARRIED

2. Vancouver Centre:
650 West Georgia Street

MOVED by Ald.Hardwick,
THAT the Board of Administration report dated December 14, 1972, and the communication from the Vancouver City Planning Commission dated December 18, 1972, in respect of the proposed Vancouver Centre development, 650 West Georgia Street, be referred to the Standing Committee on Civic Development for report.

- CARRIED

3. Administrative Changes - Department of Permits and Licenses and Department of Planning and Civic Development
Clerical Services - Department of Permits and Licenses
Two Reports

MOVED by Ald. Rankin,
THAT, pursuant to request from the Municipal and Regional Employees Union, consideration of the following Board of Administration reports be deferred pending receipt by the Union of a further report relating to the License Inspection Division:

Administrative Changes - Department of Permits and Licenses and Department of Planning and Civic Development

Clerical Services - Department of Permits and Licenses

- CARRIED

COMMUNICATIONS OR PETITIONS

1. Congratulatory Telegram

MOVED by Ald. Linnell,
THAT the telegram of congratulations addressed to the members of the City Council from the Honourable Ron Basford, Minister of State for Urban Affairs, be received.

- CARRIED

2. Appointments to Boards and Commissions, etc. - 1973

The Mayor submitted a report regarding appointments to Boards and Commissions, etc. for 1973 and after proposing certain changes therein, it was,

MOVED by Ald. Rankin,
THAT the following appointments proposed by the Mayor to Boards and Commissions, etc, be approved:

- CARRIED

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Appointments to Boards and Commissions, etc. - 1973 (cont'd)

Vancouver Athletic Commission	Alderman Volrich
Vancouver Civic Auditorium Board	Alderman Bowers
Vancouver City Planning Commission	Alderman Pendakur (Alternate - Alderman Marzari)
Vancouver Civil Defence Board	Mayor Phillips
Vancouver Detoxification Centre Society	Alderman Harcourt
Downtown Parking Corporation	Alderman Massey
Greater Vancouver Visitors and Convention Bureau	Alderman Volrich
Vancouver Public Library Board	Alderman Gibson
Lower Mainland Municipal Association	Alderman Harcourt
Metropolitan Board of Health of Greater Vancouver	Alderman Gibson (Alternate - Alderman Marzari)
Official Traffic Commission	Alderman Marzari Alderman Rankin
Pacific National Exhibition Advisory Directors	The Whole Council
Pacific National Exhibition Executive (Special Council Representative)	Alderman Linnell
Remembrance Day Committee	former Alderman Halford D. Wilson
Vehicles-for-Hire Board	Alderman Rankin

MOVED by Ald. Rankin,
THAT the City Clerk and the Corporation Counsel report on the advisability of merging the responsibilities of the Official Traffic Commission and the Vehicles-for-Hire Board into one appropriate body.

- CARRIED

3. Appointments to the Greater Vancouver Regional District

The Mayor reported as follows:

"At the January 3rd Inaugural Council meeting twenty-one votes were allotted amongst the five Council appointees to the Greater Vancouver Regional District. However, it has been noted that the City of Vancouver is entitled to twenty-two votes and I therefore wish to recommend that the additional vote be assigned to Alderman Hardwick, thus entitling him to five votes instead of the four previously approved.

I also wish to recommend the following Alternates for the Regional District appointments:

for Mayor Phillips	-	Alderman Harcourt
for Alderman Hardwick	-	Alderman Marzari
for Alderman Linnell	-	Alderman Bowers
for Alderman Massey	-	Alderman Pendakur
for Alderman Rankin	-	Alderman Volrich"

MOVED by Ald. Hardwick
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

4. Procedure By-law and
Standing Committee Items

A memorandum was received from the City Clerk advising that Section 66 of the Amending Procedure By-law No. 4611 provides as follows:

> "The Committee shall consider and report on only those matters which have first been specifically referred to it by Council, the Chairman signing the report and raising the matter before Council."

It is pointed out the matter is submitted to Council for consideration as it may be the desire to give the Standing Committees greater latitude in respect of subjects to be considered.

MOVED by Ald. Rankin,
THAT Section 66, as now worded in the Procedure By-law, be deleted and the required amending By-law be submitted.

- CARRIED

MOVED by Ald. Volrich,
THAT a Special Committee be appointed by the Mayor to consider and report on changes to the Procedure By-law.

(amended)

MOVED by Ald. Bowers, in amendment,
THAT the words in the motion of Alderman Volrich 'a Special Committee be appointed by the Mayor' be struck and the following inserted in lieu thereof:

> "the Standing Committee on Finance and Administration be instructed"

- CARRIED

The motion, as amended and reading as follows, was put and CARRIED:

> "THAT the Standing Committee on Finance and Administration be instructed to consider and report on changes to the Procedure By-law".

5. Location of #1 Firehall

MOVED by Ald. Linnell,
THAT the communications from the School Board and Strathcona Services Team be deferred for consideration under 'motions' later this day when the #1 Firehall subject will be discussed. (see pages 18 and 19)

- CARRIED

6. Bombing of Vietnam

A communication dated December 21, 1972, was noted from the Canadian Peace Congress requesting a motion of support to the Mayors and Administrative Committees of the Democratic Republic of Vietnam, urging President Nixon to end the bombing of Vietnam.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Bombing of Vietnam (cont'd)

MOVED by Ald. Rankin,
THAT WHEREAS having received the appeal from 37 Mayors of cities in the Democratic Republic of Vietnam asking us to join with them in the demand for an end to the bombing of North Vietnam;

THEREFORE BE IT RESOLVED THAT Vancouver City Council join with the Parliament of Canada in expressing its grave concern over the saturation bombing by the United States Air Force of the cities of the Democratic Republic of Vietnam which can only be described as barbarous and which has only added more death and destruction in a war that cannot be resolved by military means;

FURTHER, THAT we urge that negotiations between the United States and the Democratic Republic of Vietnam continue on the basis of the agreement reported arrived at in October and that they continue until full agreement is reached without any further escalation of the war, including the cessation of U.S. bombings in any part of Indo China;

AND BE IT FURTHER RESOLVED THAT copies of this resolution be forwarded to the Parliament of Canada, to the Congress and Senate of the United States and to the two parties at the Paris peace talks.

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT the WHEREAS paragraph of the motion of Alderman Rankin be deleted.

- CARRIED

A recorded vote was requested on the motion of Alderman Rankin, as amended. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bowers	
Alderman Marzari	
Alderman Massey	
Alderman Linnell	
Alderman Hardwick	
Alderman Gibson	NIL
Mayor Phillips	
Alderman Rankin	
Alderman Harcourt	
Alderman Volrich	

The motion of Alderman Rankin, as amended, was declared CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the communication from the Canadian Peace Congress be received.

- CARRIED

7. Welfare Rates

A request was received from the Unemployed Citizens' Welfare Improvement Council that a delegation be heard at the Council meeting on January 16th regarding welfare rates.

MOVED by Ald. Rankin,
THAT the delegation be heard but at an appropriate meeting of the Standing Committee on Social Services, the date to be determined by the Chairman.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

8. Travel Expenses to Sacramento for Certain Personnel re Youth Problems (Social Planning Department)

The Chairman of the Social Services Committee submitted the following report:

"On October 17th, 1972, Council approved resolutions concerning some proposed ways of dealing with Serious Youth Problems in Vancouver.

Mr. Purdy, Social Planner, the official responsible for these matters, has corresponded with Mr. George Howard, Acting Head of Research, Department of Youth Authority, California, concerning both the Spring Street Evaluation Research and Council's resolutions.

The California Youth Authority is responsible for developing and assessing youth services throughout California. They have been developing planning approaches, community treatment programs and evaluation research models, such as the Offender Data File Project, the Probation Subsidy Model and Evaluation of Community - Located Treatment for Delinquents.

A personal exchange of information concerning these matters is timely and advantageous, in particular, to discuss the type of information sharing California employs and how they assure confidentiality and constitutionally guaranteed civil liberties.

Anticipated travel expenses for Messrs. Purdy and Robertson are:

Economy Air Travel @ $130.00 x 2	=	$260.00
Accommodation @ $15.00/night x 2 nights x 2	=	$ 60.00
Per Diem @ $10.00/day x 2 x 2	=	$ 40.00
Land Travel @ $10.00/day x 2 days x 2	=	$ 40.00
ESTIMATED TOTAL COST:		$400.00

The trip is planned for early January, 1973.

Therefore it is recommended that Council approve funds in the amount of $400.00 for travel expenses to Sacramento, California for Messrs. Purdy and Robertson."

MOVED by Ald. Rankin,
THAT the foregoing recommendation be approved.

- CARRIED

9. Joint Water and Sewer Committee and Park Committee: Greater Vancouver Regional District

The following communication was received from the Mayor:

"I wish to recommend appointments to Greater Vancouver Regional District committees, as follows:

Joint Water and Sewer Committee - Alderman Bowers
Park Committee - Alderman Gibson"

MOVED by Ald. Linnell,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

10. Deputy Mayors: 1973
Change

The Mayor reported as follows:

"Further to my proposal approved by Council at the last meeting, I wish to recommend that the order of appointments of Deputy Mayor insofar as Aldermen Rankin and Gibson are concerned be switched thus appointing Alderman Gibson as Deputy for the month of February and Alderman Rankin for month of May. Both Aldermen have concurred."

MOVED by Ald. Rankin,
THAT the foregoing recommendation of change regarding the Deputy Mayor schedule be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT,
January 5, 1973

WORKS AND UTILITY MATTERS

Steps - Encroachment at 1133 West Hastings St. (Commonwealth Holiday Inns of Canada Ltd.) - Clause 2

MOVED by Alderman Gibson,
THAT this clause be referred back to the Board of Administration for further report, and report in general on the matter of public liability in respect of such encroachments, and payment to the City in such cases.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Linnell,
THAT Clauses 1, 3, 4 and 5 of this Board of Administration report (Works and Utility Matters) be approved.

- CARRIED.

BUILDING AND PLANNING MATTERS

(i) West End Guidelines and D.P. #60788 (1716 Pendrell St.) Clause 2

In connection with this clause, it was noted that a delegation request had been received from the applicant.

MOVED by Alderman Hardwick,
THAT the delegation request be granted; however, the applicant be informed of the Public Hearing;

FURTHER, that this clause be deferred in the meantime.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

BUILDING AND PLANNING MATTERS (continued)

(ii) West End Rezoning

The Mayor directed that a Report Reference be arranged for Members of Council in respect of the West End public hearing, to acquaint the Members of Council with the rezoning proposals, and this Report Reference be given at the next Regular Council meeting.

Rezoning: S/S 900 Block
West 13th Avenue
(Clause 4)

In respect of this clause, a letter was received under date of January 5, 1973, from Mr. Gordon Gemmill, on behalf of property owners, pointing out it is acceptable to have this rezoning application deferred for a period of four months, which is proposed by the Technical Planning Board

MOVED by Alderman Hardwick,
THAT this clause be adopted.

- CARRIED.

Rezoning: N/S 2300 Block
West 10th Avenue (Clause 5)

In connection with this clause, it was noted that the applicant, Mr. G. Gemmill on behalf of property owners, wishes to appear as a delegation, and therefore the matter was deferred accordingly.

Alteration to Service Station and
Installation of Car Wash (2786 West
16th Ave. - Shell Canada Ltd.)
Clause 6

A letter, under date of January 9, 1973, was noted from Shell Canada Ltd., clarifying its position as applicant and requesting an opportunity of making representations to Council if the Council is considering refusing the application, or if others are opposing the development.

It was agreed that a delegation from the company be heard, and the clause deferred accordingly.

Balance of Building and Planning Matters

MOVED by Alderman Linnell,
THAT Clauses 1 and 3 of this Board of Administration report (Building and Planning Matters) be approved.

- CARRIED.

FINANCE MATTERS

Jericho Hill School - Additional Staff

MOVED by Alderman Harcourt,
THAT this report of the Board of Administration (Finance Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

B. PERSONNEL MATTERS,
Supplementary Report

MOVED by Alderman Hardwick,
THAT the Board of Administration report (Personnel Matters), dated January 5, 1973, be approved.

- CARRIED.

C. PROPERTY MATTERS

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration (Property Matters), dated January 5, 1973, be approved.

- CARRIED.

D. Variety Clubs International
- Grant re Queen Elizabeth Theatre

Under date of January 5, 1973, the Board of Administration submitted the following report of the City Clerk, for consideration:

"A letter dated November 22nd, 1972 was received from the Variety Clubs International requesting a grant equal to the amount of the rental of the Queen Elizabeth Theatre in connection with the Organization's annual Telethon in aid of handicapped children.

Council approved a grant of $2,650 last year for this same purpose. It should be noted, the Theatre Manager and Members of the Civic Auditorium Board have met representatives of the Club to eliminate some of the problems of the past and special precautions are being taken involving City Police and the Teamsters' Joint Council to prevent incidents."

MOVED by Alderman Hardwick,
THAT this matter be referred to the Finance and Administration Committee for consideration when grants are under review, on the understanding, however, that there will be consultation with the Social Services Committee in respect of the matter.

- CARRIED.

E. Hiring Preference - Permanent
Employees: Museum/Planetarium

The Board of Administration, under date of January 5, 1973, submitted the following report:

'The Director of Personnel Services reports as follows:

"I have been approached by the Municipal and Regional Employees' Union with a request to give priority to permanent employees of the Museum/Planetarium, who prefer to work for the City of Vancouver, whenever they apply for positions with the City after January 1st, 1973.

Following discussions with the Business Manager of the Union, agreement was reached on the practices to be followed.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Hiring Preference - Permanent Employees: Museum/Planetarium (continued)

Recommended that during the period from January 1, 1973 to December 31, 1974 applications for employment with the City of Vancouver, the Board of Parks and Public Recreation and civilian positions under the Board of Police Commissioners, received from permanent employees of the Museum/Planetarium, who on December 31st, 1972 were permanent employees of the City of Vancouver, be given equal consideration to that given to applications from permanent employees of the City, the Board of Parks and Public Recreation, and non-uniformed staff under the Board of Police Commissioners."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

MOVED by Alderman Rankin,
THAT the recommendation of the Board of Administration, contained in the aforementioned report, be approved.

- CARRIED.

F. Social Allowance Program: Clothing Overages

The Board of Administration, under date of January 5, 1973, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

"At present there is no Provincial Government policy on the amount of clothing overage that can be provided to a social allowance recipient. The only governing factor is need. The amount provided to meet the clothing need is at the discretion of the municipal administrator.

For the past several years, it has been assumed that in most instances a social allowance recipient should be able to meet clothing requirements out of the monthly social allowance and only in special circumstances would a clothing overage be required. In reality, the basic social allowance is insufficient to cover basic necessities other than clothing and as a result all recipients request clothing grants. It has been a policy of the City of Vancouver to grant a maximum of $30.00 per year per person for clothing. This amount is unrealistic in relation to basic clothing requirements and has produced numerous complaints and appeals.

For example -

(i) a single person (male or female) could be granted a maximum of $30.00 per year for clothing;

(ii) a mother with two children (age 6 years and 16 years) could be granted $30.00 x 3 = $90.00 plus a $15.00 per year for child extra provincial clothing grant, for a total of $90.00 + $30.00 = $120.00.

In March of 1972 a committee of City Council presented to the former Minister of Rehabilitation and Social Improvement a proposal for a New Social Allowance Rate Schedule based on up-to-date living costs. Included in this proposal was a monthly clothing allowance based on the ages of dependent children. The City of Vancouver proposal was not accepted by the previous government, and the present government has announced publicly not to expect any immediate changes in the Social Allowance Rates. As a result of this announcement, it is essential that we immediately change our current clothing overage policy.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Allowance Program:
Clothing Overages (continued)

On December 5th, 1972, we wrote to the Assistant Deputy Minister of Rehabilitation and Social Improvement, providing a detailed outline of our proposed arrangement for handling clothing overages. Attached hereto (Appendix "A") is a copy of letter from Mr. Sadler advising that The Honourable N. Levi concurs with our proposal.

*Attached hereto (Appendix "B") is a copy of the updated clothing schedule, prepared by our Nutritionist in consultation with a number of mothers on social allowance.

The proposed new policy and procedures that have been approved by The Honourable Minister are outlined below:

- every social allowance recipient in the City of Vancouver will be entitled to an annual clothing credit, as per the attached schedule (Appendix "B");
- the social allowance recipient will be required to apply in writing, on a simple prescribed form, for a clothing grant;
- a clothing grant will be provided only on the basis of need and establishment of the fact that the recipient cannot meet the need from his social allowance or other resources;
- the local office financial aid worker may authorize clothing grants within the limits of the attached schedule (Appendix "B"), and in accord with the following criteria:

  (i) A maximum of one quarter of the annual group clothing credit may be authorized by the local office financial aid worker in each quarter.

  (ii) In exceptional circumstances, an amount greater than one quarter of the group issue, but not exceeding the full annual credit, may be authorized in the quarter concerned by the local financial aid supervisor.

  (iii) A group clothing credit unused in the first quarter may be transferred to the second quarter, and the total amount for the first and second quarters may be authorized by the local financial aid worker. The same policy will apply for transfer of quarter one and two to three; and one, two and three to quarter four.

  (iv) A group clothing credit, total or partial, unused at the end of the fourth quarter may not be transferred to the following year.

  (v) In rare circumstances, where the group clothing credit is insufficient to meet basic clothing requirements (e.g. clothing destroyed by fire, etc.), the Director may approve an extra clothing grant.

Outlined below are three examples of clothing grants for different sized groups:

Group Size	Current Policy	New Policy
1. One Adult	$ 30.00	$ 156.00
2. Mother	30.00	156.00
1 Child - 6	45.00	102.00
1 Child - 13	45.00	169.00
	$120.00	$ 427.00

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Allowance Program:
Clothing Overages (continued)

Group Size	Current Policy	New Policy
3. Mother	$ 30.00	$ 156.00
Father	30.00	156.00
1 Child - 5	45.00	102.00
1 Child - 8	45.00	102.00
1 Child - 15	45.00	169.00
	$ 195.00	$ 685.00

The above advantages of this new arrangement are many.

1) It will provide additional required social allowance funds to recipients in an orderly manner, based on a current survey of basic clothing requirements and costs.

2) All staff and recipients will know how much money is available (per month and per year) to meet basic clothing requirements for those recipients who have no other resources.

3) It will provide for consistency throughout the Department.

4) It will place the authority (in the majority of instances) in the hands of the local office financial aid worker.

5) It will provide an up-to-date basic clothing requirement rate which can be revised periodically relevant to changes in cost of living index.

At January 1st, 1973 our caseload was approximately 18,000 broken down as follows:-

Single Men Unemployable	-	3,200
Single Men Employable	-	3,300
Single Women Unemployable	-	2,850
Single Women Employable	-	1,200
Married Unemployable	-	4,400
Married Employable	-	1,300
In Nursing Homes and Boarding Homes (Singles)	-	1,300
Dependent Children with Relatives	-	450
		18,000

The total number of individuals receiving social allowance (including dependent children) is approximately 30,000.

Based on current policy of $30.00 clothing grant per person per year, the estimated expenditure would be 30,000 x $30.00 = $900,000 plus additional provincial clothing grant for 14,800 dependent children (14,800 x $15.00 = $222,000), for a total of $1,122,000.

Based on proposed policy of $102.00 to $169.00 clothing grant per person per year, the maximum expenditure is estimated at $30,000 x $132 = $3,960,000.

The proposed new policy would represent a maximum estimated increase of $2,838,000.

Under the present cost sharing arrangement with Canada and the Province -

Estimated Annual Total	$ 3,960,000.
Less 50% Canada Assistance Plan	1,922,500.
Less 35% Province	1,345,750.
Less 11.75% - other Municipalities	442,238.
City of Vancouver 4.25%	134,512.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Social Allowance Program:
Clothing Overages (continued)

RECOMMENDATION

That City Council approve the new clothing overage policy as outlined in this report."

Your Board RECOMMENDS that Council approve the foregoing recommendation of the Director of Welfare and Rehabilitation.'

MOVED by Alderman Rankin,
THAT the recommendation of the Board of Administration, contained in the aforementioned report, be approved.

- CARRIED.

* Schedule on file at City Clerk's office.

G. Acquisition for Park Site #10:
2340 Brunswick Street

Under date of January 2, 1973, the Board of Administration submitted the following report:

'The Supervisor of Property and Insurance reports as follows:

"Sub "A" of Lots 7 and 8, Block 41, D.L. 200A has been offered for sale to the City by the owners. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is one of three remaining properties to be acquired in the block bounded by Brunswick Street, 7th Avenue, Prince Edward Street and 8th Avenue.

These premises comprise a 2 storey frame dwelling, plus a full basement, with a main floor area of 840 sq. ft., erected in 1900 on a lot 50' x 65.5', zoned RM-3. The dwelling contains a 3 room suite on the main floor and a 3 room suite on the 2nd floor, plus a room in the basement. Also, there are 8 plumbing fixtures, a patent shingle roof, duroid on the exterior walls, a concrete foundation and heat is supplied by an automatic oil-fired hot water heating system. This dwelling is in fair condition for age and type.

Following negotiations with the owners' representative, they are prepared to sell for the sum of $25,500.00 as of December 31st, 1972, subject to the owners retaining rent-free possession to January 15th, 1973.

It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $25,500.00 on the foregoing basis, chargeable to Code #4189/- Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Acquisition for Park Site #10:
2340 Brunswick St. (continued)

MOVED by Alderman Hardwick,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

H. Authority to Invest Funds

The Board of Administration, under date of January 8, 1973, submitted the following report:

" The Director of Finance has requested the normal authority to invest funds as they become available during the year 1973.

Your Board recommends that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1973, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Sec. 201, 259, 260 of the Charter.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Care Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVSDD, GVWD, MFA, or City of Vancouver which mature within one year from the date of acquisition.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted."

MOVED by Alderman Linnell,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted, except that in the case of major investments there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

- CARRIED.

I. Annual Financial Authorities

Under date of January 8, 1973, the Board of Administration submitted the following report:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Annual Financial Authorities
(continued)

Your Board RECOMMENDS:

(a) That the Director of Finance be authorized for the period January 1 to December 31, 1973, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1973, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter. "

MOVED by Alderman Hardwick,
THAT the recommendations of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

J. Local Initiatives Program
1972-1973 - Third Report:
Recreation

The Board of Administration, under date of January 8, 1973, submitted the following report:

'The City Engineer reports as follows:

"Last week the Federal Government approved another of the City's 41 submissions for L.I.P. grants. This brings the total approved submission to 12, summarized below:

Proj. No.	City Priority	Title	Total Cost	Federal Share	City Share	% Total	No. of Jobs
		Board of Parks & Public Recreation					
24	1	R.I.S.E.	$ 60,840	$ 60,840	-	-	20
11 Projects approved to date			$772,802	$530,010	$242,792	31	195
GRAND TOTAL			$833,642	$590,850	$242,792	29	215

Project No.24 'Recreation Project in a Street Environment' is an outreach program dealing with the 'hard to reach' youth in the community who are not frequenting Community Centers and other recreational oriented organizations. The workers would develop a rapport with these young people and endeavour to move them into a more productive and meaningful way of life. Six of the twenty workers will be situated in the smaller community halls.

Recommendation

On behalf of the Board of Parks & Public Recreation, the City Engineer RECOMMENDS that:-

1) Council approve the project listed above under the Local Initiatives Program, and authorize the Department Head to proceed in accordance with normal personnel, payroll, purchasing, etc., procedures;

2) the City Engineer or Deputy City Engineer be authorized to sign the contract with the Government of Canada for these projects."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

L.I.P. Program 1972-1973
Third Report: Recreation
(continued)

MOVED by Alderman Bowers,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

K. 1973 Assessment Roll

The Board of Administration, under date of January 8, 1973, submitted the following report:

'The Assessment Commissioner reports:

The following are the 1973 taxable Assessment Roll totals as at the Roll closing date of December 28, 1972. These totals will be subject to appeals to the Court of Revision.

1973 ASSESSMENT ROLL
SUMMARY OF TAXABLE VALUES
(1972 Comparative Amounts in brackets)

SCHOOL PURPOSES	1973	1972
Land	$ 759,576,656	($ 699,332,683)
Improvements (Buildings, etc.)	892,834,011	(898,305,581)
Improvements (Machinery, Fixtures, etc.)	204,926,012	(203,253,007)
GENERAL PURPOSES		
Land	$ 1,843,585,906	($ 1,605,599,879)
Improvements (Buildings, etc.)	2,161,940,137	(2,029,256,994)

In 1971 an amendment was made to the Assessment Equalization Act which limited assessment increases on land or improvements for School & Hospital purposes to 10% unless there was a change in the physical characteristics of land or improvements or where new construction occurred.

In May 1971 Council forwarded a report to the Provincial Government showing inequities in assessments caused by the 10% restriction on individual properties and asked that the material in the report be reviewed. Subsequently an order was received to reassess approximately 600 properties for entry into the 1972 assessment roll. This order allowed these properties to be assessed without the restriction and included all classes of property throughout the City. It was felt at that time that although the order still left many inequities in the School Roll at least a start had been made and the greatest variables had been adjusted.

Council sent a further brief to the Provincial Government in 1972 asking for the removal of the limitation on assessment increases and this resulted in an order from the Provincial Assessment Commissioner for the 1973 Roll.

The current order directed that all land and some 300 improvements of all categories be reassessed for the 1973 assessment roll without observing the 10% limitation on individual properties and further that the 1973 assessment roll total for all land not exceed a 10% increase over the 1972 land total.

This order has made it possible to remove the inequities in land assessments where the effect of the limitation has been far greater than on improvements because of rapidly escalating land costs. In short, the current order has gone a long way to offset the inequities caused by the 10% restriction.

IT SHOULD BE REMEMBERED THAT WITHIN THE CITY OF VANCOUVER THE ASSESSMENT LIMITATION DOES NOT APPLY TO THE ASSESSED VALUES USED FOR GENERAL MUNICIPAL PURPOSES.

Your Board submits the foregoing for the INFORMATION of Council.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

1973 Assessment Roll
(continued)

MOVED by Alderman Hardwick,
THAT the foregoing Board of Administration report be received for information.

- CARRIED.

The Council recessed for a short period at approximately 4:00 p.m., reconvening at approximately 4:15 p.m., with the same personnel present with the exception of Alderman Hardwick.

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 2849,
BEING THE STREET AND TRAFFIC BY-LAW
(Snow removal from sidewalks in
the Downtown and West End Area)

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 2849, being the Street and Traffic By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 2849,
BEING THE STREET AND TRAFFIC BY-LAW
(Snow removal from sidewalks in the
Downtown and West End Area) - cont'd

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Release of Easements, Rights-of-way
and Similar Charges Against Real Property

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT, WHEREAS City Council, on October 24th, 1972, approved a recommendation of the Standing Committee on General Purposes made on October 12th, 1972, that the Corporation Counsel and the City Engineer should be authorized to release easements or rights-of-way in favour of the City and charged against private property;

BE IT RESOLVED that the Corporation Counsel and the City Engineer are hereby authorized to approve the release of easements, rights-of-way and similar charges against real property in favour of the City and to execute all necessary documents in connection therewith.

- CARRIED.

1. #1 Firehall Location

At the December 19, 1972 Council meeting, notice was called on a motion by Alderman Linnell and Alderman Rankin, with respect to the proposed #1 Firehall location.

With Council's approval, Alderman Linnell made changes in the motion, which now reads as follows:

(continued)

MOTIONS (cont'd)

#1 Firehall Location
(continued)

MOVED by Alderman Linnell,
SECONDED by Alderman Rankin,
THAT WHEREAS there is extreme discontent by the residents of the present location of #1 Firehall on Gore Street;

THEREFORE BE IT resolved that the Fire Chief, the Supervisor of Property and Insurance, the Director of Planning and Civic Development and the Director of Social Planning be instructed to look for alternative sites, for report to the Community Development Committee.

- CARRIED.

(Underlined portion represents change.)

(The motion, as changed, was put and .....CARRIED.)

Letters were received from the School Board and the Strathcona Services Team, expressing concern with respect to the location of #1 Firehall.

2. Simpson Sears Tower (Vancouver Square)

MOVED by Alderman Massey,
SECONDED by Alderman Linnell,
THAT Council instruct the Civic Development Committee to meet with the developers re the Simpson Sears revolving tower, to discuss the design of the proposed tower.

- CARRIED.

ENQUIRIES AND OTHER MATTERS

1. Alderman Linnell:
Development Permit #60491,
1786 West 11th Avenue
(Hare Krishna Movement)

requested information on the status of Development Permit #60491, respecting 1786 West 11th Avenue, pointing out that several inquiries have been received and objections made to issuance of a development permit.

Alderman Rankin spoke to the inquiry, advising he has been assured the application will not be approved.

The Mayor proposed the matter be left in his hands, to follow through.

ENQUIRIES AND OTHER MATTERS (continued)

2. Alderman Volrich: Granville and 57th Ave. - Shannon Development

inquired of the Corporation Counsel whether it was within the power of the Council to repeal By-law #4349, by which this site was rezoned, and inquired of the legal consequences to the City of Vancouver of such repeal in the light of the fact that the Development Permit has been issued and the issuance of the Building Permit is imminent.

The Mayor directed the Corporation Counsel accordingly.

The Corporation Counsel reported Wall and Redekop has commenced legal proceedings, in their endeavor to proceed with the development of this property.

3. Alderman Volrich: Charter Section 570 - 30/60-Day Period of Withholding Development Permits

referred to Charter Section 570, which provides for the witholding of a Development Permit for a 30/60-day period under certain circumstances, and requested that the Corporation Counsel report on this Section for Council information, including liability for damages arising out of delay caused by the withholding of such Development Permits.

The Alderman expressed the view that when Council feels it is in the interest of the City to hold back permits indefinitely, the City should not be subject to loss through damages.

The Mayor directed the Corporation Counsel accordingly.

The Alderman also inquired as to whether an appropriate Charter amendment still would be in time for the forthcoming Legislature. The Corporation Counsel answered to the effect that this would be a matter for the Private Bills Committee to determine as the deadline date for the normal procedures had been passed. However, the Private Bills Committee has seen fit, at times, to grant the City permission for late Charter amendments.

ENQUIRIES AND OTHER MATTERS (cont'd)

4. Alderman Gibson: National Harbours Board Local Authority

inquired whether Council has a Vancouver representative in respect to the Vancouver Harbour Authority.

The Mayor advised that former Alderman Sweeney had been appointed as Council's representative to the National Harbours Board Local Authority, and in view of Alderman Sweeney's retirement, the Mayor had written to the Honourable R. Basford for clarification in respect to a Vancouver representative.

5. Alderman Gibson: City Hall Library

proposed the appointment of a committee to investigate the possibility of a central library at City Hall, to be staffed through the Library Board.

The Mayor suggested, however, that the Alderman work with him on the matter, taking into consideration experience obtained from the establishment of an Information Booth at the City Hall.

6. Alderman Gibson: Enquiries and Other Matters

Alderman Gibson inquired if the Council would consider advancing the Enquiries and Other Matters portion of the Agenda.

The Mayor suggested this be left in abeyance for the time being, pending experience with night meetings.

The Council recessed at approximately 4:45, to reconvene in the Mayor's office for an 'In Camera' meeting.

*****

The foregoing are Minutes of the Regular Council meeting dated January 9, 1973, adopted on January 16, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

January 5, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSURE OF PORTION OF ROAD ON THE NORTH SIDE OF 41ST AVENUE, WEST OF TRAFALGAR STREET, LOT 1, BLOCK 9, D.L. 2027, PLAN 14745 (CROFTON MANOR)

"The owner of Lot 1, Block 9, D.L. 2027 dedicated a strip 17 feet wide by 541.10 feet long (9,198 square feet) for the future widening of 41st Avenue at no cost to the City. The owner has requested the leasing back of this strip until it is required for street widening.

I recommend that the 17 foot portion of road adjacent to Lot 1, Block 9, D.L. 2027, Plan 14745 be closed, stopped up and leased to the owner of Lot 1, subject to the following conditions.

A. The lease to be for a term of 10 years at a nominal rental of Ten ($10.00) Dollars for the term.

B. The lease to be subject to renewal.

C. The lease to be subject to a 60 day notice of cancellation if area is required for municipal purposes.

D. After the first 10 years, the rental to be reviewed every 5 years.

E. No buildings to be erected on the lease area.

F. At the termination of the lease, the lessee to leave the area in a condition and grade satisfactory to the City Engineer.

G. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. STEPS - ENCROACHMENT AT 1133 WEST HASTINGS STREET, COMMONWEALTH HOLIDAY INNS OF CANADA LTD.

"Mr. Jarry F. Pochyly, Project Coordinator for the new Commonwealth Holiday Inns of Canada Ltd. Project at 1133 West Hastings Street has applied for permission to install two stairways with steps encroaching on the street to a maximum of 3 feet.

I recommend that:

A. Permission be granted, subject to the Encroachment By-law.

B. The annual charge be Nil."

Your Board RECOMMENDS that the foregoing be approved.

3. CLOSURE OF PORTION OF LANE SOUTH OF HARO STREET, WEST OF BIDWELL STREET BLOCK 57, D.L. 185 - WEST END SENIOR CITIZEN AND COMMUNITY CENTRE SITE

"The final method of resubdivision of the combined Community Centre and Senior Citizen sites has not been resolved. The development of the Senior Citizen site is ready to proceed. To create the site, it is necessary to close the surplus portion of lane in Block 57, D.L. 185 and subdivide the same with adjacent City lands.

I recommend that all that portion of lane shown outlined red on plan marginally numbered LF 6196 be closed, stopped up, title taken thereto and then subdivided with adjacent City owned lands."

Your Board RECOMMENDS that the foregoing be approved.

4. SEWER EXTENSION ON CARNARVON FROM 21ST AVENUE TO LANE SOUTH AND WEST IN LANE

"In order to provide sewer service to several homes fronting on 22nd Avenue, west of Carnarvon Street which are still using septic tanks, it is necessary to construct a 240 foot sewer extension from 21st Avenue and Carnarvon Street.

The estimated cost of this work is $8,000.

I recommend that the foregoing work be authorized and that the amount of $8,000 be taken from the 1972 Sewers Capital Account 'Miscellaneous Unallocated', Account Code 118/7906."

Your Board RECOMMENDS that the foregoing be approved.

5. INSTALLATION OF WATER MAINS - 1972 CAPITAL BUDGET

"The following water main installations are required prior to 1973 paving:

WATER MAIN PROJECT 210

Street or Avenue	From	To
Rupert Street	3rd Avenue	8th Avenue

WATER MAIN PROJECT 211

Street or Avenue	From	To
Rupert Street	Charles Street	Graveley Street
Slocan Street	Grandview Highway	800' North

The estimated cost for Project 210 and 211 is $37,000 and $42,000 respectively. $53,300 for these projects is available from the 1972 Capital Budget, 'Prior to Paving Installations - Unallocated', Account No. 128/7903. The remainder is available from Account No. 128/7902, ' Short Notice Projects - Unallocated'.

I recommend that water mains be installed on the above mentioned streets and that $37,000 for Project 210 and $42,000 for Project 211 be appropriated from Account Nos. 128/7903 and 128/7902 as described."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 31

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Burrard Inlet - Third Crossing
DPA 60941 - Holiday Inn Hotel
1133 West Hastings Street, Vancouver
In the Right-of-Way of Connector Scheme 3.0

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Council, on August 29, 1972, (In Camera) approved the suggestion of the Director of Planning and Civic Development -

'(a) Council authorize a delegation of Council members to approach both the Provincial Government and the Federal Government with the objective of establishing a fund immediately available for the advance purchase of properties in the approach areas to the Third Crossing and utilize the funds to acquire properties in the Scheme 3.0 alignment between Seymour Street and Burrard Inlet as requests for development occur.

(c) Council endeavour to delay the issuing of Development Permit Application 58835 for a period of three months. If negotiations to set up funds for the purchase of property are not successful in that time, Council instruct the Director of Planning and Civic Development to issue the Development Permit Application provided all applicable By-laws are complied with....'

On October 3, 1972, (In Camera) a report was submitted by the Director of Planning and Civic Development in which he proposed to negotiate delays in Development Permit Applications within Scheme 3.0 alignment until December 15, 1972. This report was 'Received' by Council.

The Director of Planning and Civic Development is now considering the first major Development Permit Application which hitherto would have led to negotiations and which will be processed after December 15, 1972.

PRESENT APPLICATION

On November 15, 1972, Development Permit Application 60941 was received. This is an application for development in the Holiday Inn Hotel at 1133 West Hastings Street, to include a lounge area within the space reserved for the proposed Scheme 3.0 tunnel leading to Thurlow Street. The original plan for the Hotel, approved by Council on November 12, 1971, indicated that the tunnel reservation was to be used for parking until such time as it was needed for the roadway. A later plan changed the use of the tunnel to a cocktail lounge. This change would have necessitated a further report to Council. To avoid any delay in obtaining the Development Permit Application, the developer deleted the lounge from the plan, and the Development Permit Application was issued. There is no reason, other than to accommodate the future Crossing, why the request for lounge space should not be approved if it complies with relevant City By-laws. The structure would still permit a tunnel to be driven through, but the removal of the lounge would require extra compensation.

During the period between August 29, 1972, and December 15, 1972, there has not been a resolution of the question of obtaining funds for the purchase of properties to protect the Scheme 3.0 by-pass alignment by Council Committee. In addition, there has been no apparent decision regarding the future of the Third Crossing.

cont'd....

Clause No. 1 continued

Consequently, it is recommended that -

(a) Council confirm a change in procedure whereby only large scale projects in the Scheme 3.0 Reserved area will be reported to Council and all other Development Permit Applications would be issued without further reporting, subject to compliance with applicable City regulations.

(b) The Director of Planning and Civic Development be instructed to notify all City departments involved of the new procedure.

(c) The Director of Planning and Civic Development notify all those who have had Development Permit Applications delayed.

(d) Council authorize the processing and issuance of Development Permit Application 60941."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be adopted.

2. West End Guidelines and D.P. 60788 (1716 Pendrell Street)

The Director of Planning and Civic Development reports as follows:

"I. BACKGROUND

Council, on November 7, 1972 resolved:

'THAT development permit applications in this West End area, submitted subsequent to October 31, 1972, be brought to the Council for consideration.'

Two previous such development permit applications, submitted subsequent to October 31, 1972, were considered by Council December 5, 1972. These two applications, submitted November 6 and November 9, 1972, were for apartment buildings at 1339 Burnaby Street and 1355 Harwood Street, respectively. After hearing from the Zajac Development Corporation Ltd. with respect to development permit application #60590, Council on December 5, 1972 resolved:

'THAT Development Permit Applications Nos. 60559 and 60590 be withheld for a period of thirty days from the date of application and for a further period of sixty days thereafter pursuant to Section 570 on the grounds that the said applications are in conflict with a proposed Zoning and Development By-law amendment.'

II. DEVELOPMENT PERMIT APPLICATION NO. 60788

This development permit application for 1716 Pendrell Street was submitted December 11, 1972. Information supplied by the applicant indicates that it is for an apartment building embodying:

Floor space ratio	3.445
Height (storeys)	21
Units	157
Site area	198' x 131' (26,000 sq. ft. approx.)

cont'd....

Clause No. 2 continued

As such the application is contrary to the proposed new zoning which is intended to implement a maximum floor space ratio of 2.4 in this location and should be withheld under the thirty plus sixty day provisions of Section 570 of the Vancouver Charter. Council is reminded that under these provisions the owners of the land involved are entitled to compensation if the proposed new zoning is not adopted by Council within this period.

III. RECOMMENDATION

The Director of Planning and Civic Development Recommends:

THAT development permit application #60788 be withheld for a period of thirty days from the date of application and for a further period of sixty days thereafter pursuant to Section 570 of the Vancouver Charter on the grounds that the said application is in conflict with a proposed Zoning and Development Bylaw amendment."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

3. Rezoning: N/S East 49th Avenue
West of Victoria Drive (Mr. T.F. Orr)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. T.F. Orr, 1525 West Broadway, requesting an amendment to the Zoning and Development By-law whereby Lots 14 and 15, Block 6, D.L. 734, being the north side of East 49th Avenue west of Victoria Drive, would be rezoned from an RS-1 One Family Dwelling District and a C-2 Commercial District to a CD-1 Comprehensive Development District for the purpose of 'building four stores'.

Submitted with the application is a sketch plan indicating four small stores, one storey in height, having a total area of 4,140 square feet, with off-street parking, off-street loading at the rear. The moat easterly two stores abut the front property line; the westerly two stores contain a 10 foot setback from the front property line and a 3 foot landscaped setback along the westerly boundary.

Lot 15 has a frontage of 36 feet and a depth of 105 feet and is currently zoned C-2 Commercial; Lot 14 is the same size and is zoned RS-1 One Family. Lots 16 and 17 to the east are zoned C-2 and developed with stores. Lots 11 to 13 to the west are zoned RS-1 and developed with single family homes. Immediately to the south, across 49th Avenue, the lots are C-2 Commercial, developed with a gasoline service station, with single family dwellings immediately westerly from the north-south lane.

Lot 15 is currently zoned C-2 Commercial and could be developed with a commercial building containing some 3,200 square feet if all required parking was provided on the rear of the site and one off-street loading facility was provided. It is considered, however, that as a transition between the existing commercial and single family areas, the development of the two sites with a small building, suitably designed, would give a superior transition between an outright commercial use and a single family dwelling.

The Technical Planning Board on November 17, 1972 recommended that the application be approved, thereby rezoning the subject lots to a CD-1 Comprehensive Development District, with the uses being restricted to a retail store or office and customarily ancillary off-street parking and loading, and subject to prior compliance by the owner to the following conditions:

cont'd....

Clause No. 3 continued

(a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on the architectural design, the building to be restricted to one storey in height, with the landscaped setback from the westerly boundary to be increased to 5 feet, with such landscaped strip and the 10 foot setback from 49th Avenue for the two westerly stores to be suitably treated.

(b) Suitable provision for off-street parking, off-street loading and garbage facilities.

(c) All signs to be first approved to the satisfaction of the Technical Planning Board and restricted to fascia only, same to be non-flashing and non-animated.

(d) Consolidation of Lots 14 & 15 into one parcel and so registered in the Land Registry Office.

Further, that should the foregoing conditions of approval be not complied with within 120 days of this date (Public Hearing date), then this approval shall expire.

The Vancouver City Planning Commission on December 1, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.

4. Rezoning: S/S 900 Block West 13th Avenue (Mr. G. Gemmill for Property Owners)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. G. Gemmill on behalf of the property owners requesting an amendment to the Zoning and Development By-law whereby Lots 3-10 inclusive, Block 436, D.L. 526, being the south side of the 900 Block West 13th Avenue would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District, for the purpose of:

'development of a 3-storey apartment building'.

Also attached to the application is a list of signatures of the owners of Lots 3, 4, 6, 7, 8, 9 and 10. There is no signature opposite Lot 5. Mr. Gemmill states:

'N.B. - the one property for which signature is not provided is in Probate, but verbal approval has been given by the lawyer for the Estate.'

An identical application was made by Mr. A. S. Taylor of 5459 Heathdate Court, Burnaby, which was received October 28, 1971. In reporting on this application, the Technical Planning Board and the Town Planning Commission recommended that it be not approved:

'as it is recommended that no further extension of the multiple zoning in this area should take place until a study of the entire area lying to the south and east is completed, which will take some time.'

This application was first considered by Council on February 8, 1972, and consideration was deferred pending the hearing of the applicant on Tuesday, March 7, 1972. On March 7, 1972, City Council resolved that the application be refused.

In the area bounded generally by Oak, Burrard, Broadway and 16th Avenue, some 63 lots were remaining undeveloped as apartments as of the end of 1971. A study is under way regarding the development concepts for the City, which is anticipated to be before Council in approximately 3 to 4 months.

cont'd....

Clause No. 4 continued

The Technical Planning Board on November 17, 1972 recommended that no action be taken on this application and it be held in abeyance for 4 months, until the alternative development concepts for the City as a whole are reported and considered by Council.

The Vancouver City Planning Commission on December 1, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board and the City Planning Commission be endorsed.

5. Rezoning: N/S 2300 Block West 10th Avenue (Mr. G. Gemmill for Property Owners)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. G. Gemmill on behalf of the property owners requesting an amendment to the Zoning and Development By-law whereby Lots 13-20 inclusive, Block 342, D.L. 526, being the north side of the 2300 Block West 10th Avenue, would be rezoned from an RT-2 Two Family Dwelling District to an RM-3 Multiple Dwelling District, for the purpose of:

'3-storey Apartment Buildings'.

Attached to the application are the signatures of the owners of Lots 13-20 inclusive, which is headed 'Property Proposed to be Zoned for Apartment Building'. Also submitted is a letter to Mr. G. Gemmill of Block Bros. Realty Ltd., signed by Major Harding W. Beckett, Divisional Secretary of the Salvation Army, which states:

'Thank you for your visit concerning the rezoning of the north side of the 2300 block West 10th Avenue.

As you know, there is no one in Vancouver with the legal authority to sign onbehalf of The Governing Council of the Salvation Army Canada West, but we would have no objection to this area being rezoned for apartment building, even though that is not our purpose for the future use of Lot 12, 2315 - 2317 West 10th.'

The property involved consists of eight 50 foot lots, all of which are currently zoned RT-2 Two Family Dwelling District and occupied by good quality one and two family dwellings. Lots 11 and 12 on the easterly end of the block are not included, and are apparently owned by the Salvation Army. Immediately to the north, on Broadway, is RM-3 zoning. To the east, across Vine, is M-1 Industrial; to the south is Connaught Park and immediately to the east is RS-1 One Family.

In 1965, 1967 and 1969 applications were received for rezoning of the subject properties to an RM-3 Multiple Dwelling District, with each application being refused by Council after recommendations from the Technical Planning Board and the Town Planning Commission that they be not approved as there is ample RM-3 Multiple property in the Kitsilano area yet to be developed with specifically designed apartments. Also, across 10th Avenue is Connaught Park with on-street parking restricted to one side of 10th Avenue only and such dense development could adversely affect traffic movement in the area of a heavily used park and play field.

The Technical Planning Board and Town Planning Commission in 1969 also advised Council that they would recommend favourably to Council if an application were made to develop the entire half block, Lots 11-20 inclusive, for garden apartments or townhouses not exceeding 2 storeys in height, in accordance with Section 3 of the RT-2 District Schedule and subject to a suitable design and adequate provision for off-street parking, and suitable treatment of the open portion of the site.

At the end of 1971, City records indicate some 39% of the multiple zoning in the Kitsilano area was still undeveloped with specifically designed apartment buildings.

cont'd....

Clause No. 5 continued

The Technical Planning Board on November 17, 1972 recommended that the application be not approved. However, the Technical Planning Board wish it noted that under the provisions of Section 3 of the RT-2 District Schedule, townhouses and apartment buildings may be permitted with the approval of the Technical Planning Board and subject to notification of such adjoining property owners as the Technical Planning Board deems necessary and subject to the RM-1 Multiple Dwelling District regulations.

The Vancouver City Planning Commission on December 1, 1972 endorsed the recommendations of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the City Planning Commission.

DELEGATION REQUEST

CONSIDERATION

6. 2786 West 16th Avenue - Service Station Alteration: Installation of Car Wash

The Director of Planning and Civic Development reports as follows:

"Shell Canada Ltd. filed Development Permit Application No. 59743 to alter the existing gasoline service station on this site by converting one of the existing service bays to an automatic car wash.

The gasoline service station policy as adopted by City Council on October 1968 permits the alteration of the existing gasoline service station on this site located on the eastside of MacDonald Street between 16th Avenue and 17th Avenue. The site is in a C-1 Commercial District.

Eight neighbouring property owners were notified and there were three letters of objection received. The objections included possible noise problem and traffic problem on 17th Avenue.

The Technical Planning Board recommend that Development Permit Application No. 59743 be refused as the car wash is considered to be an unsuitable form of development in the C-1 local Commercial District having particular regard to its location immediately adjacent to residential dwellings to the east and across 17th Avenue.

The Vancouver City Planning Commission considered the Development Permit Application and the recommendation of the Technical Planning Board and recommended that the Technical Planning Board's recommendation to refuse the Application be not endorsed. "

Your Board refers this Development Permit Application No. 59743 to City Council for CONSIDERATION

(Attached is an extract from the Minutes of the Vancouver City Planning Commission dated November 17, 1972, for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 31-32

FINANCE MATTERS

RECOMMENDATION

1. Jericho Hill School - Additional Staff

The Medical Health Officer reports as follows:

"For a number of years the City of Vancouver Health Department has been providing Health Services to the Jericho Hill School, operated by the Provincial Department of Education. All services and supplies provided by the City are fully recoverable through the Provincial Department of Education.

A request has been received from the management of the School to increase the level of two services of the Health Department, namely Speech Therapy and Physiotherapy.

In the past, a minimum service has been provided by the Speech Therapist, approximately seven and one-half (7½) days per year; and this time was available through the existing establishment. However, in order to increase the time to the requested 60 days per year it will be necessary to employ an additional Speech Therapist on a part-time basis. The estimated cost of this additional staff is $2,500 which amount is fully recoverable, and has been included in the 1973/74 estimates of the Jericho Hill School by the Health Department.

During 1971 and 1972 a pilot study was conducted at the request of the School management concerning the advisability of providing Physiotherapy services for the pupils attending the School. This study proved this service is a vital contribution to the health and welfare of the pupils; therefore the management has requested that arrangements be made to provide the services of a Physiotherapist on a part-time basis of approximately 150 days per year. Included in the 1973/74 estimates of the School is an amount of $6,000 to cover this service.

As the cost of the additional two positions will be fully recoverable from the Provincial Department of Education your Medical Health Officer recommends that two new positions be authorized, subject to verification of the specifications of the positions by the Director of Personnel Services.

(a) One new part-time Speech Therapist I position.

(b) One new part-time Physiotherapist position on a sessional basis."

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved provided all costs concerning the new positions are fully recoverable from the Jericho Hill School operated by the Provincial Department of Education, and subject to the arrangements being to the approval of the Director of Finance and the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 32

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT JANUARY 5, 1973

RECOMMENDATION

1. 1/2-Time Library Clerk II Position - History and Government Division, Vancouver Public Library

The Director of Personnel Services reports as follows:

"At its meeting on November 15, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services:-

'At the present time, one Library Clerk IV and 3 1/2 Library Clerks III are provided for duties on the Enquiry Desk and in the Northwest History section. This complement has the following limitations and disadvantages:

A. It is insufficient to provide constant coverage in the Northwest History section. It is noted that the value of this collection makes it mandatory to have a custodian present whenever it is open to the public and complaints are received when public use is refused due to lack of staff.

B. The above problem is compounded during the absence of staff due to sickness or vacation.

C. The recruitment of a person with the necessary qualifications who is prepared to work on a half-time basis is extremely difficult. It is noted that this staff is required to have a sound knowledge of the entire library system, specialized knowledge of the main catalogue and the ability to instruct the public in its use, a broad general knowledge including current events, ability to work without supervision, a marked talent in dealing effectively with the public, and a good typing ability.

D. Training of part-time staff to the level of proficiency expected of the regular staff is practically impossible; training is limited to a brief orientation before the half-time clerk is expected to work independently on shift work. Accordingly, the level of service provided is not at an acceptable level.

E. People with the necessary qualifications are not prepared to work at half the normal salary rate and if self-supporting, cannot exist on approximately $246.00 gross per month. Accordingly, we are finding it impossible to retain suitable employees in this position.

To alleviate the above problems it is recommended that the present half-time position be increased to a regular full-time position by the addition of 17 1/2 hours of Library Clerk III time per week. This will accomplish the following:

(a) Northwest History section will be open to the public during all the hours the library is open from Monday to Saturday inclusive (subject to absence of staff due to sickness or vacation).

(b) The extra hours will provide improved coverage on the Enquiry Desk and the Northwest History section during the absence of regular staff due to sickness or vacation.

(c) Recruitment problems will be simplified.

(d) Training will be accomplished during the longer work week.

Cont'd...

CLAUSE NO. 1 (continued)

(e) Salary limitations will no longer be a factor in retaining staff.

(f) Schedules will be more consistent resulting in greater organization of duties and service.

The estimated recurring annual cost of this recommendation at 1972 rates, calculated at the top step of the range and including fringe benefits, is $3,861. However, it is anticipated that sufficient funds for this purpose will be made available by savings resulting from a staff reduction in the Fraserview Branch which is presently under investigation.

This recommendation is concurred in by the Systems Analyst (Library), the Head of the History and Government Division and by the Vancouver Public Library Staff Association, Local 391, C.U.P.E.'

I have discussed this report with the Co-ordinator of Data Processing and Systems, who agrees with the recommendations and has confirmed that staff reductions in the Fraserview Branch will occur during 1973.

I endorse this report and recommend that it be approved."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
R. Trifos	17 1/2 hours per week Library Clerk III Pay Grade 12 ($3.23 - $3.84 per hour)	Regular full-time Library Clerk III Pay Grade 12 ($492 - $585 per month)	When adopted

YOUR BOARD

RECOMMENDS:- That the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 33

BOARD OF ADMINISTRATION

PROPERTY MATTERS
JANUARY 5, 1973

RECOMMENDATION

1. Lease Renewal:
Health Unit #1, 306 Abbott Street

The Supervisor of Property and Insurance and the Medical Health Officer report as follows:-

"The above-described Health Unit comprises the second and third floors of 306 Abbott Street and is presently leased by the City from Newton Investments Limited at an annual rental of $4,600.00 expiring March 31st, 1973.

At the request of the Medical Health Officer, the Supervisor of Property and Insurance negotiated with the lessor for a renewal period. Under the terms of the lease the City has the right to a further term of one year. However, due to the expected completion date of alternate premises that will replace this Health Unit, a commitment from the lessor of a month-to-month tenancy is considered satisfactory.

The lessor has now agreed to a month-to-month tenancy at a rental of $416.67 per month. This rental reflects an increase of 8½% over the existing rent, which increase is considered satisfactory. All other terms and conditions are to remain the same save for the right of renewal clause.

RECOMMENDED that the lease from Newton Investments Limited, of 306 Abbott Street, be approved on a month-to-month basis at a rental of $416.67 per month."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance and the Medical Health Officer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 33

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

January 16, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 16, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich
(Alderman Gibson arrived later in the proceedings.)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from the Kerrisdale Elementary School, under the direction of Miss Kinney; and students from the Assessment Class, Vancouver City College, under the direction of Mrs. Ferguson.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee had approved the items proposed, with the exception of the Mayor's letter dealing with the appointment of a Cultural Advisory Committee which, the 'In Camera' Committee suggested, should be dealt with in open Council in respect of the establishment of the Committee, but appointment of personnel thereto be a matter for future 'In Camera' consideration. It was, therefore,

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the Mayor's communication respecting appointment of a Cultural Advisory Committee be considered later in the evening of this day, and discussed as to principle and terms of reference of such a committee; it being understood, however, that appointment of personnel to such a committee would be dealt with at a future 'In Camera' meeting.

- CARRIED.

ADOPTION OF MINUTES

MOVED by Alderman Rankin,
SECONDED by Alderman Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 9, 1973, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED.

REPORT REFERENCE

West End Rezoning

It was noted that a Report Reference would be given at 7:30 p.m. on the matter of West End Rezoning.

DELEGATIONS

Proposed Changes in Welfare Rates:
United Citizens' Welfare Improvement Council

The Council agreed to hear, at this time, a delegation from the United Citizens' Welfare Improvement Council, on the subject of welfare rates.

Representatives of the organization appeared, and filed a brief, dated January 16, 1973, making the following recommendations:

"1. Mr. Boyd's report is implemented immediately.

2. That the City pay its share of the proposed increases starting immediately.

3. That a joint committee consisting of an equal number of Aldermen and members of U.C.W.I.C. be sent to Victoria immediately to demand the Province pick up its share of the increase immediately.

4. That all decisions concerning welfare rates, rules and guidelines be made by joint committee with equal representation by welfare recipients elected by their peers."

MOVED by Alderman Rankin,

(a) THAT the Council, insofar as the City's portion is concerned, implement the report of the Director of Welfare and Rehabilitation, previously submitted, proposing increases in welfare rates and other benefits, as and when upgraded to the end of the year 1972;

(b) THAT a joint committee of members of Council, members of the United Citizens' Welfare Improvement Council and of other welfare organizations be struck to proceed to Victoria to meet with the Minister of Rehabilitation and Social Improvement, at the first possible opportunity, to discuss this whole matter;

(c) THAT all policies concerning welfare rates, rules and guidelines, before being adopted by Council, be the subject of briefs and presentations by all welfare organizations.

(Deferred)

MOVED by Alderman Hardwick,
THAT the foregoing motion of Alderman Rankin be deferred for one week, and the Director of Welfare and Rehabilitation, together with the Director of Finance, be requested to give a Report Reference to Council at this next consideration.

- CARRIED.

UNFINISHED BUSINESS

Additional Policewomen re Certain
Delinquency Problems and Preventive Measures

It was agreed to hear a further delegation from Mrs. Simma Holt on this matter, and the Mayor instructed the Chief Constable, or his representative, be requested to be present when the delegation is heard or, alternately, furnish a report on the subject matter as submitted by Mrs. Holt to the Standing Committee on Health and Welfare.

COMMUNICATIONS OR PETITIONS

1. Acknowledgment of Civic
Recognition: Rev. Dr. George Turpin

MOVED by Alderman Hardwick,
THAT the communication from Reverend Dr. George Turpin, expressing appreciation of his being granted the honour of Freeman of the City of Vancouver, and expressing good wishes to the members of this Council, be received for information.

- CARRIED.

2. Grant Request: Vancouver and
District Table Tennis League

It was agreed to defer this matter, pending the hearing of a delegation as requested by the organization.

3. Meeting of the Board of Directors,
Canadian Federation of Mayors and Municipalities

A communication from the Mayor was noted, asking authority to attend the meeting of the Board of Directors of the Canadian Federation of Mayors and Municipalities, to be held in Winnipeg on Thursday and Friday, February 15 and 16, 1973; also, for authority to attend other meetings of the Board of Directors during the year.

MOVED by Alderman Hardwick,
THAT authority be granted to the Mayor to attend the Board of Directors meeting of the C.F.M.M., to be held in Winnipeg on February 15 and 16, 1973; it being the view that other meetings should be dealt with on request from the Mayor throughout the year.

- CARRIED.

4. Annual Report:
Vancouver Athletic Commission

MOVED by Alderman Bowers,
THAT the Annual Report submitted by the Vancouver Athletic Commission for the year 1972, be received, and the members of the organization thanked for the services rendered.

- CARRIED.

COMMUNICATIONS OR PETITIONS (continued)

5. Annual Report: Vancouver
Rental Accommodation Grievance Board

MOVED by Alderman Hardwick,
THAT the Annual Report submitted by the Vancouver Rental Accommodation Grievance Board be received, and the members of the Board thanked for the services rendered.

- CARRIED.

6. Release of Grant re Swangard
Stadium Lighting

A letter was received from the Board of Parks and Public Recreation, as follows:

'The following is an excerpt from the minutes of the last meeting of the Board held on January 8, 1973:

...."SWANGARD STADIUM LIGHTING

"The City Clerk advised of the following extract from the minutes of City Council of December 19:

..'A letter was received from the Park Board, requesting the City release the $15,000 grant in regard to Stadium lighting as there is a legal contract for the work which has been completed.

'The Council, on November 21, 1972, passed a resolution that the City is not prepared to disperse the $15,000 if the stadium is made unsuitable for junior sport. This action was taken when the City was informed of a proposal to alter the stadium field for the Canada Games.

'Moved, that the Council's motion of November 21, 1972, be reaffirmed and, further, it be pointed out that
(a) the Council is opposed to the Swangard Stadium being out of service, with respect to junior sport, for a prolonged period;
(b) the Council is opposed to the removal of the crown on the field which, it is understood, will cost more than the estimated costs, and that the action may cause a drainage deficiency thereafter'..

"After discussion, it was regularly moved and seconded,

"RESOLVED: That City Council be requested to re-consider the Board's request that the City release the $15,000 grant in regard to the Stadium lighting so that the Board can pay for the work which has already been completed." '

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Release of Grant re Swangard
Stadium Lighting (continued)

MOVED by Alderman Volrich,
THAT this matter be deferred, to hear representations from a representative of the Park Board on the matter, and to permit a report from the Corporation Counsel, setting out the historic and legal position.

- CARRIED.

7. Appointment of
Special Committees - 1973

The Council considered a report from the City Clerk, under date of January 12, 1973, regarding Special Committees for 1973, and after due consideration, it was

MOVED by Alderman Hardwick,
THAT the following Special Committees be appointed for 1973, with personnel as noted.

- CARRIED BY THE REQUIRED MAJORITY.

(1) Control of Soliciting for Charity
Mayor Phillips, License Inspector, Corporation Counsel, with power to add.

(2) Entertainment and Civic Recognition, with power to act
City Clerk and Executive Assistant to the Mayor

(3) 'In Camera' Meetings
Alderman Linnell, Alderman Rankin, Alderman Pendakur

(4) Street Naming Committee
Director of Planning and Civic Development, City Clerk, City Engineer, Director of Permits and Licenses

(5) Suggestions Committee
Administrative Analyst, Director of Personnel Services, Assistant City Engineer, Director of Finance or his representative, and Mr. A. Metcalfe - advisory capacity

(6) Remembrance Day Committee
Alderman Gibson, former Alderman Wilson, members of various Veterans' Organizations and Canadian Armed Forces

(7) Grey Cup 1974 Committee
be referred to the Mayor for further report

(8) Mountain View Cemetery
Alderman Linnell and former Alderman Broome.

Consideration was also given to other subjects of Special Committees appointed in 1972, and action was taken in this regard as follows:

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Appointment of
Special Committees - 1973
(continued)

MOVED by Alderman Hardwick,
THAT the following subject matters be dealt with, as shown hereunder.

- CARRIED BY THE REQUIRED MAJORITY.

(a) Bond Issue Offers
be referred to the Standing Committee on Finance and Administration.

(b) Illegal Suites
be referred to the Standing Committee on Community Development.

(c) Jericho - 38 Acres
be referred to the Standing Committee on Environment.

(At this point, Alderman Gibson arrived at the proceedings.)

(d) Multi-service Care Facility and Replacement of Taylor Manor
be referred to the Standing Committee on Social Services

(e) R.C.M.P. - Jericho Site
be referred to the Standing Committee on Environment.

(f) Vancouver Detoxification Centre Society Unit
Alderman Rankin, Alderman Harcourt, Commissioner Ryan, and the Medical Health Officer to report to the Standing Committee on Social Services.

(g) Planning Commission Nominating Committee
Mr. John D'Eath (Chairman), the Mayor, Alderman Hardwick, Chairman of the City Planning Commission, Mr. R. Lisogar

(h) Fire Boat and Fire Apparatus to Outside City Limits
The Mayor, Deputy Mayor, Board of Administration empowered to authorize.

Appointment of Special Committees

MOVED by Alderman Hardwick,
THAT when a Special Committee is established by Council, the Council will either appoint the personnel to such Special Committees or authorize the Mayor to do so.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

8. Donation to City

The following communication was received from Mr. Harry Lin Chin, under date of December 29, 1972:

> 'I would like to donate the sum of $500.00, $250.00 this year and a like amount in 1973 as a gift to the City in celebration of my 40th wedding anniversary and in memory of the late Tommy Jang.
>
> It would be appreciated if my donation were used to help furnish the Elder Citizens' Lounge in the Strathcona Community Centre for the greater comfort and enjoyment thereof by our senior citizens.
>
> It would also be appreciated if you would let me have receipts for income tax purposes. I am enclosing a cheque for $250.00, being the payment due for 1972 and a further cheque for $250.00 dated January 5 to cover next year's donation.'

MOVED by Alderman Bowers,
THAT this donation be received with thanks, and the money be used as requested;

FURTHER, THAT the Mayor forward an appropriate letter of acknowledgment to Mr. Chin.

- CARRIED.

9. Tag Day: Vietnam

It was agreed to hear a delegation from the Medical Aid for Vietnam Tag Day Committee, later this day in the evening, in respect of their Tag Day request.

(See page 11)

10. Location of #1 Firehall

A communication was received from the Manager, Central Mortgage and Housing Corporation, expressing the view that the proposed Firehall development on the site located between Pender and Keefer Streets at Dunlevy, being within a sub area of Strathcona, is incompatible with the urban renewal objectives. It is requested that Council reconsider the decision to use this site for a Firehall.

MOVED by Alderman Bowers,
THAT this communication be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, January 12, 1973

BUILDING AND PLANNING MATTERS

Adanac Planning Advisory Committee
(Clause 1)

MOVED by Ald. Bowers,
THAT this clause be adopted, the subject matter to be the responsibility of the Community Development Committee.

- CARRIED

8155 Granville Street:
Motor Homes Sales (Clause 3)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

- CARRIED

A recess was observed at this point, following which an 'In Camera' meeting was held and the Council with the same personnel present, reconvened in open session at approximately 5:00 p.m.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Alderman Linnell requested, and permission was granted, to vary the agenda in order to deal with the Board of Administration report on Finance matters.

GENERAL REPORT (cont'd)

FINANCE MATTERS

MOVED by Ald. Rankin,
THAT the report of the Board of Administration (Finance matters), dated January 12, 1973, be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS (cont'd)

Section 570 of the Vancouver Charter re
Withholding of Permits pending Passage
of Zoning By-laws (Clause 5)

After considering the contents of this clause, it was,

MOVED by Ald. Volrich,
THAT the Corporation Counsel be instructed to apply at the forthcoming sitting of the Legislature for an appropriate Charter amendment to increase the time periods referred to in Section 570 of the Vancouver Charter from the present 30 and 60 days to 60 and 90 days, and that the Corporation Counsel continue with further study of the application and effect of the section.

(lost)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Building and Planning matters (cont'd)

Section 570 of the Vancouver Charter (continued)

MOVED by Ald. Linnell,
THAT the motion of Alderman Volrich be referred to the Civic Development Committee for further consideration.

- LOST

The motion of Alderman Volrich was put and, - LOST

No further action was taken on the matter.

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT, in respect of the report of the Board of Administration (Building and Planning matters), Clauses 2 and 4 be adopted and Clause 6 received for information.

- CARRIED

B. North Fraser Harbour Commission: Lease Arrangements

The Board of Administration, under date of January 9, 1973, submitted the following report:

'The City Engineer and the Director of Planning and Civic Development report as follows:

"A letter dated December 21st, 1972 was received by the City Clerk from the Honourable R.A. Williams, Minister of Lands, Forests and Water Resources (see Appendix A)*. The letter was referred to City officials for appropriate action. In addition, a similar letter from the Minister dated December 21st was received by the Superintendent of Parks and Public Recreation (see Appendix B).*

The letter to the City Clerk notes that the lease arrangement that the North Fraser Harbour Commissioners have with the Provincial Government with respect to administration of the north and centre arms of the Fraser River is now up for renewal. The Minister is requesting from affected municipalities i.e. Vancouver, Burnaby and Richmond, a statement of their objectives with respect to their respective Fraser River waterfrontages.

This matter has been brought to the attention of City Council because it is felt that the leasing arrangement and management could have a profound effect on future land use and development control on the Fraser River.

Your officials comment as follows:

LAND USE

The land use along the North Fraser River waterfront at present is divided at Angus Drive. East of Angus Drive the development is Industrial. West of Angus Drive the development is residential, recreational and agricultural. The exceptions to this is the vacant former Steele Bros. operation at 75th Avenue and Angus Drive and the industrial development between McCleery and Carrington Streets (including the cannery on Celtic Island).

It is the objective of the City to maintain such division of land use i.e. industrial east of Angus Drive and residential and recreational west of Angus Drive.

The Director of Planning is currently examining development alternatives of the lands adjacent to the Foot of Angus Drive. The precise content of residential and recreational development and the boundary between Industry and other uses will be determined by City Council when considering the Director of Planning report.

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

North Fraser Harbour Commission:
Lease Arrangements (cont'd)

LEASE OF WATER

It is suggested that with respect to the lands east of Angus Drive, the Provincial Government or the North Fraser Harbour Commissioners permit development of the water compatible with the development on the upland.

With respect to development of the water west of Angus Drive, it is suggested that the Provincial Government or the North Fraser Harbour Commissioners consult with the City of Vancouver officials with respect to the granting of leases and permits for development. It is suggested that log booming and moorage could be an exception to the above. This practice is consistent with the practice of the Provincial Government in consulting with the City re leases in English Bay and False Creek.

STREET ENDS

Where municipal works have been installed in the extension of street ends the Harbour Commissioners have granted leases or easements to the City to accommodate the works.

In other cases when leasing other lots in the street end extensions it has been the practice for the Harbour Commissioners to first obtain the City's consent to the leasing and to include conditions in the lease agreements required to protect the City's interests both present and future.

These arrangements have worked very well in the past and it is to be hoped that they will be continued in the future.

WATERFRONT WALKWAY

Council has a policy to provide a waterfront walkway west of Angus Drive. The Superintendent of Parks in his letter to the Minister (see Appendix C)* suggests one method of providing such waterfront walkway or promenade. It is suggested, however, that it may be easier to provide the walkway on the uplands except where portions of the foreshore have been filled. In this case, easements for the walkway would be required adjacent to the water.

It is RECOMMENDED that City Council advise the Minister of Lands, Forests and Water Resources that the City of Vancouver has no objection to the renewal of lease arrangements with the North Fraser Harbour Commissioners but urges that the Commission:

1. respect the City's land use policies and development objectives

2. consult with the City prior to leasing water west of Angus Drive

3. continue to obtain the consent of the City with respect to the lease of water within street end extensions. "

(*appendices on file in City Clerk's Office)

Your Board RECOMMENDS that the report of the City Engineer and the Director of Planning and Civic Development be approved. '

MOVED by Ald. Hardwick,
THAT the recommendations contained in the foregoing report be approved as an interim statement and the Minister of Resources and Recreation and Conservation be advised a further Council statement will be made on the matter;

FURTHER THAT the Standing Committee on Environment consider the whole question of water use along the North Fraser River.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Report of Standing Committee on Finance and Administration January 11, 1973

MOVED by Ald. Bowers,
THAT the recommendations contained in the report of the Standing Committee on Finance and Administration, dated January 11, 1973, be adopted, except that, in respect of recommendation (a) re Priority 1 projects, item 1252 - False Creek Cleanup, be transferred from Priority 1 to Priority 2.

- CARRIED

The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m.

The Council reconvened in open session in the Council Chamber at approximately 7:30 p.m., with the following members present:

PRESENT: Mayor A. Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

REPORT REFERENCE

West End Rezoning

The Council received, from representatives of the Social Planning and Planning Departments, an explanation of the features with respect to the West End rezoning proposal to be heard at Public Hearing on Thursday evening, January 18th. A question period followed.

COMMUNICATIONS OR PETITIONS (cont'd)

Tag Day: Vietnam

Representatives of the "Medical Aid for Vietnam Tag Day Committee" appeared in aid of the request for permission to hold a Tag Day late in February or early in March, the proceeds to be used for all parts of Vietnam. The Council noted there was a rigid tag day policy restricting the privilege of tag days to Vancouver Poppy Fund Committee, Kinsmen Club of Vancouver (Apple Day) and Co-Ordinating Council of Lions Clubs (Carnation Day).

MOVED by Ald. Volrich,
THAT the requested tag day be approved, to be held in the latter part of February or early in March, 1973; the proceeds of the tag day to be sent to the International Committee of the Red Cross to be dispensed for all areas in Vietnam;

FURTHER THAT a subsequent report be furnished by the organization to the Council.

- CARRIED

Cultural Advisory Committee

Earlier in the proceedings, when the Council considered a letter from the Mayor in respect of establishment of a Cultural Advisory Committee, a motion was passed referring the letter to this evening consideration on the principle involved and with respect to terms of reference; the matter of personnel to be the subject of a future 'In Camera' meeting.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Cultural Advisory Committee (cont'd)

MOVED by Ald. Rankin,
THAT this communication from the Mayor be referred to the next regular meeting of Council.

- CARRIED

Community Cultural Centre Project:
1895 Venables Street

In the report of the Standing Committee on Finance and Administration dated January 11, 1973, dealt with earlier this day, an application under Winter Capital Projects re Community Cultural Centre at 1895 Venables Street, requiring City participation in the amount of $15,000, was deferred for further consideration pending a detailed report from the Director of Social Planning.

Mr. Chris Wootten of the Board of Directors of the new facility being present, the Council agreed to hear his representations in favour of the project. Mr. Wootten was heard accordingly, following which it was confirmed the Council would receive a detailed report at its next regular meeting from the Director of Social Planning on the matter, as referred to in the Finance and Administration report of January 11, 1973.

(A motion by Ald. Marzari to hear Mr. Wootten and then determine the matter was amended by Ald. Rankin to just hear Mr. Wootten. The amended motion was carried)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LICENSES AND CLAIMS MATTERS

Trailer Parks: Business License Fee

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Licenses and Claims matters), dated January 12, 1973, be adopted.

- CARRIED

D. PROPERTY MATTERS, January 12, 1973

MOVED by Ald. Hardwick,
THAT in respect of the report of the Board of Administration (Property matters), Clauses 1 and 2 be adopted;

FURTHER THAT Council agree to the withdrawal of Clause 3 respecting acquisition for Park Site #10, 367 East 8th Avenue, as per request from the Supervisor of Property and Insurance.

- CARRIED

E. Local Initiatives Program 1972-1973
Fourth Report

The Board of Administration, under date of January 15, 1973, submitted the following report:

'The City Engineer reports as follows:

"Since the last report, the Federal Government has approved another 11 of the City's 41 submissions for L.I.P. grants. This brings the total of approved submissions to 23, summarized below:

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Local Initiatives Program 1972-1973
Fourth Report (cont'd)

Proj. No.	City Priority	Title	Total Cost	Federal Share	City Share	City % Total	No.of Jobs
		Library					
1170	2	Library outreach.	$ 13,154	$ 10,062	$ 3,092	24%	4
1171	3	Library Displays	$ 24,173	$ 18,252	$ 5,921	25%	6
		Planning					
1173	2	City Information Inventory	$ 34,096	$ 21,294	$ 12,802	38%	7
1174	3	Planning Studies & Developments	$ 35,002	$ 21,294	$ 13,708	39%	7
		Social Planning/ Comm. Devmt.					
1172	2	Communications Centre	$ 41,696	$ 36,504	$ 5,192	12%	12
		Museum					
1168	2	Museum Display Development.	$ 47,688	$ 30,420	$ 17,268	37%	10
		SUB-TOTALS	$ 195,809	$137,826	$ 57,983	29%	46
12 Projects approved by City (to 12 January 1973)			$ 800,008	$557,388	$242,620	30%	212
		SUB-TOTAL	$ 995,817	$695,214	$300,603	59%	258
5 Priority 1 projects received this week. (12 January)			$ 194,824	$185,562	$ 9,262	5%	61
23 Projects - GRAND TOTAL			$1,190,641	$880,776	$309,865	26%	319

Finance Committee recommends approval of all priority 1 projects, and that priority 2 and 3 projects should be individually evaluated by Council.

Project X1170 'Library Outreach' is a program which, while broken into two quite different parts, has the purpose of bringing the services and resources of the Library to people who can obtain maximum benefit from the programs. One part of the project is to present a series of scheduled programs of stories and informal music to children's hospitals and other shut-in groups. This will be an extension of the children's story-hours held in the Libraries. The second part of the program is to complete and reproduce a selected annotated bibliography of British Columbia books for distribution at a minimum cost to teachers, librarians and other interested parties.

Project X1171 is another two part project which would bring the existing resources of the Library into fuller use for increased benefit to the people of Vancouver. The first part of the project would be a continuation of a previous L.I.P. program which produced kits on specific historical subjects and compiled work of significant early photographers. Each kit will consist of photographic slides taken from the Library's collection and a brief text describing the subject matter. The second part of the project would employ an artist to prepare displays throughout the Library system to publicize the Library resources.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Local Initiatives Program 1972-1973
Fourth Report (cont'd)

Project X1173 aims to make the initial steps towards the compilation of a comprehensive information system to serve the Council, civic staff, and the citizens at large. As a first step, an inventory of data sources and records in all City departments would be compiled. This would entail record description, functions, accuracy, accessibility, potential for machine conversion, and maintenance provision.

Project X1174 is a three part project. The first part of the project would investigate methods of beautifying the approaches to the core area, since many people approaching the central business district have a fairly sustained view from the bridges and gain a lasting impression therefrom. The second part of the program would involve field surveys in local areas in conjunction with the Local Area Council. The third section of the project would entail a continuation of last year's L.I.P. project involving the completion of detailed land use maps from computer files. These detailed maps are essential to small-scale programs of local improvement and beautification. They also have great benefit to Local Area Councils for their own use in communicating with their residents.

Project X1172 'Communication Center' is a three part project. It will operate a manned library to research, catalogue and provide information, news, ideas, facts, photos and films on planning and social services. It will also provide audio-visual aids for more effective community development presentations. Furthermore, it is intended, with the cooperation of the Recreation Department of the Board of Parks and Public Recreation, to rent and distribute entertaining feature length films to nursing homes, hospitals, low income area recreation centres, etc.

Project X1168 is concerned with Technological Research of the Pacific Coast Indian collection and the oriental collection. These collections will be sorted and photographed. Scale models of the four types of Northwest Coast Indian houses will be prepared. These will be useful in themselves and will guide future full-scale construction on the Museum foreshore. The second part of the project would involve the construction of educational displays which can be taken to schools and other interested groups. The displays will be prepared not only from the resources of the Museum but also from Library and other resource centers.

CONSIDERATION

On behalf of the Library, the Museum, the Planning Department, and the Department of Social Planning and Community Development, the City Engineer submits the foregoing projects for Council's CONSIDERATION."

Your Board submits the above report of the City Engineer for Council's CONSIDERATION.'

MOVED by Ald. Hardwick,
THAT Library Projects 1170 and 1171, referred to in the foregoing report, be approved on the normal basis.

- CARRIED

MOVED by Ald. Bowers,
THAT approval not be given to the remaining four items, 1173 and 1174 re Planning; 1172 re Community Development and 1168 re Museums.

(not put)

MOVED by Ald. Rankin,
THAT items 1173, 1174, 1172 and 1168, referred to in the report of the Board of Administration, be referred to the Standing Committee on Finance and Administration for further consideration.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Report of Special Committee re False Creek, January 15, 1973

The Special Committee re False Creek submitted the following report in respect of Site Office and Staff, False Creek Development Team:

"At the Committee meeting held Thursday, January 11, 1973, the Board of Administration submitted two reports dealing with additional staff and a site office for the False Creek Development Team.

The Director of Planning and Civic Development and the Supervisor of Property and Insurance have, at the request of your Committee, been investigating City-owned buildings in False Creek for use as a site office, and after careful study, recommended the building at 1101 West Sixth Avenue. The costs for the operation are as follows:

Annual Costs:

Rental @ $200 per month	$ 2,400	
Utilities	2,500	
Janitor Services	1,800	
Insurance	200	
Sub-Total		$ 6,900

Non-Recurring Costs:

Miscellaneous (Moving Renovations, Etc.)	1,000	
Furnishings*	4,000	
Supplies and Printing**	2,000	
Sub-Total		7,000
TOTAL		$13,900

(*This includes surplus furniture from City Stores and a typewriter, calculator and necessary drafting equipment)

(**This amount does not cover the annual cost of office supplies, drafting supplies and printing, but will be sufficient until the total budget is presented.)

At the same meeting the following report was submitted in connection with staffing:

"The Director of Planning and Civic Development reports as follows:

'On October 3rd, 1972, City Council approved a recommendation of the Special Committee re False Creek for an increase in civic staff for work on the False Creek development programme. This approval was specifically for four additional professional positions. These four positions have been processed and advertised and all but one position have been filled. The recommendation of the Special Committee made reference to the need for 'appropriate clerical and technical assistants'.

A comprehensive report is in preparation covering a variety of personnel matters including the need for these particular positions. This report will be presented to Council shortly. However, the appointment of additional back-up staff for the False Creek team is urgent. There is insufficient space at City Hall and when the site office is occupied on February 1st, 1972, some assistance will be required.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
False Creek (cont'd)

These positions for back-up staff will be chargeable to the False Creek Capital appropriation account.

It is RECOMMENDED that approval be given to the appointment of one Clerk Stenographer and two Planning Assistants to provide clerical and technical assistance for the False Creek team in the site office, subject to classification review by the Director of Personnel Services.
It is FURTHER RECOMMENDED that the Special Committee re False Creek endorse the recommendation of the Director of Planning and Civic Development for onward transmission to Council.'

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved."

Your Committee considered the recommendations submitted by the above reports and

RECOMMENDS that

(1) on the understanding it is to be regarded as temporary, approval of the False Creek Site Office at 1101 West Sixth Avenue and the approval of $13,900 for the establishment and annual operation of the site office. As approved by Council on September 29th, the funds for the site office will be provided from False Creek Development Capital Funds;

(2) approval be given to the appointment of one Clerk Stenographer and two Planning Assistants to provide clerical and technical assistance for the False Creek team in the site office, subject to classification review by the Director of Personnel Services;

Further, that the Special Committee re False Creek endorse the recommendation of the Director of Planning and Civic Development for onward transmission to Council."

MOVED by Ald. Hardwick,
THAT recommendation (1) in the foregoing report be approved and recommendation (2) be referred back to the Special Committee for further consideration.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AMEND BY-LAW #3792, BEING THE PROCEDURE BY-LAW (to give Standing Committees greater latitude)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 3792, being the Procedure By-law, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. New Airport Runway

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT WHEREAS the public hearing regarding the construction of a new runway at the International Airport, Sea Island is scheduled to commence January 17, 1973;

AND WHEREAS it is likely the use of that runway by long range, high speed, high capacity aircraft may have detrimental environmental consequences to the citizens of Vancouver and in particular South Vancouver;

cont'd....

MOTIONS (cont'd)

New Airport Runway (cont'd)

THEREFORE BE IT RESOLVED THAT Alderman Harcourt be requested to appear before the hearing on the matter and ask that plans to build the new runway be postponed until:

(a) an environmental study has been done and made available to the City of Vancouver and the public,

(b) the City of Vancouver has had an opportunity to study the report and participate constructively in the protection of the environmental quality of South Vancouver.

- CARRIED

2. Shannon Property: Development

MOVED by Ald. Volrich,
THAT the resolution of Council passed the 3rd day of January, 1973 and relating to the Shannon property at 57th and Granville Street and reading as follows:

'FURTHER THAT the requirements having been fulfilled to the satisfaction of the Council and the Technical Planning Board, the relevant departments take the appropriate action to have the development proceed forthwith',

be rescinded.

(notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Third Crossing: Burrard Inlet

MOVED by Ald. Pendakur,
THAT the following resolution of the City Council of December 21, 1971, be rescinded:

'THAT WHEREAS it is reported that representatives of the Federal and Provincial Governments are prepared to commence the Third Crossing of Burrard Inlet immediately;

AND WHEREAS the Swan Wooster/C.B.A. report dated July, 1970, estimates the cost of making provision for the distributor from the Crossing in Vancouver to be $3.2 million for the first stage;

THEREFORE BE IT RESOLVED that the City of Vancouver advise the Federal Government, the Provincial Government and the North Shore municipalities that Vancouver is prepared to participate in the cost-sharing for the proposed Third Crossing of Burrard Inlet on the basis of the formula suggested in the report of Swan Wooster/C.B.A. dated July, 1970, on the understanding that the City of Vancouver's contribution in the first stage will be limited to provision for the distributor function at the North end of the Thurlow tunnel, but not the construction of such distributor'.

(notice)

NOTICE OF MOTION (cont'd)

2. Shannon Property:
Repeal of By-law No. 4349

MOVED by Ald. Volrich,
THAT the Corporation Counsel prepare and bring forward a draft by-law to repeal By-law No. 4349 passed by the City Council on the 5th day of March, 1968, having the effect of rezoning the Shannon property at 57th Avenue and Granville Street from RS-1 to CD-1, and that a Public Hearing thereon be held at as early a date as may be practicable.

(notice)

ENQUIRIES AND OTHER MATTERS

Alderman Pendakur - Proposed New Airport Runway

enquired in regard to the proposal to construct a new runway at the Airport and whether the City has been informed of any environmental study and what measures can be taken to protect the environmental quality of the people in the South Vancouver area. It was advised a hearing on the matter will be proceeding immediately.

Alderman Harcourt answered to the effect it is his understanding environmental studies have not been made and that members of Council and officials of the City have not been communicated with on the matter. The Alderman intends to appear before the hearing.

(the foregoing enquiry was made prior to the passing of the motion recorded earlier in these proceedings on this subject).

Alderman Linnell - Change in Board of Administration Organization

made a statement of protest respecting the recent change in the Board of Administration organization, following which the Mayor explained his position on the matter and other members of Council spoke to the subject. A copy of the statement is on file.

The Mayor advised that a report is being prepared for Council on new procedures as a result of this recent change.

Mayor Phillips - Pioneer Park

referred to a letter, dated January 11, 1973, from the Save our Parkland Association, expressing its disapproval of the action of the previous Council in removing benches and planters in Pioneer Park and suggesting the park should be placed under the jurisdiction of the Park Board.

It was agreed that the subject of Pioneer Park be placed under the responsibility of the Standing Committee on Environment for discussions with the Park Board.

ENQUIRIES AND OTHER MATTERS (cont'd)

Mayor Phillips - Council consideration of Regional District Matters

advised he was arranging to have placed on the Council agenda, immediately prior to regular Regional District meetings, the subject of Regional District matters in order that Council's Regional District members could discuss with Council, matters to receive consideration at the District meetings.

The Council adjourned at approximately 10:00 P.M.

***

The foregoing are Minutes of the Regular Council meeting dated January 16, 1973, adopted on January 23, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Adanac Planning Advisory Committee

The Director of Planning and Civic Development and the Director of Social Planning report as follows:

"BACKGROUND

On August 15, 1972, Council agreed to the formation of a Planning Committee composed of public officials and citizen representatives to advise the City on a plan for development of the area of land bounded by Charles, Cassiar, Adanac and Boundary. This Committee, the Adanac Planning Advisory Committee, has been set up with the following members:

3 representatives of the Hastings-Sunrise Action Council
3 representatives of the Adanac area
1 representative each from CMHC, the School Board, the Park Board, the Department of Social Planning and the Department of Planning and Civic Development.

The first meeting of the Adanac Planning Advisory Committee was held on December 19, 1972. It was agreed that Council resolutions should be sought on two matters discussed at the meeting.

The first matter related to the citizens' concern that City-owned land might be sold and developed prior to approval of a plan. It was explained that the Director of Planning and Civic Development has power to control the disposal of these lands. However, the Committee agreed that City officials present at the meeting should seek more definite assurances from the City and that a Council resolution should be sought.

The second matter related to the citizens' concern that any matters pertaining to the Charles/Adanac area should be referred to the Advisory Committee for its information and consideration. The Planning Department has an Index Map System whereby all matters relating to development and subdivision in study areas are referred to appropriate officials. Citizen members of the Advisory Committee, however, want assurance from City Council that the Committee will be advised of all matters pertaining to development and public works.

RECOMMENDATION:

The Director of Planning and Civic Development and the Director of Social Planning recommend:

(a) THAT all City-owned land bounded by Charles, Cassiar, Adanac and Boundary and by Adanac, Skeena, the lane north of Adanac, and Kootenay be withheld from sale and left undeveloped until such time as Council approves a plan for the area.

(b) THAT all City departments be instructed to refer matters pertaining to the above area to the Adanac Planning Advisory Committee through the Director of Planning for information and consideration and for comment from the Committee."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development and the Director of Social Planning be approved.

(A copy of the plan marked as Appendix I is attached for the information of Council).

2. E/S Tyne, Euclid and Foster
Purchase of Land

The Director of Planning and Civic Development reports as follows:

"Lots 18-20, Block 1, D.L. 36 & 49 being the east side of Tyne, Euclid and Foster are in one ownership. The owner has applied to subdivide the three properties into two parcels with the intent of retaining the existing house and creating a larger single-family lot for sale.

These properties are located in a block of land (Block 1, D.L. 36 & 49) which is owned principally by the City of Vancouver. The exceptions are the subject properties (Lots 18 to 20); Lots 21 & 22, controlled by the Park Board; and Lot 23 which is privately owned. The ownership of this block and adjacent land is illustrated on the attached map.

This block and the north part of Block 8 was rezoned from M-1 to RS-1 in 1971. The W½ Lot 2, Block 8, D.L. 36 & 49 was purchased to prevent industrial development and retain the residential character of the area.

The block was at one time considered for park development and later for an elementary school annex. Both these proposals have been abandoned. The site however lends itself to the possibility of a low density multiple housing development. In order to protect this and other possibilities the Director of Planning RECOMMENDS that Council instruct the Supervisor of Property and Insurance to enter into negotiations with the owner for the purchase of his land."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

3. 8155 Granville Street:
Motor Homes Sales

The Director of Planning and Civic Development reports as follows:

"Mr. W.R. Miller for Miller Trailer Sales Ltd., has filed Development Permit Application No. 60510 to use a portion of the existing Gulf Oil Service Station at the southwest corner of 65th Avenue and Granville Street for the sale and display of motor homes.

The plans submitted with the application indicate that approximately 625 square feet area of the site would be used for the parking and display of the motor homes.

The site size of this existing gasoline service station is 93' x 126.6'.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 60510 for a second use on this site be refused due to the small site size."

Your Board RECOMMENDS that Development Permit Application No. 60510 be refused in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST

4. Rezoning: Both Sides Main Street
From 33rd Avenue to 49th Avenue

The Director of Planning and Civic Development reports as follows:

"At its meeting of November 28, 1972 Council passed the following motion:

'THAT the Department of Planning and Civic Development review the zoning on both sides of Main Street from 33rd Avenue to 49th Avenue, giving consideration to rezoning some areas C-2 in order to permit small stores at ground level, with apartments above ground floor.'

The Department is presently studying alternative patterns for centres of development within the City which will include consideration of present and future patterns of commercial development. The study of an isolated area for a special type of commercial development is premature until decisions have been made on an overall policy for the location and extent of development for centres of activity in the City. The extension of commercial zoning along this section of Main Street could have the effect of weakening established or proposed commercial areas and not be in the best interests of City development.

RECOMMENDATION:

It is recommended that the instruction from Council for the Department of Planning and Civic Development to review the zoning on Main Street from 33rd Avenue to 49th Avenue be referred to the Council Committee on Civic Development for consideration at the time Sub-Centre Development Alternatives are being discussed."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

CONSIDERATION

5. Section 570 of the Vancouver Charter
Re Withholding of Permits Pending
Passage of Zoning By-laws

The Corporation Counsel reports as follows:

"At the Council meeting held on January 9th, 1973, I was instructed to bring in a report on the question of obtaining a Charter amendment on the advisability of either eliminating the compensation payable under this section or, alternatively, increasing the periods for which Council may hold up the permits.

May I first point out that as it is not at this date possible to comply with the Standing Orders of the House regarding Private Bills, such a Charter amendment could only be obtained with the leave of the House on the recommendation of the Private Bills Committee. In the past, such leave has generally been confined to non-contentious issues, as granting such leave at the last minute does not permit adequate and appropriate publicity of the proposed amendment to enable any representations to be made.

When Section 570 is invoked, its effect is to freeze the right of an individual to obtain a development permit and proceed with his development in accordance

cont'd....

Clause No. 5 continued

with an existing by-law, and since such a 'hold-up' pending the passage or non-passage of the new by-law could cause the applicant financial hardship, the Legislature included a provision that if the proposed by-law were not passed and the person was therefore able to continue with the development he should be compensated for his losses arising from the holding up of the permit. If the by-law is passed, no compensation is payable.

Before asking for the removal of the compensation clause, I would think the Committee would expect information showing what effect this might have. I do not believe any study has ever been made of the application and effect of this clause over the years, and since it is unlikely that this could be satisfactorily determined before the Private Bills Committee sits, and since the removal of this clause is removing a right conferred by the Legislature, I would have some doubts that the Committee would consider its removal at this Session. They might, however, well consider an application to increase the period for which the permit may be withheld. A total of 90 days imposes processing difficulties on the administration and forces Council to make a decision on important by-law changes in a very short period of time (90 days) if it is to avoid exposure to claims. Council may wish to consider that at this Session the City apply for a change in the hold-up periods from 30 and 60 days to perhaps 60 and 90 days respectively, or from a total of 90 days to a total of 150 days. If so instructed, I will immediately prepare an appropriate Charter amendment.

I would seek Council's instructions in that regard."

Your Board submits the foregoing report of the Corporation Counsel for the CONSIDERATION of Council.

INFORMATION

6. Shannon Estates

The Corporation Counsel reports as follows:

"At the Council meeting held on January 9th, 1973, I was instructed to report to Council on the following questions:

(a) Is it within the power of Council to repeal By-law No. 4349 (enacted March 5, 1968), being a by-law to rezone property known as 'Shannon Estates' from RS-1 to CD-1?

(b) What legal consequences are there for the City, having regard to the existing development permit and the issuance of building permits?

It is a principle of law that the power to enact by-laws includes the power to amend or repeal by-laws. The exercise of such powers involves two questions, namely: whether the enactment was valid and, if so, what effect it might have.

In enacting a by-law of this type Council is performing a legislative function but, because of the nature of such a by-law, the law prescribes that the exercise is one of a quasi judicial nature and the enactment, therefore, must be in compliance with the rules of natural

Clause No. 6 continued

justice. One of the possible grounds for quashing this class of by-law is the exercise of bad faith which, in law, means an improper use of the power conferred, the most common example being the motivation behind the enactment.

Assuming the repealing by-law to be valid, the effect in this case would be to revive the RS-1 zoning, and the crucial question is what effect this has on the property to which the original CD-1 By-law applied and any rights acquired by the owner of the property.

CD-1 is a special zoning district dealing with a specific property and for a specific use or uses, conferring upon the owner the right to carry out that specific development upon due compliance not only with any conditions laid down, but with all other by-law requirements such as permits, etc.

The common law holds that where the individual has taken lawful advantage of the right conferred upon him and has complied with all the conditions imposed upon him, he obtains a vested right to do that which he was permitted to do. In short, where a development permit has been issued and where a building permit has been applied for and under the by-law he is entitled to its issuance or it has in fact been issued, then he has acquired vested rights which cannot be affected by the repealing by-law. While the property would in law be rezoned to RS-1 by repealing the CD-1 by-law, it, per se, will not affect the rights he has obtained under the CD-1 by-law. This has no connection, of course, with the manner in which he may lose those rights through expiration of the permits or the operation of other by-laws in respect of those rights. If he were to lose the permits by failing to comply with the by-laws governing those permits, in my opinion he would lose his existing vested rights and would have to comply with the re-instated RS-1 zoning."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 65-66

FINANCE MATTERS

RECOMMENDATIONS

1. New Bank Account - Provincial Court - Family Division

The Deputy Director of Finance has reported as follows:

"The Administrator of the Provincial Court - Family Division has requested that a Trust Savings Account be opened at the Canadian Imperial Bank of Commerce, Corner of Powell and Victoria Streets.

The Court's Family Division in accordance with Court orders receives and deposits family maintenance payments into a non-interest bearing chequing account, and draws cheques on that same account to forward the payment to the intended recipient. The volume of such transactions has increased considerably and the chequing account constantly has a high balance of funds on deposit. The balance on hand is almost always in excess of $10,000. beyond operating requirements.

The bank charges on the chequing account, mailing and stationery costs involved are all borne by the City. By transferring a portion of the excess of funds in the chequing account to an interest bearing savings account some revenue could be generated to offset the City's costs in this activity. The amounts transferred would be maintained in round amounts with only the interest drawn periodically to the credit of the City. This same system has been successfully operated at the Downtown Provincial Court offices for many years.

Therefore it is recommended that the Director of Finance be authorized to open a Trust Savings Account at the Canadian Imperial Bank of Commerce, Corner of Powell and Victoria Streets, and to designate the signatories to the account from time to time as required."

The Board of Administration RECOMMENDS that the recommendation of the Director of Finance be adopted.

2. Distribution of Information from the 1971 Census

The Director of Finance and the Co-ordinator of Data Processing and Systems report as follows:

"Statistics Canada is now making available data collected from the 1971 Census. There is one significant difference in the manner in which this data will be tabulated and distributed, when compared with previous censuses. It is now possible for the user to identify a unique area in which he is interested and have the particular information relevant to this area tabulated to the form he wishes, within certain constraints. For previous censuses, data was only made available by census track. Statistics Canada is also making available to municipal and provincial agencies certain computer programs and data files which can be used locally without reference to Ottawa. Some of these programs have been already made available to the City and we are now using them on Simon Fraser University's computer system. We have had however, some problem with these programs and newer versions are now available. Therefore, while the 1971 Census information is potentially more useful than data from prior censuses, we must have a better knowledge of what is available, in what form, and how to get it, to make full use of this information.

Cont'd.....

CLAUSE NO. 2 (continued)

Statistics Canada will be presenting a one-day seminar in Ottawa sometime in the month of February, so that they can educate their customers on the use of the 1971 Census data. They have invited us to send a representative to participate in the seminar. It would be most useful for the City's use of Census data if we could send Mr. Jim Gorton, a Systems Analyst in the Data Processing Division, to Ottawa for this one-day seminar. In addition, it would be most useful if Mr. Gorton could spend one additional day in Ottawa, meeting with Statistics Canada staff to determine how we might transfer the latest versions of the census computer programs to Vancouver and use them for the dissemination of census information.

The Comptroller of Accounts advises that the necessary funds can be provided from the Account No. 7090/929, 'Travel - General Government Account.'

It is recommended that Mr. Gorton be authorized, in advance of Budget approval, to travel to Ottawa for two days to attend the seminar and meet with Statistics Canada staff, plus up to two days travel time at a cost of $340, plus four days leave with pay."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance and the Co-ordinator of Data Processing & Systems Division be approved.

3. Seconding Probation Officer III to the Task Force on Corrections under the Auspices of the Department of the Attorney-General, Province of British Columbia

The Chief Probation Officer reports:

"The Attorney-General of the Province of British Columbia recently appointed a Committee to study the correctional processes within the province. This study is reported to include research into all areas of corrections including adult jail services, legislative matters, and probation. Significant investigation of juvenile delinquency and the services available to the young offender will be given priority. As a result of this study the Deputy Director of Corrections for the Province has been appointed Chairman of this Commission and his request to the Chief Probation Officer is included in the following:

'One of our priority areas of concern is probation - especially in the large urban areas of the province which are the critical centres for juvenile delinquency and crime.

As we are working under a very tight time schedule, this necessitates our utilizing the assistance of experience experts in the field.

To this end we would appreciate the services of one of your senior probation officers for the month of January. We would reimburse the City of Vancouver for his salary upon receipt of a bill from you for this salary cost.

As time is critical, I would appreciate action on this request as soon as possible.'

Signed: M. Matheson, Ph.D.
Chairman, Corrections Task Force.

The Chief Probation Officer recommends seconding a senior supervisor to satisfy the above purpose, with reimbursement from the above Commission to the City of Vancouver of $1,523.00 for one month's salary and fringe benefits. Due to Departmental pressures, this arrangement of necessity could only be for a short period."

Your Board RECOMMENDS the foregoing recommendation of the Chief Probation Officer be adopted.

Board of Administration, January 12, 1973 . . . . . (FINANCE - 3)

4. Investment Matters - (Various Funds) - November, 1972

(a) Security Transactions during the month of November, 1972

(b) Summary of Securities held by the General and Capital Accounts only as at November 30, 1972

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Banks Deposit Receipts and Government Notes Purchased						
Nov. 10	Bank of Montreal	Nov. 14/72	$1,400,536.99	$1,400,000.00	4	3.50
14	" " "	Dec. 18/72	1,406,357.53	1,400,000.00	34	4.875
14	" " Nova Scotia	Dec. 4/72	995,696.00	992,970.00	20	5.01
15	Bank of B.C.	Nov. 20/72	299,505.00	299,294.00	5	5.15
17	Ontario Treasury Bill	Dec. 1/72	745,710.00	744,297.00	14	4.95
23	Bank of Montreal	Feb. 23/73	1,013,232.88	1,000,000.00	92	5.25
23	Bank of Montreal	Feb. 27/73	506,904.11	500,000.00	96	5.25
			$6,367,942.51	$6,336,561.00		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
Debentures Purchased							
Nov. 29	City of Vancouver 4½%	Oct. 15/73	$60,000.00	$97.45	$58,470.00	0/11	7.20

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SINKING FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Banks Deposit Receipts Purchased						
Nov. 2	Bank of B.C.	Apr. 16/73	$512,770.55	$500,000.00	165	5.65
14	Bank of B.C.	Apr. 16/73	511,695.07	500,000.00	153	5.58
			$1,024,465.62	$1,000,000.00		

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
Debentures Purchased							
Nov. 2	City of Vancouver 5 3/4%	Oct.15/77	$4,000.00	$92.75	$3,710.00	4/11	7.53
8	" " " 5 3/4%	Oct.15/77	1,000.00	92.00	920.00	4/11	7.73
8	" " " 6%	June 15/80	1,000.00	89.25	892.50	7/7	7.91
			$6,000.00		$5,522.50		

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(b) SUMMARY OF SECURITIES HELD AS AT NOVEMBER 30, 1972

GENERAL AND CAPITAL ACCOUNT ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks and Government Deposit Receipts and Notes	$36,904,499.76	$36,138,987.00
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 328,000.00	$ 330,335.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$ 1,168,000.00	$ 1,170,335.59

Your Board RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for November, 1972, be confirmed.

5. Proposed Stated Case

The Assessment Commissioner submits the following report:

"In 1972 Rayonier Canada (B.C.) Limited appealed to the Real Property Court of Revision and the Assessment Appeal Board alleging that certain equipment in their Marpole Mill was pollution control equipment and should have been treated as exempt, or partially exempt. Our position was that the equipment under appeal was in no way related to pollution control and was not entitled to any exemption.

The decision of the Assessment Appeal Board was received recently and they have decided that this particular equipment is partially exempt.

I have discussed this matter with the Corporation Counsel and we feel that the decision of the Board is incorrect and, although the amount of money involved is not large, we feel that the principle involved is sufficiently important that a Stated Case should be taken to the British Columbia Supreme Court. The Assessment Equalization Act states that any appeal requires Council approval and, it is therefore recommended that Council authorize the Corporation Counsel to take a Stated Case in respect of this decision. "

YOUR BOARD RECOMMENDS the foregoing report of the Assessment Commissioner be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 65

DISTRIBUTED MONDAY

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

JANUARY 11, 1973

A meeting of the Standing Committee of Council on Finance was held in the Engineering Board Room, Sixth Floor, City hall, on Thursday, January 11, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: R. Henry

PART I

1. Local Initiatives Projects and Winter Capital Projects

The Committee reviewed the funding of Local Initiatives Projects and Winter Capital Projects having the benefit of a summary of the amounts involved and details of the various items prepared by the Deputy City Engineer.

The summary, after amendment, is shown as follows and the various details are attached as Appendices A and B:

January 15, 1973

SUMMARY OF L.I.P. & WINTER CAPITAL PROJECTS

L.I.P. PROGRAM - A

	Submitted		Fed. Approved		City Approved	
	Total	City Share	Total $	City $	Total $	City $
L.I.P.	1,103,793	201,723	$822,935	$134,679	442,302	67,434
L.I.P. - Capital	501,037	251,593	357,706	175,186	357,706	175,186
L.I.P. - Capital (5-Yr.Plan)	1,427,861	1,081,307	0	0	0	0
TOTAL	3,032,691	1,534,623	$1,190,641	$309,865	800,008	242,620

WINTER CAPITAL - B

New Projects

	Total	(non-wages) City Share	
Engineering - 5-Yr. Plan	$6,463,119	$4,315,084	City Funds in 5-Yr. Plan.
Engineering - Seawall	3,500,000	1,250,000	City Funds required. Recommended by False Creek and Finance Committees
Engineering - Undergrounding	1,420,981	642,664	Work evenly distributed over year Property Owner's contributions. estimated to be $423,072. Total Project value:$3,914,139.
TOTAL	$11,384,100	$6,207,748	

Cont'd....

CLAUSE NO. 1 (continued)

WINTER CAPITAL - B (cont'd.)

Social Planning/ Community Development	30,000	15,000	City Funds required
Park Board	7,907,706	3,903,214	City Funds in 5-Yr. Plan
TOTAL	$19,321,806	$10,125,962	

The Deputy Director of Finance advised that if Council approves all Priority 1 Projects and assuming the Federal Government approves all of them, which is unlikely, this would result in the 1973 Operating Budget providing approximately $327,000, plus any Council approval of Priority 2 Projects, with a grand total from the 1973 Operating Budget not exceeding $400,000. While this is higher than last year's comparative amount of $215,000, the Deputy Director of Finance indicated that it would not appear to present any 1973 budget problems.

Insofar as Winter Capital Projects are concerned the Deputy Director of Finance advised that these are the City's normal capital projects for the Five-Year Plan, accelerated in time to take advantage of the Federal Winter Employment Programs. The only financial implications on the negative side would be the necessity to borrow the money earlier than originally planned, however, it was advised that this would not present any difficulties. The advantages of labour cost forgiveness and lower interest rates would far outweigh any problem (of a financial nature).

With regard to Winter Capital Projects not in the Five-Year Plan:

Engineering - Seawall. City share $1,250,000 over three years.

Engineering - Undergrounding. City share - exact figure unknown but appears to not exceed approximately $643,000 over a probable three year period.

Parks - (L.I.P. X1197). City share $99,214 over three years.

These three items represent capital projects over and above the Five Year Plan. However, the Deputy Director of Finance sees no difficulty in providing funds for these projects, in the Supplementary Capital Budgets of 1973, 1974, 1975. The funds for the Supplementary Capital Budget are provided by the 1¼ mills included in the general tax levy plus proceeds from certain property sales. This last item is under consideration by Council in connection with the concept of land banking.

RECOMMENDED

(a) THAT Council approve the projects listed as Priority 1 (Appendix A) that have been or will be approved by the Federal Government with the exception of #1197 (Beach and Park Restoration - $357,706) which item be transferred to Winter Capital Projects. (This will change the City's share on #1197 from $175,186 to $99,214.)

AMENDED
SEE PAGE 6d

(Cont'd...)

RECOMMENDED

(b) THAT the projects listed as Priority 2 and 3 (Appendix A) be considered each on their own merit when they are submitted to Council from time to time. The sum of Priority 1, 2 and 3 projects not to exceed $400,000 (Note six such projects are submitted by Engineering Department in a separate report to Council, January 16, 1973.).

(c) THAT approval be given to apply for Winter Capital Projects as detailed in Appendix B, except the Social Planning/Community Development Project (Community Cultural Centre) and the necessary application be made by Mr. G. Lawson, City Engineer or Mr. W.H. Curtis, Deputy City Engineer on behalf of the City.

FURTHER THAT the Community Cultural Centre Project ($30,000) be deferred for further consideration pending a detailed report from the Director of Social Planning.

(d) THAT Council approve the City's share of the two Capital Projects not in the Five-Year Plan, i.e. Engineering Seawall $1,250,000 over three years and Undergrounding, $642,664 over three years.

The meeting adjourned at approximately 2:50 p.m.

* * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 68

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Trailer Parks - Business License Fee

A communication has been received from the British Columbia Motels and Resorts Association requesting that a review be made of the existing Business License fee of $40.00 per space for Trailer Parks. The Association feels that the introduction of the Provincial Mobile Home Park Fee Act in 1971 has resulted in double taxation. Their submission accompanies this report.

The Director of Finance and the Director of Permits & Licenses report as follows:-

"Prior to 1961 the license fee for a Trailer Court in the City of Vancouver was $10.00 for the first two spaces and $2.00 each for every additional space. This was increased to $27.00 per space in November 1961 and increased again to $40.00 per space in November 1967. The logic behind the setting of this fee was that a mobile home should be considered a single family dwelling, but the structure is exempt from assessment and taxation as an improvement. The residents of these mobile homes are entitled to all the services of the City, including schools and therefore the license fee to some degree represents a levy in lieu of real property taxes.

In 1969 the Finnis Report on license fees did not deal with Trailer Parks and your officials recommended that the fee of $40.00 per space remain unchanged. Council approved this recommendation.

The Provincial Government enacted the Provincial Mobile Home Park Fee Act in 1971 which requires the owner or operator of a Mobile Home Park to pay to the Collector of Taxes of the Municipality where the site is located a monthly fee as set out in the following table:-

1. 1000 sq.ft. or more of area occupied by Mobile Home.....$8.00 per month
2. 500 sq.ft. to 999 sq.ft.....$5.00 per month
3. Less than 500 sq.ft.....$3.00 per month

The fee is to be paid on or before the 15th of the following month.

There are three Mobile Home Parks in the City of Vancouver which at the present time are paying to the City of Vancouver the following:-

....Cont'd

Clause No. 1 Cont'd

TRAILER PARK	Annual Mobile Home Park Fee	License Fee	Estimated Land Tax *	TOTAL
Cariboo Motel & Trailer Park 2555 Kingsway 34 Spaces	$1,164.00	$1,360.00	$2,584.00	$5,108.00
Mountain View 3510 Kingsway 37 Spaces	$2,004.00	$1,480.00	$2,812.00	$6,296.00
Bel Haven Trailer Park 8470 Ash Street 38 Spaces	$2,256.00	$1,520.00	$2,888.00	$6,664.00
T O T A L S	$5,424.00	$4,360.00	$8,284.00	$18,068.00

* Estimated land tax applicable to an average space - $76.00

The approximate annual revenue per space to the City is $166.00. The net taxes on the average family residence in 1972 was approximately $356.00 and in comparison, with the mobile home a discrepancy of approximately $190.00 exists. This difference is due to the fact that the value of the mobile home and the land space it utilizes is considerably less than the value of the average one family dwelling on its site. However, the residents of both premises receive the same City services. In equity, the owners of Mobile Homes should pay their fair share of the costs of the services available to them just as any other homeowner must do, and your Officials recommend no change be made to the current license fee of $40.00 per space, per year."

Your Board RECOMMENDS that the foregoing report of the Director of Finance and the Director of Permits & Licenses be adopted and that a copy of this report be sent to the B.C. Motels and Resorts Association.

FOR COUNCIL ACTION SEE PAGE(S) 69

BOARD OF ADMINISTRATION

PROPERTY MATTERS
JANUARY 12, 1973

INFORMATION

1. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
107 East 1st Ave. Lot 7, Blk.E, D.L. 200A & Lot 2, D.L. 2037, & adjacent shed	Columbia-Quebec Connector	Merchants Contractors Ltd.	$2,585.00	142/1801
4795 Manor St. Lots 19 & 20, Blk. 112 & 129, D.L. 36 & 51	Replotting as per Bd. of Admin Property Matters Sept. 29/72, adopted by Council October 3, 1972	R. Shortreed	$ 375.00	4957/845
767 Keefer St. & 782 E. Pender St. Lots 27 & 28, Blk.76, D.L. 181/196 & Lot 17, Blk. 76, D.L.181/196	Advance Purchase Redevelopment. Authority to demolish Bd. of Admin. Prop. Matters Dec. 1/72 R/C Dec. 5/72	Able Demolition Ltd.	$2,215.00	531/1160 - $1,715.00 531/1166 - $ 500.00
1581 Parker St. Lot 14, Blk. 24, D.L. 264A	Britannia Community Services Centre	Paul Bulych	$ 415.00	5830/428
1047 Woodland Dr. Lot 8, Blk. 26, D.L. 264A	Britannia Community Services Centre	John Bulych	$1,100.00	5830/428
252-254-258-262 Powell St. Lots 21 & 22, Blk. 5, D.L.196	Provincial Court (Vancouver)	Johnston & McKinnon Demolitions Ltd.	$7,900.00	442/1209

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

2. DWELLING FOR SALE FOR REMOVAL
1501 Parker Street
Situated on Lot 24, Block 24, D.L. 264A

The Supervisor of Property & Insurance reports as follows:-

"On October 17, 1972 City Council approved the acquisition of 1501 Parker Street, Situated on Lot 24, Block 24, D.L. 264A for Britannia Community Services.

It was reported at that time that the dwelling was in good condition and may be suitable for sale for removal.

The former owner was permitted to remain in the house, rent-free until December 16, 1972. The estimated cost of demolition would be approximately $500.00. In view of the possible recovery from resale and in view of past experience wherein houses offered for sale for removal have suffered considerable damage during the interval between vacancy and sale, this dwelling was advertised in the local press on December 1, 1972. No tenders were received on December 8, 1972, the date set

Clause 2 - Continued

for the tender opening at a public meeting. However, on December 18, 1972 this Office received an offer to purchase the dwelling for removal in the amount of $450.00 plus 5% sales tax of $22.50, which was accepted by the Supervisor of Property & Insurance subject to the following conditions:

(a) Dwelling to be removed and all debris to be cleared from the lot by January 31, 1973.

(b) Obtain all necessary permits for the removal of the dwelling.

(c) Indemnify and save harmless the City from all claim.

(Board of Administration Authorization Report December 20th, 1972).

This action has been approved by the Board of Administration and is reported to Council for Information."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

3. ACQUISITION FOR PARK SITE #10
367 East 8th Avenue

Clause 3 withdrawn

FOR COUNCIL ACTION SEE PAGE(S) 69

The Supervisor of Property & Insurance reports as follows:-

Sub "B" of Lot 8 and W 16' of Lot 7, Block 41, D.L. 200A, 367 East 8th Avenue, has been offered for sale to the City by the owner. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is one of three remaining properties to be acquired in the block bounded by Brunswick Street, 7th Avenue, Prince Edward Street and 8th Avenue.

These premises comprise a 2½ storey frame dwelling, plus a full basement, with a main floor area of 816 sq. ft., erected in 1907 on a lot 65.5' x 72', zoned RM-3. The dwelling contains 11 rooms (divided into 8 rental units) 12 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. This dwelling is in good condition for age and type. The owner occupies 1 rental unit and the other 7 units are occupied by tenants on a month-to-month basis.

Following negotiations with the owner's representative, she is prepared to sell for the sum of $40,000.00 as of December 31st, 1972, subject to the owner retaining rent-free possession to January 15th, 1973.

It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $40,000.00 on the foregoing basis, chargeable to Code #4189-Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 69

CITY OF VANCOUVER

SPECIAL COUNCIL - January 18, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held at King George Secondary School, on Thursday, January 18, 1973, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich, AND MASSEY

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: R. Henry

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

Re-zoning: West End Area

An application was received from the Director of Planning and Civic Development:

1. a) To amend the text of the Zoning and Development By-law to establish a new district schedule, to be known as RM-4A Multiple Dwelling District, and consequential amendments to the Zoning and Development By-law.

   b) To rezone approximately 305 acres, as shown on the attached *map, outlined (▬▬▬), from the current RM-4 Multiple Dwelling District (high density), to an RM-4A Multiple Dwelling District (high density).

2. a) To amend the text of the Zoning and Development By-law to establish a new district schedule, to be known as a C-2A Commercial District (suburban), and consequential amendments to the Zoning and Development By-law.

   b) To rezone approximately 50 acres, outlined (▪▪▪▪▪▪▪), from a C-3 Commercial District (medium density), to a C-2A Commercial District (suburban).

3. To rezone all lands lying to the south of Beach Avenue, between Nicola and Thurlow Streets, that are now zoned RM-4 Multiple Dwelling District (high density) to an RS-1 One Family Dwelling District.

4. To rezone Lots 23-26 inclusive, Block 32, D.L. 185, situated at the north-west corner of Haro and Bute Streets, from an RS-1 One Family Dwelling District to an RM-4A Multiple Dwelling District.

(*The map referred to is on file in the City Clerk's office.)

(continued)

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application.

Mr. A. D. Geach, Assistant Director of the Community Planning Division, Department of Planning and Civic Development, explained to those present, the purposes of the rezoning proposals, indicating it was the first step towards implementing the West End Policy Guidelines.

The Council then heard the following delegations, some of which spoke for the application, some against the application, as well as individuals who commented on the proposals:

1. Board of Parks and Public Recreation (Commissioner G. J. Puil)--brief filed;

2. Save the Entrance to Stanley Park Committee (Mrs. Betty Iredale)--brief filed;

3. Citizens Council on Civic Development (Mr. W. T. Strong)--brief filed;

4. Mr. B. Wiseman;

5. Lord Roberts P.T.A. (Mrs. B. Clark)--brief filed;

6. Greater Vancouver Branch of CPAC (Mr. J. Beltz)--brief filed;

7. Mrs. A. Ennyu--brief filed;

8. Save Our Parkland Association (Mrs. Piggett)--brief filed;

9. West End Ratepayers and Community Association (Mr. W. J. McIntyre)--brief filed;

10. Mr. J. Post, representing a group of home owners--brief filed;

11. Mr. P. Stratten;

12. Mr. A. DiCimbriani;

13. Mrs. Grainger;

14. Mr. Warnett Kennedy;

15. Mr. G. Lauk, M.L.A. for Vancouver Centre;

16. Mr. G. Hamilton;

17. West End Community Centre Association (Mr. Wright);

18. Mrs. M. Couroisier--brief filed on behalf of Resident Property Owners;

19. Davidson Manufacturing Co. Ltd. (Mr. M. D. Wilder) --brief filed;

20. West End Community Council (Mrs. M. Keddy)--brief filed;

(continued)

21. Mr. R. Tyler;

22. Glassman Investments (Mr. O.J. Kalns)--brief filed;

23. Mr. J. Horvath;

24. West End Resources Council (Mr. G. Jenvey)--brief filed;

25. Mr. C. Zbar;

26. Mr. G. Mulek--brief filed;

27. Mr. D. J. Mullen;

28. Vancouver Area Council of the N.D.P. (Mr. D. Renton) --brief filed;

29. Mr. W. A. McKinley;

30. Gordon House Neighbourhood Services (Mr. P. McKinnon) --brief filed;

31. Mr. R. VanDorne;

32. West End Community Centre Association (Dr. Malcolm);

33. Mr. Norman Reid;

34. Mr. M. Mier.

35. Metro-Media--film shown.

(During the hearing of the foregoing delegations, a short recess was observed.)

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise without reporting, and beg leave to sit again.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT leave to sit again be granted.

- CARRIED.

The Council adjourned at approximately 11:25 p.m., to meet again in the evening of Tuesday, January 23, 1973.

(continued)

The adjourned Special Council (Public Hearing) of January 18, 1973, reconvened at approximately 9:45 p.m., on Tuesday, January 23, 1973, in the Council Chamber, Third Floor of City Hall, with the following members of Council present:

Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

MOVED by Alderman Hardwick,
SECONDED by Alderman Massey,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law, insofar as the West End area is concerned.

- CARRIED.

Following a number of questions put to Planning Department officials, it was

MOVED by Alderman Hardwick,
THAT the application by the Director of Planning and Civic Development to rezone all lands lying to the south of Beach Avenue, between Nicola and Thurlow Streets, that are now zoned RM-4 Multiple Dwelling District (high density) to an RS-1 One-family Dwelling District, be approved.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the application by the Director of Planning and Civic Development to amend the text of the Zoning and Development By-law to establish a new district schedule, to be known as a C-2A Commercial District (suburban), and consequential amendments to the Zoning and Development By-law; and to rezone approximately 50 acres, outlined (••••••), from a C-3 Commercial District (medium density), to a C-2A Commercial District (suburban), be approved.

(Amended)

MOVED by Alderman Harcourt, in amendment,
THAT the following words be added to the foregoing motion by Alderman Hardwick:

"but that the parcels of land on the south side of West Georgia Street in the 1600 to 1900 blocks, and on the south side of Alberni Street in the 1600 and 1700 blocks, be excluded."

- LOST.

(This amendment was put and .....LOST.)

(continued)

Rezoning: West End Area (continued)

MOVED by Alderman Linnell, in amendment,
THAT the following words be inserted after the word 'By-law' in Alderman Hardwick's motion:

"including allowances for restaurant facilities outside enclosed building areas;"

- CARRIED.

(Alderman Hardwick's motion as amended, and CARRIED, is as follows:

"THAT the application by the Director of Planning and Civic Development to amend the text of the Zoning and Development By-law to establish a new district schedule, to be known as a C-2A Commercial District (suburban), and consequential amendments to the Zoning and Development By-law, including allowances for restaurant facilities outside enclosed building areas; and to rezone approximately 50 acres, outlined (•••••), from a C-3 Commercial District (medium density), to a C-2A Commercial District (suburban), be approved."

MOVED by Alderman Bowers,
THAT the application by the Director of Planning and Civic Development to amend the text of the Zoning and Development By-law to establish a new district schedule, to be known as RM-4A Multiple Dwelling District, and consequential amendments to the Zoning and Development By-law; and to rezone approximately 305 acres, as shown on the attached map, outlined (▬▬▬), from the current RM-4 Multiple Dwelling District (high density), to an RM-4A Multiple Dwelling District (high density), be approved.

- CARRIED.

MOVED by Alderman Harcourt, in amendment,
THAT the following words be added to the motion of Alderman Bowers:

"but that the proposed floor space ratio be lowered from 1.4 to 1.2.

- LOST.

(The motion of Alderman Bowers was put and .....CARRIED.)

(Alderman Rankin wished to be recorded as voting in favour of Alderman Bowers' motion.)

MOVED by Alderman Rankin,
THAT the application by the Director of Planning and Civic Development, to rezone Lots 23-26 inclusive, Block 32, D.L. 185, situated at the north-west corner of Haro and Bute Streets, from an RS-1 One-family Dwelling District to an RM-4A Multiple Dwelling District, be approved.

- CARRIED.

(continued)

Rezoning: West End Area (continued)

MOVED by Alderman Hardwick,
THAT the subject matter of land uses in the West End Area be considered by the Director of Social Planning and the Director of Planning and Civic Development, in conjunction with the Chairmen and Vice-Chairmen of the Standing Committee on Civic Development and the Standing Committee on Community Development; and to submit to Council proposals on a community plan for the West End Area.

- CARRIED.

(It is noted that Alderman Pendakur, not being present at the Public Hearing on January 18th, abstained from voting on any of the foregoing resolutions.)

MOVED by Alderman Linnell,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Linnell,
SECONDED by Alderman Volrich,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

The Council (Public Hearing) adjourned at approximately 10:20 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing) of January 18, 1973, adopted on February 6, 1973.

A. Phillips
MAYOR

R. Thomson
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

JANUARY 23, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 23, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 16, 1973, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS

1. Welfare Rates

At the meeting on January 16th, following representations from the United Citizens' Welfare Improvement Council, Alderman Rankin moved as follows in respect of increase in welfare rates:

MOVED by Ald. Rankin,

(a) THAT the Council, insofar as the City's portion is concerned, implement the report of the Director of Welfare and Rehabilitation, previously submitted, proposing increases in welfare rates and other benefits, as and when upgraded to the end of the year 1972;

(b) THAT a joint committee of members of Council, members of the United Citizens' Welfare Improvement Council and of other welfare organizations be struck to proceed to Victoria to meet with the Minister of Rehabilitation and Social Improvement, at the first possible opportunity, to discuss this whole matter;

(c) THAT all policies concerning welfare rates, rules and guidelines, before being adopted by Council, be the subject of briefs and presentations by all welfare organizations.

(deferred)

cont'd....

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Welfare Rates (cont'd)

The foregoing motions were deferred to this meeting to obtain a report explanation from the Director of Welfare and Rehabilitation and the Director of Finance.

The Director of Welfare and Rehabilitation, in addition to submitting his former report which was forwarded to the Minister of Rehabilitation and Social Improvement on February 4, 1972, submitted a report dated January 22, 1973, through the Board of Administration.

The Director of Welfare and Rehabilitation and the Director of Finance gave oral explanations and answered questions, following which it was,

MOVED by Ald. Rankin,
THAT a representative of the United Citizens' Welfare Improvement Council be permitted to make a brief representation at this time.

- CARRIED

A delegation appeared accordingly.

After debate the Council further considered the motions of Alderman Rankin set out in the foregoing proceedings.

MOVED by Ald. Hardwick,
THAT the aforementioned motions of Alderman Rankin be deferred until a statement by the Minister of Rehabilitation and Social Improvement is available, following which the motions be considered by the Standing Committee on Social Services for recommendation to Council.

- CARRIED

A recorded vote was requested. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Volrich	Alderman Harcourt
Alderman Bowers	Alderman Rankin
Mayor Phillips	Alderman Marzari
Alderman Pendakur	Alderman Linnell
Alderman Massey	Alderman Hardwick
Alderman Gibson	

The motion of Alderman Hardwick was declared CARRIED

(Earlier in the debate it was advised the Minister of Rehabilitation and Social Improvement will be making a statement in the House shortly on welfare matters.)

MOVED by Ald. Linnell,
THAT the Boyd report forwarded to the Minister of Rehabilitation and Social Improvement, under cover of letter dated February 4, 1972, in respect of increase in social allowance rates, be adopted in principle as updated to the present, and a Council delegation proceed to Victoria in support therefor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in Amendment,
THAT the following words be included in the motion of Alderman Linnell:

'and it be stated that the City of Vancouver intends to implement this Boyd report'.

- LOST

cont'd....

REPORT REFERENCE, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Welfare Rates (cont'd)

The motion of Alderman Linnell was put. A recorded vote was requested and the record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Mayor Phillips Alderman Rankin Alderman Bowers Alderman Volrich Alderman Harcourt Alderman Pendakur Alderman Linnell Alderman Hardwick Alderman Gibson Alderman Massey Alderman Marzari	NIL

The motion was declared CARRIED UNANIMOUSLY.

A. Board of Administration
GENERAL REPORT, January 19, 1973

WORKS AND UTILITY MATTERS

Control of Building Contrators
Operations on City Street (Clause 1)

The Council considered details contained in this clause and obtained a report explanation from the Deputy City Engineer, following which it was,

MOVED by Ald. Rankin,
THAT this clause of the Board of Administration report (Works and Utility matters), dated January 19, 1973, be adopted.

- CARRIED

2. Local Initiatives Project:
Communications Centre - Planning and Social Services

At the last meeting, the matter of Project No. 1172, Communications Centre, proposed in a Local Initiatives Program 1972-1973, and relating to certain planning and social services, was deferred to the Standing Committee on Finance and Administration along with certain other projects. However, to expedite the matter, Alderman Bowers requested the Communications Centre item be considered at this time. Therefore, after due consideration it was,

MOVED by Ald. Bowers,
THAT Project No. 1172, Communications Centre under the Local Initiatives Program 1972-1973, details of which are set out in Board of Administration report of January 15, 1973, be approved; the City's share being $5,192.00.

- CARRIED

3. Cultural Advisory Committee

At the meeting on January 16th, the Mayor submitted a communication proposing the setting up of a Cultural Advisory Committee. In the letter Terms of Reference are proposed as follows:

cont'd...

UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Cultural Advisory Committee continued:

"The Cultural Advisory Committee shall be responsible for recommending to Council policies with respect to the organization and financing of the arts that will:

1. Review all applications for cultural grants and advise Council on the results of such reviews;

2. Establish and recommend cultural goals for the City of Vancouver so as to:

   a. Make the arts available to as large a portion of the public as possible;

   b. Encourage co-ordination of artistic activities in the City and area;

   c. Permit co-operative long term cultural planning by the City and the various cultural organizations."

After due consideration it was,

MOVED by Ald. Volrich,
THAT the Term of Reference 1. be rephrased to read as follows:

"Review all applications for cultural grants within guidelines to be indicated by the Council or the Standing Committee on Finance and Administration"

- CARRIED

MOVED by Ald. Linnell,
THAT an Item 3. in the Terms of Reference be added, as follows:

"The membership of the Committee shall be as comprehensive as possible to include all segments of the City.

- CARRIED

MOVED by Ald. Linnell,
THAT the establishment of a Cultural Advisory Committee be approved, with Terms of Reference as proposed by the Mayor and set out above, as amended by the actions of Council this day.

- CARRIED

At this point a short recess was observed, following which the Council then continued with the following business.

UNFINISHED BUSINESS (cont'd)

4. 8550 Victoria Drive: Development Permit Application - Shipyard for Rivtow Straits Ltd.

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

(see pages 16 to 20)

COMMUNICATIONS OR PETITIONS

1. Information Booth:
Staffing

The following report dated January 19, 1973, was submitted by the Executive Assistant to the Mayor:

" The City Council at its meeting of January 9th, 1973, authorized the establishment of an Information Booth in the City Hall and resolved that the matter of staffing of the Booth be referred to the Mayor's Office.

I wish to report that meetings have been held with Alderman Massey and various related departments in respect of this matter and it is accordingly recommended that two positions be established and that the City Clerk be responsible for the operation and staff required, effective upon adoption of this report.

The duties of the positions will include:

(i) reception of public visiting City Hall and dispensing information

(ii) answering enquiries received by telephone

(iii) distributing pamphlets concerning agendas, meeting dates of Council, Committees and Public Hearings and other appropriate information

(iv) issuing on a sales basis: maps, reports and other items prepared by various departments of the city

(v) typing and other clerical duties as required.

The Director of Personnel Services has reviewed the duties of these positions and recommends adoption of Classification No. 010, "Information Clerk", Pay Grade 11 ($503-605). A copy of the class specification is attached.

This classification has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement and has raised no objection to the waiving of the usual requirement affording the Union reasonable opportunity to consider and make representation to Council.

The estimated cost of these two positions for the balance of 1973, and the initial cost of furnishing, equipment and other expenses is:

Salaries including Fringe Benefits (mid range)	$14,000.00
Electric typewriter	650.00
Chairs (2)	150.00
Miscellaneous, including stationery	1,200.00
	$16,000.00

It is further recommended that the necessary funds be included in the budget of the City Clerk's Department and that expenditures required be approved in advance of the 1973 Budget".

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Information Booth:
Staffing (cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing report be approved.

- CARRIED

2. Public Information Procedures

A letter, dated January 15, 1973, was received from the Vancouver City Planning Commission forwarding a resolution recommending the establishment of information procedures for issuing regular weekly news releases on matters of public interest.

MOVED by Ald. Hardwick,
THAT this letter be referred to the City Clerk for consideration in connection with the information service to be established.

- CARRIED

3. Shannon Estate

MOVED by Ald. Rankin,
THAT the following communications, expressing views in regard to change of the zoning of the Shannon Estate area to RS-1, be received for information:

(1) Committee of Community Arts Council of Vancouver
(2) Chairman, "L.i.f.e." group
(3) Citizens Council on Civic Development

- CARRIED

4. Temporary Help re Realty Court of Revision

The Deputy City Clerk, under date of January 22, 1973, reported as follows:

"For the past two years it has been necessary to employ temporary help to provide secretarial service to the Realty Court of Revision which commences sittings on January 29th, in the City Hall.

The workload of the City Clerk's office is such that we are unable to provide this service from our regular staffs.

It is requested, therefore, that authority be given to employ temporary help for approximately 20 working days to assist the Court of Revision, and other duties, at an estimated cost of $700.00. which is based on a Clerk III classification for the work as made by the Personnel Department in 1972.

It is also requested the necessary funds be approved in advance of the Department's 1973 budget."

MOVED by Ald. Linnell,
THAT the foregoing request of the Deputy City Clerk be approved and authority granted accordingly.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. Development Permit Application:
Columbia Containers Limited (Wall Street)

A communication was received from the Vancouver East New Democratic Party requesting any decision respecting the development permit for Columbia Containers Limited (Commissioner St.) on the site of the proposed waterfront park for the east end, be deferred pending a public meeting.

MOVED by Ald. Rankin,
THAT this communication be deferred for consideration later this day when the subject matter is again discussed. (see page20)

- CARRIED

6. B.C. Telephone Air Space Development
Block 42

The following communication, dated January 23, 1973, was received from Pacific Centre Limited:

"We refer to our recent discussions with you relating to our concern as to the willingness of the City, as Lessor of Block 42, to join in the creation of the proposed air space subdivision in which the B.C. Telephone Building is to be constructed by B.C. Telephone Company. We are also concerned with the administrative problems which City officials will encounter in connection with that air space subdivision.

We understand that the City is concerned that construction delays in completing the Eaton Department Store, brought about through construction industry labour unrest, has resulted in a lower level of revenue from the parking operations on Block 52. We have given careful consideration to the representations which you and other members of Council have made in this regard. We confirm that provided;

(a) B.C. Telephone Company has executed and delivered to Pacific Centre Limited a definitive Letter of Intent to lease the air space parcel;

(b) City by-laws will permit the construction of the B.C. Telephone Company Building in the air space subdivision in the manner contemplated; and

(c) the City, as Owner of Block 42, executes the documents necessary in order to effect the air space subdivision of Block 42 in the manner required to accommodate the B.C. Telephone Company Building and will furnish such other documents as are necessary under the Development Agreement between Pacific Centre Limited and the City to enable the air space development to proceed;

Pacific Centre Limited will;

(a) pay to the City of Vancouver the sum of $200,000 being the approximate amount of the rent paid by the City to Pacific Centre Limited during the six month period during which occupancy by Eaton's of its Department Store was delayed because of construction industry labour unrest;

(b) undertake to exercise its option to purchase Block 42 under the Block 42 Ground Lease within three months after the B.C. Telephone Company Building is, in fact, substantially completed or June 30, 1982, whichever is the latest.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

B.C. Telephone Air Space Development
Block 42 (cont'd)

If the foregoing satisfactorily sets out the matters which we have discussed, we believe that the matter should now be dealt with by an appropriate resolution of Council indicating these arrangements are appropriate and directing the various administration officials forthwith to proceed to identify and resolve any administrative or by-law problems which will have to be solved in order to permit the air space subdivision and the construction of the building to go forward. Such a resolution of Council is necessary before we can resume our negotiations to settle the definitive Letter of Intent between ourselves and B.C. Telephone Company referred to above."

MOVED by Ald. Volrich,

WHEREAS Pacific Centre Limited encountered construction delays in completing the Eaton Department Store because of construction industry delays, so that Eaton's were unable to begin operations as expected on August 17, 1972, and instead will now be commencing business February 8, 1973;

AND WHEREAS this delay has resulted in substantially smaller revenue to the City from parking operations in Block 52 during that period while the City has, in the meantime, paid to Pacific Centre Limited by way of rent approximately $200,000 under the Block 52 Parking Lease;

AND WHEREAS Pacific Centre Limited has indicated its willingness to rebate this sum of $200,000 and to agree to exercise its option by June 30, 1982 or when the B.C. Telephone Company building in Block 42 is completed, whichever is the latest when it is in a position to complete the air space subdivision for the B.C. Telephone Building on Block 42, has other necessary assurances that construction of the B.C. Telephone Building can proceed, and when B.C. Telephone Company has executed and delivered to Pacific Centre an agreement to lease the air space;

BE IT RESOLVED that the City consent to subdivide an air space parcel in Block 42 in which the head office building for B.C. Telephone Company is to be constructed by B.C. Telephone Company only when Pacific Centre Limited:

(a) rebates to the City the sum of $200,000 being the rent for approximately the period August 17, 1972 to February 8, 1973 under the Block 52 Parking Lease; and

(b) executes and delivers to the City its agreement to exercise its option to purchase Block 42 under the Ground Lease of Block 42 within three months after the B.C. Telephone Company Building is, in fact, commenced or June 30, 1982, whichever is the latest.

AND BE IT FURTHER RESOLVED that the Board of Administration be directed to co-ordinate the activities of the City Department in considering and resolving all problems associated with the proposed air space subdivision and to report to Council from time to time as to their progress in solving these problems.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

A. Board of Administration
GENERAL REPORT, January 19, 1973
continued

WORKS AND UTILITY MATTERS (cont'd)

MOVED by Ald. Linnell,
THAT Clauses 2 and 3 of this report be adopted.

- CARRIED

(For Council action regarding Clause 1 of the report see page 3)

SOCIAL SERVICE AND HEALTH MATTERS

Condition of Grand Hotel
24 Water Street (Clause 1)

In connection with this clause it was,

MOVED by Ald. Rankin,
THAT WHEREAS City Council, sitting as the Local Board of Health, is satisfied upon due examination by its officers, that the building known as the Grand Hotel, 24 Water Street, and legally described as Lot 3 except Parcel "A" (Reference Plan 1427) and except the west 12 inches, Block 2, Old Granville Townsite, Plan 168, in the City of Vancouver, is occupied as a dwelling-place and has become, by reason of want of cleanliness, inadequate ventilation, heating and plumbing, unfit for such purpose:

THEREFORE pursuant to section 12 of the Sanitary Regulations made pursuant to the Health Act of the Province of British Columbia, Notice is hereby given that all occupants shall quit the premises within 48 hours of the service of this Notice, and the premises shall thereupon be closed up and the same shall not again be occupied as a dwelling-place until put into proper sanitary condition;

AND FURTHER TAKE NOTICE that if you neglect or refuse to comply with the terms of this Notice, you shall be liable to the penalties imposed under the Health Act and you may be forcibly removed from the said building.

- CARRIED

MOVED by Ald. Rankin,
THAT the Mayor be directed to make all the necessary arrangements through the appropriate officials, such as the Medical Health Officer and the Chief Constable, to provide for the re-settlement of the tenants as necessary, i.e. new quarters, transportation where necessary, advance of some rental, etc.

- CARRIED

Dictating Equipment (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause of the report be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Rezoning: E/S Clarendon Street (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of a delegation as requested.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS (cont'd)

Construction of the Existing Gasoline Station at 4933 Victoria Drive (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause of the report be adopted.

- CARRIED

LICENSES AND CLAIMS MATTERS

MOVED by Ald. Bowers,
THAT Clause 1 of this report be adopted and Clause 2 received for information.

- CARRIED

FIRE AND TRAFFIC MATTERS

Sale of Surplus Fire Truck: Shop #61 (Clause 1)

After considering this clause and noting there was a delegation request from the 108 Volunteer Fire Department, 100 Mile House, B.C., it was,

MOVED by Ald. Rankin,
THAT the group be advised it is Council's policy to auction this surplus fire truck, Shop #61; however, if the group still wishes to appear, arrangements will be made for their delegation accordingly.

- CARRIED

Request to Operate Bandwagon (Clause 2)

After considering the request in this clause to operate a bandwagon on City streets, it was,

MOVED by Ald. Bowers,
THAT approval be given to the request, subject to the conditions contained in the clause.

(not put)

MOVED by Ald. Rankin, in Amendment,
THAT approval be given to the request for a period of one month only, based on the other conditions contained in the report except that after one month a report will be submitted to Council for further approval.

- CARRIED

The amendment having carried, the motion was not put.

FINANCE MATTERS

Charter Amendments (Clause 1)

After considering the proposal in this clause to seek to introduce Charter Amendments respecting sale of City streets which have been closed and stopped up, the details of which are set out in the clause, it was,

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel, as follows, be approved:

> "I recommend that I be authorized to seek the leave of the Private Bills Committee to introduce these proposed amendments at the same time as the balance of the Charter Amendments are considered".

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Staffing Requirements:
Fraserview Branch Library (Clause 2)

Staff Requirements: Acquisitions
Division, Vancouver Public Library (Clause 3)

At the request of the Board of Administration, the Council granted permission to withdraw Clauses 2 and 3 of the report on Finance matters.

Balance of Finance Matters

MOVED by Ald. Linnell,
THAT Clauses 4 and 5 of the report of the Board of Administration (Finance matters), be adopted.

- CARRIED

B. PERSONNEL MATTERS,
Regular Report, January 12, 1973

Temporary Clerk II Position: One Year,
Records Section, Personnel Services Department

MOVED by Ald. Linnell,
THAT this report of the Board of Administration be adopted.

- CARRIED

C. PERSONNEL MATTERS,
Supplementary Report,
January 19, 1973

Attendance at Police Conference:
Montebello, Quebec
D.H. Mead, Systems Analyst

MOVED by Ald. Linnell,
THAT this report of the Board of Administration be adopted.

- CARRIED

D. PROPERTY MATTERS
January 19, 1973

Lease Revision: Situated South of 3rd Avenue,
West of Granville Street (Clause 5)

In respect of this clause it was noted the Supervisor of Property and Insurance recommended as follows:

"that the current lease of Lot C be surrendered, and a new lease entered into for Lot C, Block 240, D.L. 526, in the name of Amy M. Meikle and Adelaide Black, 4586 Elm Street, Vancouver, B.C. subject to the foregoing terms and conditions, and documents of surrender to the satisfaction of Corporation Counsel".

MOVED by Ald. Linnell,
THAT the foregoing recommendation contained in the clause be approved.

- CARRIED

Balance of Property Matters

MOVED by Ald. Linnell,
THAT Clauses 1 to 4 inclusive and Clause 6 of this report be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Application for Rental of City Premises:
240 Northern Street
B.C. Table Tennis Association

It was agreed to defer consideration of this matter pending the hearing of delegations later in the day. (see pages 14 to 16)

F. Report of Standing Committee on Social Services

MOVED by Ald. Rankin,
THAT the report of the Standing Committee on Social Services, dated January 11, 1973, be received for information.

- CARRIED

G. Report of Special Committee re Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report dated January 12, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Erika Klein (owner), 504 East 47th Avenue
Mrs. Carmela Ciotti (tenant), 2320 Dundas Street
Mrs. J.P. Shore (tenant), 280 East 61st Avenue
Mrs. Marie Meents (tenant), 1048 Lakewood Drive
Mr. Howard Michael Hotzon (tenant), 3164 West 6th Avenue
Miss Donna Waller (tenant), 5995 Inverness Street
Mr. Giusseppe Freda (owner), 2503 Franklin Street
Mrs. Barbara Reardon (tenant), 2232 Wall Street
Mrs. Ellen C. Letalien (tenant), #7-6128 Chester Street
Mrs. Dora Schade (tenant), 1168 Pendrell Street
Mrs. Jessie McCulloch (tenant), 2834 West 41st Avenue
Mr. and Mrs. Dayaman Dran Reddy (tenants), 687 West 71st Avenue
Mohan Singh Riar (tenant), 852 East 63rd Avenue
Mr. and Mrs. Edward Hink (owners), 6408 Vivian Street

(b) the following applications be approved for one year from the date of this Resolution:

Mrs. Lorenza Schietroma (owner), 560 East 26th Avenue
Jane Elspeth Dixon (tenant), 4033 West 11th Avenue
Meredyth Ann Savage (tenant), 3773 West 18th Avenue
Mr. Dave Cunliffe (tenant), 2891 West 29th Avenue
Mr. Bill Sayer (tenant), 2891 West 29th Avenue
Mr. E.K. Baker (tenant), 2891 West 29th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Christos Kyriakopoulos (owner), 74 West 21st Avenue
Miss Elizabeth Edwards (tenant), 2161 West 6th Avenue

(d) the following applications be not approved:

Mr. Peter N. Ogloff (owner), 4356 Skeena Street
Avtar Singh Sihota & Rajinder Sihota (owners), 7049 Argyle Street
Satnam Singh Sihota (owner), 1792 East 30th Avenue
Bhupinder Singh Kang (owner), 547 East 16th Avenue
Mr. Jim Mesotopitis (owner), 3675 Highbury Street

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Committee re
Illegal Suites (cont'd)

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, and containing clauses (a) to (e) be approved.

- CARRIED

H. Report on Finance and Administration Matters, dated January 11, 1973

MOVED by Ald. Bowers,
THAT the report of Alderman Bowers and Alderman Volrich on Finance and Administration matters, dated January 11, 1973, dealing particularly with 1973 City budget preparation and procedures and deadlines in connection therewith, be approved.

- CARRIED

I. Indian Students: Civic Dinner and Tour Request

The Board of Administration, under date of January 22, 1973, reported as follows:

'The City Clerk reports as follows:

"A letter has been received from Lower Post Student Residence of Lower Post, B.C., requesting that the City provide tickets to the Planetarium, Museum and Aquarium. The organization is also requesting the City host a dinner for the group of twenty (20) Indian boys.

A similar request was received from the group last year and Council passed the following motion:

'THAT arrangements be made for tickets for this group to visit the Museums, Planetarium and Aquarium.'

No approval was given by the City, however, for a dinner as indicated in the letter.

There is no policy on such requests but rather each request of this type is considered on its own merit, although it has been the practice to grant complimentary tickets to civic facilities to requests such as this and sports-oriented groups."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.'

MOVED by Ald. Linnell,
THAT this group be granted ticket privileges for the usual Civic facilities.

- CARRIED

The Council recessed at approximately 5:00 p.m. to reconvene 'In Camera' in the Mayor's Office, and to reconvene thereafter in the evening following a Public Hearing.

The Council reconvened in open session in the Council Chamber, following a Public Hearing, at approximately 8:00 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd.)

E. Application for Rental of City Premises:
240 Northern Street
B.C. Table Tennis Association

The Board of Administration, under date of January 19, 1973, submitted the following report:

'A copy of a letter addressed to His Worship the Mayor and Members of City Council, has been forwarded to the Supervisor of Property & Insurance for report.

"The subject premises are located within the City-owned Terminal and Main Street, False Creek Industrial Complex in an area zoned M-2, Heavy Industrial.

In accordance with Council's instructions, all leases entered into in this area bounded by Main Street, Station Street, Terminal Avenue and Industrial Avenue are to have a common termination date of December 31, 1988.

Buildings known as 240 and 260 Northern Street were originally constructed by Buckerfield's Ltd. on land leased from the City, and reverted to the City June 11th, 1969, on expiry of the lease. Both buildings have been vacant since March 24th, 1971.

240 Northern Street was constructed about 1906 and 260 Northern Street was constructed as an addition in 1960. 240 Northern Street is a two-storey frame warehouse with a gross floor area of approximately 7,700 sq. ft. on each floor. The lower floor has wood flooring at dock loading height and a 16-foot ceiling height. The second floor has a ceiling height of approximately 10 ft. Both floors have spans of about 12 ft. between the posts. Heating is provided to the second floor only. The second floor contains one washroom and the electrical service panel for the industrial wiring. These facilities presently serve both buildings.

260 Northern Street is a two-storey concrete block and frame warehouse, having 5,028 sq. ft. on each floor. The lower floor has a concrete slab floor, approximately 20 ft. ceiling height and 10 ft. spans between posts. The second floor is of wood construction and has approximately 10 ft. ceiling height. The second floor only is heated.

Access to both second floors is by wooden stairs. The only provision for moving material to the second floor is a narrow conveyor belt installed in 240 Northern Street.

There is provision for 2 loading bays in the North end of 260 Northern Street, and sufficient area for 5 parking spaces at the South end.

There is no provision for loading or parking for 240 Northern Street if occupied as a separate building.

Both buildings were constructed by Buckerfield's Ltd. for special use as one operation for storage of seed and grain. They were operated in conjunction with a third building on Terminal Avenue which contained the offices, counter sales, and further storage areas.

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Application for Rental of City Premises:
B.C. Table Tennis Association (cont'd)

Numerous enquiries have been received, but due to the peculiarities of the buildings, none of the enquiring parties to date have found the premises suitable.

At the present time, two parties, in addition to the Table Tennis League, have advised they intend to submit proposals which, if satisfactory, would involve the two floors of 240 Northern Street and the lower floor of 260 Northern Street, and perhaps at a later date, the second floor of 260 Northern Street.

To adapt the buildings for multiple occupancy would require:-

(a) Enclosed stairwells from each second floor for fire exits;

(b) Installation of heating systems to each main floor;

(c) Separation of gas supply lines and electrical services to each rental area;

(d) Installation of separate plumbing facilities to each rental area;

(e) Provision of loading facilities to each second floor area;

(f) Closing of access between the two buildings;

(g) Some deferred maintenance to both buildings;

(h) Approval of occupancies under the building, fire and zoning by-laws, including relaxation of parking requirements.

The cost of the above items would vary according to the requirements of the tenants, but it is estimated to be in the realm of $16,000.00 - $18,000.00.

Anticipated Market Rentals after Renovation:

240 Northern Street:

Main Floor	- 7,700 sq. ft. @ $1.10 =	$8,470.00 per annum.	
Second Floor	- 7,700 sq. ft. @ $ .65 =	$5,005.00 per annum	
	Total	$13,475.00	

260 Northern Street:

Main Floor	- 5,028 sq. ft. @ $1.10 =	$ 5,530.00 per annum
Second Floor	- 5,028 sq. ft. @ $ .65 =	$ 3,268.00 per annum
	Total	$ 8,798.00

Combined Gross Rent per annum: $22,273.00

Less:

Taxes:	$ 2,400.00	
Maintenance:	$ 2,500.00	
Management:	$ 1,100.00	$ 6,000.00
	NET RENTAL:	$16,273.00

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

Application for Rental of City Premises:
B.C. Table Tennis Association (cont'd)

The Table Tennis League have in their submission to Council requested the use of the second floor of 240 Northern Street, and have advised they would be able to pay a rental of $125.00 per month, plus lighting and heat. This rental of $1,500.00 per annum, if it is accepted and approved under the various by-laws, would represent an annual grant or subsidy of $3,505.00 and would necessitate the City carrying out nearly all the above-noted alterations to the premises even though the other leases may not commence at this time.

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

In this regard delegations were heard from the B.C. Table Tennis Association in support of the request, and a brief was filed.

MOVED by Ald. Volrich,
THAT approval be given to the B.C. Table Tennis Association request to rent the second floor of City premises at 240 Northern Street for the rental of $125.00 per month, plus lighting and heating, subject to the following:

(a) the Association undertake the necessary improvements and alterations for the occupancy of the premises for the requested use

(b) the Association provide adequate insurance and liability coverage

(c) the Association ensure the carrying out of a public participation program as part of its activities

(d) the Association provide an audited financial statement

(e) the tenancy be on a month-to-month basis

(f) any other matters relating to this rental be subject to the approval of the Supervisor of Property and Insurance

(deferred)

MOVED by Ald. Linnell,
THAT the foregoing motion of Alderman Volrich be deferred for three months and the Supervisor of Property and Insurance report back after further consultation with prospective renters and the B.C. Table Tennis Association in respect of rental of the buildings.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd.

The Board of Administration, under date of December 13, 1972, submitted the following report:

'The Corporation Counsel and the Director of Planning and Civic Development report as follows:

"BACKGROUND

Council, on September 6th, 1972, considered a report on the above matter. The report explained that during the Civic strike, Rivtow Straits Ltd. erected two buildings without prior approval of a development permit (applied for on April 26th, 1972) on a site

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

zoned M-2 Industrial, located on the east side of Victoria Drive south of Kent Avenue South. Shipbuilding was started on this site and on the abutting Victoria Drive street end, which is leased from the City. A plan showing development on the site to date is attached as Appendix A.

The report noted that shipbuilding is an outright use in an M-2 Industrial zone and that normally a development permit would be issued without special review by the Director of Planning and Civic Development or the Technical Planning Board. However, the location of two principal buildings on the same site, (indicated with asterisks in Appendix A), as applied for in this case, does require the Director's approval.

The report described a petition signed by fourteen local property owners, dated June 30th, 1972, and sent to the Director of Planning and Civic Development. (See Appendix B). The property owners objected to a development of this type taking place adjacent to a residential area and complained more specifically about noise, unsightliness and lack of provision for parking.

After considering the report, Council resolved:

'THAT the Director of Planning and Civic Development be authorized to initiate discussions with Rivtow Straits Ltd. and the affected residents and owners;

FURTHER THAT the Corporation Counsel be requested to look into the question of the noise involved and to what degree the City's bylaws can control use of machinery and other type of equipment on the site.'

MEETING WITH RESIDENTS

On October 10th, 1972 the Director of Planning and other City officials met with local residents. The residents had sent a petition on October 8th protesting the lack of action on the matter (see Appendix C). This petition was discussed at the meeting and the residents expressed the opinion that the City should either move the shipyard or buy out the neighbouring property owners.

City staff explained that a shipyard operation is a legal use in an M-2 zone and that, since 1960, a City objective has been the development of lands between Southeast Marine Drive and the Fraser River for industrial purposes. In order to realize this objective the City has been attempting to consolidate sites in M-1, M-2 and CD-1 zones for industrial uses.

It had been the intention that the only two major residential pockets in this industrial area, including the one bounded by Marine, Duff, Argyle and Kent Avenue North, would eventually be redeveloped for industrial uses. One portion of the residential, between Victoria and Argyle, was zoned CD-1 but was zoned back to RS-1 to protect residential uses at the request of local residents. A map showing existing zoning in the area is attached as Appendix D.

Residents were told at the meeting that redevelopment of residential lands for industrial purposes is now not considered practical because:

1. Land prices have risen to the point where consolidation is not practical.

2. Redevelopment would result in the displacement of approximately 60 families.

A new plan was presented to the residents. This plan resulted from a City staff proposal to Rivtow for an alternative, more desirable scheme. The plan is attached as Appendix E and shows shipbuilding operations relocated off Victoria Drive to the east behind existing buildings, a landscaped strip at the Kent Avenue South end of Victoria Drive and adequate off-street parking.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

The residents agreed that the plan was an improvement but that it was essential to move the propeller shop, which generates a great deal of noise, back from the street. The residents complained about noise during the late evening and early morning and they were informed that the Bylaw prohibits the making of unusual noises after 8 p.m. and before 7 a.m. It was pointed out to the residents that one approach they could take to the noise problem would be to lay an information and complaint and seek enforcement of the City's Noise Abatement Bylaw.

The outcome of the meeting was agreement on the following actions:

1. The Director of Planning and Civic Development would temporarily hold the letter and petition from the residents.

2. The Director of Planning and Civic Development would pass on the views of the residents about the propeller shop to the shipyard owner with a request that the owner develop a third alternative plan which would relocate the propeller shop and augment landscaping.

3. The residents would investigate the question of noise and legal charges that might be laid.

4. The Director of Planning and Civic Development would report the matter to Council as soon as possible.

SUBSEQUENT ACTION

On October 18, 1972 the Director of Planning and Civic Development wrote to Rivtow Straits Ltd. explaining the residents' position and requesting that a new plan be formulated showing the propeller shop relocated back from Victoria Drive.

On November 7th, Rivtow Straits replied, stating that they were "most reluctant to consider ..... relocation of the propeller shop building." (See Appendix F) The letter stated that a firm of acoustical engineers had been engaged to study the noise problem, that some changes had already been made as a result of the firm's recommendations and that more work was anticipated after further study. It also stated that a chain link fence and landscaping were being proceeded with and that Rivtow would be pleased to follow any suggestions of the Planning Department re landscaping. Since there was no further alternative to lay before the residents, it was decided to report the situation to Council.

CONCLUSION

The Rivtow Straits' error in proceeding without a development permit was an offence on this account only. The use was outright and permissible under the M-2 District Schedule. Therefore both the industrial and nearby residential uses are legal uses in existing zones.

Short of removing either one of these uses, there is no ideal solution to the problem of incompatibility between the two. Rezoning the industrial lands to residential would merely render the industrial uses nonconforming but still existing. Rezoning the residential to industrial would also be ineffective. The cost of assembling land with residential improvements for industrial sites would be more than private industrial concerns would be willing to pay; and if it were feasible to assemble lands, there would likely be a period of many years when residential uses would remain among newer industrial uses in a less than satisfactory environment.

It is the opinion of the Director of Planning that the policy to continue the industrial zone along the Fraser River is correct and that the best course of action is to insist on a compatible and feasible development proposal for Rivtow Straits Ltd. and to adopt a long-range program to ensure that any further development or redevelopment of the residential lands is such as to minimize incompatibility with industrial uses.

A long-range program could be as follows.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

The City could provide a landscaped buffer along the north side of Kent Avenue North and attempt to orient lots created in the subdivision of City-owned lands in the residential pocket away from the industrial uses. In addition, study by the Engineering Department might indicate that it would be possible to close off roads and otherwise alter the traffic circulation pattern to protect the residential area from industrial traffic.

An alternative to this program would be a program to eliminate the residential pocket. However, the cost of such a program renders it impractical. The City would have to purchase properties in the residential pocket as they are offered for sale and reserve City-owned land for future consolidation as industrial sites. The City would have to accept a write-down when selling the consolidated sites. In the interim period between purchasing residential properties and selling consolidated industrial sites, the City would gain revenue from rentals.

RECOMMENDATIONS

The Corporation Counsel RECOMMENDS that action to seek enforcement of the City's Noise Abatement Bylaw be left to private complainants, as is the normal procedure.

The Director of Planning and Civic Development RECOMMENDS:

1. THAT the Director of Planning be instructed to work out the best possible development plan with Rivtow Straits Ltd., such a plan to include relocation of the propeller shop and adequate parking and landscaping; also that no development permit be issued until such time as a plan is agreed upon.

2. THAT the Board of Administration be instructed to report back, suggesting measures to improve the separation between industrial uses and uses in the residential pocket bounded by Southeast Marine Drive, Argyle Street, Duff Street and Kent Avenue North."

Your Board RECOMMENDS that the joint report of the Corporation Counsel and the Director of Planning and Civic Development be approved. '

The following delegations appeared, expressing opposition to the development, particularly in respect of noise and parking:

Fraserview Homeowners and Tenants Association
Mr. Brian Bertie, representing property owners in the area

A representative of Rivtow Straits Limited appeared and submitted a brief, setting out the company's views in support of a development permit. The representative advised of studies made respecting the noise problem and the company is prepared to spend more money in this regard; parking is now provided for many of the employees and additional parking will be provided; the company is prepared to move the propeller shop but as a last resort.

MOVED by Ald. Rankin,
(1) THAT the Director of Planning be instructed to work out the best possible development plan with Rivtow Straits Ltd., such a plan to include relocation of the propeller shop and adequate parking and landscaping; also that no development permit be issued until such time as a plan is agreed upon by Council and the residents have been notified;

cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application
8550 Victoria Drive:
Shipyard for Rivtow Straits Ltd. (cont'd)

(2) THAT the Board of Administration be instructed to report back, suggesting measures to improve the separation between industrial uses and uses in the residential pocket bounded by Southeast Marine Drive, Argyle Street, Duff Street and Kent Avenue North;

(3) THAT a report be submitted to Council on the whole matter within thirty days.

- CARRIED

5. Development Permit Application:
Columbia Containers Limited

The Council noted Clause 1 of the report of the Standing Committee on Environment under date of January 18, 1973, dealing with a development permit application of Columbia Containers Ltd. for 2775 Commissioner Street.

Delegations were arranged for this meeting from:

Mr. S. Hedley, a resident in the area
A representative of the Cassiar Ratepayers Association
A representative of the Hastings Townsite Residents

and the company was to make a submission; however, the Mayor pointed out the hour was late and there was other pressing business which must be attended to this evening. It was, therefore,

MOVED by Ald. Rankin,
THAT this whole matter be deferred for consideration at the recessed meeting of Council on Tuesday, January 30, 1973, with the delegations being heard at 7:30 p.m.;

FURTHER THAT the development permit in question not be issued in the meantime.

- CARRIED

MOVED by Ald. Hardwick,
THAT the Council recess to reconvene later this evening following the Public Hearing consideration with respect to West End Rezoning.

- CARRIED

Following the conclusion of the West End Rezoning Public Hearing Council meeting, the January 23rd Council reconvened at approximately 10:20 p.m., with the same personnel present.

MOVED by Ald. Massey,
THAT the Council consider Board of Administration report dated January 23, 1973, in respect of L.I.P. project - Renovation of Church at 1895 Venables Street.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. LIP Project
Renovation of Church, 1895 Venables Street

The Board of Administration, under date of January 23, 1973, submitted the following report:

'The Director of Social Planning reports as follows:

Background

Shortly before the turn of the century, a large cone-shaped Methodist church was built at the corner of Venables Street and Victoria Drive. Characteristically, the site was the highest point in the community, and could be seen (as it is today) from miles away on the sloping west side. The building was later bought by the United Church of Canada, which operated the Grandview United Church until 1969 when the congregation dwindled to twelve. At this time the church was closed and the building was rented to the Inner City Service Project, an umbrella organization for several community groups (i.e. the Free University, Urban Design, Vancouver Welfare Rights). In May, 1972, Inner City decided to disband. The project and its several groups vacated the building on September 30th, 1972.

In the meantime, discussions naturally developed concerning the best use of the building. It provides an exceptional space which should be preserved. The most natural use is as a meeting hall and theatre. These facilities are needed within the community and the City and would take advantage of the original use without extensive alterations.

Mr. Chris Wootten, in consultation with the Social Planning Department proceeded to set in motion a plan to save and restore the church for community use. Discussions were held with the Grandview Woodland Area Council as well as many community social service, theatre and art groups concerning the use and programming of the building. The concept was enthusiastically endorsed by all groups concerned. It was agreed that there is a serious space shortage and that the centre will find itself in constant demand by music and arts groups, including the Vancouver Art Gallery Early Music Society and virtually all of the new Vancouver based theatre companies.

On September 21, 1972, the Board of the Metropolitan Council of the United Church voted to enter into a five year rent free lease agreement with the project sponsors under the terms of which the lessee would pay utilities, taxes, insurance and improvements. Also included was the option to rent the adjoining house at 1895 Venables for $250.00 per month.

During November, 1972, Keith-King and Freschi, Architects, volunteered their time in the preparation of estimates, sketches and a model.

On January 12, it was announced that a Local Initiatives Grant of $29,835.00 had been awarded to the three individual sponsors of this project - Mr. Frank Massey, Ms. Joyce Ozier, and Mr. Chris Wootten.

Organization

The three project sponsors are currently applying for status as a non-profit society. A Board of Directors has been appointed.[1]

Recommendations for programming and day to day operation will originate from a Standing Committee of the Grandview Woodland Area Council and also a Committee of persons involved in the various arts to promote programming in arts, music, dance and film.

Program

The Centre will be a multi-purpose community, educational and cultural centre offering arts workshops, entertainment and a meeting place to East End residents at nominal admission charges.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LIP Project
Renovation of Church,
1895 Venables Street (cont'd)

1. Workshops: Lessons and workshops in theatre, dance, music and crafts, arranged in conjunction with local schools, Vancouver Art Gallery, Community Music School, National Film Board and other cultural organizations.

2. Entertainment: Theatre, dance, and music performances, community dances, ethnic cultural evenings, community talent shows, children's matinees, National Film Board, multi-lingual films, etc.

3. Meeting Space: The Centre will have space of approximately 600 square feet as a fulltime community lounge with cards, tables, chairs, couches, books, magazines and newspapers. Programs will be arranged with the Reach Senior Citizens Drop-in and Vancouver East Recreation Project. It will also be available to local community organizations for such purposes as Area Council meetings, rallies, bazaars, ethnic club gatherings, etc.

Programming would be a smorgasbord of recreational and cultural activities. A typical week might see daily programs for Senior Citizens in the community lounge; a music performance during the day for local high school students arranged through Jeunesses Musicales; daytime workshops in ballet; theatre, games and jazz conducted by LIP or OFY Projects; a Grandview Woodland Area Council meeting; a meeting of the Portugeuse Club; sixteen mm films presented by the Canadian Italian Community; evening theatre performances by Troupe, a local theatre company; a recital by the Vancouver Early Music Society; a month long exhibition of children's art; Saturday afternoon children's puppet shows by Vancouver Puppetry.

Budget for Renovation

Appendix A provides a statement of anticipated revenue and expenses in connection with the proposed renovation. This may be summarized as follows:

INCOME:	Grant from LIP	$29,835
EXPENSES:		$45,735
EXCESS OF EXPENSE OVER REVENUE:		$15,900

[1] Board of Directors: Jonathan Baker, Social Planning Department; Gary Lauk, MLA, Vancouver Centre; Darlene Marzari, Alderman; Reverend Jack Shaver, Metropolitan Council of the United Church; Greg MacDonald, Federal Department of the Secretary of State.

In essence the LIP grant provides for wages, fringe benefits and various fees and operation costs. An additional $5,915 is required for materials and $9,585 for equipment purchases. This latter total of $15,500, plus an additional $400 for related fees is the amount requested from the City.

Operating Budget

Appendix B provides a proposed operating budget with a deficit of $6,540. The project sponsors hope to raise funds to meet this deficit from other government and private sources, but if unsuccessful, would presumably apply for an annual Civic grant in this amount.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

LIP Project
Renovation of Church,
1895 Venables Street (cont'd)

RECOMMENDATIONS

It is RECOMMENDED that:

a. the sum of $7,950 be granted to the project sponsors to be dispersed at the discretion and direction of the Director of Social Planning and used for renovation materials.

b. additional funds for equipment in the amount of $7,950 be considered at a later date together with all other applications for cultural grants.

c. the Department of Properties and Insurance, in consultation with the Director of Social Planning negotiate an assignment of the lease in question and acquire an option to purchase exercisable within the next five years, the consideration for which shall be the herein described renovation. "

Your Board submits the recommendation of the Director of Social Planning for Council's CONSIDERATION and note that the grant of $7,950 in Recommendation (a) does not involve application for an LIP Project and will require an affirmative vote of two thirds of Council for approval.'

MOVED by Ald. Rankin,
THAT recommendation a. of the Director of Social Planning set out above, proposing a grant of $7,950, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Hardwick voted in the negative)

MOVED by Ald. Harcourt,
THAT this whole matter be deferred for consideration by Council on January 30, 1973.

- LOST

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JAN. 23, 1973 to JAN. 22, 1974, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT leave be given to introduce a By-law to authorize the borrowing of certain sums of money from January 23, 1973 to January 22, 1974, pending the collection of real property taxes, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY (cont'd)

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Conveyancing of Property to Western Gypsum Products Ltd., and Closing of Streets resulting therefrom

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and
WHEREAS a portion of Wall Street and Yale Street deemed dedicated by Plan 100 adjacent to Lot "T" (Explanatory Plan 6893), Plan 100 and Lot "A", Block "S", Plan 9556, Town of Hastings is surplus to the highway requirements of the City of Vancouver;
THEREFORE BE IT RESOLVED that Council's Resolution of June 24, 1969, closing this portion of highway be rescinded; and

cont'd....

MOTIONS (cont'd)

Conveyancing of Property to
Western Gypsum Products Ltd., (cont'd)

BE IT FURTHER RESOLVED that all that portion of Yale Street and Wall Street deemed dedicated by Plan 100 adjacent to Lot "T" (Explantory Plan 6893), Plan 100 and Lot "A", Block "S", Plan 9556, Town of Hastings be closed, stopped up, conveyed to the owner of abutting said Lot "T" and subdivided with said Lot "T" and adjacent lands. Said portion of road is more particularly described as follows:
COMMENCING at the north westerly corner of said Lot "A";
THENCE N 36° 11' 15" W 65.86 feet following in the northerly production of the westerly limit of said Lot "A" to the beginning of a tangential curve to the left;
THENCE westerly 228.98 feet, more or less, following in the arc of said tangential curve to the left of radius 510.36 feet to intersection with the southerly production of the westerly limit of said Lot "T" at a point 7.61 feet south of the south westerly corner of said Lot "T";
THENCE North 7.61 feet following in the southerly production of the westerly limit of said Lot "T" to the south westerly corner of said Lot "T";
THENCE S 71° 30' 40" E, 294.26 feet, more or less, following in the southerly limit of said Lot "T" to intersection with the southerly limit of the Canadian Pacific Railway Right of Way;
THENCE S 46° 05' 45" E, 167.29 feet, more or less, following in the southerly limit of said Right of Way to the north easterly corner of said Lot "A";
THENCE S 89° 55' W, 189.27 feet, more or less, following in the northerly limit of said Lot "A" to the point of commencement. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S. dated the 22nd day of May 1969, and marginally numbered LF 4376, a print of which is hereto annexed.

- CARRIED

2. Conveyancing of Property to Western Gypsum Products Ltd., and Closing of Streets resulting therefrom

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

THAT WHEREAS the City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and
WHEREAS a portion of road (Yale Street) deemed dedicated by Plan 100, adjacent to Lots 27 to 34 and Lot 85, Town of Hastings, Plan 100 is surplus to the City's highway requirements;
THEREFORE BE IT RESOLVED that Council's resolution of June 24, 1969, closing this portion of highway be rescinded; and
BE IT FURTHER RESOLVED THAT all that portion of road deemed dedicated by Plan 100, adjacent to Lots 27 to 34 and Lot 85, Town of Hastings, Plan 100; be closed, stopped up and conveyed to the abutting owner and subdivided with adjacent lands, said portion of road is more particularly described as follows:

cont'd....

MOTIONS (cont'd)

Conveyancing of Property to
Western Gypsum Products Ltd., (cont'd)

COMMENCING at the south easterly corner of said Lot 27; THENCE S 42° 58' 30" W, following in the south westerly production of the easterly limit of said Lot 27 a distance of 33 feet;
THENCE N 47° 01' 30" W, following in a line drawn parallel to the southerly limits of Lots 27 to 34 inclusive and north westerly production thereof, 637.70 feet, more or less, to intersection with the northerly limit of Yale Street;
THENCE N 89° 58' 30" E, following in the said northerly limit of Yale Street and in the southerly limit of said Lot 85, 48.30 feet, more or less, to the south easterly corner of said Lot 85;
THENCE N 42° 58' 30" E, following in the easterly boundary of said Lot 85 approximately 0 feet to intersection with the High Water Mark for the South Shore of Burrard Inlet;
THENCE south easterly following the sinuosities of said High Water Mark approximately 75 feet to the south westerly corner of said Lot 34;
THENCE S 47° 01' 30" E, following in the southerly limits of said Lots 34 to 27, 527.93 feet, more or less, to the point of commencement. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated the 26th day of May, 1960, and marginally numbered LF4377, a print of which is hereunto annexed.

- CARRIED

3. Conveyancing of Property to Western Gypsum Products Ltd., and Closing up Streets resulting therefrom

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,

WHEREAS by a Resolution passed on the 23 day of January 1973 the Council resolved to close, stop up and convey to the owner of the abutting property that portion of highway more particularly described in Appendix A annexed hereto.

AND WHEREAS by a Resolution passed on the 23 day of January, 1973 the Council resolved to close, stop up and convey to the owner of the abutting property that portion of highway more particularly described in Appendix B annexed hereto.

AND WHEREAS between the two portions of highway more particularly described in Appendix A and B there has existed a crossing over the railway right of way of the Canadian Pacific Railway which crossing was available for the use and benefit of the public.

AND WHEREAS the crossing over the railway right of way of the Canadian Pacific Railway is no longer required for the use and benefit of the public.

THEREFORE BE IT RESOLVED that the City of Vancouver hereby agrees to the closing of the aforesaid crossing and requests the Railway Transport Committee to authorize the closing and removal of the crossing as a public crossing.

- CARRIED

MOTIONS (cont'd)

4. Recess

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council recess.

- LOST

5. Shannon Property
Development

Notice was called on the following motion at the Council meeting on January 16, 1973:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt, this day
THAT the resolution of Council passed the 3rd day of January, 1973 and relating to the Shannon property at 57th and Granville Street and reading as follows:

> 'FURTHER THAT the requirements having been fulfilled to the satisfaction of the Council and the Technical Planning Board, the relevant departments take the appropriate action to have the development proceed forthwith',

be rescinded.

The motion was put and, - CARRIED BY THE REQUIRED MAJORITY

(Alderman Linnell is recorded as voting in the negative)

6. Shannon Property:
Repeal of By-law No. 4349

The following Notice of Motion was submitted at the Council meeting on January 16, 1973:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt, this day
THAT the Corporation Counsel prepare and bring forward a draft by-law to repeal By-law No. 4349 passed by the City Council on the 5th day of March, 1968, having the effect of rezoning the Shannon property at 57th Avenue and Granville Street from RS-1 to CD-1, and that a Public Hearing thereon be held at as early a date as may be practicable.

The motion was put and, - CARRIED

(Alderman Linnell is recorded as voting in the negative)

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Christ Church Cathedral:
Historic Site

MOVED by Ald. Gibson,
THAT City Council request the Provincial Government to consider designating Christ Church Cathedral as an historic site under the Act.

(notice)

NOTICE OF MOTION (cont'd)

2. Library Board:
Hours of Operation

MOVED by Ald. Gibson,
THAT Council request the Library Board to consider the possibility of operating its libraries seven days per week.

(notice)

3. Membership: Board of Police Commissioners

MOVED by Ald. Volrich,
THAT the Corporation Counsel be instructed to apply at the forthcoming legislative session for an amendment to the Vancouver Charter to increase the membership of the Board of Police Commissioners from four (4) to seven (7), and to provide for the appointments to be made by the Lieutenant-Governor in Council after consultation with City Council, to provide for each appointment to be for a three-year term with two to be appointed annually (subsequent to the expiration of the current appointments), to provide for payment of an annual sum on account of remuneration and expenses, and to report back with details of the proposed form of legislation.

(notice)

4. 1972-1973 Federal Government
Winter Capital Program and
approval of Capital Projects

MOVED by Ald. Bowers,
THAT in keeping with the intent of the 1972-73 Federal Government Winter Capital Program, wherein additional works and additional employment are created, the Chairman of Finance, the Board of Administration, the Director of Finance and the Deputy City Engineer recommend that Council resolve to approve capital projects, in addition to those already included in the 1971-75 Five Year Plan, that by 1975 will be equal to the forgiveness generated by the 1972-73 Federal Winter Capital Program.

(notice)

On direction of the Mayor the Council recessed to reconvene at 7:30 p.m. on Tuesday, January 30, 1973, to conclude the Agenda business which remains outstanding, as follows:

DELEGATIONS	Mr. S. Hedley	Development Permit Application: Columbia Containers Limited
	Cassiar Ratepayers Assn. (Mr. Cork)	re above
	Hastings Townsite Residents (Mrs. Campbell)	re above
	Columbia Containers Ltd. (Mr. Bouck)	re above

BOARD OF ADMINISTRATION AND OTHER REPORTS

J.	Report of Standing Committee on Environment, January 18, 1973	Clauses 1 - 3 Clause 4 - INFORMATION
K.	Board of Administration report January 18, 1973	Expansion of Oakridge Shopping Centre

cont'd...

Regular Council, January 23, 1973 29

Agenda Business re
Recessed Council (cont'd)

M.	Board of Administration report January 22, 1973	Advance Purchase: Britannia Community Services Centre: 1116 McLean Drive
O.	Report of Standing Committee on Community Development January 18, 1973	Clauses 1 and 2
P.	Report of Special Committee re False Creek, January 23, 1973	Granville Island

MOTIONS

Third Crossing: Burrard Inlet

ENQUIRIES AND OTHER MATTERS

NEW BUSINESS

*****

The foregoing are Minutes of the Regular Council meeting dated January 23, 1973, adopted on February 6, 1973.

A. Phillips
MAYOR

E. Kamyson
CITY CLERK

January 19, 1973

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Control of Building Contractors Operations on City Streets

The City Engineer reports as follows:

"HISTORY

In 1970, Council requested a report on this subject. It outlined a number of possible controls which could be applied to contractors working on City streets and suggested that a section be set up within the Engineering Department for the purpose of policing construction sites in this regard. Recently, the Standing Committee on General Purposes, in reviewing outstanding projects, requested the matter be reported on.

Since Council's original request, this matter has been investigated extensively. A technical report "The Effects of Building Contractors Operations on City Streets", containing the results of this study, is on file in the offices of the City Clerk. This technical report and the study will be summarized in a Report Reference to Council by the Deputy City Engineer. The Report Reference will expand on the need for stronger controls and point out specific examples of such needs occurring recently in Vancouver.

PROBLEMS

Several types of problems can arise from construction activity as outlined below:

A. Construction work and material storage frequently encroach into the street, restricting free use of the street by pedestrians and vehicles and creating muddy and messy conditions. These problems can result in claims and cost to the City and are a matter of nuisance and inconvenience to citizens. It should be noted that these encroachments are rarely authorized by the City.

B. Damage to City streets and sidewalks frequently results directly from construction activity. Trucks and equipment working within the site and moving from the street to the site, break sidewalks and curbs. In addition, improper placement of backfill against buildings creates a poor base for reconstruction of sidewalks and continuing maintenance may be required to keep the sidewalk in acceptable condition.

C. Excavation work can damage City and other utilities under the street. Shoring anchors driven into the street have broken into City sewers, causing significant damage.

D. Inadequately shored excavations create a potentially serious hazard to citizens and the possibility of major expense to the City. Collapse of a major excavation could disrupt sewer, water, telephone, gas and electrical services, as well as damaging City streets extensively. The direct costs of such collapse to the City would be high. The City could conceivably be found liable for damage resulting from a collapse, and the potential liability could be very high.

....Cont'd

Clause No. 1 Cont'd

The Report Reference will describe several instances of the types noted. In many cases direct costs to the City have been found and on several occasions, excavation collapse has seriously threatened major streets and utilities. Increasing construction activity and increasing frequency of deep excavations have significantly increased the problems experienced from construction activity.

PRACTICE OF OTHER CITIES

In attempting to establish desirable control procedures, this Department surveyed the practices of 36 major North American cities. This survey shows that many cities apply more stringent controls than Vancouver and require more protection for the City against possible expense.

After reviewing problems in Vancouver and the practices of other cities, the Engineering Department concludes:

PROPOSALS

(a) Because of inconvenience, expense and hazard to the public caused by construction of buildings, a need exists to improve control procedures.

(b) Additional screening procedures to control the problem should be introduced. Most of these are procedural changes aimed at prevention of problems but some additional inspection and administrative changes in the Engineering and Permits and Licenses Departments are involved.

(c) Developers should be required to provide bonds and cash deposits to protect the City against damage to City works and poor restoration practices, and provide liability insurance coverage for the City on excavations. (The City carrying liability insurance may be administratively more practical if premium costs are not excessive; this question is now under review.) Developers should be required to retain professional engineers to design and supervise shoring and backfill where appropriate.

(d) Present by-laws have sufficient authority to make a substantial improvement in the situation. (The present Engineering by-laws should be changed at a later date to reflect the improved controls; these changes are now under review.)

(e) The cost of this increased control should be borne by developers in the form of increased permit fees.

STAFF REQUIREMENTS AND COSTS

Additional staff will be required to implement the desired controls. To control encroachments and limit inconvenience to users of the street, additional in-field inspection is required. Two Engineering Technicians must be added to our present group of technicians to cover construction sites in the City. One additional Engineering Assistant IV will be required to screen development permit applications for major projects to evaluate the probable effect of excavations and construction activity on streets and utilities. He will establish appropriate deposits and bonds required to protect the City against possible costs and check to ensure that professional engineering design and supervision will be employed where required.

The additional staff costs will be about $36,600 per year. This cost will be recovered by charges to developers. Applicants for construction of single-family dwellings, which presents relatively minor problems, will have to pay about $10 each. Larger developments will have to pay approximately $32 on the average - actual charge to vary with the size of the project.

....Cont'd

Clause No. 1 Cont'd

It should be noted that the additional screening of development permits may result in some delay in the processing of these applications in the Engineering Department. This delay should be slight in terms of the overall processing of permit applications.

The Director of Permits & Licenses has reviewed this report and concurs with its Recommendations.

RECOMMENDATIONS

I RECOMMEND that:

(1.) Additional control measures on construction activity be approved as follows:

(a) Provision of appropriate cash deposits and restoration bonds by developers -

(b) Provision, by developers, of liability insurance coverage for the City for excavations -

(c) Provision of professional engineering design and supervision of excavations, shoring and backfill -

(d) In-field examination and control of building activities encroaching onto the street by the Engineering Department.

(2.) Two additional Engineering Technicians and one additional Engineering Assistant IV be authorized to implement additional controls at a cost of $36,600 per year to be recovered from the developers; classifications to be subject to review by Director of Personnel Services -

(3.) The cost of continuing control measures to be charged to developers through inspection and permit fees. Charges to vary with size of project, as noted above.

(4.) Two temporary Engineering Technicians and other charges during the initial implementation at a cost of $16,400 to be borne by the City, be authorized."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 102

2. Hydrogeologic Investigation at Sanitary Landfill

The City Engineer reports as follows:

"The City has applied for a permit to operate the present sanitary landfill under the requirements of the Pollution Control Act. Approval has not yet been granted and is not expected until later this year after the Pollution Control Board hold a Public Hearing commencing April 30, 1973 to "consider the technical aspects bearing upon the control of discharges to water and/or land, originating from Municipalities ....." Submissions will be heard, and the City of Vancouver is to present a brief.

....Cont'd

Clause No. 2 Cont'd

To assist in the preparation of the brief and to determine if it is necessary to change the method of operating the landfill to comply with existing Pollution Control Board guidelines, it is desirable to carry out further investigation and work of a hydrogeological nature to determine what influence and effect the landfilling may have on the surface and ground water flows adjacent to the site. The written brief must be received by the Pollution Control Board in Victoria before March 1, 1973 in order to be accepted for presentation. It is, therefore, necessary to begin the hydrogeological study as soon as possible and a consultant with specialist knowledge in this field will be required. The cost of the hydrogeological work, including the consultant's report, is estimated at $6,000.00.

The City Engineer recommends that:-

(A) A consultant be retained to report on the hydrogeological aspects of the City's landfill site.

(B) The necessary funds, estimated at $6,000.00, be approved in advance of the 1973 Budget approval."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Conveyance of Property to Western Gypsum Products Ltd.

The Corporation Counsel reports as follows:

"By resolution dated December 15, 1970, Council resolved to close, stop up, and convey to Western Gypsum Products Ltd. two portions of Yale Street. It was a condition of the sale that a public crossing over the C.P.R. Right-of-way at the location of the property to be conveyed be eliminated by order of the Railway Transport Committee.

All necessary surveys have been completed and all conditions as to the conveying of the property met, with the exception of the elimination of the public crossing. A resolution requesting the elimination of the crossing is on Council's agenda for this date and if passed will be forwarded to the Railway Transport Committee thereby completing the application for the elimination of the crossing.

I am advised that the C.P.R. and Western Gypsum Products Ltd. are just completing new surveys of their property in the area. Should either of these surveys result in new subdivision plans being filed prior to the filing of the documents relating to our conveyance we could be required to conduct new surveys and redraw the various documents relating to the sale.

In my opinion there is no question but that the Railway Transport Committee will eliminate the crossing and in order to facilitate the conveyance I would recommend that I be given authority to convey the property prior to receiving the order of the Railway Transport Committee if necessary."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 108

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Condition of Grand Hotel
   24 Water Street, Vancouver

The Medical Health Officer reports as follows:

"Our files indicate that these premises have been causing continual problems to this Department for a number of years.

In April 1972 a double registered letter was sent to the licensed operator in an effort to contact him. The letter was returned. Since this time numerous inspections and efforts have been made to attempt to bring these premises into minimal compliance with the Lodging House By-law. For a period of time in the fall of 1972 some renovations were commenced but at no time were the premises satisfactory. A letter dated October 3, 1972 was received by this Department from the operator at that time agreeing with a rigid schedule of renovations which were to be completed by November 20, 1972. This schedule was never completed and the premises in some ways deteriorated.

On November 28, 1972, I and other senior staff of the Health Department inspected the building and decided that under Section 16(3) of the Lodging House By-law #3686, the premises were unfit, and vacant possession should be obtained. A 30-day order was issued to the operator to obtain vacant possession of the Lodging House to be effective December 31, 1972. Copies of this order were posted on the building and this order was delivered by hand to the manager.

Subsequent to this order the management changed hands and the Department became aware of this on December 21, 1972. The new operator, Mr. S. Wells, was formally advised of the order to the previous manager on December 21, 1972.

On January 2, 1973, an inspection revealed that the premises were still occupied but although some work was proceeding the premises still did not comply with the Lodging House By-law.

On January 9, 1973, after consultation with the Law Department, charges were laid under Sections 8 & 11(1) of the Lodging House By-law.

On January 11, 1973, a further order to vacate the premises within 48 hours was hand delivered to Mr. S. Wells who had taken over operation of the premises during December 1972. The premises were still in poor sanitary condition.

A further inspection was carried out on January 15, 1973, and the building was still occupied and still in poor sanitary condition.

On January 17, 1973, a further charge was laid for failing to obey the order of the Medical Health Officer.

It is the opinion of this Department that this building could furnish satisfactory housing accommodation if renovations were carried out and placed under responsible management but at this time must be considered as unfit for occupancy.

The Fire Chief reports also that there are a number of Fire Department orders outstanding against these premises which must be completed forthwith.

cont'd....

Clause #1 continued:

Section 12 of The Sanitary Regulations made under the Health Act of British Columbia reads as follows:

'If the Local Board is satisfied, upon due examination by itself or officer, that a cellar, room, tenement, or building within its jurisdiction, occupied as a dwelling-place, has become by reason of the number of occupants, want of cleanliness, the existence therein of a contagious or infectious disease, or other cause, unfit for such purpose, or that it has become a nuisance or in any way dangerous to the health of the occupants or of the public, it may issue a notice in writing to such occupants, or any of them, requiring the said premises to be put in proper sanitary condition, or, if it sees fit, requiring the occupants to quit the premises within such time as the Board may deem reasonable. If the person so notified, or any of them, neglect or refuse to comply with the terms of the notice, every person so offending shall be liable to the penalties imposed for infraction of these Regulations, and the Board may cause the premises to be properly cleansed at the expense of the owners or occupants, or may remove the occupants forcibly and close up the premises, and the same shall not again be occupied as a dwelling-place until put into proper sanitary condition; or the Board, if it sees fit, may, subject to the provisions of section 108 of the "Health Act", cause such premises to be destroyed, with the consent of two Justices of the Peace.'

The Medical Health Officer suggests:

If Council wishes to exercise its powers as a Local Board of Health under the above Section, the Corporation Counsel should be instructed to prepare the appropriate formal resolution.

Your Board submits the foregoing report of the Medical Health Officer for CONSIDERATION.

RECOMMENDATION

2. Dictating Equipment

The Director of Welfare and Rehabilitation reports as follows:

"On August 10, 1972, the Board of Administration received a memorandum from the Administrative Analyst, the subject of which was dictating equipment in use in this department. The report stated that because of the reorganization of the department and the resultant change in operational procedures, certain items of dictating equipment were considered redundant and were therefore declared surplus.

In addition the report recommended that certain dictating equipment be provided for myself and my two assistants. I have reviewed our current needs and request that the following equipment be provided:

4	Phillips Model 96 dictating/transcription machines @ 290.00	1160.00
3	Microphones @ 25.00	75.00
2	Headset & Footpedal sets @ 40.00	80.00
12	Cassettes @ 3.00	36.00
	Sub Total	1351.00
	5% Tax	67.55
	Total	$1418.55

cont'd....

Clause #2 continued

The Comptroller of Accounts advises that funds to cover the expenditure will need to be added to the Department's Budget.

As the Director of Welfare and Rehabilitation I recommend that the requested equipment be approved in advance of the 1973 Departmental budget. "

Your Board RECOMMENDS that the foregoing recommendation of the Director of Welfare and Rehabilitation be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 108

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: E/S Clarendon Street, Immediately Across from St. Lawrence Street (4718 Clarendon Street)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. D.V. Guenther of 3325 Quebec Street, requesting an amendment to the Zoning and Development By-law whereby Lot 1, Subdivision 2, Blocks 8 and 9, D.L. 52, being the east side of Clarendon Street, immediately across from St. Lawrence Street (4718 Clarendon Street), would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District, or alternatively, permission to use the existing building as a duplex for the life of the building.

In addition to the application, Mr. Guenther makes a further submission:

'The subject matter of this Application has been before Council and the various Boards since 1956. At this point in time a fresh look at this particular situation reveals two self-contained dwelling units of good quality and standards which have benefitted the Citizens of Vancouver for over sixteen years and should continue to be of benefit and need to the Citizens of Vancouver for the foreseeable life of this building. No factor concerning this building or property adversely affects the Citizens of Vancouver or the neighbours of the property. In fact, the neighbours approve and condone the said property and building. It is realized that the building and the present usage may be in contravention to the By-laws of this City of Vancouver, but when one looks to the question of the contravention it is in fact a technical matter and not one of any substance to the Citizens of Vancouver.

For sixteen years there has been a piecemeal dealing with this particular property and others in the City of Vancouver, and there does not at this time appear to be any clear-cut method of dealing with all of the non-conforming dwelling units in the City and it is now asked that the Council look at this particular property and building on its own merits and it is respectfully submitted that since there will be no adverse effect if this Application is granted, and there will be a great deal of benefit to a needy Citizen, that the Application should be granted.

It is further respectfully submitted that the Council should not be a slave to uniformity in this instance and that all things considered, an equitable judgment for and on behalf of the Applicant would be to rezone the property. However, if the Council cannot go this far, the least it could do is to grant the Duplex use of this building for the life of the building. the present Applicant has built this building and has continued to operate it and has been faced with the threat of closure or prosecution for over sixteen years and the humane thing at this time is to allow and legalize its continued use for the life of the building.'

Attached to the application are letters from Mr. J.A.R. Rickaby, 4730 Clarendon Avenue, Mr. A. P. Gray, 4725 Clarendon Avenue, and Mrs. C. Roste, 2489 St. Lawrence Street, stating that they have no objections to the building being used as a two family dwelling.

Several applications have been made by Mr. Guenther over many years through the Board of Variance, Development Permit Applications through the Technical Planning Board and rezoning applications through City Council, with numerous appeals and development permits granted to retain the dwelling unit in the basement or lower floor for limited periods of time. The most recent development permit, #51269, expires December 31, 1972, which is in accordance with Council's policy of retention of illegal suites in RS-1 Districts.

(Council, on November 28, 1972, extended this time limit to June 30, 1973.)

cont'd....

Clause No. 1 continued

HISTORY:

A brief resume of the applications on the subject property follows:

August 2, 1951	Building Permit issued to D. Guenther to erect a one family dwelling. Main Floor - 1 w.c., 1 w/b, 1 bath, 1 sink Basement - 2 bedrooms, laundry room, 1 w/b, 1 w.c. 1 l.t. A statutory declaration was filed by Mr. Guenther stating that it was not his intention to occupy or use the lower floor for separate living accommodation.
December 16, 1954 Appeal #11016	Filed by Mr. Guenther to use the dwelling as 2 self-contained suites after completion. DISALLOWED
May 25, 1955 Development Permit Application #X-132	Filed by Mr. Guenther to install a dwelling unit in the basement. REFUSED - the house is not old and is not too large to be unsuitable for a one family dwelling. Basement - 932 square feet Main Floor - 937 square feet.

In 1955, the Technical Planning Board could only consider an application to retain a dwelling unit that had been installed with or without City Permits prior to January 1, 1951. This provision was amended on December 11, 1956 and the date of June 18, 1956 was substituted.

June 23, 1961	An inspection revealed that the lower floor was occupied as separate living quarters. Mr. Guenther advised the District Building Inspector that it had been his intention to use the building as a duplex from the time it was built and he had rented it as a duplex since its completion.
February 19, 1962	Mr. Guenther was found guilty of a violation of the Zoning and Development By-law and received a suspended sentence from Magistrate Bewley.
June 4, 1962	Mr. Guenther filed a statutory declaration, indicating that the ground floor had been used as a self-contained suite since early January, 1956, to the present date.
June 27, 1962	At the request of the T.P.B., Mr. Guenther filed a letter stating that: 1. He is aware the property is zoned RS-1 2. Permits were obtained for a one family dwelling only. 3. December 31, 1961, was clearly understood as a final period of time and after that date the lower floor used for anything other than sleeping rooms and further the sink and stove were to be removed.
Development Permit Application #23685	The T.P.B. approved the retention of the lower floor dwelling unit for a final limited period of time, expiring December 31, 1966.
Appeal #16317 - tied to Development Permit Application #40070	The Zoning Board of Appeal permitted the lower floor dwelling unit to remain for a further period of one year, expiring December 31, 1967, and without prejudice to a further appeal, provided Mr. Guenther continues to own the premises.

cont'd....

Clause No. 1 continued

January 26, 1968 Development Permit Application #43800	The T.P.B. approved the retention of the lower floor dwelling unit for a further limited period of time, expiring December 31, 1969.
February 24, 1970 - Development Permit Application #51269	The T.P.B. approved the retention of one dwelling unit on the lower floor for a limited period of time, expiring December 31, 1972.

On the previous application by Mr. Guenther to rezone the subject property, which has a frontage of 42 feet in width and a depth of 79 feet on the southerly side and 105 feet on the northerly side (the total site area being 3,364 square feet), the application was refused by City Council on May 26, 1970, following the recommendations of the Technical Planning Board and the Town Planning Commission that the application be not approved as such rezoning would establish an isolated two family dwelling district within a one-family dwelling area.

Since this time, Mr. Guenther has been to both the Director of Planning and the Zoning Planner, requesting that the property be rezoned, even though it was suggested that he attempt further appeals to the Board of Variance on a year-to-year basis while he owns the home. However, he insisted on filing his application for rezoning, which was received on June 26, 1972. This application was filed by Mr. Alex B. MacQuarrie, solicitor, of the firm MacQuarrie, Hobkirk & McCurdy, following which Mr. Gray, the Zoning Planner, had several discussions with Mr. MacQuarrie, suggesting that he may wish to discuss the matter with his client, Mr. Guenther, pointing out that he may wish to withdraw his application as there was little hope of the rezoning application being favourably considered. Mr. MacQuarrie did agree to undertake to discuss the matter further with his client, and on September 14, 1972, a letter was received from Mr. MacQuarrie, stating that he had been instructed by Mr. Guenther to ask that the application be proceeded with.

There has been no change of zoning or development within the immediate area of the subject property. The dwelling is located on a small site. Therefore, the Technical Planning Board on November 17, 1972 reaffirms its previous recommendation that:

'. . . the application be not approved for the following reason:

1. Such rezoning would establish an isolated RT-2 Two Family Dwelling site within a one family dwelling area.'

The Vancouver City Planning Commission on December 1, 1972 endorsed the recommendation of the Technical Planning Board."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Mr. Guenther through his Solicitor MacQuarrie, Hobkirk & McCurdy.

2. Construction of the Existing Gasoline Station at 4933 Victoria Drive

The Director of Planning and Civic Development reports as follows:

"Mohawk Oil Co. Ltd. filed Development Permit Application No. 60591 to reconstruct the existing gasoline service station on the site at the southwest corner of 33rd Avenue and Victoria Drive. The site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council on October of 1968, permits the rebuilding of the gasoline service station at this location.

cont'd....

Clause No. 2 continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 60591 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the rebuilding of the gasoline service station on this site, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

(i) The provision of and detail of the landscaping at the corner of the site adjoining Victoria Drive and 33rd Avenue and all landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.

(ii) Deletion of vehicular access from the site to the City Lane and the provision of a continuous suitable screening along the property line of the site adjoining the City Lane.

(iii) The provision on site of a satisfactory screened location for garbage and trash.

(b) All surfacing and screening of the open portions of the site to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

(c) All landscaping to be provided in accordance with the approved drawings within six (6) months from the date of any use of the approved development and thereafter to be permanently maintained.

(d) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and the requirements of Section 11(10) of the Zoning and Development By-law. "

Your Board RECOMMENDS that Development Permit Application No. 60591 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

FOR COUNCIL ACTION SEE PAGE(S) 108-109

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Re Parklane Private Hospital Ltd. vs. City

The Corporation Counsel reports as follows:

"The above case was taken as a test case with respect to the City's liability to pay the difference between the approved rates and the actual rates for care rendered to social assistance cases.

The trial judgment was appealed by the Hospital and the appeal was allowed. At the trial, judgment was given in the amount of $57,524.95, being the amount up to the effect of the Regulation passed on September 18th, 1970. The Court of Appeal, however, by a two-to-one majority, found all the Orders-in-Council and Regulations passed to be invalid, and judgment has now been handed down in the sum of $92,437.70, being the amount owing to the date of trial.

In the Court of Appeal the Attorney-General appeared by Counsel and became a party to the action. I am awaiting advice from him as to whether or not a further appeal is to be launched to the Supreme Court of Canada. If such an appeal is launched I would recommend that the City join in such an appeal, and I would seek instructions in that regard. If no appeal is launched, or different developments take place, I will report to Council as they arise."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted by Council.

INFORMATION:

2. Re Senior Citizens' Housing, Kitsilano Site at S.E. Corner of 7th Avenue and Yew Street: Grandmere Enterprises Ltd.

The Corporation Counsel reports as follows:

"Following the resolution of Counsel passed on December 19th, 1972, the above-named company, through its solicitor, has issued a Writ seeking to recover the rental losses alleging an agreement between it and the City.

In accordance with standing insutructions I have caused an Appearance to be entered and will report to Council from time to time."

Your Board submits the foregoing report of the Corporation Counsel for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 109

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Sale of Surplus Fire Truck - Shop #61

The City Purchasing Agent reports as follows:

"The 108 Volunteer Fire Department of 100 Mile House, B.C., has offered $1,000.00 for the purchase of our surplus La France Pumper (1947) Shop No. 61.

We have previously received letters from Radium Hot Springs and the Village of Fraser Lake, who are interested in purchasing a fire truck. In answer to their enquiry, we explained that our equipment is usually sold by Public Auction.

Comparable fire trucks sold in 1970 and 1971:

Shop No. 53 (1948) - $2150.00
Shop No. 81 (1948) - $2600.00
*Shop No. 54 (1948) - $1025.00

(*lower price received because repairs required to make it operational).

The City Auctioneer, Mr. H. Appleton, of Appleton Industrial Auctioneers, has appraised Shop No. 61 at $1,750.00 and, as this amount is more than the $1,000.00 offered, I recommend that it be sold at public auction and the 108 Volunteer Fire Department be invited to submit a bid at the auction."

Your Board RECOMMENDS that the recommendation of the City Purchasing Agent be approved.

(Letters from 108 Volunteer Fire Department, the Village of Fraser Lake and the Radium Volunteer Fire Department together with Mr. Robertson's replies are circulated for the information of Council.)

DELEGATION REQUEST: 108 Volunteer Fire Department, 100 Mile House, B. C.

CONSIDERATION:

2. Request to Operate Bandwagon

The City Engineer reports as follows:

"We have received a request from the Vancouver Circus Band for permission to operate a 'bandwagon' on the streets of the City of Vancouver.

The proposal is to have an open-deck truck transporting a five-piece band around the City and at no time to have the vehicle stationed at any one location. While the band is playing, the vehicle will be in continuous motion at a similar speed to that of other vehicles on the street and will only be operated when it will not cause a hindrance to other traffic. They plan to operate about four hours per week, mainly on Sundays and some evenings. However, this period may be extended if the venture is successful. Money is not to be solicited for performances and the music will not be amplified. No specific route is to be followed although streets with high pedestrian volumes will be favoured.

....Cont'd

Clause No. 2 Cont'd

The applicants state that the Vancouver Circus Band is basically a charitable entity although occasional professional engagements are undertaken to help offset operating expenses. It appears that their aim is no more than to provide some atmosphere to the City, similar to a like operation in San Francisco.

Two similar proposals in the past, one from Rothmans of Pall Mall Canada Ltd. in 1968 and one from Pauline Johnson Candy Shops Ltd. in 1969 were both refused by Council. However, it was their intention to use the operation as an advertising device.

The Police Department feels that if the vehicle is operated as planned, there should be no undue problems. From a Traffic Engineering standpoint it is felt that as this is a new venture it should, if approved, be for a trial period of time, and that following the trial period (e.g. three months), any extension be subject to the approval of the City Engineer and Chief Constable.

The proposed vehicle operation falls within the definition of a sound truck and therefore the request is a matter of Council policy and is presented for Council's CONSIDERATION. Should Council approve the request of the Vancouver Circus Band to operate a bandwagon on City Streets, it is suggested that such proposal be subject to the following conditions:

1. That the use of the bandwagon be restricted to Sundays, holidays and evenings, for a trial period of three months.
2. That extension of the approval, including the days and times of operation, be at the discretion of the City Engineer and Chief Constable.
3. That the Vancouver Circus Band enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against any claims that may arise from the operation of the bandwagon."

Your Board submits the matter to Council for CONSIDERATION.

(Copies of the communication from the Vancouver Circus Band dated November 28, 1972 are circulated for Council's information)

FOR COUNCIL ACTION SEE PAGE(S) 109

FINANCE MATTERS

CONSIDERATION

1. Charter Amendments

The Corporation Counsel reports as follows with respect to additional Charter amendments:

"1. Sections 289 and 291A provide for the sale of City streets that have been closed and stopped up. They also contain a method that your officials felt would permit the City to sell such a street even if the abutting owners do not consent. We have never been able to take advantage of this latter provision because the Registrar of the Land Registry Office did not agree with our interpretation.

This year, however, after discussions with the new Registrar and the Director of Legal Services in Victoria, it was agreed that our objective could be attained if we could obtain two minor amendments suggested by the Director of Legal Services.

I would therefore request Council's authority to obtain an amendment to section 289(1) to delete the words "and to any right therein which the person who laid out or dedicated such street may have expressly reserved", and to delete the words "by transfer" from section 291A(2).

2. I have been advised by the Legislative Counsel in Victoria that an amendment to the Municipal Act is proposed which would enable hospitals to obtain tax exemption on property purchased for hospital purposes, but which would not be used for hospital construction for a few years. Power is to be given to the Minister of Municipal Affairs to make such a declaration in appropriate cases. It is not, as I understand, intended to permit hospitals holding such land to obtain the exemption if it is, in the meantime, revenue producing. Final details of the wording have not been worked out, but I have been asked to place the proposal before Council for a similar amendment to the Charter. As I understand the principle which will be applied, the effect in the City will apply to the property of two smaller hospitals involving total taxes of approximately $8,000.

If Council approves of these proposals I recommend that I be authorized to seek the leave of the Private Bills Committee to introduce these proposed amendments at the same time as the balance of the Charter Amendments are considered. "

Your Board submits the foregoing report of the Corporation Counsel for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 109

Board of Administration, January 19, 1973 . . . . . (FINANCE - 2)

Clause withdrawn

RECOMMENDATIONS

FOR COUNCIL ACTION SEE PAGE(S) 114

2. Staffing Requirements - Fraserview Branch Library

The Director of Personnel Services reports as follows:

"At its meeting on December 13, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services:

'Following a review of staffing requirements at the Fraserview Branch Library by the Systems Analyst (Library), and discussions with the Branch Head and Senior Clerk, it is proposed that the clerical staff be reduced as follows:

Classification	Present	Proposed
Library Clerk II	2 regular positions plus 19 hours a week	1 regular position plus 25 hours a week*
Library Clerk I	2 regular positions	1 regular position plus 12 hours a week

* Includes 2 hours a week for Statutory Holiday relief.

Annual recurring saving of this recommendation at 1972 rates and including fringe benefits amounts to approximately $9,294.00. Of this amount $3,900.00 has been earmarked for a half-time Library Clerk III position in the History and Government Division which was approved by the Library Board on November 15, 1972, leaving a balance of $5,394.00; it is intended to refer to this amount in a subsequent report pertaining to staffing needs in the central library.

This recommendation is concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.'

I have discussed this report with the Co-ordinator of Data Processing and Systems, who agrees with the recommendations.

I endorse this report and recommend that it be approved."

SUMMARY OF RECOMMENDATIONS

	Present Classification	Proposed Classification	Effective Date
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($438-514)	--	When vacated (approximately July 1, 1973)
Abolish 1 regular position	Library Clerk I Pay Grade 4 ($366-422)	--	When adopted
Establish 6 hours a week		Library Clerk II Pay Grade 9 ($2.88 - 3.38 per hour)	When filled
Establish 12 hours a week		Library Clerk I Pay Grade 4 ($2.40 - 2.77 per hour)	When filled

(1972 Rates)

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

Board of Administration, January 19, 1973 . . . . . (FINANCE - 3)

RECOMMENDATIONS

Clause withdrawn

FOR COUNCIL ACTION SEE PAGE(S) 110

3. Staff Requirements - Acquisitions Division, Vancouver Public Library

The Director of Personnel Services reports as follows:

"At its meeting on December 13, 1972, the Vancouver Public Library Board approved the following report of the Head of Library Personnel Services, subject to authorization of necessary funds by City Council:

'In a report dated December 8, 1972 the Systems Analyst (Library) provided detailed information regarding an increased volume of work in the Periodicals, Government Documents, and Continuations sections of the Acquisitions Division and recommended an increase in staff to cope with it. I have reviewed the proposed duties of these positions and recommend as follows:

The duties of one new full-time position will consist of sorting all incoming mail in the Division, and the alphabetizing and checking-in of mail for the Periodicals and Government Documents sections; preparation of material for the Bindery including checking for completeness and writing bindery dockets of instruction; and filing of check-in cards, order slips, bindery dockets and correspondence. (It is noted that these duties will relieve Library Clerks II of their more routine duties and thus provide them with time for more complex work). This is work at the Library Clerk I level of complexity and responsibility and classification as such is recommended effective when filled.

The duties of a second full-time position are now being performed in part by a 25 hours per-week part-time Library Clerk II. Work involves assisting a Library Clerk IV in the Periodicals Section, maintaining entries in a Kardex file, composing and typing correspondence re missing issues and new subscriptions, and processing invoices; in addition, the incumbent of this position performs similar duties in the Continuations section for a small portion of the week. This is work at the Library Clerk II level of complexity and responsibility and classification as such is recommended when filled.

The estimated recurring annual cost of this recommendation at 1973 rates, calculated at the top step of the salary ranges and including fringe benefits, is as follows:

1 Library Clerk I at $453.00	$ 5,436.00	
1 Library Clerk II at $552.00	6,624.00	
	12,060.00	
Fringe benefits	1,206.00	
	$13,266.00	$13,266.00
LESS		
25 hours per week Library Clerk II at $3.63	$ 4,719.00	
Fringe benefits	378.00	
	$ 5,097.00	$ 5,097.00
Cost:		$ 8,169.00

This recommendation is concurred in by the Head of the Acquisitions Division and by the Vancouver Public Library Staff Association Local 391, C.U.P.E.'

I have discussed this report with the Co-ordinator of Data Processing and Systems who agrees with the recommendations. The Comptroller of Accounts advises that if approved the necessary additional funds for 1973, estimated at $6,425.00, would be provided for in the 1973 Library Budget.

I endorse this report and recommend that it be approved."

Cont'd.....

CLAUSE NO. 3 (continued)

SUMMARY OF RECOMMENDATIONS

	Present Classification	Proposed Classification	Effective Date
Establish 1 new position	--	Library Clerk I Pay Grade 4 ($392-453)	When filled
Establish 1 new position	--	Library Clerk II Pay Grade 9 ($470-552)	When filled
Abolish 25 hrs. wk.	Library Clerk II Pay Grade 9 ($3.09-3.63)	--	When vacated

(1973 Rates)

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Lease of The Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Clause 6(b) of the lease between the City of Vancouver and the Lessee of The Queen Elizabeth Parking Garage, Metro Parking Ltd., reads as follows:

'Clause 6(b) - during the month of January in each of the years 1973 and 1974 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under Clause 5(a) shall be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

In the lease Council authorized maximum allowable expenditures for 1972 for the Garage of $21,000. Actual expenses for the year amounted to $20,566. Since the Provincial minimum wage was increased with effect from December 1st, 1972 and a further increase will become effective December 1st, 1973, the Theatre Manager recommends that the allowable operating expenses for the Garage for the year 1973 be set at $26,500."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

5. Safety Policy and Programme - City of Vancouver

The Director of Personnel Services reports as follows:

"The proposed City of Vancouver Safety Policy and Programme which has been prepared by the Safety Officer has now been agreed to by all Department Heads involved and by the Inside, Outside and Fire Fighters' Unions.

Subject to approval of the Safety Policy and Programme by City Council, the Safety Officer is in a position to proceed with implementation of Stage 2 and Stage 3 as contained in the proposal.

The total approximate cost of the implementation of Stage 2 and Stage 3 of the Safety Policy and Programme are estimated as follows:

Printing of Policy copies and forms relating to Stage 2	875.00
Training Aids and Supplies including Photography costs and visual aids	250.00
Possible Overtime Incurred by Safety Officer	500.00
TOTAL	$1,625.00

I recommend that approval for these funds in the amount of $1,625 be given in advance of the 1973 Budget and, that the Safety Policy and Programme for the City of Vancouver be adopted as submitted and that authority be given to proceed as soon as possible with the implementation of Stage 2 and Stage 3 of the Policy.

The Comptroller of Accounts advises that funds will be available in advance of the 1973 Budget."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

(The Safety Policy & Programme is circulated for Council information, but Appendices 3, 4, & 5 are on file in the Personnel Department for perusal.)

FOR COUNCIL ACTION SEE PAGE(S) 110

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT JANUARY 12, 1973

RECOMMENDATION

1. Temporary Clerk II Position - One Year, Records Section, Personnel Services Department

The Director of Personnel Services reports as follows:

"In the past, we have budgeted for a temporary Clerk II position for six months of the year to aid in the processing of Staff Forms and Requisitions and related work in the Records Section during the peak summer months. This enabled us to use this position for vacation relief as well and therefore did not require any other staff for that purpose.

As a result of the strike this year and the additional work load imposed, it has been necessary to engage someone on a temporary Clerk II basis from mid November through to the end of December. This, however, has only allowed us to continue with current matters and many of our year-end and long-term jobs have not been completed.

We would like to make application to have a Clerk II (Temporary) for a full year commencing January 1, 1973 pending the institution of the computer records system. The increase in Staff Forms for processing as a result of Local Improvement Projects and in particular Acting Capacity, under the Agreements, has made it necessary to have a Clerk posting to the Kardex and checking details full time. This means that any of the other jobs such as scrutinizing minutes, taking statistics, and doing special projects are being left undone. If at any time we are asked for special jobs or are asked to supply any extra information for negotiations, or whatever, we simply have to drop everything and do it on a panic basis. This is most unsatisfactory and is certainly not condusive to good staff working conditions.

We notice that telephone inquiries are taking up a good deal of our time because the regulations are not up-dated and departments are phoning for interpretations. The physical move of the Payroll Department to another part of the building has created the necessity of telephoning or actually going to the Payroll Department to verify various items before staff alteration forms can be finalized.

The Fire Department $1,000.00 List, Service Pay List, Long Service List, Retirement List, 25 Year List, are being done so quickly that errors and omissions are bound to creep in. Posting of all 1973 Rates (manually) will be required early in 1973.

It is most unfortunate that a detailed review of the Kardex records and position records has not been completed this year, and it would appear that with the continuing current volume of work in this section we will be unable to review the Kardex for some time unless additional help is available.

We have discussed the above with Mr. R. Hawkins, Co-ordinator, Data Processing, who indicates that at this time he is unsure of the commencement date of the computerized Records system. He is in agreement with this request but stipulates that should the system start prior to the completion of 12 months, the need for this position will be re-evaluated.

We are requesting approval in advance of the 1973 Departmental Budget Review.

This request is recommended by the Co-ordinator, Data Processing and Systems, and by the Director of Personnel Services.

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 110

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

JANUARY 19, 1973

RECOMMENDATION

1. Attendance at Solicitor-General's Third Police Conference at Montebello, Quebec on February 5th to 7th, 1973, Mr. D. H. Mead, Systems Analyst

The following is a report from the Co-Ordinator of Data Processing & Systems Division:

"The Solicitor-General has been conducting a series of working conferences relating to the training and development of the major municipal Police Forces. The third of these gatherings, which will deal with Planning and Research, is to be held at Montebello, Quebec, February 5th to 7th.

The purposes of the conference are to determine areas requiring further research, to consider ways of stimulating and co-ordinating such research and the dissemination of the results. In view of the strong position that the Vancouver Department occupies in this field as compared with other Canadian Forces, the benefit which should accrue to the City from the meeting will be considerable.

Mr. D.H. Mead, a Systems Analyst who is currently assigned to projects in the Police Department, has been invited by the Solicitor-General's Department to participate in the Conference by the virtue of his considerable experience in the area. His attendance has been endorsed by the Chief Constable.

All travel expenses are met by the Solicitor-General. The only cost to the City would be for Mr. Mead's absence from duty.

If Council approves of his travel for this purpose, there would be an advantage if Mr. Mead were to spend the 8th and 9th of February in Ottawa and Toronto to examine work being done at Ottawa University and by the Ontario Police Commission in developing criteria for the evaluation of Patrol Division effectiveness. Regular reports are being developed for Council on this subject in accordance with previous resolutions.

The subject is a complex one and represents an entirely new approach to Police Management. Estimated costs to the City of the visit are $80.00. The Comptroller of Accounts advises that the funds can be provided from Account Code 7090/929, Travel Expenses - Staff Officials.

It is RECOMMENDED that:

A. Mr. D.H. Mead be authorized to attend the Solicitor-General's Conference on Police Planning & Research at Montebello, Quebec on February 5th to 7th at no cost to the City; and

B. Mr. Mead be authorized to visit Ottawa and Toronto on February 8th and 9th at an estimated cost of $80.00, the funds to be provided in advance of Budget approval."

Your Board RECOMMENDS that the recommendations of the Co-Ordinator of Data Processing & Systems Division be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110

BOARD OF ADMINISTRATION

PROPERTY MATTERS

RECOMMENDATION

JANUARY 19, 1973

1. Advance Purchase - Britannia Community Services Centre Lots A & W½ of B, Block 40, D.L. 264A Known as 1459 William Street

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments.

Lots A and W½ of B, Block 40, D.L. 264A, known as 1459 William Street is located in the western portion of the site designated for Advance Purchasing.

These premises comprise a 2 storey frame house, with a main floor area of 737 sq. ft., full concrete basement, erected in 1909 on a corner site, 47.6' x 66', zoned RM-3. The dwelling contains 8 rooms, 8 plumbing fixtures, has a patent shingle roof, stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. This house has had considerable modernization and is in good condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $27,000.00 as of January 23rd, 1973, subject to the owners retaining rent-free possession of the property to February 28th, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $27,000.00 on the foregoing basis, chargeable to Code #531/1220 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Replotting - S. E. Sector Lot 26, Blks. 1 to 3, N E¼ D.L. 335 7115 Boundary Road

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 3, Property Matters, Feb. 4, 1972 confirmed by Council on Feb. 8th, 1972 approving the acquisition of Lot 26, Blks. 1 to 3, NE¼ D.L. 335, known as 7115 Boundary Rd.

Clause 2 Continued...

It is noted that a landscape and nursery business was carried on at this site. As a condition of sale the City was to purchase unsold shrubs and plants, as of July 31, 1972, at a wholesale price to be determined by a member of the Nursery Association and a qualified employeee of the Board of Parks & Recreation.

On July 31/72 it was determined that the value of unsold shrubs etc. amounted to $2,926.40. With a view to reducing this inventory arrangements were made with the former owners to continue the sale of the remaining nursery stock. This arrangement has now terminated and the former owners have submitted a final claim of $1,316.04, which amount is considered to be realistic by all parties hereto.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to pay the amount of $1,316.04 chargeable to Code #4906/268 - Property Purchases for Resale.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Rental Review - 10' Lane Dedication
Situated: Between Ash & Cambie Streets, North of Broadway

The Supervisor of Property and Insurance reports as follows:-

" On May 31st, 1968, City Council approved a ten-year lease renewal of the above 10' Lane to Long Term Holdings Limited, owners of the abutting Lot 16. The lease to commence January 1st, 1968 with the inclusion of a five-year rental review clause subject to six months' notice of cancellation, at a rental of $60.00 per annum.

The rental has now been reviewed with Long Term Holdings Limited in agreement to a rental increase from $60.00 per annum to $400.00 per annum.

RECOMMENDED that the North 10' of Lane abutting Lot 16, Block 340, D.L. 526, leased to Long Term Holdings Limited, be increased to $400.00 per annum for the remaining five-year term of lease. This increase to be effective as of January 1st, 1973."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

4. ADVANCE PURCHASE
BRITANNIA COMMUNITY SERVICES CENTRE
South 29' of Lot 13, Block 40, D.L.264A
Known as 1108 McLean Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

The South 29' of Lot 13, Block 40, D.L. 264A, known as 1108 McLean Drive, which is located in the westerly portion of the site designated for advance purchasing, has been offered for sale by the owners.

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 1,056 sq. ft., erected in 1906 on a site 29' x 93', zoned RM-3. This dwelling contains 5 rooms, including extra large kitchen and living rooms, and two full bathrooms. It has a patent shingle roof, siding exterior, full concrete basement, including a garage and is heated by a gas-fired hot air furnace. The exteior condition is average for age and type, while the interior has had fairly extensive renovations.

Following negotiations, the owners have agreed to sell for the sum of $22,000.00 as of January 31st, 1973, subject to the owners' retaining rent-free possession of the premises to March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $22,000.00 on the foregoing basis, chargeable to Code #531/1221 - Advance Purchases Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

CONSIDERATION

5. LEASE REVISION -
Situated South of 3rd Avenue,
West of Granville Street.

The Supervisor of Property and Insurance reports as follows:-

" Lot C, Block 240, D. L. 526 was acquired by the City in 1950 in connection with the construction of the Granville Bridge. The former owners retained possession of the balance of the land, Lots 16 - 18, Block 240, D. L. 526, known as 1502 - 6 West 3rd Avenue.

In order to provide better access for motor vehicles entering from the lane, the City granted to the owners of this building, a lease for the life of the building at a rental equivalent to taxes, for access purposes only.

In October, 1972, the Director of Permits and Licenses was advised that the required off-street parking for the premises 1502 - 6 West 3rd Avenue was cancelled by a private owner. In order to comply with the required development permits for alterations to 1502 - 6 West 3rd Avenue, the owners have requested an amendment to the current lease of Lot C to provide the required parking.

The Director of Planning concurs with the request, however, he is of the opinion that a lease should be limited to a five-year term.

The Solicitors for the lessees have agreed under protest to the following conditions:-

Term:	5 years & 2 months from February 1st, 1973.
Use:	Parking and access to Lots 16 - 18, Block 240, D. L. 526. (1502 - 6 West 3rd Avenue).
Rental:	$95.00 per month plus taxes as if levied.
Conditions:	Lease to run with ownership of Lots 16 - 18, Block 240, D. L. 526.
Development:	Lessee to first obtain a development permit.

RECOMMENDED that the current lease of Lot C be surrendered, and a new lease entered into for Lot C, Block 240, D. L. 526, in the name of Amy M. MEIKLE and Adelaide BLACK, 4586 Elm Street, Vancouver, B. C. subject to the foregoing terms and conditions, and documents of surrender to the satisfaction of Corporation Counsel.

Your Board

Submits the foregoing report for Council's consideration.
(Sketch Plan Attached)

6. Sales: Miscellaneous

RECOMMENDATION

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

RE: The N/E ¼ of Block 87, D. L. 264 A,
Group 1, NWD, Plans 185 & 1771, Except:
(A) The West 34' of said N/E ¼;
(B) Those portions included in Ref. Plans 281 & 1344;
and
(C) The South 10', now lane.

Situated S/S of East 5th Avenue,
Between St. George & Carolina Streets.

Zoned: RM-3, Multiple Dwelling District.

Name	Approx. Size	Sales Price	Terms	Conditions
Jack Horton Realty FOR Gordon Donald ROBERTSON, & John J. ADRIAN	69' x 122'	$38,545	City Terms at 9%	Subject to Bulkhead Agreement, lot above grade.

FOR COUNCIL ACTION SEE PAGE(S) 110

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

JANUARY 11, 1973.

A meeting of the Standing Committee of Council on Social Services was held in the #3 Committee Room on Thursday January 11, 1973, commencing at 3:15 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt and Massey

CLERK: D. Bennett

The following report of the meeting is submitted to Council for information.

INFORMATION:

1. Meeting with the Hon. Mr. Norman Levi, Minister of Rehabilitation and Social Improvement.

The Committee met with the Hon. Mr. Norman Levi, Minister of Rehabilitation and Social Improvement to discuss the operations of the Welfare and Rehabilitation Department and various social problems in the City. The Minister in speaking of services to clients of the City's Welfare and Rehabilitation Department submitted the following memorandum prepared by his assistant Deputy Minister Mr. J. A. Sadler which sets out the Minister's concerns:

"With reference to our conversations regarding the above, there are certain points which need to be discussed with the Vancouver City officials in regard to delivery of services to clients:

Issuance of cheques is not the only function of the department and the department's major operation and effort should not be devoted entirely to this end.

Social workers must have access to all resources available for rehabilitation of clients.

Home visits should be made with a casework approach and not just as an audit for fraud detection.

Preventive services such as homemaker, day care and casework services, should be increased.

Caseloads must be assigned to staff - accountability, both social and financial, can only be attained by individual case knowledge.

Communications within the department to be established: up-down-lateral.

Delegation of more authority to the line worker to speed up decision making and to cut the paper flow.

Clarification of operation with private agencies, mainly in regard to the inter exchange of cases and case supervision.

Implementation of the above-mentioned points would, in my opinion, not only increase service to clients but also would produce a high rate of staff efficiency."

In speaking to the above points the Director of Welfare and Rehabilitation advised of the following three primary objectives of his department which were set out in a report he had submitted to the Chairman under date of January 8, 1973, copies of which were before the Committee:

"(i) To provide financial assistance to persons in need in accord with the provisions of the Social Assistance Act and Regulations.

(ii) To provide a wide range of welfare services, within available resources, to recipients of social assistance, for the purpose of helping them achieve the best possible level of social and economic functioning while on assistance, and to assist those who have potential to become economically independent to make full use of all available opportunities for employment and training for employment.

(iii) To enable persons who are likely to become dependent on public assistance, to make full use of their own resources, and the preventive and rehabilitative resources of the Department and community agencies.

In many instances the need may be simple and rapid: e.g. working mother requires day care for children and cannot meet costs. This may be all that she requires to keep working and maintaining economic independence.

In other instances the contact may be for a longer period and may involve considerable planning with the individual for training or retraining for skilled employment."

In discussing further the operations of the Welfare and Rehabilitation Department the following matters were considered.

(1) The need for additional staff
(2) The need for adequate office space
(3) The need for a schedule of allowances based on current minimal cost of living in Vancouver
(4) Change in staff cost sharing arrangements
(5) Consideration of cost sharing with the Province on administrative expenses other than staff
(6) Computer assisted financial delivery system
(7) Day care and homemakers services.

Mr. Egan, Director of Social Planning advised of the following proposal respecting a model youth services system which is set out in his memorandum to the Chairman under date of December 28, 1972:

"All public and private youth services in the delinquency field be examined to identify and classify objectives, programs, staff resources, facilities, budgets and population served.

A Model Youth Service Delivery System be formulated for development in the City of Vancouver.

An initial report outlining such a system including legal, jurisdictional, organizational, management, staffing and clientele problems and difficulties be presented to you by mid-January, 1973."

Mr. Purdy of the Social Planning Department advised he expected to have a report available in the next week or two concerning community programming and treatment facilities and the cost thereof.

Mr. Dan Fenny of the Vancouver Children's Aid Society, Mr. Deryck Thomson, Executive Director of the Family Services Centre of Greater Vancouver, and Mr. Frank McDaniel of the

Vancouver Catholic Child and Family Services discussed the problems they are encountering in relation to social assistance cases and offerred suggestions for improvement.

The Committee then briefly discussed with the Minister the need for adequate housing for people in the low income brackets. Mr. Levi advised the Hon. Mr. James Lorimer will likely be making a statement on this matter during the spring session.

In summing up the Chairman reiterated the need for early consideration by the Government of a schedule of allowances related to the minimal cost of living in Vancouver.

The Minister advised that he appreciated the discussion and many of the problems which were raised would be dealt with by his government at the spring session. The Minister expressed appreciation to the Chairman for the particular kind of meeting which had been held this day.

The Chairman indicated his intent to have frequent meetings of this nature and Alderman Marzari suggested to the Minister that it would be helpful to the committee and to his Department if he would appoint a senior member of his Department to attend future meetings. The Minister advised that he would follow up on this suggestion.

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 111

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

JANUARY 11, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the Engineering Board Room, Sixth Floor, City Hall, on Thursday, January 11, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: R. Henry

PART I

Part I of this report dealing with Local Initiative Projects and Winter Capital Projects was considered by Council on January 16, 1973.

PART II

Before dealing with the following subject matter, Alderman Harcourt had to leave the meeting to attend to a private matter and therefore a quorum of the Committee was not present. The following report is therefore submitted by Alderman Bowers and Alderman Volrich;

1973 City Budget Preparation - Process and schedule of deadlines

Commissioner Ryan, the Director of Finance and the Comptroller of Accounts explained to the members the process and scheduling of deadlines insofar as the City's budget was concerned. After due consideration Alderman Bowers and Alderman Volrich

RECOMMEND
THAT Council approve the following budget procedure for 1973:

January 25th - All revenue and expenditure estimates of Civic Departments and Boards are to be submitted to the Comptroller of Accounts.

February 1st - Estimates of revenues to be reviewed with departments and boards where necessary.

February 28th - Expenditure estimates are assembled, for review by the Board of Administration and Director of Finance with Civic Departments and Boards. In carrying out this review, the Board of Administration and Director of Finance be instructed

1. to make all possible reductions in the amounts requested by departments and boards, and
2. not to approve budget requests which constitute increases in standards of service.

March 1st to 31st - 1. Expenditure estimates to be reviewed by the Board of Administration and the Director of Finance, with the Departments and Boards.

Cont'd....

PART II (continued)

March 1st to 31st - 2. Grant requests to be reviewed by the Social Planning Grant Committee and the Cultural Grant Committee (if appointed) and their recommendations submitted to the Finance and Administration Committee for their consideration and report to Council.

April 1st to 21st - The Finance and Administration Committee to

1. Consider a report on the 1973 Revenue Budget Estimates as amended for adjustments made during reviews and by the Committee.

2. Examine the budget adjustments made by the Board of Administration and the Director of Finance during budget reviews and confirm or otherwise the action taken.

3. Consider items deleted from the budget during reviews which are being appealed by Civic Departments and Boards, items generally representing requests for increased levels of service.

April 24th - Final report on the 1973 Revenue Budget Estimates as amended and recommended by the Finance and Administration Committee to be submitted to Council. The formal resolution of Council adopting the 1973 Revenue Budget Estimates and the by-law to levy rates on taxable property would be submitted to Council at the same time.

FOR COUNCIL ACTION SEE PAGE(S) 112

CITY OF VANCOUVER

SPECIAL COUNCIL - January 23, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, January 23, 1973, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: R. Henry.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. North side of East 33rd Ave., west of Knight Street

An application was received from Mr. A. Klassen, to rezone Lot 14 of 4, Block 5, D.L. 391 and 392, situated on the north side of East 33rd Avenue, west of Knight Street,

From: RS-1 One-family Dwelling District
To: C-1 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the application.

No persons wished to speak to the application and, therefore, it was

MOVED by Alderman Hardwick,
THAT the foregoing application by Mr. A. Klassen be approved.

- CARRIED.

2. North side of East 49th Avenue, west of Victoria Drive

An application was received from Mr. T. F. Orr, to rezone Lots 14 and 15, Block 6, D.L. 734, situated on the north side of East 49th Avenue, west of Victoria Drive

From: C-2 Commercial and
RS-1 One-family Dwelling District
To: CD-1 Comprehensive Development District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, subject to certain stated conditions.

(continued)

North side of East 49th Avenue,
west of Victoria Drive (continued)

Mr. R. A. Carswell, representing 47 residents in the area, spoke, opposing the application, mainly because of traffic and parking problems in the immediate area.

One other person spoke in opposition to the application, generally for the same reasons as mentioned above, and filed a petition from residents in the area.

MOVED by Alderman Rankin,
THAT the above-described application by Mr. T. F. Orr be not approved.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED.

The Council adjourned at approximately 8:00 p.m.

*****

The foregoing are Minutes of the Special Council meeting (Public Hearing) dated January 23, 1973, adopted on February 6, 1973.

A. Phillips
MAYOR

R. Thompson
CITY CLERK

CITY OF VANCOUVER

RECESSED COUNCIL MEETING
(from January 23, 1973.)

JANUARY 30, 1973

The recessed meeting of the Vancouver City Council of January 23, 1973, reconvened at approximately 7:30 p.m., on Tuesday, January 30, 1973, in the Council Chamber.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Gibson, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED.

DELEGATIONS AND REPORTS

Development Permit Application:
Columbia Containers Limited
(2775 Commissioner Street)

The Council further considered Clause 1 of the Report of Standing Committee on Environment, under date of January 18, 1973, dealing with a Development Permit Application of Columbia Containers Limited, for 2775 Commissioner Street.

The recommendations in the report are as follows:

"(a) Development Permit Application #60020 be issued to Columbia Containers Limited subject to the following conditions laid down by the Technical Planning Board in the Board of Administration report dated November 3, 1972, with condition (3)* being amended as noted below:

A. (1) Prior to the issuance of the Development Permit, revised drawings are to be first submitted indicating provision of the necessary off-street parking and off-street loading and unloading spaces, suitably surfaced to the satisfaction of the Director of Planning and Civic Development;

(2) The open area of the site, other than the off-street parking and loading and unloading spaces referred to in the previous condition, to be suitably treated;

(3) External finish of the existing head-house to be to the satisfaction of the Director of Planning and Civic Development *and the design panel.

(continued)

DELEGATIONS AND REPORTS (cont'd)

Development Permit Application:
Columbia Containers Limited
(continued)

B. The off-street parking and loading and unloading facilities are to be provided and surfaced, in accordance with the approved drawings and requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development.

C. The issuance of this development permit is on the understanding that the development will comply with the Provincial Air Pollution Control legislation as it may exist from time to time.

(b) the Park Board be requested to report on riparian rights along the Fraser River and that the City Engineer report on street ends on the south side of Burrard Inlet."

In this connection, delegations were received as follows:

In opposition to the Development Permit:

Mr. S. Hedley;
Hastings Townsite Residents--petition of approximately 500 names filed, opposing the Development Permit, and urging development of a waterfront park;
Miss Sharon Yandle.

Conditional representations:

Cassiar Ratepayers Association--against issuance of permit until upland property is in the hands of the City;
Hastings Community Association--did not speak for or against the permit, but spoke in respect of the upland property and in favour of such being a park.

In favour of the Development Permit:

Columbia Containers Limited;
Longshoremen's & Warehousemen's Union, Local 500;
Grain Workers Union, Local 333.

Letters were received as follows:

C.O.P.E. - asking that upland lots and street ends be included in park development;
Park Board - among other things, requesting deferment of development permit until question of upland seven lots is resolved.

After debate, it was

MOVED by Alderman Linnell,
THAT the recommendations on this matter, set out in Clause 1 of the Report of the Standing Committee on Environment, and dated January 18, 1973, be adopted.

(Tabled)

(continued)

DELEGATIONS AND REPORTS (cont'd)

Development Permit Application:
Columbia Containers Limited
(continued)

MOVED by Alderman Pendakur,
THAT, as a pre-condition to any Port-oriented activity between the Second Narrows and the Terminal Pier, the City negotiate to obtain from the National Harbours Board, the upper seven (7) lots, approximately 1¼ acres, for park purposes in perpetuity, for $1.00.

FURTHER, THAT for a period of one month, the recommendations in Clause 1 of the Report of Standing Committee on Environment, dated January 18, 1973, be laid on the table.

- CARRIED.

.....

East End Waterfront Study

MOVED by Alderman Rankin,
THAT the authority of the Special Committee appointed to study the waterfront area from Main Street to Stanley Park, be extended to include the waterfront area up to the Second Narrows Bridge, and a report be submitted to Council as quickly as possible.

FURTHER, THAT the Committee be requested to notify organizations concerned in order that they may make representations to the Committee, to assist in the Committee's deliberations.

- CARRIED.

.....

BOARD OF ADMINISTRATION AND OTHER REPORTS

J. Report of Standing Committee on Environment - January 18, 1973

MOVED by Alderman Linnell,
THAT Clauses 2 and 3 of the Report of Standing Committee on Environment, dated January 18, 1973, be approved; and Clause 4 be received for information.

- CARRIED.

K. Expansion of Oakridge Shopping Centre: Public Hearing

Consideration was given to the Board of Administration report, dated January 18, 1973, on the matter of expansion of the Oakridge Shopping Centre, 650 West 41st Avenue.

The following recommendations are quoted from the report, as proposed by the Director of Planning and Civic Development:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Expansion of Oakridge Shopping Centre: Public Hearing (continued)

" In order to include additional regulations in the CD-1 Comprehensive Development District By-Laws other than uses, the Director of Planning and Civic Development

A. RECOMMENDS that Council instruct forthwith that application be made to bring forward an appropriate amending by-law whereby the development on the site would be restricted to:

a. Uses: commercial shopping centre, with customary ancillary uses, including off-street parking and loading facilities.

b. Floor Space Ratio: not to exceed 0.75, such floor space ratio to be measured to the outer limits of the building including all floor areas except parking, loading and unloading facilities, and mechanical equipment which is located below ground.

c. No structure shall exceed a height of 35' measured from the adjoining grade levels nor shall the merchandise portions of the building exceed two storeys plus cellar with the parking structure not to exceed three storeys plus cellar.

The Director of Planning and Civic Development further

B. RECOMMENDS that the scheme of development not be materially different from that approved by the Technical Planning Board and the conditions set by the Technical Planning Board at its meeting of October 27th, 1972.

Should Council approve the above recommendations A and B, the said application be referred to a Public Hearing."

The Board of Administration recommended that the foregoing recommendations be adopted.

In consideration of this matter, letters and petitions were received from the following, requesting that a Public Hearing be held:

Oakmont Housing Co. Ltd.;
The Mansion House Estates Ltd.

Oakridge Towers Ltd. submitted a letter, also requesting a Public Hearing.

MOVED by Alderman Rankin,
THAT consideration of the Board of Administration report on this matter, dated January 18, 1973, be deferred, pending receipt of a Report Reference from representatives of the Planning Department and the developers, at the next Council meeting or as soon as possible thereafter.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

M. Advance Purchase: Britannia Community Services Centre, 1116 McLean Drive

The Board of Administration, under date of January 22, 1973, submitted the following report:

'The Supervisor of Property and Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property & Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

Lot 12, Block 40, D.L. 264A, known as 1116 McLean Drive, which is located in the westerly portion of the site designated for advance purchasing, has been offered for sale by the owner.

These premises comprise a 1½ storey frame dwelling with a main floor area of approximately 900 sq. ft., erected in 1905 on a site 33' x 93', zoned RM-3. This dwelling contains 7 rooms, 5 plumbing fixtures, patent shingle roof, siding exterior, a low concrete basement and is heated by a gas-space heater. This dwelling is in poor condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $19,000.00 as of January 31st, 1973. The owner does not live on the premises and the tenants are moving out within a month.

The foregoing represents a fair and reasonable price for this property and has been noted by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $19,000.00 on the foregoing basis, chargeable to Code #531/1222 - Advance Purchases Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.'

MOVED by Alderman Hardwick,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

O. Report of Standing Committee on Community Development - January 18, 1973

In considering the Committee's report, it was

MOVED by Alderman Volrich,
THAT Clause 1 of this report be adopted, after adding to Recommendation (d) the words

'including the Park Board.'

FURTHER, THAT Clause 2 be adopted.

- CARRIED.

P. Report of Special Committee re False Creek - January 23, 1973

The Special Committee re False Creek submitted the following report with respect to the Granville Island Study Report:

"At the November 14, 1972, meeting, your Committee considered the Granville Island Study Report and attached to this report is an extract of the Minutes of that meeting.

Your Committee has written to the National Harbours Board requesting their assurance that no existing leases on the Island be extended, but to the time of reporting, have received no official reply.

Your attention is drawn to clause (b) in the *attachment as the Committee received from the Board of Administration the attached report of the Director of Planning and Civic Development. This particular report was considered by the Committee at its meeting on January 18, 1973, at which time, the Committee instructed that the National Harbours Board be asked again for their assurance re the extension of leases on Granville and that the Mayor be authorized to contact the National Harbours Board as per the recommendation in the Board of Administration report.

In short, your Committee

RECOMMENDS that a formal approach be made by the Mayor to the National Harbours Board requesting that the land now under lease to Francis Millerd & Co. be turned over to the City for a nominal sum for development as park and/or open space."

* Attachments on file in City Clerk's office.

MOVED by Alderman Hardwick,
THAT the report of the Special Committee re False Creek, dated January 23, 1973, quoted above, be approved.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Q. Report of Standing Committee on Finance and Administration - January 25, 1973

In connection with this report, it was

MOVED by Alderman Bowers,
THAT the Committee's recommendation in respect of Project No. 1173 (City Information Inventory) and Project No. 1174 (Planning Studies and Development), be approved.

- CARRIED.

MOVED by Alderman Pendakur,
THAT the L.I.P. Item No. 1168 (Cataloguing, typing, model making and technical assistance) be approved only insofar as the following are concerned:

Cataloguing Ethnology
Cataloguing Archeology
Typing Ethnology and Archeology.

- CARRIED.

.....

Grant: Canadian Youth Hostels Assoc., Pacific Region

Alderman Bowers reported that the Finance Committee will be reporting to the next meeting of Council on an application for a grant from the Canadian Youth Hostels Association, Pacific Region, and the Committee is not recommending approval. The organization, therefore, would like to be present to make representations when the report is before Council.

The Council agreed that the delegation be invited to be heard, accordingly.

.....

R. Proposed Exchange: Property on Napier Street

The Board of Administration, under date of January 30, 1973, submitted the following report of the Director of Planning and Civic Development and the Supervisor of Property and Insurance, with respect to proposed property exchange, as follows:

Privately owned Lot 16, Block 1, S.E.¼ Sec. 27 T.H.S.L. (known as 3604 Napier Street), S/E corner Kootenay and Napier Streets

for

City owned Lot 10, N Pt. of S.E.¼, Sec. 27, T.H.S.L., situated N/S Napier Street between Kootenay and Boundary.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Proposed Exchange:
Property on Napier St. (cont'd)

' "Background:

Both of the above properties are situated in the Adanac Study Area which was the subject of a report by the Director of Planning and Civic Development to City Council on January 16th, 1973.

The dwelling, situated on private Lot 16 is a small 3 room dwelling in poor condition. The owner recently, (Council authority January 16th, 1973) purchased a dwelling known as 1501 Parker Street, (in the Britannia Urban Renewal Area) for removal by January 31st, 1973. He proposes to demolish the existing dwelling, known as 3604 Napier Street, and move the dwelling known as 1501 Parker Street onto the lot. On January 12th, 1973, he made application to the City for a Development Permit/Building Permit to carry out the move.

While technically the application could be approved, the Director of Planning and Civic Development has considered the application in light of the development concepts in the Adanac Study Area Community Plan. He advises that greater flexibility of design would be provided if the private lot were exchanged for City lot 10. He has received the endorsation of the Adanac Planning Advisory Committee to this action.

The private owner has been contacted in this regard and he points out that he would be exchanging a corner lot, which has both sewer and water connection, for an inside lot lacking such connections. He is, however, prepared to make a straight exchange of parcels, providing the City compensates for his direct out-of-pocket expenses. This is considered by the Supervisor of Property and Insurance to be realistic, and would be of advantage in the redevelopment proposals.

The owner advises that his moving arrangements had been scheduled to meet an occupancy date of February 28th, 1973. Since he must vacate his present accommodation on February 28th, any delay in processing the exchange will necessitate costly temporary hotel or motel rental.

It is, therefore,

RECOMMENDED that the Supervisor of Property and Insurance be authorized to arrange a straight exchange of:-

Private Lot 16, Block 1, S.E.¼ Sec. 27, T.H.S.L.
Known as 3604 Napier Street,

FOR

City Lot 10, N Pt. of S.E.¼ Sec. 27, T.H.S.L.

With the City paying all registration fees, and also the cost of water and sewer service to Lot 10,

FURTHER, that the Supervisor of Property and Insurance be authorized as soon as title is transferred to proceed with demolition of 3604 Napier Street."

Your Board

RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development and the Supervisor of Property and Insurance be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Proposed Exchange:
Property on Napier St. (cont'd)

MOVED by Alderman Hardwick,
THAT the recommendation of the Board of Administration, contained in the foregoing report, dated January 30, 1973, be approved.

- CARRIED.

.....

False Creek

Alderman Hardwick, as Chairman of the False Creek Committee, advised that Council had referred to the Committee the matter of staff assistance for the False Creek Team in the site office. The Committee requests action be taken and, therefore, it was

MOVED by Alderman Hardwick,
THAT approval be given to the appointment of one Clerk Stenographer, to provide clerical and technical assistance for the False Creek Team in the site office, subject to classification review by the Director of Personnel Services.

- CARRIED.

.....

COMMITTEE OF THE WHOLE

MOVED by Alderman Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Gibson,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (rezoning portions of the West End in accordance with the new District Schedules approved on Jan. 23/73

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT the By-law be read a second time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, being the Zoning and Development By-law (rezoning portions of the West End) - continued

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED.

MOVED by Alderman Hardwick,
THAT all reference in Schedule A of the By-law, with respect to amendments to By-law No. 3334 (Subdivision Control By-law), be struck from this Schedule.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. 1972-73 Federal Government Winter Capital Program and Approval of Capital Projects

On January 23, 1973, Notice was given on the following motion, and by unanimous approval, the motion was further considered this day:

MOVED by Alderman Bowers,
SECONDED by Alderman Rankin,
THAT, in keeping with the intent of the 1972-73 Federal Government Winter Capital Program, wherein additional works and additional employment are created, the Chairman of Finance, the Board of Administration, the Director of Finance and the Deputy City Engineer recommend that Council resolve to approve capital projects, in addition to those already included in the 1971-75 Five Year Plan, that by 1975 will be equal to the forgiveness generated by the 1972-73 Federal Winter Capital Program.

- CARRIED.

MOTIONS (continued)

The following motions, notices of which were given on January 16 and 23, 1973, were DEFERRED for consideration at the February 6 Council meeting:

1. **Third Crossing: Burrard Inlet**

MOVED by Ald. Pondakur, SECONDED by _____,
THAT the following resolution of the City Council of December 21, 1971, be rescinded:

'THAT WHEREAS it is reported that representatives of the Federal and Provincial Governments are prepared to commence the Third Crossing of Burrard Inlet immediately;

AND WHEREAS the Swan Wooster/C.B.A. report dated July, 1970, estimates the cost of making provision for the distributor from the Crossing in Vancouver to be $3.2 million for the first stage;

THEREFORE BE IT RESOLVED that the City of Vancouver advise the Federal Government, the Provincial Government and the North Shore municipalities that Vancouver is prepared to participate in the cost-sharing for the proposed Third Crossing of Burrard Inlet on the basis of the formula suggested in the report of Swan Wooster/C.B.A. dated July, 1970, on the understanding that the City of Vancouver's contribution in the first stage will be limited to provision for the distributor function at the North end of the Thurlow tunnel, but not the construction of such distributor'.

(deferred)

2. **Christ Church Cathedral: Historic Site**

MOVED by Ald. Gibson, SECONDED by _____,
THAT City Council request the Provincial Government to consider designating Christ Church Cathedral as an historic site under the Act.

(deferred)

(A communication, dated January 25, 1973, was received from Christ Church Cathedral.)

3. **Library Board: Hours of Operation**

MOVED by Ald. Gibson, SECONDED by _____,
THAT Council request the Library Board to consider the possibility of operating its libraries seven days per week.

(deferred)

4. **Membership: Board of Police Commissioners**

MOVED by Ald. Volrich, SECONDED by _____,
THAT the Corporation Counsel be instructed to apply at the forthcoming legislative session for an amendment to the Vancouver Charter to increase the membership of the Board of Police Commissioners from four (4) to seven (7), and to provide for the appointments to be made by the Lieutenant-Governor in Council after consultation with City Council, to provide for each appointment to be for a three-year term with two to be appointed annually (subsequent to the expiration of the current appointments), to provide for payment of an annual sum on account of remuneration and expenses, and to report back with details of the proposed form of legislation.

(deferred)

ENQUIRIES AND OTHER MATTERS

Alderman Pendakur - New Hudson St. Crossing and Rapid Transit Arrangements

referred to the matter of rapid transit arrangements on the new Hudson Street Crossing and, therefore, it was

MOVED by Alderman Pendakur,
SECONDED by Alderman Rankin,
THAT the Vancouver City Council representatives on the G.V.R.D. be requested to initiate, at the Regional District level, discussions whereby the new Hudson Street crossing will be so constructed as to be capable of carrying rapid transit tubes.

- CARRIED.

Alderman Pendakur - Vancouver General Hospital - CD-1 Area

requested that staffs be asked to provide to Council past reports furnished regarding development on property of Vancouver General Hospital, zoned CD-1, with the view to the Council making representations to the Regional Hospital District in respect of future development, as considered advisable following this review.

The Mayor directed such past reports be furnished, as requested.

Alderman Harcourt - Expropriation for New Airport Runway Development

advised of attending the reconvened Hearing regarding the expropriation of property for new runway development at the Vancouver International Airport. The Hearing recommenced on Monday last, at which time the Alderman presented the Council's resolution for postponement, pending an environmental study. However, although an adjournment was requested by other representatives before the Hearing, as well, it was not granted. A representative of the Planning Department will attend the next meeting, to make a request of the Federal government for more information, in order that a specific case can be presented.

Alderman Volrich - West End Economic Study

expressed concern that an economic study was not made prior to recent decisions for rezoning in the West End area, and felt such a study should be commenced at an early date, with a report to Council as soon as possible.

The Mayor directed the Planning Department submit a report on the matter, as soon as possible.

Alderman Hardwick - Proposed Development: Birks Building Site

advised that the Civic Development Committee will receive, at its meeting next Thursday, representatives from the Bank of Nova Scotia and the Birks Building site developers, as well as representatives from those who wish to save the Birks Building from demolition. The Alderman urged other members of Council to attend this Committee meeting.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Joint Meeting: Standing Committee on Civic Development and Standing Committee on Community Development

proposed a joint meeting of the Standing Committee on Civic Development, and the Standing Committee on Community Development, be held a week Thursday, to consider the next phase of study for the West End area.

Alderman Rankin - Meetings and Material: Council and Committees

referred to the meetings of Council and Committees and the present time schedule in each case, with particular reference to Standing Committee memberships and the time schedule of meetings. He particularly emphasized the necessity that Standing Committees, when reporting to Council, ensure that full information is furnished in order that the Council will be able to properly assess the matters brought before it before making decisions, particularly since the Standing Committee memberships do not include all members of Council.

Mayor Phillips - Discussions with Premier and other Government Officials

advised that he was joined by Alderman Bowers, the Director of Finance, and his Special Assistant, Mr. Campbell, in recent meeting with the Premier and other government representatives at Victoria, discussing particularly revenue sharing. As a result of the meeting, the matter is being pursued further through the U.B.C.M.

The Mayor advised he is providing a memorandum on the matter to each member of Council, for information.

NEW BUSINESS

Attendance at Community Development Conference: Quebec

A communication, dated January 30, 1973, was noted from the Project Co-ordinator of the Canadian Association of Neighbourhood Services, advising of a national conference on 'Urban Community Development in the 70's,' to be held in Montebello, Quebec, February 8 - 11, 1973. The request was made that Alderman Marzari be authorized to attend.

MOVED by Alderman Linnell,
SECONDED by Alderman Harcourt,
THAT authority be granted accordingly.

- LOST.

MOTIONS (continued)

Delegations and Time Limitation

MOVED by Alderman Hardwick,
SECONDED by Alderman Massey,
THAT delegations appearing before Council be limited to five minutes, except with specific permission by a majority of Council, and delegations be so notified by the City Clerk when delegations are scheduled.

(Notice)

Notice was called and recognized by the Chair.

The Council adjourned at approximately 11:15 p.m.

*****

The foregoing are Minutes of the Recessed Council meeting (from January 23, 1973, adopted on February 6, 1973.

A. Phillips
MAYOR

CITY CLERK

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

A meeting of the Standing Committee of Council on Environment was held in the #1 Committee Room, third floor, City Hall on Thursday, January 18, 1973, at approximately 1:45 p.m.

PRESENT: Alderman Linnell (Chairman)
Mayor Phillips
Aldermen Gibson and Massey

ALSO PRESENT: Commissioner May Brown, Park Board

ABSENT: Alderman Pendakur

CLERK: D. Bennett

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. 2700 Block Wall Street

Council on November 7, 1972, when considering a report of the Board of Administration, Building and Planning matters, dated November 3, 1972, passed the following motion:

"THAT further consideration of this clause be deferred for two weeks and in the meantime a copy of the information contained therein be furnished to the interested organizations in the area;

FURTHER THAT the communication from the Vancouver City Planning Commission, dated November 6, 1972, on this matter, be received."

At a subsequent meeting of Council on November 28, 1972, further consideration was given to the Board report of November 3rd, and the application of Columbia Containers Limited for a Development Permit. At that meeting, Council was advised that the Cassiar Ratepayers' Association had expressed concern about the height of the 'head-house' which obstructs and blocks the view of the harbour from Wall Street, otherwise, the Association has no objection to the Development Permit being granted under the terms laid down by the Technical Planning Board, as long as the proposed Wall Street site will be left as a park or look-out.

Although comments had been invited, none had been received from the Hastings Townsite Residents' Association at that date.

On November 28, 1972, Council passed the following motion:

"THAT the development permit be not issued for the time being;

FURTHER THAT discussions be entered into with the National Harbours Board and appropriate representatives of the Provincial Government on the matter of acquiring this whole area for public purposes."

The Committee had for consideration in respect to the Development Permit Application, letters from Mr. W.G. Rathie of the National Harbours Board dated December 13, 1972, Columbia Containers Limited dated December 5, 1972, and from their solicitor Bouck, Edwards and Kenny dated December 8, 1972.

The Committee also had before it the following resolution of the Park Board dated October 18, 1972:

cont'd....

Clause No. 1 continued

"THAT City Council be advised the Board does not have Park Purchase funds for either the upland or the waterlots, but reiterate that the upland property should continue to be sought for a look-out park on a nominal lease basis."

Mr. A.D. Geach, Assistant Director of Community Planning, with the aid of a plan, briefly reviewed the status of the matter for the Committee.

Mr. John C. Bouck, solicitor for Columbia Containers Limited filed a brief dated January 18, 1973, copy of which is attached, and explained the operation of the Company. He stated that it is the Company's intent to slightly lower the four (4) steel bins which are to be placed on the waterfront. He advised that 75% of the containers are being shipped back full by his Company rather than being deadheaded. He concluded his remarks by stating that the proposed development will assist in re-vitalizing the Port of Vancouver.

Commissioner Brown advised the Committee the Park Board wished to get all the park land they can and they are interested in the waterfront property, however, she was of the opinion that if they could get the upland lots on a renewable lease, they would be happy.

Discussion followed on the utilization of street ends for look-out sites, the building of a waterfront catwalk which would give access to the waterfront and the rearrangement of streets in the area with a view to enlarging the present park sites.

The Committee also discussed access to the waterfront along the Fraser River and on the south side of Burrard Inlet.

The Chairman advised that she would be following up on the direction to her to enter into discussions with the National Harbours Board and the appropriate representatives of the Provincial Government respecting the acqusition of the site of the disused grain elevator for public purposes.

After considerable discussion, it was

RECOMMENDED that

(a) Development Permit Application #60020 be issued to Columbia Containers Limited subject to the following conditions laid down by the Technical Planning Board in the Board of Administration report dated November 3, 1972, with condition (3)* being amended as noted below:

A. (1) Prior to the issuance of the Development Permit, revised drawings are to be first submitted indicating provision of the necessary off-street parking and off-street loading and unloading spaces, suitably surfaced to the satisfaction of the Director of Planning and Civic Development;

(2) The open area of the site, other than the off-street parking and loading and unloading spaces referred to in the previous condition, to be suitably treated;

(3) External finish of the existing head-house to be to the satisfaction of the Director of Planning and Civic Development *and the design panel.

cont'd....

Clause No. 1 Continued

B. The off-street parking and loading and unloading facilities are to be provided and surfaced, in accordance with the approved drawings and requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development.

C. The issuance of this development permit is on the understanding that the development will comply with the Provincial Air Pollution Control legislation as it may exist from time to time.

(b) the Park Board be requested to report on riparian rights along the Fraser River and that the City Engineer report on street ends on the south side of Burrard Inlet.

2. Dogs

As numerous complaints are being received respecting dogs running at large on City streets, in the parks and on beaches, this matter was referred by the Mayor to this Committee for study and recommendations to Council on alleviating the problem. The Committee had before it the following report to the Chairman from the Director of Permits and Licenses dated January 16, 1973, respecting 'City Pound - Additional Staff':

"On October 31st, 1972 City Council passed the following resolution:-

'THAT the question of the advisability of additional staff in connection with the dog control problem be referred to the Board of Administration for report to Council.'

The following is a report of the Director of Permits and Licenses:

'A. DOG PATROL COVERAGE

The City is divided into 4 districts which are patrolled by 6 Pound Officers using 5 Pound trucks. The maximum hours of patrol available per day are as follows:

Monday	- 4 Pound Officers	- 28 hours
Tuesday	- 5 Pound Officers	- 35 "
Wednesday	- 5 Pound Officers	- 35 "
Thursday	- 5 Pound Officers	- 35 "
Friday	- 5 Pound Officers	- 35 "
Saturday	- 1 Pound Officer	- 7 "
Sunday	- Nil	
	TOTAL PATROL TIME AVAILABLE	175 hours per week

The Pound Office is open to the public from 8:00am to 5:00pm Monday to Saturday in accordance with the provisions of the Pound Bylaw. On Saturday, one Pound Officer I remains in the office answering complaints, issuing licenses, releasing dogs to owners, cleaning kennels etc. and one other Pound Officer I is available for picking up dogs running at large, checking complaints and picking up dead animals on the street. These two Pound Officers have Sunday and Monday off and therefore only 4 Pound Officers I are available on Monday. There is no patrol being carried out on Sunday. The resident Pound Officer is available on Sunday to receive telephone complaints and to make emergency-type calls.

cont'd....

Clause No. 2 continued

B. COMMENTS AND RECOMMENDATIONS

1. Number of Pound Officers

The Pound staff has not been increased since 1950 but the dog population has increased significantly and additional staff is needed to cope with the increased problems of dogs running at large. It is recommended that one additional Pound Officer I position be established. The 1973 estimated cost for this additional position is $8,800 including fringe benefits.

2. Patrol Coverage

There should be the normal amount of patrol coverage on Saturday and Sunday as dogs also run at large on these days. It is recommended that, subject to approval being granted to establish one additional Pound Officer I position, the work days for the 7 Pound Officers I be adjusted so that each man works five consecutive days, and each man starts his work week on different days. Each man would have two consecutive days off, i.e.

1 man - Monday to Friday
1 man - Tuesday to Saturday
1 man - Wednesday to Sunday
1 man - Thursday to Monday
1 man - Friday to Tuesday
1 man - Saturday to Wednesday
1 man - Sunday to Thursday

Under this proposed work schedule, five Pound Officers I would be on patrol duty seven days a week. The total patrol time would be increased from 175 hours per week to 245 hours per week, an increase of 40%. Regular patrol would be provided on Saturdays and Sundays which is not now in effect. This additional coverage would result in additional use of the Pound trucks and would increase the cost of truck maintenance and rental by approximately $3,700 per year.

It is recommended that this change in days of work be negotiated by the Director of Personnel Services with the Municipal and Regional Employees' Union as a matter of priority and a report made to Council recommending the manner in which such an arrangement can become operative.

3. Office Hours

The resident Pound Officer is on duty from 5:00pm to 8:00am for emergency calls Monday, Tuesday, Wednesday and Saturday, and from 8:00am Sunday to 8:00am Monday. His days off are Thursday and Friday. A Pound Officer I is called in to replace the resident Pound Officer on Thursday and Friday from 3:30pm to 11:30pm and is therefore not available for patrol during these days. This Pound Officer is in the office until 11:30pm to receive any telephone reports regarding dead animals on the street or other emergency type calls. It has been the experience that very few calls are received and the cost to provide this service does not appear to be justified. The Pound Office is manned by 2 Pound Officers I on Saturday and they are not available for regular patrol work.

cont'd....

Clause No. 2 continued

It is recommended that:-

(a) The Pound Bylaw be amended to change the office hours of the Pound to 9:00am - 5:00pm Monday to Friday and 12:00pm - 2:00pm Saturday.

(b) No relief be provided on Thursday and Friday evenings when the resident Pound Officer is off duty.

(c) A telephone answering unit be leased from the B.C. Telephone Company to take and record complaints etc. on Thursday and Friday evenings. and on Saturday when the Pound is not open. The cost for this service is $41.00 per month.

The change in office hours would bring the Pound operation into line with other civic offices and the two hours of operation on Saturday would be sufficient for the public to obtain impounded dogs and would release the Pound Officers for additional patrol work.

By not having to relieve the Resident Pound Officer on Thursday and Friday evenings, a Pound Officer I is released for patrol work. The telephone answering unit will enable the public to leave messages regarding dead animals etc. which would be attended to the following morning. This unit has the capability of relaying the messages to the Pound Officers when they phone into the office. This procedure could result in a complaint being received that a dead animal was left in the street overnight. If Council wish to cover this possibility, then your officials could investigate and report on a system of call-out service by the Pound Officers.

4. Pound Vehicles

It is recommended that one additional radio equipped Pound truck be purchased at an estimated cost of $6,500. This additional truck would be available for the Pound Officer II and III in case of emergency and also for the Pound Officer I in the event of vehicle breakdown, servicing, etc.

C. POUND OFFICE

The Pound office is presently staffed by the Pound Officer II and the Pound Officer III also spends approximately 75% of his time in the office. Two staff members are required in the office as the impounded dogs must be fed, the kennels cleaned, animals destroyed, carcasses burned, and dogs released to their owners. While these duties are being attended to, the office duties consisting of issuing licenses, answering complaints, entering details of impounded dogs in the daily ledger, balancing cash, dispatching calls over the radio to the Pound Officers on patrol, maintaining a cross reference file of licensed dogs by owners' name and license number, etc. must also be carried out.

D. COMMENTS AND RECOMMENDATIONS

As a result of the present operation, the Pound Officer III is unable to spend sufficient time supervising the Pound Officers I on patrol and following up the more difficult complaints regarding dogs running at large.

cont'd....

Clause No. 2 continued

If one of these Pound Officers is absent on vacation or sick leave, it is necessary to call in a Pound Officer I from patrol work to attend to the office duties. It should be also noted that in addition to the office duties noted above, a Clerk-Typist is hired in the Spring of each year for a period of 4 months to send out notices to people who held a dog license the previous year but have not obtained a license for the current year.

It is recommended that a clerical position be established in the Pound Office to perform the clerical duties now being carried out by the Pound Officers II and III and the Board of Administration be authorized to approve recommendations of the Director of Personnel Services regarding classification of this position in accordance with the Council resolution of July 22nd, 1969. The estimated 1973 costs for this position, less the 4 months temporary help, would be $5,267 including fringe benefits.

The establishment of a clerical position in the Pound Office will release the Pound Officer III to perform his supervisory duties, ensure that the Pound Office is staffed at all times, and will eliminate the need for the temporary help for a period of 4 months each year.

E. SUMMARY OF ADDITIONAL COSTS

Annual Costs

1 Additional Pound Officer I (including fringe benefits)		$ 8,800
1 Additional Clerk (including fringe benefits)	$7,033	
LESS Clerk-Typist I for 4 months	$1,766	$ 5,267
Truck Maintenance		$ 3,700
Telephone Answering Unit		492
TOTAL ADDITIONAL ANNUAL RECURRING COSTS		$ 18,259

Non-recurring Costs

1 Pound truck with radio	$ 6,500

Estimated 1973 Costs

Salaries	$ 77,384
Fringe Benefits	10,300
Salaries Temporary Help	11,272
Office Supplies & Miscellaneous Costs	10,700
Truck Rental	9,000
	$118,656
Add proposed additional costs	18,259
1973 Estimated Annual Operating Costs	$136,915

Revenue - Using 1973 Fees

20,000 male & spayed female license fees @ $5.00	$100,000
2,000 female license fees @ $15.00	30,000
Penalties and impounding fees etc.	20,000
	$150,000

The additional costs involved in implementing the recommendations should be covered by the increased fees already approved by Council."

cont'd....

Clause No. 2 continued

Commissioner Ryan advised that the foregoing report has been reviewed and endorsed by the Administrative Analyst who recommends that the cost be reviewed in twelve months' time.

The Committee also had before it two letters of complaint, one of which was anonymous and an ad of the City of Kamloops being Notice of Dog License Fees which had been referred by the Mayor's Office to this Committee for consideration.

The Chairman advised of a rough draft report she had received from the Chief License Inspector and the Superintendent of Parks which dealt with the hiring of additional temporary pound officers for the summer patrol of parks and beaches. The Director of Permits and Licenses stated that this rough draft report required some revision before final presentation.

After due consideration, it was

RECOMMENDED

(a) that the Chief License Inspector report to the next meeting of the Committee the amount of license fees paid for dogs in other municipalities.

(b) that the report of the Director of Permits and Licenses respecting 'City Pound - Additional Staff' dated January 16, 1973, and the rough draft report dealing with the hiring of additional temporary pound officers for the summer patrol of parks and beaches, after revision, be forwarded to the Park Board for its comments and report back to the Committee.

(c) that the correspondence referred by the Mayor to the Committee be received, and the writer advised the Committee is working on the problem and notification of final action of the Committee will be forwarded to her in due course.

3. Sign Boards

The Deputy Director of Planning and Civic Development made a brief oral report on signs and sign boards in the City and the approaches to the City. He discussed the types of signs permitted on amenity streets, arterial streets, third party signs, roof signs, signs in industrially-zoned areas and in C-2 zoned areas.

The Committee discussed the problems of removing non-conforming signs. Mr. Fleming mentioned that a Charter amendment was before the Private Bills Committee to enable us to remove non-conforming signs.

The Deputy Director of Planning and Civic Development brought to the attention of the Committee a report of the Board of Administration dated July 20, 1972, entitled 'Sign By-law: Beautification and Related Areas', and when dealing with this report on August 1, 1972, Council passed the following motion:

"THAT consideration of the report of the Board of Administration dated July 20, 1972, in regard to Sign By-law: Beautification and Related Areas, be deferred to enable representations to be received on the matter."

The Chairman advised that there are numerous delegation requests and that she would like to have a meeting with the sign industry, merchants and owners in the beautification areas, as well as the Design Panel and such groups as the Community Arts Council.

cont'd....

Clause No. 3 continued

It was

RECOMMENDED that delegations be arranged for a future meeting of the Committee at which time further consideration will be given to the Board of Administration report dated July 20, 1972.

PART II

The following is submitted to Council for information.

INFORMATION

4. Priorities for the Committee

The Chairman requested the members of the Committee submit a list of subjects they think should come before this Committee.

The meeting adjourned at approximately 3:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 162-164

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, January 18, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. No. 1 Fire Hall Replacement: Site

At the Council meeting on January 9, 1973, Council instructed that the Fire Chief, Supervisor of Property and Insurance, the Director of Planning and Civic Development and the Director of Social Planning be instructed to find alternate sites for the No. 1 Fire Hall relocation for report to your Community Development Committee.

Present at this meeting of the Committee was the Fire Chief who, with the aid of an aerial photograph showing the section of the City in question, advised the Committee that it would be possible to relocate the fire fighting, training, administrative and maintenance services in other locations. The Fire Chief detailed two sites and advised the Committee that he could satisfy all of his criteria by utilizing these two locations. The Committee was advised that this splitting of the functions and relocation would cost, in addition, an estimated $250,000.00. The Committee was also advised that the total cost of lands would be nearly the same.

Your Committee had before it a report of the Board of Administration dated January 11, 1973, on the alternate uses of the proposed site. This report suggested that the Strathcona Rehabilitation Committee consult with associations and interested groups in the Strathcona area and report back to Council within three months on uses for this site.

Your Committee discussed the matter generally and

RECOMMENDS

(a) that Council abandon the relocation of No. 1 Fire Hall on Site D in Strathcona (Jackson, Pender and Keefer Streets).

(b) that Council approve in principle, subject to comment from SPOTA and appropriate reports from officials, the relocation of No. 1 Fire Hall functions in two separate locations as detailed by the Fire Chief in his oral report this day.

(c) that the Strathcona Rehabilitation Committee be given the mandate to receive, to examine, evaluate and report to City Council on current development proposals and other potential uses for Sites C and D.

cont'd....

Clause No. 1 continued

AMENDED
SEE PAGE 167

(d) that in formulating development priorities for Sites C and D the Strathcona Rehabilitation Committee should consult with the MacLean Park Tenants Association, the Chinatown Property Owners and Merchants Association and other interested groups.

(e) that the Strathcona Rehabilitation Committee report to City Council within three months setting priorities for the use of the land in question.

2. Shannon Development Permit

The item of the Development Permit Application and related matters re 'Shannon' was referred to your Committee for further consideration.

The Committee members discussed the present situation and referred to the two resolutions which will be before Council at its meeting on January 23, 1973, relating to the general topic.

Your Committee

RECOMMENDS adoption of the two resolution.

This above recommendation is unanimous.

The meeting adjourned at approximately 5:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 167

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

JANUARY 25, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 25, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting held January 11, 1973 were adopted.

PART I

Local Initiatives Program

City Council on January 16, 1973, referred to the Committee certain Local Initiative Projects concerning the Planning Department and a project at the Museums.

Mr. Hayward, Assistant Director of the Advance Planning and Research Division, Planning Department, and his staff spoke in support of Project No. 1173 and No. 1174.

Mrs. Lynn Maranda, Ethnologist at the Centennial Museum, represented Mr. D. Rodger, Museums Manager re Item No. 1168.

(a) City Information Inventory - No. 1173

The officials explained that this was the first step towards a management information service for the City and would serve the Council, Civic Departments and citizens at large. This first step would be the inventory of data sources and records in all City departments and would determine what information was available and if duplication exists. The information gathered would be centralized and eventually decentralized by the computer system. It was explained that eight (8) jobs would be created, at a City cost of $12,802.

(b) Planning Studies and Development - No. 1174

The officials explained that this would be split into three parts.

One part is a continuation of a Local Initiatives Project carried out last year involving the completion of detailed land-use maps from computer files which are essential to small scale programs of Local improvements and beautification. Local Area Councils would also have great benefit from the maps in communicating with area residents. At present the Department relies on legal maps, but the detailed land-use maps would show the location of various types of buildings which would have proved useful, e.g. in public meetings regarding West End Re-zoning.

The officals also gave detailed explanations of the other parts of the program which involves field service in local areas in conjunction with methods of beautifying the approaches to the core area.

Cont'd.....

(c) Cataloguing, typing, model making and technical assistance - Item No. 1168

Mrs. Maranda submitted a brief resume of the projects included in No. 1168 and indicated that ten (10) jobs were involved at a cost of $17,268, City share. It was explained that a great deal of cataloguing is required for the artifacts now stored in Building 14, which is required to be moved to a new storage area in the Museum Complex, as the building is to be demolished. The cataloguing is also necessary for insurance purposes, it was stated. Mrs. Maranda indicated that the ethnology cataloguing would complete the project undertaken by L.I.P. in 1972.

(A copy of Mrs. Maranda's submission is attached for information)

The Committee, after due consideration,

RECOMMENDED

THAT Council approve Project No. 1173 - City Information Inventory (City share - $12,802)

and

Project No. 1174 - Planning Studies and Development (City share - $13,708)

A motion to approve only part of No. 1168 involving

Cataloguing Ethnology
Cataloguing Archeology
Typing Ethnology and Archeology

resulted in a tie vote and, therefore, this project is submitted to Council for CONSIDERATION.

The Committee adjourned at approximately 3:10 p.m.

* * * * * * * FOR COUNCIL ACTION SEE PAGE(S) 168

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

FEBRUARY 6, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 6, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. R.A. Burrows, Civic Chaplain.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Van Horne Elementary School, under the direction of Miss Bradley.

'IN CAMERA' MEETING

It was advised the 'In Camera' Committee had agreed to an 'In Camera' meeting to discuss certain matters, with the exception of one item which would be discussed further during the 'In Camera' session as to the advisability of that item being retained 'In Camera'.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the following Minutes of the Council be adopted:

(a) Minutes of the Special Council meeting (Public Hearing, dated January 18, 1973;

(b) Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 23, 1973;

(c) Minutes of the Special Council meeting (Public Hearing), dated January 23, 1973;

(d) Minutes of the Recessed Council meeting (from January 23, 1973), dated January 30, 1973.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Motor Homes Sales: 8155 Granville Street
(b) Rezoning: E/S Clarendon Street (4718 Clarendon St.)
(c) Rezoning: N/S 2300 block West 10th Avenue
(d) West End Guidelines and Development Permit #60788 (1716 Pendrell Street)

COMMUNICATIONS OR PETITIONS

1. Civic Chaplain:
Quarter commencing April 1, 1973

MOVED by Ald. Bowers,
THAT, pursuant to recommendation of the Mayor, the Reverend D.L. Campbell, Pastor of Holy Name Parish be appointed Civic Chaplain for the quarter commencing April 1, 1973.

- CARRIED

2. Minor Hockey at PNE

A communication was noted from the PNE Minor Hockey Association asking an opportunity to appear before the Council to discuss certain problems being encountered with PNE policy insofar as use of the Forum for minor hockey is concerned.

MOVED by Ald. Rankin,
THAT the delegation be heard as requested and at that time a representative of the PNE be requested also to be present.

- CARRIED

3. Proposed Licensing of Sidewalk Cafes and Entertainment in Beer Parlours

A letter was received from the Corresponding Secretary of the Woman's Christian Temperance Union asking an opportunity to appear before Council on proposal to license sidewalk cafes and extend entertainment in beer parlours. A further letter from Mr. Hugh M. Rae respecting local beer parlour outlets also was noted.

The Mayor recommended that an evening session of Council on a regular Tuesday be set aside to hear public representations on this subject from those interested, in order that the Council may assess public opinions on this matter and formulate recommendations for presentation to the appropriate Provincial authority, which it is understood, will be set up by the Legislature at the present session. The Mayor felt such meeting should be held at an appropriate location outside of the City Hall.

MOVED by Ald. Marzari,
THAT the aforementioned proposal of the Mayor be approved.

- CARRIED

(Aldermen Hardwick, Massey and Pendakur are recorded in the negative)

AMENDED SEE PAGE 262

4. Bicycle Infractions: Criminal Records for Juveniles

The Corporation of the City of North Vancouver submitted the following communication:

"The City Council on January 22nd, 1973, adopted a resolution to petition the Attorney General's Department to amend the law dealing with juveniles, in such a manner so as to permit bicycle violation enforcement without the juvenile incurring a criminal record, as at the present time juveniles can only be dealt with under the Juvenile Delinquent Act.

Council has requested that your Municipality support them in this action".

MOVED by Ald. Rankin,
THAT the Vancouver City Council support this proposal of the City of North Vancouver.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration
GENERAL REPORT, February 2, 1973

WORKS AND UTILITY MATTERS

Local Improvements - Procedures (Clause 3)

MOVED by Ald. Bowers,
THAT the information in this clause be received;

FURTHER THAT the present Local Improvement Procedures in respect of initiative projects be referred to the Standing Committee on Finance and Administration for study. In the meantime the City Engineer report on detail respecting the present procedures and reasons for them.

- CARRIED

Local Improvements - Initiative Principle

Pavement and Curbs (Clause 4)
Street Lighting (Clause 5)

MOVED by Ald. Linnell,
THAT Clauses 4 and 5 of this report, dealing with the above subject matters, be adopted.

(deferred)

MOVED by Ald. Bowers,
THAT these two clauses be deferred for two weeks, with the exception of Schedule 61 referred to in Clause 5 and relating particularly to the Strathcona area.

- CARRIED

MOVED by Ald. Hardwick,
THAT Schedule 61 of Clause 5 of this report, dealing with street lighting on the initiative in the Strathcona area, be approved.

- CARRIED

Balance of Works and Utility Matters

MOVED by Ald. Hardwick,
THAT Clauses 1, 2 and 6 to 9 inclusive of this report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

SOCIAL SERVICE AND HEALTH MATTERS

Tender: Funeral Services for
Deceased Indigents

MOVED by Ald. Hardwick,
THAT this report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED

BUILDING AND PLANNING MATTERS

Strathcona Rehabilitation Project:
Legal Assistance (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be adopted.

- CARRIED

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Strathcona Rehabilitation Project:
Legal Assistance (cont'd)

MOVED by Ald. Pendakur, in amendment,
THAT the following words be added to the motion of Alderman Hardwick:
'such assistance to be limited to a maximum of $3,000'
- LOST

(The motion of Alderman Hardwick was put and carried)

Development Permit Applications at Variance with West End Policy Guidelines (Clause 3)

PART I Two Apartment Buildings: 2077 Nelson Street
1816 Haro Street

MOVED by Ald. Hardwick,
THAT the Technical Planning Board be advised the Council approves the issuance of development permit application No. 60451 for development at 2077 Nelson Street.
- LOST

(The Mayor requested, and therefore, is recorded in the negative)

(Mr. R.K. Baker, Barrister, appeared in support of the development permit)

MOVED by Ald. Hardwick,
THAT the Technical Planning Board be advised the Council approves the issuance of development permit application No. 60497 for development at 1816 Haro Street.

- LOST

(The following requested, and therefore, are recorded in the negative: Aldermen Pendakur, Rankin, Gibson, and Massey, and Mayor Phillips)

MOVED by Ald. Volrich,
THAT the Technical Planning Board be requested not to issue the development permits Nos. 60451 and 60497, for development at 2077 Nelson Street and 1816 Haro Street respectively.

- CARRIED

(Alderman Hardwick and Alderman Linnell requested, and are therefore, recorded in the negative)

PART II One Senior Citizens Apartment Building:
1600 Nelson Street

In this clause, reference is made to a development permit application by Westsea Construction Ltd. for development at 1600 Nelson Street, of a senior citizens' apartment. Details in respect of the development are noted in this clause pointing out a locked-in lot situation which would follow, and that the Technical Planning Board and Director of Planning and Civic Development recommend refusal since the development is not in compliance with the By-law section requiring each dwelling unit to have a minimum floor area of 400 square feet, with the exception of the provision in Section 11 (8) of the By-law. In addition to a letter dated February 1, 1973, from Westsea Construction Ltd., a representative of the firm was permitted to speak in support of the application.

MOVED by Ald. Harcourt,
THAT this development permit application be referred back to the Technical Planning Board for processing in the normal manner.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT Clause 1 of this report of the Board of Administration (Building and Planning matters), be adopted and Clause 4 received for information.

- CARRIED

LICENSES AND CLAIMS MATTERS

Application for License for Soliciting for Charity

It was agreed to defer this report pending the hearing of a delegation later this day.

FIRE AND TRAFFIC MATTERS

De Cosmos Village Fire Protection

In respect of this clause and the request of the United Co-operative Housing Society 1972 that a $2,500 fee be waived in respect of a fire line service for the De Cosmos Village near 49th Avenue and Boundary Road, it was,

MOVED by Ald. Harcourt,
THAT a grant of $2,500 be approved to the Society to cover the required service fee.

- CARRIED BY THE REQUIRED MAJORITY

FINANCE MATTERS

Police and Provincial Court Parking (Clause 5)

In the consideration of this clause,a letter was received from the Municipal and Regional Employees Union requesting an opportunity of discussing with the appropriate City officials the matter of employee parking at the new Provincial Courts building.

MOVED by Ald. Hardwick,
THAT this clause be adopted;

FURTHER THAT the appropriate City officials study, for report, the cost of acquiring a site in the area for surface parking.

- CARRIED

MOVED by Ald. Harcourt,
THAT the appropriate City officials report on the disposition of the present Coroner's Court Building site and present fire hall site at Gore Avenue and Cordova Street.

- CARRIED

MOVED by Ald. Linnell,
THAT Clauses 1 to 4 and 6 and 7 of the report of the Board of Administration (Finance matters), be adopted.

- CARRIED

At this point a short recess was observed followed by an 'In Camera' meeting. The Council then recessed to reconvene at 7:30 P.M. in open session in the Council Chamber.

The Council, still in Committee of the Whole, reconvened at approximately 7:40 p.m., February 6, 1973, in the Council Chamber, with the same personnel present.

DELEGATIONS

1. Soliciting for Charity - Application by Police Mutual Benevolent Association

The Council considered Board of Administration report (Licenses and Claims Matters), dated February 2, 1973, with respect to the request of the Police Mutual Benevolent Association for a license to solicit for a charitable cause. The report sets out a history of the requirements for a license for such solicitations, and that the Council committee on the matter, having reviewed this application, referred it to Council for consideration.

Mr. J. Hutchinson, barrister, appeared on behalf of the Police Mutual Benevolent Association, and submitted a brief in support of the application.

MOVED by Alderman Bowers,
THAT the application of the Police Mutual Benevolent Association, for a license to solicit for a charitable cause, be not approved.

- CARRIED.

2. Development Permit Application: Motor Homes Sales (8155 Granville Street)

The Board of Administration report (Building and Planning Matters), dated January 12, 1973, recommended that Development Permit Application #60510, to use a portion of the existing Gulf Oil Service Station at the south-west corner of 65th Avenue and Granville Street for the sale and display of motor homes, be refused in accordance with recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. G. Dallas, barrister, representing the Motor Homes Sales, appeared in support of the application.

MOVED by Alderman Pendakur,
THAT Clause 3 of the Board of Administration report (Building and Planning Matters), dated January 12, 1973, in regard to this matter, be adopted.

- CARRIED.

3. Rezoning: E/S Clarendon Street (4718 Clarendon Street)

The Council noted the Board of Administration report (Building and Planning Matters), dated January 19, 1973, with regard to the application of Mr. D. V. Guenther for the rezoning of 4718 Clarendon Street.

The Board of Administration, in its report, recommended the application be refused, in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

(continued)

DELEGATIONS (continued)

Rezoning: E/S Clarendon Street
(4718 Clarendon Street)
- continued

Mr. A. B. MacQuarrie, barrister, representing Mr. Guenther, appeared in support of the rezoning application, or alternatively, that permission be granted to use the present building as a duplex.

MOVED by Alderman Hardwick,
THAT Clause 1 of the Board of Administration report (Building and Planning Matters), dated January 19, 1973, in connection with this matter, be adopted.

- CARRIED.

4. Rezoning: N/S 2300 Block
West 10th Avenue
(Mr. G. Gemmill)

Council considered Board of Administration report (Building and Planning Matters), dated January 5, 1973, with respect to an application to rezone Lots 13 - 20 inclusive, on the N/S of the 2300 block West 10th Avenue.

The Board of Administration, in its report, recommended the application be refused, in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. K. Brauner, barrister, representing Mr. Gemmill on behalf of property owners, appeared in support of the application, and filed a brief, dated February 6, 1973.

MOVED by Alderman Rankin,
THAT Clause 5 of the Board of Administration report (Building and Planning Matters), dated January 5, 1973, in respect of this matter, be adopted.

- CARRIED.

5. West End Guidelines and
Development Permit #60788
(1716 Pendrell Street)

The Council considered Board of Administration report (Building and Planning Matters), dated January 5, 1973, in respect of Development Permit Application #60788, for the development of an apartment building at 1716 Pendrell Street.

In the clause, reference is made to the new Zoning and Development By-law amendments in respect of the West End, and that the application is in conflict.

Mr. Leon Glassman, representing Glassman Holdings Ltd., appeared and presented a brief, dated February 6, 1973, in support of the application.

MOVED by Alderman Pendakur,
THAT the action of the Zoning Planner, in refusing this Development Permit, be approved.

- CARRIED.

DELEGATIONS (continued)

6. Grant Request:
Canadian Youth Hostels Assoc.
(Pacific Region)

The Council had before it, for consideration, Clause 1 of the Report of the Standing Committee on Finance and Administration, dated January 25, 1973, recommending that the application of the Canadian Youth Hostels Association (Pacific Region), for a grant of $20,000 in connection with the hostel, operating out of a National Defence Building at Jericho, be not approved.

The Association submitted an amended grant proposal, dated January 30, 1973, for a grant of $10,000, on a matching basis with the Canadian Youth Hostels Association (Pacific Region).

A representative of the organization appeared in support of the request.

MOVED by Alderman Harcourt,
THAT a grant of $10,000 be approved, on a matching basis, as proposed by the Association.

- LOST.

At this time, a short recess was observed, and the Council reconvened at approximately 9:15 p.m. and continued with the Agenda business.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

A. Board of Administration,
GENERAL REPORT, February 2, 1973
(continued)

FINANCE MATTERS (continued)

Interim Action on City Lands Pending Decisions by Council on Land Banking
(Clause 8)

In considering this clause, action was taken as follows:

MOVED by Alderman Bowers,
THAT sites 19 and 20, in the Champlain Heights area, be offered by bid for either sale or lease.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Director of Finance, the Supervisor of Property and Insurance, and the Director of Planning, be instructed to meet with the Mayor and the Finance and Administration Committee, to review the specific property items mentioned in the report and which items are in process, for the purpose of establishing action which should be taken in the interim period, on the understanding, however, the Committee will report, with recommendations, to the Council.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the action of the Director of Finance, whereby instructions have been issued to the Accounting Division to credit surplus proceeds from property sales to a separate reserve, effective January 1, 1973, until Council establishes land banking policies and guidelines, and until the Council subsequently decides otherwise, be confirmed.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

GENERAL REPORT, February 2, 1973
(continued)

FINANCE MATTERS (continued)

1973 Assessment Breakdown
by Category of Property
(Clause 9)

In considering this clause, a memorandum was noted from Alderman Bowers, dated February 2, 1973, submitting further assessment information.

MOVED by Alderman Bowers,
THAT Clause 9 of Board of Administration report (Finance Matters) be received for information.

- CARRIED.

B. PERSONNEL MATTERS,
Supplementary Report

MOVED by Alderman Hardwick,
THAT the Board of Administration report (Personnel Matters, Supplementary Report), dated February 2, 1973, be adopted.

- CARRIED.

C. PROPERTY MATTERS

Expropriation for Britannia
Community Services Centre
(Clause 6)

In respect of this clause, the Supervisor of Property and Insurance submitted a memorandum, addressed to the Board of Administration under date of February 5, 1973, in further explanation.

MOVED by Alderman Linnell,
THAT Clause 6 of the Board of Administration report (Property Matters), dated February 2, 1973, be adopted.

- CARRIED.

Balance of Property Matters

MOVED by Alderman Linnell,
THAT Clauses 1 to 5 inclusive, and Clause 7 of the Board of Administration report (Property Matters), dated February 2, 1973, be adopted.

- CARRIED.

D. Report of Standing Committee
on Civic Development
- January 18, 1973

MOVED by Alderman Hardwick,
THAT Clauses 1 and 2 of the Report of the Standing Committee on Civic Development, dated January 18, 1973, be adopted; and Clauses 3 and 4 be received for information.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

E. Report of Standing Committee on Community Development -January 18, 1973

MOVED by Alderman Volrich,
THAT the report of the Standing Committee on Community Development, dated January 18, 1973, be received, for information, after Clause 1 (c) re Governmental Reform, is amended by changing the first resolution therein to read as follows:

"RESOLVED that there be representatives invited to participate in these meetings re government and election reform from the School and Park Boards."

- CARRIED.

F. Report of Standing Committee on Social Services - January 25, 1973

MOVED by Alderman Rankin,
THAT the report of the Standing Committee on Social Services, dated January 25, 1973, be adopted.

- CARRIED.

G. Report of Standing Committee on Finance and Administration - January 25, 1973

Private Hospitals - Court Case (Clause 2)

MOVED by Alderman Bowers,
THAT this clause be received for information; and that the Mayor communicate with the Minister of Rehabilitation and Social Improvement, requesting confirmation, in writing, re the government's position on the matter of the City's liability.

- CARRIED.

1973 - Subjects for Consideration (Clause 3)

MOVED by Alderman Bowers,
THAT this clause be received for information.

- CARRIED.

(For Council action re Clause 1, see page 8.)

H. Report of Standing Committee on Civic Development - January 25, 1973

MOVED by Alderman Hardwick,
THAT Clause 1 of this report be adopted, and Clauses 2 and 3 be received for information.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW
(N/S East 33rd Ave., west of Knight Street)

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Hardwick,
SECONDED by Alderman Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAW TO AMEND BY-LAW NO. 3334, BEING
THE SUBDIVISION CONTROL BY-LAW (Lot Sizes
in the New RM-4A and C-2A District Schedules)

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT leave be given to introduce a By-law to amend By-law No. 3334, being the Subdivision Control By-law, and the By-law be read a first time.

- CARRIED.

(continued)

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3334, BEING THE SUBDIVISION CONTROL BY-LAW (Lot Sizes in the new RM-4A and C-2A District Schedules (continued)

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED.

MOVED by Alderman Massey,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Massey,
SECONDED by Alderman Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

A. Expropriation of Property:
1112 Cotton Drive, 1120 Cotton Drive,
1618 Napier St., 1643 William Street
and 1641 William Street

MOVED by Alderman Gibson,
SECONDED by Alderman Marzari,
THAT, WHEREAS the City of Vancouver desires to acquire all those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

(continued)

MOTIONS (continued)

Expropriation of Property
(continued)

Parcel B (Reference Plan 822) of Lots 1 and 2, Block 38, District Lot 264A, Plans 717 and 1771	1112 Cotton Drive
Parcel C (Reference Plan 822) of Lots 1 and 2, Block 38, District Lot 264A, Plans 717 and 1771	1120 Cotton Drive
Lot 4, Block 38, District Lot 264A, Plans 717 and 1771	1618 Napier Street
Lot 17, Block 38, District Lot 264A, Plans 717 and 1771	1643 William Street
Lot 18, Block 38, District Lot 264A, Plans 717 and 1771	1641 William Street

pursuant to its powers under section 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED.

1. Third Crossing: Burrard Inlet

On January 16, 1973, notice was given on a motion re Third Crossing: Burrard Inlet, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Pendakur,
SECONDED this day by Alderman Harcourt,
THAT the following resolution of the City Council of December 21, 1971, be rescinded, and the Provincial and Federal governments, and other concerned parties, be so advised.

- CARRIED.

'THAT WHEREAS it is reported that representatives of the Federal and Provincial Governments are prepared to commence the Third Crossing of Burrard Inlet immediately;

AND WHEREAS the Swan Wooster/C.B.A. report dated July, 1970, estimates the cost of making provision for the distributor from the Crossing in Vancouver to be $3.2 million for the first stage;

(continued)

MOTIONS (cont'd)

Third Crossing: Burrard Inlet
(continued)

THEREFORE BE IT RESOLVED that the City of Vancouver advise the Federal Government, the Provincial Government and the North Shore municipalities that Vancouver is prepared to participate in the cost-sharing for the proposed Third Crossing of Burrard Inlet on the basis of the formula suggested in the report of Swan Wooster/C.D.A. dated July, 1970, on the understanding that the City of Vancouver's contribution in the first stage will be limited to provision for the distributor function at the North end of the Thurlow tunnel, but not the construction of such distributor.'

2. Christ Church Cathedral:
Historic Site

On January 23, 1973, notice was given on a motion re Christ Church Cathedral, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Gibson,
SECONDED this day by Alderman Rankin,
THAT City Council request the Provincial Government to designate Christ Church Cathedral as an historic site, under the Archeological Historic Sites Protection Act.

- CARRIED.

(Alderman Massey requested, and therefore was recorded as voting in the negative.)

Before dealing with this motion, the Council noted a communication from Christ Church Cathedral, asking the motion not be proceeded with until the church development application has been reviewed by the Council.

3. Library Board:
Hours of Operation

On January 23rd, notice was given on the following motion:

MOVED by Alderman Gibson,
SECONDED this day by Alderman Linnell,
THAT Council request the Library Board to consider the possibility of operating its libraries seven days per week.

- CARRIED.

4. Membership: Board of Police Commissioners

On January 23rd, notice was given on the following motion:

MOVED by Alderman Volrich,
SECONDED this day by Alderman Harcourt:
THAT the Corporation Counsel be instructed to apply at the forthcoming legislative session for an amendment to the Vancouver Charter to increase the membership of the Board of Police Commissioners from four (4) to seven (7), and to provide for the appointments to be made by the Lieutenant-Governor in Council after consultation with City Council, to provide for each appointment to be for a three-year term with two to be appointed annually (subsequent to the expiration of the current appointments), to provide for payment of an annual sum on account of remuneration and expenses, and to report back with details of the proposed form of legislation.

- CARRIED

(continued)

MOTIONS (cont'd)

Membership: Board of Police Commissioners (continued)

MOVED by Alderman Rankin, in amendment,
THAT the motion of Alderman Volrich and Alderman Harcourt be amended to provide for an increase in the membership of the Board of Police Commissioners from four to five, by the appointment of one alderman, and the other terms of the motion be varied accordingly.

- LOST.

(The motion of Alderman Volrich and Alderman Harcourt was put and CARRIED.)

The following requested and, therefore, are recorded as voting in the negative, on the motion of Alderman Volrich:

Alderman Pendakur
Alderman Rankin
Alderman Hardwick
Alderman Linnell.

5. Delegations and Time Limitation

At the recessed Council meeting on January 30, notice was called on a motion re Delegations and Time Limitation, submitted this day for action, having been changed by permission of Council and now reads as follows:

MOVED by Alderman Hardwick,
SECONDED by Alderman Massey,
THAT the opening presentation by a delegation be confined to five minutes, except with specific permission by a majority of Council, and delegations be so notified by the City Clerk when delegations are scheduled.

- LOST.

NOTICE OF MOTION

The following Notices of Motion were submitted, and recognized by the Chair:

1. Pacific National Exhibition

MOVED by Alderman Rankin,
THAT WHEREAS the P.N.E. is presently operating under a thirty-five year lease with the City of Vancouver;

AND WHEREAS the P.N.E. has been incorporated under an Act of the Provincial Legislature;

AND WHEREAS the present structure of the P.N.E. has made it completely unresponsive to political direction or control from the elected officials of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government rescind the Statute under which the P.N.E. was incorporated and return the control of the P.N.E. to the City of Vancouver.

(Notice)

NOTICE OF MOTION (continued)

2. Day Care Facilities

MOVED by Alderman Rankin,

THAT WHEREAS there is a crisis in the Day Care Centres in the City of Vancouver;

AND WHEREAS the City of Vancouver has been declared the Licensing inspection agency for the day care centres which was approved by City Council in October 1972;

AND WHEREAS there is not yet a staff operating in the field of Day Care Centres and only interim permits are being granted;

THEREFORE BE IT RESOLVED:

1. that the Council of the City of Vancouver direct the Department of Permits and Licenses to implement fully the supervision of day care centres not later than March 1, 1973;

2. that the Council of the City of Vancouver co-operate in every way with the Provincial Government in making available suitable structures, i.e. houses, etc., for day care centres;

3. that the Council of the City of Vancouver urge the Provincial Government to make available day care facilities for all children regardless of age, where there is a necessity for the parents to require this service, since

   a) at the present time the 1 to 3 year olds are not supplied any day care facilities, and

   b) the day care centres are only available at certain hours and many parents who need the facilities are on shift work.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt: Development Permit #60568, 2696 West Broadway	advised of complaint received in respect of Development Permit #60568, and additional uses to 2696 West Broadway; it being the view that sufficient consultation with citizens in the area was not carried out. Particularly, the complaint refers to the provision for surface parking in this residential area. The Mayor directed the matter to the Director of Planning and Civic Development for report.
Alderman Harcourt: Acquisition of Property for Britannia Complex	raised the matter of obtaining a report with respect to finding alternative accommodation for tenants and owners affected by the acquisition of property for the Britannia complex. However, he was advised that the subject matter should be presented to Council by way of a regular motion.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Linnell: New Hudson Street Crossing and Rapid Transit Arrangements

referred to the Council action of January 30, 1973, requesting the Council representatives on the Regional District to discuss, at the District level, the new Hudson Street Crossing in respect of its construction, to permit the carrying of rapid transit tubes. The alderman enquired of the status of the matter now, since she read a recent newspaper report which indicated some aldermen have raised the matter at the District level.

The enquiry was answered by members of Council, it being indicated the subject required continued action with the District.

Alderman Harcourt: Expropriation for New Airport Runway

reported progress with regard to hearings re expropriation of property for the new airport runway, and of citizen action being taken in this regard.

The alderman requested approval of a sum of money to make distribution of pertinent information available to the affected citizens, through the school students. It was, therefore,

MOVED by Alderman Harcourt,
SECONDED by Alderman Pendakur,
THAT the Director of Social Planning be authorized to expend an amount of up to $100.00, in respect to the distribution of such information.

(Notice)

Notice was called and recognized by the Chair.

NEW BUSINESS

Land Acquisition Program

The Minister of Municipal Affairs submitted a communication, dated February 1, 1973, which reads as follows:

"We have launched a program of residential land acquisition.

The immediate objective is to build housing as soon as possible. I want to stress that the type of housing we propose is what is best suited to the particular property and the community, consistent with Municipal plans. We intend to work closely with Municipal and Regional Government staff to achieve the objective of good quality housing.

The acquisition program is of a dual nature, namely:

(1) Land for immediate development and building;

(2) Long term land banking.

(continued)

NEW BUSINESS (cont'd)

Land Acquisition Program
(continued)

I ask for your assistance by offering for sale, to the British Columbia Government, any suitable land including single lots which your Municipality now owns. It will be helpful, too, if you could suggest land not owned by the Municipality which you consider we should purchase - please keep in mind that we are bound by the recent restrictions with respect to farm land.

In the immediate program, time is important - in order to use the available funds in the current budget, it is necessary that a commitment to purchase be made before the 31st of March, 1973."

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,
THAT the Supervisor of Property and Insurance report to Council on suitable sites available, pursuant to the Minister's letter.

- CARRIED.

The Council adjourned at approximately 11:05 p.m.

*****

The foregoing are Minutes of the City Council meeting of February 6, 1973, adopted on February 13, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

February 2, 1973

The following is a report of the Board of Administration: -

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Installation of Water Mains - 1972 Capital Budget

"The 1972 Water Works Capital Budget included $102,000 set aside for servicing part of Areas E & F of Champlain Heights. This work will not be carried out within the 1972 Budget period because the Subdivision Design has not been finalized.

There is a considerable amount of water main installation work to be done prior to 1973 paving. The following two projects form part of this work. It is proposed that the funds appropriated for Champlain Heights be made available for'Prior to Paving'Projects.

WATER MAIN PROJECT 213

Street or Avenue	From	To
Hudson Street	72nd Avenue	73rd Avenue
Selkirk Street	71st Avenue	73rd Avenue

WATER MAIN PROJECT 214

Street or Avenue	From	To
S.W. Marine Drive	Angus Drive	Adera Street
Birch Street	14th Avenue	15th Avenue

The estimated cost for Project 213 and 214 is $20,000 and $38,000 respectively.

Part of Project 214 consists of replacing the old steel pipe under the C.P.R. track at Marine Drive and East Boulevard. An Agreement is required with the C.P.R. to lease the crossing.

I therefore RECOMMEND that:

(a) The funds appropriated for Champlain Heights in the amount of $102,000 be transferred from Account Code 128/5301, 'North Portion Areas E & F' to the 1972 Water Works Capital Budget, 'Short Notice Project Unallocated', Account Code 128/7902.

(b) Subject to approval of (a), water mains be installed on the above mentioned streets and that $20,000 for Project 213 and $38,000 for Project 214 be appropriated from Account No.128/7902.

(c) The Corporation Counsel be instructed to prepare and execute for the City all necessary agreements concerning the Marine Drive Crossing including permission from the Railway Transport Committee if required.

(d) The Corporation Counsel cancel any existing agreement for the old main which is to be abandoned."

Your Board RECOMMENDS that the foregoing be approved.

2. Winter Capital Projects Fund Applications

"Subsequent to the report of the Standing Committee on Finance and Administration dated January 11th, 1973, and Council's approval thereof on January 16th, 1973, one additional proposal has been received from the Board of Parks and Public Recreation for the construction of an Auditorium and Administration building, Vandusen Botanical Gardens. This is a new project, not included in the Current Five-Year Plan.

The proposed building, to be called 'Floral Hall', is intended to provide a meeting place and library for horticultural groups and headquarters building for the Botanical Garden's Association. Of an estimated total cost of $300,000, a private donation of $150,000 is anticipated. If the construction proceeds as planned, forgiveness under the Winter Capital Projects Fund will total approximately $110,000; leaving a net cost to the City of $40,000.

The Director of Finance advises that the City's funds could be provided from the Supplementary Capital Budget.

RECOMMENDATION

On behalf of the Board of Parks and Public Recreation, the City Engineer RECOMMENDS that:-

(a.) Council authorize the submission of the application for a $150,000 loan under the Winter Capital Projects Fund for the above project.

(b.) The City Engineer or Deputy City Engineer be authorized to sign the contract with the Government of Canada for this project."

(c.) Advance approval of $40,000 net City's share from the 1973 Supplementary Capital Budget be given, subject to confirmation of the private donation and Senior Government approval."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

INFORMATION:

3. Local Improvements - Procedures

The Deputy City Engineer reports as follows:

"PURPOSE

This is an information report to accompany the next report on 'Local Improvements - Initiative Principle'.

PROCEDURES

1. Local Improvement projects are initiated under present regulations in two ways:-

   (a) 'By Petition'- where at least 2/3 of the registered owners, representing at least 50% of the assessed property value, file a petition with the City Clerk, asking that a certain project be constructed.

   A recommendation to Council is made by the City Engineer regarding the petitions.

   (b) 'Initiative Principle'- where the City Engineer recommends that Council initiate the project because of safety, high maintenance costs, etc. An 'Initiative' project can be defeated if more than 50% of the affected property owners, representing more than 50% of the assessed value of the affected property, petition against the project.

....Cont'd

Clause No. 3 Cont'd

2. The recommendations to Council, either on the 'Initiative Principle' or 'By Petition' are known as the 'First and Second Steps' reports.

   Conceptually, the First Step Report, asks Council for approval in principal while the Second Step Report provides pertinent details of the projects, including the availability of funds. However, in practice the two reports are combined for more efficient handling by departments concerned, and by Council.

3. After Council approves the First and Second Steps, the projects are advanced to a Court of Revision following notification to each property owner, by mail, of his assessed footage, estimated cost and time and date of the Court of Revision.

4. On the appointed day, Council sits as a Court of Revision, hears any delegations, and subsequently determines finally whether or not to proceed with the projects."

Your Board submits the above report of the Deputy City Engineer for Council INFORMATION.

RECOMMENDATIONS:

4. Local Improvements - Initiative Principle
   Pavement and Curbs

First Step:

The Deputy City Engineer reports as follows:

"I consider it advisable to carry out projects for -

- Pavement and Curbs (Local Residential)
- Pavement and Curbs

as shown on the attached schedule dated January 26, 1973, as Local Improvements.

The City's share of these improvements is available from the 1972 Streets Capital Budget."

Second Step:

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated January 26, 1973.

The estimated total cost of these improvements is $489,131.00, and the City's share of the cost is $265,536.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:-

1. The reports of the Deputy City Engineer and of the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

2. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

5. Local Improvements - Initiative Principle
Street Lighting

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the Light Standard Projects and the Special Light Standard Projects shown on the attached schedule dated January 26th, 1973, as local improvements.

Four Special Light Standard Projects (post-top type) are included to replace the inadequate and obsolete street lighting in the area bounded by Granville Street, 41st Avenue, Hudson Street and 49th Avenue. Requests have been received for improved street lighting in this area.

The size of each of the four projects in this area will limit the number of property owners affected by each project to approximately 50, as suggested at the January 11th, 1972, Council meeting.

In advancing the four projects I propose to send each of the property owners the following:-

(1) An information sheet describing the street lighting project, with an illustration of the type of street light proposed. There have been complaints about lack of information on similar projects in the past.

(2) A notice of objection form. This form will simplify the procedure for registering objections. There have been complaints of the difficulty in petitioning against similar projects in the past.

This procedure is similar to that approved by Council for previous Special Street Lighting Projects.

The City's share of these local improvements is available in the 1972 Basic Capital Budget with the exception of $30,000 which will be included in the 1973 Basic Capital Budget.

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report, dated January 29th, 1973.

The estimated total cost of this improvement is $242,537 and the City's share of the cost is $117,323.

Subject to Council's approval of the 1973 Basic Capital Budget, I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to in the attached list and RECOMMEND that:

1. The report of the City Engineer and Director of Finance be adopted.

2. The City-owned parcels shown on the list attached to the detailed Second Step Report for this local improvement project be declared assessable.

6. Street Closure - 35th Avenue, Larch to Vine Streets

The City Engineer reports as follows:

"Mr. K. Shirley of 2402 West 35th Avenue requests Council's permission to close 35th Avenue between Larch and Vine Streets so that he may turn a portion of the street (60 feet in front of his home) into an ice-skating rink for the children of this double block. This permission would have to be for unspecified time periods, since the ice rink could only be made at a time when the temperatures are forecast to be sub-freezing for three or four days.

Mr. Shirley has submitted a petition from 15 of the 19 residents of this double block indicating that they are in favour of the request. At this writing he has been unable to contact the other four residents.

Under section 77 of the Street and Traffic By-law, Council may declare a street closed to permit sleighing or skating. Although no streets have been closed for the purpose of making skating rinks, Council has authorized the City Engineer to close a limited number of streets for sleighing, as and when snow conditions permit.

The flooding of a street for skating has a number of implications. Whereas sleigh hills are established on streets where snow conditions generally prohibit the movement of traffic, the flooding of an otherwise passable street in order to create an ice surface could set up a hazardous condition. It may be difficult to control the run-off of water so as to keep the remainder of the street, or in some cases adjacent streets, free from ice, especially as the temperature warms up.

Whereas street closures for other local events, such as street dances, are generally for a short period of a couple of hours up to one day in duration, a skating rink would require a closure for as long as a cold spell lasts, which could be a week or more in duration. This could result in a significant degree of inconvenience of local access for service vehicles and emergency vehicles, as well as the adjacent property owners.

If on-street skating rinks were to become popular, then their spread throughout the City (as opposed to a limited number of sleigh hills) would cause administrative difficulties with respect to control and the placement of barricades, as well as local access, in other areas in the City.

In the circumstances, it would seem that if outdoor skating rinks are to be provided in local neighbourhoods, they should be located off-street in locations such as school grounds or parks where adequate safety can be insured.

In view of the foregoing, it is RECOMMENDED that Mr. Shirley's request that 35th Avenue be closed between Larch and Vine Streets for the purpose of creating an ice-skating rink be NOT APPROVED."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

7. Provision of Sanitary Sewerage Facilities in the Area Bounded by the Existing Marine Drive, the Fraser River, Kerr Road and Boundary Road

The City Engineer reports as follows:

"This area is owned principally by the City, MacMillan Bloedel (south of the B.C. Hydro Railway tracks), and a small portion of private development on the south side of the existing Marine Drive.

It is expected that in the next two to three years the City land will be sold for development as industrial sites. Prior to the sale of these sites, it will be necessary to provide them with storm and sanitary sewerage. The sanitary system will discharge to the Greater Vancouver Regional District's Trunk which now runs along the proposed Marine Drive alignment. As most of the land lies at an elevation below the hydraulic grade line of this trunk, it will be necessary to pump all the sanitary sewage into it.

In order to comply with the requirements of the Pollution Control Board, MacMillan, Bloedel Limited are about to construct a sanitary sewage collection system within their plant. Their consulting engineers, Dayton and Knight Limited, have recommended that it would be to the advantage of their client and the City to consolidate the pumping facilities for the MacMillan Bloedel property and the property to the north. Based on this recommendation, MacMillan Bloedel have offered to construct, at their cost, two pumping stations including the force main connecting them to the Greater Vancouver Regional District's trunk sewer, of a size, design and specification approved by the City of Vancouver to serve the entire area. After start-up and acceptance tests are completed to the City Engineer's satisfaction, the stations will be operated by MacMillan Bloedel for two years after which they would be conveyed to City ownership. Any sewage from City development would be discharged into the MacMillan Bloedel stations and pumped by them during this initial 2-year period.

In refurn for supply and installation of these stations and force mains, the City of Vancouver would:-

(1.) Maintain them during the initial 2 years.
(2.) Provide sites for the stations.

Estimated cost of the two stations and force mains is $65,000. Annual cost of operating the two stations would be approximately $4,000. However, only approximately $1,000 of this would be attributable to power consumption in pumping flow from the MacMillan Bloedel property and this power cost would be borne by MacMillan Bloedel during the initial 2-year period. The remaining $3,000 per year would be borne by the City.

As the City will ultimately be obliged to construct and operate it's own pumping stations to serve the area north of the B.C. Hydro right-of-way, it is economically advantageous for the City to accept MacMillan Bloedel's offer.

It should be noted that a small portion of MacMillan Bloedel property lies on the Burnaby side of Boundary Road but it is normal City practice to accept minor interchanges with Burnaby where natural boundaries transend political ones. This does not affect the overall economics of the proposal.

The City Engineer therefore RECOMMENDS the following:-

(1.) The City to accept the two pumping stations and force mains when they have been satisfactorily completed and are operating to the satisfaction of the City Engineer and after the initial operating period of two years by MacMillan Bloedel.

....Cont'd

Clause No. 7 Cont'd

(2.) A suitable site be reserved on City property at the north-west corner of Boundary Road and Kent Avenue north for one pumping station. The second site to be provided at the north-west corner of Kinross Street and Kent Avenue North (this site is presently leased by MacMillan Bloedel from the City but this location is mutually satisfactory).

(3.) The City to permit MacMillan Bloedel Limited to construct and maintain private sewers along Kent Avenue South (currently leased from the City) from Kinross Road to Boundary Road, along Boundary Road from the Fraser River to the Greater Vancouver Regional District's trunk, and on Kinross Street from South Kent Street to the Greater Vancouver Regional District's trunk, all under a standard Encroachment Agreement. These sewers to become the property of the City in the event of MacMillan Bloedel subdividing or selling their property.

(4.) All works which may ultimately be taken over by the City to be constructed to City approved specification under City inspection.

(5.) The Corporation Counsel be authorized to draw up suitable agreements to cover the preceding items."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

8. Project 200 Investments Limited and Pedestrian Access to Granville Square

The Corporation Counsel reports as follows:

"By agreement dated as of September 1, 1970, made among the City, Project 200, Marathon Realty Company Limited (Marathon) and Canadian Pacific Limited (Canadian Pacific), the City granted Canadian Pacific an easement to enter on portions of Granville Street and Cordova Street (as shown on the plan accompanying the agreement) to provide pedestrian access to and egress from Canada Square (now called Granville Square). This public way has now been constructed. However, it has been determined that it is not constructed wholly within the boundaries of the easement granted for such purpose; that is, the structure encroaches on Cordova Street approximately two inches along the westerly side of the walkway where it crosses over Cordova Street.

A draft amending agreement, together with a substitute plan showing the encroachment, prepared by the Solicitor for Project 200, was submitted to the City Engineer and I was advised by letter dated December 12, 1972, from the Deputy City Engineer that from the Engineering Department standpoint, the document and the plan are acceptable.

Accordingly, the Solicitors for Project 200 have submitted the amending agreement prepared in final form for execution, wherein the City agrees to the encroachment and the substitute plan. This document also provides for changing the name "Canada Square" to "Granville Square" wherever the words "Canada Square" appear in the original agreement. A copy of the agreement is on file in the City Clerk's office.

....Cont'd

Clause No. 8 Cont'd

It is recommended that the agreement as submitted be approved and that the Mayor and City Clerk or Deputy City Clerk be authorized to execute the same and affix the City Seal thereto."

Your Board RECOMMENDS the foregoing recommendation of the Corporation Counsel be approved.

9. Office Accommodation for Transit Engineer - Engineering Department

The City Engineer reports as follows:

"On October 31, 1972 Council authorized an additional Professional Engineer in the Traffic Division of the Engineering Department for a continuing review of ways to improve the transit operations in Vancouver. The incumbent is to commence duties on February 1, 1973 and it is necessary to provide office accommodation as quickly as possible.

The Assistant Director, Construction and Maintenance has estimated the cost of the renovations to be $1,400 and funds will be provided for this work in the 1973 Budget.

It is recommended that the necessary renovations be carried out to provide this accommodation."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 196

Board of Administration, February 2, 1973 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Tender No. 28-72-12:
   Funeral Services for Deceased Indigents

The Purchasing Agent, Medical Health Officer, and Director of Welfare and Rehabilitation report as follows:

"Tenders for the above were opened by the Board of Administration on Monday, January 15, 1973, and referred to the Purchasing Agent, Medical Health Officer and Director of Welfare and Rehabilitation for tabulation and report.

Tenders were received from four (4) firms. The attached tabulation shows cost details, whereas the following summary merely names the bidders and estimates the total annual costs:

	Tenderer	Estimated Total Cost for a 12 Month Period
1.	Glenhaven Memorial Chapel	$42,125.00
2.	Vancouver Funeral Directors	$47,825.00
3.	First Memorial Services Ltd.	$49,170.00
4.	Forest Lawn Memorial Services	$53,670.00

We RECOMMEND acceptance of the low bid submitted by Glenhaven Memorial Chapel Ltd., for a 12 month period commencing March 1, 1973, at an estimated annual cost of approximately $42,125.00."

Your Board

RECOMMENDS that the recommendationof the Purchasing Agent, Medical Health Officer, and Director of Welfare and Rehabilitation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. Champlain Heights - Site #15
   Home for the Mentally Retarded

The Director of Planning and Civic Development reports as follows:

"BACKGROUND

On November 17th, 1970, City Council resolved that Site #15 (see Appendix A) be sold to the Vancouver Association for the Mentally Retarded at market price.

In their presentation to City Council at that time, the Association noted that the buildings would be grouped as town-houses to conform to the spirit and context of the conditions of development established by Council for the site. Up to now, the Association has been arranging financing and getting the necessary Provincial Government approvals for the project. The Association's architect has produced sketch drawings which illustrate four separate buildings approximately 30' x 60', each of which contains nine to ten bedrooms. These buildings are Boarding Houses rather than townhouses (see sketch attached as Appendix B). This type of dwelling unit could be designed to be compatible with the adjoining single family development. The attached sketch provides for low site coverage and considerable amount of natural trees. The proposed design however, should be completely re-examined with respect to setbacks, spacing of buildings, location of parking, etc.

If Council wishes to accept the development of a home for Retarded Adults and Children on this site then it is recommended that Council instruct the Director of Planning and Civic Development to

(1) make application to amend the Zoning and Development By-law to permit Boarding Houses for Retarded Adults and Children and refer such application direct to Public Hearing after report from the Vancouver City Planning Commission

(2) amend the Conditions of Development for Site #15 as outlined in Appendix C to this report. "

On January 12th, 1973, the Technical Planning Board endorsed the recommendations of the Director of Planning and Civic Development.

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

2 Strathcona Rehabilitation Project
   Legal Assistance

The Director of Planning & Civic Development reports as follows:

"The Strathcona Rehabilitation Project has now been operating for approximately 12 months and during this period 117 grant loans have been approved, 109 mortgages registered, 57 jobs started and 43 jobs completed. Despite some very serious misgivings initially about the sort of contractual arrangements which might be made between the homeowners and their contractors, thanks to the vigilance and tact of the site office staff there have been no serious problems between homeowners and contractors. Recently, however, it has been necessary to intervene in two contracts because of what were considered to be improper practices. The effect of this intervention, which was for the benefit of the project, has been to place three individual homeowners in a position where they might conceivably be sued.

....Con't

Clause No. 2 Cont'd

The Corporation Counsel advises that he is not in a position to offer assistance to these homeowners as he would be if the City itself were involved. Whereas the contracts for these home improvements are between the homeowners and the contractors, nevertheless the project has an interest in that the result of unfavourable litigation could be excessive grant loans. This is in addition, of course, to the matter of maintaining trust in the community and the general principles involved.

The Provincial and Federal representatives on the Strathcona Rehabilitation Committee have agreed to accept as a charge against the project, legal assistance for homeowners who might be unable to provide it for themselves, at the discretion of the Chairman, who will consult with other members of the committee by phone before exercising this discretion.

This matter has been discussed with the Strathcona Rehabilitation Committee, who concur in the recommendations, and the Corporation Counsel also agrees.

Accordingly, it is RECOMMENDED that Council approve the provision, as a shared cost from the Strathcona Rehabilitation Committee contingency fund, of legal assistance for homeowners in the Strathcona area where such assistance may be needed as a result of disputes between the homeowners and the contractors from work arising out of Strathcona Rehabilitation Committee grant loans, the funds for such assistance to be disbursed at the discretion of the Director of Planning & Civic Development, who is Chairman of the Strathcona Rehabilitation Committee, on advice from the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning & Civic Development be approved.

INFORMATION AND CONSIDERATION:

3. Development Permit Applications at Variance with West End Policy Guidelines

The Director of Planning & Civic Development reports as follows:

"BACKGROUND

Council received a report on November 7, 1972 dealing with eight development permit applications which were received prior to the submission of the October 31 rezoning application but which were at variance with the West End Policy Guidelines.

The resolution of City Council dated November 7, 1972 stated in part:

'THAT, with the exception of Development Permit No. 59581 referred to in the Board of Administration report, development permit applications which are not strictly and legally in accordance with the present by-law, be not approved and the applicants be directed to re-apply under the new West End Policy Guidelines.'

....Cont'd

Clause No. 3 Cont'd

ANALYSIS

I. Two apartment buildings

A. Development Permit Application #60451
2077 Nelson Street - RM-4
Floor Space Ratio 3.442
Height - 23 storeys
Units (2 and 3 bedroom) - 59
Site Area - 177.8' x 131'
(23,300 sq. ft. approx.)
Condominium Apartment Building

B. Development Permit Application #60497
1816 Haro Street - RM-4
Floor Space Ratio 3.48
Height - 21 storeys
Units - 122
Site Area - 231' x 131'
(30,400 sq. ft. approx.)

These two applications meet every requirement of the existing by-law.

On design review the Design Panel considered that while these two designs met minimum design standards when considered as individual buildings, in the broad context and considering their particular locations they would adversely affect the amenity of the West End. The Panel felt that the proposed tower on Nelson would further add to the creation of a solid wall of buildings separating Stanley Park from the rest of the West End. Concerning the apartment for Haro Street, the Panel felt that this was a blatant case of meeting the proposed West End zoning changes deadline of October 31st by submitting identical plans, with no consideration to the location of the site. The area surrounding this proposed tower is of relatively low density at present, whereas the previously considered identical tower was located in a highly developed area.

The Panel therefore recommended that the Technical Planning Board refuse these two designs in view of the fact that they would adversely affect the West End amenity in the broad context.

The two applications in question meet every requirement of the existing By-law and it was the opinion of the Technical Planning Board that in view of Council's instructions, the Board had no option but to grant these permits. While being aware of the opinion of the Design Panel, the Technical Planning Board resolved that:

'as these applications fulfill all the requirements of the resolution of Council under which we are acting, they be approved, but before the permits are issued Council be advised of this decision of the Technical Planning Board.'

II. One Senior Citizens' Apartment Building.
Development Permit Application #60388
1600 Nelson Street - RM-4
Floor Space Ratio 3.5
Height 25 storeys
Units 277
Site Area 264' x 131'
(39,000 sq. ft. approx.)

....Cont'd

Clause No. 3 Cont'd

A. The 277 self-contained units would be comprised of 184 bachelor units (317 sq. ft. to 408 sq. ft.) and 93 one bedroom units (all exceed 400 sq. ft.).

It has been policy in the past to allow smaller unit sizes for developments for senior citizens. The senior citizens development in the City's own West End Community Centre/ Senior Citizens project has units as small as 290 sq. ft. (some members of the Technical Planning Board consider these smaller units tolerable but not desirable).

This Senior Citizens' development would be financed with a N.H.A. loan through Central Mortgage and Housing Corporation; it is for senior citizens; it is limited dividend with controlled rents, 20 to 30 dollars below market rent for a period of 15 years. 'Limited Dividend' does not mean that the proposed development is 'non profit'.

Because of the November 7, 1972 resolution of City Council the Director of Planning and Civic Development recommended that the application be refused since the proposed development is not in compliance with Section 10 (15) (a) of the Zoning and Development By-law. The Section requires that 'each dwelling unit shall have a minimum floor area of 400 sp. ft. except as provided for in Section 11 (8) of this By-law.'

The Technical Planning Board resolved:

'THAT the Application be reported to City Council that in accordance with Council's resolution of November 7, 1972 the Technical Planning Board proposes to refuse this application but prior to doing so they wish Council to be aware of the points raised by the Board.'

B. Should the requested development proceed, a 65.5' x 66' lot at the south-west corner of Nelson and Cardero Streets, in separate ownership, would become a 'locked-in lot'.

Following Council's previous instructions regarding 'locked-in lots', City officials would endeavour to resolve the problem of the 'locked-in lot'. Failing settlement to the acceptance of both parties, the matter would be referred to Council for consideration.

Because of the recommendation of refusal by the Technical Planning Board, no action regarding the locked-in lot has yet been taken.

Aside from the items mentioned in A(too small dwelling unit size) and B (a 'locked-in lot' situation), this proposed development would comply with the requirements of the Zoning and Development By-law.

If City Council does not concur with the recommendation of the Technical Planning Board to refuse the Development Permit Application, it is suggested that the Development Permit Application be referred back to the Technical Planning Board for processing in the regular way."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION and CONSIDERATION of Council.

Council's attention is drawn to the attached correspondence from the two applicants and the owner of the 'locked-in lot'. Council may, in light of the applicants' comments, defer for the hearing of delegations on the matters as suggested.

INFORMATION

4. Strathcona Rehabilitation Project: Purchase of Properties/ Superior Bakery

The Director of Planning and Civic Development reports as follows:

"In January, 1972, Council received a report on a possible appeal from Superior Bakery for an extension of a nonconforming use in the Strathcona area. This was coupled with a request for the Strathcona Rehabilitation Committee to recommend the purchase of sites occupied by nonconforming uses so that both the nonconforming use and the area could benefit by a move to an appropriately zoned area by the nonconforming use.

It was recommended at that time that City Council establish the general policy that no urban renewal funds be allocated from the Strathcona Rehabilitation Project budget for the purchase of property, with the policy to be reviewed in December, 1972.

As far as the Superior Bakery is concerned, a temporary appeal for 12 months was allowed by the Board of Variance in December, 1972 to enable the Superior Bakery to find a site elsewhere or to allow for the site to be purchased as part of the Strathcona Rehabilitation Project.

As far as the policy of reallocating funds is concerned, the Strathcona Rehabilitation Committee suggests that May, 1973 would be an appropriate time to review the budget for the Strathcona Rehabilitation Project and to recommend what reallocation of funds, if any, should be made.

For the information of Council, the total amount of $5 million originally available for the Strathcona Rehabilitation Project was divided $2 million for grant/loans to private property owners, $2 million for public works, $500,000 for administration and $500,000 contingency."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 190-192

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Soliciting for Charity - Application by Police Mutual Benevolent Association

The Corporation Counsel and the City License Inspector submit the following report:

"Prior to August, 1972 the City did not attempt to regulate activities relating to soliciting for charity. The consequence was that anyone could solicit money for virtually any purpose, in any way, at any time, as often as they pleased and, in the absence of actual fraud, there was nothing unlawful being done. Furthermore, there was no way of ascertaining how much money was being collected in the City, by whom, and for what purposes. This situation gave rise to constant complaints by citizens in respect of the methods or objectives of the individuals or organizations conducting the soliciting.

In an effort to exercise some measure of control in this area, Council, on August 1, 1972, amended the License By-law to make it mandatory to have a City licence before conducting any charitable solicitation. At the same time Council set up the Soliciting for Charity Committee. At its first meeting this Committee authorized the License Inspector to issue a licence directly when he is satisfied that the applicant is a bona fide charitable organization and that all, or substantially all, of the money collected will accrue to the Charity involved.

Where the License Inspector has some doubt or reservations in respect of an application, it is referred to the Committee. If the Committee does not recommend issuance of the licence, it is refused, and the applicant may appeal to Council.

From August to the end of 1972 there were 30 licence applications. 28 licences were issued and 2 refused. One was refused because of the nature of the organization which proposed to do the soliciting, and the other on the ground that 80% of the amount proposed to be collected would be spent on expenses and profit to the professional organization that intended to conduct the campaign.

In 1973, 23 licences have been issued and one is pending.

It is our opinion that the present system is reasonably effective and there is no doubt that the amount of complaints in this area has dropped appreciably.

At a recent meeting of the Soliciting for Charity Committee it was decided to refer the Police Mutual Benevolent Association application to Council for consideration.

....Cont'd

Clause No. 1 Cont'd

In summary, the P.M.B.A., (as they have done for several years), intend to sponsor a circus. The organization of the campaign, selling of tickets, arranging the performance etc., will be done by Canadian Dominion Productions Ltd. Salesmen's commissions, management fees, and other expenses will account for 58% of the amount collected. The cost of the circus itself will be 17%. The amount to be given over to the P.M.B.A. will be 25% or $25,000, whichever is greater. This will then be turned over to the B. C. Kidney Foundation.

The soliciting will be done by telephone and the estimated total amount of funds to be raised is $90,000. "

Your Board submits the foregoing report of the Corporation Counsel and City License Inspector for Council's CONSIDERATION.

DELEGATION appearing at 7:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 192

FIRE AND TRAFFIC MATTERS

INFORMATION:

1. De Cosmos Village Fire Protection

The City Engineer and Fire Chief report as follows:

"The 'United Co-operative Housing Society 1972' submitted a brief to Council requesting that a fee of $2,500 for a fire line service be waived because of the expense involved with providing hydrant type private fire protection in the recently constructed De Cosmos Village near 49th Avenue and Boundary Road (see attached copy of their letter dated December 27, 1972).

The following is a brief description of normal procedures for providing hydrant type private fire protection and the proceedings with respect to the 'Village'.

De Cosmos plans, together with a development permit, were received and checked O.K. by the Water Design Branch of the Engineering Department on April 29, 1971. Procedure was to confirm that water supply was available on the street.

Detailed plans of De Cosmos from which problems of fire protection could have been determined were received by the Department of Permits & Licenses at a later date. These were not forwarded and normally would not be forwarded to the Water Design Branch.

There is a reference in the subject letter to 'water pressure condition along 49th Ave'. There is no lack of water for fire protection in the area.

The $2,500 fee for the 8" service is 'at cost' in accordance with the Water Works By-law.

By-laws of the City do not require developers to provide hydrants on their own property.

However, developers or architects can recognize the problem and provide for hydrant type fire protection in the course of design. Sometimes they will seek the advice of the City Fire Warden.

The Fire Warden, in most instances, receives plans of proposed developments in sufficient detail to enable him to suggest additional fire protection and/or road access improvements if required. He did not receive detailed plans of the proposed De Cosmos Village.

On October 16, 1972, Shirley C. Schmid, Secretary-Treasurer of the Housing Society, 'phoned the Fire Warden to express concern over the lack of private fire protection. The De Cosmos construction was almost complete at this date.

On October 17, 1972, the Fire Warden contacted the Water Design Engineer and it was agreed that additional private hydrants were advisable within the De Cosmos area.

On October 27, 1972, an 'on site' meeting was held between De Cosmos representatives, and Engineering and Fire Department representatives. Mr. Mackrow (one of the De Cosmos representatives) then wrote asking for the suggested location of the added fire line and hydrants.

....Cont'd

Clause No. 1 Cont'd

On November 16, 1972, two of the marked-up plans which Mr. Mackrow enclosed were then returned together with a covering letter. (Copies of Mr. Mackrow's letter and the Engineer's reply are attached)

In summary therefore, it is to be noted that:

1) The Fire Department can only suggest and not demand that fire hydrants be placed on private property.

2) There is no intimation that the developers must provide on site fire protection.

3) There is no lack of water for fire protection on 49th Avenue or Boundary Road in the vicinity of the 'Village'.

4) The fee of $2,500 for the water service is in accordance with the Water Works By-law."

Your Board submits the foregoing report of the City Engineer and Fire Chief for the INFORMATION of Council and notes that a copy of this report is being made available to Shirley C. Schmid on Friday, February 2, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 172

FINANCE MATTERS

RECOMMENDATIONS

1. Block 52 Parking Garage

The City Engineer reports as follows:

"By the terms of the lease agreement between the City and Pacific Centre Limited, the City must bear all costs for kiosks (or control stations) serving the parking facility.

The Downtown Parking Corporation (D.P.C.) has been retained by the City to operate the Block 52 garage. The garage opened in October, 1971 and as a result of subsequent operating experience, the D.P.C. recommends that two emergency kiosks be added to ensure a satisfactory level of vehicle control at all times. These elements would be located at appropriate points along the vehicular entry ramps. It has been estimated that the inclusion of these two kiosks into the existing structure would cost $12,000. The D.P.C.'s recommendation has been reviewed departmentally and I concur with the proposal.

It is therefore recommended that $12,000 be allocated from the Parking Meter Reserve Fund for the purpose of providing two emergency kiosks in the Block 52 parking garage."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

2. Request for Funds for Temporary Help - Purchasing Agent's Office

The Director of Finance reports as follows:

"There is an immediate need for a temporary buyer position in the Purchasing Agent's Office to help clear up the backlog of work which has accumulated due to:

(a) Civic Strike in 1972.

(b) Certain special projects over and above the buyer's normal workload - (Indigent Burials, Lease and Operation of the proposed new Provincial Courts Cafeteria, etc.)

(c) An exceptionally high number of absences due to illness coming at one of the busiest times for this division - year end. (In the past six weeks alone 30 man-days of the buyers' time (25%) have been lost because of illness, and one buyer is still away.)

In addition to this backlog, the furniture replacement program was set back when the City's major office furniture contractor went out of business. Although a new contract has been awarded and new standards have been adopted, considerable work still remains in the selection and purchase of furniture within these standards, and this work must be completed within the various constructions and renovation time schedules that have been set for the City Hall, various Health Units, Welfare Units, the Provincial Courts Complex, etc. The Purchasing Division must also co-ordinate the various moving jobs which result from the foregoing.

I am recommending that funds be provided for a temporary buyer for a 4-month period to April 30th, and that a further review and report be made at that time if it develops that further assistance is required.

(cont'd...)

CLAUSE NO. 2 (continued)

It is recommended:

I. That a temporary buyer position be approved for the period February 16th, 1973 to June 15th, 1973.

and

II. The approximate cost amounting to $4,586.00, including fringe benefits, be approved in advance of the 1973 budget approval."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

3. Queen Elizabeth Park Restaurant Lease

The Corporation Counsel submits the following report:

"In March of 1971 the Board of Parks and Public Recreation requested proposals for the operation of a restaurant and gift shop facilities at the Queen Elizabeth Park. A number of proposals were received and one of the proposals was accepted by the Park Board. The fact that the restaurant was to be leased was reported to City Council in a Board report dated December 17, 1971. On January 11, 1972 City Council approved the awarding of a contract for the construction of the restaurant. However, upon preparing the lease documents it was discovered that no formal Council approval for the awarding of the lease to the operator of the restaurant had been obtained.

It is proposed to lease the restaurant and gift shop facilities to Three B's Enterprises Ltd. for a term of five years, renewable for a further five-year term at the option of the lessee. The lease is to be personally guaranteed by Mr. Helmut Bollman, the president of Three B's Enterprises Ltd. There will be a guaranteed annual rental of $30,295 and, in addition, an amount of 8.1% of gross sales in excess of $375,000 and 10% in excess of $500,000, with the condition that if the lessee exercises his option to renew, the rental will be renegotiated for the further five-year term.

Since, if the lessee exercises the option to renew, a term in excess of five years will result, Council approval of the lease is required pursuant to section 490 of the Vancouver Charter.

It is the lessee's intention, in order to secure his financial arrangements, to execute a Mortgage of Lease by way of Sub-lease to the Industrial Development Bank. It will be necessary for the City to consent to a sub-lease and execute the sub-lease document.

Cont'd.....

CLAUSE NO. 3 (continued)

I recommend that the Queen Elizabeth Park restaurant and gift shop be leased to Three B's Enterprises Ltd. on the following terms and conditions:

(a) the term of the lease to be five years commencing February 1, 1973, or upon completion of the restaurant with an annual rental as aforesaid;

(b) that the lease be personally guaranteed by Helmut Bollman;

(c) the lessee have an option to renew the lease for a further term of five years with the rental to be renegotiated;

(d) the lease documents to be satisfactory to the Superintendent of the Board of Parks and Public Recreation and the Corporation Counsel.

I further recommend that the City consent to the lessee granting a Mortgage of Lease by way of Sub-lease to the Industrial Development Bank, the form of the sub-lease to be satisfactory to the Corporation Counsel. "

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be adopted.

4. City Savings Resulting from Federal Input to our Capital Programs

Your Board has received the following report from the Director of Finance:

"The Federal Employment Loan Programs have and will generate City capital borrowing authority (through the Federal contribution) not required to meet the City's original five year plan program, i.e. the savings in our capital program created by the Federal forgiveness on labour.

These savings should be moved to a separate category (entitled 'Subject to Varying') within the capital program borrowing authority where their allocation will be at Council's discretion, based on Council's priority judgments regarding additional capital projects submitted by Departments.

This action would be similar to action taken in the past when the City was able to replace borrowing authority with funds from the revenue budget. The "Subject to Varying" accumulation resulting from this past action now stands at approximately $2,600,000.

Council is undoubtedly aware that additional funds are needed from time to time after the original establishment of the five year plan. In some cases these funds can be provided from the supplementary capital budget. In other cases they require that the five year program be changed or increased, e.g. in 1971 it was necessary to increase the planned borrowing for sewers and pollution control work by approximately $7,000,000. This has a decided effect in increasing debt charges over the level originally contemplated in establishing the five year plan. During 1973 it will be necessary to increase the sewers borrowing authority further because of the CNR-City agreement on False Creek Flats.

Cont'd....

CLAUSE NO. 4 (continued)

With the additional needs that do arise or that Council may generate it is wise to maintain the maximum degree of flexibility for Council's decisions.

I therefore recommend that the City's capital program savings generated by the Federal contribution to our capital programs be held in the category "Subject to Varying".

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

5. Police and Provincial Court Parking

The City Engineer reports as follows:

"INTRODUCTION

One hundred and ninety-two parking spaces are being constructed as part of the new Provincial Court complex at Main and Cordova Street. In the eastern portion of the site, 156 at-grade parking spaces are being provided; another 36 spaces are to be constructed under and integrated into the new Court building. The construction work associated with this overall development is scheduled to be completed by about October, 1973.

According to the parking provision requirements as defined in Schedule 'B' of the Zoning and Development By-law, a minimum of 155 parking spaces is required.

This report outlines the parking provisions with respect to the Police Department and the Provincial Court and recommends a parking space allocation and operational system for the 192 space area.

PARKING SPACE ALLOCATION

As reported by the Board of Administration and approved by Council on January 26th, 1971, this new parking area is to serve essential staff, police vehicles and the public.

Under present City policy, only employees at or above pay grade 37 are entitled to special reserved parking.

Over the past several years, a limited number of senior Court and Police Department employees below pay grade 37 have been provided parking spaces for various reasons. Strict implementation of the foregoing parking allocation policy of the City could create some difficulties for these particular employees who have had parking privileges in the past. It is suggested, therefore, that parking privileges be continued for these employees presently supplied with parking but who are below pay grade 37 until such time as they resign, retire or are promoted to pay grade 37. At such time, the person filling their position would not be allocated a parking space.

Police vehicles and private automobiles owned by Judges, and Police Department members attending Court during off-duty periods also generate parking demands. Presently the Judges have five exclusive on-street spaces and the police have fifteen exclusive on-street "Police Zone" spaces plus 20 parking exemption permits granted by Council in 1970 for off-duty members attending Court. It is proposed to convert the five exclusive on-street Judges spaces and 15 police zone spaces to public use and locate space for these members off-street in the new 192 space parking facility. At the same time, it is also proposed to continue to make available to the Police Department the 20 on-street parking exemption permits.

cont'd..

CLAUSE NO. 5 (continued)

On the basis of the foregoing, the 36 underground parking spaces in the Provincial Court complex would conveniently meet the parking needs of the Judges, appropriate senior Prosecutors and the senior Court employees. Similarly, if 60 of the 156 parking spaces in the new lot were allocated to the Police Department, this number of spaces would accommodate the needs of the Police Department as determined by City policy. These 60 spaces would be available only to Police vehicles and senior graded police employees as defined herein. The remaining 96 parking lot spaces would be available to the general public on a pay basis.

PARKING FACILITY OPERATION

The 36 underground parking spaces would be assigned to certain Court employees at no charge. Because of the relatively remote location of these spaces and because the users of these spaces would not be charged for parking, no physical and manned controls are necessary, with the exception of a limited number of signs.

Since this 36 space parking area is integrated in the overall Provincial Court complex, it is appropriate that the maintenance and cleaning of it be carried out as part of the overall building maintenance program. The Provincial Court Administration office concurs with this suggested arrangement.

The 156 parking lot spaces have been proposed to be available to the Police Department (60 spaces) on a no-charge basis and to visitors (96 spaces) on a charge basis at prevailing rates. It was determined that the most suitable control system for this parking lot is parking meters for visitors coupled with sign control for the police parking space.

To provide parking space for persons visiting the Court, and to discourage all-day and monthly parking, a review indicated that a parking meter time scale in two hour increments to a maximum of six hours would be appropriate. Furthermore, the proposed charge is 25¢ per two hours of parking. Therefore, a maximum charge would be 75¢ and this allows a maximum of six hours parking.

This 156 space parking lot is essentially an extension of the City's on-street system. As such, it is planned that the City would have complete administrative control over this area. As part of this arrangement, the Engineering Department would be responsible for the lot maintenance, and the Finance Department would carry out the parking meter collections. The Police Department would provide enforcement of the parking regulations in the lot.

The Law Department has advised that in order to allow police enforcement it would be necessary to establish this parking lot as a street. It advised further that the Parking Meter By-law should be amended so that the proposed parking rates, which are different from those set forth in this existing By-law, can be used.

It is proposed that funds required for purchase and installation of parking meters, and for other items such as signs, and annual maintenance costs, be appropriated from the Parking Meter Operating Expenditure Account. Furthermore, it is suggested that all revenue accurred from the parking meters be credited to the Parking Meter Revenue Account. The Finance Department agrees with this suggestion.

RECOMMENDATIONS

On the basis of the foregoing, it is recommended that:

A. The parking privileges for those employees currently supplied with a parking space, but classified below pay grade 37, be continued until such time as they resign, retire or are promoted to pay grade 37. At such time, the person filling their position not be allocated a parking space.

cont'd..

CLAUSE NO. 5 (continued)

B. The 36 underground parking spaces, which are to be integrated into the new Provincial Court complex, be allocated to the Judges, appropriate senior Prosecutors and senior Court employees as defined herein.

C. Sixty (60) of the planned surface lot parking spaces on the site of the new Provincial Court complex be allocated to the Police Department. These spaces would be available only to police vehicles and senior graded police employees as defined herein. The remaining 96 parking lot spaces be available to the general public on a charge basis.

D. No control system be used for the 36 underground spaces other than signing. Parking meters be used to control the 96 spaces for the general public in the open parking lot and signs be used to control the remaining 60 spaces which would be allocated to the Police Department.

E. The City be responsible for the overall administration of the 192 space parking facility. The 36 space garage area would be maintained in conjunction with the maintenance program for the new Provincial Court building. The Engineering Department would be responsible for the maintenance of the 156 space parking lot and the Finance Department would carry out the parking meter collections. The Police Department would be responsible for enforcement of the parking regulations in the 156 space lot.

F. The charge for public parking in the lot be 25¢ per each two hour period with a maximum daily time limit of six hours and a maximum charge of 75¢.

G. The parking lot be established as a street.

H. The Law Department be asked to prepare the appropriate amendments to the Parking Meter By-law so that the above proposals can be implemented.

I. The funds required for meter purchase and installation, signs and annual maintenance be appropriated from the Parking Meter Operating Expenditure Account. All revenue derived from the parking meters be credited to the Parking Meter Revenue Account.

J. A copy of this Board of Administration report be forwarded to the Board of Police Commissioners for their information."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

6. Replacement Equipment - Gestetner 466 and Base

The Administrator, Provincial Court, Vancouver, reports as follows:

"The Gestetner 366 which has been in use at 312 Main Street since 1966 is past warranty and is in need of overhaul. The cost of this overhaul is estimated at $145.00, and there is no guarantee on parts not replaced. The machine is unable to be used and a machine has been provided on loan from Gestetner Ltd."

The Purchasing Agent has recommended replacement in 1973. Estimates are as follows:

Gestetner 466 & Base	$1,435.00
Less Trade-in	-60.00
	$1,375.00

Cont'd....

CLAUSE NO. 6 (Continued)

It is recommended that the Administrator, Provincial Court, Vancouver, be authorized to purchase this equipment at an estimated net cost of $1,375.00 prior to approval of 1973 budget.

Your Board RECOMMENDS the foregoing recommendation of the Administrator, Provincial Court, Vancouver, be adopted.

7. New Position - Personnel Assistant, Employment Section, Employment & Training Division, Department of Personnel Services

The Director of Personnel Services reports as follows:

"On January 17, 1970 the Board of Administration approved a report dated October 1, 1969, from the Director of Personnel Services, recommending reclassification of one of two Personnel Assistant positions in the Employment Section, to Personnel Assistant II. This action was taken to strengthen the Recruiting and Interviewing functions.

For the last two years, one Personnel Assistant only has worked at the front desk and this has resulted in problems of excessive workloads, delays, and declining services to the public requesting employment information and applying for positions. Since 1969, due to the economic situation, there has been a large increase in job searchers and applicants. Either by mail or by personal contact at the time of appearance in the Department, many more persons are being informed, advised and notified. Significantly more applications are received, registered, evaluated and otherwise acted upon than was the case prior to 1969. More basically qualified applicants are being tested and interviewed.

The mounting workload of the Employment Section is demonstrated by certain data listed below:-

	1969	1972	Increase
Personnel Actions *	1,864	1,843	-
Applications Received	8,862	12,178	37.4%
Applicants Tested	1,593	1,900	19.3%

* Personnel Actions include permanent and temporary appointments, transfers, promotions, demotions.

For the last two years the single Personnel Assistant has been unable to provide urgently needed technical back-up to the three Personnel Officers I and II regardless of the nearly continuous assignment of the "Pool" Clerk Typist II and intermittent assignment for prolonged periods of the "Pool" Clerk Stenographer II to this Section in 1972. Such an extensive use of "Pool" employees by one Department is highly undesirable; other Departments cannot be given the service for which "Pool" positions were established originally.

It is therefore recommended that one additional Personnel Assistant position in the Employment Section be established, to:

(a) restore service to the public at an acceptable level by a technically competent employee;

(b) provide sufficient technical assistance to three Personnel Officers I and II; and

(c) re-activate clerical "Pool" services to City Departments.

Cont'd.....

CLAUSE NO. 7 (continued)

The duties assigned to this new Personnel Assistant position would be identical to those of the existing position, at Pay Grade 12 ($528-628).

This recommendation has been discussed with the Administrative Analyst and the Business Manager of the Municipal and Regional Employees' Union, both of whom are in agreement.

The estimated recurring annual cost calculated at the final step in the applicable pay range at 1973 rates and including benefits of 11% would be $8,227. This amount would be included in the 1973 Departmental Budget."

Summary of Recommendations

Incumbent	Present Classification	Proposed Classification	Effective Date
One NEW Position	-	Personnel Assistant Pay Grade 12 ($528-628)	When filled

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

8. Interim Action on City Lands Pending Decisions by Council on Land Banking

The Director of Finance and the Supervisor of Property and insurance report as follows:-

"In his inaugural Address, the Mayor stated his desire to discontinue the present land sales program and to investigate the matter of establishment of a Land Bank. Such investigation may of necessity take some months before detailed policies and procedures can be established by Council.

It is desirable that guidelines be established for the interim period in order that staff may continue to process offers to purchase which have been received as a result of past advertisements, or previous Council instructions.

The Director of Finance and the Supervisor of Property and insurance consider that the following action would be effective in minimizing or eliminating the sale of those lands which might be important to the City in a Land Banking program.

These officials would, in effect, not process offers on:

1. Large parcels or assemblies.
2. Downtown properties in particular.
3. "Industrial Park" type property.
4. Small holdings, including individual lots which might be judged to be in a critical area or related to other City properties or projects.

The Director of Finance and the Supervisor of Property and insurance would exercise their judgment (having a general idea of the basic philosophies of Council on Land Banking) in forwarding to Council only those offers that do not appear to be in the above categories.

CLAUSE NO. 8 (Continued)

This will still permit your officials to continue to recommend to Council for sale:

(a) Residential Single Family zoned lands, and certain miscellaneous Residential (Multiple) zoned lands.
(b) Isolated lands of an Industrial,multiple dwelling, or commercial nature where the Director of Planning is prepared to release only for consolidation with the abutting site; where the abutting owner has a specific need of the City land for expansion; and where in our judgment such land sale would not conflict with the Land Bank concept.

Council of course would still have the option of turning down any of these recommendations.

It should be noted that the City is still involved in the latter phases of assembling and marketing certain lands on behalf of the Redevelopment Partnership (Federal-Provincial-Municipal). In accordance with signed agreements, the City is obligated to sell these properties as opposed to possible land banking consideration.

During the last two years, the disposal of lands in the City's Champlain Heights project has represented the bulk of City sales. This project has, as Council will be aware, been the subdivision, servicing and disposal of successive portions of the S/E Sector of the City, in accordance with an approved overall general plan of development.

For information, Council will find attached a map of Champlain Heights. Most of Areas A, B and C, have been marketed. Of immediate concern, however, are the two major sites 19 and 20 in Area D. These sites are 6.8 acres and 10 acres respectively and will shortly be ready for marketing in accordance with the resolution of Council of July 18th, 1972, as follows:-

'That sites 19 and 20 be marketed for housing in approximately the $25,000 to $30,000 price range. The density of site 19 to be approximately 10 units per net acre and site 20 to be approximately 15 units per net acre.

Both sites to be marketed through 'competetive design and fixed price.'

Areas E and F do not require any immediate decisions relating to land banking concepts as plans for development have not been determined by Council. The final disposal of this land, by sale or lease, is thus some time away.

There are certain ongoing items, including offers on properties advertised last year in accordance with previous Council policy, which will need to be considered by Council in detail and these offers will be forwarded to Council very quickly.

It is suggested that Council may wish to instruct the Director of Finance and the Supervisor of Property and Insurance to meet with the Mayor and the Finance and Administration Committee to review these specific property items which are in process and establish the action which should be taken in the interim period.

The Director of Finance has instructed the Accounting Office to credit the surplus proceeds from property sales, commencing January 1st, 1973, to a separate 'Reserve', -- to be held until Council has the opportunity to establish the Land Banking policies and guidelines, thus the funds will not be available for the Capital Program unless Council later decides otherwise.

Your officials submit the above as a suggested interim course of action on the sale of City land, for Council's consideration."

Your Board submits the above report for Council CONSIDERATION.

INFORMATION

9. 1973 Assessment Breakdown by Category of Property

The Director of Finance has submitted the following report for Council's information.

"The attached statistical sheet giving a breakdown of 1973 general purposes assessment data by category of property is not normally distributed to Council (though it is available). However, because of expressed interest it is herewith submitted. If Council is desirous of receiving statistical reports of this kind then perhaps Council would so indicate and I will submit them as they arise.

For taxation purposes, land plus 75% of improvements times the mill rate (to be set in late April) will equal the general tax. Because of the varying ratios of land to improvements, for each category, the percentages shown on the sheet do not indicate the proportion of the general tax load borne by each category.

The following table shows the percentage of the general tax borne by each category, with 1972 shown for comparison purposes.

Category	1972 Percent of General Tax Burden	1973 Percent of General Tax Burden
Vacant land	1.5%	1.6%
Residential		
Single family	43.7	43.2
Duplex & equivalent	2.6	2.6
Conversions	2.3	2.3
Combined with commercial	1.6	1.6
Miscellaneous	.1	.1
	50.3	49.8
Apartments	14.1	13.8
Business		
Commercial	22.9	24.1
Industrial	11.2	10.7
Business total	34.1	34.8
TOTAL	100.0%	100.0%"

Your Board submits the above report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 192, 195, 196

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 2, 1973

RECOMMENDATIONS

1. Group Life Insurance - Air Pollution Control Officers

The Director of Personnel Services reports as follows:

"In May of 1972, the five Air Pollution Control Officers then employed in the Department of Permits and Licenses resigned from the City and commenced employment with the Greater Vancouver Regional District. The names and City classification of these employees are as follows:

Name	Classification
J. Satterthwaite	Air Pollution Control Officer II
G. C. Anderson*	Air Pollution Control Officer I
A. A. Bodie	Air Pollution Control Officer I
A. W. Curran	Air Pollution Control Officer I
J. E. Urwin	Air Pollution Control Officer I

* Mr. Anderson has since resigned from the Regional District.

The employee benefit program of the Regional District is by and large quite comparable to that of the City. By agreement of the Regional District, the employees were allowed to retain credit for their years of service with the City with respect to benefits when they changed their employment. For example, they were credited with the sick leave which they had accumulated with the City and in calculating their vacation entitlement, years of service with the City were taken into account.

In one respect, however, the benefits are not comparable. The City Group Life Insurance Policy for Inside workers provides for an entitlement to a reduced insurance coverage of $1,000 when an employee retires on pension, the cost of which is borne equally between the City and all those employees covered by the Plan who have not retired. This is not a feature of the Regional District Group Life Plan.

Since it is desirable that these individuals not be deprived of this benefit, I have made inquiries of our insurer, the Sun Life Assurance Company of Canada, as to what arrangement could be made. They have advised that the $1,000 retirement insurance could be provided under the aegis of the City's Group Life Plan if an appropriate amendment were made to the policy. The coverage would be granted on condition that the four employees continue their service with the Regional District until retirment age, and that the Regional District do not themselves grant a similar benefit to their staff in the meantime. If the employees were to die prior to retirment, there would be no coverage under the City plan. Any benefits to be provided in such circumstances would come from their present employer's group plan.

This proposal will result in no immediate expense to the City. However, the likelihood of four claims could influence our experience under the Plan to the extent that premiums would be affected in the future. Such cost would be borne equally by the City and all its remaining employees covered by the Plan.

I recommend that Council grant authority to amend the Group Life Insurance Policy to cover the four Air Pollution Control Officers for retirement insurance as discussed above, even though they are no longer employees of the City. This recommendation is made without prejudice and is not intended to set a precedent for the treatment of

Cont'd...

CLAUSE NO. 1 (continued)

City employees who may in future resign in order to work for the Regional District or any other employer.

This recommendation has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Expenditure of Funds Prior to Budget Approval

The Medical Health Officer reports as follows:

"The City Analyst requests that funds be provided in advance of approval of the Health Department Budget for 1973 to allow two chemists, Mr. A. J. Beaton and Mr. M. W. Yip to attend the American Academy of Forensic Sciences Conferences being held in Las Vegas, Nevada, February 19 - 23, 1973 (inclusive).

This conference is on the approved roster of conferences of the Health Department; however, the approval is limited to one representative. The reason for requesting the attendance of two representatives is that the program is divided into two separate sections, Forensic Sciences and Toxicology, and both sections are of vital concern to the City Laboratory in its work for the City and the Province. The Attorney-General concurs that the City and the Province will benefit by having both sections covered and has agreed in writing to reimburse the City for the added expenses, other than salary, in sending the additional representative.

A summary of expenses to attend the Conference follows:

	Beaton	Yip	Total
Air Fare	$ 175.00	$ 175.00	$ 350.00
Hotel accommodation	52.00	65.00	117.00
Per diem	60.00	75.00	135.00
Registration	60.00	60.00	120.00
Ground Transportation	20.00	20.00	40.00
	$ 367.00	$ 395.00	$ 762.00
Recoverable from Attorney-General		-395.00	-395.00
Net expenses to City (exclusive of salary)	$ 367.00	Ø	$ 367.00

Funds have been included in the 1973 estimates of the Health Department - Conferences and Courses #6801/139 sufficient to cover Mr. Beaton's expenses. Mr. Yip's expenses of $395.00 will be recovered from the Attorney-General's Department.

Mr. Beaton will require four days leave of absence with pay and Mr. Yip five days as he will be participating in an additional one day workshop on drugs, February 19, 1973.

Your Medical Health Officer recommends that

(a) An advance of $367.00 be approved prior to approval of the Health Department Budget for 1973 for Mr. A. J. Beaton.

(b) An advance of $395.00 be approved for Mr. M. W. Yip subject to recovery in full from the Attorney-General's Department.

(c) Four days leave of absence with pay for Mr. A. J. Beaton.

(d) Five days leave of absence with pay for Mr. M. W. Yip."

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

3. Salary and Classification Review - Two New Permanent Part-time Positions, Income Operations Division, Board of Parks and Public Recreation

The Director of Personnel Services reports as follows:

"The Supervisor of Income Operations has requested two additional Iceman Janitors for Grandview Ice Rink. This facility is now operative for 24 hours per day, seven days per week for the period of mid September to mid April inclusive.

The Administrative Analyst has reviewed this request and recommends that the additional positions be established due to the greater demand for ice time and that essential janitor work and making of fresh ice must be done in the small hours of the morning. He reports that the additional ice time produces additional fees.

I have discussed the duties and responsibilities of the above-mentioned two positions with the Supervisor of Income Operations.

The incumbents, in addition to performing normal janitorial and minor building maintenance functions, will operate ice-making and water filtration equipment. The work of these two positions will fall substantially within Class Specification No. 628, Iceman Janitor, Pay Grade 14 ($535-638), and I recommend that they be so classified effective when adopted.

The estimated recurring annual cost of this proposal determined by the final step in the pay range at 1973 rates and including fringe benefits will be $11,988 for a seven month period of mid September to mid April inclusive.

The Comptroller of Accounts reports that the additional funds, estimated at $10,045 for 1973 (1973 rates), are available from Income Operations.

This report has been discussed with the Superintendent of Parks and Public Recreation and the Business Manager of the Municipal and Regional Employees' Union, both of whom concur herein."

Summary of Recommendations

Incumbent	Proposed Classification	Effective Date
Two New Part-time Positions (mid September - mid April)	Iceman Janitor P.G. 14 ($574-685)	When adopted

Your Board RECOMMENDS that the foregoing recommendation of the Administration Analyst and the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 196

4. Interview Expenses for Mr. Ian Adam - Applicant - Competition P-8414 Civil Engineer I - Traffic and Transportation Division, Engineering Department.

The Director of Personnel Services reports as follows:

"The position of Civil Engineer I (Transportation Planning) was posted on December 11, 1972 and subsequently advertised in newspapers across Canada. After the investigation of nine applicants (eight from Ontario, one from Alberta), Mr. Ian Adam of Ottawa, Ontario appears to be the most suitable applicant.

Mr. Adam has a B.Sc. (Honors) in Civil Engineering from McMaster University, a M.Sc. in Engineering from Northwestern University with an interdisciplinary specialization in Transportation, and three years experience as a Senior Transport Analyst with the Ministry of Transport, Government of Canada.

Due to the difficulty previously encountered in obtaining experienced Transportation Planning Engineers and in view of Mr. Adam's valuable related experience, it is requested that Mr. Adam be invited to come to Vancouver for a personal interview and assessment.

The total cost of bringing Mr. Adam to Vancouver for two days would be approximately $316.00:

Transportation (Return from Ottawa)	$256.00
Hotel accommodation (2) x $20.00	40.00
Ground transportation	20.00
	$316.00

The Comptroller of Accounts advises that these monies would be available from, Appropriation No. 7090/959 'General Government - Misc.'"

Your Board RECOMMENDS that the foregoing recommendation of the Administration Analyst and the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 196

BOARD OF ADMINISTRATION

PROPERTY MATTERS

RECOMMENDATION

FEBRUARY 2, 1973

1. LEASE EXTENSION & RENTAL REVIEW-
Situated: East Side of Western Street,
Between Central & Southern Streets

The Supervisor of Property and Insurance reports as follows:-

" The City-owned properties Lots 27 & 28, Block A2, D. L. 2037, E/S Western Street, between Central & Southern Streets are leased through assignment to C. D. W. Steel Limited for a period of 20 years from January 1, 1958, at a land rental rate of $168.00 per month plus all taxes as if levied. C. D. W. Steel Limited also lease Lots 20 - 24, Block A2, D. L. 2037 for a period of 23 years and 6 months from July 1st, 1965 to December 31st, 1988, this being a common expiry date for all leases of City land in this area bounded by Terminal, Industrial, Main and Station Streets. These leases are subject to a 5-yr. Review Clause.

During the course of a rental review of Lots 27 & 28, the lessees requested that their lease be extended from December 31st, 1977 to December 31st, 1988. Negotiations have now been finalized and, by letter dated January 2nd, 1973, C. D. W. Steel Limited have agreed to the following proposal:-

(a) That the current lease be surrendered and a new lease entered into effective January 1st, 1973, at a rental of $290.00 per month plus all taxes as if levied.

(b) The rental to be subject to review every five years and to be the market rental value of land and buildings. In the event of dispute, the matter to be referred to arbitration.

(c) All buildings presently on Lots 27 & 28, or placed thereon during the ensuing period, are the property of the City.

(d) Lessee to make all repairs except those of structural nature and to the roof.

RECOMMENDATION that the foregoing Recommendation be approved subject to the documents of surrender and a new lease being to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

(Map attached for information)

2. SENIOR CITIZENS' HOUSING PROJECT KITSILANO,
1882 and 1890 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972 City Council, "In Camera", instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area.

The above property, legally described as Lots 3 & 4, Block 227, D.L. 526 is required for this project and is part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

This property under common ownership consists of two adjoining 25' x 120' lots, zoned RM-3, each improved with dwellings erected in 1910 which may be described as follows:-

Clause 2 Continued...

1882 West 2nd Avenue:

These premises comprise a 1 3/4 storey and basement duplex with a main floor area of 610 sq. ft. Each self-contained living unit contains three rooms and the owner, who resides at 1890 West 2nd Avenue, has both units currently rented. This dwelling has 7 plumbing fixtures, a patent shingle roof, siding exterior, a concrete foundation and heat is provided by an oil circulating heater.

1890 West 2nd Avenue:

These premises comprise a 1 1/3 storey and basement dwelling with a main floor area of 683 sq. ft. This structure has 5 plumbing fixtures, a patent shingle roof, asbestos shake exterior, a concrete foundation and is heated by a coal and wood furnace.

The condition of both houses is poor and it is proposed that they be demolished when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of $45,000.00 as of February 15th, 1973 subject to the owners' retaining rent-free possession until March 31st, 1973 but guaranteeing vacant possession of both properties by April 1st, 1973.

The foregoing represents a fair and reasonable price for these properties. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire these properties for the sum of $45,000.00 on the foregoing basis chargeable to Code #565/1005."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. SENIOR CITIZENS' HOUSING PROJECT KITSILANO,
1999 West 7th Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972 City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 20, Block 286, D.L. 526, is required for this project as part of a 150' site at the N/E corner of 7th Avenue and Maple Street.

These premises comprise a 2½ storey frame dwelling, with a main floor area of 881 sq. ft. and full concrete basement, erected in 1900 on a corner site, 50' x 111.95', zoned RM-3. This revenue house contains 11 rooms converted into a three-room self-contained suite in the basement, a two-room suite for the owners and two housekeeping rooms on the main floor, two housekeeping rooms and a two-room suite on the upper floor. All units, except the two-room suite on the upper floor, are currently rented.

Clause 3 Continued...

The dwelling has 15 plumbing fixtures, a patent shingle roof, imitation brick duroid shingle exterior, a concrete foundation and is heated by a gas-fired hot air furnace. Condition of this improvement is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of $50,000.00 as of February 15th, 1973, subject to the owners' retaining rent-free possession until March 31st, 1973. If the property is not required for this project at that time, the owners reserve the right to rent back these premises commencing April 1st, 1973 at $150.00 per month.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $50,000.00 on the foregoing basis, chargeable to Code #565/1006."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1011 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

" 1011 Woodland Drive legally described as Lot 2, Block 26, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 872 sq. ft., erected in 1909 on a site 33' x 93.5', zoned RM-3. This dwelling contains 3 rooms on the main floor, 4 rooms on the second floor and 2 rooms on the third floor. The upper floors were previously rented but are now vacant, the owner occupies the main floor. This building contains 9 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated with a gas-fired hot air furnace. The condition of this dwelling is good for age and type.

Following negotiations, the owners have agreed to sell for the sum of $28,000.00 as of January 31st, 1973, subject to the owners retaining rent-free possession to February 28th, 1973. This price is a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $28,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. LEASE OF A PORTION OF
1581 - 1585 West 4th Avenue
Lots 33 - 36, Block 240, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"In 1952 the City purchased the premises known as 1581-85 West 4th Avenue in connection with the construction of the Granville Street Bridge. The site is reserved from sale and contains a 2 storey building held under varying leases since that time.

City Council on February 1st, 1972, approved a lease of the lower floor of 1581 - 1585 West 4th Avenue to Nu-National Car Care Ltd. for a five-year period, commencing February 1st, 1972, with an option to renew for a further five years. At that time, Nu-National Car Care Ltd. was a newly incorporated company and only required the lower floor of the building. The upper floor was occupied by the Social Service Department on a month-to-month basis, and they have since vacated this portion, as of November 30th, 1972.

Nu-National Car Care Ltd. have now applied for a lease of the second floor from December 1st, 1972 with negotiations resulting in Nu-National Car Care Ltd. agreeing to a rental of $150.00 per month for the second floor office space. This is considered a fair market rental.

It is, therefore, proposed that a lease be entered into for the period, December 1st, 1972 - January 31st, 1977, with an option to renew for a further five-year period at such revised rates as may be approved by City Council.

RECOMMENDED that a lease be entered into for the second floor of the premises known as 1581 - 1585 West 4th Avenue, commencing December 1st, 1972 to January 31st, 1977, with an option to renew for a further five years subject to review of the rent at that time.

Rent:

$150.00 per month - Lessee to be responsible for all utilities.

Security Deposit

$450.00 representing three months' rental as required in the previous agreement.

Maintenance: (Lessor)

City to be responsible for exterior and structural maintenance, mechanical repairs to the heating and plumbing systems.

Maintenance: (Lessee)

Tenant to be responsible for day-to-day care and maintenance of heating, and plumbing systems. All repair, maintenance, alterations, or additions to the electrical systems from the time of occupancy. All repair, maintenance, alterations or additions to the interior of the leased area except as noted under the City's responsibilities. All alterations or additions to be subject to prior approval of the City."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

6. Expropriation for Britannia Community Services Centre

The Supervisor of Property and Insurance reports as follows:-

"City Council, in consort with the Federal and Provincial Governments, and in accordance with Agreements dated February 25th, 1972 and March 15th, 1972, respectively, embarked on a program of property acquisition to facilitate construction of the Britannia Community Services Centre.

The Britannia Steering Committee, at its meeting of January 22nd, 1973, confirmed that construction of the new facilities is scheduled to commence in May, 1973, and that the area generally bounded by William Street, Cotton Drive, Parker Street and the lane West of Commercial Drive, is where the actual structures are to be placed and will be of first priority.

Acquisitions in the over-all Project Areas are now approximately 50% complete. In the above-mentioned priority area, 13 parcels have been acquired with demolition completed or vacant possession for demolition scheduled. Negotiations on the 5 remaining parcels, all in Block 38 on which an Elementary School is to be constructed, are presently stalemated. Independent appraisals have been requested or received in each case and the individual owners have received offers consistent with appraisals and other purchases in the area.

The 5 remaining properties to be acquired in this block are as follows:-

Parcel B of Lots 1 & 2, Blk. 38, D.L. 264A	-	1112 Cotton Dr.
Parcel C of Lots 1 & 2, Blk. 38, D.L. 264A	-	1120 Cotton Dr.
Lot 4, Blk. 38, D.L. 264A	-	1618 Napier St.
Lot 17, Blk. 38, D.L. 264A	-	1643 William St.
Lot 18, Blk. 38, D.L. 264A	-	1641 William St.

In view of the stalemated negotiations and the need to have the land cleared to facilitate the start of construction in May, 1973, the City Solicitor has been consulted and he considers it advisable to proceed with expropriation immediately. This action will not preclude continuation of negotiations by both the Property and Insurance Office and the Law Department, towards a final settlement.

RECOMMENDED:

(a) That since the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above properties in accordance with the resolutions for that purpose submitted under "Motions".

(b) That Mr. R.S. Thorpe be appointed as the City's nominee to the Boards of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

7. Sales: Multiple Dwelling

RECOMMENDATION:

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council.

RE: Lot B of Block 86, D. L. 264 A, Plan 14330.
Situated: South-West Corner of 5th Avenue & Fraser Street.

Zoned: RM-3, Multiple Dwelling District.

Name	Approx. Size	Sales Price	Terms	Conditions
Jack Morton Realty FOR: Park Lane Properties Ltd.	165' x 122'	$105,683.00	City Terms at 9%	Subject to Bulkhead Agreement, Lot below grade.

FOR COUNCIL ACTION SEE PAGE(S) 196

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

JANUARY 18, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, City Hall on Thursday, January 18, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Aldermen Bowers and Massey

ABSENT: Alderman Pendakur

CLERK: D. Bennett

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Commercial Buildings: Rehabilitation

The Chairman advised the Committee that he proposed to do two things in his Committee during the next two months. One was to deal with the matters referred to Council and the other was to initiate some general discussion on issues which are in the Civic Development field. He stated that as we know little about the rehabilitation of commercial buildings, he had invited Alderman S. Bawlf of Victoria, a developer who is also Chairman of their Planning Committee and Mr. L. Killam who has been doing a lot of renovations in Gastown.

Mr. Bawlf advised that invariably the renovation of a basically sound structure is less expensive than the construction of a new building and the rate of return per unit is higher on the renovated building than on a comparable new building. He stated that every building in the Downtown Victoria area is well within the bounds of the renovation economics. Mr. Bawlf noted that while buildings on their own economical merits may prove uneconomical, there are other considerations such as the pedestrian flow.

Mr. Bawlf then briefly discussed three commercial buildings which he had renovated in the Downtown Victoria area.

Mr. Bawlf was of the opinion that there should be an advisory board which is empowered to set some standards exclusive to buildings of a heritage type.

It was noted by the Committee that it would probably be desirable to zone the property in such a way that it is not economical to tear the building down.

Mr. L. Killam discussed the renovations which were done in Gastown and stated that public enthusiasm for the area which he has renovated is very compelling. He stated Gastown is zoned Light-Industrial and was of the opinion that some other form of zoning should be brought into effect. He suggested that the City should try to get legislation or power for the Historic Site Advisory Board.

The Committee discussed at length the renovations of old commercial buildings and it was

RECOMMENDED that the foregoing information be received and submitted to Council.

2. Review of Outstanding Matters

The Committee considered the following matters and took action as noted below:

(a)	West End Parking	This matter be held in abeyance pending receipt of the Downtown Concepts Study Report.
(b)	Downtown Vancouver Transit Concepts Downtown Traffic G.V.R.D. Study Park and Ride	These matters to be placed on the agenda of the next meeting of the Committee which is to be Thursday, January 25, 1973.
(c)	East Approach Route: -Officials Report -Report Distribution and Model Display -Public Meetings	This matter to be deferred until the Committee deals with the Downtown Transporation Concepts
(d)	Sky-Van Enterprises: Presentation	This matter to be referred to appropriate offficials for report back to this Committee.
(e)	City Sub-Centre Program	This matter to be discussed at an evening meeting, the Chairman to set the date of the meeting.
(f)	Parking Requirements: Hotels and Motels - Downtown	This matter to be held in abeyance until receipt of the Downtown Concepts Study report.
(g)	Provincial Government Complex	This matter to be deferred until further instructions from the Mayor.

RECOMMENDED that the foregoing action proposed by the Committee be approved.

PART II

The following action of the Committee is submitted to Council for information.

INFORMATION

3. Simpson Sears Tower (Vancouver Square)

The Council on January 9, 1973, passed the following motion:

"THAT Council instruct the Civic Development Committee to meet with the developers re the Simpson Sears revolving tower, to discuss the design of the proposed tower."

It was

RESOLVED that Alderman Massey be requested to meet with Mr. Skalbania, representing the developers, and ask him if he would meet with the members of this Committee.

4. Vancouver Centre:
650 West Georgia Street

Council on January 9, 1973, passed the following motion:

"THAT the Board of Administration report dated December 14, 1972, and the communication from the Vancouver City Planning Commission dated December 18, 1972, in respect of the proposed Vancouver Centre development, 650 West Georgia Street, be referred to the Standing Committee on Civic Development for report."

It was

RESOLVED that the Chairman schedule this matter for a future meeting of the Committee.

The meeting adjourned at approximately 5:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 196

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

JANUARY 18, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, January 18, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: M. James

PART II

The following is submitted to Council for information.

INFORMATION

1. General Matters

At this meeting of the Committee, the Chairman submitted an agenda listing general areas which the Committee would be asked to discuss and consider. The Committee took actions on the various items as noted below:

(a) Broadway Beautification

It was agreed that the Chairman make a verbal report on the matter.

(b) Pacific National Exhibition: Relationship

The Chairman advised that he had written to the President of the P.N.E. re setting up a meeting to discuss the general matter. The Committee noted that a major item would be the problem of parking in the surrounding area.

(c) Governmental Reform

The Chairman remarked generally on the matter re government and election reform, and advised that His Worship the Mayor had suggested that during consideration of this topic, the Committee be expanded by two more Aldermen and representatives of the School and Park Boards and perhaps others.

The matter of a Plebiscite on any suggested reform was mentioned with a tentative date of October/November 1973. The Committee discussed the matter and generally agreeing with the foregoing of the Chairman and the Mayor,

RESOLVED that there be one representative invited to participate in these meetings re government and election reform from the School and Park Boards, and

FURTHER RESOLVED that the Chairman make the necessary arrangements for the distribution of material throughout the City and the holding of a series of meetings and the scheduling of such meetings.

AMENDED
SEE PAGE 197

cont'd....

Clause No. 1 continued

(d) Rezoning and Public Hearing Matters

The Chairman reported on the problem of advising people of rezoning and Public Hearing matters and the Committee agreed that the suggestion that there be a wider distribution of information on these items. The Committee

RESOLVED that the Chairman be requested to ask the Director of Planning and Civic Development to increase the area of direct notices in a geographical sense and that groups involved in the area be also advised.

(e) Community Involvement

The Committee had a discussion on the matter of involving communities in discussion with the Committee and other representatives of the Municipal government and it was agreed that the matter would be placed on the next agenda of the Committee. The Committee was advised that a report is being prepared on this subject.

(f) Open Forum Meetings

The Committee discussed generally the matter of open forum meetings which would be unstructured and would be a basic informational service for the citizen.

(g) Chinatown Beautification

The Committee was advised that the discussions re beautification in the Chinatown area were going on in the community.

(h) Kerrisdale Beautification

The Committee was advised that the Planning Department, the Kerrisdale Merchants and the Engineering Department were holding meetings on the matter and it was understood that work on this project would be starting in May of this year. The Chairman noted that no action was required of the Committee at this time.

(i) Broadway and Willow:
Hotel Proposal

Mention was made of the local area representatives' objections to the development of a hotel on this site and the inclusion of a beverage room of over 300 seats capacity. The Chairman noted that he would be meeting with certain members of the Provincial Government in Victoria in the near future and he would make a point of speaking with the Attorney-General on this particular application to the Liquor Control Board. The Chairman also advised that he would discuss with the Attorney-General, the matter of involving the local community before Liquor Vending Licenses were issued by the Board.

(j) Point Grey Roadway

The Committee was advised that a report is in preparation of this item.

(k) Outstanding Matters

The Committee reviewed the matters outstanding to the Committee as submitted by the City Clerk.

The meeting adjourned at approximately 5:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 197

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

JANUARY 25, 1973

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, Third Floor, City Hall on Thursday, January 25, 1973 at approximately 1:50 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Hardwick, Linnell, Marzari

ALSO PRESENT: Alderman Pendakur

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held January 11, 1973 were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Welfare Matters

As it is the Committee's intention to discuss Welfare matters with various organizations, the United Citizens Welfare Improvement Council were present at this meeting. Mr. M. Crocker and Mr. I. Zbarski presented a brief dated January 24, 1973. This brief concluded with the following recommendations:

"(1) That a committee be struck up of 4 UCWIC members, 2 Municipal and Regional Employees Union members, and 2 alderwomen/men to oversee the details of implementing the following, to have control over the hiring and firing and size of all staff in the Department.

(2) That financial coordinators be set up in local areas to have signing authority on welfare cheques and to have authority to distribute emergency cash grants of a specially set up fund for the purpose.

(3) That there be increases in earned exemptions.

(4) That unearned income from nongovernmental sources such as from family or friends be exempted to the same maximum as earned income.

(5) That all welfare be in the form of emergency cash or cheque. That institutional care be provided on a volunteer basis. In cases where e.g. due to alcohol or drug abuses, welfare grants are misspent, then institutional care will be provided. But that under no circumstances will someone be put under such care involuntarily, until proof can be given that welfare grants have been misspent and so have forced the person to rely on institutional care for the remainder of the period that the original grant was supposed to cover."

The Committee discussed with the delegation recommendation (3) quoted above dealing with exemptions for people on Welfare.

The Director of Welfare and Rehabilitation outlined the following earning exemptions:

(a) Single or family unemployables - $100 per month

(b) Single employable - $30 per month

(c) Family employable - $50 per month

(d) Single or family employables - earning exemption of $100 per month may be granted for a period of 6 months based on a rehabilitation plan.

Mr. Boyd advised that many of the provinces in Canada allow a yearly exemption rather than by the month. He noted that income derived by welfare recipients at the Post Office at Christmas or income earned from Federal Elections is now exempt.

The Director of Welfare was requested to review with Provincial Officials the whole subject of earning exemptions.

The Committee then discussed recommendation (4) dealing with unearned income from sources such as income received from family or friends be exempted to the same maximum as earned income.

The Director of Welfare advised that all unearned income such as money received from mortgages, Workmen's Compensation Board payments, or any other similar source is totally deductible. The delegation advised they are requesting the same maximum exemption as earned income on a 6 months or yearly basis.

The Chairman requested Mr. Boyd to explore this matter with the Provincial Officials.

In discussing recommendation (1) the delegation requested a committee be set up to hear the grievances of welfare recipients and Mr. Boyd explained the provisions that are already in operation to hear such grievances.

The Chairman advised that he did not think it appropriate that there be 4 UCWIC members on such a committee as there were other welfare organizations that would want to be represented, further, he was of the opinion that the Municipal and Regional Employees Union would not be willing to appoint members to such a committee. He therefore wished to look into recommendation (1) further.

The delegation spoke of welfare recipients who, in their opinion, were being abused by the welfare workers. The Chairman advised the delegation that the Social Service Committee would consider a list of complaints and grievances if they cared to submit one.

After a brief discussion on recommendation (5) it was,

RECOMMENDED that the brief submitted by UCWIC dated January 24, 1973 be received.

2. Recreational Facilities
- Raymur Place

A delegation from Ray-Cam Cooperative Services represented by Mrs. Jean Amos filed a brief entitled "A Community Facility for Raymur Place". The brief concluded with the following proposals:

"(1) The south-east corner site at Hastings and Campbell: lots 1-6, Block 120, D.L. 181 comprising 0.42 acres which is owned by the Urban Renewal Partnership be turned over by the Partnership for the use described in this report.

(2) The City approve in principle the construction of a building on the above mentioned site.

(3) A "Proposal Call" be made under the terms described in this report for the purpose of designing a facility which is acceptable to all parties concerned.

(4) Ray-Cam Co-operative will develop a management scheme.

(5) The construction of the building would be subject to adequate cost sharing by the senior governments."

The delegation urged that appropriate action be taken to build a social and recreational "living space" for the families and senior citizens residing in Raymur Place.

The Committee had before it a report of the Board of Administration dated January 22, 1973, together with a report entitled "Public Housing and the Community" which was the result of a study carried out by a research team of three consultants, the cost of which was $20,600 shared as follows:

Parks Board	$2,000
B.C. Housing Management Commission .	2,500
Vancouver Regional Simulation Project (IIPS)	7,500
City of Vancouver, Social Planning Department	8,600
($6,100 recoverable under CAP)	

This study deals with recreation patterns, preferences, needs and community relations of public housing residents compared with residents living near public housing in the City of Vancouver. The Board of Administration report was forwarded by the Mayor to this committee when time did not permit it to be dealt with by Council on January 23, 1973. In this report the Director of Social Planning recommended that Council:

"receive this Study of 'Public Housing and the Community' for information;

refer the Study to the Social Services Committee for discussion of its findings and to draft recommendations;

consider the request for a community facility at corner of Hastings and Campbell with residents of Raymur Place in the light of the Study findings."

After due consideration it was

RECOMMENDED that the 5 proposals contained in the brief presented by the delegation this day and quoted above be approved and that Council indicate their approval of the proposals to the Federal and Provincial governments.

FURTHER RECOMMENDED that the Board report dated January 22, 1973 be deferred for consideration at the next meeting of the Committee.

(Alderman Gibson was present with the Committee during the consideration of the foregoing item).

3. Report to the Chairman re Social Service Matters

The Chairman submitted to the meeting of the Committee on January 11, 1973 his report which dealt with matters he felt should be considered and acted upon as soon as possible. He stated that it was his intention to hold regular meetings of this Committee throughout the succeeding 2 years and will attempt to deal with policy questions rather than with details which can be dealt with administratively, with a view to getting through the greatest volume of work possible.

After a brief discussion on the Chairman's report it was

RECOMMENDED that the report be received.

4. Report of the Director of Social Planning

Prior to the first meeting of the Committee on January 11, 1973 the Chairman requested a report from the Director of Social Planning on what items he felt should be placed on future agendas for consideration by this Committee.

In a report dated December 28, 1972 Mr. Egan set out information respecting the following matters which he suggested might be dealt with by the Committee:

(a) Updated Information
(b) Model Youth Services System
(c) Decentralization of Social Services
(d) Hard Drug Problems
(e) Downtown East Side
(f) Civic Grants Procedure
(g) Housing
(h) Housing Stock
(i) Transportation for the Elderly

Mr. Egan concluded his report as follows:

"It is important that the Social Services Committee meet regularly and receive periodic reports in order that Committee members and Council know what impact is or is not being made on the problems tackled and what progress is being made towards finding solutions.

The regularly updated information referred to earlier (item 1) should help to ensure that we are not overlooking serious social problems or concentrating our efforts in the wrong areas.

Some of the actions planned by the Social Services Committee will require co-operation and endorsation by the Provincial government as well as the City. Additional funds may also be required.

It would seem appropriate that the Social Services Committee have a budget for 1973 with nominal expenditures up to $500 authorized at the discretion of the Chairman for such uses as:

1. fact finding
2. dealing with emergency youth problems
3. sending City staff to look at social programs in other cities and inviting experts from other cities to Vancouver."

The Committee briefly discussed some of the foregoing items and took action as noted hereunder.

(a) Updated Information

Mr. Egan advised that before they can plan social services intelligently an information base is essential; e.g. a picture of the population make-up. He stated the Department need to know who they are planning for and for what purpose. e.g. the Social Assistance population. They are therefore proposing a method of regularly updating information to help clarify social services planning and objectives.

(b) The Model Youth Services System

The Director of Social Planning advised that his department is currently working on this matter.

(c) Decentralization of Social Services

Mr. Egan stated that he and other department heads are preparing a draft policy statement on this subject which should be ready in approximately 2 or 3 weeks' time.

RECOMMENDED that the Director of Social Planning submit a statement of policy re decentralization of Social Services to this Committee for discussion.

(d) Hard Drugs Problem

Mr. Egan advised he had written to all of the organizations in the city that are dealing with the hard drug problem and asked if they would like to coordinate their efforts with his department. He suggested that the Committee, at some future meeting, have a round table discussion on the subject. The members of the Committee were of the opinion that the matter of soft drugs should also be investigated.

RECOMMENDED that the Director of Social Planning prepare for a future meeting of this Committee a report on hard and soft drugs including in the report information respecting the agencies and programs that are now functioning.

(e) Downtown East Side

It was the feeling of the Committee that this subject should be dealt with by the Skid Road Housing Committee.

(f) Civic Grant Procedure

Mr. Egan asked if this Committee would like to review the grant requests from civic organizations and the Social Planning recommendations prior to the submission of the material to the Finance and Administration Committee. He stated that he had a proposal he would like to suggest re dealing with grants in future years.

The members agreed that the grant requests and recommendations be reviewed by this Committee prior to submission to the Finance and Administration Committee and Mr. Egan was requested to present his proposal for dealing with grants in future years at the time he makes his recommendations on this year's grant requests.

Due to the lack of time, consideration was not given to the balance of the items in the Social Planner's report nor to the report submitted to the Committee by the Director of Welfare and Rehabilitation dated January 8, 1973.

5. Report of the Chairman dated January 18, 1973 re Single Men's Unit

The Chairman submitted for the information of the Committee a report on his observations after visiting the Single Men's Unit. As time did not permit a full discussion of the report, and as the delegation from UCWIC was still present at the meeting, the Committee considered items 5 and 6 in the report, which dealt with meals and lodgings.

The Chairman was of the opinion that the Alpine Restaurant should be phased out as soon as possible, providing there is not a substantial loss to the City and that the people on meals and lodgings should be placed on cash allowances, except for those who have proven that they are not able to handle such allowances.

Mr. Boyd advised it was feasible to change the system on the expiration of the contract which is May 31, 1973. He further advised that there are about 150 men who have their assistance administered and he would have to make alternative arrangements for meals for these people at other restaurants.

After discussion it was

RECOMMENDED that the Alpine contract be terminated when the present contract expires and that the Director of Welfare and Rehabilitation report to the next meeting of the Committee on the proposed alternative arrangements for those whose assistance has to be administered.

With regard to the meals and lodgings program the Director of Welfare and Rehabilitation noted a significant change in policy. Under the existing policy the meals and lodging program is used for two categories namely:

(1) Persons who need their allowance administered
(2) Single employable persons who are transients, are not seeking employment and show no evidence of seeking employment.

In the second group the meals and lodgings program is used as a deterrent. In moving to a reduced meals and lodgings program Mr. Boyd felt it was essential that he be given discretion to use meals and lodgings as a deterrent in those instances where a recipient on cash allowance is making no effort to seek employment and in fact tells the Department that he has no intention of seeking employment.

In discussing the question of lodgings the Chairman suggested that the hotels being used in the Skid Road area for lodgings for people on Welfare should be graded as "poor", "fair", and "good". Those that are graded as "poor" should not receive referrals. Those that are "fair" should be encouraged to upgrade their hotels and upon completion of this upgrading consideration be given to the City paying a higher rate for the accommodation. Those classified as "good" should receive priority of people being sent to them and the question of cash adequacy should be looked at in order to give the hotels a fair return.

The Committee discussed the lodgings provided by the Stratford Hotel and the Director of Welfare was requested to review the contract with this hotel and bring back information respecting an alternative arrangement.

RECOMMENDED that the Director of Welfare and Rehabilitation report back to the next meeting of the Committee on the question of lodgings at the Stratford Hotel and include information respecting alternative lodgings.

A brief discussion was held on the placement of single employable persons.

RECOMMENDED that the Director of Welfare and Rehabilitation report to the Committee on his Department's experience in the employment placement of male single employables at the Single Men's Unit.

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 197

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

JANUARY 25, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 25, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Gibson and Volrich

CLERK TO THE COMMITTEE: R. Henry

PART II

1. Vancouver Youth Hostel - Grant

The Committee received a delegation from the Canadian Youth Hostels Association in the person of Mr. Cox, the Executive Director. The Organization is requesting a capital grant of $20,000 to assist in maintaining the Youth Hostel operating out of a National Defence Building at Jericho.

It was explained that the Association is leasing the property from the Park Board and the $20,000 requested will be disbursed as follows:

(i)	Purchase and installation of heating plant due to closing down of the present central steam plant by the Department of National Defence at Jericho	$12,000.00
(ii)	Purchase and installation of cafeteria and kitchen equipment	6,000.00
(iii)	Renovation and equipping of four incompleted dormitories	2,000.00
		$20,000.00

The Committee noted that a similar request had been submitted in 1972 and on May 16, 1972, Council adopted a recommendation of the Board of Administration that the City not acceed to the grant request of $10,000 for the installation of a replacement heating plant and $10,000 for renovating a equipping an additional eight (8) dormitories. At that time it was pointed out to the Association that when the agreement was entered into for the use of the building at a cost of a dollar, the responsibilities were made quite clear, e.g. the Association was to be responsible for alterations and pay all costs and charges on any renovations and improvements. This included all costs of any heating plant installation and associated expenditures required when the present heating system is discontinued.

The Committee questioned Mr. Cox on its facilities at the Whistler Mountain Youth Hostel which was purchased recently. It was explained that the Lodge was purchased for $140,000 and that the rent charged to members of the Association pays the mortgage costs.

The Association had made a submission to the Federal Government but had been advised that no funds could be allocated by the Government for capital expenditures. The last application to any local foundation had been made in 1970.

Alderman Gibson suggested that the group may wish to see him concerning certain cafeteria equipment which may be available.

Con't.....

Vancouver Youth Hostel - Grant (cont'd.)

The Committee expressed approval of this type of hostel for young people but could not agree with this particular grant request. It was therefore RECOMMENDED

THAT this application for a grant of $20,000 submitted by the Canadian Youth Hostels Association (Pacific Region) be not approved.

(Subsequently, the Association has forwarded an amended submission and this is submitted separately.)

(A copy of the January 5, 1973 submission is circulated together with an extract from Council Minutes of May 16, 1972.)

(A memorandum of comments from the Director of Finance received by the Chairman subsequent to the meeting is also circulated.)

2. Private Hospitals - Courts Case

The Committee discussed the City's contingent liability with respect to case presently before the Courts regarding the private hospitals. The Committee discussed the comments made by the Honourable Norman Levi at a meeting with certain Council members on January 6, 1973 in which he had made a general commitment on this subject. It was the Committee's opinion that Mayor Phillips write the Minister and get confirmation in writing on the Government's position.

3. 1973 - Subjects for Consideration

The Committee reviewed the following subject matters and categorized each in order of priority, proposing that those lettered A would be dealt with early and those lettered B be dealt with before the end of the year:

PRIORITY

A	Land Bank, and impact on City budget
A	Labour negotiation process
B	Insurance vs. self-insurance
B	Planned program budgetting
B	Comparative budgets of other Canadian cities
B	Earlier collection of taxes and for water rates
B	Deferred taxes for retired home-owners or other relief

In dealing with the foregoing, general comments were made in each case and the Director of Finance will be providing information on the subjects as required. It was also proposed that the Committee would review with Department Heads the Department's operations in so far as budgets are concerned.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 177

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

January 25, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, City Hall on Thursday, January 25, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of January 18, 1973, were adopted.

PART I

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Central Business District Matters

On the agenda for this meeting were the following three (3) items generally relating to Central Business District:

(a) Transit Concepts

(b) GVRD Traffic Study

(c) 'Park and Ride'

For the information of the members of the Committee, the Chairman reviewed in summary, oral form what had occurred in the matter of Central Business District planning for land use and transit. The Committee was advised that the Greater Vancouver Regional District had been involved and had commissioned a report from the firm of Wilbur Smith and Associates. This report had been received by the Regional District last Fall and had been through the Regional District and passed on to the Vancouver City Council. Council had referred the Wilbur Smith report to the Board of Administration for comment and the Board had reported back under date of September 15, 1972, to the then Standing Committee of Council on Transportation at its meeting on September 28, 1972. The Committee considered the report and made amendments to it and forwarded on the Committee's report to Council on October 17, 1972. Council, in considering the report of the Transportation Standing Committee, adopted certain items and amended certain other items.

Your Committee had before it copies of the Board of Administration report of September 15th, and the relative extracts of the Minutes of the Transportation Committee and of Council.

It was noted that the Board of Administration was still instructed to report on the implications to the 'patterns' of the proposed Downtown and False Creek Plans of the Wilbur Smith and Associates proposed 'Early Action' and 'Upside-down "U"' concepts for transit in the downtown area.

The Committee noted that the previous actions that had taken place in connection with transit planning in the Downtown area had dealt with two (2) time schedules, a short term and a long term.

cont'd....

Clause No. 1 continued

The staff members present from the Planning and Engineering Departments orally advised the Committee where specific reports and other actions were at the present time and noted generally that the actions taken in connection with the Wilbur Smith report had provided support for the recommendations in the report of the Greater Vancouver Regional District's Transportation Committee for short term improvements in the existing transit system, and that the long term time schedule actions had provided the maintenance of as many options to the City as possible.

The Committee members and staff discussed the relationships between C.B.D. development and future planning and the need for considering at each decision point, the implications which flow from any decision made by the City of Vancouver.

Discussion also took place re the impact of C.B.D. planning and development and servicing on the other areas, particularly residential areas of the City.

It was noted that it would be inappropriate for the Regional District to set priorities in land use and transportation planning for the City of Vancouver and the Committee was advised that the Planning Department would like to propose a 'target' and discuss with the Committee, the preparation of a concepts report which should include the implications of such concepts and the costs of implementing any of the concepts.

It was noted that Alderman Pendakur will be a member of the Transportation Committee of the Regional District and that the Mayor will be the Chairman of the Planning Committee of the Regional District.

After discussion, your Committee

RECOMMENDS that the 1973 Vancouver City Council confirm the actions taken in connection with the report of Wilbur Smith and Associates, prepared for the Greater Vancouver Regional District by certain deletions and amendments to the Transportation Committee's recommendations, and

FURTHER RECOMMENDS that the staff review these recommendations with respect to the City's relationship with the Greater Vancouver Regional District re transportation for report back to this Committee for consideration and recommendation to City Council, and

FURTHER RECOMMENDS that the City Engineer contact the Director of Transportation Services, Department of Municipal Affairs and indicate to the Director that the City of Vancouver requests to be involved in the planning and co-ordination of transit services in the Lower Mainland Area.

PART II

The following is submitted to Council for information.

INFORMATION

2. Vancouver Square

At the Council meeting of January 9, 1973, Council passed the following motion:

"THAT Council instruct the Civic Development Committee to meet with the developers re the Simpson Sears revolving tower, to discuss the design of the proposed tower."

Present at the meeting, representing the developers, was Mr. Skalbania and Mr. Kalke.

The Chairman reviewed the position of the development referring to actions in the Spring and Summer of 1972. It was noted that the Technical Planning Board reported on this item to Council in August 1972, with Council agreeing to the pedestrian level activity and noting that this was the first major office building built east of Seymour Street for some years.

Clause No. 2 continued

The Committee also noted there was some comment on the design of the proposed tower on the western side of the Vancouver Centre site.

Mr. Skalbania, on behalf of the developers, spoke to the Committee and reviewed its history. The initial planning was started in January of 1971, with consideration of the type of development - the first type being a 'Ghirardelli Square' type of renovation which was discarded because of the cost of renovation and land available. The second development considered was a discount centre or merchandise mart but this was felt by the developers to be unsuitable in this area of the City. The third was redevelopment using some of the existing buildings and this is the project at present. Mr. Skalbania noted that Simpson Sears will be just tenants in this project not owners or partners.

The Development Permit Application was applied for in 1971, and the developers met with the Design Panel and the Technical Planning Board. As a result of discussions with these two groups, the proposed new building was moved back to create the square on Hastings and Seymour Streets. In August 1972, the application was referred to the Planning Commission and again the developers were present and they reported that the Planning Commission complimented the whole design. On August 30, 1972, the matter was reported by the Director of Planning to Council and the developers noted that it was given unanimous approval.

For the information of the Committee, the developers advised that the final working drawings for the construction were under way at the present time.

The Committee noted that the prime objection to the project was the 'tuning fork' design of the tower, the revolving restaurant atop the tower, and the height of the tower.

After the oral submission of the developers, the Committee discussed the matter generally and noted that the CM-2 Zoning Schedule requires that the Planning Commission give comments to the Technical Planning Board. It was also noted that Council had given approval to the project in November 1972.

The developer noted that in preparing the project, the Technical Planning Board had asked for certain design amendments and that they had been incorporated. He also noted that Council, in giving the approval to the Development Permit, now had no further control, provided the Development Permit was not altered.

The Committee discussed the problem of design objectivity, criticism and aesthetic judgement in relationship to designs which are unexpected or unfamiliar. It was noted that the glass to be used on the tower windows was lighter in colour that that used on the Toronto Dominion Tower on Block 52 at Granville and Georgia Streets.

The Chairman expressed the appreciation of the developers for coming to this meeting and thanked them for their time and information.

The Committee noted that this example of development just reviewed might indicate the need for consultation between the developers and Council before the project has been finally reviewed administratively.

Mr. Skalbania advised the Committee that the developers were prepared to co-operate further in the 'finishings' of the project.

The Committee

RESOLVED that the report of the developers be received.

3. Park and Ride

The Committee members noted that this matter had not been discussed at this meeting and

RESOLVED that the matter be deferred for future consideration by the Committee.

The meeting adjourned at approximately 5:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 197

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

FEBRUARY 13, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 13, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Deputy Mayor (Alderman Gibson)
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

Mayor Phillips (on Civic business, arriving later in the proceedings)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from York House, under the direction of Mrs. Watts; and students from Laurier Elementary School.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' Committee had approved the subjects for the 'In Camera' meeting with the exception of one which will be determined in the 'In Camera' meeting.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 6, 1973, be adopted after being corrected by deleting the reference, on page 2, item 3, to Alderman Pendakur and the recording of his vote in regard to sidewalk cafes.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Alderman Gibson in the Chair.

- CARRIED

UNFINISHED BUSINESS

It was agreed to defer the following matters pending a Report Reference and delegations later this day:

(a) Expansion of Oakridge Shopping Centre

(b) Minor Hockey at the P.N.E.

COMMUNICATIONS OR PETITIONS

1. Annual Civic Dinner

MOVED by Ald. Pendakur,
THAT, pursuant to communication dated February 8, 1973, from the Mayor, authority be granted for the Annual Civic Dinner in honour of Freemen and members of public Boards, and arrangements in connection therewith be left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

2. Health Inspectors

The Council considered Board of Administration report of February 9, 1973, on the subject of recruitment of Public Health Inspectors, setting out a proposal with regard to establishing a new class of 'Public Health Inspector' at Pay Grade 19.

With the permission of Council, the Business Manager of the Municipal and Regional Employees Union appeared in support of his communication on the subject, setting out the Union's views in opposition to this proposal. The Union requests the matter be reviewed by a Committee of Council.

Commissioner Ryan advised that under the Supplementary Labour Agreement there is provision for the hearing of disputes of this kind and is the manner in which this question should be considered.

MOVED by Ald. Pendakur,
THAT this whole matter be referred to the Standing Committee on Finance and Administration and when reported on to Council the report be in detail with all relevant accompanying information.

- LOST

MOVED by Ald. Volrich,
THAT this matter be referred back to the Board of Administration to deal with the question at the "Joint Committee" level, as provided for in the Supplementary Labour Agreement.

- CARRIED

3. Host Luncheon:
C.C.U.R.R.

A letter was received from Alderman Hardwick, under date of February 12, 1973, recommending the City host a luncheon on March 2, 1973, for the Board of the Canadian Council of Urban and Regional Research.

MOVED by Ald. Hardwick,
THAT a host luncheon be tendered by the City, as mentioned; the details to be left in the hands of the Entertainment and Civic Recognition Committee.

- CARRIED

4. Structure: Police Commission

The Corporation Counsel submitted a proposed Charter Amendment in respect of the structure of the Police Commission, and pursuant to Council resolution of February 6, 1973. The Charter Amendment provides in the main for the following:

(a) The Commission is increased from 4 members to 7.

(b) Appointments are made by the Cabinet after consultation with Council.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Structure:
Police Commission (cont'd)

(c) Commencing in 1974, 2 members are to be appointed annually, each for a 3-year term.

(d) The proposal contains authority for Council to grant an annual indemnity to members of the Board (exclusive of the Chairman) of $1,000.00 each. This is the same allowance as is made to the members of the Park Board.

MOVED by Ald. Bowers,
THAT the draft Charter Amendment submitted by the Corporation Counsel on this matter be approved.

(amended)

MOVED by Ald. Pendakur, in amendment,
THAT the following words be added to the motion of Alderman Bowers:

"after Part 6 thereof is changed to read as follows:

'Council may, from time to time, by by-law authorize to each member of the Board, exclusive of the Chairman, the payment of an annual indemnity, to be determined by the Council'.

- CARRIED

The motion, as amended, and reading as follows, was put and CARRIED:

"THAT the draft Charter Amendment submitted by the Corporation Counsel on this matter be approved, after part (6) thereof is changed to read as follows:

'Council may, from time to time, by by-law, authorize to each member of the Board, exclusive of the Chairman, the payment of an annual indemnity, to be determined by the Council'" (carried)

(Aldermen Pendakur and Rankin voted in the negative)

5. Indemnity:
Park Board Members

A communication, dated February 12, 1973, was considered in which the Park Board unanimously requested the City Council seek a Charter Amendment to allow payment to Park Commissioners of $2,000 per annum, on the same basis as the present $1,000 annual indemnity is provided.

MOVED by Ald. Rankin,
THAT this request be not granted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration,
GENERAL REPORT,
February 9, 1973

WORKS AND UTILITY MATTERS

MOVED by Alderman Hardwick,
THAT the report of the Board of Administration (Works and Utility Matters) be adopted.

- CARRIED.

BUILDING AND PLANNING MATTERS

Retention of Addition to Building - (Mr. Petruk)

In respect of this clause, it was noted the applicant for the Development Permit requested an opportunity to appear before Council, and it was

MOVED by Alderman Rankin,
THAT the delegation be heard on this matter.

- CARRIED.

FINANCE MATTERS

Information Brochure (G.V.R.D.)
and 1973 Tax Bills
(Clause 2)

After considering the information in this clause, it was

MOVED by Alderman Volrich,
THAT the clause be deferred for the time being, and in the meantime the Board of Administration be requested to discuss further with Bud Elsie Limited, the information brochure proposed, particularly in respect to the possibility of providing information on both the City of Vancouver and the Regional District in one pamphlet, for inclusion in the 1973 tax bill distribution.

- CARRIED.

Land Management Program
(Land Bank)
(Clause 4)

After considering this clause, it was

MOVED by Alderman Rankin,
THAT approval be given to expenditure of $5,000, for hiring outside assistance in developing information system needed in respect of the City's property holdings, pursuant to the information contained in the clause.

- CARRIED.

Balance of Finance Matters

MOVED by Alderman Hardwick,
THAT Clauses 1, 3 and 5 of the Board of Administration report (Finance Matters) be adopted.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

MOVED by Alderman Bowers,

THAT the Agenda business be varied, to permit consideration at this time of a report of the Committee on Finance and Administration respecting bonds.

- CARRIED.

B. Bids re $7,000,000 City Bonds

Alderman Bowers, on behalf of the Committee on Finance and Administration, submitted the following report, dated February 13, 1973:

"On February 6, 1973 City Council approved the calling of bids for $7,000,000 City of Vancouver debentures, the bids to be returnable on February 13, 1973 (1:30 p.m. P.S.T.) with the Mayor, Chairman of the Finance and Administration Committee and the Director of Finance to establish the characteristics of the debenture issue (these characteristics are described in the subject heading above). The bids are herewith reported to Council for final decision, in accordance with normal procedure.

The bids were called and were opened at 1:30 p.m., February 13, 1973, and are listed hereunder:

Syndicate	Net Payment Offered per $100 of Par Value
Merrill Lynch, Royal Securities Limited (Syndicate Managers) Merill Lynch, Royal Securities Limited Harris & Partners Limited Greenshields Inc. Pitfield Mackay Ross & Co. Limited Gairdner & Company Limited Fry, Mills Spence Limited Bank of Nova Scotia	$99.571
A. E. Ames & Co. Limited (Syndicate Managers) A. E. Ames & Co. Limited Wood Gundy Limited Pemberton Securities Ltd. Odium Brown & T. B. Read Ltd. Dominion Securities Corp. Ltd. Richardson Securities of Canada Equitable Securities Canada Ltd. Burgess Graham Securities Ltd. Bank of Montreal Canadian Imperial Bank of Commerce The Royal Bank of Canada Bank of British Columbia	$99.363
Midland-Osler Securities Limited (Syndicate Managers) Midland-Osler Securities Limited Burns Bros. and Denton Limited Nesbitt Thomson Securities Limited Cochran Murray Limited Levesque, Beaubien Inc. The Toronto-Dominion Bank	$99.286
McLeod, Young, Weir & Company Limited (Syndicate Managers) McLeod, Young, Weir & Company Limited Bell, Gouinlock & Company, Limited	$98.94

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bids re $7,000,000
City Bonds (continued)

The conditions attached to the bid submitted by the high bidder (Merrill Lynch, Royal Securities Limited) did not meet the City's bid specifications in two particulars, and after discussion, the members of the Committee on Finance and Administration recommend to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited (second highest bidder) for $7,000,000 of City of Vancouver bonds, as described in the tender call, be accepted at $99.363 per $100 of par value, and that cheques accompanying the other bids be returned to the tenderers."

MOVED by Alderman Bowers,
THAT the recommendation in the foregoing report of the Committee on Finance and Administration be adopted, and therefore, the bid of the syndicate managed by A. E. Ames & Co. Limited for the $7,000,000 City of Vancouver bonds, be accepted, and the cheques of the remaining bidders be returned.

- CARRIED.

During consideration of the foregoing item, the Mayor arrived and took the Chair.

C. PROPERTY MATTERS

Lease North-east Corner of
Thurlow and Hastings Streets
(Clause 3)

MOVED by Alderman Hardwick,
THAT Clause 3 of the Board of Administration report (Property Matters), dated February 9, 1973, be adopted.

FURTHER, THAT the Director of Planning and Civic Development and the Supervisor of Property and Insurance be requested to consider for report to Council, the optimum use of the property referred to in the clause, with the view to the Council thereafter discussing the matter with Marathon Realty Co. Ltd.

- CARRIED.

Marine Insurance
(Clause 10)

MOVED by Alderman Rankin,
THAT Clause 10 of the Board of Administration report (Property Matters), dated February 9, 1973, be adopted.

- CARRIED.

MOVED by Alderman Bowers,
THAT the Standing Committee on Finance and Administration consider the subject of Marine Insurance referred to, as well as the City's present insurance policy, generally.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

PREOPRTY MATTERS (continued)

Balance of Property Matters

MOVED by Alderman Hardwick,
THAT Clause 1 of the Board of Administration report (Property Matters), dated February 9, 1973, be received for information; and Clauses 2, and 4 to 9 inclusive, be adopted.

- CARRIED.

D. Additional Positions:
City Clerk's Department

The Board of Administration, under date of February 9, 1973, submitted the following report:

' Your Board has received the following report from the Administrative Analyst:

"At the request of the City Clerk, a review of the work of his Department, concerning provision of secretarial services to the Aldermen, the preparation of minutes and material for City Council and meetings of Standing Committees, has been undertaken.

It is evident that there has been a substantial increase in the level of service required as 90 sets of material are now produced for each Standing Committee and 140 sets of material are prepared for Council meetings. (For a Council meeting of February 6, 15000 sheets of material were printed, collated and distributed in the 140 sets). The City Clerk has demonstrated that each individual report tends to be longer than previously as a more detailed explanation is given in many instances. This factor alone requires more time for typing and preparation.

The Aldermen have requested additional secretarial services and the two secretaries assigned to the duty state that the amount of work requested already exceeds their ability to provide a satisfactory level of service.

In the circumstances, I recommend three additional permanent positions, namely:

1 Clerk Steno III - for secretarial services to the Aldermen.

1 Clerk Steno II - to provide additional assistance in the preparation of minutes and material for Council meetings and for meetings of Standing and Special Committees.

1 Clerk Typist II - to provide assistance to the City Clerk's stenographic group by carrying out such duties as collating material, delivering and returning material from the Printing Section, xeroxing, filing, copy typing, and similar duties.

I further recommend that the City Clerk be authorized to hire on a temporary basis outside help, either by direct recruitment or through the use of a secretarial service agency prior to appointment of personnel to the three recommended positions. This will enable the City Clerk to immediately alleviate the difficulties now experienced in providing the service required.

The establishment of the three recommended positions will require additional space and equipment. Initially, space can be found in the existing area assigned to the Department; this will however create an over-crowded position and it will be necessary for the long term to provide additional space for the Department. The equipment required is listed below in the estimate of costs.

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

The Director of Personnel Services has reviewed the duties and responsibilities of the three proposed new positions. He recommends that they be classified as follows:

1. Position providing stenographic assistance to the Aldermen - Clerk Stenographer III, Pay Grade 13 ($552-659).

Continued.....

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Additional Positions:
City Clerk's Department
(continued)

2. Position performing stenographic duties relating to processing of Minutes of Council and Committees - Clerk Stenographer II, Pay Grade 10 ($489-584).

3. Position performing duties in General Office, including typing, filing, etc. - Clerk Typist II, P.G.9 ($470-552).

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement and has raised no objection to the waiving of the usual requirement affording the Union reasonable opportunity to consider and make representation to Council.

ESTIMATE OF COSTS

Clerk Steno III	P.G.13 ($552-659)	$ 552	per month
" " II	P.G.10 ($489-574)	489	" "
" Typist II	P.G. 9 ($470-552)	470	" "
		$1,511	" "
	Fringe Benefits 12½%	189	" "
		$1,700	" "

Estimated salary and fringe benefit costs - permanent positions 10 months (Mar.1-Dec.31)	$17,000
Estimated temporary help requirement - say 1 Clerk Typist II position 6 months equivalent - P.G.9 - $489 + 10%	3,228
	$20,228

Equipment cost estimates

3 - Electric Typewriters - $685.00 ea.	$2,055	
3 - Steno Desks - $260.00 ea.	780	
3 - " Chairs - $ 52.50 ea.	158	
1 - Pocket Memo Dictating Machine	159	
1 - " " Transcriber	290	
12 - " " Cassettes	40	3,482
Total estimated cost - 1973		$23,710

The Comptroller of Accounts advises that if the recommendations of this report are approved, that the 1973 budget estimates of the City Clerk be adjusted during budget review to include the funds for the additional staff and equipment.

SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The following positions be established in the City Clerk's Department effective upon adoption of this report:

   1 Clerk Steno III P.G.13 ($552-659)
   1 Clerk Steno II P.G.10 ($489-574)
   1 Clerk Typist II P.G. 9 ($470-552)

   in accordance with the recommendations of the Director of Personnel Services.

2. The City Clerk be authorized to obtain assistance of temporary personnel for the positions until the positions are filled by permanent appointees (this will enable the Department to immediately provide the required level of service).

3. The 1973 budget estimate of the City Clerk be adjusted during budget review to include funds for additional staff ($20,228) and equipment ($3,482) and expenditures necessary in advance of approval of the budget be authorized."

YOUR BOARD recommends adoption of the recommendations of this report.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Additional Positions:
City Clerk's Department
(continued)

MOVED by Alderman Rankin,
THAT the recommendations contained in the foregoing Board of Administration report be adopted.

- CARRIED.

E. West End Senior Citizens' Project

The Board of Administration, under date of February 7, 1973, submitted the following report:

'The Director of Permits & Licenses reports as follows:

BACKGROUND

"Following the completion of a Senior Citizens' Project in the West End, called Nicholson Towers, consideration was given to the construction of another Senior Citizens' Project. A possible savings in the site costs was considered possible by the use of 'air rights' over a planned Community Centre for the West End. On this basis, agreement was received from the Federal/Provincial Partnership that after completion of the project by the City, the housing component would be sold to the Federal/Provincial Partnership.

After a period of submissions of various proposals by the Architects, the concept of a 'single' building was abandoned because legal and administrative complexities made it impossible to satisfy all parties concerned. The final approved concept was a Community Centre on Denman Street adjacent to the King George High School and a separate Senior Citizens' Housing Project on a site bounded by Haro, Barclay and Bidwell Streets. Playing fields would be developed between the two Projects. Although this resulted in Senior Citizens' buildings on their own separate site, the Federal/Provincial Partnership has required the City to have the responsibility for carrying the Project to completion.

An Agreement was signed between the City and the Federal/Provincial Partnership which in effect says that the City will construct the Senior Citizens' Housing Project at a cost not to exceed $5,502,651.00. After completion of the building complex, it will be sold to the Federal/Provincial Partnership for the construction cost plus $900,000.00 for the site. It further states that the Partnership will reimburse the City for the administrative costs and Clerk of the Works' salary which it will have incurred.

The above amount of $5,502,651.00 is one that was negotiated by a Council Committee in February, 1972 with the Senior Governments.

On May 9, 1972, Council instructed the Architects, Thompson Berwick Pratt & Partners, to prepare the necessary drawings and documents required for tenders, based on an approved sketch scheme.

PRESENT POSITION

Tenders have now been received for the construction of the Senior Citizens' Project and are listed below.

Each tender was accompanied by the required Bid Bond.

BIDDER	AMOUNT
Frank Stanzl Construction Ltd.	$ 5,398,000.00
Dawson & Hall Limited	$ 5,619,268.00
Imperial Construction (B.C.) Ltd.	$ 5,709,711.00
Northern Construction Company, Division of Morrison-Knudsen Company, Inc.	$ 5,741,574.00
Smith Bros & Wilson, Limited	$ 5,787,700.00
Grimwood Construction Co. Ltd.	$ 5,794,000.00
Cana Construction Co. Ltd.	$ 5,802,000.00
Janin Western Contractors Limited	$ 5,831,894.00

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

West End Senior Citizens' Project (continued)

The tenders were examined and found to be in order. The lowest tender is that of Frank Stanzl Construction Ltd.

Twelve alternate prices were required with the tender submissions. These related to a wide range of items and were required to establish the individual costs before they were included in the contract. These various alternates have been discussed at a meeting with the Architects and representatives of the C.M.H.C. and the City. Four of the alternates relating to heating and plumbing work have been established as required items. The cost is in the amount of $20,253.00 and results in an adjusted tender amount of $5,418,253.00.

The Architects, with our concurrence, recommend that Council accept the tender of Frank Stanzl Construction Ltd. On the basis of the low tender, the revised estimate for the actual construction of the building and landscaping of the site is as follows:

Contract Amount	$ 5,418,253.00
Architects and Engineers Fees	400,000.00
Relocation of Services	78,000.00
Miscellaneous Costs Soils investigation, Advertising Development Permit	4,200.00
Provisional Allowance for Clerk of the Works Salary and Other Administrative Charges	28,000.00
TOTAL	$ 5,928,453.00

We have received verbal advice from Senior Officials of CMHC that should Council agree to the awarding of this Contract, both the Federal and Provincial Governments have given preliminary assurance they they will accept the increased costs arising from this higher Tender.

It is RECOMMENDED that:

A) Council accept the tender of Frank Stanzl Construction Ltd. in the amount of $5,418,253.00 and enter into a contract with them for construction of the Senior Citizens' Project, such contract to be satisfactory to the Corporation Counsel, but on the condition that prior to award of a contract, agreement be received from the Federal and Provincial Government and the C.M.H.C. that they will agree to the increased costs arising from the award, and to an Amendment to the Agreement in conformity therewith.

B) The City Treasurer be authorized to return the bid bonds to the unsuccessful bidders."

Your Board RECOMMENDS that the Recommendation of the Director of Permits and Licenses be approved.'

MOVED by Alderman Hardwick,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

F. Report of Standing Committee on Environment - February 1, 1973

Water Use along the North Fraser River (Clause 1)

In connection with this clause, it was

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Standing Committee on
Environment - February 1, 1973 (cont'd)

Water Use along the
North Fraser River (continued)

MOVED by Alderman Linnell,
THAT this clause of the Report of the Standing Committee on Environment, dated February 1, 1973, be adopted;

FURTHER, THAT when the required report is received, the Council be given a Report Reference thereon.

- CARRIED.

Pioneer Place
(Clause 2)

In connection with this clause, it was

MOVED by Alderman Linnell,
THAT this clause be adopted, after changing the heading from 'Pioneer Park' to 'Pioneer Place.'

- CARRIED.

Proposed Squamish Bulk
Coal Loading Port
(Clause 3)

In connection with this clause, it was noted that the Chairman of the Save Howe Sound Committee had furnished a letter, enclosing a brief, urging the preservation of the whole of the Howe Sound area as a recreational area. The request is made for an opportunity of appearing before Council on the matter.

MOVED by Alderman Linnell,
THAT Clause 3 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted.

(Amended)

MOVED by Alderman Hardwick, in amendment,
THAT the following be added to the motion of Alderman Linnell:

"FURTHER, THAT the Provincial Government be requested to advise when a Public Hearing will be held on this question, and be asked to submit to Council, in advance, any additional material as and when such becomes available, to assist the Council in prior study, in respect of any presentation the City may make at the Hearing."

CARRIED.

(The following motion of Alderman Linnell, as amended, was put and CARRIED:

"THAT Clause 3 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted;

FURTHER, THAT the Provincial Government be requested to advise when a Public Hearing will be held on this question, and be asked to submit to Council, in advance, any additional material as and when such becomes available, to assist the Council in prior study, in respect of any presentation which will be made to the Hearing."

(Carried.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Report of Standing Committee on
Environment - February 1, 1973 (cont'd)

Proposed Squamish Bulk
Coal Loading Port
(Clause 3) - continued

MOVED by Alderman Linnell,
THAT the Save Howe Sound Committee be advised of the action being taken by Council, and if they still wish to appear before Council, arrangements will be made.

- CARRIED.

Jericho - 38 Acres
(Clause 4)

In connection with this clause, it was

MOVED by Alderman Linnell,
THAT Clause 4 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted, after changing in the Committee's recommendation, the words 'Federal Government' to read 'Minister of National Defence.'

- CARRIED.

R.C.M.P. - Jericho Site
(Clause 5)

MOVED by Alderman Linnell,
THAT Clause 5 of the report of the Standing Committee on Environment, dated February 1, 1973, be adopted.

- CARRIED.

ACKNOWLEDGMENT

At this point, the Mayor paid tribute to Mr. and Mrs. W. Fearing, who developed a mini-park on City-owned property, at the foot of Nanaimo Street. In this regard, the Mayor presented a plaque of recognition.

At approximately 4:00 p.m., a short recess was observed, followed by an 'In Camera' meeting.

The Council resumed its open session at approximately 7:30 p.m., with the following personnel:

PRESENT: Mayor Phillips
Alderman Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (on civic business).

DELEGATIONS AND UNFINISHED BUSINESS

Minor Hockey at the P.N.E.

The President of the P.N.E. Minor Hockey Association, and the President of the Hastings Community Association, appeared before Council and submitted briefs, dated February 12 and February 8, respectively, in support of the request that the Forum be made available for minor hockey without interruption due to other activities of the P.N.E. The request was also made for parking privileges for 50 cars.

Alderman Volrich advised that the President of the P.N.E., who had been invited to attend this meeting, was in touch with him to explain his absence, in that he would be out of the City, but on return would be arranging a meeting at an early date with the representatives of the Minor Hockey Association.

MOVED by Alderman Rankin,
THAT the Pacific National Exhibition be instructed to give the PNE Minor Hockey Association parking privileges for fifty cars;

FURTHER THAT the P.N.E. give continuous ice time at the Forum for minor hockey without interference from boat shows or other P.N.E. activities.

(amended)

MOVED by Alderman Hardwick, in amendment,
THAT the following be appropriately included in the motion of Alderman Rankin,

"that the Council, through the Mayor, instruct the P.N.E. to alter the forthcoming boat show display area so as to keep the ice sheet in the Forum free for minor hockey."

- CARRIED.

The motion, as amended, was put and CARRIED as follows:

"THAT the Council, through the Mayor, instruct the P.N.E. to alter the forthcoming boat show display area so as to keep the ice sheet in the Forum free for minor hockey;

FURTHER, THAT the Pacific National Exhibition be instructed to give the PNE Minor Hockey Association parking privileges for fifty cars;

AND FURTHER THAT the P.N.E. give continuous ice time at the Forum for minor hockey without interference from boat shows or other P.N.E. activities."

(Carried)

MOVED by Alderman Linnell,
THAT the Park Board be requested to make an early application for a portion of the $10,000,000 Provincial Government fund appropriated for community facilities, in order that ice and other related facilities in the Hastings Park area may be constructed.

- CARRIED.

REPORT REFERENCE AND UNFINISHED BUSINESS

Expansion of
Oakridge Shopping Centre

The Council further considered the Board of Administration report of January 18, 1973, containing recommendations on the matter of the proposed expansion of Oakridge Shopping Centre, at 650 West 41st Avenue.

Representatives of the architects, and a representative of Woodward Stores Ltd., followed by the Deputy Director of Planning and Civic Development, and the Assistant City Engineer, Traffic and Transportation Division, gave report explanations to the Council and answered various questions.

After due consideration, it was

MOVED by Alderman Volrich,
THAT further consideration of this matter be deferred, and the applicant be directed to reconsider the plans submitted, with the view to considering provision for better amenities for the community, shoppers and employees than presently provided, and taking further into account the concerns expressed by Council as to traffic congestion and other matters.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Report of Standing Committee on Civic Development - February 1, 1973

MOVED by Alderman Hardwick,
THAT the Report of the Standing Committee on Civic Development, dated February 1, 1973, be received for information.

- CARRIED.

H. Trip by False Creek Team to San Francisco

The Board of Administration, under date of February 12, 1973, submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"An orientation trip by the False Creek team to San Francisco has been proposed and is included as an expenditure item in the proposed 1973 False Creek budget. The need for this travel has been discussed with the Board of Administration and the Chairman of the Special Committee re Council re False Creek.

San Francisco is very similar to Vancouver in many respects. It is also a larger metropolis and contains development areas similar to the False Creek area but in a substantially more advanced stage of development. In addition, the San Francisco Redevelopment Agency has a continuing and on-going programme of developments similar to the False Creek redevelopment proposals. There is advantage in having the staff team obtain first-hand information at this time.

Alderman W. G. Hardwick intends to take a group of university students to San Francisco by bus February 21st to 25th, and has agreed to make suitable arrangements in order that members of the False Creek team can gain the maximum benefit from a short trip to that City.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Trip by False Creek Team
to San Francisco (cont'd)

Careful consideration has been given to the many travel and accommodation options in order to keep the cost of this proposed trip to a reasonable minimum. The estimated cost for five members of the False Creek Team to travel to San Francisco is $985. The allocation of funds includes the following:

Return air fare - $102 per person	$510
Accommodation and out-of-pocket expenses-5 days & 4 nights	475

A saving of $53 per person could be obtained if members of the team were to travel by bus both ways. However, this would result in a loss of two full days in San Francisco. Travel by air one way and bus one way provides no saving.

The members of the False Creek Team who would travel to San Francisco are Messrs. D.M. Hickley, N. Griggs, P. Lau, G. Shanks and E. Roffey. It is proposed that the False Creek team fly to San Francisco in the early morning on Wednesday, February 21st and would be away for three working days. It is their intention to take full advantage of the weekend for investigations in San Francisco, returning in the evening of February 26th.

The Director of Finance advises that funds are available in the False Creek Capital Appropriation Budget.

It is RECOMMENDED that the five members of the False Creek team be granted three days leave of absence with pay. It is FURTHER RECOMMENDED that an amount up to $1,000 be made available from the False Creek Capital Appropriation Budget. "

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved. '

MOVED by Alderman Volrich,
THAT the recommendation of the Board of Administration, contained in the foregoing report, be adopted.

- CARRIED.

I. Development Permit:
2696 West Broadway

The Board of Administration, under date of February 12, 1973, submitted the following report:

'The minutes of Council meeting of February 6, 1973 contain the following item:

"Alderman Harcourt advised of complaint received in respect of Development Permit #60568, and additional uses to 2696 West Broadway; it being the view that sufficient consultation with citizens in the area was not carried out. Particularly, the complaint refers to the provision for surface parking in this residential area.

The Mayor directed the matter to the Director of Planning and Civic Development for report."

The Director of Planning and Civic Development reports as follows:

"The development permit application referred to is for a one-storey building at the southeast corner of Broadway and Stephens for a restaurant/retail stores and a parking area for 29 cars on the site across the lane at the northeast corner of Stephens and 10th Avenue.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit:
2696 West Broadway
(continued)

The building development on the Broadway frontage is an outright use under the Zoning & Development Bylaw, but the parking is proposed in an area zoned RS-1 (Single Family). This is a "conditional use" in the Zoning & Development Bylaw subject to approval of the Technical Planning Board, and the TPB have consistently notified property owners adjoining such proposed developments.

In this case 13 owners were notified, no objections were received, and three letters were received stating that there were no objections to the proposed developments. The site at the present time is vacant and can only be described as a mess.

At its meeting on January 19, 1973, the Technical Planning Board approved the application subject to a number of conditions, including the approval of landscape development, etc. Because of the inquiry at Council on February 6th, issue of the development permit has been held up.

It is understood from the solicitor for the owner that there is a deadline on the obligation for this property which matures on February 14th. The proposal is not in conflict with the West Broadway Beautification and, as the 13 people most affected by the proposal have no objections, the TPB have approved the application. If Council wish the TPB to take any other action, perhaps they can so instruct."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the consideration of Council.

MOVED by Alderman Rankin,
THAT the action taken by the Technical Planning Board, in approving this Development Permit application, be confirmed.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED.

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOTIONS

A. Closing and Stopping up:
Lane North of 5th Avenue,
East of Scotia Street

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the owner of all the streets, and lanes lying within the limits of the City of Vancouver; and

(continued)

MOTIONS (continued)

Closing and Stopping up:
Lane North of 5th Avenue,
East of Scotia Street (continued)

The owner of the lots on both sides of the lane north of 5th Avenue, between Scotia Street and the lane south of 2nd Avenue has made application to acquire this portion of lane;

THEREFORE BE IT RESOLVED that all that portion of lane lying between a line joining the north westerly corner of Lot 18, Block 26, District Lot 200A, Plan 197 to the south westerly corner of Lot 19, said Block 26, and a line joining the most easterly limit of the northerly limit of Lot 14, said Block 26 to the south easterly corner of Lot 21, said Block 26; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 17th, 1972, and marginally numbered LF 6207, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of the abutting lands; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with said abutting lands.

- CARRIED.

1. Pacific National Exhibition

MOVED by Alderman Rankin,
SECONDED by Alderman Linnell,
THAT the motion of Alderman Rankin, with regard to the Pacific National Exhibition, submitted at the February 6, 1973, Council meeting, be deferred for consideration at the next Council meeting.

- CARRIED.

2. Day Care Facilities

At the last meeting of Council, Alderman Rankin submitted a motion concerning Day Care Facilities. He requested, however, the motion be withdrawn at this time, as this matter would be considered, in due course, through the Standing Committee on Social Services.

3. Expropriation for New Airport Runway

At the last Regular Council meeting, Alderman Harcourt, by motion, requested a sum of money for the distribution of pertinent information, through the school students, to citizens affected by the proposal to construct a new runway at the airport.

(continued)

MOTIONS (cont'd)

Expropriation for New
Airport Runway (cont'd)

The motion, after being changed with permission of Council, reads as follows:

"MOVED by Alderman Harcourt,
SECONDED by Alderman Pendakur,
THAT the Director of Social Planning be authorized to expend an amount of up to $100.00, in respect of the distribution of such information, chargeable to the P.O.S.E.R. fund.

- CARRIED.

4. Leave of Absence:
Alderman Linnell

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,
THAT Alderman Linnell be granted leave of absence for the period February 20th to March 8th, 1973, inclusive.

- CARRIED.

5. Per Capita Grant

MOVED by Alderman Bowers,
SECONDED by Alderman Pendakur,

THAT WHEREAS in his budget speech the Minister of Finance proposes to increase the per capita grant to municipalities from $30 to $32;

AND WHEREAS this increase - the first in three years - in no way meets the inflation of costs facing the municipalities;

AND WHEREAS the budget contains no other proposals for substantial relief for municipalities, or for removing part of the costs of education from home-owners;

AND WHEREAS in consequence the City of Vancouver will be forced to raise substantially the taxes on property - a regressive measure which will cause hardship to many home-owners and tenants in the city;

THEREFORE IT IS MOVED THAT:

1) this Council urges the Minister to reconsider his budget, and to redirect some of the anticipated surplus to greater aid for municipalities;

2) the Council recommends that the per capita grant for 1973 be established at $35, - the change from $30 to $35 being in line with the expected increase in provincial revenues;

3) the Council seek the endorsement of the Union of B.C. Municipalities for this request.

- CARRIED."

ENQUIRIES AND OTHER MATTERS

1. Alderman Linnell: Development Permit - 2933 West 28th Ave.

made reference to a letter from Mr. W. F. Wainwright and petitioners, complaining with regard to the granting of a Development Permit in respect of property at 2933 West 28th Avenue.

2. Alderman Linnell: Meeting with Mr. W.G. Rathie of the National Harbours Board

advised of meeting recently with Mr. W. G. Rathie, Member of the National Harbours Board, and discussed the matter of obtaining from the Harbours Board the upland seven lots along Wall Street, between Kaslo and Slocan.

The Alderman felt that a satisfactory arrangement for this property might be negotiated if the City agreed with Mr. Rathie in his request that a second overpass be developed, to give further access to the National Harbours Board property in the area than is now provided by the Heatley overpass. She advised that the N.H.B. is willing to finance both the construction and the necessary landscaping.

The Alderman also referred to Mr. Rathie's concern about development of a waterfront roadway. Further, there are lands owned by the Harbours Board and the City which could be developed on a park basis.

The Alderman advised the discussions were most co-operative and felt the furtherance of these matters should be through the Council's Waterfront Committee and so recommended.

The Mayor advised that he and Commissioner Ryan would like to work also with the Waterfront Committee, and it was the general agreement of Council that the Special Committee's authority should be expanded to include further negotiations with the National Harbours Board on the basis of Alderman Linnell's recommendation.

NOTICE OF MOTION

Notices of Motion were filed, as follows, and recognized by the Chair:

1. Shannon Property: Delay in Construction

MOVED by Alderman Volrich,

THAT WHEREAS it is the policy of the City of Vancouver that it is in the public interest that the zoning and development of the Shannon property, at 57th Avenue and Granville Street, be reviewed by Council in public hearing before any development takes place;

(continued)

NOTICE OF MOTION (cont'd)

Shannon Property:
Delay in Construction (cont'd)

AND WHEREAS certain legal actions have been commenced before the Courts with reference to the said zoning and development;

THEREFORE BE IT RESOLVED THAT in the interests of all parties concerned, the developer be requested to refrain from further construction work on the property until the matters in issue raised by the lawsuits have been determined by the Courts.

(Notice)

2. Shannon Property -
Alteration to Development Permit

MOVED by Alderman Volrich,
THAT WHEREAS in circumstances where it is desired by a developer to alter or amend plans which have previously been approved under a Development Permit, the Director of Planning and Civic Development is given certain discretion to waive the necessity for a new application in situations where he deems the amendment to be of minor nature;

THEREFORE BE IT RESOLVED THAT in the case of the Shannon development, at 57th Avenue and Granville Street, the Director of Planning and Civic Development be directed to bring before Council any and all applications by the developer for amendment or alterations to the development permit.

(Notice)

The Council recessed at approximately 10:20 p.m., for an 'In Camera' meeting.

******

The foregoing are Minutes of the City Council meeting of February 13, 1973, adopted on February 20, 1973.

A. Phillips
MAYOR

CITY CLERK

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT FEBRUARY 9, 1973

RECOMMENDATION

1. Recruitment of Public Health Inspectors

The Director of Personnel Services reports as follows:

"At present, there are six vacancies for Public Health Inspector, including four new positions recently approved by Council. In addition to this, it is anticipated that there will be four retirements during 1973, making a total of at least ten positions to be filled during the year.

Recruiting activity is well under way, arrangements having been made to advertise in the local press, in selected newspapers on the Prairies, in the Business Edition of the Globe and Mail, and in Public Health Journals. On the basis of previous recruiting experience, it is expected that this will produce a good response and that we will be able to attract a number of qualified applicants with the requisite experience.

However, we also wish to be in the position where, if necessary, we can offer employment to recent graduates of institutions such as B.C.I.T., who have been certified by the Canadian Board of Certification of the Canadian Public Health Association, but who are short on practical experience. Our present first level of Public Health Inspector I is designed for fully qualified Inspectors with significant field experience. At Pay Grade 23 ($860-1033 per month), the initial salary is considerably higher than necessary for a recent graduate and is well above the corresponding recruiting rate of other agencies.

I therefore RECOMMEND that authority be granted to fill vacancies where necessary with recent graduates, at a salary lower than the present Pay Grade 23. My review of other jurisdictions indicates that an appropriate starting rate for such applicants would be Pay Grade 19 ($720-860 per month). An appointee would remain at this level for a maximum of two years, receiving 6 month increments, and would then progress to Pay Grade 23, assuming satisfactory performance. I further RECOMMEND that the Medical Health Officer have authority to approve progression to the higher level after only one year's field experience if in his judgment an incumbent has achieved the full level of competence.

I further RECOMMEND that this new class at Pay Grade 19 be titled Public Health Inspector I. This will require the retitling of the present Public Health Inspector series as shown below. The salary of these classes will not be affected:

Class No.	Present Title	New Title
467	Public Health Inspector I	Public Health Inspector II
468	Public Health Inspector II	Public Health Inspector III
473	Public Health Inspector III	Public Health Inspector IV
469	Public Health Inspector IV	Public Health Inspector V
465	Public Health Inspector V	Public Health Inspector VI

A Class Specification for the new Class of Public Health Inspector I will be prepared at a later date.

This report has been discussed with the City Medical Health Officer and the Business Manager of the Municipal and Regional Employees' Union. The Business Manager of the Municipal and Regional Employees' Union has indicated his disagreement with the recommendations."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

February 9, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Crane Attached to Western Outboard and Equipment Building - 1820 Fir Street

The City Engineer reports as follows:

"On July 18, 1972, Council received a report concerning the abuse of the street, illegal parking, and the use of a crane which overhangs Fir Street by Western Outboard and Equipment Limited - 1820 Fir Street.

In his letter of January 8, 1972, Mr. E. Paul, General Manager of Western Outboard and Equipment Limited, stated that he planned to relocate his business and requested Council's permission to continue the use of the crane for a further eight (8) months. Council approved the recommendations that Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until December 31, 1972.

Negotiations between Western Outboard and the City for the new site has extended much longer than was anticipated with the result that the City will not have the new building available for this firm until the end of March 1973. These negotiations were the subject of a report by the Supervisor of Properties and Insurance, approved by City Council on January 16, 1973.

As this hoist will be required to remove boats from the existing headquarters at 1820 Fir Street, when the new building is completed, an extension for the operation of this crane would be appropriate."

I RECOMMEND that Western Outboard and Equipment Limited be permitted to use the overhead crane at 1820 Fir Street until March 31, 1973.

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

2. Tender No. 731 - Curbs and Pavements on Sundry Streets and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets and pavements on sundry lanes in the City of Vancouver were opened on January 29th, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of low tenders. Tabulations of Tender No. 731, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

All projects included in this tender were approved by Council at a Court of Revision held on November 16th, 1972.

....Cont'd

Clause No. 2 Cont'd

The City Engineer RECOMMENDS that:-

(a) Contracts be awarded to the low tenderers as follows:

Columbia-Bitulithic, a division of Ashland Oil Canada Limited
Granville Island, VANCOUVER 9, B.C.
Project "A" - Rupert Street - 2nd Avenue to 14th Avenue
- Knight Street - 33rd Avenue to 41st Avenue
- 57th Avenue - Knight Street to Argyle Street .. $273,581.00

Project "C" - Asphaltic concrete pavements and surfacing on sundry streets .. $668,650.00

Castle Concrete Limited
4781 Byrne Road, BURNABY, B.C.
Project "B" - P.C. concrete curbs and gutters on sundry streets .. $422,487.00

Capital City Construction Company Limited
230 Brunette Street, NEW WESTMINSTER, B.C.
Project "D" - Asphaltic concrete lane pavements on sundry lanes .. $229,977.00

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 265

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Letter from Mr. W. Petruk re
Retention of Addition to Building

The Director of Permits and Licenses and the Director of Planning and Civic Development report that:

"Mr. Walter Petruk in January 1972, submitted this letter:-

" I refer to your letter of December 2, 1971 relating to my above-noted development permit application.

I have noted the condition which is being imposed to my application. My compliance with this condition would result in considerable expense and hardship to me and I consider that the improvements and additions which I have made to these premises are not only a decided improvement to the premises themselves, but are also in keeping with the character and amenities of the area. Accordingly I am obliged to request a hearing before City Council on the matter of my application.

In this connection I am enclosing plans of the premises which will show the additions for which I am seeking a permit.

Would you kindly advise me as to the appropriate date and time for a hearing on this matter before City Council."

The site - a 50' x 125' lot - is located on the south side of West 14th Avenue between Willow and Heather Streets.

The Zoning is RT-2 - Two Family Dwelling District.

For many years the two-storey with basement dwelling has contained the following APPROVED occupancy:

- Basement - one dwelling unit provided by Technical Planning Board until December 31, 1970 (Zoning By-law provides for Technical Planning Board's consideration of further limited periods of approval.)

- Main floor - two housekeeping units

- Second floor - two housekeeping units and one sleeping unit

In February 1971 the registered owners of the property were advised by letter of the need to make application for further period of limited consent on the basement dwelling unit (or discontinue use). Further an addition had been erected to the main floor of the building without permits in the violation of the Zoning and Development By-law, the Building By-law and the Plumbing By-law.

The registered owners were advised as to procedures; that the addition erected to the rear of the main floor must be removed and also the provisions of Appeal to the Board of Variance.

cont'd....

Clause #1 continued:

The Zoning and Development By-law provides in most District Schedules that the Technical Planning Board may grant special approval to development permits for the retention or conversion of various living accommodations to the existing buildings:

i.e.:-

"'The conversion of an existing building into dwelling units or housekeeping or sleeping units in any case where such existing building by reason of its age and size is deemed to be unsuitable for its present use; before granting a development permit the Technical Planning Board shall have regard to the regulations for the multiple dwelling districts and also to the amenity of the neighbourhood.'

"A dwelling unit or housekeeping or sleeping unit other than one granted a development permit in accordance with clause (3) above which has been installed or used prior to June 18th, 1956, with or without one or more of the required City permits may be granted a development permit limited in time."

An existing building is considered to be a building as existing June 18, 1956.

The maximum permitted floor space ratio in this RT-2 Zoning District is 0.45.

The existing building has a habitable floor area of 3,463 sq. ft. A floor space ratio of 0.55.

The additions - 217 sq. ft. - would further increase the floor space ratio to 0.59.

Two appeals were filed to the Board of Variance to retain the addition and the additional accommodation. One in April 1971 and a subsequent appeal in August 1971. Both were withdrawn by the applicant. The applicant stating he had received legal advice to withdraw.

The enforcement division of the Department of Permits and Licenses wrote to Mr. W. Petruk in July 1971 again advising him of the items of contravention; of the various procedures and remedies and the required compliance with the By-laws.

Subsequently, Mr. Petruk filed Development Permit Application No. 56756 to:

- retain basement dwelling unit
- alter and provide two dwelling units on the main floor
- retain addition to the rear
- to provide a sleeping room in the basement and a living room on the main floor together with a partially roofed over sundeck - the living room addition being 13'6" x 21'.

The Technical Planning Board APPROVED the basement dwelling unit for a further limited period of five years expiring

October 31, 1976; APPROVED the provision of the two dwelling units on the main floor subject to the unauthorized addition at the rear of the basement and main floor being first removed.

cont'd.....

Clause #1 continued:

Mr. Petruk on November 23, 1971 filed an appeal to the Board of Variance appealing the decision of the Technical Planning Board requiring the removal of the basement and main floor addition.

The Board of Variance considered Appeal No. 18537 on December 2, 1971 and disallowed the appeal.

NOTE: Section 572 & 573 of the Vancouver Charter dealing with the Board of Variance provides in part that:

"No. 6 - No appeal shall lie from the decision of the Board."

As the applicant had not complied with the conditions of approval by the Technical Planning Board the Development Permit Application was Refused in July 1972.

However, further enforcement action has been deferred pending consideration by Council of Mr. W. Petruk's submission.

Notwithstanding the further contravention of the floor space ratio provisions of the RT-2 Zoning District; additions are not permitted to expand or increase the occupancy of existing buildings.

The Technical Planning Board can consider requests to convert or alter suitable existing buildings in residential districts (other than the RS-1 & RS-4 one family dwelling districts).

RECOMMENDATION

The Director of Permits and Licenses and the Director of Planning and Civic Development recommend that having regard to the provisions of the Zoning and Development By-law and the decision of the Board of Variance that regular enforcement procedures be now implemented.

The submission of this report has inadvertently been delayed as work arrears has prevented the submission of this report prior to the 1972 Civic Strike and since that time it has not been possible to submit the report until this date because of work priorities.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses and the Director of Planning and Civic Development be approved.

DELEGATION REQUEST

FOR COUNCIL ACTION SEE PAGE(S) 265

FINANCE MATTERS

RECOMMENDATIONS

1. Central Files Staff - Engineering Department

The City Engineer reports as follows:

"HISTORY

The Correspondence Records of the Engineering Department have, for many years, been divided into three separate systems, each located in different offices and administered by different administrators using different systems.

(a) Engineering Central Files

(b) Electrical Division (previously Electrical Department)

(c) Traffic Division

Each system is operated by a separate Records Clerk in each area.

Late in 1971 at the completion of Engineering Department office renovations, the Electrical Division files and the Records Clerk (Clerk Typist II) was transferred to the Central Files area on the 6th Floor. Provision was made for the Records Clerk (Clerk Typist II) of the Traffic Division and their files to be moved to the 6th floor Central Files area when open shelf file cabinets were installed. This latter move is now to take place in approximately 6 weeks' time.

There has not been any increase in the number of Records Clerks controlling the files of (a) and (b) above since their inception. The Records Clerk (Clerk Typist II) was added to the complement of the Traffic Division in 1968 to control its correspondence due to the need for more positive control and because of the severe backlog of unfiled material on hand at that time.

CURRENT STATUS

At the present time, a very serious backlog of unfiled material is on hand in the Central Files area on the 6th floor because;

(a) At the time the Electrical Division Records Clerk and files were transferred to the Central Files area, a relatively large backlog of unfiled material was on hand in the Engineering Department Central Files system since the volume of material and the complexity of subjects and procedures had been increasing steadily over the years as a result of the overall increase in the Engineering Department staff, Department reorganizations and normal growth.

(b) Over a period of years, in some cases, Branch and Divisional staff members retained some Central File correspondence in working files in their offices. The relocation of Engineering staff into their new offices resulted in a review of files containing such correspondence and its return to Central Files for coding, indexing and filing. This now requires that several large boxes of material must be reviewed, processed and filed where necessary.

(c) Due to the 1972 strike, only limited Central Files action was taken respecting material received during that time or returned to Central Files during that period. Note: Some overtime was approved and was worked after the strike to offset this to some degree but the time worked was insufficient.

Cont'd....

CLAUSE NO. 1 (cont'd.)

(d) In October 1972 the Records Clerk who had been controlling Electrical Division correspondence and the Clerk Typist I (Runner position) left the service resulting in the remaining Central Files Records Clerk having to spend a considerable time training two new staff members on Central File procedures while also attempting to provide service to the Electrical Division as well as other Engineering Department staff. This resulted in a further worsening of the situation.

(e) A 5.5% increase in incoming correspondence was experienced in 1972 alone and the increase in the past 5 years has been 15.5%.

It is to be noted that the increase in correspondence received for the period from the end of the strike to December 31, 1972 is 13.4% more than was received during the same period in 1971. This has also contributed to the increased backlog of unfiled material.

The above has therefore created the serious situation with so much unindexed and unfiled material on hand that it has become impossible to provide service to staff and to make any progress on catching up with the file procedures without additional staff being added to Central Files personnel. It is definitely required that this backlog of material on hand be processed and filed to eliminate further wasted time on prolonged searches and unnecessary interim procedures.

1973 BUDGET PROVISION

Provision has been included in the 1973 Budget (subject to Council approval of this report) to provide for the employment of 2 temporary Clerk Typists for 10 months. (A review at the end of that time should be made to determine if such assistance or portion of it should be continued beyond the end of 1973, either temporarily or as a permanent staff increase). The estimated 1973 cost of salaries will be $9,400. Existing used and borrowed furniture and equipment will be utilized by this staff while temporarily employed.

The Director of Personnel Services has reviewed the duties and responsibilities of these proposed new positions and recommends that they be classified at the Clerk Typist II level (Pay Grade 9, $470-552 per month).

NEW CENTRAL FILES SYSTEM

The Research Branch of the Department has been working with Central Files personnel for some time establishing the recommended methods and procedures to be used in a Consolidated Central Files System. The system will consolidate the records of the above three separate systems and will:

(a) provide for all correspondence records to be brought to a common storage area in an updated system.

(b) eliminate duplicate filing services.

(c) eliminate duplicate files.

(d) reduce the overall area occupied by present 4-drawer metal cabinets by providing open-shelf file units.

(e) permit service to be provided to staff full time (not previously possible because of lunch and rest periods of the individual Records Clerks).

It is now urgently necessary to relieve the Senior Records Clerk of her normal duties to work on file procedures relative to this system.

Cont'd.....

CLAUSE NO. 1 (cont'd.)

UNION CONSIDERATION

This matter has been discussed with the Business Manager of the Municipal and Regional Employees Union who concurs with the following recommendations.

RECOMMENDATIONS

In order to:

(a) Eliminate the backlog of material on hand and

(b) relieve the Senior Records Clerk to organize, schedule the transfer of material and set up procedures and manuals for the New Central Files System, I RECOMMEND that Central Files staff be increased, as follows:

(1) One Clerk Typist II (temporary to December 31, 1973) - to permit the Senior Records Clerk to carry out functions in (b) above.

(2) One Clerk Typist II (temporary to December 31, 1973) - to perform duties to reduce the current backlog, and that;

(3) a further review and report to Council of the staff situation will be made prior to December 31, 1973."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. Information Brochure for Inclusion with 1973 Tax Bills

The Director of Finance reports as follows:

"A communication has been received from the public relations firm for the Greater Vancouver Regional District requesting that the Regional District be allowed to include a brochure in the mailing of the various municipalities' 1973 tax bills.

Normally the City of Vancouver develops its own brochure, considered to be of limited effect, but in 1970 Council agreed to substitute a GVRD pamphlet. Both a City and a GVRD pamphlet cannot be included with the tax bill because of technical stuffing and weight problems.

The GVRD does have something of an identity problem which they are trying to overcome, and I would recommend to Council that permission be granted to include the GVRD pamphlet with our 1973 tax bills in place of a City pamphlet."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

(Copies of the aforementioned letter is circulated for Council's information)

3. Filing Equipment - New Courts Building - Court Administrator's Office

Your Board has received the following report from the Administrative Analyst:

"In conjunction with the Police Systems Analyst, I have examined the filing requirements of the Court Administrator's office.

PRESENT SYSTEM:

The Court Administrator is responsible for keeping the documents which constitute the record of the proceedings of each case brought before the Provincial Courts in the city. This covers not only all cases disposed of, but all actions which were commenced and have not been proceeded with for any reason. Approximately 25,000 files are opened annually. This figure is increasing.

There is a comprehensive filing system for keeping by date order the files of cases actually assigned to individual courts. This system is adequate and while it will need some expansion when additional courts are established in the new building, it is not dealt with further in this report.

There is very considerable reference made to the files on concluded or abandoned cases. Enquiries come from sources throughout the entire Criminal Justice community and usually require reference to the precise document in question. Up to four years files must be kept available for speedy access.

The present facilities are most inadequate consisting of wooden shelving built into the existing rooms and these could not in any event be re-installed in the new Courts building. Much time is lost and unnecessary effort is expended trying to cope under current working conditions.

PROPOSAL:

The solution is to install open shelf filing of a type similar to that already approved, and successfully in use in a number of City Departments. The advantages, briefly, are that more effective control over files and greater accessibility is provided with much less effort on the part of the filing staff.

Owing to space limitations in the present building and because of the volume of files involved (approx. 100,000), it is not feasible to install a complete new system before the move to the new building.

Conversion is recommended on the basis of installing a sufficient amount of shelving to accommodate 1973 and 1974 calendar year files and to progressively install the remainder of the system as the need arises. While there would be benefits from converting existing files, the cost is considered excessive. The solution for dealing with the accumulation of past files may be to microfilm them; meanwhile, files for 1971 and prior can be housed in a basement room in the new building when occupied.

It is recommended that an open shelf filing system be established to be installed progressively over a four to five year period.

COSTS:

The estimated total costs of the total system is as follows:

	(a) For 1973 Files to be installed Now	(b) For 1974 & 3 subsequent years to be installed when required
Shelving	$ 649.00	$ 3,801.00
File Folders	3,012.00	12,050.00
Supplies	150.00	600.00
	$3,811.00	$15,451.00
Total cost of System over 5 years	$19,262.00 FOB Vancouver Before Provincial Taxes.	

Cont'd.....

CLAUSE NO. 3 (continued)

Note: File Folders are pre-numbered and will be recycled over an expected life of 12/15 years.

It is recommended that 1973 requirements be purchased in advance of budget approval and that equipment for 1974 be purchased before December 1973. Subsequent years to be included with 1974 and future annual budget submissions.

To undertake the work involved in the installation of the new system, some temporary help is required. It is recommended that a temporary position of Clerk Typist I P.G. 5 ($408-470) be established for a period of 3 months terminating May 31, 1973.

The Director of Personnel Services has reviewed this report and concurs with the proposed classification. The Business Manager of the Municipal & Regional Employees Association has been advised.

SUMMARY OF 1973 COSTS:

	Equipment for 1973	Equipment for 1974
Shelving, Folders & Supplies	$3,811.00	$3,811.00
Plus 5% B.C. Sales Tax	190.55	190.55
	$4,001.55	$4,001.55
One - Clerk Typist I - 3 months	$1,224.00	
Fringe Benefits 10%	122.40	
	$5,347.95	$4,001.55
Estimated 1973 Budget Cost	$9,349.50	

RECOMMENDATIONS:

1. That the estimated expenditure of $9,350 be included in the 1973 budget of the Provincial Court Administration Department and that authority be granted for expenditure of the necessary funds prior to adoption of the 1973 expenditure estimates.

2. That expenditures for open shelf filing requirements for 1975 and subsequent years be included in the annual budgets of the Department."

YOUR BOARD RECOMMENDS adoption of the recommendations.

RECOMMENDATION & CONSIDERATION

4. Land Management Program (Land Bank)

Your Board submits the following report of the Director of Finance to Council.

"Accompanying this report is a preliminary position paper providing various details concerning the land held by the City and providing various ideas concerning the possible nature of the program, for Council consideration.

It is clear from the preliminary work that a Land Management Program will need specific policy direction from Council on such matters as:

a. what type of program is desired, to be determined after Council decides on the basic intent of the program;
b. management structure of the program;
c. financial considerations such as
   - are additional funds required and if so, what source should they come from
   - should the program provide income to the City's Revenue Budget, and
   - how self-supporting should the program be.

Cont'd.....

CLAUSE NO. 4 (continued)

After considering the position paper Council will undoubtedly have further questions, prior to any final conclusion. One very obvious question concerns a much more detailed analysis of the land the City currently holds. Section 7 deals with the need for and nature of the additional information required.

It is recommended that Council approve $5,000 for hiring outside assistance in developing the relatively simple information system needed, including provision for keeping it updated, plus some temporary help to gather the information. Our own Data Processing and Systems Division staff are overloaded and are unable to do the work without considerable delay. The $5,000 represents a guess as to the required funds as it now appears that we may be able to tie the information file directly to our computerized master land file. If so, then considerable programming costs will be avoided."

Your Board submits the above report and the concurrent position paper of the Director of Finance for Council's consideration and recommends approval of the $5,000 needed to develop the detailed information system concerning the City's property holdings. If Council approves, then the $5,000 would be included in the City's 1973 Operating Budget.

RECOMMENDATION

5. Staffing Requirements - Vancouver Public Library

The Board of Administration has received the following report from the Co-Ordinator of Data Processing & Systems Division:

"The Director of the Vancouver Public Library has submitted a report recommending certain changes in staff levels at the Fraserview Branch Library and the Main Library on Burrard Street.

The new Fraserview Branch Library is not being used as much as was anticipated before it was opened and the Director has therefore recommended a decrease in the clerical staff complement of that Branch. Annual savings of this reduction will approximate $9,300 at 1972 salary rates. Because of increasing workloads at the Main Library on Burrard Street, the Director is recommending additional staff for the Science and Technology Division and the Acquisitions Division. The History and Government Division has also experienced an increase in use during the last year and on January 9th, 1973, Council approved a recommendation to add a half-time Library Clerk III position to that Division's staff complement.

There has been significant increase in use of the reference material in the Science and Technology Division, such that the level of service to the public has deteriorated and the filing of books on the shelves is considerably behind schedule. To alleviate this problem, it will be necessary to increase the Library Clerk II time by 12 hours per week and the Library Clerk I time by 19 hours per week at an additional annual salary cost of $5,234 at 1972 salary rates.

There has been an increase in workload in the Acquisitions Division caused in the main by a change in the method of distribution of Government documents. Rather than an automatic method of distribution as in the past, Government agencies are now changing to a selective method of distribution where documents are not received by our Library unless they are specifically ordered. This has resulted in a 300% increase in workload in the Ordering Section of the Acquisitions Division. Because of this increased work in the ordering procedure, staff have been diverted from normal duties in receiving and distributing this material and the result has been a large backlog in this area.

To eliminate this backlog, it will be necessary to add two full-time positions of one Library Clerk I and one Library Clerk II, but also reduce the number of part-time Library Clerk II hours by 25 hours per week. The net additional annual cost will be approximately $8,200 at 1972 salary rates.

Cont'd.....

Board of Administration, February 9, 1973 . . . . . (FINANCE - 7)

CLAUSE NO. 5 (continued)

The Comptroller of Accounts advises that the approximate additional cost of $4,000 (1972 rates) will be provided by an adjustment of the Departmental budget during Budget Review.

RECOMMENDATIONS:

It is RECOMMENDED that:

I. Fraserview Branch Library:

A. Library Clerk II positions be reduced from 2 regular positions, plus 19 part-time hours a week to 1 regular position, plus 25 part-time hours a week.
B. Library Clerk I positions be reduced from 2 regular positions to 1 regular position, plus 12 part-time hours a week.

II. Science and Technology Division: An additional 19 hours per week of Library Clerk I time and an additional 12 hours per week of Library Clerk II time be provided.

III. Acquisitions Division:

A. 1 new Library Clerk I position and 1 new Library Clerk II position be created.
B. The Library Clerk II part-time hours be reduced by 25 hours per week.

IV. The approximate additional cost of $4,000 (1972 rates) be provided by an adjustment of the Departmental budget during Budget Reivew."

Your Board RECOMMENDS that the recommendations of the Co-Ordinator of Data Processing & Systems Division be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265

BOARD OF ADMINISTRATION

PROPERTY MATTERS
FEBRUARY 9, 1973

INFORMATION

1. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
242-246 Powell St. Lots 23 & 24, Blk. 5, D.L. 196	Provincial Courts (Vancouver) Complex	P.J.Blackall	$6,100.00	442/1209
1041 Woodland Dr. Lot 7, Block 26, D.L. 264A	Britannia Community Services Centre	F.Gormley	$ 645.00	5830/428
1559 Parker St. Lot 15, Block 24, D.L. 264A	Britannia Community Services Centre	Able Demolition & Trucking Contractors Ltd.	$435.00	5830/428
1029 Woodland Lot 5, Block 26, D.L. 264A	Britannia Community Services Centre	John Bulych	$1,045.00	5830/428
1651 Parker Street and 1651 Rear, Lot 16, Block 23, D.L. 264A	Britannia Community Services Centre	S. Kelly	$1,095.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

RECOMMENDATION

2. SENIOR CITIZENS' HOUSING PROJECT - KITSILANO, 1874 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. 1874 West 2nd Ave, legally described as Lot 5, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

Clause 2 Continued...

These premises comprise a 1 3/4 storey frame dwelling, with a main floor area of 650 sq. ft., full concrete basement, erected in 1910 on a 25' x 120' site, zoned RM-3. This dwelling contains 6 rooms occupied by the owner, has 4 plumbing fixtures, a patent shingle roof, siding exterior, a concrete foundation and is heated by an automatic oil conversion furnace. Condition of this improvement is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owner, she has agreed to sell for the sum of $25,000.00 as of February 15th, 1973, subject to the owner retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #565/1007."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Lease North-East Corner of Thurlow and Hastings Streets

The Supervisor of Property and Insurance reports as follows:-

" Lots 9 and 10, Block 1, D. L. 185 were acquired jointly by the City of Vancouver and the Canadian Pacific Railway in June, 1929 in connection with the construction of the then proposed tunnel, and title vested in the Canadian Pacific Railway, the City to share equally with the Company taxes, insurance, and other expenses, and also the revenues from such lands.

In response to numerous applications for lease of the subject properties, authorization was received from the City Engineer on May, 1971 that the abutting Thurlow street-end except the West 20 feet thereof could be leased in conjunction with Lots 9 and 10 for car parking purposes.

The parking site was advertised for lease on August 28, 1971 and tenders were opened on September 13, 1971, one tender only being received in the amount of $275.00 per month from Imperial Parking Limited. This bid was accepted and an interim monthly agreement was entered into with Imperial Parking Limited at a rental of $275.00 per month commencing October 1st, 1971.

This is a rather complex arrangement in as much as the parking site revenues are apportioned at $95.00 per month to the City, representing rent on the street-end, and $180.00 per month, representing rent on Lots 9 and 10 -- such revenue being split equally between Canadian Pacific Limited and the City.

While there has been considerable delay in drawing a satisfactory lease document to cover this situation, the rent of $275.00 has been collected monthly from Imperial Parking Limited.

Clause 3 Continued...

The Law Department now advises that the lease documents have proven acceptable to all three parties and require formal approval of City Council.

RECOMMENDED that a lease dated October 1st, 1971, in the name of The City of Vancouver, Canadian Pacific Limited, and Imperial Parking Limited of the subject area be approved on the foregoing basis."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted. See Attached Drawing.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1649 Parker Street

The Supervisor of Property & Insurance reports as follows:

" 1649 Parker St.legally described as Lot 17, Block 23, D.L. 264A,is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a floor area of approximately 880 sq.ft., erected in 1909 on a site 33' x 122', zoned R.M.3. The dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof and exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $23,500.00 as of February 15, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner will continue occupancy of the premises, rent free, until February 28, 1973 at which time it is proposed to demolish the dwelling.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $23,500.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. AUTHORITY FOR DEMOLITION OF PREMISES Known as 901 - 905 Howe Street and 818 - 838 - 850 Smithe Street

The Supervisor of Property and Insurance reports as follows:-

History

"Lots 1 to 37, Block 71, D.L. 541, bounded by Hornby, Nelson, Howe and Smithe Streets, were purchased by the City January 5th, 1970 for future use as a Civic Square. As part of the transaction, the acquisition included certain existing structures.

It is City practice to retain existing residential and commercial improvements until such time as the land is required for its ultimate use. However, due to dilapidated conditions of the structures, all have been demolished, except two masonry apartment buildings. These buildings are economically being continued in operation with reasonable expenditures for deferred maintenance.

Clause 5 Continued...

It is to be noted that Lots 1-10, 12-25 and 28-37 in Block 71 have since been developed as a commercial parking lot and leased on a monthly rental basis.

Following purchase of Lots 1 to 37 inclusive, negotiations were commenced to acquire Lot 38, Block 71, D.L. 541, situated at the South-west corner of Howe and Smithe Streets, to complete City ownership of the block. The City and the private owner failed to reach an agreement as to the terms of acquisition, and by Resolution of Council, dated March 14th, 1972, expropriation proceedings were authorized. The City accepted conveyance of Lot 38 as of October 26th, 1972, without prejudice to the interests of either party in the forthcoming arbitration to establish an accepted settlement of purchase.

Present Situation

The improvements on Lot 38, known as 901-905 Howe Street and 818-838-850 Smithe Street, are in poor condition. The improvements consist of two buildings, 2½ and 3 storey frame structures converted into a variety store, restaurant, beauty salon and apartments. Prior to the City obtaining ownership, all tenants, excepting the beauty salon, had vacated with each tenant removing his fixtures, with little value now remaining within the structures.

In order to bring these buildings up to the minimum safety and health standards, as now required under the Landlord & Tenant Act, it would be necessary to immediately contract for rewiring, roofing, heating, plumbing, interior repairs and painting at an estimated minimum cost of $18,000.00.

The existing beauty salon, operating under limited conditions of a temporary water service, is paying a monthly rent of $200.00. They have been advised of their temporary status as a tenant.

It is suggested that under the circumstances, it would be more realistic for the City to demolish the improvements on Lot 38 and lease the lot for parking use (at an estimated monthly rental of $164.00) until such time the overall proposed development of Block 71 takes place.

For this reason, it is suggested that the tenant be served notice to vacate the building by March 31st, 1973, with demolition to immediately follow. This procedure is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to issue the "Notice to Vacate" and subsequently arrange for the demolition of the existing improvement on Lot 38, Block 71, D.L. 541, and the lot be then incorporated in the existing parking lease at an additional monthly rental of $164.00."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. CHAMPLAIN HEIGHTS - DECOSMOS VILLAGE HOUSING COOPERATIVE (Site #18 Champlain Village) re Public Utility Easement and Amendment to Lease Agreement, Lot 100, D.L. 339

The Supervisor of Property and Insurance reports as follows:-

"On November 17th, 1970, City Council approved the lease of Lot 100, D. L.339 to United Cooperative Housing Society (now known as the DeCosmos Village Housing Cooperative) for a period of 50 years.

A request has now been received from B.C. Hydro to have an executed easement agreement drawn up between themselves and the City of Vancouver covering the installation of public utilities to serve the housing units in this complex. The utilities have been placed underground and the agreement has been executed by DeCosmos Village Cooperative and by Central Mortgage and Housing Corporation which holds a mortgage against the lease granted by the City to the Society. B.C. Hydro wishes to register this agreement.

Arrangements have been made and are covered by a second agreement for an amendment to the easement agreement whereby the Society assumes all the City's obligations thereunder so that the City assumes no responsibilities in connection therewith.

The City Engineer concurs with the utility plans submitted by B.C. Hydro, numbered 461-U07-D86, and approves of the easement agreement.

RECOMMENDED that the City do join with DeCosmos Village Housing Cooperative and Central Mortgage and Housing Corporation in granting an easement to British Columbia Hydro and Power Authority for the installation and maintenance of public utilities in Lot 100, D.L. 339 to serve the housing accommodation erected thereon and subject to the documents first being approved by Corporation Counsel that the Mayor and the City Clerk be authorized to execute the covering agreements on behalf of the City of Vancouver."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

7. ADVANCE PURCHASE - BRITANNIA COMMUNITY SERVICES CENTRE - 1030 McLean Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 19th, 1972 City Council approved a report of the Director of Planning & Civic Development confirming revised site boundaries for the Britannia Community Services Centre. This report also authorized the Supervisor of Property and Insurance "to acquire those properties within the approved site boundaries which are included in the existing agreements; further, that advance purchasing be authorized of those properties within the approved site boundaries not included in the current agreements, in advance of approval of the boundaries by the senior governments."

Lot 12, Block 26, D.L. 264A, known as 1030 McLean Drive, is located in the area designated for Advance Purchasing and has been offered for sale by the owner.

Clause 7 Continued...

These premises comprise a 1½ storey and basement frame dwelling with a main floor area of approximately 945 sq.ft., erected in 1911 on a site 33' x 93.5', zoned RM-3. This dwelling contains 6 rooms, plus 3 inferior basement rooms, 2 bathrooms, has a patent shingle roof, shingle and stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. This house is in average condition for age and type.

Following negotiations with the owner's solicitor, the owner has agreed to sell for the sum of $21,500.00 as of February 15th, 1973, subject to the owner retaining rent-free possession of the property to March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $21,500.00 on the foregoing basis, chargeable to Code #531/1222 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

8. SENIOR CITIZENS' HOUSING PROJECT
KITSILANO - 1892 West 2nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 2, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

These premises comprise a 1 2/3 storey and full basement frame dwelling with a main floor area of 700 sq. ft., erected in 1910 on a 25' x 120' site, zoned RM-3. This dwelling contains 7 rooms, has 7 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by an automatic gas furnace. Condition of this dwelling is fair for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owner, she has agreed to sell for the sum of $25,000.00 as of February 15th, 1973, subject to the owner retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #565/1009."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. SENIOR CITIZENS' HOUSING PROJECT
KITSILANO - 1820 Cypress Street

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 1, Block 227, D.L. 526, is required for this project as part of a 125' site at the S/E corner of 2nd Avenue and Cypress Street.

These premises comprise a 1 1/3 storey and full basement frame dwelling with a main floor area of 685 sq. ft., erected in 1908 on a 25' x 120' site, zoned RM-3. This dwelling contains 6 rooms, has 5 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by an automatic gas furnace. Condition of this dwelling is fairly good for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of $26,000.00 as of February 15th, 1973, subject to the owners' retaining rent-free possession until March 31st, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $26,000.00 on the foregoing basis, chargeable to Code #565/1008."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. MARINE INSURANCE

The Supervisor of Property and Insurance reports as follows:-

"The City's annual Marine Insurance Policy insuring the City Police Boats V.P.D. #98 and V.P.D. #99 and the Fire Boat V.F.D. #2 expires on March 1, 1973. The insurance coverage includes Hull, Machinery and Equipment, Ship to Ship Collision, and also contains a deductible clause in the amount of $250.00 for each of the Police Boats and $500.00 for the Fire Boat.

The present broker is Macaulay, Nicolls, Maitland & Co. Ltd. and the underwriter is Lloyds, London. The expiring 1972 policy premium of $6,159.11 included four vessels, i.e. two Fire Boats and two Police Boats.

With the sale of the Fire Boat "J.H. Carlisle" in December, 1972, the current specifications require coverage for three vessels, i.e. one Fire Boat and two Police Boats.

Tenders for the renewal of this policy were invited. Sealed tenders to renew this insurance were opened by the Board of Administration, January 29, 1973. One tender only was received from the holding broker, Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds, for a one-year premium in the amount of $5,869.11.

RECOMMENDED that the tender in the amount of $5,869.11 submitted by Macaulay, Nicolls, Maitland & Co. Ltd. on behalf of Underwriters at Lloyds be accepted and the firm of Macaulay, Nicolls, Maitland & Co. Ltd. be appointed to act as the City's Marine Broker for the term of the policy.

Your Board

FOR COUNCIL ACTION SEE PAGE(S) 267-268

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

FEBRUARY 1st, 1973

A meeting of the Standing Committee of the Council on Environment was held in the #2 Committee Room, third floor, City Hall on Thursday, February 1st, 1973, at approximately 1:30 p.m.

PRESENT:	Alderman Linnell, Chairman Mayor Phillips Aldermen Gibson and Massey
ALSO PRESENT:	Commissioner May Brown Commissioner Wm.H.McCreery } Park Board
ABSENT:	Alderman Pendakur
CLERK:	D. Bennett

ADOPTION OF MINUTES:

The Minutes of the meeting held January 18, 1973 were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Water Use along the North Fraser River

Mr. R.R. Youngberg of the Planning Department, with the aid of a map, gave a report reference respecting Water Use along the North Fraser River. He advised that the lands East of Angus Drive are zoned Industrial, and the lands West of Angus Drive are largely recreational. There is a long standing Council policy to secure wherever possible public waterfront access on a continuous basis West of Angus Drive. He further advised that there are occupational leases that are of short term duration.

The Director of Finance submitted to the Committee the following report dated January 29, 1973 dealing with the distribution of surplus profits of the North Fraser Harbour Commission:

" The North Fraser Harbour Commissioners Act provides that surplus profits from operations shall be divided equally among the municipalities of Richmond, Burnaby and the City of Vancouver. However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year and held in reserves for ice breaking, emergencies, and harbour development.

Council has previously advised that it expects any surplus existing at the time that the North Fraser Harbour Commissioners are replaced by some other authority, to be distributed to the three municipalities as provided in the North Fraser Harbour Commissioners Act.

The 1972 financial statements for the Commission are not available yet. As of the end of 1971 it would appear that the three municipalities could be considered to have an equity (that might exist at dissolution) of $710,000.

cont'd . . . .

Vancouver's share would then be $235,000. This assumes that full value would be realized on the assets at such time of dissolution or replacement. Based on previous experience it can be expected that the North Fraser Harbour Commissioners will probably realize an additional surplus of approximately $100,000 during 1972 and therefore the City's equity could be estimated to be on the order of $265,000 to $275,000 at the end of 1972. It should be noted as a final point that of the $710,000 noted above, $220,000 represents an investment in harbour improvements. These might or might not be realizable upon transfer or dissolution. The City's share of this $220,000 is 1/3 and this could therefore reduce the City's equity to an amount on the order of $190,000 to $200,000. "

In speaking to the report Commissioner Ryan advised that there was a distribution of monies several years ago, however, the Federal Government then advised there was not to be a further distribution of the profits.

Commissioners Brown and McCreery stated the Park Board would like to get access at points along the waterfront - both East and West of Angus Drive for mini-park and boat launching sites.

Mr. Pickstone was of the opinion the matter should be discussed with the North Fraser Harbour Commission.

After discussion it was

RECOMMENDED that the Deputy Director of Planning, in consultation with the City Engineer, the Park Board, and the North Fraser Harbour Commission investigate the feasibility of boat launching ramps and waterfront parks on street ends or on City property along the waterfront between Angus Drive and Boundary Road, and report back orally to a subsequent meeting of the Committee.

FURTHER RECOMMENDED that the report of the Director of Finance dated January 29, 1973 be received.

2. Pioneer Place

Council on January 16, 1973 when considering a communication from the Save Our Parkland Association, dated January 11, 1973 re Pioneer Place, referred the communication, together with the subject matter to this Committee for discussion with the Park Board. In the letter the Association expressed disapproval of the action of the previous Council in removing benches and planters in Pioneer Place and suggested this park should be placed under the jurisdiction of the Park Board. The Committee also had before it for consideration a communication from the Park Board dated January 17, 1973, which set out the following resolution of that Board:

" That the Board ask City Council for a meeting within two or three weeks to have Pioneer Place turned over to the care and control of the Board for park purposes and to discuss establishing additional park sites in the downtown area. "

and a communication from Mr. P.R.U. Stratton, requesting that this Council reverse the action of the previous Council in ordering removal of the benches from Pioneer Place.

cont'd.....

The Committee heard representations from Commissioners Brown and McCreery of the Park Board and from Mr. Andy Livingstone, who represented Save Our Parkland Association. These delegations requested that Pioneer Place be placed under the care and control of the Park Board. Mr. P.R.U. Stratton also spoke and he requested that the benches be replaced in this park site.

Mr. D. Lesser, representing I.D.E.A.S., advised that the merchants in the area between Cambie and Carrall Streets on Hastings Street are in the midst of a Beautification Project for the area and one of the conditions of the merchants in the area, before proceeding with this project, was that all benches in Pioneer Place be removed, otherwise the merchants had agreed that they would not proceed with this beautification project. He suggested the project be allowed to proceed under the present conditions as he felt there had been a definite improvement in the area as a result of the action taken to date. He further suggested that after completion of the project, and after a period of time had elapsed, meetings could be held with the merchants to discuss plans for a park area.

On April 18, 1972 the former Council considered a report of a sub-committee which dealt with the Pioneer Square beautification. A copy of the extract from the Minutes of Council is appended.

Mr. Mike Egan of the Planning Department advised that the beautification project on Hastings Street will be completed this year. He further advised that the design work for Pioneer Place has not yet been commenced.

Commissioner McCreery discussed the need for additional mini-park sites in the downtown core area and presented a few slides which showed similar sites in Winnipeg. He suggested that consideration be given for a mini-park on the South east corner of Carrall and Cordova Streets on the C.P.R. right-of-way.

After considerable discussion it was

RECOMMENDED

(a) that it be recommended to Council that Pioneer Place be turned over to the care and control of the Park Board for park purposes, subject to the Park Board obtaining approval from Council of a plan for the area, after consultation with the Social Planning Department, I.D.E.A.S., Save our Parkland Association, and the Historic Advisory Board, and subject to advice as to the legal aspect from the Corporation Counsel.

(b) that the Park Board, in consultation with the Planning Department, bring to a subsequent meeting of this Committee a report on possible sites for mini-parks etc., in the downtown core area.

(c) that the Planning Department report to the Committee on the feasibility for park purposes the property on the South east corner of Carrall and Cordova Streets on the C.P.R. right-of-way.

(d) that the communications from the Park Board dated January 17, 1973, Save Our Parkland Association dated January 11,, 1973 and from Mr.. P.R.U. Stratton dated December 14, 1972 be received.

cont'd. . . .

3. Proposed Squamish Bulk Coal Loading Port

In a communication dated January 19, 1973, the Executive Assistant to the Mayor advised the President of the Squamish Environmental Association that his letter of January 15, 1973 requesting Council's assistance in stopping the bulk coal loading port at Squamish had been forwarded to this Committee for consideration.

The Committee was of the opinion that none of the Howe Sound area should be used for bulk coal loading and it was

RECOMMENDED that Council advise the Provincial government that it opposes any proposal to use the Howe Sound area as a bulk coal loading area.

4. Jericho - 38 acres

The Committee heard representations from Commissioner Brown and from Mr. D. Gray-Grant of the Jericho Park Committee. Both delegations urged that negotiations be continued with the Federal government for the acquisition of the 38-acre site at Jericho.

When dealing with this matter on November 21, 1972 Council passed the following motion:

" THAT the Council request the Federal government to negotiate the City acquiring the balance of the Jericho D.N.D. lands for public use, being approximately 38 acres, and a committee be struck to negotiate with the Minister of National Defense these 38 acres in order that a firm price may be determined.

FURTHER, THAT the Council committee be comprised of: two members of Council, with authority to meet with representatives of the Jericho Park Committee and the Park Board, as and when considered advisable."

The Mayor ~~advised~~ the Committee that Mr. Robert Stanfield, Leader of the Opposition in Ottawa, had stated that if the Conservatives became the government of Canada, this land would be turned over to the City for the sum of One Dollar. The Mayor further advised that as Alderman Gibson would be in Ottawa shortly he would delegate him to continue negotiations with Mr. Richardson, Minister of Defense.

It was noted that part of the westerly waterfront of the land occupied by the Department of National Defense is in fact owned by the Provincial government and leased to the Department of National Defense. There was some question as to whether the current agreement with the Department of National Defense and the City also covered this Provincially owned land.

It was

RECOMMENDED that the Council resolution of November 21, 1972, quoted above, be endorsed and that negotiations with the Federal government re-commence immediately.

FURTHER RECOMMENDED that after a report from the Corporation Counsel as to the legal status of the provincially owned lands on the waterfront, if the jurisdiction is in doubt, the Mayor be asked to take this matter up with the Provincial government.

In order to further negotiations with the Federal government it was agreed that any two members of this Committee would comprise the Jericho Park negotiating team with the Mayor acting as coordinator.

cont'd . . . .

5. R.C.M.P. - Jericho Site

A brief discussion was held on the acquisition of the R.C.M.P. site at 3875 Point Grey Road.

It was

RECOMMENDED that a letter be written to the Minister of Public Works advising him that the City is anxious to obtain this property and request that before the government takes any action on this site that the City be notified.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 271-273

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

February 1, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, City Hall on Thursday, February 1, 1973, at approximately 3:30 p.m.

PRESENT:	Alderman Hardwick (Chairman) Aldermen Bowers and Massey
ALSO PRESENT:	Aldermen Gibson, Linnell, Marzari and Rankin
ABSENT:	Alderman Pendakur
CLERK:	M. James

Adoption of Minutes

The Minutes of the meeting of January 25, 1973, were adopted.

The following is submitted to Council for information.

INFORMATION

1. Vancouver Centre:
   650 West Georgia Street

Under date of December 14, 1972, the Board of Administration submitted a report on a Development Permit Application for the razing of the present Birks Building, Strand Theatre and the structure between the Birks Building and the Vancouver Block, the purchase of the City lane between these two sites, its closing and stopping up and the development of a 44 foot high octagonal retail store for Birks, a 34 foot high bank building for the Bank of Nova Scotia, and 642 foot high octagonal office tower to be on the corner of Seymour and Georgia. The Development Permit requested permission to connect with the Hudson's Bay Company and the Pacific Centre under Granville and Georgia Streets. The proposed development includes the present parking garage on the west side of Seymour Street immediately south of the present Strand Theatre which would be augmented by the addition of two more floors of parking to meet the requirements of the Zoning and Development By-law. The developers proposed to give to the City an easement on a strip of land running from the northerly end of the shortened lane between Granville and Seymour out to Seymour Street so that this lane would provide two points of access.

The Development Permit and its related documents were considered by the Civic Design Panel, the Vancouver City Planning Commission and the Technical Planning Board and comments from these bodies were included in the report of the Director of Planning submitted to Council.

On December 19, 1972, the Vancouver City Council referred the report for the consideration of the 1973 Council and on January 9th, Council referred the item to this Committee for report.

The Chairman had invited to be present at this meeting, representatives of the three (3) firms forming the consortium 'Vancouver Centre':

Henry Birks & Sons Limited
The Bank of Nova Scotia
Famous Players Limited.

cont'd....

Clause No. 1 continued

The Chairman also invited to be present at this meeting, Assistant Professor H.D. Kalman, representing the group known as 'Save Our Birks' and Mr. P. Merrick representing the Civic Design Panel.

Mr. J. Breckenridge, Real Estate and Development Manager on behalf of the partnership submitted and read to the Committee a statement supporting the Development Permit Application and commented on the feasibility of the retention of the present Birks Building. (A copy is on file in the City Clerk's Office.)

Also displayed for the members of the Committee was a scale model of the proposed development and plans, perspectives and sectional drawings of major parts of the development.

'Save Our Birks', represented by Prof. Kalman, Mr. R. Kemball and Mr. K. Terriss spoke to the matter of the retention of the Birks Building and its inclusion after renovation into the project. Prof. Kalman submitted to the Committee a copy of the rating sheet used to develop a relative building scoring system in the Gastown area. Prof. Kalman advised that Birks total scoring on this rating was 130 which was considerably higher than other buildings in the historical area of Gastown already studied by the same system. The 'Save Our Birks' groups also referred to the Bank of America addition and renovation which had been done in San Francisco, California as an example of how a building deemed by the community of historical and architectural or other importance could be continued and enhanced for the benefit of the objectives of both owner occupant and the City at large.

The 'Save Our Birks' group made comment on the technical aspects of the building's construction and proposed that the building could be renovated to meet with present day building code standards including earthquake loading and suggested that this Committee recommend that the application be held and that the developer be advised that the City insist the developer's architects try to solve the problem of retention of the building and its integration of development into this site.

The representatives of the developing partnership submitted in support of their statements that the Birks Building was

(a) economically obsolete in terms of building management retails and that it was

(b) of such a design and construction that it could not be renovated to modern building code standards.

Reports prepared for them by Western Realesearch and Read Jones Christoffersen Ltd., Consulting Engineers.

(Copies of both documents are on file in the City Clerk's Office.)

Mr. P. Merrick representing the Civic Design Panel spoke to the Committee, and with the assistance of slides and the use of the model, explained the areas considered by the Design Panel and generally the Panel's reaction to them.

Mr. Merrick advised the Committee of the following points:

- the proposal for Vancouver Centre had been approved by the Civic Design Panel subject to some improvements to pedestrian canopies, etc.

- the Design Panel had been minuted as being sympathetic to the retention of the Birks Building.

cont'd....

Clause No. 1 continued

- the Design Panel thinks the design is acceptable, however, there were comments that the fenestration was a bit 'wall paperish' and comments on the dark face with white corners.

- there were comments that the concept was outdated.

- the Design Panel considered the project in relation to the City environment: as part of the whole.

- the Design Panel felt that the development and the relationship to Granville Street was good with the lower building on Granville and Georgia.

- 'turning' the buildings does some good things but the spaces left in the corners of the sites are often difficult to deal with.

- the problems of 'bad neighbours' in a design sense.

- the Design Panel commented on the underground connections and the 'living underground' problems.

- the Design Panel had expressed concern on the 'bits' of space left over on the sites between buildings and the non-continuity of canopies.

- the Design Panel felt that the design was perhaps deficient in terms of its contribution to the general urban amenities.

- the concensus of the Design Panel seemed to be 'not the worst but could be better'.

- the Design Panel feels that the proposed development does not add more than the Birks Building now adds to urban amenities, however, it might increase the urban amenity of Seymour Street.

During the foregoing presentations by the various representatives, the Committee members asked questions which were answered during the presentation.

The Chairman referred to the report of the Board of Administration dated December 14, 1972, and specifically to the recommendations of the Director of Planning and Civic Development which were as follows:

"Accordingly, the Director of Planning and Civic Development RECOMMENDS that City Council consider the details of the proposed development at 650 West Georgia Street, particularly:

(a) the overall density;

(b) the maintenance of an average floor space ratio during the construction period;

(c) development under the city streets.

The further consideration of the Technical Planning Board is consequently withheld until this matter has been considered by Council."

The Chairman added that consideration must also be given to the following in addition to the terms raised by the Director of Planning:

(i) the matter of City policies re closing, stopping up and transferring lanes and receiving alternate lands in return;

cont'd....

Clause No. 1 continued

(ii) the matter of the location of certain types of businesses in the business districts i.e. Bank of Nova Scotia at Georgia and Seymour when the financial district has traditionally been Hastings and Pender;

(iii) the matter of the extreme density in this particular development after the tower is built and before Birks is razed and the project for some reason is halted there;

(iv) the implications of this development on the qualities of the Downtown area and the qualities particularly of its immediate neighbours - Blocks 42 and 52 and the Hudson's Bay Company;

(v) the pedestrian amenity of the street as a retail area

(vi) the question of projects and developments being sited on land assembled with the direct agreement of the City;

(vii) the overall problems of defining policies in advance of the Downtown rezoning reports.

The Committee

RESOLVED that the various reports of the three (3) delegations, and the letter of the Vancouver City Planning Commission be received.

The Committee agreed that it would meet as soon as convenient to continue consideration of the item for report back to Council.

The meeting adjourned at approximately 5:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 275

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

FEBRUARY 20, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 20, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from St. Michael's School, under the direction of Miss Cafferky.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 13, 1973, be adopted.

- CARRIED

PROCEDURE RE MOTIONS

The Standing Committee on Finance and Administration is considering revision to the Procedure By-law and, as an experiment, the Mayor, on behalf of Alderman Bowers the Chairman of that Committee, proposed the following procedure in respect of motions:

"After every vote, the Mayor will announce clearly either "CARRIED UNANIMOUSLY" or "CARRIED WITH ALDERMEN X AND Y AGAINST" or "DEFEATED WITH ALDERMEN A, B, C.. AGAINST" and the Clerk will so record.

Any member who feels his vote has been mis-called, should immediately correct the Mayor

Members are asked to assist the Mayor by making negative votes conspicuous.

The object of the procedure is to see if we can get an automatic record of every vote, without appreciably delaying the business of Council or adding to the work of the City Clerk"

This procedure, therefore, was put into effect this day on an experimental basis.

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. BOARD OF ADMINISTRATION
General Report, February 16, 1973

WORKS AND UTILITY MATTERS

Pavement Maintenance Program - 1973 (Clause 3)

The Council considered Clause 3 of this report in respect of pavement maintenance program, 1973. In this regard a report explanation was given by representatives of the Engineering Department.

MOVED by Ald. Bowers,
THAT recommendations a, b, and c, on page 5 of this report, be adopted.

- CARRIED UNANIMOUSLY

(No action was taken on recommendation 'd')

UNFINISHED BUSINESS

Pacific National Exhibition

At the February 13th Council meeting, the following motion was deferred for consideration this day:

MOVED by Ald. Rankin,

THAT WHEREAS the P.N.E. is presently operating under a thirty-five year lease with the City of Vancouver;

AND WHEREAS the P.N.E. has been incorporated under an Act of the Provincial Legislature;

AND WHEREAS the present structure of the P.N.E. has made it completely unresponsive to political direction or control from the elected officials of the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government rescind the Statute under which the P.N.E. was incorporated and return the control of the P.N.E. to the City of Vancouver.

(referred)

MOVED by Ald. Bowers,
THAT the City Council approve in principle the placing of the Pacific National Exhibition under City control;

FURTHER THAT the whole matter, including the motion of Alderman Rankin on this subject, be referred to the Community Development Committee for report in two months time with specific recommendations;

AND FURTHER THAT the required staff input on the question be given to the Standing Committee to assist in its report to Council.

- CARRIED

cont'd....

UNFINISHED BUSINESS (cont'd)

Pacific National Exhibition (cont'd)

A recorded vote was requested on the motion of Alderman Bowers. The record, therefore, is as follows:

FOR THE MOTION	AGAINST THE MOTION
Alderman Bowers	Alderman Rankin
Alderman Harcourt	Alderman Pendakur
Alderman Volrich	Alderman Massey
Alderman Gibson	
Alderman Hardwick	
Mayor Phillips	
Alderman Marzari	

(The motion of Alderman Bowers was declared CARRIED)

COMMUNICATIONS OR PETITIONS

1. Membership and Council Representative:
B. C. Aviation Council

MOVED by Ald. Pendakur,
THAT, pursuant to request from the B. C. Aviation Council, the City continue its membership in that organization and Alderman Bowers be the Council's representative.

- CARRIED UNANIMOUSLY

2. Conference of Mayors: Milan

Consideration was given to an invitation that a representative of Council attend the forthcoming Conference of Mayors of the World's Major Cities, to be held in Milan, April 16 and 17, 1973.

MOVED by Ald. Bowers,
THAT the invitation be declined.

- CARRIED UNANIMOUSLY

3. Presentation of Plans:
Christ Church Cathedral

A communication was noted from the Dean and Rector of Christ Church Cathedral asking an opportunity to make representation to the Council in respect of plans to build a new Cathedral and office tower on the present church site.

MOVED by Ald. Harcourt,
THAT the delegation be heard;

FURTHER THAT arrangements for hearing this matter be held at an appropriate evening meeting of Council and other parties wishing to be heard be permitted to appear at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Membership:
G.V.R.D. Park Committee

Previously the Council requested the Greater Vancouver Regional District make provision whereby, in addition to the present membership arrangements for the Regional Park Committee, an elected member of the Park Board may be appointed to that Committee.

A communication from the Regional District advised its Board resolved the present structure of the Park Committee remain; however, the Park Board, if it so wishes, may name a non-voting observer to attend Park Committee meetings. Otherwise, the City could relinquish its membership on the Park Committee in favour of a voting member from the Park Board.

MOVED by Ald. Hardwick,
THAT this information be received;

FURTHER THAT the Park Board be requested to advise the City Council of the Park Commissioner the Park Board would like to have attend Regional District Park Committee meetings as a non-voting observer, in order that the Council may then advise the Regional District.

- CARRIED UNANIMOUSLY

5. Pacific-Asian Congress of Municipalities

Consideration was given to an invitation that Council be represented at the forthcoming Pacific-Asian Congress of Municipalities to be held at Honolulu, March 26 to April 1, 1973.

MOVED by Ald. Pendakur,
THAT this invitation be declined.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. GENERAL REPORT
February 16, 1973 (cont'd)

WORKS AND UTILITY MATTERS (cont'd)

MOVED by Ald. Hardwick,
THAT Clauses 1 and 2 of this report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED UNANIMOUSLY

(for action on Clause 3 see page 2)

SOCIAL SERVICE AND HEALTH MATTERS

Telephone Installations - 1655 Robson Street and Grant and Commercial Streets

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Social Service and Health matters), be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS

IIPS Environmental Management Conference:
San Diego (Clause 2)

MOVED by Ald. Rankin,
THAT this clause of the report of the Board of Administration (Building and Planning matters), be adopted; it being understood the per diem cost is in the total amount of $250.00.

- CARRIED

(Alderman Hardwick, Marzari and Pendakur are recorded in the negative)

MOVED by Ald. Hardwick,
THAT the Council be provided with a report from the IIPS Committee of the City.

- CARRIED UNANIMOUSLY

Zoning By-law and Development
Permit Procedures (Clause 5)

MOVED by Ald. Hardwick,
THAT recommendations (a), (b) and (c) of this clause of the report of the Board of Administration (Building and Planning matters), as contained on page 6 of the report, be adopted after adding the following to recommendation (b);

'and consultation with other departments and agencies'.

- CARRIED UNANIMOUSLY

Balance of Building and Planning Matters

MOVED by Ald. Hardwick,
THAT Clauses 1, 3, 4 and 6 of this report of the Board of Administration (Building and Planning matters), be adopted.

- CARRIED

(Alderman Marzari voted in the negative with respect to Clause 1 re alterations to the Vancouver Art Gallery, and Aldermen Marzari and Volrich voted in the negative in respect of clause 6 re carpet replacement program; Queen Elizabeth Theatre)

FINANCE MATTERS

Investment Matters (Various Funds)
December, 1972 (Clause 1)

MOVED by Ald. Pendakur,
THAT Clause 1 of this report of the Board of Administration (Finance matters), be adopted.

- CARRIED UNANIMOUSLY

Conferences: C.F.M.M. AND U.B.C.M. (Clause 2)

MOVED by Ald. Bowers,
THAT the Council authorize the following to attend the forthcoming conference of the Canadian Federation of Mayors and Municipalities to be held June 4 to 7, 1973, in Charlottetown, P.E.I. -

Mayor Phillips
Alderman to be appointed by the Mayor
Commissioner Ryan

- CARRIED UNANIMOUSLY

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Conferences: C.F.M.M. and U.B.C.M. continued:

MOVED by Ald. Bowers,
THAT all members of Council, and Commissioner Ryan, be authorized to attend the forthcoming Conference of the Union of B.C. Municipalities, September 12th to 14th, at Prince George, B.C.

- CARRIED UNANIMOUSLY

Columbus Charities Association: Tag Day (Clause 3)

In considering this clause and a tag day request from the Columbus Charities Association, it was,

MOVED by Ald. Hardwick,
THAT the Council reaffirm its present policy on tag days and therefore, this application be not approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin are recorded in the negative)

(It was suggested by Alderman Volrich, and directed by the Mayor, that it be suggested to the organization they be in communication with the Coordinating Council of Lions Clubs with a view to proposing a joint effort through the Lions tag day, since the Lions Clubs' funds raised in this way are used for senior citizens' housing)

PERSONNEL MATTERS
February 9, 1973

Salary Adjustment: Four Positions
Treasury Branch Finance Department

MOVED by Ald. Hardwick,
THAT this report of the Board of Administration (Personnel matters), be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS
February 16, 1973

MOVED by Ald. Harcourt,
THAT this report of the Board of Administration (Property matters), be adopted.

- CARRIED UNANIMOUSLY

B. Report of the Standing Committee on Civic Development, February 8, 1973

MOVED by Ald. Hardwick,
THAT the report of the Standing Committee on Civic Development, dated February 8, 1973, be adopted.

- LOST

(Aldermen Gibson, Harcourt, Marzari, Massey, Pendakur, Rankin and Volrich and Mayor Phillips, are recorded in the negative)

No further action was taken on the matter at this time.

The Council recessed at approximately 4:35 p.m. and reconvened at approximately 4:45 p.m., with the same members of the Council.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

C. Report of Standing Committee on Social Services, February 8, 1973

In connection with this report of the Standing Committee on Social Services, the Council took action as follows:

Report of the Director of Welfare dated January 8, 1973 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations in this clause, as follows, be adopted:

(xi) Evening and Weekend Emergencies
(ii) Housing
(iii) Budgeting and Home Management

- CARRIED UNANIMOUSLY

Single Men's Unit (Clause 2)

MOVED by Ald. Rankin,
THAT item (i) of this clause in respect of building at 517 Hamilton Street be adopted, after changing recommendation (c) therein to read as follows:

"explore the possibility of leasing or buying alternate accommodation such as 306 Abbott Street, or leasing space in the building at West Pender and Homer Streets."

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT items (ii), (iii), and (vii) of this report be adopted and items (iv), (v), and (vi) be received.

- CARRIED UNANIMOUSLY

Alpine Cafeteria (Clause 3)

MOVED by Ald. Rankin,
THAT this clause of the report of the Standing Committee on Social Services, be adopted.

- CARRIED

(Alderman Marzari is recorded in the negative)

Stratford Hotel (Clause 4)

MOVED by Ald. Rankin,
THAT this clause of the report of the Standing Committee on Social Services, be adopted.

- CARRIED

(Alderman Marzari is recorded in the negative)

Employment Placement: Single Men's Unit (Clause 5)
Improvement of Housing Conditions for Low Income Persons in the Gastown and Adjacent Areas (Clause 6)

MOVED by Ald. Rankin,
THAT Clauses 5 and 6 of this report of the Standing Committee on Social Services, be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Report of Standing Committees of Council on Civic and Community Development February 8, 1973

MOVED by Ald. Hardwick,
THAT this report of the Standing Committees of Council on Civic and Community Development, be adopted.

- CARRIED UNANIMOUSLY

E. Report of the Standing Committee on Community Development February 8, 1973

MOVED by Ald. Volrich,
THAT Clauses 1 and 2 of this report be adopted and Clauses 4, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Britannia Community Services Centre: Expropriations (Clause 3)

MOVED by Ald. Volrich,
THAT this clause of the report of the Standing Committee on Community Development be referred back to the Standing Committee for further consideration with the Committee being asked to particularly examine the five tenant cases involved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Environment, February 8, 1973

MOVED by Ald. Pendakur,
THAT this report of the Standing Committee on Environment be adopted.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Finance and Administration, February 8, 1973

Labour Relations as a Function of the Greater Vancouver Regional District (Clause 1)

MOVED by Ald. Rankin,
THAT consideration of this clause of the report of the Standing Committee on Finance and Administration be deferred for one week.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT, in respect of the report of the Standing Committee on Finance and Administration, Clause 2 be adopted and Clauses 3 to 6 inclusive be received for information.

- CARRIED UNANIMOUSLY

H. Report of Official Traffic Commission, February 5, 1973

MOVED by Ald. Marzari,
THAT the report of the Official Traffic Commission be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee
re Illegal Suites, February 12, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report dated February 12, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mrs. Rosemary Campbell (owner), 8347 Cartier Street
Mrs. Frances Sadlowski (owner), 35 West 17th Avenue
Julius & Margaret Hegedus (owners), 3829 West 18th Avenue
Mrs. Ruth Iona Markin (tenant), 6 East 14th Avenue
Mrs. Angelo Antonaz (owner), 457 East 44th Avenue
Mrs. Jang Eng Young (owner), 1027 East 16th Avenue
Mr. and Mrs. Alexandra Donbrovo (owners), 73 West 21st Avenue
Mrs. Helen Knowler (owner), 4693 West 8th Avenue
Mrs. Rose Waxstein (owner), 829 West 17th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Miss Laney Abramson (tenant), 456 West 21st Avenue
Mr. Jamie McPherson (tenant), 4227 West 14th Avenue
Mr. Cedric Mohammed (tenant), 148 Garden Drive
Kuldip Singh Dosanjh (tenant), 1383 East 64th Avenue
Miss Herta Loewen, (tenant), 6185 Prince Albert Street

(c) the following applications be approved for six months from the date of this Resolution:

Mr. and Mrs. Ted Heidebrecht (tenants), 4710 Dumfries Street
Mr. Winston F. Sampson (tenant), 708 East 61st Avenue
Mr. and Mrs. J. Rance (tenants), 3352 Ontario Street
Mr. Joseph Mason (tenant), 1303 East 26th Avenue
Mr. Robert S. Melnick (tenant), 3484 Oxford Street
Mohinder Singh Toor (tenant), 5285 Culloden Street
Mr. Eric Morrison (tenant), 654 West 12th Avenue

(d) the following application be not approved:

Mrs. Alba Zanichelli (owner), 2992 East 2nd Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, and containing clauses (a) to (e) be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. L.I.P. Program - Report #5

The Board of Administration, under date of February 16, 1973, submitted the following report:

'The City Engineer reports that:

"L.I.P. Project X1197, Beach and Parks Restoration, was approved by the Federal Government on February 9, 1973. This project was discussed at the January 11, 1973 meeting of the Standing Committee on Finance and Administration. At that time, the Committee recommended the submission of this project under the Winter Capital Projects Fund (W.C.P.) in order to recognize a projected reduction in the City's share of the $357,706 cost from $175,186 to $99,214. Consequently, applications for Federal subsidy have been submitted under two different programs; L.I.P. and Winter Capital Projects Fund.

As received from the Federal Government, the L.I.P. contract is for a $302,365 project; the City's share being $147,925, the Federal contribution $154,440. This would increase the expected gross City contribution to all projects to $459,742, which is in excess of the $400,000 limit recommended by the Standing Committee on Finance and Administration of January 11, 1973 and approved by Council on January 16, 1973.

Council may -

a) defer decision pending approval of the project under the W.C.P. This would be in keeping with the recommendations of the Finance Committee approved by Council on January 16, 1973. It is not certain that this project will be approved or not under this latter program. If it is, this would be a more favourable arrangement to the City because the Federal contribution is greater.

b) accept the project under the L.I.P. program. This would exceed the $400,000 limit set by the Finance Committee and approved by Council. It would require Council to amend its resolution of January 16, 1973.

c) reject the project under the L.I.P. program. Enquiries to the Department of Manpower and Immigration indicate that further L.I.P. programs may still be approved by the Federal Government. These, if accepted by Council, would further reduce funds available under the $400,000 limit.

CONSIDERATION

On behalf of the Board of Parks and Public Recreation, the City Engineer presents the above for Council CONSIDERATION." '

MOVED by Ald. Bowers,
THAT this project under the L.I.P. program be rejected.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on Finance and Administration, February 15, 1973

MOVED by Ald. Bowers,
THAT this report of the Standing Committee on Finance and Administration be adopted .

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing and Stopping Up:
Portion of Lane South of Haro Street,
East of Bidwell Street

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT WHEREAS,

1. The City of Vancouver is the owner of all the streets and and lanes lying within the limits of the City of Vancouver:

2. Portion of the lane south of Haro Street, East of Bidwell Street, Block Fifty-Seven (57), District Lot One Hundred and Eighty-Five (185), Plan 92, is required for the construction of a Senior Citizens' Complex;

THEREFORE BE IT RESOLVED that all that portion of lane lying between the northerly production of the westerly limit of Lot 22, Block 57, District Lot 185, Plan 92; and the northerly production of the easterly limit of Lot 25, said Block 57; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 21, 1972, and marginally numbered LF 6196, a print of which is hereunto annexed; be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed lane be subdivided with adjacent City owned lands.

- CARRIED UNANIMOUSLY

2. Shannon Property:
Delay in Construction

The following notice of Motion was submitted at the meeting on February 13, 1973 by Alderman Volrich, seconded this day by Alderman Rankin:

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS it is the policy of the City of Vancouver that it is in the public interest that the zoning and development of the Shannon property, at 57th Avenue and Granville Street, be reviewed by Council in public hearing before any development takes place;

AND WHEREAS certain legal actions have been commenced before the Courts with reference to the said zoning and development;

THEREFORE BE IT RESOLVED THAT in the interests of all parties concerned, the developer be requested to refrain from further construction work on the property until the matters in issue raised by the lawsuits have been determined by the Courts.

The motion was put and, - CARRIED UNANIMOUSLY

MOTIONS (cont'd)

3. Shannon Property:
Alteration to Development Permit

The following notice of Motion was submitted at the meeting on February 13, 1973, by Alderman Volrich, seconded this day by Alderman Harcourt.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,

THAT WHEREAS in circumstances where it is desired by a developer to alter or amend plans which have previously been approved under a Development Permit, the Director of Planning and Civic Development is given certain discretion to waive the necessity for a new application in situations where he deems the amendment to be of minor nature;

THEREFORE BE IT RESOLVED THAT in the case of the Shannon development, at 57th Avenue and Granville Street, the Director of Planning and Civic Development be directed to bring before Council any and all applications by the developer for amendment or alterations to the development permit.

The motion was put and, - CARRIED UNANIMOUSLY

NOTICE OF MOTION

Broadway West Area

The following Notice of Motion was submitted by Alderman Harcourt, and recognized by the Chair:

MOVED by Ald. Harcourt,
THAT, with the understanding the merchants, owners and residents in the Broadway West area are studying the long-range parking and other development problems of the area with the appropriate City Departments,

BE IT RESOLVED THAT Council request the Technical Planning Board not to approve further surface parking areas as conditional uses in the residential area adjoining the Broadway frontage from Larch Street to Collingwood Street.

(Notice)

ENQUIRIES AND OTHER MATTERS

Delegation: Broadway West Area
Development Permit No. 60568

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT representatives of the West Broadway Citizens Committee be permitted to speak to Council at this time regarding development permit application No. 60568 (2696 West Broadway).

- CARRIED

(Alderman Bowers and Alderman Massey are recorded in the negative)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Broadway West Area
Development Permit No. 60568
(cont'd)

Representatives of the West Broadway Citizens Committee appeared in support of communication, dated February 20, 1973, requesting development permit No. 60568 for development at 2696 West Broadway, be revoked.

On February 13, 1973, the Council received a report from the Director of Planning and Civic Development outlining details of this proposed development and the status of the situation. At that time the Council was informed by the Corporation Counsel that Council did not have the power to prevent this development proceeding.

No further action was taken.

The Council recessed at approximately 5:40 p.m. to reconvene 'In Camera' in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting dated February 20, 1973, adopted on February 27, 1973.

A. Phillips
MAYOR

CITY CLERK

February 16, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Portion of Georgia Street, East of Jackson Avenue, South 7 feet of Lot 30, Block 85, D.L. 196

"City Council has agreed to sell certain properties to the Provincial Government in the 'Strathcona' area. Lot 30, Block 85, D.L. 196 is one of these lots. The south 7 feet of this lot was established as highway for the future widening of Georgia Street. This street is to remain at 66 feet in width. The 7 feet so established is now surplus to our highway requirements and should be added to the remainder of the lot prior to any sale.

I RECOMMEND that the south 7 feet of Lot 30, Block 85, D.L. 196 be closed, stopped up and added back to the remainder of the lot."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Portion of Pender Street, West of Hawks Avenue, North 7 feet of Lot 12, Block 76, D.L.'S 181 & 196

"City Council has agreed to sell certain properties to the Provincial Government in the 'Strathcona' area. Lot 12, Block 76, D.L.'s 181 and 196 is one of these lots. The north 7 feet of this lot was established as highway for the future widening of Pender Street. This street is to remain at 66 feet in width. The 7 feet so established is now surplus to our highway requirements and should be added to the remainder of the lot prior to any sale.

I RECOMMEND that the north 7 feet of Lot 12, Block 76, D.L.'s 181 and 196 be closed, stopped up and added back to the remainder of the lot."

Your Board RECOMMENDS that the foregoing be approved.

3. Pavement Maintenance Program - 1973

The City Engineer reports as follows:

"The purpose of this report is twofold:

a) to obtain confirmation of Council's previous approval of budgeting for pavement maintenance on the basis of the annual condition and defects survey;

b) to obtain Council approval for street maintenance expenditures to meet the present need shown by this survey.

This report will be accompanied by a report reference explaining our maintenance procedures and the need for this level of maintenance.

PAVEMENT MAINTENANCE PROCEDURES

A variety of procedures are used to maintain the City's streets, and avoid large capital expenditures for reconstruction of this multimillion dollar asset.

....Cont'd

Clause No. 3 Cont'd

Crack Filling

In this operation, cracks in the pavement are sealed to prevent water penetrating below the pavement surface. This is a relatively inexpensive operation ($90/block) and a valuable method of maintaining the pavement so that it does not require patching.

Patching

Large defects in the pavement may require digging out a section or layer of pavement to effect repairs. Although this is a relatively expensive procedure ($725 to $975 per block), it is still substantially cheaper than reconstruction of a pavement.

Overlays and Surface Treatments

As pavements age, they weather and wear. On major streets, a new layer is placed on top of the existing pavement to prolong its life and restore its riding characteristics and appearance. On residential streets, a thinner "surface treatment" serves the same purpose. Again, these procedures are costly, ($400 to $1200 per block), but substantially cheaper than reconstruction.

Reconstruction

After many years of service, reconstruction may be the only economic "maintenance" procedure. Reconstruction costs for residential streets would be approximately $5,000 per block and for major streets may range from $30,000 to $40,000 per block. Substantial crack filling, patching, etc., costs are justified to avoid reconstruction.

INFORMATION RETRIEVAL SYSTEM - STREET CONDITION AND DEFECTS

Since 1965, the Department has been operating an information retrieval system which describes the condition of the streets. In our annual survey, each block of street is inspected and rated for condition, and the required maintenance work - crack filling, patching, etc. - is recorded. This information shows clearly whether the streets are improving or deteriorating. Combined with costs of repair, this information permits critical decisions on work priorities to protect the City's $100-million street inventory. When priorities for various types of work are established, the information system is used for programming and control of the work itself.

In 1966, Council authorized use of this system for setting the budget for maintenance of streets with a permanent pavement surface. This is a very advanced system of budgeting according to need, rather than according to historical expenditures. In the last few years, many organizations across North America have begun work on similar methods.

HISTORY SINCE 1966

During the period 1966 - 1973, the basic factors which determine the pavement maintenance workload have changed significantly. While our street maintenance expenditures have to some extent changed accordingly, they have not kept pace with our requirements, as the following sections will show.

Increase in Inventory of Paved Streets

The number of blocks with a paved surface which the City must maintain has increased from about 3,300 in 1966 to about 5,500 in 1972. This is equivalent to a compound growth rate of between 7% and 8%. Many major streets have been widened, further increasing the pavement area to be maintained.

....Cont'd

Clause No. 3 Cont'd

Inflation

The wage increases granted to City forces and cost increases in materials, trucks, etc., have resulted in an overall inflation rate of between 6% and 7% per year.

Overall Change - Inflation and Inventory

The combined result of these two factors is a requirement for annual increases of 14% to 15% just to maintain our standard of pavement maintenance.

Winter Effect

Weather records show that, both in snowfall and freezing conditions, the winters since 1968-1969 have been significantly worse than was the case in the previous several years.

Severe winters can cause significant damage to our streets system. Cracks are caused by contraction of the pavement; these cracks admit water, and freezing weather subsequently breaks up the pavement. The sequence of repeated severe winter conditions has seriously affected our streets, and this change is reflected in the results obtained from our information retrieval system.

Pavements Maintenance Expenditures

Despite our increasing inventory of paved streets and an increased need for maintenance, our maintenance expenditures for paved streets have not kept pace since 1966. Other requirements for budget funds have resulted in less money being allocated for pavement maintenance than our information retrieval system showed was required. In addition, our maintenance expenditures for unpaved streets have been reduced. In total, our streets maintenance costs, for both paved and unpaved streets,have been reduced significantly since 1966, in terms of current dollars. The report reference will elaborate on these statements.

POSITION IN 1973

As a result of severe winter weather, increasing pavement inventory, and reducing expenditure on a per block basis, our streets will be in poorer condition in 1973 than has been the case for some time. A significant increase in maintenance expenditure is necessary now to avoid major pavement reconstruction costs in the future.

Our proposed 1973 maintenance program is as follows.

Crack Filling - Continue our past policy of doing all crack filling work required - 1,550 blocks in 1973.

Patching - Increase the amount of patching from about 375 blocks per year to 600 blocks in 1973.

Overlays - Continue our present program of about 70 blocks per year of overlays on major streets.

Surface Treatments - Introduce a program of surface treatments on residential streets - about 300 blocks in 1973. Details of this proposed program are outlined in the attachment; a new type of surface treatment for residential streets is proposed.

Sidewalk and Curb Work - Continue our present practice of a minimal program in these areas.

....Cont'd

Clause No. 3 Cont'd

The cost of this program is estimated to be $1,136,000 in 1973, with an additional non-recurring equipment cost of approximately $74,000. (The additional equipment requirement is described below.) For comparison, our 1972 expenditure was $802,000 in 1973 dollars; our average 1966-1971 expenditure was $879,000 in 1973 dollars.

EQUIPMENT REQUIREMENT FOR PROGRAM

To carry out the program proposed will require purchase of two pavement heaters and an additional paving machine, and minor modifications to the existing paving machine. The additional paving machine, which will cost about $55,000, is required for our normal major street overlay program. Our existing paver can be made suitable for our proposed surface-treatment program with minor modifications costing $3,250.

The two heaters are required for expansion of our patching program. In the past, we have carried out a "deep" patching process involving cutting out sections of the existing street. While this patching technique will still be necessary in many cases, we propose to replace some future patching work by heating, raking, and rolling localized sections of defective pavement.

SUMMARY OF PROPOSALS

On the basis of measured need, as indicated by our information retrieval system, the Engineering Department is requesting $1,136,000 for 1973 Pavements Maintenance. This total request consists of $125,000 required for our proposed surface treatment program for residential streets, and $1,011,000 for streets maintenance works similar to past programs. This is considerably higher than in previous years, and reflects the need to overcome condition deterioration caused by restricted budgets in the past, and by severe winters. This report is being forwarded to obtain Council's agreement to the level of maintenance required, so that necessary preparation for this program can begin, and equipment can be obtained in time to carry out the program. A non-recurring expenditure of $73,650 will be required for this equipment, in addition to the $1,136,000 basic budget.

COMMENTS OF DIRECTOR OF FINANCE

It is clear to me that Council cannot give this subject adequate attention and consideration at budget time and, therefore, in my opinion should consider it now and arrive at approval or disapproval in principle of the basic streets maintenance program. This will assist in the budget review process.

It is equally my opinion that Council should not approve the total requested funds in advance of budget because it reduces Council's flexibility in establishing the 1973 Revenue Budget, flexibility that may be critical if additional assistance is not forthcoming from the Provincial Government budget.

If Council approves funds for the new residential street maintenance concept, then the City Engineer does need to order the additional paving machine immediately if he is to do any of the work in 1973. Delivery times on the other additional equipment also justify approval in advance of budget. Given Council approval of the report, the funds should be provided from the 1973 Supplementary Capital Budget.

.....Cont'd

Clause No. 3 Cont'd

The Streets Maintenance Budgets were theoretically based on need but in recent years were actually based on historical budgetting techniques with some provision for 'one-time' problems such as a bad winter. If we jump to budgetting purely on the basis of demonstrated need in 1973, the increased cost in 1973 over 1972 creates a 'shock' to the budget. Some portion of this 'shock' should be absorbed by the Supplementary Capital Budget as should future 'shocks' caused, for example, by a very bad winter. It might also be necessary to repeat this next year, in order to 'smooth' the historical effect on the Revenue Budget. All of this presupposes Council approval of the Engineering Department's concept. The distribution between Revenue Budget and Supplementary Capital Budget would be decided by Council when considering the 1973 Revenue Budget.

RECOMMENDATIONS OF THE CITY ENGINEER

I RECOMMEND that:

a. Council affirm the principle of developing the Streets Maintenance Budget in accordance with need as measured by the information retrieval system, subject to the necessary funds being available for allocation at the time that the annual budget is set;

b. Council approve, in advance of budget, a 1973 expenditure of $125,000 for the proposed residential street surface treatment program;

c. Council approve purchase of an additional paving machine and two pavement heaters, and modifications to our existing paving machine, at an estimated total cost of $73,650 to be provided from the Supplementary Capital Budget;

d. Council recognize the requirement for a budget of $1,011,000 for an increased pavement maintenance program of a type similar to that carried out in the past, and affirm that a very high priority should be given to the Engineering Department's Pavement Maintenance Budget requests during budget review."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Telephone Installations - 1655 Robson Street and Grant and Commercial Streets

The Director of Permits and Licences reports as follows:

"Further to the organization of the City Social Services into five decentralized service areas in the City, Council adopted, on August 29, 1972, a recommendation of the Board of Administration to rent approximately 5,000 square feet of space at 1655 Robson Street as a sub-unit to the Central Services District and on October 17, 1972, a recommendation to rent approximately 21,000 square feet of space in a building under construction at Grant and Commercial Streets as a North Service Centre.

The Electrical Division has submitted alternative proposals, prepared by the B.C. Telephone Company, to provide telephone services to both locations.

Following discussions with the Departments concerned and the Administrative Analyst, the costs to provide the installation of suitable equipment and monthly rentals have been established as follows:

	Installation	Monthly Rental
Robson Street AKD 741 Switchboard 17 stations 6 trunks	$1,010.00	$ 361.00
Grant & Commercial Streets G.T.X. 400 Switchboard 80 stations 30 trunks	$3,850.00 $4,860.00	$ 1,237.00 $ 1,598.00

We must order the equipment immediately because of a 3 month minimum delivery time.

It is therefore necessary that the budget items for the installation be approved in advance of the normal budget. Estimated costs have been included in the 1973 Budget Submissions.

It is RECOMMENDED that:

Prior approval be given to the expenditure of $1,010.00 at Robson Street and $3,850.00 at Grant and Commercial Streets for installation of telephone equipment."

Your Board RECOMMENDS that the Recommendation of the Director of Permits and Licenses be approved.

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Alterations to the Vancouver Art Gallery

The Director of Permits and Licenses reports as follows:

"In the 1972 Budget submission, Council approved the Vancouver Art Gallery Grant request for $70,000.00 to carry out major renovations to the administration office area in the Art Gallery.

On May 9, 1972, Council approved the following motion:

'THAT pursuant to request from the Vancouver Art Gallery Association, the firm of Thompson, Berwick, Pratt and Partners be appointed as Architects for the proposed Art Gallery alterations and instructed to complete working drawings and call for Tenders to the satisfaction of the Assistant Director, Construction and Maintenance Division.'

Tenders have now been received for the alteration work and are listed below:

(a)	Dogwood Construction Ltd.	$ 62,275.00
(b)	Bengal Construction Ltd.	$ 64,692.00
(c)	Turnbull & Gale Construction Co. Ltd.	$ 65,999.00
(d)	Onyx Contractors Ltd.	$ 68,500.00
(e)	Corvan Construction Ltd.	$ 69,650.00
(f)	Floris Jonkman Construction Co. Ltd.	$ 79,700.00
(g)	Kirkwood Construction Ltd.	$ 81,759.00

All Tenders have been examined and found to be in order, and all provided the appropriate bid bond or certified cheque. The Architects, with our concurrence, recommend that Council accept the lowest tender, that of Dogwood Construction Ltd.

On the basis of the low tender, the estimate for the alteration work is as follows:

Contract Amount	$ 62,275.00
Architects and Engineers Fees	7,473.00
Allowance for Advertising, Development Permit, & Miscellaneous Items	252.00
TOTAL	$ 70,000.00

The Comptroller of Accounts advises that the funds in the amount of $70,000.00 were provided in the 1972 Supplementary Capital Budget for this project.

It is RECOMMENDED that:

(a) The contract for the alterations be awarded to Dogwood Construction Company in the amount of $62,275.00, such contract to be to the satisfaction of the Corporation Counsel.

(b) The City Treasurer be authorized to return the deposits to the unsuccessful bidders."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. IIPS
Environmental Management Conference
San Diego, February 27 - March 2, 1973
Leave with Pay and Per Diem

The Director of Planning and Civic Development, Deputy City Engineer, Director of Finance and Director of Social Planning report as follows:

"The Ford Foundation, a major funder of the Vancouver Regional Inter-Institutional Simulator Project (IIPS) also provides financial assistance to similar projects in Erie, Pennsylvania; Nashville, Tennessee; Honolulu, Hawaii; San Diego, California and Seattle, Washington. The Ford Foundation is convening a four day meeting of Project Managers from these cities in San Diego, February 27 to March 2, 1973.

The purpose of the meeting is to allow participants from the various projects to exchange information on their progress and problems in the areas of research and management. It is an opportunity to share expierience, co-ordinate effort and learn from each other.

IIPS representatives from the Federal Government, Greater Vancouver Regional District, University of British Columbia and the City of Vancouver are invited by the Ford Foundation to attend and participate in the meeting. The Foundation pays travel and hotel expenses. Per diem rates (5 days, Tuesday through Saturday) for meals and out-of-pocket expenses are available in the City's budget for IIPS.

City representatives on IIPS have designated the Deputy City Engineer and the Director of Social Planning to represent the City at this meeting, if Council approves.

Your officials are currently drafting a report, which will be available to Council shortly, on the current overall status of the IIPS Project.

It is RECOMMENDED that Council approve the four day leave of absence for each of these two City officials to attend the San Diego meeting, with the per diem cost of $250.00 to be paid from the City's budget provision for IIPS."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development, Deputy City Engineer, Director of Finance and Director of Social Planning be endorsed.

3. Alteration of the Use of the Existing
Gasoline Service Station located at
3095 Oak Street

The Director of Planning and Civic Development reports as follows:

"Master Leasing Limited has submitted Development Permit Application No. 60636 to use a portion of this site occupied by a Gasoline Service Station for the sale of automobiles (a maximum of 2 cars only at any one time).

The site is located in a C-2 Commercial District and the Gasoline Service Station location policy adopted by the City Council on October 1, 1968, permits alterations of this Gasoline Service Station at this location.

It is proposed to retain the use of the site as a gasoline service station and to use two exisitng parking stalls at the south west corner of the site for automobile sales. A letter submitted by the applicant states there would be a maximum of two vehicles for sale at any one time.

The Technical Planning Board and the City Planning Commission recommend that this application be refused for the following reasons:

The proposed use is considered to be an unsatisfactory form of development in this C-2 Commercial area and having regard to the existing gasoline service station on this site."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

4. Alteration of Existing Gasoline Service Station located 2611 Kingsway

The Director of Planning and Civic Development reports as follows:

"Mr. John Kertesz has submitted Development Permit Application No. 60819 to use a portion of this Gasoline Service Station for the sale of automobiles (a maximum of nine cars).

The site is located in a C-2 Commercial District and the Gasoline Service Station location policy adopted by the City Council on October 1, 1968, permits alterations of this Gasoline Service Station at this location.

It is proposed to retain the existing gasoline service station on this site and to use a portion of this site as a car sales lot (maximum of nine cars).

It is noted that this is a large site (183' x 90') and the easterly open portion of this site abuts a site which is approved for car sales.

The Technical Planning Board and the City Planning Commission recommend that Development Permit No. 60819 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of a portion of this site for car sales with retention of the existing gasoline service station, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating the deletion of the proposed sales area at the north west corner of this site and the provision of a car sales area adjacent to the east side of this site only.

(b) All signs are to comply with the Zoning and Development By-law.

(c) No banners, flags, bunting or string lighting are to be permitted on this site at any time.

(d) No lane access permited at any time."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be endorsed.

5. Zoning By-law and Development Permit Procedures

The Director of Planning and Civic Development reports as follows:

"BACKGROUND:

The first Zoning Bylaw for the City of Vancouver was enacted in 1928 and remained relatively unchanged until Zoning and Development Bylaw No. 3575 was enacted in 1956. The 1956 Bylaw reflected changed circumstances, such as:

(a) A civic policy to encourage maximum development

(b) A much larger and more complicated City than that of 1928

(c) The establishment of a Planning Department as an arm of City government

(d) The provision for discretionary authority established in the Vancouver Charter.

cont'd....

Clause No. 5 continued

The Bylaw contained a number of innovations which have proved successful.

Bylaw No. 3575 has been amended in many ways, but is, in its basic form, unchanged since its original enactment in 1956. In essence, it divides the City into specific zones in a fairly conventional manner and, within each zone, specifies regulations and various categories of use.

The first uses are 'outright' in that, if the regulations are complied with, issue of a development permit is automatic.

The second category involves discretionary authority of the Technical Planning Board and this authority is exercised in the light of the circumstances affecting the particular site covered by the application, its relation to its surroundings and the relationship of the application to civic policies either established or being studied. The Technical Planning Board are required to notify surrounding owners in some cases, and in other cases this requirement is optional.

The third category is where the City Planning Commission are required to be consulted by the Technical Planning Board. The Commission review provides an opportunity for both the applicant and anybody else having views on the matter to be heard in public before the Technical Planning Board makes its decision.

The fourth category involves City Council, who make their decision on advice from the Technical Planning Board and the Vancouver City Planning Commission.

The most significant change to the Zoning Bylaw during the 16 years of its operation was the introduction of a bonus system. This, however, is a technical matter and did not change the broad structure or system of discretionary authority outlined above.

Amendments to the Zoning Bylaw either to the boundaries of the zoning districts or to the text of the Bylaw are handled in the standard conventional way. The Charter requires that Council hold a public hearing and that certain public advertising must take place before the public hearing. In addition to the statutory advertising, the City has always had a policy of informing surrounding owners by a 'courtesy letter'. The area covered by such notification has varied and sometimes has involved saturation of a complete area where the proposal affects the whole area, or sometimes just involves people surrounding an isolated site or small area.

Public Hearings have, until recently, been held in the afternoons in the fairly formal atmosphere of the Council Chamber and in most cases this has usually been the first point of contact between Council and the applicants and other people who are affected.

THE PRESENT POSITION:

Times have changed since 1956. Citizen interest is far greater now than it has been since 1945, citizen organizations are well established and, in many cases, have professional assistance and operate in a very sophisticated way. This suggests a greater degree of public participation and debate before decisions are made, certainly as far as zoning amendments are concerned, and probably as far as at least major developments are concerned.

cont'd....

Clause No. 5 continued

There are many other reasons which suggest that a complete review of the Zoning & Development Bylaw is desirable and the Director of Planning and Civic Development has had this under consideration for some time.

The review would concern not only the technical sections of the Bylaw but the procedures and other methods by which it is implemented. It would be anticipated that the review would include an investigation of the costs and benefits of various policies and procedures which the Bylaw represents and also the methods by which the views of officials, the Design Panel, the Vancouver City Planning Commission, the public and City Council are obtained on development proposals at various stages in the procedure.

In suggesting a review it would be necessary to bear in mind the confidentiality which has been customary in early stages of rezoning and development permit applications, and which should probably still be maintained when an early release of information could prejudice the financial or other arrangements which are being investigated.

THE PROPOSAL:

Consequently, it is clear that the whole development and zoning process should be examined. The review will involve City Council, the Vancouver City Planning Commission, the Technical Planning Board, the Design Panel and staff, as well as citizen organizations who are interested in the system. The review would be a two-stage undertaking. First would come a review of the philosophies and policies in the Bylaw, and the identification of a general approach to overall changes. The second stage would translate such changes into the Bylaw and/or Vancouver City Charter amendments and would investigate other measures necessary to implement the intentions and streamline the operations.

METHOD:

While there are members of the present staff who can carry out the necessary review, this would alienate other important priorities. It is suggested, therefore, if a consultant can be found who is sufficiently experienced, there would be an advantage in having him act as a 'staff consultant', responsible to the Director of Planning and Civic Development, to do the work.

There would be other advantages: he would be free from any personal commitment to the philosophy or operation of the Bylaw and, therefore, in a better position to be objective. If such a staff consultant cannot be found it would take one staff member full time for a period which would probably exceed 12 months to do the work and he, in turn, would require substantial assistance from other members of staff and sub-consultants if available.

It is suggested that the factors which should be reviewed as the first stage by the Council, Planning Commission, staff and citizen organizations should include, but not be limited to:

(i) How should amendments to the Zoning Bylaw, either to the text or to the zoning areas be made. Should there be requirements for public debate before recommendations are formulated. Should tenants, as well as owners be involved.

cont'd....

Clause No. 5 continued

(ii) Should the public hearing system be modified to become less formal and should steps be taken to make public hearings more accessible to people generally such as evening public hearings held in the area affected. Should such changes be optional or mandatory.

(iii) Should zoning changes be preceded by a community or City-wide development plan review and only considered in the context of such a plan.

(iv) The discretionary authority should be reviewed:

(a) Is it possible and advantageous to reduce the amount of discretionary authority.

(b) Is it possible to have discretion exercised by an individual rather than by a group for minor cases within stated policies.

(c) To what extent can citizens of surrounding areas be involved in the exercise of discretionary authority in the issue of development permits.

(v) How is the preservation of existing buildings to be handled. Is there some way through the Zoning and Development procedures that the best of the existing development can be retained.

(vi) Is it possible to produce a bonus system for quality. In the past, this has not proved possible as essentially a bonus needs to be something which can be measured rather than the evaluation of some quality which will then be given a quantitive bonus.

(vii) How can the matter of aesthetic control be improved.

RECOMMENDATION

It is recommended that:

(a) Council consider this proposal and, if they believe it has merit, consult with the Vancouver City Planning Commission, the Civic Design Panel, the Departments of Planning and Civic Development and Permits and Licenses, Social Planning and the Corporation Counsel. Council would invite a response from citizens' organizations and would establish a general philosophy and policy as a background for further investigation.

(b) the Director of Planning and Civic Development report further on either consultant or staff requirements for carrying out the proposals.

(c) the appointment of a consultant or the identification of staff be completed before the debate suggested in Recommendation '(a)' commences, to allow such individual or individuals to be fully involved throughout the entire process."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development be adopted.

6. Carpet Replacement Program at the Queen Elizabeth Theatre

The Director of Permits and Licenses reports as follows:

" In the submissions for the 1972 Budget, the Auditorium Board requested $22,000.00 for carpet replacement on the main and lower lobbies in the Queen Elizabeth Theatre. The Budget Committee reduced the amount to $12,000.00 and directed that the program should be spread over two years.

Unfortunately, it was not possible to apportion this work as had been anticipated. The tenders for the carpet had been received and the cost for the necessary yardage will be approximately $21,000.00. This carpet must all be of the same dye-lot and must, therefore, be ordered at one time. An additional $4,000.00 is required for underlayment and installation.

We have requested the Auditorium Board to include an amount of $25,000.00 in their 1972 Budget, made up of $12,000.00 carried over from 1972 and an additional $13,000.00 attributable to their 1973 Budget.

Because of the poor condition of the carpet in the lobbies under question, and because we already have tenders for the new carpet, it is advisable that the carpet be ordered and the installation be carried out as soon as possible. To initiate the work, it is necessary that the Budget item be approved in advance of the normal budget.

It is RECOMMENDED that:

Prior approval be given to an item of $25,000.00 in the 1973 Budget for carpet replacement at the Queen Elizabeth Theatre. "

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

A-7

Board of Administration, February 16, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters - (Various Funds) - December, 1972

   (a) Security Transactions during the month of December, 1972.

   (b) Summary of Securities held by the General and Capital Accounts only as at December 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Cost Cost	Term Days	Annual Yield %
	Chartered Banks Deposit Receipts					
Dec.15	Bank of Montreal	Jan.29/73	402,416.44	$400,000.00	45	4.90
15	Mercantile Bank of Can.	Feb.28/73	3,726,043.00	3,686,202.00	75	5.26
15	Bank of B.C.	Jan.29/73	798,088.00	793,072.00	45	5.13
15	Royal Bank of Canada	Feb.15/73	1,008,629.04	1,000,000.00	62	5.08
19	Mercantile Bank of Can.	Dec.29/72	1,000,000.00	998,590.00	10	5.15
21	Mercantile Bank of Can.	Feb. 28/73	294,292.00	291,422.00	69	5.21
27	Bank of Montreal	Dec. 29/72	2,300,378.08	2,300,000.00	2	3.00
29	Mercantile Bank of Can.	Mar.30/73	1,965,081.88	1,939,836.37	91	5.22
29	Bank of Montreal	Mar.30/73	2,531,943.49	2,500,000.00	91	5.125
29	Bank of Nova Scotia	Mar.16/73	808,573.37	800,000.00	77	5.08
			$14,835,445.30	$14,709,122.37		

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Transfer of B.C. Hydro & Power Authority 7% Parity Bonds due September 1, 1975 from Debt Charges Equalization Fund to General and Capital Account to Meet Portfolio Requirements

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Transferred						
Dec. 29	B.C. Hydro & Power Authority 7% Parity Bonds	Sept. 1/75	$70,000.00	$101.70	$71,190.00	2/8	6.30

****

Debt Charges Equalization Fund Transactions

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Dec. 18	City of Van. 5½%	Nov. 15/75	$2,000.00	$93.85	$1,877.00	2/11	7.90

****

Sinking Fund Transactions

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts					
Dec. 1	Toronto Dominion Bank	Apr.16/73	$1,019,822.47	$1,000,000.00	136	5.32

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Cemetery Perpetual Maintenance Fund Transactions

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Dec. 11	City of Van. 5 3/4%	Oct.15/77	$2,000.00	$93.00	$1,860.00	4/10	7.50
18	City of Van. 5%	May 1/78	1,000.00	87.50	875.00	5/5	7.90
			$3,000.00		$2,735.00		

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Cont'd....

CLAUSE NO. 1 (continued)

(b) SUMMARY OF SECURITIES HELD AS AT DECEMBER 31, 1972

General and Capital Accounts Only

Type of Security	Par or Maturity Value	Cost or Book Value
Short Term		
Chartered Banks Deposit Receipts & Government Notes	$26,582,368.55	$26,110,532.37
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept.1/75	$ 398,000.00	$ 401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$ 1,238,000.00	$ 1,241,525.59

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for December, 1972 be adopted.

CONSIDERATIONS

2. U.B.C.M. and C.F.M.M. Conferences

The City Clerk reports as follows:

"The Canadian Federation of Mayors and Municipalities Annual Conference will be held June 4 to 7, 1973 in Charlottetown, P.E.I. and it has been the custom in the past for the Mayor to appoint delegates. The number of delegates have varied over the years, but seven accredited voting delegates are permitted from Vancouver. It has been customary for a member of the Board of Administration to attend these meetings.

The Union of British Columbia Municipalities Conference will be held September 12 to 14, 1973 at Prince George, B.C. and the policy of Council in previous years has been to permit all members of Council to attend, as well as a member of the Board of Administration. It should be noted that all members of Vancouver City Council are eligible to vote during this Conference.

Council should determine the number of delegates who will attend these Conferences this year, and either appoint the delegates to attend or refer the matter of appointment to the Mayor so that arrangements can be made for hotel reservations, etc."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

3. Columbus Charities Assosication - Tag Day

The City Clerk reports as follows:

"A letter has been received from the Columbus Charities Assoc. requesting that Council permit the organization Tag Days on March 14th, 15th and 16th, 1973. It is stated that the Association is a non-profit organization, the purpose of which is to provide good quality low-cost housing for senior citizens.

The organization did submit a request in 1971, however, it was advised by the City Clerk that Council had a policy of only permitting Tag Day privileges to the following: The Vancouver Poppy Fund Committee; The Kinsmen Club of Vancouver; the Co-ordinating Council of Lions Clubs. It was further advised that there are no objections to tagging on private property such as shopping centres, etc. Council is reminded that, although the foregoing policy is still in effect, Council did vary it recently, when it granted Tag Day privileges to the Vietnam Action Committee.

It is for the foregoing reason that this is brought forward for Council's direction."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

(Copy of the letter is circulated for the information of Council.

A-8

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

REGULAR REPORT FEBRUARY 9, 1973

RECOMMENDATION

1. Salary Adjustment - Four Positions: - (2) Cashier II's; (1) Cashier III; (1) Clerk III - Treasury Branch, Revenue & Treasury Division, Finance Department

The Director of Personnel Services reports as follows:

"In accordance with Personnel Regulation 195-1(g) providing for periodic salary and classification reviews, the above-mentioned positions in the Department of Finance were reviewed in April 1971. At that time, the recommendations put forth for salary adjustments were rejected by the Union and the matter was subsequently referred to the Joint Committee on February 24, 1972. Ensuing discussions at that level have led to an agreement upon which I report as follows:

A. Two Positions - Cashier II (J. Anderson, L. Lockhart)

These positions were last reviewed in 1963 and 1971. During this time, duties and responsibilities have remained relatively unchanged. However, I have reviewed prevailing community rates for positions of similar content, complexity and responsibility, and find that those rates are considerably lower than that rate paid to the Cashier II's. Therefore, I recommend that the rate for Cashier II's be reduced three pay grades from Pay Grade 18 ($685-822) to Pay Grade 15 ($605-720), a rate which is more consistent with that paid in the community.

B. One Position - Cashier III (J. S. Chadwick)

The duties and responsibilities of this position are substantially similar to those performed when the position was last reviewed in 1968 and 1971. The present rate for Cashier III, Pay Grade 21 ($788-943), was based upon the Cashier II rate with a three pay grade differential for supervisory and other additional responsibilities. Considering the external salary survey data obtained, the rates paid to similar internal positions, and the preference to maintain a three pay grade differential, I recommend that the rate be adjusted downwards to Pay Grade 18 ($685-822).

C. Two Positions - Clerk III (J. McKnight, One Vacant)

These positions have received on a regular basis additional compensation currently amounting to $18.00 per month under Personnel Regulation 160-5(m) for performing relief cashiering functions which up until now were recognized at a higher level of responsibility. I recommend that this practice now be discontinued, and the Personnel Regulation revised accordingly, excepting the case of the present incumbent who will continue to receive the additional compensation provided by the aforementioned regulation as long as he continues to occupy his present position and continues to perform the relief cashiering function.

NOTE: RE ADMINISTRATION -

Normally, when a salary reduction is approved by Council, Personnel Regulation 195-3(b)(2) applies. That is, the current incumbents would continue to receive their present rates but would receive only one-third (1/3) of any overall increases in salaries or wages granted employees until such time as the established rate for their positions is reached. I recommend that this section of the Regulation be waived with respect to all the incumbents covered by this report. The effect of this will be that they will continue to receive their present rates and enjoy the full benefit of negotiated increases so long as they occupy their present positions. When the positions are vacated, new incumbents will be hired at the recommended lower rates.

Cont'd

CLAUSE NO. 1 (continued)

NOTE: RE ADMINISTRATION (cont'd.)

This recommendation is being made without prejudice. It will apply only to the subject report and is not intended to set a precedent for the administration of any future downward reclassifications or salary adjustments.

The estimated recurring annual saving of this proposal, determined by the decrease in the final steps in the pay ranges at 1973 rates and including fringe benefits at 10%, will be $4,500. However, these savings will not be realized as long as the incumbents occupy their present positions.

This report has been discussed with the Business Manager, Municipal and Regional Employees' Union, who concurs herein."

Summary of Recommendations

Incumbent	Present Classification	Proposed Classification	Effective Date
J. Anderson L. Lockhart	Cashier II Pay Grade 18 ($685-822)	Cashier II Pay Grade 15 ($605-720)	When adopted
J. Chadwick	Cashier III Pay Grade 21* ($860-943)	Cashier III Pay Grade 18* ($752-822)	When adopted
J. McKnight One Vacant	Clerk III Pay Grade 17 ($659-788) Plus an additional amount equivalent to one half of the differential between the maximum rates of Clerk III and Cashier II	Clerk III Pay Grade 17 ($659-788)	When adopted

* Effective range under Personnel Regulation 160-1(a)(2)

RECOMMENDED:- That:

(a) The above recommendations of the Director of Personnel Services with respect to salaries be approved;

(b) The present incumbents be exempted from the provisions of Personnel Regulation 195-3(b)(2);

(c) Clause 5(m) be deleted from Personnel Regulation 160.

BOARD OF ADMINISTRATION, February 16, 1973.....(PROPERTIES - 1)

RECOMMENDATION

1. RENTAL REVIEW - South
Foot of Granville Street

The Supervisor of Property and Insurance reports as follows:-

" City-owned Lot 32, Block 1, D.L. 314, zoned C-2 - Commercial, comprises approximately 25,000 square feet. It is reserved from sale pending an assessment of the effects of the new approaches to the Hudson Street Bridge. The lot was created in 1967 by the consolidation of a City lot, Granville Street End and a lot acquired by exchange from the Fraser Arms Hotel Ltd.

On January 1, 1968 it was leased for 10 years to the Fraser Arms Hotel for parking purposes at a rental of $2,580.00 per annum plus taxes, subject to the rent being reviewed on January 1, 1973.

The lease obligated the lessee to pave and drain the site and granted the lessee first right to purchase.

Negotiations with the lessee regarding the rental have resulted in their agreement to pay a rent of $7,220.00 per annum plus taxes as if levied as of January 1, 1973.

The Supervisor of Property & Insurance is of the opinion that this rental represents market rental value.

RECOMMENDED that for the period January 1, 1973 to December 31, 1977, that the rent for the above property be set at $7,220.00 per annum plus taxes as if levied."

Your Board

RECOMMENDS that that foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

2. BRITANNIA COMMUNITY SERVICES CENTRE
1104 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"1104 McLean Drive, legally described as Lot 13 exc. the S 29' & Lot 14, Block 40, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

This property is a 1 3/4 storey frame house, with a main floor area of 1,005 sq.ft., with attached carport and sundeck, full concrete basement, erected in 1909 on a corner site 37' x 93', zoned RM-3. This dwelling contains 10 rooms, 9 plumbing fixtures, has a patent shingle roof, shake and stucco exterior, concrete foundation and is heated by a gas-fired hot air furnace. There is a self-contained suite in the basement and the house is in above average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $26,000.00, subject to the following:-

1. An advance payment of $1,000.00 upon delivery of a registrable Deed in favour of the City.

2. The balance of $25,000.00 to be paid on April 26th, 1973, which will be the date of sale.

3. Rent-free possession until May 31st, 1973.

Clause 2 Continued...

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed that this dwelling will be demolished when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $26,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1521 and 1523 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"1521-1523 Parker St.legally described as Lot 21, Block 24, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a two storey frame dwelling with a main floor area of approximately 900 sq. ft., erected in 1911 on a site 33' x 122', zoned RM-3. This dwelling contains one 5 room self-contained unit on the main floor with 4 plumbing fixtures, and a 3 room self-contained unit on the second floor with 4 plumbing fixtures, has a patent shingle roof, stucco exterior, full concrete basement and is heated by an oil-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $25,000.00 as of February 28th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. These premises are occupied by tenants. The tenant on the second floor is moving this month and the tenant on the main floor will move when the schools close for the summer. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1639 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"1639 Parker Street, legally described as Lot 18, Block 23, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

Clause 4 Continued....

These premises comprise a one storey frame dwelling with a main floor area of approximately 816 sq. ft., erected in 1907 on a site 33' x 122', zoned RM-3. This dwelling contains 6 rooms, 5 plumbing fixtures, patent roof, stucco exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in above average condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $22,500.00. The date of sale to be February 26th, 1973.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $22,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. LEASE RENEWAL - Commercial Drive Street-End, North of Powell Street

The Supervisor of Property and Insurance reports as follows:-

" Commercial Drive Street-End, North of Powell Street, has been leased to McLennan, McFeely, & Prior Ltd. for successive five-year periods since 1941, on a three-month cancellation basis. The street-end is open to the public for access to water lots, is paved and maintained by the lessee, and is used for access and loading purposes only, in conjunction with their operations adjoining the street-end.

The current lease expired on December 31st, 1972, and the new owners, Acklands Leasehold Properties Limited, have applied for, and received, consent of the City Engineer to a ten-year lease renewal commencing January 1st, 1973 subject to the conditions and reservations as contained in a lease dated February 16, 1948. By letter dated January 26, 1973, Acklands Leasehold Properties Limited have agreed to a rental increase from $142.00 per annum plus taxes to $1,440.00 per annum plus taxes, with a review of the rental rates five years from the commencement date.

RECOMMENDATION: that the current lease be renewed for a ten-year period, commencing January 1st, 1973, subject to the terms as contained in a lease dated, February 16, 1948, with the inclusion of a five-year rental review clause, at a rental of $1,440.00 per annum, plus all taxes as if levied. Lease to be in the name of Acklands Leasehold Properties Limited."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

6. SALE & RESUBDIVISION - City-owned
S/S 2700 Block Ward Street,
Between Earles and Duchess Streets

The Supervisor of Property & Insurance reports as follows:-

" Lots 8 & 9, Sub. B, Blocks 1 to 4, D. L. 37, situated on the south side of Ward Street between Earles and Duchess Streets were acquired by the City through tax sale. The lots are 33 ft. by 102 ft. each, zoned RS-1, One Family Dwelling District.

The lots have been reserved from sale due to a Greater Vancouver Sewerage and Drainage District sewer easement which is located over Lot 9. This easement is 20 ft. in width and contains a 72-inch storm drain and an 18-inch sanitary sewer. Because any repairs to the 18-inch sewer would necessitate excavating from the surface, building over the easement area could not be permitted and use of the easement area is restricted to gardening and landscaping.

A recent inspection revealed that the old dwelling on abutting privately-owned Lot 10 had been demolished and a further check showed that a building permit for a new dwelling on this existing 33 ft. site had been issued. Since construction has not commenced, the owner was contacted as to his interest in purchasing a portion of the adjoining City lot, including a part occupied by the aforementioned easement. As a result of the discussion and after due consideration, the owner of Lot 10 has submitted an offer to purchase the east 15 ft. of City-owned Lot 9 for the sum of $1,000.00 cash, inclusive of current taxes and registration fees. This sale would be subject to the following conditions:-

(a) The E. 15 ft. of Lot 9 being consolidated with Lot 10 to form one parcel.

(b) The existing Greater Vancouver Sewerage and Drainage District sewer easement.

(c) A bulkhead agreement

(d) The applicant to pay the administrative fee of $50.00.

The offer for the City land is considered fair and reasonable since the location and shape of the above-mentioned sewer easement severely restricts use of the additional 15 ft. strip.

It is intended to consolidate the balance of Lot 9 with City-owned Lot 8 to form a 51 ft. parcel, which can eventually be released for sale. This proposed sale and re-subdivision has been endorsed by the Director of Planning.

Attached is a map showing the proposed subdivision.

It is RECOMMENDED that the E. 15 ft. of City-owned Lot 9, Sub. B., Blocks 1 to 4, D. L. 37 be sold to the owner of adjoining Lot 10 on the foregoing basis."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

(Map Attached for Information)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

February 8, 1973

A meeting of the Standing Committee of Council on Civic Development was held in #1 Committee Room, City Hall, on Thursday, February 8, 1973 at approximately 8:35 a.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of February 1, 1973, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Vancouver Centre: 650 West Georgia Street

The Council had referred to this Committee for consideration and report back, a report of the Board of Administration dated December 14, 1972, re the proposal for the redevelopment of the site occupied by the present Birks Building, Strand Theatre, etc., including the City lane. At the last meeting of the Committee on February 1, 1973, the Committee heard from the applicant, Save our Birks group and the representative of the Civic Design Panel. At that meeting the Committee noted that the Director of Planning and Civic Development had recommended the consideration of three specific points -- the overall density, the maintenance of an average floor space ratio during construction, and development under City streets.

The Committee discussed the whole matter under five general headings:

(a) maintenance of average floor space ratio during construction

(b) development under City streets

(c) the overall density of the project

(d) pedestrian continuity and retail continuity on downtown streets

(e) the retention of the Birks Building

The Committee considered the matter of the maintenance of average floor space ratio during the construction period and agreed that it was not a problem if bond or other incentive were demanded of the applicant. The Committee's resolution on this item is quoted at the end of this report.

The matter of development under City streets was given discussion and it was noted that in terms of pedestrian traffic, there were periods of time during the year when Granville and Georgia Street intersection did not have enough capacity for the pedestrians using that intersection. Reference was made to other underground developments, i.e. Place Ville Marie in Montreal and a development presently under construction in Toronto.

cont'd....

Clause #1 continued

It was noted that there are approximately 30,000 square feet of underground retail space in Vancouver Centre as proposed by the plans submitted by the applicant. The Committee was asked by a member if it is interested in creating in the City of Vancouver an underground precinct. The Committee discussed the matter and determined to recommend that the underground connections be not allowed. The Committee's resolution on the matter is quoted at the end of this report.

The Committee noted the overall density of the project and discussed many aspects of floor space ratio and its relation to control of population and building bulk. It noted also that the present by-law provided for a floor space ratio of 12.0 on the site presently contemplated and that the proposal asked for a floor space ratio of 9.0 including all bonuses for amenities and open space and Granville Street retail treatment. Comment was made on the method of the consolidation of the site and the 'borrowing' of floor space ratio from the parking garage on Seymour Street, and the closed portion of the City lane. It was noted that public open space and landscaping needs of today's citizens are at present not met by our zoning and development by-law. The Committee agreed to a suggestion that a relatively low density, with bonus for public amenity, would be appropriate in the downtown area.

The Committee discussed the need for the maintenance of pedestrian, retail continuity on City streets in the downtown area and referred to previous Councils' actions re the Parkade built by the Hudson's Bay Company on Seymour Street providing retail space and the actions taken in connection with Eaton's store on Block 42 and discussions that had occurred between the City Council and the developer on Block 52 re the retail space on Granville Street. Comment was made on the form of the building which provided small triangular plazas on this site and broke the pedestrian retail continuity on Granville Street and on Georgia and Seymour Streets. The Committee concurred on the thought that the Technical Planning Board should be insistent on the continuity of retailing in the central business district and comment on associated street furniture.

One of the considerations the Committee gave considerable time to was the matter of the retention for historic and aesthetic reasons of the present Birks Building. The Committee was advised that members had had a tour of the building and had been given evidence of the present condition of the building. The various members of the Committee present advised of their specific feelings on the matter and the Building Inspector reported on what his concerns were in connection with the earthquake loading requirements and how they would have to be met.

After discussing these general areas the Committee RECOMMENDS

I. THAT Council advise the Technical Planning Board it does not consider the maintenance of an average floor space ratio during the construction period a problem and recommends that a performance bond be required of the developer to ensure the construction of the complete building project in a reasonable time.

II. THAT the underground connections between Vancouver Centre and Block 52 and the Hudson's Bay Company be not allowed.

(Alderman Bowers is recorded as voting in the negative, as requested)

cont'd....

Clause #1 continued

III. THAT the project be approved in principle, subject to the reservations in the previous recommendations and subject to the condition that the roof of the part of the development on the corner of Granville and Georgia Streets become public open space and maintained permanently by the developer.

IV. THAT the Technical Planning Board report back to this Committee before final approval is given.

V. THAT the density is acceptable.

The meeting adjourned at approximately 10:30 a.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 8, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third Floor, City Hall, on Thursday, February 8, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held January 25, 1973, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Report of the Director of Welfare dated January 8, 1973

At the request of the Chairman, the Director of Welfare and Rehabilitation submitted a report dated January 8, 1973, copy of which is appended. This report outlined information under the following headings:

I Legislative Authority for the Department
II Cost Sharing Arrangements
III Objectives of the Department
IV Departmental Reorganization
V New Directions

Questions were directed to the Director of Welfare on Items I to IV inclusive, and the Committee considered Section V which dealt with the following topics:

(i) New Social Allowance Rates
(ii) Housing
(iii) Budgeting and Home Management
(iv) Meals and Lodging Program
(v) Pacific Hostel & Bridge Y
(vi) Travelling Youth
(vii) Decentralization and Community Needs
(viii) Services to the Aged and Handicapped
(ix) Guaranteed Income
(x) Information on Departmental Services
(xi) Evening and Weekend Emergencies

After consideration of this report, the Committee took action on the following items in Section V:

(xi) Evening and Weekend Emergencies

The Director of Welfare stressed the need for an evening and weekend emergency service for recipients of social assistance and advised that such a service would not require additional staff, however it would require extra pay for exisitng staff who would periodically be assigned to this emergency duty.

cont'd....

Clause No. 1 continued

Mr. Boyd advised that it would only be necessary for any one staff member to be on duty about once a month as he had approximately 40 people who are qualified to render such a service.

RECOMMENDED that we approve in principle the establishment of an evening and weekend emergency service and that the Director of Welfare and Rehabilitation report directly to Council on the staffing and costing of such a service.

(ii) Housing

Mr. Boyd advised the Department spend a great deal annually on generally inadequate and over priced housing. He suggested that the Department retain as soon as possible two or three housing aides, preferably welfare recipients, to assist in finding suitable housing.

RECOMMENDED that we approve in principle, the creation of a permanent position of a housing aide and that the Director of Welfare and Rehabilitation explore the possibility of obtaining supplementary help from the Vancouver Opportunities Program.

(iii) Budgeting and Home Management

The Director of Welfare and Rehabilitation advised that a recurring problem is the single, unemployable person or family head who runs out of money and requests additional funds by way of grocery orders. Even with more money, many of these people still run short. In essence, they require help in money and home management. Mr. Boyd suggested we retain as soon as possible, two or three budgeting and home aides, preferably welfare recipients, to work under the direction of our Nutritionist.

RECOMMENDED that a home management and budgeting service be approved in principle and that the Director of Welfare and Rehabilitation explore the possibility of using volunteers from the Vancouver Opportunities Program to act as home management and budgeting aides under the direction of the Departmental Nutritionist.

2. Single Men's Unit

At the last meeting of the Committee, Alderman Rankin's report of January 18, 1973, dealing with the Single Men's Unit was briefly considered and action was taken with respect to the meals and lodgings program. The balance of this report was considered by this Committee and action taken as noted hereunder:

(i) The Building at 517 Hamilton Street

Alderman Rankin in his report stated that this building, which houses the Single Men's Unit is grossly inadequate for the work it is designed to do. The Committee discussed this at length, and it was suggested that the following procedures be investigated:

(a) the lease of the building be paid up
(b) lease the upstairs portion of the building
(c) purchase the building or seek alternative accommodation.

In speaking to the matter, Mr. Colcleugh advised that consideration was being given to decentralizing this unit by moving the rehabilitation section to another building. The Committee discussed 306 Abbott Street and a building at West Pender and Homer Streets as alternative sites.

cont'd....

Clause No. 2 continued

RECOMMENDED that in order to obtain more suitable accommodation for the Single Men's Unit, the Director of Welfare and Rehabilitation, after consultation with the appropriate civic officials, report back on a number of alternatives, i.e.

(a) lease the upstairs of the single men's unit and leave it vacant

(b) buy out the existing lease with the idea of moving to another location

(c) explore the possibility of leasing or buying alternate accommodation such as 306 Abbott Street or the building at West Pender and Homer Streets.

(ii) Merging of Provincial and City Staffs

The Chairman in his report of January 18, 1973, discussed the merging of Provincial and Civic staffs. In discussing this matter, Mr. Boyd advised that cost sharing arrangements on all staff including Provincial staff, was nearing completion and a report would be submitted to Council in approximately two weeks time.

RECOMMENDED that we approve in principle the merging of all Provincial and Civic staffs subject to a financial report from the Director of Welfare which will be submitted directly to Council, without prejudice, to cost sharing and administrative expenses.

FURTHER RECOMMENDED that vacancies resulting from attrition of Provincial workers (by resignation or transfer to Provincial offices) be not filled by the Provincial Government but added to the City's complement subject to acceptable cost sharing arrangements.

(iii) Temporary Help Situation

Alderman Rankin discussed the use of temporary staff by the Welfare and Rehabilitation Department and urged that these people be hired on a permanent basis as many of them have been employed in a temporary capacity for 18 months to 2 years.

In speaking to this matter, Mr. Boyd stated there are only eight temporary staff members and this problem will be resolved by the establishment of additional permanent positions which will be asked for by the Director in a submission to Council within the next 30 days.

RECOMMENDED that when Mr. Boyd reports on staff requirements for the Department of Welfare and Rehabilitation, he include in his report the matter of the eight temporary employees.

(iv) Weekend Staff

It was noted by the Committee that this matter was dealt with earlier in the proceedings.

(v) Meals - Alpine Restaurant

This matter was considered by the Committee at its meeting on January 25, 1973, and will be discussed later in the meeting when the Committee considers the Director of Welfare's report.

(vi) Lodgings - Stratford Hotel

This matter was considered by the Committee on January 25, 1973, and will be considered further later in the proceedings when Mr. Boyd's report is under discussion.

cont'd....

Clause No. 2 continued

(vii) Rehabilitation and Job Placement

Alderman Rankin stated in his report that he was of the opinion that more emphasis should be given at the Single Men's Unit to the rehabilitation and placement of the single men.

The Director of Welfare advised that Manpower has appointed a new manager and he is prepared to consider seconding one of his counsellors to work at the Single Men's Unit.

Mr. Colcleugh stated that contact has been made with groups and organizations that have vacancies under LIP grants and the Department is directing suitable candidates from the Single Men's Unit to the 60 vacancies that presently exist.

The Director of Welfare referred to a circular letter from the Department of Rehabilitation and Social Improvement dated January 18, 1973, wherein the Hon. Norman Levi has approved a new program to assist in the location of social assistance recipients in non-profit community services. (A copy of this letter is appended).

RECOMMENDED that the circular letter from the Department of Rehabilitation and Social Improvement dated January 18, 1973, be reported on by Mr. Boyd at the next meeting of the Committee and that in the interim, the letter be circulated to each member of Council.

3. Alpine Cafeteria

At the last meeting of the Committee, the Director of Welfare and Rehabilitation was asked to report to this meeting on what alternative arrangements will be made after the termination of the contract with Alpine Cafeteria. This contract expires May 31, 1973.

The Board of Administration submitted for the information of the Committee, the Director of Welfare's report dated February 2, 1973. Mr. Boyd advised that the present policy with respect to meals and lodgings is to put all transient single males with no fixed address on meals and lodgings.

At the last meeting of the Committee, it was agreed that more of these men should be placed on a cash allowance and assuming that Council approves the recommended change in the policy, it is anticipated a reduction in the number of persons on meals and lodgings from four hundred to two hundred persons. The remaining two hundred will consist of:

(i) recipients who need to have their assistance administered. In these cases, the person administering their assistance will make arrangements with individual restaurants in proximity to the recipients' residence. Eventually this will account for one hundred and fifty of the two hundred persons.

(ii) recipients who are unwilling to take advantage of employment and training opportunities, and for whom Meals and Lodging will be used as a deterrent. The anticipated maximum is fifty persons.

Mr. Boyd further advised that arrangements will have to be made with several restaurants to feed these persons each, as it is desirable to keep the number down to a minimum in any one restaurant in order to circumvent a concentration of welfare recipients in any one restaurant.

The Department of Welfare and Rehabilitation would purchase meal tickets from these designated restaurants and the issuance of these tickets could be handled in two ways:

(a) directly to the recipient. Experience from the past indicates that many recipients will sell the meal tickets for cash, use up the cash for other than meals and return to the Department for more assistance.

cont'd....

Clause No. 3 continued

(b) give the meal tickets to the designated restaurant operator on behalf of a particular recipient and have the operator punch the weekly ticket each time the recipient comes in for a meal. The recipient would be provided with an I.D. card by our Department.

After due consideration, it was

RECOMMENDED that

(a) the contract with the Alpine Cafeteria be terminated as of May 31, 1973;

(b) the new policy of handling meals for recipients who are not provided with cash, as designated in (i) and (ii) quoted above, be approved;

(c) the issuance of meal tickets be handled as follows: give the meal tickets to the designated restaurant or institution operator on behalf of a particular recipient and have the operator punch the weekly ticket each time the recipient comes in for a meal. The recipient would be provided with an I.D. card by our Department.

4. Stratford Hotel

The Board of Administration under date of February 2, 1973, submitted the following report of the Director of Welfare and Rehabilitation on the subject matter:

"At the January 25th, 1973 meeting of the Standing Committee of Council on Social Services, the Director of Welfare and Rehabilitation was asked to report to the February 8th, 1973 meeting of the Standing Committee on the Department's current arrangement and use of the Stratford Hotel, and alternative arrangements that would need to be made if the arrangement with the Stratford Hotel is terminated.

The City does not have a formal contract with the Stratford. We have a rental arrangement with them whereby we guarantee rental of one hundred rooms per night at $2.00 per room - $200.00 per night or $6,000 per month. This rental arrangement can be terminated by the Department, or the Hotel Operator, on thirty days' notice.

The Stratford Hotel has been used in most instances to provide temporary lodging for single older transient men. The term 'transient' refers to single male persons with less than six months' residence in Vancouver who have not been in employment in the City for six months prior to application for assistance. The majority of transients are from within the Province.

Our experience with the transients at the Stratford reveals that the majority are older men with limited potential for full time employment, and who are likely to remain on social assistance for long periods of time. It appears reasonable to put these men on cash assistance from the outset and allow them the opportunity to make their own lodging arrangements.

We have recommended a change in our Meals and Lodging program from -

(a) placing all single employable transients on Meals and Lodging to -

(b) placing all single employable transients on short term cash assistance, except for -

cont'd....

Clause No. 4 continued

(i) those recipients who because of alcoholism, brain damage, etc. are unable to handle cash assistance. In these cases, their money must be administered. Out of a current caseload of 3,200 single employable males, we have 150 persons in this category. We have obtained the cooperation of a number of community-minded citizens; such as the Reverend Esau, Reverend Erb, Mrs. Gutteridge, etc. who have taken responsibility to administer the men's cash assistance. Our own staff continues to administer about twenty cases.

(ii) Those recipients who have been placed on cash assistance, have apparent potentital for employment and refuse to actively seek employment, or participate in training programs leading to employment. For this group it is essential to retain a limited Meals & Lodging program. Our experience indicates that at any given time the maximum number in this group would be fifty.

I have outlined below a cost comparison of Meals & Lodging and cash assistance.

(i) Meals and Lodging (per month)

Lodging	$ 60.00	
Meals	85.00	
Comforts Allowance	13.00	
	$158.00	$158.00

(ii) Cash Assistance (per month)

Basic Social Allowance	$102.00	
* Extra Rent	22.50	
	$124.50	$124.50
Difference:		$ 33.50

* extra rent allowable due to recent change in Provincial policy (January 1973). In exceptional cases of hardship, extra rent can go up to $48.00 per month, which if applied, would still make cash assistance $8.00 per month less than Meals & Lodging.

Should City Council accept the recommended change in the Meals and Lodging program, the need for one hundred guaranteed beds at the Stratford Hotel becomes unnecessary; however, as an interim measure I would propose that we immediately alter our arrangement with the Stratford Hotel from a guaranteed minimum of one hundred beds per night to twenty-five beds per night, also subject to thrity days' notice of termination."

It is brought to Council's attention that the recommended change of the Director of Welfare is a proposed change in policy for handling meals and lodging.

It was

RECOMMENDED that all single employable persons be placed on short term cash assistance except for

(continued)

Clause No. 4 continued

(i) those recipients who because of alcoholism, brain damage, etc., are unable to handle cash assistance. In these cases, their money must be administered. Out of a current caseload of 3,200 single employable males, we have 150 persons in this category. We have obtained the cooperation of a number of community-minded citizens; such as the Reverend Esau, Reverend Erb, Mrs. Gutteridge, etc., who have taken responsibility to administer the men's cash assistance. Our own staff continues to administer about twenty cases.

(ii) those recipients who have been placed on cash assistance, have apparent potential for employment and refuse to actively seek employment, or participate in training programs leading to employment. For this group it is essential to retain a limited Meals & Lodging program. Our experience indicates that at any given time the maximum number in this group would be fifty.

FURTHER RECOMMENDED that we immediately alter our arrangements with the Stratford Hotel from a guaranteed minimum of one hundred beds per night to twenty-five beds per night minimum, or such other facilities, subject to 30 days notice of cancellation.

5. Employment Placement:
Sing Men's Unit

The Board of Administration submitted the following report of the Director of Welfare and Rehabilitation dated February 2, 1973, for the information of the Committee:

"At the January 25th, 1973, meeting of the Standing Committee of Council on Social Services, the Director of Welfare and Rehabilitation was asked to report to the next meeting of the Standing Committee on his Department's experience with employment placement of male single employables through the Single Men's Unit.

The reorganization of the Department took place in the spring of 1972. The reorganization included the establishment of a Single Persons' Branch. Among other things, this Branch is responsible for assisting single employable males, and later single employable females, to take advantage of all available training and employment opportunities with the objective of getting them off social assistance.

With our limited staff we were not able to begin the operation of this Branch until the late fall of 1972. However, we did use a Local Initiatives Project in the summer of 1972, with a staff of ten Rehabilitation Counsellors, to carry out a survey of our single employable males. This survey confirmed our belief that there were many single employable males on social assistance with significant employment potential who had had little or no contact with any of our staff regarding training or employment. The intent and expectation of the Department, with regard to single employable persons, has never been orientated to vocational rehabilitation.

In the summer of 1971, the Social Planning Department carried out a survey of young employable males on social assistance and noted precisely what we had expected - that many young people were being kept on social assistance for long periods of time up to 1½ years.

Of particular significance, was a group of young people, approximately 16 percent of our young employable caseload, who informed the investigators that they had decided to adopt welfare as their life style, and did not really know that the Department expected employable people to be actively seeking employment.

cont'd....

Clause No. 5 continued

In the late fall of 1972, we made a change in our handling of single employable persons applying for assistance. We initiated a pilot project with every single employable male, under the age of forty, applying for the first time, and either placed him in Pacific Hostel or put him on cash assistance. Those placed on cash were given an appointment two weeks' hence to come and see a Rehabilitation Counsellor in the Single Persons' Branch.

During the month of December 1972 - 872 initial and follow-up interviews were completed by five Rehabilitation Counsellors, resulting in the following referrals or action:

To Creative Job Search	- 132
To Canada Manpower	- 463
To Provincial Employment Project (formerly Provincial Alliance of Businessmen)	- 137
To Vancouver Opportunities Program	- 14
Educational Upgrading & Training	- 51
Directly to Jobs	- 59

For the month of December, the 59 referrals directly to known employment is fairly good, out of a total of 872 cases. In the spring and summer months, the percentage would be considerably higher because of increased labour activity.

Those men referred directly to known employment opportunities had their cases closed and are no longer on assistance. Those referred to other sources, as noted above, are part of our Rehabilitation Caseload and are being actively followed-up.

With the limited number of Rehabilitation Counsellors working with single employable males, we are only scratching the surface and we will be submitting very shortly, for Council's consideration, our staff requirements to meet our responsibilities; not only with the single employable males but with all other categories."

Mr. Boyd explained that in order to ensure that single employable males are actively seeking employment, their welfare was going to be paid on a cyclical basis, e.g. such a person would be given monies for 14 days and requested to actively seek employment. This person would be required to come back on the 13th day and if they could prove they have been seeking employment, then they would be given further assistance for a further 14 or 28 days, depending on the circumstances.

Mr. Boyd stated that making the recipient come back periodically will help the social workers to determine if this person is in fact seeking employment, and prevent the situation of the past where single employable persons were kept on assistance for months on end without any contact with a rehabilitation counsellor.

After discussion on the foregoing report, it was

RECOMMENDED that the report of the Board of Administration, dated February 2, 1973, be received.

6. Improvement of Housing Conditions for Low Income Persons in the Gastown and Adjacent Areas

The Director of Welfare and Rehabilitation submitted to the Chairman, a communication dated January 24, 1973, dealing with improvement of housing conditions for low income persons in the Gastown and adjacent areas. This communication, which was before the Committee for consideration, suggested four steps that might be undertaken as a view to improving the housing problems in these areas.

Due to lack of time, it was agreed that further consideration could be given to this matter at a subsequent meeting of the Committee.

It was therefore

RECOMMENDED that the communication from Mr. Boyd to the Chairman of the Committee dated January 24, 1973, be received for information and that further consideration be given to this matter at a subsequent meeting of this Committee.

The meeting adjourned at approximately 3:30 p.m.

* * * *

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

FEBRUARY 8, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held in No.1 Committee Room, City Hall on Thursday, February 8, 1973 at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman of the joint meeting)
Aldermen, Bowers, Volrich, Harcourt, Massey, Rankin and Marzari

ABSENT: Alderman Pendakur

CLERK: M. James

The following is submitted to Council for consideration.

RECOMMENDATIONS

1. West End Local Area Planning Programme

Under date of February 8th, 1973, the Director of Social Planning, the Director of Planning and Civic Development and the City Engineer submitted a report to your joint committees which dealt with the West End Local Area Planning Programme. It was noted that this report was labelled "A Draft for Discussion".

The Chairman pro tem advised at the Committee meeting that he had met with the departments submitting the report re this specific joint meeting and had suggested this particular format to them rather than following the instruction of Council of January 23rd, 1973.

The report dealt with background and objectives, planning programme outline, methodology, and set forth six recommendations in draft form for discussion. Also included in the report was a modified flow chart showing long range plan elements, development criteria, action programmes, and the short and long range implementation of some of these items.

The Committee was advised that in developing these proposals the three departments had followed the guidelines which were intended to develop a high density, high quality residential area close to the central business district. It was noted by the departments that this planning programme for the West End was not applicable for other local areas, due to the peculiarities of the West End itself. It was proposed that the West End area would be divided into sub-areas for planning and action programmes and that these planning and action programmes would be carried forward in both the long and short range time periods concurrently.

It was noted that this whole report is submitted for discussion only and should not be construed as a finalized plan. The departments asked for comment on statements made and items suggested by this report.

The Committee in considering the report as a whole suggested the addition of the School Board to sub-section (a) in the major section headed "Methodology". It was noted that the development of an office, citizen involvement, and other items could be underway in March of this year if approval were given immediately. There was a suggestion that funding for this office and related expenses might be had in the amount of $25,000 from Central Mortgage and Housing Corporation Research funds or 25%-50% of the cost might be underwritten by application under the relevant section of the National Housing Act.

cont'd . . .

The Committee discussed the matter of the interim rezoning presently in effect in the major portion of the West End residential area and concensus was expressed that it was incumbent upon the City to resolve the West End zoning to its final zoning as soon as it can be done. After further discussion with the representatives of the departments present the Commitee

RECOMMENDS

1. The approval of Council to the "team work" approach to West End local area planning.

2. That the Sections of the report dealing with staff and budgeting be referred to the Board of Administration for report back with alternatives.

3. The approval of the establishment of a local area planning office in the West End as a base of operations for the team and the Director of Social Planning be instructed to report back to this Committee on suitable locations for the office.

The meeting adjourned at approximately 5:00 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

February 8, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #1 Committee Room, City Hall on Thursday, February 8, 1973, at approximately 5:00 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Hardwick, Marzari and Rankin

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of January 18, 1973, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Governmental and Electoral Reform

Under date of February 6, 1973, the Chairman submitted to this Committee meeting, a proposal and guidelines for the development of as high a degree of communication and citizen participation in the matter of governmental and electoral reform as can be achieved.

The Committee reviewed the report seriatim and made certain amendments during this consideration and

RECOMMENDS that the report and notice attached re governmental and electoral reform dated February 6, 1973, and submitted by the Chairman to this Committee, be adopted as amended.

2. Policy re Beer and Liquor Licenses

The Chairman submitted, at the last meeting of the Committee, a memorandum which advised of conversations and agreement between himself and the Chairman of the Liquor Control Board and the Attorney-General re the City being involved in the issuing of certain classes of liquor vending licenses in the City.

At this meeting of the Committee, the Chairman submitted under dated of February 6, 1973, a memorandum which contained six (6) items of procedure.

During the discussion of the development of the policy and procedures by the Committee, it was noted that one item of concern was the unsatisfactory physical conditions and methods of operation of present licensees and the Committee

RECOMMENDS that the procedures submitted by the Chairman under date of February 6, 1973, be adopted;

FURTHER RECOMMENDS that the Chairman be authorized by Vancouver City Council to discuss with the Honourable the Attorney-General and the Chairman of the Liquor Control Board, methods whereby the City of Vancouver might formally bring to the attention of the Provincial Government, physical conditions and methods of operation of present licensees deemed unsatisfactory.

3. Britannia Community Services Centre:
Expropriations

With the agreement of the Committee, Alderman Marzari raised and reported on orally, a situation which was brought to her attention concerning a tenant of one of the properties recently expropriated by Council for the first phase of the Britannia Community Services Centre.

A representative of the Social Planning Department reported orally further on the situation and after general discussion, the Committee

RECOMMENDS that a list of tenants be provided to this Committee for immediate discussion, such list to be in terms of the financial situation of the tenants for further discussion on the matter of providing suitable alternate accommodation and financial assistance to such tenants, and

FURTHER RECOMMENDS that Council instruct the appropriate departments that Council deemed that adequate notices to tenants, in writing, be delivered when vacant possession by the City is required.

PART II

The following is submitted to Council for information.

4. 715 West Broadway:
Beer Parlour

The Chairman read to the members of the Committee, a memorandum prepared on discussions between himself and the Chairman of the Liquor Control Board re the problems of the beer parlour in the hotel development at 715 West Broadway.

After discussion, the Committee members

RESOLVED that copies of the Chairman's memorandum be sent to the various groups representing the residents, owners and tenants on Fairview Slopes and that they be asked to make comment on the proposal contained in the Chairman's memorandum to the next meeting of the Committee.

5. Thurlow and Alberni Streets:
Cabaret License - Mr. D. Baceda

The Chairman advised that he had received, in accordance with the proposed procedures, advice from the Chairman of the Liquor Control Board that that Board had received an application for a cabaret license in a building to be constructed on the south-west corner of Thurlow and Alberni Streets.

The Chairman advised that he had been in touch with the Solicitor for the applicant and suggested that the Solicitor and the applicant be asked to meet with the Committee at its next meeting.

The Committee

RESOLVED that the applicant and his Solicitor re the cabaret license application for the south-west corner of Thurlow and Alberni Streets, be invited to the next meeting of this Committee.

Standing Committee on Community Development
February 8, 1973 3

6. (a) Broadway Beautification
   (b) Budget Request
   (c) Kitsilano Senior Citizens' Housing Situation

Due to the time of the day, the above three (3) items were deferred to the next meeting of the Committee.

The meeting adjourned at approximately 6:00 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

FEBRUARY 8, 1973

A meeting of the Standing Committee of Council on Environment was held in the #1 Committee Room, City Hall, on Thursday, February 8, 1973 at approximately 7:30 p.m.

PRESENT:	Alderman Linnell (Chairman) Aldermen Gibson, Massey and Pendakur
ALSO PRESENT:	Commissioner A. Cowie (Park Board)
CLERK:	D. Bennett

Adoption of Minutes:

The Minutes of the Meeting held January 18, 1973 were adopted.

The following recommendation of the Committee is submitted to Council:

RECOMMENDATIONS

1. Signs:

At the last meeting of this Committee a brief discussion was held on Signs and Sign-boards and it was recommended that delegations be arranged for a future meeting and that the following report of the Board of Administration, dated July 20, 1972, be considered at that meeting:

"The Director of Planning & Civic Development and the City Engineer report as follows:

'Clause 4 of Part 2 of the City's Sign Bylaw dealing with electric signs reads as follows:

"The City Electrician shall not grant a permit for the construction or erection of any electric sign which, in his opinion, if erected, will be unsightly, or grotesque, or offensive in character, subject, however, to the right of the applicant to appeal to the Council, whose decision thereon, if approved by the Council, shall be final."

This section of the Sign Bylaw has been rarely used and then only when the word 'offensive' is taken in a moral sense.

The matter of signs in beautification and other similar areas has been a matter of continuous concern to the parties involved and attempts have been made to persuade the sign manufacturers to relate their signs to the overall design intentions of the area in question. This has sometimes resulted in considerable conflict and has not necessarily been very productive. It is quite clear from the wording of Clause 4 of the Sign Bylaw that the City Electrician has authority to refuse permission for signs on the grounds of appearance.

It is suggested that the very real efforts of both the City and the owners and the considerable expense incurred in beautification projects merits a rather stiffer application of this clause than has been a policy in the past.

cont'd . . . .

Clause No. 1 continued

The City Electrician is willing to enforce this section more rigorously. The City Engineer would be advised by the Director of Planning on the suitability of visual design and he may, in turn, seek the assistance of the Design Panel, who have agreed to this procedure.

Appendix 'A' lists those areas that it is considered are appropriate for the application of this more rigid policy at the present time and are those areas on which beautification projects have been approved; those where beautification projects are in the course of preparation; the area related to the Pacific Centre; possible extension areas for the beautification projects, and the Gastown/Chinatown Historic Precinct.

Based on the experience of the last seven months, it is estimated that approximately ten or twelve signs per month would be reviewed under this system. It is anticipated that all the parties involved would agree on general criteria for approval in each area related to the particular character of that area and that this would enable speedy analysis and consequent speedy approvals to be made. No extra staff will be required.

It is therefore RECOMMENDED that Council instruct the City Electrician to enforce Clause 4 of the Sign Bylaw more rigorously as far as appearance is concerned in those areas listed in Appendix 'A'; the judgment to be made in relation to the character of the area in question.

It is suggested that Council may wish to hear from the owners and merchants in the areas affected, from the Historic Area Advisory Board and from the sign industry before making a decision on the above recommendation. '

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development and the City Engineer be adopted, and consideration of the report be postponed for three months to enable representations to be received. "

Appendix 'A' referred to in the above report reads as follows:

1. Proposed Hold Area Extension to Historic Area, and Hastings Street Beautification Area.

2. Proposed Hold Area Extension to Granville Street Beautification Area.

3. Proposed Hold Area Extension to Kerrisdale Beautification Area.

4. Proposed Hold Area Extension to West Broadway Beautification Area.

Delegations were received as follows:

1. Illuminated Sign Manufacturers Association

Mr. John Gough representing
Diamond Neon (Manufacturing) Ltd.
Neon Products Ltd.
Sign-O-Lite Ltd.
Walburn Neon Ltd.
Wallace Neon Ltd.

gave an audio visual presentation and filed a brief.

cont'd . . . .

2. Seaboard Advertising Co.Ltd. - Mr. John Hartree - brief filed

3. Philip Tatersfield & Associates)Mr. P. Tatersfield -
B.C. Society of Landscape Architects) brief dated Feb. 8, 1973 filed

4. Architectural Institute of B.C.) Mr. M. Garrett -
Civic Design Panel) brief dated Feb. 8, 1973 filed

5. Kerrisdale & District Commercial Association -
-Mr. James Hill, President. Oral presentation made.

6. Mr. R.G. Henriquez - Audio visual and oral presentation made.

7. Community Arts Council - Mrs. Joyce Catliff

8. The Association of Landscape Planners -
Mr. Cowie filed a brief on behalf of this Organization.

9. Rhone & Iredale - Mr. Wm. Rhone - Oral presentation made.

(Copies of the briefs submitted are on file in the City Clerk's office.)

The Committee discussed with the delegations the need for a better sign control bylaw and it was

RECOMMENDED that Council instruct the City Electrician (after consultation with the Director of Planning, the Design Consultant in the area and the Historic Sites Committee in the historic areas) to enforce Clause 4 of the Sign By-law more rigorously as far as appearance is concerned in those areas listed in Appendix A; the judgment to be made in relation to the character of the area in question.

FURTHER RECOMMENDED that the Committee instruct the Director of Planning to review the present Sign By-law and come back to the Committee with a status report on what has been done and what is needed to produce a good sign control By-law; this report to be considered as a first priority item.

The meeting adjourned at 10:00 p.m.

* * * * * *

Attached to these Minutes is a list of persons and organizations that were invited to be present at this meeting but did not attend.

LIST OF PERSONS AND ORGANIZATIONS INVITED BUT DID NOT ATTEND

Improvement Downtown East Area
- David Lesser, President

Orr's Stores Ltd.
- Tom Orr

Gastown Merchants' Association

East Gastown Committee
- Mr. L. Killam

Broadway West Steering Committee
- Evelyn Atkinson, Secretary

Allan Parker, Urban Designer

Hopping Kovach Grinnell
- Rudy Kovach

Kitsilano Area Resources Assoc.
- Brian Mason

Chinatown Improvement Group
- Victor Louie

Historic Area Advisory Board
- W.E. Graham, Chairman

The Law Students' Association

Granville St. Merchants' Association
- Mr.S. Kripps, Chairman

Superior Signs Ltd.

Britannia Design

Grandview/Woodland Chamber of Commerce
- Andy Stefanucci, President

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

FEBRUARY 8, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 8, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Gibson and Volrich

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the meeting dated January 25, 1973, including the 'In Camera' portion, were adopted.

RECOMMENDATIONS

1. Labour Relations as a Function of the Greater Vancouver Regional District

The Committee had for consideration a copy of a letter from the Chairman of the Regional Administrative Advisory Committee to the Executive Committee of the Greater Vancouver Regional District, in which it was stated that, following review on the question of labour relations as a function of the Regional District, the Advisory Committee was firmly convinced that this be so and further, that it be on a contractual basis for those member municipalities wishing to avail themselves of the service. It was recommended that each participating municipality may accept or reject any settlement negotiated on its behalf, if such a proposal were carried out.

The financing formula was reviewed by the Advisory Committee which recommended that "25% of the costs of any labour relations be apportioned across the Board on the basis of net taxable assessments of all member municipalities with the remaining 75% to be apportioned for recovery on the basis of the net taxable assessments of the participating municipalities only".

The Committee noted attachments to the letter from the Regional Administrative Advisory Committee concerning the apportionment of costs. A further attachment was noted listing the advantages of such a proposal, the organization and the part to be played by a labour negotiations department. The Finance and Administration Committee recognize that many of the smaller municipalities may have to be convinced that such a proposal would be to the benefit of all municipalities and, in this regard, Commissioner Ryan gave examples of settlements that were made as a result of some of those small municipalities on an individual basis agreeing to wage increases which were unrealistic to other larger municipalities and which were inclined to set a pattern for negotiations.

The Committee, in dealing with this subject, also noted a letter from Mr. G.W. Carlisle of the Regional District addressed to Commissioner Ryan on the matter, giving further information.

Mayor Phillips, who attended the meeting for a brief period, advised that both Unions for the inside workers and the outside workers had advised him that they were of the opinion that the negotiations should be handled on a Regional basis.

After further debate and information from officials present, your Committee RECOMMENDS,

THAT the Council advise the Greater Vancouver Regional District that it favours the matter of labour relations being a function and responsibility of the Regional District, on the basis of the financing formula outlined in the letter from the Regional Administrative Advisory Committee, dated January 16, 1973.

(copies of the communications referred to are circulated with this report)

2. Downtown Community Health Society - Water Bill

The Committee noted a letter from the Downtown Community Health Society advising that they had received a water bill in the amount of $189.90 for an 8-month period and that this expense would hamper the organization's operation. A delegation was requested by the organization to speak on the subject of water bills to it and similar organizations. The Board of Administration had submitted a report on the matter as follows:

"The City does not provide free water for charitable organizations. If charitable organizations require City support for any aspect of their operation then the applicable procedure is to apply for a grant from Council via the normal grant process.

The civic strike is to blame for the organization receiving an eight-month water bill instead of their two four-month bills (four months apart). A number of customers will have received an eight-month bill rather than two four-month bills.

Whether or not it was the size of this bill ($189.90) that brought to the Society's attention the fact that they were paying for City water is not known".

The Director of Finance advised there had been specific problems with leaky faucets and urinals in the premises owned by the Society and he suggested the organization apply for a grant based on financial needs in the normal way.

The Committee RECOMMENDS,

THAT the organization be advised that it is not the policy to give grants in lieu of water bills and therefore, the Society apply for a grant based on financial need, if it so desires.

INFORMATION

3. Land Bank and Housing

The Committee discussed this topic in general and the Director of Finance was asked to prepare a report on how much land the City presently owns and its zoning classification; what housing is owned by the City and what funds are available for purchasing property. The Committee also requested that information be obtained on the amount of senior citizens' housing being provided both by private developers and by the City, in partnership with other levels of government. It was proposed also that the Committee discuss public housing at a future meeting and in this regard it was suggested that the Director of Planning and Civic Development be present to give a Report Reference on such matters.

4. Policy re Repairs to City Streets

The City Engineer, on a question raised, advised that he would be reporting to Council soon on the department's method of programming street repairs.

5. Indemnity to Council Members

The Chairman advised that he was preparing a report for the Committee's consideration on the indemnity to Council members.

(During discussion on the foregoing item, Alderman Gibson arrived at the meeting)

Standing Committee on Finance and
Administration, February 8, 1973 3

6. Budgets: Other Cities

The Director of Finance circulated to the Committee comparative budget costs per capita of other Canadian cities, based on the 1971 rates, for information.

The Committee meeting adjourned at approximately 3:00 p.m.

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MINUTES FEBRUARY 5, 1973

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the Council Chamber, third floor, City Hall on Monday, February 5, 1973, at approximately 10:00 a.m.

PRESENT: Alderman Marzari
Alderman Rankin
Commissioner Ryan
Mr. R.G. Jackson, Law Department
Mr. R. Boyes, Traffic & Transportation
Supt. D.W. McRae, City Police Department
Mr. S.C. Madigan, City Prosecutor's Office
Mrs. M. Courvoisier, Vancouver School Board

ALSO PRESENT: Mr. J. Attridge, Vancouver Safety Council
Mr. E.R. Thompson, Vancouver Safety Council
Mr. W.H. McLachlan, Vancouver School Board

CLERK: D. Bennett

Appointment of Chairman

Nominations for the appointment of Chairman of the Commission were called for by the Clerk, and Alderman Marzari was appointed Chairman.

Adoption of Minutes

The Minutes of the meeting held December 11, 1972, were adopted.

1. 12th Avenue and Willow Street
Pedestrian Actuated Signal

At the last meeting of the Official Traffic Commission, it was

"RECOMMENDED that this matter be tabled until the January meeting at which time the delegations again be invited to be present;

FURTHER RECOMMENDED that the City Engineer give special consideration to a pedestrian actuated signal at 12th Avenue and Willow Street when the first part of the 1973 Signal Program is under review."

Mr. Boyes, with the aid of a plan, discussed the pedestrian movement at both Willow and Heather Streets on 12th Avenue, and the request for a pedestrian actuated signal at 12th Avenue and Willow.

The City Engineer advised in a report dated January 22, 1973, that his Department has now completed their assessment of pedestrian crossing difficulties on 12th Avenue in the Vancouver General Hospital area. He stated that there are heavy pedestrian crossing volumes equally divided between the crossing at Heather Street and Willow Street. The pedestrian crossings at Heather Street are predominately related to nurses travelling between their residence and the hospital complex, who have a safe alternative in the form of a pedestrian underpass. Furthermore, the installation of a pedestrian signal at Heather Street would attract additional north/south traffic volumes, a situation that is not desirable.

The crossing activity at Willow Street is primarily related to employees and visitors travelling between the surface parking area on the south side of 12th Avenue and the hospital buildings.

cont'd....

Clause No. 1 continued

The Engineer conceded that due to the increased traffic and pedestrian volumes, there is a need to provide a pedestrian signal on 12th Avenue in this area, and Willow Street being a 'T' intersection, and as Hospital development will tend to move the centre of gravity westwards away from Heather Street, Willow Street is the more desirable location. Accordingly, the City Engineer's 1973 Signal Program includes a recommendation for a pedestrian actuated signal at Willow Street and 12th Avenue.

The City Engineer concluded his report with the following recommendation:

"THAT a copy of this report be forwarded to the Vancouver General Hospital authorities and that the Chairman of the Official Traffic Commission write to the authorities pointing out that a signal at Heather Street would not be desirable from an overall traffic standpoint and requesting that the Hospital authorities take the necessary steps to ensure that nurses and other staff who wish to cross 12th Avenue at Heather Street use the pedestrian tunnel under 12th Avenue."

Mr. Sullivan, representing the Vancouver General Hospital, advised the Commission that they were very appreciative of the proposed installation of a pedestrian actuated signal at Willow Street and 12th Avenue, and stated the hospital authorities would do all they could to have their employees use the tunnel when crossing 12th Avenue at Heather Street.

After due consideration, it was

RECOMMENDED that a copy of this report be forwarded to the Vancouver General Hospital authorities and that the Chairman of the Official Traffic Commission write to the authorities pointing out that a signal at Heather Street would not be desirable from an overall traffic standpoint and requesting that the Hospital authorities take the necessary steps to ensure that nurses and other staff who wish to cross 12th Avenue at Heather Street use the pedestrian tunnel under 12th Avenue;

FURTHER RECOMMENDED that a signal not be placed at the intersection of 12th Avenue and Heather Street.

2. Victoria and Venables -
Incidence of Angle Accidents

When considering this matter on December 11, 1972, the Official Traffic Commission

"RECOMMENDED

(a) that the Traffic Superintendent and School Patrol Officers discuss the matter of a school-boy safety patrol with the Principal of the catholic school

(b) that the City Engineer report back on the increase in the incidence of angle accidents at this intersection

(c) that Mrs. Ayala be invited to attend the Official Traffic Commission meeting when the City Engineer's report is at hand."

The Clerk advised that Mrs. Ayala had telephoned to say that she would not be appearing as a delegation.

In respect of recommendation (b) quoted above, the City Engineer advised under date of January 19, 1973, that a review of the accident situation at Victoria and Venables has been completed and an analysis of the increased number of angle accidents does not reveal any significant pattern with respect to type of weather, road surface, drivers' age, time of day, etc., except that more than half of these accidents involved eastbound vehicles.

cont'd....

Clause No. 2 continued

On each of these occasions, vehicles were parked at the north and south approaches to the intersection and from observation, the presence of the parked vehicles reduced motorists' cross-vision, particularly eastbound. The City Engineer has therefore made arrangements to prohibit parking 60 feet north and south of Venables on the west side of Victoria and 60 feet south on the east side of Victoria. The removal of this parking will achieve sufficient clear cross-vision between vehicles on Victoria Drive and on Venables Street, and should resolve the angle accident trend.

With respect to Recommendation (a) quoted above, the Superintendent of Traffic advised that the matter of school safety patrol had been discussed with the Principal of the Catholic school at 880 Victoria Drive who advised she does not believe a school patrol is needed at this location.

It was

RECOMMENDED that the report of the City Engineer dated January 19, 1973, and the report of the Traffic Superintendent dated December 27, 1972, be received.

3. Traffic Control at the Intersection of 45th Avenue and Hudson Street

In a letter dated December 11, 1972, Mr. G.C. Stevens of 6089 Hudson Street requested an opportunity to appear before the Official Traffic Commission in support of his request that four-way stop signs be installed at the intersection of 45th Avenue and Hudson Street.

In a report dated January 22, 1973, the City Engineer advised that both Hudson and 45th Avenue are residential streets, and at this intersection there are presently two stop signs controlling traffic on 45th Avenue only. These signs were installed in 1958 on 45th Avenue so as not to encourage traffic on 45th Avenue between Granville and Oak Streets. There is a 'School Stop When Occupied' crossing at the south crosswalk on Hudson Street at 45th Avenue to provide protection for school children crossing Hudson Street en route to or from Sir William Osler School.

The City Engineer stated that the accident records indicate that no reportable traffic accidents have occured in the past five years at this intersection, and this accident record does not support a need for additional control.

The Police School Patrol Officers advised that in their view, the existing crosswalk across Hudson Street is not hazardous and conditions do not suggest that this street should be stopped to improve safety for school children.

Recent counts at this intersection indicate that traffic volumes are consistent with other residential streets in this area. The above conditions do not suggest the need to install stop signs on Hudson Street.

Mrs. Stevens had suggested that the existing stop signs be relocated to govern the traffic north and southbound on Hudson Street, and the City Engineer was of the opinion that this would encourage through routing along 45th Avenue which passes an elementary school and playground two blocks to the east and does provide a convenient east/west routing between Granville and Oak Streets. There is also some inherent difficulty in relocating stop signs because of the hazard created when motorists, who were familiar with the previous stop sign arrangement, are not prepared for the new arrangement.

cont'd....

Clause No. 3 continued

The City Engineer recommended that no change be made to the existing stop sign arrangement at Hudson Street and 45th Avenue.

Mr. Boyes filed with the Commission, a report from the School Patrol Squad dated February 2, 1973. The officers of this squad advised that in their opinion, the present signing was adequate and they could see no reason for the installation of Stop Signs on Hudson Street at 45th Avenue.

Mr. Stevens appeared and filed a brief and a petition signed by 87 residents in the area. He also filed with the Commission, a letter from the Principal of Sir William Osler Elementary School dated February 2, 1973. Mr. Stevens set out in his presentation reasons why he was of the opinion that Hudson Street should have stop signs on the north/west and south/east corners.

Considerable discussion followed on this matter, and it was

RECOMMENDED that the recommendation contained in the City Engineer's report dated January 22, 1973, be adopted and that playground signs be installed at this school crosswalk during the summer months.

The Chairman asked Mr. Boyes the criteria for placing stop signs. Mr. Boyes reviewed the policy with respect to the installation of these signs (copy attached). The Chairman suggested there be a discussion on this matter at the next meeting of the Commission.

4. King Edward Avenue at Blenheim Street

In dealing with this matter at the last meeting of the Official Traffic Commission, it was

"RECOMMENDED that the City Engineer review the matter of moving the stop sign on the north/west corner of Blenheim and King Edward Avenue and the School Patrol Officers again investigate the matter of a school safety patrol at this intersection."

In a report dated January 11, 1973, the City Engineer advised that the stop sign has been relocated from the lamp standard and placed on a standard of its own approximately two feet closer to the roadway.

In a report dated December 27, 1972, the Superintendent of Traffic advised that the members of the School Patrol had discussed the matter of school safety patrol with Mr. Vollans, Principal of Kitchener School, who advised that he did not think a patrol was necessary and that the School Patrol Squad feel that the present signing is an adequate form of control at this intersection.

RECOMMENDED that the report of the City Engineer dated January 11, 1973, and the report of the Superintendent of Traffic dated December 27, 1972, be received.

5. Taxi Zone in Front of Royal Canadian Legion Building North Side Hastings Street, East of Slocan Street

At the last meeting of the Commission, it was

"RECOMMENDED that the taxi zone be moved westerly to in front of the new stores in this block on a trial basis, and that the Traffic Superintendent report back to the Commission in due course after obtaining a report from his taxi detail.

The Commission had before it the report of the Superintendent of Traffic dated December 15, 1972, wherein it was advised that

"the merchants in the area apparently approve of the relocation of this sign, and in one instance, Management of the cleaning establishment reports that the parking problem in his driveway has been practically eliminated.

cont'd....

Clause No. 5 continued

The Taxi Companies that most frequently use this zone have also been contacted, and report satisfaction with the present arrangements."

It was also advised that the new stores located at the end of the block have, as yet, not been rented, therefore there is no assessment available from these stores.

Superintendent McRae advised that upon the opening of the new stores, they will re-examine the situation and if complaints are received, they will notify the Commission.

RECOMMENDED that the report submitted by Superintendent McRae under date of December 15, 1972, be received.

6. Traffic Control Signals -
Proposed New Locations and Modifications

The City Engineer under date of January 23, 1973, submitted the following report with respect to the traffic control signals - proposed new locations and modifications:

"Detailed studies have been carried out to determine those intersections which now warrant signal control. On the basis of these studies, it is proposed that traffic control signals be installed at the following locations.

I. PROPOSED NEW SIGNALS

A. Signals Related to Street Imrpovements

1. The planned improvements to the Columbia/Quebec Connector later this year, which is now operating as two gravelled roadways, will require signal control at:

	Estimated Cost
(a) Columbia Street and Pender/Keefer Diversion	$ 10,600
(b) Columbia Street and Pender Street	$ 8,000
(c) Columbia/Quebec Connector and Terminal Avenue	$ 8,000
(d) Quebec Street and 2nd Avenue	$ 11,000

2. The first-stage construction of the Knight Street crossing (to Mitchell Island) will be in operation later this year. Because of the increased traffic volumes on Knight Street, signal control will be required at:

(e) Knight Street and 57th Avenue	$ 11,300

3. The Dunsmuir/Melville Connector is scheduled for completion later this year and will require traffic signal control at:

(f) Thurlow Street and Melville Street	$ 10,300

4. The recent opening of the new roadway between 4th Avenue and Chancellor Boulevard is developing into a major access to the University Endowment Lands. Because of steadily increasing traffic volumes, signal control is recommended at:

(g) Blanca Street and 4th Avenue	$ 10,600

B. Pedestrian Control Signals

Willow Street and 12th Avenue	$ 7,500

C. School Crosswalk Signal

Cypress Street and Broadway	$ 2,800

cont'd....

Clause No. 6 continued

II. MODIFICATION TO EXISTING SIGNALS

A. Pedestrian Head Installations

Following Council approval in October, 1970, of the recommendation of the study "Existing Transit Operations, Downtown Vancouver", pedestrian signal heads were added to existing signal equipment at 24 intersections in the downtown area. In order to minimize pedestrian/vehicle conflict at the remaining signalized intersections on downtown transit routes, it is now recommended that pedestrian signal heads be added to the following intersections, at a total estimated cost of $15,600.

(a) Cambie Street and Dunsmuir Street

(b) Columbia Street and Hastings Street

(c) Gore Street and Hastings Street

(d) Hamilton Street and Dunsmuir Street

(e) Hamilton Street and Georgia Street

(f) Homer Street and Dunsmuir Street

(g) Homer Street and Georgia Street

(h) Homer Street and Robson Street

B. Conversion of Pedestrian Signal Heads from Legend to Symbol

On April 15, 1971, City Council approved a three-year programme for the conversion of all pedestrian signal legend indications to symbol type indications. Funds have already been approved for the first two years of the programme. The cost for the remaining 424 lenses to complete the three-year programme is estimated at $4,600."

The City Engineer recommended that the foregoing signal work be approved and that a sum of $100,300 be allocated from the Traffic Control Reserve for this work.

Commissioner Ryan asked if the proposed signal at 4th Avenue and Blanca would have a left turn phase on 4th Avenue and Mr. Boyes advised that he would review the design of this proposed signal.

RECOMMENDED that the City Engineer's report dated January 23, 1973, be approved.

7. Parking by City Hall Employees in the Areas Adjacent to City Hall

Mrs. N. Brown and Miss D. Freer submitted to the Official Traffic Commission, a petition containing approximately 102 names from irate homeowners and tenants residing in the areas adjacent to the City Hall. The petitioners are objecting to the fact that they are unable to park in front of their own premises or on their block due to the heavy parking by employees of the City Hall. They said that the problem has been going on for several years despite warnings and since the new addition to the Hall, the situation has become worse. They requested that 'resident parking only' signs be placed on the streets in the vicinity of the City Hall.

In speaking to the matter, Mr. Boyes advised that the residents recourse to this problem is to call the police and request that the 3-hour Parking By-law be enforced, however, the delegation advised that as fast as a car is moved from in front of their homes by the owner, another one replaces it and therefore it is very difficult to use the 3-hour Parking By-law as a deterrant.

cont'd....

Clause No. 7 continued

The Commission discussed the availability of parking in the Provincial Government parking lot on Cambie Street and Mr. Boyes advised that there are not adequate spaces there for all the employees who bring cars to work. Mr. Ryan advised the City is meeting the requirements of the Zoning and Development By-law with respect to the number of spaces provided. Several members of the Commission were of the opinion that the City should have its own parking area.

After due consideration, it was

RECOMMENDED that the City Engineer be requested to report back to the next meeting of the Commission on the parking problems being experienced by the residents in the areas adjacent to the City Hall, and on the question of the requested 'resident parking only' signs;

FURTHER RECOMMENDED that the appropriate City officials be requested to report to the next meeting of the Commission on the number of parking spaces the City is renting from the Provincial Government, the number of cars which are being brought to the City Hall by employees, and the number of spaces that have to be provided under the Zoning By-law.

8. Crossing Difficulties - 12th Avenue and St. Catherines Street

Alderman Rankin had filed with the Clerk of the Commission, a communication received from Mr. Ron Nelmes, Club Director of Kivan Boys' Club, which deals with crossing difficulties being experienced by members of the Club at the corner of 12th Avenue and St. Catherines. A marked crosswalk was requested at this intersection.

It was

RECOMMENDED that the communication from Mr. Ron Nelmes, together with background material which he submitted, be referred to the City Engineer for report to the next meeting of the Commission.

The meeting adjourned at approximately 11:30 a.m.

* * * * *

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

FEBRUARY 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

RECOMMENDATION

PART I

1. Local Improvement Procedures

City Council on February 6, 1973, when dealing with an information report from the Board of Administration concerning Local Improvement Procedures, received the report but directed

> "THAT the present Local Improvement Procedures in respect of initiative projects be referred to the Standing Committee on Finance and Administration for study. In the meantime the City Engineer report on detail respecting the present procedures and reasons for them."

Council also deferred for two weeks, two clauses of a further Board of Administration report dated February 2nd, 1973, with the exception of one schedule relating to the Strathcona Area, which schedule dealing with street lighting was approved.

The Deputy City Engineer gave a report reference on the Local Improvement Procedures and by means of a series of maps and photographs, gave a history of the Local Improvement situation.

Mr. Curtis outlined two basic procedures, one by petition and one on the initiative. In addition, it was advised that a third procedure known as special grounds is used on occasion. In this regards, he gave examples of when special grounds would be invoked but indicated that it requires the approval of 2/3's of all Members of Council.

The Committee questioned the procedures used when Local Improvements are done on the initiative and a number of questions were put to the officials present.

The City Electrician also addressed the Committee and gave details of the street lighting program for the City, and the need to update some existing lighting units.

The Deputy City Engineer circulated a summary of his oral presentation and the summary concluded with certain recommendations.

Your Committee RECOMMENDS that the City Engineer report to this Committee in approximately six months time, an alternative to the Local Improvements on the Initiative principle and that:

(a) the initiative projects currently before Council;

(b) the petition projects scheduled to come before the same Court of Revision; and

(c) the projects for the Strathcona Rehabilitation (which are scheduled to come before a Court of Revision on May 10, 1973)

go forward according to the present procedures and

(cont'd....)

THAT the two 'First and Second Steps' reports currently before Council (Items 4 and 5, Board of Administration, February 2, 1973 - Works and Utilities) be adopted, with the amendment that the date of the Court of Revision, shown in the Detailed Second Step reports, should be May 17, 1973 instead of April 5, 1973.

(The approval of this last recommendation requires a 2/3's majority of Council)

(The Deputy City Engineer's notes on his oral report is circulated for the information of Council.)

(Also circulated is the Board Report of February 2, 1973, showing the details of 'First and Second Steps' on the Initiative and which was before Council on February 6, 1973.)

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

FEBRUARY 27, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 27, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Pendakur

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of members of the Provisional Class of the Junior League of Vancouver and students from the Vancouver City College.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 20, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Marzari,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT, AND OTHER REPORTS

A. Swangard Stadium Lighting

The Corporation Counsel reported as follows:

"On January 16th, 1973, I was instructed by Council to make a report 'setting out the historic and legal position' of the $15,000 grant in regard to stadium lighting.

On March 7th, 1972, the Council passed the following resolution:

'That a grant of $15,000 as the City's contribution towards the Junior Amateur Sports Stadium lighting be approved, on the understanding commitments from other sources as required by Council resolution of April 22, 1969, have been made.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Swangard Stadium Lighting (cont'd)

The commitments from other sources referred to were $15,000 from Burnaby, $30,000 from private sources, and $30,000 from the Provincial Government. A letter from Mr. Swangard to the City Clerk indicated that the $30,000 from private sources and the $15,000 from Burnaby were turned over to the Central Park Committee. The City was also asked to turn its $15,000 over to the Committee.

On March 13, 1972, the Park Board passed the following resolution:

'Resolved that the Board approve awarding a contract for the field lighting to J. H. McRae Co. Ltd. based on their revised bid of $90,000.'

The contract was entered into between the Park Board and the contractor.

On November 21, 1972, Council passed the following resolution:

'That since the City's grant of $15,000 was intended as a contribution for stadium lighting in connection with junior sports, Council is not prepared to disperse these funds if the stadium is made unsuitable for junior sports;

'Further that the Park Board be so advised of this action taken by Council.'

On December 6, 1972, the Park Board passed the following resolution:

'Resolved that the City Council be requested to release the $15,000 grant, as the City has a legal contract with the J.H. McRae Company Limited and the work has been completed.'

Council passed the following resolution on December 19, 1972:

'That the Council's motion of November 21, 1972, be reaffirmed and, further, it be pointed out that

(a) the Council is opposed to the Swangard Stadium being out of service, with respect to junior sport, for a prolonged period;

(b) the Council is opposed to the removal of the crown on the field which, it is understood, will cost more than the estimated cost, and that the action may cause a drainage deficiency thereafter.'

On January 8th, 1973, the Park Board passed the following resolution:

'Resolved that City Council be requested to reconsider the Board's request that the City release the $15,000 grant in regard to the Stadium lighting so that the Board can pay for the work which has already been completed.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Swangard Stadium Lighting (cont'd)

In so far as the legal position is concerned, it is perfectly apparent that an actionable contract has been entered into with the J. H. McRae Co. Ltd and that the Company would be entitled to recover any unpaid amounts since the work has been completed. Whilst the contract was entered into by the Park Board (which is not a corporate entity) I have no doubt that any action brought will be brought not only against the Park Board but also against the City and, in the long run, the City would have to pay the amount of the claim.

With respect to the relationship between the Park Board and the City, I am of the opinion that there is no legal obligation for the City to make the $15,000 grant to the Park Board, and that the Park Board could not force the City to provide it with the funds. However, in the final analysis, any unpaid monies will have to be paid and it is simply a question of internal budget control as to the source of the funds."

In this regard a communication was noted from the Central Park Committee, under date of February 13, 1973, urging the Council reconsider its motion respecting the withholding of the $15,000 City's share re the Swangard Stadium lighting; the lighting installation being completed and interest being charged Vancouver on the unpaid balance.

A further communication was noted from Sutton Braidwood and Company, solicitors for J.H. McRae Co. Ltd., setting out the company's position in the matter and asking that the City make its full payment on this account.

The Chairman of the Park Board appeared with other Board representatives requesting the City make its shared payment.

MOVED by Ald. Bowers,
THAT the City's share of this lighting, in the amount of $15,000, be paid.

(Alderman Rankin voted in the negative) - CARRIED

MOVED by Ald. Harcourt,
THAT the communications from the Central Park Committee and the firm of solicitors for the J.H. McRae Co. Ltd., be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Management Consultant: Proposed Park and Recreation Study

In connection with the proposed appointment of a Management Consultant for a Park and Recreation Study, as referred to in a communication from the Park Board under date of February 14, 1973, it was noted the Park Board approved the following recommendation of its Finance Committee:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Management Consultant: Proposed
Park and Recreation Study (cont'd)

"That the Board proceed with the 'overview' as outlined in a letter dated January 29, 1973, prepared by Kates, Peat, Marwick & Co., subject to City Council approval of funds in the amount of $11,000, and further that the 'overview' give priority to the suggested report on Administrative and Staff Organization"

MOVED by Ald. Bowers,
THAT the Council approve the sum of $11,000 for the Consultant study referred to, in advance of the 1973 budget for the Park Board.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Additional Policewomen re Certain Delinquency Problems and Preventive Measures

It was agreed to defer this matter pending the hearing of delegations later this day. (see page 12)

2. Administration Changes: Department of Permits and Licenses and Department of Planning and Civic Development

Further consideration was given to reports of the Director of Permits and Licenses and the Director of Planning and Civic Development contained in Board of Administration report dated November 23, 1972, setting out details in support of the following recommendations in connection with staff changes and structural changes affecting the Department of Permits and Licenses and the Department of Planning and Civic Development, particularly in the plan checking and zoning sections:

"1. The transfer of the Subdivision Control Clerk and the Secretary to the Zoning Planner from the Department of Permits & Licenses to the Department of Planning & Civic Development be APPROVED.

2. The establishment of new positions in both departments and changes in duties and responsibilities in certain existing positions, which will be reported on by the Director of Personnel Services, be APPROVED.

3. The Board of Administration be authorized to approve the recommendations of the Director of Personnel Services regarding classification of the positions involved in accordance with Council resolution of July 22, 1969.

4. The required alterations and new furniture for the third floor, East Wing, as outlined in Appendix "A", be APPROVED.

5. Temporary help at the Plan Checking Assistant I level for a period of 6 months be APPROVED."

The Board of Administration recommends approval of these Departmental reports.

MOVED by Ald. Harcourt,
THAT the foregoing recommendations be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

3. Department of Permits and Licenses: Clerical Services

Further consideration was given to the following report of the Board of Administration dated December 1, 1972:

"At the request of the Director of Permits and Licences, the Administrative Analyst undertook a review of the clerical services in the Department of Permits and Licences. A copy of his detailed report is on file in the office of the City Clerk and in summary his recommendations are that:

1. Of the two positions of Clerk Stenographer III now providing secretarial service to the Director and to the City Building Inspector, one be assigned as Secretary to both officials and the second be assigned certain clerical duties and be designated as the Supervisor of the "typing pool" and the clerk typists carrying out reception duties.

2. The work of the "typing pool" group be assigned by the Pool Supervisor on a first-in, first-out basis. The Duties may generally be assigned on a regular basis but should not be made in a manner indicating that any one employee in the pool has exclusive duties. (See note below).

3. The Assistant Director - Building and Construction to review the installation of accoustic material in the pool area to reduce the noise level. His recommendations and estimates of cost to be included in the Departmental Estimates of new and non-recurring expenditures for 1973.

4. The currently vacant position of Clerk Stenographer II (vacant since September 1971) to remain vacant.

5. The Clerk III to continue to supply services to the Fire Wardens as at present, but when, as approved by Council, eleven Fire Wardens are relocated in the old Museum Building the Clerk III to be relocated in that building. The clerical services at the old Museum Building to be assessed prior to relocation.

6. One position in the filing group to be reclassified to a supervisory position so that the incumbent may exercise stronger control in the filing area.

7. One of the positions in the reception group be reclassified as a working supervisor reporting to the Pool Supervisor.

8. Duties of the Clerk VI to be reassigned, principally to the "Pool Supervisor" and the position reclassified as a Work Study Analyst to enable continual review of the functions of each Division and Section in the Department of Permits and Licences. The incumbent of this position to be engaged in the implementation of approved changes in the clerical services and in the reporting methods of inspectors and to prepare a departmental operating manual outlining the duties of each position.

9. The Director of Personnel Services to review and reclassify the above mentioned positions and the Board be authorized to approve the recommendations of the Director of Personnel Services in accordance with City Council Resolution of July 22, 1969.

Note:

A Clerk Steno II included in the "Pool" Group undertakes work for the Division Head and two Supervisors of the Environmental Health Division - Health Department. The Medical Health Officer is not in agreement with the arrangement and states that a closer "secretarial service" is essential. It is proposed that the "Pool" Group service be again reviewed in 1973 in approximately twelve months time.

cont'd...

UNFINISHED BUSINESS (cont'd)

Department of Permits and Licenses:
Clerical Services (cont'd)

Your Board note that the estimated additional cost of implementation of the recommendations of this report (using 1973 salary rates), including fringe benefits will amount to approximately $190 per month, or $2280 in a full year.

YOUR BOARD RECOMMENDS

that the recommendations of the Administrative Analyst be adopted."

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

4. Labour Relations as a Function of the Greater Vancouver Regional District

The Council further considered the following clause of the report of the Standing Committee on Finance and Administration dated February 15, 1973:

"The Committee had for consideration a copy of a letter from the Chairman of the Regional Administrative Advisory Committee to the Executive Committee of the Greater Vancouver Regional District, in which it was stated that, following review on the question of labour relations as a function of the Regional District, the Advisory Committee was firmly convinced that this be so and further, that it be on a contractual basis for those member municipalities wishing to avail themselves of the service. It was recommended that each participating municipality may accept or reject any settlement negotiated on its behalf, if such a proposal were carried out.

The financing formula was reviewed by the Advisory Committee which recommended that "25% of the costs of any labour relations be apportioned across the Board on the basis of net taxable assessments of all member municipalities with the remaining 75% to be apportioned for recovery on the basis of the net taxable assessments of the participating municipalities only".

The Committee noted attachments to the letter from the Regional Administrative Advisory Committee concerning the apportionment of costs. A further attachment was noted listing the advantages of such a proposal, the organization and the part to be played by a labour negotiations department. The Finance and Administration Committee recognize that many of the smaller municipalities may have to be convinced that such a proposal would be to the benefit of all municipalities and, in this regard, Commissioner Ryan gave examples of settlements that were made as a result of some of those small municipalities on an individual basis agreeing to wage increases which were unrealistic to other larger municipalities and which were inclined to set a pattern for negotiations.

The Committee, in dealing with this subject, also noted a letter from Mr. G.W. Carlisle of the Regional District addressed to Commissioner Ryan on the matter, giving further information.

Mayor Phillips, who attended the meeting for a brief period, advised that both Unions for the inside workers and the outside workers had advised him that they were of the opinion that the negotiations should be handled on a Regional basis.

After further debate and information from officials present, your Committee RECOMMENDS,

THAT the Council advise the Greater Vancouver Regional District that it favours the matter of labour relations being a function and responsibility of the Regional District, on the basis of the financing formula outlined in the letter from the Regional Administrative Advisory Committee, dated January 16, 1973. "

cont'd...

UNFINISHED BUSINESS (cont'd)

Labour Relations as a Function of the Greater Vancouver Regional District (cont'd)

MOVED by Ald. Bowers,
THAT the foregoing clause of the Report of the Standing Committee on Finance and Administration be adopted.

- CARRIED UNANIMOUSLY

5. Vancouver Rental Accommodation Grievance Board: Policy

On February 6, 1973, the Council passed the following motion:

"THAT appointments to the Vancouver Rental Accommodation Grievance Board be postponed to a later, convenient meeting, 'In Camera';

FURTHER THAT in open meeting, the Council discuss, in the near future, the matter of philosophy with respect to this Board's function; it being understood that the City Clerk will provide to Council beforehand, a copy of the last Annual report of the Board".

MOVED by Ald. Rankin,
THAT this whole matter, including principles to be considered in making appointments to the Grievance Board, be referred to the Standing Committee on Social Services.

- CARRIED UNANIMOUSLY

6. Housing Matters

MOVED by Ald. Hardwick,
THAT the Skid Road Housing Committee be renamed "The Housing Committee" and be given authority to consider all facets of housing in the City of Vancouver and authority to liaison with other groups and Bodies, including the Regional District, as considered advisable by the Committee;
FURTHER THAT the Chairman of the Committee be authorized to co-opt to the membership as he so wishes.

- CARRIED UNANIMOUSLY

7. Development Permit Application: Automatic Car Wash with Gasoline Filling Pumps, 8696 Granville Street

It was agreed to defer consideration of this matter pending the hearing of delegations later this day. (see page 13)

COMMUNICATIONS OR PETITIONS (cont'd)

2. Invitation: 1974 World Exposition on Environment (Spokane)

Consideration was given to a communication from Expo '74, Spokane, inviting Council representation at the 1974 World Exposition on Environment, to be held in Spokane May, 1974 through October, 1974. It is suggested that there be participation in the Festival of Entertainment.

MOVED by Ald. Rankin,
THAT the Mayor be empowered to send suitable City representation, such as the Firemen's Band, Police Pipe Band or P.N.E. float.

- CARRIED

(Aldermen Bowers, Hardwick and Marzari voted in the negative)

COMMUNICATIONS OR PETITIONS (cont'd)

3. Minor Hockey at Pacific National Exhibition

The Pacific National Exhibition submitted a communication under date of February 16, 1973, as follows:

> "*We received from your City Clerk a letter dated February 14, 1973 with attached extract from the minutes of your Council's meeting on February 13th relating to "Minor Hockey at Pacific National Exhibition." Your Council's resolution purports to instruct our Association to make changes in rental arrangements to our Forum building, so as to avail an ice sheet for the playing, or practicing, of Minor Hockey, and also in respect of other matters relating to such Minor Hockey.*
>
> *On March 8, 1972 we signed the contract with Harmon O'Loughlin Enterprises Ltd. for the presentation in the Forum and other buildings, for the Ninth Annual Boat Show, February 21st to March 6th of this year. We entered into that contract in furtherance of the purposes of our Association. We think it improper that we should consider the cancellation or breach of such contract, even in part, thereby exposing us, and possibly yourselves, to a claim for damages for such breach.*
>
> *We regret accordingly that we do not find it possible to accept or comply with such instructions.*
>
> *We are prepared nonetheless to assist in such ways as we may be able in the resolution of the problems of the Minor Hockey League.* "

Further, Alderman Gibson read the following communication from the General Manager of the Pacific National Exhibition under date of August 28, 1970:

> "We submit herewith our application for capital expenditure improvement in the amount of $300,000. This expenditure has been approved by our Finance Committee and Board of Directors subject to a successful Fair from a financial point of view. This improvement is for the rehabilitation of the Forum and would include the installation of new plastic pipe in a concrete floor, new ice-making equipment and a complete floor over 48,000 square feet of the Forum Building. We will also be putting in new rink boards, changing the front of the building and improving the washroom facilities. This will allow us to carry on with sports facilities for the residents of this area and also, to provide a good ice surface for the peewee hockey teams and the figure skaters of this area as well. We are asking for this approval on the basis that if the Fair is successful, we be allowed to commence work immediately after the Fair is over in order that this work may be completed by the first of the year and this will mean a minimum disruption time for the people who normally use this facility in the fall and winter months. Funds will be taken from our plant improvement reserve.
>
> We trust we may have your early consideration of this capital expenditure."

(The foregoing communications are quoted in the record on the request of Alderman Gibson and the instructions of the Mayor)

MOVED by Ald. Bowers,
THAT the communication from the Pacific National Exhibition be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Hearings re Arnott-Kidd #2 Transmission Line

The Council received a communication from the Corporation of Delta to the effect that B.C. Hydro and Power Authority is proposing to construct an overhead transmission line from its Arnott substation in Delta to the Kidd substation in Richmond near the Oak Street bridge. The Corporation of Delta takes the position that the facility should be placed underground.

It is advised no further hearings are contemplated and the construction of the line will proceed. Delta Council, however, has requested further hearings be held and in this regard the support of each municipality within the Lower Mainland is requested.

MOVED by Ald. Bowers,
THAT this communication from the Corporation of Delta be received.

- CARRIED UNANIMOUSLY

5. Grant Request: Kitsilano Area Resources Association

MOVED by Ald. Bowers,
THAT, pursuant to request from the Kitsilano Area Resources Association, contained in letter dated February 19. 1973, a grant in the amount of $650.00 be approved in advance of a 1973 budget allocation to the Association, in order to render immediate assistance with respect to accommodation proposals.

- CARRIED UNANIMOUSLY

6. Delegation Request: Vancouver Centre Development Limited

MOVED by Ald. Bowers,
THAT, pursuant to request from the Vancouver Centre Development Limited in a letter dated February 21, 1973, permission be granted for the hearing by Council of a delegation from the company in explanation of its development permit application; it being understood the delegation arrangements will take place at the Council meeting on Tuesday, March 6, 1973, and that appropriate City officials will be on hand at that time to assist the Council in its consideration.

- CARRIED UNANIMOUSLY

7. Delegation Request: Vancouver Citizens Committee for Noise Control

A communication was noted from Mr. L.J. Creery, Barrister on behalf of the Vancouver Citizens Committee for Noise Control, asking an opportunity of appearing before Council this day to speak on the matter of proposed expansion of the Vancouver International Airport.

It was agreed that this delegation be permitted to appear this evening when the Departmental report on the subject is being considered. (see pages 13 and 14)

COMMUNICATIONS OR PETITIONS (cont'd)

8. Council Appointment:
Greater Vancouver Sea Festival

The Council received a communication dated February 13, 1973, from the President of the Greater Vancouver Sea Festival asking the Council appoint an Alderman to the Directorate of the Sea Festival Board.

MOVED by Ald. Rankin,
THAT the Mayor be authorized to appoint a representative of Council to work with the Greater Vancouver Sea Festival but not with a view to being a member of its Directorate.

- CARRIED

(Alderman Hardwick voted in the negative)

9. Grant Request: Canadian Red Cross Society
Q.E. Rehearsal Room Rental (Blood Donor Clinic)

MOVED by Ald. Rankin,
THAT, pursuant to request received from the Canadian Red Cross Society by letter dated February 22, 1973, a grant be approved equal to the rental of the Queen Elizabeth Theatre rehearsal room, in connection with a blood donor clinic to be held on March 7, 1973.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Board of Administration
GENERAL REPORT, February 23.

WORKS AND UTILITY MATTERS

Flat Rates for Property Owners' Share of
Completed Local Improvement Projects

MOVED by Ald. Bowers,
THAT this report be adopted.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

MOVED by Ald. Harcourt,
THAT Clauses 1 and 2 of this report be adopted and Clause 3 received for information.

- CARRIED UNANIMOUSLY

FIRE AND TRAFFIC MATTERS

Firehall Modification

MOVED by Ald. Hardwick,
THAT this report be adopted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

Extension of City's Liability Insurance
Coverage for One Year (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations in this clause be not approved.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin, Volrich and Mayor Phillips voted in the negative)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS

Extension of City's Liability Insurance Coverage for one Year (cont'd)

MOVED by Ald. Harcourt,
THAT Clause 2 of this report be adopted.

- CARRIED UNANIMOUSLY

Greater Vancouver Regional District Information Brochure: 1973 Tax Bills (Clause 3)

After considering the content of this clause which, in effect, recommends the City distribute a GVRD pamphlet with the 1973 tax bills, it was,

MOVED by Ald. Bowers,
THAT the City do not distribute the GVRD pamphlet with City of Vancouver tax bills as proposed;

FURTHER THAT the Council offer to the Vancouver School Board shared participation with the City of Vancouver in an information pamphlet for inclusion with the tax bills; the City's information to be prepared by the Mayor and the Chairman of the Finance Committee.

- CARRIED UNANIMOUSLY

Park Board:
Allocation of Capital Funds (Clause 1)

MOVED by Ald. Gibson,
THAT this clause be adopted.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

Re-organization: License Inspection Branch, Permits and Licenses Department (Clause 1)

MOVED by Ald. Hardwick,
THAT this clause be adopted with the exception that the title "City Licensing Officer" as proposed in the summary of recommendations in this clause, be reviewed by the Board of Administration for further report and action by Council.

- CARRIED

(Alderman Rankin voted in the negative)

Leave of Absence with Pay (Clause 2)

MOVED by Ald. Harcourt,
THAT this clause be adopted.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 4:00 p.m. to reconvene 'In Camera' in the Mayor's Office and then to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Pendakur

UNFINISHED BUSINESS (cont'd)

Request for Additional Policewomen and use of Police in Office Desk Positions

Delegations were received as follows in respect of request for additional policewomen and that certain desk positions now filled by policemen be filled by civilians:

Mrs. Simma Holt	Submitted newspaper articles from the Vancouver Sun as produced by her on the subject of additional policewomen.
Mrs. Helen Boyce	Supporting request for additional policewomen
Vancouver Council of Women	Submitted brief in support of additional policewomen
Children's Aid Society	Submitted brief in support of additional policewomen
Status of Women and Laws Committee: University Women's Club	Supporting request for additional policewomen
Status of Women Council	In support of policewomen.
Municipal and Regional Employees' Union	Submitted information in support of civilians being placed in certain desk positions in the Police Department releasing policemen for other duties.

The Chief Constable answered questions and advised that he is preparing, for the Police Commission, a report on policewomen and, also, is preparing a report on staff in the Police Report Centre where most civilians are employed. He expressed the view that when the reports are available, the Police Commission would want to furnish copies of them to the City Council.

MOVED by Ald. Hardwick,
THAT the representations and briefs from various organizations as submitted this day, be received, and the whole matter as presented be deferred for consideration of the Finance and Administration Standing Committee at budget time; however, any reports from the Police Commission on this general subject be submitted directly to Council.

- CARRIED UNANIMOUSLY

At this point the Council observed a short recess

UNFINISHED BUSINESS (cont'd)

Development Permit Application:
Automatic Car Wash with Gasoline
Filling Pumps, 8696 Granville Street

The Council further considered Board of Administration report (Building and Planning matters), dated December 15, 1972, setting out the report of the Director of Planning and Civic Development and advice that the Technical Planning Board and the Vancouver City Planning Commission recommended approval of development permit application of Shell Canada Limited to demolish an existing service station at 8696 Granville Street and construct an automatic car wash with gasoline filling pumps on the site.

A representative of the firm of Ladner Downs and Company, barristers, appeared in support of the owners of the Royal Villa. 8675 French Street, expressing concern of the noise which will arise from the car wash operation and be a nuisance, therefore, to the Royal Villa tenants. He advised that his comments also applied to Dr. Dodd Q. Chu, the owner of property at 8725 French Street. This representation included a copy of a report prepared by Acoustical Engineering Company, dated February, 1973, which commented on the noise levels produced at car washes and expressed the view it is possible for this facility and the existing apartments to co-exist if adequate consideration is given to noise control in the design of the car wash facility.

A representative of Shell Canada Limited appeared in support of the company's application and referred to their brief dated January, 1973. The company also referred to employment of a firm of acoustical engineers, Barron and Strachen, and this firm of engineers had a representative present who spoke to the noise difficulty and efforts made to take such matters into account in the construction of the facility. The Shell Canada Limited representative made the commitment that his company will meet the specifications and guidelines set out in the Barron and Strachen report.

MOVED by Ald. Massey,
THAT this development permit application be refused.

- CARRIED

(Alderman Bowers and Mayor Phillips voted in the negative)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. DEPARTMENTAL REPORT
February 23, 1973

BUILDING AND PLANNING MATTERS

Vancouver International Airport (Clause 1)

The Council considered this clause in reference to the acquisition of land for an additional runway at the Vancouver International Airport and hearings held in this connection. The recommendations contained in the report are that Council:

"(a) indicate its concern and support for the development and maintenance of a first class International Airport to serve the Vancouver area;

(b) insist that any environmental study include comparisons of environmental impact on alternate sites as compared to the present site and relate the studies to economic impact as well;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

Vancouver International Airport (cont'd)

(c) advocate that local government be included in the development of operational procedures on the airport that are favourable to the peaceful living of residents in areas adjacent to the airport;

(d) forward copies of their action to the Minister of Transport and the Minister of the Environment in Ottawa and to the Greater Vancouver Regional District Board."

Mr. L.J. Creery, Barrister, appeared for the Vancouver Citizens Committee for Noise Control and spoke to the whole matter, urging the Council to reiterate to the Federal Government its request that expropriation of land be stopped and the necessary studies carried out.

MOVED by Ald. Harcourt,
THAT recommendations (a) to (d) set out above be approved, after changing (c) to read as follows:

"advocate that local government be included in the development of operational procedures and planning of facilities* on the airport that are favourable to the peaceful living of residents in areas adjacent to the airport";

FURTHER THAT the Federal Government be requested to suspend the present expropriation proceedings, particularly in regard to the Cora Brown subdivision being acquired for the proposed new runway.

- CARRIED UNANIMOUSLY

(* underlined portion indicates change)

BOARD OF ADMINISTRATION
GENERAL REPORT, Feb. 23/73 (cont'd)

PROPERTY MATTERS (First Report)

MOVED by Ald. Volrich,
THAT this report be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS (Supplementary)

Lot 23, Block 20, D.L. 181/196 N/S of Union Street, between Main & Gore Streets (Clause 4)

In considering this clause it was,

MOVED by Ald. Rankin,
THAT Lot 23, Block 20, D.L. 181/196 be sold to the owners of abutting lots 21 and 22 for the sum of $15,250, subject to conditions (1) to (4) set out in this clause, and the Mayor and City Clerk be authorized to sign the necessary plan of subdivision on behalf of the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT Clauses 5 and 6 of this report be adopted.

- CARRIED UNANIMOUSLY

DEPARTMENTAL REPORT, Feb. 23/73
BUILDING AND PLANNING MATTERS

MOVED by Ald. Hardwick,
THAT Clauses 2 and 3 of this report be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT
February 23, 1973 (cont'd)

FINANCE MATTERS

Fairview Information Centre Grant

MOVED by Ald. Hardwick,
THAT this report be adopted.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Finance and Administration, February 15, 1973

MOVED by Ald. Volrich,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Community Development February 15, 1973

MOVED by Ald. Volrich,
THAT Clauses 1 and 2 of this report be adopted and clauses 3 to 5 be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Civic Development February 15, 1973

Downtown Plan

MOVED by Ald. Hardwick,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

G. L.I.P. Program - Report #6
False Creek Clean-up

The Board of Administration, under date of February 22, 1973, submitted the following report:

'The City Engineer reports as follows:

"On February 21, 1973 verbal approval was received from the Department of Manpower & Immigration for Project X 1252 (False Creek Cleanup). Because Council resolved (January 16, 1973) to transfer this project from Priority 1 to Priority 2, and because the Standing Committee on Finance and Administration recommended that Priority 2 projects be submitted to Council and considered on their own merit (January 11, 1973), Council approval of the project is required before work can commence.

The final contract for this project should stipulate a $95,295 total project cost and a City's share of $51,537. Approval of the project will boost the total City contribution to all L.I.P. Projects to $363,354. This is within the $400,000 ceiling established by Council on January 16, 1973.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L.I.P. Program - Report #6(cont'd)

RECOMMENDATION:

The City Engineer RECOMMENDS that:

1) Council approve L.I.P. Project X 1252 (False Creek Cleanup).

2) The City Engineer or Deputy City Engineer be authorized to sign the contract with the Government of Canada for this project." '

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the City Engineer be approved;

FURTHER THAT the Director of Finance examine whether the expenditure should be charged to the False Creek account.

- CARRIED UNANIMOUSLY

H. Leave of Absence with Pay;
Miss G. Sampson: Health Department

The Board of Administration submitted the following report under date of February 26, 1973:

'The Medical Health Officer reports as follows:

"The In-Service Education Committee of the Provincial Health Branch is conducting a workshop on Behaviour Modification at the Burnaby Mental Health Centre March 5 - 9, 1973, inclusive. Dr. McQueen, Director of Mental Health Services for the City of Vancouver, has requested that Miss Gail Sampson, Psychologist in the Health Department, be given authority to attend this Workshop, the only cost to the City of Vancouver being leave of absence for March 5 and half days for March 6 - 9, 1973, inclusive, for a total of three days leave of absence with pay. The program has been reviewed by the Medical Health Officer and Dr. McQueen and both agree that its content will be of value to the City of Vancouver and to the Health Department.

The Medical Health Officer recommends that this request for leave of absence with pay be approved for Miss Gail Sampson."

Your Board

RECOMMENDS that the foregoing recommendation of the Medical Health Officer for three days leave of absence with pay for Miss Gail Sampson be approved. '

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENTAL AND OTHER REPORTS (cont'd)

I. Report of Special Committee
re False Creek, February 26, 1973

The Special Committee re False Creek, submitted the following report:

"1. Log Booming West of Connaught Bridge

Under date of February 15, 1973, the Board of Administration submitted a report, dealing with the matter of log booming in False Creek between Granville and Connaught Bridges, to your Committee's meeting of February 20, 1973.

The report noted that on March 28, 1972, Council approved in principle guidelines for the redevelopment of False Creek and one of the guidelines recommended that log booming and storage between the bridges be discontinued immediately. Present at the meeting was Mr. E. Sonner, President of Bay Forest Products Ltd., the only sawmill now operating in False Creek. Mr. Sonner, in an oral submission, asked that booming and storage be allowed Bay Forest Products until 1978, i.e. a 5-year extension. Mr. Sonner advised that Bay Forest Products was actively engaged in finding a site on which to relocate and had acquired some property on the Fraser River, but that the problem at the moment was the phasing of the operation from the False Creek site to the new site. Mr. Sonner advised the Committee, this would require the 5-year period.

Also present at the meeting were representatives of Marathon Realty Co. Ltd., which is the lessor of the property on which Bay Forest Products is located. Bay Forest Products has a lease on the sawmill site till 1980, and Marathon Realty has no disagreement with the continued booming and storage on the waterlot fronting their property on the North side of the Creek, but they suggest a 3-year certain extension with a possible further 2 years, depending upon the stage of the development of the uplands at the end of the 3-year period. Letters were filed at the meeting by both Bay Forest Products and Marathon Realty.

The Committee members discussed the matters with the representatives of the two firms present and

RECOMMEND

(a) City policy as confirmed by exchanges of letters with the Provincial Department of Lands for log booming in front of the south shore, i.e. City lands, be accepted and that no log booming be permitted in that area after September 19th, 1973 (as identified as areas c and d in the report of the Board of Administration, dated February 15, 1973).

(b) Log booming also cease in the general area proposed for the Marathon marina at a time suitable to the marina developers but not later than September 19th, 1973 (as identified as area b in the report of the Board of Administration, dated February 15, 1973).

(c) Log booming be permitted to continue in the water lot on the foreshore of the Marathon Realty Ltd. lying west of the old fireboat station for a further period, i.e. until September 19th, 1978 (as identified as area a in the report of the Board of Administration, dated February 15, 1973, and referred to by License of Occupation #24436).

(d) No immediate action be taken to prevent such log booming as is permitted by the Provincial authorities east of Connaught Bridge.

(e) The Provincial Department of Lands be informed of such decisions as are made on the basis of this report by Vancouver City Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

Report of Special Committee re
False Creek (cont'd)

2. Notice to Tenants - City Lands

Under date of February 15, 1973, the Supervisor of Property and Insurance advised of tenancies on City lands on the North side of 6th Avenue between Oak and Alder Streets, and that some of these lands would be required to be vacated to provide public open space, as requested by Council. The Supervisor of Property and Insurance recommended that notices to vacate be given as follows:

"(a) The tenants of the former V.I.E.W. property, east of Alder Street, be given immediate notice to give vacant possession not later than June 15th, 1973.

(b) The Westcoast Salvage Buildings and Marina be given immediate notice to give vacant possession not later than October 31st, 1974.

(c) The Clay Marina, situated adjacent to Granville Street and 2nd Avenue, be given immediate notice to give vacant possession not later than October 31st, 1973.

The Supervisor further recommended that he be authorized to call for tenders and award a contract for the demolition of all the buildings north of 6th Avenue between Oak Street and Alder Street when vacant possession is obtained."

The Committee, after consideration,

RECOMMENDS

that City Council adopt the recommendations of the Supervisor of Property & Insurance and that funds to be provided from the 1973 supplementary capital budget be approved in advance of the 1973 False Creek budget."

MOVED by Ald. Hardwick,
THAT the foregoing report be approved.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee
on Community Development
February 22, 1973

MOVED by Ald. Volrich.
THAT Clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing Portion of Pender Street:
West of Hawks Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 7 feet of Lot 12, Block 76, District Lots 181 and 196, Plan 196, has been established as highway;

3. The City is the owner of said Lot 12 including the portion established as road;

4. The whole of said Lot 12 is to be conveyed to the Provincial Government;

THEREFORE BE IT RESOLVED that the North 7 feet of Lot 12, Block 76, District Lots 181 and 196, Plan 196, be closed, stopped up, and conveyed to the Provincial Government together with the remainder of said Lot 12 as one parcel.

- CARRIED UNANIMOUSLY

2. Closing Portion of Georgia Street:
East of Jackson Street

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South 7 feet of Lot 30, Block 85, District Lot 196, Plan 196 has been established as highway;

3. The City is the owner of said Lot 30 including the portion established as road;

4. The whole of said Lot 30 is to be conveyed to the Provincial Government;

THEREFORE BE IT RESOLVED that the South 7 feet of Lot 30, Block 85, District Lot 196, Plan 196, be closed, stopped up and conveyed to the Provincial Government together with the remainder of said Lot 30 as one parcel.

- CARRIED UNANIMOUSLY

3. Closure of Carrall Street:
South of Keefer Street

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver; and

2. The exchange of lands between the City of Vancouver and British Columbia Hydro and Power Authority requires the closing of Carrall Street, South of Keefer Street;

cont'd....

MOTIONS (cont'd)

Closure of Carrall Street (cont'd)

THEREFORE BE IT RESOLVED that all that portion of road bounded on the west by the easterly limit of Lot 40, Block 17, Old Granville Townsite, Plan 6087; bounded on the east by the westerly limit of Lots 1 and 2, Block 14, District Lot 196, Plan 184; bounded on the north by a line joining the north easterly corner of said Lot 40 to the north westerly corner of said Lot 2; and bounded on the south by the sinuosities of original high water mark; the same being the northerly limit of Lot 1, District Lot 2037, amended Plan 5568, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., sworn to on the 5th day of October, 1972, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed road be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

4. Closing Lane West of Oak Street from 12th Avenue to the lane North of 12th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. All the lane dedicated by the deposit of Plan 4579, Block 395, District Lot 526, is surplus to the City's highway requirements;

3. The owner of the lands abutting this lane has made application to acquire this portion of lane;

THEREFORE BE IT RESOLVED that all the lane dedicated by the deposit of Plan 4579, adjacent to Lots "A" to "D" of Lots Eleven (11) to Thirteen (13), Block 395, District Lot 526, Plan 4579, be closed, stopped up and conveyed to the owner of said Lots "A" to "D", and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with said Lots "A" to "D" to form one parcel

- CARRIED UNANIMOUSLY

5. Broadway West Area

The following Notice of Motion was submitted at the meeting on February 20, 1973:

MOVED by Ald. Harcourt,
THAT, with the understanding the merchants, owners and residents in the Broadway West area are studying the long-range parking and other development problems of the area with the appropriate City Departments;

BE IT RESOLVED THAT Council request the Technical Planning Board not to approve further surface parking areas as conditional uses in the residential area adjoining the Broadway frontage from Larch Street to Collingwood Street.

(referred)

cont'd....

MOTIONS (cont'd)

Broadway West Area (cont'd)

MOVED by Ald. Bowers, in amendment,
THAT the following words be added to the motion of Alderman Harcourt:

"but request the Board of Administration report such requests to Council for information".

(referred)

In connection with this matter a letter was received from Mr. L.R. Peterson, Barrister for Mr. G. Razis, regarding property at 2968 West Broadway, expressing opposition to any further restrictions re parking in the area.

It was agreed that this whole matter would be deferred to the next meeting of Council for further consideration.

ENQUIRIES AND OTHER MATTERS

Alderman Volrich - Pyramid Sales	requested a report from the Chief License Inspector as to the extent to which the Pyramid Sales organization is licensed to do business in Vancouver and whether the company is doing business in Vancouver without a license. Further, that the License Inspector be asked to consult with the Better Business Bureau in respect of the matter. The Mayor directed accordingly.
Alderman Rankin - Progress re False Creek Committee	enquired of progress being made by the False Creek Committee and was answered by Alderman Hardwick.
Alderman Hardwick - Joint Meeting: Standing Committees on Civic Development and Community Development	advised that the joint meeting of the Civic Development and Community Development Standing Committees, scheduled for Thursday, March 1st at 3:30 p.m., had been cancelled.

The Council adjourned at approximately 10:40 P.M.

****

The foregoing are Minutes of the Regular Council meeting dated February 27, 1973, adopted on March 6, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

February 23, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects.

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1972, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board RECOMMENDS that the above-noted report of the City Engineer be adopted.

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Street Naming Change - Portion of East Boulevard

Your Board has received the following report from the Street Naming Committee:

"The Street Naming Committee, at its last meeting, considered a request from twenty-three (23) owners, out of a total of twenty-four (24), on a section of East Boulevard in the area of King Edward Avenue to 32nd Avenue, that this section of the street be renamed Maple Crescent. The homeowners advise that there is much confusion and inconvenience by trades people and friends in locating this section of East Boulevard. The owners emphasized this by describing the difficulty of locating the street from various directions.

Your Committee, after studying the location, has agreed with the points raised by the residents and RECOMMENDS that the portion of East Boulevard and the small portion of Maple Street, extending from Hosmer Avenue to Pine Crescent and 32nd Avenue, be renamed Maple Crescent, and the Corporation Counsel be instructed to bring in the necessary amending By-law."

Your Board RECOMMENDS that the foregoing report of the Street Naming Committee be approved.

(A copy of the communication from the residents together with a map of the area is circulated for the information of Council.)

2. 1229 Hornby Street

The Director of Permits and Licenses reports as follows:

"Mr. George M. Riste, 2429 Lonsdale Avenue, North Vancouver, who owns the property at 1235 Hornby Street, has complained about an automotive repair shop being built at 1229 Hornby Street.

The 1200 block Hornby Street is in a CM-1 District in which automotive repair shops are permitted. In November 1972 Jega Designs of 3185 East 8th Avenue obtained a development permit to erect an auto repair shop at 1229 Hornby Street and the building permit was issued on December 28, 1972.

In the normal review in processing the plans prior to the issuance of both permits, it was found that all bylaw requirements were complied with, including the requirements of the Air Pollution Control Office of the Greater Vancouver Regional District.

In view of the above information, there is no further action which can be taken at this time."

Your Board RECOMMENDS that the foregoing report of the Director of Permits and Licenses be received, and a copy forwarded to Mr. Riste.

(A copy of Mr. Riste's letter dated January 26, 1973, is circulated for the information of Council.)

INFORMATION

3. Development Permit Application
8550 Victoria Drive
Shipyard for Rivtow Straits Ltd.

The Director of Planning and Civic Development reports as follows:

"On January 23rd Council RESOLVED

(a) THAT the Director of Planning be instructed to work out the best possible development plan with Rivtow Straits Ltd., such a plan to include relocation of the propeller shop and adequate parking and landscaping; also that no development permit be issued until such time as a plan is agreed upon by Council and the residents have been notified;

(b) THAT the Board of Administration be instructed to report back, suggesting measures to improve the separation between industrial uses and uses in the residential pocket bounded by Southeast Marine Drive, Argyle Street, Duff Street and Kent Avenue North;

(c) THAT a report be submitted to Council on the whole matter within 30 days.

The Department of Planning & Civic Development met with Rivtow on January 26th to discuss revised plans for the Rivtow site. Matters that were discussed included parking, screening and landscaping, relocation of propeller shop, construction of bulkhead and the moving of the shipbuilding operation closer to the river. Mr. N.R. Cosulich, Vice President-Operations, undertook to prepare plans and submit additional information to City Council through the Planning Department. Some of this material was received on February 19th and the remaining information will be received this week.

Time will be required to analyse the proposals and prepare a report. This will be done as soon as possible."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Firehall Modification

The Fire Chief reports as follows:

"On November 2, 1971, Council authorized the Fire Chief to purchase a 125 foot Aerial Platform Truck.

When this truck was ordered, no other similar unit was available for comparison and no exact dimensions of the truck were available. The truck is now nearing completion and will be ready for delivery next month.

With the truck now completely assembled and final dimensions known, one firehall apparatus door will have to be modified to give six inches higher clearance to accommodate this large piece of apparatus. Costs of the modification are estimated to be $4,200 by the Assistant Director of Construction and Maintenance.

The Fire Chief recommends approval be given to modify one apparatus door at a cost of $4,200 in advance of the 1973 budget in order that the modification will be completed by the time of delivery."

Your Board RECOMMENDS the report of the Fire Chief be adopted.

Board of Administration, February 23, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Park Board - Allocation of Capital Funds

The Director of Finance reports as follows:

"I. The Park Board approved the allocation of $13,859 of Park Development Capital funds to cover the costs of architect consulting fees and certain repair work on the Jericho Officer's Mess building. It was the intent of the Park Board to utilize this building for the West Point Grey Community Centre Program instead of renting space in schools. However, the architect's estimates of the cost of renovating this building were considered to be too high and the project was deferred for further study.

Council is requested to approve an allocation of $13,859 from Park Development Capital Funds to cover these costs.

II. On July 28, 1970 Council approved a recommendation of the Director of Social Planning that $50,000 of the Community Service Centre Capital Funds be allotted as the City's share of the cost of community facilities, including basic furnishings, to be constructed within a new elementary school in the South-East Sector.

An amount of $65,000 was included by the Park Board in their 1972 Community Services Capital Budget for these facilities. On the basis of the Park Board 'approval' of $65,000 for the City's share of facilities, the School Board proceeded with the project and awarded the contract. Council however, deferred consideration of this item pending receipt of the major study by the Park Board of their total Community Services functions.

Council is requested to approve an allocation of $65,000 from Community Services Centre Capital Funds to cover the cost of the community facilities in the school.

III. The Director of Finance brings to Council's attention the fact that costs have been incurred on the Jericho building ($13,859) and commitments made to the School Board in excess of the funds originally authorized, without Council approval. It is suggested that the Park Board be reminded that, in accordance with Capital Budget procedures approved by City Council in 1966, all capital projects (except for minor projects under $5,000) must be approved by Council prior to the commitment or expenditure of funds on the projects.

The Director of Finance recommends that:

(a) an allocation of $13,859 from Park Development Capital Funds be approved to cover the costs incurred on the Jericho Officer's Mess building.

(b) an allocation of $65,000 from Community Services Centre Capital Funds be approved to cover the cost of community facilities, including furniture and equipment, in the new elementary school in the South-East Sector.

(c) the Park Board be reminded that all capital projects (except for minor projects under $5,000) must be approved by Council prior to the commitment or expenditure of funds on the projects."

Your Board concurs with the RECOMMENDATIONS of the Director of Finance.

2. Extension of City's Liability Insurance Coverage for One Year

The Director of Finance reports as follows:

"The previous Council adopted a report of the Director of Finance recommending a review in depth of the City's liability insurance requirements. In adopting the report Council established a committee of officials and approved the appointment of a consultant to assist the committee in its review.

A great deal of the work has been done. However, the review is at the stage where the Law Department must spend considerable time in resolving a number of legal questions, and in drafting a proposed coverage that brokers may consider. Nothing has been done on the review for the past year because of the work load in the Law Department. However, the Law Department is of the opinion that they will be able to proceed with their work this year.

The existing liability insurance policy expires April 1, 1973 and the present underwriters are prepared to extend the policy for a twelve month period from April 1, 1973 to April 1, 1974, subject to a 10% increase in the premium.

I recommend that the General Accident Insurance Company be requested to extend the existing policy for 12 months from April 1, 1973 to April 1, 1974 for a premium of $17,575."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

3. Greater Vancouver Regional District (GVRD) Information Brochure - 1973 Tax Bills

The Director of Finance reports as follows:

"On February 13th, Council considered a recommendation of the Director of Finance that the GVRD pamphlet be included with the City of Vancouver 1973 Tax Bills and took the following action:

'THAT the clause be deferred for the time being, and in the meantime the Board of Administration be requested to discuss further with Bud Elsie Limited, the information brochure proposed, particularly in respect to the possibility of providing information on both the City of Vancouver and the Regional District in one pamphlet, for inclusion in the 1973 tax bill distribution.'

It would appear that the other members of the Regional District are not prepared to have the GVRD pamphlet changed to accommodate information on Vancouver, even though this would only apply to the pamphlets to be mailed with the Vancouver tax bills. The preliminary indication is that the other members would just back off entirely from the GVRD pamphlet. The time required to develop the Vancouver portion would also appear to create too much of a delay in the printing schedule of the GVRD pamphlet.

For approximately the last five years, I have been responsible for preparing the City pamphlet for inclusion with the tax bills. I have not felt that it was either effective, or particularly well done. It is a time consuming process and this year I do not feel I can afford the time.

Council may wish to appoint some other official to prepare a Vancouver pamphlet (there is sufficient time), or may wish to consider having an outsider do it (e.g. Bud Elsie Limited), but I would recommend that for 1973 the City use the GVRD pamphlet. This would allow Council sufficient time prior to the 1974 tax bills to consider pamphlets, newsletters, etc., and how to reach the 50% of citizens (tenants) not reached by tax bills."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

A-8

PERSONNEL MATTERS

RECOMMENDATIONS

1. Re-Organization - License Inspection Branch, Permits & Licenses Department

Your Board has received the following report from the Administrative Analyst:

"The Director of Permits & Licenses has drawn to the attention of the Board of Administration that the present Chief License Inspector & Business Tax Collector reaches maximum retirement age in May 1974, and the Acting Chief License Inspector position has been filled on a temporary basis for several months.

At the request of the Board of Administration, the problem of satisfactorily maintaining the level of service has been carefully reviewed with the Director of Permits & Licenses Department.

It is now recommended that:

(i) Effective upon retirement of the incumbent, the position of Chief License Inspector & Business Tax Collector be abolished and at that time the title be transferred to the Department Head.

(ii) The position of Assistant Chief License Inspector be abolished, effective upon appointment of an employee to a new position of City Licensing Officer (as outlined below).

As the Chief License Inspector has approximately 15 month's service before retirement, this will provide sufficient time to effect a proper continuity of administration and general supervision.

1. FUTURE METHOD OF OPERATION - 'CITY LICENSING OFFICER' POSITION

There will be a continuing need for a senior position of 'City Licensing Officer' in the Department, in addition to the position of Department Head.

It is further recommended that the incumbent of the position report directly to the Department Head and advise the Department Head from time to time on changes considered necessary in the Licensing By-law.

The incumbent will be required to:

(i) Have a complete understanding of the Licensing By-law and the City policies and procedures in connection therewith.

(ii) Personally examine applicants for licenses of certain types of businesses; to undertake personally a continuous review of businesses and recommend action for suspension of licenses to the Department Head.

(iii) Give advice and answer enquiries received in the office and to instruct the clerical licensing group on particular licensing problems which arise from day to day.

(iv) Determine the policies and methods to be followed by the License Inspectors in the discharge of their various functions.

Cont'd.....

CLAUSE NO. 1 (continued)

It is recommended that this position be established effective upon adoption of this report. The person appointed to be assigned to work with the Chief License Inspector until his retirement and thereby gain experience of the work through the association.

Effective upon adoption of this report, the License Inspectors to be transferred to the "Generalist Branch of the Division of Inspection and Enforcement".

The position of License Inspector Trainee (Pay Grade 18 - $685-$822) has been vacant since November 15, 1972, and it is recommended that the position be abolished.

2. SUMMARY

It is recommended that:

(i) The present position of Chief License Inspector & Business Tax Collector be abolished effective upon retirement of the present incumbent in May 1974, and the title be transferred to the Department Head.

(ii) The position of 'Assistant Chief License Inspector' be abolished effective upon appointment of an employee to the position of 'City Licensing Officer'.

(iii) A 'City Licensing Officer' position be established effective upon adoption of this report, to undertake the duties indicated above.

(iv) The class specification and pay grade for the position of 'City Licensing Officer' to be approved by the Board of Administration in accordance with City Council Resolution of July 22, 1969.

(v) Effective upon adoption of this report, the License Inspectors be transferred to the "Generalist Branch of the Division of Inspection and Enforcement."

(vi) Effective upon adoption of this report, the position of 'License Inspector Trainee' (Pay Grade 18 - $685-$822) be abolished.

This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he is in agreement herewith.

YOUR BOARD RECOMMENDS adoption of this report.

2. Leave of Absence with Pay

The Medical Health Officer reports as follows concerning leave of absence with pay for two Health Department Personnel:

"The Canadian Public Health Association is holding its Annual Conference Meeting in Montreal, April 24-27,1973. Two members of the Health Department hold executive positions on the B.C. Branch of the C.P.H.A. namely:

Dr. U. Nelson, Public Health Educator - President
Miss M. Raper, Public Health Nurse II - Secretary

and as such are members on the Working Committees of the national body. In addition to serving on these committees Dr. U. Nelson will be presenting a scientific paper.

The B.C. Branch of the C.P.H.A. have agreed to pay all expenses of Dr. Nelson and Miss Raper; therefore, this request is for 5 days leave of absence with pay only, in order that they may attend this conference.

Cont'd.....

CLAUSE NO. 2 (continued)

As there are many items on the various agenda which are of vital concern to the Health Department, it is recommended that Dr. Nelson and Miss Raper be granted the 5 days leave of absence with pay."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer for 5 days leave of absence with pay for Dr. U. Nelson and P.H.N. II, Miss M. Raper be approved.

RECOMMENDATION

1. REVISED LEASE - NEW FIRE BOAT & MOORAGE LOCATION - Request to Rescind Amended Motion of Council, Dated January 3rd, 1973

The Supervisor of Property and Insurance reports as follows:

"On November 26, 1970, Council approved a Recommendation of the Fire Chief that a new moorage site West of Great Northern Dock be rented from the National Harbours Board for $1,745.75 per annum. Subsequent to execution of lease documents, submissions were made to the National Harbours Board by a special committee re fire defences, to obtain a financial contribution or grant towards the operation of the City of Vancouver Fire Boat.

The National Harbours Board, having considered the Committee's request, provided the City with a revised lease for execution as follows:-

' A six-year period commencing September 1st, 1972 and terminating August 31st, 1978, with rights of renewal for two further terms of three years each. Rental for the period September 1st, 1972 to August 31st, 1975 --- $100.00 per annum. For the period September 1st, 1975 - August 31st, 1978, at such revised rate as may be determined by the Board.'

On January 3, 1973, City Council adopted the report after an amendment to require that the nominal rental be for the period September 1st, 1972 to August 31st, 1978. Pursuant to Council's Resolution, the matter was submitted to The National Harbours Board for their attention and consideration.

By letter dated January 30th, 1973, the National Harbours Board have advised that, after reviewing the circumstances surrounding the issuance of the subject lease, the City should now execute the documents as drafted.

In as much as the City may request continuance of the nominal rental at a later date, the National Harbours Board's request would seem reasonable.

It is RECOMMENDED that the motion of January 3, 1973 (that the clause be adopted, after amendment to require that the nominal rental be for the period September 1st, 1972 to August 31st, 1978), be rescinded,* and that the previous lease be cancelled, and that the revised lease #B-1631 (2) dated September 1st, 1972 be accepted and that the documents be executed by the Mayor and City Clerk."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

* NOTE: Rescinding requires 2/3 of members present to vote in affirmative.

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1637 Parker Street

The Supervisor of Property & Insurance reports as follows:-

"1637 Parker Street, legally described as Lot 19, Block 23, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one storey frame dwelling with a floor area of approximately 820 sq. ft., erected in 1907 on a site 33' x 122', zoned RM-3. This dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof and stucco exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

Clause 2 Continued...

Following negotiations, the owner has agreed to sell for the sum of $20,550.00 as of February 28th, 1973, subject to the owner retaining rent-free possession to March 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $20,550.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1016 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 14, Block 26, D.L. 264A, known as 1016 McLean Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 733 sq. ft., erected in 1910 on a site 33' x 93.5', zoned RM-3. This dwelling contains 6 rooms, 4 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $21,700.00 as of February 15th, 1973, subject to the owners retaining rent-free possession to April 30th, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $21,700.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

SUPPLEMENTARY

BOARD OF ADMINISTRATION, February 23, 1973.....(PROPERTIES - 3)

CONSIDERATION & RECOMMENDATION

4. Lot 23, Block 20, D.L. 181/196
North Side of Union Street,
Between Main & Gore Streets

The Supervisor of Property and Insurance reports as follows:-

" City-owned Lot 23, Block 20, D.L. 181/196, situated on the North side of Union Street between Main and Gore Streets, is leased through assignment to Peter Chow & Chow Produce for fifteen years, expiring April 30, 1976, at a rental of $60.00 per month plus taxes. The site is used for parking, and loading and unloading of goods to the lessees' operation on their adjoining Lots 21 and 22 to the East.

This isolated lot is zoned CM-1, Commercial, has a frontage of 25 feet, a depth of 122 feet, and is improved with blacktop and a loading ramp.

The lot was withheld from sale pending a decision as to its use in connection with the Georgia Viaduct Ramp. However, the Director of Planning has now released it for sale subject to consolidation with adjoining Lots 21 and 22.

The owner of Lots 21 and 22 contacted this office with respect to the sale of the City's lot, and has agreed to purchase Lot 23 for $15,250.00 cash, subject to the following conditions:-

(1) City to consolidate Lots 21, 22, & 23 into one parcel;

(2) Date of sale to be March 1st, 1973;

(3) Purchaser to pay proportionate part of 1973 taxes as if levied, registration fees, and $150.00 towards cost of plans and documentation;

(4) Purchaser to provide registrable extensions of two mortgages and one agreement registered against Lots 21 and 22.

The foregoing offer is considered to be fair and reasonable.

Lot 23 is required for expansion of the existing operation on Lots 21 and 22, and in our judgment, its sale would not conflict with the Land Banking concept.

CONSIDERATION:
The direct sale of Lot 23, Block 20, D.L. 181/196 is submitted to Council for Consideration.

RECOMMENDATION:
If Council is in favour of the direct sale, then it is RECOMMENDED that Lot 23, Block 20, District Lots 181 and 196 be sold to the owners of abutting Lots 21 and 22, for the sum of $15,250.00, subject to conditions (1) to (4) above, and that the Mayor and the City Clerk, or their deputies, be authorized to sign the necessary plan of subdivision on behalf of the City."

Your Board

Submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION and RECOMMENDATION.

RECOMMENDATION

5. EXPROPRIATION FOR SENIOR CITIZENS' HOUSING
PROJECT KITSILANO - 1987 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:

"On December 19, 1972 City Council, "In Camera", instructed the Supervisor of Property & Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property legally-described as Lot 19, Block 286, D.L. 526, is required for this project as part of a 150' site at the N.E. Corner of 7th Avenue and Maple St.

Clause 5 Continued.....

These premises comprise a 2½ storey frame dwelling, with a main floor area of 1,023 sq.ft. and full concrete basement, erected in 1906 on a site 50' x 111.95', zoned R.M.-3. This house contains 10 rooms occupied by the owner, has 8 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by a coal and wood furnace.

The owner of this property was notified of the City's intentions by letter dated January 2, 1973. When interviewed on January 9, 1973 he informed this office that he had signed an exclusive listing on January 2, 1973, expiring March 31, 1973, with Vanguard Realty Co. to sell the property. Subsequently this office was informed by an agent for Vanguard Realty that despite the City's letter of January 2, 1973 a sale had been arranged with Block Bros. Realty Ltd. for the purpose of erecting an apartment building on this site. It should be noted that the City has already purchased the corner 50' lot for this project and the most Easterly 50' lot which is the subject of a concurrent report.

Because of the above situation and because this is the only property not acquired by the City for the Senior Citizens' Housing Project Kitsilano, the City Solicitor has been consulted. He considers it advisable to proceed with expropriation immediately. This action will not preclude continuation of negotiations by both the Property & Insurance Office and the Law Department, towards a final settlement.

RECOMMENDED:

(a) That since the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above property in accordance with the resolution for that purpose submitted under "Motions".

(b) That Mr. R. S. Thorpe be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

6. SENIOR CITIZENS' HOUSING PROJECT
KITSILANO - 1973 West 7th Avenue

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972, City Council, "In Camera" instructed the Supervisor of Property and Insurance to negotiate for the purchase of two sites for public housing for senior citizens in the Kitsilano area. The above property, legally described as Lot 18, Block 286, D.L. 526 is required for this project as part of a 150' site at the N/E corner of 7th Avenue and Maple Street.

These premises comprise a 2 1/3 storey frame dwelling, with a main floor area of 798 sq. ft. and full concrete basement, erected in 1906 on a site 50' x 111.95', zoned RM-3. The dwelling contains 10 rooms, divided into two rental units, both occupied by tenants, has 8 plumbing fixtures, a patent shingle roof, duroid shingle exterior, a concrete foundation and is heated by a gas-fired hot air furnace. Condition of these premises is average for age and type. It is proposed to demolish this house when vacant.

Following negotiations with the owner, he has agreed to sell for the sum of $48,500.00 as of March 15th, 1973, subject to retaining rent-free possession until April 30th, 1973.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $48,500.00 on the foregoing basis, chargeable to Code #565/1010."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Vancouver International Airport

The Director of Planning and Civic Development reports as follows:

"In the past weeks there has been a good deal of public controversy, brought on by the Ministry of Transport expropriation hearings to acquire land for a second runway at Vancouver International Airport.

In conjunction with this hearing, City Council resolved, on January 16, 1973 that:

> 'Alderman Harcourt be requested to appear before the hearing on the matter and ask that plans to build the new runway be postponed until
>
> (a) an environmental study has been done and made available to the City of Vancouver and the public, and
>
> (b) the City of Vancouver has had an opportunity to study the report and participate constructively in the protection of the environmental quality of South Vancouver.'

Attached is a memorandum from this department, addressed to Alderman Harcourt, apprising him of the concern of the Planning Department about the status of the airport and indicating the need to identify the public interest and the responsible role public bodies should adopt. At the request of Alderman Harcourt this memorandum was read to the Hearing Officer by a member of the department.

The proceedings have generated great concern among citizens of the City, especially those living in Marpole and the South Slopes, revolving around noise generation and its possible effect on property values. The Ministry of Transport has recently provided the public and the City with additional information about proposed airport development, operating procedures and noise generation.

In order to keep the subject of the airport in context it is recommended that Council:

(a) indicate its concern and support for the development and maintenance of a first class International Airport to serve the Vancouver area;

(b) insist that any environmental study include comparisons of environmental impact on alternate sites as compared to the present site and relate the studies to economic impact as well;

(c) advocate that local government be included in the development of operational procedures on the airport that are favourable to the peaceful living of residents in areas adjacent to the airport;

(d) forward copies of their action to the Minister of Transport and the Minister of the Environment in Ottawa and to the Greater Vancouver Regional District Board."

Department Report, February 23, 1973 . . . . . (BUILDING - 2)

2. Reappointments to Board of Examiners for Master Plumbers

The Director of Permits and Licenses reports as follows:

" Section 1.5 of the Plumbing By-law contains regulations with respect to examination of plumbers for Master Plumber certificates. The following Board is established for this purpose:

City Building Inspector
Plumbing Inspector Supervisor
One Plumbing Inspector
Two Master Plumbers

the Master Plumbers being appointed for three year terms.

Two Master Plumbers and one alternate, nominated by the Canadian Plumbing and Mechanical Contractors Association were appointed by Council on September 8th, 1970 for a three year term for the period November 8th, 1969 to November 8th, 1972, their names being:

Mr. G.D. Anderson
Mr. C. Doyle
Mr. D. Whiting, as alternate

The Canadian Plumbing and Mechanical Contractors Association are nominating these men for a further term of three years and they advise the men are willing to act.

I recommend that Council make these appointments for the period from November 8th, 1972 to November 8th, 1975. "

3. Development Permit Application No. 61166 - 1926 East Broadway

The Director of Planning and Civic Development reports as follows:

" Shell Oil Canada Ltd. have filed Development Permit Application No. 61166 to construct a 24' x 44' canopy over the pump islands on the existing gasoline service station site at the south east corner of East Broadway and Victoria Drive. The site is located in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October, 1968 permits additions to the existing gasoline service station at this location.

The City Council on July 22, 1969 approved a development permit for the modernization of the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61166 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a 24' x 44' canopy over the pump islands on the existing gasoline service station, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating all signing, existing and proposed on this site with such signing being in accordance with the provisions of Section 11(10) of the Zoning and Development By-law.

(b) The open area of the site including parking and landscaped areas are to be maintained at all times in accordance with the drawings and conditions approved with Development Permit No. 48791.

(c) The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

RECOMMENDED that Development Permit Application No. 61166 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

Department Report, February 23, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Fairview Information Centre Grant

The Director of Social Planning reports as follows:

"I have reviewed the need for an Information Centre in Fairview, and particularly in view of the False Creek and Fairview Slopes Development proposals, an Information Centre in this area is desirable. However, it should be established to work in close liaison with the False Creek Planning Team as well as the Social Planning Department. The attached request indicates a responsible approach on the part of the sponsor and their operating criteria fall within City Guidelines covering operation of Information Centres.

The Director of Social Planning recommends to Council that an interim grant of $315.00 be approved to help this Centre get started prior to 1973 budget approval. The total request for 1973 for the Fairview Information Centre is $2,000. If the $315.00 is approved, it will be deducted from any amount approved by Council when dealing with all City Information Centre budgets.

The Director of Social Planning RECOMMENDS approval of $315.00 for the new Fairview Information Centre prior to the 1973 budget approval, subject to the conditions that the operators of this Centre are prepared to work out an information program in co-operation with the Director of Social Planning covering the False Creek and Fairview Slopes development plans and that the amount approved now is deducted from any annual budget for 1973 that may be subsequently approved by Council."

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

FEBRUARY 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

PART II

INFORMATION

1. Untidy Properties

The officials present were asked what legal action could be taken to have some property owners clean up untidy properties. The Corporation Counsel advised that there were provisions in the Charter under Section 324A, whereby the Council could by resolution or by by-law, declare any matter on private or public lands or on streets or roads, a nuisance or danger to the public and therefore, could order the structure to be removed, pulled down, or filled up, whatever the case may be. The Committee was also reminded that there were other by-laws, such as the Health By-law and Fire By-law, which gave Council certain powers in this regard.

It was advised by a member of the Committee that the cities of Regina and Halifax had looked at this problem and were apparently dealing with them in an effective manner.

RESOLVED that the Corporation Counsel be directed to report to the Committee methods of tightening up regulations whereby the Council could deal with untidy properties more effectively.

2. Procedure By-law - Proposed Revision

City Council on January 9, 1973 directed that this Committee consider and report on changes to the Procedure By-law. In this regard, the Committee noted a report from the City Clerk listing a number of suggestions some of which had been proposed by the Chairman.

Due to the lack of time, the Committee decided that it would make a superficial review of the suggestions and consider the matter in more detail at the next meeting.

The Committee adjourned at approximately 3:10 p.m.

* * * * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

February 15, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, February 15, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. 715 West Broadway: Beer Parlour License

At the February 8, 1973 meeting of the Committee it was resolved that the Chairman's memorandum re the above topic, dated February 6, 1973, be sent to various groups representing residents, owners and tenants of the Fairview Slopes and they be invited to appear at this meeting of the Committee.

Present at this meeting was Mr. J. Balshine, representing Century 21 Investments, the developer of the hotel at 715 West Broadway, and the applicant for the beer parlour license. Mr. Balshine read and submitted to the Committee a statement, dated February 15, 1973.

Miss Anne Hogan, Vice President of the Fairview Slopes Ratepayers and Tenants Association and member of the Fairview Residents Association, read and submitted a statement, dated February 15, 1973.

The Chairman read to the meeting a letter he had received from Mr. C. F. Jacobson, dated February 14, 1973.

The Chairman noted that his memorandum of February 6, 1973, had originally said that the application was for a 225-seat parlour , but this was incorrect and should read "a 325-seat parlour".

Your Committee discussed the aspects raised in the briefs with the two representatives who appeared, and it was noted that the application for the development permit had proceeded to the point where construction had started, and that the Liquor Control Board had advised via the Chairman, that "a refusal of license at this stage would be difficult".

Cont'd.....

Clause No. 1 continued

After considering the information submitted from the various sources, your Committee

RECOMMENDS that the Vancouver City Council support the recommendation of the Liquor Control Board, as outlined in the Chairman's memorandum of February 6, 1973.

2. Cabaret Liquor License: SW Thurlow & Alberni Streets (Mr. D. Baceda)

At the last meeting of the Committee, the Committee recommended to Council the adoption of the procedures detailed in the Chairman's memorandum of February 6, 1973, re Beer Parlour and Liquor Licensing in the City. At that same meeting the Committee was advised that the Liquor Control Board had referred to it an application for a Cabaret License to be located in a new building on the SW corner of Alberni and Thurlow Streets. The applicant was Mr. D. Baceda.

Present at this meeting, at the invitation of the Committee, were Mr. Baceda and his solicitor.

The applicant advised that he had been approached by the owner of the property re the possibility of the applicant's leasing the basement portion of the proposed building for development into a multiple style cabaret and dining area.

The applicant advised that he had been the operator of "Oil Can Harry's" immediately across the street from the subject property. The applicant and his solicitor advised that they were seeking at the present time "assessment in principle" from the City of Vancouver and the Liquor Control Board.

The applicant and his solicitor further advised that they felt that this location would be better than any other location, and had been investigating other locations for a 3-months' period. The applicant advised that leasing arrangements between the building developer and himself had been settled, but had not been signed.

A memorandum of the Zoning Planner, dated February 13, 1973, re the current situation of the development permit for the subject property was submitted to the Committee. The memorandum noted that an application had been filed for a 3-storey building, containing retail uses in the basement and on a portion of the main and second floors. The balance of the building was to be developed as a parking garage.

The memorandum noted: "There is no indication whatsoever for the provision of a cabaret within the building".

The memorandum also advised that the applicant had by telephone advised he had no intention of providing a cabaret in the structure

The Committee discussed generally the Terms of Reference relating to liquor vending licenses and noted that there was need to consider citizens' concerns, types of notices and the relationship of specific

Cont'd.....

Clause No. 2 continued

licensed areas to the City's plans for various areas of the City.

The Committee noted that the Technical Planning Board, which has discretionary power in this area, did not have before it a formal application.

It was suggested that the Committee and the Director of Planning discuss the administrative procedures and policy, needed to handle liquor licensed areas when brought to the attention of the City by way of a development permit application.

The Committee, after further discussion,

RECOMMENDS that before further consideration be given to a liquor license in this area, the applicants be advised that they be prepared to submit a very compelling reason why the Vancouver City Council should recommend to the Liquor Control Board another cabaret in this area of the City.

PART II

The following is submitted to Council for information.

3. Unfinished Business

The Committee determined that the following items:

(a) Broadway Beautification
(b) Budget Request
(c) Kitsilano Senior Citizens Housing situation

be considered at a future meeting.

4. Pacific National Exhibition: Minor Hockey

The Chairman referred to the action of Council at its meeting of February 13, 1973, re the matter of the Pacific National Exhibition Minor Hockey League and the use of the Forum by the upcoming Boat Show.

The Chairman advised that he had contacted representatives of the P.N.E. and the Minor Hockey League to arrange a meeting on this matter and that arrangements had been made for this meeting to take place at City Hall at 3:30 p.m. on Friday, February 16, 1973.

RESOLVED that the above report of the Chairman be received for information.

5. Government Reform: Time Table of Proposed Public Hearings

The Chairman submitted a proposed schedule of meetings and the Committee

RESOLVED that the proposed schedule of meetings, as submitted this day by the Chairman, be confirmed.

Cont'd.....

Clause No. 5 continued

The Committee noted that it would request that submissions on the matter of Government Reform be in writing and submitted to the Committee in advance of their formal presentation at a specific meeting.

The Committee also agreed that a time limit would be imposed on speakers at the meetings.

It was agreed that factual information would be provided and placed on public inspection at the various public libraries in the City.

The meeting adjourned at approximately 5:15 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

February 15, 1973

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, City Hall on Thursday, February 15, 1973 at 3:40 p.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey, Pendakur

CLERK: M. Kinsella

The following is submitted to Council for information:

INFORMATION

1. Downtown Plan

The Director of Planning, at the request of the Chairman, had submitted for reaction and consideration a preliminary draft of Part 1 of "A Proposal for Downtown Development". Part 1 is, basically, in two sections, pages 5 - 22 Proposed Nine (9) Policy Guidelines for the Downtown Core, with detailed statements on each guideline; pages 23 - 79 - "Proposed Concept for Development" and "Outline of Development Proposals".

The Assistant Director, Advance Planning & Research spoke to the report. Mr. Hayward intimated that Part 11 of the Downtown Plan, "History and Background" is almost complete, but that finalization of Part 111 "Complementary Sections" which will include a section on proposed zoning, is contingent upon approval by Council of the Proposed Downtown Policy Guidelines. The Committee agreed, in view of this comment, to initially consider seriatim the nine Proposed Policy Guidelines, which are -

1. Encourage the development of Downtown Vancouver as the executive, cultural and tourist centre of Western Canada, the Province of British Columbia and Greater Vancouver and its region.

2. Promote high standards of environment in Downtown to ensure that man-made works match the unique natural site.

3. Reflect people's aspirations in Downtown developments and place a strong emphasis on pedestrian needs.

4. Maintain a wide range of housing accomodation on the Downtown Peninsula.

5. Improve the accessibility for people and goods to Downtown, including better public transportation and reduced emphasis on private automobiles.

6. Relate development proposals to overall environmental objectives.

7. Increase the public presence and public spending Downtown.

8. Enhance the distinctive character of special areas within the Downtown Peninsula, e.g., waterfront, historic areas, West End.

9. Recognize the "Development Concept" as a long-range structure plan for Downtown, to be amended in accordance with changing community goals.

cont'd. ....

The Committee questioned Mr. Hayward and the Chief Planner for the Downtown Area on the proposed downtown guidelines with particular reference to the employment population forecast for the area; where in the Region the increased population would locate; and estimated Capital costs of implementation of these guidelines.

The Assistant City Engineer, Traffic and Transportation Division, was questioned in detail on Guideline 5. The Committee was particularly interested in proposed types of public transit, costs of such transit (both system costs and subsidies) as well as forecast of number of persons using such systems. The Committee felt that, lacking specific details on these questions, it was unable to properly assess proposed Downtown Policy Guideline No. 5.

Following further discussion the Chairman urged each member of the Committee to submit in writing to the Director of Planning, any pertinent comments or questions arising from discussion.

The Assistant Director Advance Planning and Research stated the Planning Department has received numerous requests for copies of the preliminary draft and asked the Committee's direction on release of this draft to the public.

RESOLVED that

(a) Part 1 - "Discussion of Proposal" of the Preliminary Draft Report of "The Proposal for Downtown Development" be further identified by heading the report "Draft, Part 1, Dated February 15, 1973.

(b) Pages 5 - 22 of the preliminary draft of Part 1 of "A Proposal for Downtown Development" dated February 15, 1973 dealing specifically with the proposed guidelines be received, and referred to the Vancouver City Planning Commission, the Technical Planning Board, and the Director of Planning for revision and report back for further consideration by this Committee before release to the public.

(c) The City Engineer prepare a summary of the relevant reports on public transit in the downtown area for consideration by the Committee as early as possible.

(d) The balance of the report being Pages 23 - 79 inclusive to be deferred for consideration by the Committee on March 1, 1973.

It was agreed that this Revision be submitted to the Committee in simple mimeo form and that this same format be used when the Report is released for general distribution.

The officials present indicated that the requested revision of pages 5 - 22, as well as the summary on public transportation would be available to the Committee for discussion at its March 8 meeting.

The meeting adjourned at 5:15 p.m.

(Copies of a preliminary draft of Part 1 of "A Proposal for Downtown Development" have been circulated previously to members of Council)

PART REPORT TO COUNCIL
(REVISED)

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

February 22, 1973

A meeting of the Standing Committee of Council on Community Development was held on February 22, 1973, at approximately 3:30 p.m. in the #1 Committee Room, City Hall.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: M. James

INFORMATION

1. Governmental Reform:
Timetable of Proposed Public Hearings

The Committee, on February 15, 1973, considered and adopted a timetable for a series of proposed Public Hearings to be held in connection with Governmental Reform.

At the time of the setting of these dates, it was not known to your Committee that a Court of Revision re Local Improvements was scheduled for the evening of May 17th. When your Committee received this information, it

RESOLVED that the date of May 17, 1973, for the meeting to be held at Eric Hamber Secondary School be varied to a date as close to that date as is possible.

RECOMMENDATION

2. Beautification West Broadway

Alderman Harcourt reported orally on the two meetings that he had attended with representatives of the citizens' group, the merchants and the owners of the properties in the Broadway Beautification Area.

There was a basic agreement between the merchants and the citizens on the beautification concept. At the present time, these groups are exploring areas of 'mini-parks' and the problem of parking.

The owners advised that they wished to have a separate and distinct voice in the discussions re beautification and also advised of their interest in development and underground parking. They are not interested in surface parking.

Alderman Harcourt noted that all these groups agreed on the strong preference for underground rather than surface parking.

The Committee noted that Notice of Motion submitted by Alderman Harcourt at the last meeting of Council and

RECOMMENDS endorsation of the Notice of Motion.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MARCH 6, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 6, 1973, in the Council Chamber at approximately 2:20 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur (at approximately 2:35 p.m.), Rankin and Volrich

ABSENT: Alderman Gibson (civic business)
Alderman Linnell (leave of absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer, offered by the Rev. R.A. Burrows, Civic Chaplain.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' Committee had approved the subjects for the 'In Camera' meeting with the exception of one which will be determined in the 'In Camera' session.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 27, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND DEPARTMENTAL REPORTS

A. DEPARTMENTAL REPORT
March 2, 1973

Finance Matters

IIPS Project (Inter-Institutional Policy Simulator)

The Council considered departmental report (Finance matters) dated March 2, 1973, in respect of IIPS Project, submitted for information by the Director of Planning, the Director of Social Planning, Deputy City Engineer and the Director of Finance.

The Director of Finance, Deputy City Engineer and the Director of Social Planning gave a report explanation and answered various questions by members of Council.

cont'd...

REPORT REFERENCE AND DEPARTMENTAL REPORTS (cont'd)

IIPS Project (cont'd)

MOVED by Ald. Pendakur,
THAT the Council make no commitment of staff time or funds in respect of this project beyond May 31, 1973 and a full report be submitted at that time.

- CARRIED

(The Mayor instructed that the report include financial aspects)

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Pendakur:

"and that the Council receive a financial report as soon as possible on the expenditures, and to whom; such report to include both wages and equipment and provide up-to-date information on what has been achieved."

- LOST

(Mayor, Aldermen Bowers, Pendakur, Harcourt, Massey voted in the negative)

(The motion of Alderman Pendakur was put and CARRIED)

(Alderman Hardwick and Rankin voted in the negative)

UNFINISHED BUSINESS

1. Development Permit Application:
Columbia Containers Limited

The Council again considered Clause 1 of the report of the Standing Committee on Environment dated January 18, 1973, dealing with development permit application by Columbia Containers Limited, for 2775 Commissioner Street; the recommendation in the report being as follows:

"(a) Development Permit Application #60020 be issued to Columbia Containers Limited subject to the following conditions laid down by the Technical Planning Board in the Board of Administration report dated November 3, 1972, with condition (3)* being amended as noted below:

A. (1) Prior to the issuance of the Development Permit, revised drawings are to be first submitted indicating provision of the necessary off-street parking and off-street loading and unloading spaces, suitably surfaced to the satisfaction of the Director of Planning and Civic Development;

(2) The open area of the site, other than the off-street parking and loading and unloading spaces referred to in the previous condition, to be suitably treated;

(3) External finish of the existing head-house to be to the satisfaction of the Director of Planning and Civic Development *and the design panel.

B. The off-street parking and loading and unloading facilities are to be provided and surfaced, in accordance with the approved drawings and requirements of Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development.

cont'd...

UNFINISHED BUSINESS (cont'd)

Development Permit Application:
Columbia Containers Limited (cont'd)

C. The issuance of this development permit is on the understanding that the development will comply with the Provincial Air Pollution Control legislation as it may exist from time to time.

(b) the Park Board be requested to report on riparian rights along the Fraser River and that the City Engineer report on street ends on the south side of Burrard Inlet".

In this regard the Council noted Clause 2 of the report of the Special Committee re Burrard Inlet recommending the matter be tabled for another month. Alderman Pendakur, in referring to this clause, requested permission to have it withdrawn. The Council gave unanimous permission to the withdrawal of this clause from the report of the Special Committee re Burrard Inlet.

Further consideration was given to the motion of Alderman Linnell previously submitted to the Council and repeated at this time as follows:

"THAT the recommendations on this matter, set out in Clause 1 of the report of the Standing Committee on Environment, and dated January 18, 1973, be adopted".

The motion was put, and - CARRIED UNANIMOUSLY

2. Broadway West Area

At the meeting on February 27th, the Council had before it the following motion and amendment, the amendment being changed by agreement this day:

MOVED by Ald. Harcourt,

THAT, with the understanding the merchants, owners and residents in the Broadway West area are studying the long-range parking and other development problems of the area with the appropriate City Departments;

BE IT RESOLVED THAT Council request the Technical Planning Board not to approve further surface parking areas as conditional uses in the residential area adjoining the Broadway frontage from Larch Street to Collingwood Street.

(amended)

MOVED by Ald. Bowers, in amendment,
THAT the following words be added to the motion of Alderman Harcourt:

"but request the Board of Administration report such requests to Council for consideration"

(underlining indicates change)

- CARRIED

A letter has been received from Mr. L.R. Peterson, Barrister for Mr. G. Razis, regarding property at 2968 West Broadway, expressing opposition to any further restrictions re parking in the area.

The Council also had before it a letter from the West Broadway Citizens Committee asking an opportunity to appear before Council on the whole matter. The letter was signed by a number of parties.

cont'd....

UNFINISHED BUSINESS (cont'd)

Broadway West Area (cont'd)

The amendment of Alderman Bowers was put and, - CARRIED

(Alderman Harcourt voted in the negative)

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT, with the understanding the merchants, owners and residents in the Broadway West area are studying the long-range parking and other development problems of the area with the appropriate City Departments;

BE IT RESOLVED THAT Council request the Technical Planning Board not to approve further surface parking areas as conditional uses in the residential area adjoining the Broadway frontage from Larch Street to Collingwood Street, but requestthe Board of Administration report such requests to Council for consideration".

- CARRIED UNANIMOUSLY

3. Proposed Squamish Bulk Coal Loading Port)
4. Development Permit Application: Vancouver Centre Development Limited)

It was agreed to defer the foregoing matters pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Appointment: Special Committee re new Provincial Courts Facilities

The Mayor submitted the following recommendation under date of March 2, 1973:

" At a meeting of the Police Commission yesterday the subject of the new Court facilities was discussed. It is quite clear that our new Provincial Courts building is going to be inadequate before it opens. A considerable amount of money is going to have to be spent to provide additional facilities for parking and other matters.

I believe that it is necessary for a Committee of Council to take charge of this subject. There are too many parties with conflicting interests involved for it to be properly managed by a staff committee.

I am therefore recommending that Alderman Rankin be the Chairman of a Special Council Committee to look in to this matter and report its recommendations to Council. I suggest that he add one or two additional members of Council to the Committee - possibly Alderman Harcourt and Alderman Massey."

MOVED by Ald. Hardwick,
THAT the recommendation of the Mayor contained in the foregoing communication be approved; Alderman Rankin having power to add.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Expropriation for new Runway:
Vancouver International Airport

The Honourable R. Basford, Minister of State for Urban Affairs, submitted the following telegram:

"ACKNOWLEDGE COPY OF URTEL TO MINISTER OF TRANSPORT RE VANCOUVER AIRPORT. WELCOME YOUR SUPPORT FOR THE DEVELOPMENT AND MAINTENANCE OF FIRST CLASS INTERNATIONAL AIRPORT TO SERVE VANCOUVER AREA.

WE ARE PRESENTLY AWAITING THE REPORT OF THE HEARING OFFICER BEFORE DECIDING TO CONFIRM OR ABANDON EXPROPRIATION. IF EXPROPRIATION CONFIRMED PROPERTY OWNERS WILL BE GENEROUSLY COMPENSATED UNDER TERMS OF THE EXPROPRIATION ACT.

HOWEVER WITH REGARD TO PROCEEDING WITH A NEW PARALLEL RUNWAY, YOU HAVE THE ASSURANCE OF MR. MARCHAND, MR. DAVIS AND OF ME THAT NO CONSTRUCTION WOULD TAKE PLACE UNTIL AFTER A FULL 12 MONTH ENVIRONMENTAL STUDY HAD BEEN COMPLETED AND MADE PUBLIC. IF PUBLIC DISCUSSION OF THE STUDIES REVEALED THAT DETRIMENTAL EFFECTS WOULD RESULT FROM THE CONSTRUCTION OF THE PROPOSED RUNWAY, ALTERNATIVE ACTIONS WOULD HAVE TO BE IMPLEMENTED TO OFFSET THE ANTICIPATED INCREASE IN TRAFFIC.

I HAVE PROPOSED THAT THE MATTER OF AIRPORT EXPANSION BE DISCUSSED AT THE INAUGURAL MEETING OF THE VANCOUVER AREA TRI LEVEL COMMITTEE WHICH HOPEFULLY WILL BE HELD ON MARCH 10 "

MOVED by Ald. Harcourt,
THAT the foregoing telegram be received for information.

- CARRIED UNANIMOUSLY

3. Surrender of Lease:
Pacific National Exhibition

The Council received the following communication, under date of March 1, 1973, from the Pacific National Exhibition:

" I deliver to you herewith instrument of Surrender by Pacific National Exhibition of its lease dated December 10, 1963, later modified. After full and exhaustive consideration of the problem posed by recent events and statements, the members of the Board of Directors have considered it in the best interests to simply place the operations of these lands, buildings and facilities under the control of the City.

I personally and the members of my Executive and the Board stand prepared to assist in whatever way may be desired to effect a satisfactory transition and continuance of the operations and activities of the exhibition and these facilities."

MOVED by Ald. Volrich,
THAT the foregoing communication be received and no further action taken with respect to the conditions referred to in the Instrument of Surrender.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Vancouver Waterfront Study

The Council received the following telegram from the Honourable R. Basford, Minister of State for Urban Affairs, under date of March 5, 1973:

"FOR MORE THAN 8 MONTHS I AND MY OFFICIALS HAVE NEGOTIATED ON A PROGRAM FOR A VANCOUVER WATERFRONT STUDY. WE ARE ANXIOUS TO PROCEED IMMEDIATELY WITH IT ON BASIS OF TERMS OF REFERENCE DEVELOPED BY THE CITY AND MY MINISTRY. THESE TERMS OF REFERENCE HAVE NOW BEEN APPROVED AND ONLY CITY CONCURRENCE IS REQUIRED TO PERMIT IMMEDIATE START. THE FEDERAL GOVERNMENT CONSIDERS THIS PROJECT URGENT AND ESSENTIAL IN ASSISTING THE CITY IN ITS OWN PLANNING AND DEVELOPMENT FOR DOWNTOWN VANCOUVER. WE LOOK FORWARD TO EARLY AGREEMENT "

MOVED by Ald. Pendakur,
THAT this telegram be received and referred to the Special Committee re Burrard Inlet and, in the meantime, the Mayor be requested to forward an appropriate reply.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
General Report, March 2, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT this report containing clauses 1 to 7, identified as follows, be approved:

Cl. 1: Closure of Portion of the S/S of Charles Street, West of McLean Drive, Block 40, Block "J", D.L. 182

Cl. 2: Closure of Portion of Georgia Street, West of Lane West of Main Street, Block 18 & 19, D.L. 196

Cl. 3: Testing and Reporting on Hydrants

Cl. 4: Installation of Sewer Force Main across Four Railway Tracks on 5th Avenue between Clark and Glen Drives

Cl. 5: Reconstruction of Collapsing Sewers
Cl. 6: Sewer Reconstruction 'Prior to Paving' - Phase 1
Cl. 7: Block 52 Parking Garage

- CARRIED UNANIMOUSLY

SOCIAL SERVICE AND HEALTH MATTERS

Group Trailer Parking:
Evergreen Kennel Club

MOVED by Ald. Hardwick,
THAT this report be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

FINANCE MATTERS

Civic Luncheon: French Language
Weekly Newspaper Association (Clause 1)

Civic Luncheon: Canadian Physiotherapy
Association (Clause 2)

The Council considered requests from the following with respect to tendering luncheons for conventions to be held in Vancouver:

French Language Weekly Newspaper Association - July 20 to 24, 1973

Canadian Physiotherapy Association (National Congress)
- June 6 to 9, 1973

MOVED by Ald. Hardwick,
THAT no action be taken on these two requests.

- CARRIED UNANIMOUSLY

Dinner Meeting: Lower Mainland
Municipal Officers Association (Clause 3)

After considering the request in this clause for authority to host a dinner meeting re the Lower Mainland Municipal Officers Association, at an estimated cost of $400.00, it was,

MOVED by Ald. Rankin,
THAT authority be granted accordingly, at an estimated cost of $400.00.

- CARRIED UNANIMOUSLY

Purchase of Canadian Supreme Court Reports
and Canada Law Reports (Clause 4)

MOVED by Ald. Rankin,
THAT this clause be adopted.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

MOVED by Ald. Pendakur,
THAT Clauses 1 and 2 of this report, identified as follows, be approved:

Cl. 1: "Techniques of Task Analysis & Job Restructuring" Course

Cl. 2: Group Policy 8645 - G & GD: Sun Life of Canada

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PERSONNEL MATTERS (cont'd)

Sessional Rates for Part-time Medical Staff:
Health Department (Clause 3)

After considering a report of the Director of Personnel Services and a report of the Medical Health Officer, it was,

MOVED by Ald. Bowers,
THAT the Council approve the half-day sessional rates for part-time medical staff, as approved by the Provincial Government and shown as follows:

	Half-day Session	2nd Half-day (if on same day)
General Practitioner	$64.00	$46.00
Medical Specialist	87.50	62.50

- CARRIED

(The Mayor and Alderman Rankin voted in the negative)

PROPERTY MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: Demolitions
Cl. 2: Acquisition for Britannia Community Services Centre Site - 936 McLean Drive
Cl. 3: Acquisition for Britannia Community Services Centre Site - 1019 Woodland Drive
Cl. 4: Provincial Government Land Acquisition Programme Sale of City-owned Lots in Strathcona Area

MOVED by Ald. Hardwick,
THAT Clause 1 in the foregoing report be received for information and clauses 2 to 4 inclusive be adopted.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at approximately 4:40 p.m., with the same members present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

Lodging House (Row Cabins)
472 Alexander Street

After considering this report in which the Medical Health Officer reported the Council may wish to take action against these premises under Section 324A of the Charter (demolition due to nuisance), it was,

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Lodging House (Row Cabins)
472 Alexander Street (cont'd)

MOVED by Ald. Rankin,
THAT this property be considered a nuisance by Council under the provisions of Section 324A of the Charter and the Corporation Counsel be instructed to bring forward the required resolution for action in this regard.

- CARRIED UNANIMOUSLY

HARBOURS AND PARKS MATTERS

Capilano Canyon Park

The Council considered this report in respect of Capilano Canyon Park and particularly a Park Board resolution therein agreeing to turn over Capilano Canyon Park, owned by Vancouver, to the Regional District providing the District of North Vancouver transfers its acreage with the exception of a 2.6 acre portion.

MOVED by Ald. Hardwick,
THAT this matter be referred back to the Park Board to obtain satisfactory assurance that the property will remain as at present standard, or will be developed to a better standard, and that sufficient funding will be forthcoming from the Regional District to this end.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

Amendments to the Text of the Zoning and Development By-law (Clause 1)

MOVED by Ald. Hardwick,
THAT this Clause be adopted.

- CARRIED UNANIMOUSLY

B.C. Tel Office Building:
Development Permit Application #60176
(Clause 2)

After considering this clause, action was taken as follows:

MOVED by Ald. Hardwick,
THAT the Council approve in principle the development permit application No. 60176 respecting the following development:

(1) an extension of the present building in an identical form for a distance of approximately 80', and

(2) a two-level building on the balance of the site up to Georgia Street, with landscaping on the Georgia Street frontage

subject to the various technical conditions as will be required by the City:

FURTHER THAT the following shall apply:

(a) the total site will be consolidated,

(b) the street level activity will be maintained and be subject to further negotiation between the company and the Director of Planning and Civic Development,

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B.C. Tel Office Building:
Development Permit Application
(cont'd)

(c) an agreement with the company and the City that there shall be no changes made to the two-level building proposed without prior approval of the City Council,

(d) the two developments proposed and set out above will proceed without delay,

(e) before any development permit is issued, the whole matter will be reported back again to the Council for further consideration.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:45 p.m., to reconvene in open session at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (civic business)
Alderman Linnell (leave of absence)

UNFINISHED BUSINESS (cont'd)

3. Proposed Squamish Bulk Coal Loading Port

On February 13, 1973, the Council adopted recommendation of its Standing Committee on Environment to advise the Provincial Government of opposition to any proposal to use the Howe Sound area for bulk coal loading.

The Council passed a motion further to request of the Government, information as to when a Public Hearing will be held and requested additional information, as and when available, to assist in a prior study.

At the meeting today a representative of the Save Howe Sound Committee appeared setting out the group's views in opposition to the coal loading proposal and favouring the securing of the whole of Howe Sound as a recreational area.

MOVED by Ald. Hardwick,
THAT the representations from the Howe Sound Committee representative be received and the Council indicate to the Provincial Government its view that the Howe Sound area should be considered primarily as a recreational area.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

4. Development Permit Application:
Vancouver Centre Development Limited

The Council had before it the following reports for consideration of development permit application No. 58435 of Vancouver Centre Development Limited in respect of the site known as 650 West Georgia Street:

(a) Board of Administration report dated December 14, 1972

(b) Communication from the Vancouver City Planning Commission dated December 18, 1972.

(c) Report of the Standing Committee on Civic Development dated February 1, 1973

(d) Report of the Standing Committee on Civic Development dated February 8, 1973

Mr. J. Breckenridge of the Company introduced the following who gave technical information to Council on their particular knowledge in the proposed development:

Mr. J. Boultbee, Real Estate Consultant --- spoke to economic feasibility in retaining the Birks Building

Mr. Peter Jones, Structural Engineer and Dr. Sheldon Cherry of the U.B.C. --- gave information with respect to ability of the Birks Building to withstand earthquake shock

Mr. Breckenridge then introduced the Architect, Mr. Rick Housden, who referred to a model on display before the Council showing the proposed development, and explained various features. The Company presented a brief dated March 6, 1973.

MOVED by Ald. Bowers,
THAT Council record its willingness to consider on its merits a redevelopment proposal which involves demolition of the existing Birks Building.

- CARRIED

(Alderman Volrich voted in the negative)

MOVED by Ald. Hardwick,
THAT underground connections proposed between the Vancouver Centre, Block 52 and the Hudson's Bay Company, be not allowed.

- LOST

(Mayor, Aldermen Bowers, Harcourt, Rankin and Volrich voted in the negative)

MOVED by Ald. Pendakur,
THAT the development permit application No. 58435 of the Vancouver Centre Development Limited be approved, subject to the following conditions:

(a) Integration of the plaza with the design layout of B.C. Telephone Company and others in the area.

(b) The sale, at market value, of the City lane portion as required.

cont'd....

UNFINISHED BUSINESS (cont'd)

Development Permit Application:
Vancouver Centre Development Limited
(cont'd)

(c) Underground connection to the Hudson's Bay Company property subject to the developer paying the going rental for the space involved and paying all construction costs.

(d) Passageways to be independent of retail activity so that people can walk through without having to go into stores.

(e) Provision of proper access to the surface.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT connections under Georgia and Granville Streets be simple pedestrian connections.

- LOST

(The Mayor, Aldermen Bowers, Pendakur, Rankin and Volrich voted in the negative)

MOVED by Ald. Harcourt,
THAT two extra floors of parking be required as part of the development permit.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT there be a further report on the question of density. particularly in view of the densities Council is considering for the downtown area.

- CARRIED

(Alderman Bowers voted in the negative)

MOVED by Ald. Bowers,
THAT the conditions contained in Appendix III to the Board of Administration report dated December 14, 1972, be approved as requirements in the granting of the development permit;

FURTHER THAT the Company be required to post a suitable performance bond to ensure the construction of the building project in a reasonable time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the communication from the Vancouver Council of Women asking measures be taken to retain the exterior of the present Birks Building be received.

- CARRIED UNANIMOUSLY

During consideration of the foregoing a short recess was observed. Alderman Gibson arrived and attended for a short period only.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Standing Committee on Community Development, February 22, 1973

The Council considered this report of the Standing Committee on Community Development which contains clauses identified as follows:

Cl. 1: Aid to Information Centres
Cl. 2: Beautification West Broadway
Cl. 3: Pacific National Exhibition
Cl. 4: Expropriations: Tenants' Rights

MOVED by Ald. Volrich,
THAT Clause 1 of this report be adopted after amendment to recommendation No. 3 whereby it will read as follows:

"That, if the organization is not a registered society, then the material be lent to an individual to be used by the non-registered society with the individual assuming responsibility for its maintenance and return",

and that clauses 2 to 4 inclusive, be received for information.

- CARRIED UNANIMOUSLY

D. City Clerk's Department: Committee Clerk

The Board of Administration, under date of March 2, 1973, submitted the following report:

" Your Board has received the following report from the Administrative Analyst:

Since January 1, 1973, to February 28, 1973, the City Clerk has been required to provide additional service to City Council and to the Standing Committees of City Council. This additional volume is reflected in the following figures:

	1972	1973
Council Meetings	6	9
Standing Committees	9	22
Special Committees	3	10
Public Hearings	1- 19	2- 43

In view of this increased volume which, so far as one can predict, will continue at the increased level indicated, I recommend that an additional Committee Clerk position be established on a temporary basis effective upon adoption of this report, for a period of six months ending September 30, 1973. This will allow the Department to continue to function effectively and meet the current additional demands for service. The position to be reviewed prior to the expiry date.

ESTIMATE OF COSTS

1 - Committee Clerk - P.G.20 ($752-903) at $752 x 6	$4,512
Fringe Benefits - 8%	363
	$4,875
1 - Desk and Chair to be supplied from Purchasing Agent's Surplus Stores	N/C
TOTAL - 6 months ended Sept. 30, 1973	$4,875

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

City Clerk's Department:
Committee Clerk (cont'd)

RECOMMENDATIONS

It is recommended that:

1. One position of Committee Clerk be established effective upon adoption of this report, for a six month period ending September 30th, 1973, and the Board of Administration be authorized to approve the classification.

2. That funds, estimated at $4,875, be used in the City Clerk's budget for 1973 and that approval be given for expenditure of necessary funds prior to approval of the budget."

YOUR BOARD RECOMMENDS adoption of this report."

MOVED by Ald. Harcourt,
THAT the foregoing report be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Social Services, March 1, 1973

MOVED by Ald. Rankin,
THAT this report in respect of Council delegation to Victoria in support of the Boyd Report, be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Finance and Administration February 22, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: City of Vancouver: Borrowing in Europe
Cl. 2: 1973 Indemnities for Aldermen and Mayor
Cl. 3: Park Board Indemnities
Cl. 4: Procedure By-law
Cl. 5: In Camera Matters

MOVED by Ald. Bowers,
THAT Clause 1 of this report be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT Clause 2 of this report be adopted.

- CARRIED

(Aldermen Hardwick, Marzari and Rankin voted in the negative with respect to item (c) regarding 1973 Council indemnities)

MOVED by Ald. Volrich,
THAT Clauses 3 and 5 of this report be received for information and Clause 4 be deferred for consideration at the next meeting of the Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Funding an Inter Agency Communications Workshop: March 9 and 10, 1973

The Board of Administration, under date of March 5, 1973, submitted the following report:

"The Director of Personnel Services reports as follows:

"Communications is a major concern amongst agencies responsible for dealing with young people in Vancouver.

Therefore, the Social Planning Department and the Communication Services Department of Simon Fraser University have co-designed a communication workshop involving staff from three City departments (Police, Parks Board, Provincial Court of B.C. - Family Division) and three outside agencies (School Board, Children's Aid Society and Catholic Family and Children's Service).

The workshop to be held at Simon Fraser University will provide staff an opportunity to:

1. Identify common areas of working relationships and communication problems.
2. Discuss the theory and practice of effective communication.
3. Process feedback to Agencies, Boards and Commissions concerning follow-up actions that workshop participants agree are desirable.

Video-taping equipment, facilities and graduate students are being provided by the Communication Services Department of Simon Fraser University.

Anticipated costs to be borne by the Social Planning Department are as follows:

Communication Consultants (3)	$250.00
Video Tapes	75.00
Refreshments	60.00
Total -	$385.00

The Comptroller of Accounts advises that if approved, funds would be provided from new Appropriation to be included in the 1973 Social Planning Department's Purchase of Outside Services Fund. Approximately 19 employees from the three civic departments listed above are expected to attend.

The request of the Director of Social Planning, to organize and hold this two-day workshop, is in accordance with Regulation 248 with the exception that representatives from three other organizations are being involved.

I am recommending approval of the request of the Director of Social Planning."

Your Board recommends that the above recommendation of the Director of Personnel Services be adopted."

MOVED by Ald. Pendakur,
THAT the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Sale of Records: North Vancouver Youth Band Concert

The Board of Administration, under date of March 2, 1973, submitted the following report:

"The Manager of The Queen Elizabeth Theatre reports as follows:

'The North Vancouver Youth Band will present their annual concert "ADVENTURES IN MUSIC" in The Queen Elizabeth Theatre on Saturday evening, March 3, 1973.

Recordings made by the Band will be sold in the lobby before the concert and during the intermission with the sanction of the Manager.

The President of the North Vancouver Youth Band, Mr. A.R. Daniels, has requested that the 10% levy on the sale of records, as set out in the Schedule of Rental Rates, be waived.'

Your Board submits this matter for Council consideration".

MOVED by Ald. Bowers,
THAT approval be given to the request of the organization that the City waive the 10% levy on the sale of records as is normally required in such cases.

- CARRIED UNANIMOUSLY

I. Report of Special Committee re Burrard Inlet Waterfront March 1, 1973

The Special Committee re Burrard Inlet Waterfront, under date of March 1, 1973, submitted a report dealing with the following items:

Cl. 1: Four Seasons Site

Cl. 2: Development Permit Application: Columbia Containers Ltd.

Cl. 3: Inventory of the Waterfront

The Chairman requested Council's permission to withdraw the report regarding development permit application, Columbia Containers Ltd., and permission was granted accordingly. The clauses submitted for consideration, therefore, in the Committee's report are as follows in respect of Clauses 1 and 3:

" A meeting of the Special Committee re Burrard Inlet Waterfront, comprised of Alderman Pendakur (Chairman), Aldermen Marzari and Massey and Commissioner Cowie, was held in the #2 Committee Room, City Hall, on Thursday, March 1, 1973, at approximately 10:30 a.m. All members were present, with the exception of Commissioner Cowie.

RECOMMENDATIONS

1. Four Seasons Site

The Committee had before it the following report of the Deputy Director of Planning, dated February 26, 1973, which sets out in brief summary form information respecting the Four Seasons area:

' A. Present Zoning

CD-1, Comprehensive Development District, By-law No. 4065, June 27, 1963.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

B. Total Area and Ownerships (see attached map)

(1)	Harbour Park Developments Ltd., Owner	4.03 Acres
(2)	Harbour Park Developments Ltd., Owner (purchased from City)	.17 Acres
(3)	Harbour Park Developments Ltd., Leased from N.H.B.	9.7 Acres
(4)	National Harbours Board, Owner	.6 Acres
	TOTAL	14.0 Acres

C. Plebiscite

Held on June 23, 1971 for purchase of property by City.
Failed to obtain required majority.

D. Agreements

(1) Development to permit apartments, hotel, commercial and tourist facilities with F.S.R. of 3.165.

(2) Developer to consolidate individual lots and parcels into one site.

E. Status of Permit

No Development Permit Application filed.

A delegation from the "Save the Entrance to Stanley Park" Committee, headed by Mrs. I. Iredale, and comprised of Mrs. M. Piggott, Mrs. J. V. Clyne, Mrs. M. Hebb, Mr. D. Manning and Mr. A. Livingstone, presented a brief, which concluded with the following recommendations:

(a) that the Council ask the Federal Government to acquire back the water leases between the Bayshore Inn and the entrance to Stanley Park;

(b) that the City take steps to acquire the adjacent uplands.

The delegation requested that the whole site be acquired for park purposes.

In the ensuing discussion it was pointed out that the Committee was not in a position to recommend the acquisition of the uplands property at this particular time.

Your Committee RECOMMENDS

That Council ask the Federal Government to re-acquire the water leases between the Bayshore Inn and the entrance to Stanley Park and turn them over to the City for public purposes.

INFORMATION

3. Inventory of the Waterfront

The Committee had before it the following joint report of the City Engineer and the Deputy Director of Planning, dated February 26, 1973:

Following the first meeting of the Burrard Inlet Waterfront Special Committee on February 8th, 1973 further consideration has been given to the best approach to proceed with examination of this area.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

It is felt that the most appropriate first step would be to compile an "inventory" of the total area from Stanley Park to the Second Narrows Bridge. This inventory would contain present land use, ownerships, leases, etc. and would also indicate current thinking on changes and uses for the next 5 and the next 10 years.

It is suggested that this inventory be compiled by the City of Vancouver working closely with officials of the National Harbours Board Regional Office and contacting other parties as necessary, e.g. C.P.R., Marathon.

This inventory would be completed as quickly as possible and brought back to the Special Committee for discussion and further direction. After this inventory there would follow further studies and examinations to determine more clearly future alternatives and patterns of the waterfront and its relationship to adjacent areas. These studies would also include terms of access in the waterfront area.

After discussion, the Committee was of the opinion that an inventory was an essential first step in the study of the waterfront. The Committee instructed that the Acting Director of Planning and the City Engineer report back on timing, in which they may be able to produce an inventory of the total area from Stanley Park to the Second Narrows Bridge, including in the report information respecting related staff requirements.

The foregoing item is submitted for the INFORMATION of Council."

MOVED by Ald. Pendakur,
THAT Clause 1 of the foregoing report, respecting Four Seasons Site, be adopted.

(not put)

MOVED by Ald. Hardwick,
THAT the Council re-affirm its intention of having the property at the entrance to Stanley Park as public space and the Committee be empowered to develop strategy to this end.

(not put)

MOVED by Ald. Harcourt,
That clause 1 of the report be referred back to the Special Committee re Burrard Inlet Waterfront for further consideration.

- CARRIED

(Aldermen Massey, Marzari, Pendakur and Rankin voted in the negative)

MOVED by Ald. Pendakur,
THAT Clause 3 of the foregoing report respecting Inventory of the Waterfront, be received for information.

- CARRIED UNANIMOUSLY

J. Greater Vancouver Regional District Matters

The Council discussed matters of business to be brought before the Greater Vancouver Regional District Board meeting on March 7th.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SERIAL DEBENTURES ($2,000,000.00)

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of $2,000,000.00 in lawful money of Canada for the objects set out in Schedule "C", and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SINKING FUND DEBENTURES ($5,000,000.00)

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $5,000,000 in lawful money of Canada for the objects set out in Schedule "B", and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

cont'd...

BY-LAWS (cont'd)

By-law to contract a debt by the issue and sale of sinking fund debentures (cont'd)

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes, 6251 Victoria Drive

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

West 2.5 feet of Lot 3, except the East 7 feet, now highway, Block 6, North Half District Lot 734 (6251 Victoria Drive)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Establishment of Land for Highway Purposes (Strathcona Area) 606 Union Street

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lots 1 and 2, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the South 10 feet of each of Lots 1 and 2, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

MOTIONS (cont'd)

3. Establishment of Land for Highway Purposes (Strathcona Area) 638 Union Street

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 8, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the South 10 feet of Lot 8, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

4. Establishment of Land for Highway Purposes (Strathcona Area) N/S Prior Street, between Princess and Heatley Avenues)

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 19, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the North 10 feet of Lot 19, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

5. Establishment of Land for Highway Purposes (Strathcona Area) N/S Prior Street, between Princess and Heatley Avenues)

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 20, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the North 10 feet of Lot 20, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

MOTIONS (cont'd)

6. Establishment of Land for Highway Purposes (Strathcona Area) N/S Prior Street, between Princess and Heatley Avenues

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 22, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the North 10 feet of Lot 22, Block 101, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

7. Establishment of Land for Highway Purposes (Strathcona Area) S/S Prior Street, between Princess and Heatley Avenues

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 14, Block 108, District Lot 196, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the South 10 feet of Lot 14, Block 108, District Lot 196, Group 1, New Westminster District, Plan 196, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

8. Establishment of Land for Highway Purposes (Strathcona Area) formerly 814 Union Street

MOVED by Alderman Rankin
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lot 4, except the South 5 feet now lane, Block 99, District Lot 181, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the North 5 feet of the South 10 feet of Lot 4, Block 99, District Lot 181, Plan 196, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 26, 1973, and marginally numbered LF 6361, a print of which is hereunto annexed, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

MOTIONS (cont'd)

9. Establishment of Land for Highway Purposes (Strathcona Area) N/S Prior Street, between Hawks and Campbell Avenues

MOVED by Alderman Rankin,
SECONDED by Alderman Bowers,

THAT WHEREAS the City of Vancouver is the registered owner of Lots 32, 33, 37 and 38, except the North 5 feet of each lot, Block 99, District Lot 181, Group 1, New Westminster District, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the South 5 feet of the North 10 feet of each of Lots 32, 33, 37 and 38, Block 99, District Lot 181, Plan 196, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 25, 1973, and marginally numbered LF 6360, print of which is hereunto annexed, be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

10. Civic Clean-up Week

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the Standing Committee on the Environment be requested to investigate the possibility of a CIVIC CLEAN-UP WEEK sometime in the spring, with arrangements to ensure adequate publicity and cooperation between citizens, organizations and the City's scavenging services;

FURTHER THAT the City Engineer be requested to report to the Standing Committee on Environment in respect of the proposal.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bowers - Cultural Advisory Committee: Secretarial Service

referred to the need for secretarial service for the Cultural Advisory Committee and therefore, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT a sum of up to $300.00 be approved for secretarial service to this Committee and for the purchase of necessary stationery, etc.; the expenditure to be administered through the Social Planning Department.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Housing in Vancouver

referred to statistics which reveal the high cost of housing in Vancouver in comparison with other major cities in Canada and he expressed the hope that the Housing Committee, under its terms of reference, would be able to consider this matter.

Alderman Harcourt advised a Housing Committee meeting will be held in the near future and therefore invited Alderman Hardwick to furnish the Committee with pertinent information on this aspect for its consideration.

The Council adjourned at approximately 11:30 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated March 6, 1973, adopted on March 13, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

March 2, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the South Side of Charles Street, West of McLean Drive, Block 40, Block "J", D.L. 182

"The north 17 feet of Lots 3 and 4 and Lot 1 of Lots 5 and 6, Block 40, Block 'J', D.L. 182 was established for highway when Charles Street was to be 100 feet in width. The building line for the widening has been repealed as the width of the street is now to remain at 66 feet. The 17 foot strip is surplus to the City's highway requirements. The abutting owner has made application to acquire this surplus road.

I RECOMMEND that the north 17 feet of Lots 3 and 4 and the north 17 feet of Lot 1 of Lots 5 and 6, Block 40, Block 'J', D.L. 182 be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

a. The closed road to be consolidated with the abutting lands.

b. The value of the closed portion of road to be $3,950.00 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Portion of Georgia Street, West of Lane West of Main Street, Block 18 & 19, D.L. 196

"The demolition of old Georgia Viaduct has made Georgia Street, west of the lane, west of Main Street surplus to the City's highway requirements. There is an exchange of lands to be made between B.C. Hydro and Power Authority and the City. This portion of Georgia Street is included in the exchange.

I RECOMMEND that all that portion of Georgia Street dedicated by Plan 184 lying west of the lane, west of Main Street, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated October 16, 1972 and marginally numbered LF6278 be closed, stopped up and conveyed to the abutting owner."

Your Board RECOMMENDS that the foregoing be approved.

3. Testing and Reporting on Hydrants

The City Engineer reports as follows:

"Initial results from the hydrant testing program now being conducted for the City by Western Canada Hydraulics Laboratories Ltd. have indicated alternative hydrant designs not anticipated in the City's development work. The estimated additional cost of investigating these alternative designs and testing a hydrant prototype is $1,000.00.

The 1972 appropriation for the hydrant testing program was $1,550.00. Funds for the additional work are required in advance of the 1973 Budget to eliminate the cost of re-establishing the hydrant test apparatus at the plant.

I RECOMMEND that:

a. The additional work be approved.

b. The appropriation for account 8206/9640, Testing and reporting on Hydrants be increased by $1,000.00 in advance of the 1973 Revenue Budget approval."

Your Board RECOMMENDS that the foregoing be approved.

4. Installation of Sewer Force Main Across Four Railway Tracks on 5th Avenue Between Clark Drive and Glen Drive

"Further to Council approval for the construction of a 14" Siphon Sewer Main (Item #3 of February 11, 1972, City Engineer's Report), I RECOMMEND that Corporation Counsel be instructed to prepare and execute for the City all necessary agreements concerning the four railway track crossings, including permission from the Railway Transport Committee, if necessary."

Your Board RECOMMENDS that the foregoing be approved.

5. Reconstruction of Collapsing Sewers

"There are 3 locations in the City where the existing sewers are collapsing and must be reconstructed as soon as possible. These sewers are collapsing because of deterioration of the old pipe. The sewers requiring reconstruction are as follows:

(a)	17th Avenue from Windsor to St. Catherines	$28,200
(b)	39th Avenue from Chester to Prince Albert	$ 8,800
(c)	East Boulevard from 49th to 50th Avenues	$12,000

The estimated total cost of this sewer reconstruction work is $49,000.

I RECOMMEND that this project be approved. Funds for this project should be appropriated as follows: $37,000 from account 118/7904, 'Reconstruction and Relief - Unallocated' and $12,000 from account 118/7906, 'Miscellaneous - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

6. Sewer Reconstruction 'Prior to Paving' - Phase 1

"It is necessary to replace certain sewers which are in poor condition and lie in streets which are to be paved as a part of the 1973 Paving Program. These replacements must be done now in order to avoid disturbing the new pavement in the future. Locations where construction is required are as follows:

13th & Lakewood	$ 1,800
Lane S. of Broadway at Oak	$ 2,500
Pandora & Lakewood	$ 2,200
Lane S. of 13th from Pine to Burrard	$ 7,500
Pandora Street and Lane N. from Victoria to Semlin	$36,000
21st Avenue from Ontario to Main	$40,000

The total estimated cost of this project is $90,000.

I RECOMMEND that $90,000 be appropriated from the 1972 Sewers Capital Budget account 'Prior to Paving - Unallocated', account code 118/7903."

Your Board RECOMMENDS that the foregoing be approved.

7. Block 52 Parking Garage

By the terms of the lease agreement between Pacific Centre Limited and the City of Vancouver, the City has to provide space in the Block 52 parking garage for up to 300 monthly contract parkers at a rent not exceeding the prevailing rental rate being charged to monthly contract parkers at garages in, or serving, competitive office buildings in the downtown core of Vancouver. The monthly parking rate being charged for unreserved space in the Block 52 garage up to now has been $30.00.

In a recent survey of monthly parking rates in the downtown core, it was determined that the prevailing rate for unreserved monthly parking is presently approximately $35.00. Pacific Centre Limited agrees that an increase to $35.00 is justifiable.

It is therefore recommended that the monthly unreserved parking rates at the Block 52 garage be increased from $30.00 to $35.00 and such new rates to be effective as soon as practical.

Your Board RECOMMENDS that the foregoing recommendation be adopted.

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Group Trailer Parking:
   Evergreen Kennel Club

The Medical Health Officer reports as follows:

> "An application has been received from the Evergreen Kennel Club for the parking of approximately ten (10) campers on the Pacific National Exhibition grounds on March 10 and March 11, 1973.
>
> This group consists of exhibitors in the All Breed Dog Show to be held in the Show Mart Building of the Pacific National Exhibition.
>
> Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:
>
> > 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'
>
> Sanitary arrangements will be to the satisfaction of the Medical Health Officer.
>
> It is RECOMMENDED that the application be approved."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

FINANCE MATTERS

CONSIDERATIONS

1. Civic Luncheon - French Language Weekly Newspaper Association

The City Clerk reports as follows:

"A letter has been received from Mr. Alan D. Black, President of the B.C. Community Newspaper Association, regarding a convention to be held at the Hotel Vancouver from July 20 to 24, 1973 by the French Language Weekly Newspaper Assoc. (Les Hebdos).

The Association is requesting that the City of Vancouver tender a luncheon on Sunday, July 22nd, for approximately 150 delegates. The approximate cost of this luncheon would be $700.00.

Your Board notes that Council has dealt with similar requests in the past as follows:

Jan. 25/71	Royal Astronomical Assoc. - Civic Luncheon	No action taken
April 25/71	Canadian Library Assoc. - Civic Luncheon	No action taken
March 3/72	Canadian College of Teachers - Civic Luncheon	No action taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

(A copy of the letter from Mr. Black is circulated for the information of Council)

2. Civic Luncheon - Canadian Physiotherapy Association

The City Clerk reports as follows:

"A letter has been received from the British Columbia Branch of the Canadian Physiotherapy Association advising that its 1973 National Congress will be held in Vancouver, June 6th to the 9th.

The Association is requesting that the City of Vancouver tender a luncheon on June 9th for approximately 350 delegates. The approximate cost of this luncheon would be $1,400.

Your Board notes that Council has dealt with similar requests in the past as follows:

Jan. 25/71	Royal Astronomical Assoc. - Civic Luncheon	No action taken
Apr. 25/71	Canadian Library Assoc. - Civic Luncheon	No action taken
March 3/72	Canadian College of Teachers - Civic Luncheon	No action taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

(A copy of the letter from the Association is submitted for the information of Council)

3. Lower Mainland Municipal Officers Assoc. - Dinner Meeting

Your Board has received the following report from the City Clerk:

"The Lower Mainland Municipal Officers Association is a chapter of the B.C. Body whose membership is drawn from officers of municipalities generally in the area from Vancouver to Mission City. The Association has dinner meetings about five or six times a year for the purpose of hearing speakers address the officials and to share with each other, common municipal problems. On these occasions, the host municipality arranges for the meeting and assumes the cost, less $3.00 per person paid by each member attending.

Vancouver's turn is about one every three or four years, although the last occasion was 1967.

Since it is the practice throughout the area for the municipalities to host this dinner in the manner described, it is respectfully requested that the Council consider authorizing the City of Vancouver to host a dinner meeting which has been tentatively arranged for March 22, 1973. The estimated cost is in the neighbourhood of $400.00, although this depends primarily on the attendance of the meeting in question."

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATION

4. Purchase of Canadian Supreme Court Reports & Canada Law Reports

The Provincial Court Administrator reports as follows:

"In furthering the development of an adequate law library for the Provincial Courts in Vancouver, District Judge Eckardt is anxious to take advantage of an opportunity to purchase the two part series of Canada Law Reports which are a continuation of an older series - the Canadian Supreme Court Reports.

The Canadian Supreme Court Reports section consists of 64 volumes covering the period 1876 to 1922 in good second-hand condition at $750.00.

The Canada Law Reports section consists of 73 volumes covering the period 1923 to 1972 in mixed used and new condition at $750.00.

The total series covers all the reported Supreme Court of Canada Decisions since 1876 and represents the ultimate authority in Canada on the criminal law.

The volumes from 1876 to 1922 are no longer in print and are unobtainable except on rare occasions on the second-hand market. Such is the case here.

The price on the newer volumes (1923-1972) represents a saving of approximately 20% on the new price as advised by the vendor.

The present owner is The Carswell Company Limited of Agincourt, Ontario who advise that there are no other opportunities to make such a purchase in sight at the present time.

The cost of the combined series would be included in the Supplemental Estimates - Library for 1973.

I recommend that the sum of $1,530.00 be appropriated for this purchase and be included in the Provincial Court Library budget for 1973."

Your Board RECOMMENDS the foregoing report of the Provincial Court Administrator be adopted.

PERSONNEL MATTERS

RECOMMENDATIONS

1. "Techniques of Task Analysis & Job Restructuring" Course; Attendance - One Employee, Personnel Services Department

The Director of Personnel Services reports as follows:

"Six courses on the above subject are being sponsored by the International Personnel Management Association (formerly P.P.A.) and the most convenient one in respect to time and location is to be held in San Francisco March 26 to 30, 1973. Specialists from the Manpower Management Institute, who have conducted this training for staffs of all three levels of government, will be the course leaders.

Task analysis can provide data which are needed to attain, among others, the following objectives:

- elimination of dead-end jobs
- design of paraprofessional careers
- provision of qualification standards based on job requirements
- development of tests which reflect actual job content
- determination of performance standards directly related to objectives and job assignments
- design of training programs which provide employees with the specific skills and knowledges needed for the job

These objectives, all in the Manpower Planning area, are being pursued actively by this Department at the present time. Some are being discussed at length with a Committee of Department Heads, others with a Committee of Council. It is for these reasons that I wish one of my Division Heads, Mr. J. P. Laue, Supervisor, Employment and Training to attend.

The total cost to the City would be approximately $596 (Fee $215; Air Fare & Ground Transportation $150; Accommodation $156; Meals & Miscellaneous $75) plus five days Leave of Absence with Pay. No additional travelling time is required. The Comptroller of Accounts advises that the required amount would be available from Appropriation 7090/933, Administrative & Technical Courses - All Departments.

As this request is in accordance with Personnel Regulation 248, I recommend approval."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Group Policy 8645 - G & GD: Sun Life of Canada

The Corporation Counsel reports as follows:

"In June of 1971 the coverage of the above policy was extended to certain Museum employees and the policy was amended to change the name of the then 'Vancouver Civic Employees' Union' to the 'Canadian Union of Public Employees, Local No. 1004 (Vancouver Civic Employees' Union). Due to the fairly complicated nature of the changes proposed, a considerable amount of correspondence was entered into between the insurance company, the City's consultants and the Law Department. The proposed changes have now been altered to a form that is satisfactory to all parties.

Cont'd....

CLAUSE NO. 2 (continued)

Fowler & Associates Consultants Limited have submitted to the City a form of rider to be attached to the above insurance policy which will evidence the amendment and extension to the Group Policy.

It is recommended that this rider be executed by the Mayor and City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

CONSIDERATION

3. Sessional Rates for Part-time Medical Staff - Health Department

The Director of Personnel Services reports as follows:

"On February 12th, 1971 the Board of Administration approved my report recommending new sessional rates for part-time medical staff engaged by the Health Department. These rates, which are still in effect, are as follows, for a half day session:

General Practitioner - $40.00
Medical Specialist - $55.00

The City Medical Health Officer has now been advised that Medicare, from whom these costs are largely recoverable, has approved a new scale of maximum rates for which it will authorize payment. These are as follows, effective January 1, 1973:

	Rate for Half-day Session	Rate for Second Half-day Session (if on same day)
General Practitioner	$ 64.00	$ 46.00
Medical Specialist	$ 87.50	$ 62.50

He has learned that the Provincial Government is now paying these higher fees and he has therefore asked that I request Council's approval for the same schedule for part-time medical staff engaged by the City.

The estimated effect of these proposed rates on total costs and on actual net cost to the City is shown below:

	A Total paid to Sessional Medical Staff	B Recoverable from Medicare	C Net Cost to City
1. Actual 1972	$ 111,572.50	$ 106,393.50	$ 5,179.00
2. 1973 Estimate using present rates	178,210.00	169,474.00	8,736.00
3. 1973 Estimate using new Medicare rates	284,405.00	240,428.00	13,977.00
4. Increase in net cost to the City (3C-2C)			5,241.00

I recognize the need to increase the present sessional rates, but I believe that those proposed by the City Medical Health Officer are too high. In order to maintain consistency in the pay plan it would be preferable to continue to use rates which are more closely based on salaries paid to City full-time Medical staff. I therefore recommend that Council approve sessional rates as follows, effective when adopted:

Cont'd.....

CLAUSE NO. 3 (continued)

1. General Practitioners

The Health and Personnel Services Departments have recently agreed on a formula for sessional rates which is used for various categories such as Psychologists and Social Work Consultants. The formula is calculated on the basis of the current rates for full-time employees and includes allowances for fringe benefits. This formula is consistent with the practice followed by the Federal Government, which also predicates sessional rates on full-time salaries. Application of this formula to the 1973 salary for Medical Health Officer I (Pay Grade 36 $1543-1828 per month) would result in a half-day rate of $50.00, an increase of 25% over the 1971 rate. In my opinion, this rate would be sufficient to attract qualified General Practitioners and I therefore recommend its adoption by Council.

2. Medical Specialists

If the same formula were applied to the 1973 full-time City salary for Psychiatrists (Pay Grade 39 $1752-2075 per month), the result would be a half-day sessional rate of $57.00, an increase of only $2.00 over the 1971 rate of $55.00. Experience suggests that recruiting problems could be encountered if the rates were at that level. I therefore recommend that the $55.00 rate be increased by the same percentage as rates for our full-time Psychiatrists have risen since 1971, namely 16.14%. This would result in a 1973 sessional rate of $64.00.

The City Medical Health Officer has expressed his disagreement with my recommendations and a copy of his memo is attached for the information of Council. He is correct that sessional staff are not employees in the usual sense. However, this does not alter the fact that unless their compensation bears some reasonable relationship to the salaries for full-time staff, it would be inequitable and problems could arise.

Using this criterion, it is my view that the Medicare rates are unreasonable. For example, if the $150.00 per day for Medical Specialists is converted to an annual salary, it falls within our Pay Grade 52, the level for Commissioner. We should not rush into paying such a rate unless it has been clearly demonstrated that lower rates will result in recruiting problems or loss of staff, as the Medical Health Officer suggests may occur.

In summary, I RECOMMEND that Council approve half-day sessional rates as follows for 1973, effective when adopted:

General Practitioner - $50.00

Medical Specialists - $64.00

I further RECOMMEND that if experience proves these rates to be too low to attract qualified personnel, the rates be increased again during the year and raised if necessary for the category where difficulty is being experienced."

Your Board submits the above report of the Director of Personnel Services for the CONSIDERATION of Council.

INFORMATION

1. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1023 Woodland Lot 4, Blk. 26, D.L. 264A	Britannia Community Services Centre	J. Olar	$ 640.00	5830/428
3636 & 3642 E. 55th Ave. & 7115 Boundary Rd., Lots 23, E½ & W½ of Lot 24,25,26,27, Blk. 1-3, DL NE¼ 335.	S.E.Sector Replotting	Litchfield Bulldozing Ltd.	$2,330.00	4812/75
	(demolition and site clean-up)re: 3636 & 3642 E. 55th Ave. & 7115 Boundary Road etc.			
3192 S.E.Marine Dr. Lot C, Blk. N. Pt. 8, D.L. 330	S.E.Sector Replotting	Able Demolition & Trucking Contractors Ltd.	$ 522.00	4902-31
1617 Parker St. Lot 22, Block 23, D.L. 264A	Britannia Community Services Centre	Philip J. Schmidt	$ 325.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report to Council for INFORMATION.

RECOMMENDATION

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 936 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"936 McLean Drive, legally described as the South ½ of North ½ of Lots 10, 11, 12, Block 25, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey frame dwelling with a main floor area of approximately 723 sq. ft., erected in 1911 on a site 30.5' x 93', zoned RM-3. This dwelling contains 6 rooms, 4 plumbing fixtures, patent shingle roof, siding exterior, concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $20,500.00 subject to the following conditions:-

1. An advance of $1,500.00 to be paid upon delivery of a registrable Deed in favour of the City of Vancouver.

2. Date of sale to be on or before June 30th, 1973 at the discretion of the owner.

Clause 2 Continued.....

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed that this dwelling will be demolished when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - Known as 1019 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"1019 Woodland Drive, legally described as Lot 3, Block 26, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey frame dwelling with a main floor area of approximately 970 sq. ft., erected in 1909 on a site 33' x 93.5', zoned RM-3. This dwelling contains 4 rooms on the main floor and 4 rooms on the second floor. The upper floor was previously rented but is now vacant, the owner occupies the main floor. This building contains 9 plumbing fixtures, has a patent shingle roof, asbestos shingle exterior, a concrete foundation, and is heated with an oil-fired hot air furnace. The condition of this dwelling is good for age and type.

Following negotiations, the owner has agreed to sell for the sum of $26,500.00 as of March 1st, 1973, subject to the owner retaining rent-free possession to April 7th, 1973. This price is a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $26,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. PROVINCIAL GOVERNMENT LAND ACQUISITION PROGRAMME SALE OF CITY-OWNED LOTS IN STRATHCONA AREA

The Supervisor of Property and Insurance reports as follows:-

"On December 19th, 1972 City Council approved in principle a report of the Board of Administration, Building and Planning Matters, dated December 15th, 1972 regarding an offer received from the Honourable J.G.Lorimer, Minister of Municipal Affairs, to purchase certain City-owned lots in the Strathcona area and a 1.2 acre City-owned parcel of land at 14th Avenue and Nootka Street. The recommendations as approved by Council are as follows:-

Clause 4 Continued.....

1. Agreement on price satisfactory to City Council.

2. An agreement being entered into with respect to the Provincial Government honouring the normal development permit procedures, rezoning, etc.

3. The Provincial Government by agreement grant an option to the City to repurchase if development does not proceed within 18 months.

4. Satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved.

Attached is Schedule "A" listing the aforesaid Strathcona Area lands. As indicated, four of these properties are improved with old buildings currently being rented. Due to the age and condition of these buildings, value herein is in land only. This sale is to be subject to existing tenancies.

This sale is to be further subject to the prior establishment of portions of some lots for street and lane purposes, and the registration of bulkhead agreements where required.

It is noted that this sale does not include all of the City-owned lands in the Strathcona Area, there being various lots which are held for possible future park development and other civic purposes.

It is also noted that the S 7' of Lot 30, Block 85, D.L. 196, (500 Block East Georgia Street), and the N 7' of Lot 12, Block 76, D.L. 181, (700 Block East Pender Street), were established for the future widening of Georgia and Pender Streets respectively, many years ago. Such widening is no longer required and, as part of this sale, it is proposed that these portions be added to the respective abutting lots. The City Engineer concurs in the closing of these portions and resolutions for that purpose were submitted under "Motions" at last Council meeting.

The attached list is divided into 3 groups based on value and represents a total sale price of $ 446,915.00 made up as follows:-

Group 1 - 31 lots @ $9,500.00 each	=	$ 294,500.00
Group 2 - 10 lots @ $9,000.00 each	=	$ 90,000.00
Group 3 - 3 parcels - 164.25' @ $380.00 per front ft.	=	$ 62,415.00
		$ 446,915.00

The above rates have been established in co-operation with Central Mortgage & Housing Corporation acting on behalf of the Provincial Government and are considered to be fair and equitable. Central Mortgage & Housing Corporation endorses the overall sale price herein.

The matter of sale of the City-owned land at 14th Avenue and Nootka Street is still under discussion and will be reported at a later date.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to complete the sale of the lands shown on Schedule "A" to the Crown (Provincial) for the sum of $446,915.00 subject to the conditions approved in principle by City Council on December 19th, 1972, and the further conditions contained in this report and the schedule thereto."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

B-2

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION:

1. Lodging House (Row Cabins)
   472 Alexander Street

In November 1972 the Medical Health Officer ordered the operator of the premises at 472 Alexander Street to obtain vacant possession of all the accommodation in this Lodging House because of the general uncleanliness and deterioration of conditions within the building.

The Medical Health Officer reports as follows:

"These premises are now vacant and at present do not constitute a public health problem.

The City Building Inspector has viewed the building and states that at present it is not a structural hazard.

I feel at this time it would be most uneconomical for the owner to renovate this building for public accommodation in order to meet the requirements of the City.

If Council wishes to take further action against these premises, then Council may wish to view the property and deal with it as a nuisance under Section 324A of the City Charter.

Corporation Counsel concurs with this report."

B-3

HARBOURS AND PARKS MATTERS

CONSIDERATION:

1. Capilano Canyon Park

The Corporation Counsel reports as follows:

"On November 15, 1971, the Board of Parks and Public Recreation passed a resolution agreeing in principle to turn over to the Vancouver Fraser Park District the 166.23 acres of Capilano Canyon Park owned by the City. The wording of the Board's resolution included a condition precedent calling for the District of North Vancouver to agree to transfer the remaining 54.95 acres of Capilano Canyon Park to the Regional Park District at the same time. Subsequently, on March 13, 1972, the District of North Vancouver passed a resolution agreeing to transfer all but a 2.6 acre area which the District wished to retain for local park purposes. The District has agreed to zoning of this 2.6 acre portion as a permanent public park and the Greater Vancouver Regional District Park Committee has since agreed to accept the transfer on these terms.

On January 29, 1973 the Board of Parks and Public Recreation passed the following motion:

> 'Whereas the Vancouver Park Board has care and custody of 221.18 acres of park known as Capilano Canyon Park in the District of North Vancouver, and
>
> Whereas Capilano Canyon Park has been proposed as a Regional Park in the 1966 Lower Mainland Regional Planning Board report,
>
> BE IT THEREFORE RESOLVED: That the Board agree in principle to turn over the 166.23 acres of Capilano Canyon Park owned by the City of Vancouver to the Greater Vancouver Regional District for use as a regional park, providing the District of North Vancouver agrees to transfer to the Greater Vancouver Regional District the remaining 54.95 acres of Capilano Canyon Park leased by the Vancouver Park Board since May 1, 1954 for 20 years for $1 per year excepting a 2.6 acre portion thereof to be retained by the District of North Vancouver and dedicated for park purposes.'

Because this property is owned by the City, if Council wishes to give effect to the resolution of the Park Board, it will be necessary to have a resolution of Council authorizing the conveyance of this property from the City to the Greater Vancouver Regional District for use as a Regional Park."

The Corporation Counsel submits the foregoing for the CONSIDERATION of Council.

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Amendments to the Text of the Zoning & Development By-law

The Deputy Director of Planning and Civic Development reports as follows:

"Among the many amendments to the Zoning Bylaw which are under consideration, there are two matters which it is felt can be dealt with immediately and with benefit. These are:

(i) an amendment to include parking above-grade in the measurement of FSR in commercial and industrial districts, and

(ii) a technical matter of signs in the CRM-2 District to correct an omission in the original bylaw.

The Director of Planning and Civic Development has made application to amend the text in both these cases, while the draft Bylaw is in course of preparation. This will enable Council, on report from the Director of Planning, to hold up permit applications which contravene these two proposed amendments, pending the holding of a public hearing and enactment of the Zoning Bylaw amendment.

It is RECOMMENDED, therefore, that Council:

(a) confirm the Director of Planning's action in making applications to amend the text of the Bylaw

(b) refer the applications direct to a public hearing after report from the Technical Planning Board and the Vancouver City Planning Commission

(c) instruct the Director of Planning to refer to Council for consideration any applications made after this date which would contravene the proposed amendments."

CONSIDERATION

2. B. C. Tel Office Building - Development Permit Application #60176

The Deputy Director of Planning and Civic Development reports as follows:

" The Technical Planning Board had in front of it at its meeting on February 23, two applications from the B.C. Telephone Company to develop the property they own on Seymour Street. The development is in two parts:

(1) an extension of the present building in an identical form for a distance of approximately 80', and

(2) a two-level building on the balance of the site up to Georgia Street, with landscaping on the Georgia Street frontage.

The major extension is to house new equipment and to extend the equipment presently located in the Seymour Street building, and it is understood that the two-level development is of a temporary nature (temporary for an indefinite period), anticipating an eventual need to extend the equipment building yet further.

The 80' addition is at variance with the requirements of the Zoning By-law, though only by being one floor too tall. The B.C. Telephone Company is extremely anxious to get its development permit as its schedule is for commencement of the building by July 1973, to enable the equipment to be operational by December 1974. The development permit application was first made in September 1972, after some earlier discussion with the Telephone Company.

cont'd

Clause No. 2 continued

The matter was reviewed by the Civic Design Panel in a preliminary way at its meeting on February 15th and they advised the Technical Planning Board that the low building was acceptable, but that the extension of the present building was quite unacceptable as it further added to an already massive building.

The Technical Planning Board agree with the conclusions of the Design Panel but, in view of the implications of refusing this development permit application, which would presumably result in a substantial delay to constructing the building, installing the equipment and providing the extended services, the Technical Planning Board requested that this matter be referred to Council for its guidance before making a decision. This item is therefore referred by the Technical Planning Board for the Consideration of Council."

Department Report, March 2, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. IIPS Project (Inter-Institutional Policy Simulator)

The Director of Planning, Director of Social Planning, Deputy City Engineer and Director of Finance submit the following report for Council information:

"The City's participation in the IIPS (Inter-Institutional Policy Simulator) Project was originally approved by City Council in March 1970. At that time the participants were the University of British Columbia, the City of Vancouver, and the Greater Vancouver Regional District, with major funding assistance from the Ford Foundation.

The City Departments involved were Planning, Social Planning, Finance and Engineering with the Director of Planning being the chief City representative on the IIPS Core Group (management team) and for reporting to Council.

At a later stage the Province joined the project by naming a provincial representative from Municipal Affairs to the Core Group. More recently, the Ministry of State for Urban Affairs became a major participant in IIPS, particularly with respect to funding.

The following 3 paragraphs from a previous report to Council express City officials' original reasons for recommending the project to Council.

> 'In looking at the history of urban development over the past few decades it now appears that almost any piece of major legislation, no matter how desirable it first appeared, had remote and unforeseen consequences that were disruptive and undesirable.
>
> The simulation model project is a serious attempt to develop a mechanism whereby not only the immediate consequences, but also the remote consequences of urban decisions can be tested and discovered prior to the decisions being implemented.
>
> If urban decision makers (i.e. City Councils) are enabled to see the probable consequences of proposed actions then more alternatives can be tested and more effective decisions will result.'

We felt that if there was even a slight chance that such a mechanism could be developed it was worth a great deal of effort because of the potential benefits to the urban decision making process.

The project at the beginning of 1972 reached a crucial stage of development. Management difficulties and research co-ordination problems arose and had to be resolved. The Core Group, being the management group representing the inter-institutional participants, assumed a much more aggressive role.

By August 1972 the management difficulties were mostly overcome. However, the research problems could not be solved so readily. In November 1972 an internal research review was carried out and the following conclusions drawn:

1. At the time the project commenced there was considerable variance of opinion among the participants as to the time frame over which projections could reasonably be made. Some participants were considering only a five year horizon as practical, whereas others were hoping to look over a horizon from 40 to 100 years. Because this century has a history of rapid technological innovation which changes the social structure in a radical and basically unpredictable fashion over periods on the order of fifty years, and because the technology of modelling itself is still quite young, it was decided during the internal research review that the 5 to 15 years horizon would be most appropriate. (Any model may be run for an arbitrary number of years, but the output would become totally unrealiable after a term of years, depending on the design of the model.) It should be clear that any projections with a reasonable level of confidence would be quite useful over the shorter time horizon. it is also felt by a number of the project's participants that unexpected and unfortunate aspects of planning decisions should show themselves within the fifteen year time span.

Cont'd.....

Department Report, March 2, 1973 . . . . . (FINANCE - 2)

CLAUSE NO. 1 (continued)

2. There is difficulty in interconnecting the large models that have already been or are being developed. This can be accomplished, but the projections of policy changes might have to be done on an overnight or batch basis rather than having the user sit down at a computer terminal and interact with the simulator. The ability to interact (vary policy decisions) during the running of the simulator was considered to be an important feature. The viewing of the results of a set of policy interventions could still be done on TV style output screens.

3. With the large models it is not economically feasible to make a wide variety of interventions interactively. Either the user would have to regard his interventio as an 'investment' and study the results carefully, or the interventions would have to be calculated on the less expensive overnight basis.

4. The interaction of staffs of all participating institutions and levels of government has been considered valuable and in particular has facilitated the informal exchange of information and viewpoints among the City, GVRD, MSUA, and UBC.

5. There is a question of how small the geographic data regions modelled can be and how many classes each variable (such as housing or employment type) can be broken into. It is clear that any simulation model could exceed today's computing capacity by trying to deal with too many small units. It is not clear how disaggregated a model has to be in order to be useful. The basic contention of the project is still that models with a useful level of disaggregation may be run interactively and economically with today's equipment.

The internal review has resulted in a much tighter management structure for the project. There is now a Research Director with authority to control and co-ordinate the development of the models. This creates a situation totally new in the two and one half year history of the project. The past work can now form a foundation for the more focused effort of the next six months (ending June 1973). This six months' period is really the test of whether the IIPS project has created a set of computer tools, a body of common knowledge, and a group of people who can turn out useful simulations.

Although it is now clear that many participants had hopes for the project which are not feasible, each of the Core Group members has given their support to the new six month program. it is clear to all parties that the current form of the project should cease if the six month program does not meet its goals.

If the six month period fails to produce positive indications of useful results from an overall set of sub-models interacting together in a workable manner, government and university will recommend to their respective sponsors that the IIPS project be terminated. If the goals are met, the spirit of current agreements with Ford Foundation, the Ministry of State for Urban Affairs, UBC, and the Greater Vancouver Regional District is that further support will be negotiated. At that point in time success will indicate that the project has been able to demonstrate clear potential for usefulness, as well as some specific efforts which will be useful at that time.

The Four Goals for the Six Month Plan (by May 31, 1973)

(1) The four basic models (population, economics, land use, and transportation) must be operative in simplified but interactive form by mid-May.

(2) Full documentation of all IIPS models must be prepared and published.

(3) Likewise, detailed documentation of the basic computer system must be prepared.

(4) A plan and strategy for continuing the work for the remaining two years must be prepared and agreed to by all participants.

UBC Representation

Professor Crawford Holling and Dr. M. Goldberg, the original University participants in the project, have withdrawn and Deputy President William Armstrong of UBC now represents the University for management purposes.

Cont'd....

CLAUSE NO. 1 (continued)

City Staff and Money Input to the Project

Council originally approved, as the City's input into IIPS, certain senior staff time worth approximately $70,000 over the five year period of the project, plus $100,000 to be also spread over the five year period. To date, staff time input has been less than originally anticipated and $31,000 of City funds have been spent to the half way point (2½ years). Almost all of the $31,000 has been spent on research of direct interest and benefit to the City as well as IIPS. Further commitments of City funds in the amount of $20,000 - 25,000 exist to the IIPS project to the end of the project's fiscal year 3. Therefore, total expenditures and commitments are slightly less than the original schedule anticipated.

The total fiscal year 3 budget of the project is $447,000 of which $25,000 represents City cash input."

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

February 22, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #1 Committee Room, City Hall, on Thursday, February 22, 1973, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of February 8, 1973, were adopted.

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Aid to Information Centres

Through the Director of Social Planning the Committee was advised of requests received by the Director of Social Planning for office equipment and City furniture for non-profit organizations operating in the City.

The Director of Social Planning recommended as policy and procedure the following:

"A. POLICY

That, pursuant to advice from the Director of Social Planning, the City Purchasing Agent be authorized to either loan or donate furniture and office equipment to non-profit organizations, provided that

(a) The Director of Social Planning is satisfied that the recipient is a non-profit organization.

(b) The furniture and equipment is surplus to the present or future needs of the City and Associated Boards, and

(c) The total value of the furniture and equipment loaned or donated to any one organization does not exceed $2,500.00.

B. PROCEDURE

1. Loaned Furniture and Equipment

(a) The City Purchasing Agent shall obtain a written agreement from the organization wherein the organization shall agree to return loaned furniture and

Clause 1 continued

equipment to the City's Surplus Stores when the organization has no further need for it, or when its return is requested by the City.

(b) The City Purchasing Agent shall maintain a record of furniture and equipment on loan and will arrange for its return to Surplus Stores when the loan agreement is terminated.

(c) In cases where a loan is made pursuant to advice from the Director of Social Planning, he shall notify the Purchasing Agent if and when the loan agreement should be terminated.

2. Donated Furniture and Equipment

Ownership shall be transferred by the Purchasing Agent to the non-profit organization."

The Corporation Counsel, when asked for his opinion, advised as follows:

"While this is really a policy matter, it is my opinion that it is wholly inappropriate for Council to delegate to a City official or officials the power to make a final decision in respect of the disposition of any City property. Under the circumstances, it seems to me the best solution would be to have Council delegate this function to the Standing Committee on Community Development. If this were done, then the Committee could call upon the Director of Social Planning to report on each request, and after the Committee has made a decision, the Purchasing Agent could handle the administrative details."

These two reports were discussed at length by your Committee, and the points they raised were given detailed consideration. After discussion, your Committee

RECOMMENDS

1. That Council adopt as policy that, subject to approval of each individual request and recommendation to the Vancouver City Council by the Community Development Committee, and subject to advice from the Director of Social Planning, the City Purchasing Agent be authorized to either loan or donate furniture and office equipment to non-profit organizations, provided that

(a) The Director of Social Planning is satisfied that the recipient is a non-profit organization.

(b) The furniture and equipment is surplus to the present or future needs of the City and Associated Boards, and

(c) The total value of the furniture and equipment loaned or donated to any one organization does not exceed $2,500.00.

Clause 1 continued

2. That the following be adopted as the procedure for the physical transfer and maintenance of records of loaned and/or donated furniture and equiment:

Loaned Furniture and Equipment

(a) The City Purchasing Agent shall obtain a written agreement from the organization wherein the organization shall agree to return loaned furniture and equipment to the City's Surplus Stores when the organization has no further need for it, or when its return is requested by the City.

(b) The City Purchasing Agent shall maintain a record of furniture and equipment on loan and will arrange for its return to Surplus Stores when the loan agreement is terminated.

(c) In cases where a loan is made pursuant to advice from the Director of Social Planning, he shall notify the Purchasing Agent if and when the loan agreement should be terminated.

Donated Furniture and Equipment

Ownership shall be transferred by the Purchasing Agent to the non-profit organization.

3. That, if the organization is not a registered society, then + Page 4 the material be lent to an individual to be used by the non-registered society.

During the discussion, leading to the development of the above recommendations, the Committee felt it would be appropriate to have information on area councils and information centres, dealing with such items as source and application of funds, staff, sphere of operation, and programs.

The Director of Social Planning was asked to provide this information.

PART II

The following is submitted to Council for information.

2. Beautification West Broadway

The Committee reported on part of its actions to Council at its meeting of February 27, 1973.

During the discussion of the general matter of Broadway beautification at this Committee meeting, it was noted that the Committee had received in writing the position and/or recommendations of the group representatives, the merchants and the citizens in the area, but had had no report other than the oral report submitted by Alderman Harcourt on the position of the property owners in the community areas. They received this material and the Committee

Clause 2 continued

RESOLVED

that the property owners in the community area in the Broadway beautification scheme be requested to advise this Committee in writing of their recommendations, comments and position on the matter of Broadway beautification at the present time.

3. Pacific National Exhibition

The Chairman referred to the instructions of the Mayor, which referred to this Committee the matter of the relationships between the Pacific National Exhibition, the City of Vancouver, the local communities surrounding the P.N.E. and other areas.

The Chairman gave the Committee members in an oral report his thinking on the matter of investigating these relationships, and in general they are as follows:

- invite representatives from the P.N.E. to participate

- invite comments from the Greater Vancouver Regional District

- ask all interested parties who have the desire to submit information to the Committee, to do so as soon as possible and in advance of any appearance before the Committee by way of delegations

- delegations be heard at an evening meeting or meetings, if required

- a proposed timetable for this review would be to meet with the P.N.E. on March 22, hold a public meeting or meetings on April 5 and subsequent days, and attempt to finalize the information gathered and prepare and submit a report to Council on or about April 17, 1973.

The Chairman offered his opinion that any review of the relationships should be made after having information on the terms of the present legislation relating to the P.N.E., the terms of the lease arrangements between the City of Vancouver and the P.N.E., a summary of all long-term subleases entered into by the P.N.E. and other parties, and a summary of the present administration of the P.N.E. A further point suggested by the Chairman is a review of comparable relationships in Canada, i.e. the Canadian National Exhibition in Toronto and various other provincial exhibitions.

The Chairman suggested that it would be necessary for the Committee members to have, prepared by the various departments of the City, copies of statutes and leases, P.N.E. annual reports, physical inventories of the P.N.E., the financial situation of the P.N.E. and that this material should be in the hands of the Committee members two weeks from today.

It was also suggested that the Committee members should have information on the correct method required to rescind or change any statute relating to the P.N.E.

Clause 3 continued

The Committee discussed this suggested program and

RESOLVED

That the recommendations submitted to this meeting by the Chairman be approved.

4. Expropriations: Tenants' rights

Reference was made to the previous information submitted to this Committee, and previous action of Council on the matter of the problems tenants, who occupy expropriated property, might have in finding alternative accommodation.

It was agreed this item would be discussed fully at the next meeting of the Committee and the Supervisor of Property & Insurance be requested to give a report reference on this matter.

The meeting adjourned at approximately 4:20 p.m.

F

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

March 1, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, March 1, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick and Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

ABSENT: Alderman Linnell (Leave of Absence)

CLERK: M. Kinsella

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Council Delegation to Victoria in Support of the Boyd Report

Council on January 23, 1973, unanimously adopted the following motion:

"THAT the Boyd report forwarded to the Minister of Rehabilitation and Social Improvement, under cover of letter dated February 4, 1972, in respect of increase in social allowance rates, be adopted in principle as updated to the present, and a Council delegation proceed to Victoria in support therefor."

Subsequent to this, Mayor Phillips on January 31, 1973, delegated Alderman Rankin with power to add, to proceed to Victoria in support of the Boyd report respecting increase in social allowance rates.

Mr. Denofreo intimated to your Committee that a meeting with the Hon. Norman Levi, Minister of Rehabilitation and Social Improvement, has been tentatively arranged for Monday, March 12th. Mr. Denofreo agreed to confirm this date with the Clerk.

RECOMMENDED that Council approve the travel costs of representatives of outside groups accompanying this delegation to Victoria;

FURTHER RECOMMENDED that the composition of the delegation from such outside groups be at the discretion of the Chairman, but that such representatives number no more than ten (10).

AMENDED REPORT

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

FEBRUARY 22, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, February 22, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich
Mayor Phillips

CLERK TO THE COMMITTEE: R. Henry

PART II

1. City of Vancouver: Borrowing in Europe

The Director of Finance submitted a report dated February 19, 1973, concerning background information and the current situation of the City's borrowing position in Europe.

The Director of Finance explained that he had submitted this report in view of the latest devaluation of the U.S. Currency; and since submitting this report in which he recommended the City withdraw from the Swiss borrowing queue, the situation has changed to the extent that he now advises the City's option be kept open until June or July and therefore he was submitting his report merely for information to the Committee at this time.

RECOMMENDED that the Director of Finance's report of February 19 be received for information.

2. 1973 Indemnities for Aldermen and Mayor

The Committee noted a report from the Chairman dated February 14 concerning recommendations in respect to indemnities for Members of Council and the rationale for increasing these indemnities in 1973.

In explaining his report, the Chairman was of the opinion that the present Council should not approve any major change of advantage to its own indemnities and therefore this is the reason that he is proposing that no major change be considered until 1974, with any change being effective in 1975.

After due consideration the Committee recommended that the following recommendations of the Chairman with respect to indemnities to Members of Council be approved:

(a) that a major review of Council salaries be undertaken in 1974, when possible changes in civic government will have been decided on.

(b) that no major changes in such salaries proposed by this Council take effect before Jan. 1, 1975.

(c) that for 1973, indemnities for aldermen and for mayor be increased by approximately 7.5%, to $7,224 and $24,080 respectively, this percentage reflecting increased earnings in the Vancouver area last year.

(d) that a similar adjustment be made for 1974, with the percentage determined at that time.

Cont'd....

3. Park Board Indemnities

The Chairman advised that he had received a letter from the Chairman of the Park Board requesting reconsideration of a recent decision of Council, turning down the Park Board's request for a Charter Amendment to increase remuneration to its members.

It was resolved

THAT the Chairman of the Park Board's request to appear before the Committee at the next meeting be granted, to discuss the matter of the Park Board Members' remuneration.

4. Procedure By-law

At its meeting on February 15, the Committee made a superficial review of proposed changes to the Procedure By-law and at that meeting, because of a lack of time, agreed to consider the matter in more detail at this meeting. The Committee noted the report of the City Clerk, which had been slightly revised from the previous week, setting out proposed revisions. The Committee considered each clause seriatum, and took action as follows:

RECOMMENDED

Clause 3 - THAT Sub-sections 1 and 2 dealing with the first meeting of Council and the swearing in of members be deleted since both appear in the Vancouver Charter.

Clause 4 - THAT the Deputy Mayor be named as one of those who, in the absence of the Mayor, may summon a special meeting of Council (a slight correction in the grammar will be made by substituting the words "the Mayor's" for the word "his" in the third line of this clause).

Clause 9 - THAT, in the absence of the Mayor, the Deputy Mayor should take the Chair and in the absence of both the Mayor and the Deputy Mayor, the City Clerk should call the meeting to order and seek the appointment of a Chairman.

Clause 10 - THAT this clause dealing with the appointment of an Acting Mayor, be deleted, since this already in the Charter.

Clause 17 - THAT this clause dealing with members voting be amended so that the presiding officer excuse a member who does not wish to vote, rather than the Council excusing the member, and

FURTHER THAT, if a member does not vote without being excused, he shall be recorded as voting in the AFFIRMATIVE on the question before Council, provided this does not apply to one prohibited or personally interested.

Clause 24 - As a result of the experimentation of Council on February 20th, whereby a record was made of members voting in the negative, it was agreed that this practice be continued.

THAT the procedure be incorporated into the By-law.

It was further recommended

THAT the procedure for the taking of a formal recorded vote be retained.

Cont'd....

Procedure By-law (cont'd.)

Clause 29 - THAT Clause D of sub-section 1 be changed to read "Department reports" instead of "other matters" which will reflect the new procedure of reporting to Council.

THAT Clause B of sub-section 2 be made to read "Reports may, by resolution, be adopted or otherwise dealt with without being read," and that in the proviso the word "one" in the second last line be changed to the word "the".

Clause 31 - THAT Sub-section 2, dealing with motions, have a provision that the call for notice of motion cannot be made when debate has commenced.

THAT Sub-section 3, in the fifth line, after the words "read to the meeting", there be added the words "unless previously distributed".

Clause 34 - THAT after the word "moved" in the second line the words "except in filling blanks, when the one least likely to be accepted will be voted on first".

FURTHER THAT, to clarify the meaning of the last sentence, of this clause, it be deleted and be replaced by the following "Only one amendment to the main motion and one amendment to the amendment may be permitted at any one time".

Clause 52 - This section at the present time provides that if the Committee of the Whole has reported, the Council may again take steps to alter the by-law. It is recommended

THAT the opportunity for changing a by-law be limited to the time when Council is in Committee of the Whole and that the Procedure By-law should be so altered to recognize that the Committee will report a by-law complete or with amendments.

Clauses 57 & 58 - THAT these clauses be repealed and a clause be inserted in their place to the following effect: "Communications intended for Council shall be received by the City Clerk and

(a) submitted to Council directly; or
(b) submitted to Council along with a report from the Board of Administration or City officials; or
(c) circulated to Members of Council for information; or
(d) referred directly to a Department for action or reply when the matter is purely of an administrative nature.

Provided however, THAT in cases where correspondence is not put directly to Council, copies shall be provided to Members of Council with a notation as to action taken."

Clause 60 - This section provides that when a Committee is appointed, the first named shall call the first meeting of the Committee. It is recommended

THAT the section be changed to require that the first name shall be the Chairman who shall be responsible for calling the first meeting of the Committee, etc.

Clause 60A - THAT this clause dealing with a Quorum be retained.

Cont'd....

Procedure By-law (cont'd.)

Clause 61 - That this clause be changed to

"THAT the mayor be, ex-officio, a member of any Committee and shall be counted, on his arrival, in calculating a quorum".

Clause 63 - THAT the words after the word "members" be deleted and the following words be added in lieu thereof "but shall not vote".

Clause 65 - Sub-section 2, dealing with committees generally, provides for the disposition of a question in the case of a tie vote. This is a different rule in Standing Committees, under 66 (a) and has proven to be very useful in practice. It is recommended

THAT Sub-section 2 of Clause 65 be made subject to Clause 66 (a)

Clause 66 - This section was repealed because it limited drastically the scope of Standing Committees. It is a general clause and applied to special committees as well as standing committees.

However, it is recommended

THAT in regard to special committees, the old clause which requires the committee to report on matters specifically referred to, be re-established. (We are speaking here of AD HOC Committees.)

With regard to standing committees it is recommended

THAT words similar to the following be used: "to report to Council on matters connected with the duties imposed upon them as often as in the opinion of the Committee, the interests of the City may require, and to report to Council whenever specifically directed to do so by Council. Such committees to recommend action by Council to the degree it deems necessary."

Following the consideration of the revisions to the Procedure By-law your Committee RECOMMENDS

THAT the Corporation Counsel be directed to prepare the necessary word changes, submit the amending by-law to Council and subsequently, the printing of the consolidated by-law.

5. In-Camera Matters

The Committee discussed the matter of subject matters being dealt with In-Camera and as a means of discouraging as much as possible, being dealt with this way, Alderman Volrich was requested and agreed to prepare a report on the guidelines for In-Camera matters for the next meeting of the Committee.

The Committee adjourned at approximately 3:20 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MARCH 13, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 13, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Kerrisdale Elementary School, under the direction of Mrs. Kero.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' Committee was not in agreement that one of the items be 'In Camera' and therefore it was the view that the item should be dealt with by Council in open session.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated March 6, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Car Wash:
2786 West 16th Avenue

It was agreed to defer consideration of this matter pending the hearing of a delegation later this day.

2. Procedure By-law

The Council further considered clause 4 of the report of the Standing Committee on Finance and Administeration, dated February 22, 1973, and dealing with the Procedure By-law.

cont'd....

UNFINISHED BUSINESS (cont'd)

Procedure By-law (cont'd)

After due consideration of the various clauses in the Procedure By-law, referred to in this report, it was,

MOVED by Ald. Bowers,
THAT the proposed changes as recommended re the following clauses of the Procedure By-law be adopted:

Clauses 3, 4, 9, 10, 24, 29, 34, 52, 57, 58, 60, 60A, 61 and 65

- CARRIED UNANIMOUSLY

The Council dealt with recommendations respecting the following clauses of the Procedure By-law as shown hereunder:

Clause 17: first paragraph, re proposal that presiding officer to excuse from voting

MOVED by Ald. Volrich,
THAT the change proposed by the Committee be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari, Pendakur and Rankin voted in the negative)

Clause 17: second paragraph, re not voting and being declared, therefore, in the affirmative

MOVED by Ald. Bowers,
THAT the change proposed by the Committee be approved.

- CARRIED UNANIMOUSLY

Clause 31: first paragraph, re not being able to call for notice once debate has commenced

MOVED by Ald. Rankin,
THAT the proposal be not approved but rather the present wording in the Procedure By-law be retained.

- CARRIED UNANIMOUSLY

Clause 31: second paragraph, providing that notice of motion need not be read to the meeting if previously distributed

MOVED by Ald. Rankin,
THAT the change proposed by the Committee be approved.

- CARRIED UNANIMOUSLY

Clause 63: re members of Council attending meetings of which they are not members

MOVED by Ald. Bowers,
THAT this section be changed to read as follows:

"Members of the Council may attend meetings of the Committees of which they are not members and may take part in discussion and debate but shall not vote".

- CARRIED UNANIMOUSLY

cont'd.....

UNFINISHED BUSINESS (cont'd)

Procedure By-law (cont'd)

Although not reported upon by the Committee, reference was made to the present Section 51 of the Procedure By-law in which the various steps for passing a by-law are set out. After due consideration, it was,

MOVED by Ald. Linnell,
THAT the Corporation Counsel be asked to review this section and report at a future meeting with his opinion in regard to this procedure.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Canada Conference for Abortion Law Repeal: Delegation Request

MOVED by Ald. Rankin
THAT the request of the Canadian Women's Coalition to Repeal the Abortion Laws, to appear before the Council be approved.

- CARRIED

(Aldermen Bowers, Massey and Marzari voted in the negative)

2. Delegation Request: The Right to Life Society of B.C.

MOVED by Ald. Rankin,
THAT the request of the Right to Life Society of B.C. to appear before the Council, should the Council hear a delegation from the Canadian Women's Coalition to Repeal the Abortion Laws, be approved.

- CARRIED

(Aldermen Marzari and Massey voted in the negative)

(It was agreed both delegations would be heard later this evening in view of the date of the Canada Conference for Abortion Appeal to be held in Toronto March 16 to 18, 1973.)

3. Harness Racing: P.N.E.

A request was noted from the B.C. Standardbred Association asking an opportunity to appear before Council in respect of use of the P.N.E. park for harness racing during the off season.

During consideration of this matter debate ensued on whether the delegation should be heard by the Council or by the P.N.E. It was finally,

MOVED by Ald. Rankin,
THAT the delegation be heard by Council.

- CARRIED

(Aldermen Bowers, and Marzari voted in the negative)

(The Mayor advised it would be suggested to the organization that they may wish to have their delegation heard by the P.N.E., otherwise the Council will receive their delegation)

COMMUNICATIONS OR PETITIONS (cont'd)

4. Expropriation for New Runway:
Airport

The Council noted the following telegram from Mr. L.W.F. Beasleigh, Special Projects, Ottawa:

"YOU WILL BE AWARE OF MINISTER'S STATEMENT OF MARCH 2nd, ANNOUNCING THE GOVERNMENT WILL PROCEED TO COMPLETE EXPROPRIATION OF LAND. THERE IS TO BE A MASTER PLAN STUDY OF THE AIRPORT AND ARRANGEMENTS ARE BEING MADE TO INCLUDE AN ENVIRONMENTAL STUDY TO PROCEED IN PARALLEL. THE MINISTER PROPOSED TO HAVE TRI-LEVEL GOVERNMENT GROUP INVOLVEMENT I.E., FEDERAL, PROVINCIAL AND GREATER VANCOUVER REGIONAL DISTRICT"

MOVED by Ald. Hardwick,
THAT this information be received and referred to the Board of Administration to see that the matter is actively pursued and a report furnished to the Council following the tri-level Conference.

- CARRIED UNANIMOUSLY

5. Bicycle Infractions:
Criminal Records for Juveniles

At the meeting on February 6, 1973, the Council passed a motion of support to a resolution from the City of North Vancouver asking the Attorney General's Department to amend the law dealing with juveniles so as to permit bicycle violation enforcement without the juvenile incurring a criminal record. The Attorney General now replies as follows:

"I note the resolution of Vancouver City Council but would have to advise that the Province has no power to amend the provisions of the Juvenile Delinquents Act which includes within its definition of delinquency a violation of a Provincial or Municipal law. It is for the Federal authorities to amend the Juvenile Delinquents Act to delete such a reference before the Province could initiate any local legislation to deal with persons who are commonly referred to as juveniles."

MOVED by Ald. Rankin,
THAT this matter be referred to the Corporation Counsel for review on the basis of considering all traffic violations in this category, and report back.

- CARRIED UNANIMOUSLY

6. Underground Arrangements:
Vancouver Centre
Delegation Request

The Council noted a delegation request from merchants in the area around the proposed Vancouver Centre development, Georgia and Granville Streets, asking they be heard with regard to proposed underground connections linking the proposed Vancouver Centre development with Block 52 and the Hudson's Bay Company.

MOVED by Ald. Linnell,
THAT the delegation be heard later this evening.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 9, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: Sewer Relocations and extensions in Fraserview
Cl. 2: Installation of Water Mains - 1972 Capital Budget
Cl. 3: Construction of Relief Storm Sewer on Station and Industrial Streets
Cl. 4: Installation of Water Mains - 1973 Capital Budget
Cl. 5: Proposed P.C. Concrete Sidewalks on Arlington, Blake and Frontenac Streets
Cl. 6: Local Improvements - Initiative Principle: Strathcona Rehabilitation Project

MOVED by Ald. Hardwick,
THAT the foregoing report be adopted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: City Planning Commission - Stenographic Assistance
Cl. 2: Investment Matters (Various Funds), January, 1973
Cl. 3: Park Board: Prior Approval of 1973 Revenue and Capital Budget Items
Cl. 4: Vancouver Museums and Planetarium Association Grant

MOVED by Ald. Bowers,
THAT, in respect of Clause 3 of the report, Part A re approval of $38,500 for major repairs and renovations to park facilities, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT Part B (a) and (b) be adopted, with the exception of the item of $15,000 relating to administrative office addition, which be deferred pending a further submission on the matter from the Park Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT Clauses 1, 2 and 4 of the foregoing report be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report of the Board of Administration and took action as follows:

Request for Direct Sale of Lands to Adjoining Owner
(Lot S/E corner Charles and Odlum Streets and 17' strip of Charles Street abutting Lots 3 & 4)- Clause 1

MOVED by Ald. Bowers,
THAT the direct sale of these properties to Storey Bros. Holdings Ltd., as referred to in this clause, be approved on the basis of the conditions set out in the clause.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

MOVED by Ald. Hardwick,
THAT Clauses 2, 3, 4 and 5 of this report, identified as follows, be adopted:

Cl. 2: Acquisition for Park Site #10
367 East 8th Avenue
Cl. 3: Lease Proposal: 260 Northern Street
Pt. Lot 25, Block A 2, D.L. 2037
Cl. 4: Lease of Warehouse, 240 Northern Street
Lot 26 & Pt. Lot 25, Block A2, D.L. 2037
Cl. 5: Sales: Residential

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
March 9, 1973

BUILDING AND PLANNING MATTERS

The Council considered this Department report, containing clauses identified as follows:

Cl. 1: Proposed Amendment to Zoning & Development By-law to permit 'Marina' as a Conditional Use in RS-1 and M-1 and M-2 Districts
Cl. 2: Development of Lands along the Fraser River between the Arbutus Street & Barnard Street Rights-of-Way
Cl. 3: Development Permit Application #61167
1396 East 41st Avenue
Cl. 4: Development Permit Application #61326
1705 East 12th Avenue
Cl. 5: Sheraton Landmark

MOVED by Ald. Hardwick,
THAT Clauses 1, 3 and 4 of the foregoing report be adopted;

FURTHER THAT consideration of Clause 2 of the report be deferred to a future meeting when a Report Reference will be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT in connection with Clause 5 of the foregoing report, the delegation request be granted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

MOVED by Ald. Rankin,
THAT this Department report in regard to the Ambulance Service Contract be adopted.

- CARRIED UNANIMOUSLY

In considering the general question of ambulance service, Alderman Gibson advised he has discussed ambulance services with the Minister of Health and particularly the question of the Government taking over such service. After further discussion, it was,

MOVED by Ald. Volrich,
THAT a report be submitted by the Medical Health Officer from a medical point of view in respect of the ambulance service and a report by the Director of Finance be submitted with respect to financial aspects; it being understood Alderman Gibson will be reporting further to Council following meeting with the Minister of Health.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Standing Committee of Council on Social Services March 1, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Public Housing and the Community
Cl. 2: Classification Social Worker II Department of Welfare & Rehabilitation
Cl. 3: Chimo Tenants' Association Recreation Proposal

Cl. 4: Social Assistance - Special Employee Services Extension of Community Service Program

Action was taken as follows:

It was agreed that Clause 1 of the report be deferred for consideration following a Report Reference later this day.

MOVED by Ald. Rankin,
THAT Clauses 2 and 4 of the report be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Clause 3 regarding Chimo Tenants' Association Recreation proposal be received for information, after including in the resolution of instruction to the Director of Planning and Civic Development and the Supervisor of Property & Insurance, the matter of investigating cost sharing.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Finance and Administration March 1, 1973

MOVED by Ald. Bowers,
THAT Clause 1 re Park Board Operating Budget be received for information.

- CARRIED UNANIMOUSLY

The Council took action as follows with respect to Clause 2 re Board of Administration Matters:

(a) Title of Commissioner

The Mayor directed that this item be considered at the next Council meeting.

(b) Appointment of Assistant to the Board of Administration

MOVED by Ald. Marzari,
THAT this item be deferred for consideration at the next meeting of Council when a job description report will be submitted and when there will be discussion on other aspects of the matter.

- CARRIED

(Aldermen Bowers and Rankin voted in the negative)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance and Administration (cont'd)

(c) Board of Administration By-law

MOVED by Ald. Bowers,
THAT Clause 2(c) be adopted.

- CARRIED UNANIMOUSLY

(d) Accommodation for the Board of Administration

MOVED by Ald. Bowers,
THAT Clause 2(d) be received for information.

- CARRIED UNANIMOUSLY

In Camera Guidelines (Clause 3)

MOVED by Ald. Volrich,
THAT Clause 3 be received and Alderman Volrich submit a report on the subject matter to Council at its next meeting.

- CARRIED

(Aldermen Hardwick, Linnell, Massey, Pendakur and Rankin voted in the negative)

Haro Park Site (Clause 4)

MOVED by Ald. Bowers,
THAT Clause 4 be adopted.

- CARRIED UNANIMOUSLY

Municipal Reference Branch Library
(Clause 5)

MOVED by Ald. Marzari,
THAT action on this Clause be deferred pending the receipt of a report by Alderman Gibson with respect to the principle of establishing a Municipal Reference Branch Library at City Hall.

- CARRIED

(Aldermen Bowers and Rankin voted in the negative)

Recognition: Lieut. Aubrey Neff
Vancouver Fire Department

During consideration of the foregoing report of the Standing Committee on Finance and Administration, the Mayor on behalf of the Council, presented a Bronze Medal to Lieut. Aubrey Neff of the Vancouver Fire Department as granted by the Royal Canadian Humane Association in recognition of Mr. Neff's bravery and courage in saving a life at a fire. Mrs. Neff was presented with a corsage by Alderman Linnell.

Following the presentation, a short recess was observed at approximately 3:45 p.m. followed by an 'In Camera' meeting, and the Council reconvened in open meeting with the same personnel present at approximately 4:25 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Development Permit Application #59003:
Rivtow Straits Limited

In considering the report of the Deputy Director of Planning and Civic Development dated March 12, 1973, regarding Development Permit Application #59003, for a shipyard for Rivtow Straits ltd., 8550 Victoria Drive, it was noted there were several delegation requests.

MOVED by Ald. Hardwick,
THAT this report be referred to the Standing Committee on Community Development for consideration and negotiation, including the hearing of delegations, and subsequent report back to Council.

- CARRIED

(Alderman Rankin voted in the negative)

F. Cancellation of Contract for Replacement
Pumps at Skeena Sewage Pumping Station

The Board of Administration under date of March 12, 1973, reported as follows:

"The City Engineer and Purchasing Agent report as follows:

'Tenders for three pumps for the above station closed on May 15, 1972. The low bid from Mid-Western Compressor for the supply of Patterson pumps at a total cost of $10,149.30 was accepted and a purchase order issued on July 13, 1972. The manufacturers data was approved by the City on August 21 and forwarded to the Patterson Pump Co. on August 24. The supplier contracted to deliver twelve weeks from the receipt of a purchase order and therefore, the latest anticipated delivery date should have been not later than November 20.

After numerous communications, both written and verbal, with Mid-Western and Patterson Pump, and several delivery dates, none of which have been met, the Purchasing Agent was requested to make arrangements to cancel the contract if delivery could not be made by February 28, 1973. Since that date, several unsuccessful attempts have been made to obtain, in writing, a firm shipping date. Finally, on March 6th, 1973, the Purchasing Agent received a wire stating that one pump was scheduled for shipment on March 7th, 1973, but we still have not received routing or waybill information which will enable us to verify shipment.

This is the first time this particular manufacturer has been selected to supply to the City. In view of the supplier's failure to make delivery as contracted, it cannot be expected that they will perform any better in the supply of spare parts. This could be critical in the operation of the sewage pumping station which must be kept operable at all times.

The City Engineer and Purchasing Agent RECOMMEND that the contract be terminated under the appropriate contract clause and that the supply of pumps be awarded to the next highest acceptable bidder, Prodec Pump Equipment Ltd. who have offered to supply three Allis Chalmers pumps at a cost of $13,164.90. This is an increase of $3,015.60 over the original contract price but is justified by a better service situation. This supplier is already providing service to similar units now being operated by the Greater Vancouver Regional District.'

Your Board RECOMMENDS that the foregoing report of the City Engineer and Purchasing Agent be adopted."

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Board of Administration be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Community Development March 8, 1973

MOVED by Ald. Volrich,
THAT the report of the Standing Committee on Community Development under date of March 8, 1973, and dealing with the Pacific National Exhibition matter, be received for information.

- CARRIED UNANIMOUSLY

Retired Pacific National Exhibition Directors

MOVED by Ald. Linnell,
THAT the recently retired members of the Pacific National Exhibition be extended the appreciation of the Vancouver City Council for their many years of service with the P.N.E.

- CARRIED UNANIMOUSLY

H. Report of the Joint Standing Committees on Civic and Community Development - March 8, 1973

MOVED by Ald. Hardwick,
THAT the report of the Joint Standing Committees on Civic and Community Development dated March 8, 1973, re West End Local Area Planning Programme, be adopted.

- CARRIED UNANIMOUSLY

I. Report of Special Committee re Detoxification Centre Society Unit - March 1, 1973

The Special Committee re Detoxification Centre Society Unit submitted the following report:

" A meeting of the Special Committee re Detoxification Centre Society Unit, which Committee comprises Alderman Rankin, Alderman Harcourt, Commissioner Ryan and Dr. Bonham, M.H.O., was held in No. 1 Committee Room, third floor, City Hall, on Thursday, March 1, 1973, at approximately 9:00 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Harcourt
Commissioner Ryan

ALSO PRESENT: Mr. J.C. Karpoff, Executive Secretary Vancouver Detoxification Centre Society
Staff. Inspector Brown, Vancouver City Police
Mr. P. Leckie. Director of Finance
Mr. G. Pokorny, Interim Detoxification Unit
Mr. E.W. Marshall, Property & Insurance Dept.
Mrs. L. Hendry, Vancouver Detoxification Centre Society
Miss Boerkamp, Alcoholism Foundation
Mr. A. Langley, Ass't. Director, Construction and Maintenance Division
Mr. P. Stagg, Construction and Maintenance Division
Mr. P. Davies, Social Planning Department
Mr. M. Colcleugh, Welfare and Rehabilitation Department
Dr. Kennedy, Provincial Government Representative
Dr. J. Dick, Vancouvor Detoxification Centre Society

Your Committee submits the following recommendations to Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

RECOMMENDATION

1. PROPOSED CHANGES IN LEGISLATION DEALING WITH ALCOHOLICS

Council, on November 7, 1972, adopted the following recommendation of the Standing Committee on Health and Welfare:

'That legislation similar to the Mental Health Act be developed to allow for mandatory medical treatment for the chronic alcoholic and that copies of this legislation be sent to the appropriate organizations for review'.

The Special Committee re Detoxification Centre Society on January 24, 1973, requested the Vancouver Detoxification Centre Society to draft proposed changes in legislation dealing with alocholics for consideration.

Your Committee had before it for consideration a draft of the proposed changes in legislation dealing with alocholics prepared by the Executive Director of the Detoxification Centre Society. The Committee reviewed it in detail and,

RECOMMENDED that Council approve the Proposed Changes in Legislation dealing with Alcoholics as amended this date for subsequent referral to the Attorney-General for consideration. (Copy of proposed change in Legislation is attached)

2. PROPOSED DETOXIFICATION UNIT - ESTIMATED COST

Council, on November 7, 1972, adopted the following recommendations of the Standing Committee on Health and Welfare:

'(1) That Council support in principle the immediate development by the Vancouver Detoxification Centre Society of a 60 - 75 bed detoxification unit to remove the majority of alcoholics from the City jail.

(2) That Council support in principle a cost sharing arrangement where the City commits up to $300,000.00 towards the provision and equipment of the facility and the Province provides the operating cost through a per diem rate.

(3) That a Special Committee of Council and City staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local Hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council.'

On February 14, 1973, this Special Committee instructed the Assistant Director of Construction and Maintenance, in consultation with Staff Inspector Brown, the Medical Health Officer, and the Executive Director of the V.D.C.S., to prepare an inventory and conceptual sketches of the proposed unit.

Your Committee had for consideration today, Mr. Langley's preliminary inventory of functional requirements and conceptual sketches of the proposed unit. The plan is for an 11,600 sq.ft. two-storey building, the main floor being an intake section to include an observation area, and the second floor being the residential section comprising 10 men's dormitories housing four persons in each, and 1 women's dormitory for 5 persons, plus counselling rooms. The estimated cost of a structure of these dimensions is $500,000.

The Supervisor of Property and Insurance had investigated possible sites within the general boundaries of Cambie Street, Clark Drive, Great Northern Way and 16th Avenue. Mr. Marshall of the Property and Insurance Department reported there are two possible sites which could accommodate a building of the proposed size in this area. The cost of acquisition of either one of these sites is estimated to be $100,000. The Committee agreed to defer specific discussion of these sites until they had viewed them and that discussions on these sites be 'In Camera' at a future meeting.

RECOMMENDED that Council be advised that the Special Committee re Detoxification Centre Society Unit estimates the cost of a 45-bed detoxification unit, with 28 ancillary beds for receiving and short-term treatment, to be $600,000 ($100,000 for the site and $500,000 for building) and that Council refer this estimate to the Standing Committee on Finance and Administration for review and consideration re sources of funding of the proposed unit."

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

A copy of the Proposed Legislative Changes referred to in Clause 1, are on file in the City Clerk's Office.

Alderman Rankin, the Chairman, advised that Council Committee members expressed reservations with regard to item II (1) in the Proposed Legislative Changes, dealing with mandatory detention of an alcoholic; the view being expressed there should be an appeal procedure.

MOVED by Ald. Rankin,
THAT the foregoing recommendations in Clauses 1 and 2 of the report of the Special Committee re Detoxification Centre Society Unit, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing and Stopping Up - Portion of Georgia Street West of the Lane West of Main Street

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT WHEREAS the City of Vancouver is the owner of all the streets, and lanes lying within the limits of the City of Vancouver;

AND WHEREAS the exchange of lands, between the City of Vancouver and British Columbia Hydro and Power Authority requires the closing of a portion of Georgia Street west of the lane west of Main Street;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 184 lying to the west of a line joining the south easterly corner of Lot 11, Block 18, District Lot 196, Plan 184, to the north easterly corner of Lot 22, Block 19, said District Lot 196; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 16, 1972, a print of which is hereunto annexed; be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Regional Parks: Proposed Mill Rate Increase

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,
THAT WHEREAS the mill rate for the Greater Vancouver Regional District Parks has been .35 for a great number of years;

AND WHEREAS it is becoming increasingly apparent that the sum raised by this particular mill rate is unsatisfactory;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council instruct its delegates to the Greater Vancouver Regional District to support an increase in the levy for regional parks from .35 to .5 mills.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Volrich and Mayor Phillips voted in the negative)

NOTICE OF MOTION

Value Resulting from Rezoning

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

MOVED by Ald. Rankin,
THAT WHEREAS the rezoning of land by City Council at the request of developers has invariably resulted in a great increase in the market value of the land concerned;

AND WHEREAS these increased values have been created by the development of the surrounding community and, therefore, rightfully belong to society as a whole and not to any individual speculator or developer;

THEREFORE BE IT RESOLVED THAT Vancouver City Council follow the example of Great Britain in the Land Commission Act of 1967 and request the Provincial Government to implement the necessary changes in the City Charter to ensure that at least 50 per cent of the new value created by re-zoning accrue to the City and are used for the benefit of its citizens who created these values in the first place.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Senior Citizens' Project: Mennonite Senior Citzens' Society

referred to the concern of the Mennonite Senior Citizens' Society with respect to the delay in handling their application for a senior citizens project near Bruce and 41st Avenue.

Commissioner Ryan advised that he now has a report which will be submitted to Council at the next meeting.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt - Development Permit Applications (Kitsilano)	advised of a request from the Kitsilano Area Resources Assoc. that they be provided with information on any applications relating to the action of Council on March 6, 1973, respecting surface parking in their area fronting Broadway. The Deputy City Clerk advised that it was his understanding the letter from the organization was asking for information from time to time on any Development Permit Applications for the Kitsilano area. The Mayor pointed out that the communication would be submitted to Council next week.
Mayor Phillips - Information Booth	advised that the Information Booth on the main floor of the lobby of the City Hall will be officially opened at 3:00 p.m. on Thursday, March 15, 1973, and any members of Council available are invited to be in attendance.

The Council recessed at 5:40 p.m. to reconvene at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

REPORT REFERENCE

Public Housing and the Community

The Council further considered Clause 1 of the March 1st report of the Standing Committee on Social Services re Public Housing and the Community and, in this regard, received a report explanation from a representative of the Social Planning Department. Following a question period it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Clause 1 of the report of the Standing Committee on Social Services dated March 1, 1973, respecting public housing and the community, be received.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Installation of Service Station Car Wash:
2786 West 16th Avenue

The Council considered Clause 6 of the report of the Board of Administration (Building and Planning matters), dated January 5, 1973, in regard to a development permit application of Shell Canada Limited to alter existing gasoline service station at 2786 West 16th Avenue by converting one of the existing service bays to an automatic car wash. It was noted the Technical Planning Board recommends the application be refused being considered an unsuitable form of development in the area. The Council noted that the Vancouver City Planning Commission did not endorse the Technical Planning Board recommendation.

A representative of the Company appeared and filed a brief dated March, 1973, in support of the company's application.

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT this development permit application be refused.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS

Abortion Law Repeal

The Council received a delegation representing the Canadian Women's Coalition to Repeal the Abortion Laws asking the Council endorsement of their position to repeal these laws and asking for financial support for the Conference which will be held in Toronto March 16 to 18, 1973. A representative of the Right to Life Society of B.C. appeared against the request.

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT the City Council go on record as endorsing the request to repeal the abortion laws in respect of the repeal of three sections of the Criminal Code dealing with abortion.

- CARRIED
(Alderman Volrich voted in the negative)

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT no funds be approved at this time as per the request received.

- CARRIED UNANIMOUSLY

Underground Connections:
Vancouver Centre Development

Representatives of merchants in the 500 block Granville Street and nearby streets appeared in support of a petition, dated March 8, 1973, asking the Council disallow underground extensions between the new Birks Building complex, Pacific Centre and/or the Hudson's Bay Company for use for retailing, believing such would be detrimental to street level retailers.

cont'd.....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Underground Connections:
Vancouver Centre Development (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the Council rescind as much of the related March 6th resolution as approves an underground retail area.

(tabled)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the motion of Alderman Harcourt be tabled for one week to permit the Corporation Counsel an opportunity to consider the legal implications of the proposed rescinding motion;

FURTHER THAT no development permit be issued in the meantime.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:15 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated March 13, 1973, adopted on March 20, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

March 9, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Sewer Relocations and Extensions in Fraserview

"In order to permit the City to resubdivide several properties, thus creating 14 additional residential lots on Ancaster Crescent in Fraserview, it is necessary to do sewer relocation and extension work.

The total estimated cost of this work is $24,000.

I RECOMMEND that $24,000 be appropriated from the 1972 Capital Budget account 'City Subdivisions - Unallocated', Account Code 118/7901."

Your Board RECOMMENDS that the foregoing be approved.

2. Installation of Water Mains - 1972 Capital Budget

"The following water main installations are required prior to 1973 paving:

WATER MAIN PROJECT 212

Street or Avenue	From	To
Balsam Street	1st Avenue	4th Avenue
Garden Drive	McGill Street	Eton Street

WATER MAIN PROJECT 215

Street or Avenue	From	To
8th Avenue	Manitoba Street	Quebec Street

The estimated cost of Project 212 is $23,000 and Project 215 is $14,000.

I RECOMMEND that water mains be installed on the above-mentioned streets and that $23,000 for Project 212 and $14,000 for Project 215 be appropriated from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated' Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. Construction of Relief Storm Sewer on Station and Industrial Streets

"In order to provide relief for the currently overloaded storm sewer which carries flow from the Scotia and Carolina trunk storm sewers to the south, it is necessary to construct a 54-inch diameter relief storm sewer along Industrial Avenue and Station Street to Terminal Avenue.

The estimated cost of this project is $257,000.

Funds for this project may be obtained from the following sources:

a) there is currently a balance of $150,000 in the account for sewering of Champlain Heights Areas E & F. As this work will not be done during the 1972 Capital Budget period, these funds should be released for immediate use on this project.

b) there is a further $107,000 available from the account for sewer construction in the area bounded by Columbia, Georgia, Granville and Water Streets which will not be required during the 1972 Capital Budget period and may be released for immediate use on this project.

I RECOMMEND that $257,000 be appropriated from the 1972 Sewers Capital Budget as follows:

A) $150,000 from Account 118/2001 "Local Sewerage Areas E & F, Champlain Heights."

B) $107,000 from Account 118/6104 "Area Columbia, Georgia, Granville and Water."

Your Board RECOMMENDS that the foregoing be approved.

4. Installation of Water Mains - 1973 Capital Budget

"As part of the redevelopment work in the Downtown West End, it is anticipated that some sections of the sub area west of Denman Street will be ready for repaving in the Fall of this year, and full repaving completed in 1974.

In order to improve the system for fire protection, it is necessary to replace small diameter water mains prior to repaving on the following streets:

Street	From	To
Alberni Street	Chilco Street	Denman Street
Robson Street	Chilco Street	Denman Street
Haro Street	Lagoon Drive	Denman Street
Barclay Street	Lagoon Drive	Bidwell Street
Comox Street	Park Lane	Denman Street
Chilco Street	Haro Street	Comox Street
Chilco Street & Lagoon Drive Intersection.		

The estimated cost for this work is $196,000. Funds have been included in the 1973 Water Works Capital Budget under Reference No. 10-03-08.

I RECOMMEND that the above described work be approved and that the $196,000 allotted for this purpose under Reference No. 10-03-08 of the 1973 Capital Budget be appropriated in advance of the 1973 Budget."

Your Board RECOMMENDS that the foregoing be approved.

5. Proposed P.C. Concrete Sidewalks on Arlington, Blake, and Frontenac Streets

The City Engineer reports as follows:

"We have been advised by the School Board, Department of Construction and Maintenance, that a new school, the Champlain Heights School, bounded by Frontenac and Blake Streets in the S.E. Sector, will be ready for occupancy in April of this year. The School Board has requested that we install concrete walks on these two streets abutting the school site.

....Cont'd

Clause No. 5 Cont'd

Frontenac and Blake Streets are currently opened in gravel. As can be seen from the attached plan, the school site itself is encompassed by park designated property which extends through to Arlington Street. It would therefore appear opportune to construct, at this time, concrete sidewalks abutting the full extent of the school and park sites, namely those lengths of Arlington, Blake, Frontenac Streets and 49th Avenue, so indicated on the plan. The balance of the improvements to these streets will be undertaken following City petition and applicable Local Improvement procedures.

The City Engineer considers it desirable in the public interest to construct these sidewalks.

The estimated construction costs for the concrete sidewalks are $20,000. Funds for this work are available in 1972 Streets Capital Budget, Account Code Number 148/7913 'Walks Abutting Schools and Parks - Unallocated'.

I RECOMMEND that:-

The City Engineer be authorized to construct concrete sidewalks as indicated on the accompanying plan. Funds in the amount of $20,000 be appropriated from Account Number 148/7913 'Walks Abutting Schools and Parks - Unallocated'."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

6. Local Improvements - Initiative Principle - Strathcona Rehabilitation Project

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out the following projects as Local Improvements:

Pavements and Curbs

Pender Street	..	Gore Avenue to Campbell Avenue
Keefer Street	..	Jackson Avenue to Campbell Avenue
Georgia Street	..	Jackson Avenue to Campbell Avenue
Union Street	..	Gore Avenue to Campbell Avenue
Atlantic Street	..	Malkin Avenue to Heatley Avenue
Dunlevy Avenue	..	Lane south of Hastings Street to Pender Street
Dunlevy Avenue	..	Union Street to Prior Street
Jackson Avenue	..	Lane south of Hastings Street to Keefer Street (pavement only, existing curbs will remain).
Jackson Avenue	..	Union Street to Prior Street
Malkin Avenue	..	Prior Street to Atlantic Street
Princess Avenue	..	Lane south of Hastings Street to Pender Street
Princess Avenue	..	Keefer Street to Atlantic Street
Heatley Avenue	..	Lane south of Hastings Street to Atlantic Street
Hawks Avenue	..	Lane south of Hastings Street to Prior Street, except portion from Georgia Street to Union Street where existing curbs will remain (pavement only).
Campbell Avenue	..	Lane south of Hastings Street to Prior Street

The above streets are all one project.

....Cont'd

Clause No. 6 Cont'd

P.C. Concrete Sidewalks

Jackson Avenue	W/S	Lane south of Hastings Street to Pender Street
(Atlantic Street &	N/S)	Princess Avenue to approximately 133.01 feet
(Heatley Avenue	W/S)	north of Atlantic Street
Hawks Avenue	(W/S	Georgia Street to Prior Street
	(E/S	Lane south of Georgia Street to Union Street
Campbell Avenue	E/S	Union Street to Venables Street

The above sidewalks are all one project.

Special Light Standard Projects

B/S of all streets in the area bounded by:

Lane south of Hastings Street, Campbell Avenue, Prior Street, Heatley Avenue, Atlantic Street, Malkin Avenue, Prior Street and Gore Avenue,

except: Keefer Street, from Gore Avenue to Jackson Avenue

Gore Avenue, from L/S of Hastings Street to Prior Street

Prior Street, from Gore Avenue to Campbell Avenue

Malkin Avenue, from Prior Street to Atlantic Avenue.

Light Standard Project

Malkin Avenue .. Prior Street to Atlantic Street.

All of the above works are part of the programme of Municipal Works under the Strathcona Rehabilitation Programme, as approved by Council on December 5, 1972.

In accordance with the recommendations of the Strathcona Working Committee, predecessor of the Strathcona Rehabilitation Committee, these projects are being advanced 'on the initiative' and on an 'area basis' rather than for individual blocks or streets.

The net City's share of these improvements is available in the 1972 Streets and Street Lighting Capital Budgets.

The Senior Government contributions are reflected in the Property Owners' share, which is one quarter of what it would be outside of Urban Renewal. This '75% Urban Renewal Relief' was approved by Council on July 15, 1971 and subsequently incorporated in the By-Law."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated March 2, 1973.

The estimated cost of these improvements is $878,250 and the Local Improvement City's share of the cost if $830,697. Under the Strathcona Rehabilitation Project Agreement, the estimated contribution by the Federal Government is $439,125 and by the Provincial Government is $219,563, leaving a net cost to the City of $172,009.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the detailed Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for projects listed in this report be held at 7:30 p.m. on Thursday, May 10, 1973.

FINANCE MATTERS

RECOMMENDATIONS

1. City Planning Commission - Stenographic Assistance

Your Board has received the following report from the Administrative Analyst:

"The Executive Co-ordinator of the Vancouver City Planning Commission has requested additional assistance with the: "formidable task of recording and transcribing minutes of regular meetings, special meetings, discussions, handling Commission accounts and arranging for the considerable quantity of materials required for member use".

The widening interest in citizen participation, encouraged by Council's community involvement policies, is already involving the Commission in more generalized discussion and additional meetings.

The situation has been reviewed with the Executive Co-ordinator of the Planning Commission and the Administrative Officer of the Planning and Civic Development Department, as a result of which the following steps have been agreed upon:

(a) A temporary position to be established for the six months ending September 30, 1973, to provide some relief for the incumbent of the Clerk-Stenographer III position established to assist the Commission by Council on November 28, 1972. The temporary position to be added to the establishment of the Planning and Civic Development Department.

(b) Arrangements to be made with the Court Administrator for the use of a recording machine on a trial basis to assist with taking verbatim minutes of smaller meetings. (If successful, this will relieve the Clerk-Stenographer III from attendance at all meetings).

(c) The use of an electric typewriter equipped with a magnetic device to be explored as an aid in drafting and preparing final copies of reports and minutes.

The proposal has been discussed with the Director of Personnel Services who recommends that the temporary position be classified as a Clerk-Stenographer II, Pay Grade 10 ($489-574).

The estimate of costs is as follows:

ESTIMATE OF COSTS	1973
Salary - $489 per month 6 months - 1973	$2,934
Fringe Benefits - 8%	226
	$3,160
1 Steno Desk) 1 Chair)	N/C
1 Electric Typewriter rental at $30 per month	180
TOTAL ESTIMATE	$3,340

SUMMARY OF RECOMMENDATIONS

It is recommended that:

A. A position of Clerk-Stenographer II, Pay Grade 10 ($489-574) be established on a temporary basis for six months ending not later than September 30, 1973, effective upon adoption of this report.

Continued.....

CLAUSE NO. 1 (continued)

B. That the necessary funds estimated at $3,340 be provided in the 1973 budget of the Department of Planning and Civic Development and that approval be given for the necessary expenditure funds prior to adoption of the budget of expenditures.

This report has been discussed with the Business Manager of the Municipal and Regional Employees Union. He concurs herein and has agreed to waive the requirements of Section 10.7 of the Union Agreement.

YOUR BOARD RECOMMENDS adoption of the recommendations of this report.

2. Investment Matters - (Various Funds) - January, 1973

(a) Security Transactions during the month of January, 1973

(b) Summary of Securities held by the General and Capital Accounts only as at January 31, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Jan. 8	Mercantile Bank of Can.	Mar.15/73	$ 496,187.06	$ 491,565.00	66	5.20
8	Bank of Montreal	Jan. 9/73	1,500,123.29	1,500,000.00	1	3.00
9	Bank of Nova Scotia	Apr.13/73	1,013,288.77	1,000,000.00	94	5.16
9	Bank of Nova Scotia	Apr.17/73	506,967.40	500,000.00	98	5.19
19	Mercantile Bank of Can.	Apr. 2/73	493,021.35	487,995.00	73	5.15
23	Mercantile Bank of Can.	Apr.30/73	992,285.00	978,888.00	97	5.15
23	Provincial Bank of Can.	Apr.30/73	498.032.00	491,308.00	97	5.15
			$5,499,904.87	$5,449,756.00		

****

(b) SUMMARY OF SECURITIES HELD AS AT JANUARY 31, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$19,635,628.96	$19,367,216.37
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$398,000.00	$401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$1,238,000.00	$1,241,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for January, 1973 be confirmed.

RECOMMENDATION AND CONSIDERATION

3. Park Board - Prior Approval of 1973 Revenue and Capital Budget Items

The Director of Finance reports as follows:

"1973 Revenue Budget

The Park Board requests advance approval to spend $38,500 for major repairs and renovations to park facilities. The normal budget allocation for this work in 1973 would be in excess of $200,000 and it would be in order to approve the requested advance so that the necessary work can commence as soon as possible.

1973 Capital Budget

The Park Board requests advance approval for the allocation of $198,000 of capital funds as follows:

1. China Creek Cycle Track The China Track Committee obtained an L.I.P. grant of $54,630 and a Provincial grant of $30,000 to carry out major alterations to the China Creek cycle track. The Park Board has agreed to provide $25,000 towards the cost of materials.	$ 25,000
2. Capilano Stadium Improvements To provide parking area and landscaping of boulevard.	25,000
3. Administrative Office Addition Architectural fees to develop plans for an addition to the administrative office. The total cost of this addition is estimated to be in the order of $150,000.	15,000
4. Vanier Park Improvements Storm sewer installation and additional landscaping.	30,000
5. Playground Improvements Two playgrounds - surfacing, fencing and playground equipment.	20,000
6. Memorial South Park Improvements Rebuilding the lacrosse box.	35,000
Parks Development Capital Funds	$150,000
7. Indoor Pool Pool adjacent to Templeton High School - preliminary plans.	$ 48,000
Indoor Pool Capital Funds	$ 48,000

The normal allocation of Parks Development Capital Funds in 1973 would be about $500,000 (advance requested - $150,000) and capital funds included in the 1971 - 1975 Five Year Plan for the second indoor pool amount to $480,000 (advance requested - $48,000)."

Your Board

A. RECOMMENDS approval of $38,500 in advance of the 1973 Revenue Budget for major repairs and renovations to park facilities.

B. Submits to Council for CONSIDERATION

(a) advance approval for the allocation of $150,000 of Park Development Capital Funds for the projects listed in this report.

(b) advance approval for the allocation of $48,000 of Indoor Pool Capital Funds re the proposed indoor pool adjacent to Templeton High School.

RECOMMENDATION

4. Vancouver Museums and Planetarium Association Grant

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the museums complex and the City would make a grant towards the museum operating expenses.

The amount of the grant was set at $500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits upon commencement of employment of a Museum Director. The City also agreed to pay the maintenance and security costs of the portion of the Archives building occupied by the Museum Association.

The total amount of the City grant to the Association for the year 1973 is $591,334 calculated as follows:

Basic Grant		$500,000
1. General salary increases as per approved establishment		
(a) 1972 salary increases	$41,471	
(b) 1973 salary increases	36,863	
(c) fringe benefits at 10% on salary increases	7,834	86,168
2. Archives building - janitorial and security services		5,166
Total 1973 Grant - (Note 1)		$591,334

Note 1 - A Museum Director has not yet been appointed by the Association, therefore no reduction has been made in respect of the Manager's salary and fringe benefits.

The Vancouver Museums and Planetarium Association confirm that the amount of the grant for the year 1973 has been calculated in accordance with the terms of the agreement."

Your Board RECOMMENDS that Council approve the grant of $591,334 to the Vancouver Museums and Planetarium Association for the year 1973, it being noted that the grant will be reduced by the amount of the Manager's salary and fringe benefits when the Museums Director is appointed.

CONSIDERATION AND RECOMMENDATION

1. REQUEST FOR DIRECT SALE OF LANDS TO ADJOINING OWNER -
   (1.) City Lot N66' of 1 & 2, Sub J, Block 40, D.L. 182 Situated S/E corner Charles and Odlum Streets and
   (2.) 17' Strip of Charles Street abutting Lots 3 & 4 and 1 Ex. N17' of 5 & 6, Sub J, Block 40, D.L. 182

The City Engineer and the Supervisor of Property and Insurance report as follows:-

"(1) Lot N 66' of 1 & 2, Sub J, Block 40, D.L. 182 was acquired by Tax Sale in 1938 and was reserved from sale for the possible widening of Charles Street. Since 1961, it has been leased to the adjoining owners for parking purposes in connection with their business. The lessees have first right of purchase and the lease expires in 1981.

The lot is zoned M-1, Industrial, has a frontage of 69.7' and a depth of 66', and is considered rather small for independent development. In 1971, the Director of Planning & Civic Development released the lot for sale because the widening of Charles Street has been abandoned. Negotiations with the lessees, Storey Bros. Holdings Ltd., have resulted in their making an offer to purchase the City's lot for $18,400.00 cash as of April 1st, 1973, subject to the following conditions:-

(a) The City to consolidate the City's lot with private Lots 3 and Parcel A, both in Sub J, Block 40, D.L. 182 to create a parcel approximately 102.7' x 99'.

(b) Purchaser to pay proportion of 1973 taxes as if levied, registration fees, and $125.00 towards the cost of consolidation.

(2) The 17' Strip(zoned M-1, Industrial), is surplus to highway requirements and the adjoining owners have, after negotiation, agreed to purchase for the sum of $3,950.00 cash as of April 1st, 1973, subject to the following conditions:-

(a) The City to consolidate the strip with their Lots 1 Ex. N 17' and Lots 3 & 4 and secondly, Lots 2 - 4 of Lots 5 & 6, all in Sub J, Block 40, D.L. 182 to create a parcel approximately 176' x 132'.

(b) Purchaser to pay proportion of 1973 taxes as if levied, registration fees, and $125.00 towards cost of consolidation.

The Supervisor of Property and Insurance is of the opinion that the sale prices represent fair market value.

The normal policy in disposing of City lands is to advertise in the press for bids.
However, as previously noted, the lot is too small for good development on its own.

The matter of the direct sale without prior advertising is referred to Council for CONSIDERATION.

If Council is in favour, it is,

RECOMMENDED that the sale to Storey Bros. Holdings Ltd., be made on the foregoing basis."

Your Board

Submits the foregoing report of the City Engineer and the Supervisor of Property and Insurance for Council's CONSIDERATION and RECOMMENDATION.

RECOMMENDATION

2. ACQUISITION FOR PARK SITE #10
367 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Sub "B" of Lot 8 and W 16' of Lot 7, Block 41, D.L. 200A, known as 367 East 8th Avenue, has been offered for sale to the City by the owner. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is one of two remaining properties to be acquired in the block bounded by Brunswick Street, 7th Avenue, Prince Edward Street and 8th Avenue.

These premises comprise a 2½ storey frame dwelling, plus a full basement, with a main floor area of 816 sq. ft., erected in 1907 on a lot 65.5' x 72', zoned RM-3. The dwelling contains 11 rooms (divided into 8 rental units), 12 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. This dwelling is in good condition for age and type. The owner occupies 1 rental unit and the other 7 units are occupied by tenants on a month-to-month basis.

Following negotiations with the owner's representative, she is prepared to sell for the sum of $40,000.00 subject to the following conditions:-

1. The sum of $5,000.00 to be advanced upon delivery of a registrable Deed.

2. Balance of $35,000.00 to be payable on sale date which is to remain open to September 30th, 1973 at the latest.

It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $40,000.00 on the foregoing basis, chargeable to Code #4189-Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. LEASE PROPOSAL - 260 Northern Street
Pt. Lot 25, Block A 2, D.L. 2037

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to a report to Council of January 23rd, 1973, regarding 240 and 260 Northern Street and a subsequent report of March 13th, 1973 concerning a lease proposal for 240 Northern Street. Subsequent to the writing of this latter report, in preparation for the False Creek development, it has been necessary to give notice to Dan Can Manufacturing Co. Ltd. to vacate the premises they now occupy effective March 31st, 1973. Dan Can Manufacturing Co. Ltd. have been satisfactory tenants in their present location and were offered the site at 260 Northern Street. This site, with some modification, is satisfactory for their purpose and the following lease proposal has been submitted:-

Clause 3 Continued...

Lease Term:

March 15th, 1973 to December 31st, 1988.

Rent: - To be paid monthly and subject to review at 5-year intervals

While preparing premises for occupancy
March 15th, 1973 to May 31st, 1973.....$ 200.00 per month.

Effective June 1st, 1973:-

Annual rent .....$ 7,425.00
Taxes (1972) .....$ 1,374.00
TOTAL $ 8,799.00 per annum

Monthly rent - $ 618.75 plus taxes.

Conditions:-

The City to install a double washroom on the main floor at an estimated cost of $5,000.00. Other costs to prepare this building for occupancy such as fire escapes from the second floor and gas and electrical services were included in the report on 240 Northern Street.

The City to be responsible for:-

(a) Structural repairs and maintenance.
(b) Repair of mechanical faults to the heating and plumbing systems.

The Lessee to be responsible for:-

All utilities; day to day maintenance and servicing of the plumbing and heating systems; all maintenance, alteration and repair to the electrical systems.

Upon completion of the lease agreement, the lessee to deposit with the City, an amount equal to three months' rent, to be held by the City as a security deposit, or, to provide a security bond in favour of the City for an equal amount.

RECOMMENDED that the City-owned property, known as 260 Northern Street, be leased to Dan Can Manufacturing Co.Ltd. for the period of March 15th, 1973 to December 31st, 1988, subject to the terms and conditions as contained in the above report and subject to the agreement being to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

FURTHER RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with the installation of the required wahsrooms at an estimated cost of $5,000.00."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

4. LEASE OF WAREHOUSE - 240 Northern Street
Lot 26 & Pt. Lot 25, Block A2, D.L. 2037

The Supervisor of Property and Insurance reports as follows:-

"The City owns two industrial buildings known as 240 Northern Street and 260 Northern Street which have been vacant for a considerable length of time. City Council on January 23rd, 1973 considered an application from the B.C.Table Tennis Association to rent the second floor of 240 Northern Street. A report was also submitted to Council by the Property & Insurance Office describing the premises, anticipated market rentals, etc. The Supervisor of Property & Insurance indicated that 240 and 260 Northern Street were previously used for storage only and that in any leasing of the premises it would probably be necessary to spend from $16,000.00 to $18,000.00 to provide separate services to the buildings and certain office accommodation. City Council deferred the request of the B.C. Table Tennis Association for three months and the Supervisor of Property & Insurance was instructed to report back after further consultation with prospective renters and B.C.Table Tennis Association with respect to the rental of the buildings.

A proposal to lease the entire building known as 240 Northern Street has now been received from B. Prem Laminates Ltd., who propose to use the premises for the wholesaling of carpets and floor coverings. Considerable renovations are required to 240 Northern Street. The total cost is in the realm of $17,000.00 of which an amount of $12,000.00 can be recovered from the lessee over the term of the proposed lease.

With the above expenditures, 240 Northern Street will be self sufficient with respect to office space and to electrical, gas and other services. Depending on the future occupant and proposed use of 260 Northern Street, there will be an additional sum of $2,000.00 to $7,000.00 to also provide this building with basic heating and plumbing facilities as a warehouse.

The lease proposal from B. Prem Laminates Ltd. is as follows:-

Lease Term:

June 1st, 1973 to December 31st, 1988.

Conditions:-

1. The City, at its cost, to carry out the work required to provide necessary fire exits; close the access to the adjoining 260 Northern Street; provide separate gas and electrical services; repairs to the flooring.

2. During the term of the lease, the City to be responsible for:-

   (a) Structural repairs and maintenance.
   (b) Repair of mechanical faults to the heating and plumbing systems.

3. The City to pay the cost, not exceeding $12,000.00, for the remodelling and renovations, which include offices, washroom and main floor heating, necessary to accommodate the proposed use.

   The City to be reimbursed for the cost of the remodelling and renovations by payments amortized at an interest rate of 8% per annum over a 15 year period, payable monthly, in addition to and in the same manner as the rent.

4. The tenant to be responsible for all utilities; day to day maintenance and servicing of the plumbing and heating systems; all maintenance, alteration and repair to the electrical system.

Clause 4 Continued....

Rent:

From the date of occupancy, until completion of remodelling, or not later than May 31st, 1973, whichever occurs first, to pay a rent of $200.00 per month.

Upon completion of the remodelling and not later than June 1st, 1973, rent to be paid monthly on the first of each month and shall be comprised of:-

(a) An annual rent of $12,024.00 which amount shall be subject to review at 5-year intervals.

(b) An amount equal to taxes as if levied.

(c) Amortization payments as described in the above "Conditions".

Commencing June 1st, 1973, rental payments would be:-

Annual rent.....	$12,024.00
Annual taxes (1972).....	$ 1,250.12
Amortization payments (to be determined on cost of remodelling) Maximum $12,000.00 @ 8% - 15 years	$ 1,365.36
Annual Total.....	$14,639.48
Monthly rental.....	$ 1,219.96

Upon completion of the lease agreement, the lessee to deposit with the City, an amount equal to three months' rent, to be held by the City as a security deposit, or, to provide a security bond in favour of the City for an equal amount.

B. C. Table Tennis Association has been advised that the above lease proposal has been received and is being forwarded to Council. They have also been advised that 260 Northern Street is at the moment available (although we also have a prospective industrial tenant for these premises). The B.C.Table Tennis Association has indicated that they are somewhat interested in 260 Northern Street and may shortly be submitting a proposal to the City.

RECOMMENDED that the City-owned property, known as 240 Northern Street, be leased to B. Prem Laminates Ltd. for the period of June 1st, 1973 to December 31st, 1988, subject to the terms and conditions as contained in the above report and subject to the agreement being to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

FURTHER RECOMMENDED that the Supervisor of Property and Insurance be authorized to proceed with the repairs, renovations and modifications required to the premises at 240 and 260 Northern Street."

5. SALES: RESIDENTIAL

RECOMMENDATION

Recommended that the following sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: Lots E to H, W.½ D.L. 652, Plan 14764 - 39' x 109' each
and
Lot I, W.½ D.L. 652, Plan 14764 - 41.5' x 109'

All situated on the West side of Quebec Street between 52nd & 53rd Avenues. (Zoned: RS-1)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Lloyd Wakefield	E	39' x 109'	$21,766.00	City Terms at 9%	-
Lloyd Wakefield	F	39' x 109'	$21,766.00	City Terms at 9%	-
Mrs. Sam Kam Yee	G	39' x 109'	$24,000.00	City Terms at 9%	-
Lloyd Wakefield	H	39' x 109'	$21,966.00	City Terms at 9%	-
Lloyd Wakefield	I	41.5' x 109'	$22,166.00	City Terms at 9%	-

RE: Lots A & B, D. L. 755, Plan 14718, Both 48' x 178'
Situated: W/S Dumfries Street,
Between 15th and 18th Avenues (Zoned: RS-1)

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Ideal Holding Ltd.	A	48' x 178'	$21,100.00	City Terms at 9%	-
Montroyal Estates Ltd.	B	48' x 178'	$21,100.00	City Terms at 9%	-

Department Report, March 9, 1973 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Amendment to Zoning & Development By-law No. 3575, to Permit 'Marina' as a Conditional Use in (RS-1) One-Family Dwelling District & (M-1) & (M-2) Industrial Districts

The Deputy Director of Planning and Civic Development reports as follows:

"Marinas are a facet of and are embraced in the category of shipping and navigation, which is a field directly under the control of the Federal Government who has exercised its controls through various statutes, such as the Shipping Act, the Navigable Waters Protection Act, and the legislation governing the control of harbours. To this extent the City's control is extremely limited and is of residual character.

In a similar situation regarding Heliports, the Federal Government agreed to require Heliport developers to obtain City approval and the Zoning and Development By-law was amended accordingly. In anticipation that a similar arrangement can be made with respect to Marinas, consideration should be given to this subject with reference to the development of False Creek.

At the present time the use 'Marina' is permitted only in the (RA-1) Limited Agricultural District. This was inserted in this District Schedule in 1960 to permit the establishment of a proposed marina facility on the Musqueam land fronting on the Fraser River waterfront. This development did not take place.

The establishment of the Burrard Civic Marina at the entrance to False Creek required rezoning of the area to (CD-1) Comprehensive Development District after public hearing.

In view of the impending developments in the False Creek area, which are anticipated to include the use 'Marina', it is considered to be more appropriate to include the use 'Marina' in the (M-1) and (M-2) Industrial District Schedules as a 'conditional' use, rather than use the more lengthy (CD-1) rezoning procedure in each particular case with the resultant delay due to the necessary public hearing.

By amending the by-law to include the use 'Marina' in the (M-1) and (M-2) Industrial District Schedules, only one public hearing would be necessary and this would mean that the Technical Planning Board would adjudicate on each application for a development permit for a marina use and would be able to impose conditions appropriate to each individual case. In this regard, the Technical Planning Board would only be exercising this discretion within policies established by Council, and the only area where a policy is forthcoming immediately is the False Creek area.

Concurrently with the amendment proposed above, consideration should also be given to similarly include the use of 'Marina' in the (RS-1) One-family Dwelling District Schedule in order to accommodate this particular use within the Jericho waterfront park area, where some form of marina facility is expected to be required in the future when the waterfront park development takes place.

It is therefore RECOMMENDED that the Director of Planning & Civic Development make application to amend the Zoning and Development By-law No. 3575 on the lines of the attached draft by-law amendment to include the use 'Marina' as a conditional use in the (RS-1) One-family Dwelling District Schedule and the (M-1) and (M-2) Industrial District Schedules to the By-law, and that such amendment be referred direct to a Public Hearing after reports have been received thereon from the Technical Planning Board and the Vancouver City Planning Commission.

cont'd....

Clause No. 1 continued

It is further RECOMMENDED that negotiations be opened with the appropriate Crown Agencies to enable the effective conclusion of these proposals.

It is further RECOMMENDED that in the event that this amendment is enacted by Council after Public Hearing, Council instruct the Technical Planning Board, as a policy, to approve Marinas in the False Creek area only, until such time as Council decides otherwise."

2. Development of Lands along the Fraser River between the Arbutus Street & Barnard Street Rights-of-Way

The Deputy Director of Planning and Civic Development reports as follows:

"BACKGROUND

On October 14th, 1971, Council held a Public Hearing to consider applications by Horner Developments Limited and by the Director of Planning and Civic Development to rezone lands at the foot of Angus Drive from the present RA-1, RS-1, M-1 and M-2 Districts to a CD-1 Comprehensive Development District to permit low density multiple housing development. The applications involved 15.84 acres of privately-owned land (including the Steel Bros property) on the west side of Angus Drive and 12.5 acres of City-owned land on the east side of Angus Drive. (The proposals made in the two applications are illustrated in Appendix A).

At the hearing, a number of interested groups and individuals expressed opposition to the development scheme proposed in the applications and suggested alternative schemes, including ones that would provide more park space and that would restrict residential development to lower densities. A representative of Canadian Forest Products Ltd. expressed concern that rezoning and development would interfere with operations of the Canadian Forest Products plant.

At its meeting of October 19th, 1971, Council resolved:

'THAT the matter of the Director of Planning's rezoning application be referred back for report to Council by the Technical Planning Board and the Town Planning Commission for consideration of the new proposals raised regarding this application.'

and

'THAT the Board of Administration report to Council as soon as possible on the rezoning and development aspects of the Steel Brothers' property in the area.'

PURPOSE OF THIS REPORT

This report presents three alternative schemes for development of the area along the Fraser River between the Arbutus Street and Barnard Street rights-of-way. Advantages and disadvantages of each scheme are discussed to assist Council in determining a policy for the present and future development of this area. On the basis of determined policy, City officials will be able to report back to Council with a detailed development plan for the area.

cont'd....

Clause No. 2 continued

Scheme 1: Industrial/Residential/Private Recreation (Illustrated in Appendix B).

This scheme would involve developing City lands for heavy industry along the Fraser River, light industry north of 75th Avenue and single-family residences on South West Marine Drive.

The Steel Bros land would be developed for light industry and the remaining lands to Arbutus Street would be left zoned RA-1 Limited Agriculture. The RA-1 lands could be purchased for park at some future date or could remain as a private recreation and agriculture area.

This scheme is similar to one approved by Council on October 1st, 1968, after a Public Hearing. At that time, rezoning of the part of the City-owned lands on the lowlands north of 75th Avenue from M-2 Heavy Industry to M-1 Light Industry was approved. (Note that this rezoning was not carried through to the final implementation stage.) This approval of rezoning recognized a policy, defined by Council in 1955, of establishing a division between industrial and non-industrial uses at Angus Drive and of protecting lands adjacent to industrial lands from heavy industrial uses. Rezoning of the Steel Bros. (then Pitkethly Bros.) property from M-2 to M-1 was approved in 1955 as a first step towards implementing this policy. This 1955 rezoning made the operation that was then located on the property a non-conforming use. The operation ceased in 1969 and the Steel Bros. property has since been vacant.

It is the Director of Planning and Civic Development's opinion that the disadvantages of Scheme 1 far outweigh the advantages. The scheme would provide suitably flat industrial sites, with access to water and rail transport; however, the absence of any well-defined boundary between industrial and RA-1 uses would result in industrial noises and traffic interfering with non-industrial uses. Now that the Steel Bros. property is vacant there is an opportunity to reduce problems of industrial incompatibility further.

A second disadvantage of Scheme 1 is that it does not lend itself to provision of a continuous pedestrian/equestrian walkway along the Fraser River to Angus Drive, as approved in principle by Council on March 25th, 1969.

Scheme 2: Greenbelt (Illustrated in Appendix C)

The second scheme would involve the City-owned land and the Steel Bros. property being protected and developed as part of a public greenbelt area. Remaining lands either could be purchased now or could be left zoned RA-1 to protect them for possible future purchase and addition to the public greenbelt area.

Scheme 2 takes good advantage of the opportunities presented by these lands. A greenbelt area here would be the terminus of an almost continuous green strip around Point Grey, as illustrated in Appendix C-1. Along the strip could be developed a pedestrian/equestrian walkway, extending westerly along the Fraser River from the eastern boundary of the City-owned land. The banks of the Fraser River would be opened to the public and a need for major park area would be partially satisfied. (Standards defined in 1960, as outlined in the 'Preliminary Report on Proposed Development Plan for Parks, 1959-;976', indicate that the City is deficient in this category of park.)

cont'd....

Clause No. 2 continued

The possibility of the Province using Greenbelt Protection Fund money to help implement Scheme 2 has been investigated. It was hoped that the Province might purchase the Steel Bros.' property and RA-1 zoned lands, possibly including lands extending as far west as the University Endowment Lands. Some of the RA-1 lands might have been purchased and leased back to present owners so that the lands could have been protected for future public use. However, indications are that the Province would be unwilling to use Greenbelt Protection Fund money to acquire a major greenbelt strip in this area.

Scheme 3: Greenbelt/Industrial/Residential
(Illustrated in Appendix D)

In this scheme, City-owned lands would be developed for industrial and residential as in Scheme 1. The Steel Bros. property and lands zoned RA-1 would be preserved as public and private greenbelt area. To ensure that industrial traffic would not interfere with uses in the greenbelt area, access from the industrial sites to Angus Drive would be prohibited except for emergency purposes.

In view of the Province's likely position on Scheme 2, Scheme 3 appears to be the best alternative. It has many of the advantages of Scheme 2 but could be implemented at considerably less cost.

Implementation of Scheme 3 would involve, as an initial minimum expenditure to the City, the purchase of the Steel Bros. property. It should be noted, however, that there would be revenue gains from the sale or lease of the adjoining City-owned land. It has not been normal City policy to balance the cost of purchasing land with the money gained from marketing adjacent City land. Monies from sale or lease of land are placed in a separate City account. RA-1 lands would be protected for possible future public greenbelt use or for private greenbelt use by the existing zoning.

As a variation to this scheme, low density multiple residential development could be substituted for industrial development on the City-owned land. However, there is a Liquid Carbonic plant to the immediate east of the City-owned land and residential development is not well-suited as an adjacent use. Furthermore, owners of vacant industrial lands in the area have expressed concern that residential uses would prejudice future development of their lands. Rather than create a pocket of residential uses adjacent to incompatible industrial uses, it would be more desirable to extend industrial uses to the eastern boundary of the greenbelt area. Well-controlled industrial development would be compatible with greenbelt uses.

In addition to the disadvantage of residential development noted above, there would be certain problems in implementing a low density multiple residential scheme on the City-owned lands. With the exception of an approximately 200 foot depth of land fronting on South West Marine Drive, all of the land discussed in this report is designated "Flood Plain" in the Official Regional Plan. Of all of the proposals discussed, only the low density multiple residential variation to Scheme 3 is in conflict with the Flood Plain Policy of the Greater Vancouver Regional District. This variation would require some land-filling to conform with the Greater Vancouver Regional District's Flood Plain Policy and would require an amendment to the Regional Plan to change the use on the City-owned land from Industrial to Urban. However, the Greater Vancouver Regional District has indicated that it will not entertain applications for Plan amendments to allow more intensive land use until after April 30th, 1973 or until new Provincial legislation provides for more stringent control. While it is possible that the

cont'd....

Clause No. 2 continued

proximity of the flood-plain area at the foot of Angus to higher ground and the feasibility of land-filling could make the area acceptable to the Province for residential development, recent reports suggest that the new provincial legislation will prohibit extensive new residential development in flood plain areas.

The intent of this report has been to outline very generally alternatives for development of lands along the Fraser River at the foot of Angus Drive. It is intended that more detailed plans will be formulated on the basis of Council's direction.

The Director of Planning and Civic Development favours Scheme 3 and recommends accordingly.

RECOMMENDATIONS:

It is RECOMMENDED THAT:

(a) The Director of Planning and Civic Development be instructed to reapply for a change in zoning of the part of the City-owned lands at the foot of Angus Drive on the lowlands north of 75th Avenue from M-2 Heavy Industrial to M-1 Light Industrial. (This would be the first step towards implementing the scheme approved by Council on October 1st, 1968, for the development of the City-owned land. The three readings have not been given to the approved By-law changes. Because of the time lag, the Director of Planning and Civic Development will have to reapply for the change.

(b) The Supervisor of Property and Insurance be instructed to report back on the financial implications of the sale of lease of the City-owned land at the foot of Angus Drive and on the purchase of the Steel Bros. property (Lot 3, Block 16, D.L.s 317, 308 and 5214.)

(c) The Director of Planning and Civic Development be instructed to prepare a development plan for the lands along the Fraser River west of Angus Drive, such plan to include a pedestrian/equestrian walkway scheme and uses for Lot 3, Block 16, D.L.s 317, 308 and 5214, possibly including a look-out park and some private recreational use. "

The Technical Planning Board at its meeting on February 16th, 1973 endorsed the recommendations of the Director of Planning and Civic Development.

3. Development Permit Application
#61167 - 1396 East 41st Avenue

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. Hine, on behalf of Shell Oil of Canada Ltd., has filed Development Permit Application No. 61167 to demolish an existing gasoline service station and to construct a new gasoline service station (self-serve) on this site.

The development is located in a C-1 Commercial District at the south west corner of Knight Street and 41st Avenue.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the construction of a new gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61167 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting demolition of an existing gasoline service station and the construction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

cont'd....

Clause No. 3 continued

A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:

(1) The provision of suitable landscaping and the heights of all plants when planted in the landscaped area.

(2) Clarification of site dimensions and drawing detail.

(3) Details of the garbage enclosure.

(4) Details of the fence provided along the west and south property lines, and surfacing and curbing in accordance with Section 12(2) of the Zoning and Development By-law.

(5) Details of the proposed pole sign.

B. All goods are to be contained within the building and no display of merchandise is to be on the open portions of the site other than as provided for under Section 11(10)(c) of the Zoning and Development By-law.

C. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises.

D. All landscaping and treatment of the open portions of the site is to be provided within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

E. All screening, surfacing and curbing, as indicated on the approved drawings, is to be provided prior to any use of the proposed development and thereafter to be maintained at all times.

RECOMMENDED that Development Permit Application No. 61167 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

4. Development Permit Application #61326 - 1705 East 12th Avenue

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. G. D. Wylie (Architect), on behalf of Home Oil Distributors Ltd., has filed Development Permit Application No. 61326 to demolish an existing gasoline service station and to construct a new gasoline service station (self-serve) on this site.

The development is located in a C-2 Commercial District at the north east corner of 12th Avenue and Commercial Drive.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits construction of a new gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61326 be approved, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of an existing gasoline service station and construction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:

(1) The provision of suitable landscaping and the heights of all plants when planted in the landscaped areas.

(2) Details of the fence to be provided along the north and east property lines, and surfacing and curbing in accordance with Section 12(2) of the Zoning and Development By-law.

(3) Clarification of site dimensions and drawing detail.

B. All goods are to be contained within the building and no display of merchandise is to be on the open portions of the site other than as provided for under Section 11(10)(c)(i) of the Zoning and Development By-law.

cont'd....

Clause No. 4 continued

C. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises.

D. All landscaping and treatment of the open portions of the site is to be provided within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

E. All screening, surfacing and curbing, as indicated on the approved drawings, is to be provided prior to any use of the proposed development and thereafter to be maintained at all times.

RECOMMENDED that Development Permit Application No. 61326 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

INFORMATION

5. Sheraton Landmark

The Deputy Director of Planning and Civic Development reports as follows:

"The matter of lighting on the Sheraton Landmark Hotel has been the subject of concern to the Planning and Civic Development Department in discussion with the Law Department and the Technical Planning Board. Many new buildings, particularly hotels, are now permanently lighted and these lights are conceived of as part of the design of the building. The effect of this lighting can probably be looked at in two ways:

(a) its effect on people who live in the area round about if the lighted building adjoins a residential area;

(b) the effect on the appearance of the building as seen from a wide perspective.

Even though the type of lighting installed on the Sheraton/Landmark Hotel has as much effect on the night time appearance of the building as the material used for its surfacing, until very recently this has not become a factor of serious concern. Recently, however, the number of buildings adopting permanent night-time lighting has increased.

This matter has been discussed with the Corporation Counsel, who feels that the control of lighting of this type may be covered in the present Zoning By-law, and with the Technical Planning Board who were strongly divided on the merits or otherwise of the Sheraton/Landmark lighting.

In view of the rather uncertain legal position and of the divided opinion on the Sheraton, the matter was not pursued, in favour of what were considered other more important and productive matters.

If, however, Council feels that this should be a priority item, more time can be spent on examining the By-law possibilities for report on a positive action."

The Deputy Director of Planning and Civic Development submits the foregoing report for the INFORMATION of Council.

DELEGATION REQUEST: Mr. W. Lachmann (see attached letter)

FINANCE MATTERS

RECOMMENDATIONS

1. Ambulance Service Contract

The Director of Finance reports as follows:

"On February 5th, 1972 Council resolved

(a) that the contract for the year ending March 31, 1972 be renewed on the same general terms and conditions as the previous contract.

(b) that the contract be extended to March 31, 1973 by exchange of letters, pending wage settlement with employees.

(c) that no further action be taken at this time in respect of a change in the rate structure for service.

Vancouver supplies ambulance service within the City through a contract with Metropolitan Ambulance Services Ltd. Burnaby and New Westminster also use Metropolitan. The contractual arrangement with Metropolitan virtually makes it a non-profit organization subsidized jointly by Vancouver, Burnaby, and New Westminster. The expenses of Metropolitan's operations (net of revenue from the public) have been shared for some years in the proportions of Vancouver 75%, Burnaby and New Westminster 12.5% each, on the basis of physical stationing of ambulances:- 6 in Vancouver; and 1 each in Burnaby and New Westminster. Revenue collections from the public are applied to the municipalities in which the calls originate. The difference between each municipality's share of expenses and revenues from the public is paid in monthly retainers and annual settlement payments.

The sharing formula as above has been acceptable to March 31, 1972. Vancouver has in 1972 required an additional ambulance in peak periods during the day equal to 1/2 an ambulance for the cost sharing formula. The sharing formula should be revised to reflect this change and would become Vancouver 76.48%; Burnaby 11.76%, New Westminster 11.76% for 6.5:1:1 ambulances respectively.

The Treasurer of New Westminster has requested a further adjustment of the sharing formula and prefers sharing on the basis of the number of calls served, which would reduce Westminster's share to about 6.5%. Your officials have always maintained that the majority of the cost of providing an ambulance with 24 hour crews and dispatch services, etc., is related to standby costs and not to the number of calls served. Also under the arrangement, in the event of a requirement of more than one ambulance at a particular time, backup vehicles can and are sent from Burnaby with further backup from Vancouver. Certainly an ambulance service cannot be provided with less than one car.

There is some overburdening of cost to New Westminster in that some 600 calls per year are served in the neighbour municipalities of Coquitlam, Surrey, and Delta on which New Westminster bears the subsidy portion of the cost. This is also true of Burnaby and Vancouver to a lesser degree for approximately 100 and 200 calls annually. The subsidy portion of the costs of these trips into the neighbouring municipalities at the average cost per call to each of the contracted municipalities for the year ended March 31, 1974 is calculated to be:

	Total Subsidy	Subsidy Per Call
Vancouver	$4,800.00	$24.00
Burnaby	$3,600.00	$36.00
New Westminster	$28,000.00	$48.00

The costs to Vancouver and Burnaby are relatively small, hut to New Westminster and the total operation of Metropolitan are fairly substantial. We are of the opinion that trips into neighbouring municipalities should not be subsidized by Vancouver, Burnaby, and New Westminster taxpayers, but that the cost per call to the municipality supplying the service should be billed direct to the neighbouring municipality requiring service, revenue from such calls being credited to the municipality supplying the service. This would relieve the claim by New Westminster of overburden of the share of costs to a considerable degree.

cont'd....

Clause No. 1 continued

To put the situation in proper perspective, Metropolitan Ambulance is not a private ambulance service operated for profit. It is in fact the municipal service of the three participating municipalities supported by them in the same way that police protection is normally provided from municipal funds, either by directly employing members of a force, or contracting for police protection, and in the same way that fire protection is provided by each municipality. The other municipalities are not calling for service to meet an unusual emergency, but collectively are calling for service on an average of 2 to 3 times per day. Sometimes the subsidized rate results in a bad debt and all too frequently, in answer to a demand for service by the other municipalities, the ambulance that is dispatched for what is almost always a longer than average run, finds that in the meantime the municipality's own ambulance has been freed and has responded.

The response by Metropolitan costs the other municipality that ordered the service nothing, so obviously is done at the expense of the municipalities supporting Metropolitan. It seems quite clear that any municipality calling Metropolitan for service should be required to accept and pay a bill each time an ambulance is dispatched in response to their demand. It seems quite unreasonable that any municipality should expect to have free and regular access to services supplied by other municipalities unless they have arranged in advance the financial terms under which such a service is to be available.

Both Burnaby and New Westminster are studying possibilities of supplying their own ambulance services as a separate operation or in conjunction with their Fire Departments. Burnaby is continuing the present arrangement with Metropolitan on a month to month basis in the interim. If Burnaby opted out of the joint arrangement, service could not be provided to New Westminster, because of the isolated location, without some additional cost to Metropolitan. Vancouver and Burnaby, however, could still operate jointly through Metropolitan if New Westminster opted out. In the event both Burnaby and Westminster opted out of the arrangement, Vancouver would be forced to look seriously at the operation from the point of view of reducing costs particularly in the areas of capital financing and administrative costs, and other economies that may be available through City operation of the service.

Budgeted expenses of the total ambulance operation for the years ending March 31, 1973 and 1974 as submitted by Metropolitan are:-

	March 31 1973	March 31 1974
Vehicle Operating	$ 147,116.00	$ 162,669.00
Station Operating	117,965.00	116,775.00
Training	4,216.00	(2,725.00)
Salaries and Wages	927,525.00	1,054,573.00
Employee Fringe Benefits	106,662.00	116,724.00
	$1,303,484.00	$1,448,016.00

Costs to Vancouver for the past two years and projected costs for the years ended March 31, 1973 and 1974 and percentage increases are:-

Year Ending	City Share of Total Expenses Pct.	Amount	% Incr.	Subsidy By City	% Incr.
March 31/71	75%	$647,017		$173,770	
March 31/72	75%	805,289	24.4%	336,605	93.7%
March 31/73	76.48%	996,905 Est'd.	23.8%	512,635 Est'd.	52.3%
March 31/74	76.48%	1,107,442 Est'd.	11.1%	618,328 Est'd.	20.6%

Note:- The 1973 and 1974 figures are based on budgets submitted by Metropolitan and reviewed by the City's Internal Auditor for reasonableness.

The unusually high 93.7% and 52.3% increases in subsidy in 1972 and 1973 are mainly due to union negotiations with drivers and attendants which resulted in substantial wage increases and shorter hours of work, requiring more staff, and the fact that ambulance charges to the public were not increased, thus resulting in the City absorbing the entire cost increase. The current union contract with the employees expires March 31, 1974 and at that time their wage rates will be slightly lower than for City firemen.

cont'd....

Clause No. 1 continued

Rates currently charged for ambulance service in Vancouver are:-

Private Calls	$25.00 plus $1.00 per mile
City Calls	
Welfare Cases	$25.00
Morgue Calls	$12.00
Police Calls	$25.00 to City hospital
	$40.00 to Riverview Mental Hospital

Any change in rates would affect the City's total subsidy. A one dollar increase per call would reduce the City's cost one dollar per call or about $21,000 annually. Corresponding reductions of the subsidy could be expected of higher rate increases, although revenue collections may decrease with any substantial increase in rates. It is felt that any significant reduction in rates would tend to increase requests for service and have a detrimental effect on the level of service that could be provided with the established number of vehicles.

The foregoing report is to acquaint Council with the situation in respect of providing an ambulance service through Metropolitan under the current arrangement with Burnaby and New Westminster and the consideration by the other two municipalities of discontinuing participation in the subsidy of Metropolitan. The matter of revision of the cost sharing formula for the year ended March 31, 1973 requires Council approval.

I therefore recommend:

(a) That the Director of Finance be authorized to conclude negotiations with Burnaby and New Westminster for Cost Sharing on the basis of Vancouver 76.48%, Burnaby 11.76% and New Westminster 11.76% for the years ended March 31, 1973 and 1974, and to report back to Council if such negotiations are unsuccessful.

(b) That the current contract between Metropolitan and the City of Vancouver be extended by exchange of letters to March 31, 1974, with Vancouver contracting to accept 76.48% of the net costs of the operation, on the basis of the budget received from Metropolitan and costs as reflected in this report. The City's Internal Auditor reviews and adjusts Metropolitan's accounts to a basis acceptable to the Director of Finance.

(c) That the contract contain a provision for cancellation or review should the Provincial Government take any action regarding the provision of ambulance service. With this in mind the exchange of letters should be to the satisfaction of the Corporation Counsel.

(d) That the municipalities (other than Vancouver, Burnaby, New Westminster) availing themselves of Metropolitan's services on a casual basis, and at the expense of the three municipalities contracted to Metropolitan, be advised that henceforth they will be billed for and expected to pay for Metropolitan services at the full and unsubsidized cost, for all calls they place to Metropolitan. if Council agrees to this then the Municipal Councils of Burnaby and New Westminster should be so advised."

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

March 1, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, March 1, 1973, at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Hardwick and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement
ABSENT:	Alderman Linnell (Leave of Absence)
CLERK:	M. Kinsella

The minutes of the meeting of February 8, 1973, were adopted.

RECOMMENDATION

1. Public Housing and the Community

Council, on January 23, 1973, referred this study, prepared by the Department of Social Planning, to this Committee for discussion of its findings, and the six (6) draft recommendations, which are:

"1. That a Recreation Development Board for public housing be struck, composed of equal representation from tenants and delegates from participating agencies. The Board should be funded annually by the three levels of government and interested agencies.

2. That a recreation and social development initiative fund be established, under the supervision of a Recreation Development Board, from which grants would be made to public housing tenant organizations and groups for recreation and social development purposes.

3. That two recreation development resource teams be established, each made up of (a) one community development worker; (b) one recreation worker; and (c) four tenant trainees. Their tasks will be to stimulate tenant development of recreation and social initiatives and to help tenants implement programmes. As the trainees become more competent, the professional workers should withdraw into a consultative role.

4. That housing for senior citizens be phased out of existing mixed projects as much as is practical and as other facilities are made available. Disposition of facilities currently occupied by senior citizens within mixed facilities should be examined in consultation with tenants to determine the best, most effective use of these resources for collective social, recreational or economic activities.

cont'd. ....

Clause 1 continued

5. The development of public housing projects solely for low-income persons and families be discontinued and that all future subsidized housing for low-income people be included in public housing for middle-income groups and that direct subsidies be provided as an additional option for low-income families for home purchase or subsidized rent in other than public housing.

6. That the City and the Board of Parks and Public Recreation commission an independent study of public recreation to determine:

(a) The extent and nature of general public useage of and satisfaction with community centres, community halls and community recreation programmes;

(b) The extent to which community centre associations determine policy and programmes in response to diverse local needs;

(c) The extent to which the present funding and management policy facilitates or limits the development of public recreation resources in the City;

(d) The extent to which governing structures can and will ensure community control of existing or alternative facilities, programmes and resources."

The Committee had before it a summary of the study. Mr. D. Purdy, Department of Social Planning, gave an audio-visual presentation highlighting the salient points of the summary, following which there was a general discussion on the findings and recommendations contained in the summary of the Report "Public Housing and the Community". The Chairman indicated that this was the first of a series of meetings on this Report.

Ms. Cindy Walters, on behalf of the Vancouver Public Housing Tenants' Association, asked that the Association be given the opportunity to comment on the study, before any decisions are reached on the recommendations contained therein. The Committee agreed to defer action on these recommendations until it has received comments from the Vancouver Public Housing Tenants' Association. The Committee agreed to receive this Report.

RECOMMENDED that

Council receive the summary of the study "Public Housing in the Community" and that a Report Reference on the subject be given by the Department of Social Planning

cont'd. ....

INFORMATION

2. Classification Social Worker II
Department of Welfare & Rehabilitation

A delegation from the Municipal & Regional Employees' Union, represented by Mr. R. C. Ross, Business Agent, and Mr. D. McDonnell, Social Worker I, filed the attached brief on advancement from Social Worker I in the Department of Welfare and Rehabilitation. The Union takes issue with the present Class Specification for Social Worker II, which lists university training as a required qualification. Many of the Social Workers I, employed by the Department, lack university training, and are, because of this, denied the opportunity of advancement to Social Worker II. The Union contends that extensive on the job experience and training should be taken as equivalent to formal training, and that the Class Specification for Social Worker II be changed to reflect this. Mr. Ross spoke to the Union's brief.

A letter from the B.C. Association of Social Workers, stating the case in favour of requiring registration under the Registered Social Workers Act of B.C., was introduced, and the Committee agreed to receive same.

During the ensuing discussion, the Committee heard comments from Miss Martin, B.C.A.S.W., and the Director of Welfare Services, on the need for professionally trained social workers in the Department, particularly in the Rehabilitation Section.

Following further discussion, it was

RESOLVED that this matter be referred back to the Director of Personnel Services for report to the Committee on a City training program for Social Workers I, II, III and IV in the Department of Welfare and Rehabilitation. It was

FURTHER RESOLVED that the Director of Personnel Services, in preparing this report, consider the input from the delegations present at this meeting, and the requirements for registration under the Registered Social Workers' Association of B.C.

(Alderman Pendakur joined the meeting at this point)

3. Chimo Tenants' Association Recreation Proposal

A delegation from the Chimo Tenants' Assocation, represented by Mrs. L. Rodrigues, Mrs. M. Guttridge and Ms. Cindy Walters, filed the attached brief.

Chimo Terrace Public Housing Project consists of two three-storey walk-up buildings, comprising 80 one- and two-bedroom units. The project houses approximately 70 children and there are a further 120 children, the majority under 12 years of age, in the immediate vicinity of the project. With the nearest park seven blocks away across a heavily trafficked street, most of the children from Chimo Terrace and the immediate neighbourhood either play in the parking lots behind the project or on the City-owned land on Wall Street, facing Chimo Terrace. To counteract this lack of recreation area, the Chimo Tenants' Association submitted the following recreational land proposals:

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Clause 3 continued

"(a) City-owned land on Wall Street across from Chimo (Area 16, Lots #1, 2, 3, 4, 5, 6 and Area 18, Lots A and #1, 2, 3 and 4. This land to be used as an adventure playground and playing field for the older children.

(b) The road area on Cambridge Street between the two project buildings to be closed off from the lane to Wall Street and developed into a tot lot and common ground.

(c) The triangle bounded by Wall Street and Oxford Street and a lane which runs diagonally from the corner of Oxford and Lakewood Streets intersection to Dundas Street.

The Supervisor of Property and Insurance advised the City-owned land on Wall Street is now zoned 'light industry' and that the City presently had for consideration an offer to purchase. However, a decision on sale of this property is being reserved pending consideration of the Chimo Tenants' Association's request.

The Assistant Director of Planning and Community Development circulated a map, showing parks in the vicinity of Chimo Terrace. It was noted that the nearest park, Pandora Park, is too far away for the younger children to go there alone. The delegation stated that the land mentioned in their proposal is the only suitable land in the vicinity.

Mr. Ryan, on behalf of the Board of Parks and Public Recreation, stated there are no immediate plans to put in a park near this project.

A letter from the Department of Municipal Affairs, addressed to the Planning Department was introduced re the creation of a park and playground on the proposed lands. This letter indicated the Province would only be willing to pay a proportionate share of the cost, relative to the number of children occupying the public housing project and the number of children in the total neighbourhood, who could use the facility.

Following further discussion of possible alternatives, it was

RESOLVED that the Director of Planning and the Supervisor of Property and Insurance

1. Look at the question of:

(a) rezoning the City-owned land on the North side of Wall Street between the South side of Oxford Street and Cambridge Street, to enable its development as an 'Adventure Playground'. The closure of Oxford and Cambridge Streets, from Wall Street to the lane between Chimo Terrace, for development as 'Tot Lots';

(b) the possibility of the City acquiring the two houses adjacent to the project situated on Wall Street, on the triangular piece of land South of Oxford Street and West of Lakewood Drive, for inclusion in the play area.

cont'd.....

Clause 3 continued

2. Submit a recommendation on whether the proposed play areas should be operated by the Vancouver Board of Parks and Recreation or the B.C. Housing Management Commission.

It was suggested to the delegation that they contact the Supervisor of Property and Insurance re interim use of the City-owned land for park purposes.

(Alderman Pendakur left the meeting at this point)

4. Social Assistance - Special Employee Services - Extension of Community Service Program

The Committee had for consideration a report from the Director of Welfare Services on the above matter. After considerable discussion it was

RESOLVED to defer consideration of this report to a future meeting to allow the Director of Welfare Services the opportunity to discuss this program with the Vancouver Opportunities Program and Canada Manpower for report back to the Committee.

The meeting adjourned at 4:45 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

MARCH 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 1, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

1. Park Board Operating Budget

Commissioner Cowie, Chairman of the Park Board, addressed the Committee advising that although he had requested it, he did not wish to pursue the matter of indemnity to Park Board members at this time, but he commented on a proposal that the Park Board manage its own financial affairs, rather than requesting Council to approve allocations from time to time. He was of the opinion that the per capita operating grant be managed entirely by the Park Board and only capital budget items be determined by Council. In this way the Commissioner felt that this would streamline the Park Board operations and save Council and officials time.

It was suggested that it would be similar to the budget provided to the Police Commission with respect to the operation of the Police Department. The Chairman of the Committee suggested that the consultants examine this proposal made by Commissioner Cowie for inclusion in the management survey.

2. Board of Administration Matters

(a) Title of Commissioner:

The Committee reviewed the matter of a title for Mr. Ryan; although Commissioner Ryan, who was present and had brought the matter up, had no strong preferance and had left it for the consideration of the Committee. It was explained that the word Commissioner had different meanings depending on its use, i.e. Commissioner on the Park Board and Commissioner on the Auditorium Board. Mr. Ryan referred to the Municipal Act wherein the word 'Municipal Manager' was used and some municipalities had used the term, 'Chief Administrative Officer'.

Some members of the Committee were inclined to favour City Manager but after due consideration, it was resolved

THAT the matter of whether to change the title of Commissioner in the Board of Administration be deferred until there had been discussion with the Mayor and other members of Council.

(b) Appointment of Assistant to the Board of Administration:

The Committee considered the appointment of an Administrative or Executive Assistant to provide assistance during the year to the Board of Administration. This would involve the processing of routine reports to Council in Commissioner Ryan's absence, plus other administrative duties. The Board of Administration proposed that a position be established in the rage of P.G. 26 ($986-$1185) to P.G. 30 ($1185-$1418), but subject to review by the Personnel Services Department.

Cont'd.....

2. Board of Administration Matters (cont'd.)

(b) Appointment of Assistant to the Board of Administration (cont'd.)

Commissioner Ryan emphasized the need for such a person and spoke against a Department Head Joint Committee type of operation which had been in operation at one time but had proved to be too onerous for the officials and was not, in his opinion, good management to have such a screening or joint committee.

The Committee was of the opinion that the salary range proposed would not attract the applicants that the Committee felt should be in such a position and therefore, suggested that the Pay Range be in the P.G. 30 to P.G. 35 area.

After further consideration, it was RECOMMENDED

THAT the establishment of a position to provide assistance in the Board of Administration office, be approved in principle at a Pay Grade range from 30 to 35, the exact salary to be determined following a report from the Board of Administration on the duties for this position.

The Committee emphasized that the hiring of such a person would in no way reflect a return to the previous system of two Commissioners.

(c) Board of Administration By-law

The Committee considered the Board of Administration By-law and recommended

THAT the by-law be amended as follows:

(I) Clause 3 - THAT this clause be changed to reflect one civic official with a further change to be made if the word Commissioner is altered.

(II) Clause 6 - Subsection 1 (h) - delete

Subsection 1 (i) - delete

Subsection 1 (k) - delete

Subsection 1 (n-ii) - THAT in respect to the opening of tenders, this clause reflect that the Commissioner attend either in person or by delegating another person.

Subsection 1 (o) - THAT this clause be changed so that the Commissioner or his delegate attend all meetings of Council and its Committees and the Commissioner and his delegate may, at such meetings, speak to their reports and advise Council as to the technical, financial and administrative aspects of any other matter under consideration, but shall have no right to vote.

(III) Clause 7 - Subsection D - delete as this item was dealt with by the Committee when amending the Procedure By-law.

(IV) Clause 8 - Delete

(V) Clause 9 - Delete

Your Committee further RECOMMENDS

THAT the Corporation Counsel prepare the necessary word change and amendment to the by-law for submission to Council.

Cont'd.....

(d) Accommodation for the Board of Administration

Commissioner Ryan explained that shortly there would be physical changes made in the offices on the north-west side of the third floor which is presently being occupied on a temporary basis by the Personnel Department. This is in preparation for the Board of Administration staff moving to this location. The Commissioner advised that revisions had been made to the original scheme because of changes made in the Board of Administration. The Committee was also advised that the present space occupied by the Board could be utilized as a Committee Room or in the case of an enlarged Council, offices for Aldermen.

The opinion was expressed by a member of the Committee that the Aldermen's secretaries be located in the space presently occupied by the Board of Administration when it vacates its offices and it was felt that this could be carried out on an experimental basis.

Commissioner Ryan explained that he was submitting this information concerning the renovations for INFORMATION in the event that there were objections to such a move by the Board of Administration after the work had commenced.

Resolved

THAT the foregoing report of the Board of Administration be received.

3. In-Camera Guidelines

At the last meeting of the Committee, Alderman Volrich agreed to submit a report on guidelines for those matters which should be handled In-Camera. The Committee considered the Alderman's report and it was stated that the following guidelines be applied in determining those matter that are appropriate for discussion In-Camera:

(a) Personnel matters involving an individual whose continuance in his duties is to be discussed.

(b) Property matters where a divulgence of the discussion will likely result in prejudice to the City.

(c) Labour negotiations and legal matters where a divulgence of the discussion will likely result in prejudice to the City.

The Alderman stated that he was in favour of a screening committee reviewing the agenda of In-Camera items but felt that the Mayor should be included, although it was pointed out that an uneven number presented less problems insofar as voting on matters were concerned. The report also indicated that the Committee be appointed on the following basis:

(A) There should at all times be approval of at least three or four members before the matter is dealt with "In-Camera". This means there must be alternate members of the committee who will be consulted in the absence of any one member.

(B) If at any stage of the discussion it appears that the subject or certain aspects of it can in fact be dealt with in open council, and with no likelihood of prejudice to the city, the discussion should terminate and be referred to open council.

After further consideration and minor suggestions made, it was

RECOMMENDED

THAT Alderman Volrich's report be approved in principle, but that it be revised for submission to Council and that there be an omnibus clause which would deal with special circumstances not covered by the guidelines.

4. Haro Park Site

At the last meeting of the Committee this matter was deferred for further consideration and in this regard the Director of Finance, the Acting Director of Planning and Mr. B. Wyatt of the Property & Insurance Department, addressed the Committee and by means of a coloured map, gave a history of the site which is located at Haro and Bute Street.

The park site was leased to the Federal Government,(Department of Veterans' Affairs) until December, 1972, at which time the non-conforming improvements on the site were demolished.

The site was released from the care and custody and management of the Parks Board by their Resolution, in January, 1970, "on the understanding that the proceeds from the eventual sale would be applied to the portion of Block 57, D.L. 185, which will accommodate the West-End Community and Recreation Centre." To this end, the City advanced $350,000 for temporary funding of this development, on the basis that it would be reimbursed upon the sale of the site.

The estimated market value is, around $350,000.

The matter was before the Committee for guidance and direction because of the City's proposed policy on land banking. It was explained that it was superfluous to park needs and that possibly three alternatives were, to sell it privately, to sell it to the Provincial Government for housing, or the City retain it.

The Committee, after considering the above alternatives RECOMMENDS THAT it be offered for sale to the Provincial Government for the purpose of the Government developing specified housing on the property and the Chairman and the Acting Director of Planning co-ordinate this proposal and subsequently report back on progress made.

5. Municipal Reference Branch Library

Alderman Gibson submitted a copy of correspondence sent to him by the Director of the Vancouver Public Library with respect to the setting up of a Municipal Reference Branch to the Public Library at City Hall. It was requested that the following expenditure be approved for a librarian, who is involved with the library in the Toronto City Hall, coming to Vancouver in an advisory capacity.

1-Toronto Library economy fare, Toronto-Vancouver return	$244.00
2 nights Hotel Vancouver @ $27.00	54.00
Estimated meal cost	20.00
Limousine - tips, etc.	10.00
Wages @ 3 days $55.00	165.00
TOTAL	$493.00

Alderman Gibson also recommended approval of the following expenditures in connection with a study of the Toronto Municipal Reference Library:

Air fare - economy Toronto - Vancouver return	$ 244.00
30 days (Hilton rates @ $25.00)	750.00
Meals @ $12.00 per day	360.00
Limousine - tips, etc.	25.00
TOTAL	$1,379.00

Cont'd.....

Municipal Reference Library (cont'd.)

The Committee was also requested to consider the position of a librarian who would work under general supervision of the Head of the History and Government Division of the Central Library. In this regard, a memorandum was noted wherein the Personnel Officer of the Library had submitted a proposed classification and costs involved in engaging a librarian. The costs from April 1, 1973 to December 31, 1973 amounts to approximately $10,445 and annual costs at 1973 rates, including fringe benefits, amounts to $15,246. After further consideration the Committee RECOMMENDS

THAT the amount of $493.00 be approved for the purpose of having a member of the Municipal Library in Toronto come to Vancouver to discuss the operation of a municipal library similar to the library in Toronto City Hall.

FURTHER THAT the position of Librarian II, Pay Grade 24 ($1055-$1155)* be established, effective April 1, 1973, for the purpose of setting up a Municipal Library at the City Hall, as a branch of the main Vancouver Public Library, at an estimated cost of approximately $15,246 per year.

FURTHER THAT the classification be subject to the concurrence of the Vancouver Public Library Staff Association, Local 391, C.U.P.E.

The Committee took no action at this time with respect to Alderman Gibson's recommendation to send a Librarian to Toronto as mentioned previously.

* Includes 7% for 37½ hour week

The Committee adjourned at approximately 3:30 p.m.

* * * * * * *

G

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

March 8, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall, on Thursday, March 8, 1973, at approximately 3:45 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin

CLERK: D. Bennett

The following recommendation of the Committee is submitted to Council:

RECOMMENDATION

Pacific National Exhibition

The Chairman advised that due to certain events that have taken place recently with respect to the Pacific National Exhibition, the original Terms of Reference for the Committee would not be followed, as a new course of action will now be necessary.

The Chairman submitted a position paper which dealt with the following general subjects:

1. P.N.E. Act, 1955 - General Comments
2. Some Subjects of Controversy:
   (a) Location of Vancouver's Coliseum
   (b) Hockey Involvement
   (c) B.C. Jockey Club
3. P.N.E. Financing
4. Present Structure of P.N.E., under 1955 Act
5. Analysis of Present Situation
6. Review of Proposed Legislation
7. Comparison with Canadian National Exhibition Association

The position paper concluded with six recommendations.

1) That we consider a restructuring of the PNE along the lines of the CNE under the Ontario Act, which will ensure broad community representation both in the membership and the directorate, and avoid the element of political appointments.

2) If the Provincial Government will not await such a review, that the government be urged to amend its pending legislation, in respect of the appointed directors, to give authority to the City Council to make the necessary appointments. If this is not acceptable, then to permit directors to be selected by neither government but by representative organizations in the city who have an interest or participation in the activities or facilities of the PNE.

....Cont'd

Pacific National Exhibition Cont'd

3) That we recognize the fact that the Forum facilities should be considered as community facilities for the East Hastings Area, and that representatives of that community should be an important part of any body having authority over the use and operations of this facility.

4) That we further consider an arrangement between the City of Vancouver and the PNE similar to that between the CNE and the City of Toronto, whereby the PNE will have the exclusive use of the facilities for provincial fair purposes for the months of July, August and September. The PNE will then operate the facilities for the balance of the year on behalf of the city and all surplus revenues will go to the city. Alternatively, as suggested by the Mayor, that the City operate all physical facilities while the PNE runs the provincial fair, it this separation can be practically implemented.

5) That we emphasize that the PNE is an important part of our community and an inportant "showcase" for our province as a provincial fair, and that it is important that a careful examination be carried out of these alternatives before any legislation is brought into effect.

6) That the City of Vancouver make immediate representations to the Provincial Government accordingly.

The Committee discussed the position paper and after due consideration, it was

RECOMMENDED that the Chairman arrange, subject to Council approval, a meeting with the Honourable Robert A. Williams and the Attorney-General to discuss the matter of the P.N.E., using the position paper as a basis for the discussion.

It was agreed that the Chairman make minor revisions to his position paper and that it be forwarded to the Attorney-General and the Honourable Robert A. Williams prior to Alderman Volrich's meeting with them if Counc agrees to such a meeting.

(As the Chairman will not have his revised position paper ready for Counc this day, he will be speaking to this matter in Council)

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H

DISTRIBUTED MONDAY

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC AND COMMUNITY DEVELOPMENT

8th March, 1973.

A meeting of the Standing Committees of Council on Civic and Community Development was held in the #1 Committee Room, City Hall on Thursday, 8th March, 1973, at 2.40 p.m.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK: M. James

PART I

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. West End Local Area Planning Programme

The Chairman opened the meeting and reviewed the previous action which had been taken by the Joint Meeting of the Standing Committees of Civic and Community Development which was held on the 8th February, 1973. The Committee noted that at the last meeting of the Civic/Community Development Committees, the following was passed:

"(a) The approval of Council to the 'team work' approach to West End local area planning

(b) That the Sections of the report dealing with staff and budgeting be referred to the Board of Administration for report back with alternatives

(c) The approval of the establishment of a local area planning office in the West End as a base of operations for the team and the Director of Social Planning be instructed to report back to this Committee on suitable locations for the office."

Before the Committee at this meeting was the Report of the Board of Administration dated the 2nd March, 1973 which covered "West End Local Area Planning Programme Budget and Staff". The Report recommended:

"1. The Board of Administration be authorized to approve the classifications of the following positions:

1 Clerk-Steno (20 month term)
1 Social Planning Analyst (20 month term)
1 Planner (20 month term)
1 Civil Engineer (20 month term)
1 Engineering Assistant (6 month term)

required for the project, (estimated completion date 31st December 1974) in addition to permanent staff assigned.

2. The additional funds for 1973 estimated at $68,669.00 exclusive of rental and leasehold improvement costs, be authorized and included in departmental budgets as follows:

Social Planning	$41,644.00
Planning	$11,235.00
Engineering	$15,790.00
	$68,669.00

and approval be given for necessary expenditure in advance of the 1973 Revenue Budget approval."

The Report submitted for the consideration of your Committees the amount of $16,525.00 for printing, publicity and information dissemination.

In speaking to the Report, the Board of Administration noted that they had reviewed very carefully the aspects of budgeting and staff for this programme and with the exception of the alternative noted in the Report, the Board advised that there was no other solution to what had been recommended.

The Members of the Committee discussed the Report and its proposals and noted that the proposed team did not have an economist and also that the economic study of the West End requested at a previous meeting of Council was an urgent matter. The Committee was advised that the staff expected to have a report on the economic implications of the re-zoning in the West End ready for Council in approximately three weeks' time. The report was expected to explain how rents might rise and should give an estimate of the increase in dollars per month per unit.

Another aspect of the whole matter discussed was the item of the Committees being given, when the programmes are submitted in detail, the implications of and the impact of these programmes in the various areas of concern to the Committee.

It was noted that the site office and the costs of renovation of the office for occupancy by the team were not included in this report and it was anticipated they would be available perhaps next week.

After further consideration and discussion your Joint Committees

RECOMMEND (1) The Board of Administration be authorized to approve the classifications of the following positions:

1 Clerk-Steno (20 month term)
1 Social Planning Analyst (20 month term)
1 Planner (20 month term)
1 Civil Engineer (20 month term)
1 Engineering Assistant (6 month term)

required for the project, (estimated completion date December 31, 1974) in addition to permanent staff assigned.

(2) The additional funds for 1973 estimated at $68,669.00 exclusive of rental and leasehold improvement costs, be authorized and included in departmental budgets as follows:

Social Planning	$41,644.00
Planning	11,235.00
Engineering	15,790.00
	$68,669.00

and approval be given for necessary expenditure in advance of the 1973 Revenue Budget approval.

FURTHER RECOMMEND that the matter of printing, publicity and information dissemination be deferred for one week.

Meeting adjourned at approximately 3.25 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MARCH 20, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 20, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Churchill High School, under the direction of Mr. Bridge.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day on the items proposed.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated March 13, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Sheraton Landmark

It was agreed to defer consideration of this matter pending the hearing of delegations later this day.

UNFINISHED BUSINESS AND COMMUNICATIONS

2. Underground Connection:
Vancouver Centre Development

In considering the matter of underground connection: Vancouver Centre development and report of the Corporation Counsel on the subject, communications were noted as follows:

(a)	Save our Birks Building	delegation request
(b)	Douglas, Symes & Brissenden (Barristers)	Delegation request if Council contemplating further action on March 6th resolution

cont'd....

UNFINISHED BUSINESS AND COMMUNICATIONS (cont'd)

Underground Connection:
Vancouver Centre Development (cont'd)

(c)	Citizens Council on Civic Development	supporting the proposal that underground connection system be not proceeded with and also, opposing the name 'Vancouver Centre' for the proposed commercial development.
(d)	Mr. Oscar Orr	expressing views in opposition to selling of lane involved in the proposed development

After due consideration, it was,

MOVED by Ald. Rankin,
THAT the delegation request from the Save our Birks Building Committee be approved and the delegation heard later this evening.

- CARRIED

(Alderman Bowers voted in the negative)

MOVED by Ald. Volrich,
THAT the Vancouver Centre Development representative be invited to speak to the Council later this evening.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the communication from the Citizens Council on Civic Development be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the communication from Mr. Oscar Orr be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the whole subject matter re the Vancouver Centre development be deferred for consideration following the hearing of delegations later this evening.

- CARRIED UNANIMOUSLY

3. Title of Commissioner:
Board of Administration

The Council further considered the question raised by the Finance and Administration Committee in its report of March 1st, 1973, (Clause 2), regarding the title of Commissioner in respect of personnel on the Board of Administration and, after due consideration, it was,

MOVED by Ald. Bowers,
THAT no change be made in the 'Commissioner' title.

- CARRIED UNANIMOUSLY

4. In Camera Guidelines

MOVED by Ald. Volrich,
THAT further consideration of the subject of guidelines for 'In Camera' meetings be deferred to the next meeting.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

Roads and Transportation Association of Canada: Conference

Mayor Phillips submitted a communication recommending Alderman Pendakur be delegated to represent the City of Vancouver at the forthcoming Roads and Transportation Association Conference to be held in Toronto May 11th, 1973.

MOVED by Ald. Volrich,
THAT the Mayor's proposal be approved and Alderman Pendakur be authorized to attend the conference at the City's expense.

(tabled)

MOVED by Ald. Linnell,
THAT the whole matter be tabled for one week.

- CARRIED

(Alderman Bowers voted in the negative)

The Mayor agreed to seek more information on the Conference and advise the Council.

Aquarium and Planetarium Admission: French Language Weekly Newspaper Publishers

A letter was received from Mr. Alan D. Black under date of March 8, 1973, regretting that the Council did not agree to host the French language weekly newspaper publishers of Quebec. Mr. Black requested the Council consider passes be issued for the Aquarium and Planetarium.

MOVED by Ald. Bowers,
THAT the request be received and no action taken.

- CARRIED

(Alderman Gibson, Linnell, Rankin and Volrich voted in the negative)

At the request of Alderman Volrich the Mayor instructed a copy of the letter from Mr. Black be forwarded to the Greater Vancouver Visitors and Convention Bureau.

Development Permit Applications in Kitsilano: Kitsilano Area Resources Association

The Council noted a request, under date of March 8, 1973, from the Kitsilano Area Resources Association that an applicant for any development permit in Kitsilano be required to furnish an additional copy of his submission in order that such copy may be furnished, with the completed application form, to the Kitsilano Planning Centre. The Deputy Director of Planning and Civic Development, under date of March 19, 1973, set out his views on this matter.

The Council noted the Association requested a delegation be heard and, therefore, it was,

MOVED by Ald. Bowers,
THAT the Association be heard accordingly.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

Zoning in Kitsilano Area

Communications were received from the Chairman of the Ad Hoc Committee on Rezoning in Kitsilano and from the Kitsilano Ratepayers Association on the rezoning subject, asking a delegation be heard.

In respect of the reference in the foregoing letters to a proposal to construct an apartment at the Southwest corner of York and Balsam Streets, the Zoning Planner, by memorandum dated March 19, advised there is no application for a development permit and the property is zoned RM-3, multiple dwelling district, permitting an apartment to a height not exceeding 120 feet.

MOVED by Ald. Rankin,
THAT each of these delegations be heard by Council as per their requests received.

- CARRIED UNANIMOUSLY

Christ Church Cathedral:
Historic Site

The Council received the following communication, under date of March 7, 1973, from the Honourable Ernest Hall, Provincial Secretary:

" I wish to thank you for your letter of February 8th, received here on February 21st, regarding the resolution on Christ Church Cathedral.

Your resolution requested the Provincial Government to declare Christ Church Cathedral as an historic site, under the Archeological Historic Sites Protection Act. The Government does not wish to meet that request.

During discussion on this matter, which has taken place on a number of occasions, two points are worthy of repetition.

The first is, that simply declaring this area as an historic site then leads to meeting the responsibility inherent in that declaration and that this is rightfully a matter for Vancouver City to deal with.

The second point is, that the active congregation has for some years been planning an imaginative, spacious and relevant ministry for the urban dwellers in the area, and that too literal an interpretation of the word "church" is to lose sight of the desires expressed to date by the Diocesan Council and the Synod of New Westminster."

MOVED by Ald. Bowers,
THAT the foregoing communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
THAT delegations to be heard by Council on March 27th on the proposed Christ Church Cathedral development, be heard either in Christ Church Cathedral or another suitable place.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

Preliminary Budget Report: Release

MOVED by Ald. Bowers,
THAT the Council agree to public release of the Preliminary Budget Report, dated February 6, 1973.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 16, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Linnell,
THAT this report, containing clauses 1 to 6, identified as follows, be adopted:

(1) City's Share of the Cost to Repave Sections of Boundary Road
(2) Closure of Bidwell Street between Haro Street and Barclay, Block 57, D.L. 185
(3) Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23, D.L. 328, Fraserview German Canadian Benevolent Society of B.C.
(4) Sewer Construction on 33rd Avenue from Laurel Street to lane East of Willow Street
(5) L.I.P. Program - Report #7
(6) Opening of Street and Lane extensions to Service City-owned lots East of Camosun Street between 20th Avenue and 21st Avenue

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

The Council considered this report containing two clauses, identified as follows:

(1) Moving and Placing of House: 2933 West 28th Avenue
(2) Development of Bruce Street between 41st Avenue and the lane South to service the Mennonite Senior Citizens' Development

MOVED by Ald. Hardwick,
THAT clause 1 of this report be received for information and clause 2 adopted.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing clauses 1 to 4, identified as follows:

(1) Staff Requirements: Engineering Department Typist Pool
(2) Park Board: Maintenance Positions required for new Community Halls, and New Crystal Aquatic Centre
(3) Welfare Department: Temporary Positions
(4) Pacific Northwest Pollution Control Association 1973 Conference

The following action was taken in respect of this report:

Clause 1

In considering this clause, a communication was noted from the Municipal and Regional Employees Union, dated March 20, 1973, objecting to reference in the clause respecting greater use of outside temporary help and asking this portion of the report be deleted.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS

Clause #1 continued:

MOVED by Ald. Rankin,
THAT the recommendations in this clause be adopted, after inserting the word 'maximum' before the figure $1,300 where such appears in recommendation (b).

- CARRIED UNANIMOUSLY

Clauses #2 and #3

MOVED by Ald. Volrich,
THAT these clauses be adopted.

- CARRIED UNANIMOUSLY

Clause #4

After considering this clause respecting the 1973 Conference of the Pacific Northwest Pollution Control Association, and the matter of hosting a ladies' luncheon for the Conference, it was,

MOVED by Ald. Bowers,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

(At the request of Alderman Volrich, a copy of the information will be forwarded to the Greater Vancouver Visitors and Convention Bureau)

PERSONNEL MATTERS

After considering the information in this report respecting request that Mr. J.L. Northey, Senior Planner in the Planning Department, be granted two weeks leave with pay, commencing June 1, 1973, to be added to his regular vacation in order to observe examples of European urban solutions, it was,

MOVED by Ald. Rankin,
THAT no action be taken.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report containing clauses 1 to 5 identified as follows:

(1) Acquisition of City-owned Lands by the Provincial Government
(2) Block 42 Undersurface Lease (Dunsmuir Street Exit)
(3) Acquisition for Britannia Community Services Centre Site: 1511 Parker Street
(4) Britannia Community Services Centre Site: 1112 Cotton Drive
(5) Sale of City-owned Property: S/S of 600 Block East 7th Avenue betw. Caroline and Fraser Streets

Action was taken as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

Acquisition of City-owned Lands by the Provincial Government (Clause 1)

The Council noted details set out in this clause and particularly the various conditions proposed and general conditions noted at 1 to 7. After due consideration it was,

MOVED by Ald. Bowers,
THAT the proposals of the officials, as set out in this clause, be approved after amendments to certain of the general conditions set out therein, to read now as follows:

General

Condition (1)

Where there is a group of single family lots, not more than two in five be developed for housing by the Provincial Government and the balance be disposed of by the City in the open market. The lots in Appendix B have been selected on this basis.

Condition (3)

Development be to the satisfaction in each case of the City of Vancouver in accordance with City bylaws, and other City requirements, and in the case of RS-1 sites be similar in character to existing or new development in the surrounding areas.

Condition (4)

For single-family lots, the sales be subject to repurchase options in favour of the City should development not commence within a period of 12 months from the date of sale, being the date that Council approves the sale of the property.

Condition (7)

That any particular offer of the City's lands remain open for acceptance by the Provincial Government for a period of 120 days from the date the property is available for purchase, and

FURTHER THAT the following be added as an additional condition:

"that all lots sold to the Provincial Government be made available to low income families and be a condition of sale".

- CARRIED

(Alderman Marzari voted in the negative)

During consideration of the foregoing matter, separate motions were made as follows. The carried motions were subsequently incorporated in the above motion of Alderman Bowers.

MOVED by Ald. Rankin,
THAT in condition (1) the word "one" be changed to read "two".

- CARRIED

(Alderman Linnell voted in the negative)

MOVED by Ald. Marzari,
THAT this whole matter be referred to the Housing Committee in order that an opportunity will be given for further study.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Pendakur. Rankin. Volrich and the Mayor voted against this motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Acquisition of City-owned Lands by the Provincial Government (cont'd)

MOVED by Ald. Rankin,
THAT the following be added as an additional condition:

"that all lots sold to the Provincial Government be made available to low income families and be a condition of sale".

- CARRIED UNANIMOUSLY

Balance of Property Matters

MOVED by Ald. Pendakur,
THAT Clauses 2 to 5 inclusive of this report be adopted.

- CARRIED UNANIMOUSLY

B. Report of Standing Committee on Community Development, March 8, 1973

The Council considered this report containing clauses 1 to 5, identified as follows:

(1) Sites C and D: Strathcona Rehabilitation Project
(2) No. 1 Firehall Re-siting
(3) Britannia Property Acquisition
(4) Liquor Licence: Oompapa Restaurant/Cabaret
(5) Illegal Suite Policy

The following action was taken in respect of this report:

Clauses #1, #2, and #4

MOVED by Ald. Volrich,
THAT these clauses be adopted.

- CARRIED UNANIMOUSLY

Clause #3

MOVED by Ald. Volrich,
THAT this clause be adopted after striking out the following from the recommendation contained in the clause:

'pointing out that as the rental differentials at the present time are probably 50% greater,'.

- CARRIED UNANIMOUSLY

Clause #5

MOVED by Ald. Hardwick,
THAT this clause be adopted.

FURTHER THAT the Standing Committee on Community Development be requested to re-consider the present Illegal Suite policy with the intent of such policy being amended to make illegal housing, legal in terms of City regulations, in particular neighbourhoods of one family dwellings where such would be acceptable to that neighbourhood.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Chairman of the Standing Committee on Social Services, March 13, 1973

Alderman Rankin, Chairman of the Standing Committee on Social Services, submitted a report dated March 13, 1973, as a result of a meeting with the Minister of Rehabilitation and Social Improvement at Victoria. The report refers particularly to discussion with the Minister of the 'Boyd Report' in respect of social allowances and related matters.

MOVED by Ald. Rankin,
THAT the foregoing report be received.

- CARRIED UNANIMOUSLY

D. Report of Special Committee re Illegal Suites, March 12, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report dated March 12, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Thomas L. Gillespie (tenant), 2739 East 6th Avenue.
Mr. Nelson A. Gray (owner), 3808 Dunbar Street.
Mrs. Kathleen Marshall (owner), 1737 East 14th Avenue.
Mrs. Nellie Fay (owner), 2890 West 11th Avenue.
Mrs. Emma Jabs, (tenant), 410 East 49th Avenue.
Mrs. Gayle Byjork (tenant), 3227 Woodland Drive.
Mrs. Mah Shew Wong (owner), 1046 Odlum Drive.
Mr. and Mrs. Joe Wong (owners), 4561 Dumfries Street.
Ms. Sharon Jane O'Krane (tenant), 235 East 63rd Avenue.
Mrs. Margaret J. Mueller (owner), 479 East 46th Avenue.
Mrs. Amy B. Wright, (tenant), 5212 McKinnon Street.
Mrs. Avtor Kour Dhudwal (owner), 1055 East 40th Avenue.

(b) the following applications be approved for one year from the date of this Resolution:

Miss Maureen P. Ryan (tenant), 2050 Alma Road.
Miss Wendy C. Lomnes (tenant), 2050 Alma Road.
Miss Marsha Irwin (tenant), 2050 Alma Road.
Mr. and Mrs. Rick Hales (tenants), 174 West 19th Avenue.
Mr. Hans Derksen (owner), 835 East 56th Avenue.
Mr. Katsushige Sawaki (tenant), 4605 West 8th Avenue.

(c) the following application be approved for six months from the date of this Resolution:

Miss Margaret Decie (tenant), 2486 West 8th Avenue.

(d) the following applications be not approved:

Mr. and Mrs. S.S. Kwan (owners), 357 East 60th Avenue.
Mr. and Mrs. J.M. Stewart (tenants), 960 East 53rd Avenue.

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated March 12, 1973, and containing clauses (a) to (e), be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committees on Civic and Community Development, March 15, 1973

After considering the report of the Standing Committees on Civic and Community Development dated March 15, 1973, re West End Local Area Planning Programme, it was

MOVED by Ald. Hardwick,
THAT recommendations (a) and (b) (ii) to (vi) inclusive, as contained in the report be adopted, and recommendation (b) (i) be adopted after being re-worded to read as follows:

"(i) the Supervisor of Property & Insurance be authorized to negotiate with the owner of 836 Denman Street or any other property which may become available within one week and which may prove more suitable to the satisfaction of the Board of Administration (provided the cost is no greater than that for 836 Denman Street) for a lease for a period not exceeding 21½ months, terminating December 31, 1974, and that the agreement be to the satisfaction of Corporation Counsel."

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Finance and Administration, March 15, 1973.

After considering the report of the Standing Committee on Finance and Administration dated March 15, 1973, re Administrative Assistant for the Board of Administration and Class Specification, it was

MOVED by Ald. Bowers,
THAT an Administrative Assistant position to the Board of Administration be established, and the recommendation of the Standing Committee set out in the report with respect to Class Specification and Pay Grade be adopted.

- CARRIED UNANIMOUSLY

G. Report of the Special Committee re Burrard Inlet Waterfront, March 15, 1973

Council considered the following report of the Special Committee re Burrard Inlet Waterfront under date of March 15, 1973:

"A meeting of the Special Committee re Burrard Inlet Waterfront was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 15, 1973, at approximately 4:00 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Marzari
Alderman Massey

ABSENT: Commissioner Cowie (Park Board)

CLERK: H. Sugrive

INFORMATION

1. Columbia Containers' Building: Colour Scheme

The Hastings Townsite Residents' Association had expressed concern of the colour scheme to be adhered to for the painting of the Columbia Containers' building and therefore the Chairman asked the delegation to report back within two weeks to the committee with the proposed colour scheme. The committee noted that the representative of Columbia Containers Ltd. had stated before Council they would be prepared to paint the building in accordance with Council instruction. The committee requested the Chairman to communicate with Columbia Containers on the matter.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

RECOMMENDATION

2. Terms of Reference for the Study of Burrard Inlet Waterfront - Stanley Park to Main Street

In September, 1972, Honourable Ron Basford, Minister of State for Urban Affairs, wrote to the Mayor indicating that he is prepared "to support a planning examination of the entire region west of Main Street to Coal Harbour". He further expressed the wish that "the examination would result in a comprehensive development for the area". Since then, there have been discussions between the Minister and the Mayor (Campbell and Phillips); and the officials of the City and the Ministry.

A Board of Administration report to Council, dated September 25, 1972, stated that such a study should be carried out and it may result in improved working relations between the City and the N.H.B. The Board proposed a steering committee consisting of the City, the Ministry and the N.H.B. be established and asked to propose terms of reference for and further conduct the study.

The above cited Board report was approved by the City Council on October 5, 1972. The first meeting of that steering committee and the only meeting was held in November, 1972, with the Director of Planning and the City Engineer representing the City.

Your Special Committee on Burrard Inlet Waterfront was initially to study the area west of Main Street only. In February, 1973, the area was enlarged by Council to include the waterfront from Stanley Park to Second Narrows. The Committee has been concerned with establishing working relations locally with NHB, Port of Vancouver, as well as other major land owners including CPR, Marathon, etc. Your Chairman has met with Mr. Wm. Rathie of N.H.B. to discuss various matters of City - N.H.B. cooperation. As a result of these discussions the City officials have met with and received cooperation from both the NHB and Port of Vancouver officials. The first assignment for City staff is an inventory of facilities, ownerships, leases and plans for the entire area from Stanley Park to Second Narrows.

The Committee considers the establishment of close working relationships with N.H.B. and the Port of Vancouver a matter of high priority.

In January, 1973, the officials of the Ministry of State for Urban Affairs met with City officials and revised the Terms of Reference for the proposed study for the area West of Main Street. The new steering committee was to consist of the City and the Ministry, and N.H.B. was removed from this Committee. This committee was to conduct the study and report its findings to Council and the Minister, whether the study was to be made public was to be decided by this steering committee.

Your Committee found the proposed terms of reference not satisfactory and therefore revised them to provide for:

(1) the study to be conducted in stages as required by the City with the help of consultants as necessary.

(2) the study to be conducted in cooperation with the Ministry in Ottawa as well as N.H.B., Port of Vancouver, CPR and Marathon locally.

(3) the study to allow for public discussion of major issues throughout the period of study

(4) the study to be done by the City with financial assistance and cooperation of the Ministry.

The detailed Terms of Reference for the proposed study are attached in Appendix "A"

The Committee

RECOMMENDS that the amended terms of reference be adopted by the Council and forwarded to the Minister of State for Urban Affairs, by the Mayor."

Appendix "A" on file in the City Clerk's Office.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Burrard Inlet Waterfront (cont'd)

MOVED by Ald. Pendakur,
THAT Clause 1 re Columbia Containers' Building: Colour Scheme be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT Clause 2 re Terms of Reference for the Study of Burrard Inlet Waterfront - Stanley Park to Main Street be received for information, Alderman Pendakur be authorized to take the matter up with the Minister of State for Urban Affairs and subsequently, the matter be reported back to Council for final approval.

- CARRIED UNANIMOUSLY

Presentation: Mr. George Shields

The Mayor read a citation in recognition of the accomplishments of Mr. George Shields in the athletic field in spite of his handicap due to an accident while a member of the Vancouver Fire Department, and proceeded to present Mr. Shields with a Civic Award Medal in recognition of his courage and determination.

Alderman Marzari presented a corsage to Mrs. Shields.

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At this point, the Council observed a short recess at approximately 3:45 p.m. followed by an 'In Camera' meeting and then reconvened in the Council Chamber to continue with the regular business at approximately 4:55 p.m. with the same personnel present.

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H. Report of Standing Committee
on Social Services,
March 15, 1973

Council considered the report of the Standing Committee on Social Services dated March 15, 1973, containing clauses 1 and 2 identified as follows:

(1) Travelling Youth Program: 1973
(2) Social Planning Department: POSER and RESER Budget Appropriations

In connection with clause 1, the Board of Administration under date of March 19, 1973, reported as follows:

"The Board of Administration received a report from the Director of Welfare & Rehabilitation and the Director of Social Planning, on Travelling Youth Program - 1973, which is outlined in detail in the Minutes of the Standing Committee of Council on Social Services, dated March 15, 1973 (Clause 1).

Your Board RECOMMENDS

THAT the recommendations of the officials as outlined in that report, be adopted.

FURTHER THAT the Director of Personnel Services has reviewed the duties and responsibilities of the proposed new position and recommends that it be classified as a Social Worker I, Pay Grade 19 ($720-860 per month). The report has been discussed with the Assistant Business Manager of the Municipal & Regional Employees Union, who concurs with the recommendations and has agreed to waive the usual seven day waiting period."

MOVED by Ald. Rankin,
THAT Clause 1 of the report of the Standing Committee together with the Board of Administration report thereon, be adopted.

- CARRIED UNANIMOUSLY

(cont'd....)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Social Services (cont'd)

In connection with clause 2, the Board of Administration under date of March 19, 1973, reported as follows:

"The combined committees on Social Services and Finance and Administration approved the recommendation of the Chairman of the Social Services Committee on March 15, as follows:

'The Chairman of the Social Services Committee recommends that the Director of Social Planning be authorized to spend, at his own discretion, funds approved in his Departmental budget for Purchase of Outside Services and Social Research, subject to the condition that he submit information Reports twice yearly to Council, in June and December, on expenditures incurred.'

I wish to make the following comments:

(1) Where the expenditures involve a purchase of services or purchase of social research, then this would be under the direct authority of the Director of Social Planning & Community Development.

(2) Where the item is in the nature of a grant and these arise from the POSER Account, then the item should be first reported to Council for the 2/3 majority approval of Council in accordance with the City Charter.

(3) The appropriateness of expenditures from these two accounts and the responsibility for reporting the grant items to Council should be clearly designated as the responsibility of the Director of Social Planning and Community Development.

(4) The Finance Department would pay directly to agencies or consultants, etc. all vouchers approved by the Director of Social Planning and Community Development, that are in accordance with Council policy.

(5) Total authority to expend or commit in any given year should be limited to the current year's appropriations in the two accounts.

(6) Where consultants are hired there is a City regulation that the product of the consultants'research must be submitted to Council. This should be maintained.

(7) That the Director of Social Planning and Community Development submit information reports twice yearly to Council, in June and December, on expenditures incurred.

(8) Council may wish to specify that the Board must also approve projects to be financed from these funds. (not adopted)

With the exception of the last item, which is for Council consideration, I would recommend that the first seven items be approved as Council policy relative to the above two accounts.

Your Board recommends that the above recommendations of the Director of Finance be adopted, and item (8) be submitted to Council for consideration. "

MOVED by Ald. Rankin,
THAT Clause 2 of the Standing Committee report be adopted on the basis of proposals (1) to (7) in the Board of Administration report set out above on the subject;

FURTHER THAT any sum over $5,000.00 be reported to Council for approval.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4054 BEING THE STREET NAME BY-LAW (Change of name of portion of East Boulevard and portion of Maple Street)

At this point, the Council considered a communication from Mr. and Mrs. T.L. Crighton of 4580 East Boulevard objecting to the proposed change in name of portion of East Boulevard to Maple Crescent.

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT this communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT leave be given to introduce a By-law to amend By-law No. 5054 being the Street Name By-law, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Value Resulting from Rezoning

Notice of Motion was given at the meeting on March 13, 1973, on this matter. The motion reads as follows after change by Council agreement:

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur this day,
THAT WHEREAS the rezoning of land by City Council at the request of developers has invariably resulted in a great increase in the market value of the land concerned;

AND WHEREAS these increased values have been created by the development of the surrounding community and, therefore, rightfully belong to society as a whole and not to any individual speculator or developer;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council ensure that at least 50 per cent of the new value created by re-zoning accrues to the City and is used for the benefit of its citizens who created these values in the first place.

(deferred)

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the motion of Alderman Rankin be deferred, and in the meantime, submissions be invited to Council from groups and members of the community.

- CARRIED

(Aldermen Gibson, Harcourt, Massey, Pendakur and Rankin voted in the negative.)

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The Council recessed at approximately 6:00 p.m. to reconvene in open session at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

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UNFINISHED BUSINESS (cont'd)

1. Sheraton Landmark:
Outside Lighting

Council further considered a report dated March 9, 1973, of the Deputy Director of Planning in respect of exterior lighting on the Sheraton Landmark Hotel.

This matter was raised by Mr. W.D. Lachmann who appeared before Council this day and submitted a brief strongly opposing the lighting arrangement.

The Deputy Director of Planning, in his report of March 9th, points out that the number of buildings adopting permanent night-time lighting has increased and that he had had discussions with the Corporation Counsel who has expressed the view that the control of this type of lighting may be covered in the present Zoning By-law and with the Technical Planning Board.

cont'd....

UNFINISHED BUSINESS (cont'd)

Sheraton Landmark: Outside Lighting (cont'd)

Mr. Ben Wosk appeared on behalf of the Sheraton Landmark Hotel and submitted a brief setting out his position in support of the lighting arrangement.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the matter be deferred for one month with a view to the Council reviewing the lighting on the completion of the building.

- CARRIED UNANIMOUSLY

2. Vancouver Centre Development

The Council heard delegations as follows regarding the proposed Vancouver Centre Development arising out of Development Permit Application No. 58435 in respect of site known as 650 West Georgia Street:

Save Our Birks Building Committee --- filed a brief in support of the Birks Building

Mr. N. Singer, One of the Granville Street merchants in the area --- appeared in opposition to the proposed underground connections between the Vancouver Centre Development, Pacific Centre and/or the Hudson's Bay Company

Mr. R.K. Baker, Barrister and Mr. J. Breckenridge both representing Vancouver Centre Development Limited --- spoke in favour of the underground connection arrangement

On March 13, 1973, the Council deferred, for an opinion from the Corporation Counsel, the following motion by Alderman Harcourt and Alderman Pendakur:

"THAT the Council rescind as much of the related March 6th resolution as approves an underground retail area."

The Corporation Counsel under date of March 19, 1973, after reviewing the status of the matter, expressed the opinion that under the circumstances, the Council may pass such a rescinding resolution.

After due consideration, actions were taken by Council as follows:

MOVED by Ald. Volrich,
SECONDED by Ald. Gibson,
THAT the following resolution of Council of March 6th, be rescinded:

"THAT Council record its willingness to consider on its merits a redevelopment proposal which involves demolition of the existing Birks Building."

- LOST
(NOT HAVING RECEIVED THE REQUIRED 2/3 MAJORITY)

(Aldermen Bowers, Harcourt, Linnell, Rankin and Mayor Phillips voted against this motion)

cont'd....

UNFINISHED BUSINESS (cont'd)

Vancouver Centre Development (cont'd)

By Council agreement, the motion of Aldermen Harcourt and Pendakur was changed to read as follows:

"THAT the Council rescind as much of the related March 6th resolution as approves an underground retail area under City streets."

The motion was put and - LOST (NOT HAVING RECEIVED THE REQUIRED MAJORITY)

(Aldermen Bowers, Linnell, Rankin, Volrich and Mayor Phillips voted against this motion)

No further action was taken on the whole matter.

- - - - -

At this point, a short recess was observed and the Council then continued with the balance of the agenda business.

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ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Hastings Beautification

requested that Council be furnished with a progress report in regard to the Hastings Beautification Program.

The Mayor advised such a report will be forthcoming.

Alderman Massey - Rental of Space for Underground Passageways: Vancouver Centre Development

enquired of the rental which would be charged to Vancouver Centre Development Limited for the passageway areas making possible the underground connections proposed.

The Mayor advised that the matter would be reported to Council and the rental probably would be approximately $6.00 to $8.00 per foot.

Alderman Volrich - Pyramid Sales

advised the Provincial Government has introduced legislation to prohibit Pyramid Sales type of marketing and the License Inspector feels that before a report is made to Council on the general question, as was requested at a previous meeting, it would be advisable to await full information on the actual legislation. After receiving this information, it still may be advisable that Council take action as well to ensure effective enforcement.

Alderman Linnell - Around the World Dance Studios

requested a report be obtained on the status of the Around the World Dance Studios operating in the City.

The Mayor directed accordingly.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Gibson - Capilano Watershed Land: Parks

advised that the Greater Vancouver Regional District is considering disposing or utilizing of 100 acres of surplus Capilano Watershed land immediately east of Cleveland Dam. The Alderman requested the matter, of whether or not such lands could be considered as potential park lands, be taken up with the Regional District.

Alderman Bowers advised a Regional Water and Sewer Committee meeting would be held on Wednesday, March 21 1973, and asked Alderman Gibson to represent him, as the Alderman could then raise this subject of surplus watershed lands.

Alderman Harcourt - Developments Involving Underground Tunnels

requested that Council be furnished with a report as soon as possible on the whole question of underground tunnels involved in developments.

The Mayor suggested the Alderman submit a motion setting out this request.

Alderman Hardwick advised that a Downtown Planning report would be submitted to Council at which time the matter should be considered.

MOTIONS (cont'd)

2. Bill 42: Land Commission Act

MOVED by Ald. Volrich,

THAT the City of Vancouver, through the Director of Planning and Civic Development, prepare and present a brief to the Provincial Government on the proposed legislation known as Bill 42 - the Provincial Land Commission Act - as it may affect the City of Vancouver and urban policies in the Province of British Columbia, such brief to be approved by Council before presentation, and the brief to be also distributed to all members of the Legislature representing Vancouver constituencies.

(notice)

Notice was called and recognized by the Chair.

The meeting adjourned at approximately 9:55 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of March 20, 1973, adopted on March 27, 1973.

MAYOR

CITY CLERK

March 16, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. City's Share of the Cost to Repave Sections of Boundary Road

"The City Engineer has received a communication from the Municipal Engineer of the Corporation of Burnaby dated November 29, 1972 and an invoice dated October 12, 1972 for $17,978.62, which is the City's share of half the cost of resurfacing the strips on three sections of Boundary Road - Laurel to Moscrop Streets, Moscrop Street to Kingsway and Imperial to Rumble Streets.

The history of the development of pavements on Boundary Road is that starting in 1929,the City and Burnaby co-operatively developed pavements, the cost being shared on a 50-50 basis, regardless of whether the pavement was in Burnaby, in the City, or straddled the boundary between Burnaby and the City.

Prior to the above mentioned repaving work, the paved strips consisted of thin asphaltic surfaces, which lacked adequate strength for present day traffic volumes and were in a deteriorated condition. The Burnaby Municipal Engineer has assured us that the resurfaced pavements will constitute part of the ultimate pavements when Boundary Road is developed with concrete curbs and gutters and a permanent pavement between the curbs. It is anticipated that the cost of this work will be shared on a 50-50 basis as in the past.

In view of this, it is appropriate that the City of Vancouver share the cost of the recent resurfacing work on the established 50-50 basis. Funds are available in the Miscellaneous Paving Projects Appropriation of the Streets Capital Budget.

I RECOMMEND that the City pay $17,978.62, which is 50% of the cost of the repaving done by the Corporation of Burnaby and this amount be appropriated from Account No. 148/7916 - Miscellaneous Projects Unallocated."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Bidwell Street Between Haro Street and Barclay, Block 57, D.L.185

"In order to assemble the lands for the West End Community Centre and Senior Citizens' apartments, it is necessary to close the surplus portion of Bidwell Street between Haro Street and Barclay Street.

I RECOMMEND that the portion of road outlined red on plan marginally numbered LF 6343 be closed, stopped up, title taken thereto and subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23, D.L. 328, Fraserview German Canadian Benevolent Society of British Columbia

"The City is selling Block 29A, D.L. 328 and portion of Harrison Drive immediately east of Victoria Drive to the German Canadian Benevolent Society of British Columbia. The portion of street surplus to our highway requirements is shown on a plan prepared by A.C. Loach, B.C.L.S. sworn to on the 1st day of March, 1973 and marginally numbered M669-18.

I RECOMMEND that all that portion of Harrison Drive outlined red on plan marginally numbered M669-18 be closed, stopped up and conveyed to the said Society, subject to the following conditions:

A. The value of the closed road to be $16,625.00 in accordance with the square foot rate approved by Council December 19, 1972.

B. All costs to affect the physical closure of the street to be to the account of the Society.

Cont'd . . .

3. Closure of Portion of Harrison Drive, East of Victoria Drive, Block 23, D.L. 328, Fraserview German Canadian Benevolent Society of British Columbia Cont'd.

C. The closed road and abutting lands to be consolidated into one parcel by means of a subdivision plan provided by the Society.

D. A public utility easement to be granted to the City over portion of the new lot in a location satisfactory to the City Engineer.

E. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer Construction on 33rd Avenue From Laurel Street to Lane East of Willow Street

"The existing sewers on this section of 33rd Avenue are not adequate to serve the redevelopment which is now occurring in the area. In order to provide adequate sewerage facilities, a new sewer must be constructed from Laurel Street to the lane East of Willow Street.

The estimated cost of this project is $32,000.

I RECOMMEND that $32,000 be appropriated from 1972 Sewers Capital Budget account 118/7906, ' Miscellaneous Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. L.I.P. Program - Report #7

The City Engineer reports as follows:

"All 40 of the City's applications for L.I.P. grants have now been resolved - 28 have been approved and are underway, 11 have been rejected (with regrets) by Federal authorities, and one was approved federally but rejected by Council. While Council has approved $389,376 as the City's share of the cost of the accepted projects, a revised total, if approved, will give a reduced City's share of $349,763.

The reduction in size of most of these projects has come about due to the delayed approval by the Federal Government. Because all applications anticipated a starting date of December 1, 1972, and because Federal approvals did not commence until December 27, 1972, most of the contracts have specified funding from an assumed starting date of January 1, 1973; one project, the False Creek Cleanup (X 1252) specifies a starting date of February 1. To expedite, the City Engineer has been submitting projects to Council upon receiving verbal approval from the Federal Government. Verbal approval does not specify the size of the project and all Council approvals have been for the size of project as originally applied for.

In view of the foregoing and because there have been minor changes in content and/or the City's participation in a few projects, the following summary itemizes not only the funding applied for and approved by Council on January 16, but also the anticipated final funding after contract changes and pending Council's approval.

		Application		Revision	
		Total	City's Share	Total	City's Share
X 1168	Museum Display Development Federal contract discounted December. A further 20% reduction in the City's share as per Council (January 30)	$47,688	$17,268	$37,315	$11,575

....Cont'd

Clause No. 5 Cont'd

		Application		Revision	
		Total	City	Total	City
X 1170	Library Outreach Federal contract discounted December	$13,154	$ 3,092	$12,023	$ 2,897
X 1171	Library Displays Federal contract discounted December. Project description was changed from 'the development of historical photograph display kit' to 'compiling a library resource index and distributing duplicate material to desirable organizations'	$24,173	$ 5,921	$20,423	$ 4,979
X 1172	Communications Centre (SP/CD) Federal contract discounted December. Startup costs accelerated to January	$41,696	$ 5,192	$35,512	$ 4,624
X 1173	City Information Inventory (Planning) - Federal contract discounted December	$34,096	$12,802	$28,818	$10,801
X 1174	Planning Studies & Development - Federal contract discounted December. Description change from 'Beautification Core Approaches' to 'Inventory & preservation of Historical Buildings'	$35,002	$13,708	$29,617	$11,599
X 1183	Project 'FIND' (Parks) Part of project eliminated	$108,264	$ 4,836	$79,716	$ 4,836
X 1184	Project 'Artisan' (Parks) Federal contract discounted December	$ 27,378	-	$23,166	-
X 1185	Project 'Van-Fit' (Parks) Federal contract discounted December	$48,672	-	$41,184	-
X 1186	Project 'Teletype' (Parks) Federal contract discounted December	$60,840	-	$51,480	-
X 1187	Project 'R.I.S.E.' (Parks) Federal contract discounted December	$60,840	-	$51,480	-
X 1188	Project 'Eco-Ed' (Parks Federal contract discounted December	$ 9,126	-	$ 7,722	-
X 1189	Photograph & Catalogue Museum Material Initial contract discounted December. Amended to original contract size	$31,872	$10,578	$31,872	$10,578
X 1190	Library Accessability Federal contract discounted December	$23,444	$ 5,192	$19,816	$ 4,372
X 1191	Arts & Music (SP/CD) Approved as per application	$94,302	-	$94,302	-

....Cont'd

Clause No. 5 Cont'd

		Application		Revision	
		Total	City	Total	City
X 1192	Archives Material Initial contract discounted December. Amended to original project size	$26,977	$ 2,641	$26,977	$ 2,641
X 1193	People's Aides (SP/CD) Federal contract discounted December	$30,420	-	$25,740	-
X 1194	Planning Information Federal contract discounted December. Startup costs accelerated into January	$34,047	$12,753	$28,851	$10,833
X 1195	Permits & Licenses Information Federal contract discounted December	$17,694	$ 2,474	$14,959	$ 2,089
X 1196	Plumbing & Building Surveys (P & L) - Federal contract discounted December	$27,802	$15,634	$23,518	$13,222
X 1198	Park & Street Landscaping Contract same as application	$357,706	$175,186	$357,706	$175,186
X 1199	Home Visits Program (Welfare) Federal contract discounted December	$34,759	$10,423	$29,394	$ 8,802
X 1252	False Creek Cleanup (Eng.) Federal contract discounted December and January	$113,117	$61,403	$74,004	$40,191
X 1253	D.A.R.E. (Prov. Courts) Federal contract discounted December. One permanent employee temporarily transferred (as supervisor)	$48,672	-	$42,151	$ 967
X 1254	Wheelchair Ramps (Eng.) Fully approved 13 week project	$22,570	$14,965	$22,570	$14,965
X 1255	Traffic Information (Eng.) Fully approved 18 week project	$55,693	$10,882	$55,693	$10,882
X 1312	Historical Collections (Museum) - Federal contract discounted December	$12,952	$ 3,826	$10,946	$ 3,224
X 1318	Max Nutrition-Mini Budget (Welfare) - Federal contract discounted December	$15,810	$ 600	$13,370	$ 500
	Totals	$1,458,766	$389,376	$1,290,325	$349,763

....Cont'd

Clause No. 5 Cont'd

Departmental Summary

		Application		Revision	
		Total	City	Total	City
Parks	7	$672,826	$180,022	$612,454	$180,022
Soc. Planning	3	$166,418	$ 5,192	$155,554	$ 4,624
Engineering	3	$191,380	$ 87,250	$152,267	$ 66,038
Planning	3	$103,145	$ 39,263	$ 87,286	$ 33,233
Museum	3	$ 92,512	$ 31,672	$ 80,133	$ 25,377
Library	3	$ 60,771	$ 14,205	$ 52,263	$ 12,248
Welfare	2	$ 50,569	$ 11,023	$ 42,764	$ 9,302
Prov. Courts	1	$ 48,672		$ 42,151	$ 967
Permits & Licences	2	$ 45,496	$ 18,108	$ 38,477	$ 15,311
Archives	1	$ 26,977	$ 2,641	$ 26,977	$ 2,641

The City Engineer submits the foregoing for information and recommends approval of the revised status of the projects.

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Opening of Street and Lane Extensions to Service City-Owned Lots East of Camosum St. between 20th Avenue and 21st Avenue

The City Engineer reports as follows:

"The following City-owned lots are soon to be put on the market for sale:

(a) Lots 16 to 20, Sub. I, Block 43, fronting on 20th Ave.

(b) Lots 1 to 7, Sub. 4, Block 43, fronting on 20th Ave., and

(c) Lots 15 to 20, Sub. 4, Block 43, (all in D.L. 319) fronting on 21st Ave.

In order to provide street and lane access to the above-mentioned lots, it is necessary to open Camosun St. from 21st Ave. to the lane north of 20th Ave.; open 20th Ave., 21st Ave.; and the lane between 20th and 21st Avenues from their existing dead ends, east of Camosun St. to Camosun St.

I RECOMMEND that the above-mentioned street and lane openings be carried out.

The estimated cost of clearing, grading, gravelling and installing catch basins is $38,000 and funds are available in the 1972 Capital Budget A/C #148/7914 Grading Unallocated"

Your Board RECOMMENDS that the foregoing be approved.

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2933 West 28th Avenue

The City Clerk received a petition from Mr. W.T. Wainwright signed by some eighteen neighbours respecting the moving and placing of a house at the above address.

The Director of Permits & Licenses reports as follows:-

"On January 22, 1973 Development Permit Application No. 61258 was made to move and place an existing 1½ storey frame dwelling on the above site. The building was sited across two 33' lots and the application was to raise the house, turn it sideways and replace it on one of the 33' lots. This would then permit the erection of a new house on the other 33' lot.

The submitted plans indicated that the new position of the house would show a width of 26'2" on what would be a 32.95' lot, the lot being 130' deep. The required sideyards of 3.3' would be met and the front and rear yards would be in compliance with the appropriate bylaws.

In view of the above the Development Permit was issued and on January 29, 1973 Building Permit #B62255 was issued to carry out the necessary work, which is progressing. Inspections of the site show that there are no breaches of the Zoning & Development or Building Bylaws."

Your Board submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council

(A copy of the petition is circulated for the information of Council)

RECOMMENDATION

2. Development of Bruce Street Between 41st Avenue and the Lane South to Service the Mennonite Senior Citizens' Development

The City Engineer reports as follows:

"At a public meeting held on November 22, 1971, Council gave conditional approval to an application to construct the Mennonite Senior Citizen's Development at the above location. Approval was given subject to Council receiving a report from the City Engineer on the development of Bruce Street from 41st Avenue to the lane south thereof, which could be used as access to the subject site.

The original allowance of Bruce Street between the lane south of 41st and 43rd Avenues has been stopped up and incorporated in the property for the Mennonite Development. Initially it was not considered essential that Bruce Street from 41st to the lane south be opened for traffic as 43rd Avenue and the lanes encompasing this development satisfied the anticipated traffic demand. However, the Vancouver Fire Chief has requested that this portion of Bruce Street be opened in order to improve fire fighting access to this development. In view of the Fire Chief's request, it is proposed that a 27 ft. wide pavement with curbs be constructed on Bruce Street to provide access to this Senior Citizen's Development. In addition, a concrete sidewalk on the east side of the street should be constructed to provide the residents of this housing site with adequate facilities to walk to the shopping area at Victoria and 41st Avenue.

Boulevard trees would be provided on both sides of the street.

cont'd...

Clause No. 2 continued

The construction of concrete curbs and sidewalks in a one and two family area normally requires the abutting property owners to pay their share of these improvements under local improvement procedures. In this instance, the development of this section of Bruce Street is required solely for the Mennonite Senior Citizen's Development and it is proposed that this development pay the property owner's share under local improvement formulas, of the cost of constructing concrete curbs and gutters and a concrete sidewalk on Bruce Street between 41st and the lane south of 41st Avenue. As this is a flankage street, the property owners would be assessed 25% of the construction cost estimated at $500, in this instance.

The total cost of this proposed street work including installing drainage facilities amounts to $12,000, the City's share being $11,500 and the Mennonite Development share being $500. Funds for the City's share of this work are available in the Streets Capital Fund Appropriation No. 148/7914 Grading-Unallocated.

I RECOMMEND that:

(a) A 27 ft. pavement with concrete curbs and gutters be constructed on Bruce Street between 41st Avenue and the lane south of 41st Avenue.

(b) A concrete sidewalk be constructed on the east boulevard of this street.

(c) The Mennonite Senior Citizen's pay $500, representing the property owner's share of the cost of constructing curbs and gutters and a sidewalk; the City's share estimated at $11,500, from funds stated above."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FINANCE MATTERS

RECOMMENDATIONS

1. Staff Requirements - Engineering Department Typist Pool

The City Engineer reports as follows:

"A review of the Typist Pool staff requirements has been made by the Planning, Control & Sewers Division, and a report describing this review is on file in the Board Offices. The investigation confirms a staff deficiency which makes it impossible to maintain adequate typing service and meet replacement requirements for secretarial, typist, clerical and receptionist positions when they are vacated for any reason (vacation, illness, resignation, etc.). The review also shows that typing performance in the pool meets accepted standards.

Services provided by the Pool have, of necessity, been reduced to try to meet the requirement for replacement staff. This staff deficiency resulted from increases in:

(a) the number of staff for which replacements are made from the typist pool;

(b) vacation allowances (because of length of service and changes in the Union Agreement).

We have reviewed means to reduce the requirement for replacement services provided by the Pool, but find that a significant reduction cannot be achieved. The report concludes that both an additional permanent position and continued temporary help (at about 1972 levels) will be required. The annual cost of meeting the added staff requirements is estimated to be $6,700,00 for addition of one Clerk Typist II position ; part-time assistance will cost about $1,300. The amounts expended on temporary help for the Typist Pool during 1971 and 1972 were $815 and $1,170 respectively. The new proposal will cost a total of $8,000 per year.

The report proposes that greater use be made of outside temporary help. A number of firms in the City offer services for temporary office work of the nature performed by the Typist Pool. Such sources of staff will be utilized for short-term absences.

The cost of permanent staff for the remainder of 1973, allowing for recruitment time, is estimated to be $4,600. The estimated cost of temporary help for 1973 is the same as the annual cost ($1,300) since the need occurs basically during the vacation period.

The Clerk Typist II classification shown in this report is assumed, and subject to the review of the Director of Personnel Services.

SUMMARY OF RECOMMENDATIONS

I RECOMMEND that:-

(a) One Clerk Typist II (assumed classification) be added to the staff of the Typist Pool ($6,700/year).

(b) Provision of the required funds to cover the cost of both the addition to the permanent staff ($4,000) and the use of temporary staff ($1,300) be included in the 1973 Engineering Department Budget.

(c) The Director of Personnel be requested to review the proposed classification."

Your Board RECOMMENDS the above report of the City Engineer be approved.

Board of Administration, March 16, 1973 . . . . . (FINANCE - 2)

2. Park Board - Maintenance Positions Required for New Community Halls, and New Crystal Aquatic Centre

Your Board has received the following report from the Administrative Analyst:

"The Superintendent of Parks recently requested a review of the requirements for a Stationary Equipment Operator at the Crystal Aquatic Centre now under construction, and the need for janitorial services at Douglas Park Community Hall and Riley Park Community Hall, all of which are now under construction.

CRYSTAL AQUATIC CENTRE

The Superintendent of Parks reports that, "barring unforeseen delays, we expect completion by the fall of 1973". The machinery to be installed in the building includes pumping, filtration, chlorination and heating equipment for the water and heating/air conditioning equipment for the building generally.

Because of the complexity of this equipment, it is recommended that a Stationary Equipment Operator position be established effective upon adoption of this report, so that the incumbent may be on hand while the machinery is being tested and will be able to familiarize himself with the operating and maintenance features.

RILEY PARK COMMUNITY HALL

This hall is adjacent to the Riley Park Ice Rink and the Percy Norman Pool. This facility has been constructed during the winter months and is practically ready for occupation. The facility will now consist of a new gymnasium and various meeting and activity rooms, with a total area of approximately 14,000 square feet.

I recommend the establishment of 1 Building Service Worker position effective upon adoption of this report.

Note: The previously existing facilities have a Stationary Equipment Operator position and Building Service Worker positions already established.

I recommend that the Director of Works and Building Division, Parks Board, organize all Stationary Equipment Operator and Building Service Worker positions as a team for the facilities, and that one employee be designated working supervisor. This arrangement will ensure that good maintenance standards are maintained throughout the facility, but will require a review of classifications by the Director of Personnel Services as compensation for the additional responsibility of Working Supervisor may be required.

DOUGLAS PARK COMMUNITY HALL

Janitorial services for the original Community Hall has been supplied by a Building Service Worker on a part-time basis. The new addition to the Community Hall of approximately 4,000 square feet has brought the requirement to a point where a Building Service Worker is required on a full-time basis. The new addition will be ready for occupation almost immediately.

Continued.....

CLAUSE NO. 2 (continued)

I recommend the establishment of 1 Building Service Worker position effective upon adoption of this report.

ESTIMATE OF COSTS	8 Months 1973	Annual
Douglas Park Community Hall		
1 - Building Service Worker $574 p.m.	$ 4,592	$ 6,888
Riley Park Community Hall		
1 - Building Service Worker $574 p.m.	$ 4,592	$ 6,888
Crystal Aquatic Centre		
1 - Stationary Equipment Operator $659 p.m.	$ 5,272	$ 7,908
	$14,456	$21,684
Fringe Benefits - 12½%	1,807	2,710
	$16,263	$24,394
Less cost of Salary and Fringe Benefits for Part-time Employee at Douglas Park Community Hall	2,583	3,874
Additional funds required -	$13,680	$20,520

SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The following positions be established effective upon adoption of this report:

   1 Stationary Equipment Operator - Crystal Aquatic Centre
   1 Building Service Worker - Riley Park Community Hall
   1 Building Service Worker - Douglas Park Community Hall

   - and that the classifications be established by the Director of Personnel Services and approved by the Board of Administration.

2. The Director of Personnel Services review the classification of the Works and Building Division positions at Riley Park Ice Rink, Community Hall and Percy Norman Pool, to establish the classification of the position to be designated as Working Supervisor.

3. The estimated cost for 1973 of $13,680 be added to the Budget of Expenditures of the Vancouver Board of Parks and Public Recreation, and authorization be given for the expenditure of any necessary funds prior to approval of the budget.

Note: This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs herein and has agreed to waive the requirements of Section 10.7 of the Agreement between the City and the Union."

YOUR BOARD RECOMMENDS adoption of the recommendations of this report.

Board of Administration, March 16, 1973 . . . . . (FINANCE - 4)

3. Welfare Department - Temporary Positions

Your Board has received the following report:

"City Council, on December 5, 1972, authorized continuation of the following temporary positions:

2 Social Service Assistants 1A
6 Social Service Assistants 1

until March 31, 1973. The 2 Social Service Assistant 1A positions were to enable a continuation of the review of the requirements of the Wives' and Childrens' Maintenance Act, and the 6 Social Service Assistant 1 positions were retained to complete an in-service staff training programme. The 6 positions were to be phased out at the rate of 2 per month, starting on January 27, 1973. Two positions now remain and will be abolished effective March 31, 1973.

Also during 1972, City Council authorized establishment of 2 Social Service Assistant 1A positions on a temporary basis for six months from date of appointment. These 2 positions were to assist with fraud investigation. The positions are to be abolished effective March 31, 1973.

The experience of the incumbents of the positions reviewing the Wives' and Childrens' Maintenance Act requirement and the fraud investigation work are such that the positions should be continued.

As reported to the Standing Committee of Council on Social Services on January 11, 1973, there is a need within the Welfare and Rehabilitation Department for additional staff. A report on the staffing requirements has now been completed in draft form and is being submitted to the Board of Administration coincident with the submission of this report. In the circumstances, the Director of Welfare Services and the Administrative Analyst recommend that:

A. Four positions of Social Service Assistant 1A, Pay Grade 19 ($720-860) be continued on a temporary basis for a further three month period ending June 30, 1973.

B. The estimated cost of:

Salaries	$ 9,456
Fringe Benefits - 10%	946
Auto Allowances	120
Total:	$10,522

- be added to the 1973 Budget of the Welfare Department, and authority be granted for expenditure of any necessary funds prior to approval of the budget, subject to adjustment of cost by CAP sharing estimated at $5,261 and Provincial cost sharing of 25% estimated at $2,630.

C. The Director of Welfare Services to confirm the Provincial cost sharing arrangements with the Minister of Rehabilitation and Social Improvement and report to the Board of Administration thereon.

NOTE: This report has been discussed with the Manager of the Municipal & Regional Employees' Union and he concurs herein. He has agreed to waive the requirements of Section 10.7 of the agreement between the City and the Union."

YOUR BOARD RECOMMENDS adoption of the recommendations of the Director of Welfare Services and the Administrative Analyst.

Board of Administration, March 16, 1973 . . . . . (FINANCE - 5)

CONSIDERATION

4. Pacific Northwest Pollution Control Association - 1973 Conference

Your Board has received the following report from the City Engineer:

"In October of 1973 the above Association will be holding a Conference in Vancouver attended by approximately 600 delegates. The City of Vancouver is a member of this Association. The Local Arrangements Committee of the N.W.P.C.A. have asked us to request, on their behalf, that the City host a ladies luncheon during the Conference, with a donation of $500."

Your Board submits the matter to Council for CONSIDERATION.

PERSONNEL MATTERS

CONSIDERATION

1. Leave with Pay - Mr. J. L. Northey

The Acting Director of Planning and Civic Development reports as follows:-

"Much of the work being undertaken in the Advance Planning & Research Division of the Planning Department, entails proposals for new types of development, examples of which are not available locally. In order to acquaint City personnel with first hand knowledge of these developments it is usually necessary to travel to various parts of North America or abroad. Many of the professional planners have been attempting to combine vacation trips and fact-gathering trips at their own expense. Such trips are an extension of their own professional experience as well as being of benefit to the City.

Mr. J.L. Northey, Senior Planner in research is proposing to utilize his allocated vacation time travelling in Europe, visiting cities to observe new developments, especially "in-city" cities, and urban residential complexes. As Mr. Northey is only allowed 10 days for vacation it is felt that this is insufficient time for him to accomplish both a vacation and to take advantage of the opportunity to study European examples. Therefore, it is requested that Mr. Northey be allowed 2 weeks leave with pay which combined with his vacation will allow him a month away from the City and sufficient time to warrant the expense he will incur.

Mr. Northey is supervising the Local Initiatives Program; his leave from the office will coincide with the ending of this program.

It is RECOMMENDED THAT Mr. Northey be granted two weeks with pay beginning on June 1, 1973, for the purpose of observing examples of European urban development solutions. "

Your Board does not endorse the recommendation of the Acting Director of Planning & Civic Development and submits the above report for Council CONSIDERATION.

PROPERTY MATTERS

CONSIDERATION

1. ACQUISITION OF CITY-OWNED LANDS BY THE PROVINCIAL GOVERNMENT

The Supervisor of Property and Insurance and The Deputy Director of Planning & Civic Development jointly report as follows:-

"Council on February 6th, 1973 requested a report on suitable sites available for sale to the Provincial Government, in accordance with the letter from The Honourable The Minister of Municipal Affairs, dated February 1st, 1973. (Appendix A). This letter represents the second request from the Provincial Government to purchase City-owned lands, the first of which resulted in the sale of 44 lots in Strathcona approved by Council March 6th, 1973.

The Minister's letter refers to an acquisition program for two purposes:-

1. Land for immediate development and building.

2. Long term land banking.

It is suggested by your officials that until Council has decided a policy on land banking, there should be no offer of sites to the Provincial Government for this purpose. If any land is offered, it should be for immediate development and building for residential purposes. We have no RS-1 inventory of lands that is ready and waiting for a buyer. There are, however, a few sites on which little needs to be done, and some sites where previous reserves may be lifted. Other areas are currently being subdivided and serviced and could possibly be available for development within a period of one to two years. These sites, which have been selected from all parts of the city and cover a wide range of values, fall into two broad categories:-

1. Sites for single family development only. (Appendix B).

2. Sites for low and medium density development. It is intended that RM-3 zoned sites would be developed in accordance with that zoning. RS-1 zoned lands would be re-zoned for low density multiple housing (16-18 units per acre). (Appendix C).

   It should be pointed out that with the release of sites listed in Appendix C, the available City land appropriate for low and medium density housing will further deplete an already infinitesimal supply of land for multiple housing. This statement is meant to exclude Champlain Heights and False Creek.

The possible sites have been briefly reviewed by your officials, who suggest that the properties listed and marked by an asterisk can be made available by the end of April, subject to the qualifications shown against each site.

Other sites listed require that certain investigation, servicing, resubdivision, etc. be done before they will be ready for construction. It is expected that most of the work could be completed within a two-year period. It would seem preferable to have a time limit set on the purchase of any sites Council recommends be made available to the Provincial Government, and it is suggested that the City's offer of sale expire at the termination of 24 months from March 31st, 1973, on any site for which a development permit and rezoning (if applicable) has not been approved.

Clause 1 Continued...

It is also suggested that if, after closer investigation of the sites by the City's staff, it is considered that any particular one is unsuitable, the Supervisor of Property & Insurance or the Deputy Director of Planning and Civic Development be authorized to withdraw it from the list.

The Provincial Government state that it is necessary to make their commitment to purchase before March 31st, 1973. There is insufficient time to obtain individual estimates of market value on each site, and in many cases market value should not be estimated until the properties become available and ready for construction. Discussions have been held on this point with Mr. Chatterton representing the Provincial Government, and we have advised him of the City's very rough estimates of $346,500.00 for 16 single family lots and $3,890,000.00 for 10 multiple housing sites. While he is aware that these figures are not final, he is prepared to use them for their fund commitment purposes.

If Council so directs, discussion can be initiated with the Department of Municipal Affairs with respect to negotiating a satisfactory sales price on those lots which are immediately available. Individual sales prices and conditions of sale can be negotiated on the remaining sites when they become available. In all cases, the sale price will be subject to report to and approval by City Council.

In addition to specific conditions of sale with respect to each lot, the following general conditions should, it is felt, apply:-

1. Where there is a group of single family lots, not more than one in five be developed for housing by the Provincial Government and the balance be disposed of by the City in the open market. The lots in Appendix B have been selected on this basis.

2. With respect to the multiple housing sites, any sale be conditional on a successful rezoning application initiated by the Provincial Government and consolidation of the lots which will create the multiple housing sites, all costs to be payable by the Government.

3. Development be to the satisfaction in each case of the City of Vancouver in accordance with City bylaws, and in the case of RS-1 sites be similar in character to existing or new development in the surrounding areas.

4. For single-family lots, the sales be subject to repurchase options in favour of the City should development not commence within a period of 18 months from the date of sale, being the date that Council approves the sale of the property.

5. For multiple-housing sites, the Provincial Government undertake to complete rezoning and commence construction within 2 years from the date of Council's approval of the sale.

6. The full amount of taxes, or amount in lieu thereof, be paid by the Provincial Government or housing agency, plus administration fee, registration fees and other usual charges.

7. That the offer of the City's lands remain open for acceptance by the Provincial Government for a period of 2 years from March 31st, 1973.

It is also suggested that any site in which the Provincial Government expresses no interest be withdrawn from the list.

Your Board submits the foregoing report of the Supervisor of Property and Insurance and the Deputy Director of Planning & Civic Development to Council for CONSIDERATION.

RECOMMENDATION

2. BLOCK 42 UNDERSURFACE LEASE (DUNSMUIR STREET EXIT)

Your Board has received the following report from the Director of Finance, Supervisor of Property & Insurance and Corporation Counsel:

" On September 26, 1972 Council approved the modified scheme for Block 42 subject to certain conditions, one of which dealt with the Dunsmuir Street exit from the Block 42 Parking Garage, specifically that the developer agree to pay rent for the street occupancy. The Director of Finance was to determine the rental and report back to City Council for approval.

There are two methods of determining such a rental, one being on the economic value basis and the second method being under the terms of the encroachment bylaw. Under this latter bylaw the rental would be very much less than the economic rental. The determination of the rental also considers the fact that the developers will be providing the City with a sidewalk on Block 42 in substitution for the area to be occupied by the Dunsmuir Street Ramp.

It is recommended

(1) that the rental be established at $1225 per year (economic value rental) with review of the rental to take place every 5 years and where disagreement results from the review that the rental determination be submitted to arbitration. The term of the agreement would be the earliest of the following — August 11, 2068, or the termination of the Block 42 ground lease, other than by reason of the exercise by Pacific Centre of its option to purchase, or completion of the term of the Block 42 ground lease.

(2) that taxes would be dealt with similarly to the other agreements dealing with Blocks 42-52 where the City reimburses Pacific Centre for taxes levied against the property the City occupies."

Your Board recommends that the above recommendations of the Director of Finance, Supervisor of Property & Insurance and the Corporation Counsel be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE - 1511 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 23, Block 24, D.L. 264A, known as 1511 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 1,092 sq. ft., erected in 1962 on a site 33' x 122', zoned RM-3. This dwelling contains 5 rooms on the main floor, plus a completely finished basement also containing 5 rooms. It has 8 plumbing fixtures, a patent shingle roof, stucco exterior, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Clause 3 Continued...

Following negotiations with the owner's agent, she has agreed to sell for the sum of $36,500.00 as of March 31st, 1973, subject to the following:-

1. The owner retaining rent-free possession to April 30th, 1973.

2. The owner retaining the right to remove the electric range and all drapes and curtains at the time the present tenants vacate the premises.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to offer this dwelling for sale for removal when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $36,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. BRITANNIA COMMUNITY SERVICES CENTRE SITE
1112 Cotton Drive

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 6, Property Matters, February 2nd, 1973, confirmed by Council, February 6th, 1973, authorizing expropriation of 5 properties, including Parcel B of Lots 1 & 2, Block 38, D.L. 264A, to facilitate construction of the Britannia Community Services Centre.

Parcel "B" of Lots 1 & 2, Blk. 38, D.L. 264A, known as 1112 Cotton Drive, comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 813 sq. ft., erected in 1912 on a site 40.67' x 66', zoned RM-3. The dwelling contains 8 rooms divided into 3 self-contained rental units, has a patent shingle roof, asbestos siding exterior, and is heated by an oil-fired hot air furnace. Some interior modernization has taken place in recent years and the over-all condition of the dwelling is better than average for age and type.

Following further negotiations, the owners have agreed to sell for the sum of $29,000.00 as of March 31st, 1973, subject to the owners retaining the right to remove two (2) refrigerators from the premises when the dwelling units containing them become vacant.

This price represents a fair and reasonable value for this property and has been endorsed by the City Solicitor and approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $29,000.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. SALE OF CITY-OWNED PROPERTY
South side of 600 Block East 7th Avenue
Between Carolina and Fraser Streets

The Supervisor of Property and Insurance reports as follows:-

"The property legally described as "East 6 inches of West 16 feet 6 inches of Lot 4, Block 106, D.L. 264A" situated on the south side of East 7th Avenue between Carolina and Fraser Streets was acquired by the City through tax sale. This property is 6 inches by 122 feet, zoned RM-3, Multiple Dwelling District. On the west side of the City lot is a new apartment and on the east side are two vacant lots as a result of recent demolitions.

The owner of the vacant site recently submitted an application and plans to erect a new apartment on his property. During the preliminary examination of this application, it was noted that the City-owned lot would become "locked-in" and this situation was drawn to the attention of the owner and the Supervisor of Property and Insurance.

Following negotiations to resolve this matter, the owner has now offered to purchase the City-owned lot for the sum of $300.00 cash, inclusive of current year's taxes, registration and administrative fees. This offer is subject to the City lot being consolidated with adjoining "Lot 4 except the West 16.5 feet, Block 106, D.L. 264A" to form one parcel.

This offer is considered fair and reasonable and is substantiated by recent sales in this area.

RECOMMENDED that "East 6 inches of West 16 feet 6 inches of Lot 4, Block 106, D.L. 264A" be sold to the adjoining owner on the foregoing basis.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

MARCH 8, 1973

A meeting of the Standing Committee of Council on Community Development was held in the #2 Committee Room, City Hall on Thursday, March 8th, 1973 at approximately 3.45 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin.

CLERK: D. Bennett

Adoption of Minutes

The Part Report of the Minutes of the meeting held February 22nd, 1973 were adopted and the report of the same day was adopted as amended by Council on March 6th, 1973.

The following recommendations of the Committee are submitted to Council:

1. Sites C and D - Strathcona Rehabilitation Project

The Committee had for consideration the following report of the Deputy Director of Planning, dated February 22nd 1973.

"On January 18, 1973, the Standing Committee of Council on Community Development approved the following recommendations regarding the ultimate disposition of sites C and D;

a. that the Strathcona Rehabilitation Committee be given the mandate to receive, to examine, evaluate and report to City Council on current development proposals and other potential uses for Sites C and D.

b. that in formulating development priorities for Sites C and D the Strathcona Rehabilitation Committee should consult with the MacLean Park Tenants' Association and the Chinatown Property Owners and Merchants' Association and other interested groups, including the Park Board.

c. that the Strathcona Rehabilitation Committee report to City Council within three months setting priorities for the use of the land in question.

After discussing the matter, the Strathcona Rehabilitation Committee felt that it should not be responsible for consulting with various community groups regarding proposals for the use of the land; this was a matter better left to the Community Development Committee and City staff. The SRC was aware that several proposals for the use of the land were being prepared by local community groups and felt that, as the Committee had a strong interest in the development of the Strathcona area, they should discuss these suggestions and inform the Community Development Committee of the SRC's concern.

.../cont.

Clause 1 continued

In reviewing several of the suggestions that are prominent in the community, including the Chinese Cultural Centre, parking, a swimming pool, senior citizen's housing, recreational uses and a personal care facility, the Committee voiced the following concerns:

1. Sites C and D were acquired with the intention of building housing and now that the fire hall is being relocated, the sites should revert to this purpose.

2. There is already a great deal of senior citizen's housing in the area and further development of this nature should be avoided.

3. Major emphasis should be placed on the development of family housing with related recreational facilities. However, some of the site might be used for a personal care home if a proposal for such a development is forthcoming.

4. The plans for a Dunlevy Mall, which was proposed for the old Dunlevy alignment between Sites C and D should be implemented.

In conclusion, therefore, the Strathcona Rehabilitation Committee suggests that the site should be used for family housing with related recreational facilities, with the possibility of incorporating a personal care home and with the retention of the Dunlevy Mall proposal.

In view of the position of the Strathcona Rehabilitation Committee, that it feels it is not the proper body to discuss the matter with other organizations, the Director of Planning and Civic Development RECOMMENDS that the Standing Committee on Community Development should receive this report on the views of the SRC but, before making a decision, should consult with other groups, such as the Park Board, MacLean Park Tenants' Association and the Chinatown Property Owners' and Merchants' Association, as appropriate."

Mr. Pickstone reviewed the report and a brief discussion was held. It was,

RECOMMENDED that the report of the Deputy Director of Planning, dated February 22nd, 1973 be received, the report be circulated to appropriate Community groups and that a meeting of this Committee be arranged in the area to hear representations from any groups that wish to appear.

2. No. 1 Firehall Re-siting

The Board of Administration under date of March 2nd, 1973 submitted the following report for the consideration of the Committee:

.../cont.

Clause 2 continued

"City Council at it's meeting on January 9, 1973 resolved the Fire Chief, Supervisor of Property and Insurance, Director of Planning and Civic Development, Director of Social Planning be instructed to look to alternate sites for report to the Standing Committee on Community Development.

At the meeting on January 18, 1973, the Community Development Committee made the following recommendations:

(a) Council abandon the re-location of #1 Firehall on Lot D, Block 122, DL 196 in Strathcona (Jackson, Pender and Keefer Streets).

(b) Council approve in principle, subject to comment from S.P.O.T.A. and appropriate reports from officials the re-location of #1 Firehall functions in two separate locations as detailed by the Fire Chief in his oral report this day.

By memorandum dated January 31, 1973, the Chairman of the Community Development Committee advised concerned Civic Officials that Council approved the Committee's recommendations and requested those Officials to compile additional information relevent to the proposal of two firehalls for further reference to the committee.

The Fire Chief reports:

The two-hall proposal is an optimum solution for the Headquarters Hall intended to be located in the Strathcona area.

Locations for the halls are:

(a) Site A. Headquarters - South side of Prior Street between Heatley and Hawks avenues (Lot 5, Block 1, DL 181, 196 and 2037).

(b) Site B Number 8 Hall - Northwest corner of Main and Powell Streets. (Lots 8-10, Block 3, DL 181, 196).

Both properties are City owned and satisfy the criteria requested by the Chairman of the Community Development Committee in that:

1. The sites cause a minimum dislocation of people (both sites vacant).

2. The sites will have minimum effect of amenities of the local area.

.../cont.

March 8th, 1973.

Clause 2 continued

These halls will provide the necessary fire protection for the area as presently protected by the existing Number 2 Firehall at Gore and Cordova Streets. Additional apparatus will not be required but will be re-assigned to each hall for the support of other Companies in the east and west limits of their districts.

Site A. Prior Street.

This site, to be created by subdivision comprising approximately 75,000 sq. ft, located on the west side of Lot 5, is satisfactory for a headquarters hall and will provide:

(a) Administrative Offices

(b) Training Facilities

(c) Apparatus Maintenance

(d) Accommodation for an operational Company and its apparatus.

Because of the re-distribution of operational forces into two halls, a third of the force (one Captain and four firefighters) will be stationed at the Headquarters Hall. Normally all general maintenance of the present Headquarters hall, as well as operational maintenance, is carried out by on-duty firefighters. There will be only four firefighters available for these duties in the new Headquarters hall, thus making it impossible to maintain the total maintenance required. It is expected the four firefighters will be capable of maintaining operational tasks, such as, the upkeep of their own accommodation, apparatus, hose, fire Company inspections, training, etc., and that a janitorial service will be required for the Administrative part of the hall. It should also be noted that if there is extensive landscaping on this site, some arrangements will be necessary for its proper maintenance.

Site B - Main and Powell.

This site of approximately 9,000 sq. ft. is suitable for an operational hall. No provision for training is planned for this hall as the headquarters training facility will now service all downtown halls.

The Assistant Director, Construction & Maintenance, advises:

Architects have prepared tentative estimates which indicate that the cost of building the new Headquarters Firehall on the proposed site at Prior and Heatley Streets will be in the order of $1,100,000.00 and of building the proposed firehall at Main and Powell Streets in the order of $450,000.00. These figures include the cost of site development work, Architects' fees, fire alarms, communications equipment, traffic control devices, and miscellaneous expenses. Firm estimates will be available when the preliminary designs are submitted for Council's approval.

The Supervisor of Property & Insurance reports:

The estimated market value of Site A is $2.50 per sq. ft.

75,000 sq.ft. @ $2.50 = $ 187,500.00

In regard to Site B, this property comprises 3 lots with a total area of 9,000 sq.ft. It is presently utilized by the Police Department for the storage of impounded vehicles. The estimated market value including blacktop and chain link fence is $70,000.00

March 8th, 1973.

Clause 2, continued

Chief Constable J. R. Fisk (in his letter dated February 28, 1973 to the Fire Chief) states that on the basis of a cursory examination there would appear to be no reason why such an exchange could not be effected. This on the understanding that the final decision in the matter must be made by the Board of Police Commissioners.

Council May 4, 1971 approved the Fire Chief's recommendation that No. 2 Firehall be abandoned.

The estimated market value of No. 2 Firehall is as follows:

14,224 sq. ft. @ $5.00 a sq. ft. = $71,120.00

SUMMARY OF LAND COSTS TO FIRE DEPARTMENT

Site A	$187,500.00
(Note the figure of 75,000 sq.ft is approximate)	
Site B	$ 70,000.00
	$257,500.00

The Acting Director of Planning & Civic Development and the Director of Social Planning & Community Development jointly report:

Generally both sites are more than satisfactory with minimal disruption of residential and community facilities. Raymur residents have expressed approval of the Prior and Heatley site.

The Park Board and City Council have approved in principle the development of a linear park in the Strathcona area, which includes a diagonal closing of the Heatley-Keefer intersection. Although Heatley will be a route to the waterfront for the new firehall, we feel that the problem is only design, so that general traffic is prohibited but fire equipment may pass. If the design of this intersection as part of the linear park is not practically possible, or if the cost is prohibitively high, our recommendation would be that the location of the firehall on Heatley & Prior must have priority.

Your Board submits the foregoing report of the Fire Chief for the consideration of Council."

Commissioner Ryan brought to the attention of the Committee the fact that Site A is approximately 75,000 square feet while the former site was 50,000 square feet and that Sites A and B will cost approximately one half million dollars more than the former site.

In speaking to the Report, the Fire Chief advised that approximately 75,000 square feet are needed in that this property is on a steep grade and more space is, therefore, required in

March 8th, 1973.

Clause 2 continued

order to manoeuvre the fire trucks. Also a level area is required for training purposes. The Fire Chief advised that S.P.O.T.A. has been kept informed of the proposed new sites and no concern has been expressed.

The Fire Chief was requested to bring preliminary sketch drawings back to the Committee when they have been prepared.

After due consideration it was

RECOMMENDED (a) that Site A, being the Headquarters site on the south side of Prior Street, between Heatley and Hawks Avenues and Site B being No. 8 Firehall on the northwest corner of Main and Powell Streets be acquired.

(b) that as Eng and Wright are the architects for the Headquarters site they also be retained for Firehall No. 8.

3. Britannia Property Acquisition

The Standing Committee of Council on Community Development under date of 8th February, 1973 submitted the following recommendations to Council in Clause 3 of the report:

"Recommends that a list of tenants be provided to this Committee for immediate discussion, such list to be in terms of the financial situation of the tenants for further discussion on the matter of providing suitable alternate accommodation and financial assistance to such tenants, and

Further recommends that Council instruct the appropriate departments that Council deemed that adequate notices to tenants, in writing, be delivered when vacant possession by the City is required."

When dealing with this Clause on 20th February 1973, Council passed the following motion:

"That this clause of the report of the Standing Committee on Community Development be referred back to the Standing Committee for further consideration with the Committee being asked to particularly examine the five tenant cases involved."

With respect to the foregoing resolution, Commissioner Ryan advised that it is five properties that are being expropriated not five tenant cases.

The Deputy Director of Property and Insurance advised what steps are taken by the Properties Department to assist persons requiring relocation when property has been acquired by the City. He stated that owners are advised of accommodation that is available and, when necessary, they are taken by a member of

March 8th, 1973.

Clause 3 continued

the Properties' staff to view alternate accommodation. Also, when need exists, the moving costs are paid by the Partnership Mr. Jordan also stated that they follow the policy laid down in the Board of Administration Report dated 3rd May, 1971. He noted that his Department receive very few requests for assistance in relocating owners or tenants. He advised that tenants would not be notified of having to move until after the City has obtained Title to the property and then every effort is made to permit them to stay until such time as suitable accommodation is obtained. He explained that the City makes adjustments for any overlap of rental on the City property.

Representatives of the Grandview-Woodland Area Council appeared before the Committee. Mr. M. Clague, Community Worker for this Council, presented a specific case which was outlined in a communication from the Grandview-Woodland Information Centre under date of 22nd February, 1973.

Members of the Committee were of the opinion that the Area Council should explain more fully services that are offered by the City in respect of relocation.

Alderman Mazari drew to the Committee's attention the following paragraph contained in a Board of Administration Report dated 3rd May, 1971:

> "The extent of assistance re the foregoing should be established prior to commencement of any relocation activity. The task will be to locate, and to offer to each occupant requesting assistance, an alternate unit substantially the equivalent of the occupants' existing accommodation as to quality, size, rent etc. A special Committee or Team, consisting of representatives from the partnership (and possibly one from the residents' group) could be established to adjudge whether the alternate accommodation being offered is an adequate and realistic replacement. If the tenant refuses the alternative, the partnership's responsibility should be considered complete and the tenant would then be obliged to find his or her own alternative unit."

After considerable discussion it was

RECOMMENDED that it be the City's policy on moving costs, hook-up of either hydro or telephone and rental overlaps where the city takes title to the property, and where need is shown, that these costs be the responsibility of the Partnership and that we immediately contact the Partnership pointing out that as the rental differentials at the present time are probably 50% greater, we request them, where need is shown, to underwrite one year's difference in similar accommodation for those tenants and that be a policy basis for all expropriation in the City of Vancouver under the Partnership.

4. Liquor Licence - Oompapa Restaurant/Cabaret

Mr. Ephraim appeared before the Committee requesting endorsation for a Restaurant/Cabaret Liquor Licence for the Oompapa Restaurant which will be located at the C.N.R.Terminal, at the foot of Main Street.

As there are no residents in the immediate vicinity, your Committee

RECOMMENDS that no objection for the restaurant/cabaret Liquor Licence for the Oompapa Restaurant be recorded with the Liquor Control Board in respect to this particular application.

5. Illegal Suite Policy

In a report of the Board of Administration dated November 24th, 1972 respecting the proposed extension of removal dates for Illegal Suites, the Director of Planning and Civic Development and the City Building Inspector recommended that:

"(1) The December 31, 1972 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1974.

(2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1974, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability. "

When dealing with this report on November 28th, 1972, Council passed the following motion:

"THAT the date proposed as December 31, 1974, in parts (1) and (2) of the recommendations, be changed to read June 30, 1973;

FURTHER THAT in the interim, a committee of Council be appointed to review the illegal suite policy in respect to different areas of the City;

ALSO, a copy of this clause and the action of Council thereon be furnished to organizations who have expressed an interest in the matter, with the advice they may appear before Council at the appropriate time, if they so wish."

.../cont.

Clause 5 continued

The Special Committee was not appointed prior to the end of 1972 and on 16th January 1973, the new Council referred this matter to the Standing Committee on Community Development. Letters were sent to various organizations and to a firm of solicitors inviting them to appear before Council if they so wished on the subject matter. However, the only reply received was from the firm of Morin, Beadle and Company, solicitors who advised that they wished to wait to see what position the new Council would take with respect to the Illegal Suites question.

With respect to the first part of the motion quoted above the City Building Inspector submitted a memorandum dated March 2nd, 1973 wherein he advised that no new development permits are being issued for the 6-month period from January 1st to June 30th 1973, in anticipation of a decision being made by Council prior to June 30th 1973. The City Building Inspector spoke briefly to his memorandum and it was

RECOMMENDED that the following recommendations of the Director of Planning and Civic Development and the City Building Inspector contained in the Board of Administration Report dated November 24th, 1972 be approved:

> "(1) The December 31, 1972 expiry dates for development permits for illegal suites in (RS-1) areas be renewed upon application for a new development permit to December 31, 1974.
>
> (2) The expiry dates for development permits in 'other than (RS-1) Districts' be renewed upon application for a development permit to December 31, 1974, where a satisfactory standard of accommodation is provided with respect to such items as ceiling height, plumbing, and general suitability."

The meeting adjourned at approximately 5.30 p.m.

E

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC AND COMMUNITY DEVELOPMENT

March 15, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held at approximately 3:30 p.m. on Thursday, March 15, 1973, in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK: M. James

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. West End Local Area Planning Programme

The Chairman opened the meeting by requesting an oral report from the representative of the Engineering Department - Traffic and Transportation Division on the public meeting held re the amendments to traffic flow patterns in the area of the West End, west of Denman Street.

The meeting was held at King George Secondary School on Wednesday, March 14, 1973, and approximately 100 people attended. Of the 100 persons present, ten asked searching questions and one person, who was not a resident of the West End, spoke against the proposal. Ninety percent (90%) of the people at the meeting were in support of the proposed plan.

The method of distribution of the printed information via a 'slip in' in the West Ender was explained to the Committee. The Department will be reporting to Council on May 1, 1973, on experience and results.

The Committee had before it for consideration, a report dated March 16, 1973, from the Board of Administration entitled 'West End Local Area Planning Programme - Office Rental'. It also had before it a memorandum signed jointly by the Director of Social Planning and the Director of Planning and Civic Development dated March 15, 1973.

The report of the Board of Administration detailed costs and start up of expenses for the utilization of lease space at 836 Denman Street and made comments about the space at 842 Denman Street and 1165 Davie Street. The Board of Administration submitted five (5) recommendations in their report which proposed the use of 836 Denman Street with some additional equipment.

The memorandum of the Directors of Social Planning and Planning and Civic Development pointed out that the Departments did not concur with the recommendations of the Board of Administration and detailed their objections under four headings in their memorandum. The memorandum ended with five (5) recommendations.

The Committee discussed the matter in detail and at length with the representatives of the three departments: Engineering, Planning and Civic Development and Social Planning and with the Board of Administration. The Director of Social Planning orally reviewed the history of the development of the site office and stressed that the Committee should first be dealing with the planning process proposals rather than the site office.

cont'd....

Clause No. 1 continued

The Committee, after consideration of the above information,

RECOMMENDS

(a) that the oral report of the Engineering Department - Traffic and Transportation Division be received

(b) that

(i) the Supervisor of Property & Insurance be authorized to negotiate with the owner of 836 Denman Street for a period not exceeding 21½ months, terminating December 31, 1974, and that the agreement be to the satisfaction of Corporation Counsel

(ii) the Purchasing Agent be authorized to purchase 7 portable screens (which may be returned to Stores and used elsewhere on termination of the project) at a cost of approximately $1,100

(iii) as the Fire Chief states that public meetings cannot be held at this location without changes to the exits, arrangements be made for the use of the meeting room being provided at 1655 Robson Street. Larger meetings be arranged in other meeting halls for which purpose a sum has been included in the programme budget for 1973

(iv) the necessary funds estimated to amount to $9,056 for 1973, be added to the budget of the Social Planning Department and authorization be granted for expenditure of any necessary funds prior to approval of the budget

(v) consideration of the use of 842 Denman Street be deferred pending experience gained with the use of 836 Denman Street: the Departments to report back

(vi) an amount of $800 be added to the budget for contingency.

The meeting adjourned at approximately 4:15 p.m.

PART REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

MARCH 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday afternoon, March 15, 1973.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

1. Administrative Assistant for the Board of Administration and Class Specification

Your Committee considered the matter of appropriate Class Specification and Pay Grade for the position of Administrative Assistant to the Board of Administration and in that regard, received the following report from Commissioner Ryan:

> "As directed at your Committee meeting of March 1, attached is a Class Specification for an Administrative Assistant which has been prepared in consultation with the Personnel Services Department.
>
> Your Committee had suggested that the pay grade be in a range between Pay Grade 30 and Pay Grade 35. The Personnel Services Director has recommended Pay Grade 31.
>
> I RECOMMEND that the Class Specification be approved and that the position be filled within the limits of Pay Grade 30 ($1,185 - $1,418) and Pay Grade 35 ($1,479 - $1,752) depending on the qualifications of the successful applicant."

The Council should first consider the principle of appointment of an Assistant to the Board of Administration as per the attached Clause 2 (b) of this Standing Committee's report of March 1, 1973 which is appended to this report for information.

If the Council approves of such an appointment, your Standing Committee RECOMMENDS the foregoing report of Commissioner Ryan be approved in respect of the Class Specification and appropriate Pay Grade, to be made effective if and when the Council determines the 'Assistant' matter.

H

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

MARCH 15, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #2 Committee Room, City Hall on Thursday, March 15, 1973 at approximately 9.30 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

CLERK: M. Kinsella

RECOMMENDATION

1. Travelling Youth Program - 1973

The Committee agreed to consider the following special report from the Director of Welfare and Rehabilitation and the Director of Social Planning on the 1973 Travelling Youth Program:

The Director of Welfare and Rehabilitation and the Director of Social Planning report as follows:

"For the summers of 1971 and 1972 assistance with board and lodging has been provided to travelling youth in need in the following manner:

1) The Welfare and Rehabilitation Department established and operated a Youth Referral Centre with temporary City employees. The Metropolitan Council of the United Church also had two or three staff in the Youth Referral Centre to direct Travelling Youth to Home Placement situations.

Travelling youth in need came to the Youth Referral Centre and completed an application for welfare assistance. If they were found eligible they were directed to either a hostel or home placement, and the Welfare Department paid the cost of board and lodging for a maximum of four days.

The cost of providing board and lodging to travelling youth was cost shared on the same basis as regular social assistance (i.e. 50% Federal Government, 35% Provincial Government, 15% all Municipalities).

2) The Welfare and Rehabilitation Department funded a telephone answering service operated by the Vancouver Crisis Centre to cover the hours that the Youth Referral Centre was closed. The Crisis Centre directed travelling youth to the various hostels.

In the summer of 1971 the Welfare and Rehabilitation Department provided four-day assistance to over 21,000 persons. In 1972 the number dropped to approximately 17,000. In 1971 approximately 400 persons required assistance beyond four days. In 1972 less than 300 required assistance beyond four days.

City, Provincial and Federal officials have been concerned about the close association between the social assistance program and the temporary need for assistance on the part of travelling youth. Under the present system a travelling youth in need is required to establish eligibility for social assistance. Officials of the City, Provincial and Federal Governments have been looking for a way which would permit travelling youth to pay all or a portion of the costs for board and lodging and, where they are unable to pay anything, to somehow circumvent the requirement to become a welfare recipient.

.../cont.

Clause 1 continued

Accordingly, a proposal has been developed whereby the three levels of Government could, for the first time, participate in the operation of a summer travelling youth accommodation and lodging system. The plan contains the following proposals:

1. That a three-member board, representing each level of Government, be established for the purpose of administering all aspects of the accommodation and lodging needs of travelling youth. The three-member board would include a representative from the Department of Rehabilitation and Social Improvement, a representative from the City of Vancouver Social Planning Department and a representative from the Federal Government.

   Mr. Hugh Wade, who is the Federal Government's representative in this area pertaining to Summer Travelling Youth Programs, would likely be one of the three members.

2. That the City of Vancouver Welfare and Rehabilitation Department hire a Hostel Coordinator for a temporary period of eight months and second the Hostel Coordinator to the Department of Social Planning.

   The Coordinator would be responsible to the three-man board referred to in No. 1 above. The salary costs of the Hostel Coordinator would be cost shared 50% Federal, 25% Provincial and 25% City.

3. That a Youth Referral Centre, operated by a private agency or group, be established and funded by the Provincial Government. The Youth Referral Centre will be responsible for providing information to youth, and referral to available hostel or home placement beds.

4. That the Federal Hostels Program fund the operating costs of all hostels and home placements; based on $90.00 per week per staff, utility bills, insurance costs, minimal rental charges and cleaning materials.

5. That the user fee of .50¢ for accommodation and .50¢ for meals be charged, and that this money be applied to offset hostel operating costs.

6. That deficits incurred by hostels or home placement situations be covered by the Department of Rehabilitation and Social Improvement. In other words, the Provincial Government has indicated that they are prepared to guarantee the operating costs of hostels rather than paying a specific per diem rate.

Over 60% of the young people using hostels across Canada last summer paid a user fee. Youth who could not pay would not be refused bed and meals but would be asked to do some compensating work in the hostels.

As far as the City of Vancouver is concerned, the most significant factor in this proposal is that the only cost to the City of Vancouver will be 25% of the salary costs of a temporary Hostel Coordinator.

.../cont.

Clause 1 continued

ESTIMATE OF COSTS

Hostel Coordinator (Social Worker I, Pay Grade 19), 8 mos. @ $720.	$5,760.
Fringe Benefits @ 10%	576.
Auto Allowance	500.
Total Cost	$6,836.
LESS 50% C. A. P.	3,418.
LESS 25% Province	1,709.
Net Cost to City	$1,709.

AVAILABILITY OF FUNDS

The Comptroller of Accounts advises that additional costs, if approved, will need to be included in the 1973 Departmental Budget.

COST SHARING WITH THE PROVINCE

The Director of Welfare and Rehabilitation has discussed salary cost sharing with senior Provincial officials. They have given verbal approval, and written confirmation is forthcoming.

RECOMMENDATIONS

THAT City Council authorize the hiring of one temporary Hostel Coordinator for a period of eight months, commencing April 1, 1973 and terminating November 30, 1973.

THAT City Council authorize an expenditure of $1,709.00, to be provided in accordance with the recommendation of the Comptroller of Accounts."

The Director of Welfare and Rehabilitation spoke to this report. He advised that the Metropolitan Council of Churches has indicated willingness to operate a home placement program similar to that offered by them last year which was very successful. Mr. Boyd stated there is a degree of urgency to this report to enable the Hostel Coordinator to be hired by April 1, 1973 in order that sufficient accommodation may be generated for the summer months.

Following further discussion, it was

RECOMMENDED that the above report and recommendations of the Director of Welfare and Rehabilitation and the Director of Social Planning be approved subject to consideration of the report by the Board of Administration prior to submission to Council on Tuesday, March 20.

SEE REPORT H(i)

.../cont.

2. Social Planning Department - POSER and RESER Budget Appropriations

The Chairman submitted the following report for consideration by the committee:

"The Social Planning Department has two approved budget appropriations, designated (a) Purchase of Outside Services and (b) Social Research. The first, Purchase of Outside Services, was established in 1968 to achieve the following purposes:

"To fund new, innovative and experimental programs, which, if demonstrated to be successful, will be built into established agencies and funded by them. If they prove ineffective, they will be discontinued."

In 1972, Council approved an appropriation of $40,500.00 for the Poser Account and $15,000 for the Research Account.

Most of the money spent under these two budget appropriations is 50% cost shareable under the Canada Assistance Plan.

The Director of Social Planning now requires approval of City Council prior to spending funds from both these budget appropriations. Although Council approval has never been refused to requests of the Director of Social Planning, this procedure is slow and cumbersome and imposes an unusual and unnecessary constraint upon the Social Planning Department, in view of its small budget and staff and the special nature of its responsibilities. The present terms of reference governing the use of these funds can be widened to allow the Social Planning Department to carry out additional tasks assigned by Council and/or its various Committees.

RECOMMENDATION

The Chairman of the Social Services Committee recommends that the Director of Social Planning be authorized to spend, at his own discretion, funds approved in his Departmental budget for Purchase of Outside Services and Social Research, subject to the condition that he submit Information Reports twice yearly to Council, in June and December, on expenditures incurred."

The meeting agreed that the requested administrative change would result in more efficient administration of these appropriations and it was

RECOMMENDED that the above report of Alderman Rankin, Chairman of the Standing Committee on Social Services re POSER and RESER Budget Appropriations be approved.

SEE REPORT H(ii)

The meeting adjourned at approximately 11.15 a.m.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MARCH 27, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 27, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Gibson
Alderman Pendakur

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Prince of Wales High School, under the direction of Mr. Keenleyside; students from Hartney Collegiate in Manitoba with teachers Mr. Dilk and Mr. Forsyth, accompanied by Mrs. Wilson for the host school, Vancouver Technical Secondary School, and students from the Employment Orientation for Women class of Vancouver City College, Special Programs Division, under the direction of Mrs. B. McDonald.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day on the items proposed.

ADOPTION OF MINUTES

MOVED by Ald. Marzari,
SECONDED by Ald. Massey,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated March 20, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND UNFINISHED BUSINESS

1. Development of Lands along the Fraser River between the Arbutus and Barnard Streets Rights-of-Way

The Deputy Director of Planning and Civic Development, under date of March 9, 1973, submitted a detailed report on the matter of development of lands along the Fraser River between the Arbutus and Barnard Streets rights-of-way, giving an historical position and three schemes of development for consideration, i.e.,

Scheme 1 - Industrial/Residential/Private Recreation
Scheme 2 - Greenbelt
Scheme 3 - Greenbelt/Industrial/Residential

cont'd ....

UNFINISHED BUSINESS (cont'd)

Development of Lands along the Fraser River between the Arbutus and Barnard Streets Rights-of-Way (cont'd)

The Director of Planning and Civic Development favours Scheme 3 development and in this regard recommends as follows:

"(a) The Director of Planning and Civic Development be instructed to reapply for a change in zoning of the part of the City-owned lands at the foot of Angus Drive on the lowlands north of 75th Avenue from M-2 Heavy Industrial to M-1 Light Industrial. (This would be the first step towards implementing the scheme approved by Council on October 1st, 1968, for the development of the City-owned land. The three readings have not been given to the approved By-law changes. Because of the time lag, the Director of Planning and Civic Development will have to reapply for the change.

(b) The Supervisor of Property and Insurance be instructed to report back on the financial implications of the sale of lease of the City-owned land at the foot of Angus Drive and on the purchase of the Steel Bros. property (Lot 3, Block 16, D.L.s 317, 308 and 5214.)

(c) The Director of Planning and Civic Development be instructed to prepare a development plan for the lands along the Fraser River west of Angus Drive, such plan to include a pedestrian/equestrian walkway scheme and uses for Lot 3, Block 16, D.L.s 317, 308 and 5214, possibly including a look-out park and some private recreational use."

(The Technical Planning Board at its meeting on February 16th, 1973 endorsed the recommendations of the Director of Planning and Civic Development)

Mr. R. Youngberg, Senior Planner, gave a report explanation.

The Vancouver City Planning Commission, under date of March 23, 1973, submitted the following resolutions:

"THAT the Commission draw to the attention of Council the uncertainties in regard to future status of the area, implicit in questions of regional zoning and the future of Bill 42

AND THAT because of the above, and in regard to the Commission's concern for the conservation of green space along the Fraser River, the Commission approves the Planning Department's recommendations as they affect Angus Drive and westward, and recommends that no action be taken at the present time to change the status or further develop the lands east of Angus Drive."

Horner Developments Ltd. submitted a communication dated March 21, 1973, commenting on the Departmental report and expressing favour of development consistent with Scheme 1.

MOVED by Ald. Bowers,
THAT Scheme 3 development be accepted in principle after amendment by substituting "M-1" industrial for "M-2" industrial zoning.

FURTHER THAT the Standing Committee on Community Development be requested to discuss this whole matter with residents in the neighbourhood.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the communications from the Vancouver City Planning Commission and Horner Developments Ltd., be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

2. 'In Camera' Guidelines

Alderman Volrich reported with recommendations in respect of proposed 'In Camera' guidelines and after due consideration, it was,

MOVED by Ald. Volrich,
THAT appropriate matters for discussion 'In Camera' be as follows:

(a) Personnel matters, where personal reputation is involved or where an appointment is to be considered.

(b) Property matters, where a divulgence of the discussion will likely result in prejudice to the City.

(c) Labour negotiations and legal matters, where a divulgence of the discussion will likely result in prejudice to the City

(d) Special matters where it is clearly in the interest of the City that the discussion take place 'In Camera';

FURTHER THAT the present 'In Camera' Committee be continued on the following basis:

(i) The Committee should be comprised of three Aldermen.

(ii) The Committee should meet together as far as possible at the regular time, 1:45 p.m., to consider matters.

(iii) At all times there should be the approval of at least two of the three members of the Committee before any matter is referred to an 'In Camera' meeting.

(iv) If any member of the Committee is absent or not in attendance at the designated time, the Chairman shall have discretion to request any other Alderman who may be available to sit in as part of the Committee.

- CARRIED UNANIMOUSLY

The Mayor advised the present membership of the Committee, i.e. Aldermen Linnell, Pendakur and Rankin, would continue with Alderman Volrich being an alternate in the event of absence.

3. Roads and Transportation Association of Canada: Conference

The Council further considered the matter of Alderman Pendakur's attendance at the forthcoming Roads and Transportation Association Conference to be held in Toronto, May 11, 1973. However, as the Mayor wished the Council to receive further information on the subject, the matter was deferred to the next meeting.

4. Christ Church Cathedral Development

It was agreed to defer this matter pending the hearing of delegations later this evening.

COMMUNICATIONS OR PETITIONS

1. G.V.R.D. Committee Appointments

The following resolution was noted from the City of Port Moody:

"THAT a letter be sent to the G.V.R.D. protesting the continued narrowness in Committee appointments, the lack of involvement of other Council members of member municipalities and the appointment of the same people to several committees irrespective of the importance of the areas they represent".

MOVED by Ald. Hardwick,
THAT the communication be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Delegation Request:
Vancouver/Garibaldi Olympic Committee

A request was received from the President of the Vancouver/Garibaldi Olympic Committee asking an opportunity to appear before the Council to report on potential bid for the 1980 Winter Olympic Games.

MOVED by Ald. Bowers,
THAT the delegation be heard at a convenient time.

- CARRIED UNANIMOUSLY

3. Nomination of Vancouver: Site of United Nations Conference/Exposition on Human Settlements

A communication was noted from the Minister of State for Urban Affairs, reading as follows:

> "I wrote to your predecessor last October 4th informing him of my success in obtaining Cabinet agreement to nominate Vancouver as the site of the United Nations Conference/Exposition on Human Settlements, subject to U.N. General Assembly approval. It is now my pleasure to officially confirm that the approval was enthusiastically given by a vote of 114 for, none against, and 13 abstentions.
>
> We had originally planned to hold the Conference/Exposition in September, 1975. Due to various other U.N. conference pressures, however, this will not be possible. Instead the first two weeks of June, 1976, have now been scheduled for this important event. In view of the magnitude of this unique kind of international gathering, this change in date will allow more adequate time for the necessary preparations.
>
> It is my sincere hope that the City of Vancouver will participate fully in planning the Conference/Exposition. Suitable organization is now being developed. I will want to talk with you very soon with regard to the very special role of Vancouver and the type of organization that is appropriate."

MOVED by Ald. Linnell,
THAT the foregoing letter be received and the Minister informed the Vancouver City Council will cooperate in every way possible in respect of the matter.

- CARRIED UNANIMOUSLY

4. Public Hearings

The Zoning Planner reported, for information, proposals with respect to Public Hearings, particularly on the subjects of Shannon property and the Britannia Community Services Centre in regard to rezoning.. It was noted the Shannon application is scheduled for Wednesday, April 18th, and that the Britannia Community Services Centre application is scheduled for Tuesday evening, May 15th, in the Council Chamber, at which time certain other applications will also be considered.

In respect of the Shannon hearing, the Zoning Planner had proposed including, at the same meeting, an application for consideration respecting amending the By-law to include "marina" as a conditional use in RS-1, one-family dwelling district schedule and the M-1 and M-2 industrial district schedules. However, it was,

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Public Hearings (cont'd)

MOVED by Ald. Hardwick,
THAT the proposals of the Zoning Planner in his letter of March 26th be received for information; but the application with respect to "marina" be considered at a public hearing on the evening of April 17th, in the Council Chamber.

- CARRIED UNANIMOUSLY

(Alderman Volrich advised that the Standing Committee on Community Development would be considering the matter of the most suitable location for the Shannon Public Hearing)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 23, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing clauses 1 and 2, identified as follows:

(1) Flat Rates for Property Owners' Share of Completed Local Improvement Projects

(2) Petition by Residents of Block 34, D.L. 301, for a City-owned Lot to be dedicated for Lane Purposes

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration, contained in these clauses, be adopted.

- CARRIED UNANIMOUSLY

SOCIAL SERVICE & HEALTH MATTERS

The Council took action on this report as follows:

Clause 1: Recreation Program for Downtown East Side Residents

MOVED by Ald. Hardwick,
THAT this recommendation of the Board of Administration be adopted after changing the word "develop" in Part (a) of the clause to read "initiate".

- CARRIED UNANIMOUSLY

Clause 2: Updating and Restating resolutions authorizing:
(a) appointment of Bank and Signing Officers (Welfare and Rehabilitation Department)
(b) Signing of cheques by affixing signatures with Cheque Signing Machines, Rubber Stamps or Personal Signature

MOVED by Ald. Rankin,
THAT this recommendation of the Board of Administration be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

SOCIAL SERVICE AND HEALTH MATTERS (cont'd)

Clause 3: Health and Welfare North District Office and West End Sub Office: Staffing Requirements

MOVED by Ald. Marzari,
THAT the positions of Building Maintenance Man and Information Clerk be referred to the Standing Committee on Social Services for further review.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey, Rankin, Volrich and the Mayor voted against this motion)

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration in connection with this clause be adopted and,

FURTHER THAT the matter of the Management Concept be referred to the Standing Committee on Social Services.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report on the matter of Air Pollution Control Equipment, be adopted.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

Visit to Seattle and Portland Police Departments:
Mr. D.H. Mead, Systems Analyst

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report of the Board of Administration, containing clauses 1 to 5, identified as follows:

(1) Acquisition for West End Community Centre and Senior Citizens' Housing Project: 1643 Barclay Street
(2) Acquisition for Britannia Community Services Centre: 942 McLean Drive
(3) Acquisition for Britannia Community Services Centre Site: 937 Woodland Drive
(4) Acquisition for Britannia Community Services Centre Site: 1042 McLean Drive
(5) Acquisition for Replotting: 8440 Beatrice Street

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration, contained in these clauses be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT GENERAL REPORT
March 23, 1973

BUILDING AND PLANNING MATTERS

The Council took action on this report, containing clauses 1 to 7 inclusive, as follows:

MOVED by Ald. Linnell,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in Clauses 1, 4 and 5 of this report, and identified as follows, be adopted:

(1) Rezoning: N/S East Pender between Woodland and Commercial Drives, 1629 and 1637 East Pender

(4) Rezoning: S/S Parker and N/S Napier between Clark and Odlum Drives

(5) Residential Facility: Downtown East Side Progress Report from Steering Committee

- CARRIED UNANIMOUSLY

Clause 2: Rezoning: E/S Hull Street between Stainsbury and B.C. Hydro Right-of-Way

MOVED by Ald. Hardwick,
THAT no action be taken on this whole matter pending the receipt by Council of a Report Reference from the Deputy Director of Planning and Civic Development on the Cedar Cottage area, following which this clause be further considered.

- CARRIED UNANIMOUSLY

Clause 3: Church Planning: Champlain Heights

MOVED by Ald. Rankin,
THAT the B.C. Muslim Association be given an opportunity to appear before Council in further explanation of their application, if the organization so wishes, and the clause be deferred in the meantime.

- CARRIED UNANIMOUSLY

Clause 6: Sale and Resale of Lots 25-29 Inclusive: N/S 700 Block Keefer Street

MOVED by Ald. Rankin,
THAT, before Council takes any action on this clause, the matter be referred to the Park Board.

- CARRIED UNANIMOUSLY

Clause 7: Rezoning: S/W corner School Avenue and Tyne Street

MOVED by Ald. Hardwick,
THAT the matter be deferred, including the delegation request, pending a report from the Deputy Director of Planning and Civic Development on the question of the City expropriation of the necessary additional adjacent land to give a full Senior Citizens' housing site in the area, when joined with the property involved in the Calling Foundation rezoning application.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT (cont'd)

FINANCE MATTERS

The Council noted a report from the Corporation Counsel on a resolution from the Police Commission with respect to the account of Mr. G.L. Murray, Q.C., for the defence of P.C. 255, R.G. Sutton. The Commission recommends payment of the $1,000 for professional services.

MOVED by Ald. Rankin ,
THAT this matter be deferred pending advice from the City Prosecutor on the full details of this particular case.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION: MR. CHARLES BENTALL

The Mayor presented to Mr. Charles Bentall a medallion and a copy of the page of record in the Civic Merit Book giving honour to Mr. Charles Bentall for his contribution to the life of the City of Vancouver.

Following this ceremoney, at approximately 3:45 p.m., a reception was held and then the Council reconvened 'In Camera'. At approximately 4:20 p.m., the Council reconvened to continue with the regular business.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Development Permit Application:
1802 Bayswater Street

The Deputy Director of Planning and Civic Development reported on Development Permit application No. 59346, 1802 Bayswater Street, pointing out the Design Panel consideration and recommendation of the Technical Planning Board.

A letter was received from the Vancouver City Planning Department setting out its resolutions on the subject and which are quoted in the Director's report. It was noted the solicitor for the applicant has made a delegation request.

Apart from the actual application, the Technical Planning Board recommended as follows:

> 'that Council may wish the Director of Planning and Civic Development review, as workload permits, the policy of permitting Townhouses and Garden Apartments as conditional uses in the RS-2 and RT-2 Residential District Zoning Schedules'.

MOVED by Ald. Hardwick,
THAT the delegation request be granted, and the above noted recommendation of the Technical Planning Board, respecting review of policy permitting townhouses and Garden Apartments as conditional uses, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the communication from the Vancouver City Planning Commission be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee on Finance and Administration, March 15, 1973

MOVED by Ald. Bowers,
THAT this report on the subject of Labour Negotiations: Outside Workers' Union, be received for information.

- CARRIED UNANIMOUSLY

E. Report of Standing Committees on Finance and Administration and Social Services, March 15.

The Council considered this report containing Parts I and II, as follows:

Part I - 1973 Estimates (Civic Grants)

Part II - Policy re Processing Certain Civic Grants

MOVED by Ald. Bowers,
THAT Part I of this report be received and referred to the special evening meeting for the hearing of delegations (arranged for Tuesday, April 10, 1973);

FURTHER THAT Part II be received for information.

- CARRIED UNANIMOUSLY

F. Report of Special Committee re Provincial Courts Building

Alderman Rankin, on behalf of the Special Committee re Provincial Courts Building, submitted the following report under date of March 26, 1973:

"Following a meeting on March 21, 1973, the Special Committee formed to review the allocation of space in the New Provincial Courts Building, submits the following Report:

Item No. 1

The Committee examined the additional space requirements of the Court Clerks' Office and directed the Architects to examine and report on the possible methods to provide the necessary space.

The Architects reported back to the Committee that the best solution would be to provide additional space for the Court Clerks' Office on the Main Floor and allocating this to the "Traffic" Section of the Court Clerks' Office and leave the present designated space on the second floor for the "Criminal" section.

The Architects submitted two alternatives to achieve this arrangement which are shown on the appended plans to this Report and which are marked Plan "A" and Plan "B".

Basically, Plan "A" shows the "Traffic" Section located in the area previously designated as Staff Dining, Probation and Salvation Army Interview Rooms. The Public and Staff dining would be combined in the area previously designated as Public Dining. Alternatively, Plan "B" shows the "Traffic" Section located in the area previously designated as Legal Aid and Storage.

The Architects recommended Plan "A" and estimated the additional cost to carry out the changes would be approximately $55,000.00. He noted that alternative Plan "B" had an estimated cost of $47,500.00, but pointed out that the space designated for clerical staff under this plan was less desirable than under Plan "A" and that there would be

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

less ceiling height due to the fact that the heating and air-conditioning ducts for the whole building ran through the designated space in alternate "B". Further, under alternative "A", the patio space would be available for expansion and there would be windows and daylight in the designated clerical area, whereas under Plan "B" there would be no natural daylight and no space for expansion.

After discussions on the advantages and disadvantages of the alternates, the Committee recommended the adoption of Plan "A" subject to a review of the area designated as the Judges Dining Area becoming:

(i) totally public

(ii) partly as a public area and partly with a smaller fixed space for the Judges' dining area

(iii) an open area capable of being closed off by two sets of folding doors to enable a smaller or a larger private dining area to be available when required (estimated cost for dividers would be $2,000.00 per set - total $4,000.00)

A fourth alternative would be to include the area designated as Judges' dining area into the general clerical space for the Traffic Section of the Court Clerks' Department.

Item No. 2

The Committee was requested by the Union Representative to consider the provision of carpet for the offices provided for the Courts' clerical staff. Under the present contract specification, these offices would be tiled.

Because of the general high noise level associated with this type of clerical space, it would be desirable to install carpet in such areas for its sound-absorption properties. This carpet would be a reasonably-priced synthetic carpet commonly used for such applications.

This request for carpet should be extended to the clerical area for the Court Liason Staff.

The extra cost to substitute carpet for file in both areas is estimated at approximately $10,000.00.

The Assistant Director of Construction & Maintenance, reports that no savings can be anticipated in janitorial or floor maintenance costs because of the use of carpet, however a constant higher level of floor appearance will be possible. This factor combined with the sound-absorption properties and the general improvement imparted to the facility are the basis for his Recommendation for the use of carpet.

Funds

The Assistant Director, Construction & Maintenance, reports that at the present time it appears that there may be sufficient funds within the total amount provided for the project to cover the estimated costs of the recommended changes. Should additional funds be required, a further report will be submitted.

It is RECOMMENDED THAT:

1) Approval be given for changes to the plans of the Provincial Courts Building for additional space for the Court Clerks' Office as shown in Plan "A" at an estimated cost of approximately $55,000.00, and Council to indicate its preference as to the use of the space shown as Judges Dining Room.

2) Approval be given for the substitution of carpet in lieu of tile in the Office Areas at an additional cost of approximately $10,000.00.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

MOVED by Ald. Rankin,
THAT the foregoing recommendations in this report be adopted and,

FURTHER THAT the area marked in yellow on Plan A attached to the report, and designated as Judges' Dining Area, be restricted for the judges' dining from 1:00 to 2:30 p.m., and thereafter be an open dining area.

- CARRIED UNANIMOUSLY

G. G.V.R.D. Matters

The Mayor related to Council various matters scheduled to be on the Regional District agenda for its meeting on March 28, 1973, and gave an opportunity to members of Council to discuss these matters.

H. Christ Church Cathedral Development:
Evening of March 27, 1973

The Mayor suggested a procedure in connection with hearing the Christ Church Cathedral presentation in respect of proposed development on the church site and presentations from other parties at the hearing to take place this evening at Eric Hamber School. After due consideration, it was,

MOVED by Ald. Hardwick,
THAT the initial presentation of Christ Church Cathedral group be limited to thirty minutes.

- LOST
(Aldermen Bowers, Harcourt, Marzari, Massey, Rankin, Volrich and the Mayor voted in the negative)

MOVED by Ald. Rankin,
THAT the procedure for hearing groups this evening be as follows:

(a) Christ Church Cathedral Group be granted 40 minutes

(b) The Mayor grant three parties opposing the church proposal a total time of 30 minutes

(c) The balance of interested parties be kept with a strict 5 minute presentation per delegation and speak to Council in order of registration at the meeting.

- CARRIED
(Alderman Volrich voted in the negative)

I. West End Local Area Planning Program
(West End Bulletin Board Information Centre
and West End Planning Office)

The Council, on March 20, 1973, passed the following motion:

"the Supervisor of Property & Insurance be authorized to negotiate with the owner of 836 Denman Street or any other property which may become available within one week and which may prove more suitable to the satisfaction of the Board of Administration (provided the cost is no greater than that for 836 Denman Street) for a lease for a period not exceeding 21½ months, terminating December 31, 1973, and that the agreement be to the satisfaction of Corporation Counsel".

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West End Local Area Planning Program continued:

The Director of Social Planning advised Council this day that property, apart from the Denman Street site, has become available at 1725 Davie Street and would accommodate both the West End Bulletin Board Information Centre and the West End Planning Office, approximately 1,750 sq. ft. being involved, and that the two services would complement each other.

To finance accommodation of the West End Bulletin Board Information Centre at this site, the United Community Services has agreed to advance additional funds totalling $3,500. In respect of 1974 it will be a matter of Council's consideration as to the grant that will be determined to maintain this Information Service in this location for that year.

The Director of Social Planning recommends:

"THAT Council authorize the Supervisor of Properties and Insurance to negotiate with the owner of 1725 Davie Street for the 1750 sq. ft. (600 sq. ft. to be sub-leased to the West End Bulletin Board Information Centre) for a period not exceeding 21½ months, terminating December 31, 1974 and that the agreement be to the satisfaction of Corporation Counsel".

MOVED by Ald. Massey,

(a) the Supervisor of Properties and Insurance be authorized to negotiate with the owner of 1725 Davie Street for the 1750 sq.ft. required (600 sq.ft. to be sub-leased to the West End Bulletin Board Information Centre), it being understood that the cost to the City will be less than for the premises at 836 Denman Street. The lease to be for a period not exceeding 21½ months, terminating December 31, 1974 and that the agreement be to the satisfaction of Corporation Counsel;

(b) the amount of $3,500 received from the United Community Services to assist in the provision of this accommodation for the Information Centre be accepted;

(c) the matter of financing the Information Centre accommodation at this location for the year 1974 be a matter of Council consideration and determination in that year.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4444 BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 4444 being a by-law to provide for the annual indemnity of the Mayor and the allowance payable to the Deputy Mayor while holding office, and the By-law be read a first time.

- CARRIED

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED.

MOVED by Alderman Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(Aldermen Hardwick and Rankin voted against the By-law)

2. BY-LAW TO AMEND BY-LAW No. 4445 BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a by-law to amend By-law No. 4445 being a by-law to fix the amount to be paid annually to the Aldermen of the City, and the By-law be read a first time.

- CARRIED

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4445 continued:

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED.

MOVED by Alderman Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Bowers,
SECONDED by Alderman Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

(Aldermen Hardwick and Rankin voted against the By-law)

MOTIONS

1. Allocation of Land for Highway Purposes
5359 and 5337 Knight Street

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. The East 7 feet of Lot 11, District Lot 711, Group 1, New Westminster District, Plan 1383

2. The East 7 feet of Lot 14, Block 3, District Lot 711, Group 1, New Westminster District, Plan 1383,

cont'd....

MOTIONS (cont'd)

Allocation of Land for
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up Portion of Harrison Drive east of Victoria Drive

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portion of Harrison Drive east of Victoria Drive is surplus to the Citys' highway requirements;

3. The German Canadian Benevolent Society of British Columbia owns the abutting lands and wishes to consolidate the site in order to develop a Senior Citizens Housing Project;

THEREFORE BE IT RESOLVED that all that portion of Harrison Drive adjacent to Lots 1 to 5, Block 23, District Lot 328, Fraserview, Plan 8574, shown outlined red on plan sworn to by A.C. Loach, B.C.L.S., on the 1st day of March, 1973, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of the abutting lands.

AND BE IT FURTHER RESOLVED that the said closed road and the abutting Societies lands be subdivided to form one parcel.

- CARRIED UNANIMOUSLY

3. Closing and Stopping up Bruce Street between 43rd Avenue and the lane South of 41st Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City is conveying a site which includes Bruce Street between 43rd Avenue and the lane south of 41st Avenue, for a Senior Citizens' Development by the Mennonite Senior Citizens' Society;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 3619, lying between a line joining the north easterly corner of Lot 9, Block 1, District Lot 717, Plan 3619; to the north westerly corner of Lot 42, Block 2, said District Lot 717 and a line joining the south easterly corner of Lot 25, said Block 1, to the south westerly corner of Lot 26, said Block 2, the same as shown outlined red on plan prepared by A. Burhoc, B.C.L.S., dated October 17, 1972, and marginally numbered LE 3811, a print of which is hereunto annexed; be closed, stopped up and title taken thereto; and

cont'd....

MOTIONS (cont'd)

Closing and Stopping up Bruce Street continued:

BE IT FURTHER RESOLVED that the said closed road be subdivided with the abutting lands and the newly created parcel conveyed to the said Society.

- CARRIED UNANIMOUSLY

4. Local Improvement
. Curbs and Gutters: Flankage Relief (Lot 4 of 35, Block B, District Lots 319, 324 and part of 323)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)

Curbs and Gutters: Flankage Relief (continued)

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $49.48 for a period of fifteen years;

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1973 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

5. Local Improvement
Street Lighting: Relief to certain properties
b/s S.E. Marine from Elliott to Hartley Street

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

cont'd....

MOTIONS (cont'd)

Street Lighting: Relief to
Certain Properties (cont'd)

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W.1/2 N. of R of W	258 & 329	83.43
A.	-	69	258 & 329	52.21
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1973 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W.1/2 N. of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	29.43

cont'd....

MOTIONS (cont'd)

Street Lighting: Relief to
Certain Properties (cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1973 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

6. Local Improvement
Street Lighting: Relief to Certain Properties
b/s S.E. Marine Drive from Duff Street to
Elliott Street

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

cont'd....

MOTIONS (cont'd)

Street Lighting: Relief to
Certain Properties (cont'd)

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1973 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1973 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

7. Local Improvement
Curbs and Gutters: Flankage Relief
(Lot D of 1 to 4, Block 11, D.L. 264A)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Adanac Street from Victoria Drive to the lane east on the north side and from Victoria Drive to a point 99.05 feet east on the south side and portland cement-concrete curbs and gutters on Adanac Street from the lane east of Victoria Drive to Semlin Drive on the north side and from a point 99.05 feet east of Victoria Drive to Semlin Drive on the south side (hereinafter called "the said project") as a local improvement, to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on June 12, 1969, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

cont'd....

MOTIONS (cont'd)

Curbs and Gutters: Flankage Relief (cont'd)

AND WHEREAS following the completion of the said project, Council passed By-law No. 4556 on May 11, 1971, for the purpose of borrowing the sum of $1,463,871.44 to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot D of 1 to 4, Block 11, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment presently being imposed on the said lot is $132.90 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $44.30 for a period of fifteen years;

cont'd...

MOTIONS (cont'd)

Curbs and Gutters: Flankage Relief (cont'd)

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $132.90 for the said project and that such assessment be reduced to $44.30 for the year 1973 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

8. Bill 42: Land Commission Act

At the last meeting of Council, Notice was called on the following motion by Alderman Volrich:

"THAT the City of Vancouver, through the Director of Planning and Civic Development, prepare and present a brief to the Provincial Government on the proposed legislation known as Bill 42 - the Provincial Land Commission Act - as it may affect the City of Vancouver and urban policies in the Province of British Columbia, such brief to be approved by Council before presentation, and the brief to be also distributed to all members of the Legislature representing Vancouver constituencies."

Alderman Volrich requested permission to WITHDRAW this motion since action was being taken through the U.B.C.M., and the Council agreed to the withdrawal accordingly.

9. U.B.C.M. Brief: Bill 42, Land Commission Act

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Vancouver City Council express its approval of the brief of the Union of British Columbia Municipalities Executive, as prepared on Bill 42 (Land Commission Act) and presented to members of the Government Caucus.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - C.B.C. Development and Overpass

referred to the C.B.C. headquarters development and enquired if the Georgia Street overpass is to be built at the same time as the Headquarters.

The Mayor advised provision for the overpass has been made in the development but the overpass will not be built at the same time as the Headquarters.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Hardwick - Woodwards Oakridge: Expanded Development

enquired as to the best means of conveying to the principals of the Woodwards Oakridge development in respect of its latest development proposals, the views of Council by way of improvements.

The Mayor suggested Alderman Hardwick call a meeting of the Civic Development Committee, expanded to include all members of Council and an informal discussion be held with the principals. Further, representatives of the School and Park Boards be included.

Mayor Phillips - Non-voting Park Board Member: G.V.R.D. Park Committee

advised Alderman Gibson proposed the Park Board non-voting member on the G.V.R.D. Park Committee be granted voting powers and the City Council member be made non-voting.

Since there were different views on the proposal, the Mayor directed the matter be withheld pending Alderman Gibson's return.

Alderman Massey - Fence Around VanDusen Gardens: near 33rd Ave., and Oak Street

requested action be taken to stop the fence being built around the VanDusen Gardens in the vicinity of 33rd Avenue and Oak Street and, therefore, it was,

MOVED by Ald. Massey,
SECONDED by Ald. Linnell,
THAT the Park Board be requested to stop erecting a fence around the VanDusen Gardens on Oak Street, near 33rd Avenue, and give Council a full report on the status of the matter, particularly on the matter of an open fence.

- CARRIED UNANIMOUSLY

Alderman Harcourt - Quebec/Columbia Corridor

requested a report on the Quebec/Columbia Corridor and particularly where there are any plans to place a railroad line along this corridor to the Johnston Terminals.

The Mayor directed accordingly.

Alderman Hardwick - Voting Park Board Member on False Creek Committee

conveyed the request of the Park Board that the Park Board representative on the False Creek Committee be given full voting rights and therefore, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the representative of the Park Board to the False Creek Committee be granted full voting rights as a member.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:30 p.m. to reconvene in the Eric Hamber School at 7:30 p.m., to hear delegations on the matter of Christ Church Cathedral development.

The Council reconvened at 7:30 p.m., in the Auditorium of the Eric Hamber Secondary School, 5025 Willow Street, for the purpose of hearing representatives of Christ Church Cathedral explain the proposed redevelopment of the church site at Burrard and Georgia Streets and to hear representations from various groups and citizens who wish to support or oppose the redevelopment.

Mayor Phillips was in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

Christ Church Cathedral Development

Earlier this day the Council passed a motion to allow the representatives of Christ Church Cathedral a period of 40 minutes and the principal opponents, 30 minutes, to be followed by others within a limitation of 5 minutes each. The Mayor explained to the assembly the procedure which had been determined for this meeting and called upon the following in order to present to Council the proposed development of the Christ Church Cathedral:

Right Reverend David Sommerville, Bishop of the Diocese

Mr. Richard Smyth, People's Warden, Christ Church Cathedral

Mr. John Bow, President of H.A. Roberts Ltd. and Cathedral Agent

Mr. Jack Oliver, Chairman of C.J. Oliver Industries Ltd.

The Very Reverend Herbert O'Driscoll, Dean of Christ Church Cathedral

Mr. Arthur Erickson, Architect

During the presentation of Mr. Arthur Erickson, slides were shown of photographs of the model of the proposed office tower/Cathedral building. Briefs covering all speakers, except Mr. Erickson, were filed.

The Mayor then called upon the following:

Concerned Congregation of Christ Church Cathedral (Dr. H.V. Warren) - brief filed
Mr. G.E. Baynes - brief filed
Save Christ Church Cathedral Committee (Mr. H.C. Fuller) - brief filed
Mrs. Grace McCarthy
Dr. Basil Plumb - brief filed
Professor H. Kalman - brief filed

The Mayor then called upon the following groups and individuals:

Parish of Fraser Cheam
Citizens' Council on Civic Development - Mr. Strong
Mr. F.W. Robinson
Pastoral Institute of B.C. - Mr. Barry Cook
Board of Parks and Recreation - Commissioner G. Puil
Professor A. Rogatnik

cont'd....

Christ Church Cathedral Development

Miss Isobel M. Duncan
Mrs. James McColl
Mr. Warnett Kennedy
Metro Council of the United Church - Rev. G. Laird
Mrs. Jean Braybrook
Mr. F. C. Leighton
First United Church - Rev. R.A. Burrows
Mr. Stanley Burke
Mrs. Pamela Maclean
Mrs. Mary Kelly
Mr. Robert Spankie
Mr. J.M.P. Molyneux (brief read on his behalf)
St. Richards Church - Rev. Ronald Wickens
Community Arts Council - Mrs. Janet Bingham
Vancouver Historical Society - R. Watt
Canon Stanley Higgs
Miss C. M. Herman
Mrs. I.A. Kimmitt
Mr. Malcolm Wright
Miss Rayleen Nash
Mr. Tom Whittey
Mr. R.G. Harding
Mrs. M. Pigott
Rev. R. Pynn
Mrs. Joan Smart
Mr. Graham Crockart
Anglican United Campus Ministry -Rev. Peter Fibley

During these representations, the Council observed a recess from 9:15 to 9:30 p.m.

At the conclusion of the hearing of submissions as above, the Mayor once again advised the meeting that it was not the intent of Council to make a decision this evening.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the representations submitted this evening be received and the subject matter brought before the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 12:20 a.m.

*****

The foregoing are Minutes of the Regular Council meeting of March 27, 1973, adopted on April 3, 1973.

A. Phillips
MAYOR

R. Kempson
CITY CLERK

March 23, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in the following table are derived from the actual cost of the work, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1972, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

Flat Rates for Property Owners' Share of Local Improvements Completed in 1972

P.C. CONCRETE SIDEWALKS 5' WIDE

Projects as identified on the Assessment Commissioner's Schedules			Flat Rates per foot to be applied to the Assessable Property in the Projects
Court of Revision	Schedule Number	Item Number	
May 18/71	404	2	$5.80
July 29/71	407	9	$5.80
Nov.4/71	408	96,97,98,101,102, 103,104,105,106, 108,110,111,113, 114,115,117	$5.80
Nov.4/71	409	51,52,53	$5.80
Nov.30/71	410	4	$5.80
May 11/72	414	77 to 90	$5.80

RECOMMENDED that the table of flat rates shown above be approved."

Your Board RECOMMENDS that the foregoing be approved.

2. Petition by Residents of Block 34, D.L. 301, for a City-Owned Lot to be Dedicated for Lane Purposes

The following petition has been received by Mayor Phillips and Council:

"We, the undersigned residents of this block do not have any vehicular access to our property throughout most of the day. Heavy parking from the commercial businesses on Kingsway occupy the curb during the day and early evening. Most of the lots are too narrow to develop off-street access and the block has no lane for rear access. As a result, residents are forced to park at least a block away.

...Cont'd

Clause No. 2 (cont'd)

We would like to request that the City dedicate for lane usage the 20 foot wide City-owned lot, E ½ of A, as outlined on the accompanying plan."

This petition was signed by 7 out of the 9 property owners who abut the City-owned parcel.

The City Engineer reports as follows:

"Block 34, D.L. 301, is bounded by Glen Drive, 21st Ave., Inverness St. and 22nd Ave.

The lots in the north half are separated from the lots in the south half of this block by a 20' wide strip of land extending from Glen Drive on the west to Inverness St. on the east.

This 20' wide strip is divided into two equal length parcels. The westerly parcel described as the W ½ A, is privately owned and has a house situated on it. The easterly parcel described as E ½ A is City-owned and is vacant. A fence separates these 2 parcels.

The Inverness St. end of the City-owned parcel is also fenced. The abutting property owners use this area (between the 2 fences) for various garden purposes.

Site checks at various times on different days over a 21-day period did not reveal any acute shortage of curb parking spaces on the streets abutting Block 34. These checks also show that 4 of the 7 signatories to the petition have vehicular access to their property from the fronting street and are presently parking vehicles on their property. Mr. Lunow, Mr. Kazulin and Mr. Chan Lim King are the three signatories who do not have vehicular access to their property.

A change of management of an adjacent automobile dealership appears to have resolved any parking problem that may have existed previously.

The City-owned lot drains to the west and if a lane is installed the surface drainage water would have to be piped to the existing storm sewer on 21st Ave. This would entail negotiating for an easement through private property.

The estimated cost of land acquisition for street purposes and the necessary work of installing a dead-end lane for half the length of this block, including the surface drainage facilities is $16,000 or $80 per linear foot.

I recommend that because

(a) the parking problem referred to in the petition appears to have been resolved,

(b) the majority of the property owners abutting the requested lane do have vehicular access to their property

(c) of the extremely high cost of installing a dead-end lane for a half block length

this project be not proceeded with at this time."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

(Plan submitted by petitioners is circulated for Council's information)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Recreation Program for Downtown East Side Residents

On December 7, 1971, Council requested that a committee of staff, chaired by the Medical Health Officer, report to them on Skid Road housing. In the report submitted to Council on August 15, 1972, a recommendation "That the Board of Parks and Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council" was adopted.

The Medical Health Officer reports as follows:

"There have been further intensive meetings between the members of the Committee and the staff of the Board of Parks & Public Recreation in order to prepare this more detailed report for a recreation program in the Downtown east side area. The Committee recognizes that there are 5,000 people living east of Camble not now covered by the recreational program offered in the Strathcona area.

There have been two meetings held in this area to discuss recreational programs. One meeting of November 20, 1972, of community workers endorsed the concept of a program in the area and a meeting of residents on November 21st also expressed support. The following recommendations reflect in part the ideas that came from the workers and residents of the area, the staff of the Board of Parks and Public Recreation, and the Committee of City staff. These recommendations are as follows:

a. That a Recreation Director be appointed to develop a pilot program for the Downtown east side area for a period of April 1, 1973 to March 31, 1974;

b. That the Recreation Director be administratively responsible to the Recreation Director of the Strathcona program, but would develop this program in consultation with a recreation committee of agency representatives and citizens of the Downtown east side;

c. That the budget for this program be flexible during this experimental year and would consist of:

Staff	$19,095	- One full-time Community Centre Director I and casual help at $2.50 per hour, plus fringe benefits - 1973 rates.
Program Aid ..	$ 4,400	- for rental of space plus transportation, supplies for crafts, games, etc., purchase of services, equipment rental, etc.)
TOTAL	$23,535	

d. A report of the first nine months of operation would be prepared for Council by January 1974, which would make recommendations on whether to continue this program and, if continued, a more specific budget would be recommended.

e. The philosophy of the program would be to work with the existing agencies operating social and recreational programs in an attempt to assess these programs and to develop additional programs for individuals not now benefitting from any of the agency activities. During this pilot program there would be no fixed central physical location, but the desirability of such would be considered during this trial and recommendations would be included in the January 1974 report to Council."

cont'd....

Clause #1 continued:

Your Board RECOMMENDS that the report of the Medical Health Officer be approved and funds in the amount of $19,150 be allocated for the 1973 costs of this program, and that the Director of Personnel Services review and report to the Board on classification and salary.

This report has been discussed with and approved by the Superintendent of Parks and Public Recreation.

2. Updating and Restating resolutions authorizing:
   (a) The Appointment of Bank and Signing Officers (Welfare and Rehabilitation Department)
   (b) Signing of cheques by affixing signatures with Cheque Signing Machines, Rubber Stamps or Personal Signature

The Director of Finance and the Director of Welfare and Rehabilitation report as follows:

" On March 18, 1958, City Council adopted two resolutions which authorized:

A. The Appointment of the Social Service Administrator or the Assistant Social Service Administrator as Bank and Signing Officers for the Social Welfare Department , and

B. Authorized The Canadian Bank of Commerce to pay any and all cheques purporting to be cheques of the City of Vancouver Social Service Department presented for payment bearing fascimile signatures of the Social Service Administrator
or
The Assistant Social Service Administrator.

The Canadian Imperial Bank of Commerce, which has replaced the original Canadian Bank of Commerce, has requested that the foregoing resolutions be updated and restated to reflect any changes which may have occurred since the previous resolution was adopted, namely as follows:

Resolution No. I

... Appointment of Bank and Signing Officer (Welfare and Rehabilitation Department)

(a) That the Canadian Imperial Bank of Commerce in this resolution referred to as "the Bank" is hereby appointed the banker of the Welfare and Rehabilitation Department of the City of Vancouver.

(b) That ...
The Director
Welfare and Rehabilitation Department
be and is hereby authorized for and on behalf of the Welfare and Rehabilitation Department of the City of Vancouver to make, sign, draw, accept, endorse, negotiate, lodge, deposit or transfer all or any cheques whether or not an overdraft is thereby created in the accounts of the Welfare and Rehabilitation Department.

(c) That ...
The Director
Welfare and Rehabilitation Department
is hereby authorized for and on behalf of the Welfare and Rehabilitation Department to negotiate or deposit with or transfer to the Bank (but for the credit of the Welfare and Rehabilitation Department accounts only) all or any cheques, and for such purpose to draw, sign or endorse the same or to deliver the same to the Bank endorsed with the name of the Welfare and Rehabilitation Department of the City of Vancouver impressed thereon by a rubber stamp or other device; also to receive all paid cheques and other debit vouchers charged to the accounts of the Welfare and Rehabilitation Department and to execute from time to time the Bank's form of receipt therefor and agreement as to the settlement, balance and verification of the accounts between the Welfare and Rehabilitation Department and the Bank.

cont'd.

Clause #2 continued:

(d) That the Director of Finance shall provide the Bank with a certified copy of this resolution and the name of the officer of the Welfare and Rehabilitation Department authorized by this resolution to do any act or thing, together with a specimen of his signature, to be acted upon by each branch of the Bank with which any dealings are had by the Welfare and Rehabilitation Department until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such branch.

Resolution No. 2

... Signing of Cheques by Affixing Signature with Cheque Signing Machine, Rubber Stamp or Personal Signature

Whereas for the convenience of the Welfare and Rehabilitation Administration of the City of Vancouver it is deemed advisable that cheques drawn on the Canadian Imperial Bank of Commerce be signed by affixing the signature with a cheque signing machine, a rubber stamp, or other mechanical means or by The Director affixing his personal signature,

THEREFORE BE IT RESOLVED:

I. That the Canadian Imperial Bank of Commerce be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the City of Vancouver Welfare and Rehabilitation Department presented for payment bearing the facsimile or actual signature of the following officer who has been duly authorized to sign cheques for and on behalf of the Welfare and Rehabilitation Department:
The Director
Welfare and Rehabilitation Department.

II. That such cheques or instruments may be dealt with to all intents and purposes and shall bind the Council as fully and effectually as if signed in the handwriting of and duly issued by such officer for and on behalf of the Welfare and Rehabilitation Department.

III. That the Director of Finance shall provide the said Bank with a certified copy of this Resolution and certified specimen of such facsimile signature and that such Resolution may be acted upon by each branch of the said Bank with which any dealings are had by the Welfare and Rehabilitation Department until notice to the contrary or any change therein has been given in writing to the Manager or Acting Manager of such branch, and that the Director of Finance be authorized to complete the necessary forms for submission to the Bank."

YOUR BOARD RECOMMENDS that the foregoing report of the Director of Finance and the Director of Welfare and Rehabilitation be adopted.

3. Health and Welfare North District Office and West End Sub Office - Staffing Requirements

Your Board has received the following report from the Administrative Analyst:

"On August 29, 1972, City Council adopted a recommendation that the City enter into a rental agreement with the owner of property in the 1600 block Robson Street, to provide a sub office in the West End for Health, Welfare, Probation and other Service Departments. On October 17, 1972, City Council adopted a recommendation that the City enter into a rental agreement with the owner of property at the junction of Commercial Drive and Grant Street for the establishment of a District Office for the same Service Departments.

cont'd...

Clause #3 continued:

The Assistant Director, Construction & Maintenance Division, advises that both properties will be available for occupation by the Departments on May 1, 1973. These offices require Telephone Operators and Janitorial Services which are additional to the present requirements and the established staff positions of the Departments. The requirements have been reviewed with the Director of Welfare Services, the Medical Health Officer, the Chief Probation Officer, Assistant Director Construction & Maintenance Division, and the City Electrical Engineer.

A. ADDITIONAL POSITIONS RECOMMENDED

(a) NORTH DISTRICT OFFICE

Five permanent positions are recommended, namely:

2 Telephone Operators
1 Telephone Operator Typist
1 Building Maintenance Man
1 Building Service Worker

1 Information Clerk be established on a temporary basis for the six months ended October 30, 1973.

(b) WEST END SUB OFFICE

A permanent position of:

1 Telephone Operator Typist is recommended

(c) All of the recommended positions to be added to the establishment of the Welfare & Rehabilitation Department, Financial Services Division. The Branch Head of Clerical Services to be responsible for supervision.

B. USE OF PERSONNEL IN REQUIRED POSITIONS

(a) NORTH DISTRICT OFFICE

(i) Telephone and Information Service

The experience of the Health & Welfare Department teams that will occupy these premises is that the volume of telephone calls is such that two Telephone Operators will be required.

The information Clerk position is recommended as a temporary position as this is an innovation designed to assist the public by providing an information service. The incumbent will be located at the ground floor entrance to the building to give information to members of the public calling at the building concerning the services available in the building and to a limited degree, the services available from City departments located elsewhere. It is proposed that the incumbent of this position will be responsible for booking the use of the meeting rooms in the building and providing typing and clerical assistance to the Building Supervisor and other staff of the Unit. A report on the position to be submitted to Council prior to October 30, 1973.

To provide relief to the two Telephone Operators and to the Information Clerk, it is recommended that a Telephone Operator Typist position be established. The incumbent of this position will provide general clerical assistance in either the Health or the Welfare Offices as required, when not providing telephone or information service relief.

cont'd....

Clause #3 continued:

(ii) Building Security and Janitor Service

As a large number of the public will be visiting the building, either by appointment or on a demand service basis, or to attend meetings either during the day time or during the evening, it is recommended that a Building Maintenance Man position be established for duty on a regular daily basis from 8.00.a.m. until 4.00.p.m. and that a Building Service Worker position be established for duty from 3.00.p.m. until 11.00.p.m. Monday to Friday inclusive.

The Building Maintenance Man to be a working supervisor, having responsibility for co-ordination of use of the meeting rooms, moving furniture in the meeting rooms, cleaning the meeting rooms and other areas on the ground floor and second floor, keeping the washrooms clean and tidy, cleaning lighting fixtures, washing walls, controlling access to the building, arranging parking, arranging for City cars to be serviced at the Manitoba Yard, and generally responsible for building security.

It is further recommended that the third floor area be cleaned by contracted janitor services each evening, Monday to Friday inclusive.

(b) WEST END SUB OFFICE

It is recommended that the Telephone Operator Typist position at this office be assigned duties of Receptionist to receive the general public calling at the office, provide limited information and to answer the incoming telephone calls.

Cleaning of the building to be undertaken by janitor cleaning contract.

C. REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

The report of the Director of Personnel Services is attached to this report as Appendix "A". In summary, his report is as follows:

Incumbent	Present Classification	Proposed Classification	Effective Date
Two New Positions		Telephone Operator I P.G. 8 ($453-$528)	When approved
One New Position (Temporary for six months)		Information Clerk ($503-$605)	When approved
One New Position		Telephone Operator-Typist 11, P.G. 9 ($470-$552)	When approved
One New Position		Building Maintenance Man II P.G. 16 ($720-$752)* Plus one Pay Grade for additional responsibilities	When approved

cont'd....

Clause #3 continued:

One New Position	Building Service Worker I P.G. 14 ($574-$685)	When approved
One New Position	Telephone Operator Typist I P.G. 7 ($436-$503)	When approved

* Effective Range - Personnel Regulation No. 160-1(a)(2).

D. ESTIMATE OF COSTS

Details of the estimate of costs are attached as Appendix "B". In summary, the estimates are:

	1973 - 8 Months	Annual
North District Office		
Total Salaries and Benefits	$26,741	$35,221
Contract Cleaning Costs	6,400	9,600
Total:	$33,141	$44,821
West End Sub Office		
Salaries - Total	$ 3,924	$ 5,886
Janitor Contract	2,400	3,600
Total:	$ 6,324	$ 9,486
Total Estimate	$39,465	$54,307
Less 50% Canada Assistance Plan Sharing	9,784	12,231
City Cost before Provincial Sharing	$29,681	$42,076
Less anticipated Provincial Sharing 25%	4,892	6,115
Net Cost to City after C.A.P. Provincial Cost Sharing	$24,789	$35,961

E. SUMMARY OF RECOMMENDATIONS

It is recommended that:

(i) Six permanent positions be established in accordance with the recommendations of the Director of Personnel Services.

(ii) One temporary position of Information Clerk be established for a period of six months ending October 30, 1973, in accordance with the recommendation of the Director of Personnel Services. A report on the position to be submitted to Council prior to October 30, 1973.

(iii) The Assistant Director - Building Construction and Maintenance, be authorized to call for Tenders for the cleaning contract at the North District Office and the West End Sub Office, and the Board of Administration be authorized to enter into a contract in accordance with established City purchasing policies.

cont'd....

Clause #3 continued:

(iv) The estimated Net City Costs for 1973 ($24,789) be included in the budget of the Welfare & Rehabilitation Department and approval be given for expenditure of the necessary funds in advance of the approval of the budget by City Council. (The Director of Welfare Services to confirm with the Provincial officials that cost sharing of salary and fringe benefits of 25% will be approved.)

This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs herein, but notes the Union is concerned with contracting out of janitorial services.

YOUR BOARD RECOMMENDS adoption of the recommendations of this report.

Board of Administration, March 23, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Air Pollution Control Equipment

The Director of Permits & Licenses reports as follows:-

"On February 6, 1973, it was reported to City Council that the Air Pollution Control Officers had been transferred from the Department of Permits & Licenses to the Greater Vancouver Regional District last year. Air pollution problems are now the responsibility of the Regional District.

At the time of the transfer, the Department of Permits & Licenses loaned the City's air pollution control testing equipment to the Regional District at their request. A letter has now been received from Mr. F.R. Bunnell, Director, Pollution Control, Greater Vancouver Regional District asking that the equipment be transferred to the District for the nominal sum of One Dollar. This equipment is of a specialized type and no further use can be found for it within the City administration. Most of the equipment is rather old and it is doubtful that a buyer could be found if the City were to offer it for sale in the usual manner.

In view of the above, I recommend that the following equipment be transferred to the Greater Vancouver Regional District for the sum of One Dollar:-

Gauge Draft Pitot Owyer (#16024)
Test Set Combustion Owyer (#15940)
Blower Cadillac Gio (#15947)
Velometer Alnor 2 Dust Jets (#15942)
Evaluator Spot (#16031)
Starlex Hi-Vol Sampler (#15996)
AISI Smoke Sampler (#15945)
AISI Smoke Sampler (#15946)
4 Metal File Drawers (#7769, #6356, #9967, #34827)
Thomas Autometer SO_2 Instrument
(Inventory numbers are shown in brackets).

The Purchasing Agent concurs with the foregoing recommendation."

Your Board recommends that the foregoing report of the Director of Permits & Licenses be approved.

PERSONNEL MATTERS

RECOMMENDATION

1. Visit to Seattle and Portland Police Departments - Mr. D.H. Mead, Systems Analyst

The following report has been received from the Co-ordinator of Data Processing & Systems Division:

"The 1973 Police Manpower estimates include an item dealing with Planning & Research activities. This has been withdrawn pending further study and a joint report by the Co-ordinator of Data Processing & Systems Division and the Chief Constable. As part of the examination of the proposal, surveys of practices in major Canadian cities have been carried out.

However, the approaches and requirements of the Vancouver Department are more related to the practices of cities in the Pacific Coast area. For this reason, the Chief Constable recommended to the Board of Police Commissioners that a senior Police Officer, an N.C.O. and Mr. Mead should visit the Seattle and Portland Police Departments to examine and evaluate activities in these cities. One day at each location should suffice.

The Board of Police Commissioners, at its meeting on January 11th, approved the attendance of the Police representatives. As Mr. Mead is a member of the City's Data Processing & Systems Division, it is necessary that Council approval be obtained for his travel. The estimated cost is $105.00.

The Comptroller of Accounts advises that, if approved, funds would be available in Account Code 7090/929 - 'Travel Expenses - Staff Officials.'

I recommend that Mr. D.H. Mead, Systems Analyst be authorized to accompany a Police party to the Seattle and Portland Police Departments at an estimated cost of $105.00, chargeable to Account Code 7090/929."

Your Board RECOMMENDS adoption of the recommendations of the Co-ordinator of Data Processing & Systems Division.

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for West End Community Centre and Senior Citizens' Housing Project: 1643 Barclay Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, August 25th, 1972, confirmed by Resolution of Council, August 29th, 1972, authorizing the Corporation Counsel to apply for Vesting Orders with respect to five remaining properties required for the above project. Subsequently, in order to avoid a court appearance, all five owners, including the owner of 1643 Barclay Street, legally described as the E½ of Lot 25, Block 57, D.L. 185, executed conveyances without prejudice in favour of the City. The demolition of all houses was completed in November, 1972.

It is noted that these properties were expropriated by Council Resolution of December 21st, 1971 and on July 4th, 1972 City Council confirmed a final offer of $57,500.00 for the above property.

These premises comprise a 2½ storey frame rooming house with full concrete basement erected in 1903 on a site 33' x 131', zoned RM-4. The 11 rooms were converted to 10 rental units including the owner's suite. This dwelling had 21 plumbing fixtures, a patent shingle roof, stucco and shingle exterior and was heated by a gas-fired hot air furnace. Condition of this improvement was average for age and type.

Since moving to a new residence, this owner, who was represented initially by a solicitor and more recently by an agent, has been in constant communication with the City Solicitor and this office with regard to a final settlement. By letter dated March 9th, 1973, she has agreed to accept the sum of $61,365.20 as of October 31st, 1972 in full settlement of all claims by reason of the City's expropriation of her property.

This settlement has been endorsed as reasonable under the circumstances by the City Solicitor to avoid the uncertainty of arbitration.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $61,365.20 on the foregoing basis chargeable to Code #649/1102."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre: 942 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"942 McLean Drive, legally described as Lot N½ of S½ of Lots 10 to 12, Block 25, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

cont'd....

Clause #2 continued:

These premises comprise a 2 1/3 storey frame dwelling with a main floor area of approximately 685 sq. ft., erected in 1911 on a site 30.5' x 93', zoned RM-3. This dwelling contains 6 rooms, 4 plumbing fixtures, has a patent shingle roof, shingle exterior, full concrete basement and is heated by an gas-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $22,600.00 as of March 31st, 1973, subject to rent-free possession to May 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $22,600.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Britannia Community Services Centre Site: 937 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"937 Woodland Drive, legally described as Parcel C of Lots 7 & 8, Block 25, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling, with a main floor area of approximately 787 sq. ft., erected in 1912 on a corner site 40.67' x 62.8', zoned RM-3. This dwelling contains 8 rooms,divided into 3 suites, 10 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement, and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type with the exception of the basic plumbing which, if the house were to remain, would have to be altered.

Following negotiations, the owner has agreed to sell for the sum of $23,500.00 as of March 31st, 1973, subject to the owner retaining the right to remove the stoves and refrigerators when the dwelling becomes vacant. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. The premises are presently occupied by tenants and vacancy is not required for approximately half a year. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $23,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Britannia Community Services Centre Site: 1042 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"1042 McLean Drive, legally described as Lot 11, Block 26, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey frame dwelling, with a main floor area of approximately 980 sq. ft., erected in 1912 on a site 33' x 93.5', zoned RM-3. This dwelling contains 4 rooms on the main floor, plus 3 rooms and a garage in a full concrete basement. It has 6 plumbing fixtures, a patent shingle roof, asbestos siding exterior, and is heated by a gas-fired hot water heating system. The dwelling has had extensive renovations over the past years and is in good condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $22,000.00 as of March 31st, 1973, subject to the owner retaining rent-free possession to April 30th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. The premises are presently occupied by tenants and vacancy is not required for approximately six months. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $22,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Replotting: 8440 Beatrice Street

The Supervisor of Property and Insurance and the Director of Planning and Civic Development report as follows:-

"An application has been made by the owner of Lot 1, Block J, D.L. 328, known as 8440 Beatrice Street, situated on the North-east corner of Kent Avenue North and Beatrice Street, to subdivide this lot into 3 lots fronting onto Beatrice Street. The subject property and adjoining City land are shown on the attached drawing. Alternatively, the owner proposes that the City acquire this property in the event that the scheme of subdivision is not acceptable.

The subject property comprises a site, measuring approximately 96' on Kent Avenue North and 252' on Beatrice Street, improved with a large one storey frame dwelling, a workshop and carport, all erected in 1955. Zoning is RS-1. According to the owner, he wishes to contain the improvements on the Northerly 152' and divide the Southerly 100' into two 50' lots. The Approving Officer is not prepared to approve such subdivision.

The owner has suggested that the City purchase his property if approval of his scheme of subdivision is refused. It is noted that the City owns adjacent Lot 2 and 3 and also Lot 1 of Lot 4 in this block and consolidation of Lots 1 - 3 would provide for a more efficient subdivision.

cont'd....

Clause #5 continued:

The existing dwelling, which is occupied by a tenant, has a main floor area of 1,458 sq. ft. There are 5 rooms on the main floor, 4 rooms in the basement and 10 plumbing fixtures. This building has a patent shingle roof, stucco exterior, a concrete foundation and is heated by an electrical system. A new roof, some painting and various minor repairs are now necessary. The attached workshop (1,000 sq. ft.) and carport (800 sq. ft.) are in good repair. It is noted that the dwelling encroaches onto the N 17' of the site which would be required for road purposes if subdivision were to proceed.

Following negotiations with the owner's representative, he is prepared to sell for the sum of $48,000.00 as of March 31 st, 1973, subject to the existing monthly tenancy. This price is considered to be fair and equitable and is representative of bare land value. It is proposed to continue the present tenancy until subdivision is to proceed at which the matter of disposition of improvements on site is to be reviewed.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $48,000.00 on the foregoing basis, chargeable to Property Purchases for Resale - Code 4902/32."

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: N/S East Pender between Woodland and Commercial Drives - 1629 and 1637 East Pender

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. D. M. Black, 4181 Clairmont Mesa Blvd., San Diego 17, California, requesting an amendment to the Zoning and Development By-law whereby Lots 13 and 14, Block C, D.L. 183, being the north side of East Pender between Woodland and Commercial Drives (1629 and 1637 East Pender), would be rezoned from an RM-3 Multiple Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is 'using the rear of the lots for parking for the tenants of my warehouse located at 1605 East Pender as required by the Permit and License Department'.

The subject lots each have a frontage of 33' and a depth of 122' and are currently occupied by older type dwellings, and are bounded on both sides by properties that are zoned M-1 Industrial.

Many years ago an application was made to rezone all lots on the North side of East Pender between McLean and Commercial Drives, but due to objections by some property owners, the Council of that day zoned only a portion of the properties, leaving several lots zoned RM-3, which is the situation with the two subject lots.

It is noted, however, on the applicant's submission, the reason for requesting the rezoning is to use the rear of the site for off-street parking for a warehouse located at the easterly end of the block. Attempts have been made to contact the applicant by telephone as such a use is not permitted if the dwellings are to be retained on the site.

However, if the rezoning is approved, thereby eliminating two lots zoned RM-3 in a predominantly industrial zoned area, the owner would have the alternative of either retaining the dwellings as non-conforming uses, but with no use of the rear yard for off-street parking for another site, or to demolish the dwellings and develop the sites in accordance with the Zoning and Development By-law.

The Technical Planning Board, on February 23, 1973, RECOMMENDED the application be approved.

On March 2, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

2. Rezoning: E/S Hull Street between Stainsbury and B.C. Hydro Right-of-Way

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. R. K. Kadota of Commercial Enterprises Limited, 2660 Hull Street, requesting an amendment to the Zoning and Development By-law whereby Lots 1 - 6, Blocks 6 - 8, D.L. 195, being the east side of Hull Street between Stainsbury and the B.C. Hydro Right-of-Way, would be rezoned from an RS-1 One Family Dwelling District to an RM-3 Multiple Dwelling District.

The applicant states the purpose of his application is 'self-owned apartments'.

The applicant also states: 'We plan to have the property developed and apartment built by Margax Enterprises (1968) Ltd., a very reputable apartment builder who is well experienced in this field.'

The subject properties vary in size but in total give a frontage of approximately 165' on Stainsbury Avenue and approximately 138' fronting Hull. The easterly boundary is approximately 111' in depth and most of the properties back onto the BC Hydro Right-of-way. Lot 4 on the corner of Hull and Stainsbury is occupied by a dwelling with Lots 1-3 fronting onto Hull Street and containing a small factory. The remainder of the properties are undeveloped with the existing grade being well below Stainsbury Avenue.

Prior to 1968, all lands lying between Hull, Lakewood, the BC Hydro Right-of-way and Stainsbury were rezoned from M-1 Industrial to RS-1 One Family Dwelling District, with the majority of the sites developed with single family homes, two very old apartment buildings and one small factory which became a non-conforming use, with the passing of the by-law in May, 1968.

To the north across the BC Hydro Right-of-way is a single family dwelling area developed with single family homes, as is the property to the south of Stainsbury east and west of Victoria Drive.

Immediately to the west across Victoria Drive is a small area of M-1 Industrial property which was also zoned many years ago and was retained when the zoning was considered in 1968. A parcel of land on the North side of Victoria Drive west of Hull Street was rezoned on April 6th, 1967, to permit its development with low density (.75) Senior Citizens' housing by the New Chelsea Society.

The Technical Planning Board on February 23rd, 1973 RECOMMENDED the application be not approved for the following reasons:

(a) RM-3 Multiple Dwelling District permits too high density and too high structures in this location.

(b) Rezoning of this property for this type of multiple occupancy is not considered compatible to the surrounding single family dwelling districts.

It is noted that Council resolution of November 21st, 1972 calls for a report reference on the Cedar Cottage area by the Director of Planning and Civic Development, having regard particularly to the number of problems and possible planning concepts in this area.

Should Council wish to refer this application to a Public Hearing, it is suggested referral to a Public Hearing be delayed until Council have received the report reference and acted thereon.

The Vancouver City Planning Commission, on March 2, 1973, endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

3. Church Planning: Champlain Heights

The Deputy Director of Planning and Civic Development reports as follows:

"In the May 1968 'Plan of Development - S/E Sector' report prepared for City Council, little attempt was made to set aside sites for church development. The only site created for church development was the approximate 1.6 acre double-fronting site at 49th Avenue and Tyne Street. This site lent itself more to a church than a housing development.

City Council and the Planning Department began to receive requests from various groups for single-family lots in Areas C and D for potential church sites. The objective of these groups was to purchase single-family lots and make application for a development permit under Section 2 (conditional uses) of the RS-1 (Single-family) District Schedule. Churches may be permitted, with approval of the Technical Planning Board, in all residential zones of the City as a conditional use, subject to compliance with special conditions, such as minimum site frontage of 66 ft., minimum side yard of 15 ft., etc.

These church groups were discouraged from purchasing lots and applying for development permits for the reason that housing in Champlain Heights was being purchased and/or developed by individuals on the basis of a Council-approved plan. Amendment to the plan at a time when the City was embarking on a sales program did not, in our view, appear justified. Therefore, no sales of single-family lots for church development was entertained in the first stage of development of Champlain Heights (i.e., Areas A, B, C and D).

The matter of church planning in the second stage of development (Areas E and F) was discussed with the Board of Administration and it was resolved that, in the design of Areas E and F, sites would be set aside for potential church sites and the Planning Department would discuss, with the interested church groups, their particular needs.

One particular group, the B. C. Muslim Association, are interested in a site in Areas E and F. In the attached letter dated January 5, 1973, to this Association, the Planning Department confirmed that, in the design of Areas E and F, we would establish a site generally in accord with the Association's specifications. It was also noted that marketing of any sites would be subject to Council's acceptance of a final subdivision, and would be subject to a development permit.

Further discussion took place with the Association, and was followed up by the attached letter from the B. C. Muslim Association dated February 26, 1973.

The B. C. Muslim Association, for the purposes of arranging financing, have asked for a firmer commitment than that which can be given by the Planning Department.

We are reporting to Council at this time to obtain Council's support in the approach being taken regarding church planning in Champlain Heights. If Council agree to the approach, it is suggested that it give B. C. Muslim Association assurance that a site will be set aside for release to them subject to the normal requirements of design approval and agreed value.

With respect to value, Council has indicated, in recent policy reports on Land Banking, a desire to lease properties in large land assemblies. In this regard Council may wish to have their officials pursue a general policy of leasing land for church purposes in Champlain Heights.

It is RECOMMENDED that Council:

(a) endorse the approach taken with respect to church planning in Champlain Heights;

(b) give assurance to B. C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;

(c) pursue a general policy of leasing land for church purposes in Champlain Heights."

4. Rezoning: S/S Parker and N/S Napier between Clark and Odlum Drives

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. T. Price, 1016 Clark Drive, requesting an amendment to the Zoning and Development By-law whereby Lot 5, Block 30, D.L. 182; Lot A of 10, Block 30, D.L. 182; Lot 10 except E. 25', Block 30, D.L. 182, being the south side Parker and the north side Napier between Clark and Odlum Drives, would be rezoned from an RM-3 Multiple Dwelling District to an M-1 Industrial District.

The applicant states the purpose of his application is 'body shops - customer storage yard'.

The subject properties consist of three separate parcels. Lot 5, Block 30, D.L.182, which is 48½' x 132', fronts onto Parker Street, contains two very old houses and is bounded by a City lane on the east and industrial zoned lands on the west which are occupied by dwellings and an auto body shop. The remaining two parcels, Lot A of 10 and Lot 10 except E.25', Block 30, D.L.182, front onto Napier Street, Lot A of 10 being 25' in width and Lot 10 except E.25' being 23½' in width. These two lots are sandwiched in between the City lane to the east and industrial zoned sites to the west, with these sites occupied in most part with residential developments.

History

Lot 10 except E.25' (23½' wide) is a City-owned lot. A portion of this lot has been used over the years to provide a rear vehicular access to existing non-conforming dwellings on three lots in the industrial area fronting Clark Drive. In addition, one non-conforming dwelling has an entrance encroachment over the City-owned lot.

In 1963, City Council, on recommendation from the Technical Planning Board and Town Planning Commission, approved an application to rezone Lot 5 from an RM-3 Multiple Dwelling District to an M-1 Industrial District, subject to conditions. This application was not completed.

Also in 1963, an application to rezone Lot 10 except E.25' to an M-1 Industrial District was not approved by City Council. However, the applicant was advised that a new application to rezone this lot would be favourably considered if the applicant would also acquire, include and consolidate the abutting 25' Lot with the application.

At a Public Hearing in March, 1965, City Council considered an application to rezone the combined lots, Lot 10 except E.25' and Lot A, to an M-1 Industrial District. Representations were made to Council regarding the use of a portion of the City-owned property for providing vehicular access to the rear of the abutting lots. Council resolved 'THAT this matter be referred back to the Director of Planning for consideration as suggested above in respect of extension of Urban Renewal Scheme No.3'.

On subsequent report to City Council, because of the ownership and access problems within the block, Council approved recommendations that the Director of Planning arrange to adjust the boundaries of Urban Renewal Scheme No.3 study area to include both the subject block and such surrounding blocks as considered necessary. While this was done, the actual study was not completed because of a change in government policy on urban renewal schemes.

The last application, by Mr. N. Campbell of Chuck Wagon Meat Processors Limited, was considered by the Technical Planning Board on July 30, 1971, and the City Planning Commission on August 6th, 1971, followed by a Public Hearing on October 14th, 1971, at which time Mr. J. Zadravec objected to the means of access to the rear of his property located at 1032 Clark Drive. At this time Council resolved:

'THAT this application be referred back to the Director of Planning for a report to Council in an endeavour to work out a satisfactory arrangement between the applicant and Mr. J. Zadravec of 1032 Clark Drive who had appeared at the Public Hearing expressing concern regarding lane access.'

Mr. Campbell did not proceed further with the application and therefore no further discussion took place.

cont'd....

Clause No. 4 continued

On receipt of the application by Mr. Price further discussions took place between City officials and Mr. Price in an endeavour to find a suitable solution. Latterly, discussions have been held with Mrs. R. Dillon, Sales REpresentative of A.E. Austin and Co. Ltd., and it was suggested she may get the four property owners of Lots E, F, G and H fronting onto Clark Drive together with Mr. Price, to endeavour to work out an amicable solution to permit the rezoning of the subject properties fronting Napier Street to proceed, with access to the rear of the properties by joint agreement between the four owners. This would include making satisfactory arrangements to purchase a portion of the City-owned lot, with the four owners making their own arrangements for ingress and egress, the balance of the site being sold to Mr. Price. Alternatively, as Mr. Price expressed his desire to acquire the properties, a bona fide offer could be made, and if acquired, it would eliminate any problem of vehicular ingress or egress to the four sites fronting Clark Drive. However, it appears none of the suggestions have been fruitful.

On January 17th, 1963, Mrs. Dillon submitted a letter addressed to the City Clerk which was referred to the Director of Planning:

'I as representative for Mr. Tom Price, owner of Toms Auto Body Shop, 1010 Clark Drive, Vancouver, would like to make an appointment for us to appear before the Council at City Hall, regarding the rezoning from residential to M-1 of Lot 5 of Block 30, District Lot 179, Parcel A, Plan 3365 and the east 25 feet of Lot 10, Block 30, District Lot 182, Plan 3365.

At the same time Mr. Price would like to offer to purchase, if possible from the City of Vancouver, the west 23.99 feet of Lot 10, Block 30, District Lot 182.

Mr. Price realizes, that if the City of Vancouver does see fit to allow him to purchase this parcel of land, he must allow an easement to the existing Lots H, G, F and E, for as long as they continue to be used in their present function.

I, as Mr. Price's representative have discussed these plans with the owners of Lots H, G, F and E and they in turn were not favourable to these ideas.

I also have discussed the issue with Mr. Graham and Mr. Gray of the Planning and Zoning Department at City Hall and they are aware of the situation.

However, Mr. Price would now like to make some improvements on his properties and to do this he must have Lots 5 and 10 rezoned before he can commence.

Hoping to hear from you regarding this matter. I remain,'

Lots F and G have garages located at the rear. Lot E has no garage but has space to park a vehicle. Lot H has two dwellings with no space for parking. Lots E and F are occupied by dwellings and Lot G with a cafe on the main floor and living quarters above.

The Technical Planning Board, on March 2, 1973, RECOMMENDED that,

'a. Lot 5, Block 30, D.L. 182

The application to rezone this portion of the above property from RM-3 Multiple Dwelling District to an M-1 Industrial District be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane. Rezoning of this lot could be approved separately from the other two subject parcels.

b. Lot A of 10 and Lot 10 except E.25', Block 30, D.L. 182

The Technical Planning Board submit three alternative proposals for the rezoning of the above two parcels:

(i) Approval of City Council is first obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E.25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties, and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A of 10 for City lane.

cont'd....

Clause No. 4 continued

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the North-south City lane.

(ii) City Council, by resolution, designate the westerly 12' of Lot 10 except E.25' as a street, which would temporarily give vehicular and pedestrian access to Lots E, F, G and H and subject to Mr. Price acquiring the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A of 10 for City lane.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the North-South City lane.

(iii) Approval of City Council is first obtained on report from the Supervisor of Property and Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E.25'. with satisfactory arrangements being made to provide vehicular and pedestrian access to the rear of Lots E, F, G, and H for as long as each lot is wholly used for residential purposes.

Also, the easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane."

(Note: Alternative 3 is the same as submitted to Council when the application by Mr. N. Campbell for Chuck Wagon Meats Ltd. was considered at a Public Hearing on October 14, 1971)

Further, that should either of the three alternative conditions not be complied with by the owners in order to permit enactment of the amending by-law to be implemented within 120 days of approval at a Public Hearing to the rezoning, the approval shall then expire.

The Vancouver City Planning Commission, on February 2, 1973, endorsed alternative 3 with the proviso that an eighteen-month re-purchase option be attached to the sale of the City-owned Lot 10, except E.25', Block 30, D.L.182.

Attached as Appendix (A) is a copy of a letter received from Mr. N. Bodnariuk of 1006 Clark Drive dated February 25, 1973 expressing his opinion on the application, and the reply.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

DELEGATION REQUEST: Mrs. R. Dillon
(See attached letter)

5. Residential Facility: Downtown East Side
Progress Report from Steering Committee

The Deputy Director of Planning and Civic Development reports as follows:

"This housing was proposed in report of the Medical Health Officer entitled 'Skid Road Housing' submitted to Council with Board of Administration report of August 11, 1972. Included in the recommendations approved by Council on August 15, 1972 were:

'A. That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation develop an approximately 75-place supervised residential facility in the downtown area....

D. A Steering Committee continue to coordinate planning of this facility under the direction of the Director of Planning. This committee should meet with agencies and individuals working and living in the downtown East Side.

E. The above work to be carried out in collaboration with the Greater Vancouver Regional District, with a view to the District taking over this facility.'

The project is being advanced on the basis that the City will identify and acquire a site for sale to the partnership of the federal and provincial governments for development as public housing under the provisions of Section 40 of the National Housing Act.

Volunteers from six agencies concerned with the Downtown East Side area, together with representatives of Central Mortgage and Housing Corporation, the Provincial Departments of Municipal Affairs and Rehabilitation and Social Improvement; Greater Vancouver Regional District Housing Department; and the City's Health, Welfare and Rehabilitation and Social Planning Departments have formed the Steering Committee with the Assistant Director of Community Planning as Chairman.

At its meeting on February 28, 1973, matters considered included occupancy and size of the proposed building. The Committee noted that the Medical Health Officer's report included reference to occupancy by men and women. The Committee, after due consideration, recommended that occupancy should be by men only. The Committee recommended also that the size of the building should not exceed 75 units. As these matters will affect the design of the building, the Committee wished its views to be known and Council's confirmation of them to be made at this time, to minimize delays later in the design process.

It is RECOMMENDED therefore, that:

(a) The proposed residential facility in the Downtown East Side area be designed for occupancy by men only.

(b) The size of the building not to exceed 75 units."

6. Sale and Resale of Lots 25-29
Inclusive - N/S 700 Block
Keefer Street

The Deputy Director of Planning and Civic Development reports as follows:

"We are reporting to City Council at this time with respect to the above properties because there is some conflict in City Council's instructions with respect to the sale and release of Lots 25-29 inclusive, Block 76, D.L.'s 181 and 196 being the north side of 700 Block Keefer Street.

On October 31, 1972, City Council adopted a report from the Director of Planning and Civic Development with respect to the provisions of a linear park along Hawkes Street in Strathcona, connecting McLean Park with False Creek Park. The report recommended that the five City-owned lots which had been purchased

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Clause No. 6 continued

for expansion of McLean Park be struck from Table 2 (Protective Purchase) of the park purchase program. The report also recommended that Council approve the linear park as was illustrated in that report. (See Appendix 1.)

Subsequently, on November 28, 1972, Council approved a request from the Parks Board to reserve the above five lots from sale. On March 6, 1973, Council approved the release of 44 lots in Strathcona including the above five, for sale to the Provincial Government for housing development as part of the Provincial Government's land banking program.

It is the Director of Planning and Civic Development's recommendation that the above five lots be retained on the list for sale to the Provincial Government. This recommendation is based on the following:

(a) Five mortgages, totalling approximately $11,000 under the Strathcona Rehabilitation Project have been given to property owners in the south half of Block 76.

(b) The City owns five lots out of a total of 20 in the south half of Block 76 and these lots are the only ones vacant.

(c) As part of an overall program of upgrading the community, City Council have approved the development of new sewers, water, pavement, curb and gutters, sidewalks, and tree planting, in the 700 Block Keefer Street.

It is RECOMMENDED that Council confirm the sale of lots 25-29 inclusive, Block 76, D.L.'s 181 and 196 to the Provincial Government.

Council may wish to refer the matter to the Parks Board before acting on this recommendation."

7. Rezoning: S/W Corner School Avenue and Tyne Street

The Deputy Director of Planning and Civic Development reports as follows:

"A. HISTORY

In April 1969, an application was filed by Bann Holdings Limited for the rezoning of Lots 1-7, 9-11, 13-15 of Parcel A, Blk. 21, D.L. 50, Plan 2120 and lots W. 1 acre and E. 1.3 acres of Parcel B, Block 21, D.L. 50, Plan 1511 A, being on the south side of School Avenue between Tyne and Latta Streets. This application was requesting a change from an RS-1 One Family Dwelling District to an RM-2 Multiple Dwelling District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the scheme. At a public hearing on July 10, 1969, Council approved the application subject to the following conditions:

(a) The dedication of the north 16.5 feet for future widening of School Avenue and the easterly 33 feet for the future widening of Tyne Street (66' street).

(b) Satisfactory arrangements to be approved by the City Council after receipt of a report from the City Engineer for the acquisition of the existing city lane and 43rd Avenue, including any additional lands considered to be required for the future widening of School Avenue and Tyne Street. Also, the dedication and provision of a 20' lane along the southerly boundary of the property to Tyne Street together with satisfactory arrangements for all utilities and services to the newly created site or sites.

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Clause No. 7 continued

(c) The consolidation of the remaining properties including the closed and stopped up lane and street into one parcel or a suitable resubdivision of the subject area into more than one parcel to the approval of the Approving Officer and so registered in the Land Registry Office.

(d) The detailed scheme of development to be first approved by the Technical Planning Board and Council prior to the third reading of the by-law.

However, these conditions were not fulfilled and development did not proceed.

On January 27th, 1972 an application was received requesting the site located on the southwest corner of School Avenue and Tyne Street, East 1.3 acres of Parcel B, Block 21, be rezoned to RM-2 from the current RS-1 zoning for a senior citizens complex sponsored by the Calling Foundation. On February 18th, 1972 the Technical Planning Board recommended that the application be denied because the proposed project would:

(a) Establish an isolated RM-2 Multiple zone in a single family dwelling district.

(b) Prejudice a greater development for multiple family dwellings in this immediate area.

On the other hand, the City Planning Commission considered this application on April 24, 1972, and its relationship to the District Centre as identified in the Planning Department's Suburban Commercial Study of December 1971, and recommended that the application be approved. The applicant was also requested to work with the Planning Department and the Design Panel with regard to the location of the buildings on the site.

Council, at a Public Hearing on August 31st, 1972 did not approve the application and instructed the Director of Planning and Civic Development to submit a report on the rezoning of the general area.

B. OPTIONS FOR REZONING

The departmental study of district sub-centres and the inter-relating investigation of multi-family districts surrounding them is proceeding. It has not, however, determined any exact physical configuration for this area, thus any multiple zoning recommended at this time must not preclude alternative forms of development.

From the examination and analysis of the various districts, some generalization and implications for future development can be assumed. To meet Council's desire for early action on this area, three alternative options are made in advance in completion of these development concepts.

Kingsway between Joyce Street and Tyne Street is a district sub-centre for the surrounding area and is expected to continue this function in the future. The inclusion of multi-family housing adjacent to the district centre is advantageous. Planned introduction of multi-family housing provides an opportunity for apartment living in a suburban part of the city and adds a stimulating diversity to the neighbourhood. The apartment buildings provide a transition between the activity of the shopping area and the quiet of the single family home. The commercial area also benefits because of the increase in population adjacent to it and the physical delineation that is created. The benefit of providing much needed planned environments for senior citizens is also fulfilled. The site of the proposed

cont'd....

Clause No. 7 continued

senior citizens development by the Calling Foundation (Lot E 1.3 Ac. of Lot B, Block 21, D.L. 50, Plan 1511 A) adjacent to commercial service, and recreation facilities and within one block of public transit, is an ideal location for such a development.

The options that follow exclude Lots 1 to 9, Block 37, D.L. 37 (west side of Harold Street between School Avenue and the lane south of Kingsway). Lots 1 to 6 were the subject of a proposal by the Collingwood United Church, which were considered by the Standing Committee on Planning and Development on August 3, 1972. The Committee's recommendation, endorsed by Council, was:

> 'Recommends that the Director of Planning and Civic Development be requested to investigate with the officials of the GVRD, the possibility of senior citizens housing development and also the possibility of this specific site for senior citizens housing, all on the understanding that the Collingwood United Church will donate their two lots adjacent for consolidation into the total site area.'

This matter is being analysed by the Housing Department of the GVRD. Church representatives had been previously advised that the Planning Department would support rezoning of the proposed senior citizens housing site to a density equivalent to the RM-2 standard.

The Technical Planning Board report 'Apartment Zoning and Suburban Commercial Centre - Part A - Apartment Zoning' of December 21st, 1964 recommended that the zoning adjacent to district centres should be of moderate density and RM-2 zoning as being appropriate. This allows for a maximum floor space ratio of .75, which can be increased on larger sites to about 1.4 through bonuses, and a height of 100 feet. However, a lower density and height is required in this area to provide an optimum transition between the commercial area and single family residences and still remain compatible with the character of the neighbourhood. Therefore, an RM-1 zoning is recommended for all options which allows a maximum floor space ratio of .75 with no increases allowed by bonuses and a maximum height of two storeys plus a cellar, or one storey plus a basement.

(a) Proposal 1

Rezone from an (RS-1) One Family Dwelling District to an (RM-1) Multiple Dwelling District, the block bounded by School Avenue, Tyne Street, Latta Street and the lane north of 44th Avenue. (Lots 1-15, Blk. 21, D.L. 50, Plan 2120 and Lots W. 1 Ac. and E. 1.3 Ac. of B, Blk. 21, D.L. 50, Plan 1511 A - see map.) This would create an area of approximately 3.5 acres zoned for low density multiple development, which would be physically separated from the single family dwellings on the north side of 44th Avenue by the east-west lane between Latta and Tyne Streets. It is technically possible to devise a number of groupings of ownerships into parcels of suitable size and shape for development to RM-1 Multiple Dwelling standards. However, the disadvantage to this proposal is that there is little likelihood of the western 1.7 acres comprising 13 separate lots, occupied by 10 single family homes being redeveloped with low density multiple dwellings in the foreseeable future. The generally good condition of the buildings and the prevailing land values suggest that individual owners will not be likely to consolidate their ownerships with others to form parcels of suitable size for such redevelopment, nor does it seem realistic to expect that they would be able to sell to others for this purpose, because the land costs to such developers for redevelopment at RM-1 densities are likely to be too high.

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Clause No. 7 continued

It is considered, therefore, that rezoning of the entire 3.5 acres at this time to RM-1 Multiple Dwelling District is not appropriate.

(b) Proposal 2

Rezone from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District, the land bounded by School Avenue, Tyne Street, the rear property line of homes fronting on 44th Avenue, and the eastern boundary of the existing area of single family homes in the block.

This proposal would have the advantage of providing a larger area for possible comprehensive low density multiple development. However, it is understood that the Calling Foundation has been unable to purchase the additional land (Lot W. 1 Ac. of Lot B, Blk. 21, D.L. 50, Plan 1511 A). Rezoning alone would not, therefore, be effective in serving development of the whole area. It would be possible for the City using its $1,000,000 fund to acquire Lot W. 1 Ac. for sale either to the Calling Foundation for an extension of its proposed development, or to a separate purchaser for similar housing. However, this course might require expropriation and the resulting cost might not be within reach of either the Calling Foundation or another purchaser. The development of Lot W. 1 Ac. of Lot B, separately from the adjoining site to the east (Lot E. 1.3 Ac. of Lot B) is possible but the proportions of the lot would impose constraints on the design.

(c) Proposal 3

Rezone from an RS-1 One Family Dwelling District to an RM-1 Multiple Dwelling District (Lot E. 1.3 Ac. of Lot B, Block 21, D.L. 50, Plan 1511A0.

This is the area for which the Calling Foundation originally requested rezoning to RM-2 Multiple Dwelling District.

With the present ownership situation on the adjacent lands this appears to be the only practical solution. The domestic scale and lower density provided by the RM-1 zoning should meet the objectives as to height of buildings raised at the Public Hearing.

If application is received for rezoning the rest of the area (up to Latta Street) to RM-1 it is recommended that this be given favourable consideration, subject to satisfactory arrangements being concluded on closure and acquisition from the City of surplus street and lane and dedication for street widening and lane purposes."

RECOMMENDATIONS

The Technical Planning Board at its meeting on March 16, 1973 considered the report of the Director of Planning and Civic Development and RECOMMENDS that should the Calling Foundation apply for rezoning of Lot E. 1.3 ac. of Parcel B, Blk. 21, D.L. 50, Plan 1511 A from RS-1 One Family Dwelling District to RM-1 Multiple Dwelling District:

(I) such application be approved subjectto prior compliance with the following conditions:-

(i) the dedication of the north 16.5 feet of lands abutting School Avenue for the future widening of School Avenue;

cont'd....

Clause No. 7 continued

(ii) the dedication of the easterly 33 feet for the future widening of Tyne Street;

(iii) the dedication and provision of a 20 foot lane along the rear of properties facing 44th Avenue.

(II) it is also recommended that Lot W. 1 Ac. of Parcel B, Blk. 21, D.L. 50, Plan 1511A be rezoned from RS-1 One Family Dwelling District to RM-1 Multiple Dwelling District, such approval subject to the prior compliance with the following conditions:-

(i) the dedication of the north 16.5 feet of lands abutting School Avenue for the future widening of School Avenue;

(ii) the dedication and provision of a 20 foot lane along the rear of properties facing 44th Avenue.

It is also further RECOMMENDED that should the above conditions or such other conditions as set by Council not be complied with by the owners in order to permit the three readings of the amending by-law to be implemented within 120 days from the date (Public Hearing date) then this approval shall expire.

AND THAT such application when received be referred for consideration of Council at a Public Hearing, after report from the Vancouver City Planning Commission. "

DELEGATION REQUEST: The Calling Foundation

FINANCE MATTERS

CONSIDERATION

1. Re - P.C. 255 Sutton, R.G.

The Corporation Counsel reports as follows:

The following resolution has been received from the Board of Police Commissioners:

"A letter was received from P.C. 255 Sutton, R.G. requesting the Board to consider payment of legal expenses incurred as a result of his being charged with Criminal Negligence following his involvement in a traffic accident while on duty on September 1st, 1972. Constable Sutton was found "Not Guilty" of the charge. He forwarded an account for professional services submitted by Mr. G.L. Murray, Q.C. in the amount of $1,000.00.

Moved:

'THAT the account of Mr. G.L. Murray, Q.C. in the amount of $1,000.00 for professional services rendered in connection with the defence of P.C. 255 Sutton, R.G. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provisions of Section 472 of the Vancouver Charter.'"

In accordance with Council's standing instructions I have considered the account as rendered and I believe that if this account were taxed it would be found to be reasonable and allowed by the Taxing Officer.

PART REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 15th at 1.30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Gibson
Alderman Harcourt
Alderman Volrich

CLERK TO THE COMMITTEE: R. Henry

1. Labour Negotiations: Outside Workers' Union

Representatives of the Canadian Union of Public Employees Local 1004 appeared before the Committee and submitted a brief dated March 15th, 1973 expressing their concerns with the present system of labour negotiations and in this regard cited examples of matters outstanding in respect of 1972 negotiations.

A full discussion followed this presentation by the Union representatives and after due consideration it was

RESOLVED that Council's negotiating team and the Union representatives continue negotiations on outstanding labour matters for an additional three weeks in an endeavour to settle such questions, following which a progress report be made forthwith to this Committee.

REPORT TO COUNCIL

JOINT MEETING

STANDING COMMITTEES ON FINANCE & ADMINISTRATION AND SOCIAL SERVICES

MARCH 15, 1973

A joint meeting of the Standing Committees of Council on Finance and Administration and Social Services was held at approximately 9:30 a.m., in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich

CLERK TO THE COMMITTEE: M. Kinsella

RECOMMENDATIONS

1973 Estimates - Civic Grants (Health, Welfare and Recreation)

The Committees considered the report of the Director of Social Planning on 1973 Civic Grants (Health, Welfare and Recreation). This report was in two parts; Part I - Civic Grant Recommendations re Health, Welfare and Recreation; Part II - Recommendations in response to Council's Resolution of October 3, 1972, re more efficient procedures for dealing with Civic Grants.

PART I

SCHEDULE A

RECOMMENDED THAT grants be approved as follows subject to:

(a) the conditions outlined in the attached report of the Director of Social Planning.

(b) any further conditions allowed by the Standing Committees and noted below.

(c) the agencies obtaining cost sharing under Canada Assistance Plan.

	ORGANIZATION	1973 REQUEST	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
1.	Family Service Agency	$70,000	$ 40,000	
	Less: CAP Est. Recovery		20,000-	
2.	Activator Unit	7,000	5,000	
	Less: CAP Est. Recovery		2,500-	
3.	Dugout Day Centre	7,000	6,500	
	Less: CAP Est. Recovery		3,250-	
4.	Meals on Wheels (VON)	5,000	5,000	
	Less: CAP Est. Recovery		2,500-	
5.	Crisis Intervention & Suicide Prevention Centre	15,000	12,500	
	Less: CAP Est. Recovery		6,250-	
6.	Salvation Army	17,500	12,500	
	Less CAP Est. Recovery		6,250-	
7.	Vancouver Indian Centre Society	16,350	15,000	
	Less: CAP Est. Recovery		7,500-	

Cont'd....

SCHEDULE A (continued)

ORGANIZATION	1973 REQUEST	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
8. Canadian Paraplegic Assn.	$15,000	$ 6,500	
Less: CAP Est. Recovery		3,250-	
9. Community Music School	10,000	NO ACTION	
Less: CAP Est. Recovery			
10. Big Brothers of B.C.	17,000	13,000	
Less: CAP Est. Recovery		6,500-	
11. Kiwassa Neighbourhood Services Assn.	6,000	6,000	
Less: CAP Est. Recovery		3,000-	
12. Neighbourhood Services Association	50,000	38,000	
Less: CAP Est. Recovery		19,000-	
13. Neighbourhood Services Association - Community Dev.	45,000	35,000	
Less: CAP Est. Recovery		17,500-	
14. Boys Clubs of Vancouver	10,000	10,000	
Less: CAP Est. Recovery		5,000-	
15. Canadian Diabetic Assoc.	2,000	1,500	
Less: CAP Est. Recovery		750-	

SCHEDULE B - INFORMATION CENTRES

RECOMMEND approval subject to the amounts listed below being inclusive of any advance payments made to these Information Centres by the City this year

FURTHER RECOMMENDED THAT for those Information Centres designated with an asterisk, the funds be paid directly to the Local Area Council in each case.

ALSO RECOMMENDED approval of the following criteria suggested re Information Centres in the report of the Director of Social Planning:

(a) to allow Information Centres to use the funds provided for categories other than rent and utilities.

(b) to eliminate the requirement that Information Centres supply financial reports on a quarterly basis. The Social Planning Department is encouraging Information Centres to provide activity reports through the new Community Information Centre at Crisis Centre. These will be incorporated in an Information Centre Newsletter, widely circulated and available to Council on a regular basis.

Cont'd.....

SCHEDULE B (continued)

ORGANIZATION	1973 REQUESTS	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
16. Fraserview-Killarney (Action Centre)*	$ 3,300	$ 3,300	
17. United Community Services	0	NO ACTION	
18. Riley Park (Red Door)*	**	3,900	
19. Frog Hollow Neighbourhood House	3,687.48	3,700	
20. Mount Pleasant*	2,914	3,000	
21. Grandview-Woodland*	6,440	5,100	
22. Kitsilano*	6,110	5,100	
23. West End Community Bulletin Board*	1,359.59	1,400	
24. Khalsa Diwan	0	0	
25. Cedar Cottage	3,303	3,300	
26. Skid Road	2,080	2,100	
27. Renfrew*	6,000	4,900	
28. Dunbar-West Point Grey*	2,336.24	2,400	
29. Fairview	1,963	2,200	
30. Resource Centre for Peoples' Services	$ 6,770.85	NO ACTION	
31. The Prisoners' Information Centre (operated as the "Inside-Out" group in Matsqui Prison)	2,362	NO ACTION	
32. Native Infor. Centre	$ 5,760	NO ACTION	
Area Councils			
33. Fraserview-Killarney	NIL	NO ACTION	
34. Riley Park - Youth Enterprises	NIL	NO ACTION	
35. Grandview-Woodland	NIL	NO ACTION	

SCHEDULE C - GENERAL

RECOMMEND approval of the following grants subject to the special conditions noted:

ORGANIZATION	1973 REQUEST	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
36. Se-Cure Organization	$ 1,000	$ 1,000	
37. X-Kalay Foundation Society 2 requests a) Douglas Park b) Vesuvius Summer Camp	6,390 4,215	3,500	to be used for Douglas Park Program only.
38. Mental Patients Assoc. Surplus Equipment	10,000	5,000	

Cont'd.....

SCHEDULE C (continued)

ORGANIZATION	1973 REQUEST	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
39. United Community Services	0	NO ACTION	
40. Outward Bound of B.C.	8,900	NO ACTION	
41. YWCA - Rooms Registry Sunset Area Worker	19,503 11,904	NO ACTION 7,500	
42. Educo School	0	NO ACTION	
43. Western Institute for the Deaf	10,000	7,000	Subject to effort on part of Organization to secure Provincial funding in future; Organization to report to Director of Social Planning as to success of efforts.
44. B.C. Borstal Assoc.	$ 3,600	NO ACTION	
45. Elizabeth Fry Society	8,300	5,000	
46. Vancouver Community Legal Assistance	31,000	15,000	
47. 3-H Society	13,000	7,000	
48. John Howard Society	5,000	NO ACTION	
49. V.O.N.	36,000	17,500	Subject to funding from the Provincial Government
50. S.P.E.C.	8,000	5,000	Subject to this amount being inclusive of the cost of a refuse container
51. YWCA Pender Branch - Strathcona New Canadians	9,500	7,500	
52. Vancouver Neurological Centre	7,950	7,000	
53. Seafarers Union of B.C.	0	NO ACTION	
54. God's Rescue Mission	5,961	1,000	
55. St. James Gastown Workshop	6,000	6,000	
56. Youth Employment Services	4,000	4,000	Subject to attempts at funding from Canada Manpower. Organization to report back to Director of Social Planning as to success of efforts.
57. Canadian Cultural Society of the Deaf	175	175	
58. First United Church - Chinese Youth Worker	10,330	NO ACTION	
59. Older Boys' Parliament	500	NO ACTION	
60. Coast Foundation Society	140,100	NO ACTION	
61. East End Youth Centre	37,000	NO ACTION	
62. Community Transportation Services	0	NO ACTION	

STANDING COMMITTEE ON FINANCE & ADMINISTRATION 5
AND SOCIAL SERVICES

SUPPLEMENTARY ESTIMATES - LATE APPLICATIONS

The Committees considered the following late applications and RECOMMENDED

ORGANIZATION	1973 REQUEST	1973 COMMITTEES RECOMMENDATIONS
1. Variety Club International	$ 2,650	$ 2,650

Grant equal to the amount of the rental of the Queen Elizabeth Theatre in connection with the Organization's annual Telethon in aid of handicapped children.

2. Greater Vancouver Helpful Neighbour Society	2,400	2,400

Your Committees took no action on the following late grant requests:

The National Council of Jewish Women of Canada	-	$8,000
Little Mountain Recreational Society	-	$3,000

SUMMARY OF 1973 HEALTH, WELFARE AND RECREATION GRANTS

1973 TOTAL REQUESTS	$762,244.16
1973 TOTAL RECOMMENDATIONS	351,125.00
Less: CAP Estimated Recovery	-103,250.00
1973 NET TOTAL COST TO CITY	$247,875.00

Alderman Gibson undertook to enter into discussions with the Minister of Health Services and Hospital Insurance, re the Province assuming full financial responsibility for the following agencies:

Crisis Intervention and Suicide Prevention Centre
Western Institute for the Deaf
Victorian Order of Nurses
Vancouver Neurological Centre

In considering these grants your Committees felt that in future years, it would be helpful if the total annual budget for each organization requesting a grant were shown for information.

REFERRAL

RECOMMENDED

THAT your Committees' recommendations as outlined above with respect to Part I of the Director of Social Planning's report, be referred to a special evening meeting of Council and all groups affected be given advice of these Committees' recommendations on their respective applications and allowed an opportunity of speaking to Council at this special evening meeting, if they wish to appeal the Committees grant recommendations.

Cont'd.....

PART II

In response to Council's Resolution of October 3, 1972, the Director of Social Planning submitted the following suggestions for more efficient processing of civic grants:

"I. That 1973 grants, as approved by Council, except for non-recurring grants or grants subject to conditions, be recommended to the following years' Council for approval at the first Council meeting of 1974. Thus, in effect, the Council would now be also considering 1974 grants, and if this then becomes a matter of regular procedure, our Civic Grant timing would then be compatible with that of United Community Services and would enable us to establish a more efficient joint evaluation procedure as well as a more effective, more innovative Civic Grant program that emphasizes priorities rather than precedent.

II. Within the framework of this special arrangement, the Director of Social Planning prepare for the Social Service Committee's approval a program of new criteria and priorities for 1975 Civic Grants."

Discussions ensued on these proposals and it was RESOLVED

THAT these suggestions be referred to a subsequent meeting when a report from the Director of Social Planning will be received in approximately two months time, on the suggested new grant procedures.

The meeting adjourned at approximately 11:00 a.m.

* * * * * * * *

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

APRIL 3, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 3, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers (3:00 p.m.), Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Holy Cross School, under the direction of Mrs. V.Wilson.

'IN CAMERA' MEETING

There was no 'In Camera' business to be discussed.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting, including the 'In Camera' portion, dated March 27, 1973, be adopted.

- CARRIED UNANIMOUSLY

PRIVILEGE

Alderman Gibson referred to a newspaper report in reference to his absence from Council meetings and therefore called upon the City Clerk to advise of his record of attendance to date. The City Clerk reported Alderman Gibson had attended 12 meetings, had leave of absence in respect of one meeting and was absent on one other occasion.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND DEPARTMENT REPORT

Blood Alley Square and Trounce Alley:
Beautification Project (Clause 6 of Department Report (Building & Planning matters), dated March 30, 1973)

Mr. Tattersfield of Philip Tattersfield and Associates gave a report explanation of the beautification project as referred to in this clause and showed slides.

MOVED by Ald. Hardwick,
THAT this clause of the Department report be received for information.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Roads and Transportation Association of Canada: Conference in Toronto

On March 20, the Council received a letter from the Mayor recommending Ald. Pendakur be authorized to attend the Conference in Toronto, May 11, of the Roads and Transportation Association of Canada. Alderman Volrich then moved as follows:

"THAT the Mayor's proposal be approved and Alderman Pendakur be authorized to attend the conference at the City's expense".

(carried)

In order to obtain further information the matter was tabled, and tabled again by the Council on March 27, 1973.

After due consideration this day the motion was put and CARRIED.

(Alderman Rankin voted in the negative)

2. Christ Church Cathedral Development

After hearing representations at a night Council meeting on March 27th, both for and against the proposed Christ Church Cathedral development, it was,

MOVED by Ald. Volrich,
THAT the Council advise the Technical Planning Board that the Council does not favour the form of development in respect of the Christ Church Cathedral, as set forth in development permit application No. 60332.

(tabled)

MOVED by Ald. Massey,
THAT the whole matter be tabled for one month.

- CARRIED

(Aldermen Gibson, Hardwick, Linnell and Rankin voted against the motion to table)

Power to Prevent Demolition

MOVED by Ald. Gibson,
THAT the Director of Planning and Civic Development and the Corporation Counsel advise the City Council of the required action to place a Charter Amendment before the Legislature at its next sitting, to prevent owners from demolishing buildings when it is not considered in the public interest that such action be taken.

- CARRIED UNANIMOUSLY

3. Liquor Laws

It was agreed to defer consideration of this matter pending the hearing of delegations later this evening. It was also,

MOVED by Ald. Linnell,
THAT representations by delegations in respect of this hearing be limited to five minutes as a general rule.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Cancellation of License: Mr. Gee Wing (210 Carrall Street)

A communication was received from the Chief License Inspector under date of March 20, 1973, recommending, in view of convictions under the Lodging House By-law, cancellation of the 1973 Multiple Dwelling License No. 28048 of Mr. Gee Wing, licensee of the premises at 210 Carrall Street. It was suggested that the matter be heard by Council on April 10th.

MOVED by Ald. Rankin,
THAT this matter be considered by Council on April 10, 1973, at which time the licensee will be given an opportunity of being heard.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Shannon Property

The City Clerk, under date of March 29, 1973, submitted a letter recommending as follows:

> "that the Shannon Property hearing be held at the City Hall Wednesday, April 18 at 7:30 p.m., and the application to amend the zoning by-law in respect of 'Marinas' be held at the same time".

MOVED by Ald. Volrich,
THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY

3. Policy re Service Stations, particularly Car Washes

The Mayor submitted a letter from the B.C. Petroleum Association in which clarification of Council's policy on service stations and particularly car washes, is sought. The Mayor recommends a meeting of all members of Council be held in #1 Committee Room on a Thursday afternoon to discuss the subject.

MOVED by Ald. Hardwick,
THAT the Mayor's recommendation be approved and the City Clerk make appropriate arrangements.

- CARRIED UNANIMOUSLY

4. Greater Vancouver Regional District: Park Committee

The Park Board submitted the following letter under date of March 28, 1973:

> "The following is an excerpt from the minutes of the last meeting of the Board held on March 26, 1973:
>
> The City Clerk advised that City Council on February 20 passed the following resolution:
>
> ....'That the Park Board be requested to advise the City Council of the Park Commissioner the Park Board would like to have attend Regional District Park Committee meetings as a non-voting observer, in order that the Council may then advise the Regional District'....
>
> It was regularly moved and seconded,
>
> RESOLVED: That Commissioner McCreery be appointed and City Council be advised.
>
> - Carried.
>
> It was noted that all members of the Regional Park Committee receive a stipend for attending meetings and it was regularly moved and seconded,
>
> RESOLVED: That the Park Board member receive the same stipend received by other attendees and that City Council be requested to provide the funds.
>
> - Carried."

cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

G.V.R.D. Park Committee (cont'd)

MOVED by Ald. Rankin,
THAT the foregoing communication be received.

- CARRIED UNANIMOUSLY

5. Rezoning: N/S West 10th Avenue between Cambie and Yukon Streets

It was agreed to defer the communication from Mr. Ronald Dent in respect of his rezoning application to later in the day when Clause 3 of Departmental report (Building and Planning matters), dated March 30, will be under consideration. (see page 7)

6. Meeting of Mayors of Major Cities Toronto, May 7th

The Mayor submitted a letter dated April 3, as follows:

"The meeting of Mayors of major cities across Canada has been arranged for Monday, May 7th in Toronto. The response has been very good from Mayors all across the country, including Mayor Drapeau of Montreal.

The thinking is that the agenda would be devoted primarily to financial needs of the municipalities. The morning session would be documenting and discussing these needs and the afternoon session, discussing strategy for how to go about getting more money for the cities.

I think this meeting could be very valuable to the City of Vancouver. I would like Council's permission to go and to take Gordon Campbell with me."

MOVED by Ald. Rankin,
THAT the Mayor be authorized to attend this meeting and be accompanied by Commissioner Ryan or the Director of Finance.

(amended)

MOVED by Ald. Bowers, in amendment,
THAT all the words after the words 'accompanied by' be struck and the following be substituted therefor:

'one nominee of the Mayor'

- CARRIED

(Aldermen Linnell and Rankin voted in the negative)

The motion, as amended, and reading as follows was put and CARRIED:

"THAT the Mayor be authorized to attend this meeting and be accompanied by one nominee of the Mayor"

(Aldermen Linnell and Rankin voted in the negative)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 30, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT the Board of Administration recommendations contained in this report consisting of Clauses 1 to 3 identified as follows, be approved:

Clause 1: Closure of Lane East of Oak Street, North of 17th Avenue, adjacent to Lot 33 and Lots 1 to 4 of Lots 34 to 36, Block 496, D.L. 472, Plan 2830

Clause 2: Railway Crossing Protection Requirements necessary to impose an Anti-Whistling By-law for trains on the Burlington Northern Railway from Boundary Road to Clark Drive

Clause 3: Local Improvements by Petition

- CARRIED UNANIMOUSLY

Grade Crossing Protection, etc.

In respect of grade crossing protection and railroad relocation Legislation, Alderman Pendakur proposed that an overall planning report in this regard should be developed to take advantage of Federal Legislation.

In this regard Commissioner Ryan reported a comprehensive report was made to Council last year respecting grade crossing protection and could be circulated to Council for information.

After due consideration it was suggested by the Mayor that the Civic Development Committee look into this whole matter and obtain information.

FINANCE MATTERS

Additional Furniture and Equipment:
Mayor and Aldermen (Clause 3)

The Council considered this clause proposing a $3,000 appropriation in the City Clerk's budget in respect of purchase of miscellaneous furniture and equipment for the offices of various members of Council.

MOVED by Alderman Rankin,
THAT, as miscellaneous furniture and equipment items are required for the offices of members of Council, such be brought to Council for consideration in the normal way;

FURTHER THAT approval be given to obtaining the typewriter required for Alderman Bowers' office.

- CARRIED

(Aldermen Pendakur and Volrich voted in the negative)

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration, contained in Clauses 1 and 2 of this report respecting Investment Matters (Various Funds) - February, 1973 and Business Orientation Programme, respectively, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PERSONNEL MATTERS

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this report respecting July 1st Dominion Day and November 11th Remembrance Day, be approved.

- CARRIED UNANIMOUSLY

August Holiday

MOVED by Ald. Volrich,
THAT the Council consider declaring a Civic holiday on the first Monday in August of 1973 and 1974, and in this regard a report be obtained from the Board of Administration on the matter.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report containing clauses 1 to 7 identified as follows:

Clause 1: Vesting Orders, Britannia Community Services Centre Project
Clause 2: Acquisition: 467 West 10th Avenue
Clause 3: Acquisition for Britannia Community Services Centre Site: 1618 Napier Street
Clause 4: Acquisition for Knight Street Widening 33rd Avenue to 41st Avenue
Clause 5: Lease Renewal: Lot 8, D.L. 181, 196, 2037 Dunlevy & Prior Streets
Clause 6: Acquisition for Arbutus-Burrard Connector 2127 Cypress Street
Clause 7: Establishment of Land for Highway Purposes (Jericho Area)

Action was taken as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 6 inclusive be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT consideration of Clause 7 of the report be tabled until the matter of 38 acres of Jericho land has been dealt with.

- CARRIED UNANIMOUSLY

Road Alignment West of Trimble Street

At this point the Mayor requested the Board of Administration report, within the next few weeks, on the present status of the plan in regard to road alignment, N/W Marine Drive, West of Trimble Street.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. DEPARTMENT REPORT
March 30, 1973

BUILDING AND PLANNING MATTERS

Rezoning: N/S West 10th Avenue
between Cambie and Yukon Streets (Clause 3)

In consideration of this clause, in which it is recommended the rezoning application be refused, a letter was noted from Mr. R. Dent, barrister, requesting permission to withdraw the application and asking the application fee of $75.00 be returned.

MOVED by Ald. Hardwick,
THAT permission to withdraw the application be granted;

FURTHER THAT the matter of return of deposit be referred to the Board of Administration for appropriate action.

- CARRIED UNANIMOUSLY

The Council considered the balance of this report containing clauses identified as follows:

Clause 1: 5265 and 5275 Aberdeen Street
Clause 2: Civic Design Panel Membership
Clause 4: Rezoning: N/E corner of Fraser and 31st Avenue (Mr. P. Krause)
Clause 5: 1010 - 1016 Clark Drive
Clause 7: Proposed Public Housing for Single Women

Action was taken as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the City Officials contained in Clauses 1, 2, 4 and 7 be approved and that Clause 5 be received for information.

- CARRIED UNANIMOUSLY

(Action on Clause 6 re Blood Alley Square and Trounce Alley Beautification Project is shown on page 1)

FINANCE MATTERS

West End Community Centre $2,000,000
Borrowing By-law

MOVED by Ald. Bowers,
THAT the recommendation of the officials contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Report of Standing Committee on
Finance and Administration, March 29, 1973

The Council considered the report of the Standing Committee on Finance and Administration, dated March 29, 1973, containing the following clauses:

Clause 1: Adoption of Minutes
Clause 2: Attendance at Night Meetings: Senior Staff
Clause 3: City Insurance

MOVED by Ald. Bowers,
THAT Clause 1 of this report be received for information and Clauses 2 and 3 adopted, after striking the word 'actually' in the proposed regulation offered by the Board of Administration in regard to attendance at night meetings.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Special Committee on Housing, March 27, 1973

The Special Committee on Housing submitted the following report dated March 27, 1973:

"A meeting of the Special Committee on Housing, which committee comprises Alderman Harcourt, Alderman Hardwick, Alderman Marzari and Alderman Rankin was held in No. 1 Committee Room, 3rd Floor, City Hall on Tuesday, March 27th, 1973 at 10.00 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Marzari
Alderman Rankin

ALSO PRESENT: Commissioner L.E. Ryan
Supervisor of Property & Insurance
Director of Finance
Director of Social Planning
A.D. Geach, Assistant Director Community Planning
D. Morgan, Health Department
J. Cotgrave, Property & Insurance
M. Colcleugh, City Department of Welfare & Rehabilitation
Rev. R.A. Burrows, First United Church
Mr. T. Hoffman, First United Church
Mr. R. Hamilton, United Housing Foundation
Mr. R.U. Stratton, B.C. Housing Foundation
Mr. J. Yardley, Architect for United Housing Foundation
Mr. C.G. Sutherland, B.C. Housing Management Commission.

CLERK: M. Kinsella.

Your Committee submits the following recommendations to Council.

RECOMMENDATION

1. Improving the quality of residential accommodation for low income single people living in the Downtown East Side.

The Committee had for consideration a report of the Director of Social Planning dated March 20, 1973. The report outlined several matters for improving the quality of residential accommodation for low income single people living in the downtown area. It was specifically concerned with the proposal that non-profit societies purchase hotels, renovate and manage them for the benefits of the residents.

A non-profit society recently commissioned a 'Housing and Lodging-House Rehabilitation Feasibility Study'. The study dealt with one hotel in some detail although others were investigated. The detailed study revealed that to repay a CMHC mortgage (which would cover both the cost of purchase and the cost of renovation), and to run the hotel, would necessitate charging rents in excess of the $67.50 maximum currently available to people receiving social assistance. Without a subsidy, the hotel could not be run for the benefit of low-income residents.

Inspections of other Downtown Eastside hotels have suggested that in nearly every case, renovation costs are likely to be high. If these costs are met solely from a mortgage, then rents in the renovated hotels will be beyond the means of low-income tenants. (It is the opinion of one senior building official of the CMHC that, in most cases, it is less costly to renovate hotels in the inner-city than to undertake new construction in that area.)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

The alternative methods of subsidizing are either:

a) To charge rents that will provide revenue sufficient to meet expenditures and to subsidize tenants who are unable to pay the full rents. If the subsidies were to be made by the City, the arrangement would require the City's close and continuous involvement with tenants -- not all of whom would necessarily be on social assistance.

Or:

b) To make Civic Grants to non-profit societies to help defray that part of the cost of renovation which is the shortfall between annual expenditure (mortgage repayment and operating costs) and annual revenue (rents based on the maximum shelter allowance the Welfare Department is able to pay single people on social assistance - currently $67.50 per month).

The Committee considered the following recommendations of the Director of Social Planning:

1. That Civic Grants of up to $2,000.00 per unit of accommodation be made available to non-profit societies to help defray that part of the cost of renovation which is the shortfall between annual expenditure (mortgage repayment and operating costs) and annual revenue (rents based on the maximum shelter allowance the Welfare Department is able to pay single people on social assistance). These capital costs to be shared 12½% City, 12½% Province and 75% Federal.

2. That societies applying for Civic Grants for renovations be required to comply with these conditions:

   A Society must:

   a) Become the owner of the property;

   b) Have its renovation plans and costs approved by the appropriate City Departments and Boards;

   c) Satisfy Council that it has financially sound and socially acceptable arrangements for the good management of the hotel for the benefit of the residents who shall be low-income, single people;

   d) Enter into an agreement with the City regarding the repayment of the grant or some part of it, should the society:

      i) achieve an excess of revenue over expenditure in any year;

      ii) dispose of the property.

3. That the funds for the Civic Grants for renovations be from either:

   a. The $1,000,000.00 the City has been authorized to borrow under Schedule 24 of the 1971-5 Capital Plan; or,

   b. The residue of the amount that was authorized to be borrowed for Urban Renewal under the 1965-70 Capital Plan.

4. That the Director of Social Planning be authorized to coordinate the processing of applications for Civic Grants for such renovations and to submit proposals concerning them to Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

Mr. Egan and others present spoke to the report and your Committee agreed there is a great deal of urgency for the provision of adequate low rental accommodation in the Downtown East Side. Following further discussion, it was RECOMMENDED THAT:

(a) Recommendations 1, 2 and 3 of the report of the Director of Social Planning dated March 20, 1973, as outlined above, be approved.

(b) Recommendation 4 of the report of the Director of Social Planning be amended to read:

"That the Director of Social Planning and the Deputy Director of Planning and Civic Development be authorized to co-ordinate the processing of applications for civic grants for such renovations and to submit the proposals concerning them to Council".

(c) A fifth recommendation be added to the report of the Director of Social Planning as follows:

(1) That the Corporation Counsel be instructed to bring forward a varying by-law to change the name and purposes of the $1,000,000 Housing Fund to Housing Development and Incentive Fund and to allow this fund to absorb losses and costs and retain profits as may be appropriate to its use for improving the quality and quantity of housing generally in the City of Vancouver.

(ii) That Council approve the use of the $1,000,000 Housing Fund which the City has been authorized to borrow under the 1971-75 Capital Plan for the purpose of giving grants to non-profit societies to renovate hotels in the Downtown East Side area.

(iii) That Council, should it agree to recommendations (i) and (ii) above, authorize the Housing Committee to finance a non-profit society in a pilot project to renovate a building on the Downtown East Side on the basis of up to $2,000 maximum per unit of accommodation; such society to be incorporated under the terms outlined in Recommendation 2 of the report of the Director of Social Planning dated March 20, and quoted above.

2. Oppenheimer Lodge

Background

Council on May 30, 1972, passed the following motion with respect to tenants' participation in management of Oppenheimer Lodge:

"THAT the City Council accept responsibility for management. However, the precise details therefor including tenant participation be laid over for 2 weeks and in the meantime the First United Church be requested to advise on their views on the matter of tenant participation in the management".

Council on June 13, 1972 when considering the Board of Administration report of June 9, 1972 on discussions with the First United Church regarding tenant participation in the management of Oppenheimer Lodge moved:

"THAT the Chairman of the Standing Committee on Planning and Civic Development establish a working committee comprised of representatives from Property and Insurance, Department of Planning and Civic Development and Department of Social Planning, Mr. C.G. Sutherland, B.C. Housing Management, to work with the First United Church on a management report for Oppenheimer Lodge".

Several meetings of the working committee were held during 1972 and since January, 1973 the Housing Committee (formerly the Skid Road Housing Committee) has had this matter under review, and it referred to a previous management report to the concerned officials for amendment and report back.

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cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

Your Committee today considered a revised Management Report on Oppenheimer Lodge from the Board of Administration dated March 22, 1973. A full discussion ensued and it was

RECOMMENDED that the Board of Administration's revised Management Report on Oppenheimer Lodge, dated March 22, 1973, be approved.

Following the March 1, 1973 meeting of the Housing Committee, representatives of the First United Church met with the potential residents of Oppenheimer Lodge and with representatives of the Property and Insurance Department, at which time it was agreed that the First United Church submit to this meeting a proposal respecting a resident organizer consultant.

Rev. R.A. Burrows submitted the following proposal for consideration of the Committee:

"It is recommended that an organizer-consultant be employed by First United Church for not less than one year to work with the residents of Oppenheimer Lodge. This position to begin when the initial 144 residents have been selected (approximately October 1, 1973) and a grant provided by the City of Vancouver to First United Church for this purpose.

The duties of the organizer-consultant shall include:

(a) Help organize the Residents' Association of Oppenheimer Lodge.

(b) Attend all meetings of the Residents' Association.

(c) Help the Residents' Association establish its terms of reference and procedures.

(d) Help the Residents' Association establish election procedures for its officers and/or representatives to the Residents' Committee.

(e) Work closely with the residents of Oppenheimer Lodge as they work towards establishing an autonomous residents' association."

RECOMMENDED by your Committee that the foregoing proposal with respect to resident organizer-consultant for Oppenheimer Lodge be approved with the addition of items (f) and (g), as follows:

(f) The First United Church submit to the Director of Social Planning, a progress report on this position every three months from date of employment of the organizer-consultant.

(g) The Director of Social Planning give an evaluation report to the Housing Committee on the resident organizer-consultant position at an appropriate time.

FURTHER RECOMMENDED that the City provide funds in the amount of $6,000 to the First United Church for the position of resident organizer/consultant; payment to commence three months before the opening of Oppenheimer Lodge.

There followed a discussion on the involvement of residents in the day to day management of the facility and it was pointed out that City Council had vested responsibility for the management of this facility in the Supervisor of Property and Insurance and also that the residents had indicated that they did not wish to be involved in this aspect of the facility.

Following further discussion it was agreed that Alderman Harcourt will call the first meeting of the Tenants' Selection Committee at the appropriate time."

After considering the foregoing Special Committee report, the Council took action as follows in respect of Clause 1 re improving the quality of residential accommodation for low income single people living in the Downtown East Side:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

MOVED by Ald. Harcourt,
THAT the following recommendations be approved:

1. That partnership subsidies of up to $2,000.00 per unit of accommodation be made available to non-profit societies to help defray that part of the cost of renovation which is the shortfall between annual expenditure (mortgage repayment and operating costs) and annual revenue (rents based on the maximum shelter allowance the Welfare Department is able to pay single people on social assistance). These capital costs to be shared 12½% City, 12½% Province and 75% Federal.

2. That societies applying for partnership subsidies for renovations be required to comply with these conditions:

   A Society must:

   (a) Become the owner of the property;

   (b) Have its renovation plans and costs approved by the appropriate City Departments and Boards;

   (c) Satisfy Council that it has financially sound and socially acceptable arrangements for the good management of the hotel for the benefit of the residents who shall be low-income, single people;

   (d) Enter into an agreement with the City regarding the repayment of the subsidy or some part of it, should the society:

      i) achieve an excess of revenue over expenditure in any year;

      ii) dispose of the property.

3(a) That the City's share of the partnership subsidies for renovations be from the $1,000,000.00 the City has been authorized to borrow under Schedule 24 of the 1971-5 Capital Plan.

4. That the Director of Social Planning and the Deputy Director of Planning and Civic Development be authorized to co-ordinate the processing of applications for partnership subsidies for such renovations and to submit the proposals concerning them to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the following recommendations be deferred for consideration at the next meeting of Council, and in the meantime, the Chairman of the Housing Committee and the Corporation Counsel confer with a view to re-wording the recommendations for Council's consideration:

- CARRIED UNANIMOUSLY

"(i) That the Corporation Counsel be instructed to bring forward a varying by-law to change the name and purposes of the $1,000,000 Housing Fund to Housing Development and Incentive Fund and to allow this fund to absorb losses and costs and retain profits as may be appropriate to its use for improving the quality and quantity of housing generally in the City of Vancouver.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

(ii) That Council approve the use of the $1,000,000 Housing Fund which the City has been authorized to borrow under the 1971-75 Capital Plan for the purpose of giving grants to non-profit societies to renovate hotels in the Downtown East Side area.

(iii) That Council, should it agree to recommendations (i) and (ii) above, authorize the Housing Committee to finance a non-profit society in a pilot project to renovate a building on the Downtown East Side on the basis of up to $2,000 maximum per unit of accommodation; such society to be incorporated under the terms outlined in Recommendation 2 of the report of the Director of Social Planning dated March 20, and quoted above."

(i, ii, & iii referred)

Oppenheimer Lodge (Clause 2)

MOVED by Ald. Harcourt,
THAT the Supervisor of Property and Insurance's revised Management Report on Oppenheimer Lodge and dated March 20th, 1973, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the following proposals submitted to the Special Committee by Rev. R.A. Burrows in regard to appointment of a resident organizer/consultant for Oppenheimer Lodge and the duties in connection therewith, be approved:

"It is recommended that an organizer-consultant be employed by First United Church for not less than one year to work with the residents of Oppenheimer Lodge. This position to begin when the initial 144 residents have been selected (approximately October 1, 1973) and a grant provided by the City of Vancouver to First United Church for this purpose.

The duties of the organizer-consultant shall include:

(a) Help organize the Residents' Association of Oppenheimer Lodge.

(b) Attend all meetings of the Residents' Association.

(c) Help the Residents' Association establish its terms of reference and procedures.

(d) Help the Residents' Association establish election procedures for its officers and/or representatives to the Residents' Committee.

(e) Work closely with the residents of Oppenheimer Lodge as they work towards establishing an autonomous residents' association."

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT

(i) the First United Church submit to the Director of Social Planning, a progress report on this position every three months from date of employment of the organizer-consultant.

(ii) the Director of Social Planning give an evaluation report to the Housing Committee on the resident organizer-consultant position at an appropriate time.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Housing
March 27, 1973 (cont'd)

(iii) the City provide funds in the amount of $6,000 to the First United Church for the position of resident organizer/consultant; payment to commence three months before the opening of Oppenheimer Lodge; cost-sharing of this amount to be sought from the senior governments.

- CARRIED UNANIMOUSLY

Standing Committee on Housing

MOVED by Ald. Rankin,
THAT the Special Committee of Council on Housing be classified as a Standing Committee.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing housing matter, the Council observed a short recess.

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E. Report of Chairman of Vehicles for Hire Board
March 26, 1973

Council considered the following report dated March 26, 1973, from Alderman Rankin, the Chairman of the Vehicles for Hire Board on the subject of taxi licenses:

"For a considerable period of time the problem of taxi licenses has come before the Vehicles for Hire Board in a number of ways. As you know, in the City of Vancouver we have 363 taxis and I have taken the opportunity of having the Taxi Detail outline the ownership of the cabs, both as to individuals and the companies involved.

The policy of the City of Vancouver has been stated in Section 5 of the Vehicle for Hire By-law No.4299:

'5. The following limitation and restriction shall apply to the licensing of the owners or operators of taxicabs. The total number of taxicabs owned or operated by such licensees shall not at any time exceed three hundred and sixty-three until such time as the population of the City as estimated by the City Clerk exceeds the total of 580,800 people at which time licenses may be issued on the basis of one new license for every 1,600 people in excess of 580,800.'

This is an old policy statement and finds its history from City Councils prior to my term on the Vehicles for Hire Board.

There have been a great number of people in all areas of the City, and, for that matter, some Members of Council, who have come out in favour of the idea of opening up the taxi service on what we might call a wide-open basis. I think any history of the taxi industry in Vancouver would indicate that when this was the case, the quality of the taxi ownership, drivers, etc., declined sharply. A lot of associated crime, i.e. bootlegging, procuring and many other problems, arose because people were just not able to earn an adequate living because of the fierce competition. I think it is self evident that if you allowed wide-open gas stations in the City of Vancouver you would very quickly find yourself in the same situation and, as a matter of fact, Council has been extremely careful to prevent this from happening and has cut back on the number of gas stations.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Chairman of Vehicles for Hire Board (cont'd)

However, this matter has come up on many occasions and I thought the time had come for me to advise Council, which is the final arbiter on policy, on some general thoughts on the particular subject matter which is normally under the Vehicles for Hire Board, of which I am Chairman.

At the present time the transferable licenses are sold probably anywhere from $25,000 each up to $32,000 to $34,000. Every indication is that they are going to go higher and higher. With this in mind, I am making the following proposals to Council:

1) That we increase the number of taxi licenses by 25 licenses of a non-transferable nature and that we indicate to the present transferable license people that we are prepared to protect no more than a figure of $20,000 to $25,000 in terms of their value; and

2) That we increase the annual license of the cabs from $80.00 a year to $100.00 a year in order to have at least one more inspector dealing with inspections of meters, licensing, etc.

I think that in indicating that the number of non-transferable licenses to be allowed should be 25 would give us a year or two to look at the effect of this modest proposal on the taxi industry in the City of Vancouver and prevent too general a panic from taking place.

One has to understand that the bulk of these taxi owners are single individuals with one cab and it seems a correct policy to pursue a cautious course in terms of their equities.

This is not intended to be a comprehensive analysis of the situation but merely to give Council an opportunity of discussing guidelines so the Vehicles for Hire Board can deal with the subject matter at a time agreeable to Council."

MOVED by Ald. Volrich,
THAT the Council refer the report of Alderman Rankin to the Vehicles for Hire Board with the request that the Board review all matters relating to taxi licenses and present regulations in effect, for report to Council;

FURTHER THAT interested parties be permitted to make representations on the Board's report when received by Council.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Social Services March 29, 1973

MOVED by Ald. Rankin,
THAT this report with respect to youth health service be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Civic Luncheon:
Family Planning Conference

The Board of Administration, under date of April 2, 1973, reported as follows:

"The City Clerk reports as follows:

'A letter has been received from Mrs. M. F. Bishop, President of the Family Planning Association of B. C., regarding a conference to be held at the University of British Columbia, May 22 - 24, 1973. The format of the Conference is Community Responses, Needs and Priorities and Family Planning. This is a follow-up to the Family Planning Conference held in Ottawa last year and which was attended by Alderman Linnell and the Medical Health Officer.

The Association is requesting the City tender a luncheon on May 22, 1973 for approximately 300 delegates. The approximate cost of this luncheon would be $1,000. The Association is also requesting that the City send four delegates to this three-day meeting - from the elected members of Council and the Health Department and the Welfare and Rehabilitation Department. These delegates will be welcome to participate in the discussions or to sit as observers, which ever role is considered most suitable.'

Your Board submits the foregoing for the CONSIDERATION of Council."

MOVED by Ald. Hardwick,
THAT no action be taken on the request for a Civic Luncheon.

- CARRIED UNANIMOUSLY

H. Miscellaneous Grant Requests - 1973

The Board of Administration, under date of April 2, 1973, reported as follows:

"The City Clerk reports as follows:

'The following is a list of miscellaneous grant requests which have been received in this office and are submitted for Council consideration:

ASSOCIATION	EVENT	NO. INVOLVED	COST
B.C. Gymnastic Assoc. Civic Luncheon - June 8, 1973	Canadian Tour of National Chinese Republic Gym Team	80 to 90 people	not shown
Naval Officers Assoc. of Canada - Reception	Annual Convention	Not shown	$500
VIEW 73 (Kitsilano Yatch Club) City Host Salmon Barbecue	World's Enterprise Championships	approx. 200	$500
B.C. Rifle Assoc. - provision of an award to the winner of the Vancouver match	89th Annual Prize Meeting		not shown
Meraloma Club - request for financial assistance	5 game tour of England & Wales in September	50 players & officials	
Vancouver Police Bowling Committee - request for grant towards cost of trophies	Bowling Tournament April 28-29,1973		$300

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Miscellaneous Grant Requests - 1973
(cont'd)

Your Board notes that Council has dealt with similar requests in the past as follows:

March 3, 1972	Canadian College of Teachers - Civic Luncheon	No action taken
Sept. 15, 1972	Lower Mainland First Aid Championships - Travel to London, England championship match -	No action taken
March 6, 1973	French Language Weekly Newspaper Assoc. - Civic Luncheon	No action taken '

Your Board submits the foregoing for the CONSIDERATION of Council."

MOVED by Ald. Bowers,
THAT no action be taken by Council on these grant requests.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Civic Development
March 8, 1973

The Council considered this report of the Standing Committee on Civic Development which contains clauses identified as follows:

Cl. 1: A Proposal for Downtown Development
Cl. 2: Historical Conservation

MOVED by Ald. Hardwick,
THAT Clause 1 be adopted after adding to the recommendation on page 2 the words

'in the year 2000'

FURTHER THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

J. Report of Special Committee re False Creek
April 3, 1973

MOVED by Ald. Pendakur,
THAT the report of the Special Committee re False Creek, under date of April 3, 1973, be deferred for consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
(2078 West 4th Avenue)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. South 2 feet of each of Lots 4 and 5 except the North 7 feet of each Lot now road, Block 245, District Lot 526, Plan 590 (2078 West 4th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes
(5347 Knight Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 13, Block 3, District Lot 711, Group 1, New Westminster District, Plan 1383 (5347 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

3. U. B. C. M. Brief:
Bill 42, Land Commission Act

Notice was called on the following motion at the Council meeting on March 27, 1973:

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Vancouver City Council express its approval of the brief of the Union of British Columbia Municipalities Executive, as prepared on Bill 42 (Land Commission Act) and presented to members of the Government Caucus.

(WITHDRAWN)

Alderman Hardwick requested permission to withdraw this motion in view of the action taken on the matter to date, and therefore with the consent of the seconder and the approval of Council, the motion was WITHDRAWN accordingly.

NOTICE OF MOTION

1. Granville Street: Pedestrian Mall during July and August

The following Notice of Motion was submitted by Alderman Pendakur and recognized by the Chair:

MOVED by Ald. Pendakur,
THAT WHEREAS downtown pedestrian malls have proven practical and successful in other Canadian cities (Sparks Street Mall in Ottawa and 8th Avenue Mall in Calgary);

AND WHEREAS Toronto converted its major downtown street, Yonge Street, into a pedestrian mall for four weeks in 1973 and found it feasible;

AND WHEREAS Vancouver's climate, topography and views provide excellent opportunities for pedestrian dominated downtown environment;

THEREFORE BE IT RESOLVED THAT Granville Street from Cordova Street to Nelson Street is proposed to be a pedestrian mall for a selected period of six weeks during July and August, 1973, allowing for buses and emergency vehicles but prohibiting private cars;

FURTHER RESOLVED THAT the Director of Planning and Civic Development and the City Engineer report to Council within one month on the feasibility, and action to be taken by Council for implementing the above proposal.

(Notice)

2. Zoning Covering Tax Free Lands

The following Notice of Motion was submitted by Alderman Rankin and recognized by the Chair:

MOVED by Ald. Rankin,
THAT the Director of Planning and Civic Development be instructed to bring in a plan of zoning called Amenity 1, 2, 3, etc., which shall be a zoning use in the City of Vancouver for all tax free land under the City Charter, such as schools, parks, community centres, churches, etc.

(Notice)

ENQUIRIES AND OTHER MATTERS

Electoral and Governmental Reform

MOVED by Ald. Linnell
THAT all members of Council be included in the membership of the Council's committee studying electoral and governmental reform.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey and Mayor Phillips voted against this motion)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin -
Taxi-Cab Pick-Up:
Parking Lot at Pacific Centre

requested the Mayor write to the Downtown Parking Corporation asking arrangements be made so that taxi cabs, without charge, may pick up passengers in the parking lot in the Pacific Centre Development.

The Mayor agreed.

Alderman Gibson -
Ambulance Service

advised of discussions with the Minister of Health, Victoria, in respect of take over of ambulance service. The Alderman advised the Minister stated it is his intention to take this service over. Alderman Gibson, however, pointed out that when this action will be taken is indefinite, and therefore requested the Mayor write to the Minister of Health and request action on the matter this year.

Alderman Hardwick -
Building at 1786 West 11th
Hare Krishna

advised that the Hare Krishna group had been ordered to vacate their temple at 1786 West 11th Avenue, but the latest information is that the group has not vacated. The Alderman therefore enquired of the powers the City has in the matter.

The Corporation Counsel advised that it is his information this group was given notice to vacate, and the group has obtained accommodation outside of Vancouver. However, it will not be available for approximately 20 days, therefore, the owner of the premises on West 11th Avenue has given the group a new 30-day notice.

Mayor Phillips -
Property on S/S 2100 Block
West 7th Avenue owned by
Grandmere Enterprises Ltd.

referred to a petition received regarding property owned by Grandmere Enterprises Ltd. being on the south side of the 2100 Block West 7th Avenue. It is advised the property is being allowed to run down and the neighbours are complaining.

The Mayor stated he has requested the officials to enforce all the City by-laws involved.

The Council recessed at approximately 5:20 p.m. to reconvene at 7:30 p.m. in the Jewish Community Centre to hear representations with respect to Liquor Laws.

- - - - -

The Council reconvened at 7:35 p.m., in the Auditorium of the Jewish Community Centre, 950 West 41st Avenue, for the purpose of hearing representations on the matter of the proposed licensing of sidewalk cafes and entertainment in beer parlours.

Mayor Phillips was in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

Proposed Licensing of Sidewalk Cafes and Entertainment in Beer Parlours

Council, at its meeting on February 6, 1973, authorized the hearing of representations from interested groups and individuals and arrangements were made for this matter to be heard on this evening.

The Mayor opened the meeting and spoke to the public assembled advising them in general terms of the reason for holding this meeting and then called upon the following in the order noted:

Woman's Crhistian Temperance Union - Mrs. Janetta Rogers
(brief read and filed)

Canadian Restaurant Association - Mr. Don Bellamy
(brief read and filed)

Kitsilano Area Resources Association - Mr. H.L. Culham
(brief read and filed)

Alcoholism Foundation of B.C. - Mr. C.J. Short, President
(brief read and filed)

Dunbar West Point Grey Committee - Mr. R. Bacon
(brief read and filed)

B.C. Hotels'Association - Mr. T. Valente
(brief read and filed)

Miss Isabel Duncan - brief read

Beverage Dispensers Union - Mr. H.D. Courson
(brief read and filed)

Mr. Peter Turner - brief read and filed

Vancouver Council of Women - Mrs. Smith
(read letter supporting position of the Woman's Christian Temperance Union)

Musicians' Mutual Protective Union
(filed brief, but as no speaker present, the brief was read to the meeting by the Mayor)

At the conclusion of the hearing of the representations, the Mayor read a letter from the Vancouver East Zone Council of the Royal Canadian Legion dated March 27, 1973, advising that representatives of that Association were present and would be available to answer questions if such were asked relating to the Royal Canadian Legion's licensed premises.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT a Special Committee of Council be struck, personnel to be named by the Mayor, to review the presentations and submissions received by the Council on the matter of proposed licensing of sidewalk cafes and entertainment in beer parlours for report back to Council with recommendations for submission to the proper Provincial authorities.

- CARRIED UNANIMOUSLY

The Council adjourned at 9:35 p.m.

The foregoing are Minutes of the Regular Council meeting of April 3, 1973, adopted on April 10, 1973.

MAYOR

CITY CLERK

March 30, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane East of Oak Street, North of 17th Avenue Adjacent to Lot 33 and Lots 1 to 4 of Lots 34 to 36, Block 496, D.L. 472, Plan 2830

"An application has been received from the owner of the property on the northeast corner of 17th Avenue and Oak Street for acquisition of the lane that separates his holdings. The owner plans to demolish the existing buildings and erect an apartment. The lane was created to serve the four lots 1 to 4 which presently face Oak Street. The lane is surplus to our highway requirements if the lots abutting it are consolidated to form one parcel.

I recommend that the lane east of Oak Street from 17th Avenue to the lane north of 17th Avenue be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed lane to be $17,568.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to pay all costs to effect the physical closing of the lane.

(c) The applicant to arrange for the preparation and registration of a subdivision plan consolidating the closed lane and the abutting lands into one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Railway Crossing Protection Requirements Necessary to Impose an Anti-Whistling By-Law for Trains on the Burlington Northern Railway From Boundary Road to Clark Drive

The City Engineer reports as follows:

"At a meeting of the City Council on June 27, 1972, when Council considered the above matter (copy of the report attached), the following resolution was carried:

'That automatic crossing protection be installed at the four railway street crossings at Cordova Street, Raymur Avenue, Union Street and Glen Drive on the basis of the Board of Administration report of October 15, 1971, which in addition to cost sharing gives information with respect to an anti-whistling by-law'.

Cont'd ....

Clause #2 (Cont'd)

The purpose of this report is to advise Council that estimated costs from the Burlington Northern Railway have been received and based on those estimates the City's share for installation and maintenance of Automatic Protection at the four locations would be:

Installation - $15,650 (12½% of Capital Cost)
Maintenance - $ 1,989 (Per Annum)

In order that this automatic protection can be implemented and the anti-whistling by-law pursued further, it is recommended that a sum of $15,650 be allocated from the Traffic Control Reserve Fund for the City's share of the Automatic Crossing Protection."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

3. Local Improvements by "Petition"

First Step

The Deputy City Engineer reports as follows:

"I consider it advisable to carry out projects for:-

- Pavement and Curbs, Local Residential
- Lane Pavement
- Lane Pavements, Residential Standard
- P.C. concrete Sidewalks
- P.C. concrete Sidewalk on a School Collector Street,

as shown on the attached schedule dated March 23, 1973 as Local Improvements 'by Petition'.

The City's share of these improvements is available in the 1972 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated March 23, 1973.

The estimated total cost of these improvements is $901,457 and the City's share of the cost is $585,763.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(2) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(3) The following street be designated as a School Collector Street for the purposes of Part 1 of the Local Improvement Procedure By-Law:-

Penticton Street, 24th Avenue to 25th Avenue.

Cont'd ....

Clause #3 (Cont'd)

(4) The Court of Revision for projects listed in the attached schedule dated March 23, 1973 be held at 7:30 P.M. on Thursday, May 17th, 1973."

Your Board RECOMMENDS the foregoing report of the Deputy City Engineer be adopted.

A-7

Board of Administration, March 30, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters - (Various Funds) - February, 1973
   (a) Security Transactions during the month of February, 1973
   (b) Summary of Securities held by the General and Capital Accounts only as at February 28, 1973

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Amount Yield %
	Chartered Bank Deposit Receipts					
Feb. 2	Mercantile Bank of Canada	Apr.30/73	$ 491,236.98	$ 485,280.00	87	5.15
2	Bank of Montreal	Feb.6/73	1,500,534.25	1,500,000.00	4	3.25
6	Bank of B.C.	Feb.23/73	499,445.00	498,303.00	17	4.92
6	Bank of B.C.	Apr.30/73	1,416,315.75	1,400,000.00	83	5.125
			$3,907,531.98	$3,883,583.00		

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SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
Feb. 28	City of Vancouver 4¼%	Oct. 15/73	$175,000.00	$98.70	$172,725.00	0/8	6.40

****

TAYLOR MANOR TRUST TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
	Debentures Purchased						
Feb. 2	City of Vancouver 5½%	Dec. 1/75	$2,000.00	$95.58	$1,911.60	2/10	7.25

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(b) SUMMARY OF SECURITIES HELD AS AT FEBRUARY 28, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$11,212,933.05	$11,074,872.37
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$ 1,238,000.00	$ 1,241,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for February 1973 be confirmed.

2. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 7th through May 11th, 1973. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Regional and Municipal Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students."

Your Board RECOMMEND that the foregoing recommendation of the Director of Personnel Services be adopted.

3. Additional Furniture and Equipment - Mayor and Aldermen

The Director of Finance reports as follows:

"Requests for additional miscellaneous furniture and equipment (typewriters, settees, file cabinets, etc.) have been received from various members of Council for their offices. Where items are available from Surplus Stores they are provided on a loan basis. However, in order to meet the additional requests on an as required basis it is recommended that:

1. An appropriation of $3,000 be provided in the City Clerk's 1973 Budget and that purchases be authorized from these funds subject to:
   The furniture to be of the same quality, etc. that is provided for under the present furniture replacement program.

2. The appropriation of $3,000 be approved in advance of the 1973 Budget Approval and that the Purchasing Agent be authorized to place the orders immediately for the outstanding requests."

Your Board recommends approval of the foregoing recommendation of the Director of Finance.

PERSONNEL MATTERS

RECOMMENDATION

1. July 1st Dominion Day and November 11th Remembrance Day

The Director of Personnel Services reports as follows:

"Under the terms of the current collective agreements, provision is made that if a Statutory Holiday falls on a Saturday or Sunday and if no other day has been proclaimed in lieu of it, the City must provide each employee with another paid holiday, i.e. the immediately preceding Friday or immediately following Monday. In 1973, Dominion Day (July 1st) and November 11th Remembrance Day both fall on a Sunday.

I therefore recommend that all employees except Fire and Police Uniformed staffs covered by current collective agreements with the City of Vancouver, with certain exceptions, be granted a paid holiday on Monday, July 2nd, 1973 and on Monday, November 12th, 1973 in recognition of Dominion Day and Remembrance Day respectively, subject to any declaration by the senior governments and further that this be granted also to excluded employees and senior staff.

If the employees covered by the Registered Nurses Association Agreement are required to work on November 12th, 1973 because the Vancouver Public Schools are in operation then they shall be given another day off in lieu of November 12th, 1973 as provided for in the Collective Agreement.

I further recommend that employees covered by Collective Agreements between the Board of Parks and Public Recreation and the Municipal and Regional Employees Union and C.U.P.E., Local 1004 (including Lifeguards) and the Foremen's Association AND employees covered by the Collective Agreement between the Board of Police Commissioners and the Municipal and Regional Employees Union be granted a paid holiday on July 2nd, 1973 in recognition of Dominion Day and on November 12th, 1973 in recognition of Remembrance Day, subject to exceptions outlined below and, subject to the approval of these Boards.

Certain employees covered by the Foremen's Association and the Canadian Union of Public Employees Agreements for Parks and Engineering whose duties normally require them to work on a Public Holiday and who are required to work on July 2nd and/or on November 12th, 1973 will receive either one day's pay at their regular rate of pay or, another day off in lieu for each of these days so worked. The list of such employees will be discussed with the Union Representatives and shall be posted seven days prior to July 2nd and November 12th, 1973

The above mentioned recommendations have been approved by the Unions concerned."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be adopted

PROPERTY MATTERS

RECOMMENDATIONS:

1. Vesting Orders
   Britannia Community Services Centre Project
   Block 38, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"On February 6th, 1973, City Council approved the expropriation of 5 remaining properties in Block 38, D.L. 264A, required for the Britannia Community Services Centre Project. Approval was also given to the appointment of Mr. R.S. Thorpe as the City's nominee to the Board of Arbitration to be constituted to determine due compensation to the owners.

Since service of expropriation notices on all owners, settlement has been reached with the owners of two properties. However, with respect to the remaining three properties, negotiations continue to be stalemated.

In this connection, the City Solicitor has requested that final offers be confirmed and authority be obtained to apply to the Court for Vesting Orders.

The properties in question and the final offers made on behalf of the City, all of which are substantiated by independent appraisals, are as follows:-

Parcel C of Lots 1 & 2, Block 38, D.L. 264A 1120 Cotton Drive	$28,000.00
Lot 17, Block 38, D.L. 264A 1643 William Street	$29,000.00
Lot 18, Block 38, D.L. 264A 1641 William Street	$26,500.00

The scheduling of construction of an Elementary School on this portion of the site requires that these lands be cleared of buildings by April 30th, 1973 so that construction can commence immediately thereafter.

RECOMMENDED:

(a) That the foregoing final offers made by the Supervisor of Property and Insurance be confirmed as representing due compensation for the acquisition of said properties.

(b) That the Corporation Counsel be authorized to apply to the Court for Vesting Orders with respect to the above properties."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition
467 West 10th Avenue

The Supervisor of Property and Insurance reports as follows:-

"On February 13th, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 to 15, Block 360A, D.L. 526, for future civic purposes.

The above property, legally described as Lot 15, Block 360A, D.L. 526 and known as 467 West 10th Avenue is required in this regard.

These premises comprise a single lot, 49.5' x 125' in size, zoned C-2 Commercial, improved with two frame dwellings erected in 1910.

The front building is a 2½ storey structure, containing 12 rooms, divided into 8 rental units, 16 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement and is heated by an oil-fired hot water furnace.

The rear building is a one storey structure with a main floor area of 430 sq. ft. and double garage under. This building contains 3 rooms, 4 plumbing fixtures, has a patent shingle roof, siding exterior and is heated by a gas-fired hot air furnace.

Both dwellings are in average condition for age and type. The owner occupies a 3 room suite in the front building and the remaining units are occupied by tenants.

The property was listed for sale by Multiple Listing Service for $79,000.00 in September, 1972. Following negotiations, the owner has agreed to sell for the sum of $65,000.00 subject to the following conditions:-

1. Adjustment date to be March 31st, 1973.

2. The agreed price of $65,000.00 does not include furnishings and equipment and the present owner reserves the right to remove the furniture, stoves and fridges at the time the dwelling becomes vacant prior to demolition.

3. The present owner to be allowed to rent the property back from the City for $200.00 per month, commencing April 1st, 1973 and be responsible for all operating expenses, including water costs, scavenging, Hydro and oil bills and minor repairs.

4. The lease to be for 1 year term-certain and subject to review thereafter.

This price is considered to be fair and equitable. It is proposed to demolish these buildings when vacant and the property required for the project.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $65,000.00 on the foregoing basis, chargeable to Code 561/3102 - Land Purchase Fund for Future Civic Purposes."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Britannia Community Services Centre Site, 1618 Napier Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 6, Property Matters, February 2nd, 1973, confirmed by Council February 6th, 1973, approving the expropriation of five properties for the Britannia Community Services Centre, including Lot 4, Block 38, D.L. 264A, known as 1618 Napier Street. This property is required for the first phase of construction of the project.

These premises comprise a 2½ storey and basement frame dwelling, with a main floor area of approximately 840 sq.ft., erected in 1908 on a site 33' x 122', zoned RM-3. This dwelling contains a 4 room dwelling unit on the main floor, a 3 room housekeeping unit on the second floor and a 2 room housekeeping unit in the attic. It has 9 plumbing fixtures, a patent shingle roof, siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Following further negotiations, the owner has agreed to settle for the sum of $28,000.00, inclusive of all considerations, as of March 31st, 1973, subject to the owner retaining rent-free possession to April 30th, 1973.

This settlement price is considered to be realistic and has been endorsed by the City Solicitor and Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $28,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Knight Street Widening 33rd Avenue to 41st Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 33rd and 41st Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1973 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from eight remaining privately-owned properties in the section between 37th and 39th Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(a) Lot 28, Block 2, D.L. 710
5418 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. - $ 462.00
2. City Engineer to repair and make good any damage to lawn and garden adjacent to new front property line at no cost to owner.

Cont'd....

Clause #4 (Cont'd)

(b) Lot 11, Block 3, D.L. 711
5359 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. - $ 462.00
2. City Engineer to erect a concrete retaining wall with inset grade steps parallel to new property line and to repair and make good any damage to lawn and garden adjacent thereto at no cost to the owner.

(c) Lot 12, Block 3, D.L. 711
5357 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. - $ 462.00
2. City Engineer to erect a concrete retaining wall with inset grade steps parallel to new property line and to repair and make good any damage to lawn and garden adjacent thereto at no cost to the owner.

(d) Lot 13, Block 3, D.L. 711
5347 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. - $ 462.00
2. City Engineer to erect a concrete retaining wall with inset grade steps parallel to new property line and to repair and make good any damage to lawn and garden adjacent thereto at no cost to the owner.

(e) Lot 14, Block 3, D.L. 711
5337 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. - $ 462.00
2. City Engineer to erect a concrete retaining wall with inset grade steps parallel to new property line and to repair and make good any damage to lawn and garden adjacent thereto at no cost to the owner.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the aforesaid strips each for the sum of $462.00, on the terms noted, chargeable to Code 148/1804."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. Lease Renewal -- Lot 8, D.L. 181, 196, 2037
Situated: Dunlevy & Prior Streets

The Supervisor of Property and Insurance reports as follows:-

" The above City-owned lot, (Lot 8, D.L. 181, 196, 2037) is currently leased to Slade & Stewart Ltd. for a term August 1, 1959 to March 31, 1973. The site is blacktopped and used for parking, loading, and unloading of vehicles servicing the premises on adjoining lands. No buildings may be constructed on the leased area due to a public utility easement over the entire site. The lessee has requested a ten-year lease renewal, and the Director of Planning concurs with this term provided we retain the 12 month cancellation clause. Negotiations have now been completed and the lessee has agreed to a rental increase from $92.00 per month plus all taxes as if levied to $174.00 per month plus all taxes as if levied.

RECOMMENDATION:

That a lease of Lot 8, D.L. 181, 196, 2037 be renewed for a ten-year term commencing April 1st, 1973 subject to the following:-

Rent: -------- $174.00 per month, plus all taxes as if levied, for the period April 1st, 1973 to March 31st, 1978.

Review: ------ Rent for the period April 1st, 1978 to March 31st, 1983 subject to review, and to be based on market value of similar lands in the area. In the event of dispute, the matter to be settled by arbitration.

Cancellation:- The City and the lessee to have the right to cancel the lease by giving 12 months' notice.

Other Terms & Conditions:-

The same as those contained in the lease dated August 31st, 1959. "

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for RECOMMENDATION.

6. Acquisition for Arbutus-Burrard Connector
2127 Cypress Street

The Supervisor of Property and Insurance reports as follows:-

"Parcel "B" of Lots 11-13, Block 266, D.L. 526, being 2127 Cypress Street, which forms part of the right-of-way of the projected Arbutus-Burrard Connector, has been offered for sale by the owner. This project is included in the 1971-1975 Capital Programme and is tentatively scheduled for development in late 1975.

These premises comprise a 2½ storey and full basement frame dwelling, with a main floor area of 700 sq. ft., erected in 1905 on a site, 31' x 150', zoned RM-3. This dwelling contains 6 rooms, plus two in the finished basement, 8 plumbing fixtures, has a patent shingle roof, stucco and shingles on exterior walls, a stone foundation and is heated by an automatic gas hot air furnace. A garage measuring 12½ feet by 18 feet is located at the rear of the property. The condition of the dwelling is fairly good for age and type.

This property is occupied by tenants. It is proposed to continue renting these premises until required for the project and to demolish when vacant.

Cont'd .....

Clause #6 (Cont'd)

Following negotiations with the owner, he has agreed to sell for the sum of $37,000.00 as of March 31st, 1973, subject to retaining rent-free possession of these premises until April 30th, 1973. This price is considered to be fair and equitable and is representative of market prices in the area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $37,000.00 on the foregoing basis chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Establishment of Land for Highway Purposes - Lots 5 and 6, District Lots 448 and 538 (Jericho Area)

The Supervisor of Property and Insurance reports as follows:-

" By agreement dated March 25, 1969, made between Her Majesty The Queen in Right of Canada represented by the Minister of National Defence, the Crown agreed to grant to the City by Letters Patent certain lands in the Jericho Area for highway purposes.

The Letters Patent with respect to these lands have now been received and will be deposited in the Land Registry Office. It now remains for these lands to be formally established for highway purposes for so long as the said lands are used for public road purposes, and it is therefore

RECOMMENDED that Lots 5 and 6, District Lots 448 and 538, Plan 13977 be established as highway and that the formal resolution establishing the same be passed by Council."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for RECOMMENDATION.

(A map of the lots is attached for information.)

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. 5265 and 5275 Aberdeen Street

The Director of Permits and Licenses reports as follows:

"Mr. Douglas Jung, Barrister and Solicitor, has written requesting the withholding of enforcement action with respect to the required parking in the above buildings.

On September 22nd, 1970 Building Permits were issued to erect one family dwellings on each of the above sites. The plans submitted for the issuance for these permits indicated parking for two cars being provided in the basement of each building in compliance with Schedule B 1A(2) of the Zoning & Development By-law #3575. A final inspection was made on August 13th, 1971 at which time it was found that the buildings were completed in accordance with the plans submitted including parking for two cars in each house.

In March of 1972 our Inspection Services reported that alterations had been made to both 5265 and 5275 Aberdeen Street which eliminated one car parking space in each building. The owners of both buildings were notified to restore the required parking and on July 5th, 1972 Mrs. H. Cattermole, acting as an agent for Mr. A. Tang and Mr. D. Mah, made an application for a Development Permit for relaxation of the required two off street parking spaces. On July 21st, 1972 the Technical Planning Board refused both of these Development Permit applications.

On August 22nd, 1972 Helen Cattermole, as agent on behalf of Mr. A. Tang and Mr. D. Mah, made an application to the Board of Variance appealing the decision of the Technical Planning Board. On September 14th, 1972 the Board of Variance refused both appeals. Subsequently, further enforcement letters were sent to both parties.

In view of the decisions of both the Technical Planning Board and the Board of Variance, it is RECOMMENDED that the Department of Permits and Licenses be instructed to carry out the normal enforcement of the Zoning and Development By-law."

2. Civic Design Panel Membership

The Deputy Director of Planning and Civic Development reports as follows:

"On February 26th, 1973, Mr. W.H. McCreery, M.R.A.I.C., wrote to the Mayor and Council advising that due to the additional responsibilities he now has as a member of the Vancouver Parks Board he was unable to continue as an alternate member of the Civic Design Panel and wished to submit his resignation.

On March 15th, a letter was received from the Architectural Institute of British Columbia nominating Mr. Jonathan P.M. Yardley, M.R.A.I.C. to replace Mr. McCreery.

It is RECOMMENDED THAT Mr. Jonathan Yardley, M.R.A.I.C., be appointed to the Civic Design Panel to serve the remainder of Mr. McCreery's two year term.

It is FURTHER RECOMMENDED that Mr. W.H. McCreery, M.R.A.I.C., be thanked for his services to the Civic Design Panel."

3. Rezoning: N/S West 10th Avenue between Cambie and Yukon Streets (Mr. R. Dent)

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Dent, #1 - 119 West Broadway, requesting an amendment to the Zoning and Development By-law whereby Lot 13, Block 360 A, D.L. 526, being the north side of West 10th Avenue between Cambie and Yukon Streets, would be rezoned from an RM-3 Multiple Dwelling District to a C-1 Commercial District.

The applicant states the purpose of his application is: permitting me to use the main floor of the above premises for my offices as a barrister and solicitor. This apparently requires rezoning from RM-3 to C-1 (local). The existing building to be used for the foreseeable future with permission to park five vehicles right off the lane as per sketch.

Also submitted is a letter which states:

'I am the registered owner of this building as of January 12th, 1973, Title A 1902 L.

I already have an established legal practice in this area which is quite close to my home at 185 West 20th.

I consider that in view of the traffic situation in many parts of the city, it is a great convenience to me to travel only a short distance to work and it also helps reduce traffic congestion in the city generally. In addition, it would be a greater service to my clients to be able to provide parking on the premises since parking on the street in and around Broadway is limited and restricted.

I have checked some of the commercial space along Broadway and in addition to having had difficulty in locating suitable space to purchase, the premises that were available didn't always have sufficient parking. Further, there is considerable traffic noise coming off Broadway and the buildings in the area where I am presently practicing are often dependent on open windows for ventilation, resulting in traffic noise and some odors from gasoline fumes. Since I live on West 20th, it would be a convenience to work on the south side of Broadway in view of the fact that crossing Broadway as a pedestrian can sometimes be hazardous.

The location at 445 West 10th should be quieter and of course my practice shouldn't be any inconvenience or be a disturbance in any way to the adjoining property owners or even to the residential tenants in the same building. In addition, I will need to keep the premises in good condition to make a proper impression on the public.

I appreciate that the above reasoning is to a large extent for my personal convenience but hopefully this will be one of the advantages of living and working in the city.

If there were some way simply to permit me to use these premises as an office for the next five or ten years without rezoning, I would be quite content since my proposed use for the time being is for my office and actual development of new construction could be a variable in the future.

I earnestly solicit your consideration in this matter.'

Also submitted with the application is a site plan showing location of the building on the site and the proposed parking.

cont'd....

Clause No. 3 continued

The subject lot has a frontage of 49' and a depth of 125' and is currently occupied by an older type dwelling with Development Permit No. X548 on May 23rd, 1956, permitting the retention of 5 dwelling units and 2 housekeeping units.

This half block located on the North side of West 10th Avenue between Cambie and Yukon is zoned RM-3 Multiple Dwelling District with the exception of the two westerly lots, one of which contains a gasoline filling station, the other an older type home similar to others in the block.

The Technical Planning Board, on February 23, 1973, RECOMMENDED the application be not approved as there is adequate commercial zoned property in this area of the City.

On March 2, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

4. Rezoning: N/E Corner of Fraser and 31st Avenue (Mr. P. Krause)

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. P, Krause for Par Construction Ltd., 4395 Fraser Street, requesting an amendment to the Zoning and Development By-law whereby Lots 19 - 22, Block 9, D.L. 391 and 392 being the north-east corner of Fraser and 31st Avenue, would be rezoned from an RT-2 Two-Family Dwelling District to a C-2 Commercial District.

The applicant states the purpose of his application is 'building a two storey plus basement commercial building containing offices and/or stores on the main floor and suites on the second floor'.

The subject lots have a frontage of approximately 150' on Fraser and a depth of 115' with the lots lying approximately 20' below Fraser Street, with the north/south lane lying to the east dead-ending at 31st Avenue.

Two of the four remaining lots in the block are occupied by dwellings.

Two properties lying to the east, south and west are zoned RT-2 Two Family Dwelling District and RS-1 One-Family Dwelling District and developed with one and two family dwellings.

On the east side of Fraser Street between 29th and 30th Avenues is a substantial area of C-2 zoning most of which has been developed with a shopping outlet and living quarters.

The Technical Planning Board on February 23, 1973, RECOMMENDED the application be not approved for the following reasons:

(a) Ample commercially zoned property currently exists on Fraser Street to serve the surrounding neighbourhood.

(b) Rezoning of this lot to a C-2 Commercial District would establish a commercial development in an area surrounded primarily by one and two family dwellings.

On March 2, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

INFORMATION

5. 1010 - 1016 Clark Drive

A letter addressed to the Mayor and City Council has been received from Mr. N. Bodnariuk regarding the above site.

The Director of Permits and Licenses reports as follows:

"Mr. T. Price operates an automobile body shop at 1010-1016 Clark Drive which has been inspected on several occasions and found to comply generally with all relevant City bylaws, and any necessary permits have been obtained.

Mr. Price also owns two adjacent sites and is improperly using them for storage and parking purposes. Mr. Price has been ordered to either remove the vehicles from the sites, or obtain the necessary Development Permit for the use of the lots."

The Director of Permits and Licenses submits the foregoing for the INFORMATION of Council.

6. Blood Alley Square and Trounce Alley Beautification Project

The Deputy Director of Planning and Civic Development and the City Engineer report as follows:

"A. BACKGROUND

In order to preserve two adjacent buildings of historic value, the Stanley and New Fountain Hotels, which had fallen into disuse (and which the owner wished to demolish) and in order to make viable their redevelopment with low rental accommodation for Gastown residents on the upper floors and retail commercial development on the ground and mezzanine floors, Council on May 18, 1971 approved the purchase by the City of a portion of the property approximately 40' in depth, from Cordova Redevelopment Corporation Ltd.

With the demolition of this structure an open area of City property approximately 40' x 215' was created. This area known as Blood Alley Square (the name 'Blood Alley' had long been popularly used to describe a private alley here), together with the adjacent Trounce Alley were considered to be ideal for development as a public pedestrian oriented open space in the preservation and revitalization of Gastown.

As this proposal has developed, Council has dealt with reports on various aspects from time to time. These reports and Council's actions are listed as Appendix 1. The steps which have been taken to date towards commencing the project are as follows:-

(1) Traffic Restriction

In keeping with the pedestrian orientation, Council has approved the following regulations.

That vehicular traffic be prohibited in Trounce Alley on weekends and holidays and from 5:30 P.M. to midnight on weekdays and that stopping of vehicles be prohibited in Trounce Alley between Carrall Street and the westerly boundary of Blood Alley Square from 11:00 A.M. to 5:30 P.M. on weekdays.

These will be posted and come into force when the project is completed.

(2) Grant to Stanley and New Fountain Residential Society

So that the cost of the beautification would not have to be reflected in the rents charged the 'Gastown Residents' on the upper floors of the Stanley and New Fountain development, Council on May 30, 1972 approved a grant to the Society with respect to the Society's share of local improvement charges. The Society to be advised to make annual application for this grant for the life of the local improvement charges.

cont'd....

Clause No. 6 continued

(3) Conceptual Design

Council on May 30, 1972 approved the appointment of the firm of Phillip Tattersfield and Associates as consultants with the following terms of reference.

'This project is intended to proceed from outlined conceptual design through to detailed design suitable for implementation of the beautification of the area designated.

The work will include:

a) The design of floor treatment to the eastern half of Trounce Alley and the whole of the area known as Blood Alley Square. This will involve the choice of material(s) and the pattern and distribution of the same.

b) The location and accommodation of several garbage containers belonging to tenants, commercial and residential of the Stanley and New Fountain development, with suitable screening and housing, together with the inclusion of two off-loading facilities.

c) The location and choice of trees and any other planting as necessary.

d) The use and location of street furniture of existing design as, for example, that used in Maple Tree Square - and the design of additional items (with an approximate cost estimate and construction notes) as necessary.

e) The establishing of principles and guidelines for signs and graphics; colour coordination and decoration and appendages to exterior elevations to properties fronting on to this study area.

f) The limitation of cost estimate as proposed in the report to Council.'

B. PRESENT POSITION

(1) The consultant has completed his design and this report describes the proposals and the support for these proposals from affected property owners, gives details of estimated costs and cost sharing, and recommends the action necessary to implement the scheme.

The consultant's report (Appendix 2) can be summarized as two separate, yet interrelated series of recommendations: the first series pertaining to the public sector, i.e. City-owned property, and the second to private property. Although examined separately in this report, the consultant wishes to stress the importance of their inter-relationship and inter-dependence in seeking to create an agreeable environment to this important area of the City.

a) Improvements to City-owned property - Blood Alley Square and Trounce Alley.

The purpose of these proposals is to complete a series of adjoining areas from Cordova Street on the south side through to Water Street on the north and eastwards to Maple Tree Square as a group of primarily pedestrian oriented spaces.

The proposals consist of the following:-

- The resurfacing of Blood Alley Square and of Trounce Alley, from Carrall Street on the east to a point adjacent to the western extremity of Blood Alley Square, with a mixture of red brick (the same as has been used in Maple Tree Square) and granite blocks (which previously formed the lane surface in the centre of Block 42 and which have been collected and stored for re-use on this project).

cont'd....

Clause No. 6 continued

- The use of brick, together with a change in grade and the location of trees in juxtaposition with lighting and iron bollards (of the same design used in Maple Tree Square) provides both a visual and physical barrier between that area wholly pedestrian and that which must accommodate both vehicles and pedestrians.

- Two major areas of planting, a loading area capable of accommodating two vehicles, and a garbage container holding area with screen wall complete the sub-areas of Blood Alley Square. The loading area and the garbage container holding area with the screen wall are intended for the exclusive use of the Stanley and New Fountain's development and cannot be considered to be of benefit to any other property.

b) Improvement to Private Property.

Improvements to private properties, although the responsibility of the individual property owners and not chargeable to the project, are essential to the satisfactory completion of this project.

It is therefore recommended that Council alert the property owners as to their public responsibility in this regard and urge them to improve their respective properties according to the Consultant's recommendations listed for each property in Appendix 3.

(2) Beautification Local Improvement

With the approval of Council and to avoid delay, the local improvement steps (on the initiative principle) for the beautification were commenced before the Consultant's conceptual design or the detailed design were available - it being noted that this would restrict design freedom and place a firm limit on the cost. The project came before a Court of Revision on 28 September, 1972, and was approved by Council.

The estimates established by this procedure are:

Property Owner	$ 72,052
City	$ 19,366
TOTAL	$ 91,418

In this respect, therefore, everything necessary for the work to proceed under the local improvement procedure has been done.

(3) Underground Wiring

Originally the undergrounding of wires was part of the project. Council felt that the cost of this work (ranging from $35,000 to $75,000) was unreasonable for the benefit which would result. However, when the Province offered to share in undergrounding costs in general, Council directed that the undergrounding of wires in Trounce Alley be advanced under the Power & Telephone Line Beautification Fund Act and also advanced as a Local Improvement. It came before a Court of Revision on November 9, 1972 and was approved by Council subject to Provincial approval.

The Province has approved the telephone work but approval of the Hydro work is still pending.

The funding of this work is 1/3 Provincial; 1/3 B.C. Hydro/ B.C. Telephone; and 1/3 City/Property Owners. The City's share is to be financed from the 1972 Supplementary Capital Budget.

Final approval of B.C. Hydro work has been delayed because Hydro is reluctant to provide a letter of commitment until it has bid prices. Its estimate of the cost of the work has risen significantly because of increased power requirements by properties served from Trounce Alley. These requirements necessitate additional underground work on Carrall Street at the entrance to Trounce Alley because the additional load cannot be safely handled using the existing overhead system at this location. (This work would be necessary later anyway coincident with the Carrall Street phase of Gastown Beautification).

cont'd...

Clause No. 6 continued

B.C. Hydro advise that bids will be called shortly, as soon as precise power requirements are known. Efforts are being made, however, to accelerate their commitment and, in turn, Provincial approval so that undergrounding work can commence.

As soon as firm estimates are available, a report will be submitted to Council dealing with this matter and its effect on the Local Improvement cost sharing.

(Under Local Improvement Procedure the property owners' share cannot be increased by more than 10% above the amount approved by Council. Any additional funding therefore would have to be in the form of a grant approved by Council).

(4) Sewer Construction

Sewer reconstruction necessary prior to beautification improvements commenced on March 22. This is being carried out from Five-Year Capital funds.

(5) Cost Estimates

The Consultant is of the opinion that his proposal can be carried out within the budget figure of $91,418.00.

The Consultant's proposal differs from the original concept on which the $91,418.00 estimate was based. It includes additional items such as:-

a) Lowering the grade of Blood Alley Square approximately one foot below the existing elevation.

b) Installation of 'Maple Tree Square' bollards.

c) Installation of 9 ball Maple Tree Square street lighting.

d) Additional landscaping.

The scope of work is not sufficiently defined to be sure that the Consultant's proposal can be carried out within the $91,418.00. However, the City Engineer proposes to call tenders on the basis of the Consultant's proposal. Such a tender call would not commit Council to performance of the work if tendered prices exceed the money approved. Should tenders come in higher than the estimate on which Local Improvement approval was based, Council could either grant the additional funds required or reduce the project to the estimated cost which property owners and Council have already approved."

The Deputy Director of Planning and Civic Development and the City Engineer submit the foregoing for the INFORMATION of Council.

RECOMMENDATION

7. Proposed Public Housing for Single Women

The Deputy Director of Planning and Civic Development and the Director of Social Planning report as follows:

"I. BACKGROUND

Council on May 18th, 1971 adopted a recommendation of the Standing Committee on Planning and Development which recommended:

'THAT an application be made to the Senior Governments to provide accommodation for single women 55 years and over; the application to be made on the same basis as the Cordova and Jackson Street Hostel' [1].

cont'd....

1. Oppenheimer Lodge, now under construction.

Clause No. 7 continued

This action followed the hearing of a delegation from the Vancouver Council of Women which, together with the East-Enders Society, has urged that housing be provided to meet the increasing needs of the single women between the ages of 40 and 65 years whose limited income was inadequate to obtain decent accommodation.

II. SITE SELECTION

Utilizing criteria employed in the selection of sites for senior citizens housing, lands zoned (RM-3) Medium Density Multiple Dwelling District in Kitsilano, Fairview, Mount Pleasant, Strathcona and Grandview-Woodland were examined for suitability.

A site having a capacity of approximately 50 to 60 units was envisaged. Five sites ranging from 21,000 square feet to 27,000 square feet (approximately the site area of Oppenheimer Lodge) were identified. These sites all privately owned and developed with houses, were discussed with representatives of the Vancouver Council of Women and informally with officials of Central Mortgage and Housing Corporation. A site in Grandview-Woodland area was favoured by C.M.H.C. officials and considered acceptable by representatives of the Vancouver Council of Women.

Following this indication of acceptability to C.M.H.C. and the Council of Women of a location in Grandview-Woodland area, meetings were arranged in which the need for single women's housing and the general location considered were explained to members of the Grandview-Woodland Area Council and interested local residents. The Area Council established a study group which studied the proposal and obtained views of local residents and single women in need of good housing. After consulting with Vancouver Council of Women, East-Enders Society and area social workers, the Area Council on June 28, 1972, passed a resolution to support the principle of public housing for single women in their community, provided that the Area Council and the prospective residents were fully involved in the planning and development of any project.

Further discussion with members of the Area Council resulted in the conclusion that even a well designed project was not likely to be acceptable to the community if it involved clearance of sound houses and displacing a large number of local residents. An alternative suggestion for the purchase and conversion of a number of dispersed larger old houses was not supported by representatives of the Greater Vancouver Regional District's Housing Department in relation to certain properties which were proposed, principally because of the displacement of occupants and limited increase in housing units.

The very limited amount of vacant City-owned land in the Grandview-Woodland area was therefore re-examined. Because these City-owned sites are fairly small, the possibility of two or three separate smaller sites, which together would provide the approximately 50 to 60 units previously contemplated, was explored. Three potential sites, although not having the locational advantages of the site considered initially, were confirmed as acceptable by the Grandview-Woodland Area Council on December 12th, 1972. These are listed below. Advice was received on February 13th, 1973 from C.M.H.C. officials that the sites identified as 'A' and 'C' were considered acceptable.

Sites Examined - (see Appendix 'A' - Identifying Map)

cont'd....

Clause No. 7 continued

Site	Location	Zoned	Dimension	Estimated Possible No. of Units*
A	Lots 22-27 Blk. 2 of C & 33, 34 of Blk. 2 of D of 146, D.L. 264A (S/S of 5th Ave. bet. Commercial & Victoria)	RT-2	200' x 100' (20,000 sq.ft.)	25
B	Lots 7-9 Block 31 of J. D.L. 782 (N/W corner of Napier St. & McLean Dr.)	RM-3	132' approx. x 176' (17,216 sq.ft.)	37
C	Lots A and B of Block 9 of C, D.L. 183 (S/E corner of Adanac St. & McLean Dr.)	RM-3	90.5' x 122' (11,041 sq.ft.)	23

* (Based on 600 sq. ft. gross per unit with 100% underground parking)

Both the Area Council and C.M.H.C. officials favour site 'A' which is within 4 blocks of a good range of shopping facilities and one block from transit. McSpadden Park adjacent to the site provides open space and view amenity. The zoning is (RT-2) Two Family Dwelling District in which townhouses and apartment buildings, subject to the RM-1 Multiple Dwelling District regulations, may be permitted as conditional uses subject to notification of such adjoining property owners as the Technical Planning Board deems necessary.

The controls in the RM-1 District regulations include a maximum height of two storeys plus cellar or one storey plus basement, maximum floor space ratio of 0.75, and a minimum site area of 10,000 square feet.

Site 'C' is a close second choice and is zoned (RM-3) Medium Density Multiple Dwelling District. It is not so well located for shopping but is close to transit routes.

The Supervisor of Property and Insurance has estimated the present market value of the sites as follows:

Site 'A'	$ 92,500.00
Site 'C'	$ 55,000.00

III. CONSULTATION WITH COMMUNITY REPRESENTATIVES AND STUDY GROUP

The consultation to date with representatives of the Grandview-Woodland Area Council should ensure that if the sites recommended are approved by Council, the proposed projects will not be in the nature of a surprise and therefore likely either to be opposed or require time consuming further explanation, at least by the members of the Area Council. However, notification of surrounding property owners regarding a proposal for a low-density apartment building on Site 'A', in the (RT-2) area will be a further formal contact.

The Study Group within the Area Council, which includes potential residents, resource people and residents of the area, has spent considerable time in seeking to define the particular needs of the potential residents and hence the type of accommodation which should be provided. This group wishes to continue to be associated with the proposal and to participate fully in the design and development of the housing, as outlined earlier, with reference to the Area Council's views on the project. A copy of the Study Group's recommendations are attached as Appendix 'B'.

cont'd....

Clause No. 7 continued

IV. FORM AND CHARACTER OF THE BUILDINGS

When this proposal was first considered, the women's organizations emphasized the desirability of fully self-contained dwelling units, as opposed to various forms of housekeeping units or sleeping rooms. The buildings have been envisaged as moderate sized apartment buildings without distinctive features which might identify them as public housing or institutional developments.

We recommend that, following agreement by the senior governments to proceed with the design of these projects, the Area Council's Study Group should be consulted in their further planning.

RECOMMENDATION

It is recommended that:

(a) The following City-owned land be approved for housing for single women under the federal-provincial provisions (Section 40, National Housing Act):

SITE 'A' - Lots 22-27 Blk. 2 of C & 33, 34 of Blk. 2 of D of 146, D.L. 264A (South side of 5th Avenue between Commercial and Victoria)

SITE 'C' - Lots A and B of Block 9 of C, D.L. 183 (South east corner of Adanac Street and McLean Drive)

(b) The Province of B.C. and Central Mortgage and Housing Corporation be requested to proceed with this project under the provisions of Section 40 of the National Housing Act.

(c) The Greater Vancouver Regional District be requested to confirm its acceptance of the sites referred to in recommendation 1. above.

(d) The sites recommended in 1. above be sold to the federal-provincial partnership for the construction of single women's housing as outlined in this report at $92,500 for Site 'A' and $55,000 for Site 'C'.

(e) The Study Group of the Grandview-Woodland Area Council be consulted in the further planning of these projects.

(f) This project be managed by the B. C. Housing Management Commission.

The Technical Planning Board on March 23, 1973 endorsed the above report and recommendations."

B-7

Department Report, March 30, 1973 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre $2,000,000 Borrowing Bylaw

As Council is aware, the West End Community Center is in the final design stages preparatory to being released for tenders. At this point in time it is necessary to complete an action involving the borrowing bylaw, which has been complicated by Provincial legislation, and make certain that no obstacles remain to selling the $2,000,000 local improvement bylaw.

In 1968 Council obtained the assent of the ratepayers in the West End to a proposed bylaw authorizing the issue of debentures in the amount of $2,000,000 for the purpose of raising money to build a community centre on a local improvement basis. For several reasons it was not possible to give this bylaw third reading prior to 1969, when the section under which the assent of the ratepayers was obtained was repealed and replaced by the current section 523B.

The effect of this amendment was to deprive the City of the power to borrow the $2,000,000 unless it were to hold a new plebiscite. To avoid the necessity of going back to the ratepayers legislation was passed by the Legislature which stated in effect that the original approval was deemed to be approved under the new Section 5238. However, it was a condition of the deemed approval that prior to passing the borrowing bylaw we would publish a notice stating that unless 5% of the owners object Council will pass a borrowing bylaw at a different interest rate than that contained in the original bylaw submitted to the electors.

The question now arises as to whether we can borrow at the interest rate contained in the original bylaw and, if so, whether we are required to give notice and consider objections. Certainly the intention was that the borrowing could be done at the original rate and that, if it were, no notice need be published. It was anticipated that the borrowing would take place reasonably soon after the legislation was enacted and, because at that time interest rates were considerably in excess of that contained in the original bylaw, that the borrowing would be at a higher rate. We assume that in preparing the legislation the draftsmen were not concerned with the situation where borrowing would take place at the same or a lower interest rate.

Unfortunately perhaps, legislation is not interpreted solely according to the effect it was intended to have. One must first look at the words used. The problem with the legislation here is that it states "Before a bylaw is enacted, the Council shall publish a notice . .". It does not state specifically that the notice need only be published if the interest rate is to be different, as it should have if it were to be in accord with its intention. The resulting uncertainty would render any borrowing done without publishing a notice vulnerable to attack. The chance of such an attack being successful is extremely difficult to evaluate. While we think we would be successful in defending ourselves against an attack we feel that there is a sufficient possibility of success that it would not be fiscally responsible to risk it.

The City's financial reputation is dependent to a large extent on confidence which lenders have in our representations to them as to our authority to borrow. Even an unsuccessful attack on a borrowing bylaw would be detrimental. Should the attack be successful the damage to our reputation would be considerable.

The interest rate on the original bylaw approved by the electors was 7 3/4% (for a 20 year life). This is lower than the current bond market would find acceptable without a significant discount from the par value of $2,000,000. The best solution, and a financially reasonable one, is to establish the interest rate at 8% and sell the debenture to the City's Sinking Fund at par. This solution, however, does not eliminate our need to advertise in accordance with the legislation.

We therefore RECOMMEND that the City Clerk be authorized to advertise the West End Community Center borrowing bylaw in accordance with the requirements of the legislation, stating an interest rate of 8%.

C

REPORT TO COUNCIL

STANDING COMMITTEE ON FINANCE & ADMINISTRATION

MARCH 29, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 29, 1973 at approximately 1:50 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: D. H. Little

1. The Minutes of the Standing Committee on Finance & Administration dated March 15, 1973, dealing with Labour Negotiations: Outside Workers' Union were adopted as submitted.

2. Attendance at Night Meetings - Senior Staff

Your Committee has been considering the matter of suitable compensation to senior staff required to attend night meetings of Council and the Standing Committees, which, as of this year are considerably in excess of the normal. In this regard, the following report from the Board of Administration has been considered by your Committee:

> " Attached for your information is a tabulation of Senior Staff who have attended Council and/or Committee meetings in the evenings since January 16, 1973. There may have been other Senior Staff present at some of the meetings, but this list represents only those officials who were required to be present. Not all officials attended for the full Council meetings.
>
> It is common practise, although not universal in the surrounding municipalities, to grant time off to Senior Staff who are required to attend Council or Committee meetings on a regular basis. In all cases, staff covered by a collective agreement, and excluded staff, would be paid for this attendance. It may be that it is your Committee's wish that Vancouver Senior Staff members be granted time off for attendance at such meetings, and I offer the following proposed regulation for your consideration:
>
> 'Compensating time off shall be granted to members of Senior Staff for time spent at evening meetings of Council or Committees; the amount of compensating time shall equal the time actually spent at the evening meetings up to a maximum of ten days in a year. The time off shall be taken in the year that the evening meetings occur and preferably in the form of long weekends, or the morning following the day on which the evening meeting occurs. amended
>
> The time off will be taken on a positive reporting basis and Senior Staff will be eligible only when directed to attend in accordance with the procedure laid down in the Board of Administration memo dated January 30, 1973. Normal reporting and record-keeping procedures for compensating time shall apply.' "

The City has the following options in this respect:

(a) give compensation in monitory form

(b) compensate by time off

(c) make no special provision

Your Committee's view is that some compensation should be accorded as the night meeting pattern as of this year is not one that has hitherto been the practice and it does not appear that the pattern will change in the foreseeable future.

Cont'd.....

PLEASE SUBSTITUTE THIS PAGE 2 OF THE STANDING COMMITTEE ON FINANCE AND ADMINISTRATION, MARCH 29, 1973, WITH THE PAGE 2 OF THE REPORT SENT OUT TO YOU LAST FRIDAY, AS PARAGRAPH 3 OF ITEM 3 HAS BEEN REWRITTEN FOR CLARITY.

Clause No. 2 (continued)

Attendance at Night Meetings - Senior Staff

It is therefore

RECOMMENDED THAT the proposal of the Board of Administration set out in the above quoted report be adopted.

3. City Insurance

The Committee considered the report from the Director of Finance under date of March 16, 1973, on the City's package insurance policy respecting physical assets (excluding bridges). The Director's report sets out details of this type of coverage and a copy of the information is submitted to the Council, together with the balance of the Director of Finance's report on the subject.

Your Committee considered further, the whole matter of the City's present insurance policy generally and intends to study in depth, arguments for and against the City adopting a policy of 'self insurance', apart from certain exceptional cases of a 'disaster' nature.

The package insurance covered by the Director of Finance's report of March 16, 1973, results in a premium cost for the last three years of approximately $391,000 (of which $88,000 is paid by the P.N.E.). On the other hand, claims paid out over a three year period under this insurance, prorating past experience for the unexpired balance of the policy year, will amount to approximately $247,000 including losses related to the P.N.E. Historically, our heaviest losses are caused by the P.N.E. and associated Burrard Amusements.

Other insurance coverages, such as bridges, automobiles, etc. bring the annual premium up to approximately $300,000.

Your Committee RECOMMENDS,

THAT

(i) The City immediately enquire officially of the Provincial Government, whether or not they intend to have the City obtain its physical asset insurance from the B.C. Insurance Corporation when our present policy expires on August 1, 1973.

(ii) if the Province advises in the negative or an answer is not forthcoming by May 1, the City request Macaulay, Nicolls, Maitland & Co. Ltd.; Reed Shaw Osler Limited, and Leslie Wright & Rolfe Limited, approach the world insurance markets with the object of submitting package insurance proposals for the City's physical asset insurance referred to in the Director of Finance's report of March 16, 1973, on the following deductible basis:

(a) present arrangement

(b) $10,000 to $15,000

(c) $1,000,000

(d) (a), (b), and (c) on present basis of coverage (City plus Pacific National Exhibition) and without the P.N.E. being included.

The Committee meeting adjourned at approximately 2:20 p.m.

Council action, p.7.

* * * * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

March 29, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, March 29, 1973, at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Marzari and Rankin

ALSO PRESENT: M. Egan, Director of Social Planning
R.E. Young, Social Planning Department
R. Youngberg, Planning and Civic Development Department

CLERK: R. Thompson

Adoption of Minutes

The Minutes of the meeting of March 8, 1973, were adopted.

INFORMATION

1. Adanac Planning Advisory Committee Meetings

Mr. J. Cork, Chairman of the Hastings Sunrise Action Council, appeared before the Committee and elaborated on points raised in his letter of March 10, 1973. He repeated his request that the Advisory Committee be re-structured to include elected representatives from the Council, the Park Board and the School Board, and he proposed that the Advisory Committee should elect its own Chairman and prepare its own agenda for its meetings.

A report prepared by R.E. Young of the Social Planning Department entitled 'Local Area Resident Participation in Planning' was presented by Mr. Young. A draft report dated March 29, 1973, was also submitted by the Director of Planning on the same subject matter. Both reports contained recommendations which were intended to present a means by which the present impasse between the Planning staff and the local residents' representatives might be removed.

RESOLVED that the representations made by Mr. Cork and the two officials be received in the meantime, and Alderman Harcourt be asked to chair the next two meetings of the Adanac Planning Advisory Committee after which the Alderman be requested to report to the Community Development Committee with recommendations for further action by the Committee.

2. West Broadway Citizens Committee

Mrs. Marjorie M. Harper, 2950 West 8th Avenue appeared as a representative of the West Broadway Citizens Committee. She made the following two requests:

(a) that the West Broadway Citizens Committee and the Kitsilano Information Centre be furnished with a notification of all applications for Development Permits in the area bounded by Larch and Highbury Streets and between the south side of West 8th Avenue and the north side of West 10th Avenue.

cont'd....

Clause #2 continued

(b) that two meetings be convened with the groups concerned with the Broadway West area; one with the Community Development Committee and the other, in the evening, with the City Council.

Mr. A.D. Geach, Assistant Director Community Planning Division, spoke to the request for notification of applications for Development Permits and advised that a comprehensive report on this question will be made by the Director of Planning as soon as possible.

RESOLVED that arrangements be made with groups and citizens concerned with the Broadway West area for a meeting of the Community Development Committee to be held at 7:30 p.m. on Thursday, April 19th, 1973, at an appropriate place in the Community, such place to be arranged for by the West Broadway Citizens Committee and the meeting to be chaired by Alderman Harcourt and to be noted that City staff will not be required to be in attendance.

3. Electoral Reform Procedures

A brief was presented by Mr. Tony Green proposing a program designed to bring about a higher degree of citizen participation in the examination into local governmental procedures. This brief has the endorsation of the Kitsilano Area Resources Council.

The Chairman explained to the delegation that considerable help from the media has been assured, including local newspapers. The hope was expressed that the Area Council and other interested groups will take the initiative in developing interest in the local government hearings.

The Chairman thanked the delegation for its suggestions and gave assurance they would be kept in mind by the Committee during the course of its studies.

Mr. Green's brief is quoted below for information:

"We would like to commend the Community Development Committee for its desire and efforts to obtain some form of public participation in the process of civic electoral reform. However, we feel that the seven public hearings being planned are insufficient, in themselves, to allow people to make an intelligent, informed decision at the time of the plebiscite. We suggest that the programme should be broadened to include, actively, as many citizens' groups as possible in a process of dialogue, to explain and examine their desired relationship to City Council, and in a process of education, to inform them about alternative Council and area structures that may suit their needs. These two processes, of dialogue and education, must occur simultaneously before, during, and after the public hearings, because the public hearing itself will be, for the most part, a one-way listening post.

A. BEFORE THE HEARINGS:

1) The City, and in particular the Community Development Committee, has the opportunity and the responsibility to use the background information it has gathered on ward systems to inform and educate the public concerning the variety of systems available and their consequences, the experiences of other cities, and the criteria to be used in draughting the plebiscite. Such a commitment would constitute a new approach to public involvement in this city, befitting the mandate of this new City Council. The information could be dispensed in booklet form to citizens' groups and should be available at City Hall. It should be dispensed in the form of an insert in the major daily newspapers, and it could be discussed on radio and television public affairs programmes. This education process should continue until the plebiscite is held.

cont'd....

Clause #3 continued

2) Members of the Community Development Committee should actively solicit citizens' groups to meet in person with them before the local public hearing to discuss the group's point of view and to offer information and give some response to those ideas. A special effort should be made to reach groups which do not have a history of contact with City Hall. This process of close dialogue should continue throughout the involvement programme.

B. DURING THE HEARINGS:

1) Citizens' groups should continue to have access to the Committee for discussions and access to information on ward system alternatives.

2:a) The format of the public hearings themselves should be modified to create an atmosphere more conducive to discussion. People could feel closer to the process if hearings at the schools were set up in gymnasiums, with seating in the round, and city representatives a part of the circle. Classrooms could be used for smaller discussion groups, with one alderman being a part of each group.

2:b) After the first two hearings, an evaluation of the hearing format and process should be carried out, and revisions made if necessary.

3) It is essential that people unable to attend any or all of the public hearings be able to learn what ideas citizens' groups are putting forward.

a) Cable television should be utilized for the complete broadcast of each hearing (live and/or re-broadcast). The tapes of any meeting could be viewed by groups or individuals at any other time.

b) Written summaries of the presentations should be inserted in the local neighborhood papers, with provision made for ample copies to be available on request to citizen groups throughout the city.

C. AFTER THE HEARINGS:

It is imperative that a substantial airing of the results of the hearings occur - including both:

a) a consensus of the public's opinion, and

b) a summary of the Committee's comments on those views.

A series of public hearings, by themselves, may be administered satisfactorily by a part-time committee (with many other concerns) and by general staff. We feel that to achieve more, there must be a full-time staff person (or persons) responsible for:

a) the active soliciting of, and continued communication with, a wide variety of citizens groups.

b) the preparation and co-ordination of community affairs radio and television programmes.

c) the organization of research materials and preparations of publishable information on community issues, ward system alternatives, and experiences of other cities.

cont'd....

Clause #3 continued

This person(s) should preferably be hired on a contractual basis.

We urge the Community Development Committee to attempt to reach the public by means beyond the proposed public hearings. "

4. Public Meetings and Public Hearings

(a) Rivtow Straits Limited

RESOLVED that it be left to the Chairman to arrange for a suitable date for an evening meeting at which time the Rivtow Straits Ltd. representatives and the concerned citizens in the area, may meet with the Community Development Committee.

(b) Site C and D - Strathcona Rehabilitation Project

RESOLVED that the Chairman be authorized to arrange a set date for an evening meeting at which time the Community Development Committee may meet with community groups concerning the use of these two properties.

(c) Shannon Property - 57th and Granville Public Hearing

The Chairman advised the Committee that the Public Hearing for this purpose would be held at the City Hall on the evening of April 18, 1973.

(d) Britannia Service Complex Public Hearing

It was noted that the Public Hearing for the Britannia Service Complex is scheduled for May 15, 1973, at 7:30 p.m. at the City Hall.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 74

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

March 29, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, March 29, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

CLERK: M. Kinsella

The following recommendation of the Committee is submited to Council.

RECOMMENDATION

1. Photo I.D. Cards for Social Allowance Recipients

Your Committee had for consideration the attached report from the Director of Welfare & Rehabilitation on the above matter.

The Chairman advised that the Minister of Rehabilitation and Social Improvement had indicated to him that he was very much opposed to the proposal contained in the Director of Welfare & Rehabilitation's report.

Mr. Levi had suggested the City consider establishing its own cheque cashing operation to facilitate those welfare recipients who experience difficulty cashing their cheques.

Mr. Boyd spoke to his report and expressed the opinion that a number of welfare recipients would welcome some form of acceptable identification. The Committee, while recognizing the need for an acceptable identification card for welfare recipients, was not in favour of the proposed photo I. D. cards.

There was discussion of various ways of making it easier for welfare recipients to cash their cheques. It was suggested that the Canadian Imperial Bank, which has the City's welfare account, be requested to allow cashing of welfare cheques at any branch of their bank which is located near a City Welfare Unit. This would help eliminate the long line-ups which presently occur on cheque-issuing days at the Main & Hastings Branch of the bank.

Further discussion ensued and it was

RECOMMENDED

a) To reject the proposal contained in the report of the Director of Welfare and Rehabilitation with respect to photo I. D. cards.

b) The Chairman to seek from the Minister of Welfare & Rehabilitation his suggestions and/or proposals for solutions to the present difficulties encountered by Social Assistance recipients in cashing their cheques.

c) The Director of Welfare & Rehabilitation to conduct a quick survey of Social Assistance recipients to determine

Cont'd.....

i) The extent of the difficulties they encounter with cheque cashing through lack of acceptable identification.

ii) Whether or not they are in favour of I. D. cards.

The result of this survey to be reported to the Committee at an early date.

(A copy of the report of the Director of Welfare & Rehabilitation with respect to photo I.D. cards for Social Allowances Recipients is on file in the City Clerk's office)

INFORMATION

Your Committee Submits the Following for Council Information:

2. Classification: Social Worker II, Department of Welfare & Rehabilitation.

As requested at the March 1, 1973, meeting of the Committee the Director Personnel Services met with Mr. Boyd, Director of Welfare & Rehabilitation and Miss M. Martin, B.C. Association of Social Workers to discuss the proposal of the MREU that Social Workers I be permitted to advance to Social Worker II positions. The Director of Personnel Services, the Director of Welfare Services and Miss Martin also discussed training programmes for the staff of the Department of Welfare & Rehabilitation.

(Copies of the Director of Personnel Service's report and Mr. Boyd's memorandum are attached for information).

Mr. Derby on behalf of the Municipal & Regional Employees' Union asked that this matter be deferred to a later meeting to allow the Union an opportunity to study the reports referred to above.

The Committee heard representations from Mr. Boyd, Mr. Peterson and Miss Martin in favour of retaining the requirements for professional training for the Social Workers II, III and IV positions. Miss Martin and Mr. Boyd are presently drawing up an in-service traning programme for all staff in the department related to the day to day operations but this would not be considered the equivalent of professional training.

The representatives of the Municipal & Regional Employees' Union stated their main argument is that basically the Social Worker I classification should not be a dead-end position for persons who decide to make their career in the Rehabilitation Division of the Welfare & Rehabilitation Department and that the Social Workers I should be given the opportunity of obtaining the training necessary to achieve promotion to the II level.

In summation, the Chairman suggested there are two issues to be resolved

1) The question of whether the Social Worker II position should be open to Social Workers I as maintained by the M.R.E.U.

2) The long-range issue of a training programme to enable Social Workers I to upgrade their training and skills.

It was suggested that consideration be given to establishing, through community colleges, special evening courses which would enable the Social Workers I to obtain the requisite professional training over an extended period. Miss Martin agreed to explore this aspect.

Cont'd.....

RESOLVED to receive the report of the Director Personnel Services and the accompanying memo from the Director of Welfare & Rehabilitation and to refer this matter back to the Director of Personnel Services for further discussions with the involved parties (including the MREU) for report back at a later date.

3. RECREATION SERVICES IN THE DOWNTOWN EAST SIDE

The Committee received a petition from approximately 100 residents of the Downtown East Side on the above matter.

The petition stated in part:

" We live in the area bounded by Alexander Street, Heatley Overpass, Hastings Street, and Jackson Ave. We have to go outside our own neighborhood to find suitable recreation.

"A considerable number of us are handicapped in some way, or old, or have minimal income, but are interested in keeping active and interested in life. We would prefer if we could do so inside our own neighborhood.

"We would like to have a center for coffee and conversation, and card games; with the free use of a telephone; maybe with T.V. and bingo; and pool, if possible. Perhaps there could be a sewing machine somewhere for the women of the neighborhood. We need to get out of our rooms.

"We ask City Council to help provide a social center, by leasing or buying an old house or store front in our neighborhood".

Mr. Ken Bell, M.S.W, Peopl Aides, LIP Project, spoke on behalf of the delegation and stated that this request for a recreation centre is separate from the Recreation Program for the Downtown East Side which Council approved on March 27,1973. The people represented by the Petition live on the periphery of the Skid Road area and the recreation programme approved by Council on March 27, 1973 would not meet their needs, particularly, as a number of them are handicapped and need a centre in close proximity to their neighbourhood.

RESOLVED to receive the report and defer making a recommendation on the proposal pending receipt of a detailed statement of estimated costs of the proposed recreation centre, such estimate to include rental costs, minimal renovations, recreation and hobby furniture and needs.
(a copy of the Petition is attached for Council information).

The meeting adjourned at 3:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 74

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

F

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

March 29, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursdsay, March 29, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

CLERK: M. Kinsella

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Youth Health Service

The Committee considered the report of the Medical Health Officer on Youth Health Service. The Medical Health Officer's report contains recommendations regarding extension of the present service and continuation of the service on termination of the Federal Grant (which funds the present service) at the end of January, 1974. Attendance at the present clinic is such that the staff can no longer effectively cope with the demands for service and there is a definite need for expansion of this service.

The Medical Health Officer submitted the following recommendations:

1. THAT a second mobile clinic be established in the City of Vancouver similar to the Department's mobile dental clinic now operating in the east side of the city. A 12' x 60' facility on wheels, fully equipped, is estimated to cost $25,500.

2. THAT the City of Vancouver assume responsibility for maintaining this Unit with heat, light, water, telephone and janitorial service.

3. THAT, while drug costs must be the responsibility of the patient, it is possible to set up special arrangements for low-cost drugs. (One City pharmacist has offered a very attractive cost-plus dispensing fee arrangement.) Nevertheless, an annual budget of $500 would be required to pay for drugs for youngsters with special health problems. All drugs required for the treatment of venereal disease are supplied by the Division of VD Control of British Columbia.

4. THAT the City of Vancouver Public Health Nurse I position seconded to the Division of VD Control be reclassified as a Youth Health Services Coordinator, and that the incumbent be the Vancouver City Health Department's liaison person to all agencies providing health service to youth and be responsible for the coordination of the Department's Youth Services. The additional annual cost to the City of Vancouver would be $3,200 (1973 rates) based on this position being equivalent to a Public Health Nurse III.

Cont'd .....

Clause 1 (Cont'd)

5. THAT from the commencement of this second clinic to the termination of the Youth Health Project at the end of January 1974, one Public Health Nurse, supported by projects funds, be assigned to this Clinic and that the Province of British Columbia be requested to underwrite the cost of this position after termination of the Youth Project grant, January 31, 1974.

6. THAT a second Public Health Nurse position be established for the new clinic, and that funds be requested from the Province of British Columbia for this position.

7. THAT two full-time positions be established for this clinic, one to be classified as a Medical Office Assistant, the second as a Clerk-Typist II. It is recommended that total support for these two positions be sought from the Province of British Columbia.

8. THAT the physician time necessary for the operation of this clinic be negotiated with the Medicare Commission at no net cost to the City of Vancouver. The Medicare Commission has a sessional rate for physicians, but until now both sessional rates and salaries for operations of this type have been pro-rated according to the percentage of time spent on behalf of insured patients. The insurability of the patients in this youth group is approximately 25%, with a potential of 75% especially during winter months. It is recommended that the City request the Medicare Commission to waive this rule for the medical staff of this clinic.

9. THAT the Health Branch, Province of British Columbia, be requested to supply all examing equipment, furniture, and medical supplies required for the operation of the clinic.

10. It is recommended that the present operation of the Youth Clinic at Pine Street be continued in parallel with this new clinic until the expiry of the grant in January 1974. In October 1973, a further review should be undertaken in order to see whether or not a second clinic is required to continue after the expiration of the grant.

11. The estimated costs to the City of Vancouver for the establishment of this service in 1973 are as follows:

*CAPITAL COSTS	
Mobile Unit on Wheels	$25,500
OPERATING COSTS - May 1, 1973 to December 31, 1973	
Cost of Reclassification of ..... Public Health Nurse I to equivalent of Public Health Nurse II	$ 2,150
Drug Costs	500
Light, heat, water, telephone, ... holding tank, janitorial services, transporting unit	1,700
	$29,850

* Since this Unit can be expected to have a useable life of 10-15 years, this cost can be amortized over this period of time.

Cont'd .....

Clause 1 (Cont'd)

SUMMATION

Items 5, 6, 7, 8, 9 will require further negotiation with the Provincial Government and the Medical Services Commission. In a recent communication, Dr. G.R.F. Elliott, Deputy Minister of Health, has expressed his willingness to take these proposals to his Minister once departmental estimates are through the House in April.

If the foregoing report is approved by Council, classifications and salaries should be referred to the Director of Personnel Services for review and report to the Board of Administration.

Mr. Donofreo, representing the Minister of Rehabilitation & Social Improvement, undertook to bring this proposal to the attention of his Minister and to seek his report for same.

Following further discussion, your Committee

RECOMMENDS:-

THAT Council

a) Approve the above recommendations of the Medical Health Officer with respect to the extension and continuation of the Youth Health Service.

b) Approve the expenditures listed under Recommendation 11 above, subject to all service staff costs being borne by the Provincial Government.

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

March 8, 1973.

A meeting of the Standing Committee of Council on Civic Development was held at approximately 3:45 p.m. on Thursday, March 8, 1973, in the No.1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari.

CLERK: M. James

RECOMMENDATION

1.. A Proposal For Downtown Development

At the February 15,1973 meeting of the Committee consideration was given to pages 1 - 22 of the draft report of the Department of Planning and Civic Development dealing with proposals for the development of the control of downtown development.

At the February 15,1973 meeting of the Standing Committee on Civic Development, the Committee requested information about the assumption of downtown growth and about the transportation implications of the downtown plan particularly as they relate to Policy Guideline 5: Accessibility.

Under date of March 1st., the City Engineer submitted for the information of the Committee a report entitled "Downtown Plan: Information on Growth and Transportation Implications".

Also at that meeting of February 15th, the Committee requested comments from the Vancouver City Planning Commission and from the Technical Planning Board.

The Technical Planning Board under date of March 7th, submitted to the Committee its comments and the Vancouver City Planning Commission advised by representative present at this meeting that their report was not available..

The Assistant Director Advance Planning and Research displayed a map which indicated planning objectives of one concept and advised that that this was not a two or four year proposal but a ten to fifteen year proposal with review from time to time.

The map showed an area entitled "Metropolitan Core" consisting of business and economic offices, those of institutions, shipping etc-- no residential. Surrounding this core would be office buildings, hotels apartments (up to 1/2 of buildings in apartments) and shopping. An entertainment area would be along Granville Street. The plan took into account downtown services and supply and historical areas which the plan suggested might expand t h e Gastown areas. There would be district and local shopping and services and specialty shopping i.e., Chinatown. Local convenience commercial area were envisaged in special buildings.. Along the water front the plan suggested comprehensive development of large projects geared to recreation and marine use. This development to be at a low density.

One of the aims would be to provide openness throughout the downtown peninsula through connections by pedestrian streets, plazas, arcades., etc.

The Assistant Director Advance Planning and Research suggest this map could be distributed publicly for comment. The committee suggest it would be advisable to make the divisions between various areas less definite and perhaps using coloured dots would serve the purpose. It was suggested the map would be a natural addition to any mailing or distribution sent out and it was agreed that it should contain a description

cont'd.....

Clause No. 1 continued

of the present situation and of the proposals and provide space for comment.

It was noted that the intent was for the development of a Metropolitan Core, fringed with mixed use areas, services, residences and amenities.

The committee considered a report submitted by the City Engineer as requested at the February 15th meeting and after thorough discussions with representatives of the Engineering Department the committee,

RECOMMENDS that for transportation planning purposes the City of Vancouver accept the figure of downtown employment of 125 - 150,000 as a possible range.

The committee also had before it a memorandum from the Assistant Director Advance Planning and Research dated March 2nd, 1973, commenting on the schedule for meetings to consider the draft proposal for downtown development. The committee also had before it as per previous instructions to the Committee the arrangements for a meeting with the Director of Transportation and the Department of Municipal Affairs. The Assistant City Engineer, Traffic and Transportation, advised that members of the city staff would be meeting with the Director of Transportation, Monday, March 12th. The committee received the reports.

INFORMATION

2. Historical Conservation

In his inaugural speech the Mayor referred to the need to investigate the manner of conservation of buildings of historical significance in Vancouver and had requested this committee to undertake the investigation on behalf of Council.

By way of oral introduction the Assistant Director of Civic Development briefly reviewed the Historic Area Advisory Board and introduced to the committee members Miss Nancy Oliver and Mr.Jon Ellis who were employed on a LIP grant to investigate a legislative approach to building conservation.

Miss Oliver and Mr.Ellis advised the committee that their project had only been under way for two weeks. They advised that initially their role was to think of the city as a mosaic of different neighborhoods each with its own history. They are not investigating the same geographical area as Prof. Kalman. The ultimate aim of the grant is to devise legislation to allow the city of Vancouver to conserve historical buildings on an on-going basis. They expected to survey, in 1973, neighborhoods in the city, then investigate the history of each area and to make development proposals for building conservation to the Planning Department. Initially, the project has chosen the area north of Strathcona to devise a programme and model and to determine what would be required in terms of legislation and guidelines for the rest of the city. At the present time they are gathering information mainly in North America but some is being gathered in Europe.

The committee noted that Council has previously authorized and funded the development and the inventory of historical buildings and requested information as to when this inventory would be reported to Council, or alternatively, how much had been accomplished and at what stage the inventory development was at. After further discussions the Committee

RESOLVED that the reports be received and the matter be tabled and in the interim the Historical Area Advisory Board be invited to meet with this Committee at a suitable date.

The meeting adjourned at approximately 5:45 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

March 29, 1973

A meeting of the Standing Committee of Council on Environment was held in No. 1 Committee Room, City Hall, on Thursday, March 29, 1973 at approximately 10.00 a.m.

PRESENT:	Alderman Linnell (Chairman) Alderman Massey Mayor Phillips
ALSO PRESENT:	Alderman Bowers
COMMITTEE CLERK:	H. Sugrive.

1. Adoption of Minutes

The Minutes of the Meeting of February 8, 1973 were adopted.

RECOMMENDATIONS

2. Dogs

On January 30, 1973 City Council adopted the following recommendations of the Standing Committee on Environment, dated January 18, 1973:

(i) that the Chief Licence Inspector report to the next meeting of the Committee the amount of license fees paid for dogs in other municipalities.

(ii) that the report of the Director of Permits and Licenses respecting 'City Pound - Additional Staff' dated January 16, 1973, and the rough draft report dealing with the hiring of additional temporary pound officers for the summer patrol of parks and beaches, after revision, be forwarded to the Park Board for its comments and report back to the Committee.

(iii) that the correspondence referred by the Mayor to the Committee be received, and the writer advised the Committee is working on the problem and notification of final action of the Committee will be forwarded to her in due course.

In accordance with recommendation (i) the Chief License Inspector submitted a list of license fees paid for dogs in neighbouring municipalities. He said that the task of controlling dogs was beyond the means of the present staff. During 1971 the City had received 4,000 complaints from the public and in 1972, despite the fact that there was a civic workers' strike for 7 weeks, 5,000 complaints were received and complaints are now ever increasing. He said that this problem not only existed in Vancouver but indications were that most cities throughout the North American Continent were experiencing the same problem. He stated that the Pound staff, which had not been added to for a period of 20 years, were unable to begin to control the problem without additional staff and equipment as proposed in the report of the Director of Permits and Licenses dated January 16, 1973. He stated that although additional staffing and equipment would improve the situation, there was no way in which dogs could be

completely controlled in the City of Vancouver.

The Committee felt that the increases in staff and facilities as proposed by the Director of Permits & Licenses were far too modest and should be tripled or at least doubled.

A representative from the Municipality of Burnaby, when questioned, concerning their pound facilities, stated that they had five pound trucks in service, the same number as the Vancouver Pound. Richmond and Delta Municipalities also have five trucks. It was therefore concluded that the Vancouver operation is not viable with the same amount of equipment and personnel.

In reply to the chairman's query on the number of dogs hit by cars, the License Inspector informed that during 1972 the Pound collected 1,668 dead dogs from the streets and 1,025 dead cats. During 1972, 2,638 dogs were impounded, 591 of which were destroyed and the remaining were either redeemed by owners or sold. And as a result, $14,805 was realized as impounding fees for 1972 at $5.00 being charged for a licensed dog and $15 for an unlicensed dog, plus the license fee.

Delegations towards the eradication of dog nuisance in the City of Vancouver were heard from:

Mrs. Mildred Ives
Mrs. Bingam, Animal Protection Society
Mrs. Teepe
Mrs. Doroghy
Mrs. Anderson
Mrs. Martin
(Letter tabled from the Vancouver Humane Society)
Mr. Hosegood, SPCA,

and some of the suggested means of control were as follows:-

(i) That prohibition be enforced on keeping of large dogs within the City.

(ii) That restriction be imposed on keeping one dog per house.

(iii) That taxation be levied to cover the extra cost of maintaining parks, sidewalks, boulevards etc. free from dog excretion.

(iv) That female dogs be spayed as soon as they are six months old.

(v) That the spaying of female dogs be left to the discretion of the owners.

(vi) That dog licenses be increased.

(vii) That lower bracket income people have their animals spayed free.

(viii) That the Veterinary Association be pursuaded to spay female dogs at reduced fees for pensioners.

(ix) That the community be educated in the care of animals and the SPCA to go to High Schools to give instructions in animal care.

(x) That there should be an increase in staff and vehicles to the present so as to cope with the problem.

Mr. Hosegood from the SPCA stated that the fee schedule as given for the association was $30-$35 for spaying cats and between $35 and $55 for a dog. The SPCA had been underwriting an agreement to have people pay an adoption fee of $12 for a dog; in addition they are presently asked to lodge with the Association $25, in return they receive a letter for the veterinarian to perform the spaying service and the association is then billed for the cost in excess of $25.

After a lengthy discussion on various points as mentioned, the Committee RECOMMENDED

(i) That the Council grant an annual additional sum of $50,000 towards the Pound Budget for 1973, exclusive of Capital Costs.

(ii) That the Director of Permits and Licenses report back as to how best the allocated budget could be spent and what would be the capital requirements.

(iii) That the Director of Permits and Licenses report back on increase in fees as well as impounding penalties for 1974.

(iv) That the report of the Director of Permits and Licenses respecting 'City Pound - Additional Staff', dated January 16, 1973 be referred to Council for adoption.

(v) That the Joint Report of the Director of Permits and Licenses and the Superintendent of Parks and Public Recreation dated January 23, 1973 be referred to the Finance Committee with the approval of this Committee.

(vi) That the Chairman of this Committee be empowered to try to bring together the B.C. Veterinary Medical Association, the SPCA and officials of other municipalities to investigate the possibility of providing free or lower cost spaying of female dogs.

(vii) That the report of the Director of Permits and Licenses dated March 28, 1973 be received.

3. Sign Bylaw

Mayor Phillips referred to his memorandum dated March 16, 1973 and the attached report of the Supervisor of Property and Insurance on non-conforming signs dated March 14, 1973. The Council when considering the report at that time had refused to act because of the revenue collected from the lease of property. In view of the fact that the City will soon have legislation on a Sign Control Bylaw it was RECOMMENDED:

That the Sign Manufacturing Companies be advised that no properties would be leased for sign purposes beyond the dates of expiration listed in the attached to the report of the Supervisor of Property and Insurance dated March 14, 1973, and if practicable, they be removed before those dates.

INFORMATION

4. Civic Clean-Up Week

On March 6, 1973, the City Council passed the following motion:

> THAT the Standing Committee on Environment be requested to investigate the possibility of a CIVIC CLEAN-UP WEEK sometime in the spring, with arrangements to ensure adequate publicity and co-operation between citizens, organizations and the City's scavenging services:
>
> FURTHER THAT the City Engineer be requested to report to the Standing Committee on Environment in respect of the proposal.

The Deputy City Engineer advised the committee that because of the complexity of costing involved in the report, and absence of staff, his department did not have time to prepare a full report. He had some rough figures which he verbally submitted to the committee:

> The cost of free dumping at the dump would be $5,000 per week now, with another $5,000 in the Fall. City pick-up service for one week (refuse and garden material) would necessitate the use of 800 trucks over and above the existing fleet and the cost to the city would be in the vicinity of half a million dollars.

Mr. Jim Lowden, with previous experience in the Strathcona area in a similar clean-up operation to that now proposed, gave the committee a few suggestions and stated that over a 40-block area, it had taken them 4 working days to complete 90 truck loads for a total cost of $5,200. He suggested that the City would be advised to spread the program over a couple of months and to concentrate on smaller areas separately rather than concentrate on the whole city. He mentioned the problem of people scavanging and spreading litter around the streets. Also, if the program was widely advertised, he felt people would take full advantage of the opportunity to clear an accumulation of refuse from their premises. The idea of having several locations designated throughout the city, were the citizen could bring his own truck loads of garbage for eventual removal to the dump by City operation was suggested.

Mr. C. Bayley from the Vancouver School Board gave his general opinion that the city was in an appalling state and something should be done to remedy the situation. An awareness should be developed, in his opinion, so that each person would accept responsibility for his own property.

The effect of the non-burning bylaw on the city sanitary situation was discussed. The Deputy City Engineer stated that the Engineering Department had been given extra equipment to take care of the problems created by this bylaw.

The City Engineer was instructed to report on the subject matter to the next meeting of the Committee.

5. Expropriation for New Runway
Vancouver International Airport.

The Committee RESOLVED:

THAT the following letters and telegrams regarding Expropriation for New Runway - Vancouver International Airport be received for information:

(a) Telegram from the Honourable R. Basford, Minister of State for Urban Affairs:

Acknowledge copy of Urtel to Minister of Transport re Vancouver Airport. Welcome your support for the development and maintenance of first class international airport to serve Vancouver area.

We are presently awaiting the report of the hearing officer before deciding to confirm or abandon expropriation. If expropriation confirmed property owners will be generously compensated under terms of the Expropriation Act.

However, with regard to proceedings with a new parallel runway, you have the assurance of Mr. Marchand, Mr. Davis and of me that no construction would take place until after a full 12 month environmental study had been completed and made public. If public discussion of the studies revealed that detrimental effects would result from the construction of the proposed runway, alternative actions would have to be implemented to offset the anticipated increase in traffic.

I have proposed that the matter of airport expansion be discussed at the inaugural meeting of the Vancouver area tri level committee which hopefully will be held on March 10.

(Received by Council at its meeting on 6/3/73).

(b) Telegram dated March 12, 1973 from L.W.F. Beasleigh, Special Projects, Ottawa.

You will be aware of Minister's Statement of March 2 announcing the government will proceed to complete expropriation of land. There is to be a master plan study of the airport and arrangements are being made to include an environmental study to proceed in parallel. The Minister proposed to have tri-level government group involvement i.e. Federal, Provincial and Greater Vancouver Regional District.

(The above information was received by Council and referred to the Board of Administration to see that the matter is actively pursued and a report furnished to the Council following the tri-level conference).

(c) Letter from the Minister Environment Canada dated March 13, 1973.
(This letter was circulated to members on March 15, 1973.)

6. Attendance at the Electoral Commission

The Chairman reported that she had attended the Electoral Boundary Commission on March 28, 1973 at the Federal Court Building and presented a brief asking that the boundary of Vancouver be maintained in the present state so that the present five (5) members could be retained.

The new suggested boundaries for Vancouver South would result in 30,000 people from Burnaby being included in the riding. This would cause many conflicts of interest for the members of this riding. She felt that the development of Champlain Heights and with the fast growth there, the Vancouver South Riding did not need the addition of Burnaby to be viable.

During the question period a request was made by the members of the Commission that it might be preferable to add 30,000 people from North Richmond rather than Burnaby, since many problems e.g. airport, bridges, garbage dump etc. are shared in common. The Chairman further felt that this may be the ultimate result of the hearings and she still maintained that it would be best to have five (5) only Vancouver Ridings.

The meeting adjourned at 11.55 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 73, 74

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

APRIL 10, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 10, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari (arrived 3:15 p.m.) Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer offered by Father D.L. Campbell, Civic Chaplain.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting of April 3, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Family Planning Conference:
Request for City Delegates

The Council noted a request from the Family Planning Association of B.C. that the City send delegates of elected members of Council and staff to the Family Planning Conference to be held May 22 - 24, at the University of British Columbia.

MOVED by Ald. Linnell,
THAT the Mayor be authorized to appoint representatives to the Conference, taking into consideration the length of the Conference when authorizing staff attendance.

- CARRIED UNANIMOUSLY

2. Improving the Quality of Residential Accommodation for Low Income Single people living in the Downtown East Side

The Council, on April 3, 1973, received a report dated March 27, 1973, on housing from its Special Committee and adopted a number of recommendations involving partnership subsidies in respect of renovations to accommodation.

Certain recommendations of the Housing Committee involving the City's one million dollar housing fund were deferred to this meeting in order that a re-draft of such recommendations may be received from the Committee Chairman and the Corporation Counsel.

cont'd....

UNFINISHED BUSINESS (cont'd)

Improving Quality of Residential Accommodation (cont'd)

In respect of the re-draft of these recommendations reported this day, changes were suggested by the Council and it was finally,

MOVED by Ald. Harcourt,
THAT the following be added to the recommendations adopted by Council at its meeting on April 3rd in respect of improving the quality of residential accommodation for low income single people living in the Downtown East Side:

(i) That the Corporation Counsel be instructed to bring forward a varying and diverting by-law to change the name and purposes of the $1,000,000 Housing Fund to Housing Development and Incentive Fund and to allow this fund to absorb losses and costs and retain profits as may be appropriate to its use for improving the quality and quantity of housing generally in the City of Vancouver.

(ii) That Council approve the use of part of the $1,000,000 Housing Fund which the City has been authorized to borrow under the 1971-75 Capital Plan for the purpose of giving subsidies to non-profit societies to renovate old buildings for housing purposes.

(iii) That Council, should it agree to recommendations (i) and (ii) above, authorize the Housing Committee, to bring back to the Council a proposal for a pilot project.

- CARRIED UNANIMOUSLY

3. Report of Special Committee re False Creek, April 3, 1973

The Council considered the following report of the Special Committee of Council re False Creek, dated April 3, 1973, which was deferred on April 3rd to this meeting of the Council:

"This report covers the Committee's meetings of Tuesday, March 20 and Tuesday, March 27, 1973.

1. 1973 Capital Budget - False Creek Program

Your Committee received from the Deputy Director of Planning and Civic Development the attached report of March 19, 1973 and its appendix giving details of funds required from the 1973 Supplementary Capital Budget for the False Creek program. During the discussion and subsequent adoption of the budget report by the Committee, certain items were requested approved in advance of the 1973 Budget by the department. The department requested that the total amount of $143,153 for City staff operation and maintenance be approved in advance of the 1973 Capital Budget along with an amount of $25,000 for per diem consultants from the $150,000 for consultants services and $20,000 for furthering the public information program; this $20,000 is an increase in the total budget to $1,698,617. The Committee concurred and

RECOMMENDS THAT

(a) the amount of $143,153 budgeted for City staff operation and maintenance, and

(b) the amount of $25,000 from the budget total of $150,000 for consultants services, and

(c) an additional amount of $20,000 be provided for public information program

be approved in advance of the 1973 Budget and further

RESOLVES that the budget as in the report of the Deputy Director of Planning and Civic Development and amended by the Committee be approved and referred to the Budget Review Committee.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report of Special Committee
re False Creek (cont'd)

2. Project Orientation Space

On May 16, 1972, Council instructed that some tangible feasible way of opening up space in the City-owned lands in Sub Area 6 for public use be investigated. The False Creek team was instructed to report on this and through the Board of Administration the attached report of March 19, 1973 entitled "Development of Project Orientation Space of City-owned Lands in False Creek" was submitted. The Committee considered this at its meeting of March 20 and

RECOMMENDS THAT:

i) The Project Orientation Space Concept be adopted.

ii) $10,500 for the necessary costs of the program be approved in advance of the 1973 Budget.

iii) The description of cost allocations in the report of March 19 be amended in that the figure of $4,000 be designated as Orientation Areas and the figure of $3,500 for lighting under heading of Optional Costs be deleted. This figure of $3,500 would then be added to Landscaping for a total of $4,500.

This will result in amending the report section dealing with costs as follows:

Necessary Costs		
Roadway, parking lot, gravelling		$5,000
Concrete capping		$1,500
Orientation Areas		$4,000
	Total:	$10,500
Optional Costs		
Landscaping		4,500
	Grand Total	$15,000

3. Western Outboard Marine

At the Committee meeting of March 27, a principal of Western Outboard Marine Limited was present to discuss with this Committee the proposed exchange of lands and other details.

The architect for Western Outboard Marine and the Assistant Director, Civic Development both submitted proposed site plans which were basically similar and which Western Outboard Marine agreed were both acceptable. The Committee discussed with the principal the needs of the company's operations and discussed in detail the problems which would arise from the company's operations at this particular proposed location from a public access and amenity point of view. The Committee was advised that the company required an access ramp from the water to land of 50 foot width and that, as this would be the area where boats would be transferred in and out of the water, public use of this space would, for reasons of safety, have to be restricted or prohibited.

The Committee was concerned with the maintenance of public access to the water, and various methods of achieving this without conflicting with Western Outboard operations were discussed, together with the maintenance of presently designated channels and public access to the south shoreline in Sub-Area 10. As a result of this, the Committee

RECOMMENDS to Vancouver City Council that an agreement be entered into between the City and Western Outboard Marine for the exchange of properties, the company to receive suitable access to the water for boat servicing and the company be expected to grant to the City a public easement on the waterfront and that the final waterfront design be to the satisfaction of this Committee.

cont'd...

UNFINISHED BUSINESS (cont'd)

Report of Special Committee
re False Creek (cont'd)

Western Outboard Marine advised that their operation would require at a minimum the same amount of boat storage space on water as they presently have, which is approximately 30 boats, and the company asked that a portion of the water fronting the proposed site be leased to them for a boat storage/marina operation.

The Committee did not agree with this at the meeting but directed

"that the Supervisor of Property and Insurance and the Deputy Director of Planning and Civic Development jointly designate the appropriate size of the water lot for the water storage of boats and bring back to this Committee for consideration a report on the proposed uses and terms of lease arrangements suggested for Western Outboard Marine."

After the report is received back the Committee will be discussing the matter further and bringing forward a further recommendation on this separate item.

4. Sub-Area 10 Consultants Study Over-run

At the March 27 meeting, the Assistant Director, Civic Development submitted the attached report of March 23, 1973 on the Thompson, Berwick, Pratt & Partners over-run in the amount of $4,500 on their total contract for this area of $15,000.

The report submitted three possibilities, as follows:

$1,500 i.e. 10% of contract value
$2,200 i.e. the Consultants' minimum request
$4,500 i.e. the Consultants' full request.

A representative of the firm was present and discussed the matter with the Committee and the Committee

RECOMMENDS that an amount of $2,200 be paid to Thompson, Berwick, Pratt & Partners as full discharge of the work done by that firm in Sub-Area 10.

It should be noted that this recommendation passed in committee unanimously.

The Committee also requested the False Creek team to consider and report back to the Committee on the problems of consultants' over-runs and methods of controlling this in the future."

MOVED by Ald. Hardwick,
THAT recommendations (a), (b), and (c) of Clause 1 of this report be adopted and the 'resolve' portion of this clause be received for information;

FURTHER THAT recommendations in Clauses 2, 3 and 4 be adopted.

- CARRIED

(Alderman Linnell voted in the negative in respect of Clause 3 regarding Western Outboard Marina)

4. 1973 Estimates: Civic Grants
(Health, Welfare and Recreation)

It was agreed to defer consideration of this matter pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Representation: Vancouver Art Gallery Association

A communication was noted from the Vancouver Art Gallery, dated March 27, 1973, requesting an Alderman be appointed to represent the City on the Vancouver Art Gallery Association and attend its Council meetings.

MOVED by Ald. Gibson,
THAT the matter be referred to the Mayor with power to act.

- CARRIED UNANIMOUSLY

2. Rezoning: S/W corner School Avenue and Tyne Street

The Deputy Director of Planning reported as follows by letter dated April 4, 1973:

"Council resolution of March 27, 1973 calls for a report from this Department on the question of acquiring adjacent land to give a full senior citizens housing site when joined with the property involved in the Calling Foundation rezoning application.

Representatives of the Calling Foundation appeared before the Vancouver City Planning Commission on March 30, 1973. They informed the Commission that they were now in negotiations to acquire a substantial part of the adjoining property and requested that they be given time to complete these negotiations before the Commission acted on their proposal.

In these circumstances, we are awaiting the outcome of the negotiations before reporting as called for by the Council resolution."

MOVED by Ald. Hardwick,
THAT the foregoing information be received and the Director of Planning be requested to report back to Council as soon as possible.

- CARRIED UNANIMOUSLY

3. Representation: G.V.R.D.'s Livability Policy Committees

The Council considered a letter dated March 30, 1973, from the Greater Vancouver Regional District asking the Council to name people in the Vancouver area to serve on nine Livability Policy Committees established by the Regional Board.

MOVED by Ald. Linnell,
THAT the advice from the Greater Vancouver Regional District be received for information.

- CARRIED UNANIMOUSLY

4. Request for Additional Policewomen and use of Police in Office Desk Positions

On February 27, 1973, the Council, after hearing delegations, requested the Police Commission furnish reports regarding policewomen and use of police in office desk positions. The Council received a copy of two detailed reports by the Chief Constable addressed to the Police Commission on the subject of utilization of civilians in police service and on the subject of policewomen, the copies being furnished as per the Council's resolution.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Request for Additional Policewomen and use of Police in Office Desk Positions (cont'd)

MOVED by Ald. Rankin,
THAT the Police Commission be advised the City Council urges the Commission build up the Police force with policewomen from 11 to a minimum of 20, based on retirements as such take place.

(amended)

MOVED by Ald. Volrich, in amendment,
THAT the following be added to the motion of Alderman Rankin:

(a) that the Police Commission be requested to implement greater utilization of policewomen in the force;

(b) that policewomen be employed in specialized fields where they will be of greater assistance than on general police duties.

(split)

The Mayor advised he would consider Alderman Volrich's amendment in two parts and therefore put these parts separately as follows:

PART (b) was put and, - CARRIED

(Aldermen Linnell and Rankin voted in the negative)

PART (a) was put and, - LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin and the Mayor voted against the motion)

- - - - - - -

The motion of Alderman Rankin, as amended and reading as follows, was put and,

- CARRIED UNANIMOUSLY

"THAT the Police Commission be advised the City Council urges the Commission build up the Police force with policewomen from 11 to a minimum of 20, based on retirements as such take place, and

THAT policewomen be employed in specialized fields where they will be of greater assistance than on general police duties".

MOVED by Ald. Volrich,
THAT copies of the reports of the Chief Constable to the Police Commission on this subject be received for information.

- CARRIED UNANIMOUSLY

5. Recommendation re License Cancellation: Gee Wing of King's Hotel

MOVED by Ald. Hardwick,
THAT, pursuant to request from the Solicitor for Mr. Gee Wing, in respect of recommendation of the License Inspector for cancellation of license for King's Hotel at 210 Carrall Street, be postponed and arrangements for a suitable date be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. Grant Request:
Easter Egg Committee
(Architecture Students, U.B.C.)

The Council received a request from the Easter Egg Committee comprising Architecture Students of the University of British Columbia for $100.00 to assist in defraying the cost of producing an Easter Egg Hunt on Saturday, April 21st, on the grounds of the Provincial Court House.

MOVED by Ald. Linnell,
THAT the request be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, April 6, 1973

FINANCE MATTERS

The Council considered this report of the Board of Administration containing clauses 1 to 5 identified as follows:

Cl. 1: Employee Suggestion Plan
Cl. 2: Advance approval of Capital Funds: West End Community Centre and South Granville Branch Libraries
Cl. 3: Locomotive #2860
Cl. 4: Planning and Civic Development Department: Filing and Library Staffing Requirement
Cl. 5: Courtesy Expenses: City Departments

Action was taken as follows.

Locomotive #2860 (Clause 3)

In this clause a request is noted from the Provincial Secretary that the public subscription fund as held by Vancouver be transferred to a special trust account to be known as "B.C. Government Restoration of Locomotive #2860 Account" and used for the intended purpose. After due consideration, it was,

MOVED by Ald. Hardwick,
THAT the Provincial Government request be approved; the funds being turned over on the basis of receiving a clear undertaking from the Provincial Government that the Government will indemnify the City if any of the donors should demand a refund by reason of abandonment of the project.

- CARRIED UNANIMOUSLY

Courtesy Expenses:
City Departments (Clause 5)

MOVED by Ald. Hardwick,
THAT the request from the Director of Planning, the Medical Health Officer and the Director of Social Planning, in regard to courtesy expenses as referred to in the report, be approved on the basis only of the Board of Administration conditions set out in the clause.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Board of Administration recommendations set out in Clauses 1, 2 and 4 of the report be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

PERSONNEL MATTERS

The Council considered this report of the Board of Administration containing two clauses in respect of salary and classification review of certain positions in the Board of Parks and Recreation as follows:

Cl. 1: One new position, Fraserview Driving Range, Income Operations
Cl. 2: Two Positions, Bloedel Conservatory

MOVED Ald. Gibson,
THAT the recommendations of the Board of Administration set out in the above report be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

This report of the Board of Administration contained clauses 1 to 6 identified as follows:

Cl. 1: Establishment of Portion of City-owned property for Highway Purposes: Champlain Heights
Cl. 2: Acquisition for Park Site #10 373 East 8th Avenue
Cl. 3: Britannia Community Services Centre 1637 Parker Street: Expropriation and Vesting Order
Cl. 4: Acquisition for Britannia Community Services Centre Site: 1130 McLean Drive
Cl. 5: Acquisition for Britannia Community Services Centre Site: 948 Cotton Drive
Cl. 6: Demolitions

The Council took action on this report as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in clauses 1 to 5 inclusive be adopted and clause 6 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT REPORT
April 6, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT this report in respect of Winter Capital Project Fund 1973-75: Status Report, be received for information.

- CARRIED UNANIMOUSLY

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Ald. Hardwick,
THAT the recommendation of the officials contained in this report on the subject of Hours of Operation - Fraserview Neighbourhood Services Centre (1950 Argyle Drive, Library Building), be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT (cont'd)

BUILDING & PLANNING MATTERS

The Council took action on this report, containing two clauses, as follows:

Cambie - Georgia to Robson Street
Occupancy: C.B.C. Site (Clause 1)

MOVED by Ald. Linnell,
THAT consideration of this clause be tabled until information is received by Council respecting charge by the City for street use.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Pendakur,
THAT the recommendation of the Building Inspector, contained in this clause, be adopted, subject to a six months limitation on the approval.

- CARRIED UNANIMOUSLY

Hastings Street Beautification Project (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

C. Report of Standing Committee on Environment, March 29, 1973

The Council considered this report containing clauses 1 to 6 identified as follows:

Cl. 1: Adoption of Minutes
Cl. 2: Dogs
Cl. 3: Sign Bylaw
Cl. 4: Civic Clean-Up Week
Cl. 5: Expropriation for new Runway: Vancouver International Airport
Cl. 6: Attendance at the Electoral Commission

Action was taken as follows:

MOVED by Ald. Linnell,
THAT the recommendations in Clause 2 of the report respecting 'Dogs' be adopted, after striking from part (i) on page 3, the word 'annual'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT in respect of Clause 3 of this report, regarding Sign By-law, such be adopted except that in regard to the two signs located as follows:

S/End Granville Bridge (East Side)
Ptn. of Lot A, W.I. 5318

S/End Granville Bridge (West Side)
W.L. 5607

which are on a month-to-month basis, the False Creek Committee be requested to report with recommendations to Council whenever, in its wisdom, the Committee feels further action should be taken by Council prior to the expiry of the sub-tenants' lease term in 1975.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Environment (cont'd)

MOVED by Ald. Linnell,
THAT in respect of Clauses 1, 4, 5 and 6 of this report, such be received for information.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Social Services, March 29, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Photo I.D. Cards for Social Allowance Recipients
Cl. 2: Classification: Social Worker II Department of Welfare & Rehabilitation
Cl. 3: Recreation Services in the Downtown East Side

MOVED by Ald. Rankin,
THAT Clause 1 of this report be adopted and clauses 2 and 3 received for information.

- CARRIED UNANIMOUSLY

Alderman Marzari arrived at the meeting during consideration of the foregoing report.

E. Report of Standing Committee on Community Development, March 29, 1973

The Council considered this report containing clauses 1 to 4 identified as follows:

Cl. 1: Adanac Planning Advisory Committee Meetings
Cl. 2: West Broadway Citizens Committee
Cl. 3: Electoral Reform Procedures
Cl. 4: Public Meetings and Public Hearings

MOVED by Ald. Volrich,
THAT Clauses 1 to 4 inclusive be received for information.

- CARRIED UNANIMOUSLY

F. Report of Chairman of Special Committee re Burrard Inlet Waterfront, April 4, 1973

The Special Committee submitted the following report:

"A. Terms of Reference for the Study of Burrard Inlet Waterfront - Stanley Park to Main Street

A report concerning the terms of reference for the above study dated March 15, 1973 was submitted to you on March 20, 1973 for your information. At that time you were advised that those terms of reference would be discussed by your committee with the officials of the Ministry of State for Urban Affairs. Since then, your committee has met with the Ministry officials discussing the terms of reference, the management, and the funding of the study.

The basic objectives of the study as proposed by your committee were accepted by the Minister. However, minor changes have been made to the paragraphs on management (reflecting the joint effort) project direction (reflecting day to day management to be in the hands of the City of Vancouver). These changes have been incorporated into the proposed terms of reference in attached Appendix "A".

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Chairman of Special Committee
re Burrard Inlet Waterfront (cont'd)

The proposed procedure and joint effort provide for:

(1) the study to be conducted in stages with the help of consultants as necessary.

(2) the study to be conducted in cooperation with the major land owners on the waterfront, especially the National Harbours Board, C.P.R. and Marathon Realty.

(3) the study to allow for public discussion of major issues and coincident with the conclusion of stages of the study.

(4) the study to be done jointly by the City and the Ministry of State for Urban Affairs.

RECOMMENDATION

Your Committee RECOMMENDS that the terms of reference as shown in Appendix "A" be adopted and forwarded to the Minister of State for Urban Affairs, seeking concurrence.

B. Budget

It is expected that the Joint Steering Committee for the purposes of this study will be established immediately. The first task of this group would be to recommend budget and the allocation of specific work elements among City staff and consultants for approval by the Minister and the Council.

Your Committee will bring forward for your approval a proposed budget for the study as a whole after these discussions have taken place and the details of joint funding have been worked out.

Submitted FOR YOUR INFORMATION."

(Appendix "A" referred to is on file in City Clerk's Office)

MOVED by Ald. Pendakur,
THAT the recommendation in Clause A of the above report be adopted and Clause B received for information.

- CARRIED UNANIMOUSLY

G. Kerrisdale Beautification Project

It was noted there is a delegation request in connection with this report and it was, therefore,

MOVED by Ald. Rankin,
THAT the delegation be heard.

- CARRIED UNANIMOUSLY

H. Social Services Facilities:
1655 Robson Street

The Board of Administration, under date of April 9, 1973, submitted the following report:

'The Director of Permits and Licenses reports as follows:

"On August 29, 1972, Council approved a Board of Administration recommendation to rent premises at 1655 Robson Street for a West End Service Centre, and to receive tenders for leasehold improvements. This report noted that the Assistant Director of Construction & Maintenance Division estimated leasehold improvements would cost in the range of $50,000 to $60,000. It was further noted that a lower cost could be achieved (range $40,000 - $50,000) by the use of "Cornice Height Partitioning".

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Services Facilities:
1655 Robson Street (cont'd)

As the planning developed, Cornice Height Partitions proved to be completely unacceptable to the occupant departments due to the resultant lack of privacy for the interview rooms, private offices, and examination rooms.

A plan was developed which received the approval of the Department Heads of the Health, Welfare, Probation and Social Planning Departments and was considered by Council on November 21, 1972. Council approved the recommendation that the plan proceed. Accordingly, drawings for the main portion of the alterations were prepared and bids called. Tenders were received as follows:

1) McLelland Bros. Construction Ltd. - $52,840.00
2) Bel-Par Industries - $55,427.25
3) Allan & Viner Construction Ltd. - $56,348.00

These tenders have been examined and found to be in order.

On the basis of the low tender, the estimate for the complete improvements is as follows.

1. Construction Contract		- $52,840.00
2. Allowances for work not included in contract		- 7,175.00
(i) Carpet in Education Clinic	- $1,200.00	
(ii) Carpet in interior general office	- 850.00	
(iii) Drapes to large front windows	- 375.00	
(iv) Removable partitions for P.H.N.S. and interview offices	- 1,000.00	
(v) Alterations to Entrance Lobby	- 3,000.00	
(vi) Exterior awnings to large windows facing south-west	- 750.00	
	$7,175.00	$60,015.00

NOTE: Re Item 2 above

Carpet in Education Clinic is required for pre-natal class exercises.

Carpet in Public Health Nurse/General Office Area is recommended to control noise levels in this 'open-plan' area.

The Comptroller of Accounts advises that funds in the amount of $45,000.00 were approved in 1972 for this project. This amount together with an additional sum of $15,000.00 has been included in the 1973 Revenue Budget. If the report recommendations are approved, the total sum of $60,000.00 will be provided in the 1973 Revenue Budget.

The total of estimated cost shown above exceeds the budget provisions by a small amount, but since the other costs are estimated amounts, it is considered that the funds will be sufficient.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Services Facilities:
1655 Robson Street (cont'd)

It is RECOMMENDED that:

1) The Contract for the construction work be awarded to McLelland Bros Construction Ltd. in the amount of $52,840.00, such contract to be to the satisfaction of Corporation Council.

2) The Assistant Director of Construction & Maintenance be authorized to complete the remainder of the work within the funds available.

Your Board RECOMMENDS that the Recommendation of the Director of Permits and Licenses be approved.'

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Increase in Provincial Welfare Rates

The Board of Administration, under date of April 9, 1973, submitted the following report:

' The Director of Welfare and Rehabilitation reports as follows:

"On Tuesday, April 3, 1973, the Honourable Norman Levi, Minister of Rehabilitation and Social Improvement announced in the B. C. Legislature increases in Social Allowances ranging from $40.00 a month for a single person to more than $100 for a family of four or more. Mr. Levi also advised the House that low income families who earn less than they would receive if they were on Social Allowance will be subsidized to bring them up to the Social Allowance level.

The new rates will be effective June 1, 1973.

The estimated increase over current direct welfare assistance costs for the Province as a whole is $24 million. The estimated increase relevant to the City of Vancouver is approximately $900,000 per year.

For the remaining seven months of 1973, the estimated increased costs for the City of Vancouver would be approximately $525 thousand.

I am attaching hereto (Appendix "A") an outline of the new rates as provided to me by the Deputy Minister's office over the telephone. For purposes of comparison, I have also shown in Appendix "A" the current B. C. Social Allowance rates. The new rates are designed to eliminate the current practice of granting overages for clothing, linens and bedding, and a variety of smaller household furnishings and household equipment items. The recipient will be required to budget the new Social Allowance and pay for these items out of his allowance. It will still be possible to grant overages for the more costly types of Special Needs such as repair or replacement of a roof, major plumbing repairs and replacement of clothing or household items destroyed by fire.

In many instances the new Social Allowance rates will be sufficient to cover the shelter costs. In those instances where the actual shelter is higher than the amount allowed in the schedule, it will be permissable to grant a shelter overage. The allowable shelter overage will be 50% of the difference between the basic shelter allowance and the actual cost of shelter.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Increase in Provincial Welfare Rates
Continued:

Although we are very pleased with the increase in Welfare Rates, particularly recognition of the need for higher shelter allowances, we would have preferred to see the Province adopt the new rates submitted by the City of Vancouver for a variety of reasons:

1. Our rates were generally higher.
2. Our rates take into account different costs for different ages of children.

Implementation of the new rates will provide for a more realistic allowance to people in need and will enable us to use our staff more effectively.

In regard to the supplementation of low income families, we have no idea as to the number of Vancouver residents that will be affected. The Minister has estimated that possibly twice as many recipients as we now have on assistance would ask for supplementation. This would represent an additional 36 - 40 thousand cases. The estimated cost is difficult to arrive at because the amount of supplementation will be different in every case. We have had no indication from the Provincial Government as to whether the cost sharing of supplementary assistance would be on the same basis as present Social Allowance. I understand that the Honourable Minister will be consulting with the Municipalities on the matter of increased welfare costs within the next few weeks."

Your Board recommends that the foregoing report of the Director of Welfare and Rehabilitation be accepted as INFORMATION.

(Appendix "A" referred to in the foregoing report is on file in the City Clerk's Office)

MOVED by Ald. Rankin,
THAT the foregoing report be received for information.

- CARRIED UNANIMOUSLY

J. Report of Official Traffic Commission
March 29, 1973

The Council considered the report of the Official Traffic Commission dated March 29, 1973, containing clauses 1 to 11 identified as follows:

Cl. 1: Letters of Commendation: Misses Julie Pollard and Elsie Allen
Cl. 2: Grant Request: Annual School Patrol Banquet
Cl. 3: Policy re Stop Sign Control
Cl. 4: East 49th between Elliott & Boundary: Pedestrian Safety Program
Cl. 5: Point Grey Road: Traffic Control
Cl. 6: 70th Avenue & S.W. Marine: Traffic Hazard
Cl. 7: 12th Avenue at St. Catherines: Crossing Difficulties
Cl. 8: Parking Adjacent to City Hall: Request for Resident Only Parking
Cl. 9: Hudson at 45th Avenue: Traffic Survey
Cl. 10: Pedestrian Signal: West Boulevard & 37th Avenue
Cl. 11: Oak Street Bridgehead Traffic Conditions

MOVED by Ald. Marzari,
THAT the recommendations in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

K. Report of Standing Committee on Finance and Administration, April 5, 1973

MOVED by Ald. Bowers,
THAT the recommendation in this report in respect of Labour Negotiations: Outside Workers' Union, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m. for a short period, following which a short 'In Camera' session was held and the Council reconvened with the same personnel present at 4:10 p.m.

L. 1973 Cultural Grants

MOVED by Ald. Bowers,
THAT the report received from the Cultural Advisory Committee respecting 1973 Cultural Grants, together with the report of the Board of Administration dated April 9, 1973, in regard to certain of these grants, be received and referred to the Council meeting on April 17, 1973, for further consideration.

- CARRIED UNANIMOUSLY

M. 1973 Revenue Budget Estimates

The Board of Administration, under date of April 9, 1973 and April 10, 1973 submitted information with respect to 1973 Revenue Budget Estimates.

MOVED by Ald. Bowers,
THAT this information received from the Board of Administration be referred for Council consideration on April 17, 1973.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4017, BEING THE BOARD OF ADMINISTRATION BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 4017 being the Board of Administration By-law, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

cont'd...

BY-LAWS (cont'd)

By-law to amend the Board of Administration By-law (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings.)

MOTIONS

1. Expropriation and Vesting Order (Britannia Community Services Centre)

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 19, Block 23, District Lot 264A, Group 1,
New Westminster District, Plans Numbered 1051 and 1771

pursuant to its powers under section 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Establishment of Land for Highway Purposes (Champlain Heights)

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 8, District Lot 334, Plan 13993;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the West 10 feet of Lot 8, District Lot 334, Plan 13993 be, and the same are, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

3. Granville Street: Pedestrian Mall during July and August

At the meeting on April 3, 1973, Alderman Pendakur submitted a Notice of Motion on the above subject, seconded this day by Alderman Linnell and by agreement of Council was changed and now reads as follows:

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT WHEREAS downtown pedestrian malls have proven practical and successful in other Canadian cities (Sparks Street Mall in Ottawa and 8th Avenue Mall in Calgary);

AND WHEREAS Toronto converted its major downtown street, Yonge Street, into a pedestrian mall for four weeks in 1973 and found it feasible;

AND WHEREAS Vancouver's climate, topography and views provide excellent opportunities for pedestrian dominated downtown environment;

THEREFORE BE IT RESOLVED THAT Granville Street from Hastings Street to Nelson Street is proposed to be a pedestrian mall for a selected period of six weeks during July and August, 1973, allowing for buses and emergency vehicles but prohibiting private cars;

FURTHER RESOLVED THAT the Director of Planning and Civic Development, the City Engineer and the Director of Social Planning report to Council within one month on the feasibility, and action to be taken by Council for implementing the above proposal.

- CARRIED UNANIMOUSLY

4. Zoning Covering Tax Free Lands

At the meeting on April 3, 1973, Alderman Rankin gave Notice of the following motion which was seconded this day by Alderman Pendakur:

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the Director of Planning and Civic Development be instructed to bring in a plan of zoning called Amenity 1, 2, 3, etc., which shall be a zoning use in the City of Vancouver for all tax free land under the City Charter, such as schools, parks, community centres, churches, etc.

(tabled)

cont'd....

MOTIONS (cont'd)

Zoning Covering Tax Free Lands continued:

Alderman Hardwick advised that the Civic Development Committee is studying the matter of public use category for parks, schools and churches and suggested, therefore, that the subject of the motion of Alderman Rankin was receiving study.

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the foregoing motion of Alderman Rankin be tabled and the Civic Development Committee be instructed, together with the Director of Planning and Civic Development, to report to Council on this subject by the end of May.

- CARRIED UNANIMOUSLY

5. Fines and Charges under Zoning By-law

MOVED by Ald. Massey,
SECONDED by Ald. Linnell,
THAT WHEREAS it is the view that fines and charges under the Zoning By-law need drastic review;

BE IT RESOLVED THAT the Director of Finance and the Director of Planning and Civic Development be requested to review such fines and charges and report to Council on proposed increases and changes.

- CARRIED UNANIMOUSLY

6. Grant Request: Easter Egg Committee Architecture Students, U.B.C.

Alderman Marzari referred to the earlier action of Council this day in receiving a request of the Easter Egg Committee comprising architecture students of the U.B.C. for a grant of $100 in order to assist in financing the Easter Egg Hunt planned for Saturday, April 21 on the grounds of the Provincial Court House. After due consideration, it was,

MOVED by Ald. Marzari,
SECONDED by Ald. Pendakur,
THAT a grant of $100 be given to this Easter Egg Committee as per the request.

- LOST
(not having received the required majority)

(Aldermen Hardwick, Linnell, Rankin and Volrich voted in the negative)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell
Block 71

referred to Provincial Government planning, as reported recently in the newspapers, with respect to Blocks 51/61 and the City-owned Block 71.

The Alderman felt that the Council should discuss the City's policy in respect of future use of Block 71 before Provincial Government planning to include this block is further advanced.

cont'd...

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Linnell - Block 71 (cont'd)

The Mayor advised members of the Civic Development Committee had informed Government authorities that the City desired a lot of open space be created in the three blocks. The Government has hired architects and has promised to report back to the Council.

The Mayor agreed, however, that an informal discussion of members of Council would be held on the general subject and he would arrange this meeting.

Alderman Linnell - Conversion to complete Trolley Bus Operation

advised it had been reported to her that the B.C. Hydro was planning to convert all of its buses to trolley bus operation and she expressed concern in the event of a power shutdown and the effect of such action on transportation in the City.

Alderman Pendakur reported the matter is before the G.V.R.D. Transportation Committee.

Alderman Hardwick - Utility Plant in Lane North of Broadway betw. Fir and Pine Streets

referred to installation by B.C. Hydro of "H type" utility poles and wires in the lane North of Broadway from Fir to Pine Streets and advised of a complaint from a neighbouring owner of a newly constructed building that the B.C. Hydro is proceeding with this installation, a form not appropriate for a new commercial area. The Alderman felt that where there is new construction in a particular area, such overhead plants should be discouraged. He requested, therefore, the Mayor take the matter up with B.C. Hydro and offered to provide information to the Mayor on the matter, as furnished to him by the City Engineer.

The Mayor agreed.

Alderman Rankin - Proposed demolition of apartments: 1985 and 1999 Beach Avenue and 1964 and 1988 Pendrell Street

enquired of the City Clerk of the status of a request from certain tenants at 1987 Beach Avenue for the opportunity to appear before Council on the proposed demolition of apartments at 1985 - 1999 Beach Avenue and 1964 and 1988 Pendrell Street.

The City Clerk advised he would look into the matter and inform Alderman Rankin.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Gibson - Power to Prevent Demolition

enquired of the Corporation Counsel of the effect of proposed Government Legislation with respect to amendment to the Municipal Act to grant power to prevent demolition of buildings under certain circumstances and asked of the effect of such legislation insofar as the City's proposal to seek a Charter Amendment to the same effect is concerned.

The Corporation Counsel stated he wished to examine the proposed Government Legislation and will inform Alderman Gibson his views on the matter.

The Council recessed at approximately 4:50 p.m., to reconvene in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Joint report of Standing Committees on Finance & Administration, and Social Services, dated March 15, 1973

1973 ESTIMATES - CIVIC GRANTS (Health, Welfare and Recreation)

The Council further considered a report of the Standing Committees on Finance and Administration, and Social Services under date of March 15, 1973, dealing with Civic Grant requests in the fields of health, welfare and recreation.

It was the general view that delegations would be heard at this time appealing from the recommendations of the Standing Committees, and Council's decision on the whole report would be deferred to the April 17th meeting of Council. Therefore, delegations were heard as follows and action taken only in respect of the grant request No. 54, God's Rescue Mission:

1. Family Service Centres - brief file dated April 9, 1973 in support of request.

8. Canadian Paraplegic Association - application dated January 15, 1973, refers.

12 & 13. Neighbourhood Services Association - briefs dated February 23rd and April 2, 1973, refer.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
(Health, Welfare and Recreation)
continued:

37. X-Kalay Foundation Society - application dated January 15, 1973, refers.

40. Outward Bound - application dated January 15, 1973, and letter dated January 16th, refer.

41. Y.W.C.A. Rooms Registry - application dated January 15, 1973, refers

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At this point, a short recess was observed after which the Council reconvened at 9:10 p.m. with the same members present with the exception of Alderman Pendakur.

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44. B.C. Borstal Association - application dated January 11, 1973 refers.

48. John Howard Society - application dated January 15, 1973, refers.

59. Older Boys' Parliament - application dated January 10, 1973, refers.

60. Coast Foundation Society - brief dated April 10, 1973, refers.

Supplementary Requests

The National Council of Jewish Women of Canada - (Supplementary estimates, page 5 of report of Standing Committees) Brief dated April 1, 1973, refers.

#2 Greater Vancouver Helpful Neighbours Association - (Supplementary estimates, page 5 of report of Standing Committees)

The request of this organization is for $3,030 and not $2,400 as indicated in the report. The recommendation of the Standing Committees is for a grant of $2,400.

27. Renfrew-Collingwood Information Centre -

The request of this organization is for $8,000 and not for $6,000 as indicated in the report. The recommendation of the Standing Committees is for a grant of $4,900. A brief was filed in support of the request.

54. God's Rescue Mission -

The applicant requests a grant of $2,000, whereas the Standing Committees recommend $1,000. The Director of Social Planning requested authority to make an emergency payment in view of the situation in this case.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT a grant of $2,000.00 be approved to God's Rescue Mission, the payments under this Grant to be on the approval of the Director of Social Planning.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
(Health, Welfare and Recreation)
continued:

23. West End Community Bulletin Board -

There was no delegation in this regard, however, the Director of Social Planning pointed out that in considering the report of the Standing Committees on this particular grant, it should be noted that $3,500 has already been paid to the City by the United Community Services to assist in this endeavour, and the recommended grant of $1,400 should be considered as required in addition thereto.

There being no further delegations, the Council adjourned at approximately 10:10 p.m.

*****

The foregoing are Minutes of the Regular Council meeting of April 10, 1973, adopted on April 17, 1973.

A. Phillips
MAYOR

CITY CLERK

FINANCE MATTERS

RECOMMENDATION AND INFORMATION

1. Employee Suggestion Plan

Your Board has received the following report from the Employee Suggestion Plan Committee:

1. SUGGESTIONS MERITING AWARDS

No. 199) - These are a series concerning changes in the
201) format of the Property Tax Billing.
204)
207)

Comment

The suggestions have been reviewed by the City Treasurer. A number of the suggestions have been implemented and while no savings can be identified, your Committee recommend an award of $25.00.

No. 181 - Waste Paper Containers Bolted to Sidewalks.

Comment

City Council on March 28, 1972, adopted a recommendation that an initial award of $200.00 be made and if the savings were confirmed, an additional award be made to bring the total to 25% of the annual saving.

Your Committee have been advised by the City Engineer that the suggested method will be utilized and that the number of litter baskets installed will give rise to the annual savings of approximately $1,600.00.

Your Committee therefore recommend the balance of $200.00 be awarded.

No. 189 - Use of Magnetic Card Selectric Typewriter.

Comment

The suggestion by the operator of the machine was to make greater advantage of the Magnetic Card form. The Department Head reports that by re-assignment of typing requirements, greater use is being made of the total capability of the machine.

Your Committee recommend an award of $25.00.

No. 191 - Establishment of a Bylaw Court at City Hall.

Comment

This suggestion was received from an employee aware of the amount of Inspector's time spent attending Court at 475 Main Street and the adjournments of Bylaw cases due to the heavy Court calendar. The suggestion was to establish a Bylaw Court in City Hall one day each week.

Cont'd.....

CLAUSE NO. 1 (continued)

No. 191 (continued)

The Department Head (Permits & Licenses Department) and your Committee, are aware of the problems and of the involvement of the Provincial Court Judges, Prosecutors and others.

Recognizing the merit of the suggestion, your Committee recommend a token award of $10.00.

No. 193 - Use of a Chain Saw to remove expansion joint material on bridges.

Comment

The City Engineer reports that a Low Speed Chain Saw has been used successfully and "provides what appears to be the only method of treating deep joints". The use of the saw is being compared over a period of six months to manual methods to evaluate the savings to be obtained.

The City Engineer recognizes the innovative nature of the proposal and your Committee therefore recommend an interim award of $100.00.

No. 195 - Use of Snap Set Forms.

Comment

The Suggestor (a member of the City Analyst's Laboratory) suggested the use of such forms for billing purposes. The recommendation came to the attention of the Comptroller of Accounts as a result of which Snap Set Forms are being used for similar purposes in other departments.

Your Committee recommend an award of $25.00.

No. 200 - Landfill Machine - Alternator Screen.

Comment

An employee at the Sanitary Landfill noticed that the Alternators became plugged with refuse thereby shutting-off air circulation and causing overheating. He suggested a screen should be fitted to the machine.

The City Engineer reports that screens have been fitted and estimates the savings to be approximately $100.00 per year.

Your Committee recommend an award of $25.00.

2. SUGGESTIONS FOR WHICH NO AWARD IS RECOMMENDED

In addition to the above, 24 other recommendations have been reviewed and your Committee do not recommend awards in these instances. Details are on file in the City Clerk's Office

Continued.....

CLAUSE NO. 1 (continued)

3. SUMMARY OF RECOMMENDATIONS

The Suggestion Committee recommends that:

(a) This report be received for information;

(b) The following awards be made:

No. 199) 201) 204) 207)	Ron Jenkins	$25.00
No. 181	John Mutter	$200.00
No. 189	Ruth Novak	$25.00
No. 191	John Barnes	$10.00
No. 193	Ernest Crepnjak	$100.00
No. 195	Betty Damico	$25.00
No. 200	Anthony Keller	$25.00

(c) Funds of the above awards be taken from Account No. 7090.905, set up for this purpose.

YOUR BOARD RECOMMENDS that the above recommendations of the Suggestion Committee be adopted.

RECOMMENDATION

2. Advance Approval of Capital Funds re West End Community Centre and South Granville Branch Libraries

The Director of Finance reports as follows:

"The Vancouver Public Library Board has submitted the following request for advance approval of $112,500 of Library Capital Funds for the purchase of book stock for the two new branches in South Granville ($75,000) and the West End Community Centre Branch ($37,500).

'Funds for the development of these two branches have been approved under the current Five Year Capital Plan in the amount of $75,000.00 each, these amounts to cover the purchase and preparation of basic book stock and equipment. In November 1972 Council approved the provision of $37,500.00 (Appropriation Number 0411/1302) for the West End Branch.

Sudden developments in the South Granville area indicate that suitable branch space may be made available to the Library Board in the very near future and at a most favourable rental rate.

The saving involved if two branch collections can be purchase simultaneously are considerable. The Library Board states its wish to develop these branches in a parallel manner and therefore requests Council to make available the remaining $37,500.00 for the West End Branch and the $75,000.00 earmarked for the South Granville Branch.'

Library Capital Funds are available within the 1971-1975 Five Year Plan to cover the requested advance."

Your Board recommends that approval for the allocation of $112,500 of Library Capital Funds re the purchase of book stock for the two new branch libraries, be granted in advance of the 1973 Basic Capital Program.

CONSIDERATION

3. Locomotive #2860

The Director of Finance reports as follows:

"A letter has been received by the Mayor from the Deputy Provincial Secretary dealing with disposition of C.P.R. Locomotive #2860. The letter is quoted in full as follows:

'The Government of the Province of British Columbia is acquiring C.P.R. Locomotive #2860, presently stored in the roundhouse in Vancouver. The Honourable David Barrett, Premier of British Columbia, has instructed Mr. Robert E. Swanson, P. Eng. to acquire the Locomotive through the auspices of this office, and it is the intention to put the Locomotive in running condition and to operate it along the same lines as the historic Locomotive "Dunrobin", at Fort Steel is now operating.

Mr. Swanson reports that a sum of money was obtained by public subscription for the restoration of Locomotive #2860 and that some of the money is being held in escrow by the City of Vancouver. The Locomotive will be put in operating condition at the C.P.R. roundhouse at Vancouver.

When the Locomotive is acquired and is being restored for public display and public use it is requested that the public subscription fund being held by the City of Vancouver be transferred to a special Trust Account to be known as "B.C. Government Restoration of Locomotive #2860 Account", and used for the purpose it was intended.'

On February 2, 1971 Council received a report from the Corporation Counsel in regard to the Locomotive which dealt with the C.P.R. receiving an offer to purchase it by a private party for display on the Lower Mainland. As a result of this information Council took the following action.

'THAT, pursuant to oral report from the Board of Administration, the City quit-claim Locomotive #2860 to the Canadian Pacific Railway with the request that disposition of this locomotive be to a party who will maintain the locomotive in the Lower Mainland area.'

The resolution of Council was reported to the C.P.R. and the sale of the Locomotive by the C.P.R. was consummated. In 1963-64 when it was proposed that the City acquire the Locomotive Ex-Mayor Rathie wrote to a list of prominent Vancouver citizens asking for donations towards the cost of purchasing it and approximately $4,000 was received. As a result of the C.P.R. selling the locomotive in 1971 to a private party Council took the following action:

'THAT the Director of Finance be authorized to refund, on request, any donations made in connection with this locomotive, following necessary verification.'

As a result of this action of Council several refunds were made, but the total amount available is still fairly close to $4,000.

For Consideration of Council

In light of the request from the Deputy Provincial Secretary does Council wish to turn over the funds to the special Trust Account in the hands of the Province for the restoration of Locomotive #2860. The Corporation Counsel advises that if Council does agree to turn the funds over to the Government if should only be on the basis of a very clear undertaking from the Government to the City that they will indemnify us if any of the donors should demand a refund by reason of abandonment of the project. This is necessary as the money was raised for the acquisition by the City of this particular locomotive as the start of a Railway Museum and the funds must be construed as being a trust in the hands of the City."

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

4. Planning & Civic Development Department - Filing and Library Staffing Requirement

Your Board has received the following report from the Administrative Analyst:

"City Council on August 15, 1972, adopted the recommendations included in a report dealing with the clerical services in the Planning & Civic Development Department. Recommendations 4 and 5 of that report were:

No.4 - A temporary Clerk Typist II position be established, terminating December 31, 1972, to review the filing system, eliminate duplications, update the cross-index files, establish a filing index and a reference system for micro-film slides.

No.5 - The Administrative Officer (of the Department) to review the filing equipment and if concluded, that the present equipment be replaced. The estimated cost of replacement to be included as a supplementary item in the 1973 Departmental Budget.

The Acting Director of Planning & Civic Development Department by letter dated February 13, 1973, reports:

> "A temporary clerical positions was established to complete a review of the filing system. Duplications have been eliminated and non-current material transferred to storage. The system of indexing has been changed and is now alphabetical by subject. It is hoped to completely cross-index and cross-reference the files to make them more easily available. With Council's increasing interest and involvement in the planning process, reference to files is frequent and it is essential that the needed material be quickly extracted."

A supplementary item has been included in the 1973 Departmental Budget for the purchase of open-shelf filing equipment. This equipment is similar to that which has been installed in a number of City departments and which the users find, has many advantages over the filing cabinet arrangement which is still in use in the Planning & Civic Development Department.

The Acting Director has made the following request:

> "It has become apparent that a full-time clerical position is required to take full responsibility for the filing and extracting of material and for it's proper indexing. This person will also be responsible for filing, safekeeping and issuing of the Department's technical reference material."

The Director of Personnel Services has reviewed the duties of the position and recommends as follows:

> "The duties and responsibilities fall within Class Specification No. 003, Clerk-Typist II, Pay Grade 9 ($470-552), and I recommend the position be classified as such.

Continued.....

Clause No. 4 (Cont'd)

Incumbent	Proposed Classification	Effective Date
1 new position	Clerk-Typist II P.G.9 ($470-552)	When Adopted

As Administrative Analyst, I have reviewed the filing requirements of the Planning & Civic Development Department and I am satisfied that the establishment of this position is necessary in order to maintain both the filing and library materials in good order, so that particular items may be located on demand. The duties of the position will include maintenance of the filing code system and cross-index system, and the maintenance of a check-out and replacement system for all files and library material. The incumbent will be responsible for filing material and other related clerical and typing duties as required.

The estimated cost of the position for the balance of 1973 is estimated to be $4422 and for a full year, $8844 including fringe benefits. No additional equipment will be required.

SUMMARY OF RECOMMENDATIONS

I recommend that:

1. The position of Clerk-Typist II, Pay Grade 9, ($470-552) be established in the Planning & Civic Development Department effective when adopted.

2. Funds be obtained from the Contingency Reserve Account.

Notes:

1. This report has been reviewed by the Business Manager of the Municipal & Regional Employees' Union and he concurs herein.

2. The Comptroller of Accounts advises that if the recommendations of this report are adopted, funds can be obtained from the Contingency Reserve Account."

YOUR BOARD RECOMMEND approval of the foregoing recommendations.

CONSIDERATION:

5. Courtesy Expenses - City Departments

The Director of Planning & Civic Development, the Medical Health Officer and the Director of Social Planning report as follows:

"Our departments have considerable involvement with boards and committees whose memberships are largely non-civic, but which are chaired by a member of one of our departments, and which hold regular meetings at City Hall. A number of these are early morning or late afternoon meetings and the serving of coffee is a much appreciated courtesy. Interruptions for 'coffee breaks' are thereby avoided. For those members of our staffs who chair these meetings these expenses can, over a period of a year, amount to a fair sum of 'out of pocket' expenses.

It is estimated that these funds for coffee would not exceed $10.00 per month for each of the three departments, and could be provided from the departmental budgets.

It is therefore recommended that the three departments concerned be authorized to charge these courtesy expenses to their respective departmental budgets."

Cont'd.....

Clause No. 5 (Cont'd)

Your Board submits the foregoing report of the Director of Planning & Civic Development, the Medical Health Officer, and the Director of Social Planning for the consideration of Council and recommends, if Council approve the requested courtesy expenses, that -

1. Courtesy expenses be restricted to providing coffee at regular meetings of Committees and Boards only;

2. This policy not be restricted to the three named departments;

3. Re-imbursement of courtesy expenses be in a form satisfactory to the Director of Finance, with costs chargeable to a separate general government account, for purposes of control.

PERSONNEL MATTERS

RECOMMENDATION

1. Salary and Classification Review - One New Position, Fraserview Driving Range, Income Operations, Board of Parks and Public Recreation

The Director of Personnel Services reports as follows:

"In adopting the 1969 Budget of the Park Board (Capital Expenditures out of Income Operations), City Council approved $25,000 for partial construction of a Golf Driving Range at Fraserview Golf Course, and subsequently in 1970 and 1971 and 1972 further sums were approved from the same source for completion.

The Superintendent of Parks advises that the Driving Range at Fraserview Golf Course is almost ready for public use and there is the requirement to have a manager position established on a full-time basis.

The Administrative Analyst advises that he has discussed the requirement for a manager of the Fraserview Driving Range with Park Board officials, and he recommends that a position be established.

I have therefore reviewed the proposed duties and responsibilities of this position with the Supervisor of Income Operations. The incumbent will operate the driving range, hire and fire casual staff as required, provide instruction to patrons as required, maintain and establish good public relations, schedule operating hours and also ensure that the facilities are maintained in good working order. The incumbent will be required to be a professional in order to provide golf instruction. Therefore, I recommend that the position be established as a Golf Pro at $777.00 per month, effective when adopted. This classification is excluded from Union jurisdiction.

The estimated recurring annual cost of this proposal based on 1973 rates and including fringe benefits will be $11,765. The Comptroller of Accounts reports that the additional funds, estimated at $8,741 for the remainder of 1973, will be charged to Income Operations.

This report has been discussed with the Superintendent of Parks who concurs herein."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Golf Pro - $777.00	When adopted

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

2. Salary and Classification Review - Two Positions
Bloedel Conservatory, Board of Parks & Recreation

The Director of Personnel Services reports as follows:

"Council, on November 25th, 1969 adopted a report from the Administrative Analyst recommending the establishment of seven permanent positions plus casual positions at the Bloedel Conservatory. The Board of Administration, on December 24th, 1969, approved my report classifying two casual positions of Head Cashier and Cashier (Ticket Sales).

The Superintendent of Parks has requested that two casual positions (Head Cashier and Cashier [Ticket Sales[ ) at the Bloedel Conservatory be established on a permanent basis. The Business Manager of the Municipal and Regional Employees' Union has also raised this request in one of the Local Issues which are currently being negotiated.

The Supervisor of Income Operations reports that the Bloedel Conservatory is only closed to public on Christmas Day. The winter hours of operation are from 10:00 a.m. to 6:00 p.m. and in the summer from 10:00 a.m. to 9:30 p.m. As the Conservatory is open for a minimum of eight hours per day, seven days per week, experience of operation during the past three years confirms that it is desirable to have two permanent cashiering positions established, supplemented by temporary positions as required for additional hours of operation in the summer months.

I have reviewed the duties and responsibilities of these two positions.

1. Head Cashier - Mrs. E. Boyce

The incumbent is responsible for all the cashiering functions at the Bloedel Conservatory. This entails supervision, scheduling and training subordinates, balancing cash, preparing deposit slips, maintaining clerical records and performing cashiering tasks. I have prepared a new Class Specification No. 670-2, Head Cashier - Park Board to describe the duties performed. I recommend that the casual position of Head Cashier ($2.455 - $2.66) be reclassified to Head Cashier - Park Board, Pay Grade 8 ($453-528) plus 7% for longer hours (a 40 hour week) effective when adopted.

2. Cashier (Ticket Sales - Mrs. F. Davidson)

The incumbent is responsible for receiving tickets, cash, cheques and making change, tallying and balancing cash, recording sales and admissions, answering enquiries, arranging tour bookings, securing monies and cash drawers daily. I have prepared Class Specification No. 670-1, Cashier - Park Board to describe the duties performed. I recommend that the casual position of Cashier (Ticket Sales)($2.17 - 2.345) be reclassified to Cashier - Park Board, Pay Grade 6 ($424 - 489) plus 7% for longer hours (a 40 hour week) effective when adopted.

I further recommend that these two positions, Head Cashier - Park Board and Cashier - Park Board be included in Schedule "C" (a 37 1/2 hour work week) of the Park Board agreement, and that credit for previous experience in these positions be granted to the incumbents for the purpose of determining retroactive sick leave credits, salary increments and vacation entitlement.

As at January 1, 1973, E. Boyce accumulated the equivalent time of three (3) years' full-time service in her position and F. Davidson, two (2) years. All remaining employee benefits will be made available to the incumbents immediately following adoption of this report.

Cont'd .....

Clause No. 2 (Cont'd)

The estimated recurring annual cost of this proposal, determined by the final step in the pay range at 1973 rates and including fringe benefits, will be $3,257.

The Comptroller of Accounts reports that the additional funds, estimated at $1,251 for the remainder of 1973 (nine months), will be provided from the income of the Bloedel Conservatory.

This report has been discussed with the Superintendent of Parks, the Administrative Analyst, and the Business Manager, Municipal and Regional Employees' Union, all of whom concur herein."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
E. Boyce	Head Cashier $2.455, 2.545, 2.66	Head Cashier - Park Board P.G. 8 ($453-528) ($503-528)* Plus 7% for longer hours.	When adopted
F. Davidson	Cashier (Ticket Sales) $2.17, 2.26, 2.345	Cashier - Park Board P.G. 6 ($424-489) Plus 7% for longer hours.	When adopted

* Effective range in accordance with Personnel Regulation No. 160-1(a)

Your Board recommends that the following recommendations of the Director of Personnel Services be adopted:-

(1) The two casual positions (Head Cashier and Cashier Attendant (Ticket Sales)) at the Bloedel Conservatory be established on a permanent basis;

(2) The above classification and salary recommendations (including fringe benefits) be approved;

(3) The following proposed new class specifications be approved:

670-1 Cashier - Park Board

670-2 Head Cashier - Park Board

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Establishment of Portion of City-Owned Property for Highway Purposes -- Champlain Heights

The Supervisor of Property and Insurance reports as follows:-

" On May 31, 1968 Council approved the overall concept plan for Champlain Heights and the subdivision proposals for Areas A, B, C and D contained in the report of the Director of Planning of May 16th, 1968.

The proposal for Area A included a walkway leading from 58th Avenue to the Shopping Centre, being the West 10 feet of Lot 8, D. L. 334. However, this walkway has not been formally established as such in the Land Registry Office and it is, therefore,

RECOMMENDED

that the West 10 feet of Lot 8, District Lot 334, Plan 13993, be established as highway and that the formal resolution establishing the same be passed by Council."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. ACQUISITION FOR PARK SITE # 10
373 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:

"Lot 7 exc. that part included in Plan 4806, Block 41, D.L. 200A being 373 East 8th Avenue forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is the last remaining property to be acquired in the block bounded by Brunswick Street, 7th Avenue, Prince Edward Street and 8th Avenue.

These premises comprise a 2 storey frame dwelling, plus a full basement, with a main floor area of 740 sq. ft., erected in 1910 on a lot 33.5' x 122', zoned RM-3. The dwelling contains 7 rooms plus a utility room, 6 plumbing fixtures, has a patent shingle roof, asbestos shake siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. This dwelling is in good condition for age and type and is occupied by the owner and her family.

Following negotiations with the owner, she is prepared to sell for the sum of $33,500.00 on the understanding that the sale date be April 16th, 1973 and that she be permitted to retain rent-free possession until July 31st, 1973. It is proposed to demolish the dwelling when vacant.

It is considered that this price is fair and equitable and represents market value in this area. The Parks Superintendent concurs in the purchase of this property.

..... continued

Clause 2 Continued...

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $33,500.00 on the foregoing basis, chargeable to Code #4189 - Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. BRITANNIA COMMUNITY SERVICES CENTRE
1637 Parker Street
EXPROPRIATION AND VESTING ORDER

The Supervisor of Property and Insurance reports as follows:-

"City Council, in consort with the Federal and Provincial Government, and in accordance with Agreements dated February 25th, 1972 and March 15th, 1972, respectively, embarked on a program of property acquisition to facilitate construction of the Britannia Community Services Centre.

The Britannia Steering Committee, at its meeting of January 22nd, 1973, confirmed that construction of the new facilities is scheduled to commence in May, 1973 and Lots 16 to 22, Block 23, D.L. 264A, on the N/S of Parker Street, East of Cotton Drive are required as a storage and construction work area.

The last remaining property in said work area is Lot 19, Block 23, D.L. 264A, known as 1637 Parker Street. These premises comprise a one storey frame dwelling with a floor area of approximately 820 sq. ft., erected in 1907 on a site 33' x 122', zoned RM-3. This dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof and stucco exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

On February 13th, 1973, the owner agreed in writing to sell for the sum of $20,550.00 and on February 27th, 1973, City Council approved acquisition at this price. However, the owner now refuses to execute a Deed and demands more money.

This is an absentee owner who has had the property rented for a number of years. The present tenant has found alternative housing and is to vacate shortly. It is noted that the price of $20,550.00 formerly agreed upon is comparable to other settlements in this block.

In view of the stalemated negotiations and the need to have the land cleared to facilitate the start of construction in May, 1973, the City Solicitor has been consulted and he considers it advisable to proceed with expropriation immediately and also that a Vesting Order be obtained. This action will not preclude continuation of negotiations by both the Property and Insurance Office and the Law Department towards a final settlement.

cont'd...

Clause 3 Continued....

RECOMMENDED:-

(a) That since the City has failed to come to an agreement with the owner, the Corporation Counsel be authorized to expropriate the above property in accordance with Resolutions for that purpose submitted under "Motions".

(b) That Mr. R.S. Thorpe be appointed as the City's nominee to that Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

(c) That the Corporation Counsel be authorized to apply to the Court for a Vesting Order with respect to this property."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
1130 McLean Drive

The Supervisor of Property & Insurance reports as follows:

1130 McLean Drive legally described as Lot 10, Block 40, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1-storey frame dwelling with a floor area of approximately 827 sq.ft., erected in 1910 on a site 33' x 93', zoned R.M.3. The dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in good condition for age and type.

Following negotiations, the owner has agreed to sell for $23,000.00, subject to the following conditions:

1. Sale date to be April 15, 1973.

2. An advance of $22,500.00 to be paid when a registrable deed is executed in the name of the City of Vancouver.

3. The owner will continue occupancy rent free until June 30, 1973.

4. The balance of $500.00 to be paid when premises are vacated, subject to adjustment for taxes, water rates, etc.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacated.

cont'd...

Clause 4 Continued.....

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $23,000.00 on the foregoing basis, chargeable to Code # 5830/427.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

5. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
948 Cotton Drive

The Supervisor of Property and Insurance reports as follows:-

"Parcel "A" of Lots 23 & 24, Block 23, D.L. 264A, known as 948 Cotton Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 888 sq. ft., erected in 1912 on a site 44' x 66', zoned RM-3. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, asbestos shingle exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $27,000.00 as of March 31st, 1973, subject to the owners retaining rent-free possession to May 31st, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $27,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1037 Woodland Dr. Lot 6, Blk. 26, D.L. 264A	Britannia Community Services Centre	Litchfield Bulldozing & Demolition Ltd.	$845.00	5830/428
1639 Parker St., Lot 18, Block 23, D.L. 264A	Britannia Community Services Centre	Able Demolition & Trucking Contractors Ltd.	$615.00	5830/428
1011 Woodland Lot 2, Block 26, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	$725.00	5830/428
1591 Parker St., Lot 13, Block 24, D.L. 264A	Britannia Community Services Centre	Paul Bulych	$320.00	5830/428
1649 Parker St. Lot 17, Block 23, D.L. 264A	Britannia Community Services Centre	Inland Wrecking & Tractor Ltd.	$ 420.00	5830/428
1129 Woodland Dr. A/4-6/40/264A	Britannia Community Services Centre	John Bulych	$1,250.00	5830/428
1022 McLean Drive Lot 13,Blk.26,D.L. 264A and 1030 McLean Drive, Lot 12,Blk. 26, D.L. 264A	Britannia Community Services Centre	(These two properties, 1022 and 1030 McLean Drive are a combined demolition contract).		
		S. Kelly	$1,900.00	5830/428
1479 William Street Lot B of 4 to 6, Block 40, D.L. 264A	Britannia Community Services Centre	Sam Nep	$ 745.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

B-1

Department Report, April 6, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

INFORMATION:

1. Winter Capital Project Fund 1973-75 - Status Report

This is a Federal program to encourage employment, especially in the winter season. It is administered by the Province.

Briefly, it provides:

a - Loans to Municipalities at reduced interest rates for additional or accelerated capital works.

b - Forgiveness of an amount of the loan equal to:

- 100% of the on-site labour costs in winter seasons (December through May).
- 50% of the on-site labour cost in the balance of the year.

The Department of Municipal Affairs has advised of approval of certain of our applications and that they are not able to approve any others at this time. The status of the City's applications is shown on the attached tabulation. To round out the picture on Winter Employment Program, the summary table from the recent report on Local Initiative Projects is also shown.

This report is submitted for the INFORMATION of Council.

B-2

Department Report, April 6, 1973 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Hours of Operation - Fraserview Neighbourhood Services Centre (1950 Argyle Drive, Library Bldg.)

The Director of Welfare & Rehabilitation, the Chief Probation Officer and the Director of Social Planning report as follows:

Background

On February 21, 1972, Council authorized the assignment of a Probation Officer from Juvenile Court and a Social Worker from the Welfare & Rehabilitation Department to each work one afternoon shift per week (see attached report). Council was to receive a report in six months as to the effectiveness of services to the public which had been achieved by these different hours of work.

It was shortly after this decision that all City staff went on strike. The evening schedule at Fraserview was further hampered by the irregularity from summer holidays and the turnover of child welfare staff who share the evening intake at the Centre.

Initially the demand on evening staff was of a public information nature. Now there is an increasing number of calls for social work services, most of which are child welfare. However, the original intention of staff working evenings was to have them interact with other staff and community residents in programs, be available to their clientele for evening interviews and be on duty to provide the professional counselling services.

The Fraserview Neighbourhood Services Centre is now programmed on evenings and includes a family night, counselling groups, health education and legal aid. Trained community volunteers are on duty every evening and Saturdays.

Fraserview involves a new approach to service delivery with much greater demands on staff for co-operation and joint decision making. It also takes time for the public to become aware of this new facility and the services available.

Fraserview still requires time to adequately develop and assess this whole approach of which evening hours are just one part. As you know, Social Planning is constantly trying to develop, with the other City Departments concerned, policies and procedures for the de-centralization, co-ordination and management of social services.

The Director of Welfare & Rehabilitation and the Chief Probation Officer are satisfied with evening hours their staff are working. It is effective and they wish it to continue.

RECOMMENDATION

That City Council authorize the continued assignment of a Probation Officer from the Provincial Court of B.C. and a Social Worker from the Department of Welfare & Rehabilitation to work afternoon and evening shifts as approved by their Chief Officers up to a maximum of one shift per week in each case, i.e. a total of two afternoon shifts.

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Cambie - Georgia to Robson
Street Occupancy - C.B.C. Site

The City Building Inspector reports as follows:

"An application has been received from the Foundation Company of Canada Limited to occupy a portion of Cambie Street between Georgia and Robson Streets for approximately five months in connection with the construction of the Canadian Broadcasting Corporation building. A section of the proposed street occupancy would extend 23 ft. into the Cambie Street allowance.

Under the provisions of Subsection 1.6.3.1 of Building By-law No. 4193, City Council approval is required if the occupation of any street extends more than 20 ft. from the street line.

A plan of the proposed street occupancy has been submitted to the City and meets with the approval of the City Engineer provided the 23 ft. wide section is set back a minimum of 120 ft. south of Georgia Street. It is felt that the proposed street occupancy for the entire site will provide sufficient protection to the public during the course of construction, and disruption to traffic will be kept to a minimum.

I therefore RECOMMEND that approval be granted to the Foundation Company of Canada Limited to occupy approximately 23 ft. x 207 ft. of Cambie Street in connection with the construction of the C.B.C. building."

INFORMATION

2. Hastings Street Beautification Project

The Deputy Director of Planning and Civic Development and the City Engineer report as follows:

"On September 28th, 1972, Council approved a local improvement for the Beautification of Hastings Street and Carrall Street (adjacent to Pioneer Place).

Earlier in the year Council had considered a report on 'areaways' and approved the following recommendation with regard to their effect on the beautification project.

'Should the local improvement initiative for the standard beautification of Hastings Street pass, no construction work to commence until satisfactory arrangements for all areaways have been concluded and that, if necessary, Council order the remaining owners to remove their areaways under the terms of their areaway agreements, which permit the City to revoke these agreements at any time.'

Since that time, efforts to resolve the areaway problem have continued.

The City Engineer agreed to call tenders for the areaway work on behalf of the majority of the property owners (a few owners preferred to make their own arrangements).

Tenders were called and since the opening of bids, a series of meetings and further discussions with the property owners have been held.

Several owners altered their choice of work thus making a contract award on the tender called by the City invalid. As an alternative, the City suggested that the City's specifications and the bid prices submitted by Capital City Construction form the basis for separate contracts directly between the owners and Capital City Construction.

cont'd....

Clause No. 2 continued

Capital City and a large proportion of owners agreed to this arrangement and the City is now proceeding on the basis of this support. The one or two areaways where satisfactory arrangements have not been made will be temporarily by-passed and dealt with in accordance with Council's instructions as soon as possible.

Areaway reconstruction work has now begun and the main project will commence as soon as areaway work is sufficiently well advanced to allow the beautification work to proceed uninterrupted.

We expect City forces to begin work in the area in approximately four weeks.

The attached Appendix provides background information on areaways in general.

The Deputy Director of Planning and Civic Development and the City Engineer submit the foregoing for the INFORMATION of Council.

DISTRIBUTED MONDAY

MINUTES MARCH 29, 1973

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the No. 1. Committee Room, third floor, City Hall, on Thursday, March 29, 1973 at approximately 7:30 p.m.

PRESENT: Alderman Marzari (chairman)
Alderman Rankin
Commissioner Ryan
Mr. R. Boyes, Traffic & Transportation
Supt. D. W. McRae, City Policy Department

ALSO PRESENT: Mr. R. Ross, Traffic Engineering
Mr. W. H. McLachlan, Vancouver School Board
Inspector Bettidge, Vancouver City Police
Mr. J. Attridge, Vancouver Safety Council
Mr. E. R. Thompson, Vancouver Safety Council

REGRETS: Mrs. M. Courvoisier, Vancouver School Board

CLERK: M. Kinsella

Adoption of Minutes

The Minutes of the meeting held February 5, 1973, were adopted.

1. Letters of Commendation - Misses Julie Pollard and Elsie Allen.

The Chairman presented to Misses Pollard and Allen Letters of Commendation from Mayor Phillips in recognition of the civic spirit which they had demonstrated in collecting petitions with respect to the traffic problem at Nanaimo and 29th Avenue.

2. Grant Request - Annual School Patrol Banquet.

As customary, the Supt. of Traffic submitted a communication dated February 22, 1973, requesting a grant of $2,800 to be used for the purpose of prizes, badges and official awards for the School Patrol Members at their Annual Banquet.

"RECOMMENDED that the Official Traffic Commission recommends the approval of an amount of $2,800 for the Annual School Patrol Banquet."

3. Policy re Stop Sign Control

As requested by the Chairman at the last meeting Mr. Boyes reviewed the city's policy re Stop Sign Control. A copy of this policy was distributed for information.

"RECOMMENDED that the policy re Stop Sign Control dated February 1, 1973 be received for information"

4. East 49th between Elliott & Boundary: Pedestrian Safety Program.

A delegation from the Killarney-Champlain Heights Steering Committee was present. Miss Elizabeth Russell, Chairman, Transportation Committee, presented to the Committee a brief on "Co-ordinated Pedestrian Safety Programme" on East 49th Ave., between Elliott St., and Boundary Rd. In part, the brief stated that the South-east Sector of the City which encompasses the Champlain Heights and Killarney areas is one of the fastest growing communities in the city. The brief pointed out that the Champlain Heights area contains an extremely large number of pre-school children. In addition, the Killarney area has more Senior Citizens Manors than any other area of the city.

Cont'd.....

Both these factors present a strong plea for an effective pedestrian safety programme on East 49th Ave., between Elliott St., and Boundary Rd. The brief concluded with the following recommendation:

"RECOMMENDED that a planner from the City's Traffic Department be appointed to work with the Citizens of Killarney Champlain Heights for the purpose of designing and approving the implementation of a co-ordinated Pedestrian Safety Program on 49th Ave., between Elliott St., and Boundary Rd".

Mr. Boyes was in agreement with this proposal and suggested that more specific information would be required before an effective, co-ordinated pedestrian safety programme could be implemented.Discussion ensued and it was

"RECOMMENDED that the proposal contained in the brief from the Transportation Committee of the Fraserview Killarney Local Area dated March 1973 be referred to the Traffic Engineer to meet with residents and discuss the need for Traffic Control on 49th Ave., beween Elliott and Boundary Rd., and report back to the Commission".

5. Point Grey Road - Traffic Control

In a letter dated July 12, 1972 Dr. H. Mallek, President of the Pt. Grey Road and Cameron Avenue Ratepayers Association requested "the City of Vancouver give greater protection to people crossing the street in this area". Their proposal was that three pedestrian actuated signals be installed at:

1. Yew Street and Cornwall Ave.
2. Macdonald Street and Pt. Grey Road
3. Waterloo Street and Pt. Grey Road

"as these corners are all approaches to public parks".

In a report dated March 14, 1973 the City Engineer stated that the two mile portion of Cornwall Avenue/Pt.Grey Road can be separated into three sections with respect to pedestrian crossing activity:

A. The westerly portion from Alma Road to Balsam Street
B. The easterly portion from Arbutus Street to Burrard bridge.
C. The section, adjacent to Kitsilano Park lying between Balsam Street and Arbutus Street.

The City Engineer conducted a review of pedestrian/vehicular traffic flows, accidents, crossing difficulties, etc., along the two mile section of Cornwall Avenue, Pt. Grey Rd., from Burrard Bridge to Alma Road during the summer months of 1972 when the recreational activity generated the highest pedestrian volumes in the area. Further checks were taken during the past winter to determine the seasonal variation in pedestrian activity at Kitsilano Park. In this regard the most appropriate location for pedestrian signal control would be at the intersection of Yew Street.

The City Engineer:

"RECOMMENDS that a pedestrian actuated signal be installed on Cornwall Ave., at Yew Street"

Mr. Ross by means of a plan illustrated the comments and recommendation contained in the City Engineer's Report of March 14, 1973 be accepted.

Dr. H. Mallek, Mr. J. Keith Kingham and Dr. D. Simpson appeared as a delegation on behalf of the Pt. Grey Road Ratepayers Association.

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The Delegation pointed out that the Pt. Grey residents are concerned not only with the traffic hazard but also with the quality of the neighbourhood and suggested that the through-traffic be diverted at Macdonald along Fourth Avenue rather than continuing along Pt. Grey Road to Alma. This would result in limiting that portion of Pt. Grey Rd., between Macdonald and Alma to local neighbourhood traffic and and would greatly improve the amenity of the neighbourhood.

Mr. Boyes pointed out that Pt. Grey Road forms part of a city-wide grid system and that there is need on a system basis to have some form of connector-link around Pt. Grey Road. He also pointed out that a portion of Fourth Avenue between Macdonald and Alma is a commercial section and probably would not be able to handle the volume of traffic.

Supt. McRae said that the Police Department would be willing to check speeds on Pt. Grey Road with Radar, particularly, in the mornings and late afternoons for a report back to the next Official Traffic Commission meeting.

It was

"RECOMMENDED that a pedestrian actuated signal be installed on Cornwall Avenue at Yew Street and that a sum of $7,500 be allocated from the Traffic Control Reserve Fund for this purpose".

6. 70th Avenue & S. W. Marine:
Traffic Hazard

Mr. R. Meredith and Mr. B. Rice appeared as a Delegation on behalf of the Marpole-Fraser Chamber of Commerce.

A hundred and ninety-seven residents of the area signed a petition with respect to traffic conditions at the intersection of Marine Drive and 70th Avenue. They are particularly concerned with the hazard for traffic exiting from 70th Avenue and going East on Marine Drive as well as with the hazard to pedestrians crossing Marine Drive at 70th Avenue.

The City Engineer in his report of March 20, 1973 stated that a review of conditions at the 70th Avenue and Marine Drive intersection shows the traffic volumes on Marine Drive range from 600 vehicles per hour to 1700 vehicles per hour in each direction during the base and peak periods respectively. These volumes are not particularly high for a primary arterial street within the city. On 70th Avenue during the rush hour period traffic volumes are exceptionally light, having less than 100 vehicles per hour on the approach to Marine Drive.

The engineer stated that it has been their experience that rear-end type accidents invariably increase with signal control and therefore a signal would not necessarily improve the accident record. Further, because of the heavy imbalance which now exists between traffic volumes on 70th Avenue and on Marine Drive, signal control would bring about unreasonable delay to motorists on Marine Drive in order to satisfy the needs of a relatively few motorists on 70th Avenue.

The Engineering Department assessment of conditions at this intersection shows that motorists exiting from 70th Avenue eastbound have difficulty in determining if a westbound motorist on Marine Drive is going to turn right onto 70th Avenue or is going to continue through on Marine Drive. Accordingly, the lane-lining and surbside regulations will be modified to better define the Marine Drive flows.

In response to a query from the Delegation Mr. Ross stated that the accident pattern at this intersection is quite random and there has been no indication of accidents occurring at any particular hour during the day.

Cont'd.....

There followed discussion on the possibility of re-structuring the cross-walk and also putting a left-turn prohibition on this intersection during certain hours of the day.

"RECOMMENDED that the City Engineer's report of March 20,1973 be received".

"FURTHER RECOMMENDED that the City Engineer be requested to look at re-alignment of the cross-walk on Marine Drive at 70th Avenue for report back to the Official Traffic Commission at a later date".

7. 12th Avenue at St. Catherines: Crossing Difficulties

Under date of March 16, 1973 the City Engineer submitted a report on this matter. The report dealt with a communication dated February 26, 1973 from Mr. Ron Nelmes, Director of the Kivan Boys' Club, requesting reconsideration of marking a crosswalk on 12th Avenue at St. Catherines Street. A further communication, in support of Mr. Nelmes' request and dated February 2, 1973, was received from the Honourable Grace MacInnis, M.P., Vancouver-Kingsway.

The pedestrian accident mentioned by the Honourable Grace MacInnis occurred on January 17, 1973 when a small boy darted out into the street giving the motorist no time to yield. The Delegation from Kivan Boys' Club, comprising Mr. Nelmes, and the mother of the boy,who was injured in the accident cited by the Honourable MacInnis, came before the Traffic Commision. They requested that consideration again be given to installing a marked crosswalk on 12th Avenue at St.Catherines Street. The Delegation pointed out that the hours of operation of the Club are 3:30 p.m. to 5:00 p.m., and that many of the mothers of children living North of 12th Avenue are reluctant to allow their children to join the Club because of the hazard involved in their crossing 12th Avenue particularly during the latter part of the afternoon when the volume of traffic is extremely high.

In his report the Engineer stated that the matter of a marked crosswalk has been the subject of considerable discussion and correspondence over the past seven years. On two occasions reports which recommended that a crosswalk not be marked were discussed and adopted by the Commission and Council. This location has been under almost continuous review since that time.

In a report to the Commission on December 1, 1969, the Engineer reported in part:

> "It is not our experience that marked crosswalks improve pedestrian safety and they may, in fact, increase crossing hazard in some cases....Under the Street and Traffic By-law, a motorist must yield the right-of-way to a pedestrian in a legal crosswalk whether it is marked or not.
>
> "Our inspection of 12th Avenue and St. Catherines indicates that the intersection is remarkably clear of vision restrictions. Children standing on any of the four corners are able to see clearly in all directions and motorists, in turn, may easily see them. The intersection is standard and well aligned, and there should be n o confusion as to where the legal crosswalks are".

The report went on to state that recently the Honourable Grace MacInnis contacted the Traffic Division by telephone to point out a specific crossing difficulty occurring at dusk during the winter months. The Engineering Department investigated this and replied to her and to the Kivan Boys' Club that they would increase

cont'd.....

the street-lighting level, request additional police enforcement and consider adjusting signal timings on 12th at Fraser Street and Clark Drive to provide better pedestrian crossing gaps. The Enginee reported that it is expected that the increase in lighting level would be accomplished by next week. The Vancouver Police Department reported that they found pedestrians had no difficulty in crossing at this point during several observation periods, but they will continue to give the area special attention. The Engineering Department reviewed the signal timings and determined that it is not practical to make adjustments providing better crossing gaps at 12th Avenue and St. Catherines Streets.

The Delegation suggested that consideration be given to advance warning signs with respect to the crosswalk. The Enginee pointed out that there is a much larger issue involved: and that is the question of increased education and enforcement of Traffic By-laws throughout the City. It was also pointed out that there is no appropriate sign to provide motorists with advance warning of children crossing at this intersection. The only symbols available at present are those warning of school children crossing and of playgrounds and the City Engineer is not aware of any other suitable signs in use anywhere else at the present time. Mr. Boyes also questioned whether in fact an advance warning sign of this type would result in any greater safety to the children at this intersection.

With respect to a city-wide education and enforcement program, the Chairman advised that she proposes to call a meeting within the near future with the Traffic Engineer, the Police Department, the School Patrol and the Traffic and Safety Council to discuss the establishment of such a program throughout the City. Inspector McRae, on behalf of the Police Department agreed to send out an officer to speak to the children at the Kivan Boys' Club to assist in the educational process with respect to traffic safety.

RECOMMENDED that the City Engineer's report containing a recommendation that a crosswalk not be marked on 12th Avenue at St. Catherines Street, be approved.

8. Parking adjacent to City Hall:
<u>Request for Resident Only Parking</u>

As recommended at the meeting of the Official Traffic Commission on February 5, 1973, the City Engineer reported back on the parking problems being experienced by the residents in the areas adjacent to City Hall and on the question of the requested "Resident Parking Only" signs. The Director of Permits and Licenses also reported, as requested, on the number of parking spaces the City is renting from the Provincial Government, the number of cars which are being brought to City Hall by employees, and the number of spaces that have to be provided under the Zoning By-law.

In his report dated March 16, 1973, the City Engineer stated that there is a greater than normal parking generation in the area, notwithstanding City employees. This results from homes for senior citizens and convalescent homes along Yukon Street, local commercial establishments (including a restaurant) along Cambie Street and also two of the block in the area do not have lanes. Many of the homes have been developed as two and three suite units and many have single room and/or boarding facilities, Many streets in the area have, for traffic reasons, had parking prohibited. The City Engineer estimates that the day-time parking densities approach 100% within a 1-block radius of City Hall and are in the order of 50 - 75% for a further one or two blocks.

cont'd....

Clause No. 8 continued:

The constant (all day) parking by City employees is a violation of the three-hour By-law which can be dealt with by police enforcement rather than by the installation resident parking zones. Enforcement of the three-hour By-law for this type of situation was adopted by Council on recommendation of the Official Traffic Commission on May 13, 1969. The City Engineer recommends, in view of the nature of the parking by City employees on the streets around City Hall and the fact that such parking can be dealt with under the three-hour By-law that "Resident Parking Only" be not established on the streets in the vicinity of City Hall.

The Director of Permits and Licenses, under date of March 13, 1973, reported as follows:

"All Departments have been canvassed and we wish to report as follows:

A) 565 City employees park their cars either in Cambie Street parking lot or on streets adjacent to City Hall.

B) 172 parking spaces are rented from the Provincial Government on the Cambie Street parking lot.

C) 363 off-street parking spaces were required to conform with the Zoning By-law.

D) The 363 off-street parking spaces required for zoning are provided and allocated as follows:

a)	East Wing Sub-Basement Garage 28 for City cars 22 for Senior Staff	- 50 spaces
b)	East Wing Basement Garage all for public	- 36 spaces
c)	East Wing Main Floor Garage all for Senior Staff	- 16 spaces
d)	City Hall Aldermanic Garage all for the Mayor and Aldermen	- 12 spaces
e)	City Hall Main Building Upper Drive 6 for press 54 for public	- 60 spaces
f)	City Hall Main Building Lower Drive for City cars	- 17 spaces
g)	Provincial Parking Lot on Cambie Street 10 for City cars 162 for City employees	- 172 spaces
	Total	363 spaces

"

Mr. A. Langley, Ass't. Director, Construction and Maintenance Division spoke to this report. He pointed out that a lot of the parking in the vicinity of City Hall is by other than City Hall employees. He also stated that the three-hour parking By-law was difficult to enforce as it is on a complaint basis.

RECOMMENDED:

(a) that the report of the Director of Permits and Licenses dated March 13, 1973, re parking by City Hall employees in the areas adjacent to City Hall, be received for information;

(b) that the report of the City Engineer, dated March 16, 1973, recommending that 'resident parking only' zones be not established on City streets in the vicinity of City Hall, be approved.

9. Hudson at 45th Avenue:
Traffic Survey

The Chief Contable under date of February 9, 1973, reported as follows:

" On Monday, February 5th, 1973, following the Official Traffic Commission Meeting, I telephoned Mrs. George Stevens of 6089 Hudson Street. I related our conversation following the Meeting, and advised her that I had assigned the radar unit to Hudson Street at 45th Avenue for the purpose of checking motorists' speed, and to take enforcement action if required.

Mrs. Stevens stated that she was viewing the radar unit from her window while we were discussing the matter. She was most appreciative for our prompt attendance to her complaint.

I now have the benefit of a report from the assigned member who attended for a period of two days, during school hours, and again during the rush hours 4 - 6 p.m..

He reports that a speeding problem does not exist in this particular area, and it was necessary for him to issue only two Traffic Violation Reports for speeds in excess of 30 m.p.h.. The majority of vehicles were under 30 m.p.h..

Mrs. Stevens was contacted again on February 8th, 1973, and advised of the results of the radar survey. Once again she expressed her appreciation for the interest shown. "

RECOMMENDED that the letter from the Chief Constable dated February 9, 1973, with respect to a traffic survey, Hudson Street at 45th Avenue, be received.

10. Pedestrian Signal:
West Boulevard and 37th Avenue

Under date of March 16, 1973, the City Engineer submitted a report on the above matter. He stated that for a number of years some concern has been expressed over the pedestrian crossing situation on West Boulevard at 37th Avenue where some 300 school children cross to attend Quilchena Elementary School and Point Grey Secondary School.

Periodic reviews have shown that the traffic volume does not in itself create significant problems. The difficulty is related to the additional activity and confusion caused by traffic entering West Boulevard from 37th Avenue, where vehicular turning movements detract from the safety of pedestrians in the marked and signed school crosswalk. Previous reviews had indicated that this problem is one that could normally be dealt with by a School Patrol; however, the presence of the secondary school children at this location makes a school patrol impractical, since experience has shown that older children do not respect elementary patrols. Records indicate there have been two pedestrian accidents at West Boulevard and 37th Avenue in the past five years, neither of which occurred during school crossing periods.

The City Engineer's report continued as follows:

" Following recent discussions with parents of school children in this area we have again reviewed this school crossing with the Police. The alternate courses of action that were considered were adult crossing guards and a pedestrian signal. After checking with other cities using adult patrols, it is felt that the difficulty of maintaining staff at this one location, together with anticipated problems in obtaining full cooperation of the older secondary school students, suggest that this is not a practical solution.

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Clause #10 continued:

Accordingly, the merits of a pedestrian signal have been reassessed. A signal would represent a 24 hour solution to a problem which generally only exists during the morning rush period and from our experience could result in an increase in rear-end accidents on West Boulevard. Although initially installed as a pedestrian signal, it would lead to requests that it be converted to a full signal, so as to facilitate east-west traffic flow, this being one of the few streets which cross the railway tracks. This is clearly undesirable in view of the residential nature of this street.

With respect to the problem of enforcement of violations of the cross-street red signal indication, we have reviewed the operation of pedestrian signals throughout the city and have concluded that it is appropriate to change the signal arrangement so that motorists on the side street are always faced with a flashing red signal together with the stop sign. This should result in a more logical situation for motorists and eliminate enforcement difficulties.

The combination of this change in pedestrian signal arrangement and the unsuitability of adult guards suggests that a pedestrian signal should be installed at this location, on the understanding that it is not desirable to convert this installation to a full traffic signal in view of the residential nature of 37th Avenue."

RECOMMENDED that a pedestrian signal be installed at West Boulevard and 37th Avenue and that $4,375 be allocated from the Traffic Control Reserve Fund for this purpose.

11. Oak Street Bridgehead Traffic Conditions

Under date of March 16, 1973, the City Engineer submitted an information report on Oak Street Bridgehead Traffic Conditions and the actions which have been taken by the City Engineering Department and the City Police Department to improve the flow of traffic in this area and to alleviate congestion. Mr. Ross, by means of a map, illustrated the various actions taken and the resulting improvement in traffic flow. A copy of the Engineer's report is attached for information.

RECOMMENDED that the aforementioned report of the City Engineer be received for information.

The meeting adjourned at approximately 9:15 p.m.

***

DISTRIBUTED MONDAY

K.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION

April 5, 1973.

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, April 5, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich.

CLERK: M. Kinsella

RECOMMENDATION:

1. LABOUR NEGOTIATIONS: OUTSIDE WORKERS' UNION

As resolved at the Committee's meeting of March 15, 1973, representatives of the Canadian Union of Public Employees, Local 1004, and the Council negotiating team were present to give a progress report on continued negotiations with respect to outstanding local issues. In a file memo, dated April 2, 1973, the Director of Personnel Services and the City Engineer reported that, following further meetings with Union representatives, only four issues remained outstanding. These were:

Union Issues:	Item 25 - clothing
	Item 26 - rates for new positions
City Issues:	Item 4 - emergency conditions
	Item 6 - shift differential.

Mr. D. Werlin, on behalf of the Canadian Union of Public Employees, indicated that the membership is prepared to accept the City's offer on Item 26 - rates for new positions; thus leaving only three unresolved items.

A full discussion followed on methods of dealing with the unresolved items and, after due consideration, it was

RECOMMENDED that the remaining unresolved local issue or issues be referred to a Mediation Officer under the Mediation Services Act, with a report back from the Mediator with recommendations to this Committee if the two parties are unable to agree.

At the Union's request, it was AGREED that a clear Memorandum of Agreement be drawn up on those items which have been resolved and that this Memorandum of Agreement be made available to the Mediation Officer as background information.

In conclusion, the Chairman indicated that it is the intent of the Standing Committee on Finance and Administration to conduct an in-depth survey of present systems of labour negotiations and present methods of dealing with local issues. The Committee hopes to conduct this survey in May or June of this year.

The meeting adjourned at approximately 3:30 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

APRIL 17, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 17, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting on the items proposed with the exception of one which will be considered 'In Camera' as to whether or not it should be in open Council meeting.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated April 10, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Lodging House (Row Cabins)
   472 Alexander Street

On March 6th, the Council instructed that property at 472 Alexander Street be dealt with on the basis of Nuisance under section 324A of the Charter and the required resolution in this regard be submitted by the Corporation Counsel.

The interested parties in respect of this property were advised of the matter but no request has been received to appeal to Council.

Therefore a formal motion ordering demolition was passed this day. (see under 'Motions', page 30 for the formal action taken)

UNFINISHED BUSINESS (cont'd)

It was agreed to defer consideration of the following matters pending the hearing of delegations later this day:

(a) Vancouver/Garibaldi Olympic Committee: Potential Bid for 1980 Winter Olympic Games

(b) Church Planning: Champlain Heights

(c) S/W corner York and Balsam Streets

2. P.C. 255 Sutton, R.G - Legal Expenses

At the meeting on March 27, 1973, Council considered a report from the Corporation Counsel forwarding resolution from the Police Commission as follows:

"THAT the account of Mr. G.L. Murray, Q.C., in the amount of $1,000.00 for professional services rendered in connection with the defence of P.C. 255 Sutton, R.G. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provision of Section 472 of the Vancouver Charter".

At that time the Corporation Counsel expressed the view that if the account were taxed it would be found to be reasonable and allowed by the Taxing Officer. At that meeting the matter was deferred to obtain advice from the City Prosecutor and in this regard the Corporation Counsel submitted a further report under date of April 13, 1973, setting out the text of the judgment.

MOVED by Ald. Bowers,
THAT the Council, pursuant to resolution of the Police Commission, approve payment of the amount of $1,000 for professional services rendered in connection with the defence of Police Constable 255, R.G. Sutton.

(tabled)

MOVED by Ald. Rankin,
THAT Alderman Bower's motion be tabled for consideration at as early a meeting of Council as possible after the Corporation Counsel has furnished one copy of the transcript of the preliminary hearing in order that Aldermen Harcourt, Rankin and Volrich may study the same.

- CARRIED UNANIMOUSLY

3. 1973 Cultural Grants

The Council further considered report of the Cultural Advisory Committee respecting certain cultural grants which were referred by Council on April 10th to this meeting for further consideration.

In this regard a report from the Board of Administration dated April 9th was also considered.

MOVED by Ald. Bowers,
THAT the sum of $243,000, being 15% over last year's allocation for cultural grants, be allocated in the budget for 1973 for this purpose and the Cultural Advisory Committee be requested to recommend to Council the distribution of this amount.

- CARRIED

MOVED by Ald. Marzari, in amendment,
THAT the figure $308,435 be substituted for the figure $243,000 in the motion of Alderman Bowers.

- LOST

(Aldermen Bowers, Hardwick, Rankin, Volrich and the Mayor voted against the motion)

UNFINISHED BUSINESS (cont'd)

1973 Cultural Grants (cont'd)

The motion of Alderman Bowers was put and, - CARRIED

(Alderman Massey voted in the negative)

It was agreed that a request from the Bach Choir for a grant in respect of rental of the Queen Elizabeth Theatre be referred to the Cultural Advisory Committee for recommendation in connection with their further report to Council.

It was further agreed that when the Cultural Advisory Committee report is filed with Council the organizations concerned be so informed and given an opportunity to be heard if they so wish.

In connection with the report of the Board of Administration dated April 9, 1973, in which comments are made respecting the grant to the Vancouver Art Gallery, it was,

MOVED by Ald. Linnell,
THAT it be indicated to the Cultural Advisory Committee that the Council wishes to see a grant of $119,159 as shown in the Board of Administration report, made to the Vancouver Art Gallery for 1973.

- CARRIED UNANIMOUSLY

4. 1973 Estimates - Civic Grants
Health, Welfare and Recreation

The Council considered the joint report of the Standing Committees on Finance & Administration and Social Services dated March 15, 1973, which was referred by Council on April 10th following the hearing of various delegations.

MOVED by Ald. Bowers,
THAT approval be given to the recommendations of the Committees as follows:

- CARRIED UNANIMOUSLY

ORGANIZATION		1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
2. Activator Unit		$5,000	
	Less CAP Est.Recovery	2,500	
3. Dugout Day Centre		6,500	
	Less CAP Est.Recovery	3,250	
4. Meals on Wheels (VON)		5,000	
	Less CAP Est.Recovery	2,500	
5. Crisis Intervention & Suicide Prevention Centre		12,500	
	Less CAP Est.Recovery	6,250	
6. Salvation Army		12,500	
	Less CAP Est.Recovery	6,250	
7. Vancouver Indian Centre Society		15,000	
	Less CAP Est.Recovery	7,500	

cont'd...

UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
Health, Welfare and Recreation
continued:

ORGANIZATION		1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
8. Canadian Paraplegic Association		6,500	
	Less CAP Est. Recovery	3,250	
10. Big Brothers of B.C.		13,000	
	Less CAP Est.Recovery	6,500	
11. Kiwassa Neighbour-Hood Services Assn		6,000	
	Less CAP Est.Recovery	3,000	
14. Boys Clubs of Vancouver		10,000	
	Less CAP Est.Recovery	5,000	
15. Canadian Diabetic Association		1,500	
	Less CAP Est.Recovery	750	
16. Fraserview-Killarney (Action Centre)*		3,300	
18. Riley Park (Red Door)*		3,900	
19. Frog Hollow Neighbourhood House		3,700	
20. Mount Pleasant*		3,000	
21. Grandview-Woodland*		5,100	
22. Kitsilano *		5,100	
23. West End Community Bulletin Board *		4,900	includes $3,500 paid to the City by U.C.S. to assist
25. Cedar Cottage		3,300	
26. Skid Road		2,100	
27. Renfrew-Collingwood*		4,900	
28. Dunbar-West Point Grey*		2,400	
29. Fairview		2,200	
36. Se-Cure Organization		1,000	
38. Mental Patients Assoc. Surplus Equipment		5,000	

cont'd...

UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
Health, Welfare and Recreation
continued:

ORGANIZATION	1973 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
43. Western Institute for the Deaf	7,000	Subject to effort on part of Organization to secure Provincial funding in future; Organization to report to Director of Social Planning as to success of efforts.
45. Elizabeth Fry Society	5,000	
46. Vancouver Community Legal Assistance	15,000	
47. 3-H Society	7,000	
49. V.O.N.	17,500	Subject to funding from the Provincial Government
50. S.P.E.C.	5,000	Subject to this amount being inclusive of the cost of a refuse containe
51. YWCA Pender Branch - Strathcona New Canadians	7,500	
52. Vancouver Neurological Centre	7,000	
55. St. James Gastown Workshop	6,000	
56. Youth Employment Services	4,000	Subject to attempts at funding from Canada Manpower. Organization to report back to Director o Social Planning as to success of efforts
57. Canadian Cultural Society of the Deaf	175	
Supplementary Estimates		
Variety Club International	2,650	Equal to rental of QE Theatre re annual Telethon to aid handicapped children

---

Requests of certain other organizations were dealt with as follows:

MOVED by Ald. Bowers,
THAT grants be approved as follows:

ORGANIZATION	COUNCIL GRANT	CONDITIONS
1. Family Service Agency	$40,000	
less CAP Est. Recovery	20,000	
Supplementary Estimates		
Greater Vancouver Helpful Neighbour Society	2,400	

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
Health, Welfare and Recreation
continued:

12. Neighbourhood Services Association

MOVED by Ald. Marzari,
THAT a grant in the amount of $50,000 be approved for Neighbourhood Services Association.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Harcourt,
THAT a grant in the amount of $44,000 be approved for Neighbourhood Services Association.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Rankin, and the Mayor voted against the motion)

MOVED by Ald. Hardwick,
THAT a grant in the amount of $38,000, less CAP est. recovery, be approved for the Neighbourhood Services Association.

- CARRIED UNANIMOUSLY

13. Neighbourhood Services Association: Community Development

MOVED by Ald. Hardwick,
THAT a grant in the amount of $45,000, less CAP est. Recovery, be approved for Neighbourhood Services Association - Community Development.

- CARRIED UNANIMOUSLY

37. X-Kalay Foundation Society

MOVED by Ald. Bowers,
THAT a grant of $3,500 be made to the X-Kalay Foundation Society subject to the amount being used for the Douglas Park Program only.

- CARRIED

(Alderman Volrich voted against the motion)
(No grant authorized re Vesuvius Summer Camp)

40. Outward Bound of B.C.

MOVED by Ald. Bowers,
THAT a grant of $5,000 be made to Outward Bound of B.C. to be allocated for their capital fund drive.

- LOST (not having received the required majority)

(Aldermen Hardwick, Linnell and Volrich voted against the motion)

41. YWCA - Rooms Registry

MOVED by Ald. Marzari,
THAT a grant of $10,000 be made to the YWCA - Rooms Registry.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Rankin, Volrich and the Mayor voted against the motion)

UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
Health, Welfare and Recreation
continued:

41. YWCA - Sunset Area Worker

MOVED by Ald. Bowers,
THAT a grant in the amount of $7,500 be made to the YWCA in connection with a Sunset Area Worker.

- CARRIED UNANIMOUSLY

44. B.C. Borstal Association

MOVED by Ald. Linnell,
THAT a grant of $3,600 be made to the B.C. Borstal Association, subject to a grant from the Provincial Government three times the amount of the City grant.

- LOST (not having received t required majority

(Aldermen Hardwick, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Bowers,
THAT a grant of $3,600 be made to the B.C. Borstal Association.

- LOST

(Aldermen Gibson, Hardwick, Linnell, Rankin, Volrich and the Mayor voted against the motion)

48. John Howard Society

MOVED by Ald. Harcourt,
THAT a grant of $2,500 be made to the John Howard Society.

- LOST (not having received t required majority

(Aldermen Bowers, Hardwick, Linnell, Rankin voted against the motion

Supplementary Estimates

National Council of Jewish
Women of Canada

MOVED by Ald. Bowers,
THAT a grant of $5,000 be made to the National Council of Jewish Women of Canada.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the conditions as recommended and laid down in the joint report of the Standing Committees on Finance & Administration, and Social Services, dated March 15, 1973, respecting Schedules A, B, and C, be made applicable to the approved grants.

- CARRIED UNANIMOUSLY

(all approved grants were carried by the required majority)

UNFINISHED BUSINESS (cont'd)

1973 Estimates - Civic Grants
Health, Welfare and Recreation
continued:

MOVED by Ald. Bowers,
THAT requests from the following, on which the Standing Committees recommended no action, be received:

9. Community Music School
17. United Community Services
30. Resource Centre for Peoples' Services
31. The Prisoners' Information Centre
32. Native Information Centre
33. Fraserview-Killarney Area Council
34. Riley Park - Youth Enterprises Area Council
35. Grandview-Woodland Area Council
39. United Community Services
42. Educo School
53. Seafarers Union of B.C.
58. First United Church, Chinese Youth Worker
59. Older Boys' Parliament
60. Coast Foundation Society
61. East End Youth Centre
62. Community Transportation Services
- Little Mountain Recreational Society

(24. Kalsa Diwan - no grant request and no grant approved) - CARRIED UNANIMOUSLY

(In respect of God's Rescue Mission (No. 54), a grant of $2,000 was approved by Council at its meeting on April 10, 1973.)

Subsidy: Admissions to Cultural Performances

MOVED by Ald. Gibson.
THAT the Advisory Committee on Cultural Grants be asked to draft for Council's consideration a plan to subsidize admissions to cultural performances and exhibitions for such groups as school children and senior citizens.

- CARRIED UNANIMOUSLY

5. 1973 Revenue Budget Estimates

MOVED by Ald. Bowers,
THAT the reports of the Board of Administration dated April 9 and April 10, 1973 in respect of 1973 Revenue Budget Estimates, be received; certain clerical changes having been effected.

- CARRIED UNANIMOUSLY

6. Kerrisdale Beautification

The Council considered the following report submitted jointly by the Department of Planning and Civic Development and the Engineerin Department, which report was deferred at the meeting on April 10:

"I. BACKGROUND

The Planning and Engineering Departments, along with the consultants, Rhone & Iredale, Architects, have been working with the Kerrisdale Merchants and Property Owners' Committee in developing a plan and program for Beautification in the Kerrisdale Shopping Area. In broad terms the scheme comprises:

A. Landscaping, brick walks, seating, etc. in the area between East and West Boulevard on both sides of 41st Avenue.

B. Brick sidewalks, brick crosswalks, planting, etc. on both sides of 41st Avenue, West Boulevard to Yew Street.

C. Awnings over the sidewalks on both sides of 41st Avenue from West Boulevard to Yew Street.

cont'd...

UNFINISHED BUSINESS (cont'd)

Kerrisdale Beautification (cont'd)

The following decisions have been made by Council:

20 June, 1972

- That 'A' would be paid for by the City, subject to a contribution of $2,000 from the Kerrisdale and District Commercial Association and subject to all phases of the beautification being carried out; (Total Cost $ 57,000).
- That 'B' would be advanced as a Local Improvement on the Initiative with the costs shared 'on the basis of standard cost-sharing for beautification projects';(Total Cost $126,000).
- That 'C' would be advanced as Local Improvement, the cost to be apportioned over all the properties in the scheme area. (It had been noted that the erection of awnings would require easements from the owners of the buildings on which they were to be supported and that it might not be possible to erect awnings opposite all buildings). (Total Cost $ 69,600).

19 December, 1972

- That 'B' and 'C' should be combined into one Local Improvement Project.

II. 'STANDARD' BEAUTIFICATION (B) AND AWNINGS (C) AS ONE LOCAL IMPROVEMENT

The wish of the Kerrisdale Merchants and Owners' Committee, to have one local improvement, resulted from the precondition that all three phases (A, B and C) proceed, or none at all. It was the opinion of the Committee and the consultant that continuous awnings were essential to the success of the project. In order to strengthen this objective, therefore, it was decided that B and C should be combined into one local improvement.

Since that time, however, detailed work in connection with awnings has indicated that dealing with the problems of obtaining easements and the relocation of signs on private property has had, and will have, the effect of delaying the project as a whole.

III. REVISED LOCAL IMPROVEMENT APPROACH

The matter has been fully reviewed by the Merchants' and Owners' representatives, the Consultants, and the Planning, Engineering, and Law Departments and the following revised approach to Local Improvements is proposed:

1. The awnings ('C') will be by Petition, each owner being presented with an individual petition for the awning opposite his building and these petitions incorporating an undertaking to grant an easement for the awning, for sign changes, etc.;
2. The total cost of the awnings (including necessary sign relocations etc.) will be spread at a uniform rate per foot frontage (i.e. length of awning) over those properties which receive awnings. The actual cost per foot will vary somewhat from building to building but Council has the power to establish flat rates based on the average cost.
3. The brick sidewalks, etc. ('B') will be advanced on the Initiative as previously proposed. The work between East and West Boulevard ('A') will be included in the same project as part of the City's share. This will have the advantage that the notices will give a fuller picture of the City's contribution;
4. The Local Improvement Procedure will be scheduled so that all parts of the work come before Council at the same time and may be dealt with as an integrated scheme;

cont'd...

UNFINISHED BUSINESS (cont'd)

Kerrisdale Beautification
(cont'd)

5. The Consultant's original concept was of continuous awnings. A few gaps would not detract seriously, but he feels that a few scattered awnings would do little for the overall beautification of the area. Good support is hoped for, but if only a few awning petitions are signed, the whole question of awnings will be reconsidered and the matter will be reported to Council.

IV. COST SHARING - CAPITAL COSTS

'A' Landscaping, etc. between East and West Boulevard

As noted above, the City is to pay the full cost of the work between the roadways of East and West Boulevard - with $2,000 contributed by the Commercial Association.

'B' Brick Sidewalks etc. West Boulevard to Yew Street

Council, on 20 June, 1972, agreed to share in the cost of this work 'on the basis of standard cost-sharing for beautification projects'. Following the cost-sharing approved for other beautification projects, the estimates before Council were based on:-

1. The City paying for -

   a. base to receive the brick sidewalk surface;
   b. brick sidewalk surface within intersections;
   c. repaving of crosswalks within intersections and excess width where roadway is wider than 36 feet;
   d. litter containers;
   e. repainting of poles.

2. The Property Owners paying for the balance of the cost, including the full cost of the Sidewalk Projections, if built (see item 3 following).

It is proposed that the Property Owners' share be distributed among the properties abutting 41st Avenue between West Boulevard and Yew Street in proportion to their frontage along 41st Avenue. The extensions of the brick sidewalks north and south along the west side of West Boulevard is considered to be for general effect rather than direct benefit to the corner properties and will thus be shared by all the properties in the scheme area.

'C' Awnings

As noted above, the full cost of the awnings is to be borne by the properties against which they are built at a uniform rate per foot frontage (i.e. length of awning).

V. CONTINUING COSTS

'A' Landscaping, etc. between East and West Boulevard

This development lies, in part, on the Railway Right-of-Way. As was reported to Council on 20 June, 1972, the C.P.R. are prepared to lease the area involved to the City 'at a nominal sum'. It might be expected that this would follow the pattern of the existing lease for the parking along West Boulevard which is for $5.00 per year plus the equivalent of taxes ($1,037.64 in 1972).

It is proposed that this cost, plus the cost of maintaining the parking, seats, wooden platform, etc. be borne by the City, funds being provided in the Engineering Department Annual Budget.

'B' Brick Sidewalks, etc. West Boulevard to Yew Street

The maintenance costs of the sidewalk, repaved crosswalks, etc. will be minimal for a good number of years. The only significant continuing cost will be maintenance of the planting.

It is proposed that this cost be borne by the City, funds being provided in the Park Board Annual Budget.

cont'd....

UNFINISHED BUSINESS (cont'd)

Kerrisdale Beautification (cont'd)

'C' Awnings

It is proposed that the cost of cleaning, repair, etc. of the awnings (including renewal of the fabric) and the cleaning, repair, etc. and supply of power to the awning lighting be charged to the properties on the same basis as the initial cost of the awnings.

VI. DETAILS

1. Most of the signs which will have to be relocated for the awning projects are the property of one or another of the sign companies. The work will have to be done by the affected company and it will not be possible to call competitive bids. The Consultant, however, has obtained information which will allow a check that the amount charged is reasonable.

2. In a few cases, relocating the existing signs clear of the awnings will require that they extend somewhat above the roof level of the building. The Acting Director of Planning proposes that the City permit this under the discretion allowed in the Sign By-Law.

3. Sidewalk Projections

The Kerrisdale Merchants, through their spokesman, have requested that at specific locations the sidewalk be widened to accommodate benches, planters and trees. (See Appendix).

Three of these widenings are proposed: one on each side of 41st Avenue at Yew Street and one on the south side midway between Yew Street and West Boulevard coinciding with the wide sidewalk in front of the ex-post office.

The existing sidewalks are narrow and as such severely restrict the installation of planters and benches or the planting of trees. These widenings would improve the appearance of the sidewalks from West Boulevard to Yew Street by off-setting their long and narrow aspect.

From a traffic and community environmental standpoint, however, these six-foot projections cannot be recommended. 41st Avenue is a major cross-town arterial street, but through Kerrisdale the present pavement width is 46 feet, which will only accommodate two traffic lanes in each direction. Because of the existing congestion on 41st Avenue, through traffic is diverting to adjacent residential streets (i.e. 37th and 45th Avenues) and there has been a need for a number of years for rush hour parking prohibitions. This need will become greater as growth continues and also as transit services on 41st Avenue are expanded. The proposed six-foot widenings would reduce the pavement width to only one traffic lane in each direction. For these reasons, therefore, the City Engineer must recommend against them.

4. Consultant Fees

On December 19th, 1972, City Council approved a fee of $5,000 to be paid to Rhone and Iredale, the Consultants, for design implementation.

Due to more work and further involvement of the consultants with respect to individual building inspections related to sign removal or sign relocation and adapting awning suspensions to individual buildings, the Consultants request an additional fee of $3,000. This amount would cover the consultants' supervision duties as well.

It is recommended that the above requested increase, chargeable to the property owners under the local improvement, be approved with the understanding that the money only be paid if the by-law passes and the project proceeds.

cont'd....

UNFINISHED BUSINESS (cont'd)

Kerrisdale Beautification (cont'd)

RECOMMENDATIONS

We RECOMMEND:

1. That the Revised Local Improvement Approach, as set out in 'III' above, be approved, and the City Engineer be authorized to issue petition forms for the awnings and to advance the brick sidewalks etc. on the initiative.

2. That the cost-sharing, as set out in 'IV' above, be approved and the Corporation Counsel be requested to bring forward the necessary By-Law prescribing the cost-sharing for the initiative project.

3. That the assignment of Continuing Costs, as set out in 'V' above, be approved.

4. That, provided the project proceeds, an additional payment of $3,000 be approved for:-
   (a) Final design connected with awning construction and sign relocation.
   (b) Awning construction supervision.

CONSIDERATION

The matter of the three sidewalk widenings as set out in Section VI, item 3, is submitted to Council for CONSIDERATION."

MOVED by Ald. Hardwick,
THAT the recommendations of the officials contained in the foregoing report be adopted;

FURTHER THAT the Kerrisdale & District Commercial Association delegation be heard by Council with respect to the three sidewalk widenings referred to in Section VI of the officials' report.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. IIPS Presentation

A communication, dated April 13, 1973, was noted from the Director of Social Planning with respect to an arrangement to make an IIPS presentation to Council. It is advised the meeting will be held at the Instruction Resources Centre at U.B.C. and can be held on June 6th or June 7th. It is reported transportation to the University will be provided from City Hall for members of Council so wishing, and lunch will be provided as well.

MOVED by Ald. Bowers,
THAT the date for this presentation be June 7, 1973, commencing at 9:30 a.m., at the U.B.C. Instruction Resources Centre.

- CARRIED UNANIMOUSLY

2. Life Memberships:
   Municipal Officers' Association of British Columbia

Communications dated April 11 and April 10, 1973, were received from the Municipal Officers' Association of British Columbia advising life membership awards have been granted to Mr. A. Parkinson, former Director of Finance, and Mr. R. Thompson, City Clerk. These awards will be presented at the annual Municipal Officers Conference to be held in Nelson, May 30, May 31 and June 1.

MOVED by Ald. Bowers,
THAT the foregoing information be received and congratulations extended to the recipients.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. City Archives: 'At Home'

MOVED by Ald. Linnell,
THAT, pursuant to request from the City Clerk under date of April 16, 1973, authority be granted for the arrangement of an 'At Home' at the Archives on May 23, 1973, or other suitable date, in order that the Archives may have an informal opening as a fully operating institution.

- CARRIED UNANIMOUSLY

4. Jericho: 38 Acres

It was agreed that the communication from the Jericho Park Committee under date of April 16, 1973, with regard to Jericho 38 Acres, be referred to consideration of reports later this day.

5. Victorian Days Festival

The Mayor submitted a letter of invitation from the Victorian Days Society for Council representatives to attend the Victorian Days Festival in Victoria, commencing May 20th and concluding May 27th.

MOVED by Ald. Linnell,
THAT the communicationsfrom the Mayor and from the Victorian Days Festival group, be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, April 13, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing two clauses identified as follows:

Cl. 1: Submission to Public Inquiry Pursuant to Section 14 of the Pollution Control Act, 1967
Cl. 2: Local Improvement to City Streets

MOVED by Ald. Hardwick,
THAT Clause 1 of this report be adopted and Clause 2 received for information.

- CARRIED UNANIMOUSLY

HARBOURS AND PARKS MATTERS

VanDusen Botanical Gardens:
Fence

The Council noted this clause dealing with the fence on a portion of Oak Street relating to the VanDusen Botanical Gardens and complaint in connection therewith. At a previous meeting the Council requested the Park Board to stop erecting this fence and give Council a report on the status of the matter.

By letter dated April 11, 1973, the Park Board advised of its further consideration and resolution that the fence as designed be approved and construction be proceeded with. This action was based on report from the Deputy Superintendent dated March 27th setting out reasons for the fence being built.

The Council heard a delegation from the VanDusen Botanical Gardens Fence Committee objecting to this cedar fence and filing a petition against it. Representatives of the Park Board also were heard.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

VanDusen Botanical Gardens:
Fence (cont'd)

MOVED by Ald. Harcourt,
THAT this clause and report of the Park Board be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT Alderman Gibson be requested to convene an informal meeting with the Park Board representatives to discuss the matter further to see if there are any modifications possible in respect of this fence, taking into account the various views expressed on the matter.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting, the Council reconvened at 4:40 p.m. in the Council Chamber. The same members were present with Alderman Harcourt arriving shortly after commencement of the proceedings.

BUILDING AND PLANNING MATTERS

West End Community Centre

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration in this clause be adopted.

- CARRIED UNANIMOUSLY

(The Mayor advised he would be including with him, Alderman Bowers as a member of the Committee)

FINANCE MATTERS

MOVED by Ald. Hardwick,
THAT this report of the Board of Administration in connection with purchase of foot operated stapler be adopted.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered report of the Board of Administration containing Clauses 1 to 3 identified as follows:

Cl. 1: Acquisition for Knight Street Widening 33rd Avenue to 41st Avenue
Cl. 2: Lease Surrender by Canadian Pacific Ltd.
Cl. 3: Acquisition for Britannia Community Services Centre: 1008 McLean Drive

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in these clauses be adopted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Interim Action Policy on Certain City Lands pending Decisions by Council on Land Banking

The Board of Administration, under date of April 9, 1973, submitted the following report:

'The Supervisor of Property and Insurance reports as follows:-

RE:

" BLOCKS 106 - 108, SECTION 28, T.H.S.L. (Between 2nd & 5th Avenues, West of the Hwy Freeway -- 6.8 acres)

(Zoned: M-2, Heavy Industrial)

After consideration of a report from the Supervisor of Property and Insurance which indicated that General Distributors Ltd. had approached the City to purchase this site for a high amenity warehouse operation, it was recommended, and subsequently adopted by a Resolution of Council "In Camera", on February 27, 1973

that "General Distributors who have approached the City with a view to purchasing the site, be asked whether the Company is interested in acquiring the land on a long term basis, and the Supervisor of Property and Insurance report back on the matter."

General Distributors have replied, that they are NOT interested in leasing.

Considerable interest has been shown in this site in the past by prospective purchasers and various schemes have been presented to the City. However, none were considered satisfactory in light of the abutting single family development.

In view of the Director of Planning's concurrence with the General Distributor's scheme, it now seems that guidelines exist with which to expose this site for either lease or sale on the open market.

CONSIDERATION:

The Supervisor of Property and Insurance, therefore, requests instructions respecting the procedure to be taken in the marketing of this site. "

Your Board submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.'

MOVED by Ald. Linnell,
THAT this particular property be offered for sale.

- CARRIED UNANIMOUSLY

C. DEPARTMENT REPORT
April 13, 1973

BUILDING AND PLANNING MATTERS

The Council considered this report containing clauses 1 to 5, identified as follows:

Cl. 1: Royal Centre: Revolving Beacon
Cl. 2: Development Permit Application No. 61467
3596 East Hastings Street
Cl. 3: Development Permit Application No. 61644
1996 West Broadway
Cl. 4: Development Permit Application No. 61645
4102 Fraser Street
Cl. 5: Development Permit Application No. 61597
4314 West 10th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building and Planning Matters
(cont'd)

The Council took action on this report as follows:

Clause 1

In connection with this clause it was noted the Royal Bank of Canada wishes to appear as a delegation before Council in respect of the request for approval to have a revolving beacon on the top of office tower in the Royal Centre development. It was agreed therefore that the delegation be informed the sentiments of Council are to confirm the Council's previous position on this matter; i.e. to not permit the beacon. However, if the delegation still wishes to appear, permission be granted accordingly.

Clause 2

It was noted that Mr. John Brown, the permit applicant, wishes to appear before Council and approval was given for the delegation to be heard.

Clauses 3 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in these clauses be adopted.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Finance and Administration April 5, 1973

The Council considered this report dealing with miscellaneous grant requests. The Committee's recommendations are set out in the report, together with other details, and action was finally taken as shown hereunder:

Acct. No. 615: Prov. Govt. of B.C. T.B.

MOVED by Ald. Linnell,
THAT consideration of this grant be tabled until Alderman Gibson has an opportunity to discuss with the Minister of Health the possibility of the Provincial Government assuming full responsibility;

FURTHER THAT in the meantime the sum of $93,000 be placed in "Finance Contingency" Account.

- CARRIED

(Alderman Bowers and the Mayor voted in the negative)

Acct. No. 194: Central City Mission

MOVED by Ald. Bowers,
THAT a grant of $975.00 be made to the Central City Mission on condition that in future such grant should be considered by the Social Planning Department on the basis of need.

- CARRIED UNANIMOUSLY

Acct. No. 245: Salvation Army (Capital)

MOVED by Ald. Hardwick,
THAT a grant of $25,000 be made to the Salvation Army (Capital)

- CARRIED

(Aldermen Gibson and Marzari voted against the motion)

(During consideration of the foregoing matter, Alderman Harcourt arrived at the meeting)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee:
Miscellaneous Grants (cont'd)

Acct. No. 530: B.C. - S.P.C.A.

MOVED by Ald. Bowers,
THAT a grant of $6,000 be made to the B.C. - S.P.C.A. subject to no portion of this grant being used to buy back dogs from the City Pound for release.

- CARRIED UNANIMOUSLY

Acct. No. 540: B.C. & Yukon Chamber of Mines

MOVED by Ald. Bowers,
THAT this grant request be received.

- CARRIED UNANIMOUSLY

Acct. No. 555: Greater Vancouver Visitors and Convention Bureau

MOVED by Ald. Bowers,
THAT a grant of $100,000 be made to the Greater Vancouver Visitors & Convention Bureau.

- CARRIED UNANIMOUSLY

Acct. No. 580: School Safety Patrols

MOVED by Ald. Bowers,
THAT a grant of $2,800 be made to the School Safety Patrols.

- CARRIED UNANIMOUSLY

Acct. No. 585: Vancouver City Planning Commission

MOVED by Ald. Bowers,
THAT a grant of $18,245 be made to the Vancouver City Planning Commission.

- CARRIED UNANIMOUSLY

Acct. No. 590: Vancouver Safety Council

MOVED by Ald. Bowers,
THAT this grant request be received.

- CARRIED UNANIMOUSLY

Acct. No. 676: Metro Communities Council

It was agreed this item be struck at this point of reference since this organization's application is being considered under "cultural grants' and will be reported on by the Cultural Advisory Committee.

Acct. No. 950: International Peace Arch Association

MOVED by Ald. Bowers,
THAT a grant of $100.00 be made to the International Peace Arch Association.

- CARRIED

(Alderman Linnell voted in the negative)

Acct. No. 953: Vancouver Sea Festival

MOVED by Ald. Rankin,
THAT a grant of $10,000 be made to the Vancouver Sea Festival with a further $10,000 on a matching basis only, with funds raised from other sources;

FURTHER, the organization be advised it is Council's intention this be the last year for a grant of this nature; also that the Sea Festival organization be requested to make every effort to have as many events as possible in False Creek.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee:
Miscellaneous Grants (cont'd)

Acct. No. 955: Sundry Grants in Lieu of Taxes

It was agreed no action is necessary at this time as grants under this heading will be dealt with on individual application basis.

Acct. No. 998: Grants Equal to Taxes: Hospitals

No action was taken at this time as grants under this heading will be dealt with on individual application basis.

It was noted that the Board of Administration has been requested to report back to the Finance Committee respecting practices in other municipalities for such purposes.

APPEALS

Since none of the organizations has been given an opportunity to appeal, it was agreed the groups which are not satisfied with the Council's actions on their applications will be given an opportunity to appeal if they so wish.

E. Report of Standing Committee on Environment: April 5, 1973

The Council considered this report containing 5 clauses identified as follows:

Cl. 1: Fraser River Waterfront Parks East of Angus Drive
Cl. 2: Civic Clean-Up Week
Cl. 3: Jericho Site Land - 38 Acres
Cl. 4: Spaying Service for Dogs
Cl. 5: Bylaw Enforcement

Action was taken as follows:

Clause 1

MOVED by Ald. Linnell,
THAT the recommendations of the Committee in this clause be adopted.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Linnell,
THAT the Committee recommendations in this clause be adopted; the revised total cost figures in respect of recommendation (b) being $11,000 as per advice from the Deputy City Engineer in his memorandum dated April 16, 1973.

- CARRIED UNANIMOUSLY

Clause 3

In considering this clause the Council noted a communication from the Jericho Park Committee dated April 16, 1973.

MOVED by Ald. Linnell,
THAT the recommendations in this clause be adopted.

- CARRIED UNANIMOUSLY

(At this point the Mayor appointed Aldermen Linnell and Gibson as the two official City negotiators.)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Environment, April 5

Clause 3 (cont'd)

MOVED by Ald. Linnell,
THAT the two official City negotiators report terms of reference to Council for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the communication from the Jericho Park Committee be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT Clauses 4 and 5 of the report be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Civic Development, April 5, 1973

In considering this report it was pointed out that in those present, Alderman Hardwick is Chairman and not Alderman Harcourt.

MOVED by Ald. Hardwick,
THAT this report in respect of Historical Area Advisory report, be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Community Development, April 5, 1973

In considering this report it was pointed out that the name of the School Trustee is Mr. Peter Westlake.

MOVED by Ald. Volrich,
THAT this report on the matter of governmental and electoral reform be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Finance & Administration, April 12, 1973

MOVED by Ald. Bowers,
THAT the following amounts be approved for inclusion in the 1973 Departmental Estimates, as shown hereunder, and these departmental estimates be increased accordingly.

Health Department	$630.00
Social Planning Department	1,475.00
Planning & Civic Development	8,000.00
Park Board	196,385.00

FURTHER THAT the foregoing increases in departmental budget estimates, as shown above, be subject to the specific purposes and various conditions outlined in the Finance Committees report of April 12, 1973.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance & Administration
April 12, 1973 (cont'd)

Recommendations of the Finance Committee with regard to the following departmental estimates were dealt with separately as follows:

Auditorium Board

MOVED by Ald. Bowers,
THAT the Auditorium Board's 1973 estimates be increased to include the following:

"additional scoops for lightingCyclorama - $900.00"

- CARRIED

(Alderman Volrich voted against the motion)

Library Board

MOVED by Ald. Gibson,
THAT the Library Board's 1973 estimates be increased to include the following:

"book stock appropriation - $10,000"

- CARRIED

(Aldermen Bowers and Volrich voted in the negative)

Summer Patrol: re Dogs (Park Board)

MOVED by Ald. Bowers,
THAT the Park Board departmental estimates be increased in the amount of $25,239.00 to allow for summer patrol re dogs.

- CARRIED

(Aldermen Hardwick, Marzari and Rankin voted in the negative)

Police Department

The Council commenced consideration of the Police Department estimates but recessed at approximately 5:40 p.m. to reconvene at 7:30 p.m. to continue with the agenda business. (See Pages 23 and 24).

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin and Volrich

ABSENT: Alderman Marzari
Alderman Pendakur

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

8. 1980 Winter Olympic Games

Representatives of the Vancouver/Garibaldi Olympic Committee appeared before Council further to their letter of March 13, 1973, enquiring of Council of its interest in bidding for the 1980 Winter Olympic Games. In this regard, a brief was filed dated April 13th, concluding with the request that the Council strike a Committee to determine if it is the desire to proceed further on this matter. The Vancouver/Garibaldi Olympic Committee offers their assistance.

MOVED by Ald. Volrich,
THAT the Mayor be authorized to appoint a Committee of enquiry to determine if the Council wishes to pursue the matters raised by the delegation.

- CARRIED

(Alderman Rankin voted in the negative)

9. Church Planning: Champlain Heights
(B. C. Muslim Association)

On March 27, 1973, Council received a report from the Deputy Director of Planning on the subject of church planning in Champlain Heights, and made certain recommendations in connection therewith. At that time, the interest of the B.C. Muslim Association for a site in Areas E and F was noted, however, the Council felt then that the Association should be invited to explain its application to Council.

Representatives of the Association appeared and submitted a brief dated April 16, 1973, in support of their application and pointing out details of their needs. They advised they would be interested in a long-term lease agreement.

MOVED by Ald. Rankin,
THAT the following recommendation in the report of the Deputy Director of Planning under date of March 23, 1973, be approved:

(a) endorse the approach taken with respect to church planning in Champlain Heights.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey, Volrich and Mayor Phillips voted in the negative)

MOVED by Ald. Rankin,
THAT the following recommendations in the report of the Deputy Director of Planning under date of March 23, 1973, be approved:

(b) give assurance to B.C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;

(c) pursue a general policy of leasing land for church purposes in Champlain Heights.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

10. Proposed Development: S/W Corner of York and Balsam Streets

On March 20, 1973, Council received letters from the Kitsilano Ratepayers' Association and from the Ad Hoc Committee on Rezoning in Kitsilano, expressing a desire to appear before Council respecting possible development on the south-west corner of York and Balsam Streets. At that time, a memorandum from the Zoning Planner was received advising there had been no application for a Development Permit on this particular site and further that the allowable height in this RM-3 Multiple Dwelling District zoning was 120 feet.

Representations were heard this day from the Kitsilano Ratepayers' Association urging the zoning be left as it is for the present time in the Kitsilano area and from the Ad Hoc Committee respecting Rezoning in Kitsilano opposing the possible contruction of a 10 storey high-rise apartment at 2880 Cornwall Avenue. It is requested that no building be permitted higher than 35 feet in the area Various proposals of the Committee are set out in the brief. The Committee submitted a petition containing approximately 875 names in support.

The Deputy Director of Planning advised that although no Development Permit has been received for the particular site, the proposal would appear to be in accordance with the By-laws.

MOVED by Ald. Hardwick,
THAT the Standing Committee on Community Development be instructed to consider the planning processes for Kitsilano and through consultation with the neighbourhood groups and the Planning, Engineering and Social Planning Departments, the Standing Committee bring recommendations to Council on zoning proposals for the Kitsilano Area;

FURTHER THAT the Committee be requested to report within three months.

- CARRIED UNANIMOUSLY

✓ 11. Report of Standing Committee on Social Services April 12, 1973

Proposed Demolition of Homes and Eviction of Tenants - 1900 Block Beach Avenue (Clause 1)

The Council considered the report of the Standing Committee on Social Services under date of April 12, 1973, in which it is noted the Committee heard tenants in the 1900 Block Beach Avenue complaining as a result of the notice given to vacate to allow new construction. The Committee recommends Alderman Rankin be delegated to negotiate with the owner or developers on behalf of the tenants.

In this regard, Mr. J.J. Camp, Barrister, appeared on behalf of Macaulay Nicolls Maitland & Co. Ltd., Managing Agents for the Landlord, Three Stars Investments Ltd., opposing the Standing Committee's recommendation.

MOVED by Ald. Rankin,
THAT the recommendations contained in the report of the Standing Committee on Social Services dated April 12, 1973, be approved.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Demolition of Homes and Eviction of Tenants - 1900 Block Beach Avenue (cont'd)

The Deputy Director of Planning submitted an information report on the matter of demolition and development in the 1900 Block Beach and the 1900 Block Pendrell, giving the status of the situation.

MOVED by Ald. Gibson,
THAT this report of the Deputy Director of Planning be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance and Administration, April 12, 1973 (cont'd)

The Council continued consideration of this report in respect of 1973 Department and Boards Estimates.

Police Department

MOVED by Ald. Rankin,
THAT consideration of the recommendations of the Standing Committee on Police Department estimates be tabled pending the receipt of a report on the details of police deployment.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Linnell, Massey, Volrich and the Mayor voted against the motion)

MOVED by Ald. Bowers,
THAT the recommendations of the Standing Committee as contained in its report of April 12th in the matter of Police Department estimates, including reference to photographic equipment and C.P.I.C. Advisory Committee Meeting be approved.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

1973 Mill Rate

MOVED by Ald. Bowers,
THAT the recommendation of the Finance Committee that the 1973 Mill Rate for General Purposes be set at 15.6 mills, be approved.

(CARRIED)

MOVED by Ald. Linnell, in amendment,
THAT the mill rate be set at 15.4.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Rankin, Volrich and the Mayor voted against the motion)

The motion of Alderman Bowers was put and CARRIED.

(Alderman Linnell voted in the negative)

Special Meeting of Council re 1973 Estimates

MOVED by Ald. Bowers,
THAT the Special meeting of Council scheduled for April 19, 1973, at 9:30 a.m., to consider 1973 estimates, be cancelled.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. 1973 Revenue Budget Estimates Exclusive of School and Regional Hospital Districts

The Board of Administration, under date of April 17, 1973, submitted a report on the 1973 revenue budget estimates, exclusive of School and Regional Hospital Districts, concluding with recommendation supporting the Finance Committee's recommendation to set a tax rate of 15.6 mills for general purposes and recommending the required formal motion to adopt the 1973 Revenue Budget Estimates, as summarized on Schedule A, attached to this Board of Administration report, be passed.

MOVED by Ald. Bowers,
THAT the Council pass the formal motion to adopt the 1973 Revenue Budget Estimates as summarized on Schedule A, as amended earlier this day, including those additional appropriations authorized at that time out of 'Contingency Reserve' and including sums placed in 'Contingency Reserve' awaiting final determination by Council.

- CARRIED UNANIMOUSLY

The formal motion required in connection with the 1973 estimates, is submitted and dealt with as follows:

MOVED by Ald. Bowers,

WHEREAS the Board of Administration and the Director of Finance were instructed by Council on January 23, 1973 to review estimated revenues and expenditures of the City for the year 1973 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1973 Estimates prepared by the Board of Administration and the Director of Finance dated April 9th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1973, exclusive of the amounts required for School and Regional Hospital District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to $102,044,880;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1973 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to $48,003,509;

AND WHEREAS the amount of the General Tax Levy so required is $54,041,371;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

During consideration of the immediately foregoing matter a request was received from Mr. W.J. McIntyre of the West End and Downtown Ratepayers Association and of the Concerned Citizens Anti Crime Committee, to speak to the Police Department estimates.

A motion of Alderman Volrich to grant this permission was put and LOST, all members of Council present voting against the motion with the exception of Alderman Volrich.

J. Report of the Illegal Suite Hardship Committee, April 12, 1973

The City Building Inspector, on behalf of the Illegal Suite/Hardship Committee reported as follows under date of April 12, 1973:

"An application has been received from Mr. Italo Palitti, owner of 173 West 22nd Avenue, for permission to retain one housekeeping unit on the lower floor of this building under Council's policy dealing with hardship cases.

This application has been reviewed by the Committee composed of the Building, Health and Social Service Departments. The application submitted indicates that the applicant is married with four dependents. The medical report submitted with the application indicates that one of the dependents is a twenty year old, who according to her doctor, is microcephalic, mentally retarded and an epileptic and will probably be dependent for life. The Medical Health Officer, however, does not consider that this medical condition should be a factor in the decision.

The applicant owns his own barbershop, making an income of $700.00 per month and his wife is also employed with an income of $200.00 per month. The affidavit further stipulates that the dwelling is fully mortgaged so that the owner has no equity in the building. It was further noted that there are also two outstanding loans to a value of $7,000.00.

In summary the owner and his wife have a combined income of $900.00 per month even with the removal of the illegal accommodation. It was further noted that neither age nor health were factors. On the other hand they are paying $587.00 monthly to reduce mortgage and bank loans.

In view of this information the Hardship Committee is placing the request before Council for consideration."

MOVED by Ald. Rankin,
THAT permission to retain the housekeeping unit on the lower floor of this building be approved under the Council's Hardship Policy.

- CARRIED

(Alderman Volrich voted in the negative)

K. Report of Special Committee re Licensing of Sidewalk Cafes and Entertainment in Beer Parlours

The Council considered a report dated April 13, 1973, from the Special Committee re Licensing of Sidewalk Cafes and Entertainment in Beer Parlours in which recommendations are set out identified as I, II, III.

MOVED by Ald. Rankin,
THAT this report be referred to the next meeting of Council for consideration, including the letter from the Kitsilano Area Resources Association, asking an opportunity to appear on the subject.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L. Development Permit Application:
755 East 49th Avenue
(B.C. Telephone Exchange Addition)

MOVED by Ald. Rankin,
THAT, pursuant to request received, this report be deferred pending the hearing of a delegation.

- CARRIED UNANIMOUSLY

M. Report of Standing Committees of Council on Civic and Community Development April 5, 1973

MOVED by Ald. Hardwick,
THAT the recommendations in this report respecting West End Local Area Planning Programme, numbered I to V, be adopted.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on Community Development, April 12, 1973

MOVED by Ald. Volrich,
THAT this report in respect of the matter of governmental and electoral reform, be received for information.

- CARRIED UNANIMOUSLY

O. Design Panel: Policy

Alderman Massey submitted, for the information of Council, a report on the Design Panel together with recommendations in connection therewith.

The Mayor directed this report be considered by Council at its next regular meeting.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $115,701.34 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET LIGHTING PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a by-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $115,701.34 in lawful money of Canada for certain street lighting projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the by-law be read a first time.

- CARRIED UNANIMOUSLY

cont'd...

BY-LAWS (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1973 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a by-law to assess certain real property in the year 1973 for the purpose of defraying the costs and charges with respect to certain collective parking projects, and the by-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

cont'd...

BY-LAWS (cont'd)

By-law to Assess Certain Real Property (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

(This By-law passed by the required majority)

3. BY-LAW TO VARY CERTAIN PROPOSED PROJECTS FOR WHICH THE CITY OF VANCOUVER MAY BORROW CERTAIN MONIES IN ANY OF THE YEARS 1971 TO 1975 INCLUSIVE WITHOUT THE ASSENT OF THE ELECTORS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to vary certain proposed projects for which the City of Vancouver may borrow certain monies in any of the years 1971 to 1975 inclusive without the assent of the electors, and to divert to other purposes part of the moneys borrowed under By-law No. 4687, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to vary Certain Proposed Projects (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

(This by-law passed by the required 8 affirmative votes of all members of Council)

MOTIONS

1. Closing and Stopping up Lane North of Moscrop Street West of Hoy Street

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City owns property on the west side of Hoy Street which requires resubdivision. To obtain maximum use of the lands, the west 6 feet of Hoy Street, which was dedicated by the deposit of Plan 1918; and the lane north of Moscrop Street West of Hoy Street dedicated by the deposit of Plan 3041; are surplus to the Citys' highway requirements and should be closed and subdivided with the abutting lands.

3. The three lots privately owned on the west side of Hoy Street have consented to the closure and acquisition of the 6 feet of Hoy Street abutting their lands;

THEREFORE BE IT RESOLVED that all that portion of lane dedicated by the deposit of Plan 3041, Block 89, District Lots 36 and 51; and the west 6 feet of portion of road dedicated by the deposit of Plan 1918 lying between the easterly production of the northerly limit of Parcel "A" (Reference Plan 964) of Lot 10 of Lots 5 and 6, of Block 102, District Lots 36 and 51, Plan 3057, and the easterly production of the southerly limit of Lot 9, Block 89, District Lot 36 and 51, Plan 3041, the same as shown outlined green and red respectively on plan prepared by A. Burhoe, B.C.L.S., dated March 11, 1971, and marginally numbered LE 3632, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Demolition:
Lodging House (Row Cabins)
472 Alexander Street

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,

RESOLVED, and the Council of the City of Vancouver hereby declares that the building situate on Lot Thirteen (13) Block Forty-one (41), District Lot One Hundred and Ninety-six (196), Plan 196, in the City of Vancouver, and known as 472 Alexander Street, is a nuisance;

BY THIS RESOLUTION the Council of the City of Vancouver does order that the said building be pulled down and the materials removed from the said lands and all excavations be filled up by the owner within sixty (60) days after the date of service of this order, pursuant to the provisions of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

BY THIS RESOLUTION the Council of the City of Vancouver does further order that in case of default by the owner to comply with this order within the time herein limited, such pulling down, removal and filling up shall be done by John F. Aitken, Supervisor of Property and Insurance of the City of Vancouver, at the cost of the owner.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:25 p.m.

***

The foregoing are Minutes of the Regular Council meeting of April 17, 1973, adopted on May 1, 1973.

A. Phillips
MAYOR

CITY CLERK

April 13, 1973

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Submission to Public Inquiry Pursuant to Section 14 of the Pollution Control Act, 1967

The City Engineer reports as follows:

"On January 12, 1973, the Director of Pollution Control, through publication of a Notice of Inquiry, gave notice that a Public Inquiry will be held commencing April 30, 1973, at Victoria, British Columbia, under provisions of the Pollution Control Act, 1967.

The purpose of the Inquiry is 'to consider the technical aspects bearing upon the control of discharges to water and/or land and/or air originating from Municipalities or other sources where wastes such as domestic sewage or refuse are involved. It is intended to determine the measures which must be adopted by dischargers of such wastes to satisfactorily ensure pollution will not be caused in accordance with the Pollution Control Act, 1967'.

Two briefs have been prepared:

(a) Standards for Discharge of Sanitary Sewage and Storm Waters, and

(b) Municipal-type Waste Discharges on Land.

They will be submitted to the Public Inquiry being held commencing 30 April, 1973, at Victoria. Copies of the briefs are on file in the City Clerk's office. Three members of the Engineering Department must attend the Hearing when the Department's briefs are reviewed. It would be useful for them to hear the discussion of other major briefs, since the conclusions reached as a result of these Hearings could have a major impact on the conduct of municipal waste disposal operations.

The staff members involved will be either the City Engineer or Deputy City Engineer, and the Assistant City Engineers responsible for preparation of the briefs.

Depending upon the scheduling of the briefs, we estimate these staff members may have to spend up to a total of nine days at the Hearings. The cost of this would be approximately $450."

The Director of Permits and Licences reports as follows:

"Mr. T.F. Mayoh, Industrial Waste Inspector, controls discharge of effluent from plants within the City on behalf of all City Departments. Briefs submitted at the Public Hearing will relate to the discharge of industrial waste, and standards established for discharge of municipal sewage may have a significant effect on the controls which must be exerted over industries discharging to City sewers. I believe that Mr. Mayoh should attend the Public Hearing for the week of April 30 - May 4. Cost of his transportation and accommodation is estimated at $200.

cont'd ....

Clause #1 (cont'd)

The City Engineer and Director of Permits and Licenses RECOMMEND that:

"a) Three members of the Engineering Department be authorized to attend the Pollution Control Branch Hearings in Victoria at an estimated cost for travel and accommodation of $450, up to a total of nine days for all staff members.

b) The Industrial Waste Inspector be authorized to attend the Hearings for the week of April 30-May 4, at an estimated cost of $200.

The Comptroller of Accounts advises that funds can be provided for this purpose from account no. 7090/929 - Travel Expenses, Staff Officials."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer and the Director of Permits and Licences be adopted.

INFORMATION:

2. Local Improvement to City Streets

The Mayor & Council received a letter from Mr. J.M. Bourhis, #211 - 1855 East Georgia Street, dated February 22, 1973, requesting the expeditious improvement of streets in various areas of the City. The City Engineer reports as follows:

"Any interested party may initiate a Local Improvement petition for improvements to a City street or lane.

Council approval of the 'low cost' residential street improvement policy in 1963 resulted in a rapid increase in the demand for residential street improvements by petition. The demand grew during the subsequent five years to a point where a large part of the basic capital funds together with Supplementary Funds available for street improvements were utilized to satisfy the petitioned demand for improvements to residential streets. This resulted in the virtual exclusion of improvements to higher zone streets, ie. those abutted by property zoned for multiple dwelling, commercial and industrial development, as petitions for improvements in these areas were not forthcoming. The petitioned demand for residential street improvements reached a peak in about 1968 to 1970 and is now showing a gradual decline.

The current 1971-75 Five Year Capital Program approves funds for the improvement of all types of streets and lanes, including $3.5 million (city share of cost) for Local Residential Streets and $3.8 million (City share) multiple dwelling, commercial and industrial streets. The annual portion of the above amount for Local Residential Streets has so far been utilized to finance petitioned improvements. However, in order to provide much needed improvements to the second above category, it has been necessary for the City to initiate paving programs within the scope of the annual portion of the Five Year Plan total. It is probable that petitions for these 'higher-zoned' streets are not forthcoming due to the unwillingness of the business property owners to take the trouble to circulate a petition and also due to absentee landlords.

Mr. Bourhis' specific concern appears to be the lack of curbing and paving undertaken at the time of development in the higher zone areas. We consider improvements abutting developments on a part block basis undesirable as it would not significantly reduce maintenance costs and would cause a misalignment of curb and edge of unimproved boulevard creating a traffic hazard and additional drainage problems. Initiation of street improvements by the City on a total block while still substantially developed to a standard non-conforming with the zoning would place an unreasonably high tax burden on those original residential properties still remaining on the block. Nevertheless, petitions for such improvements may be originated by any citizen and the improvement implemented upon completion of local improvement procedures.

cont'd ....

Clause #2 (cont'd)

The lack of petitions from higher zoned areas should not be misconstrued as a lack of need for improvement. Many higher zoned streets are badly in need of improvement to provide more acceptable conditions for abutting property owners and citizens at large, and also to minimize the frequent high cost of maintaining streets to inadequate standards. It is precisely these higher zoned areas where we are now concentrating our efforts to initiate street improvements. The higher zone street improvement programs initiated in 1971 and 1972 received the general acceptance of abutting property owners with only a small percentage being defeated by petition. These programs were selected from higher zoned streets considered to be most in need of improvement due to poor conditions and high maintenance requirements. Also, where possible, streets were selected where existing development conformed to the zoning. It should be noted that not all higher zoned streets are currently suitable for improvement, although in need of it, due to sewer construction programs which must be implemented prior to improving the pavement (trench cuts would damage the pavement) and because of the special needs for the streets within the False Creek and West End Study Areas, all of which are higher zoned."

Your Board submits the above matter to Council for INFORMATION.

A-3

HARBOURS AND PARKS MATTERS

CONSIDERATION

1. VanDusen Botanical Gardens:
   Fence

At the Council meeting of March 27, 1973, the matter of the fence being erected by the Board of Parks and Public Recreation around the VanDusen Botanical Gardens was discussed and Council, at that time, passed the following:

> 'THAT the Park Board be requested to stop erecting a fence around the Van Dusen Gardens on Oak Street, near 33rd Avenue, and give Council a full report on the status of the matter, particularly on the matter of an open fence.'

In response, the Board of Parks and Public Recreation have submitted through the City Clerk the attached letter of the Superintendent of April 11, 1973, along with a memorandum of the Deputy Superintendent dated March 27, 1973.

The City Clerk has received from a Mrs. J. Bradbury, representing the VanDusen Botanical Gardens Fence Committee, a request to appear before Council as a delegation.

Your Board submits the report of the Board of Parks and Public Recreation and the delegation request of the Van Dusen Botanical Garden Fence Committee to Council for CONSIDERATION.

(Delegation request - VanDusen Botanical Gardens Fence Committee)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. West End Community Centre

Your Board has received the following report from the Acting Director of Planning, Corporation Counsel, and the Director of Finance. The Superintendent of Parks is concurrently submitting a similar report to the Board of Park Commissioners:

"The West End Community Centre is part of a comprehensively planned grouping of buildings comprising the existing King George High School, the Community Centre and a Senior Citizens Housing development. A contract was recently awarded for the construction of the senior citizens housing, and plans for the community centre are in the final stages. As proposed, the Community Centre is to be built on what is presently the playing fields to the north of King George Secondary School, with the School Board taking over new playing fields to the east of the school site. The City is paying for the construction of the new playing fields.

The proposed layout has been previously agreed to by all parties, including the School Board. Prior to building the Center it is necessary for the City to acquire title to the property on which the Center is to be built, and for the School Board to acquire title to the playing fields, in effect a property exchange between the City and the School Board, for two equal size properties.

Even though the matter was apparently never raised during the years of negotiation (City, VPB, School Board) the School Board is now suggesting that their property (the present playing fields) is more valuable than the City's property of the same size (the proposed new playing fields) and they wish to receive payment of $300,000 from the City or other City land of similar value, before agreeing to the property exchange.

It is our contention that:

(a) The School Board waited until almost the last minute before raising the question of unequal value and their requirement that we pay additional funds.

(b) The appraisal was made on an erroneous basis in that while both properties are zoned CD-1, to accommodate the School and Community Centre uses, the appraiser valued the School Board property on a C-3 and RM-4 basis with the contention that if the Board sold the property today it would revert from CD-1 to these zoning classifications. Your City officials contend that the School Board could only sell the property if they were prepared to do without King George Secondary School, or if they were prepared to move the playing fields to some other location physically removed from the school.

If the School Board decided 40 or 50 years from now that King George Secondary School was no longer required then they might well sell the property, but in what particular zoning category cannot be now predicted. The present value of some very hypothetical future difference in value between the School Board and City properties has very little meaning today. We are of the opinion that the appraisals also contain other arguable points.

(c) The whole character of this project revolves around the concept of joint use of facilities, with, as it happens, the School Board in our opinion benefit considerably more from its proposed use of the Community Centre facilities than the Community Center benefitting from the use of School facilities.

To quote from a letter from the Director of Recreation of the the Park Board:

'Besides the outdoor facilities the school will gain considerable indoor facilities such as handball and squash courts, sauna bath, an ice-skating rink and a future swimming pool, plus activity rooms for arts and crafts, music, drama, dance, teen lounge, and a billiard room. A public library and the school library will both be located in the Community Centre. A covered closed connector is planned to allow the school to make full use of the Community Centre. In negotiations with School Board officials, the ice rink, handball and squash courts, swimming pool and activity rooms were high on their priority list for facilities that the school would use regularly.'

cont'd....

Clause No. 1 continued

(d) The proposed new playing fields, completely paid for by the City, will be an improvement over the present playing fields. Again quoting the Director of Recreation:

'The original concept on land exchange was that there would be equal facilities established for school outdoor physical education programs; this has been planned, and, in fact, the School Board will have a better facility than they presently have. They will have one full-size turfed playing field for soccer, field hockey, rugby or football, three tennis courts, outdoor one-wall handball courts, a tennis practice board, jumping pits, run-up track, volleyball standards and basketball standards. There is also additional outdoor accommodation being planned on the roof of the Community Centre for possible basketball and tennis, plus a sitting-out area.'

(e) From the point of view of safety, the new playing fields are superior. Again quoting the Director of Recreation:

'The playing field will, in fact, be in a better location than the existing field on Denman. Playing fields should be away from heavily-trafficked arteries, both for noise pollution and safety. With the new playing field site children using the facilities will not have a potentially-dangerous situation of balls going out onto a very heavily used traffic artery. The playing fields will be in a park-like setting away from traffic noise.'

Money considerations

The School Board appraiser valued the School Board property at $775,000 and the City property at $470,000. However, it should be noted that the City proper has actually cost $804,991, because the City had to purchase improved properties, and then clear the improvements. We have further agreed to provide Parks Developmen capital funds for the development of the playing fields ($100,000).

Recommendation

Your officials recommend that Council authorize the Mayor or a committee of Council to consult with the School Board to resolve this situation so that the West End Community Centre can proceed."

Your Board RECOMMENDS Council approval of the officials' recommendation

A-7

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Foot Operated Stapler

In view of the volume of work to be stapled in the City Clerk's Department requiring a strong and firm stapler as well as as much facility as possible, the City Clerk has requested authority to purchase a foot operated stapling machine at an approximate cost of $260.00.

Your Board RECOMMENDS that the City Clerk be authorized, in advance of budget, to purchase this machine as it will also be of use to other departments.

PROPERTY MATTERS

A-9

RECOMMENDATION

1. ACQUISITION FOR KNIGHT STREET WIDENING
33rd Avenue to 41st Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 33rd and 41st Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1973 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from certain privately-owned properties in the section between 37th and 39th Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(a) Lot 26, Block 2, D.L. 710
5394 Knight Street

1. Loss of land (W 7') 231 sq. ft..... $462.00
2. City Engineer to repair and make good damage to lawn and garden adjacent to new front property line at no cost to owner.

(b) Lot 12 Am., Block 7, D.L. 700
1396 East 37th Avenue

1. Loss of land (E 7') flanking strip..... $1,925.00
2. City to erect a cut-stone wall along the new property line, replace 2 sets of grade steps and relocate plants and shrubs adjacent to new wall.

Estimated cost..... $3,675.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the aforesaid strips on the terms noted, chargeable to Code 148/1804."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

2. LEASE SURRENDER BY CANADIAN PACIFIC LTD.,

The Supervisor of Property and Insurance reports as follows:-

"The Crown Provincial and the Canadian Pacific Ltd. entered into a 21-year lease on November 8th, 1968 for Lot 3, Block 276, D.L.526. This lot is a triangular parcel of land containing 0.835 acres, situated to the North of the railway right of way North of 6th Avenue between Laurel and Oak Streets.

In the exchange of lands between the Crown Provincial and the City, wherein the City acquired approximately 85 acres on the South shore of False Creek, the above mentioned lot was included in the exchange and the City was assigned the lease.

By letter dated March 30th, 1973, Marathon Realty Co. Ltd. has, on behalf of the Canadian Pacific Ltd., requested that the City accept the surrender of the lease, the termination date to be April 15th, 1973.

The terms of the lease required the lessee to pay the sum of $1,815.00 per annum in advance for the first 5 years, subject to review and adjustment for each successive 5 year period. The lease would be subject to review in November, 1973.

This lease does not give the City any right of cancellation and as it is surrounded on three sides by land which is controlled by the City and is the subject of study for redevelopment, it would appear prudent to allow the Canadian Pacific Ltd. to terminate the lease.

It is therefore,

RECOMMENDED that the City accept the surrender of the lease with Canadian Pacific Ltd. on Lot 3, Block 276, D.L. 526 effective April 15th, 1973 and that authority be granted to refund the unexpired portion of the annual rental."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
Lot 16, Block 26, D.L. 264A
Known as 1008 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"1008 McLean Drive, legally described as Lot 16, Block 26, D.L. 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 855 sq.ft. This dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, siding exterior and is heated by a gas-fired hot air furnace. This dwelling has been partially renovated and is in better than average condition for age and type. Lot size: 33' x 93.5', zoned RM.3.

continued.....

PROPERTY MATTERS

RECOMMENDATION

Clause 3 Continued...

Following negotiations with the owners' solicitor, they have agreed to sell for the sum of $20,000.00 as of April 15th, 1973, subject to the owners retaining rent-free possession to May 31st, 1973. This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

***

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Royal Centre - Revolving Beacon

The Deputy Director of Planning and Civic Development reports as follows:

"It has been brought to my attention that Council, by letter of March 23rd, 1973, has received a request from Mr. W.D.H. Gardiner Vice-President and District General Manager, The Royal Bank of Canada, for Council's consideration to permit a revolving beacon on top of the office tower in the Royal Centre development.

I wish to bring to Council's attention that, following an application by Neon Products Ltd. for an electrical permit on September 17th, 1972, to erect a revolving beacon on top of the Royal Centre at 1025 West Georgia Street, it was reported through the Board of Administration to Council with the Technical Planning Board's recommendation that Council confirm the position of the TPB in not permitting the revolving beacon. Council on November 28th, 1972 confirmed the position of the TPB.

A copy of the report and Council's resolution are attached as Appendix A to this report and it is my strong recommendation that the beacon be not permitted."

2. Development Permit Application No. 61467
3596 East Hastings Street

The Deputy Director of Planning and Civic Development reports as follows:

" Mr. John Brown has filed Development Permit Application No. 61467 to use a portion of the existing gasoline service station site for tent trailer sales and rentals. The site is located at the south west corner of Hastings and Kootenay Streets.

A letter dated February 8th, 1973, has been submitted from the applicant which states in part '..... This is to advise that the above application covers the sale and renting of collapsable tent trailers only. There will be no more than three trailers on display in the designated area ....'

It is noted that the proposed use would be contrary to the provisions of Section 11(10) of the Zoning and Development By-law which states 'No truck, bus, utility or camper trailer, camper or similar vehicle shall be stored or parked at any time (exclusive of the necessary waiting period for service) on a gasoline service station site located in a (C-1) or (C-2) Commercial District except as hereunder provided ..... five utility trailers, the width and length of which does not exceed five feet and ten feet provided they are located in the rear or side yards .....'

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61467 be refused, as the proposed use would be contrary to the provision of Section 11(10) of the Zoning and Development By-law, and that the site size is too small to accommodate a second principal use.

RECOMMENDED that Development Permit Application No. 61467 be refused in accordance with the recommendation of the Techical Planning Board and the Vancouver City Planning Commission."

3. Development Permit Application No. 61644
1996 West Broadway

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. W. Querin for Standard Oil Co. of B.C. has filed Development Permit Application No. 61644 to alter the existing gasoline service station on this site to provide new facia on existing canopies.

The development is located in a C-2 Commercial District at the south east corner of West Broadway and Maple Street.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits alteration of an existing gasoline service station at this locatio

The Technical Planning Board and the Vancouver City Planning Commission recommen that Development Permit Application No. 61644 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the alteration of the existing gasoline service station on this site to provide new facia on existing canopies, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating the removal of the existing lane access, with detai of the extension of the screened wall and landscape area, and with all landscaping to the satisfaction of the Deputy Director of Planning and Civic Development.

(b) All landscaping is to be provided within six (6) months from the date of issuance of this development permit and thereafter to be permanentl maintained.

(c) The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

RECOMMENDED that Development Permit Application No. 61644 be approved in accorda with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

4. Development Permit Application No. 61645
4102 Fraser Street

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. W. Querin for Standard Oil Co. of B.C. has filed Development Permit Application No. 61645 to alter the existing gasoline service station on this site to provide new facia and to install a small canopy over an existing pump island.

The development is located in a C-2 Commercial District at the south east corner of Fraser Street and East King Edward Avenue.

The Gasoline Service Station Policy, as adopted by City Council in October of 19 permits alteration of the gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommen that Development Permit Application No. 61645 be approved, in accordance with th submitted application, such plans and information forming part thereof, thereby permitting alteration of the existing gasoline service station on this site to provide new facia and to install a small canopy over an existing pump island, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:

cont'd....

Clause No. 4 continued

(i) The existing metal storage building on the south west corner of this site to be removed.

(ii) The existing lane access opening being closed by extension of a suitable screen wall.

(iii) All landscaping to the satisfaction of the Deputy Director of Planning and Civic Development.

(b) All screening and landscaping as indicated on the approved drawings is to be provided within six (6) months from the date of issuance of this permit and thereafter to be permanently maintained.

(c) The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

RECOMMENDED that Development Permit Application No. 61645 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

5. Development Permit Application No. 61597
4314 West 10th Avenue

The Deputy Director of Planning and Civic Development reports as follows:

" Mr. J. Hine, on behalf of Shell Oil of Canada Ltd., has filed Development Permit Application No. 61597 to alter the existing gasoline service station on this site to use as a self-serve gasoline service station by replacing two existing pump islands, constructing a 22' x 44' canopy over these pump islands and providing new facia.

The development is located in a C-2 Commercial District at the south west corner of West 10th Avenue and Discovery Street.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits alteration of the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 61597 be approved, in accordance with the submitted application, such plans and information forming part thereof, thereby permitting alteration of the existing gasoline service station on this site to use this gasoline service station for self-serve, with replacement of two existing pump islands, construction of a 22' x 44' canopy over the pump islands and the provision of new facia, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfacti of the Deputy Director of Planning and Civic Development clearly indicating:

(i) The existing gravel surfaced area at the rear of this site is to be asphalt surfaced.

(ii) Clarification of site and floor plan detail.

(b) All goods are to be contained within the building and no display of merchandise is to be on the open portions of the site other than as provided for under Section 11(10)(c) of the Zoning and Development By-law

(c) Surfacing, as indicated on the approved drawings, is to be provided withi sixty (60) days from the date of any use or occupancy of the self-serve gasoline service station and thereafter to be maintained at all times.

RECOMMENDED that Development Permit Application No. 61597 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION

APRIL 5, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held at approximately 1:30 p.m. in #2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Hardwick

ALSO PRESENT: Aldermen Marzari and Pendakur

CLERK: M. Kinsella

The minutes of the meeting of March 29, 1973 were adopted.

1. 1973 Civic Grants - Miscellaneous

The Committee considered the attached report of the Director of Finance submitted this date on 1973 Civic Grants - Miscellaneous.

Schedule A

The following recommendations of your Committee are submitted for Council approval, subject to any special conditions noted below.

A/c No.	Name	1973 Request	Cttee. Recd'n	Special Conditions Etc.
615	Prov. Govt. of B.C. T.B.	93,000	93,000	Alderman Gibson to discuss with Minister of Health the possibil of the Provincial Government assuming full responsibility in this matter.
194	Central City Mission	975	975	In future should be considered by the Social Planning Department on the basis of need.
245	Salvation Army (Capital)	25,000	Consideration be deferred pendin receipt by Council of informatio on the Salvation Army present financial position and capital improvements in order to justify their receiving a $25,000 grant this year.	

cont'd .....

A/c No.	Name	1973 Request	Cttee Recd'n	Special Conditions Etc.
530	B.C. - S.P.C.A.	6,000	6,000	Subject to no portion of this grant being used to buy back dogs from the City Pound for release.
540	B.C. & Yukon Chamber of Mines	5,000	no action	
555	Greater Vancouver Visitors & Convention Bureau	116,087	100,000	
580	School Safety Patrols	2,800	2,800	
585	Vancouver City Planning Commission	18,245	18,245	
590	Vancouver Safety Council	10,000	no action	
676	Metro Communities Council	1,500	no action	
950	International Peace Arch Association	100	100	
953	Vancouver Sea Festival	20,000	no action	Your Committee feels this should be one of the functions of the Greater Vancouver Visitors & Convention Bureau.
955	Sundry Grants in lieu of taxes	65,000	65,000	These grants will be dealt with by Council on an individual basis as they are received.
998	Grant equal to taxes - hospitals	15,000	no special sum to be set aside.	These grants will be dealt with by Council on an individual basi as they are received.

The Board of Administration was requested to report back to the Committee with respect to the practices in other Municipalitie re grants equal to taxes to hospitals.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

April 5, 1973.

A meeting of the Standing Committee on Environment was held in No. 1 Committee Room, City Hall on Thursday, April 5, 1973 at approximately 3.30 p.m.

PRESENT: Alderman Linnell (Chairman)
Alderman Gibson
Alderman Pendakur
Alderman Massey

ALSO PRESENT: Commissioner M. Brown (Parks Board)

COMMITTEE CLERK: H. Sugrive.

RECOMMENDATIONS:

1. Fraser River Waterfront Parks East of Angus Drive

On February 1, 1973 the Standing Committee on Environment considered the matter of waterfront use along the North Fraser River and it was

RECOMMENDED that the Deputy Director of Planning in consultation with the City Engineer, the Park Board and the North Fraser Harbour Commission investigate the feasibility of boat launching ramps and waterfront parks on street ends or on City property along the waterfront between Angus Drive and Boundary Road and report back orally to a subsequent meeting of the committee.

On February 13, 1973 the City Council adopted the above recommendation.

The attached report of the Planning Department dated April 2, 1973, supported by photographs and plans of the whole waterfront area was submitted and the report concluded as follows:

"The Standing Committee on the Environment may wish to recommend that one or two of the ten street ends be developed as small look-out parks on a trial basis. If so, the Director of Planning can be instructed to report back with more details as to design and cost. "

While speaking on the report, Mr. R. Youngberg of the Planning Department added the following comments:

a) Access to Fraser River already exists. A small expenditure on fill bulk head, landscaping etc. would capitalize on this and provide look-out points for the enjoyment of the public.

b) The City should advertise the fact that access to the river exists.

c) City policy east of Angus Drive re. "Industrial

Waterfront development", look-out mini parks should remain but the public should be able to see industrial activity on the river, marine traffic and etc.

d) There are a number of street ends which the Planning Department is impressed with because of a number of factors, i.e. view, access to Marine Drive, spacing along the Fraser River and etc.

It was suggested that four street ends be considered for development: Kerr, Elliott, Crompton and Shaughnessy.

e) Elliott Street end has an added attraction - it abutts City waterfront land; a lookout park could be expanded eastward up to 350 feet, such expansion will have the effect of allienating more industrial land in the City of Vancouver.

(It was suggested in Committee that the full 350 feet will not be necessary but 50 to 100 feet together with street ends could provide excellent look-out parks.)

f) It was suggested that these mini parks should not be too large as the gathering of many people will generate a need for parking.

g) Street ends in most instances cannot be sold because of storm sewer outfalls. Since this must be kept in City of Vancouver ownership, their improvement for look-out points is very practical.

The Committee discussed the development of access to the waterfront and strongly felt that the development of mini parks for senior citizens could be taken up on a trial basis, as the first project along the waterfront, with the minimum of expenditure. It was further considered that development of access to the waterfront for the public should be investigated. However, it was intimated that the City should not confine its considerations to City street ends only, but investigate alternative sites in the way of providing more facilities in accordance with the demands of the residential lots in the vicinity.

As a result of the discussion it was

RECOMMENDED

a) That the Director of Planning's report dated April 2, 1973 be received, and a copy of the report together with the photographs and plans be submitted to the Parks Board requesting the Board's advice on a priority basis with regard to establishing the proposed water-front parks.

b) That the Director of Planning notify the Council of any development permits respecting property within the adjacent area of the waterfront.

2. Civic Clean-Up Week

Pursuant to Council's instruction, the City Engineer under date of April 2, 1973 submitted a report to the Committee, a copy of which is attached, respecting a proposal for a Civic Clean-Up Week. In considering the City Engineer's suggested courses of action, the following suggestion was preferred by the Committee:

"3) In 1961 the City permitted free dumping for private passenger cars and trailers of Vancouver residents at the Kerr Road Disposal Site during a J.C.C. Clean-Up Week. This arrangement could be made for the proposed Civic Clean-Up Week at the Delta Disposal Site.

The cost of providing free dumping for private passenger cars of Vancouver residents is estimated at $6,000 which provides for extra temporary staff and equipment at the disposal site, and a $1,000 loss of revenue.

The cost of this service is not included in the 1973 Sanitation Branch Budget. If free disposal as described above is to be provided, the 1973 Sanitation Branch Budget should be increased by $5,000."

Following due consideration it was

RECOMMENDED

a) That a copy of the City Engineer's report be furnished to Council.

b) That proposal 3, as quoted above, be recommended to Council for approval after the Chairman and City Engineer have revised the costs involved to include an allowance for advertising in the amount of $5,000.

3. Jericho Site Land - 38 acres

Ald. Gibson advised concerning his negotiations with Honourable Ministers Basford, Davies and Richardson. A copy of Ald. Gibson's report of March 25 and a letter dated February 18, 1973 addressed to the Honourable R.Basford are attached hereto in respect of these 38 acres of Jericho lands.

The Committee expressed concern at the proviso in the agreement, wherein the cutting of a road through the 38 acres was a condition.

Mr. Denis Gray Grant, Chairman, Jericho Parks Committee expressed his views on the Jericho site agreement.

After further discussion it was

RECOMMENDED

a) That Council continue negotiations with the government for the acquisition of the 38 acre Jericho site for park purposes.

b) That Council ask the Mayor to appoint two official negotiators in respect of these 38 acres.

c) That Ald. Gibson's report dated March 25, 1973 be received for information.

INFORMATION:

4. Spaying Service for Dogs.

On March 29, 1973 the following recommendation was made by the Committee:

"That the Chairman of this Committee be empowered to try to bring together the B.C. Veterinary Medical Association, the SPCA and officials of other municipalities to investigate the possibility of providing free or lower cost spaying of female dogs."

RESOLVED

That the aforementioned proposed meeting be held within two weeks.

5. Bylaw Enforcement

Mrs. Helen D. Boyce read and filed the attached brief in which she expressed concern regarding bylaw enforcement in the City of Vancouver. She suggested a complete review of bylaws to eliminate those which are not effective or are unenforceable and the development of an effective bylaw enforcement system.

The Chairman referred to the Motor Vehicles Act and the Noise Bylaw. She stated that action was being taken to amend the provisions of the Motor Vehicles Act in respect of untested motor vehicles, i.e. towing of such vehicles away. In respect of Noise Bylaw, the Chairman advised that no changes in present regulations have, as yet, been effected.

The Director of Permits & Licenses explained the enforcement procedure taken by his department through the City Prosecutor's Office.

The brief submitted by Mrs. Boyce was received.

The meeting adjourned at 5.00 p.m.

STANDING COMMITTEE OF CIVIC DEVELOPMENT

April 5, 1973

A meeting of the Standing Committe of Civic Development. was held in Committee Room #2,at 3:30 p.m. on the 5th day of April, 1973.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers, Massey and Pendakur

CLERK: Murray James

1. Historical Area Advisory Report

At a previous meeting of the Committee, the Committee, after hearing the concern expressed through the Assistant Director - Civic Development, agreed to meet with the Historic Area Advisory Board and arrangements were made for the meeting this date.

Under date of March 29, 1973, the Chairman of the Historic Area Advisory Board submitted a memorandum to the members of the Committee giving certain background, commenting on the present situation and noting certain options which were open to the City in terms of making adjustments to the legislation relating to the Historic Area Advisory Report. Particular note in this memorandum was made of the following resolution of the Historic Area Advisory Board passed at its meeting March 5, 1973.

> "THAT the Chairman be asked to petition Council for an appearance by the Historic Area Advisory Board at the earliest possible regular Council meeting in order (1) to express its frustrations and the reasons for its inability to perform as requested, and (2) to outline it specific recommendations as to how it might be made more effective."

Mr. M. G. Thompson, representing the Board, read and submitted a statement, dated March 29th, ending with a request that the Committee ask Council.

> "Requests that the Committee ask Council to instruct the appropriate Civic staff to bring before it draft by-laws on the H.A.A.B's status and duties, and on Historic Area zoning and sign control for Gastown and for Chinatown for Council's consideration and action."

Professor H. Kalman, a member of the Historic Area Advisory Board, submitted a personal brief, dated March 29, 1973, which carried recommendations on the status, responsibility, Chairman, Secretariate and minutes and certain general recommendations concerning Gastown and Chinatown.

Also present at the meeting, representing the Province of British Columbia was Mr. Willard Ireland, Provincial Archivist and member of the Provincial Government Advisory Board, established under the Archeological and Historic Sites Protection Act. Mr. Ireland pointed out the concern of the Provincial Government in this area of Historic Preservation and referred to the 1960 - 72 Acts of the Provincial Legislature. Mr. Ireland pointed out that under the present Act (Sections 10 and 12), the Province could enter into an Agreement with the City and make regulations covering the City of Vancouver, but the City should devise

a by-law to set up its own Board and its own rules and Mr. Ireland noted that the Provincial Government would have to deal with Vancouver City Council and not the Board.

The Committee members discussed the matters before it generally, and explored the areas of Board Membership, Board Authority, Areas of Authority, etc., in view of the information submitted.

Special note was made of the L.I.P. Grant Project being conducted under the auspices of the Director of Planning and Civic Development.

Notice was also made of the various apparent conflicts between present City by-laws to building and their enforcement and the preservation of buildings considered to be of historic value.

After further discussions, the Committee,

RESOLVED that Alderman Massey be appointed as a sub-Committee to meet with the Historic Area Advisory Board, the Director of Planning, Members of the general public and others and discuss with them the information presented here today to report back to the Committee in one months' time.

The meeting adjourned at approximately 5:10 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in No. 1 Committee Room, City Hall on Thursday, April 5, 1973 at 7.30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Linnell Alderman Marzari School Trustee, Peter Westlake
ALSO PRESENT:	Alderman Pendakur
COMMITTEE CLERK:	R. Thompson

INFORMATION:

The Comittee was called for the purpose of hearing the views of persons, groups and organizations on governmental and electoral reform in the City of Vancouver. This meeting was preceded by advertisements in the daily press on March 10, 12, 17 and 19, 1973 which advertisements indicated the desire of the committee to receive views and opinions, and presented a list of 11 questions of concern to the Committee.

Four briefs were submitted to this meeting of the Committee. The points raised by the authors of the briefs are noted for information.

1. Committee of Progressive Electors
   Mr. Bruce York.

(i) That there be 21 wards with one alderman from each ward; elections to be held bi-annually for a two-year term and that they are opposed to any two-tier system.

(ii) Should candidates for civic office have to post a deposit or comply with any other special requirements?

In our view the only requirements for candidates to any civic office should be:

(a) the candidate has reached the age of 19 years, is a Canadian citizen and has resided in the city for 12 consecutive months prior to the date of the election.

(b) candidates for City Council, the School Board or Parks Board must secure the signatures of at least 25 electors.

(c) candidates for mayor must secure the signatures of at least 100 electors.

(iii) Should some or all Council members be full time Aldermen and paid as such?

In our view the main consideration is that all Aldermen be required to be present in their ward offices for a certain number of hours each week so that citizens may see them about their problems, and that such offices have secretarial assistance.

If however, any Alderman can show that he or she has no other occupation or income and spends his full time in the ward, then that Alderman should be paid on a full time basis with a salary of $10,000 a year.

(iv) Should ward representatives be required to live in the area they represent?

In our view, no. This would unnecessarily restrict those who could run for office. No such requirement exists in provincial or federal elections.

Voters will be able to take into account the place of residence of all candidates when they cast their ballots.

(v) Is the present election date, the second Wednesday in December, suitable?

In our view it is NOT. The second Wednesday is too close to Christmas. Moreover, there is a greater possibility of bad weather this late in the year. Finally, Wednesday is a working day and minimizes the possibility of a large turnout.

We strongly recommend that the voting date be changed to the second Saturday in November.

(vi) Should the term of office be changed?

In our view, no. The term should be the same two years for all offices.

(vii) Should a ward system also apply to School Board and Parks Board elections?

In our view, yes. The principle of area representation is just as strong for these two concerns as it is for Council business as a whole.

(viii) Should party or group affiliation appear on the ballot?

In our view, yes. This will, in the case of civic political parties at least, give the voter additional information as to the policies that the candidate stands for. Hence voters will be able to express support for policies rather than personalities as such.

(ix) Should voting machines be used in civic elections?

In our view we favour voting machines in principle as a means of getting the election results quickly and accurately.

(x) What should the qualifications of voters be?

In our view all voters should be at least 19 years of age, Canadian citizens, and resident in the city 12 months prior to the election.

Enumeration should take place in one period of time - say in the month of September, and the results posted in public places at least a month before the election.
No one should get on the voters list automatically. Everyone should be required to meet exactly the same qualifications as listed above. At the present time we have many absentee property owners who are put on the voters list and they are not Canadian Citizens, while many Canadian citizens are left off because they happen to be tenants.

2. Communist Party of Canada

The brief by the Communist Party dated April 2, 1973, contained the following points:

(i) The two-tier system is opposed and it is proposed that there be a full ward system with approximately twenty-two wards and one alderman elected from each ward with a population of approximately 10,000 projected for each ward. It is assumed the candidate would live in the ward for which he is elected.

(ii) That the term of office remain at two years with all members elected bi-annually.

(iii) That the election date be at the beginning of the month of November.

(iv) That a deposit be not required as a prerequisite to nomination but that the number of nominators be increased to the number required in provincial elections.

3. Vancouver Area Council of the New Democratic Party

A brief on Civic Electoral Reform was submitted by the New Democratic Party and it contained the following points:

(i) That community organizations be involved as much as possible in the process of governmental study.

(ii) That the Community Development Committee be provided with sufficient staff and resources to assist groups in the preparation of briefs.

(iii) That an enumeration of voters be carried out prior to any referendum.

(iv) We are opposed to a combination of "at large" and "ward" system.

(v) That about forty community councils of 20 elected members be established embracing areas containing approximately 10,000 residents, to each of which one elected alderman would be responsible.

(vi) There should be one alderman elected from each of 40 wards.

(vii) That proposed development permit applications be channelled through the local community councils.

(viii) Such community councils would have jurisdiction over closing of residential streets, change of use of existing buildings, and designation of local parks.

(ix) Council indemnity should be raised.

(x) That the Mayor be elected by the Council from its own ranks.

(xi) That the Ward system be extended to School and Parks Board.

(xii) That the two-year term be retained.

(xiii) That the elections be held earlier in the Fall.

(xiv) That party affiliation appear on the ballot.

(xv) Money deposits be not a condition of qualification for office.

(xvi) That a candidate be not required to live in the ward in which he runs.

(xvii) That a petition by 2 percent of registered voters make it mandatory to present a bylaw to the voters.

(xviii) Copies of minutes and reports to Council be made available on request.

(xix) That landlords be required to advise the City of the names of their tenants for voters list purposes.

4. Jacques Khouri

Mr. Jacques Khouri submitted a brief dated April 5, 1973 in which he endorsed the COPE proposal of a full ward system of 21 wards.

5. Communications

(i) The Committee received a communication from Mr. and Mrs. L. Van Laare proposing:

(a) party identification on the ballot,

(b) an earlier date for elections,

and;

(ii) from Mrs. A. Skenfield proposing:

(a) partial ward system with large wards for the Council and Park Board,

(b) an earlier election date,

(c) a candidate having to post a deposit, or comply with some other requirement.

The Chairman thanked all those present who appeared, including the speakers and advised that a further meeting will be held on April 12, 1973 for the purpose of receiving further submissions.

The meeting adjourned at approximately 9.30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

April 12, 1973

A meeting of the Standing Committee of Council on Finance & Administration was held in the No. 1 Committee Room, at approximately 9:30 a.m. on Thursday, April 12, 1973.

PRESENT: Alderman Bowers (Chairman)
Mayor Phillips
Aldermen Gibson, Harcourt (arrived 10:40 a.m.) and Volrich

ALSO PRESENT: Alderman Linnell (arrived 11:00 a.m.)

CLERK: D. H. Little

(Alderman Linnell and Alderman Harcourt arrived at the meeting during the hearing of the Park Board representatives. The Mayor left the meeting at the conclusion of the hearing of the Park Board representatives.)

1973 BUDGET APPEALS: DEPARTMENTS & BOARDS

Your Committee heard representations as follows from representatives of the various Departments and Boards appealing from recommendations of the Budget Review Committee in respect of these respective budgets:

Department or Board	Appeal for Budget Increase
Health Department	$ 1,420.00
Social Planning Department	$ 11,475.00
Planning & Civic Development	$ 23,000.00
Auditorium Board	$ 1,800.00
Library Board	$ 16,800.00
Park Board	$790,256.00
Police Department	$300,891.00

(Details in respect of the above are furnished to Council with these Minutes)

After giving due consideration to all of these requests, your Standing Committee recommends in each case as noted hereunder:

Health Department

RECOMMENDED that the following be approved for inclusion in the Health Department's 1973 Budget:

One only 35MM Slide Film Project	$ 210.00
Carpet-Mobile Dental Clinic	420.00
Total	$ 630.00

Social Planning Department

RECOMMENDED that the following be approved for inclusion in the Social Planning Department's 1973 Budget:

Carpeting - Outer Office		$ 900.00
Fraserview Community Service Centre Changes:		
Change glass from clear to opaque	$200.00	
Lettering for public information	225.00	
Sign for street identification	150.00	575.00
Total		$1,475.00

(The $575.00 items subject to prior approval of the Ass't. Director of Construction and Maintenance)

cont'd....

1973 Budget Appeals: Departments
and Boards (cont'd)

Planning & Civic Development Department

RECOMMENDED that the following be approved for inclusion in the Planning and Civic Development Department's 1973 Budget:

Consultant re Downtown Property Values (including report printing) $8,000.00

(Subject to Council receiving a separate report for specific approval before any action is taken under this appropriation)

Auditorium Board

RECOMMENDED that the following be approved for inclusion in the Auditorium Board's 1973 Budget:

Additional Scoops for Lighting Cyclorama $900.00

Library Board

RECOMMENDED that the increase of $16,800.00 requested by the Library Board over the Budget Review Committee's recommendation in respect of the book stock appropriation, be not approved.

Park Board

RECOMMENDED that the following be approved for inclusion in the Park Board's 1973 Budget:

Major Repairs and Renovations, etc.		$21,000.00
Supplemental Budget Items -		
Beaches and Outdoor Pools:		
(i) Additional lifeguard at Spanish Banks	$ 3,460	
(ii) Operating requirements for New Brighton Pool	14,015	
(iii) Clerk for general office	7,100	
		24,575.00
Supervised Recreation:		
(i) Douglas Park Community Hall		13,328.00
(ii) Riley Park Community Hall		35,255.00
(iii) New Centre in Champlain Heights School		15,000.00
(iv) Recreation program for Kensington Area		40,000.00
(iv is subject to detailed report being submitted by the Park Board to Council)		
Indoor Pool and Rink Operating Losses - New Crystal Aquatic Centre		30,537.00
Maintenance of Jericho National Defence Property		16,000.00
Salary Adjustment (Re-assignment of Community Centre Director without loss of pay)		690.00
Total		$196,385.00

FURTHER RECOMMENDED the Park Board be advised that if it wishes to re-allocate the foregoing sums within its total budget, the Council will give consideration to such an application.

cont'd....

1973 Budget Appeals: Departments
and Boards (cont'd)

Police Department

RECOMMENDED that an increase of approximately $150,000.00 over the total Police appropriation recommended by the Budget Review Committee be approved to allow for the following additions in staff:

16 Uniformed Officers
4 Civilian Personnel
20

Consideration was given to the following:

Photographic Equipment (Police)

RECOMMENDED that the estimated costs for photographic equipment amounting to $10,861.00, to be off-set by a reduction in the salaries account, be approved.

C.P.I.C. Advisory Committee Meeting (Police)

RECOMMENDED that the amount of $950.00 for attendance by an observer at these Advisory Meetings be approved, subject to this sum being found within the $150,000.00 additional appropriation being recommended by this Committee.

(A representative of the Downtown East Side Committee was heard in support of the Police Estimates)

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1973 MILL RATE

RECOMMENDED that the 1973 Mill Rate for General Purposes be set at 15.6 mills.

The meeting adjourned at approximately 1:00 p.m.

* * * * *

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 12, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, April 12, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

CLERK: M. Kinsella

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Proposed Demolition of Homes and Eviction of Tenants - 1900 Block Beach Avenue

A delegation of tenants of the 1900 Block Beach Avenue submitted the attached brief to the Committee. Mr. D. Adams, on behalf of the delegation, spoke to the Committee. Mr. Adams stated most of the tenants were given a verbal promise by the developers of 3-6 months notice to vacate; this has not been honoured. In addition, the delegation was concerned about the aesthetics of constructing a 20-storey high-rise adjacent to the beach.

The delegation asked your Committee's consideration of appointing a representative to negotiate the following points on their behalf:

(1) at least three months notice promised to us by the agents of the property owner;

(2) continued maintenance of the premises during this period;

(3) compensation for the differential between the cost of our new accommodation and our present rent for one year;

(4) compensation for moving expenses;

(5) concrete assurance from the developers that the houses will not be torn down until construction is ready to begin.

cont'd .....

RECOMMENDED

THAT Council appoint a representative to negotiate on behalf of the tenants of the 1900 Block Beach Avenue with the owner or developers of the properties or their representatives on the general terms of points 1 - 5 detailed above.

FURTHER RECOMMENDED

THAT Alderman Rankin be delegated as Council's representative in this matter.

DISTRIBUTED MONDAY

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC AND COMMUNITY DEVELOPMENT

5th April, 1973.

A meeting of the Standing Committees of Council on Civic and Community Development was held in the #1 Committee Room, City Hall on Thursday, the 5th day of April, 1973 at 1:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Volrich, Pendakur, Harcourt, Massey, Marzari

ABSENT: Aldermen Bowers and Rankin

CLERK: M. James

PART 1

1. West End Local Area Planning Programme

The Departments of Planning and Civic Development, Social Planning, and Engineering, being the three departments represented on the West End Local Area Planning Team, had submitted previously a report on the Planning Programme proposed to be used by the Team.

The report detailed the background and objectives, the outline of the Plan and the methodology which would be used by the Team in development programs which would implement the West End guide lines previously adopted by Council.

Attached to the report were appendices showing how the Planning Programme outlined would be initiated in a chronological and programme manner. Also attached was details on the citizens involvement model and other items of detail.

The meeting was advised that the site was at 1725 Davie Street and was occupied and staffed and that the initial citizens' reaction had been favourable.

The Committee expressed concern about the continuation of the interim rezoning authorized by Council after public hearing in January of this year and the staff suggested that the draft rezoning, which would follow the West End Plan expected in August, would be available in December of this year. The Committee members expressed serious concern and requested the staff to have proposed zoning available by August and if this was not practical for the whole West End Area, at least some of the local areas.

The Committee members discussed with the staff the citizens involvement model and made observations in connection with this model. The Committee also discussed with the staff the implementations of the action programme.

The Committee also mentioned the outstanding report requested on the economic impact, particularly on rentals, of the rezonings.

Also before the Committee in compliance with previous instructions, was a report of the Board of Administration on the printing, publicity and information dissemination project section of the West End Local Planning Area Programme. This report

gave in detail the proposed allocation of the $16,525.00 requested for the function.

The Committee reviewed these allocations and noted the possibility of involving other groups to assist in this function.

In summary, the Committees,

RECOMMEND

(I) The approval of the preparation of a West End Plan, as outlined in the report of the Departments of Planning and Civic Development, Social Planning and Engineering.

(II) The Director of Social Planning and the Director of Planning and Civic Development be authorized to negotiate further with Cental Mortgage and Housing Corporation regarding acquisition of federal funds applicable to the West End Planning Programme, and that the West End Planning Team be requested to ask Cental Mortgage and Housing Corporation to initiate a study on the impact of condominiums on West End economics.

(III) That the West End Planning Team, after consultation with Corporation Counsel, to pursue changes to administrative and technical procedures necessary to facilitate the West End Planning Programme for report back to the Committee.

(IV) That the funds of $16,525.00 be authorized in accordance with recommendations itemized in the Board of Administration report of March 13th, 1973, for Printing, Publicity, and Information Dissemination and be incorporated into the approved budget for the West End Planning Programme.

(V) That Alderman Harcourt, and Alderman Hardwick, be appointed as Council liaison members to work with the West End Planning Team and the citizens.

The meeting adjourned at approximately 2:05 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at Killarney High School on Thursday, April 12, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Hardwick
Alderman Linnell
Alderman Marzari
Alderman Rankin
School Trustee, Mrs. Betty-Anne Fenwick
Park Commissioner A. Cowie

COMMITTEE CLERK: R. Thompson

INFORMATION:

This is the second of a series of meetings called for the purpose of meeting interested parties at the City Hall and in local areas. Briefs were submitted by the Fraserview Homeowners and Tenants Association and by the Fraserview-Killarney Area Council Killarney Champlain Heights Steering Committee; in addition to which views were given orally by several members of the audience.

1. Fraserview Homeowners and Tenants Association: Mr. Sam Vint.

The brief presented by this organization made the following points in connection with electoral reform:

(i) That the two-tier system is not acceptable.

(ii) That there should be a full ward system of about 20 aldermen with a mayor elected at large, all serving a two-year term.

(iii) Party identification should appear on the ballot.

(iv) An aldermanic nomination should require ten nominators.

(v) Election day should be in mid-October.

2. Fraserview-Killarney Area Council Killarney Champlain Heights Steering Committee: Mr. Sol Jackson.

The brief prepared by the Area Council and presented by Mr. Jackson made the following points:

(i) "Local Areas" are a logical basis for setting ward boundaries. (as proposed by United Community Services).

(ii) That there should be about 22 wards with one alderman from each ward and a mayor elected at large.

(iii) That a partial ward system is not favoured.

(iv) That a ward should represent about 19,000 people.

(v) The setting of and changes to ward boundaries should be preceded by public hearings.

(vi) A ward office with a paid secretary should be established in each ward.

(vii) A candidate who wishes to work full time should so specify before the election and if elected be given an adequate salary.

(viii) The term of office be two years.

(ix) Elections should be held not later than the last Saturday in November.

(x) The ballot should bear the candidate's affiliation and a statement of his views.

(xi) An aldermanic nomination should require as many nominators as there are thousands of voters in the ward.

(xii) A candidate should reside in the ward which he hopes to represent.

In addition the spokesman said that he believes voting should be restricted to residents of the City, and that Regional District Directors should be elected by popular vote.

3. Sundry Speakers

Four persons spoke to the committee at the invitation of the chairman and expressed a variety of things which are noted:

Mr. Oscar Howardson
5728 McKinnon Street

(i) Mr. Howardson suggested that aldermen should take more responsibility.

(ii) He is opposed to the ward system.

(iii) That the Council should comprise 10 or 12 aldermen and the chairman of the School and Parks Board.

(iv) Council members should deal with building permits.

(v) Half the Council should be elected each two years.

(vi) There should be a small executive committee.

Mr. Lionel Thompson
7061 Nanaimo Street

(i) Mr. Thompson indicated he favours the ward system.

(ii) That appeals against assessment should be handled by elected representatives.

Mr. A. Watson
7821 Victoria Drive

(i) Mr. Watson believes that the Council and School Board should be elected on the ward system.

(ii) The Park Board should apply for green belt money to acquire the Kerr Road dump for a golf course.

(iii) A candidate need not live in the ward which he hopes to represent.

Mrs. Constance Hansen

(i) Mrs. Hanson suggested that elections should be at large.

(ii) There should be more aldermen.

(iii) The term of office should remain at two years.

(iv) That there should be 10-20 nominators.

(v) That the election should be held in October.

(vi) That the company vote should not be allowed.

(vii) That there should be some means found by which there will be a diversity in occupations amongst members of Council.

The meeting adjourned at approximately 9.05 p.m.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MAY 1, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 1, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day on the items proposed, with the exception of one which the Council will determine later during the 'In Camera' consideration.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated April 17, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Public Hearing) dated April 18, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Cancellation of License:
Mr. Gee Wing - 210 Carrall Street

The Council noted a letter from the Chief License Inspector under date of March 20, 1973, recommending that the 1973 Multiple Dwelling License No. 28048, held by Mr. Gee Wing for premises at 210 Carrall Street, be cancelled as a result of recorded convictions relating to filthy condition of the premises.

Mr. P. Hood, Barrister, appeared on behalf of the appellant in opposition to the proposed cancellation and advised of his understanding in respect to improvements which have been made such as replacing of floor covering, wallpaper and a general improvement. He advised an extermination program had been carried out and periodic inspections will be carried out by such exterminators. The Chief License Inspector and the Director of Environmental Health advised in respect of the manner in which the premises are operated.

cont'd....

UNFINISHED BUSINESS (cont'd)

Cancellation of License:
Mr. Gee Wing (cont'd)

MOVED by Ald. Harcourt,
THAT 1973 Multiple Dwelling License No. 28048 issued to Mr. Gee Wing for premises at 210 Carrall Street, be cancelled effective May 31, 1973.

- CARRIED UNANIMOUSLY

DELEGATION MATTERS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Harness Racing - P.N.E.
(b) Refusal of License:
Mr. G. Cuomo, 512 East Cordova Street

2. Architectural Design Panel

Pursuant to Council's instructions on April 17, 1973, further consideration was given to the following report dated April 16th from Alderman Massey in regard to the Architectural Design Panel:

" On January 3, 1973, I was asked by the Mayor to report on the Design Panel and carry out an examination of the powers of the Design Panel in order to strengthen the role of this important advisory body.

Since that time I have met with various City officials, the present Design Panel, members of the previous Design Panel's A.I.B.C. Design Panel Committee, concerned architects, the City Planning Commission and others.

I have concluded that there are certain problem areas with regard to the A.D.P. which can be summarized briefly as follows: The order does not represent an order of importance.

1. Communication between A.D.P. and Council

There is no direct communication between A.D.P. and Council. Technical Planning Board acts as a filter between A.D.P. and Council, so Council only on occasion gets full A.D.P. report.

2. Early review

A.D.P. rarely sees projects at an early stage where their recommendations can be effective, but rather report on projects which have proceeded so far that major changes are no longer feasible.

3. Confidentiality

Civic officials and sometimes Members of Council review and comment on projects in their early formative stages, however, in confidence. The A.D.P. is not party to this early review and consequently tends to get presented with a "fait accompli" in the form of a final design and after the expenditure by the developer of large sums in the form of professional fees and time.

cont'd....

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

4. Terms of Reference

Definition of terms of reference in Zoning and Development By-law viz. "to advise on architectural design" and "development affecting public amenity". This is hard to interpret. What defines "architectural design"? In any case, the terms of reference need to be broadened if A.D.P. is to be more effective.

5. Selection of Projects

The selection of projects, etc., to appear before the Design Panel: who decides which development proposals are sufficiently bad or controversial to demand A.D.P. consideration? Should the A.D.P. be free to consider any project or proposed policy they see fit they would initially find their self-imposed work load overwhelming, but they would soon learn to be discriminating in their selection and select those projects and policies which are critical within their terms of reference.

6. Enlargement of Membership

If A.D.P. terms of reference are broadened, the A.D.P. membership will need to be enlarged. In any case, some enlargement is necessary. If, say, "environmental quality" (Socio-Economic impact, traffic, transit etc.) is a valid basis of A.D.P. concern, present membership of A.D.P. does not include sufficient experience and expertise. The present membership is six.

(See Appendix "A")

7. C.P.C. and A.D.P.

There is a definite and unavoidable overlap in the activities of the C.P.C. and A.D.P. Should the terms of reference of the A.D.P. enlarge, this overlap will increase. A working relationship between these two bodies must be established.

8. The A.D.P. on occasion find themselves reviewing projects the sites of which they have not had the opportunity to familiarize themselves.

On February 16, 1973, the Director of Planning and Civic Development reported to Council with regard to the "Zoning By-law and Development Permit Procedures" and proposed that the whole development and zoning process be examined. The A.D.P. is a part of the present By-law and would therefore be considered along with the rest of the By-law during the review.

I would suggest that as this review of the Zoning By-law is complex and will take at least 12 months and as there is some urgency in restructuring the A.D.P. that Council adopt the following recommendations as soon as possible:

cont'd...

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

RECOMMENDATIONS

1. For the purposes of the A.D.P. "Architectural Design" be defined as follows:

   Conscious design by professionals of the physical components of the city and/or the spaces and buildings which comprise its physical systems. This includes all the physical systems from transportation, enclosure, open space, related artifacts and their relationships in use, mass, appearance, with some total master plan, framework, policy or attitude. Environmental design criteria encompass by definition not only appearance, mass, form and strength of design of any single system, but most importantly the use, accessibility and relation among interdependent systems.

2. The A.D.P. be advisory to Council but that its reports go to the Technical Planning Board and be included in toto in such T.P.B. reports as go to Council. In those instances where the T.P.B. choose to over-ride the recommendations of the A.D.P. the T.P.B. decision be brought to Council's attention prior to implementation.

3. The A.D.P. have the right to report to Council whenever it so wishes.

4. The A.D.P. elect its own Chairman rather than a member of the Planning Department acting as Chairman. The Chairman should be other than a member of City staff.

5. The A.D.P. membership be enlarged to include:

   One landscape architect, or alternate appointed by Council.

   Chairman of the C.P.C., or as an alternate a member of the C.P.C. appointed by the Chairman.

   One urban Sociologist (if appropriate individual is available) appointed by Council.

6. The A.D.P. assist the Planning Department and Council in the formulation of Design policy and criteria.

7. The A.D.P.'s powers of review be extended to include all civic works, such as bridges, roadworks, parks, beautification projects, transit systems, civic buildings, and competitions prior to establishing concepts and awarding contracts and to give impartial professional advice directly at the appropriate level and at the appropriate time on any proposal or policy affecting the community's physical environment.

8. The A.D.P. itself should decide what projects it reviews.

9. The A.D.P. review projects in their early conceptual stages or such time as they are first brought to the attention of the Planning Department and/or the Department of Permits and Licenses. In cases where the proponents of projects request confidentiality and do not wish to have the Panel review his project at an early stage, he should be informed that he is taking a risk in having his project substantially changed after a considerable expenditure of time and money on the recommendation to the T.P.B. and Council of the A.D.P.

cont'd....

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

10. The Chairman (or Deputy Chairman) of the A.D.P. may attend T.P.B. meetings when A.D.P. reports are being considered.

11. The Chairman or, if he is unable to attend, another member of the A.D.P. be appointed a member of the C.P.C.

12. The A.D.P. meet on a day early in the week in order that their report can be ready for the T.P.B. meeting on the following Friday.

13. An agenda be prepared and circulated a minimum of one week prior to the meeting. It is recognized that on occasion this may not be possible but every effort should be made by the Planning Department to notify members prior to meeting, of the agenda.

14. The A.D.P. should report on revisions to projects on which they have previously commented and Council and T.P.B. should not act until this report is forthcoming. In addition the A.D.P. should report on substantial changes (Those that concern appearance and amenity) made subsequent to granting of Development Permits and Building Permits.

15. It is recognized that it is necessary for the A.D.P. meetings to be held "in Camera" but that reports coming out of its deliberations be made public.

16. The Planning Department provide a secretary (a Planner/Urban Designer) to the A.D.P. whose duties would consist of preparing agenda in consultation with A.D.P., keeping minutes and advising A.D.P. of matters on which they might want to deliberate."

Acknowledgments:

A.I.B.C. Design Panel Committee
City Planning Commission
City Staff: Lorne Ryan - Harry Pickstone - Don Hickley
Brahm Wiesman
Bruno Freschi
Present and previous members of A.D.P.

(Appendix "A" referred to is on file in the City Clerk's Office)

Alderman Massey requested the following be added as recommendation No. 17:

"17. The Director of Planning and Civic Development and the Building Inspector be ex-officio non-voting members of the Architectural Design Panel"

Alderman Massey requested also that the following change be incorporated into Recommendation 5 in respect of representative on the A.D.P. from the Vancouver City Planning Commission:

"Chairman of the Vancouver City Planning Commission or as an alternate a member of the V.C.P.C. appointed by the Chairman, such membership to be on a non-voting basis"

and further, in respect of recommendation No. 11, such be changed to read as follows:

"The Chairman, or if he is unable to attend, another member of the A.D.P. be appointed a member of the Vancouver City Planning Commission on a non-voting basis".

cont'd...

UNFINISHED BUSINESS (cont'd)

Architectural Design Panel (cont'd)

MOVED by Ald. Massey,
THAT the recommendations in the above quoted report, including the additional recommendation #17, and the changes to recommendations Nos. 5 and 11, all set out above, be approved in principle and the Corporation Counsel and Director of Planning and Civic Development, in consultation with Alderman Massey, be requested to prepare and submit a draft by-law for Council's consideration, prior to a Public Hearing.

- CARRIED

MOVED by Ald. Volrich, in amendment,
THAT the report of Alderman Massey be approved in principle with the exception of recommendation No. 15 relating to meetings of the Panel being held 'In Camera'.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and the Mayor voted against the motion)

The motion of Alderman Massey was put and CARRIED.

(Alderman Volrich voted in the negative)

3. Licensing of Sidewalk Cafes and Entertainment in Beer Parlours

The Council further considered the following report, dated April 13, 1973, submitted by the Special Committee comprising Alderman Pendakur (Chairman) and Aldermen Bowers and Volrich:

" Council, at its meeting on April 3rd, authorized the establishment of a Special Committee to review submissions received regarding licensing of sidewalk cafes and entertainment in beer parlours. The Mayor appointed the undersigned as this Committee and having reviewed the material submitted, we report as follows:

General Comment

Our concern from the point of view of the City of Vancouver is to present recommendations to the Attorney General as to changes in the present liquor laws and regulations which we may consider to be in the interests of the citizens of Vancouver and visitors to our City. We are not concerning ourselves with the detail of new regulations which might be considered by the Attorney General and the Liquor Control Board but rather with the principles of certain changes which we think would be desirable.

In recent years the Provincial Government commissioned the Stevens Report in 1952 and the Morrow Commission Report in 1970. The latter report set out many reasonable recommendations, but many of these have not as yet been implemented. Part of the philisophy of the Report is that if alcoholic beverages are to be allowed as they presently are in our society, then the fewer restrictions surrounding their sale the better. It's recommendations were based on what the Commissioners felt was in the public interest. Similarly the recommendations herein are also based on what may be regarded as the public interest of the citizens of Vancouver. There is no desire at all to increase the consumption of alcoholic beverages, but rather to bring a degree of reason and common sense to our present liquor laws. We also recognize the importance of the tourist industry to our civic economy and the convenience of visitors should therefore also have our consideration.

cont'd....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

Other Provinces.

Other provinces of Canada have from time to time had their own Royal Commissions on the subject. Liquor laws and regulations have certain similarities among the Provinces of Canada, and also certain differences. Manitoba retains the "local option" principle. The Bracken Commission Report of 1955 emphasized the basic principle as follows: "Licences should be issued only under the time-honoured principle of local option. Liquor licensing is a permissive law based on the democratic principle that no local area should have premises that are licenced for the sale of alcoholic beverages unless it is the wish of a majority of the people in that area." Most other Provinces also have the "local option" principle. The "local option" vote determines the matter for a period of three years before another vote can be taken. Certain procedures are provided for eligible voters to initiate a plebiscite in their local areas. In Alberta the number of beverage rooms allowed in any area is related to the ratio of population. Ontario and Nova Scotia have "tavern" licences which permit the sale of beer in premises which are not connected with hotels. In Manitoba hotels are permitted to have "personalized" glasses such as mugs, serving different quantities of beer at different prices. Ontario, in addition to maintaining the "local option" principle, also allows seasonal operations as opposed to the year-round operations required in B.C. Under the effect of its "local option" principle, Ontario has a total of 199 "dry" municipalities out of a total of 946 municipalities. The Province also grants extensions of licences to cover patios and other open areas.

Present Situation

Unreasonable restrictions continue to be present in the liquor laws and regulations of this Province. A citizen or visitor presently faces the following restrictions and inconveniences:

1. He is unable to have a drink served to him in his hotel room. This is allowed in most major cities.

2. He is unable to have a drink served in an outside area of the premises where he may be visiting, be it a club or restaurant or other establishment. Present regulations require drinks to be consumed within the confines of the premises, out of public view entirely, and away from any part of the premises where there may be open areas or fresh air.

3. He is required to purchase his liquor, wine and beer supplies at a "government liquor store" which, while some have been greatly improved, is still very often a stark unattractive place where the citizen often gets into an annoying line-up and experiences a sense of guilt in just being there.

4. In seeking a place to enjoy a drink of beer, he is driven by present circumstances to a hotel which usually involves premises consisting of a cavernous "beer parlour" which is often characterized by scores of tables and chairs and little else.

5. If he wishes to have a "draught" beer instead of a bottle, he will find it only at hotel beer parlours because of the fact that they have been given, through successive governments and questionable policies, a monopoly on the sale of draught beer.

6. He is unable to stand while drinking his beer, nor to enjoy any entertainment, because none of these is permitted, either by regulation or house rules.

7. He is unable to consume legally a beer at a professional sports game. As a result, he will often use artful means to bring along a bottle of liquor or beer and avoid the laws in any event.

cont'd....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd).

I. GENERAL RECOMMENDATIONS

a. Hotels should be authorized to provide drinks in rooms either by personal service or a mechanical device which dispenses "miniature" bottles.

b. Drinking in "open" areas should be permitted under proper circumstances. This should include patio areas, side walk cafes and "beer gardens".

c. Where government liquor stores are not conveniently available, beer and wine should be made available at other outlets such as grocery stores and food markets.

d. The concept of neighbourhood pubs should be approved subject to the conditions and guidelines suggested herein.

e. Counter service should be permitted in pubs and beer outlets.

f. All licensees having dining facilities should have the right to serve draught beer as recommended in the Morrow Report. This should also extend to neighbourhood pubs.

g. Regulations should be modified insofar as pubs and beer outlets are concerned to allow patrons to stand, and to provide music, radio, television or live entertainment.

h. Licensees should be permitted to serve beer in other than the standard glasses presently used, subject to the approval of the Board.

i. The sale of "light" beer should be permitted at professional sporting events at the P.N.E., under supervision and control of the P.N.E. This beer has a lower alcoholic content and would be an appropriate moderate beverage to serve at such events. This is permitted in many other countries.

II. NEIGHBOURHOOD PUBS

We would recommend that the following provisions should apply to neighbourhood pubs, apart from City By-laws and other regulations as determined by the Board.

a. They should be permitted only in areas which are recognized and zoned as "commercial" areas. They should not be permitted in residential-zoned areas.

b. They should be permitted to provide live entertainment and appropriate recreational facilities within the premises.

c. They should be required to provide food in the form of light snacks.

d. They should be permitted to serve beer, wine and spirits.

e. Patrons should have the privilege of having tea or coffee or non-alcoholic beverage served to them.

f. It should not be necessary that the pub be connected to, or form part of, any other form of business, although this may be desirable in many situations.

g. The seating capacity should not be more than 100.

h. The atmosphere should be congenial and social.

i. It will be necessary for the licensee to assume a high degree of responsibility to the neighbourhood in terms of order, behaviour and amenity.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

III
PLEBISCITE ON NEIGHBOURHOOD PUBS

The Morrow Report recommended public hearings to determine the locations for neighbourhood pubs, but we believe that this process will have limited value. We believe that it is sound principle that the citizens of a local area within a City should have the right to determine whether or not they wish to allow pubs in their areas. Applying the "local option" principle, therefore, we recommend the following procedures to determine the areas where neighbourhood pubs be permitted.

a. The question should be put to the citizens of Vancouver as part of the plebiscite proposed on the subject of governmental reform, in October 1973.

b. The results of the plebiscite should determine what local areas of the City are to be designated as "permit" or "non-permit" areas insofar as licensing of neighbourhood pubs is concerned

c. Approval of at least 60% of the voters in the local area should be required.

d. The results of the plebiscite should determine the matter in each local area for a minimum period of three years.

e. Procedures should be established to permit citizen initiative in requesting a further plebiscite on the matter at a future date insofar as their own local area is concerned. This is to apply to both proponents of licensing and opponents.

f. Licenses in the "permit" areas should be subject to approval by the City Council on recommendation of the Community Development Committee in addition to approval by the Liquor Control Board. This basically is the procedure now in effect with reference to all new applications for liquor outlets in the City.

g Licenses should be firstly granted on an experimental basis. as recommended in the Morrow Report. We recommend that one license be granted in each approved local area in the first year.

h. Additional licenses should be considered on the basis of various factors in the local area, such as location, population ratio, amenities, competition, etc.

Many of the "general" recommendations in this Report are similar to the recommendations made in the brief presented by the City to the Morrow Commission in 1969."

In respect of this report it was noted that a delegation request was submitted from the Kitsilano Area Resources Association.

The Council also noted there was a Public Meeting on this subject.

MOVED by Ald. Pendakur,
THAT the communication from the Kitsilano Area Resources Association be received.

- CARRIED UNANIMOUSLY

cont'd.....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

The Council considered the various recommendations in the report of the Special Committee, taking action as follows thereon:

GENERAL RECOMMENDATIONS - I

Recommendation

(a) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED UNANIMOUSLY

(b) MOVED by Ald. Pendakur,
THAT this recommendation be approved after rewording as follows:

"Drinking in 'open' areas should be permitted under proper circumstances. This should include patio areas, sidewalk cafes, 'beer gardens' and other open areas; all subject to the appropriate license and zoning by-laws".

- CARRIED UNANIMOUSLY

(c) MOVED by Ald. Linnell,
THAT this recommendation be tabled for discussion as a separate subject at a future appropriate date.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Massey and Rankin voted against the motion)

(d) It was agreed this recommendation be deferred for consideration in respect of recommendations under the heading "NEIGHBOURHOOD PUBS - II)

(e) It was agreed this recommendation be deferred for consideration in respect of recommendations under the heading "NEIGHBOURHOOD PUBS - II)

(f) MOVED by Ald. Pendakur,
THAT this recommendation be approved after rewording as follows:

"All licensees having required dining facilities should have the right to serve draught beer as recommended in the Morrow Report".

- CARRIED

(Alderman Gibson voted in the negative)

(g) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED UNANIMOUSLY

cont'd....

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and
Entertainment in Beer Parlours (cont'd)

(h) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED

(Aldermen Gibson, Hardwick and the Mayor voted in the negative)

(i) MOVED by Ald. Pendakur,
THAT this recommendation be approved.

- CARRIED

(Aldermen Gibson, Harcourt, Hardwick, Marzari and Rankin voted against the motion)

NEIGHBOURHOOD PUBS - II

MOVED by Ald. Pendakur,
THAT recommendations a, b, c, d, e, f, h, and i, be approved.

- CARRIED

(Alderman Hardwick voted in the negative)

MOVED by Ald. Pendakur,
THAT recommendation 'g' be approved.

- CARRIED

(Alderman Hardwick voted in the negative)

MOVED by Ald. Pendakur,
THAT the following be added to the recommendations under 'Neighbourhood Pubs - II', and approved:

"that if, as and when these recommendations are allowed in regard to neighbourhood pubs, then the proposal 'that parking regulations for a neighbourhood pub be similar to those of a neighbourhood restaurant, be referred to the Director of Planning and Civic Development for consideration and report back".

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the following recommendation, as referred to under "General Recommendations", be approved and placed with recommendations under "Neighbourhood Pubs".

"The concept of neighbourhood pubs should be approved subject to the conditions and guidelines suggested herein"

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the following recommendation, as referred to under "General Recommendations", be approved:

"Counter service should be permitted in pubs and beer outlets".

- CARRIED

(Aldermen Gibson, Hardwick, Rankin and the Mayor voted in the negative in respect of counter service in beer outlets"

(The Council agreed not to pursue this report further at this particular point in view of a delegation present to speak on another matter - for the continuation of this subject see page 18)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Kerrisdale Arena Emergency Repairs

The Board of Administration, under date of April 30, 1973, reported as follows:

"The Board of Administration has received the following report from the Director of Finance:

The Chairman of the Park Board has written to the City Council requesting that City Council provide $200,000 for essential repairs to the Kerrisdale Arena including replacement of the Arena floor, mechanical plant and lighting. A copy of the letter from the Chairman of the Park Board is attached.

I have examined the submission from the consulting engineers retained by the Park Board and find that the consulting engineers estimate the cost of work to be as follows:

Arena floor	$ 86,000
Mechanical plant	24,000
Arena lighting	40,000
Contingency	15,000
Fees	15,000
	$180,000

In addition to the $180,000 the Park Board is requesting a further $20,000 for unspecified 'essential repairs and renovation work'.

Examination of the detail in their letter suggests that the only emergency item is the flooring. It appears that the other items are probably worthwhile, but are not of an emergency nature. I would suggest that perhaps Council would wish to have the City's construction co-ordinator examine the mechanical plant and City Electrician examine the lighting prior to further action on these items.

HISTORY

The Kerrisdale Arena is operated by the Kerrisdale Community Centre Society under an agreement with the City of Vancouver. Under this agreement operating surpluses are deposited in trust with the City and are to be used for major repairs, painting, improvements, or additions to the Arena building, including parking facilities. The amount in this trust fund at the moment is approximately $28,000 and this could be used to assist with these repairs. This fund has been used quite extensively in the last few years for such items as replacing the roof on the Arena and in 1972 for a $38,100 expenditure for replacement and expense of the ice-making equipment.

The question arises as to how major repairs on such facilities as the Kerrisdale Arena should be paid for, recognizing that as our Community Centres and associated facilities get older more and more of these major expenditure needs will arise. The Kerrisdale Arena and Community Centre were originally paid for by Local improvement levies on the residents generally of that area. Council policy now is that Community Centres and associated facilities are paid for on a City wide basis under the Five Year Plan.

SOURCE OF FUNDS

(A) The 1971-75 Five Year Capital Plan contains an item of $1,750,000 for 'construction, extension and additions to Community Services centres including equipping of them'. There is approximately $975,000 unallocated funds available from this source. The Parks Board is requesting appropriations of $225,000 in the 1973 Capital Budget, leaving a balance of approximately $750,000, unallocated. The Director of Finance recommends this source of funds.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Kerrisdale Arena Emergency Repairs (cont'd)

Note: The Park Board wishes this matter to be dealt with expeditiously and the Corporation Counsel has not had the opportunity to determine the necessity or otherwise for a bylaw to vary the purpose as stated in the Five Year Plan. If the necessity exists then the bylaw can be presented to Council next week.

(B) Alternatively if the above source of funds is not considered appropriate then the other available source of funds would have to be the Supplementary Capital Budget.

RECOMMENDATION

1. That Council approve the allocation of 1971-75 Five Year Plan Funds (Community Services centres category as noted above) for major repairs on facilities such as the Kerrisdale Arena and other Community Centres.

2. That if the above recommendation is approved then a varying bylaw be presented to City Council at its next meeting if considered necessary by the Corporation Counsel.

3. That subject to approval of the above an amount of $100,000 for replacement of the floor of the Kerrisdale Arena including fees and contingency be allocated and appropriated in advance of Council's consideration of the 1973 Capital Budget. Note - funds could be advanced from Capital Reserves pending approval of the varying bylaw.

4. That Council request the Assistant Director of Permits & License Dept. - Building Construction and Maintenance Division to examine the mechanical plant of the Arena and the Assistant City Engineer - Electrical Division to examine the Arena lighting and electrical system, for report back to Council.

5. That the Board of Parks & Public Recreation be advised that in respect to the additional request of $20,000 for unspecified 'essential repairs and renovation work', funds would be provided from the Trust Funds upon receipt by Council of more details as to the requirement.

Your Board RECOMMENDS the foregoing report of the Director of Finance be adopted."

Delegations were heard on this report from the Kerrisdale Community Centre Society urging early decision, and from the Park Board urging Council not allocate the funds for these repairs from the 1971-75 Five-Year Plan funds, as proposed in the Board of Administration report.

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and the Director of Finance contained in the foregoing report be adopted.
- CARRIED

(Alderman Marzari voted in the negative)

The Council recessed at approximately 4:45 p.m., and following an 'In Camera' meeting, recessed to reconvene in open session at 7:30 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

UNFINISHED BUSINESS (cont'd)

4. Harness Racing: P.N.E.

The Council considered a request from the B.C. Standardbred Association that Pacific National Exhibition Park be used for harness racing during the off season. Mr. P.J. Brennan appeared in support of the request asking a surface be placed on the inside track to permit this harness racing on a one-half mile track.

Opposed to the request were the following organizations and representatives of these organizations appeared and set out their reasons:

B.C. Jockey Club (Brief filed dated April 27, 1973)
Horseman's Benevolent & Protective Association
B.C. Thoroughbred Breeders' Society

A representative of the Canadian Trotters' Association appeared in support of the request of the B.C. Standardbred Association.

The Corporation Counsel advised that any change affecting the present lease with the Jockey Club must be between the P.N.E. and the Jockey Club.

MOVED by Ald. Volrich,
THAT further consideration of this whole matter be referred to the Directors of the Pacific National Exhibition for consideration at their next meeting.

- CARRIED UNANIMOUSLY

5.
Refusal of License:
Mr. G. Cuomo (512 East Cordova Street)

The Council considered an appeal of Mr. G. Cuomo in respect of refusal by the License Inspector of license to operate a multiple dwelling at 512 East Cordova Street, in view of convictions.

Mr. Cuomo appealed and was heard. The License Inspector spoke to his refusal and the Director of Environmental Health gave details of the convictions which relate in the main to insufficient lighting, accumulated refuse, presence of vermin, unclean linen and lacking cleanliness throughout. The latter official reported that some renovations are taking place but the premises are still far from complying with the Lodging House By-law. He felt, however, the building could be brought up to a standard which would satisfy the By-law.

MOVED by Ald. Rankin,
THAT the action of the License Inspector in refusing license to Mr. G. Cuomo to operate a multiple dwelling at 512 East Cordova Street be upheld;

FURTHER that the operator be given to May 31, 1973, to comply with the License Inspector's license refusal.

- CARRIED

(Alderman Volrich refrained from voting having represented Mr. Cuomo on occasions, although not related to this particular case)

COMMUNICATIONS OR PETITIONS

1. Development in Gastown Area

A representative of the Gastown Merchants' Association appeared in support of brief dated April 16, 1973, setting out various requests under the headings of Traffic; Policing; Street Cleaning; Blood Alley Square; Street Functions; Information Bureau; Public Washroom and Water Fountain Facilities; Skid Row; Outdoor Restaurants; Trees, Public Seating and Parking. Particularly, the request is made that Alexander Street be closed between Main and Powell/Carrall/Water junction on Saturdays and Sundays during the summer months (or possibly for a trial period) in order that outdoor art/craft displays, street markets, flea markets and other street functions may take place in the area.

The Council's views on diverting westbound Powell/Water Street traffic onto Cordova Street on certain specified weekend dates during the year are sought. This will allow the whole of Gastown to be, on a temporary basis, pedestrian oriented for street functions planned by the Association.

The City Engineer, under date of April 26, 1973, submitted a report on traffic matters involved in the request of the Association.

MOVED by Ald. Bowers,
THAT approval be given to the closure of Powell Street from Columbia to Carrall Street on May 20, 1973, and the closure of Alexander Street as requested on Sundays, on an experimental basis, as per the Association's brief, on the following conditions:

(a) Costs for street closures to be borne by the Association.

(b) The Association to obtain the approval of the businesses affected.

(c) Approval of the B.C. Hydro to be obtained.

(d) City Engineer to report back on this experiment.

AMENDED SEE PAGE 266

FURTHER THAT all of the other items mentioned in the Gastown Merchants' Association brief of April 16, 1973, including costs, to be the subject of a report from the City Engineer and other related officials.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Underground Wiring Local Improvement Project: Blood and Trounce Alley

The City Engineer, under date of April 25, 1973, submitted the following report:

"I. Background

Originally the undergrounding of B.C. Hydro and B.C. Telephone wires was part of the Beautification Project for Blood and Trounce Alley. As stated in the Information Report to Council dated April 3, 1973, early in 1972 Council had felt that the cost to the City for undergrounding in Trounce Alley (ranging from $35,000 to $75,000) was unreasonable for the benefit which would result.

However, on May 30th, 1972, Council approved the proposal that the undergrounding of wires (at that time estimated at $60,000) be separated from the beautification project and instructed that the undergrounding be advanced under the new Provincial Power and Telephone Beautification Fund Act which provides that the costs be shared equally by the Province, the Utility Companies and the City, thus reducing the City's contribution.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Underground Wiring Local Improvement Project:
Blood and Trounce Alley (cont'd)

On November 9th, 1972, following a Court of Revision, Council authorized the City Engineer to proceed with a local improvement project to underground the utilities in that portion of Trounce Alley from the westerly limit of Blood Alley to a point approximately 45 ft. west of Carrall Street, subject to the Government approval of the project under the Provincial Act. No objections to the project were filed by the abutting owners. The total estimated cost amounted to $64,210, to be shared as follows:-

B.C. Hydro -	$15,000
B.C. Telephone -	$ 6,404
Province -	$21,403
Municipal - * City	$10,956
* Property Owners	$10,447

* - under local improvement procedures

II. Present Position

Since the inception of the project to underground utilities in Trounce Alley and Blood Alley Square, the scope of the work has changed and the estimates have varied correspondingly. When the Local Improvement Project for Undergrounding was advanced, it was planned that the "H" frame which is located approximately 10 ft. west of Carrall Street would remain until the second phase of the Gastown Beautification Program was undertaken on Carrall Street.

After the Court of Revision, B.C. Hydro notified the City that, because of the large growth in the electrical loads, they could not wait until Phase Two to install the underground transformer vault and larger transformers. For this reason, B.C. Hydro have now increased their estimate to $93,000.

If another local improvement were initiated extending the limits of the project the additional 45 ft. to Carrall Street, the project would be delayed approximately three months - i.e. construction would start in August and be completed in November. The portion of the cost of such a project which the City could recover from the property owners would amount to approximately $1,200; however, the delay might add more than that to the cost because of the rising costs and poor weather conditions. In the event that the local improvement project were defeated by the owners, the City would have to cover the $1,200 if the project is to go ahead.

As a result of this extension of the project, the owners of the Fraser Hotel and the building known as 15-19 West Cordova Street will be required to make changes to their electrical service equipment at costs of approximately $2,000 and $1,000 respectively. These changes which are necessary in order to accept the underground service voltages, are being discussed with these two owners. The other services affected have already been modified by the owners as part of building renovations.

Firm estimates have now been received from the B.C. Hydro and Power Authority for undergrounding their plant in Trounce Alley and Blood Alley Square. The costs for the undergrounding project are as follows:-

B.C. Hydro -	$93,000 *
B.C. Telephone -	$19,210 *
City Electrical -	$ 4,000 **
Total Estimated Cost	$116,210

* - These costs are shareable under the Power and Telephone Line Beautification Fund Act.

** - Cost of relocating a street lighting service.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

The contribution to the undergrounding project would be as follows:-

B.C. Hydro -	$31,000
B.C. Telephone -	$ 6,403
Province of British Columbia -	$37,403
Municipal - City	$30,957
- Property Owners	$10,447
Total Estimated Cost	$116,210

Funds for the City's share of the undergrounding projects are provided out of the Supplementary Capital Program for Undergrounding. $500,000 is being requested for the 1973 Program but the Budget has not yet been approved.

Because of the increase in the scope and the cost of the undergrounding project for Blood Alley Square and Trounce Alley, I submit

FOR COUNCIL'S CONSIDERATION either

(a) proceed with the project, or
(b) rescind the motion of November 9, 1972 which authorized the City Engineer to proceed with the local improvement.

If Council decides to proceed, I RECOMMEND that

(a) the removal of utility plant from the portion of Trounce Alley between Carrall Street and easterly limit of the Blood Alley Square and Trounce Alley local improvement project (approximately 45 ft.) be added to the project,

(b) the City's share of the project be increased by $20,000 to cover the increased estimated cost to the City,

(c) additional funds for the City's share be approved in advance of the 1973 Supplementary Capital Budget for Undergrounding."

A communication was noted from the Gastown Merchants' Association urging the project be proceeded with and a communication from the Cordova Redevelopment Corporation asking the project be completed.

MOVED by Ald. Linnell,
THAT this local improvement project be proceeded with, subject to the owners of the Fraser Hotel and of the premises at 15-19 West Cordova Street agreeing to the required changes to their electrical service equipment;

FURTHER THAT the recommendations of the City Engineer contained in his report of April 25, 1973, as quoted above, be approved.

- CARRIED UNANIMOUSLY

C. Board of Administration
GENERAL REPORT, April 27, 1973

Building and Planning Matters

Development Permit Applications in Kitsilano:
Kitsilano Area Resources Association

The Council considered the report of the Deputy Director of Planning and Civic Development and the Director of Permits and Licenses on a request from the Kitsilano Area Resources Association that an additional copy of development permit application information be furnished to the Planning Centre Committee.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Development Permit Applications in Kitsilano (cont'd)

In the report of the officials a procedure is set out which includes additional staff position. Implementation of the procedures including the additional staff position is proposed for a six months trial period, with a further report on the effectiveness and actual use of the information to be made to the Council.

A representative of the Kitsilano Area Resources Association Planning Centre Committee appeared and furnished a brief in support of their request.

MOVED by Ald. Linnell,

THAT the procedures set out in the officials' report, submitted by the Board of Administration, including the additional staff position, be approved for a trial period of six months.

- CARRIED

(Alderman Massey voted in the negative)

At this point (9:40 p.m.) a short recess was observed following which the Council reconvened.

UNFINISHED BUSINESS (cont'd)

Licensing of Sidewalk Cafes and Entertainment in Beer Parlours (cont'd)

Earlier in the proceedings the Council dealt with GENERAL RECOMMENDATIONS - I and RECOMMENDATIONS RE NEIGHBOURHOOD PUBS - II, contained in the report dated of April 13, 1973, submitted by the Special Committee re Licensing of Sidewalk Cafes and Entertainment in Beer Parlours. The balance of the report dealt with recommendations with regard to submission of a plebiscite on neighbourhood pubs.

The Council heard a delegation from the Kitsilano Area Resources Association seeking clarification on certain parts of the report and expressing doubt as to the effectiveness of a plebiscite being held to determine action in neighbourhood areas but in any event, asked early action be taken on neighbourhood pubs.

The Council took action on the balance of the Special Committee's report as follows:

PLEBISCITE - III

MOVED by Ald. Bowers,

THAT recommendations 'a' to 'h' contained in the Special Committee's report under the heading 'Plebiscite - III' be approved.

- LOST

(Aldermen Gibson, Hardwick, Linnell, Marzari, Massey and Rankin voted against the motion)

(See pages 6 to 9 for the Special Committee's report quoted in detail)

UNFINISHED BUSINESS (cont'd)

6. Christ Church Cathedral Development

At its meeting on April 3rd the Council tabled the following motion for one month:

"THAT the Council advise the Technical Planning Board that the Council does not favour the form of development in respect of the Christ Church Cathedral, as set forth in development permit application No. 60332."

The Council noted a letter from Dean O'Driscoll of Christ Church Cathedral, dated April 26, 1973, asking further discussion of the question be deferred to at least May 15th and, in the meantime, the Civic Development Committee meet with representatives from the Cathedral and representatives from Ark Developments to further discuss negotiations.

MOVED by Ald. Volrich,
THAT the whole matter be deferred to June 26, 1973, and in the meantime the Council discuss the matter with official representatives from the Cathedral and appropriate development parties;

FURTHER the Council record that it is in favour of considering the principle of the sale of the development rights.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Communication dated April 26, 1973, from Dean O'Driscoll be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Letter of Appreciation

MOVED by Ald. Rankin,
THAT the communication from Mr. Harold Winch expressing appreciation on having been granted the honour of "Freeman of the City of Vancouver' be received for information.

- CARRIED UNANIMOUSLY

3. Term of Appointments:
Vancouver Athletic Commission

A request, dated April 11, 1973, was noted from the Vancouver Athletic Commission asking that the term of appointments to that Commission be for a period of two years, or the same as the term of office for members of Council.

MOVED by Ald. Rankin,
THAT the request be received and considered by Council when Charter Amendments are under review.

- CARRIED UNANIMOUSLY

4. Public Meeting re Housing in West End:
West End Community Council

A request was received from the West End Community Council that the City be represented at a public meeting to be held on May 5th at 1:00 p.m. in the Vancouver Public Library, on the subject of housing in the West End.

MOVED by Ald. Harcourt,
THAT the organization be advised Alderman Harcourt will be in attendance at this meeting.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Development Permits:
(FRACAS)

A communication from the Fairview Residents Association & Community Action Society was received asking that the organization be officially notified of all applications for development permits in the area North of 16th Avenue between Cambie and Granville Streets on the N/S of False Creek.

MOVED by Ald. Bowers,
THAT this communication be received and the organization advised of the procedures adopted by Council in dealing with a similar request from the Kitsilano Area Resources Association and set out in Board of Administration report dated April 27, 1973 (Building and Planning matters).

- CARRIED UNANIMOUSLY

6. Site in Vancouver:
Museum of Asian Art

It was agreed a delegation be heard in connection with request of the Vancouver Society for Asian Art regarding a suitable site for a proposed museum.

7. 1973 Resolutions:
C.F.M.M. Conference

MOVED by Ald. Linnell,
THAT the information furnished by the City Clerk to the effect that resolutions have not been furnished either by members of the Council or officials with regard to the forthcoming Canadian Federation of Mayors and Municipalities Conference to be held June 3 - 7, 1973, be received for information.

- CARRIED UNANIMOUSLY

8. Civic Luncheon:
United Nations Conference Seminar

MOVED by Ald. Rankin,
THAT, pursuant to recommendation of the Mayor, authority be granted for a civic luncheon to be arranged in honour of the members of the United Nations Seminar for the 1976 Conference on Human Settlements, to be held at U.B.C., to commence planning of arrangements for the Conference.

- CARRIED UNANIMOUSLY

(It is proposed to hold the Luncheon on May 10, 1973, at the U.B.C. Faculty Club)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Board of Administration
GENERAL REPORT, April 27 (cont'd)

PROPERTY MATTERS

The Council considered this report containing clauses 1 to 5 identified as follows:

Cl. 1: W/S Main Street North of 1st Avenue Sale portion of Lot
Cl. 2: Acquisition for Park Site #10, 416 East 7th, 2321 Guelph Street
Cl. 3: Acquisition for Arbutus-Burrard Connector and Park Site #9
Cl. 4: Authority to Demolish Dwelling known as 1133 Pendrell Street
Cl. 5: Demolitions

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and Supervisor of Property and Insurance in Clauses 1 to 4 of this report be adopted, and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. DEPARTMENT REPORT
April 27, 1973

WORKS & UTILITY MATTERS

This report contained clauses identified as follows:

Cl. 1: Robson Strasse
Cl. 2: Local Improvements - Subsequent Procedure
Cl. 3: Sewers Program - False Creek Flats

Action on the report was taken as follows:

Clause 1

MOVED by Ald. Bowers,
THAT the City Engineer be requested to explore the possibility of closing the 1000 block Robson Street, on an experimental basis, for the purpose of a shopping mall on Saturdays from 9:00 a.m. to 6:30 p.m. during the coming summer;

FURTHER THAT the City Engineer include in his report the question of allowing buses to continue to operate in the block during this street closure.

- CARRIED UNANIMOUSLY

Clause 2

The Council agreed to the withdrawal of this clause as it was intended to be directed to the Court of Revision to be held on May 10, 1973.

Clause 3

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this clause be adopted, on the understanding that an attempt will be made to obtain the forgiveness factor from the Federal Government in accordance with the appropriate Federal Act.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

This report contained two clauses identified as follows:

Cl. 1: Temporary Display Cottage:
2201 Cambie Street
Cl. 2: Progress Report: Sheraton Landmark Hotel
Outside Lighting

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the recommendation contained in this clause to approve a temporary display cottage at 2201 Cambie Street for a period of two years be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Linnell,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT
April 27, 1973 (cont'd)

FINANCE MATTERS

Legal Expenses re Court Action:
P.C. Honeybourn

The Council considered this report dealing with request of the Police Commission regarding payment of legal expenses of P.C. Honeybourn, submitted to Council by the Corporation Counsel for consideration. It was,

MOVED by Ald. Hardwick,
THAT the matter be deferred one week and in the meantime the Corporation Counsel furnish to the City Clerk a copy of the Judgment in order that such may be made available to members of Council for perusal.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

Property Acquisition: S.E. corner
of 2nd Avenue and Quebec Street

This report deals with the question of the purchase of property at the S.E. corner of 2nd Avenue and Quebec Street in connection with possible involvement in extension of the Columbia-Quebec Connector south of Second Avenue and after consideration by the Council, it was,

MOVED by Ald. Bowers,
THAT the Supervisor of Property & Insurance be authorized to negotiate for the purchase of this property and report back to Council on cost and source of funds.

- CARRIED

(Aldermen Marzari and Rankin voted in the negative)

E. Report of Standing Committee
on Housing, April 10, 1973

In introducing this report, Alderman Harcourt referred to amendment to the March 27th Minutes by deleting from Clause 3 (a) the words "to ensure compliance with all City By-laws", and explained the reason. The Council concurred with the Standing Committee's amendment.

The report of April 10th contained clauses identified as follows:

Clause 1:	Evaluation and Accreditation of Skid Road Housing
Clause 2:	United Housing Foundation
Clause 3:	Leasing and Rehabilitation in the Skid Road Area
Clause 4:	Rehabilitation of Buildings in the Skid Road Area
Clause 5:	Discussion of Committee's Policy re Housing Problems
Clause 6:	NIP Programs
Clause 7:	Memo from Chairman

Action was taken on these clauses as follows:

Clause 1:

MOVED by Ald. Harcourt,
THAT the Committee's recommendations in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2 (a)

In considering this clause respecting United Housing Foundation, the following report, dated April 30, 1973, was received from the Director of Planning and Civic Development:

" BACKGROUND

On April 10th, 1973, the Standing Committee of Council on Housing after hearing a presentation from Mrs. Shirley Schmid, United Housing Foundation, resolved:

'THAT Site #20, Champlain Heights be tendered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per acre and within a price range of $20-25,000 per unit.

FURTHER THAT, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.'

It should be pointed out that in a report to City Council dated June 28th, 1972, the Director of Planning, the Director of Finance and the Director of Social Planning expressed the following concerns:

1. Many groups, including the United Housing Foundation (previously United Co-operative Housing Society), the B.C. Baptist Foundation and Dawson Developments Ltd., were interested in building low cost housing in Champlain Heights. It was the concern of City officials that the disparity of housing, e.g. low cost townhouses on one hand and higher cost single-family on the other, was not in accord with the original objectives of providing housing for a diversified range of incomes.

2. The release of properties for low-cost townhouse development has the effect of reducing standards both spatially and constructionwise and it was suggested that properties should be marketed on the basis of a competitive design. The report suggested that a Jury be set up including representatives from the Architectural Institute of British Columbia, the B.C. Society of Landscape Architects, the Fraserview-Killarney Area Council and the Vancouver City Planning Commission.

3. There is an apparent imbalance of low-cost housing in Champlain Heights. It was reported that 44 1/2% of the total number of units built in Areas A, B, C and D were in this category and that even if no more similar units were constructed, the City would still end up with 25% of the total being low cost units.

4. It was suggested that a better method of providing low cost housing was to disperse 10% of such units into medium cost housing projects.

The recommendations of the report included that:

1. Sites 19 and 20 be sold for housing development in the $20,000-$30,000 range

2. Sale be on the basis of competitive design and fixed price

3. City officials consult with C.M.H.C. to investigate the possibility of dispersing within the development, approximately 10% of the units for sale direct to C.M.H.C. for subsidized rental or sale

4. The unit density be reduced from 18 to 16 units per acre.

The detailed extract of City Council Minutes of July 4th, 1972 is set out in Appendix I.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Housing, April 10 (cont'd)

Clause 2 (a) cont'd.

Council heard from a number of delegations, including the City Planning Commission and the Fraserview-Killarney Area Council. The Area Council was concerned with the density of development for both Sites 19 and 20 and suggested that Site 19 be single-family development and Site 20 be reduced to a density of 15 units per acre. They also supported the objective of providing medium-cost housing and were adamant that the City should be controlling architectural design, landscape design and the retention of trees where possible. The City Planning Commission supported the objective of design competition, felt that Site 19 should be used for well-designed low-density townhouses of a cluster variety and supported the idea of the Area Council that the unit density for Site 20 should be 15 units per acre, adding that 'such site (Site 20) should not be used for limited dividend or low income housing or institutional uses'.

On hearing these delegations, Council tabled the report pending receipt of a report from the City Planning Commission following its meeting with the Area Council.

On July 18th, 1972, Council subsequently approved the following:

1. Sites 19 and 20 be marketed for housing in the $25,000-$30,000 range

2. City Council to instruct its officials to investigate the possibility of providing 10% low cost units in medium cost housing projects

3. Land be marketed on the basis of competitive design and fixed price

4. The unit density for Site 19 be in the order of 10 units per acre and for Site 20, 15 units per acre

5. The City Planning Commission and the Fraserview-Killarney Area Council be represented on a design Jury.

The extract of City Council Minutes of July 18th, 1972 is attached as Appendix II.

PRESENT SITUATION:

The Planning Department is not in accord with the proposal of the Housing Committee basically on two accounts:

1. The proposal is contrary to earlier intentions of Council and the points of view of the Vancouver City Planning Commission, Fraserview-Killarney Area Council and City officials.

2. It was the intention to improve the quality of housing in Champlain Heights through competitive design and to introduce townhousing in the intermediate cost range to provide higher spatial standards as well as providing a variety of housing for the whole spectrum of social and economic needs.

The fixed price and competitive design would provide the best design possible from the point of view of site design, building design (interior and exterior), landscaping, the provision of community facilities including daycare centres, swimming pools, etc. The Jury was to be set up to include both citizen and professional representatives so that all aspects of housing and community design could be achieved.

Citizens of the area are very critical of the quality of townhouses which have been constructed and officials are also concerned with respect to the spatial standards and the effect this has on the community and the City's environment.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Housing, April 10 (cont'd)

Clause 2(a) cont'd.

In a recent survey of townhouses in the metropolitan area, it was found that in the medium income market, 1,200 square feet of livable area was an accepted minimum standard for three-bedroom homes. If one compares this to the 300 units of townhouses constructed east of Tyne Street in Champlain Heights one will discover that the units are 1,000 square feet or less. In addition to these 300 units there is a further 265 units of townhouses and garden apartments in the limited dividend and public housing projects which are also in the 1,000 square feet or less range.

It is again suggested to City Council that we should be attempting to provide a variety of housing in Champlain Heights. On the one hand we have low cost townhouses which were constructed at an approximate price of $16,000 per unit and are now listed at $22,000-$23,000 per unit. On the other hand, we have single-family homes which market at $45,000-$50,000. Except for approximately 100 units of townhouses being built in Area A by Community Builders Ltd. which sell for $35,000+, there are no townhouse units in the medium cost range.

We suggest that medium cost housing at the present time represents housing costing $30,000. This is higher than the figure of $25,000-$30,000 quoted to City Council in the report dated June 18th, 1972. The reason for this is that housing costs have risen. A recent survey indicates that townhouses sell for $20-$25 per square foot of living area excluding cellars. At these figures, to build a building of minimal standard for a three-bedroom unit of 1,100 square feet it will cost in the order of $22,000-$27,000. If one adds to this the cost of land at $6,000 per unit (value is based on recent sales of townhouse sites in Champlain Heights), this provides units in the $28,000-$33,000 range. This range is medium cost housing. Co-operative housing is low cost subsidized housing by virtue of the fact that such developments get a preferred interest rate and an extended loan period (40 years). The persons who qualify for the co-operative housing Site #18 were in the $6,000-$8,000 income range. C.M.H.C. gave a special concession to the United Co-operative Housing Society in permitting 10% of the units to be occupied by persons earning more than this range in return for the Society providing 10% of the units for sale to C.M.H.C. for persons below this income range.

The above statement is not meant to imply that co-operative housing cannot be built for people of medium and high income but people in these higher income groups must pay conventional interest rates and be given a lesser term (25 years). It is suggested, however, that although some people may prefer this type of tenure, generally, the advantages from the point of view of financial gain and flexibility of movement would limit the numbers of people interested. A person earning $8,000 per year can be expected to afford a $16,000-$20,000 mortgage (9% for 25 years). A person making $10,000 per year with some downpayment would be in a position to purchase a medium cost unit in the $28,000-$33,000 range.

RECOMMENDATION:

It is RECOMMENDED THAT Council:

1. Does not consider the release of Site #20 to one particular group

2. Reaffirms the principles of marketing on a fixed price and competitive design basis

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, April 10 (cont'd)

Clause 2(a) contd.

3. Reaffirms the principle that Champlain Heights has enough subsidized and low cost housing and that the City should be endeavouring to introduce medium cost housing to encourage a variation of housing catering to all social and economic needs.

However, if City Council still wishes to market another site for low cost housing, they should be prepared to entertain proposals from other non-profit groups."

MOVED by Ald. Harcourt,
THAT the Committee's recommendation in Clause 2(a) of the report of the Standing Committee on Housing, dated April 10, 1973, be adopted after changes as follows:

"the word 'tendered' in the first line of the recommendation be changed to read 'offered' and the price range referred to be altered to read $20,000 to $30,000".

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT consideration of the matter be deferred for one week and in the meantime the Fraserview Killarney Area Council be given an opportunity of commenting on the Housing Committee's proposal.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey and Rankin, and the Mayor voted against the motion)

The motion of Alderman Harcourt was put and CARRIED UNANIMOUSLY.

BALANCE OF REPORT

MOVED by Ald. Harcourt,
THAT Clauses 2 (b) and (c) and 3 to 7 inclusive of the report of the Standing Committee on Housing, dated April 10, 1973, be received for information.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing matter, Alderman Linnell left the meeting)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G(i) Report of Standing Committee on Social Services, April 12, 1973

The Council considered this report of the Standing Committee on Social Services which contains clauses identified as follows:

Cl. 1: Greater Vancouver Mental Health Project
Cl. 2: Opportunity Rehabilitation Workshop - Grant in Lieu of Taxes
Cl. 3: Grant Request - Helping Hand Council
Cl. 4: Dunbar - West Point Grey Youth Problem
Cl. 5: Integration of Provincial Social Service Workers with City Social Service Workers - Department of Welfare & Rehabilitation

Clause 2

MOVED by Ald. Bowers,
THAT the recommendations in this clause be deferred pending a report from the Director of Social Planning in respect of a grant to this Organization.

- CARRIED UNANIMOUSLY

Balance of Report

It was agreed that the balance of this report would be considered by Council at its next meeting.

H. Report of Standing Committee on Civic Development April 12, 1973

The Council considered this report of the Standing Committee on Civic Development which contains clauses identified as follows:

Cl. 1: A Proposal for Downtown Development
Cl. 2: Historic Area Advisory Board

MOVED by Ald. Hardwick,
THAT the Committee's recommendations contained in Clauses 1 and 2 be adopted.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Civic Development April 17, 1973

Oakridge Expansion Proposal

MOVED by Ald. Hardwick,
THAT the recommendation in the report of the Standing Committee on Civic Development, be adopted.

- CARRIED UNANIMOUSLY

J. Regional District Matters

In view of the meeting of the Greater Vancouver Regional District to be held Wednesday, May 2nd, an opportunity was given to the members of Council to raise Regional District matters.

In this regard, the Regional District communication dated April 25th was noted from the District's Acting Director of Planning on the subject of the Vancouver International Airport and Related Issues, in which a G.V.R.D. proposal is set out together with

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Regional District Matters
(continued)

comments by the Tri-Level officials on Federal proposals.

MOVED by Ald. Hardwick,
THAT this report from the Acting Director of Planning of the Regional District in respect of the Vancouver International Airport, be received.

- CARRIED UNANIMOUSLY

K. Proclamation: Miles for Millions Walk Day

The Board of Administration under date of April 30, 1973, submitted the following report:

"The City Clerk reports as follows:

'A communication addressed to the Mayor and Members of Council dated April 5, 1973, has been received from the Miles for Millions Chairman, requesting Sunday, May 6, 1973, be proclaimed Miles for Millions Walk Day in Vancouver.

Council support and co-operation is requested to make this year's walk as successful as in previous years.

The City Engineer recommends that permission for the Miles for Millions Walk, starting at 7:00 a.m., May 6, 1973, from the Seaforth Armoury be approved, subject to the requirement that any additional expenses incurred by the City for street cleaning be borne by the Miles for Millions Association.'

Your Board submits the foregoing report for the CONSIDERATION of Council."

MOVED by Ald. Rankin,
THAT the recommendation of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

L. Board of Administration Property Matters (Supplementary) April 30, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Request to Use City-owned Lands Situated at Jackson and Pender Streets for a Carnival Show

Cl. 2: Lease of City Lot 23, Block 104, D.L. 541 1200 Block Richards Street

Cl. 3: Assignment of Lease from Vancouver Racquets Club and Badminton Building Ltd., to Vancouver Racquets Club -- N/W Corner Ontario Street and 33rd Avenue

Cl. 4: Demolition - False Creek Building #14 Former V.I.E. Works

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in Clauses 1 to 3 inclusive in the foregoing report, be adopted and clause 4 received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Demolition of Buildings

The Corporation Counsel under date of April 16, 1973, submitted the following report:

"At its meeting of April 3rd, 1973, Council instructed the Director of Planning and the Corporation Counsel to report back on a form of Charter Amendment to enable Council to control the demolition of buildings when it is considered in the public interest to do so.

The Corporation Counsel reports that since that date an amendment to the Municipal Act has been brought forward by the Government. It seems only logical to apply for the same type of amendment to the Charter. On the other hand, experience over the next few months may indicate whether the legislation is workable or not and what, if any, defects have become apparent.

The amendment is quoted in full in the second clause of the report of the Standing Committee on Civic Development of April 12, 1973, submitted to Council on May 1, 1973."

MOVED by Ald. Rankin,
THAT the foregoing report of the Corporation Counsel be received for information.

- CARRIED UNANIMOUSLY

N. Report of Special Committee
re False Creek
April 30, 1973

The Special Committee re False Creek under date of April 30th, 1973, submitted the following report:

"From the meeting of April 24, 1973.

1. Memorandum Minutes of
April 10, 1973

At the meeting of the Special Committee held on Tuesday, April 10, 1973, no quorum was present and consequently, a Memorandum Minute for record purposes only was made and submitted to this meeting. The Committee reviewed the three items in this Memorandum Minute as follows:

(a) Technical Assistants

The explanation given at the last meeting of the Committee was summarized for the members present at this meeting and after discussion the Committee

RECOMMENDS that two Technical Assistants be authorized for the False Creek Team, classification subject to review of the Director of Personnel Services.

(b) Per Diem Consultants

The Assistant Director - Civic Development explained to the members of the Committee who were absent at the last meeting, the nature of the employment of these consultants and gave illustrative examples of the type of work they would be doing. After discussion, the Committee

RECOMMENDS that $3,000.00 be authorized at the present time for per diem consultants subject to informal reports back to this Committee on consultants use and a formal report back to this Committee on June 15, 1973.

(c) False Creek Public Information Program

At the April 10th meeting of the Committee, the Director of Social Planning submitted a report detailing the proposed disbursements of the $20,000.00 fund Council approved in advance on the recommendation of this Committee on April 10, 1973. The Committee

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, April 30, 1973 (cont'd)

RECOMMENDS that the disbursements of the $20,000.00 established for the False Creek Public Information Program be as detailed in the report of the Director of Social Planning dated April 10, 1973.

2. Marina: Marathon Lands

Submitted to this meeting of April 24th by Mr. Mark Guslits, a member of Sankey Architecture, was an explanation of the proposed marina to be developed on certain Marathon lands on the north shore of False Creek west of Connaught Bridge. The representative of the Architect and the principals of False Creek Marina Limited, the owners, gave an explanation of the design and the various functions of the land-based and water-based developments.

Also submitted at this time was a report of the Assistant Director - Civic Development giving seven (7) points of factors considered by the False Creek Team in assessing the design.

The Committee was advised of the following points by the representatives of the firm and the Architect:

- the marina will have space for 394 boats.

- there will be boat and boat accessory sales and related offices, a restaurant, washrooms, showers and laundry facilties in the building.

- the restaurant will be on three levels in the building.

- the site of the building and its connections to land services have been related to Marathon's proposed Roundhouse Square development and has a plaza on the north side of the building and parking north of that again.

- there will be 6,000 square feet of boat and boat accessory sales space in the building.

- the restaurant will seat approximately 250.

- the marina is designed for boats of 20 to 45 feet in length.

- there will be 300 parking spaces for both the restaurant and the marina and during the course of Marathon's development of their lands, an equal amount of parking an equal distance from the building will be maintained. It was noted that the parking lot is not in the described leased area to False Creek Marina Limited.

- there will be a boat hoist and a tidal ramp.

- the shore treatment proposed is riprap to maintain the angle of repose of banks and is considered temporary by both the False Creek Marina Limited and Marathon.

- Marathon advised, through the representative present, that they were not prepared to commit themselves on any water edge definition or treatment beyond that necessary for marina operation at the present time. Marathon advised that they want to use the riprap type of treatment as they expected the finalization of their design and development on their water edge treatment within three years at the outside.

- the marina will have vehicular access from both the east and west sides.

After receiving the explanation and information from the representatives of False Creek Marina Limited, Marathon Realty Limited and the Architects, the Committee raised the following points:

- the riprap edge is not acceptable to this Committee.

- public access to the water must not only be available, but be inviting. The public should feel free to walk through the marina development.

- it was noted that by considering this marina and the implications connected with it, that precedents are being set.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, April 30, 1973 (cont'd)

- the Committee expressed concern about the possiblity of a convenience given for customers between boat sales and marina space rental.

- the Committee noted the 8-foot width of the decking and suggested that this might be better if 12 feet wide.

- the Committee was concerned that the Marathon riprap treatment of the water edge on a temporary basis might be a precedent.

- Marathon declined to guarantee there will not be other marina applications on the north shore of False Creek fronting their lands.

The Committee reviewed the report of the Assistant Director - Civic Development dated April 24, 1973, and after further discussion,

RECOMMENDS that the scheme be approved in principle subject to the passage of the necessary amendment to the Zoning and Development By-law and subject to the developer amending the design taking into account comments made by the Committee at this meeting.

Commissioner McCreery, as a member of the firm involved in the design, requested to be released from voting on this matter. Leave to abstain was granted.

3. B.C. Floating Homes Association

At a previous meeting of the Committee, the B.C. Floating Homes Association submitted a request for consideration of the development of a live-aboard facility in False Creek to replace the facilities which will be removed when certain present operations are discontinued by City instruction. The B.C. Floating Homes Association was requested to give further consideration to their request and to come back to the Committee with some firm proposals.

Mr. K. Renaud and Mr. D. Cox submitted the design for a water facility for the Coast Floating Homes Association prepared by the Urban Design Centre. Mr. Renaud spoke to the designs shown in the submission.

The following are notes made during Mr. Renaud's oral submission:

- the submission shows two kinds of marina 'asterisks' and 'floating streets'.

- both designs are for approximately 50 boats and take two acres of water.

- amenities for the floating community would be on water rather than on land, i.e. on barges.

- fifty boats is considered the optimum size.

- a live-aboard community should be in one area. This would provide easier servicing.

- the Association would prefer if the Committee would set aside certain areas for live-aboards and provide different regulations than for marina operations.

- the Association is thinking in terms of a co-operative venture by live-aboards and noted that financing for a co-operative would be tied to the length of lease they were able to negotiate.

- shore facilities for a live-aboard community could be part of a larger marina operation.

- the Association accepts the Committee's concern that water area use be to the best advantage of all concerned.

- the Association accepts the responsibilty for payment of normal City services, i.e. are prepared to pay 'taxes'.

- representatives of False Creek Marina Limited advised they could accommodate approximately 30 live-aboards.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, April 30, 1973 (cont'd)

The Committee noted that there were several points needing consideration, i.e. should live-aboards be in marinas or should they not be separate communities providing specific amenities. After further discussions, the Committee

RECOMMENDS to the Vancouver City Council that it look with favour on a limited amount of live-aboards on False Creek perhaps along the lines suggested here today, and

FURTHER RECOMMENDS that the Finance Department be asked to investigate and report back on the implications of the recently passed amendments to the Provincial Government Legislation whereby mobile homes can be taxed and are eligible for homeowner and home acquisition grants to determine the applicability of such legislation to live-aboards.

The Committee noted that there were two possibilities for developing a live-aboard community where the City would be directly involved - a co-operative as part of a Civic marina in Sub-Area 6 or as part of another Civic marina.

Park Commissioner McCreery raised the matter of the Park Board being given a commitment by Vancouver City Council that all marinas fronting City-owned lands would be operated by that Board and after discussion, the Committee

RESOLVED that the Vancouver City Council be advised that the False Creek Committee approve in principle the request of the Park Board to operate a marina or marinas in Sub-Area 6, recognizing that size and placement of a marina or marinas must await further planning processing.

4. B.C.C.C.U. and the False Creek Project

The Architect for the B.C.C.C.U. Project in Sub-Area 10 was present at the meeting and spoke to the concerns of the Credit Union in connection with their proposed development. The Assistant Director - Civic Development, under date of April 19, 1973, submitted a report itemizing eight (8) questions put by the Credit Union and suggested replies.

The Committee considered the report and the replies and concurred with the information given by the Assistant Director - Civic Development and in connection with Item 3 of the report:

"Will the heights of the buildings to the South of our property be controlled to prohibit overshadowing of the residential areas?"

The Committee

RECOMMENDS that the Director of Planning and Civic Development be instructed to investigate and report back on an amendment to the Zoning and Development By-law to provide a height limit of 40 feet on the area bounded generally by Burrard, Granville, Fourth Avenue and False Creek, so as to control the shadow pattern from developments on these lands."

MOVED by Ald. Hardwick,
THAT the Committee's recommendations in Clauses 1, 2, 3 and 4 contained in the foregoing report be adopted, and the resolution of the Committee in clause 3 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

O. Single Men's Unit:
517 Hamilton Street

The Board of Administration under date of April 30, 1973, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

'City Council is well aware of the unsatisfactory working conditions in the Single Men's Unit. The offices are over-crowded, and over the past year there have been several instances of water coming through the ceiling from the top floor which is a hotel.

The staff at the Single Men's Unit are working under extremely difficult conditions, and the result of this is frequent complaints and a high absentee rate.

As instructed by the Standing Committee of Council on Social Services, the Department of Welfare and Rehabilitation, in cooperation with the Property and Insurance Division, has been exploring improved office arrangements for the Single Men's Unit operation.

On April 30, 1973, a flooding of the Single Men's Unit offices occurred as a result of an over-flowed toilet from the hotel above. Our staff assisted in cleaning up the mess and agreed to work at the Single Men's Unit on April 30th--but several stated they were unwilling to come back the next day unless some alternative arrangements were made. Their primary concern at this point is that the water damage, in their opinion, constitutes a health hazard.

Accordingly arrangements have been made to relocate the Single Men's Unit, on a temporary basis, on the second floor of Pacific Hostel. The move will take place on the evening of April 30th. There will be certain costs involved in moving expenses, telephone installations, electrical installations, and perhaps a number of miscellaneous items. Funds were not provided in the 1973 Departmental Budget to cover these costs.

There are two immediate problems; namely -

A. To clear the top floor of tenants and eliminate a repetition of water damage. The Property and Insurance Division has discussed with the agent for the owner of the building the possibility of terminating the lease on the second floor. The agent has confirmed that the lessee of the second floor would vacate same for an approximate amount of $20,000 and the City would be required to take-over the existing rental of the second floor at approximately $9,000 per annum. The current lease of the second floor is eight years, from February 1st, 1972.

B. To relieve the over-crowding. The Property and Insurance Division are exploring suitable office accommodation to accommodate our Rehabilitation staff and supporting clerical staff currently housed at the Single Men's Unit. Space is required for 15 staff. The Property and Insurance Division advises that approximately 4200 square feet of suitable office space is available at 402 West Pender Street @ $3.00 per square foot per annum, and includes heat, light, janitor service and decorating. A one-year lease can be obtained.

The acquisition of this 4200 square feet on a one-year basis would eliminate the current over-crowding and would provide for a much more effective and efficient operation in our Financial Services and our Rehabilitation Services for single men.

The Comptroller of Accounts advises that there is no money allocated for the above purposes in the Departmental Budget and that these expenses will have to be met from the Contingency Reserve.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Single Men's Unit:
517 Hamilton Street (cont'd)

RECOMMENDATIONS

1. **THAT City Council approve the expenditure of funds required to relocate the Single Men's Unit to Pacific Hostel, and that these costs come out of the Contingency Reserve.**

2. **THAT City Council approve the expenditure of funds required to relocate the Single Men's Unit from Pacific Hostel back to 517 Hamilton Street when the offices are ready for occupancy, and that these costs come out of the Contingency Reserve.**

3. **THAT the Property and Insurance Division be authorized to negotiate with the lessee of the second floor of 517 Hamilton Street, the purchase and takeover of the existing lease, and that the required costs come out of the Contingency Reserve.**

4. **THAT the Property and Insurance Division be authorized to rent approximately 4200 square feet of office space at 402 West Pender Street to accommodate the Rehabilitation Section of the Single Men's Unit for a period of one year, at a rental of $3.00 per square foot, and that these costs be met from the Contingency Reserve.'**

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation and that the entire matter of a permanent location for the Single Men's Unit operation be referred to the Board of Administration."

MOVED by Ald. Rankin,
THAT the foregoing recommendations of the Board of Administration and the Director of Welfare and Rehabilitation be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO LEVY RATES ON ALL TAXABLE PROPERTY ON THE REVISED ASSESSMENT ROLL OF THE CITY OF VANCOUVER

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT leave be given to introduce a By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver to raise a sum which, added to the estimated revenue of the City from other sources will be sufficient to pay all debts and obligations of the City, falling due within the year 1973, and not otherwise provided for, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to levy rates on all taxable property on the revised Assessment Roll of the City of Vancouver (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT leave be given to introduce a By-law to levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to Levy a rate on property to raise monies required to be paid to the Greater Vancouver Regional Hospital District (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

3. BY-LAW TO REPEAL BY-LAW NO. 4349
(Rezoning re Shannon Property)

At this point, Alderman Bowers took the Chair as the Mayor was not present when the By-law received two readings on April 18, 1973.

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Alderman Bowers in the Chair.

- CARRIED

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Aldermen Harcourt, Linnell and Mayor Phillips did not vote on this By-law, not having been present at the April 18th Public Hearing)

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Corporation Counsel under date of May 1, 1973, as instructed by Council on April 18th, be received.

- CARRIED

(Aldermen Harcourt, Linnell and Mayor Phillips were excused from voting not having been present at the April 18th Public Hearing)

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At this point, the Mayor resumed the Chair.

MOTIONS

1. Leave of Absence: Alderman Gibson
May 15 to June 22, 1973, Inclusive

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Alderman Gibson be granted leave of absence for the period May 15 to June 22, 1973, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick
Discharge of Effluent into False Creek by Ocean Construction Supplies Ltd.

referred to a legal ad in the newspaper asking permission to discharge effluent into False Creek. The Alderman felt action should be taken to oppose this request and therefore it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT an appropriate letter be forwarded by the Mayor to the appropriate authorities in Victoria expressing the City's objections to the continued discharge in False Creek by Ocean Construction Supplies Ltd.

- CARRIED UNANIMOUSLY

Alderman Rankin
Self-Serve Gas Stations

raised the question of self-serve gas stations and was answered by the Mayor to the effect that a meeting would be held in the near future with representatives of the Gasoline Retailing Industry to discuss retailing matters.

Alderman Hardwick
Downtown Planning

made reference to Downtown planning and efforts being made at the City and Provincial level in respect of co-ordination in such planning.

The Council adjourned at approximately 11:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of May 1, 1973, adopted on May 8, 1973, as amended.

A. Phillips
MAYOR

R. Thompson
CITY CLERK

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Development Permit Applications in Kitsilano: Kitsilano Area Resources Association

The Deputy Director of Planning and Civic Development and the Director of Permits and Licenses report as follows:

"Council, on March 20, 1973 agreed to hear a delegation from the Kitsilano Area Resources Association regarding the Association's request that an additional copy of development permit information be supplied to the Kitsilano Planning Centre. Copy of the Association's letter of March 8, 1973 is attached as an appendix to this report.

We recognize the concern being evidenced in local communities regarding potential development and the uncertainty and anxiety which is sometimes caused through lack of information. This concern has become more apparent recently, particularly because new development generally involves a more intensive use of the property than hitherto. At present, formal arrangements are being considered for supplying information on development permit applications, rezoning applications and similar matters in the West End. Summarized information on development permit applications and related matters would be made available for use in the Local Area Planning Office. This system can provide for the supply of certain basic information, rather than the complete development permit application material including plans. If, in due course, local area planning programs are undertaken in other communities, we would anticipate a similar arrangement becoming operative in these areas.

Subsequent to the request from the Kitsilano Area Resources Association, a request was made by the West Broadway Citizens Association to the Standing Committee on Community Development of March 29, 1973 that this group and the Kitsilano Information Centre be notified on all development permits in the area between Larch and Highbury Streets, 8th and 10th Avenues. There have been indications that other communities are also concerned about receiving such information.

Approximately 3,800 development permit applications are processed every year, with the daily total varying from 10 to 36. At present, information is available at the Zoning Counter in the Department of Permits and Licenses regarding both the filing and subsequent issuing etc., of any development permit application for a specific property. No procedure, however, exists for such information to be provided for larger areas.

The Zoning and Development By-law provides that for most Development Permit Applications, three sets of plans or drawings be submitted. Two sets are retained by the City, (one for the Development Permit Register File, the other for use by the Building Division in checking Building Permit Applications). The third set is returned to the applicant after processing of the application has been completed.

If complete Development Permit Applications, including all drawings, plans, and other supporting information were circulated to area groups, considerable misunderstanding may be expected. Application drawings are not always complete, are often revised, sometimes withdrawn. They can be in considerable detail, or be very simple preliminary drawings, depending on nature of application. It cannot be emphasized too strongly that most Development Permit Application plans, when being examined by members of the public, require additional explanation and clarification.

Discussion with a representative of the Kitsilano Planning Centre has confirmed that the Planning Centre does not wish to be in the position of interpreting plans, but rather to be able to show them to interested residents and owners. It was suggested that the Planning Centre staff would be prepared to come to the City Hall to keep in touch with changes to the plans while the application was being processed. The representative suggested also that the procedure requested might, by getting information to the community earlier, reduce the load and time required for processing within the City administration.

Cont'd....

Clause No. 1 continued

Should City Council wish information made available on the filing of Development Permit Applications, a copy of every development permit application, which contains basic information as supplied by the applicant, could be placed daily on the public counter within the Department of Permits and Licenses on the second floor of the East Wing, City Hall.

Any person or group representative could examine these past daily records and a xeroxed copy of any particular application obtained if requested. Following this, a request to see the drawings or any other information submitted in support of any particular application could be made at the public counter.

A sample Development Permit Application is attached.

Any Development Permit Application displayed in the public area would be withdrawn after 90 days, leaving the current three months always available.

However, with such procedure, it will mean that existing staff resources in the Development Division of the Department of Permits and Licenses would be inadequate to deal with the clerical involvement and the greatly increased volume of public enquiries the new procedure would generate. Accordingly, the staff of the Development Division would require to be increased by one Plan Checking Assistant I , at an annual cost of $11, 352.00 calculated at the top step of the salary range and including fring benefits. (Classification subject to Director of Personnel Services Review).

In addition, should City Council so wish, upon an approved request of any group or organization for a specified area involvement, all development permi applications could be checked against such area. A xeroxed copy of any application from within the area would be mailed to the group. The xeroxed copy would be of the Application Form only. A representative of the area could then personally examine the supporting plans etc., as outlined in the previou procedure.

The Director of Permits and Licenses could also arrange to have a weekly list of development permit applications to be published in the Journal of Commerce This Journal is already providing as a service to its readers, lists of building permits issued, licenses issued, etc.

Having regard to the volume of development permits and the changes often occurring during processing as indicated above, it is most advisable that examination of any plans, drawings or other supporting information accompanyi development permit applications, should continue to be at the public counter in the Department of Permits and Licenses with staff available to assist in explaining the proposed plans and relationship to the Zoning and Development By-law and related procedures.

If Council consider that the foregoing procedures should be implemented, including the required additional staff position, it is suggested such implementation be for a trial period of 6 months only, with Council having further report on the effectiveness and actual use of the information provided."

Your Board submits the foregoing report of the Deputy Director of Planning and Civic Development and the Director of Permits and Licenses for the CONSIDERATION of Council.

The Kitsilano Area Resources Association will be appearing on May 1, 1973, as a delegation as per Council's previous instructions.

PROPERTY MATTERS

RECOMMENDATION

1. W/S Main Street North of 1st Avenue
   Sale Portion of Lot

The Supervisor of Property and Insurance reports as follows:

"Lot F, Block 2, D.L. 200A and D.L. 2037, was acquired by the City from Fletcher Lumber Ltd., in 1967 in connection with the Columbia-Quebec Connector and subsequently leased back to the company for a term of 20 years.

This lot comprises approximately 38,900 sq. ft. and is zoned M.2 - Industrial. The property line between Lot F and Lot 6 to the South is irregular and as such complicates the development of Lot 6.

The proposal made by Beedie Construction Co.Ltd., the owners of Lot 6, is that the City convey to them a triangular portion of Lot F comprising approximately 2,400 sq. ft. (as shown on the attached plan), subject to the following conditions:-

1. **Consolidation with their Lot 6, Block E, D.L.2027 to form one parcel.**
2. **Sale Price - $4.50 sq. ft.**
3. **Date of sale - Date of Council approval.**
4. **Their paying proportion of 1973 taxes as if levied, registration fees, survey costs and documentation costs.**
5. **Conveyance of strip subject to the limitation that no building on Lot F is left encroaching on Lot 6.**

Fletcher Lumber have agreed to the sale of this portion of their leasehold area subject to the following conditions:-

(a) **Their rent to the City being reduced from $1,200.00 per month plus taxes to $1,170.00 per month plus taxes as if levied.**

(b) **Beedie Construction to construct a fence on the new Southerly property line and move a garage from the area being sold.**

Item (b) is to be covered by sketch and specifications, and both parties have agreed that the decision of the Supervisor of Property & Insurance will be binding in the event that they are in dispute over item (b).

The Director of Planning & Civic Development has no objection to the sale and the Supervisor of Property & Insurance is of the opinion that the sale price represents market value.

RECOMMENDED that the portion of Lot F, Block 2, D.L. 200A and D.L. 2037 shown outlined on the attached plan be sold to Beedie Construction Co. Ltd., subject to the foregoing conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. ACQUISITION FOR PARK SITE #10
416 East 7th Avenue
2321 Guelph Street

The Supervisor of Property and Insurance reports as follows:-

"N½ of E½ of Block 104, D.L. 264A, known as 416 East 7th Avenue and 2321 Guelph Street has been offered for sale to the City by the owners. This property forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that the acquisition of this property will mean that the City will have title to approximately 50% of the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

These premises comprise 2 dwellings on a large lot, 81' x 132'±, zoned RM-3.

416 East 7th Avenue:

This is a 2 storey frame dwelling plus part basement, with a main floor area of 784 sq. ft., erected in 1908. This dwelling contains 7 rooms plus a utility room, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, concrete and stone foundation and is heated by an automatic gas-fired furnace. This dwelling is in good condition for age and type and is occupied by the owners.

2321 Guelph Street:

This is a single storey non-basement frame dwelling with a main floor area of 664 sq. ft., erected in 1895. This dwelling contains 4 rooms, 3 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The owners have spent a considerable amount of money on this dwelling in the past 2 years, such as a new heating system, new hot water system, interior renovations and a new roof. This dwelling is occupied by tenants.

Following negotiations with the owners' representative, they are prepared to sell for the sum of $73,500.00 on the understanding that the sale date be April 16th, 1973 and that they be permitted to retain rent-free possession until July 31st, 1973, and thereafter at a monthly rental of $250.00.

It is considered that this price is fair and equitable and represents market value in this area. It is proposed to demolish these dwellings when the present owners vacate. The Parks Superintendent concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $73,500.00 on the foregoing basis, chargeable to Code #4189 - Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

.....3

3. ACQUISITIONS FOR ARBUTUS-BURRARD CONNECTOR AND PARK SITE #9

The Supervisor of Property and Insurance reports as follows:-

"The below properties, which are under one ownership, have been offered for sale to the City. Part of the properties form part of the right-of-way of the projected Arbutus-Burrard Connector which is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975. The balance of the properties form part of Park Site #9, which is listed under Table II of Park Sites Purchases Program 1971 - 1975, confirmed by Council on December 15th, 1970.

2210-20 Arbutus Street:

These premises comprise a 2 storey, duplex frame dwelling, plus a full basement, with a main floor area of 1,153 sq.ft., erected in 1914 on a lot 50' x 50', zoned RM-3. The dwelling contains 11 rooms (divided into 2 rental units), 10 plumbing fixtures, has a patent shingle roof, patent shingle on exterior walls and concrete foundation. One side of the duplex is heated by an automatic gas-fired furnace and the other side by a coal and wood furnace. This dwelling is in fairly good condition for age and type.

2200 Arbutus Street and 2096 West 6th Avenue:

These premises comprise a 2 storey frame dwelling plus 1/3 basement with a main floor area of 1,494 sq. ft., erected in 1912 on a lot 50' x 70', zoned RM-3. The dwelling contains a grocery store and 4 room suite on the main floor, 4 room suite upstairs, 7 plumbing fixtures, patent and wood shingle roof, wood siding exterior and concrete foundation. The main floor is heated by an automatic gas-fired central heater and the upstairs is heated by an automatic gas-fired furnace. This dwelling is in fairly good condition for age and type.

2084 West 6th Avenue:

These premises comprise a 1½ storey frame dwelling plus a full basement with a main floor area of 1,120 sq. ft., erected in 1920 on a lot 50' x 120', zoned RM-3. The dwelling contains 5 rooms, 6 plumbing fixtures, patent shingle roof, wood shingle exterior, a concrete foundation and is heated by a coal and wood furnace. This dwelling is in good condition for age and type.

2078 West 6th Avenue:

These premises comprise a 1 3/4 storey frame dwelling plus a full basement with a main floor area of 978 sq. ft., erected in 1908 on a lot 50' x 120', zoned RM-3. The dwelling contains

11 rooms (divided into 3 rental units), 11 plumbing fixtures, has a patent shingle roof, patent shingle on exterior walls, and concrete foundation. Heat is supplied by automatic gas-fired furnaces which are located in each rental unit. This dwelling is in good condition for age and type.

All these dwellings are occupied by tenants with the exception of 2084 West 6th Avenue, which is occupied by the owner. It is proposed to continue renting these premises until required for the project and to demolish when vacant.

RECOMMENDATION

Clause 3 Continued

Following negotiations with the owner, she is prepared to sell the aforementioned properties for the sum of $150,000.00 as of May 15th, 1973, subject to the owner retaining rent-free possession of the property which she now occupies and which is known as 2084 West 6th Avenue until June 30th, 1973. This price is considered to be fair and equitable and represents market value in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above properties for the sum of $150,000.00 on the foregoing basis. The sum of $113,033.00 is chargeable to Code #4189 - Park Board Clearing Account and the sum of $36,967.00 is chargeable to Code #146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Authority to Demolish Dwelling Known as 1133 Pendrell Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 17 W½, Block 23, D.L. 185, known as 1133 Pendrell Street, is a 73-year old, 2½ storey lodging house, located in the block bounded by Comox, Pendrell, Bute and Thurlow Streets, which lands are being acquired on a long range basis for future park purposes.

Since its acquisition in 1963 the 6-housekeeping unit structure has been rented to various private operators.

Inspection in November, 1972 revealed the interior had deteriorated to the point that the living accommodation was below acceptable minimum standards, and for this reason the building was vacated.

A complete inspection was then carried out and showed estimated expenditure of at least $21,000.00 to improve the premises for renting and meet the present by-law standards. Such expenditure is not warranted for the projected limited life of the building (say 5 to 10 years). Its demolition would create a 33' x 131' open space in this densely developed area.

The Park Superintendent concurs in its demolition.

It is therefore

RECOMMENDED that the Supervisor of Property & Insurance be authorized to call for tenders for the demolition of the dwelling known as 1133 Pendrell Street."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

(Note: Photographs of Building on File with City Clerk and available in Council Chamber.)

INFORMATION

5. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1019 Woodland Drive, Lot 3, Block 26, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	$699.00	5830/428
3604 Napier St. Lot 16, N. Pt. SE¼ Sec. 27, T. H. S. L.	Replotting (Demolition authorized by R/C Jan. 30, 1973)	John Bulych	$245.00	4812/75
1108 McLean Drive S 29' of Lot 13, Block 40, D.L. 264A	Britannia Community Services Centre	R. Shortreed	$925.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

****

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Robson Strasse

The City Engineer and the Acting Director of Planning and Civic Development report as follows:

"In response to a letter from Mr. Roy Yacht of The Card Shop, dated February 5, 1973, and addressed to the Mayor, the Engineering and Planning Departments have examined the proposal to make the 1000 and 1100 blocks on Robson Street a Shopping Mall on each Saturday from 9:00 a.m. until 6:30 p.m.

In connection with the specific proposal by Mr. Yacht, B.C. Hydro have advised that they would not be able to reroute trolley coaches off this section of Robson Street since they do not have a sufficient number of diesel units to provide service on a different routing. Hence, in order to allow unrestricted pedestrian use of the street it would be necessary to 'mix' buses and pedestrian traffic, while keeping automobiles out. This arrangement is undesirable from a safety standpoint. Furthermore, there would be difficulties with the erection of barricades and method of restricting automobiles while allowing buses on an intermittent, temporary basis. The gain to pedestrians (removal of cars from the roadway) seems to be minimal. In the circumstances the proposed one day closure per week does not appear to provide sufficient advantage over the disadvantage to justify implementation.

With respect to pedestrian type malls generally downtown, the report for a Downtown Plan, presently being prepared for presentation to City Council, recognizes the environmental advantages of pedestrian malls and will have several references dealing with the problem and specific streets will be suggested for further study. Granville Street is one such street and Council has already asked for a report on temporary closure this summer.

It is RECOMMENDED that no action be taken at this time on the proposal by Mr. Yacht."

2. Local Improvements - Subsequent Procedure

The City Engineer reports as follows:

"GENERAL

Projects for street improvements in the Strathcona Rehabilitation Project on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on May 10, 1973.

The projects are listed by the Assessment Commissioner as follows:

	Schedule	Item	Description
Initiative	417A	1	Pavements and Curbs.
		2	P.C. Concrete Sidewalks.
		3	Special Light Standards.
		4	Light Standards.

CAPITAL FUNDS

The City's share of these projects, after contributions by the Senior Governments, is available in the 1972 Streets and Street Lighting Capital Budgets. The Property Owners' share also reflects the contributions by the Senior Governments.

cont'd ....

Clause #2 (Cont'd)

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

(a) the 'Initiative' projects in Schedule 417A be undertaken.

(b) the Engineer be authorized to call tenders for the approved projects."

3. Sewers Program - False Creek Flats

The City Engineer reports as follows:

"C.N.R. Agreement & Sewer Works in False Creek

When the C.N.R. Flats were filled between Main Street and Clark Drive the City gave up its rights to the bed of False Creek. In exchange the C.N.R. undertook to provide all services required in the area including sewer, water, streets and bridges. An agreement to this effect was entered into in 1913 by the Railway Company and the City. Since that time, many disagreements have arisen concerning provision of these services and subsequent agreements have been made in 1927, 1937 and 1948. In recent years, with increasing concern about pollution of False Creek, the City had been pressing the Railway to construct the necessary sewer system in the Flats as per the agreement, but the C.N.R. refused to do this.

Finally, after lengthy negotiations and the creation of a sub-committee of Council to deal with the matter, the C.N.R. agreed to pay to the City $2,140,000 towards the construction of sewers in the Flats in exchange for cancellation of the 1913 Agreement. The original estimate for cost of constructing the necessary sewer system was $3,312,000. Last year an agreement was signed by the City and the C.N.R. accepting this C.N.R. contribution towards the sewer costs with the City undertaking full responsibility for sewerage in the False Creek Flats from now on. Thus, on the basis of the original estimate, the City would have to contribute $1,172,000 to construct a sewer system. With the passage of time, costs are rising and it is now estimated that the City's contribution to complete the system will have to be $1,450,000.

The Five Year Plan Sewer Capital Budget made no provision for any City contribution to sewering the C.N.R. Flats, since the City felt that this was the responsibility of the C.N.R. With the new agreement it will be necessary to provide for the additional funds required. Thus, the City's borrowing authority for sewers must be increased if the work is to progress according to the schedules envisaged in the 1972 agreement with the C.N.R.

Overall 1971-1975 Sewers Program

During the past several years with increasing concern about pollution standards, sewer programs have been adjusted in British Columbia. The City's five year sewerage program has been adjusted once to meet this increasing demand for pollution control.

The City has provided for a program of $17,128,000 for its own works and $10,150,000 for Greater Vancouver Sewerage & Drainage District works for 1971-1975. Approximately $7,000,000 of the funds provided for City works were provided in 1971, after the Five Year Program was established, for construction of works to improve pollution control. The Provincial Government Pollution Control Act provides for the imposition of standards for discharge from sewers, and it is anticipated that further restrictions may be introduced. Pollution Control Branch public hearings on discharge of municipal wastes will take place in the first week of May. Depending upon the decisions reached by the Pollution Control Branch after these hearings, further increases in the sewer program may be required.

cont'd ....

Clause #3 (cont'd)

City forces are also carrying out a review of long-term requirements for City sewerage works for pollution control purposes. When the results of the Pollution Control Branch hearings are made public, the overall review of the sewer program will be completed and reported to Council. This may affect the False Creek (C.N.R.) Flats. However, this may take some time, and the False Creek works must proceed in accordance with the C.N.R. agreement. Accordingly, the necessary funds for the False Creek portion of the program should be approved before the overall review can be completed."

The Director of Finance reports as follows:

"Borrowing Authority Considerations

From the financial point of view the increased borrowing authority generates increased debt charges, which in turn have to be provided for from the Revenue Budget, supported as necessary by transfers from the Debt Charges Equalization Fund. Council has an existing policy that debt charges in the Revenue Budget should not increase any faster than approximately 6% per year. Any increase above this is covered by a transfer from the Equalization Fund. Because of past borrowing, debt charges are peaking, but heavy maturities in the 1970s will relieve the Revenue Budget (this does, of course, depend on the level of new borrowing) and should eliminate the need for support from the Debt Charges Equalization Fund by approximately 1979-80.

The question of increasing borrowing authority in the present 1971-75 capital program basically must take into consideration whether the extra debt charges each year can be supported within the existing Council policy and the support available from the Equalization Fund.

The City Engineer will be reporting on the Sewer Program as a whole this Summer after the Pollution Control Board brings down its latest rulings. This will almost certainly result in the need for further increases in the size of the Sewer Program. Concurrently with the City Engineer's report the Director of Finance will report on the debt charges situation, Debt Charges Equalization Fund support capabilities, etc., taking into account completed borrowing, anticipated borrowing, as they may have changed since the last analysis, including any proposed additional Sewer Program expansion.

In the interim, the recommended increase of $1,450,000 in the 1971-75 program is within the support capabilities of the Equalization Fund.

We therefore RECOMMEND that City Council approve an increase of $1,450,000 in the 1971-75 Sewer Capital Program for the purposes of meeting the City's obligations under the agreement with the C N.R., related to sewer works in the False Creek area. By virtue of Sec. 242 of the City Charter the assent of the electors is not required."

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Temporary Display Cottage:
2201 Cambie Street

The City Building Inspector reports as follows:

"I have received a request from Western Cedar Products Limited to erect a temporary display cottage at 2201 Cambie Street for a period of two years.

Section 2.6 of the Building By-law provides that the Building Inspector may submit an application for a temporary building to Council who may in its discretion authorize the issuance of a permit for a period not exceeding two years.

The building is an A-frame type structure, the main structural members being slender glued-laminated arches. The general design does not meet the minimum requirements for conventional wood frame construction of the Building By-law.

I RECOMMEND that the cottage be permitted on this site, since it is for display purpose only, for a limited period of two years, as provided for in Section 2.6 of the Building By-law, subject to the following conditions:

(a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period,

(b) sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements,

(c) due provision shall be made for fire protection to the satisfaction of the Fire Chief."

I submit the request of Western Cedar Products Ltd. for Council's CONSIDERATION and direction.

INFORMATION

2. Progress Report: Sheraton Landmark
Hotel - Outside Lighting

The Deputy Director of Planning and Civic Development reports as follows:

"In response to the attached brief dated March 20th, 1973, in opposition to the lighting of the Landmark Hotel, and the attached Planning Department report dated March 1st, 1973, Council on March 20th, 1973, resolved:

'that the matter be deferred for one month with a view to the Council reviewing the lighting on the completion of the building.'

Also attached is a copy of the brief submitted by Wosk's Limited.

The present lighting is provided by exposed low intensity fluorescent lamps of a gold colour. In order to comply with the electrical code, it will be necessary that they be weather-proof for outdoor use. A particular type of weather-proof fixture was installed by the developer early this month on a trial basis. These include the three lights on the 6th floor Robson Street frontage.

cont'd....

Clause No. 2 continued

At the instigation of the West End Community Council and the West End Planning team, a cross section of West End residents have been canvassed with regard to their opinions on the Landmark Hotel lighting. It would appear that neither the West End Community Council nor the West End Ratepayers Association have strong objections to the existing lighting, although formal statements to this effect have not yet been received. Nearby residents in low-rise buildings appear to be in favour of the existing lighting as it provides a form of street lighting without shining directly into their residences. Certain residents of nearby apartment towers have, however, expressed sharp criticism of the bright yellow lights shining directly into their living quarters.

As the proposed weather-proof fixtures appear only to shield the light in a horizontal direction, various other solutions have been investigated. In cooperation with the developer and the City Electrician, two of the three lighting fixture covers have been sprayed with a translucent sign paint in order to reduce the intensity of the light by 40-60%. It is expected that these fixtures will have been installed for viewing by Thursday evening, April 26th.

A further information report on this matter is anticipated."

FINANCE MATTERS

CONSIDERATION

1. Re: P.C. 229 Honeybourn, B: Legal Expenses

The Corporation Counsel reports as follows:

"The following communication has been received from the Secretary of the Board of Police Commissioners:

'A letter was received from P.C. 229 Honeybourn, B. requesting the Board to consider payment of legal expenses incurred as a result of his being charged with Criminal Negligence in connection with the accidental shooting of Danny Teece on November 28th, 1972. Constable Honeybourn was found "Not Guilty" of the charge. He forwarded an account submitted by Mr. G. L. Murray, Q.C. for professional services rendered by he and Mr. H.J. McGivern in the amount of $1,500.00.

Moved:
"THAT the account of Mr. G.L. Murray, Q.C. and Mr. H.J. McGivern in the amount of $1,500.00 for professional services rendered in connection with the defence of P.C. 229 Honeybourn, B. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provisions of Section 472 of the Vancouver Charter.
- Carried."'

In accordance with Council's standing instructions I have considered the account as rendered and I believe that if this account were taxed it would be found to be reasonable and allowed by the Taxing Officer.

Section 472 of the Charter reads as follows:

'472. The Council may direct the payment of any sum required for the protection, defence, or indemnification of any member of the police force or other person under the jurisdiction of the Board when an action or prosecution is brought against him and costs or other expenses are necessarily incurred, or where damages are claimed or recovered, if the Board recommends that the case is a proper one for payment.'

To assist Council in evaluating this request, the following summation is taken from the last paragraph of Judge Winch's findings:

'In all of the circumstances, in giving full consideration to it, I am of the opinion that Constable Honeybourn in his actions was justified. The crown in my opinion has not proven that there exists a prime facie case against Constable Honeybourn and I, therefore, discharge him from this charge.'

The entire Judgment runs to 11 pages and I have a copy should any member of Council wish to read it in its entirety."

PROPERTY MATTERS

CONSIDERATION

1. Property Acquisition of S.E. Corner of 2nd Avenue and Quebec Street

The City Engineer reports as follows:

"The property at 102 East 2nd Avenue (S.E. corner of 2nd Avenue and Quebec Street) has been offered for sale to the City before placing it on the open market. This property is a one-storey (with mezzanine) reinforced concrete office and warehouse building with a floor area of 8,755 square feet, erected in 1933 on a corner site 49.5' x 122', zoned M2 heavy industrial with an indicated market value in the range of $80,000 to $90,000. This property could be involved in an extension of the Columbia-Quebec Connector south of 2nd Avenue. However, the question of an extension of Columbia-Quebec south of 2nd Avenue is currently under study and a report will not be ready until late in 1973.

This report provides background material about the Columbia-Quebec Connector, discusses the current situation about the extension of the Connector south to Kingsway and suggests consideration be given to acquisition of the above-noted property at this time.

BACKGROUND

Background material about the Columbia-Quebec Connector is provided in the attached copy of the August 12, 1971, report to Council. Sketch A of the report illustrates the concept of extending the Connector south of 2nd Avenue.

As section C on page 2 of the attached report states, the present severely congested conditions for transit and traffic on Main Street are caused by the imbalance of arterials at either end. Significant relief will be provided by the Columbia-Quebec Connector now completed to 2nd Avenue. Further relief as well as the required continuity to meet future demands and to provide for improved transit operations would be possible by extending the Connector south to Kingsway.

CURRENT SITUATION

As mentioned in the attached report, detailed studies are required to: (a) determine how the extension should link up with Kingsway, and (b) examine possible interim stage developments. These studies are now being carried out in collaboration with the Planning Department. It is anticipated that a report will be submitted to Council in late 1973 on the extension south of 2nd Avenue.

Preliminary work to date has shown that the subject property will be required for the extension of the Connector.

TIMING

Funds have not been included in the present 5-year plan for this project. Because of the high cost of such an extension the timing is very uncertain.

The Property and Insurance Division has advised us that a purchase of this property from a willing seller at this time would be advantageous to the City by avoiding the possibility of a more costly settlement later from a new owner and particularly if a long term lease had to be broken. The current lease expires in July, 1973, and the present tenant would be willing to lease from the City. Preliminary examination suggests that the available market rental income will considerably offset the cost of acquisition depending on the probable length of time before property is required for the extension.

.....2

Clause 1 Continued

SUMMARY

Studies are in progress to determine details of the extension of the Columbia-Quebec Connector south of 2nd Avenue in order to report to Council in late 1973.

The property at the southeast corner of 2nd Avenue and Quebec Street has been offered to the City. Preliminary work to date on the extension shows that this property is required to provide sufficient street allowance.

COURSE OF ACTION

Accordingly, the City Engineer suggests that the Supervisor of Property and Insurance be authorized to negotiate for purchase of the property and report back to Council on the cost and source of funds."

****

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

APRIL 10, 1973

A meeting of the Standing Committee of Council on Housing was held in the #3 Committee Room, third floor, East Wing, City Hall on Tuesday, April 10, 1973 at 10:00 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Marzari
Alderman Rankin

CLERK: M. Kinsella

The minutes of the meeting of March 27, 1973 were adopted after deletion of the following portion of clause 3 (a) which read:

"to ensure compliance with all City by-laws"

Your Committee submits the following recommendations to Council

RECOMMENDATION

1. Evaluation and Accreditation of Skid Road Housing

At its meeting of March 1, 1973, the Committee received a report from the Director of Welfare and Rehabilitation proposing establishment of specific standards for hotels in the Skid Road Area. Those hotels which met these written criteria would be paid a premium from $45 - $67.50 per month for housing welfare recipients. Under date of April 10 the Director of Welfare and Rehabilitation submitted a memo on the effects of the increased welfare rates on this proposal. Mr. Boyd's memo read in part:

> "On April 2, 1973, the Honourable Minister of Rehabilitation and Social Improvement announced an increase in welfare rates effective June 1, 1973. Under the new rates a single person's social allowance will increased from $102 per month (shelter $45 - food and sundries $57) to $140 per month (shelter $75 - food and sundries $65). It is logical to assume that skid road hotels will quickly increase their monthly rental rates up to the new $75 per month shelter allowance. The opportunity to pay a premium up to $67.50 to those hotels who meet the new criteria has been partially lost. In my opinion the committee should continue its work and we should seek some means to pay a premium over $75 per month and up to $90 or $100 per month for those hotels that meet the criteria. The only remaining alternative appears to be a change in the by-laws to include some or all of the proposed criteria.

cont'd .....

It should be noted that although the increased shelter allowance for single persons will assist the welfare recipient to perhaps get better accommodation, it will at the same time make it more difficult for other people on low fixed income to meet higher shelter costs."

The Director of Welfare and Rehabilitation advised that his Department will shortly appoint a Welfare Aide to work specifically on the evaluation and accreditation of Skid Road Housing.

The Director of Environmental Health, on behalf of the Sub-Committee on Rental Subsidy for Approved Accommodation in the Skid Road Area, submitted the following criteria for acceptable accommodation:

" 1. The operator of the lodging house should be capable of effective communication with the social worker and other civic officials.

2. The premises must be in full compliance with fire regulations, including lighting, maintenance of fire separation doors, removal of refuse and general maintenance of all fire alarm systems.

3. Floors, walls and ceilings throughout the building must be maintained clean and in good repair.

4. Adequate natural light and ventilation to be provided to all living areas.

5. Adequate artificial light to be provided for reading and all other purposes

6. In the case of Housekeeping rooms, proper facilities for food storage (refrigeration is to be provided).

7. Mattresses of good quality covered by a clean mattress cover to be provided and maintained.

8. Clean bedding and linen to be provided and changed at least weekly in all accommodation.

9. Satisfactory room furnishings to be provided and maintained in good repair.

10. Premises are to be maintained free from all infestations.

11. Sanitary facilities are to be provided to the Loding House Bylaw requirements. Fixtures and rooms are to be maintained in good repair and in a clean condition at all times. An adequate supply of soap, toilet paper, towels and hot and cold water are to be made available at all times to the tenants.

12. The room temperature is to be maintained at all times at a satisfactory temperature (70°).

13. Halls, living areas and bathrooms are to be painted in a light coloured washable paint of good quality. Floors throughout are to be covered with a satisfactory floor covering.

14. The operator is to provide a maintenance staff to perform daily room cleaning as well as cleaning of all public areas, such as halls and bathrooms as often as required. "

Following intensive debate it was

RECOMMENDED that

a) The Director of Welfare and Rehabilitation continue the programme of Evaluation and Accreditation of Skid Road Hotels as outlined in his report to the Committee on March 1, 1973.

cont'd .....

b) The Medical Health Officer and the Corporation Counsel re-draft the Lodging House By-law to incorporate the 14 criteria contained in the report dated April 10, 1973 of the Sub-Committee on Rental Subsidies for Approved Accommodation.

c) The Medical Health Officer report on the use of lodging house operator permits for the Core Area; such permits to include competency of operators.

RECOMMENDATION AND INFORMATION

2. United Housing Foundation

Mrs. Schmid, on behalf of the United Housing Foundation, raised the following items for the Committee:

(a) Site #20, Champlain Heights

The United Housing Foundation, under date of July 4, 1972, submitted a request to Council to purchase or lease either Site #19 or Site #20, Champlain Heights for townhouse, garden apartment developments, with the estimated value of a 3-bedroom home in the neighbourhood of $21-22,000, depending on land costs.

The Vancouver City Planning Commission in a report to Council on this matter dated July 18, 1972 recommended:

"Approval of Site #19 for well designed, low-density townhouses of the cluster variety, and Site #20 for townhouses not to exceed 15 units per acre, and that this site be not used for limited dividend or low income housing or institutional purposes."

City Council on July 18, 1972, when considering the Vancouver City Planning Commission's report along with a Board of Administration report dated June 28, 1972 on the disposal of Sites #19 and #20, Champlain Heights, passed the following motion:

"THAT Sites #19 and #20 be marketed through 'competitive design and fixed price'."

In response to Mrs. Schmid's comment that Site #20 has not yet been out to design competition, the Supervisor of Property & Insurance advised that surveys of this property are not yet completed and that a full report would be forthcoming as soon as the work has been done.

Further discussion ensued and it was

RECOMMENDED

that Site #20, Champlain Heights be tendered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per net acre and within a price range of $20-25,000 per unit.

Further that, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.

cont'd .....

(b) Downtown East Side Area

As agreed at the last meeting, the Committee today discussed with representatives of the United Housing Foundation their letter to the Committee dated February 23, 1973 with respect to purchase and renovation of existing accommodation in the downtown East Side of the City. The United Housing Foundation is presently negotiating for four properties in this area. They indicated that one of the problems they face is getting quick and accurate estimates of costs of renovation and they have requested the Director of Permits & Licenses to provide them with information. The Chairman noted that Council at its meeting this afternoon will be considering a recommendation that part of the $1,000,000 housing fund be used for a pilot project in the downtown Ease Side area.

At the request of the Committee, the United Housing Foundation agreed to submit to the next meeting of the Committee specific proposals on management of properties in the downtown East Side area.

(c) Housing in False Creek

The Chairman suggested the United Housing Foundation contact the Special Committee on False Creek on this matter.

INFORMATION

3. Leasing and Rehabilitation in the Skid Road Area

Mr. Davies, Social Planning Department, submitted the following memo re leasing of properties in the Skid Road:

> "Inspections of the four properties referred to at the last meeting of the Housing Committee will not be completed until April 13, 1973.
>
> An inspections and reporting procedure has been agreed upon between the departments involved and will be implemented whenever suitable properties for leasing become known.
>
> It is likely that the United Housing Foundation, subject to mutually acceptable arrangements being made, would be prepared to operate hotels leased by the City."

The Director of Environmental Health stated one of the questions facing the leasing Sub-Committee is whether or not minimal cooking facilities should be permitted. The problem is that if any cooking facilities other than a hot plate are provided the question arises of adequate refrigeration of food.

The Chairman of the Sub-Committee, Mr. Davies, agreed to submit a comprehensive report to the next meeting of the Committee on all aspects re leasing and rehabilitation of the four properties referred to at the March 27th meeting of the Committee.

4. Rehabilitation of Buildings in the Skid Road Area

Mr. Davies advised that Central Mortgage and Housing Corporation has completed inspections of 14 properties in the area. Results of their inspections have been given to the United Housing Foundation, and the Property & Insurance office.

Mr. Davies agreed to keep the Committee informed of progress in this area.

5. Discussion of Committee's Policy re Housing Problems

Mr. Casson and Mr. Wiles, G.V.R.D. Housing Committee, were present for this item. Discussion centred around the present low vacancy rate of .06 for rental accommodation in Vancouver; what is being done and what could and should be done to provide adequate low to moderate income housing. Some of the points raised were:

(i) Need for housing for people in the $13,000 and lower income groups, as well as for senior citizens and low-income single persons.

(ii) Need some way of stimulating developers to build housing for the above groups (provide land at cost?).

(iii) Lack of good management teams in the public sector to develop low income housing.

(iv) There is a very great bias among single family dwelling owners against high density public housing coming into their neighbourhoods. This is evidenced by the tremendous amount of outcry at public hearings on low-income, high density housing.

Mr. Casson advise the Provincial Government has started a programme of land acquisition for development of low rental accommodation, and the G.V.R.D. is in the process of acquiring land for this programme. Mr. Casson declined to give details at this time but agreed to advise the Housing Committee as soon as specific sites have been acquired.

Mrs. Schmid, on behalf of the United Housing Foundation, stated the Foundation plans to build 300 low rental units this year; and has a goal of 1,000 units for 1974.

6. NIP Programmes

The Assistant Director of Planning -- Community Development explained the Neighbourhood Improvement Programme as follows:

"This is a programme to assist in improving municipal facilities and housing conditions in specific neighbourhoods and demolishing substandard housing inside or outside these neighbourhoods.

1. CMHC can make loans and grants 'to or for the benefit of municipalities in a province'.

cont'd .....

2. CMHC to first enter agreement with province to establish

   a) neighbourhood selection criteria

   b) application procedure

   c) manner of citizen participation in planning and implementation

   d) manner of enforcing maintenance and occupancy standards

   e) relocation compensation

   f) total federal contribution as part of this agreement

   g) administrative details of CMHC contributions.

3. CMHC will approve applications from municipalities and contribute 50% of

   a) costs of selecting neighbourhoods and drawing up plans

   b) acquiring and clearing land for open space and community facilities

   c) acquiring and clearing land for low to medium density housing for low to moderate income individuals and families

   d) acquiring, constructing or improving neighbourhood recreational and social facilities

   e) developing maintenance and occupancy bylaws

   f) administering loans for commercial improvements

   g) relocating individuals dispossessed of housing

   h) salary and information/publicity costs in implementing project and contribute 25% of

      i) costs of upgrading municipal and public utilities in the neighbourhood

      ii) acquiring and clearing non conforming uses

Explanatory notes indicate the programme will be subject to federal-provincial master agreements. These will outline funding, administration, citizen participation and relocation procedures.

Commercial loans appear to come directly from CMHC in this paper - to a maximum of $10,000 per enterprise."

cont'd .....

Mr. Geach noted that a major question is how can the City ascertain without going to considerable expense in preparing detailed submissions, which communities might be eligible. For example, would CMHC be prepared to recommend for NIP assistance, such communities as Hastings-Sunrise, Grandview-Woodland, Cedar Cottage-Kensington, Mount Pleasant, Kitsilano and some parts of the West End. All these areas have some characteristics indicating apparent eligibility and could benefit by such aid.

It was suggested that at an appropriate time, the Standing Committee on Housing and City officials meet with the appropriate Provincial and Federal officials to discuss eligibility criteria and the method of preparing the required documentation in support of such programmes in relation to specific communities with the City.

7. Memo From Chairman

Discussion of the Chairman's memo dated April 9, 1973 and his further memo on "Reasons for Housing Inventory Study funded by Federal Government", also dated April 9, 1973, was deferred to the next meeting of the Committee.

The meeting adjourned at approximately 12:40 p.m.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 12, 1973

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, April 12, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Representative of the Provincial Department of Rehabilitation and Social Improvement

CLERK: M. Kinsella

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Greater Vancouver Mental Health Project

The Medical Health Officer, in a report dated April 4, 1973, advised that the Metropolitan Board of Health of Greater Vancouver, at its meeting of March 28, 1973, agreed to accept responsibility for the development and administration of the Greater Vancouver Mental Health Project. This Project, which will be funded entirely by the Provincial Government, has as its main objective the integration and direction of mental health services planning for the Metropolitan Vancouver Area (Burnaby, Richmond, the North Shore, and five services areas of Vancouver).

The Medical Health Officer and the City's Director of Mental Health Services spoke to this report. Reference was made to the success of the integrated mental health team which has been operating out of Health Unit 4, Knight Road, since 1970. Since this mental health team has been working in this area the admission rate to Riverview from the Unit 4 area of the City has shown a marked decrease. The Metropolitan Board of Health is optimistic that deployment of similar mental health teams in other local areas of the City would result in the same apparent improvement in community mental health. The local areas will be sub-areas of the five approved service areas of Vancouver, i.e. North, South, East, West and Burrard. The project also intends to provide services to children, families and to implement programs to meet the demonstrated mental health needs of the Metropolitan area.

It was pointed out that the services provided by the Greater Vancouver Mental Health Project would be complementary to those provided by the City Health Department. The City's mental health service provides considerable service to schools and is, in fact, funded 80% by the Vancouver School Board.

The Medical Health Officer asked your Committee to particularly consider:

(a) Co-ordination of the project with those City services which are decentralized, i.e. Welfare & Rehabilitation, Social Planning, Probation Services, and Health.

(b) The implications with regard to provision of space for the project teams in City facilities.

CLAUSE NO. 1 (cont'd)

The Director of Welfare & Rehabilitation expressed support for the housing of the project's teams in City facilities.

Following further discussion it was

RECOMMENDED that Council endorse the Greater Vancouver Mental Health Project and that project services be integrated with the City's existing or proposed services wherever practical or appropriate, on the understanding that provision of such space be at no cost to the City.

The Chairman instructed the Medical Health Officer to prepare a one-page summary on this project for Council's information when considering the above recommendation.

2. Opportunity Rehabilitation Workshop - Grant in Lieu of Taxes

The Opportunity Rehabilitation Workshop, by letter of April 9, 1973, to the Chairman of your Committee, requested consideration of a grant in lieu of property taxes on vacant property at 1875-1885 Pandora Street.

The Opportunity Rehabilitation Workshop provides assessment, work adjustment, work training, and placement services to handicapped persons. The Chairman and Alderman Marzari recently toured this workshop and were most impressed with the operation and feel it is providing a valuable service in the Community.

RECOMMENDED that a grant in lieu of 1973 property taxes on the vacant property at 1875 - 1885 Pandora Street be made to the Opportunity Rehabilitation Workshop.

Further

RECOMMENDED that if legally possible, a grant equivalent to the 1972 property taxes on 1875-1885 Pandora Street, also be made to the Opportunity Rehabilitation Workshop.

INFORMATION

3. Grant Request - Helping Hand Council

Captain E. Ted Liberty appeared before your Committee to request a grant of $201.00 per month for a six-month period, in order to commence operation of The Helping Hand Council. The amount requested is broken down as follows:

Rent	$70.00	per month
Phone	46.00	" "
Lights	10.00	" "
Office Supplies	75.00	" "
TOTAL	$201.00	per month

The Helping Hand Council proposes to act as an information and assistance centre for people on social assistance and for senior citizens. The program would employ persons from the Vancouver Opportunities Program and would provide training and clerical work to assist these people in getting jobs and becoming self-supporting.

RESOLVED that the request of The Helping Hand Council for a grant of $201.00 per month for six months be referred to the Director of Social Planning and the Director of Welfare & Rehabilitation for report back to your Committee with a recommendation as soon as possible.

INFORMATION

4. Dunbar - West Point Grey Youth Problem

A proposal, dated April 10, 1973, was submitted by Dr. R.E.D. Munn, Chairman, West Point Grey Youth Committee. The proposal requested the City fund rental of a warehouse and salaries of four youth workers for six months in 1973 (May - September). At the end of this period, continuity of the project through Federal-Provincial funding is anticipated. The project proposes to set up in the rented facility, shop equipment, e.g. benches, saws, drills, etc. to provide a skill development program. The four youth workers are seen as working with delinquent youths who are potential gang members, in a variety of their "haunts" including the parks.

The estimated cost of the proposal for a six-month period is:

Four youth workers	$ 9,600.00
Rental of warehouse	4,200.00
TOTAL	$13,800.00

During the ensuing discussion, it was noted that the Dunbar-West Point Grey Youth Committee has received approximately $90,000 in L.I.P. Grants over the past two years. The number of children dealt with by the project over the L.I.P. funding period ranged from a maximum of thirty to the present 10-12 children now receiving attention. A member of the Vancouver Police Department spoke to your Committee on the Dunbar-Point Grey Youth Problem. While acknowledging the potential critical youth problem in the area, he stated the Police Department considered the youth problem in other areas of the city to be much more serious (e.g. Gastown-Downtown Eastside; Cedar Cottage; Kensington; Killarney). He also considers there is a marked lack of integration between youth service agencies working in the Dunbar-Point Grey area.

Mr. Talbot, on behalf of the Dunbar-Point Grey Youth Committee stressed that the children referred to in the proposal need intensive individual attention to prevent their forming a gang - which is extremely difficult to disperse.

Mr. L. Ryan, Vancouver Park Board, stated that the children under discussion would not fit into a regular Community Centre program. They are usually not visible until 3:00 p.m. and are "high", with resultant unacceptable behaviour, by 4:00 p.m. He feels these youth need intensive, individual attention from the youth workers.

Following discussion with others present, including D. Purdy, Social Planning Department; Mrs. Epstein, Provincial Social Worker; the consensus of your committee was that clarification was required on

- the ratio of youth workers to children in the program
- the need for such large sums of money to be allocated to a relatively small program (i.e. $90,000 L.I.P. funds over two years)
- the apparent lack of integration between all the Vancouver youth agencies working in the area.

RESOLVED

THAT the proposal of the Dunbar-Point Grey Youth Committee be referred to the Social Planning Department to prepare, in consultation with Mrs. Epstein of the Provincial Department of Rehabilitation and Social Improvement, a report on the existing program of the Dunbar-Point Grey Youth Committee; such report to include an evaluation of the various facets of this program; a breakdown of the funding of same, as well as an evaluation on services provided to the Dunbar-Point Grey area by traditional youth service agencies. This report will be considered at the May 10th meeting of the Standing Committee on Social Services.

5. Integration of Provincial Social Service Workers with City Social Service Workers - Department of Welfare & Rehabilitation

The Chairman advised that the Minister of Rehabilitation and Social Improvement has expressed to him his desire to see implementation of the integration of Provincial Social Service Workers with City Social Service Workers take place as soon as possible. Mr. Denofreo advised that Mr. Levi has guaranteed employment within the Provincial Service, to those Provincial Social Workers who do not wish to become integrated with City Social Service Workers.

RESOLVED

that a special committee be struck to discuss solutions to this problem in the hope of bringing about a speedy integration of the Provincial Social Workers into the City Service. This Committee to be comprised of Alderman Marzari (representing the Standing Committee on Social Services); Mr. Denofreo (representing the Minister of Rehabilitation and Social Improvement); Mr. Boyd and Mr. Charles (City Department of Welfare & Rehabilitation); plus representatives from the Municipal & Regional Employees' Union and the Provincial Workers' Union.

The meeting adjourned at approximately 3:40 p.m.

* * * * * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development was held in No. 1 Committee Room, City Hall on Thursday, April 12, 1973 at 3.30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Pendakur
Alderman Massey

COMMITTEE CLERK: M. James.

1. A Proposal for Downtown Development

Previously the Committee had before it the draft proposal for Downtown Development prepared by the Director of Planning and Civic Development. This draft proposal had also been referred to the Vancouver City Planning Commission and the Technical Planning Board, both of whom were requested to review, consider and report to this Committee on the proposals.

The Technical Planning Board at its meeting of March 2, 1973 considered the guidelines contained in the draft proposal and submitted to this Committee its comments on Guidelines 1-8 and did not submit comment on Guideline #9.

The Technical Planning Board report advised that that Board adopted Guidelines 1-8 in principle, subject to its comments and editorial revisions.

The Vancouver City Planning Commission under date of March 14, submitted the report of the Sub Committee on Downtown Development of the Planning Commission. This report submitted recommendations to the Committee which suggested preliminary public circulation of a summary document to promote citizen involvement, details of how the citizen involvement should be structured and suggested editorial change in the document to indicate Council's interest in citizens' proposals.

Before considering the reports of the Technical Planning Board and the Vancouver City Planning Commission, the committee noted that with this information submitted to date, the staff was in a position to start preparing a "mock-up" of the public document and it was agreed that the Chairman would meet with the Assistant Director of Advance Planning and Research on this "mock-up".

The Committee considered the comments of the Technical Planning Board seriatim and during the discussion the following comments were made on the individual guidelines:

Downtown Policy Guideline #1:

Encourage the Development of Downtown Vancouver as the executive, cultural and tourist centre of Western Canada, the Province of British Columbia and Greater Vancouver and its region.

The Committee noted the comment of the Technical Planning Board.

Downtown Policy Guideline #2:

Promote high standards of environment in downtown to ensure that man-made works match the unique natural site.

The Committee noted and discussed the comment.

Downtown Policy Guideline #3:

Reflect people's aspirations in downtown developments and place a strong emphasis on pedestrian needs.

Comment noted.

Downtown Policy Guideline #4:

Maintain a wide range of housing accommodation on the downtown peninsula.

The Committee discussed the comment and agreed there should be housing links promoted between the north shore of False Creek, the West End and the downtown areas.

Downtown Policy Guideline #5:

Improve the accessibility for people and goods to downtown, including better public transportation and reduced emphasis on private automobiles.

The Committee noted and discussed the comment and recommended to the staff in preparing the final document, that a strong statement be included on this guideline.

Downtown Policy Guideline #6:

Relate development proposal to overall environmental objectives.

The Committee noted the comment and discussed the matter relating the guideline to parks requirements, public open space requirements and waterfront redevelopment on both Burrard Inlet and False Creek.

Downtown Policy Guideline #7:

Increase the public presence and public spending downtown.

The Committee noted the comment.

Downtown Policy Guideline #8:

Enhance the distinctive character of special areas within the downtown peninsula.

The Committee noted the comment and agreed.

Downtown Policy Guideline #9:

Recognize the "development concept" as a long-range structure plan for downtown, to be amended in accordance with changing community goals.

The Technical Planning Board did not comment.

After concluding the seriatim review, the Committee suggested that there was an item missing in the Guidelines - This being that the Downtown Peninsula is to be zoned in "functioning areas" and that this should be included in the public document. The Committee then considered the comments and recommendations contained in the report submitted by the Planning Commission and discussed the items generally.

At the conclusion of this review of the two documents, the Committee

RECOMMENDS that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the Director of Planning and Civic Development be instructed to take into account the comments of the reports and of this Committee, in preparing the final draft of the guidelines statement.

2. Historic Area Advisory Board

At a previous meeting of this Committee, Alderman Massey was instructed to meet with representatives of the Historic Area Advisory Board, the Director of Planning and other interested parties on the matters contained in the submission of the Historic Area Advisory Board and others to this Committee. These submissions, previously received, suggested the Historic Area Advisory Board was not functioning as a well-defined unit in the civic scene and suggested alterations in the Board's role and authority to make it more meaningful in terms of the objectives suggested by the Historic Area Legislation.

Under date of April 12, 1973, Alderman Massey submitted a "Report on Matters Historic" and under date of April 10, 1973 the Director of Planning and Civic Development submitted a report detailing previous actions and listing six recommendations.

The report of Alderman Massey which gave considerable detail and had attached appendices, submitted to the Committee a series of recommendations for making the Historic Area Advisory Board effective on signing and zoning guidelines, suggestions for a Vancouver Historic Advisory Board, legal records on violations both within "historic buildings" and within the "historic area".

It should be noted that the report of Alderman Massey had an errata sheet.

The Corporation Counsel stated that he had been advised by the Provincial Government of an amendment to the Municipal Act submitted to the present sitting of the Legislature.

The amendment is as follows:

" Enacts s. 714A.

Heritage building.

19. The Act is further amended by inserting, after section 714, the following as section 714A:

714A. (1) The Council may, by by-law, subject to the approval of the Lieutenant-Governor in Council, designate any buildings, structures, or lands, in whole or in part, as heritage buildings, structures, or lands for the purpose of preserving evidences of the municipality's history, culture, and heritage for the education and enjoyment of present and future generations.

(2) A building, structure, or land designated by the Council shall not be demolished or built upon, as the case may be; nor shall the facade or exterior of the building or structure be altered, except with the approval of the Council

(3) In exercising the power under this section, the Council shall have due regard to the following considerations:

(a) The need for preserving heritage buildings, structures, or lands which collectively represent a cross-section of all periods and styles in the municipality's historic and cultural evolution:

(b) The costs and benefits of the preservation:

(c) The compatibility of preservation with other lawful uses of the buildings, structures, or lands.

(4) The Council may, by by-law adopted by an affirmative vote of at least two-thirds of all the members thereof, establish a Heritage Advisory Committee, whose members shall serve without remuneration and who shall advise the Council on those matters coming within the scope of this section as may from time to time be referred to the Heritage Advisory Committee by the Council and, in particular, may make recommendations to Council respecting designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures, and lands.

(5) In the by-law establishing the Heritage Advisory Committee there shall be set out

(a) the composition of the Heritage Advisory Committee and the manner in which Council shall appoint the members; and

(b) the procedures governing the Heritage Advisory Committee.

(6) The Council shall include in its annual budget such sums as may be necessary to defray the expenses of the Heritage Advisory Committee. "

The Chairman brought to the attention of the meeting a letter under date of April 9, 1973 he had received from the Chairman of the Chinatown Property Owners and Merchants' Association. The letter advised that the association felt it was desirable to have a separate advisory board for the historic area of Chinatown.

The Committee then considered in detail the proposals submitted in the report of Alderman Massey after suggesting that the name be changed from "Vancouver Historic Area Advisory Board" to "Vancouver Heritage Advisory Board as suggested by the proposed amendment to the Municipal Act.

In reviewing the recommendations of Alderman Massey the Committee agreed to the following:

- That the number of members be eleven.

- The present Historic Area Advisory Board continue with its connection with the Gastown Historic area.

- That the suggestion for local area historic review committees be supported and one be initiated for Chinatown.

- The Vancouver Heritage Advisory Board be overall local area committees and report direct to Council.

- That no alternate members be required.

- That for the present, until the Municipal Act amendment has been dealt with by the Legislature, the City continue to use the Historic Sites Act.

The Committee continued its consideration of the report of Alderman Massey and after dealing with the various sections

RECOMMENDS that the report be received after changes made at this meeting and the Corporation Counsel be requested to comment on the matter and to prepare a Bylaw to create a Vancouver Heritage Advisory Board in keeping with the proposed amendment to the Municipal Act and

FURTHER RECOMMENDS that the report after being corrected at this meeting be referred to the Vancouver Heritage Advisory Board, when appointed, for study and report back to Council and

FURTHER RECOMMENDS that the Director of Permits and Licenses be asked to comment on Item E of Page 2 of Alderman Massey's report with particular reference to the use of a generalist inspector to police the historic area for bylaw infractions and

FURTHER RECOMMENDS that as an interim step, the signing guidelines for Chinatown and Gastown separately and the zoning guidelines for Chinatown and Gastown together, be forwarded to City Council in order to provide a basis for development control in the designated Historic Site and the Director of Planning and Civic Development be instructed to make application to amend the Zoning and Development Bylaw to give effect to the proposed changes, and

FURTHER RECOMMENDS that the Director of Permits and Licenses be instructed to prepare amendments to the appropriate bylaws to take account of the proposed signing guidelines and building and other code requirements as they affect historic buildings, and

FURTHER RECOMMENDS that the Director of Planning and Civic Development be instructed to report back on a proposal to extend the employment of the two persons employed on the LIP program, which terminates May 31, 1973, (Mrs. Nancy Oliver and Mr. Jon Ellis), with a view to continuing the investigations of matters historic and to facilitate the implementation of other proposals in the report, and

FURTHER RECOMMENDS that Alderman Massey, Mrs. Nancy Oliver and Mr. Jon Ellis be thanked for this report.

The meeting adjourned at approximately 5.15 p.m.

TECHNICAL PLANNING BOARD

TO: Civic Development Committee

SUBJECT: "A PROPOSAL FOR DOWNTOWN DEVELOPMENT"

CLASSIFICATION: INFORMATION

The Technical Planning Board at its meeting on March 2nd adopted Guidelines 1 to 8,contained in the report of the Department of Planning and Civic Development entitled "A Proposal for Downtown Development, in principle, subject to the following comments and editorial revisions:

1. DOWNTOWN POLICY GUIDELINE — ENCOURAGE THE DEVELOPMENT OF DOWNTOWN VANCOUVER AS THE EXECUTIVE, CULTURAL AND TOURIST CENTRE OF WESTERN CANADA, THE PROVINCE OF BRITISH COLUMBIA AND GREATER VANCOUVER AND ITS REGION

COMMENT

The Technical Planning Board in looking at Guideline #1 and at the population projection, point out that to have growth beyond a 125,000 working population downtown carries with it the absolute necessity for a system of separate right-of-way transit.

2. DOWNTOWN POLICY GUIDELINE — PROMOTE HIGH STANDARDS OF ENVIRONMENT IN DOWNTOWN TO ENSURE THAT MAN-MADE WORKS MATCH THE UNIQUE NATURAL SITE

COMMENT

The Technical Planning Board suggest the deletion of the second sentence in paragraph 3, page 11 "Besides improvements to individual projects, the reductions of density should encourage early redevelopment of sites presently used as surface parking lots and car was establishements which contribute nothing to amenity standards" there not being unanimous agreement as to the amenity of buildings vs. parking lots.

3. DOWNTOWN POLICY GUIDELINE — REFLECT PEOPLE'S ASPIRATIONS IN DOWNTOWN DEVELOPMENTS AND PLACE A STRONG EMPHASIS ON PEDESTRIAN NEEDS

COMMENT

Recognizing there is a cost factor involved here and that there may be ways of securing some of these features without the expenditure of public funds, it is suggested that such measures be carefully explored.

Editorial Revisions

Page 13, 2nd line: The word "major" to be changed to "substantial".

Page 13, 3rd para. 3rd line: The word "effective" to be deleted.

4. DOWNTOWN POLICY GUIDELINE — MAINTAIN A WIDE RANGE OF HOUSING ACCOMMODATION ON THE DOWNTOWN PENINSULA

COMMENT

The Technical Planning Board note that this is a change in policy which has been implicit under the Zoning and Development By-law and would permit housing in areas where it is now precluded.

Editorial Revisions

Page 14, 1st line of heading: Change word "Maintain" to "Encourage".

Page 14, last paragraph,
2nd line: Add the words "and private" after the word "public".

5. DOWNTOWN POLICY GUIDELINE — IMPROVE THE ACCESSIBILITY FOR PEOPLE AND GOODS TO DOWNTOWN, INCLUDING BETTER PUBLIC TRANSPORTATION AND REDUCED EMPHASIS ON PRIVATE AUTOMOBILES

COMMENT

The Technical Planning Board note the first sentence in the last paragraph on Page 15: "The City has accepted the need for immediate improvements to surface transit and ultimately for a mass transit sustem, preferably underground, as a first priority", and cannot emphasize too strongly the absolute need to confirm this as City policy.

6. DOWNTOWN POLICY GUIDELINE — RELATE DEVELOPMENT PROPOSAL TO OVERALL ENVIRONMENTAL OBJECTIVES

Editorial Revision

Change Guideline to read: "REQUIRE DEVELOPMENT TO CONFORM WITH OVERALL ENVIRONMENTAL OBJECTIVES"

7. DOWNTOWN POLICY GUIDELINE — INCREASE THE PUBLIC PRESENCE AND PUBLIC SPENDING DOWNTOWN

COMMENT

While recognizing the need to increase the public presence downtown, the Technical Planning Board has difficulty in commenting on the balance of the section, recognizing that public spending could range from very little to an impossible amount.

Editorial Revisions

Page 19, Item 1, 2nd para.
1st line: Change the word "may" to "can"

Page 19, Item 2, 2nd line: Delete the word "heavy"

Page 19, Item 2, 3rd line: Add the words "Engineering Services" after the words "community centres"

8. DOWNTOWN POLICY GUIDELINE — ENHANCE THE DISTINCTIVE CHARACTER OF SPECIAL AREAS WITHIN THE DOWNTOWN PENINSULA

COMMENT

The Technical Planning Board feels that the list of special areas should be extended and that Robson Street should be included. The Board also wish to point out that great care must be exercised in order not to change the essential character of these areas as has happened to some extent in Gastown, where larger commercial enterprises are supplanting the original small leathercraft shops, etc.

9. DOWNTOWN POLICY GUIDELINE — RECOGNIZE THE "DEVELOPMENT CONCEPT" AS A LONG-RANGE STRUCTURE PLAN FOR DOWNTOWN, TO BE AMENDED IN ACCORDANCE WITH CHANGING COMMUNITY GOALS

NO COMMENT

March 14, 1973.

THE VANCOUVER CITY PLANNING COMMISSION
Subcommittee on Downtown Development
Chairman: Mr. Harald Weinreich

Chairman and Members,
Council Committee on Civic Development
City Hall.

Re: Department of Planning and Civic Development
Report: A Draft Proposal for Downtown Development

Gentlemen:

Background

Members of the Commission received copies of the above report at their meeting on February 16, 1973 and appointed Mr. Harald Weinreich as Chairman of a Subcommittee on Downtown Development.

As a first step for his Committee, Mr. Weinreich convened a meeting on February 23, when Commission members met with representatives of citizen groups who had previously demonstrated active interest in the Downtown Issues and Concepts reports of 1968 - 70.

After Mr. R. Hayward, Assistant Director, Advance Planning and Research, introduced the subject, discussion centred chiefly on general procedures and also the value of the proposed guidelines.

Several members of the Commission have since met twice in Committee to discuss implications of the February 23rd meeting and also various aspects of the Draft Report. As a result of this discussion the Committee recognizes three major groupings of citizen interest:

A. Groups and individuals who have studied the major downtown proposals made over a period of years and now have probably submitted a series of briefs.

B. Many who are newly involved and who now take an interest in the development of downtown but who need background information.

C. Citizens at large whose interest must be aroused if they are to become involved in an aspect of community development, etc.

Recommendations

It is hoped that the following general recommendations will help to meet the needs of the above groups.

(1) There should be a preliminary public circulation of a summary document. This should include the following:

(i) More background material than is presently shown on page 4 of the present draft.

- It is important that people realize that much work has been undertaken in the past and that many groups have already contributed. Such expanded information would help to bridge the situation in regard to Group B noted above;

(ii) A list of those groups and individuals who have previously submitted briefs, etc., and a clear indication as to whether their views have been taken into account.

- This inclusion would be encouraging to Groups A, B and C;

(iii) A map of the Downtown area showing present major used and/or developments and identifying by name such areas as Gastown, West End, Central Business District and a description of "Downtown" encompassing geographical, functional and social aspects, and asking "What is Downtown to you?

- Members of the Committee have pointed out that many statements have been made that include the False Creek area to Broadway in Downtown. The map should clearly indicate the relationship of the fringe areas - False Creek, West End, waterfront - to the area being covered by the proposals.

(iv) A map showing the place of Downtown in the region and indicating the convergence of major air, sea, rail and road routes.

(v) A list of objectives with brief explanatory notes.

- The committee feels that the word "guidelines" is not the most suitable word and that a substitute should be found, e.g. "objective" or "goal". Also in some way it should be indicated that these items are "tentative" or "possible".

(vi) An invitation to citizens to become involved in study and comment and information section giving the following:

(a) arrangements for obtaining resource assistance in personnel or materials;

(b) availability of fuller information on draft proposals (e.g. pages 23 --- on of the present document.

(2) The Committee feels that groups should be:

(i) given a reasonable allocation of time for study of the policy guidelines (objectives) and the thinking behind them;

(ii) encouraged to communicate their comments to Council;

(iii) given an indication of how and when suitable communication opportunities will be provided.

(3) Any information going out should be in draft form so that citizens feel that there is time for their response to be effective.

While the Committee has not generally concerned itself with a word by word examination of the draft document, it wishes to draw attention to the following:

Page 4, Item 1: "To provide. . . .to interested citizens".

This suggests a one-way flow and the section should be enlarged to include some such clause as:

"encourage citizen inputs" - or provide for a two-way information flow.

Page 5, line 5: The expression "reviewed periodically" is too vague and should be strengthened and made more specific; e.g., reviewed at frequent intervals on a basis of two-way dialogue.

The Commission is most interested in the draft report and in procedures for public participation in downtown development, and looks forward to playing a constructive part in the process.

H. Weinreich,
Chairman.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development, expanded to include all members of Council for the purpose of meeting with representatives of Woodwards Stores Limited, was held in No. 1 Committee Room at 10.30 a.m., Tuesday, April 17, 1973.

PRESENT: Alderman Hardwick (Chairman)
Mayor A. Phillips
Alderman Gibson
Alderman Harcourt
Alderman Linnell
Alderman Massey
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Bowers
Alderman Marzari
Alderman Pendakur

ALSO PRESENT: Trustee K.E. Mirhady, (School Board)
Commissioner W.H. McCreery (Park Board)

COMMITTEE CLERK: M. James

1. Oakridge Expansion Proposal

The Chairman read to the meeting the motion passed by Council at its meeting held February 13, which was as follows:

> THAT further consideration of this matter be deferred, and the applicant be directed to reconsider the plans submitted, with the view to considering provision for better amenities for the community, shoppers and employees than presently provided, and taking further into account the concerns expressed by Council as to traffic congestion and other matters.

The Chairman further noted the later instruction of Council directing the matter to this Committee and expanding its membership for this meeting only.

Recirculated was the report of the Board of Administration dated January 18, 1973 and extracts from the Minutes of Council of January 30 and February 13.

Present at the meeting on behalf of Woodwards Stores Limited were Mr. C.N. Woodward, Chairman of the Board, Mr. G.W. MacLaren, Director of Woodwards Stores Limited and Mr. Peter Blewett and Mr. S. Dodd, Architects for Woodwards Stores Limited.

Mr. MacLaren advised that the representatives were present at this meeting for the purpose of discussing with the members of Council the other items the City wishes Woodwards Stores Limited to consider in addition to the requirements as set out in the report of the Board of Administration,

dated January 18.

The Chairman noted there were several aspects that concerned the members of Council and suggested that the meeting consider them in the following order:

- Parking requirements for shoppers and employees, and the ratio between gross leasable area and number of parking stalls.

- Amenities possibly needed in the area - community facilities, child care centres, etc.

- Landscaping treatment.

- Pedestrian facilities.

In the report of the Board of Administration the Council was advised that the Technical Planning Board on October 27, 1972 recommended that:

"The off-street parking facilities are to be provided, including surfacing, screening and curbing, at the ratio of not less than 6.3 spaces per 1,000 sq. ft. of gross leasable floor area (approximately 3,300 spaces), which will include designated employee parking spaces at the ratio of 1.0 per 1,000 sq. ft. of gross leasable floor area (515 spaces approx.) within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

Parking:

The Committee members discussed the item of parking at some length with the representatives of the company noting that the major objection received from residents of the area referred mainly to the proposed parking structure. The company requested a 5.5 ratio between gross leasable area and parking stalls and noted that the City was asking for 6.3. The present situation at Oakridge is a 5.8 ratio. The Assistant City Engineer, Traffic and Transportation advised that the 6.3 ratio had been developed by taking the recognized standard ratio of 6.1 and adding such local aberrations as would apply and reminded the meeting that some of this parking should be designated as "employee only" parking. The 6.3 ratio requested included a 1.0 ratio for employee parking.

There was discussion of development of parking underground so as to remove the structure which had been objected to by residents of the area and the representatives of the company advised that underground parking is approximately$4,400 per stall as compared to $2,100 per surface stall and the matter of economic feasibility would have to be investigated.

The question of employee parking was explored and the company advised that their present experience on sales and employee use is as follows:

34% of weekly sales occur Monday, Tuesday and Wednesday and 66% occur Thursday through Saturday.

The company, recognizing this increased activity, allows employees to use parking on week days,and on weekends or other major sale days they are requested to use public transit. The Committee noted that during these extra

employee peak periods, no additional parking was provided at the present time.

The Committee also noted that it was the request of the company for 110,000 sq. ft. of additional space in the centre.

The question was asked of the company representatives, how many additional car stalls would be required if the square footage of the centre were increased to 400,000 square feet. The company advised they would require 800 additional stalls.

The representatives of the company were asked if it would be feasible to move the proposed parking structure from its present location to the south east area of the site and limit its height to one storey. The Committee was advised that this had been investigated and was not recommended due to its effect on traffic on City streets in the area.

The question was posed to the representatives of the company, if the City did not require a specific ratio, what would they deem most advisable. The representatives replied,a ratio of 5.5.

A member of the Committee made reference to the similarities at Oakridge and the Pacific National Exhibition and asked if it would be advantageous to require no further parking for the Oakridge expansion and thereby promote the increased use of public transit.

Another member of the Committee suggested that perhaps the priority of consideration of the parking ratio should be deferred until the Committee had determined what would be best in terms of citizen shopping needs, promote that development, and then after that had been determined, return to the question of needed parking.

Another member of the meeting suggested the company might investigate the development and operation of a "dial-a-bus" system for their staff and shoppers,and subsequently, if this proved successful,integrate it into a larger system serving a larger area of the City.

It was also suggested that some parking might be provided underground in Tisdall Park which lies immediately to the south on 45th Avenue.

Amenities:

The Committee was advised of comments made and plans proposed by the Public Library Board for the branch library at Oakridge. The Library Board would like to increase the size of the library from its present 6,000 sq. ft. on a sub-grade level to 20,000 sq. ft. on a grade level at a rental of approximately $4 per sq. foot. The Library Board are planning this particular branch as a major branch in the library system.

The representatives of the company suggested it would be possible to provide 14,000 sq. ft. on grade level with 6,000 sq. ft. on a sub-grade level and asked that this square footage be removed from the gross leasable area when computing the parking stalls required.

The Committee members also discussed other amenities which might be needed in the area and the following were suggested as possibilities:

day care centres for employees' children, child care centres for shoppers' children, an 800-seat main hall, a skating rink, a swimming pool, information centre, neighbourhood centre, open space relaxation areas and library.

It was suggested that a child/day care centre might be situated on Tisdall Park.

The Deputy Superintendent of Parks and Public Recreation on request, advised the meeting orally of the Park Board developmental plans for Tisdall Park and the recreational and park amenities that the Park Board wished to develop on that site.

It was noted other civic facilities were proposed for development on Tisdall Park.

Landscaping and Pedestrian Facilities

The representatives of the company explained the landscaping proposals and it was suggested to them that they reconsider their proposals to provide an open space "park" area on the south west corner of 41st Avenue and Cambie Street and develop pedestrian "links" between this area, the shopping centre, and between the shopping centre and the facilities at Tisdall Park across 45th Avenue.

The Committee, after discussing the above noted general areas

RECOMMENDED that Woodwards Stores Limited be requested to bring into Council a proposal with a number of characteristics and that they be asked to incorporate into this proposal the following:

- Total size of leasable area be increased to a maximum of 420,000 sq. ft.
- A 1½ storey parking garage as compact as possible, with a 20 ft. heighth limit.
- A 20,000 sq. ft. space for a branch library
- A child/day care facility related to Tisdall Park and sufficient for employee and shopper needs.
- More open space at the south west corner of 41st Avenue and Cambie Street.
- Two pedestrian links from the shopping centre to 41st Avenue and Cambie Street and from the shopping centre to Tisdall Park.
- Exclude the library square footage from the parking requirement of 6.3 stalls per 1,000 sq. ft. of gross leasable area and, the representatives of Woodwards Stores Limited discuss further all employee

parking with City officials for a report back.

- Closure of access from the site to 45th Avenue.

- Discuss with the Parks Board, the matter of community facilities for the area, i.e. auditorium, swimming pool, and ice rink.

The meeting adjourned at approximately 11.50 a.m.

BOARD OF ADMINISTRATION

PROPERTY MATTERS (SUPPLEMENTARY)

April 30, 1973

RECOMMENDATION

1. Request to Use City-Owned Lands Situated at Jackson and Pender Streets, for a Carnival Show, (May 7 through May 12, 1973)

The Supervisor of Property and Insurance reports as follows:-

" The attached letter from British Columbia Demolay requests permission to use City-owned Lots C & D, Block 122, District Lot 196, (former firehall site), for the purposes of holding a Carnival Show, on May 7th through May 12th, 1973. M. F. Wagner Shows Ltd., owners of the show, advise that the operation will include rides, games, novelty stands, and concessions.

This request has been reviewed with the Department of Planning and Civic Development which is not prepared to support it due to the site's proximity to McLean Park Public Housing Project to the South, senior citizens' and church accommodation to the West, and single family residential accommodation to the North. As well, the site is zoned CD-1, (comprehensive), and the present zoning does not provide for the use proposed.

RECOMMENDED

That the request from the British Columbia Demolay, to hold a Carnival Show on the City-owned Lots C and D, Block 122, District Lot 196, not be given favourable consideration."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Lease of City Lot 23, Block 104, D.L. 541 1200 Block Richards Street

The Supervisor of Property & Insurance reports as follows:

Lot 23, Block 104, D.L. 541, comprises 25' x 120' and is zoned CM-1, Commercial. It is reserved for possible highway purposes and is presently leased to Imperial Parking Ltd. on a monthly basis. The lot is gravelled and is utilized for public parking.

Mr. W.A. Clearwater (President of Busters Auto Towing Ltd.) has purchased adjoining Lots 20-22 and has applied to lease the City lot in order to provide a vehicle impoundment facility on all four lots. Imperial Parking have been advised and have no objection.

The Director of Planning has recommended that a 5-year lease be granted with the City having the right to cancel on 12 months notice.

Negotiations with Mr. Clearwater have resulted in his agreement to lease the lot on the following basis:

USE	-	**Vehicle impoundment in conjunction with Lots 20-22.**
TERM	-	**5 years from July 1, 1973 with the City having the right to cancel on 12 months notice should the property be required for civic purposes. The lease to run with the ownership of Lots 20-22.**
IMPROVEMENTS	-	**Lessee to obtain a development permit and to blacktop and drain the lot. No buildings to be constructed on the City Lot.**

.....2

BOARD OF ADMINISTRATION

PROPERTY MATTERS (SUPPLEMENTARY - 2)

Clause 2 Continued

RENTAL	-	$100.00 per month plus taxes as if levied (this figure makes allowance for amortization of $1,500.00 being approximate cost of blacktop, drainage and concrete bumpers, over 5 years at 6% with interest calculated semi-annually).
CANCELLATION	-	In the event that the lease is cancelled by the City prior to expiry of the 5 year term, the City to refund to the lessee the unamortized portion of $1,500.00.
INSURANCE	-	Lessee to carry insurance in an amount satisfactory to Corporation Counsel.

The Supervisor of Property & Insurance is of the opinion that the rental represents market value.

RECOMMENDED that Lot 23, Block 104, D.L. 541 be leased to Mr. W.A. Clearwater on the foregoing basis.

Your Board

Recommends the foregoing report of the Supervisor of Property & Insurance be adopted.

3. Assignement of Lease from Vancouver Racquets Club and Badminton Building Ltd., to Vancouver Racquets Club -- N. W. Corner Ontario Street & 33rd Avenue

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council dated January 28, 1969, Lots A & B, Block 804, District Lot 526, comprising approximately 1.81 acres of land, were leased to Badminton Building Ltd. and Vancouver Racquets Club for a term of 20 years, with an option to renew for a further 20 years; the annual rental to be $3,500.00 inclusive of taxes for the first ten years and $7,500.00 inclusive of taxes for each year thereafter.

Badminton Building Ltd. was incorporated in 1928 for the purpose of holding the land and premises at 2142 Oak Street, which was used exclusively to house the Badminton and Squash facilities for its members until the property was sold in 1969, and the proceeds from the sale used in the construction of the building now on land leased from the City.

The Badminton and Squash activities have been carried on by the Vancouver Racquets Club since its incorporation under the Societies' Act of British Columbia in 1953.

Their solicitor has now advised that retaining the company is no longer justified and they have requested that the company's involvements with the operation of the Club be concluded, and their interest assigned to the Vancouver Racquets Club. Corporation Counsel has advised that the form of Assignment as submitted is satisfactory in form and content and indemnifies the City of Vancouver in all respects.

RECOMMENDED

that the lease dated April 30, 1969 in the name of Badminton Building Limited and Vancouver Racquets Club be assigned to Vancouver Racquets Club subject to the documents of assignment being to the satisfaction of the Corporation Counsel."

BOARD OF ADMINISTRATION

PROPERTY MATTERS (SUPPLEMENTARY - 3)

INFORMATION

4. DEMOLITION - FALSE CREEK BUILDING # 14
Former V.I.E. Works

The Supervisor of Property & Insurance reports as follows:-

"In accordance with Council Authority February 27th, 1973, the tenants of the subject building, Dan-Can Manufacturing Co. Ltd., were served with "Notices to Quit".

Building #14 consists of a galvanized shed of 3,800 sq.ft., plus open lean-to and boiler room.

Mr. V. E. Nielsen, President of Dan-Can, has advised that they would be prepared to disassemble and move this structure within two weeks of vacating the premises. They have use for certain of the materials on a lot they have purchased.

Mr. R. Shortreed, demolition contractor, was invited to submit a tender and he is prepared to demolish at a cost to the City of $350.00.

Inasmuch as it would be of assistance to the former tenant, and at the same time a savings to the City, it is RECOMMENDED that the offer of Dan-Can Manufacturing Co. Ltd. to remove Building #14, at no cost to the City be accepted."

RESOLVED that the Supervisor of Property & Insurance be authorized to award the contract to Dan-Can Manufacturing Co. Ltd. for the removal of Building #14 in False Creek (Former V.I.E. Works), at no cost to the City.

The above contract has been confirmed by the Board of Administration and is reported to Council for INFORMATION.

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

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CITY OF VANCOUVER

SPECIAL COUNCIL - April 18, 1973

PUBLIC HEARING

A special meeting of the Council of the City of Vancouver was held in the Council Chamber on Wednesday, April 18, 1973 at 7.30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Bowers, Aldermen Gibson, Hardwick, Marzari, Massey, Rankin and Volrich.

CLERK TO THE COUNCIL: M. James

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Bowers in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

1. Block bounded by Granville Street, 57th Avenue, Adera Street and the line located 240 ft. south of 54th Avenue.

An application was received from the Director of Planning and Civic Development to rezone Block BB, D.L. 526, Group 1, NWD being the lands bounded by Granville Street, 57th Avenue, Adera Street and the line located 240 ft. south of 54th Avenue, from CD-1 Comprehensive Development District to RS-1 One-Family Dwelling District.

Mr. Douglas Holme as Chairman of the Shannon Citizens' Committee read and filed a brief which supported the rezoning application.

Mr. A. McEachern Solicitor for Wall and Redekop Corporation Limited spoke to the meeting and advised that he had received instructions from his client to contest by other means the validity of any By-law passed pursuant to this application and that he was instructed not to debate the merits of this action at this time.

Mr. Donald S. Moir, Solicitor for the Shannon Citizens' Committee submitted to and filed with the meeting an outline which Mr. Moir amplified by verbal presentation. The submission commented in the form of questions posed to Council certain positions held by the Shannon Citizens' Committee and requested Council to deal with these questions in their deliberations.

Miss L. Downing, 1431 W.55th Avenue, spoke to the meeting as an interested taxpayer owning property half a block from the site in question. Miss Downing referred to the problems which will be encountered during the construction period, i.e. construction materials and equipment and also referred to the inconvenience to the surrounding residents during the period the site in question was used for the production of a motion picture. Miss Downing also referred to the parking problem which will develop from residents and visitors when the project is completed.

Mrs. Ross, 7563 Yukon Street spoke to the meeting as a concerned citizen and supported the retention of the present structures on the site for community uses and spoke against any use which would be multiple residential. Mrs. Ross also referred to the suggested parking problem which will develop.

Mr. W.T. Strong as President of the Citizens' Council on Civic Development read and filed with the meeting a letter dated April 18, 1973 and referred to a previous letter submitted by that Council on August 15, 1972. Mr. Strong advised the meeting that the Citizens' Council on Civic Development supports the rezoning.

Mr. Donald Usher as President of the Community Arts Council of Vancouver referred to the position of that Council submitted to previous meetings of Vancouver City Council that the property should be preserved as a museum/community use area.

Mr. Usher advised that the Community Arts Council of Vancouver have identified 25 "historic properties" in Vancouver. The Community Arts Council recognizes the problem connected with the specific site before this meeting and asked Vancouver City Council to reverse the present zoning.

At this point in the proceedings, the Deputy Mayor asked if further persons wished to speak. There was no response from the public present.

Alderman Massey then rose on a point of privilege and advised Council that during the development of the original design for this site,he was a partner in the firm of Erickson Massey, Architects, who prepared the original submission. Since that time that partnership has been dissolved and his previous partner, Mr. Arthur Erickson, prepared the design of the second submission which had been approved by a previous Council. Alderman Massey stated that he had no connection with the preparation of the approved design and asked Council for guidance on the matter of his being in a position of conflict of interest if he voted at this meeting.

MOVED by Alderman Hardwick,
THAT Council observe a short recess.

- CARRIED.

Council recessed at approximately 8.55 p.m.

.....

Council reconvened at 9.05 p.m. with the same personnel present.

Alderman Massey requested further guidance from the Council and advised Council he felt that he was not in a position of conflict of interest.

The Deputy Mayor ruled that Alderman Massey was not in a position of conflict of interest.

MOVED by Alderman Volrich,
THAT this application be approved and the By-law be brought forward later this day.

(CARRIED UNANIMOUSLY.)*

MOVED by Alderman Hardwick,
THAT the matter be deferred for further consideration to the next regular Council meeting.

- LOST.

(Aldermen Volrich, Marzari, Gibson and Deputy Mayor Bowers in the negative.)

The motion of Alderman Volrich was then put and carried. *

2. To include the use 'Marina' (excluding boat building and major repairs and overhaul to boats) as a conditional use in RS-1 One-Family Dwelling District Schedule and the M-1 and M-2 Industrial District Schedules.

An application was received from the Director of Planning and Civic Development to include the use 'Marina' (excluding boat building and major repairs and overhaul to boats) as a conditional use in RS-1 One-Family Dwelling District Schedule and the M-1 and M-2 Industrial District Schedules.

This application has been reviewed and approved by the Vancouver City Planning Commission and the Technical Planning Board, with the Vancouver City Planning Commission noting that they recommend that the amendments be to Sub-Section B of the various District Schedules rather than Sub-Section A of the various District Schedules which would provide that the Planning Commission review and comment on such conditional uses being allowed.

Mr. Tremblay spoke to the meeting supporting the application on the basis of the need for marinas in the city, especially in the False Creek basin.

Mr. Dennis Moir spoke to the meeting and supported the application also.

There were no other speakers on this matter.

MOVED by Alderman Hardwick,
THAT the application be approved in principle, and that the appropriate officials be instructed to discuss the subject with the appropriate Crown Agencies for report back in conjunction with the appropriate By-law amendment at a later date.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Hardwick,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Hardwick,
SECONDED by Alderman Gibson,
THAT the Committee's report be adopted.

In accordance with the resolution passed previously a By-law to repeal By-law No. 4349 was submitted for consideration.

MOVED by Alderman Volrich,
SECONDED By Alderman Gibson,
THAT leave be given to introduce a By-law to repeal By-law No. 4349 and the By-law be read a first time.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Volrich,
SECONDED by Alderman Gibson,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Volrich
SECONDED by Alderman Gibson,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Deputy Mayor Bowers in the Chair.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Rankin,
THAT this By-law be referred to the Corporation Counsel for study and report back to Vancouver City Council in two weeks time.

- CARRIED.

(Aldermen Volrich and Marzari and Deputy Mayor Bowers in the negative.)

MOVED by Alderman Volrich,
THAT the Committee of the Whole rise without reporting and beg leave to sit again.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Volrich,
SECONDED by Alderman Hardwick.
THAT leave to sit again be granted to the Committee of the Whole.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 9.30 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing) of April 18, 1973, adopted on May 1, 1973.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MAY 8, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 8, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of Grade 11 students from the Fort Nelson Secondary School, Fort Nelson, B. C.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated May 1, 1973, be adopted, after changing part (d) of the resolution on page 15 respecting development in Gastown Area, to read:

"subject to prior report of the City Engineer on this proposed experiment".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Bowers,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND COMMUNICATIONS OR PETITIONS

1. 1972 Financial Statements and Auditors' Report to Council

Mr. R.F. Gardiner, Partner in firm of Riddell, Stead & Co., Chartered Accountants and the City's External Auditors, spoke to the auditors' report in regard to the 1972 financial statements of the City.

MOVED by Ald. Rankin,
THAT the External Auditors' Report and the 1972 Financial Statements submitted by Riddell, Stead & Co., be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. P.C. 229 Honeybourn, B:
Legal Expenses

The Council further considered report of the Corporation Counsel under date of April 27, 1973, setting out the following resolution of the Board of Police Commissioners:

> "THAT the account of Mr. G.L. Murray, Q.C. and Mr. H.J. McGivern in the amount of $1,500.00 for professional services rendered in connection with the defence of P.C. 229 Honeybourn, B. on a charge of Criminal Negligence be submitted to City Council with a recommendation for payment under the provisions of Section 472 of the Vancouver Charter".

The Corporation Counsel stated he felt if the account were taxed it would be found to be reasonable and allowed by the Taxing Officer.

At the last meeting the Council deferred the matter to allow members of Council an opportunity of reading the Judgment in the case.

MOVED by Ald. Linnell,
THAT these legal expenses be approved pursuant to the resolution of the Police Commission.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

2. Report of Standing Committee of Council on Social Services, April 12, 1973

The Council considered the following clauses in this report which were deferred at the May 1st Council for consideration this day:

Clause 1: Greater Vancouver Mental Health Project
Clause 3: Grant Request - Helping Hand Council
Clause 4: Dunbar-West Point Grey Youth Problem
Clause 5: Integration of Provincial Social Service Workers with City Social Service Workers

MOVED by Ald. Rankin,
THAT the Committee's recommendation in clause 1 of the report be adopted and Clauses 3, 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

(The recommendations in clause 2 of the above report were deferred on May 1, 1973, pending a report from the Director of Social Planning in respect of a grant to the organization)

MOVED by Ald. Rankin,
THAT the information report from the Medical Health Officer dated April 19, 1973, in respect of Clause 1 regarding Greater Vancouver Mental Health Project, be received.

- CARRIED UNANIMOUSLY

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Development Permit Application: 755 E. 49th Ave. B.C. Telephone Company
(b) Kerrisdale Beautification Project
(c) 1973 Cultural Grants

COMMUNICATIONS OR PETITIONS (cont'd)

2. ASPO Conference:
Vancouver (1975)

The Council noted a communication dated April 27, 1973, from the Community Planning Association of Canada (B.C. Division) advising that the Community Planning Association of Canada and the American Society of Planning Officials will hold a joint National Planning Conference in Vancouver in April, 1975.

MOVED by Ald. Linnell,
THAT the Council re-affirm its support of this Conference and the Mayor be requested to name a member of Council to liaison with the Conference Organization Committee.

- CARRIED UNANIMOUSLY

3. Grant Request:
Bach Choir

A communication was noted from the Bach Choir dated May 7, 1973 requesting an opportunity to appear before Council in support of its grant request and be heard at a future Council meeting.

MOVED by Ald. Hardwick,
THAT the delegation be heard at a convenient time to be arranged.

- CARRIED UNANIMOUSLY

4. Site for West End
Community Centre

Alderman Bowers reported as follows:

"Following the direction given by Council on April 13, a meeting was held on May 2 at the School Board offices to discuss the claim of the Board that they are entitled to compensation for the difference in value of the site now owned by the Board and designated for the Community Centre, and that now owned by the city and designated for school playing fields.

Present at that meeting were

Art Phillips, Mayor	Peter Bullen, Chairman V.S.B.
Fritz Bowers, Alderman	Kathrine Mirhady, Trustee
Peter Leckie, Director of Finance	Jack Robertson, Secretary-Treasurer

Agreement was reached on the following points:-

1. We would not discuss the amount of the difference in value, but only the principle of whether compensation is required.

2. Whenever there is an outright transfer of land from one body to the other, this should be at full market value, reflecting the zoning of the land involved.

(This has been the practice in the past - e.g. Champlain Heights, new Mount Pleasant etc. - and should be continued. When the School Board purchases land from the city, half the value is recovered from the provincial government. Continuation of this policy in the future may be jeopardised by an indiscriminate application of the proposed "Public Use Zone" to all school board land.)

3. The exchange of sites in the King George School / West End Community Centre location need not be viewed as involving two outright transfers.

It is an exchange of sites for mutual convenience and benefit. The Community Centre would be used by the school and would contain a common library.

4. A useful precedent for this transaction can be found in the location of a Community/School pool on the site of Lord Byng school, without any compensation being paid to the School Board for the use of their land, but with the guarantee that if the school ever needed to acquire additional land, the city is obligated to purchase an equivalent acreage.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Site for West End
Community Centre (cont'd)

In the case of the King George school, the city representatives argued that here a Community Centre is being placed on school property - in part for the benefit of the school - and at the same time the school is being reimbursed with the equivalent acreage. By this argument, no compensation is required.

5. Nonetheless, it was agreed that the Board by this transfer would lose potential future value. In the unlikely eventuality of the complex ceasing operation, the Board would then own a less valuable site to sell than if the transfer had not taken place.

6. To recognize (5), and to keep alive the principle enunciated in (2), it was agreed to explore the following possibility:

that there be no transfer of property between the two bodies, but that a cross-lea be arranged (for $1), whereby the Board leases its land for the Community Centre, and the city lease its site to the Board for playing fields,- in each case for some suitable period (50 years ?)

7. Both parties are confident than an amicable arrangement can be reached, perhaps along the lines of (6), and wish to ensure

- that the be no delay in the calling of tenders for the project
- that the sums available for the construction of the project be not reduced by any hypothetical difference in site values."

MOVED by Ald. Bowers,
THAT the foregoing report be received; the appropriate officials explore the possibility of a cross-lease as suggested in the report and the calling of tenders for the project proceed as scheduled.

- CARRIED UNANIMOUSLY

Conference of Mayors of
Major Cities

The Mayor submitted for Council information, a copy of a brief presented by him at the Toronto Conference of Mayors held May 7, 1973.

The brief concluded as follows:

"The course of action that should be followed by the municipalities is clear. We should support our provincial governments in their efforts to press the Federal Government for greater decentralization of authority and tax resources in Canada. Only in this way can the three levels of government in Canada come closer to living up to the expectations of Canadians".

(A copy of the brief is on file in the City Clerk's Office)

MOVED by Ald. Hardwick,
THAT the information from the Mayor be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, May 4, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing clauses 1 to 6 identified as follows:

Clause 1: Closure of Portion of the S/S Powell Street, West of Dunlevy, North 7 feet of Lot 8, Block 55, D.L. 196, Plan 196
Clause 2: Closure of Portion of the lane North of 27th East of Glen Drive, North 20 ft. of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392, Plan 380
Clause 3: Installation of Water Main, Laurel Street, South of S.W. Marine Drive, 1972 Capital Budget
Clause 4: Water Main Installation - 1972 Capital Budget
Clause 5: Proposed Decorative Planters fronting 3346, 3354, 3356, 3364 Cambie Street
Clause 6: Pollution of Still Creek - Survey

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and officials, contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

FIRE AND TRAFFIC MATTERS

Fire Protection on Burrard Inlet Waterfront

In considering this clause in which a report is set out from the City Engineer and the Fire Chief, the Council noted the officials propose that the study by the City Engineer and Fire Chief of improved access and waterworks for fire fighting purposes be deferred pending outcome of the studies by the Waterfront Committee.

MOVED by Ald. Pendakur,
THAT the above deferment proposal be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report of the Board of Administration containing clauses 1 to 7, and took action as follows:

Grant Equal to Taxes:
Vancouver Neurological Centre (Clause 1)

In considering this clause a letter from the Vancouver Neurological Centre under date of January 22, 1973, in support of their grant request, was noted.

MOVED by Ald. Rankin,
THAT this clause be referred back to the Director of Finance for report on the matter of granting exemption on that portion of the property which is not commercial.

- CARRIED UNANIMOUSLY

Temporary Assignment:
Computer Programmer (Clause 2)

MOVED by Ald. Gibson,
THAT the recommendations of the Board of Administration and Director of Planning and Civic Development contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Block 52 Parking Garage (Clause 3)

MOVED by Ald. Gibson,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

(The Mayor instructed that when the April report on the operation of this garage is submitted, background details in respect of this garage operation be submitted)

Grant Request:
1973 National Wheelchair Games (Clause 4)

MOVED by Ald. Bowers,
THAT, in respect of this grant request, the application be received.

- CARRIED UNANIMOUSLY

Grant: Festival of Forestry (Clause 5)

MOVED by Ald. Rankin,
THAT the request to hear a delegation from the Festival of Forestry be granted.

- CARRIED

(Alderman Bowers voted against the motion)

National Council of the Metropolitan Opera:
Grant equal to Rental of QE Theatre (Clause 6)

MOVED by Ald. Pendakur,
THAT in respect of this grant request, the application be received.

- CARRIED UNANIMOUSLY

City Prosecutor's Department:
Filing System (Clause 7)

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be approved.

- CARRIED UNANIMOUSLY

(At this point Alderman Gibson left the proceedings)

PROPERTY MATTERS

The Council considered this report containing clauses identified as follows:

Clause 1:	Britannia Community Services Centre 1537 Parker Street: Expropriation
Clause 2:	Acquisition for Britannia Community Services Centre Site: 1068 to 1072 McLean Dr.
Clause 3:	Acquisition for Replotting S.E. Sector 3252 S.E. Marine Drive
Clause 4:	Acquisition for Britannia Community Services Centre Site: 1175 - 85 Woodland
Clause 5:	Sale of City-owned Land: Proposed B.C. Hydro Substation Site, 49th Avenue & Boundary
Clause 6:	Demolitions

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

The Council took action on this report as follows:

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and Supervisor of Property & Insurance contained in Clauses 1 to 4 inclusive be approved and Clause 6 received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT consideration of Clause 5 of the report be deferred pending a report explanation, either from the B.C. Hydro and Power Authority or the City Engineer, on the B.C. Hydro plans for the area in addition to the actual design of the facility.

- CARRIED UNANIMOUSLY

B. DEPARTMENT REPORT

V. & L.I. Railway False Creek (South Shore)
Bridge Crossing Oak Street North of 6th Avenue

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this report (Works and Utility matters), be approved.

- CARRIED UNANIMOUSLY

C. Police Program of Removal of Unlicensed Vehicles from City Streets and Lanes

The Board of Administration, under date of May 4, 1973, submitted the following report:

'Your Board has received the following report from the Supervisor of Property & Insurance Division and the Administrative Analyst:

"The Superintendent of Administrative Services - Police Department, has advised that a program of removing all unlicensed vehicles from City streets and lanes is to be undertaken immediately. It is estimated that there are approximately 2,000 such vehicles now on City streets or lanes.

The contract with Buster's Auto Towing Service Limited makes provision for that Company to remove vehicles at the request of members of the Vancouver City Police Force. However, the present storage facilities operated by the Company will not accommodate the vehicles expected to be removed by this program and therefore the Company have requested the use of approximately 1.5 acres of property located at the foot of Willow Street on False Creek.

It is anticipated that the program of removal will take approximately four months to complete. The property would therefore be required from May 15 to approximately September 30, 1973.

The Supervisor of Property & Insurance advises that the rental would normally be in the range of $350 per month. The representative of the Company has requested the use of the property at no cost as the program has been initiated by the City and involves the Company in additional expense with minimal chance of recovery of impounding fees. It is anticipated that of the 2,000 cars on the street, that 1,300 of them will be removed and of this number approximately 1,200 of them will ultimately be sent to the Scrap Yard with little or no salvage value.

In view of the fact that the program will clear the streets of these abandoned vehicles with a general benefit to the citizens, it is proposed that a nominal rental charge of $100 for the period required for the program be charged to the Company and a contract be written to the satisfaction of Corporation Counsel to indemnify the City from any liability or claims arising from the use of the site for this purpose.

The foregoing is submitted for consideration of City Council."

YOUR BOARD submits the above for consideration.'

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Police Program re Removal of Unlicensed Vehicles (cont'd)

The Corporation Counsel suggested that the sixth paragraph of the foregoing report should be re-worded as follows:

"In view of the fact that the program will clear the streets of these abandoned vehicles with a general benefit to the citizens, it is proposed that a nominal rental charge of $100 for the period required for the program be charged to the Company and that the Company produce adequate public liability insurance covering the operation of the lot".

MOVED by Ald. Rankin,
THAT consideration of this report be deferred one week and in the meantime the Board of Administration furnish to Council information as follows:

(a) what is the salvage value, if any, of the 1300 vehicles referred to in the report,

(b) what are the terms of the present contract with Buster's Auto Towing Service Limited and particularly, pertinent contract information which may have a bearing on the consideration of this report; the Board of Administration having the authority to report such detail to the Council 'In Camera' if considered advisable.

(amended)

MOVED by Ald. Harwick, in amendment,
THAT the following be added as (c) to the Motion of Ald. Rankin:

"what suitable fencing would be required to screen the lot from nearby public areas".

- CARRIED UNANIMOUSLY

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT consideration of this report be deferred one week and in the meantime the Board of Administration furnish to Council information as follows:

(a) what is the salvage value, if any, of the 1300 vehicles referred to in the report,

(b) what are the terms of the present contract with Buster's Auto Towing Service Limited and particularly, pertinent contract information which may have a bearing on the consideration of this report; the Board of Administration having the authority to report such detail to the Council 'In Camera' if considered advisable,

(c) what suitable fencing would be required to screen the lot from nearby public areas."

D. (i) Adoption of 1970 National Building Code

The City Building Inspector submitted the following report under date of May 4, 1973:

"On October 17, 1972, Council considered a report prepared by the City Building Inspector which included a draft Building By-law prepared by the Law Department. The Building Inspector's report concluded with five recommendations which were:

(1) That the Corporation Counsel be instructed to bring forward the attached By-law as soon as possible.

(2) That the effective date of the By-law be 90 days after the passing thereof.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code (cont'd)

(3) That proposed staff additions as follows be approved:

3 Structural Engineers I (If suitable candidates available, two of these positions could be filled by Plan Checkers).
1 Plan Checking Assistant I
4 Building Inspectors I
1 Plumbing Inspector I
1 Clerk-Typist II

(4) That the scale of permit fees be increased to cover the added costs.

(5) If Council approves Item (3), an estimate of the cost of providing the necessary accommodation to be reported at a later date.

The Board recommended that Recommendation (1) of the City Building Inspector be adopted.

And further recommended that the report of the City Building Inspector be laid on the table for two calendar months to enable representations to be received from the Industry.

On October 17, 1972, Council passed the following resolution:

'THAT the recommendations of the Board of Administration contained in the Board report of October 13, 1972, re National Building Code 1970, be approved and the matter, therefore, laid on the table accordingly for two months to enable representations to be received from the industry.'

Copies of the report of October 13, 1972, are attached.

The recommendation concerning additional staff was approved on December 19, 1972.

On December 18, 1972, the City Building Inspector prepared a brief report indicating to whom copies of the material had been sent and what organizations had replied, stating that since further replies were expected the main report would be submitted later.

The Building Inspector reports further as follows:

Submissions from Industry and Building Inspector's Comment

Submissions have now been received from the following:

- Social Planning & Review Council of B.C. (S.P.A.R.C.) re Design standards for Handicapped. - Separate report on this item.
- Paine & Associates, Architects
- D.W. Thomson & Co.
- Central Mortgage & Housing Corporation
- Amalgamated Construction Association
- The Consulting Engineers' Division of the Association of Professional Engineers of B.C.
- Vancouver School Board
- Architectural Institute of B.C.
- Real Estate Board of Greater Vancouver

The comments of the organizations are tabulated in Appendix "A" with added comments by the Building Inspector. There are three main points made in the comments, namely:

1. A Board of Appeal should be set up.

2. The proposed changes to Part 9 (dealing with quality control) are questioned.

3. Certification by Architects or Professional Engineers would eliminate checking by City staff.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code (cont'd)

(1) A Board of Appeal with respect to the Building By-law should be set up

It is the opinion of the City Building Inspector that the Building By-law should not be subject to appeal. The By-law is comprised of regulations, most of which relate to safety and as such should not be subject to appeal. It would not be proper for example, for a board to rule in favour of an applicant who wants to reduce the assumed design loads or to increase allowable stresses in materials. Yet this could occur if such board had power to vary any clause in the Building By-law. Less obvious but equally important, such board should not have the power to reduce requirements relating to means of egress or fire protection. If it becomes apparent that the By-law should be changed, Council can amend it with little loss of time.

With respect to new methods and materials, there is flexibility in the By-law whereby the Building Inspector can allow such use if the applicant can demonstrate that the proposed equivalents will provide the level of performance required by the By-law. The Building Inspector who is motivated primarily by safety considerations is likely to make a sounder decision than a Board with a variety of motivations.

It is suggested that such Board should interpret the By-law. This is considered inappropriate since interpretation is the responsibility of the City's Law Department. Obviously the Building Inspector rules on many matters on a day to day basis. If an applicant feels the Law Department is wrong, he can have the matter resolved in the courts. If parts of the By-law are ambiguous, making interpretation difficult, Council can amend the By-law to make it clear and in such case interpretation would become academic.

These matters have been discussed with the Corporation Counsel and it is pointed out that the City could be found liable if a disaster resulted from a poor decision of such board. Furthermore, the Corporation Counsel points out the present enabling legislation would not permit such appeal board.

(2) Two submissions question the proposed changes to Part 9

The deletions and changes to Part 9 were recommended by a committee set up by the Greater Vancouver Regional District Board and were approved by that body. The changes and deletions were proposed primarily because these regulations relate to quality control. For example, there are detailed regulations for plaster wall covering, drywall, plywood, hardboard etc. There are similar regulations with respect to floor covering. These parts of a house can be seen by a prospective owner or tenant of a house prior to purchase or rental. It is not considered a valid subject for control by by-law.

Reference is made to the submission by the Real Estate Board. They argue that the changes should not be made, referring to specific items. Attached hereto is Appendix 'B' which gives the reasons of the Regional Board Committee for proposing the changes and deletions.

(3) Certification by Architects or Professional Engineers

Two submissions suggest that Architects or Professional Engineers could certify that a building design complies with the Building By-law. It is argued that the City staff would therefore not have to check such plans. Experience shows that many designs by Architects and Professional Engineers fail to meet the Building By-law in such matters as occupancy requirements, means of egress, fire separations, fire walls, spatial separations, flame-spread characteristics etc. In fact, apart from minor alterations, it is rare if ever that drawings for a proposed development comply with the Building By-law in all respects. I do not agree with the proposal.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Adoption of 1970 National Building Code (cont'd)

The other points made in the submissions are summarized in Appendix 'A'. Copies of the letters received are in the City Clerk's office and are available to any member of Council.

In the preparation of the draft By-law, two subjects were inadvertently omitted. In the present By-law there is a section dealing with numbering of buildings and a subsection requiring an applicant for a permit for an apartment building or any building estimated to cost $100,000 or greater to obtain building grades from the City Engineer and show them on his drawings. It is proposed to add these sections to the By-law to be brought forward by the Corporation Counsel.

RECOMMENDATIONS:

I recommend that:

1. Corporation Counsel be instructed to bring forward the revised By-law for adoption by City Council.

2. The effective date of the By-law be 90 days after adoption.

3. The scale of permit fees be increased to cover added costs."

(Attachments referred to above are on file in City Clerk's Office)

MOVED by Ald. Massey,
THAT the recommendations of the Building Inspector set out at the conclusion of the report be approved.

- CARRIED UNANIMOUSLY

D.(ii) Proposed Requirements in Building By-law for the Handicapped

In connection with this report submitted by the Building Inspector under date of May 4, 1973, it was noted the Social Planning and Review Council of B.C. wish to appear as a delegation.

MOVED by Ald. Hardwick,
THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee of Council on Civic Development, April 19, 1973

MOVED by Ald. Hardwick,
THAT this report of the Standing Committee on Civic Development dated April 19, 1973, in respect of Vancouver: Outside Downtown, be received for information.

- CARRIED UNANIMOUSLY

F. Acquisition of Leasehold Interest: Whole of Second Floor of Building known as 517 - 519 Hamilton Street

The Board of Administration, under date of May 7, 1973, submitted the following report:

The Supervisor of Property and Insurance reports as follows:-

"Council May 1st, 1973 considered a report from the Director of Welfare & Rehabilitation, who reported that because of flooding from the hotel on the second floor of 517 - 519 Hamilton Street, that the City staff of the Single Men's Unit on the main floor had temporarily been relocated to the Pacific Hostel.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Acquisition of Leasehold Interest:
517 - 519 Hamilton Street (cont'd)

Council authorized the Supervisor of Property and Insurance to purchase and take over the lease of the second floor and negotiations with the lessee, Ralph Sidney Moslin, have produced the following recommended settlement:-

1. R.S. Moslin to assign to the City the lease dated February 1st, 1972 between Consolidated Holding Co. Ltd. (lessor) and Harilal Thakorlal - assigned to R.S. Moslin on September 12th, 1972. The lease is for 8 years as of February 1st, 1972 at a rental of $750.00 per month plus 50% of any increase in taxes over the base year of 1972 subject to rental review in 1975 and 1978.

2. Purchase price of the leasehold interest $10,500.00, and includes business disruption, all blankets, linen, etc., plus furnishings, (subject to 3(a) below).

3. City to assume obligations (except arrears) contracted by H. Thakorlal or R.S. Moslin under the following agreements:-

   (a) Conditional lease agreement dated April 25th, 1972 between H. Thakorlal and North American Business Equipment Ltd. for furniture as detailed on attached Schedule "A". The agreement indicates a sale price of $4,699.29 and provides for 60 payments of $122.37 per month.

   (b) Display rental agreement dated February 29th, 1972 between H. Thakorlal and Neon Products Ltd. for a neon sign. The agreement provides for 60 payments of $13.00 per month as of February, 1972.

   (c) Chemical spray contract dated March 16th, 1973 between B.C. Chemical Sprayers Ltd. and R.S.Moslin which provides for 12 payments of $12.00 per month.

In the body of the report of April 30th, 1973 to Council, it was recommended that the hotel be cleared of tenants to eliminate a repetition of water damage. In view of the urgency of the situation, the lessee has been instructed to give all his tenants notice to vacate by May 31st latest.

This decision to discontinue the hotel operation effects the residents in the hotel, the 3 agreements (3(a), 3(b) and 3(c) and revenue to the lessee during May, 1973, and to cover this situation an additional 3 items are recommended as part of the settlement:-

4. The lessee is to padlock each room as it becomes vacant and the City is to pay $1,600.00 cash less any rentals collected for the period May 1st - May 31st, 1973.

5. Two of the tenants are entitled to 30 days' notice and the City is to absolve the lessee of any liability which he may occasion by requiring them to vacate by May 31st, 1973, i.e., 26 days' notice.

6. In addition, Mr. Moslin has stipulated the following as a condition of settlement:

   The City to absolve the lessee of any liability for damage caused to the main floor ceiling by the recent flooding.

The damage, as per (6) above, is considered by the Property & Insurance Office to be less than $1,000.00, and Corporation Counsel has stated that it is in any case questionable whether the lessee can be held liable.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Acquisition of Leasehold Interest:
517 - 519 Hamilton Street (cont'd)

In regard to the residents, the Supervisor of Property and Insurance will within established policy provide such assistance as is required to help the tenants relocate. There are no children resident and all the occupants are reported to be young people with the exception of 3 persons, who are over 60 years of age.

RECOMMENDED that the City acquire the leasehold interest of the second floor of 517 - 519 Hamilton Street for the sum of $10,500.00, subject to the aforementioned conditions."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in the above report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $967,163.38

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT leave be given to introduce a By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $967,163.38 in lawful money of Canada for certain pavement, curb and gutter and sidewalk projects constructed as local improvements and for imposing an annual special rate on real property specially benefited by such local improvements, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to Contract a Debt by the issue and sale of debentures (cont'd)

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

2. BY-LAW TO VARY CERTAIN PROPOSED PROJECTS FOR WHICH THE CITY OF VANCOUVER MAY BORROW CERTAIN MONIES IN ANY OF THE YEARS 1971 to 1975 INCLUSIVE WITHOUT THE ASSENT OF THE ELECTORS (KERRISDALE ARENA REPAIRS)

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT leave be given to introduce a By-law to vary certain proposed projects for which the City of Vancouver may borrow certain monies in any of the years 1971 to 1975 inclusive without the assent of the electors, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT Council do resolve itself into Committee of the Whole to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Allocation of Land for Highway Purposes
1390 East 37th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of amended Lot 12, Block 7, District Lot 700 Group 1, New Westminster District, Plan 1522 (see 45460-L)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Expropriation: 1537 Parker Street
Britannia Community Services Centre

MOVED by Ald. Rankin,
SECONDED by Ald.Pendakur,
THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

Lot 19, Block 24, District Lot 264A, Group 1, New Westminster District, Plans numbered 378 and 1771

pursuant to its powers under section 204(j)(viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Semi-annual Billing and Collection:
Property Taxes

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Volrich,
THAT WHEREAS,

(1) The City of Vancouver presently bills property taxes on an annual basis;

(2) There would be distinct financial advantage to the City in billing and collecting taxes on a twice-yearly basis, in the following respects:

cont'd....

NOTICE OF MOTION (cont'd)

Semi-annual Billing and Collection: Property Taxes (cont'd)

(a) It would avoid the need to borrow funds on a temporary basis each year and thus avoid the cost of such borrowing;

(b) It would bring funds to the City treasury at an earlier date and allow the City to earn interest on a substantial part of the said funds;

(3) The said financial advantages would far outweight the additional administrative costs;

THEREFORE BE IT RESOLVED THAT an appropriate by-law be brought forward to provide, commencing in the taxation year 1975, for the billing and collection of property taxes on a twice-yearly basis, namely, one-half of such taxes on the 1st day of February of each year based on the amount of the preceding year's taxes, and the remainder on the 1st day of July of each year as determined by the tax levy approved by Council, and

FURTHER THAT the matter be referred to the Director of Finance and Board of Administration for report.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Clean-up Week

referred to the school promotional clean-up program in cooperation with the City's clean-up week as being carried out effectively through the school system.

Alderman Hardwick - Accommodation Downtown Area: Provincial Government Employees

referred to reports of accommodation arrangements for a large number of Provincial Government employees for such agencies as the new insurance agency and the Bureau of Transit Services to be located in the near future in present office buildings in the downtown area.

The Alderman stated the City had been informed that Government office requirements in the downtown area would be relatively modest. He therefore suggested the Mayor enquire of the Government authorities whether there has been a change in plans and whether there are any modifications being planned to the Government's building needs previously given to the City for its employees in the downtown area.

The Mayor advised this would be discussed at the meeting to be held with Government authorities regarding their development plans involving Blocks 51/61/71.

Alderman Linnell Blocks 51/61/71

enquired when the meeting would take place between the City and Government authorities respecting the Government's plans for development on Blocks 51/61/71.

The Mayor advised he was pursuing the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt - Columbia/Quebec Connector

advised he had received representations from groups in the Chinatown area with respect to the effect of the construction of the Columbia/Quebec Connector on certain parts of the Chinatown area. The Alderman felt, therefore, that it was important a full discussion be held with such representatives in respect of this Connector.

The Mayor advised the City Clerk has received a letter from a Chinatown group expressing their concern on the matter and will be reported on to Council.

It was agreed that when this report is received by Council a delegation be heard from the organization.

Alderman Volrich - Senior Citizens'Housing

referred to communication from the Lions International expressing their concern in respect of proposal to erect senior citizens' housing as sponsored by the Vancouver Chinatown Lions Club in the Chinatown area and failure to obtain answers to enquiries made for information from the City on the matter.

The Alderman felt every effort should be made to assist this group and was advised by the Mayor that the City Clerk has received a letter from the Lions International on the matter and it will be the subject of a report to Council.

Alderman Harcourt stated he had requested the Deputy Director of Planning and Civic Development to report on the question to the Housing Committee.

Alderman Pendakur - Students Visiting the Council Meetings

referred to visits to Council meetings from various student bodies and it did not appear that helpful information was available to them.

The City Clerk reported that in the case of such visits the students are given an historical resume of the City as well as a memorandum of information in respect of the Council procedure.

The City Clerk agreed to furnish a copy of this information to Alderman Pendakur.

The Council recessed at 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, recessed to reconvene at 7:30 p.m. in open session in the Council Chamber.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Deputy Mayor Alderman Rankin in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Rankin
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich.

ABSENT: Mayor Phillips (On Civic Business)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

1. Addition to Telephone Exchange Building - 755 East 49th Avenue

Consideration was given to the report of the Deputy Director of Planning under date of April 11, 1973 on Development Permit Application No. 61036 for additions to the B.C. Telephone Company Exchange at 755 East 49th Avenue. In the report it is noted the Technical Planning Board and the Vancouver City Planning Commission are prepared to approve the Development Permit Application subject to certain conditions but the question is referred to Council. Also in the report it is noted that Mr. R.C. Worthington of 6485 Prince Albert Street submitted a letter objecting to the proposed development.

The Council heard delegations as follows:

Mr. R.C. Worthington	-	Objecting on the grounds of the height of the proposed additions and the effect on his back yard area.
Mr. A.L. Medley	-	A neighbour of Mr. Worthington, also objected and made particular reference to the traffic congestion in the lane caused by Telephone Company vehicles.
Mr. R. Bouwman, Counsel for the B.C. Telephone Company	-	Reported in support of the application giving the position of the Telephone Company and filed a short brief. He advised instructions have been issued that telephone vehicles are not to be parked in the lane, however, to change the design of the additions would be a large expense to the Company.

Moved by Ald. Hardwick,
THAT this application be referred back to the Deputy Director of Planning for further report after having the design reviewed based on providing the same level of light angles to the properties across the lane as would be expected for a single family dwelling area;

FURTHER THAT the parking problem in the lane at this location be investigated.

- CARRIED UNANIMOUSLY.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

2. Kerrisdale Beautification Project - Sidewalk Projections

On April 17, 1973 the Council adopted recommendations contained in the report by the Planning and Engineering Departments with respect to beautification in the Kerrisdale Shopping Area. At that time, there was submitted for Council consideration the matter of three sidewalk widenings as follows:

"one on each side of 41st Avenue at Yew Street and one on the south side midway between Yew Street and West Boulevard coinciding with the wide sidewalk in front of the ex-post office."

At that time it was advised the City Engineer recommends against these projections from a traffic and community environmental standpoint, it being pointed out particularly that the result would be to reduce the pavement width in this block to only one traffic lane in each direction.

A representative from the Kerrisdale & District Commercial Association appeared in support of the projections proposal.

MOVED by Ald. Hardwick,
THAT these requested sidewalk projections be not approved.

- CARRIED.

(Aldermen Linnell, Marzari, Pendakur and Volrich voted against the motion).

3. 1973 Cultural Grants

On April 17, 1973 Council received a report from its Cultural Advisory Committee recommending grants totalling $308,435 and detailing allocations in this regard. The Council, at that time, set the total allocation at $243,000 for this purpose and instructed the Committee to recommend the distribution of this sum.

By further report dated April 24, 1973 the Cultural Advisory Committee recommended all necessary cuts from its original recommendations be taken from the grants of the following organizations, and in this regard reduced grants were so recommended:

Vancouver Art Gallery
Vancouver Symphony Society
Playhouse Theatre Company
Vancouver Opera Association

The Council heard delegations as follows in support of their grant requests:

Vancouver Symphony Society Vancouver Opera Association	- brief dated April 3, 1973.
Vancouver Art Gallery	- letter dated May 3/73
Vancouver Society of Early Music Vancouver City Hall Choristers	- Financial statement submitted.
Metropolitan Co-operative Theatre Society	- Brief filed dated May 8, 1973
Metro Communities Council Ballet Horizons Society Playhouse Theatre Company Anna Wyman Ballet	
City Stage	- Letter filed dated May 8, 1973.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

Prior to hearing the foregoing delegations the Council heard a representative of the Cultural Advisory Committee in support of their latest submission on Cultural Grants.

After hearing the aforementioned submissions, the Council took action on the various grants as follows:

ORGANIZATION	COUNCIL ACTION	SPECIAL CONDITIONS
Vancouver Symphony Society	MOVED by Ald. Bowers, SECONDED by Ald. Volrich, THAT a grant of $46,000 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Opera Association	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of $15,000 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Art Gallery	MOVED by Ald. Pendakur, SECONDED by Ald. Volrich, THAT a grant of $119,159 be approved. - CARRIED UNANIMOUSLY.	
Vancouver Society of Early Music	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of $1,500 be approved. - CARRIED UNANIMOUSLY.	
Vancouver City Hall Choristers	MOVED by Ald. Bowers, SECONDED by Ald. Volrich, THAT a grant of $350 be approved. - CARRIED UNANIMOUSLY.	
Metropolitan Co-operative Theatre Society	MOVED by Ald. Hardwick, SECONDED by Ald. Pendakur, THAT a grant of $3,327 be approved. - CARRIED UNANIMOUSLY.	To be applied against taxes.
Metro Communities Council	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT no action be taken on this application (NOT PUT) MOVED in amendment by Ald. Linnell, SECONDED by Ald. Harcourt, THAT a grant of $1,500 be approved. - LOST. (Not having received the required majority). (Aldermen Bowers, Gibson, Marzari, Massey and Pendakur voted against the motion).	

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

ORGANIZATION	COUNCIL ACTION	SPECIAL CONDITIONS
Ballet Horizons Society	MOVED by Ald. Pendakur, SECONDED by Ald. Harcourt, THAT a grant be not approved. - CARRIED UNANIMOUSLY.	
Playhouse Theatre Company	MOVED by Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of $30,000 be approved. - CARRIED UNANIMOUSLY.	
Anna Wyman Ballet	MOVED by Ald. Pendakur, SECONDED by Ald. Bowers, THAT a grant be not approved.	
	MOVED in Amendment by Ald. Marzari, SECONDED by Ald. Gibson, THAT a grant of $7,500 be approved on a matching basis with a Canada Council grant. - LOST. (Not having received the required majority).	
	(Aldermen Bowers, Harcourt, Hardwick, Linnell, Pendakur, Deputy Mayor Rankin, and Alderman Volrich voted against the motion)	
	The motion by Aldermen Pendakur and Bowers was put and - CARRIED UNANIMOUSLY.	
City Stage	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of $5,000 be approved. - CARRIED.	
	(Alderman Hardwick voted against the motion).	

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Prior to taking the foregoing action a motion was submitted by Alderman Gibson, Seconded by Alderman Massey as follows:

THAT the Council grant approximately 10% of the funds actually raised in 1972 by the cultural organizations under consideration; the Cultural Advisory Committee to be charged with the responsibility for this distribution and to report back to Council at the end of 1973 on the free performances given by such organizations for school children and senior citizens.

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Pendakur, Deputy Mayor Rankin and Alderman Volrich voted against the motion).

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

In respect of grants to various organizations mentioned in the Cultural Advisory Committee's report, but not the subject of appeal, the Council took action as follows:

ORGANIZATION	COUNCIL ACTION	SPECIAL CONDITIONS
* Community Music School	$ 8,500 less CAP 2,500 $ 6,000	Approval of these grants was on motion by Aldermen Bowers and Pendakur. - CARRIED UNANIMOUSLY.
Kiwanis Music Festival	400	
Junior Symphony	135	
Vancouver Chamber Choir	500	
Gallery Singers	125	
*(Community Music School	5,000 less CAP 2,500 2,500 3,500 6,000	)-For low income area programs.)-For bursaries.)
Metro Auditions	MOVED by Ald. Bowers, SECONDED by Ald. Linnell, THAT a grant of $130 be approved. - CARRIED UNANIMOUSLY.	In lieu of Playhous theatre rental.
Theatre in the Park	MOVED by Ald. Linnell, SECONDED by Ald. Hardwick, THAT a grant of $1,000 be approved. (NOT PUT) MOVED in Amendment By Ald. Bowers, SECONDED by Ald. Pendakur, THAT a grant of $2,500 be approved. - CARRIED. (Aldermen Hardwick and Linnell voted against the motion). (The amendment having carried, the motion of Aldermen Linnel and Hardwick was not put.)	
Arts Club	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of $5,000 be approved. - CARRIED UNANIMOUSLY.	For presentation of free Shakespearean production in Stanley Park.
Breadbakers Puppets	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of $2,400 be approved. - CARRIED UNANIMOUSLY.	Funds to only be disbursed on advice of the Cttee. when the Theatre established as a Society with an accounting system satisfactory to the Committee.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

3. 1973 Cultural Grants (cont'd.)

ORGANIZATION	COUNCIL ACTION	SPECIAL CONDITIONS
Native Daughters	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant of $600 be approved. - CARRIED UNANIMOUSLY.	
Vancouver East Cultural Centre	MOVED by Ald. Pendakur, SECONDED by Ald. Gibson, THAT a grant in the following amounts be approved. Management (Incl. staffing) $13,500 less CAP grant if received. Renovations 7,950 - CARRIED. (Alderman Hardwick voted against the motion).	- Application to be submitted for $5,00 CAP grant. -(B.C. Cultural Grant of $13,500 has been approved.)
Sculptors Society John Oliver Choir	MOVED by Ald. Hardwick, SECONDED by Ald. Bowers, THAT, pursuant to recommendations of the Cultural Advisory Committee, no grants be approved for these groups. - CARRIED UNANIMOUSLY.	

- - - - - - - - - - - - - - -

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the increase over budget allocation for cultural grants resulting from the action of Council taken this day, be approved and taken from the Contingency Reserve Account.

- CARRIED UNANIMOUSLY.

- - - - - - - - - - - - - - -

MOVED by Ald. Pendakur,
SECONDED by Ald. Hardwick,
THAT the communication from the Community Arts Council under date of May 7, 1973 commenting on cultural grants, be received for information.

- CARRIED UNANIMOUSLY.

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During the consideration of grants, a short recess was observed.

The Council adjourned at approximately 11:20 p.m.

The foregoing are Minutes of the Regular Council meeting of May 8, 1973, adopted on May 15, 1973.

A. Phillips
MAYOR

CITY CLERK

May 4, 1973

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the South Side of Powell Street, West of Dunlevy Street, North 7 Feet of Lot 8, Block 55, D.L. 196, Plan 196

"The north 7 feet of Lot 8, Block 55, D.L. 196 was established for highway when Powell Street was to be widened to 80 feet. The building line which was on Powell Street has been released and the street is to remain 66 feet in width in this area. The north 7 feet of Lot 8 is now surplus to our highway requirements and the abutting owner has made application to acquire the strip and have it added to his property.

I RECOMMEND that the north 7 feet of Lot 8, Block 55, D.L. 196 be closed, stopped up and conveyed to the abutting owner for the consolidation of the strip with the remainder of Lot 8. The value of the 7 foot strip to be $875.00 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Portion of the Lane North of 27th Avenue, East of Glen Drive, The North 20 Feet of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392, Plan 380

"The north 20 feet of Lot 7, Subdivision 'C' & 'D', Block 19, D.L.'s 391 and 392 was established for lane purposes many years ago for a future lane north of 27th Avenue, East of Glen Drive. Subsequently by resubdivision, a 20 foot lane has been dedicated and developed at the rear of the lots facing 27th Avenue easterly from Glen Drive. This new lane makes the north 20 feet of Lot 7 surplus to the City's highway requirements. The abutting owner has made application to acquire this 20 foot strip.

I RECOMMEND that the north 20 feet of Lot 7, Subdivision 'C' and 'D', Block 19, D.L.'s 391 and 392 to be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

(a) The value of the strip to be set at $150.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The 20 foot strip and the remainder of the lot be consolidated to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Main, Laurel Street, South of S.W. Marine Drive, 1972 Capital Budget

"Laurel Street from S.W. Marine Drive to B.C. Hydro Right-of-Way is scheduled for paving in 1973. The existing 8" C.I. water main which was laid in 1926 is shallow and must be replaced prior to paving. The estimated cost of this work is $8,000.

I RECOMMEND that the water main on Laurel Street be replaced and that $8,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated', Account No. 128/7902. "

Your Board RECOMMENDS that the foregoing be approved.

4. Water Main Installation - 1972 Capital Budget

"The following water main is leaking badly. It has reached the end of its economic life and should be replaced.

WATER MAIN PROJECT 216

Avenue	From	To
14th Avenue	Discovery Street	Camosun Street

The estimated cost of Project 216 is $21,000.

I RECOMMEND that the water main be replaced on the above mentioned street and that $21,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated' Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

5. Proposed Decorative Planters Fronting 3346, 3354, 3356, 3364 Cambie Street

" Mrs. Leslie Westlake, owner of 3346 Cambie Street, and also acting for others, has applied to install 4 decorative planter tubs adjacent to the curb at 3346 to 3366 Cambie Street.

I RECOMMEND:

(a) Permission be granted subject to the Encroachment By-law.

(b) The annual charge be nil."

Your Board RECOMMENDS that the foregoing be approved.

6. Pollution of Still Creek - Survey

The City Engineer, Director of Permits and Licenses, and Medical Health Officer report as follows:

"Still Creek drains a large area of land lying in Burnaby and Vancouver. It enters Vancouver from Burnaby slightly north of Kingsway, and then reenters Burnaby north of Eleventh Avenue. (See attached plan of drainage area.) This area is now serviced by storm and sanitary sewers, with the storm sewers discharging into Still Creek. Still Creek is a major drainage facility and, as such, is the responsibility of the Regional District. However, the storm system discharging into Still Creek is the responsibility of the City.

Samples taken in Still Creek show a relatively high coliform count, and the Municipality of Burnaby has expressed concern over contamination of Burnaby Lake. A limited amount of sampling has been carried out over the past 12 months on the waters of Still Creek to determine the degree and location of contamination. (There is a substantial pollution load already in the Creek where it enters Vancouver from Burnaby.) Together with this, the City Engineering Department has investigated the storm system to locate and eliminate any direct sanitary connections. Unfortunately, these remedial works have made no appreciable reduction in the coliform counts found in the storm water. Civic officials have concluded that a more comprehensive sampling and testing program should be undertaken with a view to pinpointing sources of contamination.

This sampling program would examine the contamination which may result from street washings and drainage itself, and permit identification of exchange flows between sanitary and storm sewers on private property and any deficiencies in the City's system. With the information gathered through this sampling program, action to correct major sources of pollution would be possible.

Con't . . .

Clause 6 con't

Civic officials believe that a useful 12-month survey could be obtained of (1) storm water at various points in the system and (2) surface water in the Still Creek Drainage Area. Bacteriological examination of this water, combined with readings of water flow and weather data, would permit estimation of:

(a) the actual pollution load in Still Creek;

(b) the relative contribution of surface water to this load as compared with pollution from leakages between storm and sanitary systems, misconnections, etc.

(c) the relative contamination from animal sources from land drainage as compared to human sources from the dwellings in the catchment area of Still Creek.

As noted previously, Still Creek itself is the responsibility of the Greater Vancouver Regional District. The Chief Engineer of the Regional District has participated in discussions leading to the above proposal and agrees that this would be a useful step to undertake. The study can be most effectively carried out jointly by the Greater Vancouver Regional District and the City's Engineering, Permits and Licenses, and Health Departments since all are involved in the problem. The division of responsibilities would be as follows:

(a) The Health Department, Engineering Department and the Greater Vancouver Regional District to arrange a program of simultaneous sampling of several points in the storm sewer network and analysis of the samples to pinpoint locations of contamination.

It is estimated that the above investigations will cost approximately $25,000. This sum will permit a sampling program by 2 men, 3 days per week, a full-time lab person and necessary lab supplies, and data analysis. The analytical work would be done by the Provincial Public Health Laboratory. A preliminary cost breakdown is provided in the attachment.

(b) Depending upon the results of the sampling program, the Permits and Licenses and Engineering Departments to undertake a testing program on sewer connections on private property to determine whether "leaky" sanitary sewer connections are a substantial source of contamination in the Still Creek area. A limited program of testing can be carried out by existing staff, but additional funds will be required if the sampling program shows a need for extensive testing. A further report to Council will be prepared if this is indicated.

(c) The Greater Vancouver Regional District to consider possibilities for aeration or other treatment of Still Creek to reduce the pollution load entering Burnaby Lake on an interim basis.

The City Engineer, Medical Health Officer and Director of Permits and Licenses RECOMMEND that:

(1) Council request the Greater Vancouver Regional District to carry out, jointly with Civic staff, a sampling and analysis program on Still Creek waters as outlined above, at a cost of $25,000 at Regional District expense;

Con't . . .

Clause 6 con't

(2) Council approve participation of City staff in the above study;

(3) Council authorize the Engineering and Permits and Licenses Departments to carry out limited testing of sewer connections to determine whether they are a source of contamination in Still Creek.

(4) That a copy of this report be forwarded to the District Municipality of Burnaby for their information.

Your Board RECOMMENDS that the foregoing be approved.

A-6

Board of Administration, May 4, 1973 . . . . (FIRE & TRAFFIC - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. FIRE PROTECTION ON BURRARD INLET WATERFRONT

The City Engineer and Fire Chief report as follows:

"A report on the Level of Land Based Fire Protection and on improvements desired was considered by Council on February 22, 1972. The joint report by the Fire Chief and City Engineer recommended in summary:

A) The Fireboat continue to be the major source of fire protection in operative areas of the waterfront.

B) The City Engineer and Fire Chief carry out a study on locations of new railway crossings, new private property roads, and costs thereof.

C) The City Engineer and Fire Chief carry out a study of related improvements to the City and private waterworks systems.

Parts B) and C) of the study will be affected by the waterfront studies which are under consideration by Council's Waterfront Committee. It is probable that private roadways between Main and Boundary Road will play a significant part in these studies. Accordingly, it is proposed that the study by the City Engineer and Fire Chief of improved access and waterworks for fire fighting purposes be deferred pending outcome of the studies by the Waterfront Committee."

Your Board submits the matter for Council's CONSIDERATION.

A-7

FINANCE MATTERS

RECOMMENDATIONS

1. Grant Equal to Taxes - Vancouver Neurological Centre

The Director of Finance reports as follows:

"The Vancouver Neurological Centre has written requesting consideration for tax relief on property adjacent to their building at 645 W. Broadway. The property is owned by the centre and is used for parking purposes. (Copies of the letter dated January 22, 1973 are circulated for Council information)

In summary the Society in their letter state that:

1. The property is wholly owned by Incorporated Charitable Organizations.

2. The property is unimproved except as it pertains to a parking lot.

3. Principal parking use
   - staff
   - parents bringing handicapped children to the centre
   - nine stalls rented out commercially @ $5 per month - $540 annually.

4. The Society is willing to eliminate the rental property in order to obtain total exemption.

The following two areas are provided for Councils information while considering this request:

(A) Exemption from Taxation

The request has been reviewed with the Assessment Commissioner who advised that the City Charter (Sec. 396 (c)) provides that property to be exempt from taxation must be "wholly in use for charitable purposes" which this at present is not so. In addition, the amount of exemption is determined by the Assessment Commissioner under Section 397 (1) which reads in part:

> 'The exemptions provided for under clause (c) of Section 396 shall extend to so much real property as is reasonably necessary for the purposes of the institution, hospital, or religious organization, and no further,'

the fact that the Society is able to rent out a portion of the parking area at present would be taken into consideration if the commercial rental was eliminated and total exemption requested.

It is noted that the Director of Planning advises that there is no development permit on file to use the property in question for a parking lot (public). Details - Lot Size 50' x 117' - 1972 taxes $1,126.33.

(B) Grant Equal to Taxes

City Council under Sec. 206 (a) of the City Charter may give a Grant to any charitable organization, however, City Council has established a policy that Grants would be approved based on Demonstrated Financial Need of the Society not on the fact that an organization is required to pay City Taxes etc., (except in certain technical circumstances).

City Council, while dealing with the 1973 Grant Requests, approved $7,000 to this Society as recommended in the report on Health, Welfare and Recreation Grants by the Director of Social Planning.

Cont'd.....

CLAUSE NO. 1 (continued)

RECOMMENDED

(a) That the Society be informed that City Grants are based on "Demonstrated Financial Need" and not on the fact that City Taxes are levied.

(b) That if the Society is to continue to operate a parking area then a development permit must be obtained through the Department of Planning & Civic Development.

(c) That if the Society wishes to eliminate the commercial parking and obtain some exemption they should make a formal application to the Assessment Commissioner. It being noted that any exemption granted would not be effective until 1974."

Your Board RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Temporary Assignment - Computer Programmer

The Director of Planning & Civic Development reports as follows:

"Continuation of the work of compiling and analyzing data, which is essential in the planning programme, is contingent on the continued use by this Department of the services of a Computer Programmer.

On October 2, 1972, a position paper on the Information Program in the Advance Planning & Research Division was forwarded to the Director and on March 8, 1973 a memorandum was sent to Mr. R. L. Hawkins, Co-ordinator of Data Processing Division, listing the data on hand in the Department that must be processed in the computer to make it useful in the planning programmes. All of this attached information indicates the need for fulltime services of a Computer Programmer to be made available to the Planning Department. Data Processing Division, although aware of the need of this Department, is not able to supply the help that is needed and on this basis, among others, the Data Processing Division has submitted a request for additional programmers; the time of one to be devoted to urgent Planning Department work.

Only through use of Local Initiative Programme personnel has the Advance Planning & Research Division been able to continue to develop and make information available for planning studies. The Local Initiative Programme for this current year is to end on May 31st at which time Mr. Dale Troyer, now doing programming work, will be terminated. A great deal of time and money has been spent in training the present programmer for the work being done.

In order not to lose the investment we now have, it is requested that Mr. Dale Troyer be employed as a Programmer I for a period of six months beginning June 1, 1973 at a cost of $5,425.00 including fringe benefits; this authorization to terminate when permanent arrangements have been made for programmer services to this Department through the City Data Processing Division if sooner than the requested period of employment. Mr. Hawkins is in accord with this method of providing programming services to this Department. No furniture is required for this temporary position.

The Comptroller of Accounts states that funds could be provided from the Contingency Reserve.

Cont'd....

CLAUSE NO. 2 (continued)

The Municipal and Regional Employees Union concur with the recommendations contained in this report.

It is therefore recommended that Mr. Dale Troyer be employed as a Programmer I for a period of six months commencing June 1, 1973."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved, and that the matter of classification of this position be dealt with through the Board of Administration, according to Council policy.

INFORMATION

3. Block 52 Parking Garage

The City Engineer reports as follows:

"At a meeting of Council on April 3rd, 1973, an inquiry was raised regarding the revenue situation in the Block 52 (Pacific Centre) parking garage. This report is a reply to that request.

Since the opening of the department store on Block 52 in early February there has been a considerable increase in the parking garage utilization and related revenue. More specifically the revenue for this March was approximately $48,000 and this compares with a total revenue of about $13,000 for March 1972. However, the garage costs in March 1973 were approximately $54,000 or $6,000 greater than the derived revenue.

March 1973 was the first complete month when the Block 52 parking facility had the benefit of the parking activity generated by the department store. However, the overall parking situation has not yet been established in the garage. It is intended to keep this matter under review."

Your Board submits the matter to Council for INFORMATION.

CONSIDERATIONS

4. Grant Request - 1973 National Wheelchair Games

The City Clerk reports as follows:

"A letter has been received from the National Wheelchair Games, 1973 Committee, advising that these Games will be held at the University of British Columbia Campus, June 3 - 9, 1973.

Approximately 250 wheelchair athletes from all the Canadian provinces will be competing in some twenty-nine different events. The budget for this event is some $51,000. It is expected that some revenue will be derived from program sales and donations. Applications for financial assistance have been made to the B. C. Festival of Sports and the Kinsmen Rehabilitation Foundation of B.C., among others.

The National Wheelchair Games 1973 Association is requesting a grant of $1,000 from the City of Vancouver towards the cost of this event."

Your Board submits the foregoing report for the CONSIDERATION of Council.

(Copy of letter and a brief history of wheelchair sports is attached for Council information)

5. Grant - Festival of Forestry

The City Clerk reports as follows:

"A letter has been received from the Festival of Forestry requesting an annual grant of $7,500.00.

City Council has taken the following action with this request in previous years:

1972 - $3,500 approved
1971 - $3,500 approved
1970 - $3,500 approved
1969 - $3,500 approved

The Organization has stated that it has been financially supported by the Federal and Provincial Governments and private business in the past and will be seeking support from these sources again."

Your Board submits the foregoing for the CONSIDERATION of Council.

DELEGATION REQUEST - Festival of Forestry

6. National Council of the Metropolitan Opera: Grant Equal to Rental of The Queen Elizabeth Theatre

The City Clerk reports as follows:

"The National Council of the Metropolitan Opera, in a letter dated March 20, 1973, advises that The Western Canada Auditions will be held in The Queen Elizabeth Playhouse on Sunday, January 27, 1974.

The Organization is requesting a grant equal to the rental of the Theatre ($130.00).

The Organization advises that all its expenses are paid by donated funds; judges, accompanists and other workers donate their services. The public is invited free of charge to the auditions.

Your Board notes that Council has approved a grant to this Organization in the full amount since 1964."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(Copies of the letter from the National Council of the Metropolitan Opera are submitted to members of Council)

RECOMMENDATION

7. City Prosecutor's Department - Filing System

Your Board has received the following report from the Administrative Analyst:

"City Council, on December 9, 1972, approved the recommendations of a report dealing with the installation of an open-shelf filing system in the City Prosecutor's Department.

Cont'd..

CLAUSE NO. 7 (continued)

The recommendations of the report included establishment of one (1) Clerk-Stenographer III position, and two (2) Clerk-Typist I positions, for a period of three months, to undertake the work involved in the changeover.

The Clerk-Stenographer III commenced duty on January 22, 1973, and the two Clerk-Typists I commenced February 12, 1973. The three months period therefore concluded on April 22 and May 12, respectively.

At this date, over 20,000 index cards have been prepared, the main filing system has been placed in alphabetical order preparatory to changing the file covers and the "speedy trial" files have been indexed and placed in new file covers, a total of approximately 1,700 files.

The work remaining to be done includes refiling, bail estreatments (1,300 files), habitual criminal files (approximately 300), transfer items in and out of Province (approximately 1,200 files) and many hundreds of other files in filing cabinets and Shannon filing boxes.

It is estimated that there are at least 6,000 files to be examined and refiled. The work is proving to be much more voluminous and time consuming than originally anticipated.

To complete this work, it is recommended that the two positions of Clerk-Typist I be extended for a period of four and one half (4½) months to September 30, and that the Clerk-Stenographer III position be extended for a period of eight and one half (8½) months to December 31, 1973.

The estimated cost for the continuance of these positions is estimated at:

1 Clerk-Steno III P.G.13 ($552-659) 8½ months	$4,692
2 Clerk-Typists I P.G.5 ($408-470) 4½ months	$3,672
	$8,364
Fringe Benefits 10%	836
	$9,200

NOTES

1. The Comptroller of Accounts advises that if the recommendations of this report are adopted, the necessary funds can be provided from Contingency Reserve.

2. This report has been discussed with the Business Manager of the Municipal & Regional Employees' Union and he concurs herein.

SUMMARY OF RECOMMENDATIONS

It is recommended that:

A. The temporary position of Clerk-Stenographer III be extended for a period of eight and one half (8½) months to December 31, 1973.

B. The two temporary positions of Clerk-Typist I be extended for a period of four and one half (4½) months to September 30, 1973.

C. The funds estimated at $9,200.00 be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the recommendations of the Administrative Analyst.

A-9

PROPERTY MATTERS

RECOMMENDATION

1. BRITANNIA COMMUNITY SERVICES CENTRE
   1537 Parker Street
   EXPROPRIATION

The Supervisor of Property and Insurance reports as follows:

"City Council, in consort with the Federal and Provincial Government, and in accordance with agreements dated February 25th, 1972, and March 15th, 1972, respectively, embarked on a program of property acquisition to facilitate construction of the Britannia Community Services Centre. Lot 19, Block 24, D.L. 264A, 1537 Parker Street is included in the acquisition program.

The premises comprise a 1½ storey frame dwelling with a main floor area of 1,009 square feet with basement, erected in 1910 on a site 33' x 122', zoned RM-3, Multiple Dwelling District. This house contains seven rooms plus pantry, and has been converted to contain one two-bedroom dwelling unit and one sleeping unit on the main floor and three sleeping units on the second floor. There are six plumbing fixtures, patent shingle roof and exterior stone set foundation and poor concrete basement floor. The heat is supplied by a new gas-fired hot air furnace.

The owners' were notified of the City's intentions by letter dated August 18th, 1972 and negotiations have continued with the owners and the owners' solicitor, Peter D. O'Brian, since that date, however, agreement as to price has not been forthcoming. Further, as the owners have indicated their desire to spend large sums of money in renovation and modernization on this property, the City Solicitor has confirmed that expropriation proceedings should be taken to protect the City's interest.

RECOMMENDED:

(a) That as the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above property in accordance with the Resolution for that purpose submitted under "Motions".

(b) That Mr. R. S. Thorpe be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

(c) That the City's offer of $25,500.00 be confirmed."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

.....2

RECOMMENDATION

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
1068 to 1072 McLEAN Drive
Lot 9, Block 26, District Lot 264A

The Supervisor of Property & Insurance reports as follows:

"The above property legally described as Lot 9, Block 26, D.L. 264A, and known as 1068 to 72 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Soheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 864 sq.ft., erected in 1910 on a site 33' x 83', zoned RM-3. The dwelling contains 12 rooms, 13 plumbing fixtures, patent shingle roof, siding and stucco exterior, full concrete basement and is heated with an oil fired hot air furnace. This dwelling is in fair condition for age and type. The dwelling has three self-contained suites. The owner occupies the four rooms in the basement; the suite on the main floor is occupied by a tenant and the second floor suite is vacant.

Following negotiations, the owner has agreed to sell for the sum of $29,500.00 as of May 31, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner will continue occupancy of the premises, rent free, until August 31, 1973 at which time it is proposed to demolish the dwelling.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $29,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing report of the Supervisor of Property & Insurance be adopted.

3. ACQUISITION FOR REPLOTTING S.E. SECTOR
E½ of Lot 4 except portion now highway of
Block "A" of Lots 1 to 4 and 21 to 24,
Block 10, D.L.'s 330 and 331
3252 S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:

E½ of Lot 4 except portion now highway of Block "A" of Lots 1 to 4 and 21 to 24, Block 10, D.L.'s 330 and 331, has been offered for sale to the City by the owners. This property is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968.

These premises comprise a single storey frame dwelling plus a full basement with a main floor area of 960 sq. ft., erected in 1924 on a lot 37.17' x 115.3'±, zoned R.T.-2. The dwelling contains 5 rooms on the main floor, 2 room suite in the basement, 8 plumbing fixtures, has a patent shingle roof, patent shingles on exterior walls and concrete foundation. Heat is supplied by an automatic gas-fired furnace. This dwelling is in fair condition for age and type.

Following negotiations with the owners' representative, they are prepared to sell for the sum of $21,500.00 as of May 16th, 1973, subject to the owners retaining rent-free possession until June 30th, 1973. This price is considered to be fair and equitable and represents market value in the area. It is proposed to demolish the dwelling when vacant.

Clause 3 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $21,500.00 on the foregoing basis, chargeable to Code #4906/270."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
1175 - 85 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

" Sub. C & D of Lots 4 - 6 inclusive, Block 40, D.L. 264A, known as 1175 - 85 Woodland Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-storey and basement frame (side by side) duplex dwelling with a main floor area of approximately 1,634 sq. ft., erected in 1930 on a site 90' x 61.66', zoned RM-3. Each unit contains 4 rooms, 5 plumbing fixtures, a basement garage, and is heated by a gas-fired hot air furnace. The exterior is finished with cedar siding and the roof is of patent shingle. This dwelling has been well maintained and is in better than average condition for age and type.

Following negotiations, the owners have agreed to sell for the sum of $35,700.00 as of May 31, 1973, inclusive of all consideration.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,700.00 on the foregoing basis, chargeable to Code #5830/427. "

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. Sale of City-owned Land, S/W Corner of 49th Avenue & Boundary Road. Proposed B.C. Hydro Substation Site

The Supervisor of Property & Insurance reports as follows:-

" On May 31st, 1968, City Council approved the overall concept plan for the South-east Sector, now known as Champlain Heights, which plan included proposed conditions for the sale and development of a B. C. Hydro Substation Site at the S.W. corner of 49th Avenue and Boundary Road. The said proposed conditions of sale to B. C. Hydro were as follows:-

(a) An agreement shall be entered into with the City that B. C. Hydro will purchase all remaining private lands within the proposed site.

(b) Submission of a scheme of development satisfactory to the Technical Planning Board, which scheme of development will include a suitable timing for the removal of existing buildings.

Clause 5 Continued

B. C. Hydro have now acquired the privately-owned lands and the preliminary development proposal drawings submitted by the Authority to the Planning Department have been judged acceptable in design.

The substation site, as it will be finally constituted, will contain 6.10 acres of Hydro-owned land, and the respective holdings are illustrated by attached plan, marginally numbered LD 1271. City lands comprise Lot 99, D.L. 339 (4.56 acres), plus portions of adjacent streets and lanes, (0.72 acres), yet to be closed. Hydro lands comprise Lots 20 to 29 inclusive, Block 2, N.½ of S.E. ¼ D.L. 339, on which are located 8 frame dwellings occupied by tenants. While no firm date has been established for erection of the new substation, it is understood that B. C. Hydro intends to proceed with development within a period of 7 to 12 years.

In accordance with previous Council's instruction, negotiations for the sale of the property to B. C. Hydro as opposed to lease considerations, were concluded in the latter part of last year. This report was delayed in being presented to Council in as much as it was first necessary for the Planning Department to review the proposed form of development; this has now been done. In view of our negotiating commitments, and the fact that the site will provide an essential utility and service to the community, it was felt that this matter should be put before Council on the basis of the sale.

B. C. Hydro have agreed to purchase the aforesaid City lands for the total sum of $459,994.00 in two stages as follows:-

(a) Lot 99, D.L. 339, Plan 14104, N.W.D. (4.56 acres) to be sold for the sum of $397,268.00, plus proportion of 1973 taxes as if levied and registration fees, the date of sale to coincide with the date of Council's approval herein;

(b) The remaining 0.72 acres of City land, comprising adjacent portions of streets which are eventually to be closed, to be sold for the sum of $62,726.00, plus registration fees, subject to the following conditions:-

(1) The date of sale to coincide with the date of approval of a development permit for the new substation;

(2) All lands to be consolidated into one parcel to form a site comprising an area of 6.10 acres as per plan marginally-numbered LF 4946;

(3) The City to prepare all necessary plans and B. C. Hydro to pay $200.00 towards the cost thereof.

(c) Upon acceptance of all terms by both parties, this transaction to be formalized by an agreement satisfactory to the Corporation Counsel.

RECOMMENDED

that the Supervisor of Property and Insurance be authorized to complete the sale of the above lands to British Columbia Hydro and Power Authority for the total sum of $459,994.00 on the foregoing terms."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1642 Parker St. & 1652-56 Parker St., Lot H, Blk. 28, D.L. 264A & Lots 9 & 10, Blk. 28, D.L. 264A	Britannia Community Services Centre	J. Olar	$1,175.00	5830/428
1104 Cotton Drive Lot A of Lots 1 & 2, Blk. 28, D.L. 264A	Britannia Community Services Centre	John Bulych	$ 490.00	5830/428
1623 & 1629 Parker Street, Lots 20 & 21, Block 23, D.L. 264A	Britannia Community Services Centre	Paul Bulych	$1,295.00	5830/428
1016 McLean Drive Lot 14, Block 26, D.L. 264A	Britannia Community Services Centre	Able Demolition Contractors Ltd.	$ 500.00	5830/428
1631 Napier Street Lot 8 ex. E 5', Block 28, D.L. 264A	Britannia Community Services Centre	George Muys	$ 475.00	5830/428

The above contracts have been confirmed by the Board of Administrati and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

****

B-1

WORKS & UTILITY MATTERS

RECOMMENDATION

1. V. & L.I. Railway False Creek (South Shore)
Bridge Crossing Oak Street North of 6th Avenue

The City Engineer reports as follows:

"The above railway crossing of Oak Street has been in existence for many years but there is no record that it has been approved by the Railway Transport Committee. It is proposed to use this crossing as a public crossing to provide access to the False Creek Orientation area but to do this the City must seek permission from the Railway Transport Committee.

I RECOMMEND that Corporation Counsel be instructed to make the requisite application to the Railway Transport Committee."

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development was held in No. 1 Committee Room at 1:30 p.m. on April 19, 1973.

PRESENT:	Alderman Hardwick	(Chairman)
	Mayor A. Phillips	
	Alderman Bowers	
	Alderman Massey	
ABSENT:	Alderman Pendakur	
COMMITTEE CLERK:	M. James	

INFORMATION

VANCOUVER OUTSIDE DOWNTOWN

Previously your Civic Development Committee has received from the various departments, "working papers" on the development of policy goals and guidelines in the areas of downtown development, West End development, transportation and traffic. The Committee, through its reports, has informed Council of actions taken.

As part of the overall policy development programme, the Committee this day received from the Director of Planning and Civic Development a policy discussion paper prepared by the Advanced Planning and Research Division covering policy development for Vancouver outside the downtown area. This paper listed 9 goals, 8 constraints, 4 'other choices', 3 options and 6 indications of how the application of the options would affect some City problems. It was noted at the meeting, that the document was a working document and should not be construed as any firm statement of either this Committee or the City of Vancouver.

The Committee went through the working document, which is on file with the City Clerk, and in detail reviewed and commented on the various items outlined above. The Committee offered comment on alteration in format and discription, and questioned for clarity the written material.

This working paper was submitted to the Committee for guidance back to the Planning Department on the ultimate format of a public document which would be distributed throughout the City to develop comment and response for further policy determination.

The Committee in discussing the report, indicated that it was the Committee's concern that the report be as readily understood by all of the citizens as possible and that it be produced in a form to develop discussion and comment without, by implication, limiting or channelling such discussion and comment.

The Committee,

RESOLVED:

THAT the working paper be received and the Director of Planning edit the working paper in accordance with the comment and discussion here today and prepare the policy discussion paper in final format for distribution.

The meeting adjourned at approximately 2:40 p.m.

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 10, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 10, 1973 in No. 1 Committee Room, at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Gibson, Harcourt, Hardwick, Linnell, Rankin and Volrich.

ABSENT: Aldermen Marzari and Massey (On Civic Business)
Aldermen Bowers and Pendkaur

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs, Concrete Sidewalks and Special Light Standards on the Initiative - Schedule #417A

The Court received from the Assessment Commissioner Schedule 417A listing four Local Improvement projects in the Strathcona area, on the initiative. It was noted that there were insufficient objections to defeat any of the projects.

There was no one present who wished to address the Court and therefore it was

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Schedule 417A submitted by the Assessment Commissioner be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent
Procedure - Schedule 417A

Council considered the City Engineer's report dated May 8, 1973 dealing with the subsequent procedure of the various projects, and took action as follows:

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the following recommendations of the City Engineer be approved:

(a) the 'Initiative' projects in Schedule 417A be undertaken.

(b) the Engineer be authorized to call tenders for the approved projects.

- CARRIED UNANIMOUSLY.

Notification to Property Owners

On a question raised, the Assessment Commissioner displayed a postcard used to notify property owners of a local improvement project. It was suggested that improvements could be made to the wording and in this regard the Mayor undertook to consult with the Corporation Counsel, particularly insofar as the last paragraph is concerned.

The Council adjourned at approximately
7:45 p.m.

The foregoing are Minutes of the Special Council (Court of Revision) meeting of May 10, 1973, adopted on May 15, 1973.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MAY 15, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 15, 1973, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin & Volrich.

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer by the Reverend D.L. Campbell, Civic Chaplain.

ACKNOWLEDGEMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from the School in San Josef, B.C. and also students from the Kerrisdale School Vancouver, B.C.

'IN CAMERA' MEETING

The Council on agreement of the 'In Camera' Committee, agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated May 8, 1973, be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the Minutes of the Special Council meeting (Court of Revision) dated May 10, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

DELEGATIONS AND UNFINISHED BUSINESS

1. Addition to Telephone Exchange Building - 755 East 49th Avenue

The Council at its last meeting, considered a request of the B.C. Telephone Company for approval of Development Permit Application 61036 for addition to the Company's exchange at 755 East 49th Avenue. At that time, it was noted that the Technical Planning Board and the Vancouver City Planning Commission advised of being prepared to approve the application subject to certain conditions.

Objections were raised by neighbours, Mr. R.C. Worthington of 6485 Prince Albert Street and Mr. A. Medley, particularly on the matter of company parking in the lane and the effect of the two storey development on their property.

The Council referred the application back to the Deputy Director of Planning for further report on the basis of the design providing the same level of light angles to the properties across the lane as would be expected for a single family dwelling area; and also that the parking problem in the lane be investigated.

The Vice President of Operations for the Company appeared this day and advised of off-street parking arrangements to be provided for employees. He also dealt with the light angle question in respect of effect on residences across the lane, filing in this regard a statement showing the effect of the proposed addition in shading one of the neighbour's lots. With respect to the suggestion of extending the building, the Company representative advised this would place a development behind properties which did not have a development behind them at the present time and no space would be left for the present park.

Mr. Worthington and Mr. Medley appeared again and reiterated their former remarks to Council respecting height and lane congestion.

After due consideration it was

MOVED by Ald. Rankin,
THAT the Company's Development Permit application be not approved and the Council go on record as favouring a one storey development which conforms to City By-laws insofar as the rear yard is concerned.

FURTHER THAT the Company be required to provide an adequate parking bay off the lane to avoid the parking of trucks in the lane.

- LOST.

(Mayor Phillips, Aldermen Hardwick, Linnell, Marzari, Massey, Pendakur & Volrich voted against the motion).

MOVED by Ald. Linnell,
THAT the motion by Alderman Rankin be tabled to the next meeting of Council, and in the meantime, consideration be given by the Company and the Planning Department to setback of the proposed addition, 9 ft. from the lane toward the front, and the proposals be discussed with the neighbours.

- LOST.

(Aldermen Bowers, Massey, Pendakur, Rankin and Volrich voted against Ald. Linnell's motion). A tie vote having resulted, the tabling motion was LOST.

The motion of Alderman Rankin then was put and - LOST.

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

Addition to Telephone Exchange
Building - 755 East 49th Avenue (cont'd.)

MOVED by Ald. Pendakur,
THAT the Development Permit application for a two storey building as proposed by the B.C. Telephone Company at 755 East 49th Avenue, be approved as presented, except the second storey be set back from the existing building line a further 9 ft., the details to be worked out by the Director of Planning.

FURTHER THAT all off-street parking be to the satisfaction of the Director of Planning, and

FURTHER THAT this approval be subject to the various Technical Planning Board conditions, as appropriate, and set out in the Director of Planning & Civic Development's report dated April 11, 1973.

- CARRIED.

(Aldermen Harcourt and Rankin voted against the motion).

(Alderman Linnell brought to the Council's attention during the consideration of the foregoing matter, that she was a shareholder in the B.C. Telephone Company. However, the Mayor did not feel that this need bar the Alderman from voting on the issue.)

DELEGATIONS & COMMUNICATION OR PETITIONS

1. Proposed Commercial Development:
1700 Block West 7th Avenue
(Block 288, D.L. 526)

The Council had received a request for a hearing from the residents of Block 288, D.L. 526, 1700 Block West 7th Avenue, objecting to the proposal to demolish living accommodation and asking the land be re-zoned for low income family housing.

In a memorandum from the City Clerk, it was noted the Planning Department is processing a rezoning application covering this particular block of land to allow commercial use.

Mr. B. Mason appeared before Council and requested permission to withdraw the application to speak to Council at this time, as satisfactory arrangements had been made with the owner of the particular property; the tenants involved who were to be evicted on 30 days notice, now having been given four months' notice to vacate.

Permission to withdraw was granted.

2. Seminar: Fire Prevention
Officers Association

MOVED by Ald. Bowers,
THAT, pursuant to request received, the Fire Chief be granted authority to attend the Fire Prevention Officers Association Seminar, to be held at Williams Lake, June 5 - 8, 1973, inclusive at which time he will be participating in the Seminar.

- CARRIED UNANIMOUSLY.

DELEGATIONS & COMMUNICATIONS OR PETITIONS (cont'd.)

3. Council Representative - Board of Trustees: Vancouver Museums and Planetarium Association

The Council noted a request from the President of the Vancouver Museums and Planetarium Association that the City appoint a representative to the Association's Board of Trustees.

MOVED by Ald. Hardwick,
THAT a Council representative not be appointed as requested.

- CARRIED UNANIMOUSLY.

4. Bill 132 - Public Officials Disclosure Act

Council considered a submission from the Union of B.C. Municipalities respecting Bill 132 re Public Officials Disclosure Act.

MOVED by Ald. Bowers,
THAT the U.B.C.M. be advised the Council welcomes the Provincial Act and has no objection to the principles of it.

- CARRIED UNANIMOUSLY.

5. Cleanathon

A communication dated May 11, 1973, was received from the Chairman of the Greater Vancouver Youth for Christ, advising of a fund raising project known as "Cleanathon Concept" to be held on June 2, 1973. In this regard, the City is requested to furnish the following:

1. Designated lists of areas needing clean-up (likely from Engineering, Parks & School Board Departments, etc.)

2. Approximately 2500 plastic garbage bags for workers.

3. Approximately 3 garbage trucks to haul the bags away from three primary dumping areas.

The Mayor reported having received advice from the Deputy City Engineer that for the trucks and plastic bags, the cost would be in the order of $500 and that the proposal appears feasible and not expensive.

MOVED by Ald. Bowers,
THAT the request of the Organization be granted, the details to be worked out with the officials of the Engineering Department.

- CARRIED UNANIMOUSLY.

6. License of Fiesta Dance Studio Ltd. 556 Granville Street

The Chief License Inspector, by letter dated May 15, 1973, recommended the Fiesta Dance Studio Ltd. be asked to show cause why their 1973 Dancing Academy License No. 12488 should not be cancelled. The Chief License Inspector sets out information in his letter further to past action of Council on February 13, 1973, when an appeal from this Company was allowed subject to review in three months' time.

MOVED by Ald. Linnell,
THAT the Company be requested to show cause why their License No. 12488 should not be cancelled.

- CARRIED UNANIMOUSLY.

DELEGATIONS AND COMMUNICATIONS OR PETITIONS (cont'd.)

7. Burrard Waterfront Study

The Council noted the following letter from the Minister of State, Urban Affairs, Canada, under date of May 8, 1973:

> "Your staff and my officials have discussed the Vancouver Waterfront Study and I am pleased to hear that everyone agrees on the terms of reference and on the scope of the undertaking. My officials inform me that agreement has also been reached of a proposed total budget of $77,500.00.
>
> Bearing in mind the considerable Federal interest in the project and the proportion of land and waterfront under Federal jurisdiction within the study area, I am prepared to share the cost on a two-third (Federal) and one-third (City) basis.
>
> Subject to Treasury Board confirmation I trust we can proceed immediately with this important analysis of the Vancouver waterfront leading to concerted action on behalf of all Vancouver citizens."

MOVED by Ald. Pendakur,
THAT this communication be referred to the Special Committee re Burrard Inlet Waterfront Study for budgetary consideration.

FURTHER THAT the Director of Planning and City Engineer be appointed to the Joint Steering Committee.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, May 11, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration and the City Engineer contained in this report on the matter of Installation of Protection at the Crossing at 49th Avenue over C.P.R. Tracks, be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS

This report contained three clauses identified as follows:

Cl. 1: Travel Expenses to Ottawa - Mr. E. Fladell, Social Planner
Cl. 2: Replacement for Building Services Supervisor
Cl. 3: Matters Historic

The Council took action as follows:

Clause 1

MOVED by Ald. Linnell,
THAT the recommendation of the Director of Social Planning contained in this clause be approved.

- CARRIED.

(Aldermen Hardwick, Marzari, Pendakur & Rankin voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clauses 2 and 3

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and Officials contained in these clauses be approved.

- CARRIED UNANIMOUSLY.

PERSONNEL MATTERS

This report contained two clauses identified as follows:

Cl. 1: August Holiday
Cl. 2: Classification Review - One New Position, Department of Permits & Licenses

Clause 1

MOVED by Ald. Linnell,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 2

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and Director of Personnel Services contained in this clause be approved.

- CARRIED UNANIMOUSLY.

PROPERTY MATTERS

This report contained nine clauses identified as follows:

Cl. 1: Sale of Campbell Avenue between Cordova and Powell Streets
Cl. 2: Rental Review - Lease of Portion of Lot B, Blk. 239, D.L. 526, Situated Under Fir Street Ramp at Fir Street & 4th Avenue
Cl. 3: Acquisition for Arbutus-Burrard Connector 2133 Cypress Street
Cl. 4: Amendment to Lease of Argyle Street-End South of Kent Avenue
Cl. 5: Acquisition for Arbutus-Burrard Connector 1872 and 1878 West 5th Avenue
Cl. 6: Acquisition for Arbutus-Burrard Connector 2128 Cypress Street
Cl. 7: Rental Review N/W Corner - Granville Street & Beach Avenue
Cl. 8: Sale of City-Owned Property North of 2nd Avenue between Lakewood and Templeton Drives
Cl. 9: Sale of City-owned Lot 10 Except the East 25 Ft. of Blk. 30, D.L. 182 - N/S Napier Street between Clark and Odlum Drives

Clause 1

MOVED by Ald. Linnell,
THAT the recommendations of the Supervisor of Property & Insurance noted as (a) to (j) inclusive, contained in this clause, be approved subject to the following:

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (cont'd.)

Clause 1 (cont'd.)

(i) Approval of the City Engineer and Director of Planning and Civic Development from a traffic standpoint.

(ii) Enquiry by the Director of Planning and Civic Development of the National Harbours Board as to any conflict with N.H.B. plans insofar as this particular Company proposal is concerned.

- CARRIED UNANIMOUSLY.

Clauses 2 - 9

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and the Supervisor of Property & Insurance contained in these clauses, be approved.

- CARRIED UNANIMOUSLY.

Arbutus-Burrard Connector

The Mayor directed a Report Reference be given to Council with respect to the proposed Arbutus-Burrard Connector.

B. DEPARTMENT REPORT
May 11, 1973

FIRE & TRAFFIC MATTERS

This report contained two clauses identified as follows:

Cl. 1: Granville Pedestrian Mall/Busway
Cl. 2: West End Traffic Scheme - First Phase

Clause 1

MOVED by Ald. Bowers,
THAT the Council record that it looks forward to receiving the report on a permanent mall transit-way later this year as referred to in the Officials' report.

FURTHER THAT, the trial mall for a six week period this summer, not be approved.

- CARRIED.

(Alderman Pendakur voted against the motion)

Clause 2

MOVED by Ald. Hardwick,
THAT the recommendations of the City Engineer contained in this clause be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Police Program of Removal of Unlicensed Vehicles from City Streets

At the last Council meeting, the Council noted the following report from the Board of Administration under date of May 4, 1973:

> Your Board has received the following report from the Supervisor of Property & Insurance Division and the Administrative Analyst:
>
> "The Superintendent of Administrative Services - Police Department, has advised that a program of removing all unlicensed vehicles from City streets and lanes is to be undertaken immediately. It is estimated that there are approximately 2,000 such vehicles now on City streets or lanes.
>
> The contract with Buster's Auto Towing Service Limited makes provision for that Company to remove vehicles at the request of members of the Vancouver City Police Force. However, the present storage facilities operated by the Company will not accommodate the vehicles expected to be removed by this program and therefore the Company have requested the use of approximately 1.5 acres of property located at the foot of Willow Street on False Creek.
>
> It is anticipated that the program of removal will take approximately four months to complete. The property would therefore be required from May 15 to approximately September 30, 1973.
>
> The Supervisor of Property & Insurance advises that the rental would normally be in the range of $350 per month. The representative of the Company has requested the use of the property at no cost as the program has been initiated by the City and involves the Company in additional expense with minimal chance of recovery of impounding fees. It is anticipated that of the 2,000 cars on the street, that 1,300 of them will be removed and of this number approximately 1,200 of them will ultimately be sent to the Scrap Yard with little or no salvage value.
>
> In view of the fact that the program will clear the streets of these abandoned vehicles with a general benefit to the citizens, it is proposed that a nominal rental charge of $100 for the period required for the program be charged to the Company and a contract be written to the satisfaction of Corporation Counsel to indemnify the City from any liability or claims arising from the use of the site for this purpose.
>
> The foregoing is submitted for consideration of City Council."
>
> YOUR BOARD submits the above for consideration.

At that meeting, the Council deferred the report for one week to obtain answers to various questions and these answers are contained in a further Board of Administration report dated May 11, 1973.

(Copy of May 11, 1973, report on file in City Clerk's office).

In connection with this matter, a report dated May 11, 1973, was noted from the Deputy Director of Planning and Civic Development and the Director of Social Planning, setting out views in support of their statement that the proposed use of the property at the foot of Willow Street on a temporary basis for derelict cars is considered inappropriate.

MOVED by Ald. Rankin,

THAT the proposed Police Program of Removal of Unlicensed Vehicles from City streets and lanes proceed either on land available adjacent to Granville Island or some other suitable site, subject to whatever arrange ents and provisions are considered necessary by the City Officials concerned.

- CARRIED.

(Mayor Phillips voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. Request for Classification and Salary Determination - Five Positions, Vancouver Opportunities Program

The Board of Administration submitted the following report dated May 11, 1973:

The Director of Personnel Services reports as follows:

"On April 18, 1973, the Mayor and City Council members received copies of a letter from Mrs. E. Huestis, Chairperson, Vancouver Opportunities Program requesting that the City's Personnel Services Department be authorized to determine salaries, relating to the City's Pay Plan, of five positions in the Vancouver Opportunities Program. At the request of the Board of Administration, I have pursued this matter.

The Director of Welfare and Rehabilitation provides the following brief summary on the relationship between his department and the Vancouver Opportunities Program:

'The Vancouver Opportunities Program was established in 1969, as a self-help group, by mothers in receipt of social assistance in the City of Vancouver. It is a chartered chapter of the Pacific Community Self Development Society and operates from an office at 1439 Commercial Drive.

The purpose of the Program is to assist social assistance recipients, who lack work skills and work experience, to engage in paid volunteer work in Health, Educational and Social Agencies in the community. The participants are paid $50.00 per month for 25 hours work per month and $100.00 per month for 50 hours work per month. Participants are on the Program from 6 to 18 months. The objectives of this Program are two-fold; namely -

a) To assist recipients to get back into full-time employment and off social assistance.

b) To assist continuing social assistance recipients to engage in meaningful volunteer activity and to get some remuneration from it.

The Vancouver Opportunities Program is responsible for finding suitable volunteer placements within the community. A social assistance recipient interested in this type of placement is referred by the Vancouver Opportunities Program to our Social Worker staff who are responsible for evaluating the suitability of a placement opportunity and authorizing the placement. The Vancouver Opportunities Program is responsible for obtaining time sheets on each participant from an organization using this type of volunteer, and transmitting these time sheets to our Department for payment.

The budget of this Organization is worked out jointly between our Department and the Vancouver Opportunities Program Board of Directors. For 1973, the budget is $2,300 per month or $27,600 per year. Our department is responsible for meeting the total budget. We pay a per capita rate of $4.60 per participant per month. This is the total source of income towards the budget.

At May 1, 1973, there were 730 social assistance recipients participating in this Program. This would provide an income of $2,820 for the month of May. A reconciliation of income and expenditures is done at the end of the year, and a deficit financing principal is employed.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. Request for Classification and Salary Determination - Five Positions, Vancouver Opportunities Program (cont'd.)

'The $4.00 per capita rate is cost shared: 50 percent Canada, 35 percent Province and 15 percent all British Columbia municipalities. The net cost to the City of Vancouver is 3.75 percent.

The Vancouver Opportunities Program has been eminently successful. Since 1969, over 1,600 social assistance recipients have participated, and over 30 percent have moved into full-time employment and full economic independence. It is readily apparent that our Department is more than interested in continuing this Program at the highest possible level. The Vancouver Opportunities Program is, in fact, providing a very important service to our Department and, if they were to go out of business, it would be necessary for our Department to retain City staff to provide the same services.

At the present time the Office Manager of the Organization is paid $788.00 per month, which is equivalent to Step II of City Pay Grade 20. A Placement Supervisor receives $659.00 per month, which is equivalent to Step II of our Pay Grade 16.

Our Department would greatly appreciate the assistance of the Personnel Services Department in helping this Organization review and classify the full-time staff of the Vancouver Opportunities Program.'

The five positions mentioned in the first paragraph include two (2) full-time permanent positions funded through the V.O.P. and three (3) temporary positions funded through LIP grants which expire at the end of May 1973.

The Director of Welfare and Rehabilitation further advises that he is planning to review the staff complement of the Program to determine the number of additional permanent positions which may be necessary for its continuing effective operation.

In view of the above-mentioned I recommend that:

1. The Personnel Services Department be authorized to classify and determine salaries of the two existing full-time permanent positions in the Vancouver Opportunities Program, and

2. The Personnel Services Department be authorized to assist the Director of Welfare and Rehabilitation in his study of the need for further permanent staff by advising and recommending on salary and classification of any proposed new positions.

This review could occupy up to one week of the time of a Personnel Officer II presently on staff. There could be some additional cost to the City in overtime to keep up with an already heavy workload."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration and Director of Personnel Services contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Summer Hours - Inside and Related Staff

The Board of Administration submitted the following report dated May 11, 1973:

'The Director of Personnel Services reports as follows:

"One of the demands of the Municipal and Regional Employees' Union during the 1972 Contract negotiations was that the hours of work for employees who normally work from 9:00 a.m. to 5:00 p.m. be adjusted to 8:30 a.m. to 4:30 p.m. for the months of June, July and August.

It was agreed that this would be implemented on a trial basis in 1973 but that exceptions could be made where efficiency would be reduced, significant extra expense would be involved, or where service to the public would be impaired.

I have discussed the proposed change with the various Department Heads, several of whom have raised objections, as follows:

1. Provincial Court

The District Judge is prepared to re-schedule the sittings of the Provincial Courts for June, July and August in order to facilitate the change in working hours to 8:30 - 4:30. The Provincial Court Administrator reports that he will make appropriate administrative arrangements to accommodate those who wish to pay traffic fines between 4:30 and 5:00 p.m.

2. Police Department

There is agreement with the proposed summer hours, with the exception of a small number of secretarial staff directly attached to the Chief and one Superintendent.

3. Prosecutors Department

The City Prosecutor asks that the changed hours be confined to the months of July and August for his Department in order to conform to the usual working hours of law firms for the month of June which is normally a busy month.

4. Juvenile Detention Home

The Assistant Superintendent requests that the Cook I continue to work regular hours during the summer in the interests of proper meal scheduling.

5. Health Department

The hours of work of the Public Health Inspectors are currently under review and it is expected that we will be able to report further to Council on this matter at its meeting of May 29th.

6. City Clerk's Department

The City Clerk endorses the proposed summer hours but wishes to point out that this will increase his overtime expenses by half an hour each for three staff members required to be present for evening Council meetings.

7. Parks Board

The regular hours of inside employees of the Board of Parks and Public Recreation are 9:00 a.m. to 4:45 p.m., with 45 minutes for lunch. The Superintendent of Parks has agreed to change this to 8:45 a.m. to 4:30 p.m. for the months of June, July and August.

I RECOMMEND that the hours of work for employees under the jurisdiction of the M.R.E.U., who normally work between the hours of 9:00 a.m. to 5:00 p.m. be adjusted to 8:30 a.m. to 4:30 p.m. on a trial basis, for the months of June, July and August, 1973, with the above noted qualifications.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Summer Hours - Inside and Related Staff (cont'd.)

I further RECOMMEND that this arrangement be extended to Excluded and Senior staff, Electrical Inspectors, Electrical Technicians, and Nurses. (The Fire Chief has advised that it would not be practical to adjust the hours of the Fire Wardens).

The above recommendations have been discussed with the Unions involved who have indicated their agreement."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.'

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and Director of Personnel Services contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY.

F. Temporary Closure of Gastown Streets

The Council considered the following report of the City Engineer dated May 11, 1973:

"At the City Council meeting of May 1st, 1973, Council considered a brief from the Gastown Merchants Association and approved the closure of Powell Street from Carrall Street to Columbia Street on May 20th, 1973, and Alexander Street on succeeding Sundays subject to the following conditions:

(a) Cost for street closures to be borne by the Association.
(b) The Association to obtain the approval of the businesses affected.
(c) Approval of B. C. Hydro to be obtained.
(d) The City Engineer to report back on this experiment.

At the following Council meeting the minute was amended so that the approval would be subject to a prior report on the request, by the City Engineer.

In order to clarify the merchants' previous request and discuss the various problems involved with these closures, the Engineering Department met with the Association's representative. The desires of the Association, to implement in Vancouver a European type of 'Street Market' on a trial basis on Sundays and then if proven successful, on various holidays throughout the year were discussed and the various requirements for these types of closures were explained. The Association then submitted a letter detailing their request on May 2nd, 1973.

For clarity, each closure request will be dealt with separately.

I. Closure of Alexander Street from Columbia Street to Carrall Street.
and Water Street from Carrall Street to Abbott Street.
and Carrall Street north of Maple Tree Square (i.e. north foot of Carrall Street).
Date: Sunday and Monday, May 20th and 21st.
Time: 9 a.m. to 8 p.m.

Activities Planned

1. A Street Market consisting of stalls or tables situated on the street adjacent to the curb, on both Alexander Street and Water Street.

2. Band performances in the north foot of Carrall Street and on Water Street.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Temporary Closure of Gastown Streets (cont'd.)

3. A pedestrian parade in period costumes along Alexander Street and Water Street.

4. The display of Arts and Crafts on the closed streets.

Comments

Transit is not affected by this closure and there are no objections to the proposal from a Police Department or Traffic Engineering standpoint.

Three merchants abutting Alexander Street have expressed concern about delivery and this aspect is commented on below.

II. Closure of Alexander Street from Columbia Street to Carrall Street. and Carrall Street north of Maple Tree Square (i.e. north foot of Carrall Street).
Date: Sunday May 27th, June 3rd, 10th, 17th and 24th.
Time: 9 a.m. to 8 p.m.

Activities Planned

1. A Street Market consisting of stalls or tables situated on the street adjacent to the curb, on Alexander Street.

2. Band performances in the north foot of Carrall Street.

Comments

Again transit is not affected and from a Police Department and Traffic Engineering standpoint there are no objections. As per Council's condition (b) above, the Gastown Merchants Association has submitted twenty-two form letters indicating approval of the proposal from affected merchants.

Three letters of objection have been submitted directly to Council. The first was from the manager of the Europe Hotel who objects to the loss of use of the loading zone on Alexander Street, however the zone outside the hotel on Powell Street will still be available and should accommodate his requirements. The other two letters are from the presidents of Vancouver Supply, and Borgenson Ltd. These two companies are opposed to the closures but are willing to be cooperative provided that vehicular access to their premises is maintained.

Arrangements can be made with the Association to supervise and be responsible for the maintenance of this access.

III. Future Closures

Should both previous closures prove successful, the merchants will be submitting a further proposal that will include the closure of Powell Street on July 1st and 2nd, however plans, as yet, have not been fully formulated. This will be reported on at a later date.

It is therefore RECOMMENDED that the Gastown Merchants Association be permitted to close to vehicular traffic the streets requested on the dates specified in Parts I and II of the above report subject to the following conditions:

1. The applicants enter into an arrangement with Corporation Counsel indemnifying the City against any claims that may arise from holding the 'Street Market'.

2. The cost of temporary traffic controls be borne by the applicant.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Temporary Closure of Gastown Streets (cont'd.)

3. **The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.**

4. **That licenses required by the Department of Permits and Licenses be obtained prior to the closure.**

5. **No food concessions to be placed on street.**

6. **That the Gastown Merchants Association be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained."**

MOVED by Ald. Massey,
THAT the recommendations of the City Engineer contained in the foregoing report be approved with the exception of Recommendation #5, which be changed to read as follows:

"Any food concessions to be subject to City By-laws".

- CARRIED.

(Aldermen Hardwick and Pendakur voted against the motion).

(Alderman Volrich was excused from voting being legal counsel for one of the Companies affected).

By-lawsre Sale of Food Outdoors

MOVED by Ald. Marzari,
THAT the Medical Health Officer report to Council respecting by-laws or other regulations regarding the Sale of Food Outdoors.

- CARRIED UNANIMOUSLY.

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The Council recessed at approximately 4:00 p.m. to reconvene in the Mayor's Office 'In Camera' following which the Council recessed to reconvene following the Special Meeting (Public Hearing) on Rezoning matters.

* * * * * * * * * * * * * * * * *

The Council reconvened in the Council Chamber at approximately 9:55 p.m., following the Special Council meeting on rezoning matters, still in Committee of the Whole, Mayor Phillips in the Chair.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Marzari

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

G. Report of Standing Committee on Housing, May 1, 1973

The Council considered this report containing clauses 1 to 8 identified as follows:

Cl. 1: Leasing and Rehabilitation of Properties in the Skid Road Area
Cl. 2: Provision of Additional Public Housing in the Skid Road Area
Cl. 3: City Owned Land - Behind Jericho D.N.D. Lands
Cl. 4: Provision of Cabin-type Housing in the Downtown East Side Area
Cl. 5: Evaluation and Accreditation of Skid Road Housing
Cl. 6: Downtown East Side Area
Cl. 7: Vacant R.C.M.P. Property on Point Grey Road
Cl. 8: Priorities of the Standing Committee on Housing

Action was taken as follows:

Clause 3

MOVED by Ald. Harcourt,
THAT the recommendation and resolution of the Committee contained in this clause be adopted.

- CARRIED UNANIMOUSLY

Clause 6

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this clause be adopted.

- CARRIED UNANIMOUSLY

Balance of Report

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee in Clauses 1 and 2 be adopted and Clauses 4, 5, 7 and 8 be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Social Services, May 2, 1973

MOVED by Ald. Rankin,
THAT this report in respect of the new Landlord and Tenant Act and the functions of the Vancouver Rental Accommodation Grievance Board, be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee on Civic Development, May 3, 1973

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this report on the matter of Downtown Planning, be adopted.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on Social Services, May 3, 1973

The Council considered this report which contained three clauses identified as follows:

Cl. 1: Grant Request: Helping Hand Council
Cl. 2: Recreational Facilities: Raymur Place
Cl. 3: Family Place, 3151 Camosun: Grant Request

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in Clause 1 of the report be adopted.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT the recommendation of the Committee in Clause 2 of the report be adopted, and Clause 3 received for information.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on Environment, May 3, 1973

The Council considered this report containing five clauses identified as follows:

Cl. 1: Fire Safety in High Rise Buildings
Cl. 2: Dogs
Cl. 3: Public Access: Fraser River Waterfront
Cl. 4: (a) Pigeons (b) Racoons
Cl. 5: R.C.M.P. Jericho Site, Lots 12, 13 & 14, D.L. 448

Action was taken as follows:

Fire Safety in High Rise Buildings (Clause 1)

MOVED by Ald. Linnell,
THAT the Committee's recommendations in this clause be adopted after changing the reference in (i) from the Secretary of State to the "Minister of State for Urban Affairs".

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT in respect of fire safety in high rise buildings, further consideration be given by the Fire Chief for report to the Environment Committee, in respect of the matter of sprinkler systems for new high rise apartments and high rise office buildings.

- LOST

(Aldermen Hardwick, Linnell, Massey, Rankin and the Mayor voted against the motion of Alderman Volrich)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Environment (cont'd)

It was noted in the report that a quorum was not present for the balance of the items submitted by the Environment Committee and therefore such items were submitted by Alderman Linnell and Alderman Massey. The Council dealt with these items as follows:

MOVED by Ald. Linnell,
THAT the recommendations of Aldermen Linnell and Massey contained in Clauses 2 and 3 of the report be adopted, and Clauses 4 (a) and (b) and 5 be received for information.

- CARRIED UNANIMOUSLY

L. Report of Hardship Committee on Illegal Suites, May 4, 1973

The Special Committee re Illegal Suites - Hardship Cases reported as follows under date of May 4, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites-Hardship Cases and reports as follows:

(a) The following applications recommended for approval by the sub-committee, be approved:

Mr. Mike Loza (owner), 1140 East 13th Avenue
Mr. Honore P. Paradis (tenant), 2812 Alberta Street
Mr. Clarence Udell (tenant), 2812 Alberta Street
Mrs. Margaret Graham (tenant), #5-6128 Chester Street
Mr. Harvey Harcus (tenant), #7-6128 Chester Street
Miss Margarita Salgado (tenant), #8-6128 Chester Street
Mr. Heinz Juergens (owner), 4317 West 14th Avenue
Mr. Duncan W. Smith (owner), 3708 Point Grey Road
Mrs. Mary Wenzynowski (owner), 462 West 23rd Avenue
Miss Wanda Riedel (tenant), 3550 West 1st Avenue
Mr. Amarjit Kaur Gill (owner), 1522 East 19th Avenue

(b) the following application be approved for one year from the date of this Resolution:

Mr. Fred A. Pincock (tenant), 1845 Dunbar Street
Mr. James A. Rochelle (tenant), 3432 East 45th Avenue

Miss Connie Colleen Ryder (tenant), 5341 McKinnon Street
Gurcharn & Ranjit Rattan (tenants), 1005 East 54th Avenue
Mr. Kwok Tai Chiu (tenant), 2648 Dundas Street
Miss Juliet Potter (tenant), 3550 West 1st Avenue
Mr. Kashmir S. Johal (tenant), 431 S.E. Marine Drive
Mr. Jhalman Lidder (owner), 332 East 38th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mr. Victor Magnussen (tenant), 1046 East 15th Avenue
Mr. Avtar Sihota (owner), 7049 Argyle Street

(d) the following application be not approved:

Mr. Ilija Cuba (owner), 62 East 55th Avenue

(e) in respect to the above-mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Hardship Committee
(cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated May 4, 1973 and containing Clauses (a) to (e) be approved.

- CARRIED UNANIMOUSLY

M. Report of Standing Committee on Community Development, May 3, 1973

MOVED by Ald. Volrich,
THAT this report on the subject of electoral reform be received for information.

- CARRIED UNANIMOUSLY

N. Report of Vehicles for Hire Board May 11, 1973 (Rate Increase - Tow Trucks)

The Vehicles for Hire Board submitted the following report under date of May 11, 1973:

"When Council agreed in 1969, to the inclusion of certain regulatory sections in the Vehicles for Hire By-Law to control "accident chasing" by tow truck operators, Council also included a section dealing with the rates that may be charged to the public for these services. The section referred to is as follows:

> "The maximum rate for towing a private passenger motor-vehicle from the site of an accident in the City to any destination within the City shall be $12.00; provided, however, that where it is necessary to use a "dolly" the maximum charge may be increased to the sum of $18.00. Alternatively, the sum of $8.00 per hour for the time spent on the call may be charged."

The Vehicles for Hire Board had received a request for an increase in these rates and the Board asked the applicants to submit proof of the need for an increase and to justify the increase they suggested. What the Board was seeking was a statistically valid sample of accounting records which would show, to the satisfaction of the Board members, that the rate increase requested was justified and reasonable.

All but one of the towing truck operators in the City advised that they do not separate out these particular jobs in an accounting manner, and Busters Auto Towing, on behalf of the industry, submitted their companies experience over the period since the rate was first introduced. The material supplied by Busters Auto Towing was referred to the Director of Finance who reviewed it and advised that he was unable to give a firm opinion (a copy of which report is attached). *

The Board met with representatives of the Towing Industry and Busters Auto Towing, and after reviewing the wage increases that the industry has experienced and reviewing the general operating expenses and the economic climate generally, the Board concurred on an increase of 25% for the three services mentioned: this being approximately a 5% per year increase.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Vehicles for Hire Board
May 11, 1973 (cont'd)

This recommended $15.00 rate is still below the requested $17.00 rate asked for by the Towing Industry but the Board could not find justification for recommending any higher figure.

In the discussions, the Board noted that the review of rate increases, for tow trucks, taxis, was a difficult role for the Board as it did not have available to it competent experience in the area of rate setting.

The Board at its meeting on May 8, 1973, passed the following which is,

RECOMMENDED:

"THAT all rates controlled by the Vehicles for Hire By-Law relating to towing trucks attending the scene of a motor vehicle accident, be increased 25% and that the Corporation Counsel be requested to bring in to the next meeting of Council, the necessary Amending By-Law."

The necessary Amending By-Law has been submitted and will be before Council this day under, "By-Laws". The passage of this Amending By-Law will implement the recommendation of the Vehicles-for-Hire Board. "

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Vehicles for Hire Board be approved.

- CARRIED UNANIMOUSLY

*(copy of the attached report referred to is on file in the City Clerk's Office)

O. Report of Standing Committee on Civic Development, May 10, 1973

The Council considered this report containing two clauses identified as follows:

Clause 1: Broadway: Cambie to Granville
Clause 2: Transportation Strategy, Transit Study Needs

The Council took action as follows:

Clause 1:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this clause be adopted.

- CARRIED UNANIMOUSLY

Clause 2:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this clause be adopted, after changing (e) to read as follows:

"The City Council suggests that the use of rail rights-of-way for rapid transit should be pursued by the Bureau of Transit as soon as possible with the appropriate railway authorities".

- CARRIED UNANIMOUSLY

(underlining shows change)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORT (cont'd)

P. Pacific Hostel:
535 Homer Street

The Board of Administration, under date of May 14, 1973, submitted the following report:

'The Director of Welfare and Rehabilitation reports as follows:

"By letter, dated May 9, 1973, the Honourable Norman Levi, Minister of Human Resources, has confirmed to Alderman Rankin that the Department of Human Resources will only continue to participate in the cost of operation of Pacific Hostel until July 31, 1973. The Minister further advises that it is his understanding that arrangements will be made by the City of Vancouver to place any of the young people, who ordinarily would receive accommodation in Pacific Hostel, on cash allowances.

The total cost of operation of Pacific Hostel is handled by way of a per diem rate which is cost shared on the same basis as direct social allowance; namely - 50% Canada, 35% Province, 15% all British Columbia municipalities. The net cost to the City of Vancouver for the operation of Pacific Hostel is 3.75%.

The five year lease on the above facility expired November 30, 1972. The City was paying $28,800 per annum rental plus $34,043 per annum to amortize $135,000 provided by the lessee to remodel the premises in accord with City requirements. According to the lease terms, payment of the $135,000 by the City was completed on November 30, 1972.

On November 10,1972, the owner, through his agent (Bell-Irving Realty), requested a new lease from December 1, 1972, for a period of five years, at an overall rate of $2.50 per square foot or $62,500 per annum.

The City considered this an unreasonable rental and requested time to review the matter. The agent for the owner agreed to a monthly rental of $5,236.97 until May 31, 1973, to provide time to negotiate a minimum five year lease.

The latest communication from the agent for the owner to the Property and Insurance Division outlines the final lease arrangements which would be acceptable to the owner:

1. A lease term of five years.

2. A lease rate of $4,375 per month.

3. An escape clause to provide for cancellation of the lease at any time by the giving of six months' notice by either party to the lease.

4. A minimum term of twelve months from May 1, 1973.

5. A clause to be inserted in the lease to provide for adjustment of the lease rate on an annual basis to reflect and protect the lessor against any decrease in the purchasing value of the Canadian dollar.

6. All other terms and conditions or the previous lease to be incorporated.

The foregoing arrangement locks the City into a minimum lease term of twelve months at an increased rental of $52,500 per annum. The new rental reflects an overall rate of $2.07 per square foot and is representative of what is charged for basic space needs in this area.

The potential occupancy of Pacific Hostel is 250. Actual occupancy has been running at approximately 200 per day. Our experience over the past two years suggests the need for fewer hostel beds for males and, accordingly, we believe a facility with 150 beds would be adequate. Furthermore we believe that a hostel facility for single, employable males should include a dynamic rehabilitation program and should be used only for those men who require this particular program to equip them to get back into the employment stream.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Pacific Hostel:
535 Homer Street (cont'd)

Accordingly, the Department has been examining the possibility of relocating the men's hostel to the Continental Hotel, which is currently run by the Y.W.C.A. on behalf of the City and has an occupancy of 180 beds. Our experience with the Continental Hotel (Bridge "Y") indicates that this facility is too large and generally unsuitable. The Department has been exploring with the Y.W.C.A. the possibility of developing three or four small Group Homes for this group.

Based on discussions with the Y.W.C.A. within the past ten days, it will probably require several months to clear out the Continental Hotel. Furthermore, there is a need for 40 or 50 beds this summer for travelling female youth. It is estimated by November 1, 1973, the Bridge "Y" can be cleared out and the Pacific Hostel program moved into the Continental Hotel.

In his letter to Alderman Rankin, the Minister requested that immediate consideration be given to facilitating the establishment of Group Homes for young females, and that further study be given to the future utilization of the Continental Hotel. An immediate study will be launched on this, and it may be that one of the considerations will be to use the Continental Hotel as a special rehabilitation facility for single, employable men. In the meantime, we are obliged to close out Pacific Hostel effective July 31, 1973.

The City has expended $135,000 on renovations and purchase of equipment for Pacific Hostel. The cost of the renovations and equipment has been amortized under the cost sharing arrangement with the Federal and Provincial Governments, and some arrangement will need to be worked out with these two levels of Government regarding the disposition of this equipment.

We did not learn of the Minister's decision to close out Pacific Hostel until May 10, 1973, and have not had an opportunity to review with the City Personnel Services Department and the Business Manager of the Vancouver Municipal and Regional Employees' Union the effects that this closure will have on the City staff at Pacific Hostel. At May 14, 1973, the Department had a permanent staff complement of 14 and a temporary (positive reporting) staff of 7. At the present time the Department does not have any vacancies that could accommodate any of the permanent staff. However, should Council approve the requested increase in Departmental staff complement, about 50% of the permanent staff could be retained by the Department.

Meals are provided to residents of Pacific Hostel under a contract with Mayfair Caterers. The contract expired on April 30,1973. However, arrangements were worked out with Mayfair Caterers to continue providing meals, on a month to month basis, pending a new rental arrangement with the owner of Pacific Hostel. It will now be necessary for the Purchasing Division to advise Mayfair Caterers that our arrangements with them will terminate July 31, 1973.

There will be an undetermined amount of expenditure incurred in closing down Pacific Hostel, and we will seek written confirmation from the Department of Human Resources to add these closing down costs to the Pacific Hostel account and obtain normal cost sharing.

RECOMMENDATIONS

1. THAT the Property and Insurance Division be authorized to terminate the current interim rental arrangement ($5,236.97 per month) with the agent for the owner of Pacific Hostel effective July 31, 1973.

2. THAT the Purchasing Division be authorized to terminate the current meal contract with Mayfair Caterers, relevant to Pacific Hostel, effective July 31, 1973."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Welfare and Rehabilitation be adopted.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Pacific Hostel:
535 Homer Street (cont'd)

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Director of Welfare and Rehabilitation contained in the foregoing report, be adopted.

- CARRIED UNANIMOUSLY

The Council noted a communication under date of May 15, 1973, from the Municipal and Regional Employees' Union with reference to the effect on a number of Civic employees at the Pacific Hostel should the hostel be discontinued, and the Union's concern for placement of the 17 permanent employees involved.

MOVED by Ald. Rankin,
THAT this communication be referred to the Board of Administration for discussion with the Union with a view to continuing employment with the City, of the permanent hostel employees, if at all possible.

- CARRIED UNANIMOUSLY

Continental Hotel

MOVED by Ald. Rankin,
THAT the Board of Administration be requested to report on uses for the Continental Hotel Building.

- CARRIED UNANIMOUSLY

Per Diem Consultants: False Creek Planning

MOVED by Ald. Hardwick,
THAT the action of Council on May 1, 1973, in approving recommendation of the False Creek Committee, under date of April 30, 1973, i.e. that $3,000 be authorized for per diem consultants re False Creek, be amended to authorize the sum of $7,000 for the purpose.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT leave be given to introduce a By-law to amend By-law No. 4299, being the Vehicles for Hire By-law, and the By-law be read a first time.

- CARRIED UNANIMOULSY

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4299, being the Vehicles for Hire By-law (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Semi-annual Billing and Collection: Property Taxes

The following Notice of Motion was submitted at the Council meeting on May 8, 1973, seconded this day by Alderman Bowers:

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT WHEREAS,

(1) The City of Vancouver presently bills property taxes on an annual basis;

(2) There would be distinct financial advantage to the City in billing and collecting taxes on a twice-yearly basis, in the following respects:

(a) It would avoid the need to borrow funds on a temporary basis each year and thus avoid the cost of such borrowing;

(b) It would bring funds to the City treasury at an earlier date and allow the City to earn interest on a substantial part of the said funds;

cont'd...

MOTIONS (cont'd)

Semi-Annual Billing and Collection:
Property Taxes (cont'd)

(3) The said financial advantages would far outweigh the additional administrative costs;

THEREFORE BE IT RESOLVED THAT an appropriate by-law be brought forward to provide, commencing in the taxation year 1975, for the billing and collection of property taxes on a twice-yearly basis, namely, one-half of such taxes on the 1st day of February of each year based on the amount of the preceding year's taxes, and the remainder on the 1st day of July of each year as determined by the tax levy approved by Council, and

FURTHER THAT the matter be referred to the Director of Finance and Board of Administration for report.

(referred)

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the subject matter of the foregoing motion be referred to the Director of Finance and the Board of Administration for report, through the Standing Committee on Finance and Administration.

- CARRIED

(Alderman Rankin voted against the motion)

2. Allocation of Land for Highway Purposes
(3154 East 45th Avenue)(3153 East 46th Avenue)

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

South 10 feet of Lots 11 and 12, Blocks 13 and 14, West ¼ District Lot 338, Group 1, New Westminster District, Plan 2964

North 10 feet of Lots 19 and 20, Blocks 13 and 14, West ¼ of District Lot 338, Group 1, New Westminster District, Plan 2964;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

3. Summer Night Meetings

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT regular Tuesday Council meetings be held in the morning and afternoon for the summer months, starting immediately.

- LOST

(Aldermen Bowers, Harcourt, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

cont'd....

MOTIONS (cont'd)

Summer Night Meetings (cont'd)

MOVED by Ald. Hardwick, in amendment,
SECONDED by Ald. Pendakur,
THAT the words 'starting immediately' be struck from the main motion and the words 'of July and August' substituted therefor.

- LOST

(Aldermen Harcourt, Linnell, Massey, Rankin, Volrich and the Mayor voted against the amendment)

The motion of Aldermen Linnell and Hardwick was put and - LOST

(Aldermen Bowers, Harcourt, Massey, Pendakur, Rankin, Volrich and the Mayor voted aginst the motion)

NOTICE OF MOTION

Jericho D.N.D. Lands: Housing

Alderman Massey submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Massey,
THAT Council go on record as favouring approximately 38 acres of Jericho D.N.D. land being used for housing of a suitable density.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Pendakur - Port Authority

referred to the resignation of Mr. W.G. Rathie as Chairman of the Port Authority and his replacement by Mr. Edward Sweeney as Acting Chairman. The Alderman commented further on the matter and the Mayor advised he would enquire with regard to the question of City representation on the Port Authority.

Mayor Phillips - Provincial Employment Program

referred to the latest Provincial Government employment program for the Summer and that the Board of Administration had been requested to look into possible participation by the City in the program.

Commissioner Ryan reported having taken the matter up with the Medical Health Officer and other officials and the City could take advantage of participation in such a program. However, information from Victoria is that the funds will not be available for such municipal projects.

Alderman Hardwick - Absence from May 29th Council Meeting

advised that he would not be present at the Council meeting on May 29, 1973, due to another commitment.

THE COUNCIL ADJOURNED AT APPROXIMATELY 10:30 P.M.

A-1

WORKS & UTILITY MATTERS

RECOMMENDATION

1. APPLICATION OF CITY OF VANCOUVER FOR INSTALLATION OF PROTECTION AT THE CROSSING OF 49TH AVENUE OVER THE CANADIAN PACIFIC RAILWAY AT MILEAGE 4.8, VANCOUVER & LULU ISLAND BRANCH

The City Engineer reports as follows:

"This report is in accordance with Council's Resolution adopted on May 9, 1972, that 'Grade Crossing Protection for this intersection be approved in principle subject to detailed cost estimates being submitted and that an Application be made to the Canadian Transport Commission for this protection.'

The Canadian Transport Commission has approved the application for grade crossing protection and has submitted detail estimates for Capital Cost and Annual Maintenance charges.

The City's share of the Capital Cost (at 12.5%) = $1,660
The City's share of Annual Maintenance (at 50%) = $ 318

It is therefore recommended that the sum of $1,660 be allocated from the Traffic Control Reserve Fund for the City's share of the proposed Grade Crossing Protection at the crossing of 49th Avenue over the Canadian Pacific Railway, Vancouver & Lulu Island Branch."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

A-7

FINANCE MATTERS

CONSIDERATION

1. Travel Expenses to Ottawa - Mr. E. Fladell, Social Planner

The Director of Social Planning reports:

"The Federal Government is extending certain LIP grants beyond May 31, 1973. One programme, under the auspices of the Social Planning Department and the supervision of Mr. Fladell, is called City Information Works. It publishes the "Urban Reader" and the "Connection" and carries out various public information tasks for the City, including the West End Planning Office and False Creek Development. The City Information Works also functions as a liaison with various Information Centres in Vancouver, funded by City Council. The objective is to help improve information and communication services inside and outside City Hall.

It is anticipated that the Social Planning Department will continue its Information and Communication role. Requests to provide permanent staff to establish Information Centres are now being made to the City. It is timely that City staff consult with senior government officials regarding cost sharing of these Information services, as well as researching how other municipalities give and get information and encourage citizen participation.

The Director of Social Planning RECOMMENDS that Mr. E. Fladell meet with:

Ken Steen, Dept. of Communication
Cathy Starrs, Public Policy Concern
Maureen O'Niell, Environmental Planning
Tom Ford, Information Canada

in Ottawa to discuss these matters and report back to Council."

Anticipated travel expenses:

Economy Air Travel	$256.00
Accommodation	50.00
Per Diem	30.00
Ground Transportation	20.00
TOTAL	$356.00

The trip is planned for mid May, 1973.

The Director of Social Planning RECOMMENDS that Council approve funds in the amount of $356.00 for travel expenses to Ottawa and three days leave of absence with pay for Mr. E. Fladell. Funds are available in the Department's budget appropriation #76093 for this purpose."

Your Board submits the foregoing report and recommendation for CONSIDERATION of Council.

RECOMMENDATIONS

2. Replacement for Building Services Supervisor

The Director of Permits & Licenses reports as follows:-

"Mr. S. Knowles, Building Services Supervisor, commences his retirement September 1, 1973. His last official working day is July 5, 1973 followed by his vacation entitlement.

The position involves a wide variety of duties such as the supervision of janitorial services, maintenance of civic buildings, plumbing problems, building repairs, elevator problems, preparation of Council Chamber, Committee Rooms and staff deployment and supervision. The nature of the work and the unique manner in which it is required to be carried out are such that a replacement would benefit greatly if he could be indoctrinated by Mr. Knowles. In view of this, I request that the replacement be hired ten days prior to Mr. Knowles leaving. This ten day overlap, plus the period from July 5th to September 1st, when Mr. Knowles would still be on the payroll, would cost approximately $2,200.00.

The Comptroller of Accounts advises that if this request is approved the necessary funds would be provided from Contingency Reserve."

Your Board RECOMMENDS that the request of the Director of Permits & Licenses be approved.

3. Matters Historic

"On March 5th, 1973 the Historic Area Advisory Board passed a motion requesting the Chairman to ask for a meeting between the Board and City Council in order to express its frustrations and the reasons for its inability to perform as requested, and to outline specific recommendations as to how it might be made more effective.

A meeting was arranged with the Standing Committee on Civic Development on March 29th at which time presentations were made by two members of the Historic Area Advisory Board. The Committee recommended that Alderman Massey, acting as a Committee of one, meet with the H.A.A.B., the Planning Department and others, and report back.

Alderman Massey reported back to the Civic Development Committee on April 12th, 1973 with specific recommendations as to how the Historic Area Advisory Board could become more effective.

On May 1st, 1973, City Council adopted a report of the Civic Development Committee, including the following recommendation:

'THAT the Director of Planning and Civic Development be instructed to report back on a proposal to extend the employment of the two persons employed on the L.I.P. Programme which terminates May 31st, 1973 (Mrs. Nancy Oliver and Mr. Jon Ellis), with a view to continuing the investigations of matters historic and to facilitate the implementation of other proposals in the report.'

At the present time there are no staff members in the Planning and Civic Development Department to carry out any of the work on Matters Historic. The volume of work involved requires the services of two persons, full time.

Cont'd...

CLAUSE NO. 3 (continued)

Under the L.I.P. project, a pilot study has been carried out by the above-mentioned persons covering only a neighbourhood area of the City. It is envisaged that their work will now be expanded to include all of the City of Vancouver. The nature of the work will also increase in depth, i.e. greater and more complicated means of evaluation and analysis, use of more elaborate techniques, greater public involvement including dealings with civic, private and public organizations, and professional bodies i.e. the Architectural Institute of British Columbia as well as some elements of the Federal and Provincial governments. This will bring their work to the professional level. They will be operating with a minimum amount of supervision and will be reporting to Council and Standing Committees of Council on matters of relative importance. No expenditure is expected for furniture as this is obtainable from Central Stores.

The Comptroller of Accounts advises that if this report is adopted, funds could be made available from Contingency Reserve.

It is recommended:

I. That Mrs. Nancy Oliver and Mr. Jon Ellis be employed from June 1st to December 31st, 1973 at an estimated salary and fringe benefit cost of $13,200 with classification of the positions to be determined by the Director of Personnel Services.

II. That the Director of Planning and Civic Development report back on progress in September, 1973, with a view to determining whether the two persons would be extended for a further period of time."

Your Board RECOMMENDS that the report of the Director of Planning and Civic Development be approved.

PERSONNEL MATTERS

INFORMATION AND CONSIDERATION

1. August Holiday

The Director of Personnel Services reports as follows:

"At its meeting of April 3, 1973, Council passed the following resolution:

> 'THAT the Council consider declaring a Civic holiday on the first Monday in August, 1973 and 1974, and in this regard a report be obtained from the Board of Administration on the matter.'

The current Collective Agreements between the City and its Unions provide for 10 guaranteed Statutory Holidays. The granting of a Civic holiday in August would result in a total of 11. To assist Council in its decision, I have reviewed the pattern of Statutory Holiday practices among other employers and present the following data for information.

I. Practice in Greater Vancouver

In December, 1972, the Vancouver Board of Trade published a survey of 293 Collective Agreements covering 113,683 employees. This showed the following pattern for paid holidays:

No. of Paid Statutory Holidays	Agreements		Employees	
	No.	Percentage	No.	Percentage
8	6	2.0	2,035	1.8
9	133	45.4	55,955	49.2
10	148	50.5	54,369	47.8
11	5	1.7	574	.5
Other	1	.3	750	.7
TOTAL:	293	99.9	113,683	100.0

Only 5 Agreements in this sample provide for 11 Statutory Holidays. The vast majority provide for 9 or 10.

II. Practice in the Rest of Canada

On December 31, 1971, the federal Pay Research Bureau published a survey of various benefits and working conditions across Canada. The sample used was a cross-section of 177 of the larger employers in the country. This survey produced the following figures on paid holidays for office employees:

No. of Paid Statutory Holidays	Number		Percentage	
	Establishments	Employees	Establishments	Employees
Less than 10	85	53,053	48.0	53.5
10	69	28,820	39.0	29.1
11	14	6,932	7.9	7.0
More than 11	9	10,299	5.1	10.4
TOTAL	177	99,104	100.0	100.0

This indicates that the incidence of employers providing 11 holidays or more is greater in the rest of Canada than in Vancouver, with 13 percent of the sample having such provisions. Eight holidays were consistently granted by the survey employers: (including the City of Vancouver) New Year's Day, Good Friday, Queen's Birthday, July 1st, Labour Day, Thanksgiving Day, Christmas Day and Boxing Day. 140 establishments did not grant Easter Monday and 116 did not grant Remembrance Day, both of which are provided by the City of Vancouver.

Cont'd...

CLAUSE NO. 1 (continued)

101 of the 177 employers granted a Civic Holiday.

A survey published by Canadian Labour Views in April 1972 indicates that there is a trend toward more Statutory holidays, particularly in Eastern Canada. This sample was comprised of 218 employers across Canada who had changed their contract provisions for Statutory Holidays for 1972 or 1973. The figures for 1973 are as follows:

No. of Paid Statutory Holidays	No. of Agreements	Percentage
Less than 10	46	21.1
10	104	47.7
11	39	17.9
More than 11	29	13.3
TOTAL	218	100.0

Virtually all the employers providing 11 holidays or more were in Ontario and Quebec, with just a few on the Prairies and one in B.C.

III. Practice of Municipalities and Other Governments

The Pay Research Bureau survey referred to in Section 2 above contained a separate sample of 14 large Canadian municipalities. Of these, 5 provide 10 Statutory Holidays and 9 provide 11 or more.

Figures published by the U.B.C.M. in March 1973, on the other hand, show that virtually all the Lower Mainland and Okanagan Municipalities provide 10 paid holidays, with only one Agreement Specifying 11.

The general pattern of municipalities on the Prairies is to provide 10 paid holidays, including an August Civic holiday, but not including Easter Monday. There are exceptions, however,: several City of Edmonton contracts provide for 10.5 days, the half day being for Citizen's Day at the annual Exhibition; Calgary, Edmonton and Regina Firefighters receive 11 paid holidays and Regina extends this to its other employees.

The B.C. provincial government provides 10 Statutory holidays, similar to the City of Vancouver, but the Federal Government provides 11, the eleventh being the first Monday in August for Federal employees in B.C. Other large jurisdictions providing for 11 or more paid holidays are the Provinces of Ontario and Newfoundland, and the cities of Hamilton, Halifax (both 11), Windsor (12) and Montreal (13).

A survey just conducted by Canadian Labour Views of 228 employees in the public sector across Canada (including Cities, Provinces, hospitals, public utility commissions and board of education) shows a stronger tendency towards granting 11 paid holidays than in the private sector:

No. of Paid Statutory Holidays	No. of Jurisdictions	Percentage
Less than 10	14	6.2
10	89	39.0
10.5	5	2.2
11	88	38.6
More than 11	32	14.0
TOTAL:	228	100.0

Over half of this sample provide 11 or more statutory holidays.

Cont'd....

CLAUSE NO. 1 (continued)

Cost

The approximate payroll cost of one day for City employees (including Parks, Police and Library) in 1973 is $243,000.00. This amount would be paid by the City for August 6th whether or not a holiday were granted, but obviously the potential cost would be in terms of lost production for one day. Also, there would be specific extra cost to the City to the extent that a certain number of Firemen, Policemen and Outside employees would be required to work on that day at premium rates. It is estimated that this cost would be in the area of $86,000.00.

SUMMARY:

It is clear that if Council were to grant an August Civic Holiday, it would be providing more generous treatment for its staff than the great majority of municipalities and other employers in B.C. It is also evident, however, that there is a trend toward 11 Statutory Holidays in the East and to an extent on the Prairies and that this trend appears to be particularly marked among municipal governments and public employees in general."

Your Board submits the above report of the Director of Personnel Services for INFORMATION and submits the matter of a civic holiday for Council CONSIDERATION.

RECOMMENDATIONS

2. Classification Review - One New Position, Department of Permits & Licenses

The Director of Personnel Services reports as follows;

"On February 27, 1973, City Council adopted the recommendations contained in the Board of Administration report on the reorganization of the Licence Inspection Branch, with the exception that the title 'City Licencing Officer' as proposed for the new position was referred back for review by the Board of Administration and further report and action by Council. I have now consulted with the Board of Administration and the Director of Permits and Licences and make the following recommendations regarding salary, classification and title of the new position:

The incumbent will be performing responsible administrative tasks related to the areas of licencing and business taxes. Duties will include reviewing by-laws and policies, interpreting these to the public and staff, evaluating licencing programmes, carrying out inspections, preparing reports, attending meetings, recommending action on prosecutions, suspensions or cancellations of business licences, and performing related duties as required. Reporting directly to the Department Head, the incumbent will carry out his duties under minimal supervision. These duties are not accurately described by an existing City Class Specification, and I therefore recommend the position be assigned to the new class of City Licence Inspector, Class Specification No. 506. Having reviewed external rates for similar work, and internal positions of comparable complexity, I find Pay Grade 29 ($1129-1357) to be the correct level and recommend the position be classified as such. I further recommend that this position be reviewed again in one year's time. It is intended that the incumbent function as the senior advisor to the Department Head in the licencing field. In this capacity, he will be involved in discussions regarding confidential staff matters and will make recommendations on changes in policy and procedures which could affect working conditions and the level of employment. For these reasons, I recommend that the position be excluded from Union jurisdiction.

CLAUSE NO. 2 (continued)

The estimated additional cost of this proposal for 1973 based on the increase in the final step in the pay range and including fringe benefits will be $1,030.00. The Comptroller of Accounts reports that the additional funds are provided within the 1973 departmental budget.

This report has received the concurrence of the Director of Permits & Licences; the Business Manager of the Vancouver Municipal & Regional Employees' Union also concurs with this report, except for the exclusion of the City Licence Inspector from the Union.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	City Licence Inspector P.G. 29 ($1129-1357)	When approved

"

YOUR BOARD RECOMMEND that:

(1) The above recommendations of the Director of Personnel Services be adopted.

(2) Class Specification No. 506 'City Licence Inspector' be approved.

PROPERTY MATTERS

CONSIDERATION AND RECOMMENDATION

1. Sale of Campbell Avenue between Cordova and Powell Streets.

The Supervisor of Property and Insurance reports as follows:-

" On October 3, 1972, Beedie Construction Company Limited purchased by sealed tender, Lot C, Block 50, District Lot 181, from the City on behalf of the Redevelopment partnership. The site consisted of approximately 29,152 square feet and was sold at $5.15 per square foot.

Beedie Construction Company Limited have advised of their need to construct an approximate 30,000 square foot warehouse, and have requested the right to purchase the adjoining 28 front feet of the Redevelopment partnership-owned property to the East. This property formerly formed part of that portion of Campbell Avenue which was closed and subdivided with adjacent City-owned properties to the East.

The request by Beedie Construction Company Limited has been reviewed with the Planning Department who have approved the concept of consolidation and sale, and are satisfied that this sale will not disrupt future subdivision potential in the area. Central Mortgage and Housing Corporation have, by letter of April 18, 1973, also approved the proposed consolidation and direct sale.

Beedie Construction Company Limited is prepared to pay the City, on behalf of the Redevelopment partnership, $5.75 per square foot for the additional property, subject to the removal of hydro electrical and telephone pole lines, water and gas facilities existing in this portion of former Campbell Avenue. It should be noted that these services would be removed during the normal course of events prior to the marketing of the land and, therefore, the offer to purchase by Beedie Construction Company Limited is considered fair and reasonable.

Consideration:

City Council may wish to give the matter of a direct sale to Beedie Construction Company Limited, favourable consideration. In the event of favourable Consideration, it is

RECOMMENDED:

(a) That the Westerly 28 feet of Lots A and B, Block 49, D.L. 181, be sold to Beedie Construction Company Limited, at an amount of $5.75 per square foot;

(b) That the date of sale be the date of Council's approval;

(c) Terms of sale be Cash on completion of documentation;

(d) That the property be sold subject to consolidation with the abutting Lot C, Block 50, D.L. 181, the City to prepare any plans which may be required by the Land Registry Office;

(e) That the original terms of commencement and completion of development which applied to the sale of Lot C, be applied to the total consolidated site;

(f) The purchaser shall not, without the prior written consent of the City, re-sell, lease, or otherwise dispose of the consolidated site, before development is completed;

Clause 1 Continued

(g) The purchaser agrees to support any local improvements which have been initiated by the City, and to pay the levies imposed against the land, under the Local Improvement Bylaw, as would be applied to the consolidated site;

(h) The Director of Planning, in consultation with representatives of the Senior Government, and on behalf of the Technical Planning Board, to examine the development permit application for development on the land to insure that it is of a suitable standard;

(i) That the sale be subject to the removal, by the Redevelopment Partnership, of the utilities presently on the site, (telephone and hydro-electric power lines, and water and gas lines), notwithstanding, however, the existence of the cut-off sewer line which will remain;

(j) That the Mayor and the City Clerk or their Deputies be authorized to sign any plan of subdivision required by the Land Registry Office. "

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for Consideration, and Recommends that the Recommendation be adopted.

RECOMMENDATION

2. RENTAL REVIEW
Lease of Portion of Lot B, Block 239, D.L. 526
Situated: Under Fir Street Ramp, at Fir Street & 4th Avenue.

The Supervisor of Property and Insurance reports as follows:-

" The above Portion of Lot B, Block 239, D.L. 526, comprising 1,274 square feet is leased to Allied Air Conditioning & Refrigeration Contractors Ltd. for a 30 year period, from April 1, 1968, subject to five-year rental reviews. The site is leased for required parking and access to their building on Lot F to the South. The Supervisor of Property and Insurance commenced negotiations on February 21st, 1973 and the tenant has now agreed to a rental increase from $175.00 per annum plus taxes to $360.00 per annum plus all taxes as if levied.

RECOMMENDED:

That the rental for the period April 1st, 1973 to March 31st, 1978 be $360.00 per annum plus all taxes as if levied. "

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
2133 Cypress Street

The Supervisor of Property and Insurance reports as follows:-

"Amended Lot "A" of Lots 11 to 13, Block 266, D.L. 526, being 2133 Cypress Street, which forms part of the right-of-way of the projected Arbutus-Burrard Connector, has been offered for sale by the owner. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

These premises comprise a two-storey and full basement frame dwelling, with a main floor area of 790 sq. ft., erected in 1905 on a site 31' x 150', zoned RM-3. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, cedar shakes on exterior walls, a stone foundation and is heated by an automatic gas hot air furnace. Condition of this dwelling is average for age and type.

This property is occupied by tenants. It is proposed to continue renting these premises until required for the project and to demolish when vacant.

Following negotiations with the owner, she has agreed to sell for the sum of $35,500.00 as of April 30th, 1973, subject to retaining rent-free possession of these premises until May 31st, 1973. This price is considered to be fair and equitable and is representative of market prices in the area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,500.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

4. Amendment to Lease of Argyle Street-End
South of Kent Avenue

The Supervisor of Property and Insurance reports as follows:-

"By Resolution of Council dated July 9, 1970, all that portion of the Argyle Street-end from Kent Avenue south to the Fraser River, was closed, stopped-up, and leased to Kerkhof Stone & Marble Ltd. for a ten-year period, at a rental of $50.00 per month, subject to one year's notice of cancellation if required for municipal purposes.

The City Engineer now requires that the East half of the street-end be opened for access purposes, and the tenant has agreed to an earlier surrender of the East ½ of Argyle Street-end.

Council is advised that this street-end is not one of those being considered by the Director of Planning as a Fraser River Park Site.

RECOMMENDED

That the lease be amended to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance, as follows:-

That the leased area be all that portion of the West half of Argyle Street-end adjacent to Lot 20, East Half of Block C, District Lot 328.

Clause 4 Continued

That the rental for the period beginning on, and including, March 1st, 1973, and ending on, and including, July 31st, 1975, be in the amount of $25.00 per month. "

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

5. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
1872 and 1878 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"The E½ of Lot 3 and the W½ of Lot 3, Block 267, D.L. 526, being 1872 and 1878 West 5th Avenue respectively, which forms part of the right-of-way of the projected Arbutus-Burrard Connector, have been offered for sale by the owner. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

1872 West 5th Avenue:

These premises comprise a 2 storey and full basement frame dwelling with a main floor area of 694 sq. ft., erected in 1908 on a site 25' x 120', zoned RM-3. This dwelling contains 6 rooms, has 4 plumbing fixtures, a patent shingle roof, patent shingles on exterior walls, a concrete foundation and is heated by an automatic oil hot air furnace. This dwelling, which is rented, is in poor condition but appears structurally sound.

1878 West 5th Avenue:

These premises comprise a 2 storey and full basement frame dwelling with a main floor area of 694 sq. ft., erected in 1908 on a site 25' x 120' zoned RM-3. This dwelling contains a 3 room self-contained suite on the main floor, a 3 room self-contained suite on the upper floor plus a two room self-contained basement suite occupied by the owner. The main and second floor units are currently rented.

Said dwelling has 13 plumbing fixtures, a patent shingle roof, shingles and siding on exterior walls, a concrete foundation and is heated by an automatic gas hot air furnace. Condition of this dwelling is fairly good for age and type.

Following negotiations with the owner, he has agreed to sell for the sum of $48,000.00 as of May 31st, 1973, subject to retaining rent-free possession of these premises until June 30th, 1973. This price is considered to be fair and equitable and is representative of market prices in the area.

As part of the settlement, commencing July 1st, 1973, it is proposed to rent back both these properties to the owner at a monthly rental of $180.00 subject to review after 12 months. When required for the project, both improvements will be demolished.

Clause 5 Continued

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $48,000.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
2128 Cypress Street

The Supervisor of Property and Insurance reports as follows:-

"The North 31 feet of Lots 18 to 20, Block 267, D.L. 526, being 2128 Cypress Street, which forms part of the right-of-way of the projected Arbutus-Burrard Connector, has been offered for sale by the owners. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

These premises comprise a 1½ storey and full basement frame dwelling, with a main floor area of 793 sq. ft., erected in 1912 on a site 31' x 150', zoned RM-3. This dwelling contains 6 rooms, has 5 plumbing fixtures, a patent shingle roof, shingles on exterior walls, a concrete foundation and is heated by an automatic gas hot air furnace. Condition of this dwelling is average for age and type.

This property is now occupied by the owners. However, after they vacate the premises on July 31st, 1973, it is proposed to rent same until required for the project and to demolish when vacant.

Following negotiations with the owners, they have agreed to sell for the sum of $35,000.00 as of May 31st, 1973, subject to retaining rent-free possession of these premises until July 31st, 1973. This price is considered to be fair and equitable and is representative of market prices in the area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,000.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

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7. RENTAL REVIEW
N/W Corner -- Granville Street
& Beach Avenue.

The Supervisor of Property and Insurance reports as follows:-

" The South 175 Feet of Lot F, Block 122, D.L. 541 was purchased for Granville Street Bridge and is located partly under the North end of the Bridge. The site is improved with a one-storey building used as an office and coffee shop, the balance is black-topped and used for parking purposes, in connection with the lessee's business operation. The site is leased through assignment to Black Top & Blue Cabs (1960) Ltd. for a term of 30 years commencing June 1st, 1958, subject to rental review at five-year intervals.

In the current rental review, the Supervisor of Property and Insurance has negotiated a rental increase from $2,520.00 per annum plus taxes, to $5,865.00 per annum plus all taxes as if levied. By letter dated April 23, 1973, Black Top & Blue Cabs (1960) Ltd. have agreed to the proposed increase.

RECOMMENDED:

That effective June 1st, 1973, rental for the following five-year period be $5,865.00 per annum plus all taxes as if levied (payable in monthly installments). "

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

8. SALE OF CITY-OWNED PROPERTY NORTH OF
2nd AVENUE BETWEEN LAKEWOOD AND TEMPLETON DRIVES

The Supervisor of Property and Insurance reports as follows:-

"The owners of 2153 East 2nd Avenue, legally described as Lot 18 except the right-of-way shown on Plan #4064, Sub. A, Block 142, D.L. 264A, recently inquired into their possible purchase of City-owned property situated between their property and the lane.

The City property, known as "That Part of Lot 18 included in the right-of-way shown on Plan #4064, Sub. A, Block 142, D.L. 264A," is approximately 33' x 28', zoned R.S. 2, One Family Dwelling District. This property was at one time part of the B. C. Electric Burnaby Lake right-of-way between Commercial Drive and Nanaimo Street which was acquired by the City from the B.C. Electric in 1955. Since acquisition, larger sections of the right-of-way have been subdivided and sold for new building sites and over the years, smaller portions at the rear of private property have been sold to the abutting owners.

Following discussions with the owners of Lot 18, they have submitted an offer to purchase the City-owned property abutting their Lot 18 for the sum of $300.00 cash plus the Administrative fee. This offer is inclusive of current year's taxes and registration fees and is subject to the City property being consolidated with their property to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED that "That Part of Lot 18 included in the right-of-way shown on Plan #4064, Sub. A, Block 142, D.L. 264A" be sold to the owners of abutting Lot 18 for the sum of $300.00, inclusive of current year's taxes and registration fees, plus the City's Administrative Fee of $50.00, subject to the lands being consolidated to form one parcel."

Clause 8 Continued

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. Sale of City-owned Lot 10 Except the East 25 Feet of Block 30, D.L. 182 to the Adjoining Owner of Parcel A of Lot 10, Block 30, Sub. I, D.L. 182, - Located on the North Side of Napier Street Between Clark and Odlum Drives

The Supervisor of Property and Insurance reports as follows:-

" On March 27th, 1973, City Council approved a report of the Deputy Director of Planning and Civic Development concerning an application to rezone two privately-owned lots plus an adjoining City-owned lot, and a proposal to sell the City-owned parcel subject to the following conditions:-

' Approval of City Council is first obtained on report from the Supervisor of Property and Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E. 25', with satisfactory arrangements being made to provide vehicular and pedestrian access to the rear of Lots E, F, G, and H for as long as each lot is wholly used for residential purposes.

Also, the easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the North/South City lane. '

The owner of the privately-owned property was required to comply with the above conditions to permit enactment of the amending by-law to be implemented within 120 days of approval at a Public Hearing to the rezoning, otherwise the approval would expire.

The Vancouver City Planning Commission had previously, on February 2nd, 1973, endorsed the foregoing and added the proviso that an eighteen-month re-purchase option be attached to the sale of the City-owned property.

Negotiations have now been completed with the owner of the abutting property to purchase the adjoining City-owned lot, and by letter dated April 23, 1973, he has agreed to a sale price of $6,500.00 subject to all the conditions cited above. He has further agreed to be responsible for maintaining a clear passageway on the 12-foot strip of land required for access to Lots E, F, G, and H, Block 30 of Sub. I, D.L. 182, for as long as required. It is noted that there is a minor encroachment from Lot H onto the 12-foot strip. It is understood that an encroachment agreement will be entered into with the owner of Lot H which will provide for the removal of the encroachment when the building is demolished, at no cost to the owner of the newly-created parcel of land. The sum of $6,500.00 is considered fair and reasonable under the proposed M-1 zoning.

RECOMMENDED:

That Lot 10 except the East 25 feet, Block 30 of Subdivision I, D.L. 182 be sold for the sum of $6,500.00 plus registration fees, a proportionate part of the estimated taxes for the current year, and $50.00 administration fee, to the owner of abutting Parcel A (Explan. Plan 179), of Lot 10, Block 30, Sub. I, D.L. 182, on the following conditions:-

Clause 9 Continued

1. The proposed scheme of development for a car body shop and a customers' storage yard be first approved by the Technical Planning Board having regard to the RM-3 Multiple Dwelling District to the East of the North/South City lane;

2. The easterly three feet of Parcel A (Explan. Plan 179) of Lot 10 be dedicated for lane purposes, the balance of the lot to be consolidated with Lot 10 except the East 25 feet; such plan of subdivision to be provided by the purchaser together with any other documentation which may be necessary to effect registration of the plan of subdivision in the Land Registry Office;

3. The purchaser to grant to the City an easement over the westerly 12 feet of Lot 10 Except the East 25 feet for vehicular and pedestrian access to Lots E to H, Block 30, Subdivision I, D. L. 182 for so long as all or any one of the lots is used wholly for residential purposes; the purchaser to be responsible for maintaining a clear passageway along the said easement.

4. The purchaser to grant the City an option to repurchase for the same sum of $6,500.00 less taxes and less all costs incurred in reconveying the property to the City, the property now described as Lot 10 except the East 25 feet, Block 30 of Subdivision I, D.L. 182, in the event that construction to the point of the foundations having been poured is not commenced within a period of 18 months from the date of sale.

It is further RECOMMENDED that the Mayor and the City Clerk, or their Deputies, be authorized to sign the Plan of Subdivision on behalf of the City of Vancouver."

Your Board

Recommends that the foregoing RECOMMENDATIONS of the Supervisor of Property and Insurance be adopted.

****

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. GRANVILLE PEDESTRIAN MALL/BUSWAY

The City Engineer, Director of Social Planning, and Director of Planning and Civic Development report as follows:

"On April 10th, 1973, Council requested that the City Engineer, the Director of Social Planning, and the Director of Planning and Civic Development report to Council within one month on the 'feasibility and action to be taken by Council for implementing a pedestrian mall on Granville Street from Hastings Street to Nelson Street for a selected period of six weeks during July and August, 1973, allowing for buses and emergency vehicles but prohibiting private cars'.

Permanent Mall Concept - Current Planning

Before dealing with the proposal for a trial mall it is drawn to Council's attention that the Engineering Department, in collaboration with the Departments of Planning and Civic Development, and Social Planning, is working on concepts and general design for a permanent mall/transitway on Granville. The goals of this work are related to overall planning objectives for the C.B.D. recognizing the importance of Granville Street as a major entrance to the downtown, a prime retail street, and a focus of downtown activity; all of which contribute to the desirability of mall treatment for this street.

Certain inputs are necessary and will take some time to obtain. For example, the number and type of transit vehicles on Granville in the short term future is not yet determined. The Provincial Bureau of Transit Services is still considering the possibility of at-grade Light Transit on Granville and Hastings Streets. The operational requirements of L.R.T. vehicles together with diesel and trolley buses may increase the width as well as affect other elements of the transitway design, and further clarification of this issue is needed. Also, the input and participation of downtown merchants and property owners should be solicited to develop a mall design that will achieve the broad support necessary for speedy implementation and continuing success.

In addition, there is a clear advantage of traffic in delaying the closure of Granville until after the substantial restrictions to southbound traffic on Howe Street are relieved. (Towards the end of this year Howe Street traffic capacity will be increased to three lanes from the present one narrow lane.)

It is anticipated that a report on this project will be submitted to Council later this year.

Trial Mall for 6 Weeks this Summer - Feasibility

In considering a trial mall for six weeks this summer, the following aspects have been examined:

(1) Extent of mall
(2) Mall Design
(3) Implications of Trial Mall
  (a) vehicular traffic and pedestrian movement
  (b) street activities
  (c) costs

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(i) Extent of Mall

Because the high traffic volumes on the east-west streets crossing Granville cannot be successfully detoured, the mall would be on a block by block basis allowing full cross-traffic at all intersections.

Council's motion of April 10th, 1973, suggested the mall extend from Hastings to Nelson. The most northerly two blocks (Hastings to Dunsmuir) have light pedestrian volumes compared to the new Eaton's area. In addition, the inclusion of these blocks makes traffic re-routing more difficult. The most southerly block (Nelson to Smithe) also has the same traffic difficulty and as pointed out by the Social Planning Department some separation from the area of Granville centered on Davie would be desirable.

In view of the foregoing, the costs of a temporary mall between Smithe and Dunsmuir have been prepared as an alternative to the Nelson to Hastings proposal.

(ii) Mall Design

Because of the trial nature of the mall and the short period for implementation only a limited amount of beautification is feasible. In addition, the west side of Granville at Block 42 will be under construction for the next few years, and the present street restriction (down to 40 feet for traffic in this block) will continue until next year. Allowing one 12-foot lane in each direction for buses, a maximum of 16 feet could be added to the sidewalk along the Hudson's Bay Co. this summer. However, construction vehicles (particularly concrete trucks) must be allowed in this block and this would detract from pedestrian amenity besides interferring somewhat with bus operation.

Basically, the beautification elements costed are pipe bollards and chain to delineate the busway, trees and flowers in box planters, plus wooden benches for the pedestrian areas, and temporary asphalt to fill in the existing gutters. The attached sketch illustrates what could be done this summer on a typical block of Granville.

(iii) Implications of Trial Mall

(a) Effect on Traffic

Cars

Although any closure of Granville Street is bound to disrupt north-south traffic flow and cause increased congestion on adjacent and cross streets, the magnitude of this effect depends on the length of street closed, and the degree to which traffic circulation and flexibility are impaired. The street restrictions around Block 42 have already forced some traffic to detour or otherwise stay away. A closure of Granville Street in this area this summer would require the remaining southbound traffic to detour two blocks east to Richards Street or three blocks west to Burrard Street. Except for the single lane open on Howe Street, this would act as a five-block barrier against southbound vehicles and the detour would increase east-west congestion on Dunsmuir, Pender, and Hastings Streets.

The principal negative effect of a closure on Granville this summer would be serious traffic difficulty and delay for the whole area of the downtown north of Georgia Street.

Buses

With the closure of a portion of Granville Street, northbound traffic will divert mainly to Seymour Street and some bus routes

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will have to be relocated to Granville to avoid the increased congestion. The shifting of bus routes to Granville for a short 6 weeks and then back to Seymour will cause some inconvenience to bus riders as well as to B. C. Hydro.

Commercial Loading and Taxis

With an increased number of buses on Granville depending heavily on a smooth flow busway operation, it would be desirable to prohibit delivery vehicles and taxis. Most of the businesses along Granville Street have loading access either from a lane or, in the case of Block 52, from underground via Howe Street. However, there has been no opportunity to do a detailed check of loading requirements with the merchants and a limited amount of loading at restricted hours may have to be permitted on the busway.

To eliminate conflicts, expedite bus travel, and provide maximum street space to pedestrians, taxis should be prohibited from the mall with taxi loading permitted from cross-streets only.

Pedestrian Movement and Safety

From a safety standpoint the total freedom of pedestrian movement across the busway is not recommended. However, to provide more opportunity to cross the busway and to accommodate increased pedestrian volumes, signalized mid-block pedestrian crossings should be provided in each block of the mall (similar to those existing now on Theatre Row). It should be pointed out that with more pedestrians, and a narrow (24-foot) busway, the restricted service provided by pushbutton pedestrian signals may lead to frequent jaywalking.

(b) Street Activities

In Appendix 'A' of this report the Director of Social Planning sets out his views on the social problems in the area of Granville south of Robson Street. Dealing with these problems will require careful and comprehensive planning.

With respect to the success of a trial mall on Granville, a program of activities, to attract shoppers, tourists, and the general public is very important. However, given the existing problems on Granville, such a program will require more social planning and organization than time allows for implementation this summer.

(c) Costs

The following table sets out the estimated costs of a trial mall based on extension of the typical block arrangement shown on the attached sketch. Part of the costs for trees, planters, benches, bollards and chain, litter boxes and pedestrian signals is recoverable. The net cost reflects this recovery value, less the costs of removal.

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Item	Nelson to Hastings Proposal (6 blocks)	Smithe to Dunsmuir Alternative (3 blocks)
Pipe Bollards and Chain	.....$ 23,000	$11,500
Temporary asphalt for gutter fillets, asphalt and extruded curb for bus loading pads	 7,000	4,000
Trees, planters, litter boxes, wooden benches	 50,000	26,000
Pedestrian Signals and Signing	 11,000	6,000
Total Installation Cost	.....$ 91,000	$47,500
Mall Cleaning and Maintenance Costs (6 weeks)	.....$ 15,000	$ 9,500
TOTAL COST (6 weeks)	.....$106,000	$57,000
Recoverable Costs (after mall removal) less removal costs	.....$ 40,000	$20,000
NET COST	.....$ 66,000	$37,000

Summary

A permanent mall-transitway is currently being studied for report to Council later this year.

A trial mall for a six week period this summer is not considered desirable by your officials because more consideration needs to be given to the extent and features of a mall to ensure its success. Furthermore, with the present traffic restrictions on Howe Street there will be a substantial degree of congestion in the central portion of the C.B.D. during the summer trial period.

The attached sketch illustrates what would be physically possible if action to implement is approved immediately.

This matter is referred to Council for consideration."

Copies of the Downtown Business Association's letter are circulated.

RECOMMENDATION

2. WEST END TRAFFIC SCHEME - FIRST PHASE

The City Engineer reports as follows:

"Background

The City Engineering Department participated with the Departments of Planning and Social Planning in the formation of the West End Policy Guidelines, which document was received by the Council on 15th August, 1972. Following a period of consultation with citizen groups and other West End spokesmen, the Council on 17th October, 1972, approved the Guidelines in principle and instructed the Director of Social Planning to co-ordinate their implementation by the relevant departments.

The Proposed Traffic Scheme

The three guidelines which are the particular concern of the Engineering Department are the two relating to the traffic effects on the environment and the one dealing with the long-standing parking problem. This report describes a proposed scheme for the implementation of Guideline No. 7 - 'Reduce Through Traffic - Minimize Its Detrimental Effect'.

The proposal is to eliminate North Shore through traffic from Chilco Street and confine it to Beach, Davie, Denman, Robson, and Georgia Streets.

This will be effected primarily by means of operational measures (turn restrictions) at the intersections of Chilco and Gilford Streets with Georgia, supported by a number of wooden barriers positioned to prevent traffic 'by-passing' Denman Street. As this 'by-passing' is anticipated on either side of Denman, we propose to position some barriers east as well as the three west of Denman. A plan of the proposal is attached as Appendix 'A'.

The traffic which is displaced from Chilco will be carried on Denman, Robson, and Georgia. Emphasis will be given to the use of Georgia Street by signal modifications at the Georgia/Denman intersection. Because some additional traffic is expected to use Denman, particularly in the morning rush hours, additional rush hour parking prohibitions will be implemented on Denman Street.

While there will be some inconvenience to North Shore commuters, it is felt that the measures will minimize any delay and congestion.

Monitoring and Alterations

The proposed scheme consisting of operational measures, supplemented by barriers, will be closely monitored to gauge the effects of the new arrangement and, in the light of experience, changes or additions will be made as necessary. This approach recognizes the experimental nature of the proposal and the need for flexibility in applying further modifications.

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Future Permanent Scheme

In the period between now and December, 1974, the West End Planning Team will be designing mini-parks, cul-de-sacs and permanent street diverters in the residential street allowances to implement Guidelines 6, 8, 10, and 11, dealing with noise, local traffic, and parks. This present proposal anticipates these to some extent, and experience with the first scheme will provide information for their location and design. The Engineering Department is also engaged in a major program of sewer separation which will extend over the next five years. This and similar work on new water mains and probable undergrounding of utilities, will make it necessary to postpone for some time the construction of certain permanent street features. This means that the measures in this proposal may be used well into next year. A further report will be presented on the change-over to the permanent features when design and programming are sufficiently advanced.

Citizen Participation

The scheme proposed in this report is a modification of the scheme which was distributed in letter/sketch form to the households west of Denman Street with the delivery of the 'West Ender' newspaper issue of 1st March, 1973. The letter referred to a public meeting in King George V High School which was held on the 14th March. About ninety persons, mainly from west of Denman Street but also representing West End Citizen Groups, attended the meeting at which the scheme was explained by Civic Staff. Following questions and discussion, the large majority present voted to accept the scheme presented to them. Points raised since that meeting led to the decision to place some barriers east of Denman simultaneously with those west.

Since then a number of letters have been received from residents of the West End and the North Shore. Their comments are classified as follows:

From West Enders supporting the proposal	12
From West Enders against the proposal	3
From North Shore people supporting the proposal	0
From North Shore people against the proposal	3
TOTAL	18

All West End Citizen Groups with whom we have had discussion have supported the scheme and to our knowledge none is against it.

West End Planning Team

The members of the West End Planning Team have reviewed the proposals and their suggestions were included in the proposed scheme and its public presentation. They concur with the recommendations of this report.

Consultation with Other Agencies

Discussions have been held with the following bodies and their response is indicated.

(a) The Fire Department has no objection, the barriers being designed to be opened by their officers in emergencies.

(b) The Parks Board Superintendent accepts the scheme on the understanding that adequate signing is provided for Park visitors. A proposal to make the Second Beach Park road two-way is being considered.

(c) The City Police have been informed of the scheme and find it acceptable.

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Costs

It is estimated that the cost of implementing the scheme will be $9,000 consisting of:

(a)	Construct and position four wooden barriers	$4,000
(b)	Construct and position, if required, two wooden barriers	2,000
(c)	Minor street work	1,000
(d)	New signing	2,000
	TOTAL	$9,000

Source of Funds

No funds were provided within the 1973 Revenue Budget to cover the cost of implementing the scheme.

The Comptroller of Accounts advises that the $6,000 required for items (a) and (b) above be provided from Contingency Reserve. The $3,000 for minor street work and new signing (items c and d above) is available within the existing Departmental budget appropriations.

Start Date for Scheme

It is possible to introduce the new scheme one month after Council gives its approval.

Publicity

A program to publicize the changes will be carried out during the week preceding its opening. This has been budgeted for as a publicity item in the West End Planning Programme and will be carried out in co-operation with the West End Planning Team.

Council may wish to consider whether they would like to hear any formal delegations before deciding the matter.

I RECOMMEND that:

(1) The scheme for implementing Guideline No. 7, elimination of through traffic from Chilco Street, as described in this report be approved, and

(2) That $6,000 be provided from the Contingency Reserve Fund for the purpose of implementing the scheme proposed in this report.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

May 1, 1973

A meeting of the Standing Committee of Council on Housing was held in the #1 Committee Room, third floor, City Hall on Tuesday, May 1, 1973 at 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Marzari
Alderman Rankin

CLERK: M. Kinsella

Your Committee submits the following recommendations to Council

RECOMMENDATION

1. Leasing and Rehabilitation of Properties in the Skid Road Area

As requested at the last meeting of the Committee, Mr. P. Davies, Social Planning Department, Chairman of the Property Leasing Sub-Committee, submitted the following report:

> "The four properties have been inspected by inspectors of the Fire Department and the reports have been submitted to the chairman of the Housing Committee by the Chief Fire Warden.
>
> Only two of the properties have been fully inspected by building, electrical, plumbing and health inspectors. Access to all rooms in the other two properties precluded full inspections.
>
> The inspections were made using City by-laws as the standards of inspection. This means that no account was taken of the conditions of the fabric of the buildings; for example, the state of maintenance of the roofs.
>
> In one of the two buildings, inspections indicate that the costs necessary to bring the place up to City by-law standards are uneconomical; there would be a net loss to the operator charging rents of $75.00 a month and amortizing the costs of the minimum necessary renovations over twenty years.
>
> In the opinion of your sub-committee, renovation costs of the second building inspected are likely to be at least $2,500.00 a unit (there are thirty units in this property). This figure is based on the updated costs incurred for the necessary alterations and renovations to the former Continental Hotel, renovated in 1971 by the City and used as a hostel for transient young women.
>
> Based on the experience of operating City owned property, it is the opinion of your sub-committee that maintenance costs of old buildings (and skid road buildings are old) amount to about 60% of the gross revenue."

The Committee discussed this report with its Sub-Committee and

RECOMMENDS that Council approve the hiring of a construction expert to survey and report on the two buildings listed in the above report of the Sub-Committee; such report to include detailed estimates of the renovation costs of each building.

2. Provision of Additional Public Housing in the Skid Road Area

Your Committee discussed further the pressing need for low rental housing in the Skid Road Area. There was debate on whether the City should await evaluation of Oppenheimer Lodge (FP 19) before embarking on another similar project. It was, however, noted that approximately 550 housing units have been eliminated from this area -- this has been caused in a large part either through the demolition for the new Provincial Courts complex or closure because of failure to meet City by-laws. Following further discussion, your Committee

RECOMMENDS that City Council authorize its Standing Committee on Housing to investigate possibilities of development in the Skid Road Area of a further public housing project similar to Oppenheimer Lodge (FP 19). Development of the proposed project to be on the usual Federal-Provincial-Municipal cost sharing basis for such projects with the City acquiring land for same.

FURTHER

THAT the Supervisor of Property & Insurance report back to the Standing Committee on Housing on suitable available sites for such a project in the Skid Road Area.

3. City Owned Land - Behind Jericho D.N.D. Lands

The Assistant Director of Community Planning gave an oral report to the Committee on this site. By means of maps, he showed the location of this land which is an L-shaped piece of property bounded on the north by Point Grey Road, south by Fourth Avenue and the east by Wallace Street. The Planning Department consider that that portion of the City owned property bounded by Second Avenue on the north and Fourth Avenue on the south and Wallace Street on the west as a highly desirable site for Senior Citizen Housing as it is adjacent to stores and public transit as well as in relatively close proximity to the beach. Mr. J. Yardley, Architect, said that the Kitsilano Senior Citizens group would favour a Senior Citizens development in this location.

RECOMMENDS that City Council enter into negotiations with the Federal-Provincial partnership for sale of this property, being Lot D of D.L. 538 which is adjacent to the Jericho D.N.D. lands, for development for Senior Citizens Housing at a floor space ratio of approximately 1.0.

FURTHER

THAT the Deputy Director of Planning report back to the Standing Committee on Housing, implications of the possible road connection between Point Grey Road and Fourth Avenue in so far as development of this City owned land for Senior Citizen Housing is concerned.

In addition, your Committee

RESOLVED that the G.V.R.D. Housing Department be requested to submit to the next meeting of the Committee, a proposal for a Senior Citizens Housing development on the above mentioned property.

INFORMATION

4. Provision of Cabin-type Housing in the Downtown East Side Area

The Director of Environmental Health pointed out that there are a number of small vacant lots scattered throughout the downtown east side area and suggested that your committee consider the possibility of erecting cabin-type buildings (similar to those already existing in this area) on these lands. It was noted that this type of housing could prove to be a satisfactory and economic means of providing some of the needed low income housing for this area.

RESOLVED that the Property Leasing Sub-Committee, for early report back, investigate the feasibility of development of cabin-type structures on some of the small vacant lots in the downtown east side area, the report to include details on available suitable lots, building plans and cost of construction.

5. Evaluation and Accreditation of Skid Road Housing

The Medical Health Officer, by letter of April 30, 1973, reported to your Committee as follows:

(a) Redraft of the Lodging House By-law

At the April 10, 1973 meeting of the Committee, it was recommended the Medical Health Officer and the Corporation Counsel redraft the Lodging House By-law to incorporate the 14 criteria contained in the report dated April 10, 1973 of the Sub-Committee on Rental Subsidies for Approved Accommodation.

The Medical Health Officer advised that since the last meeting of the Committee, the Health Department has met with representatives of the Community Legal Society on this matter. Further, the views of the staff of the Division on Environmental Health will be sought on the proposed changes to the Lodging House By-law. When all the proposed changes are finalized, they will be forwarded to the Corporation Counsel for incorporation into the Lodging House By-law prior to submission to the Committee for approval.

(b) Use of Lodging House Operator Permits for the Core Area

At the April 10, 1973 meeting of the Committee, it was recommended that the Medical Health Officer report back on Lodging Housing Operator permits for the core area; such permits to include competency of operators.

The Medical Health Officer advised that brief preliminary discussions have been held with the Corporation Counsel and it is his opinion that, under the present City Charter, Lodging House permits to include competency of operators could be instituted for the core area of the City.

cont'd .....

RESOLVED that the report of the Medical Health Officer be received, and that the Medical Health Officer and the Corporation Counsel furnish a redraft of the Lodging House By-law as well as a report on operator permits in the core area before the end of June, 1973.

6. Downtown East Side Area

The United Housing Foundation, under date of April 27, 1973, submitted details of its newly established Housing Management Committee for the provision of low income hotels in the core area of the City. Mrs. S. Schmid and Mr. G. Taylor of United Housing Foundation were present to answer questions from the Committee on this report and it was noted that at this time they do not have a specific proposal to place before the Committee. To date, the United Housing Foundation Housing Management Committee has:

(a) Obtained a $16,000 grant under Part 5 of the N.H.A. for 1973-74 with consideration to be given to a further $10,000 request for funding 1974-75.

(b) Instructed the Foundation's Committee to advertise for a General Manager.

(c) Pending appointment of a General Manager, authorized hiring of a special investigator to assess and recommend properties for purchase by the Foundation.

(d) Made interim offers on two hotel properties one of which has been unsuccessful and one of which is still pending.

There was discussion on the various means of up-grading hotels in the core area and the consensus was that a significant up-grading of accommodation could be achieved through good management of the properties. The United Housing Foundation representatives indicated that the $16,000 grant from the N.H.A. could be used to hire a manager to operate a hotel in the core area on a pilot project basis. The main problems are locating suitable property for their project and funds for renovations to the selected property to bring it up to minimal By-law standards. The Chairman requested that appropriate City departments give all available assistance to United Housing Foundation in locating suitable property for their project.

The Committee considered the United Housing Foundation's request that they appoint a suitable representative to its Hotel Management Committee and it was

RESOLVED that the Medical Health Officer be requested to appoint a representative of his department to this Committee.

7. Vacant R.C.M.P. Property on Point Grey Road

The Committee speculated on the possibilities of using the existing building on the above property for a recreation centre for Seniors. The Acting Director of Civic Development advised that his department has not yet had an opportunity to determine the state of repair of the interior of this large building. He pointed out, however, that the

cont'd .....

Supervisor of Property & Insurance was of the opinion that the cost of renovating a building of this size and age would be extensive.

RESOLVED that the oral report of the Acting Director of Civic Development on this matter be received.

8. Priorities of the Standing Committee on Housing

As time did not permit the Committee an opportunity for indepth discussion of the Chairman's memos, dated April 9, 1973 (priorities of the Standing Committee on Housing and the need for a housing inventory study) it was

RESOLVED that such memos be deferred to the next meeting of the Committee and be considered first on the agenda.

FURTHER RESOLVED that the general discussion on the Committee's priorities and other related matters be in open meeting, with reports on specific lands being considered 'In Camara' later in the same meeting.

At the request of Alderman Marzari, it was agreed also to discuss at the next meeting the Committee's policy re leasing of properties in the core area i.e. whether or not the City itself should enter into leasing of properties in this area.

The meeting adjourned at approximately 12:40 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 2, 1973

A meeting of the Standing Committee of Council on Social Services was held in the Council Chambers, third floor, City Hall on Wednesday, May 2, 1973 at 7:30 p.m.

PRESENT:	Alderman Rankin (Chairman)
	Alderman Hardwick
	Alderman Linnell
ALSO PRESENT:	Mr. J. Donofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

INFORMATION

The meeting was called for the purpose of considering the new Landlord and Tenant Act and the functions of the Vancouver Rental Accommodation Grievance Board and to hear the views of persons, groups and organizations on same. The Vancouver Rental Accommodation Grievance Board submitted its 1972 annual report for information and discussion, and briefs were presented by the Vancouver Apartment Management Association, Vancouver Tenants Council and Peoples Aid - Downtown East Side. In addition, views were given orally by His Worship Judge G.S. Levey, representatives of the Greater Vancouver Apartment Owners Association and the Vancouver Real Estate Board. During these presentations, questions were received from various members of the audience and answered by those presenting the brief and or members of your Committee as appropriate.

Chairman's Remarks

The Chairman quoted for information the following extract from the minutes of City Council:

> "On February 6, 1973, the Council passed the following motion:
>
> > 'THAT appointments to the Vancouver Rental Accommodation Grievance Board be postponed to a later, convenient meeting, 'In Camera';
> >
> > FURTHER THAT in open meeting, the Council discuss, in the near future, the matter of philosophy with respect to this Board's function; it being understood that the City Clerk will provide to Council beforehand, a copy of the last Annual report of the Board.'

On February 27, 1973, Council referred this whole matter, including principles to be considered in making appointments to the Grievance Board, to this Committee.

The Chairman said he considered this resolution as a direction to his Committee to explore, in addition to the functions of the Vancouver Rental Accommodation Grievance Board, the whole matter of Landlord-Tenant relationships and bring back to Council recommendations with respect to the functions and powers of the Vancouver Rental Accommodation Grievance Board under the new Landlord and Tenant Act as well as on the matter of appointments and composition of the Board.

1. Vancouver Rental Accommodation Grievance Board

Mr. W.O. Banfield, Chairman, Vancouver Rental Accommodation Grievance Board, spoke to his Board's 1972 Annual report. He stated that since its inception 3½ years ago, the Board has dealt with 1,095 grievances, in addition to answering numerous telephone enquiries each day. Mr. Banfield stated that the Board's success in dealing with and resolving grievances has been mainly due to the authority vested in it under the terms of City By-law 4448 and amending By-laws 4552 and 4655. However, since the passage of the new Landlord and Tenant Act, the Members' authority under these By-laws has been in doubt and there is some question whether the Board should in fact continue issuing orders and seeking enforcement of them through the City Prosecutor's office. The Board does not issue its findings at the time of the hearing but advises the concerned parties by mail the day following each hearing. In response to a question with respect to an inspector being added the staff of the Board, the Board members present felt this would be of questionable value as it would require an invitation to inspect from either the Landlord or the Tenant or failing this, the Board would need to seek legal authority to enter and inspect premises. Such legal authority is often difficult to obtain.

2. Judge G.S. Levey

At the invitation of the Chairman, Judge Levey gave his personal opinions on the powers of the Vancouver Rental Accommodation Grievance Board under the new Landlord and Tenant Act. The Judge considers that since the enactment of the new Act, the Vancouver Rental Accommodation Grievance Board no longer has the authority to issue binding rulings, but may act as a consiliatory and advisory body in disputes between landlords and tenants. Judge Levey stated that, in his opinion, the only mean by which Board decisions could be made legally binding without amendments to the existing legislation would be under the Arbitration Act. This would entail the Board obtaining signed documents from both parties involved in a dispute, that they agree to abide by the Vancouver Rental Accommodation Grievance Board ruling in their particular case. In such instances, decisions of the Board would then become enforceable under the Arbitration Act right up to the Supreme Court. His Worship cited a judgement which he handed down last year that the Vancouver Rental Accommodation Grievance Board was, by issuing binding orders, usurping the authority of the Provincial legislation under the Landlord and Tenant Act. Judge Levey stated it was his understanding when he handed down this decision that it would be appealed and he expressed disappointment that the appeal procedure has not been pursued as he would have liked his judgement tested in a higher court. Another avenue of recourse for either a tenant or a landlord is to obtain an injunction or a mandatory order to remedy an urgent situation, but this course of action is not always open to those most in need of it, either through lack of resources or inability to lose income through time off work.

3. Greater Vancouver Apartment Owners' Association

By letter dated April 13, 1973, the Greater Vancouver Apartment Owners' Association indicated that they wished to only observe the proceedings at tonight's meeting and to submit a brief at a later date.

RESOLVED that the Greater Vancouver Apartment Owners' Association communication of April 13, 1973 be received.

4. Pacific Apartment Management Association

The brief submitted by this organization made the following points with respect to the Vancouver Rental Accommodation Grievance Board:

(i) In favour of continuation of the Board as presently set up but with membership expanded to five so that a quorum of three would be available for any hearing; any one of these three being designated as Chairman for a particular hearing.

(ii) The present three members are fair and qualified persons who should continue with the addition of two more members.

(iii) Landlord should also be given an equal opportunity to request and obtain a hearing before the Board to air grievances.

(iv) Quick access to the Board is important. A maximum delay of three working days between service of notice and the hearing be instituted.

(v) Security deposits for rent or damages

Request By-law 4448 be altered to permit security deposits of 50% of one month's rent to be dealt with, in the case of rental arrears by providing a statement in writing to the tenant, and in the case of damages as presently provided for in the By-law.

Also request that it be an offence under the By-law for tenants to deduct their security deposit from the last month's rent.

(vi) Landlord be permitted under the By-law to alter locks in either public or rented premises of their building in emergency situations.

(vii) Request By-law be amended to permit the landlord to enter into rental premises where the tenant has given the landlord expressed authority to enter said property in his absence.

(viii) The By-law be amended by addition of the words "each tenant shall upon vacating his premises, leave it in a clean and wholesome condition."

(ix) The existing By-law be amplified as follows:

"Requiring him, if a tenant, to pay to a landlord a sum of money, not exceeding two months rent for the premises which he has occupied, which the Board finds to be adequate compensation for any loss or damage suffered by the Landlord as a result of the tenant's contravention of the regulations."

5. Real Estate Board of Greater Vancouver

The spokesman for the Real Estate Board of Greater Vancouver indicated that they had collaborated on the preceding brief from the Pacific Apartment Management Association and had nothing further to add at this time.

6. Vancouver Tenants Council

The brief presented by this organization made the following points:

(a) Composition of the Vancouver Rental Accommodation Grievance Board

(i) One or more members from a list of nominees submitted by the Vancouver Tenants Council.
(ii) An equal number from a list supplied by landlord representatives.
(iii) A full-time chairman from a list submitted jointly by the V.T.C. and landlord representatives.

(b) Staff for the Board and Day to Day Operations

(i) Increased clerical staff to maintain relevant statistics and to answer public enquiries and establishment of field inspectors to investigate complaints and empowered to, where necessary, order immediate corrective action subject to subsequent appeal to the Board.

(ii) All decisions of the Board should be in writing and made available to the public.

(c) Just Cause for Eviction

Regulation be passed to provide that upon appeal by a tenant of a notice to vacate, the landlord must prove to the Board one of the following conditions before an eviction could proceed:

i. Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.
ii. The tenant is sixty days in arrears in rent.
iii. The tenant is a nuisance to his neighbours.
iv. The tenant is carrying on illegal activity.
v. The landlord requires the premises either for himself or his immediate family.

In the case of flagrant anti-social behavior, the Board and its inspectors to have the right to order immediate eviction.

(d) Collective Bargaining Rights and Justification for Rent Increases

The following regulation be passed:

"In those apartment blocks of six or more suites, where a majority of tenants within a specific time period join a tenant association, upon verification of this by the staff of the Board, the association be given collective bargaining rights and the landlord be required to enter into negotiations with the tenant association."

cont'd .....

If the parties to such negotiations fail to reach agreement, either party may call upon the Vancouver Rental Accommodation Grievance Board to mediate the dispute, thus insuring justification for rent increases.

(e) Elimination of Security Deposits

The practice of requiring security deposits on rental accommodation be immediately discontinued and return of all existing deposits, with interest, be required within a month's time.

(f) Council's Responsibility for Housing

Establishment of a City Housing Corporation to acquire land and develop in proportion to the various levels of income in the City, with priority going to the lower end of the income scale.

(A number of relevant statistics accompanied this brief and are on file on the City Clerk's office.)

The Committee expressed interest in receiving copies of the Municipality of Surrey's Rental Grievance Board By-law which had been referred to in the above brief.

7. Peoples Aid - Downtown East Side

The brief prepared by this group made the following points:

(a) To assist residents of the Downtown East Side area obtain redress under the Landlord and Tenant Act, either through the City Prosecutor or the Small Claims Court, it is suggested that the Landlord and Tenant Act contain the proviso that any person receiving public assistance or on a pension not be required to pay fees of any kind with respect to a grievance under the said act. In addition, City Council instruct the City Prosecutor to vigorously prosecute cases under the Landlord and Tenant Act.

(b) Clarification of the legal status of the Vancouver Rental Accommodation Grievance Board.

(c) Non-tenants (Downtown East Side Committee workers) be expressly granted the right to lay information with the City Prosecutor's office with respect to breaches of the Landlord and Tenant Act, or the Vancouver Rental Accommodation By-laws.

(d) The Landlord and Tenant Act be amended to include in the definition of "residential premises" residential hotels and lodging houses i.e. any accommodation where rent is not paid daily.

(e) Landlords be required to justify to the Rental Review Board any rental increase greater than the increase in the consumer price index in the preceding twelve months, with specific citation of improvements which have been made to the premises. The Board be empowered to revoke such increases if not satisfied with the justification for the increase.

(f) Amend the Vancouver Tenants Council's proposed regulation with respect to collective bargaining rights to read "units" instead of "suites".

(g) Section 58, line 5 of Part II of the Landlord and Tenant Act be amended to read "owner" instead of "landlord".

(h) Landlords should be able to communicate with their tenants (People's Aid representatives state that frequently landlords in the Downtown East Side area do not speak English and this poses a real problem for the tenants in effectively communicating with their landlords).

Two members of the Greater Vancouver Apartment Owners Association commented briefly on the briefs which had been presented. They specifically commented on the brief presented by the Vancouver Tenants Council and indicated that they were basically in agreement with a number of the Council's proposals. However, they were most emphatic that the security deposit be retained.

In summation, the Chairman thanked all those present at the meeting and especially those who had appeared and presented briefs. The Chairman invited those persons and organizations who might wish to submit briefs at a future meeting, to forward them to City Clerk's office, who will arrange a further meeting on this topic at an early date.
Your Committee

RESOLVED to receive the foregoing delegations and reserve decision on this matter pending hearing of further delegations at a later date.

The meeting adjourned at approximately 10:50 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

May 3, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 3, 1973, at approximately 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Aldermen Bowers and Massey

CLERK: M. James

RECOMMENDATION

1. Downtown Planning

Previously the Chairman had invited Mr. V.J. Parker, the recently appointed Director of the Bureau of Transit Services to meet with the Committee and discuss, in broad general terms, the present position of both parties in the realm of planning in the Downtown area.

The Chairman noted in his opening remarks that the City had taken steps recently to define quite clearly, the goals for Downtown planning within three months and these would be followed by further planning to develop statutory statements for the Downtown, West End and other areas of the City. The Chairman noted that transportation and transit are integral parts of developing a plan and asked Mr. Parker to advise the Committee of the plans the Provincial Government's Bureau of Transit Services had at the present time.

Mr. Parker referred to the policy statement issued by the Honourable James G. Lorimer, Minister of Municipal Affairs on April 6th, which advised of the establishment of the Bureau of Transit Services. A copy of that release is attached to and forms part of these Minutes. Mr. Parker referred to studies, policy decisions and policy statements which have been issued by both the Greater Vancouver Regional District and the City of Vancouver in the recent years and suggested that the first task the Bureau would have to face is the review and re-evaluate these plans, statements, etc., for the development of Provincial Government policies.

Mention was made of the buses presently on order for the B.C. Hydro and Power Authority Transit System, and the Committee members were advised that the Bureau of Transit Services were considering currently two (2) areas - the immediate upgrading of services presently provided on established routes and schedules and the development of new transit services as quickly as can be achieved.

The Committee mentioned the necessity of subsidizing any transit and enquired as to the Provincial Government's position on this expense. The Committee was advised the Provincial Government is investigating this area with the Regional District at the present time, but it was noted that the Provincial Government had established a policy of offering 50% of the operating costs to any publicly-owned transit system.

The Committee members and the representatives of the Bureau of Transit Services discussed operating techniques with surface transit and noted the flexibility of buses but the problems of passengers per hour limitation with bus transit. The meeting noted the policy decision of the City of Vancouver recently adopted which established a 125/150,000 working population in

cont'd....

Downtown Planning (cont'd)

the Downtown area in the year 2000. It was suggested that this would indicate a need for some form of light rapid transit fairly quickly.

The meeting also discussed with Mr. Parker other decisions which the City was making which might have a serious effect on any planning which he had under way, i.e. the City would be making a decision on whether or not to pursue the removal of either or both the Kitsilano Trestle and the Sixth Avenue Rail lines. The Chairman stressed the need for the Committee and Council to be kept informed so that the plans and programming of both the Provincial Government and the City of Vancouver in the City could be truly co-ordinated.

Mr. T. Parkinson, Consultant to the Provincial Government, showed the Committee a series of slides depicting various methods of light rapid transit found throughout the world today. It was noted that the light rapid transit utilized in some places separate rights-of-way and in other places City streets and in certain areas of traffic densities, light rapid transit was depressed into its own right-of-way under City streets.

The Committee members then discussed with Mr. Parker, the other areas of responsibility of the Transit Bureau and how the City of Vancouver might best keep in contact with the Bureau. Mr. Parker noted that there could be easy and extensive staff connections as on-going problems developed and advised that he would be available to the Committee.

Mr. Parker mentioned the decision of the Bureau to become connected with and if possible able to utilize the information services of the City and mention was made of the Site Offices for the False Creek Team and the West End Team.

The Chairman thanked the Bureau and its Consultant for attending and for giving the Committee the benefit of some of its thinking and the Committee

RECOMMENDS that the presentations be received and City staff be authorized to co-ordinate information systems with the Bureau of Transit Services in the Downtown, West End and other appropriate areas.

The meeting adjourned at approximately 4:10 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 3, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall on Thursday, May 3, 1973, at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Donofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

Adoption of Minutes

The minutes of the meeting held April 12, 1973 were adopted as circulated.

RECOMMENDATION

1. Grant Request - Helping Hand Council

At its meeting of April 12, 1973, the Committee considered the request of the Helping Hand Council for a grant of $201.00 per month for six months to operate an information and assistance centre for people on social assistance and for senior citizens. The programme would employ persons from the Vancouver Opportunities Programme and would provide training and clerical work to assist these people in getting jobs and becoming self-supporting. The grant request of $201.00 is broken down as follows:

Rent	$70.00	per month
Phone	46.00	" "
Lights	10.00	" "
Office Supplies	75.00	" "
TOTAL	$201.00	per month

Your Committee deferred decision on this grant request pending report back from the Director of Social Planning, in consultation with the Director of Welfare and Rehabilitation. By memo of April 27, 1973, the Director of Social Planning recommends that a grant of $201.00 per month be given to the Helping Hand Council effective March 1, 1973 to December 31, 1973. The Director of Welfare Services supports this recommendation.

RECOMMEND that a grant of $201.00 per month for a period of ten months be made to the Helping Hand Council effective March 1, 1973 to December 31, 1973.

2. Recreational Facilities - Raymur Place

History

On January 25, 1973, the Standing Committee on Social Services recommended that Council approve the following five proposals which were contained in a brief from the Ray-Cam Co-operative Services entitled "A Community Facility for Raymur Place":

"(1) The south-east corner site at Hastings and Campbell: lots 1-6, Block 120, D.L. 181 comprising 0.42 acres which is owned by the Urban Renewal Partnership be turned over by the Partnership for the use described in this report.

(2) The City approve in principle the construction of a building on the above mentioned site.

(3) A "Proposal Call" be made under the terms described in this report for the purpose of designing a facility which is acceptable to all parties concerned.

(4) Ray-Cam Co-operative will develop a management scheme

(5) The construction of the building would be subject to adequate cost sharing by the senior governments."

Council on February 6, 1973 passed a motion to approve the above proposals and to indicate their approval of these proposals to the Federal and Provincial governments. The senior governments were so advised and by letter of March 22, 1973, Mr. G.L. Chatterton, Director, Home Owner Assistance and Public Housing, Department of Municipal Affairs, expressed his Department's reservations not only as to the scope and magnitude of the scheme (12,500 sq.ft. building) but also the principle of the senior governments' financing those services included in the scheme which would normally be a municipal responsibility. In a further letter dated April 19, 1973, Mr. Chatterton requested an early meeting of the representatives of the two senior governments, Ray-Cam Co-operative Services Committee and other interested parties with the Social Services Committee to determine "the nature of the building and participation by the various levels of government". Accordingly, a meeting was arranged for this date.

The Ray-Cam Co-operative Services Committee submitted a further brief to the Committee (copy attached) which stated in part:

> "This building, let us emphasize, is not a recreation building. It is a place to serve the needs of Raymur to provide:
>
> Low cost foods for the majority of residents who are on welfare, day-care for the single parent families (that's much more than half of Raymur's families), communication between neighbours, and help and concern for each other whether we are old or young, a place for education and exchange of ideas."

There was discussion on the financing of the various services which the Ray-Cam Co-operative wish to be provided in this facility. Mr. Chatterton stated that the Minister of Municipal Affairs is willing to fund the co-op store and the day-care centre but that

cont'd .....

some of their other suggested services (neighbourhood pub, gymnasium) may not be eligible for Provincial cost sharing. Mr. Ganong, CMHC, also expressed doubt that the Federal government would be willing to finance some of these additional facilities. The following is a breakdown of financing responsibilities as seen by the senior governments' representatives:

Services Considered Eligible for Senior Government Financing	
Co-op store and day-care	Provincial Government
Indoor - outdoor recreation -- including teenage room Work shop and hobby area Snack bar, or similar facility Office spaces Space for public clinic Meeting room	Federal-Provincial

Services Not Considered Eligible for Senior Government Financing

3,600 sq.ft. gymnasium
Neighbourhood pub

The Ray-Cam representatives pointed out that the proposed "gymnasium" is not intended to be a conventional "gymnasium" but is shown as a basement area on their plan. It is intended as a play area for impromptu games e.g. floor hockey, skipping ropes, basketball, roller skating, etc. It was noted, however, that the plan calls for a 20'-25' high ceiling which is considerably higher than the average basement.

Mr. Chatterton suggested that as this project is intended for use by others in the community, as well as Raymur residents, consideration be given to operating this facility as a joint Provincial-Municipal project, with the Provincial government making an annual grant based on the operation costs of the programme and the City taking up the remainder of the costs and operating the venture through the Park Board on the same lines as a community centre. The Ray-Cam representatives stated emphatically that they wish to operate this project themselves and were in fact seeking a LIP grant to train some of the residents for this purpose. They further stated that they were definitely not in favour of the Park Board operating the facility.

Further discussion ensued and it was

RECOMMENDED that the City, through the Director of Social Planning, start negotiations with the Federal and Provincial governments on cost sharing on both capital and operational costs of a recreation building up to 13,000 sq.ft. in size including a basement area.

FURTHER RECOMMEND that the Director of Social Planning report back to this Committee the results of his negotiations.

The Committee requested that the Director of Social Planning keep the Ray-Cam Co-operative Services Committee informed of progress in negotiations.

INFORMATION

3. Family Place, 3151 Camosun - Grant Request

Representatives of the above group presented a brief to the Committee in which they requested the Committee recommend a minimum grant to them from the City of $2,962.90, being the cost of one month's operation of the service. This group offers a community service to the residents of the Dunbar-West Point Grey area involving shared experiences centered around couples, communal families, single parents and people who wish to be involved with others. They are presently operating on a LIP grant which expires in three months. They have applied for further LIP funding, but are not overly optimistic about receiving same.

The Standing Committee on Social Services considered that while it is impossible to adequately assess this group because of its short time in operation (six weeks), the services offered seem to have merit and therefore, the Committee wishes to support an application by the Family Place for further LIP funding.

RESOLVED the Director of Social Planning explore with the appropriate officials in the Federal government in Ottawa an extension of the LIP grant to the Family Place.

The meeting adjourned at approximately 3:35 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON ENVIRONMENT

MAY 3, 1973

A meeting of the Standing Committee on Environment was held in No. 1 Committee Room, City Hall, on Thursday, May 3, 1973, at approximately 3:30 p.m.

PRESENT:	Alderman Linnell	(Chairman)
	Alderman Gibson	
	Alderman Massey	
COMMITTEE CLERK:	H. Sugrive	

Adoption of Minutes:

The minutes of meetings held on March 29 and April 5, 1973 were adopted.

RECOMMENDATION

1. Fire Safety in High Rise Buildings

Mr. R. W. Piggott, Regional Manager, B.C. Region of Portland Cement Association, read and filed a brief, with the purpose to establish a channel of communication and dialogue with the members of the Council and City Officials, in an effort to reduce the emotionalism associated with the fire safety of high rise buildings.

Mr. A. Konig, the Fire Chief, agreed entirely with the contents of the brief and urged that for the sake of human life and public safety, the National Building Code, which has been in the draft form from the past five years, during which period three different drafts have been in circulation, be finalized so that definite measures and steps could be taken to ensure maximum safety precautions. He, however, assured the Committee that the proposed amendments to the Code contained fourteen different methods to ensure safety measures in the event of fires.

The Committee felt that to have maximum fire safety in high rise buildings, development permits for which had already been issued, an attempt be made to convince the developers to comply with the proposed amended code retroactively.

The Fire Chief further stated that there were two types of developers, one who was conscious of the dollar sign, and the other who was proud to see that despite the cost his premises would be prestigiously constructed in complete adherence to the National Building Code and with maximum fire safety measures.

Mr. Matheson, the City Building Inspector, advised the Committee that according to his information, the amendments to the National Building Code of Canada with respect to high rise buildings was in the process of final printing, which would at the most involve another few months and therefore it would be advisable to defer any other action until then. He went on to say that to implement a Code which had not been formally legislated, would not be an easy task.

After further discussion it was,

RECOMMENDED:

(i) THAT the Mayor be requested to approach the Secretary of State for Urban Affairs to expedite the printing of the amendments to the National Building Code with respect to high rise buildings, and send first available copies to the Council.

(ii) THAT the Director of Permits and Licenses have a cursory look at high rise buildings under construction in respect of fire safety measures contained therein.

(iii) THAT the City Building Inspector acquaint all high rise developers with the requirements of the proposed amended National Building Code in respect of Fire Safety measures.

(iv) THAT a letter be written to the Minister of Municipal Affairs and Commercial Transportation with a copy to the Minister of Labour, outlining the Fire Chief's suggestion and concern in limiting the floor space to 7,500 square feet in any one floor.

(Following the aforementioned issues Alderman Gibson left to attend another meeting and therefore there was no quorum present.)

The following recommendations are therefore submitted to Council by the remaining members present, - Alderman Linnell and Alderman Massey.

2. Dogs

On March 29, 1973, the following recommendation was made by the Standing Committee on Environment:

"THAT the Chairman of this Committee be empowered to try to bring together the B.C. Veterinary Medical Association, the S.P.C.A. and officials of other Municipalities to investigate the possibility of providing free or lower cost spaying of female dogs."

A meeting was held on April 18, 1973, at approximately 2:00 p.m. in the City Engineer's Conference Room, on the 6th Floor, Vancouver City Hall, but no quorum was present and it was agreed that the proceedings continue as an informal meeting and that the dicussions held that day take the form of a report to this meeting of the Standing Committee on Environment.

Alderman Linnell submitted a report of a meeting held on April 18, 1973, a copy of which was filed and discussed. Topics of discussion in the report were, (a) Spaying for control of population, (b) Prevention through education, (c) Open spaces for dogs; after which the following recommendations were made:

1. THAT the Parks Board be requested to investigate the possibility of providing specially designated spaces for owners to let their dogs off the leash for exercise, resting, walks, etc., etc.

2. THAT the Permits and Licenses Department consider an increase in the impounding fee which in turn could be utilized for subsidizing the spaying services.

3. THAT a combined effort of the B.C. Veterinary Medical Association, the S.P.C.A. and the representative Municipalities be made to prepare a brochure on 'Care of Animals' which could be used on the Mainland by the Greater Vancouver Regional District and the Municipalities.

After discussing the report, the Committee,

RECOMMENDS:

(i) THAT the aforementioned recommendations 1, 2 and 3 be adopted.

(ii) FURTHER THAT the Director of Permits and Licenses while considering the increases in Pound Fees and Licenses, look into the possibility of increasing the collection fee of dog carcasses from the veterinarians.

3. Public Access - Fraser River Waterfront

Landon Agencies Ltd.'s letter offering the sale of parcels of land as public access to the Fraser River at the Knight Road Bridge, was discussed, wherein it was suggested that it would make an excellent area to consider for public use as there would be approximately 1,000 feet of river frontage that would be free from industrial interference with a large area available for parking or other purposes.

The property outlined is available for purchase at current market value.

Mr. R. R. Youngberg, the Senior Planner, Civic Development, in his memo expressed that he did not feel that the site had anything going for it in terms of public open space along the Fraser River. The parcels were too large and although when standing mid-point on Block W, one had a good view to the East, this view is not any better than that which can be seen from Crompton Street which is some 500 - 600 Feet further West.

Mr. Sam Vint, of 2086 Qualicum Drive, Vancouver 16, presented photographs of the two lots offered for sale and informed that the site was ideal for trailer parking. He further pointed out that despite the City Engineers Notice, Prohibiting dumping on the site, the area was used as a dumping ground for tanks.

Mr. Adams of Planning Department, with the aid of a plan, pointed out that at present there was no access to the lots but it was possible that after the completion of the Road Bridge, access could be provided.

Following the discussion it was

RECOMMENDED

(i) THAT the City Engineer be asked to report to the Committee as to who was using the site as a dumping ground.

(ii) THAT in view of the fact that the site was suitable for trailer parking, the offer letter together with the photographs be submitted to the Parks Board to look into the proposal and forward their views to the Committee.

(iii) THAT Landon Agencies Ltd. be notified that their offer is under consideration.

INFORMATION

4. (a) Pigeons

The Chairman advised that several complaints had been received on the nuisance created by pigeons and asked the Medical Health Officer whether the pigeon nuisance was in anyway considered public health hazards.

Dr. G. H. Bonham advised that pigeons caused no public health hazard. He further informed that there was a By-Law restricting the rearing of pigeons within the City precincts. He went on to point out that the Police Department had issued special licenses to expert marksmen to shoot pigeons at the request of owners who thought pigeons caused nuisance or damage to their property. Pigeons perched on certain buildings because of their structures, which provided convenient spots for easy perching. This was evident in the West End Area where with the construction of modern buildings, the problem had now been considerably decreased. However, in cases of nuisance experienced, it was suggested that owners be advised to approach the Homing Pigeon Association, who, according to Dr. Bonham, are doing excellent work in the care of birds.

(b) Racoons

At Alderman Linnell's query, Dr. Bonham replied that in case of nuisance caused or problems created by racoons owners were t contact the Pest Control Agencies for appropriate action. The City was in no way responsible for the nuisance of racoons on private properties.

5. R.C.M.P. Jericho Site, Lots 12,13 & 14, D.L. 448

On February 13, 1973, Council adopted the following Resolution of the Standing Committee on Environment, dated February 1, 1973:

> "RECOMMEND that a letter be written to the Minister of Public Works advising him that the City is anxious to obtain this property and request that before the Government takes any action on this site that the City be notified."

Subsequently a letter was written to the Minister of Public Works on February 27, 1973.

The Minister of Public Works in a letter dated April 10, 1973, assured the Council that the Government will not take any action to dispose of the subject property without prior consultation of the City. The letter was duly received.

The meeting adjourned at 5:00 p.m.

DISTRIBUTED MONDAY

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at Lord Byng Secondary School on Thursday, May 3, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Linnell
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: R. Thompson

INFORMATION

This is the third of a series of meetings called for the purpose of meeting interested parties. Six briefs were submitted. The briefs are referred to below and the points raised by each speaker are noted.

1. Dunbar-West Point Grey Area Council - Mrs. Pam Glass

The brief presented by this organization made the following points in connection with electoral reform:

(i) That there be 10 wards with two Aldermen elected from each, along with one School Trustee and one Park Commissioner.

(ii) That the ward areas be generally in accord with the map submitted and attached to these minutes.

(iii) For Aldermen, elections be held annually and for the first election, one Alderman be elected from each ward for a two-year term.

(iv) That the Mayor be elected at large for a two-year term.

(v) School and Park Board members be elected in each ward bi-ennially for two-year terms.

(vi) Election day be the first Wednesday in November with members to take office a month later.

(vii) Political affiliation be shown on the ballot.

(viii) Candidates for Aldermen, Park and School be nominated by fifty (50) registered voters living within their ward.

(ix) Candidates indicate how name should appear on the ballot (usual or common name).

(x) Position of name on ballot paper be determined by LOT.

(xi) Qualification for candidacy be 19 years of age or over and to be on the current Voters' List.

(xii) Voters not on list be allowed to vote by declaration.

(xiii) The Corporation vote be abolished.

(xiv) That polls be set up in every hospital and nursing home.

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Dunbar-West Point Grey Area Council (cont'd.)

(xv) An advance poll be set up in each ward.

(xvi) Election workers be paid at least the minimum hourly wage.

(xvii) That no deposit be required for candidacy for any office.

2. Vancouver Point Grey New Democratic Party - Mrs. Hilda Thomas

The brief presented by this organization endorsed the following points made by the Vancouver Area Council of the New Democratic Party:

(i) That a full ward system for all levels of civic government is desired.

(ii) The Council be enlarged and the members be full-time representatives.

(iii) That party affiliation be shown on the ballot paper.

(iv) Each Alderman be responsible to the Community Council in his or her area.

(v) That ward boundaries be determined from a process of public discussion.

(vi) That a change of election day be considered.

(vii) That there be neighbourhood control of decisions through Community Councils over such matters as zoning development, traffic patterns, and community projects within ward boundaries.

The brief in general re-iterated the need for Community Councils and the relationship between the ward Aldermen and such Community Council.

3. Crofton House School - Miss Daphne Meredith

This brief was prepared by students of Crofton House School and presented by Miss Daphne Meredith on behalf of her class. The principle points developed in the brief are:

(i) Election date should be changed to second or third Wednesday in October.

(ii) That the first week in June be (enumeration week) and extensive publicity be given through press, television or radio.

(iii) Qualification to be a voter,be residence for one month prior to the previous election.

(iv) Each nomination paper should be signed by fifteen (15) nominators.

(v) That there be a Council of 18 Aldermen and a Mayor.

(vi) That six Aldermen be elected at large.

(vii) That six Aldermen would be elected from wards west of Granville and six Aldermen from wards east of Granville.

(viii) That the full Council, including the Mayor, should always be an odd number to avoid split decisions.

(ix) That, when a development permit with a value of $50,000 or greater is applied for, all the property owners within a block in four directions from the site involved be notified.

(x) That such notification be published in the two daily papers, such permit be not granted for thirty (30) days from date of application.

(xi) That a cabinet form of government be instituted with an assignment of a portfolio to each or some of the Members of Council.

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4. North West Point Grey Homeowners Association - Mr. Hewson

The brief of this organization dated May 1973, presented the following points for the Committee's consideration:

(i) That a partial area representation is favoured.

(ii) That two-thirds of the Aldermen be elected by areas and the Mayor and the other one-third of the Aldermen be elected at large.

(iii) That the area boundaries recognized as far as may be possible, the recognized community areas.

(iv) That there be one member from each area.

(v) That the compensation for members of Council be sufficient to permit them to devote adequate time to civic responsibilities without personal sacrifice.

(vi) That the Council consist of 18 Aldermen, with 12 elected from area and six at large.

(vii) That School and Park Board members be elected at large.

(viii) That all offices be filled at the one time for two-year terms.

(ix) That election day be moved to a date during the last two weeks in October with the elected members taking office the following month.

(x) That all candidates be required to post a deposit.

(xi) That there be 25 nominators for candidates to be elected from areas and 50 nominators for candidates to be elected at large.

(xii) That the person nominated for an area be required to reside in that area.

(xiii) That the Council appoint a five-man executive committee, comprising the Mayor and 4 Aldermen.

(xiv) That Aldermen on the executive be recognized as keeping full-time positions and be compensated accordingly.

(xv) That party affiliation should be shown on the ballot.

5. Mrs. June Dunlop, 3829 West 19th Avenue, Vancouver 8, B. C.

Mrs. June Dunlop, speaking for herself, submitted a brief in which the following points were made:

(i) In speaking to her brief, she suggested that more meetings be scheduled in the east end of the City.

(ii) That there be a ward system with one representative from each ward, applicable to Council, Park Board and School Board.

(iii) That members of Council should be full-time salaried representatives.

(iv) That Council members be required to disclose financial holdings upon their election.

(v) That the wards be chosen according to the natural geographic, sociological and economic divisions.

(vi) That there be 20 wards.

(vii) That the elections be held bi-ennially for a two-year term.

(viii) That election day be the last Sunday in October.

(ix) That names be placed alphabetically on the ballot and political affiliation be shown.

(x) That the candidate should not have to post a deposit.

(xi) That the Candidate should not have to live or work in the area for which he seeks office.

. . . /4

Mrs. June Dunlop (cont'd.)

(xii) That qualifications for candidacy be, to be a Canadian citizen of full age and have resided in the City for one year prior to the election.

(xiii) Candidates for Council, School and Park Board should require 25 nominators and for Mayor, should require 100 nominators.

(xiv) That the company vote be abolished; and the non-resident vote be abolished.

6. Mrs. Irene Foulks, #802-4691 West 10th Avenue, Vancouver, B.C.

Mrs. Foulks, speaking for herself, submitted a brief which was directed in the main toward matters affecting the school system. Her points of emphasis were:

(i) That for the Council, there should be a full ward system with about 21 wards.

(ii) That the full ward system be applied to the election of school trustees with one trustee elected from each of 21 wards

or

alternatively, establish 22 wards, from which would be elected 11 trustees.

(iii) That the salary of School Trustees be raised to at least $3,000 per year.

(iv) That the trustee elected by ward would be expected to help raise the educational level within his community.

The burden of Mrs. Foulks' brief is to present arguments to establish that the ward system of election for School Trustees would be successful in bringing about a higher degree of community involvement in the education system and would enable a candidate for School Trustee, lacking substantial finances to stand a better chance of election.

ADDITIONAL COMMENTS

The following comments were made by speakers during the question period:

(a) Mrs. H. Thomas - That there be a Community Council of 20 persons elected in each ward to whom the ward Aldermen would be responsible.

(b) Mr. Hewson - Suggested that the form of plebiscite should give alternatives.

(c) Mrs. J. Dunlop - Suggested that rather than offer alternatives, the Council should, through the plebiscite, ask direct questions from the electorates.

The meeting adjourned at approximately 10:15 p.m.

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DISTRIBUTED MONDAY

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

May 10, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 10, 1973, at 9:30 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Gibson and Massey

ABSENT: Alderman Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meetings of February 1st, 15th, March 8th, 15th, April 5th, 12th, 17th and 19th, 1973, were adopted.

RECOMMENDATIONS

1. Broadway: Cambie to Granville

The Committee referred to the outstanding instruction to the Director of Planning and Civic Development re heights limits in the commercial areas and other areas in the Fairview Slopes. These instructions had been outstanding since September and November, 1972. The Committee noted that the development of buildings with certain heights on Broadway between Cambie and Granville would have a direct effect on the developments in the Fairview Slopes area.

The Committee then referred to a report of the Planning Department dated May 1, 1969, which made reference to the then rezoning application of the Vancouver General Hospital for certain lands adjacent to its development on 12th Avenue. The Committee noted the conditions imposed by Council at the Public Hearing of June 26, 1969, as a result of the application of the Vancouver General Hospital for the CD-1 zoning.

The Chairman noted that the expansion of hospital facilities had a multiplier factor in connection with related ancillary services in the area and the increase in employment. This had a direct effect upon the congestion noted on Broadway at the present time. The Chairman also noted the apparent proposal of the Federal Government to make Shaughnessy Military Hospital available as a general hospital for the Lower Mainland. It was reported that Shaughnessy Military Hospital presently had beds empty, and the Committee noted there was a great deal of open space on the Shaughnessy Military Hospital site.

The Chairman brought to the attention of the members of the Committee, a recent report submitted to the Greater Vancouver Regional Hospital District suggesting an expansion of neo-natal and gynecological services at Vancouver General Hospital. As this would have a direct effect on the density of the hospital development, the Chairman asked the Committee members if they felt this increase was something the City of Vancouver should say something about.

The Committee and staff present, made the following observations: it would be improper for the City of Vancouver to suggest that it planned health services; we should think of the patients and the needs of the City; from an emergency point of view, it is imprudent to have all facilities centralized in one hospital; we should express general principles to the Vancouver General Hospital; employment generated by this health services complex must be considered as must be the intensity of

cont'd....

Clause No. 1 continued

the development on this site; there has been some medical opinion expressed that V.G.H. should not be allowed to grow larger and that a much slower pace of growth is required; the City must relate employment to traffic flow; the Committee members noted the change in traffic experienced in the area since the report of the Director of Planning and also noted the parking problems.

Dr. Harry Purdy, Chairman of the Advisory Committee to the Regional District, was present at this meeting and spoke to the Committee. Dr. Purdy advised that the plans for the Vancouver General Hospital at the present time were rehabilitative rather than an increase in the number of beds at this Hospital.

Dr. Purdy outlined the role the Vancouver General Hospital will play in providing health care services to the Lower Mainland. The Vancouver General Hospital is the senior referral hospital in the Province providing diagnostic and treatment which is not allowed in the other hospitals in the Regional District. The next level of care is provided at St. Paul's and the Royal Columbian, and the third level is provided by the general community hospitals, i.e. Richmond and Burnaby General Hospitals.

Dr. Purdy advised that the Advisory Committee has done studies to see what is needed to put Shaughnessy in condition as a community hospital. This study has been sent to the Minister of Health Services and Hospital Insurance where it is being costed. If this costing proves feasible, then the next step is to negotiate the transfer of Shaughnessy Military Hospital to the Regional District. The Department of Veterans Affairs has offered $7.5 million plus George Darby and Shaughnessy Hospital less the cost of land values and Dr. Purdy recommended that the Committee wait until the Minister of Health Services and Hospital Insurance supplies the detail costing estimates. The Committee agreed with Dr. Purdy's recommendation and instructed that a meeting be held with Dr. Purdy after the report on costs is made available.

After the above discussions, the Committee

RECOMMENDS

(a) that the Vancouver City Council seek discussions with the Minister of Health Services and Hospital Insurance on the future use of Shaughnessy Military Hospital as its use relates to the developmental priority of the City of Vancouver and

(b) express to the Greater Vancouver Regional Hospital District the desire of the Vancouver City Council that the concentration of medical facilities at the Vancouver General Hospital not be increased above the present and that needed facilities be placed elsewhere.

2. Transportation Strategy, Transit Study Needs

The City Engineer and the Director of Planning and Civic Development reported to your Committee on transporation strategy, transit study needs and submitted, for the consideration of your Committee, a report which suggests certain recommendations that Council adopt and advise the Greater Vancouver Regional District of this adoption. The Committee reviewed these in some detail, and after amendment,

RECOMMENDS that the Vancouver City Council advised the Greater Vancouver Regional District of the following:

cont'd....

Clause No. 2 continued

(a) The City Council policy and position on transportation planning strategy as outlined in the table above;

(b) The City Council position on the future of the Downtown Peninsula is:

(i) there will be continued growth;

(ii) all development will be carefully guided by reduction in presently permitted densities, stress on environmental quality and concern for livability;

(c) For purposes of continued work on the downtown plan and transporation planning, the future downtown employment is forecast to be 125,000 to 150,000 by the year 2000;

(d) That for the second level of transit services in the Downtown, a grade separated facility will be required and that our staff will report to this Committee on the kinds and timing of studies necessary to bring that about;

(e) The City Council suggests that the use of rail rights-of-way for rapid transit should be pursued as soon as possible with the appropriate railway authorities;

FURTHER RECOMMENDS that the staff be instructed to report to this Committee on the utility of the Dunsmuir Street railway tunnel and related matters in a grade separated system.

The meeting adjourned at approximately 11:15 a.m.

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 15, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, May 15, 1973, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Britannia Community Services Centre

An application was received from the Director of Planning and Civic Development to rezone all lands bounded on the north by the lane south of Venables; on the east by the lane immediately west of Commercial Drive and the westerly boundary of the lands fronting Commercial Drive; on the south William Street with the exclusion of Lots 21-24 inclusive, Block 38, D.L. 264A; on the west McLean Drive,

From: RS-1 One Family Dwelling District and RM-3 Multiple Dwelling District

To: CD-1 Comprehensive Development District

The Technical Planning Board recommended approval of the application, subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library, playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking
- any new development pursuant to this By-law shall not exceed 40 feet in height
- the floor space ratio not to exceed 0.45 gross.

Any development or redevelopment of the area is to be first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

The Vancouver City Planning Commission approved the application subject to the same conditions as noted by the Technical Planning Board and the Commission requested that consideration be given to building a regulation sized ice-rink concurrently with the first phase of the development.

cont'd.....

Britannia Community Services Centre (cont'd)

Mr. W.E. McCartney, 1471 William Street, advised the Public Hearing that his home is one of the properties required for Britannia Community Services Centre and he asked for a home to replace the one he is losing. He also asked for a fair deal and referred to the concept of a "home for a home".

Mr. Norman Buczak, 4317 Victoria Drive, asked for information on 'comprehensive' in the description of CD-1 Comprehensive Development District. The Mayor replied.

The Mayor called for further persons interested; there being none, it was,

MOVED by Ald. Bowers,
THAT the application be approved subject to the uses being restricted by by-law to:

- schools, gymnasium, swimming pool, ice rink, library playfields, ancillary recreational facilities and other customary ancillary uses including off-street parking

- any new development pursuant to this By-law not exceeding 40 feet in height

- the floor space ratio not exceeding 0.45 gross

FURTHER THAT any development or redevelopment of the area being first approved by the Technical Planning Board after advice from the Design Panel and after consultation with the City Planning Commission as they having particular regard to the spacings of the building, suitable off-street parking and loading on site, treatment of the open portions of the site and vehicular ingress and egress thereto.

- CARRIED UNANIMOUSLY

2. Lots 13 & 14, Sub. 14, Block C, D.L. 183

An application was received from Mr. D. M. Black to rezone Lots 13 & 14, Sub. 14, Block C, D.L. 183, situated on the north side East Pender Street between Woodland and Commercial Drives,

From: RM-3 Multiple Dwelling District
To: M-1 Industrial District

The Technical Planning Board and Vancouver City Planning Commission recommend approval.

The Mayor asked for interest from the audience. One person asked for information on the development presently put up at 1683 East Pender Street which is not part of the lands under application.

There being no speakers, it was,

MOVED by Ald. Pendakur,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Lot 10 except E.25', Block 30, D.L. 182, Parcel A of Lot 10, Block 30, D.L. 182 and Lot 5, Block 30, D.L. 182

An application has been received from Mr. T. Price to rezone Lot 5, Block 30, D.L. 182, situated on the south side of Parker Street and Lot 10 except E.25' and Lot 10 of Block 30 situated on the north side of Napier Street, between Clark and Odlum Drives,

From: RM-3 Multiple Dwelling District
to: M-1 Industrial District

The Technical Planning Board recommended as follows:

(a) Lot 5, Block 30, D.L. 182
The application to rezone this portion of the above property from RM-3 Multiple Dwelling District to M-1 Industrial District be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane. Rezoning of this lot could be approved separately from the other two subject parcels.

(b) Lot A of 10 and Lot 10 except E.25', Block 30, D.L.182

With reference to (b) the Technical Planning Board submitted three alternative recommendations:

(i) Approval of City Council is first obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E.25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties, and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City lane.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane.

(ii) City Council, by resolution, designate the westerly 12' of Lot 10 except E.25' as a street, which would temporarily give vehicular and pedestrian access to Lot E, F, G and H and subject to Mr. Price acquiring the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A of 10 for City lane.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane.

(iii) Approval of City Council is first obtained on report from Supervisor of Property and Insurance, for the purchase of the existing City-owned lot, being Lot 10 except E.25' with satisfactory arrangements being made to provide vehicular and pedestrian access to the rear of Lots E, F, G, and H for as long as each lot is wholly used for residential purposes.

Also, the easterly 3' of the site is to be dedicated to the City for lane purposes and the balance of the lots to be first consolidated into one parcel and so registered in the Land Registry Office.

cont'd....

Clause #3 continued:

FURTHER,

That should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law with 120 days of approval at the Public Hearing, the said approval shall then expire.

In addition, the scheme of development is to be first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.

The Vancouver City Planning Commission recommended (a) as per the Technical Planning Board recommendation and endorsed alternative (iii) of (b) with the proviso that an eighteen-month repurchase option be attached to the sale of the City-owned Lot 10, except E.25' Block 30, D.L. 182.

Mr. Hans Wirsching, 894 Bute Street as the owner of 1032 Clark Drive, one of the properties abutting on the rezoning application lands, advised that he offered to purchase land from Mr. Price but that Mr. Price advised him he was not interested in selling. Mr. Wirsching advised the meeting he would like to purchase 12-feet of the City property, or more if possible, to provide rear access.

Mr. Price spoke and referred to the original need to purchase this land for use for off-street parking for his business and he advised Council he was forced to buy Lot A to get Lot 5 for his off-street parking.

Mr. Torino, owner of Lot E, asked for addition to his property by way of purchase from the City to help make the property more saleable.

Mrs. Dillon, agent for Mr. Price, spoke on the history of the matter and again advised that Mr. Price did not want Lot A but had to buy it in order to get Lot 5.

There being no further speakers, it was,

MOVED by Ald. Hardwick,
THAT rezoning of Lot 5, Block 30, D.L. 182, from RM-3 Multiple Dwelling to M-1 Industrial District, be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane;

FURTHER THAT Lot A of 10 and Lot 10 except E. 25', Block 30, D.L. 182, be rezoned M-1 Industrial District subject to approval of City Council first being obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E. 25' by the owners of Lots E,F,G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E.25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City Lane and, in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane,

AND FURTHER THAT should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law with 120 days of approval at the Public Hearing, the said approval shall then expire and in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.

- CARRIED UNANIMOUSLY

4. Application to amend Section 7(1) of the Zoning and Development By-law No. 3575

The Deputy Director of Planning and Civic Development submitted an application to amend Section 7(1) of the Zoning and Development By-law No. 3575 as follows:

"Every person who commits an offence against this By-law is liable to a fine and penalty of not more than $500 and not less than $50 for each offence in default of payment thereof, or in the alternative, to imprisonment for any period not exceeding two months".

The Technical Planning Board and Vancouver City Planning Commission recommend approval.

There were no speakers on this item.

MOVED by Ald. Rankin,
THAT the application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT this Council go on record as supporting the proposition of full exchange value to home owners for property acquired under threat of expropriation where the homeowners own and live in the property to be acquired;

AND FURTHER THAT the particular case of Mr. W.E. McCartney be referred to the Board of Administration for report to Council.

- CARRIED UNANIMOUSLY

The Special meeting of Council adjourned at approximately 8:50 p.m.

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The foregoing are Minutes of the Special Council (Public Hearing) Meeting of May 15, 1973, adopted, as amended, on May 29, 1973.

A. Phillips
MAYOR

D. N. Little
DEPUTY CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

MAY 17, 1973

A Special Meeting of the Council of the City of Vancouver was held in the #1 Committee Room, City Hall, on Thursday, May 17, 1973 at approximately 1:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Marzari
Alderman Pendakur
Alderman Rankin

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Service Stations and Car Washes

In 1972 the B.C. Petroleum Association approached Council on a meeting re Council's policy on service stations and car washes in the City. Due to work disruption in 1972 this was not proceeded with and the Association again petitioned Council for a meeting on March 20, 1973.

This meeting was called to meet with representatives of the Association and the following members of the Association were present:

John McIntyre - Shell Canada Limited
Oak Naftel - Texaco Canada Limited
Al Seward, Gulf Oil Canada Limited
John Plummer - Imperial Oil Limited
Stan Knapp - Home Oil Distributors Limited

Mr. McIntyre, acting as spokesman, read and filed a brief which requested certain actions by Council to amend the present policy so that fewer of the applications for renovations and minor reconstruction of service stations would have to be processed through Council and that Council would take into account the needs of the oil companies to provide differing types of service through their stations as the motoring public needs changed.

Mr. McIntyre made specific mention of automatic car washes of various types and referred to incidents previously before Council where a considerable amount of work had been done by the company only to have the application refused by Council at the last step.

The brief noted the number of service stations in the City decreased 10% in the period 1962 - 1972 but that the gallons of gasoline sold were increased 50%. This, the delegation suggested, was a result of more efficient service stations being provided to service the customers more economically.

After finishing the reading of the brief the members of Council observed the feelings of the general public in the matter and noted that although there seemed to be statistically a reduction in the number of service stations, the size and impact on the neighborhood of those remaining had to be taken into account as many of them had been increased in size when two stations serving the same general area were consolidated into one larger unit.

cont'd....

Service Stations and
Car Washes (cont'd)

The members of Council also noted the numerous public complaints in connection with the various car wash operations and the representatives of the Association admitted that the quieter "wand", self-serve washes were being replaced by the automatic "tunnel" washes with or without dryers. The ones with dryers do have a very significant noise level when operating.

Mention was also made of the detrimental effects which service station operations can have on commercial areas by disrupting the continuity of the pedestrian retail activity.

At this point Mr. McIntyre read the following:

" Recommendations

1. The Legislative Committee would recommend to the City of Vancouver that it be permitted to work closely with the Planning Authority of the City so that recommendations made by the Association with regard to authority levels may be brought to a decision as soon as possible.

2. The Legislative Committee recommends that a set of rules covering car washes be developed. These rules would recognize the specific differences and application of the various types of car wash facilities. The Committee would offer its direct assistance to the City in developing such regulations. "

The members of Council and the representatives of the Association then discussed what specific points might be undertaken jointly to amend the by-law and Council policy so that the concerns of both parties could be best considered. It was agreed that the problem seemed to break down into four general classes:

- minor alterations and renovations of existing stations
- change in form of service or rebuilding on a site
- new service stations
- car washes

After further consideration, it was,

MOVED by Ald. Volrich,
THAT the Standing Committee of Council on Community Development continue discussions with the B.C. Petroleum Association with particular reference to develop a definition of car wash, what level of Civic authority could best handle what type of alterations to present service stations and how to include service station and other automotive services into an integrated planning approach in each community.

- CARRIED UNANIMOUSLY

2. Canada Development Corporation

Alderman Hardwick, with the leave of members of Council present, raised the report that the Interim Board of Directors of the Canada Development Corporation were looking at other locations in eastern Canada for a head office site rather than Vancouver, which had been indicated by the Federal Government and the Prime Minister as the head office location.

After general discussion and agreement, it was,

MOVED by Ald. Hardwick,
THAT the Mayor be requested to contact the Minister of Finance for Canada to reiterate Vancouver's position that the Council feels Vancouver is a suitable location for the Canada Development Corporation and that it supports previous statements of the Federal Government and the Prime Minister to that end.

- CARRIED UNANIMOUSLY

3. Waterfront Study - Project Manager

With the agreement of the members of Council present, Alderman Massey raised the matter of the necessity of recruiting, for a period of approximately two years, a project manager on a contract basis for the Waterfront Study, the Study having been authorized by Council previously.

MOVED by Ald. Massey,
THAT the Director of Personnel Services, in consultation with the Director of Planning and Civic Development, be authorized to advertise for a Project Manager for the Waterfront Study, on a contract basis, for a period not to exceed two years.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 3:15 p.m.

****

The foregoing are Minutes of the Special Council Meeting of May 17, 1973, adopted on May 29, 1973.

A. Phillips
MAYOR

B. V. Little
DEPUTY CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 17, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 17, 1973, in No. 1 Committee Room, at 7:30 p.m.

PRESENT: Deputy Mayor Rankin
Aldermen Harcourt, Hardwick, Linnell, Marzari and Volrich.

ABSENT: Mayor Phillips (Civic Business)
Aldermen Bowers and Massey (Civic Business)
Alderman Gibson (Leave of Absence)
Alderman Pendakur

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Rankin in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs, Street Lighting on the Initiatve Schedule #418

and

Pavements and Curbs, Lane Pavements, Sidewalks by Petition Schedule #419

The Court received from the Assessment Commissioner, Schedules #418 and #419 listing a number of Local Improvement projects at various locations on the initiative and by petition. The Court noted that 14 projects in Schedule #418 had been defeated as a result of sufficiently signed petitions against the proposed works. The projects listed in Schedule #419, all by petition, had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Assessment Commissioner submitted the following report with respect to Project No. 6, the installation of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue:

"The assessable properties abutting this project are zoned Multiple. (R.M.3) One of these properties has flankage on this project and is presently used as a single family residence. The multiple annual rate per foot applicable in this case is $2.09. Under Section 67 of the Local Improvement Bylaw, Council may reduce the special assessment in certain cases where deemed unjust. In this case we are recommending an adjustment of the special assessment, giving the normal residential relief on flankage

cont'd.....

properties at the estimated multiple rate. This is in accordance with the Council resolution of October 5, 1971 where it was provided that properties which are developed in this way receive residential flankage allowance but be charged at the Multiple rate. This special allowance would continue as long as the property is used on a single-family basis by the current owner. The property concerned, and the effect of the proposed adjustment is as follows (estimated rates):

Lot 24, Block 70, District Lot 264A

Annual cost at present calculation -

75% of 124' at $2.09 = $194.37

Annual adjusted cost calculation -

25% of 124' at $2.09 = $ 64.79"

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the foregoing recommendation of the Assessment Commissioner concerning Lot 24, Block 70, D.L. 264A, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT Schedules 418 and 419 as submitted by the Assessment Commissioner and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure -
Schedules 418 and 419

The Council received the following representations speaking to the projects listed:

	Sch. No.	Project No.	Comments
R. Mann	418	31	Commented on the type of lighting proposed and criticized the notification postcard.

cont'd.....

Local Improvement Subsequent Procedure -
Schedules 418 and 419 (cont'd.)

	Sch. No.	Project No.	Comments
Messrs. Spinks, Boyes, Blakey	419	47	Opposing project. Stated that people had moved since petition circulated. Some property owners coerced into signing petition, and drainage problems.
R. Kincade	419	30	Supported project and asked that trees be left intact and boulevard be re-landscaped properly.
Betty M. Ho	419	52	Opposing project. Lanemay be us as traffic shortcut to Queen Elizabeth Park.
G. Robertson	419	51	In favour but suggested speed bumps in lane. Also complained of drainage problem.
Thea Kekula (Also representing Mrs. Favell)	419	34	Opposed and requested withdrawal of two signatures.
W.R. Penny	419	36	Expressed concern re watermain and advised three houses sold since petition circulated.
R. Cates	419	23	Commented re soil condition and maintenance of street later.
M. Hazan	419	76	Letter filed suggesting project be a City expense entirely because of arterial street.
D. McGill	418	18	In favour but concerned re parking situation on property.
W. Lewis	419	84	As Pearson Hospital will benefit requested that Provincial Government share in costs.

Letters from Mr. W.J. Wright re Project 418/59 & 60, objecting to two Projects, a letter from K.P. Groves, 418/59, objecting and a petition re 418/25 objecting, was noted by the Council.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the letters referred to above be received.

- CARRIED UNANIMOUSLY.

Council also noted a report from the Deputy City Engineer dated May 15, 1973, recommending certain projects be undertaken. The Council took action on the various projects as follows:

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT Project 34, Schedule 419, not be proceeded with at this time.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT Project No. 36, Schedule 419, be approved, but that the City Engineer ascertain that the watermain is in reasonably good condition.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT Project No. 51 and 52, Schedule 419, be deferred pending a report on the implications of lane paving to major traffic generators.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT Project No. 47, Schedule 419, be deferred and the owners affected be balloted to obtain their opinion as to whether this local improvement project be carried out.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,

(a) THAT the balance of the Initiative Projects in Schedule 418 except the defeated Items 4, 10, 11, 24, 28, 29, 30, 31, 38, 44, 45, 46, 51 and 54, be undertaken.

(b) The balance of the Petition Projects in Schedule 419, be undertaken.

(c) The 1973 Street Lighting Capital Budget be approved in advance to the extent of approximately $6,000.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 8:55 p.m.

The foregoing are Minutes of the Special Council (Court of Revision) Meeting of May 17, 1973, adopted on May 29, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

MAY 29, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, May 29, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Hardwick

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Britannia Secondary School under the direction of Mrs. P. Colford; students from Prince of Wales Secondary School, under the direction of Mr. Frizell and students from Vancouver City College, under the direction of Mrs. J. Kline.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for the 'In Camera' meeting later this day with the exception of one, a report of the Special Committee re Cemetery Matters and that it had been unanimously agreed that this item be considered by the Council in open meeting.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated May 15, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing) dated May 15, 1973, be adopted, except that Alderman Marzari be recorded as present at the Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting dated May 17, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Court of Revision), dated May 17, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1.
Arbutus-Burrard Connector

The Assistant City Engineer, Traffic & Transportation, gave an oral explanation with respect to the Arbutus-Burrard Connector and answered questions of various members of the Council.

2.
401 Freeway Connection to Second Narrows Bridge

The Assistant City Engineer, Traffic & Transportation, gave an oral explanation and historical report with regard to proposed connection of the 401 Freeway with the Second Narrows Bridge and advised of negotiations with the Provincial Government and the Council's policy on the matter to date.

A representative of the Hastings Sunrise Action Council appeared and submitted a brief setting out resolution in opposition to proposed extension of the 401 Freeway to the Second Narrows Bridge, together with other information, including temporary solutions.

MOVED by Ald. Pendakur,
THAT the brief submitted by the organization be received and referred to the appropriate officials for report and these officials include in such report alternative solutions to the freeway link;

FURTHER THAT the Committee of Alderman Linnell and Alderman Rankin be asked not to meet further with the Provincial authorities on this subject in the meantime.

- CARRIED UNANIMOUSLY

3. Columbia/Quebec Connector

Reference was made to future report and meeting with concerned groups on the Columbia/Quebec Connector question and, therefore, with Council agreement it was directed by the Mayor such report be submitted, and meeting with concerned groups, be held in two weeks time.

UNFINISHED BUSINESS

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Development Permit Application No. 61467
3596 East Hastings Street

(b) Vancouver Society for Asian Art
Suitable Site for Museum

COMMUNICATIONS OR PETITIONS

Grant Request:
Luncheon re Annual Meeting
B.C. Association of Social Workers

The Council noted a request from the British Columbia Association of Social Workers for a grant of $210.00 to provide an official luncheon in connection with the Annual Meeting of the Canadian Association of Social Workers to be held in Vancouver June 7th - 9th, 1973.

A further request is made that Council be represented at the luncheon and the organization would look forward to Alderman Rankin being that representative.

MOVED by Ald. Marzari,
THAT the request be approved.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Marzari,
THAT Alderman Rankin be the Council's representative.

- CARRIED UNANIMOUSLY

2. Resignation from Vancouver Athletic Commission:
Edward C. Sweeney

MOVED by Ald. Volrich,
THAT the letter of resignation from former Alderman Sweeney in respect of membership on the Vancouver Athletic Commission, be accepted and an appropriate letter of appreciation be forwarded to Mr. Sweeney.

- CARRIED UNANIMOUSLY

3. Council Representative:
Rewards Committee (B.R.Bradshaw Murder)

The Police Commission advised of a Rewards Committee which is to include a representative of the Council in respect of the reward offered by the Board of Police Commissioners in the B.R. Bradshaw murder case. The Council is asked to appoint its representative to that Committee.

MOVED by Ald. Harcourt,
THAT Alderman Volrich be the City Council's representative on this Rewards Committee.

- CARRIED UNANIMOUSLY

4. Host Committee re United Nations Conference/Exposition on Human Settlements: 1976

A letter was noted from the Minister of State advising of the intention to establish two intergovernmental preparatory committees in connection with the forthcoming United Nations Conference/Exposition on Human Settlements to be held in Vancouver May 31 to June 11, 1976. Particularly, the Host Committee will be made up of representatives of the three levels of Government. Therefore, the City is invited to name its official to represent Vancouver on that Host Committee.

A further telegram from the Department of External Affairs in this regard was noted.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Host Committee re United Nations (cont'd)

The Mayor spoke to the matter advising he had proposed Mr. R. Henry, Administrative Assistant to the City Clerk, as the City's representative on this Host Committee.

MOVED by Ald. Pendakur,
THAT Mr. R. Henry, Administrative Assistant to the City Clerk, be the City's representative on the Host Committee.

- CARRIED UNANIMOUSLY

5. Vancouver Representation on U.B.C.M. Executive

A memorandum from the Mayor, dated May 23, 1973, was noted in which it is recommended Alderman Volrich be nominated as Vancouver's representative on the executive of the Union of British Columbia Municipalities; a letter on the matter having been received from the U.B.C.M. Executive Director.

MOVED by Ald. Harcourt,
THAT Alderman Volrich be nominated accordingly.

- CARRIED UNANIMOUSLY

6. Appointment to Special Committee re Britannia Community Services Centre Project

MOVED by Ald. Bowers,
THAT, pursuant to recommendation from the Mayor, Alderman Marzari be appointed Chairman of a Special Committee re Britannia Community Services Centre Project, with power to add.

- CARRIED

(Alderman Rankin voted in the negative)

7. Use of Officers' Mess at Jericho for Community Purposes

By memorandum dated May 23, 1973, the Mayor proposed a meeting be held on Thursday, May 31st between Council, or a Council Committee, and members of the Park Board together with the concerned citizens in an endeavour to resolve problems relating to the use of the former Officers' Mess at Jericho for community purposes. In this regard the Mayor enclosed relevant correspondence.

MOVED by Ald. Linnell,
THAT, pursuant to the Mayor's proposal, a meeting be held on Thursday, May 31, 1973, from 3:30 to 5:00 p.m., between the Council, Park Board and the citizens concerned to discuss this whole matter, at which time a report be submitted by the Building Inspector and all appropriate officials be present.

- CARRIED

(Alderman Massey voted against the motion)

8. Lane Pavements by Petition: Project #47 North of Charles and West of Leroi

The Council on May 17, 1973, after holding a Court of Revision, instructed that Project No. 47, in Schedule 419 and relating particularly to lane pavements by petition, North of Charles Street and West of LeRoi Street, be deferred and the owners affected be balloted to obtain their opinions as to whether this local improvement project should be carried out.

Mr. M.A. Bublé requested an opportunity to appear before Council in explanation of his position on the petition, and requested the Council proceed with the project.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Lane Pavements by Petition (cont'd)

MOVED by Ald. Bowers,
THAT Mr. Bublé be heard when the results of the balloting are known and information thereon furnished to Council.

- CARRIED UNANIMOUSLY

9. Proclamations: Elderly Citizens' Week and Pioneers' Week

The Deputy Provincial Secretary furnished copies of separate proclamations declaring the week of June 3 to 9, 1973, inclusive as Elderly Citizens Week and Pioneers' Week in the Province of British Columbia.

MOVED by Ald. Bowers,
THAT this information be received.

- CARRIED UNANIMOUSLY

10. Gastown Street Market: Licensing of Traders

A Communication dated May 25, 1973, was received from the Gastown Merchants Association pointing out that under the terms of the existing by-law, individual street traders participating in the Gastown Street Market will be required to pay a street trading license fee of $50.00 each. The Council is requested to modify this requirement in view of the nature of the market.

The Association expresses its willingness to be responsible for collection of individual fees from those participating in the market.

After receiving an oral report from the Corporation Counsel and the License Inspector, it was,

MOVED by Ald. Bowers,
THAT the License By-law be amended to provide for a category to be known as "Public Street Market and Public Market" and the Corporation Counsel submit the amending by-law to the next meeting.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Bowers,
THAT the license fee in such cases be set at $100.00 per day.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Gastown Merchants Association be required to submit a report on disbursements and charges as a result of the application of this license, and the Association be advised that stall vendors are not to be charged a greater rental than is required to meet actual expenses of the Association covering the stall operation.

- CARRIED UNANIMOUSLY

11. Provincial Insurance Office: Downtown

The Mayor reported that he had discussed with the Minister of Municipal Affairs the matter of accommodating the Government's insurance office in the downtown area and was advised that, because of the immediate needs of the Government, the lease was for a 5-year period and it is intended to review the matter as the Government is amenable to working out with the City and the Regional District a probable site outside of the downtown area.

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, recessed to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Hardwick

UNFINISHED BUSINESS

1. Development Permit Application #61467
3596 East Hastings Street (J. Brown)

The Council considered report of the Deputy Director of Planning and Civic Development dated April 13, 1973, in which it is recommended by the Technical Planning Board and the Vancouver City Planning Commission that development permit application to use a portion of a gasoline service station site at 3596 East Hastings Street for tent trailer sales and rentals, be refused in view of the provisions of the Zoning By-law and that the site is small for the use.

Mr. Brown appeared on behalf of his grandson who is proposing to conduct this business for a temporary period only.

After due consideration, it was,

MOVED by Ald. Harcourt,
THAT this development permit application be approved for the period June 1 to September 30, 1973.

- CARRIED UNANIMOUSLY

2. Vancouver Society for Asian Art:
Suitable Site for Museum

The Council noted a letter dated April 24, 1973, from the President of the Vancouver Society for Asian Art asking the Council approve in principle the setting aside of a site for a proposed museum for Asian art in Vancouver as this would assist the organization in approaching the two senior governments to participate in making possible the museum development. In this respect Mr. Rogers appeared, accompanied by other representatives of the Society in support of the request.

MOVED by Ald. Pendakur,
THAT the Council agree in principle to making a grant of land available for a Museum of Asian Arts and the Deputy Director of Planning and Civic Development be instructed to work with the Society in an endeavour to locate a suitable site, and report to Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Proposed Commercial Development Nanaimo and Pender Streets

The Deputy Director of Planning and Civic Development submitted the following report under date of May 25, 1973:

"The six lots forming the subject of this current development permit application were rezoned from RS-1 Single Family Dwelling to C-2 Commercial for the purpose of constructing an office building. The rezoning was to be subject to a number of conditions and these conditions were approved by Council on December 1, 1972. Most of the conditions were concerned with detail but the first condition reads in part:

> "the building to be first redesigned to the satisfaction of the Technical Planning Board after advice from the Design Panel ..."

Mr. Funaro, the applicant, agreed by letter to meet all the conditions.

The development permit application was filed on February 14, 1973 and on March 16, 1973 was approved by the TPB, subject to a number of conditions, one of which was the approval of the design to the satisfaction of the TPB after advice from the Design Panel.

The Design Panel first considered the application on March 19, 1973 when they commented that, in their view, the building as proposed would form a serious intrusion into the residential area and recommended to the TPB that the design be referred back to the applicant for improvements. On April 16, 1973, the Design Panel again dealt with the application and on this occasion, also met the architect. The Panel felt that the changes had not materially improved the situation from their point of view and recommended that the TPB refuse the design on the grounds that if executed it would adversely affect public amenity. The TPB accepted this recommendation, and this action was transmitted to the applicant.

The TPB again considered this matter at its meeting on May 18th, but resolved to take no further action on the matter.

In essence, the building proposed in the development permit application is not in itself a poorly designed building; the problem arises from the fact that, in the view of the Design Panel, any building of this character and size in a predominantly residential environment will adversely affect public amenity.

If Council feel that the design should be approved despite the objections of the Design Panel, the other conditions have either already been met or can be met by the applicant."

MOVED by Ald. Rankin,
THAT the design be approved.

- CARRIED UNANIMOUSLY

B. BOARD OF ADMINISTRATION General Report, May 25, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing four clauses identified as follows:

Cl. 1: Removal and Relocation of Fire Alarm Boxes and Circuits
Cl. 2: Special Studies - Design Data
Cl. 3: Water Main Installation - 1973 Capital Budget
Cl. 4: Tender for the Supply of Ready-Mixed Concrete

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in the foregoing clauses be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Supply of Concrete

In respect of concrete supply and enquiry of Alderman Bowers if a study should be carried out on whether the City should be making its own provision for supply of concrete, the Mayor directed a previous report on the matter be updated and submitted to Council for information.

SOCIAL SERVICE & HEALTH MATTERS

MOVED by Ald. Linnell,
THAT this report on the matter of Social Allowance Rates - Persons over 65 years of Age, be received for information.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) March and April, 1973
Cl. 2: Roster of Conferences
Cl. 3: Construction and Maintenance Division: Department of Permits and Licenses
Cl. 4: Use of 306 Abbott Street when vacated by No. 1 Health Unit
Cl. 5: Organization of Health Inspectors
Cl. 6: Planning Department Work Schedule
Cl. 7: Rental of Stage Lighting Equipment Units to Theatre in the Park

Action was taken as follows:

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in Clause 2 of the report be adopted, with the exception that Regulation No. 45 be amended by striking out the following:

"The conference must be one of those listed on the roster submitted to and approved by Council in 1966, or as subsequently amended".

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in clauses 1, 4 and 5 of the foregoing report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in Clause 3 of the foregoing report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in Clause 6 of the above report be approved.

- CARRIED

(Alderman Massey voted against the motion)

MOVED by Ald. Bowers,
THAT the recommendation of the Theatre Manager respecting rental of stage lighting equipment units to Theatre in the Park, as set out in clause 7 of the report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

General Report (cont'd)

PERSONNEL MATTERS

Leave with Pay:
Mr. John Winsor

MOVED by Ald. Rankin,
THAT, pursuant to recommendation of the Deputy Director of Planning and Civic Development contained in this report, Mr. John Winsor of the Planning and Civic Development Department be granted ten days leave of absence with pay. September 10 to 21, 1973, to compete in the World Fireball sailing championships in Torbay, England.

- CARRIED

(Aldermen Bowers and Marzari voted against the motion)

PROPERTY MATTERS

The Council considered this report which contains 5 clauses identified as follows:

Cl. 1: Lease 250 Terminal Avenue
Cl. 2: Point Grey Road Development of Park Land
Cl. 3: 102 East 2nd Avenue
Cl. 4: Acquisition for Britannia Community Services Centre: 1056-58 McLean Drive
Cl. 5: Demolitions

The Council took action as follows:

MOVED by Ald. Marzari,
THAT consideration of Clause 3 of the above report be deferred pending the hearing by Council with respect to the Columbia/Quebec Connector to be held in two weeks time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 4 of the above report be adopted, and Clauses 2 and 5 be received for information.

- CARRIED UNANIMOUSLY

C. DEPARTMENT REPORT, May 25, 1973

WORKS AND UTILITY MATTERS

In considering this report on the matter of Locarno Park and Northwest Marine Drive Alignment, and the reference to delegation requests, it was,

MOVED by Ald. Bowers,
THAT a joint evening meeting of Council and the Park Board be held to which delegations be invited and such meeting be held in the area in question.

- CARRIED

(Aldermen Harcourt and Massey voted against the motion)

MOVED by Ald. Harcourt, in amendment,
THAT the motion of Alderman Bowers be amended by striking out the words "in the area in question" and inserting in lieu thereof the words "at City Hall on an evening to be arranged by the City Clerk".

- LOST

(Aldermen Bowers, Linnell, Marzari, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

(The motion of Alderman Bowers was put and CARRIED)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT (cont'd)

BUILDING & PLANNING MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: Strata Titles Act
Cl. 2: Georgia and Granville:
Block 42 - Pedestrian Crosswalk

The Council took action as follows:

Clause 1

MOVED by Ald. Rankin,
THAT all applications to convert existing apartment houses into Strata Titles be referred directly to Council for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell, in amendment,
THAT the following be added to the motion of Alderman Rankin:

"and further that a moratorium of one year be placed on approval of Strata plans for apartment conversion".

- LOST

(Aldermen Bowers, Marzari, Massey, Pendakur, Volrich, and the Mayor voted against the motion)

(The motion of Alderman Rankin was put and carried unanimously)

(Alderman Harcourt advised the Housing Committee would consider regulations)

MOVED by Ald. Bowers,
THAT Clause 2 of the foregoing report be received for information.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report containing four clauses identified as follows:

Cl. 1: Charter Amendments
Cl. 2: "Members of Council Superannuation By-law"
Cl. 3: P.C. 255 Sutton, R.G.: Legal Expenses
Cl. 4: Summer Students Driving City Automobiles

Action was taken as follows:

Clause 3

MOVED by Ald. Rankin,
THAT the motion of Alderman Bowers set out in this clause which, in effect, proposes payment approval, be tabled in order that the Council may hear directly from the City Prosecutor on the background and circumstances in this particular case.

- CARRIED

(Alderman Bowers voted against the motion)

MOVED by Ald. Linnell,
THAT Clause 1 of this report be received for information and the recommendation and/or request of the officials contained in clauses 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(At this point a short recess was observed)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Data Processing and Systems Division Staffing

The Board of Administration, under date of May 7, 1973, submitted the following report:

'The Director of Finance reports as follows:

"The Data Processing and Systems Division of the Finance Department acts as the central computer facility for the City's Departments and Boards. The Engineering and Planning Departments use outside computer facilities to some extent but this represents a small proportion of the City's total computer usage.

A very large and important quantity of the City's administrative workload is totally dependent on the operating health of the Division. The Division is not in a healthy condition. This has arisen from a number of contributing factors, such as:

- steadily increasing demands for (worthwhile) additional service
- a policy extending back many years that staff levels should and could be kept at much lower levels than comparable outside data processing operations
- enormous complexity of the work and of the computer system itself (almost an exponential rate of increase)
- the after effects of the 1972 strike.

The level and quality of service to Departments has deteriorated to an unacceptable level in a number of cases. Early this year I instructed that the Division was to accept no new work, no optional changes to existing systems and no one-time jobs, but was to concentrate on re-organizing its operations, catching up on system modifications that should have been done some time ago, and determining future needs and directions. To this end the Co-ordinator of Data Processing and Systems, with his senior staff, has prepared the accompanying report. I very strongly support his recommendations and therefore RECOMMEND that Council approve

1. Staff and Equipment increase as follows:

Operations Branch:	1973 (June 1st) $	Annual $
Computer Operations Section		
1 Data Processor III (Shift)	5,931	10,168
Production Control & Scheduling Section		
1 Data Processor III	5,274	9,927
1 Clerk III	5,074	9,504
Equipment - 2 Desks & Chairs	720	
Data Conversion Section		
2 Key Punch Operators I	7,531	13,939
Equipment Rental	2,520	4,320
Chairs	120	-
	27,170	47,858
Programming Branch:		
6 Programmers II (4 effective Sept. 1st)	29,799	78,091
1 Clerk III	5,074	9,504
1 Programmer III	8,308	15,642
Furniture	6,500	-
	49,681	103,237
Total	76,851	151,095

2. The Director of Personnel Services classify the preceding 13 new positions.
3. The necessary funds amounting to $76,851 for the balance of 1973 be provided from Contingency Reserve.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Data Processing and Systems
Division Staffing (cont'd)

The Systems Branch of the Division has not been dealt with in this report, as this whole function, which includes the systems function in the Engineering Department and the activities of the Administrative Analyst attached to the Board of Administration, needs to be modified and expanded, but this will require further inter-departmental study and consideration."

Your Board Recommends that the above report of the Director of Finance be adopted.'

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration and Director of Finance contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee of Council on Finance & Administration May 10, 1973

The Council considered this report which contained clauses identified as follows:

Cl. 1: City of Vancouver: Communications Systems

Cl. 2: Sale of City-owned Land for Senior Citizens Housing

Cl. 3: Haro Park Site

MOVED by Ald. Bowers,
THAT the recommendation and action of the Committee in Clauses 1 and 2 of the foregoing report be approved and Clause 3 received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Report of Standing Committee on Social Services, May 10, 1973

The Council considered this report containing clauses 1 to 4 identified as follows:

Cl. 1: Improved Lighting - Gastown-Skid Road Area
Cl. 2: Dunbar-West Point Grey Youth Committee
Cl. 3: Staff Training Proposal: Department of Human Resources
Cl. 4: Community Transportation Service

Action was taken as follows:

Clauses 1, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendation of the Committee in Clause 1 be adopted and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY.

Clause 2

In considering the recommendation of the Committee set out in this Clause, a letter from the Municipal and Regional Employees' Union was noted suggesting the City remain the employer of the proposed Manager and not agree to seconding him to the Dunbar-West Point Grey Area Council.

MOVED by Ald. Rankin,
THAT the Committee's recommendation be approved subject to proposals 2 and 3 relating to the hiring of a Manager being the subject of classification by the Personnel Department in accordance with normal administrative procedures and subject to the Manager not being on a 'seconded' basis, but rather on an assigned basis to the Area Council.

- CARRIED UNANIMOUSLY.

G. Report of Standing Committee on Community Development, May 10, 1973

The Council considered this report containing clauses 1 to 11 identified as follows:

Cl. 1: Liquor Outlet: Club Zanzibar, 1129-35 Howe Street
Cl. 2: Liquor Outlet: Mr. S.P. Martinsen, 828 East Hastings Street
Cl. 3: Development of Lands - Fraser River, Arbutus to Barnard Streets
Cl. 4: Portion of City Owned Lands Between Angus Drive and Barnard Street fronting on Marine Dr.
Cl. 5: Britannia Property Acquisition
Cl. 6: Information Meeting with Britannia Planning Advisory Committee
Cl. 6A: Report on Organization and Administration - Britannia Services Centre
Cl. 7: Planning Process: Kitsilano Area
Cl. 8: Governmental Reform Committee - Appointment of Research and Advisory Consultant

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Report of Standing Committee on Community Development, May 10, 1973 (cont'd.)

Cl. 9: Killarney-Champlain Heights - Community Facilities and Related Matters
Cl.10: Illegal Suite Policy
Cl.11: Alternative Concepts - Areas E & F Champlain Heights

Action was taken as follows:

Clauses 1, 2, 4, 6,6A, 7, 8, 9, 10 & 11

MOVED by Ald. Volrich,
THAT the recommendations of the Committee in Clauses 1 and 2 be adopted and Clauses 4, 6,6A, 7, 8, 9, 10 and 11 be received for information.

- CARRIED UNANIMOUSLY.

Clause 3

MOVED by Ald. Volrich,
THAT this clause be received for information after checking as to availability of the date of June 28, 1973, for this meeting.

- CARRIED UNANIMOUSLY.

Clause 5

MOVED by Ald. Volrich,
THAT this clause be received for information after deleting the second resolution of the Committee relating to report from the Corporation Counsel on power to assume costs where tenants are forced to move because of civic developments.

- CARRIED UNANIMOUSLY.

H. Report of Standing Committee on Housing dated May 15, 1973

The Council considered this report which contained two clauses identified as follows:

Cl. 1: Proposed Senior Citizens' Housing Development - on Site Adjacent to Jericho D.N.D. Lands
Cl. 2: Priorities of the Committee

Action was taken as follows:

Clause 1

MOVED by Ald. Harcourt,
THAT this clause be received for information after changing the portion on Page 1 of the report relating to the number of units to be produced by the 2 schemes to read as follows:

"It was noted that the first scheme would produce a total of 162 units and the second a total of 189 units. Mr. Casson, G.V.R.D. Housing Department, pointed out that the proposals are based upon the following assumptions:"

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Report of Standing Committee on Housing dated May 15, 1973 (cont'd.)

Clause 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be adopted after deleting the following words at the end of the second recommendation on Page 4 of the report:

"on the basis of the assessed value of the proposed site".

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee on Community Development, May 16, 1973

The Council considered this report containing clauses 1 to 9 identified as follows:

Cl. 1: Mr. D.M. Anderson, 2745 West 30th Avenue
Cl. 2: Grandview-Woodland Area Council - Mr. A. Stusiak
Cl. 3: Hastings Townsite Residents' Association - Gillian Campbell
Cl. 4: Communist Party of Canada - Mr. R. Garneau
Cl. 5: Cassiar Ratepayers Association - Mr. J.T. Cork
Cl. 6: Adanac-Charles Planning Committee - Mr. H. De V. Foster
Cl. 7: Mrs. Margaret Mitchell
Cl. 8: Cedar Cottage Ratepayers & Tenants Association - Mr. S. Shelton
Cl. 9: Shawn Hatch, 3369 East Georgia Street, Fred Lowther, 2781 McGill Street

MOVED by Ald. Volrich,
THAT the clauses contained in the Committee's report be received for information.

- CARRIED UNANIMOUSLY.

J. Report of Standing Committee on Community Development, May 17, 1973

The Council considered this report which contained three clauses identified as follows:

Cl. 1: Britannia Community Service Centre
Cl. 2: Broadway West Area Meeting with Citizens Committee
Cl. 3: Killarney-Champlain Heights - Community Facilities and Related Matters

Action was taken as follows:

Clause 1

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be adopted after the 4th recommendation in the report on "Proposed Organization and Administration" of the section has been changed to read as follows:

"That the maintenance and janitorial staffs be the responsibility of the Britannia Administration."

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on Community Development, May 17, 1973 (cont'd.)

Clause 2

MOVED by Ald. Volrich,
THAT this clause be referred back to the Committee for further consideration.

AMENDED SEE PAGE 493

- CARRIED UNANIMOUSLY.

Clause 3

MOVED by Ald. Volrich,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

K. Report of Standing Committee on Environment, May 24, 1973

MOVED by Ald. Linnell,
THAT this report in respect of Sign Control be adopted.

- CARRIED UNANIMOUSLY.

L. Planning Department's Work Schedule - Supplementary Report re Work Required on Sign Control

The Board of Administration reported as follows pursuant to instructions of the Environment Committee on May 24, 1973:

'The Deputy Director of Planning and Civic Development reports as follows:

"The Standing Committee on the Environment on May 24, 1973, instructed me to prepare a report for Council's consideration on May 29, to be supplementary to my report of May 18, 1973 on the Planning Department Work Schedule. The intention of this latter report is to make provision for work required by the following recommendation of Council, to be done by staff, rather than consultants, which was my recommendation to the Standing Committee. The recommendation of the Standing Committee adopted by Council on February 20, 1973 is:

'FURTHER RECOMMENDED that the Committee instruct the Director of Planning to review the present Sign By-law and come back to the Committee with a status report on what has been done and what is needed to produce a good sign control by-law; this report to be considered as a first priority item.'

As a result of the discussions with the Standing Committee, it is estimated that the services of a senior planner (Planner III) if assigned for 12 months, together with participation by a senior solicitor from the Law Department plus an allowance for supplementary assistance by either short-term staff or limited consultant service, would be required. It was considered that the work might best be done by assigning an existing staff member as early as possible with a replacement taking over his duties. If such replacement could be secured promptly, then it should be possible to have the necessary by-law changes ready for Public Hearing by May of 1974, which was the desire of the Standing Committee.

Regarding the legal input to the work, the Corporation Counsel has advised that his present staff is fully committed with their existing tasks and duties and that this work and other priority items will require an additional lawyer. He has noted that in accordance with Council instruction, he will be reporting in the near future on Departmental organization and that it is apparent at this time in order to give proper effect to the Standing Committee's wish and to cope with other existing priorities, an additional solicitor will be required.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

L. Planning Department's Work Schedule Supplementary Report re Work Required on Sign Control (cont'd.)

The estimated costs to the Planning Department are as follows:

Salary		1973 (6 mths.)	Annual
1 Senior Planner @ $1,357 (subject to classification)		$ 8,142	$16,284
Fringe Benefits - 10%		814	1,628
		$ 8,956	$17,912
Furniture and Equipment			
1 double pedestal desk	$ 210		
1 work table	100		
1 swivel arm chair	100		
2 side chairs	100	$ 510	
		$ 9,466	
The Assistant Director, Construction & Maintenance Division, reports that the costs to carry out the necessary alterations is estimated at approximately $1,000. This includes building alterations, electrical and telephone relocations:		1,000	
Supplementary assistance and/or consultant service for specific areas of the study:		5,000	
Estimate of total funds required in 1973		$15,466	

The Comptroller of Accounts advises that if the recommendations of this report are adopted, funds can be obtained from the Contingency Reserve Account.

For the Planning Department only, it is accordingly RECOMMENDED that:

1. Council approve the addition of one Senior Planner, subject to classification by the Director of Personnel Services.

2. Furniture and equipment be purchased and alterations carried out as noted above.

3. The necessary funds for 1973 amounting to $15,466 be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing recommendations of the Deputy Director of Planning and Civic Development be approved.'

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Deputy Director of Planning set out above, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Report of Special Committee on Burrard Inlet Waterfront, May 24, 1973

The Special Committee on Burrard Inlet Waterfront reported as follows under date of May 24, 1973:

"A. **Waterfront Study, West of Main Street: Consultants' Terms of Reference**

The goals, objectives and the Terms of Reference for the study of the Waterfront, West of Main Street were adopted by Council and attached hereto in Appendix "A", The Minister of State for Urban Affairs agreed to these Terms of Reference on April 13, 1973.

The officials of the Ministry of State and Urban Affairs and the City have met since that time and agreed upon the detailed elements, the budget and the Terms of Reference for consultant proposals.

The Council was informed on May 15, 1973 that the estimated cost of the study would be $77,500, 2/3 of which will be provided by the Ministry of State for Urban Affairs. Two methods of undertaking the study have been discussed by the Committee:

1. To hire a suitable Project Manager who will supervise and manage the project and be a member of the continuing staff of the City for about two years.

2. To award the whole study to a single consultant who would probably hire sub-consultants to do many elements of the study.

   It is not certain whether we would be able to get a suitable Project Manager to undertake the study within the proposed budget. The Committee sought and received approval of Council May 17, 1973 to advertise for such a Project Manager. The advertisement process is under way now.

It is felt that in order not to lose time that it will be necessary to concurrently invite proposals from consultants who are capable of conducting the above study. The recommended Terms of Reference for consultant proposals regarding the study are attached hereto in Appendix "B". A general breakdown of cost estimates is shown under Item 3 and work elements in Item 4. These proposed Terms of Reference are in line with objectives, goals staging and public participation as approved by Council in accordance with details shown in Appendix "A".

RECOMMENDED:

1. The Terms of Reference for receiving consultant proposals for conducting the Study of Burrard Inlet Waterfront, West of Main Street as shown in Appendix "B" be adopted.

2. That the cost sharing arrangements for the above study with the City paying 1/3 of the cost and the Ministry of State for Urban Affairs paying 2/3 of the cost at an estimated total study cost of $77,500 be approved.

3. That the Minister of State for Urban Affairs be informed of Council's agreement to share 1/3 of the cost of the above study in response to his communication to the Mayor and Members of Council of May 8, 1973.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Report of Special Committee on Burrard Inlet Waterfront, May 24, 1973 (cont'd.)

B. Inventory of Burrard Inlet Waterfront, East of Main Street

The Planning and Engineering Departments have indicated that they do not have adequate and up-to-date information on the Burrard Inlet Waterfront as a whole and, in particular, East of Main Street. In order to resolve many of the questions related to parks, truck routes and housing in the area adjacent to the Waterfront, it is necessary to have an inventory of existing facilities and future plans. Your Committee considered a recommendation by the Director of Planning and Civic Development for conducting such an inventory. The objectives and scope of this inventory are detailed in Appendix "C" attached hereto.

This inventory is estimated to cost $13,000 including work to be undertaken by the city staff estimated at $2,600. The Committee deems this expenditure necessary in order to resolve many of the questions related to the Waterfront as well as the adjacent area.

Since most of the area relates to the port of Vancouver, the Committee felt that we should negotiate cost sharing arrangements for such a study with the National Harbours Board and/or the Vancouver Port Authority and the Ministry of Transport. It is therefore,

RECOMMENDED:

1. That the Terms of Reference for an inventory of the Burrard Inlet Waterfront, East of Main Street, as detailed in Appendix "C" be adopted.

2. That the Council authorize the Chairman of this Committee to negotiate cost sharing arrangements for the above study with related agencies.

C. Terms of Reference for inviting proposals for the Development of the Fishermen's Wharf

On May 15, 1973, Mayor Phillips informed the Committee that he had conversations with the Minister of State for Urban Affairs, Mr. Ron Basford and the National Harbours Board Vice-Chairman, Mr. William G. Rathie regarding the development of a Fishermen's Wharf at the Foot of Columbia Street. He further informed the Committee that Messrs. Basford and Rathie were in favour of inviting proposals from entrepreneurs for the development of such a wharf. The Mayor suggested that the Committee formulate the Terms of Reference for inviting such proposals.

The Committee considered the location and size of the Fishermen's Wharf and felt that such a wharf should be adjacent or near to Gastown. In view of the fact that the Minister of State for Urban Affairs, Mr. Basford, had indicated similar views in a letter to Council in September 1972 and there are not many alternative locations, the Committee felt that such a Fishermen's Wharf could be located at the Foot of Columbia Street (Evans-Coleman-Evans, Ocean Cement Dock) and could be extended if necessary to include the Western Water Terminal Dock at the Foot of Carrall Street.

Your Committee, after further discussion, also felt that the proposed wharf will not be replacing any of the existing Fishermen's Wharves, particularly the one at the Foot of Campbell Avenue. The proposed wharf is indeed in your Committee's view to be complementary to the existing activities but with a focus upon selling of fish and marine food products, vegetables and fruits to the public at reasonable prices as well as include a variety of restaurants and shops to provide in general terms an exciting people's place.

The Terms of Reference for inviting development proposals for a Fishermen's Wharf are detailed in Appendix "D". Your Committee,

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Report of Special Committee on Burrard Inlet Waterfront, May 24, 1973 (cont'd.)

RECOMMENDS:

1. That the Terms of Reference for inviting development proposals for a Fishermen's Wharf as detailed in Appendix "D" be adopted.

2. That the Council authorize the Mayor to seek the concurrence of the National Harbours Board and the Ministry of State for Urban Affairs for the Terms of Reference as detailed in Appendix "D".

3. That the Council authorize the Mayor, after seeking the concurrence of the National Harbours Board and the Ministry of State for Urban Affairs, to publicly advertise inviting development proposals from entrepreneurs.

D. City Representation on the Vancouver Port Authority

On May 15, 1973, I raised in Council the question of City Representation on the Vancouver Port Authority. I further questioned the validity of Mr. Ed Sweeney, currently Acting Chairman of the Authority, to continue as a member of this Authority especially when he was nominated as a City Representative. In a memorandum to Council of May 17, 1973, the City Clerk informed that Mr. Sweeney feels "that his membership on the Vancouver Port Authority is by virtue of an appointment of the Federal Government and is not related to his original membership as a representative of Council". Unfortunately, this statement does not match with the facts.

Your Committee considered the question of City Representation on the Port Authority and felt that the City should have representation on this Authority for the purposes of liaison as well as in view of Council's wishes on the development of the Waterfront as a whole. The Committee wishes the Council to note the history of this appointment as follows:

On May 18, 1971, Alderman Broome referred to the press release by the Minister of Transport regarding the proposed Port Authorities and the Council at that time directed the Mayor to communicate with the Minister of Transport requesting a meeting. The Council in its meeting of June 29, 1971, received a communication from the then Minister of Transport, Mr. D. Jamieson, dated June 23, 1971 which contained a copy of a statement in the House of Commons relating to the Port Authorities and it stated in part "it is logical that your City be represented directly on this Authority and into this end, would it be possible to obtain the name of the representative of your City?"

In response to this communication from the Minister, the Council on June 29, 1971, resolved that the Mayor be requested to appoint an appropriate person to this Authority. Subsequently, on July 5, 1971, the City Clerk informed the Minister of Transport as follows:

"In reply to your letter of June 23, 1971, I wish to inform you that the Vancouver City Council has appointed Alderman Sweeney as its representative to the National Harbours Board New Local Authority".

It is necessary for the Council to resolve whether or not Mr. Sweeney is still and should continue as Council's representative on this Authority. However, if Mr. Sweeney considers that his appointment is by the Federal Government with no time limit on it, from here to eternity, then the Council will have to provide some way of Mr. Sweeney being responsive to the City Council. After considering the correspondence and the fact that the Port Authority membership would be a useful element, your Committee,

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Report of Special Committee on Burrard Inlet Waterfront, May 24, 1973 (cont'd.)

RECOMMENDS:

1. That the Mayor communicate to the Minister of Transport, Mr. Jean Marchand in Ottawa, that Mr. Sweeney is no longer considered to be the City's Representative on the Vancouver Port Authority and seek his concurrence to appoint another Council nominee to this Authority."

MOVED by Ald. Pendakur,
THAT the Committee's recommendations in Clauses A and B of the foregoing report be approved.

- CARRIED UNANIMOUSLY.

Clause 'C'

MOVED by Ald. Pendakur,
THAT the Committee's recommendations in this clause be approved after deletion of Part (a) of Section 5 from Appendix "D", which refers to the City as a minority shareholder, and the remaining parts of this section be relettered appropriately.

- CARRIED UNANIMOUSLY.

Clause 'D'

MOVED by Ald. Pendakur,
THAT the Committee's recommendation in this Clause be approved after re-wording as follows:

"That the Mayor communicate with the Minister of Transport, Mr. Jean Marchand in Ottawa, requesting a City Council representative be appointed to the Vancouver Port Authority."

- CARRIED UNANIMOUSLY.

N. Report of Hardship Committee on Illegal Accommodation - 875 West 63rd Avenue (Sandhu)

The Special Committee re Illegal Suites - Hardship Cases, reported as follows under date of May 14, 1973:

"On October 27, 1970, Council considered an application from Mr. Piara Singh Sandhu for the withholding of enforcement action under City Council's hardship policy. In the original application, it was noted that a building permit had been obtained on December 31, 1969 for the installation of a playroom, recreation room, bedroom and three-piece bathroom in the basement.

Inspection of the building in July of 1970 found that the basement was occupied as a separate housekeeping unit. Mr. Sandhu made an application for consideration under the hardship policy with the cost of the installation of the basement accommodation being shown as an outstanding debt ($2,000.00). The Hardship Committee felt that this was a flagrant violation of the Zoning and Development By-law and were inclined to recommend that the application be refused. The matter was placed before Council who resolved:

"THAT this illegal suite be permitted to be continued for a limited period of two years by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period."

On November 30, 1970, Mr. Sandhu gave a commitment in writing that the building will be restored to a one family dwelling within a period of two years.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

N. Report of Hardship Committee on Illegal Accommodation - 875 West 63rd Avenue (cont'd.)

Mr. Sandhu has now submitted another application for consideration by Council requesting the withholding of enforcement action for the retention of the illegal housekeeping unit in the basement. This new application indicates that the applicant is married with three dependents, fully employed and has received an increase in wages from $350.00 to a net income of $587.00 per month. The application further indicates that the total monthly expenses are $529.00 per month and that the debt incurred for the installation of the illegal accommodation has been reduced to $1,000.00.

Attached to this application is a letter from Campbell and Oppal, Barristers and Solicitors, acting on behalf of Mr. Sandhu, stating that the creditor for the balance of the loan of $1,000.00 has agreed to extend the time for repayment for another four months.

Council may wish to:

(a) grant the application for a further limited period of six months or
(b) refuse the application and instruct the Building Inspector to enforce the regulations of the Zoning and Development By-law.

This matter is submitted for Council's consideration. "

MOVED by Ald. Rankin,
THAT this illegal suite be permitted to continue for a further period of six months.

- CARRIED.

(Mayor, Aldermen Bowers, Linnell and Pendakur voted against the motion).

O(i) Report of Standing Committee on Social Services, May 24, 1973

The Council considered this report which contained two clauses identified as follows:

Cl. 1: New Welfare Rates -

Cl. 2: Welfare & Rehabilitation Department: Additional Staff

Action was taken as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the two recommendations of the Committee in this clause be adopted after being changed to read as follows:

"RECOMMENDED that Council urge in the strongest terms the Minister of Human Resources to immediately implement the updated Boyd report as of June 1, 1973 and to this end, Council authorize a delegation from the Standing Committee on Social Services to meet with the Minister in support thereof.

FURTHER RECOMMENDED that, if the delegation proceeds to Victoria, Council approve the travel costs of representatives of outside groups accompanying this City delegation to Victoria and that the composition from such outside groups be at the discretion of the Chairman but that such representatives number not more than ten."

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

O(i) Report of Standing Committee on Social Services, May 24, 1973 (cont'd.)

Clause 2

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY.

O(ii) Welfare & Rehabilitation Department - Additional Staff for New Income Supplementation Program, Office Space Requirement

The Board of Administration submitted the following report dated May 25, 1973:

'The Director of Welfare and Rehabilitation reports:-

"City Council has before it a Board of Administration report dated May 24, 1973 recommending the hiring of 32½ additional staff for the Department. Submission of this report to Council was deferred pending agreement from the Hon. Minister of Human Resources to cost share these additional positions on a 50% Federal, 25% Provincial and 25% City basis. Verbal agreement has been received from the Minister and written confirmation is expected within a few days.

1) Space Requirements for Additional Staff

The report of May 24, 1973 makes no recommendations regarding additional office space and office equipment. This additional staff cannot be accommodated in existing Departmental offices. There will be no problem accommodating additional staff at the South, East, new North (Commercial and Grant) and Single Men's Unit. The Financial Services staff temporarily housed at Pacific Hostel will be relocated to Single Men's Unit early in June. The Rehabilitation staff of Single Men's Unit will be housed in rented office space at 402 West Pender (one block from Single Men's Unit).

The space problem is acute at 1530 West 8th which currently houses:

Administration (75 staff)

West Unit (18 staff)

North Unit (will move to Commercial & Grant on July 1, 1973)

- and -

Health Care and Aging Division. (25 Staff)

Over the past several months the Department, in cooperation with the Construction and Maintenance Division of the Department of Permits and Licenses and the Property and Insurance Division has been exploring office space to accommodate the Administration staff of the Department and the Health Care and Aging Division. By removal of approximately 100 staff from 1530 W 8th into another building the additional staff can be adequately accommodated. Estimated office space requirement for the 100 staff is approximately 18,000 square feet. A report to Council with a specific recommendation on space requirements and costs will be submitted shortly.

2) Income Supplementation Program

On June 1,1973 the Department is obligated to implement a newly announced provincial program to supplement the low income person or family head up to the maximum social allowance entitlement. It is difficult to estimate the volume of applicants that will request income supplementation.

The Hon. Minister of Human Resources has advised the Board of Administration that his Department is agreeable to cost sharing (50-25-25) 10 additional staff for a temporary period of three months from June 1, 1973 or date of commencement.

With regard to space requirements it is planned to operate this program in the evenings 5 p.m. to 11 p.m. from our regular offices.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

O(ii) Welfare and Rehabilitation Department - Additional Staff (cont'd.)

3) Staff Requirements (temporary)

Classifications	June 1/73 - Aug. 31/73 3 months	Annual
1 - SSA II @ $903/mo.	2,709.00	10,836.00
5 - SSA I @ $659/mo.	9,885.00	39,540.00
1 - Clerk Typist III @ $552/mo.	1,656.00	6,624.00
1 - Clerk Typist II (Voucher Clerk) @ $470/mo.	1,410.00	5,640.00
1 - Clerk Typist I @ $408/mo.	1,224.00	4,896.00
1 - Telephone Operator-Typist II @ $489/mo.	1,467.00	5,868.00
Sub Total	18,351.00	73,404.00
Fringe Benefits - 10%	1,835.00	7,340.00
Total	20,186.00	80,744.00
Less - 50% Canada	10,093.00	40,372.00
Less - 25% Province	5,046.50	20,186.00
Net Cost to City	5,046.50	20,186.00

4) Notes

A) Cost Sharing

The Minister of Human Resources has advised verbally (written confirmation to follow) that his Department will cost share the above noted 10 temporary salaries on a 50 - 25 - 25% basis.

B) Provision of Funds

The Comptroller of Accounts advises that funds for net City cost of the 10 additional staff were not included in the 1973 Departmental Budget and will need to be provided from Contingency Reserve.

C) Classification of Positions

The classifications shown in Item 3 above, are for the purposes of estimating costs only.

D) Furniture and Equipment

Furniture and equipment requirements cannot be accurately determined at this time. A submission will be made to Council at a later date on this subject.

E) VMREU - Business Manager's Comment

This report has been reviewed with the Business Manager of the VMREU and he concurs herein.

5) Summary of Recommendations

A) That Council authorize the hiring of 10 additional staff as listed in this report and the estimated net city cost of $5,046.50 for three months of 1973 be provided from Contingency Reserve as recommended by the Comptroller of Accounts.

B) That the Director of Personnel Services classify the 10 additional permanent positions and the Board of Administration be authorized to approve the classifications."

YOUR BOARD RECOMMENDS approval of the foregoing report of the Director of Welfare and Rehabilitation.'

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

O(ii) Welfare and Rehabilitation Department - Additional Staff (cont'd.)

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Director of Welfare and Rehabilitation set out in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

P. Report of Standing Committee on Finance & Administration, May 24, 1973

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this report in respect of the 1972 - 1973 L.I.P. Program Extensions, be approved.

- CARRIED UNANIMOUSLY.

Q. Britannia Community Services Centre Progress Report and Tenders for Construction of Buildings

The Deputy Director of Planning and Civic Development submitted the following report dated May 29, 1973:

"GENERAL PROGRESS

Work is proceeding on the development of the Britannia Community Services Centre. The architects have recently completed working drawings and revised cost estimates. With Council approval, Tenders can be called at once. Although this is behind schedule, the initial construction date is expected to be approximately July 10th, 1973. A Public Hearing was held on May 15th, to consider this rezoning request. Central Mortgage and Housing Corporation has agreed to amend the boundaries of the Project and disperse the balance of the urban renewal funds under the terms of the Agreement during this calendar year. The Provincial Department of Education has recently approved the Project's school facilities.

PROPERTY

The Supervisor of Property and Insurance is proceeding with acquisition of the required properties.

Council has recently authorized expropriation of five lots required for initial construction of the Centre. Property acquisition for the first phase of construction is proceeding on schedule. Approximately 75 per cent of the total project site has been acquired to date.

ADMINISTRATION

The future administration of the Britannia complex has not been resolved; however, it should be stressed that this centre is not simply a larger version of a standard community centre and will require an imaginative approach to programming and administration. A study of proposed organization and administration has been completed by B.C. Research in conjunction with the Britannia Planning Advisory Committee, the Architects and appropriate Civic Departments and has been reviewed by the Community Development Committee. The Committee's report is before Council today.

The question of land ownership in the centre must also be resolved. A recent amendment to the Public Schools Act allows the Vancouver School Board to enter into an agreement with the City of Vancouver for the joint construction, maintenance and operation of facilities for community use on a site owned by the City. Similarly, the City has the authority to construct community facilities on land for which the title is held by the School Board.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Q. Britannia Community Services Centre Progress Report and Tenders for Construction of Buildings (cont'd.)

However, the School Board is not empowered to transfer title of land which they have paid for to the municipality for the construction of the centre. Thus, it is recommended that the intent of the agreement between the Vancouver School Board and City of Vancouver concerning the Britannia Community Service Centre be that both parties maintain title to a portion of the property, depending upon the amount of funds paid for land acquisition. The exact nature of the agreement will be determined in the near future. At present, all of the recently acquired land is owned by the urban renewal partnership. The joint use of facilities and the flexible operation envisioned for the centre will not be hindered by this arrangement.

FINANCE

The following information reflects revised costs estimates for the Britannia Project as determined by the architects' estimate of April, 1973.

	Vancouver School Board	City	Total
Building Costs, including new construction, alterations to existing buildings, permits, tests and in the case of the School Board, architects' fees	1,653,000	1,250,000	2,903,000
Site Services, including site preparation, services, outside lighting, retaining walls, parking areas	355,000	348,000	703,000
Planting and Playfield Development, including some outside lighting related to the playfields	112,000	112,000	224,000
Miscellaneous City Costs, including City's share of architects and other fees, furniture, contingency and escalation amounts	-	451,000	451,000
Land Acquisition at $4 per sq. ft. including areas presently serving as streets and lanos. (The $1,100,000* Urban Renewal Funds account for the difference between the purchase price of the land and the $4 per sq. ft. cost to the project)	791,000	1,004,000	1,795,000
TOTAL	2,911,000	3,165,000	6,076,000

In addition there are two additional cost to be charged to the City's portion of the project. First, a sewer extension will be required as a result of the construction of the centre and will cost approximately $30,000. This is a legitimate project cost and should be shared on a 50-50 basis between the City and School Board . The cost to the City will be $15,000 for the sewer. Second, the cost of improving existing lanes and the construction of a small sector of new lanes will be $15,000.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Q. Britannia Community Services Centre Progress Report and Tenders for Construction of Buildings (cont'd.)

The Citys current cost situation for the proposed Britannia Community Service is summarized as follows:

Project Cost	3,165,000
Sewer & Lanes	+ 30,000
Total City Cost	3,195,000

Source of Funds:

Five Year Plan	2,250,000
Proceeds from sale of City Streets & Lanes within project	+ 689,000
Total Funds	2,939,000
Total Deficit	256,000

*The allocation of urban renewal funds for the Britannia project is $1 million. It is possible that the extra $100,000 can be transferred from the unexpended portion of the Strathcona allocation, but this should not be done until it is clear what the balance of funds available might be from the Strathcona Project, and what other needs can be met from these funds.

The Standing Committee of Council on Planning and Development on March 9th, 1972 received the report of the Director of Planning advising that the Britannia project was far over the budget and that the ice rink should be deleted from the project until additional funds were obtained. The Assistant Director of Planning advised, however, that the land for the proposed ice rink should be included in the present project cost in order to avoid escalated land costs that would occur if the land was purchased at a later date.

The Committee recommended to exclude the ice rink from the current project and this was adopted by City Council on March 21st, 1972; coat of the land for the ice rink is included in the present project coat. The deficit is presently estimated to be approximately $256,000 due partly to the inclusion of the land for the ice rink but mainly due to recent escalation in the cost of building material, notably lumbar.

Actual costs cannot be determined until project bids are received. It is proposed that tenders be called for the Britannia Community Services Centre, with the prospect that extra funds may be required to complete the project.

Provision for the additional funds - $256,000 - has been made in the 1973 Supplementary Capital Budget.

There is a possibility that additional funding may be forthcoming under the Municipal Capital Loans Program and Community Recreation Facilities Grant under new Provincial legislation. However, it is understood, although no formal response has yet been received, that the request for assistance under the Municipal Capital Loans Program for Britannia has been denied. The Park Board has applied for funds through the Community Recreation Facilities Grant Program: however, this program has not yet been legislated and therefore cannot be considered as a source of funding at this time. These are included here for information purposes only.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Q. Britannia Community Services Centre Progress Report and Tenders for Construction of Buildings (cont'd.)

RECOMMENDATIONS:

It is RECOMMENDED THAT City Council

1. Receive the foregoing as a progress report.

2. Approve of the Vancouver School Board calling for tenders for the construction of the Britannia Community Services Centre.

3. Authorize the use of the proceeds from the sale of the streets and lanes in the project area to help finance the project.

4. Authorize an agreement be made between the School Board and the City of Vancouver allowing construction to begin, with the intent that a final agreement be drawn up in the near future.

   The agreement will enable the City to sell a portion of the project site to the School Board and insure the joint use of community facilities as indicated in recent amendments to the Public School Act.

MOVED by Ald. Harcourt,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this report be approved.

- CARRIED UNANIMOUSLY.

R. Report of Special Committee on Mountain View Cemetery, May 10, 1973

The Special Committee on Mountain View Cemetery reported as follows under date of May 10, 1973:

1. Renovation of 3 (Three) Soldier Sections at the Cemetery

Mr. Broome reported that he has had a meeting with representatives of the Commonwealth War Graves Commission in Ottawa. They are agreeable, in principle, to the renovation of the sections and indicated to Mr. Broome that they wished to visit Vancouver to view the soldier sections at the cemetery and discuss the proposed renovations with appropriate people.

The Health Department wrote to Mr. Fuller, Secretary-General, the Commonwealth War Graves Commission, Ottawa, on April 9, 1973 requesting a firm date on his visit to the cemetery. To date, no reply has been received.

RESOLVED that the Chairman follow up on this matter by a phone call to Mr. Fuller, followed by a confirming letter.

The Health Department in a letter dated March 27, 1973 to Mr. Fuller submitted for consideration three renovation proposals. Your Committee this date considered the three proposals contained in the letter to Mr. Fuller and suggested that the following proposal, being proposal #2, is the most acceptable:

"2. (a) Reset 277 markers as flush markers.
(b) Other 27 markers to remain as originally installed

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

R. Report of Special Committee on Mountain View Cemetery, May 10, 1973 (cont'd.)

(c) Regrade and reseed whole area.
(d) Plant ornamental trees or shrubs in sufficient number required to enhance area.

	Estimated Cost
Total Cost-Labour, Equipment and Supplied	$6,470.78"

It was noted that this renovation proposal would produce approximately 150 new grave sites through the use of existing pathways and road allowance.

2. Revisions to By-law

(a) Rates

The Medical Health Officer under date of April 18, 1973, submitted a proposed new schedule of fees-- April, 1973. Intensive discussion followed on the proposed fees. Mr. Kinloch quoted for comparison, fee schedules from various other Municipalities and private cemeteries in the area. Your Committee proposed various changes in the schedule--mainly for simplification purposes.

RECOMMENDED that the rates contained in the proposed Schedule of Fees--April, 1973 (as amended by the Medical Health Officer) be initiated effective August 1, 1973 and that the appropriate Provincial Government authorities be so advised.

During discussion of the fee schedule, the matter was raised of the cemetery staff being required at times to make bases for bronze markers. The Cemetery Superintendent advised that some manufacturers of bronze markers do supply the base, but that on occasion, the cemetery staff are required to make these concrete bases.

RECOMMENDED that effective June 1, 1973, it be a requirement that all bronze markers intended for use in Mountain View Cemetery be supplied with adequate concrete bases.

(b) Closing of Vehicle Gates

RECOMMENDED that the Health Department and the Corporation Counsel proceed with the appropriate by-law amendment to permit the opening and closing of vehicle gates at the discretion of the Medical Health Officer.

(c) Liners

Council, on December 19, 1972, adopted your Committee's recommendation that the use of liners be eliminated. The Cemetery Superintendent suggested it would be more feasible if the use of liners were optional. He estimated that approximately 80% of the burials would be without liners if this were so.

RECOMMENDED that the use of liners be on an optional basis and the action of Council on December 19, 1972, eliminating entirely, the use of liners, be amended accordingly.

(The increased charge for liners in included in the proposed schedule of fees i.e. $45.00)

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

R. Report of Special Committee on Mountain View Cemetery, May 10, 1973 (cont'd.)

(d) Veterans' Markers - Inclusion of Name of Next of Kin

RECOMMENDED that the Medical Health Officer and the Corporation Counsel proceed with the necessary by-law amendment to permit inclusion of the next of kin's name on the soldier's marker.

(e) "Veterans'" Sections

RECOMMENDED that the Medical Health Officer and the Corporation Counsel proceed with the necessary by-law amendment to change the references to "soldiers'" sections to read "veterans'" Sections.

3. Provision of Canopies

Council, on December 19, 1972, approved the recommendation of your Committee that the City adopt, in principle, the provision of canopies on a charge basis. The Health Department is not in favour of the use of canopies because of the time and work involved in erecting, dismantling and moving these canopies, as well as the likelihood of damage by vandalism. It was also pointed out that in inclement weather only a small number of people can be accommodated under a canopy. The Health Department, therefore, requested your Committee to re-consider its previous recommendation in regard to the provision of canopies on a charge basis. In considering this, your Committee noted that provision of canopies was first approved by Council in July, 1968; that these canopies have not as yet been provided; and that public demand for them has been minimal. The Cemetery Superintendent commented on the lessening numbers of people who now attend funerals and indicated that this trend appeared to be on the increase. After review of the foregoing factors, your Committee

RECOMMENDS that no action be taken at this time on the matter of provision of canopies at Mountain View Cemetery.

4. Renewal of Society Agreements

The Health Department advised that, in line with the Committee's recommendation, they are not renewing any reserve agreements with the various societies involved. The Committee requested the Medical Health Officer to report back to your Committee whether or not any problems have been encountered in this matter.

5. Future Plans

There was discussion on the recent Provincial Government action in disbanding the Public Utilities Commission and the City's legal position in respect to rate changes etc. proposed for Mountain View Cemetery. The consensus was that there is need for exploratory discussions with the appropriate Provincial Government Ministers to discuss the following matters in relation to the cemetery:

(a) Proposed rate changes
(b) Proceed with renovations to the cemetery to make the present location adequate for the foreseeable future thus releasing lands presently being held for future expansion.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

R. Report of Special Committee on Mountain View Cemetery, May 10, 1973 (cont'd.)

(c) The possibility of initiating optional lease plan (50 year lease).

(d) Possible reclamation of grave spaces and the possibility of the City being permitted to use graves which were purchased a considerable number of years ago but never used.

RECOMMEND

(i) Your Committee be authorized to send one of its Members to Victoria to conduct exploratory discussions with the appropriate Ministers with respect to Mountain View Cemetery.

(ii) The Medical Health Officer and the Corporation Counsel be instructed to draft a report for discussion at the aforementioned meeting.

* (Attachments to above report on file in the City Clerk's Office).

MOVED by Ald. Linnell,
THAT the resolution and Committee's suggestion in Clause 1 be approved, and the Committee recommendations in clauses 2, 3 and 5 be approved, and that clause 4 be received for information.

- CARRIED UNANIMOUSLY.

S. Regional District Matters

In view of the meeting of the Greater Vancouver Regional District to be held Wednesday, May 30th, 1973, an opportunity was given to the members of Council to raise Regional District matters.

T. Funds for Aerial Survey: False Creek

MOVED by Ald. Massey,
THAT $2,000 be approved in advance of the budget for the False Creek programme for the purpose of aerial surveying to be charged to False Creek supplementary capital budget - miscellaneous engineering studies.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4579, BEING THE MEMBERS OF COUNCIL SUPERANNUATION BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT leave be given to introduce a By-law to amend By-law No. 4579, being the Members of Council Superannuation By-law, and the By-law be read a first time.

- CARRIED.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a second time.

- CARRIED.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED.

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings)

(Alderman Rankin voted against the By-law)

2. BY-LAW TO PROVIDE REGULATIONS FOR THE ERECTION, MAINTENANCE AND SAFETY OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF VANCOUVER

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT leave be given to introduce a By-law to provide Regulations for the erection, maintenance and safety of buildings and structures within the City of Vancouver, and the By-law be read a first time.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY.

cont'd.....

BY-LAWS (cont'd.)

2. BY-LAW TO PROVIDE REGULATIONS FOR THE ERECTION, MAINTENANCE AND SAFETY OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF VANCOUVER (cont'd.)

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,
THAT Appendix "A" of the By-law be amended in Part (a) by striking out the figure '$200.00' and inserting in lieu thereof the figure '$500.00' in respect of estimated cost of the work not exceeding that amount.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

The Committee then rose and reported the By-law complete.

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY.

(The By-law received three readings)

MOTIONS

1. Jericho Site Land

On May 15, 1973, Alderman Massey submitted Notice of Motion relating to 38 acres of Jericho lands. However, a seconder not being received at the meeting this day, the motion was not proceeded with further.

2. Allocation of Land for Highway Purposes (5418 Knight Street- 5394 Knight Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

West 7 feet of Lot 28, Block 2, District Lot 710, Group 1, New Westminster District, Plan 1787

West 7 feet of Lot 26, Block 2, District Lot 710, Group 1, New Westminster District, Plan 1787

cont'd.....

MOTIONS (cont'd.)

2. Allocation of Land for Highway Purposes (5418 Knight Street) 5394 Knight Street)(cont'd.)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Demolition of Homes: 1900 Beach Avenue

referred to previous instructions of Council to negotiate on behalf of tenants of the 1900 Block Beach Avenue with the owner or developers of the properties affected in connection with the construction of a high rise building. The Alderman reported details of a settlement reached in the matter between the parties affected.

Alderman Marzari - Development of Garden Plots on City-Owned Land

advised that the present City policy has been to permit the development of City-owned lots with garden plots, by adjacent owners. The Alderman requested this policy be extended to include not only adjacent owners but other individuals or groups in the neighbourhood.

The Mayor felt that this was an administrative procedure and directed the Board of Administration take the necessary action to this end.

THE COUNCIL ADJOURNED AT APPROXIMATELY 10:50 P.M.

The foregoing are Minutes of the Regular Council meeting of May 29, 1973, as amended, adopted on June 5, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. REMOVAL AND RELOCATION OF FIRE ALARM BOXES AND CIRCUITS

"An item has been submitted in the 1973 Basic Capital Budget to provide for removal of Fire Alarm Boxes from residential areas of the City, relocation of some of the Fire Alarm Boxes to the higher risk commercial and industrial areas, and re-routing and consolidation of aerial circuits, at a total estimated cost of $30,000. (Ref: Project 12-01-01).

In various sections of the City, B.C. Telephone and B.C. Hydro poles are now being relocated, necessitating re-routing and relocation of Fire Alarm circuits and Fire Alarm Boxes. The Fire Alarm circuits must be relocated from the B.C. Hydro and B.C. Telephone Company poles at this time to avoid delay in other major projects such as street widening.

It is requested that approval be given in advance of the Basic Capital Budget approval for Project 12-01-01, for the removal and relocation of Fire Alarm Boxes and circuits at an estimated cost of $30,000."

Your Board RECOMMENDS that the foregoing be approved.

2. SPECIAL STUDIES - DESIGN DATA

"Prior to the updating of the design of the water distribution system in the West End the following additional design information is required:

a) Water usage data for large commercial and highrise apartment areas.

b) Flow measurements in distribution mains for computer model verification.

c) Measurement of pipe roughness coefficients.

Because of the West End redevelopment, flow information must be obtained this summer in order to allow sufficient lead time for design.

The estimated cost of obtaining this information is $4,500.00. Funds are available from the 1972 Water Works Capital Budget under Account Code 128/7902, 'Short Notice Projects - Unallocated'.

The City Engineer RECOMMENDS that the work be approved and that $4,500.00 be appropriated from Account Code 128/7902,'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. WATER MAIN INSTALLATION - 1973 CAPITAL BUDGET

"To provide continuity in the work program, approval is requested for the following project:

PROJECT 301

Street	From	To
Dundas Street	Kaslo Street	Renfrew Street
Kaslo Street	Oxford Street	Dundas Street
Charles Street	Penticton Street	Slocan Street
Slocan Street	Charles Street	Grant Street
Lillooet Street	Charles Street	Graveley Street

The Dundas, Kaslo and Charles Street installations are to replace leaking steel mains; the Slocan and Lillooet Street installations are to provide better fire protection for the top end of Zone 442.

Funds for this project in the amount of $47,000 are included in the 1973 Water Works Capital Budget, Reference No. 10-03-01. Detailed estimates call for an upward adjustment of $3,000.

I RECOMMEND that for Project 301, a) $47,000 be appropriated in advance of the 1973 Capital Budget, Reference No. 10-03-01 and, b) $3,000 be appropriated from the 1972 Capital Budget, 'Short Notice Projects - Unallocated,Acct.No.128/7902."

Your Board RECOMMENDS that the foregoing be approved.

WORKS & UTILITY MATTERS

4. TENDER NO. 58-73-5- FOR THE SUPPLY OF READY-MIXED CONCRETE

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by your Board on April 9, 1973, and referred to the City Engineer and Purchasing Agent for report.

Four bids were received, and based on the total estimated quantity of 15,000 cubic yards for a one-year period, the total cost will be approximately $266,000. The prices tendered are:

	Kask Bros.	Associated Concrete	Ocean Construction	LaFarge Concrete
Price per Cu. Yd. Delivered -	18.50	18.55	18.78	19.00
Price per Cu. Yd. Picked Up -	16.00	16.00	16.28	17.00

The 5% Provincial S.S. Tax is in addition to all prices shown in the report.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

GENERAL INFORMATION

Provision was made in the tender document for the City to award one or more contracts so that material may be obtained for each job from the depot that produced the lowest on-site cost, after hauling costs are considered.

Approximately 60% of the material will be delivered by the supplier. The remaining 40% will be picked up from the suppliers' depots by City trucks. City trucks pick up material because all suppliers levy a surcharge on loads under 6 cubic yards, and, in many instances, it is more economical to pick up small loads than it is to have them delivered (the surcharge ranges from $5.00 to $14.00 per load, depending upon load size).

We are recommending that all of the ready mix concrete, which is to be delivered by the supplier, be awarded to the low bidder.

We are also recommending that each of the four bidders be awarded an unspecified portion of the material which is to be picked up by City trucks, so that the material for each job can be picked up from the firm that produces the lowest on-site cost for that particular location (in order to determine the lowest on-site cost for a particular location it is necessary to add the City's hauling costs to the prices offered from each pick-up depot).

RECOMMENDATIONS

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

(i) Kask Bros. Ready-Mix Ltd.

All of the City's requirements for ready-mix concrete which is to be delivered by ready-mix trucks and an unspecified portion of the ready-mix concrete which is to be picked up by City trucks, as and when required for a 12 month period.

(ii) (a) Associated Concrete Ltd.,
(b) Ocean Construction Supplies Ltd. - and
(c) LaFarge Concrete Ltd.

an unspecified portion of the ready-mix concrete which is to be picked up by City trucks as and when required for a 12 month period. "

Your Board RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 402

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Social Allowance Rates - Persons over 65 Years of Age

The Director of Welfare and Rehabilitation reports as follows:

"Recently the Provincial Government established a special Social Assistance Rate for persons who have attained the age of 65 years, but who do not have the required ten years' residence in Canada to qualify for the Old Age Security Pension.

The new rate permits the Department to grant up to a maximum of $150.00 a month to single persons in the above category, who have a minimum of five years' residence in Canada.

In the case of couples, where both parties qualify, Social Assistance may be granted to a maximum of $300.00 a month.

There are corresponding rates applicable where family groups are concerned.

The Department has prepared a list of all people on Social Allowance who are 65 years of age or older and not in receipt of Old Age Security. The attached letter is being sent out to all the people on this list."

Your Board submits the matter to Council for Information.

FOR COUNCIL ACTION SEE PAGE(S) 403.

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters - (Various Funds) - March and April, 1973

(a) No securities purchased during the month of March, 1973
(b) Security transactions during the month of April, 1973
(c) Summary of securities held by the General & Capital Accounts only as at April 30, 1973

(b) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Banks Deposit Receipts and Government Notes					
Apr. 2	Bank of B.C.	Apr. 30/73	$3,011,736.99	$3,000,000.00	28	5.10
4	Mercantile Bank of Can.	May 15/73	693,976.49	689,969.56	41	5.17
4	Gr. Van. Sew. & Drain D.	Apr. 6/73	1,000,288.22	1,000,000.00	2	5.26
10	Bank of B.C.	May 1/73	497,885.00	496,345.00	21	5.40
10	G. V. S. & D. D.	May 1/73	98,136.69	97,834.98	21	5.36
10	G. V. S. & D. D.	Apr. 12/73	587,280.66	587,109.84	2	5.31
11	Bank of Montreal	Apr. 12/73	1,900,169.18	1,900,000.00	1	3.25
12	Mercantile Bank of Can.	May 31/73	1,700,000.00	1,687,658.00	49	5.45
12	G. V. S. & D. D.	Apr. 17/73	489,779.75	489,423.79	5	5.31
12	G. V. S. & D. D.	May 15/73	590,012.34	587,151.06	33	5.39
19	G.V. S. & D. D.	Apr. 24/73	1,273,624.82	1,272.639.81	5	5.65
19	G. V. S. & D. D.	May 16/73	688,131.64	685,267.59	27	5.65
			$12,531,021.78	$12,493,399.63		

* * * * * * * * * * * *

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts					
Apr. 16	Bank of Montreal	May 1/73	$1,102,671.62	$1,100,000.00	15	5.91

* * * * * * * * * * * * *

CEMETERY PERPETUAL CARE FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./Mos	Annual Yield %
	Debentures						
Apr. 3	City of Van. 6%	June 15/80	$2,000.00	$90.125	$1,802.50	7/2	7.80
3	City of Van. 5½%	Nov.15/77	2,000.00	90.81	1,816.20	4/7	7.93
3	City of Van. 5½%	Nov. 15/78	2,000.00	89.18	1,783.80	5/7	7.94
			$6,000.00		$5,402.50		

* * * * * * * * * * * * *

(c) SUMMARY OF SECURITIES HELD AS AT APRIL 30, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$4,268,142.16	$4,244,226.19
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$1,238,000.00	$1,241,525.59

RECOMMENDATION: Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for March and April, 1973 be approved.

2. Roster of Conferences

Because your Board has received a number of requests for additions to the Roster of Conferences approved in 1969, it was felt that a total review should be made at this time.

As a result, your Board now recommend that a total of:

35 National Conferences - at an estimated total cost of	$18,375.00
42 Regional Conferences - at an estimated total cost of	$6,930.00
	$25,305.00

- be approved as detailed below: (N = National; R = Regional)

Department	Recommended Roster 1973		Approved Roster 1969	
	N	R	N	R
Auditorium	½	1	½	1
Board of Admin.	1	3	2	2
City Clerk	1	1	1	1
Archives	1	-		
Coroner	½	1	½	1
Engineering	5	6	5	6
Finance	5	5	5	5
Fire	1	3	1	3
Health	4	4	4	4
Law	1	1	1	1
Permits/Licenses	1	6	2	4
Personnel	2	1	2	1
Planning	4	4	4	4
Probation	1	1		
Provincial Court	1	1		
Social Planning	1	1	1	1
Welfare	1	3	1	3
Committees of National Codes	4	-	4	-
	35	42	34	37

Attached as Appendix "A" of this report is an up-dated schedule o conferences for each department, and Appendix "B" is a comparativ summary.

Personnel Regulation No.45 revised, in March 1971, establishes th manner by which the departments can choose which of the scheduled conferences employees of their department may attend.

In particular, the regulation states:

(a) The conference must be one of those listed on the roste submitted to and approved by Council in 1966, or as sub sequently amended.

(b) The number of employees attending must be within the number included in the approved roster and the attendee shall be selected by the Department Head.

(c) The list of conferences, the number attending and the cost of attendance, must have been included in the basi budget of the current year as approved by Council.

(A copy of the regulation is on file in the City Clerk's Office).

YOUR BOARD RECOMMENDS adoption of this report.

3. Construction and Maintenance Division - Department of Permits & Licenses

The Director of Permits and Licenses reports as follows:

"City Council on August 24, 1971 adopted a report from the Director of Permits & Licenses regarding "Consultants: City Building Maintenance and Janitorial Services." This report, a copy of which is on file in City Clerk's Office, was based on the study carried out by the B. & W. Management Company authorized by Council January 13, 1970. Two recommendations of the report were:

1. The adoption of the B. & W. Management report in principle.

2. The establishment of 3 new positions including the appointment of a Division Head.

A. In 1970 a very heavy workload existed and in this regard the B. & W. Management report stated "there has been a steadily increasing volume of work for the Construction Co-ordination Branch to handle and the new building proposals for the future put an unbearable load on existing staff". Since that time the workload has further increased and there is every indication that this will continue in the future. The point has now been reached where the Division Head and the two Construction Co-ordinators have individual workloads which will keep them occupied for approximately the next two years without further assignments. In an attempt to cope with the problem, overtime and adjustment of work allocations of the staff have been necessary. The continuing nature of the high total workload is such that these methods have proved to be most unsatisfactory and interferes with the proper development of the programmes for which the staff were appointed. This also applies to the Division Head who has had to personally assume specific projects which has prevented him from devoting sufficient time to the overall supervision and control of the Division and equally important, from studying a number of other recommendations contained in the B. & W. Management report - these include a review of construction and maintenance programmes and facilities for essentially all City Departments and Boards.

Appendix 'A' shows the present construction workload of the Construction Branch.

Appendix 'B' shows the existing buildings which are currently the responsibility of the Division for maintenance and alterations.

In view of the foregoing, I RECOMMEND that one Construction Co-ordinator and one Construction Assistant be added to the establishment of the Construction and Maintenance Division, Department of Permits & Licenses.

B. If Council approve the two positions as recommended, additional space and furniture will be required for them. This can be obtained by a minor extension of the north end of the space presently occupied by the Division on the fourth floor of the East Wing. The estimates for this work are:

Construction	-	$1,400.00
Electrical and telephone	-	900.00
Furniture (Desks, drafting tables & equipment, etc.)	-	2,400.00
Contingency	-	300.00
Total	-	$5,000.00

Cont'd.....

CLAUSE NO. 3 (continued)

C. Parking and Security

The Division also has, as one of its responsibilities, the control of parking in and around the City Hall. There are three underground parking areas in the East Wing, the Aldermanic parking garage in the Main Building, the upper and lower driveways, and the Cambie Street parking lot. These areas should be patrolled in a routine way and in a manner which is consistent with parking policies. At the moment, the staff of the Maintenance Branch have undertaken this work, but it is very evident that their other duties prevent a continuation of this practice and consequently an adequate patrol cannot be provided. It is necessary that an additional staff member be employed. It is also apparent that the daytime security of the City Hall and the East Wing should be improved. Building maintenance personnel and other similar staff members who may be in the building are generally concerned with a specific job in one area. The buildings should be regularly patrolled for it is not unusual to find children or other persons in and around the facilities on an unsupervised or questionable basis. The duties of the parking control position, if approved, could also include the security patrol. Such an employee, who should have an informal uniform, would also be of assistance when Council is in session.

I Recommend that a new position for the control of parking and security purposes be authorized subject to review by the Director of Personnel Services.

SUMMARY OF COSTS (Estimated)

		Full Year	1973 (6 mos.)
1 Construction Co-ordinator I	($1185-1418)	$17,016	$ 8,508
1 Construction Assistant	(943-1129)	13,548	6,774
1 Security Patrol Officer	(605- 720)	8,640	4,320
Fringe Benefits 12%		3,920	1,960
Auto Allowances (2)		1,200	600
Uniform		200	200
Telephone Rental (2 locals		288	144
Total Recurring Costs		$44,812	$22,506
Non-Recurring Costs			5,000
Total 1973 Costs			$27,506

The Comptroller of Accounts advises that the necessary funds for 1973 would be provided from Contingency Reserve.

This report has been discussed with and endorsed by the Administrative Analyst and the Business Manager of the Vancouver Municipal & Regional Employees' Union.

The Director of Permits and Licenses Recommends that:

1. One new position of Construction Co-ordinator I and one new position of Construction Assistant be authorized.

2. One new position for the control of parking areas and security purposes be authorized.

3. The sum of $27,506.00 be provided from Contingency Reserve to cover 1973 costs for salaries, equipment and alterations to the Construction and Maintenance Division.

4. The Board of Administration be authorized to approve the recommendations of the Director of Personnel Services regarding classification of the three new positions."

Your Board RECOMMENDS that the above recommendations of the Director of Permits & Licenses be approved.

4. Use of 306 Abbott Street when Vacated by No. 1 Health Unit

Your Board has received the following report from the Administrative Analyst:

"At the present time, the City is renting, on a month-to-month basis, the space at 306 Abbott Street occupied by the No.1 Health Unit. Construction of the North District Office at Grant & Commercial is proceeding and when ready for occupation (during June 1973) the No.1 Health Unit will move to that location.

However, the Downtown Sub-Unit (which will eventually be housed in the Old Museum Building) will need accommodation. On July 18, 1972 when dealing with the report on "Co-ordination of services: Health, Welfare and Probation space requirements", City Council, in its resolution, stated:

> "The City Council recognizes the need to proceed with the Old Museum Building alterations and the need for the West End Service Centre and authorizes the Board of Administration to take the appropriate steps for these two functions at this time".

The recommendations of the report concerning the Old Museum Building were:

> "The Health, Welfare, Probation, Social Planning, Planning, use facilities to be provided at the Old Museum Building (Main & Hastings Streets) as a local service office for individuals and families living in the downtown area. Also, provision to be made to house inspectors of the Permits & Licenses Department and fire wardens working in the downtown area".

As renovation of the Old Museum Building has not commenced, the Medical Health Officer, the Director of Welfare & Rehabilitation, and the Fire Chief, have reviewed the programmes and services provided by their departments in the downtown area and have concluded that it would be advantageous to use 306 Abbott Street to house the downtown Health Sub-Unit staff, Health Inspectors and Fire Wardens, until facilities are available in the Old Museum Building.

ITEM 1 - DOWNTOWN HEALTH DEPARTMENT SUB-UNIT - X-RAY & CLINIC PROGRAMME

The Health Department staff recommended to be permanently located in the downtown sub-unit is comprised of:

1 X-ray Operator
3 Public Health Nurses

Two nurses from the Victorian Order of Nurses will also be located in this office.

A Health Clinic will be operated and various professional staff (psychologists, psychiatrists, nutritionists, social workers, etc.) will use the facilities on a part-time basis to meet with persons by appointment.

ITEM 2 - INSPECTION SERVICES

(a) Public Health Inspectors

It is recommended that the "Downtown Group" of 11 Public Health Inspectors comprising:

1 Public Health Inspector V
2 Public Health Inspectors III
8 Public Health Inspectors I or II

Cont'd....

CLAUSE NO. 4 (continued)

ITEM 2 - INSPECTION SERVICES (continued)

assigned to the Inspection Services in the downtown area, West End the North East area of the City (North of Broadway) be housed at this location.

These inspectors are now located in the East Wing of the City Hall; location at 306 Abbott Street will reduce travelling time, particularly of those inspectors in the downtown area, and enable the Senior Health Inspector in charge of the group to more closely supervise the Health Inspection Service in the downtown core area and "Skid Road" area.

(b) Fire Wardens

City Council, at its meeting on November 7, 1972, received a report on the Fire Warden Division of the Fire Department and approved the recommendations of that report, of which No.3 recommendation read:

> "Space be allocated in the Old Museum Building at Main & Hastings to house 4 Fire Investigators, 1 Captain, 5 Fire Wardens, and the Captain-Public Education".

These Fire Wardens are presently located in the East Wing of the City Hall. Relocation of the 4 Fire Wardens assigned by investigation duties to the downtown location, will place them in closer proximity to the Public Safety Building, making easier communication with the Police Department. The Captain and 5 Fire Wardens have been assigned responsibility for inspections on the North side of the City, including the downtown and West End areas. Re-location will place them closer to their area of inspection.

The Captain-Public Education provides a Fire Prevention programme giving lectures to organizations, schools, and industry, and prepares fire evacuation plans for which there has been an increasing demand for assistance from operators of hi-rises and large commercial complexes.

(c) Clerical Services

(i) One Clerk III (Fire Department staff establishment) is now providing some clerical services to the Fire Wardens.

Now located in the Department of Permits & Licenses offices, City Hall East Wing, it is recommended that this employee be transferred to 306 Abbott Street.

It is further recommended that one additional position of Clerk-Typist I be established and that the Clerk III and Clerk-Typist provide clerical services to both Fire Wardens and Health Inspectors.

For administrative purposes only, the Clerk-Typist I position to be added to the Fire Department establishment.

(ii) Inspection Records and Filing System

It is recommended that the Central Filing System located in the Department of Permits & Licenses, continue to house inspection records for Health and Fire so that the Division Head may have immediate access as required and each individual "premises record file" in the Central Registry will be complete at all times (except when called for for inspection purposes).

To achieve this, it is recommended that the Health Department Delivery Service pick up files daily from the Department of Permits & Licenses and return files from 306 Abbott Street to the Central Registry.

Cont'd....

CLAUSE NO. 4 (continued)

ITEM 2 - INSPECTION SERVICES (continued)

The appropriate "premises cards" used to record dates of inspections, will be located at 306 Abbott Street for reference by the Inspectors and will be updated by the Clerks and used as a basis for calling files. The maximum number of files required daily is estimated to be: Fire 40, Health 80. In practice, it is expected the number will be considerably less as not all files will need to be reviewed prior to an inspection.

(d) Space in East Wing

Since December 1972, seven (7) Fire Wardens, four (4) Building Inspectors, four (4) Health Inspectors, and one (1) Plumbing Inspector (total 16 new positions) have been added. Removal of 22 Inspectors to 306 Abbott Street will relieve space requirements in the East Wing. The Division Heads of the Health and Fire Inspection Services will continue to be located on the 2nd floor of the East Wing.

Use of common facilities by the Downtown Fire Wardens and Health Inspectors at 306 Abbott Street should strengthen the understanding of each others functions and knowledge of common problem areas.

The Director of Permits & Licenses Department is of the opinion that there will be some loss of integration of inspectional services from that intended in the original concept of Permits & Licenses.

ITEM 3

The total number of City personnel recommended to be housed at Abbott Street until renovations have been completed at the Old Museum Building is, therefore:

Health Department - X-ray/Clinic	4
V.O.N. Nurses	2
+ Specialists visiting	part-time
Public Health Inspectors	11
Fire Wardens	11
1 Clerk III	1
1 Clerk-Typist I	1
Total:	30

ITEM 4 - ESTIMATE OF ADDITIONAL COSTS

(a) The additional cost of using 306 Abbott Street is estimated to be:

Item	1973 6 Months	Annual
Rent $416.67 p.m.	$2,500	$ 5,000
Lighting	200	400
Heat	300	600
Telephone	1,700	3,400
Maintenance/Cleaning	3,000	6,000
	** $7,700	$15,400

** Already included in the Health Department 1973 budget.

Clerk-Typist I		
PG.5 ($408-470)	$2,448	$ 4,896
Fringe benefits 12½%	306	612
Stationery: initial requirement say -	100	-
1 Manual Typewriter	250	-
	$3,104	$ 5,508
	$10,804	$20,908

Cont'd...

CLAUSE NO. 4 (continued)

ITEM 4 - ESTIMATE OF ADDITIONAL COSTS (continued)

(b) Notes:

(i) As new furniture is being supplied to No.1 Health Unit at Grant/Commercial, it is recommended that the existing furniture be left at 306 Abbott Street for use by the Downtown Health Sub-Unit, the Health Inspectors and Fire Wardens.

(ii) The existing telephone service at 306 Abbott Street be left unchanged and be reviewed after 3 months operating experience.

(iii) Overnight and off-duty parking for City cars used by Fire Wardens not authorized to take cars home has been arranged at various Fire Halls. The Fire Chief has agreed to provide similar parking for City cars used by Health Inspectors. Therefore, no parking costs are involved.

(iv) One electric typewriter is already available and is used by the Clerk III.

(v) The Director of Personnel Services has reviewed the proposed duties of the Clerk-Typist position and recommends it be established at Clerk-Typist I. PG.5 ($408-470) effective when filled; to be reviewed six months from that date.

(c) The Comptroller of Accounts has advised that if the recommendations of this report are adopted, the required additional funds estimated at $3,104 for 1973 can be provided from Contingency Reserve.

ITEM 5 - SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. 306 Abbott Street continue to be rented after transfer of No.1 Health Unit and that it be used to house:

4	Employees of the Downtown Health Sub-Unit
2	V.O.N. Nurses
11	Health Inspectors
11	Fire Wardens
2	Clerks
30	Total

2. The estimated costs of $3,104 be provided to the Fire Department from Contingency Reserve.

3. The additional position of Clerk-Typist I be established, effective when filled."

Note: This report has been discussed with the President of the Vancouver Firefighters' Union - Local 18, and the Business Manager of the Vancouver Municipal & Regional Employees' Union, and they concur herein.

YOUR BOARD RECOMMEND adoption of the recommendations of this report.

5. Organization of Health Inspectors

YOUR BOARD has received the following report from the Administrative Analyst:

"City Council, at its meeting on December 5, 1972, adopted the recommendations of a report dealing with the changes in method of operation by the Health Inspectors.

One of the recommendations of the report was that:

> "A further review to be made in 1973 and a report be submitted to Council recommending the level of service to be provided by the Division, the organization of the Division, and the numbers and classifications of Public Health Inspectors required for such service."

The operating changes outlined in the report adopted in December 1972 have now been implemented, including:

- establishment of a Master File of inspection record cards.
- introduction of an "Inspector's Report" for each inspection made.
- statistical information completed and compiled by Data Processing.
- report forms filed in the Central Registry.
- use of personal paging devices.
- the 4 new positions of Public Health Inspector I established by the report have been filled.

1. RECOMMENDATIONS FOR ORGANIZATION

The organization and supervision of the Environmental Health Division has been reviewed with the Medical Health Officer and the Division Head. To provide a clearer delegation of authority from the Division Head, together with closer supervision, the organization recommended is the establishment of two groups:

(i) Field Section
(ii) Support Section

A chart outlining the recommended organization is attached. It is recommended that this organization be regarded as "temporary" and that after operation on this basis for the balance of 1973, the Medical Health Officer and the Administrative Analyst submit a report on the experience and recommend a permanent organization and the level of service as required by the Council Resolution of December 5, 1972.

(a) FIELD SECTION

The field section to be divided into two groups, namely:

- the "Downtown" district group
- the "Southside" district group

The boundary line between the two districts to be Broadway.

Each group to be supervised by one Public Health Inspector V and within each group, 2 Public Health Inspectors III as working supervisors, and 8 Public Health Inspectors I or II.

Cont'd.....

CLAUSE NO. 5 (continued)

Outline of duties of Public Health Inspectors III in the Field Service groups

In addition to the regular inspectional duties in a given district of the City, the Public Health Inspectors III will be "Working Supervisors". In this context, in addition to inspections, the duties of the incumbent will include:

(i) Monitoring of frequency of inspections in assigned areas and ensuring the uniform application of Health By-laws and policies.

(ii) Instruction of Public Health Inspectors as circumstances require in more difficult inspections.

(iii) Training of the field staff and evaluation of the quality of inspections.

(iv) Supervision of Public Health Inspectors I and II to ensure that the required level of service is maintained and checking and reviewing reports received.

(b) SUPPORT SECTION

To support the field services, a group be established comprised of 5 Public Health Inspectors III supervised by the Public Health Inspector IV.

The Public Health Inspector IV will, in addition to his supervisory duties, assist the Director in preparation of reports, obtain information on special situations and preparing replies to enquiries received concerning Health Regulations and By-laws.

One Public Health Inspector III to be permanently stationed in the general inspection office of the Department of Permits & Licenses. The duties of this Inspector will be to receive and answer telephone enquiries, receive material, approve plans and give verbal advice to members of the public. He will be authorized to give out Public Health information and will, when necessary, give instruction to the field staff (by use of personal pagers) concerning complaints which must be dealt with immediately.

The 4 remaining Public Health Inspectors III, supervised by the Public Health Inspector IV, to be conversant with all aspects of environmental health and be able to substitute as working supervisor in the field group in case of illness or vacation, or to move into some other aspect of the service which, by the particular circumstance, has given cause for alarm. In any event, when dealing with a specified problem (say rodent control) in a particular area of the City they may, with the full knowledge of the local working supervisor, be required to issue instructions to the local Public Health Inspector I or II in instituting controls to eliminate a particular public health hazard.

The special responsibilities of this group will be to deal with:

- communicable diseases
- pest control
- pollution
- institutional inspections

and other environmental control functions of a special nature warranting the experience and skills of a more senior inspector as varying public health hazards occur.

Cont'd.....

CLAUSE NO. 5 (continued)

Communicable Diseases

This is work with the Medical Health Officer and the Division Head in investigation of specific communicable disease problems, tracing contacts, and arranging for laboratory investigations.

Pest Control

This work requires experience in methods of rodent control and work with companies in this field to meet standards of control acceptable to the department.

Pollution

This involves work with the Engineering Department, Permits & Licenses Department, and the Greater Vancouver Regional District staff in investigation of various problems and seeking abatement. It includes organization of bacteriological surveys of pollution and work to ensure that the pollution provisions of the Health Act are enforced.

Institutional Inspections

This is work with the Community Care Licensing Board and the Hospitals' Inspector of B.C. Hospital Insurance Services in assessing premises for initiation and maintenance of licensing. It includes work with other City and Provincial departments in assessing physical standards in boarding homes, nursing homes, and child care facilities.

2. ESTIMATE OF COSTS

The present establishment of the Inspectional Services is:

Public Health Inspector	VI	1
" " "	V	2
" " "	IV	1
" " "	III	7
" " "	I or II	18
	Total:	29

To implement this report, it is recommended that one position of Public Health Inspector II be reclassified to Public Health Inspector III on a temporary basis, effective upon adoption of this report, expiring December 31, 1973.

The cost involved is, therefore:

Present maximum salary -

Public Health Inspector II - PG.23	$1,033.00	
" " " III - PG.25	$1,129.00	
Increased cost -	$ 96.00	per month

Increased salary for 7 months	$ 672.00
Additional Fringe Benefits - 12½%	$ 84.00
Total additional cost:	$ 756.00

3. NOTES

(i) This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union who concurs herein, subject to a review of the classification of the PHI IV position by the Director of Personnel Services.

(ii) The Comptroller of Accounts has advised that if this report is approved, the necessary additional funds can be provided from Contingency Reserve.

Cont'd....

CLAUSE NO. 5 (continued)

4. SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The organization outlined above be implemented by the Medical Health Officer, on a temporary basis, effective upon adoption of this report until December 31, 1973.

2. The Medical Health Officer and the Administrative Analyst report on the permanent organization of the Division and the level of service, etc. in accordance with Council Resolution of December 5, 1972, at the conclusion of the temporary period.

3. The necessary additional funds estimated to amount to $756.00 be provided from Contingency Reserve."

YOUR BOARD RECOMMENDS that the recommendations of this report be adopted.

6. Planning Department Work Schedule

The Deputy Director of Planning and Civic Development reports as follows:-

"As a result of discussions about staff assignments and work program, I have been requested to present Council with a list of projects to which the Department of Planning and Civic Development is committed.

The program of the department, which is derived in part from specific instructions from Council and in part from a continuing planning responsibility, is designed to be as nearly balanced as possible. Most of the work of the Advance Planning & Research Division is aimed at providing a broad policy background within which work of the Community Planning and Civic Development Divisions can be organized on a consistent and coordinated basis. In the past it has all too often been the pattern that specific problems have had to be answered ahead of the development of City-wide policies. Inevitably this has led to limited consideration of the City-wide objectives as a prerequisite for dealing with the particular local problem. This is wasteful, time-consuming, and leads to both confusion and duplication. The current program, which has been under way now for some years, aims to overcome this deficiency. It is an objective that the work of the Advance Planning & Research Division on City-wide policies will be sufficiently advanced by the end of 1973 to provide a proper context for the work of the other divisions.

Attached as Appendix 'A' are work lists for each of the divisions of the Department showing the estimated time needed to be spent on projects on hand during the remainder of 1973, assuming some projects will be completed and others will carry on. Also shown is the time that is available for each project with the present number of employees in the Department. No one of the divisions can accomplish the work it feels necessary to be done by the end of 1973 unless staff is supplemented in some manner. Not included in Appendix 'A' are work lists for the zoning section, the False Creek or the Strathcona Site Offices.

Cont'd...

CLAUSE NO. 6 (continued)

The section of Appendix 'A' devoted to each division notes the time deficiencies for projects and suggests in each case what is considered an appropriate addition to the staff. In no instance is there any suggestion that the staff should be increased to the extent that the full problem can be completed in 1973. Some items listed are of an ongoing nature and reoccur from year to year and it is anticipated that new projects will be added throughout the year. A few of these, if of a relatively minor nature, can be absorbed without compromising the program. Others such as the extension of the Local Area Planning Program will either have to be subject to the provision of still more staff, or be inserted into the program by deferring other projects for a considerable time.

At present the work of the Advance Planning and Research Division is concentrated on Downtown development and City policy proposals. Running along with this is a program giving attention to the development of data to support these programs and the programs of other divisions. The Civic Development and Community Planning Divisions are completely tied up with studies related to specific area developments. Extension of their programs can only be accomplished by making additional people available. Any new local area planning offices, similar to the one established in the West End, will require that people be assigned to the office and a budget be established for the operation. Extra staff for this type of function is not available at present and has not been indicated.

The Zoning Division has just recently been relocated in the Planning Department, and an extra staff member added. The operation will require a period of trial before an evaluation of its efficiency can be made.

Three sections of the Department are carried separately in the appraisal. These are all capital supported groups and their work is not necessarily regulated by the general Departmental program. They consist of the Beautification Study Group, the Strathcona Rehabilitation Project Group, and the False Creek Development Group. The workload for these three groups is subject to unanticipated increases at times. It is apparent that provision should be made to allow staff adjustments on a temporary basis to take care of these circumstances. A separate report in regard to staff requirements and priorities for the beautification section is being prepared. Staff requirements for this section are not considered in this report.

The requirements of the Secretarial staff and the Drafting pool are subject to the output of the professional staff in the amount of work that is required of them. Any adjustments in the number of Planners should be reflected in authorization to gear the size of the Secretarial and Drafting staff to the amount of work generated by the professional staff.

Appendix 'B' gives the relative size of the staff for the years 1966, 1968, 1970 and 1973.

Staff associated with special projects, such as the Strathcona Rehabilitation Project and the False Creek Team, are listed separately. It can be seen that the number of professional and technical staff members is the same in 1973 as it was in 1966 and, in fact, in 1968 there were four extra people. This increase in 1968 was largely due to the buildup of the Urban Renewal Division which, by 1970, had been disbanded due to the cutting off of the Urban Renewal program. The table indicates that, even though the work load has increased substantially, the resources to carry it out have remained relatively constant.

Cont'd....

CLAUSE NO. 6 (continued)

Appendix 'A' sets out the anticipated resources required for each part of the work of the department in terms of man months. We have recently instituted a system of timekeeping in the department so that the actual time spent on each part of the work can be accounted for. This will enable us to budget our effort more closely and will enable us to keep a check on the program as the work is carried out.

To carry out this program, the following additional positions are required:

One Planner for Community Planning Division
One Planner for Civic Development Division
Two Planning Analysts for Advance Planning & Research Division
One Planning Assistant for Advance Planning & Research Division
One Planning Assistant for Administration Division - Drafting Section
One Clerk-Steno II for Administration Division - Steno Pool Section.

An organization chart of the department showing these positions is attached.

Report of the Director of Personnel Services

The Director of Personnel Services has reviewed the duties and classifications of the positions recommended as follows:

2 Planner I's	Pay	Grade	28	($1,079-$1,291)
2 Planning Analysts	"	"	24	($903-$1,079)
2 Planning Assistants II	"	"	17	($659-$788)
1 Clerk-Steno II	"	"	10	($489-$574)

The positions to be established, effective when filled.

Estimated Additional Costs

Salaries		1973 (6 mths.) $	Annual $
2 Planner I's	@ $1,079	12,948	25,896
2 Planning Analysts	@ 903	10,836	21,672
2 Planning Asst. II's	@ 659	7,908	15,816
1 Clerk-Steno II	@ 489	2,934	5,868
		34,626	69,252
Fringe benefits - 10%		3,463	6,926
		38,089	76,178

Furniture Requirements		
2 double pedestal desks	$ 420	
1 secretarial desk	260	
4 work tables	390	
2 swivel arm chairs	195	
6 side chairs	305	
1 steno chair	85	
1 electric typewriter	775	
1 printing calculator	850	
1 draftsman's utility cabinet	90	
2 drafting lamps	40	
Miscellaneous	500	3,910
		41,999

Cont'd....

CLAUSE NO. 6 (continued)

The Assistant Director, Construction & Maintenance Division, reports that the costs to carry out the necessary alterations is estimated at approximately $4,200. This includes building alterations, electrical and telephone relocations:	4,200
Estimate of total funds required in 1973	$46,199

Notes:

1. The classifications in this report have been reviewed by the Business Manager of the Municipal & Regional Employees Union and he concurs.

2. The Comptroller of Accounts advises that if the recommendations of this report are adopted, funds can be obtained from the Contingency Reserve Account.

It is RECOMMENDED that:

1. Council approve the work objectives of the Department as indicated on the work list (Appendix 'A').

2. Seven new positions be established effective when filled, as recommended by the Director of Personnel Services, namely:

   2 Planner I's
   2 Planning Analysts
   2 Planning Assistant II's
   1 Clerk Steno II

3. Furniture be purchased and alterations carried out as noted above.

4. The necessary funds for 1973 amounting to $46,199 be provided from Contingency Reserve.

5. Council instruct the Director of Planning & Civic Development to report at the end of 1973 on progress of work during the year and to outline the anticipated program and needs for the year 1974."

Your Board RECOMMENDS that the recommendations of the Deputy Director of Planning and Civic Development be approved.

CONSIDERATION

7. Rental of Stage Lighting Equipment Units to Theatre in the Park

The Theatre Manager reports as follows:

"During the last three years The Queen Elizabeth Theatre has rented lighting units to Theatre in the Park to assist them in their summer productions. The amount of rental has been held as a credit so that the Theatre in the Park can use an equivalent amount of free rental in the Theatre or for rental of rehearsal space.

The Theatre Manager, with the concurrence of the Vancouver Civic Auditorium Board, recommends that the lighting units be rented to Theatre in the Park under the care and supervision of The Queen Elizabeth Theatre's Lighting Console Operator. In return, the sum of $3,600 will be paid in advance by Theatre in the Park and held as a rental credit to offset rentals of the Rehearsal Rooms in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse. Any unused amount of the credit will accrue as Theatre rental, and rentals in excess of $3,600 and all other charges will be paid by Theatre in the Park."

Your Board submits this matter for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 403

PERSONNEL MATTERS

CONSIDERATION

1. Leave with Pay - Mr. John Winsor

The Deputy Director of Planning and Civic Development reports as follows:

"John Winsor, Planner II in this Department, has been selected as one of three people to represent Canada in the 1973 World Fireball Championships to be held at Torbay, England, from September 15 to 22. The "Fireball" is an international class of high performance racing sailing dinghy, 16 feet in length, manned by two persons.

Selection for this event was based on Mr. Winsor's performance in the 1972 World Fireball Championship races and his past record, which ranks him as Canada's top "Fireball" sailor. He is also proficient in the "Enterprise" class and is expecting to compete in the World Championships to be held this year in Vancouver.

As in all highly skilled sports, a status of excellence and an official standing rating can only be maintained by constant practice and competition. Participation in sailing events from March to September of this year will require Mr. Winsor to utilize all his vacation allowance as these events are held in locations throughout North America. It will be necessary, therefore, for him to take leave from the City to participate in the races in England.

It is felt that with Vancouver being a city with an inheritance of sailing, and the prestige of having a City employee be one of Canada's three representatives in a world-recognized competition, it is appropriate for the City to encourage and support Mr. Winsor's efforts in this event.

It is RECOMMENDED that John Winsor be granted ten days leave with pay from September 10 to 21, 1973 to compete in the World Fireball Sailing Championships in Torbay, England."

Your Board submits the recommendation of the Deputy Director of Planning and Civic Development for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 404

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Lease 250 Terminal Avenue
   Lot 16, Block A2, D.L. 2037

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Board of Administration report, Property Matters dated December 10th, 1971, adopted by Council, December 14th, 1971, approving the lease of the warehouse property at 250 Terminal Avenue to D'Vincent Industries Corporation Ltd.

The assets of D'Vincent Industries were subsequently purchased by new principals who have incorporated under the name of Pacific Spectra Ltd.

For various technical reasons the lease approved by Council was never executed by D'Vincent Industries. The building has, however, been continuously occupied and the appropriate rentals have been received. It is now desirable to arrange for the execution of the formal lease with Pacific Spectra Ltd. on the same terms and conditions as previously approved by Council on December 14th, 1971 as follows:-

Lease Term:

5 years with options to renew for two subsequent 5 year periods and a final term of 2 years expiring on December 31st, 1988.

Rent:

To be paid monthly and subject to review at 5 year intervals. $5,460.00 per annum plus an amount equal to taxes as if levied.

Conditions:

Lessees' option to renew must be exercised 3 months prior to expiry date.

Rental for the succeeding term shall be determined 4 months prior to expiry of the current term.

The Lessee to deposit with the City an amount equal to three months' rent to be held by the City as a security deposit, or, to provide a security bond in favour of the City for an equal amount.

City to be responsible for:-

(a) Exterior maintenance.
(b) Structural maintenance.
(c) Repair of mechanical faults to the heating and plumbing systems.

Lessee to be responsible for:-

(a) All utilities.
(b) All interior alterations, redecorating and repair-fair wear and tear excepted.
(c) Day-to-day maintenance and servicing of the plumbing and heating systems.
(d) All maintenance, repair and alterations to the electrical system.

RECOMMENDATION

Clause 1 Continued

RECOMMENDED that a lease be drawn in favour of Pacific Spectra Ltd., in accordance with the foregoing terms and conditions except for the initial lease term, which shall be for a period of 2 years and 7 months commencing June 1st, 1973 and expiring on December 31st, 1975. The agreement to be to the satisfaction of the Corporation Counsel and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

2. POINT GREY ROAD DEVELOPMENT OF PARK LAND

The Supervisor of Property and Insurance reports as follows:-

"City Council, "In Camera", February 6th, 1973, Item 5, dealt with various matters regarding the Point Grey Road Project. One of the recommendations by Council was that in consultation with the Parks Board, the City proceed to open up these lands involved, which are under City ownership now. This matter was referred to the Board of Parks and Public Recreation and under cover of a letter dated March 27th, 1973, they advised of the following excerpts from the Minutes of the meeting of their Board held on March 26th, 1973.

"POINT GREY ROAD - DEVELOPMENT

"Consideration of demolition and clearance and development for look-out parks of two large waterfront parcels, as requested by the City, on Point Grey Road had been deferred at the March 12th meeting of the Board.

"After discussion of the large parcel opposite Tatlow Park, it was regularly moved and seconded,

"RESOLVED: That the properties opposite Tatlow Park known as 2823-25 Point Grey Road and 2831 Point Grey Road be demolished and turned over to the Board for development as a look-out park by April 1, 1974.

- Carried.

"Discussion also took place on the lands in the 3200 Block Point Grey Road and it was regularly moved and seconded,

"RESOLVED: That the properties known as 3225 Point Grey Road and 3235 Point Grey Road be demolished and turned over to the Board for development as a look-out park by April 1, 1974.

- Carried.

"It was agreed that the City should be requested to use care in the demolition so as not to unduly disturb any trees or landscaping that would be valuable in development of the properties for look-out parks."

INFORMATION

Clause 2 Continued

In order to have been in a position to turn over the vacant land to the Board by April 1st, 1974, it would have been necessary to serve Notice to Vacate to the existing occupants of the buildings in question at a relatively inconvenient time of the year. This matter was discussed with the Superintendent of Parks who agreed that it would not act to the detriment of the Parks Board if the turn over date was delayed to May 1st, 1974. This date was confirmed in writing by memo from the Supervisor of Property and Insurance dated April 16th, 1973, and this office is now working with the existing tenants towards their vacating the premises by March 31st, 1974 giving us, therefore, 30 days to demolish the structures."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

RECOMMENDATION

3. 102 East 2nd Avenue
S.E. corner 2nd Avenue and Quebec Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 1, Property Matters dated April 27th, 1973, considered by City Council on May 1st, 1973, concerning Lot 1, Block 14, D.L. 200A, in connection with the extension of the Columbia-Quebec Connector south of 2nd Avenue.

The following is an extract of the Council minute:-

"Moved that the Supervisor of Property & Insurance be authorized to negotiate for the purchase of this property and report back to Council on cost and source of funds."

These premises comprise a one-storey, with mezzanine, reinforced concrete office and warehouse building, with a main floor area of 6,039 sq. ft., erected in 1933 on a lot 49.5' x 122', zoned M-2. This building is presently partitioned off into office, warehouse and workshop areas and is under a lease to Hydraulic Service & Equipment Ltd. until July 31st, 1973 at a monthly rent of $625.00.

Following negotiations with the owner's representative, he is prepared to sell for the sum of $78,500.00 as of May 31st, 1973. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this building until such time as the property is required for road purposes.

As there is some uncertainty as to when this property and how much thereof will be required for road purposes, it is proposed to charge this acquisition to the Land Purchase Fund for Future Civic Purposes. It is anticipated that there may be some surplus to be disposed of at a later date.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $78,500.00 on the foregoing basis chargeable to Code #561/3201 - Land Purchase Fund."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1056 - 58 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 10, Block 26, D.L. 264A and known as 1056 to 1058 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey frame dwelling with a main floor area of approximately 900 sq. ft., erected in 1911 on a site 33' x 83', zoned RM-3. The dwelling contains 10 rooms divided into 3 self-contained suites, 13 plumbing fixtures, has a patent shingle roof, stucco exterior, full concrete basement and is heated with an oil-fired hot air furnace. This dwelling is in fair condition for age and type. Two of the aforesaid suites are vacant. The remaining tenant is to vacate May 31st, 1973.

The Britannia Community Services Centre involves the acquisition of 78 properties. 64 of these have now been acquired, including the above, leaving a total of 14 to purchase.

Following negotiations, the owner has agreed to sell for the sum of $29,200.00 as of May 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $29,200.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

5. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1820 Cypress St. & 1874-1882-1890-1892 West 2nd Avenue Lots 1-5, Blk. 227, D.L. 526	Kitsilano Senior Citizens' Project	Litchfield Bulldozing Ltd.	$3,495.00	565/1005 565/1007 to 565/1009
1618 Napier Street Lot 4, Block 38, D.L. 264A	Britannia Community Services Centre	John Bulych	$1,085.00	5830/428
1973 West 7th Ave. Lot 18, Block 286, D.L. 526	Kitsilano Senior Citizens' Project	Paul Bulych	$1,075.00	565/1010

INFORMATION

Clause 5 Continued

1112 Cotton Drive Lot B of 1 & 2, Block 38, D.L. 264A	Britannia Community Services Centre	George Muys	$ 845.00	5830/428
1133 Pendrell St. Lot 17 W½, Block 23, D.L. 185	Park Site # 7 West End	Able Demolition & Trucking Contractors Ltd.	$1,045.00	4189
901-905 Howe St. & 818-838-850 Smithe St., Lot 38, Blk. 71, D.L. 541	Block 71 Auth.to demo. B/A P/M Feb. 9/73, R/C Feb. 13/73	Litchfield Bulldozing Ltd.	$4,675.00	521/1201
1557 Parker Street Lot 16, Block 24, D.L. 264A	Britannia Community Services Centre	Sam Nep	$1,145.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

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FOR COUNCIL ACTION SEE PAGE(S) 404

B-1

WORKS & UTILITY MATTERS

INFORMATION

1. **LOCARNO PARK AND NORTHWEST MARINE DRIVE ALIGNMENT**

The City Engineer and Acting Director of Planning report as follows:

"The attached report was tabled by City Council in July 1972 to allow delegations to be heard on the matter. Arrangements were never completed for delegations to appear before Council and no action has been taken on this report.

The report was initiated in part because of a submission by the previous Park Board of a plan for the realignment of Northwest Marine Drive west of the Jericho Lands. Because of the change in the Park Board, Council may wish to hear the Park Board as a delegation to obtain the current Park Board thinking on this matter.

The recommendations in the attached report have been reviewed and are still considered appropriate."

(Delegations requested--see attached report.)

FOR COUNCIL ACTION SEE PAGE(S) 404

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strata Titles Act

The Corporation Counsel reports as follows:

"At the recently-concluded session of the Legislature the Strata Titles Act was amended so that before a strata plan can be registered in the Land Registry Office the applicant must obtain the approval of the Council where the land is in a municipality, or the Approving Officer where it is outside a municipality.

The section also has the following provision:

'The approving authority (City Council) may, notwithstanding the provisions of any other Act, approve the Strata Plan or refuse to approve it, or approve it subject to such terms and conditions as the approving authority considers appropriate, and its decision is final.'

The Strata Titles Act allows a form of subdivision of land three-dimensionally, and individual certificates of title are issued with respect to the manner in which the plan creates individual holdings. For example, titles can be issued for individual apartments. The transaction is basically a paper transaction. The normal by-law and development permit procedures control the physical development.

The first application has now been received to convert an existing apartment building at 1468 West 73rd Avenue into 17 strata lots, being a 17-suite building. This building was erected in 1963 and was authorized under Development Permit No. 27612.

It is to be noted that the approval must be that of Council. Furthermore, there is the power to impose conditions. For these reasons this application is being submitted initially for directions from Council as to how these applications are to be processed."

The Corporation Counsel submits the foregoing report for the CONSIDERATION of Council.

INFORMATION

2. Georgia and Granville: Block 42 - Pedestrian Crosswalk

The City Engineer reports as follows:

"The attached letter from the Downtown Business Association, dated 17th April, 1973, expresses their concern about the congestion in the pedestrian crosswalks at the intersection of Granville and Georgia Streets. The Downtown Business Association urge that the Block 42 developer be requested to reopen the north and west crosswalks at this intersection promptly and to provide a pedestrian walkway along the west side of Granville Street between Georgia and Dunsmuir Streets as soon as possible.

In December 1969, the Downtown Business Association requested in a letter to Council that they be included in the planning of traffic and pedestrian provisions for the construction of Block 42. A number of meetings were subsequently held between City officials, the architects and principals for Pacific Centre Ltd., representatives of the merchants in the area, and the Downtown Business Association, to work out the traffic arrangements that would be acceptable during construction.

cont'd....

Clause No. 2 continued

These traffic arrangements were then the subject of an information report to Council in May 1972. This report stated in part, that

'Pedestrian traffic on the north side of the street (Georgia) and the north and west crosswalks at the Granville-Georgia intersection and the north and east crosswalks at the Georgia-Howe intersection will not be maintained for a period of approximately one year commencing in July 1972, during construction under Georgia Street.'

and further, that

'It will not be possible to provide for pedestrians on the west side of Granville Street until late 1974 (approximately four months prior to contract completion).'

At that time a letter was received from the Downtown Business Association which stated in part,

'We wish, therefore to confirm that the proposals (for handling traffic during Block 42 construction) have been acceptable, and the cooperation from yourselves, developers and architects has been very much appreciated.'

The north and west crosswalks at Georgia and Granville were closed when construction beneath the streets commenced in this area last September. The pedestrian provisions at this intersection and the sidewalks around Block 42 have been reviewed, and everything possible is being done to restore the crosswalks and sidewalks as early as possible.

The two crosswalks which are presently closed are scheduled to be returned to use following completion of the street slabs at the intersection in July of this year. The sidewalk along Granville Street will not be restored until the latter part of the project.

The Downtown Business Association will continue to be kept informed in the planning of traffic arrangements for the construction of major downtown developments."

The City Engineer submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 405

FINANCE MATTERS

INFORMATION

1. Re: Charter Amendments

The Corporation Counsel reports as follows:

I wish to advise Council that the Charter amendments were all approved with minor amendments. Many of the sections were "housekeeping" items, but some of the more significant ones are as follows:

A. The use of voting machines is now authorized.

B. The owners as well as the occupants of premises may be held responsible for violations of the Noise Abatement By-law.

C. The owners as well as the caretakers of multiple dwelling premises may be held responsible for by-law violations with respect to such premises.

D. Council has been given power to order the removal of non-conforming signs.

E. The Police Commission has been expanded to consist of seven members with two appointments to be made annually for 3-year terms.

RECOMMENDATION

2. "Members of Council Superannuation By-law"

The Corporation Counsel reports as follows:

At the recently concluded Legislative Session, a Charter amendment was granted which has the effect of reducing the eligibility period for pensions of members of Council from 12 years to 10 years, and also allowed such amendment to be retroactive so as to include last year's Council in the eligibility clause.

It would seem to be appropriate to make the necessary amendments to the by-law and I recommend that an amending by-law be brought forward.

CONSIDERATION

3. P.C. 255 Sutton, R.G.: Legal Expenses

The Corporation Counsel reports as follows:

On April 17th, 1973, the following action was taken by Council in connection with the above:

"THAT the Council, pursuant to resolution of the Police Commission, approve payment of the amount of $1,000 for professional services rendered in connection with the defence of Police Constable 255, R.G. Sutton. (tabled)

"THAT Alderman Bower's motion be tabled for consideration at as early a meeting of Council as possible after the Corporation Counsel has furnished one copy of the transcript of the preliminary hearing in order that Aldermen Harcourt, Rankin and Volrich may study the same. - Carried Unanimously"

cont'd....

CLAUSE NO. 3 (continued)

Since P.C. Sutton was discharged, no transcript was prepared by the Court reporters. To obtain one would cost approximately $250.00 as the hearing lasted 2 days and involved 15 witnesses.

In lieu thereof, I discussed the substance of the proceedings with Mr. McMorran and asked if he would be prepared to give a summary. He said that if Council wished he would be prepared to appear before Council, but he indicated to me that the main issue which resulted in the laying of the charge revolved around the suggestion from two independent witnesses that the constable drove his vehicle into the motor cycle and this is apparent in the Judgment which I earlier circulated. For the benefit of Council, I am restating that portion of the Judgment dealing with this aspect:

> "The chase itself, in my opinion, is not sufficient to constitute the charge here of criminal negligence. But the chase if accompanied by a deliberate act of the constable which he must have known would endanger the victim, may be. And this appears to be the effect of the evidence of Mr. Magson and Dr. Lewis. I say the effect of the evidence because they do not say that, but I'm asked to conclude on that evidence that that is what happened. I have looked at this evidence in the light of all of it, that is, all of the evidence, and I can't find here sufficient evidence to lead to the conclusion on the test of probability of the constable's guilt that the constable here deliberately drove his car into the victim at speeds of up to fifty-five or sixty miles an hour. I can only find that erraticism of driving on both sides, which must occur at these speeds. As I have already indicated, this does not, in my opinion, constitute criminal negligence on the part of the accused and he stands discharged."

RECOMMENDATION

4. Summer Students Driving City Automobiles

The Medical Health Officer reports as follows:

The Health Department is assisting the placement of 91 students on a summer employment program. The students are employees of the Provincial Government, but the students will work on a variety of special projects developed by various divisions of the Health Department.

In some instances it would expedite the work of the Department to allow a student to drive a City car. In particular, this would apply to the in-service students from B.C.I.T. who are required to have 90 days practical experience prior to their examinations for their qualifying certification.

With reference to City of Vancouver Auto Allowance Regulation 25 we note that no one other than civic employees may drive City cars.

This report is a request for a waiver of the above-mentioned Auto Allowance Regulation to allow Provincially paid summer students to drive City cars at the express request of the supervisor or City employee with whom they are working. This matter has been discussed with the Director of Finance who sees no insurance difficulties in granting this request.

FOR COUNCIL ACTION SEE PAGE(S) 405

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

MAY 10, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, May 10, 1973, at approximately 2:10 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the Standing Committee on Finance & Administration, dated April 5 and April 12, 1973 were adopted as received.

RECOMMENDATION

1. City of Vancouver: Communications Systems

City Council on June 29, 1971, directed that a study of the overall communication needs of the City be undertaken and in this regard, a contract was awarded to the Systech Corporation, whose primary objective was to bring in a comprehensive plan to meet the communication needs of the City for 20 years. The study was completed in 1972 and a copy of the consultant's final technical report is on file in the City Clerk's Office.

The City Engineer, Chief Constable, Fire Chief and Director of Finance submitted a report under date of May 4, 1973, commenting on the projects which were recommended by the consultants. The report, copy of which is circulated, detailed the various projects and the costs, and it was advised that reports would be advanced separately or in the annual Capital Budget submissions for Council's consideration in due course, should Council approve the recommendations of the officials.

It was emphasized in the report that improvements to the Police communications system is the most urgent, particularly the increase to the number of Police radio channels, which the Committee was advised is critical.

The Committee, after reviewing and amending the recommendations contained in the report, RECOMMENDS as follows:

(a) That Council approve in principle, the concepts as contained in the officials report dated May 4, 1973.

(b) That the Chief Constable, the Fire Chief and the City Engineer be authorized to investigate the implementation of the Common Emergency Telephone Number (911) and other communication interconnections which may be of mutual benefit to the City, adjoining municipalities and the Canadian Mounted Police, and report back.

(c) That concurrently with the terms of reference given to the officials, as stated in (b) above, the B.C. Telephone Company be approached by City Council with a view to the Company assuming the basic expenses of the implementation of a Common Emergency Telephone Number and that the Greater Vancouver Regional District be requested to support this action of Council.

Cont'd....

CLAUSE NO. 1 (continued)

(d) That City Council request that the Senior Governments establish an incentive program to assist in the planning and implementation of improved law enforcement systems and techniques and the City Engineer, Chief Constable, and Fire Chief prepare a brief for this purpose.

(e) That the "Inspector of Communications and Information" of the Police Department, a member of the Finance Systems Division and the Assistant City Engineer (Electrical) of the Engineering Department be authorized to visit selected cities, as approved by the Board of Administration, to examine the communication systems and the computerized dispatching operation in these cities. The cost not to exceed $2,700. (Funds are available from the unexpended funds in Appropriation 237/1604 - "Communications Study", and 237/1605 - "City Staff and Other Assistance.")

2. Sale of City-Owned Land for Senior Citizens Housing

The Committee considered a report dated November 15, 1972, in which the Director of Planning & Civic Development and the Director of Finance gave a comparison of cost to the City of two alternative procedures for the sale of City-owned lands for development with senior citizens housing. The report also made detailed recommendations on the most desirable course of action. Planning officials and the Supervisor of Property & Insurance replied to various questions raised and elaborated on certain aspects of the report.

The Committee, although not in agreement with the last sentence of the preamble on Page 5 of the report, approved the recommendations of the officials after amendment as follows:

"(a) That the City of Vancouver offer for sale to the federal and provincial governments, land suitable for senior citizens housing for development under the federal-provincial arrangements as provided for in Section 40 of the National Housing Act as part of the Greater Vancouver Regional District Housing Program.

(b) That the City request the Greater Vancouver Regional District to pursue further with the appropriate agencies, the management of federal-provincial public housing for senior citizens by non-profit organizations concerned with housing the elderly.

(c) That the City propose to the Greater Vancouver Regional District that the District request the Province to amend the Supplementary Letters Patent relating to the Regional District's housing program to permit municipal tax losses on tax exempt senior citizens housing to be shared amongst member municipalities on the same basis as other costs, or pursue with the Senior Governments and the Greater Vancouver Regional District the concept of sharing the tax loss on the 75%; 12 ½%; 12 ½% formula now used for public housing.

- CARRIED UNANIMOUSLY"

INFORMATION

3. Haro Park Site

The Chairman was reminded of an action taken by the Committee in March, when dealing with the Haro Park Site; that it be offered for sale to the Provincial Government for the purpose of the Government developing specified housing on the property. The Chairman and the Acting Director of Planning were to co-ordinate the proposal and report back on progress made.

The Chairman indicated he will be reporting on this matter as soon as possible. There followed general discussion on this previous action taken by the Committee and after due course, it was **RESOLVED**

THAT the Provincial Government be informed of any non-profit organization who may have expressed an interest in acquiring this property for housing.

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 407

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 10, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday May 10, 1973 at approximately 2:15 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

RECOMMENDATIONS:

1. Improved Lighting - Gastown-Skid Road Area

A delegation from the Downtown Residents Association submitted a brief to your Committee requesting improvements in lane lighting in the Gastown-Skid Road area. The brief outlined the following as being those lanes most in need of improved lighting:

a. South lane of Hastings, Main to Cambie
b. North lane of Hastings, Main to Abbott
c. West lane 300 and 200 Blk. Main Street
d. North lane 100 Blk. Cordova Street
e. North lane 100 Blk. Powell Street

The delegation stated that improved lane lighting is considered an important factor in reducing the present high incidence of muggings and other related crimes in the area. Sgt. J. Adams, Vancouver City Police, stated his department supports improved lane lighting as an important crime prevention measure as improved lighting would generate more pedestrian traffic in the lanes thus making them less inviting to criminals. The Deputy City Engineer (Electrical) submitted a report on this topic for information of the Committee. His report read in part:

"At present the lighting in the lanes consists of 200 watt incandescent lights of an obsolete design which are leased from the B.C. Hydro. A report is being prepared on the implementation on the program for lighting lanes in the City. This report will be presented to Council within two months and projects to improve the lighting in these lanes would be advanced as soon as possible after the policies are set by City Council.

Cont'd .....

Clause #1 (Cont'd)

There have been many investigations in other major cities across the Continent which report excellent results in the detection and deterrence of preventable crime in lanes through the installation of adequate lighting. The Police Department have on their records, cases where the inadequate lighting has been the major factor in the commission of crimes of physical violence as well as theft."

The Deputy City Engineer (Electrical) concurred with the delegation's contention that the lighting in the Gastown-Skid Road area is inadequate. He suggested an immediate, temporary improvement in lane lighting in the area could be achieved by increasing the wattage of the bulbs from the present 200 watts to 500 watts.

There followed discussion on other factors which contribute to the high crime incidence in this area of the City. Sgt. Adams stated that, in his opinion, a major contributing factor is the excessive number of beer parlours in this part of the city - 29 beer parlours in the area bounded by Princess, Cambie, Georgia and the Waterfront. A number of the operators of these premises consistently violate Liquor Control Board regulations by continuing to serve beer to intoxicated persons and by placing more than the permitted number of drinks in front of patrons. The Police are constantly going into the beer parlours in this area to remove intoxicated persons and to caution the owners against contravening the LCB regulations. It was noted that the LCB, acting on Police reports, has in the past year closed down three or four of these premises for a week or so. However, the LCB does not have sufficient inspectors in the area to adequately police these premises. The delegation cited incidents to support Sgt. Adam's statements and also made reference to the ready availability of certain weapons, e.g. knives, in the local stores.

RECOMMENDED:

a) That the report of the City Engineer by received.

b) That the City Engineer be instructed to immediately take steps to improve the lighting in the lanes listed in the Downtown Residents Association's brief and detailed above by increasing the bulb wattage from 200 to 500 watts.

c) That the City Engineer report back to the Committee as quickly as possible on the cost of erecting additional temporary lights 30' in from the street intersections in the lanes referred to in the Downtown Residents Association's brief and listed above.

Your Committee FURTHER RECOMMENDS that the following resolution be approved by City Council and forwarded to the Liquor Control Board.

Cont'd ....

Clause #1 (Cont'd)

WHEREAS there is an obvious increase in preventable crimes in the Gastown-Skid Road area, and
WHEREAS this increase in crime can, in part, be attributed to the large number and poor operation of the beer parlours in the area,
THEREFORE BE IT RESOLVED that the Liquor Control Board be requested to assign a sufficient number of additional inspectors to adequately police the 29 beer parlours in the area bounded by Princess on the East, Cambie on the West, Georgia on the South, and the Waterfront on the North;
FURTHER RESOLVED that the Liquor Control Board instruct its inspectors to use their regulatory powers under the Liquor Control Act to close down those premises which violate said Act by serving beer to intoxicated persons and/or by placing more than the approved number of glasses of beer in front of a patron at any one time.

2. Dunbar-West Point Grey Youth Committee

As resolved at the April 12th meeting of the Standing Committee on Social Services, the Director of Social Planning, in collaboration with Mrs. Epstein of the Provincial Department of Rehabilitation and Social Improvement, submitted a report on the existing programme of the Dunbar-Point Grey Youth Committee; including an evaluation of the various facets of the programme and a breakdown of funding of same, as well as an evaluation of the services provided to the Dunbar-Point Grey area by traditional youth agencies. Your Committee discussed the Director of Social Planning's report with representatives of his Department and of the Dunbar Youth Project. The Social Planning Department's report indicated that the Dunbar Youth Project does serve a useful function, particularly in its job programme and its street work with these youths who cannot be reached through traditional social work techniques. The report feels there are few agency resources in the Dunbar-West Point Grey area and the services generated by the Dunbar Youth Project are the only ones available to meet the kind of needs generally served by such agencies. The report made a number of suggestions to the Dunbar-West Point Grey Committee including:

a) LIP extension be sought to continue the project instead of the OFY proposal
b) Job programme be continued and expanded (an increase of between 15 and 20 youths, many of whom have been in conflict with the law, are served through this programme and it is anticipated that many more young people will be involved in the job programme during the summer months).
c) A street contact, out-trip and supervised recreation programme be re-established.
d) All agency contacts in Dunbar-West Point Grey, as well as activities of the youths in the Dunbar-West Point Grey be co-ordinated through a project manager.

Cont'd .....

Clause #2 (Cont'd)

The report concluded with the following recommendations:

"1. No civic funds be granted for the four (4) staff positions requested.

2. The City and the Province share the cost of hiring a Manager under the Canada Assistance Plan cost-sharing in an amount not to exceed $12,000 (or a maximum net cost of $3,000 to the City) over a one year period.

3. A Manager, hired by the City of Vancouver, who is acceptable and seconded to the Dunbar-West Point Grey Area Council be retained to:

   i. Manage the Dunbar Youth Project

   ii. Co-ordinate other such programmes and agency activities in the Dunbar-West Point Grey area pertaining to youth.

4. The Social Planning Department, in concert with the Provincial Committee for Children report back to the Social Services Committee in early November, 1973 on the activities and effectiveness of the programmes of the Dunbar Youth Project and possible longer range funding from the City and the Province.

5. City Council be requested to support the Dunbar-West Point Grey Youth Committee in its negotiation for use of facilities for programme purposes with the Vancouver School Board and the Board of Parks and Public Recreation.

6. The Social Services Committee hold the grant request for facilities in abeyance, pending the aforementioned negotiations and revised programme requirements."

Your Committee

RECOMMENDS that recommendations 1 to 6 of the Director of Social Planning, as outlined above, be approved, subject to the Director of Social Planning submitting to the Standing Committee on Social Services, as soon as possible, the proposed evaluation procedure with respect to this particular project.

INFORMATION

3. Staff Training Proposal: Department of Human Resources

Mr. O.J.L. Petersen, Director of Staff Development, Department of Human Resources, reviewed with your Committee the Provincial Department's staff training proposal which will commence June 15, 1973. This proposal covers three specific phases of staff training. During consideration of this proposal, your Committee also heard from Mrs. Martin, B.S.A.S.W., the Director of Welfare & Rehabilitation and the Director of Personnel Services, all of whom highly endorsed the Department of Human Resources' staff training proposal.

cont'd ...

Clause #3 (Cont'd)

The Director of Welfare & Rehabilitation expressed a keen interest in working in close collaboration with the Provincial Government on this project. Mr. Boyd pointed out that the City Department of Welfare & Rehabilitation is developing a programme of orientation and job training and has recently hired a staff development officer to carry out this work.

RESOLVED to receive the report on staff training proposal, Department of Human Resources and to request Mr. Petersen to keep the Director of Welfare & Rehabilitation fully conversant with this programme to insure effective co-ordination of Provincial and City Welfare staff training programmes.

FURTHER RESOLVED that the Director of Welfare & Rehabilitation, in collaberation with the Department of Human Resources, submit to the Committee a staff training and development programme for his Department within a month

The Committee requested the Director of Welfare & Rehabilitation to supply members as soon as possible with copies of his report on proposed staffing of the Department. Mr. Boyd agreed to do this.

4. Community Transportation Service

A delegation from the Community Transportation Service submitted a brief to your Committee requesting a grant of $8,000.00 from the City to permit the Organization to continue in operation until they receive a further LIP grant (the present funding expires on May 31, 1973). Mr. R. Sandlin, Executive Director of the CTS, stated that unless the City approves an $8,000.00 grant, this service will have to be discontinued as of June 1, 1973 through lack of funds. It was noted that in 1972, the City gave a start-up grant of $10,000.00 to this Organization. In addition, in 1972, this service received a $32,000.00 Provincial grant and a LIP grant of approximately $74,000.00. Mr. Denofreo stated that the Department of Human Resources will not be providing a grant to the CTS for 1973. Your Committee reviewed in depth with the CTS delegation the administration and financial operation of the Organization. Mr. Sandlin stated that the Executive of the CTS will be meeting shortly with the Social Planning and Review Committee to re-structure the administration of the Organization and to establish it on a sound financial basis. Following further discussion, your Committee indicated to the delegation that, while endorsing the principle of the service provided by this Organization, it could not, at this time, recommend to Council that a grant be given to them.

RESOLVED to recive the report from the Community Transporation Service.

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 408

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

May 10, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, May 10, 1973, at approximately 4:00 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: R. Thompson

RECOMMENDATIONS:

1. Liquor Outlet: Club Zanzibar, 1129-35 Howe Street

The Zoning Planner referred to this Committee an application by Mr. Roitman for the Club Zanzibar to alter the existing building to enlarge the restaurant and cabaret. On May 4, 1973, the Technical Planning Board approved the application subject to conditions and subject to Council approval on recommendation of the Standing Committee on Community Development. The Committee considered the application and, having in mind the uses in the area in which the premises are located, it

RECOMMENDS that the Liquor Control Board be advised that the Council has no objection to the application for a liquor outlet in the enlarged premises at 1129-35 Howe Street.

2. Liquor Outlet: Mr. S.P. Martinsen, 828 East Hastings Street

The Zoning Planner referred to this Committee an application by Mr. S. P. Martinsen to use the second floor of the existing building as a cabaret. On May 4, 1973, the Technical Planning Board approved the application subject to conditions and subject to Council approval on recommendation of the Standing Committee on Community Development. The Committee considered the application and, having in mind the uses in the area in which the premises are located, it

RECOMMENDS that the Liquor Control Board be advised that the Council has no objection to the application for a liquor outlet in the second floor of the existing premises at 828 East Hastings Street.

INFORMATION:

3. Development of Lands -- Fraser River, Arbutus to Barnard Streets

The City Council received a report from the Deputy Director of Planning on March 27, 1973 on a development of lands along the Fraser River between Arbutus and Barnard Streets rights-of-ways

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Clause No. 3 (cont'd)

proposing three schemes of development i.e.

Scheme 1 - Industrial/Residential/Private Recreation
Scheme 2 - Greenbelt
Scheme 3 - Greenbelt/Industrial/Residential

The Council approved Scheme 3 in principle and directed the Standing Committee to discuss the whole matter with residents in the neighbourhood.

RESOLVED that an evening meeting be held at David Lloyd George Elementary School or other available school in the vicinity on June 28, 1973 at 7:30 p.m. for the purpose of discussing the proposals with the residents in the area.

4. Portion of City Owned Lands Between Angus Drive and Barnard Street Fronting on Marine Drive

On April 17, 1973, the Deputy Director of Planning reported on an offer by Mr. Peter H. Johnson to purchase from the City the residential lands fronting on Marine Drive between Barnard Street and Angus Drive. The Committee noted the comments by the Deputy Director of Planning that it is normal City practice to sub-divide its lands and call for tenders when they are to be used for single family properties and that the land in question will require substantial filling.

Mr. Johnson spoke briefly to his request and then indicated a willingness to let his application stand pending further studies by the Committee on the whole matter.

RESOLVED that the application by Mr. P. H. Johnson and the report from the Deputy Director of Planning as described above considered later when dealing with the problem of all the lands involved in proposed schemes of development and Mr. Johnson be notified of the public meeting so that he may make representations.

5. Britannia Property Acquisition

In reply to a resolution of Council re assitance for persons displaced by public housing, the Department of Municipal Affairs advised that, as a partner in public housing, it is not prepared to support bonusing any increased rent involved.

The Supervisor of Property & Insurance spoke to the question of property acquisition in the Britannia Area. He indicated that, up to the present, the Department has not faced any problem which it was not able to handle in regard to alternate accommodation. He described the various steps which are taken by the Department to assist people to obtain alternate accommodation.

Mr. M. Clague, Social Planning Department, pointed out that residents in the area affected by the Britannia Project have been circulated with information regarding securing fresh accommodation, but did say that he finds people are hard to reach with such information.

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Clause No. 5 (Cont'd)

In the light of the Provincial Government's refusal to share in the increased cost of accommodation for tenants forced to move as a result of public developments, the Committee considered that a policy might be developed dealing with dislocation costs being provided by developers and the same thing in the case of City Developments.

RESOLVED that the Corporation Counsel be asked to report on the feasibility of making it a condition of a development that such costs as moving costs, electrical and telephone installation costs, rental overlaps, and, for a limited period, the increase in rental occasioned by the move be borne by the developer.

FURTHER RESOLVED that the Corporation Counsel report on the power of the City to assume such costs where tenants are forced to move because of Civic developments.

6. Information Meeting with Britannia Planning Advisory Committee

Mr. M. Clague, Social Planning Department, by letter of April 5, 1973, informed the Committee that the Britannia Planning Advisory Committee has met with School and Park Board members and wishes to meet members of the Community Development Committee and other members of Council if possible for the purpose of making a brief presentation of the progress in connection with the development of the Britannia Services Centre.

RESOLVED that the Britannia Planning Advisory Committee be invited to meet with the Community Development Committee and other interested members of Council at 3:30 p.m. on May 17, 1973 in the City Hall.

6A. Report on Organization and Administration - Britannia Services Centre

Copies of a report entitled "Organization and Administration Study, Britannia Community Services Centre", prepared by J.E. Roberts, B.C. Research, was submitted to the Committee and copies circulated to members of the Committee.

RESOLVED that the report be received, copies supplied to other members of Council and it be considered by this Committee on May 17, 1973 at the 3:30 p.m. meeting.

7. Planning Process: Kitsilano Area

On April 17, 1973, Council asked the Community Development Committee to consider and report in three months with recommendations on zoning proposals for the Kitsilano area.

The Committee considered the appropriate procedure for dealing with this assignment. Mr. Geach, Assistant Director of Community Planning informed the Committee that very shortly there will be ready for the Committee's consideration, a report dealing with local area planning which he considers might be applicable to an area such as Kitsilano. Another report dealing with the City outside the

cont'd .....

Clause No. 7 (cont'd)

core will be submitted soon to the Civic Development Committee. Mr. Geach felt that the Committee should have the benefit of the first report before proceeding further on the specific question of Kitsilano area planning.

RESOLVED that the matter of Kitsilano area planning processes be not dealt with until the report on local area planning is received by this Committee.

8. Governmental Reform Committee - Appointment of Research and Advisory Consultant

The Chairman suggested to the Committee that it accept the offer by two members of the Faculty of U.B.C. who have specialized in local government problems. He suggested further that the Committee consider seeking advise from someone, who may be considered to be a specialist in seeking public opinions, who could assist in the framing of the ballot. The suggestion was discussed by the Committee, but no further action ensued.

9. Killarney-Champlain Heights -- Community Facilities and Related Matters

The Committee did not deal further with the matter because it was recognized that Mr. H. Hickan, who raised the question involved with the Chairman, was not present and should be the one to whom the Committee would look for further information.

RESOLVED that this matter be deferred to a later meeting to which Mr. Hickan be invited to present the matter to the Committee.

10. Illegal Suite Policy

Council, when dealing with illegal suite policy on March 20, 1973, passed the following motion:

> "THAT the Standing Committee on Community Development be requested to re-consider the present Illegal Suite Policy with the intent of such policy being amended to make illegal housing, legal in terms of City regulations, in particular neighbourhoods of one family dwellings where such would be acceptable to that neighbourhood."

The Committee also had before it at this meeting, correspondence between Alderman Harcourt and the Vancouver Housing Association re accommodation for elderly people.

RESOLVED that the question of illegal suite policy and the question from the Vancouver Housing Association be considered by this Committee at a later meeting.

11. Alternative Concepts - Areas E & F
Champlain Heights

On September 15, 1972, Council referred to the Standing Committee a report by the Director of Planning & Civic Development on concepts for Areas E & F, Champlain Heights with particular reference to lot size and density of development. The Director of Planning refers in his report to the report by the Consultants, Urban Programme Planners and Downs/Archambault entitled "A Presentation of Alternative Development Concepts For Areas E & F, Champlain Heights"

RESOLVED that the Deputy Director of Planning be requested to report further to this Committee on the question of the implications on density based on 13,000 to 16,000 units in the area and

FURTHER RESOLVED that the receipt by the Committee of the report referred to above, a meeting be held in the neighbourhood to which the consultants also be invited.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 410

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

May 15, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, May 15, 1973 at approximately 10:45 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Marzari
Alderman Rankin

CLERK: M. Kinsella

INFORMATION:

1. Proposed Senior Citizens' Housing Development - On Site Adjacent to Jericho D.N.D. Lands

As requested at the May 1, 1973 meeting, the G.V.R.D Housing Department submitted for consideration proposals for development of the City owned site in Jericho for Senior Citizens Housing. It was suggested at that time that such development should be of an approximate floor space ratio of 1.0 and the price would be $2,000.00 per unit. The G.V.R.D. Housing proposal suggested two forms of development:

1. Three conventional 3-storey frame apartments, similar to those existing in the neighbourhood adjacent to the site.

2. Medium rise development i.e. three 9 or 10 storey units.

It was noted that the first scheme would produce a total of 189 units and the second a total of 162 units. Mr. Casson, G.V.R.D. Housing Department, pointed out that the proposals are based upon the following assumptions:

"(a) Use of entire site of 2.86 acres. If less land is available because of road re-alignment, then it will alter the number of units but the principle considered herein will remain.

(b) that soil testing results will be favourable."

The report stated in part:

"Immediately following the May 1st meeting, a windshield inspection of the site was undertaken by C.M.H.C. and G.V.R.D. personnel. Subsequently, the site has been inspected by architectural, engineering and planning staff. The consensus is that the site would be most satisfactory for a senior citizen multiple development.

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Clause #1 (cont'd)

With respect to possible objections of local residents of view blocking should the site be developed with medium rise units, photographs were taken from 8th Avenue from several view points and also from 11th and Wallace and a height relationship was made to the chimney of the Deaf and Blind School and it is considered that if a 9 or 10 storey development was in fact visualized, only the elevator penthouse would be visible from the area south of 8th Avenue."

The Assistant Director of Community Planning advised that a joint report from the Director of Planning and the City Engineer will be submitted to the next meeting of the Committee with respect to the implications of the possible road connection between Point Grey Road and Fourth Avenue. The Planning Department is of the view that the present connector at Alma Road is satisfactory. However, Mr. Geach stated that another factor to consider is the possibility of a road going through to separate the 72 acres at Jericho from the 38 acre site.

The consensus of your Committee was in favour of the medium rise development and it was

RESOLVED that the G.V.R.D. Housing Department be requested to report back to the next meeting of the Committee on the results of soil tests on the site.

FURTHER RESOLVED that
(a) if the soil tests prove favourable for development of the site as medium rise Senior Citizens Housing and
(b) if City Council approves the recommendation of the Standing Committee on Housing dated May 1, 1973 that City Council enter into negotiations with the Federal-Provincial partnership for sale of this property, being Lot D of D.L. 538 which is adjacent to the Jericho D.N.D. lands, for development for Senior Citizens Housing at a floor space ratio of approximately 1.0

the Standing Committee on Housing at its next meeting set a date for a public meeting in the Jericho area, to include representatives of the G.V.R.D. Housing Department and appropriate Civic officials, to obtain public response to the development of the site for medium rise Senior Citizens Housing.

RECOMMENDATION:

2. Priorities of the Committee

The Committee discussed the Chairman's memo of April 9, 1973 on priorities of the Committee. There was agreement with the Chairman's assessment of the problems with respect to housing in the City and as outlined in his memo of April 9, 1973. The Committee further agreed with the three major priorities set out in this memo which are:

(a) Family accommodation for the families earning $12,000 to $13,000 a year and under;

cont'd .....

Clause #2 (cont'd)

(b) Senior Citizens Housing

(c) Low income housing

The Committee agreed to concentrate initially on the use of City owned land in False Creek for needed housing and also to review the suitability of the recommendations made to date with respect to the use of City owned land available in Champlain Heights.

Alderman Hardwick, Chairman of the Special Committee on False Creek, advised that the deadline for submission to Council of guidelines re False Creek is June 15, 1973 and suggested that discussion of False Creek housing be deferred until these guidelines have been received by Council. Alderman Hardwick further suggested that the Committee consider the possibilities of utilizing some of the land in the downtown peninsula to meet housing needs. He pointed out that a lot of the land in this area is presently used as parking lots or obsolete industrial development particularly in the area between Nelson and False Creek and Burrard and False Creek. He posed the question as to how the Committee could create a task force comprised of the three levels of Government (Federal, Provincial and Municipal) plus private developers to generate substantial amounts of needed housing in this area. Mr. Casson referred to the recently established Pacific region branch of the Toronto based United Development Industry and suggested that this organization might be interested in such a proposal (U.D.I. is an organization of well established developers interested in long term investment).

The consensus of the meeting was that it is imperative that there be an early meeting of representatives of the two senior Governments, local developers and the City of Vancouver to develop a land strategy for this portion of the downtown peninsula. It was agreed to request Mr. Casson to co-ordinate as soon as possible a meeting of the Standing Committee on Housing with representatives of the Senior Governments and private developers (U.D.I.) to deal with the question of assembly of lands in the downtown peninsula area for needed housing.

The Committee went on to discuss mechanisms by which the cost of housing could be controlled and it was

RECOMMENDED that the Supervisor of Property and Insurance and Corporation Counsel together with appropriate Civic officials explore, for report back to the Committee, mechanisms by which individuals, who either lease or purchase low cost housing and who sell same, re-pay to the City or to the Federal-Provincial Partnership a pro-rata portion of the subsidy for this housing plus any capital gains thereby insuring control of the cost of housing built on City owned land.

The Committee then discussed its roll with respect to generating development of Senior Citizen Housing (item 4C of the Chairman's memo of April 9, 1973). To this end, it was

cont'd ....

Clause #2 (cont'd)

RECOMMENDED that Council authorize the Standing Committee of Council on Housing to extend invitations to all organizations which have built or wish to build Senior Citizens Housing to bring forward to the Committee any further development proposals they may have for this type of housing.

FURTHER RECOMMENDED that the Standing Committee on Housing be authorized to extend to such organizations all possible assistance in achieving their goals and that Council negotiate with these organizations the provision of suitable land on the basis of the assessed value of the proposed site.

There was discussion on the current practice of exempting some Senior Citizens housing from property taxes and it was noted that the Standing Committee on Finance and Administration at its meeting on May 17, 1973 will be considering a report from the Director of Planning on the question of sale of City owned land to Senior Citizens Housing which puts forward recommendations with respect to recouping tax losses on tax exempt Senior Citizens Housing.

The meeting adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 409 & 410

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at Britannia Secondary School on Wednesday, May 16, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Linnell
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: R. Thompson

INFORMATION

This is the fourth of a series of meetings called for the purpose of meeting interested parties. Nine briefs were submitted. The briefs are referred to below and the points raised by each speaker are noted.

1. Mr. D. M. Anderson, 2745 West 30th Avenue, Vancouver 8, B.C.

Mr. Anderson, speaking for himself, submitted a brief in which the following points were made:

(i) That every effort should be made to tell people more about the City, its structure and the electoral system.

(ii) That a City government information service be set up to publicize City government and to promote and sponsor adult civic education projects by Local Area Councils, etc.

(iii) Have a space on the ballot for voters who are not satisfied of the choice available to them. Have a space on the ballots with questions for voters who are not satisfied with the information available to them.

2. Grandview-Woodland Area Council - Mr. A. Stusiak

The brief presented by this organization made the following points in connection with electoral reform:

(i) That Area Councils should be considered as links between the community and the City as a whole.

(ii) That people contacted by the association are all in favour of some kind of ward system.

(iii) That Area Councils should remain as an important element in civic life.

(iv) If a ward system is introduced, the system of parliamentary politics should be introduced at the same time.

(v) Ward Aldermen should not be directly instructed or subject to recall by the local area residents.

(vi) That citizens and groups continue to have direct access to Council.

(vii) That the area or community councils should be non-partisan in composition and formally elected by local residents.

(viii) Ward areas should coincide with areas set up for the organization of education, health, welfare, recreation and social service.

(ix) That local communities should be notified about requests for development permits in their areas.

(x) Such groups as community councils should be funded by the City of Vancouver.

3. Hastings Townsite Resident's Association - Gillian Campbell

The brief presented by this organization made the following points in connection with electoral reform:

(i) That the Council is not sufficiently responsive to the needs of local areas.

(ii) That a full ward system is preferable to a partial ward system.

(iii) That neighbourhoods should be allowed to actively participate in the creation of an overall development plan for the area.

4. Communist Party of Canada - Mr. R. Garneau

The brief presented by this organization made the following points in connection with electoral reform:

(i) That a full ward system is favoured.

(ii) That only the Mayor be elected at large.

(iii) That Aldermen should not be expected to be full time.

(iv) That School Trustees and Park Commissioners be elected on a full ward basis.

(v) There should be a civic office in each ward for the use of the Aldermen, School Trustee and Park Commissioner in that ward.

(vi) That a ward have one Aldermanic representative.

(vii) That the basis of a ward be 20,000 people.

(viii) That the term of office be for two years.

(ix) That a deposit is not favoured.

(x) That more nominators should be required.

(xi) That group affiliation should be shown on the ballot.

(xii) That residence in the ward is desirable but the decision should be made by the voters in choosing their representative on election day.

(xiii) There should be as many Trustees and Park Commissioners as Aldermen.

5. Cassiar Ratepayers Association - Mr. J. T. Cork

The brief presented by this organization made the following points in connection with electoral reform:

(i) That a full ward system is favoured with one member from each ward and a ward contain about 15,000 voters.

(ii) That Aldermen be full-time functionaries and Parks and School Board, part-time functionaries.

(iii) That all candidates should be elected for a two-year term.

(iv) That the election be held in the early fall.

(v) That, at the choice of the candidate, affiliation be shown on the ballot paper.

(vi) That no deposit be required.

(vii) That a candidate should be a resident within the ward.

(viii) That the candidate should maintain an office within the ward.

(ix) That the corporation vote be eliminated.

(x) That tenants have full voting rights.

6. Adanac-Charles Planning Committee - Mr. H. De V. Foster

The brief presented by this organization made the following points in connection with electoral reform:

(i) A partial ward system is favoured with 8 wards having resident restriction and two wards having no resident restriction.

(ii) That there be one member for each ward and that there be four Aldermen elected at large.

(iii) That there be 12 Aldermen all told.

(iv) That School and Park Board members be elected by ward.

(v) That a two-year term be continued for a trial period.

(vi) That group affiliation be not printed on the ballot.

(vii) That qualifications for office be:

(a) to have lived in Vancouver for five years.

or

(b) to have paid a license of other fees to the City.

or

(c) to be a resident tax payer.

7. Mrs. Margaret Mitchell

Mrs. Mitchell, speaking for herself, submitted a brief in which the following points were made:

(i) That a ward system is favoured.

(ii) That Aldermen should live in the area they represent.

(iii) That there be a full ward system.

(iv) Suggests that there be 22 local areas with one Alderman from each area.

(v) Aldermen should be paid as full-time Aldermen and should be expected to work in the local areas and act as a kind of ombudsman.

(vi) That there be 20 to 25 Aldermen.

(vii) That some form of local area representation be developed for Parks and Schools.

(viii) That the term of office be two years.

(ix) That election day be in October or November.

(x) That party affiliation be shown on the ballot.

(xi) That no deposit be required, but more nominators be required.

(xii) The voters should decide on the question of whether a candidate should be a resident in the ward.

(xiii) That the system of community councils be strengthened with the ward Aldermen being accountable to local citizens.

(xiv) That consideration be given to electing local community councils which be provided with funds.

8. Cedar Cottage Ratepayers & Tenants Association - Mr. S. Shelton

The brief presented by this organization made the following points in connection with electoral reform:

(i) That there should be a full ward system.

(ii) That the wards be one-member wards.

(iii) That School and Park Board members be elected on a ward basis.

(iv) That the term of office be two years.

(v) That election day be the first Saturday in November.

9. Shawn Hatch, 3369 East Georgia Street, Vancouver 6, B.C.
Fred Lowther, 2781 McGill Street, Vancouver, B.C.

The brief presented jointly by Shawn Hatch and Fred Lowther, made the following points in connection with electoral reform:

(i) That there be a full ward system with 21 wards.

(ii) The Mayor should be elected at large.

(iii) Each ward should have a ward office with access to citizens and citizen's groups.

(iv) There should be monthly ward meetings.

(v) The method by which citizens meet with the Council should be improved.

(vi) Park and School Board members should be elected by wards.

(vii) Community participation in the management and administration of School and Park facilities should be encouraged.

The meeting adjourned at approximately 9:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 410

REPORT TO COUNCIL

May 17, 1973

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in #2 Committee Room, City Hall on Thursday May 17, 1973, at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Marzari
ABSENT:	Alderman Rankin
COMMITTEE CLERK:	H. Sugrive

RECOMMENDATION

1. Britannia Community Service Centre

Mr. H. Pickstone, Deputy Director of Planning, outlined a brief history of the Britannia Community Service Centre from early 1960 to the present stage, when a sum of 2¼ million dollars for the Britannia project was included in the Vancouver City Council's Five Year Plan Funds for 1970 - 1975. The Community Service Centre concept proposed an entirely new civic arrangement for co-ordination and integration of Community Service provided by a variety of agencies and people. It also suggested a centre for social action, a place where people met to discuss local area and neighbourhood problems and work together to solve them.

The firms of Downs-Archambault (Consultants) and Britannia Design (Architects) were represented by Byron Olson and Barry Downs who spoke on the layout and the planning of the Centre, with the aid of slides.

At this stage, the Chairman welcomed members of the Committee of a similar project from Nova Scotia, who were visiting Vancouver to see the Britannia Community Service Centre Planning. The Team consisted of Mayor Arthur Langley, Alderman Hector McGinnis, Rev. David Price and Stuart Shephard.

Mr. Morris Egan of Social Planning Department further detailed the importance of the Centre and Mr. Roberts of the Educational Research Institute of B.C. spoke on the "Proposed Organization and Administration Study of Britannia Community Service Centre". The points of emphasis were: mature partnership, indicative of trend towards more direct involvement and participation with agencies, both at the policy making and service delivering levels. He stressed that this should be developed towards a mature partnership of citizens and agencies working together to solve Community problems.

The most salient features of development towards more integrated services were pointed out as - co-operation, co-ordination and integration. Mr. Roberts informed that the recommendations as amended had been received by the Library Board and approved.

Proposed Organization and Administration

He then presented a summary of the recommendations from the report on Proposed Organization and Administration of Britannia Community Service Centre for the Committee's approval and submission to Council for adoption.

1. That some form of citizen organization be formed associated with the Britannia Centre which will provide a basis for community involvement in both policy-making and in the operation of the Centre. This organization would be incorporated under the Societies Act of British Columbia and for convenience in this report will be referred to as the Britannia Centre Society.

2. That there should be a Board of Management for Britannia, comprising citizen representatives and the operating representatives of the agencies actually working in the Britannia Centre. The citizens would be elected through the Britannia Centre Society, and they should hold a majority on the Board.

3. That there should be an Administration at Britannia, headed by an Executive Director, which would be employed by and directly responsible to the Board of Management. The Administration would be responsible for day-to-day operation of the Centre in partnership with the resident representatives of the agencies. In addition, it would act as an executive to the Board in the implementation of policy decisions.

4. That the maintenance and janitorial staffs be responsible for the Britannia Administration.

5. That in the case of the Britannia Community Services Centre, the agreements between elected bodies on the sharing of capital costs be separated from agreements on all other matters.

6. That the Britannia Board of Management be consulted on all agreements between the elected bodies concerning operations at Britannia, whether or not the Britannia Centre Society is a party to the agreement.

7. That some operating funds be made available directly to the Britannia Centre Society to be spent at the discretion of the Board of Management. These funds should be sufficient to support the Britannia Administration and to provide some "seed money" for experimental projects within the Centre.

During the discussion on the recommendations, the Chairman expressed the danger of the Centre having the same elements as that of a private club, in due course, leading from the requirements of membership, having to pay subscription to join, completing and signing of membership forms, etc., etc. He emphasized that there was a general tendency of reluctance to join when there were certain obligations to be fulfilled, such as signing membership forms, paying dues, residential qualifications, etc. He stated that it was just possible that they may have to end up with a

Society of a very small minority to have representation on the Board of Management, leading to perpetuity through a process. He went on to compare the Pacific National Exhibition where there were Federal and Civic appointees to the Board.

In reply, it was stated that a constitution will have to be formulated to give the citizens a direct voice and all those who were interested will be eligible to express their views.

The Committee RECOMMENDED:

1. THAT the Council approve the plans and other concepts of Britannia Community Service Centre.

2. THAT the foregoing recommendations, 1 to 7, as set out from the report on Proposed Organization and Administration of the Board, be approved.

2. Broadway West Area Meeting with Citizens Committee on April 19, 1973

At a meeting of the Standing Committee of Council on Community Development, held on March 29, 1973, Mrs. Marjorie M. Harper, 2950 West 8th Avenue appeared as a representative of the West Broadway Citizens Committee. She made the following two requests:

(a) THAT the West Broadway Citizens Committee and the Kitsilano Information Centre be furnished with a notification of all applications for Development Permits in the area bounded by Larch and Highbury Streets and between the south side of West 8th Avenue and the north side of West 10th Avenue.

(b) THAT two meetings be convened with the groups concerned with the Broadway West area; one with the Community Development Committee and the other, in the evening, with the City Council.

Mr. A. D. Geach, Assistant Director Community Planning Division, spoke to the request for notification of application for Development Permits and advised that a comprehensive report on this question will be made by the Director of Planning as soon as possible.

RESOLVED that arrangements be made with groups and citizens concerned with the Broadway West area for a meeting of the Community Development Committee to be held at 7:30 p.m. on Thursday, April 19th, 1973, at an appropriate place in the Community, such place to be arranged for by the West Broadway Citizens Committee and the meeting to be chaired by Alderman Harcourt and to be noted that City staff will not be required to be in attendance.

In accordance with the Resolution, a meeting was held on April 19, 1973, at 7:30 p.m. at Kitsilano House, with the West Broadway Citizens Committee, under the chairmanship of Alderman Harcourt.

On May 14, 1973, Mr. Jacques Khouri, Chairman, West Broadway Citizens Committee, wrote a letter addressed to Alderman Volrich, revising the guide lines as agreed at the meeting of April 19, 1973.

After a lengthy discussion, the Committee,

RECOMMENDED:

THAT the guide lines as formulated at the meeting on April 19, 1973, and further amended by letter of May 14, 1973, be approved to read as follows:

1. THAT City Council not accept the 'Broadway West Development Concept' nor the 'Broadway West Beautification Study.'

2(a) That City Council establish guidelines for beautification and future development of the West Broadway area, including those which were approved by merchants and residents on February 15, 1973, at City Hall.

2(b) That additional meetings of residents and merchants of the area be called by City Council, to proceed with the beautification study.

3(a) City Council encourage local area citizens groups to present their own proposals for redevelopment of local area, e.g. Kitsilano.

City Council undertake the responsibility for maintaining the present mix of local, district and regional commercial services.

There should be a thorough review of the C-2 zoning and the relationship of the commercial areas to the surrounding residential area.

3(b) All proposed changes to the zoning by-law, which affect the West Broadway area, shall be submitted to the area residents as a local referendum (the area defined as bounded by 5th and 15th Avenues from Larch to Highbury).

4. That the Technical Planning Board and the Director of Planning not make any decisions affecting the West Broadway area without prior notification and consultation with all residents of the area.

5. Xerox copies of all applications for development permits pertaining to the West Broadway area be sent without delay to the West Broadway Citizens Committee, 2741 West 4th Avenue, Vancouver 8.

6. That City Council establish the principle that under no circumstances will private property be expropriated for parking or for any other use by private interests by the City of Vancouver.

7. That the City (i.e. the taxpayer) not participate in any cost-sharing venture with private business for the acquisition of and provision for parking.

8. That City Council not allow any relaxation in the parking requirements as laid down under the existing zoning bylaws.

9. That City Council not allow the use of RS- and RT zoned land for surface parking.

10. That City Council discourage blockbusting by enforcing existing bylaws requiring that properties must be kept in good repair and maintained to acceptable standards of appearance.

INFORMATION

3. Killarney-Champlain Heights - Community Facilities and Related Matters

Mr. H. Hicken in his verbal representation, expressed concern of a major obstacle the Community was facing this summer for the need for greater utilization of community facilities. He urged that more efficient use of the facilities, already existing, be made.

He went on to inform that in late 1972, a few workers in the Killarney area were confronted with a common concern, how to prevent the extent of vandalism in and around the Killarney Park Area. After several meetings it was apparent to the group, that the lack of an open door policy of public buildings, which were the targets of destruction, and a lack of a healthy attitute for the community, held for adolescents of the area, were responsible towards the destructive activities by some people.

Mr. Hicken went on to state that the citizens were now taking a strong lead against vandalism and he sought the Committee's blessings with encouragement to go back and draft a constitution to be set for vehicular communication within the group and civic authorities. He further wished that the group be given some political recognition. The Chairman assured Mr. Hicken that he had the Committee's encouragement to proceed with the draft of the constitution which will be given Committee's consideration.

The meeting adjourned at 5:45

FOR COUNCIL ACTION SEE PAGE(S) 410

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON ENVIRONMENT

MAY 24, 1973.

A meeting of the Standing Committee of Council on Environment was held in No. 2 Committee Room, City Hall, on Thursday, May 24, 1973, at approximately 11:55 a.m.

PRESENT:	Alderman Linnell	(Chairman
	Alderman Massey	
	Alderman Pendakur	
ABSENT:	Alderman Gibson	(Leave of Absence)
COMMITTEE CLERK:	H. Sugrive	

RECOMMENDATION:

1. Sign Control

The Committee considered the following report:

The Deputy Director of Planning reports as follows:

"Council on February 20, 1973 adopted the following recommendation of the Standing Committee on Environment dated February 8, 1973:

'FURTHER RECOMMENDED that the Committee instruct the Director of Planning to review the present Sign By-law and come back to the Committee with a status report on what has been done and what is needed to produce a good sign control by-law; this report to be considered as a first priority item.'

This matter has been reviewed intermittently over the years and controls such as those applicable to areas adjacent to bridgeheads and major highways have been introduced. However, a comprehensive review, followed by specific practical proposals, has not been undertaken and this is a task which will call for extensive study and consultation. In my view, a penetrating examination coupled with imaginative approaches to required procedures, involving a combination of legal and design experience is needed. Having regard to present commitments in relation to available staff and the need for early action, I recommend a consultant team consisting of an architect and a lawyer.

I believe a qualified consulting company could undertake this.

No funds are available in the Department's budget for this work and if the work is approved the funds would, therefore, have to be provided from Contingency Reserve.

I RECOMMEND, therefore, that:

1. The Standing Committee on Environment endorse the appointment of a consultant to study and bring forward recommendations on Sign Control.

2. If the foregoing recommendation is adopted, the Corporation Counsel be requested to draft the requisite agreement between the City and the Consultants."

Your Board submits the foregoing for CONSIDERATION and notes that it has been customary to submit a short list of consultants for selection by Council. If such a list is required, proposals would have to be sought and Terms of Reference set.

RECOMMENDED:

THAT the Director of Planning and Civic Development be asked to revise his work program to include the revision of the Zoning By-Law as it affects signs, so that the proposed By-Law is ready for public hearings by May 1, 1974.

AND THAT the Corporation Counsel be asked to report to the Committee, on implications of above, to his department.

The meeting adjourned at 12:20 p.m.

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DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

May 24, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 24, 1973 at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

RECOMMENDATIONS:

1. New Welfare Rates --
Delegation: People on Welfare

A delegation from People on Welfare appeared before the Committee to protest the inequities of the proposed new Welfare rates. They also requested the Committee to recommend a 25% raise in rates based on actual, not basic, income. The delegation circulated a comparison sheet of ten typical families on social assistance in Vancouver. This sheet showed the present and proposed rates and illustrated that under the new rates, some families will suffer a loss in their welfare rates rather than a gain.

The Director of Welfare & Rehabilitation told the Committee the cause of the rate reduction is loss of the extra annual clothing allowance as well as discontinuance of special grants to mothers for school supplies for their children.

Another problem facing persons on social assistance is the high rents currently being charged for accommodation in the City of Vancouver and the fact that the rent allowances payable under the new rates are not adequate.

The Committee referred to the Boyd report which set up the schedule of social assistance rates based on cost of living. Council on January 23, 1973 unanimously adopted the following motion:

> "THAT the Boyd report forwarded to the Minister of Rehabilitation and Social Improvement, under cover of letter dated February 4, 1972, in respect of increase in social allowance rates, be adopted in principle as updated to the present, and a Council delegation proceed to Victoria in support therefor."

Subsequently, the Chairman, Alderman Marzari and a delegation from certain outside organizations met with the Minister of Human Resources on Monday, March 12, 1973, but the Minister gave no firm committment at that time.

cont' .....

Clause No. 1 (cont'd)

Your Committee, in discussing the welfare rates situation with the People on Welfare delegation, felt that further representations on the matter of welfare rates should be made to the Minister of Human Resources.

RECOMMENDED that Council urge in the strongest terms the Minister of Human Resources to immediately implement the updated Boyd report as of June 1, 1973 and to this end, Council authorize a delegation from the Standing Committee on Social Services to proceed to Victoria as soon as possible in support thereof.

FURTHER RECOMMENDED that Council approve the travel costs of representatives of outside groups accompanying this delegation to Victoria and that the composition from such outside groups be at the discretion of the Chairman but that such representatives number not more than ten.

Mr. Boyd agreed to immediately update his report for discussion with the Minister of Human Resources. Mr. Denofreo, Executive Assistant to the Minister of Human Resources, undertook to discuss this matter with the Minister at the earliest possible opportunity. At the request of the People on Welfare delegation, he also undertook to try to arrange the meeting with the Minister for Vancouver rather than Victoria if possible.

2. Welfare & Rehabilitation Department: Additional Staff

Your Committee considered the Board of Administration report dated May 24, 1973 dealing with two reports on staff requirements for the Welfare & Rehabilitation department. The first report dealt with a request from the Director of Welfare & Rehabilitation for the establishment of 46½ new positions. The second report dealt with the resolution of certain problems in the accounting branch of the Department. The Board of Administration report concluded with the following recommendations:

"(a) The number of established positions in the Welfare & Rehabilitation Department be increased by:-

Position Title	No.
Assistant to Director	1
Social Service Assistants	28
Public Health Nurses	1½
Clerical Positions - Accounting Branch	2
	32½

making a total authorized establishment of 273 positions (of which 28 are provincial employees).

(b) The Director of Personnel Services classify the 32½ additional permanent positions and the Board of Administration be authorized to approve the classifications. Incumbents of abolished positions to receive priority consideration for other employment with the City in accordance with Section 10.7 of the Union Agreement.

(c) Funds amounting to $47,967 (net City cost estimate for 1973 after Federal & Provincial cost sharing) be provided from Contingency Reserve, as recommended by the Comptroller of Accounts.

(d) The recommendations of the "B" report concerning implementation of accounting and verification procedures be adopted.

cont'd .....

Clause No. 2 (cont'd)

(e) A progress report be submitted to Council on the effect of implementation of this report before December 31, 1973.

(f) The foregoing recommendations be implemented upon receipt of written confirmation from the Provincial Government as to the cost-sharing, it being noted that the Deputy Minister of Human Resources has approved cost-sharing the additional staff by telephone.

Mr. Boyd indicated that a further report dealing with an additional ten permanent staff will be submitted to Council on May 29, 1973. These additional ten staff will administer the proposed new income supplementation programme which the Minister of Human Resources has established effective June 1, 1973. Following further discussion, it was

RECOMMENDED that the above recommendations contained in the Board of Administration report dated May 24, 1973 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 417

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

MAY 24, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, May 24, 1973 at approximately 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COMMITTEE: R. Henry

RECOMMENDATION

1. 1972 - 1973 L.I.P. Program Extensions

The Committee considered the following report submitted by the City Engineer and dated May 23, 1973.

The Committee reviewed the various projects and noted the priorities given each item by Council previously. A copy of the details of the projects and status, is circulated for information.

" The City Engineer reports as follows:

'On May 1, following the Federal Government's announcement of extended funding for Local Initiatives Projects, all City Departments were informed of the Federal guidelines and selection criteria and asked to submit requests for extensions, if required.

Preliminary discussions with the local Manpower Office indicated that a number of Federal approvals are likely, as noted below. Those 'under consideration' are less likely to be approved.

As a consequence of the various Departments' requests to extend existing projects, the probable status of the City's projects (assuming Council approval) is as follows:-

- One project completed.
- Seven projects requesting time extensions only - to utilize existing appropriations.
- Five projects likely to be federally approved at no cost to the City.
- Nine projects likely to be federally approved at a cost to the City of $56,261.
- Two projects having no City cost under Federal consideration.
- Four projects having a City's share of $28,326 under Federal consideration.

The total possible City expenditure of $84,587 has not been included in the Departmental Budgets and must be appropriated from Contingency Reserve. The Director of Finance states that sufficient funds are available in Contingency Reserve, if required. This would bring the overall City's expenditure on the 1972-73 L.I.P. Program to $430,000.

Because the current L.I.P. contracts expire on May 31, urgent consideration of the extensions is desirable.

The City Engineer submits the foregoing report to the Committee for CONSIDERATION.' "

Cont'd.....

CLAUSE NO. 1 (continued)

Your Committee, after due consideration RECOMMENDS approval of the extension of these projects listed as Priority #1, plus Project #1172 (Social Planning - Communications Centre).

FURTHER

THAT approval be given to any extension of time, necessary to complete present projects.

FURTHER

THAT additional funds required be appropriated from Contingency Reserve.

The Committee was advised that, if Council approves this action, it will add approximately $7,000 over the $400,000 guideline previously set by Council.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

JUNE 5, 1973

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 5, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Deputy Mayor Pendakur
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Gibson (Leave of Absence)
Alderman Hardwick (Civic Business)

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

Deputy Mayor Pendakur acknowledged the presence in the Council Chamber of students from Annie B. Jamieson Elementary School, under the direction of Mrs. Clode.

'IN CAMERA' MEETING

The City Clerk reported the 'In Camera' Committee is not unanimous with regard to the proposed 'In Camera' meeting, and therefore the particular subject in question will be considered 'In Camera' for decision on the 'In Camera' aspect, later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated May 29, 1973, be adopted.

(Amended)

MOVED IN AMENDMENT by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the following be added to the motion of Alderman Bowers and Alderman Linnell:

"after amendment to the motion on Page 16, Clause 2 of Item 'J' by deleting all the words after the word 'clause', and substituting the following therefor:

'be deferred for consideration in one week'".

- CARRIED UNANIMOUSLY.

The motion, as amended, reading as follows, was put and

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated May 29, 1973, be adopted after amendment to the motion on Page 16, Clause 2 of Item "J" by deleting all the words after the word "clause", and substituting the following therefor:

'be deferred for consideration in one week'.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Pendakur in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

1. Development Permit Application:
936 West 8th Avenue

The Council considered Departmental Report by the Deputy Director of Planning and Civic Development (Building & Planning Matters, Clause 4), under date of June 1, 1973, submitting for Council's consideration development permit application for a proposed office building at 936 West 8th Avenue. It is advised in the report, that the Technical Planning Board refers the matter to Council in explanation of the recommendation of the Design Panel that the Technical Planning Board refuse this design on the grounds that, if executed, it will adversely affect public amenity. Historic information is set out in the report.

Mr. H. Pedrini, Solicitor on behalf of Yeremie & Ferguson Construction Limited, appeared in support of the Development Permit application.

The Corporation Counsel expressed the view the City would be in a difficult position to turn the application down, since the applicant had conformed to the requirements of the By-law.

MOVED by Ald. Massey,
THAT the Department Report be received and the Technical Planning Board be instructed not to grant the Development Permit until such time as a satisfactory design to the Technical Planning Board, has been submitted.

A tie vote having resulted, the motion was declared - LOST.

(Aldermen Bowers, Linnell, Deputy Mayor Pendakur, and Alderman Rankin voted against the motion).

(No further action was taken by Council, the application to be handled administratively).

UNFINISHED BUSINESS

1. Proposed Requirements in Building
By-law for the Handicapped

The Council considered a report from the City Building Inspector under date of May 4, 1973, as a result of a submission by the Social Planning and Review Council, asking that design standards for the handicapped be included in the proposed new Building By-law. It is advised the design standards submitted by SPARC are based on similar standards issued by the Associate Committee on the National Building Code and referred to as Supplement No. 5. The Organization feels most of the clauses in Supplement No. 5 should use "shall" terminology rather than "should". In this regard, the City Building

cont'd.....

UNFINISHED BUSINESS (cont'd.)

1. Proposed Requirements in Building By-law for the Handicapped (cont'd.)

Inspector sets out significant examples as proposed by the Organization and comments thereon.

A representative of the Organization appeared in support of its requests and filed a brief.

MOVED by Ald. Massey,
THAT the requests of the Organization be approved in principle and the whole matter referred to the Standing Committee on Environment for report back to Council in approximately one month.

- CARRIED UNANIMOUSLY.

2. Grant - Festival of Forestry

A representative of the Festival of Forestry appeared in support of a request for a grant from the City of $7,500.00 toward the festival.

MOVED by Ald. Rankin,
THAT a grant of $3,500.00 be approved for this Festival of Forestry.

(Deferred)

MOVED by Ald. Harcourt,
THAT the matter be deferred for further consideration at the next Regular Council meeting.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. License: Fiesta Dance Studio

The Council considered letters dated May 30, 1973 and June 4, 1973, a petition being attached to the latter, asking an opportunity of appearing before Council on the matter of cancellation of the Fiesta Dance Studio license.

MOVED by Ald. Linnell,
THAT the letters be received and the delegation heard later this day when the delegation is available.

- CARRIED UNANIMOUSLY.

2. Resignation of City Clerk

Council received the following communication dated June 1, 1973 from the City Clerk, Mr. Ronald Thompson:

"This is notice of my intention to leave the service of the City, effective September 29, 1973.

The City, in its role of employer, has been good to me and I hope that my services have reflected my appreciation.

I am giving notice this early so that steps may be taken to appoint a successor. I would recommend that this action be taken soon, because of the involvement by this office in the forthcoming plebiscite and probably in consequent, actions which may follow from the decisions of the voters."

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

2. Resignation of City Clerk (cont'd.)

In considering this communication, expressions of appreciation for past services rendered to the City by Mr. Thompson, were stated.

MOVED by Ald. Volrich,
THAT this resignation be accepted with regret.

- CARRIED UNANIMOUSLY.

3. P.N.E. Entertainment:
Vancouver Theatre and
Performing Arts Society

The Council noted a request for a delegation received from the Vancouver Theatre and Performing Arts Society on the matter of use of Canadian talent, particularly Vancouver, at the P.N.E.

MOVED by Ald. Rankin,
THAT the Deputy Mayor be requested to ask the President of the P.N.E. to have this particular matter placed on the agenda of its next meeting.

- CARRIED UNANIMOUSLY.

4. Guidelines: West Broadway Area

It was agreed that the communication from the West Broadway Citizens Committee under date of June 4, 1973, in the matter of Guidelines for the West Broadway area, be considered later in the proceedings when Clause 2 of the Report of the Standing Committee on Community Development under date of May 17, 1973, will be considered.

A. BOARD OF ADMINISTRATION
General Report, June 1, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing eleven clauses identified as follows:

Cl. 1: Closure & Lease of Portion of W/S Scotia St. North of 8th Avenue
Cl. 2: Closure of Lane South of Moscrop Ave. West of Boundary Road - School Site
Cl. 3: Water Main Installation - 1972 Capital Budget
Cl. 4: Cancellation of Storm Sewer Project - Boundary Rd., Marine Dr. to Fraser River
Cl. 5: Sanitary Sewer, South Kent Ave. bet. Borden and Victoria Drive
Cl. 6: Reconstruction of Sewer, 53rd Ave. from Main St. to Quebec St. & Quebec St. from 50 - 53 Ave.
Cl. 7: Reconstruction of Sewer - Lane South of Hastings bet. Gore and Campbell Avenues
Cl. 8: Sewer Reconstruction on 33rd Ave. from Windsor to Ross Street
Cl. 9: Local Improvements on the "Initiative Principle"
Cl.10: Tender #733 - Reconstruction of Blood Alley Square and Trounce Alley
Cl.11: Provision for Funds for Sewer Outfalls - East End of False Creek

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

WORKS & UTILITY MATTERS (cont'd.)

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and City Engineer contained in clauses 1 - 9 of the foregoing report be approved.

- CARRIED UNANIMOUSLY.

Clause 10

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration and City Engineer contained in this clause of the foregoing report be approved.

- CARRIED UNANIMOUSLY.

Clause 11

MOVED by Ald. Linnell,
THAT the recommenations of the Board of Administration and City Engineer contained in this clause of the foregoing report be approved.

- CARRIED UNANIMOUSLY.

BUILDING AND PLANNING MATTERS

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and Deputy Director of Planning and Civic Development contained in Clause 1 respecting Computer Program be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS

The Council considered this report which contained five clauses identified as follows:

Cl. 1: Additional Clerk Typist I, Personnel Services Department
Cl. 2: Request for Council Participation Dominion Day Parade, North Vancouver
Cl. 3: Right to Life Society of B.C.
Cl. 4: Grant Request: B.C. - Japan Athletic Exchange Programme
Cl. 5: Park Board - Community Service Centres

The Council took action as follows:

Clause 1

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and the Director of Personnel Services contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2

After giving consideration to the details set out in this clause, it was

MOVED by Ald. Bowers,
THAT the invitation to participate in the Dominion Day Parade, North Vancouver, be declined with thanks for the opportunity.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clause 3

After considering the request of the Right to Life Society of B.C. set out in this clause, it was

MOVED by Ald. Linnell,
THAT the telegram be received.

- CARRIED UNANIMOUSLY.

Clause 4

MOVED by Ald. Linnell,
THAT this application for a grant be received and no further action taken.

- CARRIED.

(Alderman Harcourt voted against the motion).

Clause 5

In considering this clause, the Council noted a Departmental Report dated June 4, 1973, submitted by the Director of Finance recommending "that Council approve an additional $7,000 for the Strathcona Recreation Project for casual help in 1973 in order to keep the Centre open seven days per week and that the Park Board advise the Finance Department by the end of June as to the source of funds for the transfer within the 1973 Park Board Budget".

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and the Director of Finance contained in clause 5 be approved subject to the adoption of the recommendation of the Director of Finance as contained in his report of June 4, 1973, which recommendation is quoted above. and hereby adopted.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT REPORT
June 1, 1973

BUILDING AND PLANNING MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: City-Owned Lands: Charles, Adanac & Cassiar Streets & Boundary Road
Cl. 2: Historic Area Advisory Board
Cl. 3: Special Committee re Housing Illegal Suite - Hardship Case
Cl. 4: Proposed Office Building: 936 West 8th Avenue

Clause 1

MOVED by Ald. Rankin,
THAT the recommendation of the Deputy Director of Planning and Civic Development contained in this clause be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING AND PLANNING MATTERS (cont'd.)

Clause 2

When considering this clause, the Council noted an additional report on the subject submitted for information by the Deputy Director of Planning and Civic Development also dated June 1, 1973 in which a letter of explanation from Professor Harold Kalman is set out.

MOVED by Ald. Bowers,
THAT the second report dated June 1, 1973, from the Deputy Director of Planning and Civic Development on this subject, be received, and the recommendation of the Deputy Director of Planning and Civic Development set out in clause 2 be approved.

- CARRIED.

(Alderman Marzari voted against the motion)

Clause 3

In considering this clause, it was noted that a petition has been received objecting to the use of the house at 611 East 53rd Avenue in respect of an illegal suite in the basement. A recommendation of the Hardship Committee recommending extension of approval for a period of one year is set out in the report.

MOVED by Ald. Rankin,
THAT the City Building Inspector be requested to look further into the matter to see if there are any other violations, and report back to Council.

- CARRIED UNANIMOUSLY.

(The Council noted the information in this clause with respect to 575 East 53rd Avenue).

Clause 4

See Page 2 for action on this clause.

FINANCE MATTERS

The Council considered this report containing two clauses identified as follows:

Cl. 1: Hospital Vote
Cl. 2: Opportunity Rehabilitation Workshop Grant Request

Action was taken as follows:

Clause 1

MOVED by Ald. Bowers,
THAT the necessary action be taken to ensure the 'Hospital Vote' will be applied to the forthcoming plebiscite vote to be held in October of this year.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clause 2

MOVED by Ald. Rankin,
THAT the recommendation of the Director of Social Planning contained in this clause be approved.

- CARRIED UNANIMOUSLY
and by the required majority.

PERSONNEL MATTERS

MOVED by Ald. Rankin,
THAT the recommendation of the City Engineer contained in this report on the matter of Apprenticeship Agreement, be approved.

- CARRIED UNANIMOUSLY.

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:25 p.m.

The Council reconvened in open session in the Council Chamber at approximately 4:25 p.m., with the same members present.

COMMUNICATIONS OR PETITIONS (cont'd)

License:
Fiesta Dance Studio Limited

At the meeting on May 29, 1973, the Council instructed that the 1973 Dancing Academy License No. 12488, issued to Fiesta Dance Studio Limited, be cancelled. The Council received a request and petition from Miss E. Austin, on behalf of a majority of students of the Fiesta Dance Studio, asking an opportunity to appear before the Council requesting reconsideration of the cancellation.

The Council, therefore, heard Miss Austin who presented the students' position in asking the Council re-examine its decision.

The Council, after hearing the delegation, took no further action on the matter.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Report of Standing Committee on Social Services, May 24, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Classification - Social Worker II
Department of Welfare & Rehabilitation
Cl. 2: Greater Vancouver Home Care Project

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 2 of the report be approved.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Community Development, May 24, 1973

In considering this report of the Standing Committee on Community Development, dated May 24, 1973, on the subject of Development Permit - Rivtow Straits Limited, Alderman Volrich referred to a request from Rivtow Straits Limited that the Company be permitted to have another meeting with the Standing Committee on the aspect of cancellation of the street-end lease on Victoria Drive.

MOVED by Ald. Volrich,
THAT recommendation (1), dealing with cancellation of the lease for the Victoria Drive street-end be deferred for the time being, and the Company be given one month in which to renegotiate the use of this street-end to the satisfaction of the City Council, or present alternatives.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT recommendations of the Committee numbered (2) to (8) inclusive, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. False Creek Progress Report

MOVED by Ald. Harcourt,
THAT the False Creek Progress Report, dated June, 1973, submitted by the Deputy Director of Planning and Civic Development, be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT there be a Report Reference to Council on the False Creek Project in two weeks time (June 19, 1973). - CARRIED

(Alderman Massey voted against the motion)

F. Guidelines: Broadway West Area

The Council considered Clause 2 of the report of the Standing Committee on Community Development, under date of May 17, 1973, deferred previously to this meeting for further consideration.

In this regard the Council noted a letter, dated June 4, 1973, from the West Broadway Citizens' Committee expressing opinions on the matter. Alderman Volrich, Chairman of the Standing Committee, submitted for clarification, requests of the organization in regard to the guidelines and the Standing Committee's observations in respect thereto, all of which are set out below.

West Broadway Citizens' Committee Guidelines Proposals	Committee's Observations
1. That City Council not accept the 'Broadway West Development Concept' nor the 'Broadway West Beautification Study.'	1. Council should consider the beautification plans as proposed by Allan Parke as working papers only.
2(a) That City Council establish guidelines for beautification and future development of the West Broadway area, including those which were approved by merchants and residents on February 15, 1973, at City Hall.	2(a) Agreed that Council should establish these guidelines
2(b) That additional meetings of residents and merchants of the area be called by City Council to proceed with the beautification study.	2(b) Agreed.
3(a) City Council encourage local area citizens groups to present their own proposals for redevelopment of local areas, e.g. Kitsilano. City Council undertake the responsibility for maintaining the present mix of local, district and regional commercial services. There should be a thorough review of the C-2 zoning and the relationship of the commercial areas to the surrounding residential area.	3(a) City Council should encourage local area citizens groups to present their own proposals for redevelopment and improvement of the local areas. City Council should consider measures to discourage high density development. There should be a thorough review of the C2 zoning and the relationship of the commercial areas to the surrounding residential area.

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Guidelines: Broadway West Area (cont'd)

3(b) All proposed changes to the zoning by-law which affect the West Broadway area shall be submitted to the area residents as a local referendum (the area defined as bounded by 5th and 15th Avenues from Larch to Highbury.	3(b) The Committee is unable to approve of this proposal.
4. That the Technical Planning Board and the Director of Planning not make any decisions affecting the West Broadway area without prior notification and consultation with all residents of the area.	4. Agreed in principle that affected residents should be notified and consulted.
5. Xerox copies of all applications for development permits pertaining to the West Broadway area be sent without delay to the West Broadway Citizens Committee, 2741 West 4th Avenue, Vancouver 8.	5. Agreed in principle provided the matter can be implemented by the Planning Department.
6. That City Council establish the principle that under no circumstances will private property be expropriated for parking or for any other use by private interests.	6. Agreed in principle but with the following words added: "by the City of Vancouver."
7. That the City (i.e. the taxpayer) not participate in any cost-sharing venture with private business for the acquisition of and provision for parking.	7. Agreed in principle with the reservation that it is possible that some time in the future the City might want to get involved in some type of parking arrangement to deal with the parking situation.
8. That City Council not allow any relaxation in the parking requirements as laid down under the existing zoning by-laws.	8.. Agreed in principle.
9. That City Council not allow the use of RS- and RT- zoned land for surface parking.	9. Agreed in principle but with the observation that this will require a change in the Zoning By-law.
10. That City Council discourage blockbusting by enforcing existing By-laws requiring that properties must be kept in good repair and maintained to acceptable standards of appearance.	10. Agreed.

MOVED by Ald. Volrich,

THAT the West Broadway Citizens' Committee proposed guidelines as set out above, be approved but only on the basis of the Standing Committee's observations as set out in the case of each proposal.

- CARRIED

(Aldermen Bowers and Marzari voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Finance & Administration, May 24, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Dance Education Conference: Attendance by Mrs. Skrell
Cl. 2: Letter of Understanding: Local Issues
Cl. 3: Alterations and Additions to old Museum Building
Cl. 4: 1973 Supplementary Capital Program

The Council took action as follows:

Clause 1

MOVED by Ald. Bowers,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bowers,
THAT the recommendation of the Committee be approved after changes, in accordance with letter from the Director of Personnel Services dated June 4, 1973, agreed to by the Union, are made to Union demand No. 16 re Statutory Holiday Eligibility contained on page 2, and to City demand re Pay Cycle contained on page 7, in the Letter of Understanding dated April 24, 1973, signed by the City and Union representatives.

- CARRIED UNANIMOUSLY

(The Letter of Understanding and the letter from the Director of Personnel Services are on file in the City Clerk's Office)

Clause 3

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED

(Aldermen Pendakur and Rankin voted against the motion)

Clause 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

H. Review of Handicapped Persons' Income Assistance Recipients

The Board of Administration, under date of June 4, 1973, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

"The Department of Human Resources has requested that a new Application (RSI 353) be completed as quickly as possible on all recipients of this Allowance at May 31, 1973. Commencing June 1, 1973, the new Application form will be used for new applicants.

At May 31, 1973, the Department of Welfare & Rehabilitation had approximately 1,100 active Handicapped Persons' Income Assistance cases.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of Handicapped Persons'
Income Assistance Recipients (cont'd)

To complete the new Application, detailed information is required pertaining to -

a) living arrangements;

b) assets of recipient and spouse;

c) social insurance number; also a

d) B.C.M.P. (Medical) Application will be taken where coverage is not already in force.

In the majority (probably all) cases, a home visit will be necessary.

The Department of Human Resources requires completion of this new Application to obtain Federal cost sharing.

We have estimated that this review can be completed in approximately five weeks with 10 staff, including:-

9 Financial Aid Workers I

1 Clerk Typist II

The Department of Human Resources has also requested that our Department complete a special questionnaire on all Mincome recipients, currently maintained in boarding homes and nursing homes in the City, who are being supported in these homes under the Social Allowance Program. Our Department has over 1,000 persons in this category. Approximately 50% of this group will require a visit. The balance can be covered by a file review. It is estimated that this additional review will take approximately three weeks - using the same 10 staff.

The two review projects will take approximately two months.

The Minister of Human Resources has advised verbally that his Department will cover 100% costs of salaries and relevant transportation expenses. Written confirmation is forthcoming.

STAFF COSTS

9 Financial Aid Workers I (Temporary) @ $685. per month, for two months	$ 12,330.00
1 Clerk Typist II (Temporary) @ $470. per month, for two months	940.00
	$ 13,270.00
10% Fringe Benefits	1,327.00
Car Allowance for 9 Financial Aid Workers for 2 mos. @ $30.00 per month (9 x $30. x 2)	540.00
TOTAL:	$ 15,137.00

Provincial Cost - $15,137.00
Net Cost to City - Nil

The Director of Personnel Services reports as follows:

"I have reviewed the duties and responsibilities of the above mentioned 10 temporary positions and find that they have been properly classified.

This has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees Union, who concurs herein and has agreed to waive the regular waiting period."

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of Handicapped Persons'
Income Assistance Recipients (cont'd)

"**RECOMMENDATIONS**

THAT Council authorize the hiring of 10 temporary staff, as outlined above, for a period of two months on the understanding that total salary fringe benefits and transportation costs, estimated at $15,137.00, are recoverable from the Provincial Government.

THAT the report of the Director of Personnel Services be approved."

Your Board

RECOMMENDS adoption of the foregoing Recommendations of the Director of Welfare and Rehabilitation and the Director of Personnel Services.'

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in the report be approved.

- CARRIED UNANIMOUSLY

I. Strata Titles Applications

The Board of Administration, under date of June 1, 1973, submitted the following report:

'The Corporation Counsel and the Director of Permits and Licenses report as follows:

"Council has ordered that all applications for approvals of Strata Plans be submitted direct to Council for consideration.

Three such applications have now been received. We suggest that before any large amount of staff time is spent on researching and checking, the basic application be first submitted to Council for preliminary consideration, perhaps at a form of Hearing at which both the applicant and such of the tenants (if any) as may wish to appear and make representations as to the desirability of proceeding may be heard. At that Hearing Council could gather a great many details that may be of assistance to it and the officials.

The Act allows Council to refuse, grant approval, or grant it subject to conditions. The conditions referred to are, in the view of the Corporation Counsel, those which can be fully completed before approval is endorsed on the plan. If they are continuing conditions, there is no way of "retrieving" the approval if those conditions are violated in the future.

In considering applications, it should be noted that they fall into three categories:

1. Existing buildings occupied at the date of application.

2. Existing buildings not occupied at the date of application.

3. Buildings under construction and not completed.

Each of the three applications which have now been lodged for approval falls into one of the above categories.

In addition to preliminary details furnished by the applicant, the Director of Permits and Licenses has set out the details on record at the City Hall which may be of interest to Council:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

1. Applicant - Caledonian Ventures Ltd.
531 E. No. 3 Road, Richmond, B.C.

Subject property - Crestview Manor
1844 West 7th Avenue
Vancouver, B.C.

Legal Description - Lots 5-8 & 4 ex. W. 33'
Block 307
D.L. 526

Applicant's Statement:
Building designed as a condominium and now in final stages of construction.

(N.B. Strata Lots cannot be created until a building is completed.)

Details on record at City Hall:
Development Permit Application No. 59176.
Date approved: August 9, 1972.
Use of Building: 44 dwelling units.

2. Applicant - Shamrock Realty Ltd.
444 Main Street, Vancouver, B.C.

Subject property - 1503 Grandview Highway.

Legal Description: Lot 1 of Ptn. A, Blk. 154,
District Lot 264A

Applicant's Statement:
Building contains 25 suites, 24 occupied and 1 vacant.

Details on record at City Hall:
Development Permit Application No. 20044.
Date approved: August 30, 1961.
Use of Building: 25 dwelling units.

3. Applicant - Underhill & Underhill
1646 West 7th Avenue, Vancouver 9, B.C.

Subject property - Amber Manor
1468 West 73rd Avenue
Vancouver 14, B.C.

Legal Description: Lots 18 & 19
Block 3
District Lot 318.

Applicant's Statement:
Building contains 17 suites, 14 vacant, 1 occupied by prospective purchaser, 1 occupied by manager, 1 occupied by a tenant.

Details on record at City Hall:
Development Permit Application No. 27612.
Date approved: August 5, 1963.
Use of Building: 17 dwelling units.

The Director of Permits and Licenses reports that a cursory inspection of the building was made and the following comments seem pertinent at this time:

The building consists of a two-storey and penthouse unprotected, combustible building, generally in good condition with little deterioration. There are four dwelling units on the lower floor, six dwelling units

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

on the main floor, 6 dwelling units on the second floor and 1 dwelling unit in the penthouse. The building complies with the by-law in force at the time the building was erected and only fails to comply with today's by-law in a few minor items. There are some minor corrections in the electrical and fire areas which should be done in any event and these will be handled administratively."

YOUR BOARD submits the foregoing report of the Corporation Counsel and the Director of Permits and Licenses for the consideration of Council.'

MOVED by Ald. Harcourt,
THAT the three applications cited in the above report be referred to the Standing Committee on Housing for consideration and report.

- CARRIED UNANIMOUSLY

J. V.I.E.W. Buildings: Tenancy Extension
United Barge Builders Limited

The Deputy Director of Planning and Civic Development, under date of June 1, 1973, submitted the following report:

"The following letter dated May 23rd, 1973 from D.G. Cowie, President, United Barge Builders Ltd. addressed to the Mayor and Council, has been received:

'We are at present tenants of the ex-Vancouver Iron Works Boiler Shop and adjacent yard at False Creek.

As you are probably aware our lease terminates on the 15th of June, 1973. We have however fallen behind schedule in our present contract due to shortage of skilled labour. We have tried to alleviate this by utilizing help from manpower and also working a considerable amount of overtime to no avail.

Added to this the new premises we are arranging to move to will not now be available to us until July and to move in mid-contract is itself a considerable hardship. To move twice in one month would be doubly severe.

We therefore beg your indulgence in requesting an additional six weeks tenancy which would possibly be accommodated by wrecking the adjacent building on the west side first.'

The Company occupies a substantial portion of one of the three remaining V.I.E.W. Buildings on City-owned land in False Creek.

During late February and early March, the Special Committee re False Creek, and subsequently City Council, resolved that all remaining tenancies in two of the remaining V.I.E.W.. Buildings be terminated by June 15th, 1973. Notices to Vacate were delivered, by hand, to all affected tenants on March 9th, 1973.

Two of the five V.I.E.W. Buildings were demolished earlier this year. Another, now leased to West Coast Salvage Ltd., will be demolished after October 31st, 1974. The longer lease was granted to this company in recognition of the fact that they operate a small marina. Undue hardship would result if this marina were removed this year.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

V.I.E.W. Buildings:
Tenancy Extension (cont'd)

The existence of the V.I.E.W. Buildings has always remained a visible symbol of the City's inability to proceed with the False Creek development programme. The removal of these buildings will, as much as any other single event, demonstrate the City's commitment.

The Supervisor of Property and Insurance advises that it would not be practical to demolish these buildings on a piecemeal basis. Among other things, all power, water, etc. must be cut off from the start.

It may be that after the buildings are demolished, United Barge Builders Ltd. could be granted a further lease for part of the vacant lands. Demolition will require from 60 to 90 days.

It is RECOMMENDED that the requested extension of the United Barge Builders Ltd. lease be not granted."

MOVED by Ald. Linnell,
THAT the recommendation in the report be tabled pending the return of Alderman Hardwick.
- LOST

(Aldermen Bowers, Marzari, Massey, Pendakur, Rankin and Volrich voted against the motion)

MOVED by Ald. Harcourt,
THAT the recommendation in the foregoing report be approved.
- LOST

(Aldermen Bowers, Pendakur, Rankin and Volrich voted against the motion)

(A tie vote resulted and, therefore, the motion was declared lost)

MOVED by Ald. Bowers,
THAT the request of the Company for an extension of six weeks tenancy be approved, subject to the Company bearing any additional costs resulting from this extension.
- LOST

(Aldermen Harcourt, Linnell, Marzari and Massey voted against the motion)

(A tie vote resulted and, therefore, the motion was declared lost)

(No further action was taken on the matter)

K. West Broadway Beautification Program

The Deputy Director of Planning and Civic Development submitted the following report under date of May 22, 1973:

"BACKGROUND

In April 1970 the West Broadway Merchants and Owners Committee made a presentation to City Council requesting Council to initiate a beautification project. On July 28, 1970 Council adopted the recommendation of a report of July 24 that:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West Broadway Beautification Program (cont'd)

'Council authorize the Director of Planning to proceed with feasibility studies for West Broadway, in conjunction with the area's owners and merchants, and to report back to Council on the nature of the project, including the use of consultants for further detailed studies, maintenance and operating costs and proposed cost sharing.'

Concentration by City Planning Department staff on areas of higher priority delayed commencement of the feasibility study until the summer of 1971.

The study was completed by the Department in October 1971 and the results of the feasibility study, including tentative sketch proposals and cost estimates were presented by the City Planning Department at a meeting of merchants and owners at Kitsilano Community Centre on November 18, 1971. The West Broadway Merchants and Owners Committee took steps to ensure that the proposals were known to all merchants and owners in the area and circulated a petition of support. The West Broadway Merchants and Owners Committee was satisfied that sufficient support was forthcoming to enable the project to proceed.

On February 8, 1972 Council adopted the recommendation of a report of February 4, 1972 to approve the West Broadway Beautification Project terms of reference and the appointment of the consultant.

A consultant was chosen and a program was developed in co-operation with the Broadway West Steering Committee representing the owners and merchants of the area and affected City Departments. In November, 1972, the consultant presented his proposals to the property owners and merchants, as well as the community at large.

Recommendations by the consultant consisted of two separate but inter-related reports. The first report was a comprehensive analysis of the Broadway West Commercial District and included a discussion of the adjacent residential areas. This proposed development concept advocated,

1. a medium density commercial core between MacDonald and Balaclava Streets on Broadway catering to district and regional commercial functions,

2. flanking low density development catering to local functional commercial needs beyond the core area from Larch to Waterloo Streets,

3. buffer, town-house type residential strips between the commercial and low-density residential neighborhoods.

The second report consisted of proposals for the actual beautification of the Broadway commercial area. The specific goals of this study were to:

1. enhance the image of Broadway West

2. improve the appearance of the area

3. make this shopping district a more pleasurable place to be in.

After the initial presentation of these reports in November, all of the involved parties recommended to postpone consideration of the proposals until further study and community input was accomplished. On November 28, 1972, City Council accepted the recommendations of the Director of Planning which included:

'Council table consideration of the Broadway West Development Concept and Beautification Proposals until the New Year to allow the necessary time for merchants and residents to study and prepare reactions to these proposals.' and

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West Broadway Beautification Program (cont'd)

'Council request the Director of Planning and Civic Development and the City Engineer to continue their study of the proposals for further report when the community and merchants views are brought forward.'

On April 19, the Community Development Committee conducted a public meeting in the neighborhood to determine public feeling towards the previous proposals and the area in general. At this meeting, the Planning Department was directed to meet with the three main groups concerned withthe beautification scheme and report back to Council in one month's time concerning acceptance of such a plan. This report presents the progress of this endeavor to date.

RESULTS OF FURTHER STUDY

Proceeding with City Council's directives in mind, the Department of Planning and Civic Development has continued analysis of the Development and Beautification Concepts as well as obtaining community reaction and input into the proposals.

Your Planning Department, after this period of analysis and consultation, believes it is necessary to separate the Beautification proposals from any Development Concept at this time. Because of the impact that any Broadway Redevelopment proposal will have upon the Kitsilano community, any such recommendations will need to be evaluated in a larger context that recognizes the relationship between this commercial district and the area as a whole. Hopefully, this evaluation of the Broadway area will be conducted within the context of a local area planning program for the Kitsilano district.

On the other hand, analysis of the Beautification scheme is proceeding and final recommendations concerning this proposal will be forthcoming in the near future. It is felt that the establishment of a Beautification Scheme will improve the quality of the environment in this area both physically and socially. Implementation of this proposal will not affect future alternatives for the Broadway West Commercial District.

The Planning Department suggests the use of the consultants proposals as a basis from which to proceed on the beautification scheme. The development proposals are to be regarded as an input in the determination of final policy concerning the area.

MERCHANTS POSITION

Since the tabling of the proposals, the Broadway West Steering Committee, representing the merchants of the area, have continued to develop the beautification scheme. Since the early part of this year the merchants have also separated the beautification proposals from those of development. They are currently proposing a simple beautification scheme which includes sidewalk and gutter improvements, improved crosswalks, providing street furniture, planting of mature trees, and adopting a color scheme for the area.

Merchant support for the proposal appears to be strong. A recent survey conducted by the Steering Committee indicates that 75% of the merchants are in favour of a simple beautification scheme and only 15% oppose such a program. At the present time, the Committee is circulating a ballot asking the merchants to indicate their preference for one of the alternatives for beautification. When complete, this should indicate the exact degree of support for the program. It is expected,that the Merchants Committee will be requesting action from Council in the near future.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West Broadway Beautification Program (cont'd)

ADJOINING RESIDENTIAL PROPERTY OWNERS

After the initial presentation of the consultants report last November, opposition to the recommendations occurred from the community, most notably owners of homes along Eighth and Tenth Avenues. Opposition was directed for the most part against the development concept and the aspects of relaxed parking requirements, increased density, townhousing along Eighth and Tenth Avenue, and the possibility of using expropriation to achieve these goals. There was concern, that the beautification proposals were a first step in realizing those objectives, and community opposition grew.

Meetings with the West Broadway Citizens Committee and their representatives have been occurring since the beginning of the year. In the past month two meetings of this group, the Merchants and Planning Department staff have occurred explaining the tentative beautification proposals.

The Planning Department's position has been to separate the Development proposals from those of beautification, awaiting a further examination of the areas future. The Citizens Committee has agreed that a beautification project would be an asset to the area and have no opposition to the implementation of a simple beautification.

COMMERCIAL PROPERTY OWNERS

A meeting with owners of property on Broadway has been difficult to arrange however, one is scheduled within two weeks. At this time, it is impossible to determine the degree of support for the proposal from the property owners.

"MINI-PARKS"

A proposal to improve the quality of the Broadway West area has been to include small "mini-parks" within the commercial frontage. The purpose of this is to allow the pedestrian to pause in attractive and calm surroundings, especially the elderly and small children who have difficulty in walking the entire length of the commercial area. This proposal will in addition to increasing the pleasantness of this area, enhance the imagability of Broadway West.

Feelings towards this concept are mixed within the community and merchants groups. In principle, they both agree that such a "mini-park" would be welcome. However, there is some apprehension that the "mini-park" may also cause some problems. All involved parties agree that a mini-park on a trial basis for the period of this summer to be extended if successful is desirable. In addition, this mini-park will provide a "first-step" in the eventual beautification of Broadway and provide encouragement to individuals attempting to improve the quality of the area.

The development of this mini-park could be accomplished for approximately $4,000 allocated from the Beautification Capital Fund. Of this amount, at least 50% would be recoverable by the City in the event of the park being discontinued and removed.

The park (size 22' x 44', Area 1000 SF) will be developed on Mackenzie which will be closed and appropriately landscaped and improved from Broadway to a point approximately 30' south.

From a traffic standpoint this closure involves a minor street and therefore local access only and can be accommodated provided the residents and merchants affected have no objection.

The design is such that all improvements are removable and require minimal maintenance which is reflected in the estimate. Normal servicing of the street will not be disrupted.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West Broadway Beautification Program (cont'd)

CONCLUSION

Development of proposals for the beautification of West Broadway are proceeding with recommendations expected to be made to Council within two months. Consideration of any development proposals for the area including zoning, parking, and density regulations has been deferred until a more inclusive study of the area is complete. The Merchants and West Broadway Citizens Committee endorse a recommendation that a simple beautification scheme enhancing the quality of the area is required.

The Planning Department is continuing to consult with all interested groups and will do so until recommendations are brought forth.

In order to provide impetus for the beautification of Broadway and immediately improve the quality of the area a "mini-park" be established on a temporary basis in the area.

RECOMMENDATIONS

It is RECOMMENDED THAT:

1. Council accept the foregoing as a progress report.

2. Council authorize the expenditure of $4,000 from the Beautification Capital Fund for the development of a "mini-park" which will be developed on the closed street end of MacKenzie Street. This park will be temporary, lasting for the summer season and extended if successful. The City Engineer be authorized to proceed with development of this park, dependent on the acceptance of the proposal by the affected merchants and residents along MacKenzie Street.

3. Council authorize the special allocation of $250.00 to the Parks Board for maintenance purposes, charged to Contingency Reserve.

4. Council direct the Director of Planning and Civic Development and the City Engineer to continue their study of the proposals and meeting with interested parties.

MOVED by Ald. Harcourt,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.
- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT leave be given to introduce a By-law to amend By-law No. 4450, being the License By-law and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Deputy Mayor Alderman Pendakur, in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

Allocation of Land for Highway Purposes
5357 Knight Street

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

East 7 feet of Lot 12, Block 3, District Lot 711, Group 1, New Westminster District

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 6:00 p.m.

***

The foregoing are Minutes of the Regular Council meeting of June 5, 1973, adopted on June 12, 1973.

A. Phillips
MAYOR

K. Thompson
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER"S REPORT

RECOMMENDATIONS:

1. Closure and Lease of Portion of the West Side Scotia Street, North of 8th Avenue, Lot 9, Block 43, D.L. 200A

"Weston Bakeries Limited have had a loading bay on the west side of Scotia Street, north of 8th Avenue for many years. The loading bay on the side of the building requires the trucks to park on the boulevard while unloading. There are three or four trucks to be unloaded daily. The City is about to pave Scotia Street and the Bakery has not sufficient time to relocate their loading bay. The Bakery has requested a lease of part of the boulevard adjacent to the loading bay for a two-year period while a new bay is designed and built or the operation relocated.

I RECOMMEND that the west 10 feet of Scotia Street between the north side of 8th Avenue and a point 115 feet northerly be closed, stopped up and leased to Weston Bakeries Limited and/or the adjacent owner subject to the following conditions:

(a) The lease to be for 2 years at a nominal rental of $20.00 for the term.

(b) The owner agrees to support and not to oppose any Local Improvements on Scotia Street.

(c) The owner or Weston Bakeries Limited to bear the costs of installing two commercial crossings.

(d) At the termination of the lease, the two commercial crossings to be removed and the curb to be replaced at no cost to the City.

(e) The City to be relieved of all liability in connection with the commercial crossings and lease area.

(f) An agreement satisfactory to the City Engineer and Corporation Counsel."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Lane South of Moscrop Avenue, West of Boundary Road, Block 107, D.L.'s 36 and 51 - School Site

"The north 20 feet of Lots 3, 4, and 5, Block 107, D.L.'s 36 and 51 have been established for highway purposes. The lands adjacent to these portions of highway and the 20 foot strips are part of Bruce School Site. Some of the lands have not been conveyed to the School Board as the east 34 feet of the lots facing Boundary Road are required for the future widening of Boundary Road. The subdivision of the lands to create a parcel for the school requires the closing of the lane which is surplus to the City's highway requirements and the dedication of the strip for Boundary Road.

I RECOMMEND that the north 20 feet of Lots 3, 4, and 5, Block 107, District Lots 36 and 51 (now lane) be closed, stopped up and conveyed to the Board of School Trustees subject to a subdivision plan being registered consolidating the school site and the dedication of the 34 foot strip for the widening of Boundary Road."

Your Board RECOMMENDS that the foregoing be approved.

3. Water Main Installation - 1972 Capital Budget

" In order to improve fire protection, water mains should be replaced prior to paving at the following locations:

WATER MAIN PROJECT 217

Street	From	To
Wall Street	Dundas Street	Trinity Street

WATER MAIN PROJECT 219

Street	From	To
Point Grey Road	Trafalgar Street	Balsam Street
Balsam Street	Point Grey Road	York Street

The estimated cost for Project 217 and 219 is $37,000 and $32,000 respectively.

I RECOMMEND that water mains be installed on the above mentioned streets and that $37,000 for Project 217 and $32,000 for Project 219 be appropriated from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

4. Cancellation of Storm Sewer Project on Boundary Road From Marine Drive to the Fraser River

"Provision was made in the 1972 Sewers Capital Budget for construction of a storm sewer on Boundary Road from Marine Drive to the Fraser River to take storm drainage from a large section of the Champlain Heights development.

Since no decision has yet been made on the design concept for the still undeveloped portion of Champlain Heights, construction of this storm sewer cannot be expected to proceed for at least one year. Therefore the $250,000 appropriation for this project should be released for use on other more urgent projects.

I RECOMMEND that the $250,000 in Sewers Capital Budget Account 118/1801, 'Storm Sewer on Boundary from Marine to Fraser River' be reallocated as follows:

(a) Credit $170,000 to Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'.

(b) Credit $80,000 to Sewers Capital Account 118/7905, 'Pollution Control - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

5. Sanitary Sewer on South Kent Avenue Between Borden Street and Victoria Drive

"There is no sanitary sewer available for connection on South Kent Avenue between Borden Street and Victoria Drive at the present time. As part of the Sewer Separation Program and in order to provide necessary sanitary connections to industries on this section of South Kent Avenue, it is necessary to construct approximately 900 feet of sanitary sewer.

The total estimated cost of this work is $15,000.

I RECOMMEND that $15,000 be appropriated from 1972 Sewers Capital Budget Account 118/7905, 'Pollution Control - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

6. Reconstruction of Sewer on 53rd Avenue from Main Street to Quebec Street and on Quebec Street from 50th to 53rd Avenues

"The existing sewer as described above is in very poor condition; television inspection shows it to be collapsing in many locations. As this sewer is in an area slated for paving in 1973, it should be rebuilt as soon as possible.

The total estimated cost of this project is $42,000.

I RECOMMEND that $42,000 be appropriated from 1972 Sewers Capital Budget Account 118/7903, 'Prior to Paving - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

7. Reconstruction of Sewer in Lane, South of Hastings Street Between Gore and Campbell Avenues

"The sewer in the lane south of Hastings Street between Gore and Campbell serves the south side of Hastings Street and the north side of Pender Street. This lane forms the north boundary of the Strathcona Redevelopment Area. The existing sewer is in very poor condition. Therefore, in accordance with previous practice, provision for one half of the cost of its reconstruction was made in the Phase II Contract for Sewer Reconstruction in the Strathcona Redevelopment Area. In order that construction of this sewer may proceed, it is necessary to appropriate funds to cover;

(a) The non-shareable half of the cost of reconstructing this sewer and

(b) installing new catch basin leads to take drainage from Hastings Street to the lane sewer.

The estimated total cost of items (a) and (b) is $140,000.

I RECOMMEND that $140,000 be appropriated from Sewers Capital Budget Account 118/7904, 'Reconstruction and Relief - Unallocated' so that this project may proceed, subject to approval of Item #4."

Your Board RECOMMENDS that the foregoing be approved.

8. Sewer Reconstruction on 33rd Avenue from Windsor to Ross Street

"The existing sewer on 33rd Avenue between Windsor and Ross Street is in a badly deteriorated condition and 2 sections have collapsed in the last 2 months. The estimated cost of reconstructing this sewer is $24,000.

I RECOMMEND that this project be approved and that $24,000 be appropriated from 1972 Sewers Capital Budget Account 118/7904, 'Reconstruction and Relief - Unallocated', subject to approval of Item #4."

Your Board RECOMMENDS that the foregoing be approved.

9. LOCAL IMPROVEMENTS ON THE "INITIATIVE PRINCIPLE"

First Step

The Deputy City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, the projects for Pavements and Curbs, shown on the attached schedule dated May 25, 1973, are advanced to Council on the 'Initiative Principle'.

It is advisable to carry out these projects on the 'Initiative Principle' because they are part of the development of the major street system in accordance with the approved Five-Year Plan. The projects are advanced at this time so that arrangements for utility adjustments and other preparatory work can proceed prior to the 1974 construction period. Final approval of each project is given by Council after the Court of Revision at which affected property owners may appear.

The City's share of these improvements is available, subject to Council approval, in the 1973 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated May 25, 1973.

The estimated total cost of these improvements is $1,122,488 and the City's share of the cost is $980,184.

I have to report that the necessary financial arrangements can be made to carry out this work subject to Council approval of the 1973 Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for projects listed in the attached schedule dated May 25, 1973 be held at 7:30 p.m. on Thursday, August 16th, 1973.

Your Board RECOMMENDS the foregoing report of the Deputy City Engineer be adopted.

10. TENDER NUMBER 733 - RECONSTRUCTION OF BLOOD ALLEY SQUARE & TROUNCE ALLEY

The City Engineer reports as follows:

"Tenders for the reconstruction of Blood Alley Square and Trounce Alley consisting of removal of existing surface, regrading, construction of new base, resurfacing with brick and granite setts and construction of granite block walls were opened on May 28th, 1973, and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which has no bearing on the status of the low tender. Tabulations of Tender Number 733 have been circulated to Council.

Con't . . .

Clause 10 con't

The low tender was submitted by Holland Landscapers Ltd. in the amount of $59,419.00. Work and/or costs connected with the project in addition to that covered by Tender Number 733, consisting of installation of antique street lighting, street furniture, landscaping, consultants design fee and normal overhead charges brings the overall total to $96,125.00. This amount is in excess of the local improvement estimate but is within the 10% limit allowed by the Charter.

The additional City's share over the $19,366.00 approved by Council following the Court of Revision on September 28th, 1972, is $1,000.00 and can be financed from funds for Unallocated Beautification Projects 260/7901.

The City Engineer RECOMMENDS that:

a) A contract be awarded to the low tenderer as follows -

Holland Landscapers Ltd.
6969 Greenwood Street
Burnaby, B. C.

Reconstruction of Blood Alley Square and Trounce Alley $59,419.00

b) A contract satisfactory to the Corporation Counsel be entered into.

c) The bid bonds of the unsuccessful tenderers be returned.

d) An amount of $1,000.00 representing the additional City's share of cost be provided from 'Unallocated Beautification Funds' Account Number 260/7901."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

11. PROVISION FOR FUNDS FOR SEWER OUTFALLS - EAST END OF FALSE CREEK

The City Engineer reports as follows:

"As a result of the filling at the east end of False Creek and the major changes taking place in the False Creek Flats sewerage system, extensions of three sewer outfalls are required and are in progress. Council has been advised of these items at various times. The expected total cost of the extensions to the Keefer Street sewer, the Quebec Street sewer and the Terminal Avenue storm drain is within the estimate submitted to Council in 1971. Funds for the completion of these works are available from unallocated balances of already budgeted Streets Capital Funds. Accounting transfers which must be made are described below:

(a) Transfer $136,000 from Account 148/7903, "Major Arterial Connectors", to a new Account, "Extension of Terminal Avenue Storm Drain" - 142/1609.

(b) Transfer to Appropriation 142/1603, "Extension of Keefer Street Outfall", $340,000; this sum to be provided from appropriations containing funds surplus to estimated requirements. No specific projects were included in these areas in the Five Year Plan; our requirements and rate of expenditure have been lower than anticipated.

Con't . . .

Clause 11 con't

148/7914	-	Grading Unallocated	.. $ 40,000
148/7915	-	Landscape Islands & Boulevards Unallocated	.. $ 30,000
148/7924	-	Left Turn Bays Unallocated	.. $ 270,000
			$ 340,000

The Comptroller of Accounts concurs that funds are available as outlined above.

The City Engineer RECOMMENDS that these transfers be approved as outlined above."

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 496 & 497

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Computer Program

The Deputy Director of Planning and Civic Development reports as follows:

"In a report to Council dated April 24, 1973, the department outlined the need for a computer programmer to complete the work on compilation and analysis of data essential to the Planning Program. In accordance with the recommendation contained therein, Council approved the expenditure of $5,425 for the employment of Mr. Dale Troyer as a Programmer I for a period of six months commencing June 1, 1973 in order to complete the work he had originally commenced under a Local Initiatives Program.

As stated previously, the Data Processing Division of the City is unable to assist the Planning Department in this instance in terms of manpower and computer machinery because of existing heavy demands made on their facilities and lack of statistical handling packages.

The alternative is to utilize the computer facilities available at the University of British Columbia, and it is estimated that this would involve an over expenditure of approximately $3,000. (See attached comparison sheet).

In the 1973 Budget, an amount of $5,000 was allocated to Account 7305/85 for tabulation of planning work. However, the department originally requested a sum of $7,000 based on the previous year's expenditure of $5,000 by the City, plus an amount of $2,000 from Local Initiatives funds. LIP funds in 1973 have been required for key punching work, contracted outside City Hall. Out of the $5,000 allocated to the 1973 Budget, $906.62 remains in Account 7305/85. Exhaustion of these funds by May 31 is expected, due to an extensive data publication program associated with the Local Initiatives Program.

It is therefore RECOMMENDED that a further sum of $3,000 be allocated to Account 7305/85 out of Contingency Reserve for the completion of this year's computer program."

Your Board RECOMMENDS that the above recommendation of the Deputy Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 497

FINANCE MATTERS

RECOMMENDATION

1. Additional Clerk Typist I, Employment and Training Division, Personnel Services Department

The Director of Personnel Services reports as follows:

"So far during 1973, there has been a considerable increase in volume of work in the Recruiting Section of our Employment and Training Division over the same period in 1972. As the following figures indicate, this has been particularly marked in the case of applications received and is also reflected in the number of postings for vacancies.

Number of Applications Received

	1972	1973	Percentage Increase (Decrease)
January	979	2,274	132%
February	1,321	1,091	(21)
March	1,015	1,400	38
April	1,015	1,187	17
TOTAL:	4,330	5,952	38%

Number of Postings

	1972	1973	Percentage Increase (Decrease)
January	32	47	47%
February	51	42	(21)
March	37	55	49
April	37	40	8
TOTAL:	157	184	17%

Due to this increase in volume, it has recently been necessary to engage a temporary Clerk Typist I to handle a number of the more routine clerical duties such as filing application forms, record of applications cards and test record cards, typing postings and 'position filled' cards, and setting up appointments for the Personnel Officers.

There is every reason to believe that this upward trend in activity will continue. I therefore RECOMMEND that a temporary position of Clerk-Typist I be approved for a period of six months, subject to a further review at the end of that period. It will also be necessary to acquire a new electric typewriter since one is not readily available in the Department.

The estimated costs will be as follows:

1 Clerk Typist I for 6 months	$2448	
Fringe Benefits	245	$2693.
1 Electric Typewriter		650.
Total:		$3343.

This expense was not provided for in the 1973 Departmental Budget and the Comptroller of Accounts advises that the additional funds would be provided from Contingency Reserve.

....cont'd...

Clause No. 1 (cont'd)

The Administrative Analyst has reviewed this recommendation and endorses it. The classification of the new position has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees' Union, who is in agreement."

SUMMARY:

Incumbent	Proposed Classification	Effective Date
One New Position (Temporary for 6 months)	Clerk Typist I, Pay Grade 5 ($408-470)	When adopted

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

2. Request for Council Participation
Dominion Day Parade, North Vancouver

The City Clerk reports as follows:

"The Kinsmen Club of North Vancouver is sponsoring the North Vancouver Dominion Day Parade, July 2, 1973. They have requested Council's participation by entering a float in their parade. Council, when it has received similar requests in the past, has, on occasion, proposed the Pacific National Exhibition float as a joint entry and for certain large parades e.g. Grey Cup has contributed 50% of the cost of using the P.N.E. float for that specific occasion. However, I am advised that the P.N.E. float is already booked for this weekend and is not available."

Your Board submits this request of the Kinsmen Club of North Vancouver for Council's CONSIDERATION.

3. Right to Life Society of B.C.

The City Clerk reports as follows:

"A telegram bearing 633 signatures in support of the Right to Life Society of B.C. has been received in this office stating:

'in belief legal grounds for abortion widely abused here resulting in virtual abortion on request thereby violating Bill of Rights which declares Right to Life fundamental. Call on Government immediately investigate procedures of hospital abortion committees and introduce legislation guaranteeing legal protection to unborn children.'

cont'd .....

Clause No. 3 (cont'd)

Council is reminded that on March 13, 1973 they received a delegation representing the Canadian Women's Coalition to Repeal the Abortion Laws asking Council endorsement to repeal these laws and requesting financial support for the Conference which was held in Toronto, March 16 to 18, 1973. At that time, Council passed the following motions:

'THAT the City Council go on record as endorsing the request to repeal the abortion laws in respect of the repeal of three sections of the Criminal Code dealing with abortion, and

FURTHER THAT no funds be approved at this time as per the request received.'"

Your Board submits the above report for Council CONSIDERATION.

4. Grant Request:
B.C. - Japan Cultural Athletic Exchange Programme

The City Clerk reports as follows:

"A letter dated May 4, 1973, has been received from the B.C. - Japan Cultural Athletic Exchange Programme, requesting a grant of $500 from the City to aid in financing a tour of Japan. The exchange programme is one through which top high school wrestlers will be able to tour and wrestle Japanese high school teams. Five of the ten people going to Japan will be from the City of Vancouver.

Your Board notes that Vancouver City Council has dealt with similar requests as follows:

Sept. 15/72	Lower Mainland First Aid Champions - First Aid Championships in London England	No action
March 3/72	Killarney Senior Concert Band musical and educational exchange with students from Toronto Secondary School ($1,800)	No action

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of letter is circulated for the information of Council)

5. Park Board - Community Service Centres

The Director of Finance reports as follows:

"Included in the Park Board 1973 Budget Estimates were requests for funds to staff and operate recreation programs in the Thunderbird and Strathcona centres and in the Kensington Area.

Council approved the recreation programs at the time the 1973 Revenue Budget was adopted. However, details of costs were subject to review by the Administrative Analyst. This review has now been completed and the revised cost estimates are as follows:

	Thunderbird Centre $	Strathcona Centre $	Kensington Area $
Staff Salaries & Fringe Benefits 1 Community Centre Director 1 Asst. Community Centre Director 1 Clerk Typist	31,708	14,080	15,348
Casual Help	5,000	5,000	3,500
Building Service Costs	18,700	24,110	15,000
Supplies, Equipment & Other	5,020	5,200	5,020
1973 Total Costs	$60,428	$48,390	$38,868
	(1)	(2)	(3)
Annual Costs	$60,428	$62,470	$57,716

(1) Thunderbird Centre - $60,428

These funds provide for a full year's operation.
The original estimate of the Park Board - $67,357 can be reduced by $6,929.

(2) Strathcona Centre - $48,390

This centre has been operating as part of the Vancouver East Recreation Project since January 1, 1973. Funds therefore have been provided for a full year for casual help, building services and supplies and equipment etc. Funds for permanent staff have been estimated on the basis of a July 1st commencement date.

The Park Board estimate of $69,442 which was based on full staffing from January 1, 1973 and included other unidentified costs, can be reduced by $21,052.

(3) Kensington Area - $38,868

The project will operate to May 31, 1973 as an L.I.P. program. Application has been made for an extension of the program but approval has not yet been received.

Estimated costs for permanent staff from July 1, 1973 plus provision for casual help, building services and supplies and equipment etc. amount to $38,868. The original budget estimate of $40,000 can be reduced by $1,132.

Provincial grants of $6,000 for each of these new recreation programs may be available in 1973 and it is understood that since the City has provided for the recreation program costs in full, the grant monies would be returned to the City.

cont'd .....

Clause No. 5 (cont'd)

The detailed costs of these three new recreation programs as recommended by the Administrative Analyst, were discussed and agreed to at a meeting attended by a member of the Park Board, Park Board officials and the Deputy Director of Finance, with the exception of additional casual help funds requested for the Strathcona Centre. The Board of Parks and Public Recreation will be forwarding a detailed request for additional casual help funds for this Centre.

The Director of Personnel Services reports as follows:

'1. Strathcona Neighbourhood Centre

(a) Director and Assistant Director

The incumbents of these two position will be required to develop, schedule and direct a varied program of recreation at a relatively small Centre. Although duties will be performed with considerable independence, some direction will be received from the Director of the Vancouver East End Project, as well as from the Director and Assistant Director of Supervised Recreation. I recommend that the two new positions be classified as Community Centre Director I and Assistant Community Centre Director I.

(b) Clerk Typist

This position will involve typing and clerical work such as answering telephone and personal inquiries, maintaining single office records, collecting some remittances for program fees and typing from copy, rough drafts or general instructions. I recommend classification as a Clerk Typist II.

2. Kensington Recreation Project

(a) Director and Assistant Director

The work of these positions will be comparable to that of their counterparts in other area projects such as Vancouver Central, West Point Grey West End and Thunderbird. The incumbents will operate from a small community hall in Kensington Park and be responsible for directing a varied community recreation program including the scheduling of activities in neighbourhood facilities such as schools, churches and private homes. I recommend classification of Community Centre Director II and Assistand Community Centre Director II.

(b) Clerk Typist

Duties will be similar to those of the Clerk Typists in the other projects, namely answering inquiries, maintaining records, typing and collecting limited amounts of fees. I recommend classification of all six of these new positions be reviewed one year after they have been filled.

These recommendations have been discussed with the Assistant Director of Supervised Recreation and the Business Manager of the Vancouver Municipal and Regional Employees' Union, both of whom are in agreement, but the Business Manager of the V.M.R.E.U. states that he may wish to have further discussion regarding the hours of work for the Clerk Typist at the Kensington Project.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Community Centre Director I Pay Grade 20, (752-903)*	When adopted
One New Position	Asst. Community Centre Director I, Pay Grade 15 (605-720)*	When adopted
One New Position	Community Centre Director II Pay Grade 22 (860-986)* (Effective range as per Reg. 160.1(a)	When adopted

cont'd ....

Clause No. 5 (cont'd)

Incumbent	Proposed Classification	Effective Date
One New Position	Assistant Community Centre Director II, Pay Grade 18 (685-822)*	When adopted
Two New Positions	Clerk Typist II, Pay Grade 9 (470-552)*	When adopted

*Plus 7% for longer hours for Directors, Assistant Directors and Clerk Typist at Strathcona.'

The Director of Finance recommends that

1. The 1973 recreation program budgets for Thunderbird, Strathcona and Kensington be approved in the amounts of $60,428; $48,390 and $38,868 respectively as recommended by the Administrative Analyst.

2. The 6 new permanent positions for Strathcona and Kensington Centres be established in accordance with the recommendations of the Director of Personnel Services (permanent positions for Thunderbird were approved by Council in 1972).

3. Provincial grant monies, if received, be returned to the City.

4. The funds provided for the Kensington Area recreation program be adjusted accordingly if the L.I.P. application for extension is approved."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 497

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. City-Owned Lands: Charles, Adanac and Cassiar Streets and Boundary Road, and by Skeena, Kootenay, Adanac Streets and the Lane North of Adanac Street

The Deputy Director of Planning and Civic Development reports as follows:

"In August, 1972, City Council agreed to the establishment of the Adanac Planning Advisory Committee, consisting of representatives of the Charles/Adanac area (described above and illustrated in Appendix I); the larger Hastings-Sunrise community; Central Mortgage and Housing Corporation and the City.

Since December, 1972, the Committee has been working to formulate a residential plan for the Charles/Adanac area. On March 29th, 1973, the Standing Committee on Community Development agreed to appoint Alderman Michael Harcourt as Chairman Pro Tem of the Adanac Planning Advisory Committee in order to help resolve some of the problems members were having in coming to an agreement on major issues. The first meeting of the Advisory Committee with Alderman Harcourt as Chairman was held on April 18th.

A concern of the Advisory Committee has been to provide low and medium cost housing. However, agreement on kinds of housing that would be both suitable and economically feasible for families in this income group awaits further information as to possible land costs.

At the April 18th meeting, the Committee agreed to seek guidance from Council as to what arrangements Council might agree to for the sale or lease of about 30 acres of City-owned land in the Charles/Adanac area. Primarily, the Committee wishes to know if Council would agree to the sale of these lands to the Provincial Government subject to conditions that would fulfill the Committee's desire to provide suitable low cost family housing. If Council would agree in principle to this sale, City officials should be authorized to begin discussions with the Province to determine if the Province would be interested and under what terms it would be interested in acquiring the lands.

The Committee wishes to explore the possibility of sale to the Province because it feels the Province may subsidize land coats for low cost housing to a greater degree than the City has sibsidized costs in the past. As an illustration of comparative leasing arrangements, the City has subsidised land costs for co-operative housing in Champlain Heights by leasing land for 8% of 80% of the market value; it is understood that the Province is negotiating to lease land for co-operative housing in Strathcona for as little as 4% of 100% of market value.

It is emphasized that, whatever arrangements Council may agree to for disposal of City-owned lands in the Charles/Adanac area, no final agreement should be made until such time as a new development plan for the area has been adopted. The development plan will define areas for various kinds of housing and establish guidelines for defining conditions of sale or lease.

It is RECOMMENDED THAT the appropriate City officials be authorized to open discussions with the Provincial Government to determine if and under what conditions the Province would be willing to purchase City-owned lands in the area bounded by Charles, Adanac and Cassiar Streets and Boundary Road, and the area bounded by Skeena, Kootenay, Adanac Streets and the land north of Adanac Street."

(A copy of Appendix I is attached for the information of members of Council)

2. Historic Area Advisory Board

The Deputy Director of Planning and Civic Development reports as follows:

"On March 29th, 1973, the Standing Committee on Civic Development met with members of the Historic Area Advisory Board. Arising from that meeting, further meetings and discussions were held and a report presented to the Committee on April 12th, 1973. One of the items considered by the Civic Development Committee was a resolution of the Historic Area Advisory Board offering their services on a larger City-wide basis, i.e.:

> 'THAT, provided appropriate steps are taken to make historic legislation enforceable in the City of Vancouver, this Board offers its services as an interim Vancouver Historic Advisory Board for a period of one year, during which time recommendations for a permanent Board will be prepared.'

No action was taken on that offer. In its place, the following recommendations were adopted by the Committee:

> 'RECOMMENDS that the report be received after changes made at this meeting and the Corporation Counsel be requested to comment on the matter and to prepare a Bylaw to create a Vancouver Heritage Advisory Board in keeping with the proposed amendment to the Municipal Act and
>
> FURTHER RECOMMENDS that the report after being corrected at this meeting be referred to the Vancouver Heritage Advisory Board, when appointed, for study and report back to Council.....'

Other recommendations were also adopted with respect to requesting various Departments to implement changes to existing by-law in order to make the activities of the Historic Area Advisory Board more effective. This work is underway and will shortly be presented to Council for action.

Arising from the apparent vote of no confidence in the existing Historic Area Advisory Board, on May 7th, 1973, the Board adopted the following resolution:

> 'THAT the Board defer further consideration of development permit and sign applications, or any new business, until such time as it receives constructive direction from Council as to its status, and the basis of the Planning Department's authority to act upon the Board's advice.'

It is RECOMMENDED THAT Council reaffirm its recognition of the hard work put in by the members of the Historic Area Advisory Board and to assure them that their continued efforts will meet with Council's interest."

CONSIDERATION

3. Special Committee re Housing
Illegal Suite - Hardship Case

A petition signed by eleven citizens has been received objecting to the use of the house at 611 East 53rd Avenue and a letter received on the use of 575 East 53rd Avenue.

The Director of Permits & Licenses reports as follows:

"611 East 53rd Avenue

On January 5, 1972 our inspection services reported that the basement of the above building contained an illegal housekeeping unit. The owner was notified to restore the building to a one family dwelling in compliance with the bylaw and on January 31, 1972 filed an application for consideration under the Hardship policy. On March 7, 1972 Council approved withholding enforcement action until March 7, 1973. On February 21, 1973, the owner, Chain S. Batth, filed a new application for further consideration under the Hardship policy. This application has been reviewed by the Hardship Committee and found that the applicant is married with three dependents, is fully employed and with the inclusion of the income from the illegal accommodation, receives a total income of $772.00 per month. It was further noted that the applicant has outstanding debts not including the mortgage on the property in the amount of $4,600.00. After due consideration the Hardship Committee recommended that the application be approved for a period of one year at which time it was felt that some of the outstanding debts could be eliminated and then the owner would be in a better financial position to discontinue the use of the basement as separate housekeeping accommodation.

In view of the petition, this matter is now submitted to Council for Consideration.

575 East 53rd Avenue

Mr. G. Robertson of 585 East 53rd Avenue complained about the use and occupancy of this house. An inspection carried out on May 8, 1973 showed that there are two persons occupying the basement which is equipped with a sink installed under permit and affidavit, but there are no cooking facilities. The main and second floor are occupied by the owner's family and relatives. This building has been sold and new owners are to take possession on June 1, 1973. A re-check of the premises will be made after the building changes hands."

The Director of Permits and Licenses submits the foregoing report for the CONSIDERATION of Council.

(A copy of the petition and letter is attached for the information of Council.

4. Proposed Office Building:
936 West 8th Avenue -
Development Permit Application 61545

The Deputy Director of Planning and Civic Development reports as follows:

"A development permit application has been received for a two storey office building with a basement on a lot 50 ft. wide and 115 ft. deep at 936 West 8th Avenue which is on the Fairview Slopes. The property in question is zoned C-2 Commercial but it is immediately adjacent to the newly-created CRM-2 District.

In view of its location and in view of the fact that members of the department felt that this was an extremely poor design, the matter was referred to the Design Panel. The Design Panel suggested that the applicant should seek competent advice, which he did. A new design was submitted and again referred to the Design Panel.

The Design Panel's views on this building, which is a relatively simple small office building, are recorded in their minutes as follows:

'Office Building

This item had been laid over at a previous meeting for competent advice. The new design, by an architect, is disappointing. Although it obviously meets the bylaw to the last letter, the Panel is of the opinion that in view of the City's aims and aspirations for the Fairview Slopes, this form of development is most undesirable. Although just outside of the newly-created CRM-2 district, this kind of building might very well discourage desirable development from taking place across the street from it. The Panel feels that this building should express the slope it is built on and furthermore contain amenities such as a courtyard or terrace.

Recommendation: THAT the Technical Planning Board refuse this design on the grounds that, if executed, it will adversely affect public amenity.'

At its meeting of May 18, the Technical Planning Board received this recommendation of the Design Panel and it was resolved that:

'The development permit be not issued until the matter has been referred to Council with an explanation of the problems resulting from the recommendation of the Design Panel.' "

The Deputy Director of Planning and Civic Development submits the foregoing report for the CONSIDERATION of Council.

(A Report Reference has been arranged for 2:00 p.m. on Tuesday, June 5th. Mr. H. Pedrini, Solicitor for the applicant, will appear as a delegation at that time.)

FOR COUNCIL ACTION SEE PAGE(S) 498

FINANCE MATTERS

RECOMMENDATION

1. Hospital Vote

The City Clerk reports as follows:

"The Hospital Vote was first introduced into the general elections last December, 1972, and terms of the relevant By-law extended the vote to long-term patients in public hospitals, as well as the C.N.I.B. residents. The legislation requirements resulted in a rather cumbersome administrative arrangement to carry out this service. At a later date, it is proposed to recommend to Council, certain Charter changes to facilitate this kind of voting by reducing the time involved and inconvenience to the patient as has been experienced with patients in the chronic category. For the Council's information, out of approximately 600 voters, 240 cast their ballots, quite a number of such voters not voting for any other office than that of Mayor. This is understandable as the preponderance of names of candidates was rather formidable for these patients.

The cost was approximately $8.00 in the case of the Mayor's ballot, rising to approximately $12.00 in the case of the ballots for other offices; this being due to less interest in other ballots. The hospital vote cost, in total, was approximately $2,500.

The hospital vote has not been applied to acute care patients as in the main, they are taken care of by the advanced poll, held in the week previous to an election for those who intend to be absent from the City or in hospital on election day.

As the Hospital By-law was effective for the December, 1972, general elections only, the Council should determine whether hospital voting should be applied for the plebiscite vote in October. For the following reasons, I would RECOMMEND that there not be a hospital vote for this plebiscite:

(a) The lack of Charter authority to simplify procedures.

(b) The voters' list, which must be used, being the same list in effect for the December, 1972, elections, (in the case of residents, the list will be considerably out of date for this class of voter, who will be Senior Citizens."

2. Opportunity Rehabilitation Workshop Grant Request

City Council, at its meeting of May 1, 1973, deferred consideration of the recommendation from the Standing Committee on Social Services dated April 12, 1973 that a grant in lieu of 1973 property taxes on the vacant property at 1875 - 1885 Pandora Street be made to the Opportunity Rehabilitation Workshop and a further recommendation that if legally possible, a grant equivalent to the 1972 property taxes on 1875-1885 Pandora Street, also be made to the Opportunity Rehabilitation Workshop pending a report from the Director of Social Planning.

cont'd ....

Clause No. 2 (cont'd)

The Director of Social Planning reports as follows:

"On April 21, 1972, the Opportunity Rehabilitation Workshop (ORW) applied for a grant in lieu of taxes on three vacant lots immediately adjacent to their present building at 111 Victoria Drive, Vancouver. While the property where the ORW building is located is eligible for a grant in lieu of taxes, their newly acquired vacant property (Lots 32, 33, 34 Blk E, DL 183) is not eligible for grant in lieu of taxes under Section 396 of the City Charter.

It has been one year and one month since the ORW applied for a grant in lieu of taxes amounting to $1,291.20. There is now a penalty payment of $103.29 due. It is quite clear that the vacant property involved is not eligible for a grant in lieu of taxes; however, it is eligible for a grant under normal civic grants procedure (Section 206).

The ORW is a non-profit society. It has a budget of almost $500,000 most of which is gained from self-supportive competitive industries employing the vocationally handicapped. The ORW handles up to 80 clients on a full-time basis providing extensive and professional, vocational assessment, counselling, job training, job placement, referrals and follow-up services. Last year the ORW had a deficit of $6,000. The sum of $2,685.69 being the 1972, 1973 and penalty taxes on property purchased for expansion would seem a reasonable amount to grant a private agency efficiently providing services that would otherwise be a major public responsibility. It is expected that by 1974, this land will be in use by the ORW and thus will be eligible in the normal manner for grant in lieu of taxes.

The Director of Social Planning RECOMMENDS:

1. That the ORW be given a civic grant of $2,685.69 being the amount owing to the city in 1972, 1973 taxes and penalty."

499
FOR COUNCIL ACTION SEE PAGE(S) 500

B-8

PERSONNEL MATTERS

RECOMMENDATION

1. Apprenticeship Agreement

The City Engineer reports as follows:

"Provincial Government legislation requires that employees in designated trades be either fully qualified or indentured apprentices. For some time the Engineering Department and the Vancouver Civic Employees Union have been discussing the details of an apprenticeship plan to be implemented in the City's Shops Garage Operation.

A plan has now been developed which is acceptable to both the Engineering Department and the Union; this plan is described in a report on file in the offices of the Board of Administration. A Memorandum of Agreement to establish the plan has been drawn up which is acceptable to the Corporation Counsel. Council approval is now required so that the City may enter into this Agreement. Our apprenticeship plan will require the formal approval of the Director of Apprenticeship and Industrial Training.

There will be additional costs in some areas of the Equipment Branch Operation as a result of minimum wage levels, training costs and other costs required under the apprenticeship programme. However, some savings will accrue to the City through the availability of trained staff. It is expected that the net cost to the City of the apprenticeship programme will be nominal. Classifications will have to be revised to correspond to the apprenticeship scheme; revised classifications will be forwarded, for approval, to the Board of Administration by the Director of Personnel Services.

I therefore RECOMMEND Council authorize the Mayor and the City Clerk to sign the Memorandum of Agreement To Establish An Apprenticeship Plan subject to acceptance of the plan by the Provincial Government."

(The Memorandum of Agreement is also on file in the Board of Administration.)

FOR COUNCIL ACTION SEE PAGE(S) 500

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

May 24, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 24, 1973 at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

RECOMMENDATIONS

1. Classification - Social Worker II
Department of Welfare & Rehabilitation

On March 1, 1973, and again on March 29, 1973, your Committee met with representatives of the Vancouver Municipal & Regional Employees' Union, B. C. Association of Social Workers, the Director of Welfare & Rehabilitation and the Director of Personnel Services on the matter of the present class specifications for Social Worker II. The Union contends that the requirement for university training in the present Social Worker II class specification denies advancement opportunities to those employees in the Social Worker I position who, although lacking formal training, have extensive on-the-job training. The Union therefore requests that the class specification for Social Worker II be changed to indicate that extensive on-the-job training and experience should be taken as equivalent to formal training.

At the May 24, 1973 meeting, your Committee, following discussions with the principals, referred this matter back to the Director of Personnel Services for further discussion with involved parties for report back at a later date.

The Committee had for consideration today, a Board of Administration report dated May 17, 1973 on this matter, submitting a Letter of Understanding between the Union, Director of Personnel and the Director of Welfare & Rehabilitation on agreeing with competitions to fill vacant positions of Social Worker I in the Welfare & Rehabilitation Department being administered as follows:

> "A permanent City employee who is classified as a Social Worker I may be certified as a Social Worker II if, in the judgement of the Director of Welfare and Rehabilitation and the Director of Personnel Services, he or she possesses a combination of training, experience, demonstrated competance and personal suitability, which fulfills the require-

cont'd .....

Clause No. 1 (cont'd)

> ments for the satisfactory performance of the duties and responsibilities of the particular position posted. Each Competition shall be dealt with separately, and certification for one position shall not ensure certification for other vacant positions which may subsequently arise."

Also attached to the report was a memo from the Director of Welfare & Rehabilitation indicating that it is his intention to submit to your Committee, within the next three weeks, a comprehensive staff training and development programme. After consideration of the Board of Administration report, it was

RECOMMENDED that Council approve the Letter of Understanding -- classification of Social Worker II dated April 27, 1973 and signed by Mr. R. C. Ross, Business Manager, V.M.R.E.U., the Director of Personnel Services, and the Director of Welfare and Rehabilitation.

FURTHER RECOMMENDED that this memorandum of agreement be in effect for a one year trial period and during this period, form the basis of administration of all competitions to fill vacant positions of Social Worker II in the Welfare & Rehabilitation Department.

2. Greater Vancouver Home Care Project

The Board of Administration, under date of May 8, 1973, submitted a report of the Medical Health Officer on the Greater Vancouver Home Care Project. In his report, the Medical Health Officer advised that the Minister of Health has agreed to the expansion of the Home Care Programme to the Metropolitan area and that the Metropolitan Board of Health has accepted the responsibility of administering the programme on the basis of total Provincial funding in advance of expenditures.

The report stated in part:

> "The metropolitan program would require a full-time Coordinator and Clerk located centrally. It is recommended that these two Metropolitan Board staff members be housed in the Vancouver City Health Department, East Wing Offices. Space previously reserved for Community Care Facilities staff could be made available. Additional staff required for the program are necessary for hospital liaison work whereby ward visits and consultation with ward staff and attending physicians would provide the basis for the further organization of services in the home. It is estimated that two full-time City of Vancouver positions would be required for Vancouver. These persons would be mainly housed in hospital facilities. A report to Council will be forwarded by the Health Department following the usual Personnel Services Department review.
>
> Full recovery from the Greater Vancouver Home Care Project funds of the Metropolitan Board of Health will be the basis of both Metropolitan Board staff and City of Vancouver staff required for this project.
>
> It is RECOMMENDED that the City of Vancouver authorize one office and one clerical space in the Health Department East Wing Office for the central operation of the Greater Vancouver Home Care Project (furniture costs, typewriters, etc., are included in the Metropolitan Board of Health budget and are, therefore, not a cost to the City)."

The Medical Health Officer discussed with the Committee the proposed Home Care Programme and it is

RECOMMENDED that Council, in order to initiate this most essential service, authorize the use by the Greater Vancouver Home Care Project of one office and one clerical space in the Health Department, East Wing office for a period of one year.

FOR COUNCIL ACTION SEE PAGE(S) 501

D

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

May 24, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, May 24, 1973 at approximately 7:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Rankin
ALSO PRESENT:	Deputy Director of Planning Mr. Youngberg, Planning Department
CLERK:	R. Thompson

RECOMMENDATION

1. Development Permit - Rivtow Straits Ltd.

The meeting was called for the purpose of dealing with the application by Rivtow Straits Ltd. for a Development Permit for certain alterations to the plant at the foot of Victoria Drive.

On March 13, 1973, Council, in considering the application for the Development Permit, referred a March 12, 1973 report by the Deputy Director of Planning and Civic Development to this Committee for consideration and negotiations, including the hearing of delegations.

In the beginning, Mr. Youngberg made a brief resume of the history of this application which is set out in the report of March 12, 1973. The following delegations were heard:

A. Mr. Sol Jackson, Fraserview Homeowners & Tenants Association, made a presentation in the form of a brief dated May 3, 1973 and made the following points:

1. Return of the Victoria Drive street end for the use and enjoyment of the citizens of Vancouver.

2. Relocation of the propeller grinding operation to an enclosed building behind another building.

3. The installation in the near future of parking for 100 vehicles.

4. Augmenting the proposed landscaping plan by fifty per cent more plant material.

In addition, we urgently request Council to:

5. Authorize a study regarding the feasibility of a new truck route through areas which do not have residential homes, and restricting the use of Victoria Drive from 54th Avenue south to lightweight and local service vehicles.

6. Request B.C. Hydro to clean up its right-of-way.

7. Give consideration to the establishment of a specific industrial zone where such zone adjoins a residential area.

B. Mrs. P. McIntosh, Fraserview Homeowners & Tenants Association, endorsed the presentation by Mr. Jackson and emphasized that the problem is basically one of noise and visual pollution. She suggested the landscaping could be improved, that the railway right-of-way is extremely untidy and the noise is very bad at times.

C. Mrs. Bougie, Resident in the area, who lives four doors away from the plant, complained about the noise of trucks during the night and day, of a generator going well into the evening and generally about considerable noise from the operation of the plant.

D. Mr. N.R. and Mr. C. Cosulich, Rivtow Straits Ltd. Mr. C. Cosulich referred to the negotiations with the City which led to a property exchange between Rivtow and the City, by which Rivtow acquired the end of Duff Street and a lease of the end of Victoria Drive. He pointed out that the Company had tried to get land near by for parking but without success.

Mr. N.R. Cosulich informed the Committee the firm has more parking than the By-law requires -- it is about 100 spaces. They mentioned that they are prepared to spend about $5,000 on landscaping but have not carried this out because of the present negotiations. He indicated that future ship building could take place to the east of the street end behind the Butler building. He also stated that the most southern extremity of the street end is a filled water lot which is sub-let from the City. He said that his Company is prepared to move the ship building and the propeller operations to the river side of the property and that the propeller shop would be moved into another building. He indicated such a move could take place within the year.

RECOMMENDED that the following recommendations be submitted to Council:

1. RECOMMENDED that notice of the cancellation of lease on Victoria Drive street end be given immediately to Rivtow Straits Ltd. and that the question of the alternate use of the street end space be the subject of negotiations between the City and Rivtow Straits Ltd. and that a representative of the Fraserview Homeowners & Tenants Assoc. be kept in touch with the discussions as they proceed.

2. RECOMMENDED that the propeller grinding operation be moved to an enclosed building to the south of the existing buildings and east of Victoria Drive on the river side of the property.

3. RECOMMENDED that the Company be requested to supply off-street parking for 100 vehicles.

4. RECOMMENDED that the plan for the land scaping be improved to the satisfaction of the Deputy Director of Planning.

5. RECOMMENDED that the City Engineer be requested to report on the feasibility of a new truck route through areas which do not have residential homes, and restricting the use of Victoria Drive from 54th Avenue south to lightweight and local service vehicles.

cont'd .....

6. RECOMMENDED that B.C. Hydro be requested to clean up its right-of-way adjacent to the Rivtow Straits property and the adjoining residential area.

7. RECOMMENDED that Development Permit Application #59003 be issued, if requested by Rivtow Straits Ltd., for two principal buildings on the site for a limited period of one year.

8. RECOMMENDED that instructions be given to the Director of Planning and Civic Development to amend the Zoning and Development By-law to:

   (a) delete 'boatbuilding' from Section 1 (Outright Uses) of the M-1 (Light Industry) and M-2 (Heavy Industry) District Schedules.

   (b) delete 'shipbuilding' from Section 1 (Outright Uses) of the M-2 (Heavy Industry) District Schedule

   (c) add 'boatbuilding' to Section 2 (Conditional Uses) of the M-1 (Light Industry) and M-2 (Heavy Industry) District Schedules

   (d) add 'shipbuilding' to Section 2 (Conditional Uses) of the M-2 (Heavy Industry) District Schedule

   (e) provide a landscaped setback for industrial development facing residential development.

COUNCIL ACTION SEE PAGE(S) 501

DISTRIBUTED MONDAY

G

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

MAY 24, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third Floor, City Hall, on Thursday, May 24, 1973, at approximately 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich

ABSENT: Alderman Gibson
(Leave of Absence)

COMMITTEE CLERK: R. Henry

RECOMMENDATIONS

1. Dance Education Conference - Attendance by Mrs. Skrell

The Committee considered a request which the Chairman had received from Mrs. Doris Skrell, a member of the Cultural Advisory Committee, to attend a Dance Education Conference, to be held at York University, June 13 to 15. The Conference will consider the organization and project problems of organized Dance Companies and Mrs. Skrell is of the opinion it would be useful for the City Council to have her as an observer and participate in the conference. Costs involved including air fare is $346.00. Your Committee, after considering this request,

RECOMMENDS:

THAT the request of Mrs. Skrell, be denied.

2. Letter of Understanding - Local Issues

The Committee noted a report of the Director of Personnel Services and the Deputy City Engineer, dated May 22nd, 1973, resulting from negotiations between the officials and C.U.P.E. - Local 1004 on local issues arising out of the 1972 - 73 negotiations. The parties had reached agreement on all but 3 items, and these items have been referred to a Mediation Officer. The Officials recommended that the Committee approve the Letter of Understanding, as had been agreed to by both the City and Union representatives.

RECOMMENDED:

THAT the Letter of Understanding, dated April 24th, 1973, signed by B. H. Peterson, W. Curtis, L. H. Atkinson and L. T. Cooper, be approved.

(A copy of the Letter of Understanding is on file in the City Clerk's Office)

3. Alterations and Additions to Old Museum Building

The Committee noted a report of the Board of Administration, dated May 22nd, 1973, which dealt with the alterations and additions to the Old Museum Building at the corner of Hastings and Main Street. Attached to the Board's report was a report from the Director of Permits and Licenses dealing with the same topic.

The Board's report reviewed the report of the Director of Permits and Licenses and it was stated that the Board of Administration does not support the carrying out of the alterations as outlined in the other report.

The Board report summarizes the following points, for consideration:

(a) The building is already 71 years old. Of the capital sum $159,500.00 (20%) is needed for roof repairs and renewal of plumbing, heating and electrical systems.

(b) The cost of renovation as office space is approximately $36.00 per sq. ft. and additional parking will have to be rented. New office space can be provided for approximately $35.00 per sq. ft. not including land costs, but including sufficient parking.

(c) The original decision to retain the building (made in July 1971) was, in part, based on an estimate of $576,000.00 for renovation costs, which are now estimated at $818,500.00.

(d) Demolition of the existing building and erection of a new building, conforming to all By-Law requirements, providing 21,000 sq. ft. of floor space, which will give room for expansion of services, can be accomplished for approximately $900,000.00.

(e) The building has been declared an "Historic Site" under the Archeological & Historic Sites Protection Act, 1972, and would require a permit from the Provincial Secretary for demolition.

(f) In addition to a very high renovation cost, annual occupation costs will be higher than occupation costs for the same floor area in a modern building.

(g) Retention of the existing building on economic grounds does not appear to be justified. A new building of 21,000 sq. ft. can accommodate 84 employees. Scheme "B" can accommodate only 67 with insufficient parking.

Commissioner Ryan spoke in support of the Board's report and emphasized that, in his opinion, it would be uneconomical to carry out the alterations detailed in the report of May 7, 1973. Mr. Barry Downs, the architect involved, by means of sketches detailed the proposals submitted covering 2 schemes, A and B. A number of officials involved in the preparation

of the proposals outlined in the May 7th report gave further explanation of the 2 Schemes and the details of additional staff to be relocated in this building. Total estimated capital costs for both Schemes are as follows:

		SCHEME A	SCHEME B
(a)	Construction Costs	$598,400.00	$701,800.00
(b)	Architects & consultant Fees	66,650.00	75,500.00
(c)	Allowance for furniture, equipment, communications and moving expenses	32,250.00	41,200.00
	totals	$697,300.00	$818,500.00

The annual operating costs for heat, light, telephones, janitorial services and car parking rental has been estimated as:

Scheme A - Approximately $31,000.00

Scheme B - Approximately $33,500.00

After giving consideration to both reports and taking into account, comments of the officials present, your Committee, therefore,

RECOMMENDS:

THAT the preservation of the Old Museum Building and renovations and additions as detailed in the report of the Director of Permits and Licenses, dated May 7th, 1973, shown as Scheme "A", be approved in principle.

FURTHER THAT, because of the historical aspect of the building and because of the involvement of the Provincial Government in respect of the Health and Welfare Services to be provided from this building, the City, through Alderman Bowers, approach the Provincial Government with a view to the Government assisting in the financing of these renovations and additions.

FURTHER THAT, the Board of Administration report on the services and staff to be relocated in this building at an optimum allocation of space.

4. 1973 Supplementary Capital Program

The Committee considered a report of the Board of Administration, dated May 10th, 1973, concerning details of the 1973 Supplementary Capital Program amounting to $5,990,475. The report concluded with the following recommendations:

1. The 1973 Supplementary Capital Program amounting to $5,990,475, as detailed in the report, be approved.

2. Due to proceeds from property sales not being available after 1972, that $4,000,000 be allocated to finance the

Supplementary Capital Programs in 1974
and 1975.

The Committee, RECOMMENDS that the foregoing recommendations be approved.

FURTHER because of the action taken with respect to the Old Museum Building, an additional amount of $536,565. be set aside from "Unallocated Supplementary Capital Funds."

*******The meeting adjourned at 3:10 p.m.*******

FOR COUNCIL ACTION SEE PAGE(S) 504

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

JUNE 12, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 12, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Massey

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Britannia Secondary School, under the direction of Mrs. Colford and also of students from Sexsmith Elementary School, under the direction of Mr. Brunker.

'IN CAMERA' MEETING

The City Clerk advised there was one item with which the 'In Camera' Committee was not unanimous. It was, therefore, agreed that at the 'In Camera' meeting this particular item would be considered as to whether it should be retained in that position.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting dated May 31, 1973, and the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated June 5, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

It was agreed to defer the following matters to later in the proceedings:

City Prosecutor	P.C. R.G. Sutton (255): Legal Expenses
City Engineer and Deputy Director of Planning	Columbia/Quebec Connector

UNFINISHED BUSINESS

1. 102 East 2nd Avenue:
S/E corner 2nd Avenue & Quebec Street

It was agreed to defer this matter for later consideration when the subject of the Columbia/Quebec Connector is under discussion.

2. Grant: Festival of Forestry

Further consideration was given to the request from the Festival of Forestry for a grant of $7,500.00.

MOVED by Ald. Linnell,
THAT a grant of $3,500 be approved for this Festival.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Pendakur, Volrich and the Mayor voted against the motion)

(The Mayor agreed to have this application placed on the agenda of the next meeting of the Pacific National Exhibition Board)

3. P.C. R.G. Sutton (255): Legal Expenses

It was agreed to defer this item for later consideration.

COMMUNICATIONS OR PETITIONS

1. Columbia/Quebec Connector

MOVED by Ald. Linnell,
THAT the communication from the Vancouver City Planning Commission on the subject of the Columbia/Quebec Connector be deferred for later consideration when the matter is discussed.

- CARRIED UNANIMOUSLY.

2. Locarno Park and
Northwest Marine Drive Alignment

The Council noted a communication from Mrs. D. Gillis objecting to short notice with respect to the public meeting to be held at 7:30 p.m. on Monday, June 18th, at Queen Mary School to discuss the Locarno Park and Northwest Marine Drive Alignment.

MOVED by Ald. Bowers,
THAT the joint Council/Park Board public meeting on this issue, scheduled for June 18, 1973, be cancelled and a future meeting be held in the Fall on the subject.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A.
BOARD OF ADMINISTRATION
General Report, June 8, 1973

WORKS & UTILITY MATTERS

The Council considered this report containing clauses identified as follows:

Cl. 1: Tender: Curbs, Pavements and Sidewalks on Sundry Streets
Cl. 2: Tender: Supply and Delivery of Mineral Aggregates
Cl. 3: Pipe Crossings under Railway Trackage: Discretionary Power might be Delegated
Cl. 4: Clean-up Week held May 6 - 12 inclusive

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
WORKS & UTILITY MATTERS (cont'd)

The Council took action on this report as follows:

Clauses 1 to 3 inclusive

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and officials contained in clauses 1 and 2, and the recommendation of the Board of Administration contained in Clause 3, be approved.

- CARRIED UNANIMOUSLY

Clause 4:

MOVED by Ald.Hardwick,
THAT a Clean-up Week on the basis proposed by the City Engineer, as set out in the clause, be approved, except that the period proposed be extended to include two weekends.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

Consideration was given to this report containing clauses identified as follows:

Cl. 1: Request for Funds for Temporary Help: Purchasing Division
Cl. 2: Block 52 Parking Garage
Cl. 3: Kerrisdale Arena Emergency Repairs
Cl. 4: Juvenile Detention Home Agreements

Action was taken as follows:

Clause 1

MOVED by Ald.Marzari,
THAT the recommendations of the Board of Administration and the Director of Finance contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bowers,
THAT the officials continue to examine in detail the Blocks 42/52 parking garage situation on the basis proposed in the clause; a detailed report to be submitted to Council within one month.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Finance and Board of Administration contained in Clause 3, and the recommendation of the Board of Administration contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY
(and with the required majority re Clause 3)

PROPERTY MATTERS

The Council considered this report containing two clauses identified as follows:

Clause 1: Expropriation for Knight Street Widening: 5388 Knight Street
Clause 2: Park Site #10, Mount Pleasant: Vacant Possession and Demolition of Dwellings

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
PROPERTY MATTERS (cont'd)

The Council took action on the two clauses as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Supervisor of Property & Insurance contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Marzari,
THAT this whole clause be deferred for three or four weeks until comments from citizens in the area have been received and reported upon by the Director of Planning and Civic Development.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL REPORT
June 8, 1973

WORKS AND UTILITY MATTERS

MOVED by Ald. Hardwick,
THAT this report of the City Engineer on the subject of Sewer Programme - False Creek Flats, be received for information.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

The Council considered this report containing two clauses identified as follows:

Clause 1: 2743-2745 Point Grey Road
2893 Point Grey Road: Subdivision
Clause 2: Shannon

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

Clause 2

In considering this clause respecting applications for minor amendments re the Shannon development, it was,

MOVED by Ald. Hardwick,
THAT authority be granted for minor amendments to the Shannon development to be dealt with administratively where, in the opinion of the officials, such will constitute an improvement in the design; it being understood, however, that any other amendments will continue to be brought before the Council in accordance with Council's resolution on the matter.

- LOST

(Aldermen Marzari, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

(The Mayor instructed the Director of Planning and Civic Development bring a report to Council setting out the various minor amendments proposed)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C (i) and (ii) Columbia/Quebec Connector and Pender-Keefer Diverson

It was agreed to defer consideration of these reports to the evening session of Council.

D. Welfare Department: Accommodation for Management and Accounting Groups

The Board of Administration submitted the following report under date of June 8, 1973:

'The following report has been submitted by the Administrative Analyst:

The 1971-75 Capital Estimates included funds for the alteration of 1530 West 8th Avenue "at a cost of up to $40,000." In reviewing proposals for the alteration and reallocation of space with the Assistant Director, Construction & Maintenance Division, it became clear that the building is now overcrowded and alternative accommodation should be found for some groups now occupying the building, so that those remaining could continue to operate effectively with sufficient space for their operations.

Your Board therefore instructed the Administrative Analyst to review the space requirements and future use of 1530 West 8th Avenue and submit a report on the matter. The Administrative Analyst has completed his review and has reported as follows:

"A review of the space requirement of the Department of Welfare & Rehabilitation and the No.3 Health Unit, has now been completed. The position is as follows:

1. 1530 West 8th Avenue -
Current use of Accommodation

The total personnel of both the Welfare Department and Health Department now occupying the building is 142½. On May 29, 1973, City Council authorized an additional establishment for the Welfare Department which will result in a further 30½ personnel being added to the personnel already in the building for a total of 173. The space occupied by the Welfare Department is 11,684 square feet, by the Health Department 4,000 square feet, for a total usable space of 15,684 square feet. The remainder of the space in the building consists of a basement area, staff facilities, corridor, stairs and lobbies. Actual details are as follows:

	Present Pers'l	Addit'l Pers'l Auth'd May 29/73	Total Pers'l	Space (Sq.Ft.)
Welfare Department				
Management	9	1	10	1068
Accounting	34	9	43	2976
Records	8	-	8	1000
Rehab. - Special Services	14	-	14	1056
Health Care & Aging	14½	11½	26	2140
North District Office	14	5	19	1400
West " "	13	4	17	2044
	106½	30½	137	11684
Health Department - #3 Unit	36	-	36	4000
Total Pers'l/Usable Office Space	142½		173	15684
Basement Space				850
Staff Facilities				2812
Corridors, Stairs, Lobbies				11483
Total space (sq.ft.)				30829

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for Management and Accounting Groups (cont'd)

The personnel of North District Office - Welfare Department will be transferred to the new premises at Grant & Commercial as soon as that is ready for occupation. This transfer is expected to be effected at the end of July next. This transfer will release 1400 sq.ft. of space for alternate use by those remaining in the building.

The building, however, will remain overcrowded and it is necessary to provide alternative accommodation for other personnel in order that the personnel may be able to continue to function effectively.

The relocation of additional personnel has been carefully reviewed with the Director of Welfare & Rehabilitation and the Supervisor of Property & Insurance. There are three alternative plans for relocation of staff; these are described briefly in Item 2 which follows:

2. Alternative Accommodation

(a) Occupancy alternative #1

1530 West 8th Avenue to accommodate:

Welfare Department:		
Management	10	personnel
Accounting	43	"
Records	8	"
Rehab. - Special Services	14	"
Health Care & Aging	26	"
West District Office	17	
Total:	118	"
Outside accommodation to be found for Health Department #3 Unit	36	persons

Estimated square footage to be occupied at 1530 West 8th

Management - as at present	1068	
Additional required	532	1600
Accounting - as at present	2976	
Additional required	2224	5200
Records - as at present	1000	
Additional space	300	1300
Rehabilitation - Spec.Services - as at present	1056	
Additional	1044	2100
Health Care & Aging - as at present	2140	
Additional required	1460	3600
West District Office - as at present	2044	
Additional required	456	2500
TOTAL		16300

The total closely equates to the usable space in 1530 West 8th Avenue.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for Management and Accounting Groups (cont'd)

Conclusion

It is concluded that this alternative is not a good one as it separates Health Unit #3 from the West District Office of the Welfare Department which is the counterpart of the Health Unit in providing service to the general public in the area bounded by Alma Road, 16th Avenue and Clark Drive.

(b) Occupancy alternative #2

1530 West 8th Avenue to accommodate:

Welfare Department:

West District Office	2500	sq.ft.
Health Care & Aging	3600	" "
Rehab. - Special Services	2100	" "
Records	1300	" "
Total:	9500	" "

Health Department #3 Unit:	6000	sq.ft.
Total space occupied	15500	" "

To be accommodated elsewhere

Welfare Department:		
Management	1600	sq.ft.
Accounting	5200	" "
Total:	6800	" "

Comment:

The total usable space at 1530 West 8th Avenue under this plan is fully utilized and the removal of the management and accounting groups of the Welfare Department from 1530 West 8th Avenue provides the least disruption to the operation of both the Health and Welfare Departments.

This alternative is therefore recommended.

(c) Occupancy alternative #3

1530 West 8th Avenue to accommodate:

Welfare Department:

Management	1600	sq.ft.
Accounting	5200	" "
Records	1300	" "
Rehab. - Special Services	2100	" "
Health Care & Aging	3600	" "
Total:	13800	

To be accommodated elsewhere

Welfare Department -		
West District Office	2500	sq.ft.
Health Department - #3 Unit	6000	" "
Total:	8500	" "

Comment:

Under this plan, approximately 2000 sq.ft. of usable space at 1530 West 8th Avenue would remain unallocated, otherwise subject to availability of suitable space, this plan is also recommended.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for Management and Accounting Groups (cont'd)

(d) Available Accommodation

The Supervisor of Property & Insurance, using the guidelines given above, made a search for accommodation and located six prospective sites. Of these, two have been eliminated because they are poorly located for the purposes required, three because of availability (they are now in course of erection), leaving one which is well located and is ready for immediate occupation. Rentals were found to be competitive on a 5-year lease basis. None of the accommodation is considered suitable for use as a district office without considerable modification. The experience in preparing for occupation of the property at Grant & Commercial for the North District Office indicates that occupation could be at least twelve months hence and as it is considered important to provide accommodation at the earliest possible moment by re-housing some groups of personnel, it is concluded that Occupancy Alternative #2 given at (b) above, be adopted. Detailed proposals are as follows:

3. Proposal

As noted above, the Department of Welfare & Rehabilitation management and accounting groups will total 53 persons and it is estimated that the net office space required is 6800 sq.ft. before providing space for staff facilities and a meeting room. It is also considered essential that these two groups be rehoused as soon as possible so that the groups remaining at 1530 West 8th Avenue can be provided with the additional accommodation they require.

To achieve these ends, it is recommended that:

- The management and accounting group - Welfare Department, be housed on an "open area" office plan.

- The concept of an "open area" office is that the accounting personnel will be housed on one floor of about 6000 sq.ft. without partitions. It will be necessary for the floor to be carpeted and for acoustic tile to be used in the ceiling. Carpet and acoustic tile have already been provided by the property owner. In addition, it will be necessary to provide a number of sound-absorbing panels. These are free-standing panels which are available in different heights and colour combinations. The Federal Government is using this concept throughout the building at 1110 West Georgia and the arrangement is considered to be a success by both management and personnel.

- At the time of writing this report, no estimate has been made of furniture requirements or of the cost of provision of sound-absorbing panels. However, it is known that the panels can be supplied at short notice and are removable and can be used elsewhere. An important fact is that it will enable this rental space to be used immediately without loss of time for preparation of tenders, having contractors install partitions, additional lighting, etc. etc.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for
Management and Accounting Groups (cont'd)

4. Summary of Recommendations

It is recommended that:

(i) The management and accounting group - Welfare Department, be housed on an "open area" office plan.

(ii) The Assistant Director - Construction & Maintenance be authorized to use contract services at a cost not exceeding $750 to prepare a detailed floor plan and to compile the list of office equipment and fixtures required and report back with estimates of costs of relocation, annual operating estimates, etc.

(iii) The Supervisor of Property & Insurance be authorized to negotiate a lease based on the office layout prepared by contract services up to a maximum of 8000 sq.ft. at an approximate rental of $6.50 per sq.ft. to include heating, air-conditioning, carpeting, janitor services and parking. The lease to be for a period of five (5) years with a 5-year renewal clause.

Occupancy to commence August 1, 1973, at an annual rental cost not exceeding $52000 per annum (subject to tax escalator clause).

(iv) Corporation Counsel be authorized to prepare a lease agreement based upon the negotiations concluded by the Supervisor of Property & Insurance; the lease to be signed by the Mayor and City Clerk on behalf of the City.

(v) The necessary funds to be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the recommendations of the Administrative Analyst.

MOVED by Ald. Marzari,
THAT recommendations (i) to (v) of the Administrative Analyst, and the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

P.C. R.G. Sutton (255):
Legal Expenses

The Council further considered report of the Corporation Counsel in Department Report of May 25, 1973 (Finance matters) in respect of the subject of P.C. R.G. Sutton (255) and payment of legal expenses.

As previously requested, the City Prosecutor appeared and gave the details of the circumstances in this case and answered various questions from Council members.

Constable M. Flynn, President of the Vancouver Policemen's Union also appeared and spoke to the matter in support of payment.

cont'd....

UNFINISHED BUSINESS (cont'd)

P.C. R.G. Sutton (255):
Legal Expenses (cont'd)

After due consideration a motion made at a previous meeting of Council by Alderman Bowers was further considered, as follows:

MOVED by Ald. Bowers,
THAT the Council, pursuant to resolution of the Police Commission, approve payment in the amount of $1,000 for professional services rendered in connection with the defence of Police Constable 255, R.G. Sutton.

The motion was put and, - CARRIED

(Aldermen Pendakur and Rankin voted in the negative)

Barking Dogs

At the request of Council the City Prosecutor gave information on action taken when noise complaints are received due to barking of dogs. He advised the complaints are investigated and everything possible done to alleviate the problem.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee on Housing, May 29, 1973

The Council considered this report containing clauses 1 to 5 identified as follows:

Clause 1: Need for Housing Inventory Study
Clause 2: Proposed Senior Citizens' Housing Development on site adjacent to Jericho D.N.D. Lands
Clause 3: Progress Reports: Various Public Housing Projects
Clause 4: United Housing Foundation: Acquisition of Hotels in Skid Road Area
Clause 5: Change in Committee Membership

Action was taken as follows:

Clause 1

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Aldermen Harcourt, Hardwick and Volrich voted against the motion)

Clause 2

MOVED by Ald. Harcourt,
THAT the first recommendation of the Committee contained in this clause be approved, after being re-worded as follows:

"RECOMMENDS that Council approve, in principle, the Greater Vancouver Regional District proceeding with the proposed Senior Citizens' Housing project at Fourth Avenue and Wallace Street".

- CARRIED UNANIMOUSLY

(no further action was taken on the balance of the Committee's recommendations in this clause; it being understood that the Committee is still considering these aspects.)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, May 29, 1973 (cont'd)

MOVED by Ald. Harcourt,
THAT Clauses 3 and 4 contained in the report be received for information.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Harcourt,
THAT the action of the Committee taken in this clause be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Finance and Administration
May 31, 1973

The Council considered this report which contained two clauses identified as follows:

Clause 1: Concepts of Self-Insurance
Clause 2: Civic Departments - Review of Operations

MOVED by Ald. Bowers,
THAT the clauses in this report be received for information.

- CARRIED UNANIMOUSLY

G. Temporary Amendments to Downtown Zoning

The Deputy Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board (and with the Board's endorsation of this matter when presented to them on June 8, 1973), reported as follows

"As a result of the recent publication and discussion of Goals for Downtown development, and with the probability of zoning changes to be made in the near future, there has been an increase in enquiries about developments for buildings that meet the present By-law standards, but greatly exceed the density proposals now being considered.

A first reaction to this activity was to proceed with proposals for new regulations and accept the inevitable of some unusual development occurring; however, Development Permit Applications made in recent months, especially in the area south of Robson Street, suggest that some remedial action should be taken.

An appropriate course of action would be to amend the Zoning By-law for areas in the Downtown to impose temporary controls until permanent changes in the Zoning By-law can be made following the adoption of a Downtown policy plan.

Attached, as Appendix 'A', is a list of suggested changes in Downtown zones and a map indicating some alterations to boundaries. Adoption of these will afford time for sufficient study and discussion by the public of policy for Downtown and the preparation of regulations to define that policy.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Temporary Amendments to Downtown Zoning (cont'd)

It is recommended that Council instruct the Deputy Director of Planning & Civic Development to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4, and C-5 zones along the lines of the attached Appendix 'A', and refer this amendment direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission."

MOVED by Ald. Hardwick,
THAT Council instruct the Deputy Director of Planning and Civic Development to make application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4, and C-5 zones along the lines of Appendix 'A', attached to the report, and refer this application direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission.

- CARRIED UNANIMOUSLY

H. Street Closure: Hawks Avenue from Prior Street to Keefer Street

The City Engineer, under date of June 12, 1973, submitted the following report:

"In a letter dated June 11th, 1973, the Strathcona Property Owners and Tenants Association request permission to close to vehicular traffic, Hawks Avenue between Prior and Keefer Streets, plus a diagonal closure at the intersection of Keefer Street and Heatley Avenue to connect Strathcona School with MacLean Park; on Sunday, June 17th, 1973, between 2:00 p.m. and 4:30 p.m.

They request this closure in order to hold a 'park plan in' so that community residents might contribute ideas for the Strathcona park design. Musicians and dancers will also be provided to entertain the residents and tables and chairs will be placed on street for their convenience.

There are no objections to the proposal from a Police Department or Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that the Strathcona Property Owners and Tenants Association be permitted to close to vehicular traffic, Hawks Avenue from Prior Street to Keefer Street, plus a diagonal closure at Keefer Street and Heatley Avenue to connect Strathcona School with MacLean Park; on Sunday, June 17th, 1973, 2:00 p.m. to 4:30 p.m. subject to the following conditions:

1. The applicants enter into an arrangement with the Corporation Counsel indemnifying the City against any claims that may arise from holding the 'park plan in'.

2. The cost of temporary traffic controls be borne by the applicants.

3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicants."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Engineer contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, recessed at approximately 5:15 p.m., to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Massey

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and Pender-Keefer Diversion

The City Engineer, under date of June 7, 1973, submitted a detailed report setting out the status of the development of the Columbia-Quebec Connector and Pender-Keefer Diversion. The following in summary, is extracted therefrom:

> "In 1962 Council approved construction of the Columbia-Quebec Connector as an arterial grade street to provide relief to traffic congestion on Main Street and to provide some additional access to the downtown from the east side.
>
> During the past 10 years extensive property negotiations have taken place to obtain the right-of-way for the Connector. The City has acquired waterfront properties and has gained control over much of the shoreline. In exchange for the loss of riparian rights to the water the private properties are to get access to the Columbia-Quebec and improvement to their property by virtue of double frontage on two arterial streets.
>
> In 1971 detailed reports on the Connector and the north end connections were submitted to Council. Council re-affirmed the 1962 policy on the Connector and adopted a plan (Scheme G) for the north end connections to the downtown street system.
>
> The Connector is still considered to be a desirable link in the arterial grade street system as part of the current transportation strategy with special emphasis on transit improvements in both the short term and long term.
>
> The Connector is scheduled to be opened later this year following completion of sewer works."

The Deputy Director of Planning, under date of June 11, 1973, submitted the following report:

> "Whereas the Planning Department had a part in the original recommendation which led to the present position on the Quebec/Columbia Connector, this was based on various factors which no longer apply, one of which was that False Creek would be redeveloped as an industrial area.
>
> Arising out of False Creek considerations, the Quebec/Columbia Connector was considered by Council on October 5, 1971 and at this time the Planning Department opposed further construction. Council's decision, however, was to proceed. It may well prove that the decisions of the past coupled with the actual existence of part of the Quebec/Columbia Connector and the rearrangement of properties and ownerships rights have cast the die and no other alternative is available.
>
> While realizing the present traffic problems and the point of view expressed by the City Engineer, the Planning viewpoint must remain against the completion of the Quebec/Columbia, as it did in 1971. From the Planning point of view, therefore, the following observations are relevant:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and Pender-Keefer Diversion (cont'd.)

1. There is no longer a future north-south freeway into which the Quebec/Columbia Connector would disperse traffic.

2. There is no longer a discussion or a proposal for a waterfront freeway into which the Quebec/Columbia would feed at its northern end.

3. There is no longer discussion of a Scheme 3.0 (connecting to a third Burrard Inlet Crossing), tying into a Taylor Viaduct which would lead into the Quebec/Columbia Connector.

4. There are preliminary plans for future development at the east end of False Creek, eventually connecting all the way to Main Street. Proposals for use of the area are prejudiced by the swathe of the Quebec/Columbia Connector, cutting through what could become a fine recreational and open area, including waterfront and park activities.

5. A Quebec/Columbia Connector would create an immediate demand to tie future development on the north shore of False Creek into the Connector via a Taylor Street alignment. Taylor Street in itself can also prejudice development of the area on the north side of the Creek by introducing heavy commercial traffic into a potential residential area.

6. Coupled with the Quebec/Columbia Connector is the strong possibility of a request to connect the railway from the B. C. Hydro Yards to the east-west railway along 1st Avenue. Such a rail operation would further prejudice future development between the east end of the Creek and Main Street.

7. At its northern end the Quebec/Columbia Connector, by virtue of its existence, would add traffic to the Gastown and Chinatown developments. In addition, the Connector may seriously limit expansion of Chinatown in a western and south-western direction.

8. For the time being an east-west freeway, which may add traffic to Downtown and then to the Quebec/Columbia Connector, is not an active project.

9. Since one of the real bottle-necks in the traffic pattern is the intersection of Kingsway and Main Street, it may be inevitable in the future to connect the Quebec/Columbia Connector onto Kingsway, at considerable expense.

10. The Quebec/Columbia Connector would aid in alleviating outbound traffic congestion at the north end of Main Street; its effect on the Downtown by attracting inbound traffic to an already congested area is considered a detriment.

11. The Connector would aid considerably in solving the traffic problems at the intersection of Main Street and Terminal Avenue.

Suggested Proposals

The Acting Director of Planning and Civic Development therefore suggests several alternatives which Council may wish to discuss in further detail. These alternatives are:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and Pender-Keefer Diversion (cont'd.)

1. To continue the present program for the Quebec/Columbia Connector including its connection to the Pender-Keefer Diversion as reported and decided on originally. At some future date to evaluate whether to proceed on a linkage of the Quebec/Columbia Connector at its south end to Kingsway.

2. To re-evaluate the northern part of the Quebec/Columbia Connector in order to not directly tie in with the Pender-Keefer Diversion. This, as presented previously, may result in additional cost. However, it may not cause congestion and limit expansion in the Gastown/Chinatown area. At the same time it may be decided not to continue plans to carry Kingsway traffic onto the Connector.

3. To restudy and re-evaluate the entire question of the Quebec/Columbia Connector and in the interim it might be possible to utilize the present constructed portion of the Connector for a parking area which would be tied into bus connections to the Downtown Peninsula and thereby provide a "park and ride" location."

In connection with this matter, letters were received from the following:

Y.W.C.A. -	Protesting against the project through the Strathcona area.
False Creek Citizens Coalition -	Setting out views against the project.
Chairman, Vancouver City Planning Commission -	Requesting decision be deferred on the project for two weeks to allow the Commission an opportunity of discussion and comment.

MOVED by Ald. Rankin,
THAT the foregoing communications be received.

- CARRIED UNANIMOUSLY.

The City Engineer gave a report explanation followed by the Assistant Director, Advance Planning & Research, who explained the views of the Planning Department in respect of the project.

Delegations were heard as follows:

Vancouver Chinatown Property Owners' & Merchants' Association	Brief filed dated June 12, 1973, setting out alternative proposals in opposing the project.
Chinese Benevolent Association	Brief filed dated May 7, 1973, setting out views against the project.
Chinese Cultural Centre Building Committee	Filed a brief and petition in opposition to the project.
Mount Pleasant Area Council Steering Committee	Filed a brief in opposition to the project.
Strathcona Property Owners & Tenants Association	Filed a brief dated June 12, 1973, in opposition to the project.
Autoban	Filed a brief dated June 12, 1973, in opposition to the project.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Columbia-Quebec Connector and Pender-Keefer Diversion (cont'd.)

After due consideration it was

MOVED by Ald. Hardwick,
(a) THAT the Council's previous approval of Scheme G in connection with the north end connections to the downtown street system, be rescinded.

(b) THAT the Council formally approach the Provincial Government and the B.C. Hydro and Power Authority to ascertain as quickly as possible the future use of the related B.C. Hydro lands, and thereafter,

(c) THAT the Council set up a planning process in co-operation with the community groups to deal with the planning of the northeast side of False Creek and the link with the Chinese community.

- CARRIED UNANIMOUSLY.

- - - - - - - - - - - - - - - - -

At this point, a short recess was observed.

- - - - - - - - - - - - - - - - -

UNFINISHED BUSINESS (cont'd.)

102 East 2nd Avenue - S.E. Corner 2nd Avenue and Quebec Street

On May 29, 1973, Council deferred consideration of the Board of Administration report (Property Matters) dated May 25, 1973, with respect to acquisition of 102 East 2nd Avenue in connection with the extension of the Columbia-Quebec Connector south of 2nd Avenue. The matter was deferred pending the Council's full discussion on the project. This discussion having taken place June 12, 1973, further consideration was given to the matter.

A letter was noted from the firm of Turner, Meakin & Co. Limited, under date of June 5, 1973, withdrawing their offer to the City in respect of this property.

MOVED by Ald. Hardwick,
THAT the Board of Administration report on this matter, together with the letter of withdrawal from the Company, be received.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on Social Services, May 31, 1973

The Council considered this report containing clauses 1 to 7 identified as follows:

Cl. 1: Recreational Facilities - Raymur Place
Cl. 2: Grant Request - Lower Mainland Welfare Rights Organization
Cl. 3: Sale of Food Outdoors

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on Social Services, May 31, 1973 (cont'd.)

Cl. 4: Vancouver Opportunities Program
Cl. 5: Crisis Centre - Post-Partum Counselling Program: Grant Request
Cl. 6: Water Pollution in Vancouver Harbour
Cl. 7: Steam Baths and Private Clubs - Increased Incidence of Homosexuality and Venereal Disease

Action was taken as follows:

Clause 1

MOVED by Ald. Rankin,
THAT recommendations (a), (b) and (c) of the Committee in this clause be approved.

- CARRIED UNANIMOUSLY.

Clause 2

MOVED by Ald. Rankin,
THAT the two recommendations of the Committee in this clause, one of which involves a grant, be approved.

- LOST.
NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Alderman Bowers and Alderman Volrich voted against the motion).

(For further action on the recommendations in this clause, see pages 22 & 23).

Clause 3

MOVED by Ald. Rankin,
THAT the recommendation of the Committee in this clause be approved.

- CARRIED UNANIMOUSLY.

Clauses 4 and 5

MOVED by Ald. Rankin,
THAT these two clauses contained in this report be received for information.

- CARRIED UNANIMOUSLY.

Clause 6

MOVED by Ald. Rankin,
THAT the Committee's resolutions in this clause, be received for information after amendment by striking out the words in the second resolution "Standing Committee on Social Services" and substituting therefor the words "Standing Committee on Environment".

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on Social Services, May 31, 1973 (cont'd.)

Clause 7

MOVED by Ald. Rankin,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

K. Report of Standing Committee on Community Development, May 31, 1973

MOVED by Ald. Volrich,
THAT the report of the Committee in respect of Electoral Reform be received for information.

- CARRIED UNANIMOUSLY.

L. Hostel Accommodation

Alderman Rankin requested authority be given to the loan of beds from the Pacific Hostel to the Social Planning Department for use in the Summer hostels, particularly at schools.

MOVED by Ald. Rankin,
THAT the City has no objection to the use by the Social Planning Department of beds, as and when available, from the Pacific Hostel in connection with Summer hostels, particularly at schools.

- CARRIED UNANIMOUSLY.

M. Use of City-Owned Land at Cassiar and 1st Avenue, for an Innovative Housing Development

The following Clause 1 is extracted from report of the Standing Committee on Housing dated May 29, 1973:

"Mr. W. E. Casson, Housing Director, Greater Vancouver Regional District, circulated to the Committee sketches of patio-type housing which had impressed him on a visit to San Francisco. These units were selling at prices ranging from $23,000 to $32,000. Mr. Casson put forward the suggestion to the Committee that they endorse a pilot project of similar type housing in Vancouver. He suggested the City-owned land at First Avenue and Cassiar, adjacent to the Trans-Canada Highway, as being suitable for this type of innovative development. He stated that, if developed with a series of cul-de-sacs and lot sizes of approximately 40' x 80', this site could produce about 42 units. This would not be a public housing development as such, but would be developed for either lease or sale. It was pointed out that to develop this site as proposed, it would be necessary to rezone the land from RS-1 to CD-1 to permit the unconventional lot sizes. It was further noted that the site in question is one that was previously offered to the Provincial Government for housing development.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

M. Use of City-Owned Land at Cassiar and 1st Avenue, for an Innovative Housing Development (cont'd.)

Your Committee favoured Mr. Casson's proposal and

RECOMMENDS that

(a) The City endorse the proposal of the G.V.R.D. Housing Department to develop the City-owned site located at First Avenue and Cassiar Street, being Blk. 96, Section 29, THSL, with patio-type housing and lot sizes of approximately 40' x 80'.

(b) The G.V.R.D. be requested to proceed with an application to rezone the proposed site from RS-1 to CD-1.

(c) The G.V.R.D. be requested to incorporate into the proposed development the triangle of land adjacent to the site which abuts the Trans-Canada Highway, being a portion of Blk. 105, Section 28, THSL."

MOVED by Ald. Harcourt,
THAT recommendation (a) in the foregoing clause be endorsed in principle but all the fore~~going~~, ~~rec~~ommendations be referred to the Director of Planning for report back to the Council after due consideration.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4579, BEING THE "MEMBERS OF COUNCIL SUPERANNUATION BY-LAW"

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT leave be given to introduce a By-law to amend By-law No. 4579, being the 'Members of Council Superannuation By-law', and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

1. Expropriation of Property for Knight Street Widening - 5388 Knight Street

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

cont'd.....

MOTIONS (cont'd.)

1. Expropriation of Property for Knight Street Widening - 5388 Knight Street (cont'd.)

West 7 feet of Lot 25,
Block 2, District Lot 710, Group 1,
New Westminster District,
Plan 1787 5388 Knight Street

pursuant to its powers under section 291(c) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY.

2. Closing and Stopping Up: Lane North of 27th Avenue, East of Glen Drive

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 20 feet of Lot 7, Subdivisions "C" and "D" Block 19, District Lots 391 and 392, has been established for highway under filing 43305;

3. This portion of highway is surplus to the City's requirements and the abutting owner has made application to acquire this 20 foot strip;

THEREFORE BE IT RESOLVED that the North 20 feet of Lot 7, Subdivisions "C" and "D", Block 19, District Lots 391 and 392 be closed, stopped up and conveyed to the owner of the remainder of said Lot 7. The North 20 feet and the remainder of said Lot 7 to become one parcel.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Granville Island

referred to the news release that the The Honourable Mr. Basford, Minister of State for Urban Affairs, had announced that Central Mortgage & Housing Corporation had acquired Granville Island from the National Harbours Board to be developed as a public facility. Alderman Hardwick advised this was an important step taken by the Federal Government and in keeping with the City's plan for the development of False Creek. It was therefore

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Mayor be requested to acknowledge this announcement and forward a letter of appreciation on behalf of the Council to Mr. Basford.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS (cont'd.)

Alderman Hardwick -
False Creek Progress Report

referred to the Council resolution of June 5, 1973, instructing there be a Report Reference to Council on the False Creek project in two weeks' time (June 19, 1973). The Alderman advised that a formal report reference with maps etc. could be given one week later, otherwise only an oral report would be presented on June 19, 1973.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the time for this Report Reference be extended one week, i.e. June 26, 1973.

- CARRIED UNANIMOUSLY.

Alderman Marzari -
Appointment of Project Manager -
Granville Island

referred to the news announcement that the Government would be appointing a Project Manager in respect of Granville Island redevelopment, and proposed that the City request Central Mortgage & Housing Corporation to consult with the City in the hiring of this officer and on the Terms of Reference in connection therewith. It was therefore

MOVED by Ald. Marzari,
THAT the Council request Central Mortgage & Housing Corporation to consult with the City in the hiring of a Project Manager for Granville Island and in the setting out of the Terms of Reference in connection therewith.

- (NOTICE)

Notice was called and recognized by the Chair

Alderman Linnell -
Canadian Federation of Mayors
and Municipalities

raised the question of the City's membership in the Canadian Federation of Mayors and Municipalities and felt the matter should be studied.

The Mayor advised he would put into writing for Council's consideration, his views on this matter and have the question discussed at a future Council meeting.

MOTIONS (cont'd.)

Grant: Lower Mainland Welfare
Rights Organization

Alderman Volrich requested the Council consider again its earlier action this day on recommendations in Clause 2 of the Standing Committee report on Social Services dated May 31, 1973, in the matter of a grant for the Lower Mainland Welfare Rights Organization. At that consideration, the Council did not take any action to approve the grant. It was therefore

cont'd.....

MOTIONS (cont'd.)

Grant: Lower Mainland Welfare
Rights Organization (cont'd.)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the two recommendations in this clause including the provision of a grant to the Lower Mainland Welfare Rights Organization, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Alderman Bowers voted against the motion).

The Council adjourned at approximately 10:25 p.m.

The foregoing are Minutes of the Regular Council meeting of June 12, 1973, adopted, after amendment, on June 19, 1973.

A. Phillips
MAYOR

R. Thompson
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. TENDER NO. 732 - CURBS, PAVEMENTS AND SIDEWALKS ON SUNDRY STREETS

The City Engineer reports as follows:

"Tenders for curbs, pavements and sidewalks on sundry streets in the City of Vancouver were opened on May 28th, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No. 732, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

Projects included in this tender were approved by Council at Courts of Revision held on May 10th and 17th, 1973.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderers as follows:-

Capital City Construction Co. Ltd.
230 Brunette Avenue
New Westminster, B.C.

Project "A"	-	Strathcona Rehabilitation Area	- $ 386,307.90
Project "B"	-	P.C. Concrete Curbs and Gutters on Sundry Streets	- $ 308,040.00

Standard-General Construction Ltd.
Granville Island
Vancouver 9, B. C.

Project "C"	-	Asphaltic Concrete Pavements and Surfacing on Sundry Streets	- $ 276,510.00

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

2. TENDER NO. 58-73-3 - SUPPLY & DELIVERY OF MINERAL AGGREGATES

Tenders for the above were opened by your Board on April 9, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Item 1 of this tender will be reported on at a later date as tests are being made with the low bidder to determine if they can meet the City's unloading and stockpiling requirements.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids on the balance of the items as follows:

Con't . . .

Clause 2 con't

1. CONSTRUCTION AGGREGATES LTD.

All items except 1, 7, 10 and 11 for a 12-month period, at a total estimated cost of $569,800.00. The material is to be delivered and unloaded onto City stockpiles. Part of items 9 and 12 will be picked up at the supplier's stockpile.

2. RIVTOW STRAIGHTS LTD.

Items 7, 10 and 11 for a 12-month period at a total estimated cost of $22,100.00. The material is to be delivered and unloaded on City stockpiles.

The above costs include all taxes and charges.

Jack Cewe Ltd. submitted two proposals:

(a) Pick-up portion of the two requirements from two stockpile locations. They were lower in cost per ton than the recommended supplier. However, when hauling costs are considered the cost to the City would be higher than the recommended bidder.

(b) To supply and deliver to the job-site the pick-up portion of the requirements. In this instance it is more economical for the City to use it's own vehicles drawing from the recommended supplier's stockpiles or from the City's stockpile."

Your Board

RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel. Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

3. PIPE CROSSINGS UNDER RAILWAY TRACKAGE - DISCRETIONARY POWER MIGHT BE DELEGATED

The City Engineer reports as follows:

"In order for the City to extend, relocate or replace a pipe under a railway track, the City must enter into an agreement with the railway company and may lease the crossing area. At present the execution of an agreement requires prior Council approval. Rather than burden Council with these repetitive submissions, it is suggested, that Council authorize the execution of the documents by the City be delegated to the Corporation Counsel and the City Engineer with the Mayor and City Clerk to sign final approval as in the past."

BOARD COMMENT & RECOMMENDATION

Your Board is in agreement with this proposal and recommends establishment of a Committee comprising the City Engineer and Corporation Counsel pursuant to Section 161 of the Vancouver Charter:

'By a vote of not less than two-thirds of its members, the Council may delegate, with or without restrictions or conditions, to any committee comprised -

(a) of members of the Council; or
(b) of employees of the City; or
(c) of members of the Council and employees of the City,

any of the executive or administrative powers exercisable by the Council'.

Con't . . .

Clause 3 con't

As establishment of such Committee requires formal resolution of Council (and a two-thirds) majority, your Board RECOMMENDS that the Corporation Counsel submit a resolution to Council on the matter.

INFORMATION & CONSIDERATION

4. CLEAN-UP WEEK - MAY 6-12 INCLUSIVE

The City Engineer reports as follows:

"By Council resolution of April 17, 1973, the week of May 6-12 was declared as 'Clean-Up Week' to coincide with British Columbia Anti-Litter Week. During this week residents of the City of Vancouver were permitted free disposal at the City's Delta Disposal Site.

The 'Clean-Up Week' was well publicized in the daily newspapers and over the local radio stations before and during the 'Clean-Up Week'. The response to the invitation was as follows:

Number of loads accepted free	1,147 vehicles
Total Weight	403 tons
Costs at Dump Site	$3,000
Costs of Advertizing	$4,000

This was a reasonable response, considering the distance to the Disposal Site, however, it had been anticipated that there would be in the order of 2,000 to 3,000 residents take advantage of the free disposal offer.

It is considered that since this was the first time for many years that a free disposal week had been tried, and since the publicity took place for a relatively short time prior to the event, that if the 'Clean-Up Week' was held regularly twice per year, i.e. Spring and Fall, there would be a greater response. Such a program would encourage citizens to keep the City cleaner at little public expense.

Approximately $3,000 is left from the funds provided for the previous 'Clean-Up Week'. The cost to provide the necessary extra disposal site staff, equipment, etc., and a reduced paid advertizing program for one more 'Clean-Up Week' this Fall is estimated at $5,000. It would, therefore, be necessary to provide an additional $2,000 from Contingency Reserve in order to have sufficient funds for another 'Clean-Up Week' this Fall. The Director of Finance states that sufficient funds are available in Contingency Reserve. In future years costs could be budgeted for in the Revenue Budget.

The City Engineer submits the above report for the INFORMATION of Council and requests Council CONSIDERATION of:

a) A 'Clean-Up Week', where free disposal is provided to Vancouver residents in passenger cars, or cars and trailers twice per year on a regular basis Spring and Fall, with the next 'Clean-Up Week' and free disposal being September 9-15, 1973 inclusive.

b) Transfer of $2,000 from the Contingency Reserve in order to provide the additional funds required."

Your Board submits the above report of the City Engineer to Council for their INFORMATION and CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 546

FINANCE MATTERS

RECOMMENDATION

1. Request for Funds for Temporary Help: Purchasing Division

The Director of Finance reports as follows:

"On February 15, 1973 City Council adopted a Board of Administration report which recommended "that a temporary buyer position be approved for the period February 16, 1973 to June 15, 1973" - and "that a further review to be made at that time if it develops that further assistance is required."

During the authorized period, the Purchasing Division experienced an unusually high incidence of sickness, and the Purchasing Agent underwent surgery on May 15th (he is not expected back for at least two months).

Consequently, the Division was unable to accomplish as much as planned, and a review of the workload shows that, due to a high level of activity this year, all of the buyers are very busy and cannot handle additional assignments.

The following assignments are over and above the buyers' normal duties and the temporary buyer will be required full time, to the end of the year, to complete them:

i. Prepare specifications and obtain furniture and equipment for premises being renovated or newly constructed.

ii. Participate in the disposal of furniture and relocation of equipment from premises being vacated.

iii. Plan the 1974 furniture replacement program and prepare cost estimates.

The known locations which must be serviced this year are as follows (the scope of the 1974 program is yet to be determined).

a. New Provincial Courts Complex
b. City Hall - 3rd floor and sub-ground area.
c. North Unit (Health & Welfare Management Group)
d. Pacific Hostel
e. Continental Hotel
f. Oppenheimer Lodge.

This report has been discussed with the Administrative Analyst, the Director of Personnel Services and the Business Manager of the Vancouver Municipal & Regional Employees' Union, all of whom agree with the recommendations.

It is RECOMMENDED:

I. That a temporary buyer position be approved for the period June 16, 1973 to December 31, 1973.

II. The approximate cost for the temporary position amounting to $7450., including fringe benefits, be provided from Contingency Reserve."

Your Board

RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

INFORMATION

2. Block 52 Parking Garage

The City Engineer reports as follows:

"At a meeting of Council on May 8th, 1973 a brief report on the cost-revenue for March, 1973 was received for information. The Mayor instructed that when the April report is submitted background details be included. This report is a response to the Mayor's request.

Under the terms of an agreement with Pacific Centre Limited, the City is leasing the Block 52 parking facility. Some of the pertinent terms of this lease agreement and related considerations are as follows:

a. The City bears all costs associated with the parking garage and receives all the derived revenues.

b. There are three main cost components namely garage rental, taxes, and operating costs. The monthly rental has been determined by amortizing the capital costs of the garage over a 25 year period. The taxes paid by the City are the normal property and business tax paid by comparable major parking facilities. The operating costs relate to the manpower and equipment provisions required to manage the parking garage on a day-to-day basis.

c. There are approximately 850 parking spaces in the garage. By the terms of the agreement the City must rent parking spaces to a maximum of 300 monthly parkers if Pacific Centre so requests. A maximum of 40 of the 300 monthly parkers may be in the reserved category if Pacific Centre requests it.

d. Under the terms of the lease agreement the City may establish its own transient (or short term) rate structure without reference to Pacific. However the monthly parking rates must be at a rent not exceeding prevailing rates at comparable parking facilities in the downtown.

e. The current parking rate structure is as follows:

TRANSIENT	per hour	- $0.35
	12 hour maximum	- $1.75
	24 hour maximum	- $2.25
	Evenings and Sunday	- $0.50 maximum
MONTHLY	Reserved	- $45.00
	Unreserved	- $35.00

f. At the end of the initial 25 year term the City may renew the garage lease for an additional 25 years. The monthly garage rental during this extended term would be 66% less than the rental paid during the initial term.

A breakdown of the garage costs and revenues for the month of April is as follows:

COSTS

Rental	$31,550
Taxes	$ 9,750
Operation	$12,000
TOTAL	$53,300

REVENUE

Transient	$32,500
Monthly	$ 9,750
TOTAL	$42,250

In summary the costs were approximately $53,300 while the revenue was about $42,300 leaving a net loss for the month of about $11,000.

cont'd....

Clause #2 continued:

April was the second month when the Block 52 parking garage had the benefit of the parking demand generated by the department store.

The Engineering Department is now examining in detail the total Block 42-52 parking garage situation. Some of the aspects which are being considered include methods of reducing the operating costs, the suitability for advertisement, and the effects of a different parking rate structure. The long term economics of the parking facility are also under study in consultation with the Director of Finance. The overall findings will subsequently be reported to Council."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

3. Kerrisdale Arena Emergency Repairs

Your Board has received the following report from the Director of Finance:

"On May 1, 1973 Council received a Board of Administration report regarding a request from the Parks Board for $200,000 for essential repairs to the Kerrisdale Arena, including replacement of the Arena floor, mechanical plant and lighting. Council approved the recommendations of the Board report, one of which was that $100,000 be allocated from 1971-1975 Five Year Plan funds (Community Services Centres category) for the replacement of the floor of the Arena. A further recommendation approved by Council was that the Assistant Director of Permits and Licenses Department - Building Construction and Maintenance Division examine the mechanical plant of the Arena and the Assistant City Engineer - Electrical Division examine the Arena lighting and electrical system, for report back to Council.

Both officials have now examined the Arena and report as follows:

From the Assistant Director of Construction and Maintenance Division

'With reference to the Report to Council, dated April 30, 1973 regarding Kerrisdale Arena Emergency Repairs, I have examined the Mechanical Plant of the Arena and concur with the renovation work proposed by the Board of Parks and Recreation.

The mechanical equipment in question is 24 years old, and it is quite apparent that it is nearing the end of its useful life. If the equipment is not replaced, breakdowns can be anticipated in the near future. The type, size, and location of this equipment is such that repair or replacement work might require closure of the operation for two or three months.

The present summer shutdown period does appear to be the ideal time to carry out the work, forestalling any major interruptions during future skating seasons.

I have examined the estimates with the Consultants and find the costs to be as accurate as can be established for this type of work. They are based on preliminary estimates submitted from various sub-contractors.

The existing exit doors and panic hardware are in very poor condition, do not meet present By-law Standards, and should be replaced. This work, together with an allowance for upgrading stadium seating, makes up the estimate for the extra $20,000.00 requested for 'unspecified essential repairs and renovation work.' The estimates appear realistic and the work is necessary.'

From the Assistant City Engineer - Electrical

'(a) The existing 1500 watt incandescent fixtures above the ice surface should be replaced with lower wattage, more efficient mercury vapour fixtures. The present light level of 20-25 footcandles will be increased to 50 footcandles, in accordance with the illuminating Engineering Society's specifications.

cont'd....

Clause #3 continued:

(b) The existing incandescent fixtures above the spectator bleachers should be replaced with fluorescent fixtures.

(c) The lighting distribution fused panels are very old and parts are no longer available and they should be replaced with circuit breaker panels.

(d) All lighting wiring is old and the insulation brittle and should be replaced.

(e) The emergency lighting and fire alarm systems should be updated to present day standards in accordance with instructions from the Chief Fire Warden.

After an inspection of the electrical plant at the Arena it is the recommendation of this Department that the section of the consultant's letter pertaining to electrical matters be accepted in total as the wiring, distribution panels and lighting have reached the end of their useful lives.

In addition the Assistant City Engineer - Electrical included some further items in his report as follows:

'(a) External perimeter lighting required to reduce vandalism.

(b) Vandal-proof fixtures required externally, above the exit doors as existing fixtures are nearly all smashed and cannot be replaced.

(c) New 'exit' lights required as most of the existing fixtures are broken.

(d) Additional circuits are required in the concession stand as the existing circuits are overloaded and overfused, and expansion of the stand is planned.

(e) All convenience outlets should be changed to U-ground receptacles in accordance with City policy.

(f) The spotlight and announcement booths should have permanent convenience outlets installed in them to eliminate the need for extension cords which run through public walkway areas.

(g) All wiring not covered in the consultant's report should be reviewed and renovated as necessary.

Presumably there is no provision in the $200,000 for these additional items and after the City Electrician has estimated the needs in this area a further report to Council will be necessary regarding funds.

A further recommendation in previous report to Council was that the Board of Parks and Public Recreation be advised that in respect to the additional request of $20,000 (this $20,000 was a Parks Board request over and above the original estimate of the consultants) for unspecified 'essential repairs and renovation work', funds would be provided from the Kerrisdale Arena Trust funds upon receipt by Council of more details as to the requirements. In view of the above report of the Assistant Director of the Construction and Maintenance Division it would appear that the $20,000 should be provided at this time and the work should be done at the same time as the balance of the renovation work. It is fairly certain at this time that the Trust funds will have to be used to provide working capital for the normal operation of the Arena during the renovation period and I would therefore recommend that the $20,000 be provided from the same source of funds as the balance of $180,000 and the Trust funds not be used for the capital renovation purposes at this time.

The Board of Park Commissioners on Monday, May 14th, 1973 approved an allocation of 1973 Five Year Plan funds of up to $200,000 for necessary repairs to the Kerrisdale Arena building and mechanical plant.

Recommendations

I. That Council approve a further allocation of $100,000. of 1971 - 1975 Five Year Plan funds (Community Services Centre category) for the repairs and renovation to the mechanical plant and electrical systems of the Kerrisdale Arena. This brings the total allocation up to $200,000 and is in advance of Council consideration of the Basic 1973 Capital Program.

cont'd.....

Clause #3 continued:

II. That Council rescind recommendation no. 5 of the Board of Administration report dealt with by Council on May 1, 1973 quoted as follows:

'That the Board of Parks & Public Recreation be advised that in respect to the additional request of $20,000 for unspecified 'essential repairs and renovation work', funds would be provided from the Trust funds upon receipt by Council of more details as to the requirement."

Your Board recommends that Council approve the foregoing report of the Director of Finance.

4. Juvenile Detention Home Agreements

The Corporation Counsel reports as follows:

"The agreements with each of the following municipalities, regarding the use of the Juvenile Detention Home, expired on April 30, 1973:

District of North Vancouver
City of North Vancouver
District of Burnaby
Township of Richmond
District of Coquitlam
Corporation of Delta

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1, 1973 to April 30, 1974, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to $30.00 per day. The proposed rate of $30.00 per inmate day, which was set by the Director of Finance, has been increased from the 1972-73 rate of $21.05 and reflects a calculation based on the number of detention days in relation to the total cost of operation of the Detention Home for the previous year.

The Corporation Counsel asks that a resolution of Council be obtained to authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the District and City of North Vancouver, District of Burnaby, Township of Richmond, District of Coquitlam and Corporation of Delta for a further period of one year from May 1, 1973 to April 30, 1974, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be $30.00. "

YOUR BOARD RECOMMENDS that the foregoing report of the Corporation Counsel be approved and that the Mayor and the City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 546

A-9

PROPERTY MATTERS

RECOMMENDATION

1. EXPROPRIATION FOR KNIGHT STREET WIDENING
   5388 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight Street, including the installation of permanent pavement between 33rd and 57th Avenues, is now proceeding under the 1973 Paving Programme. In order to complete the required 80 foot road allowance, negotiations were entered into in March this year to acquire eight 7 ft. widening strips in the section between 37th and 39th Avenues. Seven of these strips have been acquired as endorsed by Council April 3rd, 1973 and April 17th, 1973.

One widening strip remains to be acquired, namely, the West 7 ft. of Lot 25, Block 2, D.L. 710, known as 5388 Knight. Repeated efforts have been made to effect a settlement with the owners to no avail. To date these parties have refused to accept the City's offer herein as follows:-

1.	Loss of land (231 sq. ft.)	$ 462.00
2.	City Engineer to repair and make good damage to lawn and garden adjacent to new property line at no cost to owners.	

It is noted that identical offers for loss of land were accepted by the owners of similar properties in this section. The subject widening strip is clear of obstructions.

The City Engineer will require early possession of said strip to enable development work to continue without interruption.

Following consultation with the City Solicitor, he recommends that the required widening strip be expropriated.

RECOMMENDED:

(a) That the offer of $462.00 made to the owners through the office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation for the property to be acquired.

(b) That, since the City has failed to come to an agreement with the owners, the Corporation Counsel be authorized to expropriate the above property in accordance with the Resolution for that purpose submitted under "Motions".

(c) That Mr. R. S. Thorpe be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of said expropriation."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

...../2

2. PARK SITE #10, MOUNT PLEASANT
Vacant Possession and Demolition of Dwellings
Block 41, D.L. 200A and Block 104, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"Park Site #10 is listed under Table I of Park Sites Purchases Program 1971 - 1975, confirmed by City Council on December 15th, 1970. This site is within the blocks bounded by Brunswick Street, 7th Avenue, Guelph Street and 8th Avenue.

The Chairman of the Parks Board in a letter dated April 19th, 1973 to Alderman Darlene Marzari stated as follows:-

"I have discussed your letter of April 19th with the Superintendent who advises me that Park Site #10 in Mount Pleasant has been a City and Park Board high priority park site purchase for a number of years. The loss of Mount Pleasant school and the large grounds at Broadway and Kingsway make it imperative that additional open space be provided in the area.

The provision of Park Site #10 for open space was given as a reason by the City for rezoning of the Mount Pleasant school grounds for commercial purposes. The area surrounding Park Site #10 is all RM-3, apartment zoning and the need is increasing each day for more open space."

The City now has title to all the properties in the Westerly block, which is shown outlined in red on the enclosed plan. Approximately 50% of the Easterly block has now been acquired by the City and negotiations are being carried on to acquire the balance of said block. The present plan of the Parks Board is to acquire all the properties by September 30th, 1973 in order that development of the Park Site begin early in 1974. As there are still 4 owners whose properties have to be acquired, it is difficult to say whether the City will have title to all properties by this date.

In order that the Park Program not be unduly delayed, it is,

RECOMMENDED that the Supervisor of Property and Insurance be authorized to immediately serve "Notice to Vacate" by September 30th, 1973 on all tenants of the Westerly block, which is totally owned by the City, so as to give them time to find alternative accommodation during a period of better weather. It is proposed that as each unit becomes vacant, it be padlocked and when all units in any building are vacant, that such building be demolished.

RECOMMENDED FURTHER that the Supervisor of Property and Insurance continue to negotiate the acquisition of the balance of the Easterly Block 104 and demolish the dwellings as they become vacant with a view to the Parks Board carrying on with the development of this block early in 1974. The Superintendent of Parks concurs in these recommendations."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

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FOR COUNCIL ACTION SEE PAGE(S) 541

WORKS & UTILITY MATTERS

INFORMATION

1. SEWER PROGRAMME - FALSE CREEK FLATS

The City Engineer reports as follows:

"On May 1st, 1973, Council approved an additional $1,450,000 for sewer works in False Creek on the understanding that an attempt would be made to obtain the forgiveness factor from the Federal Government in accordance with the appropriate Federal Act. Possible sharing could arise through the Winter Capital Projects Programme or through grants for sewer construction under the National Housing Act.

Winter Capital Projects Programme

An application had already been made under the Winter Capital Projects Programme to cover eligible sewer works in the False Creek area. At this time, none of the sewer projects has been approved by the Federal Government for funding from the Winter Capital Projects Fund.

In order to qualify for participation in this programme, projects must be accelerated or additional to works already planned. The sewers works for which the $1,450,000 was approved do not meet this requirement. The City is, therefore, unable to apply for senior Government cost sharing under this programme.

National Housing Act

This Act provides for Federal funding of major sanitary sewers and treatment plants. No eligible works are being constructed by the City in False Creek, and in general eligible works are the responsibility of the Greater Vancouver Sewerage and Drainage District. The City cannot, therefore, apply for sharing the False Creek sewer works under this legislation."

FOR COUNCIL ACTION SEE PAGE(S) 547

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2743 - 2745 Point Grey Road
2893 Point Grey Road - Subdivision

The Deputy Director of Planning & Civic Development reports as follows:-

By letter of May 1st and May 3rd, 1973, Mr. R.K. Baker, Barrister and Solicitor, has written to Council with respect to two subdivision applications on Point Grey Road.

In both cases these are requests for preliminary approval to subdivide property which comes within Priority Areas #1A and #2 for the acquisition program as part of the Point Grey Road waterfront improvement. In both cases, also, the City has made an offer to the owner to purchase the property, but the owner does not accept the offer.

Whereas the subdivision of both properties meets the minimum dimensional standards of the Subdivision Control Bylaw, I have told Mr. Baker or his clients that I would not be prepared to approve a subdivision.
Section 96 of the Land Registry Act provides that the Approving Officer "may refuse to approve the subidivision if in his opinion, the anticipated development of the subdivision would.....be against the public interest."

My position is based on the fact that Council has not rescinded any resolution about the acquisition of property on Point Grey Road and, in fact, the City has made an offer which, in my view, confirms the City's position. The fact that the offer has not been accepted by the owner does not, in my view, represent a withdrawal from the City's position.

On May 14, 1973, formal application was made by Mr. R.K. Baker to subdivide both his clients' properties as outlined above and, accordingly, I proposed to reject both applications under Section #96 of the Land Registry Act.

DELEGATION REQUEST - R. K. BAKER, Q.C.

CONSIDERATION

2. Shannon

The Deputy Director of Planning & Civic Development and the Director of Permits & Licenses report as follows:

On February 20, 1973, Council passed the following resolution:

THAT WHEREAS in circumstances where it is desired by a developer to alter or amend plans which have previously been approved under a Development Permit, the Director of Planning and Civic Development is given certain discretion to waive the necessity for a new application in situations where he deems the amendment to be of minor nature;

THEREFORE BE IT RESOLVED THAT in the case of the Shannon development, at 57th Avenue and Granville Street, the Director of Planning and Civic Development be directed to bring before Council any and all applications by the developer for amendment or alterations to the development permit.

Cont'd.....

CLAUSE NO. 2 (continued)

In the normal process of development, it is inevitable that there are going to be minor changes between the approval of a development permit and the completion of working drawings and the construction of a building. By the terms of Council's resolution "any and all" amendments are to be referred to Council. A number of applications for minor amendments are on hand. It would probably still give effect to Council's intention in passing this resolution, if Council delegated to the officials, authority to approve minor amendments where, in the opinion of the officials, these amendments constitute an improvement to the design. Only those requests for amendments which do not, in the view of the officials, represent an improvement, or where additions are involved, would be referred to Council.

This report is submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 547

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

May 29, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, May 15, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Harcourt (Chairman) Alderman Marzari Alderman Rankin
ABSENT:	Alderman Hardwick (Civic Business)
ALSO PRESENT:	Alderman Massey
CLERK:	M. Kinsella

The Minutes of the meeting of May 1, 1973 were adopted.

RECOMMENDATION

1. Need for Housing Inventory Study

The Committee reviewed the Chairman's memo of April 9, 1973 to Mayor Phillips on "Reasons for Housing Inventory Study funded by Federal Government". Mr. Northey, Advance Planning and Research Division, City Planning Department, commented on the Chairman's memo as follows:

(a) Need for breakdown of population figures into age groupings, numbers and types of households:

This breakdown is already underway in the Planning Department and should be available by the end of 1973. The delay is because this information is dependent upon 1971 census figures which will not be available until later this year.

(b) Need for accurate assessment of existing housing stock in the City:

With the automation of building permits, the Planning Department should have this information available within a month.

(c) Need for study on the roll of Federal-Provincial-Municipal or Regional District in the provision of variant type of housing stock:

Mr. Northey stated that, in his opinion, this information could only be made available through a housing inventory study. However, he felt that development of much of this needed housing will have to remain with private industry.

cont'd ....

Clause No. 1 (cont'd)

Mr. Northey suggested that such a housing inventory study would really form part of the implementation of an on-going programme and therefore any work done on this study would result in a more effective housing programme. In other words, a housing inventory study would not be an excuse for inaction, but rather would result in the on-going programme being more effective and better planned. There followed intensive discussion on the merits of a housing inventory study and your Committee

RECOMMENDS that the City not proceed with a housing inventory study in this particular form.

2. Proposed Senior Citizens' Housing Development On Site Adjacent to Jericho D.N.D. Lands

At the last meeting of the Committee, the Greater Vancouver Regional District Housing Department was requested to do soil tests on the Site. Mr. W. E. Casson, G.V.R.D. Housing Department, reported that, while the final results of the soil tests have not been received, the indications are that the soil is suitable for medium density development.

Point Grey Homeowners' Association appeared before the Committee protesting the proposal to erect a 9-storey Senior Citizens' development on this property. Mrs. Baker, on behalf of the Association, submitted the following resolution:

"Whereas the Vancouver City Council has recently been reported as having under consideration a nine story high rise development for Senior Citizens, North of Fourth Avenue on the 2.86 acres at Wallace Street, be it resolved that the undersigned homeowners from six blocks, 3700 and 3800 West First, Second and Third Avenues just East of the Jericho Park Area, wish it to be known to all levels of Government, that we are unalterably opposed (unanimously) to any type of high rise housing development.

However we would accept a good quality Senior Citizens' housing development, not exceeding two storeys on the 2.86 site.

Notwithstanding the foregoing, by a practically unanimous vote, we prefer and urge the Vancouver City Council to immediately proceed with the greatest effort, to acquire all Federal lands and combine this with the land already owned by the City, in the general area North of Fourth Avenue, bounded on the East by Wallace Street and on the West by Trimble, with the main objective to develop it as a natural park for the public at large with no through vehicular traffic being allowed."

cont'd .....

Clause No. 2 (cont'd)

Mr. Casson agreed to meet with the Point Grey Residents Association to discuss the proposed development and possible alternative designs for same. At the request of Mr. Casson, the Chairman agreed to attend the proposed meeting with the concerned homeowners on this matter.

The Committee also had for discussion a letter dated May 22, 1973 from Mr. W. E. Casson, Director of Housing, Greater Vancouver Regional District, requesting that the Standing Committee on Housing place before Council an offer on behalf of the Provincial Land Acquisition Programme to purchase the City owned site on 4th Avenue and Wallace Street, based on $2,000.00 per unit for indeterminate number of units. The letter also stated that it is anticipated that development would be under section 43/44 of the National Housing Act which would permit the payment of a grant in lieu of municipal taxes; the municipal portion of the subsidy would be the responsibility of the G.V.R.D. The Supervisor of Property & Insurance indicated that he will be submitting a report to Council on the G.V.R.D. Housing Department's request to purchase this land. This report will be submitted for consideration in conjunction with your Committee's report on this matter. Your Committee

RECOMMENDS that Council approve the Greater Vancouver Regional District proceeding with the proposed Senior Citizens' Housing project at Fourth Avenue and Wallace Street.

FURTHER RECOMMENDS that the decision on the type of development be deferred until discussions have been held with the residents of the area.

FURTHER RECOMMENDS that City Council make the City owned land, being Lot D of D.L. 538 which is adjacent to the Jericho D.N.D. lands, available to the G.V.R.D. Housing Department at a price of $2,000.00 per unit for an indeterminate number of units.

The Committee also had before it a joint report from the City Engineering and Planning Departments on "Senior Citizens' Housing Site: 4th Avenue and Wallace Street: Road Requirements". Your Committee agreed to defer consideration on this report to its next meeting.

3. Progress Reports: Various Public Housing Projects

The Assistant Director of Community Planning gave oral reports on progress of the following projects:

(a) 75 Unit Residential Facility for Single Men, Downtown East Side

Mr. Geach reported that there have been some very productive meetings between the Planning Department, C.M.H.C., East Side residents, and representatives of various organizations active in the area. The Planning Department is currently working on a report requesting Council to formally request the Senior Governments' participation in this project. The Steering Committee has reached agreement on the type of building, design of units and other facilities for the project. The Property & Insurance Department is working on the acquisition of a suitable site.

cont't .....

Clause No. 3 (cont'd)

(b) Kitsilano Senior Citizens' Project

The planning for this project is well underway and it is expected that approval in principle from the Provincial Government should be received within a week or two.

(c) Calling Foundation Senior Citizens' Project - Joyce and Kingsway

Mr. Geach noted there is a current Council motion that the City use its expropriation powers to assist the Foundation in obtaining a useable site in this area. However, he has been informed by the Foundation that land acquisition is proceeding satisfactorily at present and therefore there may be no need for the City to use its expropriation powers on this occasion. Mr. Geach undertook to advise your Committee should the Calling Foundation need any assistance with land acquisition.

4. United Housing Foundation - Acquisition of Hotels in Skid Road Area

Mrs. Hamilton, United Housing Foundation, advised the Foundation has acquired two hotels in the area, which they hope shortly to start work on to up-grade and manage. She indicated that there is a likelyhood in the near future of the Foundation requesting a grant from the City to assist with these renovations.

It was noted that C.M.H.C. has arranged with the City Inspection Departments to undertake joint inspections of these properties within the next week.

5. Change in Committee Membership

Alderman Marzari formally resigned from the Standing Committee on Housing.

At the invitation of the Chairman, Alderman Massey was appointed a member of this Committee.

At this point, the meeting recessed to re-convene In Camera -- See In Camera minutes of this date.

FOR COUNCIL ACTION SEE PAGE(S) 553

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

MAY 31, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, May 31, 1973, at approximately 1:30 p.m.

PRESENT:	Alderman Bowers (Chairman) Alderman Harcourt Alderman Volrich
ABSENT:	Alderman Gibson (Leave of Absence)
CLERK TO COMMITTEE:	R. Henry

The Minutes of the meeting held May 10, 1973 were adopted as received.

INFORMATION

1. Concepts of Self-Insurance

At the request of the Committee, Mr. D. MacDonald, the City's insurance consultant, attended the meeting and reported orally on the various types of insurance schemes and particularly self-insurance. Mr. MacDonald referred to previous studies commissioned by the City Council several years ago, in which he had reviewed the adequacy of the City's coverage. Mr. MacDonald filed a graph showing the amounts involved in insured losses from 1965 to 1972. Mr. MacDonald reminded the Committee that the City in effect was already self-insuring on matters such as earthquake, underground services and plate glass. It is stressed that, however, there is a gap which should be examined with respect to negligence that could be incurred by employees of the City. The Director of Finance indicated that City officials have been looking into this matter for some time and because of other priorities, have been unable to assemble such facts as contractural commitments that had been made by the City and would affect liability coverage, if taken out. After further discussion on the subject it was

RESOLVED

THAT as the City's liability coverage is not as extensive as it should be to cover liability involving civic employees; therefore the present study being carried out by the Director of Finance and the Corporation Counsel with respect to liability insurance coverage be given a high priority.

2. Civic Departments - Review of Operations

The Chairman explained that he had suggested the Committee review the operations of civic departments as a means of the Committee and other members of Council becoming aware of the present structure, budget and program of each department. He also pointed out that such a review would assist the Committee in considering future budgets of the departments. The Chairman filed guidelines and suggested that meetings be held possibly at 12:00 noon, between June and September.

(A copy of the guidelines is circulated for information.)

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 554

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

MAY 31, 1973

A Special Meeting of the Council of the City of Vancouver was held in the #1 Committee Room, City Hall, on Thursday, May 31, 1973 at approximately 1:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur and Rankin

ABSENT: Alderman Gibson (Leave of Absence)
Alderman Hardwick (Civic Business)
Alderman Volrich

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Alderman Harcourt,
SECONDED by Alderman Marzari,
THAT Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Former Officers' Mess - Jericho

On May 21, 1973, Mrs. Dorothy Gillis, Vice-President of the West Point Grey Recreation Project and Chairman of the Planning and Building Committee of that Project, wrote to the Mayor asking for a meeting with the Mayor and Fire Chief, in connection with the Fire By-law and Fire Marshall's requirements for the use of the former Officers' Mess at Jericho, by the West Point Grey Recreation Project. The Mayor referred this to Council and suggested a meeting with the citizens concerned, the Park Board and Council, to discuss the problem.

At this meeting the Fire Chief and the Director of Permits & Licenses submitted reports dealing with the problems referred to in the letter from the West Point Grey Recreation Project and both departments had representatives present to speak to the reports. Commissioner May Brown represented the Park Board and also present were representatives from the Park Board staff and the architect engaged by the Park Board on the matter of the renovations to the building.

Mrs. Gillis spoke on behalf of the Recreation Project, outlining the space problems facing the Project and the necessity for the Project to make plans for the coming year by producing programs which could be used in the space available in the year. Mrs. Gillis submitted a "Facilities Analysis" dated May 1973 in support of the points made in her submission.

Commissioner Brown advised the meeting that the Board of Parks and Public Recreation had not yet made a determination on the future use of this building, and the Board was extremely reluctant to authorize alterations estimated at approximately $36,500 for the use of the building on a limited term suggested by the Building Inspector in his letter of May 10th, 1973, to the Superintendent of the Park Board which was in response to the Superintendent's letter of April 24th, 1973.

The Fire Chief and the representative of the Provincial Fire Marshall explained to the meeting that the requirements for wider door openings, etc. were part of the Provincial legislation - the Fire Marshall Act - and neither the Fire Chief nor the Provincial Fire Marshall had any discretionary power whatsoever in the application of the Act.

Cont'd.....

Former Officers' Mess - Jericho (cont'd.)

The Mayor requested specific information from the representatives of the Park Board and the representatives of the Point Grey Recreation Project as to what these two bodies requested of Council; reminding them that Council had, in establishing the budget for the year 1973, provided that the Board of Parks & Public Recreation would have freedom to allocate funds within the overall amount established for the year 1973. The Mayor suggested that if the Park Board felt that the project needed assistance, the Park Board make the necessary adjustments to its budget to allow the allocation of funds for this expense.

It was suggested to the Park Board that if the building could serve for 3 to 3½ years, approximately the time necessary for the development of a Community Centre to serve the area, then the expenditure of approximately $36,5000 would work out to about $1,000 a month rent, a not unreasonable figure. The Park Board representatives explained that they could not at this time, commit their money to renovating this building to public meeting hall standards as they felt they could not support any action as regards the building until the Board had made a determination on the future of the building.

The Council took no further action on the matter.

COMMITTEE OF THE WHOLE

MOVED by Alderman Pendakur,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Alderman Pendakur,
SECONDED by Alderman Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

The Special Council meeting adjourned at approximately 4:50 p.m.

* * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

MAY 31, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, May 31, 1973 at approximately 1:40 p.m. in the #1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, (Chairman)
Alderman Marzari
Alderman Linnell (arrived approximately 2:10 p.m.)

ABSENT: Alderman Hardwick (Civic Business)

CLERK: M. Kinsella

RECOMMENDATIONS:

In consideration of items 1 and 2, a quorum not being present Alderman Rankin and Alderman Marzari submitted the following recommendations:

1. Recreational Facilities - Raymur Place

On May 3, 1973, the Standing Committee on Social Services met with representatives of the two senior governments, Ray-Cam Services Committee representatives and other interested parties to discuss the Ray-Cam proposal for recreational facilities at Raymur Place. It is proposed to develop this facility on the S. E. corner site at Hastings and Campbell: Lots 1-6, Block 120, D.L. 181 comprising 0.42 acres which is owned by the Urban Renewal Partnership. At that meeting your committee recommended that the City, through the Director of Social Planning start negotiations with the Federal and Provincial Governments on cost sharing on both capital and operational costs of a recreational building up to 13,000 sq. ft. in size including a basement area. It was further recommended that the Director of Social Planning report back to the Social Services Committee, the results of his negotiations.

At today's meeting the Director of Social Planning submitted to the Committee the following memorandum of a meeting with Federal, Provincial and City representatives on this matter:

"This will advise and comfirm that at our meeting on May 17, 1973, we agreed on the following for inclusion in the building:

Foyer (offices)	360	sq. ft.
Workshop	1,275	" "
Back Porch (play area)	500	" "
Pantry (co-op)	2,000	" "
Teen Rec. Room	400	" "
Library - Study	400	" "
Lounge - Snack Bar	500	" "
	5,435	

The foregoing places and spaces are exactly as requested by Ray-Cam. In addition, it was agreed to provide Day Care space to the extent of 1,000 sq. ft. indoors and 2,250 sq. ft. outdoors. The Provincial and Federal officials accept these parts of the building as an integral part of Raymur and will provide the capital funds required.

Provincial and Federal officials did not agree to share capital cost of the 'basement gym' (3,800 sq. ft.) nor the 'living room'

cont'd.....

Clause No. 1 (cont'd)

(1,600 sq. ft.). City staff agreed to estimate the feasibility and cost of these two items.

Design costs, sharing of capital costs and operational costs still to be worked out.

As agreed at Social Services Committee meeting, Social Planning staff circulated a draft statement on how 'Ray-Cam Project Fits into the Larger Scheme of Strathcona Facilities and Programs'. Comments are to be received from officials and when a statement is ready, it will be circulated to Ray-Cam and the Social Services Committee.'

RECOMMENDED that Council

a. Endorse the above memorandum of the Director of Social Planning with respect to Provincial and Federal government acceptance of responsibility of 5,435 sq. ft. of the proposed Ray-Cam recreational building.

b. Authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Municipal Affairs with respect to the two senior levels of government accepting financial responsibility for the 1,600 sq. ft. of space (living room) required for the Central Meeting Rooms.

c. Authorize the Standing Committee on Social Services to discuss with Ray-Cam representatives, the Director of the Boys' Club in the area and the Director of Strathcona Neighbourhood Centre, the need for the basement gymnasium (3,800 sq. ft.) (Both these latter facilities have gymnasia.)

2. Grant Request - Lower Mainland Welfare Rights Organization

The Committee had for consideration the following report from the Director of Social Planning:

"The Lower Mainland Welfare Rights Organization has requested funds in the amount of $229.00 per month, retroactive to February 1, 1973. I discussed the request with Walter Boyd, Director of Welfare and Rehabilitation, who does not support the grant request.

My information is that this organization is less helpful to social assistance recipients than other welfare rights groups. The request and the foregoing views are submitted for the Committee's consideration.

A copy of Walter Boyd's memorandum on this subject is attached."

A delegation from the Lower Mainland Welfare Rights Organization discussed their grant request with the Committee. Staff of this organization consists of two volunteers and seven Vancouver Opportunities Program workers and their operating expenses are approximately $209.00 per month. The function of the organization is mainly to help people on welfare with problems relating to social assistance and the delegation stated they have helped about 400 people over the last year or so.

cont'd. . . . . .

RECOMMENDED:

That a grant of $169.00 per month for a period of twelve months be made to the Lower Mainland Welfare Rights Organization.

FURTHER RECOMMENDED:

That the Director of Social Planning in consultation with the Director of Welfare and Rehabilitation submit to the Standing Committee on Social Services, within six months, an evaluation report on this organization.

. . . . . .

At this point a quorum was present and therefore your Committee submits the following recommendations:

3. Sale of Food Outdoors

The Medical Health Officer and Director of Environmental Health discussed with your Committee environmental health problems related to sale of food outdoors. They are particularly concerned with recent proposals with respect to outdoor markets in the Gastown area. The Environmental Health Division have received a number of requests from persons wishing to sell food out of doors in this area. One concern is possible contamination of this food through lack of adequate facilities for preparation, handling and display. There is also a possibility that if the Health Department relaxes food control regulations to permit sale of food outdoors, a drop in the current high standard of food control in the City could result.

RECOMMENDED that the Health Department be involved in initial discussions and planning for development of the Fisherman's Wharf complex at the foot of Columbia Street to insure that all possible steps are taken to meet food control regulations.

INFORMATION

4. Vancouver Opportunities Program

The Board of Administration under date of May 17, 1973 submitted for information a report from the Director of Welfare & Rehabilitation on the Vancouver Opportunities Program. A delegation from the Vancouver Opportunities Program was present during consideration of this item and answered questions from your Committee with respect to its operation. The Director of Welfare & Rehabilitation spoke in support of this program which he considers to be a most progressive program which has been very helpful in assisting people to get back into the employment stream.

RESOLVED that the report of the Board of Administration dated May 17, 1973 on Vancouver Opportunities Program be received for information.

5. Crisis Centre - Post-Partum Counselling Program; Grant Request

Miss J. Quinalan submitted and spoke to a brief in support of the grant request, Crisis Centre - Post-Partum Counselling Program. Specifically the Program is requesting the City fund this programming at a cost of approximately $15,343.00 per year. Staff consists of a paid co-ordinator and fifteen trained volunteers. A submission stated in part:

cont'd ....

Clause No. 5 (cont'd)

"DESCRIPTION: The programme is primarily directed toward mothers who are experiencing any of the following difficulties during the first few years of the post-partum period:

a. Feelings of inadequacy or inability to cope as a wife and/or mother
b. Feelings of depression that may range from sadness to suicidal thoughts
c. Feelings or acts of aggression towards the baby. Sometimes this is manifested by overconcern. Strong feelings of guilt are present in either case.

The project has helped over one hundred mothers to recover during the sixteen months of its existence. There are currently seventy-one people involved in the programme. In order to accomplish this, a four part service is offered:

a. One-to-one guidance and support from a volunteer
b. A weekly group meeting of mothers
c. A fort-nightly meeting of fathers
d. Family educational and discussion evenings

Education and research are two other aspects. This includes inservice education, lectures and workshops to health professionals and other interested groups. A field placements to second year master of social work student and doctoral candidate (psychology) has been provided. Public awareness has been increased by newspaper and radio releases.

STAFFING: a. Fifteen trained volunteers presently work free of charge. These are recruited from people who were originally receiving help in the programme, who have recovered, and who now wish to help others who have similar problems in living.
b. A paid co-ordinator (see attached curricula vitae)

REFERRAL SOURCES: Family practice doctors, psychiatrists, hospitals, Metropolitan Health nurses, Crisis Centre, and groups offering perinatal services. Individuals may self-refer.

The recent rapid growth and interest expressed by members of the medical profession would indicate that the programme is meeting a need in our health care delivery.

The Health Department has agreed to include the programme but is unable to provide funds. We are, therefore, seeking the approval of the Health and Welfare Committee."

The Medical Health Officer expressed the opinion that this is a worthwhile project offering a needed service to the community. Following further discussion it was

RESOLVED that the grant request of the Crisis Centre - Post-Partum Counselling Program be referred to the Medical Health Officer for a report back to your Committee as soon as possible. This report to include an evaluation of the Program as well as recommendations regarding sources of funding of this program (either through the Provincial Government or the Canada Assistance Plan).

6. Water Pollution in Vancouver Harbour

The Health Department is concerned with the potentially dangerous situation with respect to pollution of Vancouver harbour from pleasure craft and live-a-boards (house-boats). The number of these craft in the harbour has increased dramatically over the last few years and will increase even more when the proposed marinas in the False Creek area are in operation.

The Medical Health Officer expressed concern that at present, there are no regulations governing discharge of sewerage into the harbour from these vessels. He noted that the Provincial Government has regulations banning flush-heads on boats on interior lakes but there are no similar regulations for the Metropolitan Vancouver area. Dr. Bonham stated that some time ago, the Metropolitan Health officers requested the Provincial Government to enact recreation pollution control regulations for the Metropolitan Vancouver Area. The Provincial Government was reluctant to pass such legislation and suggested that this problem be dealt with through Municipal By-laws. On checking with the City's Law Department, the Medical Health Officer was advised that there might be some difficulty enacting pollution control regulations of this nature at the municipal level.

The Health Department would also like to see regulations requiring marinas to provide shore based facilities for live-a-boards and pleasure craft without heads.

Dr. Bonham stated another problem is pollution from freighters in the harbour and at dock. However, this matter is currently under discussion with officials of the National Harbours Board with a view to controlling this sort of pollution.

RESOLVED that the Medical Health Officer prepare as soon as possible for the Committee, an outline of appropriate water pollution regulations for recreation waters and marinas, in order that the Committee may meet with the appropriate Cabinet Ministers in Victoria to urge implementation of these regulations for Metropolitan Vancouver waters.

FURTHER RESOLVED that the Medical Health Officer submit as soon as possible to the Standing Committee on Social Services, suggested interim controls with respect to water pollution in the Vancouver recreation waters.

7. Steam Baths and Private Clubs - Increased Incidence of Homosexuality and Venereal Disease

The Medical Health Officer gave an oral report to your Committee for information on the increased incidence of homosexuality and Venereal Disease as related to steam baths and private clubs. He stated that the Director of Venereal Disease Control recently advised the Health Department that there has been a considerable increase in the incidence of homosexual syphilis. The Health Department considers that one of the contributing factors in the increase of Venereal Disease is the fact that a number of Steam Baths and Private Clubs in Vancouver are contravening the License By-law by putting doors on cubicles. Section 26(5) of License By-law #4450 applies and reads as follows:

cont'd....

Clause No. 7 (cont'd)

"(5) No person shall operate or maintain any steam bath or massage parlour which contains cubicles or compartments intended to be occupied by patrons thereof:

(a) unless there is an entrance to each of such cubicles or compartments of a width at least equivalent to two-thirds of the length of the side of the cubicle or compartment in which such entrance is; and

(b) unless such entrance is free of any curtain, screen, door or other obstruction; and

(c) unless at all times a clear view of the interior of each such cubicle or compartment is afforded through such entrance."

It is the intention of the Health Department, in order to attempt to reduce the incidence of this disease, to commence vigorous implementation of all applicable regulations with respect to this problem.

Your Committee agreed that there is a need for stringent enforcement of all relevant regulations and suggested that, if necessary, a list of the premises in contravention of these regulations be published.

The meeting adjourned at approximately 3:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at Eric Hamber Secondary School on Thursday, May 31, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Linnell
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: M. James

INFORMATION

This is the fifth of a series of meetings called for the purpose of securing views of persons and organizations on electoral reform. Two briefs were submitted and are highlighted in the notes which follow.

1. Mr. John S. Stearman

Mr. Stearman, speaking for himself, submitted a written brief which made the following principle points:

(i) That the "at large" system be adopted.

(ii) That the Council should be increased in size to fourteen Aldermen plus the Mayor.

(iii) That the Council positions be part-time and suitably paid.

(iv) The School Board should remain at nine members and their salaries should be approximately 2/3 of the Aldermen's salary.

(v) The Parks Board should remain at seven members and their salaries about 1/3 of the Aldermen's salary.

(vi) The term of office should be three years.

(vii) Elections should be held yearly with 1/3 of each body elected each year.

(viii) The election date should be the second Wednesday in October and the newly elected members take over in November.

(ix) Qualifications of a candidate should be residence or property ownership and being on the last voters' list.

(x) A deposit of $100.00 for all offices except Mayor which should be $300.00.

(xi) Voter enumeration should be carried out in conjunction with Provincial and Federal Governments.

(xii) That an 'area' system below the Council level be established through 14 or so Area Councils and one Alderman be assigned to work with each Area Council.

cont'd ....

No. 1 (cont'd)

(xiii) The City Planning Commission should be made up of presidents of Area Councils and representatives from Council, School and Park Boards.

(xiv) Planning matters of local concern should be referred to the Area Council for public consideration and report back to the Planning Commission.

(xv) That the decision on local government be made without having a referendum.

2. United Jewish Peoples Order, Vancouver Section - Mrs. P. Weinstein

The brief submitted by Mrs. Weinstein made the following points:

(i) A full ward system with one Alderman from each ward.

(ii) A ward area should relect recognized areas or recognized boundaries e.g. Grandview and Kitsilano.

(iii) That Aldermen be considered to be part-time.

(iv) That the Council be increased to approximately 20 to 25.

(v) A ward system should apply to School and Park Boards.

(vi) A term be for two years.

(vii) That the election date be the last Saturday in November.

(viii) That a candidate's affiliation be shown on the ballot.

(ix) A candidate should require 25 nominators living in the ward.

(x) A candidate should live in the ward.

(xi) Qualifications to vote should not depend upon citizenship.

The meeting adjourned at approximately 8:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 561

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

JUNE 19, 1973

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 19, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, a report relating to Zoning and Development By-law No. 3575, Proposed Public Use Zone. It was, therefore, agreed the matter would be considered in open Council agenda.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated June 12, 1973, be adopted, after adding the following as an additional paragraph to the motion on Page 18 of the Minutes under Item "L" re Hostel Accommodation:

"FURTHER, that the Council approve of the use of the City Schools for the accommodation of summer hostels".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS

Crestview Manor and Strata Titles Act: (Caledonian Ventures Limited)

A representative of the Caledonian Ventures Limited appeared in support of the application of the company for approval of their application pursuant to the Strata Titles Act and referred to particularly in Clause 2 of the report of the Standing Committee on Housing dated June 12, 1973.

MOVED by Ald. Hardwick,
THAT the application of Caledonian Ventures Limited under the Strata Titles Act re new building designed as condominium at 1844 West 7th Avenue be approved, subject to application of relevant City by-laws.

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS (cont'd)

New Constructed Buildings:
Strata Titles Act

MOVED by Ald. Bowers,
THAT approval is hereby granted to the creation of Strata lots upon the deposit of a strata plan for newly-constructed commercial and residential buildings provided that the Director of Permits and Licenses and the Approving Officer are satisfied that normal development procedures have been followed, and the Mayor and the City Clerk are hereby authorized to sign the strata plan.

(referred)

MOVED by Ald. Rankin,
THAT the foregoing motion of Alderman Bowers be referred to the Standing Committee on Housing.

- CARRIED UNANIMOUSLY

DELEGATIONS, COMMUNICATIONS AND DEPARTMENTAL REPORTS

City-owned Land: Skeena
2nd to 5th Avenues

In connection with Clause 5 of Departmental report (Building and Planning matters), dated June 15, 1973, submitted by the Deputy Director of Planning and Civic Development, in respect of City-owned land, Skeena from 2nd to 5th Avenues, the Council noted a delegation was present from the Thunderbird Neighbourhood Centre Association requesting an opportunity to be heard to express its views before any discussion takes place to dispose of the land, as referred to in the departmental report.

Before hearing the delegation it was reported that the Deputy Director of Planning had requested his report be deferred pending further study by the appropriate officials for further report to Council.

MOVED by Ald. Harcourt,
THAT this whole matter be deferred until various considerations have been given, particularly by the Park Board and the Planning Department;

FURTHER THAT no action be taken on this property until a further report is submitted to Council by the Director of Planning and Civic Development.

- CARRIED UNANIMOUSLY

(The organization submitted an advance copy of a brief which was furnished to the members of Council, and in the main urges sale of this land be deferred)

COMMUNICATIONS OR PETITIONS

2. The Honourable H.H. Stevens:
Deceased

The Council received notification from the Rev. Francis H. Stevens of the passing of his father the Honourable Henry Herbert Stevens, a noted member of the Parliament of Canada in earlier years, and a Freeman of the City of Vancouver.

MOVED by Ald. Hardwick,
THAT the City Council express its condolences to the members of the family on the passing of the Honourable Mr. Stevens.

- CARRIED UNANIMOUSLY

3. Design Panel: Regulations

The Council noted a communication from Mr. Paul M. Merrick under date of June 14, 1973, on behalf of the Design Panel in which comments are set out in respect of the Council's action on May 1, 1973 in setting down various regulations in respect of the Design Panel.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Design Panel: Regulations (cont'd)

In this regard Mr. Merrick advises the Panel is in agreement with the majority of the regulations; however, the following matters were considered of sufficient importance to bring to the Council's attention:

"(a) To facilitate direct communication, a member of Council be appointed to the Advisory Design Panel.

(b) The Advisory Design Panel elect its own chairman, but the panel does not agree that it must be other than a member of city staff"

MOVED by Ald. Massey,
THAT the action of Council on May 1, 1973, setting down regulations in respect of the Design Panel be amended to strike out the restriction 'that the Chairman should be other than a member of City staff'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the balance of the information in the communication from Mr. Paul M. Merrick be received.

- CARRIED

(Ald. Marzari voted against the motion)

4. 1980 Winter Olympics

The Mayor, on behalf of his Special Committee on Olympics comprising himself, Alderman Bowers and Alderman Massey, submitted the following report under date of June 15, 1973:

"The Mayor's Ad Hoc Committee met three times to consider the feasibility of a proposal from the Vancouver/ Garibaldi Olympic Committee to stage the Winter Olympics here in February, 1980.

The new proposal differs substantially from the unsuccessful bid for the 1976 Games. That bid envisaged a massive single development in the Alta Lake area, and required equally massive investment in road and transportation facilities to the area.

The new proposal uses existing facilities in the Vancouver area as much as possible, and locates new facilities close to Vancouver where this can be done. Garibaldi would be used only for Nordic and Alpine events, involving about half the athletes and a minority of spectators. These could be housed well within the facilities expected to be present in the area by that time, and they could be transported by rail or bus on existing facilities.

FACILITIES AND CAPITAL COSTS

The attached schedule lists the facilities that would be required, with the estimated costs. (Costs are in 1973 dollars, and will have to be adjusted for inflation).

Some facilities have cash recovery value: The housing in the Athletes' village could be used for student housing or hotel use; the lifts could be sold to a private operator. For others, no cash value is shown, even though they would probably remain as valuable community facilities. Only the Luge & Bobsled run could be deemed to have no permanent value.

The schedule shows that an estimated $ 20,500,000 would be required, of which $ 6,500,000 is recoverable, with $ 14,000,000 to be raised.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

1980 Winter Olympics (cont'd)

REVENUE SOURCES

The most appropriate revenue source would be from the minting and sale of special commemorative coins. This device has been used successfully in previous Olympic Games, and has been made available by the Federal Government to the 1976 Montreal Summer Games. It is estimated that between $ 150 Million and $ 250 Million will be raised through coins for those games. There should be no difficulty in raising the capital sums required for the proposed Vancouver games by a much more limited distribution of coins.

OPERATION OF THE GAMES

The Games are to be staged for two weeks during February of 1980. Past experience has shown that the operational costs can be recovered from gate receipts and the sale of radio and television rights.

During those two weeks, Vancouver residents will be subjected to considerable congestion and inconvenience, but will also be caught up in the excitement and interest created by the Games.

Of much greater importance are the long-term benefits brought to the city by the staging of the Games.

LONG-TERM BENEFITS

1. The new facilities and publicity will boost winter sports and winter tourism in the city.

2. Vancouver residents acquire without cost to the city:

- An out-door 400 metre speed-skating rink for recreational use;
- Two ice-arenas

3. Vancouver residents who use the North Shore mountains and Garibaldi will have access to better lifts, ski-runs and to ski-jump facilities.

In addition to these advantages, the developments in the Garibaldi areas will ensure for that area an orderly development plan and an adequate provision of water and sewer services. The proposal may also spur the B. C. Railway into extending its passenger service across the inlet (at Second Narrows).

In view of these benefits, the Council's members of the Ad Hoc Committee unanimously recommend that Council pass the following resolution:

RESOLVED THAT:

1. This Council express its appreciation to the Vancouver/Olympic Committee for their efforts in preparing a proposal to stage the 1980 Winter Olympics here, and encourage them to prepare a bid for these games to the Canadian and the International Olympic Associations;

2. Council will support the staging of the Games here, subject to the following conditions:

(a) The cooperation and involvement of the local residents of areas where facilities are to be developed;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

1980 Winter Olympics (cont'd)

(b) The Planning of all facilities with due consideration for environmental impact, and within a framework of long-range plans for the orderly development of the areas;

(c) The cooperation of the Provincial Government in planning and organization;

(d) Agreement by the Federal Government for the minting of special coins to be sold with the profit allocated to the capital costs of staging the Games;

(e) Agreement by the Federal Government for a loan to enable capital projects to proceed in advance of the above revenues;

3. The Provincial Government be requested to prepare development guides for the Alta Lake Region as a matter of high priority;

4. The Mayor be authorized to appoint Council representatives to a Steering Committee for the further planning of the Games."

Mr. Ian Howard, from Sports Canada, spoke in explanation of some of the views set out in the Special Committee's report.

MOVED by Ald.Pendakur,
THAT the following be added as Part 5 of the resolution in the foregoing report of the Special Committee:

"The City of Vancouver financial commitment or obligation be limited to a maximum of the cost of the proposed speed skating rink and two practice rinks referred to in the appendix submitted by the Special Committee".

- CARRIED

(Alderman Marzari and Rankin voted against the motion)

(Appendix referred to is on file in the City Clerk's Office)

MOVED by Ald. Hardwick,
THAT after Part 2(c) of the above resolution of the Special Committee, the following be added:

"as expressed in reply from a responsible Provincial Government Minister in this regard, by August 1, 1973";

FURTHER THAT the resolution submitted by the Special Committee contained in the above report be approved, after amendments made by Council this day are incorporated.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

(Part 2(c) now reads as follows:

"The cooperation of the Provincial Government in planning and organization, as expressed in reply from a responsible Provincial Government Minister in this regard, by August 1, 1973")

REPORT REFERENCE

Engineering Services:
Complaints

The Deputy City Engineer gave a report explanation in respect of the City Engineer's departmental report dated June 15, on the subject of complaints re engineering services, submitted to the Council for information.

MOVED by Ald. Hardwick,
THAT the City Engineer's report on the subject be received.

- CARRIED UNANIMOUSLY

(Copy of the above mentioned report is on file in the City Clerk's Office)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Save the Entrance to Stanley Park Committee:
Delegation

A request was received from the Chairman of the Save the Entrance to Stanley Park Committee that representations be heard from that Committee before Council takes any action in regard to the Burrard Inlet Waterfront guidelines for interim development.

MOVED by Ald. Pendakur,
THAT the delegation be heard if it so wishes but the organization be advised that the Special Committee on Burrard Inlet will be reporting to Council on Tuesday, June 26, 1973, on guidelines re the area between Thurlow and Richards Streets only.

- CARRIED UNANIMOUSLY

6. Margaz Enterprises (1968) Ltd., and
Strata Titles Act: 345 West 10th Avenue

The Council considered a communication from Margaz Enterprises (1968) Ltd., requesting the City's approval to Strata Title the 41 suite apartment property under construction at 345 West 10th Avenue. It is pointed out that the land was acquired for, and the building was planned as a condominimum and that the acquiring and planning were completed and construction commenced before the Strata Titles Act came into effect.

MOVED by Ald. Hardwick,
THAT the application of Margaz Enterprises (1968) Ltd., under the Strata Titles Act, be approved, subject to application of relevant City by-laws.

- CARRIED UNANIMOUSLY

7. Park Board Project 'FIND'
(LIP Program)

MOVED by Ald. Rankin,
THAT pursuant to request received. a delegation on behalf of elderly citizens, boarding homes psychiatric patients and handicapped persons, participating in the Park Board 'FIND' program, be permitted to appear before Council on the matter of continuation of this LIP project.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4:30 p.m., with the same members present.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, June 15, 1973

WORKS AND UTILITY MATTERS

This report contains two clauses identified as follows:

Clause 1: Sewer Separation in the West End
Clause 2: Water Main Installation - 1973 Capital Budget

Action was taken as follows.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Engineer and the Board of Administration contained in these two clauses be approved.

- CARRIED UNANIMOUSLY

SOCIAL SERVICE AND HEALTH MATTERS

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Director of Welfare and Rehabilitation contained in this report on the subject of Sub-office, 402 West Pender Street, telephone and painting, be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report which contained five clauses identified as follows:

Cl. 1: E.F. Senger - complaint on property taxes
Cl. 2: Juvenile Remand: Detention Home Study - Greater Vancouver Regional District
Cl. 3: Grant Request: Outward Bound
Cl. 4: Police Pipe Band: Attendance at Waimea Highland Games
Cl. 5: Permanent Staff for Family Relations Act Program

Action on the report is as follows:

Clause 1

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration and the Director of Finance contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Volrich,
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

FINANCE MATTERS (cont'd)

Clause 3

MOVED by Ald. Bowers,
THAT a grant of $5,000 to Outward Bound be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Pendakur voted against the motion)

Clause 4

MOVED by Ald. Rankin,
THAT the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5th and 6th, 1973, at no cost to the City.

- CARRIED

(Aldermen Linnell, Pendakur and the Mayor voted against the motion)

MOVED by Ald. Linnell, in amendment,
THAT while in Hawaii the Council assume the expenses resulting from the Band playing in the children's hospitals.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Rankin, Volrich and the Mayor voted against the motion)

The motion of Alderman Rankin was put and carried.

Clause 5

In considering this clause, Commissioner Ryan requested that recommendation 1 be altered to read as follows:

"City Council authorize the hiring of two temporary staff in accord with Personnel Department classification, effective July 1, 1973, for the purpose of obtaining maximum financial reimbursement pertaining to the Family Relations Act. The estimated cost of $2,810.00 for the balance of 1973 to be provided from the Contingency Reserve;

and further that recommendations 2 and 3 be deleted from the report.

MOVED by Ald. Rankin,
THAT recommendation 1 be approved after being altered as suggested above by Commissioner Ryan and recommendations 2 and 3 be deleted from the report.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contained three clauses identified as follows:

Cl. 1: Acquisition N/S 67th Avenue, West of Cromwell Street
Cl. 2: Resubidivion of City-owned Lands and sale of lots to the Provincial Government S/E corner King Edward Avenue and Glen Drive
Cl. 3: Acquisition for Replotting Purposes: 631 East 5th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PROPERTY MATTERS (cont'd)

The Council took action as follows on this report:

Clause 1

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and Supervisor of Property and Insurance, contained in this clause be approved.

- CARRIED

(Alderman Pendakur voted against the motion)

Clauses 2 and 3

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance, contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL REPORT
June 15, 1973

WORKS AND UTILITY MATTERS

The Council considered this report of the City Engineer in respect of Robsonstrasse Saturday Mall in which details are set out under the following headings:

Background
Physical Layout and Operation
Merchant Support and Street Activities
Costs
Source of Funds

The report concluded as follows:

"The attached sketch illustrates a feasible layout for a Saturday Mall with bus lane on Robson Street between Burrard and Thurlow Streets. Although it would cause some inconvenience to automobile traffic the proposal is workable for the bus and will provide some benefit to pedestrians. The merchants have shown some support for the mall proposal (including paying recurring costs) but are inclined to request that the City bear the initial capital costs.

Because the participation of the local merchants in organizing street activities is very important to the success of this proposal, Council may wish to approve in principle the Robsonstrasse Saturday Mall and ask the merchants in the 1000 block Robson Street to advise Council what activities and street uses they would be prepared to undertake and on what dates they would be ready to proceed".

MOVED by Ald. Bowers,
THAT the merchants in the 1000 block Robson Street be contacted to ascertain if they are willing to form an Association for the purpose of operating a street market, including the organizing of street activites, payment of recurring costs such as public market licenses, and

AMENDED SEE PAGE 103 Book #114

FURTHER, if the merchants so wish in accordance with the above, they be advised the Council is prepared to contribute $1,000 toward the capital costs.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

The Medical Health Officer submitted a report in respect of By-laws and regulations governing the sale of food outdoors and the following was noted in summary:

"A. The Health Department could approve the preparation and sale of food outdoors if the minimal standards required by the City of Vancouver Health By-law No. 4387 and the Provincial Food Premises Regulations were complied with.

B. A temporary open air fruit and vegetable market could be approved if convenient sanitary facilities, including sinks and hot and cold water, were available for cleaning purposes in adjacent approved food premises.

C. The sale of prepackaged foods from an approved food plant could be approved if proper means of storage and protection were provided."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Medical Health Officer be received for information.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS

The Council considered this report containing five clauses identified as follows:

Cl. 1: Development Permit Application #62151: 8380 Crompton Street
Cl. 2: Development Permit Application #60927: 1125 West 8th Avenue
Cl. 3: Development Permit Application #62487: 2730 East 41st Avenue
Cl. 4: IIPS Project
Cl. 5: City-owned Land: Skeena 2nd to 5th Avenues

The Council took action on this report as follows:

Clauses 1 to 3 inclusive

MOVED by Ald. Pendakur,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Rankin,
THAT the Council do not approve any further extension of the IIPS project.

(tabled)

MOVED by Ald. Hardwick,
THAT this whole subject, including the motion of Alderman Rankin, be tabled pending a meeting of the Council, sitting in Committee, for the purpose of a meeting between members of Council and appropriate members of staff to pursue the matter further in detail.

- CARRIED

(Aldermen Bowers and Massey voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
BUILDING & PLANNING MATTERS (cont'd)

Clause 5

The Council action in respect of this clause regarding City-owned land: Skeena, 2nd to 5th Avenues, is shown on page 2 of these Council Minutes.

C. Area Conservation Report:
"Time Present and Time Past"

The Director of Social Planning submitted the following report under date of June 14, 1973:

"One of the most serious challenges to Social Planning is to devise methods of minimizing the anxiety of citizens caused by increasingly rapid physical and social change. Many of the most dramatic controversies in Vancouver in the last five years have resulted from concern about change. The continuing anti-growth sentiment in the midst of a housing shortage, the heated controversies over the Arbutus Shopping Centre, Chinatown Preservation, the 4 Seasons development, Christ Church Cathedral, Shannon Estate, the West End and the False Creek Development all reflect the intensity of feeling generated by the threat of change to buildings and areas in Vancouver.

Most attempts at preservation of buildings or areas have been based on their historic value. This approach deals with a very small part of the problem. In the first place, many of the neighbourhoods most treasured by Vancouverites such as Chinatown, Japantown or Shaughnessy are valued not so much for their buildings (which often would not meet historic preservation criteria) but for their human qualities and landscapes. In addition, historic preservation seeks to freeze development in time and this is extremely difficult to accomplish in any but a few areas.

Recognizing that change will take place, the real challenge to Social Planning is to introduce a measure of stability so that all that is familiar does not continually vanish; to control change so that there is some sense of permanence; to retain linkages with the past other than the corpses of old buildings preserved beyond their ability to add to the vitality of contempory growth surrounding them.

Dr. Michael Seelig of the School of Planning, University of British Columbia was retained as a consultant to outline a comprehensive approach to the problem of conservation that would seek to preserve all environmental amenities in selected areas. The report entitled, "Time Present and Time Past" was prepared in six weeks and suggests new criteria for conservation. It identifies important physical, human and natural characteristics that should be preserved as well as specific areas which warrant consideration for conservation. It urges that a concept of conservation of more than individual buildings should become an integral part of the physical and social planning process and that when preparing or reviewing future plans, conservation in the broad terms discussed should always be a major consideration.

Section 5 of the report reviews an arsenal of legal and planning techniques that could be used to assure that those qualities of the city that Vancouverites most value will be retained. These include facade easements (an easement on the exterior of a building) easements to preserve landscaping or views, protective overlay zoning and the transfer of development rights to other areas in the same vicinity, to mention a few. Experiences in conservation in New York, Chicago, New Orleans, Cincinnati, Ann Arbor, San Fransisco, and Portland, Maine are reviewed and the applicability of various devices are considered.

Section 3 of the Report outlines the steps necessary to assure conservation of areas and recommends actions to be taken by city departments.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Area Conservation report (cont'd)

Some of the suggestions in the Report are already being undertaken. For example, the Planning Department has been preparing an inventory of historic buildings and a concern for conservation is already that department's policy. "Time Present and Time Past", however, provides a work plan so that efforts by various departments in conservation can be approached on a unified basis.

The Director of Social Planning RECOMMENDS that:

1. Council receive the Report, "Time Present and Time Past" for information.

2. The Report be circulated to other city departments, boards, agencies, and various citizens groups as well as to interested individuals with an invitation to respond.

3. The Report and responses be presented to a joint meeting of the Community Development and Civic Development committees early in September 1973."

MOVED by Ald. Hardwick,
THAT recommendations 1 and 2 of the Director of Social Planning set out above be approved;

FURTHER that the report entitled "Time Present and Time Past" be forwarded to the Vancouver Heritage Advisory Board, when established, for consideration prior to any discussion by Standing Committees.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Social Services, June 7, 1973

The Council considered this report containing six clauses identified as follows:

Clause 1: Vancouver Youth Hostel, Grant Request
Clause 2: Joint Provincial-Municipal Committee on Integration of Family and Youth Services in the City of Vancouver
Clause 3: Social Assistance - Special Employment Services Extension of Community Services Programme
Clause 4: Lorne Apartments as a Day-care Centre
Clause 5: Dunbar-West Point Grey Youth Programme: Proposed Evaluation Procedure
Clause 6: Grant Request - New Hope Centre

The Council took action as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved, after striking the words 'its capital improvements programme' and inserting in lieu thereof the words 'the heating plant'.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clause 2

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services, June 7, 1973 (cont'd)

MOVED by Ald. Rankin,
THAT, in connection with the procedures outlined in Clause 2 of this report, authority be granted for the City Clerk to make the necessary arrangements to have the proceedings covered by a Court Reporter, or like service, in order that a transcript of the proceedings may be obtained if later found necessary.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 4 to 6 inclusive

MOVED by Ald. Rankin,
THAT these clauses be received for information.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on
Community Development, June 7, 1973

This report contained three clauses identified as follows:

Clause 1: Illegal Suites
Clause 2: Development of Fraser River Lands from Arbutus Street to Barnard Street
Clause 3: Plebiscite on Electoral Reform: Date of Voting

Action was taken as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT these clauses be received for information.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Community Development, June 7, 1973

MOVED by Ald. Volrich,
THAT this report on the subject of Government and Electoral Reform, be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Environment, June 14, 1973

The Council considered this report containing three clauses identified as follows:

Cl. 1: City Pound - Additional Staff
Cl. 2: Increased Impounding Fees
Cl. 3: Proposed Requirements in Building By-law for the Handicapped

The following action was taken on this report.

Clause 1

MOVED by Ald. Linnell,
THAT the recommendation of the Committee contained in this clause be approved; it being understood, however, that dates and figures referred to in the clause will be adjusted as required in line with the Council's date of approval.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Linnell,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Alderman Rankin voted against the motion)

Clause 3

MOVED by Ald. Linnell,
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

H. Report of Special Committee re Illegal Suites, June 15, 1973

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of June 15, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Gurdarshan & Angela Hansra (tenants), 49 East 61st Avenue
Mr. and Mrs. Godfrey Deepwell (owners), 658 East 57th Avenue
Lulu G. Hambleton (tenant), #311 - 1999 Nelson Street
Alice Gray Moore (tenant), #410 - 1999 Nelson Street
Ivy Holden (tenant), #310 - 1999 Nelson Street
Ada A. Hunt (tenant), #211 - 1999 Nelson Street
Cedric A. Armstrong (tenant), 810 West 18th Avenue
Pearl I. Kitchen (tenant), 448 East 30th Avenue
Elizabeth Farrell (owner), 2741 Graveley Street

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Updesh Singh Johal (tenant), 3430 East 49th Avenue
James Bowcock (tenant), 2279 Nanaimo Street
John and Teresa Lau (tenants), 4709 West 8th Avenue
Joginder & Surinder Singh (tenants), 454 East 43rd Avenue
Alice Ann Bell (tenant), 2568 East 4th Avenue
Joyce Moore (tenant), 426 West 17th Avenue
Simon Tang (tenant), 2456 East 19th Avenue
Gracella Fife (tenant), 5142 Fairmont Street

(c) the following applications be approved for six months from the date of this Resolution:

John Savino (tenant), 217 East King Edward Avenue
Richard A. Wilkinson (tenant), 3643 West 1st Avenue

(d) the following application be not approved:

Gian Aujla (owner), 3956 Fleming Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated June 15, 1973, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Housing, June 12, 1973

The Council considered this report which contains two clauses identified as follows:

Clause 1: United Housing Foundation
Clause 2: Strata Titles Act

and took the following action.

Clause 1

MOVED by Ald. Harcourt,
THAT the recommendations of the Standing Committee of Council on Housing contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,
THAT this clause in the Committee report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Applications under Strata Titles Act
re New Buildings

MOVED by Ald. Hardwick,
THAT further applications for approval pursuant to the Strata Titles Act and relating to new buildings only, be submitted direct to City Council as has been the case to date;

FURTHER THAT the Board of Administration report to be received on policy re Strata Titles Act be submitted to City Council rather than to the Standing Committee on Housing in order to expedite the matter.

- CARRIED UNANIMOUSLY

J. Proposed Public Use Zone

MOVED by Ald. Hardwick,
THAT the Departmental report from the Deputy Director of Planning and Civic Development, under date of June 7, 1973, re Proposed Public Use Zone, be deferred for consideration at the next Council meeting.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3792
BEING THE PROCEDURE BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT leave be given to introduce a By-law to amend By-law No. 3792, being the Procedure By-law, and the By-law be read a first time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a second time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

cont'd.....

BY-LAWS (cont'd)

By-law to amend By-law No. 3792
being the Procedure By-law (cont'd)

MOVED by Ald. Bowers,
THAT the following be added as part (d) to Clause 14 of the By-law:

'On the passage of the motion the By-law shall then be deemed to have been read the second and third times.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

The Committee then rose and reported the By-law complete.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED UNANIMOUSLY

(The By-law received three readings)

MOTIONS

Appointment of Project Manager:
Granville Island

Notice was called on the following motion by Alderman Marzari at the meeting on June 12, 1973, and seconded this day by Alderman Rankin:

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT the Council request Central Mortgage & Housing Corporation to consult with the City in the hiring of a Project Manager for Granville Island and in the setting out of the Terms of Reference in connection therewith.

The motion was put and, - CARRIED

(Aldermen Hardwick, Massey, Pendakur and the Mayor voted against the motion)

The Council adjourned at approximately 6:20 p.m.

***

The foregoing are Minutes of the Regular Council meeting dated June 19, 1973, adopted on June 26, 1973.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Sewer Separation in the West End

"Provision has been made in the 1973 Sewers Capital Budget for $1,000,000 worth of sewer construction work to be carried out in the West End as part of the Sewer Separation Program. In order to permit pressing work in the West End to proceed and to provide continuity in the work program, advance approval of the 1973 portion of the West End sewer separation work is required.

The sum provided for the 1973 portion of this work is $1,000,000.

I RECOMMEND that $1,000,000 be advanced from the 1973 Sewers Capital Budget account 'Sewer Separation in the West End', Reference Number 3-05-01."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

"The following water mains should be replaced prior to 1973 paving:

WATER MAIN PROJECT 218

Street	From	To
Odlum Street	William Street	Charles Street
Franklin Street	Clark Drive	McLean Drive
St. George Street	41st Avenue	43rd Avenue

The Odlum and St. George Street installations are to replace leaking steel mains; the Franklin Street installation is to replace a 4" cast iron pipe which has lost approximately 2/3 of its original flow capacity due to its age.

The estimated cost of this project is $37,000.

I RECOMMEND that the above listed work under Project 218 be approved and that the required $37,000 be appropriated in advance from the 1973 Capital Budget, 'Provision for Prior to Paving Installations - Unallocated', Reference No. 10-26-03."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 601

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Welfare & Rehabilitation Department - Sub-office - 402 West Pender Street - Telephone and Painting

The Director of Welfare and Rehabilitation reports as follows:

"On May 1, 1973 City Council passed a resolution authorizing the Property and Insurance Division to rent approximately 4,200 square feet of office space at 402 West Pender Street to accommodate the Rehabilitation Section of the Single Men's Unit for a period of one year at a rental of $3.00 per square foot.

The Property and Insurance Division advise that the premises will be rented from July 1, 1973.

We were originally advised that painting of the rented space would be included in the $3.00 per square foot rental. We are now advised that painting is not included.

Prior to occupancy, it will be necessary to paint the premises and the Assistant Director — Construction and Maintenance Division has estimated the cost at $2,000.

It will also be necessary to install 13 local telephone lines tied in with the Switchboard at Single Men's Unit. The estimated cost is:

Telephone installations	$150.00
13 local lines @ $10.50 per month each — $136.50/mo. for period July 1 - Dec. 31/73	819.00
Total telephone costs, 1973	$969.00

The Comptroller of accounts advises that funds were not provided in the 1973 Departmental budget to cover the above costs and they will need to be met out of Contingency Reserve.

RECOMMENDATION

That Council authorize an expenditure of $2000 for painting and $969 for telephones for rented office space at 402 West Pender and that these costs be met from Contingency Reserve."

YOUR BOARD RECOMMENDS that Council approve the foregoing recommendation of the Director of Welfare and Rehabilitation.

FOR COUNCIL ACTION SEE PAGE(S) 601

FINANCE MATTERS

RECOMMENDATION

1. E. F. Senger - Complaint on Property Taxes

The Director of Finance reports as follows:

"On February 1st, 1973 Mr. E. F. Senger wrote to City Council regarding arrears of taxes on his property amounting to $16.21 which he felt he should not be required to pay because of lack of service received during the 1972 Civic Strike. Unfortunately Mr. Senger's letter was mislaid in the City Clerk's Office and was only brought to light by his second letter of June 6th, 1973, copy also attached. Mr. Senger apparently also wrote to the Tax Office and a copy of the letter from the Tax Office to Mr. Senger is also attached to this report.

The $16.21 outstanding appears to represent the penalty resulting from Mr. Senger not paying his taxes until August 20, 1972. The Revenue Supervisor's letter makes it quite clear that the tax bills were mailed in May of 1972 and that payment was accepted at all banks and also at City Hall as usual and no alteration was made by Council in the penalty dates. There does not appear to be any justification for cancelling the $16.21 on the basis of any error. It does appear that Mr. Senger has decided that the $16.21 should be written off against costs that he incurred, relative to his property, during the Strike, as stated in his letter.

The concept that property owners in 1972 did pay taxes for services not received was, of course, discussed at that time. However, it was realized that the City also realized certain savings during the Strike and that these savings benefited the taxpayers.

I would recommend that no action be taken on Mr. Senger's complaint and that he be forwarded a copy of this report."

Your Board RECOMMENDS that the above report of the Director of Finance be approved.

INFORMATION

2. Juvenile Remand - Detention Home Study - Greater Vancouver Regional District

The Board of Administration reports as follows:

"A report has been circulated to members of Council entitled, 'Juvenile Remand - Detention Needs in the Greater Vancouver Regional District to 1986'. This report was prepared by P.S. Ross & Partners, Management Consultants, and was received by the Board of Directors' of the District at its meeting of May 2, 1973.

The Board of Directors' considered the report in conjunction with a covering letter from the Regional Administrative Advisory Committee. The last paragraph of this letter reads as follows:

> "In conclusion the Regional Administrative Advisory Committee recommends that prior to any action being taken by the Board on the Consultants' report that discussions be held with the Provincial Government for the purpose of:
>
> 1. Determining the attitude and policies of the Province in the treatment of juveniles in trouble, particularly the direction to be followed in juvenile remand-detention and rehabilitation.
>
> 2. Establishing a financial responsibility arrangement with province-wide application for costs associated with the treatment of juveniles."

cont'd ....

Clause No. 2 (cont'd)

After having considered the report, the Board of Directors' passed the following two resolutions:

1. That the report entitled "Juvenile Remand Detention Needs in the Greater Vancouver Regional District to 1986" be received and that the recommendations made in the last paragraph of the letter dated April 17, 1973 from the Regional Administrative Advisory Committee be approved; and further, that the Provincial Government be made aware of the need to consider the former Willingdon School for Girls as a new Juvenile Remand Detention Home.

2. That Directors M.S. Evers and M.E. Linnell be asked to undertake a review of the Juvenile Remand Detention Home report and to meet with representatives of the Provincial Government to discuss the points raised in the April 17 letter from the Regional Administrative Advisory Committee for the purpose of recommending a course of action for the Board to consider.

Your Board submits the foregoing report for the INFORMATION of Council.

CONSIDERATION

3. Grant Request, Outward Bound

The City Clerk reports as follows:

"A grant request for $8,900 from the above organization was included in the Director of Social Planning's report on 1973 Civic Grants, Health, Welfare and Recreation, which Council considered on April 10 and 17. In his report, the Director of Social Planning stated that he considered Outward Bound a fine recreational programme but that it should be self-supporting.

Council on April 17, when considering the grant request, and having heard a delegation from Outward Bound, passed the following motion:

MOVED
THAT a grant of $5,000 be made to Outward Bound of B.C. to be allocated for their capital fund drive.

- LOST (not having received the required majority)

A further letter has been received, dated May 28, 1973 from Outward Bound reiterating their request for Council consideration of a grant of $8,900 towards their Bursary needs for young people from the City who otherwise could not benefit from this programme.

(The letter of May 28, 1973 from Outward Bound as well as a list of Bursaries already granted to Vancouver residents this year is appended for information.)"

Your Board submits the foregoing for Council CONSIDERATION.

4. Police Pipe Band - Attendance at Waimea Highland Games - October 5 & 6, 1973

The City Clerk reports as follows:

"A letter has been received from the Board of Police Commissioners dated June 1, 1973 advising that the Police Pipe Band has been invited to attend the Waimea Highland Games in Hawaii, October 5th and 6th, 1973. The members of the band are prepared to accept personally all expenses involved and utilize annual leave and overtime leave to cover the time required. In addition to participating in the Games, the Band will be playing in general and children's hospitals and military bases in Hawaii. The Band will be in uniform and identified as representatives of the City of Vancouver and of the Vancouver Police Force. The Board of Police Commissioners, at its meeting of May 17, 1973, passed the following motion:

'Moved:

"THAT the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5th and 6th, 1973,

FURTHER THAT City Council be requested to consider making a Grant towards the expenses involved in recognition of the fact that the Band will be representing and identified with the City of Vancouver during its stay in Hawaii."

Carried.'

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

July 14/72	Police Motorcycle Drill Team Seattle Seafair Parade	- $200.00 approved
July 28/72	Vancouver Fire Department Band Penticton Peach Festival	- $10.00 each approved"

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATION

5. Permanent Staff for Family Relations Act Program

The Director of Welfare and Rehabilitation reports as follows:

"On February 22, 1972 City Council approved hiring two Social Service Assistants IA for a temporary period of six months to carry out a review of 1400 social assistance cases relevant to the Wives' and Children's Maintenance Act (now the Family Relations Act) and to create and implement a new system of referral and follow-up between our Department and the Provincial Court. On March 16, 1973, City Council approved extension of these two temporary positions to June 30, 1973. The cost sharing arrangement is on a 50-25-25 basis.

cont'd ....

Clause No. 5 (cont'd)

To April 30, 1973, the program has achieved the following results:

Clients interviewed	1218
New referrals to Vancouver Family Court	419
Referrals (previous contacts)	249
C.U.P.A. referrals (Child Welfare Division)	166
Cases closed or adjusted	269

The 269 cases closed or adjusted represent a potential saving of $45,967.70 per month or $551,612.00 annually.

As a result of the program we are now receiving between $4,000.00 and $6000.00 per month on assignment which was not being received prior to November, 1972. The increased assignments are a direct result of referrals to Family Court, initiated by this program.

The program has been most successful and obviously justifies its continuation on a permanent basis.

It will be necessary to provide certain basic office equipment for these two new permanent staff who have been utilizing makeshift equipment. The estimated cost of 2 desks, 2 chairs and 2 book cases as provided by the Purchasing Department is $900.00.

Cost Sharing

The Honorable Minister of Human Resources has advised verbally that his Department will cost share this additional permanent staff on a 50-25-25 basis. Written confirmation is forthcoming.

Staff Costs	Balance of 1973	Annual
2 Financial Aid Workers I @ 822.00	9,864.00	19,728.00
Fringe Benefits @ 12%	1,180.00	2,360.00
Automobile Allowance - 150 miles per month @ 11¢ per mile	198.00	396.00
Total	11,242.00	22,484.00
Less:		
Federal Government Share @ 50%	5,621.00	11,242.00
Provincial Government Share @ 25%	2,810.50	5,621.00
City of Vancouver Share @ 25%	2,810.50	5,621.00
Plus non-recurring cost of office equipment	900.00	—
Total City Cost	3,710.00	5,621.00

Availability of Funds

The Comptroller of Accounts advises that funds for this purpose were not provided in the 1973 departmental budget and will need to be met from Contingency Reserve.

Classification of Positions

It is recommended that the Director of Personnel Services be authorized to classify these two permanent positions and that the Board of Administration be authorized to approve the classifications.

Vancouver Municipal and Regional Employees Union

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees Union and he concurs herein.

Summary of Recommendations

It is recommended that:

1) City Council authorize the hiring of two permanent staff in accord with Personnel Department classification, effective July 1, 1973, for the purpose of obtaining maximum financial reimbursement pertaining to the Family Relations Act. The estimated cost of $2,810.00 for the balance of 1973 to be provided from the Contingency Reserve;

cont'd ....

Clause No. 5 (cont'd)

2) Council authorize the purchase of office equipment for these two new permanent positions in the amount of $900.00 and that this non-recurring amount be provided from the Contingency Reserve;

- and -

3) The Director of Personnel Services be authorized to classify these two new positions .

Your Board RECOMMENDS that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation, subject to written approval from the Provincial Department of Human Resources.

FOR COUNCIL ACTION SEE PAGE(S) 601

A-9

BOARD OF ADMINISTRATION, JUNE 15,1973.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition
N/S 67th Avenue, West of Cromwell Street

The Supervisor of Property and Insurance reports as follows:-

" On May 31st, 1968, Council approved the overall plan of development for the S. E. Sector, now known as Champlain Heights; and the Supervisor of the Property and Insurance Office was authorized to negotiate for, and acquire, the privately-owned properties within the area. Among the properties still to be acquired by the City for re-plotting purposes are several lots owned by the School Board.

The concept approved by Council in 1968 took into account school requirements, and certain areas have been set aside as school sites. However, it will be quite some considerable time before the City will be in a position to make these sites available to the School Board and, in the meantime, it is essential that the City obtain title to the School Board's property in order to continue the progressive resub-division and marketing of the lands in accordance with the original plan. Accordingly, the School Board has agreed to sell its lands to the City on the condition that the same per acre rate will apply to the purchase of the proposed secondary school site by the School Board when the City is in a position to make it available.

The property required by the City is approximately 3.8 acres and the School Board has agreed to a price of $65,000.00 per acre. Under the circumstances, this is considered to be fair and reasonable.

RECOMMENDED

That the Supervisor of Property and Insurance be authorized to acquire Lots 1 to 8 of the Westerly portion of Block 20, and Lots 1 to 12 of the Easterly 4 acres of Block 20, District Lots 330 and 331, for the sum of $248,560.00 chargeable to Account Code 4906/270, and that approval be given to the sale of the approximately 12.9 acre secondary school site in Champlain Heights to the School Board at a price of $65,000.00 per acre, when the site is available,plus registration fees."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Resubdivision of City-owned Lands and Sale
Of Lots to the Porvincial Government
--S.E. Corner King Edward Avenue and
Glen Drive.

The Supervisor of Property and Insurance reports as follows:-

" On March 20th, 1973, Council approved a report of the Board of Administration, dated March 9th, 1973, thereby making certain City-owned lands available for purchase by the Provincial Government, to be used by low-income families. It was pointed out in the Board report that certain sites would require survey work and re-subdivision before the lots could be offered to the Government, and among them is the site at the S. E. corner of King Edward Avenue and Glen Drive.

This particular location has now been surveyed and the City Engineer has prepared a subdivision plan for registration in the Land Registry Office. It is, therefore,

..../2

Clause 2 Continued

RECOMMENDED

THAT the Mayor and the City Clerk, or their deputies, be authorized to sign the plan of subdivision of Lots 1 to 5 of Lot 1, E. Half of Block 28, District Lots 391 and 392, Plan 340, on behalf of the City of Vancouver, for registration in the Land Registry Office."

Your Board recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

3. ACQUISITION FOR REPLOTTING PURPOSES
631 East 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"The City presently owns Lots A,3,4,5,8,9 and 10 in Block 93, D.L. 264A, shown on the attached print. It has been suggested by the Planning Department that the remaining privately-owned lots, particularly - Lots 6 & 7, be acquired to create a consolidated site with 264 ft. of frontage on 5th Avenue for future housing purposes.

Following initial approach by the City, the owner/occupier has offered the above property, legally described as Lot 6, Block 93, D.L. 264A, and known as 631 East 5th Avenue for sale to the City for the sum of $25,000.00 as of May 31st, 1973, subject to the owners' retaining rent-free possession until August 31st, 1973. This price represents market value in the area, plus value to the owner. Although the dwelling provides adequate accommodation for the present owner, because of its age and condition, it is proposed to demolish the dwelling thereon when vacant.

These premises comprise a single-storey frame dwelling, plus a full basement, with a main floor area of 680 sq. ft., erected in 1910 on a lot, 33' x 122', zoned RM-3. The dwelling contains 4 rooms, 3 plumbing fixtures, has a patent shingle roof, patent shingles on the exterior walls and heat is supplied by a wood-burning range in the kitchen.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #4954/823 - Property Purchases for Resale Account.

RECOMMENDED FURTHER, that the Supervisor of Property and Insurance be authorized to negotiate the acquisition of the remaining privately-owned lands in this block."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 602, 3

WORKS & UTILITY MATTERS

CONSIDERATION

1. Robsonstrasse Saturday Mall

The City Engineer reports as follows:

"BACKGROUND

On May 1st, 1973 Council considered a report by the City Engineer and the Acting Director of Planning and Civic Development on a proposal for the Saturday closure of two blocks of Robson Street from Burrard to Bute Street. Primarily because of the problems of detouring the Main-Robson as well as the Davie-Kingsway buses, that report recommended that no action be taken on the proposal.

Council then requested that the City Engineer 'explore the possibility of closing the 1000 block Robson Street, on an experimental basis, for the purpose of a shopping mall on Saturdays from 9:00 a.m. to 6:30 p.m. during the coming summer; and further that the City Engineer include in his report the question of allowing buses to continue to operate in the block during this street closure'.

PHYSICAL LAYOUT AND OPERATION

Shortening the proposed closure to one block simplifies somewhat the problems for automobile traffic and affects only the Main-Robson bus route. The attached plan shows how a pedestrian area on Robson between Burrard and Thurlow Streets can be roped off on Saturday to allow one open lane for buses only, on the north side of the street. Three signed mid-block crosswalks are proposed to control pedestrian crossing of the bus lane and minimize disruption to buses (7½ minute headways on Saturday). The Provincial Bureau of Transit Services is agreeable to a trial of this arrangement.

Automobile traffic on Robson Street can detour via Burrard, Alberni and Thurlow and thence back to Robson Street. The closure, however, would disrupt the last block, and an important link, in the one-way system that complements Haro-Smithe Street. Saturday traffic volume is moderately heavy on Robson and the closure would cause congestion and delay on this street, probably from Burrard Street back to Granville.

MERCHANT SUPPORT AND STREET ACTIVITIES

The merchants in the 1000 block Robson Street and surrounding area were contacted individually in person, shown a sketch of the proposal and informed of the details. Their reaction and comments were as follows:

a) 1000 block Robson: - Area of Proposed Mall.

In favour of trying Saturday Mall (1000 block).	38
Against trying Saturday Mall (1000 block)...	10
Unable to contact (1000 block).....	3
Total	51

b) Adjacent Area: - Because the closure will to some extent disrupt local access west of the mall, contact was also made with the merchants in the 1100 block of Robson Street and on Thurlow Street.

In favour of trying Saturday Mall	20
Neutral about Saturday Mall	17
Against trying Saturday Mall	6
Total Contacted	43

Con't . . . .

Clause 1 con't

Those merchants against the proposal generally cited as reason, traffic disruption, the loss of business normally brought into the area by automobile traffic, and the loss of the 23 metered parking spaces on the 1000 block of Robson Street itself. The merchants who were in favour of the proposal generally hoped a mall would attract more pedestrians and stimulate business. These merchants (in the 1000 block Robson) indicated their willingness to pay the recurring costs, but not the initial capital cost of the mall.

Most of the support for this proposal is, at least at this stage, passive only. Since there is no organized merchant group in the 1000 block Robson, it is difficult to be definitive about action by the merchants to sponsor street activities to make the mall attractive. However, possibilities put forward individually by a few of the merchants include merchandise displays and outdoor sales, outdoor restaurants and food concessions, and ethnic dance and musical entertainment groups.

COSTS

The following table sets out the estimated costs for a Saturday only mall/busway on the 1000 block of Robson Street based on the arrangement shown on the attached sketch.

Item	Estimated Cost
Initial Capital Costs	
Bus lane barriers (Rope and Staunchion)	$ 290
Drilling holes in pavement for staunchions	350
Pedestrian and Traffic Signs	360
Total Capital Cost	$1,000
Recurring Costs	
Mall Installation, Removal and Cleaning (each Saturday)	$ 175
Total Cost (1st Saturday)	$1,175
Recoverable Costs (after trial period)	
Rope, Staunchions and Sign Materials	$ 200

SOURCE OF FUNDS

Normally all the costs for a requested street closure are borne by the parties initiating the request. However, because of the extra costs to accommodate the buses and the experimental nature of this proposal Council may wish to provide financial support.

The Comptroller of Accounts advises the above costs can be borne by the Contingency Reserve Fund.

SUMMARY

The attached sketch illustrates a feasible layout for a Saturday Mall with bus lane on Robson Street between Burrard and Thurlow Streets. Although it would cause some inconvenience to automobile traffic the proposal is workable for the bus and will provide some benefit to pedestrians. The merchants have shown some support for the mall proposal (including paying recurring costs) but are inclined to request that the City bear the initial capital costs.

Con't . . . .

Clause 1 con't

Because the participation of the local merchants in organizing street activities is very important to the success of this proposal, Council may wish to approve in principle the Robsonstrasse Saturday Mall and ask the merchants in the 1000 block Robson Street to advise Council what activities and street uses they would be prepared to undertake and on what dates they would be ready to proceed.

This matter, and the matter of cost-sharing are referred to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 603.

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION

1. By-laws and Regulations governing the Sale of Food Outdoors

The Medical Health Officer reports as follows:

'City Council, at their meeting on May 15, 1973, passed the following Motion:

"THAT the Medical Health Officer report to Council respecting by-laws or other regulations regarding the Sale of Food Outdoors."

At the present time various Federal and Provincial regulations control the production, processing, storage, delivery and sale of food for public consumption. The City of Vancouver Health By-law No. 4387 regulates in particular the total food control program within the City. In general, this By-law requires that food offered for public consumption with or without charge, must be from approved sources and sold or processed from approved premises. There are conditions laid down to enable such services as coffee trucks and food preparation vehicles of a certain standard to operate within the City. (See Excerpts from City of Vancouver Health Bylaw #4387 attached as Appendix A.)

In general, all food premises are required to have the basic facilities of hot and cold running water, sinks, hand wash basins and toilet facilities available for proper sanitary control. The peddling of meat and fish are prohibited under the By-law and only pre-existing licensees by formal Council decision are issued fish peddling licenses. Provincial Regulations and City By-law require that only pasteurized milk be distributed within the City. The Health By-law requires that all meat and poultry (excluding New York dressed turkeys) offered for sale or used in commercial establishments bear the valid stamp of inspection. Various other agencies control the quality of the products being sold, such as eggs, vegetables, etc.

In December 1970, City Council passed By-law No. 4529 to amend the License By-law to further regulate the mobile vending of food within the City. The City of Vancouver over many years have incorporated very high standards in their Food Control program. The industry on the whole have been most co-operative in up-grading their establishments and maintaining high standards in total food areas.

Prior to August 20, 1968, each application for the sale or serving of food to the public in other than approved food premises required the approval of City Council. The Council on that date instructed the Medical Health Officer to carry out certain procedures in regard to these applications. Since that date the Health Department has thoroughly investigated each application on its merits and attempted to facilitate these outdoor events while, at the same time, bringing them up to minimal By-law and accepted Public Health standards, which would include sanitary facilities, fly and insect control, approved sources of food, garbage and litter control, refrigeration, etc.

In addition, the Provincial Food Premises Regulations require that Restaurants and Caterers obtain a Food Operating Permit before commencing operations. This permit requires the following:

(i) The premises comply with the regulations.

(ii) Adequate and suitable equipment is available.

(iii) The operator must satisfy the Medical Health Officer that he is competent to operate the business.

'The Director of Environmental Health has had conversations with various Federal and Provincial officials regarding the sale of vegetables in an outdoor market, and it would appear that they would not oppose the sale of these products if the quality were satisfactory.

cont'd....

Clause #1 continued:

SUMMARY:

A. The Health Department could approve the preparation and sale of food outdoors if the minimal standards required by the City of Vancouver Health By-law No. 4387 and the Provincial Food Premises Regulations were complied with.

B. A temporary open air fruit and vegetable market could be approved if convenient sanitary facilities, including sinks and hot and cold water, were available for cleaning purposes in adjacent approved food premises.

C. The sale of prepackaged foods from an approved food plant could be approved if proper means of storage and protection were provided.'

The Medical Health Officer submits the foregoing report for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 604

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application #62151 - 8380 Crompton Street

The Deputy Director of Planning and Civic Development reports as follows:

"On February 1, 1973, the Environment Committee received a report from the Planning Department on the utilization of Street ends along the Fraser River for possible look-out mini parks. Four street ends were recommended for initial development, i.e. Kerr, Elliott, Crompton and Shaughnessy Streets. The committee resolved to seek the advice of the Parks Board and further resolved.... 'That the Director of Planning notify Council of any development permit respecting property within the adjacent area of the waterfront.'

A development permit has been received for the demolition of existing buildings on a site which abutts Crompton Street end on the east side, and the use of a portion of this site for a storage yard for the adjoining steel fabricating plant. Provision has also been made for overhead cranes, extension of existing trackage and the development of a wharf. Although the wharf would extend 10-15' beyond the Highwater Mark, the plans indicate that no actual fill would take place beyond the H.W.M. Some dredging would, however, be required. Filling would take place on existing land and would be approximately 4 feet above this level, at the existing shore line.

The Technical Planning Board at its meeting of May 4, 1973, approved the development permit application subject to various conditions outlined in Appendix I to this report. These conditions included the provision that the application receive clearance of City Council.

The Vancouver City Planning Commission reviewed this development proposal on May 18, 1973, and endorsed the recommendations of the Technical Planning Board.

The construction of a wharf and the occasional tying up of a barge along the wharf will have the effect of partially blocking the view to the east from Crompton Street end. The development of the wharf would, however, improve the appearance of the shore.

If Council should consider Crompton Street end for a mini look-out park, the City, in order to maximize the view of Fraser River activities, could raise the elevation of the street end 7 feet above the H.W.M. or could apply for a water lot and permission to fill, from North Fraser Harbour Commission. It should be noted that the North Fraser Harbour Commission have given approval in principal to the applicant, Rhodes, Vaughan Steel Ltd. for the extension westerly of the water lot on their adjoining property, subject to clearance under the Federal Government's Navigable Protection Act.

No action with respect to this Development Permit is proposed. Accordingly it is

RECOMMENDED that Council authorize the issuance of Development Permit Application #62151.

2. 1125 West 8th Avenue
Development Permit Application 60927
Zone: CRM-2 Commercial/Multiple Dwelling District
Site size: 100' wide x 110' deep

The Deputy Director of Planning and Civic Development reports as follows:

"This Development Permit Application is for permission to construct a building having three floors above the 8th Avenue street grade with parking in the basement having access directly off the City lane. The main floor is to be used for offices and the two upper floors for 11 dwelling units. The building is L-shaped having an open courtyard on 8th Avenue. The building abuts the east and west side property lines and the parking garage structure abuts the City lane.

The floor space ratio is 1.50 and provision is made on site for 31 off-street parking spaces and 1 off-street loading space.

Section 3 of the CRM-2 District Schedule, which regulations are subject to special approval by City Council, states:

'In order to encourage the development of buildings designed to take advantage of the steep north facing slope the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of its discretion, the Council shall also have due regard to the following:

(a) The provision of private outdoor living space, daylight, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.

(b) For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule and

(ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward.'

The Technical Planning Board have approved the design after advice from the Design Panel. On May 18, 1973, the Technical Planning Board recommended the application be approved subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:

(1) Clarification that the height of the building does not exceed 35 feet nor 25 feet measured from the street directly southward.

(2) The provision of building grades.

cont'd....

Clause No. 2 continued

(3) Details of the off-street loading and unloading space and the off-street parking spaces including surfacing, ramp grades and overhead clearances.

(4) The provision of an easterly elevation of the building.

(5) Details of all landscaping and treatment of the open portions of the site with such being first approved to the satisfaction of the Deputy Director of Planning and Civic Development.

(b) The off-street parking and off-street loading and unloading facilities are to be provided including surfacing in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

(c) All landscaping and treatment of the open portions of the site, other than the off-street parking and loading and unloading facilities referred to in the preceding condition, are to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

The City Planning Commission endorsed the recommendation of the Technical Planning Board."

It is RECOMMENDED that Development Permit Application 60927 be approved in accordance with the recommendation of the Technical Planning Board and City Planning Commission.

3. Development Permit Application No. 62487
2730 East 41st Avenue

The Deputy Director of Planning and Civic Development reports as follows:

" Mr. S. Ruocco for Imperial Oil Limited has filed Development Permit Application No. 62487 to alter and to construct a 16'/24' x 22'/30' addition to the west side of the existing gasoline service station on this site. The addition would provide an additional lubrication bay and a storage area.

The development is located in a C-1 Commercial District.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits alterations and additions to an existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 62487 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alteration and construction of a 16'/24' x 22'/30' addition to the existing gasoline service station on this site, subject to the following conditions:

(a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Deputy Director of Planning and Civic Development clearly indicating:

(1) Landscaping to the satisfaction of the Deputy Director of Planning and Civic Development.

(2) Deletion of the one off-street parking space shown at the north west corner of the site.

cont'd....

Clause No. 3 continued

(3) Details of the garbage enclosure and fencing to be provided.

(4) Pole sign details.

(b) The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

(c) All landscaping is to be provided within six (6) months from the date of the issuance of this permit and thereafter permanently maintained."

RECOMMENDED that Development Permit Application No. 62487 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

CONSIDERATION

4. IIPS Project

The Director of Finance, Director of Social Planning, City Engineer and the Deputy Director of Planning and Civic Development report as follows:

" On March 6, 1973 Council resolved

'That the Council make no commitment of staff time or funds in respect of this project beyond May 31, 1973 and a full report be submitted at that time.
- CARRIED'

(The Mayor instructed that the report include financial aspects.

Background

The City's participation in the IIPS (Inter-Instituiional Policy Simulator) Project was originally approved by City Council in March 1970. At that time the participants were the University of British Columbia, the City of Vancouver, and the Greater Vancouver Regional District, with major funding assistance from the Ford Foundation.

The City Departments involved were Planning, Social Planning, Finance and Engineering with the Director of Planning being the chief City representative on the IIPS Core Group (management team) and for reporting to Council.

At a later stage the Province joined the project by naming a provincial representative from Municipal Affairs to the Core Group. More recently, the Ministry of State for Urban Affairs became a major participant in IIPS, particularly with respect to funding.

The IIPS Project was designed to run for five years and we are now almost at the point of having completed three years.

Results to Date

The work to date can he divided into three sections, specifically model development, data gathering, and master computer system development.

a) Model Development

The following models have been or are being developed:

Population
Land Use
Local Government Economic
Water Quality
Health Systems
Transportation
Economics

cont'd....

Clause No. 4 continued

Air Quality
Solid Waste
Human Ecology
Capital Facilities
GIDS (Geographic Information Distribution System)

These models are in various stages of development, some of them basically complete. A few of the models are presently being used for studies.

A problem developed in linking them together in a total IIPS model, in that the individual models are so large and complex that getting them to run together (inter-actively) is prohibitively expensive. This has led to the development of stripped down versions specifically designed to run inter-actively on an economical basis. The main thrust of IIPS is to determine what happens when the various elements of the urban structure interact with each other.

The project therefore has large models of varying degrees of usefulnes in studying single functions and is developing a system of models to study the inter-active processes.

At the present time the inter-active set consists of:

Population
Economics
Land Use
Transportation

with Capital Facilities related but not yet inter-active.

b) Data

A great deal of useful data has been acquired for the Project (at the expense of the Project) that is of significant usefulness to the City both on a static and an ongoing basis. Most of this data would not have been gathered by the City itself, for cost reasons.

c) Computer System

An advanced computer data control and model control system has been developed for the Project that is expected to be useful outside the Project.

The Future

The future plans for the Project call for further refinement of the four interactive models, both from the point of view of internal logic and the interactive process. The plans also include adding many of the other existing models to the Interactive set. Further refinement of the large stand-alone models has second level priority.

The Project must also determine where the Project should be housed in the future, i.e. problems of jurisdiction, financial support, who will use it and how. IIPS also needs two full time senior staff to properly manage the project for the balance of the five year term.

Financial Considerations

The financial details of the Project, because of the amount of detail, are attached as Appendix I to this report.

Demonstration

A presentation was made to Council Members (Mayor Phillips, Aldermen Bowers, Harcourt, Marzari, Linnell, Rankin) on Thursday, June 7th. If the remaining members of Council would like a similar demonstration, we will be pleased to arrange one.

For Consideration of Council

Does Council wish to continue to participate in the Project for the balance of the 5 year term of the Project? "

RECOMMENDATION

5. City-owned Land: Skeena
2nd to 5th Avenues

The Deputy Director of Planning and Civic Development reports as follows:

"Thunderbird Neighbourhood Centre Association have written requesting that Lots 106, 107 and 108, Section 28, T.H.S.L., being 2nd and 5th Avenues West of the 401 Freeway, now zoned for M-2 Heavy Industrial Use, be made into parkland. Skeena Terrace Tenants' Association and Hastings Sunrise Action Council have written letters of support. (All letters are attached).

Council members may recall that on April 17, 1973, they considered a report from the Supervisor of Property and Insurance (attached) requesting instructions respecting the procedure to be taken in the marketing of this property.

It was moved and carried unanimously by Council,

'THAT this particular property be offered for sale.'

Since April 17th, the Property and Insurance Department and Planning Department have been working on appropriate guidelines for development of the subject property, such guidelines to be made part of a sales agreement. The intent of the guidelines will be to ensure a high quality type of warehouse industrial use that will be a complement to neighbouring uses.

The Planning Department has reviewed the request from the Thunderbird Neighbourhood Centre Association and has concluded that because of the close proximity of Rupert Park and of Sunrise Park, the property is not an appropriate site for a park. (See attached map).

The Deputy Director of Planning and Civic Development therefore

RECOMMENDS that the request of the Thunderbird Neighbourhood Centre Association to have Lots 106, 107 and 108, Section 28, T.H.S.L. made into parkland be denied.

Before acting on this recommendation, Council may wish to refer the matter to the Park Board."

DELEGATION REQUEST: Thunderbird Neighbourhood Centre Association

NOTE: The requested change in instructions re this land will require rescinding - a vote of two-thirds of members present.

FOR COUNCIL ACTION SEE PAGE(S) 604 596

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held at King George Secondary School on Thursday, June 7, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Linnell
Park Commissioner E.A.S. Robertson

COMMITTEE CLERK: R. Thompson

INFORMATION

This is the sixth of a series of meetings called for the purpose of receiving views of citizens and organizations on local government.

The following memorandum lists the persons who made representations and main points presented by each speaker.

1. Mrs. Margaret Chunn - for herself

The principle points made by Mrs. Chunn are as follows:

(i) That institution of ward system is the main reform required.

(ii) The company vote should be abolished.

(iii) That the Voters' List enumeration be improved and people be advised in some way if they are on the list.

(iv) Qualifications of candidates - should be 19 years of age; 12 months residence and having their names on the Voters' List.

(v) That school teachers be allowed to run for School Board.

(vi) That persons in hospitals should be provided with ballots.

(vii) The advanced poll be kept open every evening for two weeks.

(viii) That some form of recall provision be enacted.

(ix) That ward offices be established.

(x) That candidates need not live in the ward.

(xi) That ward Aldermen meet with their constituents once a month.

(xii) A school candidate should not have to have his name on the previous Voters' List.

2. Vancouver Council of Women - Mrs. C. Hanson

The views of the local Council of Women may be summarized as follows:

(i) A $200 deposit be required for Mayoralty candidates, refundable after receiving 10% of votes of successful candidate.

(ii) Qualifications for Mayor be - Canadian citizen; resident for three years and nomination by 25 voters. That it be considered advantageous to have held elected or administrative office previously in Vancouver.

(iii) That there be 18 Aldermen elected at large.

(iv) That the term of office for Aldermen be 2 years and elections be held annually, with ½ elected each time.

(v) For Aldermen, a $100 deposit refundable on receiving 10% of votes of top successful candidate.

(cont'd.....)

Vancouver Council of Women - Mrs. C. Hanson

(vi) Qualifications for Aldermen - Canadian citizen; resident for 2 years and nomination by 25 voters.

(vii) Election day, within first two weeks in October.

(viii) That there be five administrative areas of City government: "Finance, Fire and Police, General Purposes, Social Service, Planning and Development and recreation community and cultural activities; each area to be headed by a paid administrator. Each area have a committee comprising the Mayor, three Aldermen, and the 'paid administrator', for policy making purposes only."

(ix) Qualifications of voters - should be a Canadian citizen; resident for one year.

(x) All voters be allowed to vote on money by-laws.

(xi) The corporation vote be eliminated.

3. West-End Community Council - Mr. N.C. Read, 1727 Davie St.

Mr. Read expressed the following viewpoints on behalf of the West-End Community Council:

(i) That there be a full ward system.

(ii) That wards have a population of about 10,000 to 15,000 following community boundaries.

(iii) That there be one Alderman per ward.

(iv) That the Alderman live in the ward for six months prior to election day.

(v) That Aldermen have full-time status with salaries of $10,000 to $12,000 per year.

(vi) That the term for Aldermen and Mayor remain at two years.

(vii) That the Mayor be elected at large.

(viii) That the political affiliation of the candidate appear on the ballot.

(ix) That the company vote be abolished.

(x) That voters' enumeration be similar to that in the Federal election.

(xi) Election day should be the last Saturday in October.

(xii) New Council should take office the second Monday in November.

(xiii) There should be no deposit required, but each candidate have twenty nominators who live in the ward.

(xiv) Election expenses to be paid out of City funds should be limited to twenty cents (20¢) per voter, plus free radio and T.V. time on equal basis.

(xv) The Park Board, School Board and Council should be combined in one Council with 30 to 45 members.

(xvi) Civic employees and other employees should be eligible to run for office and have Leave of Absence.

(xvii) There should be local civic offices throughout the City available to citizens.

(xviii) Area staff should have direct contact with, but not be controlled by the local ward Aldermen.

Cont'd....

West-End Community Council (cont'd.)

Mr. Read orally proposed the following means by which candidates' expenditures might be controlled:

"Re - policing 20¢ per voter

That any third party placing an ad in printed medium or electronic medium or in making employees available to campaign on behalf of a candidate must have written permission of the candidate or his agent. It would then be the responsibility of the person accepting the ad to cross check with the candidate."

4. Vancouver Area Council of the New Democratic Party - Diana Renton, 1245 Nicola Street

Diana Renton expressed the following views of the Area Council:

(i) Electors enumeration two months before the referendum.

(ii) Landlords be required to advise the City of its tenants.

(iii) A full ward system is favoured.

(iv) One Alderman for each ward of approximately 10,000 residents.

(v) A Community Council of twenty elected members should be established in each ward.

(vi) That the Aldermen be a sitting member of the Community Council and subject to recall by the City Council.

(vii) Citizens should be involved in
- (a) Boundaries of each ward
- (b) Responsibilities of Community Council
- (c) Financing Community Councils
- (d) Determining priorities of people for local and city-wide development

(viii) Development permit applications should be channeled through Community Councils.

(ix) Community Councils could initiate zoning changes and vote on outside zoning requests.

(x) Community Councils have exclusive jurisdiction over closing residential streets, use of existing buildings and designation of park land.

(xi) Aldermanic salaries should be increased.

(xii) The Mayor should be elected by the Aldermen from amongst themselves.

(xiii) The ward system should apply to School and Park Boards.

(xiv) The term should be two years.

(xv) Election date - earlier in the fall.

(xvi) Party affiliation should show on the ballot.

(xvii) That there do not be a money deposit requirement.

(xviii) That candidates be not required to live in the ward.

5. Dr. R. M. Clark - for himself

Dr. Clark prepared a brief directed toward the eleven questions which the Committee asked in its advertising program. In addition he made comments and suggestions in other directions. His points which he made in the form of recommendations or suggestions are set out.

(i) The number of Aldermen be increased to eighteen.

(ii) The term of office be three years.

(iii) Elections be held annually; with one-third elected each time.

(iv) Twelve Aldermen be elected at large; six by wards.

(v) There should be one Alderman for each ward.

(vi) Residence in the ward should not be a requirement.

(vii) The Park Board, if elected, should be elected at large.

(viii) An elected Park Board is not favoured and Council and Park Board should study the taking over of park functions by the Council.

(ix) The School Board should be elected at large.

(x) The School and Park Board terms of office should be three years.

(xi) The School Board might be increased to twelve members.

(xii) Position of candidates names on the ballot should be determined by LOT.

(xiii) That Council fill the vacant position on the Board of Administration.

(xiv) That the Mayor, Deputy Mayor and Chairman of Committees meet monthly with the Board of Administration.

(xv) That there should be four Standing Committees with nine members on each.

(xvi) That "party affiliation" or "independent" be placed on the ballot.

The meeting adjourned at approximately 9:45 p.m.

* * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 607

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 7, 1973

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, June 7, 1973 at approximately 1:40 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Linnell Alderman Marzari
ABSENT:	Alderman Hardwick (Civic Business)
CLERK:	M. Kinsella

RECOMMENDATIONS

1. Vancouver Youth Hostel, Grant Request

The Committee had for consideration a letter dated May 25, 1973 from the Canadian Youth Hostel Association requesting a grant of $5,000 towards capital improvements at the hostel which is located in Jericho Park. Mr. Peter Cox, Executive Director, Canadian Youth Hostels Association, appeared in support of this request.

It was noted that the capital improvements would cost approximately $20,000 and $15,000 of this has been received in grants from other auspices ($10,000 from the Vancouver Foundation and $5,000 from the Chris Spencer Foundation). These capital improvements would increase the hostel's accommodation from its present capacity of 170 beds to 240 beds. In addition, the cafeteria-kitchen is being renovated to provide a full catering service to those staying at the hostel and a steam-boiler has been installed. Mr. Cox stated that full catering services are required because of the hostel's distance from restaurant facilities.

(Council on February 6, 1973 took no action on a grant request from the Canadian Youth Hostel Association for a grant of $10,000 on a matching basis with the Canadian Youth Hostel Association, Pacific Region, for capital improvements to the Jericho hostel.)

Mr. Butterworth, City's Hostel Co-ordinator for the City's Travelling Youth Programme, advised that the programme has already experienced difficulty in finding sufficient accommodation for youth and therefore he is in favour of the proposal of the Vancouver Youth Hostel to increase its bed capacity.

RECOMMENDED that City Council approve a grant to the Vancouver Youth Hostel of $5,000 towards its capital improvements programme.

2. Joint Provincial-Municipal Committee on Integration of Family and Youth Services in the City of Vancouver

The Chairman advised that he will be co-chairing the above Committee with Ms. Rosemary Brown, M.L.A., Vancouver-Burrard. The Minister of Human Resources has suggested that the Committee comprise three members of the Legislative Assembly and three Aldermen from the City of Vancouver. The Chairman suggested that the other members of the Standing Committee on Social Services sit on this Special Committee. He advised that public meetings have been arranged for June 20 and June 28 at 7:30 p.m. in the #1 Committee Room, third floor, City Hall.

RECOMMENDED that Alderman Marzari and Alderman Hardwick join Alderman Rankin as City representatives on the Joint Provincial-Municipal Committee on Integration of Family and Youth Services in the City of Vancouver.

3. Social Assistance - Special Employment Services - Extension of Community Services Programme

The Director of Welfare & Rehabilitation submitted to the March 1, 1973 meetings of the Standing Committee on Social Services a report on the above programme. This report requested a number of staff be made available for this programme to handle the anticipated workload. At that time, the Standing Committee on Social Services referred this report back to the Director of Welfare & Rehabilitation with a request that he discuss this programme with the Vancouver Opportunities Programme and Canada Manpower for report back at a later date.

Your Committee this date had before it a further report from the Director of Welfare & Rehabilitation on the Social Assistance - Special Employment Services - Extension of Community Services Programme. Mr. Boyd in his report stated that the anticipated workload increase because of this programme has not materialized. In fact, since March 1, 1973 only three placements of social service recipients have been made under this programme. In discussing this programme with the Committee, Mr. Boyd stated the reason for the lack of results is that participation in this programme is limited to Municipal governments and private non-profit agencies undertaking to provide a Community service. Many of these agencies would like to hire assistance under this programme but are limited through lack of funds. Mr. Boyd is currently discussing with City Departments and the Park Board the possibility of their employing social assistance recipients under this special programme.

Your Committee in considering this matter felt strongly that the Social Assistance - Special Employment Services - Extension of Community Services Programme should be extended to private industrial and commercial enterprises to provide the greatest possible work opportunities under the programme.

RECOMMENDED that Council receive the attached report from the Director of Welfare & Rehabilitation on Social Assistance - Special Employment Services - Extension of Community Services Programme for information.

cont'd ...

Clause No. 3 (cont'd)

FURTHER RECOMMENDED that Council request the Minister of Human Resources to strongly consider extending this particular programme to all sectors of the business community.

INFORMATION

4. Request from Neighbourhood Services Association to Use Lorne Apartments, 1150 Nelson Street, as a Day-Care Centre

Mrs. M. Courvoisier and Mr. R. P. Morley, Gordon House Neighbourhood Services, appeared in support of their letter of May 7, 1973 with respect to the use of the City-owned Lorne Apartments as a day-care centre.

Your Committee also had for consideration a report from the Supervisor of Property & Insurance on this request. In his report, the Supervisor of Property and Insurance stated that the Lorne Apartments were acquired by the City in May, 1967 as part of the West End School and Park Site #7, which consists of all the lots in Block 22 and the major part of Block 23 which are being acquired on a long range basis. All of the lots in Block 22 have been acquired as well as a large portion of the lots in Block 23.

It was noted that City Council in June, 1969, when considering a request from the Board of Parks & Public Recreation that the remaining structures in Blk. 22 be demolished to allow Park development to proceed, resolved "That the Park Board be advised that Council is not willing to allow demolition of these buildings at the present time." The concern of Council was the depletion of the older housing stock in the West End.

The Supervisor of Property & Insurance further advised that the Lorne Apartments, which is a two-storey building, contains 16 suites, which provide accommodation for 20 persons, including six old-age pensioners and a widow. In view of the shortage of residential accommodation of a similar type in the West End, the Supervisor of Property & Insurance is not in favour of the Lorne Apartments being used as a Day-care Centre. He, however, submitted the following alternative proposal for consideration:

"Lots B, C, and D, Blk. 22
Corner of Thurlow and Comox Streets

Lot B of Lots 19 & 20 is at the moment vacant. On Lot C, there is a house known as 1129 Thurlow Street currently occupied as a one-family dwelling which is to be vacated June 30, 1973. On adjacent Lot D, known as 1125 Thurlow Street is another one-family dwelling. Both these buildings were constructed about 1900 and are in a relatively deteriorated condition.

If these two dwellings were demolished (which would require the relocation of one family only, then the three parcels together with a 10-ft. lane to the West, could provide a site 98.25' x 99' for use by the Neighbourhood Services Association. They might perhaps make use of one of the existing houses on a short term basis, or consider erecting a prefabricated building on the site, either of which, in my mind, would be preferable to disrupting the Lorne Apartments.

Lot A of 19 & 20 has not been included in this suggestion as it is a slightly larger dwelling converted into 3 suites.

cont'd ....

Clause No. 4 (cont'd)

A delegation from Gordon House Neighbourhood Services put forward for the Committee's consideration their reasons for favouring the Lorne Apartments for use as a Day-care centre -- it is adjacent to a park site and a school playground. They also felt that it would be less costly to renovate the Lorne Apartments than to demolish the existing buildings and erect a temporary structure on the alternate sites proposed by the Supervisor of Property and Insurance.

Miss I Fairley, Acting Director, Community Care Facilities Licensing, strongly supported the need for Day-care facilities in the West End which, up to now, have been very make-shift. Miss Fairley stated that as she had not inspected the Lorne Apartments, she was unable to comment on its suitability or otherwise for use as a Day-care Centre.

The Committee expressed a desire to have a more accurate estimate from Gordon Neighbourhood House on the renovation costs of the Lorne Apartments.

It was also noted that Gordon Neighbourhood House offered to assist in the re-location of tenants from the Lorne Apartments. The Supervisor of Property & Insurance commented that the West End Senior Citizens High-rise is nearing completion and it is City policy that where persons are displaced for civic projects, the Senior Governments be requested to give these people priority in a public housing project.

RESOLVED to defer consideration of this matter pending receipt of

(a) A report from the Acting Director of Community Care Facilities on the suitability of the Lorne Apartments for a day-care centre;

(b) Report back from Gordon Neighbourhood House on

(i) the suitability of the Lorne Apartments for Day-care following detailed inspection of the interior. (It was suggested they contact Mr. Cotgave of the Property and Insurance Office who will arrange for the inspection.)

(ii) detailed estimates of renovation costs of the Lorne Apartments for both long-term and short-term use as a day-care centre, such estimates to include those renovations necessary to meet City by-laws.

(iii) suitable accommodation available for relocation of the tenants of the Lorne Apartments.

(c) Report from Mrs. Courvoisier, in her capacity as a School Trustee, on the expected completion date of the new school building on a portion of Block 22.

FURTHER RESOLVED that when the Committee is again considering this matter, a Commissioner and a staff member from the Board of Parks and Recreation be invited to participate in the discussion with particular reference to the Park Board's short and long range policy on day-care centres being located in parks.

5. Dunbar-West Point Grey Youth Programme - Proposed Evaluation Procedure

At its meeting on May 10, 1973, the Standing Committee on Social Services recommended Council approval of a number of recommendations from the Director of Social Planning re the Dunbar-West Point Grey Youth Programme subject to the Director of Social Planning submitting as soon as possible the proposed evaluation procedure for this project.

Under date of June 7, 1973 the Director of Social Planning submitted for the Committee's consideration the proposed evaluation procedure with respect to this programme. The Committee discussed the report with Mr. D. Purdy of the Social Planning Department and suggested some changes mainly:

(a) the deletion of the word "concrete" from the heading of part A in the Director of Social Planning's report to make it read "Objectives for Both Programme Activities and Individual Youths Will be Established" and

(b) the addition to part A of the aforementioned report of a further item to be numbered (6) and to read as follows: "to use their resources as called for".

It was noted that the Director of Social Planning will be reporting back to the Committee in November on the results of his evaluation of this programme. Your Committee

RESOLVED to receive the report of the Director of Social Planning on Evaluation - Dunbar-West Point Grey Youth Programme.

6. Grant Request - New Hope Centre

Mrs. Chisholm appeared before the Committee in support of her grant request for funding of the New Hope Centre. This centre, which is located at 217 Dunlevy Street, is operated and financed solely by Mrs. Chisholm, her husband and other members of the family. The Centre provides a drop-in service to East End residents every afternoon and evening and provides a referral service for people with problems. The centre deals mainly with alcoholics who are referred by Probation Officers and the Alcoholics Foundation. In addition, it maintains close liaison with the Narcotic Addiction Foundation.

Mrs. Chisholm stated that while the programme is mainly for alcoholics, it is open to all residents of the area on low-income or social assistance. The grant request is for $288.16, made up as follows:

rent	$135.00
phone	10.66
Hydro	7.10
Food	87.40
Transportation (Mrs. Chisholm and family to and from centre)	48.00
TOTAL:	$288.16

cont'd .....

Clause No. 6 (cont'd)

RESOLVED to refer the grant request of the New Hope Centre to the Director of Social Planning for report back with a recommendation on the grant request of $288.16, including an evaluation of the services provided by the centre.

FURTHER RESOLVED that the Director of Social Planning include in his report a breakdown of the total services similar to the New Hope Centre in the Downtown East Side area, such breakdown to include details of City funding of these services.

The meeting adjourned at approximately 3:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 606

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

June 7, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, June 7, 1973 at approximately 3:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT:	Alderman Volrich (Chairman) Alderman Marzari Alderman Rankin
ABSENT:	Alderman Harcourt
COMMITTEE CLERK:	R. Thompson

The Minutes of the meetings of March 29, April 5, April 12, May 16, and May 17, 1973 were adopted.

INFORMATION

1. Illegal Suites

On March 20, 1973, Council extended the expiry date for development permits for illegal suites in RS-1 areas upon application to December 31, 1974 and in other areas to the same date, where a satisfactory standard of accommodation is provided with respect to ceiling height, plumbing and general suitability.

Correspondence from the Vancouver Housing Association dated April 19, 1973 and January 29, 1973 was introduced, in which the Association asked consideration for the relaxation of By-laws to permit the use of unused or under-used spaces in Single Family Residential areas for the accommodation of pensioners -- the Association offered to act as rental agent for accommodation for such properties.

On June 6, 1973, the Director of Permits & Licenses prepared a memo which was submitted to the Committee and which set out salient points in connection with the past and present illegal suite policy:

"Resume - Illegal Suite Policy

The illegal suites in the RS-1 areas fell into three main categories:

(1) Those permitted to remain under the RS-1 moratorium - dealt with by the Technical Planning Board.

(2) Those permitted to remain under City Council Hardship Policy.

(3) Those permitted to remain under City Council Parent Suite Policy.

The total number involved at, a very rough guess, are about 2,500 plus an unknown number not detected.

cont'd ....

Clause No. 1 (cont'd)

(a) RS-1 Areas:

(1) The installation of basement suites is prohibited under the RS-1 District Schedule of the Zoning and Development By-law. The By-law permits the Technical Planning Board to allow the retention for a limited period of time all suites installed prior to June 18, 1956 and continuously occupied since then. The number involved is approximately 1,200. It is this group for which Council approved the moratorium.

(2) Hardship Policy:

This policy applies to either owner or tenant and the owner does not need to be an occupier, and such premises are almost all located in RS-1 areas. All applications are reviewed by the Hardship Policy Committee who make recommendations to Council. Approximately 1,647 applications have been dealt with between 1965 - 1972, some 900 - 1,000 are still occupied under this policy.

(3) Parent Suites:

Council has instructed that in the event of parent suites, the owner fill out a declaration each year that they have a suite containing their parents and then the Department withholds enforcement of the By-law. The reverse of this situation does not apply where parents who are the registered owner, can have their children living with them in an illegal suite. The number involved in the parent suite situation is approximately 275.

(b) Other Than RS-1 Areas:

The Technical Planning Board, since 1956, has had the authority to permit the conversion of buildings in these areas to multiple occupancy on a "life of the building" basis or for the retention of existing conversions on a "limited period of time" basis. The Technical Planning Board endeavoured to obtain improvements in the "limited period of time" group prior to the moratorium. The moratorium has resulted in merely extending the approved life of the accommodation further and with no demand being made for improvements.

In August 1960 strong representation by property owners resulted in amendments to the Zoning and Development By-laws removing the discretionary power of the Technical Planning Board to consider any conversion to multiple occupancy in an RS-1 district and later the City Charter was amended to prohibit any construction for multiple occupancy in a One Family Dwelling District. This amendment, as do all amendments to the By-law and to the Charter apply City wide."

The Chairman, in a report to the Committee, reviewed the background of the question before it and drew to the attention of the Committee some courses of action which appear to him to be available to the Committee

"COURSES OF ACTION FOR CONSIDERATION

1) Restore the discretionary authority of the Technical Planning Board to permit limited conversion in R.S.1 areas with appropriate criteria being established for exercising its discretion - some are set out in Dr. Bryson's memo. This will require a Charter Amendment.

In considering the matter of notification to surrounding neighbours I would recommend the following procedure:

cont'd ....

Clause No. 1 (cont'd)

a) The Technical Planning Board should consider an application on its merits in accordance with criteria established and decide if it should have provisional approval.

b) If such approval is given, notification should be given to surrounding property owners requiring them to give notice of their objections, if any, and reasons therefor, within a 21 day period.

c) Upon receipt of any objections the matter can be further considered by the Technical Planning Board or referred to this Committee, or Council, with its recommendation.

The purpose of such a procedure would be to discourage what may be "spurious" objections. The alternative, of course, is to give notice in the first instance before the Technical Planning Board considers the matter but if this process is used specific criteria should be established for consideration of the objections so that the matter is not left to subjective judgment.

The guidelines should, among other things, specify the minimum sizes of suites and other standards.

2) Special consideration to senior citizens and handicapped as part of the guidelines to be followed by the Technical Planning Board. Provision should be made to encourage favourable consideration of conversions which are designed and intended for use by senior citizens and handicapped persons.

3) Existing illegal suites covered by present moratorium: These should be required to apply for approval from the Technical Planning Board employing the criteria established for it. For those illegal suites meeting the criteria they should be given a permit or made legal. For those not meeting the Board's approval enforcement procedure should be invoked to discontinue use. A period of time, say 2 years, should be provided for these applications to be received and processed.

4) Hardship policy: Guidelines should be considered to bring a clearer definition to this policy and the policy should be left to the discretion of the Technical Planning Board or the Hardship Committee to deal with and appeals from their decisions, or applications they consider necessary being presented to Council.

5) Parent suites: There does not appear to be any real justification to allow children to live with parents, but not the reverse. This policy should be extended to also permit children to live with parents in appropriate suites.

6) Assessment approach: In conversions permitted under new regulations there may be merit in applying a "revenue approach" to the added value of the accommodation, apart from the straight market value approach. This might serve both as a control measure and as a means of added revenue to the city.

7) Comments of interested groups should be invited under the auspices of the Committee, together with comments of Planning and other Departments, including the Legal Department, as to necessary Charter changes."

A brief was submitted by Joan Adams proposing, amongst other things:

(a) the abolition of the Single Family Zone in favour of encouraging rental suites in private homes anywhere in the City;

cont'd ....

Clause No. 1 (cont'd)

(b) setting up of a renovation fund with a similar formula to public housing funds and making loans on the stipulation that the money will be used to develop or improve suites in homes providing the rents charged are moderate and rigid standards of need are met;

(c) that on such accommodation, a limit be placed on the annual increase in rent and evictions be subject to a Review Board.

During the discussion, a number of points were raised by members of the Committee, as for example:

(i) that tax concessions may be used as a means of encouraging provision of living accommodation in private homes;

(ii) that the application of the regulations should be such that areas or communities may decide to opt out of city-wide regulations;

(iii) that some endeavour be made to moderate rent increases for accommodation provided under any illegal suite policy;

(iv) opinion was divided as to whether regulations should apply to the whole city with areas being allowed to opt out or whether they should apply to such areas where regulations were requested'

(v) it was considered important that more accommodation should be provided for senior citizens, handi-capped persons, in-laws, and students.

RESOLVED that a staff committee of appropriate officials, including the Director of Permits & Licenses, the Director of Planning and Civic Development and the Corporation Counsel be asked to consider the submissions made to the Committee this day and the views expressed by the Committee members and report back to this Committee with proposals for the encouragement of the creation by conversion and the use of additional separate living accommodation in private homes particularly for senior citizens, handi-capped persons, in-laws, and students and report on the two alternatives of

(a) the application of the proposals to the whole city with provision for areas to opt out, or

(b) the application of the proposals to areas of the city as requested by persons in these areas.

The Committee of officials be asked to consider in its report, regulations governing standards of accommodation and the question of means by which the rents charged may be taken into account at the time approvals are granted and to report on recommended procedures and By-law and Charter changes involved in their recommendations.

FURTHER RESOLVED that a public meeting be held to secure reactions to proposals to be developed and reported on before they are implemented.

2. Development of Fraser River Lands From Arbutus Street to Barnard Street

RESOLVED that the report dated May 24, 1973 from the Deputy Director of Planning on current information with respect to the Fraser River lands and the Greater Vancouver Regional District policy related to the development of the subject lands be received and it be considered by the Committee at, or after, its meeting of July 5, 1973 with the residents in the area affected.

RECOMMENDATION

3. Plebiscite on Electoral Reform - Date of Voting

The Returing Officer advised the Committee that arrangements have been completed for the reservation of polling places throughout the City for holding the plebiscite on Electoral Reform on Wednesday, October 24, 1973.

RECOMMENDED that the Council approve the date of October 24, 1973 as the day for taking the vote of the electors on the plebiscite re Electoral Reform.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 607

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON ENVIRONMENT

JUNE 14th, 1973

A meeting of the Standing Committee of Council on Environment was held in No. 2 Committee Room, City Hall, on Thursday, June 14th, 1973, at 10:00 a.m.

PRESENT:	Alderman Linnell (Chairman) Alderman Massey Alderman Pendakur
ABSENT:	Alderman Gibson (Leave of Absence)
COMMITTEE CLERK:	H. Sugrive

Adoption of Minutes

The minutes of the meeting of May 24th, 1973, were adopted.

RECOMMENDATIONS

1. City Pound - Additional Staff

The Committee considered the following report from the Board of Administration:

On April 10, 1973 City Council adopted the following recommendations of the Standing Committee on Environment:-

"That the Council grant an additional sum of $50,000 towards the Pound budget for 1973, exclusive of capital costs.

That the Director of Permits & Licenses report back as to how best the allocated money could be spent and what would be the capital requirements."

The Director of Permits & Licenses reports as follows:-

"I suggest that there are two methods whereby the additional $50,000 can be best allocated for the operation of the City Pound which are noted below. It is assumed that the $50,000 is an annual increase in the Pound operation. Therefore, costs shown in this report indicate both the pro-rated amount for 1973 and the estimated costs for a full year.

Alternative #1 - Increasing Permanent Staff

The report which was approved by the Standing Committee on Environment and also by City Council entitled "City Pound - Additional Staff" dated January 16, 1973, recommended that one additional Pound Officer and one Clerk be added to the Pound staff and that the Pound Officers be deployed on a seven day basis. These changes and additional staff would increase the patrol coverage by 40% and the annual recurring costs are estimated at $18,259 and the non-recurring cost to purchase a new Pound truck is $6,500 - TOTAL $24,759

Clause 1 Cont'd

With the additional funds which have now been approved by City Council, more Pound Officers can be hired. If a total of three over the present establishment were hired, and a second additional Pound truck were purchased, the total estimated cost would be as follows:-

3 additional permanent Pound Officers	$25,400
1 Clerk (less allowance for temporary clerical help)	5,267
Telephone Answering Unit	492
Increased truck Maintenance & Rental	6,000
Uniforms, Supplies and Lockers	1,000
Total Annual Recurring Costs	$38,159
New and Non-recurring Costs	
Purchase two trucks with radios	$13,000

The estimated cost for 1973 (June - December) would be $22,300 plus $13,000 for two trucks:-

TOTAL.....$35,300

With the additional three Pound Officers and the change in days of work as recommended in the January 16, 1973 report, the patrol coverage as provided by the Pound would be increased 80% above the present level. The January 16, 1973 report also recommended that coverage be provided on Saturdays and Sundays which is not presently being provided. It would also be desirable to have patrol coverage during Spring and Summer months from 7:00 am through to 8:30 pm or 9:00 pm, i.e. during daylight hours.

Alternative #2 - Use of Temporary Pound Officers

In addition to the new Pound Officer, Clerk, truck and change in working hours to provide seven day coverage as approved in the January 16, 1973 report, four temporary Pound Officers would be hired for a period of six months from April 1st to September 30th. The dog problem is most apparent during this period of the year.

The costs would be as follows:-

Salaries, including Fringe Benefits for 4 temporary Pound Officers	$17,081
Rental of two trucks	3,180
Adjustments and Clean-up of trucks	450
Two Personal Paging Units for 6 months	252
Uniforms, Supplies and Lockers	800
Total Estimated Annual Cost for Temporary Help	$21,763
Estimated Cost as per January 1973 report	$18,259
Total Estimated Annual Recurring Cost	$40,022
Non-recurring Costs (New Truck)	$ 6,500

The estimated costs for 1973 (commencing June 1st) are $23,300 plus one truck at $6,500:-

TOTAL..... $29,800

This proposal would increase the annual patrol coverage from 9,100 hours to 16,380 hours, an overall average increase of 80%. The increased coverage during the six month period (Spring and Summer) when the temporary Pound Officers would be engaged would be 120% over our present coverage. The increase for the balance of the year would be 40%.

Clause 1 Cont'd

I recommend that Alternative #2 be approved for the following reasons:-

(a) Temporary Pound Officers can be employed to work shifts ending at 8:30pm or 9:00pm to give full coverage during daylight hours.

(b) Their hours of work can be reviewed and adjusted from year to year.

(c) The programme can be reviewed each year to determine the effectiveness and changes can be made if necessary.

It cannot be readily determined at the present time if capital costs will be necessary for the additional staff. If temporary Pound Officers are employed, the two rented trucks can perhaps be stored overnight in the Cambie Street yards. If Council agrees to using temporary Pound Officers as recommended, then a further report can be submitted in October, outlining the effectiveness of the programme and bringing forth any capital costs that are found to be necessary for the continuing programme in future years.

This report has been discussed with the Director of Personnel Services and the Business Agent for the Vancouver Municipal and Regional Employees' Union both of whom concur with the report."

Your Board recommends that the foregoing report of the Director of Permits & Licenses be approved.

RECOMMENDED:

THAT Council approve the foregoing recommendations of the Board of Administration and the Director of Permits and Licenses.

2. Increased Impounding Fees

The following report of the Director of Permits and Licenses was considered by the Committee:

On April 10, 1973, City Council approved the following recommendation of the Standing Committee on Environment dated March 29, 1973:-

(iii) "That the Director of Permits and Licenses report back on increase in fees as well as impounding penalties for 1974."

The Director of Permits and Licenses reports as follows:

"The increase in dog license fees and impounding fees are proposed in order to cover the additional $50,000 per annum increase in the Pound Budget approved by Council April 10th and to bring impounding fees into better alignment with surrounding Municipalities.

License Fees:

Approximately $30,000 can be raised in 1974 by increasing the license fee for male and spayed females from $5.00 to $6.00 and by increasing the female dog license fee from $15.00 to $20.00.

Impounding Fees:

The present impounding fees are $5.00 for a licensed dog and $15.00 (plus license fee) for an unlicensed dog. These fees are relatively low in comparison to the impounding fees in other Municipalities.

An increase to $10.00 for licensed dogs and $25.00 for unlicensed dogs commencing August 1, 1973 and a further $5.00 increase effective February 1, 1974 will raise approximately an additional $15,000 to $20,000 per year and will also encourage people to obtain a license to avoid the larger impounding fee.

Clause 2 Cont'd

Maintenance Fees:

The maintenance fee of $1.00 per day is considered to be low and should be increased to $2.00 per day.

The cost to an owner to reclaim his unlicensed dog from the Pound would then be between $40.00 to $45.00, which is the combined charges for impounding, licensing and maintenance.

If Council approve the fees suggested full publicity should be given prior to implementation. This would be accomplished by placing advertisements in the newspapers and by mailing notices to dog owners at the time 1974 statements are sent out.

Pick-up Fees:

The Pound By-law was amended in November 1972 to increase the fee for picking up, from owners, dogs which are to be destroyed or the carcass of a dead dog from owner's premises or veterinary hospitals. The fee was increased from $2.00 for the first dog and $1.00 for each additional dog to a straight $3.00 for each animal or carcass collected. No additional increase is recommended at this time.

I RECOMMEND THAT:

(i) the Pound By-law be amended effective August 1, 1973 to increase the Maintenance Fee from $1.00 to $2.00 per day, the Impounding Fees be increased to $10.00 for a licensed dog and $25.00 for an unlicensed dog.

(ii) the Pound By-law be amended to increase the Impounding Fees to $15.00 for a licensed dog, $30.00 for an unlicensed dog effective February 1, 1974.

(iii) the License By-law be amended effective January 1, 1974 to increase the License Fee for male dogs and spayed female dogs from $5.00 to $6.00 per annum and the fee for a female dog to be increased from $15.00 to $20.00 per annum."

RECOMMENDED:

THAT Council adopt recommendations (i), (ii) and (iii) above, in the foregoing report of the Director of Permits and Licenses.

INFORMATION

3. Proposed Requirements in Building By-law for the Handicapped

The Council at its meeting on June 5th, 1973, considered the City Building Inspector's Report on Proposed Requirements for the Handicapped in the New Building By-law, together with representations by the Social Planning and Review Council of British Columbia, and passed the following motion:

"THAT the requests of the organization be approved in principle and the whole matter referred to the Standing Committee on Environment for report back to Council in approximately one month."

Mr. E. Desjardins, Mr. Doug Mowatt and Miss M. Pack represented the Social Planning and Review Council of British Columbia.

Clause 3 Cont'd

The report on Design Standards for the Handicapped, submitted by the Social Planning and Review Council of British Columbia for inclusion in the proposed New Vancouver Building By-law was discussed in conjunction with the City Building Inspector's comments as embodied in his report, dated March 29th, 1973.

After a lengthy discussion, it was,

RESOLVED:

A. THAT the proposals submitted by S.P.A.R.C. be accepted for inclusion in the Vancouver Building By-law with the following exceptions, actions in respect thereto being as shown below.

(i) Requirements for one or two parking spaces when the required parking for a building is in excess of 50.

Resolved: THAT this item be determined by the Corporation Counsel for inclusion either in the Zoning By-law or the Building By-law.

(ii) Elevators shall be provided in all buildings 2 storeys or more in height unless exempted for valid reasons.

Resolved: THAT the S.P.A.R.C. and the City Building Inspector discuss the criteria for making provisions for such exceptions.

(iii) When it is necessary to locate ramps outside, they shall be protected from snow and ice accumulation.

Resolved: THAT this item be included in the information pamphlet to be prepared by S.P.A.R.C.

(iv) Floors shall have non-slip qualities.

Resolved: THAT this item be included in the information pamphlet to be prepared by S.P.A.R.C.

FURTHER RESOLVED:

B. (i) THAT the design Standards for the Handicapped, proposed for inclusion in the Vancouver Building By-law and the Zoning and Development By-law, as amended, be adopted.

(ii) THAT the Corporation Counsel and the City Building Inspector prepare the proposed amendments to the Vancouver Building By-law for Council's consideration.

(The Council initially was furnished with the detailed proposals from S.P.A.R.C.)

The meeting adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 608

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, June 26, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips
Alderman Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend D.L. Campbell, Civic Chaplain.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting, including the 'In Camera' portion, of June 19, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND DEPARTMENTAL REPORTS

Lane Pavement by Petition: North of Charles, West of LeRoi Street (Project 47, Schedule 419)

Consideration was given to departmental report under date of June 22, 1973, submitted by the City Engineer, advising of the result of a ballot submitted to affected property owners in respect of a sufficiently signed petition formally received and presented to a Court of Revision in regard to pavement of the lane North of Charles Street, from Nootka Street to Le Roi Street and the lane West of Le Roi Street from Parker Street to the lane North of Charles Street. It is pointed out that out of 34 affected property owners, 61.77% of all owners returned favourable ballots. The petition initially in order to be submitted to the Court of Revision had received two-thirds of the owners affected.

Mr. M. A. Bublé appeared in support of the work and submitted a brief dated June 26, 1973.

MOVED by Ald. Pendakur,
THAT this Local Improvement project be approved, and the work proceeded with.

- CARRIED UNANIMOUSLY

DELEGATIONS AND SPECIAL COMMITTEE REPORT

A. Joint report of Special Committee on Burrard Inlet Waterfront and Standing Committee on Civic Development, June 14, 1973

The Council considered this report which contained clauses identified as follows:

Cl. 1: Guidelines for Interim Development
Cl. 2: Delegations on Waterfront Development
Cl. 3: Communications re Four Seasons Development
Cl. 4: Next joint meeting

Clause 1

The Council noted the recommendation from the joint meeting "that the guidelines for Interim Development of the City centre development (Thurlow Street to Richards Street), as detailed in Clause 1 E of this report, be adopted".

The proposed guidelines are quoted hereunder:

(i) General Access to the Waterfront

Provisions must be made in all of the developments to enable the continuity of walkways though at different levels throughout the entire area from Stanley Park to 2nd Narrows Bridge.

(ii) Access to Development

All development to provide for public vehicular and pedestrian access in such a way that continuity would exist and vehicular traffic generation is kept to a minimum.

(iii) Visual Access and Perception

There shall be no obstructions to the view of the waterfront from the existing streets and street levels. Continuity may be provided by creating new and distinct view areas within each development.

(iv) Light, Shadow and Wind

The location and size of buildings and the groupings must be such that detrimental effects on natural light penetration and shadow and creation of tunnel effects are minimized if not eliminated. Bulk and height of buildings should relate to the developed area as well as to the open waterfront. It will be the responsibility of each developer to provide the Council with a livability analysis to their proposals.

(v) Quantity of Development

In excess of 50% of the ground shall be retained as open space and not covered with buildings.

(b) Gross floor space ratio shall not exceed 4.0.

(c) Water lots are excluded in computing Floor Space Ratio.

(vi) Land use

A mixture of land uses including hotels, offices, residential and some boutique type of commercial activity would be allowed but specifically excluding large department stores type of commercial activity.

cont'd.....

DELEGATIONS AND SPECIAL COMMITTEE REPORTS (cont'd)

Joint Report:
Guidelines for Interim Development (cont'd)

(vii) Plazas and Open Spaces

All plazas and open spaces shall be considered extentions of the street system with free and inter-connected public access, but maintained by the developer. All plazas and open spaces shall be such that convenience, safety and ease of pedestrians are considered as important criteria. These should also be considered as part of a continuous pedestrian circulation system from Stanley Park to 2nd Narrows Bridge. Where changes of level occur, the transition between various levels must be attractive and functionally efficient. Sloping streets providing activity areas on the lands and terraces could be an integral part of the development.

(viii) Streets

An internal street system for circulation and distribution must be linked properly to the external. Pedestrians shall be properly protected along vehicular paths by providing physical separation between pedestrian paths and vehicular paths and creating buffer zones where necessary.

(ix) Transportation Terminus

Because of unknown factors regarding the ferry service to North Vancouver and our own rapid transit system, the possibility of a transportation terminus including various buses and rapid transit in this area must be considered and development should not take place which would make it ultimately difficult for making provision for ferries and rapid transit. Buildings over the railway lines should make provision for the possiblity of rapid transit lines as well as stations to be located in this area.

In connection with the interim guidelines set out above, a communication was noted from the Vancouver City Planning Commission dated June 22, 1973, setting out the Commission's views.

Mr. D. Manning appeared on behalf of the Save the Entrance to Stanley Park Committee and filed a brief dated June 26, 1973 concluding by urging the Council to proceed immediately with a comprehensive study of Vancouver's harbour with the only stipulation being that harbour land be conserved for those purposes which serve the interest of the economy and the quality of life of the people.

MOVED by Ald. Pendakur,
THAT the above quoted guidelines for interim development set out in the Special Committee's report dated June 14, 1973, and numbered 1 E (i) to (ix) inclusive, be approved in principle EXCEPT THAT item 1 E (v) of these interim guidelines re 'quantity of development', be referred back to the Special Committee for re-drafting or an additional provision in the guidelines be made. to provide for height, bulk of buildings and such related matters:

FURTHER THAT approval in principle be given to the following proposals set out in the Vancouver City Planning Commission communication dated June 22, 1973 and such proposals be appropriately included in the guidelines:

cont'd....

DELEGATIONS AND SPECIAL COMMITTEE REPORTS (cont'd)

Joint Report:
Guidelines for Interim Development (cont'd)

"(a) Under Guideline (iv) that the factor of noise be included as a departmental fact, and that it be taken into consideration by the developer with providing Council with environmental impact analysis.

(b) Under Guideline (vii) that the accessibility of plazas and open spaces to paraplegics in wheelchairs and others whose mobility is hampered by a handicap be considered as part of any design proposals by a developer.

(c) Under Guideline (x) the importance of passenger shipping (cruise ships) to the City of Vancouver should be emphasized, and this fact incorporated in appropriate phrasing in this particular guideline".

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT there be no development approved in the Chilco Street to Thurlow Street area (Stanley Park, Four Seasons and Bayshore) until the guidelines for the area are dealt with by Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT in the Gastown and fringe area (Richards Street to Main Street), the Council respond to individual development applications as they arise within the existing framework during the interim period while the study is being carried out.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell
THAT the communication dated June 22, 1973, from the Vancouver City Planning Commission be received for information and the representations and brief from the delegation on behalf of the Save the Entrance to Stanley Park Committee, be received.

- CARRIED UNANIMOUSLY

(Clauses 2, 3 and 4 of the foregoing joint report were noted)

UNFINISHED BUSINESS

Zoning and Development By-law #3575
Proposed Public Use Zone

The Council further considered the following report of the Deputy Director of Planning and Civic Development, dated June 7, 1973:

" 1. BACKGROUND

On February 6, 1973, City Council IN CAMERA considered a report from the Board of Administration dated January 30, 1973 on the matter of the agreement between the City of Vancouver and the Canadian Pacific Railway regarding Langara Golf Course, and resolved as follows:

'THAT the Standing Committee on Civic Development be instructed to take the necessary action whereby the property in the aforementioned report may be classified as a "public use" zone;

cont'd....

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

FURTHER THAT the foregoing Board of Administration report be deferred in the meantime until the required report is received from the Civic Development Committee, such report to be considered by Council "In Camera". '

On April 10, 1973, City Council had before it, a motion of Aldermen Rankin and Pendakur concerning zoning covering tax-free land, and Alderman Hardwick advised that the Civic Development Committee is studying the matter of public use category for parks, schools and churches and suggested therefore, that the subject of the motion of Alderman Rankin was receiving study.

The following motion was carried unanimously:

'THAT the foregoing motion of Alderman Rankin be tabled and the Civic Development Committee be instructed, together with the Director of Planning and Civic Development, to report to Council on this subject by the end of May.'

In a letter dated April 12th, 1973, addressed to the Mayor, the United Community Services expressed concern about the intention of such a resolution as it might affect Member Agencies of United Community Services owning property presently used to serve the charitable objects of the Society. They would be particularly concerned if this were to restrict the freedom of agencies to rebuild on their properties and provide at the same time commercial use, the proceeds from which would be directed towards financing a program within the objects and purposes of the Agency concerned.

They would agree that such an Agency should have to conform to the normally established zoning for the area and should be prepared to pay taxes for the commercial use of any part of their property. They further recognize that tax-free privileges should not be accorded on property owned by an Agency but not being actively utilized by that Agency in accordance with its charitable purposes. On the other hand, it would seem unfair to impose special zoning restrictions on an Agency simply because it enjoyed tax-free benefits in recognition of the public service it performs.

They asked to be advised if this is in fact the intention of the resolution. If it is, they would appreciate the opportunity of presenting their concerns regarding it in some detail.

2. PREVIOUS PROPOSAL FOR PUBLIC USE ZONE.

In 1959, City Council expressed the intention of seeking to protect the City's interest regarding future land acquisitions and went on record as favouring the reservation of land for public purposes through what was to become known as 'Public Use' zoning.

Over an extended period, Council had considered the need to reserve land for future public use to take care of anticipated expansion of the City Hall, Provincial Offices, the General Hospital, King Edward High School and for parks in the area, generally bounded by Oak Street, 10th Avenue, Yukon Street and 13th Avenue. A 'government precinct' to accommodate these public uses was proposed.

The proposed rezoning application to Public Use zone was considered by Council at a Public Hearing on February 1st, 1960, and it was strongly opposed by the neighbouring owners who had organized themselves to form the Fairview Ratepayers Association. Also opposed were the Board of Trade, Town Planning Commission, Real Estate Exchange, Downtown Business Association, Community Planning Association and others.

cont'd....

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

The arguments put forward in opposition included:

- It was dezoning not rezoning and for the City's benefits.
- It would reduce property values and potentialities for sales.
- Prevented improvement to properties; maintenance would be neglected.
- Homeowners' freedom to move restricted since they could not sell (except to City).
- Rental values would drop.
- Confiscation through the back door.
- Would result in planning blight.
- Would have the effect of 'freezing' private property; City could defer purchase until price had depreciated, and could then acquire land at the reduced price, the reduction being equivalent to the loss sustained by the owners.

Briefly, the opposition came up with three alternatives:

(1) City should expropriate now and proceed with development.

(2) City should expropriate now and hold until ready to proceed.

(3) City should leave it alone, then when ready to buy, pay what it is worth.

City Council denied the application to rezone to 'Public Use', and later received a report from officials as to a possible alternative, which was to adopt the Official Development Plan procedure set out in the City Charter and have funds available to acquire any affected properties that might otherwise be developed for private projects.

3. SUPREME COURT CASE - DISTRICT OF NORTH VANCOUVER, 1972

As recently as October 1972, a zoning bylaw of the District of North Vancouver was quashed in the Supreme Court of British Columbia on the grounds of illegality. The case concerned an owner who wished to subdivide certain of his land, which the District wanted for future park use. Although certain negotiations took place, no agreement as to purchase was reached. The District rezoned the property limiting its use to parks, recreation and open space.

Counsel for the owner contended that this was an attempt to block subdivision and at the same time reduce the value of the lands by causing them to be rezoned for purposes which would prevent this subdivision for single family dwellings, and that the real purpose in the rezoning of the property by the Municipal Council was to depress the market value of the property so that the Municipality could acquire the lands for park purpose at an advantageous price.

There is no doubt that the Municipality has power to rezone and the Municipality could have expropriated. Depending on the particular circumstances, a Council may exercise its power to achieve some particular object in the interest of the Municipality. It was however, ruled that the power to rezone particular property was not granted, as an aid to a Council acquiring property from individual owners at prices advantageous to the Municipality.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Proposed Public Use Zone (cont'd)

This matter has been discussed at some length with the Corporation Counsel, and although it would be in order to create a 'park zone' or 'public use zone' and list the permitted uses thereon, and apply such zoning to City-owned land, its application to privately-owned land is likely to be strongly challenged, especially in view of the recent North Vancouver Case mentioned above, unless Council has reserved sufficient funds and is willing to expropriate if called upon to do so by the owners.

4. POSSIBILITY OF PUBLIC USE ZONING FOR LAND PUBLICLY-OWNED

The Board of Parks and Public Recreation, in its submission of January 18, 1973, to the Public Hearing on rezoning in the West End, recommended there be a new zoning for 'community' or 'public' use, and that the schedule include subsections covering parks and recreation facilities, schools, churches and golf courses. The main reasons advanced were inconsistencies of zoning for different publicly-owned lands and the fact that such properties could be sold or leased and developed for a variety of uses without a public hearing.

The Municipality of North York, in the metropolitan Toronto area, has 'open space' zoning districts designated as 'Public Park Zones', 'Private Open Space Zones' and 'Semi-public Open Space Zones'. It is understood that the Municipality zoned for public use only those lands it already owned.

Having regard to some of the concerns expressed by the Park Board and the desirability of a consistent zoning for public lands, it is considered that there would be merit in introducing into the Zoning and Development Bylaw a schedule or schedules for this purpose.

FOR CONSIDERATION

If Council considers the introduction of public use zoning, as described above, has sufficient merit, it may wish to instruct the Deputy Director of Planning, and the Corporation Counsel to bring forward amendments to the Zoning and Development Bylaw for this purpose."

MOVED by Ald. Pendakur,
THAT the Director of Planning and Civic Development and the Corporation Counsel be instructed to prepare and submit to Council the necessary by-law amendments to create a public use zone and the matter be given a high priority.

- CARRIED UNANIMOUSLY

Christ Church Cathedral Development

At the meeting on May 1st, 1973, the Council deferred the following motion for consideration at this time and also recorded favour of considering the principle of the sale of development rights:

"MOVED by Ald. Volrich,
THAT the Council advise the Technical Planning Board that the Council does not favour the form of development in respect of the Christ Church Cathedral, as set forth in development permit application No. 60332". (**)

In respect of development rights a communication dated June 15, 1973 from Sherman Investments Ltd., and addressed to the Planning Department was received, pointing out that the company is not interested in development of air rights.

cont'd....

UNFINISHED BUSINESS (cont'd)

Christ Church Cathedral Development (cont'd)

MOVED by Ald. Pendakur, in amendment,
THAT the following be added to the motion of Alderman Volrich:

"FURTHER THAT the City Council apply to the Provincial Government requesting the Christ Church Cathedral site be declared an historic site and the City proceed immediately to acquire the site".

(split)
(see below)

It was requested the amendment be split and therefore it was dealt with as follows:

MOVED by Ald. Pendakur,
THAT the following be added to the motion of Alderman Volrich:

"FURTHER THAT the City Council apply to the Provincial Government requesting the Christ Church Cathedral site be declared an historic site."

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Rankin and Volrich voted against the motion)

This part of the amendment having failed it was not considered necessary to submit the second part of the amendment dealing with acquisition.

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(**) Further consideration was given to the motion of Alderman Volrich, which was put and CARRIED.

(Aldermen Bowers, Massey and Pendakur voted against the motion)

At this point a short recess was observed.

PRESENTATIONS

Freedom of the City: Harold Winch
Halford D. Wilson

The Mayor presented a Scroll, Medallion and Parking Exemption Plaque to Mr. Harold Winch, former Member of Parliament and to former Alderman Halford D. Wilson, in respect of the honour conferred upon them by the Council of the Freedom of the City of Vancouver.

Both Mr. Winch and Mr. Wilson responded in appreciation.

The Council then was recessed for a reception in honour of the Freemen.

The Council reconvened at approximately 4:20 p.m., in the Council Chamber, with the same members present.

COMMUNICATIONS OR PETITIONS

1. Civic Chaplain:
July, August and September

MOVED by Ald. Hardwick,
THAT, pursuant to recommendation of the Mayor, Rabbi Harold L. Rubens of Temple Sholom - Reform be appointed Civic Chaplain for the quarter commencing July, 1973.

- CARRIED UNANIMOUSLY

2. Purchase of Balance of Langara Lands for Park Purposes

The Council noted a resolution from the Park Board by letter dated June 19, 1973, requesting the Council to negotiate the purchase of 66.1 acres of C.P.R. land for public park purposes, and if necessary consider a plebiscite.

MOVED by Ald. Hardwick,
THAT this communication be received and the Park Board informed the Council is awaiting a report from its Planning Department, to be submitted through the Standing Committee on Civic Development, on alternatives for the use of this particular land and when such report is received, the Park Board communication will be considered further.

- CARRIED UNANIMOUSLY

3. Strata Plan: "Ravenwood"
1775 West 11th Avenue

The Council considered a communication from McElhanney Associates requesting the City's approval to Strata plan for "Ravenwood" at 1775 West 11th Avenue.

MOVED by Ald. Hardwick,
THAT this application of McElhanney Associates, under the Strata Titles Act, be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
GENERAL REPORT, June 22, 1973

FINANCE MATTERS

The Council considered this report which contained clauses 1 to 7 identified as follows:

Cl. 1: Library Board: Relocation of Mount Pleasant Branch Library
Cl. 2: Changes to Schedule of Rental Rates: Queen Elizabeth Theatre and Playhouse
Cl. 3: Complimentary Tickets: Young Voyageur Groups
Cl. 4: Granville Grange: Request for Lease
Cl. 5: Police Motorcycle Drill Team: Seafair Parade
Cl. 6: U.B.C.M. Convention
Cl. 7: Grant Request: 34th Finnish Canadian Festival

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Clause 3

A request was received from John Oliver and Eric Hamber Secondary Schools for complimentary tickets for approximately forty-five persons in each case, for the Queen Elizabeth Conservatory, Planetarium, Aquarium and Museum. The schools are hosting Young Voyageur groups from Quebec and Ontario.

MOVED by Ald. Hardwick,
THAT these requests be approved and the organizations responsible for providing the tickets be asked to consider applying the children and/or student rate.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT governing bodies of the aforementioned entertainments be granted a sufficient sum of money whereby requests for tickets from groups as mentioned above may be taken care of directly by these organizations.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

Clause 4

MOVED by Ald. Hardwick,
THAT the request of the Granville Grange group for the opportunity to appear before Council as a delegation on this matter, be approved.

- CARRIED UNANIMOUSLY

Clause 5

The Council considered a resolution from the Board of Police Commissioners asking the Council authorize the Police Motorcycle Drill Team travel to Seattle to participate in the Seafair parade July 28, and that the sum of $200 be approved toward the expenses.

MOVED by Ald. Pendakur,
THAT this authority be granted and approval be given to a grant of $200 toward the expenses.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Marzari and Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Clause 6

MOVED by Ald. Linnell,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Clause 7

The Council noted a request from the Finnish Canadian Grand Festival for a grant toward the rental for premises at the University of B.C. (estimated at $3,000) in connection with the organization's Grand Festival to be held in Vancouver June 29 to July 2, 1973.

MOVED by Ald. Hardwick,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contained seven clauses identified as follows:

Cl. 1: Acquisition for Replotting Purposes S/E corner Nanaimo and CPR Right-of-Way
Cl. 2: Demolitions
Cl. 3: Acquisition for Britannia Community Services Centre: 1471 William Street
Cl. 4: Acquisition for Britannia Community Services Centre: 1483 Parker Street
Cl. 5: Acquisition for Arbutus-Burrard Connector
Cl. 6: Sale and Resubdivision: City owned Property E/S Marshall Street, betw. 19th and 20th Avenues
Cl. 7: Vesting Order: 1987 West 7th Avenue

MOVED by Ald. Pendakur,
THAT the recommendations of the Supervisor of Property and Insurance and the Board of Administration contained in Clauses 1, and 3 to 7 inclusive of this report, be approved; and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

C. DEPARTMENTAL
General Report, June 22, 1973

WORKS AND UTILITY MATTERS

The Council considered this report which contains two clauses as follows:

Cl. 1: Temporary Closure of Gastown Streets
Cl. 2: Lane Pavements by Petition: Project 47, Schedule 419

MOVED by Ald. Linnell,
THAT the recommendation of the City Engineer contained in Clause 1 of this report be approved.

- CARRIED UNANIMOUSLY

(For Council action in respect of Clause 2 see page 1 of these Minutes)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Departmental Report (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

MOVED by Ald.Hardwick,
THAT, in connection with this report on an Illegal Suite: Hardship Application, the delegation request from certain residents in the 1900 block West 36th Avenue, be approved.

- CARRIED UNANIMOUSLY

BUILDING & PLANNING MATTERS

The Council noted the Building Inspector's report in regard to repair of fire damaged building at 301-305 Main Street from which the following is extracted:

> "The owner wished to refurbish the building but I refused permission since the cost of the work is in excess of the assessed value. The owner now wishes to remove the top floor and repair the remainder of the building. The work will be in excess of the assessed value, but I would not object if Council approves of the revised proposal, subject to compliance with City By-laws in all other respects".

MOVED by Ald. Hardwick,
THAT the revised proposal of removing the top floor and repairing the remainder of the building be approved, subject to compliance with City By-laws in all other respects.

(tabled)

MOVED by Ald. Bowers,
THAT this matter be tabled for one week to allow the Council an opportunity of viewing the property and to receive a further report from the Department on details of occupancy as proposed.

- CARRIED UNANIMOUSLY

LICENSES & CLAIMS MATTERS

The Council considered this report dated June 22, 1973. submitted by the Director of Permits and Licenses as a result of a complaint from Fulano Imports Limited, #4 Powell Street, in regard to activities of a mobile retail dealer operating in the vicinity of the complainant's business premises and offering similar products for sale. The report sets out investigations made of the matter and the fact that there is no provision in the present by-law to prohibit the practice on which the complaint is made.

MOVED by Ald. Linnell,
THAT the Corporation Counsel be instructed to prepare an appropriate amendment to the License By-law to prohibit carts or other such means from being placed in front of business property for the purpose of selling wares similar to those sold within that business premise.

- LOST

(Alderman Bowers, Harcourt, Marzari, Massey, Pendakur, Volrich and the Mayor voted against the motion)

(No further action was taken)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Strata Titles Applications

The Board of Administration, under date of June 22, 1973, submitted for Council consideration a set of regulations and procedures to be followed before an application under the Strata Titles Act may be approved, having reference to both new buildings completed or under construction, specifically for the purpose of condominium, or conversion of existing buildings to condominium use.

After considering the details of the Board of Administration report, action was taken as follows:

I. Regulations Common to both Types of Buildings (New and Conversions)

MOVED by Ald. Harcourt,
THAT the following be approved:

1. Applications for approval of all Strata Title plans shall be made to the Director of Planning. All documents required by the City shall be submitted to the Director of Planning.

2. Applications shall be accompanied by a prospectus which shall outline to potential purchasers,

   (a) the true interest on any financing
   (b) any bonusing of financing
   (c) details of a management contract and monthly servicing
   (d) taxes and all other costs

   The prospectus shall also contain provisions with regard to facilities which would normally be shared facilities under a Strata Corporation, e.g. recreation rooms, swimming pools, parking garages. If these are not to be the common property of the Corporation, it shall be so stated. This prospectus shall be reviewed by the Director of Finance and the Director of Planning and Civic Development who shall report to Council on the results of their examination.

3. The applicant shall, at his expense, be required to file a declaration by a qualified consultant such as an Architect or Engineer, who is acceptable to the City Building Inspector, that the building is of reasonable quality for the age of the building. In this regard, quality would include the state of repair, general workmanship and favourable comparison with the standards as set by Central Mortgage and Housing Corporation. The Consultant's report shall then be reviewed by the Permits and Licenses Department which will make such further comment to Council as may be required.

- CARRIED UNANIMOUSLY

II. Regulations Applicable only to Conversions

MOVED by Ald. Harcourt,
THAT the following be approved:

1. The applicant shall be required to provide evidence that he has conformed with the provision of the Landlord and Tenant Act that tenants be given 4 months written notice of the intention to convert to Strata Title and to terminate the tenancy agreement. This shall include the posting of notices in conspicuous places in the building affected, advising the tenants that the application is being made. A suitable declaration shall be supplied to the Director of Planning by the applicant advising the date the notice was given and the percent of occupancy of suites at that time.

cont'd....

Strata Titles Applications (cont'd)

Regulations Applicable only to Conversions (cont'd)

2. If, at the date of notice, the occupancy of the building had been reduced by the owner to a level substantially below the normal occupancy rate for the building, the application shall not be approved, unless the applicant can provide proof that the reduction occurred for legitimate reasons unrelated to the planned conversion.

3. In addition to I(3) (regulations common to both types), inspectional staff of the Permits and Licenses Department and Fire Wardens shall inspect the building with a view to determining the conformance with current By-laws. The final report to Council regarding the application shall contain a statement and recommendations from the Director of Permits and Licenses regarding the results of these inspections.

4. If an application is approved, a relocation service shall be provided by the City, in addition to the maximum of $300 moving expenses now provided by the Landlord and Tenant Act, the cost of such service to be borne by the applicant through the fee structure. This service shall be confined to tenants of converted buildings who do not wish to purchase their suites and shall be designed to assist them in finding new comparable rental accommodation and to provide transportation in conducting this search, where necessary. The service shall be under the control and administration of the Director of Social Planning.

5. There shall be a charge for each application on a "dollars per suite" basis.

   The fee in this regard from the applicant shall be $50.00 per suite on the understanding that total costs will not exceed this amount and if the City's costs are less than this amount the residue will be returned to the applicant.

- CARRIED

(Aldermen Linnell, Marzari, Pendakur and Rankin voted against the motion)

III. Prospectus

MOVED by Ald. Harcourt,
THAT WHEREAS subdivisions under the Strata Titles Act will give rise to an acceleration in sale of apartment dwellings;

AND WHEREAS many prospective owners lack experience or knowledge to assess the value of the dwelling unit, method of financing, management contracts, etc.,

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

Prospectus (cont'd)

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to amend the Strata Titles Act to require a suitable prospectus in the case of each subdivision which shall outline to potential purchasers:

(a) the true interest on any financing
(b) any bonusing of financing
(c) details of a management contract and monthly servicing
(d) taxes and all other costs
(e) details with respect to shared facilities

FURTHER THAT the Union of B.C. Municipalities be furnished with a copy of this resolution for consideration.

- CARRIED UNANIMOUSLY

IV. Consultants

MOVED by Ald. Rankin,
THAT, in respect of regulations common to both types of buildings, the Board of Administration be requested to report back to Council within two months on the advisability of using City staff rather than consultants in connection with the matter "that the building is of reasonable quality for the age of the building", as referred to in I(3)(Regulations common to both types of buildings)

- CARRIED UNANIMOUSLY

V. Hearings

MOVED by Ald. Volrich,
THAT the Board of Administration be requested to report on a suggested procedure to apply, similar to the present Local Improvement Procedures, prior to any decision being made on a conversion.

- CARRIED UNANIMOUSLY

VI. Hardship Cases

MOVED by Ald. Bowers,
THAT the Board of Administration be requested to report on the proposal that if it would prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely.

- CARRIED UNANIMOUSLY

VII. Relocation Service

MOVED by Ald.Harcourt,
THAT the Director of Social Planning be instructed to report to Council on the details of a Relocation Service as soon as possible after the first Strata conversion is approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Applications (cont'd)

VIII. Information Booklet

MOVED by Ald. Harcourt,
THAT the following proposal be deferred pending report from the Corporation Counsel after giving the matter further consideration:

- CARRIED UNANIMOUSLY

"The Director of Social Planning be authorized to prepare 10,000 copies of an Information Booklet at an estimated cost of $1,500; funds to be provided from the POSER Account on the understanding that Federal cost-sharing will be sought".

IX. Moratorium

MOVED by Ald. Linnell,
THAT a moratorium of one year be placed on approval of Strata plans for apartment conversion.

- CARRIED

(Alderman Bowers, Harcourt, Massey and the Mayor voted against the motion)

The Council recessed at approximately 5:30 p.m. to reconvene in the Council Chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

'FIND' Project (L.I.P.)

Representatives of the following organizations appeared before Council in support of the LIP 'FIND' project which Council approved on a priority 'one' basis for submission to the Federal Government to obtain an extension of the project:

(a) Grandview Community Centre Elderly Citizens Program (Mrs. Dorothy Darville)

(b) Project 'FIND' - Elder Citizen Worker - Riley Park (Mrs. Ruth Riedlinger)

(c) Douglas Park Community Centre Elderly Citizens Program (Mr. Bill Bates)

(d) Project 'FIND' - Elder Citizen Worker - Grandview Community Centre (Ms. Terry Horse-Man).

A brief was filed by the Program Organizer for the Ill, Aged and Handicapped, Board of Parks and Public Recreation, requesting the project be continued on a permanent basis, and further brief was filed by the Elder Citizens of Vancouver's Board of Parks and Recreation Community Centres asking City funding until the senior governments re-institute financing arrangements.

MOVED by Ald. Hardwick,
THAT the City Council urge upon the Federal Government to re-institute L.I.P. Project X-1183 'FIND' in the sum of $94,300 in order to keep the program in operation from June 15th to November 30th, 1973;

FURTHER THAT the Director of Social Planning and the Park Board be requested to jointly report to Council at its next meeting, details of use of the project at the various community centres, etc., and advise of the areas in which it is recommended the Council participate by making funds available through the Park Board;

FURTHER THAT the joint report include information as a result of investigating the possibility of Provincial funding.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

False Creek: Progress Report

Alderman Hardwick, Chairman of the False Creek Special Committee, together with Mr. D. Hickley, Assistant Director - Civic Development, gave a report explanation to Council with respect to False Creek referring particularly to a report entitled 'False Creek (Policies and Actions)' dated June, 1973.

In this regard, the Special Committee re False Creek submitted a report dated June 26, 1973, with various recommendations.

MOVED by Ald. Hardwick,
THAT these reports be deferred for early consideration of Council at its next meeting.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT authority be granted for distribution of the False Creek Report, Policies and Actions, dated June, 1973.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing matter, a short recess was observed.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Alterations and Additions:
517 Hamilton Street

The Board of Administration under date of June 21, 1973, submitted the following report:

"The Director of Welfare and Rehabilitation reports as follows:

'On April 30, 1973, City Council adopted a report which related to, among other items, an emergency created by a flooding incident at 517 Hamilton Street, the location of the Department's Single Men's Unit.

In that report, Council approved the expenditure of funds necessary to move the Single Men's Unit to Pacific Hostel as a temporary housing arrangement and also approved the expenditure of funds required to relocate Single Men's Unit from Pacific Hostel back to 517 Hamilton Street when the offices at 517 Hamilton Street are ready for occupancy.

As a result of the water damage, the offices are being repaired by the Building Maintenance Division of the Department of Permits and Licenses. In addition to the repairs, I am hereby recommending to Council that several minor alterations and additions be completed in the building while the opportunity exists to complete the work before the staff returns. The building will be ready for occupancy on July 1, 1973.

The Assistant Director - Construction and Maintenance and the Administrative Analyst concur with these recommendations. The additional items to be included during the renovations include:

1) Relocate the Telex machine to an area which has become available with the move of Rehabilitation Staff to 402 Pender Street;

2) Provision of notice boards at various locations throughout the building to facilitate notice posting etc.;

3) and the Relocation of an existing telephone exchange cabinet to allow for more efficient use of available space.

COSTS:

Estimates of costs to provide the foregoing alterations and additions have been provided by the Construction and Maintenance Division as follows:

		1973 Costs
1)	Relocate existing Telex machine	250.00
2)	13 Notice Boards, various sizes	700.00
3)	Relocate existing telephone exchange cabinet	350.00
	Total non-recurring cost	$1300.00

PROVISION OF FUNDS

The Comptroller of Accounts advises that since no funds were provided in the departmental budget to complete these alterations and additions, they will, of necessity, have to be provided from the contingency reserve.

SUMMARY RECOMMENDATIONS:

IT IS RECOMMENDED therefore, that:

1) The Construction and Maintenance Division of the Department of Permits and Licenses be authorized to do the aforementioned alterations and additions at 517 Hamilton Street.

2) Funds estimated at $1,300.00 to be provided from Contingency Reserve.'

Your Board RECOMMENDS that the recommendations of the Director of Welfare and Rehabilitation be adopted."

MOVED by Ald. Rankin,
THAT the recommendations of the Director of Welfare and Rehabilitation and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Standing Committee on Housing, June 12, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Proposed Senior Citizens' Housing Development Fourth Avenue and Wallace Street

(a) A Report from the City Engineer and the Deputy Director of Planning on Road Requirements

(b) Oral Report from the Director of Housing, G.V.R.D. on Meeting with Point Grey Homeowners Association

Cl. 2: Property Leasing Sub-Committee - Progress Report

Action was taken as follows:

Clause 1(a)

MOVED by Ald. Pendakur,
THAT the Greater Vancouver Regional District be advised as follows:

(i) the Council does not favour a medium density nine-storey development and that the maximum height of buildings be limited to that permitted under the RM-3A Zoning Schedule

(ii) that the Council would not look favourably on any development with a FSR over 1.0.

- CARRIED UNANIMOUSLY

Clause 1(b)

MOVED by Ald. Harcourt,
THAT Clause 1(b) be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,
THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Social Services, June 13, 1973

MOVED by Ald. Rankin,
THAT the report of the Committee with respect to the New Landlord Tenant Act and the functions of the Vancouver Rental Accommodation Grievance Board be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Civic Development, June 14, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Granville Street Mall
Cl. 2: Downtown Development
Cl. 3: Options for Vancouver's Future: Six Steps for Decisions about City Development Outside the Downtown

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development (continued)

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the recommendation be approved after rewording the recommendation to read as follows:

"RECOMMENDS that Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and other mall developments in the Downtown area."

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Hardwick,
THAT Clauses 2 and 3 of the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on
Finance and Administration
June 14, 1973

MOVED by Ald. Bowers,
THAT the report of the Committee with respect to review of City Departments: Fire Department, be received for information.

- CARRIED UNANIMOUSLY

J. Joint Report of Standing Committees
on Civic and Community Development
June 14, 1973

MOVED by Ald. Volrich,
THAT the joint report of the Committees with respect to Local Area Planning be received for information after changing the resolution to read as follows:

"RESOLVED that the report of the Deputy Director of Planning dated June 4, 1973, be received and the officials concerned including the Director of Social Planning, be directed to report again at their earliest convenience with a fresh proposal, having in mind the discussions which took place at this meeting and to bring a recommendation as to a specific area for an initial area for local planning."

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on
Community Development, June 14, 1973

MOVED by Ald. Volrich,
THAT the report of the Committee with respect to Sites C and D, Strathcona, be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L. North Service District Centre:
S/E Corner Grant Street and
Commercial Drive

The Board of Administration under date of June 25, 1973, submitted the following report:

"The Supervisor of Property and Insurance reports as follows:-

'On October 13, 1972, the City Council adopted the Recommendation of the Board of Administration and authorized the Property and Insurance Office to negotiate with the owner, Mr. Frank Ciccone, and Mr. Guidi Digiacinto of the premises at the above location to rent approximately 20,800 square feet thereof at a rental of $3.75 per square foot, plus a tax escalation clause with 1974 as the base year, for a term certain of five years, plus an option to renew for a further five-year term at the same rental.

The negotiations were carried on with a Mr. Frank Ciccone who agreed to the above terms. Finalization of the lease arrangements were left in abeyance pending the completion of the building, which at the time of negotiations, was under construction. Subsequently, Mr. Ciccone arranged for Mr. Guido Digiacinto to join him as a partner in the venture and finally Mr. Ciccone disposed of his interests in the property to Mr. Digiacinto and the draft lease was prepared showing the latter's Company, Digiacinto Enterprises Ltd., as lessor. There is reason to believe that Mr. Digiacinto was aware of the prior arrangements made by Mr. Ciccone with the City at the time he acquired his partner's interest and that the financing of the project was accomplished by virtue of the projected lease of the bulk of the premises to the City on the basis of these arrangements.

The draft was presented to the agent and the Solicitor of the Company in the terms originally negotiated with Mr. Ciccone and they advise that their principal is unwilling to fix the rental at $3.75 for the full ten-year period and would like it to be subject to review for the second five-year term. As an alternative, they have suggested that the term be set for a five-year period without reference to any option for renewal and have asked that their request be submitted to City Council for consideration.

The building is very close to completion and it is expected that the City can take possession of the agreed-upon areas on or about July 1st, 1973. At this late date, it is your officials' opinion that the terms, as originally agreed upon, should be confirmed.

The building is being completed by the subsequent owners, at their initial cost, to the City's specifications. To request a change in the rental term does not seem equitable -- particularly since the committment by the City, as the major tenant, permitted the financing of the structure.

In view of the foregoing, it is

RECOMMENDED

That the original term and conditions be maintained.'

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted."

MOVED by Ald. Linnell,
THAT the recommendation of the Supervisor of Property and Insurance and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Report of Standing Committee on Social Services, June 14, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: New North Service Area Office, Commercial and Grant Streets for Health, Welfare & Rehabilitation, Probation

Cl. 2: Possible Development of the Ground Floors and Basements of the Central & Oliver Rooms, for a City-owned Public Bathing Facility, Community Recreation Centre and Public Restaurant to Service the Needs of the Downtown East Side Community

Cl. 3: Enforcement of Liquor Control Regulations in Gastown-Skid Road Area Beer Parlours

Action was taken as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the Committee's recommendations contained in Clause 1 be approved.

- CARRIED

(Alderman Marzari voted in the negative)

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT Clauses 2 and 3 of the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

N. U.B.C.M. Resolutions

(a) Undergrounding of Transmission Lines

(b) Ambulance Service

The Board of Administration, under date of June 25, 1973, submitted the following report:

" The final date for acceptance of proposed resolutions for the forthcoming annual Convention of the U.B.C.M. is Friday, June 29.

Yours Board RECOMMENDS

That Council submit the following two resolutions for consideration at the U.B.C.M. Convention; no brief outlining reasons for submission of the resolutions is included since the recital clauses seem to be fully explanatory:

1. Power and Telephone Line Beautification Fund Act

WHEREAS in 1972 the Legislature enacted the Power and Telephone Line Beautification Fund Act providing for the sharing of the cost of underground installation of power, telephone and other overhead transmission lines as between a municipality, British Columbia Hydro and Power Authority and the Government of the Province;

AND WHEREAS the Act makes no provisions with respect to conferring any powers of access to private property by a municipality which might be undertaking the work or conferring such additional powers as may be necessary to effectively execute the work on private property;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

U.B.C.M. Resolutions (continued)

THEREFORE BE IT RESOLVED that the Government of the Province be requested to enact appropriate legislation conferring on municipalities the necessary powers to enable an undergrounding project to be executed to completion on both public and private property where such an undertaking has been given the necessary funding approval under the Act.

2. Ambulance Service

WHEREAS ambulance service is an essential part of hospital services;

AND WHEREAS present ambulance costs are such that an undue and onerous strain is placed on people with low restricted incomes;

AND WHEREAS the provision of an ambulance service places an added financial burden on municipalities;

AND WHEREAS the B.C. Hospital Insurance Service is conducting a study into Ambulance Services:

THEREFORE BE IT RESOLVED that the Government of the Province of British Columbia be urged to amend the Hospital Insurance Act to make provision for ambulance services under the British Columbia Hospital Insurance Service. "

MOVED by Ald. Linnell,
THAT the foregoing recommendation of the Board of Administration be approved, and therefore, the two resolutions be submitted for consideration at the forthcoming U.B.C.M. Convention.

- CARRIED UNANIMOUSLY

O. Britannia Community Services Centre:
Vacant Possession of Certain Properties
Cotton Drive and William Street

The Board of Administration under date of June 14, 1973, submitted the following report:

"The Supervisor of Property & Insurance reports as follows:

'On February 6, 1973, City Council approved the expropriation of 5 properties in Block 38, D.L. 264A required for the Britannia Community Services Centre Project, and the appointment of Mr. R. S. Thorpe as the City's nominee to the Board of Arbitration to be constituted to determine due compensation to the owners. Following expropriation, settlements were reached with the owners of two of the properties.

Subsequently, on April 3, 1973, City Council authorized the Corporation Counsel to apply to the Court for Vesting Orders with respect to the three remaining properties, as follows:

Parcel C of Lots 1&2, Lot 17 & Lot 18, All in Block 38, District Lot 264"A", Known as 1120 Cotton Drive, 1643 William St. and 1641 William Street, respectively.

These three properties are now vested to the City and negotiations have continued with the owners without success. To date these owners have not appointed solicitors or arbitrators and they have also, to date, refused to accept temporary accommodation within the Project area, with moving costs to be borne by the City.

On May 29, 1973 City Council approved of the Vancouver School Board calling for tenders for the construction of the Britannia Community Services Centre. The tenders are to be returned by July 6, 1973. It is assumed that the contract will be awarded shortly thereafter.

The three subject properties must be cleared of buildings to enable start of construction and to assure such clearance, the Supervisor of Property & Insurance after consultation with the City Solicitor, requests that authority be given to seek "Order for Possession" of each of the subject properties and, if it becomes necessary, to move the occupants and their possessions into temporary accommodation. While it will probably not be necessary to take physical possession until about the end of July, authority is being requested now to give ample time to apply to the Court for such order. This action will not preclude further negotiations or endeavours to arrange for arbitration hearings.

cont'd.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Britannia Community Services Centre (continued)

I am attaching copies of letters from the City Solicitor, dated May 17th, 1973, offering to move each of the three owners, at the City's expense into rent-free temporary accommodation. This offer has been repeated verbally by representatives of this office but to date none of the owners have agreed to accept. They have also refused offers of a cash advance based on the City's final offers, and without prejudice to their rights to compensation.

RECOMMENDED:

(a) That the Corporation Counsel be authorized to apply to the Court for Orders for Possession with respect to the above properties.

(b) That the Corporation Counsel and the Supervisor of Property & Insurance be authorized to take any necessary action with respect to the said Orders for Possession including moving the occupants and their possessions into temporary accommodation.'

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted."

Copies of the Law Department's letters on file in the City Clerk's Office

MOVED by Ald. Pendakur
THAT the foregoing recommendation of the Supervisor of Property and Insurance and the Board of Administration, be approved.

- CARRIED UNANIMOUSLY

P. Consideration of Regional District Matters

In connection with the Greater Vancouver Regional District meeting to be held Wednesday, June 27, 1973, there were no comments from members of Council for consideration at this time.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes 5388 Knight Street

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

West 7 feet of Lot 25, Block 2, District Lot 710, Group 1, New Westminster District, Plan 1787

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
5388 Knight Street (continued)

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Leave of Absence:
Alderman Rankin

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT Alderman Rankin be granted leave of absence for the period July 25th to August 15th, 1973, inclusive.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of June 26, 1973, adopted on July 3, 1973.

A. Phillips
MAYOR

CITY CLERK

FINANCE MATTERS

RECOMMENDATION

1. Library Board - Relocation of Mount Pleasant Branch Library

The Director of Finance reports as follows:

"The Library Board request authority to move the Mount Pleasant Branch Library from its present location at 141 East Broadway to more suitable space in the Kingsgate Shopping Mall. The date of the proposed move is August 15, 1973.

The estimated cost of relocating the Mount Pleasant Branch Library and the increased operating cost are as follows:

Capital Funds

1. Carpet for public area, meeting rooms and information centre	$ 6,050
2. Shelving, work room counters, etc.	8,550
3. Furnishings in public areas and miscellaneous equipment	4,800
4. Provincial sales tax	950
	$20,350

Revenue Funds

1. Moving costs	$ 1,400
2. Annual rental and operating costs will increase by about $3,800 from $38,000 to $41,800. Part year from Aug. 15, 1973	1,425
	$ 2,825

The Comptroller of Accounts advises that the capital cost of $20,350 could be provided from the Library Capital Funds subject to the approval by Council of the necessary by-law diverting Library Capital Funds for the purpose of relocating the Mount Pleasant Branch Library.

The revenue funds of $2,825 required for moving costs and increased operating cost could be provided from Contingency Reserve."

Your Board RECOMMENDS that

(a) the Corporation Counsel be instructed to prepare the necessary by-law to divert $20,350 of unspent Library Capital Funds for this purpose, and

(b) $2,825 be provided from Contingency Reserve to cover moving costs and increased operating costs from August 15, 1973.

2. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and Playhouse, September 1, 1973 - August 31, 1974

The Theatre Manager reports as follows:

"In 1971 rental rates for the Theatres were increased 25% in line with wage and operating costs. To forestall any large operating deficit caused by the recent sharp increase in operating costs it is proposed that rates be increased again.

cont'd .....

Clause No. 2 (cont'd)

The proposed schedule sets out the higher rates. While increasing the evening rates to commercial users by 20%, it makes minimal increase in the afternoon and morning rates and allows the community organizations the benefit of only a 7% (approximately) evening rate increase.

The Vancouver Civic Auditorium Board approved the new rate schedule at its meeting on March 9, 1973.

The Theatre Manager recommends ratification of the Schedule of Rental Rates as set out in the Summary of Changes and revised Schedule circulated to members of City Council to have effect from September 1, 1973 to August 31, 1974."

Your Board RECOMMENDS adoption of the Theatre Manager's report.

CONSIDERATION

3. Complimentary Tickets - Young Voyageur Groups

The City Clerk reports as follows:

"Letters from John Oliver Secondary School and Eric Hamber Secondary School have been received at this office, requesting complimentary tickets for approximately forty-five (45) individuals each, to the Queen Elizabeth Conservatory, Planetarium, Aquarium and Museum.

Both schools are hosting Young Voyageur groups - Eric Hamber from St. Jean, Quebec; July 19 to 27 and John Oliver from St. Thomas, Ontario; July 31 to August 7.

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

June 20/72	Canadian Young Voyageurs Group Admission to Museum, Planetarium and Aquarium	- approved
July 14/72	Young Voyageur Group - Complimentary tickets to Planetarium & Maritime Museum	- approved

The following are the rates charged the City by the above mentioned civic facilities:

Museum and Planetarium	$1.50 for adults .50 for children (up to 16)
Aquarium	$2.00 for adults .10 for students
Conservatory	$.35 for adults (Teachers) .10 for students"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of letters are circulated for Council information)

CONSIDERATION AND RECOMMENDATION

4. Granville Grange - Request for Lease of City Land and Buildings - N/W Corner of 4th Avenue and Granville St.

The Supervisor of Property and Insurance reports as follows:-

"This site comprises seven parcels of land a little under one half an acre in size, zoned Light-Industrial, which is part of the residue of lands acquired for the construction of Granville Street Bridge in 1954. A portion of the land and buildings is under the Granville Street Bridge itself.

The intent of the Supervisor of Property and Insurance had been to demolish the obsolete buildings, dedicate the necessary portion of land for the bridge right-of-way, obtain authority from the City Engineer to lease the land under the bridge for parking and sell the site as a package for new development.

The land contains one vacant lot, a shed and three poor quality buildings fronting on Granville Street which now blind-ends against the main support under the Granville Street Bridge at 4th Avenue. One of the buildings is a warehouse and is occupied by a moving company. The other two City buildings, along with a privately owned building, are rented by the Granville Grange group and used for sculpturing, painting, ceramics, graphic architectural design, machine woodworking shop, film studio, printing lab, audio-visual electronics, information retrieval, storage, exchange and library.

By letter dated March 13th, 1973, the Granville Grange group has requested a five year lease at a nominal rental for the City properties they are presently occupying at 1923, 1927 Granville Street and ultimately 1975 Granville Street, which is the warehouse now occupied by the moving company. They state they will undertake certain renovations of a maintenance and beautification nature, the extent of which will be decided in later consultation with the City of Vancouver.

By letter dated June 7th, 1973, the Planning & Civic Development office has advised that they are prepared to recommend a lease for five years subject to a one year's notice of cancellation. The one year cancellation clause to provide a safe-guard with respect to the performance of Granville Grange should Council go along with the Social Planning Department's position that the lease be provided at a nominal sum in return for certain renovations and maintenance.

The estimated market value of the lands clear of the bridge right-of-way is in the realm of $150,000.00 and the present rental income on all of the properties contained on this site is $7,320.00 per year. The Granville Grange people pay $2,520.00 per year of this amount. They are presently $740.00 in arrears to June 30th on their account.

If Council's decision is that the Granville Grange group are to take over all of the buildings and land on this site, this will require giving notice to two other tenants in the buildings who are on a monthly basis. The alteration of the existing structures might be expensive if these alterations are to conform with by-law requirements and in addition special requirements might be requested by the City Engineer to protect the bridge structure. This of course would depend upon the nature of the work that will be carried out in the buildings and the extent of the renovations."

cont'd ....

Clause No. 4 (cont'd)

The Director of Finance reports as follows:-

"I recommend to Council that the property not be rented to the Granville Grange group at a nominal rental but that the property be dealt with on a proper market rental basis. If Council is of the opinion that the request of Granville Grange should be considered further, then I recommend that it be done through the normal grant procedures whereby Council has the Director of Social Planning examine the request on the basis of merit and financial need for recommendation back to Council."

Your Board submits the foregoing report of the Supervisor of Property and Insurance and the Director of Finance to Council for CONSIDERATION and RECOMMENDATION.

A letter is submitted with this report from the Cultural Advisory Committee supporting the Granville Grange concept and requesting Council consideration of their request re lease of City land.

(DELEGATION REQUEST: Granville Grange)

CONSIDERATION

5. Police Motorcycle Drill Team:
Attendance at Seattle Seafair Parade, July 28, 1973

The City Clerk reports as follows:

"Under date of June 18, 1973, the Secretary of the Board of Police Commissioners advises of the following action of that Board at its meeting on June 11, 1973:

'The Chief Constable advised that the Motorcycle Drill Team had been invited to participate in the Seafair Parade to be held in Seattle on July 28th. He requested the approval of the Board for the Team to attend and asked that City Council be requested to provide $200 to assist in deferring expenses involved.'

The Board of Police Commissioners resolved:

'THAT City Council be requested to consider authorizing the Police Motorcycle Drill Team to travel to Seattle to participate in the Seafair Parade on July 28th, 1973 and to provide the sum of $200 toward the expenses.'

For the information of Members of Council, previous requests for this activity have been dealt with as follows:

July, 1972)		
April, 1971)		
June, 1970)	Police Motorcycle Drill Team	
July, 1968)	Seattle Seafair Parade	- $200.00
July, 1967)		approved"

Your Board submits the foregoing for the CONSIDERATION of Council.

INFORMATION

6. 1973 Union of B.C. Municipalities Convention

The City Clerk reports as follows:

"The Executive Director of the Union of British Columbia Municipalities has officially advised that the 1973 Annual Convention of the U.B.C.M. will be held at Prince George, September 12th, 13th, and 14th.

All delegates who are elected representatives are entitled to vote; appointed officials who attend the Convention are entitled to the privilege of the floor, but may not vote.

Council is reminded that on February 20, 1973, it passed a motion authorizing all Members of Council and Commissioner Ryan to attend this year's Convention.

Resolutions are to be forwarded to the Executive Director not later than Friday, June 29th, 1973. The City Clerk's Office asked all Department Heads and Members of Council if they wished to submit proposed resolutions for consideration by Council. This office to date has received no suggested resolutions."

Your Board submits the foregoing for the INFORMATION of Council.

(Copy of the official notice of the 1973 Annual Convention of the U.B.C.M. is circulated for the information of Council.)

CONSIDERATION

7. Grant Request: 34th Finnish Canadian Grand Festival, June 29 to July 2, 1973

The City Clerk reports as follows:

"At the suggestion of the Cultural Advisory Committee, the Finnish Canadian Grand Festival has submitted a grant request with respect to their Grand Festival to be held in Vancouver June 29 to July 2, 1973. This Festival has been an annual event for the last 34 years and is being held in Vancouver for the first time this year. Canadians of Finnish origin will be attending the Festival, which will be held at the University of British Columbia and will consist of sports events, folk dancing, art exhibits, concerts, drama and social events. The anticipated attendance is approximately 1,000 people. The Festival Committee is requesting Council consideration of a grant towards the rental of the required premises at U.B.C. which are estimated to be about $3,000. (The Cultural Advisory Committee did not consider this grant request was within its jurisdiction.)

Your Board notes that the Vancouver City Council has previously dealt with a similar request as follows:

July 13/72	Shawnigan Lake Summer School of Arts - Grant for B.C. International Festival	no action"

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 660, 661

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR REPLOTTING PURPOSES
   Lot 7A, Sub1, Block 70, D.L. 258 & 329
   S.E. Corner Nanaimo Street and C.P.R.
   Right-of-Way

The Supervisor of Property and Insurance reports as follows:-

"On July 29th, 1969, City Council adopted a report of the Board of Administration, Building & Planning Matters, dated July 11th, 1969, concerning the assembly of various City, Provincial and privately-owned lands located East of Gladstone Street between the C.P.R. Right-of-Way and the Fraser River to provide sites to be leased for industrial development. This scheme included the extension of Kent Avenue North between Nanaimo and Elliott Streets to allow a trunk sewer to be installed. The existing and proposed subdivisions are illustrated on Planning Department Drawings #4448-1B and #4448-2B, which are circulated.

Lot 7A, Sub 1, Block 70, D.L.'s 258 & 329, located at the S.E. corner of Nanaimo Street and the C.P.R. Right-of-Way, is the remaining privately-owned parcel to be acquired.

This property comprises a small upland lot, zoned M-2 Industrial, with a frontage of 75.8' to an average depth of approximately 16.9' for an area of approximately 1,281 sq. ft., improved with two one-storey frame buildings on piles erected in 1943 and used for boat repairs. These buildings have a floor area of 1,570 sq. ft. and hence encroach upon adjacent Crown Provincial lands lying below the High Water Mark. In addition, there are approximately 250' of floats and two step-ways.

The owners, Frederick A. Sandry and Mary Sandry, reside at 8490 Nanaimo Street on Lot 7 situated immediately North of the Right-of-Way, which property they also own. Said Lot 7 is one of several residential properties in the area bounded by Duff Street, S.E. Marine Drive, Elliott Street and Kent Avenue North, which is zoned CD-1 and is presently under consideration by the Planning Department as part of a larger study area comprising lands between S.E. Marine Drive and Kent Avenue North from Crompton Road to Boundary Road. A report regarding this larger area is pending and should be completed in two or three months. It is possible that as a result of this pending report that the aforesaid residential properties may be included in a long-range acquisition program. In the meantime, since the owners are in occupation of Lot 7, it is considered advisable to acquire Lot 7A only at this time which will enable the development South of the Right-of-Way to proceed independently.

Negotiations were first entered into with these parties in August, 1969. Initially, Mr. Sandry, who was 60 years of age at that time, wanted a 10-year lease as a condition of sale. It was considered that such condition was directly opposed to the intent to assemble for long term leasing. Further negotiations were deferred pending acquisition of other privately-owned lands which were subsequently completed in February, 1972. Following the resumption of negotiations, the question of a lease of the subject property was referred to the Director of Planning & Civic Development who advised under date of November 7th, 1972 as follows:-

...../2

Clause 1 Continued

"With respect to your letter of October 16th, 1972 re the above, I have no objection to some form of arrangement to leave Mr. Sandry's operation intact for the next approximately three years.

I would suggest, however, that the City acquire immediately his property and provide an agreement (as opposed to a lease) to carry on his present operation until July, 1975.

Such an agreement need not delay the City's undertaking to consolidate, apply for waterlots, fill land and market. In this regard I recommend that we:

1. immediately consolidate properties involved
2. apply for waterlots to extend 200-300' from the present real property
3. test the feasibility of filling and building bulkheads with the City Engineer
4. call for lease proposals in accordance with the original report approved by City Council.

If all these matters are completed prior to the expiration date of the agreement with Mr. Sandry, this could be a temporary condition of our lease to a new lessee."

The owners have now agreed to sell Lot 7A for the sum of $15,500.00, including business disruption, as of June 30th, 1973, subject to the following conditions:-

1. The owners to enter into a lease of the area, approximately 75' x 120' in size, now covered by this business operation, which includes the subject property and portions of the abutting waterlot, for a term of 3 years and 6 months from July 1st, 1973 to December 31st, 1976, which lease is to provide that the owners may cancel at any time on 90 days' notice and that should the City wish to terminate said lease on December 31st, 1976, the owners are to receive at least 90 days' advance notice from the City. In the event that these lands are not required by the City at that time and the lessees hold over, this tenancy is to continue on a month-to-month basis subject to 90 days' notice of cancellation.

2. The lessees to pay a basic rental of $50.00 a month for Lot 7A, plus taxes as if levied, plus also a pro-rata charge for the portion of the adjoining waterlot now occupied by the owners based on current rates charged by the North Fraser Harbour Commission.

3. The lessees to be responsible for all repairs, maintenance and operating expenses.

The above settlement price is considered to be fair and equitable.

It is noted that it will be necessary for the City to secure title to the various portions of Crown Provincial property adjacent to the upland parcels required for the future extension of Kent Avenue South as shown on Drawing 4448-1B and to obtain Head-leases of the "Possible Water Lots" shown on Drawing 4448-2B with a view to completing the proposed subdivision as indicated.

Clause 1 Continued

RECOMMENDED that,

(a) The Supervisor of Property & Insurance be authorized to acquire Lot 7A as aforesaid for the sum of $15,500.00, inclusive of all considerations, as of June 30th, 1973, chargeable to Code 561/2802 - Land Purchase Fund for Future Civic Purposes.

(b) The Vendors, Frederick A. Sandry and Mary Sandry, be granted a lease of an area approximately 75' x 120' in size as aforesaid, for a term of 3 years and 6 months commencing July 1st, 1973 in accordance with conditions 1, 2 and 3 set out above, it being understood that no assignment of said lease is to be permitted.

(c) The Supervisor of Property & Insurance to continue negotiations for the acquisition and lease of the various portions of Crown Provincial lands required to complete this assembly scheme and proposed subdivision, all survey and legal fees to be borne by the City."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

INFORMATION

2. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1637 Parker St., Lot 19, Block 23, D.L. 264A	Britannia Community Services Centre	John Bulych	$745.00	5830/428
1999 West 7th Avenue, Lot 20, Block 286, D.L. 526	Kitsilano Senior Citizens' Housing	S. Kelly	$995.00	565/1006
948 Cotton Dr. Lot A of 23 & 24 Blk. 23, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	$662.00	5830/428
1008 McLean Drive Lot 16, Block 26, D.L. 264A	Britannia Community Services Centre	R.Shortreed	$539.00	5830/428
1042 McLean Drive Lot 11, Block 26, D.L. 264A	Britannia Community Services Centre	John Bulych	$750.00	5830/428

Clause 2 Continued

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

RECOMMENDATION

3. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1471 William Street,
W.E. McCartney

Reference is made to the following motion passed by the City Council at its Special Meeting (Public Hearing) dated May 15, 1973.

"THAT this Council go on record as supporting the proposition of full exchange value to home owners for property acquired under threat of expropriation where the homeowners own and live in the property to be acquired;

AND FURTHER THAT the particular case of Mr. W. E. McCartney be referred to the Board of Administration for report to Council."

With regard to the latter clause, the Supervisor of Property & Insurance reports as follows:-

"Mr. Wm. E. McCartney is the owner of Sub. B East ½ and C of Lots 7 & 8, Block 40, D.L. 264A, known as 1471 William Street.

These premises comprise a 1½ storey and basement frame dwelling, with a main floor area of approximately 787 sq.ft., erected in 1909 on a site, 45' x 66', zoned R.M.-3. This dwelling contains 5 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an oil-fired hot air furnace. Said dwelling shows considerable evidence of both internal and external deferred maintenance.

This Office had gone to considerable effort in endeavouring to settle with Mr. McCartney, including supplying his representative with numerous current listings of properties which are basically comparable. As we were still in the process of negotiating we were much surprised to learn of Mr. McCartney's appearance before Council at the Public Hearing on Rezoning on May 15, 1973.

When negotiating for the acquisition of property required for Civic purposes this Office endeavours to effect an over-all settlement with the owner of the property, which is representative of full current market value of the real estate, plus allowance for disruption and moving costs, particularly where the premises are owner-occupied.

This, I feel, meets with the intent of the Council motion of May 15, 1973 and the representative of the owner was so advised that they should be seeking alternative housing of comparable value.

They have now located another property which meets this criteria and have therefore agreed to sell their present property to the City for the sum of $23,900.00 inclusive of all considerations as of June 15, 1973, subject to the owner retaining rent-free possession to August 15, 1973.

This price represents a fair and reasonable settlement and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

This Office has, to the moment, including the subject property, completed the acquisition of 61 of the 78 parcels required for the Britannia Project. The majority of the former owners have already acquired their own alternative accommodation. This would lead me to believe that our current approach is fair and reasonable.

Clause 3 Continued

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $23,900.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1483 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 9, Block 25, D.L. 264A and known as 1483 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 storey frame dwelling with a main floor area of approximately 676 sq. ft., erected in 1912, and a concrete hollow block workshop of approximately 525 sq. ft., erected in 1963, all on a site 31.4' x 122', zoned RM-3. The dwelling contains 6½ rooms, 5 plumbing fixtures, has a patent shingle roof, shingle exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in below average condition for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 62nd negotiated settlement.

Following negotiations with the owner's son, she has agreed to sell for the sum of $26,500.00 as of June 15th, 1973, subject to the owner retaining rent-free possession until August 15th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $26,500.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
1862 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"The above property, legally described as the E½ of Lot 4, Block 267, D.L. 526 and known as 1862 West 5th Avenue, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owner. This project is included in the 1971-1975 Capital Programme and is tentatively scheduled for development in late 1975.

Clause 5 Continued

These premises comprise a two-storey and full basement frame dwelling with a main floor area of 750 sq.ft. erected in 1910 on a site 25' x 120' zoned R.M.-3. This dwelling contains 12 rooms including two in the basement, has 7 plumbing fixtures, a patent shingle roof, siding and shingles on exterior walls, a concrete foundation and is heated by a coal stoker. This house is occupied by one family and is in average condition for age and type. The present owners are to vacate on July 31, 1973. It is proposed to rent these premises thereafter until required for the project and at such future date to demolish the dwelling when vacant.

Following negotiations with the owners they have agreed to sell for the sum of $29,000.00 as of June 30, 1973, subject to retaining rent-free possession of these premises until July 31, 1973. This price is considered to be fair and equitable for the subject's large amount of accommodation and is representative of market price in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $29,000.00 on the foregoing basis, chargeable to Code No. 146/1901 -- Arbutus Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

6. SALE AND RESUBDIVISION - CITY OWNED PROPERTY
Situated on the East Side of Marshall Street
between 19th and 20th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lot 20, Blocks 17 and 18, D.L. 195, situated on the east side of Marshall Street between 19th and 20th Avenues, was acquired by the City by Tax Sale in 1920. This property is 33 ft. by 99 ft., zoned RS-1, One Family Dwelling District and it was reserved from sale for lane development. Abutting this lot to the north is another parcel known as Lane between Lots 17 to 20, Blocks 17 and 18, D.L. 195, which was acquired by the City by Tax Sale in 1945. This parcel is 10 ft. by 99 ft., zoned RS-1, One Family Dwelling District. The two combined lots then formed a site 43 ft. by 99 ft.

In 1956, the City Engineer opened a lane over the south 20 ft. of Lot 20 to complete a through lane system in the block, leaving a residual lot 23 ft. by 99 ft. This parcel was considered too small for individual development and has been reserved from sale. It is noted that this residual lot separates the opened lane and three privately-owned lots, known as Lots 17, 18 and 19, which front onto 19th Avenue.

The owner of Lot 19 recently made application to erect a one family dwelling on his property. Following amendment to the original plan to provide two off-street parking spaces under the front of the house, a permit was issued and construction of the dwelling has commenced.

The application to construct the new home resulted in the Planning Department reviewing the disposition of the City-owned property. Following an investigation, the Deputy Director of Planning & Civic Development has recommended that the south 20 ft. of Lot 20 be formally established for lane and that the residual City-owned property be sold for consolidation with each of Lots 17, 18 and 19. Accordingly, these property owners were contacted.

Clause 6 Continued

The owner of Lots 17 and 18 has a house straddling both lots. She has advised that she does not want lane access and she is not interested in acquiring any additional land at this time.

The owners of Lot 19 advised that they would be interested in acquiring additional land. Following discussions and after due consideration, the owners have offered to purchase the City land adjoining their Lot 19 for the sum of $1,000.00 cash, inclusive of all costs, subject to the City lands being consolidated with their Lot 19 to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED,

(a) That the south 20 ft. of Lot 20, Blocks 17 and 18, D.L. 195, be formally dedicated for lane purposes, the pro-rata Tax Sale cost of $64.00 to be charged to the City Engineer's account.

(b) That the portion of City-owned lands (33' x 23'±) abutting Lot 19, Blocks 17 and 18, D.L. 195, be sold for the sum of $1,000.00 cash inclusive of all costs, subject to the City-owned land and Lot 19 being consolidated to form one parcel.

(c) That the portion of City-owned lands abutting Lots 17 and 18, be dedicated for lane purposes temporarily until such time as when the owner wishes to acquire additional land (to comply with the Subdivision Control Bylaw)."

(A plan showing the existing subdivision and proposed subdivision is attached to this report).

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

7. VESTING ORDER
1987 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 5, Property Matters of February 23rd, 1973, confirmed by Council on February 27th, 1973, wherein Lot 19, Block 286, D.L. 526, known as 1987 West 7th Avenue, was expropriated for the Senior Citizens' Housing Project (Kitsilano).

These premises comprise a 2½ storey frame dwelling, with a main floor area of 1,023 sq. ft., and full basement, erected in 1906 on a site, 50' x 111.95', zoned RM-3. This house contains 10 rooms, has 8 plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation and is heated by a coal and wood furnace. Condition of this improvement, which has not been converted to multiple dwelling use, is poor. The owner is the only occupant.

Since service of a Notice of Expropriation, negotiations have continued with this owner and independent appraisals have been obtained. A final offer of $50,000.00 inclusive of all considerations has been made based on the appraisals received.

However, no settlement has been reached and the City Solicitor has advised that a Vesting Order should be obtained in order that the City of Vancouver can obtain title to all properties required for this project. It is noted that all properties except this one have been acquired and the demolitions completed.

...../8

Clause 7 Continued

The Assistant Director of Planning & Civic Development, Community Planning Division, has estimated that this property will be required for development in three to four months. If no settlement is reached by that time, it is intended to apply to the Court for an Order of Possession in order that the dwelling can be demolished.

RECOMMENDED:

(a) That a final settlement offer in the amount of $50,000.00 made through the office of the Supervisor of Property & Insurance on behalf of the City be confirmed as representing due compensation and the Corporation Counsel proceed with arbitration.

(b) That the Corporation Counsel be authorized to apply to the Court for a Vesting Order."

Your Board

RECOMMENDS the foregoing recommendations of the Supervisor of Property & Insurance be adopted.

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DEPARTMENT REPORT, JUNE 22, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Temporary Closure of Gastown Streets

The City Engineer reports as follows:

"On May 15th, 1973 City Council approved a request of the Gastown Merchants Association for a succession of street closures in Gastown. These six closures, extending from May 20th to June 24th were for the purpose of creating a street market and other 'people' oriented festivities. While one closure was subsequently reduced in scope because of licencing problems and another was cancelled because of internal administration and participation problems, those that have occurred have been a success and have not engendered any undue traffic or other problems.

When considering the request on May 15th, Council was advised in a report that should the closures prove successful a further proposal would be submitted involving the closure of Powell Street for July 1st and 2nd. This request has now been received by letter dated June 7th, 1973, together with a request to extend for the remainder of the summer the Sunday closures previously approved and further to propose a more extensive arrangement on July 22nd to accommodate the Sea Festival/Gastown Grand Prix Cycle Race.

Separately these proposals are:

I. Closure of Alexander Street from Columbia Street to Carrall Street, and Water Street from Carrall Street to Abbott Street, and Carrall Street north of Maple Tree Square.

Date: Sunday and Monday, July 1st and 2nd.

Time: 9:00 a.m. to 8:00 p.m.

Activities Planned -

1. A Street Market consisting of stalls or tables situated adjacent to the curb, on both Alexander Street and Water Street.

2. Musical and dancing performances in the north foot of Carrall Street.

Comments

Transit is not affected by this closure, which is identical to the closure previously approved for May 20th and 21st, and there are no objections to the proposal from a Police Department or Traffic Engineering standpoint.

II. Closure of Alexander Street from Columbia Street to Carrall Street and the north foot of Carrall Street, for each Sunday during the period July 8th to September 30th, 1973.

On one of these Sundays, August 5th, 12 noon to 4:00 p.m., the Jamaica Caribbean Association of British Columbia will be staging an outdoor cultural show which will feature West Indian music, fashions, a costume parade and will include the attendance of the West Indian High Commissioner.

III. Closure of Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street, Carrall Street from Cordova Street to Powell/Water Street.

Con't . . .

clause 1 con't

Date: Sunday, July 22nd

Time: 2:00 p.m. to 6:00 p.m.

Activities Planned -

Sea Festival/Gastown Grand Prix Cycle Race.

Comments

This is an international cycle race and is part of the Sea Festival programme.

Transit will be affected by this four hour closure, but Hydro will provide diesel buses to detour the area and do not feel that there will be much inconvenience to their patrons.

This event will be composed of two actual races, a Junior one of 35 to 40 bicycles and the major or Grand Prix event involving around 100 bicycles. The latter will involve 30 laps around the routing, Water Street, Abbott Street, Cordova Street, Columbia Street, and Powell Street. The applicants advise that experience shows that such races, at the outset at least, have lap gaps of 1½ to 2 minutes, which would permit pedestrian crossing as required. Further after about 10 laps, cyclists that have been lapped by the leaders will be taken out of the race, which means that as the race progresses, pedestrian access through the Gastown area will be interrupted less frequently.

The Police Department and Fire Department agree that this event can be accommodated and do not feel that there will be much of a hindrance problem from pedestrians should the need for an emergency vehicle, within the closed area, arise. The organizers will be providing marshalls along the route to assist with pedestrian control.

It is therefore RECOMMENDED that the Gastown Merchants Association be permitted to close to vehicular traffic the streets requested on the dates specified in Parts I, II and III of the above report subject to the following conditions:

1. The applicants enter into an arrangement with the Corporation Counsel indemnifying the City against any claims that may arise from holding the proposed activities.

2. The cost of temporary traffic controls be borne by the applicants.

3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicants.

4. That licences required by the Department of Permits and Licences be obtained prior to the closures.

5. Any food concessions to be subject to City By-laws.

6. That the Gastown Merchants Association be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained. (Condition 6 shall not apply while the International Cycle Race on July 22nd is in progress.)

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION

1. Illegal Suite: Hardship Application
   1941 West 36th Avenue

The Director of Permits and Licenses reports as follows:

" A petition signed by approximately thirty-nine (39) persons has been received regarding a basement suite in the above building. The petitioners requested an opportunity to present their objections to the renewal of an application under the hardship policy when it was dealt with.

An inspection on August 20, 1971 showed that an illegal suite was present in the basement and the owner was notified to restore the use of the building to a one family dwelling. She made application under the hardship policy and on February 22, 1972, Council approved the application and enforcement action was withheld for one year. On April 11, 1973, the owner again made application under the hardship policy, stating that she is divorced and is supporting one child. The applicant is employed and if the illegal accommodation was not permitted to be used she would still receive an income of $675.00 per month. A medical certificate was included with the application and after reviewing the situation, the Medical Health Officer has recommended that the application be approved on medical grounds.

Normally, your Committee would recommend approval in this case, but in view of the fact that there is a delegation opposing the application, the matter is referred to Council for consideration without a Committee recommendation."

(copies of relevant supporting material are circulated for information)

DELEGATION REQUEST

FOR COMMITTEE ACTION SEE PAGE(S) 663

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Repair of Fire Damaged Building at 301-305 Main Street

The City Building Inspector reports as follows:

"Last winter the building at 301-305 Main Street was damaged by fire. It is a three storey building consisting of a retail occupancy on the ground floor and sleeping rooms on the two upper floors. The building is of wood frame construction and is not in conformance with the present Building By-law nor the National Building Code.

The Building By-law states in sub-section 1.7.6 that a building not in conformance with the By-law may, with the permission of the Building Inspector, be repaired providing the cost of the work does not exceed the assessed value. The By-law goes on to say that Council may vary or alter the Building Inspector's decision "as may be deemed expedient." This clause has been carried over into the new By-law.

The owner wished to refurbish the building but I refused permission since the cost of the work is in excess of the assessed value. The owner now wishes to remove the top floor and repair the remainder of the building. The work will be in excess of the assessed value, but I would not object if Council approves of the revised proposal, subject to compliance with City By-laws in all other respects".

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION 663

LICENSE & CLAIMS MATTERS

INFORMATION

1. Licensing of Street Sales

On May 30th, 1973 Fulano Imports Limited of 4 Powell Street filed a complaint with the City Council respecting the activities of a Mobile Retail Dealer operating in the vicinity of the complainant's business premises, and offering similar products for sale.

The Director of Permits and Licenses reports as follows:

"The Mobile Retail Dealer in question is a Mr. Burkitt who is the holder of a Mobile Retail Dealer's license and has a retail business at 175 Water Street. This license permits him to have a cart for selling goods on the south side of Powell Street east of Carrall Street.

Under the License By-law a Mobile Retail Dealer means a person who is licensed to sell goods, wares, merchandise or food stuffs from a vehicle at a specified location on a street, lane or other public place in the City. The conditions which must be met prior to the issuing of a Mobile Retail Dealer's License are as follows:

(a) The applicant must hold a current retail dealer's license for a business premise within the City.
(b) The size of the vehicle must be approved by the City Engineer, but in no case shall the vehicle be more than six feet long and three feet wide.
(c) The location at which the vehicle will be placed must be approved by the City Engineer.
(d) The vehicle shall not have, in total, more than four square feet of advertising.
(e) The applicant shall produce a policy of insurance covering public liability in a form and amount satisfactory to the Corporation Counsel.

In addition to the above conditions the following are the requirements of the City Engineer when considering the location of a Mobile Retail Dealer's cart:

(1) may not stand within an intersection, or on a street within twenty feet of a property line of an intersecting street except where specifically authorized.
(2) may only stand, at its location, on the sidewalk or boulevard and may not stand on any portion of the vehicular travelled portion of the road.
(3) may not stand, at the curb, in bus zones, bus stops, loading zones, passenger zones or any other zone designated for use of specified classes of vehicles.
(4) may not stand directly in front of any doorway to any building.
(5) may not stand so as to obstruct the vision of a show or display window of any adjacent business.
(6) may not stand so as to obstruct the clear vision of a traffic sign or parking meter.
(7) may not stand within five feet of a sidewalk crossing or intersecting lane.
(8) may not stand at any location, whether authorized or not when such standing occurs in conjunction with a queue of people or works of construction or demolition.
(9) must stand in such a position as to minimize obstruction to pedestrian traffic.

.....Cont'd 2

Clause 1 Cont'd

Inspections have shown that Mr. Burkitt is meeting all of the above conditions and he has again been advised of the restrictions. There have been thirty-five (35) Mobile Retail Dealer licenses issued this year and the restrictions noted above appear to be working satisfactorily.

Fulano Imports Limited are concerned that a license has been issued to permit a cart to be located in front of their business premise and selling a similar product. There is no provision under the by-law to prohibit this practice. If Council wish to prevent a cart from being located in front of a business premise which sells a similar commodity then the Corporation Counsel should be requested to prepare an appropriate amendment to the License By-law."

The report of the Director of Permits and Licenses is submitted to Council for INFORMATION.

(Copy of letter dated May 30, 1973, from FULANO IMPORTS LTD. is circulated for the information of Council.)

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

June 12, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, June 12, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Rankin

ABSENT: Alderman Massey

CLERK: M. Kinsella

1. Proposed Senior Citizens' Housing Development
Fourth Avenue and Wallace Street

RECOMMENDATION

(a) A Report from the City Engineer and the Deputy Director of Planning on Road Requirements

As requested at a previous meeting, the City Engineer and the Deputy Director of Planning & Civic Development submitted the following report on the road requirements in this area for consideration of the Committee:

"On May 15, 1973 Council adopted a report of the Standing Committee on Housing recommending that the City enter into negotiations with the Federal-Provincial partnership for the sale of Lot D of DL538 (west of Wallace Street between 2nd Avenue and 4th Avenue) for senior citizens' housing. The report also called for the Deputy Director of Planning to report back to the Committee on the implications of the possible road connection between Pt. Grey Road and 4th Avenue in relation to the site.

This report provides background information about the arterial street system requirements in the area and discusses alternative road schemes in relation to the housing site.

BACKGROUND

The housing site under consideration is in the general area where the western extension of Pt. Grey Road to connect to N. W. Marine Drive has been planned for many years.

The Cornwall - Pt. Grey Road - N. W. Marine Drive route has always been considered as a link in the Vancouver major grade street system. To complete the major street system in this area of the City and to provide route continuity and adequate capacity for the arterial street function, a connection is required between Pt. Grey Road and N. W. Marine Drive.

In early major street studies the Pt. Grey Road extension was proposed to swing south to 4th Avenue in the vicinity of Wallace Street to bypass the Department of National Defense (D.N.D.) Jericho Lands and then to turn north again to N. W. Marine Drive via Discovery Street.

In 1968 when the D.N.D. decided to phase out their operations at Jericho, a more direct connection of Pt. Grey Road with N. W. Marine Drive across the Jericho land was planned to provide the street system continuity, to serve as a 'divider' between park land to the north and the proposed resi-

cont'd ....

Clause No. 1 (cont'd)

dential development on the south 38 acres and to provide access to the park and residential lands. This roadway across the Jericho lands was a part of the March 1969 agreement with the D.N.D. for the transfer of land to the City for park purposes.

In July 1971, Council adopted a resolution whereby the City was to meet with the Federal Government to negotiate for the remaining 38 acres of the Jericho lands. However, the disposition of the 38 acres has not been resolved to date.

A number of alternative schemes for the Pt. Grey Road/N. W. Marine Drive connection are possible and are discussed in the following section. The alternatives are illustrated on the attached plan.

ALTERNATIVE CONNECTIONS

Scheme A: Direct Connection Across Jericho Lands

This scheme provides the optimum connection from a traffic standpoint with a minimum of disruption to existing property or potential subdivision of vacant land. However, this route is related to the resolution of the 38 acre question and as a result of negotiations and planning for the area it may not be an appropriate solution.

This scheme avoids the housing site in question.

Scheme B: Pt. Grey Road/4th Avenue Connection: Wallace Street Alignment

This scheme provides an adequate connection from a traffic standpoint but seriously affects the subdivision potential of vacant City land north of the housing site. It might however be possible to incorporate the portion of Wallace Street between Pt. Grey Road and Second Avenue with lands between Wallace Street and the new road to create single family lots. The extent to which this can be done is subject to consideration of underground utilities on Wallace Street.

This scheme would reduce the size of the senior citizens' housing site by approximately ¼ of an acre (less than 10% of site).

Scheme C: Pt Grey Road/4th Avenue Connection: West of Housing Site

This scheme provides an adequate connection from a traffic standpoint but also affects the subdivision potential of the vacant City land north of the housing site. Part of the street allowance for this scheme is on the 38 acres and therefore is subject to the uncertainty surrounding the eventual disposition of the 38 acres.

This scheme would not require land from the housing site but would provide a street abutting its fourth side (on the west).

The use of existing arterials such as Alma Street for the connection was considered. Although such a scheme would preserve the existing area west of Alma and form a natural division between the Kitsilano and Pt. Grey communities, such a scheme cannot be justified on the basis of not providing an adequate traffic function. Lack of capacity, route continuity and operational difficulties are inherent in such a scheme even with property acquisition.

SUMMARY

A connection is required between Pt. Grey Road and N. W. Marine Drive to complete the arterial street system and to provide route continuity in the east-west arterials.

On this basis therefore there are three alternative ways of providing an adequate scheme which result in the connection:

(i) being approximately 1 to 2 blocks from the housing site (Scheme A);
(ii) affecting part of the housing site (Scheme B);
(iii) being immediately adjacent the housing site (Scheme C).

cont'd ...

Clause No. 1 (cont'd)

The question of finalizing an alignment for the connection is complicated by the uncertainty about the eventual disposition of the 38 acres of D.N.D. land.

If the Housing Committee wishes the design of the housing project to proceed without delay, the only scheme which could be recommended now would be Scheme B. The dimensions could be established and the design could proceed on the basis that the western boundary of the housing would abut either park land or possibly low density housing multiple housing as provided in the existing agreement with the Federal Government.

FOR CONSIDERATION

As the Committee has recommended meeting with local residents to ascertain reactions to the medium-rise housing proposal submitted by the Greater Vancouver Regional District on May 15, the Committee may wish to await the outcome of this action before recommending on road connections. During this time there may be further information on the City's negotiations for the 38 acres which could materially assist in finalizing the most suitable connection."

Mr. Boyes, Assistant City Engineer, Traffic & Transportation Division, spoke to the report and, with the aid of a map, illustrated the existing and proposed arterial grid street system for this area of the city. It was noted that Scheme B is the only one which would seriously affect the size of the site of the proposed Senior Citizens' housing development (by approximately ½ acre). There was intensive discussion on the three schemes put forward in the report of the City Engineer and the Deputy Director of Planning and your Committee

RECOMMENDS that Scheme B be rejected and that planning for the development continue on this basis.

INFORMATION

(b) Oral Report from the Director of Housing, G.V.R.D. on Meeting with Point Grey Homeowners Association

Mr. W. E. Casson, Director of Housing, G.V.R.D., reported on a recent meeting between the Chairman, himself, the West Point Grey Homeowners Association, residents of the Jericho area and representatives of the West Point Grey United Church on the proposed Senior Citizens' housing development in the area. The meeting as a whole did not object to the development of the site for Senior Citizens' housing. Their major concern was the actual type of development and, in particular, the height of the buildings. At the end of the meeting, there was general agreement that the site was a good location for the proposed development. Mr. Casson felt that the design of the buildings should not be confined to either a three or nine storey development, but that other alternate schemes could be explored in order to produce a well designed scheme more acceptable to the residents. He further suggested that when City Council approves the sale of the land to the Province at the suggested price of $2,000 per unit, the Province would then hire a consultant to prepare drawings of the proposed scheme. Your Committee

RESOLVED to receive the above report of the Director of Housing, G.V.R.D.

2. Property Leasing Sub-Committee - Progress Report

Mr. P. Davies, Social Planning Department, reported that the Committee has not made too much progress with respect to hiring a consultant to examine certain properties which might be suitable for the City to lease and rehabilitate for residents of the Skid Road area. He advised that, in view of the current activities of the United Housing Foundation in buying or leasing properties in the area for management by the Association, the Property Leasing Sub-Committee consider it advisable to await the outcome of the United Housing Foundation's activities in the area before proceeding further with leasing of properties in the area by the City for rehabilitation. Your Committee

RESOLVED that the Property Leasing Sub-Committee defer indefinitely the hiring of a construction expert to examine properties in the Skid Road area for possible leasing by the City.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

June 13, 1973

A meeting of the Standing Committee of Council on Social Services was held in the Council Chamber, third floor, City Hall on Wednesday, June 13, 1973 at 7:30 p.m.

PRESENT: Alderman Rankin (Chairman)

Alderman Hardwick
Alderman Marzari

CLERK: M. Kinsella

FOR INFORMATION

New Landlord Tenant Act and the Functions of the Vancouver Rental Accommodation Grievance Board.

This was the second of two meetings of your committee held to receive briefs from, and to hear the views of persons, groups, and organizations on the new Landlord Tenant Act, and the functions of the Vancouver Rental Accommodation Grievance Board.

1. Greater Vancouver Apartment Owners Association

The brief submitted by this organization made the following points:

(i) Board Appointments:

Strongly in favour of the present three member board, and recommended these members be chosen for impartiality, integrity and knowledge of human relations, rather than representing any body with special interests.

(ii) Functions of the Vancouver Rental Accommodation Grievance Board:

Provision be made in By-Law No. 4448 to allow Landlords to bring irresponsible tenants before the Board. Also there should be no expansion of the Board's services (i.e. inspectors). The legal power of the Board should be clarified with the Provincial Government.

(iii) Reasons to Vacate:

Not in favour of tenants being given reasons why they have received notice to vacate. If reasons must be given to vacate, how is the owner to protect himself from the laws of libel?

(iv) Security Deposits:

Security deposits should be 50% of one month's rent. A percentage of this amount to cover cleaning costs should be non-refundable. This would be an equitable arrangement for the long term tenant as against the transient tenant.

(v) Collective Bargaining:

Not in favour of collective bargaining, which the organization considers synonymous with rent control. The brief pointed out that rent control has been rejected in the United States as being

undesirable by creating a slow-down in much needed housing accommodation. Both the Canadian Federal and Provincial Governments have rejected rent control under present conditions.

(vi) Council's Responsibility for Housing:

The City of Vancouver, by itself, is not in a position, financially or otherwise, to provide all the rental housing required. Sucn housing (usually subsidized) adds to taxation costs of every taxpayer and tenant. Past methods of providing housing have proven successful and all efforts should be made to encourage the building of rental accommodation, by the private sector. Current factors deterring investment in rental units are the new Federal taxation policy, Landlord and Tenant legislation, high interest rates, high construction costs and the threat by political activists.

2. Real Estate Board of Greater Vancouver

The brief submitted by this organization made the following points:

(a) The Vancouver Rental Accommodation Grievance Board:

The Vancouver Rental Accommodation Grievance Board has amply demonstrated its usefulness and effectiveness in the settlement of differences between tenants and landlords. It should continue to perform a similar function as an Advisory Bureau as provided under Section 66 of the Landlord and Tenant Act. Amendments to the Landlord and Tenant Act be sought to promote extension of the functions or powers of the proposed Advisory Bureau.

(b) Composition of Bureau:

The Real Estate Board of Greater Vancouver considered three members adequate, although not opposed to a five members Board. Board members should not represent either landlord or tenant associations, but should be public spirited citizens of integrity and impartiality.

(c) Proposed Changes to the Landlord and Tenant Act:

(i) The Vancouver Rental Accommodation Grievance Board should be given sufficient authority to bring about binding settlement between the disputing parties thereby avoiding, wherever possible, recourse to the courts. This will be preferable to invoking the British Columbia Arbitration Act. This arbitration should be binding and it is recommended that Section 66 of the act be amended to give the Vancouver Rental Accommodation Grievance Board this power.

(ii) Not in favour of landlords being required to give reasons for evictions. The landlord wants to avoid the danger of libel or giving cause to inflammatory situations.

(iii)Not in favour of collective bargaining by tenants. In spite of some 83,500 apartments in the Greater Vancouver area in 1971, only 1,095 grievances were dealt with by the Grievance Board over a three year period.

(iv) Further restrictive legislation should be avoided in order to encourage investment in new rental accommodations. There is a serious shortage of rental accommodation and concerted and co-ordinated action by both the public and the private sectors is required.

In response to question from the Chairman, Mr. Watkinson on behalf of the Real Estate Board, stated that while the Board did not entirely favour a Regional Rental Accommodation Grievance Board, it would like to see uniformity of By-laws in the Regional District area.

3. Pacific Apartment Management Association

Following are the points contained in the brief submitted by this Organization:

1. The present Board has proved useful and effective, benefitting both tenant and landlord.

2. We feel that Board membership should be increased to five members, from three.

3. An aggrieved landlord should have access to the Board on the same basis as an aggrieved tenant. At present there is no provision for the landlord to bring a complaint to the Board.

4. Disputing parties should be given quick access to the Board while the matter in dispute is still fresh in their minds.

5. We favor security deposits of 50% of a month's rent, to meet bad debts and/or the costs of repairs or cleaning an abused suite.

6. We believe that the authority of Grievance Boards should be expanded so that their decisions are binding on both parties, thereby avoiding (in some instances) Court actions.

7. We are opposed to suggestions that landlords be required to give reasons to vacate. Generally, when a tenant is asked to vacate it is because he is a nuisance to other tenants in the building and the action is taken on the request of the other tenants. Requiring specific reason for eviction could implicate other tenants, who it is known do not want to become directly involved.

8. We are opposed to collective bargaining of rent. It can only worsen the already acute shortage of rental accommodation. All suites, even those in the same block, are different. It is neither logical or practical to introduce collective bargaining.

During questioning by the Committee, the representative of the Pacific Apartment Management Association indicated the Association is very much in favour of the Rental Accommodation Grievance Board being given wider powers. This Association would also be favourably disposed towards a Regional Rental Accommodation Grievance Board.

6. Vancouver Tenants Council

Mr. Yorke appeared before the Committee on behalf of the above Organization and reiterated the following points made by the Vancouver Tenants Council in its brief at the May 2nd, 1973, meeting.

(a) Composition of the Vancouver Rental Accommodation Grievance Board

(i) One or more members from a list of nominees submitted by the Vancouver Tenants Council.

Clause 6 Cont'd

(ii) An equal number from a list supplied by Landlord representatives.

(iii) A full-time chairman from a list submitted jointly by the V.T.C. and landlord representatives.

(b) Staff for the Board and Day to Day Operations

In favour of increased clerical staff to maintain relevant statistics and to answer public inquiries and establishment of field inspectors to investigate complaints and empowered to, where necessary, order immediate corrective action, subject to subsequent appeal to the Board.

(c) Just Cause for Eviction

Landlords be required by regulation to give reasons for eviction of tenants and the Landlord be required to prove to the Vancouver Rental Accommodation Grievance Board that one of the following conditions were present before an eviction could proceed:

(i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.

(ii) The tenant is sixty days in arrears in rent.

(iii) The tenant is a nuisance to his neighbours.

(iv) The tenant is carrying on illegal activity.

(v) The landlord requires the premises either for himself or his immediate family.

Mr. Yorke stressed that security of tenure is of great importance to tenants and this is the reason for the suggested regulations, re; Notice to Vacate. He stated that the Vancouver Tenants Council agrees that in the case of flagrant anti-social behavior, immediate eviction could be justified. Mr. Yorke also made reference to the Surrey Rental Accommodation Grievance Board By-law, wherein it is required that a landlord give notice of reason for eviction to the Board. He also claimed that the Greater Vancouver Apartment Owners Association had made no objection when this was discussed at a public meeting in Surrey.

(d) Collective Bargaining Rights and Justification for Rent Increases

In favour of collective bargaining between tenants and landlords in apartment blocks of 6 or more suites. If the parties to such negotiations fail to reach agreement, either party may call upon the Vancouver Rental Accommodation Grievance Board to mediate the dispute. Mr. Yorke also suggested that rents and anniversary dates of rent increases should be available to the public for all apartments in the City of Vancouver.

(e) Security Deposits

Security deposits on rental accommodation be immediately discontinued. Disputes with respect to security deposits currently make up approximately 40% of the cases dealt with by the Vancouver Rental Accommodation Grievance Board as well as taking up a lot of the time of the Small Claims Court.

7. Rebuttal by Greater Vancouver Apartment Owners Association

This Association requested and received authority from the Chairman to speak in rebuttal of the presentation of the Vancouver

Clause 7 Cont'd

Tenants Council. Mr. Innes, President of the Association, stated that comments by Mr. Yorke that his Association had not opposed the proposals that reasons be given for Notice to Quit when this matter was being discussed at a public hearing in Surrey prior to passing of the relevant by-law was incorrect. He undertook to forward to the Committee a copy of his Association's submission to the Surrey Municipality. At the Chairman's request, Mr. Innes agreed that his Association would undertake a study in the Surrey area to determine whether or not the requirement that reasons for eviction be given as proven detrimental to the members of his Association.

Mr. R. Gibson, an independent apartment owner, spoke against the proposals that reasons for eviction be given tenants and defended his right as an apartment owner to evict any tenant who is causing or creating a disturbance and affecting the comfort of the other tenants. Mr. Gibson supported the view of the Real Estate Board of Vancouver, that present Federal, Provincial and Municipal regulations are contributing to the slow down in development of new rental accommodation in the Vancouver area. Mr. Gibson stated he too is opposed to collective bargaining for tenants and elimination of security deposits.

The meeting adjourned at 9:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 670

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

June 14, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, June 14, 1973, at 9:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of May 10, 1973, were adopted.

RECOMMENDATIONS

1. Granville Street Mall

With leave of the Committee, the Chairman raised the matter of establishing Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and related matters.

The Committee

RECOMMENDS that Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and related matters.

2. Downtown Development

Submitted to this meeting, by the Deputy Director of Planning and Civic Development for information and action, was a report 'Vancouver Downtown Development' dated June 13, 1973.

The report suggested the expenditure of certain funds on the development of an office and staff for the preparation of a program on 'Vancouver Downtown Development'.

The Committee reviewed the report as submitted and

RECOMMENDS adoption of the timetable as set out in this report and the Director of Planning to proceed on the initial steps with staff presently available, and the Board of Administration be requested to report back on the staff and budgetary implications of the report's recommendations to this Committee as soon as possible.

3. Options for Vancouver's Future: Six Steps for Decisions about City Development Outside the Downtown

At a previous meeting of the Committee, the Deputy Director of Planning submitted a draft report entitled 'Options for Vancouver's Future: Six Steps for Decisions about City Development Outside the Downtown'. The Deputy Director of Planning submitted Draft #2 for the Committee's consideration and the Committee members discussed it in detail with the members of the Planning Department present.

It was noted that at the Community Development meeting to be held this same afternoon, a report would be considered from the Planning Department on Local Area Planning and the Chairman noted that the general goals of both reports would apply to both neighbourhoods and the City at large.

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Clause No. 3 continued

The Chairman also wondered if the introduction of this report might not have a beneficial catalytic effect on the development of neighbourhood groups.

After further discussions, the Committee

RECOMMENDS that the Draft be received and the Chairman meet with staff and report back to this Committee in two weeks time on the distribution of the final report.

The meeting adjourned at approximately 10:45 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 670

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, June 14, 1973 at approximately 12:00 noon.

PRESENT:	Alderman Bowers (Chairman) Alderman Harcourt
ALSO PRESENT:	Alderman Massey Alderman Rankin Alderman Linnell
ABSENT:	Alderman Gibson (Leave of Absence) Alderman Volrich
CLERK TO THE COMMITTEE:	M. James

INFORMATION

1. Review of City Departments

FIRE DEPARTMENT

The Chairman of the Finance and Administration Committee had proposed to Council noon hour meetings on Thursdays to review the activities of various departments in the City. This first meeting was devoted to the Fire Department.

Present at the meeting were the Fire Chief, Deputy Fire Chief and Chief Fire Warden. They presented to the Committee an organizational chart showing an authorized complement of 768 uniformed and civilian staff, a review of departmental operations, a summary of firehall conditions and requirements, a copy of Council's authorization on apparatus replacement, an outline of fire prevention activities, along with a detail of conditions in the district served by No. 5 Firehall (area bounded by Argyle, 41st Avenue, Killarney, 45th Avenue, Boundary and the Fraser River).

In going through these various documents, the Fire Chief and other staff present augmented the written information with oral explanation.

The Fire Chief gave a brief, general description of departmental operations and gave explanatory examples of certain of the operating policies of the Department, when these were questioned by members of the Committee.

The following notes were made during the general discussion of the meeting:

- The Department is extremely labour intensive and approximately 95% of the budget goes for salaries and employee benefits.
- There are approximately twelve major fires each year in the City.
- The number of calls per hall, per annum is rising.
- The expansion and growth in the City has demanded altering fire prevention and fighting policies on the part of the Department.
- The average time of response from Hall to fire is 3.5 minutes and this is considered reasonable given the combustibility of the residential construction in the City.

Cont'd.....

Fire Department (cont'd.)

- The Department enjoys a Class 2 rating which is the highest classification awarded by the Fire Underwriters.
- The Fire Underwriter classification governs the rate of fire insurance premium.
- The Fire Chief, in reply to a question, said he did not think the number of Halls in the City could be reduced.
- The Fire Chief spoke re sprinkling systems in highrises and suggested this would be economically feasible because other fire prevention construction items presently required would not be necessary.
- The Fire Chief suggested that he felt that the 15-year replacement of fire apparatus would work successfully in Vancouver.
- The equipment replacement program authorized by Council in 1970 has shown dividends in departmental efficiency but the Chief suggested there was still a long way to go.
- The Chief advised that, as a result of the increase in personnel in the fire prevention division, commercial and multiple residential buildings in the City were being inspected once every four months.
- The Chief suggested he would be bringing forward two items to Council requesting by-laws:
  (a) prohibition of smoking in retail stores.
  (b) the prohibition on the use of elevators in buildings during fire situations.

The meeting adjourned at approximately 1:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 671

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

June 14, 1973

A joint meeting of the Standing Committees of Council on Community and Civic Development was held in the #2 Committee Room, City Hall on Thursday, June 14, 1973 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Hardwick, Marzari, Massey, Pendakur and Rankin

ALSO PRESENT: Deputy City Engineer, Mr. W. Curtis
D. Janczewski, Planning Department
A. Geach, Planning Department
J. Coates, Planning Department
Director of Social Planning
M. Clague, Social Planning Department
R. Young, Social Planning Department

CLERK: R. Thompson

INFORMATION

1. Local Area Planning

The Deputy Director of Planning submitted a report dated June 4, 1973 with proposals for a programme of local area planning. The report examined the matter in great detail. It does however, commence with a summary of all the principle points raised in the report and they are quoted below:

"SUMMARY

1. Local Area Planning works with all of the variables that affect the quality of individual neighbourhoods.

2. The Local Plan process allows integrated social and physical plans to be related to local goals and objectives.

3. A strong conceptual city-wide plan is necessary in order to relate local goals to overall policies.

4. Local Area Planning is desirable because:

   (a) Planning becomes more effective

   (b) The planning process is brought closer to residents

   (c) A co-operative base for planning is developed.

5. Vancouver is divided into twenty-one local areas and a Central Business District that can be used as rough boundaries for establishing local planning.

6. For a programme of local area planning to be successful, it is desirable for City Council to commit itself to general principles:

   (a) Allow all residents of a community to influence its development.

   (b) A localized approach to planning which will result in a better plan for local areas and the city as a whole.

Clause No. 1 (cont'd)

(c) The local area planners being included within the administrative structure of City Hall in order to utilize the resources they require and affect decision making.

(d) Local area planning being accepted as important as planning for the city as a whole.

(e) Leadership by City Council as essential for local area planning. The initiating role of staff must be supported.

7. A comprehensive planning process involving information collection, analysis, evaluation of alternatives, goal and objective development, plan production, and implementation will be undertaken within the local area.

8. A local area plan will not be the end-product of the process, but serves as a guide for the area's future.

9. A team approach, utilizing individuals from various civic departments, will be utilized to deal with the complex issues facing individual urban communities.

10. In addition to the preparation of a comprehensive long range plan, the local area planning team should provide an information and problem solving function related to current planning and development issues.

11. From analysis to date, the local areas of Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano and Mount Pleasant appear to have the highest priority need for local area planning programmes.

12. Additional programmes of local area planning within Vancouver will require the hiring of additional staff. The Department of Planning and Civic Development has sufficient staff to undertake one programme of Local Area Planning at the present time.

13. Local Area Planning seeks to include citizens from the community within the planning process.

14. Any type of programme of citizen involvement within local area planning will attempt to satisfy the goals of:

(a) maximizing co-operation

(b) maximizing citizen involvement

(c) operating effectively

15. The recommended approach for citizen involvement envisages civic staff being responsible for the development of the planning process for the area.

16. Although the initiative lies with civic staff to keep the programme operating, a working partnership with citizens is mandatory rather than a control function.

17. The emphasis is on involving as many individuals from the community as possible in the programme.

18. The proposals of this report are general and intended to serve as guides for all involved parties. Actual programmes of local area planning must be refined in conjunction with residents to reflect the nature of the community.

cont'd .....

Clause No. 1 (cont'd)

19. Commitment of everyone involved in local area planning from individuals in the community to members of City Council must occur for the programme to be successful. More than any report or recommendations, this commitment is a necessity.

20. The primary responsibility for local area planning should rest with the Department of Planning and Civic Development."

The writer of the report brought to the attention of the Committee certain issues which arise from its consideration, they being:

"ISSUES

Contained within the report are issues that arise whenever local area planning is discussed.

1. The cost of local area planning is relatively high. For example, the West End programme costs approximately $60,000.

2. Which of the priority areas (Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano, Mount Pleasant) should be the initial areas for local area planning.

3. Additional staff must be hired to begin local area planning in other communities beside the West End.

4. Should this report be adopted as a general guideline for local area planning or delay local area planning further by conducting additional discussions.

5. Should the power to control planning be administered by City Council or individual communities.

6. Should the local area planning team be a resource to community groups who will develop their own plans or, should the local area planning team, as the initiator and being responsible for the local planning process, be responsible to City Council.

7. The determination of the individuals that the planners will work with in the community is difficult."

The following are the recommendations of the Deputy Director of Planning:

"RECOMMENDATIONS

1. The Department of Planning and Civic Development's report on Local Area Planning be adopted as a general philosophy and working procedure for local area planning.

2. That these general guidelines be refined to coincide with the character of the neighbourhoods that the local area planning process is instituted in.

3. The Director of Planning and Civic Development complete the analysis of priority areas for Local Area Planning and report in the near future concerning the number and location of such areas in Vancouver.

4. Because there is only one available local planner the Director of Planning and Civic Development report on the number of additional local area planners that will be required for the priority areas."

cont'd ....

Clause No. 1 (cont'd)

The contents of the report were reviewed and explained by Mr. Janczewski and Mr. Coates, who replied to a series of questions from the members of the joint Committee. In the course of the discussion of the report, a number of pertinent observations were made by members of the Committee, the essence of which is noted here for the guidance of the officials:

(a) that the report seems to propose a formalized structure in about 20 neighbourhoods, whereas it may well be that only a few neighbourhoods may desire this sort of planning;

(b) that unless one finds some mechanism for tying together neighbourhood groups, the scheme will not work;

(c) that the cost of implementing the proposal throughout the city would be astronomical;

(d) that the assumption of local control in planning and certain other matters may not be at all workable;

(e) that to make local area planning a tie-in with an elected representative is needed;

(f) that we should consider the development of a 'task force' which could be brought into an area where problems arise or need solving;

(g) that the degree of control to be allocated to local areas is a question which must be given serious consideration;

(h) that the proposal would lead to a fourth level of government rather than a citizen's level of government;

(i) that it is questionable whether there are truly representative groups in areas;

(j) that the process described in the report appears to be much more formal than was hoped for;

(k) that an alternate approach would be to say to neighbourhoods that the City will assist them in their problems if they will outline them;

(l) that we should consider establishing a local area planner who could then speak to the City Hall staff about local area problems in the roll as an advocate for the local area;

(m) that the City could consider giving financial aid to groups who are doing useful local work in this field;

(n) that further thought should be given to the areas, the numbers of them, and their boundaries to find areas which do have a local meaning;

(o) that it is possible there may be twice as many or more areas than suggested in the report which could be identified locally;

cont'd ....

Clause No. 1 (cont'd)

In endeavouring to arrive at a consensus, several views were expressed leading towards the setting up of one local planning area experimentally for a few months. The staff representatives felt that it would be better to establish guidelines more in line with the views of the Committee members before, rather than after, a local area planning experimental period.

RESOLVED that the report of the Deputy Director of Planning dated June 4, 1973 be received and the officials concerned be directed to report again at their earliest convenience with a fresh proposal, having in mind the discussions which took place at this meeting and to bring a recommendation as to a specific area for an initial area for local planning.

The meeting adjourned at approximately 5:40

FOR THE PAGE(S) 671

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

June 14, 1973

A meeting of the Standing Committee of Council on Community Development was held in the Strathcona Elementary School, 500 East Pender Street, on Thursday, June 14, 1973 at approximately 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: R. Thompson

INFORMATION

1. Sites C & D, Strathcona

The sites in question are the major portion of the block lying between Pender Street and Keefer Street and Jackson Avenue and the two lots immediately east of Gore Avenue. In January of this year, Council, on recommendation of this Committee, decided to abandon its intention to build a fire hall on this property.

On January 18, 1973, this Committee approved some recommendations regarding the ultimate disposition of Sites C & D which had the effect of asking the Strathcona Rehabilitation Committee to receive, examine and evaluate current development proposals and potential uses for Sites C & D for report to Council.

The Committee felt it could not accept this responsibility and was aware that a number of proposals are being prepared by Community groups for the use of the land. At this point, the Committee determined that there should be a public meeting to receive the views of all concerned groups and citizens.

At tonight's meeting, representations were made by several groups and are noted herein:

(a) Strathcona Property Owners and Tenants Association (SPOTA) submitted a brief dated June 14, 1973, in which it proposed a comprehensive development programme for the property and supported its proposal with a report prepared by Britannia Design of 1191 Commercial Drive. The document set out a suggested sequence of events that would lead to a complete project on lots C & D. (A copy of the detailed proposal by Britannia Design is on file in the City Clerk's office.)

(b) The Shon Yee Benevolent Association of Canada, which declares itself to be a non-profit Chinese Benevolent Organization with a long history in the City of Vancouver, submitted a written proposal for the development of the property in such a way that it will:

cont'd ....

Clause No. 1 (cont'd)

"1. Reinforce the residential fabric of the community.

2. Add impetus to the revitalization of the community resulting from Government rehabilitation.

3. Diversify and thus strengthen - by making housing opportunities available to low-moderate and high income families - the socio-economic structure of the community.

4. Provide a much needed and long sought after personal care home in an area of high concentrations of senior citizens - many who are socially and psychologically dependent on the amenities offered by Chinatown.

5. Provide a comprehensive development incorporating recreational and social facilities for residents."

(c) The Chinatown Property Owners & Merchants Association, in a brief dated June 14, 1973, proposed that the site be reserved for Senior Citizens' apartment housing and a care home for both men and women. The Association stressed that the Villa Cathay care home, which has been established on Campbell Avenue for over 25 years, will be demolished within the next three years.

(d) The Christ Church of China, 300 East Pender Street, submitted a brief dated June 14, 1973 respecting the use of Lot C, a part of the site in question. The Church is now located on Lot A at the northwest corner of the whole block and requires room for expansion. The Church proposed that Lot C be made available to it for the expanded activity which it hopes to provide. In addition, the Christ Church of China proposed that the Dunlevy Mall should be implemented and that Site D would be suitable for a Chinese Centre, parking, swimming pool, personal care facility, etc.

(e) Mr. Howard Leong, on behalf of Villa Cathay, which is described as a non-profit organization operating a care home at 236 Campbell Avenue, informed the Committee that the building must be demolished within three years. He proposed that Sites C & D, or at least a portion of them, be used for a care home for elderly Chinese.

In addition to the formal briefs submitted, representations were made by a delegation from the McLean Park Tenants Association, who urged the Committee to consider the inclusion of a swimming pool in the development of the site on the grounds that such a facility is very badly needed in the area for the benefit of children, pensioners and many low-income families.

The Chairman concluded by advising the persons present that the whole matter would be considered in the very near future and recommendations will be sent to Council and that before sending forward its recommendations, the Committee would inform the interested groups.

The meeting adjourned at approximately 9:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 671

DISTRIBUTED MONDAY

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

June 14, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 14, 1973 at approximately 1:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: M. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

The minutes of the meeting of May 31, 1973 were adopted.

RECOMMENDATION

1. New North Service Area Office, Commercial and Grant Streets for Health, Welfare & Rehabilitation, Probation

Your Committee had for consideration the following reports with respect to management of the new North Service Area office, Grant and Commercial Streets:

(i) Report from the Director of Social Planning -- New Approaches to Social Services Delivery: Proposed City Policy and Procedure for Health, Welfare and Probation. This report suggested operational changes in two areas: Intake and Management;

"A. Intake

In order to better serve the user of social services (consumer), his first contact should provide the opportunity for him to receive all the services required. To assess the value of services provided, recording procedures for all services must be integrated. In addition, each role within the service delivery system must explicitly defined if we are to determine what is being achieved in relation to the services required. Unless intake is integrated, we continue to have three separate and independent health, welfare and probation services.

B. Management

The concept of a Management Team of staff is good as one means of organizing the delivery of the three categories of services under consideration. However, to be successful beyond the stage of co-operation, a management philosophy and proven managerial skills are also necessary. With respect, it is suggested that City staff are not yet skilled enough in this area and require management training."

cont'd ....

Clause No. 1 (cont'd)

To achieve the above objectives, the Director of Social Planning proposed that there be a North District Social Services Manager as well as a Management Consultant being retained to assist the Manager develop a unified system of management, the Director of Social Planning being responsible for co-ordination of the services provided from the North Service Area office.

(ii) Report from the Medical Health Officer, Director of Welfare & Rehabilitation and Chief Probation Officer on Administration of Decentralized Services: Health, Welfare & Rehabilitation, Probation. This report stated in part that it is the objective of the operating departments that the staff from the North Service Area office function effectively and provide services which are

(a) easily obtained
(b) efficiently delivered
(c) responsive to community needs.

The report suggested the following means by which these objectives could be achieved:

"1. Representatives of each operating Department will form a Management Team which will meet monthly to plan:

(i) integration of programs (e.g. volunteer coordination serving all Departments);

(ii) use of facilities (e.g. scheduling of meeting rooms);

(iii) operation of support services (e.g. delivery service, switchboard);

(iv) communication with community organizations and citizen groups;

(v) orientation and in-service programs for all staff operating out of this Centre;

(vi) organization of local area staff teams;

(vii) organization of services in sub-offices and other satellite facilities.

2. An Executive and Chairman of the Management Team will meet weekly to carry out decisions made by the Team.

3. The staff member providing initial service will accept responsibility for securing all other required services and therefore no person should receive the runaround, or be dumped onto another Department, or be the object of an expensive multi-professional conference. The success of this approach will depend on each worker having a thorough working knowledge of the programs and personnel of other Departments. The importance of an in-service orientation is therefore stressed."

The Director of Social Planning, the Medical Health Officer, the Director of Welfare & Rehabilitation and the Chief Probation Officer discussed these two reports with your Committee. It was pointed out that the main areas of disagreement are:

(a) proposed integration of intake services in the unit and

(b) the method of management of the unit i.e. a Social Services Manager vs. Management by a Staff Committee.

cont'd ....

Clause No. 1 (cont'd)

The Medical Health Officer, the Director of Welfare & Rehabilitation and the Chief Probation Officer spoke in support of their report. Some of the points made were:

(a) there has been on-going co-operation and co-ordination of services, particularly between Health and Welfare & Rehabilitation for a number of years e.g. seconding arrangements between the two departments with respect to provision of Public Health Nursing services, mental health services, volunteer co-ordinators, etc.;

(b) the North Services area office is the culmination of almost four years' planning by the Health, Welfare & Rehabilitation, and Probation services on decentralization, co-ordination and integration of their services in five service areas of the City (approved by City Council, December, 1969);

(c) the Management Team for the North Service Area has been in operation for about two months, has already met six times, and the necessary planning for occupancy of the building is well underway;

(d) this Management Team has an Executive Committee of four members which meets regularly;

(e) plans are well underway for in-service orientation of all staff to be located in the building;

(f) the proposed intake service is irrelevant as most of the people coming into the office will be there for a specific purpose and a very small percentage would require specialized intake procedures. For example, those coming to see the Probation Officers would have arranged appointments either through the Probation Department or by order of a Judge, most of the people coming to the Health office would be for a specific service e.g. Baby clinic, Pre-natal class, and 70% - 80% of the clients coming to the Welfare & Rehabilitation Department would be there to apply for financial assistance only thus leaving only a small number of clients requiring additional services.

All three Department Heads consider that the proposed intake service would subject the majority of the people coming to the facility to unnecessary administrative procedure

The Director of Social Planning and two members of his staff explained the proposed intake procedure and their reasons for recommending same. They consider that unless the intake of clients coming to the North Service Area office is integrated, the clients will be denied the opportunity to receive all the services they may require. The Director of Social Planning indicated that he would be prepared to waive his recommendation with respect to integration of intake services. However, the Social Planning Department is strongly in favour of the appointment of a Social Services Manager for the North Service Area office. Mr. Egan pointed out that this proposal is in line with that of the Minister of Human Resources contained in the report "Towards a Family and Youth Service System". Alderman Marzari stated that she supports the Social Planning proposal, both with respect to integrating intake procedures and that there be a Social Service Manager for this unit.

cont'd ....

Clause No. 1 (cont'd)

Dr. Bonham, Mr. Boyd and Mr. Gillis stated that they were not entirely opposed to the concept of a Social Service Manager for the unit some time in the future. They requested the Committee recommend that the present Team Management Committee be allowed to continue as presently set up for a period of one year to allow time for evaluation of this Management concept.

Miss W. Thomas, a member of the North Service Area office Management Team, spoke in support of Management by the Team process. She stated that the Management Team, which has met six times up to now, has already established various committees to carry out a variety of functions dealing with allotment of office space, mechanics of moving, in-service orientation, etc. She feels that this method of management has resulted in closer work relationships between the various involved Departments and agencies. She also stated that if a Manager were appointed at this time, it could seriously damage the morale of the staff, and of the Management Team in particular.

Your Committee raised the question of whether a Management Team could effectively deal with day-to-day management and housekeeping matters and expressed the opinion that when the espritdecorps generated by the excitement of planning and moving into a new facility has given way to more routine day-to-day work situations, there may be a definite need for a person to function as an administrator-facilitator.

Commissioner Ryan drew the Committee's attention to the Board's comments on the last page of the report of the Director of Social Planning:

"YOUR BOARD

Does not support the foregoing recommendations at this time, for the following reasons:

1. **The Minister of Human Resources has recently announced his intention to integrate a Family and Youth Service System which will include City services as well as those delivered by private agencies. The North District Office has been suggested to the Minister as an appropriate place to initiate his plan. The proposed restructuring would be premature and inconsistent with the Minister's proposal in that it includes the Health Department and excludes the private agencies;**

2. **A management consultant would offer no expertise that does not already exist within the various City departments;**

3. **Health, Welfare and Probation services would have to be fully integrated before the management technique being proposed would work satisfactorily. In the absence of such integration, the Management Team concept presently being developed should provide a suitable alternative."**

The Board made the following recommendation with respect to this matter:

"THAT the development of the management concept at the North District Office should continue to be the responsibility of the individual department heads for the time being, and that the management team of designated district office senior employees should be enlarged by the addition of the Administrative Analyst and the Director of Social Planning, and that your Board be responsible for the evaluation of the development of the service delivery, for further report to Council."

cont'd .....

Clause No. 1 (cont'd)

Your Committee

RECOMMENDS that Council approve the above recommendation of the Board of Administration with the following additional recommendations:

A. There be a comprehensive report back from the Board of Administration to the Standing Committee on Social Services on the Management of the North Service Area office, after this facility has been in operation for six months, at which time the Standing Committee on Social Services would review the matter of appointment of a Manager for the North Service Area office.

B. There be an interim report to the Standing Committee on Social Services within one month from the Management Team of the North Service Area office on the progress to date.

INFORMATION

2. Possible Development of the Ground Floors and Basements of the Central & Oliver Rooms, for a City-owned Public Bathing Facility, Community Recreation Centre and Public Restaurant to Service the Needs of the Downtown East Side Community

At its meeting of June 12, 1973, the Standing Committee on Housing recommended that Council approve a 60 - 90 day loan to the United Housing Foundation on or before June 22, 1973 to enable them to close the purchase of the Central & Oliver Rooms, 42 - 48½ East Cordova Street. The United Housing Foundation propose to renovate and manage these rooms for rent to people on welfare or low income. In addition to providing 140 sleeping rooms, these hotels also have an additional 5,000 sq.ft. of potential commercial space.

Your Committee reviewed the proposed use of this commercial space for a City-owned public bathing facility, community recreation centre and public restaurant. Present for the discussion were representatives of the United Housing Foundation, the Medical Health Officer, the Director of Social Planning and Miss L. Phipps and Mr. J. Yardley, who have been retained by the Social Planning Department to do a feasibility study with the following terms of reference:

"1. Examine the feasibility of setting up, under one roof in the Skid Road area:

a) A public bathing facility
b) A community recreation centre
c) A low-cost, meal catering service

all to serve the needs of mainly, but not exclusively, local residents.

2. Substantiate the need for the above three combined services, based on evidence received from Skid Road residents and the staffs of public and private agencies working the area.

3. Make recommendations concerning:

a) Possible location(s), including the acquisition of property and the financing arrangements

b) Capital equipment needs

cont'd .....

Clause No. 2 (cont'd)

c) Management arrangements, including likely staffing requirements and operating costs

d) Internal layout, including renovations or leasehold improvements."

In response to questions from your Committee, Mr. Yardley indicated that he had examined the commercial space of the Central & Oliver Rooms and considered it could be appropriate for the proposed facilities. However, the study referred to above will not be completed until July 9, 1973 and neither he nor Miss Phipps will be in a position to make definite statements on the suitability of locating the three proposed facilities in the one building, nor on the amount of space required for these facilities until after completion of the study.

Following further discussion, your Committee

RESOLVED to defer further consideration of the possible development of the ground floors and basements of the Central & Oliver Rooms for a City-owned Public Bathing facility, community recreation centre and public restaurant to serve the needs of the Downtown East Side community until after completion of the study on July 9, when this matter will be placed on the agenda of the first meeting of the Committee following that date.

3. Enforcement of Liquor Control Act Regulations in Gastown-Skid Road Area Beer Parlours

Your Committee considered the communication from Mr. W. A. Bruce, Chairman, Liquor Control Board:

"I have for acknowledgment your letter of June 4th, which comes as rather a surprise to this office.

Only last week my Executive Assistant, Mr. V. C. Woodland, interviewed senior police personnel regarding conditions in the Vancouver area. He was informed that generally premises were being operated in a satisfactory manner, and the co-operation between the two departments has been very close.

I might state that the enforcement of the Government Liquor Act is entrusted to the various police departments in the province, and our Inspectors do their utmost to assist.

In regard to the closing down of licensed premises; this is only done after due investigation and police action, and upon reports of our Inspectors. However, the suspension of a licence rests solely with the Board itself, and action is taken by the Board on all infractions of the Act that are duly substantiated.

The resolution of the Vancouver City Council will be looked into by this department."

cont'd .....

Clause No. 3 (cont'd)

This was in response to the following resolution of Vancouver City Council dated May 29, 1973:

"WHEREAS there is an obvious increase in preventable crimes in the Gastown-Skid Road area, and
WHEREAS this increase in crime can, in part, be attributed to the large number and poor operation of the beer parlours in the area,
THEREFORE BE IT RESOLVED that the Liquor Control Board be requested to assign a sufficient number of additional inspectors to adequately police the 29 beer parlours in the area bounded by Princess on the East, Cambie on the West, Georgia on the South, and the Waterfront on the North;
FURTHER RESOLVED that the Liquor Control Board instruct its inspectors to use their regulatory powers under the Liquor Control Act to close down those premises which violate said Act by serving beer to intoxicated persons and/or by placing more than the approved number of glasses of beer in front of a patron at any one time."

Your Committee

RESOLVED to receive the letter from Mr. Bruce and that this matter be placed on the Agenda for the June 21st meeting of the Committee for further discussion and that the appropriate Police officials, representatives of the Downtown East Side and Mr. V.C. Woodland, Executive Assistant to the Chairman, Liquor Control Board, be invited to the meeting to discuss this matter.

The meeting adjourned at approximately 3:40 p.m.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 3, 1973, in the Council Chamber at approximately 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin and Volrich

ABSENT: Alderman Massey

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald.Pendakur,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting dated June 26, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. DEPARTMENTAL REPORT
June 29, 1973

LICENSES AND CLAIMS MATTERS

The Council noted a report from the Director of Permits and Licenses in respect of impounded dogs advising of request from the Coordinator of Animal Care at the University of British Columbia that the University be granted the opportunity to obtain dogs from the City Pound on the same basis as the general public. The dogs are used for teaching and research purposes.

It is noted that impounded dogs are held for 72 hours following impoundment to allow owners to claim dogs; unclaimed dogs are held an additional 48 hours for sale to the public, after which the University may purchase. The Director of Permits and Licenses suggests support of the request.

MOVED by Ald. Pendakur,
THAT there be no change in the present policy with respect to impounded dogs and any correspondence on the subject be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

False Creek Report:
Policies and Actions

The Council further considered the report of the False Creek Special Committee, dated June 26, 1973, and communication from the Chairman of the Committee (Alderman Hardwick), dated July 3, 1973, making amended proposals to the June 26th report, all of which relate to the report prepared by the Planning Department for the Special Committee and entitled "False Creek (Policies & Actions)- June, 1973".

After due consideration of the whole matter action was taken as follows on the various recommendations before Council:

I. False Creek Land Use by Sub-Area

MOVED by Ald. Hardwick,
THAT the Sub-Area Plan (pages 7 - 9) of the False Creek Report (Policies & Actions), be received and further that the following be received also.

- CARRIED UNANIMOUSLY

"Recommended that Council adopt in principle, for planning purposes, the land use ratios as proposed by Thompson, Berwick, Pratt and Partners for Areas 6 and 10".

II. Water

(a) MOVED by Ald. Hardwick,
THAT the following be approved.

- CARRIED UNANIMOUSLY

"Recommended that the section of the False Creek Report (Policies & Actions) dealing with water (pages 11 to 22) be received, the Council noting it has established policy on water area, and the item of water quality be referred to the City Engineer and Medical Health Officer for report back to your Special Committee".

(b) MOVED by Ald. Hardwick,
THAT when the required water standards have been prepared the following action be taken forthwith:

(i) Council advise marina operators in False Creek to provide the necessary sewage pump out facilities and refuse collection system to service their customers.

(ii) Council advise marina operators and industries to inform owners of pleasure or commercial craft on False Creek to undertake the necessary measures to prevent any discharge of sewage, organic or inorganic waste or noxious substances into the water.

- CARRIED UNANIMOUSLY

(c) MOVED by Ald. Hardwick,
THAT, bearing in mind the noise factor, the number of boats in the False Creek Basin be limited to a maximum of 1,700 until the Kitsilano Trestle is removed.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

False Creek Report:
Policies and Actions (cont'd)

III. Land Use

MOVED by Ald. Hardwick,

(a) THAT the following be approved:

"Recommended that the section on land use in the False Creek report (Policies & Actions) (pages 23 to 40) be received and Council approve the standard of 5.81 acres of park per 1000 of population"

* (b) THAT for the south side of the Creek, Areas 6 and 7, a maximum population of 7,800 be adopted for park planning purposes only.

(c) THAT the following be received for information:

"recommended the Council approve in principle the density standards shown below:

THE DENSITY EXPRESSED IN THE TABLE BELOW AND MEASURED IN TERMS OF DWELLING UNITS PER ACRE SHOULD BE EMPLOYED IN FALSE CREEK, EXCEPT IN AREA 7 WHERE THE CURRENT FLOOR SPACE RATIOS WILL BE USED.

Household Type	Population Per Household	Density Range	
		In Dwg. Units Per Net Acre	In Population Per Acre
Family	3.4	20-25	68-85
Elderly	1.4	34-45	49-63
Mature Couples	2.2	35-55	99-121
Young Couples	2.0	55-70	110-140
Single	1.2	80-100	96-120

"

- CARRIED

* (Alderman Marzari voted against the motion in respect of (b) above)

MOVED by Ald. Rankin,
THAT the City Council hold public discussions on the residential section of the land use portion of the False Creek Report (Policies and Actions, June, 1973).

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Hardwick,
THAT the following be approved:

"recommended Council approve the Vancouver City Planning Commission establishing a Review Panel for public discussion on the residential section of the land use portion of the False Creek report (Policies & Actions), for report back by September 15, 1973;

FURTHER THAT the City Council hear delegations at the appropriate time on the matter.

- CARRIED

(Aldermen Bowers and Rankin voted against the motion)

UNFINISHED BUSINESS (cont'd)

False Creek Report:
Policies and Actions (cont'd)

Land Use (cont'd)

MOVED by Ald Hardwick,
THAT the following be approved:

- CARRIED UNANIMOUSLY

"recommended the False Creek Committee in consultation with the Planning Commission and the Park Board establish a Review Panel in establishment of open space standards for the False Creek Study Area".

MOVED by Ald. Hardwick,
THAT the following be approved:

- CARRIED UNANIMOUSLY

"recommended the Council receive the sections of the False Creek report (Policies & Actions) on community facilities and non-residential land use".

IV. Environment

MOVED by Ald. Hardwick,
THAT the following be approved:

"recommended that this section of the False Creek report (Policies & Actions) (pages 41 to 48) and the "development criteria" be adopted in principle"

FURTHER THAT the Technical Planning Board be requested to comment.

- CARRIED UNANIMOUSLY

V. Transportation

MOVED by Ald. Hardwick,
THAT the Transportation section of the False Creek report (Policies & Actions), (pages 49 to 56) be received and the Railway policies as shown below be adopted:

(i) All railway freight handling facilities should be removed as soon as possible starting with the removal of the Kitsilano Trestle. No additional railway construction should be entertained.

(ii) Accelerate the phasing out of industries requiring rail services at Granville Island.

(iii) Consideration should be given to using railway rights-of-way for future transit service, and further that for transit and rail use planning purposes, the Sixth Avenue line be maintained.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the City Council request the Federal Government that in the proposed railway relocation legislation. non-Federally chartered railways in the City centres, be included.

- CARRIED UNANIMOUSLY.

Park Board Request for Deferment

The Council noted a letter from the Park Board, dated June 28, 1973, asking the False Creek report (Policies and Actions) be deferred to allow the Board an opportunity of study and to appear before the Council on the matter of open space considered appropriate in False Creek for park use.

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session in the Council Chamber, with the same members present, at 5:00 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
June 29, 1973 (cont'd)

SOCIAL SERVICE & HEALTH MATTERS

Rental Accommodation Grievance Board By-law

The Corporation Counsel reported as follows in respect of the Rental Accommodation Grievance Board By-law:

"The validity of the above by-law was called into question in the case of R. vs. Davidson Developments Ltd. The decision in that case holds that subsequent Provincial legislation (Part II of the Landlord and Tenant Act) impliedly repealed the City by-law. The effect of this is that any decision of the Board would be held to be ineffectual.

Upon being made aware of the decision I advised the Chairman of the Rental Accommodation Grievance Board that, in my opinion, the Board should suspend accepting grievances and holding hearings. The Board is, of course, continuing to advise and assist persons who contact it.

As far as I am aware no appeal from the decision is contemplated. However, even if an appeal was taken and was successful on the specific facts in this case, there could still remain a relatively large area of uncertainty as to the exact scope of the Act and the By-law.

Should Council wish to continue to regulate landlord and tenant matters, it is my opinion that the best course of action would be to seek legislative authority from the Provincial Government to regulate with respect to matters clearly defined in the enabling legislation.

Regardless of Council's decision as to whether it wishes to regulate landlord and tenant matters it is required under the Landlord and Tenant Act to establish a Landlord and Tenant Advisory Bureau. The functions of the Advisory Bureau are:

(a) to advise landlords and tenants in tenancy matters;

(b) to receive complaints and seek to mediate disputes between landlords and tenants;

(c) to disseminate information for the purpose of educating and advising landlords and tenants concerning rental practices, rights, and remedies; and

(d) to receive and investigate complaints of conduct in contravention of legislation governing tenancies.

Until it has considered the form which the Advisory Bureau is to take, Council may wish to request the members of the present Board to perform the functions of the Advisory Bureau."

In this regard a communication was noted from the Vancouver Rental Accommodation Grievance Board, also dated June 29, 1973, reporting on its position and action taken as a result of the Court decision.

Alderman Rankin reported that the Standing Committee on Social Services would be reporting to Council on this subject.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Service & Health matters (cont'd)

MOVED by Ald. Rankin,
THAT an appeal be launched by the appropriate authorities.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the Vancouver Rental Accommodation Grievance Board continue its operations on the following basis:

(a) as an Advisory Bureau under the Landlord and Tenant Act with functions as set out in the Corporation Counsel's report of June 29, 1973;

(b) as a Board of Arbitration in mediating disputes;

However, before (a) and (b) above are effected, the Corporation Counsel report on them, submitting any necessary amendments to the existing By-law to make such proposals operative as advisable.

- CARRIED

(Alderman Rankin voted against the motion)

B. BOARD OF ADMINISTRATION
General Report, June 29, 1973

WORKS AND UTILITY MATTERS

The Council considered this report containing four clauses identified as follows:

Cl. 1: Closure of Portion of Lane north of 41st Avenue East of Balaclava Street
Cl. 2: Closure of 10 foot Lane rear 5788 Holland Street
Cl. 3: Terminal Avenue Storm Drain and Sanitary Sewer
Cl. 4: Local Improvements by "Petition"

MOVED by Ald. Pendakur,
THAT these clauses in the report be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report which contained Clauses 1 to 4, identified as follows:

Cl. 1: Investment Matters (Various Funds) - May, 1973
Cl. 2: 1973 Basic Capital Budget
Cl. 3: Grant Request: Anna Wyman Dance Foundation
Cl. 4: Auto Allowances for City Employees

Action was taken as follows:

Clause 2

MOVED by Ald. Linnell,
THAT this clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Finance Matters (cont'd)

Clause 3

After considering the request of the Anna Wyman Dance Theatre Foundation for a grant in the amount of $2,400, as set out in this clause, it was,

MOVED by Ald. Pendakur,
THAT the request be received and no action taken.

- CARRIED

(Alderman Harcourt, Marzari and the Mayor voted against the motion)

MOVED by Ald. Marzari, in amendment,
THAT a Grant of $2,400 be approved.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Pendakur, Rankin, and Volrich voted against the motion)

(The motion of Alderman Pendakur was put and carried)

Clauses 1 and 4

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Director of Finance contained in these clauses be approved.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

Civil Defence Co-ordinator: Retirement

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this report, in respect of retirement of Civil Defence Co-ordinator, be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contained clauses identified as follows:

Cl. 1: Offer to Purchase from G.V.R.D. Housing Committee on behalf of Provincial Land Acquisition Program
Cl. 2: Acquisition for Park Site #9 (Kitsilano)
Cl. 3: Sale of portions of City-owned Lot 10
Cl. 4: Acquisition for Britannia Community Services Centre: 1010 McLean Drive

The Council took action as follows:

Clause 1

MOVED by Ald. Bowers,
THAT the sale of the land referred to in this clause to the G.V.R.D. Housing Committee, on behalf of the Provincial Land Acquisition Program, be on the basis of the price of $650,000 for the property on the following terms and conditions:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Property Matters, Clause 1 (cont'd)

(1) That the sale be on City Terms, with the date of sale being the date of the issuance of a development permit, or 120 days from the date of Council's approval of this report, whichever is the sooner;

(2) That the sale be subject to the existing 20' easement bisecting the south westerly portion of the site;

(3) That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful application by the purchaser for re-zoning of the land to an F.S.R. not exceeding 1.0;

(4) The purchaser to pay an amount in lieu of Municipal taxes and other municipal levies, and the G.V.R.D. to assume the responsibility for the payment of the municipal portion of the subsidy. "

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance, contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

DEPARTMENTAL REPORT (cont'd) (June 29, 1973)

WORKS AND UTILITY MATTERS

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Update of Vancouver's Truck By-laws
Cl. 2: Request for Curbs and Gutters on 59th Ave., Cambie to Ontario Streets
Cl. 3: Lane Paving - Traffic Implications

Action was taken as follows:

Clause 1

MOVED by Ald. Pendakur,
THAT consideration of this clause be deferred for two weeks and in the meantime the City Engineer be instructed to contact the following companies, as well as other interested parties, to obtain comments:

B.C. Truck Association
Automotive Transport Association
Teamsters' Union

- CARRIED UNANIMOUSLY

Clause 2

After considering the information contained in this clause, raised particularly because of a letter from Mrs. L. Konesky of 168 West 61st Avenue, referring to difficulties in the past to improve streets in her area, it was

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT (cont'd)

Works and Utility Matters
Clause 2 (cont'd)

MOVED by Ald. Bowers,
THAT the City Engineer be instructed to proceed under Local Improvements (Initiative Principle) to construct a 36-foot wide pavement on the following streets:

59th Avenue - Cambie Street to Ontario Street
Columbia Street - 59th Avenue to 62nd Avenue
Manitoba Street - 59th Avenue to 62nd Avenue

- CARRIED UNANIMOUSLY

Clause 3

At a special Council meeting on May 17, 1973, when dealing with a Local Improvement Court of Revision, the Council resolved 'that Project 51 and 52, Schedule 419, be deferred pending a report on the implications of lane paving to major traffic generators'. Project 51 is the paving of the lane east of Heather Street from 52nd Avenue to 54th Avenue and the lane north of 54th Avenue east to Tisdall Street and Project 52 is the paving of the lane west of Kersland Street from 33rd Avenue to 35th Avenue.

The City Engineer gives an historic position and advice of lane traffic problems, as well as reporting on a request received to establish speed bumps in respect of Project 51.

MOVED by Ald. Pendakur,
THAT these two lane Local Improvement projects be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the City Engineer be advised the Council would look with favour on the establishment of speed bumps in certain specific areas such as the one requested for Project 51.

- CARRIED
(Alderman Bowers voted against the motion)

BUILDING AND PLANNING MATTERS

The Council considered this report containing four clauses identified as follows:

Cl. 1: Building Line - Cambie Street both sides, 16th to 2nd Avenues
Cl. 2: Illegal Suite: Hardship Application 3255 West 12th Avenue
Cl. 3: Execution of Modification of Option to Purchase portion of Block "C"
Cl. 4: Mini-Park: West Broadway & MacKenzie

Council took action as follows:

Clause 1

MOVED by Ald. Linnell,
THAT the recommendation of the Deputy Director of Planning and Civic Development, contained in this clause, be approved.

- CARRIED
(Alderman Pendakur voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT (cont'd)

Building & Planning matters (cont'd)

Clause 2

MOVED by Ald. Bowers,
THAT this clause be referred to the Special Committee re Hardship Cases (Illegal Suites) for report.

- CARRIED UNANIMOUSLY

Clause 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel contained in Clause 3 of the report be approved and Clause 4 of the report be received for information.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

This report contained two clauses identified as follows:

Cl. 1: Settlement of Claims
Cl. 2: Permit Fees

Council took action as follows:

Clause 1

MOVED by Ald. Linnell,
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Permits and Licenses contained in this clause be approved.

- CARRIED UNANIMOUSLY

C. Report of Standing Committee on Civic Development, June 28

The Council considered this report containing five clauses identified as follows:

Cl. 1: Building Grade - Fairview Slopes
Cl. 2: Granville Street Mall
Cl. 3: Proposed Office Buildings N/E corner Georgia & Bute and N/W corner Thurlow and Melville
Cl. 4: Vancouver Downtown Development
Cl. 5: Downtown Plan: Proposed Parking Policy

Action was taken as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, June 28 (cont'd)

Clause 2

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee in this clause identified as (a), (b) and (d) be approved, after recommendation (d) is changed to read as follows:

"THAT the Vancouver City Council request the Police Commission to consider increasing the number of patrolmen on the beat in the transit mall area".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation (c) of the Committee, respecting the hiring of design consultants, be deferred for two weeks.

- CARRIED

(Aldermen Hardwick, Marzari and the Mayor voted against the motion)

Clause 3

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 4 (Vancouver Downtown Development)

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

The Board of Administration, under date of June 20, 1973, submitted a report from the Deputy Director of Planning and Civic Development on the background, the progress and proposed action for development of the downtown peninsula, which will culminate in amendments to the Zoning and Development By-law by early 1974.

The report is divided into 5 sections:

1. Background and Progress
2. Timetable and Objectives
3. Proposals to achieve Objectives
4. Staff and Budgetary Requirements
5. Recommendations

The recommendations in the report are as follows and adoption is recommended by the Board of Administration:

"1. Council Committee adopt this report and recommend its approval to Council.

2. The budget for the project of $31,980 be approved, with the 1973 requirement of $25,530 being provided from Contingency Reserve.

3. The Deputy Director of Planning and Civic Development be authorized to arrange for the necessary administrative processes to accomplish the program on "Vancouver Downtown Development."

4. The alterations be made and equipment required be purchased.

5. The classification and pay of persons requested be the subject of a report by the Director of Personnel Services to the Board of Administration."

cont'd..

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, June 28 (cont'd)

Clause 4 (Vancouver Downtown Development)
(cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing recommendations of the Deputy Director of Planning and Civic Development and the Board of Administration be approved.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Hardwick,
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

D. West End Community Centre
Construction Contract

The Director of Finance and the Corporation Counsel jointly reported, under date of June 29, 1973, on various matters in respect of a proposed West End Community Centre construction contract dealing with the following particularly:

Particular bids received
The financial situation
West End Community Centre Borrowing By-law
Miscellaneous matters
Cross-lease of City and School Board property

The recommendations in the report are quoted hereunder:

"1. Council award the contract for the construction of the West End Community Centre to Frank Stanzl Construction Co. in the amount of $2,647,818, the contract to be to the satisfaction of the Corporation Counsel, and that Council authorize the Mayor and City Clerk to sign the contract;

2. in view of the possibility of the Provincial grants being available to assist with the cost of the Centre, Council not establish the source of funds for the shortfall between total cost and total available funds at this time, but recognize that Council may have to allocate additional funds at a later date;

3. if the Provincial grants are forthcoming, that the excess not required to meet the shortfall be used to reimburse the Parking Sites Reserve first and the Supplementary Capital Budget second;

4. the Park Board be requested to report back to Council on the results of their negotiations with the School Board and Library Board on the increased costs of the Library facilities;

5. Council enter into the leases with the School Board in respect to the accommodation for the West End Community Centre and the school playground on the terms and conditions hereinbefore set forth and such other terms as Counsel for the School Board and the City may deem necessary to protect the parties and that upon preparation of such leases the Mayor and the City Clerk be authorized to execute the same and affix the seal of the City thereto."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

West End Community Centre
Construction Contract (cont'd)

MOVED by Ald. Rankin,
THAT the foregoing recommendations numbered 1 to 5 be approved.

- CARRIED UNANIMOUSLY

E. Report of the Standing Committee on Housing, June 19, 1973

Ferry Rooms and Central & Oliver Rooms (United Housing Foundation)

MOVED by Ald. Harcourt,
THAT the Committee's recommendations contained in this report on the matter of grant request from United Housing Foundation for renovations of Ferry Rooms and Central and Oliver Rooms, be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Social Services, June 21

The Council considered this report containing three clauses identified as follows:

Cl. 1: New Hope Centre and other centres - Grant Requests
Cl. 2: Carrying of Knives - Begging on the Streets
Cl. 3: Control of Beer Parlours in the Downtown East Side Area

The Council took action as follows:

Clause 1

MOVED by Ald. Rankin,
THAT the New Hope Centre be given a City grant of $1,730 for the six month period beginning July 1 and ending December 31, 1973.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT the Cedar Cottage/Kensington Information Centre be given a City grant of $178.80.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT the grant request of the Mount Pleasant Information Centre be deferred until August 1, 1973, pending discussions between the Departments of Social Planning and Library staff, as to the Library's future role in the provision of public information in the city.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the matter of a grant of $4,904 to the Y.W.C.A. to make up a shortfall between the original request and the allotted grant, be referred to the next meeting of Council, at which time the Director of Social Planning be present to assist the Council in its further discussions on the matter.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Standing Committee on Social Services (cont'd)

MOVED by Ald. Rankin,
THAT the Committee's recommendation A be received and the Committee's recommendation B be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause under item (a) and item (b), be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Rankin,
THAT this clause of the report be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Community Development, June 21, 1973

MOVED by Ald. Volrich,
THAT this report on the subject of electoral matters, be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Finance and Administration, June 28

Insurance

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this report on the subject of renewal of physical asset insurance, be approved, subject to review by the Corporation Counsel in respect of wording of the second recommendation in regard to annual charge to the P.N.E.

- CARRIED UNANIMOUSLY

I. Report of Joint Meeting of Committees on Burrard Inlet Waterfront and False Creek, June 21, 1973

The following joint Committee report was submitted under date of June 21, 1973:

"A joint meeting of the Special Committees of Council on Burrard Inlet Waterfront and re; False Creek was held in #1 Committee Room, Third Floor, City Hall on Thursday, June 21, 1973 at 11:00 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Alderman Hardwick

ALSO PRESENT: Alderman Bowers

ABSENT: Commissioner Cowie
Commissioner McCreery, Park Board

CLERK: H. Sugrive

INFORMATION

1. Floating Development on the Waterfront

At its meeting on May 15, 1973, the Special Committee on Burrard Inlet Waterfront,

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees on Burrard Inlet Waterfront and False Creek (cont'd)

RESOLVED,

"THAT the Director of Finance, in consultation with the Director of Planning and the City Engineer, investigate and report by June 15, 1973, on implications of taxation, city-financing, problems arising from zoning, and implications on transportation and parking."

As the above subject had also been raised by the Special Committee re: False Creek, a joint report by the three departments (Finance, Engineering and Planning) submitted the attached as indications of problems and solutions available at that stage of definitions of the subject.

From the views expressed in the report, it was evident that the Director of Planning had reservations of desirability of having more developments of floating nature at the waterfront and stressed that there should be more stringent control on such developments. It was further stated that development should be consistent with the public and the waterfront activities and not just activities.

The City Engineer was more concerned with the high level of costs involved in the establishment of services to be provided by way of connections to the floating development and it was felt that the City be in a position to recover their costs which would be incurred in the provision of services. This would obviously entail amendments to by-laws in order to legalize the collection of fees in lieu of taxes. It was informed that the Princess Louise was not charged any taxes and that a similar problem was relevant with the Seven Seas Restaurant in North Vancouver. The Committee felt that there should be some provision so as to enable the City to levy and collect service connection fees in lieu of taxes based on the value of the improvement equivalent to that if the same were on land. The City Engineer pointed out that there will be vessels which need no service connections for City sewer and water facilities and if permission was granted to this particular application, there was the danger that it would be considered as a precedent and more applications for liveaboard vessels would follow. The Committee must devise some way or method by which it would be possible to levy taxes on such vessels.

Referring to the Waisman Architectural Group Development of floating office space, the Chairman pointed out that Mr. Waisman had presented himself to the Committee and informed of the proposal and had indicated that his group in no way wished to avoid the City's levies or taxes. The Chairman further stated that it was the responsibility of the Director of Finance to come up with some way in which the City could levy taxes on the floating vessels.

Mr. David Cox, who had a liveaboard vessel in Seattle, informed the Committee that in Seattle each developer was interviewed and charged taxes on the basis of the size and nature of the vessel, the type of public access provided, etc. He further stated that there was a very close liaison between the City of Seattle and the Seattle Port Authority, but the key to the successful operation of floating development in the Port of Seattle was the high sense of co-operation between the developers and the authorities.

RESOLVED:

THAT the Director of Finance, the Director of Planning and the City Engineer prepare and submit a positive report to the Committee on the means of determining the appropriate fees to be levied on floating developments in lieu of taxes, as approval condition for the connection to City facilities.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees on Burrard Inlet Waterfront and False Creek (cont'd)

FURTHER RESOLVED:

THAT the Waisman Architectual Group be granted permission for connection to City facilites, provided they submit in writing their willingness to pay the charges in lieu of taxes as determined by the City.

2. Prospective Development - Proposed Office Building, North East Corner of Pender and Broughton Streets

The Deputy Director of Planning and Civic Development reported as follows:

"A preliminary enquiry has been received from Mr. Barclay McLeod, architect, regarding the construction of an office building at the northeast corner of Pender and Broughton Streets. The site has a frontage of approximately 270 feet on Pender Street and a depth of approximately 60 feet, backing onto the C.P.R. tracks. The present zoning is (C-3) Commercial. However, on City Council's instructions on June 12, 1973 the Deputy Director of Planning made application to rezone it to a revised (C-5) Commercial classification. This change should not have significant effect on the proposal.

This enquiry is being presented to the Special Committee to seek its guidance on building heights in the uplands adjoining the waterfront.

The present regulations permit a height of 100 feet and the proposed regulations 80 feet. However, both permit discretionary powers to increase the height limit. The height, as proposed, is about 170 feet, with a building width of 97 feet.

The plan also indicates an alternate shape of low profile that would conform with by-law regulations (except for the vertical light angle measured along the rear property line adjacent to the C.P.R. right-of-way). To obtain the permissible floor space ratio of 5.0 such a building would have to be 238 feet wide and approximately 70 feet high.

The photographs attempt to show the appearance of the proposed building as viewed from the 9:00 o'clock gun and the Royal Vancouver Yacht Club in Stanley Park and from the top of the Georgian Towers Hotel.

After discussing the report, the Committee felt it should have a more detailed report on the proposal prior to making a decision and it was,

RESOLVED:

THAT the Director of Planning submit a detailed report on the application for the proposed office building development at the North East corner of Pender and Broughton Streets, within two weeks, for the consideration of the Committee.

3. Communications

(a) Mr. Richard H. Thompson's letter, dated June 18th, 1973, on the waterfront, commented on the waterfront guidelines and the Project 200 proposals.

(b) West End Planning Team's letter, dated June 14th, 1973, commented on West End Community Council's recommendations.

RESOLVED:

THAT the above communications be received. "

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Joint Meeting of Committees on Burrard Inlet Waterfront and False Creek (cont'd)

MOVED by Ald. Pendakur,
THAT the Committee's resolutions set out in Clause 1 of this joint report be approved.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Pendakur,
THAT Clauses 2 and 3 contained in the foregoing report be received for information.

- CARRIED UNANIMOUSLY

J. Report of the Special Committee on Burrard Inlet Waterfront, June 28, 1973

The Special Committee on Burrard Inlet Waterfront submitted the following report under date of June 28, 1973:

"A meeting of the Special Committee of Council on Burrard Inlet Waterfront was held in No. 2 Committee Room, City Hall on Thursday, June 28th, 1973, at 3:30 p.m.

PRESENT:	Alderman Pendakur (Chairman) Alderman Marzari Alderman Massey
ABSENT:	Commissioner Cowie
COMMITTEE CLERK:	H. Sugrive

1. Guidelines for Interim Development

The Council, at its meeting on June 26th, 1973, dealt with the Proposed Guidelines for Interim Development in the City Centre Waterfront - Thurlow Street to Richards Street, as presented by the Special Committee on Burrard Inlet Waterfront and made the following resolutions:

"THAT the above quoted guidelines for interim development set out in the Special Committee's report, dated June 14, 1973, and numbered 1 E (i) to (ix) inclusive, be approved in principle, EXCEPT THAT item 1 E (v) of these interim guidelines re 'quantity of development' be referred back to the Special Committee for redrafting or an additional provision in the guidelines be made, to provide for height, bulk or buildings and such related matters;

FURTHER THAT approval in principle be given to the following proposals set out in the Vancouver City Planning Commission communication, dated June 22, 1973, and such proposals be appropriately included in the guidelines:

(a) Under Guideline (iv) that the factor of noise be included as a departmental fact, and that it be taken into consideration by the developer with providing Council with environmental impact analysis.

(b) Under Guideline (vii) that the accessibility of plazas and open spaces to paraplegics in wheelchairs and others whose mobility is hampered by a handicap be considered as part of any design proposals by a developer.

(c) Under Guideline (x) the importance of passenger shipping (cruise ships) to the City of Vancouver should be emphasized, and this fact incorporated in appropriate phrasing in this particular guideline.

THAT there be no development approved in the Chilco Street to Thurlow Street area (Stanley Park, Four Seasons and Bayshore) until the guidelines for the area are dealt with by Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet (cont'd)

THAT in the Gastown and fringe area (Richards Street to Main Street), the Council respond to individual development applications as they arise within the existing framework during the interim period while the study is being carried out.

THAT the communication dated June 22, 1973, from the Vancouver Planning Commission be received for information and the respresentatives and brief from the delegation on behalf of the Save the Entrance to Stanley Park Committee, be received."

On the issue of heights of proposed buildings in the waterfront area, the desirability of having lower buildings closer to the waterfront and correspondingly higher structures farther away from the waterfront was expressed by the Committee who were unanimous that as far as possible, the structures be as near as possible to the South side of the railway tracks.

During the discussion of the referred issue by the Council, the Committee was convinced that the requirements for the provision of open spaces and the floor space ratios in respect of development in the waterfront area were adequately covered in the guidelines and that any further development permits would not be granted without rezoning the area, which would involve public hearing and, therefore, the Committee,

RECOMMENDED:

THAT, in view of the fact that the Council has the final decision in granting permission to any development application which would not be considered unless the area was rezoned:

AND FURTHER the floor space ratio and open space requirements were adequate, Section E (v), of the guidelines be adopted.

(a) in excess of 50% of the ground shall be retained as open space and not covered with buildings.

(b) Gross floor space ratio shall not exceed 4.0.

(c) Water lots are excluded in computing floor space ratio.

(d) The height of buildings be compatible to the surrounding area.

INFORMATION:

2. Pacific Coast Fishermen's Mutual Marine Insurance Company

On behalf of Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Limited, Mr. A. Sorbo, the assistant manager, presented a brief, supported by colour photographs on the existing boat repair yard at the foot of Broughton Street, emphasized the need for service yard, both for pleasure and fishing vessels.

Mr. Sorbo informed the Committee that even a seven year lease could not justify any capital expenditure of approximately 1/2 million dollars. Whether or not the City had moral obligations to the fishermen on this coast and the ever increasing pleasure craft industry was a matter of opinion. He expressed that it would be morally wrong to remove essential service facilities from such a vital industry which was part of their heritage. He went on to emphasize, that in 1972, they had serviced 700 vessels for general maintenance and repairs due to accidents. Out of this number approximately 1/3 were pleasure vessels and 2/3 comprised fishing boats.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet (cont'd)

Subject to a long term lease, the Directors of Kanata Marine Ways (1965) Limited and Pacific Coast Fishermen's Mutual Marine Insurance Company had expressed willingness to incur substantial expenditure in land fill, new buildings and in modern marine ways and marine lifts. He urged that, in his opinion, a 20 year lease, with an option for renewal, seemed feasible for a proper development.

The Committee expressed the belief that the whole area would be cleaned up and the buildings be upgraded and Mr. Sorbo informed the Committee that this was their plan if they could obtain longer term lease.

Following further discussion on the issue, the Committee,

RESOLVED:

(a) THAT the brief as submitted by Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Limited, be received.

(b) THAT in view of the fact that Kanata Marine Ways (1965) Limited serviced 700 boats, the Chairman be authorized to inform Marathon Realty Limited, the lessors of the area, that the Committee considered this as a desirable longer term use and therefore favours a longer term lease compared to existing one-year leases. "

The Council took action as follows:

Clause 1

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Pendakur,
THAT the Committee's resolution contained in item (a) of this clause respecting brief by two companies, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the resolution contained in item (b) of this clause respecting lease to Kanata Marine Ways (1965) Limited, be referred back to the Committee for further report on details of the activities to be carried on.

- CARRIED UNANIMOUSLY

K. Report of Cultural Advisory Committee, June 12, 1973

The Chairman of the Cultural Advisory Committee submitted the following report, under date of June 12, 1973, regarding the Vancouver New Music Society and request for assistance:

"The Vancouver New Music Society which has now completed its season is seeking assistance from the City in meeting its deficit. We would recommend that this request be seriously considered by City Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Cultural Advisory Committee (cont'd)

The attached statement gives an idea of disbursement and income, but is now out of date to some extent. The deficit for which assistance was requested was $867.68. Late-arriving bills have increased this deficit to $1,010.00. The Community Arts Council has assisted with a donation of $500.00 and the New Music Society is asking the City for $500.00 which will eliminate the deficit.

The amount of $867.68 was the sum left when the original projected deficit of $4,417.20 was largely, but not completely met by private donations. The deficit of $4,417.20 was in part caused, according to the New Music Society, by a failure on the part of the Canada Council to live up to a verbal promise of aid. In a telephone conversation with the then president of the New Music Society, Mr. G. Laverock, which occurred several months ago, Guy Huot, then Director of The Canada Council promised a grant of $7,500.00 for March or April of 1973. When Hugh Davidson replaced Guy Huot, the commitment was drastically reduced (see attached statement), apparently the result of a confusion caused by the changeover.

The New Music Society is making a valuable and distinctive contribution to the musical life of Vancouver, as the attached review indicates. The Society seems to be efficiently run, and it would appear that this request would not have been necessary had the Canada Council given the amount promised.

A representative of the Society would be willing to appear before Council if this is deemed necessary.

In the series recently given by The New Music Society, it has already gained enthusiastic accolades from both audiences and critics alike. The Committee hopes Council will give its support to this venture into contemporary music."

MOVED by Ald. Pendakur,
THAT the request be received and no action taken.

(not put)

MOVED by Ald. Harcourt, in amendment,
THAT a Grant of $500.00 be approved.

- LOST
(not having received the required majority)

(Aldermen Bowers, Pendakur, Rankin and Volrich voted against the motion)

In view of the action taken on the amendment, no further action was taken on the subject.

L. Repair of Fire Damaged Building: 301 - 305 Main Street

At the last meeting of Council the Building Inspector reported on the matter of repair to fire damaged building at 301-305 Main Street. At that time the Building Inspector advised:

"The owner wished to refurbish the building but I refused permission since the cost of the work is in excess of the assessed value. The owner now wishes to remove the top floor and repair the remainder of the building. The work will be in excess of the assessed value, but I would not object if Council approves of the revised proposal, subject to compliance with City By-laws in all other respects".

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Repair of Fire Damaged Building (cont'd)

The matter was tabled to this meeting to allow the Council an opportunity to view the property and receive a further report from the Department on details of occupancy as proposed. In this respect the Building Inspector advises proposed occupancy for the building, to be reduced to two storeys in height, will be retail occupancy on the ground floor with sleeping rooms on the second floor.

The motion of Alderman Hardwick submitted at the last Council meeting was further considered as follows:

MOVED by Ald. Hardwick,
THAT the revised proposal of removing the top floor and repairing the remainder of the building be approved, subject to compliance with City by-laws in all other respects.

The motion was put and, - CARRIED UNANIMOUSLY

M. Additional Staff:
Home Care Project

The Board of Administration, under date of June 29, 1973, submitted the following report:

Your Medical Health Officer reports as follows:

"On June 5, 1973, City Council adopted a clause in a report of the Standing Committee on Social Services dated May 24, 1973, whereby the Health Department was authorized to provide one office and clerical space in the Health Department, East Wing, for the operation of the Home Care Project.

This report also stated that additional nursing positions will be required to perform the liaison duties essential in this project. It has now been established that the number of positions required is equivalent to two P.H.N. I positions. The Provincial Government has approved the payment, through the Metropolitan Health Board of Greater Vancouver, of all expenses incurred in this project. All expenses of the City will be recoverable in total.

Following is a summary of the proposed starting dates and the estimated funds required to December 31, 1973:

	Effective Date	Amount
One only Public Health Nurse I (Full-time)	July 1, 1973	$ 5,346.00
One only Public Health Nurse I (Full-time)	Sept.17, 1973	$ 4,010.00
Total Salaries (6801/ 10)		$ 9,356.00
Fringe Benefits (6801/ 23)		1,030.00
Transportation (6801/305)		700.00
TOTAL EXPENSES (PERSONNEL)		$11,086.00

The Director of Personnel Services has verified the classifications of the proposed positions and has received the concurrence of the Registered Nurses Association.

It is therefore recommended that:

(a) The addition of two Public Health Nurse I positions as detailed above be authorized on the understanding that the City of Vancouver will be totally reimbursed by the Provincial Government, through the Metropolitan Health Board of Greater Vancouver, for all expenses incurred concerning the positions.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:
Home Care Project (cont'd)

(b) Funds totalling $11,086.00 be allocated to the appropriate accounts of the Health Department to cover Personnel expenses from July 1, 1973 to December 31, 1973."

Your Board recommends that the recommendations of the Medical Health Officer be adopted.'

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration and the Medical Health Officer contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

N. L.I.P. Project X-1183:
'FIND'

The Council, at its meeting on June 26th, when considering the matter of support to the 'FIND' L.I.P. Project passed a resolution that the Council urge the Federal Government reinstitute this project in the sum of $94,300 to keep it in operation to November 30, 1973. Also, the Council directed the Director of Social Planning and the Park Board to report certain information in regard to the project.

The Board of Administration, under date of July 3, 1973, submitted the following information report from the City Engineer giving the present status of the matter:

"On Wednesday, June 27, a telephone call was received from the local offices of the Department of Manpower and Immigration to the effect that funding for this project was to be extended to November 30, and that a confirming telegram was to be dispatched immediately.

At the time of this writing (10:30 A.M. July 3rd), no approving telegram has been received. It is understood that the contract has been written but must go to Ottawa for signature, and that a replacement telegram from 'Manpower' is being expedited."

A telegram was noted from the National Director, Local Initiatives Program, to the effect that the application for extension of this 'FIND' project had been approved in the amount of $100,386, the project to conclude by November 30, 1973.

MOVED by Ald. Gibson,
THAT the foregoing information be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the instruction given at the Council meeting on June 26, quoted as follows, be reiterated at this time, as varied to be appropriate:

"THAT the Director of Social Planning and the Park Board be requested to jointly report to Council, details of use of the project at the various community centres, etc., and advise of the areas in which it is recommended the Council participate by making funds available through the Park Board;

FURTHER THAT the joint report include information as a result of investigating the possibility of Provincial funding".

- CARRIED

(Alderman Bowers voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L.I.P. Programs

MOVED by Ald. Marzari,
THAT the Director of Social Planning be requested to examine existing L.I.P. programs for report to Council on any programs which he would be prepared to recommend.

- CARRIED

(Aldermen Bowers, Hardwick and Rankin voted against the motion)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO PROVIDE FOR THE CASTING OF VOTES BY HOSPITAL PATIENTS IN THE 1973 ELECTION

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

(The By-law was read a first time)

The By-law was discussed at this point and after due consideration it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT further consideration of the By-law be deferred to allow consideration of amendments whereby nursing homes, rest homes and personal care homes would be included, as well as amendments on other appropriate aspects of the whole matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT a Committee be appointed to report on the amendment feature after discussions with the Corporation Counsel and the City Clerk.

- CARRIED UNANIMOUSLY

(The Mayor appointed Aldermen Volrich, Gibson and Linnell as members of the Committee)

MOTIONS

Pipe Crossings under Railway Tracks

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT WHEREAS City Council on June 12, 1973, approved a recommendation of the Board of Administration that the Corporation Counsel and the City Engineer with the Mayor and City Clerk should be authorized to sign final approval with respect to pipe crossings under railway tracks;

BE IT RESOLVED THAT in order for the City to extend, relocate or replace a pipe under a railway track, that the Corporation Counsel and the City Engineer with the Mayor and City Clerk be delegated the authorization to execute documents relating to agreements with the railway company and lease of the crossing area.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Marzari voted against the motion)

The Council adjourned at approximately 6:25 p.m.

***

The foregoing are Minutes of the Regular Council meeting of July 3, 1973, adopted on July 17, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Closure of Portion of Lane North of 41st Avenue, East of Balaclava Street, At Rear of 3205 West 41st Avenue, Lot 4 of Lots 29 and 30, Block 12, D.L. 2027, Plan 7918 for Lease Purposes

"The lane north of 41st Avenue, east from Balaclava Street dead ends at the east side of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 as immediately east of this point there is Kerrisdale School site. The property to the north is the Knox United Church site and they require no access from the lane. The easterly 40 feet of the lane is surplus to the City's highway requirements. The owner of Lot 4 has made application to lease the easterly 40 feet of the lane at the rear of his property.

I RECOMMEND that the easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027, Plan 7918 be closed, stopped up and leased to the owner of the abutting said Lot 4, subject to the following conditions:

(a) The term to be for 10 years, subject to a 6 month notice of cancellation if the area is required for municipal purposes.

(b) The rental for the first 5 years of the lease to be $60.00 per year. The rental to be reviewed after the first 5 years in accordance with the recommendation of the Supervisor of Property & Insurance.

(c) No buildings to be erected on the leased area.

(d) City to retain the right to enter the lease area for installation and maintenance of utilities.

(e) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of 10 Foot Lane at the Rear of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442, 5788 Holland Street

"The east 10 feet of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442, has been established for lane purposes. This 10 foot strip is now surplus to our highway requirements. The owner of the remainder of Lot 12 has made application to have this strip added back to his lot.

I RECOMMEND that the east 10 feet of Lot 12, Subd. "C", Block 2, D.L. 320, Plan 2442 be closed, stopped up and conveyed to the abutting owner of the remainder of Lot 12, subject to the following conditions:

(a) The value of the strip to be $50.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The 10 foot portion to be added to the remainder of Lot 12 to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Terminal Avenue Storm Drain and Sanitary Sewer from Main Street to Thornton Street

"Provision has been made in the 1973 Sewers Capital Budget for construction of a new storm drain and sanitary sewer on Terminal Avenue from Main Street to Thornton Street. This work forms a part of the 1972 Agreement between the City of Vancouver and the C.N.R. with regard to sewerage and drainage of False Creek Flats. In order that this work may proceed immediately, advance approval of this work is required.

Con't . . .

clause 3 con't

The 1973 Budget provides a total of $1,436,050 as the City's share of this work with the balance of $313,950 coming from the C.N.R.

I RECOMMEND that $1,436,050 be appropriated in advance from the 1973 Sewers Capital Budget Account 'Terminal Avenue Storm Drain and Sanitary Sewer-Main to Thornton', Reference Number 3-04-02."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements By "Petition"

First Step

The Deputy City Engineer reports as follows:

"Petitions for P.C. Concrete Sidewalks, sufficiently signed by affected property owners, have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated June 22, 1973.

The City's share of these improvements is available, subject to Council approval, in the 1973 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated June 22, 1973.

The estimated total cost of these improvements is $19,935.00 and the City's share of the cost is $12,509.00.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council approval of the 1973 Streets Capital Budget.

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(2) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law:

Knight Street, 51st Avenue to 53rd Avenue
Knight Street, 54th Avenue to the lane south of 54th Avenue
Ontario Street, 38th Avenue to the lane south of 38th Avenue
Slocan Street, Charles Street to Kitchener Street.
Windermere Street, Kitchener Street to the lane south of Kitchener Street
Windermere Street, Kitchener Street to the lane north of Kitchener Street

(3) The Court of Revision for projects listed in the attached schedule dated June 22, 1973 be held at 7:30 p.m. on Thursday, August 16th, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 6

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) - May, 1973

The Director of Finance reports as follows:

"1. Investment Matters -(Various Funds) - May 1973

(a) Security Transactions during the month of May, 1973.
(b) Summary of Securities held by the General and Capital Accounts only as at May 31, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
	Chartered Banks Deposit Receipts and Government Notes					
May 4	Toronto Dominion Bank	May 7/73	$ 700,261.78	$ 700,000.00	3	4.55
8	Mercantile Bank of Can.	May 31/73	1,493,300.44	1,487,928.00	23	5.73
11	Gr. Van. Sew. & Drain. D.	May 31/73	500,000.00	498,350.00	20	6.05
			$2,693,562.22	$2,686,278.00		

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SINKING FUND TRANSACTIONS (PURCHASES AND SALES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yld.%
	Debentures Purchased						
May 1	✓ City of Vancouver 7½%	May 1/83	$115,701.34	$100.00	$115,701.34	10/0	7.50
	✓ Direct Issue of Local Improvement Debenture to Sinking Fund						
	Debentures Sold						
May 11	* Greater Van. Sewerage & Drainage Dist. 6%	May 2/80	$157,000.00	91.46	$143,592.20	7/0	7.60
	* Sold to meet Sinking Fund portfolio requirements						
	Chartered Banks Deposit Receipts and Government Notes Purchased					Days	
May 2	First Bank Investment Ltd. (Gtd. by B. Of Mont.)	July 16/73	$692,741.00	$97.738	$684,166.00	75	6.10
2	Mercantile Bank of Can.	July 16/73	600,000.00	98.80019	592,801.14	75	5.91
			$1,292,741.00		$1,276,967.14		

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CEMETERY PERPETUAL MAINTENANCE FUNDS TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
	Debentures						
May 9	City of Van. 8 1/8%	Nov.1/86	$14,000.00	$99.875	$13,982.50	13/6	8.14
23	City of Van. 3 3/4%	Apr. 15/75	2,000.00	92.30	1,846.00	1/11	8.22
			$16,000.00		$15,828.50		

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TAYLOR MANOR TRUST TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield%
	Debentures						
May 9	City of Van. 8 1/8%	Nov.1/86	$5,000.00	$99.875	$4,993.75	13/6	8.14

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cont'd ....

Clause No. 1 (cont'd)

(b) **SUMMARY OF SECURITIES HELD AS AT MAY 31,1973**
GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cost or Book Value
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$398,000.00	$401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug. 15/77	840,000.00	840,000.00
	$1,238,000.00	$1,241,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for May, 1973 be confirmed.

RECOMMENDATION and CONSIDERATION

2. 1973 Basic Capital Budget

Your Board and the Director of Finance have reviewed the 1973 Basic Capital Programs requested by Civic Departments and Boards and report as follows:

" Capital Programs

The net City's cost of the 1973 Basic Capital Program amounts to $14,387,931 after deducting credits of $4,272,190 as detailed below:

Gross Cost of 1973 Basic Capital Program			$18,660,121
Less credits receivable from:			
(a) Property owners' share of local improvements including beautification		$2,348,200	
(b) Federal-Provincial Governments' share of urban renewal projects		833,040	
(c) Portion of sewer work recoverable from C.N.R.		563,950	
(d) Strathcona grant/loan recoverable by City		205,000	
(e) Fees recoverable re service pipes and meter chambers		195,000	
(f) Burnaby's share of			
(i) Central Park Development	$25,000		
(ii) Boundry Road improvements	67,000	92,000	
(g) Federal share of Stanley Park Seawall		35,000	
			4,272,190
Net Cost of 1973 Basic Capital Program			$14,387,931

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1973 Basic Capital Program - Project Detail".

Project Detail

Approval by Council of the 1973 Basic Capital Programs authorizes departments and boards to proceed with the individual projects except where it is noted that the item will be referred back to Council for specific approval.

cont'd ...

Clause No. 2 (cont'd)

While the projects requested are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan, as amended, your Board and the Director of Finance wish to bring the following items to Council's attention.

1. Park Development

   Page 3, Project Detail 1:01:8 Administrative Office Addition - $150,000

   On March 13, 1973 Council considered a Park Board report which requested advance approval to expend funds on planning an addition to their administrative office. Council deferred the request pending "a further submission on the matter from the Park Board".

   The Park Board has not reported on this matter as yet and it is suggested that the item be deferred pending receipt of such report.

2. Community Service Centre Facilities

   Page 6, Project Detail 1:02:3 Jericho Development - $75,000 and 1:02:4 New Mount Pleasant School - $50,000

   These are proposals to expend funds on the Jericho Officers' Mess building and to provide recreational facilities in the New Mount Pleasant School.

   Council may wish to defer these items pending a report from the Park Board re

   (a) details of the proposed capital expenditures

   (b) estimated increased annual operating cost of the recreation programs resulting from these capital expenditures

   (c) justification for expanding the recreation facilities in these areas

3. Indoor Swimming Pool

   Page 7, Project Detail 1:03 Indoor Swimming Pool adjacent to Templeton High School - $480,000

   Application for cost sharing under the Federal Winter Capital Project Fund on this project was not approved for the 1973/74 winter period and remains outstanding for cost sharing during the 1974-75 winter period.

   Council may wish to discuss with the Park Board the possibility of deferring this project until 1974 when applications for cost sharing will again be considered.

   Note - The Indoor Swimming Pool - adjacent to Lord Bing School was approved for cost sharing in 1973 - vis $162,500 loan forgiveness.

4. Urban Renewal - Pages 30 to 40

   Present urban renewal projects and schemes were approved by Council in prior years. All acquisitions and disposals of property under these schemes are submitted to Council for specific approval. Scheme 3 - Strathcona administration expenses were reviewed with the Deputy Director of Planning and Civic Development at the time 1973 Departmental budgets were reviewed.

5. Beautification - Pages 57 to 62

   Funds provided in the 1969 Supplementary Capital Budget ($481,000) and authorized in the 1971-1975 Five Year Plan ($700,000) for the City's share of the cost of beautification projects amount to $1,181,000.

   A summary of the City's share of estimated project costs is as follows:

(a) Projects specifically approved by Council in previous years	$ 417,955
(b) Projects requested (including 1973 program) subject to further report to Council	659,890

cont'd ...

Clause No. 2 (cont'd)

(c)	Continuation of projects for which funds will be required in 1974/75	352,750
		$1,430,595
(d)	Preliminary costs for three new projects - Dunbar, 1st and Commercial, West Hastings	11,500
	The City's share of the cost of these three projects, if approved, is not known at this time. It is expected that these projects will be submitted to Council in 1974-75	
(e)	Gastown - Chinatown studies	23,000
		$1,465,095

The estimated project costs as detailed in (a) to (e) above exceed funds available by about $284,000 plus the cost of the three new projects in (d) above.

Funds are available to cover all projects proposed to the end of 1973. There will be insufficient funds in the current Five Year Plan to provide for continuation of projects and new projects proposed for 1974-75.

It is suggested that the Deputy Director of Planning and Civic Development report to Council on proposed beautification projects and estimated costs to the end of the current Five Year Plan (1975) so that Council

(a) may be aware of the total additional funds to be found from other sources if the proposed program is carried out.

(b) may assess the priorities of the projects to determine whether certain projects may be deferred until the next Five Year Plan (1976).

Financing the 1973 Basic Capital Program

The method of financing the 1973 Basic Capital Program, as recommended by the Director of Finance, is summarized below and shown by program on Schedule 1 of this report.

Source of Funds

Authorized by-law funds - (Debentures)	$11,656,831
Revenue funds appropriated for capital purposes	2,656,600
Other funds	74,500
Total Funds Required	$14,387,931

1971-1975 Five Year Plan Allocations

The allocation of the present Five Year Plan Funds is summarized below and shown by program on Schedule 2 of this report.

Original 1971-1975 Five Year Plan	$56,810,000
Plus increased borrowing for sewer and drainage projects approved by Council on July 27, 1971 and May 1, 1973	8,428,000
Total 1971-1975 Five Year Plan - as Revised	65,238,000
Less allocations approved by Council in 1971 and 1972	33,727,505
Balance before 1973 Allocation	$31,510,495
Amount required for the 1973 Basic Capital Program - (Note 1)	14,209,730
Balance Unallocated - Available for 1974/75 Programs (Note 2)	$17,300,765

cont'd ....

Clause No. 2 (cont'd)

Note 1 - The amount of 1971-1975 Five Year Plan Funds required for the 1973 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan Funds	$14,209,730
1966-1970 Five Year Plan Funds re the Urban Renewal Program	103,701
Other funds - Larwell Park rental	74,500
Total Funds Required	$14,387,931

Note 2 - The unallocated balance of $17,300,765 is considered adequate to provide for continuation of recurring capital programs at a normal level of activity to the end of the Five Year Plan (May 1, 1974 to December 31, 1975 - 20 months)"

Your Board and the Director of Finance RECOMMEND that

1. The 1973 Basic Capital Program amounting to $14,387,931 and the method of financing this program, as summarized on Schedule 1, be approved subject to

   (a) individual projects being submitted to Council for specific approval where indicated in the "1973 Basic Capital Budget - Project Detail" report.

   (b) any reductions in the 1973 Basic Capital Program re projects submitted to Council for Consideration.

The following projects are submitted to Council for CONSIDERATION

1. Park Development - Administrative Office Addition - $150,000

2. Community Service Centre Facilities

   (a) Jericho Development - $75,000

   (b) Mount Pleasant School Recreation Facilities - $50,000

3. Indoor Swimming Pool - Adjacent to Templeton High School - $480,000

4. Beautification Projects - $277,600

The Director of Finance has commented on these projects on Pages 1 to 3 of this report.

CONSIDERATION

3. Grant Request: Anna Wyman Dance Theatre Foundation

The City Clerk reports as follows:

"In the Spring of this year, the Cultural Advisory Committee recommended a grant of $15,000.00 to the Anna Wyman Dance Theatre Foundation. However, when considering the 1973 Cultural Grants on May 8, 1973, Council did not approve a grant to this Organization. In a letter dated June 18, 1973, the Foundation respectfully requests permission to appeal this decision.

cont'd ....

Clause No. 3 (cont'd)

The Organization advised that, on the Provincial level, they have been informed that the B.C. Cultural Fund has awarded the Company a grant of $14,800.00 to help cover the cost of planned tours of Lower Mainland schools and colleges this coming Fall and that the Federal Government's Department of External Affairs has agreed to sponsor the entire Company's appearance in Cologne, Germany. The Canada Council has agreed to give this Organization an annual operating grant.

The Organization is requesting a grant of $2,400.00 in order to assist in the expenses of their tour of the Lower Mainland schools. The details of this request are set out in the communication of June 18 and supporting documents, all of which is appended for information."

Your Board submits the foregoing for Council's CONSIDERATION.

RECOMMENDATION

4. Auto Allowances for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since January 1, 1969, and does not reflect current operating costs.

The revised schedule is attached to this report as Appendix I.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 11¢ per mile to 13¢ per mile.

The annual increase in cost to the City is estimated at $43,000 over the yearly cost of $225,000. Based on an effective date of July 1, 1973 the 1973 cost would be approximately $21,500, which would be provided from Contingency Reserve.

A copy of the report has been sent to the Vancouver Municipal Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C. each of which have some members affected.

RECOMMENDED that:

(1) The revised schedule of auto allowances as per Appendix I be approved effective July 1, 1973.

(2) The casual auto allowance rate be increased from 11¢ to 13¢ per mile effective July 1, 1973.

(3) The estimated increase for 1973 amounting to $21,500 be provided from Contingency Reserve."

Your Board recommends that the foregoing report of the Director of Finance be approved, and that the matter of auto allowances be reviewed annually.

6

FOR COUNCIL ACTION SEE PAGE

PERSONNEL MATTERS

RECOMMENDATION

1. Retirement of Civil Defence Co-ordinator

The Board of Administration reports as follows:

"Mr. A.N. Roth, City Civil Defence Co-ordinator, will reach retirement age December 25, 1973, and his retirement will be effective January 1, 1974.

In order to obtain satisfactory continuity for taking over the position, the replacement should be given time to adequately cover the full range of activities of the Civil Defence Department and meet the personnel of other City Departments and outside agencies with whom he will be working. Because there is no other permanent staff in the department except for a clerk-typist, to assist in maintaining continuity, an overlapping period of two months, November and December, with the present Co-ordinator is considered reasonable.

The Civil Defence Co-ordinator's position is not included in the Salary Classifications for the City of Vancouver. The remuneration presently received by the Co-ordinator is $915.00 per month and normal fringe benefits.

The remuneration for the replacement of the Co-ordinator should remain in the same category. The amount involved over the two months overlapping period would be $2,050.00 ($915.00 x 2 + 12% F.B.).

This expenditure, as in the case of other expenditures required for the operation of the Civil Defence Department, is shareable under the Civil Defence Financial Assistance Program with the Senior Governments paying 90% and the municipality 10%.

Funds for this purpose were not included in the 1973 estimates.

The matter has been referred to the Senior Governments who have agreed to the above arrangements and have authorized an increase of $2,050.00 in the allocation of funds to the City for the fiscal year 1973-1974 for this purpose.

The Comptroller of Accounts advises that if this request is approved, the funds necessary for the City share of $205 would be provided from Contingency Reserve."

YOUR BOARD therefore RECOMMENDS that, in order to ensure a reasonable continuity on the retirement of the Civil Defence Co-ordinator, the replacement commence employment with the City November 1, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 7

PROPERTY MATTERS

CONSIDERATION

1. Offer to Purchase From the G.V.R.D. Housing Committee, on Behalf of the Provincial Land Acquisition Program, Of Lot D, District Lot 538, Situated at 4th Avenue & Wallace Street, For Development of Senior Citizens' Accommodation

The Supervisor of Property and Insurance reports as follows:-

"On May 15, 1973, City Council resolved that negotiations be entered into with the Federal Provincial Partnership for sale of Lot D, District Lot 538, which is adjacent to the Jericho D.N.D. lands, for development of Senior Citizens' housing at an F.S.R. of approximately 1.0.

The site referred to is an unsubdivided parcel of land, consisting of approximately 2.86 acres, and is presently zoned RS-1, Single Family Dwelling.

An offer to purchase the property for Senior Citizens' development has been received from the G.V.R.D. on behalf of the Provincial Land Acquisition Program. The offer is based on $2,000.00 per unit for an indeterminate number of units. It is proposed that the development would be under Section 43/44 of the N.H.A., which would permit the payment of a grant in lieu of municipal taxes. The municipal portion of the subsidy would be the responsibility of the G.V.R.D.

Accompanying this offer are two alternative schemes of development. The first proposes 3 three-storey structures creating approximately 162 units of housing. The other proposal is for three high-rise structures, (9 or 10 storeys), creating approximately 189 units of accommodation. The question of the final number of units actually involved must remain open until such times as the matter of zoning has been placed before a public hearing, and the final design has been concluded. It is, however, estimated that if the site was developed to its maximum potential at an F.S.R. of 1.0, it could possibly generate 214 units of Senior Citizens' accommodation.

It is difficult for the Property and Insurance Office to submit a recommendation to City Council at an appropriate selling price. Based on the present RS-1, Single Family zoning, the following values are indicated:-

1973 Assessed Value For General Purposes, (Unsubdivided RS-1)	**$203,060.00**
1973 Estimate of Assessed Value For General Purposes (Subdivided Into 14 Residential Lots)	**$288,225.00**
Estimated Market Value (Net), Subdivided Into 14 Single Family Residential Lots	**$392,000.00**

It it is the intent of City Council to value and turn over the lands under the existing Single Family zoning specifically for Senior Citizens' development, at an F.S.R. not exceeding 1.0, then the price of $2,000.00 per unit as offered is in the realm of the existing RS-1 market value, particularly in the case of the high-rise proposal, which consists of 189 units.

Such an approach represents a significant subsidy. For example, the City on behalf of the Federal Provincial Partnership has assembled two RM-3 sites for Senior Citizens' development in the Kitsilano area, at a unit cost of $4,200.00 -- $4,500.00. If this unit cost was applied to the low-rise proposal of 162 units, the value would be $725,000.00. It should also be noted that the Jericho site is much superior to the

Clause 1 Continued

two assembled Kitsilano sites. The conclusion is therefore, that if this 2.86 acre site, at 4th Avenue and Wallace Street, was re-zoned to Multiple Dwelling, at an F.S.R of 1.0, and offered for sale on the open market for private apartment development, the selling price in all probability would be in excess of $1,000,000.00.

CONSIDERATION:

The offer to purchase from the G.V.R.D. Housing Committee, on behalf of the Provincial Land Acquisition Program, of the City-owned 2.86 acre site situated at 4th Avenue and Wallace Street, for Senior Citizens' development, and the question of the determination of the valuations of the site, is submitted to Council for Consideration; it to be noted that in the event of the sale of the site, the following terms and conditions would apply:-

(1) That the sale be on City Terms, with the date of sale being the date of the issuance of a development permit, or 120 days from the date of Council's approval of this report, whichever is the sooner;

(2) That the sale be subject to the existing 20' easement bisecting the south westerly portion of the site;

(3) That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful application by the purchaser for re-zoning of the land to an F.S.R. not exceeding 1.0;

(4) The purchaser to pay an amount in lieu of Municipal taxes and other municipal levies, and the G.V.R.D. to assume the responsibility for the payment of the municipal portion of the subsidy. "

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

RECOMMENDATION

2. ACQUISITION FOR PARK SITE #9 (KITSILANO)
2097 West 6th Avenue and
2142 Arbutus Street

The Supervisor of Property & Insurance reports as follows:

2097 West 6th Avenue and 2142 Arbutus Street legally-described as Parcel "A" of Lot 20, Block 265, D.L. 526, is located in Park Site #9 (Kitsilano) and has been offered for sale to the City by the owner. This Park Site is listed under Table II of the Park Sites Purchase Program 1971 - 1975, confirmed by City Council, December 15th, 1970.

These premises comprise a 2 storey and part basement frame apartment building with a main floor area of 1,460 sq. ft., erected in 1910 on a corner site 35' x 50', zoned RM-3. This structure has four self-contained suites with a total of 18 rooms. The building has 16 plumbing fixtures, a tarred composition roof, patent shingles and siding on exterior walls, a stone foundation and is heated by an automatic gas furnace.

This improvement is in poor condition but because of a shortage of this type of family accommodation has become popular with real estate investors.

All suites are currently rented and it is intended to continue these rentals until the property is required for the park site. At that time the building will be demolished.

Clause 2 Continued

Following negotiations, the owners have agreed to sell for the sum of $44,250.00, including some equipment, as of June 30th, 1973, subject to retaining rent-free possession of these premises until July 31st, 1973.

This price is considered to be realistic and reflects the market price that would be payable for the net income derived from the property. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $44,250.00 on the foregoing basis chargeable to Code 4189/- Park Board Clearing Account."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

3. Sale of portions of City-owned Lot 10 Except East 25 Feet, Block 30, D.L. 182 To the adjoining Owners Situated On the North Side of Napier Street, Between Clark and Odlum Drives.

The Supervisor of Property and Insurance reports as follows:-

"At a Public Hearing on May 15th, 1973, Council considered an application to rezone two privately-owned lots and a City-owned lot situated North of Napier Street, between Clark and Odlum Drives, and resolved:-

' THAT rezoning of Lot 5, Block 30, D.L. 182, from RM-3 Multiple Dwelling to M-1 Industrial District, be approved, subject to the owner first dedicating the easterly 3' to provide an ultimate 20' City lane;

FURTHER THAT Lot A of 10 and Lot 10 except E. 25', Block 30, D.L. 182, be rezoned M-1 Industrial District subject to approval of City Council first being obtained on a report from the Supervisor of Property and Insurance for the purchase of the westerly 12' of Lot 10 except E. 25' by the owners of Lots E, F, G and H, same to be added to their lots, with they collectively arranging vehicular ingress and egress to their subject properties and provided Mr. T. Price acquires the easterly 11½' of Lot 10 except E. 25', same to be consolidated with Lot A of 10 and so registered in the Land Registry Office after dedication of the easterly 3' of Lot A for City lane and, in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 apartment zoning to the east of the north-south City lane,

AND FURTHER THAT should any condition endorsed by Council not be complied with by the owners in order to permit enactment of the amending by-law within 120 days of approval at the Public Hearing, the said approval shall then expire and in addition, the scheme of development being first approved by the Technical Planning Board, having regard to the RM-3 Multiple Dwelling District to the east of the north-south City lane.'

The four owners of Lots E, F, G and H have now been contacted and they have agreed to purchase the West 12-foot portions of City-owned Lot 10 except the East 25 feet abutting these lots, for the sum of $815.00 each, plus proportion of current year's taxes, registration fees, survey costs, documentation and administrative fees. These sale are subject to the 12-foot strips being consolidated with each adjoining lot and an agreement that the 12-foot strips will be used for vehicular access only to the four lots and no other purposes, no buildings to be erected and no storage of materials or parking of vehicles on the 12-foot strip.

Cont'd /4

Clause 3 Continued

Mr. T. Price has agreed to purchase the remaining easterly portion of City-owned Lot 10 except the East 25 feet, for the sum of $3,250.00 plus proportion of current year's taxes, registration fees, survey costs, documentation and administrative fees. This sale is subject to the City land being consolidated with adjoining Lot A of 10 to form one parcel and the prior dedication of the easterly three feet of Lot A for lane purposes.

The completion of the sale to the five owners will require a survey and a subdivision plan, documentation to extend a mortgage, and a four-party agreement for vehicular access over the 12-foot strip. In view of the considerable work still required to complete the sales, and the fact that Mr. T. Price is now ill and unable to proceed immediately with drawings of his proposed development, it is recommended that Council approve a 60 day extension to allow the owner amply time to comply with the conditions set by Council for the rezoning of the property.

RECOMMENDATIONS:

(1) That the sale of City-owned Lot 10 except the East 25 feet, Block 30, District Lot 182 to the adjoining owners on the foregoing basis, be approved, subject to the property being rezoned to M-1, Light Industrial District;

(2) That Mr. T. Price be granted an extension of 60 days to comply with the conditions set by Council for the rezoning of the property."

Your Board

Recommends that the foregoing RECOMMENDATIONS of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1010 McLean Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 15, Block 26, D.L. 264A and known as 1010 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey non-basement frame dwelling, with a main floor area of approximately 660 square feet, erected in 1906 on a site 33' x 93.5', zoned RM-3. The dwelling contains 5 rooms, 3 plumbing fixtures and has a patent shingle roof, siding exterior and is heated by a gas-fired hot air furnace. This dwelling is in below average condition for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 63rd negotiated settlement.

Following negotiations with the owner, she has agreed to sell for the sum of $20,100.00 as of June 30th, 1973 subject to the following:-

1. The owner to retain rent-free possession to August 31st, 1973.

2. The Vendor to have the right to remove the stove, hot-water tank and furnace at her option.

Cont'd .../5

Clause 4 Continued

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $20,100.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 7 + 8

B-1

DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Update of Vancouver's Truck By-laws

The City Engineer reports as follows:

"GENERAL

At a Council meeting held on 9 June, 1970, City Council adopted a recommendation of the City Engineer which permitted the operation of vehicles up to 8 feet 6 inches in width on schedule 'C' routes except during rush hours. In adopting this recommendation, Council instructed at the same time, that 'the City Engineer be requested to assess the by-law provisions respecting adequacy of street widths used by trucks and buses and updating of the provisions as considered advisable'. This was interpreted as a request for a review of the adequacy of our truck control system as a whole. Subsequently, an Enquiry Report was submitted informing Council that the truck control system was currently under review, and that a final report would be submitted following discussions with the Trucking Industry and the Police Department.

In carrying out this review, it has become apparent that there are two major tasks to be completed:

A. Amend our by-law to be compatible with Provincial regulations governing the movement of trucks within the Province, and ensure that regulations contained in the by-law are realistic in terms of the conditions existing today on Vancouver's streets.

B. Critically examine Vancouver's truck route network with regard to the needs of the Trucking Industry and the effect of truck routes on adjacent residential areas, businesses, etc. From this examination, revise our truck route network to best serve the Trucking Industry at minimum public inconvenience.

At this time we are able to report on Part A of the review, concerning truck sizes, and truck weights. It was intended that a report covering both parts be completed some time ago, however more data on truck movements, more contact with the truckers themselves, and more study is required to formulate changes, additions, and deletions with respect to Vancouver's truck route system. Thus, a further report will be submitted to Council covering Part B (truck routes). This report should be completed by November of this year.

TRUCK SIZES

On April 23, 1970, the Provincial Government, by Order in Council, amended the Department of Commercial Transport regulations to permit an increase in truck width from 8 feet to 8 feet 6 inches, and an increase in truck length from 60 feet to 65 feet on Provincial Highways. At that time, the City allowed (without permit) trucks' widths up to 8 feet on any street, and lengths up to 60 feet on schedule 'C' routes and in the Downtown area between 6:00 p.m. and 7:00 a.m.

In response to the change in Provincial regulations, as mentioned at the beginning of this report, on June 9th, 1970, City Council adopted a recommendation of the City Engineer to allow the operation of vehicles up to 8 feet 6 inches in width on schedule 'C' routes (schedule 'C' routes connect Provincial highways, all M-1 and M-2 industrial areas, and a minimal network of streets between - see attached plan), except during the periods 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., i.e. the increased width was permitted on the major truck route streets (although not in the Downtown area) except during rush hours. However, no change was made concerning truck lengths since it was felt that this matter required further study.

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Practically all highway trailers are now being constructed to the maximum size allowed under the Provincial regulations, i.e. a width of 8 feet 6 inches and an overall length of 65 feet. It is the opinion of the Engineering Department that the increase in width of 6 inches, and an increase in length of 5 feet is not sufficient to change the effect of maximum size trucks on traffic in general (including rush hour periods) providing these trucks are confined to the streets presently designated for use by 60 foot vehicles, i.e. schedule 'C' routes, and the Downtown area between 6:00 p.m. and 7:00 a.m. It should be pointed out that in the further study required for the truck route section of this review, it may become apparent that restriction of truck movement is necessary during rush hours, thus perhaps requiring restriction of all vehicles over 40 feet on any street during these periods. However, at this time it would seem impractical to limit vehicles on specified routes to a length of 60 feet and a width of 8 feet during rush hours while permitting lengths of 65 feet and widths of 8 feet 6 inches at other times. Both the Police Department and the Automotive Transport Association confirm the impracticality of permitting these increased lengths and widths on a 'part time' basis.

Summary

It is proposed that on schedule 'C' routes, the currently permitted width (during non-rush periods) of 8 feet 6 inches be allowed during rush hours also, and that in the Downtown area this width be allowed between 6:00 p.m. and 7:00 a.m. It is further proposed that the operation of vehicles up to 65 feet in length be permitted on schedule 'C' routes, and in the Downtown area between 6:00 p.m. and 7:00 a.m.

TRUCK WEIGHTS

In response to a request from the trucking industry, in 1971 the Provincial Government approved a new schedule of allowable weights for all Provincial Highways. This new schedule allows greater weight than with the previous regulations. The present difference between Provincial and City weights is causing considerable inconvenience to maximum weight trucks under the Provincial regulations, entering Vancouver from Provincial Highways. These vehicles would, of course, be overweight according to present City regulations. This situation should be resolved as quickly as possible, and is dealt with in this report.

Background

Prior to 1960, the Province had one schedule of allowable gross vehicle weights which applied to all Provincial Highways. At that time, the City of Vancouver applied this same schedule to all City Streets (schedule 'A'). Then in 1960, the Province instituted a two-level system of (1) major highways on which increased weights were allowed, and (2) other highways on which the old weight schedule was still applied. For the sake of uniformity, Vancouver introduced a similar system (schedules 'D' and 'E') applying the Province's higher weights primarily to routes connecting with Provincial Highways.

Later, in 1968, the Province eliminated the lower weight schedule and extended the higher weights to all Provincial Highways. Vancouver made no change since routes connecting with Provincial Highways were already scheduled for the higher weights.

On May 27th, 1971, the Provincial Government approved an Order in Council (No. 1905) amending regulations pursuant to the Provincial Department of Commercial Transport Act. These amendments, applying to all Provincial Highways, permit an increase in the maximum gross weight allowed on a single axle from 18,000 pounds to 20,000 pounds, and on groups of axles a scale of weights was adopted which ranges from 3% to 18% over the City's present weight schedules.

Current Considerations

As mentioned earlier, it is desirable to maintain a consistency of regulations on truck weights to avoid an unreasonable situation for truck operators entering the City on a Provincial Highway. This could be achieved by replacing the City's upper weight schedules ('D' and 'E') with the new Provincial weights. To further simplify City regulations and to be consistent with the Provincial 'single weight schedule' system, the present lower weight schedule 'A' could be abolished and

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the new Provincial regulations applied to all City Streets. This would make the City's regulations easier to understand and follow, both by the truck operators themselves, and by Prosecutors, etc., concerned in legal cases. The Police Department have stated a preference for the single weight system, indicating that enforcement would be considerably simplified. The single system would also reduce the number of inquiries to the City concerning allowable weights and the requirements for overweight permits.

Implementation of a single weight system will not mean an increase in truck traffic on residential streets since the larger trucks legally able to use these streets at present are not doing so (unless they have a specific destination in a residential area) for reasons of difficulty of travel - narrow width, sharp corners, lack of continuity etc.

As well as being regulated by weights, trucks are also restricted by length. The maximum permissible length for trucks on residential streets is 35 feet (with trailer units permitted up to 40 feet overall length). Longer trucks are restricted to a network of arterial streets, and this would not be altered by the proposed change in weight limits. On residential streets, the weight change would mean an increased allowable load of only one ton for trucks with a single rear axle and approximately 2 to 3 tons for trucks with dual rear axles. On truck routes allowing trucks up to 50 and 60 feet in length, the increase would be approximately 5 to 6 tons. The increased allowable weights are not expected to affect traffic flow which is more directly related to vehicle size, nor is an increase in truck noise anticipated with the new regulations.

Tests have been conducted on City pavement, which indicate that the increased deflections of the pavements that would result from these higher axle loadings are generally within acceptable standards, and any resulting increase in maintenance costs will only be slight.

It should be noted that under the proposed system, Vancouver would have only one schedule of weights which would apply to all City streets. Trucks would be confined to a truck route network on the basis of size only. However, this still affords sufficient control over truck weight, since weight is directly related to truck length, i.e. by confining large vehicles to a truck route network, heavy vehicles are thus also confined to this network.

Summary

It is proposed that the City's existing dual weight schedules be abolished and the new Provincial weights adopted for application to all City streets. Both the Automotive Transport Association of British Columbia and the Vancouver Police Department are in agreement with this proposal.

RECOMMENDATIONS

1. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on those routes listed in schedule 'C' Parts 1 and 2 of Part III of the Street and Traffic By-law No. 2849.

2. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on any street in the area bounded by Burrard Inlet, Main Street, False Creek and Burrard Street during the periods from 6:00 p.m. of one day to 7:00 a.m. of the following day.

3. That schedules 'A', 'D', 'E' and 'F' to By-law 2849 be rescinded and that the City adopt a weight schedule to By-law 2849 consistent with the weight regulations contained in the Provincial Order in Council #1905 of May 27th, 1971.

4. That the Corporation Counsel be instructed to prepare the appropriate By-law amendments outlined in 1, 2 and 3 above, including revisions to the definition of 'axle load' and maximum allowable axle load."

CONSIDERATION

2. Request for Curbs and Gutters on 59th Avenue - Cambie to Ontario Streets

Attached to this report is a letter from Mrs. L.Konesky of 168 West 61st Avenue to the Mayor and Council, pointing out a history of difficulties connected with unimproved streets in her area. The City Engineer reports as follows:

"We have examined the area and have been aware of the problems therein for some time. Mrs. Konesky's description of conditions in the area is essentially correct. As with most unimproved streets, drainage difficulties exist. There are large open or undeveloped spaces in the area which contribute to the drainage problems. Underground seepage from these spaces comes to the surface at various points as springs or as soggy spots in the boulevards. This is in addition to the considerable flow of surface water which must be carried in the street ditches. The only effective way to correct these drainage problems is to improve the street with curbs, gutters, pavement and a storm drainage system.

Conditions are worsened by the great number of cars parking on 59th Avenue adjacent to the hospitals. Gravel shoulders and ditches are rutted, thus further obstructing the flow of water. Costs of maintaining drainage and road shoulders in this area are high.

Mrs. Konesky has attempted to have these conditions improved through the local improvement procedure by petition. Her efforts to obtain improvement of 59th Avenue between Cambie and Ontario Streets were unsuccessful as her petition was found to be insufficiently signed. She was able to obtain 19 of 22 signatures required. From her letter, she received little cooperation from the hospitals, who are contributing much to the problem.

Under the local improvement procedure it is possible for the City to initiate these improvements. In this event, only 50% of property owners would have to be in favour of the improvement (under petition 2/3 are required). This might still be unsuccessful since the hospitals involved probably control a considerable portion of the assessed value. They might not object, however, and the local improvement could be successful. After that Council still has the ability to proceed with the improvement on special grounds.

If the improvement were to proceed under local improvements - initiative principle, it is recommended that a 36 foot wide pavement be constructed on -

59th Avenue - Cambie Street to Ontario Street

Columbia Street - 59th Avenue to 62nd Avenue

Manitoba Street - 59th Avenue to 62nd Avenue

The proposed improvement of 59th Avenue at Cambie Street should resolve the traffic problems now being experienced at this intersection. Since 59th Avenue is not planned as an arterial street, left turn bays are not recommended (as requested by Mrs. Konesky). A need for curb side parking regulations on 59th Avenue would be reviewed when the street improvement has been completed.

In view of the above facts, Council may wish to instruct the City Engineer to proceed with the improvement of the noted streets on the initiative principle."

DEPARTMENT REPORT, JUNE 29, 1973 . . . . . (WORKS - 5)

3. Lane Paving - Traffic Implications

The City Engineer reports as follows:

"BACKGROUND

At a Special Council meeting of May 17, 1973, when dealing with Local Improvements following a Court of Revision, Council resolved 'that Project 51 and 52, Schedule 419, be deferred pending a report on the implications of lane paving to major traffic generators' (Project 51, which is the paving of the lane east of Heather Street from 52nd Avenue to 54th Avenue and the lane north of 54th Avenue east to Tisdall Street, was not opposed but Mr. G. Robertson suggested speed bumps be constructed. Project 52, which is the paving of the lane west of Kersland Street from 33rd Avenue to 35th Avenue, was opposed by Betty Ho on the basis that the paving would encourage traffic as a shortcut to Queen Elizabeth Park).

LANE TRAFFIC PROBLEMS

To put the lane situation in perspective, approximately 20 or 30 complaints are received each year from residents throughout the City about traffic in residential lanes. While about half of these complaints are related to speeding, there is also a concern about through traffic using lanes as shortcuts, particularly near traffic signals, as the arterial street system becomes more congested.

Generally, the paving of a residential lane does not result in heavier usage by through traffic. However, in those cases where an unpaved lane is already being used to some extent as a shortcut, paving may result in some increase in traffic.

While lane paving doesn't generally increase through traffic, it sometimes leads to higher speeds. Complaints of this type are dealt with by Police enforcement. However, since the number of violations is small, assigning a Police car to patrol speeds in a lane is difficult to justify. (The present speed limit in lanes is 15 m.p.h.)

SPEED BUMPS

The question of 'speed bumps' to control speeds in lanes has been considered but they have not been recommended, since the range in suspension systems between different types of cars makes it difficult to design a speed bump that effectively slows all vehicles, without damaging low-slung cars.

CORRESPONDENCE

Mr. M. Baur, who circulated the petition for the lane west of Kersland, has written to the Mayor with regard to this project. Copies of this letter, dated June 1st, 1973, are circulated.

Mr. George Spencer, who circulated the petition for the lane east of Heather and lane north of 54th, has telephoned the Engineering Department to point out that the project consists of these two parts and that the delegation was from the lane north of 54th. He requests that the paving of the lane east of Heather proceed even if the work in the other lane is deleted or further deferred.

LANE WEST OF KERSLAND, LANES EAST OF HEATHER AND NORTH OF 54TH

Our observations do not indicate significant usage of the lanes included in the above two local improvement projects by other than local traffic, and they do not appear to offer any advantage to through traffic over the adjacent local streets. We do not feel that paving will increase their usage, or that speeds greater than normally occur in lanes will result. Whereas there may be some lanes in the City that will require some treatment to reduce speeds, we do not feel that speed bumps are required in the above lanes.

CONSIDERATION

The above report, and the matter of undertaking or not undertaking the two local improvement projects is submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 8

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Building Line: Cambie Street - Both Sides, 16th to 2nd Avenues

The Deputy Director of Planning and Civic Development reports as follows:

"A request has been received by the Director of Planning and Civic Development from the Deputy City Engineer to establish a building line on both sides of Cambie Street between 16th Avenue and 2nd Avenue in order to ultimately provide a 100' street from 2nd to King Edward Avenue.

An established building line currently exists under Schedule E - Part II - of the Zoning and Development By-law, between 16th Avenue on the West side and 15th Avenue on the East to King Edward Avenue, to provide a 100' street. The remainder of Cambie Street between King Edward Avenue and S.W. Marine is currently 150' in width.

The Director of Planning has made an application to amend Schedule E - Part II - Building Lines - of the Zoning and Development By-law, to establish building lines on both sides of Cambie Street between 16th and 2nd Avenues, as outlined in red on the map prepared by the City Engineer dated February 1st, 1973, in order that any Development Permit Applications may be withheld under Section 570 of the Vancouver Charter, should Council so wish. (A copy of the map is attached).

The Technical Planning Board on February 23rd, 1973 recommended that the application made by the Director of Planning and Civic Development be referred direct to a Public Hearing after a report has been received thereon from the City Planning Commission.

The Vancouver City Planning Commission on April 16th, 1973, endorsed the Technical Planning Board's recommendation.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

CONSIDERATION

2. Illegal Suite: Hardship Application 3255 West 12th Avenue

Numerous complaints from Mrs. E.M. Davie have been received and reports submitted to Council regarding a basement suite in the above building. On April 2, 1973, Mayor Phillips requested that any further application for consideration under the Hardship Policy be referred to Council.

The Director of Permits and Licenses reports as follows:

"On March 7, 1972, Council considered an application from the owner of the above building under the Hardship Policy and instructed the City Building Inspector to withhold enforcement action until March 7, 1973. On March 26, 1973, the owner filed a new application for consideration under the Hardship Policy. The original application indicated that the owner was married with three dependents and unemployed.

A new application filed shows that the owner is still married with three dependents but is now fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $720.00 per month. The Committee further noted that neither age nor health are factors."

The Director of Permits and Licenses submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Execution of Modification of Option To Purchase, Portion of Block "C", District Lot 753, Group 1, New Westminster District

The Corporation Counsel reports as follows:

"As a condition of granting a development permit in respect of the above premises, the applicant was required to give the City an Option to Purchase the west ten feet of the above property for future lane widening purposes. This Option was registered in the Land Registry Office as a first charge against the property. The present owner, Steve Stipe Bulic, wishes to mortgage his property and the mortgagee requires a charge on the whole of the property including the westerly ten feet, but the Option agreement does not make provision for such an arrangement.

In situations of this kind the practice has been for the City to execute a Modification Agreement providing that the owner may mortgage the whole property on the condition that if the City should exercise its option, the mortgagee would agree to provide the City with a discharge of the mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution, it is

RECOMMENDED THAT the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing agreement between the City, Mr. Bulic and the Royal Trust Company as mortgagee."

INFORMATION

4. Mini-Park: West Broadway & MacKenzie

The Assistant Director of Community Planning reports as follows:

"On June 5, 1973, City Council authorized the expenditure of $4,000 for the development of a 'mini-park' on the closed street end of MacKenzie Street. This park will make this area more pleasant, enhance the imagibility of Broadway West, and provide encouragement to individuals attempting to improve the quality of the area.

The park will be approximately 1,450 square feet extending from the building on the west side of MacKenzie 33 feet, into approximately the middle of the street. There will be one lane of traffic remaining, allowing traffic to turn onto Broadway from MacKenzie. However, no turns will be allowed from Broadway onto MacKenzie.

City Council in its authorization of the park, stated that:

'The City Engineer be authorized to proceed with development of this park, dependent on the acceptance of the proposal by the affected merchants and residents along MacKenzie Street.'

The affected residents and merchants have been contacted by a representative of the Department of Planning and Civic Development and the results are as follows:

Residents

2540 MacKenzie	Approval
2536 MacKenzie	Vacant (destroyed by fire)
2532 MacKenzie	Approval
2528 MacKenzie	Approval

cont'd....

Clause No. 4 continued

2547 MacKenzie	Unable to contact
2541 MacKenzie	Approval
2535 MacKenzie	Approval
2529 MacKenzie	With the majority

Therefore, of the seven residential buildings on Broadway, six have approved the development of the mini-park and one remains to be contacted.

Merchants

The merchants on Broadway immediately adjoining MacKenzie were also contacted. Four merchants to the east and west of MacKenzie were considered to be affected by the proposal and were therefore contacted.

East:

Canadian Imperial Bank of Commerce	Approval
Seaboard Realty	Approval
Art Store	Approval
Balaclava Pet Shop	Manager not in, but clerk believed he would approve.

West:

Zorbas Restaurant	Approval
Barber	Approval
Shoe repair	Undecided
Pic's Stationery	Approval

Of the eight merchants contacted, six have approved the proposal.

Therefore, the Director of Planning and Civic Development believes that sufficient approval by the affected residents and merchants has been obtained. Construction of the 'mini-park' will begin in the first week of July."

(Sketch plan of the 'mini-park' attached for information.)

The Assistant Director of Community Planning submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 10

LICENSES & CLAIMS MATTERS

CONSIDERATION

1. Impounded Dogs

The Director of Permits and Licenses reports as follows:

"Dr. John R. Gregg, Co-ordinator of Animal Care, University of British Columbia, has requested that the University be granted the opportunity to obtain dogs from the Pound on the same basis as the general public. The dogs are used for teaching and research purposes.

Presently, impounded dogs are held in the Pound for 72 hours following the day of impoundment to allow owners time to claim their dogs. Those not claimed are held an additional 48 hours for sale to the public, after which the University may buy the dogs. Five dollars ($5.00) is charged for each dog sold (plus the current year's license for City residents). In effect the University must wait 120 hours after the day of impounding and does not have equal opportunity to buy dogs.

I suggest that the request to waive the time period that presently applies to the University, as requested, should be supported. It would help to ensure that an adequate supply of dogs for teaching and research purposes is maintained and perhaps the City has some degree of responsibility in this regard. The control of dogs within the City should also be improved, for only those persons who definitely wish a dog, and to keep him in a responsible manner, would make the effort to acquire a dog prior to the sale to the University.

The foregoing is submitted for the CONSIDERATION of Council".

(A copy of Dr. Gregg's letter is circulated for information)

FOR COUNCIL ACTION SEE PAGE 1

B-7

FINANCE MATTERS

INFORMATION

1. Settlement of Claims

The Corporation Counsel reports as follows:

During the course of litigation involving the City, every effort is made where the situation seems warranted to effect a favourable settlement. This involves negotiations on a "without prejudice" basis with the opposition. As a result, proposed settlements are taken to Council at In Camera meetings.

The reason for dealing with these matters in camera is, of course, that disclosure would be prejudicial to the City should the proposed settlement not come to fruition. At the in-camera meetings the entire situation is explained to members of Council and authority is sought and obtained to endeavour to achieve a settlement. The practice in the past has been that if Council hears no more on the subject, the settlement has been concluded within the authority conferred at the in-camera meeting.

This procedure was recently, in my view, misinterpreted and, in order to avoid any similar misunderstandings in the future, the practice will be varied so that Council will receive a report where a settlement has been successfully concluded. If not successfully concluded then, of course, the proposed settlement must remain in camera because it could be prejudicial to subsequent proceedings in the claim if information were made public.

In accordance with this suggestion I am reporting to Council on claims settled this year following in-camera proceedings:

A. At an in-camera meeting on February 13th I was given authority to endeavour to achieve a settlement of a claim for false arrest and assault brought by Graeme Campbell and Owen Foran in the amount of $1,287.78. The matter was settled on this basis, being 50% of the total settlement, the other 50% having been accepted by the R.C.M.P.

B. At an in-camera meeting on March 6th dealing with a personal injury claim by Mr. and Mrs. E. Drews, I recommended payment into court of the sum of $4,500.00. I can now report that such sum was accepted on the eve of the trial and the matter has been concluded.

C. At an in-camera meeting on May 1st dealing with a claim by John Gerald Polman for false arrest and false imprisonment, I was given authority to endeavour to settle the claim for $819.55. Settlement was achieved on this basis.

D. At an in-camera meeting on May 1st I recommended settlement of a claim for false arrest for Mr. and Mrs. Moore in the sum of $5,000.00 and costs. Such settlement was accepted and the matter has been concluded.

RECOMMENDATION

2. Permit Fees

The Director of Permits & Licenses reports as follows:

"I have reviewed the fees charged for permits under the Plumbing, Gas, Sign and Electrical By-laws and recommends that they be increased as shown in the attached schedules. The calculation of the proposed fees is based on Council policy that the applicant for the permit should pay 80% of the administration and inspection costs relative thereto.

"Plumbing and Gas Fees:

These fees have not been increased since 1968. Plumbing and gas permit fees are based on the number of plumbing fixtures or gas appliances to be installed and not the cost of installation. Therefore, the revenue remains constant and a 25% increase is necessary for the plumbing fees and a 100% increase is required for the gas fees to meet expenditures. The reason for the large increase in the gas permit fees is because in previous years plumbing and gas fees were added together when comparing the revenue against the operating costs for plumbing and gas inspection. It is found that the City's costs relative to the enforcement of the Plumbing By-law and the Gas By-law are approximately the same whereas the revenue derived from the gas permits is considerably below the plumbing permit revenue. The proposed increase will bring revenue into line with expenditures.

Sign and Electrical Fees:

The Electrical and Sign By-law fee structures have not been reviewed since 1968 and as a result approximately a 25% increase is recommended at this time to bring revenue into line with expenditures and to cover increased operating costs between now and the next review in approximately three years time.

The estimated increase in revenue for 1973 is $36,000 with the annual increase estimated at $110,000.

I RECOMMEND that:

(1) The Corporation Counsel be instructed to prepare amendments to the appropriate sections of the By-law for Council approval.

(2) The proposed permit fees become effective on September 1, 1973.

(3) The Director of Permits and Licenses notify the appropriate Plumbing, Heating, Electrical and Sign Associations of the fee increases."

The Deputy Director of Finance has reviewed the fee increases and concurs with the recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

June 28, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, June 28, 1973, at 11:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of June 14, 1973, were adopted.

RECOMMENDATIONS

1. Building Grade:
Fairview Slopes

The Chairman had agreed previously to receive oral presentations by Mr. Henry Hawthorn, Architect, in connection with the decision of the City Building Inspector on the grade determination of the site known as 954 West 7th Avenue.

Mr. Hawthorn, by means of plans and sections, showed the grade determination problem from his point of view and the City Building Inspector explained to the Committee members the position the Department takes in assessing grades when presented with plans for construction.

The Committee discussed the matter and noted that the zoning of this particular site 'CRM-2' promoted the development of 'terracing' on sites with grades of this nature. The Committee noted that it was not prepared to comment on the safety factor inherent in grade determination and that they were not prepared to intervene in the grade determination discretion of the City Building Inspector.

The Committee

RECOMMENDS that the information submitted by the City Building Inspector and Mr. Henry Hawthorn, Architect, be received.

2. Granville Street Mall

Council at its meeting on June 26, 1973, passed the following motion:

"THAT Council confirm the establishment of Alderman Massey as liaison with the Staff Committee of Planning, Social Planning and Engineering on the Granville Street Mall and other mall developments in the Downtown area."

At this meeting, Alderman Massey submitted a report dated June 27, 1973, which advised:

"A meeting was held between officials of the Engineering, Social Planning and Planning Departments to discuss preparations for a Granville Street transit mall. Officials emphasized that if such a mall is to be completed by next summer, planning must start immediately. Participation of merchants should be enlisted at the outset and steps should be taken at once to deal with social problems on Granville Street to assure that designation of the street as a transit mall will alleviate rather than aggravate the existing situation."

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Clause No. 2 continued

The report recommended five actions which were considered by your Committee, amended and now recommended to Council as follows:

RECOMMENDED

(a) That a Granville Street Planning Committee be established. The members include Director of Social Planning, City Engineer, Deputy Director of Planning and Civic Development and a member of the Police force. Alderman Massey would serve as Chairman of the Committee and the Mayor's representative would be named as liaison with the Mayor's Office.

(b) The Director of Social Planning would coordinate all aspects of the project, including the liaison with merchants and property owners, information and design.

(c) Alderman Massey, in consultation with the Granville Street Planning Committee, be authorized to hire design consultants for an amount not to exceed $10,000.00 for a preliminary design report to be back to the Committee within six weeks, funds to be provided from Supplementary Capital Budget. The scope of the consultants work shall exclude preparation of contract documents and supervision.

(d) That the Vancouver City Council request the Police Department to increase the number of patrolmen on the beat in the transit mall area.

3. Proposed Office Buildings:
N/E Corner of Georgia and Bute
N/W Corner of Thurlow and Melville

Mr. Allan Waisman, Architect, on behalf of clients, presented to the Committee the situation the clients found themselves in with developments on the north-east corner of Georgia and Bute and the north-west corner of Thurlow and Melville.

The clients had not submitted application for development permits prior to the instruction of Council to the Director of Planning to apply for a revision of certain zoning schedules in the Downtown area. Mr. Waisman expressed concern at this state of affairs inasmuch as he suggested that there had been continuance and close contact with officials in the Planning Department.

The Zoning Planner advised of the legal position of the situation as per the Vancouver Charter and your Committee, after hearing Mr. Waisman

RECOMMENDS that these submissions be received.

4. Vancouver Downtown Development

At a previous meeting of the Committee, a report was received from the Deputy Director of Planning and Civic Development on the establishment of a Downtown Study Team and the costs of housing and operating the Study Team.

At that meeting your Committee recommended that the Director of Planning begin the Downtown Study with resources available and the personnel and financial implications be referred to the Board of Administration for report back to this Committee.

Under date of June 20, 1973, the Board of Administration submitted the attached report which your Committee

RECOMMENDS be submitted to Vancouver City Council.

INFORMATION

5. Downtown Plan:
Proposed Parking Policy

Under date of June 25, 1973, the Engineering and Planning and Civic Development Departments submitted to your Committee a report for consideration entitled 'Downtown Plan: Proposed Parking Policy'.

Your Committee

RESOLVED that this report be considered at the next meeting of the Committee.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

June 19, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, June 19, 1973 at approximately 11:30 a.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick
Alderman Massey
Alderman Rankin

ALSO PRESENT: Alderman Bowers

CLERK: M. Kinsella

RECOMMENDATION

1. United Housing Foundation: Grant Request from City for Renovation of Ferry Rooms and Central & Oliver Rooms, Downtown East Side

At its meeting of June 12, 1973, your Committee recommended that Council approve 60 - 90 day loans of $97,500.00 and $10,000.00 to the United Housing Foundation on or before June 22, 1973 and June 28, 1973 respectively, both to be on security determined by the Director of Finance and the Corporation Counsel. These loans were necessary to enable the United Housing Foundation to secure the Ferry Rooms, 57 - 59 Powell Street, and the Central and Oliver Rooms, 42 - 48½ East Cordova. At the June 12th meeting your Committee deferred for one week consideration of the United Housing Foundation's request for a grant of $234,000 to the Foundation for renovation of the above premises.

With respect to the Committee's recommendations of June 12, that the City grant the United Housing Foundation the above mentioned short term loans, the Director of Finance expressed concern with the question of the security available to the City on these loans. He pointed out that Council will have to authorize the loans on the basis of a promissory note from the United Housing Foundation and that this is not security in a technical sense. The Chairman agreed to bring this point to the attention of Council when the matter of the loans to the United Housing Foundation was under consideration.

Mrs. R. Hamilton and Mr. A. Trovato, United Housing Foundation, submitted cost sheets on both Ferry Rooms and the Central and Oliver Rooms. The cost sheets included renovation costs, cost of furnishing, depreciation, annual operating costs, etc. They also showed the proposed rents, based on a number of options shown on the sheets. Your Committee reviewed these cost sheets in detail and it was noted that the estimated renovation costs were considerably higher than those quoted in the original submission by the United Housing Foundation. The Committee suggested that, bearing in mind that the total grant available from the City for this purpose is $200,000.00, the United Housing Foundation give serious consideration to establishing a rent schedule varying from say a low of $45 - $50 to a high of $75, depending on the size of the room and facilities provided

cont'd .....

Clause No. 1 (cont'd)

e.g. kitchen facilities. It was pointed out that these higher rent charges might enable the Foundation to obtain a larger Central Mortgage and Housing Corporation mortgage, thus reducing the amount of the grant required from the City.

The Committee went on to discuss the estimated renovation costs and the United Housing Foundation stated that they had only obtained one estimate from a contractor whom they consider to be very knowledgeable in the area of renovations and whose estimates they consider to be accurate. Your Committee expressed strong views that competitive bids should be obtained for renovations to these properties. Following further discussion, it was

RECOMMENDED that

A. any grant made by the City to the United Housing Foundation for renovations to the Ferry Rooms and the Central & Oliver Rooms also include costs of necessary furnishings;

B. the United Housing Foundation prepare for the next meeting of the Committee a schedule of proposed rents for the Ferry Rooms and the Central & Oliver Rooms on the basis suggested by the Committee;

C. the United Housing Foundation obtain for the next meeting of the Committee competitive bids on the renovations of the said premises;

D. your Committee defer a recommendation to Council with respect to a grant to the United Housing Foundation for renovation and furnishing of the Ferry Rooms and the Central & Oliver Rooms pending receipt and consideration of the information requested from the United Housing Foundation under items (b) and (c) above.

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 21, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 21, 1973 at approximately 2:10 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Kinsella

The Minutes of June 7, 1973 were adopted.

RECOMMENDATION

1. New Hope Centre - Grant Request

Your Committee on June 7, 1973, when considering a grant request from the New Hope Centre, resolved to refer the request to the Director of Social Planning for report back with a recommendation on the grant request to include an evaluation of the service provided by the Centre. At that time, your Committee also resolved that the Director of Social Planning submit at the same time a breakdown of the total services, similar to the New Hope Centre, in the Downtown East Side area, such breakdown to include City funding of these services.

Your Committee had for consideration today a report from the Director of Social Planning dated June 21, 1973, dealing with a number of other grant requests in addition to the New Hope Centre. The recommendations of the Director of Social Planning are as follows:

"1. That the New Hope Centre be given a City grant of $1,730 for the six month period beginning July 1 and ending December 31, 1973.

2. That the Cedar Cottage/Kensington Information Centre be given a City grant of $178.80.

3. That the grant request of the Mount Pleasant Information Centre be deferred until August 1, 1973, pending discussions between the Departments of Social Planning and Library staff, as to the Library's future role in the provision of public information in the city.

4. That the YWCA be granted a further amount of $4,904 to make up the shortfall between the original request and the allotted grant."

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Clause No. 1 (cont'd)

The Board of Administration noted with respect to the above recommendations that the information requested in the second part of the Committee's recommendation of June 7, 1973 had not been provided. Further, that the Board had not had an opportunity to review recommendations 2, 3, and 4 as they form part of a late report received by the Board at 11:00 a.m., June 21 and did not appear to be urgent.

At the request of the Committee, Mr. P. Davies, Social Planning Department, gave an oral report on the number of facilities, similar to the New Hope Centre operating in the Downtown East Side area. He estimated that, at present, there are 13 such facilities available but could not at this time identify those which receive City funding. Your Committee

RECOMMENDS that

A. recommendations 1 - 4 of the Director of Social Planning, outlined above, be approved and

B. the Director of Social Planning submit to the next meeting of the Committee a written report on the number of services, similar to the New Hope Centre, operating in the Downtown East Side area, this report to include details of City funding of these services.

2. Carrying of Knives - Begging on the Streets

Your Committee had before it a copy of a resolution passed by the Board of Police Commissioners on June 11, 1973, stating in part:

> "THAT City Council be urged to make representations to the appropriate authorities to bring about legislation to deal with the problems arising from the carrying of knives and begging on the streets."

Copies of the reports submitted by the Chief Constable on carrying of concealed knives and begging on the streets, dated June 6 and June 4 respectfully, were submitted to the Committee for information:

(a) Carrying of Concealed Knives

There was intensive discussion on this matter with representatives of the Police Department and your Committee

RECOMMENDS that City Council support the Police Department in its efforts to seek Federal legislative amendments to the Code to include blade length. (For an example, under the prohibited weapon definition Section of the Code, Parliament has left itself the option under Section 82 (1)(c) to declare by Order in Council a weapon of any kind to be prohibited, i.e., a knife of any design having a blade length of more than two inches without lawful excuse, the onus of which lies upon the possessor.)

FURTHER RECOMMENDS that where necessary, Council authorize members of the Standing Committee on Social Services to make official representation to the appropriate Federal authorities in support of the Police Department's request.

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Clause No. 2 (cont'd)

(b) Begging on the Streets

Your Committee reviewed the report of Chief Constable Fisk with respect to this matter. It was considered that by obtaining amendments to the Criminal Code prohibiting the carrying of knives, a lot of the problems mentioned in the Chief Constable's report could be eliminated. Therefore your Committee

RECOMMENDS that the report of Chief Constable Fisk, dated June 4, 1973, on begging on City streets, be tabled for two months.

INFORMATION

3. Control of Beer Parlours in the Downtown East Side Area

At its meeting of June 14, 1973, your Committee considered a letter from the Chairman of the Liquor Control Board in response to a resolution of the Vancouver City Council, dated May 29, 1973, dealing with the need for additional policing by the Liquor Control Board of the 29 Beer parlours in the area bounded by Princess on the East, Cambie on the West, Georgia on the South, and the Waterfront on the North. The resolution further urged that the Liquor Control Board use its regulatory powers under the Liquor Control Act to close down those premises which violate said Act by serving beer to intoxicated persons and/or by placing more than the approved number of glasses of beer in front of a patron at any one time. At that time, your Committee resolved that this item be placed on the agenda for today's meeting for further discussion with appropriate Police officials, representatives of the Downtown East Side and of the Liquor Control Board.

Superintendent Oliver, on behalf of the Police Department, submitted a report indicating that the Department supports the comments made to the Committee on Social Services on May 10, 1973 by Sgt. Adams with respect to the consumption of alcoholic beverages and crimes of violence in the City. The report states that the Police Department is completely satisfied with the co-operation it receives from the Liquor Control Board when assistance is required. Superintendent Oliver and other representatives of the Police Department recently met with inspectors of the Liquor Control Board to discuss the Police Department's concern about the deterioration of the Street scenes and the relationship of crimes of violence to consumption of alcohol. At that meeting, the Liquor Control Board representatives assured the Police Department of any additional co-operation considered necessary.

Representatives of the Liquor Control Board stated that they have been actively involved in continuing enforcement of the Liquor Control regulations in Skid Road beer parlours. Both the Police Department and the Liquor Control Board representatives referred to the increased use of drugs in this area and the

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Clause No. 3 (cont'd)

open peddling of drugs in some of the beer parlours. The Police are very active in the control of drug peddling in the beer parlours and the Liquor Control Board has taken action on some premises where the Police Department has reported active drug peddling. The Liquor Control Board representatives stated that they have closed five beer parlours in this area in the last year, in addition to suspending a number of cabarets.

Superintendent Oliver stated that as a result of the Police Department's concern with the increase of violent crimes in the City, it has created a Community Police Task Force. This task force will have a preventative role and, as part of its activities, will be contacting beer parlour operators to request their co-operation in reducing consumption of alcohol.

Your Committee also had before it a statement from a Mr. Eriksen, of the People's Aid, citing a number of incidences where he had been served considerably more than the approved number of glasses of beer at one time. Statements contained in his submission were supported to a large extent by a representative of the First United Church. Members of your Committee also substantiated, through personal observation, the statements made in Mr. Eriksen's submission.

Representatives of the B.C. Hotel Association and the Beverage Dispensers' Union were also present. They stated that one of the problems is the difficulty in getting waiters to work in the area under discussion because of the increased violence. They also stated that because of the shortage of waiters, patrons may, at times, have 3 or 4 beers placed in front of them at one time, but not the quantity suggested by Mr. Eriksen. The B.C. Hotel Association representatives requested that if there were any complaints about liquor control violations, by any of the beer parlours in the area, these be forwarded to the Association, who would take disciplinary action.

RESOLVED that the matter of control of the Downtown East Side beer parlours be deferred for two months, to provide the involved parties an opportunity to improve the situation and that the Police Department submit to the Committee, for review at that time, a report on any improvements in the Downtown East Side area with respect to amount of alcohol consumed; compliance with Liquor Control Board regulations by beer parlours; incidence of crime.

FURTHER RESOLVED that the Committee also receive reports from any other interested groups on this matter.

The meeting adjourned at approximately 3:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in Council Chamber, third floor, City Hall, on Thursday, June 21, 1973 at 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Linnell
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: R. Thompson

INFORMATION

At this the final public meeting for the hearing of briefs on electoral matters, a series of briefs and communications were presented conveying the views of the authors.

1. Vancouver Board of Trade

The brief presented on behalf of the Vancouver Board of Trade proposed the following:

(i) That the Aldermen be elected in the following manner - 2/3's at large and 1/3 by local area.

(ii) That each area should be comprised of natural communities.

(iii) That the Mayor be elected from within the Council.

(iv) That an Executive Committee of Council be established to administer policy.

(v) That the term of office be three years for all offices.

(vi) That all candidates post a $100 deposit and file twenty-five (25) voters' signatures, in the case of Aldermen being voters in the particular ward.

(vii) That party affiliation be shown on the ballot.

(viii) That the order of names on the ballot be chosen by LOT.

(ix) That the date of election be the same as that of other municipalities in British Columbia.

2. Mr. Jan Drabek - for himself

Mr. Drabek's brief emphasized the following points:

(i) That the City print a pamphlet giving the views of each of the candidates for office and distribute it to all voters.

(ii) That voting be encouraged by giving a tax rebate to all voters who cast ballots.

(iii) That twenty-one (21) Aldermen be elected from twenty-one (21) wards.

(iv) That nine (9) Aldermen be elected at large.

(v) That the Mayor be elected at large.

(vi) That School Board and Park Board be elected at large.

(vii) That there be no deposit requirement for candidates.

(viii) That it is desirable a candidate should be a Vancouver resident and if not, his residence should be shown on the ballot paper.

(ix) That the creation of neighbourhood councils with legislative powers should be resisted.

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3. The Electors Action Movement (TEAM)

The Electors Action Movement presented a brief which made the following nine points:

(i) That the full ward system be used in the selection of Aldermen, School Trustees and Parks Board Commissioners. That the Mayor be elected at large.

(ii) That ward boundaries should be based on identifiable communities approximately equal in population (approximately 20 wards).

(iii) That Council consist of members elected from one-member wards based on identifiable communities approximately equal in population.
That the number of School and Parks Board representatives be approximately one half the number of members on City Council.

(iv) That the term of office should be for two years and terms of office should not overlap.

(v) That the Vancouver Civic Election date be the same as that for other municipalities -- the third Saturday in November.

(vi) That the name of a candidate's party or group affiliation appear on the ballot.
That a rotating alphabetical ballot be used only if elections are held at large.

(vii) That the only candidates for civic office who should be required to post a deposit, which would be forfeited if the candidate did not receive a certain percentage of the vote, should be the mayoralty candidates.
That all candidates for civic office be required to submit 25 nominating signatures.
That a candidate qualified to run in a civic election need not reside in the ward he desires to represent.

(viii) That an Executive Committee consisting of the Chairman of Standing Committees be chosen by the City Council.

(ix) That the corporate vote be abolished.

4. Mr. Harold C. Daykin - for himself

Mr. Daykin submitted a brief for the purpose of conveying his personal views on electoral reform, the main points of which are:

(i) That there be a ward system with twenty-two (22) Aldermen chosen from twenty-two (22) local communities.

(ii) That an Alderman's position be considered to be full-time and be compensated for accordingly; $15,000 per year is suggested.

(iii) That a suggested wording of the plebiscite be "Are you in favour of electing one Alderman from each of Vancouver's twenty-two (22) recognized communities and one School Trustee and one Park Commissioner from a pair of such communities?"

(iv) That on voting day, each polling place be provided with a map or plan clearly showing the proposed ward boundary for the area in question and the proposed double ward boundary for School and Park election.

(v) That the voter be provided on plebiscite day, with a facsimile of how the election ballot would look under a ward system, no ward system or partial ward system.

(vi) That School and Park Board members be elected from double wards.

5. Vancouver Tenants Council

The brief of the Vancouver Tenants Council urged Council to consider the following requests:

(i) That tenants be given the right to vote on all money by-laws (including local improvement by-laws).

(ii) That an enumeration of homeowners and tenants take place in the three week period ending six weeks before the election date.

(iii) That election list be posted in public neighbourhood posts before hand.

(iv) That in preparation for the forthcoming plebiscite, a new enumeration of tenants take place in the month of August.

6. Education Committee of the New Democratic Party

The brief of this organization was devoted to four points which are:

(i) That the concept of neighbourhood government as submitted by the Vancouver Area Council of the New Democratic Party be supported.

(ii) That the formation of local Community School Councils be encouraged.

(iii) That such School Councils be given authority to act on local school matters.

(iv) That broad participation by students, teachers, parents and other local citizens be encouraged in Community School Councils.

(v) That a representative School Board be elected whose members will be responsible to the local school communities.

(vi) That in determining local areas for election purposes, boundaries established for Elementary and Secondary Schools be considered.

7. Kitsilano Area Resources Association

The Kitsilano Area Resources Association responded to the invitation to express its views on civic electoral reform in the following way:

(i) Emphasizing that the main issue is a form of government which allows citizens direct power to make decisions.

(ii) The proposition that each local area as defined in the U.C.S. study elect one representative to the Council, should be a basis for discussion.

(iii) That where the population is greater than 18,000, the area should be divided to create a second seat.

(iv) That the Association will negotiate with the Council on ways in which the present Information and Planning Centres can be improved.

(v) That a sum be made available yearly to staff and operate neighbourhood groups.

(vi) That the Alderman responsible for an area, make use of the Information Centre as his office.

(vii) That local groups have greater jurisdiction on planning matters.

(viii) That the Association could initiate co-operative housing development if the City made City land available.

8. Citizens Council on Civic Development

Mrs. Doris Hartley, on behalf of the Citizens Council expressed the views arising from workshops held by the Citizens Council on governmental and electoral reform:

(i) That the Council be increased in size whether it be a ward system or no ward system.

(ii) The membership was divided on the merits of ward system vs. no ward system.

(iii) That candidates for Mayor and Aldermen be Canadian citizens with one year's residence in the City.

(iv) That voters should be required to be resident in the City for one year, and be 19 years of age.

(v) That the corporation vote be abolished.

(vi) That no deposit be required for candidates.

(vii) That 50 signatures of voters be required on nomination papers.

(viii) That party affiliation be marked on the ballot as well as occupation.

(ix) Elections should be held in October or November.

(x) Park and School Board should continue to be elected.

(xi) Elections should be held annually on a two or three year term with a portion of the body elected each year.

(xii) The Mayor should be elected at large.

(xiii) Public funds should be available for candidates' campaign expenses and they should not be allowed to use other funds for campaign purposes.

(xiv) Aldermen should be adequately recompensed whether full or part-time.

(xv) A study should be made to determine why voting percentages in the easterly portion of the City are lower than those of the westerly portion.

9. Downtown Business Association

The views of this Association were conveyed by letter dated June 15th, 1973 and are as follows:

(i) That the Mayor be chosen by the Aldermen.

(ii) That there should be a partial ward system with slightly more members elected at large.

(iii) The term of office should be lengthened to three or four years.

(iv) Candidates be required to post a bond or submit a larger number of names of nominators.

10. Committee of Progressive Electors (COPE)

The Committee of Progressive Electors through Mrs. Angie Dennis submitted a brief which proposed:

(i) That the referendum ballot contain the following three questions:

1. Do you favour the introduction of a full ward system of 20 or more wards?

2. Do you favour a partial ward system, with some Aldermen elected at large and some by wards?

3. Do you favour retaining the present system with the proviso that the size of Council may be increased?

10. Committee of Progressive Electors (cont'd.)

(ii) That an active public information campaign be carried out before voting date.

(iii) That, in the main, the other issues now being considered may be dealt with directly by Council.

11. Non-Partisan Association

Mr. Rodney Ward presented a brief prepared by the Non-Partisan Association. The views of the Association are summarized in their brief and are as follows:

(i) A 15-member Council should be established composed of 14 Aldermen and a Mayor, elected at-large.

(ii) 14 districts should be established by an independent commission to permit equal and fair representation, with a specific alderman appointed to represent one of such Districts.

(iii) Aldermen, together with a representative of the Vancouver City Planning Commission and representatives of administrative departments should hold evening public meetings in their District.

(iv) Aldermen should remain as part-time Aldermen and salaries should be increased.

(v) The principle of area representation should not be extended to elections to the Park and School Boards.

(vi) The term of office for members of Council and the Mayor should be two years.

(vii) The date for civic elections should be in mid-October, with Council to assume office on the following November 1st.

(viii) At the election of the candidate, the name of an individual candidate's party or group affiliation should appear on the ballot papers.

(ix) All candidates for the office of Mayor should post a deposit of $300 and obtain the signatures of 50 electors for nomination; all candidates for the office of Aldermen should post a deposit of $100 and should obtain the signatures of 25 electors for nomination. Such deposits should be refundable dependent upon a percentage of the total vote being obtained by such candidates.

12. Dunbar Homeowners Association

Dr. Ian Bain presented a brief of the Association. A number of recommendations were brought forward and are summarized herein:

(i) That the Mayor be appointed by Council for a three-year term regardless of the term of the Aldermanic office to which he was elected.

(ii) That the Aldermen be elected for three-year terms.

(iii) That there be eight or ten wards with two Aldermen elected from each.

(iv) Of the two Aldermen elected in each ward the one with the highest votes would decide whether to act as a ward representative or a city-wide representative.

(v) That there be a partial ward system with half the Aldermen representing the whole City and the other half representing wards.

(vi) Elections be held annually with 1/3 of the Aldermen elected each year.

(vii) That an Executive Committee of Council be appointed comprising of Chairman of Standing Committees and the Mayor.

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12. Dunbar Homeowners Association (cont'd)

(viii) That Standing Committees comprise four to six Aldermen with power to add and each Standing Committee have a Counterpart Citizens Advisory Board.

(ix) That the Park be administered by a Standing Committee instead of an elected Board.

(x) That one School Trustee be elected from each ward.

(xi) In each ward there be elected annually at a public meeting, a Ward Council of eight members.

(xii) That such Ward Council be given certain powers to act and powers to vote.

(xiii) That Mayor and Aldermen be paid a sufficient salary to enable them to be full-time.

(xiv) That a limit be placed on election expenditures.

(xv) That the City provide a certain sum to candidates for election expenses, at the request of 50 voters.

(xvi) That no deposit be required of candidates.

(xvii) That the election date be the third or fourth Saturday in October.

(xviii) That a rotating alphabetic ballot be used.

(xix) That the party affiliation be shown.

13. Mr. Patrick F. Graham - for himself

Mr. Graham recommended:

(i) That there be a no-ward system.

(ii) That the Council consist of 14 Aldermen and a Mayor all elected at large.

(iii) That Aldermen be assigned to specific areas each of which area should have a permanently staffed office, at the expense of the City.

(iv) That an independent commission determine area boundaries.

(v) That Aldermen's salaries be increased to $10,000, and the office may still be considered as part-time.

(vi) That School and Park Board members be not elected by wards.

(vii) That the term for all offices remain at two years.

(viii) That the elections be held on the second Wednesday in April.

(ix) That party affiliation be shown on the ballot paper.

(x) For Mayor - a deposit of $1,000, the signatures of 50 electors, Canadian citizenship, and 12 months residence in the City.

(xi) For Aldermen - a deposit of $25.00, the signatures of 25 electors, and 12 months residence in the City, prior to election.

(xii) That the position of names on the ballot paper be determined by LOT or other fair method.

(xiii) The wording of the plebiscite be determined by an independent commission.

(xiv) That each Alderman hold a public meeting in his area, quarterly.

(xv) That appointments to the City Planning Commission be made so that an equal number are representative of each area.

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14. Mr. Warnett Kennedy

In a letter to the Committee, Mr. Warnett Kennedy proposed:

(i) That the Aldermen be elected at large.

(ii) That the number of Aldermen be increased to fourteen (14).

(iii) That Aldermen be considered part-time and be paid $12,000 annually.

(iv) That elections be held in October.

(v) That candidates post a $100 deposit.

(vi) That positions of names on the ballot paper be chosen by LOT.

(vii) That each Alderman should be assigned an area as his area of concern; each area should be chosen by LOT.

(viii) Each Alderman be provided with an office and individual secretarial service.

15. Vancouver and District Labour Council

Mr. Jack Lawrence conveyed the following resolution of the Labour Council:

"RESOLVED: That Vancouver City Council's Community Development Committee be advised that the Vancouver and District Labour Council recommends the establishment of a full ward system, and that this recommendation be put to the Vancouver electorate for approval, in a clear and understandable plebiscite, in October of this year."

16. Mr. Eugene W. King - for himself

Mr. King submitted to the Committee a series of suggestions in a brief dated June 20th, 1973:

(i) That the principle of one man, one vote be adhered to.

(ii) That candidates require a large number of nominators.

(iii) That a deposit of no less than $500 be required of candidates.

(iv) That for Park and School Board, a $100 deposit be required.

(v) That a ward system is favoured and the number of Aldermen on the Council be from 18 to 20.

(vi) That voting machines be considered.

(vii) That consideration be given to a Board of Control.

(viii) That there be a limit of consecutive terms a person may serve.

(ix) School and Park Board members should be elected at large.

17. Miss Eva M. Boehm - for herself

Miss Boehm responded to the newspaper advertisement seeking the views of citizens by submitting the following in a letter dated June 19th, 1973.

(i) That the ward system is not favoured.

(ii) That all Members of Council be full-time and paid accordingly.

(iii) That the present size of Council seems small.

(iv) The term of office be four to six years.

(v) That elections be held in October.

17. Miss Eva M. Boehm (cont'd.)

(vi) That party affiliation be shown.

(vii) That a deposit be not required.

(viii) That if there are wards, the ward candidate should live in their ward.

18. West End Ratepayers Association

Mr. W. J. McIntyre, on behalf of the West End Ratepayers reiterated the points made by the Association in its 1971 brief, which are as follows:

(i) That tenants should have the right to vote on money by-laws.

(ii) That a partial ward system is favoured.

(iii) That twelve (12) Aldermen be elected from wards and six (6) at large.

In addition to the foregoing, Mr. McIntyre made the following submissions:

(a) That the City pay candidates campaign funds and prevent the use of private funds for campaign purposes or candidates are required to declare publicly all contributions made to their campaigns.

(b) That elections be held annually.

(c) That Aldermen, when elected, declare all income from and interest in companies doing development work.

(d) Persons intimately concerned with rezoning matters be not allowed on any board or commission of the City.

The Chairman thanked all those persons for their presentations.

The meeting adjourned at approximately 10:15 p.m.

* * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 14

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

A meeting of the Standing Committee of Council on Finance & Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, June 28, 1973 at approximately 1: 30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

CLERK TO THE COMMITTEE: R. Henry

RECOMMENDATION

1. Renewal of Physical Asset Insurance

City Council on April 3, 1973, adopted recommendations of this Committee with respect to Physical Asset Insurance, which is renewable on August 1st, 1973. The Director of Finance was directed to ask three brokers to submit package insurance proposals, and the proposals deal with several plans of deductibles. This was contingent upon the Provincial Government's intentions regarding insurance.

The Director of Finance submitted a report dated June 27th, 1973 dealing with a topic, advising that the Provincial Government was not in a position to fill the City's insurance requirements. The report gave details on the submissions received from MacAulay, Nicholls, Maitland and Reed, Shaw, Osler; a third broker had withdrawn. As requested the brokers submitted their proposals showing the P.N.E. property coverage where possible.

The representatives from MacAulay, Nicholls, Maitland, who are the City's present brokers, spoke briefly in explanation of their submission.

Mr. D. MacDonald, the City's insurance consultant, also commented generally on statements made in the report.

The Director of Finance, although submitting the report for the consideration of the Committee, suggested that the most advantageous proposal is that of Reed, Shaw & Osler, with $5,000 deductible, and $10,000,000, first loss "All Risk", at a premium cost of $77,374 per year on a three-year contract. This $77,374 based on the current statement of values of approximately $133,000,000 compares with the cost on the existing policy of approximately $154,000 a year. The Director of Finance also pointed out that the P.N.E. property represents approximately 44% of the total. After further explanation from the officials present it was RECOMMENDED

THAT Council approve the proposal submitted by Reed, Shaw & Osler of $5,000 deductible "All Risk Inclusion" at an annual premium cost of $77,374 on a three-year basis.

Further RECOMMENDED

THAT with respect to the P.N.E. Assets, 44% of the annual cost of $77,374 be charged to the P.N.E. (This in effect means that the City will be paying annually $43,330 and the P.N.E. $34,044.)

(Copy of the report from the Director of Finance dated June 27th is circulated for information)

FOR COUNCIL ACTION SEE PAGE(S) 14

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 17, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Rabbi Harold L. Rubens, Temple Sholom-Reform.

ACKNOWLEDGEMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Chief Maquinna Elementary School, Vancouver, B.C., under the direction of Mrs. Price.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered further 'In Camera' later this day from the point of view of whether it should be dealt with 'In Camera' or in open session.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated July 3, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Y.W.C.A. - Grant Request

On July 3, 1973, the Council deferred a grant request from the Y.W.C.A. in order to obtain further information from the Director of Social Planning.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

1. Y.W.C.A. - Grant Request (cont'd.)

Social Planner Joslin Bohanec, spoke to the application, setting out her views in support.

MOVED by Ald. Rankin,
THAT the Y.W.C.A. be granted a further grant of $4,904 to make up the shortfall between the original request and the allotted grant.

- CARRIED UNANIMOUSLY
and by the required majority.

2. Park Site #10, Mount Pleasant
Vacant Possession and Demolition of Dwellings
Block 41, D.L. 200A and Block 104, D.L. 264A

On June 12, 1973, the Council deferred Clause 2 of report of the Board of Administration, Property Matters, dated June 8, 1973 and relating to vacant possession and demolition of dwelling in Block 41, D.L. 200A and Block 104, D.L. 264A, re Park Site #10 in Mount Pleasant, in order that the Director of Planning and Civic Development may obtain comments from citizens in the area.

In this regard, the Deputy Director of Planning and Civic Development reported under date of July 10, 1973, and summarized comments from citizens noting the Park Board has indicated its willingness to work with citizens in planning the development of the park. The Deputy Director of Planning and Civic Development concludes with the following recommendations:

1. The recommendations of Clause 2, Property Matters, Board of Administration report dated June 8, 1973 be adopted.

   (These recommendations are as follows:

   "RECOMMENDED that the Supervisor of Property and Insurance be authorized to immediately serve 'Notice to Vacate' by September 30th, 1973 on all tenants of the Westerly block, which is totally owned by the City, so as to give them time to find alternative accommodation during a period of better weather. It is proposed that as each unit becomes vacant, it be padlocked and when all units in any building are vacant, that such building be demolished.

   RECOMMENDED FURTHER that the Supervisor of Property and Insurance continue to negotiate the acquisition of the balance of the Easterly Block 104 and demolish the dwellings as they become vacant with a view to the Parks Board carrying on with the development of this block early in 1974. The Superintendent of Parks concurs in these recommendations.")

2. The letters dated June 26, 1973 from the Mount Pleasant Area Council and June 30, 1973 from six households in the Mount Pleasant area, along with the request of the Area Council to work with the Board of Parks and Public Recreation in planning parks development, be referred to the Park Board.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

2. Park Site #10, Mount Pleasant (cont'd.)

MOVED by Ald. Hardwick,
THAT the foregoing recommendations of the Deputy Director of Planning and Civic Development, including the recommendations of the Board of Administration report, Property Matters, dated June 8, 1973, be adopted, except that the 'Notice to Vacate' to be served immediately, give the tenants a period of three months in which to vacate.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
THAT the Property & Insurance Division, assist in every way, the residents affected in finding other suitable accommodation.

- CARRIED UNANIMOUSLY.

3. Illegal Suite: Hardship Application
1941 West 36th Avenue

It was agreed to defer this matter pending the hearing of delegations later this day.

4. Granville Grange - Request for Lease of City Land & Buildings - N/W Corner of 4th Avenue and Granville Street

It was agreed to defer this matter pending the hearing of a delegation later this day.

5. Granville Street Mall

On July 3, 1973, the Council deferred the following recommendation of the Civic Development Committee taken from its report of June 28, 1973 in respect of the Granville Street Mall:

"(c) Alderman Massey, in consultation with the Granville Street Planning Committee, be authorized to hire design consultants for an amount not to exceed $10,000.00 for a preliminary design report to be back to the Committee within six weeks, funds to be provided from Supplementary Capital Budget. The scope of the consultants work shall exclude preparation of contract documents and supervision."

In the Standing Committee report on Civic Development, dated July 5, 1973, before Council this day for consideration, Clause 1 also recommends respecting the Granville Street Mall to the effect that the Granville Street Staff Planning Committee report to Council 'In Camera' on July 17, 1973, on the matter of consultants and report to the open Council meeting on Terms of Reference to design a transit mall on Granville Street between Nelson Street and Hastings Street.

Pursuant to the Standing Committee's recommendation of July 5, 1973 therefor, Alderman Massey, on behalf of the Special Committee re Granville Street Transit Mall, reported under date of July 17, 1973, as follows:

cont'd.....

UNFINISHED BUSINESS (cont'd.)

5. Granville Street Mall (cont'd.)

"A meeting of the Granville Mall Steering Committee was held on July 10th to discuss the terms of reference for consultants. It was agreed that the basic mall concept would closely parallel the Nicollet Mall of Minneapolis. That mall was developed on a street closely resembling Granville in size and character. The road width, previously 58 feet wide,[1] was reduced to 24 feet with a serpentine alignment which allowed the convenient placing of landscape features. The layout of the transitway and the landscape features were designed to retain the feeling of an urban area; thus grassed areas were avoided and trees planted in a formal pattern. The curvilinear alignment of the transitway allows larger and more interesting plaza areas within its curves. Each block was given a special feature (eg. a fountain, a clock) to give each section its individuality. The transitway performs two functions: it acts as a terminal for bus routes entering the downtown area and secondly as a local distributor between various points along the shopping street. No vehicles except emergency vehicles may turn off or onto the transitway except at the termini.

According to various articles and bulletins the success of the scheme has been such that all the main objectives have been reached. Retail trade has increased for all shops. Increases of between ten and thirty percent per annum have been recorded for all shops since construction compared with the previous average annual decline of 4 percent. The traffic situation has been considerably eased. Previously, congestion was caused by traffic turning on and off Nicollet Avenue. Traffic formerly using Nicollet Avenue has not caused any severe strain on adjacent streets as had been feared. Bus passengers alighting in Nicollet Avenue increased from 7500 to 35,000 per day; the increase is partially due to the additional bus routes operating in the mall.[2]

Committee members emphasized that to meet a deadline for a Granville Street Transit Mall by July 1974 could only be possible <u>if major design decisions could be presented and approved by early September</u>.

It was agreed that a consultant should be retained to produce a design for the initial implementation of the mall and to produce design guidelines for future development. The study would include the following tasks:

1. Granville width - curb to curb averages 52 feet
2. Cottle, The Experience of Cities in Improving the Pedestrian Environment, G.L.C. Intelligence Quarterly Bulletin, No. 21 Dec. 1972.

1. Recommend the length of the mall and the width and allignment of the transitway with alternatives based on varying widths.

2. Design ramifications of mass transit requirements with respect to such matters as width and configuration; number, location, design of bus stops; placement of signs including directional signs; incorporation of overhead wiring requirements; safety considerations; sound and other related matters.

3. <u>Access</u>. Determination of emergency vehicle requirements and commercial loading needs. Determine the number of stores having only Granville Street access.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

5. Granville Street Mall (cont'd.)

4. Pedestrian movement. Determination of design ramifications of pedestrian movement with respect to such matters as theatre line-ups, crowd control, loitering, location of cafes, public comfort stations, sidewalk merchandising, and anything relating to the focus for future street programmes and activities such as music and parades; weather protection (canopies, arcades); signs, street furniture, exhibits and displays; control of pedestrian movement across the transitway.

5. Materials. Recommendations for paving , lighting, and landscaping materials. Guidelines for paving areas that are to receive special aesthetic treatment. Recommendations for colours will be included where appropriate.

6. Underground concourses. Determination of the relationship to the underground concourses at Georgia and Granville with respect to such matters as the positioning and design of entrances and egresses.

7. Street Activities. Determination of design ramifications of diferent kinds of street activities.

8. Landscaping. Recommendations of appropriate and available trees, shrubs , planters etc.

9. Staging. Recommendations on the staging of the mall construction taking into account the existing and future major construction activities in adjacent areas.

10. Participation. Meet with Granville Street merchants, property owners and other citizens to obtain input and ideas for mall design.

11. Interim Report. Report back to the steering committee midway through the study on a range of design possibilities for discussion and direction as to final design recommendations.

12. Provide continued consultation on design aspects during the implementation of the first stage ending July 1974.

The final product of this study will be a plan which will recommend the placement of the transit-way, landscaping, special access points, street furniture, areas for special aesthetic treatment and related matters. The consultant will present the committee with a typewritten master report suitable for duplication that will include a plan, three dimensional drawings, photographs, diagrams illustrating phasing, and a statement of assumptions and decisions made in the course of the preparation of the report.

The Engineering Department will convert sketches to working drawings which will be re-submitted to the consultant for his approval.

The project co-ordinator will be Jonathan Baker of the Social Planning Department.

The consultant will present his completed report no later than September 14, 1973 to the Committee. Time is of the essence and an appropriate clause to insure performance will be included in the final agreement.

The consultant's fee will be based on an hourly rate and the total cost of the study for stage 1 shall not exceed $10,000.

The Committee RECOMMENDS that the foregoing terms of reference be adapted and that Council instruct Corporation Council to prepare the necessary agreement to embody the foregoing terms of reference which agreement shall be entered into with the consultant appointed by council."

cont'd.....

UNFINISHED BUSINESS (cont'd.)

5. Granville Street Mall (cont'd.)

MOVED by Ald. Massey,
THAT
(a) The matter of the consultants' fee be deferred for consideration in the 'In Camera' session later this day.

(b) The Terms of Reference set out in the Special Committee's report of July 17, 1973, submitted by Alderman Massey, quoted above, and relating to consultants, be approved as varied by this resolution, and the Corporation Counsel be instructed to prepare the necessary agreement to embody such Terms of Reference in an agreement with the consultants.

(c) The Engineering Department, in consultation with the consultants, prepare cost estimates for report back.

(d) This project be co-ordinated by the Director of Social Planning.

- CARRIED UNANIMOUSLY.

6. Update of Vancouver's Truck By-laws

The Council on July 3, 1973, considered Clause 1 of the Department Report, (Works & Utility Matters), dated June 29, 1973, dealing with Update of Vancouver's Truck By-laws. Recommendations were contained therein as follows:

"a. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on those routes listed in schedule 'C' Parts 1 and 2 of Part III of the Street and Traffic By-law No. 2849.

b. That the City allow the operation of vehicles up to 8 feet 6 inches in width and 65 feet in length without permit, on any street in the area bounded by Burrard Inlet, Main Street, False Creek and Burrard Street during the periods from 6:00 p.m. of one day to 7:00 a.m. of the following day.

c. That schedules 'A', 'D', 'E' and 'F' to By-law 2849 be rescinded and that the City adopt a weight schedule to By-law 2849 consistent with the weight regulations contained in the Provincial Order in Council #1905 of May 27th, 1971.

d. That the Corporation Counsel be instructed to prepare the appropriate By-law amendments outlined in 1, 2 and 3 above, including revisions to the definition of 'axle load' and maximum allowable axle load."

This clause was deferred on July 3, 1973, by Council to allow the City Engineer to communicate with the B.C. Truck Association, the Automotive Transport Association and the Teamsters' Union as well as other interested parties for comments. The following is extracted from the City Engineer's report in this regard:

" Both the Automotive Transport Association of British Columbia and the Vancouver Police Department were involved in the preparation of these revisions, and, as stated in the original report, are in agreement with the City Engineer's recommendations. We have now contacted the Teamsters' Union for their comments on this report. They advise that the subject is more a matter of concern for the fleet owners; however, they do agree that one set of regulations applied throughout the Province, would be easier for the operators to understand and follow. We also attempted to contact the B.C. Truck Association but were unable to find trace of any such organization."

cont'd.....

UNFINISHED BUSINESS (cont'd.)

6. Update of Vancouver's Truck By-law (cont'd.)

MOVED by Ald. Pendakur,
THAT the recommendations of the City Engineer contained in Clause 1 of the Departmental Report (Works & Utility Matters), dated June 29, 1973, be approved.

FURTHER THAT the City Engineer's Departmental report dated July 13, 1973, on this subject, be received for information.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. Development Permit Application No. 62471 - Helicopter Landing Site at Pier A-1

The Council noted a communication dated July 13, 1973, from the Vancouver City Planning Commission approving for one year, Development Permit Application #62471 for a helicopter landing site at C.P.R. Pier A-1. In this regard, the Commission resolved as follows:

"THAT the Commission request Council to authorize immediately, a comprehensive study of noise levels in the harbour with particular attention to aircraft and helicopters."

The Council noted a report on this subject from the Special Committee on Burrard Inlet Waterfront which reads as follows:

" A. BACKGROUND

In May 1973, two private companies had approached the Planning Department with an intent to apply for establishing a helicopter landing site on the waterfront in the vicinity of Piers A, B, and C. Your Committee, at its meeting of May 24, 1973 was requested by the Director of Planning to consider the application from Doman Industries to use a portion of the C.P.R. Pier A-1 for a helicopter landing site. The Committee considered this application at length and the recommendation of the Assistant Director of Planning that this application be approved. The Committee was concerned with whether there was demand for a helicopter landing site, multiple use of the site by private companies as well as for tourist-oriented harbour tours, frequency of service, and associated noise and wind problems. The Committee also felt that if the site proved to be successful it could provide an added attraction on the waterfront.

After consideration of the above elements the Committee approved the application for a temporary period of one year only, subject to concurrence of the Federal Ministry of Transport, and it further instructed the Director of Planning to arrange with the Ministry of Transport for observing and recording noise and wind problems during the period of one year and report back to the Committee. The Committee also instructed the Department of Planning to explore the possibility of a public or common use helicopter landing site with the land owners and the Ministry of Transport. The approval by the Committee was subject to concurrence by the City Planning Commission, Technical Planning Board and City Council.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

1. Helicopter Landing Site at Pier A (cont'd.)

B. RECOMMENDATION

The Assistant Director of Planning has informed the Committee that the City Planning Commission has considered the above application and approved the issuance of the development permit for a temporary period of one year only and has requested that noise and wind effect study be made by the Planning Department while this helicopter landing site is being used and in operation. We have further been informed that the Technical Planning Board have since considered this application and approved the issuance of the development permit subject to Council approval. The Ministry of Transport has been contacted according to the Assistant Director of Planning and their concurrence is indicated.

Your Committee therefore RECOMMENDS that a development permit for a helicopter landing site on C.P.R. Pier A-1 be issued subject to the following conditions:

1. The permit be valid for one year only.

2. The Director of Planning in cooperation with the Ministry of Transport conduct a noise and wind effect study during the period of one year when the site is being used for helicopter landing.

3. The Director of Planning investigate the possibility of a public or common use helicopter landing site on the waterfront.

4. That the Director of Planning report back to your Committee on above items 2 and 3."

MOVED by Ald. Pendakur,
THAT the recommendations of the Special Committee re Burrard Inlet Waterfront set out above in respect of this application, be approved.

- CARRIED.

(Aldermen Gibson and Rankin voted against the motion).

MOVED by Ald. Hardwick,
THAT the Director of Planning and Civic Development report back on the cost of monitoring the noise level and the source of money in this regard.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur,
THAT the communication from the Vancouver City Planning Commission on the subject be received.

- CARRIED UNANIMOUSLY.

2. Development Permit Application #61556 - S/E Corner 1st and Macdonald (W. Garrow)

MOVED by Ald. Rankin,
THAT, pursuant to request received, a delegation be heard from Mr. W. Garrow when a report is received on his Development Permit application #61556 which relates to proposed development on the S/E Corner of Macdonald Street and 1st Avenue.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, JULY 13, 1973

WORKS & UTILITY MATTERS

The Council considered this report which contained clauses 1 to 8 identified as follows:

Cl. 1: Closure of Portion of Walden Street, North of 33rd Avenue, for School Purposes
Cl. 2: Water Main Installation - 1973 Capital Budget
Cl. 3: Installation of Water Main, Marine Drive Industrial Park, Prince Edward & N. Kent Ave.
Cl. 4: Cancellation of Sewer Project on Hornby from Smithe to Robson & Robson from Hornby to Burrard
Cl. 5: Sewer Reconstruction, 'Prior to Paving'
Cl. 6: Sewer Construction for City Subdivision on Hoy Street
Cl. 7: Public Crossing Over V. & L.I. Railway Tracks at the Foot of Chester Street
Cl. 8: Local Improvement Not Undertaken by Council (Pavement & Curbs - 39th Ave., Victoria Drive to Gladstone Street, 419/34)

The Council took action as follows:

Clause 1 - 6

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and City Engineer contained in these clauses be approved.

- CARRIED UNANIMOUSLY.

Clause 7 - Public Crossing Over V. & L.I. Railway Tracks at the Foot of Chester Street

MOVED by Ald. Pendakur,
THAT further consideration of this clause be tabled until the next meeting of Council and, in the meantime, the City Engineer report further details as to why the crossing is considered "surplus to the requirements of the City".

- CARRIED UNANIMOUSLY.

Clause 8 - Local Improvement not Undertaken by Council (Pavement & Curbs on 39th Avenue, Victoria Drive to Gladstone, 419/34)

In considering this clause submitted for consideration, it was

MOVED by Ald. Bowers,
THAT Local Improvement Project No. 34 in Schedule 419 relating to Pavements and Curbs on 39th Avenue, Victoria Drive to Gladstone Street, be proceeded with and the work be done under the current paving project.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS - JULY 13, 1973

Strata Title - Condominium - 3150 East 58th Avenue

The Board of Administration, under date of July 13, 1973, submitted a report respecting an application from Community Builders Ltd. for approval of Strata Title re construction of a condominium at 3150 East 58th Avenue, a project commenced two years ago.

MOVED by Ald. Hardwick,
THAT this application for approval under the Strata Titles Act be approved subject to regulations passed by the Vancouver City Council on June 26, 1973.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS - JULY 13, 1973

The Council considered this report which contained five clauses, identified as follows:

Cl. 1: Department of Permits & Licenses - New Staff and Accommodation
Cl. 2: Vancouver Public Library - Business & Economics Division, Directory Information Service
Cl. 3: Block 52 Parking Garage
Cl. 4: Vancouver Art Gallery - Request for Supplementary Grant
Cl. 5: Attendance of the Vancouver Fire Department Band: Penticton Peach Festival

The Council took action as follows:

Clause 1

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration and the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Vancouver Public Library - Business & Economics Division, Directory Information Service

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be tabled pending further report from the Library Board on the proposal that there be a charge for the service rendered business.

- LOST.

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur, Mayor Phillips, and Alderman Rankin voted against the motion).

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and Administrative Analyst set out in this clause be approved.

cont'd.....

FINANCE MATTERS (cont'd.)

Clause 2 (cont'd.)

FURTHER THAT the Library Board be requested to investigate other sources of revenue for this business service.

- CARRIED UNANIMOUSLY.

Clause 3 - Block 52 Parking Garage

MOVED by Ald. Rankin,
THAT Recommendation (i) and set out in this clause, be approved.

- AMENDED.

(Recommendation (i) reads as follows:

"The transient parking rates be increased to the level outlined in Table 1 of this report.")

MOVED by Ald. Pendakur in Amendment,
THAT the following words be added to the motion of Alderman Rankin:

"except that the evening and Sunday maximum be retained at the present rate of 50¢"

- CARRIED.

(Aldermen Bowers, Rankin & Volrich voted against the motion).

The motion, as amended, and reading as follows, was put and

- CARRIED.

"(i) THAT Recommendation (i) and set out in this clause, be approved, except that the evening and Sunday maximum be retained at the present rate of 50¢."

MOVED by Ald. Rankin,
THAT no action be taken on Recommendations (ii), (iii) and (iv) contained in this clause.

- CARRIED UNANIMOUSLY.

Clause 4 - Vancouver Art Gallery - Request for Supplementary Grant

In considering this clause, it was

MOVED by Ald. Hardwick,
THAT a further amount of $5,400 be approved for the year 1973, to the Vancouver Art Gallery to make possible the addition of one Museum Assistant for security purposes.

- CARRIED UNANIMOUSLY and by the required majority.

(Reference is made in this clause to a grant request from the Bach Choir and the Anna Wyman Dance Theatre Foundation. Council, on two previous occasions, rejected the Anna Wyman Dance Theatre request. The application of the Bach Choir will be considered later this day after hearing a delegation).

FINANCE MATTERS (cont'd.)

Clause 5 - Attendance of the Vancouver Fire Department Band: Penticton Peach Festival

After considering the Fire Chief's report set out in this clause, it was

MOVED by Ald. Linnell,
THAT the Vancouver Fire Department Band be authorized to participate in the Penticton Peach Festival Parade, August 4, 1973, on the following basis:

"The men will provide their own transportation as was done last year with the City providing a subsidy of $10.00 each to cover the cost of gasoline (a total cost of $350.00)."

- CARRIED UNANIMOUSLY.

(It is understood the men will provide their own substitutes with no duty time lost to the City).

PERSONNEL MATTERS - JULY 13, 1973

The Board of Administration submitted a report of the Fire Chief under date of July 13, 1973, advising of a request from Mr. G.W. Ramsell, President of the 1973 Jeux Canada Games for leave of absence with pay August 2 - 6, 1973, to permit Fireman M. MacLeod to assist in the preparation for the games. In the Fire Chief's report, he recommends the application be refused.

MOVED by Ald. Bowers,
THAT the Fire Chief's recommendation be approved and therefore the leave of absence with pay request be not granted.

- CARRIED UNANIMOUSLY.

PROPERTY MATTERS - JULY 13, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Acquisition for Replotting - 1216 East 7th Avenue
Cl. 2: Acquisition for Britannia Community Services Centre 1115 Woodland Drive
Cl. 3: Sale of Lot 18, Block 6, D.L. 668-670 N/S of 37th Avenue, Prince Albert to St. Catherines Streets
Cl. 4: Acquisition for Arbutus-Burrard Connector 2150 Maple Street
Cl. 5: Lease of 2777 and 2779 Point Grey Road
Cl. 6: Acquisition for Arbutus-Burrard Connector 2131-2151 Burrard Street & 1830 W. 5th Ave.
Cl. 7: Acquisition for 37th Avenue Widening Fraser Street to Inverness Street
Cl. 8: Demolitions

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (cont'd.)

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration and Supervisor of Property & Insurance contained in Clauses 1, 2, 3, 4, 6 and 7 be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY.

Clause 5 - Lease of 2777 and 2779 Point Grey Road

MOVED by Ald. Linnell,
THAT this clause be referred back to the Supervisor of Property & Insurance for report on the adequacy of the proposed rental.

- CARRIED UNANIMOUSLY.

B. DEPARTMENTAL REPORT,
General Report, July 13, 1973

WORKS AND UTILITY MATTERS

The Council considered this report which contains three clauses as follows:

Cl. 1: Cassiar Street Link - Highway 401 to 2nd Narrows Bridge
Cl. 2: Residential Lane Paving Programme
Cl. 3: Option to Purchase 12 Feet for Street Purposes: Harbour Park Developments Ltd.

The Council took action as follows:

Clause 1 - Cassiar Street Link - Highway 401 to 2nd Narrows Bridge

The Council on May 29, 1973, after hearing a brief from the Hastings Sunrise Action Council opposing the Cassiar Freeway Link, Highway 401 to the Second Narrows Bridge, referred the matter to officials for report to include alternative solutions.

By report dated June 13, 1973, the City Engineer submitted information on the current traffic conditions, comments on the brief submitted by the Hastings Sunrise Action Council, and referred to proposed alternatives to the freeway link concluding there are no realistic alternatives which will provide a solution to the problem.

Mr. J. Cork, on behalf of the Hastings Sunrise Action Council, spoke in support of another brief filed this day concluding with the suggestion of a tunnel connection between Boundary Road and the Second Narrows Bridge to eliminate the through traffic from city streets. Accompanying the brief was a report to the Organization by the Urban Design Centre on the Cassiar Street connector.

Alderman Linnell advised of information from the Minister of Highways' office agreeing to meet with the Council's delegation on the general subject. The Alderman stated that since Alderman Rankin, who was the other Council member with her forming this delegation, would be out of town on August 8, 1973, the date for the meeting, Alderman Hardwick has been asked to join her in this meeting.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

WORKS AND UTILITY MATTERS (cont'd.)

Clause 1 - Cassiar Street Link (cont'd.)

MOVED by Ald. Rankin,
THAT the Hastings Sunrise Action Council be requested to accompany the Council's delegation to Victoria for the purpose of submitting the need for a connector between Highway 401 and the North Shore along the lines proposed by the Organization, i.e. a tunnel connection between Boundary Road and the Second Narrows Bridge.

- CARRIED UNANIMOUSLY.

- - - -

The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:45 p.m. in open session in the Council Chamber.

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UNFINISHED BUSINESS (cont'd.)

Consultants' Fee: Granville Street Mall

The Council further considered the matter of the Consultants' fee in respect of the proposed Granville Street Mall Project and it was

MOVED by Ald. Massey,
THAT the Consultants' fee in respect of the proposed Granville Street Mall Project, be negotiated with the Consultants on an hourly basis with the total cost of the study not to exceed $10,000, the fee to be in accordance with the Architectural Institute of B.C. Schedule of Fees and subject to the approval of the Board of Administration.

- CARRIED UNANIMOUSLY.

DEPARTMENTAL REPORTS (cont'd.)

WORKS AND UTILITY MATTERS
July 13, 1973 (cont'd.)

Clause 2 - Residential Lane Paving Programme

MOVED by Ald. Gibson,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 3 - Option to Purchase 12 Feet for Street Purposes: Harbour Park Developments Limited

MOVED by Ald. Rankin,
THAT no action be taken on this matter.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS - JULY 13, 1973

The Council considered this report containing clauses identified as follows:

Cl. 1: Parking - Neighbourhood Pubs
Cl. 2: Development Permit Applications in the Downtown Area
Cl. 3: Alternate Highway Route from the Lower Mainland to the Interior
Cl. 4: Strathcona Rehabilitation Project - 636 Hawks Avenue - Increase in monthly rental
Cl. 5: Proposed Residential Facility: Downtown East Side
Cl. 6: Shannon
Cl. 7: Building 14, Vanier Park - Community Music School

The Council took action as follows:

Clause 1 - Parking: Neighbourhood Pubs

It was agreed to defer consideration of this clause pending consideration later in the day of report of the Standing Committee on Community Development dated July 5, 1973, in which Clause 1 relates.

Clause 2 - Development Permit Applications in the Downtown Area

MOVED by Ald. Linnell,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause be approved, and therefore the applications referred to therein, be deferred accordingly and the applicants so advised.

- CARRIED UNANIMOUSLY.

Clause 3 - Alternate Highway Route from the Lower Mainland to the Interior

A request was noted from the Corporation of the Village of Lillooet for support of a proposed alternate route to the Interior from the Lower Mainland, i.e. Vancouver to Pemberton, Lillooet (through D'Arcy) to Cache Creek.

It is noted in the clause that on November 9, 1971, the Council, after considering a request from the Squamish-Lillooet Regional District, supported the Districts' position respecting completion of Highway 99 from West Vancouver to Lillooet.

MOVED by Ald. Hardwick,
THAT the Council re-affirm the position it took on November 9, 1971.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING AND PLANNING MATTERS (cont'd.)

Clause 4 - Strathcona Rehabilitation Project - 636 Hawks Avenue - Increase in Monthly Rental

MOVED by Ald. Linnell,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 5 - Proposed Residential Facility: Downtown East Side

MOVED by Ald. Rankin,
THAT the recommendations submitted by the Deputy Director of Planning and Civic Development contained at the end of this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 6 - Shannon (Refinements between Development Permit and Building Permit Application)

The Deputy Director of Planning and Civic Development and the Director of Permits and Licenses, pursuant to Council instruction of June 12, 1973, submitted a list of refinements as contained in letters dated May 25, 1973 and June 20, 1973, received from the Architect, Mr. Arthur Erickson, in respect of Development Permit and Building Permit applications re development on the Shannon property.

The Officials also submitted their comments on these requests from the Architect.

MOVED by Ald. Bowers,
THAT the requested amendments to the Development Permit application for the Shannon development as referred to in this clause, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
THAT minor amendments to the Shannon development be dealt with administratively where, in the opinion of the Officials, such will constitute an improvement in the design.

- CARRIED.

(Aldermen Rankin and Pendakur voted against the motion).

Clause 7 - Building 14, Vanier Park - Community Music School of Greater Vancouver

Council noted the report of the Director of Planning and Civic Development and the Supervisor of Property & Insurance on a request from the Community Music School for permission to use Building 14 in Vanier Park. An historical position is set out in the clause in regard to Building 14 pointing out, in the past few years, there have been many requests from various groups to use this building including request from the Museum Board. On the other hand, the Park Board has consistently

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (cont'd.)

Clause 7 - Building 14, Vanier Park (cont'd.)

maintained that once the Museum was completed, and the building no longer needed for museum storage, Building 14 should be demolished and the property turned over to the Park Board.

The Officials conclude suggesting that if Council is considering retaining Building 14 after the March 1974 deadline given to the Federal Government, then the Council should consider other uses which might be made of the building.

MOVED by Ald. Hardwick,
THAT the Director of Planning and Civic Development for report to Council within 60 days, solicit from the various parties concerned in the past, interest and terms involved, for use of this building, in order that the Council may be able to give full consideration to the future disposition of Building 14.

- CARRIED UNANIMOUSLY.

FIRE & TRAFFIC MATTERS - JULY 13, 1973

MOVED by Ald. Rankin,
THAT the recommendations of the Fire Chief contained in this report in respect of Amendments to City Fire By-law, be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS - JULY 13, 1973

The Council considered this report which contained two clauses, identified as follows:

Cl. 1: Opportunity Rehabilitation Workshop Grant Equal to Taxes
Cl. 2: Project Find (LIP)

Clause 1 - Opportunity Rehabilitation Workshop - Grant Equal to Taxes

MOVED by Ald. Rankin,
THAT the recommendation of the Director of Social Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY.
and by the required majority.

Clause 2 - Project Find (LIP)

MOVED by Ald. Hardwick,
THAT the recommendations of the Superintendent of Board of Parks and Public Recreation and the Director of Social Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY BUILDING - 700 BLOCK SEYMOUR STREET

The Deputy Director of Planning and Civic Development submitted the following report:

" City Council on March 6, 1973 approved in principle Development Permit Application No. 60176, providing for an addition to the existing B.C. Telephone Company Building on Seymour Street.

The resolution of City Council being:

"THAT the Council approve in principle the development permit application No. 60176 respecting the following development:

(1) an extension of the present building in an identical form for a distance of approximately 80', and

(2) a two-level building on the balance of the site up to Georgia Street, with landscaping on the Georgia Street, with landscaping on the Georgia Street frontage

subject to the various technical conditions as will be required by the City:

FURTHER THAT the following shall apply:

(a) the total site will be consolidated,

(b) the street level activity will be maintained and be subject to further negotiation between the company and the Director of Planning and Civic Development,

(c) an agreement with the company and the City that there shall be no changes made to the two-level building proposed without prior approval of the City Council,

(d) the two developments proposed and set out above will proceed without delay,

(e) before any development permit is issued, the whole matter will be reported back again to the Council for further consideration."

(See Appendix A for Departmental report dated March 2, 1973 as submitted to Council)

Consideration by Technical Planning Board

The Technical Planning Board have now considered two Development Permit Applications viz...

a) Development Permit Application No. 60176 - 768 Seymour Street

Applicant: McCarter, Nairne and Partners

Request: To construct a 79,594 sq. ft. addition to the existing public utility on this site.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY BUILDING - 700 BLOCK SEYMOUR STREET (cont'd.)

b) Development Permit Application No. 61495 - 550 West Georgia St.

Applicant: McCarter, Nairne and Partners

Request: To erect a two-level retail store/office building to the north of the proposed addition to the B.C. Telephone Company public utility building.

The Technical Planning Board are prepared to approve both Development Permit Applications subject to certain conditions; however, before making final decisions having referred these Development Permit Applications to City Council for consideration in accordance with the Council resolution of March 6, 1973.

(See Appendix B for Technical Planning Board's suggested conditions of approval to each of these two Development Permit Applications.)

Consideration by Vancouver City Planning Commission

The Vancouver City Planning Commission considered these two Development Permit Applications at its meetings on May 4 and May 18, 1973. Representatives of the B.C. Telephone Company and the Architect being present at each meeting.

The Vancouver City Planning Commission resolved that:

"THAT we recommend to Council that the applications be not approved, as the proposal, as well as the potential further extension of the industrial service use, is incompatible with the Commission's desired planning objectives for the Georgia Street area."

(see letter of June 14, 1973 from the Vancouver City Planning Commission to City Council regarding rationale of Commission's motion of May 18, 1973.)

Consideration by Design Panel

The Design Panel further considered the two Development Permit Applications on April 2, 1973. The Design Panel were advised of the resolution of City Council of March 6, 1973.

The Design Panel were concerned with the architectural appearance of both the addition to the main equipment building and the proposed two level retail store/office building.

The Panel were of the opinion that the development should have further design consideration so as to combine the two separate buildings into one integrated scheme achieving:

a) a better aspect from Seymour Street

b) a built-in forestallment of further expansion

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENTAL & OTHER REPORTS (cont'd.)

C. ADDITION TO B.C. TELEPHONE COMPANY BUILDING - 700 BLOCK SEYMOUR STREET (cont'd.)

The Telephone Company architect advised that the desired flexibility was not possible. Telephone equipment installing requirements primarily dictated the development as proposed.

The Design Panel was not convinced that no other solution is possible within the development presented. It was considered that the inflexibility was a fundamental problem. The Design Panel was of the opinion that the development as proposed would adversely affect public amenity and believes that in the spirit of City Council's resolution, the scheme should properly reflect the consolidation of sites. The Design Panel recommended that the Technical Planning Board refuse the design on the grounds that if executed in its present form it would adversely affect public amenity.

Consideration by City Council

The views and recommendations of the Technical Planning Board, Vancouver City Planning Commission and the Design Panel are submitted to City Council for consideration."

A communication dated June 14, 1973, was received from the Vancouver City Planning Commission setting out documentation as a result of considering the applications.

A letter dated July 16, 1973, was received also from the B.C. Telephone Company asking to be heard if the Council is considering not approving these applications.

MOVED by Ald. Linnell,
THAT (a) A delegation from the B.C. Telephone Company be heard as requested.

(b) Representatives of the Design Panel be invited to appear and comment.

(c) Representatives of the Vancouver City Planning Commission be invited to appear and comment.

FURTHER THAT the Development Permits not be issued in the meantime.

- CARRIED.

(Alderman Bowers voted against the motion).

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The Council recessed at approximately 5:45 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin, and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Illegal Suite: Hardship Application
1941 West 36th Avenue

The Director of Permits and Licenses, by Department Report dated June 22, 1973, reported as follows regarding an illegal suite at 1941 West 36th Avenue, and hardship application from Mrs. Diane Bernard in connection therewith:

" A petition signed by approximately thirty-nine (39) persons has been received regarding a basement suite in the above building. The petitioners requested an opportunity to present their objections to the renewal of an application under the hardship policy when it was dealt with.

An inspection on August 20, 1971 showed that an illegal suite was present in the basement and the owner was notified to restore the use of the building to a one family dwelling. She made application under the hardship policy and on February 22, 1972, Council approved the application and enforcement action was withheld for one year. On April 11, 1973, the owner again made application under the hardship policy, stating that she is divorced and is supporting one child. The applicant is employed and if the illegal accommodation was not permitted to be used she would still receive an income of $675.00 per month. A medical certificate was included with the application and after reviewing the situation, the Medical Health Officer has recommended that the application be approved on medical grounds.

Normally, your Committee would recommend approval in this case, but in view of the fact that there is a delegation opposing the application, the matter is referred to Council for consideration without a Committee recommendation."

(Copies of the relevant supporting material are on file in the City Clerk's Office)

The Council received delegations from the following in opposition to this suite:

(a) John Mead, 1971 West 36th Avenue
(b) Ann Perry, 1920 West 36th Avenue.

After due consideration, it was

MOVED by Ald. Volrich,
THAT the application for approval of this illegal suite under the Hardship regulations, be not approved.

- LOST

(Aldermen Bowers, Marzari, Massey, Pendakur and Rankin voted against the motion)

No further action was taken by Council.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Granville Grange: Use of Certain City Buildings
N/W Corner of 4th Avenue and Granville Street

The Board of Administration under date of June 22, 1973, reported on a request from the Granville Grange group for assistance in connection with the use of two City buildings at 1923 and 1927 Granville Street, as well as ultimate use of 1975 Granville Street now occupied by a moving company. The group presently occupies 1923 and 1927 Granville Street and are in arrears of rent. These buildings are used for sculpturing, painting and related purposes.

The Chairman of the Cultural Advisory Committee reported in support under date of June 12, 1973.

A representative of the Granville Grange group appeared and asked for a grant of $2,010.00 to cover the use of the City buildings for 1973, and the required payment of back rental to the City.

MOVED by Ald. Marzari,
THAT a grant of $2,010.00 as requested by the Granville Grange group be approved for the purposes outlined.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion.)

No further action was taken by Council.

Strata Titles Applications: Shamrock Realty Limited

Mr. Fred Hoy of the Shamrock Realty Limited, appeared before Council requesting approval under the Strata Titles Act of application to convert apartment at 1503-1591 Grandview Highway to condominiums. In this regard, a position brief was filed.

In considering the matter, the Council noted its policy as laid down by Council resolutions dated June 26th. In the June 26th action of Council, procedures are set out for applications of this kind and also a resolution placing a moratorium of one year on approval of strata plans for apartment conversion.

MOVED by Ald. Linnell,
THAT no action be taken on this application.

- CARRIED

(Alderman Bowers and Mayor Phillips voted against the motion)

Strata Titles Applications: T. Leeaphon

Mr. G. J. DeCario, Barrister, on behalf of Mr. T. Leeaphon, appeared before Council requesting approval under the Strata Titles Act of application to convert apartment on Lot B, Block 3, D.L. 318 being 1550 West 75th Avenue to condominiums.

MOVED by Ald. Hardwick,
THAT the representations from the delegation be received.

- CARRIED UNANIMOUSLY

Grant in Lieu of Rental: Bach Choir
Queen Elizabeth Theatre

Mr. Paul Birch, President of the Vancouver Bach Choir, appeared in support of application for a grant equal to the rental of the Queen Elizabeth Theatre to assist in presenting 'The Messiah' at the Theatre, December 14th to 16th, 1973, inclusive.

MOVED by Ald. Hardwick,
THAT a grant equal to the rental of the Queen Elizabeth Theatre, for three consecutive days for the presentation of 'The Messiah' in December, be approved for the Bach Choir.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee on Environment, June 28, 1973

Alderman Linnell and Alderman Gibson, under date of June 28, 1973, submitted a report on Environment matters in which the following clauses are set out:

Cl. 1: Access to Fraser River and the Need for Parks in the Fraserview Area
Cl. 2: Proposed Requirements in Building By-law for the Handicapped

MOVED by Ald. Linnell,
THAT the recommendations of the Committee contained in Clause 1 be approved, and the resolutions as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Finance and Administration June 28, 1973 (Health Dept.)

MOVED by Ald. Linnell,
THAT the report of the Committee with respect to Review of City Departments (Health Department), be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Finance and Administration June 28, 1973 (Haro Park Site)

MOVED by Ald. Bowers,
THAT the recommendations contained in the report of the Committee with respect to the Haro Park Site, be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Social Services June 28, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Mental Patients Association - Request for Grant Equivalent to Taxes, 1754 West 11th Avenue
Cl. 2: Funding - Chinese Community Youth Worker
Cl. 3: Shift Work for Health Inspectors
Cl. 4: Funding of Drop-In Centres

Action was taken as follows:

Clause 1 - Mental Patients Association - Request for Grant

MOVED by Ald. Rankin,
THAT the Committee's recommendations A, B and C, contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

Clause 2 - Funding - Chinese Community Youth Worker

MOVED by Ald. Rankin,
THAT recommendations (A) and (B) contained in this clause be approved after change to provide for continued funding of the position of the Chinese Community Youth Worker from the Spring Street Salary Account #7820/501 and not from the POSER Fund Account as mentioned in recommendation of the Director of Social Planning referred to in the clause.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services (continued)

Clauses 3 and 4

MOVED by Ald. Rankin,
THAT Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee
on Housing, July 3, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: United Housing Foundation - Grant Request for Renovation and Furnishing of Ferry Rooms and Central & Oliver Rooms
Cl. 2: Re-draft of Lodging Housing By-law and Use of Lodging House Operator Permits
Cl. 3: Evaluation and Accreditation of Skid Road Housing

Action was taken as follows:

MOVED by Ald. Hardwick,
THAT the Committee's recommendations contained in Clause 1 be approved, and that Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

I. Report of Standing Committee
on Finance and Administration
July 5, 1973

The Council considered the report of the Standing Committee on Finance and Administration dated July 5, 1973, which dealt with the matter of Review of the 1973 Basic Capital Budget. The Council took action as follows:

MOVED by Ald. Bowers,
THAT the Committee's proposals on the following as contained in the Committee's report, be approved:

A (1)(i) & (ii) Parks Development
A (2) Community Service Centre Facilities
A (3)(i) Indoor Swimming Pool (Templeton)

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT in respect of A (3)(ii)'Indoor Swimming Pool (Templeton)' of the Committee's report, the sum of $480,000 be approved for the indoor swimming pool adjacent to Templeton High School.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT, as proposed in A (4) 'Streets' as contained in the Committee's report, these projects be deferred pending a report to Council on the desirability of widening this street.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee's proposal in A (5) 'Construction of Bus Shelters' as contained in the Committee's report, be approved on the understanding that at the appropriate time and if feasible, application will be made for financial assistance under the 'Winter Works' Program.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance & Administration (continued)

MOVED by Ald. Bowers,
THAT as proposed in A (6) 'Public Safety Building' set out in the Committee's report, the allocation of funds be reserved pending further reports on this project.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT as proposed in A (7) 'Beautification' as contained in the Committee's report, the Beautification projects be deferred pending a report from the Deputy Director of Planning on the total funds required for Beautification under the current Five Year Plan.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the following recommendation contained in the Committee's report, be approved:

"that the False Creek Committee be asked to report to Council on the estimated total capital requirements for False Creek Development to the end of 1975, and the Director of Finance be asked to recommend ways of financing their costs."

- CARRIED UNANIMOUSLY

Alderman Bowers, with the agreement of Alderman Volrich the other Standing Committee member present, agreed to the withdrawal of the recommendation in the report dealing with Five Year Plan funds for public open space.

MOVED by Ald. Bowers,
THAT, subject to the above actions taken by Council this day in respect of the Standing Committee's report of July 5th, the 1973 Basic Capital Program and the method of financing this Program as summarized on Schedule One of the report of the Board of Administration and the Director of Finance (June 19, 1973), be approved.

- CARRIED UNANIMOUSLY

(Schedule One is on file in the
City Clerk's Office)

MOVED by Ald. Linnell,
THAT the statement in the report to the effect that the sum of $400,000 under the Five Year Plan for public open space was originally set aside for the development of Block 71, be deleted from the report.

- CARRIED UNANIMOUSLY

At this point, a short recess was observed after which the Council reconvened.

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J. Report of Special Committee
re False Creek, July 17, 1973

The Special Committee re False Creek submitted the following report under date of July 17, 1973:

"The Special Committee of Council re False Creek met today at 12.00 noon in No. 1 Committee Room and considered matters relating to False Creek planning.

The Committee agreed to consider a matter raised by Alderman Massey and Commissioner McCreery re the retention and "recycling" of one of the V.I.E.W. buildings which Council had authorised demolished.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re False Creek (continued)

Alderman Massey and Commissioner McCreery pointed out to the Committee the possibilities of translating the use of this structure from an industrial building into a building of multi-public uses: suggested uses were farmers' market, crafts and art displays, performances by creative dramatic artists and groups of all types embraced by the performing arts, commercial rentals to help defray the operating costs of the structure.

The Committee was given as further support for the retention and recycling of the building a report prepared by Gordon Spratt & Associates Limited and a report submitted by Alderman Massey. These are attached to this report as Appendix A.

The Chairman expressed resistance to this proposal on the grounds that it would substantially depart from the plans being considered over the past three years and the economics of the whole of sub-area 6 could be severely threatened.

The Committee was also shown perspectives, sections and plans indicating the ultimate architectural condition of the structure and the relationship of the structure to the planning for the redevelopment of the City-owned lands in sub-area 6. These are on file with the City Clerk.

The Committee discussed the matter and had presented to it by the Supervisor of Property & Insurance a report dated July 16th, 1973, which had attached a copy of the contract for the demolition of this building along with the other V.I.E.W. buildings, between the City and Johnston & McKinnon Demolition Limited. This is attached as Appendix B.

The Committee discussed this proposal at length and the various members presented their points of view as to whether the building should be retained and recycled or whether the Council instruction should be followed. During the discussion the advantages and disadvantages of both courses of action were brought forward.

Due to the approaching time of convening for Council, discussion of the matter was terminated and the Committee, by resolution

RECOMMENDS THAT

the report of the Supervisor of Property & Insurance and the materials supplied by Commissioner McCreery and Alderman Massey be submitted to the ensuing meeting of the Vancouver City Council."

(Appendices A & B are on file in the City Clerk's Office)

In support of retention of this particular building, Alderman Massey and Park Commissioners Cowie and McCreery spoke.

MOVED by Ald. Massey,
THAT the Property and Insurance Department be instructed to arrange with the contractor to postpone demolition of the building for two weeks.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Mayor Phillips, Rankin and Volrich voted against the motion)

MOVED by Ald. Marzari,
THAT the Property and Insurance Department report in two weeks' time on costs in respect of the proposed development outlined in the Special Committee's report and for which the suggestion is made that the building be retained.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Mayor Phillips, Rankin & Volrich voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

K. Report of Standing Committee on Community Development July 5, 1973

MOVED by Ald. Volrich,
THAT the report of the Committee with respect to Development of Lands along the Fraser River between Arbutus Street and Barnard Street, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Official Traffic Commission, June 27, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Pedestrian Safety Programme
Cl. 2: Traffic Hazard at the Intersection of King Edward and Oak Street
Cl. 3: Pedestrian Safety Fraserview/Killarney
Cl. 4: Traffic Dispersal from P.N.E. Exits
Cl. 5: Vancouver Police Department
Cl. 6: Communications

Action was taken as follows:

MOVED by Ald. Marzari,
THAT the recommendations contained in Clauses 1, 3 and 4 be approved, and that Clauses 5 and 6 be received for information;

FURTHER THAT recommendation (a) of Clause 2 be approved and recommendation (b) of Clause 2 be referred back to the Official Traffic Commission for clarification, pursuant to request of officials.

- CARRIED UNANIMOUSLY

M. Report of Special Committee re Illegal Suites, July 13, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of July 13, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. A. Cotsakis (owner), 2624 Waterloo Street
William Burshtynski (owner), 1492 William Street
Mrs. Katherine Wiggin (tenant), 4791 Fleming Street
Mildred M. Stohlberg (owner), 2531 Point Grey Road
Mrs. Norman Allen (owner), 3837 West 38th Avenue
Peter Serraville (owner), 2318 MacDonald Street
George Boorman (tenant), 1246 West 12th Avenue
Samson Manilal (tenant), 1241 East 14th Avenue
Helen R. Sheung Lim (owner), 2660 Eton Street
Edward Boyd (tenant), 3919 Fraser Street
Barbara E. Moor (owner), 5915 Yew Street

(b) the following applications be approved for one year from the date of this Resolution:

Linda A. Williams (tenant), 960 East 53rd Avenue
Michele Eleanor McFall (tenant), 1860 Island Avenue
John Ntais (owner), 2304 Stephens Street
Joseph Mitchell (tenant), 4196 Balkan Street
Miss Linda M. Cole (tenant), 4825 Quebec Street
Susan Irvine (tenant), 999 West 20th Avenue
Robert Wayne Campbell (tenant), 281 East 15th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re Illegal Suites (continued)

(c) **the following application be approved for six months from the date of this Resolution:**

Algis Misiulis (tenant), 834 East 58th Avenue

(d) **the following applications be not approved:**

Soo Seng and Mer Wah Kwan (owners), 357 East 60th Avenue
Raj Krishnan (owner), 1895 East 37th Avenue
Alois Steiner (owner), 1846 West 13th Avenue

(e) **in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."**

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated July 13, 1973, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on Civic Development July 5, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Granville Street Mall
Cl. 2: Downtown Plan: Proposed Parking Policy

Action was taken as follows:

Clause 1: Granville Street Mall

MOVED by Ald. Hardwick,
THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Clause 2: Downtown Plan: Proposed Parking Policy

MOVED by Ald. Hardwick,
THAT the recommendations contained in this Clause be approved after changing to read as follows:

"that Item 7 under the Commercial section of the guidelines for downtown parking in the report before the Committee be referred to the Director of Finance, the City Engineer and the Corporation Counsel for a report back to this Committee on both the problems of the mechanics for collecting cash payments in lieu of the parking facilities required in similar buildings and also, suggestions on the development of equitable formulae, and further

that Council agree in principle with the suggestion of a cash payment in lieu of provision of off-street parking."

- CARRIED UNANIMOUSLY

(underlining indicates change)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

O. Grant Request of $1,419.85:
The Weary Parents Club

The Director of Social Planning under date of July 16, 1973, submitted the following report:

"The Weary Parents Club requests $1419.85 from City Council towards the cost of travel by 25 low income persons to Eastern Canada - Toronto, Ottawa, Montreal, Quebec City and Trois Rivieres. The purpose of the trip is fact finding about the kind of community services in which their counterparts in other cities are involved. All 25 Vancouver persons taking part in this travel and exchange experience work as volunteers in various community and neighbourhood projects. Last year a similar trip to Vancouver was undertaken by about the same number of people from Trois Rivieres:

The Weary Parents Club has obtained a grant of $6500.00 from the Secretary of State and has raised $600.00 on their own locally. Total cost of the trip is estimated at $8500.00. The Secretary of State pays on the basis of $260.00 per person so that reducing the group size does not decrease per person costs. (See attached brief for some details about Weary Parents Club and the trip)

As far as I can determine there is no precedent for the City sharing the cost of a travel project of this kind. However, with the recent trend towards greater citizen involvement and participation in urban issues a request of this kind is not surprising. In the absence of City policy on this matter the Director of Social Planning recommends:

1. City Council approve a travel and exchange grant to the Weary Parents Club in the amount of $1419.85 subject to following conditions.

   a. the group report back to Council, through the appropriate Committee, on the results and value of the trip by September 30, 1973;

   b. that the Council Committee's assessment of the trip form the basis of future City policy in respect to travel grant requests of this nature;

   c. that the funds ($1419.85) be made available through the City Department of Welfare and Rehabilitation so that 50% cost sharing under CAP can be applied for."

MOVED by Ald. Pendakur
THAT the recommendations of the Director of Social Planning contained the foregoing report, be approved.

- CARRIED
AND BY THE REQUIRED MAJORITY

(Alderman Hardwick voted against the motion)

P. Complaint about Underground Transformer
Vault on Carrall Street

The City Engineer under date of July 13, 1973, submitted the following report:

"A verbal complaint has been received recently from the owner of a building on behalf of his client who operates a shoe store at 221 Carrall Street against the proposed installation of a transformer vault under the sidewalk in front of his store. The transformer vault is required as part of the underground system feeding Trounce Alley.

During construction which is estimated will be approximately one month, it will be necessary to divert pedestrian traffic onto a 'cordoned off' portion of the road and a bridge will be provided over the excavation to the doorway of the store.

The contractor plans to excavate on Sunday, July 22nd, and install the bridge so that access will be available to the shop during business hours. The only alternate location which could be used is immediately south of Trounce Alley but this location is not recommended for the following reasons:

(a) Excavation would also fall in front of a small grocery store, causing similar inconvenience in access.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Complaint about Underground Transformer Vault on Carrall Street (continued)

(b) The City would have to negotiate with the owner of the Fraser Hotel to close an existing areaway. The cost of installing the retaining wall between the building and the street would amount to approximately $1,000.

(c) Installation of the street vault and consequently the wiring of the underground system would be delayed at least two months while negotiations were being carried out to close the areaway, construct the wall, and while new designs were being made up for the underground duct and wiring systems. Although this will not delay the repaving (beautification) of Trounce Alley, it will mean that the overhead wiring will have to remain up longer.

(d) An existing gas main would have to be relocated at an es timated cost of $500.

(e) The relocation would require modification of work already done and the extention of other plant to reach the new location at an estimated additional cost of $3,000.

(f) Total additional estimated cost of (b), (d) and (e) = $4,500.

When it is necessary to excavate a sidewalk at the resultant inconvenience to abutting merchants, it has been the practice to provide access by bridging the excavation. The alternative proposed by the building owner is more costly and results only in a shift of the inconvenience to another merchant.

I RECOMMEND that the transformer vault be constructed in front of 221 Carrall Street and the work be proceeded with as soon as possible in order not to delay the completion of the underground project."

MOVED by Ald. Bowers,
THAT the recommendation of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

Q. Report of Standing Committee on Community Development July 5, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Neighbourhood Pubs
Cl. 2: Furniture and Equipment Donated or Lent to Non-Profit Organizations
Cl. 3: Y.M.C.A.
Cl. 4: Kitsilano Area Planning
Cl. 5: West Broadway Citizens' Committee

Action was taken as follows:

Clause 1 -Neighbourhood Pubs

In connection with Clause 1, the Council noted Departmental Report dated July 13, 1973, from the Deputy Director of Planning and Civic Development in which he sets out certain views on neighbourhood pubs recommending that the Director of Planning and Civic Development make application to amend the Zoning and Development By-law to provide a parking standard of one parking space for every 100 sq. ft. of floor area open to the public where the licensed premises are of the 'neighbourhood pub' type and have a seating capacity of 100 seats or less.

In the report of the Standing Committee on Community Development, ten (10) proposals respecting neighbourhood pubs and submitted by the Chairman, are set out. On these, the Committee recommends approval of all such proposals with the exception of Proposal 4 which deals with parking ratio and Proposal 9 which deals with total capacity.

The Committee also made a recommendation on an application from the Kitsilano Neighbourhood Pub Limited.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMFNT & OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Development (continued)

PROPOSALS

MOVED by Ald. Volrich,
THAT the proposals set out in the Committee's report and numbered 1, 2, 3, 5, 6, 7, 8 and 10 be approved.

- CARRIED

(Alderman Hardwick voted against the motion)

Total Capacity

MOVED by Ald. Volrich,
THAT the total capacity, both standing and seated, shall be a maximum of 100 patrons.

- CARRIED

(Alderman Marzari voted against the motion)

Parking Ratio

MOVED by Ald. Hardwick,
THAT the parking ratio be one per 100 sq. ft. of public area in the pub.

- LOST

(Aldermen Bowers, Marzari, Massey, Mayor Phillips and Volrich voted against the motion)

MOVED by Ald. Bowers,
THAT the parking ratio be the same as required for restaurants.

- LOST

(Aldermen Hardwick, Linnell, Pendakur, Mayor Phillips, Rankin and Volrich voted against the motion)

MOVED by Ald. Volrich,
THAT the parking ratio be one per 200 sq. ft. of public area in the pub.

- CARRIED

(Aldermen Hardwick, Linnell, Marzari and Rankin voted against the motion)

(The Council did not take any action to deal with the recommendation in the report respecting Kitsilano Neighbourhood Pub Limited)

Clauses 2, 3 & 4

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 5 - West Broadway
Citizens Committee: Guidelines

MOVED by Ald. Volrich,
THAT the recommendation in the report i.e. recommending the ten guidelines set out for Broadway West, (5th to 16th Avenues, Larch to Highbury), be approved, after guideline no. 9 is changed to read as follows:

"9. City Council shall not allow the use of RS- and RT-zoned land for surface parking, subject to the appropriate change in the Zoning By-law until an acceptable plan for the area is adopted by Vancouver City Council."

- CARRIED UNANIMOUSLY

(underlining indicates the change)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (continued)

Negative votes on some of the guidelines are recorded as follows:

Guideline 5: Xerox Copies of all Applications for Development Permits

Alderman Linnell, Alderman Massey and Mayor Phillips voted in the negative.

Guideline 6: Private Property and Expropriation (Parking)

Alderman Linnell and Alderman Massey voted in the negative.

Guideline 8: Standard of Parking Requirements: No General Relaxation

Alderman Linnell voted in the negative.

MOVED by Ald. Volrich
THAT the Council resolution of June 5th, 1973, dealing with guidelines for the Broadway West area, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Linnell voted against the motion)

MOVED by Ald. Linnell,
THAT the Council receive a report from the Director of Planning on the cost of xeroxing copies of all applications for Development Permits in respect of the West Broadway area as referred to in guideline no. 5.

- CARRIED UNANIMOUSLY

R. Tenders for Street Lighting
Contract No. 104

The Board of Administration, under date of July 16, 1973, submitted the following report:

" The City Engineer reports as follows:

'Tenders for the installation of street lighting on Contract No. 104 were opened at the meeting of the Board of Administration on July 16th, 1973, and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 104.

Ricketts-Sewell Electric Ltd.	$167,465.85
C.H.E. Williams Co. Ltd.	$168,387.19
Kingsoon Construction Ltd.	$212,555.95

This is a unit price contract and the contractor will be paid for the work installed as measured on the street.

The City Engineer RECOMMENDS that

(a) the contract for the installation of street lighting on Contract No. 104 be awarded to the Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Corporation Counsel;

(b) The Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bonds be returned to the unsuccessful tenderers.'

Your Board RECOMMENDS approval of the foregoing recommendations."

MOVED by Ald. Rankin,
THAT the recommendations of the City Engineer and the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

S. Welfare Department: Accommodation for Management and Accounting Groups

The Board of Administration, under date of July 16, 1973, submitted the following report:

" On June 12th, 1973, City Council approved five recommendations of the Board of Administration on the above subject, which included the following item:

' (ii) The Assistant Director - Construction and Maintenance be authorized to use contract services at a cost not exceeding $750 to prepare a detailed floor plan and to compile the list of office equipment and fixtures required and report back with estimates of costs of relocation, annual operating estimates, etc.'

The Assistant Director, Construction and Maintenance reports that a floor plan to accommodate 54 personnel of the Management and Accounting groups of the Welfare Department has now been prepared, making use of approximately 7,850 square feet of a building at 10th Avenue and Maple Street. This layout has received the approval of the Director of Welfare Services, and the Property and Insurance Division are in the process of preparing a lease for the space.

The plan accommodates the Accounting and Management staff on the 'open plan' principle, using moveable acoustic screens to subdivide the open areas and with fixed partitions used to provide offices for the Director and two Assistant Directors, two interview spaces, conference room and staff lunch and rest room.

Estimates of cost are as follows:

Item 1)	Building improvements	$11,000.00
	Includes fixed partitions, counters, sinks, plumbing, electrical and telephone installation.	
Item 2)	Acoustic screens, furniture and equipment	$15,533.00
	Includes those items of furniture which are not provided in the present location and moving costs of some existing equipment that requires relocation from 1530 West 8th Avenue.	
Item 3)	New furniture, desks, chairs, etc.	$22,206.00
	Includes replacement of the old work station furniture in use at 1530 West 8th Avenue.	
Item 4)	Balance of 1973 operating costs	$5,000.00
	Annual operating costs will be approximately $12,300.00, which includes light, power and communication costs.	
		$53,739.00

Note (i) Telephone installation and operating costs are based on 40 off premise locals from the existing switchboards at 1530 West 8th Avenue. The Electrical Division advises that only 5 off premise locals can be provided by the beginning of August, the remainder will require up to two months for installation of suitable cables.

Note (ii) The Purchasing Agent advises that if the Welfare Management group remained at their present location, they would be considered for inclusion in the 1974 phase of the furniture replacement program. He, therefore, recommends the purchase of replacement furniture as item (3) above in order to save an additional moving cost of approximately $2,000.00 to move furniture which would probably be replaced next year in any event.

If the order is placed next week, delivery of new furniture can be made during the week of August 20th.

The Comptroller of Accounts advises that the funds totalling $53,739.00 for building improvements, furniture and screens and for the current year operating costs can be provided from contingency reserve.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Welfare Department: Accommodation for Management and Accounting Groups (continued)

Recommendations:

(i) The Assistant Director, Construction and Maintenance be authorized to proceed with the preparation of the premises at an approximate total cost of $11,000.00.

(ii) The Purchasing Agent be authorized to provide acoustic screens and all new furniture at a total cost of approximately $37,739.00.

(iii) The required funds, including the $5,000.00 for current operating expenses, be provided from contingency reserve.

Your Board recommends approval of the foregoing recommendations."

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $2,000,000.00 (West End Community Centre)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

2. KERRISDALE BEAUTIFICATION PROJECT BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

3. BY-LAW TO AMEND BY-LAW NO. 2046 BEING THE POUND BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING & DEVELOPMENT BY-LAW (N/S East Pender Street between Woodland and Commercial)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

(Ald. Gibson was not present at this consideration)

cont'd ....

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING & DEVELOPMENT BY-LAW (Britannia Community Services Centre Site)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.
(Alderman Gibson was not present at this consideration)

MOTIONS

Balance of Summer Meetings:
Time of Commencement

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the balance of Council summer meetings, i.e. July 31st, August 14th, and August 28th, 1973, commence at 9:30 a.m., Tuesday, and Council's resolution in respect of schedule of meetings be varied accordingly.

- CARRIED

(Aldermen Bowers and Marzari voted against the motion)

NOTICE OF MOTION

Enquiries and Other Matters

Alderman Linnell submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Linnell,
THAT the agenda be changed to allow for Enquiries and Other Matters to be placed at the beginning of the agenda.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Massey - Robson Street Saturday Mall referred to the Council's resolution of June 19th which reads as follows:

"THAT the merchants in the 1000 block Robson Street be contacted to ascertain if they are willing to form an Association for the purpose of operating a street market, including the organizing of street activities, payment of recurring costs such as public market licenses, and

FURTHER, if the merchants so wish in accordance with the above, they be advised the Council is prepared to contribute $1,000 toward the capital costs."

MOVED by Ald. Massey,
SECONDED by Ald. Marzari,
THAT the word 'capital' in the second part of the resolution of Council of June 19th, 1973, be deleted.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Council adjourned at approximately 11:10 p.m.

The foregoing are Minutes of the Regular Council meeting of July 17, 1973, adopted as amended on July 31, 1973.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Walden Street, North of 33rd Avenue, Block 9, D.L. 634, for School Purposes

"Brock School is situated on the east side of Main Street, north of 33rd Avenue. The site is composed of part of Walden Street, City owned lots and School Board property. The consolidation of the site requires the closing of the surplus portion of highway within the site, and the School Board dedicating the easterly 5 feet of their lands for lane widening.

I RECOMMEND that all that portion of road in Block 9, D.L. 634, Plan 1438 shown outlined red on plan marginally numbered LF1520 be closed, stopped up and conveyed to the School Board for subdivision with adjacent lands to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

"A water main replacement is required at the following location:

PROJECT 308

Avenue	From	To
33rd Avenue	Laurel Street	Heather Street

The old 12" steel pipe has deteriorated to such an extent that a large section of it has had to be abandoned, and it now should be replaced.

The estimated cost for this project is $22,000.

I RECOMMEND that the above mentioned water main replacement be approved and that $22,000 be appropriated in advance from the 1973 Capital Budget, 'Provision for Short Notice Projects - Unallocated', Reference No. 10-06-02."

Your Board RECOMMENDS that the foregoing be approved.

3. Installation of Water Main, Marine Drive Industrial Park, Prince Edward Street & N. Kent Avenue - 1972 Capital Budget

"To service and provide fire protection for the subdivision of Lots B of 10, 11, B of 12 and 23, 13 and 14 of D.L. 313 for the Marine Drive Industrial Park, and for future developments on Kent Avenue, the installation of a 12-inch water main is required on the following streets:

Street	From	To
Prince Edward	S. Kent Avenue	670' N. of N. Kent Avenue
N. Kent Avenue	Prince Edward	St. George

The total cost of the installation is $48,000 of which $28,000 is estimated to be borne by the subdivider, and this amount has been deposited with the City. The remaining $20,000 is the estimated City's share in accordance with the provisions of the Subdivision Control By-law for this 12" main.

I RECOMMEND that the installation of a 12-inch water main on Prince Edward Street and North Kent Avenue be approved and that $20,000 be appropriated for this work from the 1972 Water Works Capital Account 'Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

4. Cancellation of Sewer Project on Hornby from Smithe to Robson and Robson from Hornby to Burrard

"Provision was made in the 1972 Sewers Capital Budget for construction of a new twin sewer on Hornby Street from Smithe to Robson and Robson Street from Hornby to Burrard. However, as a result of changes in the design schedule necessitated due to the higher priority for design in the West End, sewer design in the area of this project has been deferred for approximately one year. Therefore, the $120,000 appropriation for this project should be released for use on other more urgent work.

I RECOMMEND that the $120,000 appropriation in Sewers 1972 Capital Budget Account 118/6106, 'Sewer Construction, Hornby-Smithe to Robson and Robson-Hornby to Burrard be reallocated as follows:

(a) Credit $82,000 to Sewers Capital Account 118/7903, 'Prior to Paving - Unallocated'.

(b) Credit $38,000 to Sewers Capital Account 118/7906 'Miscellaneous-Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

5. Sewer Reconstruction, 'Prior to Paving' - Phase 2

"The sewers listed in the following tabulation lie beneath streets which are to be paved in 1973. These sewers have been inspected by closed circuit television and were found to be in very poor condition. Therefore, they should be replaced at this time in order to avoid disturbing the new pavement in the near future. Locations where construction is required and the estimated costs are as follows:

(a)	Maple Street from 3rd Avenue to Lane South	$12,000
(b)	Wall Street from Powell to Cambridge	$88,000

The total estimated cost of this project is $100,000.

I RECOMMEND that $100,000 be appropriated from Sewers Capital Account 118/7903, 'Prior to Paving - Unallocated', subject to approval of Item #4."

Your Board RECOMMENDS that the foregoing be approved.

6. Sewer Construction for City Subdivision on Hoy Street

"In order to permit the resubdivision and sale of City property for residential building on Hoy Street, south of 29th Avenue, it is necessary to construct approximately 300 feet of sewer.

The estimated cost of this work is $13,000.

I RECOMMEND that $13,000 be appropriated for this work from the 1972 Sewers Capital Budget Account 118/7901, 'City Subdivision - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

7. Public Crossing Over V. & L.I. Railway Tracks at the Foot of Chester Street

"The above crossing serves the portion of Kent Avenue South that was leased to Weldwood of Canada as approved by Council on June 6, 1972. The crossing is now surplus to the requirements of the City and Weldwood has requested that the crossing be closed to the public.

I RECOMMEND that:

(i) the above-mentioned crossing no longer be a public crossing and that the City concur with Weldwood's application to the Board of Transport Commissioners to have the crossing become a private one subject to:

Cont'd . . .

clause 7 con't

(a) Weldwood simultaneously acquiring a private crossing agreement to cover the same area with the C.P.R. to ensure access to their site;

(b) Weldwood bear all costs required to effect the changeover.

(ii) the City Engineer be authorized to sign any relevant plan on behalf of the City should this be required by the Board of Transport Commissioners."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

8. Local Improvement Not Undertaken By Council (Pavement & Curbs on 39th Ave., Victoria Dr. to Gladstone St., 419/34)

The City Engineer reports:

"Communication

A letter dated 5 June, 1973 has been received from Mrs. B. North, 2094 East 39th Avenue, regarding this project. Copies are circulated. The section of the petition form referred to by Mrs. North has been appended to her letter.

Background

A sufficiently signed Local Improvement Petition for this improvement was filed in November of 1972. The Assessment Commissioner's certification shows:

'Number entitled to sign 35
Number of signatures required 24
Number of signatures accepted 24'

The project was advanced through the steps of the local improvement procedure and came before a Court of Revision and Council on 17 May, 1973.

The minutes record that Council received a representation from 'Thea Kekula (also representing Mrs. Flavell) - Opposed and requested withdrawal of two signatures' and resolved 'That Project 34, Schedule 419, not be proceeded with at this time.'

Contract

The contract for the paving approved on 17 May, 1973 has been awarded and no further contracts are planned for this year. If Council decides to now undertake this project it should authorize the City Engineer to have the work done under the current paving contract.

Consideration

Mrs. North's letter and the above information are submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 76

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strata Title - Condominium 3150 East 58th Avenue

The City Clerk reports as follows:

"Attached is a letter from Community Builders Ltd. requesting Council consider approving the Strata Title for 3150 East 58th Avenue.

This property is also known as Site 9, Champlain Heights and was one of the sites sold by Council in July, 1971 after the holding of a competition on design and other aspects of the development. Intercontinental Holdings Limited was the successful applicant for this Site 9 and in its submission, which was part of its successful tender, it advised that the development when completed would be a condominium.

Community Builders Ltd. are the successors to Intercontinental Holdings Limited in this contract.

As noted in the letter of Community Builders Ltd., this project was started two years ago with the intention of the development being a condominium and except for the recent amendment to the Strata Titles Act, would have been processed through the Land Registry Office.

As this project since its inception in 1971 has been designated as a condominium type ownership, Council may wish to consider this particular application as falling within that class of application which Council has approved previously and not one falling within the classes of applications as established by Council at its meeting of June 26th."

The City Clerk submits for foregoing request of Community Builders Ltd. for the CONSIDERATION of Council.

(A copy of the letter from Community Builders Ltd. is attached for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 77

FINANCE MATTERS

RECOMMENDATION

1. Department of Permits & Licenses - New Staff and Accommodation

The Director of Permits & Licenses reports as follows:

A. "Council on October 17, 1972 tabled for 90 days a report of the City Building Inspector on the adoption of the 1970 National Building Code. A further report was approved by Council on May 8, 1973 which permits the recommendations in both reports to be implemented. One of the recommendations in the October report dealt with the addition of staff for the purpose of carrying out the requirements of the new building bylaw and a further recommendation stated that the estimate of costs to provide the necessary accommodation for the staff would be reported on later.

The following is a summary of the estimated costs:

I. Alterations

1. General Contractor, partitions, reusing existing door, painting, etc.	$2,202.00	
2. Electrical 1. Remove existing and install new outlets. 2. Remove and relocate clock. 3. Relocate intercom station. 4. Relocate existing and install new switches. 5. Connect and supply 4 intercom stations. 6. Telephone changes (5)	1,270.00	
3. Map Cases	350.00	
4. Contingency	278.00	
		$4,100.00

II. Furniture and Equipment

3'-6" x 7'-6" draughting tables (3)	$1,575.00	
3' x 6'-6" tables (3)	375.00	
Draughting stools (3)	216.00	
Side Chairs (5)	250.00	
Coat Trees (3)	78.00	
Waste Baskets (5)	18.00	
Book Cases (5)	485.00	
IBM Typewriter Model D 16" carriage	591.00	
Swivel tilter arm chair	175.00	
Electric Typewriter	550.00	
Steno Desk	250.00	
Steno Chair	50.00	
	$4,613.00	
5% tax	232.00	
		4,845.00
Total Estimated Cost		$8,945.00

B. Council, on February 27, 1973, adopted the recommendations in a report of the Director of Permits & Licenses and the Director of Planning & Civic Development regarding administrative changes in both departments, particularly in the Divisions responsible for dealing with Development and Building Permits. Those recommendations are being proceeded with but there has been difficulty in finding suitable applicants for the positions involved and for the temporary Plan Checking Assistant I approved to supply information to interested local groups. The successful applicants for the permanent positions will still require additional time to move into their new positions and become trained in their new duties.

cont'd ...

Clause No. 1 (cont'd)

It was originally intended that consideration of any further staff would await the experience gained from the reorganization, however, it has become abundantly clear that additional staff are required now in order to cope with delays in processing permits which have occurred.

I recommend that three permanent Plan Checking Assistant positions be added to the Zoning Section of the Department of Permits & Licenses to handle the workload as it stands now.

The following is a summary of the estimated costs:

		1973 (5 months)	Annual
Salary			
3 Plan Checking Assistants (pay grade 24 $903-1079)		$16,185.00	$38,844.00
Fringe Benefits		1,942.00	4,662.00
		$18,127.00	$43,506.00
Furniture and Equipment			
2 Drafting Tables	$1,050.00		
2 Drafting Stools	144.00		
2 Side Tables	200.00		
2 Calculators	400.00		
1 Coat Tree	26.00		
1 Desk Light	50.00		
		1,870.00	
Estimate of Funds Required for 1973		$19,997.00	

The Director of Permits and Licenses Recommends that:-

1. Funds estimated at $8,945.00 in Section A of this report be approved to enable accommodation and furniture to be obtained for the added staff.
2. The Zoning Section of the Department of Permits and Licenses be increased by three Plan Checking Assistants effective when filled.
3. Subject to approval of item (2) above funds estimated at $19,997.00 in Section B of this report be approved to provide salaries, furniture and equipment for the three Plan Checking Assistants in the Zoning Section of the Department of Permits and Licenses.

The Comptroller of Accounts advises that the necessary funds can be obtained from the Contingency Reserve Account.

This report has been discussed with the Administrative Analyst and the Business Manager of the Municipal & Regional Employees' Union and both concur."

Your Board RECOMMENDS the foregoing recommendations of the Director of Permits & Licenses be approved.

2. Vancouver Public Library - Business & Economics Division, Directory Information Service

YOUR BOARD has received the following report from the Administrative Analyst:

"The Director of the Vancouver Public Library has requested additional telephone facilities and one additional staff position be established to improve the service provided by the Business & Economics Division, Directory Information Service.

This service was originally provided through the Central Library switchboard, but following complaints of the inability of users to reach the library through the telephone system, the Directory Information Service was transferred to two unlisted numbers. This arrangement relieved the regular telephone service, but the Directory Information Service has increased to the point where it has been found that 50% of the calls to these unlisted numbers cannot be completed as the lines are busy.

The service is provided by two Library Clerks supervised by a Librarian. In addition to the telephone calls, many people attend personally to obtain information. An average of 250 calls are received each day on the existing telephone service, and the combination of answering enquiries received by telephone and the enquiries of people attending at the desk, creates a good deal of confusion.

The proposal is to create a Telephone Answering Service manned by two Library Clerks located in an area segregated from the Public Enquiry Desk which will be manned by a third Library Clerk to answer enquiries from people attending personally, and take "overload" phone calls.

The Library Clerks will be supplied with headsets and microphones, capable of being plugged into any one of ten stations located in the Reference area. This will enable the Library Clerk to go to the area in which the Reference Book is stored, plug into the nearest telephone outlet, answer the enquiry, and return the Reference Book to its place on the shelf without having to traverse between the shelving and a telephone handset located on a desk as at present. This arrangement will allow a more rapid and effective service.

It is recommended that funds be provided for construction of the Directory Information Service Centre and that three telephone lines and plug-in stations be installed, and that one additional Library Clerk II position be established.

The Assistant City Engineer, Electrical, has reviewed the proposals for the telephone system and concurs with the recommendations.

ESTIMATE OF ADDITIONAL COSTS

	1973 7 Months	Annual Cost
Construction of Directory Centre	$ 4,634	
Installation of telephone system	795	
Rental of telephones	900	$1,458
Salary - Library Clerk II PG.9 ($470-552) mid-range	3,521	6,036
Fringe benefits 10%	352	604
	$10,202	$8,098

NOTE:

The Comptroller of Accounts recommends that if the recommendations of this report are adopted, the required funds for 1973, estimated at $10,202, be provided from Contingency Reserve.

The classification of the proposed position is concurred in by the Vancouver Public Library Staff Association, Local 391, C.U.P.E. However, if filled on a regular part-time basis by two employees the provision of fringe benefits will be reviewed on or about January 1, 1974.

cont'd ...

Clause No. 2 (cont'd)

SUMMARY OF RECOMMENDATIONS

It is recommended that:

A. The construction of a Directory Information Service Centre with three unlisted telephone lines and an improved telephone system, be approved.

B. An additional position of Library Clerk II, Pay Grade 9, ($470-552) be approved, effective upon adoption of this report.

C. The estimated costs for 1973 for the construction and installation of the telephone system, telephone rental, salary and fringe benefit costs, estimated at $10,202, be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS adoption of the above recommendations.

3. Block 52 Parking Garage

The City Engineer reports as follows:

INTRODUCTION

"In a report to Council dated June 8th, 1973 it was noted that in April the revenues for the Block 52 garage were approximately $42,300 while the costs were about $53,300 leaving a net loss for that month of about $11,000. In May the same trend continued and there was a net loss of approximately $11,500. Council at its regular meeting on June 12th, requested that the examination of the Block 52 parking garage, already underway, continue, and that a detailed report be submitted within one month's time. This report is in response to Council's request.

IMPROVEMENT MEASURES

The significant elements related to the parking revenue / cost situation have been identified and analyzed. A resume of the analysis is presented below. At the end of this report recommendations have been made related to the appropriate elements with a view towards improving the garage revenues.

A. PARKING RATES

(a) Monthly Parkers

By the terms of the agreement with Pacific Centre the rate charged to the 300 monthly parkers (who must be provided parking under the terms of our agreement) must not exceed prevailing rates at comparable parking facilities in the downtown. The monthly rates were last reviewed and amended by Council in March 1973. These amended rates are still appropriate since they are comparable to other similar downtown parking facilities.

(b) Transient Parkers

The City has control over the transient (or hourly) parking rates. Currently transient rates in the central downtown area generally range between 20¢ and 45¢ per hour. It is proposed that the short term parking rates be raised by 10¢ per hour from 35¢ to 45¢. The more detailed aspects of the rate increase are noted in the following table:

cont'd ....

Clause No. 3 (cont'd)

TABLE 1

TRANSIENT PARKING RATES

NO.	ASPECT	PRESENT RATES ($)	PROPOSED RATES ($)
1	Hourly	0.35	0.45
2	Evening and Sunday maximum	0.50	0.90
3	12 Hour maximum	1.75	2.25
4	24 Hour maximum	2.25	2.70

It is very difficult to estimate the change in revenues which would occur as a result of the foregoing proposed rate increases. If parking demands did not change as a result of the higher rates then the additional transient revenue each month would be about $9,500. However it is drawn to Council's attention that this revenue increase is very optimistic and that it does not assume reduced patronage so it may not be realistic. The costs to implement these rate changes is approximately $600 and these expenses are related primarily to sign changes. Approximately one week is required to implement these higher parking rates.

B. EXTERNAL SIGNS

Operational experience suggests that because of the undersurface location of the parking garage very prominent external signs, suitably located, would have a better visual impact and attract more motorists than the existing two external signs. A preliminary sign design has been prepared. The preliminary cost estimated for the two signs (each dimensioned approximately 25'-high X 6'-wide) amounts to a total of about $16,000. If this cost is amortized at 8% over ten years it means a monthly cost of about $200. It is thought that the increased generated revenues resulting from these new signs would be greater than $700 per month hence the benefits of such a change should be greater than costs.

The urgency involved in the preparation of this report did not provide time for the Department of Planning and Civic Development or the Civic Design Panel to consider this preliminary sign design. Therefore any approval Council gives should be conditional in this respect. Approval must also be sought from the owners of the development to hang external signs from their building. If the owners do not permit such a sign being hung from their building then it would have to be supported by a City pole and be located above the street.

C. ADVERTISEMENT

Some forms of media advertisement were considered in order to inform more of the public about the convenient and covered parking available in the heart of the downtown. For this purpose two promotion schemes for the parking garage were developed by a consultant. These schemes related primarily to continuous advertisement in the two main local newspapers. One scheme would cost about $5,500 while the other cost about $10,300. It was concluded that while these schemes do have some merit they were not suitable at this time.

D. INTERNAL SIGNS

The philosophy of the sign design in the parking facility has been to provide a minimum of internal signage initially to avoid a proliferation of messages. Providing many signs tends to confuse and frustrate both motorists and pedestrians. Observations at the parking garage since the opening of the department store on Block 52 indicate that the addition of more signs on the two floor levels would be helpful and beneficial. In the order of 100 signs are necessary and they have been estimated to cost approximately $2,500. It is thought that the benefits derived from these sign additions would exceed costs.

cont'd ...

Clause No. 3 (cont'd)

E. IMPACT OF CLOSING BLOCK 61

Block 61 contains approximately 360 surface parking spaces. A considerable number of transient parkers use this space each week. The architects for the planned Provincial Government development on Blocks 51-61-71 have advised that they are presently planning on commencing construction on Block 61 in 1974. It has been estimated that the closing of this lot will increase the revenue in the Block 52 garage by about $5,000 per month.

F. REDUCED COSTS

There are three cost components namely rental, taxes, and operational elements and the bulk of these costs are fixed. The monthly rental has been determined by amortizing the capital costs of the garage over a 25 year period and consequently is a fixed cost. The taxes by their nature are also fixed. About 50% of the operating costs are fixed since they relate to the parking control equipment, lights, fans, et cetera. The remaining 50% of the operating costs relate to manpower used to collect parking charges and provide general garage surveillance and security. Garage manpower provisions have always been the minimum required and hence cannot be reduced further.

SUMMARY

Based upon the foregoing, the proposed improvements and other related aspects may be summarized in tabular form as follows:

TABLE 2

PROPOSED IMPROVEMENTS

NO.	ELEMENT	FORM OF IMPROVEMENT	ESTIMATED MONTHLY	
			COSTS[a]	BENEFITS
1	Parking Rates	Increase of short term rates as outlined previously	$50	$9,500[b]
2	External Signs	Replace existing two signs by more prominent signs	$200	$700
3	Advertisement	Advertisement in 2 main local newspapers	$450(minimum)	less than $450
4	Internal Signs	Addition of signs to assist in guiding drivers and pedestrians	$300	$400
5	Impact of Closing Block 61	No direct City control- Presently planned to have impact in 1974.	0	$5,000
6	Reduced Costs	Most cost items are fixed; non-fixed costs are at the minimum level	0	0

a - capital costs for item Nos. 1 and 3 have been spread over 1 year.
- capital costs for item Nos. 2 and 4 have been amortized over 10 years at an 8% interest rate.

b - most optimistic forecast and assumes no reduction in parking demands with introduction of higher parking rates.

The findings suggest that parking garage elements Nos. 1, 2, and 4 above should be improved as indicated. The form of these improvements is also summarized in table 2 and is defined in more detail previously in this report.

cont'd ...

Clause No. 3 (cont'd)

Translated in revenue the introduction of these improvements, along with other happenings as noted should mean that by sometime next year monthly revenues would exceed costs.

The Director of Finance has been consulted in this matter. He advises that he concurs with the proposed improvements and overall findings in this report recognizing the difficulty of estimating the increased revenue that may result from some of the changes.

RECOMMENDATIONS

The City Engineer, in consultation with the Director of Finance, recommends the following changes in the Block 52 parking facility operation be implemented as soon as possible:

i) The transient parking rates be increased to the level outlined in Table 1 of this report.

ii) The proposed external sign changes be processed through the civic and non-civic agencies with a view towards implementing these changes.

iii) Approximately 100 internal garage signs be prepared and installed.

4. Funds in the amount of $20,000 be used from the Parking Sites Reserve Fund for the purpose of implementing each of the three (3) foregoing improvements."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

CONSIDERATION

4. Vancouver Art Gallery - Request for Supplementary Grant

Your Board has received the following report from the Director of Finance:

"This Spring Council approved grants to the Art Gallery of $114,151 for operating purposes and $5,008 for building repairs.

The City's Grant is based historically on the amount required to cover the costs of building maintenance, janitorial services, insurance of the collection, and basic curatorial and security costs. All other expenses related to the Gallery Administration, Exhibitions and Programs are borne by the Association. Association funds are derived from admission and membership fees, donations and other grants.

The following letter, dated June 13, 1973, has been received from Mr. G. R. Bell, President of the Vancouver Art Gallery Association, requesting an additional grant of $20,000 for 1973.

'The Vancouver Art Gallery Association requests a supplemental grant of $20,000 in 1973. This amount to be in addition to the $119,159 authorized on May 8, 1973.

The Association wishes to submit three arguments in justification of this request. Firstly, since 1963, the year in which the City's policy of support was last revised, the City of Vancouver's grants to the Art Gallery have steadily dropped from 50% of the total annual operating budget to 27% in 1973. Secondly, our request of $5,400 in 1973 to pay for a 3rd Museum Assistant was rejected, yet the City has paid for two Museum Assistants since 1963 and the tremendous increase in Gallery activity since that time makes the additional person essential. Thirdly, the Gallery having permitted free entry, will lose the revenue from admissions. This revenue was $17,500 in 1972.

cont'd ....

Clause No. 4 (cont'd)

Comparitive Figures Between 1963 and 1973

Year	Total Budget	Funded Projects	Operating Budget	City Contribution	City Contribution as a Percentage of Operating Budget
1973	$493,600	$58,800	$434,800	$119,100	27%
1971	397,400	81,900	315,500	104,500	33
1968	278,600		278,600	87,200	31
1965	163,500		163,500	58,000	36
1963	109,800		109,800	54,600	50

Approval of a $20,000 Supplemental Grant will bring the City's contribution to 32%, a figure comparable to the last five years, will provide the salary of the 3rd Museum Assistant and will replace a large portion of the revenue lost by the Gallery now being open to everyone at no charge.

The Association wishes to express its appreciation of the City of Vancouver's willingness through the Cultural Advisory Committee to review its policy of support to the Vancouver Art Gallery. Accordingly, the funds requested now are only those dictated by immediate needs.'

I referred the request to the Social Planning Department for comment, and they advise me as follows:

'The trend in funding patterns for the arts across Canada has tended to favour large organizations over small, traditional over contemporary, and imported over indigenous culture. While the VAG is one of the large institutions in the City its contribution has been particularly significant because of its policy of balancing traditional art with contemporary in all fields of artisitic culture. The Gallery offers free noon and evening concerts whose programs may range from classical string quartets to the most avant garde works of local composers. Vancouver film makers, experimental theatre groups. and dance companies have all been given opportunities for expression. In the case of the visual arts the Gallery has persued a shrewd purchasing policy so that it now has a highly valued collection that belongs to the City. It has also developed an excellent free space program which makes space available in the Gallery to local artists so that they can gain exposure. The elimination of an admissions charge is consistent with Council's stated wish of making the arts available to low income persons and the free concerts and lectures attract many senior citizens. Finally, the Gallery has attained a standard of internationally recognized excellence.'

Mr. Baker of the Department also made the point that if supplemental grants are to be distributed by Council in the artistic sector, he is of the opinion that two other organizations, being the Bach Choir and the Anna Wyman Dance Theatre, should share in them. He suggests a sharing ratio of 85% for the Art Gallery and 7½% each for the other two.

I therefore submit the request of the Vancouver Art Gallery to Council for consideration."

Council is reminded that on July 3, 1973, when considering a request from the Anna Wyman Dance Theare Foundation for a grant of $2400, it passed the following motion: "MOVED, THAT the request be received and no action taken."

Your Board submits the above report of the Director of Finance to Council for CONSIDERATION.

DELEGATION: Vancouver Bach Choir

(Attached supporting material refers to this Delegation)

5. Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 4, 1973.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

A.	i	By Charter Bus (Maverick Coach Lines)	$ 429.00
	ii	Lunch while travelling	70.00
			$ 499.00

or as an alterative:

B. The men will provide their own transportation as was done last year with the City providing a subsidy of $10.00 each to cover the cost of gasoline (a total cost of $350.00).

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that in past years, Council has generally approved one out of town trip each year for the Band, the Official Brass Band for the City of Vancouver, to help maintain the high interest and Esprit de Corps of the Band, which for years has provided excellent performances for Civic functions."

Your Board submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 77

A-8

PERSONNEL MATTERS

CONSIDERATION

1. 1973 Jeux Canada Games Request for Leave of Absence with Pay - Fireman M. MacLeod

The Fire Chief reports as follows:

"City Council received a request from G. W. Ramsell, President of the 1973 Jeux Canada Games requesting leave of absence with pay for Fireman M. MacLeod from August 2 - 6, 1973 to assist in the preparation for the games.

A similar request for another fireman was received earlier by the Fire Chief direct.

I notified Canada Games Officials at that time I could not support leave applications during summer months because of severe manning deficiencies encountered by our Department in that period. I also pointed out the heavy involvement of firemen in athletics would probably lead to further leave applications and that approval of one or two applications would be unfair to others volunteering their assistance to the Canada Games.

I therefore recommend the application for Fireman MacLeod's leave be refused and submit the above information for the CONSIDERATION of Council."

Your Board submits the foregoing for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 79

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR REPLOTTING
1216 East 7th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lot 3, Block 112, D.L. 264A, has been offered for sale by the owners. This property is located in the middle of four City-owned Tax Sale lots. Its acquisition by the City will create a parcel, 165' x 122'. The zoning is RM-3, Multiple Dwelling District.

The premises consist of a 2-storey and full concrete basement frame dwelling with a main floor area of 698 sq.ft., erected in 1912 on a site 33' x 124'. This dwelling contains 11 rooms, 12 plumbing fixtures, has a patent shingle roof, siding on the exterior walls, a concrete foundation and is heated by an automatic oil hot air furnace. Condition of this dwelling is good for age and type.

This property is occupied by tenants. It is proposed to continue renting these premises until the use of the site is determined and to demolish when vacant.

Following negotiations with the owners and their agent, they have offered to sell as of July 31, 1973 for the sum of $34,500.00 subject to the owners retaining rent-free possession of an old shed at the rear of the property until December 31, 1973, and having the right to remove 3 stoves and 3 refrigerators prior to demolition. This price is considered to be fair and equitable and is representative of market prices in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $34,500.00 on the foregoing basis, chargeable to Code #4959/901 - Property Purchases for Resale, but that the occupation of the shed thereon be limited to December 31, 1973 or such earlier date as this property may be required by the City."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE
1115 Woodland Drive

The Supervisor of Property and Insurance reports as follows:-

"Lot 2, Block 40, D.L. 264A, known as 1115 Woodland Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 1,050 square feet, erected in 1910 on a site 52' x 93', zoned RM-3. This dwelling contains 18 rooms, approved as 5 rental units, has 21 plumbing fixtures, patent roofing, asbestos shingle and stucco exterior and is heated by an oil-fired hot air furnace. A main floor suite is occupied by the owners with the other units occupied by tenants. The condition of this dwelling is average for age and type.

The Britannia Community Services Centre involves the acquisition of 78 properties. The subject property represents the 64th negotiated settlement.

Cont'd.../2

Clause 2 Continued

Following negotiations with the owners' agents, the owners have agreed to sell for the sum of $44,000.00, inclusive of all considerations, as of July 31st, 1973, subject to the owners retaining rent-free possession to August 31st, 1973.

This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $44,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Sale of Lot 18, Block 6, D.L. 668-670
The North 16 feet of Lot 18 to the adjoining owner and the balance of Lot 18 to the City Engineer for 37th Avenue Widening
Situated: North Side of 37th Avenue
Prince Albert to St. Catherines Streets

The Supervisor of Property & Insurance reports as follows:

"Lot 18, Block 6, D.L. 668 - 670, was acquired by the City, by tax sale, in 1936 and has been held from sale for the future widening of 37th Avenue. Lot 18, along with 9 other parcels of City owned land along 37th Avenue, were advertised for sale on May 4, 1971. A petition protesting the sale of these lots was received and on September 21, 1971, City Council recommended these lots be withdrawn from the market, that 37th Avenue be widened and that the appropriate action be taken to sell off the balance of these City owned lots not required for the widening.

On September 26, 1972, City Council approved the sale of these surplus 16 foot strips of property to the abutting owner for the nominal sum of $100.00. An application has been received from the owner of Lot 17 to the North to purchase the North 16 feet of Lot 18, Block 6, D.L. 668 - 670.

It is City policy that lands required for street purposes be charged to the City Engineer at market value. The market value of Lot 18, Block 6, D.L. 668 - 670, has been set at $22,000.00.

The Supervisor of Property & Insurance
RECOMMENDS that the North 16 feet of Lot 18, Block 6, D.L. 668 - 670 be sold to the abutting owner of Lot 17 in accordance with Council's Resolution of September 26, 1972, subject to the following conditions:

(a) Sale price of $100.00;

(b) Administrative fees of $175.00 to cover survey, preparation of consolidation plans and registration fees;

(c) Consolidation of the North 16 feet of Lot 18 with adjoining Lot 17 to form one parcel;

(d) Dedication of the East two feet of Lot 17 for lane purposes;

(e) Purchaser to have the necessary extentions of mortgage prepared, executed and forwarded to the City for registration.

and that the balance of Lot 18, Block 6, D.L. 668 - 670 be closed, stopped up and dedicated for street purposes. The City Engineer be charged $21,900.00 for the balance of Lot 18 being the market value of Lot 18, minus the $100.00 charged to the adjoining owner for the North 16 feet of Lot 18.

Your Board Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

RECOMMENDATION

4. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
2150 Maple Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lots 18, 19 & 20 Except right-of-way, Block 266, D.L. 526, and known as 2150 Maple Street, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owner. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

These premises comprise a one storey and full basement frame office-warehouse structure erected in 1946 on a site 62' x 150', zoned RM-3. This building contains four separate offices on the main floor, warehouse space on the upper floor and storage space in the basement serviced by a roofed loading platform. The improvement has 4 plumbing fixtures, a tar and gravel roof, stucco and siding on exterior walls, a concrete foundation and is heated by an automatic oil furnace. Condition of these premises is average for age and type.

At present, the building is occupied by three separate business firms. One office area is vacant. It is proposed to continue these rentals until required for the project and at such future date to demolish the building when vacant.

Following negotiations with the owner, he has agreed to sell for the sum of $82,500.00 as of July 31st, 1973 subject to retaining rent-free possession of these premises until August 31st, 1973. This price is considered to be realistic and is supported by an independent appraisal.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $82,500.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

5. LEASE OF 2777 and 2779 POINT GREY ROAD
Parcel A of Lots 3 & 4, Block 1, D.L. 192

The Supervisor of Property and Insurance reports as follows:-

"On February 28th, 1973, the above residence was acquired for the Point Grey Road Development Scheme. The premises comprise a 2½ storey frame tudor style dwelling, containing 11 rooms, the first and second floor used as a single family unit and a 3 room self-contained unit on the third floor.

On May 16th, 1973, the property was leased to Mrs. J. Ames on a month-to-month basis at a rental of $600.00 per month. Due to the excellent condition of the premises, and the floors in particular, this Office requested that Mrs. Ames carpet the floors and in doing so has expended approximately $1,500.00 to cover the dining room, living room and halls.

Mrs. Ames has now requested the City's consent to a lease term in excess of the present month-to-month basis, possibly a one year term, July 1st, 1973 to June 30th, 1974 and thereafter on a year-to-year basis subject to 90 days' notice if required for civic purposes, subject also to yearly rental reviews.

Cont'd.. ./4

Clause 5 Continued

City Council, "In Camera", February 6, 1973, recommended that in consultation with the Parks Board, certain parcels in the Point Grey Road Development be opened up. The Parks Board minutes, of March 26, 1973, resolved that the properties opposite Tatlow Park, known as 2823-25 Point Grey Road, be demolished and developed as a look-out park by April 1, 1974; also, the properties known as 3225-35 Point Grey Road.

The Subject property is not included in the planned development and, therefore it would seem desirable at this time to maintain the premises in a manner similar to its present state. The Superintendent of Parks is in agreement with the proposal to grant a term lease in accordance with the recommendation herein.

RECOMMENDED:

That the property, Parcel A of Lots 3 & 4, Block 1, District Lot 192, known as 2777 and 2779 Point Grey Road, be leased to Mrs. J. Ames subject to the following:-

Lease Term:

A one year term commencing July 1st, 1973 to June 30th, 1974, thereafter on a year-to-year basis subject to 90 days' notice of cancellation if required for civic purposes.

Rent:

$600.00 per month for the term, subject to review at yearly intervals.

Conditions:

Lessee to be responsible for, and carry out in a manner satisfactory to the City, the following requirements:-

(a) to clear all plugged waste lines within the boundaries of the property,

(b) to replace all broken glass,

(c) to have the chimneys cleaned at least once a year,

(d) to remove snow from the adjacent City sidewalks and from the roof when necessary,

(e) to keep the property in a neat and tidy condition,

(f) to carry out minor repairs and replacements, such as tap washers, etc.

(g) to be responsible for all utilities, including water rates.

The City to be responsible for:

(a) structural maintenance,

(b) exterior maintenance,

(c) repairs of mechanical faults to the heating and plumbing systems,

(d) grass cutting.

Our agreement to be to the satisfaction of Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

...../5

RECOMMENDATION

6. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
2131-2151 Burrard Street & 1830 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except right-of-way, all in Block 267, D.L. 526, forms part of the right-of-way of the projected Arbutus-Burrard Connector and has been offered for sale by the owners. This project is included in the 1971 - 1975 Capital Programme and is tentatively scheduled for development in late 1975.

This property is developed with a major commercial building, plus a paved parking area for 43 vehicles, and represents the most expensive acquisition in this project.

The building is a two-storey non-basement masonry structure with a main floor area of approximately 17,500 sq. ft., erected in 1955 with additions in 1964. Site area is 35,500 sq. ft. and zoning is C-2 fronting on Burrard Street and RM-3 at the rear (Lots 7, 14 & 15).

This building has 22 plumbing fixtures; exterior is part concrete curtain wall together with tile and metal facing; roof is tar and gravel; foundation is reinforced concrete and heat is supplied by four gas-fired automatic gas furnaces.

There is approximately 15,000 sq. ft. of rentable space on the main floor including a large warehouse and display area with some office space. The upper floor has approximately 13,500 sq. ft. of rentable space, including office and display area. This structure is well maintained and in good condition.

The building is completely rented to three major tenants with one tenant being responsible for all expenses including taxes, insurance, heat, light and janitor services and in effect acts as building manager. Thus the owner enjoys a net income from the property.

The leases now in effect on this building may be summarized as follows:-

Lessee	Rent Per Month	Term
McLaren Electric Ltd.	$ 2,015.33	- 2 leases 10 & 12 years expiring 14/12/75 & 30/4/76 respectively.
Hal Paradise Ltd.	$ 800.00	- 10 years expiring 31/5/74.
McKay Systems Corporation Ltd.	$ 2,169.50	- 5 years expiring 14/12/76 with right of renewal for further 5 years.

With regard to the expiry date of the above leases and the timing of the construction of the connector under the 1971 - 1975 Capital Programme, the following information is noted:-

1. Hal Paradise Ltd. has now vacated and is sub-leasing the premises. However, he is willing to Quit Claim his unexpired lease term to the owner who would then be able to re-lease at a higher rental on a long term basis but for the City's action.

Cont'd..../6

Clause 6 Continued

2. McLaren Electric is anxious to relocate and would vacate before the end of their lease.

3. McKay Systems have established a large secretarial and electronics school on the premises and it is felt that they will exercise their option to renew their lease in December, 1976. The City will be in the position of having to break this lease if vacant possession is required before December, 1976 and the right of renewal for 5 years will have to be taken into consideration. This lessee has a considerable investment in tenant fixtures in this leased area.

The subject property is plotted on the plan filed with City Clerk together with the properties acquired to date and the remaining properties to be purchased.

It is proposed to continue renting these premises until required for the project and to demolish when vacant. During the rental period, the City will be receiving an annual net rental income of $59,817.96 plus taxes.

Following negotiations with the owners, they have agreed to sell for the sum of $700,000.00 as of July 31st, 1973. This price is considered to be fair and equitable and is supported by independent appraisals.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $700,000.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. ACQUISITION FOR 37th AVENUE WIDENING
Fraser Street to Inverness Street
Formerly 5333 Windsor Street and
Exchange of Properties

The Supervisor of Property and Insurance reports as follows:-

"On September 26th, 1972, City Council approved a report of the Board of Administration dated August 31st, 1972 concerning the development of 37th Avenue, East of Fraser Street to Inverness Street, which is to proceed as a long term project. It was recommended in part as follows that:-

"(1) A building line be established 50 feet north of the original south property line of 37th Avenue extending from the east property line of Fraser Street to the west property line of Inverness St.

(3) (i) No additional property to be acquired until the owners offer it to the City at a fair market price or when the owner makes application to carry out major repairs."

The matter of establishing a building line as aforesaid is now in process but has not as yet proceeded to the point of being ratified by City Council.

On June 4th, 1973, permits were issued to Par Construction Ltd. for the demolition of 5333 Windsor Street located on Lots 19 & 20, Block 10, D.L.'s 668 - 670, at the NW corner of Windsor Street and 37th Avenue, and the erection of two new dwellings thereon. The former building had been erected in 1927 and occupied both lots.

Cont'd..../7

Clause 7 Continued

The present owners, Mono Holdings Ltd., a subsidiary of Par Construction Ltd., purchased this property in 1970 subject to a mortgage which was discharged earlier this year. In May, the owners made enquiry to the Permits & Licenses Department regarding the possible development of the site. As the intended building line is not yet established and was therefore not noted on office records, the owners submitted an application for the aforesaid permits issued June 4th, 1973. This oversight was subsequently discovered and the Department of Permits & Licenses cancelled Building Permit B64171 by letter dated June 15th, 1973.

Following cancellation of the permit, Mr. Dick Krause, Vice-President of Par Construction Ltd., was interviewed at the Property & Insurance Office. At that time, Mr. Krause suggested that his principals would be prepared to convey Lots 19 and 20 to the City in exchange for two City lots of equal value plus costs.

After viewing several alternative sites, the owners have agreed to accept Lots 21 and 22, Sub. 3, Blocks B & 10, D.L. 393 at the S.W. corner of Nanaimo Street and 29th Avenue. These lots are each 33' x 122' in size and are zoned RS-1. For the purposes of this transaction, the exchange lots are valued at $22,000.00 each.

Heretofore the aforesaid City lots have been reserved from sale in connection with a long-standing proposal to eliminate an existing jog in 29th Avenue at Nanaimo Street. Further to a recent enquiry to the Planning Department, it has been confirmed that such scheme has been abandoned and portions of 29th Avenue West of Nanaimo Street are to be closed. As illustrated by the attached plan, the portion of 29th Avenue adjoining the North side of Lot 21 is proposed to be divided into two building lots with lane access at the rear, and the portion of 29th Avenue Westerly thereof to a point approximately 145 ft. of Gladstone Street is to be added to abutting Park Site #13.

The Director of Planning & Civic Development has released Lots 21 and 22 for sale subject to the following conditions:-

(a) A bulkhead agreement to be entered into by the purchaser of these lots being approximately 2 feet below the front street grade.

(b) The purchaser to sign a registrable quit claim consenting to the closure of 29th Avenue adjoining Lot 21 as aforesaid at some future date for subdivision purposes.

Following negotiations, the owners have agreed to complete the exchange of sites subject to the City paying out-of-pocket expenses totalling $1,543.75. This settlement is considered to be realistic.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to complete the aforesaid exchange on the terms and conditions outlined above, including payment of out-of-pocket expenses in the amount of $1,543.75 chargeable to Street Funds."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

BOARD OF ADMINISTRATION, JULY 13, 1973..... .(PROPERTIES -8)

INFORMATION

8 . DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1104 McLean Drive Lot 13 Ex. S 29' & 14, Block 40, D.L. 264A	Britannia Community Services Centre	Winston Kershaw & Co. Ltd.	$595.00	5830/428
937 Woodland Dr., Parcel C of Lots 7 & 8, Block 25, D.L. 264A	Britannia Community Services Centre	George Muys	$620.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

SEE PAGE(S) 19

WORKS & UTILITY MATTERS

INFORMATION

1. Cassiar Street Link -
Highway 401 to 2nd Narrows Bridge

The City Engineer reports as follows:

"On May 29, 1973, Council referred a brief submitted to Council by the Hastings Sunrise Action Council opposing the Cassiar freeway link to City officials for a report; the report to include alternative solutions to the freeway link.

This report provides background information about current traffic conditions, comments on the points made in the brief and discusses alternative solutions.

Current Traffic Conditions

The attached sketches represent the morning peak hour conditions on Cassiar Street between Highway 401 and the 2nd Narrows Bridge. Two significant points should be noted:

(a) conditions are such that approximately 300 inbound commuters (plus approximately 100 to the Park/Ride lot) from Highway 401 use residential streets to travel west of Cassiar;

(b) approximately 50 to 60% of the traffic on Cassiar Street is traffic going between Highway 401 and the 2nd Narrows Bridge.

Comments on Brief Submitted by Hastings Sunrise Action Council

(1) 'Instigate suburban Park and Ride Depots and rapid buses from Brentwood, Sperling and Hastings, Lougheed Mall, and north of Second Narrows as proposed by G.V.R.D.'

Comment

The Provincial Bureau of Transit Services will be introducing 'Fastbus' (express) service from all suburban areas to downtown Vancouver as part of their program of immediate improvements to the existing bus system. Further consideration of Park/Ride services from Brentwood, Lougheed Mall, North Shore, etc., will be delayed until the effect of the 'Fastbus' services has been evaluated. These express services oriented to downtown Vancouver will have little effect, if any, on the high traffic volume between the North Shore and Highway 401 (approximately 50 to 60% of the volume on Cassiar Street) because this traffic is not related to downtown Vancouver and hence is not readily served by existing or planned transit services.

(2) 'Eliminate left hand turns off Cassiar between Williams and Adanac Streets (where Cassiar is only 2 lanes wide) to allow two lanes for through traffic from 401 to Second Narrows.'

Comment

Field checks show that Parker Street is the most southerly intersection where left turning vehicles could restrict northbound volumes to 1 lane but left turns are not affecting through traffic significantly. However, a left turn prohibition (northbound to westbound) will be installed here to guarantee two lanes northbound for through traffic. It should be noted, however, that this prohibition will result in approximately 90 left turning vehicles (a.m. rush hour) relocating to the other local streets and will probably result in some increase in congestion along Cassiar Street.

(3) 'The P.N.E. Park and Ride promotes left turns at Turner, Georgia and Adanac which creates a congestion problem. We propose that a study be made to facilitate easier access to the Park and Ride area until such time as it is moved further east.'

Con't . . .

clause 1 con't

Comment

As the attached sketch shows there are approximately 400 left turns (northbound to westbound) taking place at the local streets between Parker and Turner. Approximately ¼ of this traffic (100 vehicles) is destined to the Park and Ride lot.

A brief study of access to the Park and Ride lot has been done. There are no other alternative grade street routings and the small number of vehicles destined to the lot (from Cassiar using local streets) does not justify construction of any special facilities (grade-separated ramps, etc.). In the circumstances it is considered that the current arrangement is the most appropriate. Whether or not the P.N.E. Park and Ride service will be relocated has not been determined at this time.

(4) 'At Hastings and Cassiar we propose a "temporary" solution of a 4-way left hand traffic signal. We recommend that Cassiar or Hastings be underpassed including sidewalks to accommodate present north and south traffic in existing lanes, as soon as agreement can be reached with the Provincial Government.'

Comment

(a) Left Turn Signal: Left turn signals at Cassiar and Hastings have been the subject of many previous reports to the Official Traffic Commission. Through traffic volumes (non-turning) on both Cassiar and Hastings are so high that introduction of a separate left turn phase would result in a substantial reduction in the intersection capacity with longer queues for all traffic. We are satisfied that the present signal arrangement provides the least delay to all traffic on Hastings and Cassiar Streets. (Separate left turn phases were part of the Hastings/Cassiar signal operation a number of years ago and were removed because of an accident situation that resulted and because of the additional delay to the then increasing through traffic volumes.)

(b) Grade-Separation: The capacity limitations of Cassiar Street as a link between Highway 401 and the Second Narrows Bridge show up most dramatically at the Hastings/Cassiar intersection. This intersection has the highest priority for improvement. However, a grade-separation of the Hastings/Cassiar intersection should be done only as a stage towards an ultimate freeway solution. (This was one of the recommendations in the May 5, 1972 report to Council in response to a submission from the Provincial Government proposing the development of additional grade street facilities.) Grade-separation would result in a continuous stream of traffic on the remaining section of Cassiar Street which would ultimately require more control (signals), which would reintroduce the current Hastings/Cassiar situation thus requiring another grade-separation, etc.

(5) 'We ask Council to support the Brief for a First Avenue bus presently being circulated by Frog Hollow Information Centre. We suggest using vacant City land at First Avenue and the freeway to act as a temporary Park and Ride for freeway commuters.'

Comment

The Provincial Bureau of Transit is currently reviewing the transit services to be introduced in the region and it is suggested that this portion of the brief be sent to the Provincial Bureau of Transit for consideration in their program of improvements.

Alternatives to the Freeway Link

Because of the effect on this particular local community (loss of houses, general reaction to further major highway construction) the following alternatives to the freeway link have been considered.

Con't . . .

clause 1 con't

(i) Tolls on Second Narrows Bridge

Implementation of tolls would be a Provincial Government responsibility. It is our opinion, however, that tolls would not be a realistic alternative even if politically practical.

Tolls may force some commuters to switch to transit if transit will serve their trip destination. In this case, however, the majority of traffic on Cassiar Street is Bridge/Freeway traffic that would not be served by transit and therefore would not be reduced significantly by the introduction of tolls.

(ii) Improved Transit Services

Such services will be implemented within a year or two but as stated above, transit will not cater to the majority of the traffic on Cassiar Street nor would transit likely reduce current volumes significantly. Transit services hopefully will accommodate future growth thus minimizing growth in vehicular trips and maintaining congestion at current levels.

(iii) Develop Local Streets to Arterials

Traffic conditions are such along Cassiar Street that some of the local residential streets are being used by commuters to avoid congestion etc., at Cassiar and Hastings. However, on a transportation system basis this is clearly undesirable.

In 1971 the Provincial Government suggested a scheme for using some local streets to handle the commuter volumes. Development of local residential streets in the area to handle the commuter traffic volumes would have a further detrimental impact on the surrounding neighbourhood. In our report to Council of May 5, 1972 on this matter we stated that such a use of local residential streets is not appropriate and recommended against accepting the Provincial Government scheme (Council agreed with this recommendation).

In summary, there are no realistic alternatives to the freeway link that will provide a solution to this problem."

(Delegation request: Hastings Sunrise Action Council--see letter attached)

2. Residential Lane Paving Programme

The City Engineer reports as follows:

"City Council, on June 6th 1972, approved the City Engineer's report on a lane paving policy in 1 and 2 family areas and passed the following motion:

'The City initiate a programme of paving local residential lanes, and report back to the Council in twelve months on the results.'

As stated in the above-mentioned report, it was anticipated that the programme to pave local residential lanes would have to be initiated by the City for a few years until the property owners became aware of the programme and commenced petitioning for this lane paving under Local Improvement procedures in sufficient numbers to provide an adequately yearly programme. However, information about the new programme reached more people than was expected (chiefly as a result of telephone conversations between property owners and Engineering Department personnel regarding dust control of lane surfaces), and 5 months after Council approved the lane paving policy, when the projects for the April 1973 Court of Revision were compiled, petitions for lane paving in 28 blocks had been received. This fact, together with the information that the rate of requests for local improvement petitions was increasing, indicated that initiation by the City was not warranted and, therefore, no lanes in the local residential areas were initiated for the 1973 programme.

Con't . . .

clause 2 con't

In addition to the 28 petitions which Council considered at the Court of Revision on May 17, 1973, 50 petitions have been received this year and 70 petition forms are currently being circulated amongst the property owners. It is estimated that approximately 50 more petitions will be received before the cut-off date in December for the Court of Revision, making approximately 100 blocks for the 1974 paving programme.

A programme of this size initiated by the property owners in its second year of existence shows a greater response than was expected, and if its popularity continues to grow, there will be only a few instances where lane paving in local residential areas will require initiation by the City.

The above report is submitted for the INFORMATION of Council."

RECOMMENDATION

3. Option to Purchase 12 Feet for Street Purposes: Harbour Park Developments Limited

The Corporation Counsel reports as follows:

One of the terms of the agreement made between the City and Four Seasons and Harbour Park Developments Limited in April of 1970 was the requirement that the City be given an option to purchase a 12-foot strip of the uplands property North of Georgia Street for future street widening purposes as and when needed.

Dawson Developments Ltd. is acquiring shares in Harbour Park Developments Limited and part of the security involves Harbour Park granting a mortgage of its uplands to the purchasers.

This mortgage cannot be registered except as a prior charge to the City's option. The purchasers have asked the City to grant them the priority so that the mortgage can be registered. In return, if and when the City exercises its option, they agree to discharge the mortgage from the 12-foot strip.

This arrangement has occurred before and does not really impair the City's ability to get the 12-foot strip and I recommend that the proposal be agreed to.

FOR COUNCIL ACTION SEE PAGE(S) 80

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Parking: Neighbourhood Pubs

The Deputy Director of Planning and Civic Development reports as follows:

"Council at its meeting on May 1st when dealing with a report of the Special Committee on Neighbourhood Pubs moved:

THAT, if as and when these recommendations are allowed in regard to neighbourhood pubs, then the proposal 'that parking regulations for a neighbourhood pub be similar to those of a neighbourhood restaurant', be referred to the Director of Planning and Civic Development for consideration and report back.

It is assumed that the first part of the above recommendation refers to acceptance by the Liquor Control Board of the recommendations to Council, but in the meantime, and particularly as there is a pending development permit application, it seems appropriate to report on the parking.

At the present time, parking for beer parlours and cocktail lounges is at the rate of one parking space for every 60 sq. ft. of area open to the public. Restaurants are at the rate of one parking space for the first 1,200 sq. ft. and one additional space for every 400 sq. ft. (gross floor area).

The City Engineer, as a result of parking surveys throughout the City, concludes that the actual parking generated by beer parlours is:

Downtown - One Parking Space for 120 sq. ft.
Outside Downtown Peninsula - One parking space for every 30 sq. ft.

Whereas neighbourhood pubs are intended to serve predominantly a local area, there can be no guarantee that patronage will be limited to people from that area and that most of the patrons will walk. In most cases also there will not be sufficient people resident within walking distance to provide adequate patronage.

It is a reasonable objective that a neighbourhood pub, which has essentially fewer seats than a conventional beer parlour, should have parking at a lower ratio as one can anticipate a higher proportion of walk-in trade. Even so, there is going to be some spill over on to the street and presumably also on to surrounding residential areas and although this will have less impact than in the case of a conventional beer parlour, it is still a fact which should be considered.

As there are no neighbourhood pubs on which to base examples, and in any event, as the first few neighbourhood pubs which are developed are likely to attract patronage from beyond the immediate neighbourhood, the results from a study of parking generated from these first few, are likely to be misleading. Any standard at this time therefore must of necessity be somewhat pragmatic. It is suggested, however, that the standards for restaurants of one parking space for every 400 sq. ft. is too low.

cont'd....

Clause No. 1 continued

After consultation with the City Engineer regarding parking for neighbourhood pubs, we believe a reasonable solution would be to set a standard of one parking space for every 100 sq. ft. of floor area open to the public, where the seating is less than 100 seats. The standard would then be reviewed in two years to evaluate against actual performance.

Accordingly, it is RECOMMENDED that the Director of Planning and Civic Development make application to amend the Zoning and Development Bylaw to provide a parking standard of one parking space for every 100 sq. ft. of floor area open to the public where the licensed premises are of the 'neighbourhood pub' type and have a seating capacity of 100 seats or less."

2. Development Permit Applications in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"Three separate Development Permit Applications have been received relating to the downtown area. These development proposals are counter to the proposed amendments to the Zoning and Development By-law.

In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones located downtown along the lines of Appendix "A" attached to the report. This application is to be referred direct to Public Hearing after reports from the Technical Planning Board and the City Planning Commission.

For all of these development permit applications it is recommended that the applications be deferred pending submission of a further report and recommendations.

a) 1175 West Georgia Street (Lot B, Block 17, D.L. 185)
Development Permit Application No. 63404
Applicant: Waisman Architectural Group
Zone: CM-2 - Commercial District
Date of Application: June 26, 1973

The site is located at the north east corner of Bute and Georgia Streets with a 132' frontage on Georgia Street and a depth of 132' on Bute Street.

This development is for an office building, 17 + storeys and 233' high. The applicants' drawings indicate that the development would have a floor space ratio of 8.95.

The floor space ratio proposed in the amendment to the Zoning and Development for this location is not to exceed 5.00.

b) 555 Thurlow Street (Lots 14 & 15, Block 16, D.L. 185)
Development Permit Application No. 63403
Applicant: Waisman Architectural Group and Urban Designers
Zone: CM-1 - Commercial District
Date of Application: June 25, 1973

The site is located at the north east corner of Thurlow and Melville Streets with a 132' frontage on Thurlow Street and a depth of 132' on Melville Street.

cont'd.....

Clause No. 2 continued

The development is for an office-commercial building, 16 + storeys and 208' high. The applicants' drawings indicate that the development would have a floor space ratio of 8.39.

The floor space ratio proposed in the amendment to the Zoning and Development for this location is not to exceed 5.00.

c) 1146 Alberni Street (East 1/2 Lot 15, Lots 16 and 17, Block 18, D.L.185)
Development Permit Application No. 63408
Applicant: High Field Development Corp. B.C. Ltd.
Zone: CM-1 Commercial District
Date of Application: June 26, 1973

The site is located on the south side of Alberni Street between Thurlow and Bute Streets with 132' of frontage on Alberni Street, and a depth of 131 ft.

The development is for an office building, 2 storeys high, occupying 100% of the property, and the applicant's drawings indicate that the building will have a floor space ratio of 1.99.

The floor space ratio proposed in the amendment to the Zoning and Development for this location provided for a review of any building with a floor space ratio exceeding 1.00.

It is proposed that these applications be withheld in accordance with the provisions of Section 570 of the City Charter. Withholding action must be considered by Council within 30 days from the date of application. There is then a further 60 days in which Council must either adopt the By-law in respect of which the Development Permit is withheld or impose such conditions on the granting of the Development Permit as may appear to the Council to be in the public interest.

After complete analysis of the Development Permit Applications and possible discussions with the applicants, a report will be submitted to Council within the 60 day period with recommendations for dealing with these Applications.

Recommendation:

That Development Permit Application No. 63404 as filed June 26, 1973 for an office building at 1175 West Georgia Street

AND Development Permit Application No. 63403 as filed June 25, 1973 for an office-commercial building at 555 Thurlow Street

AND Development Permit Application No. 63408 as field June 26, 1973 for an office building at 1146 Alberni Street

BE withheld for a period of 30 days from the date of application and for a further 60 days thereafter pursuant to Section 570 of the Vancouver Charter, on the grounds that said applications are in conflict with the proposed Zoning and Development By-law amendment.

THAT the applicants for these development permit applications be notified of this action of Council."

CONSIDERATION

3. Alternate Highway Route from the Lower Mainland to the Interior

The City Clerk reports as follows:

"Council has received the following letter from the Corporation of the Village of Lillooet:

'The Council of the Corporation of the Village of Lillooet will be petitioning the Honourable Minister of Highways for an alternate route to the Interior from the Lower Mainland, and enclosed is a brief and map illustrating the alternate route.

The Council of Lillooet is seeking support from it's member municipalities and is asking you to support their request by resolution.

Please forward the sealed resolution to the address below at your earliest convenience.'

On November 9, 1971, Council noted a communication from the Squamish-Lillooet Regional District requesting Vancouver City Council to support the completion of Highway 99 from West Vancouver to Lillooet. At that time, Council passed the following motion:

'THAT the City of Vancouver support the position of the Squamish-Lillooet Regional District with respect to the completion of this highway and a copy of this resolution be forwarded to the Minister of Highways.' "

The City Clerk submits the foregoing request of the Corporation of the Village of Lillooet for the CONSIDERATION of Council.

(A copy of the map showing the alternate highway route from the Lower Mainland to the Interior is attached for the information of Council.)

RECOMMENDATIONS

4. Strathcona Rehabilitation Project - 636 Hawks Avenue - Increase in monthly rental

The Deputy Director of Planning and Civic Development reports as follows:

"On February 8th, 1972, City Council adopted a Board of Administration report dealing with the lease arrangements for the Strathcona Rehabilitation Project site office, establishing a rental of $150 per month on the basis of a month-to-month lease.

When the Strathcona Project first started, 636 Hawks Avenue proved to be the only suitable accommodation for a site office. During negotiations for the site office, the Law Department desired that lease arrangements be made for this property for the duration of the project. The landlord expressed a desire for a rental increase after the first year's occupancy if a longer term was to be considered. When the lease was drawn, it was found that the property was part of an estate settlement and a lease agreement was drawn on a month-to-month basis as a temporary measure until the estate was settled. This occurred in August, 1971.

cont'd ....

Clause No. 4 continued

Due to changes in personnel in the Law Department at that time and the pressure of work in starting the rehabilitation project, a revised lease agreement, reflecting a rental increase, was not drawn when the estate was settled.

The landlord of 636 Hawks Avenue has served written notice on the Project Co-ordinator that the monthly rental is to be increased.

The Strathcona Rehabilitation Project is a Federal/Provincial/City pilot rehabilitation project and the City's share of the increased rental will amount to approximately $6.00 per month.

On May 30th, 1973, the Strathcona Rehabilitation Committee resolved:

> 'THAT the rental be increased to $175.00 per month retroactive to February, 1973. In February, 1974, if the partnership is still occupying the building, the rental be increased to $200.00 per month.'

It is RECOMMENDED THAT the monthly rental of the Strathcona Rehabilitation Project site office at 636 Hawks Avenue be increased to $175 per month, retroactive to February, 1973, and increased to $200 per month for 1974 if the Partnership is still occupying the building.

It is FURTHER RECOMMENDED THAT the Corporation Counsel be instructed to draw up a new agreement to reflect the increases in rental costs for 1973 and 1974, if necessary."

5. Proposed Residential Facility: Downtown East Side

The Deputy Director of Planning submits the following report of the Steering Committee set up under authority of Council resolution of August 15, 1972:

"I INTRODUCTION

The Council resolution of August 15, 1972 is as follows:

'A. That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation develop an approximately 75-place supervised residential facility in the downtown area -

(i) preferably within walking distance of food services to avoid major built-in facilities,

(ii) to include activity and lounge areas,

(iii) to a standard for particular ease of cleaning and proofing against vandalism and fire,

and that the Planning Department be asked to coordinate this task and report back to Council on specific plans.

B. That the Board of Parks and Public Recreation prepare a more detailed proposal for a Skid Road recreation program for consideration by Council.

C. That the Department of Welfare and Rehabilitation, in cooperation with the Department of Veterans' Affairs, continue to expand the current practice of supervising food and lodgings of persons unable to manage their own affairs.(i)

(i) It should be noted that certain other agencies also supervise food and lodging.

cont'd ....

Clause No. 5 continued

D. A Steering Committee continue to coordinate planning of this facility under the direction of the Director of Planning. This committee should meet with agencies and individuals working and living in the downtown East Side.

E. The above work to be carried out in collaboration with the Greater Vancouver Regional District, with a view to the District taking over the facility.(ii)'

Initially, concentration was directed to the recreational aspects as referred to in recommendation B above. Council on March 27, 1973 approved recommendations for the recreation program for Downtown East Side Residents.

The Steering Committee, referred to in Recommendation D above, includes six volunteers from agencies concerned with the Downtown East Side area(iii) together with representatives of Central Mortgage and Housing Corporation; the Provincial Departments of Municipal Affairs and Rehabilitation and Social Improvement, Greater Vancouver Regional District Housing Department; and the City's Health, Welfare and Rehabilitation, Social Planning and Planning and Civic Development Departments with the Assistant Director of Community Planning as Chairman. This Committee began its work on February 28, 1973. The Committee identified its task as being to provide the necessary advice, based on the diversified experience of its members to allow a comprehensive, well documented report to be placed before City Council for approval and submitted by the City as a formal application to the senior governments to provide this facility. The Committee has worked on the understanding, which was included in the 1972 report of the Medical Health Officer that this housing would be provided under federal-provincial arrangements (Section 40 of the National Housing Act) and would form part of the Regional District's stock of public housing.

II LOCATION

The Committee established as a basic criterion for location, that the site be within about 4 blocks of the intersection of Main and Hastings Streets. This would allow the building to be within reasonable walking distance of a number of facilities planned for the old public library at the south-west corner of this intersection. It would also be within walking distance of other existing, or proposed, buildings such as Oppenheimer Lodge, and could share recreational facilities accessible to these buildings. Tentative sites of approximate size considered necessary for the type of building proposed have been identified. In all cases, assembly of land from private owners is required.

The Committee considered that the most realistic locations would be found north and east of the Main and Hastings intersection. It has for some time been the Planning Department's view that the most appropriate uses in the greater part of the area north of Hastings Street and east of Main Street to about Heatley Avenue are institutional and certain kinds of commercial and residential uses, rather than industrial for which it is presently zoned. This information was provided for the Province and Central Mortgage and Housing Corporation in relation to the application for the Oppenheimer Lodge

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(ii) This is understood to mean that the Greater Vancouver Regional District will pay the local (12-1/2%) share of operating losses, as it does for other federal-provincial public housing.

(iii) Downtown Community Health Society, Central City Mission, Stanley and New Fountain Residents Society, St. James' Social Service, Vancouver Community Legal Assistance Society.

cont'd ....

Clause No. 5 continued

project, in this area. More specific proposals for the long term zoning of this area will follow through the work now proceeding on the 'City Outside the Core'.(iv) There is further reference to the existing zoning in relation to this housing as now proposed in Section IV, below.

III FORM AND CONTENT OF THE BUILDING

The Committee considers that generally the building should be designed to be appropriate to its urban setting close to the eastern side of the downtown area. The Committee considered the guidelines listed below, should apply.

The accommodation and supporting facilities are considered desirable, it being recognized that the degree to which they can be provided will be governed by the costs acceptable to the Province and Central Mortgage and Housing Corporation. It is recognized also that the architect may develop more suitable arrangements for the disposition of the various facilities than can be foreseen at this stage.

1. Occupancy (v)

Occupancy should be for single men only.

2. Size

The size of the building should not exceed 75 units.

(Council, on March 27, 1973 confirmed these two Committee recommendations.)

3. Height

The height of the building should not exceed 3 or at the most, 4 storeys.

4. Accommodation to be Included

(1) Sleeping Units

Approximately 75 sleeping units for single occupancy, with individual toilet facilities. The minimum provision of toilet facilities should be a wash basin and water closet to each sleeping unit. The precise number of rooms will be determined by the design, which should provide for adequate daylighting and amenities appropriate for permanent occupancy.

(2) Other Facilities

(a) Communal Facilities. The Committee considers it would be inappropriate at this stage to specify precisely the size and location of facilities to be included. It considers that desirable facilities should include main lounge, and possibly other small lounge areas, games room, workshop, and areas to allow residents to prepare hot drinks when the kitchen is closed.

(iv) This study by the Planning Department is expected to be sufficiently advanced by the spring of 1974 to provide the basis for the rezoning.

(v) The six representatives of Downtown East Side agencies intend to examine further other aspects of occupancy, but the Committee has agreed that this need not delay submission of this report.

cont'd ....

Clause No. 5 continued

(b) Dining Room to serve the total number of residents.(vi)

(c) Kitchen, including food preparation and serving facilities for dining room. (vi)

(d) Grouped Toilet Facilities. It is envisaged that there may be a need for some communal toilet facilities in addition to the provision in individual units. The scale of provision for these facilities, such as showers, baths, water closets and urinals, will therefore be affected by the design of the units as well as by City by-laws and other applicable requirements.

(e) Accommodation for visiting medical, health and social service workers.

(f) Laundry Facilities

(g) Storage Facilities

5. Furniture and Equipment

Furniture, including beds, chests, sofas, tables and chairs to be provided to the scale recognized by Central Mortgage and Housing Corporation, and all furnishings to meet the requirements of the City Health and Fire Departments.

6. Off-Street Parking and Loading

Adequate off-street parking and loading spaces to be provided.

IV ZONING

Because the location proposed is presently zoned (M-2) Heavy Industrial District, rezoning to (CD-1) Comprehensive Development District specifically for this facility, may be required. There is at present, an anomaly in the Zoning and Development By-law which allows as an 'outright use', a building of this kind if provided by a philanthropic or charitable agency, but not if the same building is provided as a public housing project under Part VI of the National Housing Act. In the case of the Oppenheimer Lodge single persons housing project at the southwest corner of Cordova Street and Jackson Avenue, it was found necessary to obtain (CD-1) Comprehensive Development District zoning. A later report on zoning will be submitted if the project is approved by the City and the senior governments.

V MANAGEMENT

The Committee has so far not discussed management to any great extent. The representative of the Province was not present at the meeting on May 16, 1973 when the text of this report was agreed. It was considered that the following extract from a letter dated April 16, 1973 from Mr. J. T. Williams, Administrative Officer, Department of Municipal Affairs to Mr. R. Thompson, City Clerk, should be included for the information of Council:

> 'This subject has been discussed with the Minister of Municipal Affairs, who has agreed, in principle, to co-operate with the City in the development of this project, under the provisions of Section 40 of the National Housing Act. It is to be understood that the management of this hostel is to be under the control of the City of Vancouver, or alternatively of a properly constituted and recognized society. This could be in concert with the management of Oppenheimer Lodge, which is now under construction.'

(vi) Recommendations to include these facilities result from the phasing out of other food services (Alpine Cafeteria), which took place after the recommendations adopted by Council on August 15, 1972. (See Recommendation A.(i) quoted in Section I of this report.)

cont'd ....

Clause No. 5 continued

VI RECOMMENDATIONS

It is recommended that:

1. The City request the Province and Central Mortgage and Housing Corporation to provide, through the provisions of Section 40 of the National Housing Act, a residence for single men, on a suitable site which the City is in the process of securing.

2. The form, character of the building and the accommodation to be provided, be generally as set out in this report.

3. The site be purchased from the City by the federal-provincial partnership at a price to be negotiated.

4. Representatives of Downtown East Side organizations continue to participate in this project.

5. The Greater Vancouver Regional District be requested to confirm its acceptance of this project as part of the District stock of public housing."

CONSIDERATION

6. Shannon

The Deputy Director of Planning & Civic Development and the Director of Permits and Licenses report as follows:

"On June 12th, 1973 Council had before it a report dealing with minor amendments to the development permit application for Shannon. A Council resolution of February 20th, 1973 required all changes to be submitted to Council and the later report suggested for consideration that where minor amendments were, in the opinion of the officials, an improvement to design, they should be empowered to approve them, only submitting to Council those which, in their view, did not represent improvement. Council referred this matter back again for information on the minor amendments proposed.

Attached as Appendices A and B are letters from Arthur Erickson, architect, and two lists of minor amendments, together with staff comments thereon."

The foregoing is submitted by the Deputy Director of Planning & Civic Development and the Director or Permits and Licenses for the CONSIDERATION of Council.

7. Building 14, Vanier Park - Community Music School of Greater Vancouver

The Director of Planning and Civic Development and the Supervisor of Property & Insurance report as follows:

"By letter dated 3rd July, 1973 addressed to Council (copy attached) the Community Music School has asked for the use of Building 14 in Vanier Park. They anticipate being able to raise funds to fix up the building and to operate the facility and note that the location of this building close to the Centennial Museum and MacMillan Planetarium will be a benefit to them.

cont'd ....

Clause No. 7 continued

Building 14 is the last remaining Department of National Defense warehouse on Vanier Park. It was originally retained as storage space and work space for the Museum while the Centennial Museum was being constructed and is currently being used by the Federal Government in connection with the St. Roch restoration. In March, 1972 Council resolved that Building 14 should be made available to the Federal Government until March 31, 1974, but did not determine its use past that date.

Over the past few years there have been many requests from various groups for the use of Building 14, including the Museum Board itself. In May, 1971 Council did not accede to requests from the B.C. Wildlife Federation to use the building as a natural history museum and from the B.C. Science and Technology Museum to use the building for its purposes.

The Park Board has consistently maintained that once the Museum was completed and the building was no longer used for Museum storage it should be demolished and this portion of the City holding in Vanier Park turned over to the Park Board.

It is suggested that if Council is considering retaining Building 14 after the March, 1974 deadline given to the Federal Government it should consider other uses which might be made of the building and not solely the Community Music School of Greater Vancouver."

The Director of Planning and Civic Development and the Supervisor of Property & Insurance submit the foregoing report for the CONSIDERATION of Council.

(A copy of the letter from the Community Music School is attached for the information of Council)

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B-6

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Amendments to City Fire By-law

The Fire Chief reports that there are four items concerning fire safety which should be included in the Fire By-law of the City. He respectfully requests that Council instruct the Corporation Counsel and the Fire Chief to draft suitable amendments to the Fire By-law to include these items.

A. RESTRICTING SMOKING IN DEPARTMENT STORES

Council has requested the Fire Chief to report on the subject matter of the letter received on March 19, 1973 from Mr. D.J. Hudson, Vice-President of B.C. Stores Division of the T. Eaton Co. Ltd. which expressed the desirability of amending the Fire Bylaw to restrict smoking in department stores in the City. Mr. Hudson states that the cities of Winnipeg, Toronto and Montreal have Bylaws controlling this problem and the Fire Chief has obtained copies of these Bylaws.

The Fire Chief agrees that indiscriminate smoking in department stores does create a fire hazard. Recently we have had numerous incidents directly contributed to this cause.

The replies from the above Cities express the view that, while the Bylaw is of assistance to store managers, it would be very difficult for Fire Inspectors to enforce and enforcement should be the responsibility of the resident store managers. The Fire Chief agrees with this point of view and is also of the opinion that the size of the stores to be affected should be defined in the Bylaw.

A suggestion is that the Bylaw shall apply only to retail stores in which 25 or more persons are employed and that areas where smoking may be permitted should be included in the Bylaw, such as restaurants: lunch counters and other specified safe areas. Provision for the posting of "No Smoking" signs should also be included.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Council amend the Fire Bylaw to restrict smoking in retail stores, incorporating the suggestions noted in this report.

B. ELEVATOR NOTICES

The Fire Chief reports that a study of recent fires in high buildings in North America reveals the fact that many fire deaths are resulting from the use of elevators in these buildings under fire conditions.

In many cases the elevator has stopped at the floor involved in fire.

Cont'd.....2

Clause 1 Cont'd

The elevator doors have opened exposing the passengers to the extreme heat and smoke, resulting in their deaths.

The general public has been made aware of this danger to some degree through publicity in the Press, but it is felt that positive action is required to overcome the problem as it exists in the City of Vancouver.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that the City Fire Bylaw be amended to require that a printed sign be posted above each elevator call button stating "Do Not Use the Elevators in Case of Fire, Use the Exit Stairways". Such sign to be printed in letters of a size that can be easily read by persons using the elevator.

C. EMERGENCY LIGHTING

The Fire Chief reports that under the provisions of the National Building Code emergency lighting is required in new buildings to be constructed in the City in the future.

There are however, many existing buildings constructed under the former Vancouver Building Bylaw which have not been equipped with emergency lighting. These existing buildings are of the same form of construction as those being built today with exterior stairways and corridors that must rely on artificial lighting. In the event of a power failure these stairways and corridors are in complete darkness and therefore require emergency lighting. We have had numerous fire situations where the electrical supply failed and the occupants were forced to proceed in the darkened stairways to gain egress from the building.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Council consider an amendment to the Fire Bylaw requiring all buildings to be provided with emergency lighting of the same standard as that included in the National Building Code for new construction.

D. FIRE LIMITS

The Fire Chief reports that the section of the City Building Bylaw relating to Fire Limits is no longer included in the new National Building Code recommended for acceptance by the Building Inspector.

There are many Fire Bylaw restrictions related to the Fire Limits with respect to the storage of flammable liquids, propane, etc. The Fire Limits must be retained to maintain adequate control of these hazards.

Section 1.9 of Bylaw 4193 reads as follows:

Cont'd.....3

Clause 1 cont'd

(i) For the purpose of this Bylaw the area or district within the City shown coloured red on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 1.

(ii) For the purpose of this Bylaw the area or district within the City shown coloured yellow on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 2.

(iii) For the purpose of this Bylaw the area or district within the City shown coloured green on the plan hereto attached and marked as schedule "A" to this Bylaw shall be and shall be known as Fire Limit number 3.

A map of the Fire Limits is attached to the report.

RECOMMENDATION

THE FIRE CHIEF RECOMMENDS that Section 1.9 of the Building Bylaw 4193 which defines the Fire Limits be incorporated in an amendment to the Fire Bylaw of the City and the references throughout the Fire Bylaw be amended accordingly.

(Copy of the letter from the B.C. Division of the T. Eaton Co. Ltd., copies of the letters from the Cities of Winnipeg, Toronto and Montreal, with corresponding By-Laws are attached for the information of Council.)

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FINANCE MATTERS

RECOMMENDATION

1. Opportunity Rehabilitation Workshop
Grant Equal to Taxes

The Director of Social Planning reports as follows:

"On June 5, 1973 City Council granted the Opportunity Rehabilitation Workshop the sum of $2,685.69 which was intended to equal the amount owing in 1972, 1973 taxes and penalty. The above sum ($2,685.69) was calculated prior to preparation of final tax levies and turns out to be $237.42 short. The actual 1972-73 levy (including penalty) is now shown to be $2,923.11. The amount owing in taxes and penalty is $2,923.11.

The Director of Social Planning recommends:

That City Council grant the ORW the further amount of $237.42 required to make the grant equal to taxes."

2. Project Find (LIP)

The Superintendent, Board of Parks and Public Recreation and the Director of Social Planning report:

"On June 26, 1973 Vancouver City Council heard delegations from various city groups requesting that Project Find (LIP) receive interim City funding until senior governments reconstitute financing arrangements. City Council requested that the Parks Board and the Director of Social Planning jointly report to Council details of the project and advise on areas in which Council should participate by making funds available. Council also requested information as a result of investigations of the possibility of Provincial funding. This report, prepared for City Council meeting on July 3, was withheld at the request of the Board of Administration.

A. Elderly Citizen Program

Sixteen workers were located in various Community Centres in the city. The city was divided into three areas; West, Central and East, each with an Area Co-ordinator. Included in each area were other LIP staff provided through grants to local Associations, giving a total of 21 staff in the city. Staff meetings and in-service training programs were provided to increase communication and improve staff skills.

Bus trips were scheduled, music, arts and crafts activities were arranged and 22 people attended Camp Capilano for a three-day period.

Community Centres Involved ------- 17
Program Membership ---------- 2,968
Number of Sessions (4 mos.) --- 2,083
Total Attendance ----------47,581

B. Handicapped

Six staff were involved in various activity programs for handicapped children and adults, such as:

cont'd ...

Clause No. 2 (Cont'd)

(1) swimming program on Mondays
(2) retarded children's program, ages 8 to 12 - Tuesdays
(3) handicapped teen program, ages 13 to 22 - Wednesdays
(4) drop-in program for retarded children, 13 to 18 - Thursdays
(5) Central City Mission residents - Fridays
(6) Weight Watchers' Club for retarded girls - Friday

Community Facilities Involved: - Percy Norman Pool
- Marpole Community Centre
- Douglas Park Community Hall
- Oakridge School
- Central City Mission
- V.A.R.C.O. Workshop

Program Membership ---------- 314
Number of Sessions ---------- 140
Total Attendance ---------- 4,764

C. Day Activity Programs for the Handicapped

Three staff members were involved in developing, co-ordinating and implementing day activity programs for handicapped home-bound adults in the City of Vancouver. One worked as the co-ordinator, one as a crafts instructor and the other as a physical education instructor. Volunteers were used to interview prospective clients who had been referred to the project by the many agencies serving the disabled. When there were sufficient numbers for a group, a program was started. Transportation was supplied to and from the Community Centre.

Community Centres Involved: - Hastings
- Killarney
- West End

Program Membership ---------- 69
Number of Sessions ---------- 99
Total Attendance ---------- 803

D. Boarding Home Program

Six staff helped ex-psychiatric patients from City-licensed boarding homes to become motivated to leave the shelter of the boarding home and become involved in various recreational activities. Through participation at the Community Centres, where the opportunity to learn basic skills in various activities was provided, the project involved the participants into many of the on-going community activities and programs. Individual counselling and close co-operation with the City Department of Rehabilitation and Welfare and Riverview Out-Patients' Department was established.

Centres Involved --------- 21 City licensed boarding homes
Program Membership ------- 195
Number of Sessions -------- 93
Total Attendance ------- 2,380

At the present time all of the above programs have been funded until November 30th by an LIP extension. The Provincial Government has been approached and is considering a Parks Board proposal for permanent funding of the Boarding Homes Program and the Day Activity Program for Handicapped Adults. They will be evaluating these programs after observing them in operation over the next few months.

The Parks Board advises that the two programs that do not fall under Provincial funding arrangments (Elderly Citizen Program and Handicapped Program) would, if continued at their present scale, require an annual budget of $163,360.00 for staff costs alone.

cont'd ...

Clause No. 2 (cont'd)

The Superintendent, Board of Parks and Public Recreation and the Director of Social Planning recommend that the:

(a) Parks Board keep City Council advised of progress in their negotiations with the Provincial Government to obtain funding for the Boarding Home Program and the Day Activity Program for Handicapped Adults.

(b) Director of Social Planning review with the Parks Board, the Elderly Citizen Program and the Handicapped Program and recommend to City Council before November 30th, whether to continue these programs and, if so, an appropriate on-going budget for the Board of Parks and Public Recreation and local areas of the City having priority for these programs.

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REPORT TO COUNCIL

June 28, 1973

A meeting of the Standing Committee of Council on Environment was scheduled to be held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 28, 1973, at 11:00 a.m.

PRESENT:	Alderman Linnell (Chairman) Alderman Gibson	
ABSENT:	Alderman Pendakur Alderman Massey	Engaged in Civic Development Meeting
COMMITTEE CLERK:	H. Sugrive	

There being no quorum present, the following report is, therefore, submitted to Council by the remaining members present; Alderman Linnell and Alderman Gibson

RECOMMENDATION:

1. Access to Fraser River and the Need for Parks in the Fraserview Area

Mr. Sam Vint, President of the Fraserview Homeowners and Tenants Association presented a brief in which he emphazised that public access to the north arm of the Fraser River was limited east of Granville Street, therefore, land available now should be utilized so that the full potential of the river could be developed, bearing in mind the recreational requirements of present and future citizens.

He further pointed out the case in point was a three acre site at the Knight Street Bridge which could and should be developed into a boat launching and trailer park facility. He brought to the attention of the Committee the development of MacKenzie Park on Sea Island which had facilities for boat launching, picnics and a playground area with a stretch of river frontage that was fully used by the citizens who not only had a pleasant park where they could relax and watch the marine activity on the river, but also put a line in the water if they so desired. He emphazised that although it would be difficult to duplicate a similar park east of Granville Street, an area that has potential, lies east of Victoria Drive and immediately south of Marine Drive. It was nicely treed and tied in with access to the river immediately east of the shipping yard which would make an excellent nature park by simply providing park mulch pathways, leaving the area as natural as possible, with the underbrush and the wildflowers that normally grow in that environment. He further stated that the land area at the river could be extended by dumping sand fill. There was also an excellent view of the river from that point.

Such a development would be highly appreciated by not only the senior citizens living in the ethnic homes immediately north of Marine Drive, but also the residents of Fraserview and the general public.

The Committee on Environment at its meeting on May 3, 1973, had discussed two views related to the above subject, and had requested the Board of Parks and Public Recreation for their opinion.

a) Public Access - Fraser River Waterfront

Two privately owned properties adjacent to the Knight Street Bridge right-of-way were offered for sale by Landon Agencies Limited.

The Park Board advised that the City Council reserve the Knight Street Bridge right-of-way waterfront land under the bridge for a sitting-out river front view park, and public access provided by extension of Kent Avenue south for a short distance easterly, and further the Park Board was not interested in purchasing the two privately held sites adjacent to the bridge.

b) Proposed Fraser River Waterfront Parks - East of Angus Drive

The Committee on Environment at its meeting on April 5, 1973, considered the report from the Director of Planning on the proposed Fraserview waterfront parks - east of Angus Drive and resolved that the Park Board advise on a priority basis with regard to establishing the proposed waterfront parks.

The Park Board investigated each of the street ends under consideration and were of the opinion that the street ends were limited in their use, but should be cleaned up, kept tidy and accessible by the City Engineer and further urged that the City should not dispose of any street ends. In their opinion none of the street ends were suitable for boat launching ramps as the river was narrow and swift and was a heavy marine traffic route.

In the opinion of the Board of Parks and Public Recreation, the street ends mentioned should be cleaned up on the following priority basis:

SHAUGHNESSY Street End
ELLIOTT Street End
CROMPTON Street End
KERR Street End

After further discussion, it was,

RECOMMENDED:

(i) THAT the brief of Fraserview Homeowners and Tenants Association, as presented, be received.

(ii) THAT the Board of Parks and Public Recreation's two reports, dated June 15, 1973, be received.

(iii) THAT all street ends between Angus Drive and Boundary Road be reserved for potential park use and that the City Engineer be asked to submit an estimate for providing benches and garbage receptacles for the proposed park.

(iv) THAT in view of the fact that there were no natural parks in the above area, all trees in the whole area be saved.

(v) THAT Council approach the Provincial Government to create proper landscaping at Knight Road Bridge Access in a similar manner to that of the Georgia Viaduct.

INFORMATION:

2. Proposed Requirements in Building By-law for the Handicapped

The Standing Committee on Environment, at its meeting on June 14, 1973, had considered the proposals for design standards for requirements in Vancouver Building By-law and the Zoning Development By-law, as submitted by S.P.A.R.C. and had resolved that the City Building Inspector and representatives of S.P.A.R.C. discuss the criteria for making provision of exemption for elevators in two storey buildings or more in height, and further resolved that the following items be included in the information pamphlet to be prepared by S.P.A.R.C.,

(i) When it is necessary to locate ramps outside, they shall be protected from snow and ice accumulation.

(ii) Floors shall have non-slip qualities.

Subsequently a meeting was held on June 18, 1973, between Mr. Des Jardins of S.P.A.R.C. and Mr. Matheson, City Building Inspector who discussed the requirements of elevators in buildings as part of the requirements for the handicapped. In the discussion Mr. Des Jardins had made it clear that S.P.A.R.C. did not wish to have regulations for the handicapped imposed on small buildings. It was felt that buildings smaller than 5,000 square feet should be exempt from all the proposed regulations. It was felt further that the requirements of an elevator should be related to the same floor area exemption as applied to the rest of the regulations.

The scope of the requirements for the handicapped, therefore, were stated clearly. The regulations of the handicapped should apply to the following groups of buildings where they are 5,000 square feet or greater in area. They should apply to buildings of all heights including one storey buildings with basements where the basement is developed as part of the use of the building exclusive of areas used for storage and mechanical services.

Group A - All Divisions
Group B - All Divisions
Group C - Except apartment buildings.
(Note, however, site development and access to apartment buildings shall be in accord with the requirements).
Group D
Group E
Group F - Divisions 2 and 3, and portions of Division 1 buildings used for administrative purposes.
(Note Group F, Div. 1, is omitted because it consists of buildings housing high hazard occupancies).

The foregoing categories of buildings cover those described in the submission by S.P.A.R.C. They are placed in the appropriate groups set forth in the National Building Code.

The proposed appendix was discussed also. It was proposed to use the "General" comments in the proposal by S.P.A.R.C. and add to it the additional items which arose out of the discussion at the June 14, 1973 meeting of the Standing Committee on Environment. The proposed appendix is circulated for information.

Mr. Matheson, the City Building Inspector, further detailed the report, after which it was,

RESOLVED:

(a) THAT the City Building Inspector's report of June 22, 1973, on the Proposed Requirements in in the Vancouver Building By-law for the Handicapped, be received.

(b) THAT the Corporation Counsel be asked to incorporate the addenda as submitted by the City Building Inspector on design standards for the handicapped for inclusion in the Proposed Vancouver Building By-law and the Zoning Development By-law for presentation to Council by September, 1973.

The meeting adjourned at 12:00 noon.

***

Marianne Linnell

Alderman M. Linnell

W. Gibson

Alderman W. Gibson

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

June 28, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1973, at approximately 12:15 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt and Volrich

ALSO PRESENT: Alderman Linnell
Alderman Marzari
Alderman Pendakur

CLERK: R. Henry

INFORMATION

1. Review of City Departments (continued)

Health Department

This is a second in a series of meetings devoted to reviewing various Civic departments so that Committee members will be familiarized with the functions of departments.

Present at the meeting was the Medical Health Officer and the principal members of his Department. Dr. Bonham distributed copies of the Annual Report of his Department dated 1971, together with a list of the services provided by his Department with related comments on each service. The report also showed estimated expenditures and any recovery on the services. The Medical Health Officer also circulated information concerning the service area boundaries, the location of the various services and the Department's budget.

On questions raised by members of the Committee, Dr. Bonham and his staff gave oral explanations. When discussing occupational health it was stated that there was no high accident risk with inside staff but Police and Fire Department personnel were high risk because of their job involvement. Police and Fire Department staff have a minimum standard of physical fitness with periodic examinations.

The question of fluoridation was raised and Dr. Bonham advised that childrens' teeth in the City compared unfavourably with those of other Canadian municipalities who used fluoridation.

The Committee was advised that the Federal Government has been anxious to change its arrangements with the Provinces regarding health financing and agreement has almost been reached on this issue. It would therefore appear that new patterns of organization and financing are likely to take place. All indications point to a more integrated Health Service with the likelihood that Public Health services would be an integral part of an overall Health Plan. At this phase the special responsibility of local government for Public Health services may be significantly altered.

The meeting adjourned at approximately 1:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 90

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

June 28, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1973, at approximately 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Alderman Gibson
Alderman Harcourt
Alderman Volrich

CLERK: R. Henry

Adoption of Minutes

The Minutes of the meetings of May 24th, May 31st, and June 14th, 1973, were adopted.

RECOMMENDATION

1. Haro Park Site

The Committee on March 1, 1973, when considering the Haro Park Site recommended that it be offered for sale to the Provincial Government for the purpose of the government developing specified housing. Council agreed with this recommendation and with a further recommendation on May 10th, that the Provincial Government be informed of any non-profit organizations who may have expressed an interest in acquiring the site for housing.

The Chairman drew the Committee's attention to a letter received from the Hon. James Lorimer, Minister of Municipal Affairs, who had been advised by the Chairman that the B'nai B'rith Organization were interested in developing this site with accommodation for senior citizens both handicapped and self-sufficient.

The Chairman had advised Mr. Lorimer that it was assumed the B'nai B'rith Organization would be willing and able to manage the operation on behalf of the Province and the FP Partnership. A copy of the Minister's letter dated June 8, 1973, is circulated for information.

The Chairman referred to a memorandum of the Vancouver Regional District dated June 26th, wherein the Director of Housing makes reference to projects in the Lower Mainland in which non-profit organizations are involved in management.

At this point in the meeting, Mrs. Doris MacDonald, representing the West End Housing Action Committee, addressed the Committee suggesting that the Haro Site be developed as a neighbourhood park for people living north of Robson Street. Following an explanation to them of the need to develop the site for specified housing, the delegation requested participation in any discussions involving the use of the site.

Representatives of the B'nai B'rith Organization, who were present at the meeting, submitted the following proposal for the site:

"(a) Provide a large Main Floor Area to house a Senior Citizens' Service Centre as sponsored by the Steering Committee for the Provision of a Multiple Purpose Service Centre for the Aged. Participations of the Steering Committee at present, amongst others are St. Andrew's Wesleyan Church, St. John's United Church, The Province of British Columbia, Division For the Aged, City of Vancouver, Social Planning Dept, West End Ratepayers Assn., Netherland Assn., West End Out-Reach Committee, Three Senior Citizens' Organizations.

cont'd....

Haro Park Site (continued)

(b) Provide a Second Floor Area to House a special care facility for the handicapped.

(c) Erect a tower containing approximately two hundred self contained suites, for Senior Citizens which is to include 10% of the suites suitable for handicapped persons with special consideration of handicapped persons in wheelchairs.

The mechanics for the funding and taxing of the project appear to be feasible, however, to keep costs of services and rents at a reasonably low level, it would be helpful if Council could give special consideration to making the land available at its assessed value."

It was further explained that B'nai B'rith are open to suggestions on the type of development the Council would like to see and would be willing to manage the operation on behalf of the Partnership if this was accepted.

Following further explanation from the officials present, it was

RECOMMENDED that Council approve in principle the creation of a multi-purpose facility and appropriate housing project under the FP Program on the Haro Park Site;

FURTHER RECOMMENDED that the West End Planning Team meet with B'nai B'rith, representatives of the FP Partnership and the West End Housing Action Committee for the purpose of submitting to the Council the best possible multi-purpose housing project scheme and, that in one month's time, a time-table be submitted projecting when the development may be completed;

FURTHER RECOMMENDED that B'nai B'rith be considered as the principal sponsoring agency for this project.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 90

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 28, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 28, 1973 at approximately 1:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

CLERK: M. Kinsella

The minutes of June 14, 1973 were adopted.

RECOMMENDATION

1. Mental Patients Association - Request for Grant Equivalent to Taxes, 1754 West 11th Avenue

Representatives of the Mental Patients Association appeared before the Committee in support of their request for a grant of $930.34, equivalent to taxes on their property at 1754 West 11th Avenue. The Mental Patients Association is not eligible for a grant in lieu of taxes on this property as it is not a registered charitable organization. The delegation stated that this house is being used as a residence for persons recently released from hospital or under emotional stress. The policy of the Mental Patients Association is that residents of their facilities carry the cost of running and operation of the house from whatever source of funds they have (mainly welfare). However, the house at 1754 West 11th Avenue has a larger than average mortgage and is, therefore, not self-supporting and has to be subsidised to some extent by the Organization.

The delegation requested the Committee's support in obtaining a development permit for renovations to this building. They have a grant from Central Mortgage and Housing Corporation for renovations to expand the resident capacity of the house to 12 and make it self-supporting. The problem is that the property does not fit into any of the zoning schedules of the zoning and development by-law, i.e. it is not really a boarding or rooming house nor is it a single family dwelling. The delegation advised that a similar situation with the Stanley-New Fountain had been solved by issuing a permit "for a use not listed in the by-law but similar to a boarding house". The Medical Health Officer suggested it would facilitate issuance of the development permit if the organization were to assume formal responsibility for the kitchen, thus eliminating the problem of a "communal" kitchen.

Another problem is the requirement re notification of neighbours that a development permit has been requested on this property. Following further discussion, your Committee

RECOMMENDS

A. a grant be made to the Mental Patients Association of $930.34 being equivalent to property taxes on 1754 West 11th Avenue (Blk. 388, D.L. 526)

cont'd ....

Clause No. 1 (cont'd)

B. Council instruct the Director of Permits & Licenses to report back to the Standing Committee on Social Services on the most expeditious way to issue a development permit on 1754 West 11th Avenue, based upon a use not listed in the zoning and development by-law but similar to a boarding house, as per precedents previously established;

C. Council instruct the Deputy Director of Planning to report back to the Standing Committee on Social Services on the requirements with respect to notification of neighbours on applications for development permits in RM-3 zoning district.

2. Funding - Chinese Community Youth Worker

The following report was received from the Director of Social Planning:

"Since July, 1971, the City of Vancouver has shared the cost of a youth programme in the Chinese community through the Department of Social Planning, by paying the salary of its Director. The First United Church has provided its auspices and operational base for this worker to date.

The need for and value of this programme has been demonstrated to all familiar with it, particularly school officials and the police.

We are proposing that funding for this position be continued. In addition, it is requested that auspices for the Chinese Community Youth Worker be provided by the Spring Street Project. Funds would be provided from the Department of Social Planning's POSER Fund with the proviso that should the final evaluation of the Spring Street Project in December merit its continuation, that this position be incorporated into that programme.

Costs to the City of Vancouver to cover the costs of this position are as follows:

1.	Salary payments and other expenses: First United Church	$579.20
2.	Salary at $720/month/6 months	$4,320.00
3.	Fringe Benefits @ 6%	430.00
4.	Programme Expenses @ $40/month/ 6 months	240.00
5.	TOTAL	$5,569.20
6.	Less 50% cost-sharing under Canada Assistance Plan	$2,784.60
7.	Net cost to the City of Vancouver	$2,784.60

Transportation, supervision and secretarial costs will be borne by the Spring Street Project.

Therefore, the Director of Social Planning RECOMMENDS that City Council:

1. Receive the report of the Chinese Community Youth Worker.

2. Approve continued funding of this position from the POSER Fund of the Social Planning Department as proposed above.

cont'd ....

Clause No. 2 (cont'd)

3. Approve the shift in auspices of the position to the Spring Street Project on the condition that should Spring Street Project evaluation be positive and the programme continued, that this position be integrated into the Project.

4. Consider alternative arrangements should the Spring Street Project be terminated."

The Committee then reviewed the contents of the Chinese Community Youth Worker's report for the period February - December, 1972. Mr. Purdy, Social Planning Department, stated that the report has revealed a great need for a definite educational and vocational approach towards the Chinese community, particularly in view of the differing philosophies of Canadian Chinese and newly immigrated Chinese. Some of the problems of the newly immigrated Chinese are:

(a) they have a difficult time adapting to the educational process, particularly because of their language problems. As a result, they are dropping out of school, forming gangs, and causing serious community problems.

(b) because of the language restrictions, it is difficult for the newly arrived adults to obtain well paid jobs. Therefore, both parents are usually working at below minimum wages in garment factories, restaurants or as farm workers.

Your Committee

RECOMMENDS

(A) that Council approve the above recommendations of the Director of Social Planning, subject to classification of the position by the Director of Personnel Services.

(B) that Council send copies of the Chinese Community Youth Worker's report to the Honourable William King, Minister of Labour, and to the Chairman of the Board of School Trustees, as well as to the School Trustee for the Strathcona area, with a request that they forward their comments on the problems detailed in the report to the Standing Committee on Social Services. (Copies of the report of the Chinese Youth Worker have been circulated to the Mayor and Members of Council.)

INFORMATION

3. Shift Work for Health Inspectors

Your Committee met with representatives of the Vancouver Municipal & Regional Employees' Union, the Medical Health Officer, and the Director of Personnel Services to discuss the matter of Public Health Inspectors working evening shifts. The main issue is that the Medical Health Officer and the Director of Personnel Services wish to compensate staff for the shift by payment of a shift differential rather than by overtime (which is usually taken in time off and sometimes in cash). The Union's point was that the health inspections on a shift basis are too infrequent for the payment of a shift differential to apply and therefore Health Inspectors should continue to be compensated for any shift work

cont'd ...

Clause No. 3 (cont'd)

on the basis of overtime. The Medical Health Officer stated that it was because of the amount of time off required to compensate Inspectors for this overtime that inspections have been kept far below the required level. These night inspections are necessary because there are a large number of night clubs and cabarets which are not open during the regular working hours and therefore not available for health inspections.

Your Committee noted a report from the Director of Personnel Services dated June 27, 1973 which set out two proposals:

(1) 28 Public Health Inspectors would be available for work one evening out of ten working days. For this one shift they would receive two additional pay grades. The termination of this shift would vary from 8:00 p.m. to 12:00 p.m.

(2) two Public Health Inspectors would be put on a regular evening shift basis as soon as vacancies in the Health staff occur, with two pay grades as shift bonus for Friday, Saturday and Sunday or, 1 1/5 pay grades for the 5 working days.

The Union's representatives indicated that they are not in agreement with Proposal 1. However, they would be willing to enter into further negotiations with the Medical Health Officer and the Director of Personnel Services with respect to Proposal 2. Following further discussion, all the involved parties agreed to re-enter negotiations on the basis of Proposal 2. Your Committee

RESOLVED to receive the reports of the Director of Personnel Services and the Vancouver Municipal & Regional Employees' Union with report back from either party if necessary.

4. Funding of Drop-in Centres

As requested at the last meeting, the Director of Social Planning submitted a report on the total services similar to the New Hope Centre in the Downtown East Side area, including City funding of these services. The total City funding for this type of service is approximately $21,500.00. The main concern of your Committee is whether it is, by approving grants to similar organizations in the area, assisting in the continuing proliferation of like services.

Mr. P. Davies, Social Planning Department, indicated that the Director of Social Planning is currently preparing an evaluation report of the various agencies and services in the Downtown East Side area which will contain specific recommendations re future funding of such services.

RESOLVED to receive the report of the Director of Social Planning on funding of drop-in centres and to request an early report from the Director of Social Planning on recommendations re future city funding of services in the Downtown-East Side area.

The meeting adjourned at approximately 3:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 90

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

July 3, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, July 3, 1973 at approximately 10:40 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Harcourt (Chairman) Alderman Hardwick Alderman Rankin
ABSENT:	Alderman Massey
CLERK:	H. Sugrive

The minutes of June 12, 1973 were adopted.

RECOMMENDATIONS

1. United Housing Foundation - Grant Request for Renovation and Furnishing of Ferry Rooms and Central & Oliver Rooms

Mrs. S. Schmid and Mr. Trovato, United Housing Foundation, informed that, in accordance with the Committee's suggestion, the Foundation had submitted specifications to four renovation firms. Of these, only one was prepared to tender, the reason given by others declining to tender was their inability to handle additional work of that magnitude at this time. Mrs. Schmid further informed that the Foundation was proceeding to submit mortgage applications on the basis of presently known costs and will finalize contract arrangements when the additional tender is received on July 13, 1973.

They then submitted for the Committee's consideration an "agreement of intention to lease" by which the City would lease from the Foundation the ground and basement floors of the Central and Oliver Rooms for a term of 20 years at a rental of $3.00 per square foot for the ground floor and $1.00 per square foot per annum for the basement level. The City would furnish the Foundation with plans and specifications of the work to be carried out and the City to authorize such cost before entering into any contract for the performance and completion of the work. Upon satisfactory completion, the City would pay the Foundation an additional rental over and above the described rental. This additional rental should be enough to amortize the capital cost of such work over the term of the lease, with interest computed at a rate not more than ½% higher than the rate of interest payable by the Foundation on any first mortgage financing which it secures to assist in financing the premises. It was pointed out that the United Housing Foundation wish to start renovations by August 15 and therefore must have a decision from the City by the end of July so that they could proceed with the work.

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Clause No. (cont'd)

The question of sizes of rooms and whether or not it would be practical to have a cooking unit was raised by the Committee. Your Committee felt that a room of approximately 100 square feet was not large enough to make a cooking unit practical. The United Housing Foundation pointed out that these cooking units were as compact as the wash basin area now present in most of the rooms. They also pointed out that not more than 10 or 12 out of the 175 rooms would be in that category. Following further discussion, your Committee

RECOMMENDED that Council approve the projects of the Ferry Rooms and the Central & Oliver Rooms as a pilot project and that the United Housing Foundation be allocated the $200,000 Housing Fund Grant, with $70,000 to be utilized for the Ferry Rooms and $130,000 for the Central & Oliver Rooms.

FURTHER RECOMMENDED that the report from the United Housing Foundation dated June 29, 1973 be received.

2. Re-draft of Lodging House By-law and
Use of Lodging House Operator Permits

Mr. Morgan, Health Department, reported on progress made on the above by-law. The By-law sets out the following:

(a) places the onus for maintaining the premises on the owner of the real property;
(b) lodging house owners in the core area would have to obtain operating permits from Health officials provided they prove knowledgeable of the proper techniques for the running of the premises;
(c) the core area is defined as that part of the city north of Broadway between Clark Drive and Burrard Street;
(d) sleeping rooms should have a minimum area of 80 square feet;
(e) permit system would be enforced: in the event that the requirements are not met or complied with, permits would be cancelled until such time when standard requirements are met.

Your Committee raised the possibility of going in and cleaning up the premises and then assessing the property. It was felt that these powers should be sought from the Provincial Government at its next session of the Legislature. Once these powers were authorized, the proper implications could then be dealt with.

Your Committee also suggested that the By-law should require the owner to be capable of communicating with the Medical Health Officer. The Health Department suggested that the draft by-law should be circulated by the City Clerk's office to interested parties for their comments and suggestions. Further discussion ensued and your Committee

RECOMMENDED that the Legal Aid Society be requested to submit to the Committee ways and means whereby the City of Vancouver have a legal authority to carry out repairs to privately owned premises in situations where the owners are unable or will not comply with the City By-law standards, rather than the City having to close down the premises because of By-law infractions.

cont'd ...

Clause No. 2 (cont'd)

FURTHER RECOMMENDED that the draft of the Lodging House By-law when submitted by the Health Department be distributed by the City Clerk to interested parties, asking for submissions to this Committee for the August 28th meeting. (A covering letter to indicate that Mr. Morgan and his staff are available for consultation.)

INFORMATION

3. Evaluation and Accreditation of Skid Road Housing

The Director of Welfare & Rehabilitation reported that prior to June 1, 1973, the Department was operating under the old allowance rates and these rates were to be used as a means of premium of certain Skid Road criteria. As of June 1, the rates were changed and with these changes the Government adopted a policy of paying every person $140.00, broken down to $65 for food and sundries and $75 for shelter or similar arrangement. These changes do not allow any kind of premium arrangement. The possibility was raised of asking the Minister of Human Resources to pay a premium over and above the $140.00. As rents are certain to be raised, any premium would have to be over $75.00. Solutions to the problem probably lie in about three areas:

(a) an action that has already been taken -- to induce the United Housing Foundation to buy hotels and provide good accommodation at a reasonable cost, though this might need to be subsidized;

(b) there needs to be certain changes in the By-laws and some means of enforcing the By-laws;

(c) a housing aide is needed. They would work in conjunction with Fire and Civic officials to develop guidelines, carry out any enforcement and assist people to obtain housing.

Your Committee

RESOLVED to receive the progress report of the Director of Welfare and Rehabilitation.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 91

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

July 5, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, July 5, 1973, at approximately 12:10 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich

RECOMMENDATION

1. Review of the 1973 Basic Capital Budget

City Council on July 3, 1973, referred the 1973 Basic Capital Budget to this Committee for review. The Committee discussed the capital programs with officials from the Board of Parks and Recreation, Engineering and Finance Departments and after examining the projects in detail

RECOMMENDS that the 1973 Basic Capital Program and the method of financing this program as summarized on Schedule 1 of the report from the Board of Administration and the Director of Finance dated June 19, 1973, re '1973 Basic Capital Program' be approved, subject to

A. Individual projects being submitted to Council for specific approval where indicated in the report '1973 Basic Capital Budget - Project Detail', and subject to the following revisions:

(1) Parks Development - Page 3 Project Detail 1:01:8 Administrative Office Addition - $150,000

(i) That this project be deferred pending a report from the Park Board on their needs for additional office space and their proposal for meeting that need.

(ii) That $5,000 of the above $150,000 be allocated for the preliminary design of the proposed addition.

(2) Community Service Centre Facilities - Page 6
Project Detail 1:02:3 Jericho Development - $75,000
Project Detail 1:03:4 New Mount Pleasant School - $50,000

(i) That these projects be deferred pending further detailed reports from the Park Board.

(3) Indoor Swimming Pool - Page 7 Project Detail 1:03
Indoor Swimming Pool Adjacent to Templeton High School - $480,000

(i) The Committee considered the possibility of deferring this project until 1974 in the hope of obtaining cost sharing from the Federal Winter Capital Project Fund. After discussing this matter with the Park Board Superintendent, the Committee recommends

'That the project not be delayed in anticipation of Federal cost sharing but that the Park Board and City pursue the possibility of obtaining Provincial cost sharing of one-third of this project from the Provincial Community Recreation Facility Fund.'

cont'd....

Review of the 1973 Basic Capital
Budget (continued)

(ii) The Park Board Superintendent further stated that

- it was impractical to build an adequate pool for $480,000
- their architects had been told to design a $600,000 pool
- the Park Board wish to build a $720,000 pool assuming one-third of the cost ($240,000) could be obtained from the Provincial Government with the balance of $480,000 being the City's commitment.

The Committee recommends

'That this project be deferred pending a report from the Park Board on the likelihood of obtaining such Provincial funding and on the estimated cost of building a 25-metre pool for various standards.'

(4) Streets - Page 11 Project Detail 2:01:5, -06, -07
Improvements to 33rd Avenue - New City's Cost $334,000

(i) That these projects be deferred pending a report to Council on the desirability of widening this street.

(5) Construction of Bus Shelters - Page 17
Project Detail 2:07:01 - $54,000

(i) That the allocation of funds for this project be increased from $54,000 to $164,000 to permit the construction of bus shelters at locations originally proposed by the City Engineer but which were reduced in the current Five Year Plan, and that the Director of Finance advise on source of funds.

The Director of Finance has subsequently advised that the additional $110,000 for construction of bus shelters would be provided from the Streets Capital Funds.

(6) Public Safety Building - Page 55 Project Detail 19:01
- $386,000

(i) That the allocation of funds be reserved pending further reports on this project.

(7) Beautification - Page 24 Project Detail 24:01, -05
- $277,600

(i) That the Beautification projects be deferred pending a report from the Deputy Director of Planning on the total funds required for Beautification under the current Five Year Plan.

FURTHER RECOMMENDS that the False Creek Committee be asked to report to Council on the estimated total capital requirements for False Creek Development to the end of 1975, and the Director of Finance be asked to recommend ways of financing their costs;

FURTHER RECOMMENDS that the $400,000 under the Five Year Plan for public open space be varied for the Granville Mall Project as and when specifically approved by Council.

(This sum was originally set aside for the development of Block 71, which is now part of the proposed Provincial Complex)

(A copy of the Board of Administration report (Finance matters) dated June 29, 1973, which was referred to the Committee, is circulated again for information. It is requested that Council members bring their copy of the 1973 Basic Capital Program booklet previously distributed.)

FOR COUNCIL ACTION SEE PAGE(S) 91

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

July 5, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, July 5, 1973 at approximately 7:30 p.m. in the McKechnie Elementary School, 7455 Maple Street.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: R. Thompson

INFORMATION

1. Development of Lands Along the Fraser River Between Arbutus Street and Barnard Street

In October, 1971, at a public hearing, applications by Horner Developments and the City of Vancouver to re-zone property on the east and west sides of Arbutus Street end to CD-1 comprehensive development zoning were considered. Subsequently, Council directed the Director of Planning to consider the City's re-zoning application again and submit a report to Council on different proposals for the development of these properties.

The Director of Planning reported on March 9, 1973 and submitted three schemes:

Scheme 1 - Industrial/ Residential/ Private Recreation
Scheme 2 - Greenbelt
Scheme 3 - Greenbelt/ Industrial/ Residential

(the three schemes are described in the attached appendices B, C, and D)

The Director of Planning submitted a report dated May 24, conveying additional information with particular respect to Regional and Provincial regulations relating to subject lands. The report indicated that the Regional District policy is to place these lands in the area designated Floodplain in the Official Regional Plan, and this means they are to be kept free of urban uses except where committed to urban development through early settlement, in which case further development for urban use shall be contingent upon floodproofing. The Provincial Government policy as indicated by a letter this April from the Department of Municipal Affairs is that the approval of the Minister of Municipal Affairs would be required for any amendment to the Official Regional Plan that would permit major residential development on the subject lands. The Official Regional Plan prohibits any major residential development on all of the subject lands except for that portion fronting on Southwest Marine Drive, which Council has already approved in principle for single-family residential development.

cont'd ....

Clause No. 1 (cont'd)

On March 27, 1973, Council approved in principle scheme 3, but provided that the area of land marked "heavy industrial" should be marked "light industrial" and at the same time, asked your Committee to discuss the whole matter with residents in the neighbourhood. At the meeting held on July 5, 1973, there was a large representation of persons living generally to the north of the affected area. Mr. R. R. Youngberg, Planner, Civic Development Division, reviewed the recent history of the properties affected, including re-zoning application proposals prepared by the Planning Department and commented on the attitudes of the Regional District and the Provincial Government in respect of floodplain lands. The Chairman then invited comments and discussion from members of the audience and several persons spoke to the subject. Some specific suggestions were made by individuals and in some cases, speakers reiterated suggestions made by others. The points of view which were brought to the Committee's attention are set out herein, placed in the order of frequency with which they were mentioned; the most frequently mentioned suggestions being first:

(a) that all or a substantial part of the lands both east and west of Angus Drive be declared to be a greenbelt;
(b) there were definite objections to the development of multiple family dwellings in the area;
(c) there was general agreement that the northerly potion of the City-owned land adjacent to Marine Drive might properly be developed for single family residential use;
(d) it was suggested the City acquire privately owned land in furtherance of the greenbelt proposal or, alternately, scheme 3 be approved which involves light industrial use of the southern portion of the City-owned land;
(e) the proposed walk-way was favoured;
(f) there were strong objections to any type of industrial zoning for the City-owned land and the objectors proposed zoning for a lower form of development;
(g) there were complaints of dirt arising out of the present industrial use in the area;
(h) there were complaints about the nuisances arising from unauthorized use of the City-owned portion of land adjacent to Marine Drive;
(i) some persons present felt that the Park Board should have been represented at the meeting;
(j) it was proposed that any City-owned land in the area be disposed of by lease rather than sale;
(k) a request was made that the City purchase Steel Brothers property on the west of Angus Drive to make it greenbelt property;
(l) a number of complaints were made about speeding vehicles on Marine Drive in the vicinity of Angus Drive, which the Chairman undertook to take up with the Traffic Engineer.

CONCLUSION

At the conclusion of the meeting, the Chairman thanked those present for their interest and advice and indicated that his Committee would seek more information about the economic factors involved, e.g. purchase of Steel Brothers Property, the question of sale or lease of City-owned lands, and on the proposal that the City-owned land be dedicated for park purposes. At the invitation of the Chairman, many of those present put down their names on a list of names of interested persons to be invited to the next open meeting on the subject. Horner Developments Limited, applicant for re-zoning, indicated they would make a written submission to the Committee.

FOR COUNCIL ACTION SEE PAGE(S) 94

MINUTES June 27, 1973

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in the Council Chamber, Third Floor, City Hall, on Wednesday, June 27, 1973, at 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)
Alderman Rankin
Commissioner Ryan
Mr. R. G. Ross, Traffic & Transportation City Engineering Department
Superintendent D. W. McRae, City Police Department
Mr. Bruce Donald, City Prosecutor's Department

ALSO PRESENT: Mr. E. R. Thompson, Vancouver Safety Council
Mr. J. Attridge Vancouver Safety Council
Mrs. E. Robinson, Vancouver Parent Teachers Council

ABSENT: Mrs. M. Courvoisier, Vancouver School Board

CLERK: H. Sugrive

Adoption of Minutes

The minutes of the meeting held March 29, 1973, were adopted.

1. Pedestrian Safety Programme

The Vancouver Safety Council presented details of a programme on PEDESTRIAN/DRIVER SAFETY by means of an audio-visual aid. The motto of the Programme was "CO-OPERATION - LOOK OUT FOR EACH OTHER. The suggested duration of the programme was 18 weeks - August 27 to December 31, 1973 and the estimated cost involved was $89,070.00.

Television	$44,811.00
Radio	18,360.00
Billboards	7,400.00
Bus Cards (outside)	4,500.00
Bus Cards (inside)	1,158.00
Buttons	3,600.00
Bumper Stickers	1,500.00
Printed Matter	3,500.00
Creative Fees & Co-ordination	4,241.00
Total	$89,070.00

Mr. Ross remarked that related effective impact of the programme will be by effective enforcement, similar to the one last Christmas when there were road blocks to check intoxicated drivers.

Mr. McRae pointed out that only enforcement was not effective for best results if the pedestrians did not know how to conduct themselves on roads and at crossings, etc.

Both Alderman Rankin and Commissioner Ryan expressed their views by stating that they could not see it feasible at this time of the year to support the programme for which approximately $100,000.00 was required. The budget for the City had been set for 1973, and as the City's supply of funds was almost depleted, it was,

Clause 1 Cont'd

RECOMMENDED:

THAT the submission be received and the Traffic Engineer, in consultation with the Police Department and the Vancouver Safety Council, probe into alternate financing of the programme by soliciting assistance and free coverage by the radio, television and the press and any other means, and then report back to the Commission at a later date.

2. Traffic Hazard at the Intersection of King Edward and Oak Street

A brief, supported by photographs of the intersection at King Edward and Oak Street, submitted by Emily Carr Parent Teachers Association and the concerned citizens of the neighbourhood, was presented by Mr. J. Jefferson. His brief contained several points of issue, such as; the traffic count during school hours, the traffic at the 4 corners, the amounts of turns at these corners and the date of the last statistics taken at this intersection.

The delegation offered the following suggestions to solve the problems:

(a) Should make the corner into a 20 m.p.h. zone and should have radar to enforce the speed.

(b) Amber flashing lights, with an overhead sign to better identify the school, to be installed.

(c) Restrict turns and prohibit passing.

(d) Delayed timer by 2 or 3 seconds.

(e) Police to assist the school children or in the alternative, adult citizen patrols.

Superintendent D. W. McRae advised the meeting that commencing June 28, 1973, he would have motorcycle patrols in the area to investigate and perhaps obtain some up-to-date statistics pertaining to traffic problems at the intersection.

Mr. Ross, from the City Engineers Department, commented on the recommendations of the group. He felt that a 20 m.p.h. zone would only create a back log of traffic into the City, as well as being difficult to enforce. Since there was already a traffic light at the intersection, it would be of little consequence or help by installing a flashing light or an overhead sign.

After further discussion, it was,

RECOMMENDED:

(a) THAT the brief, as submitted by the delegation, and all the relevant materials in respect of the traffic hazard at King Edward and Oak Street, be referred back to the City Engineer for further discussion and investigation with the parents, school committees and citizens in the area, for a report back to the Commission.

(b) THAT the City Engineer more closely investigate the problem of school and pedestrian crossings with a view to setting a precedent and guidelines for the City.

3. Pedestrian Safety Fraserview/Killarney

The Official Traffic Commission, at its last meeting, recommended that the proposal contained in the brief presented by the Transportation Committee of the Fraserview/Killarney local area, dated March, 1973, be referred to the Traffic Engineer to meet with the residents and discuss the need for traffic control at 49th Avenue, between Elliott and Boundary Road, and report back to the Commission.

A number of discussions had been held between the City Engineer's representative and Fraserview/Killarney Area Council. The residents major concern was the effect of the increased traffic volume on 49th Avenue on pedestrian safety.

Certain proposals were put forward by the residents' Committee, which are as follows:

(i) Traffic signal at 49th Avenue and Kerr Street.

(ii) Classification of Arterial Streets.

(a) 49th Avenue commencted to Imperial Street in Burnaby
(b) Rupert-Kerr
(c) Tyne-Rumble

(iii) Stop sign arrangement at 54th Avenue and Kerr Street

(iv) Pedestrian signal at 49th Avenue and Frontenac Street.

After further investigations, the City Engineer submitted the following recommendations:

(a) That a traffic signal be installed at 49th Avenue and Kerr Street, and that $6,700.00 be appropriated from the Traffic Control Reserve Fund for this purpose.

(b) That the pavement width on Tyne Street from 45th Avenue to 49th Avenue be 46 feet.

(c) That the stop sign arrangment at 54th Avenue and Kerr Street be kept under review to ensure the most appropirate arrangment when the signal is installed at 49th Avenue and Kerr Street and the Champlain Mall Shopping Centre opens.

(d) That a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission.

The delegation opposed recommendations 2 and 4 .

In connection with recommendation 2 of the City Engineer, the residents do not agree that a 46 ft. pavement is appropriate north of 49th Avenue, and feel that the 42 ft. width should be maintained for the full length of Tyne Street/Rumble Street. It was further pointed out by the delegation, that the area was residential and if the street were widened to 46 ft., it would then be eligible for a bus route, which was rummored was to be transferred to 49th Avenue in the near future.

A further delegation spoke to the Commission in connection with recommendation 4, and it was pointed out that in spite of the fact that school was not in session at present, there was a Day Care Centre presently operating, a community centre with many recreational facilities was patronized by many as well as there being 3 condominiums in the area which were divided by the road, and the traffic flow back and forth across the street was quite heavy. It was also pointed out that the road was an 'S' shape and had blind spots on it, making it difficult for drivers to see the pedestrians in time to stop.

After discussion, it was,

RECOMMENDED:

(i) THAT a traffic signal be installed at 49th Avenue and Kerr Street, and that the Council appropriate the sum of $6,700.00 from the Traffic Control Reserve Fund for this purpose.

(ii) THAT Tyne Street from 45th Avenue to 49th Avenue not be paved at this time until there has been discussion with the B.C. Hydro Authority to determine the bus route for the area, and report back to the Commission for review.

(iii) THAT the stop sign arrangement at 54th Avenue and Kerr Street be kept under review to ensure the most appropriate arrangment when the signal is installed at 49th Avenue and Kerr Street and the Champlain Mall Shopping Centre opens.

(iv) THAT a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission

(v) THAT the letter, dated June 18th, 1973, from Commissioner Art Cowie of the Board of Parks and Public Recreation, supporting the request of the community that a pedestrian-controlled traffic light be operational before September 1st, 1973, at the crossing of Frontenac and 49th Street, be received.

4. Traffic Dispersal from P.N.E. Exits

A report, in the form of a letter, was received from the Vancouver Police Department in connection with dispersal of traffic from events at the P.N.E. It was felt that the present route, i.e. by way of Renfrew Street, was unsatisfactory. This way not only took longer but also was proving to be unsafe for Police Officers and volunteer police workers trying to enforce the flow of traffic to Renfrew. The Police Department requested that they should revert back to the former way, i.e. by way of Pandora, Dundas and Cambridge Streets.

A report was also received from the City Engineering Department supporting the Police Departments suggestion for traffic dispersal.

Mr. Stewart Headley, a resident of this area, spoke to the Commission and advised that he had been in touch with the City Engineering Department in respect of this matter and expressed views on the issue.

Clause 4 Cont'd

Much discussion ensued, after which it was,

RECOMMENDED:

(a) THAT the City Traffic Engineer meet with representatives of the P.N.E. and investigate the possibility of increased use of all three gates, South, East and North, and report back to the next meeting of the Commission.

(b) THAT the City Engineer's representative discuss with the B.C. Hydro Bureau of Transit Services and investigate the possibility of improving traffic dispersal from P.N.E. events.

5. Vancouver Police Department

An Administrative Traffic Accident and Enforcement Summary Report for the month of April, 1973, was submitted by the Vancouver Police Department and was received for the information of the Commission.

6. Communications

(a) Cassiar Ratepayers Association's letter, dated May 24th, 1973, in respect of the Jehovah Witness International Conference, at the P.N.E. Grounds from July 3 to July 8, 1973, anticipating parking and traffic problems with the influx of thousands of vehicles, had been passed on to the City Engineer for handling.

The issue had been dealt with by the City Engineer's Department and the Commission noted the action taken.

*****The meeting adjourned at 10:55 p.m.*****

FOR COUNCIL ACTION SEE PAGE(S) 94

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

July 5, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, July 5, 1973 at 11:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers and Pendakur

CLERK: M. James

Adoption of Minutes

The Minutes of the meeting of June 28, 1973, were adopted.

RECOMMENDATIONS

1. Granville Street Mall

Alderman Bowers, with the leave of the members of the Committee present, raised the matter of the consultant for the planning and design of the Granville Street Mall and made suggestions as to how this matter should proceed at Council at its next meeting, July 17, 1973, and after discussion the Committee

RECOMMENDS that the Granville Street Staff Planning Committee be instructed to report to Council, In Camera, on July 17 on consultants and to report to Council, in Open Session, on terms of reference to design a transit mall on Granville Street (between Nelson and Hastings), consultants' fee to be negotiated.

2. Downtown Plan:
Proposed Parking Policy

Under date of June 25, 1973, the Engineering and Planning Departments submitted to your Committee a proposed parking policy. The report dealt with the relationship of parking policy and Downtown Policy Guideline No. 5 "Accessibility". The report suggested guidelines for the downtown parking policy under the general headings of Commercial and Residential as follows:

GUIDELINES FOR DOWNTOWN PARKING POLICY

Based on the foregoing considerations and in particular the projected downtown employment population, the initial stage emphasis on transit transportation and the limited available roadway capacity, the following guidelines have been developed:

A. COMMERCIAL

1. The parking space needs should be based on both the anticipated changes in transportation modes from the automobile to transit for downtown trips and the limited anticipated roadway capacity over the planning period.

cont'd...

Clause No. 2 continued

2. Regular long term (all day) parking for commuters should be discouraged. If no parking provisions are permitted it is suggested that such a policy would be generally prohibitive since new developments would not be economically viable. Presently there is no Bylaw parking space requirement although parking provisions are permitted. Under this arrangement office developments, the predominant building use and main generator of all day parking, have been usually providing between 50% and 65% of their future estimated needs. It is proposed as this policy guideline that to significantly discourage long term parking office uses be required to provide only about 33% of their generated parking space demands. This policy would mean that new office developments, which are estimated to generate a parking demand for about 7,200 parking spaces, would be required to provide only about 2,400 parking spaces.

3. Parking space should be available primarily for short term business and shopper use.

4. The minimum off-street parking space provisions for all new developments, with the exception of office buildings, should be sufficient to meet their anticipated peak parking needs.

When foregoing policy guideline statements Nos. 2,3, and 4 are considered collectively it means that approximately 6,000 additional parking spaces would be provided through the Bylaw requirements, although the peak generated demand would be about 11,000 parking spaces.

5. In order to achieve a high amenity standard in the downtown core (as generally defined by the boundary formed by Thurlow Street, Robson Street, Seymour Street, and the harbor), each new developer in that area should be allowed to provide up to a maximum of 50% of the proposed parking provisions in the core. Because of the high percentage of new office development anticipated in the core area, for which the parking space requirements have been reduced by 66% (refer to policy guideline No. 2 above), the net result of this guideline is that only 30% of the generated parking demand would be permitted in the heart of the downtown. In terms of numbers this means that while the core parking demands are estimated to be about 3,400 spaces, only about a maximum of 1,000 parking spaces would be permitted to be located in the core itself.

At the same time arrangements would have to be made by the core developer to provide the remainder of his Bylaw parking space provisions in the area surrounding the core.

To illustrate this guideline by an example, assume a proposed downtown development would be required to provide 300 parking spaces (as controlled by policy statements Nos. 2,3, and 4). If this development were to locate in the core, this guideline means that it could provide up to a maximum of 150 parking spaces in the core. If the developer decided to provide 150 parking spaces on-site, he would be obliged to provide his remaining parking requirement of 150 parking spaces outside of the core.

6. As a further amenity control parkades should not be permitted in the downtown core. However parkades should be permitted as a conditional use in most other downtown zones.

7. Developers should be given the option of making a cash payment to the City in lieu of providing all, or a portion of, their parking space provisions.

8. On-street parking space should be phased out as necessary to assist in providing sufficient space to accommodate the peak demands of moving vehicles or pedestrians, depending on the street concerned.

The downtown parking rate structure is another determinant influencing the use of the automobile for commuter trips to the C.B.D. It is desirable to increase the all-day, or commuter, parking charges in order to encourage more downtown employees to travel to work by transit. The majority of commuter parking spaces in the downtown are controlled by private operators. One way for the City to achieve an increase in parking rates is by the introduction of a parking tax. However the introduction of such a tax has a number of implications that require further study before a satisfactory policy statement can be proposed.

cont'd...

Clause No. 2 continued

B. **RESIDENTIAL**

The policy statements noted below would apply to both the West End and the proposed apartment uses in the commercial zones of the downtown.

1. The total estimated parking space needs for both tenants and visitors should be provided off-street by developers.

2. The parking space needs for tenants should be based on their present automobile ownership characteristics and reduced to account for expected decreases in automobile ownership as a result of alternative transportation systems being available for all types of trip purposes.

3. The parking space needs for visitors should be based on their present parking demand characteristics and reduced to account for anticipated changes in transportation modes from automobile to transit.

4. Residential developers should provide the total estimated parking space needs on their building site, thereby eliminating any need for permitting a cash payment to the City in lieu of providing all, or a portion of, their parking space provisions.

Following the approval in principle of policy guidelines for downtown parking, a number of specific matters may then be dealt with by your committee. These items include the following:

(a) Zoning and Development Bylaw - parking space requirements for the various building uses in the C.B.D. and West End. The hotel requirements were submitted separately last year when Council dealt with an amendment to the Zoning and Development Bylaw to provide the "Denman Place" development to be used as a hotel. It would be desirable to deal with the parking requirements for all building uses at the same time.

It is proposed that a report on the parking provision schedule for all building uses would be submitted with the next, more detailed, report on the downtown entitled "Proposed Development Guidelines". This latter document is currently being prepared by the Department of Planning and Civic Development.

(b) Provision by the City of additional Off-Street Parking.
- As part of the on-going work in the Engineering Department, a study of exising parking needs in the C.B.D. has been completed. The parking needs were determined by applying the foregoing guidelines and on this basis a deficient area was identified in the core. There are funds accumulated in the "Reserve for Parking Sites" from surplus revenue of on-street parking meters.

In summary it is desirable that this committee adopts, or amends and adopts, this report so that the more detailed parking policy aspects may be prepared and brought forward."

The Committee members and the Assistant City Engineer, Traffic and Transportation reviewed the various guidelines as suggested and discussed the matter of a cash payment to the City rather than the provision of parking as required by the Zoning and Development By-law.

After further discussion the Committee

RECOMMENDS that Item 7 under the Commercial section of the guidelines for downtown parking in the report before the Committee be referred to the Director of Finance, the City Engineer and the Corporation Counsel for a report back to this Committee on both the problems of the mechanics for collecting

cont'd ....

Clause No. 2 continued

the fund and also suggestions on the development of equitable formulae, and further

RECOMMENDS that Council agree in principle with the suggestion of a cash payment in lieu of provision of off-street parking.

The Meeting adjourned at 12.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 95

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

July 5, 1973

A meeting of the Standing Committee of Council on Community Development was held on Thursday, July 5, 1973 at approximately 3:35 p.m. in the #1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: M. James

The minutes of June 14, 1973 were adopted.

RECOMMENDATION

1. Neighbourhood Pubs

The Chairman advised that he had placed this item on the Agenda to ask the Committee Members to consider and develop a process for the consideration of the applications which were expected. The Chairman noted the present position of the Liquor Control Board in that the legislation which amends the Act to allow for this class of license had not yet been proclaimed and therefore the regulations which would be the operative section of the legislation have not yet been made public. The Chairman advised that he understands from the Liquor Control Board that there could be no consideration of applications until the amendment to the Act had been proclaimed.

The Chairman advised that he had been told the Liquor Control Board would welcome the views and comments of this Committee and the City of Vancouver.

The Chairman suggested that the Committee and the City of Vancouver was not yet ready to consider any application for a neighbourhood pub but that the Committee could consider guidelines at this time.

The Chairman referred to the recommendations approved by Council which suggest that these liquor outlets should be confined to commercial areas, would be limited to 100 seats and that the parking requirements had been referred to the Director of Planning & Civic Development for report. The Chairman also noted that the suggestion to hold a plebescite on the matter had been defeated in Council by a vote of 6 to 5.

The Chairman noted that the Liquor Control Board had made reference to the suggestions of this Committee in connection with liquor outlets in the past, after the Committee's recommendation had been adopted by Council and the Chairman felt that this Committee should establish some position for guidance when a person is wishing to apply for a liquor license, when the Liquor Act had been amended, to operate a neighbourhood pub.

cont'd ....

Clause No. 1 (cont'd)

The Chairman suggested the Committee might proceed in one of the three following methods:

A. (i) that the matter be dealt with by Committee initiative, i.e. what areas were open and what areas were closed for the development of a neighbourhood pub;
(ii) each application for a license in the "open" areas be considered on its own merits;
(iii) the Committee invite delegations on each application considered;

B. Local referendum in each local area with the area being defined as generally a four block radius about any given location, with the required majority in this referendum being 60% and that the results be binding on the area for a period not less than three years;

C. Public meetings be held for each application.

The Committee Members discussed these suggestions and began discussing the matter of capacity of the pubs and the required off-street parking.

The Deputy Director of Planning noted that the present By-law requires one parking space per 100 sq. ft. in the central business district and one parking space per 30 sq. ft. outside the central business district.

It was suggested that the parking requirements for neighbourhood pubs might entail an amendment to the Zoning & Development By-law schedule.

At this point in the meeting, with the Committee's agreement, Mr. Uram, representing members of the Kitsilano Pub, spoke to the Committee and explained the proposed neighbourhood pub this Company hope to operate on West 4th Avenue, between Vine and Balsam Streets.

The building has a ground floor area of 3750 sq. ft. and the design envisages seats for 100 plus an additional 25 standing. One-third of the gross area is required for service.

There is no parking available at the present, and to provide parking for 15 cars, a land area of 38' x 100' would be required. The Deputy Director of Planning advised that it might be possible to entertain a development permit application and have the parking supplied by arrangements with Canada Safeways Limited to use their lot immediately across from Fourth Avenue during the store's closed hours. Mr. Uram advised that he had corresponded with the Company and Canada Safeway would not enter into an agreement for night parking as it was contrary to its policy.

In reply to a question, Mr. Uram agreed that a four block area seemed to be a reasonable area in which to hold a plebescite and that identifiable groups connected with the area should be considered.

cont'd ....

Clause No. 1 (cont'd)

At this point in the meeting, the Chairman requested the Committee to consider the following questions:

(a) Does the Committee agree to holding the question of the pubs on the City-wide plebiscite in October with the question being put to the voters on Electoral Reform;

(b) What does the Committee feel is the appropriate time to consider applications which have received approval in principle from the Liquor Control Board.

The Chairman then suggested the following ten points to be used by the Committee as policy:

1. that the role of the Committee should be to determine whether a proposed location is an appropriate one for a neighbourhood pub, upon the matter being referred to the City by the Liquor Control Board;
2. the Liquor Control Board to determine regulations which should apply;
3. parking, building, and other requirements be handled by the appropriate civic departments;
4. parking ratio be one per 100 sq. ft. of public area in the pub;
5. the Committee consider each application on its own merits;
6. notice of the application be sent to all residents within a four block area and notice of the application to known groups operating in the general area;
7. people in the community be invited to appear as delegations;
8. the application must have met the requirements of the Liquor Control Board and the City of Vancouver departments before consideration before this Committee;
9. the total capacity both standing and seated shall be a maximum of 100 patrons;
10. these recommendations be presented to the Liquor Control Board and the Honourable, the Attorney-General for comment and approval.

The Committee discussed these suggestions of the Chairman and

RECOMMENDS their approval by Vancouver City Council excepting #4 and #9, which are to be deferred for further consideration.

FURTHER RECOMMENDS that the application of the Kitsilano Neighbourhood Pub Limited be considered at the appropriate time on the basis proposed -- that is, without any parking requirement and with a total capacity of 125 -- and that response be invited to the application on that basis.

2. Furniture and Equipment Donated or Lent to Non-Profit Organizations

The Director of Social Planning and the City Purchasing Agent submitted a report on the subject of furniture and equipment donated or lent to non-profit organizations. The report reminded the Committee that on March 5, 1973, Council adopted recommendations of the Committee covering donations and loans of equipment and advised that the policy was not operating to the benefit of all concerned and suggested the following in its place:

cont'd ...

Clause No. 2 (cont'd)

"That the City Purchasing Agent continue to dispose of surplus furniture and equipment in the manner prescribed in the Administrative Manual except that he shall be authorized to give preference to non-profit organizations by selling furniture and/or equipment to such non-profit organizations for a nominal sum, provided that:

a) the Director of Social Planning is satisfied that the purchaser is a non-profit organization;

b) the furniture and equipment is surplus to the present or future needs of the City and associated boards;

c) the total value of the furniture and equipment sold to any one organization does not have a marget value in excess of $2,500.00;

d) the non-profit organization agrees to sell back to the City, at the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;

e) the Standing Committee on Community Development set the amount of the nominal price and instruct the Purchasing Agent to make the sale in accordance with the foregoing policy."

Your Committee

RECOMMENDS the adoption of the recommendation of the Director of Social Planning and the City Purchasing Agent and that the policy adoption of March 6, 1973 be rescinded.

3. Y.M.C.A.

Under date of May 24, 1973, the Chairman of the Metropolitan YMCA Facility Development Committee wrote to the Chairman proposing expansion of the downtown YMCA. The Chairman instructed that a delegation be heard. Mr. Craig appeared and orally outlined the problems the Association felt they were having and submitted written information and a letter dated July 4, 1973 in connection with their building expansion programme.

Your Committee

RECOMMENDS that the Deputy Director of Planning be instructed to bring this matter forward to a Public Hearing at the earliest possible date.

4. Kitsilano Area Planning

The Chairman advised that this item was placed on the Agenda to ask the Committee Members to consider two suggestions:

(a) approval of a planner for the Kitsilano area and

(b) seek submissions from the area on the planning of the future of the Kitsilano area.

Clause No. 4 (cont'd)

The Deputy Director of Planning reminded the Members of the Committee that, at the present time, the Civic Development Committee had before it major planning studies of the Central Business District, the West End, False Creek and the commercial areas outside the Downtown core. The Deputy Director of Planning suggested that until these studies had been completed and the guidelines they will develop are adopted by Council, the planning of an individual area of the City might prove to be inopportune.

The Deputy Director of Planning also suggested that it was imperative that any Planner paid for by City funds must be under the direction of the Planning Department and not seconded to any group in the area.

The matter was further discussed by the Committee members and your Committee

RECOMMEND that a Planner be assigned to investigate problems brought forward to Council and this Committee in the Kitsilano area.

5. West Broadway Citizens' Committee

With the agreement of the Committee Members, certain members of the West Broadway Citizens' Committee appeared as a delegation in connection with the report of your Committee as adopted by Council on June 5, 1973 re guidelines for Broadway West. The Citizens' Committee suggested that the Council action did not reflect the Community Development Committee's reported recommendations and the statements of the Citizens' Committee.

Submitted at this meeting was a compilation of the Broadway West-Kitsilano area statement re guidelines and this was reviewed by the West Broadway Citizens' Committee and your Committee and amended as shown below:

1. Council considers the beautification plans as proposed by Allan Parker as working papers only.

2.(a) City Council hereby establishes guidelines for beautification and future development of the West Broadway area.

(b) Additional meetings of residents and merchants of the area will be called by City Council or its appropriate Committee to proceed with the beautification study.

3. City Council should encourage local area citizens groups to present their own proposals for redevelopment and improvement of local areas, e.g. Kitsilano;

City Council shall (should) consider measures to discourage high density development;

There should be a thorough review of the C-2 zoning and the relationship of the commercial areas to the surrounding residential area.

cont'd ....

Clause No. 5 (cont'd)

4. Affected residents of the Kitsilano area will be notified and consulted before any substantive decisions affecting the Broadway area are made.

5. Xerox copies of all applications for development permits pertaining to the West Broadway area are to be sent out without delay to the West Broadway Citizens Committee, 2741 West 4th Avenue, Vancouver 8, providing this can be satisfactorily implemented by the Planning Department.

6. Under no circumstances should private property be expropriated for parking or for any other use by private interests by the City of Vancouver.

7. The City (i.e. the taxpayer) should not participate in any cost-sharing venture with private business for the acquisition of and provision for parking, with the reservation that it is possible that some time in the future the City might want to get involved in some type of parking arrangement to deal with the parking situation.

8. City Council shall (should) not allow any general relaxation in the standard of parking requirements as laid down under the existing zoning by-laws.

9. City Council shall (should) not allow the use of RS- and RT- zoned land for surface parking, subject to the appropriate change in the Zoning By-law until an acceptable plan is adopted by Vancouver City Council.

10. City Council shall (should) discourage blockbusting by enforcing existing By-laws requiring that properties must be kept in good repair and maintained to acceptable standards of appearance.

NOTE: underlined portions represent changes or additions. The words in parenthesis are the words replaced by those underlined.

Your Committee

RECOMMENDS adoption of the above 10 guidelines for Broadway West.

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 97

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, July 31, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich.

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: R. Thompson

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'in Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated July 17, 1973, be adopted after amendment as follows:

"Page 24, Item I - Report of Standing Committee on Finance and Administration

The motion of Alderman Linnell be reworded as follows:

'THAT in respect of A (3) (ii) "Indoor Swimming Pool (Templeton)" of the Committee's report, the sum of $480,000 as the total cost, be approved for the indoor swimming pool adjacent to Templeton High School.

FURTHER THAT Senior Government grants be sought.'"

- CARRIED UNANIMOUSLY.

(underlining indicates amended portion)

MOVED by Ald. Pendakur,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Special Council meeting dated July 19, 1973, be adopted after substituting the name of Alderman Hardwick for the name of Alderman Volrich in the negative voting recorded on page 4 in respect of the IIPS Project motion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS AND DELEGATIONS

1. Addition to B.C. Telephone Co. Building
700 Block Seymour Street

The Council further considered the report of the Deputy Director of Planning and Civic Development in respect of the B.C. Telephone Company's Development Permit Applications as follows:

(a) No. 60176 - 768 Seymour Street: to construct a 79,594 sq. ft. addition to the existing public utility on this site.

(b) No. 61495 - 550 West Georgia Street: to construct a two-level retail store/office building to the north of the proposed addition to the B.C. Telephone Company public utility building.

In the report it is advised the Technical Planning Board is prepared to approve both Development Permit Applications subject to certain conditions.

Also, it is stated that the Vancouver City Planning Commission does not approve the applications as it is not considered compatible with the Commission's desired planning objectives for the Georgia Street area.

The report sets out the opinion of the Design Panel as follows:

"The Panel were of the opinion that the development should have further design consideration so as to combine the two separate buildings into one integrated scheme achieving:

(a) a better aspect from Seymour Street

(b) a built-in forestallment of further expansion."

The Council heard delegations from representatives of the following:

B. C. Telephone Company Ltd. - Brief filed
Vancouver City Planning Commission
Design Panel

MOVED by Ald. Marzari,
THAT the resolution of Council under date of March 6th, when dealing with original application, be rescinded.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Pendakur, Mayor Phillips and Alderman Volrich voted against the motion)

MOVED by Ald. Harcourt,
THAT the Technical Planning Board be advised the Council is of the view that the Development Permit Applications should be approved subject to the following:

(a) There will be no further extensions to the equipment building.

(b) Any changes proposed to the two-storey building will be submitted to the City Council for consideration and approval.

(c) Pedestrian involvement at the Seymour Street level will be reviewed with a view to improvement of pedestrian activity through to Robson Street.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Addition to B.C. Telephone Co. Building
700 Block Seymour Street (continued)

(d) There will be appropriate roof top treatment to the two-storey addition to the approval of the Technical Planning Board on advice of the Design Panel.

(e) The design along Seymour Street of the addition to the equipment building and of the proposed two-storey building, be subject to the approval of the Technical Planning Board on the advice of the Design Panel.

(f) The exterior of the addition to the equipment building on the Georgia and Seymour Street side be subject to the approval of the Technical Planning Board on the advice of the Design Panel.

(Subject to the foregoing, the March 6th resolution of Council still applies).

- CARRIED

(Aldermen Marzari voted against the motion)

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At this point the Council recessed at approximately 11:00 a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 11:25 a.m. in the Council Chamber.

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UNFINISHED BUSINESS (cont'd)

2. Public Crossing Over V. & L.I. Railway
Tracks at the Foot of Chester Street

Pursuant to the Council's instructions of July 17, 1973, further consideration was given to Clause 7 of the Board of Administration report (Works and Utility matters), dated July 13, 1973, dealing with public crossing over the V. & L.I. railway tracks at the foot of Chester Street.

The Council had requested a report from the City Engineer as to the reference in the clause that 'the crossing is now surplus to the requirements of the City'.

By Departmental report dated July 27th, the City Engineer explains the position and recommends approval of Clause 7 of the July 13th report.

MOVED by Ald. Pendakur,
THAT Clause 7 of the Board of Administration report (Works and Utility matters), dated July 13, 1973, dealing with the subject matter, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Resolution to U.B.C.M. re Ambulance Service

The Council, on June 26, 1973, passed a resolution on Ambulance Service for consideration of the Union of B.C. Municipalities.

By letter of July 19, 1973, the Executive Director of the U.B.C.M. replied that the Executive had ruled the Vancouver resolution would not be debated by the Convention but the subject matter would be taken up directly with the Department of Municipal Affairs, asking relevant legislation changes. The Vancouver resolution would be furnished to the U.B.C.M. delegates for information.

MOVED by Ald. Bowers,
THAT this communication be received.

- CARRIED UNANIMOUSLY

2. Canadian Federation of Mayors and Municipalities

Under date of July 26, 1973, the Mayor reported as follows:

"There has been some controversy over the City's role in the Canadian Federation of Mayors & Municipalities. It is an appropriate time to re-examine that role.

The question is how can the C.F.M.M. best serve the needs of Canadian municipalities. In the last few months I have had extensive conversations with elected people from other cities and with the members and the Executive of the U.B.C.M. trying to arrive at an answer.

The conclusion I have reached, which is shared with the Executive of the U.B.C.M., is that the C.F.M.M. would be a far more useful organization if it were restructured as a federation of the Provincial Associations in Canada.

The Provincial Associations deal with their respective provincial governments on behalf of municipalities. Under the B.N.A. Act, municipalities are the creatures of the Provincial Government. It therefore follows that the Provincial Associations have much more direct relevance to the municipalities.

If the C.F.M.M. were reconstituted as a federation of the Provincial Associations, its membership would include most of the municipalities in Canada. At present the C.F.M.M. membership includes only about a third of the municipalities in Canada.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

2. Canadian Federation of Mayors and Municipalities (cont'd.)

In contrast, the U.B.C.M. includes virtually every municipality in the Province of British Columbia.

Currently the City of Vancouver pays the C.F.M.M. $ 11,000 a year in fees and the U.B.C.M. $ 4,000 a year. By any measure of usefulness, the U.B.C.M. membership has been much more valuable to the city than the C.F.M.M. membership. Clearly a major review of fees is necessary.

The U.B.C.M. Executive Director, Jeff McKelvey, spent about sixty days last year sitting in on the sessions of the Provincial Legislature in Victoria (an act of unusual courage and perseverance). He was extremely helpful in transmitting information to the municipalities on new legislation. The U.B.C.M. was able to meet and propose constructive amendments to legislation - most of which were adopted. This ability to act quickly on up-to-date information was extremely valuable to the municipalities of British Columbia. In contrast, the C.F.M.M. has not been able to help in this way.

Recently the Province of Manitoba made some very important changes with far-reaching effects to the municipalities. We learned of them through the U.B.C.M. If the C.F.M.M. were acting as a coordinator of Provincial Organizations, such information could have been transmitted more quickly to all the municipalities across Canada. At present this is not happening.

I have discussed with the Mayors and other elected people of various larger cities whether there is a special role for large cities within the C.F.M.M. I cannot find such a role.

There is definitely value in having a national organization representing municipalities. There is some value in having a national Annual Convention because meeting with other elected people across the country can be helpful. The emphasis at Annual Conventions should be on learning from each other.

We have paid our C.F.M.M. dues for 1973 and I recommend we continue our membership in 1974. We should make our position as to the future very clear and take it to the next Annual Meeting. After the next Annual Meeting our position and that of the C.F.M.M. should be re-assessed.

I believe that these proposals, if adopted, could strengthen the C.F.M.M. as well as the Provincial Associations and enable them to better serve Canadian municipalities."

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

2. Canadian Federation of Mayors and Municipalities (cont'd.)

MOVED by Ald. Volrich,
THAT the proposals set out in the Mayor's foregoing report with respect to the C.F.M.M. be adopted.

FURTHER THAT the Council convey this information to the U.B.C.M. with the recommendation that consideration be given to the report with a view to so advising other Provincial Associations in Canada, and requesting support.

- CARRIED UNANIMOUSLY

3. Kitsilano Neighbourhood Pub: 2386 West 4th Avenue

The Council on July 17th adopted various proposals in connection with neighbourhood pubs and in particular, the following was approved:

"Total Capacity

THAT the total capacity, both standing and seated, shall be a maximum of 100 patrons.

Parking

THAT the parking ratio be one per 200 sq. ft of public area in the pub."

In respect of the capacity and parking proposals, communications and delegations were received from the Kitsilano Neighbourhood Pub Limited and the Kitsilano Neighbourhood Pub Committee requesting that these proposals not be applicable to the Kitsilano Neighbourhood Pub proposed for 2386 West 4th Avenue.

The request is made that in addition to the 100 seated patrons, 25 standing patrons be allowed and further, the parking proposal be considerably relaxed. It is also requested that the Company's Development Permit Application for the Kitsilano Neighbourhood Pub at 2386 West 4th Avenue be processed.

MOVED by Ald. Harcourt,
THAT the Development Permit Application be approved as a pilot project subject to the following and not be considered as a precedent in any other such case in respect of any of the approvals given to this particular application:

(a) The total seated capacity to be 100 with 25 standing permitted.

(b) A local referendum be conducted at the expense of the company within a four-block radius of the location.

(c) Approval of the Liquor Control Board.

(d) Approval of the Corporation Counsel in respect of any legal implications in regard to the whole matter.

(e) The guidelines adopted by Council on July 17th as varied by this resolution of Council for this one particular application only.

(amended)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Kitsilano Neighbourhood Pub
2386 West 4th Avenue (continued)

MOVED by Ald. Marzari in amendment,
THAT the following be incorporated in the motion of Alderman Harcourt:

"the parking ratio to be one per 400 square feet of public area in the pub."

- CARRIED

(Aldermen Gibson, Hardwick, Linnell and Volrich voted against the motion)

The motion as amended was put and carried as follows:

"THAT the Development Permit Application be approved as a pilot project subject to the following and not be considered as a precedent in any other such case in respect of any of the approvals given to this particular application:

(a) The total seated capacity to be 100 with 25 standing permitted

(b) The parking ratio to be one per 400 square feet of public area in the pub.

(c) A local referendum be conducted at the expense of the company within a four-block radius of the location.

(d) Approval of the Liquor Control Board.

(e) Approval of the Corporation Counsel in respect of any legal implications in regard to the whole matter.

(f) The guidelines adopted by Council on July 17th as varied by this resolution of Council for this one particular application only."

- CARRIED

(Aldermen Hardwick and Linnell voted against the motion)

4. Option to Purchase 12 Feet for Street Purposes: Harbour Park Developments Limited

On July 17, 1973, the Council received the following Departmental report from the Corporation Counsel under date of July 13, 1973:

"One of the terms of the agreement made between the City and Four Seasons and Harbour Park Developments Limited in April of 1970 was the requirement that the City be given an option to purchase a 12-foot strip of the uplands property North of Georgia Street for future street widening purposes as and when needed.

Dawson Developments Ltd. is acquiring shares in Harbour Park Developments Limited and part of the security involves Harbour Park granting a mortgage of its uplands to the purchasers.

This mortgage cannot be registered except as a prior charge to the City's option. The purchasers have asked the City to grant them the priority so that the mortgage can be registered. In return, if and when the City exercises its option, they agree to discharge the mortgage from the 12-foot strip.

This arrangement has occurred before and does not really impair the City's ability to get the 12-foot strip and I recommend that the proposal be agreed to."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Option to Purchase 12 Feet for Street Purposes:
Harbour Park Developments Limited (continued)

At that time, the Council passed a motion that 'no action be taken on this matter'.

A communication dated July 20, 1973, was received from the firm of Shrum, Liddle and Hebenton setting out their position on this technical matter and asking re-consideration.

MOVED by Ald. Pendakur,
THAT the resolution of Council dated July 17, 1973, to the effect that 'no action be taken on this matter', be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOVED by Ald. Pendakur,
THAT the recommendation of the Corporation Counsel contained in the above-mentioned Departmental report of July 13, 1973, in which it is recommended that the proposal of Dawson Developments Limited respecting prior charge to the City's option be agreed to, be approved.

- CARRIED UANIMOUSLY

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The Council recessed at approximately 12:10 p.m. to reconvene in the Council Chamber at 2:00 p.m.

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The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 2:00 p.m., Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich.

COMMUNICATIONS OR PETITIONS (cont'd)

5. Development Permit Application:
N/E Corner Georgia and Bute
(A.E. LePage Western Ltd.)

A communication dated July 13, 1973, was received from A.E. LePage Western Ltd., realtor, advising of a formal application for a Development Permit for building at the north-east corner of Georgia and Bute Streets. The circumstances are outlined in the communication leading up to the situation which now prevails whereby a Council resolution passed on June 12th adversely affects this application.

The Company requests the Planning Department be authorized to process their Development Permit Application subject to final Council approval.

MOVED by Ald. Linnell,
THAT the communication be received and the Company be invited to appear before Council in further explanation of their Development Permit Application.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. Retention of V.I.E.W. Building

Pursuant to request received, it was

MOVED by Ald. Pendakur,
THAT Mr. Jim Land be permitted to speak to Council in respect of retention of the V.I.E.W. building on False Creek.

- CARRIED UNANIMOUSLY

Mr. Land appeared and submitted a brief on behalf of the Vancouver Theatre Co-Operative in support of their request that the remaining V.I.E.W. building on False Creek be not demolished but retained for various creative ventures. Attached to the brief are a number of petitions in support.

On July 17, 1973, when the Council considered the subject as a result of a report from the False Creek Committee, the Council did not take action to retain the building.

MOVED by Ald. Marzari,
THAT the previous resolution of Council authorizing demolition, be rescinded.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Mayor Phillips and Alderman Volrich voted against the motion)

(Brief and petitions referred to on file in the City Clerk's Office)

7. Expropriation of Property Re Britannia Community Services Centre

MOVED by Ald. Hardwick,
THAT, pursuant to request received, approval be given to Mr. Pui Wong and Mr. P. Colapinto to appear before Council in respect of expropriation action against their properties re the Britannia Community Services Centre.

- CARRIED UNANIMOUSLY

8. Columbia-Quebec Streets: Interim Street Arrangement at Keefer Street

A request was noted from the Chinese Cultural Centre Building Committee asking action be deferred on Clause 2 of the City Engineer's Departmental report dated July 27th, in the matter of interim street arrangement at Keefer Street re the Columbia-Quebec Streets. The request is made in order to grant the group and others an opportunity to assess the report.

MOVED by Ald. Pendakur,
THAT consideration of the City Engineer's Departmental report dated July 27, 1973, on this matter be deferred for a period of four (4) weeks.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, July 27, 1973

WORKS & UTILITY MATTERS

The Council considered this report which contained clauses 1 to 4 identified as follows:

Cl. 1: Closure of Portion of Lane East of Granville Street South from Georgia Street - Vancouver Centre
Cl. 2: Closure of Lane South of 73rd Avenue, East of Hudson Street
Cl. 3: Fire Alarm Connections
Cl. 4: Tender #57-73-9 - Supply and Delivery of 4", 6", 8" & 12" Water Pipe (Approximately 1 years' supply)

Action was taken as follows:

Clauses 1 - 4

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in these clauses, be approved.

- CARRIED

(Aldermen Hardwick, Marzari, Massey and Pendakur voted against the motion in respect of approval of Clause 1)

SOCIAL SERVICE & HEALTH MATTERS

Clause 1 - Continental Hotel

MOVED by Ald. Hardwick,
THAT this report dealing with the Continental Hotel be referred to the Standing Committee on Social Services for further consideration;

FURTHER THAT the premises continue to be used for its present purposes in the meantime.

- CARRIED UNANIMOUSLY

LICENSES & CLAIMS MATTERS

MOVED by Ald. Harcourt,
THAT the Board of Administration report (Licenses & Claims matters), dated July 27, 1973, with respect to Day Care Operation - Lord Roberts School, be received for information.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report which contained clauses 1 to 12 identified as follows:

Cl. 1: Additional Electrical Inspector for Fire Alarm Inspections
Cl. 2: Additional Health Services - Vancouver City College
Cl. 3: Health Department - Dental Services
Cl. 4: Provincial Courts - Staffing
Cl. 5: Revision of 1973 Estimates - Youth Services
Cl. 6: Provincial and Canada Elections Acts
Cl. 7: Additional Overtime Funds for Fire and Rescue
Cl. 8: Grant Request - National Youth Orchestra Association of Canada
Cl. 9: City Clerk's Department - Reorganization
Cl. 10: Grant Request - Metro Communities Council
Cl. 11: Grant Request - First Aid Ski Patrol
Cl. 12: Visit to Ottawa - R. Lynn Ogden, City Archivist

Action was taken as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2 and 3 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Clause 4 - Provincial Courts: Staffing

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be approved;

FURTHER THAT the Mayor and Alderman Bowers be requested to pursue with the appropriate Provincial authorities, the question of sharing of municipal costs.

- CARRIED UNANIMOUSLY

Clause 6 - Provincial and Canada Elections Acts

The Council considered the report of the Corporation Counsel setting out the view of the Police Commission that a four-hour voting period as required by the Provincial Elections Act and the Canada Elections Act for employees is unnecessary in major urban areas such as Vancouver, and urges the Council press for a change in the Statutes.

MOVED by Ald. Linnell,
THAT an approach be made to the U.B.C.M. to take up with the Provincial Government, the matter of a change to the Provincial Elections Act whereby Vancouver, a major urban centre, will be excluded from the provision which requires employees be granted four consecutive hours free from work while polls are open.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Marzari, Pendakur, Mayor Phillips and Alderman Volrich voted against the motion)

Clause 7 - Additional Overtime Funds for Fire and Rescue

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration and the Fire Chief contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 8-Grant Request: National Youth Orchestra Association of Canada

The Council noted a delegation request from the National Youth Orchestra Association of Canada as referred to in this clause to support a grant application.

MOVED by Ald. Hardwick,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

Clause 9 - City Clerk's Department: Reogranization

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration and the Administrative Analyst contained in this clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (cont'd)

Clause 10 - Grant Request:
Metro Communities Council

The Council on May 8, 1973, did not approve a grant application from the Metro Communities Council.

The Organization has requested reconsideration of the application for $1,500 to assist in their expenses for 1973.

MOVED by Ald. Marzari,
THAT the request for a grant be received.

- CARRIED UNANIMOUSLY

Clause 11 - Grant Request:
First Aid Ski Patrol

The Council considered the application as set out in this clause from the First Aid Ski Patrol for a grant equal to the rental of the Queen Elizabeth Theatre for one evening in September to present a ski film in order to raise funds for the Patrol's operation.

MOVED by Ald. Massey,
THAT a grant equal to one-half of the rental of the Queen Elizabeth Theatre for one evening in September as requested, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Pendakur voted against the motion)

Clause 12 - Visit to Ottawa:
R. Lynn Ogden, City Archivist

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration and the City Clerk contained in this clause be approved.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS

The Council considered this report which contains clauses 1 to 3 identified as follows:

Cl. 1: Archival Principles & Administrative Courses Attendance: One Employee, City Clerk's Department
Cl. 2: Leave of Absence with Pay - Mr. Roy Jackson
Cl. 3: Starting Salary Keypunch Operators I, Data Processing Department

Action was taken as follows:

Clause 1 - Archival Principles & Administrative Courses Attendance:
One Employee, City Clerk's Department

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration and the Director of Personnel Services contained in this clause, be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

PERSONNEL MATTERS (continued)

Clause 2 - Leave of Absence
wity Pay: Mr. Roy Jackson

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Permits and Licenses, i.e., leave of absence for Mr. Roy Jackson, be granted with pay for four days re participation in the "Klondike '73 Canoe Pageant", be approved.

- CARRIED

(Aldermen Linnell and Marzari voted against the motion)

Clause 3 - Starting Salary Keypunch
Operators I, Data Processing Department

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration and the Director of Personnel Services contained in this clause, be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS

The Council considered this report which contains clauses 1 to 7 identified as follows:

Cl. 1: Rental Review - Heather Street End, South of Railway Right-of-Way to Fraser River
Cl. 2: Demolition - 1029 Thurlow Street
Cl. 3: Expropriation for Lane Purposes: East of Lakewood Drive, South of 3rd Avenue
Cl. 4: Acquisition for Replotting Purposes: Vacant Lot N/S 5th Avenue between Carolina and Fraser Streets
Cl. 5: Demolitions
Cl. 6: Sales: Residential
Cl. 7: Provincial Courts (Vancouver) Complex Final Settlement

Action was taken as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in Clauses 1, 2, 3, 4, 6 and 7, be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the Supervisor of Property and Insurance be requested to report back on current City terms re property sales.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENTAL REPORT,
General Report, July 27, 1973

WORKS AND UTILITY MATTERS

The Council considered this report which contains three clauses as follows:

Cl. 1: Sidewalk Policy
Cl. 2: Quebec/Columbia Streets - Interim Street Arrangement at Keefer Street
Cl. 3: Improvements to P.N.E. Park/Ride Lot

Clause 1 - Sidewalk Policy

MOVED by Ald. Hardwick,
THAT Recommendation 'A' contained in this clause, relating to walks on arterial streets, pedestrian collector routes and on streets in multiple dwelling, commercial, and industrial zones, be approved.

FURTHER THAT in respect of Part 'B' relating to walks on residential streets, and submitted for consideration, the matter be referred to the Finance Committee to consider, in consultation with the City Engineer, new methods of cost sharing of local improvement sidewalks on local residential streets.

- CARRIED UNANIMOUSLY.

Clause 2 - Quebec/Columbia Streets - Interim Street Arrangement at Keefer Street

For action on this Clause, see Page 9 of these Minutes.

Clause 3 - Improvements to P.N.E. Park/Ride Lot

MOVED by Ald. Linnell,
THAT proposed Improvements No. 1 and 2 as set out in this clause be approved on the understanding that the P.N.E. will assume half the cost of Improvement No. 2.

- CARRIED UNANIMOUSLY.

SOCIAL SERVICE MATTERS

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Illegal Suite - 611 East 53rd Avenue
Cl. 2: POSER and RESER Expenditures

Clause 1 - Illegal Suite 611 East 53rd Avenue

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Permits & Licenses contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - POSER and RESER Expenditures

MOVED by Ald. Hardwick,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (July 27, 1973)

The Council considered this report containing clauses identified as follows:

Cl. 1: Development Permit Application No. 60912, 3400 Kingsway
Cl. 2: Strathcona Rehabilitation Project: Progress Report
Cl. 3: Strathcona Rehabilitation Project: Residential Qualification
Cl. 4: Prohibition of Roof Top Signs
Cl. 5: Proposed Office Building: N/E Corner of Pender and Broughton Streets
Cl. 6: Development Permit Application: Addition to 3519 Point Grey Road
Cl. 7: Britannia Community Service Centre: Construction Contract
Cl. 8: 5201 Heather: R.C.M.P. Subdivision Headquarters - S/W Corner 33rd & Heather

The Council took action as follows:

Clause 1 - Development Permit Application No. 60912, 3400 Kingsway (to construct a Gasoline Service Station)

MOVED by Ald. Massey,
THAT approval be given to hearing of a delegation on the Development Permit application as per request received.

- CARRIED UNANIMOUSLY.

Clause 2 - Strathcona Rehabilitation Project: Progress Report

MOVED by Ald. Linnell,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 3 - Strathcona Rehabilitation Project: Residential Qualification

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 4 - Prohibition of Roof Top Signs

In considering this clause, the City Clerk advised the Deputy Director of Planning & Civic Development requests Recommendation (1) be corrected by striking out the reference therein to

"C-5, CM-1 and CM-2"

MOVED by Ald. Massey,
THAT the recommendations of the Deputy Director of Planning and Civic Development as changed clerically in Recommendation (1), pursuant to advice from the Deputy Director of Planning & Civic Development, be approved.

- CARRIED.

(Alderman Hardwick voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (cont'd.)
July 27, 1973

Clause 4 (cont'd.)

MOVED by Ald. Pendakur,
THAT the Deputy Director of Planning & Civic Development report on ways of providing interim control of large signs.

- CARRIED.

(Aldermen Bowers and Hardwick voted against the motion.)

Clause 5 - Proposed Office Building:
N/E Corner of Pender and Broughton Streets

In connection with this clause submitted for consideration, it was

MOVED by Ald. Hardwick,
THAT the principle defined in the Deputy Director of Planning and Civic Development reports, i.e. taller and narrower buildings in the area, be approved, and in the case of the particular proposed application for the northeast corner of Pender and Broughton Streets, the narrower frontage be on Pender Street.

(DEFERRED)

MOVED by Ald. Volrich,
THAT the whole matter be deferred pending a full report to Council when the Development Permit application is made for the office building, giving the Council further information on the project, including visual material.

AMENDED SEE PAGE 272

- CARRIED.

(Aldermen Bowers, Hardwick and Mayor Phillips voted against the motion).

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At this point, the Council recessed and reconvened in the Council Chamber at approximately 4:15 p.m.

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DEPARTMENTAL REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (cont'd.)
July 27, 1973

Clause 6 - Development Permit Application:
Addition to 3519 Point Grey Road

MOVED by Ald. Linnell,
THAT the recommendation of the Deputy Director of Planning & Civic Development as contained in this clause, be approved, and the permit issued accordingly.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
THAT the present policy in respect of reporting to Council on Development Permits regarding Point Grey Road, be continued.

- CARRIED.

(Alderman Massey, Mayor Phillips and Alderman Volrich voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (cont'd.)
July 27, 1973

Clause 7 - Britannia Community Service Centre: Construction Contract

MOVED by Ald. Linnell,
THAT the recommendations of the Deputy Director of Planning and Civic Development be approved after amendment, to read as follows:

(a) That City Council approve the award of the contract for the construction of the Britannia Community Service Centre to Northern Construction in the amount of $3,975,908. the contract to be to the satisfaction of the Corporation Counsel and that Council authorize the Mayor and City Clerk to sign the contract on behalf of the City of Vancouver together with the representatives of the School Board.

(b) That the City's share of the project in the amount of $3,493,188. be approved.

(c) That the Deputy Director of Planning be authorized to approve contingency items on behalf of the City up to an amount of $45,966 in order to meet unforeseen events during the construction of the centre; the actual division of the total contingency ($94,600) may have to be adjusted if changes in construction or contract occur.

- CARRIED UNANIMOUSLY.

Clause 8 - 5201 Heather: R.C.M.P. Subdivision Headquarters - S/W Corner 33rd & Heather

MOVED by Ald. Hardwick,
THAT the Development Permit application referred to in this clause be approved, provided an undertaking is given by the applicant that the parking and landscaping will be revised in accordance with the Public Hearing resolutions of Council, and subject to the approval of the Technical Planning Board on advice of the Design Panel.

- CARRIED.

(Aldermen Gibson and Marzari voted against the motion).

FINANCE MATTERS

The Council considered this report containing two clauses. identified as follows:

Cl. 1: Fire Department - Apparatus Replacement Programme
Cl. 2: Remuneration: Board of Police Commissioners

Clause 1 - Fire Department - Apparatus Replacement Programme

MOVED by Ald. Bowers,
THAT the recommendations of the Fire Chief contained in this clause be approved after striking the word "revenue" from Recommendation 3.

(Recommendation 3 will read as follows:

"The cost of the equipment estimated at $247,200.00 be provided in the 1974 Budget.")

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)
July 27, 1973

Clause 2 - Remuneration: Board of Police Commissioners

The Corporation Counsel advised as follows in this clause:

"At the last session of the Legislature the Charter was amended to provide for an expanded Police Commission with rotating membership. The Cabinet has made the new appointments and the newly-constituted Board came into effect on July 1st. All future appointments come into effect on July 1st of each year.

Included in the amendment was the conferring of authority on Council to pay an annual indemnity to the members, exclusive of the Chairman. It would therefore seem appropriate at this time to consider this aspect and, if implemented, to pass a by-law.

For Council's guidance in determining an amount, regard may be had to the Park Board ($1,000 per annum), the Regional District ($25 per meeting), and the Vancouver School Board ($2,000 per annum). The various School Boards are governed by a sliding scale related to the number of pupils.

The Commission generally meets twice a month to which is also added extra meetings and other non-meeting responsibilities. Having regard to the other Boards cited above, remuneration of $1,200 per annum seems comparative.

A By-law will be submitted for Council consideration later this day if action is taken and the amount, if other than $1,200 is recommended, can be changed when the by-law receives its first reading.

MOVED by Ald. Pendakur,
THAT the proposal contained in the above report of the Corporation Counsel be approved and the required By-law submitted.

- CARRIED UNANIMOUSLY.

(Alderman Bowers was excused from voting being a member of the Police Commission).

C. Kerrisdale Beautification Project

The Deputy Director of Planning & Civic Development and the City Engineer submitted the following report:

"1. BACKGROUND

The Planning and Engineering Departments, along with the consultants, Rhone & Iredale, Architects, have been working with the Kerrisdale Merchants and Property Owners' Committee in developing a plan and program for Beautification in the Kerrisdale Shopping Area. In broad terms the scheme comprises:

Part A - Landscaping, brick walks, seating, etc. in the area between East and West Boulevard on both sides of 41st Avenue.

Part B - Brick sidewalks, brick crosswalks, planting, etc. on both sides of 41st Avenue, West Boulevard to Yew Street.

Part C - Awnings over the sidewalks on both sides of 41st Avenue from West Boulevard to Yew Street.

The following decisions have been made by Council:
20 June, 1972.

- That 'A' would be paid for by the City, subject to a contribution of $2,000 from the Kerrisdale and District Commercial Association and subject to all phases of the beautification being carried out, including 'B' and 'C'. (Total Cost $57,000).

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Kerrisdale Beautification Project (cont'd.)

- That 'B' would be advanced as a Local Improvement on the Initiative with the costs shared 'on the basis of standard cost-sharing for beautification projects'; (Total Cost $126,000).
- That 'C' would be advanced as Local Improvement, the cost to be apportioned over all the properties in the scheme area. (It had been noted that the erection of awnings would require easements from the owners of the buildings on which they were to be supported and that it might not be possible to erect awnings opposite all buildings). (Total Cost $69,000).

19 December, 1972

- At the Merchants' request, 'B' and 'C' were combined into one Local Improvement Project. This led to difficulties because 'C' affected private property (easements are required for awnings). This resulted in:

9 April, 1973

- Approval by Council of a separation of 'B' and 'C' into two projects and a revised Local Improvement approach, whereby the awnings 'C' were to be by petition, each owner being presented with an individual petition for the awning opposite his building and these petitions incorporating an undertaking to grant an easement for the awning, for sign changes, etc.
- Corporation Counsel being requested to bring forward the necessary by-law prescribing the cost sharing for the initiative project.
- Approval by Council of the assignment of continuing costs for maintenance of planting, street furniture, brick sidewalks and awnings.

The Kerrisdale Merchants and Property Owners Committee has been circulating petitions and indicates that it will be impossible to obtain a sufficient number of signed petitions for the awning easements before the middle of September, putting the timetable for project implementation further behind than originally estimated and as such, making a start in favourable weather conditions this year impossible.

Council is therefore asked to consider rescinding the decision of 20 June, 1972 (whereby all phases of the beautification project must proceed) and instead approve phases 'A' (intersection) and 'B' (sidewalks, etc.) under this condition, with 'C' (awnings) to proceed later if sufficient petitions are received. This will permit the normal local improvement procedure to commence immediately on 'B'.

It will be too late in the season to start on implementation of Project 'B' (due to the Christmas Shopping Season and unfavourable weather conditions) but it will be possible to make a start on Project 'A' (landscaping and improvements to the 41st Avenue and Boulevard intersection) as soon as 'B' is approved. This work can be carried out with a minimal degree of disruption to the district and could be substantially completed within a period of six weeks. Furthermore, weather conditions will be favourable for the transplanting of trees and shrubs for the landscaping portion of the project.

It is pointed out that the separation of 'C' (awnings) from the total beautification would significantly alter the overall effect originally proposed, should 'C' not proceed. It is not certain that 'C' will proceed on its own.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Kerrisdale Beautification Project (cont'd.)

CONSIDERATION

The Deputy Director of Planning and Civic Development and the City Engineer request Council direction on whether Council wishes to proceed with only Part 'A' (the intersection of 41st Avenue and the Boulevard) which is at City cost, and Part 'B' (sidewalks, planting, etc. West Boulevard to Yew) which is shared between the City and property owners. This would rescind Council's earlier resolution of 20 June, 1972 that Part 'A' will be paid for by the City subject to all phases of the beautification being carried out."

MOVED by Ald. Volrich,
THAT the Council proceed with Part A which is at City cost, and Part B which is shared between the City and the property owners, with Part C relating to awnings being allowed to proceed later if sufficient petitions are received.

- CARRIED.

(Aldermen Bowers, Marzari, Massey and Pendakur voted against the motion).

D. Report of Standing Committee on Environment, July 12, 1973

Alderman Linnell and Alderman Gibson, under date of July 12, 1973, submitted a report on Environment matters with respect to Spaying Services and Population Control of Dogs.

MOVED by Ald. Linnell,
THAT the recommendations in this clause be approved after re-wording of Recommendations (c) and (d) to read as follows:

(c) THAT a Committee, comprising Dr. Bryson, as Chairman, along with representatives from the B.C. Veterinary Medical Association and the B.C. - S.P.C.A., be appointed to prepare a brochure, from materials and information provided by other Cities for distribution to pet owners in the City of Vancouver, and the financial implications be reported back to Council.

(d) THAT in the advertisement advising of increase in dog license fees, educational information be included.

- CARRIED UNANIMOUSLY.

E. Report of Standing Committee on Social Services, July 12, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Recreational Facilities - Raymur Place
Cl. 2: New North Service Area Office, Commercial & Grant Streets for Health, Welfare & Rehabilitation, Probation - Progress Report

The Council took action as follows:

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Report of Standing Committee on Social Services, July 12, 1973 (cont'd.)

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations contained in Clause 1 of the report be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY.

F. Report of Standing Committee on Social Services, July 19, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Grant Request: Vancouver Status of Women Council, Transition House
Cl. 2: MacLean Park Self-Help, Development and Communication Centre - Grant Request

The Council took action as follows:

Clause 1 - Grant Request: Vancouver Status of Women Council, Transition House

MOVED by Ald. Marzari,
THAT the recommendations contained in this clause be approved after striking out the words "a facility" from Recommendation A. and substituting therefor the word "facilities".

- CARRIED UNANIMOUSLY.

Clause 2 - MacLean Park Self-Help, Development and Communication Centre - Grant Request

MOVED by Ald. Bowers,
THAT Recommendation A. to approve a grant of $3,330.00 for 1973 to MacLean Park Self-Help, Development and Communication Association be approved, subject to Federal-Provincial cost sharing.

(Not Put)

MOVED by Ald. Marzari in amendment,
THAT Recommendations A. and B. as set out in the report be approved.

- CARRIED
AND BY THE REQUIRED MAJORITY.

(Alderman Bowers voted against the motion).
(The amendment having carried, the motion was not put).

G. Report of Special Committee re Illegal Suites, July 20, 1973

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report under date of July 20, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Margaret E. James (owner), 3704 West 12th Avenue 8
John Popovich (owner), 4516 Granville Street 9
Mrs. Betty Sekul (tenant) 2660 East 47th Avenue 13
John Brotherton (tenant) 2150 East Pender Street 6
Mrs. Lea Witzke (tenant) 6194 Chester Street 15
Miss Chris Oxenham (tenent) 1323 West 71st Avenue 14
Ethel I. Fennemore (owner) 3617 West 21st Avenue 8

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Report of Special Committee re Illegal Suites, July 20, 1973 (cont'd.)

(b) the following applications be approved for one year from the date of this Resolution:

Suzanne Pratt (tenant) 6650 Lanark Street 15
R. J. Wilson (owner) 520 East 56th Avenue 15
Mario DeGabriele (tenant) 303 East 56th Avenue 15
Arthur L. Stanley (owner) 766 East 38th Avenue 15

(c) the following applications be approved for six months from the date of this Resolution:

Roy Barclay (tenant) 31 West 11th Avenue 10
Sohan S. Kooner (owner) 361 West 18th Avenue 10
S. A. Cambell (tenant) 757 East 10th Avenue 10
Mrs. Anna Toews (tenant) 772 East 37th Avenue 15
Ajaib Singh Shokar (owner) 4995 Inverness Street 15

(d) the following applications be not approved:

Harbhajan Gill (owner) 5635 Lanark Street 15
Choong N. Park (tenant) 4539 Beatrice Street 12
Lawrence Bibby (tenant) 1970 West 3rd Avenue 9
R. Swoboda (tenant) 1970 West 3rd Avenue 9
Amrik Singh Gill (owner) 2846 East 14th Avenue 12
Naranjan S. & Satto Badial (owners) 3196 Ivanhoe Street 10
Bhagwant Parhar (tenant) 926 East King Edward Avenue 10

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated July 20, 1973, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY.

H. Lane Oiling Programme - Additional Funds

The City Engineer submitted the following report under date of July 24, 1973:

"Prior to this year, oiling lane surfaces to alleviate dust conditions had been financed jointly by the residents paying 4 cents per linear foot of lane and the City paying the remaining cost which, in recent years, has averaged 5-1/2 cents per linear foot of lane. The amount of lanes oiled has averaged 48 miles over the past 15 years varying from 27 miles to 65 miles per year, depending on the lane conditions after winter damages. The estimated City's share of the costs has been included annually in the Streets Revenue Budget and has averaged $14,000 per year.

On September 26, 1972, City Council adopted a new policy whereby property owners would not be required to contribute to the cost of dust control. The 1973 Streets Maintenance Budget provided $26,000 for the dust control programme based on the average mileage of lanes oiled annually and including an amount which previously would have been contributed by the property owners. The oiling programme started on May 1973 and has proceeded as rapidly as weather conditions permitted.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Lane Oiling Programme - Additional Funds (cont'd.)

The above appropriation of funds is almost depleted and, unless additional funds are approved, many requests for lane oiling will have to be refused. Based on normal summer conditions and the number of requests on file, an estimated $8,000 will be required to complete the programme.

1973 Procedure

In previous years, the programme was controlled by work orders issued at the time the property owners' contribution was received. This year, the programme has been initiated by telephone requests and a combination of the large number of dust-free lane surfaces destroyed by the two freeze-thaw cycles which occurred last winter and the dry weather conditions this spring resulted in a large list of requests by the time the oil was available.

In order to provide equitable service throughout the city, the oiling equipment was programmed to oil 100 lanes in a period of 3 days in each of the 6 maintenance districts. The lanes selected had been recommended by the District Foremen as being the most urgent from the list of requests.

At the completion of this schedule, a second schedule to cover the entire city again immediately went into effect. This one also was made up from the list of requests after an inspection by the District Foremen to determine that the lane surfaces were, in fact, dusty. This programme will exhaust the funds allocated for oiling, but subsequent to finalizing this second programme, approximately 200 requests have been received which cannot be accommodated unless additional funds are forthcoming.

Council is asked to consider this matter and inform the City Engineer if it wishes all requests for dust control to be processed at an estimated additional cost of $8,000."

The Director of Finance wishes to bring to Council's attention that when the policy of joint cost sharing of oiling lanes was changed in 1972 to the present policy whereby the City would pay the full cost, Council stipulated that there be no increase in the total cost of the lane oiling program (vis - now that the program is at no charge to abutting residences it should not be expanded beyond prior years' levels).

If Council wishes to approve an increase in the oil paving program due to unusual weather conditions this year, as noted in the report, the requested $8,000 would be provided from Contingency Reserve.

MOVED by Ald. Hardwick,
THAT, pursuant to the City Engineer's report, as set out above, the additional costs for lane oiling programme for this year in the amount of $8,000, be approved, and provided from Contingency Reserve.

- CARRIED UNANIMOUSLY.

I. Closure of Exhibition Park Before and After Pacific National Exhibition 1973

The City Engineer submitted the following report under date of July 27, 1973:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Closure of Exhibition Park Before and After Pacific National Exhibition 1973 (cont'd.)

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED that in accordance with the request of the Pacific National Exhibition dated July 23, 1973, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight Saturday, August 11th until midnight Friday, September 7th, 1973."

MOVED by Ald. Linnell,
THAT the recommendation of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY.

J. Report of Special Committee re False Creek, July 30, 1973

The Special Committee re False Creek submitted the following report under date of July 30, 1973:

"Under date of July 13 the Deputy Director of Planning & Civic Development submitted a report to the Committee on railways and freight distribution in False Creek. The report made certain recommendations and supplied information for the Committee.

The report suggested two time scales of action - immediate solution and long-term solution. The Committee after considering the suggestions in the report

RECOMMENDS that this Special Committee meet with the appropriate Provincial ministers to ensure that the B.C. Hydro staff are instructed to pursue the resolution of the following:

1. Removal of the Kitsilano Trestle.

2. Removal of the Arbutus Line Connection to Granville Island.

3. Termination of B. C. Hydro Arbutus Line at Molsons Brewery.

4. Connection of Granville Island Line to the Sixth Avenue Line.

5. Maintenance of Sixth Avenue Line with the necessary up-grading of service.

6. No additional rail connections at the east end of False Creek.

7. Existing rail lines and switching yards be used for servicing the south side and Granville Island.

The Committee further

RECOMMENDS that Council endorse the establishment of a False Creek Freight Handling Committee and suggest it be chaired by a representative of the Minister of State for Urban Affairs, members to include the principal rail users, the affected rail carriers and representatives from the Planning and Engineering Departments."

(The report of the Assistant Director, Civic Development referred to above, is on file in the City Clerk's Office).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Special Committee
re False Creek, July 30, 1973 (cont'd.)

MOVED by Ald. Hardwick,
THAT the recommendation contained in the report of the Special Committee re False Creek be approved, after including a representative of the B.C. Minister of Transportation and Communication as one of the suggested members to the False Creek Freight Handling Committee.

- CARRIED UNANIMOUSLY.

K. Granville Street Transit Mall

The Chairman of the Granville Transit Mall Committee submitted the following report under date of July 31, 1973:

"On July 17, 1973, Council approved a report from the Granville Transit Mall Committee which set out the design consultants' terms of reference, and suggested that the improvements to Granville Street might parallel the Nicollet Mall of Minneapolis. From what can be gleaned from Journal articles and telephone conversations with Minneapolis planners, Nicollet Street prior to its conversion to a mall was similar to Granville in terms of its relationship to the downtown, its physical appearance and dimensions, social problems occurring on the street, etc. Ten years elapsed between the initial proposal to develop a transit mall and the completion of the work. During this time extensive studies were undertaken with respect to physical, social and transportation planning.

The Committee feels that a three day visit to Minneapolis would be invaluable, particularly in light of the tight schedule imposed by our completion date of July, 1974. Such a visit would enable your Committee to meet with officials and merchants in Minneapolis to discuss matters relating to engineering, policing, social planning, mall programmes, phasing, design, impact of the mall on adjacent businesses and other shopping areas, handling of emergency and loading vehicles, and a myriad of other concerns. The estimated travel and expenses are as follows:

Hotel	$20.00 x 3 days	=	$60.00			
Per Diem	$25.00 x 3	=	$75.00			
Flight	$205.00		205.00			
		TOTAL	$340.00	x 6	=	$2,040.00

Consultants' expenses for this trip are not included in the above amount but would be allocated from funds already approved for consultants' services. The Deputy Director of Finance advises that funds are available in the Contingency Reserve.

It is therefore recommended that the sum of $2,040.00 be approved to permit the six members of the Granville Street Mall Committee to visit Minneapolis for three days. The trip would take place in August or early September."

MOVED by Ald. Massey,
THAT the recommendation contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

L. Planning for Extension and Upgrading
of Bus Service: Greater Vancouver
Area and Vancouver in Particular

The Minister of Municipal Affairs, under date of July 30, 1973, submitted a communication as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

L. Planning for Extension and Upgrading of Bus Service: Greater Vancouver Area and Vancouver in Particular (cont'd.)

"I am pleased to write to you concerning the activities of the Province of British Columbia in planning for extension and upgrading of bus service in the Greater Vancouver area, and in Vancouver City in particular.

We are, at this time, carrying forward new bus service in areas presently without service, notably in eastern North Vancouver District, Port Moody, Port Coquitlam, and Coquitlam District. We are also planning to initiate new services to serve the University of British Columbia, Simon Fraser University, Capilano College, and the British Columbia Institute of Technology. We will subsequently be dealing with the needs of the Delta, Surrey and White Rock areas, and thereafter with an upgrading of the existing service areas. Our new services in Coquitlam and North Vancouver are to be operated by the British Columbia Hydro and Power Authority, and we are hopeful that these will start August 31st.

We have been reviewing, through the Bureau of Transit Services, the implications of these new services for the City of Vancouver with your Traffic Engineer, Mr. Boyes. Specifically, we are planning to bring additional buses into the Downtown area in our FASTBUS service from North Vancouver and Coquitlam, and we require a route through the Downtown area and curb space for short term layover of buses. We are also planning a special bus service to the University of British Columbia from North Vancouver via the First Narrows Bridge, running over existing routes in the City of Vancouver. Outside of Downtown, we are planning to extend the Broadway service to Willingdon Avenue at the Brentwood Centre, initially using a shuttle bus arrangement to interconnect with a FASTBUS service on the Lougheed Highway, and with an improved Willingdon Avenue service in Burnaby. We are also planning a 49th Avenue Crosstown bus linking the Burnaby South area with the University of British Columbia. This route will interconnect the University of British Columbia, Kerrisdale,

Langara City College, Killarney, Champlain Heights, and the Simpson-Sears area on Kingsway. We would welcome the assistance of Council in dealing with any traffic regulations that may be necessary to give effect to these new services in the City of Vancouver.

We are continuing our appraisal of the options available in the Greater Vancouver Area for the next level of transit services. We also intend to pursue our negotiations for the Greater Vancouver Transit System with the Regional District through our Special Committee on Transit Services. We are pleased to have Alderman Hardwick serving on our Committee.

We shall be pleased to maintain a close association with Council in all our programmes, and in plans for transit priority on streets in the Downtown area."

MOVED by Ald. Hardwick,
THAT this communication be received and referred to the appropriate staff members for report.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE MEMBERS OF THE BOARD OF POLICE COMMISSIONERS

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING & DEVELOPMENT BY-LAW (Penalty Clause)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING & DEVELOPMENT BY-LAW (Inclusion of Marinas in the RS-1, M-1 and M-2 District Schedules)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

cont'd....

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Increase of License Fees for Dogs - January, 1974)

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

5. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET & TRAFFIC BY-LAW (Removal of Snow and Ice from Sidewalks)

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

The By-law was deemed read accordingly.

(Alderman Volrich voted against the passage of this By-law)

6. BY-LAW TO AMEND BY-LAW NO. 4162, BEING THE CEMETERY BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be approved in principle.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT further consideration of the By-law be deferred pending approval from the Provincial Minister of Health.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
1395 Grandview Highway

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. all that portion of Lot 5, Subdiv. "A", Blocks 78 and 81, District Lot 264A, Plan 10775, described as follows:

   COMMENCING at the southeasterly corner of Lot 5; THENCE N10', following in the easterly limit of said Lot 5; THENCE S 57° 52' 15", 10.64 feet, more or less, to intersection with the southerly limit of said Lot 5 at a point 10 feet westerly from the southeasterly corner of said Lot 5; THENCE S64° 15' 30" E, 10 feet, following in the southerly limit of said Lot 5 to the point of commencement.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

2. Closing and Stopping Up of Portions of Highway - Assembly for Musqueam Park, S/W Marine Drive at Crown Street

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The Assembly of Musqueam Park, South/West Marine Drive at Crown Street, makes certain portions of streets and lanes surplus to the Citys' highway requirements, and requires portions of streets and lanes to be dedicated for access around the periphery of the site;

3. To create the Park, the consolidation of the lots, lanes and streets and the dedication of portions of highway requires a subdivision plan;

THEREFORE BE IT RESOLVED that the following described portions of highway be closed, stopped up, and title taken thereto and the said closed portions of highway be subdivided with adjacent city lands. The portions of highway to be closed are more particularly described as follows:

cont'd.....

MOTIONS (cont'd.)

2. Closing and Stopping Up of Portions of Highway - Assembly for Musqueam Park, S/W Marine Drive at Crown Street (cont'd.)

A. The West 7 feet of Lots 26 to 31, Block 9, District Lot 320, Plan 3720, established as road under filing 33154;

B. The East 33 feet of Block 10, District Lot 320, dedicated for road by the deposit of Plan 4616;

C. 1) All that portion of lane dedicated by the deposit of Plan 9918, Block 5, lying between the easterly production of the southerly limit of Lot 38, Block 6, Plan 2396, and the easterly production of the northerly limit of the South half of Lot 47, said Block 6, (outlined yellow);

2) That portion of road dedicated by the deposit of Plan 2396, Block 6, lying between the westerly production of the southerly limit of said Lot 38 and the westerly production of the northerly limit of the said south half of Lot 47 (outlined red);

3) That portion of road dedicated by the deposit of Plan 2396, Blocks 6 and 7, Plan 2396, lying between the westerly production of the southerly limit of Lot 1, said Block 6 and the westerly production of the northerly limit of Lot 12, said Block 6, (outlined red).

4) Those portions of lane and road dedicated by the deposit of Plan 3720, Block 9, Plan 3720, lying to the south of:

a) the easterly and westerly production of the northerly limit of that portion of Lot 17, said Block 9, lying to the south of the southerly limit of that portion of Lot 17, lying within the limits of Plan 14162, and

b) the westerly production of the northerly limit of Lot 31, said Block 9, (outlined green);

ALL IN District Lot 320, the same as shown on plan prepared by A. Burhoe, B.C.L.S., dated April 22, 1971, and marginally numbered LD 1269, a print of which is hereto annexed.

- CARRIED UNANIMOUSLY.

3. Closing and Stopping Up 10 Foot Lane at the Rear of 5788 Holland Street

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The East 10 feet of Lot 12, Subdivision "C", Block 2, District Lot 320, Plan 2442, established as lane, is no longer required for highway purposes;

3. The owner of the remainder of said Lot 12 has made application to acquire the 10 foot strip;

cont'd.....

MOTIONS (cont'd.)

3. Closing and Stopping Up 10 Foot Lane at the Rear of 5788 Holland Street (cont'd.)

THEREFORE BE IT RESOLVED that the East 10 feet of Lot 12, Subdivision "C", Block 2, District Lot 320, Plan 2442, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the closed lane be consolidated with the remainder of Lot 12, said Subdivision "C", to form one parcel.

- CARRIED UNANIMOUSLY.

4. Closing and Stopping Up of the S/S of Charles Street between Odlum and McLean Drives

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 17 feet of Lots 3 and 4, (Plan 729), and the North 17 feet of Lot 1 of Lots 5 and 6, (Plan 2943), both of Block 40, Subdivision "J", District Lot 182, have been established for highway purposes;

3. The said 17 foot strips are no longer required for highway and the abutting owner has made application to acquire these strips;

THEREFORE BE IT RESOLVED that the North 17 feet of Lots 3 and 4, (Plan 729), and the north 17 feet of Lots 5 and 6 (Plan 2943); both of Block 40, Subdivision "J", District Lot 182, be closed stopped up and conveyed to the abutting owner for consolidation with their lands.

- CARRIED UNANIMOUSLY.

5. Expropriation of Land for Lane Purposes: East of Lakewood Drive, South of 3rd Avenue

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,

WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land situate East of Lakewood Drive, South of Third Avenue in the City of Vancouver, Province of British Columbia and more particularly described as the North twenty-five (25) feet of the West twelve (12) feet of Lot Nine (9), Blocks Two (2) to Five (5), Subdivision "A" of

cont'd.....

MOTIONS (cont'd.)

5. Expropriation of Land for Lane Purposes: East of Lakewood Drive, South of 3rd Avenue (cont'd.)

Block One Hundred and Forty-eight (148), District Lot Two Hundred and Sixty-four (264)"A", Group One (1), New Westminster District to which the letter "A" has been assigned per Reference Plan No. 773, pursuant to its powers under section 291 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY.

6. Enquiries and Other Matters

At the last meeting of Council, Alderman Linnell gave Notice of the following motion which was seconded this day by Alderman Hardwick:

"THAT the agenda be changed to allow for Enquiries and Other Matters to be placed at the beginning of the agenda."

The motion was put and - LOST.

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur and Mayor Phillips voted against the motion).

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Development Permit Application #61556 (S/E Corner 1st and Macdonald - W. Garrow)	In view of special circumstances, enquired if the Council would hear Mrs. W. Garrow as a delegation in support of her request for approval of Development Permit Application #61556 for a townhouse apartment at the S/E corner of 1st & Macdonald Street.

MOVED by Ald. Gibson,
THAT Mrs. Garrow be heard on the matter at this time.

- CARRIED UNANIMOUSLY.

cont'd.....

ENQUIRIES AND OTHER MATTERS (cont'd.)

Development Permit Application
#61556 (S/E Corner 1st and
Macdonald - W. Garrow) (cont'd.)

Mrs. W.D. Garrow appeared before Council advising Cherry West Developments Limited is the owner of the property at 2774 West 1st Avenue being the S/E Corner of 1st & Macdonald Street and it is proposed to build a townhouse apartment on the property. Mrs. Garrow submitted a brief dated July 31, 1973, setting out her position in support of approval of the Development Permit Application and advising of consideration by the Technical Planning Board and the Design Panel to date. Mrs. Garrow requested that the Council deal with the matter.

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT the application be referred to the Technical Planning Board to deal with in the normal manner.

- CARRIED UNANIMOUSLY.

Alderman Linnell - By agreement of Alderman Hardwick, enquired if Council would concur in the substitution of Alderman Pendakur for Alderman Hardwick on the delegation to proceed to Victoria in respect of the subject of the 401 Connection to the Second Narrows Bridge.

The Council agreed with this substitution.

- - - - - - - - - - - -

The Council adjourned at 5:55 p.m.

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The foregoing are Minutes of the Regular Council meeting of July 31, 1973, adopted as amended on August 14, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane East of Granville Street, South from Georgia Street, Block 53, D.L. 541 - Vancouver Centre

"The construction of Vancouver Centre will make the northerly 150 feet of the lane east of Granville Street, south from Georgia Street surplus to the City's highway requirements.

I RECOMMEND that all that portion of lane in Block 53, D.L. 541, shown outlined red on plan marginally numbered LF6471 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

a. The value of the closed lane to be $241,500.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

b. The developer to provide a right-of-way satisfactory to the City Engineer as an outlet for lane traffic to Seymour Street.

c. The developer to pay all costs to effect the closure and right-of-way including the disconnection and/or rerouting of all utilities.

d. The closed lane to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.

e. Any agreement to be to the satisfaction of the Corporation Counsel and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Lane South of 73rd Avenue, East of Hudson Street, Subdivision 3, Block A, D.L. 318

"The lane at the rear of Lot 'D', Subdivision 3, Block A, D.L. 318, plan 4700 is surplus to the City's highway requirements. The abutting owner has made application to acquire this portion of lane as part of his property to the south of the lane is being acquired by the Crown for the approach to Hudson Street Bridge.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF 6589 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

a. The value of the closed portion of lane to be $10,234.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

b. The closed lane to be consolidated with the abutting lands by a subdivision plan provided by the applicant, satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

3. Fire Alarm Connections

"On December 19th, 1972, Council directed that the Corporation Counsel prepare the standard agreement between the City of Vancouver and Central Mortgage and Housing Corporation for the fire alarm connection of McLean Park Housing Project to the City system.

Subsequently, a letter dated May 31st, 1973, has been received from Central Mortgage and Housing Corporation requesting that the agreement be changed to read ' between the City of Vancouver and Her Majesty the Queen in Right of the Province of British Columbia and the Central Mortgage and Housing Corporation' as tenants in common.

I RECOMMEND that the agreement authorized on December 19th, 1972 be amended to include 'Her Majesty the Queen in Right of the Province of British Columbia' as an additional party."

Your Board RECOMMENDS that the foregoing be approved.

4. Tender No. 57-73-9 - Supply and Delivery of 4", 6", 8" & 12" Water Pipe (Approximately 1 year's supply)

Tenders for the above were opened by your Board on June 18, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The tender specified 'Ductile Iron Pipe' and three firms tendered according to the specifications. Two other firms offered non-metallic pipes which are not acceptable alternatives (see tabulation attached)."

The City Engineer and the Acting Purchasing Agent RECOMMEND acceptance of the low bid for ductile iron pipe which was submitted by Crane Supply for an approximate total cost of $112,450.00, plus 5% Provincial S.S. Tax.

Your Board RECOMMENDS that the recommendation of the City Engineer and the Acting Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 188

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Continental Hotel

The Board of Administration reports as follows:

"City Council at its meeting on May 15, 1973, while dealing with the matter of Pacific Hostel and related programs of the Department of Welfare and Rehabilitation, resolved:

> 'THAT the Board of Administration be requested to report on the uses of the "Continental Hotel" building.'

Your Board has now completed a review and finds that:

(a) There is a continuing need for the type of accommodation offered at the 'Continental Hotel' for single females between the ages of 18 and 25 and that no other suitable accommodation has yet been located.

(b) Any alternative use would involve additional large capital expenditues for refurnishing and some physical alteration.

(c) Based on the present operating and building costs, occupancy by 100 persons (1 per room on a long-stay basis) would not be economically feasible."

In the circumstances your Board RECOMMENDS that the premises continue to be used for its present purposes; i.e. as a hostel for single females, managed by the Y.W.C.A. under the direction of the Director of Welfare and Rehabilitation.

FOR COUNCIL ACTION SEE PAGE(S) 188

LICENSE & CLAIMS MATTERS

A-5

INFORMATION

1. Day Care Operation - Lord Roberts School

The Director of Permits and Licenses reports as follows:

"City Council has received complaints from M. Courvoisier and from D.R. Anderson both of whom are associated with a day care centre at St. John's Church, 1401 Comox Street. The complaints refer to the number of inspections, the need for Development Permits, etc., involved in the group moving their operation to the Lord Roberts School at 1100 Bidwell Street.

The procedure for licensing any day care operation is as follows:

(1) The person (or group) desiring to operate the facility applies to the Provincial Government Community Care Facilities Licensing authorities who screen the applicants and assess their suitability as operators. All day care facility operators must be qualified and meet these Provincial Government standards.

(2) Community Care Facilities Licensing authorities (Provincial) then request the City to carry out inspections of the building proposed to be used. This is to meet the requirements of the Community Care Facilities Licensing Act which states that "the building, or structure to be used, complies with all applicable Provincial and municipal health, fire, electrical, plumbing, building, and zoning regulations and by-laws, and the regulations under this Act".

(3) The local requirements are then made known to the applicants and at the same time to the Provincial authorities.

It should be noted that no City license is required for this type of non-profit operation -- only the Provincial authorities license these facilities. The City inspections emphasize the safety and protection of the children being cared for as well as assisting the applicants in bringing the premises into compliance with the Provincial Care Facilities requirements.

For smaller home based day care operations only two inspection disciplines are involved but in large group facilities such as the one in question all the inspection disciplines must see the premises.

In addition to the above the Department of Planning and Civic Development has directed that day care operations in City schools constitute a change of use and therefore a Development Permit is required and the use approved by the Technical Planning Board.

With respect to the specific application referred to, the normal inspection routine has been followed and there have been no delays in processing the Development Permit application or in carrying out the necessary on-site inspections by City staffs. One of the Provincial requirements in this case was the provision of certain partitions within the area to be used and this has now been waived. All local requirements have been made known to the applicant. The Development Permit has now been approved for 40 children at the new location."

Your Board submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 188

A-7

FINANCE MATTERS

RECOMMENDATIONS

1. Additional Electrical Inspector for Fire Alarm Inspections

The Director of Permits and Licenses reports as follows:

"In November 1971, the Fire By-law was amended to require the owner or operator of a hotel or lodging house to install a fire alarm system where in the opinion of the Fire Chief such system is required for the safety of the occupants.

One effect of this amendment has been to increase the workload of the Electrical Inspectors to a great degree. The Chief Fire Warden advises that in excess of 3600 premises will be involved in the installation of fire alarm systems and over 1000 operators have been given orders to install fire alarm systems.

An electrical permit is necessary for each installation and this results in required inspections. Based on our experience to date, it is our opinion that the inspection work will amount to approximately 24 man months. A review of the present Electrical Inspectors' workload shows that they are unable to assume this additional work.

If one Electrical Inspector I is added to the Electrical Inspection Branch of the Department of Permits & Licenses on a temporary basis it will enable the Branch to carry this added inspection workload. Therefore, I recommend that the appointment be for a temporary period of one year, to be renewed for a further period consistent with the remaining workload at that time,

When all of the Electrical Permits have been obtained for the fire alarm systems now required, the revenue for such permits are estimated at $30,000.00. A summary of the costs for one year are:-

		Salary and Fringe Benefits	
Electrical Inspector I		1973 (5 mos.)	1974 (7 mos.)
($986 - 1079)	- Salary	$4,930.00	$6,902.00
	- Fringe Benefits @ 12%	578.00	828.00
	- Auto Allowance	500.00	700.00
		$6,008.00	$8,430.00

No funds for furniture or other equipment are required.

Additional funds will be required for the 1973 salary costs of $6,008.00. The Comptroller of Accounts advises that these funds may be obtained from Contingency Reserve.

The Director of Permits and Licenses Recommends that one Electrical Inspector I be appointed to the staff of the Department of Permits and Licenses for a temporary period of one year, subject to review and report as to extension of time prior to expiry of the period, and that an amount of $6,008.00 be obtained from Contingency Reserve Account to cover the 1973 salary and fringe benefits."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Additional Health Services - Vancouver City College

The Medical Health Officer reports as follows:

"The Vancouver City College, Langara Campus has been receiving Health Services from the Health Department for the past 2½ years. This program includes the services of a Medical Health Officer I, half-time, and a Public Health Nurse and Health Service Office Assistant full-time. All expenses incurred in providing this service are 100% recoverable from the Vancouver School Board.

A request has been received from the Vancouver School Board to expand the Health Services provided by the Health Department to include the Vancouver Vocational Institute, Vancouver School of Art, and the Special Programs Division. In order to meet the needs for health service at these centres it will be necessary to employ the following additional staff:

1 Public Health Nurse I, full-time
1 Public Health Nurse I, part-time (60%)
1 Psychologist II, Part-time, (60%)
1 Health Service Office Assistant part-time (50%)

Confirmation has been received in writing from the School Board that all expenses incurred by the Health Department are 100% recoverable by the City. (The recoverable portion of the expenses is included in the 1973 Appropriation #6810/402 - Recoverable Vancouver City College.)

The Director of Personnel Services has reviewed the classifications of the above positions and has received approval of the classifications from the Municipal and Regional Employees Union and the Registered Nurses Association.

It is therefore recommended that:

(a) The additional positions listed above be approved, effective August 1, 1973, on the understanding that all expenses incurred in providing the additional health services requested by the Vancouver School Board are 100% recoverable.

(b) Funds in the amount of $20,791.00 be allocated to the appropriate accounts to cover the expenses incurred in 1973."

Your Board RECOMMENDS that the recommendations of this report be adopted.

3. Health Department - Dental Services

The Administrative Analyst has carried out a review of the Dental Services of the Health Department and reports as follows:

"The Medical Health Officer made a request for establishment of four additional Dental Assistant II positions. At the present time, there are six Dental Assistant II positions and ten Dental Assistant I positions, and the incumbents are located at Units 1, 3, and 5.

Dental Assistants II are used as dental health educators and they undertake a number of duties formerly performed by dentists, including some fluoride painting, x-rays and examinations.

CLAUSE NO. 3 (continued)

The dental service is provided to the Vancouver School Board and is used principally for pre-school and school activities with 30% recovery of costs from the School Board. In addition, one Dental Hygenist working principally in Jericho School with 60% of costs recoverable from that school and 12% of costs recovered from the School Board for services supplied to Vancouver City schools.

The dental service is finding that there is a particular dental problem in the young adult group, especially in the age group 18 to 25. It is the intention of the dental service to promote dental health, particularly among young adults. While group sessions are generally promoted, a certain number of sessions are on a one to one basis. Where actual work is done (such as fluoride painting, x-rays and examinations) it is proposed that a fee for service be charged.

This fee for service would be a departure from the present method of operating that would cover the minimum costs of the service supplied. It is proposed that the fee be set at $5.00 and should be implemented as soon as the new Dental Assistant positions recommended in this report have been filled and a dental program is in effect at each of the Health Units.

The establishment of the dental service upon implementation of this report would be as follows:

Unit:	1	2	3	4	5	Total
Dentist II (A)	1		1		1	3
" I (B)	3		2		2	7
Dental Hygenist			1			1
Dental Assistant II (C)	2	2	2	2	2	10
" " I (D)	3		3		4	10
	9	2	9	2	9	31

(A) Dentist II at Unit #1 operates Mobile Clinic.
" II at Unit #3 covers Units 2 & 3 and at Unit 5 - covers 4 & 5.

(B) Dentists I each provide service at several schools.

(C) Dental Assistants II are certified by examination to provide oral hygiene services.

(D) Dental Assistants I are not qualified to provide oral hygiene services.

ESTIMATE OF ADDITIONAL COSTS

	Sept.1 - Dec.31 1973	Annual
4 Dental Asst's. II, PG.12, ($528-628)	$8,448	$25,344
Fringe benefits 11%	930	2,790
	$9,378	$28,134
Less: Salary of Dentist I retiring Sept. 1973, replaced by Dental Assts. - $1,752 x 3 months and f/benefits.	5,836	23,339
Estimated additional cost of replacement of Dentist I by Dental Assts.	$3,542	$ 4,795
Less: Estimated recoverable through fees.	300	5,000
Net estimate of additional costs.	$3,242	$ + 205

CLAUSE NO. 3 (continued)

SUMMARY OF RECOMMENDATIONS

It is recommended that:

(a) Four (4) additional Dental Assistant II positions be established, effective September 1, 1973.

(b) One (1) position of Dentist I be abolished, effective September 30, 1973.

(c) A fee for service (other than for pre-school and School Board services) be charged and the fee be set at $5.00 for all dental service given, such as fluoride painting, x-rays and examinations.

(d) A report on the development of this program be made six months after implementation.

(e) The necessary funds for the four months ending December 31, 1973, be provided from Contingency Reserve."

NOTES

1. The Comptroller of Accounts advises that funds as required in this report are not available within the departmental budget but can be provided from Contingency Reserve.

2. This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs herein.

Your Board RECOMMENDS that the recommendations of the Administrative Analyst be adopted.

4. Provincial Courts - Staffing

Your Board has received a detailed report on "Provincial Courts - Staffing" requirements. The recommendations are summarized below:

NOTE: When the New Provincial Courts Building is occupied, it is proposed that 16 court rooms be used instead of 11 as at present. This will necessitate an increase in staff, details of which will be reported on at a later date. The staff increases now recommended are for assistance with the increasing volume of court work and does not provide staff for additional court rooms.

A. ADDITIONAL POSITIONS RECOMMENDED AND SALARY ESTIMATES

	Pay Grade	4 Mths 1973	Annual
Provincial Court Dept.			
1 Court Clerk I	17 ($659-788)	$ 2,736	$ 8,208
2 " Recorders I	14 ($574-685)	4,592	13,776
3 Clerk-Typists I	5 ($408-470)	4,896	14,688
1 J.P. II	23 ($860-1033)	3,440	10,320
1 J.P. Assistant	13 ($552-659)	2,208	6,624
		$17,872	$53,616
Fringe benefits 12½%		2,234	6,702
		$20,106	$60,318

cont'd.....

CLAUSE NO. 4 (cont'd.)

B. FURNITURE REQUIREMENTS

			Unit Value	Est'd Cost
Desk)	for Court Clerk	1	$ 342	$ 342
Chair)		1	105	105
Desks)	for Recorders	2	342	684
Chairs)		2	105	210
Typewriters)		2	552	1,104
Soundscribers)		2	2,610	5,220
Desks)	for Clerk-Typ's	3	263	789
Chairs)	I - Traffic	3	68	204
Typewriters)	Clerical Service	3	552	1,656
				$10,314

C. Total estimated 1973 Expenditure - $30,420

D. SUMMARY OF RECOMMENDATIONS

It is recommended that:

(a) The recommendations of this report be adopted and eight (8) new positions, as indicated, be established.

(b) The Director of Personnel Services review the classifications for the positions and submit his recommendation to the Board of Administration for approval.

(c) The funds required (salary estimate $20,106, furniture estimate $10,314) totalling $30,420 be provided from Contingency Reserve.

Your Board recommends adoption of the recommendations of the Administrative Analyst.

NOTES

1. The Comptroller of Accounts advises that funds as required in this report are not available within the departmental budget but can be provided from Contingency Reserve.

2. This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union and he concurs herein.

(The "Detailed Report" referred to in the above clause is attached as supporting material).

INFORMATION

5. Revision of 1973 Estimates - Youth Services

The Medical Health Officer reports as follows:

"This is to inform you that due to a revision in the financing of the Youth Health Services by the Federal Government, funding is now guaranteed until October 31, 1973 only.

This will mean a reduction in the Federal Funding for 1973 of $99,309.00 to an amount of $90,433.00. The Comptroller of Accounts has been informed of the revision and will adjust the 1973 Appropriations of the Health Department accordingly.

These revised figures relate to the program now in operation at the Pine Street Clinic. It is anticipated that this clinic will, effective November 1, 1973, be incorporated with the new Youth Health Program being financed by the Provincial Government in conjunction with the City of Vancouver. The new program was approved by City Council April 3, 1973."

Your Board submits the above report of the Medical Officer for INFORMATION.

CONSIDERATION

6. Provincial and Canada Elections Acts

The Corporation Counsel reports as follows:

"Both the Provincial Elections Act (section 200) and the Canada Elections Act (section 48) provide that every employee shall have four consecutive hours free during the time that the polls are open.

In order to comply with this legislation it is the practice of the City to shut down its operations at 4.00 p.m. on election days, since the polls close at 8.00 p.m.

The members of the Police Commission and two supervisory officers were recently charged with violating this provision as it related to two employees under their jurisdiction. The charges, however, were dismissed at trial and a recent appeal was equally unsuccessful. The Commission is of the view that a four-hour voting period is totally unnecessary in a major urban centre such as Vancouver and urges Council to press for a change in the Statutes. One approach would be to reduce the "time off" to three hours in urban centres, leaving the four-hour rule to apply only in outlying and rural areas where, for practical reasons, such a time period is required. The other alternative is to remove its application to urban areas.

In either approach, should Council wish to follow up the request of the Commission, the matter should probably be raised with the Department of Justice in Ottawa and the Attorney-General's Department in Victoria."

Your Board submits the above report of the Corporation Counsel for Council CONSIDERATION.

RECOMMENDATION

7. Additional Overtime Funds for Fire and Rescue

The Fire Chief reports as follows:

"Several multiple alarm fires during June and July have resulted in manpower callouts costing a total of $10,922.

The Fire Department callout appropriation in 1973 was $6,130. The callouts in June and July of $10,922 plus $583 spent between January 1 and May 31 have resulted in an over-expenditure of $5,375.

The remainder of the Fire Department budget has been examined and found to have no extra funds available to cover the over-expenditure. The Comptroller of Accounts advises that funds are available in Contingency Reserve and advises that a further $3,000 should also be transferred to Fire and Rescue Overtime (Account 7505/2) to provide monies for operation during the remainder of the year.

The Fire Chief recommends approval be given to transfer $8,375 from Contingency Reserve to Account 7505/2 - Fire and Rescue Overtime to cover the over-expenditure and provide operating funds for the remainder of the year."

Your Board RECOMMENDS that the above report of the Fire Chief be approved.

CONSIDERATION

8. Grant Request - National Youth Orchestra Association of Canada

The City Clerk reports as follows:

"By letter of July 13, 1973, Mr. J.M. Dayton, Chairman, B.C. Committee, National Youth Orchestra, advises that this year, for the first time, the Orchestra will have its annual training session in Vancouver and be in residence on the U.B.C. Campus for five weeks this summer. They will be under the direction of Mr. Akiyama, Conductor of the Vancouver Symphony Orchestra. During their five week session, the Orchestra will perform four concerts in the Queen Elizabeth Theatre. The Orchestra is requesting a grant to cover the rental of the Queen Elizabeth Theatre for these four performances. The rental is estimated to be $3,000.00.

Mr. Dayton states that the National Youth Orchestra is recognized as one of the foremost training facilities for future symphonic musicians. A copy of the Orchestra's financial statement is enclosed to illustrate the amount of support received from Federal, Provincial and Municipal bodies across Canada.

cont'd.....

8. Grant Request - National Youth Orchestra Association of Canada (cont'd.)

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

December 14/71	Vancouver Symphony Society - unpaid rental to end of 1971	- approved $6,165.00
April 21/73	Delta Symphony Society - rental of Q.E. Playhouse	- not approved."

Your Board submits the above report of the City Clerk for CONSIDERATION.

(DELEGATION REQUEST - MR. J.M. DAYTON)

(Financial statement referred to in above Clause attached as supporting material).

RECOMMENDATION

9. City Clerk's Department - Reorganization

Your Board has received the following report from the Administrative Analyst:

"City Council at its meeting of March 6, 1973, received a report concerning the work of the Committee Clerks in the department and adopted the following recommendation:

> "One position of Committee Clerk be established effective upon adoption of this report, for a six month period ending September 30, 1973, --"

Since that date, the work of the department has again been reviewed. In particular, the duties of the City Clerk, the Deputy and the Committee Clerks, have been examined. Under the present organization, the City Clerk and Deputy City Clerk provide service to the City Council and the Administrative Assistant and the three Committee Clerks provide service to the Standing Committees of Council. In addition, the department provides service to certain Boards and Commissions.

The work of the Administrative Assistant consists of routine administrative matters and supervision of the general office, including production and distribution of minutes, memoranda and agendas, control of budget matters and dealing with personnel changes, in addition to providing service to certain Standing Committees and supervising the Committee Clerks.

For the five months ending May 31, 1973, the Deputy City Clerk and three Committee Clerks have recorded a total of 447 hours overtime and have attended 104 meetings of Standing Committees.

Cont'd.....

CLAUSE NO. 9 (continued)

It is now recommended that the department be reorganized by establishing the Committee Clerks as a separate group with the position of "Supervisor - Committee Clerks" responsible for the effective functioning of the group. In addition, it is recommended that one new position of Committee Clerk be established.

As the administrative duties are becoming more time consuming than heretofore, it is also recommended that a position of Clerk V (Office Supervisor) be established; the incumbent will be responsible for the supervision of the general office functions and other administrative matters.

The incumbents of both positions [Supervisor, Committee Clerks and Clerk V (Office Supervisor)] will assist the City Clerk in the performance of various election duties during the election period.

ESTIMATE OF ADDITIONAL COST

Title	Pay Grade	Cost 1973 4 Mths	Annual Cost
Committee Clerk	20 ($752-903)	$3,008	$ 9,024
Clerk V	22 ($822-986)	$3,288	$ 9,864
		$6,296	$18,888
	Fringe Benefits 12½%	784	2,361
		$7,080	$21,249

Equipment to be provided from Purchasing Stores.

SUMMARY OF REPORT - DIRECTOR OF PERSONNEL SERVICES

Incumbent	Present Classification	Proposed Classification	Effective Date
R. Henry	Administrative Assistant - City Clerk, P.G. 26 ($986-1185)	Supervisor - Committee Clerks P.G. 26 ($986-1185)	When approved

Incumbent	Proposed Classification	Effective Date
One New Position	Committee Clerk, P.G.20 ($752-903)	When approved
** One New Position	Clerk V, Pay Grade 22 ($822-986)	When approved

** To be reviewed 12 months from appointment.

SUMMARY OF RECOMMENDATIONS

It is recommended that:

1. The reorganization of the City Clerk's Department be adopted.

2. The report of the Director of Personnel Services, summarized above, including Class Specification #036-1 as revised and retitled, be adopted.

3. The funds required for the balance of 1973 estimated at $7,080.00 for salaries and fringe benefits, be provided from Contingency Reserve."

Cont'd....

Clause No. 9 (cont'd)

Your Board RECOMMENDS the above report of the Administrative Analyst be approved.

NOTE:

1. This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union and he concurs herein.

2. The Comptroller of Accounts advises that the funds required ($7,080.00) in this report are not available within the departmental budget but can be provided from Contingency Reserve.

3. A copy of the report of the Director of Personnel Services and the class specification are submitted.

CONSIDERATION

10. Grant Request - Metro Communities Council

The City Clerk reports as follows:

"Council on May 8, 1973, when considering 1973 Cultural Grants, heard a delegation from the Metro Communities Council in support of their grant request. At that time, a motion that a grant of $1,500.00 be made to the Metro Communities Council was put and lost.

In a recent letter, the Metro Communities Council asks Council to again consider its request for a grant of $1,500.00 to assist with expenses for 1973. The Metro Communities Council points out that if Council refuses their grant request, they will not be in a position to send "Miss Vancouver" to the "Miss Canada" Pageant this Fall, nor will they be able to send "Miss Vancouver" to other points in British Columbia where she is welcomed each year. They will also not be in a position to enter their Vancouver Community Queens Float in the various community parades this year.

Your Board notes that Council has previously dealt with a grant request from Metro Communities Council as follows:

March 28, 1972	$1,500.00 approved
March 23, 1971	$1,500.00 approved"

Your Board submits the above report for CONSIDERATION.

11. Grant Request - First Aid Ski Patrol

The City Clerk reports as follows:

"In a letter date July 16, 1973, the First Aid Ski Patrol requests a grant equal to the rental of the Queen Elizabeth Theatre for one evening in September for presentation of a ski film, in order to raise funds for the operation of the Patrol.

The First Aid Ski Patrol has, for many years, acted as a voluntary organization on the local ski hills surrounding Vancouver. Interest in skiing has increased rapidly over the past few years and therefore the Patrol's requirements for further emergency equipment and supplies has also escalated. The Patrol points out that most of the skiers originate from the Greater Vancouver area and for this reason, would appreciate Council's consideration of their grant request.

The Queen Elizabeth Theatre advises that the cost of the rental of the Theatre for one evening would be approximately $800.00."

Your Board submits the above report of the City Clerk for CONSIDERATION.

RECOMMENDATION

12. Visit to Ottawa - R. Lynn Ogden, City Archivist

The City Clerk reports as follows:

"In June of this year Mr. Ogden attended a Conference of the Archives Section of the Canadian Historical Association at Queen's University, Kingston, Ontario. The Conference was scheduled for the dates of June 4th to June 7th. I had previously asked Mr. Ogden to go to Ottawa prior to the Conference for the purpose of consulting with officials of the National Archives of Canada so that he might examine operations at the Public Records Centre and secure advice on the storage of paintings, drawings and prints and on the care and preservation of maps.

When Mr. Ogden was in Kingston, news came of the cancellation of the Local Initiatives Project grant - City Archives. I asked Mr. Ogden to travel to Ottawa and discuss the matter with officials of the relevant departments, so that we could be certain the federal authorities were fully acquainted with the precise nature of the Archives operations as a Local Initiative Project.

This involved one day at Ottawa before the Conference and one day at Ottawa after the Conference. The actual out-of-pocket cost to the City for hotel, living expenses and additional travelling would be about $100.

I would recommend that my action in authorizing these two visits to Ottawa be confirmed."

The Comptroller of Accounts advises that funds are available within the Departmental Budget.

Your Board RECOMMENDS that the above recommendation of the City Clerk be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 188-90

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Archival Principles & Administrative Courses Attendance: One Employee, City Clerk's Department

The Director of Personnel Services reports as follows:

"The above course is being offered by the Canadian Historical Assoc., Archive Section, in co-operation with the Public Archives of Canada from September 4 to October 5, 1973 at the Public Archives of Canada in Ottawa. It offers one full month of exposure to approximately 36 different aspects of training sessions off and in Archives.

Mrs. Sheelagh Draper, Archival Assistant, wishes to attend and the City Clerk and City Archivist both strongly support the request as the City as well as the employee would benefit immediately upon her return.

A grant has been secured to cover travelling expenses. Mrs. Draper will use her remaining five days of annual vacation for the first five days of the Course and will carry all accomodation and living expenses. The total cost to the City would be $160. for course fees and 19 days Leave of Absence with Pay from September 11 to October 5, 1973. There was no early indication that this course would be held in 1973 and, consequently, no provisions were made in the Department's Budget. However, the Comptroller of Accounts advises that this amount would be available from Appropriation 7090/933 Administrative and Technical Courses-all Departments.

As this request is in accordance with Personnel Regulation 248-6, I recommend it's approval.

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

CONSIDERATION

2. Leave of Absence With Pay - Mr. Roy Jackson

The Director of Permits & Licenses reports as follows:

"By letter dated July 13, 1973, Mr. L.J. Wallace, Deputy Provincial Secretary, has requested that Mr. Roy Jackson, Plumbing Inspector, be allowed time off to participate in the Klondike '73 Canoe Pageant. Mr. Jackson has been chosen to Captain the team selected to represent the Province of British Columbia at the Pageant which is to be held in Whitehorse from July 30th to August 20th, 1973. Mr. Jackson was a member of the canoe team that crossed Canada during the 1967 Centennial celebrations and also was Captain of the team that participated in the British Columbia Centennial '71 Voyageur Canoe Pageant.

Mr. Jackson joined the Department of Permits & Licenses in June 1969 and is entitled to three weeks vacation of which he has already taken two days. He is prepared to use his remaining thirteen days vacation for the three week plus two day Pageant but requires an additional four days leave (August 16th to 21st inclusive).

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover leave with pay while an employee is engaged in athletic competitions.

Council in July 1971 approved a similar request for seven days for Mr. Jackson and also for ten days for a member of the Engineering Department.

I recommend that leave of absence with pay for four days (August 16th to 21st inclusive) be granted to Mr. Roy Jackson to allow him to participate in the Klondike '73 Canoe Pageant."

Your Board submits the foregoing report of the Director of Permits & Licenses for the CONSIDERATION of Council.

RECOMMENDATION

3. Starting Salary Keypunch Operators I, Data Processing Department

The Director of Personnel Services reports as follows:

"On May 29, 1973, City Council approved the establishment of two additional Clerk Keypunch Operator I positions in the Data Processing & Systems Division of the Finance Department.

In order to recruit qualified applicants, the Director of Personnel Services posted the positions internally, advertised in the Vancouver Sun (June 9, 16, 28, 30 and July 7), and informed the appropriate Canada Manpower Office requesting referrals. As a result 13 candidates were screened and tested. Of these, 3 were able to meet the standards required for the positions.

Each of the three declined to accept employment with the City on the first step of the range, that is, $489 per month (Pay Grade 10: $489-503-528-552-574).

Although recent surveys by this Department indicate that our salary range for this classification is comparable to that being offered in the lower mainland, it appears that the first steps of the range are not sufficient to attract competent operators.

Authority is therefore requested to employ qualified Clerk Keypunch Operators I at starting salaries up to the third step of the range, that is, $528 per month.

At the present time there are two Clerk Keypunch Operators I on our staff who have not yet reached this step. In accordance with established procedures, their salaries would be increased to the same step of the range as that paid any new incumbent. The increment dates of the present City employees would be then based on the date of the salary adjustment, however, their probationary period would not be affected.

The Director of Finance advises that funds are available within the Data Processing and Systems departmental budget to cover the extra monies.

This report has been discussed with the Director of Finance and the Business Manager, V.M.R.E.U., both of whom concur herein."

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 190

A-9

PROPERTY MATTERS

RECOMMENDATION

1. RENTAL REVIEW -
Heather Street End, South of
Railway Right-of-Way to Fraser River

The Supervisor of Property and Insurance reports as follows:-

"The Heather Street End, located between the Fraser River and the Railway Right-of-way, contains 47,124 square feet of land and has been leased to Rayonier Canada (B. C.) Limited for successive periods since July 1st, 1948. It is used for vehicular and pedestrian traffic, storage of lumber and materials, is black-topped and contains minor encroachments of buildings onto the leased area. All maintenance is the responsibility of the lessee, and subject to the City Engineer's approval.

The current ten-year lease, July 1st, 1968 -- June 30th, 1978, is now subject to the required five-year rental review and the Supervisor of Property and Insurance has recommended an increase from $2,073.00 per annum plus taxes, to $4,285.00 per annum plus taxes.

Rayonier Canada (B. C.) Limited, by letter dated July 6, 1973, concur with the proposed incrase.

RECOMMENDED:

That rental for Heather Street End by increased to $4,285.00 per annum plus all taxes as if levied, for the remaining five-year lease term. This increase to be effective as of July 1st, 1973, payable on a monthly basis."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

2. DEMOLITION - 1029 Thurlow Street
Lot C of Sub. of Lots 20 & E.½ 19,
Block 22, D. L. 185

The Supervisor of Property and Insurance reports as follows:-

"The subject property is a 1½ storey frame dwelling erected in 1900. It has been rented continuously since its acquisition by the City as part of the West End School and Park Site No. 7.

The dwelling is now vacant and is in a deteriorated condition due to age and some vandalism at the time of vacating.

A recent inspection indicates an expenditure in excess of $12,000.00 would be required prior to re-renting and to meet by-law requirements. As it is anticipated that Block 22, in which the premises are located, will be cleared for Park development within the next two years or so, such an expenditure is not considered to be warranted.

The Superintendent of Parks & Public Recreation concurs with the proposed demolition and it is, therefore,

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to call for tenders and to award a contract for demolition of the dwelling known as 1029 Thurlow Street."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

/...2

3. EXPROPRIATION FOR LANE PURPOSES
North 25 feet of the West 12 feet of Lot 9, Blocks 2 to 5, Subdivision A of Block 148, D.L. 264A to which the letter "A" has been assigned per Reference Plan No. 773 -
East of Lakewood Drive South of 3rd Avenue

The Supervisor of Property & Insurance reports as follows:-

"The City Engineer has been requested to open a lane east from Lakewood Drive south of 3rd Avenue. To provide a through lane in this block, connecting to an existing lane, it is necessary that the above-mentioned property be acquired and established for lane purposes.

The subject property is a residual piece from a previous subdivision and is only 12 feet by 25 feet, zoned RS-2, One Family Dwelling District, and is situated adjacent to a lane with no street frontage.

The registered owner of this property is deceased and negotiations to acquire the property have been carried out with his daughter who has been paying the property taxes since her father's death. She advises that no one was appointed administrator of her father's estate or executor under his will. There is accordingly no representative of the deceased who would be legally authorized to convey the property.

The City Solicitor advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

Following further negotiations with the owner's daughter and after due consideration, she has advised that she has no objection to the City securing title on the foregoing basis, subject to the City paying her the sum of $75.00 representing the property taxes she has paid on this residual piece of land over the years and the City to assume the current year's taxes. Under the circumstances, this is considered fair and reasonable.

RECOMMENDED that the Corporation Counsel be authorized to proceed with the expropriation of the aforesaid North 25 feet of the West 12 feet of Lot 9, and the formal Resolution be passed later this day, and make application to the Court for a Vesting Order and FURTHER that payment of $75.00 be made to the owner's daughter upon execution of a release satisfactory to the City Solicitor, and the City to assume the 1973 property taxes."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

4. ACQUISITION FOR REPLOTTING PURPOSES,
Lot 7, Block 93, D.L. 264A,
Vacant lot - North side of 5th Avenue.
Between Carolina and Fraser Streets

The Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 3, Property Matters, June 15, 1973, confirmed by Council June 19, 1973, approving the acquisition of Lot 6, Block 93, D.L. 264A, known as 631 East 5 th Avenue for replotting purposes. It was reported that the City then owned Lots A, 3, 4, 5, 8 and 9 in this block and that it had been suggested by the Planning Department that Lots 6 and 7 be acquired to create a consolidated site with 264 feet of frontage on 5 th Avenue for future housing purposes. Present City-ownership in this block is shown on the attached print.

Cont'd..../3

Clause 4 Continued

Lot 7. Block 93, D.L. 264A is the remaining lot required to complete the site. This lot is 33' x 122' in size and is zoned RM- 3.

Following correspondence with the owner, who resides in London, England, he has offered to sell for the sum of $21,740.00 , subject to the effective date of sale being January 1, 1973 and the City thereby assuming the whole of 1973 taxes. This offer is considered to be realistic and is representative of market values in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $21,740.00 on the foregoing basis, chargeable to Code 4954/824 - Property Purchased for Resale Account.

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

INFORMATION

5. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1130 McLean Drive Lot 10, Block 40, D.L. 264A	Britannia Community Services Centre	F.T.Gormley	$ 765.00	5830/428
1155 West 6th Ave. 3646 A & B & 6182 & 6183 - S/S False Creek	Old VIEW Property S/S False Creek Re-development (Auth. to demolish R/C Feb. 27/73)	Johnston & McKinnon Demolitions Ltd.	$28,994.00	4950/701

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

6. SALES: RESIDENTIAL

Recommended that the following sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: Lots F, G, & H, Block 1, D.L. 314, Plan 13806
Situated: North Side 48th Avenue, East of Dunbar Street
Zoned: RS - 1

Name	Lot	Approx. Size	Sales Price	Terms	Conditions
Gary Tai Kwan Tse	F	70' x 112'	$38,100.00	City Terms at 9%	Site contains fill; No guarantee given to soil stability.
Alfred Hing Hong Tsang	G	70' x 112'	$34,777.00	City Terms at 9%	Site contains fill; No guarantee given to soil stability.
A.Y.K. Enterprises Ltd.	H	70' x 112'	$34,350.00	City Terms at 9%	Site contains fill; No guarantee given to soil stability.

7. PROVINCIAL COURTS (VANCOUVER) COMPLEX
FINAL SETTLEMENT - Lots 9 & 10, Block 5, District Lot 196, Formerly Known as 298 Main Street

The Supervisor of Property & Insurance reports as follows:

"On November 16, 1971, City Council authorized an advance payment of $100,000.00, without prejudice to the rights of the owners, towards a final settlement in connection with the acquisition of the above property on condition that the owners would convey the property to the City and give up vacant possession thereof not later than December 31, 1971. Previously, on February 23, 1971, City Council had approved expropriation and on November 2, 1971, authorized the Corporation Counsel to apply for a Vesting Order to complete the City's ownership of Block 5, District Lot 196.

Said sum of $100,000.00 was duly advanced and a conveyance in favour of the City was registered in January, 1972.

The subject property comprised a corner site 57' x 120', zoned M-1, improved with a one-storey and part basement masonry building erected in 1910. This former bank building was owned and occupied by the Seafarers' International Union as an administrative and service centre for union members. Demolition was completed in February, 1972.

cont'd.....

Clause 7 (continued)

It is noted that in August, 1971, a tentative offer of $115,000.00 was made to the owners through their solicitor, Marshall Bray. This offer was based on independent appraisals received and was deemed to represent market value at the time of expropriation. Negotiations have continued spasmodically with Mr. Bray since that time.

By letter dated July 10, 1973, Mr. Bray advises that his clients have agreed to accept the sum of $115,000.00 for the property, plus legal and appraisal fees amounting to $3,904.80 for a total settlement price of $118,904.80, inclusive of all considerations. The effective date of sale herein is December 31, 1971.

This settlement is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to complete the acquisition of the above property at a settlement price of $118,904.80 as aforesaid, chargeable to Code #442/1207."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 191

WORKS & UTILITY MATTERS

RECOMMENDATION AND CONSIDERATION

1. Sidewalk Policy

The City Engineer reports:

"The Engineering Department has been working for some time on a general study of the sidewalk policy with a view to presenting Council with a report and a long-range program. The provision for sidewalks in the current Capital Plan covers little more than the walks petitioned for and we are aiming for completion in time to reflect the results in the 1976-80 Plan. A stage has been reached, however, where we wish Council's direction on a basic point - the extent of the ultimate sidewalk system which the long-range program should provide.

It has been the long-standing philosophy that Vancouver will ultimately have a complete network of sidewalks on both sides of every street (with very limited exceptions such as the railway side of Kent Avenue). This concept is reflected in the 1967 amendment of the Subdivision Control By-law, which requires subdividers to install walks on both sides of all streets (again with limited exceptions). It is also reflected in the Local Improvement Policy - charging the full cost of a walk to the fronting property is defended by saying that every similar property will pay for the walk sometime.

The general lack of interest in sidewalk construction - in some cases, active opposition - and the ever-increasing use of the automobile suggest that the time has come to re-examine this philosophy. Any change resulting from this re-examination will govern the long-range construction program prepared for post-1975 and should also be reflected in the requirements imposed on subdividers, in the City's policy for its own subdivisions, and in the local improvement policy.

FUNDAMENTAL

Walking along a grassed or unimproved boulevard, at least in wet weather, is unacceptable to most pedestrians. Unless there is a sidewalk it must be acknowledged that the City expects pedestrians either to walk along the roadway or, if there is a walk on the far side, to cross mid-block. Neither of these is particularly desirable but in some circumstances they may be acceptable when weighed against other factors.

FULL REPORT TO FOLLOW

The one point brought before the Council at this time is whether the traditional concept of sidewalks on both sides of all streets should be revised and to what extent. When we have Council's direction on this, the study can be completed and a report presented on a long-range program. That report will cover:

a) Mileages, basis for setting priorities and proposed rates of progress;
b) Proposals as to local improvement changes so that, when this program is complete, all properties will have contributed equitably (or with no more inequity than is inevitable in a change of rules);
c) Proposals as to sidewalks to be required of subdividers; and
d) Possibly some proposals on details such as width of walks, filler walks in commercial areas, transit landing areas, etc.

If such a program is drawn for less than a complete network of sidewalks, it should retain the possibility of building the other walks, either at the option of the property owners or as a further program undertaken later by Council. The program report will, therefore, also cover:

e) Proposed policy for additional walks requested by property owners; and
f) Aspects of any further sidewalk program undertaken by Council in the future.

Cont'd . . .

clause 1 cont'd

CLASSES OF STREET AND ZONES

The need for sidewalks is different on different classes of street, and in different zonings. Each of these is discussed below:

Primary and Secondary Arterial Streets

Where the volume of vehicular traffic is high, pedestrians should not be expected to walk along the roadway or to cross mid-block to a far-side walk. Arterials and any other streets with heavy vehicular traffic should, therefore, have sidewalks on both sides.

Pedestrian Collector Routes

There are other streets where, although vehicular traffic may not be particularly high, the volume or nature of the pedestrian traffic makes walking along the roadway particularly undesirable. These might be on the routes to and from schools, parks and community centres, transit stops, senior citizens' housing, etc. There should be sidewalks on these streets, either one or both sides as determined by the need.

Higher-use Zones

In Commercial and Multiple-Dwelling areas the greater volume of vehicular traffic and the density of parking makes walking along the roadway unacceptable and mid-block crossing undesirable. Coupled with the greater number of pedestrians, this means that these areas should have a complete network of sidewalks, both sides of all streets. The same is generally true of industrial areas although there may be some exceptions where the sites are very large (areas, for example, below South-East Marine Drive).

Local Residential Streets

Having dealt with Arterial Streets and Pedestrian Collector Routes and with Multiple Dwelling, Commercial and Industrial Zones, we still have the largest group of streets to consider. For local residential streets - streets in one- and two-family zones which are neither arterial streets nor Pedestrian Collector routes - the picture is not so clear. Factors to be considered include:

a) The greater number of children in these areas;
b) The lesser volumes of vehicular traffic and parking;
c) The lesser volume of pedestrians; and
d) The wish of many homeowners to include the boulevard in their landscaping scheme without the interference of a sidewalk.

The first of these seems to support the installation of a full sidewalk system, the others tend to counter it.

The four alternatives available for these "local residential walks" are that the long-range program should be framed to provide either:

i. Walks on both sides of every block;
ii. Walks on both sides of frontage streets and a continuous walk on one side of flanking streets;
iii. Walks on one side of every block; or
iv. No walks on such streets (except at local option).

The following discussion of these four alternatives is written in terms of rectangular subdivisions. If a policy is established for these, the principles can be applied by extension to other forms of subdivision.

I Walks on Both Sides of Every Block

This would give the highest level of service. No pedestrian would be required to walk along the roadway or to cross mid-block to a far-side walk. It can be questioned, however, whether this level of service is needed.

Cont'd . . .

clause 1 cont'd

II Walks on Both Sides of Frontage Streets and Continuous Walk on One Side of Flankage Streets

This would give a slightly lower level of service. Pedestrians would be able to go to or from any property on a proper walk but about one-third of the corner lots would have sidewalk access only on their 'frontage' (shorter side).

Implementing such a program would involve choosing which side of the flanking street should have the walk. In general, the walk would be continuous along one side between arterial streets. In most cases the side would be chosen to make the best use of existing walks, but there would be cases where there was no clear basis for the decision. Some, undoubtedly, would become controversial. However, if this is the 'right' sidewalk system for Vancouver, the decision will have to be made and the controversies met.

III Walks on One Side of Every Block

This would give a still lower level of service. About one-half of the pedestrians would have to walk along the roadway or to cross mid-block. Persons walking several blocks along a street might have to change from side to side between blocks.

Implementing such a system would involve difficulties and controversies as to choice of side as in '2' and to a much greater extent but, again, these would just have to be met.

IV No Walk (except by local petition)

This would be, in effect, to say that walks are not needed on local residential streets - that pedestrians are expected to walk in the roadways - although the owners in any block may have a walk if they wish.

MILEAGE AND CAPITAL COST

The attached table shows approximate mileages and costs (in 1973 dollars) for the various classes of recommended walks and for the alternatives on local residential streets. It is suggested, however, that cost should not be a major factor in choosing among these alternatives. Rather, the 'right' sidewalk system should be chosen and then the cost taken into account in determining the length of the long-range program.

RECOMMENDATION AND CONSIDERATION

'A' I RECOMMEND that the Council confirm that it is the City's policy (to be reflected in the long-range sidewalk program) to have walks:

a) on both sides of arterial streets;
b) on Pedestrian Collector routes, one or both sides as required; and
c) on both sides of all streets in multiple-dwelling, commercial and industrial zones.

'B' I request the Council's CONSIDERATION of, and direction on, the policy as to walks on local residential streets, and whether the long-range sidewalk program should provide for:

1) walks on both sides of all streets;
2) walks on both sides of frontage streets and a continuous walk on one side of flankage streets;
3) walks on one side of all blocks; or
4) no walks on such streets (except at local option)."

CONSIDERATION

2. Quebec/Columbia Streets - Interim Street Arrangement at Keefer Street

The City Engineer reports as follows:

"The paving of Quebec Street north of 2nd Avenue was recently completed and the street opened to traffic on July 22nd. The paving provides a total of 4 lanes (2 in each direction) and presently allows traffic from Terminal Avenue to proceed across Main Street and use this new street to get to 2nd Avenue at Quebec Street. The section of the roadway from Terminal to Keefer Street is currently being used for local access to the abutting businesses.

Council recently heard a number of delegations from the Chinese community express their concern about the impact of this roadway on the Chinese community. After hearing these delegations Council rescinded its approval of Scheme G (which had been the proposed permanent arrangement for connecting the new roadway to the downtown area) and proposed a meeting with the Provincial Government to pursue permanent alternate arrangements which could then be discussed with community groups.

Since that Council resolution, Council committee members have reviewed study results with the Provincial Government architects and a meeting with the Provincial Government or the appropriate minister is now the next step. Concluding an acceptable alternate plan will take some time and implementation of such a plan will take some further time because of the major nature of the proposed development. An interim arrangement for the new street connection at Columbia and Keefer Street is therefore necessary and Mayor Phillips requested that alternate arrangements be reported for City Council decision. The following alternatives to the existing arrangement are set out for Council consideration:

a. Allow southbound traffic only on the new roadway by barricading the east half of the roadway south of Keefer Street.

b. Allow southbound and northbound traffic on the new roadway with no further traffic control (i.e. stop sign control for northbound traffic on Columbia Street at Keefer).

   This arrangement would be hazardous from a traffic standpoint and is not recommended.

c. Allow southbound and northbound traffic on the new roadway with a traffic control signal at Keefer and Columbia Streets to reduce the hazard. Also add extra signs to require the majority of northbound traffic to turn left onto Pender at Columbia Street.

d. Allow southbound and northbound traffic on the new roadway with the existing Pender/Keefer Diversion and Keefer Street to Main Street changed to 2-way traffic. A signal would be required at the Keefer and Columbia intersection. Pender Street would remain 1-way between Main and Carrall Streets and would carry buses and local traffic only.

   This arrangement would bring about a marked reduction of truck and other traffic in the Chinatown section of Pender Street.

As mentioned above, it is hoped that an ultimate alternate arrangement can be achieved as a result of discussions with the Provincial Government. However, because the implementation of a final plan may take some time, Council is asked to consider and select one of the above alternatives as an interim arrangement."

RECOMMENDATION

3. Improvements to P.N.E. Park/Ride Lot

The City Engineer reports as follows:

"The purpose of this report is to review the successful P.N.E. park/ride service for the information of Council, and to recommend an improvement at the parking lot.

Review of Service

The P.N.E. park/ride service to downtown Vancouver was introduced on March 3rd, 1972 and within three days the break-even patronage specified by B. C. Hydro to cover their bus operating cost was surpassed. Patronage grew quickly during the Spring of last year, leveled off in the Summer at an average of 635 daily passengers inbound in the morning, and then continued a more moderate growth to the present average of 850 daily morning passengers. Approximately 600 of the patrons drive to the park/ride lot. The remainder are car passengers or are dropped off at the park/ride bus stop.

The capacity of the existing park/ride lot is 725 cars (575 cars on the paved area plus 150 cars on the adjacent gravel area). Besides being unpaved with no markings for parking, the gravel area is at the bottom of a hill and 600 feet away from the existing bus stop. As a result, the gravel area is not being used, and at present patronage levels, approximately 50 cars are parking on-street all day near the bus stop. Resident complaints about this on-going parking abuse have been received from the immediate area of Pender/Windermere. Residents to the south of the gravel parking area have complained about dust from park/ride cars using the gravel lane entrance to the parking lot.

Improvements

The attached sketch shows the following proposed improvements for the P.N.E. park/ride lot to get a better operational layout and to up-grade the gravel portions of the parking area:

1. Fuller usage of the lower portion of the parking lot and improved loading arrangements for both the bus and parking patrons would relieve the problem of patrons parking on-street to avoid walking up the hill. This could be accomplished by moving the bus loading point into the parking lot at the bottom of the hill. The bus would loop through the lot on the old alignment of Rupert Street, i.e. from Hastings, through the lot to Pender, Windermere and thence back to Hastings Street. An unpaved, unmaintained strip of the old Rupert Street right-of-way now separates the upper and lower portions of the parking lot and this strip is suitable for the bus lane through the lot.

Estimated Cost:-	For moving the three existing bus shelters into the lot at the bottom of the hill	$1,000
	For providing new access for the buses into and through the parking area (sidewalks, sidewalk crossing, curbs and bus lane paving from Hastings through the lot to Pender Street)	$7,500
		$8,500

Cont'd . . .

clause 3 cont'd

2. To bring the gravel portions of the parking area up to the same standard as the rest of the lot and thus eliminate the problem of dust, the gravel area (including the lane) could be paved.

   Since this involves a permanent improvement of Exhibition Park facilities of benefit to them for night parking, it is suggested that the possibility of cost sharing with the P.N.E. should be explored.

   Estimated Cost:- For grading, paving and marking stalls $10,000

Total cost for improvements 1 and 2 $18,500

Bureau of Transit Services Policy

The Engineering Department asked the Bureau of Transit Services for their comments on the above improvements and their policy toward sharing the costs. The Bureau has advised that they are agreeable to the above changes, but wish to defer any further investigation and action on park/ride until such time as the new bus services now being planned are operating and their performance has been assessed.

Interim Improvement Recommendation

The extension of bus services planned by the Bureau of Transit Services may well absorb some park/ride patronage, therefore it would seem appropriate to delay the more expensive improvement (2), until this effect can be assessed. However, the existing park/ride bus loading point is poorly located to serve the entire parking lot and this situation has resulted in a problem with on-street parking that will probably persist until the bus stop is relocated.

The Exhibition Park management is in agreement with improvement (1).

The Comptroller of Accounts advises that the cost of improvement (1) ($8,500) can be borne by the Contingency Reserve Fund.

Therefore, it is RECOMMENDED that Council approve improvement (1) for implementation as soon as possible.

The possibility of exploring cost sharing with the P.N.E. for improvement (2) is submitted to Council for consideration.

FOR COUNCIL ACTION SEE PAGE(S) 192

B-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Illegal Suite - 611 East 53rd Avenue

The Director of Permits & Licenses reports as follows:

"On February 21, 1973, the owner Chain S. Batth, filed an application for consideration under the Hardship Policy for the retention of a housekeeping unit in the basement of the above building. A petition was also received that was signed by eleven (11) citizens objecting to the use of the building as other than a one family dwelling. The application was reviewed by the Hardship Committee and after due consideration, they recommended that the application be approved for a period of one year. On June 5, 1973, Council considered the report along with the petition and instructed the City Building Inspector to look further into the matter to see of there were any other By-law violations and to report back to City Council.

Further inspections have now been made and the City Building Inspector reports that there are no other By-law violations. It is therefore RECOMMENDED that the original recommendation of the Hardship Committee be approved, namely that the application be approved for one year."

INFORMATION

2. POSER and RESER Expenditures

The Director of Social Planning reports:

"At its meeting on March 20, 1973, City Council adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget Appropriations, subject to the condition that the Director of Social Planning submit Information Reports twice yearly to Council on expenditures incurred.

At the 1973 Budget Review Meeting, the Social Planning Department received appropriations in the amounts of $40,500. and $15,000. respectively for its POSER and RESER accounts. To July 15, 1973, these monies have been expended and committed as follows:

POSER		Approved/balance
		$40,500.00
Carry-Over items from 1972 budget:		
Handicapped Resource Centre	$ 3,600.00	
Step-Up Program	2,800.00	
Downtown Eastside Social Planner	11,709.00	
	18,109.00	22,391.00
1973 Expenditures to July 15, 1973:		
Interagency Community Workshop	385.00	
Killarney-Champlain Heights Steering Committee	500.00	
First United Church - Chinese Youth Worker	2,668.15	
Downtown Housing Proposal (summer student)	2,000.00	
Project BREAD	1,000.00	

Cont'd....

CLAUSE NO. 2 (continued)

		Approved/balance
1973 Expenditures to July 15, 1973:		
False Creek Design-In	2,000.00	
Cultural Planning Data	500.00	
Strata Title Information	600.00	
Registrar of Documents (re Downtown Housing)	5.80	
John Howard Society	3,500.00	
Britannia Re-entry Class	1,400.00	
	14,558.95	7,832.05
1973 Commitments:		
Project BREAD	4,000.00	
Cultural Planning Data	1,000.00	
Downtown Housing Proposal (to August 31, 1973)	1,520.00	
	6,520.00	1,312.05

A brief explanation of each POSER project is attached as Appendix I.

RESER		Approved/balance
		$15,000.00
Spring Street Evaluation Research	$ 8,000.00	
Less est. CAP	4,000.00-	
	4,000.00	11,000.00
Youth Treatment Facilities	1,200.00	
Less est. CAP	600.00-	
	600.00	10,400.00
United Way 1971 Census Data	1,500.00	
Less est. CAP	750.00-	9,650.00
Downtown Eastside Study	5,000.00	
Less est. CAP	2,500.00-	
	2,500.00	7,150.00
Travelling Youth	1,250.00	
Less est. CAP	625.00-	
	625.00	6,525.00
Area Conservation Study	4,625.00	
Less est. CAP	750.00-	
	3,875.00	2,650.00
Community Development Research	200.00	
Less est. CAP	100.00-	
	100.00	2,550.00
Public Housing in the Community	326.40	
Less est. CAP	163.20-	
	163.20	2,386.20
Social Trends in Vancouver	3,000.00	
Less est. CAP	1,500.00-	886.80

A brief explanation of each RESER project is attached as Appendix II.

As of July 15, 1973, POSER has an unallocated balance of $1,312.05 and RESER, $886.80. If additional funds are required, they will be requested from Council on a project by project basis."

The Director of Social Planning submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 192

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application No. 60912, 3400 Kingsway (to construct a Gasoline Service Station)

The Deputy Director of Planning reports as follows:

"Mr. R.K. Baker, Q.C., on behalf of Domo Gasoline Corporation Ltd., has filed Development Permit Application No. 60912 to use a portion of the lands for "Gas Bar as Per Plans: for sale of gas only. 2 pumps".

The site in question is currently occupied by a Canada Safeway supermarket and a number of small retail stores. A major portion of this site, which is bounded by Kingsway, School, Tyne and Senelac, was rezoned to C-2 Commercial by Council in 1966. The site was developed with said supermarket and stores, off-street parking, landscaping, set backs, etc. Such rezoning to C-2 was to make one of the first places to ultimately provide a district shopping centre which would be generally bounded on the west by Joyce Street, on the east by Tyne, on the south by School and on the north by the lane north of Kingsway.

This area also contains a second supermarket and retail stores and offices. Furthermore, it has also been the intent and desire that gasoline service stations, serving the neighbourhood, should be located on the extremities of the district shopping centre as well as other service uses. There currently exists a substantial gasoline service station on the southeast corner of Kingsway and Joyce and a similar gasoline service station on the southeast corner of Lincoln and Kingsway. Also, additional gasoline service stations exist in the surrounding area such as the southwest corner of Kingsway and Rupert, southeast corner 45th Avenue and Kerr, and southeast corner 49th Avenue and Kerr.

The applicant submitted a letter dated November 17th, 1972, (copy attached). In his letter he submits that he does not consider the proposed use to come within the definition of a gasoline service station as set out in the By-law as the bar would not be used for sale of motor oil or the sale of automotive accessories or the making of minor repairs to motor vehicles. He stated he considers the proposed use to be an ancillary use to the existing supermarket retailing on this site.

It is submitted that the proposal on this site containing two gas pumps and a small kiosk is, in fact, a gasoline service station in that the automobiles are serviced by the sale of gasoline which is one of the major functions of a gasoline service station.

It should also be noted that a substantial portion of this City block provides under development permit off-street parking to serve a hotel and beer parlour located on Kingsway immediately to the east of the Safeway development between Tyne and Battison Streets.

It is further submitted the location of a gasoline service station within the parking area of the supermarket is an unsatisfactory use.

The Technical Planning Board recommend that this Development Permit Application be refused, for the following reasons:

> "The proposed gasoline bar is considered to be an unsuitable use at this location; not customarily accessory to a supermarket; and contrary to Council's policy regarding gasoline service stations, and not in accordance with the development approved following rezoning by Council."

cont'd ....

Clause No. 1 continued

The Vancouver City Planning Commission recommend:

"THAT the application be not approved for the following reason:

THAT the proposed development would be setting an undesirable precedent at this time, in the light of the re-evaluation of goals and objectives for the city, now in the process of preparation."

RECOMMENDED that Development Permit Application No. 60912 be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

Delegation Request : R.K. Baker, Q.C.

INFORMATION

2. Strathcona Rehabilitation Project: Progress Report

The Director of Planning and Civic Development reports as follows:

"Following the signing of the agreements and the completion of the necessary administrative arrangements, the Strathcona Rehabilitation Project has been underway for approximately eighteen months. The following statistics indicate the extent of the work completed and underway as of July 4, 1973.

Applications received	257
Houses inspected	251
Mortgages drawn and work authorization forms issued	159
Mortgages pending signature or delivery of title, etc.	6
Houses with work in progress	55
Houses to start	18
Houses completed with final monies paid over or under requisition	86

The number of applications received represents, we believe, approximately 90% of those which we might anticipate. This figure is down from earlier estimates as we forecasted a potential of 400 applicants out of the housing stock of 535. Income qualifications have reduced participation.

As far as the public works activities are concerned, the water main and sewage systems have virtually been completed. Council has approved the letting of tenders for paving and sidewalks and work has commenced. Other surface improvements of lighting and tree planting are scheduled to begin shortly. We also understand electrical engineering plans are in the final stages and ready for submission of approval.

Plans for the linear park are being finalized and will be submitted within the month. Tentative plans call for closure of some streets to reduce the through traffic in the residential area.

In addition to the Grant/Loan and the public works matter, other activities for the benefit of the neighbourhood have been undertaken by the staff and the Committee. These include:

cont'd ....

Clause No. 2 continued

a. A special garbage collection arrangement to tidy up vacant sites and to enable householders to clear off accumulated rubbish was successful. Approximately 100 truck loads of debris and junk was hauled away. A similar plan at the end of the project would appear warranted.

b. Removal of derelict cars cluttering the area was completed."

This report of the Director of Planning and Civic Development is submitted for the INFORMATION of Council

RECOMMENDATIONS

3. Strathcona Rehabilitation Project: Residential Qualification

The Director of Planning and Civic Development reports as follows:

"The Agreement with the Federal and Provincial governments on the Strathcona Rehabilitation Project requires that owner-occupants who are applicants for grant/loans shall have been residents of the area prior to April 1, 1971. The purpose of this provision was to avoid a rush of speculative purchases purely for the purpose of taking advantage of the grant/loan.

The residency qualification has been taken to include people resident in rented premises who have subsequently bought property and this has not resulted in any evidence of intent to unreasonably take advantage of the program.

The Strathcona Rehabilitation Committee has carefully reviewed the number of applications which have been received, the reasons why some people have not yet made application for grant/loans and the incidence of property sales. It is the view of the Committee that, at this point in the program, the residence clause could be dropped and the main intent of the program would not be thwarted. The objective of the exercise is to upgrade the area physically and it is not felt that there is sufficient incentive for speculation to encourage any great rush of new purchasers purely for the sake of receiving a grant. The main reason for the nonparticipation has proved to be that the incomes of nonparticipants exclude them.

Owners who take advantage of the grant/loan are required to pay back the loan and the grant if they sell the property within five years of receiving the grant, and the Committee feels that this in itself is sufficient at this point in the program to almost completely discourage speculation.

The deletion of the residence clause will require a formal amendment to the Agreement and this must be initiated by the City to the Provincial Government who, in turn, will initiate it with Central Mortgage & Housing Corporation.

Accordingly, as Chairman of the Strathcona Rehabilitation Committee, I RECOMMEND that Council request the Provincial Government to delete the requirement for residence prior to April 1, 1971 as a condition of owner/occupants in Strathcona receiving grant/loans."

4. Prohibition of Roof Top Signs

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received for a major roof top sign on Granville Street, south of the bridge. The area is zoned M-1 Light Industrial District and under the existing Zoning and Development Bylaw, a roof top sign is a permitted use provided such sign conforms to the yard, height and daylight access regulation of the bylaw. The applicant has agreed to withdraw his application for the present.

Roof top advertising billboards and signs have long been a matter of concern by Council and various organizations interested in the preservation of the environmental beauty of the City. Intermittently over the years sign controls such as those applicable to areas adjacent to bridgeheads and major highways have been introduced. Prohibition of roof top signs in C-2 and C-3 Commercial District was adopted in 1970. The current application for the downtown zoning bylaw amendment includes the prohibition of roof signs.

Council on February 20, 1973 adopted the recommendation of the Standing Committee of Council on Environment:

> "Further recommended that the Committee instruct the Director of Planning to review the present Sign Bylaw, and come back to the Committee with a status report on what has been done and what is needed to produce a good sign control bylaw, this report to be considered as a first priority."

Council also on May 29, 1973 adopted the Board of Administration Report of May 28, 1973 approving the service of an additional Senior Planner to make a comprehensive review of sign control.

As a first step it is suggested that there is an urgent need to prohibit further erection of roof top signs in the City. An amendment to the Zoning and Development Bylaw on roof top signs similar to those enacted in C-2 and C-3 Commercial District Schedules applied to other commercial, industrial and P-1 Parking Districts would prohibit any further new roof signs in the City, but existing roof signs would remain as non-conforming uses unless City Council may wish their removal under enabling powers recently received through City Charter amendment.

It is therefore RECOMMENDED:

(1) THAT the Director of Planning be authorized to make application to amend Zoning and Development Bylaw No. 3575 to prohibit roof top advertisement, billboard and signs in C-1, C-4, C-5, CM-1 and CM-2 Commercial Districts and M-1 and M-2 Industrial Districts and P-1 Parking Districts, similar to those in C-2 and C-3 Commercial Districts;

(2) THAT the Corporation Counsel be instructed to prepare the necessary draft bylaw amendments;

(3) THAT the draft bylaw amendments be submitted for consideration of Council at a Public Hearing after report from the Vancouver City Planning Commission;

(4) THAT in the meantime any such sign application received be withheld in accordance with the provisions of Section 570 of the Vancouver Charter and reported to Council for action."

CONSIDERATION

5. Proposed Office Building:
N/E Corner of Pender and
Broughton Streets

The Deputy Director of Planning and Civic Development reports as follows:

"On 21st June 1973 the Special Committee on Burrard Inlet Waterfront considered a preliminary enquiry from Mr. Barclay McLeod, Architect, regarding the construction of an office building at the above location and requested further information.

The following table gives a comparison between a low-profile building, which is permissible under the Zoning and Development By-law (subject to relaxation of the vertical light angle from the north property line), and a tall building, which in addition would also require height limit relaxation. The architect and the developer wish to proceed with the taller version.

	Low Building	Tall Building
Height	70'	170'
Width	238'	98'
Depth	58'	58'
Site coverage	80%	20% at gr. fl. 26% above gr. fl.
Frontage used	87%	28% at gr. fl. 36% above gr. fl.

(All figures are approximate)

In view of the fact that the depth of the building is the same in both cases (i.e. 58 feet), the surface area along Pender Street is the same. The major difference is that in the first case, it presents a continuous 238 foot view obstruction at street level (and 70 ft. up), while in the second case, the street level obstruction is about 98 ft. with an opportunity of 80 ft. plazas on both sides of the building. Mr. McLeod advises that the entrances to the tall building would be from the east and from the west and this would encourage pedestrian use of the plazas. Also, the main floor would have a smaller area than the floors above and would have a translucent appearance.

The table below gives an indication of the size of some of the buildings in the vicinity:

Name	Width and depth	Height
Bayshore Inn-tower	92' x 84'	209'
" " -east block	318' x 60'	81'
West Coast Transmission	110' x 110'	225' from base to top 142' main block
East Asiatic Building	132' x 125'	110'
Board of Trade Building	126' x 95'	330'
Holiday Inn-under const.	198' x 60'/80'	190'
Baxter Building	96' x 96'	170'
Guinness Tower	143' x 99'	325'

It would appear that from an amenity point of view, a tall building occupying approximately one third of the width of the site would be more preferable than one occupying nearly ninety per cent. The aim, as defined in the Downtown Coals, is to promote pedestrian oriented plazas and protect the street-level views as much as possible.

A development permit application, when made, will be considered without prejudice, except for the Council's deliberation on the question of height."

RECOMMENDATION AND CONSIDERATION

6. Development Permit Application:
Addition to 3519 Point Grey Road

The Deputy Director of Planning and Civic Development reports as follows:

"City Council on November 28, 1972 resolved in part as follows:

'THAT the Director of Planning and Civic Development report.... on any new development permit applications received for this area.'

Development Permit Application No. 63595 dated July 10, 1973 has been received for an addition of a sundeck to the second floor rear of the property known as 3519 Point Grey Road. This is in Area of Priority No. 6 as established by Council on July 15, 1969.

cont'd....

Clause No. 6 continued

Accordingly, it is RECOMMENDED, unless City Council wish otherwise, that the permit should be issued in the normal way.

For Consideration

As the development called for in this application is for a modest and relatively inexpensive alteration to the property, Council may wish to direct that only development permits involving new construction or substantial alterations be reported in the future."

PROGRESS REPORT & RECOMMENDATION

7. Britannia Community Service Centre: Construction Contract

The Deputy Director of Planning and Civic Development reports as follows:

"General Construction Contract

Tenders for the construction of the Britannia Community Service Centre were received on July 10, 1973. Three bids were received:

1)	Northern Construction	$3,961,400
2)	Dillingham Construction	$3,971,000
3)	Janin Western Construction	$4,373,000

The low tender for the project is Northern Construction in the amount of $3,975,908 (includes alternatives 1-3 inclusive and B.C. Hydro cost -- $14,508). After consultation with representatives of the Vancouver School Board and architects, it is recommended that City Council accept the low bid submitted by Northern Construction.

Finance

A complete breakdown of the cost of the centre is as follows:

	Total Cost	City Share*	Vancouver School* Board Share
1. General Contractors Bid (Northern Construction)	$3,961,400		
2. Less alternatives 2 + 3	- 550		
3. SUB-TOTAL	3,960,850	$1,924,572	$2,036,278
4. Add alternative 1 (ceramic tile on swimming pool)	7,058	7,058	-
5. B.C. Hydro costs	8,000	3,887	4,113
6. GENERAL CONTRACT PRICE	3,975,908	1,935,517	2,040,391
7. Architects & Engineers Fees	292,400	142,282	150,118
8. Tests,Surveys,Supervision	89,000	43,245	45,755
9. Contingencies	94,600	45,966	48,634
10. Building Permit	5,000	2,429	2,571
TOTAL COST ASSOCIATED WITH GENERAL CONTRACT	4,456,908	2,169,439	2,287,469
11. Alternations to existing building	85,360	12,240	73,120
12. Design fees on #11	8,530	1,220	7,310
13. Site Development Contract	198,730	99,365	99,365
14. Fees on #13	23,848	11,924	11,924
15. Sewers	30,000	15,000	15,000
16. Lane	15,000	15,000	-
17. Furnishings	105,000	105,000	-
18. Programming Fees	60,000	60,000	-
19. Land Acquisition	1,794,664	1,004,000	790,664
TOTAL PROJECT COST	$6,778,040	$3,493,188	$3,284,852

cont'd....

Clause No. 7 continued

* The costs related to the general contract were split using a ratio of 51.410122% for the School Board and 48.589878% for the City. These respective percentages were determined by dividing the costs according to facility use. Those facilities used primarily for School functions were charged primarily to the School Board; facilities primarily by the City were charged primarily to the City. Joint facility cost was divided according to the respective utilization by School Board or City. The final percentages will reflect the overall breakdown of School Board and City use; however, may vary slightly from the above amounts if any future changes occur in facility construction or the contract.

The City's current cost situation for the Britannia Centre is summarized as follows:

Total City Cost		$3,493,188
Source of Funds		
Five Year Plan	$2,250,000	
Proceeds from Sale of Streets and Lanes within project	689,000	
Total Funds		$2,939,000
TOTAL DEFICIT		$ 554,188

The May 16, 1973 report of the Deputy Director of Planning estimated that the project deficit would amount to approximately $256,000 with advice that additional funds might be required to complete the project. The total deficit of $554,188 is for the most part, attributed to increases in the cost of building materials that has recently occurred, with minor increases in fees, and the inclusion of additional project items that were initially omitted.

The allocation of urban renewal funds for Britannia is $1,000,000; however, a total of $1,100,000 is required to account for the difference between the purchase price of the land and the $4 per sq. ft. cost to the project. It is possible that this extra $100,000 can be transferred from the unexpended portion of the Strathcona allocation, but this should not be done until it is clear what the balance of funds available might be.

Provision for the additional funds ($554,188) can be made in the 1973 unallocated Supplementary Capital Budget. There is the possibility that additional funds may be forthcoming under the Community Recreation Facilities Grant Program. Application will be made for these funds in the near future. However, if these funds are not forthcoming, the total shortfall will come from the Supplementary Capital Budget.

Possible deletions to reduce the deficit in the project have been examined by the architects and representatives of the City and School Board. These deletions are in two categories:

1) Quality - Certain items such as insulation, acoustics, and millwork could be deleted. However, the environment of the centre would be downgraded. In addition, the cost is minor for the additional quality, and costs in the long run would be higher because of maintenance costs would increase.

2) Facilities - Possible facility deletions could occur. However, the facilities at the present reflect the programs that the community considers mandatory for the centre. In addition, because of the interrelated nature of Britannia, the deletion of any facility will require reworking of drawings, etc. which will further delay the project.

The Britannia Planning Advisory Committee composed of citizens who have assisted in planning the centre, have also reviewed the possible deletions. They concur that the deletions would not provide any large cost saving and proposed programs would be damaged.

Because of the minor short-term savings that would result through deletions, and the reduction in services, no deletions are recommended.

cont'd....

Clause No. 7 continued

Contingencies

The sum of $45,966 has been set aside in the total project cost for contingency during the construction period. This amount is to handle unforeseen expenses that occur during the construction stage. In order to have construction proceed smoothly, it is recommended that the Deputy Director of Planning be authorized to disperse this contingency money when the construction of City facilities warrants.

Because of the timing involved in the receiving of tenders and the need for Council to approve construction, the Parks Board has not received the cost breakdown as yet. However, they will receive a summary report as soon as possible.

RECOMMENDATIONS

(a) That City Council approve the award of the contract for the construction of the Britannia Community Service Centre to Northern Construction in the amount of $3,975,908, the contract to be to the satisfaction of the Corporation Counsel and that Council authorize the Mayor and City Clerk to sign the contract on behalf of the City of Vancouver together with the representatives of the School Board.

(b) That the City's share of the project in the amount of $3,493,188 be approved and that the deficit of $554,188 for the construction of the Britannia Centre be allocated from the 1973 Supplementary Capital Budget. However, if funds become available through the Community Recreation Facilities Grant, they will be utilized as a source of funds.

(c) That the Deputy Director of Planning be authorized to disperse the City's share of the Contingency Funds up to an amount of $45,966 in order to meet unforeseen events during the construction of the centre; the actual division of the total contingency ($94,600) may have to be adjusted if changes in construction or contract occur."

CONSIDERATION

8. 5201 Heather: R.C.M.P. Subdivision
Headquarters - S/W Corner 33rd & Heather

The Deputy Director of Planning and Civic Development reports as follows:

" Development Permit Application No. 60486 was filed on October 27, 1972, by the Department of Public Works, Pacific Region, to build a three storey structure, 90' x 100', being Phase 1 (Crime Detection Laboratory).

This application was considered by the Technical Planning Board on November 10, 1972, and approved subject to a number of conditions being first met prior to the issuance of the develop-permit. One such condition was that the design of the building was to be first approved by the Technical Planning Board after advice from the Design Panel on architectural design.

The Vancouver City Planning Commission on November 17, 1972, endorsed the recommendation of the Technical Planning Board's meeting of November 10, 1972.

Brief History

On August 31, 1972, Council at a Public Hearing approved the rezoning of this 11½ acre site from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District with the uses being restricted to 'a use required by a Public Authority (R.C.M.P. Headquarters) and customarily ancillary uses' and subject to a number of additional conditions such as floor

Clause No. 8 continued

space ratio (0.50), height (50'), and approval of the scheme of development by the Technical Planning Board after consultation with the Vancouver City Planning Commission and advice from the Design Panel on architectural design.

The sketch of the scheme of development presented with the application for rezoning and displayed at public hearing, indicated the existing main building on the site being retained and the construction, in three phases, of three new buildings: Phase 1 - Crime Detection Laboratory, Phase 2 - Subdivision Headquarters Building, Phase 3 - Security and Intelligence Building. The buildings would occupy approximately 15% of the site, landscaped areas approximately 51%, with the parking areas and manoeuvering aisles occupying approximately 34% with provision of surfaced, off-street parking for approximately 323 vehicles.

Design

The Design Panel considered and advised the Technical Planning Board on three occasions regarding this development and though criticisms were made to the architect the scheme remained essentially unchanged. The final referral to the Design Panel was in June, 1973, when the Panel recommended to the Technical Planning Board that the design be not approved and referred back to the Department of Public Works for serious rethinking and redesign or that the whole matter be referred to City Council for consideration. The Technical Planning Board resolved that the current design be not approved and the design be referred back to the Department of Public Works for serious rethinking and design. The Design Panel in reporting to the Technical Planning Board were of the opinion that the design of the new structure was not in keeping with the residential environment, institutional in appearance, unsympathetic with the existing building on the site, the open spaces were inadequately treated and there was excessive surface parking areas and inadequate screening. The Design Panel were also desirous of advising on the entire concept, however, the Department of Public Works is not proceeding at this time with Phases 2 and 3.

The Technical Planning Board at the meeting of July 6, 1973, further considered the design aspects of the development as the Department of Public Works had advised this Department it is against their policy to have the R.C.M.P. Headquarters of any different design. They do not wish, for security reasons, to have the buildings connected nor substantial screening of various open areas on the site. The Department of Public Works is also most anxious to proceed and tender calls went out in May. The contract is now let.

The Technical Planning Board at this meeting resolved:

> 'THAT the Department of Public Works be informed that the Technical Planning Board, on the recommendation of the Design Panel, is not prepared to approve this design and that, in view of the fact that the project is already out to tender, Council is being informed of this and of the Design Panel's reasons for recommending refusal.'

The Director of Planning, as Chairman of the Technical Planning Board, refers the above report to Council for its consideration."

FOR COUNCIL ACTION SEE PAGE(S) 193-5

FINANCE MATTERS

INFORMATION & RECOMMENDATION

1. Fire Department - Apparatus Replacement Programme

The Fire Chief reports as follows:

"In February 1970, City Council approved the recommendations contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for fire fighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

The apparatus scheduled for replacement in 1974 are two Pumper Trucks and two City Service Trucks.

As Fire Chief, I recommend that:

2 replacement Triple combination pumbers be purchased and

2 100' aerial ladder trucks be purchased instead of replacing the two City Service Trucks.

As these units may not be delivered until 1975 if final budget approval is not given until April, 1974, I recommend that the City Purchasing Agent by authorized to call for tenders upon adoption of this report, and thereafter follow regular City Purchasing procedures.

The February 1970 report "Replacement of Fire Department Apparatus" approved by Council, requires the Fire Chief to provide justification for the purchase of Aerial Ladder Trucks and Aerial Platform Trucks as replacements for obsolete City Service Trucks.

The ineffectiveness and obsolescence of the City Service Truck has been previously outlined to Council in the 1970 report.

> "Some of the Fire Department equipment particularly the service trucks, are outdated and should be replaced by other types of equipment. This is necessary and is supported by this study."

History of City Service Trucks

The City Service Truck carries a full complement of ground ladders, a booster tank with pump, assorted lights and small equipment. The prime function of this vehicle is to transport the following ladders:

cont'd .....

Clause No. 1 (cont'd)

1 - 50 foot extension ground ladder
2 - 35 foot extension ground ladders
2 - 30 foot extension ground ladders
1 - 24 foot wall ladder
1 - 20 foot wall ladder
2 - 16 foot roof ladders
1 - 14 foot extension ladder

TOTAL: 270 feet of ladders

The four City Service Trucks in present service were purchased between 1941 and 1955 and at that time, these vehicles were capable of adequate service through the supply of ground ladders at a fire scene. But with the dramatic increase in buildings of 3 floors or more in the past 10 years, City Service Trucks can no longer provide acceptable service due to height limitation of ladders carried.

Consequently, the role of City Service Trucks has been downgraded from first-line pieces of equipment to support apparatus for Pumpers and Aerial Ladder Trucks.

The growth of high rise buildings and the resulting redeployment of manpower to new duties at high rise fires, which was not considered prior to 1955, has been responsible for this decrease in service.

Increase in Apartments

The growth of low and high rise apartments since the City Service Trucks were purchased in 1941 and 1955 is illustrated in the following table.

TABLE 1

Year	Low Rise Apartment Sites	Low Rise Apartment Suites	High Rise Apartments (more than 3 floors)	High Rise Apartment Suites
1941	551	8,212	-	-
1955	945	12,937	37	2,116
1972	1,939	39,002	311	22,614

The increase in high rise apartments is not restricted to specific areas, but occurs throughout the City, causing a consistent and uniform demand for Aerial Ladders in all fire districts.

The initial growth of apartments has occurred in the central sections of the City and of necessity, Aerial Ladder Trucks were assigned to these districts. Consequently, the City Service Trucks were relocated to the perimeter Firehalls to allow the Aerial Ladder Trucks to serve the built-up areas more efficiently. With the present developed growth in the outlying City areas, more stress is placed on the perimeter

cont'd .....

Clause No. 1 (cont'd)

Firehalls to provide the same life-saving capabilities as offered in the central areas. Some assistance is available from Aerial Ladder Trucks in adjoining districts, but it can only be expected from one or two directions rather than from four, limiting life-saving help arriving in time.

Table 2, reproduced from the 1971 statistics, illustrates the general dispersion of apartments and high rise apartments in the City.

TABLE 2

Area	Low Rise Apartment Sites	Low Rise Apartment Suites	High Rise Apartment Sites	High Rise Apartment Suites
West End+	257	5,633	240	18,015
Strathcona+	30	916	2	540
East Hastings*	95	1,796	-	-
Grandview*	94	1,034	1	145
Mt. Pleasant+	101	2,194	-	-
Broadway-Main+	97	2,104	-	-
Cambie+	21	351	-	-
Oak+	29	417	-	-
Kitsilano+	333	5,812	8	660
Alma*	65	1,026	3	164
West 10th Ave*	8	82	5	241
Oakridge+	9	509	4	197
Little Mountain+	7	273	-	-
Langara+*	1	534	-	-
Kerrisdale+	112	2,050	23	1,121
Sth.Granville+*	332	5,550	20	1,191
Marpole*	194	3,615	1	93
Miscellaneous East of Main*	100	2,988	1	82
Miscellaneous West of Main*	54	1,657	3	165

* Denotes the areas protected by a City Service Truck

\+ Denotes the areas protected by an Aerial Ladder Truck or an Aerial Platform Truck.

Services Offered by a City Service Truck and Aerial Ladder Truck

A fire in a high rise building requires different tactics than a fire in a single family dwelling or an industrial site. All fire fighters are mainly concerned with life-saving in the initial stages of a high rise fire and once all occupants are safe, the manpower is then directed to extinguish the fire.

The larger the building, the more time and men are required to evacuate the occupants. Rapid placement of aerial and ground ladders with minimum manpower is essential.

cont'd .....

Clause No. 1 (cont'd)

The extension and placement of the largest ladder from a City Service Truck (50 foot) requires a crew of 6 fire fighters. This large number of men necessitates recruiting fire fighters from other apparatus, and disrupting their other essential duties, as only 3 men are assigned to a City Service Truck.

A severe reduction in fire fighting and life-saving capability occurs while the 6 men are raising the 50 foot ladder. Consequently, the limited manpower on a City Service Truck all but eliminates the use of a 50 foot ground ladder.

The limitations of manpower and ladder length are responsible for the restricted services a City Service Truck offers at a fire involving a building of three floors or more.

In comparison, an Aerial Ladder Truck or an Aerial Platform Truck is also manned by a crew of three, carries the identical equipment as a City Service Truck plus a 100 foot aerial ladder or aerial platform. The aerial ladder can be operated by one man, leaving the other two men free for other duties such as, interior rescue work, ventilation procedures or assisting in the laying of hose.

A comparison of the services offered by the two types of apparatus becomes evident in table 3.

TABLE 3

	City Service Truck	Aerial Ladder Truck or Platform Truck
Crew	3	3
Total Ground Ladders	270 ft.	270 ft.
Aerial Ladder or Platform	-	100 ft.
Time required to raise and position larges ladder	(50 ft. ground ladder) 6 men @ 3 mins. = 18 man-minutes.	(100 ft. aerial ladder) 1 man @ 3 mins = 3 man-minutes.

The extended reach of an aerial ladder or platform and the speed of operation in placing it against a building with minimum manpower, thereby releasing other fire fighters for interior rescue work, is necessary to satisfy the increased demand for life-saving in high buildings.

Availability

Although all manufacturers of fire apparatus have verified that they can produce a City Service Truck, such a design is now a custom product. The phasing out of this type of vehicle from most North American Fire Departments in favour of Aerial Ladder Trucks or Aerial Platform Trucks has resulted in the discontinuing of a standard production model.

Cost

A replacement City Service Truck would be more expensive than previously estimated because of the redesign of an old model to be compatable with present engineering practises, and custom models would substantially increase the original estimate.

cont'd .....

Clause No. 1 (cont'd)

The cost of replacement of a City Service Truck as estimated in 1969 in the "Replacement Program for Fire Department Apparatus" is $25,000.00. The replacement cost in 1974 is expected to be $50,000.00; the difference between the two estimates is attributed to inflation and custom design costs.

In comparison, the estimated cost in 1974 for a Pumper Truck is $48,600.00 and for an Aerial Ladder Truck $75,000.00.

The cost of replacing the two pumper trucks and substituting two 100' aerial ladder trucks for the City Service Trucks is estimated at $247,200.00.

Provision of Funds

The Comptroller of Accounts advises that if the 1974 replacement program as recommended by the Fire Chief is approved, the necessary funds estimated at $247,200.00 will be provided in the 1974 Revenue Budget.

Conclusion

The evident increase in high rise buildings and apartments in the past twenty years has caused the City Service Truck to become obsolete. To maintain the level of service offered in 1955, when the last City Service Truck was purchased, and to satisfy the demand for more efficient life-saving, City Service Trucks must be replaced by Aerial Ladder Trucks.

Recommendations

Therefore, the Fire Chief recommends that:

1. The 1974 apparatus replacement program as revised, which consists of two triple combination pumpers and two 100' Aerial Ladder Trucks, be approved in advance of the 1974 Revenue Budget.

2. The City Purchasing Agent be authorized to call for tenders upon adoption of this report.

3. The cost of the equipment estimated at $247,200.00 be provided in the 1974 Revenue Budget.

4. The "Replacement Program for Fire Department Apparatus" as approved by Council in February, 1970 be revised so that the two remaining City Service Trucks be replaced by 100' aerial ladder trucks on the scheduled replacement dates.

CONSIDERATION

2. Remuneration: Board of Police Commissioners

The Corporation Counsel reports as follows:

At the last session of the Legislature the Charter was amended to provide for an expanded Police Commission with rotating membership. The Cabinet has made the new appointments and the newly-constituted Board came into effect on July 1st. All future appointments come into effect on July 1st of each year.

Included in the amendment was the conferring of authority on Council to pay an annual indemnity to the members, exclusive of the Chairman. It would therefore seem appropriate at this time to consider this aspect and, if implemented, to pass a by-law.

For Council's guidance in determining an amount, regard may be had to the Park Board ($1,000 per annum), the Regional District ($25 per meeting), and the Vancouver School Board ($2,000 per annum). The various School Boards are governed by a sliding scale related to the number of pupils.

The Commission generally meets twice a month to which is also added extra meetings and other non-meeting responsibilities. Having regard to the other Boards cited above, remuneration of $1,200 per annum seems comparative.

A By-law will be submitted for Council consideration later this day if action is taken and the amount, if other than $1,200 is recommended, can be changed when the by-law receives its first reading.

FOR COUNCIL ACTION SEE PAGE(S) 195

REPORT TO COUNCIL

RE: ENVIRONMENT

July 12, 1973

A meeting of the Standing Committee of Council on Environment, was scheduled to be held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 12, 1973, at 1:30 p.m.

PRESENT: Alderman Linnell (Chairman)
Alderman Gibson

ABSENT: Alderman Pendakur
Alderman Massey

ALSO PRESENT:
Dr. J. McClendon) B.C. Veterinary
Dr. K. Paul Rumble) Medical Assoc.
Dr. S. Hoff)
Mr. R. A. Hosegood, Secretary, B.C. - S.P.C.A.
Mr. P. Kenzie, Senior License Inspector, Corporation of Burnaby
Mr. Murray Knowles, Personnel Co-ordinator, District of North Vancouver
Mr. A. J. Gibb, City Clerk, City of North Vancouver
Mr. K. J. Naylor, Chief License Inspector, Municipality of West Vancouver
Dr. H. L. Bryson, Director of Permits and Licenses, City of Vancouver
Mr. G. Masse, Pound Keeper, City of Vancouver

There being no quorum present, the following report is, therefore, submitted to Council by the remaining members present: Alderman Linnell and Alderman Gibson.

RECOMMENDATIONS:

1. Spaying Services and Population Control of Dogs:

DELEGATIONS:

(a) Citizen's Pet Population Control Society's Brief was presented by Mrs. Fran Filmer.

The Society's primary concern was with the increasing population of dogs and cats in the City of Vancouver and they felt that the cure to the problem must be preventive by objective education to the people. Mrs. Filmer stressed that the spaying services should be subsidized by the City, and she offered the Society's support to the City in any activity connected with low cost spaying services and education of pet owners to encourage them to take advantage of such services.

The meeting felt that it was not a matter of the cost involved in spaying, which the pet owners avoided, but it was the lack of proper education on the importance of animal care and spaying that created the overwhelming problem of the ever increasing dog population.

(b) On behalf of the Western Federation of Individuals and Dog Organization (Fido), a newly formed body, Mr. Jerry Presley filed a brief. He went on to emphasize that his organization felt there was lack of control on the dog situation in the City of Vancouver. He supported low cost spaying. He offered the following suggestions for the consideration of the meeting:

(i) Dog Control By-laws to be formulated so as to achieve specific objectives and to be practical in terms of available enforcement resources.

(ii) Education to provide for an increased public awareness regarding the responsibilities of the dog owner both to Society and to his dog. Spaying is still an economic way to raise dogs and prevent indiscriminate breeding.

(iii) Co-operation and communication of all people concerned with dogs, particularly in the enforcement of by-law.

(iv) Program Review, through the establishment of a permanent, ongoing review process.

Mr. Presley felt that there should be an escalating scale of impounding fees, levied against the owner rather than the dog and those owning more than one dog, the fee to be increased with each infraction.

In the control and enforcement of these by-laws, he felt that the dog control officials should be properly trained in the handling of dogs. In the case of dogs running at large, perhaps the use of tranquilizers or dyes should be considered, but in any event, the dogs should be captured, and fines imposed on their owners.

The meeting felt that there should be some understanding between the City and the Courts so that when fines are imposed on owners whose dogs have been found roaming at large, or causing a nuisance or disturbance, the fines should be more than or equal to that charged by the City Pound.

(c) Mrs. Anna Mumford, representing the Animal Protection Institute of America, filed a brief, which stressed the following points:

(i) Spaying and Neutering: A clinic where these operations could be performed at reasonable cost in an immediate priority. The service should be subsidized for low-income groups on a means test. A suitable pamphlet, outlining the advantages of spaying and neutering should be enclosed with welfare cheques, tax notices and other City Hall mailings to householders.

(ii) Impounding: Whenever possible, dog owners allowing their pets to roam at large should be summoned, accurate descriptions of dogs not wearing identification tags should be published in the Daily Newspapers.

(iii) Amateur Breeders: A large number of "Puppy-Mills" are operating in Vancouver and throughout the Lower Mainland. The owners do not have kennel licenses, the premises are not inspected, many are overcrowded and unsanitary. The products of the Factories are being advertized for sale in pet columns of local newspapers, on bulletin boards in laundromats, supermarkets, vererinary hospitals, and by other media. The advertizers of the products of such illegally operated premises should be tracked down and prosecuted.

Clause 1 Cont'd

(iv) Kennels: The definition of a kennel should include all premises where dogs are bred and the resulting offspring offered for sale. Kennel licenses should be raised to whatever level necessary to discourage the amateur breeders.

(v) Pet Shops: A separate category should be established for those pet shops which sell dogs, puppies, cats and kittens. The license fees for such outlets should be raised from the present level to a minimum of $200.00 per year, the shops should provide City Hall with the source of all animals offered for sale.

(vi) License Fees: All license and kennel fees should be placed in a separate fund, allocated to pet population control and the subsidization of spaying and neutering clinics.

(d) Dr. S. Hoff of the British Columbia Veterinary Medical Association , filed a brief in connection with the population control of dogs. The Association felt that more responsible ownership of pets must be encouraged, which can be achieved in two ways:

(i) By a comprehensive education program to make the public aware of the problems involved in owning a pet and how to minimize them.

(ii) By an extended municipal control program to enforce and encourage the responsible ownership of pets.

Dr. Hoff felt that some form of low cost spaying program was useful and perhaps this could be accomplished by collecting desexing fees at the time the owner acquired the pet and providing a voucher, which the owner could use when the pet was of age. He further felt that dog licenses should be made more readily available to the public and perhaps sold at drug stores, post offices, along with some important data on the care of pets and the importance of spaying. He felt that periodic dog counts could be made at the time of land assessment so that a more up to date figure could be obtained. He emphasized, that in order to see that all dogs are licensed, Municipalities must carry out a survey of the dog population. Owners should be ticketed for failing to keep their dogs under proper control.

The Pound Officer advised the meeting that the Department was presently in the process of preparing a brochure on the increased license fees, which would incorporate the encouragement of spaying for their own good and welfare.

During the discussions of various points raised from the briefs presented by different groups, the meeting was convinced that Municipalities operating pounds must follow the procedure as operated by the B.C. - S.P.C.A., that no female dog be released for adoption without first collecting the spaying fees of the animals, from the prospective owners.

After further discussion, it was,

RECOMMENDED:

(a) THAT no female dogs be sold from the Pound unless they have been spayed or satisfactory arrangements have been made to ensure that the female dogs will be spayed.

Recommendations Cont'd

(b) THAT the Corporation Counsel be requested to advise on the required Charter Amendments for Vancouver whereby minimum court fines would be at least equal to impounding fees.

(c) THAT a Committee, comprising Dr. Bryson, as Chairman, along with representatives from the B.C. Veterinary Medical Association and the B.C.-S.P.C.A., be appointed to prepare a brochure, from materials and information provided by other Cities for distribution to pet owners in the City of Vancouver, prior to August 1st, 1973, when the increased pound fees and license fees become effective.

(d) THAT the above Committee prepare a further brochure incorporating information re: spaying services and care of animals, for an overall campaign with a view to eradicating the increase in unwanted dogs in the lower mainland of British Columbia.

(e) THAT upon completion of the brochure, approval of the participating Municipalities be sought prior to final printing.

(f) THAT the briefs submitted this day be received.

*** The meeting adjourned at 3:20 p.m. ***

FOR COUNCIL ACTION SEE PAGE(S) 198

Marianne E. Linnell
.....
Alderman Marianne E. ~~Linnell~~
(Chairman)

Wm. Gibson M.D.
.....
Alderman Wm. Gibson

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

July 12, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, July 12, 1973 at approximately 3:45 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Alderman Linnell Alderman Marzari
ABSENT:	Alderman Hardwick
CLERK:	M. Kinsella

The Minutes of June 21, 1973 were adopted.

RECOMMENDATION

1. Recreational Facilities - Raymur Place

Council on May 15, 1973 approved the recommendation of the Standing Committee on Social Services that the Director of Social Planning enter into negotiations with the Federal and Provincial Governments on cost sharing of both capital and operational costs of the Raymur Place Recreational building. On May 31, 1973, the Director of Social Planning advised your Committee that the senior Governments had agreed to fund the capital costs of the following facilities within the recreational building:

Foyer (offices)	360 sq.ft.
Workshop	1,275 " "
Back Porch (play area)	500 " "
Pantry (co-op)	2,000 " "
Teen Rec. Room	400 " "
Library - Study	400 " "
Lounge - Snack Bar	500 " "
	5,435

In addition, the senior Governments agreed to provide day-care space to the extent of 1,000 sq.ft. indoors and 2,250 sq.ft. outdoors. The Federal and Provincial officials did not agree to share capital costs of the basement activity room (3,800 sq.ft.) or the central meeting room (living room) - 1,600 sq.ft.

Council on June 12, 1973 approved the following recommendations of the Committee:

A. Endorse the above memorandum of the Director of Social Planning with respect to Provincial and Federal government acceptance of responsibility of 5,435 sq. ft. of the proposed Ray-Cam recreational building.

cont'd ....

Clause No. 1 (cont'd)

B. Authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Municipal Affairs with respect to the two senior levels of government accepting financial responsibility for the 1,600 sq.ft. of space (living room) required for the Central Meeting Rooms.

C. Authorize the Standing Committee on Social Services to discuss with Ray-Cam representatives, the Director of the Boy's Club in the area and the Director of Strathcona Neighbourhood Centre, the need for the basement gymnasium (3,800 sq. ft.) (Both these latter facilities have gymnasia.)

With respect to (B) above, the Chairman advised that he has requested a meeting with the Minister of Municipal Affairs but has not yet received a reply.

. . . . . .

The main purpose of today's meeting was to review the need for the basement activity room in view of the fact that both the Gibbs Boy's Club and the Strathcona Community Centre have gymnasia. Mr. P. Lee, Gibbs Boy's Club, and Mrs. M. Shigehiro Strathcona Community Centre, explained the various programmes and activities offered by the respective facilities and the extent to which these are used by the community. Both Mr. Lee and Mrs. Shigehiro stated that their buildings, and the gymnasia in particular, are being fully utilized, in fact both organizations have a need for additional recreational space and neither the Gibbs Boy's Club nor the Strathcona Community Centre can provide space for impromptu play or non-league games.

By means of a model, representatives from Ray-Cam and their architect illustrated the proposed lay-out of the living room and the activity centre. The activity centre would be located in the basement area and is seen as a rectangular room approximately 70' x 50' with 1/3 of the area raised above the floor and covered with a lower ceiling -- this raised area could be used as a play area for toddlers and young children. The Ray-Cam representatives emphasized that this is an activity centre and not a gymnasium and it is mainly intended for impromtu games such as volleyball, basketball, badminton, floor hockey, etc. The Ray-Cam organization has applied to the Vancouver Foundation and to the Kiwanis for grants towards the capital costs of the living room and the activity centre, but to date have had no response. The Chairman suggested that they continue their efforts to obtain funding from these sources. There was discussion of the possibility of funding the community activity centre through the Community Recreation Facilities Fund Act which has recently been introduced by the Province. Your Committee

RECOMMENDS that Council

A.(i) Endorse in principle the need for a community activity centre of approximately 3,800 sq.ft., plus storage space, to be located on the lower level of the proposed Ray-Cam recreational building;

(ii) Authorize the Chairman of the Standing Committee on Social Services to enter into direct negotiations with the appropriate Provincial officials on funding of the community activity centre under the Community Recreation Facilities Fund Act;

cont'd ....

Clause No. 1 (cont'd)

B. Endorse in principle the need for a living room (Central Meeting Room) of approximately 1,600 sq.ft. to be located on the main floor of the Ray-Cam recreational building.

(Attached for information is a copy of the preliminary design programme for the living room and the basement recreation centre, Ray-Cam recreational building.)

INFORMATION

2. New North Service Area Office, Commercial and Grant Streets for Health, Welfare & Rehabilitation, Probation -- Progress Report

As requested by your Committee on June 14, 1973, the Management team of the North Service Area office met with your Committee to report on progress to date. Dr. K. Saunders, Chairman of the Management Executive Committee, presented a brief report of the planning to date, as well as details of the various committees which have been established. The Management Team is comprised of representatives of the three departments which will occupy the building, i.e. Health, Welfare and Probation Services, as well as the Administrative Analyst. There is an Executive Committee composed of five members of the Management Team, with Chairmanship to rotate on a six month basis. The Standing Committees are:

(i) Personnel
(ii) Staff Facilities and Social Functions
(iii) Scheduling of Rooms

The Executive Committee is charged with

(i) Day to day management
(ii) Liason with committee of dept. heads
(iii) Staff in-service orientation
(iv) Community liason
(v) Publicity
(vi) Research and evaluation

Progress to Date:

(a) Personnel

one information receptionist, three telephone operators, and two building maintenance men have been hired. The Information Receptionist is receiving orientation to all the involved departments and the community.

(b) Scheduling of Rooms and Parking

a time table has been drawn up and room scheduling is proceeding satisfactorily. A plan for parking is scheduled for completion by August 1st.

Currently Being Planned

(a) In-service Orientation of Staff

(b) Citizen participation through a citizen advisory group composed of representatives of area councils and other citizen groups.

cont'd ....

Clause No. 2 (cont'd)

(c) Research and evaluation programme -- possibly through the Health Department.

Following further discussion with the representatives of the Management Team, your Committee

RESOLVED to receive the progress report of the North Service Area Management Team and request that they be given a periodic progress reports on the management of the North Service Area Facility.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 198-9

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

July 19, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, July 19, 1973 at approximately 3:55 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant Minister of Human Resources

CLERK: M. Kinsella

The Minutes of June 21, 1973 were adopted.

RECOMMENDATION

1. Grant Request: Vancouver Status of Women Council, Transition House

A delegation from the Transition House Committee, Vancouver Status of Women Council, submitted for consideration a grant request with respect to their Transition House project. The group specifically requested a grant of $1,667.12 per month for 12 months to cover the following items:

Two salaries	$867.00
Employer contributions	60.12
House rental	450.00
Hydro	50.00
Telephone	25.00
Office Supplies	15.00
Household Maintenance	150.00
Reserve for Contingencies	50.00
	$1667.12 per month

The total estimated budget is $4,155.00 per month and the delegation stated they hope to fund the balance of $2,487.88 with grants from private agencies and the Provincial Government. They have been in touch with the Minister of Human Resources on this matter, but have not received any firm commitment from him. Mr. Denofreo stated the Department of Human Resources is currently co-ordinating all grant submissions received by them and is in the process of establishing a system to deal with these requests.

The delegation stated that "Transition House" would provide a place to stay for women with children who have difficulties maintaining themselves while undergoing a major change in their lives, e.g. women in the process of separation, divorce, maintenance and custody problems; mothers who are faced with crisis such as a violent drunken husband or needing emergency housing because of eviction or demolition of cheap housing. One house could provide four mothers with children with accommodation up to a period of one month and would offer the following services:

(i) 24 hour reception and phone-line service
(ii) Room, board and child-care
(iii) Assistance with job and house hunting
(iv) Counselling and referral to Community agencies such as Y.W.C.A.'s single parent homes, legal aid, Children's Aid Society, etc.

cont'd ...

Clause No. 1 (cont'd)

The Delegation stated that they had approached existing Social Service Agencies in Vancouver to establish this service, but none of them are in a position to do so at the present time. The only facility for women with children in the City of Vancouver is the Catharine Booth Home which is not sufficient to meet the need. The Crisis Centre provide an emergency over-night bed service for both men and women and a baby would be accepted with a mother only on rare occasions. A survey of various agencies in the City indicates that there is a great need for a service such as the "Transition House".

Mr. McFarlane, Children's Aid Society, and Mr. McDaniel, Catholic Family & Children's Society, support the need for a facility for women with children. The Children's Aid Society has an emergency fund to provide shelter for women with children, usually in motels or hotels, but suitable accommodation is not always available, particularly in the Summertime. Lack of suitable emergency accommodation can result in the mother and child(ren) , being separated from each other for a period of time.

Further discussion ensued and your Committee

RECOMMENDS that Council

A. approve in principle the need for a facility for women in the following situations (as outlined in the attached brief from the Status of Women Council)

   (i) Women on their own with children to support who are in the process of separation, divorce, maintenance and custody problems;
   (ii) Mothers who are faced with crisis such as a violent drunken husband who threatens either themselves or their children;
   (iii) Mothers needing emergency housing because of eviction or demolition of cheap housing.

B. refer the brief from the Status of Women Council to the Director of Social Planning for review and report back to the Standing Committee on Social Services as soon as possible, such report to include details of possible funding, provision of housing, auspices, etc.

C. authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Human Resources with respect to cost sharing of the proposed Transition House programme.

(Members of the Transition House Committee will be present in the Council Chamber when this matter is being considered by Council to answer any questions with respect to their submission.)

2. MacLean Park Self-Help, Development and Communication Centre - Grant Request

Your Committee had for consideration a brief submitted by the MacLean Park Self-Help, Development and Communication Centre requesting a grant of $3,330.00 to provide the following services:

cont'd .....

Clause No. 2 (cont'd)

$900.00	Senior Citizens' Programme
360.00	Concession, Teen centre and furnishing for same
600.00	Various Family and Children's activies
750.00	Transportation for various outing throughout the Summer
420.00	Information centre, Newsletter, plus additional furnishings for this centre
300.00	Telephone, typewriter, misc. office expenses
$3330.00	

The Centre provides an administration and information centre for the residents of MacLean Park, recreation programmes for Senior Citizens, Teenagers, and families.

Mr. R. Young, Social Planning Department, supported the request of the Association for a grant of $3,330.00. The Social Planning Department consider the MacLean Park proposal is somewhat similar to the Ray-Cam proposal, previously approve in principle by the Social Service Committee and City Council. MacLean Park, like Raymur, is a large Public Housing Project (459 units) which scale is totally uncomplementary to the surrounding community. Socially, economically, and culturally it is unrelated to the Chinese single family neighbourhood in which it is located. In design the housing project looks into itself on inner courtyards and has no front to the street. Whatever the surrounding recreational facilities, it has been apparent in similar situations that on site supplementary programs preferably run by the tenants themselves are necessary.

Mr. Young also stated that the MacLean Park proposal does not call for the provision of a physical facility. They have already negotiated for adequate space within the project to be provided by B.C.H.M.C. The need at this time is for funds to program this space.

The MacLean Park Self-Help, Development and Communication Centre Association has successfully operated an information service within the project for the past six months. The Social Planning Department feels that they will be able to carry out the programs detailed in their brief.

Your Committee

RECOMMENDS that Council

A. approve a grant of $3,330.00 for 1973 to the MacLean Park Self-Help, Development and Communication Association

B. instruct the Director of Social Planning to make representation to the Federal-Provincial partnership to

(i) have the MacLean Park Self-Help, Development and Communication program recognized as an integral part of the operating budget for the MacLean Park project and the cost shared on the same basis;

(ii) investigate the possibility of Federal-Provincial cost sharing of all similar recreation projects in public housing projects on a policy basis.

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 199

DISTRIBUTED TUESDAY

CITY OF VANCOUVER

SPECIAL COUNCIL - July 19, 1973

A special meeting of the Council of the City of Vancouver was held on Thursday, July 19, 1973 in No. Committee Room, at 1.30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Hardwick, Linnell, Marzari, Pendakur, Rankin and Volrich.

ABSENT: Aldermen Gibson, Harcourt and Massey

CLERK TO THE COUNCIL: M. James

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- Carried Unanimously

1. Blocks 51, 61 and 71

Council previously had at "In Camera" session received a report reference from Arthur Erickson on the proposal for the development of the Provincial Government office buildings on Blocks 51, 61 and 71. Council instructed that a second meeting be held for Council to discuss the matter and, on the instructions of the Mayor, the meeting was held this day.

Present was Mr. Kerr of the Department of Public Works and Mr. Bing Tom from the firm of Arthur Erickson. Mr. Tom, with a series of diagrammatic plans and perspectives explained in detail the proposed development as designed by their firm.

Block 51 (the present Courthouse site) would be converted from its present Governmental use to civic uses. The present Courthouse would be vacated by the courts and would house a civic information centre and other public-oriented spaces and would have built on the south side an extension which would house the Vanouver Art Gallery. The annexe to the Courthouse would be converted to a small Opera House, seating approximately 400. The present courts of the Courthouse lying along Robson and Howe streets would be excavated to provide a sunken court for the display of sculpture. This sunken court would extend under Robson Street to another sunken court at the north portion of Block 61. Robson Street would either be closed between Howe and Hornby or be a causeway with commercial retail facilities underneath. The architect recommended that these commercial facilities be focussed on foods and the development of a multi-national restaurant centre.

Block 61 would have on its northern half a sunken court open space and on the southern half would have Government offices and other facilities including a day/child care centre. This structure would start at one storey on the northernmost end and rise to five stories on the southern end at Smithe Street. There would be a sky-walk pedestrian connection between the Government office building on 61 and the new

cont'd ....

provincial courts building on Block 71. The courts building on 71 would be approximately 5 stories high and cover approximately 90% of the site area. There would be a main public entrance into the blocks on the north-east corner of Nelson and Hornby on Block 71.

All of the roof-tops of Blocks 61 and 71 were to be landscaped and planted and would become "park" areas.

Mr. Tom advised that in designing this proposal for the provincial government the firm had studied traffic and transit patterns, pedestrian traffic patterns, problems of access and egress to the three separate sites and the general relationships between their proposal on this three-block area and the surrounding developments or potential developments in the blocks adjacent to Blocks 51, 61 and 71.

The proposal has the following:

51	F.S.R. -	1.6	Open Space (grade)	33%
61	" -	2.2	" "	25%
71	" -	3.3	" "	10%

During the discussion of various points the following observations were made:

- There was a suggestion made that this proposal would have an increase potential of approximately 40%.
- The staff should be investigating the use of Smithe and Nelson Streets as a traffic couplet, to be connected with the north end of the replacement for the present Connaught Bridge.
- The staff feel Robson Street should not be closed and that pedestrian traffic along Robson Street should be assisted.
- The utilization of the roof parks should be assisted by the development of activities in these areas.
- No consideration was given to underground rapid transit in the design.
- Truck loading may be a problem.
- The development of the Granville Street transit mall should not have too great an effect on traffic on Howe and Hornby.
- The Provincial Government has not yet made any comment on this proposal.
- The means of financing the conversion of Block 51 was not commented upon by the architect.
- The Provincial Government has not yet made any commitment on the possible purchase from the City of Block 71.
- It was noted that the City in purchasing Block 71 intended to use this purchase as an investment so as to be able to buy smaller parcels of land in the Downtown area for parks when Block 71 was sold.

cont'd ....

- The depressed open spaces were questioned and criticized as being not appropriate open spaces for people to use in the Downtown area.

- The very large percentage of site coverage on Block 71 and the height and bulk of the proposed building were questioned.

- It was noted that the one block of open space that Block 71 was to provide has been incorporated in the design but has been split so that one half block is on Block 51 north of Robson Street and the other half on Block 61 south of Robson Street.

- Council noted that the design proposal has been displayed in the public library and comments had been collected.

The Council, after discussing this whole project of the architect and staff members, by general agreement did not take any action.

The Council agreed that another meeting on this topic should be held in approximately one month's time and that more detail on the project be available.

2. Inter-Institutional Policy Simulator

Council at its meeting on June 15 considered a report submitted by the Directors of Finance, Social Planning, the City Engineer and the Deputy Director of Planning and Civic Development. The report requested Council to consider and instruct on the continuance of Council support for the final two years of this 5-year project.

The following is an extract from the minute of that date:

"Moved by Ald. Rankin,
THAT THE Council do not approve any further extension of the IIPS project.
(tabled)

Moved by Ald. Hardwick,
THAT this whole subject, including the motion of Alderman Rankin, be tabled pending a meeting of the Council, sitting in Committee, for the purpose of a meeting between members of Council and appropriate members of staff to pursue the matter further in detail.
CARRIED "

Present at the meeting were staff persons connected with the IIPS from the University of British Columbia and also present were the Department heads concerned with this project.

The members of Council discussed with the two staff groups present the progress of the project to date and its anticipated progress over the next two-year period. Four models have been developed so far and it was suggested that these models in their present state were not of direct benefit to the City. The proposed models when completed and interactive would be, the staff groups suggested, of value.

The Council noted that the City will be contributing a total of $100,000 over the life of the project in cash and approximately $70,000 in staff time. The Regional District has contributed in staff time only, a total of approximately $50,000. Council noted that at the completion of the project, if successful, the various models would be of further expense as to be valid in the future they would need continuous up-dating.

cont'd ....

The Council was advised that the City staff felt the project was of benefit and at the end of the project if their present opinion was confirmed they would be in a position to support its continuation.

Tabled motion as follows:

THAT the Council do not approve any further extension of the IIPS project

was put and - LOST

(Aldermen Hardwick, Pendakur and Rankin voted in favour)

AMENDED SEE PAGE 179

It was agreed by Council that the four department heads would report on those models which they felt of greatest benefit so that emphasis could be placed in these areas.

Moved by Ald. Bowers

THAT the Committee rise and report - CARRIED UNANIMOUSLY

Moved by Ald. Bowers and
Seconded by Alderman Volrich,

THAT the Committee's Report be adopted - CARRIED UNANIMOUSLY

Council adjourned at approximately 3.45 p.m.

The foregoing are Minutes of the Special Council meeting of July 19, 1973, adopted as amended on July 31, 1973.

A. Phillips
MAYOR

CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 179

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 14, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk reported one item, being a report from the Burrard Inlet Waterfront Committee, would be considered in open meeting later this day and a further item would be discussed in the 'In Camera' meeting, from the point of view of whether it should be retained 'In Camera'.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Volrich,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated July 31, 1973, be adopted after amending the resolution on Page 16 moved by Alderman Volrich re Clause 5 relating to proposed office building - northeast corner of Pender and Broughton Streets, to read as follows:

"THAT the whole matter be deferred pending a further report to Council, giving the Council further information on the project, including visual material."

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

DELEGATIONS

It was agreed that the Agenda be varied to hear a delegation in respect to improvements to 33rd Avenue between Heather and Arbutus Streets.

cont'd.....

DELEGATIONS (cont'd.)

33rd Avenue -
Heather to Arbutus

Mr. David H. Campbell, Barrister, appeared on behalf of various property owners on 33rd Avenue between Heather and Arbutus Streets and read a brief accompanying a petition opposing the City Engineer's recommendation as contained in Clause 2, Departmental Report, Works and Utility Matters, dated August 10, 1973, in respect of improvements to 33rd Avenue from Heather to Arbutus Streets, and providing for a 42 ft. width pavement.

After due consideration, it was

MOVED by Ald. Pendakur,
THAT the City Engineer be requested to report back, after consultation with the Planning Department, on a local improvement plan to allow local option for street improvement to 32' or 42' taking into consideration particularly, intersections with major streets.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Grant Request - National Youth Orchestra Association of Canada

It was agreed to defer this matter pending the hearing of a delegation later this day.

2. Lease of 2777 and 2779 Point Grey Road

On July 17, 1973, the Council deferred the Board of Administration report under date of July 13, 1973 respecting lease of 2777 and 2779 Point Grey Road. The deferment was to obtain a further report on the adequacy of the proposed lease rental. In this regard the Board of Administration, by report of August 10, 1973, submitted a report of explanation from the Supervisor of Property & Insurance, substantiating the rental of $600.00 per month to Mrs. J. Ames on a month to month basis.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration and the Supervisor of Property & Insurance contained in the Board of Administration report (Property Matters) dated July 13, 1973, be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS

1. Withdrawal of Canada's Commitment to Expo '74, Spokane, Washington

The Council received a communication from the Mayor of Castlegar drawing attention to the recent decision of the Federal Government to withdraw Canada's commitment to Expo '74 to be held at Spokane, Washington. It is requested a protest be lodged with the Minister of Industry, Trade and Commerce, asking the Government's decision be reversed.

cont'd.....

COMMUNICATIONS (cont'd.)

1. Withdrawal of Canada's Commitment to Expo '74, Spokane, Washington (cont'd.)

MOVED by Ald. Bowers,
THAT this request be received.

- Carried Unanimously.

MOVED IN AMENDMENT by Ald. Volrich,
THAT the following words be added to the motion of Alderman Bowers:

"and the request from the Mayor of Castlegar be endorsed".

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Pendakur, Mayor Phillips and Alderman Rankin voted against the motion by Alderman Volrich)

The motion by Alderman Bowers was put and

- CARRIED UNANIMOUSLY.

2. Landlord and Tenant Law

The Legal Research Officer for the Law Reform Commission of British Columbia enclosed an advertisement being published in the B.C. Newspapers respecting Landlord and Tenant Law. This newspaper advertisement invites views from municipal and local bodies on various aspects of the subject, advising submissions should be received not later than August 31, 1973.

The Mayor reported that the Rental Accommodation Grievance Board is desirous of submitting a brief to Council on the subject.

MOVED by Ald. Hardwick,
THAT the report of the Rental Accommodation Grievance Board on the subject be submitted to Council at the same time the Standing Committee on Social Service Matters will be reporting on the general question.

- CARRIED UNANIMOUSLY.

3. Delegation Request re Installation of Drinking Fountain and Public Washrooms: Gastown Area

The Council received a request from Messrs. Hawke and McDermott requesting the opportunity of appearing before Council on the installation of a drinking fountain and public washrooms in the Gastown area, preferably on Water Street or in Maple Tree Square.

MOVED by Ald. Harcourt,
THAT suitable arrangements be made to hear the delegation.

- CARRIED UNANIMOUSLY.

4. Burrard Inlet Waterfront Study and Terms and Conditions of Federal Contribution

The Council received the following letter from the Minister of State Urban Affairs under date of July 31, 1973:

cont'd.....

4. Burrard Inlet Waterfront Study and Terms and Conditions of Federal Contribution (cont'd.)

"In recent months, officials of this Ministry and the City of Vancouver have developed Terms of Reference for a study of the Burrard Inlet Waterfront from Stanley Park to Main Street. The basis of our agreement is contained in a memorandum dated April 3 from Alderman V. Setty Pendakur to the City Council's Special Committee re Burrard Inlet Waterfront. This memorandum, and the Terms of Reference set out in an Appendix, received my approval in a telegram that I sent to you on April 6.

I am now pleased to inform you that Treasury Board has approved a federal contribution of $51,500.00 to assist in this study. This contribution will be made to the City of Vancouver, subject to your agreement to the attached Terms and Conditions. As these Terms and Conditions are essentially those specified in the Appendix to Alderman Pendakur's memorandum, I trust that you will find them acceptable.

In recent weeks the study preparations have taken a significant step forward, through the appointment of Mr. Dick Mann as Project Manager. In accordance with Alderman Pendakur's memorandum, I believe that Mr. Mann should be responsible to the Joint Steering Committee (Appendix, para. 'C') and that day-to-day responsibility for directing his work should be in the hands of the Director of Planning of the City (as provided for in para. 'D').

As soon as I have your agreement to these matters, I shall arrange for the transfer to the City of the federal contribution. I look forward to seeing the results of the study, and even more to the adoption of imaginative plans for waterfront redevelopment based on this joint enterprise."

MOVED by Ald. Pendakur,
THAT the Mayor be authorized to express the Council's agreement as requested by the Minister.

- CARRIED UNANIMOUSLY.

(Attached Terms and Conditions on file in the City Clerk's Office)

5. Park and Tilford Trophy re Beautification

By letter of August 10, 1973, advice was received from the Park & Tilford Trophy Public Relations Officer that an award of merit would be presented early in October to the Mayor of Vancouver in connection with Vancouver's community beautification entry.

MOVED by Ald. Bowers,
THAT this information be received.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS (cont'd.)

6. Sunday Horse Racing:
B.C. Jockey Club

A request was received from the B.C. Jockey Club that the City Council approve the Jockey Club proposal to hold horse races on Sundays during the period of the Pacific National Exhibition, i.e. August 19, 26th and September 2nd, 1973.

MOVED by Ald. Bowers,
THAT the Council inform the B.C. Jockey Club and the Provincial Government that the City of Vancouver has no objection to this proposal of the B.C. Jockey Club.

- CARRIED.

(Alderman Rankin voted against the motion).

7. Pacific National Exhibition:
Board of Directors

By letter dated August 14, 1973, the Mayor recommended the following five members of Council be appointed to the P.N.E. Board of Directors:

Mayor Phillips
Alderman Bowers
Alderman Linnell
Alderman Pendakur
Alderman Volrich

MOVED by Ald. Pendakur,
THAT the Mayor's recommendation be approved and the aforementioned members of Council be appointed to the Pacific National Exhibition Board of Directors accordingly.

- CARRIED.

(Alderman Rankin voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION,
General Report, August 10, 1973

WORKS & UTILITY MATTERS (August 10, 1973)

The Council considered this report which contained clauses 1 to 3 identified as follows:

Cl. 1: Water Main Installation - 1973 Capital Budget
Cl. 2: Water Main Installation - 1973 Capital Budget
Cl. 3: Shinerama '73 for Cystic Fibrosis

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration and the City Engineer as contained in these clauses, be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

WORKS & UTILITY MATTERS (cont'd.)

Clause 3 - Shinerama '73 for Cystic Fibrosis

After considering the report of the City Engineer contained in Clause 3, it was

MOVED by Ald. Bowers,
THAT permission be granted to the Student Association of the B.C. Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals to hold, for charitable purposes, a Shinerama or Shoe Shine day, Thursday, September 20, 1973, on City street allowance, subject to the following conditions:

(a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

(b) That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (August 10, 1973)

The Council considered this report which contained six clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) June 1973
Cl. 2: Board of Parks & Public Recreation - Kates, Peat, Marwick & Co. 'Overview' Report
Cl. 3: Grant Equal to Taxes - Vancouver Neurological Centre
Cl. 4: Parks Board - New and Non Recurring Items 1973 Revenue Budget
Cl. 5: Luncheon - Law Enforcement and Criminal Justice Analysts
Cl. 6: Grant Request - Canadian Institute of Surveying

Action was taken as follows:

Clause 1 - Investment Matters (Various Funds) June 1973

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration and the Director of Finance as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Board of Parks and Public Recreation - Kates, Peat, Marwick & Co. 'Overview' Report

MOVED by Ald. Bowers,
THAT recommendations 1 and 2 of the Board of Administration report as set out in this clause be approved on the understanding that the report of the Director of Personnel Services will be received within one month.

FURTHER THAT the City Council offer to the Park Board, a seminar on programme budgeting and the setting of objectives at a cost not to exceed $1,000.00.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clause 3 - Grant Equal to Taxes - Vancouver Neurological Centre

MOVED by Ald. Hardwick,
THAT recommendation (1) of the Director of Finance set out at the conclusion of this clause, be approved, and the Council re-affirm its policy accordingly.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT no action be taken on recommendation (2) by the Director of Finance and quoted at the conclusion of this clause and relating particularly to request for further financial assistance.

- CARRIED.

(Alderman Marzari voted against the motion).

Clause 4 - Parks Board - New and Non Recurring Items 1973 Revenue Budget

In this clause, the Director of Finance sets out items approved by the Park Board in the amount of $239,500 for new and non recurring items in the Park Board budget.

MOVED by Ald. Bowers,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 5 - Luncheon - Law Enforcement and Criminal Justice Analysts

In this clause, the City Clerk advises of a request from the Law Enforcement and Criminal Justice Analysts, that the Council grant funds not exceeding $180.00 to provide a luncheon on September 8, 1973 for those attending the regional meeting.

MOVED by Ald. Bowers,
THAT approval be given to this request.

- CARRIED
BY THE REQUIRED MAJORITY.

(Aldermen Linnell and Marzari voted against the motion).

Clause 6 - Grant Request - Canadian Institute of Surveying

The City Clerk advised of a request from the Canadian Institute of Surveying, that the City give financial support to the 67th Annual meeting of the Institute to be held in Vancouver April 2 - 5, 1974.

MOVED by Ald. Bowers,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY.

PERSONNEL MATTERS

MOVED by Ald. Hardwick,
THAT the Board of Administration report (Personnel Matters), dated August 10, 1973, with respect to Salary and Classification Review - Three Positions, Queen Elizabeth Theatre, be approved.

- CARRIED UNANIMOUSLY.

PRESENTATION: RETIREMENT OF
MR. RONALD THOMPSON

The Council acknowledged the retirement from the position of City Clerk of Mr. Ronald Thompson who joined the staff of the City Clerk's Office in 1936 and was appointed City Clerk in 1945. It was

MOVED by Ald. Linnell,
WHEREAS Ronald Thompson joined the staff of the City of Vancouver as a clerk on March 25th, 1936, and attained the position of Principal Clerk on September 2nd, 1943;

AND WHEREAS Ronald Thompson was appointed City Clerk on April 17th, 1945;

AND WHEREAS on September 29th, 1973, he will be retiring from the City Service;

THEREFORE BE IT RESOLVED THAT on this fourteenth day of August, Nineteen Hundred and Seventy-three, the Council of the City of Vancouver be, and is hereby recorded as extending to:

RONALD THOMPSON

sincere and grateful appreciation, thereby commending him for his thirty-seven years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY.

Alderman Linnell then presented a corsage to Mrs. Thompson. The Mayor in commending Mr. Thompson for his years of faithful service, also acknowledged other members of the family who were present and presented Mr. Thompson with a gift on behalf of the members of City Council.

Mr. Thompson responded with thanks.

- - - - - - - - - - -

At this point the Council recessed at approximately 10:50 a.m. to reconvene 'In Camera' at approximately 11:15 a.m. and reconvened in the Council Chamber at 2:00 p.m.

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The Council reconvened in the Council Chamber at approximately 2:00 p.m. still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Japanese students who are part of the Canada-United States-Japan Exchange Program as sponsored by Lions Clubs.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Grant Request: National Youth Orchestra Association of Canada

Mr. J. H. Dayton and Mr. S. Smith appeared before Council and submitted a brief in support of request for a grant equal to the rental of the Queen Elizabeth Theatre in respect of four performances of the National Youth Orchestra. The rental is estimated at $3,000.

After due consideration, it was

MOVED by Ald. Volrich,
THAT this grant request be approved subject to

(a) a financial statement being submitted to Council following the performances

(b) one-third of the Theatre's seats being reserved and made available for needy persons and other deserving groups in the community.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Property Required for Britannia Community Services Centre: 1641 & 1643 William St. (Messrs. Pui Wong and P. Colapinto)

Mr. P. Colapinto and Mr. Pui Wong appeared expressing disapproval of the offer made by the City for their property at 1641 and 1643 William Street required in connection with the Britannia Community Services Centre. The request is made that they be given the opportunity of obtaining similar houses in a similar location, and it is stated the City's offer does not enable them to do this.

In this regard, the Board of Administration under date of August 13, 1973, submitted a report from the Supervisor of Property and Insurance reviewing the details of negotiations with these owners and advising of the current situation in regard to the Centre. Information in connection with award of contract for the Centre is referred to in the report and indicates action is imminent.

MOVED by Ald. Rankin,
THAT further consideration of this whole matter be deferred to an 'In Camera' session of Council later this day.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Office Building: N/E Corner of Pender and Broughton Streets

On July 31, 1973, the Council instructed that a further report be given to Council on the proposed office building at the north-east corner of Pender and Broughton Streets to provide additional information including visual material.

On July 31, 1973, the Council had before it a report from the Deputy Director of Planning and Civic Development under date of July 27, 1973, dealing particularly with the aspect involved of a low profile building versus a tall building dealing particularly with the amenity factor.

In this regard, the Council viewed some visual material as introduced by the Deputy Director of Planning. After due consideration, it was

MOVED by Ald. Hardwick,
THAT the principle defined in the Deputy Director of Planning and Civic Development report, i.e. taller and narrower buildings in the area, be approved, and in the case of the particular proposed application for the northeast corner of Pender and Broughton Streets, these be as narrow a frontage as possible on Pender Street.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, August 10, 1973
(continued)

PROPERTY MATTERS (August 10, 1973)

The Council considered this report which contains clauses 1 to 4 identified as follows:

Cl. 1: Sale of City Lots 1 & 2 etc: N/E Corner of Marine Drive and Laurel Street
Cl. 2: Acquisition for Britannia Community Services Centre: 936 Cotton Drive
Cl. 3: Acquisition for Public Housing for Single People: 545 East Cordova Street
Cl. 4: Acquisition for Public Housing for Single People: 527 East Cordova Street

Action was taken as follows:

Clause 1 - Sale of City Lots 1 & 2 etc: N/E Corner of Marine Drive and Laurel Street

In connection with this clause, it was

MOVED by Ald. Pendakur,
THAT these lots be sold to the abutting owner of Lots 4 to 6 as referred to in the Supervisor of Property and Insurance's report and the recommendations in his report noted as (A) and (B) be approved.

- CARRIED

(Alderman Marzari voted against the motion)

Clauses 2, 3 and 4

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration and the Supervisor of Property and Insurance contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHFR REPORTS (cont'd)

B. DEPARTMENTAL REPORT
General Report, August 10, 1973

WORKS AND UTILITY MATTERS (August 10, 1973)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Revised Rate Schedule for Refuse By-law
Cl. 2: 33rd Avenue - Heather to Arbutus
Cl. 3: Introduction of New Bus Service

Action was taken as follows:

Clause 1 - Revised Rate Schedule for Refuse By-law

MOVED by Ald. Bowers,
THAT the recommendations of the City Engineer and the Director of Finance contained in this clause, be approved.

- CARRIED

(Alderman Marzari voted against the motion)

Clause 2 - 33rd Avenue - Heather to Arbutus

For Council action on this clause, see page 2.

Clause 3 - Introduction of New Bus Service

MOVED by Ald. Hardwick,
THAT the recommendations of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BUILDING & PLANNING MATTERS (August 10, 1973)

The Council considered this report which contains clauses 1 to 11 identified as follows:

Cl. 1: Rezoning: S/S East 14th Avenue between Quebec and Main Streets
Cl. 2: Density of Development - Vancouver Centre
Cl. 3: Rezoning: 3150 Rosemont Drive, S/S of Rosemont Drive, East of Kerr Road
Cl. 4: Development Permit Application No. 62977 - 2886 Granville Street
Cl. 5: Rezoning: N/S West 6th Avenue between Balsam and Larch
Cl. 6: Building Line - N/S 37th Avenue from the East Property Line of Fraser to the West Property Line of Inverness
Cl. 7: Sign By-law: Proposed Granville Street Transit Mall
Cl. 8: Development Permit Application No. 63226 - 6506 Victoria Drive
Cl. 9: Development Permit Application No. 55924 - Sands Motor Hotel
Cl. 10: Rezoning: S/S Franklin between Kaslo and Renfrew Plus 144' on Hastings Street
Cl. 11: Proposed Open Space at N/E Corner of Thurlow and Hastings Streets.

Action was taken as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BUILDING AND PLANNING MATTERS (cont'd)

Clauses 1, 4, 6 and 7

MOVED by Ald. Bowers,
THAT the recommendations of the Deputy Director of Planning contained in clauses 1, 4 and 6 and the recommendations of the Deputy Director of Planning and the Director of Social Planning contained in clause 7, be approved.

- CARRIED UNANIMOUSLY

Clause 2 - Density of Development: Vancouver Centre

MOVED by Ald. Bowers,
THAT the recommendation of the Deputy Director of Planning be approved after amendment as follows:

"That the Floor Space Ratio be reduced from 10.51 by the deletion of the two additional floors of parking that had been requested, but that the City reserve the right to require of the developer within one year the additional floors of parking or a cash payment in lieu thereof."

- CARRIED UNANIMOUSLY

Clause 3 - Rezoning Application: 3150 Rosemont Drive (Kopernik Foundation)

MOVED by Ald. Hardwick,
THAT the recommendation contained in the clause by the Deputy Director of Planning and Civic Development referring the application to a Public Hearing, be approved, and the communication from the M. Kopernik Foundation enclosing signatures of neighbours in agreement with the application, be received.

- CARRIED UNANIMOUSLY

Clause 5 - Rezoning: N/s West 6th Avenue between Balsam and Larch Streets

In considering this clause, it was noted that A.W. Goodrich Company Ltd. has requested an opportunity to appear before Council, and therefore, it was

MOVED by Ald. Bowers,
THAT this delegation request be approved.

- CARRIED UNANIMOUSLY

Clause 8 - Development Permit Application No. 63226: 6506 Victoria Drive

This clause relates to the Development Permit application to demolish existing gasoline service station and construct a new self-serve gasoline service station on the site.

It was reported that the Standing Committee on Civic Development would be reporting on the policy question involved in the matter of self-serve gasoline service stations, and therefore it was

MOVED by Ald. Rankin,
THAT further consideration of this clause be deferred pending a report from the Civic Development Standing Committee on policy re self-serve gasoline service stations.

- LOST
(A tie vote having resulted)

(Aldermen Bowers, Pendakur, Mayor Phillips, Aldermen Massey and Volrich voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHFR REPORTS (cont'd)

BUILDING AND PLANNING
MATTERS (continued)

Clause 8 - Development Permit Application
No. 63226: 6506 Victoria Drive (continued)

MOVED by Ald. Bowers,
THAT the recommendation of approval as submitted by the Planning Department and contained in this clause, be approved.

- LOST
(A tie vote having resulted)

(Aldermen Harcourt, Hardwick, Linnell, Marzari and Rankin voted against the motion)

(No further action was taken on this application)

Clause 9 - Development Permit Application
No. 55924: Sands Motor Hotel

MOVED by Ald. Rankin,
THAT the whole matter be deferred for a full report reference at which time delegations be heard from the West End Planning Team and any other concerned parties in respect of the proposal.

- CARRIED UNANIMOUSLY

Clause 10 - Rezoning: S/S Franklin between
Kaslo and Renfrew Plus 144' on Hastings St.

The Deputy Director of Planning and Civic Development reported on an application received from Mr. L.G. Dirassar for a Zoning By-law amendment whereby property on the south side of Franklin between Kaslo and Renfrew Streets plus a portion on Hastings Street would be rezoned to CD-1 Comprehensive Development for the purpose of constructing a 246-room hotel with other services.

In the report a historical review is given of applications to rezone since 1968, and that conditions attached to the last approval were not fully met by the applicant in sufficient time to amend the By-law as required, and therefore this application with a scheme of development similar to the previous one submitted to a Public Hearing on August 3, 1972, is submitted for consideration of Council.

It is advised the Technical Planning Board recommends approval subject to various conditions but the Vancouver City Planning Commission recommends against the approval subject to reasons stated in the report.

An opposing letter from the Hastings Townsite Residents' Assn. President dated August 14, 1973, was noted asking a night Public Hearing be held in the area, failing which a delegation be heard from the organization before the application is referred to a Public Hearing.

MOVED by Ald. Bowers,
THAT the application not be forwarded to a Public Hearing at this time, but a delegation be heard from the Hastings Townsite Residents' Association.

- CARRIED UNANIMOUSLY

Clause 11 - Proposed Open Space at N/E
Corner of Thurlow and Hastings Streets

MOVED by Ald. Hardwick,
THAT the recommendations of the Deputy Director of Planning and Civic Development contained in this clause be approved including the option recommendation contained in item 2(b) titled 'Public Open Space'.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (August 10, 1973)

Council considered the report of the Director of Social Planning recommending as follows in connection with a grant request from the Canadian Council of Christians and Jews, Inc.:

"1. That the Canadian Council of Christians and Jews, Inc. be given a grant of $900.00 to provide an opportunity for City teenagers to attend their camp.

2. That the Canadian Council of Christians and Jews, Inc. be advised that the United Community Services Bureau of Vancouver should be approached in future years."

MOVED by Ald. Pendakur,
THAT a grant of $900.00 be given to the organization as recommended in the report of the Director of Social Planning.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Hardwick and Linnell voted against the motion)

C. Recreational Facilities for Employees

The Board of Administration under date of July 30, 1973, reported as follows:

"A request has been received from the Municipal and Regional Employees' Union for recreational or similar facilities for Civic staff throughout the City. They have requested consideration of the following facilities for City Hall:

1) A lounge or roof garden on the roof of the East Wing.

2) Shower and locker room facilities to encourage employees to exercise.

The Director of Permits and Licenses reports as follows:

Lounge or Roof Garden on Roof of East Wing

'Any permanent form of structure on the roof of the East Wing is not recommended at this time. Office space at City Hall is at a premimum, with limited expansion space available. Serious consideration must be given in the near future for additional office space. One possibility of providing this may be the construction of an additional floor on the East Wing, which precludes the construction of any permanent facility on the roof, at this time. Investigations into this problem may be affected by any changes to the structure of Council, arising from possible electorial changes, now under Committee study.

It would be possible to provide a Roof Garden that could be relocated on another floor higher, should the need arise. Even if such a temporary facility was provided on the existing roof, a second staircase must be extended to that level to provide another means of escape.

The cost for a roof deck would range from $32,000.00 to $45,000.00 (not including furniture), estimated as follows:

a) $20,000.00 for extension to the staircase

b) $12,000.00 to $45,000.00 for the roof deck and the necessary railings. The lower figure represents a small wood deck while the $45,000.00 represents a large area surfaced with a paving tile.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHFR REPORTS (cont'd)

Recreational Facilities for Employees (continued)

It is not possible to provide a Roof Garden for use this summer, however, extra seating would be a welcome addition in the Park and the Parks Board advise that these are readily available. They suggest six additional benches at a total cost of approximately $1,000.00.

Showers and Locker Facilities

From an initial investigation, it appears that the most logical area for showers and locker rooms is either on the sub-ground floor level or the Aldermanic Garage level of the Main Building.

The west section of the sub-ground floor is soon to undergo renovations. The Architects have finalized their preliminary drawings and it appears there will not be any space available for showers or lockers.

It may be possible to develop some limited facility at the east end of the Aldermanic Garage, but further consideration of this should await final decisions on the structure of Council.

It is suggested that early in 1974 a better assessment can be made of overall space needs for Council and Departmental requirements. At that time, a further report can be prepared to more effectively project alternatives and priorities.

The Comptroller of Accounts advises that if the report recommendations are approved, the $1,000.00 required for park benches would be provided from Contingency Reserve.

The Director of Permits and Licenses RECOMMENDS that:

1. Additional Park benches be provided in the park area at a cost of approximately $1,000.00. These funds to be provided from Contingency Reserve.

2. Any further consideration of the suggestions of the Municipal & Regional Employees' Union be postponed until 1974.

This report has been discussed with the Assistant Manager, Municipal & Regional Employees' Union who concurs.'

Your Board RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved."

MOVED by Ald. Pendakur,
THAT the foregoing report be received and no further action taken on the matter.

- LOST
(A tie vote having resulted)

(Aldermen Bowers, Harcourt, Linnell, Mayor Phillips and Alderman Volrich voted against the motion)

MOVED by Ald. Volrich,
THAT the recommendations contained in the foregoing report, be approved.

- CARRIED

(Aldermen Marzari, Massey, Pendakur and Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D(i) East Gastown Beautification Programme

The Deputy Director of Planning and the City Engineer under dated of August 10, 1973, submitted a report on the East Gastown Beautification Programme under the following headings:

I. Maple Tree Square
II. Items contained in the Merchants Association Brief to Council: April 16, 1973
III. Revised Beautification Concept for East Gastown

The recommendations in the report are as follows:

"The Deputy Director of Planning and the City Engineer RECOMMEND:

1. As set out in I - Maple Tree Square -

(a) That $35,806 from 1973 Beautification Budget be allocated to cover the overexpenditure on the Maple Tree Square project.

(b) That $11,500 from the same source be allocated for additional improvements to Maple Tree Square.

2. As set out in III - Revised Beautification Concept -

That proposals and recommendations contained in Items 1 - 9 in 'B' be approved and that the Water Street project now proceed to the detailed design stage, preparatory to initiation of a Local Improvement for the project."

MOVED by Ald. Hardwick,
THAT

(i) recommendations 1(a) and (b) set out above be approved

(ii) arrangements be made for a full report reference including hearing of delegations

(iii) recommendation 2 be deferred for further consideration after the report reference and delegations are received.

- CARRIED UNANIMOUSLY

D(ii) Beautification Budget and Source of Assistance Funds

The Board of Administration under date of August 8, 1973, submitted the following report:

"The Director of Finance, in a report of June 29, 1973 to the Board of Administration for Council stated the financial situation of the beautification program as follows:

'Funds provided in the 1969 Supplementary Capital Budget ($481,000) and authorized in the 1971-1975 Five Year Plan ($700,000) for the City's share of the cost of beautification projects amount to $1,181,000.

A summary of the City's share of estimated project costs is as follows:

(a)	Projects specifically approved by Council in previous years	$ 417,955
(b)	Projects requested (including 1973 program) subject to further report to Council	659,890
(c)	Continuation of projects for which funds will be required in 1974/1975	352,750
		$1,430,595

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Beautification Budget and Source of Assistance Funds (continued)

(d)	Preliminary costs for three new projects - Dunbar, 1st and Commercial, West Hastings The City's share of the cost of these three projects, if approved, is not known at this time. It is expected that these projects will be submitted to Council in 1974/75.	11,500
(e)	Gastown/Chinatown studies	23,000
		$1,465,095

The estimated project costs as detailed in (a) to (e) above exceed funds available by about $284,000 plus the cost of the three new projects in (d) above. '

The Deputy Director of Planning reports with respect to item '(d)' above that costs associated with these potential projects would be the subject of reports to Council shortly. Such reports would deal with the desirability of pursuing these projects to a feasibility stage and also deal with costs and source of funds. No committment to undertake these studies has been made.

FEDERAL/PROVINCIAL SHARING IN THE HISTORIC AREA

As part of the consequences of designating the Gastown/Chinatown Area as an Historic Site the Provincial Government agreed to contribute five annual installments of $35,000, provided that this was matched by the Federal Government and the Municipal contribution. (See Appendix 1.a. - Letter of 17 March 1970 from the Minister, the Honourable Dan Campbell - and Appendix 1.b. - Letter of 14 June 1972 from the Department of Municipal Affairs in Victoria.)

The Federal Government, through C.M.H.C., has agreed to do this and a grant of $35,000 has been received as the Federal Government contribution for phase 1 improvements. (See appendix 2)

However, the Federal Government has imposed the condition that subsequent contributions can only come from the total amount of money approved by the Federal Government for urban renewal projects in Vancouver. (See Appendix 3.a. and 3.b. - letters from C.M.H.C. of 22 June 1972 and 13 July 1972.)

The two projects in Vancouver are Britannia and Strathcona. Britannia is likely to be over the agreed amount by approximately $100,000, but the cost of Strathcona will be substantially below the approved amount. There are various items which can legitimately be charged to the Strathcona urban renewal project and related to that project, but even so it is likely that the balance of the Federal contribution ($140,000) can be found from the unspent portion of the Strathcona allocation.

As has been stated, the Federal contribution for 1972 has been received, but not the Provincial contribution. It is understood that this is before the Cabinet and approval is expected shortly. It appears that the City can advance on the beautification with a fair degree of confidence that the full Federal and Provincial contributions of $350,000 will be forthcoming. Such contributions will eliminate the apparent deficit of $284,000 indicated in the report of the Director of Finance.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Beautification Budget and Source of Assistance Funds (continued)

Accordingly, it is RECOMMENDED that the program continue as outlined, subject to Senior Government cost sharing as indicated in this report, and that the Deputy Director of Planning and Civic Development continue his negotiations with the Provincial Government to secure their contribution and report in September on the surplus funds from Strathcona. "

(Appendices referred to are on file in the City Clerk's Office)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration and the Deputy Director of Planning contained in the foregoing report be approved, excepting action on projects referred to in (d) on page 1 of the report, i.e. Dunbar, 1st and Commercial, West Hastings, which three projects be deferred pending further consideration of policy respecting this type of Beautification Programme.

- CARRIED UNANIMOUSLY

E. Report of Special Committee on Burrard Inlet Waterfront dated August 9, 1973

The Special Committee on Burrard Inlet Waterfront under date of August 9, 1973, submitted the following report:

"A meeting of the Special Committee of Council on Burrard Inlet Waterfront was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, August 9th, 1973, at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner Cowie (Park Board)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATION AND CONSIDERATION

1. Land: N/S Geogia - Denman to Chilco Streets

Your Committee, at its meeting on July 19th, 1973, agreed to make the following recommendations to Council:

A. Entrance to Stanley Park

(i) THAT the westerly portion of the Four Seasons Site (Chilco Street to Gilford Street) be brought into the public domain and be used as public open space and/or park.

(ii) THAT Council authorize the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on Burrard Inlet Waterfront dated August 9, 1973 (continued)

B. Guidelines for Development

(i) THAT the guidelines for development, as detailed in Appendix 'A', be adopted for the Four Seasons Site, between Gilford Street and Denman Street and be put forward for public discussions prior to discussion by Council.

Your Committee had further resolved to call an evening meeting on August 2nd, 1973, with a view to consulting as many citizens groups and organizations as possible, requesting their participation and views on the proposals. The Committee had felt that the most important basic principle was to be able to create along the waterfront the high quality environment accessible to the public at all times for public enjoyment.

Consequently, a meeting was held on August 2nd, 1973, where a number of briefs were presented to the Committee.

The Chairman informed that he had discussed the issue of acquiring the two blocks at the Entrance to Stanley Park and the Four Seasons Site, with the Director of Finance, who states that in order to arrive at a present, realistic market value of the two blocks, outside consultants will have to be engaged to conduct the study.

After a lengthy discussion relating to the form and density of development and the method of expropriation of the blocks in question, it was,

RECOMMENDED:

THAT the Director of Finance be authorized to carry out a study of the value of the Four Seasons Site under various parameters to be decided by the Committee, the cost of the study to be met from the contingencies.

AND FURTHER THAT the Director of Finance be instructed to have a very high priority on this project and submit his report as quickly as possible.

The following motion by Alderman Marzari resulted in a tie vote:

THAT this Committee recommend to Council that it is highly desirable to acquire both the blocks at the Entrance to Stanley Park and the Four Seasons Site for public use.

Therefore, in accordance with Procedure By-law 66A, this matter is submitted to Council for CONSIDERATION.

2. Acquisition of Seven Upland Lots (Wall Street) Between Kaslo and Slocan Streets

Commissioner Cowie indicated that the study of the Eastern Side of the Waterfront by the Park Board was well underway. He further advised that the Park Board has approved, in principle, the need for a park in this location and instructed its staff, in co-operation with the City's Property and Insurance Department, to report back to the Board with recommendation for the acquisition of the land required for the park.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

The Chairman pointed out that in February of this year, he had written to the National Harbours Board making an offer for the Seven Upland Lots, for what the City considered to be a fair market price, and informed that the letter had not been replied to. The Chairman asked the Committee's approval in continuing to pursue the issue with the National Harbours Board for an answer. It was,

RECOMMENDED:

THAT Council authorize the Chairman of this Committee and the Chairman of the Park Board to enter into negotiations with the Minister of Resources and the Minister of Recreation and Conservation, with respect to Provincial Government assistance towards the development of East Side Waterfront Parkland.

RESOLVED:

THAT the Chairman further pursue the issue with the National Harbours Board on the offer made in February, 1973, for the Seven Upland Lots.

INFORMATION

3. Communication

On behalf of the West End Planning Team Mrs. Myra Cristall presented the following report, dated August 9th, 1973, in regard to the Four Seasons Site:

At the request of Alderman Pendakur the following comprise the recommendations of the West End Planning Team with regard to the Four Seasons site. The opinions expressed are those of the West End team members only and do not represent a consensus of the respective departments involved.

The recommendations are intended to enhance what is currently being planned by the team for the rest of the West End. These recommendations are derived from our professional judgments as well as comments we have received from West Enders.

We are of the opinion that residential, hotel and office needs can and should be accommodated elsewhere in the Downtown Peninsula. We think it is desirable to obtain both blocks for public use. However the following recommendations apply to the Four Seasons site whether it is developed privately or publicly.

1. Generally there should be low scale development, but in addition whatever development is provided on the site must not block the views of water and mountains from Denman Street south of Georgia. No building should be higher than four storeys.

2. Transportation must be carefully planned, particularly the entrance to Stanley Park. Where traffic is generated by the development on the site, there should be provided an independent road linked to a waterfront road east of Cardero, rather than discharge onto Georgia and Denman.

3. To maintain the distinct waterfront character there should be no more filling of water lots. Floating homes and boat rental, sightseeing, repair facilities should be allowed to remain. There should be public access onto wharves.

4. There must be a continuous waterfront public promenade to provide distinctly segregated bicycle and pedestrian ways in a combined width of some 50 to 60 feet. Sample idea:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

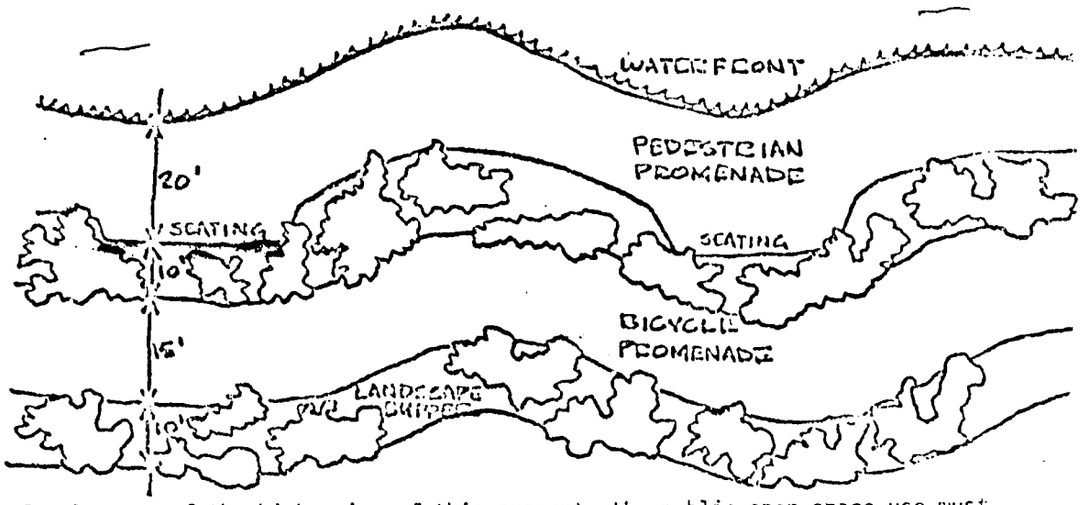

5. Because of the high price of this property, the public open space use must be more intensive than merely a grassed visual entryway to the existing park. Thus we would recommend an urbanized, high intensity open space concept to include such things as the promenade mentioned above, flower gardens with seating, an outdoor tea garden situated both on the water (e.g. on a man-made island perhaps created out of the recently filled water lots) and within the site, a museum, outdoor theatre, and beergarden.

6. There is a need for pedestrian access to both blocks from the West End. at least at Denman, by means of an overpass or underpass grade-seperated from vehicular activities to make pedestrian flow easier and more natural.

7. To provide a buffer for pedestrians, from noise and fumes from Georgia Street traffic, the present sidewalk should be relocated on the inside of the site and replaced by a 100% natural buffer screen so that, when on the site, a person will not be visually conscious of traffic on Georgia Street.

8. With regard to parking for the public open space portion of the site, no public parking should be provided on site. Rather people should be encouraged to walk, take public transit or alternatively use existing parking areas within Stanley Park.

9. The proposal to use the site as an Indian cultural complex has merit in that it is compatible with the above recommendations. However, we have not yet received a reaction from West End citizens to that proposal.

Following a lengthy discussion on points raised in the form of recommendation to the Committee, it was,

RESOLVED:

THAT the West End Planning Team's report be received and they be asked to re-submit their report on the Four Seasons Site, supported by technical input, representing a consensus of the respective three departments involved."

In respect of Clause 1 dealing with certain property at the entrance to Stanley Park, the Council noted the following further report:

" An 'In Camera' meeting of the Special Committee of Council on Burrard Inlet Waterfront was held in No. 1 Committee Room, City Hall, on Thursday, August 9th, 1973, at 4:35 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner Cowie

COMMITTEE CLERK: H. Sugrive

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
August 9, 1973 (continued)

FOUR SEASONS SITE

The Committee discussed parameters respecting expropriation appraisals of the two blocks, at the Entrance to Stanley Park and the Four Seasons Site. The Committee agreed that the Director of Finance carry out the study in consultation with the Corporation Counsel and that the appraisal be based on expropriation of:

(i) One Block
(ii) Both the Blocks."

The foregoing two reports were dealt with as follows:

Clause 1 - Land: N/S Georgia
Denman to Chilco Streets

Changes were agreed to in the recommendations and, therefore, it was

MOVED by Ald. Pendakur,
THAT the Director of Finance be authorized to carry out a study of the value of the Four Seasons Site under various parameters to be decided by Council 'In Camera', the cost of the study to be met from Contingency Reserve;

FURTHER THAT the Director of Finance be instructed to have a very high priority on this project and submit his report as quickly as possible to Council 'In Camera'.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the Special Committee's 'In Camera' report quoted above and dated August 9, 1973, and titled 'Four Seasons Site', be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the following be adopted:

"That it is highly desirably to acquire the two blocks at the Entrance to Stanley Park and the former Four Seasons Site for public use."

(tabled)

MOVED by Ald. Bowers,
THAT the foregoing motion of Alderman Pendakur be tabled pending further action by Council as a result of a study report to be received from the Director of Finance.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion to table)

Clauses 2 and 3

MOVED by Ald. Pendakur,
THAT the recommendation and resolution contained in Clause 2 be approved and that Clause 3 be received for information.

- CARRIED UNANIMOUSLY

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During consideration of this report, a short recess was observed.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Special Committee on Burrard Inlet Waterfront dated July 19, 1973

The Special Committee on Burrard Inlet Waterfront under date of July 19, 1973, submitted the following report:

" SPECIAL COMMITTEE OF COUNCIL

ON BURRARD INLET WATERFRONT

July 19, 1973

PRESENT: Alderman Pendakur (Chairman)
Alderman Marzari
Mayor Phillips

ABSENT: Alderman Massey
Commissioner Cowie (Park Board)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATIONS:

Four Seasons Site

The Chairman informed the Committee that Mayor Phillips had been trying to reach Mr. Basford's office about alternatives for the development of the Four Seasons site. He further mentioned that the Committee would like to go on record as favouring the first block as public open space. The idea was to move any development back a block from the entrance to Stanley Park, so that the westerly block will become public open space. The Committee should arrive at a policy recommendation and guidelines which should be circulated to public groups for comments to be received at an evening meeting of the Committee prior to making any recommendations to the Council.

The Committee plans to consult with as many citizen's groups and organizations as possible by an information program as well as requesting their participation and views on the proposal. The Committee felt that the most important basic principle was to be able to create along the waterfront the high quality environment accessible to the public at all times for public enjoyment.

In respect of the development of the second block, the developers have expressed the desire to have written guidelines, similar to those for the City Centre area--Thurlow to Richards Street. The Committee discussed guidelines for development.

After further discussion it was:

RECOMMENDED:

A. Entrance to Stanley Park

1. That the westerly portion of the Four Seasons site (Chilco Street to Guilford Street) be brought into the public domain and be used as public open space and/or park.

2. And that Council authorise the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

B. Guidelines for Development

1. That the guidelines for development as detailed in Appendix A be adopted for the Four Seasons site between Guilford Street and Denman Street and be put forward for public discussions prior to discussion by Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee on
Burrard Inlet Waterfront dated
July 19, 1973 (continued)

C. Public Discussion

1. That the clerk circulate the proposed guidelines to all public groups interested in the development of the Four Seasons site, informing them that written submissions would be appreciated.

2. That the clerk make copies of the submissions received for distribution at the meeting.

3. That the Chairman of the Committee be authorized to advertise the notice of the meeting to be held on Thursday August 2, 1973, at 7:30 p.m."

(The guidelines referred to are on file in the City Clerk's Office)

MOVED by Ald. Pendakur,
THAT the foregoing report of the Special Committee on Burrard Inlet Waterfront dated July 19, 1973, be received.

- CARRIED UNANIMOUSLY

G. Report of Special Committee on
Burrard Inlet Waterfront dated
August 2, 1973

MOVED by Ald. Pendakur,
THAT the report of the Special Committee on Burrard Inlet Waterfront, and dated August 2, 1973, containing the following subjects, be received for information:

1. Committee Membership
2. Communications: Entrance to Stanley Park, Four Seasons Site
3. Delegations on Four Seasons Site - Entrance to Stanley Park

- CARRIED UNANIMOUSLY

H. Report of Special Committee re
False Creek, August 10, 1973

The Special Committee re False Creek under date of August 10th, 1973, submitted the following report:

"Council had previously authorised an amount of $20,000 in the Supplementary Capital Budget for 1973 for per diems to consultants required for the False Creek Planning Team. Council has authorised the expenditure of $7,000 and the team members advised of the need for further per diem consultants and asked that the authorised expenditure be increased to $10,000.

The Committee members discussed the details of the need for the increase to $10,000 and after explanation the Committee

RECOMMENDS that the authorised amount for per diem consultants in the 1973 Supplementary Capital Budget be increased from the presently authorised $7,000 to $10,000, the conditions of expenditure to remain the same. "

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re False Creek, August 10, 1973 (continued)

MOVED by Ald. Hardwick,
THAT the recommendation contained in the foregoing report of the Special Committee with respect to consultants fees, be approved.

- CARRIED UNANIMOUSLY

I. Joint Report of Standing Committees on Finance and Administration and Community Development, August 7, 1973

MOVED by Ald. Bowers,
THAT the joint report of the Standing Committees on Finance and Administration and Community Development dated August 7, 1973, with respect to voting machines for Civic Elections, be received for information.

- CARRIED

(Alderman Marzari voted against the motion)

J. Report of Standing Committee on Finance and Administration, August 10, 1973

MOVED by Ald. Bowers,
THAT the recommendation of the Committee with respect to local issues - C.U.P.E. Local 1004, be approved.

- CARRIED UNANIMOUSLY

K. Establishment of Employee Child Day Care Centre

The Board of Administration under date of July 31, 1973, submitted the following report:

" The Director of Permits & Licenses reports as follows:

'Mr. K. Derby, Assistant Business Manager, Municipal & Regional Employees' Union, wrote to Mayor Phillips and City Council urging Council to consider the establishment of a Day Care Centre for employee's pre-school children. The Union had conducted a survey of employees which indicates that at least six children would use a centre established in the immediate vicinity.

Extensive investigation has taken place in an attempt to find a suitable space and operator as the basic prerequisite to further considering setting up a day care centre for children. The following areas have been explored.

1. There is no available space in the present City Hall complex nor is there likely to be in the present arrangement.

2. Staff of the Permits & Licenses, Health, and Property & Insurance Departments have not been successful in finding premises in the area surrounding the City Hall, suitable for day care operation. The Supervisor of Property & Insurance advises that with one exception the houses which the City is acquiring in the 400 block West 10th Avenue will not be available for some time. The one referred to would not be suitable for the purpose.

3. The Vancouver General Hospital was also interested in having a day care centre for hospital employees and a co-operative undertaking was being considered. The loss of the King Edward School by fire, along with divergent use and time schedules precluded further discussions.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Establishment of Employee Child
Day Care Centre (continued)

4. Miss Irene Fairley, Acting Director, Community Care Facilities Licensing, advises that qualified staff are most difficult to find and suggests that this situation may improve this fall when newly graduated students return from vacation.

It is possible that the City may have to consider additional accommodation for staff and services in the near future, and at that time the requirement for a day care centre could be included in studies that may develop. At this time I must report that we have been unsuccessful, however, investigations of possible sites will continue for later report should staff become available. It is noted that the Vancouver Municipal & Regional Employees' Union and the City is still interested in providing such a facility.

This report has been discussed with the Assistant Business Manager of the Vancouver Municipal & Regional Employees' Union who concurs.'

Your Board submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council."

MOVED by Ald. Pendakur,
THAT the Board of Administration be instructed to find a suitable child day-care centre location, pursue the matter of staffing, and report back.

(not put)

MOVED by Ald. Rankin in amendment,
THAT there be a proper canvass of City Hall employees to ascertain the need for an employee child day-care centre and the Vancouver General Hospital be requested to conduct a similar survey in respect of their employees.

- CARRIED UNANIMOUSLY

L. Replacement of No. 1 Firehall

The Board of Administration under date of August 9, 1973, submitted the following report:

"The Director of Permits and Licenses reports as follows:

'Messrs. Eng & Wright, the Architects for the proposed new Headquarters Firehall and the new Firehall on Main and Powell streets, have requested that their agreement with the City be amended so as to increase the portion of the fees paid by the Architects to the Consulting Structural Engineers for which the Architects are entitled to reimbursement by the City, from two percent to three percent of the cost of the work to which the structural engineering services relate. Subsequent to the time the agreement was drawn up, the Association of Professional Engineers adopted a new Scale of Fees which increased the minimum fees for structural engineering services with respect to firehalls, from five percent to six percent. The Architects are obliged to pay the additional one percent fee for these services.

The request has been considered by the Corporation Counsel and its approval by the Council is considered to be appropriate.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall
(continued)

The additional fees involved will amount to approximately $2,300.00 for the Headquarters Firehall and $800.00 for No. 8 Firehall.

It is RECOMMENDED that the Council accept the Architects' request and authorize the Corporation Counsel to amend the agreement in the appropriate manner."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be adopted."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration and the Director of Permits and Licenses, be approved.

- CARRIED UNANIMOUSLY

M. Tenders for New #2 and #7 Firehalls

The Board of Administration under date of August 13, 1973, submitted the following report:

"The Director of Permits and Licences reports as follows:

'On November 7, 1972 the City Council approved a report of the Board of Administration dated November 3, 1972 on the subject of Replacement of #1 Firehall. The report recommended in part that the estimates for construction of the new "Burrard" Firehall (#2) and the "Smythe-Hamilton" Firehall (#7) be approved in principle, and that working drawings be prepared and tenders called for the building contracts. The following tenders were received, each accompanied by a bid bond:

	Firehall #2	Firehall #7
Bird Construction Co. Ltd. (WITHDRAWN)	$292,107	$232,997
Smith Bros. & Wilson, Ltd.	352,303	283,140
Allan & Viner	421,300	305,700

Bird Construction Co. Ltd. notified the City Clerk on July 30, 1973 that the Company's offers to construct the projects were withdrawn, an obvious error having been made therein. At the Company's request, and with the consent of the Corporation Counsel, their bid bonds were returned.

The Architect was notified two days before tenders closed that no subcontractors had submitted bids for the supply and installation of the aluminum curtain walls and related work. An addendum was issued instructing bidders for the building contracts to omit this portion of the work from their tenders, and stipulating that the successful bidder will be required to obtain competitive tenders for the omitted work, after the building contracts are awarded. Allowance is made for this additional work in the current estimates, which are as follows:

	Firehall #2	Firehall #7
Building contract	$352,303	$283,140
Allowance for curtain walls	19,500	16,275
Architect's & Consultants' fees	30,475	24,250
Landscaping, by Board of Parks and Public Recreation	1,700	800
Communications systems, alarm equipment, and traffic warning devices	7,650	10,550

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Tenders for New #2 and #7
Firehalls (continued)

	Firehall #2	Firehall #7
Soils and materials testing, permits, insurance premiums, fee for sidewalk crossings, utility connection charges, etc.	3,715	1,975
Salary for Clerk of the Works (part-time)	2,500	2,500
Contingencies	1,000	1,000
TOTALS	$418,843	$340,490

The total estimate of $759,333 for completion of these two Firehalls exceeds the estimates previously approved by Council by $20,333.

The Architect advises that in his opinion it is not feasible to reduce the cost of the buildings to any appreciable extent by altering the designs or the building materials. The Assistant Director, Construction and Maintenance, concurs with that opinion.

The Comptroller of Accounts advises that funds amounting to $739,000 (#2 Firehall - $417,000, #7 Firehall - $322,000) were provided in the 1973 Supplementary Capital Budget to cover the cost of construction, architects' fees, etc. for these two Firehalls. The additional funds required amounting to $20,333 would be provided from the unallocated 1973 Supplementary Capital Budget Funds.

The cost of additional and replacement furnishings, building supplies and moving expense, which items will not be required until 1974, will be reported and included in the 1974 Supplementary Estimates.

Recommendation:

1. That Council approve the estimates.

2. That Council provide the necessary additional funds to complete the two Firehalls, amounting to $20,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds.

3. That Council accept the low tenders of Smith Bros. & Wilson, Ltd. for construction of the two Firehalls and enter into a contract for an amount equal to the sum of the two tenders, ($352,303 + $283,140 = $635,443), such contract to be to the satisfaction of the Corporation Counsel.

4. That Council authorize the City Treasurer and Collector to return the Bid Bonds to the unsuccessful bidder'.

Your Board RECOMMENDS that the foregoing RECOMMENDATIONS of the Director of Permits and Licenses be adopted.

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration and the Director of Permits and Licenses contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3417, BEING THE ELECTRICAL BY-LAW (Increase of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 3507, BEING THE GAS FITTING BY-LAW (Increase of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAW (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Increase of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW NO. 2341, BEING THE SIGN BY-LAW (Increase of Permit Fees)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Closing and Stopping Up Portion of Walden Street North of 33rd Avenue (Brock School)

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portions of Walden Street and several City owned lots are within Brock School site;

3. Portions of the School Site owned by the School Board are required for lane purposes;

4. The City has agreed to convey lands previously occupied as a school site to the School Board;

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up Portion of Walden Street North of 33rd Avenue (Brock School) (continued)

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 1438 lying between the easterly production of the southerly limit of Lot Thirteen (13), Block Nine (9), District Lot Six Hundred and Thirty-Four (634), Plan 1438 and the southerly limit of Block Eight (8), District Lot Six Hundred and Thirty-Four (634), Plans 764 and 4421. The same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated June 27, 1973, and marginally numbered LF 1520, a print of which is hereunto annexed; be closed, stopped up, conveyed and subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

2. Closing and Stopping Up Lane East of Oark Street, North of 17th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane dedicated by the deposit of Plan 2830 and adjacent to Lot 33, Block 496, District Lot 472, Plan 1618, is surplus to the Citys' highway requirements; and

3. The owners abutting this lane have made application to purchase the lane for consolidation with their lots;

THEREFORE BE IT RESOLVED that all the lane in Block 496, District Lot 472 dedicated by the deposit of Plan 2830 be closed, stopped up, and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the said closed road be subdivided with the abutting lands to form one parcel.

- CARRIED UNANIMOUSLY

3. Allocation of Land for Highway Purposes 2451 Nanaimo Street

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West 2 feet of Lot 12, Block 3, Block 150, District Lot 264A, Plan 2469;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Store Closing Hours

Alderman Bowers submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Bowers,
THAT on October 24, 1973, voters be asked the following question:

ARE YOU IN FAVOUR OF THE CITY REMOVING ALL RESTRICTIONS ON RETAIL STORES CLOSING HOURS WITH THE EXCEPTION OF SUNDAY CLOSING?

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell
Report of Delegation to Victoria re Landscaping: Knight Street Crossing & Cassiar Link - Highway 401 to Second Narrows Bridge

submitted the following report as a result of a City delegation meeting with the Minister of Highways in Victoria on August 8, 1973:

A meeting was held in accordance with a Council Resolution, with the Minister of Highways, Hon. Graham Lea and his staff on Wednesday, August 8th, 1973 at 10 A.M. in Victoria. Present for Vancouver were Alderman Pendakur and Alderman Linnell, Brian Wallace, Transportation Engineer, and two members of the Hastings Sunrise Action Council headed by Mr. Jim Cork. The Hon. Bob Williams was also present for part of the meeting.

In connection with the two questions Council wished raised with the Minister:

1. The landscaping on the north side of the Fraser River at the Knight Street Crossing - Mr. Tattersfield had been commissioned and submitted plans for landscaping for both sides of Marine Drive. These are very satisfactory but will be submitted to the Civic Design Panel for final approval.

   In regard to the landscaping south of North Kent Avenue and possible access for pedestrians to the Fraser River area, no plans have been made for this. After discussion, Mr. Lea instructed his staff to work with City staff to see if improvements could be brought about in this regard.

2. In connection with the Cassiar Link - Highway 401 to Second Narrows Bridge, it was felt that the previous studies were out of date because of the changed emphasis on no freeways, neither on the waterfront nor the Venables Corridor. Therefore, after discussion it was decided that a study of the alternative solutions involving the Provincial Government, city and area residents would be undertaken immediately. Urgency was stressed because Cassiar Street has the highest 24-hour traffic volume of any street in the city.

   The two major alternatives that should be investigated are the tunnel proposal made by the area residents, and a freeway link on or near Cassiar Street that minimizes the loss of houses and provides as aesthetic an appearance as possible to the surrounding neighbourhood and maximizes the connections across the freeway so as not to bisect the area.

   Again the urgency was stressed that any of the temporary grade street improvements would not help the neighbourhood, that the solution lay in a limited access road between 401 and the Second Narrows Bridge.

   It is hoped that an early solution to this problem will be forthcoming because of the excellent cooperation from the Provincial Government.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Report of Delegation to Victoria
re Landscaping

Alderman Pendakur advised Government officials are of the view that the proposed tunnel connection between Highway 401 and the Second Narrows Bridge would be in the neighbourhood of $25,000,000 to $30,000,000 and it is not anticipated that Government approval would be received for that kind of expenditure.

Alderman Pendakur advised also that it had been agreed at this meeting that studies involving the City of Vancouver and the Government should be carried out on a cooperative basis.

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Director of Planning and the City Engineer be instructed to meet with the Deputy Minister of Highways to pursue further, items 1 and 2 set out in Alderman Linnell's report quoted above.

- CARRIED UNANIMOUSLY

Alderman Linnell -
Remaining V.I.E.W. Building

advised that she has reconsidered her position in respect of demolition of the remaining V.I.E.W. building on False Creek, and is prepared to consider the matter further if the other members of Council agree.

It was reported that the demolition has proceeded to a point that reconsideration is not advisable.

Extension of Vancouver General
Hospital Study Area

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council extend instructions given to the Planning Department respecting future Vancouver General Hospital expansion plans, to include study of the area Broadway to 33rd Avenue, Oak Street to Cambie (including Shaughnessy Hospital site).

- CARRIED UNANIMOUSLY

Alderman Marzari -
Condition of City Property

requested action be taken by Council to require the cutting of grass on City property when requested by residents in the area, and referred particularly to two City lots off Semlin Street between Triumph and Pandora Streets.

MOVED by Ald. Marzari,
SECONDED by Ald. Massey,
THAT action be taken within two days to suitably cut the grass on two City lots off Semlin Street between Triumph and Pandora Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Pendakur,
THAT action be taken by the City to suitably cut grass on City properties in residential areas when requested to do so by residents.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of August 14, 1973, adopted on August 28, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installation - 1973 Capital Budget

"Relocation of water mains on Vernon Drive at William and Charles Streets has been requested by the Vancouver Regional District to allow for the installation of a relief sewer. It is economic at this time to complete the water grid in the streets to improve fire protection.

The following water mains should be installed:

WATER MAIN PROJECT 310

Street	From	To	Cost (Total)
William Street	Clark Drive	70' East	
Charles Street	Clark Drive	Vernon Drive	
			$6,000

I RECOMMEND that water mains be installed on the above mentioned streets and that $6,000 be appropriated from Account No. 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

"Mainland Sawmills located at Yukon and S. Kent Avenue have requested an improvement in water supply for local fire protection and are in the process of installing additional fire sprinklers. The Fire Department has confirmed the requirement for additional water supply and it is proposed that a water main be installed as follows. The main will serve Weldwood and Mainland.

WATER MAIN PROJECT 309

Street	From	To	Estimated Cost
S. Kent Avenue	Ash Street	Yukon Street	$24,000

I RECOMMEND the water main be installed on the above mentioned street and that $24,000 be appropriated from Account No. 128/7902, 'Short Notice Projects Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

3. Shinerama '73 for Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years the Student Association of the British Columbia Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals propose to hold a Shinerama or Shoe Shine day on Thursday, September 20th, 1973, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

cont'd....

Clause No. 3 continued

If, as in previous years, permission is granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 20th, 1973, permission should be subject to the following conditions:

(a) Provision of adequate insurance coverage satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may result from the Shinerama.

(b) That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks."

Your Board submits the foregoing report of the City Engineer for CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 276-7

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) June 1973

I. Investment Matters - (Various Funds) - June 1973

(a) Security Transactions during the month of June, 1973
(b) Summary of Securities held by the General and Capital Accounts only as at June 30, 1973.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
	Chartered Bank Deposit Receipts and Government Notes					
June 14	Mercantile Bank of Can.	July 31/73	$1,000,000.00	$ 991,484.40	47	6.67
15	Banque Canadienne Nationale	July 31/73	2,016,660.82	2,000,000.00	46	6.61
22	Can. Imperial Bank of Com.	July 31/73	487,777.00	484,325.00	39	6.67
22	Mercantile Bank of Can.	July 31/73	497,305.50	493,810.00	39	6.625
22	Gr. Van. Sew & Drain. Dist.	July 31/73	497,305.50	493,810.00	39	6.625
26	Toronto Dominion Bank	Oct.15/73	511,054.38	500,000.00	111	7.27
26	Banque Can. Nationale	Aug.31/73	4,051,715.07	4,000,000.00	66	7.15
27	Bank of Montreal	June 28/73	2,000,246.58	2,000,000.00	1	4.50
28	Banque Can. Nationale	Aug. 15/73	2,018,805.48	2,000,000.00	48	7.15
28	Banque Can. Nationale	Aug. 15/73	2,119,745.75	2,100,000.00	48	7.15
			$15,200,616.08	$15,063,429.40		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS
(PURCHASES & DISPOSALS)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts Purchased						
June 1	Banque Can. Nationale	June 3/74	$3,800,000.00	$92.667	$3,521,351.32	367	7.87
13	Mercantile Bank of Can.	Sept.12/73	508,726.03	100.00	500,000.00	91	7.00
13	Banque Can. Nationale	June 17/74	550,000.00	92.526	508,893.00	369	7.99
			$4,858,726.03		$4,530,244.32		
	Parity Debentures Cashed and Sold ≠					Yrs/Mos	
June 1	B.C. Hydro & Power Auth 7% Parities	Sept.1/75	$3,524,000.00	$100.00	$3,524,000.00	2/3	7.00
13	P.G.E. 6½% Parities	Sept.15/76	1,034,000.00	100.05	1,034,517.00	3/3	6.48
			$4,558,000.00		$4,558,517.00		

≠ Disposals made to acquire other investments with a higher yield.

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SINKING FUND TRANSACTIONS (PURCHASES AND DISPOSALS)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Ann. Yield %
	Chartered Bank Deposit Receipts Purchased						
June 1	Banque Can. Nationale	June 3/74	$4,700,000.00	$92.667	$4,355,355.58	367	7.87
11	Bank of Montreal	June 14/73	600,209.59	100.00	600,000.00	3	4.25
14	Toronto Dominion Bank	Oct.15/73	614,193.86	100.00	600,000.00	123	7.02
			$5,914,403.45		$5,555,355.58		

cont'd ....

Clause No. 1(cont'd)

Parity Debentures Cashed *

						Yrs/Mos.
June 1	B.C. Hydro & Power Auth. 7% Parities	Sept.1/74	$3,340,000.00	$100.00	$3,340,000.00	1/3 7.00
1	B.C. Hydro & Power Auth. 7% Parities	Sept.1/75	1,015,000.00	100.00	1,015,000.00	2/3 7.00
			$4,355,000.00		$4,355,000.00	

* Disposals made to acquire other investments with a higher yield.

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CEMETERY PERPETUAL MAINTENANCE FUNDS TRANSACTIONS
(PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures Purchased						
June 20	City of Van 5½%	March 1/77	$1,000.00	$91.29	$912.90	3/8	8.30
20	City of Van. 5½%	March 1/78	1,000.00	89.33	893.30	4/8	8.30
			$2,000.00		$1,806.20		

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(b) SUMMARY OF SECURITIES HELD AS AT JUNE 30, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts & Govt. Notes	$13,200,369.50	$13,063,429.40
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept.1/75	$ 398,000.00	$ 401,525.59
B.C. Hydro & Power Authority 6% Parity Bonds due Aug.15/77	840,000.00	840,000.00
	$1,238,000.00	$1,241,525.59

RECOMMENDATION:

Recommended by your Board that the report of the Director of Finance on investment Matters (Various Funds) for June, 1973 be confirmed.

2. Board of Parks and Public Recreation - Kates, Peat, Marwick & Co. 'Overview' Report

The attached communication relating to the above subject has been received from the Chairman of the Board of Parks and Public Recreation.

Your Board RECOMMENDS that:

1. This matter be referred to the Standing Committee on Finance and Administration for consideration and discussion with Parks Board representatives.

2. In the meantime, the Director of Personnel Services be authorized to prepare a report to the Board of Administration regarding Class Specifications and salary recommendations for the four new Director positions.

INFORMATION AND CONSIDERATION

3. Grant Equal to Taxes - Vancouver Neurological Centre

The Director of Finance reports as follows:

"City Council on May 8, 1973 considered a Board of Administration Report dated May 4th regarding a request from the Vancouver Neurological Centre for tax relief on property adjacent to their building at 645 W. Broadway.

City Council on that date passed the following motion:

'That this clause be referred back to the Director of Finance for report on the matter of granting exemption on that portion of the property which is not commercial.'

Summary of Previous Report Dated May 4th

(1) The property is used as a parking lot (unimproved) for staff, clients and 9 stalls rented @ $5 per month = $540 annually.

(2) The property could not be exempted from taxation by the Assessment Commissioner as per City Charter, Sec. 396 (C) which provides that property to be exempt from taxation must be "wholly in use for charitable purposes" which it is not, due to the rental aspect.

(3) The Assessment Commissioner further advised that if the commercial portion were eliminated than Sec. 397 (1) would apply which reads in part:

'The exemptions provided under Clause (C) of Section 396 shall extend to so much real property as is reasonably necessary for the purposes of the institution, hospital, or religious organization and no further,'

(4) The Director of Planning advised that there was no development permit on file for use of the property in question.

(5) City Council under Sec. 206 (A) of the City Charter may give a grant to any charitable organization, however, City Council established a policy that grants would be approved based on DEMONSTRATED FINANCIAL NEED of the Society not on the basis that an organization is required to pay taxes, etc. (except in certain technical circumstances which are reported to Council with explanation).

(6) Taxes levied on the property exclusive of Local Improvement Taxes -

1972 taxes = $1126.33
1973 taxes = $1416.75

(7) City Council, while dealing with the 1973 Grant Requests, approved $7000 to this Society as recommended by the Director of Social Planning.

As a result of the motion by City Council of May 8th the matter was reviewed with the Assessment Commissioner and the Legal Department who confirmed the original report that:

- No tax exemption can be given to the Society under the present situation since the property is not "wholly in use for charitable purposes", etc. - (see Item 2 above).

cont'd .....

Clause No. 3 (cont'd)

- That if the commercial aspect was eliminated by the Society a partial exemption upon application could be given (see Item 3 above). A recent inspection of this property indicates that a maximum exemption of 50% would be given. An appeal from this decision could be made to the Court of Revision. Any change in the taxable status of the property could not be made prior to the 1974 Assessment Roll.

Policy on Grants Equal to Taxes/Grants in Lieu of Taxes

On July 23, 1969 the Board of Administration reported to City Council on various Tax Grant Requests and in addition requested consideration of a policy designed to assist City Council and the administration in handling these requests in an equitable manner. City Council was also advised of the distinction between Grants in Lieu of Taxes and Grants Equal to Taxes.

For Councils information relevent excerpts of that report and Council action are submitted as follows:

Grants in Lieu of Taxes

"Section 396 of the City Charter allows exemption from City taxation on real property owned by charitable institutions, schools, hospitals and churches, providing the property is occupied by and wholly in use for the purposes of the organization.

When the date of eligibility for tax exemption occurs during the year and City taxes have been levied against the property for that year, the organization is permitted to apply to Council for a grant in lieu of taxes.

The amount of the grant is computed from the date of eligibility for tax exemption which is determined in accordance with City policy adopted by Council in 1960. The organization is then required to pay City taxes up to the date the property becomes eligible for exemption and must pay local improvement charges, if any, for the full year since these charges are not subject to exemption.

Grants Equal to Taxes

Occasionally an organization would lose its tax exemption due to a technicality, e.g. a church would permit part of its facilities to be used by a charitable organization (these facilities would not then be wholly in use for church purposes, and the charitable organization would not be the registered owner of the facilities).

In these cases the organization would apply to Council for a grant equal to taxes as permitted under Section 206 of the City Charter which authorizes Council to make money grants to certain organizations.

In recent years, however, an increasing number of organizations have applied directly to Council for money grants equal to taxes on properties which fail to qualify for exemption even though no technical disqualification is involved. Your Board is required to submit these applications to Council for consideration.

It should be noted that, since over 50% of the tax levy collected by the City is payable to the School District and the Hospital District, the amount of the grant equal to taxes is about twice as much as the City actually receives for its own purposes.

Applications to be Considered by Council

Where a property fails to qualify for tax exemption and no technical disqualification is involved, your Board suggests that applications for money grants be considered strictly on the basis of financial need and the willingness of Council to support the organization requesting the grant. The fact that these organizations paid taxes, as required by the Charter and City policy, does not in itself justify the approval of a grant nor in establishing the amount of the grant.

Clause No. 3 (cont'd)

MOVED -

"That the requests for grants as contained in the Board of Administration report dated July 23, 1969 be rejected and the organizations advised accordingly that only applications which CLEARLY demonstrate the need for financial assistance from the City can be submitted to Council for consideration."

End of quote of previous Council action.

RECOMMENDED THAT -

(1) Council re-afirm the policy of making grants based on demonstrated financial need rather than on the basis that an organization is required to pay taxes.

(2) The Vancouver Neurological Society be advised that if they require further financial assistance, in addition to the $7000 previously granted, that they submit a supplemental request to the Director of Social Planning for review and report to City Council in the normal manner."

Your Board submits the foregoing report of the Director of Finance for CONSIDERATION of Council

CONSIDERATION

4. Parks Board - New and Non Recurring Items 1973 Revenue Budget

The Director of Finance reports as follows:

"City Council, when adopting the 1973 Revenue Budget, approved an amount of $239,500 for New and Non Recurring Items in the Board of Parks and Public Recreation's Budget. The Parks Board was to report back to Council on the specific items selected.

The Board of Parks and Public Recreation approved the following items:-

REGULAR APPROPRIATIONS -

General Parks

Backstop and Fencing - rewiring, replanking players enclosures, etc.	$ 6,000
Fieldhouse Suite Heating - replace oil stoves with natural gas units at 4 locations	1,000
Lacrosse Boxes - repairs and renovations	1,500
Tennis Courts Resurfacing- resurf. color, Tat., Q.E.	2,500
Lawn Bowling Club Improvements - shared costs	2,500
Shower Water Heaters - replace oil fired with nat.gas	1,500
Outdoor Swimming Pools - repaint Oak, Sunset, Kerrisdale, Mt. Pleasant Parks	2,000
Fire Extinguishers - replace old units	400
Douglas Park - replace asphalt pad for scavenging with concrete	200
Out-door Swimming Pools - general repairs	800
Replace Lifeguard Vehicle - Spanish Banks Amphicat	2,300
Instructional Equipment	1,000
Oak and Kerrisdale Pools - replace clothing cubicles	2,500
Replace Swimming Pool Equipment	1,000
Replacement of Lifeguard clothing	2,000
Replacement of Lifeguard Safety Equipment	3,800
Heavy Duty Hose, etc. for Pool Cleaning	1,000
Paddling Pools, Playgrounds - major repairs	2,000
Oak Pool Bathhouse - resurface floor of bathhouse	1,500
Kitsilano Pool - repairs to floor slab & valve	1,500
Picnic Tables & Benches - replace damaged units	2,000
Connaught Park - repairs main fieldhouse	1,000

cont'd ....

Clause No. 4 (cont'd)

Tennis Courts Fencing & Net Posts - renew & rebuild at 2 locations- Oak, Pandora or Q.E. Parks	10,000	
Irrigation Replacements - replace old systems	4,000	
Tennis Court Markings - repainting	2,000	
Major Painting - Backstops, Fencing & Play Equip.	5,000	
Kitsilano Pool Bleachers - repaint	2,000	
Sunset Nursery - complete cold frame replacement	1,200	
Locarno Park - renew water service to picnic site	800	
Queen Elizabeth Park - re-roof public washroom bldg.	1,000	
Queen Elizabeth Park - repair plaza waterways	7,000	
Sunset Nursery - complete soil storage facilities	3,000	
Sunset Nursery - resurface main roads	1,000	
Memorial South Park - level cricket outfield	3,500	
Marine Drive Foreshore Park - remove dang. dead trees	1,500	
Major Painting Fieldhouses - Int. & Ext. painting	10,000	
John Hendry - major field drain repairs	5,000	
Musqueam Park - replace equestrian bridge over creek	3,000	
Killarney Park - resurface running track	2,500	
Killarney Park - renovate & returf east field	3,000	
Spanish Banks Beach - returf - W. of E. bathhouse	3,000	
Ravine Park - rebuild walk in line with 35th	3,000	
Thornton Park - renovate shrub beds	2,800	
Norquay Park - level holes in playfield	2,800	
Oak Park - S.E. Field - drain renovations	4,600	
		$121,700

Stanley Park

Police Stables - repairs and renovations	$ 1,700	
Forest Trail - major resurf. Pros. Pt. to Siwash	6,000	
Zoo Buildings - renovation to exhibit areas	1,800	
Stanley Park Zoo - improve food storage area & quarantine yard	2,700	
Lumbermen's Arch Pool - repairs to pool floor slabs	4,000	
Monkey Island - replace sheet metal pros. arch	500	
Stanley Park Zoo - replace 2 restraining cages	800	
Stanley Park Zoo - replace old steel feeding dishes	1,000	
Major Painting Projects - zoo area buildings	4,000	
Brockton Grandstand - renew shower water heater	1,000	
Lumbermen's Arch Area - replace storm drainline	1,200	
Causeway Overpass - structure settlement repairs	2,500	
Major Painting Projects - seal, penguin & otter pools	2,000	
Major Painting Projects - traffic mark. & road signs	2,000	
Stanley Park - tennis court lines & stencils	1,000	
Stanley Park - Ceperley picnic bldg. exterior	500	
Brockton Oval - replace track curb (part)	1,150	
Brockton Point - replace railings, lighthouse area	5,000	
Public Washrooms - improve. - fixture replacements	750	
Ceperley Playground - renew water serv. to Pad. pool	1,600	
Seawall Access Ramp - repair and rebuild	750	
Prospect Point - repaving of walks, main driveways	2,000	
Shop Tool Replacements	1,500	
Replace Refuse Containers	1,500	
Electric Hand Dryers - repair and replace	350	
Service Yard - interior and exterior painting	1,000	
Prospect Point Lookout - plant banks with covers	2,800	
Stanley Park - regrade "Lake Trail" to new br.rd.ovr.	3,000	
Causeway - remove & replant shrub bed on causeway	2,000	
Aquarium Bldg. - resurface washroom floor	300	
Stanley Park - sports area shuffle boards	600	
		57,000

Miscellaneous

Works and Buildings - replace survey equipment	350	
Admin. Office - replace two adding machines	550	
Review of Park Board Operation & Management	11,000	
Unallocated - to be distributed by Board Resolution	15,525	
		27,425

cont'd .....

Clause No. 4 (cont'd)

Supervised Recreation

Miscellaneous Community Centre Equipment	6,815	
Camp Capilano - rebuild filter house & new filter	1,200	
Community Centres - replace Janitorial Equipment	1,000	
Community Centres - major roof repairs - Killarney, Marpole, Sunset	9,000	
Community Centre Bldgs. - major paint. int. & ext.	15,000	
Kensington Community Hall - storage (part cost)	360	
		33,375
		$239,500

Your Board submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

5. Luncheon - Law Enforcement and Criminal Justice Analysts

The City Clerk reports as follows:

"In a letter dated August 6, 1973, the Law Enforcement and Criminal Justice Analysts advised that a Regional meeting will be held in Vancouver over the weekend of September 8th and 9th. This is a meeting of those who are engaged in the application of academic and scientific disciplines to the needs of law enforcement and criminal justice. Attendance will be drawn from all levels of Government throughout the Pacific Northwest and the Prairie Provinces and is expected to number 40.

The City generally, and the Police and Provincial Courts Departments specifically, will be substantial beneficiaries from the meeting. The group are requesting that City Council grant funds not exceeding $180 for the purpose of providing a luncheon on September 8th for those attending the above meeting. This matter has been discussed with the Chief Constable. In normal circumstances, this request would have been submitted through him to the Board of Police Commissioners. As that body does not meet until August 30th, timing requires a direct request to City Council.

Your Board notes that Vancouver City Council has previously dealt with similar requests as follows:

Nov. 28/72	Criminal Intelligence Conference	approved ($175 chargable to the Police Department Budget appropriation for Conferences)
Jan. 25/72	League for Exchange of Commonwealth Teachers	approved
Jan. 21/71	Historic Sites and Monuments Board	approved (not to exceed $250) "

Your Board submits the foregoing for Council's CONSIDERATION.

6. Grant Request - Canadian Institute of Surveying

The City Clerk reports as follows:

"A letter from the Canadian Institute of Surveying has been received in this office, requesting financial support for the 67th Annual meeting of the Canadian Institute of Surveying to be held in Vancouver April 2nd to 5th, 1974. They are planning activities for an expected 800 delegates and 400 wives from across Canada, many from the United States and hopefully some from China and other countries in the "Pacific Rim". The members of the B.C. Corporation of Land Surveyors have pledged $2000.00 towards the 1974 meeting.

In past years, the meetings have received financial support from the host city and Province, as shown by the accompanying list:

1973 Ottawa	Government of the Province of Ontario Grant of $7,200 including the sponsoring of a full course dinner featuring traditional Ontario foods and wines.
1972 Quebec City	Government of the Province of Quebec Grant of $7,000 to be used in the general fund of the convention. Also a grant of $500 received from the Corporation of Land Surveyors of the Province of Quebec.
1970 Halifax	Government of the Province of Nova Scotia Grant of $5,000 to be used in the general fund of the convention. In addition, grants of $500 were received from the City of Halifax and $350 from the Association of Nova Scotia Land Surveyors.
1968 Edmonton	Government of the Province of Alberta Grant of $1,000 to be used in the general fund of the convention. In addition, a grant of $1,500 was received from the City of Edmonton and $350 from the Alberta Land Surveyors Association.

Your Board notes that the Vancouver City Council has previously dealt with a similar request as follows:

July 15/71	International Association of Audit Managers -- Free tickets to Aquarium	no action
Aug. 31/71	Citizens' Committee for Public Transportation -- Conference on Public Transit and Implications	no action"

Your Board submits the above report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 277

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Salary and Classification Review - Three Positions
Queen Elizabeth Theatre

The Acting Director of Personnel Services reports as follows:

"As part of the 1972-73 Memorandum of Agreement between the City of Vancouver and the International Alliance of Theatrical Stage Employees, Local 118, it was agreed that a salary review would be conducted for the Stage Carpenter, Stage Electrician and Maintenance Electrician.

Fifteen other jurisdictions were surveyed, and comparisons with internal classes such as Tradesmen were made. Wages for casual employees affiliated with I.A.T.S.E. were also compared. An analysis of these three areas indicated that the salaries for the Stage Carpenter, Stage Electrician and Maintenance Electrician should be updated.

Based on these comparisons and the 5% "catch-up" adjustment that Tradesmen received during the 1972 C.U.P.E. negotiations, I recommend that the Stage Carpenter, Stage Electrician and Maintenance Electrician also receive a 5% salary adjustment, effective July 1st, 1972, and based on 1971 rates.

The total annual recurring cost of this proposal based on the top step of each pay range at 1973 rates, and including fringe benefits at 10% will be approximately $1,632.00.

The 1973 cost is estimated at $1,248.00. The Comptroller of Accounts reports that funds are available within the Departmental Budget."

This report has been discussed with the Manager, Queen Elizabeth Theatre and John Ellis, of I.A.T.S.E., Local 118, both of whom concur herein.

SUMMARY:

Incumbent	Present Classification	Proposed Classification	Effective Date
B. Soros	Stage Carpenter	Stage Carpenter	
	1972 rate: 785-821-860	821-859-899	July 1/72
	1973 rate: 843-881-923	879-919-962	Jan. 1/73
J. Ellis	Stage Electrician	Stage Electrician	
	1972 rate: 750-785-821	784-821-859	July 1/72
	1973 rate: 805-843-881	839-879-919	Jan. 1/73
I. Swan	Maintenance Electrican	Maintenance Electrician	
	1972 rate: 750-785-821	784-821-859	July 1/72
	1973 rate: 805-843-881	839-879-919	Jan. 1/73

Your Board RECOMMENDS that the above recommendation of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 278

PROPERTY MATTERS

CONSIDERATION and
RECOMMENDATION

1. Sale of City Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C,D.L. 319 & 324 & Portion 323 Together with 66' of 71st Avenue North of Lots 1 & 2. Situated: N.E. Corner of Marine Dr. & Laurel Street: Zoned: RM-3.

The Supervisor of Property and Insurance reports as follows:-

"City-owned Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323, zoned RM-3, together form a triangular site containing 6,919 square feet, which is located at the South East corner of 71st Avenue and Laurel Street as shown on the attached Sketch Plan, marked 'A'. This site has sufficient area to support a small apartment building, however, due to its triangular shape, only duplex development is considered practical.

For some time this Office has carried out negotiations with Mr. M. Perel, the owner of the property at the North East corner of 71st Avenue and Laurel Street, with a view to closing 71st Avenue for consolidation with Lots 1 & 2 and subsequent sale as an apartment site comprising 13,635 square feet, as shown on attached Sketch Plan, marked 'B'.

This owner has developed his property, (Lots 4, 5, & 6, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 & Portion 323), with a three-storey frame apartment building having apartment windows overlooking 71st Avenue. Prior to any arrangement whereby 71st Avenue is to be closed, permission would have to be obtained from him, and in this regard, he is prepared to agree to the closing of 71st Avenue, subject to the City giving him an exclusive right to purchase the consolidated site at market value.

Negotiations on the foregoing basis have resulted in Mr. Perel agreeing to purchase City lots 1 & 2 together with the portion of 71st Avenue for consolidation at a price of $53,000.00 which amount is considered realistic.

In recommending the sale of the subject lots and street portion to Mr. Perel at this figure, consideration was given to the fact that he was giving up an existing corner site and, in addition, the closing of this street allowance will allow for a more satisfactory RM-3 development.

There is an existing 10" combined storm and sanitary sewer located in the 71st Avenue street allowance which serves as an overflow diversion for the sewer on Laurel Street. It will be necessary for the City to remove and re-locate this sewer at an estimated cost of $3,500.00. Prior to 71st Avenue being consolidated with the adjoining lands, the applicant has agreed to dedicate free, the East two feet of his Lot 5, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323 for lane purposes. The City Engineer advises that the cost of re-locating the sewer, estimated at $3,500.00, can be provided from the 1973 Sewer Capital Budget Item 3-01-02, Sewers - City Subdivisions.

The direct sale of City-owned Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323, together with the intervening Portion of 71st Avenue to the abutting owner of Lots 4 to 6, Sub. 'X' of Lots 7 to 10, Block 'C', D.L. 319 & 324 and Portion 323, is submitted to Council for its CONSIDERATION.

Cont'd...../2

Clause 1 Continued

In the event Council approves the Direct Sale, then it is

RECOMMENDED:

(A) That Lots 1 & 2, Sub. 'X' of Lots 7 to 10, Block C. D.L. 319, etc., and the adjacent Portion of 71st Avenue be sold for the sum of $53,000.00 plus registration fees, a proportionate part of the current year's taxes, and the cost of plans and documentation, and on the following conditions:-

(1) Dedication of the East two feet of Lot 5, Sub. 'X' of Lots 7 to 10, Block C, D.L. 319 & 324 and Portion 323;

(2) Consolidation of Lots 1 & 2 with the adjacent Portion of 71st Avenue to form one site of approximately 13,635 square feet."

(B) That an appropriation of $3,500.00 be allocated in the 1973 Sewers Capital Programme for the cost of removing and re-locating the 10" sewer.

Your Board submits the foregoing report to Council for CONSIDERATION. Should Council approve the direct sale of Lots 1 & 2, together with the Portion of 71st Avenue, then

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

RECOMMENDATION

2. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE
936 Cotton Drive

The Supervisor of Property & Insurance reports as follows:-

"Parcel "B" of Lots 23 & 24, Block 23, D.L. 264A, known as 936 Cotton Drive, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1 3/4 storey and basement frame dwelling with a main floor area of approximately 805 square feet, erected in 1912 on a site 44' x 66', zoned RM-3. This dwelling contains six rooms, six plumbing fixtures, has a patent shingle roof, asbestos shingle exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is above average for age and type.

The total requirement for the Britannia Community Services Centre now involves 77 properties, there being one deletion pending. 936 Cotton Drive represents the 65th negotiated settlement.

Following negotiations, the owner has agreed to sell for the sum of $29,100.00 as of August 15, 1973, subject to the owner retaining rent-free possession to September 15, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage & Housing Corporation. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $29,100.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property & Insurance be adopted.

3. ACQUISITION FOR PUBLIC HOUSING FOR SINGLE PEOPLE
SITE "B" N/S CORDOVA STREET BETWEEN JACKSON & PRINCESS AVENUES -- Lot 27, Block 53 D.L. 196
527 East Cordova Street

The Supervisor of Property & Insurance reports as follows:

"Lot 27, Block 53, D.L. 196, known as 527 East Cordova Street, is required for the proposed Public Housing for Single People, confirmed by City Council June 19, 1973.

These premises comprise a 2-storey and basement frame building with a main floor area of 798 sq.ft., erected in 1901 on a site 25' x 122' zoned M-2. This dwelling has 6 plumbing fixtures, a patent shingle roof, siding exterior walls, concrete foundation, concrete basement floor and is heated with a gas hot air furnace. The condition of the dwelling is average for age and type.

Negotiations with the owners confirm that they are willing to sell for the sum of $30,000.00 as of August 31, 1973, subject to the owner retaining rent-free possession of the premises until alternate accommodations are available in the McLean Park Housing Development. An application for accommodations has been made to the British Columbia Housing Management Commission and they should have a suite available within six months. This price represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $30,000.00 on the foregoing basis, chargeable to Code #565/1302."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be adopted.

4. ACQUISITION FOR PUBLIC HOUSING FOR SINGLE PEOPLE
SITE "B" N/S CORDOVA ST. BETWEEN JACKSON & PRINCESS AVENUES -- Lot 24, Block 53, D.L. 196
545 East Cordova Street

The Supervisor of Property & Insurance reports as follows:

"Lot 24, Block 53, D.L. 196, known as 545 East Cordova Street, is required for the proposed Public Housing for Single People, confirmed by City Council June 19, 1973.

These premises comprise a 2-storey and basement frame building with a main floor area of 846 sq.ft., erected in 1901 on a site 25' x 122', zoned M-2. This dwelling has 7 plumbing fixtures, a patent shingle roof, stucco exterior walls, concrete foundation, concrete basement floor and is heated with an oil fired hot air furnace. The condition of the dwelling is average for age and type.

Negotiations with the owner confirms that she is willing to sell for the sum of $27,600.00 as of August 31, 1973, subject to the owner retaining rent-free possession of the premises until December 1, 1973. This price represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage & Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $27,600.00 on the foregoing basis chargeable to Code # 565/1301."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 281

WORKS AND UTILITIES

RECOMMENDATIONS

1. Revised Rate Schedule for Refuse By-Law

The City Engineer and Director of Finance report as follows:

"The rates currently in force in By-law #4531, the 'Refuse By-law', for the disposal of refuse and the rates for the collection of refuse (other than containers) were established in 1970 on the basis of estimated costs to July 1, 1973. Because Council has approved the practice of establishing the container rates on an annual basis in order to avoid the extraordinary increases inherent in setting rates for a 3-year term, a similar practice is proposed with regard to the remaining rates in the Refuse By-law. It is thereby proposed to establish rates for the period from September 1, 1973 to December 31, 1974; at which time all rates in the Refuse By-law will be in phase.

The September 1 date is chosen to coincide with the bi-monthly billing period and allows sufficient lead time for notifying customers etc. The annual increase in revenue is estimated to be $70,000; the 1973 amount, $33,000.

The tabulation of Present Rates, Estimated Cost and Proposed Rates is followed by an explanation of the rate increases as well as the rationale behind cost-rate differences.

PROPOSED CHANGES IN SCHEDULE OF RATES & CHARGES

SCHEDULE 'A' - Rates for Disposal of Refuse

	Present Rate	Estimated Cost	Proposed Rate
1. Disposal of refuse			
Loads of 500 lbs. or less	$0.50		$0.50
Loads over 500 lbs., each 1000 lbs. or portion thereof	$0.65	$0.89	$0.90
2. Load Pull-off			
Per load	$1.00		$1.50
3. Unloading time			
First 30 minutes	no charge		no charge
Each additional 30 minutes or part thereof	$1.00		$2.00

SCHEDULE 'B' - Rates for Collection of Refuse

I. RECEPTACLES OR CANS

A. Dwelling*

1. First two receptacles per weekly collection	no charge	$0.24	no charge
2. Each receptacle additional to (1), no carryout, cash paid to driver	$0.25	$0.29	$0.30
3. Each receptacle additional to (1), no carryout, charge accts.	$0.23	$0.24	$0.25
4. Each receptacle additional to (1) with carryout	$0.35	$0.37	$0.40

cont'd ....

Clause 1, continued

	Present Rate	Estimated Cost	Proposed Rate
B. All premises other than a Dwelling*			
1. Dayshift			
a) Non Carryout -			
i. Charge accounts, each receptacle	$0.23	$0.24	$0.25
ii. Cash paid to driver - 3 receptacles or more	$0.25 each	$0.30 each	$0.30 each
iii. Minimum cash payment	$0.75		$0.75
b) Carryout -			
i. Charge accounts, each receptacle	$0.35	$0.37	$0.40
ii. Cash paid to driver - 2 receptacles or more	$0.35 each	$0.42 each	$0.45 each
iii. Minimum cash payment	$0.75		$0.75
c) Nightshift area, each receptacle, cash or charge	$0.50	$1.45	$1.00
2. Nightshift -			
a) Non Carryout -			
i. Charge accounts, each receptacle	$0.23	$0.50	$0.40
ii. Cash paid to driver - 2 receptacles or more	$0.25 each	$0.55 each	$0.45 each
iii. Minimum cash payment	$0.75		$0.75
b) Carryout -			
i. Charge accounts, each receptacle	$0.35	$0.63	$0.55
ii. Cash paid to driver - 2 receptacles or more	$0.35 each	$0.68 each	$0.60 each
iii. Minimum cash payment	$0.75		$0.75
II SPECIAL OR UNSCHEDULED COLLECTIONS PER CUBIC YARD			
A. Non Carryout			
1. Per cubic yard	$4.80	$5.42	$6.00
2. Minimum charge	$2.50		$3.00
B. Carryout			
1. Per cubic yard	$7.00		$8.00
2. Minimum charge	$3.50		$4.00
C. Hourly Rate	$15.00	$21.34	$22.50

EXPLANATION OF CHARGES

Most increases represent normal inflation over the 27 months between the mid-points of the rate terms.

Schedule 'A' - Disposal of Refuse

The minimum charge of $0.50 is not changed. This still permits individuals wishing to dispose of amounts up to 500 lbs. to do so at no increase in cost. The increase to $0.90 per 1,000 lbs. from $0.65 is due to increased operating costs and the increased costs of maintaining the Dump to the standards set by the Pollution Control Board. While the costs for 'load pull off' and 'unloading time' are too variable to make an accurate determination, the increased charges are principally aimed at reducing congestion at the dumping site.

* "Dwelling" defined in By-law #4531 as "any premises occupied, used or intended to be used exclusively as a living area and containing not more than 2 dwelling units."

cont'd ....

Clause 1, continued

Schedule 'B' - Rates for Collection of Refuse

The collection of refuse from residential dwellings represents 80% of the workload involved. The basic cost of collection has increased only from $0.23 to $0.24 due to increased effectiveness in the beat structure. As a deterent to additional workload, and in order to maintain the most economical beat structure, premiums are charged for the time involved in collecting cash from a resident and issuing a receipt or for carrying the refuse out to the lane from within the property.

On nightshift, two inter-related factors are principally responsible for the higher unit cost: congestion in the downtown lanes reduces the travel speed and efficiency of servicing the beat and the higher frequency of collection (up to six times per premise per week) compounds the difficulties. In the 'nightshift area', approximately 1,050 premises are serviced on nightshift; 110 on dayshift. Those serviced on dayshift have elected to be collected during the day for various reasons - usually because they cannot, or do not wish to, provide storage for a garbage can at a lane or other suitable location.

The increased charges for special collections from $4.80 to $6.00 per cubic yard and from $15.00 to $22.50 per hour can be principally attributed to the general inflation of the relevant wages, salaries and equipment rental.

It should be noted that the foregoing costs are inclusive of allowances for the municipal staff support functions (Personnel, Payroll, Purchasing, etc.) as well as interest charges on the capital assets employed in the operation.

The City Engineer and Director of Finance recommend:

1) That the above changes of rates be approved to take effect September 1, 1973 and Schedules 'A' and 'B' of the Refuse By-law (No. 4531) be amended accordingly. The Corporation Counsel should be so advised.

2) That the setting of refuse rates on an annual basis be approved and the City Engineer and Director of Finance be instructed to bring forward rates for the year 1975 at the appropriate time."

2. 33rd Avenue - Heather to Arbutus

The City Engineer reports as follows:

"The July 5th, 1973 Standing Committee of Council on Finance and Administration when reviewing the 1973 Basic Capital Budget made the following recommendation to Council:-

'Streets - Page 11 - Project Detail 2:01:05, -06, -07 - Improvements to 33rd Avenue - Net City's cost $334,000.

(i) That these projects be deferred pending a report to Council on the desirability of widening this street.'

The major streets listed in the 1973 Streets Basic Capital Budget are included at this time so that funds will be available to finance the City's share of the Local Improvements which are being advanced to a Court of Revision to be held on the 16th August, 1973. Council approval for the 1st and 2nd Step Reports on all these projects had already been received on June 5th, 1973 subject to Council approval of the 1973 Capital Budget. Should this project now be approved, the Local Improvement procedure initiative principle would proceed to Court of Revision and then, if necessary, through the special grounds provisions of the By-Law.

cont'd . .

Clause 2, continued

The current 1971-75 Five Year Plan approved $3,001,000 for upgrading with curbs and gutters and permanent pavement existing unimproved major streets. It is into this category that 33rd Avenue falls with 33rd from Oak to Arbutus Streets being itemized in the approved Plan. This proposed pavement will be 42 feet wide and will be constructed with an offset to the north to permit saving the large old trees on the south boulevard. The trees on the north boulevard, at this location, will be relocated to permit installation of the curb and gutter. Assurance is given that the number of trees will not be decreased. In general, the completion and curbing of City streets contributes to upgrading the appearance of the City at large and has the further advantage of providing economic benefit to the City by elimination of costly maintenance work.

Projects are selected for the major street paving programme on the basis of traffic priority, together with maintenance and appearance considerations The major street pattern in Vancouver consists of a grid having an approximate one-half mile spacing which provides:

(a) A suitable route spacing for transit with a walking distance to the nearest route of one-quarter mile.

(b) A frequency of through streets which gives a satisfactory level of service for vehicular traffic thus minimizing the potential use of local streets by through traffic.

(c) A reasonable community unit size between the major streets.

Throughout the City, the major street system is not yet fully improved. By means of the Five Year Plan and the annual paving programme, the development of the major street system is programmed in an attempt to anticipate and meet the growing traffic needs within the City.

The section of 33rd Avenue under consideration by this report is between Heather and Arbutus Streets. It should be noted that 33rd Avenue has a natural geographical break at Cambie Street. The section of 33rd from Cambie to Heather Streets was paved following a successful petition by the property owners which was approved at the June 12th, 1969 Court of Revision. The block between Angus Drive and Pine Crescent was similarly paved following a petition by the property owners approved at the Court of Revision, June 22nd, 1967. When considering the upgrading of 33rd from Oak to Arbutus Streets, it is logical to include the three blocks from Heather to Oak Streets, where no curbs exist, to provide continuity of the improved pavement from Cambie to Arbutus Streets. This is allowed for when drafting up a Five Year Plan and it is understood that additions and deletions will occur depending upon changing circumstances during the period.

33rd Avenue is the major street between King Edward and 41st Avenue and is planned for an ultimate roadway width of four lanes within the existing street allowances. 33rd Avenue west of Cambie Street is a through street with signal control at the major street intersections (Cambie, Oak, Granville, etc.) and stop sign control on the local streets intersecting 33rd Avenue. Traffic volumes at some locations are approaching the capacity of the single traffic lane. In addition, some traffic shortcuts into the lanes to avoid the traffic signals (Oak, Granville). This undesirable situation occurs because of capacity conditions on 33rd Avenue.

The improvement of 33rd Avenue to four lanes is planned now to provide an adequate east-west route to minimize the use of local streets, such as 37th Avenue. 37th Avenue is a local residential street, but because of certain conditions, such as roadway width and crossings of the railway tracks, it is carrying traffic volumes significantly higher than desirable on a local street. The improvements planned for 33rd Avenue will provide a better route and will lessen the tendency for traffic to use 37th Avenue and other local streets. The improvement will also eliminate the operational difficulties at 33rd Avenue and Oak Street, and at 33rd Avenue and Granville Street caused by the narrow curbed pavement installed many years ago.

Recommendation

I consider that the proposed paving projects on 33rd Avenue are desirable improvements to the existing major street pattern and RECOMMEND that the funds requested in the 1973 Basic Capital Budget be approved in order that the projects may proceed."

INFORMATION & RECOMMENDATION

3. Introduction of New Bus Service

The City Engineer reports as follows:

"By letter of July 30, 1973, the Honourable James G. Lorimer, Minister for Municipal Affairs informed Council of the planned introduction at the end of August of new bus services in Vancouver, North Vancouver and Coquitlam. The Bureau of Transit Services has since advised that because of a delay in the delivery of buses from the factory, introduction of some of these services has been postponed to mid-October. The following new bus services will begin operation in Vancouver on August 31, 1973:

926 North Vancouver - U.B.C. Fastbus - from North Vancouver via the First Narrows Bridge, Stanley Park Causeway, Georgia, Howe, Granville Bridge, Granville, Broadway, Alma, 10th Avenue, Blanca to Blanca Loop; thence via Blanca, University Boulevard to East Mall Loop (U.B.C. terminus). Return trips operate via reverse route to Blanca, 10th Avenue, Alma, Broadway, Granville, Granville Bridge, Seymour, Georgia, Stanley Park Causeway, First Narrows Bridge to North Vancouver.

933 Lougheed Fastbus - from Coquitlam via Lougheed, Boundary, Pender, Kootenay, Hastings, Richards, Dunsmuir, Hornby (layover), Hastings and return via reverse route.

9 Broadway - extension of the existing Broadway service eastward into Burnaby from Boundary Road via Lougheed to Willingdon, loop at Brentwood Shopping Centre and return via the same route. Until overhead wire is constructed for trolley buses, a diesel shuttle bus will provide service on this extension.

SERVICE	926	933	9
HEADWAY: (minutes)			
Base Period (9 a.m. - 4 p.m.)		15 to Lougheed Mall 30 to Port Coquitlam	10
Peak Hours (7-9 a.m. & 4-6 p.m.)	3 Trips	15 and 30	10
Sunday and Night		30 and 30	30
HOURS OF SERVICE			
Weekdays	Peak Hours Only	5:30 a.m. - 1:00 a.m.	6 a.m. - 1 a.m.
Saturdays		5:30 a.m. - 1:00 a.m.	6 a.m. - 1 a.m.
Sundays		6:30 a.m. - midnight	6 a.m. - 1 a.m.
Number of Buses Used to Provide New Service (Peak)	3	11	2

The new Fastbus Service 933 will provide limited stop bus connections from the Lougheed Mall and Port Coquitlam to downtown Vancouver. New bus stops are required on the north side of Hastings west of Kootenay Street, and on the west side of Kootenay south of Hastings Street. In the downtown area, the service will use existing bus stops, with one new stop required on the east side of Hornby north of Dunsmuir Street.

To maintain schedule and give the bus drivers a short break, this service must have a 10-15 minute layover/timing stop in the downtown at the end of the route. The Larwill bus depot is already over-crowded and is poorly located for bus penetration of the downtown from the east. In the absence of any bus terminal facilities in the downtown, the new buses must layover on-street. The Hornby Street stop north of Dunsmuir is proposed as a layover location to minimize traffic disruption while allowing the buses good penetration of the Central Business District core office and business area.

cont'd ....

Clause 3 continued

The Bureau of Transit Services advises that the 926 North Vancouver-U.B.C. and the 9 Broadway extension are being introduced now to coincide with the commencement of fall classes at U.B.C. and B.C.I.T., in order to establish these bus services early in the school year as a means for student commuting. The 926 Fastbus will provide an express bus connection (using existing bus stops at Granville/Broadway and the Blanca Loop) from the North Shore to U.B.C. operating in peak hours only.

The above description of proposed additional bus services on existing Vancouver bus routes is submitted to Council for INFORMATION.

It is RECOMMENDED that Council approve:

1) The proposed use of Hornby Street between Dunsmuir and Hastings Street as a transit route.

2) The proposed bus stops:
   a) on the north side of Hastings west of Kootenay Street.
   b) on the west side of Kootenay south of Hastings Street.
   c) on the east side of Hornby north of Dunsmuir Street.

3) The use of the proposed Hornby Street bus stop as a layover for Fastbuses at this time, and that Council request that the Provincial Government obtain off-street facilities for downtown bus layovers as soon as possible."

FOR COUNCIL ACTION SEE PAGE(S) 282

B-4

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning Application - S/S East 14th Avenue between Quebec and Main Street

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Eric Nieminen, 403 - 1958 Barclay, requesting an amendment to the Zoning and Development By-law whereby Lot 6, Block 51, D.L. 302, being the south side of East 14th Avenue between Quebec and Main Street would be re-zoned from C-2 Commercial to RM-3 Multiple Dwelling District for the purpose that the applicant 'would like to join this property with 142 E.14 and build an apartment.'

The subject lot has a frontage of 43.6' and a depth of 122', currently zoned C-2 Commercial and occupied by a single family dwelling. The properties immediately to the east and fronting Main Street, separated by a 16' City lane, are zoned C-2 Commercial and developed with a gasoline service station but only have a depth of 89'. The subject property together with Lots 4 & 5 to the west (Lots 4 & 5 being zoned RM-3) are bounded on three sides by a City lane. Lots 4 & 5 are also occupied by single family dwellings.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be approved to rezone the said lot from C-2 Commercial District to RM-3 Multiple Dwelling District, provided the applicants undertook to develop same with the lot immediately to the west as one development.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

2. Density of Development - Vancouver Centre

The Deputy Director of Planning and Civic Development reports as follows:

"Council on March 6, 1973 in approving the development permit for Vancouver Centre development, in part resolved:

'That there be a further report on the question of density particularly in view of the densities Council is considering for the downtown area.'

The architects for Vancouver Centre have now submitted revised drawings incorporating changes required according to conditions of approval adopted by Council on March 6, 1973. These drawings are being processed to check for compliance with the City's Zoning and Development By-laws and Building By-laws.

cont'd ....

Clause 2, continued

The following table shows the floor space of Vancouver Centre as now submitted:

	Sq. Ft.	F. S. R.
a) All floors at and above abutting streets but excluding parking garage.	498,800	7.92
b) All floors at and above abutting streets including parking garage.	601,700	9.55
c) All floors above and below abutting streets on site only and excluding underground mechanical, storage and parking spaces	641,000	10.17
d) All floors above and below abutting streets including areas beneath Granville & Georgia Streets but excluding underground mechanical, storage and parking spaces.	662,000	10.51

(A comparative table with some of the major projects in Downtown Area is attached as Appendix 'A')

The device of F.S.R. is used to control basically two things:

1. the intensity of any use on a site (this affects the level of activities in an area as examplified, for example, by the number of pedestrians coming and going, truck movements, etc.)

2. the bulk of a building, which is for the purpose of relating the appearance of the building to its environment.

To some extent, the appropriate method of measurement for either of these two purposes is in conflict.
If one is concerned with the "bulk", it is only appropriate to measure FSR above grade. If one is concerned with the level of activities primarily, it is important to consider the operational floors wherever they are located.

Referring to Appendix A, it can be seen that when bulk is the criterion the Vancouver Centre proposal compares favourably with most of the buildings listed. When concerned with "intensity of use", it appears to be at about the median point of the buildings listed.

It is therefore RECOMMENDED that Council approve the Floor Space Ratio of 10.51 for Vancouver Centre and in computing the Floor Space Ratio all floor areas including those beneath Granville and Georgia Streets, except areas used exclusively for heating and mechanical equipment, storage, and parking that are below the lowest building grade of the abutting streets and lanes shall be included.

When Council has made its decision on the Floor Space Ratio, the subsequent actions leading to the issuance of the Development Permit will be handled administratively."

(A Comparative Table with some of the major projects in Downtown Area is attached for the information of Council)

3. Rezoning Application -
3150 Rosemont Drive,
S/S of Rosemont Drive,
E of Kerr Street

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. F.D. Siudut of the M. Kopernik Foundation at 1187 East 27th Avenue, Vancouver 10, requesting an amendment to the Zoning and Development By-law whereby Lot 44, D.L. 334, being the south side of Rosemont Drive, east of Kerr, would be re-zoned from CD-1 Comprehensive Development District so as to amend existing uses permitted in this CD Comprehensive Development District to provide for a 'personal care home'.

By letter dated March 5, 1973, Mr. Siudut advises that the personal care units would be located on the main floor of Building A.

There would be 35 personal care units out of a total number of 109 units provided.

Mr. Siudut further states:

"We are certain you are aware of the need for personal care facilities in the City and that their provision was requested by the agencies of the Provincial Government who supported our project by granting us a subsidy amounting to one third of the total cost."

Brief History

The 2 acre site is located on the south side of Rosemont Drive. To the south and west are one family dwellings. To the east is a proposed townhouse development. To the north is a 3.4 acre park strip with a townhouse development further to the north fronting West 58th Avenue.

City Council on January 7, 1972 approved the sale of this site for the development of low income senior citizens housing by a non-profit society.

The conditions including, that the scheme of development be approved by the Technical Planning Board.

City Council in August 1972 passed By-law No. 4637 to permit senior citizens housing on this Comprehensive Development District site.

Mr. Kopernik filed a Development Permit Application No. 59803 on August 11, 1972 for a "senior citizens housing project, Hostel and Personal Care Home."

At that time the applicants were advised that the conditions of zoning of this CD-1 area did not include the provision of a personal care home. It was recommended to the applicant that the approval of City Council be sought by way of an application to amend the Zoning and Development By-law to provide for a personal care home. Because of the need for urgent construction completion, the applicant decided to exclude the personal care home and provided a senior citizens housing development only.

cont'd ....

Clause 3, continued

Development Permit No. 59803 as issued August 24, 1972 is subject to certain conditions including an amendment to the Development Permit Application to delete the hostel/personal care home of the submission and provide for a senior citizens housing development only.

The approved Development Permit provides for a senior citizens housing development excluding personal care home containing 33 dwelling units and 76 sleeping units, (room and board) with ancillary lounges, kitchen and storage, etc. subject to certain conditions.

A further letter was submitted by the applicant F.J. Siudut, (President) dated July 12, 1973 in which he referred to 76 personal care units. On a further check with Father Golus (Vice-President) by telephone as Mr. Siudut was on vacation, information was received that of the 109 units in the building, approximately 38 units would be for personal care, 38 units as room and board and the remaining 33 as dwelling units.

The Technical Planning Board on July 13, 1973 recommended that this application be APPROVED thereby permitting the inclusion of "personal care home" in the uses permitted in this CD-1 Comprehensive Development District subject to prior compliance by the owners to the following condition:

> that the detailed scheme of development, i.e. the provision of personal care home units be first approved by the Technical Planning Board upon filing of a Development Permit Application.

The City Planning Commission endorsed the July 13, 1973 approval of the Technical Planning Board on July 20, 1973.

It is Recommended that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a public hearing. "

4. Development Permit Application
No. 62977 - 2886 Granville St.

The Deputy Director of Planning and Civic Development reports as follows:

"Mr. J. W. Querin, for Standard Oil Company of B.C., has filed Development Permit Application No. 62977 to provide new facia to the existing service station building and pump islands on this site.

The development is located in a C-3 Commercial District.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits alterations to the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 62977 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alteration to provide new facia to the existing service station building and pump islands on this site, subject to the following conditions:

cont'd ....

Clause 4, continued

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:

   (a) Landscaping to the satisfaction of the Director of Planning and Civic Development.

   (b) Details of the garbage enclosure.

2. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

3. All signs are to comply with the Zoning and Development By-law.

4. All landscaping is to be provided within six (6) months from the date of issuance of this development permit and thereafter to be permanently maintained.

RECOMMENDED that Development Permit Application No. 62977 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

5. Rezoning Application - N/S West 6th Avenue between Balsam and Larch

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from C.W. Goodrich, Philadon Realty Ltd., 235, East Broadway, Agent for Owner, requesting amendment to the Zoning and Development By-law whereby Lots 11-14, Block 261, D.L. 526 be rezoned from RT-2 Two Family Dwelling District to RM-3 Multiple Dwelling District for the purpose of 'construction of an apartment building'.

The subject lots each have a frontage of 50' and a depth of 120' and are occupied by older type dwellings. No lane exists in the block. The homes on the subject lots are very similar to the other older type homes in the immediate area.

History

'On July 30, 1971, an identical application was filed by Mr. H.J. McKay of 235 E. Broadway. At that time the Technical Planning Board and the City Planning Commission recommended the application be not approved for the following reasons:

1. There still exists approximately 81 acres of land in the Kitsilano area zoned for apartment development that is currently occupied generally with older dwellings.

2. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site, permitting a high-rise building in an area otherwise zoned as RT-2 and developed with dwellings generally 1 and 2 storeys in height.

cont'd ....

Clause 5, continued

The Technical Planning Board also wishes it noted that under the provisions of the RT-2 District Schedule, with notification of the adjacent property owners as the Technical Planning Board deems necessary, an apartment building or townhouse may be approved as a conditional use, with suitable design, and subject to the RM-1 Multiple Dwelling District Schedule Regulations --- i.e. height of the building shall not exceed 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.'

This application was denied by Council at the meeting of October 19, 1971.

Since that time the development within the multiple zoned area has changed slightly, however, in December 1972 there still remained some 67 acres of multiple zoned property not yet developed for specifically designed apartments.

The Technical Planning Board at its meeting of June 15, 1973, recommended the application be NOT APPROVED for the following reasons:

1. The rezoning of this site would create an isolated RM-3 Multiple Dwelling District site and would permit the construction of a highrise apartment building in an area otherwise zoned as RT-2 Two Family Dwelling District and developed with dwellings generally 1 to 2½ storeys in height.

2. There still exists 67 acres of land in the Kitsilano area zoned for apartment development which is currently occupied generally with older type dwellings.

The Technical Planning Board also wish it noted that under the provisions of the RT-2 Schedule, subject to notification of the adjacent property owners, an apartment building or townhouses may be approved as a conditional use subject to suitable design and RM-1 District Schedule regulations, i.e., 2 storeys plus cellar or 1 storey plus basement, floor space ratio shall not exceed 0.75.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and City Planning Commission."

(Delegation Request: A.W. Goodrich Co. Ltd.)

6. Building Line - N/S 37th Avenue from the E property line of Fraser to the W property line of Inverness Street

The Deputy Director of Planning and Civic Development reports as follows:

"City Council on September 26th, 1972, considered a Board of Administration report (Property Matters) dated August 31st, 1972, wherein the City Engineer detailed a proposed redevelopment of East 37th Avenue from Fraser to Inverness, to provide 27 ft. roadway on 50 ft. allowance, and suggested certain procedures to improve the street allowance, with alternatives.

cont'd ....

Clause 6, continued

The Director of Planning has made application to amend Schedule E - Part II - Building Lines, of the Zoning and Development By-law, whereby a building line would be established on the north side of East 37th Avenue between Fraser and Inverness to provide a 50' street, in accordance with the plan prepared by the City Engineer, in order that any development permit applications may be withheld under Section 570 of the Vancouver Charter, should Council so wish. (Copy of the plan is attached.)

The Technical Planning Board on February 23, 1973 recommended that the application made by the Director of Planning and Civic Development be referred direct to a Public Hearing after a report has been received thereon from the City Planning Commission.

The Vancouver City Planning Commission on July 20, 1973 endorsed the Technical Planning Board's recommendation.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

7. Sign By-law - Proposed Granville Street Transit Mall

The Deputy Director of Planning and Civic Development and the Director of Social Planning report as follows:

"Background

Council, at its meeting of February 20th, 1973, resolved that:

'Council instruct the City Electrician to enforce Clause 4 of the Sign By-law more rigorously as far as appearance is concerned in those areas listed in Appendix "A", the judgment to be made in relation to the area in question.'

Granville Street, from Robson Street south to the Bridge, is one of the areas affected by this action of Council. Granville Street north of Robson Street is not included within the area of rigorous control.

In view of Council's desire to plan and construct a permanent pedestrian mall on Granville Street involving areas north of Robson Street, it is

RECOMMENDED THAT for the purposes of more rigorous sign control, the present northern boundary of the Granville Beautification Area be extended to the northern termination of Granville Street."

8. Development Permit Application No. 63226, 6506, Victoria Drive

The Director of Planning & Civic Development reports as follows:

"Gulf Oil of Canada Limited have filed Development Permit Application No. 63226 to demolish the existing gasoline service station and to construct a new service station (self-serve) on this site.

The site is in a C-2 Commercial District at the south east corner of Victoria Drive and 49th Avenue.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a service station at this location.

cont'd ....

Clause 8, continued

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 63226 be approved in accordance with the submitted application, such plans and information forming part thereof, thereby permitting the demolition of the existing gasoline service station and the reconstruction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:

   (a) Landscaping to the satisfaction of the Director of Planning and Civic Development.

   (b) Details of the garbage enclosure.

2. The development is to be carried out and maintained in accordance with the approved drawings and the relevant requirements of Section 11(10) of the Zoning and Development By-law.

3. All signs are to comply with the Zoning and Development By-law.

4. All landscaping is to be provided within six (6) months from the date of issuance of this Development Permit and thereafter to be permanently maintained.

RECOMMENDED that Development Permit Application No. 63226 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

9. Development Permit Application
#55924 - Sands Motor Hotel

The Deputy Director of Planning and Civic Development upon the advice and concurrence of the West End Planning Team, reports as follows:

"HISTORY

Original approval for Development Permit Application #55924 was given by the Technical Planning Board on October 15th, 1971. This included a height of 299.5' and a Floor Space Ratio of 4.28.

Revised plans were approved by the Technical Planning Board April 14th, 1972, embodying a reduced height of 236.5' and a Floor Space Ratio of 3.5.

Due to the intervention of the civic employee's strike, the hearing of delegations and the fulfilling of conditions of approval, a Development Permit has not yet been issued.

STATUS OF PRESENT DEVELOPMENT PERMIT APPLICATION

The applicant has further revised this proposal. Plans dated February 9th, 1973 indicate the proposed height has been considerably reduced to 201' and the floor space ratio has been slightly reduced to 3.45. There are other improvements in design, notably the reduction in height of the parking levels facing on to Denman and Davie Streets.

On the advice of the Department of Permits and Licences, the Deputy Director of Planning and Civic Development reports that subject to the provision of more detail, the revised proposal appears to meet all conditions of approval excepting a deficiency of four parking stalls.

cont'd ....

Clause 9 continued

The Corporation Counsel advises that the application cannot be refused on the basis of non-compliance within 90 days to conditions of development permit approval imposed September 6, 1972.

The West End Planning Team is of the opinion that:

1. the treatment and articulation of the lower level facade on Denman Street is much improved but should have a similar treatment to the Davie Street facade, especially with regard to the partially covered sidewalks.

2. the applicant should be encouraged to provide ground floor commercial uses similar in character to those presently existing on Denman Street, i.e. small retail stores and an open-air restaurant.

3. the applicant should provide information upon exterior surface treatment including any permanent night time lighting proposed for the building, for approval of the Technical Planning Board, following referral to the Design Panel.

Although this proposal, in total, does not conform to the West End Policy Guidelines, it is certainly a welcome improvement over the building which could go ahead under previous Technical Planning Board approval.

(The West End Community Council's opinion is attached for Council's information)

RECOMMENDATION

' THAT Council sanction amendment to Development Permit Application #55924 as indicated in the applicant's plans dated February 9th, 1973, subject to normal development permit approval procedures, and

THAT the Technical Planning Board be so informed.' "

CONSIDERATION

10. Rezoning Application
S/S Franklin St. between
Kaslo and Renfrew Streets
plus 144' on Hastings St.

The Deputy Director of Planning and Civic Development reports as follows:

"An application has been received from L.G. Dirassar, 401 -540 Burrard Street, Vancouver 1, B.C. requesting an amendment to the Zoning and Development By-law whereby Lots 6, 7, 8 12, 13, E½ & W½ of 14, 15 to 21 incl. and Lots A and B, Block 50, T.S.S.L. and portion of lane will be rezoned from RS-1 One Family Dwelling and C-2 Commercial District to CD-1 Comprehensive Development District for the purpose of 'Constructing a 246-room hotel, complete with banquet, dining, cocktail, specialty restaurant and tavern facilities as well as ground floor retail and parking for 500 cars, all as indicated on the accompanying drawings.'

cont'd ....

Clause 10 continued

Brief History

Since 1968 there have been three applications to rezone all or part of the subject properties to permit development thereon of a hotel with a small amount of customary ancillary uses and a small amount of office and retail.

The first application, which was denied, only included the lands on the south side of Franklin between Kaslo and Renfrew.

At a Public Hearing on September 12, 1968, the rezoning to CD-1 was approved, which included the same lands as the present application, subject to the applicant first complying with a number of conditions. These conditions were not fulfilled and therefore the amending by-law was not enacted.

The third application, by the current applicant, was considered at a Public Hearing on August 3, 1972, for a hotel development and was approved by Council at the Public Hearing subject to the following conditions:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel, such scheme of development to be similar to that submitted by the architects, Dirassar, James, Jorgenson, Davis, and marked "Received - December 13, 1971" but the height not to exceed 13 storeys plus mechanical equipment floor and the floor space ratio not to exceed 1.85 gross, but may exclude those areas underground used for off-street parking, off-street loading, boiler room and small ancillary storage areas.

2. Approval to be first obtained, after report thereon from the City Engineer, for the acquisition of a portion of the east-west City lane.

3. All lots, including the portion of the east-west lane, to be first consolidated into one parcel and so registered in the Land Registry Office.

4. A minimum 24' landscaped setback is to be maintained along the full length of Franklin Street, with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets, with suitable tree planting within the surfaced parking area.

5. No roof signs to be permitted and all other signs and advertisements to be to the approval of the Technical Planning Board.

6. Any lighting used to illuminate the off-street parking areas shall be so arranged that all direct rays are reflected on the parking areas and not on any adjacent residential properties.

A further condition imposed by City Council that the off-street parking of 375 cars as proposed be increased to 500 cars with approximately 400 to be underground.

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

These conditions were not fully met by the applicant in sufficient time for the amending by-law to be enacted by a majority of Council members who heard the application at the Public Hearing August 3, 1972.

cont'd ....

Clause 10 continued

Comparison of the development as approved at the Public Hearing of August 3, 1972, and the current application (as submitted by the architect)

	Previous Application & conditions of approval August 3, 1972	Current Application
Floor Space Ratio	1.85 excluding underground areas for off-street parking, off-street loading, small ancillary storage areas	1.85 excluding underground parking, etc.
Height of Building	13 storeys + mechanical floor	13 storeys + mechanical floor measured from Hastings East elev.
Uses	Hotel with customary ancillary facilities small amount of retail restaurant, off-street parking and loading facilities	Hotel with customary ancillary facilities, small amount of retail, office, restaurant, parking and loading facilities
No. of Sleeping Units	314	246
Height of Tower above Hastings Street	Approximately 148'	Approximately 148'
Size of Tower	84' x 100'	Approx. 76'-112' x 110'
No. of off-street parking spaces	500 (400 underground)	507 (approx. 457 underground)
General Description		
Lower Floor	Tavern - 5300 sq.ft. specialty restaurant-4200 sq.ft., loading storage, lunchroom, ancillary facilities	Tavern-4800 sq.ft. specialty restaurant 3300 sq.ft., staff area, storage, etc.
Main Floor (Basement, street level)	Dining rm - 2500 sq.ft. cocktail lounge - 2500 sq.ft., coffee shop - 1500 sq.ft., retail - 2500 sq.ft. and administration offices, kitchen facilities, etc.	Ballroom -5100 sq.ft. salons - 1600 sq.ft. Coffee garden - 1500 sq.ft., cocktail lounge - 2700 sq.ft. dining room - 2600 sq.ft., retail - 11,100 sq.ft., storage, washrooms, etc.
Second Floor (Hastings Street level)	Ballroom -5000 sq.ft. 4 salons	Health Club - 8247 sq.ft.

The scheme of development is similar to the previous one approved and the plan also indicates all parking below grade with the exception of approximately 50 spaces.

cont'd ....

Clause 10 continued

The Technical Planning Board on June 15, 1973 recommended that the application be APPROVED to rezone the subject area to CD-1 Comprehensive Development District with the development by by-law to be restricted to:

- a hotel with customary ancillary facilities (tavern, cocktail lounge, ballroom), limited retail and office space, health club, restaurant and ancillary off-street parking and off-street loading facilities

- the height of the building not to exceed 13 storeys plus mechanical equipment nor 150' measured from the Hastings Street building grade

- the floor space ratio not to exceed 1.85 excluding those areas totally underground used for off-street parking, off-street loading, heating and mechanical equipment, nor balconies, sun decks or similar appurtenances provided the total area of all such balconies, sun decks or similar appurtenances do not exceed 8% of the permitted floor area

and subject to prior compliance by the owners to the following conditions:

1. The scheme of development to be first approved by the Technical Planning Board they having particular regard to the design of the building and the treatment of the open portions of the site, and satisfactory arrangements for vehicular ingress and egress to the off-street parking and off-street loading facilities and satisfactory on site pick-up and drop-off areas.

2. The Technical Planning Board to first consult with the Vancouver City Planning Commission and to receive advice from the Design Panel.

3. Approval to be first obtained from Council after a report thereon from the City Engineer for the acquisition of a portion of the east-west City lane.

4. The owners to first dedicate the southerly seven (7) feet of Lots 6, 7 and 8 for future widening of E. Hastings Street.

5. All lots, including the portion of the east-west lane to be first consolidated into one parcel and so registered in the Land Registry Office.

6. A minimum twenty-four (24) foot landscaped setback to be maintained along the full length of Franklin Street with no vehicular ingress or egress permitted and suitable planted areas being provided adjacent to Renfrew and Kaslo Streets with additional tree planting being provided within the surfaced parking area.

7. No roof signs to be permitted and all other signs and advertisements to be approved by the Technical Planning Board.

8. Any lighting used to illuminate the off-street parking area shall be so arranged that all direct rays reflect in the parking area and not in the residential properties.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval by Council of the application following public hearing the approval contained in this resolution shall expire.

cont'd ....

Clause 10 continued

On July 6, 1973, the Vancouver City Planning Commission recommended that this rezoning application be NOT APPROVED for the following reasons:

(1) the residential area in the general vicinity of the Pacific National Exhibition already suffers considerably from heavy traffic conditions and parking problems, and no data has been forthcoming to suggest that this situation could be anything but worsened by the proposed hotel development

(2) there is considerable commercial zoning in the vicinity yet the hotel proposal includes inroads into a residential area at a time when housing is at a premium.

The Recommendations of the Technical Planning Board and Vancouver City Planning Commission are submitted for Council's consideration. "

(Delegation Request: J.G. Dirassar - see attached letter from Dirassar, James, Jorgenson, Davis)

RECOMMENDATION

11. Proposed Open Space at N/E Corner of Thurlow and Hastings Streets

The Deputy Director of Planning and Civic Development reports as follows:

"BACKGROUND

On February 13, 1973 Council resolved to approve a lease from the City of Vancouver and Canadian Pacific Limited to Imperial Parking Limited, for Lots 9 and 10, Block 1, D.L. 185 at the north-east corner of Thurlow and Hastings Streets. A report to Council explained that Lots 9 and 10 were acquired jointly by the City and Canadian Pacific (Title is vested in the Canadian Pacific Railway but the City shares expenses and revenues) and that the 2 lots would be leased along with the Thurlow Street end for parking purposes. The lease could be terminated on one month's notice.

Council resolved further:

THAT the Director of Planning and Civic Development and the Supervisor of Property and Insurance be requested to consider for report to Council, the optimum use of the property referred to in the clause, with the view to the Council thereafter discussing the matter with Marathon Realty Co. Ltd.

REPORT SUMMARY:

This report proposes that the site be developed immediately as a small urban public use area. This would provide much needed open space in the high density office area without ruling out longer range options.

OPTIMUM USE OF THE SITE:

Choice of a use for this property should take account of the immediate 10-15 year period, and also of possible uses which may be needed in the longer term.

1. Long Range Options

a. Third Crossing Access

The site could be needed as part of a future rapid transit and/or vehicle crossing of Burrard Inlet. Decisions on this matter must await further study by the City, Regional District and Province.

cont'd ....

Clause 11 continued

b. Public Open Space

In line with the comprehensive redevelopment of the Burrard Inlet waterfront for pedestrian oriented uses, the site could provide a landscaped viewpoint with steps linking the office areas to the pedestrian waterfront area below.

The site is NOT considered suitable for commercial development because of the need to maintain view of the waterfront between the existing office buildings. The awkward topography of the parcel and the presence of the railway tunnel under the site, in any case, would pose problems for any major development.

2. Immediate Options

a. Surface Parking

The site could continue to be used for "temporary" surface parking for a period of 10 or 15 years until a decision is made on the site's long term future. In view of Council's desire, as expressed through the current Downtown planning program, to improve the appearance of the City, this option is not recommended. (The site presently produces a revenue from parking of $185 per month to the City and $90 per month to the C.P.R.)

b. Public Open Space

This option is RECOMMENDED because it can be implemented immediately without ruling out either of the two long range options. In fact, it could be confirmed as the permanent form of development if waterfront plans mature according to present thinking.

The scheme would produce general benefits to Downtown workers, residents and visitors, by providing one of the few potential harbour viewpoints, by linking up the plazas of major office developments to form a walkway overlooking the Inlet, and by eventually providing an access to the redeveloped waterfront.

The open space scheme would also produce substantial benefits to the amenity of adjoining office buildings, the Baxter Building and the Guinness Building. For the co-owner of the site, C.P.R., the open space scheme would complement plans for the redevelopment of the company's waterfront lands by increasing public access to and interest in the potential of the waterfront.

Cost Sharing: Because of the benefits accruing to the joint site owner and the owners of the adjacent properties, it is considered that the costs of turning the site into a landscaped open space area should be shared among the City, Canadian Pacific Company, Baxter Group Ltd, and the Guinness interests.

RECOMMENDATIONS:

It is recommended that:

1. Lots 9 and 10, Blk. 1, D.L. 185, and the adjacent Thurlow Street end be developed as soon as possible for a public use area to include connections to adjacent developments.

2. Council request City Officials to negotiate with Canadian Pacific Ltd., Baxter Group Ltd., and the Guinness interests, to reach agreement on the design, cost estimates and cost sharing arrangements for the public use area and to report back.

3. In the meantime the site continue to be leased to Imperial Parking Ltd. for surface parking purposes on a month-to-month basis. "

FOR COUNCIL ACTION SEE PAGE(S) 282-4

B-7

FINANCE MATTERS

RECOMMENDATION

1. Grant Request - The Canadian Council of Christians and Jews, Inc.

The Director of Social Planning reports:

"On July 18, the Canadian Council of Christians and Jews, Inc. submitted a brief requesting a City grant of $900.00 to help subsidize Vancouver teenagers who would not otherwise be able to attend their Annual Brotherhood Camp.

The camp will take place on Gabriola Island and extend over twelve days. Sixty teenagers from the Vancouver area (80% from Vancouver proper) including thirty from low-income and minority groups will be attending.

The total budget for the camp is approximately $17,300.00, of which $15,500.00 is being met by cost sharing between the Secretary of State Department, the Provincial Government and the Canadian Council of Christians and Jews, Inc. The remainder of the budget is made up of a $30.00 participant fee. The $900.00 requested will allow the City to sponsor thirty teenagers.

United Community Services, which has a special camp budget, advises that this budget is exhausted and that absolutely nothing further is available this year; however, the Canadian Council of Christians and Jews, Inc. should apply now for consideration next year.

The Director of Social Planning recommends:

1. That the Canadian Council of Christians and Jews, Inc. be given a grant of $900.00 to provide an opportunity for City teenagers to attend their camp.

2. That the Canadian Council of Christians and Jews, Inc. be advised that the United Community Services Bureau of Vancouver should be approached in future years."

FOR COUNCIL ACTION SEE PAGE(S) 285

REPORT TO COUNCIL

JOINT MEETING

STANDING COMMITTEE ON COMMUNITY DEVELOPMENT

and

STANDING COMMITTEE ON FINANCE AND ADMINISTRATION

G

August 7, 1973

A joint meeting of the Standing Committee of Council on Community Development and the Standing Committee of Council on Finance and Administration was held on Tuesday, August 7, 1973 at approximately 2:00 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Bowers (Chairman) Aldermen Harcourt, Marzari and Volrich
ABSENT:	Alderman Gibson Alderman Rankin (Leave of Absence)
CLERK TO THE COMMITTEE:	R. Henry

INFORMATION

1. Voting Machines for Civic Elections

The Committee considered a report of the City Clerk dated August 6, 1973 concerning the possible use of voting machines in civic elections. The report explained the difficulties encountered by the staff in counting ballots and also the factor of the delay in giving and releasing results. The City Clerk also was of the opinion that as wage costs have been climbing rapidly and the costs of voting machines has remained relatively stable, it may now be economically feasible to change to a mechanical operation.

The Committee was advised that a draft proposal had been received from Computer Election Systems to supply vote recorders including demonstration units and other equipment. Total costs, although not firm, is estimated at $295,920 which included the following:

(a) Educational aids, such as a colour film, a supply of descriptive pamphlets, newspaper copy with text illustrations and pictures.

(b) The training of election officials in the use of the machine.

(c) The training of computer personnel in the processing of the returns.

(d) A computer programme.

(e) A ballot assembly service.

(f) Members of the Company's expert staff to guide the election officials in the preparation for and the conduct of the election.

(g) A supply, on consignment to the City, of sufficient parts to look after replacement parts for a 10-year period, to be paid for as and when used.

Attached to the report was a forecast of election costs in 1974, comparing both methods of voting.

The City Clerk indicated that it was possible that other municipalities may be interested in renting the machines.

Cont'd...

Mr. J. Taggart representing Computer Election Systems, spoke to the Committee and stated that the Municipality of Burnaby, who had used his Company's machines had been extremely pleased with the results, including the fact that election returns were received earlier. Mr. Taggart also reminded the Committee there was a 94% voter acceptance of the voting machines in the United States, and related various experiences in some of the major cities in the United States. One member of the Committee questioned the need for machines, particularly insofar as there was a strong possibility a Ward System may be instituted and, therefore, the breakdown of figures could be acquired easily without the use of machines. On a question raised, Mr. Taggart advised that he could see no problem if a rotation of names was desired on the ballot, nor would there be any problem if a Ward System was instituted and the ballots had to be printed accordingly.

Following a number of related questions, the Committee

RESOLVED

THAT the recommendation of the City Clerk, that the Committee give further consideration to the introduction of the electronic voting system for civic voting, be approved;

FURTHER RESOLVED,

THAT a firm proposal on the implementation of an electronic voting system for the City of Vancouver be obtained from Computer Election Systems or any other Company in this type of business;

FURTHER RESOLVED,

THAT the City Clerk obtain reports from other cities on their experiences with this type of electronic voting system;

FURTHER RESOLVED,

THAT inquiries be made of other municipalities on their interest in utilizing the electronic voting system in their civic elections.

The meeting adjourned at approximately 3:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 296

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

August 10, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Friday, the 10th day of August, 1973, in No. 2 Committee Room, Third Floor, City Hall at 10:15 a.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Volrich
Alderman Harcourt
Alderman Marzari
Mayor Phillips

COMMITTEE CLERK: R. Henry

RECOMMENDATION:

1. Local Issues - C.U.P.E. Local 1004

The Committee gave consideration to the following report of the Director of Personnel Services and the Deputy City Engineer, dated August 7th, 1973:

"At the Standing Committee of Finance and Administration Meeting on April 5th, 1973, the above were instructed to endeavour to settle the Local Issues arising out of the 1972-73 negotiations.

On May 22nd, 1973, the City Local Issues Committee reported on the Local Issues advising that all except three items were resolved. The Union requested that the three unresolved issues go to mediation. The Standing Committee agreed to this request and on May 24th, 1973, recommended that the City Local Issues Committee Report be approved, which Council adopted on June 5, 1973.

Instead of appointing a Mediation Officer, the Minister of Labour appointed an Industrial Inquiry Commission (Mr. John C. Sherlock). His report on the three outstanding items is attached. The City and the Union representatives have agreed to accept his recommendations. These are that the one Union demand be met and also that the two remaining City demands be met."
The Director of Personnel Services and the Deputy City Engineer RECOMMEND that the Recommendations of the Local Issues Committee be approved.

The Committee, RECOMMENDS:

THAT the foregoing Recommendations of the Director of Personnel Services and the Deputy City Engineer, be approved.

(A copy of the recommendations of the Local Issues Committee, referred to above, and dated June 12th, 1973, is circulated for the information of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 296

REPORT TO COUNCIL

SPECIAL COMMITTEE OF COUNCIL ON BURRARD INLET WATERFRONT

August 2, 1973

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari
Commissioner DuMoulin (Park Board)

ALSO PRESENT: Alderman Gibson

COMMITTEE CLERK: H. Sugrive

Adoption of Minutes

The minutes of the meeting of July 19th, 1973, were adopted.

INFORMATION

1. Committee Membership

The Chairman informed the Committee that Commissioner Cowie of the Park Board would prefer to have Commissioner DuMoulin of the Park Board as his substitute on this Committee. It was therefore,

RESOLVED:

THAT Commissioner DuMoulin replace Commissioner Cowie as a member of the Special Committee of Council on Burrard Inlet Waterfront.

2. Communications: Entrance to Stanley Park, Four Seasons Site

(i) The following communication from the National Harbours Board (Pacific Region), in respect of the entrance to Stanley Park was presented by the Chairman:

The report of the Special Committee of Vancouver Council on Burrard Inlet Waterfront dated July 19th, 1973, recommends as follows:-

A. Entrance to Stanley Park

1. That the westerly portion of the Four Seasons site (Chilco Street to Guilford Street) be brought into the public domain and be used as public open space and/or park.
2. And that Council authorise the Mayor and the Chairman of this Committee to negotiate with the Federal Government and owners of the property in question, to implement the above recommendation.

Insofar as the National Harbours Board (a Crown Corporation) is the owner of the waterlots involved in this report, the following suggestions are put forward as a logical basis to solve this problem in a manner equitable to all.

It has been clear for some time that the desire of the people of Vancouver expressed through City Council that the block next to the park (Chilco to Guilford Street) be

cont'd....

Clause 2 Cont'd

public open space. This is again clearly stated in the Committee report.

In order to accomplish this, it is suggested that the following solution be negotiated between the parties involved, that is, the City of Vancouver, Harbour Park Developments and the National Harbours Board.

1. National Harbours Board and Harbour Park agree to an exchange of properties as follows:

   Both parties to acquire fee simple ownership of an unencumbered property on such basis that ownership of properties exchanged are of equal market value.

   In simple terms, N.H.B. acquires a portion of street frontage Chilco to Guilford now owned by Harbour Park, in exchange for waterlot north of property in area Guilford to Denman presently owned by N.H.B.

   In order to test out such a proposal, I commissioned the Property Services Branch - Pacific Region - Department of Public Works to determine equal values and to determine where the new property line would be.

   The Department of Public Works survey has determined that such a proposal would transfer to N.H.B. 376,35 feet of the westerly portion of the area between Chilco and Guilford Streets (that is substantially all of that block).

   N.H.B. would acquire 4.44 acres and Harbour Park would acquire 4.5 acres.

   As part of this settlement the existing leases are to be cancelled.

   This is substantially in accordance with Recommendation 1 above.

2. That the City of Vancouver agree to purchase the land acquired as above at market value from the National Harbours Board.

The department of Public Works has determined the value of the property to be $1,508,547.92.

RESOLVED:

THAT the communication from the National Harbours Board, as quoted above, be received and presented for discussion at the next meeting of the Committee.

cont'd....

(ii) The following communications in respect to the entrance to Stanley Park and the Four Seasons Site were presented to the Committee:

a. National Harbours Board

b. Dr. Ian Blanchard

c. Mr. Milton Weber

d. The Campbell of Craigie

e. Hastings Community Council

f. Board of Parks and Recreation

g. Vancouver and District Labour Council

h. British Columbia and Yukon Territories Building Construction Trades Council

i. Betty E. Fullerton

j. The Young Women's Christian Association

RESOLVED:

THAT the above communications be received and presented for discussion at the next meeting of the Committee.

3. Delegations on Four Seasons Site - Entrance to Stanley Park

The following memorandum lists the 18 briefs by persons and organizations who made representations in relation to the Four Seasons Site and gives the main points presented by each speaker:

(a) Save the Entrance to Stanley Park Committee. (Mr. Frank Lowbeer) The Committee felt that the second block of the Four Seasons Site, between Gilford and Denman Streets, should be brought into the public domain and be used as public open space and/or park. The brief went on to give a history of the site and the developments proposed for this site.

The brief suggested public uses for these two blocks as follows:

(i) A change in presently restricted park access.

(ii) Provision of underground parking that would relieve the parking problem in the park itself.

(iii) Water-oriented public recreational use of Coal Harbour.

The brief concluded by urging that the Waterfront Committee recommend to City Council to take the decision to acquire these two blocks in the public interest so that they can be used to solve problems in the area not to create them.

(b) Vancouver City Planning Commission

Mr. Harald Weinreich, Chairman of the Downtown Development Sub-Committee of Vancouver City Planning Commission submitted the following recommendations:

(i) That the westerly portion of the site (Chilco to Gilford) be brought into the public domain and be used as public open space and/or parks. The specific use

Clause 3 Cont'd

of the land to be determined after further study.

(ii) That the area be brought into the public domain, and that the utlimate use of the land be subject to further detailed study.

(iii) That the City buy back the street ends so as to control the whole area under consideration.

(iv) That appropriate guidelines be developed (similar to those shown in Appendix A of the Proposed Guidelines for Development of Four Seasons Site Between Gilford Street and Denman Street) for the land between Denman Street and the present Bayshore Inn complex.

(c) Vancouver Council of Women, (Mrs. Doris Mellish) It was felt by the Council of Women that the entrance to Stanley Park should be protected and enhanced rather than add more high-density development of the West End on to the waterfront where it will blot out the view of Coal Harbour and create chaotic traffic conditions. Visitors to the City were now being prevented from visiting our world famous Stanley Park due to the large traffic snarls. It was felt that the City should consider a separated Park Driveway that would take park traffic off Georgia Street completely. This could be accomplished by running Pender Street parallel to Georgia Street instead of merging with it as it now does.

The Council of Women brought to the Committees attention, the 51.2% of the electorate who voted to acquire the Four Seasons property and also the fact that the Honourable Ron Basford, Minister of State for Urban Affairs, had commented that the Federal Government would be guided by whatever decision the City Council made on the use of the site.

The Vancouver Council of Women therefore urged the Waterfront Committee to recommend to City Council that: it acknowledge the 51.2% of the electorate who voted to acquire the property; it make a decision to do so in the public interest; it then approach the Federal Government to acquire back the waterleases from the developer and make them available to the City for public purposes. A proper purchase price for the 4 acres of privately-owned property could then be arrived at.

(d) Community Arts Council of Vancouver. (Mrs. C. M. Baker) The Council were in total agreement with the Waterfront Committee's proposed recommendation to City Council that the City acquire the westerly portion of the Four Seasons Site, Chilco to Gilford Streets, and further recommend that it be used as landscaped public open space and/or park. With regard to the remaining block, Gilford to Denman Streets, it was felt that public participation in the development of the area is justified because it derives its value from a public amenity - Stanley Park.

The Community Arts Council further felt that it was impossible to consider development of any part of the waterfront until a policy for the whole of Burrard Inlet is determined, and therefore, development is premature.

Clause 3 Cont'd

(e) Community Planning Association of Canada, (Mr. D. Manning) The brief outlined that urban building on Coal Harbour would:

(i) Destroy a unique marine basin badly needed for recreational use to serve the over-crowded West End.

(ii) Blot out one of Canada's finest vistas of harbour and mountains from the entrance to Stanley Park.

(iii) Impede the already congested flow of traffic to and from the North Shore and the Downtown Core, thereby needlessly intensifying the demand for a third inlet crossing with its horrendous burden on the tax-payers purse.

(iv) Divert redevelopment growth away from those declining sectors badly in need of rehabitation.

(v) Constrict public access to Stanley Park by generating intersecting traffic and by usurping the land most logically located for a future public transit transfer point.

(vi) Bestow special privilege to the landholders whose lease rental of public harbour land is only a minute fraction of the effective ground rental paid by competing neighbouring upland developers

The C.P.A.C. went on to state that the City had within its powers, two corrective measures:

(i) It can zone the land for proper water oriented uses in much the same way as the Provincial Government has zoned farmland to its best community use.

(ii) It can acquire the land by purchase.

The brief concluded by stating that the City could not afford to allow high-rise development on Coal Harbour, and recommended that the City should preserve Coal Harbour as a marine basin for public-oriented uses which will ennance and preserve the entrance to Stanley Park and provide a much needed recreational outlet for the overcrowded West End.

(f) Harbour Ferries Ltd. (Mr. Graham Clarke) Harbour Ferries Ltd. advised the meeting that their business would not conflict with the guidelines set out by the Waterfront Committee, and that the Company proposed to upgrade and expand its present moorage facilities located at the foot of Chilco, Denman and Cardero Streets. The Company further proposed to operate its scenic sternwheeler tours from the westerly portion of the aforementioned area.

The Committee agreed with Harbour Ferries Ltd. in that it would not interfere with the proposed guidelines set forth for the area and encouraged the Company to continue its operations in the area.

(g) West End & Downtown Ratepayers Association (Mr. Bill McIntyre) The Association very strongly urged that the Special Committee on Burrard Inlet Waterfront recommend to Council to use both the remaining blocks for the common good of the people of Vancouver.

(h) Save Our Parkland Association(Mr. Frank Turnbull) The Association expressed its opposition to the proposed development at the entrance to Stanley Park and felt that any development would only worsen the already congested traffic problem, and that some plans should be made by the City to relieve this traffic situation No matter how fine Stanley Park may be it is only an asset if the public has free access to it.

The Association further stated that as a City, Vancouver owes most of its prosperity and a good deal of its beauty to the bodies of water that surround it, and it was about time that the City started to protect these waters instead of filling in the harbour and the bay to permit developments.

(i) Mr. Warnett Kennedy Mr. Kennedy an architect in the City felt that the Four Seasons Site should be acquired by the City but not primarily for park purposes. The site should be used to sort out the traffic chaos which occurs at peak hours. He felt that the City should acquire a strip of land along the south boundary of the Four Seasons site, parallel to West Georgia Street, wide enough to accommodate a lane for slow traffic destined for Stanley Park. From the end of West Georgia this lane would stretch back into the City at least as far as Denman Street. Then the real traffic entrance to Stanley Park would be at the junction of Denman and West Georgia where the two streams of vehicles merge on their way to the Park or the North Shore.

Mr. Kennedy further mentioned that the poor vision lines could be improved by the removal of one or two ornamental trees at the lost Lagoon site thus enabling cars travelling in both directions to view this site.

Mr. Kennedy did not feel that Stanley Park needed to be extended but that the Four Seasons Site should be used for improvements, such as an overpass across West Georgia, and the Street End at Gilford to the edge of the water should be retained for a very broad public walkway along the edge of the water.

(j) West End Community Council (Mr. Paul Murphy) The Council recommended that a further effort be made to bring the entire site under public domain and that all further development of the Waterfront be viewed in a total concept, rather than in sections, and that any proposals for one area be judged as to what effect it will have on the Waterfront as a whole.

It was further felt that the Burrard Inlet's proposed guidelines for the Waterfront were unacceptable, in particular, item 6, Land Use, thereby permitting hotels, office buildings and high rise residential towers in the already overcrowded area.

(k) United Brotherhood of Carpenters and Joiners of America (Mr. J. Takach) The group stated its opposition to any proposals for hotels, high rises or office towers and that immediate action should be taken to acquire the Four Seasons Site, either by plebiscite or whatever means necessary.

(l) Committee of Progressive Electors (Mr. C. Shelton) The group expressed the view that the City should acquire the three blocks at the entrance to Stanley Park and that these 3 blocks should be used in a way to ease traffic jams. One cause of the

Clause 3 Cont'd

traffic jams was by buses having to cross three lanes of traffic from Denman to Chilco and another three lanes at Chilco to enter their terminal loop, thus backing up traffic. If the loop was placed on the north side of Georgia Street, with its entrance leading to the Denman-Georgia light, this would greatly ease the problem.

The present docks and associated facilities for boats adjacent to the three blocks, are old and in some form of disrepair. These docks should be replaced with modern facilities which should contain fresh water, electricity and a sewage disposal system. A two-tiered fee structure should be instituted, one level for boats that have 'live-aboards' and the other level for boats that just tie up there. The fee for live-aboards should be compatible to a space rental fee and be competitive with other docks in the area. Further that these three blocks should be turned over to the Park Board for proper landscaping, care and upkeep.

(m) Vancouver N.D.P. (Mr. Brian Campbell) The group commended the Committee for their proposal for public/open space of the area but disagreed with the proposed guidelines for the land between Gilford and Denman Streets. It felt there was an insufficient use of harbour land, lack of overall harbour planning and strongly opposed any high rise buildings in the area. It recommended that the area be used for activities oriented to the waterfront and that need the waterfront to exist.

(n) The Civic Non-Partisan Association of Vancouver (Mr. Patrick F. Graham) The group felt that the Committee on Burrard Inlet Waterfront was doing a fine job and that all plans and discussions for the uses of the site be shelved until such time as the Committee have finished their research and established their overall policies for the entire waterfront.

(o) Point Grey N.D.P. (Mr. John Stanton) On behalf of Point Grey N.D.P, Mr. John Stanton emphasized that the City should acquire the whole three blocks from the Park entrance to the whole of the Four Seasons Site for public use and further that no private buildings such as offices and hotels be permitted to be developed on the site.

(p) Mr. William D. Lightbown Mr. Lightbown's brief dealt with the development of an Indian Cultural Complex embracing all of the various West Cost Indian cultures. This development would consist of the following structures:

(i) A tribal structure 'long house', with totem poles carved on the site, canoes, etc., related to each individual tribal culture.

(ii) Traditional museum to house Indian artifacts now residing in other museums in other countries.

(iii) A restaurant offering traditional Indian food native to the Coast.

(iv) A theatre, in which will be performed traditional Indian opprettes to be revived.

(v) An art gallery, where authentic Indian art forms can be purchased and created by Indian craftsmen in the complex and in studio workshops open to the public.

Clause 3 cont'd

(vi) Activities on the waterfront, such as building and racing festivals, reviving traditional Indian activity.

(vii) Educational Centre encompassing languages, cultural history of the Indian people.

Mr. Lightbown advised the Committee that funds to establish this complex could come from the First Citizen's Fund, the Department of Indian Affairs, the Secretary of the State Department, and other Federal Government sources available for the education aspect of this project.

Mr. Lightbown felt that a cultural centre of this nature would benefit the people of Vancouver in the following ways:

(i) To put forth for the first time the Indian Cultural Resource and heritage within the reach of the general public creating a unique educational, social and cultural resource.

(ii) The Indian Cultural Complex would soon become world known offering additional resources to the tourist industry.

(q) North Vancouver Capilano N.D.P. (Miss Marion Poggmiller) This group was totally opposed to any developments of the site and felt that the area between Bidwell and Chilco Streets should be developed in total as waterfront park only.

(r) Mr. Peter Grant Mr. Grant informed the Committee that at a meeting convened by the West End Planning Team at King George High School on July 25, 1973 to discuss the general development of the West End, voted 35 to 2 in favour of acquiring the entire waterfront North of Georgia Street and West of the Bayshore to be brought into public domain for public use.

The meeting adjourned at approximately 9:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 295

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, August 28, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin & Volrich.

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered further 'In Camera' later this day as to whether or not it should be considered in open session.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated August 14, 1973, be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Court of Revision) dated August 16, 1973, be adopted.

- CARRIED UNANIMOUSLY.

CONDOLENCES - THE LATE FORMER MAYOR J.W. CORNETT

Members of Council paid special tribute to the memory of the late former Mayor J.W. Cornett for the many years of public service rendered while Mayor of this City and Alderman also Reeve of the former Municipality of South Vancouver.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT expressions of sympathy on behalf of the members of the City Council be forwarded to the members of the family.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. East Gastown Beautification Programme

It was agreed to defer this matter pending the hearing of a delegation later this day.

2. Development Permit Application: N/E Corner Georgia & Bute Streets (A.E. LePage Western Ltd.)

It was agreed to defer this matter pending the hearing of a delegation later this day.

COMMUNICATIONS

1. Merging of Special Committee on Burrard Inlet Waterfront and Standing Committee on Environment

The Mayor submitted the following communication under date of August 16, 1973:

"Alderman Linnell, Chairman of the Environment Committee, has been experiencing continual quorum problems on her Committee. She has also found it unproductive and onerous to attend all Parks Board meetings. After discussing the subjects with her I would like to make the following recommendations:

1. That the functions of the Waterfront Committee and the Environment Committee be merged into a new Committee called the Waterfront and Environment Committee. That this become a Standing Committee with Alderman Pendakur as Chairman and Alderman Linnell as Vice-Chairman. That the make-up of this Committee be

Alderman Pendakur
Alderman Linnell
Alderman Massey
Alderman Marzari
Park Commissioner DuMoulin or other Park Board nominee

2. That the Deputy Mayor attend meetings of the Parks Board instead of a member of the Environment Committee."

Alderman Linnell, in speaking to this matter, gave a progress report of action taken by the Environment Committee since the beginning of the year, particularly in the area of dog control, sign control, design standards for handicapped persons, provision of a park in the 2700 Block Wall Street, negotiations to acquire R.C.M.P. site (Jericho), opening of street ends along the Fraser River waterfront, and the establishment of City 'Clean-Up' weeks.

cont'd.....

COMMUNICATIONS (cont'd.)

1. Merging of Special Committee on Burrard Inlet Waterfront and Standing Committee on Environment (cont'd.)

MOVED by Ald. Linnell,
THAT the recommendations of the Mayor contained in his letter of August 16, 1973, be approved and the new Waterfront and Environment Standing Committee be appointed accordingly.

- CARRIED UNANIMOUSLY.

2. Council Meeting, September 11, 1973 - Change in Starting Time

By letter dated August 23, 1973, the Mayor proposed that the September 11, 1973 meeting of Council commence at 9:30 a.m. due to the requirement of several members of Council to leave that evening in connection with the U.B.C.M. Convention at Prince George, September 12, 1973.

MOVED by Ald. Rankin,
THAT the Mayor's proposal be approved.

- CARRIED UNANIMOUSLY.

3. Retail Merchants' Association - Store Closing Hours

MOVED by Ald. Bowers,
THAT the communication from the Retail Merchants' Association (B.C. Division) respecting Store Closing Hours, be deferred for consideration later this day under Motions.

- CARRIED UNANIMOUSLY.

4. Strata Titles Application

It was agreed to defer this matter pending the hearing of a delegation later this day.

5. Robson Street Saturday Mall

The following communication dated August 21, 1973, was received from Roy Yacht Robson Merchants Association:

"After three Saturday Malls, a majority of the 1000 Block merchants voted in favour of its continuation due to very favourable shoppers response.

In order to further this public project, I am writing to request:

A) that the street closure permission be continued (until the association asks that it be discontinued)

B) a sum of two thousand dollars ($2,000.00) to be disbursed by the Social Planning Department

C) assistance from Mr. Jonathan Baker in arranging street activities aside from selling, i.e. artists, dancers, musicians and the like

D) another approach to the Transit Authority to eliminate bus traffic through the Mall area, by using diesel busses Burrard to Alberni to Bute to Robson.

cont'd.....

COMMUNICATIONS (cont'd.)

5. Robson Street Saturday Mall (cont'd.)

E) that the Park Board assistance be asked for to place shrubbery and trees along the street.

Knowing that the success of the Robson Mall will have a direct bearing on the Granville Mall, I do not hesitate to ask for your help at this time."

The Assistant City Engineer, Traffic & Transportation Division, advised that in respect of request (b), barricades, decorations and certain entertainment were involved. In respect of (d), the Bureau of Transport feels that transit should be continued through the area even on a Saturday. In respect of (e), past Council action authorizes improvement of this kind.

MOVED by Ald. Rankin,
THAT requests (a) and (c) in the foregoing communication be approved and the City Engineer report back on financial and other aspects, however, sufficient funds be approved to make possible the street closure for two Saturdays.

- CARRIED.

(Alderman Pendakur voted against the motion).

6. Columbia-Quebec Connector

At a previous meeting of Council, it was instructed that a Departmental Report on the Columbia-Quebec Connector be further considered by Council at the August 28, 1973 meeting. However, advice has been received that the Chinese Cultural Centre Advisory Board wish to make a presentation on a proposed Chinese Cultural Centre and the Organization will not be prepared until September 18, 1973. The Mayor recommends, therefore, that the Columbia-Quebec report, which is related in effect, be deferred until September 18, 1973.

MOVED by Ald. Hardwick,
THAT the Columbia-Quebec Connector report be deferred accordingly.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION,
General Report, August 24, 1973

WORKS & UTILITY MATTERS (August 24, 1973)

The Council considered this report which contained clauses 1 - 7 identified as follows:

Cl. 1: Allocation of Funds from Traffic Control Reserve for Minor Modifications to Existing Traffic Control Signals
Cl. 2: Tender No. 56-73-2 - Supply of Asphalts - Liquid and Paving
Cl. 3: Tender No. 39-73-1 - Trucks
Cl. 4: Drainage Ditch at Landfill Site
Cl. 5: Georgia Viaduct Replacement - Contract No. 3, Landscape and Site Development
Cl. 6: Local Improvement on the Initiative Kerrisdale Beautification - Surface Project
Cl. 7: Construction of Major Sewer Jointly by City and Regional District Forces

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

WORKS & UTILITY MATTERS (August 24, 1973) cont'd.)

The Council took action as follows:

Clause 3 - Tender No. 39-73-1 - Trucks

Pursuant to request from the City Engineer it was agreed that Clause 3 relating to Tender No. 39-73-1 - Trucks, be withdrawn, as further information will be submitted at a future meeting.

Clauses 1, 2, 4, 5, 6 & 7

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration as contained in Clauses 1, 2, 4, 5 & 6 be approved and that Clause 7 be received for information.

- CARRIED UNANIMOUSLY.

SOCIAL SERVICE & HEALTH MATTERS (August 24, 1973)

Request for Extension of Time:
Participation in Trial of New Vaccine

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration in this clause, be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (August 24, 1973)

The Council considered this report which contained clauses 1 - 8 identified as follows:

Cl. 1: Quarterly Review of Revenues and Expenditures as at June 30, 1973
Cl. 2: Non-Union Casual 1973 Wage Rates: Board of Parks & Public Recreation
Cl. 3: Luncheon: Senior Ladies' Provincial Curling Championships
Cl. 4: Request for Grant Equal to Local Improvement Taxes: Vancouver College
Cl. 5: Police Pipe Band: Grant
Cl. 6: Tender Awards
Cl. 7: 1973 Grey Cup Parade
Cl. 8: Request for Financial Assistance re Dominion Challenge Soccer Cup

The Council took action as follows:

Clause 3 - Luncheon: Senior Ladies'
Provincial Curling Championships

After considering this request for funds to provide a luncheon for those attending Senior Ladies' Provincial Curling Championships, it was

MOVED by Ald. Hardwick,
THAT no action be taken on the request.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (August 24, 1973) (cont'd.)

Clause 4 - Request for Grant Equal to Local Improvement Taxes: Vancouver College

MOVED by Ald. Rankin,
THAT this matter be deferred pending the hearing of a delegation as per request received.

- CARRIED UNANIMOUSLY.

Clause 5 - Police Pipe Band: Grant

After considering the request in this clause and resolution from the Police Commission asking authority for the transfer of $500.00 from Account 6501/3 (Clerical Salaries) to Account 6551/811 (Police Pipe Band) to provide financial assistance in connection with the Band's attendance at Highland Games in Hawaii, October 5 and 6, 1973, it was

MOVED by Ald. Bowers,
THAT approval be given to this transfer of funds.

- CARRIED.

(Alderman Rankin voted against the motion)

Clause 7 - 1973 Grey Cup Parade

After considering this clause which refers to an invitation from the Grey Cup Committee in Toronto, that Vancouver participate in the Grey Cup Parade November 24, 1973, in that City, it was

MOVED by Ald. Bowers,
THAT the City of Vancouver do not participate in this parade.

- CARRIED UNANIMOUSLY.

Clause 8 - Request for Financial Assistance re Dominion Challenge Soccer Cup

After considering this clause which sets out requests from the Vancouver Fire-Fighters Soccer Club for financial assistance in connection with the Club's entry in Dominion competition in St. Johns, Newfoundland, September 1 - 3 inclusive, it was

MOVED by Ald. Bowers,
THAT no action be taken.

- CARRIED UNANIMOUSLY.

Clauses 1, 2 and 6

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration as contained in clauses 1 and 2, be approved, and that clause 6 be received for information.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (August 28, 1973)

The Council considered this report which contained clauses 1 - 7 identified as follows:

Cl. 1: New Lease: 1090 East Georgia Street
Cl. 2: Demolitions
Cl. 3: Subdivision of City-owned Lots - S/S King Edward Avenue bet. St. George and Balkan Streets
Cl. 4: S.W. Corner of Howe and Pacific Streets - Establishment for Road Purposes
Cl. 5: Acquisition for Britannia Community Services Centre Site - 1539 Parker Street
Cl. 6: Acquisition for S.W. Marine Drive Widening 1749 S.W. Marine Drive
Cl. 7: North Foot of Clark Drive - Exchange of City Property

The Council took action as follows:

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration as contained in Clauses 1, 3, 4, 5 and 6, be approved and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY.

Clause 7 - North Foot of Clark Drive - Exchange of City Property

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved, and the correspondence between the Mayor and Mr. W.G. Rathie, member of the National Harbours Board, referred to in this clause, be received.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT REPORT
General Report, August 24, 1973

WORKS & UTILITY MATTERS (August 24, 1973)

Policy for Lighting Lanes

In connection with this clause, a communication was noted from the Downtown Eastside Residents Association asking an opportunity to be heard on the subject if Council does not intend to proceed with improving the lighting in the skid road alleyways etc.

MOVED by Ald. Rankin,
THAT the foregoing communication be received.

- CARRIED UNANIMOUSLY.

After due consideration of the recommendations in this clause, it was

MOVED by Ald. Rankin,
THAT the City Engineer be requested to report back on application of the local improvement procedure in respect of the matter set out in this clause and include in the report, means of dealing with high priority areas. However, in respect of improved lighting for the Gastown-Chinatown lanes referred to in Part 'D' of the clause, approval be given to the City Engineer's recommendation with regard to 70 new lights at a capital cost of $10,500 and an annual operating cost of $1,680.00.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (August 24, 1973)

The Council considered this report which contains clauses 1 to 6 identified as follows:

Cl. 1: Environmental Impact Study of Fraser River Estuary
Cl. 2: Development Permit Application in the Downtown Area
Cl. 3: Urban Design Panel Membership Appointments
Cl. 4: Zoning and Development By-law - Neighbourhood Pubs
Cl. 5: Development Permit Application in the Downtown Area
Cl. 6: 2229 Maple Street (7th & Maple) Senior Citizens Highrise

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Deputy Director of Planning and Civic Development as contained in Clauses 1 and 3, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Development Permit Application No. 63713 - 825 Homer Street

MOVED by Ald. Hardwick,
THAT further consideration of this item be deferred to later this day.

(See Page 10 for later action).

- CARRIED UNANIMOUSLY.

Clause 4 - Zoning and Development By-law - Neighbourhood Pubs

MOVED by Ald. Volrich,
THAT the recommendation of the Corporation Counsel as contained in this clause be approved.

- CARRIED UNANIMOUSLY.

FURTHER THAT applications presented to Council on Neighbourhood Pubs be received and no further action taken thereon until the regulations from the Liquor Control Board have been established as referred to in a letter to Alderman Volrich from the Attorney-General under date of August 23, 1973.

- CARRIED UNANIMOUSLY.

Clause 5 - Development Permit Application No. 63931 - 1025 Howe Street

MOVED by Ald. Hardwick,
THAT the recommendation of the Deputy Director of Planning and Civic Development contained in this clause be approved, and therefore the Development Permit be withheld accordingly.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (August 24, 1973) (cont'd.)

Clause 6 - 2229 Maple Street -
Senior Citizens Highrise

The Council, in considering this particular clause, heard briefly from Mr. H.M. Loomer, Solicitor for the applicant, the Shalom Branch of the Royal Canadian Legion, for the construction of a senior citizens residence at 2229 Maple Street. Mr. Loomer expressed urgency for an early decision.

Letters have been received from persons supporting requests from the Kitsilano Citizens' Committee that a delegation on the matter be heard on September 11, 1973, and preferably an evening meeting to allow concerned parties to be heard. For further consideration of this clause, see Page 19.

(At this point, the Council recessed to an 'In Camera' meeting following which the Council recessed to continue its regular business at 1:30 p.m.).

The Council reconvened in the Council Chamber at approximately 1:30 p.m. still in Committee of the Whole, Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL
General Report, August 24, 1973 (cont'd)

BUILDING & PLANNING MATTERS
August 24, 1973 (continued)

Clause 2 - Development Permit
Application #63713: 825 Homer Street

AMENDED
SEE PAGE 452

MOVED by Ald. Rankin,
THAT Clause 2 of the Department Report (Building and Planning matters), dated August 24, 1973, in the matter of Development Permit Application No. 63713 re development proposed for 825 Homer Street, be referred back to the Director of Planning for processing to Council in the normal manner.

- CARRIED UNANIMOUSLY

C. Locked-in-Lots at
(a) 3035 Hemlock Street
(b) 426 East 6th Avenue

The Council considered a Departmental Report dated August 24th, 1973, on the matter of 'locked-in-lots' at 3035 Hemlock Street and 426 East 6th Avenue as submitted by the Director of Permits and Licenses and the Deputy Director of Planning and Civic Development. It was noted that there are delegation requests in respect of the matter and, therefore, it was

MOVED by Ald. Pendakur,
THAT consideration of this report be deferred pending the hearing of delegations.

- CARRIED UNANIMOUSLY

D. Strata Title Applications

The Board of Administration, under date of August 24, 1973, submitted the following report:

"At its meeting on June 26, 1973, Council considered a Board of Administration report which proposed a set of regulations and procedures to be followed in dealing with applications under the Strata Titles Act for both new developments and conversions. A number of resolutions were passed, three of which required a further report from the Board.

The matter discussed in Section I below can be acted on immediately, since it applies to new Strata developments as well as conversions. Council may wish to defer action on the matters covered in Sections II and III which apply only to conversions, in view of the one year moratorium.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

I. USE OF CITY STAFF RATHER THAN CONSULTANTS

The June 22 report recommended adoption of a regulation which would require an applicant to file, at his own expense, a declaration by a qualified consultant such as an Architect or Engineer that the building in question is of reasonable quality for the age of the building. Council approved this regulation but went on to request a report within two months on the advisability of using City staff rather than consultants for the work involved.

The Director of Permits and Licenses has been consulted on this matter and he reports as follows:

'It appears that the "Residential Standards" administered by C.M.H.C. would be a measure of "reasonable quality". These standards are comprised of Part 9 of the National Building Code but with a significant volume of other requirements dealing with the quality of the building such as:

Kitchen cabinets
Bedroom cabinets
Coat and clothes closets
Linen closets
Bathroom details, accessories and cabinets
Laundry space, details and facilities
General storage space and details
Wood doors, exterior and interior, weather stripping and hardware for same
Garage doors
Window hardware
Interior wall and ceiling finishes
Floor covering
Provision of elevators, number, capacity, etc.
Painting
Site drainage, etc.
Landscaping and other site work
Walkways, driveways, parking areas

The foregoing features of buildings are not regulated by the Building By-law nor are they controlled by by-law in any other city that we are aware of. The inspection time required is great because each feature in each room must be looked at with care. An Architect or professional Engineer has expertise in this area and would be most appropriate for the purpose.

If the City staff is required to inspect these matters as suggested by Council it will require additional help, the amount of which will be difficult to assess, since we have no way of knowing in advance how many strata title applications there will be. The additional responsibility which would rest on the City will increase the potential liability and could lead to an increase in the number of actions against the City. The responsibility for the liability of a building should remain that of the applicant for a strata title.

In view of the foregoing it is our opinion that the applicant should be directly responsible and employ a consultant to report on the quality of the building with reference to an enlarged list similar to the list in this report. The consultant's report would then be reviewed by the Permits and Licenses Department which will make such further report to Council as may be required.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications (continued)

II. CANVASSING OF TENANTS IN PROPOSED CONVERSIONS

The June 22 report recommends that before any decision is made on an application to convert an existing apartment house to a Strata Title, a public hearing be held to canvas the opinions of the tenants regarding the application.

In considering this recommendation, Council passed the following resolution:

> 'That the Board of Administration be requested to report on a suggested procedure to apply, similar to the present Local Improvement Procedures, prior to any decision being made on a conversion.'

The Local Improvement procedures are basically of two types:

1. Petition. Where the request for an improvement originates with one or more property owners, a petition is circulated to all affected property owners. The signature of an owner on the petition constitutes a "yes" response, abstention constitutes a "no". A local improvement petition requires signatures by at least two thirds of the owners, representing at least 50% of the value of the total property.

2. Initiative. Where the City initiates a Local Improvement, each affected property owner is notified of the proposal and given an opportunity to file an objection. Silence is considered to constitute consent. To defeat a local improvement on the 'Initiative Principle' requires filing of objections by more than 50% of the owners.

In addition to the above two procedures, there is an additional step which is occasionally taken under special circumstances, e.g. where a delegation appears in order to oppose a sufficiently signed petition. This is to 'ballot' the owners. The City mails out a yes/no ballot and the results are reported to Council.

If the 'Petition' principle were applied to Strata conversions, this would involve the applicant (developer) being required to canvas the tenants himself and to present Council with evidence that consents for the conversion had been obtained from all or a certain proportion of the tenants. This would have the advantage of relieving the City of the administrative burden of conducting a canvas itself. However, it would be difficult to be completely assured that the applicant had reported the results accurately, or had not applied pressure of some kind to elicit favourable responses. Irregularities could result in tenant protests and possibly delegation requests.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

It is therefore considered more appropriate to follow the 'Initiative' principle in the sense that the City itself should conduct the canvas of tenants. Further, rather than accepting silence as consent, it is proposed that the canvas be conducted by means of a ballot, on which each tenant would indicate a yes or no response.

The recommended procedure is as follows:

(a) Any application for conversion must be accompanied by a list of tenants in the building by suite number and a list of any suites which may be vacant.

(b) A ballot will be mailed by the City to each tenant, informing him of the details of the proposed conversion and asking the following questions:

(i) What is the length of his tenancy in the building?

(ii) Is he opposed to the conversion or in favour?

(iii) Does he intend to purchase a suite if the conversion is approved?

(iv) If the answer to (iii) is 'no', has he arranged for other accommodation?

(v) If the answer to (iv) is 'no' does he anticipate any difficulty in this connection?

(vi) Would he prefer to remain in his present suite as a renter?

The ballot form would be designed so as to provide additional space for tenants to make other comments (e.g. regarding condition of the building, actions taken by the applicant, difficulty of finding alternative accommodation) if they wish.

(c) Any tenants who have not returned their ballots within two weeks of the date they are mailed will be contacted personally by a City representative in order that every effort should be made to achieve a 100% return.

(d) The results of the canvas will be communicated to Council as part of the final report on the application.

The above procedure would be administered by the Development Division of the Permits and Licenses Department.

III. ALLOWING CERTAIN TENANTS TO CONTINUE RENTING

Council further passed the following resolution at its meeting of July 26, 1973:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications (continued)

> 'That the Board of Administration be requested to report on the proposal that if it would prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely'.

Section 4(3a) of the Strata Titles Act, which authorizes Council to exercise jurisdiction over Strata applications, reads as follows:

> 'The approving authority may, notwithstanding the provisions of any other Act, approve the Strata plan, or refuse to approve it, or approve it subject to such terms and conditions as the approving authority considers appropriate, and it's decision is final.'

The underlined words are the key ones in considering this matter and the question is, would the requirement of permitting certain tenants to continue renting be a reasonable and valid 'term and condition' under the meaning of the Act.

Corporation Counsel advises that in his opinion it would not. He reports that there is a considerable body of law which indicates that any conditions attached must be fairly and reasonably related to the subject of the approval, i.e. relevant or reasonably relevant to the purpose of the approval. Since the purpose of the approval here is to enable an applicant to subdivide his land into several parcels, the suggested condition would not, in the opinion of Corporation Counsel, be valid from a strictly legal standpoint if stated as a general precondition governing applications.

However, in thoroughly practical terms, Council has no obligation to grant an approval for a conversion. Council might well wish to refuse applications where the results of the balloting discussed in Section II of this report revealed one or more tenants who did not wish to purchase and who indicated probable difficulty in obtaining alternative rental accommodation. In such cases, the applicant could return to Council and produce a firm lease in favour of the tenant(s) and the application could be reconsidered.

In other words, Council's objective of minimizing inconvenience to renters could be accomplished through the practical application of its discretion under the Act, without laying down a precondition which may well be legally invalid

RECOMMENDATIONS

In summary, your Board RECOMMENDS that:

1. The regulations continue to require that an applicant file a declaration by a qualified consultant that the building is of reasonable quality for the age of the building, rather than using City staff for this purpose.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Applications
(continued)

2. The procedures outlined in Section II of this report for the canvassing of tenants in proposed conversions be approved.

3. It NOT be set as a general condition that if it prove a hardship for a long term tenant to be required to purchase his unit, it be required that such tenant be permitted to continue renting his suite indefinitely, since Council already has the power to accomplish this goal if it wishes through exercise of its powers under the Act."

MOVED by Ald. Volrich,
THAT parts (b) and (c) of the recommended procedures set out in Section II re canvassing of tenants in proposed conversions, if adopted by Council as policy, be carried out at the full expense of the applicant.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the whole report be referred to the Standing Committee on Housing for report back to Council after due consideration.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Application:
N/E Corner Georgia & Bute Streets
(A.E. LePage Western Ltd.)

Mr. H.P. Bell-Irving and Mr. Allan Waisman appeared on behalf of A.E. LePage Western Ltd. in support of Development Permit Application for development proposed at the north-east corner of Georgia and Bute Streets. Information was filed with Council by a submission dated August 28, 1973.

The Deputy Director of Planning's report of July 13th, 1973, refers to this application and two others, which, at that time were recommended to Council be withheld for 30 days from the date of application and for a further 60 days thereafter, pursuant to Section 570 of the Charter on the grounds that such applications were in conflict with the proposed amendment to the Zoning and Development By-law. On July 17, 1973, Council adopted the Deputy Director's recommendation.

It was reported that a Public Hearing, which will take place on September 6, 1973, will be considering proposed Building By-law amendments in regard to CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown area.

MOVED by Ald. Hardwick,
THAT this particular Development Permit Application re the north-east corner of Georgia and Bute Streets be deferred to the next meeting of Council, September 11, 1973, for further consideration.

- CARRIED

(Alderman Massey voted against the motion)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Gastown Beautification Programme

On August 14, 1973, the Council considered a report from the Deputy Director of Planning and Civic Development and the City Engineer on the subject of 'East Gastown Beautification Programme' and in that regard, approved recommendations of these officials as set out Section I of that report under the heading 'Maple Tree Square', and deferred for a report explanation and the hearing of delegations, recommendations in Section III of the officials' report dealing with revised beautification concept for East Gastown which Section of the report is repeated hereunder:

"III. REVISED BEAUTIFICATION CONCEPT FOR EAST GASTOWN

The original East Gastown beautification was contained in a report to Council from the Board of Administration dated 6 July, 1971; (the scope of that proposal is outlined in Appendix 'C', Map 1). At that time, Phase I - Maple Tree Square - only was approved.

The proposals contained in this report and as outlined in Appendix 'C', Map 2, represent a restructuring of Phases II and III of the 6 July report. This restructuring of Phases II and III pertains only to Water Street at this time. It is anticipated that reconstruction of Carrall, Powell and Alexander Streets will not fall within the present 5-Year Plan and will be the subject of a later report to Council.

A. Background

Following the completion of Maple Tree Square and as the revitalization of Gastown has progressed, it has become evident that the logical first extension of the 'Maple Tree Square' beautification should take place on Water Street.

In the past few months, a number of meetings have been held between property owners on Water Street and City staff to determine future Gastown improvements.

An outcome of these meetings has been the formation of the Water Street Improvement Committee which represents the property owners' views and aspirations. These aspirations were summed up in a letter of November 21, 1972 (see Appendix 'A') requesting a continuation of the Maple Tree Square beautification scheme. This letter was endorsed by 23 of the 34 property owners on Water Street. This endorsement supporting the continuation of 'Maple Tree Square' treatment represents 82.5% of the Water Street frontage, with an aggregate land and improvement assessment of $6,768,095 or 86.6% of the total assessed value along the full length of Water Street.

The Water Street Improvement Committee requested that preliminary estimates be made by the City of costs for the Water Street project. The City Planning Department, in consultation with the City Engineering Department, prepared two tentative cost estimates: The first was based on the use of brick for sidewalks and roadbed (Scheme 1), and the second based on the use of brick for sidewalks only with concrete for the roadbed between intersecting streets (Scheme 2). These summaries were presented to the Water Street Improvement Committee at a meeting on February 1, 1973. The Committee came out strongly in favour of Scheme 1 - the all-brick scheme for the three blocks of Water Street.

B. Proposals

An integrated development program has been evolved and this report brings forward a number of proposals and recommendations leading to the implementation of the next step of the East Gastown Beautification Program.

1. That the boundaries of the total East Gastown project area be extended to include the 100 and 300 blocks Water Street, as shown on Appendix 'C', Map 2.

2. That Phase II (sidewalk improvements) and Phase III (roadbed improvements), as outlined in the July 6, 1971 report, and shown in Appendix 'C', Map 1, be amalgamated. A combined reconstruction of sidewalk and roadbed on a block by block basis will subject properties only once to the inevitable disruptive impact of this necessary street work. This proposal is endorsed by the Water Street Improvement Committee.

cont'd

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Gastown Beautification
Programme (continued)

3. That construction of the combined Phase II/Phase III improvements begin in the unit block Water Street and proceed as scheduled in Appendix 'C', Map 2. The Water Street Improvement Committee has requested that construction be restricted to the spring (March to mid-May) and autumn (September to mid-November) seasons.

4. That the design be based on the Maple Tree Square theme, and to this end, that the design consultant for Maple Tree Square, Rudy Kovack be retained by the City at a maximum expenditure of $1,500.00 to oversee and ensure design continuity of the Maple Tree Square theme along Water Street.

5. That the hiring of temporary planning staff necessary to develop the consultant's design concepts for this and other beautification projects, (i.e. West Broadway and Chinatown - this detailed design development was the consultant's responsibility in past projects) be the subject of a separate report from the Deputy Director of Planning.

6. That the preliminary cost estimate for Scheme 2, as contained in this report, be recommended. The Deputy Director of Planning is of the opinion that Scheme 2, in which the utilization of brick on the sidewalk and in the roadbed at street intersections only, creating the type of nodal focus envisaged in the original restoration report, is more appropriate.

7. That the undergrounding of B.C. Hydro and B.C. Telephone facilities in the unit, 100 and 300 blocks Water Street now be advanced under the Provincial Power and Telephone Beautification Line Act, the funding of this work to be 1/3 Provincial, 1/3 B.C. Hydro/B.C. Telephone, 1/3 City/property owners. The City's share is to be financed from the 1973 Supplementary Capital Budget.

   The undergrounding of these utilities for the three blocks would most likely be done at one time. It would be uneconomical to install these utilities on a piecemeal basis and it is unlikely the utility companies would wish to proceed in this way. On this basis it might not be practical to restrict construction to the spring and fall months.

8. That the problem of changes to electrical service connections to private property associated with, but not part of, the Undergrounding Program be resolved.

9. That negotiations commence with property owners on Water Street who have areaway agreements with the City which might be affected by the beautification project.

C. Construction Schedule

The construction timetable in Appendix 'C', Map 2, is set out to complete the unit, 100 and 300 blocks Water Street before the end of the 1971-75 Five-Year Plan, and scheduled so that construction takes place in either the spring or fall seasons with the possible exceptions noted in 7 above.

D. Costs

The preliminary estimate and cost breakdown for the unit, 100 and 300 blocks Water Street is as follows:

Scheme 1	Total Cost	City's Share
Water Street Beautification	$1,247,000	$ 508,200
B.C.Hydro and B.C.Telephone Undergrounding	$ 375,000	$ 68,000
Total Estimated Cost	$1,622,000	$ 576,200

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Gastown Beautification Programme (continued)

Scheme 2	Cost	City's Share
Water Street Beautification	$ 945,000	$ 410,750
B.C.Hydro and B.C.Telephone Undergrounding	$ 375,000	$ 68,000
Total Estimated Cost	$1,320,900	$ 478,750

E. Source of Funds

This preliminary cost estimate for Scheme 2 of this project, together with those monies spent todate; funds allocated for other beautification projects and for estimates of other projects or beautification schemes all within the 5-Year Programme, will result in an overexpenditure of beautification funds provided in the 1969 Supplementary Capital Budget and authorized in the 1971-1975 Five Year Plan by about $284,000. Council was so advised by the Director of Finance in the 1973 Budget Submission.

However, Senior Governments earlier indicated their willingness to provide matching grants to the amount of $35,000 each on an annual basis for 5 years for expenditure within the Gastown Area ($70,000 was the Senior Government's share of the Maple Tree Square Project). The balance outstanding from Senior Governments - $280,000 would almost offset this deficit.

The Deputy Director of Planning is discussing this matter with the Senior Governments and, in a separate report, deals with future beautification projects to the end of the current Five-Year Plan with their associated costs and availability of funds as suggested by the Director of Finance in the Budget Report to the Board of Administration.

RECOMMENDATION

The Deputy Director of Planning and the City Engineer RECOMMEND :

As set out in III - Revised Beautification Concept -

That proposals and recommendations contained in Items 1 - 9 in 'B' be approved and that the Water Street project now proceed to the detailed design stage, preparatory to initiation of a Local Improvement for the project."

Mr. E.Keate representing the Townsite Committee, the Gastown Merchants' Association and the Historic Sites Advisory Board, appeared before Council submitting a brief dated August 28, 1973, expressing an urgent need for an immediate start on Phase II of the Gastown Beautification Plan.

MOVED by Ald. Bowers,
THAT the recommendation of the officials set out above on this matter, be approved except Proposal 3 be reworded as follows:

"That construction of the combined Phase II/Phase III improvements begin in the unit block Water Street and proceed as soon as possible as one operation."

- CARRIED

(Alderman Rankin voted against the motion)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Strata Title Application:
Mr. Tom Leeaphon

Mr. Tom Leeaphon submitted a communication dated August 14, 1973, setting out his position in support of Strata Title application to convert under the Strata Titles Act, his apartment at 1468 West 72nd Avenue, and submitted related documents. Mr. Leeaphon also made representations in person on the matter.

MOVED by Ald. Rankin,
THAT no action be taken on this application.

- CARRIED UNANIMOUSLY

Senior Citizens Highrise:
2229 Maple Street

The Council considered Clause 6 of Departmental Report (Building and Planning matters), dated August 24, 1973, advising of an application from the Shalom Branch of the Royal Canadian Legion for the construction of a senior citizens highrise at 2229 Maple Street.

In the clause, it is noted the Technical Planning Board felt it coul not refuse the application on the basis of the Design Panel's recommendation i.e., the design be refused on the grounds that if executed, it would adversely affect public amenity. The Technical Planning Board therefore referred the development to Council for advice and action.

Mr. H.M. Loomer, who spoke to Council on the matter earlier in the day now advises the matter could await deferment to the Council's next meeting if the Council so wished in view of the interest of other parties to appear as delegations.

The Kitsilano Citizens Committee have asked to appear before Council on the subject matter and letters in support of that request had been received. A letter from the West Broadway Citizens Committee dated August 28th, 1973, was submitted asking deferment until September 11, 1973. The various writers request an evening meeting.

MOVED by Ald. Volrich,
THAT the whole matter be deferred for Council's consideration at the Council meeting of September 11, 1973.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT letters on this subject be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Vancouver Rental Accommodation Grievance Board and Law Reform Commission Questions

The Council had before it a report from the Vancouver Rental Accommodation Grievance Board on questions from the Law Reform Commission of B.C. regarding the Landlord and Tenant Law, and a report from the Standing Committee on Social Services regarding the Vancouver Rental Accommodation Grievance Board.

The questions asked by the Law Reform Commission and the Council's answers thereto are recorded hereunder after considering the report of the Vancouver Rental Accommodation Grievance Board dated August 21, 1973, and the report of the Standing Committee on Social Services dated August 22, 1973:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation Grievance Board and Law Reform Commission Questions (continued)

LAW REFORM COMMISSION

QUESTION 1: 'What courts or bodies should have jurisdiction over disputes between landlord and tenant, and what their procedures should be.'

MOVED by Ald. Volrich,
THAT the City's position be that the Vancouver Rental Accommodation Grievance Board have jurisdiction over landlords and tenants covering all areas dealt with by City By-laws and regulations and the Landlord and Tenant Act, subject to appeal to the Courts.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

QUESTION 2: 'The availability of other facilities to assist in resolving such disputes and distributing information.'

MOVED by Ald. Rankin,
THAT the Vancouver Rental Accommodation Grievance Board assume the functions of the Small Claims Court in matters of rental grievance.

- CARRIED UNANIMOUSLY

QUESTION 3: 'How far a landlord should be required to justify an eviction or the termination of a tenancy.'

MOVED by Ald. Rankin,
THAT the following be approved as appropriate reasons to the tenant for eviction:

(a) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.

(b) The tenant is in arrears for a period of one month's rent.

(c) The tenant is a nuisance to his neighbours.

(d) The tenant is utilizing premises for illegal activity.

(e) The landlord requires the premises for occupancy either by himself or his immediate family.

(f) The tenant has deliberately misrepresented the premises to the potential buyer or tenant.

(g) The building is to be demolished.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the following be added as (h) to the above reasons:

"(h) Over-utilization of a premises by more persons than are defined as occupants."

- CARRIED

(Aldermen Harcourt, Marzari, Pendakur and Rankin voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation
Grievance Board and Law Reform
Commission Questions (continued)

MOVED by Ald. Rankin in amendment,
THAT nothing in this particular clause (h) shall apply to guests or relatives visiting the tenants.

- LOST

(Aldermen Bowers, Linnell, Marzari, Massey, Mayor Phillips and Alderman Volrich voted against the motion)

(The motion of Alderman Linnell was put and carried)

QUESTION 4: 'How far the collective bargaining process is appropriate to landlord and tenant matters.'

MOVED by Ald. Bowers,
THAT the City Council hold collective bargaining is not appropriate.

- CARRIED

(Alderman Rankin voted against the motion)

QUESTION 5: 'Security and damage deposits.'

MOVED by Ald. Volrich,
THAT security and damage deposits be maintained at the present level for the time being as provided in the prevailing By-law; interest on deposits to be at 8%.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

QUESTION 6: 'Any other aspect of the law and practice governing landlord and tenant matters.'

MOVED by Ald. Rankin,
THAT in the event that a tenant by agreement with a Landlord vacates a premises prior to termination of the tenancy and the landlord re-rents the premises in the remaining period of the tenancy, he shall reimburse the vacating tenant an amount prorated for the period of the re-rental.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT 'the last month's rent provision' as now contained in the Act be deleted from that legislation.

- CARRIED

(Aldermen Bowers, Linnell, Massey and Pendakur voted against the motion)

MOVED by Ald. Linnell,
THAT the Council advise the Vancouver Rental Accommodation Grievance Board that there is no objection to that Board submitting a separate report to the Law Reform Commission if it so wishes.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing matter, the Council observed a short recess.

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cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation Grievance Board and Law Reform Commission Questions (continued)

SOCIAL SERVICES COMMITTEE & GRIEVANCE BOARD

In respect of the report of the Standing Committee on Social Services dated August 22, 1973, the Council took the following action on portions of that report not already dealt with when dealing with the questions from the Law Reform Commission and referred to earlier in these Minutes:

B. Formation of Grievance Board

MOVED by Ald. Rankin,
THAT the following recommendations be approved:

(i) The Board be composed of a Chairman, Vice-Chairman, and three members on a rotating basis to ensure that a three member Board would serve at any one time.

(ii) Each appointee to the Board shall have been a resident of Vancouver for at least 3 years prior to appointment and shall be by occupation and experience a person likely to be knowledgeable with respect to problems and grievances considered by the Board.

(iii) When members are being selected, the widest possible circulation be undertaken for nominations.

- CARRIED UNANIMOUSLY

C. Staffing of Grievance Board

MOVED by Ald. Hardwick,
THAT in principle, there should be adequate staff provided for the Grievance Board, however, the matter be considered at a later date when the Provincial regulations are known.

- CARRIED UNANIMOUSLY

D. Entry into Suites

MOVED by Ald. Rankin,
THAT the following recommendation be received:

- CARRIED UNANIMOUSLY

"THAT if entry to an apartment or suite is refused by either landlord or tenant, this is a position from which an adverse position can be drawn."

F. Landlords Rights

MOVED by Ald. Bowers,
THAT the following recommendation be approved:

"THAT a landlord may, within 3 clear business days' notice, bring a tenant before the Grievance Board for the following reasons:

(i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.

(ii) The tenant is a nuisance to his neighbours.

(iii) The tenant is utilizing premises for illegal activity.

AND the Board may, under these circumstances give a tenant 3 clear business days' notice to vacate from the date of the hearing."

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Rental Accommodation Grievance Board and Law Reform Commission Questions (continued)

H. General Power of the Grievance Board

MOVED by Ald. Rankin,
THAT the principle set out in the following be approved:

"In order to be effective, the Grievance Board must have the power to make Orders and to see that these Orders are enforced. In order to implement this proposal, the Landlord and Tenant Act would have to be amended and any Order by the Rental Grievance Board enforced through the Summary Convictions Act in the Provincial Court the same as any order allowed by the City of Vancouver such as the Lodging House By-law, etc. The Board must have the power to order such things as doors to be opened where a Landlord has changed locks or illegally locked out a tenant. The Board must have a power to order water or heat turned on and have power to enforce such powers. The Board must have the power to order immediate repairs for safety in such fields as fire or dangerous health situations. While this is not exhaustive, it will give members a general idea of how we envisage the Board's functioning."

- CARRIED UNANIMOUSLY

I. Rents Justification

MOVED by Ald. Rankin,
THAT the following recommendation be approved:

"THAT the amount of the rent be posted in a conspicuous place within the dwelling unit with the date of its origination and termination marked thereon."

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Council make a submission to the Attorney-General based on the above action of Council after considering the report of the Standing Committee on Social Services dated August 22, 1973.

- CARRIED UNANIMOUSLY

(The Mayor requested Alderman Rankin join him in preparing this submission)

F. Landlord and Tenant Advisory Board

The Council considered a Departmental Report under date of August 24, 1973, from the Corporation Counsel regarding Landlord and Tenant Advisory Board and submitted a formal resolution for Council's consideration. The resolution was accepted and therefore it was moved as follows:

MOVED by Ald. Linnell,
THAT WHEREAS Section 66 of the Landlord and Tenant Act requires Council to establish a Landlord and Tenant Advisory Bureau to perform the functions therein set out;

AND WHEREAS it is desirable that in addition to the functions set forth in the Landlord and Tenant Act the said Advisory Bureau should be empowered to sit as a Board of Arbitration to determine disputes between Landlords and Tenants;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Landlord and Tenant Advisory Board (continued)

THEREFORE BE IT RESOLVED:

1. THAT there is hereby established a Landlord and Tenant Advisory Bureau to be composed of three persons.

2. THAT the present members of the Vancouver Rental Accommodation Grievance Board are appointed to be the members of the Landlord and Tenant Advisory Bureau.

3. The functions of the Landlord and Tenants Advisory Bureau are

(a) to advise landlords and tenants in tenancy matters;

(b) to receive complaints and seek to mediate disputes between landlords and tenants;

(c) to disseminate information for the purpose of educating and advising landlords and tenants concerning rental practices, rights, and remedies; and

(d) to receive and investigate complaints of conduct in contravention of legislation governing tenancies. 1970, c.18,s.2 (eff. Apr.6, 1970). 1973 c.47, s.14.

(e) where a written submission to Arbitration is received from a landlord and a tenant, to sit as a Board of Arbitration to determine the matters in dispute as set forth in the submission.

- CARRIED UNANIMOUSLY

Communications

MOVED by Ald. Bowers,
THAT the communication from the Greater Vancouver Apartment Owners' Association commenting with respect to the Vancouver Rental Accommodation Grievance Board and the Standing Committee on Social Services report in connection therewith, be received;

FURTHER THAT a copy of Council's action on the subject be furnished to the organization with the advice that if subsequently they wish to appear before Council, the Council will hear their representations.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the communication from the Vancouver Council of Women dated August 23, 1973, supporting the performance of the Vancouver Rental Accommodation Grievance Board and speaking in favour of its continuance, and advancing proposals in connection therewith, be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Finance and Administration, August 10, 1973 (Social Planning Dept.)

MOVED by Ald. Bowers,
THAT recommendations A (i) to (v) inclusive be approved.

- CARRIED

(Aldermen Linnell and Rankin voted against the motion)

MOVED by Ald. Bowers,
THAT recommendations B (i) to (x) inclusive be approved after adding to B (iii) the following:

"Further that these two positions be 'excluded'"

- CARRIED

(Aldermen Linnell and Rankin voted against the motion)

MOVED by Ald. Hardwick in amendment
THAT B (iv) be referred back for further analysis.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Massey, Pendakur, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion)

H. Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973

After considering the Standing Committee Report on Electoral Reform and the recommendations therein, the Council took action as follows:

1. One or Two Member Wards?

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"That in any implementation of a ward system, whether full or partial, the wards be one-member wards."

- CARRIED UNANIMOUSLY

2. Full or Part-time Aldermen?

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"The present system of part-time aldermen continue."

- CARRIED UNANIMOUSLY

3. Parks Board and School Board - Ward Systems?

MOVED by Ald. Volrich,
THAT no question be placed on the forthcoming ballot to the electors on electoral reform, which relates to election of Park or School Board members by the ward system.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973 (continued)

4. Term of Office

MOVED by Ald. Volrich,
THAT the following recommendation be approved:

"That the present 2-year term of office remain in effect."

- CARRIED

(Mayor Phillips voted against the motion)

5. Election Date

On behalf of the Standing Committee Alderman Volrich moved this recommendation as follows:

MOVED by Ald. Volrich,
THAT the date of election be the last Wednesday in October, the inaugural date be the second Thursday in November and the nomination date be the third Wednesday preceding the election date.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur Mayor Phillips and Alderman Volrich voted against the motion)

MOVED by Ald. Volrich,
THAT the election date for the City of Vancouver elections be advanced to the third Wednesday in November.

- CARRIED

(Aldermen Linnell, Marzari and Rankin voted against the motion)

MOVED by Ald. Volrich,
THAT nomination day be the last Wednesday in October.

- CARRIED UNANIMOUSLY

6. Identity of Party Affiliation on Ballot Paper

MOVED by Ald. Volrich,
THAT the following be approved as recommended by the Standing Committee and its Chairman:

"Firstly, I think it is clear that the following groups can be recognized as identifiable civic political groups at the present time, and they should be so recognized and referred to on the ballot as sponsors of candidates by the abbreviations opposite their names:

1. Civic Non-Partisan Association	N.P.A.
2. Committee of Progressive Electors	C.O.P.E.
3. New Democratic Party	N.D.P.
4. The Electors' Action Movement	T.E.A.M.

Secondly, on the question of what criteria should be established for the recognition of other groups who may organize themselves to sponsor candidates in civic elections, I would propose the following:

1. That the group shall sponsor at least one-third the number of candidates for the offices to be filled. This need not be in all slates, but may apply only to one body politic such as the Council, Parks Board, or School Board.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973 (continued)

Clause 6 continued

2. That reasonable evidence by provided the City Clerk that the organization has been in existence for six months before the date of the election and that its affairs have been administered during that time by duly-elected officers and directors.

3. That reasonable evidence be provided the City Clerk that the organization consists of at least 25 members who pay dues or make some form of financial contribution to the organization.

It is noted that the definition of a 'political party' in the Provincial Elections Act is 'an affiliation of electors comprised in an political organization which has expended money in the support of any candidate in the election.'

A candidate identifying himself as being sponsored by a particular organization should of course be the duly-nominated candidate of that organization and the City Clerk should have the authority to require confirmation on this matter if it should be considered necessary.

If a candidate so requests, he should be entitled to have the designation 'Independent' appear beside his name on the ballot."

- CARRIED UNANIMOUSLY

7. Deposit or Other Requirements for Candidates

On behalf of the Committee Alderman Volrich moved the Committee's recommendation as follows:

MOVED by Ald. Volrich,
THAT the Charter requirement for deposits for Mayoralty candidates be deleted

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur, Mayor Phillips and Alderman Volrich voted against the motion)

On behalf of the Committee Alderman Volrich submitted the following Committee's recommendation:

MOVED by Ald. Volrich,
THAT no deposit requirement be instituted for candidates for Alderman, Park Commissioner or School Trustee.

- CARRIED

(Alderman Linnell voted against the motion)

8. Residency in the Ward Area as a Requisite to Candidacy for the Ward

On behalf of the Committee Alderman Volrich submitted the Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the Chairman's recommendation that residency in the ward area be not a requisite for candidacy, be not adopted and residency in the ward area, should wards be established, be required.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion)

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973 (continued)

Clause 8 continued

MOVED by Ald. Volrich,
THAT in the event of a full or partial ward system being implemented, residency in the ward area not be a requisite to candidacy.

- CARRIED

(Aldermen Linnell and Marzari voted against the motion)

9. Rotating Ballot

On behalf of the Committee Alderman Volrich submitted the Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the recommendation of the Chairman respecting implementing 'rotating system of ballot' be not adopted, and therefore the rotating ballot not be used.

- CARRIED UNANIMOUSLY

10. Corporate Votes

On behalf of the Committee Alderman Volrich submitted the Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the Chairman's recommendation, i.e. corporate votes be eliminated, be approved.

- CARRIED UNANIMOUSLY

11. Election of Mayor At Large

On behalf of the Committee Alderman Volrich submitted the Committee's recommendation which, in effect, is as follows:

MOVED by Ald. Volrich,
THAT the Chairman's recommendation, i.e. there be no change in the present system of electing the Mayor at large, be approved.

- CARRIED UNANIMOUSLY

FORM OF BALLOT

Alderman Volrich advised that he had submitted a Form of Ballot to the Standing Committee and the Standing Committee is recommending a different Form of Ballot. In the interest of compromise therefore he was now proposing a further Form of Ballot and requesting Council's consideration of this latest Form. It was therefore

MOVED by Ald. Volrich,
THAT the Council consider at this time the latest Form of Ballot as furnished by him to members of Council for consideration.

- CARRIED

(Alderman Linnell voted against the motion)

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973 (continued)

AMENDED SEE PAGE 452

MOVED by Ald. Volrich,
THAT Question 1 be as follows:

- CARRIED UNANIMOUSLY after the two amendments were defeated

Question 1

Do you favour keeping the present at large system for electing Aldermen?

YES ☐

NO ☐

MOVED by Ald. Rankin, in amendment
THAT Question 1 be as follows:

Question 1

Do you favour an at large system for electing Aldermen?

YES ☐

NO ☐

or a ward system for electing Aldermen?

YES ☐

NO ☐

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey Mayor Phillips and Alderman Volrich voted against the motion)

MOVED by Ald. Linnell, in amendment to the amendment,
THAT Questions 1 and 2 on the Ballot be as follows:

Which type of electoral process do you favour?

At Large ☐

Partial Ward ☐

Full Ward ☐

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion)

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development (Electoral Reform), August 17, 1973 (continued)

AMENDED SEE PAGE 452

MOVED by Ald. Volrich,
THAT Question 2 be as follows:

- CARRIED

Question 2

If the Council were to approve a change to a partial ward system or a full ward system, which would you prefer?

A partial ward system ☐

A full ward system ☐

(Alderman Rankin voted against the motion)

MOVED by Ald. Volrich,
THAT Question 3 be as follows:

- CARRIED

Question 3

What size of Council do you favour? MARK ONLY ONE CHOICE

The present number of 10 aldermen ☐

12 - 15 aldermen ☐

16 - 22 aldermen ☐

35 - 45 aldermen ☐

(Alderman Rankin voted against the motion)

(At this point Alderman Harcourt took the Chair to release the Mayor to attend to other civic business.)

MOVED by Ald. Volrich,
THAT the Chairman of the Community Development Committee, the Corporation Counsel and the City Clerk be requested to report back to Council on any matters incidental to the action of Council this day in respect of electoral reform.

- CARRIED UNANIMOUSLY

- - - - - - - - - - - - - - - -

MOVED by Ald. Linnell,
THAT the Council meeting recess and reconvene to complete the agenda business at 9.30, Thursday August 30, 1973.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey, Pendakur, Rankin and Volrich voted against the motion)

- - - - - - - - - - - - - - - -

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, August 16, 1973

The Council considered this report which contained clauses 1 to 3 identified as follows:

Cl. 1: Old Museum Building - Alterations and Additions
Cl. 2: Twice Yearly Billing & Collection of Real Property Taxation
Cl. 3: 911 Emergency Reporting Services

Action was taken as follows:

Clause 1 - Old Museum Building - Alterations & Additions

MOVED by Ald. Bowers,
THAT this clause be received.

- CARRIED UNANIMOUSLY

Clause 2 - Twice Yearly Billing and Collection of Real Property Taxation

MOVED by Ald. Volrich
THAT this clause be deferred to the September 11 Council meeting for consideration.

- CARRIED UNANIMOUSLY

Clause 3 - 911 Emergency Reporting Services

MOVED by Ald. Bowers,
THAT the recommendation of the committee be approved.

- CARRIED UNANIMOUSLY

J. Report of the Standing Committee on Community Development, August 16, 1973

The Council considered this report which contained clauses 1 to 3 identified as follows:

Cl. 1: Rivtow Straits Ltd.
Cl. 2: Champlain Heights Areas E & F - Implications of Density related to Development Proposals
Cl. 3: Policy on Relocation of Tenants

Action was taken as follows:

MOVED by Ald. Volrich,
THAT this report containing the above-mentioned clauses be deferred for consideration of the next meeting of Council on September 11, 1973.

- CARRIED UNANIMOUSLY

K. Report of the Standing Committee on Social Services, August 16, 1973

The Council considered this report which contained clauses 1 to 4 identified as follows:

Cl. 1: Grant Request - Killarney Champlain Citizens for Action
Cl. 2: Grant Request - Mount Pleasant Information Centre
Cl. 3: Improving Community Services for Low-income, Single People living in the Downtown Eastside.
Cl. 4: Grant Request - Grandview Youth Program

Action was taken as follows:

Clause 1 - Grant Request -Killarney Champlain Citizens for Action

MOVED by Ald. Rankin,
THAT the recommendation of the committee be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Standing Committee on Social Services, August 16, 1973

Clause 2 - Grant Request - Mount Pleasant Information Centre

MOVED by Ald. Rankin,
THAT the committee's recommendation be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

Clause 3 - Improving Community Services for Low-income, Single People living in the Downtown Eastside

MOVED by Ald. Rankin,
THAT the committee's recommendation be approved.

- CARRIED UNANIMOUSLY

Clause 4 - Grant Request - Grandview Youth Program

MOVED by Ald. Rankin,
THAT the committee's resolution be received.

- CARRIED UNANIMOUSLY

L. Joint Report of the Special Committee on Burrard Inlet Waterfront and the Standing Committee on Civic Development August 15, 1973. (Marathon Realty)

MOVED by Ald. Pendakur,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

M. Report of the Special Committee re False Creek, August 24, 1973

Clause 1 - Marina - Sub-Area 6

MOVED by Ald. Hardwick,
THAT the recommendation in the following clause be approved.

"On suggestion by Commissioner McCreery the matter of the Park Board marina in Sub-area 6 was raised and the staff present requested that the Park Board be asked to engage a consultant to work with the False Creek Team on the design of a marina, to be operated by the Parks Board adjacent to Sub-area 6.

After discussion the Committee

RECOMMENDS that the Parks Board operate a marina on the south shore of False Creek adjacent to Sub-area 6 and that the Parks Board be requested to appoint a consultant on marina design to start work with the False Creek Planning Team at the earliest possible moment."

- CARRIED UNANIMOUSLY

Clause 2 - Sub-Area 10 - Conceptual Land Use Plan and Water-Edge Treatment

MOVED by Ald. Hardwick,
THAT consideration of this clause be deferred to the next meeting of Council on September 11, 1973.

- CARRIED UNANIMOUSLY

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

N. Report of the Special Committee
re Granville Street Transit Mall
24 August, 1973

Alderman Massey submitted the following report of the Special Committee re Granville Street Transit Mall:

"On July 24th, 1973 Council approved the terms of reference for the design consultants of the Granville Transit Mall. The first task listed for the consultant was to "Recommend the length of the mall and width and alignment of the transitway with alternatives based on varying widths". Also he was to advise on "design ramifications of mass transit requirements with respect to such matters as width and configurations; number, location, design of bus stops".

Two meetings presided over by the Mayor have been held between the Committee and Mr Vic Parker, Director of Transit for the Bureau of Transit Services and Mr. Brian Sullivan of the same agency to discuss the width of the transit right-of-way on the Granville Mall. In these discussions the Transit Bureau officials forecast 5% - 10% annual growth in transit patronage to 1980 for Downtown Vancouver, substantially up from the 1.5% growth that occurred between 1960 - 1970.*

Transit Bureau officials and city officials agreed that a two-lane transitway 24 feet in width would be satisfactory even for 10% projected growth in ridership until around 1976. Transit Bureau officials, however, believe that in the period between 1976 and 1980 (1980 being the year when underground Light Rapid Transit could be available), two lanes will be inadequate and four lanes will be required on Granville Street exclusively for transit. After 1980, when it is hoped LRT will be in operation, only two lanes on Granville will be required again.

The rate of transit growth will depend on a number of factors including what transit facilities are provided and what restrictions are placed on cars; thus, any growth is theoretically possible. Your Committee feels that a growth rate of about 5% per year till 1980 is more compatible with the concept of a pedestrian oriented mall. Since only five lanes are available now on Granville Street, your Committee feels that using four of these for transit does not leave enough space to permit a successful pedestrian mall. Any more than two lanes exclusively for transit will be detrimental to the pedestrian character of the street. If transit growth pressures exceed this capacity adjacent streets can take some spreading of transit services until LRT is available. This will cause additional congestion on these adjacent streets for a while, but if the more moderate 5% growth occurs this period may be as short as one or two years.

As a variation on the basic two-lane transitway configuration, the need for widenings at bus stops and at turns was explored. Your Committee has concluded that:

a) Widenings at bus stops are unacceptable because they would take up an unreasonably large portion of the area otherwise provided for pedestrians, while providing little transit capacity increase.

b) Widenings for turns will be required at Smithe Street, and in the future at Pender Street for smooth transit operation throughout the mall.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Granville Street Transit Mall
24 August, 1973 (continued)

The Committee realises that the objective to pedestrianize Granville Street is to some extent in conflict with the objective to increase transit riding. It is a trade-off between environmental amenities for people on the street and accessibility of Granville Street to buses. Your Committee having carefully studied the Nicollet Mall in Minneapolis as well as the situation on Granville Street has concluded that permitting two lanes for transit on the Mall is already a major compromise.

The Committee therefore recommends that the transitway for the length of the mall be limited to two lanes (24 feet) with a widening only for turns at Smithe and provision for a future widening for turns at Pender Street. The terms of reference should be amended accordingly.

Contingency Fund. Although Council on July 24th approved a consultants fee of $10,000, no fund has been established to handle the miscellaneous costs to the Committee that have been arising in the course of planning the mall. Some staff overtime has already been required and a pedestrian study undertaken. The Committee recommends that a budget of $5,000 be established out of the unallocated 1973 Supplemental Capital Budget for contingency items. Expenditures would be approved only on resolution of the Granville Street Transit Mall Committee. The Director of Finance advises that funds are available in the unallocated portion of the 1973 Supplemental Capital Budget.

The Committee RECOMMENDS:

1. That the terms of reference approved by Council on July 24th, 1973 be amended by deleting item 1 "Recommend the length of the mall and the width and alignment of the transitway with alternatives based on varying widths" and substituting the following:

   1. "Recommend the length of the mall and the alignment based on a transitway which shall be 24' in width with a widening only for turns at Smithe and provision for a future widening for turns at Pender Street".

2. That a fund in the amount of $5,000 for miscellaneous contingency items incidental to the planning of the mall be established out of the unallocated 1973 Supplemental Capital Budget. Expenditures to be authorised on resolution of the Granville Street Transit Mall Committee."

Alderman Massey advised that Recommendation 1 is concurred in by the City Engineering Department.

MOVED by Ald. Massey,
THAT Recommendation 1 in this report be approved.

- CARRIED UNANIMOUSLY

After due consideration of Recommendation 2 in the report, it was

MOVED by Ald. Massey,
THAT the necessary overtime by the normal City procedures be authorised.

- CARRIED UNANIMOUSLY

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Granville Street Transit Mall
August 24, 1973 (continued)

MOVED by Ald. Volrich,
THAT interim funds of $1,000 be approved for miscellaneous contingency items incidental to the planning of the mall, the disbursements therefrom to be jointly on the approval of the City Engineer and the Committee, and further

THAT the Chairman be requested to submit a budget to Council in the near future in respect of further requests for funds for matters relating to the planning of the mall.

- CARRIED

(Alderman Rankin voted against the motion)

O. Report of the Special Committee
on the Provincial Courts Building
August 24, 1973

The Special Committee on the Provincial Courts Building submitted the following report, dated August 24, 1973:

"While examining the detailed drawings for construction of the New Provincial Courts Building it was drawn to the attention of your Committee that space had been allocated for Court Recorders on the Second, Third and Fifth Floors.

A submission has been received from the Court Recorder Staff, supported by the Court Administrator as Department Head, the City Prosecutor and the Business Agent, M.R.E.U., to the effect that such an arrangement has many disadvantages and that the Court Recorders should all be housed in one area.

The advantages of a single location are said to be:

1. Better supervision of staff is possible.

2. To make the best use of staff available when faced with the problem of unscheduled preliminary hearings and to keep the work load of each recorder as even as is possible, last minute changes and exchanges of recorders must be made. This is better done where the staff is in one location. It is not easy to correlate the functions of physically separated areas and we have the experience between 312 and 475 Main Street to point this up.

3. Even fully qualified Court Recorders with considerable experience require help with difficult phrases and poorly recorded tapes (not always the fault of the recorder). When this occurs, since the matter cannot be resolved on the telephone, much time would be wasted by the available supervisor having to move from floor to floor to give such assistance.

4. The replacement of recording units in the office or the courtrooms when breakdowns occur (which is fairly regular)can be more easily accomplished when those units out of court are concentrated in one place.

5. The ready availability of stationery supplies and of log books (prepared in Court as an index to each tape) and tapes in a single location will expedite the work.

6. Log books and tapes which are used regularly by members of the staff are also required to prepare estimates on transcript costs. Much time could be lost if these were located in widely separated areas.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
on the Provincial Courts Building
August 24, 1973 (continued)

7. Judges, Prosecutors and other members of the Bar regularly listen to tapes. If tapes were in different locations, delays would occur and valuable professional time would be wasted.

8. The demands on the Recorder Section consist of peaks and valleys which cannot be predicted. The request for an immediate expedited day-to-day transcript for example, can strain the capabilities of the section. To accommodate such requests without undue problems a unified centralized staff location is best.

9. Experience with staffing for Courts at 312 and 475 Main Street has proved that staff holidays, absenteeism due to illness, etc., will create problems in rearrangement of remaining staff in three locations.

Your Committee requested the architects to review the plans and, if possible, make changes which would provide accommodation for the Court Recorders in one location.

The architects now recommend the following changes:

3rd Floor: Move one Court Room and take up some Waiting Room space: this will give sufficient room to house all Court Recorders in one location.

Estimated cost of changes including architects' fees - approximately $38,000.00.

The space on the second floor has been re-allocated for use of the Federal Department of Justice Staff (not previously allowed for) and the space on the fifth floor remains unallocated.

Your Committee has been advised that the Federal Department of Justice has received approval to lease the space allocated. We therefore recommend that the Supervisor of Property and Insurance be authorized to contact the Department of Public Works to review leasing arrangements and submit a recommendation to City Council.

SUMMARY

Your Committee recommends that:

1. Changes in space allocation as submitted by the architect be approved, to locate all Court Recorders on the third floor of the New Provincial Courts Building at an estimated cost of approximately $38,000.00.

2. The Supervisor of Property be authorized to review leasing arrangements for the space allocated to the Federal Department of Justice and to make recommendations to City Council.

3. In accordance with the advice of the Director of Finance the estimated funds required ($38,000.00) be provided from the unallocated 1973 Supplementary Capital Funds.

MOVED by Ald. Rankin,
THAT the foregoing Committee's recommendations be approved.

- CARRIED UNANIMOUSLY

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

P. Report of the Special Committee re Illegal Suites, August 24, 1973

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of August 24, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mr. & Mrs. Saitoku Watanabe (tenants), 1323 West 71st Ave.
Edwin Steinke (owner), 735 East 58th Avenue
Mrs. Mary J. DeGuerre (tenant), #6 - 6128 Chester Street
Mary Sujich (tenant), #8 - 6128 Chester Street
Annie Hill (tenant), #7 - 6128 Chester Street
Mrs. Stephenie Gianis (tenant), 8031 Hudson Street
Audrie Robinson (tenant), 2445 West 8th Avenue
Rose Marie Poznikoff (tenant), 2210 Victoria Drive
Hom Fook Kai (owner), 200 East 22nd Avenue
William G. Crisp (tenant), 2727 West 36th Avenue
Jack Currie (tenant), 1331 West 71st Avenue
Peggy Weisbeck (tenant), 2717 Franklin Street
A. J. Munro (tenant), 2150 East Pender Street
Edith R. Harper (tenant), #6 - 2150 East Pender Street

(b) the following applications be approved for one year from the date of this Resolution:

Patricia Lotoski (tenant), 3593 West 39th Avenue
Mr. & Mrs. Sawarn Mattu (owner), 1325 East 64th Avenue
Merle Bottaro (tenant), 2889 Highbury Street
Eric Csapo (tenant), 2889 Highbury Street
Glenn Rendell (tenant), 787 East 53rd Avenue
Sam Carson (tenant), 866 West 61st Avenue
Alan Tso (tenant), 866 West 61st Avenue
Sam Stephen (tenant), 866 West 61st Avenue

(c) the following application be approved for six months from the date of this Resolution:

Jeff Barker & Betty Schinz (tenants), 3656 Point Grey Road

(d) the following application be not approved:

Johal S. Singh (owner), 7749 Fraser Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated August 24, 1973, and containing clauses (a) to (e) inclusive, be approved.

- CARRIED UNANIMOUSLY

Q. Legal Fee: Major Matthews' Collection

The Corporation Counsel advised orally that Major Matthews' executors and solicitors are requesting the City and the Province to share a $1,000 legal fee in connection with the settling of the division of Major Matthews' collection between the City and the Province.

cont'd ....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Legal Fee: Major Matthews' Collection (continued)

MOVED by Ald. Rankin,
THAT the Council approve the payment of $500 as its share of the legal fees, in view of the fact that the City has received valuable archival material, however, this approval be subject to the Provincial Government paying the remaining $500 of the legal fees involved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW. (Revised Rate Schedule)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 4702, BEING THE BUILDING BY-LAW. (Provisions for the Handicapped)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

cont'd ....

BY-LAWS (cont'd)

3. BY-LAW TO CREATE A BOARD TO BE KNOWN AS THE 'URBAN DESIGN PANEL'.

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT Schedule "A" to this By-law be amended to read as follows:

Part 3, Schedule "A"

3. The Panel's review shall be extended to include all civic works, such as bridges, roadworks, parks, beautification projects, transit systems, civic buildings, and design competitions prior to both the issuance of competition requirements and the subsequent awarding of contracts and to give impartial professional advice directly at the appropriate level and at the appropriate time on any proposal or policy affecting the community's physical environment.

Part 4, Schedule "A"

The Panel shall have the right to review those projects submitted to it by Council and have the right to select additional projects.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law as amended be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Amendment to the Zoning and Development By-law

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the Director of Planning make application to amend the Zoning and Development by-law to delete the reference to the Design Panel and that the draft by-law be referred direct to a Public Hearing together with the reports of the Vancouver City Planning Commission and the Technical Planning Board.

- CARRIED UNANIMOUSLY

cont'd ....

MOTIONS (cont'd)

At this point the Chairman directed that the following items of business on the Council Agenda of this day be deferred for consideration at its next regular meeting on September 11, 1973.

a) Allocation of Land for Highway Purposes
1555 West 8th Avenue

b) Store closing Hours including communications in connection therewith.

Council adjourned at approximately 7.00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of August 28, 1973, adopted as amended on September 11, 1973.

A. Phillips
MAYOR

B. N. Litt
DEPUTY CITY CLERK

WORKS & UTILTIY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Allocation of Funds from Traffic Control Reserve for Minor Modifications to Existing Traffic Control Signals

"Each year funds are allocated from the Traffic Control Reserve Fund for minor modifications to traffic signal equipment. In August 1972, $8,500 was allocated from the Traffic Control Reserve Fund for the remainder of that year. At the end of 1972 there was a substantial balance in this account, as some scheduled work was laid over to the early part of 1973. As a result of our continuing minor modifications program, these funds are now depleted. For further signal modifications work planned for the remainder of this year, an estimated amount of $5,000 will be needed.

It is therefore RECOMMENDED that the sum of $5,000 be appropriated from the Traffic Control Reserve Fund for these minor modifications and transferred to Account No. 4872/325 - 'Minor Modifications to Existing Traffic Signal Equipment'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 56-73-2 - Supply of Asphalts - Liquid and Paving

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on July 9, 1973 and referred to the City Engineer and Purchasing Agent for report.

Three bids were received and, based on a total estimated quantity for a one year period, the prices tendered are as follows:

Item No.	Shell Canada	Imperial Oil	Standard Oil
1. MCO & MC2 Grades	$ 43,400.00	$43,880.00	No Bid
2. RS1 & RS2K Emulsions	No Bid	No Bid	$18,407.50
3. 85/100 Grade	No Bid	109,200.00	No Bid

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

Funds for all purchases are provided in the Revenue Budget.

GENERAL INFORMATION

Only Imperial Oil complied with the condition that "Prices remain firm for a one year period."

Cont'd . . .

Clause 2 cont'd

Item 1. - MCO & MC2 Grades of Asphalt

Shell Canada offered the low bid @ .217 gal. Comparing this price to the firm bid of $.2194 offered by Imperial Oil, there is a difference of .0024 a gallon or $480.00 per year.

These products are presently at a premium and prices have increased approximately 27% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Imperial Oil Enterprises Ltd.

Item 1. - MCO & MC2 Grades - The firm bid at a total estimated price of $43,880.00

Item 3. - 85/100 Grade - The only bid received, at a total estimated price of $109,200.00.

Standard Oil Co. of British Columbia Ltd.

Item 2. - RS1 & RS2K Emulsions- The only bid received, at a total estimated price of $18,407.50.

All awards to be for a 12 month period. "

Your Board RECOMMENDS approval of the recommendation of the Purchasing Agent and the City Engineer.

3. Tender No. 39-73-1 - Trucks

Tenders for the above were opened by your Board on 28 May, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided from the Truck Plant Replacement Fund.

Item No.13 - 32,000 G.V.W. Conventional Cab & Chassis

Three bids were received.

The optional price for propane conversion was requested in order to evaluate the economics of propane now that the road tax on propane has been reduced. The cost of an engine conversion from the recommended bidder is $433.97. The expected fuel cost saving is 3¢ per gallon (including fueling facilities) and these trucks will require 2,500 gallons per year each. The fuel cost savings of $75.00 per year will offset the extra cost of the propane option over the life of the truck. However, additional benefits can be expected from using propane fuel as listed below.

(1) Added engine life as propane does not create as many engine deposits as gasoline.

(2) Reduced maintenance as propane converted engines do not require emission control devices due to the clean burning nature of the fuel.

Clause 3 cont'd

We RECOMMEND acceptance of the low bid (Bid No.1) from Musgrove Ford for fourteen (14) Ford Model LN800 Conventional Cabs & Chassis c/w propane converted engine at a total cost of $144,927.58 (10 including F.S.T. at $10,175.76 plus 4 excluding F.S.T. at $9,273.60 plus $433.97 each for optional propane conversion).

The 5% Provincial Sales Tax is included in all prices shown in the report and in the tabulation."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

4. Drainage Ditch At Landfill Site

The City Engineer reports as follows:

"The owner of a parcel of land adjoining the South boundary of the City's Sanitary Landfill Site in Delta has advised the Corporation of Delta and the City of Vancouver that drainage from the filled area drains to a ditch on his property. He claims this contributes to flooding and renders the land useless for farming. The portion of the land which floods during periods of prolonged rainfall is below the high water level of the main runoff ditches and is therefore subject to periodic flooding.

The ditch on the private property referred to was built during the 1930's as part of a general drainage scheme for a portion of Burn's Bog. The owner has stated that he expects the City to provide a ditch on its own property to drain the filled area rather than use the drainage ditch on his property.

The provision of another ditch may not eliminate the flooding problem but in order to avoid future conflict it is proposed that a ditch be provided on the City property. In addition, the Corporation of Delta has requested the City to enlarge the present ditches on the Western and Northern perimeter of the filled area. The estimated cost of the above work is $19,500.

The Director of Finance advises that sufficient funds can be provided from Contingency Reserves.

The City Engineer RECOMMENDS that $19,500 be allocated from Contingency Reserves to provide funds to construct a drainage ditch at the City of Vancouver Sanitary Landfill."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

5. Georgia Viaduct Replacement - Contract No. 3, Landscape and Site Development

The City Engineer reports as follows:

"On September 26, 1972, Council received a report of the Board of Administration dated September 22, 1972 concerning Contract No. 3 - Landscape and Site Development of the Georgia Viaduct Replacement.

Clause 5 cont'd

Because of the delay in acquisition of the area occupied by the Union Laundry (necessary to complete the landscaping contract) this report suggested that Contract No. 3 be separated into two stages in order that part of the contract could be accepted as completed, and hold-back monies released. A portion of the hold-back money, in the amount of $1,118.59 was to be still retained until the total contract was completed. Council concurred with this suggestion.

Acquisition of the area occupied by the Laundry is still experiencing delay, due to delays by the Owner's contractor in providing new accommodation. Present indications are that vacant possession of the site should be achieved late this year. In the meantime however, the landscaping contractor (Jeckway Landscaping Ltd.) is requesting release of the $1,118.59, still retained by the City although nearly a year has passed since the completion and acceptance of Stage 1. The Contractor is not, in any way, responsible for the delay in acquiring the Union Laundry property and it is not equitable therefore to withhold this payment any longer.

In accordance with the terms of his contract with the City, Jeckway Landscaping Ltd. has provided a Performance Bond in the amount of 50% of the total contract price. This Bond is still retained by the City as surety for completion of the contract. It is reasonable therefore, to release this hold-back money as requested by the contractor.

Your Board RECOMMENDS release of the $1,118.59.

6. Local Improvement on the Initiative Kerrisdale Beautification - Surface Project

The Deputy City Engineer reports as follows:

"As one part of the program for the beautification of the Kerrisdale Shopping Area, Council on 31 July, 1973, authorized the City Engineer to advance the following project as a local improvement on the initiative.

This is the formal report required under the Local Improvement Procedure By-law to advance this project to a Court of Revision and subsequently to Council for final approval.

FIRST STEP

It is advisable to carry out that part of the Kerrisdale Beautification on 41st Avenue between West Boulevard and Yew Street, referred to herein as the Surface Project and comprising brick sidewalks, street furniture, etc., as a Local Improvement on the 'Initiative Principle'.

The City's share of the cost of this project and of the work in the intersection of 41st Avenue with East and West Boulevards, to be undertaken at the same time, is available in budgeted Beautification Capital funds."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated 21 August, 1973.

The estimated total cost of this project and of the other work is $192,607 of which the City's share is $93,023.

I have to report that the necessary financial arrangements can be made to carry out this work."

Clause 6 cont'd

Your Board has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

1. The reports of the Deputy City Engineer and Director of Finance be adopted, together with the Detailed Second Step report on file in the City Clerk's Office.

2. The Court of Revision for this project be held at 7:30 P.M. on October 30, 1973.

INFORMATION

7. Construction of Major Sewer Jointly By City and Regional District Forces

The City Engineer reports as follows:

"A major storm sewer is being constructed on Terminal Avenue, as required by the agreement recently finalized between the City and the CNR. The City has not built large sewers of this type recently and, after consultation with the engineering staff of the Greater Vancouver Regional District, we concluded that the sewer could be built most economically by using both City and Regional District forces.

City forces are precasting slabs for the sewer, and moving them to the site where Regional District forces will install them.

Under normal circumstances, either City forces would construct the sewer or tenders would be called for construction by contract. Since this project is being constructed jointly by City and Regional District forces, our normal contract is not applicable. Accordingly, our procedure in this case is being reported to Council for INFORMATION."

Your Board submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 354-5

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Request for Extension of Time:
Participation in Trial of New Vaccine

The Medical Health Officer reports as follows:

"On December 5, 1972 the City Council approved a report of the Board of Administration Social Service and Health Matters dated December 1, 1972 authorizing the Health Department to participate in a trial of a new vaccine.

This project financed in total ($11,935.00) by the Connaught Medical Research Laboratories was scheduled to run from January 1 - June 30, 1973. However, due to unforeseen difficulties the start of the program was delayed two months and as a result was expected to be completed by August 31, 1973. Again, due to circumstances beyond our control further delays have been encountered with the result that it is necessary to extend the completion date to March 31, 1974.

The Connaught Medical Research Laboratories have agreed in writing to accept the additional expenses necessary to complete the project. A summary of the revised estimates accepted by the Laboratories is as follows:

	1973	1974	Total
Salaries (3356/501)	$ 8,985.00	$ 3,227.00	$ 12,212.00
Fringe Benefits (3356/505)	890.00	310.00	1,200.00
Travel (3356/507)	630.00	300.00	930.00
Supplies and Materials (3356/510)	581.00	350.00	931.00
Administrative Services (3356/512)	1,108.00	419.00	1,527.00
TOTAL	$12,194.00	$ 4,606.00	$ 16,800.00

It is recommended that approval be given to extend the participation by the Health Department until March 31, 1974, on the understanding that all expenses are fully recoverable from the Connaught Medical Laboratories Limited."

Your Board RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 355

FINANCE MATTERS

RECOMMENDATION

1. Quarterly Review of Revenues and Expenditures as at June 30, 1973

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at June 30, 1973 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimates and actual, as projected to year-end, are indicated, budget appropriations are adjusted accordingly. The net amount of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

General Tax Levy

The General Tax Levy will be increased by $23,000 which is the net difference between additions to the tax roll and taxes written off.

Receipts in Lieu of Taxes

Current taxes on property sold by the City was originally estimated at the very conservative amount of $10,000 in anticipation of new policy restricting property sales. Receipts to date amount to $29,500 and are now estimated to total $40,000 by year-end for an increase in revenue of $30,000 for the year.

Tax Grants - Crown Dominion

Tax grants on Federal properties will be $43,160 less than estimate due to

(a) actual assessed values of Federal properties for 1973 were lower than originally estimated

(b) final accepted assessed values of Federal properties for the years 1971 and 1972 resulted in decreased revenue of $7,615.

License Fees

License fees were originally estimated at $1,705,000 for the year. These fees are expected to increase by $50,000 for a total of $1,755,000 due mainly to an increased number of licenses issued and anticipated increased revenue from higher dog impounding fees effective August 1st.

Service and Inspection Fees

A revised schedule of fees, effective September 1st and increased building activity are expected to result in higher fee revenue as follows:

	Increase
Building Permits	$100,000
Electrical Inspections	30,000
Plumbing Fees	25,000
	$155,000

Projecting Sign Fees

The revenue from projecting sign fees is estimated at $95,000 for the year, which is an increase of $28,000 over the original estimate.

cont'd....

Clause No. 1 continued

Miscellaneous Fees and Receipts

Revenue from this source was originally estimated at $115,000 for the year. Based on collections to date, revenues are expected to exceed estimate by $33,000.

Interest on Temporary Investments

Interest earned on temporary investments was originally estimated on the basis of interest rates in effect at the beginning of the year. Since that time, short-term investment rates have risen substantially and are expected to produce additional investment income of $450,000 for a total of $2,000,000 for the year.

Metered Water Revenue

Due to dryer than normal weather conditions in the spring and early summer and an increased number of metered services, water revenue is expected to exceed the estimate by $150,000 this year. This additional revenue will increase the estimated 1973 profit from the waterworks operation from $292,912 to $442,912. In accordance with Council resolution of December 15, 1970 the net profits from waterworks operations are transferred to the Water Rates Stabilization Reserve.

Expenditure Variations

Municipal Share of Social Welfare Costs

When the 1973 Revenue Budget Estimates were prepared, the Municipal share of social welfare costs was calculated on the basis of estimated per capita rates and amounted to $5,106,250 as follows:

Jan. 1 to May 31, 1973 - 426,256 @ $.96 per capita for 5 mths	$2,046,030
June 1 to Dec.31, 1973 - 426,256 @ $1.20 " " " 7 "	3,580,550
	5,626,580
Less: Credit re overcharge in previous year (rounded)	520,330
Original Budget Estimate	$5,106,250

We have been advised by the Provincial Department of Human Resources that the effective date for the per capita rate increase from 96¢ to $1.20 is April 1, 1973 instead of June 1st as originally calculated. The increased Municipal share of social welfare costs will therefore amount to 426,256 @ 24¢ per capita for 2 months = $204,600.

Welfare and Rehabilitation Department

As a result of the change in social allowance rates, effective June 1st this year, the welfare staff were required to work a considerable amount of overtime up-dating their records. These overtime costs which are expected to amount to $34,000 are shareable 50% under the Canada Assistance Plan and the Provincial Government has agreed to share 25% of this cost.

The overtime appropriation in the budget of the Welfare and Rehabilitation Department will have to be increased by a net $8,500 to cover the City's 25% share of these overtime costs.

City Clerk's Department

The 1973 Budget Estimates of the City Clerk showed an amount of $31 instead of $4,031 for Voters' List Staff - Fringe Benefits in error. This budget appropriation should therefore be increased by $4,000.

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. The accounts are adjusted by transfer of appropriation within the departmental budget, if significant.

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cont'd....

Clause No. 1 continued

Transfers of Appropriation in Excess of $500

The following departmental transfers of appropriation, made by Board of Administration Authorization Minute, are reported to Council for information.

(1) Planning

To:	7342/605 - Furnishings	$1,000
From:	7340/509 - Printing	1,000

To provide funds for purchase of furniture for False Creek team.

(2) Planning

To:	7323/415 - Additional Staff Costs - Eng. Dept.	$900
From:	7305/1 - Salaries	900

To provide overtime funds for overtime incurred by the Engineering Department on Beautification Projects.

(3) Planning

To:	7323/417 - Consultant Fees - Architectural/Historical	$527
From:	7305/1 - Salaries	527

To provide funds to finalize account re consultant to the Beautification Section - Architectural Survey and Evaluation, Gastown and Chinatown.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

(a) The 1973 Revenue and Expenditure appropriations be adjusted as follows:

	Appropriations	
	Increase $	Decrease $
Revenues		
General Tax Levy	23,000	
Receipts in Lieu of Taxes	30,000	
Tax Grants - Crown Dominion		43,160
License Fees	50,000	
Service and Inspection Fees	155,000	
Projecting Sign Fees	28,000	
Miscellaneous Fees and Receipts	33,000	
Interest on Temporary Investments	450,000	
Metered Water Revenue	150,000	
	919,000	43,160
Net Revenue Increase	$875,840	
Expenditures		
Municipal Share of Social Welfare Costs	204,600	
Welfare Department - Overtime (net)	8,500	
City Clerk's Department - Error Corrected	4,000	
Transfer to Water Rates Stabilization Reserve	150,000	
Expenditure Increase	$367,100	
Excess of Revenue Increase Over Expenditure Increase	$508,740	

(b) The excess of revenue increase over expenditure increase which is estimated at $508,740 for the year be transferred to the Current Surplus on Revenue Account. "

Your Board concurs with the recommendations of the Director of Finance and RECOMMENDS approval.

2. Non-Union Casual 1973 Wage Rates:
Board of Parks & Public Recreation

The Director of Personnel Services reports as follows:

"At the May 14, 1973 meeting, the Board of Parks and Public Recreation approved the 1973 Schedule of wage rates for their Non-Union Casual Employees, as prepared by the Parks Board Controller, the new rates to be effective January 1, 1973.

For most classifications, the schedule incorporates the 8 percent increase for 1973 granted to the unionized Inside and Outside employees. Exceptions to this are noted on the schedule which follows.

Council, on October 3, 1972 (in Camera), adopted the 1972 Non-Union Casual wage schedule. On December 13, 1972, the Board of Administration approved an adjustment of several of the Non-Union Casual 1972 wage rates due to a revision of the Minimum Wage Act. Several categories have not been increased since 1970.

I have reviewed the proposed schedule and recommend that Council approve it effective January 1, 1973. It is noted that further adjustments will be required on December 3, 1973, when the Minimum Wage will be revised to $1.85 per hour for employees 17 years of age and under, and to $2.25 per hour for employees 18 years of age and over.

PROPOSED NON-UNION CASUAL WAGE RATES 1973

EFFECTIVE JANUARY 1, 1973

A. HOURLY PAID STAFF

Buildings, Cleanup, etc.

Custodian Cleanup, Zoo Rangers	$ 2.900
Paper Pickers, Watchmen	2.715
Building Attendant I	3.080
Building Attendant II	3.295
Building Maid	2.255

Income Operations

Stock Room Driver I	3.530
Stock Room Driver II	3.710

Beaches and Pools

Bathhouse Attendant	2.520
Filter and Pool Attendant	2.460

HOURLY PAID STAFF WITH INCREMENT CHANGES

Income Operations	Step I	Step 2	Step 3
Children's Zoo & Pony Att. - under 18			1.60
" " " " " - 18 and over			2.000
Beaches and Pools			
Cashier Attendant	2.000	2.050	2.155
Recreation Staff			
Community Centre Worker II		2.00	2.25
Community Centre Worker III*	2.50	2.75	3.00
Community Centre Worker IV*	3.50	4.00	4.50
Community Centre Worker V*	5.00	5.50	6.00
Playground Leader I	2.000	2.06	2.16
Playground Leader II	2.450	2.565	2.685

B. WEEKLY, BI-WEEKLY OR MONTHLY PAID STAFF (Monthly Rate Shown)

Supervisor (Ponies & Children's Zoo)	$463
Manager (Golf Clubhouses)	163
Resident Caretaker Marina (44 hr. wk.)	265
Resident Caretaker Picnic Areas (May holiday to Sept. holiday)**	70
Gun Loader	59
Lockup (English Bay Bathhouse)**	30
Night Pool Patrol	153
Wading Pool Service	59

cont'd....

Clause No. 2 continued

	Step 1	Step 2	Step 3	Step 4	Step 5
Playground Driver (per Mo.)	432	453	471	494	515

* No change from 1970 rates
** Flat increase of $5.00 per month

The Comptroller of Accounts reports that where necessary, the increased wage costs will be provided from Income Operations or are available within the Departmental budget."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

CONSIDERATION

3. Luncheon: Senior Ladies' Provincial Curling Championships

The City Clerk reports as follows:

"A letter has been received from the Committee for Senior Ladies' Provincial Curling Championships, advising that Vancouver will be hosting the Provincial Curling Championships in February 1974. The Committee is requesting the City provide a luncheon for the ladies and the delegates - cost not to exceed $200.

Your Board notes that Vancouver City Council has dealt with similar requests in the past as follows:

April/71	International Realtors - Reception	No action
April/71	French Swim Team - Lunch or Dinner	No action
June/72	H.M.C.S. Uganda Reunion Cttee. - Banquet or expenses for reunion	No action"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

4. Request for Grant Equal to Local Improvement Taxes: Vancouver College

The Director of Finance reports as follows:

"A communication has been received from Vancouver College dated July 10th requesting consideration for a grant equal to local improvement taxes, specifically street lighting - $2,984, over ten years. The College puts forward the following points in support of their request:

'1. In original instance, Vancouver College opposed new street lighting on grounds that existing older type lamps were adequate
2. As a day school, Vancouver College does not materially benefit from new installation, but rather for convenience of surrounding residences and firehall.
3. Public schools are exempt from Local Improvement Tax. Vancouver College's function is to provide education. Should not be burdened with taxation to increase monetary problems, any more than public schools.
4. Vancouver College Gym used extensively by Public Schools, Police Department - without rental fee - for basketball, etc. Vancouver College campus used extensively by public, without charge, as local playground, also tennis courts.

cont'd....

Clause No. 4 continued

5. Vancouver College is a non-profit organization providing a desired alternative source of education for those not desiring to use Public Schools. Enrollment is non-restrictive as to race, colour or religion.
6. Vancouver College is currently in financial difficulty, and an intense fund raising program is presently being conducted, amongst alumni only.
7. Vancouver College has been in existence in Vancouver since 1922, and provides educational facilities for 850 students. Increased costs could well be the straw which will force the school to close, necessitating Vancouver School Board to accommodate an additional 850 students.

The following information is forwarded to City Council for their information while considering this request for a grant:

1. The local improvement taxes were levied against this property in accordance with the City Charter provisions regarding local improvements, section 504 (1) which reads "every parcel of real property which is exempt from real property taxation under part XX, except Crown lands and real properties vested in the City or the Board of School Trustees School District No. 39 (Vancouver) shall nevertheless be liable to be specially assessed and to be taxed under this part.'

It is noted that the Vancouver College was notified of this by letter of June 28, 1973.

2. Examples of properties which are exempt from real property taxation under Section 396 of the City Charter and are not exempt from local improvement taxes (per section 504(1) City Charter):
   (a) incorporated charitable institutions
   (b) incorporated institutions of learning
   (c) hospitals receiving aid under the Hospitals' Act
   (d) religious organizations.

   Vancouver College is exempt under (b) - incorporated institutions of learning.

3. The annual levy for local improvement tax for the property held by the College is as follows:

Street lighting (1973-1982)	$298.43
Community Centre (1969-1988)	35.26
	$333.69

   Therefore the immediate cost facing the College is $333.69 per annum.

4. City Council on August 14, 1973 confirmed the policy of making grants based on demonstrated financial need rather than on the basis that an organization is required to pay taxes.

It is noted that the College requests an opportunity to appear as a delegation on behalf of this grant request.

Recommended that Vancouver College be advised City Council policy is that grants made by City Council are based on demonstrated financial need rather than on the requirements to pay taxes."

Your Board submits the foregoing report of the Director of Finance for the CONSIDERATION of Council.

5. Police Pipe Band: Grant

The City Clerk reports as follows:

"Council on June 19, 1973 considered a request from the Board of Police Commissioners that:

(a) the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5 & 6, 1973;
(b) the City make a grant towards the expenses involved.

At that time, Council MOVED, 'that the Police Pipe Band be authorized to attend the Waimea Highland Games in Hawaii, October 5 & 6, at no cost to the City.'

On July 26, 1973, the Board of Police Commissioners passed the following motion:

'THAT City Council be requested to consider authorizing the transfer of $500.00 from Account 6501/3 Clerical Salaries to Account 6551/811 Police Pipe Band, so this amount can be used to provide financial assistance to the Band in connection with their attendance at the Waimea Highland Games to be held in Hawaii, October 5th and 6th, 1973.'

The Director of Finance advises requests of this nature are normally referred to Council for approval. "

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Fire Hose 1½", 2½", 3½"
Mobile Radio Equipment
Three-cubic-yard sweepers
Police Motorcycles
Fire Dept. Work Jackets
Carpet
Portland Cement
Traffic Signal Equipment
Oxfords & Boots - Police & Fire
Scotchlite Sheeting
Refuse Collection Packer-type Bodies
Lubricating Oils
Cast Iron Fittings
Retreading and Repairing Tires
Cold Weather Coats
De-icing salt
Radio Equipment
Envelopes
Lumber
Police & Fire Shirts
Unassembled Wooden Meter Boxes
Traffic Barricades
Firemen's & Policemen's Caps
Uniforms, Overcoats and Raincoats
Track Mounted Asphalt Paver
Roadmarking Paint
20" Sewer Forcemain Pipe
Paving Machine Extensions
Coloured Rags

Copies of the details of these tender awards are attached."

Your Board submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION

7. 1973 Grey Cup Parade

The City Clerk reports as follows:

"A letter has been received from the Grey Cup Committee in Toronto asking if the City of Vancouver intends to participate in the 1973 Grey Cup Parade to be held in Toronto on November 24, 1973.

A fee schedule enclosed with their letter advises that the charge for floats is $500.00 and $300.00 for bands.

For the information of Council, similar requests in the past have been dealt with as follows:

1968	Toronto	No participation.
1969	Montreal	City float not to exceed $5,500 subject to P.N.E. sharing on a fifty/fifty basis.
1970	Toronto	No participation.
1972	Hamilton	No participation.

Council is reminded that in 1972, City Council extended an invitation to the Canadian Football League to hold the 1974 Grey Cup in Vancouver."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

8. Request for Financial Assistance re Dominion Challenge Soccer Cup

The City Clerk reports as follows:

"A request has been received from the Vancouver Fire-Fighters Soccer Club that the City Council grant financial assistance in order that they may enter the Dominion Challenge Soccer Cup competition in St. Johns, Newfoundland, September 1 - 3 inclusive.

This competition is sponsored by the Canadain Soccer Football Association and the Federal Government and provision is made for transporation and accommodation for 18 personnel. However, to take care of possible injuries for a period of four games, it is anticipated that some $2,500 must be raised for additional funds.

Sixteen members of the team belong to the Vancouver Fire Department. The Vancouver team won this competition in 1965 and brought the Dominion Cup to the City.

Council has dealt with similar requests in the past as follows:

July 1972	Police Motorcyle Drill Team	Seattle Seafair Parade	$200.00 Approved
July 1973	Van. Fire Dept. Band	Penticton Peach Festival	$350.00 Approved
Sept 1972	Lower Mainland First Aid Champions	First Aid Championships in London England	Not Approved."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

(A copy of the letter from the Vancouver Fire-Fighters Soccer Club dated August 20, 1973, is attached for the information of Council)

FOR COUNCIL ACTION SEE PAGE(S) 355

PROPERTY MATTERS

A-9

RECOMMENDATION

1. NEW LEASE - Lots 8 and 9, Block 95, D.L. 181
Situated: 1090 East Georgia Street

The Supervisor of Property and Insurance reports as follows:

"Lot 8 was acquired by Tax Sale in 1944 and reserved for possible redevelopment-industrial area. The lot is unimproved and vacant at this time.

Lot 9, purchased February 29, 1968, and reserved for future urban renewal development. The lot is improved with a one-storey concrete-block, warehouse type building and has been leased to Mr. D. Langley, (Specialized Engine Services Ltd.) since January 1st, 1972, on a month to month basis, at a rental of $250.00 per month.

These lots are presently reserved from sale for future consolidation with adjacent properties to create a major industrial site.

Mr. Langley's business is expanding and he has spent approximately $1,250.00 on improvements and has therefore requested the right to purchase the property from the City. The Director of Planning has considered this request and he advised that in view of the long-range development proposals for this area, he is not prepared to recommend a sale, he is however, prepared to recommend that the property be leased to Mr. Langley for a five year period.

The Supervisor of Property & Insurance has finalized negotiations with Mr. Langley on the following basis:

Term:	Five years as of August 1st, 1973;
Rental:	$300.00 per month plus all taxes as if levied;
Repairs:	Lessee to be reponsible for all repairs excepting those to the roof and structures of the building on Lot 9;
Development:	If Lot 8 is utilized, lessee to obtain a development permit;
Miscellaneous:	Lessee to keep leased area in a clean and tidy condition.

RECOMMENDATION:

That Lots 8 and 9, Block 95, D.L. 181, be leased to Specialized Engine Services Limited for a five year term commencing August 1st, 1973, subject to the foregoing terms and conditions, and documentation to the satisfaction of Corporation Counsel.

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
926 Cotton Drive Lot C of 23 & 24, Block 23, D.L. 264A	Britannia Community Services Centre	John Bulych	$485.00	5830/428

Cont'd...2

Clause 2 Continued

3252 S.E.Marine Drive, Lot E ½ of 4, Sub. A of 1-4 & 21-24, Block 10, D.L. 330/331	Replotting (Auth. to demolish, Item 3, P/M May 4/73 R/C May 8/73)	J. Olar	$549.00	4902/33
1056-58 McLean Dr. Lot 10, Block 26, D.L. 264A	Britannia Community Services Centre	Phil J. Schmidt	$765.00	5830/428
373 East 8th Ave. Lot 7, Block 41, D.L. 200A	Park Site # 10	Able Demolition & Trucking Contractors Ltd.	$719.00	4189

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

3. Subdivision of City-owned Lots - S/S King Edward Avenue, Between St. George and Balkan Streets.

The Supervisor of Property and Insurance reports as follows:-

"Lots 4 to 6, Blocks 15 to 17 of Blocks 10 to 13, 22 to 25, District Lots 391 and 392, situated on the South side of King Edward Avenue between St. George and Balkin Streets, were acquired by the City in 1938. Since that time they have been retained by the City for street widening purposes and resubdivision.

The City Engineer has determined his requirements for the South side of this portion of King Edward Avenue, and has released the lots for resubdivision. The survey has been completed in accordance with the Director of Planning's recommendation and it is, therefore,

RECOMMENDED:

That the plan of subdivision of the above-described lots be signed on behalf of the City by the Mayor and the City Clerk, or their deputies, and deposited in the Land Registry Office."

Your Board

Recommends that the foregoing report of the Supervisor of Property and Insurance be adopted.

4. -- S.W. Corner of Howe and Pacific Streets
Establishment for Road Purposes

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 to 3, Block 122, District Lot 541, situated at the South-West corner of Howe and Pacific Streets, are three of many properties acquired by the City between 1950 and 1952 for the new Granville Street Bridge and its approaches. Lot 1 and a portion of Lot 2 actually form part of Pacific Street, and the southbound bridge approach from Howe Street crosses over all three lots.

Although these lots were purchased for bridge and road purposes, the portions used for road purposes have not been established as such in the Land Registry Office. A plan of subdivision has been prepared by the City Engineer establishing Lot 1 and a portion of Lot 2 for road purposes, and consolidating the balance of Lot 2 with Lot 3 to form one parcel. It is, therefore,

RECOMMENDED:

That the plan of subdivision of Lots 1 to 3, Block 122, District Lot 541 be signed on behalf of the City of Vancouver by the Mayor and the City Clerk, or their deputies, and registered in the Land Registry Office."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. ACQUISITION FOR BRITANNIA COMMUNITY SERVICES CENTRE SITE -- 1539 Parker Street

The Supervisor of Property & Insurance reports as follows:

"The above property legally described as Lot 18, Block 24, D.L. 264A and known as 1539 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey frame dwelling with a floor area of approximately 628 sq.ft., erected in 1912 on a site 33' x 122', zoned R.M.3. The dwelling contains 3 rooms on the main floor and 2 rooms upstairs, 5 plumbing fixtures, shingle roof and exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type.

The total requirement for the Britannia Community Services Centre now involves 77 properties, there being one deletion pending. 1539 Parker Street represents the 66th negotiated settlement.

Following negotiations, the owner has agreed to sell for the sum of $26,000.00 as of August 31, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The owner does not live on the premises and the occupant will remain as tenant of the City until they find alternate accommodations prior to proposed demolition in April, 1974.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $26,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

6. ACQUISITION FOR S.W. MARINE DRIVE WIDENING
1749 S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"A portion of Lot 5, Block F, D.L. 317, as shown on the attached plan marginally numbered LD 1400, is required in connection with the widening and improvement of S.W. Marine Drive at this point. This work is to commence at an early date under Local Improvement procedure.

Following negotiations with the owners, they have agreed to convey said portion, which has an area of 2,565 sq. ft., on the following terms:-

(a)	Loss of land	$ 5,150.00
(b)	Loss of lawn, trees, etc., and part of blacktop driveway.....	$ 450.00
		$ 5,600.00

This settlement is considered to be fair and equitable and is substantiated by an independent appraisal.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the aforesaid strip of land at a total cost of $5,600.00 as above chargeable to Code 141/2803 - Streets Fund."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

7. NORTH FOOT OF CLARK DRIVE -
EXCHANGE OF CITY PROPERTY

The Board of Administration reports as follows:-

The City of Vancouver owns a 33' strip of land at the north foot of Clark Drive which runs through the NHB Vanterm project. The 33' strip contains two sewers. For the Vanterm project's purposes, relocation of these sewers is required and construction of a new 9'6" diameter sewer. Discussions have been held between officials of the NHB, GVRD and the City of Vancouver, and it has been tentatively agreed that the NHB will construct the new 9'6" diameter sewer at their cost and relocate a smaller sewer. The officials of the GVRD and the City of Vancouver would prefer to retain ownership of the 33' strip, but the NHB are insistent that they must have ownership.

The estimated value of the property is in the order of $120,000. The estimated cost to construct the 9'6" sewer is $470,000.

Attached for the information of Council are copies of correspondence between Mayor Phillips and Mr. W.G. Rathie, Member of the NHB. These letters are self-explanatory and if Council is prepared to exchange the property in question, your Board

RECOMMENDS the exchange be on the condition that:

1. the City receive from the NHB an easement in perpetuity from the north foot of Clark Drive to the Harbour Headline which will generally include the aforementioned 33' strip, the terms of the easement to be to the satisfaction of the Corporation Counsel.

Cont'd...../5

Clause 7 Continued

2. the NHB construct at their cost and to GVS, and DD design and standards and under GVS and DD inspection, a 9'6" Boston Horse-shoe or equivalent storm drainage facility, approximately as shown on plan QD 35, to replace the drainage ditch currently carrying storm water from the City of Vancouver and relocate the end of the existing 6' diameter sewer.

FOR COUNCIL ACTION SEE PAGE(S) 357

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Policy For Lighting Lanes

The City Engineer reports as follows:

"On May 29th, 1973 Council approved the report of the Standing Committee on Social Services, recommending that the lighting in the lanes in the Gastown and Chinatown areas be improved. The report recommended that the City Engineer change the lamps in the existing lights from 200 to 500 watts and report back to the Standing Committee on the cost of erecting additional temporary lights in the lanes, 30 ft. in from the intersections. The larger lamps were installed in the existing fixtures, as directed, on June 1st, 1973.

Since the program for lighting lanes throughout the City has been under study for some time, it is suggested that rather than dealing with the Gastown-Chinatown problem separately, an overall policy for lane lighting should be established at this time.

A. Need for Lane Lights

There is a need for lane lighting in many areas in the City to provide a means of deterring crime and facilitating the detection of crime. Some major cities in the United States have reported that significant reductions in crime have resulted from their lane lighting programs. In Chicago where an extensive lane lighting program was undertaken, the police crime reports show that crimes in lanes dropped by 16.9% in 1967 (the year after the lane lights were installed) while at the same time the criminal activity in the City increased by 11.4%. In 1968 they reported a 30.4% decrease in the lane crimes compared to 1966. These reductions are considered to be directly attributable to the lane lighting program.

At the meeting of the Standing Committee on Social Services a member of the Vancouver Police Department described how poorly lighted lanes were used by criminals to attack and rob their victims and explained the difficulties that the police have in detecting and apprehending criminals in the dark lanes. The Chief Constable recommends that lighting be improved in lanes where there is a record of high criminal activity as a means of reducing these crimes.

B. Existing Lane Lighting

In downtown lanes, there are at present 69 lights of an obsolete design which are mounted on B.C. Hydro poles which are paid for by the City-at-large. These lights are inadequate and should be replaced. In addition, at four locations where owners have individually agreed to bear the full cost, lights have been installed on a lease basis by the B.C. Hydro. These are in residential lanes where there has been considerable theft and vandalism.

C. Proposed Lane Lighting

Through discussions with B.C. Hydro, the Department has obtained approval to attach lights to Hydro poles and a "contact fee" has been set in the Hydro tariff which makes the use of City-owned lights less costly than leasing lights from the Hydro.

To provide the minimum recommended levels and uniformity of illumination it is proposed to install lights spaced approximately 100 ft. apart in business, commercial and multiple-dwelling areas, and approximately 200 ft. apart in residential lanes.

Cont'd . . .

Clause 1 cont'd

D. Comparison of Proposals for Gastown-Chinatown Lanes

The following table shows estimates of comparative capital costs and annual operating costs for the Gastown-Chinatown lanes referred to in the report of the Standing Committee on Social Services:

Type of Lighting	Number of Lights	Capital Cost	Annual Operating Cost
Present Lighting	18 obsolete lights	-	$1,020
Suggested by Committee on Social Services	18 obsolete lights plus 31 new lights at lane mouths (49)	$ 4,700	$1,760
Recommended Lighting	70 new lights	$10,500	$1,680

E. Financing Policy

Normally, street lighting projects which are of a permanent nature and involve the installation of steel poles and undergrounding wiring, are advanced as local improvements. The owners of the abutting property share the cost of installation (average of 50%) with the City but the City pays all maintenance and energy costs.

The proposed lane lighting would be attached to wood poles and served by overhead wiring and is less permanent than normal street lighting. The question, therefore, arises whether the local improvement system is appropriate.

The following is a comparison of advantages and disadvantages of installing lane lights as (a) local improvements or (b) as a service paid by the City-at-large.

(a) Local Improvement

(i) Council would be relieved of the responsibility of deciding on priorities, in that people who petitioned for lights first, would get them first. Where a project is not approved by the owners but the City considers the lighting is required in the public interest, it will be necessary to seek a change in the Vancouver Charter to add this type of improvement to those which Council may install on Special Grounds.

(ii) The owners would share in the installation costs. As a result, the City would only be required to raise approximately one half of the capital cost.

(b) Cost Fully Paid by the City-at-large

(i) Priority for the lighting could be established according to a planned program approved by Council and would not be subject to defeat by property owners under the Local Improvement Procedures.

(ii) The cost of advancing projects on the local improvement procedures would be avoided. It is estimated that the cost of a Court of Revision, including preparatory work, is approximately 17% of the property owners' share under the local improvement procedure.

(iii) The policy would be consistent with past practice of the City-at-large paying the cost of lane lights and lights on wooden poles on streets. Local improvement lighting projects have been advanced only for the permanent installation of street lights on steel poles.

Cont'd . . .

Clause 1 cont'd

The installation of lane lights on wooden utility poles might also be considered as a temporary measure until such time as the utilities are undergrounded. At that time a local improvement could be advanced in conjunction with the undergrounding project to provide for the installation of permanent lighting.

F. Proposed Program and Funding

There are approximately 400 miles of lanes in the City. It is proposed that a program be undertaken over the next seven years for lighting the lanes in all commercial, industrial and multiple-dwelling areas (approximately 60 miles) and about 10 miles of lanes in residential areas where there is a special need for lighting, such as adjacent to schools, community centres, etc., or where the Police Department have a record of crime.

The estimated cost for installing lighting in lanes is 45¢ per foot of abutting property in residential areas and 90¢ per foot of abutting property in other zones. The annual operating costs are estimated at approximately 7¢ per foot in residential areas and 14¢ per foot in other zones.

The following is a tabulation of estimates of the cost of lane lighting and is based on 1973 estimated costs.

	Project	Miles	Installation	Annual Operation
(a)	All lanes in the City.	400	$2,600,000	$360,000
(b)	Proposed lane lighting program including lanes in commercial, industrial and multiple-dwelling and 10 miles of lanes in residential areas (1973-1980 incl.)	70	$ 750,000	$105,000
(c)	Proposed 1973 program.	5½	$ 60,000	$ 7,000

When the present Five Year Plan was advanced it was thought that all the costs for lane lighting should be paid by the abutting owners as is the practice in Winnipeg. As a result, no funds were allocated for lane lighting. Because of a 'slow down' in the residential street lighting program to replace obsolete lights, $60,000 originally allocated for this street lighting work was reallocated for lane lighting in the 1973 Basic Capital Budget. If this program is continued, the funds might be provided from the Supplemental Capital Funds for the remaining two years of the present Five Year Plan and provision made to complete the program in the next Five Year Plan.

If Council decides that the costs for lane lighting is to be totally paid by the City, the $60,000 allocated in the Basic Capital Budget will provide for the installation of lighting the lanes as described in the list in the recommendation, which comprise approximately 5 miles of lanes in commercial and industrial zones and approximately 1/2 mile of lanes in residential zones. Items (i), (ii) and (iii) in the list were suggested by the Police Department to be of the highest priority. Item (i) includes the 'Gastown-Chinatown' area requested by the Standing Committee on Social Services.

If this program is approved it is estimated that the work could be completed in November. Operating costs of approximately $800 for the balance of 1973 can be provided from current appropriations.

I RECOMMEND that:

(a) the City undertake a program of lighting lanes in commercial, industrial and multiple-dwelling areas and in residential areas where there is a special need, such program to be completed in approximately seven years;

(b) the City pay all the costs for installing and operating the lights which are attached to wooden utility poles;

Cont'd . . .

Clause 1 cont'd

(c) the City Engineer be authorized to install and operate lights in the following lanes where there are existing wooden utility poles, at an estimated cost of $56,000 for items (i) to (iv) below, and $4,000 for item (v) below, the funds for which are to be provided from the $60,000 allocation in the 1973 Basic Capital Budget -

(i) Lanes in the area bounded on the west by Cambie Street, the east by Gore Avenue, the north by Burrard Inlet and on the south along Pender-Keefer-Lane West of Main-Union St.

(ii) Lanes east and west of Granville Street from Robson to Drake.

(iii) Lanes north and south of Davie Street from Burrard to Denman.

(iv) Lanes north and south of Robson Street from Burrard to Bute.

(v) Lanes in other locations where special need is evident. These will be advanced to Council or Board of Administration as they arise, in accordance with the prescribed procedure.

(d) the City assume the cost of providing and operating lights in the following lanes where individual owners are now paying for lights -

Lane south of 10th Avenue, west of Templeton Drive
Lane south of 51st Avenue, west of Doman Street
Lane west of Vivian Drive, south of Lynbrook Drive
Lane south of Lynbrook Drive, west of Vivian Drive

FOR COUNCIL ACTION SEE PAGE(S) 357

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Environmental Impact Study of Fraser River Estuary

The Deputy Director of Planning and Civic Development reports as follows:

"The Corporation of the Township of Richmond has forwarded a request to the City of Vancouver for support in their efforts to instigate an environmental impact study of the Fraser River estuary with emphasis on the Sturgeon Bank area. Concern about the future of this area has been brought into focus due to the present studies under way in regard to expansion of the Vancouver International Airport on Sea Island and proposals by the Provincial Government to locate a Ferry Terminal at either Iona Island or in the vicinity of Steveston.

The Fraser River estuary has been the subject of a large number of environmental studies on selective topics or for small areas. The result has been a gathering of specialized information and the publication of conclusions based on limited scope. The Fraser River estuary is a very complicated situation. Conclusions cannot be made regarding its importance to the environment, to fish and animal life, or its place in the future development of the Vancouver region by these very specialized studies.

In conjunction with the Airport Expansion Study, now under way, the Department of Environment has retained consultants to study the Sturgeon Bank area adjacent to Sea Island and to report on its function in the light of animal and fish life cycles. This study is the most comprehensive yet assigned to obtain the type of information necessary to base decisions on the future utilization of the area. However, it may not cover the importance of this area for human use. Only by a full study of the Sturgeon Bank area is it possible to obtain sufficient information on which to base decisions for the future requirements of this area.

It is RECOMMENDED THAT Council support the request by the Council in Richmond for a study of the Sturgeon Bank area and that a letter be forwarded to the Minister of the Environment encouraging the Federal Government to undertake a comprehensive study of the function of the Fraser River estuary, with a copy of the letter to be sent to the City Clerk in Richmond."

2. Development Permit Application in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown.

cont'd ....

Clause 2, continued

The application has been made and a Public Hearing for the By-law change is being scheduled for Thursday, September 6, 1973

Development Permit Application No. 63713 located at 825 Homer Street has been submitted:-

Applicant: McElhanney Associates
Date of Application: July 23, 1973
Zone: CM-1 Use: Restaurant
No. of Storeys: 2 Site Size: 50' x 120'
Parking Spaces: None

The proposed development is within the area covered by the Zoning By-law change. The floor space ratio measures 1.8 which exceeds the maximum f.s.r. to be permitted without a review.

RECOMMENDATION

It is RECOMMENDED THAT Development Permit Application No. 63713, as filed July 23, 1973 for a restaurant at 825 HomerStreet, be withheld for a period of 30 days from the date of application and for a further 60 days thereafter purusant to Section 570 of the Vancouver Charter, and THAT the applicants for this development permit application be notified of this action of Council."

3. Urban Design Panel
Membership Appointments

The Deputy Director of Planning & Civic Development reports as follows:

"By letter of June 27th, 1973 the Architectural Institute of British Columbia has nominated the following three members:

Robert J. Todd, M.R.A.I.C.
Paul Merrick, M.R.A.I.C. (reappointment)
Michael Garrett, F.R.A.I.C. (reappointment)

By telephone, to be confirmed by letter, the Association of Professional Engineers has nominated the following member:

Bogue Babicki, P.Eng. (reappointment)

If the above appointments are approved, the Urban Design Panel will consist of:

Architect Members:

Henry G. Hawthorn, M.R.A.I.C.
J. Terry Barkley, M.R.A.I.C.
Jonathan P.M. Yardley, M.R.A.I.C.

Alternate Architect Members:

Paul Merrick, M.R.A.I.C.
Michael Garrett, F.R.A.I.C.
Robert J. Todd, M.R.A.I.C.

Engineer Member:

Lorne C. Bohlman, P.Eng.

Alternate Engineer Member:

Bogue B. Babicki, P.Eng.

cont'd ....

Clause 3, continued

It is RECOMMENDED THAT the nominees of the Architectural Institute of British Columbia and of the Association of Professional Engineers of British Columbia be appointed for a two-year term."

4. Zoning and Development By-law - Neighbourhood Pubs

The Corporation Counsel reports:

"During Council's discussions regarding 'neighbourhood pubs', I was asked to report on the question of the advisability of making special amendments to the Zoning and Development By-law.

Under the present by-law neighbourhood pubs would be treated in the same way as beer parlours which are classed as 'retail business or undertaking'. This category of use is an outright use where it is permitted.

Where it is an outright use, there would be no grounds to refuse one provided it met by-law requirements.

Because the establishment of these ultimately rests with the Liquor Control Board where each application is treated separately and because it is the Board's intention to bring in the City's views on each application, it would appear logical to create a separate use altogether and make it conditional in all commercial and industrial districts. Another reason is that any regulations the City wishes to lay down must mesh with the Liquor Control Board's regulations, which have not yet been established.

I would therefore recommend that the Deputy Director of Planning be authorized to make application to amend the Zoning and Development By-law to create a new category of use to cover neighbourhood pubs and beer parlours which shall be a conditional use in the Commercial and Industrial District Schedules and that the matter be held in abeyance until the nature and extent of the Liquor Control Board's regulations are known so that any necessary amendments can be made to the draft by-law before it is sent to a public hearing."

5. Development Permit Application in the Downtown Area

The Deputy Director of Planning and Civic Development reports as follows:

"In accordance with City Council's instructions of June 12, 1973, the Deputy Director of Planning and Civic Development has made an application to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 zones in the Downtown.

The application has been made and a Public Hearing for the By-law change is being scheduled for September 6, 1973.

Development Permit Application No. 63931 located at 1025 Howe Street has been submitted:-

Applicant: R.W. Wilding, Architect
Date of Application: August 10, 1973
Zone: CM-1
Use: Office and Retail Building with Restaurant
Number of Storeys: 15
Site Size: 175 x 120
Parking Spaces: 70

cont'd ....

Clause 5, continued

The proposed development is within the area covered by the Zoning By-law change. According to the architect's floor space measurements, the floor space ratio measures 10.5, which exceeds the maximum floor space ratio to be permitted without a review. The proposed zoning for this area is recommending a maximum floor space ratio of 5.

RECOMMENDATION

It is recommended that Development Permit Application No. 63931, as filed August 10, 1973, for an office building at 1025 Howe Street, be withheld for a period of 30 days from the date of application and for a further 60 days thereafter pursuant to Section 570 of the Vancouver Charter, and THAT the applicants for this Development Permit Application be notified of this action of Council."

CONSIDERATION & INFORMATION

6. 2229 Maple Street (7th and Maple)
Senior Citizens Highrise:
D.P.A. 62609

The Assistant Director of Community Planning reports as follows:

"An application dated May 8, 1973, has been received from the Shalom Branch of the Royal Canadian Legion for the construction of a senior citizens residence at 2229 Maple Street (see attached map - Appendix I). The proposed building is 13 storeys tall and will contain 100 suites. The financing of the building is being assisted by a loan from the Central Mortgage and Housing Corporation. The present zoning of the proposed site is RM-3, allowing a highrise apartment with a maximum height of 120 feet.

City Council approved the sale of a portion of this site to the Royal Canadian Legion on January 23, 1973 subject to certain conditions among which was:

'(3) the purchaser to finance the development under the terms of the Elderly Citizens Housing Act'.(i)

Technical Planning Board Recommendation:

The site is double fronting and therefore requires the approval of the Technical Planning Board.

The Board, in considering this proposal on June 15. 1973, approved the submitted application subject to a number of conditions, one of which was - 'the architectural design of the building is to be first approved by the Technical Planning Board after advice from the Design Panel'.

Design Panel Action:

The Design Panel considered this application on July 9, 1973. The Panel felt strongly that a bulky highrise building would be incompatible with the surrounding area developed with three-storey apartments, and that the three-storey configuration already present in the area would provide more appropriate residential accommodation for the elderly and also be in harmony with the surrounding buildings.

(i) The Provincial Act which provides for a grant to assist in the Development of Senior Citizens Housing.

cont'd ....

Clause 6, continued

The Panel recommended on July 9, 1973, that the Technical Planning Board refuse this design on the grounds that if executed it would adversely affect public amenity.

Current Situation:

After receiving the Design Panel's recommendations of July 9, the Technical Planning Board suggested that Planning Department get in touch with the architect to see if improvements could be made. The architect said improvements could be made in appearance, but he was unwilling to reduce the building to three storeys. One of the requirements of the Central Mortgage and Housing Corporation financing is that the building be at least 90 feet from the abutting railway track. This tends to influence design towards a higher building with lower site coverage, rather than a low building.

The Technical Planning Board on July 27, 1973, concluded that it could not refuse the application on the basis of the Design Panel's recommendation as the zoning permits highrise development. The Board was, however, sympathetic to some of the criticism of the building itself. The matter was referred back to the Design Panel and the Panel on August 6, 1973, reaffirmed its position that, if executed the design would adversely affect public amenity.

The Technical Planning Board on August 17, 1973, approved a motion that because of the nonconcurrence between the Design Panel and the Technical Planning Board, in accordance with Council Policy, this proposed development be referred to City Council for advice and action.

RM-3 District:

The area that this proposed project is located in is presently zoned RM-3. This zone allows buildings of a 120 foot maximum height, with a maximum floor space ratio of 1.00 plus allowance for bonuses which can increase the maximum floor space ratio to approximately 1.85 (see Appendix II). This RM-3 District is bounded by approximately Burrard on the east, Vine on the West, Broadway on the south and Fourth Avenue on the north.

A considerable amount of apartment construction has occurred in the area, however, it has been entirely low-rise buildings. The proposed senior citizens project at 2229 Maple Street would be the first building over 4 storeys within the area. It should be noted that from the standpoint of urban design the grouping of high buildings on high ground is desirable and this was one of the criteria considered in the Technical Planning Board's Apartment Zoning Report of December 11, 1964 and more recently in the Department's report of March 1, 1972, which preceded the re-zoning of a substantial area of Kitsilano, north of Fourth Avenue, to prevent highrise development. The site at 2229 Maple is near the highest ground in this general area. However, the question of whether or not highrise buildings will affect the character and quality of this neighbourhood has never been fully examined.

cont'd ....

Clause 6, continued

Considerable opposition has occurred to the project on the grounds that it will establish a precedent for the area which is functioning quite well at its present level of development.

At the present time, Planning Department is preparing a report which, if approved by Council, would formally initiate a program of local planning within Kitsilano. However, until such a program is initiated it is difficult to determine what areas of this district are appropriate for highrise development taking into account other considerations than urban design. Because of the possibility that additional highrise buildings, if located throughout the area, may preclude options for the future of this community, Council may wish to consider re-zoning the RM-3 area of Kitsilano, south of Fourth Avenue, between Burrard and Balsam Streets to prevent highrise development. If such a policy is adopted it should be considered an interim measure until a local area plan for Kitsilano has been developed and subsequent zoning proposals are developed. The current RM-3A zoning presently applicable to part of the district north of Fourth Avenue, appears to be the most appropriate zoning if early action is required. The RM-3A zone has a maximum height of 35 feet (or 40 feet in some circumstances).

The area concerned amounts to approximately 18 blocks, of which about 30% are developed with multiple dwellings.

This report is submitted for the INFORMATION and CONSIDERATION of Council in its consideration of the proposed senior citizens residence at 2229 Maple Street.

FOR CONSIDERATION:

If Council considers it desirable to prevent the development of highrise buildings in the RM-3 zoned part of Kitsilano, south of Fourth Avenue, between Burrard and Balsam Streets on an interim basis until a plan for the area is developed, Council should instruct the Director of Planning and Civic Development to apply for re-zoning of this area to RM-3A Multiple Dwelling District. "

Delegation Request: Kitsilano Citizens'Committee per letter attached.

FOR COUNCIL ACTION SEE PAGE(S) 358

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

August 22, 1973

VANCOUVER RENTAL ACCOMMODATION GRIEVANCE BOARD

BACKGROUND:

City Council, at its meeting of February 27th, 1973, referred the whole matter of the Vancouver Rental Accommodation Grievance Board, including principles to be considered in making appointments to the Grievance Board to the Standing Committee on Social Services. Subsequently, your Committee held two evening meetings, on May 2nd, 1973, and June 13th, 1973, to receive briefs from and to hear interested groups on the New Landlord & Tenant Act and the Vancouver Rental Accommodation Grievance Board.

Your Committee met on July 5th, 1973, to continue its review of the Vancouver Rental Accommodation Grievance Board and to consider a draft report prepared by the Chairman on this topic. Your Committee reviewed the Chairman's report in detail and following intensive discussion with respect to the functions of the Vancouver Rental Accommodation Grievance Board, submits the following:

RECOMMENDATIONS

A. Establishment of a Grievance Board

RECOMMENDED:

(i) THAT a Grievance Board be set up, having the power to regulate rights between Landlord and Tenant and covering all areas of their relationship, subject to appeals to the Court on points of law.

(ii) THAT the Grievance Board take over the functions of the Small Claims Court in matters of Rental Grievance.

B. Formation of Grievance Board

RECOMMENDED:

(i) The Board be composed of a Chairman, Vice-Chairman, and Three members on a rotating basis to ensure that a three member Board would serve at any one time.

(ii) Each appointee to the Board shall have been a resident of Vancouver for at least 3 years prior to appointment and shall be by occupation and experience a person likely to be knowledgable with respect to problems and grievances considered by the Board.

(iii) When members are being selected the widest possible circulation be undertaken for nominations.

C. Staffing of Grievance Board

The Chairman, in his report, stated that,

"He believes it is absolutely necessary that the staff be increased to at least two office employees whose duty it will be to Secretary to the Board and to answer calls which are extremely numerous and requires a person who is both tactful and informed on the regulations.

Further that it is necessary that there be an inspector, the same as our City Inspectors, who will be able to make observations on behalf of the Board and to take a neutral stance on those vexatious situations about which a Board of this sort will always be called upon to make a decision."

Your Committee RECOMMENDS:

THAT the staff situation, including the matter of an Administrative Assistant and an Inspector be considered at a later date.

D. Entry into Suites

In their presentations to your Committee, the Landlords raised the question of permissable entry into suites or apartments in order to examine or see the condition of a suite where damage is alleged.

RECOMMENDED:

THAT if entry to an apartment or suite is refused by either landlord or tenant this is a position from which an adverse position can be drawn.

E. Reasons for Eviction

Your Committee believes that the tenants' position, which asks for reasons for eviction, is a reasonable one and should be implemented. The following are proper reasons which could be enumerated:

(a) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.

(b) The tenant is in arrears for a period of one month's rent.

(c) The tenant is a nuisance to his neighbours.

(d) The tenant is utilizing premises for illegal activity.

(e) The landlord requires the premises for occupancy either by himself or his immediate family.

(f) The tenant has deliberately misrepresented the premises to the potential buyer or tenant.

(g) The building is to be demolished.

RECOMMENDED

THAT the Corporation Counsel review the above reasons, plus any others that seem reasonable for Report to Council on the matter.

F. Landlords Rights

RECOMMENDED:

THAT a landlord may, within 3 clear business days' notice, bring a tenant before the Grievance Board for the following reasons:

(i) Occupancy by the tenant has resulted in deterioration of the premises beyond reasonable wear and tear.

(ii) The tenant is a nuisance to his neighbours.

(iii) The tenant is utilizing premises for illegal activity.

AND the Board may, under these circumstances, give a tenant 3 clear business days' notice to vacate from the date of the hearing.

G. Elimination of Security Deposits

In your Committee's opinion, Recommendation F, above, which would allow the Landlord to appear within 3 clear business days before the Board and obtain an eviction Order with 3 clear business days' after that for a tenant who is damaging property or who is otherwise obnoxious, makes the security deposit an unnecessary feature. The Landlord would also be able to appear before the Grievance Board and make a claim for any damages under this particular hearing.

RECOMMENDED:

THAT Security Deposits be abolished and all presently held deposits be returned within 60 days from implementation by a New By-Law.

H. General Power of the Grievance Board

Your Committee briefly discussed the following extract from the Chairman's Report:

> "In order to be effective, the Grievance Board must have the power to make Orders and to see that these Orders are enforced. In order to implement this proposal, the Landlord and Tenant Act would have to be amended and any Order by the Rental Grievance Board enforced through the Summary Convictions Act in the Provincial Court the same as any order allowed by the City of Vancouver such as the Lodging House By-law, etc. The Board must have the power to order such things as doors to be opened where a Landlord has changed locks or illegally locked out a tenant. The Board must have a power to order water or heat turned on and have power to enforce such powers. The Board must have the power to order immediate repairs for safety in such fields as fire or dangerous health situations. While this is not exhaustive, it will give members a general idea of how we envisage the Board's functioning."

RECOMMENDED:

> THAT the above extract from the Chairman's Report be referred to the Corporation Counsel for report.

I. Rents Justification

The Chairman advised, that in the last ten years, there has been a tremendous scarcity of rental accommodation. Since December, 1973, the vacancy rate is less than 1%. We do not believe there is a workable solution in freezing rents but we support the proposition that rental increases be only once a year and that this regulation apply to the premises.

RECOMMENDED:

> THAT the amount of the rent be posted in a conspicuous place with the date of its origination and termination marked thereon.

J. Collective Bargaining

The Committee noted the following proposal submitted by the Chairman with respect to collective bargaining:

> "That in those apartment blocks of 6 or more suites where 2/3 of the tenants within a specified time period join a Tenants' Association and where this figure is verified by the Grievance Board, the Association be given collective bargaining rights and the Landlord be required to enter negotiations with the Tenants' Association or organization

Clause J Cont'd

nominated in writing by the tenants who have so signed. I believe that the holding of proper hearings and by mediation by the service Board, legitimate increases by the Landlord would be aired and approved and legitimate rights of the tenants who would be able to examine those proposals would also be allowed.

With respect to the foregoing topic on collective bargaining, the Committee did not make any recommendation, and, therefore, the matter is submitted for the CONSIDERATION of Council.

** It should be noted that if Council approves the foregoing Recommendations, changes would be required in the Provincial Statutes, which could be submitted to the next session of the Legislature.**

FOR COUNCIL ACTION SEE PAGE(S) 369

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

August 10, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held on Friday, August 10, 1973, in No. 2 Committee Rooom, Third Floor, City Hall at 10:15 a.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Volrich
Alderman Harcourt
Alderman Marzari
Mayor Phillips

COMMITTEE CLERK: R. Henry

RECOMMENDATION:

Social Planning Department, Organization and Staffing

The Committee considered the following reports in regard to the above mentioned subject:

A. Board of Administration, dated August 7th, 1973 - Organization and Staffing.

B. Board of Administration, dated August 8th, 1973 - Salary and Classification Review.

C. Director of Social Planning's Report, dated August 7th, 1973 - Salary and Classification Review/Reorganization.

In addition to the above reports, the Chairman submitted a memorandum with recommendations, dated August 10th, 1973. Your Committee, after hearing from the Director of Social Planning, the Director of Personnel Services, the Director of Finance and Mr. Pollard of the Board of Administration, and after an "In Camera" session, took action as follows:

A. That the following recommendations, as contained in the Board of Administration Report, dated August 7th, be approved:

(i) The Social Planning Department be organized in two Divisions 'Social Services Planning' and 'Social Development', each with a Division Head reporting to the Director.

(ii) The position occupied by Mr. E. Fladell be retitled 'Information Officer' and continue to report to the Director.

(iii) The temporary position occupied by P. Davies be made permanent. (Social Planner 11)

(iv) One further additional position of Social Planner be established in the Social Services Planning Division.

(v) The temporary position occupied by B. Lindsay be reviewed as to the need for permanency prior to December 1974.

B. After amending recommendations contained in the Chairman's memorandum of August 10, 1973, and taking into consideration the other reports submitted, the Committee,

RECOMMENDS, as follows:

(i) THAT the Class Specifications, prepared by the Director of Personnel Services be adopted for the following positions:

Director of Social Planning) With the Title
Supervisor - Social Services Planning) "Supervisor"
Supervisor - Social Development) changed to
) "Senior Social Planner"
Public Information Officer (Social Planner 11)
Social Planner 11 - re-titled "Social Planner 1"
Social Planner 1 - re-titled "Planning Analyst"

(ii) That the Director of Social Planning suggest to the Director of Personnel Services suitable class specifications for,
Social Planner 11
Social Planner 111

(iii) That the salary of 2 Social Planner positions presently rated at pay grade 28 be considered as a re-classification and set at pay grade 36, effective January 1, 1973 and the positions be posted in the normal manner and further that the title of the positions be changed to "Senior Social Planner". (Baker and Purdy)

(iv) That with respect to the salaries of the 2 Social Planner positions, presented rated at pay grade 28, these be set at pay grade 33, effective January 1, 1973, and the Board of Administration report back as to whether the increase should be considered as a salary adjustment or as a re-classification, further the title of the positions be changed to, "Social Planner 111". (Uibel and Fladell)

(v) The 2 Social Planner positions, presently occupied by Ray Young, Joslin Bohanec (half time) and Michael Clague (half time) at pay grade 28 be re-titled "Social Planner 1" with no change in salary.

(vi) That 1 temporary Social Planner position, presently occupied by Peter Davies working in the Skid Road Area, pay grade 28, be re-titled "Social Planner 1", and made permanent with no change in salary.

(vii) The temporary position of Planning Analyst, pay grade 24, employed in the West End Planning Office, be continued without change.

(viii) The salary of the Director of Social Planning be adjusted to pay grade 44 in the same step in the new salary range as at present in the old range, effective January 1, 1973.

(ix) That the Assistant Director - Building, Construction and Maintenance, review office space requirements of the Social Planning Department and report separately to the Board of Administration on this matter.

(x) The Clerk Typist 11 position, as requested, be referred to the Board of Administration for report.

The meeting adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 375

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

AUGUST 16, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, August 16, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the Standing Committee of Finance and Administration, dated July 5, August 7, and August 10, 1973 were adopted.

INFORMATION

1. Old Museum Building--Alterations and Additions

At the meeting of the Committee on May 24, 1973, after making recommendations with respect to the alterations and additions to the old Museum Building at Hastings and Main Streets, the Board of Administration was directed to report on the services and staff which were to be relocated in this building. The committee this day noted a Board of Administration report dated July 27, 1973 which detailed the allocation of space for various departments. In summary, the services to be provided are:

"Welfare & Rehabilitation Department

A group of social workers will be allocated to provide rehabilitation services to residents in the area. Applications for financial aid services may be received at his point, but this is still under consideration by the Director of Welfare Services.

Health Department

The X-Ray Unit now at 306 Abbott Street will be relocated in this building, together with a small group of PHN's and VON's providing service to residents in the vicinity. On a consulting basis, a number of professional people will use the building on a part-time basis.

Probation Services and Social Planning Departments

The Probation Services will be provided with the use of an office, as a Probation Officer will be located in the building on a full-time basis as a member of the local area team.

Similarly, space is to be made available for use by the Social Planning Department for use by the Downtown Eastside Planners.

Inspection Services (Fire Wardens and Health Inspectors)

Employees of these Inspection Services working in the "Downtown" area of the City will be working from space provided in this building."

RESOLVED

That the foregoing report of the Board of Administration dated July 27, 1973 be received for information.

RECOMMENDATION

2. Twice Yearly Billing and Collection of Real Property Taxation

The Committee considered a Board of Administration report dated July 9, 1973 concerning the billing and collection of real property taxes on a twice yearly basis. The report gave background, the concept of the present proposal, the options to implement the proposal, the financial effects, and reference was made to the charter amendment required.

The report summarized the proposal as follows:

"Real property tax billings on a frequency greater than once a year are fairly common in Canada, particularly in Ontario. The concept of an estimated billing of approximately one-half of the taxes, to be payable by February 1, with the balance billed in late May, payable by the beginning of July, has considerable merit from the point of view of the City's financial position i.e. eliminates short term borrowing for operating purposes and greatly increases the City's short term investment income ($900,000 to $1,400,000 per year), and, in my opinion, on balance benefits the single family residential category of property but not the other categories.

If Council decides to implement the twice yearly billing for 1975 then I would strongly recommend that we proceed to implement it on the basis proposed in the report (approximate additional annual operating costs $100,000 - $150,000), specifically by means of a sophisticated computer system that recognizes the long-term trend that other operations of the City could and would benefit from the same type of system for their operational and information needs.

This is a conceptual solution and the details remained to be determined. The next step is Council approval or disapproval of the concept of twice yearly tax billing and collection. If Council approves the twice yearly concept we would then proceed to develop the details of implementation for report back to Council with specific detailed recommendations. The development and design work is complex and will take a considerable length of time. If a decision in favour of twice yearly billing is unduely delayed then implementation could probably not take place until 1976. If Council decides against the twice yearly concept then of course no problem exists."

The report concluded with the following recommendations of the Director of Finance providing Council wished to proceed to implement the proposal of twice yearly billings and collection of taxes:

"That implementation be along the lines proposed in the report, particularly regarding the computer system, and that I be directed to report back with specific detailed recommendations for Council approval (probable timing Sept. - Oct. 1973)."

"That Council request the Corporation Counsel to draft Charter Amendments giving Council much greater flexibility in the billing and collection of real property taxes."

The Committee, after due consideration, RECOMMENDS:

THAT the foregoing recommendations of the Director of Finance be approved, but that an effort be made to implement the proposal in 1975.

3. 911 Emergency Reporting Services

On May 10, 1973 the Committee considered a report on the Citys' communications system at which time reference was made to the need for a common emergency telephone number. B. C. Telephone Company was subsequently approached with a view to the Company assuming the basic expenses of implementing this system.

The Committee noted a letter from the Company, a copy of which is circulated, stating it is willing to offer technical assistance. The letter also referred to equipment costs and how the company would be able to assist in regard to these costs. Reference was also made to staffing of switchboards and the company indicated that while it would not be prepared to share in this expense, it stated that if savings can be made in operating its own switchboards it would reflect this in the rate charged for the provision of other switchboards.

RECOMMENDED:

(a) THAT the letter from the British Columbia Telephone Company dated August 9, 1973 be received for information.

(b) THAT the City Council approve in principle the points outlined in the letter and the Telephone Company be advised that the City wishes to continue discussions based on the principles outlined in the letter.

FURTHER, that the Company be advised also that the City considers the installation of an emergency reporting service as high priority.

(c) THAT civic officials concerned report back to this committee in one month's time giving more details on the technicalities and costs involved.

(d) THAT civic officials be in touch with Dr. Peter Ransford as suggested in the Company's letter.

(e) THAT the Greater Vancouver Regional District Board of Directors and the surrounding municipalities be informed of this action being taken.

The Committee adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 351

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, City Hall, on Thursday, August 16, 1973, at 3.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Rankin and Harcourt

CLERK: M. James

The minutes of the meeting of July 15, 1973 were adopted as circulated.

RECOMMENDATION

1. Rivtow Straits Ltd.

Your committee has had this subject before it on previous occasions and the last action on the item was by Council in adopting the recommendations Nos. 2-8 of the report of this Committee on June 5, 1973.

Recommendation 1 of that report asked that no action be taken on the street-end lease to allow time for negotiations to take place between the surrounding residents and the company. This was done and under date of July 25 the Department of Planning and Civic Development submitted a report which reviewed the situation up to June 5 and then advised of actions which had occurred between that time and the date of writing of the report.

Present at this meeting of the Committee were representatives of the residents of the area and a representative of Rivtow Straits Limited.

Both parties to the dispute were asked to review the report and its recommendations and after further discussion and explanation of the recommendations with some minor amendment, the citizens agreed to the recommendations as well as the representative of Rivtow Straits Limited. Consequently your Committee

1. RECOMMENDS that City Council continue to lease the Victoria Street end to Rivtow Straits Ltd. on the basis that the use of the first 150' in depth will be for parking, shipping, receiving and material storage, and the remainder of the street end and water lot will be used for servicing but not to include construction of vessels; on the understanding that:

   (a) Rivtow, within one year, will remove the propeller operation and move it into a completely sound-proofed building, or a building improved suitably and located to minimize disruption to the adjacent residential neighbourhood.

   (b) landscaping is provided, the design of which is satisfactory to the Director of Planning; and the citizens will be afforded the opportunity to comment and make suggestions with respect to landscaping.

   (c) parking is provided in locations as indicated on the plan attached as Appendix I to this report.

2. RECOMMENDS that Council approve in principle, the retention of two principal buildings on Lot 10, provided that the propeller grinding operation is not conducted in either of the two buildings.

cont'd ....

At this same meeting the City Engineer submitted a report dated August 15, 1973 in compliance with the instructions contained in the fifth recommendation of this Committee dated June 5, 1973.

A representative of the Engineering Department, Traffic and Transportation Division, explained in detail by means of a map and reference to the street and traffic by-law problems relating to the use of Victoria Drive south of Marine Drive by trucks.

The citizens advised the Committee members of their concern in this regard and after further explanation and discussion your Committee

RECOMMENDS that Victoria Drive south of Marine Drive be declassified as a truck route and to accomplish this the Engineer be authorised to make the necessary parking and street construction adjustments to allow the use of Argyll Street and Kent Avenues North and South as an alternative truck route to service this area.

INFORMATION

2. Champlain Heights Areas E & F - Implications of Density related to Development Proposals

On May 10, 1973 your Committee resolved

THAT the Deputy Director of Planning be requested to report further to this Committee on the question of the implications of density based on 1,300-1,600 units in the area.

FURTHER RESOLVED THAT upon receipt by the Committee of the report referred to above a meeting he held in the neighbourhood to which the Consultants also be invited.

Under date of July 24, 1973 the Department of Planning & Civic Development submitted a report for the information and discussion of your Committee.

The Committee

RESOLVED that the report be received and that a joint meeting of the Standing Committees on Housing and Community Development be held in the area to receive comment on the content of the report.

3. Policy on Relocation of Tenants

Present at the meeting was the Director of Social Planning and the Supervisor of Property & Insurance.

The Supervisor of Property & Insurance in an oral submission to the Committee advised of the present policy of Council under which his department operates and buys and sells land for the City of Vancouver. The department operates on the basis of need for the dislocated residents and offers assistance in locating alternative accommodation, viewing alternate accommodation and making the necessary arrangements when required to assist in the actual physical move of the displaced tenant. After the explanation by the Supervisor of Property & Insurance, the committee members agreed that the application of the present policy by the Supervisor of Property & Insurance and his staff should be acknowledged and commended.

cont'd ....

The problems facing dislocated residents was discussed generally by the Committee and it was noted that redevelopment by both the public and private sector caused the same inconvenience and distress. It was suggested that perhaps the private sector should be more sensitive to these problems than they are at present.

It was noted by the Committee members that a person whose property is purchased for public use has three options - take the equity provided and, by assuming a further responsibility upgrade their housing situation, take the equity and purchase on the open market accommodation of equal value and convenience, or take the equity and rent accommodation.

The Committee noted that in acquiring lands for the Britannia Community Services Centre, that 67 of the 77 properties required were negotiated without the use of the City's power of expropriation and that Council had authorised certain expropriations to gain control of the land required for the Britannia Community Services Centre as thecontract for its construction had been recently let.

The Committee discussed the matter in general terms and agreed that a policy revision would be appropriate but that information on the ramifications of any policy change contemplated would be essential and consequently

RESOLVED that the Supervisor of Property & Insurance prepare and submit to this Committee a general position paper to describe what the present policy of the City is and how this policy is implemented both officially and unofficially, detailing any differences between the application of the policy as between owners and tenants.

The meeting adjourned at approximately 5.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 381

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT ON ELECTORAL REFORM

A meeting of the Standing Committee of Council on Community Development on Electoral Reform was held in the No. 1 Committee Room, City Hall on Friday August 17, 1973 at 1.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt, Linnell and Rankin
Trustee Westlake
Commissioner McCreery

RECOMMENDATION

Under date of August 16, 1973 the Chairman submitted to this meeting of the Committee a report dealing with governmental and electoral reform. The report reviewed the terms of reference and composition of this Committee, the history and governmental structure of the City of Vancouver and recent enquiries into the matter of governmental and electoral reform. The report also discussed comparisons with other cities and the public meetings which had been held this year to collect information from the general public.

The report ended with a series of eleven recommendations and the Committee determined to consider them seriatum.

Quoted below in order are the recommendations of the Chairman with the Committee's action on that recommendation shown in the box beneath each recommendation.

1. **One or Two Member Wards?**

On this question, little support has been expressed for 2-member wards. This system does exist in some Canadian cities and it is to be recalled that the former Municipal Affairs Minister recommended that the present 2-member provincial constituencies be used for city purposes. This kind of dual-member system, however, would do little to bring a broad degree of representation to local areas, which is one of the chief aims of the proponents of the ward system.

Recommendation: (CHAIRMAN)

In any implementation of a ward system, whether full or partial, the wards should be one-member wards.

COMMITTEE

THAT the recommendation be approved

2. **Full or Part-Time Aldermen?**

Little support has been expressed for full-time aldermen. I expect that even present members of Council would not favour their being put on a full-time basis even with full pay. In any event, it does not appear to be a change for which there is any degree of demand or any substantial argument in favour.

Recommendation: (CHAIRMAN)

The present system of part-time aldermen should continue.

COMMITTEE

THAT the recommendation be approved

cont'd ....

3. Parks Board and School Board - Ward Systems?

While some support was expressed for extending the ward system principle to the Parks Board and School Board, I do not consider that this would be a desirable change. The larger part of the community has over the years indicated a general approval of the structure and operations of the Parks and School Boards. There is little real demand or apparent need for a change in the structures of these Boards. Among other factors, the extension of the ward system to these Boards would involve a considerable increase in the size of each Board. It can be noted that Vancouver has one of the very few Parks Boards on the continent that continues to be an elected body rather than an appointed body. While the Parks Board continues as a separate elected body, it is preferable that is members continue to be elected at large. It is important that the members of the Parks Board have a city-wide viewpoint and responsibility, and that they not be drawn into a competition over the share of funds available for parks and other facilities in ward areas. As to the School Board,members of the Board are in fact assigned certain groups of schools as their particular responsibility.

Recommendation: (CHAIRMAN)

There should be no change in the present structure of the Parks Board and School Board insofar as elected representation is concerned.

COMMITTEE

THAT recommendation No. 3 be deleted - TIE VOTE As this resolution resulted in a tie vote it is raised before Council as a main motion.

4. Term of Office

The debate on this point basically involved the question of whether the present 2-year term of office for elected representatives should be maintained, or whether it should be increased to 3 years.

There is logic in an increase of the term to 3 years, which would bring the term more into line with that which is in effect in most Canadian cities, and with that which generally takes place in the federal and provincial fields. It would give Council members a more reasonable length of time to understand and grasp the complex affairs of the city and perhaps lend to their effectiveness in dealing with them On the other hand, some people consider that from a voter's point of view a 2-year term is perfectly adequate to assess a person's ability and performance and that the electorate should have the opportunity to express itself at least every 2 years. The idea has also been advanced of having a 3-year term with one-third of the council being elected each year. In my view this kind of frequency of elections would lessen the interest and turnout of voters quite apart from adding to the expense of elections. There does not, therefore, appear to be any convincing argument for an increase in the term of Council at this time.

cont'd ....

Recommendation 4, continued

On the question of whether this issue should be placed before the voters as part of the plebicite in October, I do not believe that it is an issue on which the majority of voters would be able to give any meaningful response.

Recommendation; (CHAIRMAN)

The present 2-year term of office should remain in effect.

COMMITTEE

THAT the recommendation be approved

5. Election Date

The election date is presently the second Wednesday in December. Strong support has been expressed for an advancement of the election date to some time in October or November. I believe there is merit in this. The arguments have been based on considerations of voter disinterest in December, poor weather, and conflict with pre-Christmas activities. It is noted that under the most recent amendment to the Municipal Act, municipal elections will now be held on the third Saturday in November in each election year. I have also noted that in many cities across Canada, municipal elections are in fact held in November.

One question to be considered is whether there is merit in the City's election date coinciding with the new municipal election date. I see no particular reason for making the dates the same, and I think there are more cogent reasons for having the city election on a different date - including the element of increased interest on the part of the public and increased coverage through the media.

Another consideration is that advancing the election date to a date in October or early November creates a situation where the term of the "lame duck" council may be extended for an unreasonable length of time, unless at the same time we advance the date for the commencement of the term of the new council. Staying with the calendar year has certain simplistic advantages, and advancing the date for the inauguration of the new council to December may have certain conflicts with the Christmas and "non-business" season.

I think therefore that advancing the election date by three weeks will have certain advantages and minimize the problems.

Recommendation: (CHAIRMAN)

The election date for the City election should be advanced to the 3rd Wednesday in November.

COMMITTEE

THAT the date of election be the last Wednesday in October, the inaugural date be the second Thursday in November and the nomination date be the third Wednesday preceding the election date.

cont'd ....

6. Identity of Party Affiliation on Ballot Paper

There is general support for this change.

I understand it was rejected by the last Council in its consideration of the matter in 1971 because of the alleged problems in determining what criteria would be used to define a recognized party or group. I do not see any great problems in the matter at all.

Firstly, I think it is clear that the following groups can be recognized as identifiable civic political groups at the present time, and they should be so recognized and referred to on the ballot as sponsors of candidates by the abbreviations opposite their names:

1. Civic Non-Partisan Association	N.P.A.
2. Committee of Progressive Electors	C.O.P.E.
3. New Democratic Party	N.D.P.
4. The Electors' Action Movement	T.E.A.M.

Secondly, on the question of what criteria should be established for the recognition of other groups who may organize themselves to sponsor candidates in civic elections, I would propose the following:

1. That the group shall sponsor at least one-third the number of candidates for the offices to be filled. This need not be in all slates, but may apply only to one body politic such as the Council, Parks Board, or School Board.

2. That reasonable evidence by provided the City Clerk that the organization has been in existence for six months before the date of the election and that its affairs have been administered during that time by duly-elected officers and directors.

3. That reasonable evidence be provided the City Clerk that the organization consists of at least 25 members who pay dues or make some form of financial contribution to the organization.

It is noted that the definition of a "political party" in the Provincial Elections Act is "an affiliation of electors comprised in an political organization which has expended money in the support of any candidate in the election."

A candidate identifying himself as being sponsored by a particular organization should of course be the duly-nominated candidate of that organization and the City Clerk should have the authority to require confirmation on this matter if it should be considered necessary.

If a candidate so requests, he should be entitled to have the designation "Independent" appear beside his name on the ballot.

Recommendations: (CHAIRMAN)

As stated above.

COMMITTEE

THAT the recommendations be approved

cont'd ....

7. Deposit or Other Requirements for Candidates

The only deposit requirement presently imposed is for the office of mayor, where a $300.00 deposit is required. This was brought into effect for the first time in the last election for the purpose of discourging "non-serious" candidates.

Three points of view have been advanced:

(a) That there be no requirements whatever;
(b) That there be a financial deposit for candidates for Council;
(c) That there be a requirement of 25-50 signatures to a nomination form.

I believe there is merit in maintaining the deposit of $300.00 for the position of Mayor.

I believe there is merit in requiring a deposit of $50.00 for candidates for council.

I have the following considerations in mind:

(a) Each candidate for council necessitates a certain amount of expense to be incurred by the city in the printing of ballots, public notices, processing nomination papers, and so on.

(b) Because the media generally try to exercise a degree of fairness in coverage, each candidate will also receive a certain amount of space or attention of the media. In the cases of the mayoralty, we have had many situations in recent years where the demands of the non-serious candidates for "equal time" have often led to farcical situations which have diluted serious debate on important issues by those who might be regarded as "serious" candidates.

(c) Obtaining a certain number of signatures, while it is in effect on the provincial level, would in most cases be a nuisance to candidates and a nuisance to the City Clerk's office in having to check all qualifications and residencies. An inadvertent error or oversight could result in the disqualification of a candidate.

(d) Financial deposits are in fact required in both federal and provincial politics.

(e) Any person who seeks to become a member of Council and to share in the responsibility of administering a budget of over $100,000,000 should surely be able to put up a modest sum of $50.00 as a deposit.

Recommendations: (CHAIRMAN)

1. A deposit of $50.00 should be required of candidates for City Council, to be refunded if the candidate receives at least 5% of the total votes cast.

2. The present deposit requirements for mayoralty candidates should be maintained.

3. There should be no deposit requirements for candidates for the Parks Board or School Board.

COMMITTEE

THAT the Charter requirement for deposits for Mayoralty candidates be deleted and that no deposit requirement be instituted for candidates for Alderman, Park Commissioner or School Trustee

cont'd ....

8. Residency in the Ward Area as a Requisite to Candidacy for the Ward

A fair amount of comment was received on this question. The majority of comment was not in favour of any residency requirement. I completely agree with this. Residency requirements are not imposed in provincial or federal elections, and any requirement of residency in the ward area would undoubtedly disqualify many able candidates from standing for office. Where a candidate lives is not important; his abilities and qualifications are the important considerations.

Recommendation: (CHAIRMAN)

In the event of a full or partial ward system being implemented, residency in the ward area should not be a requisite to candidacy.

COMMITTEE

THAT the recommendation be not adopted and that residency in the ward area should wards be established be required.

9. Rotating Ballot

Because the order of names on a ballot is considered sometimes to be a factor in the over-all result, it would be desirable to implement a "rotating" ballot at the next or next following election. This would have the effect of each candidate's name appearing at the top of the ballot an equal number of times. I understand that, even with a possible change to voting machines, this can be implemented without difficulty. It is in fact done in many jurisdictions. Drawing by lot for positions on the ballot, which has been advocated by some, would in my view do little to make things more equitable.

Recommendation: (CHAIRMAN)

A "rotating" system of ballot should be implemented at the next or next following election.

COMMITTEE

THAT the recommendation be not adopted and therefore the rotating ballot not be used

10. Corporate Votes.

There has been virtually universal support for the elimination of corporate votes. Certainly we can recognize the role of corporations as employers, landowners, and lessees. But we have a situation where many individuals can in fact cast from two to twenty or more votes depending on the number of corporations for which they act as agents. Further, it has been commented that very often this voting authority is extended to persons without the authority of a meeting of the members or directors of the corporation. In my view the situation cannot be squared with a basic principle of democracy - one man, one vote.

Recommendation: (CHAIRMAN)

Corporate votes should be eliminated.

COMMITTEE

THAT the recommendation be approved

cont'd ....

11. Should the Mayor Continue to be Elected At Large?

There has been a fair amount of comment on this question, and certain briefs presented to the committee have recommended that the Mayor be elected by the Council.

It is my view, simply, that the Mayor as the person having the highest authority in the city should have his mandate directly from the people of the city. I quite recognize that this principle is not applied on the provincial and federal levels, but even at these levels it is known who is the candidate for Premier or Prime Minister beforehand, and the citizens can vote accordingly.

Recommendation: (CHAIRMAN)

There should be no change in the present system whereby the Mayor is elected at large.

COMMITTEE | THAT the recommendation be approved

Attached to the report of the Chairman was a form of ballot which contained five questions and the Committee again determined to consider these seriatum.

Questions 1 and 2 were as follows:

FORM OF BALLOT

Explanation

In electing aldermen to the City Council, three alternative systems have been proposed:

1. A system in which all aldermen are elected on a city-wide basis. This is referred to as an "at large" system, and this is the system presently in effect in Vancouver.
2. A system in which all aldermen are elected from specific areas of the city. This is referred to as a "full ward" system.
3. A system in which some aldermen are elected on a city-wide basis and some are elected from specific areas of the City. This is referred to as a "partial-ward" system.

cont'd ....

PLEASE MARK WITH AN "X" YOUR ANSWER TO THE FOLLOWING QUESTIONS:

Question 1:

Do you favour a change from electing all aldermen at large to electing aldermen on a partial or on a full ward system?

YES ☐
NO ☐

Question 2:

If the Council were to consider an amendment to the City Charter to change to a partial ward system or a full ward system, which would you prefer?

A partial ward system ☐
A full ward system ☐

The Committee determined to consider questions 1 and 2 at the same time as follows:

1. A system in which all aldermen are elected on a city-wide basis. This is referred to as an "at large" system, and this is the system presently in effect in Vancouver.

2. A system in which all aldermen are elected from specific areas of the city. This is referred to as a "full ward" system.

After discussion the Committee

RECOMMENDS that the Form of Ballot relating to a full or partial ward system or at large system be stated on the ballot in the following manner:

Which type of electoral process do you favour?

At Large ☐
Partial Ward ☐
Full Ward ☐

The Committee then considered question No. 3 as follows:

cont'd ....

Question 3:

If the Council were to consider an amendment to the City Charter to introduce a partial ward system, indicate which of the following three choices you would prefer:

1. A system with one-third of the aldermen elected at large and two-thirds from wards ☐

OR

2. A system with one-half of the aldermen elected at large and one-half from wards ☐

OR

3. A system with two-thirds of the aldermen elected at large and one-third from wards ☐

The Committee

RECOMMENDS approval of Question No. 3

In considering questions 4 & 5 relating to the number of Aldermen, the Committee considered various proposals put forward in the form of resolutions but as none of them received majority support, the Committee does not offer an opinion on these two questions. These questions were as shown below.

Question 4:

In considering the number of aldermen to be elected to the City Council, there have been proposals to increase the number of aldermen. Do you favour retaining the present number of ten aldermen?

YES ☐

NO ☐

Question 5:

If the City Council were to consider an amendment to the City Charter to increase the number of aldermen, indicate which of the following choices you would prefer:

MARK ONLY ONE CHOICE

12-14 Aldermen ☐

15-18 Aldermen ☐

19-22 Aldermen ☐

35-45 Aldermen ☐

The meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 375

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

August 16, 1973

A meeting of the Standing Committee of Council on Social Services, was held on August 16, 1973, in No. 1 Committee Room, Third Floor, City Hall at 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Linnell
Alderman Hardwick (joined the meeting during the discussion on Item 3)

ALSO PRESENT: J. Denofreo

COMMITTEE CLERK: M. Kinsella

The minutes of the meetings of July 12, 1973, and July 19, 1973, were adopted.

RECOMMENDATIONS

1. Grant Request - Killarney Champlain Citizens for Action

A delegation from the Killarney Champlain Citizens for Action Committee presented to your Committee the following brief in support of their request for a grant from the City of $543.47 for the balance of the City's fiscal year (i.e. to March 31st, 1974):

1. The operation of an Information Kiosk in the new Champlain Mall. Before approaching the City with this request, the residents have been able to:
- obtain rent-free space from the Mall Administration
- commission architects to design the kiosk (urban design centre)
- raise over 50% of funds necessary for cost of construction
- present a case for the remainder of construction funds necessary to UCS, Demonstration & Development Fund, with excellent chance of sucess of receiving a grant.
- use L.I.P monies for the hiring of a co-ordinator to supervise the operation of the kiosk
- train a core of volunteers at the Action Centre to provide the community service.

2. The operation of a Community Facility in the Killarney Park Lutheran Church Hall. Since last June '72, the residents have been using this church hall for open monthly meetings, executive meetings, special events; such as, planning meetings with Parks Bd., City Planning Commission, Traffic Dept., representatives etc. This hall has also, for the past 14 months provided an office for the community worker in the area.

This summer, this hall is being used as a base of operation by the Y.W.C.A. and the Fraserview-Killarney Area Council's Recreation Committee t provide leadership in some youth programming for the Killarney Champlain Heights area.

Clause 1 Cont'd

The residents have been negotiating with the Mall Adminis ration for a Community Facility of 600 Sq. Ft. on site. These negotiations have resulted in residents agreeing that the expense involved was too great to justify our requesting a city expenditure of public funds for such a purpose. The church hall has been granted to us rent free. Our request for funds is to pay operating expenses to include heat,light and phone. This facility is necessary to continue the bringing together the community over issues which warrant concerned resident involvement. (the hall is approx. 2000 sq. ft. with a seating capacity of 60 people. it also provides kitchen facilities for our use). It also provides office space for our community worker.

Our total budget request on a year basis is $ 1522.00

No request from the City, for the remainder of this fiscal year $ 543.47

We ask that this request be approved,

The Director of Social Planning spoke in support of this request. It was noted that United Community Services has approved a Grant of $189.00 towards the operation of the information Kiosk.

The Committee endorses particularly the concept of information Centres being located in shopping malls, and

RECOMMENDS:

> THAT Council approve a grant to the Killarney Champlain Citizens for Action Committee of $543.47, for the balance of the City's fiscal year towards the operation of (a) Information Kiosk in the new Champlain Mall and (b) Community Facility in the Killarney Park.

2. Grant Request - Mount Pleasant Information Centre

City Council on July 3rd, 1973, adopted the following recommendations of the Standing Committee on Social Services:

> "THAT the grant request of the Mount Pleasant Information Centre be deferred until August 1, 1973, pending discussions between the Departments of Social Planning and Library Staff, as to the Library's future role in the provision of public information with the City."

Clause 2 Cont'd

The Director of Social Planning submitted to your Committee, the following report for consideration:

"After discussions with the Mount Pleasant Information Centre staff, the Director of Libraries, and the Head Librarian of the Mount Pleasant branch, it appears that the Information service envisaged by the establishment of a satellite information centre within the library, will be complementary to present services and provide a unique resource for the Mount Pleasant area.

The Director of Social Planning recommends that:

(a) The Mount Pleasant Information Centre be given a City grant of $500.00 to establish a satellite information centre in the Mount Pleasant branch library.

(b) Both the Director of Libraries and the Mount Pleasant Information Centre staff be required to submit before December 31, 1973, a joint report evaluating the success and the implications of their co-operation in providing information services to the Mount Pleasant area."

The Committee,

RECOMMENDS:

THAT the above recommendations of the Director of Social Planning be approved.

3. Improving Community Services for Low-income, Single People living in the Downtown Eastside

Background: Council on July 17th, 1973, approved a grant of $200.00 to the United Housing Foundation for renovation and furnishing of Ferry Rooms and the Central and Oliver Hotels to provide accommodation for low-income persons living in the area. On June 14th, 1973, your Committee considered an offer from the Downtown Community Health Society to negotiate an operating contract with the City of Vancouver, should the City agree to lease and develop the ground floors and basement of the Central and Oliver Rooms (5,000 Square Feet) for (a) City owned Public Bathing Facility (b) Community Recreation Centre and (c) Public Restaurant to serve the needs of the Downtown East Side Community. At that time, your Committee deferred further consideration of this matter pending reports from the Department of Social Planning on the feasibility of the proposals as well as sustantiation of the need of these services.

Your Committee today, had for consideration, a report from the Director of Social Planning setting out background information, justification, and detailed proposals for the three services (see Appendix A, B and C, attached). Mr. Bailey, Executive Director of the Downtown Community Health Society, submitted, on behalf of the Society, a offer to operate the multi-service facility in the Central and Oliver Hotels on behalf of the City, on condition that costs be borne by the City. The Downtown Community Health Society estimates the early operation costs of the three programs to be $165,095.00, broken down as follows:

Clause 3 Cont'd

(a)	Leasing costs	$ 39,925.00
(b)	Salaries	$110,250.00
(c)	Services and Supplies	$ 14,920.00
		$165,095.00

Of the above amount, $71,500.00 could be assessed against the proposed low-cost meal catering services and would include the costs subsidizing meals for people on low-income (Approximately $1.75 a day for three meals).

Your Committee reviewed the above reports in detail with Mr. Travatto of United Housing Foundation, Mr. Bailey of the Downtown Community Health Society and representatives of the Social Planning and Health Departments.

(A) Public Bathing Facility

The Medical Health Officer queried the Downtown Community Health Society's proposal to include a de-lousing facility in this program. He pointed out that with the availability of Carbaryl Powder, which the Health Departments make available freely to hotels, and lodging house operators, a special de-lousing facility is no longer required and it was agreed that a de-lousing not be included within the Public Bathing Program.

The Medical Health Officer also suggested that consideration be given to inclusion of a compact dry cleaning unit in this facility.

B. Community Recreation Centre

The Committee was in agreement with the proposals contained in Appendix B - Community Recreation Centre

C. Low-cost Meal Catering Service

Mr. Peter Davies, Social Planning Department, assured the Committee that use of the subsidized meal cards would be entirely voluntary; in other words, persons holding these cards will be free to use them whenever they wish but it would in no way be mandatory that they do so. He also indicated that the food service would only be developed to the extent needed and would not initially be catering to 500 people a day as referred to in the report. It was also stressed that the meal service would be available to only members of the public who wish to use it, they would be charged full cost of each meal, and charged prices comparable with popular inexpensive restaurants in the district.

Mr. Denofreo suggested that the Department of Human Resources would be willing to explore funding of the proposed services either under the Canadian Assistance Plan or possibly through grants from other Departments of the Provincial Government.

The Committee also received, for consideration, a letter dated August 8th, 1973, from Mr. W. C. Hennessy, Community Worker, First United Church, stressing the need to ensure that these facilities are planned to accommodate handicapped persons.

Following further extensive discussions, the Committee, RECOMMENDS that Council:

(i) Approve, in principle, the provision of a multi-service facility, offering, (a) Public Bathing Facility (b) a Community Recreation Centre and (c) a Low-cost meal catering service, at

Clause 3 Cont'd

42-48½ East Cordova Street.

(ii) Approve the recommendations of the Director of Social Planning.

(iii) Authorize the Director of Social Planning to hire a consultant, at a maximum expense of $2,000.00, to prepare detailed proposals with respect to the multi-service facility.

(iv) Request the Downtown Community Health Society to release Mr. S. J. Bailey, Executive Director, for a period up to two months in order that he may undertake the consultants role as part of above.

(v) Authorize the Director of Social Planning to enter into negotiations with the Provincial Government of funding for capital and operating costs of the proposed facility.

INFORMATION

4. Grant Request - Grandview Youth Program

Representatives of the Park Board and the Probation Service submitted a joint report requesting a grant of $3,000.00 to alleviate an emergency situation with respect to the funding of the above program. The $3,000.00 is needed to pay for the salaries of the staff of Youth Workers for the RISE Project. This program centres around a large non-structural gang of youths, varying in number from 10 to 30 in the 1300 East 10th and 11th Avenues. The funds are needed because the LIP funds have been withdrawn prematurely. The Provincial Department of Human Resources has already granted $2,000.00 to the program and Mr. Denofreo indicated that a complete evaluation of the programme be made before funding can be completed. The Chairman indicated that it is the Committee's policy that the Director of Social Planning have an opportunity to evaluate programs of this nature prior to the Committee considering grant requests, therefore, it was,

RESOLVED:

(i) THAT the above report be referred to the Director of Social Planning for an early evaluation report on the program, and to include discussion with the Probation Officers involved in the program.

(ii) THAT when the Committee is considering the Director of Social Planning's report the Probation Officers involved in the program, be invited to be present.

At this point, the meeting adjourned into an "In Camera" session, at 3:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 381

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 16, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 16, 1973, in No. 1 Committee Room, City Hall, at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Hardwick, Linnell, Marzari, and Volrich.

ABSENT: Alderman Gibson
Alderman Harcourt (Civic Business)
Alderman Massey (Civic Business)
Alderman Pendakur

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs on the Initiative, Schedule #420
and

Concrete Sidewalks by Petition - Schedule #421

The Court received from the Assessment Commissioner, Schedules #420 listing nine Local Improvement projects on the Initiative at various locations, and Schedule #421 listing 10 Local Improvement projects by Petition at various locations.

It was noted that with respect to Schedule #420, Projects 6, 7, 8 and 9 had been defeated by sufficiently signed petitions against the proposed works. The projects submitted under Schedule #421 had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Court noted the following report dated August 6, 1973, submitted by the City Engineer, relating to corrections to property owners' share:

cont'd.....

Pavements and Curbs on the Initiative - Schedule #420

and

Concrete Sidewalks by Petition - Schedule #421 (cont'd.)

"Projects for the construction of pavement and curbs on 33rd Avenue between Oak and Granville Streets and on Renfrew Street, Boyd Diversion and Nootka Street between 14th and 25th Avenues are among those which have been advanced as Local Improvements on the 'Initiative Principle' and will come before a Court of Revision on August 16th, 1973.

Errors have been discovered in the figures advanced for these projects in that the estimated property owners' shares did not allow for the existence of curbs abutting two properties. The abutting properties are zoned residential and are described as follows:

(1) Lot 9, Block 811, D.L. 526 (33rd Avenue);
(2) Lot 1, Block B, Section 43, T.H.S.L. (Renfrew Street).

The estimated costs as advanced, and as they should have been, are:-

(1) 33rd Avenue from Oak to Granville Streets:

	P.O. Share	City's Share	Total Cost
As advanced	$ 5,529	$ 133,456	$ 138,985
Should have been	$ 5,087	$ 133,898	$ 138,985

(2) Renfrew Street Boyd Diversion, Nootka Street from 14th to 25th Avenues:

	P.O. Share	City's Share	Total Cost
As advanced	$ 29,010	$ 137,207	$ 166,217
Should have been	$ 28,568	$ 137,649	$ 166,217

The corrections can best be made by the Court of Revision.

I, therefore, RECOMMEND that:

(1) The Court of Revision delete from the Special Assessment Roll the name of the residential property owner of Lot 9, Block 811, D.L. 526.

(2) The Court of Revision delete from the Special Assessment Roll the name of the residential property owner of Lot 1, Block B, Section 43, T.H.S.L."

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the foregoing report of the City Engineer dated August 6, 1973, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Schedules #420 and #421 submitted by the Assessment Commissioner be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure

The Council heard the following delegations speaking to the projects as noted:

Project No. 6 (4th Avenue)	Mr. Payne and Mr. Brown, representing certain owners in the area opposed this project mainly on the basis of the traffic problems that exist and would increase. If the work is carried out, Mr. Brown suggested the City pay the full costs.
Project No. 2 (Knight Street)	Mrs. Christian, Mrs. Loss and Mrs. Cazzaro, spoke against proceeding with this project and cited the problems of vibrations caused by heavy trucks. The delegation also expressed concern with respect to the traffic situation as it affects pensioners and school children. The City Engineer advised that by giving special attention to the subgrade, it was hoped that the vibrations would be kept to a minimum.

The Council noted the report of the City Engineer dated August 6, 1973, concerning Subsequent Procedure recommending that the Initiative Projects in Schedule #420 except the defeated items 6, 7, 8 and 9 be undertaken and the Petition Projects in Schedule #421 be undertaken.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Items 6, 7, 8 and 9 be not proceeded with.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT Project No. 2 (Knight Street) not proceed under Local Improvement, but that Pavements and curbing be carried out in the area described as Knight Street on the West side from 26th Avenue to 33rd Avenue and on the East side from the N.P.L. of Lot 29, North Pt. Blk. 1 & Pt. of Blk. 3, D.L. 352 to 33rd Avenue, and that the cost be charged against General Revenue and therefore the 1973 Basic Capital Budget be adjusted accordingly.

- CARRIED.

(Alderman Linnell voted against the motion).

MOVED by Ald. Hardwick,
SECONDED by Ald. Bowers,
THAT the balance of the Projects contained in Schedules #420 and #421 be approved.

- CARRIED UNANIMOUSLY.

The Special Council adjourned at 8:40 p.m.

The foregoing are Minutes of the Special Council meeting (Court of Revision) of August 16, 1973, adopted on August 28, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 351

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 11, 1973, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Deputy Mayor Alderman Massey
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips (on civic business)
Alderman Gibson
Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered in open session.

ADOPTION OF MINUTES

(i)

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated August 28, 1973, be adopted after amendments as follows:

(a) that the action of Council, shown on pages 29 and 30, on the matter of Electoral Reform in respect of submission of the ballot, be changed to the extent that the following be included as a preamble to the three questions in order that the statement appropriately will appear on the ballot:

"In electing Aldermen to the City Council, three alternative systems have been discussed:

(1) A system in which all Aldermen are elected on a city-wide basis. This is referred to as an 'at large' system, and this is the system presently in effect in Vancouver;

(2) A system in which all Aldermen are elected from specific areas of the City. This is referred to as a 'full ward' system;

(3) A system in which some Aldermen are elected on a city-wide basis and some are elected from specific areas of the City. This is referred to as a 'partial-ward' system."

(b) that the words "to Council" be struck from the motion of Alderman Rankin shown on page 10 in respect of Development Permit Application No. 63713: 825 Homer Street.

- CARRIED UNANIMOUSLY

(ii)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing) dated September 6, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell, SECONDED by Ald. Hardwick,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor, Alderman Massey in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer the following matters for consideration later this day following the hearing of delegations:

(a) Development Permit Application: Sands Motor Hotel
(b) Senior Citizens Highrise: 2229 Maple Street

1. Development Permit Application: N/E corner Georgia & Bute Streets

The Council further considered the report of the Director of Planning and Civic Development, dated July 13, 1973, concerning a development permit application by A.E. LePage Western Ltd., in respect of property at the N/E corner of Georgia and Bute Streets.

MOVED by Ald. Hardwick,
THAT the foregoing development permit application be referred to the Director of Planning and Civic Development to be processed in the normal manner.

- CARRIED UNANIMOUSLY

2. Twice Yearly Billing and Collection of Real Property Taxation

The Council further considered the following extract from the report of the Standing Committee on Finance and Administration dated August 16, 1973:

> The Committee considered a Board of Administration report dated July 9, 1973 concerning the billing and collection of real property taxes on a twice yearly basis. The report gave background, the concept of the present proposal, the options to implement the proposal, the financial effects, and reference was made to the charter amendment required.
>
> The report summarized the proposal as follows:
>
> "Real property tax billings on a frequency greater than once a year are fairly common in Canada, particularly in Ontario. The concept of an estimated billing of approximately one-half of the taxes, to be payable by February 1, with the balance billed in late May, payable by the beginning of July, has considerable merit from the point of view of the City's financial position i.e. eliminates short term borrowing for operating purposes and greatly increases the City's short term investment income ($900,000 to $1,400,000 per year), and, in my opinion, on balance benefits the single family residential category of property but not the other categories.
>
> If Council decides to implement the twice yearly billing for 1975 then I would strongly recommend that we proceed to implement it on the basis proposed in the report (approximate additional annual operating costs $100,000 - $150,000), specifically by means of a sophisticated computer system that recognizes the long-term trend that other operations of the City could and would benefit from the same type of system for their operational and information needs.
>
> This is a conceptual solution and the details remained to be determined. The next step is Council approval or disapproval of the concept of twice yearly tax billing and collection. If Council approves the twice yearly concept we would then proceed to develop the details of implementation for report back to Council with specific detailed recommendations. The development and design work is complex and will take a considerable length of time. If a decision in favour of twice yearly billing is unduely delayed then implementation could probably not take place until 1976. If Council decides against the twice yearly concept then of course no problem exists."
>
> The report concluded with the following recommendations of the Director of Finance providing Council wished to proceed to implement the proposal of twice yearly billings and collection of taxes:
>
> "That implementation be along the lines proposed in the report, particularly regarding the computer system, and that I be directed to report back with specific detailed recommendations for Council approval (probable timing Sept. - Oct. 1973)."

cont'd...

UNFINISHED BUSINESS (cont'd)

Twice Yearly Billing and Collection of Real Property Taxation (cont'd)

"That Council request the Corporation Counsel to draft Charter Amendments giving Council much greater flexibility in the billing and collection of real property taxes."

The Committee, after due consideration, RECOMMENDS:

THAT the foregoing recommendations of the Director of Finance be approved, but that an effort be made to implement the proposal in 1975.'

MOVED by Ald. Bowers,
THAT the Corporation Counsel draft Charter amendments giving the Council much greater flexibility in the billing and collection of real property taxes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in the foregoing report be approved.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Bowers:

'only in respect of taxes paid by mortgage companies or other such organizations and that homeowners who pay on an individual basis be excepted'.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey and Volrich voted against the motion)

MOVED by Ald. Linnell, in amendment,
THAT the following words be added to the motion of Alderman Bowers:

'further that the homeowners' grant for one year be taken from the first payment'.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey and Volrich voted against the motion)

It was agreed to vary the Agenda to consider the report of the Special Committee re Provincial Courts Building at this time.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Report of Special Committee re Provincial Courts Building September 10, 1973

The Special Committee re Provincial Courts Building submitted the following report under date of September 10, 1973 on the matter of Courtroom decor and security staffing:

"Your Committee, which has been meeting since March 5, wishes to submit the following two items to Council for consideration as, in the opinion of your Committee, policy decisions on these matters must be made and, if agreed to, substantial additional funds provided for the new Provincial Courts building and its operation.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

1. Courtroom Decor

Harrison, Plavsic & Kiss, the architects for the new Provincial Courts, had designed the courtrooms within the constraints of the funds available as provided by Council and also in consultation with the Judges, the Prosecutor and the Police Department.

At the March 5 meeting, the District Judge and the City Prosecutor commented on the courtroom design and the Committee agreed they should review the matter of layout and finishing decor with the architect.

At the March 22 meeting, the District Judge advised the Committee that he had arranged a meeting with the architects during the following week and the Chairman suggested that this matter be left pending further report-back from the District Judge if there was a strong difference of opinion. At the May 11 meeting considerable time was devoted to these items and an extract of that minute is attached as Appendix A. The matter was again brought up at the June 26 meeting and the extract of that minute is attached as Appendix B.

The item was again discussed by the Committee on August 24 and the extract of that minute is attached as Appendix C.

Also attached for your information are copies of the architects' and contractors' supporting information. (Appendix D).

The Committee at its meeting of August 24 passed the following resolution:

"THAT the second option, i.e. the partial panelling on the wall behind the Judge and the removal of the wood from the walls and ceiling of the Court Rooms, be reported to Vancouver City Council with all the necessary background material, and that the Director of Finance be asked to advise on the source of additional funds."

The Director of Finance advises that additional funds would be supplied from 1973 unallocated Supplementary Capital Budget.

2. Security Staffing in Courtrooms

The District Judge and other members of his staff and the City Prosecutor and representatives of that staff have been present at all of the meetings of the Committee and during the Committee's series of meetings the item of security in the courtrooms themselves has been a topic of discussion.

The Administrative Analyst held two technical meetings at which the Senior Judge outlined his proposed method of assigning cases to the various courtrooms.

This would be done on a rotation basis as the informations were numbered and would, it is anticipated by the Senior Judge, have advantages for the Judges, the Police Department, witnesses and for the Prosecutors, both City and Federal. The detail of this is attached as Appendix E which is an extract of the meeting of July 26.

Also attached is the minute of the meeting of August 2 at which further discussion occurred on the matter. (Appendix F).

The implementation of this "rotation" system will require the provision of security for each of the 14 courtrooms, rather than the 4 courtrooms at present and to provide this security an increase in the establishment of the Police Department will be required.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

It should be pointed out that the security is being provided not only for the custody of those persons who are actually in the control of the Police Department but also for the protection of the Judges and other court officers from the potential of physical damage from either the accused or other members of the public who might be present in the courtroom.

At the August 24 meeting of the Committee the Board of Administration submitted under date of August 10 a report of the Administrative Analyst which deals in detail with dates and costs for providing the security staff through the Police Department and discusses additional staff which will be required because of the increase in the number of courtrooms available.(Appendix G

The Chief Judge pointed out that the implementation of the "rotation system", which will require the security arrangements, anticipates considerable saving in police overtime costs for witnesses and will allow the courts to handle the number of cases in a more efficient manner, thereby reducing the overall court expenses. A specific cost estimate, unfortunately, cannot be allocated at the present time.

The following is an extract from the August 24 meeting of the Committee:

"3. Security Staffing in Court Rooms

The Committee had before it the report of the Board of Administration, dated August 10th, 1973, which gave in detail the investigation made by the Methods Analyst on the cost and related items required for providing for security in all 14 Court Rooms while the Courts are in session. The report also made recommendation concerning the implementation of this proposal.

The Chief Judge made reference to a letter of his, dated October 16, 1970, pointing out the need for greater security in the Court Rooms for the protection of the Judges, Prosecutors, and other personnel.

The representatives of the Police Department suggested urgency if this system was to be implemented as there would be the necessary training time in the Police Academy for the additional Police Constables prior to their being available to operate in the Court Rooms.

After further discussion, the Committee,

RESOLVED:

THAT the matter of the provision of additional funds to provide for the implementation of security in all 14 of the Court Rooms as opposed to the present 4 security Court Rooms, be referred to Vancouver City Council. "

Your Committee submits the request of the Senior Judge for security staffing and the background material for the CONSIDERATION of Council and notes that the Director of Finance advises that fnds are not available in the 1973 Police Department Budget for this increase in staff and if approved would have to be provided from Contingency Reserve.

Your Committee notes that if Council concurs with the granting of funds for the development of this arrangement the Police Department will require approximately 4 months' lead time for the recruitment and training of the additional constables required."

District Judge Eckardt and Judge Bewley addressed the Council giving their views on the matter of courtroom decor and security, etc.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

(i) Decor

MOVED by Ald. Bowers,
THAT the City Council not approve changes in the decor of the courtrooms as requested but instruct the architect to proceed with the installation of the original hemlock panelling.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Volrich,
THAT the matter of the decor of the courtrooms be deferred for consideration in one week.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey and Rankin voted against the motion)

The motion to defer having lost, Alderman Bowers' motion was put and CARRIED.

(ii) Security

MOVED by Ald. Bowers,
THAT the matter of security staffing in courtrooms be referred to the Standing Committee of Council on Finance and Administration for consideration and report back to Council, after receiving all relevant reports on the subject such as:

(a) report from the Chief Constable on the analysis of savings in respect of police overtime;

(b) report from the Administrative Analyst on the efficiency aspects inferred;

(c) report from the Director of Finance on the various financial aspects and implications.

- CARRIED UNANIMOUSLY

(It was agreed that additional information from District Judge Eckardt and Judge Bewley be obtained and provided to the Finance Committee)

Provincial Courts Act

MOVED by Ald. Rankin,
THAT the Provincial Courts Act, insofar as those matters which affect the City of Vancouver, be referred to the Board of Administration for clarification as to the respective responsibilities.

- CARRIED UNANIMOUSLY

During consideration of the foregoing matters, the Council recessed and following an 'In Camera' meeting in the Mayor's Office, recessed to reconvene in open session at 1:30 p.m.

The Council reconvened in the Council Chamber at approximately 1:30 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Deputy Mayor Alderman Massey
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips(on civic business)
Alderman Gibson
Alderman Pendakur

UNFINISHED BUSINESS (cont'd)

3. Report of Standing Committee on Community Development, August 16, 1973

The Council further considered the report of the Standing Committee on Community Development dated August 16, 1973, containing clauses identified as follows:

Cl. 1: Rivtow Straits Ltd.
Cl. 2: Champlain Heights Areas E & F - Implications of Density related to Development Proposals
Cl. 3: Policy on Relocation of Tenants

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clause 1 of the report be approved, and clauses 2 and 3 of the report be received for information.

- CARRIED UNANIMOUSLY

4. Report of Special Committee re False Creek, August 4, 1973

The Council further considered the following clause of the report of the Special Committee re False Creek, dated August 4, 1973:

Clause 2: Sub-Area 10 - Conceptual Land Use Plan and Water-Edge Treatment

Mr. Ken Harford of Acoustical Engineering was introduced to the meeting and, as the representative of that firm, spoke to their report on noise in Sub-area 10 (On file with City Clerk).

Mr. Harford explained the method of evaluating noise and submitted to the meeting copies of three extracts of the consultants' main report dealing with speech interference levels of noise, noise pollution level zones in Area 10 and suggested noise pollution level contours if their recommendations were implemented. (Appendix "A"). Mr. Harford pointed out the sources of noise in Sub-area 10 and advised that the expansion joints on the Burrard and Granville Street bridges adjacent to Sub-area 10 were significant contributors, along with road and rail traffic and certain industrial operations in and adjacent to Sub-area 10.

Mr. Harford then explained how noise control devices might be economically installed on the two bridges to reduce their noise level and other treatments which would reduce the noise pollution level contours in Sub-area 10 down to a point where residential land use would be a viable condition.

The members of the False Creek Planning Team submitted to the Committee, under date of August 14, 1973, a report entitled "Area 10 Concept Plan" which contained recommendations leading to the adoption in principle of concept plans attached to the report (Appendix "B"). The report advised that Sub-area 10 could be a suitable location for residential accommodation using normal construction methods. The various factors having an effect on this area suggested that the residential accommodation should be directed at a younger age level and that a greater area be designated for commercial use, particularly near the bridges.

cont'd.....

UNFINISHED BUSINESS (cont'd)

Report of Special Committee re
False Creek, August 4, 1973 (cont'd)

The report also talked on pedestrian and vehicular circulation and parking and proposed a connection from Sub-area 10 under Burrard Bridge through Vanier Park to the right-of-way lying to the north of Greer Avenue, plus other city street modifications and alternatives.

The report suggested that Sub-Area 10 would be best as an active environment with the eastern part basically commercial with residential and the western part predominantly residential with some commercial and office accommodation. Transportation would be predominantly based on the concept of keeping the area vehicle-free with parking adjacent to a proposed roadway paralleling the present C.P.R. right-of-way.

Under date of August 13, 1973 the False Creek Planning Team submitted a report on "Water's Edge in Area 10". Attached to that report was a proposed shoreline location and sectional drawings and perspectives giving some detail of the seawall when constructed (Appendices "C1" to "C5"). The Committee was advised that, concerning the National Harbours Board development, there is an existing shore treatment which will be retained as well as an existing pier presently adjacent to the Western Outboard Marine property.

In the plans of the area the soil conditions require specific and alternate treatment to provide a permanent shoreline and water's edge. A pedestrian walkway will exist along the water's edge and certain of the amenities would be built into the structure - tidal pools to take advantage of the 12-16 ft. tide differential, platform decking over the south-eastern part of the shoreline and public open space mixed with commercial activities where appropriate on the land side of the walkway.

The Chairman noted that the design appeared to be capital-intensive and that as this was a winter works' project, the net cost reduction to the City might not be as large as anticipated.

Comment was made on the "platform point" to be constructed, which was tight against the harbour headline and the staff was asked to give further consideration to this particular point.

After further discussion and general comment the Committee

RECOMMENDS that Vancouver City Council approve in principle the noise consultants' recommended standards and act at an appropriate time, and the Engineering Department be instructed to report back on costs and timetable to implement the consultants' recommendations.

and further

RECOMMENDS that the Area 10 concept plans showing proposed land use and circulation and transportation for Sub-area 10 be approved for discussion purposes with the interested departments and property owners and that final adoption be subject to a further detailed report.

and further

RECOMMENDS that the design location of the seawall in Area 10 as illustrated on the plan attached to the report entitled "Water's Edge in Area 10", dated August 13, 1973, be approved in principle, detailed modifications to the alignment of the water's edge and its treatment to be subject to final consultant criteria and some water be retained under City control between the proposed fill platform point and the navigable channel between that point and Granville Island.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report of Special Committee re
False Creek, August 4, 1973 (cont'd)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in the foregoing report be approved after adding the following to the second recommendation:

"and further some reconsideration be given to the linear park and pedestrian circulation between Vanier Park and Area 6 to assure public areas are demonstrably public".

- CARRIED UNANIMOUSLY

5. Store Closing Hours

At the meeting on August 28th a motion submitted by Alderman Bowers on the matter of Store Closing Hours was deferred to the meeting this day. At the request of Alderman Bowers, permission was granted to withdraw the motion.

COMMUNICATIONS OR PETITIONS

1. Plebiscite:
Kitsilano Neighbourhood Pub

The Deputy City Clerk submitted the following communication under date of September 4, 1973, on the subject of the Plebiscite: Kitsilano Neighbourhood Pub:

" I am reporting to you on the Kitsilano Pub Poll held Thursday, August 30, 1973, between the hours of 9:00 a.m. to 9:00 p.m. at 2386 West 4th Avenue, which is the proposed location for the Pub.

On July 31, 1973, the Council passed the following resolution:

"THAT the Development Permit Application be approved as a pilot project subject to the following and not be considered as a precedent in any other such case in respect of any of the approvals given to this particular application:

(a) The total seated capacity to be 100 with 25 standing permitted.

(b) The parking ratio to be one per 400 square feet of public area in the pub.

(c) A local referendum be conducted at the expense of the company within a four-block radius of the location.

(d) Approval of the Liquor Control Board.

(e) Approval of the Corporation Counsel in respect of any legal implications in regard to the whole matter.

(f) The guidelines adopted by Council on July 17th as varied by this resolution of Council for this one particular application only."

It was determined that, for the referendum, the four-block radius of the location would mean within a four-block walking distance. On this basis, a canvass of each dwelling unit was made and information furnished on the matter. (See Appendix 'A' with map)

In cases where parties were not available to the canvass, other steps were taken in an endeavour to obtain their names. The result was that approximately 4,200 persons were registered for the vote, including actual residents, owners who were not residents, and business proprietors doing business in the area. In addition, the Kitsilano Chamber of Commerce, the Kitsilano Ratepayers' Association and the Kitsilano Area Resources Committee were furnished with information and asked to assist in making the Poll known within the area. To this end, the news media were also asked to co-operate and appreciation is extended to all members of the media for the excellent manner in which this co-operation was rendered.

cont'd..

COMMUNICATIONS OR PETITIONS (cont'd)

Plebiscite:
Kitsilano Neighbourhood Pub (cont'd)

The question put to these voters and the vote tally is as follows:

"Are you in favour of a NEIGHBOURGOOD PUB in your immediate neighbourhood based on guidelines established by the Vancouver City Council, and where drinks, including beer, wine, spirits, tea, coffee and soft drinks, will be served. Food also will be available.

YES - 1,053 (Approximately 72%)

NO - 416 (Approximately 28%)

REJECTED: - 2

Two hundred thirty-four persons came to the Poll but were not registered. They were permitted however to write their views on the subject. These were kept separately from the ballot and checked the next day as to their position in the area. 201 of these having ownership or residence within the area were tallied as follows:

FOR THE PUB - 172

AGAINST THE PUB - 29

(33 were found to be out of the area.)

Fifteen letters from parties within the area were written directly to our Voter's List - 14 in favour and 1 against.

Of the 4200 registered voters for this purpose, 1471 voted officially by ballot, and is approximately 35% of the registered voters.

The planning for this Plebiscite took approximately one month, and the cost is $1,325.09 a bill for which has been forwarded to the Kitsilano Pub Company, who are responsible for the expenses for the referendum."

MOVED by Ald. Harcourt,
THAT the communication from the Deputy City Clerk be received.

- CARRIED UNANIMOUSLY

2. Sale of School Board owned Land to the City

The Council noted a letter from the Board of School Trustees advising of the following recommendation of that Board:

"WHEREAS the Board recognizes the interests of the City at large in any substantial change in use of land owned by the Vancouver School Board;

The Board agrees that the first option on any land which has been used as a school site for five or more years and which the Board wishes to sell, lease or otherwise dispose of will, with Provincial Government approval, be offered to the City for public use".

MOVED by Ald. Bowers,
THAT the communication from the School Board be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Establishment of Farmers Market

Under date of August 29, 1973, the President of the United Fruit Growers of British Columbia submitted a letter on the matter of obtaining sites for a Farmers Market and proposing a Fishermans Wharf in the City, and expressing appreciation to the Council and the Health Department for advice and assistance given in the past.

MOVED by Ald. Hardwick,
THAT the letter from the United Fruit Growers be received and the organization be advised that the Pacific National Exhibition is looking into the matter of a site for a Farmers Market and a Special Committee of Council is studying the establishment of a Fishermans Wharf.

- CARRIED UNANIMOUSLY

4. Petition re Civic Services

The Council noted a letter from the Greater Vancouver Apartment Owners' Association, dated August 23, 1973, enclosing a petition of 4,000 signatures. The petition requested the three levels of government to consider specific matters with the City of Vancouver being requested to consider the following:

"1. Ensure that garbage removal and police assistance which we pay for through taxes contained in our rents, is made available to us in the same measure that it is to the homeowners.

2. Ensure that licensing fees on apartments are not used for general revenue."

MOVED by Ald. Bowers,
THAT the communication from the Greater Vancouver Apartment Owners' Association be received and the matter of garbage removal and license fees be referred to the Standing Committee on Finance and Administration, and the matter of police assistance be referred to the Police Commission.

- CARRIED UNANIMOUSLY

5. Four Seasons Site

The Council noted a request from the Save the Entrance to Stanley Park Committee for permission to address the Council this day with respect to the proposed plebiscite of the former Harbour Park property adjacent to Stanley Park.

MOVED by Ald. Rankin,
THAT the delegation be heard at this time and the agenda be varied to consider also the report of the Special Committee re Harbour Park lands.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Report of the Special Committee re Harbour Park Lands, dated September 6, 1973

Mr. A. Livingstone, representing the Save the Entrance to Stanley Park Committee, addressed the Council and proposed that only one question be put to the citizens and that be on the purchase of the two blocks. Mr. Livingstone also requested that the wording on the ballot be made very clear and that the City continue to negotiate with the Federal Government re the water lots lease in an effort to obtain the best possible price.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee
re Harbour Park Lands, Dated Sept. 6, (cont'd)

The Council, having heard the delegation, then considered the following report as submitted by the Special Committee:

"Your Special Committee met with officials of Harbour Park and Dawson Developments Limited on Tuesday, September 4th to discuss a price for the Harbour Park property north of Georgia Street between Stanley Park and Denman. Mr. Jack Poole of Dawson Developments Limited agreed to offer the free-hold property and leasehold interests (hereinafter called "the property") to the city for his costs of $6,424,200 as itemized in the attached statement.

Your Committee believes that Council should ask for an option on this property running to November 1st, 1973 at a price of $6,400,000. Your Committee believes that some of the architectural fees which have not yet been spent should not properly be charged to the purchase price thus bringing the price down slightly from $6,424,000 to $6,400,000.

Your Committee then recommends that two questions be put on the October 24th ballot.

1. That citizens be asked to approve a Money Bylaw to purchase the two blocks for $6,400,000 for use as public open space with virtually no building except that necessary for park purposes.

2. That citizens be asked to approve a $2,000,000 Money Bylaw being a generous appraisal of the net cost to purchase the entire two-block property, of approximately fourteen acres, and sell back four acres of free-hold land for low profile development at approximate West End densities. Such development would be confined to the blocks between Gilford and Denman Streets and to the half of that block adjacent to Georgia Street - leaving the waterfront half of that block in public ownership. The value of such free-hold land is estimated at $4.5 million to $5 million which would result in a net cost to the city of less than $2 million for the remaining ten acres.

Your Committee also recommends that the Corporation Counsel and City Clerk in conjunction with this Committee, prepare the form of question as it should appear on the ballot. "

MOVED by Ald. Volrich,
THAT, on October 24, 1973, the citizens be asked to approve a money by-law to purchase the two blocks for $6,400,000;

FURTHER THAT the Corporation Counsel and the City Clerk, in conjunction with this Committee, prepare the form of question as it should appear on the ballot.

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT the electors be polled on October 24, 1973, on the following basis of questions:

"Are you in favour of Council maintaining all of the property in question for public open space or park?

OR

"Are you in favour of a portion of the property being otherwise dealt with to recoup a part of the acquisition costs?"

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of the Special Committee re
Harbour Park Lands, dated Sept. 6 (cont'd)

The motion, as amended and reading as follows, was put and CARRIED:

"THAT the electors be polled on October 24, 1973, on the following basis of questions:

"Are you in favour of Council maintaining all of the property in question for public open space or park?"

OR

"Are you in favour of a portion of the property being otherwise dealt with to recoup a part of the acquisition costs?"

FURTHER THAT the Corporation Counsel and the City Clerk, in conjunction with this Committee, prepare the form of question as it should appear on the ballot"

(CARRIED)

(Alderman Marzari voted against the motion)

UNFINISHED BUSINESS (cont'd)

6. Development Permit Application:
Sands Motor Hotel

The Council again considered a development permit application with respect to the Sands Motor Hotel, noting a report from the the Deputy Director of Planning and Civic Development, dated August 10, 1973, on the subject. The report concluded with the following recommendation:

"THAT Council sanction amendment to Development Permit Application #55924 as indicated in the applicant's plans dated February 9th, 1973, subject to normal development permit approval procedures, and

THAT the Technical Planning Board be so informed".

A Report Reference was given to the Council by the Assistant Director, Community Development, giving the history of the application. Delegations were also heard from the following:

West End Planning Team - against the application
Mr. Dirassar on behalf of United Equities Limited - in favour of his client's application
West End Community Council (Mrs. Piercey) - against the application
Mr. R. Tyler - against the application

MOVED by Ald. Volrich,
THAT consideration of the development permit application be deferred and the Corporation Counsel and Director of Planning and Civic Development report on what options are available to Council in respect of this matter;

FURTHER THAT the West End Planning Team submit a report showing how this application does not conform to the West End Guidelines.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

7. Senior Citizens Highrise:
2229 Maple Street

The Council again considered the matter of a proposed senior citizens highrise development at 2229 Maple Street, noting background information on the application contained in the report from the Assistant Director of Community Planning, dated August 24, 1973.

The Council heard the following delegations:

Mr. Loomer, representing the applicants, Royal Canadian Legion (brief filed, in favour)
Kitsilano Citizens Committee (Mrs. Day) brief filed against
West Broadway Citizens Committee (Mr. J. Khouri)- against

Senior Citizens Participating Group: Kitsilano (Mrs. C. McLeod)- against

Mr. D. Gutstein - against

Mr. Merrick, a member of the Design Panel, clarified the position of the Panel in opposing the design.

MOVED by Ald. Marzari,
THAT the Technical Planning Board be requested to delay approval of this application until the following information is obtained from the Central Mortgage and Housing Corporation by the Council's Housing Committee:

(a) relaxation of the 90' setback from the railway track
(b) extension of the preferential interest rate being permitted by C.M.H.C. to the applicants

FURTHER THAT the appropriate department report on the matter of suitable fencing of the property, to be installed by the railway company or the City.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey, Rankin and Volrich voted against the motion)

MOVED by Ald. Rankin,
THAT the Council instruct the Supervisor of Property and Insurance to endeavour to find a suitable site for the applicant and, if necessary, the City contribute a portion of the required funds to provide the land necessary for a senior citizens housing project.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari, Massey and Volrich voted against the motion)

MOVED by Ald. Linnell,
THAT the matter be referred to the Director of Planning and Civic Development for report to the next Council meeting, taking into account the suggestions made this day. particularly in regard to the proposal to close Maple Street at this location.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Massey and Rankin voted against the motion)

UNFINISHED BUSINESS (cont'd)

Senior Citizens Highrise:
2229 Maple Street (cont'd)

MOVED by Ald. Hardwick,
THAT the application of the Royal Canadian Legion with respect to this development be approved, subject to the satisfaction of the Technical Planning Board in consultation with the Design Panel particularly in respect of those matters dealing with room design and public space and subject to the regular City procedures.

- LOST

(Aldermen Harcourt, Marzari, Massey and Rankin voted against the motion)

(A tie vote resulted and the motion was, therefore, declared LOST)

MOVED by Ald. Hardwick,
THAT this whole matter be referred to the next meeting of Council for further consideration.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION
General Report, September 7, 1973

WORKS AND UTILITY MATTERS
September 7, 1973

The Council considered this report which contained clauses identified as follows:

Cl. 1: Microfilming Supplies and Services
Cl. 2: Encroachment Fronting St. Mary's Church 5251 Joyce Street
Cl. 3: Storm Sewers on 48th Avenue and lane North between Dunbar and Collingwood Streets
Cl. 4: Extension of Sewer in Easement, West of Picton Street
Cl. 5a. Tender No. 39-73-1: Trucks
Cl. 5b. Propane for Automotive Use
Cl. 6: Improvement of Sight Distance on 33rd Avenue at Puget Drive
Cl. 7: Realignment of north curb at 2nd Avenue and Columbia Street
Cl. 8: Proposed flare treatment of Kerr Street North and South of 49th Avenue

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 5 inclusive and 8 of the above report be approved and Clauses 6 and 7 deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

B. BUILDING AND PLANNING MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Design Procedure - Beautification
Cl. 2: Strata Title Application - New Construction 3150 East 58th Avenue
Cl. 3: Tenders for new #2 and #7 Firehalls

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building & Planning Matters (cont'd)

Design Procedure: Beautification (Clause 1)

MOVED by Ald. Rankin,
THAT this clause be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

Strata Title Application:
New Construction, 3150 East 58th Avenue (Clause 2)

After considering this clause which sets out details of a Strata Title application for a new construction at 3150 East 58th Avenue, it was:

MOVED by Ald. Harcourt,
THAT the application of Community Builders Ltd., under the Strata Titles Act, be approved, subject to application of relevant City by-laws.

- CARRIED UNANIMOUSLY

Tenders for new #2 and #7 Firehalls (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

LICENSES AND CLAIMS MATTERS
September 7, 1973

Licenses for Apartment Swimming Pools

The Council noted this clause which contains a report from the Director of Permits and Licenses advising of the Greater Vancouver Apartment Owners' Association protesting the additional $100 license fee for apartments which have swimming pool facilities. The City Council on December 19, 1972 had approved of this increase to recover additional costs of inspections.

MOVED by Ald. Bowers,
THAT this clause be received and, therefore, Council's action of December 19, 1972 in increasing the license fee, be confirmed.

- CARRIED UNANIMOUSLY

FINANCE MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Health Department - Nutritionist Staffing
Cl. 2: Luncheon - Senior Citizens' Choir 'The Gadabouts'
Cl. 3: Continuation of Temporary Help, Revenue and Treasury Division, Finance Department
Cl. 4: Investment Matters (Various Funds) - July, 1973
Cl. 5: City Weigh Scale
Cl. 6: Contingency Reserve Fund
Cl. 7: Request for Leave with Pay to attend conference
Cl. 8: Request for Grant in Lieu of Taxes on Hospital Property
Cl. 9: Grant Request: Canadian Maccabiah Games Association Inc.
Cl. 10: Police Planning and Research Section
Cl. 11: Computer System for Tax Billing
Cl. 12: Invitation re Annual Meeting of Canadian Council on Social Development in Ottawa

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1, 3, 4, 5, 11 and 12 of the report be approved, and Clause 6 received for information.

- CARRIED

(Alderman Rankin voted in the negative in respect of Clause 11 of the report)

Luncheon: Senior Citizens' Choir 'The Gadabouts' (Clause 2)

After considering this clause which is a request from a senior citizens' choir from Kingston, Ontario for a civic luncheon, it was,

MOVED by Ald. Bowers,
THAT no action be taken with respect to this request.

- CARRIED UNANIMOUSLY

Request for Leave with Pay to Attend Conference (Clause 7)

After considering this clause which is a request for leave of absence with pay for a member of the Engineering Department to attend a B.C. Provincial Man and Resources Conference in Naramata, B.C., it was,

MOVED by Ald. Volrich,
THAT Mr. Peter Myrtle, a member of the Engineering Department, be granted two days leave of absence without loss of pay to attend a B.C. Provincial Man and Resources Conference in Naramata, B.C., September 20 to 23, 1973.

- CARRIED UNANIMOUSLY

Request for Grant in Lieu of Taxes on Hospital Property (Clause 8)

The Council noted this clause which contains requests of the Holy Family Hospital and St. Vincent's Hospital for a grant in lieu of taxes on property held for hospital expansion. The grant requests are in the amount of $12,227.62.

MOVED by Ald. Bowers,
THAT no action be taken with respect to these requests for grants.

- CARRIED UNANIMOUSLY

Grant Request: Canadian Maccabiah Games Association Inc. (Clause 9)

After considering this clause which contains a grant request from the Canadian Maccabiah Games Association Inc., it was

MOVED by Ald. Bowers,
THAT no action be taken on the request.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Police Planning & Research Section (Clause 10)

MOVED by Ald. Bowers,
THAT consideration of this clause be deferred until the next regular meeting of Council.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS
September 7, 1973

One Day Work Stoppage: July 20, 1973

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Proposed Realignment of Boyd Diversion at 22nd Avenue and Renfrew Street
Cl. 2: Lease Renewal: 600 Vernon Drive
Cl. 3: Sale: N/S 3100 block School Avenue between McKinnon and Kerr Streets
Cl. 4: N/S Powell Street between Salsbury and Victoria Drives
Cl. 5: S/S 47th Avenue between Dunbar and Collingwood Streets
Cl. 6: Lease: N/S 1200 block West 6th Avenue
Cl. 7: S/S Ancaster Crescent, between Fraserview and Harrison Drives
Cl. 8: Parks Purchase Program
Cl. 9: Report on Current City Terms re Property Sales

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 6 and 7 be approved and Clause 9 received for information.

- CARRIED

(Alderman Marzari voted in the negative in connection with Clause 7)

N/S Powell Street between Salsbury and Victoria Drives (Clause 4)

The Council noted this clause in regard to property on the N/S of Powell Street between Salsbury and Victoria Drives and gave consideration as to whether a direct sale of the property to the adjacent owners should be made.

MOVED by Ald. Hardwick,
THAT the East 15.4' of the West 20' of Lot 46 be sold to Mr. Eric Yorston for $6,350.00 cash, subject to the following conditions:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters (cont'd)

N/S Powell Street between Salsbury and Victoria Drives (cont'd)

(a) Demolition of the burned-out dwellings and sheds;

(b) Consolidation with his Lot East 30' of Lot 46 to form one parcel comprising approximately 2,400 square feet. (See Sketch attached);

(c) Title to East 30' of Lot 46 to be clear of encumbrances;

(d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, $50.00 for documentation and $100.00 towards cost of survey and plans;

(e) Date of sale -- September 15th, 1973.

FURTHER THAT the West 4,6' of the West 20' of Lot 46 and the East 10' of Lot 45 be sold to Giovanni Coletta, Giovanni Cassatini and Antonio Minchella for $6,350.00 cash, subject to the following conditions:

(a) Demolition of the old dwellings;

(b) Consolidation with their Lot West 40' of Lot 45 to form one parcel comprising approximately 3,285 square feet. (See Sketch attached);

(c) Title to West 40' of Lot 45 to be clear of encumbrances;

(d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, $50.00 for documentation and $100.00 towards cost of survey and plans;

(e) Date of sale -- September 15th, 1973.

- CARRIED UNANIMOUSLY

Lot E, Block I, District Lot 334: S/S 47th Avenue between Dunbar and Collingwood Streets (Clause 5)

MOVED by Ald. Volrich,
THAT this clause be deferred for consideration at the next regular meeting of the Council.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey and Rankin voted against the motion)

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Aldermen Marzari, Rankin and Volrich voted against the motion)

Parks Purchase Program (Clause 8)

MOVED by Ald. Linnell,
THAT this clause be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

Development Permit Application #64225:
528 Main Street

At this point in the proceedings the Zoning Planner reported orally to the Council that development permit application No. 64225 had been received for a 4-storey office building at 528 Main Street on Lot 6, Block 16, D.L. 196. The Zoning Planner recommended withholding the permit under Section 570 of the Vancouver Charter for a period of thirty days, plus sixty days.

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Zoning Planner be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. DEPARTMENTAL GENERAL REPORT
September 7, 1973

WORKS AND UTILITY MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Lane Paving - Traffic Implications
Cl. 2: Additions to Police Department Radio System

MOVED by Ald. Linnell,
THAT Clause 1 of this report be received for information and the recommendation of the City Engineer contained in clause 2 be approved.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Rezoning: S/E corner 22nd Avenue and Boyd Diversion
Cl. 2: Building By-law: Board of Appeal
Cl. 3: Rezoning: N/S E. Pender between McLean & Woodland
Cl. 4: Suite at 2951 East 25th Avenue
Cl. 5: Development Permit Application 2236 Kingsway
Cl. 6: Development Permit Applications: 1407 East 41st Avenue and 8320 Oak Street

The Council noted that delegation requests are made in regard to Clauses 2, 4, 5 and 6.

MOVED by Ald. Harcourt,
THAT the recommendations of the Director of Planning and Civic Development contained in Clauses 1 and 3 be approved and Clauses 2, 4, 5 and 6 be deferred pending the hearing of delegations as requested.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT (cont'd)

FINANCE MATTERS
September 7, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: City of Vancouver - Sun Life Policy (Group Life Insurance Policy)
Cl. 2: Business Tax under the Municipal Act
Cl. 3: Analysis of 1973 Property Tax Roll for Single Family Residences

MOVED by Ald. Bowers,
THAT the recommendation of the Corporation Counsel contained in Clause 1 of the report be approved.

Business Tax under the Municipal Act (Clause 2)

Council gave consideration to this clause which asks the City to support the Municipality of Burnaby request to the Provincial Government for legislation to allow gross annual cost to the tenant for comfortable occupancy of the premises, including such items as heating and real property taxes, to be the annual rental value when assessing Business Tax.

MOVED by Ald. Bowers,
THAT the Vancouver City Council indicate its support to the Municipality of Burnaby request for legislation of the Municipal Act similar to provisions of the Vancouver City Charter in this regard.

- CARRIED UNANIMOUSLY

Analysis of 1973 Property Tax Roll for Single Family Residences (Clause 3)

MOVED by Ald. Bowers,
THAT this clause be received for information and referred to the Finance and Administration Committee for report as necessary.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Social Services, August 30, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Report of the Family Division Committee of the Family and Juvenile Court
Cl. 2: Grant Request: Vancouver Status of Women Council, Transition House
Cl. 3: Grant Request: Grandview Youth Programme
Cl. 4: Vancouver Opportunities Programme: Request for Classification and Salary Determination
Cl. 5: Neighbourhood Information Centres
Cl. 6: Community School - Bayview Elementary School
Cl. 7: Vancouver and District Public Housing Tenants Association Report on Improving Recreation and Skill Development in Public Housing Projects

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services (cont'd)

Grant Request: Grandview Youth Programme (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Vancouver Opportunities Programme: Request for Classification and Salary Determination - 7 positions (Clause 4)

MOVED by Ald. Rankin,
THAT this clause be deferred for later consideration pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Community School: Bayview Elementary School (Clause 6)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Clauses 1, 2, 5 and 7 of the report be deferred for consideration at the next regular meeting of Council.

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on Housing, August 30, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Public Housing Projects - Administration
Cl. 2: Co-operative Housing
Cl. 3: Revised Draft Lodging House By-law and use of Lodging House Operator Permits

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clause 1 of the report be approved and clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

G. Report of the Standing Committee on Waterfront & Environment, August 30, 1973

The Council noted this report which contains clauses identified as follows:

Cl. 1: Floating Offices and other Structures and Live-aboards in Vancouver Harbour
Cl. 2: Communication: Bureau of Transit Services

MOVED by Ald. Linnell,
THAT the recommendations of the Committee contained in Clause 1 of the report be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Joint report of Standing Committees on Civic and Community Development, August 30, 1973

MOVED by Ald. Volrich,
THAT this joint report concerning the West End Plan be received for information.

- CARRIED UNANIMOUSLY

I. Development Permit Application #64060 for new One-Family Dwelling at 3561 Point Grey Road

The Board of Administration submitted the following report under date of August 29, 1973:

> The Director of Planning and Civic Development reports as follows:
>
> City Council on July 31st, 1973 resolved in part as follows:
>
> 'THAT the present policy in respect of reporting to Council on Development Permits regarding Point Grey Road, be continued.'
>
> A Development Permit Application #64060 has been received for the erection of a new One-Family Dwelling at 3561 Point Grey Road. This is in Area of Priority No. 6 as established by Council on July 15th, 1969.
>
> Council on February 6th, 1973 'In Camera' resolved in part, that the City do not proceed to expropriate certain properties in Areas 1A and 2 and that the residue of the Point Grey Road Purchase Fund be applied as properties are offered for sale.
>
> Accordingly, your Board RECOMMENDS, unless City Council wish otherwise, that the permit should be issued in the normal way.

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved, and therefore the permit be issued.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Downtown Area)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Allocation of Land for Highway Purposes
1555 West 8th Avenue

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

North 10 feet of Lot 22, Block 310, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes
1749 S. W. Marine Drive

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

All that portion of Lot 5, Block "F", District Lot 317, Plan 5890;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

3. Strata Title Application:
Mr. Tom Leeaphon

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT WHEREAS the City Council on August 28, 1973, considered a communication dated August 14, 1973, from Mr. Tom Leeaphon who submitted documentation in support of approval to convert, under the Strata Titles Act, Apartment at 1468 West 72nd Avenue;

AND WHEREAS Mr. Leeaphon personally appeared before the Council in support of his application;

AND WHEREAS the Council passed the motion at that time that no action be taken on the application;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council formally record its refusal of this application to convert Apartment at 1468 West 72nd Avenue, under the Strata Titles Act.

- CARRIED UNANIMOUSLY

4. Development Permits and Sign Applications:
Granville Street Transit Mall

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT all development permit applications and sign applications for Granville Street, between Nelson and Hastings Streets, be referred to the Co-ordinator of the Granville Street Transit Mall Project by the Department of Permits and Licenses prior to any action being taken, until further notice.

- CARRIED UNANIMOUSLY

5. Interim Funds - Special Committee re
Granville Street Transit Mall

At the Council meeting on August 28, 1973, when considering a report of the Special Committee re Granville Street Transit Mall, the following motion was passed:

"THAT interim funds of $1,000 be approved for miscellaneous contingency items incidental to the planning of the mall, the disbursements therefrom to be jointly on the approval of the City Engineer and the Committee, and further,

THAT the Chairman be requested to submit a budget to Council in the near future in respect of further requests for funds for matters relating to the planning of the mall".

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the foregoing resolution be amended by adding the word "Co-ordinator" after the word "Committee" in the first paragraph.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Illegal Parking on Private Properties: P.N.E.

referred to the lack of enforcement to prohibit cars illegally parking on private property in the vicinity of the P.N.E.

The Chairman directed that the appropriate departments look into this matter.

The Council adjourned at approximately 5:20 p.m.

****

The foregoing are Minutes of the Regular Council meeting of September 11, 1973, adopted on September 18, 1973.

A. Phillips
MAYOR

D. V. Lill
DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

The following is a report of the Board of Administration:

1. Account Code No. 8002/384 - Microfilming Supplies and Services

"The appropriation of $10,000 in the above noted account is now fully expended. The appropriation for 1973 was reduced during budget consolidation from $11,500 (which was the previous appropriation in years 1972 and 1971) to $10,000.

The purpose of this account is to provide the materials necessary to maintain the microfilming program for plans and technical records, undertaken by the Engineering Department on behalf of the three participating departments of Engineering, Planning & Civic Development and Permits & Licences. The 1973 annual share of the first two of these departments has been completed and the share of the latter is now underway. Because the microfilming operational staff has been increased and reorganized, much more rapid progress is now being achieved in reducing the backlog of records for which the joint departmental program was established by Council. The full amount of $11,500 which was estimated for 1973 will, therefore, be necessary in order to utilize this staff and facilities to full capacity for the remainder of the year.

The other appropriations in this series of accounts do not contain funds which would be available for transfer. The Comptroller of Accounts advises that sufficient funds can be provided from Contingency Reserves.

I therefore, RECOMMEND that the amount of $1,500 be appropriated from Contingency Reserve Fund and transferred to Account Code No. 8002/384, 'Microfilming Supplies and Services'."

Your Board RECOMMENDS that the foregoing be approved.

2. Encroachment Fronting St. Mary's Church at 5251 Joyce Street

"An application has been received for an encroachment onto City property with brick paving fronting St. Mary's Church at 5251 Joyce Street.

I RECOMMEND that this application be approved subject to the Encroachment By-law and the annual fee be nil."

Your Board RECOMMENDS that the foregoing be approved.

3. Storm Sewers on 48th Avenue and Lane North Between Dunbar and Collingwood Streets

"The properties on the block bounded by 47th Avenue, 48th Avenue, Dunbar Street and Collingwood Street are not served by storm sewers. Storm sewers are required as part of our continuing program.

The estimated cost of this work is $35,000.

I RECOMMEND that $35,000 be appropriated from Sewers Capital Budget Account 118/7906, 'Miscellaneous - Unallocated' in order that this storm sewer construction may be done."

Your Board RECOMMENDS that the foregoing be approved.

4. Extension of Sewer in Easement, West of Picton Street

"The City has attempted at various times in the past (without success) to acquire an easement for sewer purposes from the property at 4565 Picton Street. The necessary easement has now been obtained. In order to serve four properties on the west side of Picton Street which are still using septic tanks, twin sewers should be extended through the easement, west of Picton Street between Kings Street and Wellington Street at this time.

Clause 4 cont'd

The estimated cost of this sewer construction is $5,000.00.

I RECOMMEND that $5,000.00 be appropriated from Sewers Capital Budget Account 118/7905, 'Pollution Control-Unallocated' in order that this sewer construction may be done."

Your Board RECOMMENDS that the foregoing be approved.

5a. Tender No. 39-73-1 - Trucks

Tenders for the above were opened by your Board on 28 May, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Bid Numbers refer to the relative position of the bids in ascending order of price.

Funds for these purchases are provided from the Truck Plant Replacement Fund.

Item No.13 - 32,000 G.V.W. Conventional Cab & Chassis

Three bids were received.

The optional price for propane conversion was requested in order to evaluate the economics of propane now that the road tax on propane has been reduced. The cost of an engine conversion from the recommended bidder is $433.97. The expected fuel cost saving is 3¢ per gallon (including fueling facilities) and these trucks will require 2,500 gallons per year each. The fuel cost savings of $75.00 per year will offset the extra cost of the propane option over the life of the truck. However, additional benefits can be expected from using propane fuel as listed below.

(1) Added engine life as propane does not create as many engine deposits as gasoline.

(2) Reduced maintenance as propane converted engines do not require emission control devices due to the clean burning nature of the fuel.

We RECOMMEND acceptance of the low bid (Bid No.1) from Musgrove Ford for fourteen (14) Ford Model LN800 Conventional Cabs & Chassis c/w propane converted engine at a total cost of $144,927.58 (10 including F.S.T. at $10,175.76 plus 4 excluding F.S.T. at $9,273.60 plus $433.97 each for optional propane conversion).

The 5% Provincial Sales Tax is included in all prices shown in the report and in the tabulation."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

INFORMATION & RECOMMENDATION

5b. Propane for Automotive Use

The City Engineer reports as follows:

"**INTRODUCTION**

The purpose of this report is to provide information to Council describing the ongoing study the Engineering Department has been carrying out on the use of propane as an automotive fuel. This report has been delayed to take into account the changes made in a recent Bill passed in the spring

Cont'd . . .

Clause 5b cont'd

session of the B.C. Legislature, which reduced road tax by 7¢ per gallon. The reduction in road tax significantly lowers the operating cost of propane powered vehicles, and is reflected in all figures shown below. A technical report on this subject, prepared in 1969, and a recent supplement to that report are on file in the Board Offices.

HISTORY

As a result of our previous studies, Council approved the Engineering Department carrying out a test program to evaluate propane operation in our fleet. We have operated a 25 cubic yard refuse truck and a 4 cubic yard dump truck on propane fuel, and have made regular comparisons of these units to similar units powered by gasoline engines. This data and literature information have led us to conclude that propane fuel can be used successfully in at least part of our operation.

For trucks in high mileage service the life time fuel cost savings due to the reduction in propane fuel costs approximately balance the cost of the propane conversion. Also, there are two factors which may give propane a cost advantage over gasoline as a fuel; an extended engine life, and an expected increase in the cost of future gasoline engine maintenance.

Using propane in an engine results in clean engine oil, reduced engine wear, and a somewhat longer vehicle life.

With more stringent pollution control standards and more elaborate emission control equipment now required on gasoline powered vehicles, the Engineering Department expects the new gasoline vehicles to cost substantially more to maintain and operate than the vehicles used in the comparison.

POLLUTION CONSIDERATIONS

Many agencies have carried out extensive studies on the pollution implications of various fuels. These studies are occasionally contradictory, but the following conclusions seem generally accepted:

1. Both propane and diesel are superior to gasoline from an air pollution viewpoint.

2. Propane is preferable to diesel from an odor standpoint, although the odor of fuel is an aesthetic rather than an air pollution factor.

The primary effort by manufacturers in pollution control has been to improve the performance of gasoline fuelled engines. As a result, the performance of gasoline fuelled engines with pollution control devices will meet Federal requirements. Propane and diesel engines meet the present Federal Emission Standards without the need of pollutuon control devices but will require some pollution control accessories to meet future standards (i.e. post 1974).

Existing Fleet

At the present time the Engineering Department is using economic justification or special circumstance to determine what fuels will be used in automotive equipment. The classes of vehicles and their fuel types for the City of Vancouver (including Park Board) are listed in the following tables:

Description	Diesel	Gas	Propane	Electric
Trucks over 40,000 G.V.W.	52	28	1	-
Trucks less than 40,000 G.V.W.	-	366	5	-
Mobile Equipment & Compressors	114	27 (all Park Board)	6	21
Cars (including Police)	-	252	-	-

Cont'd . . .

Clause 5b cont'd

The propane powered units are listed below:

Description	Number
Four yd. dump truck	1
25 yd. rear loader packer	1
3 cu. yd. street sweepers	3
Zamboni ice conditioners	3
Fork lift trucks	4

Economics of Converting to Propane

At the present time a fuel change is considered for any vehicle if the new fuel will result in lower lifetime costs. In the case of propane, where fuel consumption and maintenance costs are similar to gasoline, the decision reduces to whether the vehicle being converted puts on enough mileage so that the fuel cost saving with propane will pay for the cost of conversion to use propane.

Seven groups of automotive equipment were analysed for conversion to propane from gasoline or diesel and the results are tabulated below.

Description of Vehicle Group	Number of Vehicles in Group	Added Yearly Cost Per Vehicle	Yearly Added Cost of Propane Conversion in Group
All Police Department Vehicles	147	$ 113	$16,700
All City Hall Pool Vehicles	100	$ 62	$ 6,200
City of Vancouver Pickups and Panels (250-300 cubic inch engines)	109	$ 46	$ 5,000
City of Vancouver Service and 3-yard Dumps (300-350 cubic inch engines)	100	$ 33	$ 3,300
City of Vancouver 4-Yard Dumps and Large Service (350-400 cubic inch engines)	60	0	0
Sanitation Packer Fleet (conversion from Diesel)	72	$ 225	$16,200
Tandem Axle Dump Truck Fleet (converted from Diesel)	14	$ 385	$ 5,400
TOTAL ADDITIONAL YEARLY COST OF CONVERTING ALL CITY AUTOMOTIVE (OTHER THAN HEAVY EQUIPMENT) TO PROPANE			$52,800

As can be seen, only one class of vehicle (4-Yard Dump Truck group) can be converted without cost increases. The 1973 Truck Replacement Program includes replacement of 14 4-Yard Dump Trucks. The cost of propane conversions was requested for these trucks and all other gasoline powered trucks on the Truck Tender which was opened by your Board on May 28, 1973. A report to City Council recommends that these 14 - 4 cu. yd. dump truck chassis be purchassed equipped to burn propane fuel.

Our present policy is to purchase units using the fuel which provides minimum cost to the City, since all units being sold meet legislated air pollution control standards. However, where diesel or propane units can be purchased without significant increases in vehicle costs, these lower pollution fuels will be purchased. Because a propane powered engine is a gasoline engine converted to burn propane, the size of engine available is limited to the size of, gasoline engine that can be obtained. Therefore, in some applications, propane engines are not large enough and diesel engines are presently the only choice.

Your Board and the City Engineer submit the above report for INFORMATION and RECOMMENDS that continuation of the policy outlined above be approved."

RECOMMENDATIONS:

6. Improvement of Sight Distance on 33rd Avenue at Puget Drive

The City Engineer reports as follows: FOR COUNCIL ACTION SEE PAGE(S) 556

"At the present time there is inadequate cross vision between motorists north-south on Puget Drive and those west bound on 33rd Avenue. Because of the 'hump' condition on 33rd Avenue, immediately east of Larch Street, small cars or vehicles travelling slightly over 30 m.p.h. can be involved in an accident due to this inadequate cross vision. The continuing angle accident frequency at this location points out the need for remedial treatment. The existing sight distance restriction at this intersection can be eliminated by redesign and reconstruction of the west bound approach to 33rd Avenue and Puget Drive.

The estimated cost of adjusting the strip pavement to alleviate this condition is $9,000. Funds are available for this work in Account No. 148/7907 - 'Commercial and Industrial Streets - Unallocated.'

I RECOMMEND that:-

(a) The City Engineer be authorized to reconstruct the intersection of 33rd Avenue and Puget Drive.

(b) Funds in the amount of $9,000 be appropriated from Account Number 148/7907 - 'Commercial and Industrial Streets - Unallocated.'"

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

7. Realignment of North Curb at 2nd Avenue and Columbia Street

FOR COUNCIL ACTION SEE PAGE(S) 556

The City Engineer reports as follows:

"On October 17th, 1972, City Council adopted the recommendation of the City Engineer to widen the south side of 2nd Avenue at Columbia Street in order to provide continuity of the 3 traffic lanes eastbound on 2nd Avenue. This work was undertaken and completed in early Spring 1973. A result of this widening has been to increase pedestrian apprehension to cross 2nd Avenue due to the increased crossing distance. This has been reflected by the number of recent requests for a pedestrian activated signal to be installed at this intersection.

Reduction of the crossing distance to the original width can be achieved by relocation of the north curb and without any reduction in the present east/west vehicle capacity. Further, if a traffic signal is installed at 2nd Avenue and Columbia Street, the vehicle delay time would be reduced and minimized by a shorter crossing distance.

The estimated construction cost of this improvement is $6,500. Funds for this work are available in Account No. 148/7907 - 'Commercial and Industrial Streets - Unallocated'.

I RECOMMEND that:

The City Engineer be authorized to construct the realignment of north curb of 2nd Avenue at Columbia Street. Funds for this work be appropriated from the Streets Capital Budget Account Code No. 148/7907 'Commercial and Industrial Streets - Unallocated'."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

8. Proposed Flare Treatment of Kerr Street, North and South of 49th Avenue

The City Engineer reports as follows:

"The North-South surface on Kerr Street is a 20' wide (two lanes) paved strip. The East-West surface on 49th Avenue is a 46' wide (4 lanes) pavement with curbs and gutters.

The increased traffic volume at this intersection necessitates the installation of a traffic control signal.

It is anticipated that the signal installation will be in operation in September 1973. In order to facilitate the approach to this intersection, it is proposed to widen the pavements on Kerr Street by flare treatment to provide 2 traffic lanes on Kerr Street in each direction.

I RECOMMEND that flare treatment be constructed at the above location at an estimated cost of $7,600. Funds are available in the 1972 Capital Budget Account No. 148/7907 'Commercial and Industrial Streets - Unallocated'."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 466

BUILDING & PLANNING MATTERS

A-4

RECOMMENDATION

1. Design Procedure - Beautification

The Director of Planning and Civic Development reports as follows:

"The report of May 18, 1973, on work priorities and staff requirements of the Planning Department, approved by Council on May 29, 1973, noted that in the case of the Beautification Section, a further report on the operations of this section was in preparation and would be submitted separately.

Staff resources of the Beautification Section of the Civic Development Division are over-extended at this time. The section is at present staffed on a permanent basis by:

One Planner II
One Planner I
One Planning Assistant III

and on a temporary basis by:

One Planner I (the salary for the vacant Director of Planning position being the source of funds for this position.)

Until recently, the basic resources noted above have been supplemented by consultant help for the actual preparation of the designs for beautification projects. The basic permanent staff have had the responsibility of co-ordinating the work of the consultants with the merchants and owners and with other City departments, and then for ensuring with the Engineering Department that the designs prepared by the consultants are translated into working drawings by that Department, into legal agreements by the Law Department, and finally into the completed project under the supervision of the Engineering Department.

As a result of experience, we have concluded that this system is not satisfactory and leads to some repetition and, in some cases, a waste of time. The nature of this type of operation involves considerable discussion with merchants, the City Engineering Department and possibly other groups, and inevitably, a considerable amount of staff time is involved. Consultants on three recent projects, Broadway West, Kerrisdale and Maple Tree Square, have been required to spend more time than the budget allowed for and, in fact, have operated at a loss and in three out of four cases have withdrawn before the project has been completed.

It seems, therefore, that the most appropriate way of operating is to have the main design effort and co-ordination effort carried out by staff and to use limited consultant input, thus taking best advantage of the higher cost of consultants' time.

The present policy of cost-sharing with the merchants is that:

(a) The Preliminary Design (Phase I - essentially a promotional phase) is shared 50/50 with the merchants and they were required to collect and pay over to the City their share (approximately $2,500 - $5,000) prior to commencement of the work. City share provided from the Revenue Budget.

(b) The Detailed Design (Phase II) was shared 50/50 on the same basis as (a) above. However, this became difficult to administer and the procedure was changed to the cost of the Detail Design being charged to the Capital Budget and the Property Owners' share was recovered as part of the Local Improvement Charge.

Cont'd . . . . . .

Clause 1 (Cont'd)

The proposed change in policy of cost-sharing for future projects is to eliminate the sharing by the merchants in the Preliminary Design (Phase I). The amount involved (approximately $2,500 - $5,000 merchants' share in previous projects), is not considered significant compared to the overall cost of any one project.

The Phase I proposals in the past have been fairly well developed design proposals which were then used as a selling point with the merchants and property owners. It is our intention to vary this somewhat in future projects, particuarly as we are likely to get into other planning efforts in the areas and not straight cosmetic beautification project. This is likely to involve more discussion with illustrations of the type of thing that can be done, rather than a design developed for the particular area in question. The cost of this promotional activity is likely to be less than under the previous arrangements.

It is proposed that when a project reaches the Phase II - Detail Design stage, a report will be forwarded to City Council requesting approval of proceeding with the project and requesting an appropriation of Beautification Capital Funds for the design costs. All Beautification staff costs, as well as any consultants fees incurred on the Detail Design will then be charged to these funds. If the project proceeds through to construction, then the Detail Design costs will become part of the capital cost of the project to be shared by the property owners and the City.

The above proposed changes have the effect of not requiring any funds for future projects from the local merchants except their share of the Local Improvement costs, which includes the Detail Design costs.

Anticipating this sort of arrangement, and because of the uncertain status of some of the projects, the present staff has undertaken detailed design work on the Broadway West project and, to a lesser extent, on the Chinatown project. This work would normally have been done by consultants. The estimated design cost for Broadway West is $10,000. It is recommended that expenditures on this project be transferred to the Beautification Capital Funds from Revenue Budget.

An additional load on this part of the Planning Department has been greater activity on the part of the Design Panel and greater emphasis on work associated with the Historic Area and the Historic Area Advisory Board.

The status of beautification projects is as follows:

1. Maple Tree Square - virtually complete, except for the inevitable and continuing follow-up and apparently never-ending minor details.

2. Blood and Trounce Alley - construction commenced June 18, 1973 and will require a fairly continuous input.

3. Kerrisdale - commencement of local improvement procedure is imminent. It will require fairly continuous effort when construction commences.

4. Hastings Street - construction started at the end of August 1973 and, for the subsequent 16 weeks, will require constant attention.

5. Broadway West - just about to commence detailed design stage prior to submission of local improvement.

6. Chinatown - design discussion stage and will require substantial input in the next little while.

7. Water Street - we should be starting detailed design work on the next stage, having got general agreement of merchants and property owners to a scale of development. In this case, it is proposed to use limited consultant services in addition to our own staff. (A report dealing with East Gastown, Water Street, and related matters, will be before Council within the next four weeks.)

Cont'd . . . . . .

Clause 1 (Cont'd)

Future projects are:

* 8. Carrall Street - connection between Maple Tree Square and Chinatown should proceed immediately after Water Street.

* 9. Alexander Street and Cordova Street should proceed concurrently with Carrall Street, as part of a continuous process.

10. Commercial Drive - very preliminary discussions with the Chamber of Commerce, but it has to be regarded as a possibility.

11. Dunbar - very preliminary discussions with Merchant's Association.

12. In addition, various design-oriented projects have come the way of the Beautification Section as follows:

    (a) Development of CPR right-of-way for park purposes.

    (b) Waterfront development activity associated with Gastown, such as the Marathon Realty development of the north side of the 100 Block on Water Street.

    (c) Development and production, for public information, of controls and guidelines for the Gastown-Chinatown area and other beautification areas.

    (d) Development, association and/or corroboration with Vancouver Heritage Board.

Detailed estimates of the time requirements are attached as Appendix A. We believe that the projects on hand and contemplated, assuming that only a proportion of the latter materialize, will occupy the resources of two additional Planner I's for a period of at least two years.

As noted earlier in the report, the Beautification Section has at the present time one extra staff member, whose tenure is limited. The two extra positions would include this position.

RECOMMENDATIONS

1. THAT the temporary Planner I position be confirmed as permanent and one additional position (maximum Planner I be established subject to availability of applicants) to terminate on December 31, 1975. (The classifications are recommended by the Director of Personnel Services and concurred in by the Business Manager of the V.M.R.E.U.)

2. THAT the Director of Planning and Civic Development report back in September, 1975 with a view to determining whether these two positions would be extended for a further period of time based on the work load of the Beautification Section and the number of projects under way at that time;

3. THAT the change in policy of cost-sharing to eliminate the merchants' sharing of the Preliminary Design be approved.

4. THAT furniture, equipment and supplies, as shown on Appendix B, be purchased at an estimated cost of $4,385, and that the funds be provided from Contingency Reserve.

5. THAT an appropriation of $10,000 be set up in the Beautification Capital Fund to provide for the Detail Design work for the Broadway West project and expenditures to date be transferred from the Revenue Budget Account.

Your Board RECOMMENDS that these recommendation of the Director of Planning and Civic Development be approved.

* **Carrall Street, Alexander Street and Cordova Street were covered, as far as Phase 1 activity is concerned, in the Restoration Report and to this extent are not completely new projects.**

INFORMATION AND CONSIDERATION

2. Strata Title Application - New Construction
3150 East 58th Avenue

The Board of Administration submits the following report of the Director of Finance and Deputy Director of Planning:

The Board of Administration, under date of July 13,1973, submitted a report respecting an application from Community Builders Ltd. for approval of Strata Title re construction of a condominium at 3150 East 58th Avenue, a project commenced two years ago.

City Council at its meeting of July 17, 1973 passed the following motion:

"THAT this application for approval under the Strata Titles Act be approved subject to regulations passed by the Vancouver City Council on June 26, 1973".

Community Builders Ltd. have now submitted a prospectus to the Director of Planning related to the new condominium on Lot 13, D.L. 334 and named "Highgate" at 3150 East 58th Avenue, in Vancouver. This property was sold to Community Builders Ltd. by the City for the purpose of a townhouse development in accordance with the approved plan for Champlain Heights.

Regulation 2 of the Strata Title Regulations approved by Council, applicable to new buildings is quoted as follows:

"Applications shall be accompanied by a prospectus which shall outline to potential purchasers,

a) the true interest on any financing

b) any bonusing of financing

c) details of a management contract and monthly servicing

d) taxes and all other costs

The prospectus shall also contain provisions with regard to facilities under a Strata Corporation, e.g. recreation rooms, swimming pools, parking garages. If these are not to be the common property of the Corporation, it shall be stated. This prospectus shall be reviewed by the Director of Finance and the Director of Planning and Civic Development who shall report to Council on the results of their examination."

Regulation 3 of the Strata Title Regulations approved by Council, is quoted as follows:

"The applicant shall, at his expense, be required to file a declaration by a qualified consultant such as an Architect or Engineer, who is acceptable to the City Building Inspector, that the building is of reasonable quality for the age of the building. In this regard, quality would include the state of repair, general workmanship and favourable comparison with the standards as set by Central Mortgage and Housing Corporation. The Consultant's report shall then be reviewed by the Permits and Licenses Department which will make such further comment to Council as may be required."

Cont'd. . . . . .

Clause 2 (Cont'd)

We have reviewed the prospectus and find that it states the following:

a) the true interest on any financing

First mortgage financing available to purchasers is 5 year term, 30 year amortization, NHA insured mortgage bearing interest at 9%. Second mortgage financing is available to eligible purchasers from the Government of British Columbia.

NOTE: We have a confirming letter from CMHC that the financing is through an approved lender with the loan being insured under the National Housing Act.

b) any bonusing of financing

The prospectus states that there is no bonusing of financing.

c) details of a management contract and monthly servicing

The prospectus states that a copy of the management contract with Strataco Management Ltd. to manage the common property and affairs of the owners is attached to the prospectus and further estimates the monthly maintenance charges as follows:

2 bedroom townhomes	$26.65
3 bedroom townhomes	$28.75
4 bedroom townhomes	$30.85

The prospectus further states that the monthly maintenance charges include complete exterior maintenance, including landscaping, repairs and painting, garbage collection, water rates, snow removal, cleaning and maintenance of pool, saunas, exercise room and recreation room, a full time resident caretaker, complete exterior insurance coverage, and professional property management.

d) taxes and all other costs

The prospectus estimates monthly property taxes, assuming the purchaser is eligible for the Provincial Home Owner Grants, as follows:

2 bedroom townhomes	$50.00
3 bedroom townhomes	$58.00
4 bedroom townhomes	$62.50

e) common property of the Strata Corporation

Indoor swimming pool, men's and women's saunas, fully equipped exercise room, recreation room and 2 children's adventure playgrounds are all common property of the Strata Corporation. Balconies, carports and sundecks are also common property, but under the By-law of the Strata Corporation the owner of each strata lot has the exclusive right to the use of the balcony, carport and sundeck adjoining his strata lot.

Cont'd . . . . . .

Clause 2 (Cont'd)

With respect to regulation No. 3 above, the applicants have submitted a letter from Central Mortgage and Housing Corporation which delcared: - "The design and Construction of the units complies with the requirements of the Canadian Code of Residential Standards of the National Building Code of Canada." This declaration is acceptable to the City Building Inspector.

Your Board submits the above report for Council's INFORMATION and CONSIDERATION.

RECOMMENDATION

3. Tenders for new #2 and #7 Firehalls

The Director of Permits and Licences reports as follows:

'The Council, on August 14, 1973, approved the following recommendations of the Director of Permits & Licences, as contained in the Board of Administration report dated August 13 in respect of construction of Firehalls #2 and #7:

Recommendation:

1. That Council approve the estimates.

2. That Council provide the necessary additional funds to complete the two Firehalls, amounting to $20,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds.

3. That Council accept the low tenders of Smith Bros & Wilson, Ltd. for construction of the two Firehalls and enter into a contract for an amount equal to the sum of the two tenders, ($352,303 + $283,140 = $635,443), such contract to be to the satisfaction of the Corporation Counsel.

4. That Council authorize the City Treasurer and Collector to return the Bid Bonds to the unsuccessful bidder.

Recommendation 3 was in error in that Smith Bros. & Wilson, Ltd., had submitted a combined tender for construction of both Firehalls in the amount of $627,443, which is $8,000 less than the total of the separate bids. It is therefore recommended:

(a) That Council accept the low tender of $627,443 of Smith Bros. & Wilson, Ltd., for construction of the two Firehalls, and enter into a contract with them, such contract to be to the satisfaction of the Corporation Counsel,

(b) That Council provide the necessary additional funds to complete the two Firehalls, amounting to $12,333. These funds to be allocated from Unallocated 1973 Supplementary Capital Budget Funds,

(c) That Council resolution of August 14, 1973, be amended accordingly."

Your Board RECOMMENDS that the foregoing RECOMMENDATIONS of the Director of Permits and Licences be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 466-7

LICENSE & CLAIMS MATTERS

A-5

INFORMATION

1. Licenses for Apartment Swimming Pools

The Director of Permits & Licenses reports as follows:

"A letter dated August 10, 1973, has been received from the Greater Vancouver Apartment Owners' Association protesting the additional $100.00 license fee for apartments which have a swimming pool.

> On December 19, 1972, City Council approved a Recommendation from the Director of Finance, Medical Health Officer and the Director of Permits and Licenses that the license fee for an apartment building be increased by $100.00 per year where the apartment building contains swimming pool facilities. The additional $100.00 license fee referred to was established to recover the additional cost of inspections carried out by the Health Department in making periodic tests of the water quality and condition of the pool for the protection of the residents. It should be noted that all license fees are designed to recover all the City's costs related to any type of inspection of licensed businesses."

Your Board submits the foregoing report of the Director of Permits & Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 467

FINANCE MATTERS

RECOMMENDATION

1. Health Department - Nutritionist Staffing

Your Board has received the following report from the Administrative Analyst:

"NUTRITIONIST - STAFFING

The currently established positions of Nutritionist are:

Providing City wide service through Health Units -

Nutritionist II	1
Nutritionist I	1

Attached to Department of Welfare & Rehabilitation -

Nutritionist I	1

Providing services to the Children's Aid and Catholic Family Services -

Nutritionist I	1

Part of the cost of the two Nutritionists giving general service through the Health Units is recoverable from the School Board. 50% of the cost of the Nutritionist attached to the Department of Welfare & Rehabilitation is recoverable under C.A.P.

100% of the cost of the Nutritionist providing service to the Children's Aid Society and Catholic Family Services is recoverable from these agencies.

Comment:

The records of the Nutritionist I on general City service show that, based on 40 half-day sessions per month, her monthly program is:

Health Unit #1	8	half-day sessions per month
Health Unit #4	18	" " " " "
General Community Programs	6	" " " " "
Total program sessions -	32	
Program Planning, etc. -	8	
Total:	40	half-day sessions per month

The program includes classes for expectant parents, classes at Child Health Centres, teaching others of pre-school children, geriatric programs and 10 sessions per month of school programs.

cont'd ....

Clause No. 1 (cont'd)

The Nutritionist II provides programs at Units 2, 3 and 5, prepares and appears on radio and T.V. programs and meets with community groups at an average rate of 9 sessions per month, in addition to supervision of the work programs of the 3 Nutritionists I.

The programs at Units 2, 3 and 5 are not on a regular basis, but the demand for such programs and the success of the regular programs undertaken at Health Units 1 and 4, indicate that one more full-time Nutritionist I position should be established. This, however, will be an increase in the level of service.

I recommend that a Nutritionist I position be established on a full-time basis. The estimated cost for 1973, including provision of a desk and chair, is $3,097, and for a full year the cost is estimated at $11,140 (subject to some participation by the Vancouver School Board).

ESTIMATE OF COST

	1973	Annual
Nutritionist I		
P.G.22 ($822-986) comm. Oct.1/73	$2,466	$ 9,864
Fringe benefits 10%	246	986
Auto allowance $25 per month	75	300
	$2,787	$11,140
1 - Desk and Chair	310	
Totals:	$3,097	$11,140

REPORT OF THE DIRECTOR OF PERSONNEL SERVICES

The Director of Personnel Services has reviewed the duties and responsibilities of the new position and endorses classification as stated by the Administrative Analyst.

RECOMMENDATIONS

It is recommended that:

1. One (1) Nutritionist I position be established effective when filled, to provide additional services at Health Units 2, 3 and 5 and auto allowance be granted on the regular basis.

2. The funds for 1973 estimated at $3,097 be provided from Contingency Reserve.

NOTES

1. The Comptroller of Accounts advises that funds as required in this report are not available within the departmental budget but can be provided from Contingency Reserve.

2. This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees' Union who agrees with the recommendations.

CONSIDERATION

2. Luncheon - Senior Citizen's Choir 'The Gadabouts'

The City Clerk reports as follows:

"A letter has been received from 'The Gadabouts' a Senior Citizen's Choir from Kingston, Ontario, advising the City that their group comprising 45 persons will be visiting Vancouver on September 24, 1973.

This group is requesting the City provide a meal for them on September 24, 1973 at 4:00 p.m. and also would be very pleased if it would be possible for an official representative of the City to be present on that occasion.

Your Board notes that Vancouver City Council has dealt with similar requests in the past as follows:

April/71	International Realtors - Reception	No Action
April/71	French Swim Team - Lunch or Dinner	No Action
June/72	H.M.C.S. Uganda Reunion Cttee. - Banquet or expenses for reunion	No Action"

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Continuation of Temporary Help, Revenue and Treasury Division, Finance Department

The Director of Finance reports as follows:

"A considerable increase in volume of work has been experienced in 1973 in the Tax Office of the Revenue and Treasury Division. A particular problem area has been the provision of staff to cope with the issuing of Tax Certificates. The City Treasurer reports that an acceptable degree of currency in the issuing of the certificates has been maintained by utilizing temporary help and that available funds have been expended. It is estimated that an additional three months of temporary help are required to maintain an acceptable level of service to the public for 1973.

The estimated costs will be as follows:

1 Clerk I for 3 months	$1,308
Fringe Benefits	131
Total	$1,439

I therefore RECOMMEND that additional funds of $1,439 be provided for continuation of the temporary help in the Revenue and Treasury Division to be added to Salaries - Temporary Help Account, 7015-149.

This expense was not provided for in the 1973 Departmental Budget and the Comptroller of Accounts advises that the additional funds would be provided from Contingency Reserve."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

4. Investment Matters (Various Funds) - July 1973

The Director of Finance reports as follows:

Investment Matters - (Various Funds) - July 1973

(a) Security Transactions during the month of July, 1973
(b) Summary of Securities held by the General and Capital Accounts only as at July 31, 1973.

(a)

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield%
		Chartered Bank Deposit Receipts and Government Notes					
July	3	Mercantile Bank of Can.	July 27/73	$ 998,878.89	$ 994,400.00	24	6.85
	3	Bank of Nova Scotia	July 30/73	1,809,613.48	1,800,000.00	27	7.22
	3	Bank of B.C.	Aug. 30/73	1,011,520.55	1,000,000.00	58	7.25
	4	Mercantile Bank of Can.	Sept 14/73	1,420,367.12	1,400,000.00	72	7.375
	4	Banque Can. Nationale	Oct. 15/73	4,598,414.38	4,500,000.00	103	7.75
	4	Banque Can. Nationale	Sept 28/73	4,375,986.30	4,300,000.00	86	7.50
	4	Banque Can. Nationale	Sept 27/73	1,017,465.75	1,000,000.00	85	7.50
	4	Banque Can. Nationale	Oct. 31/73	4,613,702.05	4,500,000.00	119	7.75
	5	Mercantile Bank of Can.	Sept 4/73	600,000.00	592,563.00	61	7.51
	5	Mercantile Bank of Can.	Sept 7/73	600,000.00	592,201.80	64	7.51
	5	Bank of Nova Scotia	Oct. 29/73	1,023,899.18	1,000,000.00	116	7.52
	5	Bank of Montreal	July 6/73	3,500,455.48	3,500,000.00	1	4.75
	5	Bank of Montreal	Oct 15/73	4,594,440.82	4,500,000.00	102	7.51
	5	Bank of Montreal	Nov. 30/73	4,642,688.22	4,500,000.00	148	7.82
	6	Bank of Nova Scotia	Sept 17/73	405,920.00	400,000.00	73	7.40
	6	Bank of Nova Scotia	Sept 26/73	508,469.59	500,000.00	82	7.54
	6	Bank of Nova Scotia	Nov. 1/73	1,127,560.27	1,100,000.00	118	7.75
	6	Bank of Nova Scotia	Nov. 15/73	1,028,244.38	1,000,000.00	132	7.81
	6	Toronto Dominion Bank	Oct. 30/73	1,024,598.36	1,000,000.00	116	7.74
	6	Toronto Dominion Bank	Nov. 2/73	1,025,462.74	1,000,000.00	119	7.81
	6	Toronto Dominion Bank	Nov. 16/73	2,056,989.59	2,000,000.00	133	7.82
	6	Bank of Montreal	July 9/73	6,002,342.47	6,000,000.00	3	4.75
	9	Bank of Nova Scotia	Oct 17/73	510,438.36	500,000.00	100	7.62
	9	Bank of Nova Scotia	Nov. 29/73	1,030,911.51	1,000,000.00	143	7.89
	9	Bank of Nova Scotia	Dec. 3/73	1,444,317.48	1,400,000.00	147	7.86
	9	Bank of Nova Scotia	Dec. 14/73	1,757,693.81	1,700,000.00	158	7.84
	9	Bank of Nova Scotia	Dec. 17/73	620,907.95	600,000.00	161	7.90
	9	Bank of Nova Scotia	Dec. 21/73	4,454,048.97	4,300,000.00	165	7.925
	10	Banque Can. Nationale	Dec.19/73	2,069,238.36	2,000,000.00	162	7.80
	10	Bank of Montreal	July 11/73	3,500,455.48	3,500,000.00	1	4.75
	11	Bank of Montreal	July 16/73	1,000,876.71	1,000,000.00	5	6.40
	11	Banque Can. Nationale	Aug. 15/73	1,006,952.05	1,000,000.00	35	7.25
	11	B.C. Parity Bonds	Aug. 15/73	1,000,000.00	993,040.00	35	7.31
	11	Toronto Dominion Bank	Dec. 27/73	1,140,541.48	1,100,000.00	169	7.96
	12	Bank of Nova Scotia	July 16/73	1,474,110.36	1,473,061.05	4	6.50
	12	Toronto Dominion Bank	July 16/73	393,096.09	392,816.28	4	6.50
	12	Banque Can. Nationale	Nov. 28/73	514,852.05	500,000.00	139	7.80
	12	Banque Can. Nationale	Dec. 28/73	1,140,235.89	1,100,000.00	169	7.90
	12	Bank of Montreal	July 13/73	1,000,130.14	1,000,000.00	1	4.75
	16	B.C. Parity Bonds	Aug. 1/73	1,000,000.00	996,893.00	16	7.11
	16	Royal Bank of Canada	Aug. 1/73	473,509.50	471,993.00	16	7.33
	16	Bank of B.C.	Aug. 1/73	473,509.50	471,993.00	16	7.33
	17	Bank of Montreal	July 18/73	2,500,325.34	2,500,000.00	1	4.75
	18	Banque Can. Nationale	Dec. 31/73	2,071,857.53	2,000,000.00	166	7.90
	20	Bank of Nova Scotia	Jan. 31/74	1,567,315.07	1,500,000.00	195	8.40
	23	Bank of B.C.	Oct. 15/73	509,435.62	500,000.00	84	8.20
	23	Bank of B.C.	Jan. 31/74	1,567,068.49	1,500,000.00	192	8.50
	24	Banque Can. Nationale	July 31/73	1,492,155.00	1,490,145.00	7	7.05
	25	Bank of Nova Scotia	Aug. 31/73	1,511,708.22	1,500,000.00	37	7.70
	31	Royal Bank of Canada	Aug. 31/73	1,006,301.92	1,000,000.00	31	7.42
				$86,219,012.50	$84,669,106.13		

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cont'd ....

Clause No. 4 (cont'd)

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos	Annual Yield %
July 16	City of Vancouver 7½% /	July 16/88	$ 967,163.38	$100.00	$ 967,163.38	15/0	7.50
16	Banque Can. Nationale	Oct. 15/73	1,325,280.55	100.00	1,300,000.00	0/3	7.80
			$2,292,443.93		$2,267,163.38		

/ Direct issue of Local Improvement Debenture to Sinking Fund

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SALE OF CANADAS AND C.N.Rs TO SINKING FUND BY KERRISDALE COMMUNITY CENTRE FUND TO MEET PORTFOLIO REQUIREMENTS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 20	Canada 3¼%	Oct. 1/79	$5,000.00	$ 79.00	$3,950.00	6/2	7.56
20	Canada 5½	Aug. 1/80	7,000.00	89.25	6,247.50	7/0	7.50
20	Canadian National Railway 4%	Feb. 1/81	7,000.00	79.125	5,538.75	7/6	7.71
20	Canada 4½%	Sept.1/83	3,000.00	78.375	2,351.25	10/1	7.60
			$22,000.00		$18,087.50		

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CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
July 17	Greater Van. Sewage & Dr. Dist. 8%	Feb.15/88	$3,000.00	$93.50	$2,805.00	14/7	8.80
20	City of Vancouver 5½%	Apr.1/78	1,000.00	88.63	886.30	4/8	8.50
			$4,000.00		$3,691.30		

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(b) SUMMARY OF SECURITIES HELD AS AT JULY 31, 1973
GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts & Govt. Notes	$71,247,893.74	$69,618,683.80
Medium Term		
B.C. Hydro and Power Authority 7% Parity Bonds due Sept.1/75	$ 398,000.00	$ 401,525.59
B.C. Hydro and Power Authority 6% Parity Bonds due Aug.15/77	$ 840,000.00	$ 840,000.00
	$1,238,000.00	$1,241,525.59

RECCOMENDATION:

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for July, 1973 be confirmed.

5. City Weigh Scale

The Director of Finance and the Co-Ordinator of Data Processing & Systems Division report as follows:

"In accordance with the Weigh Scale By-Law No. 3809, by authority of the Vancouver City Charter, Section 272(d), the City has been operating a public weigh scale at Main Street and Terminal Avenue. The change in traffic patterns resulting from the construction of the Columbia/Quebec Connector and its connections to Terminal Avenue raises the question whether or not the weigh scale should be relocated or even discontinued.

It appears that the scale was initially installed 60 years ago as a public service, at a time when there were few scales available to the public and there was a real need for accurate weights, especially within thearea of fuel deliveries, i.e. coal. Now there are at least eight private scales, just within the ten-block area surrounding the City scale.

If the scale is to be maintained at its present site, it will have to be replaced at a capital cost of approximately $25,000 for scale, pit and structures. If the scale is moved, an additional land cost of $25,000 to $50,000 will have to be added, depending on site location.

The present direct revenue is around $8,000 per year and the salary costs for the operator are $10,560 per year. The revenue dollars are misleading since if our rates were increased to be competitive with other public scales, as the Supervisor of Property & Insurance would recommend if the City is to continue operation of the scale, the annual return would be at least $12,000.

There is also an 'indirect' revenue of approximately $43,700 per year from fines as the result of truck overloads picked up by the Vancouver Police Department Truck Detail. From this, however, must be deducted the 'indirect' salaries of two constables, their vehicle costs and Administrative Court costs, estimated at $30,000 to $35,000.

Due to the age of the scale, there are no capital depreciation costs left, and maintenance costs have been minimized ($2,000 over 5 years), attempting only to keep the old scale operative until a new one is installed. An alternative to maintaining the old scale or building a new scale is to leave the weigh scale business to the private sector. The Automotive Transport Association of B.C. (A.T.A.) were contacted and an informal questionnaire was sent to 300 members in order to determine what effect the closing of the City scale would have on their trucking operations. 37 replies were received, of which only 1 felt there would be great inconvenience, 3 very mild inconvenience and 33 of no inconvenience whatsoever.

Discussion was held with the 'inconvenienced' A.T.A. member and their only concern is the continuing availability of a legal and convenient alternative. The owners of the private scales within the vicinity of Main Street and Terminal Avenue were then contacted to determine whether they were interested in making their scales available for public use. Two companies, Excelsior Paper, 95 East 1st Avenue, and Atlantic Metals, 910 Main Street, are prepared to service the small dump truck sized trucks. Two more, Columbia Bitulithic (City Construction), 107 East 1st Avenue, and Buster's, 90 Keefer Street, expressed a strong interest in improving their facilities and making them available for public use. The C.N.R., at their Piggy Back Yard on Industrial Avenue, are prepared to immediately make their scale available to public use for about 18 hours per day and on weekends.

The Vancouver Police Department Truck Squad is responsible for policing overloaded trucks on City streets. They use the City scales free; private scales, if more convenient, but at a fee; approximately 1,000 times per year which resulted in the convictions and approximately $43,700 in fines last year. Their objections to not having a City scale were the lack of other facilities; inconvenience, especially in the evening when they use their own key to the City scale; and a belief that we would lose the related fines' revenue.

cont'd ....

Clause No. 5 (cont'd)

CONCLUSION:

The decision to be made is whether the City should rebuild a new public scale in the same or a new location or leave the public scale business to the private sector. The pertinent objections to the City not operating a public scale would be that there are not reasonable alternatives that are conveniently located and conveniently accessible, legal for business transactions and competitively priced. It would appear that the C.N.R. alone can give better service than the City's 9:00 a.m. to 5:00 p.m. operations, and that their night guards would more than co-operate with the Vancouver Police Department. It is accessible via Terminal Avenue for north, south, east and west traffic patterns and is within ten blocks of the City scale. If Buster's and City Construction go ahead with their modernization plans and Atlantic Metals and Excelsior Paper attract the small truck trade, there should be no problems regarding convenience, within the present Main Street/Terminal Avenue area, or fear of non-competitive pricing.

RECOMMENDATIONS:

It is RECOMMENDED that:

1. The operation of the Public Weigh Scales cease at year end, and the Corporation Counsel be instructed to rescind By-Law No. 3809.

2. The City immediately publicize this fact, so that public operators who so choose, can plan on utilizing their weigh scale facilities as public scales.

3. The operator's position, Weighmaster II, be declared redundant effective January 1, 1974. The incumbent of the position, Mr. L.P. Coulman, is planning to retire at that time.

4. The mechanical equipment be declared surplus to be disposed of in the normal manner by the Purchasing Agent.

5. The Vancouver Police Department include $2,000 in the 1974 Budget for weigh scale fees incurred by the Traffic Division Truck Squad.

These recommendations have been reviewed by and concurred with the staff of the Vancouver Police Department, Traffic Division; Engineering Department, Streets & Structures Division and Traffic Operations Branch; Finance Department, Property & Insurance Division, and the Business Manager of the V.M.R.E.U."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-Ordinator of Data Processing & Systems Division be approved.

INFORMATION

6. Contingency Reserve Fund

Your Board has received the following report from the Director of Finance, as requested by Council on August 28, 1973.

"As of August 31, 1973, Contingency Reserve has an available balance of approximately $600,000. Operating items approved by Council during the year are normally charged against Contingency Reserve when no funds are available in other sections of Departmental Budgets. Grants approved by Council after the main budget approval in the spring, are also charged against Contingency Reserve. The whole purpose of the Contingency Reserve is to allow Council budget flexibility during the balance of the year, since it is obviously impossible to completely predict a budget for a full calendar year and it has always been felt that Council must have such flexibility at its command.

cont'd ....

Clause No. 6 (cont'd)

In answer to the specific question raised in Council, grants totalling $60,387 have been approved by Council since the budget was set last spring.

With Contingency Reserve having a balance remaining of approximately $600,000 at the end of August, it is my opinion that this amount is sufficient for all normal needs of the City that may be approved by Council between now and the end of the year."

Your Board submits the above report of the Director of Finance to Council for information.

CONSIDERATION

7. Request for Leave with Pay to Attend Conference

The City Engineer reports as follows:

"A letter has been received from the Honourable Robert Williams, Minister of Lands, Forests and Water Resources, requesting that a member of the Engineering Department staff, Mr. Peter Myrtle, be granted two days leave of absence without loss of pay to attend the B.C. Provincial Man and Resources Conference in Naramata on September 20th to 23rd, 1973.

This Conference is one of the final stages of a two year public participation programme sponsored by the Canadian Council of Resource and Environment Ministers, the objective of which is to provide a national forum for the formulation and recommendation of guidelines to achieve an optimum balance of social, ecological and economic benefits derived from the natural resource base.

Mr. Myrtle is an Engineering Assistant III in the Traffic and Transportation Division, and was invited to attend the Conference because of his participation in a local community interest group on energy and resources.

The City Engineer is prepared to grant Mr. Myrtle two days leave of absence, but since there is no direct benefit to the City from Mr. Myrtle's attendance at the Conference the request for two days leave of absence with pay is put forward for Council's CONSIDERATION."

Your Board submits the matter to Council for CONSIDERATION.

8. Request for Grant in Lieu of Taxes on Hospital Property

The Director of Finance reports as follows:

"The Administrators of the Holy Family Hospital and St. Vincent's Hospital have written Council requesting a grant in lieu of taxes on property held for hospital expansion. The requests are as follows:

Holy Family Hospital	$4,997.35
St. Vincent's Hospital	7,230.27
	$12,227.62

The Vancouver Charter provides an exemption of only properties wholly in use for charitable, school, hospital and religious purposes, and these hospitals requested a grant in lieu of taxes on property held for hospital expansion which is not exempt from taxation under the Charter. The 1973 taxes were levied on these properties as they were not exempt under the Charter provision existing prior to the latest amendment.

Cont'd.....

Clause No. 8 (Cont'd)

Subsequent to the levy of taxes the Spring Session of the legislature amended the Municipal Act and the Vancouver Charter to provide for tax exemption on property held by hospitals for future use as a hospital site. Section 396 (c) (iii) was amended to read as follows: "or which is held by the hospital for future use as a hospital site and the same has been designated by the Minister of Municipal Affairs to be exempt from taxation".

All hospitals have now been informed of this change by the Provincial Government who also advised that it is anticipated an exemption will be granted only in respect of property acquisition concurred in by the Government and which are not being used for profit making purposes while being held for future hospital purposes.

Your Board also wishes to advise at this time that the Director of Finance has reviewed the majority of municipalities in the Regional Hospital District as to their practices re grants equal to taxes to hospitals. This was at the request of the Standing Committee of Finance and Administration dated April 5th 1973, while dealing with the 1973 grants and approved on April 17th by City Council. Information received from those municipalities with hospitals that were contacted revealed that grants in lieu of taxes were not required as property held by the hospitals within their municipality were exempted, therefore were not subject to taxation. It is noted that the Municipal Act provided that Council may determine the extent of exemption as compared to the Vancouver Charter which is more restrictive. The previously stated amendment to the Municipal Act and City Charter appears to place both areas on the same basis.

Any exemption granted by the Provincial Minister at this point would be applicable to 1974 assessment. Therefore any tax relief that might be granted these hospitals for the 1973 taxes would have to be by way of grants in lieu of taxes under Sec. 206 of the City Charter.

It is further noted that exemptions granted under these sections do not include exemption to local improvement taxes. City Council has previously been advised that local improvement taxes are specifically excluded from exemption by the City Charter and therefore to be equitable any grants given in lieu of taxes should be exclusive of local improvements levies.

Recommended that if Council wishes to make a grant in lieu of taxes to the two organizations that they be in the following amounts (exclusive of local improvements):

1)	Holy Family Hospital	$4,960.02
2)	St. Vincent's Hospital	7,065.83

and further that these grants be subject to the hospitals obtaining exemption from the Minister of Municipal Affairs as provided in the amendment to the City Charter (i.e. that the grants not take place unless the Minister recognizes these properties as being appropriate for exemption commencing 1974)".

Your Board submits the foregoing report for the CONSIDERATION of Council.

9. Grant Request - Canadian Maccabiah Games Association Inc.

The City Clerk reports as follows:

"A letter dated August 17, 1973 has been received in this office from the Canadian Maccabiah Games Association Inc. requesting financial assistance to help defray the total expenses incurred when they participated in the Maccabiah Games in Israel from July 9th to 19th, 1973. Vancouver athletes who participated in the Games won 1 silver and 4 bronze medals.

Con't . . . . . .

Clause 9 (Cont'd)

The Association canvassed the Jewish Community particularly and the general community at large in the Vancouver area, but fell short of their required objective in the approximate amount of $500.00 - $600.00.

Council has dealt with similar requests in the past as follows:

Aug. 28/73	Vancouver Fire Fighters Soccer Club	Competition in St. John's, Nfld.	not approved
June 5/73	B.C.-Japan Cultural Athletic Exchange Program	Tour of Japan	not approved
Sept. 15/72	Lower Mainland First-Aid Champions	First-Aid Championship in London, England	not approved"

Your Board submits the above report for the CONSIDERATION of Council.

RECOMMENDATION

10. Police Planning & Research Section

The Director of Finance and Co-Ordinator of Data Processings and Systems report as follows:

"The Chief Constable and Police Commission have submitted a report to Council which recommends additional staff for and a reorganization of the Planning & Research section of the Police Department.

The existing Planning & Research Section provides some degree of systems analysis services to the Police Department. There is a need for these types of services applied to Police operations, but the recommendations of the Chief Constable, relating to the organization and staffing of the systems function, greatly expanding the size and function of the Planning and Research Section, should be considered in context with similar services provided throughout the City organization.

The Chief Constable was consulted regarding the recommendation which follows and expressed his concern regarding further delay in implementing the establishment of an enlarged Planning and Research Section in the Police Department.

We would RECOMMEND that consideration of the Police Commission's report be deferred until a report can be submitted to Council (3-4 months) which would involve the Director of Finance, the Engineering Department, the Board of Administration and other Departments as necessary, to be submitted to the Finance and Administration Committee. The report will recommend changes in the scope, organization and staffing of the total systems analysis and research functions within the City. Specific points of concern are the questions of centralization or decentralization of the systems function and approved methods for identifying and assigning priorities to projects."

Your Board RECOMMENDS that the above recommendations of the Director of Finance and Co-Ordinator of Data Processing and Systems be approved.

Cont'd . . . . . .

11. Computer System for Tax Billing

Your Board has received the following report from the Director of Finance:

"Staff of the Data Processing & Systems Division have been conducting an extensive investigation of the computer products available to determine which machines would best suit the City's needs for normal growth and to handle the online system for twice yearly property tax billing and collection. As part of this investigation, it would be most helpful to see the various machines in operation and talk with the people using them. IBM computers are installed in Vancouver, so there is no problem seeing these machines, however, the other vendors, Univac, Honeywell and Xerox do not have these types of computers installed in Vancouver and it would therefore be necessary to travel to other cities to investigate the equipment. The recommended sites are:

Univac	City of Edmonton
Honeywell	City of Phoenix and the Honeywell manufacturing plant in Phoenix
Xerox	City of Pasadena and the Xerox manufacturing plant in El Segundo (Los Angeles)

It is recommended that Mr. R. L. Hawkins, the Co-ordinator of the Data Processing & Systems Division, and Mr. J. Gorton, Systems Analyst II, be authorized to take 7 days leave with pay at an approximate total cost of $1,365.00 to investigate more fully the applicability of the Univac, Honeywell and Xerox computer systems to the City's operations. The Comptroller of Accounts advises that the necessary funds are available in Contingency Reserve.

During the design and development phases of preparing for twice yearly tax billing there will be a number of individual reports with recommendations. For instance, I feel it is decidedly worthwhile for the appropriate staff members to visit two or three Canadian cities that have already installed tax systems similar to the one approved by the Committee. Recommendations regarding equipment and staffing may also be staged in reports to Council rather than being in one comprehensive report. However, all the recommendations, and costs, will be in context of the operating cost levels reported to the Finance and Administration Committee.

I therefore recommend that Mr. Hawkins and Mr. Gorton visit Edmonton, Phoenix, Pasadena and Los Angeles, at an approximate cost to the City of $1,365 plus 7 days leave with pay, for the purpose of an in-depth examination of Univac, Xerox and Honeywell computer equipment.

Note: Council consideration of this trip should only be if Council approves the twice yearly tax billing concept."

Your Board recommends approval of the recommendation of the Director of Finance.

cont'd.....

12. Invitation to Mr. Douglas Purdy to speak at the Annual Meeting of the Canadian Council on Social Development in Ottawa, September 16 - 18, 1973

The Director of Social Planning reports as follows:

"Mr. Douglas Purdy has been asked to address the Annual Meeting and Conference of the Candaian Council on Social Development on the subject of 'Integration of Services to Families, Children and Youth'. The Conference will be held in Ottawa, September 16 - 18, 1973.

All expenses for the trip will be reimbursed by the Canadian Council on Social Development. Mr. Purdy requests an advance of funds for the three day trip as follows:

Air Fare	$256
Hotel accommodation	40
Meals, ground transportation and out-of-pocket expenses	79
TOTAL	$375

The Director of Social Planning RECOMMENDS that City Council approve:

1. Mr. Purdy's leave of absence with pay on September 17 and 18 to speak at the Annual Meeting and Conference of the Canadian Council on Social Development.

2. Advance $375 for Mr. Purdy's trip which will be reimbursed, in full to the City on receipt of payment from the Canadian Council on Social Development."

Your Board RECOMMENDS approval of the recommendations of the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 467-9

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. One Day Work Stoppage - July 20, 1973

The Board of Administration reports as follows:

"On July 20, 1973, a large number of employees in City Hall did not report for work due to the presence of a picket line of Local 170 of the Plumbers, Pipefitters and Steamfitters Union.

The Business Manager of the Vancouver Municipal & Regional Employees' Union has requested that those employees who prefer not to be deducted a day's pay be allowed to choose instead to forfeit a day of their 1973 or 1974 vacation.

This arrangement would result in no additional cost to the City and your Board views the request as a reasonable one."

Your BOARD therefore RECOMMENDS that:

1. Council agree to the Union request.

2. The Director of Finance and Director of Personnel Services be authorized to make the necessary administrative arrangements.

FOR COUNCIL ACTION SEE PAGE(S) 469

A-9

PROPERTY MATTERS

RECOMMENDATION

1. PROPOSED REALIGNMENT OF BOYD DIVERSION at 22nd Avenue and Renfrew Street and DISPOSAL OF EXCESS STREET

The Supervisor of Property and Insurance reports as follows:-

"The City Engineer proposes to realign the Boyd Diversion where it intersects with 22nd Avenue and Renfrew Street in the Fall of 1973, thereby creating land surplus to street requirements as illustrated by the attached plans marked Appendix A and Appendix B.

As indicated on Appendix B, a portion of the surplus street is available for possible consolidation with Lots 1, 2 and 3, NW¼ Sec. 48, THSL. The area of this surplus land is approximately 6,100 sq. ft. However, because an easement would be necessary for the existing sewer and water mains, only 1,950 sq. ft. ± would be buildable land. According to the City Engineer, the estimated cost to relocate the sewer and water mains would be $29,000.00 which is more than the market value of the surplus land as a buildable site.

The owners of Lots 1, 2 and 3 as aforesaid have submitted an application requesting a rezoning of their lots from C-1 Commercial District to a CD-1 Comprehensive Development District for the purpose of constructing senior citizens' housing.

In view of this application by the abutting owners, it was decided at the Technical Planning Board meeting of March 23rd, 1973, that the Supervisor of Property & Insurance advise them that, because of the road realignment, surplus land might be available for purchase. Although only a portion of the City-owned surplus land is buildable, the balance could be used for landscaping, the construction of patios, carports, paved area for parking and also the entire site could be used in calculating the floor space ratio.

Following negotiations with the owners, they are prepared to pay the cash sum of $8,000.00 for the surplus City land subject to the following conditions:-

1. The surplus City-owned land be consolidated with Lots 1, 2 and 3, NW¼ Sec. 48, T.H.S.L. to form one parcel.

2. The existing sewer and water mains to remain and the owners execute the necessary easement document.

3. Subject to the rezoning of the consolidated parcel to CD-1 Comprehensive Development District.

4. The City to bear all survey and legal costs.

The Deputy Director of Planning & Civic Development has been advised of the negotiations with the abutting owners. In his report dated August 16th, 1973, Subject: Rezoning Application S/E Corner 22nd Avenue and Boyd Diversion, which is submitted concurrently, it is recommended that the consolidated parcel be rezoned to CD-1 Comprehensive, subject to various conditions pertaining to the development of the enlarged site.

Cont'd..../2

Clause 1 Continued

The Supervisor of Property and Insurance, therefore,

RECOMMENDS that the above portion of street allowance which will become surplus to City requirements upon completion of the realignment, be sold to the abutting owners of said Lots 1, 2 and 3, NW¼ Sec. 48, T.H.S.L., for the sum of $8,000.00 cash, subject to the foregoing conditions, date of sale to be set as at the completion of the realignment, when the City is in a position to close the street and convey the surplus."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

2. Lease Renewal
Situated: 600 Vernon Drive

The Supervisor of Property & Insurance reports as follows:

"Lots 1 & 2, Block 16 D.L. 182, at 600 Vernon Drive and improvements have been leased to various charitable organizations since September 1, 1943, and since 1953, to the Kiwassa Neighbourhood Services Association, formerly the Vancouver Girl's Club. The leases have been for five year periods at a nominal rental of $1.00 per annum, subject to three months notice of cancellation, the leasee being responsible for all repairs, reasonable wear and tear included.

The current lease will expire on September 26, 1973, and the lessees have made application for a further five year renewal subject to the same terms and conditions. Both the Director of Planning & Civic Development and the Director of Social Planning have indicated their approval of a lease renewal for a further five year period.

Recommended
That the above lease be renewed in the name of Kiwassa Neighbourhood Services Association for a further five year period commencing September 27, 1973, at a nominal rental of $1.00 per annum, subject to the same terms and conditions as the existing lease.

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

3. SALE: North Side of 3100 Block School
Avenue between McKinnon and Kerr Streets

The Supervisor of Property and Insurance reports as follows:-

"Lot 22, Blocks 24 & 25, D.L. 37, situated on the north side of School Avenue between McKinnon and Kerr Streets was acquired by the City through Tax Sale in 1938. This vacant lot is 33' x 103.6', zoned RS-1, One Family Dwelling District.

This property has been reserved from sale as the south 16.5 ft. is required for the future widening of School Avenue and the north 10 ft. is required for lane purposes. The residual lot would only be 77.1 ft. in depth and this is considered too small for individual development.

Cont'd.../3

Clause 3 Continued

The owners of Lot 23, Blocks 24 & 25, D.L. 37, which abuts the City lot to the west, recently inquired into their possible purchase of the City property. The owners are making major renovations to their dwelling and the purchase of the City lot would give vehicular access to McKinnon Street for a carport and provide gardening area and yard space.

This request has been investigated by the Planning Department who has recommended that City Lot 22 be sold to the owners of adjoining Lot 23 subject to:-

1. The southerly 16.5' of Lot 22 and Lot 23 being established for street widening purposes.

2. The northerly 10 ft. of Lots 22 and 23 being established for lane purposes.

3. The balance of Lots 22 and 23 being consolidated to form one parcel.

4. The owners granting a bulkhead agreement as the newly created site is above the grade of the street and lane.

Following negotiations with the owners of Lot 23, they have submitted an offer to purchase the City lot for the sum of $4,000.00 cash. This offer is inclusive of current year's taxes, registration and administrative fees and survey costs and is subject to conditions (1) to (4) above. The owners have requested 90 days to complete payment in order that they can complete the renovations and arrange a new mortgage. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED that City Lot 22, Blocks 24 and 25, D.L. 37 be sold to the adjoining owners of Lot 23 for the sum of $4,000.00 cash, inclusive of current year's taxes, registration and administrative fees and survey costs, payment to be completed within 90 days, the sale to be subject to conditions (1) to (4) above."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION AND RECOMMENDATION

4. N/S Powell Street between Salsbury and Victoria Drives

The Supervisor of Property and Insurance reports as follows:-

"The East 10' of Lot 45 and West 20' of Lot 46, Block 1, D. L. 183E are vacant, City-owned lots which were acquired by Tax Sale in 1932. They have a total frontage of 30' and an average depth of 57', and have been reserved from sale because they are too small for independent development. The zoning is M2 - Industrial.

The lots on either side of the City property are occupied by single family dwellings. The dwelling to the East has been largely destroyed by fire and the dwelling on the West side is old and in a poor state of repair. Both dwellings will be demolished.

Cont'd..../4

Clause 4 Continued

Application has been received from the adjoining owners to purchase half of the City lots each. The Director of Planning has released the lots for sale subject to consolidation with adjoining lands.

CONSIDERATION:

City Council may wish to give Consideration to a direct sale to the adjoining owners. In the event of favourable Consideration, it is

RECOMMENDED:

(1) That the East 15.4' of the West 20' of Lot 46 be sold to Mr. ERIC YORSTON for $6,350.00 Cash, subject to the following conditions:-

(a) Demolition of the burned-out dwellings and sheds;

(b) Consolidation with his Lot East 30' of Lot 46 to form one parcel comprising approximately 2,400 square feet. (See Sketch attached);

(c) Title to East 30' of Lot 46 to be clear of encumbrances;

(d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, $50.00 for documentation and $100.00 towards cost of survey and plans;

(e) Date of sale -- September 15th, 1973.

(2) The West 4.6' of the West 20' of Lot 46 and the East 10' of Lot 45 be sold to GIOVANNI COLETTA, GIOVANNI CASSATINI, and ANTONIO MINCHELLA for $6,350.00 cash, subject to the following conditions:-

(a) Demolition of the old dwellings;

(b) Consolidation with their Lot West 40' of Lot 45 to form one parcel comprising approximately 3,285 square feet. (See Sketch attached);

(c) Title to West 40' of Lot 45 to be clear of encumbrances;

(d) Purchaser to pay proportion of 1973 Taxes as if levied, registration fees, $50.00 for documentation and $100.00 towards cost of survey and plans;

(e) Date of sale -- September 15th, 1973.

The Supervisor of Property and Insurance is of the opinion that the sale prices represent market value."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for Consideration and Recommends that the RECOMMENDATION be adopted.

.....15

RECOMMENDATION

5. Lot E, Block I, District Lot 314
S/S 47th Avenue, between Dunbar & Collingwood Sts.

Recommended that the following offer to purchase, received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

RE: Lot E, Block I, District Lot 314
S/S 47th Avenue, Between Dunbar & Collingwood Streets.

Zoned: RS - 1.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Mrs. Julie Eng	E	106' x 112'	$41,500.00	City Terms At 9%	Site contains fill; No guarantee given to soil stability.

6. Lease: N/S 1200 Block West 6th Avenue

The Supervisor of Property and Insurance reports as follows: -

"Lots 3 & 4, Block 273, D.L. 526, N/S 1200 Block West 6th Avenue were acquired from the Crown (Provincial) as of February 1st, 1973 to consolidate the City's holdings on the south shore of False Creek. These properties have been leased for many years to Sigurdson Millwork Co. Ltd., and we received the leases from the Province in May, 1973. The present leases were for a one year term, one from January 1st, 1966 and the other from April 1st, 1967, continuing on a month-to-month basis thereafter. The leased lands form an integral part of the company's operation and there are structures on both lots which were erected by the Company and under the terms of the lease reamin their property, but must be removed on termination of the lease. One of the buildings on Lot 3 is sub-let to another company.

The rental on Lot 3 is $2,180.00 per annum plus taxes; on Lot 4, $590.00 per annum plus taxes.

After reviewing the leases, it was decided that the rentals should be increased but due to the uncertainties of the staging of False Creek redevelopment, it was deemed advisable to enter only a short term lease. Negotiations were entered with these two objectives and the lessee has now agreed to the following terms:-

Rent:

Lot 3 - $ 7,120.00 per annum
Lot 4 - $ 1,901.00 per annum
Plus an amount equal to taxes as if levied.

Term:

One year from November 1st, 1973 and month-to-month thereafter.

Cont'd..../6

Clause 6 Continued

Conditions:

The lessee to remove any structure, including foundations at his own expense, and leave the lands in a neat and tidy condition upon termination or surrender of the lease. The agreement to be drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property & Insurance.

RECOMMENDED that Lots 3 & 4, Block 273, D.L. 526 be leased on the foregoing basis, it being noted that the Director of Planning has concurred with the 1-year term of lease from November 1, 1973."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

7. Lots A,C,D, F, G, & I, Block 32, D.L. 332, (Fraserview); Plan 14614. S/S Ancaster Crescent, Between Fraserview and Harrison Drives.

Recommended that the following sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: Lots A, C, D, F, G, & I, Block 32, District Lot 332 (Fraserview); Plan 14614. S/S Ancaster Crescent, Between Fraserview and Harrison Drives.

Zoned: RS - 1.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Montroyal Estates Ltd.	A	Irregular 5,159 sq. ft.	$30,157.00	City Terms at 9%	----
Ben C. Frith Building Construction Ltd.	C	Irregular 6,331 sq. ft.	$30,200.00	City Terms at 9%	----
Victor & Elsie Wittenberg	D	Irregular 7,278 sq. ft.	$30,995.00	City Terms at 9%	----
Ideal Holdings Ltd.	F	Irregular 8,030 sq. ft.	$30,157.00	City Terms at 9%	----
Starlight Construction Ltd.	G	Irregular 7,554 sq. ft.	$30,900.00	City Terms at 9%	----
Starlight Construction Ltd.	I	Irregular 6,890 sq. ft.	$30,900.00	City Terms at 9%	----

CONSIDERATION

8. Parks Purchase Program

The Director of Finance has referred the following report to your Board for Council consideration.

"A communication has been received from the Chairman of the Board of Parks and Public Recreation regarding a resolution passed by the Board on August 20, 1973, as follows:

'RAVINE PARK - SOUTH ENTRANCE

The Board was advised that the south entrance to Ravine Park off West 36th Avenue is only 47.75 ft. wide. The old home at 2155 West 36th Avenue, adjoining the entrance to this linear park is presently for sale for approximately $50,000. If the home is purchased and demolished it would give an additional 100.85 ft. of frontage to the entrance of Ravine Park.

It was reported that this property was not listed on our Table I and Table II purchases but the Board should approve purchase of this property with park site purchase funds as any new owners most probably will do extensive renovations and needed maintenance that will increase any future price considerably.

It was regularly moved and seconded,

RESOLVED: That the Board approve purchase of the property with park site purchase funds to add to Ravine Park.

- Carried'.....

It is noted that the property does not appear on Table I or Table II of the Parks Board property purchase program, but that nevertheless the Board has decided it is an opportune time to make the purchase. If Council approves of the Board's action I would recommend that the 1973 Parks Acquisition Capital Program available funds be used to purchase this property, and that the Supervisor of Property & Insurance be instructed to complete negotiations for this property."

Your Board submits the above report for Council's consideration.

INFORMATION

9. Report on Current City Terms re Property Sales

The Supervisor of Property and Insurance reports as follows:-

"City Council, on July 31, 1973, approved a report from the Supervisor of Property and Insurance with respect to the sale of certain City-owned property. At that time Alderman Pendakur moved that the Supervisor of Property and Insurance be requested to report back on current City terms regarding property sales.

Council is advised that, prior to the present method of reporting, each sale was reported in considerable detail quoting the conditions of sale. In a move to stream-line the reporting system and reduce unnecessary repetition, City Council on October 10, 1962, approved the following City terms in the sale of City-owned properties:-

Cont'd...../8

Clause 9 Continued

(a) Every sale of real property shall be subject to the payment by the purchaser of all land registration fees and of all taxes, rates or other charges whatsoever, whether Municipal, Provincial, Federal or otherwise now charged or chargeable, or hereafter to be charged upon or against the real property under sale, or against or by the City in respect thereof.

Such taxes, rates or other charges shall be pro-rated from the date of sale, or in the event that the real property so sold is exempt from taxes, rates or other charges, such proration shall be based on the estimated taxes, rates or other charges which would have been payable if the said real property had not been exempt.

(b) Every sale of unimproved real property by agreement for sale shall, unless otherwise specified, be on terms of one-quarter down and the balance of the purchase price to be paid in three equal payments in 6, 12 and 18 months after the date of sale, and shall provide for the payment by the purchaser of interest payable semi-annually from the date of sale on the balance of the principal amount outstanding from time to time.

The interest rate charged on property sales is set by the Director of Finance. This matter is reviewed semi-annually. Generally, the rate is arrived at by adding 1¼ % to the prime bank lending rate. This method of determining the interest rate was approved by Council on August 19, 1969.

(c) Every sale of improved property shall be made according to the terms negotiated, recommended by the Board of Administration and adopted by Council.

The rate of interest charged in the agreement for sale of such improved properties shall be the same as charged on vacant properties as per Council's Resolution of August 19, 1969.

(d) Every deed or agreement for sale made with respect to the sale of real property by the City shall be sealed with the Common Seal of the City and signed by the Supervisor of Property and Insurance and the City Clerk, who are authorized to execute all such deeds or agreements for sale on behalf of the City."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for Information and notes that the interest rate to be charged by the City was adjusted to 9½% effective, September 1st, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 469

WORKS & UTILITY MATTERS

INFORMATION

1. Lane Paving - Traffic Implications

The City Engineer reports as follows:

"On July 3rd, 1973 Council considered a report from the City Engineer giving further information about lane traffic problems and speed bumps with particular reference to the lane west of Kersland Street and the lane east of Heather Street and north of 54th Avenue. At that time Council moved that these two lane local improvement projects be undertaken, and, further "that the City Engineer be advised that Council would look with favour on the establishment of speed bumps in certain specific areas such as the one requested for Project 51" (Project 51 was the paving of the above two lanes).

In the Department Report before Council on July 3rd it was pointed out that we did not feel that traffic conditions in the above two lanes were unusual and, therefore, did not require any special speed bump treatment. Accordingly, the paving has now been completed in these lanes and speed bumps were not included in the paving.

As mentioned in the report there are some locations where lanes are being used to some extent as a short-cut and where speeds are excessive and, therefore, in these locations speed bumps may be helpful. Two lanes in this category are the lane south of 49th Avenue/Imperial Street from Tyne Street to Arlington Street and the lane south of 48th Avenue from 49th Avenue/Imperial Street to Frontenac Street. These lanes are paved and provide attractive "short-cut" routes for through traffic, over half of which is exceeding the 15 M.P.H. speed limit. In view of Council's resolution favouring speed bumps, we will be installing them on an experimental basis in these two lanes.

If the bumps prove to be successful, we will install them in other lanes which have similar problems of speeding and excessive use. The bumps will only be located in paved lanes, and the construction of the bumps need not be scheduled with the lane paving project.

The above is submitted for Council's INFORMATION."

RECOMMENDATION

2. Additions to Police Department Radio System

The City Engineer reports as follows:

"To relieve the present overload on the Police radio channels and to provide a more efficient radio operation for the Police Department, it is necessary to convert the Police radio system to a new radio frequency band and to expand the present five channel radio system to a seven channel radio system.

The improvement in the Police radio system was part of the recommendations made by the Consulting Engineer, Systech Corporation. The City officials' report on these recommendations was presented to the Standing Committee on Finance and Administration which recommended that Council approve the concepts in principle. This recommendation was approved by Council on May 29th, 1973.

This project is one of the four projects in the report which the City officials recommended but were not included in the 1971-1975 Five Year Capital Program. The Director of Finance stated that, if approved by Council, funds for this project will be provided from the unallocated 1973 Supplementary Capital Budget Funds.

To provide the new radio system for the Police will require the purchase and installation of six radio transmitters and the conversion of one existing transmitter to the new frequency assignment. It is proposed to install the new transmitters in 1973 at an estimated cost of $56,000.

Clause 2 cont'd

The system will not be operable until 1974 when the mobile radios in the vehicles and the remaining re-usable transmitter will be converted to the new frequencies. The estimated cost of the work required in 1974 is $54,000.

The Police Department proposes to operate the new radio system so that a separate radio channel is assigned for each of the four Police districts and to have a separate dispatcher for each district. It is likely that this operation will require an increase of approximately three operations personnel. A request for these additional personnel will be submitted when the exact requirements and classifications are determined and funds will be requested as part of the 1974 Police Department Budget.

The improvements in the radio system should be put into effect as soon as possible to improve the communications to the field units and, consequently, to improve the efficiency of the force. The changes to the radio system may be proceeded with independently of the proposed renovations to the Public Safety Building because only a small part of the radio equipment is to be located in the building and this can be relocated easily.

The City Engineer RECOMMENDS that approval be given to implement the first phase of the addition to the Police radio system and that $56,000 be appropriated from 'Unallocated Supplementary Capital Funds' for this project."

FOR COUNCIL ACTION SEE PAGE(S) 471

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Rezoning: S/E Corner 22nd Avenue and Boyd Diversion (Mrs. D. Leung)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mrs. D. Leung, 627 Main Street, requesting an amendment to the Zoning and Development By-law whereby Lots 1-3, Sec. 48, NW¼, THSL being the south-east corner of 22nd Avenue and Boyd Diversion, would be rezoned from a C-1 Commercial District to a CD-1 Comprehensive Development District.

The applicant states the purpose of the application is 'constructing a 42-suite senior citizens housing on the above location'.

Also submitted with the application is a letter from B.F. Leung, Secretary, Vancouver Chinatown Development Association, which states:

'In the last ten years the owners of the above property have had numerous meetings with various City officials to find a satisfactory use for the above property but without success. The rest of the 22nd Avenue frontage in this block is occupied with local stores which have been there for a long time, but they appear to be run down, and undoubtedly further stores would result in lowering their earning capacity; and making the development of any others a losing proposition. In addition, the current zoning requires a frontage setback of 24 feet, whereas the existing stores, built a long time ago, have no setback.

Accordingly we see no point in using the property for further store development, but we do feel that it is in a good location and of satisfactory size for use as a senior citizens housing project. It has many advantages for this purpose. It is across the street from a park containing a community centre, it is on a transit line; it is on reasonable level land and there are food stores available on the adjoining property.

The Vancouver Chinatown Development Association is a non-profit organization and we propose to build a senior citizens housing on this site, catering to all nationalities from all walks of life and not exclusive for Canadians of Chinese ancestry. The rental scale will be approximately $75.00 to $85.00 per month per suite inclusive of heating and kitchen appliances. There is a shortage of senior housings and we feel that we will contribute much happiness to the senior citizens who would be tenants in this project; who would have the advantage of participating in the activities in the community centre being involved in the classes day and the recreational activities. There is a neighbourly atmosphere in this community which the tenants in the project would be able to enjoy.

We have engaged a competent architect to prepare preliminary plans for this project; involving 42 suites of senior citizens housing units; each with its own balcony overlooking the park and the mountains in the distance. These housing units will undoubtedly be a distinct advantage for the area, supplying a need of housing for the senior citizens in the neighbourhood. There will be a first class management with rents as low as possible.

This is the only satisfactory use for this land that we have been able to find. Your favourable consideration of this project would be most appreciated. It will, of course, involve some minor zoning changes which we will advance through the usual channel.'

cont'd....

Clause No. 1 continued

Also submitted is a preliminary plan of development prepared by William S. Tong, Architect, 3615 West 19th Avenue, which indicates a three-storey structure with partial cellar, the building to contain 42 units with off-street parking provided at one space for each 6 units, plus one off-street loading facility. The main wall of the building maintains an approximate 17' setback from East 22nd Avenue, 20' from Boyd Diversion, 7' from the easterly property line and 48' from the centre of the east-west lane.

The subject property consists of 3 lots, two with a frontage of 50' and a third 70' onto 22nd Avenue with a general depth of 110', the total site area being approximately 16,700 square feet.

The subject lots together with Lots 4-8 to the East are zoned C-1 Commercial (local) with the remainder of the lots developed with small stores and offices with two of the buildings being two storeys in height having living quarters above.

Immediately across 22nd Avenue to the north is Renfrew Park which also contains the Renfrew Community Centre. The Southwest corner of Renfrew and 22nd Avenue is zoned C-1 Commercial and contains a gasoline filling station. All lots on the west side of Renfrew between 21st and 22nd Avenues are zoned C-1 Commercial, part of which is developed with a gasoline service station, store with living quarters, and the remainder with dwellings.

Locations of these buildings are shown on the plan attached as Appendix A to this report.

There is an over-abundance of local commercial zoning at the intersection of Renfrew and East 22nd Avenue and it is submitted that no additional local commercial facilities are required to serve the local neighbourhood. The use of the site for senior citizens' housing is a superior use as the senior citizens are close to the park, local shopping, and are on a transit route. It is considered, however, that the development as proposed is too dense, the building too high and excessive in floor area.

The City Engineer has advised that improvement of Renfrew Street and the Boyd Diversion from 14th Avenue to Nootka Street with curbs and pavement under the Local Improvement procedures is planned for 1974. The realignment of the intersection of Renfrew Street and the Boyd Diversion at 22nd Avenue would be part of the project wherein certain highway land will become excess to street requirements. A portion of the excess highway adjoins the subject lots in the rezoning application and the applicants have indicated their interest in acquiring the land for consolidation with their site. Sale of the excess highway land would require the approval of City Council, and the Supervisor of Property and Insurance is reporting separately on this matter. Such consolidation would be advantageous to both the senior citizens' development and the City by providing a larger site area and landscaped treatment at the intersection.

An area, in excess of street requirements, of some 6,100 square feet, could be made available for consolidation with the adjoining lots. This area is shown on the plan attached as Appendix B to this report. An easement is required for the existing sewer and water mains so that only about 1,950 square feet of this area adjacent to Lot 1 could be used as buildable land; the remainder would, of necessity, be required to be open landscaped area. The actual extent of these areas is subject to survey.

cont'd....

Clause No. 1 continued

The Technical Planning Board was of the opinion that the Floor Space Ratio applicable to Lots 1, 2 and 3 should not exceed 0.75, with areas in the cellar occupied by storage and heating plant being excluded from the floor area for the purpose of calculating floor space ratio; and that the height of the building should not exceed two storeys plus cellar. It is now recommended that the floor space ratio measured over the total area of Lots 1, 2 and 3 and the excess street land of approximately 6,100 square feet to be added to these lots, not exceed 0.61. This is equivalent to a floor space ratio of 0.75 over Lots 1, 2 and 3 and the building portion (approximately 1,950 sq.ft.) of the excess street land having regard to the two storey height limitation.

The Engineering Department is of the opinion that the developers may be able to have access to this land by the end of November of this year, if Council at the Court of Revision on August 16, 1973, approves the paving project for Renfrew Street-Boyd Diversion between 14th Avenue and Nootka Street.

In 1964, when dealing with the proposed Renfrew Ravine Park, City Council generally designated part of this area as future park subject to certain conditions (including the finalization of the boundaries), and at that time, the City reserved the right to maintain, construct and reconstruct public utilities over the property. The lower portion of the ravine, where the Boyd Diversion realignment is planned, is already filled. The Superintendent of Parks and Public Recreation has been made aware of the City Engineer's proposal to realign the intersection and provided the area of the land lying west of the proposed sewer and water main easement remains open landscaping, the Superintendent concurs with this proposal.

Two other parcels of land which will also become in excess of street requirements are shown on the plan attached as Appendix B. It is anticipated that the area south of the Boyd Diversion will be absorbed in the Renfrew Ravine Park. The owners of the Gasoline Service Station on Lots 20 and 21, Block 1, NE¼ Sec.47, THSL (B.C. Hydro) have made application to obtain the land in excess of street requirements to the east of Lot 21 when available, for consolidation with their site so as to protect the viability of their activity. There will be a further report on this land at a later date.

It is therefore RECOMMENDED the application be approved with the CD-1 By-law restricting the development as follows:

(a) Uses - Senior Citizens' apartments with customary ancillary off-street parking and loading.

(b) Floor Space Ratio - not to exceed 0.61 but the area of space occupied by storage and heating in the cellar may be excluded. For the purpose of calculating the floor space ratio permitted, the site area may be taken to consist of Lots 1, 2 and 3, plus that portion of the land in excess of street requirements located between the western boundary of Lot 1 and the east side of the realigned Boyd Diversion.

(c) Height - not to exceed two storeys and cellar or one storey and basement nor 22' measured from the average building grade along East 22nd Avenue.

and subject also the following:

(d) The detailed scheme of development is to be first approved by the Technical Planning Board after advice from the Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setback from the property line, suitable landscaped areas and off-street parking on the scale of a minimum of 1 space for every 6 units with a limited amount only of such parking being open surface parking.

cont'd....

Clause No. 1 continued

(e) No part of the building shall be constructed west of the proposed sewer and water mains easement and the remainder of the land to be suitably landscaped to the satisfaction of the Director of Planning and Civic Development.

(f) The applicants:

(i) obtaining approval of City Council following a report thereon from the Supervisor of Property and Insurance to the sale to them of the land in excess of street requirements between the west side of Lot 1 and the east side of the realigned Boyd Diversion, and,

(ii) giving an undertaking satisfactory to the Director of Planning and Civic Development that they will first provide a satisfactory arrangement with the City whereby Lots 1, 2 and 3 plus the portion of the street acquired will be consolidated into one parcel and registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the three readings of the amending By-law to be implemented within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on March 23, 1973 recommended that the rezoning application be approved subject to the above conditions.

The Vancouver City Planning Commission at its meeting held on July 27, 1973 recommended that the rezoning application be approved subject to the above conditions and with the following specific recommendations:

(a) THAT some consideration be given to including space for tenants' garden plots in the proposed landscaped area; and

(b) THAT the design of the roof be modified if possible to allow for the preferences of the Chinese community in regard to peaked roof lines."

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.

The Director of Finance and Supervisor of Property and Insurance are concurrently submitting a report for Council's consideration regarding the sale of a portion of the street to the developers of Lots 1, 2 and 3.

2. Building By-law:
Board of Appeal

The City Building Inspector reports as follows:

"The Architectural Institute and the Real Estate Board of Greater Vancouver late in 1972 recommended that a Board of Appeal from the Building By-law be established with powers to vary and interpret the Building Code. The City Building Inspector gave his reasons for opposing such proposal in a report to Council in May 1973 dealing with the adoption of the National Building Code. The Architectural Institute and the Real Estate Board have written to Council under dates of July 12th and July 20th respectively commenting on the Building Inspector's report and reiterating their position. Copies of their letters are attached.

cont'd....

Clause No. 2 continued

My position is not changed from what I outlined in my report of May 1973, the appropriate extract being as follows:

'(1) A Board of Appeal with respect to the Building By-law should be set up

It is the opinion of the City Building Inspector that the Building By-law should not be subject to appeal. The By-law is comprised of regulations, most of which relate to safety and as such should not be subject to appeal. It would not be proper for example, for a board to rule in favour of an applicant who wants to reduce the assumed design loads or to increase allowable stresses in materials. Yet this could occur if such board had power to vary any clause in the Building By-law. Less obvious but equally important, such board should not have the power to reduce requirements relating to means of egress or fire protection. If it becomes apparent that the By-law should be changed, Council can amend it with little loss of time.

With respect to new methods and materials, there is flexibility in the By-law whereby the Building Inspector can allow such use if the applicant can demonstrate that the proposed equivalents will provide the level of performance required by the By-law. The Building Inspector who is motivated primarily by safety considerations is likely to make a sounder decision than a Board with a variety of motivations.

It is suggested that such Board should interpret the By-law. This is considered inappropriate since interpretation is the responsibility of the City's Law Department. Obviously the Building Inspector rules on many matters on a day to day basis. If an applicant feels the Law Department is wrong, he can have the matter resolved in the courts. If parts of the By-law are ambiguous, making interpretation difficult, Council can amend the By-law to make it clear and in such case interpretation would become academic.

These matters have been discussed with the Corporation Counsel and it is pointed out that the City could be found liable if a disaster resulted from a poor decision of such board. Furthermore, the Corporation Counsel points out the present enabling legislation would not permit such appeal board.'

I want to add some comments on the points made in the letter from the Architectural Institute of British Columbia.

(a) I doubt there are many areas in the Code which are subject to a variety of interpretations.

(b) It has been my experience with a number of architects and professional engineers that their requests are in effect requests to waive the requirements of a given clause in the By-law. This is not a matter of interpretation. The proper procedure in such case is to amend the By-law.

(c) Most of our differences with architects centre on fire safety matters. The architect may have failed to notice a given requirement and done a lot of design work which must be redone if it is to comply with the Code or the owner may be faced with significant extra cost. The architect then puts forward a different "interpretation." For example in an institutional use (which includes hospitals) patient's sleeping rooms are required to be separated from adjacent rooms and public corridors.

cont'd.....

Clause No. 2 continued

This means the doors must have a fire-protection rating and be equipped with self-closing devices. With the approval of the authority having jurisdiction, hold-open-devices may be installed. In a particular case the architects wished the clause to be "interpreted" in such a way that the self-closers could be omitted. The Building Inspector opposed this and referred the proponents to the Associate Committee for amendment to the Code if it can be clearly shown that such amendment is justified.

It is recommended that the submissions from the Architectural Institute of British Columbia and the Real Estate Board of Greater Vancouver be received."

3. Rezoning: N/s E. Pender between McLean & Woodland (M. Gurniak

The Director of Planning and Civic Development reports as follows:

"An application has been received from M. Gurniak, 2215 Charles Street, Vancouver, B.C., requesting amendment to the Zoning and Development By-law whereby Lot 15, Sub. 5 Block C, D.L. 183 be rezoned from RM-3 Multiple Dwelling District to M-1 Industrial District for the purpose of 'Electrical Contracting (Offices & Warehousing of Equipment & Tools)'.

The subject property has a frontage of 33' and a depth of approximately 118' and was occupied by an older type dwelling, now demolished. The two properties to the east of the property and immediately to the west are zoned M-1 Industrial. This is one of a number of lots that were left zoned RM-3 many years ago on the wishes of the then property owners when the lots on the north side of Pender and Commercial were generally rezoned to M-1 Industrial.

The Technical Planning Board at its meeting of June 15, 1973, recommended the application be approved.

On July 20, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

INFORMATION

4. Suite at 2951 East 25th Avenue

The Director of Permits & Licenses reports as follows:

"A second letter of complaint has been received from Mr. Peter Ward and Mr. Roy Grass with respect to an illegal suite in the basement of the above building.

The above property is situated in an RS-1, One Family Dwelling District and under the regulations of the Zoning and Development By-law, the Technical Planning Board may grant a limited period of time for the retention of either a dwelling unit, or a housekeeping unit which has been continuously used and occupied from a date prior to June 18, 1956. Our records show that Development Permits were issued for the retention of the basement dwelling unit for a limited period of time expiring December 31, 1972.

cont'd.....

Clause No. 4 continued

On November 22, 1972, the first letter of complaint about the above basement dwelling unit was received from Mr. Peter Ward and Mr. Roy Grass. On November 28, 1972, City Council passed a motion that all existing Development Permits would be extended for a period of six (6) months, expiring June 30, 1973 and that a Committee was to be appointed to review the Illegal Suite Policy. Mr. Grass and Mr. Ward were notified of this decision by City Council.

On March 20, 1973, City Council passed a motion which extended the expiry date for illegal accommodation in the RS-1 Districts to December 31, 1974, provided a new Development Permit application was made. The owner of the property made an application for a new Development Permit and on April 16, 1973 this Development Permit was issued, thereby extending the limited time on the basement accommodation to December 31, 1974.

On August 15, 1973, inspection was made where it was found the building was occupied as a Two Family Dwelling, in compliance with the Development Permit. With respect to the drying of different kinds of fish on the lawns surrounding the building, the Health Department reports there is no evidence of this accusation and there are no violations of the Health By-law.

The foregoing is submitted for the INFORMATION of Council".

DELEGATION REQUEST: Mr. Peter Ward

RECOMMENDATIONS:

5. Development Permit Application No. 63576
2236 Kingsway
C-2 Commercial District

The Director of Planning and Civic Development reports as follows:

Mr. L.S. White for Coastal Propane Ltd., has filed the above noted development permit application to install a free standing propane dispensing tank on the above site, currently developed with a gasoline service station.

The Technical Planning Board and Vancouver City Planning Commission recommend that the Development Permit Application No. 63576 be approved thereby permitting the installation of a 500 gallon propane dispensing tank on this site to be used in conjunction with the existing gasoline service station subject to the following condition:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating the provision of a horizontal type 500 gallon propane tank in lieu of the vertical 12 ft. high tank

It is RECOMMENDED that Development Permit Application No. 63576 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Coastal Propane Ltd.

6. Development Permit Application No. 63297
1407 E. 41st Avenue
C-1 Commercial District

and

Development Permit Application No. 63298
8320 Oak Street
C-1 Commercial District

The Director of Planning and Civic Development reports as follows:

Mr. L.S. White for Coastal Propane Ltd., has filed the above noted development permit applications to install a free standing propane filling unit on each of the above sites, currently developed with gasoline service stations.

The Technical Planning Board and Vancouver City Planning Commission recommend that the Development Permit Applications Nos. 63297 & 63298 be approved in accordance with the submitted applications thereby permitting the installation of a propane filling unit on each of these sites, subject to the following conditions:

1. Prior to the issuance of the development permit revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

   (a) the provision of horizontal type units of a maximum capacity of 500 gallons, rather than the vertical type indicated on the original drawings;

   (b) details of screening.

2. Screening to be provided within 60 days from the date of the installation of the proposed tanks and thereafter to be satisfactorily maintained.

It is RECOMMENDED that Development Permit Applications Nos.63297 and 63298 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Coastal Propane Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 471

FINANCE MATTERS

RECOMMENDATION

1. City of Vancouver - Sun Life Policy (Group Life Insurance Policy)

The Corporation Counsel reports as follows:

"Fowler & Associates Consultants Limited have submitted Amendments Numbered 10, 11 and 12 to the Sun Life Assurance Company of Canada Policy No. 8645-G&GD covering certain City employees, for approval.

Amendment No. 10 recognizes the members of the Vancouver Police Officers' Association as a separate unit effective April 11, 1972 and increases the life benefits for members of the Vancouver Fire Fighters Union, Local No. 18, from a fixed coverage of $6,000 per member to $1,000 coverage for each $1,000 (or part thereof) of a member's salary effective September 1, 1972. There are some minor amendments which bring the policy up-to-date but do not affect the rights or obligations of the employees or the City.

Amendment No. 11 removes the coverage for employees of the Vancouver Museums & Planetarium Association effective February 1, 1973. There are some minor amendments which bring the policy up-to-date but do not affect the rights or obligations of the employees or the City.

Amendment No. 12 provides $1,000 of insurance coverage to each of Robert Arthur Bodie, Alexander William Curran, Joseph Satterthwaite, James Edward Urwin, former City employees who are now employed by the Greater Vancouver Regional District, upon their retirement, subject to certain conditions contained therein, effective February 6, 1973. This provision was approved by resolution of Council of February 6, 1973."

The foregoing amendments are satisfactory, therefore, it is RECOMMENDED that the said Amendments Numbered 10, 11 and 12 be executed by the Mayor and the City Clerk and the seal of the City affixed thereto.

CONSIDERATION

2. Business Tax under the Municipal Act

The Corporation Counsel reports as follows:

"The Deputy Municipal Clerk of Burnaby advises that a ruling of the Supreme Court of Canada has held that Annual Rental Value as used in assessing business tax means net return to the owner.

Burnaby wishes the City to support its request to the Provincial Government for legislation to allow gross annual cost to the tenant for comfortable occupancy of the premises including such items as heating and real property taxes, to be the annual rental value.

cont'd ....

Clause No. 2 (cont'd)

Council may be interested in the provision of the Charter which is:

> "285. Annual rental value shall be deemed to include the cost of providing heat and other services necessary for comfortable use or occupancy, whether the same be provided by the occupant or owner."

A reasonable reply to the request might be to indicate Council's support for legislation similar to the provision of our Charter."

The Corporation Counsel submits the above report for the CONSIDERATION of Council.

INFORMATION

3. Analysis of 1973 Property Tax Roll for Single Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single family residences are owner occupied and the owners are therefore eligible for the home owner grant, the taxes have been shown with the maximum allowable home owner grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1972-73, and an analysis of the ratio of land to total assessed values.

The average total taxes (general, school and hospital) is $580, and minus the home owner grant is $380. These average taxes represent an increase of 6.8% over 1972. This average is the arithmetic mean of the total taxes and the total properties, and should not be confused with the median (what the average taxpayer pays) which was $506 (net $306).

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the different sub-groups of single family residences. The lower valued properties experience a proportionately faster rate of increase in taxation than do the higher valued properties. For the period 1972-73, the lower valued properties experienced an increase in taxes (net of home owner grant) of 10.3%, whereas the higher valued properties had an increase in taxes of 5.6%

The phenomena by which the lower valued homes experience a proportionately higher rate of increase in taxes has been fairly consistent in the past few years. One factor which is operating to cause this is that assessed value of land is rising at a faster rate than assessed value of improvements. As is demonstrated in Exhibit IV the lower value properties have a higher proportion of their total investment in land than do the higher valued properties. For this reason, then, their taxes would tend to rise at a faster rate.

cont'd ....

Clause No. 3 (cont'd)

A second factor which accentuates this first effect is that improvements are taxed at 75% of their assessed value whereas land is taxed at 100% of assessed value. Thus, not only are improvements increasing in value at a slower rate, but also the increase is being discounted by 25%. While on this topic, it may be of interest to note that if improvements were taxed at 100% of assessed value for general purposes, the effect at the time of switch-over would be that each single family residence would experience a reduction in taxes of approximately $10, and this reduction would be picked up by other properties having a higher proportion of improvements to land (apartments, commercial and industrial). If this action was taken to shift the tax base, the benefit would accrue proportionately greater to the lower valued homes, and could be seen as a recompense to the regressive features that have been highlighted here.

With the annual increases in the home owners' grant, there is some offset to this trend because the increases in the home owners' grant have a proportionately more beneficial effect on the lower valued properties. However, in recent years, the increase in the home owners' grant has not had sufficient impact to offset the trend of proportionately higher taxes for the lower valued properties."

The Director of Finance submits the above report for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 472

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

AUGUST 30, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, August 30, 1973 in the No. 1 Committee Room, third floor, City Hall at 1:25 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Hardwick Alderman Linnell Alderman Marzari
ALSO PRESENT:	Mr. J. Denofreo, Department of Human Resources
CLERK:	M. Kinsella

The Minutes of the meeting of August 16, 1973 were adopted.

RECOMMENDATION

FOR COUNCIL ACTION SEE PAGE(S) 558

1. Report of the Family Division Committee of the Family and Juvenile Court

The Family Division Committee of the City of Vancouver were present to discuss with your Committee their report on the Family and Juvenile Court. (This Committee is composed of Ms. Helen McRae, Chairman, Messrs. I. Waddell and A. Pierce, and Const. Mears of the Vancouver Police Department.) The Family Division Committee's report, which is attached for information, contains a number of specific recommendations for improving the services and facilities of the Family and Juvenile Court.

Mr. Waddell, spokesman for the Committee, stated that the report was intended not only for City Council but also for the Judges of the Family and Juvenile Court and that recommendation 2 on page 2 of the report was directed specifically towards the Judges.

Your Committee reviewed in detail the comments and recommendations contained in the report of the Family Division Committee and

RECOMMENDS that, based on the recommendations contained in the report of the Family Division Committee of the City of Vancouver, Council:

(a) authorize that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc. and that there be a report back as soon as possible to the Standing Committee on Social Services on additional staff needs of the Family and Juvenile Court.

(NOTE: The Administrative Analyst is currently preparing a report on additional staffing needs of the Family and Juvenile Court and your Committee requests that this report be presented to it as quickly as possible.)

cont'd ....

Clause No. 1 (cont'd)

(b) authorize a new person to be appointed as administrator of the Family Division Court with remuneration commensurate with the demands of a highly responsible position; such a person should be given clear direction that he or she is to run the whole system, except, of course, for any interference with the judges.

(c) authorize the Standing Committee on Social Services to meet as soon as possible with the City Prosecutor and District Judge Eckardt to obtain their views on the Family Division Committee's recommendations that

(i) Family and Juvenile Court Judges, Prosecutors and Administrators be independent of the Criminal Division; the Judges to be directly responsible to the Chief Judge of the Provincial Court; the prosecutors and administrators to be responsible to City Council.

(ii) Prosecution and administration of the Family Court by the City Prosecutor's office be terminated and that instead there be established positions of Child Welfare Counsel and staff to assume the present responsibilities of the Prosecutor at Family and Juvenile Court. These staff should be orientated towards the prevention concept of child care rather than the crime-responsibility punishment concept which presently exists.

(d) authorize the Family Division Committee to form a sub-committee to maintain liason with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community. It is suggested that this sub-committee meet with the foregoing representatives on a monthly basis.

(e) instruct the Provincial Court Administrator to delegate an appropriate official at the Family Court to schedule cases for trial on a realistic basis and to experiment with appointments being given for the hearing of cases, with a report back in due course to the Standing Committee on Social Services on the success or otherwise of this experiment.

(f) instruct the Director of Personnel Services, in conjunction with the Provincial Court Administrator, to establish a new classification of "Information Officer", who would act as a general Court officer, and, in addition, would meet persons entering the Court and advise them of Court procedure and when the case would be heard. This person would also be responsible for the reception area.

(g) instruct the Provincial Court Administrator to immediately implement the installation of food and beverage vending machines in the Family and Juvenile Courts.

FOR COUNCIL ACTION SEE PAGE(S) 558

2. Grant Request: Vancouver Status of Women Council, Transition House

Background: Council on July 31, 1973 approved the following recommendations of the Standing Committee on Social Services with respect to the grant request of the Vancouver Status of Women Council, Transition House:

cont'd ....

Clause No. 2 (cont'd)

"A. approve in principle the need for facilities for women in the following situations (as outlined in the attached brief from the Status of Women Council)

(i) Women on their own with children to support who are in the process of separation, divorce, maintenance and custody problems;
(ii) Mothers who are faced with crisis such as a violent drunken husband who threatens either themselves or their children
(iii) Mothers needing emergency housing because of eviction or demolition of cheap housing.

B. refer the brief from the Status of Women Council to the Director of Social Planning for review and report back to the Standing Committee on Social Services as soon as possible, such report to include details of possible funding, provision of housing, auspices, etc.

C. authorize the Chairman of the Standing Committee on Social Services to enter into negotiations with the Minister of Human Resources with respect to cost sharing of the proposed Transition House programme."

Your Committee had for consideration today a report from the Director of Social Planning, dated August 14, 1973. The Director of Social Planning supports the need for this service and recommends that

"The brief be referred to the Minister of Human Resources with a recommendation that this service, as described in the brief, be considered for inclusion in part of the services package to be made available under the provincial government's proposed Family and Youth Services Bureau.

Communication be maintained between the Social Services Committee and the Committee of the Vancouver Status of Women to assist in the development of this new service."

The Chairman stated that he had discussed this proposal with the Minister of Human Resources, who indicated that, while he acknowledges this as a necessary service, he would not be prepared to hand down a decision on the grant for a month or two.

The Director of Welfare & Rehabilitation put forward the suggestion that the Committee consider the possibility of utilizing part of the Bridge Y to provide services and accommodation for women in transition. He pointed out that the Bridge Y is not being used to full capacity (it has an average vacancy rate of approx. 40 beds/night). Another factor for using the Bridge Y is that the counselling and other services which might be needed by women in transition are currently provided. Mr. Boyd stated that should the Committee favour this proposal, a change in current policy would be needed as the City's present instruction to the Y.W.C.A. is that the Bridge Y by used as a facility for single women only; although, on occasion, women with children have been accommodated on an emergency basis.

cont'd ....

Clause No. 2 (cont'd)

RECOMMENDED that Council authorize the Director of Welfare & Rehabilitation to enter into discussions with the Vancouver Status of Women Council and the appropriate representatives of the Bridge Y to enable part of the facilities in the Bridge Y building to be used for services and accommodation for women in the following situations:

(i) Women on their own with children to support who are in the process of separation, divorce, maintenance and custody problems;
(ii) Mothers who are faced with crisis such as a violent drunken husband who threatens either themselves or their children;
(iii) Mothers needing emergency housing because of eviction or demolition of cheap housing.

The Director of Welfare & Rehabilitation to report back as soon as possible to the Standing Committee on Social Services on the outcome of these negotiations.

3. Grant Request - Grandview Youth Programme

Background: On August 16, 1973, your Committee received a report and heard representatives from the Park Board and the Probation Services requesting a grant of $3000.00 to alleviate an emergency funding situation with respect to the above programme which centres around a large non structured gang of youths, varying in number from 10 to 30, who congregate mainly around the premises of Queen Alexandra Elementary School, 1300 Block East Broadway. At that time, your Committee resolved to refer the grant request to the Director of Social Planning for an early evaluation report on the programme, to include discussion with the Police Officers involved in the programme.

Your Committee had before it today a report dated August 30, 1973 from the Director of Social Planning and a report dated August 30, 1973 from the Patrol Superintendent's Office. The Police Department's report, which is attached, supports the need for social intervention and establishment of a work programme to lure juveniles from the school.

The Director of Social Planning's report read in part as follows:

"THE YOUTH PROBLEM

A Community Police Team has been involved in the Grandview-Cedar Cottage area since April, 1973 and has had frequent contact with the group to the present.

Information from police indicates there are 25 persons (17 males and 8 females) ranging in age from 15 to 19 years, who congregate around the premises of Queen Alexandra Elementary School, 1300 East Broadway, during the evening hours.

From May 1 to the present, police records indicate eight complaints received by police. One call was attended wherein one charge was laid.

Information on how many of these individuals have had police/court contacts was unavailable for this report. However, police indicated a number had police contacts but tended to act out in other areas of the city. An example of one individual involved in a car theft and chase at 12th and Oak was cited.

cont'd ....

Clause No. 3 (cont'd)

THE PROPOSED SOLUTION

Staff of the Probation Department in concert with an ex RISE Project person (Parks Board LIP Recreation Project), Cedar Cottage Neighbourhood Services staff, the Community Police Team and Parks Board, have worked together since mid August in developing a make work project, placing many of the above mentioned youths in temporary employment. The object of the programme has been to place individuals in temporary employment for a period of up to 30 days to:

1. disperse the group;

2. provide individuals with money;

3. fill the gap between end of holidays and school opening for those in the group attending school (a number do not attend school).

FUNDING

The Department of Human Resources has provided a grant of $2,000 which is being handled through the Accounting Department of the Parks Board. $1,596 of that grant has been expended to date. There was an income of approximately $100.

Mr. Bingham, Department of Human Resources, was contacted on Wednesday, August 29, 1973, concerning the conditions, if any, respecting the grant. He stated that no definitive conditions had been established, but generally, these funds are granted on the basis of municipalities matching the grant dollar for dollar.

However, in the interim, should the city in concert with local area resources determine that a programme requiring longer term funding is required, Mr. Bingham stated that there is, "every opportunity to consider a rationale on-going programme involving provincial cost-sharing."

CONCERNS

There is little question that some immediate action was merited in this situation. The agencies involved should be complemented on the immediate efforts to divert these individuals from negative group behaviour.

However, the programme has already completed 15 of 30 days. The desire for the $1,000 for staff is to hire two staff to work more intensively with fewer numbers of youths.

The programme is already consuming the efforts of three staff people plus the ad hoc advisory group. The length of the programme plus present resources already committed would not be warranted at this time in our judgment.

Since the programme overlaps with school and is voluntary, the desire of the youths to continue to work and the availability of jobs are serious questions which cannot be answered at this time, but would appear to put the programme, in its present form, in some jeopardy.

A number of these individuals do not attend school and have extensive police/court contacts. They require more than a 30 day work programme.

cont'd ....

Clause No. 3 (cont'd)

The recent vandalism would re-inforce the need for:

1. a more intensive, longer range employment programme for certain individuals;

2. direct efforts be made by present resources already in the community to disperse the group and provide constructive alternatives with employers on part-time and after-school basis;

3. such a programme must be undertaken for all youths in the community, not only kids causing problems.

There is a very real possibility that such a programme will be perceived by the kids as rewarding them for bad behaviour when it may have no significant impact on their acting out behaviour."

The Social Planning Department recommend that the grant request for $3000.00 not be approved. Mr. Purdy, Social Planner, stated that his Department is of the opinion that as there are only 15 days remaining in the programme, continuation until that time would not make that much of an impact on the behavior of these juveniles. It was pointed out, however, by representatives of the Probation Staff, Park Board and the RISE project that a number of these juveniles would not be returning to school and that there is justification for continuation of the programme and, in particular, of the work project. Following further discussion, your Committee

RECOMMENDS that Council

A. approve a grant of $1000.00 to the Grandview Youth Programme, these monies to be applied exclusively towards obtaining employment opportunities for the youth in the programme;

B. instruct the Director of Social Planning, in concert with area resources (including all those involved to date) and the Department of Human Resources to examine

   i. the need for and feasibility of an on-going employment programme for young people in the Grandview Cedar Cottage area;
   ii. programmes, activities and staff needed and/or already available to curtail illegal and disruptive groups and individual behaviour in the area, including anticipated costs and financing;
   iii. more effective ways of jointly working together in the interim (prior to the integration of social services) to develop effective youth programmes and anticipate such problems as are before us today before they are crises, and report back to the Standing Committee on Social Services on these matters in three weeks.

4. Vancouver Opportunities Programme - Request for Classification and Salary Determination - 7 Positions

Vancouver City Council on May 15, 1973, approved the following recommendations of the Board of Administration:

Clause No. 4 (cont'd)

"a. The Personnel Services Department be authorized to classify and determine salaries of the two existing full-time permanent positions in the Vancouver Opportunities Programme, and

b. The Personnel Services Department be authorized to assist the Director of Welfare & Rehabilitation in his study of the need for further permanent staff by advising and recommending on salary and classification of any proposed new positions.

NOTE: This review could occupy up to one week of the time of a Personnel Officer II presently on staff. There could be some additional cost to the City in overtime to keep up with an already heavy workload."

Representatives of the Vancouver Opportunities Programme appeared before your Committee today requesting a recommendation to Council that the number of positions approved for classification and salary determination be expanded from five (5) to seven (7). The V.O.P. submitted a number of class specifications in support of their request. The Director of Welfare & Rehabilitation opposed the establishment of seven positions and stated that a review by his Department of the additional V.O.P. work load indicated a need for 2 additional permanent staff, making a total of four (4) positions to be classified by the Director of Personnel Services. This assessment was based on the work performance of staff doing similar jobs in his Department. He also pointed out that the Welfare and Rehabilitation Department has two full-time staff working on the V.O.P. programme.

The V.O.P. representatives stated that, at present, there are a number of workers on the programme on LIP grants. When the LIP grants are phased out, the V.O.P. programme would be left with only two staff members to carry out all the necessary work and would therefore have to rely very heavily on volunteers, which would not lead to efficient operation. The argument was made that V.O.P. workers have very often been out of the work force for a number of years and may be undergoing job training and therefore could not be expected to perform as effectively as regular welfare and rehabilitation staff. Therefore, your Committee

RECOMMENDS that Council

A. approve the establishment of three (3) additional permanent full-time positions under the Vancouver Opportunities Programme and that the Director of Welfare and Rehabilitation be instructed to submit to the Standing Committee on Social Services within a reasonable period of time an evaluation of the operation of the programme with the expanded staff;

B. instruct the Director of Personnel Services to proceed with classification and salary determination of five (5) positions for the Vancouver Opportunity Programme -- (as previously approved by Council on May 15, 1973.)

DELEGATION REQUEST: Vancouver Opportunities Programme

Aldermen Linnell and Hardwick left the meeting at this point. A quorum not being present, Aldermen Rankin and Marzari submitted the following recommendation:

5. Neighbourhood Information Centres

FOR COUNCIL ACTION SEE PAGE(S) 559

The Director of Social Planning submitted for consideration a report in support of a brief from the Conference of Local Area Councils requesting funding for paid co-ordinators for Information Centres. The Director of Social Planning's report read as follows:

"Background

There are about 20 Neighbourhood Information Centres in the greater Vancouver area (see Appendix I). They are sponsored by local area councils or local citizens committees and funded by the City in various amounts to cover cost of rent and utilities - to an aggregate total of some $44,000 in 1973. Funds in the amount of about $500 per centre are also provided by United Community Services.

The Brief which was submitted by the various local area councils recommends a tri-level funding formula - a total of some $14,650 per centre for 15 centres in the Greater Vancouver Regional District (see page 5, attached Brief).

The share asked from regional municipalities is $72,000 and $54,000 from the City of Vancouver in which 12 of the 15 centres are located. That's $10,000 more than has been approved for 1973.

Information Centres were originally staffed solely by volunteers. The presence of paid Co-ordinators in Information Centres grew out of an NSA demonstration project and LIP funding.

Experience has shown that where there has been a well trained, full time paid Co-ordinator, there has also been a significant improvement in the administration and services of the Centres.

A Neighbourhood Information Centre is different from almost any other public or private decentralised service because of its origin. It is born in the neighbourhood. It grows up in the neighbourhood. It belongs to the neighbourhood. It does not have to be decentralised because it already is decentralised. As such, it is central to a natural, unforced, almost un-noticed worthwhile community development process.

Information Centre criteria (see Appendix) call for an easily accessible service which provides information and referral regarding available public and private social services and programmes.

More recently, and specifically in the attached Brief, Information Centres have now pointed up the fact that they do a good deal more as well. This includes the housing of various community groups and providing the soil, the seed, and the cross fertilization for the growth of new and innovative social programmes. Information Centres also provide a place for neighbourhood councils and other citizens groups to meet.

In fact, because funding criteria, as originally adopted, discourages activities other than Information service, Centres have been loathe to detail their wider role in community affairs.

In practice, Information Centres and their Co-ordinators exhibit no ambition to be involved in effort outside their own local area boundaries. Any outside agency which tries to organize Information Centres into a more viable, visable and fundable group, is met with a healthy scepticism. To a large extent, it is this parochial attitude which gives the Neighbourhood Information Centre much of its character and its credibility. And while some see a weakness in the lack of enthusiasm for centralized funding, training and public relations effort, others see it as a strength which should be recognised and respected.

cont'd ...

Clause No. 5 (cont'd)

Even within the Information Services Joint Committee, which was formed in June 1971 to help solve common problems, individual Co-ordinators tend to be cool toward any effort which might dilute their commitment to their own local area. It has not been easy for Information Centres to establish their own identities and potential as neighbourhood multiple service organizations. The contribution that Information Centre Co-ordinators can make toward effective neighbourhood social service programmes goes largely unknown and unrewarded."

Mr. Denofreo, Executive Assistant to the Minister of Human Resources, advised that he has this matter on the agenda for early discussion with the Minister of Human Resources with respect to funding of Information Centres.

Your Committee discussed this brief in some depth with representatives of the Social Planning Department and Information Centre co-ordinators who were present for this item. Your Committee is basically in agreement with the proposal that information centres expand their terms of reference to include other services to the community, e.g. housing of various community groups and development of new and innovative social programmes. Therefore, your Committee

RECOMMENDS that

A. the Director of Social Planning, in consultation with local area council representatives and others, be authorized to review and revise the criteria for Information Centres, with report back to the Standing Committee on Social Services as soon as possible;

B. the City set a limit of 15 to the number of Information Centres to be funded by the City;

C. Council agree in principle to a 1974 grant for Information Centres, not to exceed a total of $54,000 (an increase of $10,000 over 1973) - subject to the provincial government and UCS approving their shares as outlined in the brief, of $111,000 for Vancouver Neighbourhood Information Centres.

Alderman Hardwick rejoined the meeting at this point. Therefore, a quorum being present, your Committee submits the following:

6. Community School - Bayview Elementary School

The Director of Social Planning submitted to your Committee a report on the Community School programme at Bayview Elementary School, requesting that $5,000 by added to the Social Planning's Purchase of Outside Services (POSER) appropriation #7801/17 to pay the 1973 salary of the Bayview Community School Director. The Director of Social Planning's report read as follows:

"BACKGROUND

"It has been traditional in Vancouver that schools should only be used for school sponsored education programmes or by community groups on a formal rental basis. Following the development of the Queen Mary Community School in North Vancouver two years ago, many citizen groups have taken a keener interest in their own neighbourhood school and have appealed to the School Board for after school staff and programme support.

cont'd ....

Clause No. 6 (cont'd)

In an effort to stimulate a greater and more comprehensive use of Vancouver's schools, a proposal for a Community School was discussed with the School Board by Social Planning staff in July, 1972. At this time Social Planning made an offer of funds to facilitate the hiring of a community school director. The funds were to come from the POSER Account.

While the proposal was not acted upon at that time, the School Board did review its policy in regard to a more comprehensive use of schools and later announced that in the fall of 1973, two community schools would be developed.

PROPOSAL

The Social Planning Department continues its promotion of this development and has offered to assist financially in the Bayview Community School. Social Planning staff think that the community school concept would be very well demonstrated under the direction of the Bayview School principal. In the last three years this principal has generated considerable community participation in the affairs of the school; developed with her staff a very definite committment to the larger Bayview community; conducted with adults, students and teachers, a study of educational goals for the Bayview School; and engaged outside agencies to conduct programmes in the school co-operatively with parents and school staff.

In a meeting with School Board officials, definite criteria for the operation of the Bayview Community School have been established. Social Planning, the School Board, Bayview School staff and the local Citizens Advisory Committee will conduct an on-going evaluation of the programme. All organizing members are responsible for the raising of funds for the continuation of the programme into the second year. It is planned that following a years demonstration, the Provincial government will be approached to assume a larger share in the funding.

By the time these arrangements with the School Board were completed, the Social Planning Department POSER Account had been expended or committed for 1973 and we are now unable to meet our 1973 offer of $5,000 for the salary of the Bayview Community School Director."

Your Committee also had for consideration the following report from the Board of Administration on this matter:

"The Committee is this day considering the recommendations contained in a report of the Director of Social Planning on the above subject.

The Director of Finance has been consulted in this matter and he reports as follows:

'The Director of Finance recommends that Council refer the concept of the Community School Program, particularly with reference to the financing and cost sharing (i.e. School Board, Park Board, Social Planning) of the program, to the Finance and Administration Committee for consideration of who should be paying what proportions of the program costs. The Social Planning Department and Park Board should report to the Committee on the detail.

Clause No. 6 (cont'd)

Council may wish to approve the above report of the Director of Social Planning, prior to consideration of the cost sharing by the Finance and Administration Committee, but such consideration should take place at least with reference to future cost sharing.'

Your Committee discussed this item in some detail with representatives of the Social Planning Department and

RECOMMENDS that, subject to prior discussion of this report by the Director of Social Planning with the Chairman of the Standing Committee on Finance and Administration, with particular reference to the comments made in the Board of Administration report, Council approve the addition of $5,000 to the Social Planning Department's Purchase of Outside Services (POSER) appropriation #7801/17 to pay the 1973 salary of the Bayview Community School Director, these funds to be provided from Contingency Reserves.

INFORMATION

FOR COUNCIL ACTION SEE PAGE(S) 559

7. Vancouver & District Public Housing Tenants Association Report on Improving Recreation and Skill Development in Public Housing Projects

The Vancouver & District Public Housing Tenants Association submitted to your Committee a comprehensive report setting out the needs for a recreation and skill development programme task force for residents of public housing projects in the City. This Association asked your Committee's support and endorsement of the attached recommendations. They have submitted a grant request for $100,000 to the Provincial Government for funding of a number of recreational and skill development programmes for tenants of public housing as well as the community at large surrounding these projects.

Your Committee discussed at some length the proposals contained in this report. During the discussion, comments were made by Mr. D. Purdy, Social Planning Department, and Commissioner May Brown, Board of Parks & Recreation, who in the main, supported the recommendations of the Vancouver & District Public Housing Tenants Association. Commissioner Brown stated that the Parks Board is willing to assist in any way possible and questioned if better service could be provided through community centres and Parks Board staff. Your Committee was of the opinion that the recommendations of the Vancouver & District Public Housing Tenants Association warranted in depth discussion and therefore

RESOLVED that

A. this matter by deferred to a special meeting of the Standing Committee on Social Services;

B. the Director of Social Planning arrange for attendance at this meeting of appropriate representatives of the Vancouver and District Public Housing Tenants Association, Board of Parks & Recreation, School Board and the Social Planning Department.

The meeting adjourned at approximately 5:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 412

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON HOUSING

August 30, 1973.

A meeting of the Standing Committee of Council on Housing was held in No. 2 Committee Room, Third Floor, City Hall on Thursday, August 30, 1973 at 3:40 p.m.

Present:	Alderman Harcourt (Chairman) Alderman Massey Alderman Hardwick
Absent:	Alderman Rankin (Civic Business)
Also Present:	Mr. W. Casson, Director of Housing G.V.R.D.
Committee Clerk:	H. Sugrive

RECOMMENDATION

1. Public Housing Projects: Administration:

The Assistant Director of Community Planning reported as follows:

"There are various public housing projects within the City now in various stages of development. Others may be advanced in the future. Projects concerned include:

(a) Senior Citizens Housing

Kitsilano (2 sites)
4th Avenue and Wallace

(b) Single People

Downtown East Side (2 sites)
Grandview Area (2 sites)

(c) Family Housing

1st Avenue and Cassiar Street

Recent correspondence from the Province regarding its involvement in the Kitsilano senior citizens projects and the housing for single women in the Grandview area suggests that either the City or the Greater Vancouver Regional District handle the development of these projects through the design, tender and construction stages. Precedents in Burnaby, Surrey and in Vancouver in the West End senior citizens project now under construction have been cited. Previously in the City this work has been handled by Central Mortgage and Housing Corporation. C.M.H.C. staff have prepared sketch plans for the Kitsilano projects. The Grandview Single Women's housing has not yet reached this stage.

It is the view of the Departments of Planning & Civic Development and of Permits and Licenses that the handling of these phases of work for numerous housing projects, which are intended to form part of the total Regional District housing stock, would necessitate additional staff. Further as public housing is a function of the G.V.R.D. and will involve construction throughout the District, it seems logical, if a new arrangement is desired, that this phase of the work be handled by the Regional District. The Regional District is, in effect, employing the first stage of this procedure through preliminary design studies for the 4th Avenue and Wallace Street site.

The Director of Finance wishes the Committee to note that this change in administration may result in some costs presently absorbed by C.M.H.C. and the Province being transferred to the G.V.R.D. level.

It is RECOMMENDED therefore that in view of the requests contained in communications from the Department of Municipal Affairs:

(1) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver,

(2) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continued;

(3) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required."

Following discussion on the report it was

RECOMMENDED:

(i) That the Assistant Director of Community Planning's report dated August 22, 1973 be received.

(ii) That the Council approve the following recommendations of the Assistant Director of Community Planning:

(a) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver;

(b) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continuted;

(c) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required.

INFORMATION

2. Co-operative Housing

Mrs. Lisa Duprey, representing a group of five medium income families, interested in housing in the area west of MacDonald Avenue, presented a brief requesting the Committee for a piece of land approximately 100' x 120' or three 33 ft. city lots, in the west of MacDonald Avenue area. She stated that they proposed to either lease the land from the City, or have it purchased for them by the Provincial Government, who in turn would lease the land to them.

Mrs. Duprey further informed that their intention was to utilize the land for the creation of a Co-operative Housing cluster for the five families involved. This cluster would be of high quality construction making optimum use of the land. She also informed that they have retained Byron Olson as their architects. The Committee was further advised that the five families were now organized and had arranged for 100% financing. The only problem was land.

The Committee after discussion

RESOLVED:

(i) That the communication from Mrs. Duprey be received

and referred to the Director of Planning and the Supervisor of Property and Insurance for a report on the acquiring and the resale of the land in question near the University Endowment Land area.

(ii) That the Director of Planning report to the Committee on the possibilities of rezoning the above land for the proposed housing.

(Mrs. Duprey was asked to make an appointment with Mr. R. Youngberg of the Planning Department for a discussion of the details of their proposal.)

3. Revised Draft Lodging House By-law And Use Of Lodging House Operator Permits

At its meeting on July 3, 1973, your Committee made the following recommendations which were approved by Council on July 17, 1973:

"RECOMMENDED the the Communtiy Legal Assistance Society be requested to submit to the Committee ways and means whereby the City of Vancouver have a legal authority to carry out repairs to privately owned premises in situations where the owners are unable or will not comply with the City By-law standards, rather than the City having to close down the premises because of By-law infractions.

FURTHER RECOMMENDED that the draft of the Lodging House By-law when submitted by the Health Department be distributed by the City Clerk to interested parties, asking for submissions to this Committee for the August 28th meeting. (A covering letter to indicate that Mr. Morgan and his staff are available for consultation.)"

The Draft By-laws were distributed to interested parties asking for submissions to this Committee. Submissions were received from:

(a) British Columbia Hotels Association

(b) British Columbia Motels & Resorts Association

(c) Vancouver and District Public Housing Tenants Association

(d) Vancouver Community Legal Assistance Society

(e) United Housing Foundation

The Vancouver Legal Assistance Society clarified the following questions as hereunder:

Question: Could the City order that certain repairs to buildings be done and if the owner or person having actual control refuses to make the repairs, could the City enter and make the necessary repairs?

Answer: No, amendment to the Charter is necessary providing that Council can enter and bring the premises up to standard and charging the owners for doing so if they fail to comply.

Question: Could the City charge the owner or person in actual control with the expenses of repairs?

Answer: If an amendment is sought with reference to question 1, then section 336 can be applied

Question: If owner or person in actual control of dwelling refuses to comply and chooses to close down the dwelling, could the City force the owner to operate as a hotel, lodging house etc.,?

Answer: Presently under the Charter, the City does not have the power to do this.

In view of active and encouraging participation by the interested parties in the proposed Draft Lodging House By-law and envisaged amendments to the City Charter with reference to the Lodging House By-law it was

RESOLVED:

(i) That submissions made by the above parties be recieved.

(ii) That the proposals suggested by the various groups be studied by the Director of Environmental Health and the Corporation Counsel, and a joint meeting with the groups and the City officials be held to divide up those sections of the By-law which do not require charter amendments and submit a Revised Draft By-law to the Committee in one month's time.

At this point the meeting adjourned to an 'In Camera' session at 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT & ENVIRONMENT

August 30, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, the 30th day of August, 1973, at 7:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Marzari (Civic Business)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATIONS

1. FLOATING OFFICES AND OTHER STRUCTURES AND LIVE-ABOARDS IN VANCOUVER HARBOUR

The Chairman advised the meeting that no policy has yet been recommended to Council on the question of floating offices and live-aboards in Vancouver Harbour. He stated that the City had no control over these vessels as the term vessels restricted them to the water, and, therefore, the City was unable to collect taxes of any form from them, unless they required a sewer connection to the City's sewer system. However, in the case of Mr. Waisman's floating structure, he has given to the City, in writing, his agreement to pay taxes to the City once a policy has been established.

The Planning Department reported that it was coming very close to having a report ready for the Committee on taxes for floating offices and structures but that it was further away from a report for taxes on floating homes. The Chairman felt that perhaps the Planning Department, before submitting their draft report to the Committee, should meet with the National Harbours Board to discuss the matter in further detail.

(a) National Harbours Board

Representatives of the National Harbours Board were present at the meeting for the discussion of floating homes in the Burrard Inlet and to elaborate on their letter of July 4th, 1973, to the Chairman. The National Harbours Board advised that it was presently investigating the situation of the floating homes and other structures in the harbour and was quite interested in what advances the City has made in this respect.

The National Harbours Board advised that they, as well as the City, had no actual control over these vessels or the number of such vessels coming into the harbour. As soon as one of these floating homes was classified as a vessel and periodically moved the vessel from one point to another, then they were within their classification. Due to the large number of vessels in the harbour, it was impossible for the Harbour's Board to investigate each one separately.

Dr. E. Khan of the National Harbours Board submitted to the Committee for perusal, a copy of the National Harbours Board's By-Laws and Act, in the hope that possibly some definition in the Act or By-Laws could put some restriction on the number of boats

Clause 1 Cont'd

coming into the Harbour, or the quality that should be required of these vessels.

The Director of Finance, Mr. Peter Leckie, advised the meeting, that after investigation into the matter of collection of taxes from the floating developments, he felt that there was no way in which the City could collect either property taxes, business taxes or license fees.

After further discussion in this regard, the Committee felt that a certain number of these floating developments in the Harbour added atmosphere to the Harbour, but that there should be some restriction on the number to be allowed to moor in the Harbour and some restriction as to the appearance to these developments and also method of collecting taxes from these developments.

RECOMMENDED:

> THAT the Corporation Counsel report back to the Committee on the legal aspects of how the City can collect either the equitable or real property taxes or business licenses from the floating homes and developments as well as a means for control over them.

The Committee further felt that no further permission should be granted to anyone requesting sewer connections for floating homes, until such time as the study by the City and the National Harbours Board is completed.

The Committee and the National Harbours Board agreed that perhaps some restriction should be placed on the number of live-aboards that any one marina may accomodate, and that all of these possibilities should be investigated.

After further discussion, it was,

RECOMMENDED:

> THAT the National Harbours Board be requested to inform the Council, as soon as it comes to their attention, of any impending floating structures, that are not vessels in accordance with the requirements of the National Harbours Act, so that the City in co-operation with the National Harbours Board can take the appropriate action against the unauthorized developments.

(b) Coast Floating Homes Association

Mr. David Cox and Mr. Bob Johnson of Coast Floating Homes Association were present at the meeting to discuss the question of live-aboards in the Harbour. Mr. Cox advised the meeting that there were presently about 500 boats with people living on them in the Lower Mainland area and about 100 in Vancouver itself. He stated that this number is somewhat lower than in the past, as other Councils have discouraged live-aboards.

Mr. Cox further advised that his concept for development was unique in that it would provide access to the waterfront, encourage tourists to the waterfront to view the developments and provide the waterfront with the atmosphere for the area. He felt that this type of life would only appeal to a limited number of people and would not encourage many to live on the water.

Clause 1 Cont'd

Mr. Cox felt that by making his development legal, it would provide a good police patrol for the waterfront, create an atmosphere and above all the City could set standards for the type of vessels to be allowed and the number permitted in each area and then would be able to collect taxes.

After further discussion, the Committee,

RECOMMENDED:

THAT the Director of Planning investigate and report back to the Committee in respect of prospects of live-aboards in different areas on the waterfront, in particular the Fraser River and Burrard Inlet, and also in relation to density in each location.

(c) Pacific Coast Fishermen's Mutual Marine Insurance Company and Kanata Marine Ways (1965) Ltd.

At a meeting of the Special Committee on Burrrard Inlet Waterfront on June 28th, 1973, Mr. Sorbo of Kanata Marine Ways Ltd. presented a brief to the Committee in connection with improvements to his repair yard at the foot of Broughton Street. Mr. Sorbo informed the Committee that before commencing work on improvements to their repair yard, they must have a longer term lease. The Committee, at that time, made the following resolution:

"THAT in view of the fact that Kanata Marine Ways (1965) Ltd. serviced 700 boats, the Chairman be authorized to inform Marathon Realty Limited, the Lessors of the area, that the Committee considers this as a desirable longer term lease, compared to existing one year leases."

Vancouver City Council, at its meeting on July 3rd, 1973, when dealing with the issue, took the following action:

"THAT the resolution contained in item (b) of this Clause respecting lease to Kanata Marine Ways (1965) Limited, be referred back to the Committee for further report on details of the activities to be carried on."

In view of the above, Mr. H. Christenson attended this meeting to advise the Committee of the activities of his boat repair yard. He informed the meeting that Marathon Realty Ltd. had agreed to extend their lease to 1981, and since that time, they have now commenced renovations to the boat yard. He further advised that his Company had been in the boat repair business since 1945, and that this boat repair business was the busiest in British Columbia, and even more so now as some of the smaller Companies were going out of business and others were having problems with leases.

Mr. Christenson felt that a boat repair business, such as this one, fits into the general waterfront aspect and that people want to see boats, whether pleasure or commercial, and with the construction of their new buildings and the replacement of some much needed equipment, he felt that this would attract even more people to visit the waterfront.

After further discussion, the Committee,

Clause 1 Cont'd

RECOMMENDED:

THAT Council consider the activity of Kanata Marine Ways (1965) Ltd. presently in operation as viable industry of the type which is not only desirable but essential for long term policy for the waterfront development.

INFORMATION

2. Communication - Bureau of Transit Services

The following communication was received from the Bureau of Transit Services, dated August 20th, 1973:

We have advanced further with our review of transit planning for downtown Vancouver, and wish to report to you at this time some formative considerations for plans for the Burrard Inlet waterfront area. There are a number of options we would wish to keep open for passenger facilities and routes for transit in the downtown area.

We see a need for a number of types of services being required in future to form an integrated system for passenger travel to and from the Central City area. In addition to local downtown peninsula and city-wide local BUSes circulating on regular streets, we would see the following more intensive transit services meeting the needs of the City and Greater Vancouver Region: (a) Light Rapid Transit Lines linking the downtown area with Burnaby, New Westminster and Surrey; with Richmond and the International Airport; and, potentially, with North Burnaby via the Hastings corridor; (b) commuter rail from the P.N.E., the Coquitlam area and the North Bank of the Fraser Valley; (c) long distance passenger rail and BUS, plus the airport limousine; (d) cross-inlet passenger ferry to the North Shore; (e) FASTBUS services to suburban communities and (f) transoceanic and cruise ships.

We invite at this time, the Waterfront Committee in its policy considerations to allow provision to preserve the options for facilities we see to be necessary for these transit services. Specifically, we would appreciate the following being considered as maximum requirements:

(a) Double track for the Light Rapid Transit, and Commuter rail west of Granville to Cardero (and in future to the entrance of Stanley Park).

(b) Four tracks to accommodate Light Rapid Transit, Commuter Rail and Long Distance Rail east of the main station at the foot of Granville Street (as far as Main and two tracks beyond) plus an additional two tracks in the station area itself, and

(c) Waterfront ferry and deep sea docks.

We would anticipate the main station facility to handle up to 50,000 persons per day by 1980, mainly from light rapid transit and ferry services. We would see this facility located on the Waterfront between Granville and Burrard, occupying up to three levels in a specially designed structure. This facility would contain only passenger concourse, ticketing and boarding facilities.

Our interest is to avoid duplication in passenger terminal facilities for BUS, commuter rail, light rapid transit, ferry and deepwater passenger ship services. We can, through a combined facility, utilize the peak hour capacity for transit to serve the non-peak hour demands for cruise and transoceanic ships.

We shall be pleased to discuss these matters with you.

Clause 2 Cont'd

After a discussion of the letter from the Bureau of Transit Services, the Committee,

RESOLVED:

(i) THAT the Communication from the Bureau of Transit Services be received.

(ii) THAT the letter from the Bureau of Transit Services be referred to the Assistant City Engineer, Traffic Department, for a report on the implications of light rapid transit system and other forms of traffic in the downtown area.

The meeting adjourned at 9:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC & COMMUNITY DEVELOPMENT

August 30, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held on Thursday, August 30, 1973, at 11:00 a.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman Volrich (Chairman)
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur and Rankin.

CLERK: M. James

INFORMATION

1. West End Plan

Under date of August 23, 1973, the West End Planning Team composed of members of the Departments of Social Planning, Planning and Civic Development and Engineering, submitted as per the previous instructions, a draft West End plan for the consideration of the joint Committees. Also submitted to the meeting was a report dated August 23rd, which summarized the background, methodology and summary of the draft West End plan.

The Chairman advised the meeting that this material was placed before the joint meeting for information only and that the West End Planning Team was not asking for approval even in principle. At the present time, the Team merely wished to present the plan and have it discussed.

The Team, in speaking to the report, advised that in addition to preparing this plan, they had distributed 130,000 pages of information, held approximately 30 public meetings, responded to an unknown number of enquiries of a considerable range, provided 'input' to the Park Board, the School Board and the Technical Planning Board on various civic matters and had commented on approximately 40 various Development Permits.

In addition to the above, the Team was supplying a mailing list of approximately 500 to 600 with copies of their publication 'Street Scene', published a bi-monthly column in the West Ender and were working closely with representatives of the major media to keep the general public informed of the ongoing planning process.

The Team also advised that the proposed West End Citizens Planning Advisory Committee proposal had been abandoned for various reasons as the function that Committee was to perform was being handled through established groups in the area.

In connection with the report in particular, the Team advised that draft planning for some of the sub-sections in the West End is not fully complete and that further input from many sources is required before final recommendations can be made leading to the Zoning By-law amendment in December and the parks planning program. The Team noted that they were working with the recently engaged consultant hired to review the Zoning and Development By-law. In connection with the economic study and the study requested on the impact of condominiums etc., in the West End area, their submission was anticipated in October.

The Committee members then proceeded to review the draft West End plan document by divisions with the Team commenting on items as they appeared in the index of the draft plan.

cont'd....

West End Plan (continued)

Noted below and identified by section number and title are the comments of the Committee re each section of the plan:

3. Assumptions - it was suggested that the assumptions upon which the Team had based certain of their work should be delineated for the Committee and fully explained before proceeding further.

6. Population and Housing - in connection with the Sub-Areas developed in this section, the following comments were made by the below identified neighbourhood:

(a) Stanley Park Neighbourhood

Discussion occurred here re the matter of the type of population mix the present and projected housing might attract. There was concern expressed that this area might become unduly concentrated with retired persons.

(b) Coal Harbour Neighbourhood

The discussion in this area revolved around the future of the lands lying to the north of Georgia and to the west of Denman Streets and traffic patterns which might develop by the removal of the Motor Vehicle Inspection Station.

(c) King George Neighbourhood

Discussion occurred in connection with this neighbourhood and with the Lord Roberts Neighbourhood re population in the areas and the apparent disparity in the report's figures, but it was explained that the King George Neighbourhood has less land developed as housing.

The other areas were discussed briefly.

8. Open Space - the Team advised that the open space consultant and the Team were working very closely together and that there was being developed a series of guidelines for sub-areas in the West End. The overall plan for open space is expected to be available by the end of September.

9. Community Facilities & Social Services - this section of the report has not yet been completed and may be altered with the receipt of further information.

10. Transportation - parking as a major problem in the West End was discussed and also the matter of public transit. It was agreed there was a need for 'origin-destination' data to assist in transportation planning.

11. Physical Services - the matter was noted.

12. Urban Design - this section was discussed.

13. Specific Development - the recent negotiations re the land lying north of Georgia and west of Denman Streets was noted here.

14. Specific Policies - the various sections covered in this section were considered and certain comments re suggested proposals were placed before the Team for further consideration with the Committee suggesting that the matter of enforcement be given further weight.

cont'd....

West End Plan (continued)

At the conclusion of reviewing the report, the matter of the assumptions was again raised and it was pointed out to the Team that it was important for Council purposes to have as full a picture as possible of the economic ramifications of the proposals in the plan. The Committee members also noted that this was Council's first experiment in neighbourhood planning offices.

Other comments were put to the Team such as the apparent lack of advice and guidance of senior staff members of the three Departments composing the Team. It was agreed that a further meeting would be held for detailed discussion of the first six sections of the report from Introduction to Population and Housing which would include the neighbourhoods.

Comment was made on the economic study and the condominium study and the Committee was advised that the condominium study had been finished and was in the hands of the Clerk, and that the economic study was yet to be finalized from the material collected. The Team was asked to submit both of these direct to the Finance Committee.

After further discussion, the Committee

RESOLVED that the report of the West End Planning Team submitted by the Departments of Social Planning, Planning and Civic Development and Engineering and the draft West End plan be received for information only at this time.

Before the meeting adjourned, the Chairman, on behalf of the Committee members expressed congratulations to the Team for the work done to date and for the adherence to their time schedule.

The meeting adjourned at approximately 1:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 474

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 6TH, 1973

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, September 6, 1973, at 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich.

ABSENT: Aldermen Gibson & Pendakur

CLERK TO THE COUNCIL: M. James

The Mayor suggested that before the Council went into Committee of the Whole, that the Deputy Director of Planning & Civic Development be given the opportunity to speak to the matter of Development Permit Application No. 64147. This being a Development Permit Application received which was in the area to be considered for rezoning this day.

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the rules of procedure be suspended to the extent that Council may consider Development Permit Application No. 64147.

- CARRIED UNANIMOUSLY.

The Council was advised that prior to the consideration of the rezoning application, Council should direct its attention to the particular development permit referred to by the Director of Planning & Civic Development and that Council should take action withholding the Development Permit as provided for in the Vancouver Charter.

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the Development Permit be withheld for 30 days.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

1. Downtown Area

An application was received from the Deputy Director of Planning and Civic Development to rezone all lands as defined in the map attached to the application signed by the Deputy Director of Planning and Civic Development and dated June 12, 1973.

cont'd.....

1. Downtown Area (cont'd.)

In detail, the amendment sought, is as follows:

"

(a) To amend the text of the Zoning and Development By-law No. 3575 to:

(i) amend the regulations of the (C-5), (CM-1) and (CM-2) Commercial District Schedules to control the bulk and density of buildings and reducing the permitted floor space ratio with certain discretions to the Technical Planning Board

(ii) amend Section 10, subsection 21, whereby roof signs would not be permitted in the C-5, CM-1 and CM-2 District Schedules and facia, wall, canopy and projecting signs, or the supports, in the C-5 District Schedule are restricted in the same manner as in the C-2, C-2A and C-3 Commerical District

(iii) delete the C-4 Commercial District Schedule and amend Section 9 of the said by-law by deleting the figures and words "(C-4)" or "(C-4) Commercial District", where they occur.

(b) To amend the boundaries of the C-5, CM-1 and CM-2 zoning District Schedules as shown attached to the application of June 12, 1973."

The application has been approved by the Technical Planning Board and by the Vancouver City Planning Commission. The Vancouver City Planning Commission in granting approval, passed the following resolution:

"

THAT the July 13, 1973 Report of the Department of Planning and Civic Development to amend the Zoning and Development By-law for the CM-1, CM-2, C-3, C-4 and C-5 Zones in the Downtown core, as an interim measure pending the final recommendations resulting from the review of the entire zoning by-law be endorsed and that in the event that this zoning by-law review be not completed in the time set by the Civic Development Committee of Council (December 1973) that this aforesaid interim measure be reviewed by the Department of Planning and Civic Development as to its effectiveness, etc. "

Also submitted to the meeting was a report of the Deputy Director of Planning and Civic Development dated August 2, 1973, which gave detail of the rationale for this application.

Mr. Campbell, Business Agent of the Sheet Metal Works' Association, Local 280, and representing Local 213, I.B.E.W., addressed the Council. He explained that he was speaking with respect to the prohibition of roof top signs.

Mr. Campbell noted that in 1970 Council adopted a By-law prohibiting roof top signs. In 1973 Council adopted the recommendations of the Standing Committee on Environment that the Director of Planning report back on sign control. On May 29, 1973, Council adopted the Board of Administration report of May 28, 1973, which approved an additional senior Planner to review sign control and to date, are not aware of the nature of his report. On July 27, 1973, a motion to amend the Sign By-law was introduced. Mr. Campbell stated concern

cont'd.....

1. Downtown Area (cont'd.)

with the haste at which the By-law was produced and that they were only notified within the last few days that there would be a Public Hearing, and therefore, would like more time to study the By-law to prepare a good case. A portion of the proposed by-law changes would declare the present roof top signs to be non-conforming and thereby allow Council to declare signs offensive and request their removal. Mr. Campbell asked that the people concerned directly with these by-laws, be given an ample opportunity to present their case.

The Deputy Director of Planning & Civic Development advised a Planner is working on the Sign By-law and it should be ready by the middle of 1974.

Mr. H.P. Bell-Irving, President of A.E. LePage Watern Limited, spoke to Council and advised that he supported the proposed rezoning in princple.

Mr. Bell-Irving brought to the attention of Council, the one block area on Georgia Street between Thurlow and Bute and suggested that instead of being re-zoned from CM-2 to CM-1, the zoning be left as CM-2 as all but the northeast corner of Bute and Georgia Streets were developed to CM-2 standards.

Mr. A.G. Oikawa, Vice-President & General Manager, Western Realesearch Corporation Limited, read to and filed with the Council a statement dated September 6, 1973.

Mr. Oikawa also spoke to the area on Georgia Street between Thurlow and Bute and therefore suggested that the CM-2 proposed zoning be extended to Bute Street and be bounded on the south by Alberni Street and on the north by the southern boundary of the M-2 Industrial Zoning on the waterfront.

Mr. Gerald Hamilton, Architect, spoke to Council representing himself and advised that he agreed in general with the proposed rezoning but pointed out that certain iniquities might result.

As an example, Mr. Hamilton used a proposed development for the Toronto-Dominion Bank at Davie & Burrard Streets pointing out that street widths had controlled building heights and that the proposed floor space ratio would be the basic criteria.

Mr. Hamilton also pointed out the question of the discretionary powers the proposed rezoning advanced to the Technical Planning Board and suggested that giving the Board discretion to allow floor space ratio's between 3.0 and 9.0 seemed excessive. Mr. Hamilton requested that some guidelines which would give architects criteria for floor space ratio allowance be developed.

Dr. Claus appearing on behalf of Neon Products Limited and the Illuminated Sign Manufacturers' Association spoke particularly in respect to the prohibition of roof top signs. He requested that their Company have more time to bring their presentation forward. At this time Mr. Claus passed around to the members of Council maps and models of roof top signs and commented that they did not create a cluttered effect. He advised that they have a rough draft of a code (guideline code).

He requested that a moratorium be declared so that a study session could be entertained.

The Mayor asked the Deputy Director of Planning & Civic Development how long part of an application could be left undealt with. He advised that there is no development permit on roof signs.

cont'd.....

1. Downtown Area (cont'd.)

Mr. W.J. McIntyre, representing the West End and Downtown Ratepayers' Association, spoke to the matter of the rezoning generally and suggested that Council was in need of a study which would indicate the economic effect of the rezoning. Mr. McIntyre referred to the "San Francisco Plan" which allowed higher buildings on the heights of land with decreasing building heights as development was established down the slope to the base. He also commented that there should be relationships developed between the waterfront proposals, the False Creek proposals and the West End proposals.

Mr. William Wilding, Architect, spoke to the Council and requested that consideration be given by Council to the question of how the densities in the proposed rezoning were arrived at and suggested that more discussion on the densities was needed.

Mr. Wilding also recommended the continued use of CD-1 zoning for unique sites and brought to Council's attention that under the proposed rezoning densities, a 9.0 would be allowed on one side of the street and 1.0 on the opposite.

Mr. Wilding also supported the development of guidelines so that architects could be more certain in designing developments.

Mr. D. Bodel, speaking on behalf of Dominion Construction Company Limited read and submitted a brief.

Mr. Bodel spoke particularly of the Dominion Construction Company's development known as the Bentall Centre on Burrard and Pender Streets and noted certain difficulties the Company would face.

The brief detailed requests of the Dominion Construction Company and closed with the following paragraph:

"In summary, we approve the overall reduction of the maximum floor space ratio from 12:1 to 9:1 but urgently appeal that the bylaw be amended so as to exclude from the calculation of building area the following:

- Service areas below grade for the use of occupants of the building providing that such areas do not exceed 10% of the total building area.

- Off-street parking and loading areas above grade which are for the use of occupants of the building.

- Areas above grade exclusively for the use of mechanical equipment."

The Mayor called for further interested speakers and there were no further presentations.

MOVED by Ald. Hardwick,
THAT further action on Subsection (ii) as shown on the agenda for today's meeting, which would amend Section 10, Subsection 21 of the Zoning and Development By-law, be deferred and that the Director of Planning & Civic Development report further on this proposal after consultation with the interested parties as soon as possible.

- CARRIED UNANIMOUSLY.

cont'd.....

At this point in the meeting, Council recessed at approximately 3:50 p.m. and reconvened with the same personnel present at approximately 4:05 p.m.

1. Downtown Area (cont'd.)

A letter from Paine and Associates, Architects, dated September 5, 1973, relating to the proposed rezoning was read to the Council.

MOVED by Ald. Hardwick,
THAT the letter be received.

- CARRIED UNANIMOUSLY.

The Council discussed the matter of the proposed rezoning and was advised by the Corporation Counsel that it would be appropriate to make certain amendments to the proposed By-law at this time and instruct that the proposed By-law as amended, be brought forward at a subsequent meeting of Council.

MOVED by Ald. Massey,
THAT the proposed draft By-law be amended so as to include in the CM-2 area that area bounded by Thurlow Street, Bute Street, Alberni Street and the lane north of Georgia Street.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the application be approved as amended and that the Corporation Counsel be instructed to bring in the appropriate amending By-law at the next meeting of Council.

- CARRIED UNANIMOUSLY.

2. An Application to Amend Section 12(1)(b) of the Zoning and Development By-law No. 3575

The Deputy Director of Planning and Civic Development submitted an application to amend the Zoning and Development By-law to provide for the following:

" In addition to all other provisions of this by-law there shall be provided in any development, one parking space of not less than 12 feet in width where off-street parking is required or provided for 50 to 200 vehicles and two of such spaces in excess of 200 vehicles. Such parking spaces shall be clearly marked as being for the use of persons with a physical disability only, and the location of the same shall be subject to the approval of the Director of Planning."

The application had been approved by the Technical Planning Board and the Vancouver City Planning Commission.

cont'd.....

2. An Application to Amend Section 12(1)(b) of the Zoning and Development By-law No. 3575 (cont'd.)

The Mayor called for interested parties to come forward and speak to the matter.

There were no speakers on this item.

MOVED by Ald. Linnell,
THAT the application be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee Rise and Report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

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The Special Council meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 451

The foregoing are Minutes of the Special Council meeting (Public Hearing) of September 6, 1973, adopted on September 11, 1973.

A. Phillips
MAYOR

D. N. Little
DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 18, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated September 11, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

1. Request for Grant Equal to Local Improvement Taxes: Vancouver College

At the meeting on August 28th, the Council deferred a report from the Director of Finance on a communication from the Vancouver College pending the hearing of a delegation as requested. The communication requests consideration for a grant equal to Local Improvement Taxes, specifically street lighting ($2,984) over ten years.

In this regard Mr. E. Sweeney addressed the Council and submitted a brief in support of the request of the College.

In the report of the Director of Finance it is advised local improvement taxes were levied against the property of the College in accordance with Charter provisions (Section 504 (1)).

It is pointed out further in the report that the City Council on August 14th, confirmed the policy of making grants based on demonstrated financial need rather than on the basis that an organization is required to pay the taxes.

MOVED by Ald. Hardwick,
THAT further consideration of the application for a grant be deferred pending receipt of information from the Vancouver College on the question of financial need.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. Building 14: Vanier Park

The Director of Planning and Civic Development, under date of September 10, 1973, submitted the following report:

"City Council on July 17, 1973 dealt with Building 14, Vanier Park and resolved as follows:

> "That the Director of Planning and Civic Development for report to Council within 60 days, solicit from the various parties concerned in the past, interest and terms involved, for use of this building in order that the Council may be able to give full consideration to the future disposition of Building 14."

The following organizations, and individuals, which in the past have shown interest in the retention of Building 14, have been notified of the above by letter.

1. Vancouver Historical Society:

   Reply attached - no direct interest but support application of Vancouver Museums & Planetarium and Community Music School of Greater Vancouver.

2. B.C. Science & Technology Museum:

   No reply to date.

3. B.C. Wildlife Federation:

   No reply to date.

4. Community Music School of Greater Vancouver:

   Reply attached - wish to use building for their use and the use of related groups.

5. Vancouver Museums & Planetarium Association:

   Reply attached - multiple use recommended - storage for Museum and by other organizations such as the Community Music School of Greater Vancouver.

6. Asian Art Society:

   Reply attached - not suitable for their needs.

7. Vancouver Board of Parks & Public Recreation:

   Reply attached - still wish that the building be demolished but would consider alternate uses.

In addition, a letter has been received from a local resident, Mrs. William Smith, 1311 Chestnut Street, which calls for the demolition of this building.

Items 9 and 10 of the lease between the City and the Federal Government states (in part) "that the demised premises will be used solely for public park, museum and recreational purposes and for these purposes only".

It appears from the replies which have been received that the only two organizations which have significant ambitions for the use of Building 14 are the Community Music School of Greater Vancouver and the Vancouver Museums and Planetarium Association. If the Community Music School can be considered a "recreational" use, both of the activities would be appropriate for Building 14 and come within the terms of the lease with the Federal Government.

The Parks Board has submitted a letter dated August 23, 1973 in which the following resolution is quoted:

> "That the Board advise City Council they reiterate their stand that Building 14 be demolished to make way for park development, however, if a new and exciting proposal backed up by financing comes along the Board would be willing to accept it provided the Board has an opportunity to consider the matter".

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building 14:
Vanier Park (cont'd)

The letter from Mrs. Smith refers to previous resolutions of the Parks Board wherein they requested that Building 14 be demolished upon completion of the St. Roch restoration.

It appears that there are various conflicting factors affecting the future of Building 14. The views of Mrs. Smith, who notes that she represents the neighbourhood, favour demolition which undoubtedly would make the area more attractive. On the other hand, the Community Music School and Museums & Planetarium Association (with support from the Vancouver Historical Society) make a case for the retention of the building as a much-needed facility.

It is suggested that Council should first of all determine whether they wish in principle to retain Building 14 or to demolish it and if the decision is in favour of retention, the following course of action might be pursued:

1. Confirmation can be sought that the Community Music School and/or the extension to the Museums & Planetarium come within the terms of the lease;

2. discussions are initiated with the two organizations to see whether they are able to share the facilities as suggested by the Museums & Planetarium Association, including what financial arrangements would be made by either or both the organizations for modifying the building and for the subsequent cost of maintaining and operating it.

It is suggested that under any circumstances there are two factors which should be very much to the fore in considering any future use of Building 14:

a) the reconstruction and alteration of the building should aim to minimize its bulk and make it as attractive as possible

b) the financial arrangements proposed should be absolutely clear-cut and firm so that the City will not be faced with unexpected or unbudgeted deficits."

The foregoing report is submitted for the consideration of Council."

Delegations were heard as follows:

(a) Community Music School
(Mrs. Wm. Armstrong)

In favour of retention and renovation for its purposes

(b) B.C. Antique Fire Apparatus Association
(Mr. I.D. Newby)

In favour of retention and renovation for its purposes and asking deferment of the matter to allow a further report to Council.

(c) Mrs. Wm. Smith representing residents of Kitsilano Point

Against retaining the building and filed a brief in support, including a petition. However, if demolition is not possible it might be that approval could be obtained in respect of an appropriate and suitable renovation program to the residents.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building 14:
Vanier Park (cont'd)

MOVED by Ald. Harcourt,
THAT the various submissions be received;

THAT the proposal of the Community Music School be referred to the parties in the area for consideration at a meeting of the various parties to be arranged by the Director of Planning and Civic Development, in the Museum/Planetarium complex, for report back to Council;

THAT in the meantime the Corporation Counsel confirm this proposed use as within the terms of the lease, and finally,

THAT the Park Board be requested to comment on the proposal of the Community Music School.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

2. Senior Citizens Highrise:
2229 Maple Street

At the meeting on September 11th the Council referred the whole matter of the proposed senior citizens highrise at 2229 Maple Street to this meeting for further consideration. The Council had before it a report setting out the details of the application of the Shalom Branch of the Royal Canadian Legion for the construction of a senior citizens' residence. Comments of the developer and of parties in opposition were presented to the Council at the last regular meeting, as well as a large petition in favour of the project from the Golden Age Club of Vancouver.

MOVED by Ald. Hardwick,
THAT the application of the Royal Canadian Legion with respect to this development be approved, subject to the satisfaction of the Technical Planning Board in consultation with the Design Panel, particularly in respect of those matters dealing with exterior design and public space, and subject to the regular City procedures.

- CARRIED

(Alderman Harcourt, Marzari, Massey and Rankin voted against the motion)

MOVED by Ald. Hardwick,
THAT the Director of Planning and Civic Development initiate the community planning processes for Kitsilano and report back to Council on the various steps and procedures in connection therewith.

- CARRIED UNANIMOUSLY

3. Board of Administration report
(Works and Utility Matters) September 7, 1973
Clauses 6 and 7

The Council considered clauses 6 and 7 of the Board of Administration report (Works and Utility matters), dated Sept. 7, which were deferred at the last regular meeting to this meeting and which are identified as follows:

Cl. 6: Improvement of Sight Distance on 33rd Avenue at Puget Drive
Cl. 7: Realignment of North Curb at 2nd Avenue and Columbia Street

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in the foregoing clauses be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

4. Design Procedure: Beautification

The Council further considered the recommendation of the Board of Administration contained in Board of Administration report (Building and Planning matters), dated September 7, 1973, respecting Design Procedure re beautification which was deferred at the last regular meeting.

MOVED by Ald. Bowers,
THAT the Board of Administration recommendation contained in this clause be approved.

- CARRIED UNANIMOUSLY

5. Police Planning & Research Section

At the last regular Council meeting Clause 10 of the Board of Administration report (Finance matters), dated September 7, 1973, was deferred for consideration at this meeting. After due consideration it was,

MOVED by Ald. Bowers,
THAT staff and functions of the Police Planning and Research Section be placed under the command of the Chief Constable, but at no additional cost.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the following proposal contained in the Chief Constable's communication of June 20, 1973, be referred to the Standing Committee on Finance and Administration for consideration and an interim report be furnished to Council:

- CARRIED UNANIMOUSLY

"THAT, effective September 1, 1973, the establishment of the Planning and Research Section be constituted as follows as the first phase of redevelopment:

PRESENT	PROPOSED
1 Staff Sergeant	1 Staff Sergeant
2 Systems Analysts II	2 Corporals
1 Computer Programmer II	1 Systems Analyst II
	1 Computer Programmer II (1/2 time)
	1 Clerk Steno 11

and that additional funds as required be provided for this purpose".

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 4:30 p.m., with the same members of the Council present.

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6. Parks Purchase Program

At the last regular meeting of Council, clause 8 of the Board of Administration report (Property matters), dated September 7, 1973, was deferred to this meeting. In the Board of Administration report it is stated the Park Board resolved that purchase of the property at 2155 West 36th Avenue next to Ravine Park, be approved from Park Site Purchase funds in order to add to Ravine Park. In the information furnished by the Park Board it is advised the property is offered for approximately $50,000.

cont'd....

UNFINISHED BUSINESS (cont'd)

Parks Purchase Program (cont'd)

In the Board of Administration report the Director of Finance comments this property is not on Table I or Table II of the Park Board Property Purchase Program.

MOVED by Ald. Volrich,
THAT the proposed purchase of this property be approved subject to:

(a) The Supervisor of Property and Insurance being satisfied with respect to the offered price of approximately $50,000 being reasonable,

(b) The Supervisor of Property and Insurance satisfactorily completing negotiations for the property;

(c) 1973 Parks Acquisition capital program available funds being used for the purchase.

- CARRIED

(Alderman Linnell voted against the motion)

7. Report of Standing Committee on Social Services, dated August 30, 1973

At the last regular meeting the Council deferred certain clauses in this report to this meeting. These clauses are identified as follows:

Cl. 1: Report of the Family Division Committee of the Family and Juvenile Court
Cl. 2: Grant Request: Vancouver Status of Women Council, Transition House
Cl. 5: Neighbourhood Information Centres
Cl. 7: Vancouver & District Public Housing Tenants Ass'n. report on Improving Recreation and Skill Development in Public Housing Projects

After considering the foregoing matters, the Council took action as follows:

Report of the Family Division Committee of the Family and Juvenile Court (Clause 1)

In considering this clause, the Council noted a report of the Board of Administration dated September 14, 1973, recommending as follows:

"THAT Council refer recommendations (b), (f) and, (after conclusion of the recommended discussions), (c) of the Social Services Committee to the Board of Administration for report back to the Committee and Council on organization and staffing, along with the report mentioned in connection with recommendation (a)".

MOVED by Ald. Rankin,
THAT parts (a), (b), (c) and (f) of this clause be referred to the Board of Administration for report back to the Standing Committee on Social Services for further consideration, and that Clauses (d), (e) and (g) in the report be approved;

FURTHER THAT the Provincial Court Administrator be authorized to employ a suitable person in the meantime until the matters referred by Council this day are resolved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Report of Standing Committee on Social Services, dated Aug. 30, 1973 (cont'd)

Grant Request: Vancouver Status of Women Council, Transition House (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Alderman Bowers voted against the motion)

Neighbourhood Information Centres (Clause 5)

MOVED by Ald. Rankin,
THAT the Committee's recommendations A. and B. contained in this clause be approved and recommendation C. be referred back to the Standing Committee on Social Services for further consideration.

- CARRIED UNANIMOUSLY

Vancouver & District Public Housing Tenants Association Report (Clause 7)

MOVED by Ald. Rankin,
THAT this clause of the Committee's report be received for information.
(For action on clauses 3, 4 & 6 see Council Minutes of September 11, 1973, page 22)

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Social Planning Department and Additional Staff Member re Downtown East Side

A letter was received from the Downtown Eastside Residents Association under date of September 5, 1973, proposing an alternative to the Council's recent action respecting hiring a Social Planner for the downtown east side area. It is proposed the funds which would be so expended be now offered to this Committee to be used in the various ways set out in their communication. In this regard the Council agreed to hear from the Association and the Chairman, Mr. Bruce Eriksen, was heard accordingly.

MOVED by Ald. Rankin.
THAT the Association be requested to prepare a budget on the basis of the matters set out in their communication and submit such budget to the Director of Social Planning for comments and further consideration by the Standing Committee on Social Services which, in due course, will report to Council.

- CARRIED UNANIMOUSLY

2. Columbia-Quebec Connector

A communication was received from the Chinese Cultural Centre under date of September 14, 1973, requesting further deferment of the matter of the Columbia-Quebec Connector as they are not prepared at this time to present their Cultural Centre complex plans which are related.

MOVED by Ald. Hardwick,
THAT the matter be deferred accordingly to a satisfactory delegation time to be arranged between the Chinese Cultural Centre and the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Community Ice Rinks

Under date of September 17, 1973, the Mayor reported as follows:

"It is a well known fact the City of Vancouver is far behind other municipalities in the provision of community ice rinks. The Provincial Government has recently announced a program in which they will pay one-third of the cost of facilities such as ice rinks. I think we should take advantage of this program to provide these much needed facilities which do not cost the taxpayers anything to run.

I recommend that we ask the voters to approve a Money Bylaw for $2,750,000 to provide five community ice rinks in the city. These could be built in the next two years as supplementary to the current Five Year Plan. There are four obvious locations - Britannia Community Services Centre,
Champlain Heights,
Langara (adjacent to City College)
and Point Grey.

Park Board officials agree with these locations. The fifth location needs further examination but should be provided for in the vote.

I also recommend that the Corporation Counsel and City Clerk be authorized to draft the wording for the ballot and submit it to Council for approval."

MOVED by Ald. Rankin,
THAT the recommendations of the Mayor as set out above be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
General Report, September 14, 1973

WORKS AND UTILITY MATTERS

1972-1973 L.I.P. Program:
Report #8

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

The Council considered this report which contains three clauses identified as follows:

Cl. 1: City Planning Commission:
Stenographic Assistance
Cl. 2: City Archivist - Seminar
Cl. 3: Canadian Red Cross Society:
Rental of Theatre Rehearsal Room

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of the Board of Administration report (Finance matters), dated September 14, 1973, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Canadian Red Cross Society
Rental of Theatre Rehearsal Room

MOVED by Ald. Bowers,
THAT, pursuant to request received from the Canadian Red Cross Society and outlined in Clause 3 of the Board of Administration report, approval be given to a grant to the Canadian Red Cross Society equal to the rental of the Queen Elizabeth Theatre rehearsal room for a blood donor clinic on October 4, 1973.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

PROPERTY MATTERS

The Council considered this report of the Board of Administration which contains three clauses identified as follows:

Cl. 1: Lease Renewal - 10 foot lane allowance abutting Lot E, Block 287, D.L. 526, situated 1875-95 West 7th Avenue
Cl. 2: City Owned Land: Subdivision N/W corner Smithe & Hamilton Streets
Cl. 3: Lease of Portion of Lot 33, D.L. 2937 and 206A, situated S/W corner of Main and Terminal Avenue

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Hardwick,
THAT this clause be referred back to the Supervisor of Property and Insurance for discussion with the Imperial Oil Limited on the basis of a year-to-year lease.

- CARRIED UNANIMOUSLY

C. DEPARTMENTAL REPORT, September 14, 1973

WORKS AND UTILITY MATTERS

Requested Closure of 23rd Avenue
West of Arbutus Street (Clause 1)

MOVED by Ald. Volrich,
THAT the following recommendation contained in the clause be deferred to allow an opportunity to the residents to present their views:

'that a permanent cul-de-sac be installed on 23rd Avenue west of Arbutus Street, with funds to be provided from Account #148/7916 - Miscellaneous Projects Unallocated".

- CARRIED

(Alderman Hardwick voted against the motion)

Local Improvement Procedure for
Lane Lighting Projects (Clause 2)

MOVED by Ald. Bowers,
THAT the City Engineer's recommendations (1), (3) and (4) contained in this clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Local Improvement Procedure for
Lane Lighting Projects (cont'd)

MOVED by Ald. Linnell,
THAT the City Engineer's recommendation (2) contained in this clause be approved.

- CARRIED

(Alderman Bowers voted against the motion)

BUILDING AND PLANNING MATTERS

Pacific Centre:
Block 42 - Landscape Plan

In considering this report of the Deputy Director of Planning and Civic Development the recommendations were noted and it was,

MOVED by Ald. Hardwick,
THAT before any further approvals are given to the Pacific Centre re Block 42, improvements be made to the roof planting between the tower, and improvements be made also to the Plaza, all to be to the satisfaction of the Director of Planning and Civic Development.

- CARRIED

(Alderman Massey voted against the motion)

MOVED by Ald. Massey,
THAT the following matters be referred to the Granville Mall Committee for consideration and report:

(a) Improvement of the Dunsmuir/Howe corner for pedestrians by provision of some canopy shelter

(b) Extension of the pedestrian canopy continuously around the Granville/Georgia corner of Block 42

(c) Lowering of the height of the pedestrian canopy at the North end of Granville Street

(d) Canopies along the Eaton development in Block 52.

- CARRIED UNANIMOUSLY

Black Tower: Block 42

The following is extracted from the Departmental Report:

"Also for the consideration of Council it is suggested that if Council has strong objection to the "black tower" element, external cladding for this third tower including the base section to be constructed at present, it should be of light coloured material to the satisfaction of the Director of Planning and Civic Development".

MOVED by Ald. Harcourt,
THAT the Council expresses strong objection to the 'black tower' element, external cladding for the proposed third tower in the Block 42 development and takes strong objection to any duplication of the Toronto Dominion 'black tower' concept.

- CARRIED UNANIMOUSLY

At this point Mr. Leithead, representing the Architects, advised the development is some distance removed and his principals are prepared to have the designers review the tower situation and consider several options. In this regard they are pleased to work with the Council.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS

Addendum to New Electrical Permit Fees

MOVED by Ald. Linnell,
THAT the recommendations of the Director of Permits and Licenses contained in this report be approved.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Finance & Administration, September 6, 1973

Council considered this report which contained two clauses.

Clause 1 - Boundary Road Widening - Cost Sharing

MOVED by Ald. Bowers,
THAT the Committee's recommendation contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Sidewalk Policy

MOVED by Ald. Bowers,
THAT the Committee's recommendation (a) be approved after being re-worded to read as follows:

"THAT, as a general policy, local residential sidewalks be installed by petition only."

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers,
THAT recommendation (b) reading as follows, be approved:

"THAT the City Engineer report on a system of owners sharing the cost of a sidewalk installed on one side of the street with the percentage of costs to be charged left to the discretion of the property owners (eg. 2/3 on one side and 1/3 on the other, or on a 50 - 50 basis, etc.)"

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Bowers,
THAT recommendation (c) reading as follows, be approved:

"THAT the City adopt a policy that reconstruction and replacement of existing sidewalks not be by Local Improvement, but be paid for by the citizens at large."

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers,
THAT the following recommendation of the Committee be approved:

"THAT the City Engineer, in consultation with the Director of Finance, report on the source of funds together with any ramifications as a result of these new policies."

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Performance Rating and Interviewing Skills Course: Supervisory Personnel

The Board of Administration submitted the following report under date of September 13, 1973:

"The Director of Personnel Services reports as follows:

'In 1971, a U.B.C. graduate student was employed to undertake preliminary development of a Performance Appraisal Program for supervisors and professional staff including systems and forms development. This summer, another graduate student was employed to complete the project begun earlier.

Following a comprehensive survey involving the supervisory groups of all civic departments, a performance rating form applicable to civic supervisors and professional personnel has been completed now, together with a system for introducing and maintaining up-to-date performance information on a continuing basis.

A program of this nature requires a very careful and knowledgeable introduction to the organization, particularly in terms of supervisor training in rating skills and, most important, in performance interviewing skills.

The graduate student who has been working on this project is terminating employment on October 30th, 1973. This makes it necessary to complete the training of approximately 350 affected supervisors during the month of October, 1973.

Investigations into suitable facilities and costs have been undertaken and it has been determined that the Queen Elizabeth Theatre Restaurant Banquet Room is available at very low costs and at the same time offering a reasonably suitable environment.

The Banquet Room may be used during the month of October with the exception of two days, which will result in the following costs:

Rental, Light Lunch, Coffee; Guaranteed 20 meals per day; 21 days	$1,680.00
Video-tape Re-play Equipment Rental (One Month)	400.00
Purchase of two 1-hour video tapes at $38.50 each	77.00
Printing, Hand-out material, and miscellaneous expenses	143.00
TOTAL	$2,300.00

Quoted prices from other locations for rental and food only ranged from $2,300 to $2,500.

The total of $2,300. represents a cost of $5.60 per trainee for a 1-day course which is considered most reasonable. The video-tapes are re-usable and will become City property on completion of the course.

There are no funds for this purpose in the Departmental Budget. The Comptroller of Accounts advises however that funds are available for this purpose from Contingency Reserve.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Performance Rating and Interviewing Skills Course: Supervisory Personnel (cont'd.)

I recommend that the Performance Rating and Interviewing Skills course for approximately 350 supervisory personnel at a cost of $2,300.00 be approved.'

Your Board RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved and provision be made for rental of an appropriate number of parking spaces.

- CARRIED UNANIMOUSLY.

F. Expropriation for Arbutus-Burrard Connector - 2131-2151 Burrard Street and 1830 West 5th Avenue

The Board of Administration submitted the following report under date of September 17, 1973:

'The Supervisor of Property and Insurance reports as follows:-

'City Council on July 17th, 1973 approved the acquisition of the above property, legally described as Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 and 15 Except right-of-way, all in Block 267, D.L. 526, for the sum of $700,000.00.

Following the usual City policy, the owners were presented with a statement showing the amount owing under the mortgage to The Huron and Erie Mortgage Corporation and the net amount payable to them after registration of the Deed of Land and Discharge of Mortgage.

The mortgage company in their agreement with the owners have a bonus clause which requires payment of $2,933.00, which represents a three months' interest bonus payable to the mortgagee under the provisions of the Canada Interest Act. The owners, although not refusing settlement with the City as agreed upon, are refusing to accept responsibility for this bonus payment.

If the property is formally expropriated, the mortgage company has indicated that it will have grounds to waive the bonus provision insofar as the formal act of expropriation provides the basis for the waiver.

This expropriation will in no way affect settlement agreed upon between the City and the owners and further will not affect the three main leases which will continue between the tenants and the City, as owner, after the City takes title to the property.

This problem has been discussed with the Corporation Counsel and he has agreed that under the circumstances the fee simple, and the interest of the mortgagee, should be expropriated.

RECOMMENDED that the Corporation Counsel be authorized to expropriate the above interests in the before described property in accordance with the resolution for that purpose submitted under "Motions".'

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Expropriation for Arbutus-Burrard Connector - 2131-2151 Burrard Street and 1830 West 5th Avenue (cont'd.)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

G. Report of Special Committee re October 24, 1973 Election - Issues to Electors

Alderman Volrich, on behalf of the Special Committee, submitted the following report dated September 14, 1973:

RE: ISSUES TO THE ELECTORS: OCTOBER 24, 1973

The City Council on August 28, 1973 and September 11, 1973, authorized certain issues be submitted to the electors on October 24, 1973, and authorized the Chairman of the Community Development Committee, the Corporation Counsel and the City Clerk to report to Council in respect of matters incidental thereto. Approval is requested therefore of the following:

A. Electoral Reform Ballot

Enclosed for Council's approval is proposed form of ballot and wording based on the Council's resolution of August 28, 1973, in respect of the electoral reform ballot for submission to the electors on October 24, 1973.

B. Polling Place Cards

There is a general resolution of Council that polling place cards be sent to all electors at annual elections, but there is no authority to do so in respect of other elections. It is felt the same practice should apply regardless of when elections are held.

C. Advertising

(i) There will be certain required advertising as a result of this election and certain other advertising advisable such as display advertising to give pre-election information but this budget does not provide for any special advertising or public relations costs.

(ii) In connection with any by-laws submitted, rather than advertising the entire by-law, it is proposed that a synopsis only be advertised as allowed by the Charter.

D. Budget

It is estimated the budget for this election will be $68,800 with an additional $7,300 if information pamphlets are forwarded to the electors.

E. General

The foregoing is based upon ballots being submitted to the electors in regard to the following:

(a) Electoral Reform
(b) Harbour Park Property (Stanley Park Entrance)
(c) Possible School Board Vacancy

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Report of Special Committee re October 24, 1973 Election - Issues to Electors (cont'd.)

If any other ballots are authorized, the budget must be altered accordingly.

The Council is requested to note that:

(a) Any information pamphlet will have to be in the hands of the City Clerk, in its completed form, by not later than the week of September 24, 1973.

(b) Any further ballots to be proposed, should be concluded with the actual wording and form, and be in the hands of the City Clerk for printing not later than the week of October 1, 1973.

RECOMMENDED that approval be given to all of the foregoing, including the sending out of an appropriate information pamphlet to the electors on the understanding that any additional ballots authorized by Council, will increase the budget accordingly and the understanding that all of the required funds will be charged to the Contingency Reserve Account as advised by the Director of Finance.

FURTHER that the City Clerk be instructed to take the necessary action to conduct the October 24, 1973, election.

Respectfully submitted,

Alderman Volrich
Corporation Counsel
Deputy City Clerk

MOVED by Ald. Volrich,
THAT the foregoing recommendations of the Special Committee be approved.

- CARRIED UNANIMOUSLY.

(Earlier in the proceedings, the Council authorized an additional ballot relating to Ice Rinks).

MOVED by Ald. Volrich,
THAT Mr. E. Fladell of the Social Planning Department, be authorized to prepare the required information pamphlet subject to the approval of the following members of Council:

Mayor Phillips
Alderman Linnell
Alderman Rankin
Alderman Volrich

- CARRIED UNANIMOUSLY.

H. Report of Special Committee: Voting by Hospital Patients

The following report of the Special Committee dated September 17, 1973, respecting Hospital Voting, was submitted by Alderman Volrich:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Report of Special Committee:
Voting by Hospital Patients (cont'd.)

Council on July 3, 1973 passed the following resolution:

"THAT further consideration of the By-law be deferred to allow consideration of amendments whereby nursing homes, rest homes and personal care homes would be included, as well as amendments on other appropriate aspects of the whole matter".

"THAT a Committee be appointed to report on the amendment feature after discussions with the Corporation Counsel and the City Clerk".

(The Mayor appointed Aldermen Volrich, Gibson and Linnell as members of the Committee)

In accordance with these instructions your Committee has held two regular and some informal discussions with the Corporation Counsel and the City Clerk and as a result, have had submitted the attached By-law.

The attached By-law, in summary, enacts the several recommendations of the Committee made to the staff and expands the previous hospital voting procedure to allow for the use of a mail ballot by all persons who are entitled to vote, who are in approved hospitals licensed by the Provincial Government and personal care homes licensed by the City of Vancouver.

Your Committee

RECOMMENDS the adoption of this By-law.

MOVED by Ald. Volrich,
THAT the foregoing report of the Special Committee be received and the By-law considered under "By-laws" later this day.

- CARRIED UNANIMOUSLY.

I. Harbour Park Developments Ltd.:
Assistance to the Law Department

The Corporation Counsel submitted the following report under date of September 17, 1973:

"On September 11, 1973, Council approved the Committee's recommendation to put a money by-law to the voters on October 24th to acquire all or part of the former Four Seasons site.

Because of a variety of legal ramifications the proposal envisages the City purchasing the shares in Harbour Park Developments Ltd. rather than the lands. Before this can be done, however, special legislation would be needed. Presuming this to be forthcoming, then the City becomes a shareholder in a private company assuming all the duties and obligations. In order that the land will end up as a park considerable research and analysis will be involved

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Harbour Park Developments Ltd.:
Assistance to the Law Department (cont'd.)

in the areas of both Income Tax and Corporate Law.

My Department is simply not equipped with either the research personnel or the written legal resource material to do what would be needed to consummate the transaction in this way. The City is not normally involved in either of these fields. In addition, time is of the essence. I believe it would be in the City's interests to obtain the advice of experts in this field, and I therefore recommend that I be authorized to retain the services of a legal firm or firms having specialized knowledge in the area to give such advice as may be needed."

MOVED by Ald. Hardwick,
THAT the recommendation of the Corporation Counsel contained in the foregoing report be approved and a report be furnished to Council as to costs.

- CARRIED UNANIMOUSLY.

J. Standing Committee on Community Development, September 6, 1973

The Council noted this report which contained four clauses, identified as follows:

Cl. 1: Review of Outstanding Matters
Cl. 2: Lands - Southwest Marine Drive and Angus Street
Cl. 3: Areas E and F - Champlain Heights
Cl. 4: Strathcona - Sites C and D

MOVED by Ald. Volrich,
THAT the aforementioned clauses 1 - 4 inclusive, be received for information.

- CARRIED UNANIMOUSLY.

K. Welfare & Rehabilitation Department:
Additional Temporary Staff for New Provincial Mincome Program - Age 60-64 Years

The Board of Administration submitted the following report under date of September 13, 1973:

The Director of Welfare and Rehabilitation reports as follows:

"The Department of Human Resources recently announced the new Provincial Mincome Program for persons age 60-64, effective October 1, 1973. The eligibility criteria for this new program are:

(i) Proof of age 60-64 years - birth certificate, baptismal certificate, etc.

(ii) No residence requirements except applicant must be a Canadian citizen or have Landed Immigrant status. Period of residence in British Columbia not applicable.

(iii) No asset limitation. Same as Old Age Security and Provincial Mincome for persons 65 years of age and over.

An applicant is entitled to have any amount of liquid assets (i.e. bonds, cash, property). In comparison, an applicant for Social Allowance cannot have liquid assets in excess of $500 - single and $1000 for a couple. Under the Handicapped Persons Income Assistance Program the assets ceiling is $2500 single and $5000 for a couple.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

K. Welfare & Rehabilitation Department:
Additional Temporary Staff for New
Provincial Mincome Program - Age 60-64 Years (cont'd.)

(iv) Earned and unearned income is totally deductible.

For example - An applicant with income from all sources, totalling $100 per month, would be entitled to receive:

Maximum monthly Mincome	$209.02
Less monthly income	100.00
Mincome payable	$109.02

For example - A couple, both age 60-64, with income from all sources totalling $100 per month, would be entitled to receive:

Maximum monthly Mincome	$418.04
Less monthly income	100.00
Mincome payable	$318.04

All applications for the new Provincial Mincome are to be handled through the local Welfare Offices which, in the case of the City of Vancouver, would be the offices of the Welfare and Rehabilitation Department.

On August 30, 1973, we received a call from the Department of Human Resources advising that the Province is prepared to pay 100% of salary costs of ten (10) temporary staff to implement this new program. On June 5, 1973, City Council approved the hiring of 10 temporary staff (9 Financial Aid Workers and 1 Clerk Typist II) for a period of two months to carry out.

on behalf of the Department of Human Resources, a review of all Handicapped Persons Income Assistance cases in the City of Vancouver. The review commenced on July 1, 1973, and was completed on August 31, 1973. A total of 1209 recipients were interviewed and new applications completed. Salary costs for these 10 temporary staff were 100% Provincial.

The Department of Human Resources requested that we continue to employ 10 temporary staff to the end of December 1973, with 100% salary costs to be met by the Province.

Due to the fact that our Department did not receive this request from the Province until the end of August, it was not possible to get a report in to Council to authorize the employment of this temporary staff. Because of the urgency in getting this new program underway, the Department continued to employ 6 of the 10 temporary staff that were with us prior to September 1, 1973.

Implications for Department

At September 1, 1973, there were 1410 single persons age 60-64 on Social Allowance who will qualify for the new Provincial Mincome Program effective October 1, 1973.

It is essential that we transfer these cases from Social Allowance to the new program as quickly as possible. To effect the transposition, an office or home visit will be required in all cases. This exercise will take at least two to three months.

Every Social Allowance recipient (singles) now receiving an average of $140.00 per month, will automatically go to $209.02 per month effective October 1, 1973. All applications for this new allowance up to December 31, 1973, are retroactive to October 1, 1973.

There is no Municipal cost sharing on the existing Provincial Mincome - 65 years and up, the existing Handicapped Persons Mincome and the new Provincial Mincome for age 60-64 group. As a result, there will be a reduction in Municipal Welfare costs.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

K. Welfare & Rehabilitation Department:
Additional Temporary Staff for New
Provincial Mincome Program - Age 60-64 Years (cont'd.)

Based on the existing 1410 Social Allowance cases (age 60-64) at $140.00 per month, the gross monthly expenditure is $197,400.00 x .0375 or $7,403.00. The annual saving to the City is approximately $88,836.00.

In addition, there may be some saving on new applicants for Provincial Mincome (age 60-64) who otherwise would receive Social Allowance. It is difficult to estimate this reduction because the number that come on Social Allowance at age 60 years almost approximates the number that go off Social Allowance on to Old Age Security at age 65.

With regard to staffing, it would appear at the moment that once we transpose the existing 1410 Social Allowance recipients on to the new program our existing staff should be able to handle future applicants for the new Provincial Mincome Program.

Should we find after two or three months experience that the number of applicants (age 60-64) is greater than the number that have been applying for Social Allowance, a report will be submitted to Council requesting additional permanent staff.

Staff Costs - September 1, 1973 to December 31, 1973.

1 Financial Aid Worker III (temporary) @ $943. per month, for 4 months	$ 3,772.00
8 Financial Aid Workers I (temporary) @ $685. per month, for 4 months	21,920.00
1 Clerk Typist II (temporary) @ $470. per month, for 4 months	1,880.00
Sub Total:	$ 27,572.00
10% Fringe Benefits	2,757.00
Car Allowance for 9 Financial Aid Workers for 4 months @ $30.00 per month (9 x $30 x 4)	1,080.00
Total:	$ 31,409.00

Provincial Cost - $31,409.00

Net Cost to City - Nil

This report has been reviewed with the Director of Personnel Services and he finds that the duties and responsibilities of the above ten temporary positions have been properly classified.

The Business Manager of the Vancouver Municipal and Regional Employees Union has reviewed this report and concurs with it, and has agreed to waive the regular waiting period.

Note: The Director of Welfare & Rehabilitation has received verbal agreement from the Department of Human Resources to pay 100% of salary costs. Written confirmation is forthcoming.

RECOMMENDATION

THAT Council authorize the hiring of ten temporary staff, as outlined above, for a period of four months on the understanding that total salary fringe benefits and transportation costs, estimated at $31,409.00, are recoverable from the Provincial Government."

Your Board

RECOMMENDS adoption of the foregoing Recommendation of the Director of Welfare and Rehabilitation.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald.Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE CASTING OF VOTES BY HOSPITAL PATIENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

cont'd.....

MOTIONS

1. Expropriations: Arbutus-Burrard Connector: 2131-2151 Burrard Street and 1830 West 15th Avenue

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,

WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land more particularly described as Lots Seven (7), Eight (8), Nine (9), South forty (40) feet of Lot Ten (10), Lot "A" (Explanatory Plan 5233), Lots Fourteen (14) and Fifteen (15), except that portion of each of said lots shown and described as the right-of-way of the Vancouver and Lulu Island Railway Company on Plan and Description contained in Absolute Fees Parcels Book, Volume 14, Folio 799, No. 16187-C, in Block Two Hundred and Sixty-seven (267), District Lot Five Hundred and twenty-six (526), Group One (1), New Westminster District, Plan No. 590, in the City of Vancouver, Province of British Columbia, pursuant to its powers under Section 291(a) of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY.

NOTICE OF MOTION

Public Officials Disclosure Act

Alderman Volrich submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Volrich,
THAT WHEREAS the Provincial Government introduced Bill 132, the Public Officials Disclosure Act, at the 1973 Spring Session of the Legislature but withdrew the Bill at second reading;

AND WHEREAS the proposed legislation has caused much concern among many elected officials at the municipal and regional levels;

AND WHEREAS the principle of requiring elected officials to disclose any financial and property interests which may affect their actions and decisions while in public office is accepted as a valid principle and desirable objective;

AND WHEREAS it is noted that the Municipal Act and Vancouver Charter presently contain certain provisions for disqualification of candidates and officials for public office if they have any direct or indirect interest in any contract or services connected with their City or Municipality;

cont'd.....

NOTICE OF MOTION (cont'd.)

Public Officials Disclosure Act (cont'd.)

AND WHEREAS the legislation as originally introduced would in some respects mitigate against many persons whose sole aim in standing for public office is to be of public service;

THEREFORE BE IT RESOLVED THAT the Provincial Government be urged to take into consideration the following matters in its reconsideration of the proposed legislation:

(1) While the principle of public disclosure is accepted, it should not be made unworkable or impractical from the standpoint of many individuals who wish to offer themselves for elected office in their communities;

(2) There should be full disclosure of the candidate's assets;

(3) The disclosure should include the assets of the spouse and family;

(4) The Statement of Disclosure should be filed with the Attorney-General;

(5) The information contained in the Statement, or that part of the information which may be requested, should be disclosed only in circumstances where just and reasonable cause is shown for the disclosure of the information to any individual;

(6) The candidate or official affected should be advised of the identity of the person making the request;

(7) The words "adviser or consultant" should be omitted from the definition of persons required to make disclosure.

(Notice)

ENQUIRIES AND OTHER MATTERS

Mayor Phillips - Granville Mall

advised there is a Report Reference being given to Council next week in respect of the Granville Mall proposal and it is proposed to show films in this regard commencing at 7:30 p.m.

The Mayor enquired if the Council agreed. Agreement was given accordingly.

Alderman Hardwick - Planning Commission Panel

invited members of Council to attend a Planning Commission Panel meeting September 24, 1973, which will also include a meeting of the False Creek Committee,when matters pertaining to housing and open space in False Creek will be discussed. The meeting will take place in the No. 1 Committee Room commencing at noon.

ENQUIRIES AND OTHER MATTERS (cont'd.)

Alderman Harcourt - U.B.C.M. — extended congratulations to Aldermen Volrich and Rankin who were recently elected Directors of the U.B.C.M.

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The Council adjourned at approximately 5:50 p.m.

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The foregoing are Minutes of the Regular Council meeting of September 18, 1973, adopted on September 25, 1973.

A. Phillips
MAYOR

DEPUTY CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. 1972-1973 L.I.P. Program - Report #8

The City Engineer reports as follows:

"On May 29, 1973, Council approved additional funding of $61,509 for the extension of seventeen L.I.P. projects. The Department of Manpower & Immigration subsequently approved ten of these submissions, thereby reducing the additional funding required to $33,773.

The updated estimates for these ten projects are:

		Federal	City	Total	City's Share of Extension
Library		(Total Project - 12 Months)			(6 Months)
X-1190	Library Accessibility	$ 32,374	$ 8,793	$ 41,167	$ 4,421
Parks & Public Recreation					
X-1183	F.I.N.D.	175,266	4,929	180,195	93
X-1184	Artisan	44,489	392	44,881	392
X-1186	Teletype	95,508	818	96,326	818
Provincial Courts					
X-1253	D.A.R.E.	74,786	2,130	76,916	1,163
Social Planning					
X-1172	Communications Centre	64,116	15,427	79,543	15,427
X-1191	Arts & Music	179,287	1,365	180,652	1,365
X-1193	Peoples Aides	50,848	-	50,848	-
Welfare					
X-1199	Home Visits Program	42,319	18,450	60,769	9,648
X-1318	Maxi Nutrition-Mini Budget	26,582	446	27,028	446
		$785,575	$ 52,750	$838,325	$ 33,773
Completed Projects		$550,016	$325,662	$875,678	
Total Program		$1,335,591	$378,412	$1,714,003	

I recommend that Council approve the extensions of 1972-1973 L.I.P. projects approved by the Federal Government and that the surplus funds be returned to Contingency Reserve".

Your Board RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 560

FINANCE MATTERS

RECOMMENDATION

1. City Planning Commission - Stenographic Assistance

The Board of Administration reports as follows:

"City Council at its meeting of March 13, 1973, adopted a recommendation establishing a position of Clerk-Stenographer II on a temporary basis for six months ending September 30, 1973.

The temporary position was established at the request of the Executive Co-ordinator of the Vancouver City Planning Commission to provide relief for the Clerk-Stenographer III, then the sole stenographer assisting the Commission.

At the time the additional temporary Clerk-Stenographer II position was established, it was agreed that arrangements would be made with the Court Administrator for the use of a recording machine on a trial basis to assist with taking verbatim minutes of smaller meetings. This was done, but due to the type of meetings held, the transcription of recording became quite difficult and such an arrangement for the recording of minutes was not considered satisfactory. It was also agreed to use an electric typewriter equipped with magnetic tape as an aid in drafting and preparing final copies of reports and minutes. Due to the many changes required after typing the first draft of reports, it was found that such a typewriter did not provide the expected assistance.

The volume of work required by the Commission is still heavy, as indicated by the results of a work study carried out by the Clerk-Stenographer III and the temporary Clerk-Stenographer II during the 10 working days ending August 17, 1973. A summary of the results are shown below:

Recorded Work during 10 working days ending August 17, 1973	Total Time in Minutes	%
Attending Meetings	690	9
Transcribing Minutes	1,605	21
Other Typing	2,060	27
Duplicating	600	8
Office Admin.	605	8
Telephoning	515	7
Filing	450	6
Other Duties	1,080	14
Total:	7,605	100

Number of lines typed in period - 6,344

Number of lines typed per hour - 104

It is noted that 48% of the combined work time of the two Clerk-Stenographers was spent in typing, equivalent to almost the full working time of one stenographer.

cont'd ....

Clause No. 1 (cont'd)

The details shown above clearly indicate that at the present volume of work, the City Planning Commission requires the services of the 2 Clerk-Stenographers on a permanent basis. It is therefore recommended that the Clerk-Stenographer II position be made permanent and that the position be added to the establishment of the Planning & Civic Development Department.

The Director of Personnel Services has reviewed the duties and responsibilities of the position and finds that they fall in Class Specification #009, Clerk-Stenographer II ($489-574). The Director of Personnel Services recommends that the position be so classified.

This has been discussed with the Director of Planning & Civic Development and the Business Manager of the Vancouver Municipal and Regional Employees' Union, both of whom concur herein.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Permanent Position	Clerk-Stenographer II Pay Grade 10 ($489-574)	When approved

ESTIMATE OF COSTS

	1973	Maximum Annual
1 Clerk Steno II @ $489 p.m.		
3 months ending Dec.31/73	$1,467	$6,888
Fringe benefits 12½%	183	861
	$1,650	
1 Electric Typewriter	450	
	$2,100	$7,749

NOTE:

The Comptroller of Accounts reports that sufficient funds are available for 1973 in the Planning & Civic Development Department budget. Therefore, no additional funds are required.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

1. A position of Clerk-Stenographer II, Pay Grade 10 ($489-574) be established on a permanent basis, effective when approved, in accordance with the recommendations of the Director of Personnel Services.

2. One electric typewriter be purchased at an estimated cost of $450. (A Desk and Chair are already available, the typewriter in use is rented).

3. The funds for the balance of 1973 be provided from funds available in the Planning & Civic Development departmental budget.

2. City Archivist - Seminar

The Deputy City Clerk reports as follows:

"Mr. Ogden, the City Archivist, advises he has been invited to the B.C. Museums Association to attend and chair two sessions of a seminar on archival matters at Fort Steele, B. C. on the 27th and 28th of September. The purpose of these two seminars is to establish liaison with an established archival body, especially in the lower mainland, to provide a limited amount of training during the seminar and to provide a contact point with the professional archival world for local museums and archival institutions throughout the province. The B.C. Museums Association will pay expenses but leave of absence with pay for the 27th and 28th is requested.

As this would give the archivist an excellent opportunity in providing leadership and making valuable contacts within the province, I recommend approval of leave of absence as indicated."

Your Board RECOMMENDS that the foregoing recommendation of the Deputy City Clerk be approved.

CONSIDERATION

3. Canadian Red Cross Society - Rental of Theatre Rehearsal Room

The City Clerk reports as follows:

"A letter has been received in this office from the Canadian Red Cross Society requesting a grant to cover the rental of the Queen Elizabeth Theatre rehearsal room for a Blood Donor Clinic on October 4, 1973. They advise that the Vancouver Vocational Institute has agreed to sponsor another Blood Donor Clinic on Thursday, October 4, 1973. As space at the Institute is non-existing, they have been advised by Mr. I.H. Dobbin, Manager, Queen Elizabeth Theatre, that the rehearsal room will be made available for their use on the above mentioned date.

Council has dealt with similar requests in the past as follows:

Feb. 27/73	Canadian Red Cross	Rental of Theatre Rehearsal room	approved
Sept. 22/72	Canadian Red Cross	Rental of Theatre Rehearsal room	approved
Mar. 24/72	Canadian Red Cross	Rental of Theatre Rehearsal room	approved"

Your Board submits the above report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 560-1

PROPERTY MATTERS

A-9

RECOMMENDATION

1. Lease Renewal - 10 foot lane allowance abutting Lot E, Block 287, D.L. 526, Situated 1875-95 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:

"A ten foot unopened lane allowance abutting Lot E, Block 287, D.L. 526, has been leased to the owners of the subject property since 1963 for access and off-street parking to their apartment development. The current five-year lease expired on May 31, 1973, and the new owners have applied for a further five-year lease renewal.

The City Engineer has advised that a five-year lease subject to the same conditions as the previous agreement would be in order. The Supervisor of Property and Insurance has reviewed the current rental and recommends an increase from $252.00 per annum to $325.00 per annum. This is considered fair market rental for the area, taking into account it's use and restrictions. The lessee has indicated his approval of the rental increase.

RECOMMENDED that the subject lease be renewed for a further five-year period, commencing June 1, 1973, at a rental of $325.00 per annum, subject to the same conditions as in the previous agreemnt. Lease to be in the name of Mr. J. E. Potter."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. City Owned Land: Subdivision
N/W corner Smithe & Hamilton Streets

The Supervisor of Property and Insurance reports as follows:-

"In 1971 the City acquired Lots 20 and 21, Block 66, District Lot 541, situated at the North-west corner of Smithe and Hamilton Streets, for a new fire hall. The Engineering Department has prepared a plan of subdivision consolidating the two lots to form one site, and in order to permit plans for the construction of the fire hall to proceed, it is

RECOMMENDED:

that the Mayor and the City Clerk, or their deputies, be authorized to sign the plan of subdivision on behalf of the City of Vancouver, and that the plan be deposited in the Land Registry Office."

Your Board

Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

3. Lease of Portion of Lot 33, D.L. 2937 & 206A
Situated S/W corner of Main & Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"The above City property, as shown on Plan LE 837, was leased to Imperial Oil Limited, for 15 years in 1953 and the Company developed the property with a gasoline filling station and garage.

The lease expired January 31st, 1968, and the tenant remained on a month-to-month basis, pending a decision regarding the future of the site, as same is located adjacent to the Columbia-Quebec Connector.

In May, 1968, Council approved the lease of the property to Imperial Oil on a year-to-year basis, effective June 1st, 1968, at a rental of $8,530.00 per annum plus taxes as if levied. This rental was based on the market value of land plus the value of the buildings which had reverted to the City.

The gas station is now in only fair condition and Imperial Oil wish to demolish the buildings and construct a new facility, if they can obtain a lease term long enough to amortise the cost of a new station.

The Director of Planning & Civic Development recommends that a five-year lease be granted with options to renew for two further five-year periods, subject to the City having the right to cancel the lease on six months notice during the last five-year period, should the property be required for civic purposes.

Negotiations with Imperial Oil Limited have been carried out and, subject to City Council approval, agreement has been reached as follows:-

(a) A new lease to commence April 1st, 1974, or the date the new facility is in operation, whichever is the earlier.

(b) Term to be five years with an option to renew for two further five-year periods, with a 6-months option to cancel during the last 5-year term.

(c) The rental to be $1,500.00 per month during the first five years plus all taxes as if levied; $1,666.67 per month plus all taxes as if levied, during the second five-year period. The rental for the third five-year period or any portion thereof to be market rental value of land, buildings, fixtures and all improvements excluding the Company trade-marks or signs.

(d) All improvements and fixtures excepting trade-marks and signs of the Company to become the property of the City on the expiration of the second five-year period.

(e) The tenant to insure the building against fire in an amount equal to the replacement cost. Policy to be made payable to the City and Imperial Oil as their interest may appear. Tenant to carry Public Liability Insurance in an amount satisfactory to Corporation Counsel.

cont'd.....

Clause #3 continued:

(f) The City have the right to require the lessee to properly remove all underground tanks at the tenants' expense within 60 days of the last day of occupation.

(g) The area of the site to be reduced from 54,492 sq. ft. to 33,412 sq. ft. fronting on the West Side of Main Street at Terminal Avenue. (Shown as Parcel A on attached plan) The City agrees not to lease the portion of land surrendered by Imperial Oil Company to a competitive petroleum company while Imperial Oil is in occupation of Parcel A.

It is RECOMMENDED,

That a new lease be entered into on the foregoing basis subject to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance."

Your Board

RECOMMENDS that the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 561

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Requested Closure of 23rd Avenue, West of Arbutus Street

The City Engineer reports as follows:

"In a letter dated February 1st, 1973, Mr. W. J. Sim of 2375 West 23rd Avenue requested that 23rd Avenue be closed to traffic west of Arbutus Street, because of the volume of through traffic short-cutting through the residential area on 23rd Avenue.

Traffic Pattern on 23rd Avenue

23rd Avenue does form an attractive short cut for westbound traffic on King Edward west of Arbutus, since it avoids the 'dog's leg' on King Edward and has relatively few cross-streets. (See attached sketch.)

Checks showed that during the morning and evening rush hours, slightly more than 100 cars were entering 23rd Avenue (westbound) west of Arbutus, and of those about 60 continued through to turn north at Macdonald Street (next north/south arterial) while 20 turned north at Valley Drive, which also provides an attractive through routing to 16th Avenue. Therefore, 75% of the westbound traffic past Mr. Sim's house during the morning and afternoon rush periods was through, rather than local traffic, which should desirably be using arterial streets.

Temporary barricades were installed across 23rd Avenue in the short block immediately west of King Edward (which is one way westbound) in May to determine the effect of a closure. Westbound traffic volumes were then found to have dropped to approximately half of their previous level.

Since it was felt that a settling down period was required before traffic patterns stabilized, the barricades were left in place, and further checks were taken in July. These checks showed that the westbound traffic volumes are still 50% to 60% of their level before the barricades were installed.

Residents' Reaction to a Closure

The most logical location for a barrier to discourage through traffic on 23rd Avenue is in the short one way section between King Edward and Yew Street. On the south side of 23rd Avenue in this block is a large grass boulevard separating 23rd from King Edward, and there are eight residences on the north side. These residents were shown a number of alternative cul-de-sac arrangements that would provide for local access and on-street parking in front of their homes.

The three easterly properties front on King Edward and would not be affected by a closure of 23rd. Of the five remaining properties, two are not opposed to a closure, while the three residences in the middle of the block (which would be most directly affected by a cul-de-sac arrangement) have stated their strong objections to a closure in letters to the Engineering Department on the basis that access to the front of their properties during periods of snow and ice would be denied because of the 8% grade on 23rd Avenue.

The residents on 23rd Avenue west of this block appear to continue to favour the closure. A letter was received from Mr. Sim subsequent to the installation of the temporary barricade, noting that the residents feel that the closure has been successful. This letter was signed by 31 people representing approximately 40% of the properties on 23rd Avenue between Yew Street and Trafalgar Street.

cont'd.....

Clause #1 continued:

Summary

The five block section of 23rd Avenue from Arbutus to Macdonald has been carrying undesirable through traffic, which should be using arterial streets. While not exceptionally high, this traffic volume can be reduced in half by closing 23rd Avenue west of Arbutus, at an estimated cost of $3,200. The only opposition we have received to such a closure is from the three properties most directly affected by it. Although these properties would still have local access and on-street parking, they are concerned about their access during periods of snow. These properties all have access from the lane north of 23rd Avenue which, although it too has an approximate 10% grade, can be entered from either end.

In view of the above, it is RECOMMENDED that a permanent cul-de-sac be installed on 23rd Avenue west of Arbutus Street, with funds to be provided from Account #148/7916 - Miscellaneous Projects Unallocated.

Because of the objections to this proposal from 3 of the 5 properties fronting on the affected block, Council may wish to lay this matter over to allow residents to present their views on the matter."

RECOMMENDATION & CONSIDERATION

2. Local Improvement Procedure for Lane Lighting Projects

The City Engineer reports as follows:

"On August 28, 1973, after considering the report of the City Engineer on the 'Policy for Lighting Lanes', Vancouver City Council requested a further report on the application of the Local Improvement Procedure for lane lighting projects and a means of dealing with high priority areas.

A. Local Improvement Procedure

If a portion of the costs for lane lighting installed on the existing wooden poles is to be charged against the abutting property owners, it will be necessary to amend the Local Improvement Procedure By-law.

The By-law provides that for standard street lighting projects, the City pays all maintenance and energy costs and contributes the following portions of the installation costs:-

(a) 15% of all installation costs
(b) all costs for exempt and non-assessable property such as schools and parks
(c) all costs for relief allowed on parcels of abnormal shape or location and on flankage parcels
(d) all costs for lighting in excess of the local need and for the removal of trees

The principle difference with the lane lighting projects, as proposed, is that no poles or underground wiring will be installed. The B.C. Hydro will be charging a continuing 'contact' fee which is at present 35¢/month/light for use of their poles. The cost of providing the poles for street lighting is part of the installation cost which is shared by the owners; however, it is not practical to charge this contact fee to the property owners each year over the life of the improvement.

It is proposed that the costs for lane lighting should be shared on the same basis as for street lighting except that the 15% paid for street lighting should not be paid for lane lighting projects. This 15% would partially offset the cost of the 'contact' fee which has a capitalized cost of approximately $50 or 30% of the installation costs.

cont'd.....

Clause #2 continued:

The property owner's rate for lane lighting over a repayment period of 10 years will be approximately 7¢/foot/year for residential property and 14¢/foot/year for commercial and multiple dwelling property. It is estimated that the annual operating costs will be equal to the property owner's rate.

B. Priority Areas

If the Local Improvement Procedure By-law is amended, lane lighting projects may be advanced on priority lanes on the Initiative Principle and on the non-priority lanes on the Petition Principle. Each year a list of priority lanes can be prepared in consultation with the Chief Constable for the approval of City Council before the Local Improvement Procedures are started.

The Vancouver Charter now provides that City Council may proceed with certain local improvements on 'Special Grounds', even though a project has been defeated, when two-thirds of the members of Council declare that the project is necessary in the public interest. It will be necessary to amend the Vancouver Charter to obtain this power for lane lighting projects.

If lane lighting is to be provided under the Local Improvement method, I RECOMMEND that:

(1) the Local Improvement Procedure By-law be amended:-

(a) to include Lane Lighting Projects as local improvements in those lanes where the lights are attached to wooden poles;
(b) to provide for assessing the cost of lane lighting on the same basis as street lighting except that the 15% not be contributed toward Lane Lighting Projects.

A By-law to give effect to this recommendation is submitted under "By-laws".

(2) application be made to amend the Vancouver Charter to give the Vancouver City Council power to proceed with lane lighting projects on 'Special Grounds';

(3) Local Improvement Projects for lane lighting be advanced on the Initiatve Principle for the following lanes:-

(a) L/E and L/W Granville Street between Robson and Drake Streets
(b) L/N and L/S Robson Street between Burrard and Denman Streets
(c) L/N and L/S Davie Street between Burrard and Denman Streets
(d) L/W Main Street from Keefer to Union Streets
(e) All lanes in area bounded by Main, Alexander, Gore and Union Streets.

To limit the number of property owners involved in each project, the projects will be divided into sections less than 1/2 mile in length.

(4) owners desiring lighting in 'non priority' lanes be requested to circulate Local Improvement Petitions.

FOR COUNCIL ACTION SEE PAGE(S) 561-2

BUILDING & PLANNING MATTERS

RECOMMENDATION AND CONSIDERATION

1. Pacific Centre:
   Block 42 - Landscape Plan

The Deputy Director of Planning and Civic Development reports as follows:

"On September 26, 1972 City Council considered a report by the Board of Administration dated September 26, 1972 regarding Block 42 development and resolved in part:

That City Council approve:

1. The scheme as generally identified by Plans No. Sk 163-4 and SK 209-213 received by the Planning Department on September 19, 1972 and Plans No. AP 108-112 received by the Planning Department August 30, 1972, subject to the following conditions:

   (a) A canopy satisfactory to City Council be provided along Granville Street;

   (b) Details of landscaping of the plaza and the roofs of the lower structure to be submitted for Council's approval.

On December 19, 1972 City Council approved plans for the canopy to be provided along Granville Street.

Pacific Centre Limited has now submitted a set of landscape drawings in accordance with condition 1(b) stated in Council's resolution of September 26, 1972.

These plans show a multilevel hotel garden on the north west protion of the lower base structure of the development with planters, waterfall and reflecting pools and a swimming pool for hotel guests. Alternate light and dark coloured gravel will be used to pave various roof surfaces. Some Plantings are to be located between major tower-elements. However the amount of planting and its relation to the size of the roof spaces cannot be considered satisfactory. The plaza at the south west corner of the block contains a reflecting pool with pool side benches, and an outdoor stage platform. An illuminated column forms a sculptured element near the entrance to the mall. A canopy shelter is also provided along Georgia Street for people waiting for vehicular transportation. Potted trees will provide some shade and greenery to the plaza.

Improvement to the present Block 52 plaza is also proposed by the addition of a 70 foot long reflecting pool with cascading water alongside Granville Street and a 50 foot high sculpture as a focal point for the plaza.

Design Panel on their meeting of July 30, 1973 considered the submitted drawings. Although they do not particularly favour the scheme of development and were not impressed by the design of the plazas, they feel that some of their previous criticisms have been met and pedestrian amenities improved. They do consider further improvements could be made and give the following recommendations:

1. THAT the Dunsmuir/Howe corner be improved for pedestrians by the provision of some canopy shelter.

2. THAT the pedestrian canopy be extended continuously around the Granville/Georgia corner of Block 42.

3. THAT some consideration be given to lowering the height of the pedestrian canopy at the north end of Granville Street.

cont'd....

Clause #1 continued:

As this development including the canopy design has been approved by the previous Council and some modification has been made since the approval (example: the elimination of the third tower element) Council may wish to take another closer look at the whole design.

Council should also be aware that although the third tower on the north east corner of the block - previously proposed by a B.C.Telephone Tower will not be built at present, two lower floors and support base for the tower are to be constructed. The external cladding on these two floors as indicated on the plans submitted, will be of the same dark coloured material - spandrelite and bronze glass used for the present Toronto - Dominion Tower in Block 52 and the I.B.M. Tower under construction in Block 42. Since the previous Council has strongly objected to the "black" Toronto-Dominion Tower, Pacific Centre Limited had decided on light coloured mirror glass for the proposed B.C. Telephone Tower. They have now reverted back to the dark spandrelite and bronze glass. This third tower, if it is to be of the same height as previously proposed for the B.C. Tel tower, will be even taller than the present Toronto Dominion Tower and should Council have any objection to the colour of this third tower, such objection should be conveyed to the developer before the tower base is built.

In summary, therefore, the Director of Planning and Civic Development recommends, that, before any further approvals are given to the Pacific Centre:

1. Improvements should be made to the roof planting between the tower to the satisfaction of the Director of Planning and Civic Development

2. Consideration should be given by Council to the recommendations of the Civic Design Panel:

    1. THAT the Dunsmuir/Howe corner be improved for pedestrians by the provision of some canopy shelter.

    2. THAT the pedestrian canopy be extended continuously around the Granville/Georgia corner of Block 42.

    3. THAT some consideration be given to lowering the height of the pedestrian canopy at the north end of Granville Street.

Also for the consideration of Council it is suggested that if Council has strong objection to the "black tower" element, external cladding for this third tower including the base section to be constructed at present, it should be of light coloured material to the satisfaction of the Director of Planning and Civic Development."

FOR COUNCIL ACTION SEE PAGE(S) 562

FINANCE MATTERS

RECOMMENDATION

1. Addendum to New Electrical Permit Fees

The Director of Permits and Licenses reports as follows:

"Council on July 3, 1973 approved a report dated June 25, 1973 which recommended that Plumbing, Gas and Electrical Permit Fees be increased effective September 1, 1973.

Two sections of Electrical By-law # 3417 which establish payment of fees were inadvertently overlooked in the above report.

The Director of Permits and Licenses therefore RECOMMENDS that Electrical By-law # 3417 be amended as follows:

(1) the fee for survey inspections in Section 9(4) be changed from $4.00 to $6.00;

(2) the annual rate for aerial communication wires over City property in Section 32(6) be changed from 30¢ to 40¢ per foot;

(3) the Corporation Counsel be instructed to prepare the necessary amendments to the Electrical By-law;

(4) the proposed changes to be effective upon the final passing of the By-law."

The Deputy Director of Finance concurs in the above recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 563

D

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

SEPTEMBER 6, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, September 6, 1973, at 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: R. Henry

The Minutes of the Standing Committee of Finance and Administration, dated August 16, 1973 were adopted.

RECOMMENDATION

1. Boundary Road Widening - Cost Sharing

In 1971 a report was submitted to Council on the advantages of Vancouver and Burnaby agreeing to a cost sharing arrangement for the widening of Boundary Road from 29th Avenue South to the Fraser River. The Board of Administration was instructed to negotiate with Burnaby for completion of a cost sharing agreement and formal dedication of City lands in the south-east sector were to be withheld until a cost sharing formula had been agreed upon.

The Committee considered a report on the subject dated August 15, 1973, and instead of considering the matter in detail;

RECOMMENDED:

THAT the negotiations continue with Burnaby at the political level, and that the Mayor arrange to appoint a Joint Committee in an effort to resolve certain policy matters, prior to any cost sharing arrangements.

(A copy of the confidential report is on file in the City Clerk's Office.)

2. Sidewalk Policy

City Council, on July 31, 1973, when considering a report of the Engineering Department, dated July 27, 1973, referred Part B of the report, relating to sidewalks on residential streets, to the Committee. The Committee, in consultation with the City Engineer was requested to look at new methods of cost sharing of local improvement sidewalks on residential streets. Persuant thereto, the Committee had this day for consideration, a report from the City Engineer dated August 23, 1973 which showed the present cost sharing arrangements and details for alternative arrangements suggested in Part B of the July 27, 1973 report.

Sidewalk Policy con't

The Committee was of the opinion that sidewalks should not be forced on property owners, as many people prefer existing facilities.

The Committee also discussed the Engineering Program for upgrading and repairing existing sidewalks. The Deputy City Engineer expressed concern that this program was inadequate and the condition of sidewalks was deteriorating. This was mainly because of cutbacks in the budget. The present budget for upgrading sidewalks is $200,000 a year, and it was estimated that from $700,000 - $750,000 per year would be required to replace deteriorated sidewalks in a reasonable length of time.

Discussion ensued with respect to cost sharing arrangements whenever a sidewalk is installed on one side of the street. It was thought that property owners should have a choice of cost sharing formulae, ie. 2/3 - 1/3, 50 - 50, or one side pays the total cost, etc.

After giving further consideration of all matters relating to the City Sidewalk Policy, the Committee,

RECOMMENDS:

(a) THAT local residential sidewalks be installed by petition only.

(b) THAT the City Engineer report on a system of owners sharing the cost of a sidewalk installed on one side of the street with the percentage of costs to be charged left to the discretion of the property owners (eg. 2/3 on one side and 1/3 on the other, or on a 50 - 50 basis, etc.)

(c) THAT the City adopt a policy that reconstruction and replacement of existing sidewalks not be by Local Improvement, but be paid for by the citizens at large.

FURTHER, that the City Engineer, in consultation with the Director of Finance, report on the source of funds together with any ramifications as a result of these new policies.

The Committee adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 563

DISTRIBUTED MONDAY

J

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in No. 1 Committee Room, City Hall, on Thursday, September 6, 1973, at 11:00 a.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: M. James

The minutes of the meeting of August 16, 1973 were adopted as circulated.

INFORMATION

1. Review of Outstanding Matters

Under date of September 5, 1973 the chairman submitted to the members of the Committee a memorandum outlining thirteen matters awaiting the consideration of the Committee or pending further input prior to further consideration.

In submitting the report the chairman requested that the members of the Committee review this list for report back at the next meeting.

2. Lands - Southwest Marine Drive and Angus Street

By consent of the members present, consideration of this item was deferred at this meeting.

3. Areas E and F - Champlain Heights

The chairman referred the previous action of the Committee in connection with the public meeting to be held in the area to meet with the local residents to discuss further uses of these last two areas in Champlain Heights.

The Clerk was instructed to make the necessary arrangements for the pending meeting of this Committee and the Housing Committee.

The matter of input from the School and Park Board was discussed and the Committee

RESOLVED

that the School Board be asked to review their school planning in this area, and the Park Board be asked to report on the proposed parks in this area.

4. Strathcona - Sites C and D

The chairman noted that the Committee had held a public meeting in the Strathcona Area and had received a substantial number of briefs on proposed uses for the lands knows as Sites C and D. The chairman orally reviewed the proposals of the briefs submitted and noted the presence of representatives of the Strathcona Property Owners and Tenants Association and the Shon Yee Society at this meeting.

Proposals of both of these groups were discussed with the members of the Committee and after further consideration the Committee

RESOLVED

that the Committee approve in principle that Sites C and D be used for family and senior citizens housing, including personal care housing and

FURTHER RESOLVED

that the question be referred to the Planning Department for a definitive report suggesting guidelines for development, and that the Planning Department consult with the Strathcona Rehabilitation Committee in developing the guidelines and the report.

The meeting adjourned at approximately 11:55 a.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 560

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, September 25, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin & Volrich.

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

Mayor Phillips acknowledged the presence in the Council Chamber of students from Vancouver City College under the direction of Mrs. Katz.

'IN CAMERA' MEETING

The Deputy City Clerk advised that the 'In Camera' Committee approved the one item for an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated September 18, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

The Council agreed to vary the agenda to consider the following matters pertaining to the October 24, 1973 election:

Communication 3 - Board of School Trustees School District No. 39 (Vancouver) Vacancy

The Council noted a communication dated September 25, 1973, from the Board of School Trustees advising that it had accepted the resignation of School Trustee, Mrs. Olive Johnson and pursuant to provision of Section 33, subsection (1) of the Public Schools Act, are advising City Council that a vacancy had occurred. The Board also passed the following motion:

cont'd.....

Communication 3 - Board of School Trustees
School District No. 39 (Vancouver) Vacancy (cont'd.)

"THAT the Vancouver School Board urge City Council to hold a by-election to fill the vacancy."

Mrs. Johnson's term as a Trustee would have expired on December 31, 1974.

MOVED by Ald. Linnell,
THAT Mrs. Olive Johnson's resignation be accepted with regret and a by-election be held on October 24, 1973 to fill the School Trustee vacancy, and the City Clerk take the necessary action to submit the matter to the voters.

- CARRIED UNANIMOUSLY.

Report "D" - Report of Special Committee
re Community Ice Rinks

Under date of September 24, 1973, the Corporation Counsel and the Deputy City Clerk reported as follows:

The Council on September 18, 1973, adopted a recommendation of the Mayor in respect of community ice rinks and the placing of a ballot to the electors on October 24, 1973, as follows

"I recommend that we ask the voters to approve a Money Bylaw for $2,750,000 to provide five community ice rinks in the city. These could be built in the next two years as supplementary to the current Five Year Plan. There are four obvious locations
- Britannia Community Services Centre
Champlain Heights area
Langara (adjacent to City College)
and Point Grey.

Park Board officials agree with these locations. The fifth location needs further examination but should be provided for in the vote.

I also recommend that the Corporation Counsel and City Clerk be authorized to draft the wording for the ballot and submit it to Council for approval."

Your officials therefore recommend the wording of a plebiscite under Section 245 of the Charter be submitted to all the electors as follows:

"Are you in favour of the Council having power to pass by-laws without the assent of the electors in any of the years 1973-1975 inclusive to borrow, from time to time, by the issue of debentures, sums not to exceed over the said period two million seven hundred and fifty thousand dollars ($2,750,000) in the aggregate?

The following in brief and general terms, sets out the proposed project and the amount allocated therefor:

Establishing, equipping and furnishing COMMUNITY ICE RINKS including the acquisition of sites therefor

$2,750,000

It is proposed that the Community Ice Rinks will be located in the Britannia Community Services Centre
Champlain Heights Area
Langara Area (adjacent to City College)
Point Grey Area
and One further location to be determined by Council "

Subsequently, the officials requested that the words "including the acquisition of sites therefor" be struck from the second last paragraph.

cont'd.....

Report "D" - Report of Special
Committee re Community Ice Rinks (cont'd.)

After considering the foregoing report it was

MOVED by Ald. Linnell,
THAT the foregoing report of the Corporation Counsel and the Deputy City Clerk dated September 24, 1973, be approved after striking out the words "including the acquisition of sites therefor" and amending the last paragraph to read as follows:

"It is proposed that the project consist of five Community Ice Rinks located as follows:

Britannia Community Services Centre
Champlain Heights Area
Langara Area (adjacent to City College)
Point Grey Area
and One further location to be determined by Council."

FURTHER THAT the City Clerk take the necessary action to submit the question to the electors.

- CARRIED.

(Alderman Pendakur voted against the motion).

Report "E" - Report of Special Committee
re Property: Entrance to Stanley Park

Under date of September 24, 1973, the Special Committee re Property: Entrance to Stanley Park, submitted the following report:

The Council, on September 11, 1973 passed the following motion, respecting Harbour Park Lands at Entrance to Stanley Park:

"THAT the electors be polled on October 24, 1973, on the following basis of questions:

"Are you in favour of Council maintaining all the property in question for public open space or park?"

OR

"Are you in favour of a portion of the property being otherwise dealt with to recoup a part of the acquistion costs?"

FURTHER THAT the Corporation Counsel and the City Clerk, in conjunction with this Committee, prepare the form of question as it should appear on the ballot"

In reply to the instructions of the City Council, your Committee wishes to recommend that the question to be placed before the electorate should take the following form:

"1. Are you in favour of the Council having the power to pass by-laws without the assent of the electors in any of the years 1973 - 1983 inclusive to borrow from time to time, by the issue of debentures, sums not to exceed over the said period $2,000,000.00 in the aggregate?

The following, in brief and general terms, sets out the proposed project:

The acquisition of all of the privately-held interests in and to an area the approximate boundaries of which are indicated on the map below and marked as "A" for public use.
Amount allocated - $2,000,000.00

2. Are you in favour of the Council having power to pass by-laws without the assent of the electors in any of the years 1973 - 1983 inclusive to borrow from time to time, by the issue of debentures, sums not to exceed over the said period $4,400,000.00 in the aggregate?

cont'd.....

Report "E' - Report of Special Committee
re Property: Entrance to Stanley Park (cont'd.)

The following, in brief and general terms, sets out the proposed project:

> The acquisition of all of the privately-held interests in and to an area the approximate boundaries of which are indicated on the map below and marked as "B" for public use.
> Amount allocated - $4,400,000.00

A map will be reproduced at the bottom of the ballot showing the two areas in question.

It is further recommended that the resolution of Council dated September 11, 1973 on this matter be varied accordingly.

It was proposed by Alderman Massey that an aerial photograph with the two blocks in question outlined be included in the information brochure to make the areas more precise and to give a better visual perspective. The Mayor therefore advised that this would be taken into consideration in the preparation of the information brochure.

MOVED by Ald. Pendakur,
THAT the foregoing report of the Special Committee be approved.

FURTHER THAT, the City Clerk take all the necessary action to submit these questions to the electors.

- CARRIED UNANIMOUSLY.

DELEGATIONS AND UNFINISHED BUSINESS

1. Vancouver Opportunities Program - Request for Classification and Salary Determination - 7 Positions

City Council, on September 11, 1973, deferred consideration of the following clause contained in the report of the Standing Committee on Social Services dated August 30, 1973 pending a hearing of a delegation:

> Vancouver City Council on May 15, 1973, approved the following recommendations of the Board of Administration:
>
> "a. The Personnel Services Department be authorized to classify and determine salaries of the two existing full-time permanent positions in the Vancouver Opportunities Programme, and
>
> b. The Personnel Services Department be authorized to assist the Director of Welfare & Rehabilitation in his study of the need for further permanent staff by advising and recommending on salary and classification of any proposed new positions.
>
> NOTE: This review could occupy up to one week of the time of a Personnel Officer II presently on staff. There could be some additional cost to the City in overtime to keep up with an already heavy workload."
>
> Representatives of the Vancouver Opportunities Programme appeared before your Committee today requesting a recommendation to Council that the number of positions approved for classification and salary determination be expanded from five (5) to seven (7).

cont'd.....

DELEGATIONS & UNFINISHED BUSINESS (cont'd.)

1. Vancouver Opportunities Program - Request for Classification and Salary Determination - 7 Positions (cont'd.)

The V.O.P. submitted a number of class specifications in support of their request. The Director of Welfare & Rehabilitation opposed the establishment of seven positions and stated that a review by his Department of the additional V.O.P. work load indicated a need for 2 additional permanent staff, making a total of four (4) positions to be classified by the Director of Personnel Services. This assessment was based on the work performance of staff doing similar jobs in his Department. He also pointed out that the Welfare and Rehabilitation Department has two full-time staff working on the V.O.P. programme.

The V.O.P. representatives stated that, at present, there are a number of workers on the programme on LIP grants. When the LIP grants are phased out, the V.O.P. programme would be left with only two staff members to carry out all the necessary work and would therefore have to rely very heavily on volunteers, which would not lead to efficient operation. The argument was made that V.O.P. workers have very often been out of the work force for a number of years and may be undergoing job training and therefore could not be expected to perform as effectively as regular welfare and rehabilitation staff. Therefore, your Committee

RECOMMENDS that Council

A. approve the establishment of three (3) additional permanent full-time positions under the Vancouver Opportunities Programme and that the Director of Welfare and Rehabilitation be instructed to submit to the Standing Committee on Social Services within a reasonable period of time an evaluation of the operation of the programme with the expanded staff;

B. instruct the Director of Personnel Services to proceed with classification and salary determination of five (5) positions for the Vancouver Opportunity Programme -- (as previously approved by Council on May 15, 1973.)

In this regard, Mrs. Joan Morelli filed a brief and addressed the Council with respect to her Organization's program, requesting five (5) additional full-time positions and proposing that salaries be determined on an equal basis.

The Director of Welfare & Rehabilitation also addressed the Council and answered questions.

MOVED by Ald. Rankin,
THAT the recommendations contained in the foregoing report of the Standing Committee on Social Services be approved subject to C.A.P. sharing.

(Carried)

MOVED by Ald. Marzari in Amendment,
THAT the figure "three (3)" contained in Recommendation A. be struck and the figure "five (5)" be inserted.

- LOST.

(Aldermen Bowers, Hardwick, Linnell, Mayor Phillips, Aldermen Rankin & Volrich voted against the amendment).

MOVED by Ald. Marzari in Amendment,
THAT, Recommendation B., be deleted and the Council approach the Provincial Government with the suggestion that these positions receive a salary on an equal basis.

- LOST.

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Mayor Phillips, Aldermen Rankin & Volrich voted against the amendment).

DELEGATIONS & UNFINISHED BUSINESS (cont'd.)

1. Vancouver Opportunities Program - Request for Classification and Salary Determination - 7 Positions (cont'd.)

The motion by Alderman Rankin was therefore put and - CARRIED.

(Alderman Marzari voted against the motion).

Council agreed to inform the Director of Personnel Services that the delegation from the Vancouver Opportunities Program is requesting that the positions be determined on an equal basis insofar as salaries are concerned.

2. Greater Vancouver Apartment Owners Association- Vancouver Rental Accommodation Grievance Board

It was agreed to defer this matter pending the hearing of a delegation later this day.

3. Locked-In-Lot - 426 East 6th Avenue

It was agreed to defer this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Proposed Hotel - Renfrew & Franklin

The Council noted a letter from United Equities Ltd. dated September 18, 1973, in which it was requested that the matter of a proposed development of a hotel at Renfrew and Franklin Streets be deferred so that preparation of necessary material and studies can be completed.

MOVED by Ald. Hardwick,
THAT the request by United Equities Ltd. for deferment be approved and the matter be left in the hands of the City Clerk's Office to arrange delegations as necessary.

- CARRIED UNANIMOUSLY.

2(a), (b) & (c) re Granville Street Pedestrian Transitway

It was agreed to defer consideration of these communications pending the hearing of delegations later this day.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION, General Report, September 21, 1973

WORKS AND UTILITY MATTERS

Clause 1 - Water Main and Hydrant Installations - Yew Street and King Edward Avenue

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration as contained in the above clause be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORT (cont'd.)

WORKS AND UTILITY MATTERS (cont'd.)

Clause 2 - Local Improvements on the 'Initiative Principle'

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration as contained in the above clause be approved.

- CARRIED UNANIMOUSLY
and by the required majority.

FIRE AND TRAFFIC MATTERS (September 21, 1973)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Fire Protection, University Endowment Lands
Cl. 2: Obstruction of Fire Exits by Motor Vehicles

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration as contained in clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (September 21, 1973)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Facsimile Signatures - Bank of Montreal
Cl. 2: Additional Clerical Personnel - Health Department
Cl. 3: City of Vancouver Auto Towing Service

The Council took action as follows:

Clause 1 - Facsimile Signatures - Bank of Montreal

MOVED by Ald. Harcourt,
THAT Whereas for the convenience of the City it is deemed advisable that cheques drawn on the Bank of Montreal against the Payroll and Wages accounts of the City be signed by affixing the signature or signatures with a cheque-signing machine or other mechanical means.

THEREFORE BE IT RESOLVED:

A. That the Bank of Montreal be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the City but in no case individually exceeding the limitations imprinted on cheques presented for payment bearing facsimile signature of the following official who has been duly authorized to sign cheques for and on behalf of the City

Official - Comptroller of Accounts

B. That such cheques or instruments shall have the same legal effect, may be dealt with to all intents and purposes and shall bind the City as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the City, regardless of howsoever or by whomsoever the said facsimile signature(s) shall have been mechanically affixed:

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (cont'd.)

Clause 1 - Facsimile Signatures - Bank of Montreal (cont'd.)

C. That the City shall provide the said Bank with a certified copy of this Resolution and certified specimens of such facsimile signatures and that such Resolution may be acted upon by each Branch of the said Bank with which any dealings are had by the City until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such Branch."

- CARRIED UNANIMOUSLY.

Clause 2 - Additional Clerical Personnel - Health Department

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration as contained in the above clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 3 - City of Vancouver Auto Towing Service

MOVED by Ald. Bowers,
THAT tenders for the City of Vancouver towing service be called on the basis of the two-zone system.

(Referred)

MOVED by Ald. Linnell,
THAT the matter of the City of Vancouver Auto Towing Service be referred to the Vehicles-for-Hire Board with the suggestion that the Board examine the matter of dividing the City into areas for this towing service and that the Vehicles-for-Hire Board report back to Council as soon as possible.

- CARRIED UNANIMOUSLY.

PROPERTY MATTERS (September 21, 1973)

Sale of Portion of Lot 1, Block 113, Section 28, T.H.S.L. Situated on the W/S of Kootenay Street, South of Charles Street

In considering this clause, it was suggested that an opinion be sought from the Charles Adanac Planning Committee before any action is taken as this group had expressed concern to Alderman Harcourt respecting access to the property and particularly expressing concern that barriers at the north end of the property remain. The property in question is to be used as a Damaged Automobile Claims Inspection Centre by the Insurance Corporation of British Columbia.

Commissioner Ryan advised that the Technical Planning Board had approved the Development Permit for the Centre subject to certain conditions which included agreement by the Charles Adanac Planning Committee to the development.

MOVED by Ald. Hardwick,
THAT this clause be deferred pending a report from the Technical Planning Board as soon as possible, concerning access to the property.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENTAL REPORT,
September 21, 1973.

FINANCE MATTERS

Mechanics' Liens Filed Against the
Pacific National Exhibition Lands

MOVED by Ald. Linnell,
THAT the recommendation of the Corporation Counsel as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

C. Granville Street Pedestrian
Transitway

It was agreed to defer this matter to later this day when the Council would be dealing with the matter of the Granville Street Pedestrian Transitway.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

MOTIONS

1. Public Officials Disclosure Act

The following Notice of Motion was submitted at the Council meeting of September 18, 1973, seconded this day by Alderman Pendakur:

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,

THAT WHEREAS the Provincial Government introduced Bill 132, the Public Officials Disclosure Act, at the 1973 Spring Session of the Legislature but withdrew the Bill at second reading;

AND WHEREAS the proposed legislation has caused much concern among many elected officials at the municipal and regional levels;

AND WHEREAS the principle of requiring elected officials to disclose any financial and property interests which may affect their actions and decisions while in public office is accepted as a valid principle and desirable objective;

AND WHEREAS it is noted that the Municipal Act and Vancouver Charter presently contain certain provisions for disqualification of candidates and officials for public office if they have any direct or indirect interest in any contract or services connected with their City or Municipality;

AND WHEREAS the legislation as originally introduced would in some respects mitigate against many persons whose sole aim in standing for public office is to be of public service;

cont'd.....

MOTIONS (cont'd.)

1. Public Officials Disclosure Act (cont'd.)

THEREFORE BE IT RESOLVED THAT the Provincial Government be urged to take into consideration the following matters in its reconsideration of the proposed legislation:

(1) While the principle of public disclosure is accepted, it should not be made unworkable or impractical from the standpoint of many individuals who wish to offer themselves for elected office in their communities;

(2) There should be full disclosure of the candidate's assets;

(3) The disclosure should include the assets of the spouse and family;

(4) The Statement of Disclosure should be filed with the Attorney-General;

(5) The information contained in the Statement, or that part of the information which may be requested, should be disclosed only in circumstances where just and reasonable cause is shown for the disclosure of the information to any individual;

(6) The candidate or official affected should be advised of the identity of the person making the request;

(7) The words "adviser or consultant" should be omitted from the definition of persons required to make disclosure.

MOVED by Ald. Harcourt in Amendment,
SECONDED by Ald. Bowers,
THAT the word "family" in Clause (3) be struck and the words "dependent children" be inserted in lieu thereof.

FURTHER THAT the following words be added to Clause (4) "and be a public document".

FURTHER THAT Clause (5) and (6) be deleted.

- CARRIED.

(Aldermen Massey, Pendakur & Volrich voted against the motion).

The motion, as amended, reading as follows, was therefore put and - CARRIED.

THAT WHEREAS the Provincial Government introduced Bill 132, the Public Officials Disclosure Act, at the 1973 Spring Session of the Legislature but withdrew the Bill at second reading;

AND WHEREAS the proposed legislation has caused much concern among many elected officials at the municipal and regional levels;

AND WHEREAS the principle of requiring elected officials to disclose any financial and property interests which may affect their actions and decisions while in public office is accepted as a valid principle and desirable objective;

AND WHEREAS it is noted that the Municipal Act and Vancouver Charter presently contain certain provisions for disqualification of candidates and officials for public office if they have any direct or indirect interest in any contract or services connected with their City or Municipality;

AND WHEREAS the legislation as originally introduced would in some respects mitigate against many persons whose sole aim in standing for public office is to be of public service;

cont'd.....

MOTIONS (cont'd.)

1. Public Officials Disclosure Act (cont'd.)

THEREFORE BE IT RESOLVED THAT the Provincial Government be urged to take into consideration the following matters in its reconsideration of the proposed legislation:

(1) While the principle of public disclosure is accepted, it should not be made unworkable or impractical from the standpoint of many individuals who wish to offer themselves for elected office in their communities;

(2) There should be full disclosure of the candidate's assets;

(3) The disclosure should include the assets of the spouse and dependent children;

(4) The Statement of Disclosure should be filed with the Attorney-General, and be a public document;

(5) The words "adviser or consultant" should be omitted from the definition of persons required to make disclosure.

2. Closing and Stopping Up Portion of the S/S Powell Street, west of Dunlevy Street

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North Seven (7) feet of Lot Eight (8), Block Fifty-Five (55), District Lot One Hundred and Ninety-Six (196), Plan 196 was established for lane under filing 33625;

3. This portion is now surplus to the City's highway requirements and the abutting owner has made application to acquire the seven foot strip;

NOW THEREFORE BE IT RESOLVED that the portion of highway composed of the North 7 feet of Lot 8, Block 55, District Lot 196, Plan 196, be closed stopped up and conveyed to the owner of the remainder of Lot 8, said Block 55, and that the said 7 feet be added to the remainder of the said Lot 8 to form one parcel.

(closing of portion of the S/S Powell Street, west of Dunlevy Street)

- CARRIED UNANIMOUSLY.

cont'd.....

MOTIONS (cont'd.)

3. Governmental Reform Plebiscite - October 24, 1973

Alderman Volrich, on behalf of the Special Committee re Governmental Reform, recommended that the City Clerk, as the Returning Officer for the October 24, 1973, plebiscite, be instructed that the questions on the ballot on Governmental Reform be treated separately during tabulation, i.e. any questions properly answered on the ballot should be accepted and counted regardless of whether another question on the same ballot may be improperly answered or completed.

MOVED by Ald. Volrich,
SECONDED by Ald. Gibson,
THAT the foregoing recommendation of the Special Committee, be approved.

- CARRIED.

(Alderman Linnell voted against the motion).

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The Council recessed at approximately 4:00 p.m. following which an 'In Camera' session was held and the Council reconvened in open session in the Council Chamber with the same personnel present at approximately 4:20 p.m.

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NEW BUSINESS

1. B.C. Hydro Land, False Creek

Under date of September 25, 1973, Alderman Hardwick submitted the following report:

Following Council instructions of June 12, 1973,

"(b) That Council formally approach the Provincial Government and B. C. Hydro to ascertain as quickly as possible the future use of the related B. C. Hydro lands.

I have met with Mr. J.W. Wilson, Executive Director, B. C. Hydro, September 7, and accompanied by Mr. Wilson, The Honourable Robert Williams September 19, 1973.

B. C. Hydro Railway personnel wish to maintain the land for transportation purposes, however, both Mr. Wilson and Mr. Williams recognize the legitimacy of other uses for at least part of the property.

I recommend to Council:

(i) That a portion of Mr. E.D. Sutcliffe's time be freed to co-ordinate City, B. C. Hydro, and provincial representatives in a review of all pertinent information on transportation and land use in the east side of False Creek.

(ii) Alderman Hardwick as Chairman of the False Creek Committee be empowered to negotiate terms of the review with the other parties for report back to Council.

(iii) Alderman Hardwick's expenses for September 19, 1973 trip be paid.

NEW BUSINESS (cont'd.)

1. B.C. Hydro Land, False Creek (cont'd.)

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT recommendations (i) and (ii) of the foregoing report dated September 25, 1973, be approved.

- CARRIED.

(Alderman Linnell voted against the motion).

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT recommendation (iii) of the foregoing report dated September 25, 1973, be approved.

- CARRIED UNANIMOUSLY.

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During consideration of the above subject, the Mayor left the meeting and Deputy Mayor Massey assumed the Chair.

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OTHER MATTERS

1. Conditional Uses - Fairview Slopes

Alderman Hardwick advised that he would submit to the next Council meeting a recommendation with respect to conditional uses affecting the Fairview Slopes area.

2. Boulevard Trees - West End

The Deputy Mayor advised Council that it had been the practice since 1970, that before any boulevard trees in the West End area were to be removed, such matters were to be discussed with the Board of Administration and former Mayor Campbell. The Deputy Mayor advised that there was no resolution of Council in this regard and therefore requested the direction of Council. Commissioner Ryan advised that the Technical Planning Board has approved a development permit application at 1076 Denman Street and this affects a large tree which is required to be replaced.

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for consideration.

FURTHER THAT Council wishes this policy to apply to the large tree affected by Development Permit #63072 re 1076 Denman Street.

- CARRIED.

(Aldermen Bowers, Hardwick, Rankin & Volrich voted against the motion).

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The Council recessed at approximately 4:50 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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The Council reconvened in open session in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

POINT OF PRIVILEGE

Alderman Pendakur rose on a point of privilege to raise the matter of the oil spill caused by the collision of two freighters immediately west of Lions Gate Bridge, at approximately 3:00 a.m. today. The Alderman briefly outlined the present situation as it had been reported via the news media.

MOVED by Ald. Pendakur,
THAT the City of Vancouver offer to the Municipality of West Vancouver whatever assistance is possible in respect of the recent oil spill in the Harbour which has affected that Municipality's shoreline, and in this regard the Board of Administration be requested to relay this offer of assistance forthwith to the Municipality.

- CARRIED UNANIMOUSLY

REPORT REFERENCE, DELEGATIONS AND SPECIAL COMMITTEE REPORT

Granville Street Transit Mall

Alderman Massey, as Chairman of the Granville Street Transit Mall Committee, introduced the topic with a brief resumé of Council's actions and the investigations of the Committee, including the report of the Consultants, Bain, Burroughs, Hanson. The Alderman advised that the Coordinator for the Committee and Mr. R. Bain would be submitting further oral and graphic material.

The Committee Coordinator showed the Council a short film made during the visit to Nicollet Mall and Mr. Bain showed a series of slides to illustrate the development of his design concept for the Granville Street Transit Mall.

The Deputy City Engineer spoke to the estimates of cost and the scheduling and method of construction proposed for the actual physical works.

Mr. A. Baker, representing the merchants in the 800 block Granville Street, spoke and referred to the ten points submitted in that group's letter to Council dated September 19, 1973 and expressed project approval subject to these points.

Mr. A. Smit of Tom Lee Music Co. Ltd. submitted a brief supporting the project and expressed concern respecting the present situation in the area and requesting Council's consideration of these items.

Mr. J. Stearman, located on Nelson Street off Granville Street addressed the Council expressing concern re the parking situation which, in his opinion, would result on streets adjacent to Granville Street.

cont'd....

REPORTS OF COMMITTEES (cont'd)

Granville Street Transit Mall (cont'd)

Mr. S. Kripps, chairman of the 1000-1300 block Granville Improvement Committee, had made arrangements to appear and speak on behalf of the group but, due to unforeseen circumstances, was not able to be present. A letter was submitted and read by the Mayor advising of his inability to attend and advising the group favours the development of the Mall. The letter also suggested consideration be given to the lanes on the East and West side of Granville Street by the addition of lighting, etc.

Council had before it a letter from the Downtown Business Association, dated September 20, 1973, which expressed concern by the way in which the project was being organized.

After the hearing of the above delegations Council generally discussed various aspects of the proposal and the following recommendations of the Committee as contained in its report dated September 24, 1973:

"RECOMMENDATIONS

1. That the consultants , Bain , Burroughs & Hanson be required to provide the essential design elements that remain outstanding for firm approval by Council no later than October 15, 1973.

2. That Council instruct the Committee to negotiate with Bain, Burroughs & Hanson for their additional involvement beyond the present terms of reference and to report back on new terms of reference and costs.

3. That Council instruct the Engineering Department to proceed immediately with the project.

4. That Council take appropriate action to ensure :

(a) that Pacific Centre returns Howe Street to the City by December 1, 1973.

(b) that B.C. Hydro moves transit to adjacent streets by January 31, 1974.

5. That merchants and property owners be advised that because of the urgency of the deadline it will be necessary for sewer crews to work on Granville Street during a portion of the Christmas season. Sidewalks will not be disrupted and traffic will be maintained during this period.

6. That Council waive normal tendering procedures and instruct the Engineering Department to negotiate directly with contractors and suppliers.

7. That the Granville Street Planning Committee be expanded to include seven Granville Street businessmen and/or property owners with appointment by Council to be on the advice of the Committee.

8. That the Mayor and Alderman Massey be instructed to meet representatives of the Federal and Provincial Governments for the purpose of obtaining Financial assistance.

9. That the Mayor and Alderman Massey meet with Merchants and property owners to arrange equitable cost sharing.

cont'd.....

REPORTS OF COMMITTEES (cont'd)

Granville Street Transit Mall (cont'd)

10. That all business license applications between Nelson and Hastings Streets be referred to the Co-ordinator of the Project by the Department of Permits and Licenses prior to any action being taken until further notice by the Co-ordinator.

11. That Council approve the financing of this project as set out in the report of the Director of Finance in the amount of of $3,244,000 (estimated Engineering Department costs) plus an additional $6000 for contingencies as required by the Committee. Total = 3,250,000."

MOVED by Ald. Massey,
THAT the recommendations 1 to 11 contained in the report of the Granville Street Transit Mall Committee dated September 24, 1973, be approved and that the appropriate officials be instructed to make the necessary application for a capital winter works project in respect of the matter, or any other senior government assistance available.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Massey:

"subject to cost sharing being determined as one-third from senior governments, one-third from the merchants of the area and one-third from the City of Vancouver, before the project is approved".

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Volrich and the Mayor voted against the motion)

(The motion of Alderman Massey was put and CARRIED)

MOVED by Ald. Hardwick,
THAT where there are alternatives to the proposed capital expenditures, the Committee report back to the Council in connection therewith, prior to that work being commenced.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Hardwick,
THAT the correspondence regarding the Granville Street Transit Mall be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

2. Vancouver Rental Accommodation Grievance Board

Mr. Bruce P. Innes, president of the Greater Vancouver Apartment Owners' Association submitted and read to the members of Council a brief dated September 21, 1973, regarding the Vancouver Rental Accommodation Grievance Board and Law Reform Questions. The brief detailed comments relating to Council's action on August 28, 1973, when Council dealt with the above two items.

The members of the Council addressed certain questions to Mr. Innes.

MOVED by Ald. Volrich,
THAT the brief of the Greater Vancouver Apartment Owners' Association be received.

- CARRIED UNANIMOUSLY

3. Locked-in Lot: 426 East 6th Avenue

Under date of August 24, 1973, the Director of Permits and Licenses and the Deputy Director of Planning and Civic Development reported, as per the policy of Council, on the locked-in lot situation created by the application for development permit by J H.D. Investments Limited, in the 400 block East 6th Avenue. J.H.D. Investments Ltd. were proposing a multiple residential development on Lots 2 to 6, Block 102, D.L. 264A and this development would leave Lot 1, the property owned by Mr. Ho as a "locked-in" lot. Attached to the report were copies of correspondence which passed between the solicitors for the two principals.

Mr. Wong Lim Ho submitted and read to the Council an undated brief.

Mr. Kenneth M. Noble, Solicitor, submitted and spoke to an undated summary of events relating to the sale of the lot in question to Mr. Ho.

After discussion, it was,

MOVED by Ald. Rankin,
THAT further consideration of this matter be deferred for one week's time to allow both parties an opportunity of considering the representations made here this day.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting of September 25, 1973, adopted on October 2, 1973.

A Phillips
MAYOR

B. V. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

The City Engineer reports as follows:

1. Water Main and Hydrant Installations - Yew Street and King Edward Avenue

"For the purpose of providing fire protection for their development, south of King Edward Avenue, Marathon Realty Co. has agreed to pay approximately $34,000 for the installation of a 12" water main on King Edward Avenue from Valley Drive to Arbutus Street. New fire hydrants to be installed off this main and on City property are to be paid for by the City, and in addition it would be advisable to interconnect the new main with the existing City grid at Yew Street, thereby improving fire protection north of King Edward Avenue.

The total cost for the described extra work is estimated at $7,000.

I RECOMMEND that this work be approved and that $7,000 be appropriated from Account No. 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle"

First Step

The Deputy City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

Pavements and Curbs (Higher Zoned)
Pavements and Curbs (Local Residential)
Lane Pavements (Higher Zoned)
Lane Pavements (Residential Standard)
P.C. Concrete Sidewalks
P.C. Concrete Sidewalks (Filler Walks)

shown on the attached schedule dated September 14, 1973, are advanced to Council on the 'Initiative Principle'.

It is advisable to advance these projects on the 'Initiative Principle' for the following reasons:

Pavements and Curbs (Higher Zoned)
and Lane Pavements (Higher Zoned)

In their unpaved condition these streets and lanes give an inadequate level of service and in most cases maintenance costs are becoming high. With many absentee owners, circulating petitions in the higher zones is a task which few owners are willing to undertake, although many may favour the improvements. Initiation is thus the only way for the proposals to be brought before the owners for their consideration.

Pavements and Curbs (Local Residential)

On July 5, 1973, Council dealt with a report regarding these two streets, together with 59th Avenue (listed under Higher Zoned) and instructed the Engineer to advance these projects on the 'Initiative Principle'.

Lane Pavements (Local Residential)

These two projects have been advanced in cases where a petition has been sufficiently signed for a part of a project, but not sufficiently signed for the whole project. The parts having sufficient support are initiated as smaller projects to avoid the circulation of another petition.

Cont'd . . .

Clause 2 cont'd

P.C. Concrete Sidewalks

Requests for these walks, which link up existing sidewalk facilities, have been made either by non-abutting residents who have paid for their own improvement and are requesting the City to provide a continuous sidewalk, or by other interested people who wish to have continuous sidewalk facilities in their areas.

P.C. Concrete Sidewalks (Filler Walks)

These projects have been advanced as part of the Tree Planting Program in the downtown area. This program was approved by Council on December 5, 1972.

As with all local improvement projects, final approval of each project is given by Council after the Court of Revision at which affected property owners may appear.

The City's share of these improvements is available in the 1973 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provision of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated September 14, 1973.

The estimated total cost of these improvements is $3,073,101.00 and the City's share of the cost is $1,695,871.00.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Deputy City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for projects listed in the attached schedule dated September 14, 1973 be held at 7:30 P.M. on Thursday, November 29, 1973.

Your Board RECOMMENDS that the foregoing recommendation of the Deputy City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 598-9

FIRE AND TRAFFIC MATTERS

A-6

RECOMMENDATION

1. Fire Protection, University Endowment Lands

The Corporation Counsel reports as follows:

" Under the terms of an agreement between the City of Vancouver, the Minister of Lands, and the University of British Columbia, the minimum annual charge payable to the City for the provision of fire protection on the University Endowment Lands is subject to review by the City during the month of February in every fifth year for the purpose of determining a new minimum annual payment based on the cost of operating the City Fire Department as determined by the City for the five-year period immediately preceding the year in which the new minimum payment is determined.

The minimum annual payment for the past five years has been $13,500, however, the Director of Finance has estimated that the increased costs of operation of the Fire Department are such that the new minimum annual payment should be increased to $21,500 for the next five years from January 1, 1973.

The proposal to increase the minimum annual charge has been discussed with the Deputy Minister of Lands and the Manager of the University Endowment Lands who have agreed to such increase.

RECOMMENDED that the minimum annual charge payable to the City under the terms of the agreement between the City of Vancouver, the Minister of Lands and the University of British Columbia be increased to $21,500 for the next five years from January 1, 1973."

Your Board RECOMMENDS that the foregoing be approved.

2. Obstruction of Fire Exits by Motor Vehicles

The City Engineer reports as follows:

"For some years now, in building construction, there has been a progression away from outside fire escapes. More and more buildings are being constructed with inside fire escapes as an integral design with the building. This has resulted in an increasing number of 'man-door' fire exits at ground level.

Where such doors exit on to private property the Fire Chief has authority and has enacted regulations to keep the doors clear of any blockage of exodus. Where buildings are built to the abutting street or lane property line there are no regulations preventing blockage of exodus from fire exits on to City street allowance. Generally, such doors exit on to lanes, where, without any intervening boulevard area, vehicles parked or legally stopped for loading purposes frequently block fire exits.

The Fire Department has no record of any specific misfortune resulting from such blockages but is concerned about the potential hazard.

The Fire Chief has authority to call for specific markings of fire exits and the Fire Warden's Office is the agency to police the proper markings of proper doors.

This whole matter has been discussed with both Fire and Police Departments. It has been agreed that with appropriate amendments to the Street and Traffic By-law, follow-up action by the Fire Chief, Fire Warden's Office and Police Department will remove the potential hazard of vehicles blocking fire exits.

. . . . . Cont'd

Clause 2 Cont'd

Accordingly, it is RECOMMENDED:

1. That Section 3 (Interpretation) of the Street and Traffic By-law be amended to introduce a definition of 'Fire Exit'.

2. That Section 21 (General Stopping Prohibitions) be amended to introduce a new clause prohibiting stopping in front of or within five feet on either side of a Fire Exit.

3. That the Corporation Counsel be instructed to submit the necessary amending by-law."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 599

FINANCE MATTERS

RECOMMENDATION

1. Facsimile Signatures - Bank of Montreal

The Director of Finance reports as follows:

"The Bank of Montreal has requested a formal Council Resolution authorizing the use by the City of mechanical signatures on pay cheques. The following is the wording requested in the resolution by the Bank of Montreal:

'Whereas for the convenience of the City it is deemed advisable that cheques drawn on the Bank of Montreal against the Payroll and Wages accounts of the City be signed by affixing the signature or signatures with a cheque-signing machine or other mechanical means.

THEREFORE BE IT RESOLVED:

A. That the Bank of Montreal be and it is hereby authorized and directed to pay any and all cheques or instruments purporting to be cheques of the City but in no case individually exceeding the limitations imprinted on cheques presented for payment bearing facsimile signature of the following official who has been duly authorized to sign cheques for and on behalf of the City

Official - Comptroller of Accounts

B. That such cheques or instruments shall have the same legal effect, may be dealt with to all intents and purposes and shall bind the City as fully and effectually as if signed in the handwriting of and duly issued by such officer or officers for and on behalf of the City, regardless of howsoever or by whomsoever the said facsimile signature(s) shall have been mechanically affixed:

C. That the City shall provide the said Bank with a certified copy of this Resolution and certified specimens of such facsimile signatures and that such Resolution may be acted upon by each Branch of the said Bank with which any dealings are had by the City until notice to the contrary or of any change therein has been given in writing to the Manager or Acting Manager of such Branch."

Your Board RECOMMENDS approval of the foregoing motion of the Director of Finance.

2. Additional Clerical Personnel - Health Department

The Medical Health Officer reports as follows:

"With the establishment of two Sub-Offices for community services at 1655 Robson Street and 306 Abbott Street the experience has been that the work load in the Clerical Division is much greater than was anticipated. This matter has been discussed with the Administrative Analyst who is making a thorough study of the clerical situation of the Health Department. However, the work load at the two Sub-Offices exceeds the capacity of the Clerks assigned to these offices. It is therefore requested that pending completion of the review that authority be given to employ two Clerk Typists on a temporary basis until a report on the matter of Clerical Staff has been submitted (not exceeding six months).

Clause No. 2 (cont'd)

The estimated expense for the two additional positions for balance of 1973 is summarized as follows:

Salaries	$2,820.00
Fringe Benefits	282.00
Total	$3,102.00

Provision of funds to cover the two positions is available within the salary appropriations of the Health Department. It is proposed to obtain the necessary furniture and equipment on a temporary basis from Surplus Stores."

Your Board RECOMMENDS that the two temporary Clerk Typist positions be established for a period not exceeding six months pending receipt of the report of the Administrative Analyst. The classifications to be confirmed by the Director of Personnel Services.

CONSIDERATION

3. City of Vancouver Auto Towing Service

The Corporation Counsel reports as follows:-

"Prior to December 1967 the City called for tenders to provide a towing service for the entire City. Briefly, the service covers the towing of impounded vehicles in 7:00am to 9:00am and 4:00pm to 6:00pm rush hour zones and the towing of police vehicles and vehicles held by the Police Department for investigation purposes. Towing service contracts are administered by the Police Department. Up until 1967 Buster's Auto Towing Service was the successful tenderer because it had all the necessary equipment required by the City to perform the towing service properly.

In 1967 it came to the attention of the City Council that other towing companies may be able to perform part of the service required by the City. As a result, the City was divided into two zones, the dividing line being generally at Main Street, the area to the east was designated Zone A and the area to the west was designated Zone B. Ken's Auto Towing and Buster's Auto Towing were the successful bidders and each of them serviced one of the zones.

In 1970 the City again requested tenders based on the two zone system. Both Ken's and Buster's bid on the contract but because Ken's bid was not properly authorized, Buster's was awarded the contract for the entire City, which contract expires midnight, December 3, 1973.

Does the Council wish to have tenders for the towing service called for the entire City or based on the two-zone system?"

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 599-600

PROPERTY MATTERS

A-9

CONSIDERATION AND RECOMMENDATION

1. Sale of Portion of Lot 1, Block 113, Section 28, T.H.S.L. Situated on the West Side of Kootenay Street, South of Charles Street.
Zoned: M-2, Heavy Industrial.

The Supervisor of Property and Insurance reports as follows:-

"An application has been received from Johnston Associates Management Limited, on behalf of the Insurance Corporation of British Columbia, to purchase the approximate four acre site situated on the West side of Kootenay Street, South of Charles Street, known as the Northerly portion of Lot 1, Block 113, Section 28, T.H.S.L. It is proposed to immediately develop a Damaged Automobile Claims Inspection Centre, as part of the Provincial Government's insurance scheme.

The entire site totals approximately 5.5 acres, has been reserved from sale pending a policy determination by City Council with respect to land banking; as well, there has been a reserve of the Northwesterly portion of the site abutting the 401 Freeway for possible future freeway requirements. The Provincial Government has indicated that they are prepared to lift this reserve to enable the purchase of the reserved portion, thus creating a more rectangular site. There will be an approximate 1.5 acres unsold residual which is either marketable in itself or can be sold to abutting interests.

The Insurance Corporation of British Columbia has offered to purchase the site at $3.00 per square foot, representing a total sales price of $527,220. This is considered to be fair market value, and has been confirmed by private appraisal. It is noted that in accordance with Council's previous recommendations, the proceeds from this sale are to be credited to the Land Banking Reserve Account.

CONSIDERATION:

The sale to the Insurance Corporation of British Columbia of a Portion of Lot 1, Block 113, Section 28, T.H.S.L., for the purpose of developing an insurance depot.

In the event Council approves the sale, it is

RECOMMENDED:

(1) That the sales price be $3.00 per square foot, for a total sales price of $527,220.00.

(2) The date of sale to be the date of Council's approval

(3) That the Insurance Corporation of British Columbia agree to pay an amount equal to all taxes and levies

(4) No guarantee be given to soil stability

(5) That the Insurance Corporation of British Columbia undertake to sign any bulkhead and/or easement documents required.

(6) That the Mayor and City Clerk, or their Deputies, be authorized to sign plan of subdivison creating the parcel, on behalf of the City of Vancouver."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION and RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 600

FINANCE MATTERS

RECOMMENDATION

1. Mechanics' Liens Filed Against the Pacific National Exhibition Lands

"The Corporation Counsel reports as follows:

"Each of the following claimants have filed a claim of lien in the Land Registry Office, Vancouver, B.C. against Bock 90, D.L.T. H.S.L., Subdivision Lot 90, Plan 100, except Parcels "A" and "B", as shown on Plan 13045 owned by the City of Vancouver:

Ammo-Power Tool Company Ltd.	$ 1,982.51
Galloping Gadgets Ltd.	14,752.08
Rocky Mountain Distributors & Applicators Ltd. (Also known as ROMODA LTD.)	40,369.00
Arctic Sprayed-On Ltd.	20,677.00
Austin Metal Fabricators Ltd.	4,374.99
Barry Hamel Equipment Ltd.	3,658.14
Harrigan Rentals & Equipment Limited	675.00

These claims arose out of a contract between the B.C. Jockey Club and Bird Construction with respect to the construction of the horsebarns on the P.N.E. grounds.

To expedite matters Lawson, Lundell, Lawson & McIntosh, Solicitors for Bird Construction, have requested the City to execute 21-day Notices to the foregoing claimants pursuant to section 26(2) of the Mechanics' Lien Act to commence actions to enforce their liens. In the event that a claimant fails to commence such action, its claim can be cancelled from the records of the Land Registry Office. The Solicitors for Bird Construction considered it expedient to serve the 21-day Notices as soon as possible, therefore, the Notices were executed by the Mayor and the Deputy City Clerk and the seal of the City affixed thereto on Friday, September 21, 1973.

It is RECOMMENDED therefore that the following resolution be passed by the Council approving such action:

RESOLVED that the execution of the said Notices by the Mayor and the Deputy City Clerk and the affixing of the seal thereto on September 21, 1973, be and the same are hereby approved.

It is in the best interests of the City that a 21-day Notices under section 26(2) of the Mechanics' Lien Act be given as soon as possible so that the claimant is forced to commence his action without delay. Therefore, it is suggested that the Corporation Counsel be given authority to sign these Notices on behalf of the City rather than bring them before Council. The following resolution is RECOMMENDED to implement this request:

RESOLVED that the Corporation Counsel be and he is hereby authorized to sign Notices pursuant to the provisions of section 26(2) of the Mechanics' Lien Act as he may from time to time deem advisable in the interests of the City and affix the seal of the City thereto."

FOR COUNCIL ACTION SEE PAGE(S) 601

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 2, 1973, in the Council Chamber at approximately 2:00 p.m.

The Honorary Town Crier of the Borough of Lambeth, England, was introduced to the Council and he brought greetings from the Mayor of Lambeth.

MEMBERS PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk reported that the 'In Camera' items were approved by the Committee with the exception of two reports dealing with:

(a) Development Permit Application: 2705 Point Grey Road

(b) Report of the Standing Committee re Waterfront and Environment dated September 27, 1973, re Waterfront Planning Study (Budget)

It was agreed that the above two reports would be dealt with later in the open proceedings.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated September 25, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION IN AGENDA

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

At the request of Alderman Bowers, the Council agreed to consider Clause 2 of the report of the Standing Committee on Finance and Administration, dated September 27, 1973, dealing with the City of Vancouver Bond Issue.

MOVED by Ald. Bowers,
THAT the Committee's recommendation in this clause be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Locked-in Lot:
426 East 6th Avenue

At the last meeting, the Council considered a report dated August 24, 1973, from the Department of Permits and Licenses and the Director of Planning and Civic Development in respect of dispute between a developer in the area and the owner of a lot at 426 East 6th Avenue. After hearing delegations at that time the Council deferred the question for one week to allow the parties time to consider the various representations made.

By letter, dated September 26, 1973, from Clark, Wilson and Company, Solicitors for J.H.D. Investments Limited, the Council was advised that an increased offer of $37,500 for the property of Mr. Wong-Lim Ho had been made but no reply received from Mr. Ho.

MOVED by Ald. Hardwick,
THAT the Council take no further action and therefore the usual administrative procedures be followed in regard to the development permit application involved.

- CARRIED UNANIMOUSLY

Delegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

(a) Building By-law: Board of Appeal

(b) Development Permit Applications:
2236 Kingsway, C-2 Commercial District
1407 East 41st Avenue, C-1 Commercial District
8320 Oak Street, C-1 Commercial District

(c) Suite at 2951 East 25th Avenue

COMMUNICATIONS OR PETITIONS

1. Appointment of Deputy Mayor: October

MOVED by Ald. Bowers,
THAT, pursuant to recommendation of the Mayor, Alderman Gibson be appointed Deputy Mayor for the month of October in lieu of Alderman Hardwick as previously determined and the resolution of Council of January 5, 1973, be varied accordingly.

- CARRIED UNANIMOUSLY

2. Renovation Plans:
United Housing Foundation

The Council noted a communication from the Chairman of the Management Committee of United Housing Foundation asking a delegation be heard today to discuss the Foundation's renovation plans in respect of three inner city hotels, i.e. -

Central Hotel
Oliver Hotel
Ferry Rooms

It is advised by the Foundation that the plans submitted do not meet with the present Lodging House By-law and possibly certain sections of the prevailing Zoning By-law, but do, in general, meet the proposed new Lodging House By-law provisions.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Renovation Plans: United Housing Foundation (cont'd)

It was agreed by the Council to hear the delegation at this time.

The delegation from the Organization was heard in support of the position of the Foundation and particularly asking that the matter of room size be judged under the new Lodging House By-law.

MOVED by Ald. Harcourt,
THAT this renovation pilot project be dealt with under the proposed new Lodging House By-law.

- CARRIED UNANIMOUSLY

Alderman Harcourt advised that in respect of room size there could be some conflict with the Zoning By-law and felt, therefore, action should be taken to ensure that the provisions of the proposed new Lodging House By-law apply in this regard.

MOVED by Ald. Linnell,
THAT the following administrative procedure laid down by City Council on July 16, 1957, and being followed by the Health Department in respect of standard of housing in the core area be reaffirmed:

> "In the area north of Broadway between Burrard Street and Clarke Drive and including the West End, the general policy shall be to validate existing illegal accommodations so long as they comply with the requirements of the Health Department in relation to minimum health standards. In this the guide shall be the Health and Lodging House By-laws. Responsibility for the initiation, inspections, requiring the necessary minimum improvements and seeing that these are carried out, shall rest with the Health Department. On recommendation from the Health Department the Technical Planning Board will grant long-term periods of consent of up to the life of the property. The Development Permit procedures of the Zoning and Development By-law will be maintained for such properties as a public record".

- CARRIED UNANIMOUSLY

3. Crossing: Cassiar Street from 401 Highway

The Council noted a communication, dated September 25, 1973, from the Chairman of a Citizens 401 Committee asking an opportunity to appear before Council regarding the danger to children and elderly people having to use the crossing of Cassiar Street from the 401 Highway.

MOVED by Ald. Volrich,
THAT the delegation be heard accordingly and the arrangements be made satisfactory to the City Clerk and the delegation.

- CARRIED UNANIMOUSLY

4. General Report:
Historic Area Advisory Board

The Council received, through the Director of Planning and Civic Development, a general report summarizing the actions of the Historic Area Advisory Board since its inception in 1971. It is suggested a copy be forwarded to the Provincial Secretary.

MOVED by Ald. Hardwick,
THAT the report be referred to the Standing Committee on Civic Development for discussion with the new Vancouver Heritage Advisory Board as and when appointed.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Assistance re Oil Spill:
West Vancouver

MOVED by Ald. Bowers,
THAT the communication, dated September 27, 1973, from the Mayor of the District of West Vancouver acknowledging with appreciation Vancouver's offer of assistance in respect of the recent oil spill in the harbour, which affected that municipality's shoreline, be received for information.

- CARRIED UNANIMOUSLY

6. Renovations to Building:
122-126 West Hastings Street

A delegation request was received from Mr. Douglas Jung, Barrister & Solicitor, under date of October 1, 1973, in connection with certain renovations proposed for 122-126 West Hastings Street and which renovation plans appear to have been rejected by the Historic Area Advisory Board.

MOVED by Ald. Hardwick,
THAT delegation arrangements be made, satisfactory to the City Clerk and Mr. Jung.

- CARRIED UNANIMOUSLY

7. Orpheum Theatre

Under date of October 2, 1973, the Mayor submitted the following communication:

> "You have all received copies of two reports on the Orpheum Theatre prepared by the Community Arts Council. They make a number of recommendations for action. In view of all the factors, the need for a second civic theatre in time, the cultural and historic value of the Orpheum Theatre, etc. I think we should pursue this matter further.
>
> I would like to recommend to Council that a Committee of Aldermen Massey, Bowers and Gibson be struck to pursue this matter. They should discuss it with Famous Players and also contact the Federal and Provincial Governments for financial assistance."

MOVED by Ald. Volrich,
THAT a committee of investigation, comprising Aldermen Massey, Bowers and Gibson, be struck to consider this matter.

(amended)

MOVED by Ald. Pendakur, in amendment,
THAT the following words be added to the motion of Alderman Volrich:

'with a clear understanding there is no commitment of civic monies for this purpose'.

- CARRIED

(Aldermen Bowers, Marzari, Massey and Volrich voted against the motion)

The motion, as amended, and reading as follows, was put and CARRIED;

"THAT a committee of investigation, comprising Aldermen Massey, Bowers and Gibson , be struck to consider this matter with a clear understanding there is no commitment of civic monies for this purpose".

(Aldermen Linnell and Rankin voted against the amended motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

A. BOARD OF ADMINISTRATION
General Report, September 28, 1973

WORKS AND UTILITY MATTERS (September 28, 1973)

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report which consists of two clauses:

(a) Water Main Installation - 1973 Capital Budget
(b) Tender for Supply and Delivery of Mineral Aggregates

be approved.

- CARRIED UNANIMOUSLY

SOCIAL SERVICE AND HEALTH MATTERS (September 28, 1973)

Additional Funds re Purchase of Equipment:
City Analytical Laboratory

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS (September 28, 1973)

The Council considered this report which contains 6 clauses identified as follows:

Cl. 1: Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds
Cl. 2: Luncheon: Canadian Yachting Association
Cl. 3: Grant Request: Canadian Ski Association
Cl. 4: Appointment of Auditors 1974
Cl. 5: Twice-Yearly Tax Billing
Cl. 6: Modification and Improvement of The QE Theatre and The QE Playhouse Sound Systems

Action was taken as follows:

Clause 1: Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Luncheon: Canadian Yachting Association

MOVED by Ald. Pendakur,
THAT the request the City host a luncheon in connection with the annual general meeting of the Canadian Yachting Association to be held in Vancouver February 14 to 17, 1974, be received.

- CARRIED UNANIMOUSLY

Clause 3: Grant Request
Canadian Ski Association

MOVED by Ald. Pendakur,
THAT the request from the Canadian Ski Association for a grant of at least $1,000 to assist financially in the Association's participation in the World Ski Championships, be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Clause 4: Appointment of Auditors, 1974

After considering the information in this clause in respect of appointment of auditors for the year 1974, it was,

MOVED by Ald. Bowers,
THAT the firm of Riddell, Stead and Co., be appointed Auditors for the City of Vancouver for the year 1974 at a fee of $40,000 in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Clause 5 : Twice-Yearly Tax Billing

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 6 : Modification and Improvement of QE Theatre and QE Playhouse Sound Systems

After considering the information in this clause respecting modification and improvement of the Queen Elizabeth Theatre and The Queen Elizabeth Playhouse sound systems, it was,

MOVED by Ald. Bowers,
THAT approval be given to effect the proposed modifications to the sound systems at a cost not to exceed $23,800; funds to be provided from Contingency Reserve.

- CARRIED UNANIMOUSLY

PERSONNEL MATTERS (September 28, 1973)

Leave with Pay: Assistant Director of Civic Development, October 4 and 5

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

PROPERTY MATTERS (September 28, 1973)

The Council considered this report of the Board of Administration containing three clauses as follows:

Cl. 1: Acquisition for Britannia Community Services Site 933 Woodland Drive
Cl. 2: Demolitions
Cl. 3: Sales

The Council took the following action.

Clauses 1 and 2

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in Clause 1 of this report be approved and Clause 2 of the report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters (cont'd)

Clause 3: Sales

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Aldermen Marzari, Massey and Rankin voted against the motion)

B. DEPARTMENTAL REPORT
September 28, 1973

WORKS AND UTILITY MATTERS (September 28, 1973)

Execution of Modification of Option to Purchase: 3651 Point Grey Road

The Council considered this report from the Corporation Counsel respecting execution of modification of option to purchase 3651 Point Grey Road, in which it is recommended authority be granted to execute the appropriate agreement to embody agreement between the City, Lawrence Estrin, Bogdana Estrin and the Vancouver City Savings Credit Union as mortgagee.

MOVED by Ald. Hardwick,
THAT the aforementioned recommendation of the Corporation Counsel be approved on the basis of his report.

- CARRIED UNANIMOUSLY

C. Review of the Development and Building Permit Procedure

The Board of Administration, under date of September 28, 1973, submitted the following report:

'City Council at the In Camera meeting of July 3, 1973, resolved: "that the Board of Administration undertake this study (Review of the Development and Building Permit Procedure) with appropriate City staffs with a view to improving the Development and Building Permit procedures and a report be made to Council within three months."

On July 17, 1973, City Council approved the recommendations of the Board of Administration that: "the Department of Permits and Licenses be increased by three Plan Checking Assistants effective when filled". The incumbents commenced duty September 4, 1973, and positions are marked with a * below.

1. PRESENT ESTABLISHMENT

The established staff positions now concerned with the issue of Development and Building Permits are as follows:

PERMITS & LICENSES DEPARTMENT

Development Division

Assistant Director	1

Plan Checking (Bldg.) Branch		Plan Checking (Zoning) Branch	
Plan Checking Station		Supervisor	1
Structural Engineer II	1	Plan Checking Asst. IV	1
Structural Engineer I	4	Plan Checking Asst. III	4**
Plan Checkers	3	Plan Checking Asst. II	1
Total	8	Total	7

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and Building Permit Procedure (cont'd)

Permit Reception Section		Clerical Services Division	
Plan Checking Asst. IV	1	Reception and Plan Checking Branch	
Plan Checking Asst. I	10*		
Total	11	Clerk V	1
		Clerk III	1
		Clerk II	3
		Clerk-Typist II	1
		Total	6

Total in Department 33

PLANNING & CIVIC DEVELOPMENT DEPARTMENT

Zoning Division

Zoning Planner	1
Clerk Steno III	1
Planner I +	1

+ This position was approved Feb.'73 but has not been filled due to lack of suitable applicants.

Total in Department 3

TOTAL in both Departments concerned with Zoning Development and Building Permit issue 36

2. VOLUME OF APPLICATIONS (DEVELOPMENT & BUILDING PERMITS)

Average number of applications per week for the first six months of 1973 (See Schedule B).

January	145
February	164
March	179
April	192
May	217
June	220

3. CLASSIFICATION OF DEVELOPMENT PERMITS (See Schedule A) received in the first six months in 1973.

Homecrafts	73
Residential - Uses and Alterations	
(a) One Family Dwellings	556
(b) Multiple Conversion Dwellings	607
Construction - New Building all Types	594
Other Items	348
Total	2,178

4. BUILDING PERMIT APPLICATIONS (See Schedule C) received in the first six months in 1973.

New Work	1,355
Additions and Repairs	1,526
Total	2,881

5. DEVELOPMENT PERMITS

These permits are issued in accordance with the requirements of the Zoning and Development Bylaw.

All Development Permit applications are received in the Department of Permits and Licenses by the Plan Checking Assistants I of the 'Permit Reception Section'.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and Building Permit Procedure (cont'd)

The Plan Checking Assistants I then check the material submitted and prepare the application form. The Development Permit is then either:

(i) Completed and issued immediately for most residential 'outright' uses.

(ii) Passed to the Structural Engineers in the Plan Checking Section if the application is for an 'outright' use for which a Permit cannot be issued without more extensive checking.

(iii) Passed to the Plan Checkers in the Zoning Branch if the application is for a 'conditional' use.

An analysis of the types of applications are shown on Schedule A and in summary are classified as follows:

Conditional Items	886	(of which 523 were for multiple conversion dwellings)
Director of Planning Items	110	
Outright Items	1,072	
Refusals	110	
Total	2,178	

(a) Conditional Items: These are applications for Development Permits which require approval of the Technical Planning Board and in certain instances approval of either or both the City Planning Commission and City Council. These are examined and processed by the Zoning Branch and forwarded with recommendations to the Zoning Planner, Planning Department. Recommendations are then made to the Technical Planning Board by the Development Permit Sub-Committee.

It is noted that of the Conditional Items, 523 dealt with multiple conversion dwellings. Of this number, 504 are actually renewals of permits granted by City Council in previous years and deal with the retention of housekeeping, dwelling and sleeping units generally referred to as "illegal" in one family dwellings.

(b) Director of Planning Items: These are also received from the Plan Checking Assistants into the Zoning Branch and are examined and forwarded to the Director of Planning with recommendations. In these instances the Director of Planning has discretionary powers granted under the Zoning and Development Bylaw.

(c) Outright Items: The applications conform in all respects with the requirements of the Zoning & Development Bylaw.

Of the 1,072 'Outright' applications dealt with by the Department of Permits and Licenses, 382 were completely processed and issued by the P.C.A. I's of the Permit Reception Section. The remaining 690 were dealt with by the Structural Engineers.

(d) Refusals: These applications were refused in most instances by the Technical Planning Board.

(e) Issuing Permits: After processing has been completed (that is after approval by the Technical Planning Board, Director of Planning or Structural Engineers) the actual Permit is issued by the Plan Checking Assistants of the Permit Reception Section, Department of Permits and Licenses.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and
Building Permit Procedure (cont'd)

6. CAUSES FOR DELAY IN THE ISSUE OF PERMITS

The review of the routines for processing Development Permits and for processing of Building Permits discloses that there is no one single reason which can be isolated as the main cause for delays which occur. There are, however, a number of contributing factors, including:

(a) Administrative Authority: Division of administrative authority between the Department of Permits and Licenses and the Department of Planning and Civic Development is not clear in all aspects.

(b) Volume of Applications: As noted above, the volume tends to increase each month in the first six months of the year. This is an historical fact and in the summer months of each year delays can become more frequent because of the combination of increasing volume and staff vacations.

(c) Checking required by several Departments: Almost 50% of all Development Applications received require checking by several departments (Planning, Engineering, Health, Fire and Permits & Licenses). Transmittal of documents and plans inevitably cause delays.

(d) Amendments to drawings: Amendments of a minor nature which have to be made to Development Permit drawings prior to the issue of a permit also cause delays.

(e) Permit granted subject to conditions being complied with: In a number of instances the application is approved subject to a number of conditions being complied with before issue. This action, in the view of an applicant, could be construed as a 'delay'.

(f) Zoning Division, Planning Department - Staffing Problem: The Zoning Planner (Planning Department) is responsible on behalf of the Director of Planning for processing all materials received from the Zoning Branch (Permits and Licenses) for the Technical Planning Board ('Conditional' Development Permit applications). In addition, he is responsible for Rezoning applications and approval of Sub-division plans for which purposes he is assisted by two employees.

In February, 1973, City Council approved establishment of a Planner I position to assist with Development Permit processing, but this position has not yet been filled as a suitable applicant has not been found.

(g) Submission of unsatisfactory drawings: Incomplete and faulty drawings are received and this causes unnecessary delay when detailed checking is undertaken.

(h) Waiting Periods by Applicants: Applicants coming to the Department of Permits & Licenses frequently wait to submit the application. Often with no certainty that the material or information they have with them will be adequate to proceed with the application. Waiting facilities are minimal.

(i) Items requiring procedural changes: The Technical Planning Board and the staff preparing material for that Board have time taken up with items which could be dealt with in other ways, examples:

(i) Homecraft applications
(ii) Validation of yards
(iii) Sundecks and over-sized garages

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and Building Permit Procedure (cont'd)

(iv) Floor space ratio for one family dwellings
(v) Commercial and industrial areas - changes of use
(vi) Multiple conversion dwellings - retention of additional units
(vii) Day Care Centres

(j) Staffing Difficulties - Permits & Licenses Department: Due to recruiting difficulties, vacancies have taken several months to fill. Turnover of staff due to resignations, transfers and promotions has been quite rapid resulting in training difficulties.

7. ELIMINATION OR REDUCTION OF DELAY PERIODS

(a) Division of Administrative Authority: A review of the Zoning & Development Bylaw has been commenced with the Director of Planning and the Director of Permits & Licenses. This review will establish whether or not authority for certain matters* should be transferred to the Director of Permits & Licenses and whether, in fact, such change would eliminate or reduce delays. *as described in the Zoning and Development Bylaw.
As the Director of Planning has had little opportunity to examine this matter since taking up his appointment your Board proposes to defer recommendations on these changes until the review has been completed.

(b) Volume of Applications: The rate of processing of applications will improve now that positions recently approved have been filled and with the establishment of 4 additional positions recommended below.

(c) Checking by other Departments: A schedule of transmittal has always been kept. With improved supervision and staffing, delay in the return of material from other Departments will be kept to a minimum.

(d) Amendments to drawings: Delay in this instance is within control of the applicant.

(e) Approval subject to conditions being complied with: Control of delay rests with the applicant.

(f) Zoning Division, Planning Department - Staffing: This problem is under review with the Director of Planning and recommendations will be submitted when reporting on Item (a) above.

(g) Incomplete and faulty drawings: To prevent loss of time and limit delay when such drawings are received from an applicant the Senior Plan Checker will contact the applicant, explain the problem and discontinue checking until the drawings have been corrected.

(h) Applicants waiting to submit applications: To improve the conditions for applicants desiring to obtain a Development or Building Permit a number of changes are recommended, namely:

(i) Eliminate the system of issuing numbers by the Telephone/Receptionist and establish one new Plan Checking Assistant position to interview applicants attending as they arrive, examine the material and advise the applicant where the material is not complete or direct the applicant to a staff member to receive the application.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and
Building Permit Procedure (cont'd)

(ii) Introduce on a trial basis, as an added alternative to the present system, submission of applications by appointment. The Receptionist answering the telephone calls would schedule the appointments for submission of applications at the counter. An appointment system has been used by the Development Division for some time past with varying degrees of success, but not specifically for submission of applications.

(iii) Identify City Personnel by means of desk name plates.

(iv) Provide newspapers and magazines in the waiting area.

(v) Redesign the waiting area, the seating provided for the public and the layout of the desks at which the Plan Checking Assistants I receive the applications, including provision of a better communication system between the P.C.A.'s and the Clerks in the central filing area. (This recommendation will require an examination and report by the Assistant Director - Building Construction. His recommendations will be submitted with the items noted at (a) and (f) above).

(i) Items requiring procedural changes: These are now under review with the Director of Planning and the Director of Permits & Licenses and will be reported on with the other outstanding items.

(j) Staffing difficulties - Permits & Licenses Department: The following recommendations are made to resolve this problem:

(i) Institute a Staff Training Program dealing with:

- reception of and service to the public
- use of forms
- understanding and knowledge of Development, Building and related Bylaws and the Planning context

This training program is presently being organized by the Department Head - Permits & Licenses and the Training Officer - Personnel Services.

(ii) There are now ten (10) P.C.A. I positions. One additional temporary P.C.A. I position is recommended to provide improved reception during busy periods. Two of the P.C.A. I positions in the group to be assigned to:

- assist with technical correspondence
- receive applications from persons attending by appointment
- receive submissions for major projects
- aid the P.C.A. IV in his duties

This reception position will be filled by an experienced P.C.A. I and the temporary position will be used for relief for approximately six months during the busy season.

(iii) Establish two (2) additional Clerical positions, one (1) permanent and one(1) temporary, to work in the central filing area to:

- consolidate the Development Permit files and plan filing system with the central filing system, and:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and
Building Permit Procedure (cont'd)

- provide service to the Zoning Branch employees to eliminate time now spent by Plan Checkers seeking and putting away files and plans, and:
- provide service to expedite the Permit issuing work of the Development Division

The Temporary position is for a period of six (6) months and will be the subject of a further report if an extension is warranted.

(iv) Transfer the processing of 'Outright' applications from the Building Plan Checking Branch to the Zoning Branch of the Development Division. The Zoning Branch will continue to process 'conditional' applications. This will relieve some of the overload in the work in Building Plan Checking Branch.

(v) Establish one (1) additional P.C.A. position in the Zoning Branch to undertake processing of 'Outright' use Development Permits.

It is obvious from the varying work load indicated in Item 2 on Page 2 that the foregoing staff increases designed to meet peak periods will result in an over staffing situation during the slack months. It is therefore intended that any surplus staff available during these periods will be used elsewhere in the Department of Permits & Licenses on work that they are qualified to perform.

In addition to all of the above, it is recommended that discussions be encouraged between applicants and appropriate officials prior to submission of the application. It should be made clear that this procedure is a preliminary one and that the final decision will rest with the authority designated by City Council through the applicable bylaw.

Such discussions have been practised to a limited degree for many years but often problems have subsequently occurred as a result of misunderstandings between applicants and officials. Adequate precautions taken by the officials should eliminate these misunderstandings.

8. ESTIMATE OF ADDITIONAL COSTS

To implement the recommendations above, the additional costs will be approximately:

	2 Mths 1973	12 Mths 1974 (1973 Rates)	Maximum Annual Cost (1973 Rates)
Permanent positions			
1 P.C.A.(Zoning)	$1,644	$ 9,940	$11,832
Additional duties P.C.A. I	128	768	912
1 Clerical position	872	5,266	6,036
	$2,644	$15,974	$18,780
Fringe benefits 12½%	220	1,331	1,565
	$2,864	$17,305	$20,345
Temporary (6 months)			
1 P.C.A.	$1,440	$ 2,901	-
1 Clerical position	872	1,744	
	$2,312	$ 4,645	
Fringe benefits 8%	290	580	
	$2,602	$ 5,225	
Total	$5,466	$22,530	

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Review of the Development and
Building Permit Procedure (cont'd)

9. SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

(a) The recommendations in Item 7 of this report be adopted.

(b) The position recommended above be classified by the Director of Personnel Services; to be effective when filled.

(c) The funds required (approximately $5,500) for the balance of 1973 be provided from Contingency Reserve for other source approved by the Director of Finance.

(d) The matters of:

(a) Division of Administrative Authority
(b) Procedural and Bylaw changes
(c) Staffing requirements of the Zoning Division, Planning Department be the subject of a later report

(e) The effect on Permit fees due to additional costs will be reviewed and will be the subject of a further report.

MOVED by Ald. Hardwick,
THAT the foregoing summary of recommendations (a), (b), (c), (d) and (e) of the Board of Administration be approved, on the understanding that the later report referred to in recommendation (d) be submitted to Council within thirty days.

- CARRIED UNANIMOUSLY

D. Report of the Standing Committee on Housing, September 18, 1973

The Council considered the report of the Standing Committee on Housing dated September 18, 1973, which contains 4 clauses identified as follows:

Cl. 1: Strata Title Applications
Cl. 2: Development of City-owned Land at First and Cassiar for Patio-Type Housing
Cl. 3: Progress Report to the Committee
Cl. 4: Provision of Additional Public Housing in the Skid Road Area - Progress Report, Supervisor of Property & Insurance

MOVED by Ald. Harcourt,
THAT the aforementioned report of the Standing Committee be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of the Standing Committee on Social Services, September 20, 1973

The Council considered this report which contains three clauses and took action as follows:

(a) Control of Beer Parlours, Downtown Eastside (Clause 1)

MOVED by Ald. Rankin,
THAT, in respect of recommendation 'A' in this clause, the operators of the Broadway, Rainier, Columbia, Dominion and Commercial Hotels be requested to appear before the Council to show cause why their City beer parlour license should not be cancelled.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT, in respect of recommendation 'A' in this clause, the operator of the New Dodson Hotel be requested to appear before the Council to show cause why his City beer parlour license should not be cancelled.

- CARRIED

(Alderman Bowers, Hardwick, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Rankin,
THAT, in respect of recommendation 'B' in this clause, the operator of the Parlour Dance Hall be requested to appear before the Council to show cause why his City license should not be cancelled.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT, in respect of recommendation 'C' in this clause the operators of the Steams Hotdogs and the New Pender Cafe be requested to appear before the Council to show cause why their City licenses should not be cancelled.

- CARRIED UNANIMOUSLY

(b) Future City Funding of Services in the Downtown Eastside (Clause 2)

MOVED by Ald. Rankin,
THAT the Committee's recommendation contained in this clause be approved.

- CARRIED UNANIMOUSLY

(c) Request from Neighbourhood Services Association for a Day Care Facility in the West End (Clause 3)

In connection with this Clause, Park Commissioner May Brown appeared and stated the Park Board is not in agreement with the Committee's recommendation to make lots B, C and D of Lots 19 and 20, Block 22 available to Gordon Neighbourhood House for development for day care, and proposed an alternate site in Block 23 be considered for the purpose.

The Council noted a letter from Commissioner May Brown, Chairman of the Community Affairs Committee of the Park Board, dated September 24, 1973, in regard to the matter.

MOVED by Ald. Rankin,
THAT the Committee's recommendations contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

During consideration of the foregoing matter a recess was observed at approximately 4:00 p.m. The Council reconvened to conclude consideration of the report of the Standing Committee on Social Services, dated September 20, 1973, and then recessed for an 'In Camera' meeting at approximately 4:20 p.m., reconvening again in open session at approximately 4:40 p.m. with the same members of the Council present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Standing Committee on Civic Development, September 20, 1973

The Council considered this report of the Standing Committee dealing with Gasoline Service Stations and took the following action:

Part 1 - Car.Washes

MOVED by Ald. Hardwick,
THAT the information contained in this clause respecting car washes be received.

- CARRIED UNANIMOUSLY

Part 2 - Method of Retailing

MOVED by Ald. Hardwick,
THAT the Council take no further action on self service gasoline stations and those development permit applications being processed at the present time through the Planning Department continue to be processed in the normal administrative manner.

- CARRIED UNANIMOUSLY

Part 3 - Service Stations: Conditions, Alterations, etc.

MOVED by Ald. Hardwick,
THAT the information in part 3 of the clause be received.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Community Development, Sept. 25, 1973

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this report dealing with office furniture for non profit-making organizations, be approved.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Waterfront and Environment September 27, 1973

The Council considered this Standing Committee report which contains clauses identified as follows:

Cl. 1: Sign Control Study - Progress Report
Cl. 2: Proposed Development of a Fishermen's Wharf
Cl. 3: Communication: City Engineer
Cl. 4: Waterfront Planning Study: Progress Report on Provisional Overall Work Schedule

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Waterfront & Environment,
September 27, 1973 (cont'd)

The Council took action on this report as follows:

Clause 1: Sign Control Study - Progress Report

MOVED by Ald. Pendakur,
THAT the Committee's recommendation contained in this report be approved.

- CARRIED UNANIMOUSLY

Cl. 2: Proposed Development of a Fishermens Wharf, Fish Cannery and Cold Storage on the Site of the Ocean Cement Docks for N.B. Cook Ltd.

MOVED by Ald. Massey,
THAT the City staffs be requested not to consider the particular submission of N.B. Cook Corporation Ltd. respecting a Fishermens Wharf until other submissions have been received, and the Waterfront and Environment Standing Committee set a reasonable time in which to receive such submissions, following which proposals received be reviewed by the Standing Committee and the staffs for report to Council.

- LOST (tie vote)

(Aldermen Harcourt, Hardwick, Linnell, Pendakur and Volrich voted against the motion. A tie vote resulted and therefore motion of Alderman Massey was declared LOST)

No further action was taken on this clause.

(During consideration of the foregoing clause, Alderman Marzari left the meeting)

Clause 3: Communication - City Engineer

MOVED by Ald. Pendakur,
THAT the information in this clause be received.

- CARRIED UNANIMOUSLY

Clause 4: Waterfront Planning Study - Progress Report on Provisional Overall Work Schedule

MOVED by Ald. Pendakur,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Waterfront and Environment, September 27, 1973 (Revised Budget - Planning Study)

MOVED by Ald. Pendakur,
THAT the Committee's recommendations (a), (b) and (c) set out in this report be approved.

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Special Committee
re Illegal Suites, September 28, 1973

The Special Committee respecting Illegal Suites - Hardship Cases submitted the following report under date of September 28, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Lawrence Goncalves (tenant), 1059 East 12th Avenue
A. Matheson (tenant), 30 West 13th Avenue
Mabel Semenoff (owner), 1135 East 13th Avenue
Alice G. Rasmussen (owner), 5976 Ormidale Street
Beverley Howard-Gibbon (owner), 3792 Point Grey Road
Mrs. J. Carlyle (owner), 2741 West 6th Avenue
Anne Elizabeth Mills (owner), 3562 West 34th Avenue
Mrs. A. J. Slocum (owner), 2048 East 12th Avenue
Charles W. Hodgkinson (tenant), #2 - 2150 East Pender Street
John Bergholm (tenant), #1 - 2150 East Pender Street
Eva MacDonald (tenant), 5820 Ontario Street

(b) the following applications be approved for one year from the date of this Resolution:

Judy Neyedli (owner), 2322 East 33rd Avenue
Barbara Atnikov (tenant), 1885 West 13th Avenue
Everett G. Leslie (tenant), 5635 Lanark Street
Ursula D. J. Messelink (tenant), 4778 Gothard Street
Ken A. West (tenant), 92 West 22nd Avenue
Linda Light (owner), 2737 West 3rd Avenue
Larry Tremblay (tenant), 1249 East 55th Avenue
Joginder S. Johal (owner), 4243 John Street

(c) the following application be approved for six months from the date of this Resolution:

Jane Bellinger (tenant), #6 - 1805 West 13th Avenue

(d) the following applications be not approved:

Susan L. Freundt (tenant), 6610 Lanark Street
M. W. Hillman (tenant), 350 East 57th Avenue
Bilhar Singh Bindra (owner), 4334 John Street
Hans Fritsch (owner), 365 East 60th Avenue
Ajit Singh Chohan (owner), 2637 Duke Street

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee be approved;

FURTHER THAT in future, when reporting to the Council, documentation supporting the Committees reports to Council respecting one-year approvals (b), and six months approvals (c) be not furnished to Council; however, documentation continue to be furnished to Council in the case of non-approvals as referred to in item (d).

- CARRIED UNANIMOUSLY

(In respect of approvals, shown as (a) in the Special Committee's report, documentation has not been furnished to the Council in the past)

K. Report of the Official Traffic Commission (Sept. 27)

School Crosswalk:
Nanaimo Street and 20th Avenue

MOVED by Ald. Pendakur,
THAT the recommendations of the Official Traffic Commission set out in its report dated September 27, 1973, be approved.

- CARRIED UNANIMOUSLY

L. Report of Special Committee
re False Creek, September 28, 1973

The Special Committee re False Creek submitted the following report under date of September 28, 1973:

"

1. Water Quality

At the September 13, 1973, meeting of the False Creek Committee the City Engineer submitted a report on False Creek water quality which gave in detail actions taken and future proposals to reduce the pollution of the water in False Creek so as to enhance its quality. The Engineer also submitted to that meeting a request that a maximum of $250.00 be allocated from the False Creek Supplementary Capital Budget - Miscellaneous Engineering Services Account to engage Dr. K. Fletcher and a graduate student from the University of British Columbia to carry out a research study into heavy metal concentrations in the bottom deposits of False Creek. The Engineer advised the study will be useful in continuing water quality studies in the Creek.

After discussion the Committee

RECOMMENDS that Dr. K. Fletcher and a graduate student from the University of British Columbia be engaged to do a study of heavy metal concentrations in the False Creek bottom deposits and that the funds be charged to the False Creek Supplementary Capital Budget - Miscellaneous Engineering Services Account, the total amount not to exceed $250.00.

2. Special Consultant's Fees

Council has previously authorised the engagement of Mr. E.D. Sutcliffe as a special consultant re False Creek matters and an agreement has been drawn up which provides that Mr. Sutcliffe's services start as of October 1st, 1973. There is an amount of $20,000.00 set aside from the Supplementary Capital Budget and the Comptroller of Accounts advises that a resolution of Council is necessary to permit expenditure of these funds.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re False Creek (cont'd)

The Committee therefore

RECOMMENDS that Vancouver City Council authorise that the charges for the services of Mr. E.D. Sutcliffe as per the agreement be authorised from the account presently established from the False Creek Supplementary Capital Budget. "

MOVED by Ald. Hardwick,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

M. Report of the Standing Committee on Finance and Administration September 20, 1973

Review of City Departments:
Welfare and Rehabilitation Department

MOVED by Ald. Bowers,
THAT the report of the Standing Committee on Finance and Administration dated September 20, 1973, be received for information.

- CARRIED UNANIMOUSLY

N. Attendance by Auditorium Manager at Conference of Canadian Auditorium Managers

The Board of Administration, under date of September 26, 1973, submitted the following report:

' The City Clerk reports as follows:

"A letter dated September 20, 1973 from the Vancouver Civic Auditorium Board has been received in this office. They state that the Manager of the Queen Elizabeth Theatre and Playhouse has been asked to attend a conference of Canadian Auditorium Managers in Ottawa, October 18 and 19, 1973 to discuss matters of common interest and the impact of the National Booking Office on the bookings of individual theatres.

In February, 1972, the Canada Council engaged Woods, Gordon and Company to study the possibility of establishing a National Booking Office to co-ordinate the touring of Canadian and other theatre attractions in Canada. Previously, the National Ballet of Canada, the Royal Winnipeg Ballet, etc., had toured Canada under the management of Colubia Artists and Hurok Attractions of New York.

The Manager of the Queen Elizabeth Theatre and Playhouse, Mr. Ian Dobbin, took part in the Woods, Gordon study. While some of his recommendations have been implemented into the Policies of the National Booking Office, he feels some concern that the National Booking Office will demand large blocks of time be set aside two years in advance for the touring attractions of the National Booking Office. Late cancellation of any such dates would mean a loss of revenue to the Queen Elizabeth Theatre and disrupt the bookings of local events, as use of the Theatres is close to maximum during the concert season, October to April.

The Vancouver Civic Auditorium Board feels strongly that Mr. Dobbin should attend this meeting and requests that permission to attend be granted and that funds in the amount of $435.00 be made available in the Auditorium Budget for this purpose.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Attendance at Conference by
Auditorium Manager (cont'd)

The Comptroller of Accounts advises that the funds required, totalling $435.00 can be provided from the Contingency Reserve."

Your Board submits the above report for the CONSIDERATION of Council."

MOVED by Ald. Bowers,
THAT the Auditorium Manager be authorized to attend the Conference of Canadian Auditorium Managers and the required funds be made available in the Auditorium budget for the purpose; it being understood that such funds will be provided from Contingency Reserve.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:25 p.m. to reconvene at 7:30 p.m.

The Council reconvened in open session, still in Committee of the Whole, in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

DELEGATIONS & UNFINISHED BUSINESS

1. Building By-law:
Board of Appeal

City Council, on September 11, 1973, deferred consideration of a clause in a Department Report dated September 7, 1973, from the City Building Inspector pending the hearing of a delegation. The clause dealt with a proposal from the Architectural Institute of B.C. and the Real Estate Board of Greater Vancouver that a Board of Appeal from the Building By-law be established with powers to vary and interpret the Building Code. The City Building Inspector, in his report, gave reasons for opposing such a proposal.

Mr. F. Russell, President of the Architectural Institute of B.C. appeared before Council this day and filed a brief dated September 27, 1973, giving reasons for the Organization's proposal, including the composition of such a Board.

The City Building Inspector was present and spoke in support of his report and answered questions from members of Council. After due consideration, it was

MOVED by Ald. Bowers,
THAT Council approve in principle the provision of a Building By-law Appeal Board as visualized in the National Building Code and request the Board of Administration to investigate the possibilities of utilizing the Provincial Appeal Board or of setting up a local Appeal Board.

- CARRIED.

(Aldermen Harcourt, Hardwick, Linnell, Rankin and Volrich voted against the motion).

2. Development Permit Applications

At the Council meeting on September 11, 1973, City Council deferred two clauses of Department Report dated September 7, 1973, pending the hearing of a delegation. The reports concern Development Permit Application #63576 - 2236 Kingsway, Development Permit Application #63297 - 1407 East 41st Avenue and Development Permit Application #63298 - 8320 Oak Street.

Both the Technical Planning Board and the Vancouver City Planning Commission recommended the applications be approved subject to certain conditions, particularly that the propane tanks to be installed should be of a horizontal type.

Mr. L.S. White, representing Coastal Propane Ltd., the applicant, spoke against the decisions of the Technical Planning Board and the Vancouver City Planning Commission and requested the propane tanks be of the vertical type.

cont'd.....

DELEGATIONS & UNFINISHED BUSINESS (cont'd.)

2. Development Permit Applications (cont'd.)

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning and Civic Development as contained in Clauses 5 and 6 of Department Report, Building & Planning Matters, dated September 7, 1973, be approved.

- CARRIED.

(Alderman Marzari voted against the motion).

3. Illegal Suite -
2951 East 25th Avenue

At the meeting of September 11, 1973, Council deferred clause 4 of Department Report dated September 7, 1973, concerning a suite at 2951 East 25th Avenue pending the hearing of a delegation.

Mr. Peter Ward addressed the Council complaining with respect to this property and cited various reasons for his complaint.

Mr. Patel, the owner of 2951 East 25th Avenue, also addressed Council denying the accusations of Mr. Ward.

MOVED by Ald. Volrich,
THAT the representations and correspondence be received.

FURTHER THAT before any Development Permit renewal is given in December 1974, the Director of Permits & Licenses investigate this particular suite at 2951 East 25th Avenue in respect of the manner in which it is used in an RS-1 District.

- CARRIED.

(Alderman Pendakur voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

O. 1973-74 L.I.P. Program:
Report #1

The Council considered the following report of the Board of Administration dated October 1, 1973, with respect to the 1973-74 L.I.P. Program:

The City Engineer reports as follows:

"A total of 35 applications for the Local Initiative Projects have been received from ten City Departments and Boards. Each project is described and its costs outlined in Appendix A. The following is a departmental summary:

Department	Number of Projects	Total Cost	City's Share
City Clerk	1	$ 76,827	$ 17,547
Engineering	4	110,917	27,022
Finance	3	50,152	19,192
Library	4	77,685	18,405
Parks	8	445,582	80,422
Personnel	4	79,007	41,567
Planning	6	117,052	35,932
Probation Services	1	53,040	Nil
Social Planning	2	131,736	35,016
Welfare	2	50,858	16,538
Totals	35	$1,192,910	$291,641

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

O. 1973-74 L.I.P. Program:
Report #1 (cont'd.)

Note: Four projects are below minimum size and will be amalgamated with larger projects.

While the municipal forces operated only 28 L.I.P.'s last year, the total value for the first six months was greater - $1,287,416 in total; $346,854 in City's share.

On behalf of the initiating departments, the City Engineer RECOMMENDS that:

1) Council approve the submission of applications for the projects described in Appendix A.

2) The City Engineer or Deputy City Engineer be authorized to sign the required contracts with the Government of Canada for these projects.

3) Council authorize the several Department Heads to proceed in accordance with normal personnel, payroll, purchasing etc. procedures when federal approval has been received and further to authorize the expenditure of funds to the maximum City share shown in Appendix A, in advance of budget."

Your Board RECOMMENDS that Council approve the foregoing recommendations in principle and the necessary applications be made, and further that the Finance Committee consider the individual projects for further report to Council.

(Appendix 'A' on file in the City Clerk's Office)

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration as contained in the above report dated October 1, 1973, be approved.

- CARRIED UNANIMOUSLY.

P. Report of Standing Committee on
Social Services, September 27, 1973

Consideration was given to the report of the Standing Committee on Social Services dated September 27, 1973 regarding a Charter of Human Rights for Recipients of Social Assistance. The report was submitted by the Committee as a result of "People on Welfare" organization making a submission on the topic.

MOVED by Ald. Volrich,
THAT consideration of this matter be deferred until the next meeting of Council.

- LOST.

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Mayor Phillips and Alderman Rankin voted against the motion).

It was explained that Aldermen Rankin and Marzari wish to discuss this Charter with the Minister of Human Resources later this week.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

P. Report of Standing Committee on
Social Services, September 27, 1973 (cont'd.)

After taking into account the report of the Committee and making amendments thereto, it was

MOVED by Ald. Rankin,
THAT Council endorse a Charter of Human Rights for Recipients of Social Assistance as set out below.

- CARRIED.

"A CHARTER OF HUMAN RIGHTS
FOR RECIPIENTS OF SOCIAL ASSISTANCE

We affirm for all people, and specifically for people on Social Assistance, Article 22 of the Universal Declaration of Human Rights, which states: 'Everyone, as a member of society, has the right to social security and is entitled to realization, through national effort and international co-operation and in accordance with the organization and resources of each state, of the economic, social and cultural rights indispensable for his dignity and the free development of his personality.'

We also affirm Article 25, which states: '1. Everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including food, clothing, housing and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control. 2. Motherhood and childhood are entitled to special care and assistance. All children, whether born in or out of wedlock, shall enjoy the same social protection.'

We further affirm the following principles:

(1) A citizen has the right to financial support to maintain a normal healthy existence consistent with the standard of living of the Province of British Columbia. Such support should be kept consistent with any increase in the cost of living and with changes in the general standard of living in the Province.

(2) A citizen applying by sworn statement for social assistance shall be deemed to be eligible until proven ineligible.

(3) A citizen has the right to have his/her eligibility judged solely on the basis of material circumstances and on no other basis.

(4) A citizen applying for, or in receipt of, social assistance shall be provided with complete information on financial and social services.

(5) A citizen who has been judged ineligible must be provided with a written statement outlining the reasons for denial of assistance, signed by the staff member responsible for the decision, together with a clear explanation of appeal procedures.

(6) Unless prima facie fraud is shown, a recipient shall not have social assistance cheques withheld without the recipient having been given two weeks written notice setting out the reasons.

(7) A recipient has the right to cash assistance; this right can only be taken away by a properly constituted hearing before senior administrative staff of the City Department of Welfare & Rehabilitation with the right to Provincial appeal (the Provincial appeal procedure should be reinstated); the total appeal procedure to take place within one month.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

P. Report of Standing Committee on
Social Services, September 27, 1973 (cont'd.)

(8) A recipient has the right to consider the information on his/her files as his/her property. The recipient has access to the complete file upon his/her request at times mutually agreeable to the Welfare & Rehabilitation Department and the client.

(9) A recipient has the right to privacy. This right to privacy must be protected by:

(a) Interviews conducted in private offices; no information except name shall be given or discussed in the front office.

(b) All home visits made by appointment only.

(c) Files will be kept in secured places.

(10) A recipient automatically has the right to medical coverage.

(11) (a) A recipient has the right to decide who the head of the family shall be.

(b) Where a non-marriage situation exists, the head of the family shall be deemed to be the parent of the children involved, and the other party shall be deemed to be a boarder.

(12) (a) A recipient has the right to expect that the rights of children shall be respected. Earnings of dependent children shall not be considered as part of the family income.

(b) Non-dependent children of recipients living at home shall be considered to have only the financial responsibilities of boarders.

(13) A recipient has the right to continued social assistance whether or not she is willing to institute legal action against a male person who may be her husband or the father of her children.

(14) A recipient shall be eligible for educational assistance up to Grade 12, and thereafter vocational, technical or academic training leading to employment to the limit of his/her ability and also shall be eligible for adult education if such will improve the family situation.

(15) A recipient is presumed to be eligible for financial coverage of funeral arrangements for a member of his/her family without further financial investigation. In the matter of a bereavement, a recipient has the right to receive prompt and compassionate assistance.

(16) Subject to application eligibility under the Act, a recipient has the right to determine the service of which he/she will avail themselves and has the right to refuse direction, advice or pressure which infringes upon this right.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

P. Report of Standing Committee on
Social Services, September 27, 1973 (cont'd.)

(As the foregoing clauses were considered separately, the following is a record of those voting in the negative in the clauses noted.)

Clause 1 - Alderman Bowers
Clause 2 - Mayor Phillips and Alderman Volrich
Clause 3 - Aldermen Bowers, Pendakur and Volrich.

File Security

When the Standing Committee was considering the matter of security of files, and the devulging of information from the files, a tie vote ensued, and therefore the following motion was submitted to Council for consideration:

"That the words 'except for the two Children's Aid Societies' be added to the following clause:

'Files will be kept in secured places and will not be divulged to any individual or agency without the consent of the recipient or through a Court Order'.

Council, under Section 9(c) above, determined part of this motion to the effect that files will be kept in secured places. After giving consideration to the second part of the motion, it was

MOVED by Ald. Harcourt,
THAT the question of devulging information from the files be referred back to the Standing Committee on Social Services for further consideration and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
THAT the following recommendation of the Standing Committee be approved:

That the Chairman and Alderman Marzari be authorized on behalf of Council to discuss this Charter with the Minister of Human Resources when they meet with him on Friday, October 5 on the subject of Integration of Social Services;

FURTHER THAT the Board of Administration be instructed to report on the implementations of those changes in the Charter of Human Rights which fall within the jurisdiction of the City of Vancouver including any additional costs involved.

- CARRIED UNANIMOUSLY.

(During the consideration of the foregoing report, Alderman Pendakur left the meeting).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Q. Report of Standing Committee on Finance and Administration, September 27, 1973

The Council considered this report which contained three clauses identified as follows:

Cl. 1: Park Board Staff Reorganization, Administrative Building Extension, Budgeting, etc.
Cl. 2: City of Vancouver Bond Issue
Cl. 3: New Provincial Building - Court Officers and Custodial Staff

The Council took action as follows:

Clause 1 - Park Board Staff Reorganization, Administrative Building Extension, Budgeting, etc.

MOVED by Ald. Bowers,
THAT the recommendations of the Standing Committee on Finance and Administration as contained in Clauses 1 A., B., C., D. and E. of the report of September 27, 1973, be approved after changing the recommendation in 1.A to read as follows:

"THAT the recommendations of the Board of Administration, in its report of September 7, 1973, be approved except that the title of Superintendent remain unchanged, and the senior positions be titled Directors.

FURTHER THAT in the subsequent reorganization of the Parks Board, the following three existing positions be abolished:

1. Deputy Superintendent
2. Controller
3. Director of Recreation

FURTHER THAT the positions be advertised across Canada."

- CARRIED.

(Alderman Massey voted in the negative with respect to recommendation in 1.B - Administrative Building Extension).

Clause 3 - New Provincial Building - Court Officers and Custodial Staff

MOVED by Ald. Bowers,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

(For Council action with respect to Clause 2 - City of Vancouver Bond Issue, refer to Page 1).

R. Purchase of Property - W/S of Kootenay Street, South of Charles Street - Insurance Corporation of B.C.

City Council, on September 25, 1973, considered a Board of Administration (Property Matters) report dated September 21, 1973, concerning the Purchase of Portion of Lot 1, Block 113, Section 28, THSL, situated on the W/S of Kootenay Street, South of Charles Street. The Council deferred the matter pending a report from the Technical Planning Board with respect to access.

Pursuant thereto, the Council noted the following report from the Director of Planning and Civic Development dated October 1, 1973:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

R. Purchase of Property - W/S of Kootenay Street, South of Charles Street - Insurance Corporation of B.C. (cont'd.)

" On July 17th, 1973, Council approved the sale of the above property to the Insurance Corporation of British Columbia (ICBC) "subject to satisfactory price and scheme of development".

On September 21st, the Technical Planning Board approved a development permit application for an ICBC claims centre on the property subject to the conditions noted in Appendix I (attached) and "subject to the appropriate citizen groups in the area being contacted and expressing no objection to the proposal".

On September 25th, Council again considered the matter of sale of the property. Noting that the citizens had expressed concern about access, Council deferred the matter "pending a report from the Technical Planning Board as soon as possible, concerning access to the property".

The ICBC proposal was presented to a meeting of members of the Hastings Sunrise Action Council and of representatives of the Charles/Adanac area residents on the evening of September 25th. These citizens approved of the location of the centre and of the site plan submitted. Their only concern was that there should be no vehicular access from the claims centre into the residential area to the north. They have no objection to the opening of Charles Street as an access route from Boundary Road, provided that Charles Street is curbed along the entire north side to prevent all vehicular penitration to the north.

The Technical Planning Board considered this concern of the citizens on September 28th. The Board felt that opening Charles Street would create a possibly disruptive non-residential street bounded on the north by a residential area and that access to the ICBC claims centre would be adequate without the opening of Charles Street. They resolved, therefore, to add the following as an additional condition for approval of the development permit application:

> "That the vehicular ingress and egress to the site would be from Boundary along Graveley to Kootenay, with direct access from Kootenay Street to the site; the northerly end of Kootenay Street to be suitably treated to prohibit any ingress or egress from Charles Street".

Thus, access and egress to the property would be as illustrated in Appendix II.

As the access problems concerning Council and the citizens have been resolved the report of the Board of Administration dated September 21, 1973, and attached as appendix III, is submitted for consideration."

After further consideration, it was

MOVED by Ald. Harcourt,
THAT the sale of Portion of Lot 1, Block 113, Section 28, THSL, situated on the W/S of Kootenay Street, South of Charles Street to the Insurance Corporation of B.C. be approved for the purpose of developing an Insurance Depot subject to the following:

(1) That the sales price be $3.00 per square foot, for a total sales price of $527,220.00.

(2) The date of sale to be the date of Council's approval.

(3) That the Insurance Corporation of British Columbia agree to pay an amount equal to all taxes and levies.

(4) No guarantee be given to soil stability.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

R. Purchase of Property - W/S of Kootenay Street, South of Charles Street - Insurance Corporation of B.C. (cont'd.)

(5) That the Insurance Corporation of British Columbia undertake to sign any bulkhead and/or easement documents required.

(6) That the Mayor and City Clerk, or their Deputies, be authorized to sign plan of subdivision creating the parcel, on behalf of the City of Vancouver.

- CARRIED UNANIMOUSLY.

S. Alterations and Additions to 2705 Point Grey Road
Development Permit Application No. 64340

The Council considered the following report dated September 25, 1973, as submitted by the Director of Planning & Civic Development:

"City Council on November 28, 1972 resolved, in part, as follows:

"THAT the Director of Planning and Civic Development report .... on any new development permit applications received for this area".

On February 6, 1973, City Council in Camera resolved, in part, that the City do not proceed to expropriate certain properties in Areas of Priority Nos. 1A and 2, and that the residue of the Point Grey Road Purchase Fund be applied as properties as offered for sale.

On February 21st, 1973, in accordance with the above resolutions, the Director of Planning and Civic Development reported the receipt of a Development Application #61585 to make considerable alterations and additions to the above one-family dwelling. This property has a frontage on Point Grey Road of 97.92 feet and is located in Area of Priority No. 2. On February 27th, 1973 City Council resolved to issue this permit. However, the architect states that these alterations and additions were not proceeded with, and revised drawings have been prepared.

In accordance with City Council's resolution dated November 28, 1972, the Director of Planning and Civic Development reports that a further Development Permit Application No. 64340 has been received for the revised alterations and additions, in substitution for the previous permit issued.

In view of City Council's previous action, it is RECOMMENDED that, unless City Council wish otherwise, the permit should be issued in the normal way."

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Director of Planning and Civic Development as contained in his report of September 25, 1973, be approved.

- CARRIED UNANIMOUSLY.

T. Truck Traffic - Joyce Street

Alderman Rankin reported orally that he had received a large number of complaints from residents of Joyce Street concerning the volume of truck traffic. The Alderman requested that the Police Department pay specific attention to Joyce Street and enforce traffic regulations as certain portions of Joyce Street are not scheduled heavy truck routes. Council noted that the City Engineer is

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

T. Truck Traffic - Joyce Street (cont'd.)

in the process of preparing a report examining the City's truck route network and it was suggested that the residents of Joyce Street be informed when such a report is available to obtain comments.

MOVED by Ald. Rankin,
THAT Mayor Phillips request the Chief Constable to give special attention to the enforcement of City By-laws with respect to heavy truck traffic on Joyce Street.

- CARRIED UNANIMOUSLY.

U. City of Vancouver/Provincial Government Matters

Mayor Phillips advised that pursuant to previous instructions of Council, he has met with the Attorney-General on the matter of the Provincial Courts Building and cost sharing of the Courts. The Council was advised that there may be some financial assistance from the Provincial Government with respect to the Court House operations.

Other matters discussed were hotel licensing, legal aspects of Harbour Park property and the Noise By-law. The Mayor also advised that he would be appointing an Alderman to represent him at a meeting in Victoria to discuss the School Board property - Block 80, D.L. 541, with the Honourable Gary Lauk, Minister of Industrial Development, Trade and Commerce.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3417 BEING THE ELECTRICAL BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

MOTIONS

1. Closing Portion of Road, South Side of Georgia Street, East of Main Street

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 16.5 feet of Lot 41, Block 20, District Lot 196, Plan 184 was established for road under filing 33756;

3. This strip is now surplus to the City's highway requirements and the abutting owner has made application to acquire the said strip;

NOW THEREFORE BE IT RESOLVED that the portion of road composed of the North 16.5 feet of Lot 41, Block 20, District Lot 196, Plan 184, be closed, stopped up and conveyed to the owner of the remainder of Lot 41, said Block 20, and that the said 16.5 feet be added to the remainder of the said Lot 41 to form one parcel.

- CARRIED UNANIMOUSLY.

2. Leave of Absence - Alderman Linnell

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT Alderman Linnell be granted leave of absence for the period October 15, 1973 to November 1, 1973, inclusive.

- CARRIED UNANIMOUSLY.

NOTICE OF MOTION

Housing Including Regional Lands

Alderman Harcourt submitted the following Notice of Motion which was recognized by the Chair:

MOVED by Ald. Harcourt,
THAT Vancouver City Council request an immediate meeting with the Premier of British Columbia and the Minister of Municipal Affairs, and urge that;

(a) the Province of British Columbia take whatever steps are necessary to ensure that thousands of acres of the publicly-owned non-agricultural land in the Greater Vancouver region, be made available for residential development, including specific zoning for single family housing at higher densities than the traditional single family detached house, e.g. town housing, zero lot line subdivisions, mobile home parks;

cont'd.....

MOTIONS (cont'd.)

Housing Including Regional Lands (cont'd.)

(b) the provincial government establish and enforce a 60-day limit on processing time for a subdivision plan to be approved, with a 30-day extension only at the request of a minister;

(c) the provincial government enter immediately into an agreement with Central Mortgage and Housing Corporation to obtain federal funding for Neighbourhood Improvement Programs, in order to expedite Vancouver's request for funding of specific neighbourhoods.

(d) the provincial government take steps to increase the supply of rental housing by

(1) making decisions immediately regarding the Landlord and Tenant Act on the questions of (i) eviction with cause; (ii) rent controls; (iii) collective bargaining, in order that private developers will know the terms of reference under which they can operate, and

(2) in cooperation with CMHC, building a large supply of moderate cost housing in the region.

(Notice)

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The Council adjourned at approximately 11:05 p.m.

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The foregoing are Minutes of the Regular Council meeting of October 2, 1973, adopted on October 16, 1973.

A. Phillips
MAYOR

B. N. Lill
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION

1. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The installation of the following water mains is recommended:

PROJECT 311

Street	From	To
Carnarvon Street	53rd Avenue	57th Avenue
53rd Avenue	Carnarvon Street	250' E. of Carnarvon Street

The water main on 53rd Avenue is leaking due to corrosion and must be replaced.

The water main on Carnarvon Street is required to provide fire protection to the area south of 57th Avenue. It is economical to install this water main when the 53rd Avenue water main is replaced.

I RECOMMEND that the above mentioned work be approved and that $23,000.00 be appropriated from Account No. 128/7902 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 58-73-3 - Supply and Delivery of Mineral Aggregates

The City Engineer and Purchasing Agent report as follows:

Tenders for the above were opened by your Board on April 9, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"All items except item 1 were awarded by Council on June 12, 1973.

Recommendation for Item 1 was held back for tests to determine if the low bidder could meet the City's unloading and stockpiling requirements. The tests have now been completed and delivery can be made as required.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid for Item 1 as follows:

Rivtow Straights Ltd. for the period to June 29, 1974, at a total estimated cost of $35,400. This cost includes all taxes and charges."

Your Board RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel. Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

FOR COUNCIL ACTION SEE PAGE(S) 5

SOCIAL SERVICE & HEALTH MATTERS

A-2

RECOMMENDATION

1. Additional Funds re Purchase of Equipment: City Analytical Laboratory

The Medical Health Officer reports as follows:

"Included in the 1973 appropriations of the Health Department are two items of equipment required by the City Analytical Laboratory,

(a) 1 only Atomic Absorption Spectrophotometer (New)

(b) 1 only Double Beam Spectrophotometer (Replacement)

At the time of preparing the 1973 Estimates tentative quotations were obtained by the Purchasing Division. However due to factors beyond our control the estimates received are approximately 15% below actual tenders now submitted. A comparative summary is as follows:

	Original Estimate	Actual Tender	Differential
Item (a)	$ 11,591.00	$ 13,246.46	$ 1,655.46
Item (b)	3,987.00	4,631.51	644.51
Total	$ 15,578.00	$ 17,877.97	$ 2,299.97

As the equipment is vital to the efficient operation of the Analyst Laboratory it is recommended that additional funds be provided from Contingency Reserve to allow immediate purchase of the equipment."

Your Board recommends that additional funds in the amount of $2,300.00 be provided from the Contingency Reserve Account to purchase the Laboratory Equipment as detailed in the Medical Health Officer's report.

FOR COUNCIL ACTION SEE PAGE(S) 5

FINANCE MATTERS

RECOMMENDATION

1. Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds

The Board of Administration has received the following report from the Director of Finance:

"A. E. Ames & Co. Limited, who have been the syndicate managers for the winning syndicates on the last several City of Vancouver bond issues, (including U.S. issues) have suggested by letter dated August 15, 1973 that it would be appropriate for the Director of Finance to visit Toronto (including Kitchener and London, Ont.), Montreal and New York (including Hartford, Conn.) to meet institutional holders of the City's bonds and also in New York to call upon the rating services (Moody's and Standard and Poor's) for discussions concerning the City's financial affairs and future debt financing plans.

This type of visit to the past buyers of and potential buyers of City of Vancouver bonds is considered to be a very worthwhile endeavor on a periodic basis, generally several years apart. It keeps the current affairs of the City before these buyers and makes it considerably easier when City of Vancouver bond issues are sold in the market. It provides the buyers with the opportunity to question in depth a representative of the City, regarding the City's financial affairs. A. E. Ames & Co. Limited, and other bond dealers, feel that the benefit to an organization such as the City, which must go to the bond markets periodically, is very great from a trip of this nature.

I would propose to take such a trip in late November, taking ten days in all. A. E. Ames & Co. Limited, because of their function as syndicate managers for our last several bond issues, would make all the arrangements for me to visit the various institutional buyers. In late September a meeting of the International Monetary Fund will be held in Nairobi and it is possible that significant decisions will be reached at that meeting which could have a definite effect on our potential borrowing in the European bond markets in 1974. The fact of this meeting of the International Monetary Fund in September indicates that a later trip would be most appropriate as the various people in the financial world will have had a chance to consider what happened at the meeting and be able to indicate to me its potential effect on the City of Vancouver.

I would therefore RECOMMEND that I be authorized to proceed on the above indicated trip in late November to Toronto, Montreal and New York at an approximate cost to the City of $1000.00"

Your Board recommends Council approval of the above recommendation of the Director of Finance.

CONSIDERATION

2. Luncheon - Canadian Yachting Association

The City Clerk reports as follows:

"A letter has been received in this office from the B.C. Sailing Association requesting that, when the Annual General Meeting of the Canadian Yachting Association is held in Vancouver on February 14th to 17th, 1974, the City host a luncheon on Friday, February 15, 1974. They are expecting about 50 delegates from all parts of Canada, plus Government representatives and sports media guests, for a total of approximately 60 people.

cont'd ....

Clause No. 2 (cont'd)

They point out that Vancouver has a long history in yachting, English Bay being one of the best sailing waters in our country. Vancouver's identity with the sea has produced many of Canada's best yachtsmen and yachtswomen. Among many other events, it recently hosted the World Championships of the Enterprise Class, last year it was the Lightning North Americans', and plans are being considered at this time to start the renowned Maui offshore race in 1974 from Vancouver in lieu of Victoria.

Council has previously dealt with similar requests as follows:

Aug. 28/73	Ladies Provincial Curling Championship	Luncheon for Ladies and delegates	not approved
Feb. 15/72	Figure Skating Association	Annual Meeting - Luncheon for delegates	not approved

Your Board submits the above report for the CONSIDERATION of Council.

3. Grant Request - Canadian Ski Association

The City Clerk reports as follows:

"A letter has been received in this office from the Canadian Ski Association dated September 11, 1973. They are requesting that Council support them in their efforts in the World Ski Championships this coming winter by a contribution of at least $1,000.00. The Federal Government supports their programmes to the extent of about 40%. They must, however, raise the rest by their own initiative.

There are 30 members on Canada's Ski Team, who are training year round to win another ski medal for Canada, and their chances are better than ever because already there are four members who have performed within the top four places in World Cup competition.

Council has previously dealt with similar requests as follows:

Sept. 11/73	Canadian Maccabiah Games Assoc. Inc.	Maccabiah Games in Israel	not approved
Aug. 28/73	Vancouver Fire-Fighters Soccer Club	Competition in St. John's Nfld.	not approved
June 5/73	B.C.-Japan Cultural Athletic Exchange Programme	Aid a tour of Japan	not approved"

Your Board submits the above report for the CONSIDERATION of Council.

4. Appointment of Auditors 1974

The Director of Finance reports as follows:

"The matter of appointment of External Auditors for the City for the year 1974, pursuant to Section 230 of the Vancouver Charter is submitted for consideration.

The City's present auditors, Riddell, Stead and Co., by letter dated September 17, 1973, applied for appointment as the City's auditors for the year 1974 and have submitted information in support of their application.

The proposed fee is $40,000, which represents an increase of $3,350 or 9% over the 1973 fee. They state this increase takes into account both steadily continuing salary increases for their staff, increases in volume of the City's transactions, and increasing complexity in the audit, requiring higher calibre staff.

The appointment of auditors should be in the following form:

> That the firm of ----------be appointed Auditors for the City of Vancouver for the year 1974 at a fee of --------in accordance with the terms as to scope and responsibility as set out in Parts I to IV inclusive of the report re Audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

Your Board submits the report of the Director of Finance for Council CONSIDERATION.

(Copies of letter dated September 17, 1973 are circulated for the information of Council.)

RECOMMENDATIONS

5. Twice-Yearly Tax Billing

Your Board of Administration has received the following report from the Director of Finance and the Assessment Commissioner:

"One of our primary concerns in implementing the twice-yearly tax billing under a considerably altered (from the present system) computer system and data system is that the requirements of the Assessment Division be very carefully kept in mind during the design and implementation phases. The systems of the Assessment Division and the Tax Office are very closely intertwined, both of them using a common data base and the results of assessment work being the basis for taxation. Therefore, not only must the new tax system accommodate the needs of the Assessment Division as they exist now, but must keep in mind the possibility that the Assessment Division may very well go onto a similar on-line computer inquiry system. We must, if at all possible, avoid major systems redesign in the future caused by improper work at this time.

We would therefore wish that a senior representative of the Assessment Commissioner work closely with the design team on the twice-yearly tax billing system. The Deputy Assessment Commissioner is retiring before the end of this year. This is early retirement as he is only 59 years old. His background, including the fact that he and myself (Director of Finance) did the design work several years ago for the computerized Assessment Calculation System indicate that he would be a most appropriate person to oversee the Assessment Division's interest in this matter.

cont'd....

Clause #5 continued:

It is therefore our recommendation that following his retirement he be hired on a part-time basis for two days per week, on a month-to-month basis (probable period 1 year to 18 months). The matter of classification has been discussed with the Director of Personnel Services who indicates that the work is equal to that of a Systems Analyst II (pay grade 28 top step) which is the identical classification to that of the senior people on the design team with which he would be working. It is four pay grades below his present position. His reporting responsibility would be to the Assessment Commissioner and he would of course no longer have any line responsibility within the Assessment Division.

The cost of this action would be $1,135 for 1973 (2 months) and $6,800 for 1974 (full year), and is considered to be part of the proper implementation costs of the twice-yearly tax billing system. Funds for 1973 are available in the Departmental budget and the costs for 1974 would be provided for in next year's budget.

We therefore RECOMMEND that the above appointment be made following the Deputy Assessment Commissioner's retirement."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance and Assessment Commissioner be approved.

6. Modification and Improvement of The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse Sound Systems

The Theatre Manager reports as follows:

"Because of financial restrictions at the time of completion of The Queen Elizabeth Theatre (1959), the sound system installation was cut back, and although a three speaker system had been recommended by the consultant only a two speaker system was installed. The results of this have been evident in poor system performance and complaints from the theatre audience, the performing artists, and the news media. In this regard, I enclose a copy of a report from the Theatre Stage Carpenter which emphasizes the problem.

In addition to this, since the time of installation, the system has deteriorated due to the use of electronic tube type equipment, and frequent breakdowns have increased the expense of maintaining the system. Today there are solid state sound systems capable of producing better sound at a comparatively low price and at the same time minimizing most of the costly tube replacements, maintenance repairs and adjustments.

The inadequacies of the present system have also increased over the years as the requirements by the performers for greater fidelity, balance and amplification have increased, and it is becoming more difficult every day to operate our system to meet these requirements.

The systems in both Theatres are greatly in need of improvement and modernization but the City is not equipped to make the necessary acoustical measurements to determine the precise requirements to improve system performance. It is proposed to hire an acoustical consultant to do this work and to have him recommend the types of equipment and components to bring the system up to acceptable standards.

It is estimated that the costs for modernizing and improving the sound systems will be in the order of $21,800 minimum for The Queen Elizabeth Theatre and $2,000 for The Queen Elizabeth Playhouse with the possibility of an expenditure of an extra $9,000 for The Queen Elizabeth Theatre if the consultant's studies indicate that additional sound equalization measures are required. This money would be requested at a later date after the first part of the program has been implemented. These costs include $3,000 for the consultant's fee.

cont'd....

Clause #6 continued:

The Theatre Manager, in consultation with the City Engineer, recommends that the above-mentioned modification of the Theatre sound systems be carried out at a cost not to exceed $23,800, funds to be provided from Contingency Reserve.

The Civic Auditorium Board concurs in and supports this recommendation."

Since the extent and cost of the possible improvements are unknown at this time, your Board RECOMMENDS that a consultant be employed at an estimated initial cost of $3,000 to report on the modifications proposed in this report.

FOR COUNCIL ACTION SEE PAGE(S) 5

PERSONNEL MATTERS

RECOMMENDATION

1. Leave with Pay: Assistant Director Civic Development - October 4 & 5, 1973

The Director of Planning and Civic Development reports as follows:

"Mr. D. M. Hickley, Assistant Director, Civic Development, has been authorized to attend the C.P.A.C. conference in Windsor from September 30th, 1973 to October 3rd, 1973. It would be advantageous to the Department to have Mr. Hickley visit Washington, D.C., Philadelphia and Toronto. These three places are of special significance to the work in which Mr. Hickley is engaged. In Washington he would visit two new towns and he is interested in urban design aspects in Philadelphia. In Toronto his particular interest would be the Metro Centre and the Harbour City proposals.

Mr. Hickley is prepared to bear the additional cost of this extended travel but approval is requested for two days leave with pay (i.e. October 4 and 5)."

Your Board recommends that the foregoing request of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Britannia Community Services Site
933 Woodland Drive

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Lot A of 7 & 8, Block 25, D.L. 264A, known as 933 Woodland Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2½ storey frame dwelling with a main floor area of approximately 761 sq. ft., erected in 1912 on a site 33' x 62.8', zoned RM-3. The dwelling contains 1 suite, 3 housekeeping units and 2 sleeping rooms, 12 plumbing fixtures, shingle and siding exterior, patent shingle roof, full concrete basement and is heated by a gas-fired hot air furnace. There has been considerable modernization to the interior of the dwelling during the conversion. Approximately 3 weeks ago, there was a minor fire in the attic sleeping rooms causing some water damage to the lower floors.

Following negotiations, the owner has agreed to sell for the sum of $34,200.00 as of September 30th, 1973, rather than do the necessary repairing and repainting to allow all the units to be rented. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling when vacant.

The Britannia Community Services Centre now involves 77 properties. 933 Woodland Drive represents the 68th negotiated settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $34,200.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1029 Thurlow Street Lot C of 19 E½ & 20, Block 22, D.L. 185	Nelson Park Site (Auth. to demolish P/M Jul.27/73 R/C Jul.31/73)	Paul Bulych	$ 695.00	4189/-

Cont'd . . . .

Clause 2 Continued

Property	Project	Successful Bidder	City to Pay	Code No.
1471 William St. Lot B E½ & C, Sub. 7 & 8, Block 40, D.L. 264A	Britannia Community Services Centre	George Muys	$ 575.00	5830/428
1116 McLean Drive Lot 12, Block 40, D.L. 264A	Britannia Community Services Centre	John Bulych	$ 460.00	5830/428
1120 Cotton Dr., Lot C of 1 & 2, Blk. 38, D.L.264A, 1641 William Street, Lot 18,Blk.38,D.L.264A 1643 William Street, Lot 17,Blk.38,D.L.264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	$2,975.00	5830/428
Britannia Site Clearing (Removal of foundations, grading, etc.)	Britannia Community Services Centre	Able Demolition & Trucking Contractors Ltd.	$5,800.00	5830/428
1136 McLean Drive & 1459 William Street, Lot 9,Blk.40, D.L.264A & A & W½ of B, Blk. 40, D.L. 264A	Britannia Community Services Centre	Phil Blackhall	$1,215.00	5830/428
1001 West 6th Avenue Easterly 385' of Lot 1, Block 275, D.L. 526	Old VIEW Property S/S False Creek Redevelopment (Auth. to demolish, R/C Feb.27/73)	Johnston & McKinnon Demolitions Ltd.	$7,500.00	4950/701
1483 Parker St. Lot 9, Block 25, D.L. 264A	Britannia Community Services Centre	Paul Bulych	$ 795.00	5830/428
1068-1072 McLean Dr. Lot 9, Block 26, D.L. 264A	Britannia Community Services Centre	John Bulych	$ 945.00	5830/428
1488 Napier St. & 1115 Woodland Dr. Lot 1, Blk. 40, D.L. 264A & Lot 2, Blk. 40, D.L. 264A	Britannia Community Services Centre	Bob's Power Demolitions Ltd.	$1,850.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION - SALES

3. Recommended that the following sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

RE: (1) Lots A to E, Block 35, District Lot 332, (Fraserview), Plan 14989
N/S Ancaster Crescent, East of Muirfield Drive.

Zoned: RS - 1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Mr. Frank Vernon	A	Irregular 7,194 sq. ft.	$35,111.00	City Terms at 9½%	Subject to Bulkhead agreement if required
Fairmont-West Investment Ltd.	B	Irregular 5,271 sq. ft.	$33,420.00	City Terms at 9½%	Subject to Bulkhead Agreement if required
Mr. Gogi G. Sidhu	C	Irregular 5,749 sq. ft.	$36,100.00	City Terms at 9½%	Subject to Bulkhead Agreement if required
Mr. Gogi G. Sidhu	D	Irregular 5,832 sq. ft.	$35,100.00	City Terms at 9½%	Subject to Bulkhead Agreement if required; Abandoned sewer pipe lies approx. 10' below surface
Champion Home Improvements Co. Ltd.	E	Irregular 5,470 sq. ft.	$33,420.00	City Terms at 9½%	Subject to Bulkhead Agreement if required; Abandoned sewer pipe lies approx. 10' below surface

RE: (2) Lot 1, Sub. D, West ½ Block 28, District Lot 391/2

South Side of King Edward Avenue, West of Glen Drive
Zoned: RS - 1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Mr. John Jurinak	1	40' x 135'	$28,100.00	City Terms at 9½%	Has been filled, no guarantee given to soil stability

Cont'd . . .

Clause 3 cont'd

RE: (2) Lots B, C, and D of Lot 1,
Block 28,
District Lot 392, Plan 14988
South Side of King Edward Avenue,
East of Glen Drive.
Zoned: RS - 1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Wenzel Enterprises Ltd.	B	49.5' x 107'	$27,676.00	City Terms at 9½%	Has been filled, No guarantee given to soil stability
Wenzel Enterprises Ltd.	C	49.5' x 107'	$27,676.00	City Terms at 9½%	Has been filled, No guarantee given to soil stability.
Domenico and Nicola Taddei	D	49.5' x 107'	$28,378.00	City Terms at 9½%	Has been filled, No guarantee given to soil stability.

FOR COUNCIL ACTION SEE PAGE(S) 6

B-1

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. Execution of Modification of Option to Purchase
3651 Point Grey Road, Lot 20, Blk. 2, D.L. 540

The Corporation Counsel reports:

The City acquired an Option to Purchase seventeen feet of the above-described property for the purpose of road widening. This option was registered in the Land Registry Office as a first charge against the property.

The present owners, Lawrence Estrin and Bogdana Estrin, wish to refinance the mortgage on the property through Vancouver City Savings Credit Union, and it is necessary that the whole property, including the optioned portion, be charged under the mortgage. The Option Agreement does not make provision for such an arrangement.

In situations of this kind the practise has been for the City to execute a modification agreement providing that the owner may mortgage the whole property on the condition that if the City should exercise its option, the mortgagee would agree to provide the City with a discharge of mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution, it is

RECOMMENDED that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing agreement between the City, Lawrence Estrin, Bogdana Estrin, and the Vancouver City Savings Credit Union as mortgagee.

FOR COUNCIL ACTION SEE PAGE(S) 7

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT & ENVIRONMENT

September 27, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held in No. 1 Committee Room, Third Floor, City Hall, on Wednesday, September 27, 1973.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Marzari
Commissioner DuMoulin

COMMITTEE CLERK: H. Sugrive

Adoption of Minutes

The Minutes of the Meeting of August 30th, 1973, were adopted.

RECOMMENDATION

1. Sign Control Study - Progress Report

The Committee considered the following report of the Director of Planning & Civic Development:

"On May 29, 1973, Council approved a Board of Administration report dated May 28, 1973, recommending the services of a senior planner and a senior solicitor to review the present Sign By-law and to produce a good sign control by-law. It was noted in the report that this work would require the senior planner, in conjunction with the senior solicitor from the Law Department, working full time for an estimated 12 months, plus allowances for supplementary assistance by either short term staff or limited consultant services. The senior planner assigned to the task is presently only able to devote approximately 50% of his time to the study because a replacement senior planner has not yet been appointed to take up the responsibility of his present work. To date, the participating senior solicitor has not yet been appointed. If the replacement planner and senior solicitor can be appointed within the next three months, it is estimated that a proposed new sign by-law will be ready for public hearing by the end of 1974.

Work to Date

1) Analysis of briefs presented to Council's Standing Committee on Environment.

2) Collection and review of literature on signs and graphics. Study of by-laws, sign control techniques and experiences of other cities.

3) Study of problems in existing situations from administration, legal and aesthetic points of view.

4) Meeting with major sign manufacturers to discuss various aspects of design, construction methods, financing and the part they may play in improving the environmental quality.

5) Survey of sample blocks to develop survey techniques for detailed analysis of signs on major commercial streets.

. . . . . Cont'd

Clause 1 Continued

Aim for the Coming Months

1) Define areas of the city which need separate sign guidelines.

2) Organize meeting and seminar groups with people of various discipline backgrounds in an effort to get a wide range of opinions necessary to produce a guideline for sign control which will have wide support.

3) Separate different categories of signs and consider the type of control that is appropriate to each category and develop policy" guidelines.

After a lengthy discussion, it was,

RECOMMENDED:

THAT the Committee re-affirm the recommendation of May 28th, 1973, and instruct the Director of Planning and the Corporation Counsel to complete the work entailed in the preparation of the Sign By-Law and report back to the Committee by the end of May, 1974.

FURTHER, in order to meet the deadline, the Corporation Counsel be authorized to complement his staff by additional recruitment.

INFORMATION

2. Proposed Development of a Fishermens Wharf, Fish Cannery and Cold Storage on the site of the Ocean Cement Docks for N. B. Cook Ltd.

Mr. Neil Cook, Chairman of N. B. Cook Corporation Ltd. and Mr. Aitken showed slides on a proposed Fishermens Wharf at the foot of Burrard Street on the site of the Ocean Cement Docks. This development would be joined with Gastown by the connection of an overhead Boardwalk, which would continue in and through the whole of the Fishermens Wharf. This Fishermens Wharf would have specialty shops for the selling of fish and other related marine products, a restaurant specializing in fish dishes, fishing boats, a fishery where people could view the fish being taken from the boats into the fishery and processed.

This development would put the people at the waterfront, give them something to go to the waterfront for and give them something to see and then encourage them to come back.

Mr. Aitken informed the Committee that the Terms of Reference for the Waterfront, as well as the guidelines for the Waterfront, were followed in the planning of this development. He also advised that his Corporation had been in touch with the National Harbours Board for a lease of the area. He also stated that as Mr. Cook had been in the fishing industry for a number of years, they had a good background for understanding the needs and requirements of the fishing industry.

The Committee agreed that a tour of the Waterfront at the site of this proposed Fishermens Wharf be arranged in order that they could better assess the possibilities of such a development.

After further discussion, the Committee,

RESOLVED:

(i) THAT the proposal by N. B. Cook Corporation Ltd. on a Fishermens Wharf be received.

. . . . . Cont'd

Clause 2 Continued

(ii) THAT the proposal be referred to the City Engineer, the Department of Planning and the Project Manager for further discussion with N. B. Cook Corporation Ltd. for a report back to the Committee in three weeks time.

3. Communication

The following communication was received from the City Engineer:

"Reference is made to clause (i) of the recommendations of the Environmental Report dated May 3, 1973, adopted by Council on May 15, which states:-

'THAT the City Engineer be asked to report to the Committee as to who was using the site as a dumping ground.'

The 'site', as referred to in the report, consists of parcels of land adjacent to the Knight Road Bridge. Examination of the site however did not reveal any of the dumping referred to by Mr. Sam Vint of 2086 Qualicum Drive, Vancouver 16.

Mr. Vint was then contacted as to the location of the dumping and he advised that the area in question was at the foot of Duff Street, some 3000 feet east of Knight Street. Examination of this site revealed that the dumping consisted of old railway tank cars, minus wheels, located between the CPR tracks and the Fraser River. The Notice, referred to by Mr. Vint, is not the property of the City Engineer, but instead is by the North Fraser Harbour Commissioners and prohibits dumping of any material into the river.

Further investigation revealed that this area is not a street end, and the property is owned by Rivtow Straits Ltd."

Aldermen Linnell informed the Committee, that the communication from the City Engineer was a result of an item taken up by the former Standing Committee on Environment. It was, therefore,

RESOLVED:

THAT the communication from the City Engineer, dated August 29th, 1973, regarding dumping at street ends, be received.

4. Waterfront Planning Study - Progress Report on Provisional Overall Work Schedule

Mr. Richard Mann, the Project Manager for the Waterfront Study, informed the meeting of progress he has made to date. He advised that he had now set up an office at 326 Howe Street, which contained 1200 square feet of office space, and which was rented from the Department of Public Works. His office was within walking distance of Marathon Realty Ltd. and from his office he could see a portion of the Harbour.

Mr. Mann informed that he has engaged a U.B.C. Research Student on a non-paying basis to assist him in the report. He further informed that one, Mrs. Felix, who was a competent stenographer, having five years experience in an architectural firm, has been employed to commence work on October 1st, 1973.

Mr. Mann further stated that he had studied the Terms of Reference for the Waterfront and then broken it down into 3 areas: Inventory, Alternatives and Implementation Strategies and then broke it down by deadlines, supporting which he presented the Inventory Priorities

. . . . . Cont'd

Clause 4 Continued

on Subject Groupings as follows, with a purpose to seek the approval to proceed with Phase 1 of the Waterfront Planning Study:

(a) Ownership
(b) Existing Transportation
(c) Land Use
(d) Public and Private Interests and Jurisdiction
(e) Current Proposals
(f) Experts' Opinions
(g) Technical Surveys
(h) Statistics
(i) Activity Patterns
(j) Physical/Aesthetic Factors
(k) Historical Perspective
(l) Philosphy

After much discussion, it was,

RESOLVED:

(i) THAT Phase 1 of the Waterfront Planning Study Work Schedule, as presented by the Project Manager, be approved.

(ii) THAT the Provisional Overall Work Schedule detailed up to August, 1974, as presented by the Project Manager, be approved.

At this point, the meeting adjourned into an "In Camera" Session, at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 11

E (i)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

September 20, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, September 20, 1973 in No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

The Minutes of August 22 and August 30, 1973 were adopted.

RECOMMENDATION

1. Control of Beer Parlours, Downtown Eastside

Your Committee, when considering the control of beer parlours in the Downtown eastside at its meeting of June 21, 1973, resolved

> "That the matter of control of the Downtown Eastside beer parlours be deferred for twon months, to provide the involved parties an opportunity to improve the situation and that the Police Department submit to the Committee, for review at that time, a report on any improvements in the Downtown Eastside area with respect to amount of alcohol consumed; compliance with Liquor Control Board regulations by beer parlours; incidence of crime."

The Police Department submitted to the Committee for consideration a report dated September 7, 1973 outlining the present situation with regard to the problem of violent crime in the Skid Road area as well as the efforts made to improve the operation of beer parlours in the Downtown Eastside. It was noted that since the formation of the Community Policing Taskforce, consisting of an A/Cpl. and 8 men, there has been a lessening of crimes of violence in this area with the exception of assaults, which could possibly be explained in part by the extra police presence in the area causing more assaults to be reported. The report listed a number of beer parlours and other premises which were poorly operated and contributed to the high crime incidence in this area. The report concluded with a number of recommendations from the Community Policing Taskforce which they feel are necessary in order to reduce further the amount of violent crime in the Skid Road area and to up-grade the area.

Your Committee today dealt specifically with recommendations 1 - 4 of the Police report. These are:

Clause No. 1 (cont'd)

"1. That the following beer parlours, due to poor management and their present course of conduct, have their licencing position reviewed:-

1. Broadway Hotel
2. Rainier Hotel
3. Columbia Hotel

2. That the following beer parlours, due to the high number of minors in the case of #1 & #2, and the laxity in serving drunks in #3, have their licencing position reviewed:-

1. Dominion Hotel
2. Commercial Hotel
3. New Dodson Hotel

3. That the following Dance Hall be closed:

1. The Parlour

4. That the following Cafes have their hours restricted till midnight:

1. Steams Hotdogs
2. New Pender Cafe "

Staff Inspector Herdman and Cpl. Swan submitted in support of the above recommendations documented evidence relating to serving of minors, assault, strongarmings and general poor operation of the above mentioned premises. The Police spokesmen stated that one of the main contributing factors to the problems with these beer parlours is the attitude of the Management. With respect to the recommendation that the Parlour Dance Hall be closed, the Police representatives stated that this Dance Hall, which has no liquor license, has been a continuous problem and is frequented by minors.

The Police recommend that the Steams Hotdogs and the New Pender Cafe be required to close each day from midnight to 6:00 a.m. One of the reasons given for this recommendation is that from midnight on, Steams Hotdogs attract large gatherings of young people outside who beg, sniff glue, insult passersby and generally create a nuisance. The Police consider that Steams Hotdogs is one of the major single cause of police problems in the Skid-Road area, particularly after midnight. The New Pender Cafe is a major centre of criminal activity in the area. Also, drunks who are still in the area at this hour are attracted to the Cafe and become potential victims of the thief and strongarm.

Your Committee heard representation from Mr. H.A.D. Oliver, Oliver, Waldock and Blane, representing Steams Hotdogs and Mr. R. Cocking, McTaggart, Ellis and Company, representing Broadway Hotel.

Steams Hotdogs

Mr. Oliver, in his submission, stated that to his knowledge there was no evidence that any crime had been committed on the premises during the last 12 months and that Steams Hotdogs is one of the few places in the area where wholesome food is served in clean surroundings and at moderate prices. During the day time it is patronized by a large number of old age pensioners. He

cont'd ....

Clause No. 1 (cont'd)

also made the point that policing of the City is not the responsibility of the restaurant operators. However, his client would welcome any suggestions from the Committee with respect to improving the situation. However, closure of the Cafe between midnight and 6:00 a.m. would impose a financial hardship on the operator.

Broadway Hotel

Mr. R. Cocking claimed the Police statistics on this beer parlour failed to substantiate the recommendation that the Hotel be closed. He also pointed out that his client voluntarily closed down the operation for 36 hours in an attempt to improve its operations and rectify some of the problems it was encountering with some of its patrons. Mr. Cocking assured the Committee of his client's wish to co-operate in the up-grading of the Downtown Eastside beer parlours.

The B. C. Hotels Association submitted a report to the Committee on this matter. Mr. T. Tidball, President, B.C. Hotels Association, made the point that the Association has been holding meetings with representatives from the Vancouver Police Department, Liquor Control Board and Beverage Dispensers' Union in an effort to improve the operations of the beer parlours in the Downtown eastside. That progress has been made is brought out in the report of the Police which was before the Committee today. The Association then suggested that they continue to meet with the Police Department, Liquor Control Board, Beverage Dispensers Union and other responsible parties to up-grade the operations of the beer parlours in the Downtown eastside.

A representative of the Beverage Dispensers Union also made representation to the Committee and stated that his members find the clientele in this area very difficult to control. He also pointed out that closure of the 5 beer parlours referred to in the Police report would result in 100 union members being put out of work.

Mr. B. Erikson, Downtown Eastside Residents Association, spoke in support of the Police recommendations. Your Committee also heard from the Liquor Control Board representatives and the Chief License Inspector on this matter. Following further intensive discussion, your Committee

RECOMMENDS

A. That Council suspend the licenses of the following Downtown Eastside beer parlours, due to poor management, present course of conduct, the high number of minors found on the premises and the laxity in serving drinks:

   a. Broadway Hotel
   b. Rainier Hotel
   c. Columbia Hotel
   d. Dominion Hotel
   e. Commercial Hotel
   f. New Dodson Hotel

B. That Council cancel the license of the Parlour Dance Hall;

C. That Steams Hotdogs and the New Pender Cafe have their hours of operation restricted between midnight and 6:00 a.m.

Clause No. 1 (cont'd)

D. That all persons involved in the operations of the above beer parlours be given an opportunity to appear before Council to appeal the recommendation of the Committee re suspension of their licenses.

The Committee agreed to defer to the next meeting consideration of recommendations 5 - 13 in the report dated September 7, 1973 from the Police Department on control of beer parlours.

2. Future City Funding of Services in the Downtown Eastside

As requested by the Committee, the Director of Social Planning submitted a report on future funding of services in the Downtown Eastside. The report concluded with the following recommendations:

"A. That applications for civic funds to initiate, support, increase, improve or to extend local social services by private organizations or individuals in the downtown eastside should be subjected to these questions:

I. What benefits will the funds bring to the people who live and work there?

II. Have the local people asked for these benefits?

III. Have the local people helped prepare the application?

IV. Will persons living and working in the area exert any control over the use of the funds; e.g. programme development, hiring of staff.

V. Will the benefits these funds bring:

(a) Merely alleviate the system of an existing social problem?

or

(b) Attempt to eradicate the cause of the social problems?

B. That the Standing Committee on Social Services invite local community representatives to join it when applications for civic funds for social services in the downtown eastside, made by organizations or individuals from outside the community, are being considered.

C. That members of the Standing Committee on Social Services and City staff keep in touch with federal and provincial government departments concerning the funding of private social services in the downtown eastside. Such contact might help reduce duplication of public funds."

The Committee discussed this report with Mr. P. Davies, Social Planner, and

RECOMMENDS

That the above recommendations of the Director of Social Planning be approved.

3. Request from Neighbourhood Services Association for a Day Care Facility in the West End

Representatives from the Neighbourhood Services Association and Gordon Neighbourhood House appeared before your Committee on June 7, 1973 requesting City approval to use the city-owned Lorne Apartments, 1150 Nelson Street as a day care centre. At that time, the Supervisor of Property and Insurance submitted a report recommending against the use of the Lorne Apartments for day care as it contains 16 suites which provide low-rental accommodation for 20 persons, including 6 old-age pensioners and a widow. The Lorne Apartments were acquired by the City as part of the West End School and Park Site #7 and it is anticipated it will be demolished when the West End Senior Citizens high-rise is completed. The Supervisor of Property and Insurance suggested that your Committee consider as an alternative, lots B,C, and D of Lots 19 and 20 of Block 22. There are presently two dwellings on this site, one of which is vacant and the other occupied as a one-family dwelling.

By letter of August 13, 1973, the Board of Management, Gordon Neighbourhood House, requested that lots B,C and D of Lots 19 and 20 of Block 22 be made available to them for day care. These lots would accommodate three double portable units, each housing 25 children and would help reduce the present day care waiting list in the West End (approximately 200).

Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, and Mr. P. Murphy, Community Care Facilities Licensing, advised that the Minister of Human Resources has offered to erect temporary, portable buildings on these two blocks. However, they would require the City to provide the site, any necessary servicing of the site and to install propert foundations. The representatives of the Department of Human Resources were in favour of the proposed location for the day care and stressed the critical need for day care centres in the West End.

Your Committee also had before it a report from Mrs. I. Fairley, Acting Director, Community Care Facilities Licensing, recommending against the use of Lorne Apartments as a day care centre but endorsing the critical need for day care in the West End.

Commissioner May Brown, Board of Parks and Recreation, pointed out that Block 22 is scheduled for development as a park within 1½ years. She therefore suggested that, because of this imminent development on Block 22, an alternate site, perhaps on Block 23 which is also city-owned, be considered for the development. She pointed out that there is a tremendous demand for open space and parks in the West End and that the use of part of the proposed park site for day care facilities would reduce the amount of open space in the area.

The Deputy Supervisor of Property and Insurance advised that in order to obtain a suitable site on Block 23, it would be necessary to displace a greater number of families than if the proposed site on Block 22 were used. Alderman Linnell suggested that the concurrence of the Park Board to the proposed day care facility on Block 22 is necessary. Following further discussion, it was

RECOMMENDED

That Council endorse the Provincial Government offer to erect temporary portable buildings for day care in the West End and that the City make lots B,C and D, of Lots 19 and 20, Block 22 available to Gordon Neighbourhood

cont'd ....

Clause No. 3 (cont'd)

House for development for day care and that the City service this site and install any required foundations.

FURTHER RECOMMENDED

That a target date of two years be set for the establishment of suitable sites for day care centres in the West End in order to facilitate removal of the temporary buildings on Block 22 within this time.

Representatives of the Board of Parks and Recreation have requested an opportunity to appear before Council when the above matter is being considered. Mr. P. Bullen, Board of School Trustees, has also requested an opportunity to appear before Council on this matter.

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 15

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

September 18, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, September 18, 1973 at 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Harcourt (Chairman) Aldermen Hardwick and Rankin
ABSENT:	Alderman Massey
COMMITTEE CLERK:	M. Kinsella

The Minutes of August 30, 1973 were adopted.

INFORMATION

1. Strata Title Applications

Council on August 28, 1973 referred the report of the Board of Administration on Strata Title Applications to the Standing Committee on Housing. The Committee reviewed with Mr. D. Pollard, Administrative Assistant to the Board of Administration, guide lines and regulations for Strata Title Developments and in particular:

(a) Prospectus: Mr. Pollard has received confirmation from the Provincial Superintendent of Insurance, by telephone, that Legislation is being prepared for this session to amend the Real Estate Act to make prospectus requirements a Provincial responsibility;

(b) the need for more stringent sound proofing requirements;

(c) Management: this is a major issue. The Chairman advised that U.C.S. and the U.B.C. Department of Continuing Education are preparing a report on this matter;

(d) Developer responsibility, particularly with respect to structural problems and cosmetic repairs. The Chairman stated he understands that the Federal Government is currently looking into this question.

The Committee requested the Board of Administration to submit in approximately one month's time a report setting out regulations and procedures to be followed in dealing with applications under the Strata Titles Act for both new developments and conversions. The Chairman suggested that the Board of Administration report, when received, be circulated to all interested parties for review prior to a meeting of the Committee sometime in October or November to discuss this matter.

RESOLVED to receive the verbal report of the Administrative Assistant to the Board of Administration.

2. Development of City-owned Land at First and Cassiar for Patio-Type Housing

Council at its meeting of June 12, 1973 endorsed in principle the proposal of the Greater Vancouver Regional District Housing Department to develop City-owned lands at First and Cassiar with innovative patio-type housing. Your Committee today received sketch proposals from the G.V.R.D. Director of Housing with respect to this development. By means of drawings, Mr. Casson illustrated the proposed development plan for this site.

Your Committee discussed the sketch proposals in some detail with Mr. Casson, Director of Housing, G.V.R.D. The question was raised with respect to the proposed development's accessibility to schools, parks, etc., and it was felt that there should be some input from both the School Board and the Park Board on this matter. (It is estimated that approximately 100 children would be living in this development).

RESOLVED to receive the sketch proposals report, dated September 17, 1973 from the Director of Housing, G.V.R.D.

FURTHER RESOLVED to refer the report back to the Director of Housing, G.V.R.D. for discussion of the proposed development with representatives of the Park Board, School Board, citizens of the area and appropriate civic officials for report back to the Committee as soon as possible.

3. Progress Report to the Committee

The Chairman circulated for information his report dated September 7, 1973 on progress of the Committee to date.

RESOLVED that the report of the Chairman dated September 7, 1973 on progress of the Committee be received.

4. Provision of Additional Public Housing in the Skid Road Area - Progress Report, Supervisor of Property and Insurance

The Deputy Supervisor of Property and Insurance reported that the owners of the ten properties needed for this development have all been contacted and negotiations are now underway to acquire the properties; no problems are anticipated at this time with respect to property acquisition. The Property and Insurance office estimated that all the land will have been acquired within the next 6 - 8 months. Mr. Davies, Social Planner, advised for information that registration has commenced for Oppenheimer Lodge and that to date over 400 people have registered for the 140 rooms available in this facility.

RESOLVED to receive the verbal progress report of the Deputy Supervisor of Property and Insurance.

The meeting adjourned at approximately 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 14

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

A meeting of the Standing Committee of Council on Civic Development was held in No. 2 Committee Room, City Hall, on Thursday, September 20, 1973, at 3.30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey

ABSENT: Alderman Bowers (Civic business)

CLERK: M. James

There being only two members of the Committee present the following report of the Committee is submitted as a report of Aldermen Hardwick and Massey.

INFORMATION

Gasoline Service Stations

On May 17, 1973, Council convened a special meeting to meet and discuss mutual problems with the Legislative Council of the B.C. Petroleum Association. At that meeting the following motion was passed:

> "THAT the Standing Committee of Council on Community Development continue discussions with the B.C. Petroleum Association with particular reference to develop a definition of car wash, what level of Civic authority could best handle what type of alterations to present service stations and how to include service station and other automotive services into an integrated planning approach in each community."

Subsequently, the matter of the control of petroleum retailing locations and operations in the City was placed before the Standing Committee of Council on Civic Development and the matter of continuing discussions with the Association was transferred from the Standing Commiteee on Community Development to this Committee.

Present representing the Association was Mr. John McIntyre, Chairman of the Legislative Committee.

The Committee also had before it a letter dated August 6, 1973 from the Chairman of the Vancouver City Planning Commission outlining the concerns of the Commission re one aspect of petroleum product retailing in the City. The following is an extract from that letter:

> "The Commission therefore respectfully requests Council to discuss this matter in Committee and with representatives of the Petroleum Industry Council with a view to the following:
>
> a) A double option of service/self-serve on stations with more than one island;
>
> b) A limitation of the total number of self-serve only stations in any given neighbourhood. "

cont ....

It was agreed that the general discussion should be related to the following points:

1. Car washes operating as an ancillary service to a petroleum retailing operation.

2. Methods of retailing gasoline - self-serve or attendant-served.

3. Petroleum retailing outlets - conditions, hours of operation etc.

1. Car Washes

At present there are 4 general classes of car washes - 1."Wand", 2."In-bay" or "Roll-over", 3. Exterior "tunnel" and 4. Full service car washes.

This general classification relates to the mechanical aspects of the car wash and it should be noted there are varying degrees of attendant service available within each type.

The Committee members were advised that the wand type car wash was not being installed any more and the industry representatives expected that this type of car wash would disappear from the City of Vancouver. The in-bay or roll-over car wash was normally installed in one of the bays of the filling station structure and required little, if any, structural change in regard to the appearance of the station. Some of these in-bay car washes had blowers for drying also installed. The tunnel and full-service tunnel car washes were normally installed in a specifically designed structure and had capacities in excess of all other types.

Discussing the various ramifications of the problems found in the community by the introduction of a car wash, the following points were made by the members of the Committee - the noise nuisance from the car wash operation as a disturbance to surrounding residential uses - the source of noise normally being mechanical blowers and industrial large high-powered vacuum cleaners. Another point often raised in connection with car washes is the problem of traffic - ingress and egress points, "stacking" on streets and lanes. Another item mentioned was the hours and days of the week that the car washes were operating. The representatives of the petroleum industry pointed out that the consumers they served utilised the car washes and that they were part of the marketing strategy of the various companies concerned.

It was agreed that all of these items of concern could be regulated by co-operative agreement and regulation by establishing acceptable noise levels, careful siting and provision of on-site stacking and the development of reasonable times and days of operation given the peculiarities of each site chosen.

It was suggested that for by-law regulatory purposes the differentiation be made as follows:

- "In-bay" car washes requiring little if any structural alteration to the existing structure and holding one car only at a time.

- "tunnel" car washes requiring major structural alteration or site addition.

cont ....

The representatives of the Petroleum Association agreed that they would supply recommendations on how this might be translated into by-law format for report back to the Committee. The Petroleum Association representatives also agreed that they would work with the Director of Planning and Civic Development and the Corporation Counsel in this connection.

2. Method of Retailing

The meeting referred to the letter of the Vancouver City Planning Commission and the concerns contained in that letter of August 6 quoted above.

The representatives of the industry explained the marketing concepts behind the development of self-serve outlets and advised that they were of the opinion that self-serve outlets would never become more than 50% of the total outlets.

The company representatives pointed out to the Committee that self-service outlets offered the consumer a lower price for gasoline and the other types of filling station which provided other services such as automotive repairs and the sales and service of automotive accessories also were part of the overall marketing concept. Some companies had experimented with the "split island" concept where certain pumps on site were self-serve and other pumps were attendant served.

Representatives of the various companies pointed out that the traditional concept of service stations and filling stations is no longer valid and is therefore inapplicable to many of the petroleum outlets. There has been a steady increase in the growth of specialist automotive service businesses, i.e. those specialising in mufflers, brakes, tyres etc. This has had the effect on the traditional service station of decreasing the number of service aids required as the consumers are now having the work previously done in service stations done in these specialty shops. It was noted that offering car service or engine repair service was not used by operators as a "loss leader".

Mention at this point was made of the "conversion" of certain petroleum retailing sites to "automotive supermarkets" with the retailing of gasoline almost becoming an ancillary to the merchandising of automobile accessories.

It was also noted that full self-serve outlets have all had the approval of the relevant fire prevention authorities.

Various representatives of the companies present advised they felt that the "split island" self-serve/attendant served concept would be phased out.

3. Service Stations - Conditions, Alterations etc.

The Chairman of the Legislative Committee of the Association pointed out the difficulties of the various member companies in getting permission through the various administrative channels for any alteration to the present outlets under the present policy of Council and asked that this policy be reviewed to see if some less involved administrative procedure could be developed.

cont ....

The Chairman remarked that he felt that the petroleum outlets in the City could be identified into three general classes:

1. Major outlets
2. Multi-service outlets
3. Outlets on limited sites

The major outlets gave rise to the least number of problems and the petroleum company responsible usually, if not always, maintained a very high level of maintenance on these locations. The multi-service outlets often had problems connected with ancillary services and/or merchandising and the situation on small sites normally had the lowest level of maintenance and gave rise to an inordinate number of complaints.

The representatives of the companies pointed out that there were problems connected with all three types from their point of view and agreed that many of the smaller locations could be phased out but the companies were reluctant to do this as, inasmuch as filling stations were a conditional use, they might be unable to open a replacement outlet. They also pointed out that stations which had closed were not razed and redeveloped to other uses for that reason and the fact that some of them were actually long-term leases and not owned outright by the companies.

The Committee members concurred with the statements of the Association that the present procedure for alterations to petroleum outlets was cumbersome and difficult and by general discussion it was felt that certain levels of the administration could handle different types of requested alterations and constructions, additions etc. These can be summarised as follows: minor alterations on an existing site to a station offering gas and minor repairs could be handled by the Director of Planning and Civic Development; alterations considered more than simply minor to a station offering a higher level of ancillary services could be handled by the Technical Planning Board and the Director of Planning; the installation of a tunnel car wash or other major addition could be handled at Council level and finally any addition to the station site could be handled by Council also. It was noted in the latter case that all additions to sites would not necessarily result in a public hearing as the land adjacent may be appropriately zoned. The matter of stations which had been closed was discussed and the question arose as to whether or not the closure of a station would result in the removal of the Council permission to use this site as a filling station. One suggested method of handling this was that the Director of Planning would discuss the matter with the Corporation Counsel and report to City Council on the availability of a control mechanism re permission to re-open the station.

It was agreed that the Legislative Committee of the B.C. Petroleum Association would develop recommendations re the definitions of various classes of stations and ancillary services and submit them to this Committee for review by the Corporation Counsel and the Director of Planning.

cont ....

The Chairman thanked the representatives of the Legislative Committee for taking the time and contributing their knowledge to make this meeting a success and after further discussion the Committee

RESOLVED

THAT the submissions made by the Legislative Committee be received for information and that subsequent to the receipt of further information from the Legislative Committee the matter of changes in policy, administrative procedures and other necessary regulations be referred to the Director of Planning and the Corporation Counsel for report back to this Committee.

The meeting adjourned at approximately 5.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 16

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in No. 1 Committee Room, City Hall, on Tuesday, September 25, 1973, at 1.30 p.m.

PRESENT: Alderman Volrich
Alderman Harcourt
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: M. James

RECOMMENDATION

Office Furniture for Non-Profit-Making Organisations

Previously Council authorised, by the adoption of the following recommendation of this Committee, the handling of requests for furniture and/or equipment requested from surplus stores by non-profit-making organisations:

"That the City Purchasing Agent continue to dispose of surplus furniture and equipment in the manner prescribed in the Administrative Manual except that he shall be authorised to give preference to non-profit organisations by selling furniture and/or equipment to such non-profit organisations for a nominal sum, provided that:

a) the Director of Social Planning is satisfied that the purchaser is a non-profit organisation;

b) the furniture and equipment is surplus to the present or future needs of the City and associated boards;

c) the total value of the furniture and equipment sold to any one organisation does not have a market value in excess of $2,500.00;

d) the non-profit organisation agrees to sell back to the City, at the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;

e) the Standing Committee on Community Development set the amount of the nominal price and instruct the Purchasing Agent to make the sale in accordance with the foregoing policy. "

The Purchasing Agent and the Director of Social Planning submitted requests from ten such organisations as follows (the total value of each request is shown behind the name of the organisation):

Frog Hollow Information Centre	($135.00)
Dunbar West Point Grey Information Centre	($ 25.00)
National Association for Public Housing Tenants	($ 88.00)
Grandview Information Centre	($114.00)
The Red Door Information Centre	($111.00)
Federated Anti-Poverty Groups of B.C.	($ 77.00)
Mount Pleasant Information-Service Centre	($ 62.00)
Cedar Cottage Kensington Area Council	($ 97.00)
Vancouver Pioneers' Association	($122.00)
The Helping Hand Council	($120.00)

cont ....

As these were the first requests to be considered under the policy above your Committee discussed the matter of establishing a nominal sum and felt that a percentage of the amount rather than a flat fee for each group regardless of the amount requested would be preferred. The Committee felt that the flat fee approach to a nominal sum would be out of proportion between those groups whose requests were for a small amount and those groups who wished for a large amount of furniture and/or equipment. The Committee also felt that a minimum be established so that the organisations would make applications which were reasonably sizeable rather than a request for each individual item, thereby reducing the administrative work required to process the requests. As a result of the above determination your Committee

RECOMMENDS

that Council adopt as policy that the nominal sum to be charged for furniture and/or equipment provided to non-profit organisations which qualify be 10% of the value of the total of the items requested and available and

FURTHER RECOMMENDS

that there shall be a minimum nominal sum of $10.00 for each request submitted.

The meeting adjourned at approximately 1.45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 16

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

September 27, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, September 27, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Charter of Human Rights for Recipients of Social Assistance

'People on Welfare' submitted to your Committee for endorsation a Charter of Human Rights for recipients of Social Assistance. Your Committee

RECOMMENDS

That Council endorse a Charter of Human Rights for Recipients of Social Assistance as set out below and as amended by your Committee following detailed discussions with representatives of 'People on Welfare' and the Director of Welfare & Rehabilitation (amended sections are underlined).

"A CHARTER OF HUMAN RIGHTS
FOR RECIPIENTS OF SOCIAL ASSISTANCE

We affirm for all people, and specifically for people on Social Assistance, Article 22 of the Universal Declaration of Human Rights, which states: 'Everyone, as a member of society, has the right to social security and is entitled to realization, through national effort and international co-operation and in accordance with the organization and resources of each state, of the economic, social and cultural rights indispensable for his dignity and the free development of his personality.'

We also affirm Article 25, which states: '1. Everyone has the right to a standard of living adequate for the health and well-being of himself and his family, including food, clothing, housing, and medical care and necessary social services, and the right to security in the event of unemployment, sickness, disability, widowhood, old age or other lack of livelihood in circumstances beyond his control. 2. Motherhood and childhood are entitled to special care and assistance. All children, whether born in or out of wedlock, shall enjoy the same social protection.'

We further affirm the following principles:

cont'd .....

Clause No. 1(cont'd)

(1) A citizen has the right to financial support to maintain a normal healthy existence consistent with the standard of living of the Province of British Columbia. Such support should be kept consistent with any increase in the cost of living and with changes in the general standard of living in the Province.

(2) A citizen applying for social assistance shall be deemed to be eligible until proven ineligible.

(3) A citizen has the right to have his/her eligibility judged solely on the basis of material circumstances and on no other basis.

(4) A citizen applying for, or in receipt of, social assistance shall be provided with complete information on financial and social services.

(5) A citizen who has been judged ineligible must be provided with a written statement outlining the reasons for denial of assistance, signed by the staff member responsible for the decision, together with a clear explanation of appeal procedures.

(6) A recipient shall not have social assistance cheques withheld, except at his/her request, without a properly constituted hearing, for which the recipient has been given at least two weeks written notice.

(7) A recipient has the right to cash assistance; this right can only be taken away by a properly constituted hearing before senior administrative staff of the City Department of Welfare & Rehabilitation with the right to Provincial appeal (the Provincial appeal procedure should be reinstated); the total appeal procedure to take place within one month.

(8) A recipient has the right to consider the information on his/her files as his/her property. The recipient has access to the complete file upon his/her request.

(9) A recipient has the right to privacy. This right to privacy must be protected by:

(a) Interviews conducted in sound-proof offices; no information except name shall be given or discussed in the front office.

(b) All home visits made by appointment only and at the convenience of the recipient.

(10) A recipient automatically has the right to medical coverage.

cont'd ....

Clause No. 1 (cont'd)

(11) A recipient has the right to decide who the head of the family shall be. Where a non-marriage situation exists, the head of the family shall be deemed to be the parent of the children involved, and the other party shall be deemed to be a boarder.

(12) A recipient has the right to expect that the rights of children shall be respected. Earnings of dependent children shall not be considered as part of the family income. Non-dependent children of recipients living at home shall be considered to have only the financial responsibilities of boarders.

(13) A recipient has the right to continued social assistance whether or not she is willing to institute legal action against a male person who may be her husband or the father of her children.

(14) A recipient shall be eligible for educational assistance, vocational, technical or academic, to the limit of his/her ability.

(15) A recipient is presumed to be eligible for financial coverage of funeral arrangements for a member of his/her family without further financial investigation. In the matter of a bereavement, a recipient has the right to receive prompt and compassionate assistance.

(16) A recipient has the right to self-determination, and therefore he/she has the right to refuse direction, advice or pressure which infringes upon this right."

With respect to the matter of security of files and divulging of information from files without the consent of the recipient or through a court order, the following motion by Alderman Hardwick resulted in a tie vote:

"That the words 'except for the two Children's Aid Societies' be added to the following clause:

'Files will be kept in secured places and will not be divulged to any individual or agency without the consent of the recipient or through a Court Order'.

Therefore, in accordance with Procedure By-law 66A, this matter is submitted to Council for CONSIDERATION.

Your Committee therefore

FURTHER RECOMMENDS

A. That the Chairman and Alderman Marzari be authorized on behalf of Council to discuss this Charter with the Minister of Human Resources when they meet with him on Friday, October 5 on the subject of Integration of Social Services;

B. That Council instruct the Director of Welfare & Rehabilitation to implement those changes proposed in the Charter which fall within the jurisdiction of the City of Vancouver.

FOR COUNCIL ACTION SEE PAGE(S) 24

DISTRIBUTED MONDAY

P

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

SEPTEMBER 27, 1973

A meeting of the Standing Committee of Council of Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, September 27, 1973

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

CLERK TO THE COMMITTEE: R. Henry

The minutes of the Standing Committee of Finance and Administration, dated September 20, 1973 were adopted.

RECOMMENDATION

1. Park Board Staff Reorganization, Administrative Building Extension, Budgeting, etc.

The Committee met this day with members of the Park Board to discuss Park Board Senior Staff, Staff Reorganization, Administrative Building Extension, Budgeting, and Templeton Swimming Pool.

A. Senior Staff

The Park Board, in July had requested the City to have job specifications prepared for four Assistant Director positions. Pursuant thereto, the Committee noted a report from the Board of Administration dated September 7, 1973, (copies circulated) from which the following is extracted:

"The estimated annual recurring cost of this proposal determined by the final steps in the pay ranges and including fringe benefits will be $85,516.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Asst. Director of Operations & Maintenance (Park Board) Pay Grade 36 ($1543-1828)	When adopted
One New Position	Asst. Director of Planning & Development (Park Board) Pay Grade 36 ($1543-1828)	When adopted
One New Position	Asst. Director of Recreation Services (Park Board) Pay Grade 36 ($1543-1828)	When adopted
One New Position	Asst. Director of Financial Services (Park Board) Pay Grade 36 ($1543-1828)	When adopted

Park Board Staff Reorganization, Administrative Building Extension
con't

YOUR BOARD

Recommends as follows:

(i) that the foregoing recommendations of the Director of Personnel Services be approved in principle.

(ii) That the Board of Administration be authorized to approve the classifications and salaries of the above mentioned positions in the normal manner."

The report also recommended that the positions be excluded from Union jurisdiction and concurred with Kates Peat Marwick's recommendation of retitling the Superintendent to Director of Parks and Recreation, with the senior positions being classified as Assistant Directors.

The Park Board however, in a letter dated September 25, 1973, also circulated, recommended that the four positions be entitled Directors and that they be classified as Pay Grade 37 and not 36 as recommended by the Board of Administration, and the Superintendent's title remain unchanged.

After giving consideration to the positions and having regard to similar positions in the Planning and other civic departments, the Committee:

RECOMMENDED:

THAT the recommendations of the Board of Administration, in its report of September 7, 1973, be approved except that the title of Superintendent remain unchanged, and the senior positions be titled Directors.

FURTHER, that the positions be advertised across Canada if necessary.

B. Administrative Building Extension

When the Committee, earlier this year, was reviewing the 1973 Basic Capital Budget, this project was deferred pending a report from the Park Board on their needs for additional office space and the proposal for meeting that need. $5,000.00 of the $150,000.00 requested was allocated for the preliminary design of the proposed addition.

The Park Board, this day, with the aid of plans, elaborated on their proposal for the extension. The addition will accommodate additional staff members and relieve an existing overcrowded situation as well as providing office accommodations for Park Commissioners. It was the opinion of the Superintendent that the addition would be good for 10 to 15 years in so far as extra space in the building is concerned. About 4,000 square feet is involved and the Provincial Government is expected to provide $75,000.00 of the total amount of $225,000.00, which is the architects estimate.

Administrative Building Extension
con't

RECOMMENDED:

THAT the allocation of $150,000.00 from the Park Board's Five Year Plan funds be approved for the purpose of expanding the present Administrative Offices at the Park Board.

C. Staff Reorganization

To implement the reorganization recommended by Kates Peat Marwick, the Park Board requested the Board of Administration to have the Administrative Analyst undertake the work. The Board of Administration, in consultation with Mr. Bethell, estimated that this would take more than 12 months of Mr. Bethell's major time. The Board of Administration therefore, proposed that a consultant be engaged and the City Hall's staff assist on a part-time basis.

The Park Board recommended Kates Peat Marwick, having worked with the Board and its staff, be engaged to do this study and the Committee was informed that the firm has offered to do the work for $9,500.00.

RECOMMENDED:

THAT approval be given to the Park Board to engage the firm of Kates Peat Marwick to complete the reorganization study of the Park Board at a cost of $9,500.00.

D. Program Budgeting

The Chairman and the Director of Finance have already met informally with the Park Board members and discussed Program Budgeting as a first step in implementing the concept. However, to assist the Board and its staff to set such a procedure up, it was felt necessary to employ consultants, and in this regard the Committee and the Park Board feel, because of the relationship with the staff reorganization plan, Kates Peat Marwick be requested to submit a proposal.

RECOMMENDED:

THAT the Park Board request Kates Peat Marwick to submit a proposal on a program budgeting procedure.

E. Templeton Swimming Pool

During review of the 1973 Basic Capital Budget a request for funds in the amount of $480,000.00 was received for the purpose of building an indoor swimming pool adjacent to Templeton Highschool. At that time the Superintendent of the Parks Board stated it was impracticable to build an adequate pool for $480,000.00, and therefore, they wish to build a $720,000.00 pool, assuming one-third of this amount could be obtained from the Provincial Government. The City Council, on July 31, 1973 passed the following motion:

> 'THAT in respect of A (3) (ii) "Indoor Swimming Pool (Templeton)" of the Committee's report, the sum of $480,000.00 as the total cost, be approved for the indoor swimming pool adjacent to Templeton High School.
>
> FURTHER THAT Senior Government grants be sought.'"

Templeton Swimming Pool
con't

The Chairman referred to information he had received from Mr. Smith, Director of Recreation of the Parks Board to the effect that because of high inflationary costs $640,000.00 will be required in 1974 for a 25 meter pool. The Chairman was of the opinion that this inflationary figure given was probably a high estimate and he felt a more realistic estimate would be about $560,000.00. It was stated that if the 1974 estimate of $640,000.00 was used, the additional $80,000.00 could build a 33 meter pool which would provide the following:

"i) A 1- and 3-meter diving facility that can be used at the same time as swimming programs or swim training.

ii) A 25-meter water polo facility that can be run in conjunction with swim classes.

iii) A synchronized swimming facility that can be run in conjunction with swim classes.

iv) A large water area for canoeing and kayaking.

v) A shallow area for small children's instruction (still providing a proper depth for tumble turns).

vi) A total aquatic facility with tremendous flexibility.

It was explained that if a 33 meter pool is constructed at a total cost of $720,000.00 the Provincial Government will be providing $240,000.00 of this amount from its Recreation Facilities Fund.

RECOMMENDED:

THAT approval be given to the Park Board to provide a 33 meter pool in conjunction with Templeton School at a total cost of $720,000.00 with the City's share not to exceed $480,000.00 and the funds be appropriated from the Basic Capital Budget and,

FURTHER, that the previous resolution of Council, dated July 31, 1973 be varied accordingly.

2. City of Vancouver Bond Issue

On the date of September 26, 1973 the Director of Finance submitted the following report dealing with a bond issue.

" My report of February 1, 1973 dealing with the City's needs to issue bonds during 1973 referred to the fact that the City would have to issue approximately $15,000,000 worth of bonds during 1973. $7,000,000 of bonds were issued in April.

I have been keeping in close touch with bond market conditions and the following factors suggest that the City should proceed immediately with a $6,000,000 bond issue. There has been a major rally over the last week or ten days with interest costs coming down very significantly from a period of two to three weeks ago, in fact close to a full percentage point. The Municipal Finance Authority of B.C. has a major need of funds from now to the end of 1974 and could cause us some difficulty in coming to the market following their issues. However, the first M.F.A. issue is not likely to occur for a month to six weeks. This suggests to me that we should go into the market now prior to their bond issue. Also, the City of London, Ontario, has just had a successful bond issue (September 26th) which indicated the strength of the market.

City of Vancouver Bond Issue
con't

The City is still in a queue to borrow in Switzerland with the present timing being approximately next April. However, there is no guarantee, when dealing with the external bond market, that conditions will actually allow such borrowing to occur. As of this time it would appear to be a good situation in Switzerland for next Spring, but it is difficult to actually predict the conditions applicable next Spring.

In context to the above mentioned $15,000,000 we need for this year, we borrowed $7,000,000 last Spring and should borrow a further $6,000,000 now. If the market had continued at the high level of interest cost of several weeks ago I probably would not have recommended any borrowing until 1974, however, considering all factors, including the effect of the M.F.A. and including the market rally, I am of the opinion the City should proceed immediately into the market.

I therefore RECOMMEND that the Committee recommend to Council

a) That the City request tenders from bond dealers for a Canadian bond issue, such tenders to be returnable October 9th, 1973, for Council action on the same day;

b) That the Mayor, and the Chairman of the Finance and Administration Committee and the Director of Finance be authorized to establish the characteristics (term in years, coupon interest rate, etc.) of the bond issue for the tender call. "

Your Committee,

RECOMMENDS THAT the foregoing recommendations of the Director of Finance be approved.

INFORMATION

3. New Provincial Building--Court Officers and Custodial Staff.

The Committee noted a report from the Board of Administration dated September 20, 1973 concerning the above matter. The Chairman explained to the Committee that he had been discussing the matter with the City Prosecutor and recommended that the report be tabled pending comments being received from the City Prosecutor on the subject matter.

The Committee,

RESOLVED THAT the foregoing recommendations of the Chairman be approved.

The Committee adjourned at approximately 3:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 28

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 9, 1973

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 9, 1973, at 3:30 p.m. in No. 1 Committee Room to consider various items.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Marzari, Massey, Rankin and Volrich.

ABSENT: Aldermen Hardwick, Linnell & Pendakur

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

1. Civic Chaplain - October, November and December 1973

MOVED by Ald. Gibson,
THAT, pursuant to the recommendation of the Mayor as contained in his memorandum dated October 9, 1973, Rev. J. Gordon Gardiner of St. James Anglican Church, be appointed Civic Chaplain for the months of October, November and December 1973.

- CARRIED UNANIMOUSLY.

2. City of Vancouver $6,000,000 Debenture Issues

The Council considered the following report of the Director of Finance dated October 9, 1973:

" On October 2, 1973 City Council approved the calling of bids for $6,000,000 City of Vancouver debentures, the bids to be returnable on October 9, 1973 (12:00 noon P.D.S.T.) with the Mayor, Chairman of the Finance and Administration Committee, and the Director of Finance to establish the characteristics of the debenture issue (these characteristics are described in the subject heading above). The bids are herewith reported to Council for final decision, in accordance with normal procedure.

The bids were called and were opened at 12:00 noon (P.D.S.T.), October 9, 1973, and are listed hereunder:

cont'd.....

City of Vancouver $6,000,000
Debenture Issues (cont'd.)

Syndicate	Net Payment Offered per $100 of Par Value
McLeod, Young, Weir & Company Limited (Syndicate Managers) McLeod, Young, Weir & Company Limited Bell, Gouinlock & Company, Limited	$99.357
Nesbitt Thomson Securities Limited	99.267
A. E. Ames & Co. Limited (Syndicate Managers) A. E. Ames & Co. Limited Wood Gundy Limited Pemberton Securities Ltd. Odlum Brown & T. B. Read Ltd. Dominion Securities Corporation Harris and Partners Limited Richardson Securities of Canada Equitable Securities Canada Ltd. Burgess Graham Securities Ltd. Bank of Montreal Canadian Imperial Bank of Commerce The Royal Bank of Canada Bank of British Columbia	99.089
Merrill Lynch, Royal Securities Limited (Syndicate Managers) Merrill Lynch, Royal Securities Limited Greenshields Inc. Pitfield Mackay Ross & Co. Limited Walwyn, Stodgell & Gairdner Limited Fry, Mills Spence Limited Bank of Nova Scotia	99.08
Burns Bros. and Denton Limited (Syndicate Managers) Burns Bros. and Denton Limited Midland-Osler Securities Limited Cochran Murray Limited Levesque, Beaubien Inc. The Toronto-Dominion Bank	98.46

I RECOMMEND that the bid (being the high bid) of the syndicate consisting of McLeod, Young, Weir & Company Limited and Bell, Gouinlock & Company, Limited for $6,000,000 of City of Vancouver bonds, as described in the tender call, be accepted at $99.357 per $100 of par value, and that cheques accompanying the other bids be returned to the tenderers."

MOVED by Ald. Gibson,
THAT the foregoing recommendation of the Director of Finance be approved.

- CARRIED UNANIMOUSLY.

3. False Creek Shoreline - Areas 6 & 10

The Council considered the following report of the Board of Administration dated October 5, 1973:

cont'd.....

3. False Creek Shoreline -
Areas 6 & 10 (cont'd.)

The City Engineer reports as follows:

"Several decisions must be made at this time in order to preclude delays in the Winter Works Project. The preliminary design of the shore line treatments in Areas 6 and 10 have been finalized by the False Creek Team and Engineering Department staff to a stage where a contract can now be tendered. Because the dredging industry is busy at the present time, and preliminary discussions indicate there may be a lag of three months before this work could commence, it is necessary to award tenders as soon as possible in order not to delay the Winter Works Project which starts December 1, 1973. This contract work would take from three to six months to complete, however, this will not be known definitely until firm tenders are received. Documents are now ready. The Winter Works Project cannot be started until the work covered in this contract is sufficiently advanced.

In addition, releases are required so that a contractor could begin the work on property which is not owned by the City. Also negotiations must be entered into immediately so that areas will be clear for the contractor to work. Removal of all affected buildings, wharves, boats, fences and other obstructions is required before work can commence.

It is possible that the Federal Government may grant dredging costs for marina installations. Authority for an application is requested so that this work could be included in the proposed dredging contract. This may result in a reduced net cost to the City.

The stockpiling of appropriate fill materials should be commenced at this time so that the material will be available for the works.

Before any tender is awarded, a full final report showing design detail, costs etc. will be presented to Council for approval.

RECOMMENDATIONS

I recommend that authority be granted to:

(1) The City Engineer to obtain tender prices for the dredging, pile driving and ancillary works subject to Council's approval of the final plans;

(2) The City Engineer be authorized to stockpile appropriate materials on site;

(3) The City Engineer to make the necessary applications to the Federal Government for grants for dredging at marina sites;

(4) The Supervisor of Property & Insurance to negotiate for and obtain the necessary releases and removals for the dredging and construction of the shore line treatment in Areas 6 and 10."

Your Board RECOMMENDS the foregoing report be approved.

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED UNANIMOUSLY.

4. 1973 National Tri-Level Conference

Mayor Phillips advised of the 1973 National Tri-Level Conference which is scheduled to take place October 22 and 23, 1973 in Edmonton, and requested the permission of Council to attend the Conference.

MOVED by Ald. Bowers,
THAT authority be granted Mayor Phillips to attend the forthcoming National Tri-Level Conference in Edmonton on October 22 and 23, 1973.

- CARRIED UNANIMOUSLY.

5. Corporation Counsel - Visit to Ottawa re Harbour Park Property

The Corporation Counsel advised that, with the concurrence of Mayor Phillips, he had met with the Associate Deputy Minister of National Revenue recently in Ottawa concerning the tax situation involving the City and Dawson Developments Limited property adjacent to Stanley Park and requested the authority of Council for this meeting.

MOVED by Ald. Gibson,
THAT the visit to Ottawa on October 4, 1973, by the Corporation Counsel in meeting with the Associate Deputy Minister of National Revenue and representatives of Dawson Developments Limited be ratified, and the expenses incurred be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

- - - - - - - - - - - - -

The Council adjourned at approximately 3:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 78

The foregoing are Minutes of the Special Council meeting of October 9, 1973, adopted on October 16, 1973.

A. Phillips
MAYOR

B. V. Lill
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 16, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Rev. J. Gordon Gardiner of St. James Anglican Church.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from St. Michael's School, under the direction of Miss Cafferky.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee is agreeable to the items proposed for 'In Camera' consideration later this day with the exception of one which will be determined after discussion in the 'In Camera' meeting.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated October 2, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson ,
THAT the Minutes of the Special Council meeting dated October 9, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS

A. Report of the Standing Committee on Housing dated October 2, 1973

At this time the Council considered the report of the Standing Committee on Housing dated October 2, 1973, dealing with Lodging House By-law, proposing various amendments, and considered also a Departmental report from the Director of Permits and Licenses making certain recommendations.

In respect of these matters Mrs. J. Adams, on behalf of the Vancouver & District Public Housing Tenants' Association, appeared and submitted a brief expressing views on various aspects of the general subject and requested certain changes be included in the proposed new Lodging House By-law.

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, October 2, 1973
Lodging House By-law (cont'd)

MOVED by Ald. Rankin,
THAT the representation of Mrs. Adams be received and the Corporation Counsel and Building Inspector be requested to report, to the next meeting of Council, on any new points raised in the brief;

FURTHER that the report of the Standing Committee on Housing dated October 2, 1973, and the Departmental Report on the general subject be deferred to the next meeting for consideration at that time.

- CARRIED UNANIMOUSLY

(Alderman Hardwick requested it be noted in the record that he was absent from the meeting of the Standing Committee on Housing on October 2nd when this Lodging House By-law question was dealt with, due to the fact he was on Civic business)

COMMUNICATIONS OR PETITIONS

1. Importation and
Breeding of Reptiles

The Council noted a resolution from the City of Guelph, Ontario, asking endorsement of a resolution to the Federal Government to enact appropriate legislation which would restrict the importation and breeding of reptiles, not common to Canada, except in the case of research, zoo and circus purposes.

MOVED by Ald. Bowers,
THAT this communication be received.

- CARRIED UNANIMOUSLY

2. Delegation: Canadians for
Democracy in Chile

MOVED by Ald. Rankin,
THAT, pursuant to request received, arrangements be made by the City Clerk for a delegation to be heard, at the next regular Council meeting, from the Canadians for Democracy in Chile Committee.

- CARRIED

(Alderman Bowers voted against the motion)

3. Cancellation of Licenses:
Certain Licenses in the Downtown
Eastside Area

A communication, dated October 15, 1973, from the City Clerk referred to Council's previous action with regard to licensees of certain hotels and other establishments in the downtown east-side area appearing before Council to show cause why their licenses should not be cancelled. The City Clerk advised that such representations could be lengthy and, therefore, the Council may wish to set a special day or days for these hearings.

The Corporation Counsel proposed a Committee of Council be appointed, together with the Corporation Counsel, to meet with the representatives of these licensees to lay down ground rules for these Council hearings.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Cancellation of Licenses (cont'd)

MOVED by Ald. Hardwick,
THAT the following be appointed to meet with representatives of the licensees in question and thereafter report to Council on ground rules recommended to be followed in respect of appearances before Council on these matters:

Alderman Rankin
Alderman Volrich
Corporation Counsel

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
General Report, October 12, 1973

WORKS AND UTILITY MATTERS (October 12, 1973)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report in the matter of Local Improvements by "Petition", be approved.

- CARRIED UNANIMOUSLY

HARBOURS AND PARKS MATTERS (October 12, 1973)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report in the matter of Kerrisdale Arena Renovations be approved, after certain clerical amendments have been made, particularly in recommendation 1, changing the figures $193,548 to read $203,548.

- CARRIED UNANIMOUSLY

FINANCE MATTERS (October 12, 1973)

The Council considered this report which contained four clauses identified as follows:

Clause 1: Investment Matters (various funds), August
Clause 2: Additional Staff: Health Department
Clause 3: Trip to Phoenix to observe Votomatic Count
Clause 4: Grants in lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Council took action on this report as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Clause 4: Grants in lieu of General, School Hospital and Municipal Finance Authority Taxes

The Council considered the report of the Director of Finance submitted by the Board of Administration respecting grant requests in lieu of General, School, Hospital and Municipal Finance Authority Taxes, and the following is extracted therefrom:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (October 12) cont'd..

Grants in Lieu of Municipal Finance Authority Taxes (cont'd)

"

A. Religious Organizations

(i) Fraserview Pentecostal Assembly $ 1,267.25

7416 Victoria Drive - Lot A/57/Fraserview Plan 8446
Addition to Church
In use from January 28, 1973
Date of first building inspection, July 5, 1972
Grant to cover period from July 5, 1972 to December 31, 1973

B. Hospitals

(i) G. F. Strong Rehabilitation Centre 61,155.68

4255 Laurel Street - Lot 1/696,716&717/526 Plan 13939
Hospital
Occupied and in use from June 30, 1973
Date of first building inspection, April 24, 1971
Grant to cover period from April 24, 1971 to December 31, 1973
Under a policy laid down by City Council to deal departmentally with requests for grants in lieu of taxes, one regulation reads as follows: "Grants in lieu of taxes shall not be made for a period extending more than two calendar years".
The above application by G.F.Strong Rehabilitation Centre extends partly over three calendar years. The Society has stated that construction was continuous from April 1971 to June 1973 and wishes City Council to consider this application for the period from the date of the first building inspection to December 31, 1973.

C. Charitable Organizations

(i) M. Kopernik (Nicolaus Copernicus) Foundation 7,946.72

3150 Rosemount Drive - Lot 44/334 Plan 14240
Senior Citizens Personal Care Home
Occupied and in use from May 1, 1973
Date of first building inspection October 25, 1972
Grant to cover period from October 25, 1972 to December 31, 1973

(ii) South Amherst Housing Society $ 684.38

7008 Balmoral Street - Lot 8/2/Fraserview Plan 8393
Senior Citizen's Home
Occupied and in use from July 1973
Date of first building inspection February 12, 1973
Grant to cover period from February 12, 1973 to December 31, 1973

(iii) Salvation Army 1,010.31

1106 West 11th Avenue - Lot 10/394/526
Rehabilitation Home for Women
Occupied and in use from February 22, 1973
Grant to cover period from February 22, 1973 to December 31, 1973

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

FINANCE MATTERS (October 12) cont'd..

Grants in Lieu of Municipal Finance Authority Taxes (cont'd)

(iv) Children's Aid Society 1,329.36

8308 Fremlin Street - Lot 1/28/B/319
Group Home
Occupied and in use from June 1, 1972
Grant to cover period from June 1, 1972 to December 31, 1973

(v) Children's Aid Society 1,379.22

8120 Cartier Street - Lots 13&14/3&4/B/319
Group Home
Occupied and in use from July 1, 1972
Grant to cover period from July 1, 1972 to December 31, 1973

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $74,772.92 in total are submitted for Council consideration. "

MOVED by Ald. Bowers,
THAT the grant requests contained in the aforementioned report of the Director of Finance. set out above, be approved as of the grant period so set out in each case in the report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

PROPERTY MATTERS (October 12, 1973)

The Council considered this report which contained three clauses identified as follows:

Clause 1: Mortgage of Lease: 250 Terminal Avenue
Clause 2: Acquisition for Britannia Community Services Centre Site: 950 McLean Drive
Clause 3: Acquisition for Public Housing for Single People Site A - S/S Cordova Street between Gore and Dunlevy Avenues: 358 East Cordova Street

The Council took action on this report as follows:

Clauses 1, 2 and 3

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

C. Report of Granville Street Transit Mall Committee, October 12, 1973

Alderman Massey, on behalf of the Granville Street Transit Mall Committee, submitted the following report under date of October 12, 1973:

" BACKGROUND

At its meeting on July 17, 1973, Council approved the terms of reference for the conceptual design of the Granville Street Pedestrian Transitway and a maximum fee of $10,000 was approved.

The conceptual design was presented by the Consultant to Council at its meeting on September 25, 1973, together with a report of the Granville Street Planning Committee and the following recommendations of the Committee were approved:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Granville Street
Transit Mall Committee (cont'd)

"1. That the consultants, Bain, Burroughs & Hanson be required to provide the essential design elements that remain outstanding for firm approval by Council no later than October 16, 1973."

"2. That Council instruct the Committee to negotiate with Bain, Burroughs & Hanson for their additional involvement beyond the present terms of reference and to report back on new terms of reference and costs."

"11. That Council approve the financing of this project as set out in the report of the Director of Finance in the amount of $3,244,000 (estimated Engineering Department costs) plus an additional $6,000 for contingencies as required by the Committee. Total = $3,250,000".

At the presentation Council asked where costs might possibly be reduced and were told that reconsideration of the street lighting as well as the roadway design might achieve reductions.

Council then resolved:

"That where there are alternatives to the proposed capital expenditures, the Committee report back to the Council in connection therewith prior to that work being commenced."

Your Committee has reviewed these matters with the consultant and reports as follows:

ALTERNATIVES RESULTING IN COST REDUCTIONS

On October 1, 1973, a meeting of the Granville Street Planning Committee was held to which a number of Granville Street merchants and property owners were invited, to study a model of the pedestrian transitway. Three alternative methods of preparing the street for resurfacing were demonstrated:

(1) Paving on top of existing asphalt.

(2) Removing the layer of asphalt but leaving the underlying concrete roadbed.

(3) Removing the concrete roadbed.

The model revealed that alternative (1) would require steps at certain portions separating the sidewalk from the roadway and drainage in the center of the sidewalk. Alternative (2) required drainage in the centre of the sidewalk. Alternative (3) permitted the most attractive treatment with drainage into a gutter in the usual fashion but would be the most expensive and would create the most noise during removal of the concrete.

It was generally agreed that having drainage in the sidewalk would be undesirable, particularly in freezing weather when the sidewalk could become icy. The merchants present felt the extra noise of Alternative (3) would be acceptable.

After studying the alternatives the Consultant recommended and the Committee agreed that the best solution would be to remove the concrete roadbed (Alternative 3) except at intersections. This would permit the construction of sidewalks that would drain into the roadway in the usual fashion. This compromise would permit substantial savings. The effect would be a slightly raised roadway at the intersections relative to the rest of Granville Street.

The review of street lighting resulted in the redesign of the street lights using available old Vancouver standards, adding tree lighting and plugs for decorations. The net effect of this also was a significant reduction in cost.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Granville Street
Transit Mall Committee (cont'd)

ADDITIONAL INVOLVEMENT OF CONSULTANTS

Having completed all elements of the conceptual design, Bain, Burroughs & Hanson should be retained to complete the detailed design for the mall. Such items as the selection of trees, determination of their exact location, precise design of tree surrounds and grates, the design and pattern of pavement and a great number of other elements are required. New terms of reference are set forth in Appendix 1 of this report. Corporation Counsel will prepare the necessary agreement if Council approves.

The Committee recommends that Council approve a consultants fee of $20,000 for the completion of the detailed design of the mall and for continued consultation and advice until the project's completion as follows:

$15,000	- for consultant work listed in the terms of reference including sub-consultant work to date (i.e. G. Spratt & Associates; Landscaping).
$ 5,000	- for future sub-consultants and design changes - subject to prior approval of each item by the Granville Street Planning Committee.
$20,000	- Total (maximum)

USE OF HOWE STREET DURING MALL CONSTRUCTION

Pacific Centre have informed us that they will return 3 lanes of Howe Street to the City in December 1973 (before their agreed on deadline of March 1974) provided that there is sufficient good weather to waterproof the structure under the street. If adverse weather occurs during the entire intervening period a cover will have to be constructed over the work. This would cost about $25,000 and this amount is included in the revised cost estimates. Pacific Centre have offered to provide all materials.

The Engineering Department and the Consultant have prepared the following revised cost estimate for the project based on the design revisions noted above:

1.	The total revised estimated capital cost of Phase I of this project is in the order of	$ 2,792,000 *
	This cost is made up as follows:	
	(a) Street work, including:	
	(i) removal of existing roadbed.	$ 210,000
	(ii) construction of transitway, curbs, new sidewalks, and treatment at intersections.	$ 725,000
	(b) Survey	$ 4,000
	(c) Renewal and/or relocation of service connections, hydrants, and provision of new services.	$ 150,000
	(d) Additional drainage requirements (over and above sewer reconstruction)	$ 150,000
	(e) "Pedestrian-scale" street lighting.	$ 320,000
	(f) Trolley feeders and lines.	$ 300,000
	(g) Traffic signals, street name signs, fire alarm and utility relocation.	$ 100,000
	(h) Purchase and installation of trees plus miscellaneous planting.	$ 107,000

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Granville Street
Transit Mall Committee (cont'd)

(i)	Ornamental tree surrounds and vertical protective grilles.	$ 45,000
(j)	Litter containers.	$ 11,000
(k)	Special equipment (for cleaning purposes)	$ 25,000
(l)	Special snow removal equipment.	$ 70,000
(m)	Additional staff (6 months only)	$ 25,000
(n)	Overtime charges.	$ 10,000
(o)	Howe Street	$ 25,000
(p)	B.C. Hydro charges (temporary re-routing of transit during construction).	$ 50,000
	Total	$ 2,327,000
	Plus 20% Contingency	$ 465,000
	Estimated Capital Cost	$ 2,792,000
2.	Additional fee for Bain, Burroughs & Hanson.	$ 20,000
3.	Contingencies as required by the Committee.	$ 6,000
	TOTAL	$ 2,818,000

* Based on 1973 dollars.

Your Committee RECOMMENDS that:

1. Council approve the terms of reference for the continued involvement of the Consultant as set out in Appendix I.

2. Council approve the Consultants fee for completion of the detailed design in the amount of $15,000 plus an additional $5,000 for sub-consultants and design changes, the latter subject to prior approval by the Committee.

3. Council approve appropriations being revised downward as per the Table of Costs above, including consultants fee and resulting in a reduction of $ 432,000 to a new estimated total cost of $ 2,818,000.

4. Additions and adjustments to appropriations as per the above recommendations be made to the previously authorized source of funds. "

(appendices referred to above are on file in the City Clerk's Office)

MOVED by Ald. Massey,
THAT the Committee recommendations contained in the foregoing report be approved after the required adjustments have been made as a result of changing the cost estimate "Pedestrian-scale" street lighting $320,000 to read $355,000 where such appears in the report, and which results in a new estimated total cost of $2,853,000 rather than $2,818,000 set out in recommendation 3.

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. DEPARTMENTAL REPORT
October 12, 1973

WORKS AND UTILITY MATTERS (October 12)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Temporary Closure - 19th Avenue, Oak Street to Laurel Street
Cl. 2: Introduction of New Bus Service
Cl. 3: Shredding, Recycling and Landfill Drainage

and took action as follows:

Clause 1: Temporary Closure 19th Avenue

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Introduction of New Bus Service

MOVED by Ald. Hardwick,
THAT the City Engineer's recommendations 1 to 5 inclusive contained in this clause be approved;

FURTHER THAT, in respect of the proposed 49th - U.B.C. bus service, the Council express agreement with the officials that the service be routed via Cambie Street and this question of Cambie versus Granville routing be pursued at the Council level with the Bureau of Transit Services.

- CARRIED

(Alderman Pendakur voted against the motion)

Clause 3: Shredding, Recycling and Landfill Drainage

MOVED by Ald. Hardwick,
THAT, in respect of Part "A" on the subject of Shredding, the City Engineer's recommendation contained in this clause, i.e. refuse shredding not be incorporated as part of the City's refuse disposal operation at the present time, be approved.

- CARRIED UNANIMOUSLY

In regard to Part "B" of this clause regarding Recycling, the City Engineer submitted the following for consideration:

" (1) $20,000 be appropriated for initiation of Pilot No. 1 (City collection) (4 month duration).

(2) $7,500 be appropriated for initiation of Pilot No. 2 (Recycling Depot) (4 month duration).

(3) $13,500 be appropriated for initiation of Pilot No. 2 (Recycling Depot) (12 month duration).

(4) If Council decides to proceed with one of the above pilot methods, the applicable amount of funds be approved in advance of the 1974 Revenue Budget, and authority be granted to begin the project after January 1, 1974.

(5) The material obtained from the pilot projects be sold to a dealer selected by the City Engineer."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
October 12, 1973 (cont'd)

WORKS & UTILITY MATTERS (cont'd)

Shredding, Recycling and Landfill Drainage (cont'd)

MOVED by Ald. Harcourt,
THAT the City Engineer's recommendations 1, 3, 4 and 5 set out above, be approved.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Harcourt,
THAT, in respect of Part C of the clause regarding landfill drainage, the City Engineer's report be received.

- CARRIED UNANIMOUSLY

BUILDING & PLANNING MATTERS (October 12)

The Council considered this report which contains three clauses identified as follows:

Clause 1: Asian Art Museum: Possible Site
Clause 2: Interim Control of Large Signs
Clause 3: Rezoning Application S/S 1000 block Barclay

and took action as follows:

Clause 1: Asian Art Museum
Possible Site

MOVED by Ald. Pendakur,
THAT the Council make a site available to the Asian Art Society immediately west of Building 14, being Site A on the plan submitted, subject to any release of the site being subject to the following:

(a) approval of the Park Board
(b) discussion with the Greater Vancouver Museums and Planetarium Association

(deferred)

MOVED by Ald. Harcourt,
THAT this whole matter, including the motion of Alderman Pendakur, be deferred for one month pending a report from Alderman Volrich on the matter of a multi-cultural centre.

- CARRIED UNANIMOUSLY

Clause 2: Interim Control of Large Signs

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clause 3: Rezoning Application
S/S 1000 block Barclay Street

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development that the reports of the Technical Planning Board and Vancouver City Planning Commission be received, and the application for rezoning be referred for the consideration of Council at a Public Hearing, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT
October 12, 1973 (cont'd)

LICENSES AND CLAIMS MATTERS
(October 12, 1973)

Spaying Services and Population
Control of Dogs

After considering the report of the Corporation Counsel on the above subject, it was,

MOVED by Ald. Bowers,
THAT the Council approve a minimum fine of $15.00 and the Corporation Counsel be instructed to bring in the required amending by-law.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

E. Report of Standing Committee on
Social Services, September 27, 1973

The Council considered the report of the Standing Committee on Social Services dated September 27, 1973, which contains three clauses identified as follows;

Clause 1: Control of Crime, Downtown Eastside
Clause 2: Grant Request - John Howard Society, Sibling Project
Clause 3: Grant Request - False Creek Little League

and took action as follows:

Clause 1: Control of Crime, Downtown Eastside

MOVED by Ald. Rankin,

(i) THAT recommendation "A" of the Committee be approved;

(ii) THAT recommendation "B" of the Committee be approved after being changed to read as follows:

"That Council instruct the Chief License Inspector to report to Council any store, where evidence is found that they are selling alcohol based vanilla flavourings, extracts or inhalants to juveniles";

(iii) THAT recommendation "C" of the Committee be approved after being changed to read as follows:

"That Council strongly urge the Federal Department of Justice to include the carrying of full scale imitation guns as an offence under the Criminal Code"

(iv) THAT recommendation "D" of the Committee be approved;

(v) THAT recommendation "E" be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services, September 27 (cont'd)

Clause 2: Grant Request, John Howard Society:
Sibling Project

MOVED by Ald. Rankin,
THAT the recommendations of the Committee in this clause be approved and a grant in the amount of $4,380 be approved accordingly to the John Howard Society.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Clause 3: Grant Request:
False Creek Little League

MOVED by Ald. Rankin,
THAT the information of the Committee in this clause be received.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Social Services, October 4, 1973

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Mental Patients Association Residence
1745 West 11th Avenue
Cl. 2: Spring Street Project, Evaluation Research
Cl. 3: Crisis Centre - Post Partum Counselling Programme
Cl. 4: Grant Request - False Creek Little League
Cl. 5: Coordination of Day Care

The Council took action as follows:

Clause 1: Mental Patients Association Residence
Development Permit Application #60352

In connection with this clause, the Board of Administration, under date of October 15, 1973, submitted an information report from the Director of Planning and Civic Development.

The Council was informed the Committee arrived at a tie vote on two recommendations in dealing with the matter.

MOVED by Ald. Rankin,
THAT the Mental Patients Association be issued a development permit for the operation of the residence at 1745 West 11th Avenue, as a boarding house, subject to normal conditions.

- CARRIED UNANIMOUSLY

Clause 2: Spring Street Project: Evaluation Research

MOVED by Ald. Rankin,
THAT the Committee's recommendations contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 3: Crisis Centre - Post Partum Counselling Programme

MOVED by Ald. Rankin,
THAT the Committee's recommendations A, B, C, D and E contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, October 4, 1973 (cont'd)

Clause 4: Grant Request: False Creek Little League

MOVED by Ald. Rankin,
THAT Committee's recommendations "A" and "B" in this clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers voted against the motion)

Clause 5: Coordination of Day Care

MOVED by Ald. Rankin,
THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 4:30 p.m., with the same members present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Waterfront & Environment October 4, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Development Proposals for the Fishermans Wharf
Cl. 2: Development Permit Applications:
(a) Norpak Fisheries
(b) B.C. Sugar Refinery
(c) P.S. LeMare, Architect
(d) Air West Airlines Limited
Cl. 3: Communication Town Group Limited
Cl. 4: Information Report on Helicopter Noise

The Council took action as follows:

Clause 1: Development Proposals for the Fishermans Wharf

MOVED by Ald. Pendakur,
THAT the Committee's recommendations in this clause be approved after changing the deadline date shown in recommendation (i) for the receipt of proposals from December 15, 1973 to January 15, 1974.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Waterfront & Environment
October 4, 1973 (cont'd)

Clause 2: Development Permit Applications

MOVED by Ald. Pendakur,
THAT the Committee's recommendations (a), (b), (c) and (d) contained in this clause, be approved.

- CARRIED

(Alderman Massey was excused from voting with regard to Committee recommendation (c) re development permit application #64226 (North foot of Cardero Street), being an interested party)

Clauses 3 and 4

MOVED by Ald. Pendakur,
THAT the information submitted by the Standing Committee in respect of Clauses 3 and 4 of the report be received.

- CARRIED UNANIMOUSLY

H. Report of Official Traffic Commission
October 3, 1973

The Council considered this report of the Official Traffic Commission, which contains clauses identified as follows:

Clause 1:(a)	Synchronised Pedestrian Controlled Light at 49th Avenue, Frontenac or Arlington Streets
(b)	Tyne Street Pavement Width
Clause 2:	Traffic Problem in Kitsilano
Clause 3:	Pedestrian Safety - King Edward and Oak Street
Clause 4:	Traffic Dispersal from P.N.E. Exits
Clause 5:	School Crosswalks on Multi-lane Streets
Clause 6:	Vancouver Police Department: Administration Traffic Accident and Enforcement Summary Report

The Council took action as follows:

MOVED by Ald. Marzari,
THAT the Commission's recommendations in clauses 1 (a) and (b), 2, 3, 4, and 6 be approved and the information submitted by the Commission in Clause 5 be received.

- CARRIED UNANIMOUSLY

I. Report of Vehicles for
Hire Board, October 12, 1973

Alderman Rankin, as Chairman of the Vehicles for Hire Board, submitted the following report under date of October 12, 1973, on the matter of "Auto Towing Contract":

" The City of Vancouver has for many years followed the policy of providing, through the Street and Traffic By-law, the prohibition of parking between certain hours of the day on certain days i.e. the 7-9 and 4-6 zones. To police these the City has utilized the technique of towing away the offending vehicle and letting the tow and impoundment fee be the penalty for contravening the Street and Traffic By-law by being parked in one of these time-limit zones.

The City has, since 1946 at least, had a private contract with a firm to provide this tow-away service, the contract stating the tow and impounding fee and other conditions relating to the towing of any vehicle contravening the time limits.

This contract has usually carried other conditions for the towing of City-owned vehicles, i.e. City vehicles out on duty which break down and must be transferred to a repair point. This part of the contract is a minor source of revenue for the contractor but does provide the City with this service on a suitable basis.

The present contract for the towing away of illegally parked vehicles in the time-restricted zones expires on December 3, 1973 and Council on September 5, 1973 was advised that the Administration was going to proceed with the tender call and did Council wish to consider any changes. At that meeting Council passed the following:

cont'd..

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Vehicles for Hire Board dated October 12 (cont'd)

"THAT the matter of the City of Vancouver Auto Towing Service be referred to the Vehicles for Hire Board with the suggestion that the Board examine the matter of dividing the City into areas for this towing service and that the Vehicles for Hire Board report back to Council as soon as possible. "

The Board, in compliance with this instruction of Council, invited every licensed tow-truck operator in the City of Vancouver to meet with the Board to discuss the matter of zones and meet with those interested on Thursday, October 11, 1973 at 7.30 p.m.

For the information of Council, attached is a full list of the licensees as of October 10, 1973.

Five licensees submitted orally: Buster's Auto Towing Services Limited, Wid's Towing, Jim Cunningham Services Limited, Mr. John Gordon and Mr. L.H. Chan. Local 31 of the Western Conference of Teamsters also submitted orally to the Board.

Buster's submission suggested that dividing the City into zones would increase the cost to the public, would be inefficient from the point of view of the contractors, would entail greater police staff costs, would be confusing to the public in terms of recovering their impounded vehicles and might initiate labour problems i.e. one company being union, one company being non-union. The company spokesman said that their firm was not interested in having only part of the City.

Wid's Towing, represented by Mr. C.W. Dickison, submitted that the contract should be split into two or three areas; the splitting would be of benefit to the public as competition would be introduced and might reduce cost, it would not be a problem to direct people to the correct impounding area; all bidders should be required to pay union wages; they support the concept of two or three separate zones, and would be able to meet contract requirements as to the number of vehicles if awarded the contract by contracting with other lease operators or adding more company-owned equipment.

Jim Cunningham Service Ltd., through its spokesman, suggested there was need for more "service" to cope with the increase in the number of motor vehicles on the city streets and the number of motor vehicle accidents on the street; the company holding the contract should be based throughout the city or throughout the zone, if zones were determined, which would provide faster "service" under the contract which would result in less police time being consumed in accident work; the company would be prepared to pay union rates; there should be a standard rate, suggested the use of a "master list" for the whole city and that the major concern of the contractor should be conserving the time of the Police Department and speeding the rush traffic.

Mr. L.H. Chan, doing business as Buster's Auto Towing as a lease operator, spoke on behalf of himself and the other lease operators working with Buster's Auto Towing; he objected to non-union contracts and spoke in support of the position put forward by Buster's.

Mr. John Gordon, another lease operator with Buster's, spoke generally in support of the positions of Mr. Chan and Buster's.

Mr. Lee Morley, the business agent, Local 31, Western Conference of Teamsters and Mr. N. Gillan, organiser for the Western Conference of Teamsters, advised the Board that they felt the City should have a union contract clause as a condition in this towing contract. They advised the Board that they represented the union which negotiated with the only two union-organised towing companies, Buster's and Wid's.

The Union's spokesmen also advised the Board that they had not received complaints on the matter of Buster's operation under the present contract.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Vehicles for Hire
Board dated October 12(cont'd)

The representative of the Chief Constable present at this meeting, upon request, advised that he had heard of no cause for complaint about the present contractor, Buster's, through the Police Department and that the two-zone system would be feasible from a police administration point of view, however three or four zones, he suggested, would give rise to problems.

The licensees were then asked by the Board what would be an economic division of the present city, bearing in mind that too small a zone would not provide sufficient income for a towing contractor. Wid's Towing and Cunningham Services Ltd. felt that a division into three zones would probably provide sufficient business with the zones being roughly as follows:

- 1st Avenue North to Burrard Inlet
- 1st Avenue South to 41st Avenue
- 41st Avenue South to the City boundaries

The Board then generally discussed the information which had been orally presented and reviewed the previous towing contract which had divided the City into two zones. The Board noted that when that contract was called there were different rates for the two zones and the Council of the day instructed the Board of Administration to meet with the bidders to remove this apparent anomaly. This was done and the City-wide area contracted to two separate operators with both charging exactly the same rates for towing and impoundments. The Board also considered the matter of increased costs which might result from dividing the City up into zones and the possibility also of reduction in the efficiency of removing vehicles from City streets and the minor but definite increase in administrative costs which would have to be borne either by the Police Department or other City staff operations.

The Board noted that a response to their request for information and evidence which could be used as the basis for a recommendation to Council had not been forthcoming and the Board's decision upon any recommendation would require some qualifications. As a result of further general discussion the Vehicles for Hire Board submits for the CONSIDERATION of Council the following:

THAT if Council instruct that the City be divided into more than one zone for the awarding of the Auto Towing Contract, it bear in mind the problems previously experienced with different rates in the different zones and that the Chief Constable be asked to advise on the establishment of zone boundaries after consultation with Buster's, Wid's and Cunninghams, and

THAT Council consider maintaining the City as a one-zone area for this contract in view of the problems inherent in zone contracts for auto towing.*

MOVED by Ald. Rankin,
THAT the Council maintain the City as a one-zone area for this contract in view of the problems inherent in zone contracts for auto towing.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report on Composition and Functions of the Official Traffic Commission dated October 1, 1973

Alderman Marzari, as Chairman of the Official Traffic Commission, submitted the following report under date of October 1, 1973, on the composition and functions of the Official Traffic Commission:

"The Official Traffic Commission was established by resolution of Council on June 4, 1929. Its duties as constituted at that time were:

1. To investigate and report to Council on all matters pertaining to traffic on City Streets, and the best methods of regulation and control.
2. To prepare by-laws and amendments necessary to control traffic and recommend Charter amendments necessary.
3. To collect information from other cities relative to traffic control and supply literature dealing with traffic and safety measures.
4. Such other purposes as may be referred for consideration by Council, Police Commission or other responsible public organization.

These functions have not changed much in the 44-year history of the Commission.* The Engineering Department has taken on a greater responsibility to deal with relatively small matters (loading zones, parking time limits) which grew so large that dealing with them through the Traffic Commission tended to take up the Commission's time to the exclusion of more important traffic matters. It is the Engineering Department's policy to report to the Official Traffic Commission (1) on any matter of importance, (2) on smaller items as and when they are involved with a contentious issue and (3) on matters which are of special interest to Council.

The functions as delineated for the Commission are still valid. On reading over previous Commission minutes, I might say that, although the Commission has been most efficient in advising Council on traffic matters, there has been very limited effort in the area of accident prevention. The co-ordination which should exist between enforcement, education and engineering skills has been loosely tackled by the Commission but never given more than cursory attention. The Commission has very much been involved with putting up signals and curbing streets but has had little chance to become involved with the latter three of its functions as were outlined in 1929.

* On March 1, 1962, Council adopted a further resolution which further defined the role of the Commission which did not substantially alter its function (See Appendix).

The reason for this probably lies in the fact that the Commission is very much a technical body and not a Commission at all. The duties have not changed since 1929 and neither has the membership. The constitution of the Commission is as follows:

Two Aldermen appointed annually
One Commissioner
Corporation Counsel
City Engineer
Chief Constable
City Prosecutor

and in an advisory capacity the following bodies are also represented:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report on Composition and Functions of the Official Traffic Commission (cont'd)

Board of School Trustees
Vancouver Traffic & Safety Council
B.C. Automobile Association

Over the years, a few changes have been made. A B.C. Hydro Safety Officer, the Vancouver Parent-Teacher Council and a School Board member have been added (the first two advisory and the latter voting).

In practice, what happens is that the Engineer's Department and the Police Department generally make recommendations on the basis of studies or reports that they themselves have done, the Commission weighs the evidence with the information brought forward by petitioning residents and then the vote is taken. The advisory bodies very rarely speak up since they have no voice when voting time comes around. The advantages of having a body with three elected officials and five city staff are rather limited at this point in time. As a good nuts and bolts organization that investigates and reports to Council, the Official Traffic Commission could stand as another Technical Planning Board consisting of staff alone. However, if the Commission is to take more seriously its responsibility to deal with local concerns and traffic problems as perceived by people who face them day-to-day, then it would seem apparent that the constitution of the Commission should be changed to turn it into a lay body. The advantages of this action would be that:

a) The city staff could then resume a more realistic role of resource people and report writers. Staff should not be expected to take the responsibility of voting on their own reports. This is not fair to them nor to the people in the community that they consult with.

b) It would encourage volunteer effort on the part of various bodies involved with safety education in the city to take an active part in determining traffic and safety policies.

c) It would better co-ordinate education, enforcement and engineering concerns with the time and energy required to do so.

ALTERNATIVE STRUCTURES

1. Keep it as it is - in which case the Commission operates largely as it does now with limited time and energy devoted towards prevention but providing a good technical service. If this decision is endorsed, then I would suggest that it become a structure somewhat like the Technical Planning Board with one elected observer.

2. To incorporate into the Commission the membership which are presently advisory - Vancouver Traffic & Safety Council, B.C. Automobile Association, B.C. Hydro Safety Office and the Vancouver Parent-Teacher Council. At the same time, the City Prosecutor, Chief Constable, City Engineer, Corporation Counsel and the Commissioner's office should withdraw from the voting role and attend, on call, as resource or reference personnel much the same as staff attends City Planning Commission or Committees of Council.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report on Composition and Functions of the Official Traffic Commission (cont'd)

3. To recognize the value of involvement from local communities in Vancouver and appoint people from different areas of the city to the Commission to represent their area. This could be accomplished through the Parent-Teacher Councils which might be requested to bring forth people from five or six geographic areas.

My own recommendation would be that Council follow the second alternative.* The rationale being that, if the Traffic Commission is to deal with the overall policy of pedestrian/driver safety, then we should have representation from those organizations within the city which deal with motor vehicle and pedestrian safety at the present time. Moreover, there would be some form of consistency of membership and a smooth transition to a new voting arrangement rather than a total restructuring of the Traffic Commission. This might happen with a restructuring of the electoral process.

The important thing to be observed is that the Commission, operating as a lay commission with elected officials on it, would be in a better position to develop programmes, collect information from other cities, develop a traffic and safety programme, recommend Charter amendments or By-law amendments and Official Traffic Commission making recommendations on every loading bay, stop sign and parking zone. In 1929, the membership of the Official Traffic Commission was perhaps appropriate. In 1973, however, there are other considerations in dealing with traffic problems and their solutions which should be looked at from more than an engineering/enforcement point of view. The Engineers concur with this viewpoint. Recognition has to be given to local community groups and their analyses must also be taken into consideration as the city proceeds about its business of allocating signs, signals and programmes. The Traffic Commission's membership should reflect this change and should be appointed by Council as a political body of elected representatives and lay people in order that the sometimes conflicting evidence coming from engineering reports on the one hand, and people's sense of what is good for their community on the other, may be properly adjudicated."

MOVED by Ald. Marzari,
THAT the Official Traffic Commission membership be restructured as follows:

2 Aldermen appointed annually
1 representative of the School Board
1 representative from the following organizations:

Vancouver Traffic and Safety Council
B.C. Automobile Association
B.C. Hydro Safety Office
Vancouver Parent-Teacher Council

with power to add

The related City officials to be available to the Commission in an advisory capacity.

(deferred)

MOVED by Ald. Harcourt,
THAT this report of the Chairman of the Official Traffic Commission be received and deferred for consideration at the next Council meeting;

FURTHER THAT in the meantime a copy of the report of the Assistant City Engineer - Traffic and Transportation, addressed to Alderman Marzari commenting on the matter, be furnished to each member of the Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

K. Report of Standing Committee on Finance and Administration October 4, 1973

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this report in respect of Personnel Services Department - Review of Operations, be approved.

- CARRIED UNANIMOUSLY

L. International Film Festival: Odessa, U.S.S.R.

The Mayor advised, by communication dated October 16, 1973, that the City of Odessa, U.S.S.R., has requested Vancouver participate in their International Film Festival being held December 1 to 10, 1973, Vancouver being a sister city of Odessa.

The Mayor advised the Greater Vancouver Visitors and Convention Bureau is able to supply a film "Vancouver - Gateway to Canada" which the Bureau feels will be satisfactory. The cost would be $150.00, plus air freight.

MOVED by Ald. Hardwick,
THAT arrangements be made to forward this particular film to the City of Odessa, U.S.S.R. and the cost of $150.00 plus air freight, be approved therefor.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4723, BEING AN AMENDMENT TO ZONING AND DEVELOPMENT BY-LAW No. 3575 (Roof Signs)

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4702 BEING THE BUILDING BY-Law (minor amendments)

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

The By-law was deemed read accordingly. - CARRIED UNANIMOUSLY

3. BY-LAW TO CREATE THE "VANCOUVER HERITAGE ADVISORY BOARD"

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

The By-law was deemed read accordingly. - CARRIED UNANIMOUSLY

MOTIONS

Housing Including Regional Lands

At the last meeting, Alderman Harcourt submitted a motion with respect to housing, including regional lands. After being changed with the permission of Council, the motion was seconded this day by Alderman Pendakur and presented as follows:

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT Vancouver City Council request an immediate meeting with the Premier of British Columbia, the Minister of Municipal Affairs and the Minister of Housing, and urge that;

(a) the Province of British Columbia take whatever steps are necessary to ensure that thousands of acres of the publicly-owned non-agricultural land in the Greater Vancouver region, be made available for residential development, including specific zoning for single family housing at higher densities than the traditional single family detached house, e.g. town housing, zero lot line subdivisions, mobile home parks;

cont'd....

MOTIONS (cont'd)

Housing Including Regional Lands (cont'd)

(b) the provincial government establish and enforce a 60-day limit on processing time for a subdivision plan to be dealt with, with a 30-day extension only at the request of a Minister;

(c) the provincial government enter immediately into an agreement with Central Mortgage and Housing Corporation to obtain federal funding for Neighbourhood Improvement Programs, in order to expedite Vancouver's request for funding of specific neighbourhoods.

(d) the provincial government take steps to increase the supply of rental housing by

(1) making decisions immediately regarding the Landlord and Tenant Act;

(2) in cooperation with CMHC, building a large supply of moderate cost housing in the region.

The motion was put and, - CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Gibson - Ambulance Service

advised that, pursuant to Council's instructions, he had discussed with the Provincial Minister of Health the matter of relieving the City of Vancouver from provision of ambulance service as now being provided. The Alderman advised that he has been informed by the Minister a study of ambulance service is being made throughout the Province; therefore he is unable to give a considered reply to the City's request as yet.

The Council adjourned at approximately 5:30 p.m.

*****

The foregoing are Minutes of the Regular Council meeting of October 16, 1973, adopted on October 23, 1973.

DEPUTY MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Local Improvements by "Petition"

FIRST STEP

The Deputy City Engineer reports as follows:

"Petitions for - Pavement and Curbs
- Pavement & Curbs, Local Residential
- Lane Pavements, Higher Zone
- Lane Pavements, Residential Standard
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible, and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated October 5, 1973.

The City's share of these improvements is available in the 1973 Streets Capital Budget."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated October 5, 1973.

The estimated total cost of these improvements is $1,482,745. and the City's share of the cost is $927,566.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(1) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(2) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law.
- 49th Avenue, Lanark Street to Dumfries Street.
- Penticton Street, 23rd Avenue to the Lane North of 23rd Avenue.
- Arlington Street, Champlain Crescent (formerly Tyne Street) to a point approx. 800' south of 49th Avenue.

(3) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(4) The Court of Revision for projects listed in the attached schedule dated October 5, 1973, be held at 7:30 p.m. on Thursday, November 29, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 80

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Kerrisdale Arena Renovations

Your Board has received the following report from the Director of Finance:

"Board of Parks and Public Recreation at their meeting of September 10, 1973, passed the following resolution:

'KERRISDALE ARENA RENOVATIONS

Board members discussed a memo dated September 6 prepared by the Superintendent giving total revised estimated renovation costs of the Kerrisdale Arena.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to approve an additional $252,348 of Five Year Plan Capital Funds from the Board's Community Services Centre extensions and improvements account for the additional work.

-- Carried.

It was noted that the Board has made an application to the Provincial Community Recreation Facilities Fund for a 1/3 grant of the total capital cost of the renovation and replacement work.

It was regularly moved and seconded,

RESOLVED: That because of the need for action, the Board's consultants be authorized to invite "upset prices" from three contractors and work on a time and material basis for the necessary electrical work.

-- Carried ...'

An analysis of the data from the Parks Board indicates that the $252,348. additional cost results from additional electrical work of $209,500 plus miscellaneous non electrical items of $72,300 less $29,452 left over from the original $200,000. I have reviewed this matter of the electrical work with the Assistant City Engineer (Electrical) and he states that in his opinion three items should be deferred and not done until some later date. These three items add up to $48,800 and would reduce the $252,348 to $203,548.

The original $200,000 approved by Council for the renovations was provided from the Five Year Plan Capital funds, Community Services Centre category.

It is noted from the Parks Board report of September 10th, 1973 that the Park Board has applied to the Provincial Government for a 1/3 grant on the cost of renovations.

I RECOMMEND

1. That Council approve a further allocation of $203,548 from the 1971-75 Five Year Plan Community Services Centre category for the purpose of further renovations to the Kerrisdale Arena.
2. That if the grant is forthcoming from the Provincial Community Recreation Facilities fund that it be used to reduce the above Capital Plan funds."

Your Board recommends Council approval of the recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 80

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters - (Various Funds) - August , 1973

A-7

(a) Security Transactions during the month of August, 1973.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug. 1	Bank of Montreal	Oct.1/73	$3,342,741.78	$3,300,000.00	61	7.75
1	Mercantile Bank of Can.	Aug.20/73	2,272.310.90	2,263,802.72	19	7.22
6	Bank of Montreal	Aug.15/73	1,502,674.11	1,500,000.00	9	7.23
7	Royal Bank of Canada	Aug.15/73	1,492,220.20	1,489,836.46	8	7.30
10	Bank of Nova Scotia	Aug.31/73	997,143.00	992,910.00	21	7.41
15	Bank of Montreal	Aug.20/73	999,636.00	998,637.00	5	7.30
15	Bank of Montreal	Aug.16/73	500,000.00	499,900.00	1	7.30
15	Mercantile Bank of Can.	Sept.14/73	2,012,821.92	2,000,000.00	30	7.80
16	Bank of Montreal	Aug.17/73	1,500,236.30	1,500,000.00	1	5.75
17	Toronto Dominion Bank	Jan.31/74	1,039,164.93	1,000,000.00	167	8.56
20	Bank of Montreal	Aug.21/73	1,500,236.30	1,500,000.00	1	5.75
21	Mercantile Bank of Canada	Sept.28/73	3,025,298.63	3,000,000.00	38	8.10
23	Imnat Limited	Sept.14/73	1,497,983.00	1,490,683.00	22	8.125
24	Bank of Montreal	Aug.27/73	500,236.30	500,000.00	3	5.75
31	Bank of Montreal	Sept.4/73	795,421.60	794,744.00	4	7.78
31	Bank of Nova Scotia	Sept.7/73	696,269.98	695,226.00	7	7.83
			$23,674,394.95	$23,525,739.18		

****

GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Aug.10	B.C. Hydro & Power Auth. 6% Parities ≠	Aug.15/77	$840,000.00	$100.03	$840,252.00	4/0	5.99

≠ Sold in order to acquire other investments with higher yields.

****

Sale of Bank Discount Notes by Sinking Fund to General Account

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Aug.15	Banque Can. Nationale *	June 3/74	$2,000,000.00	$1,881,538.35	292	7.87

* Sold by Sinking Fund in order to acquire direct issue of local improvement debentures

****

Sinking Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield%
Aug.15	City of Vancouver 8% #	Aug.15/93	$2,000,000.00	$100.00	$2,000,000.00	20/0	8.00

Direct issue of local improvement debenture to Sinking Fund

****

Cemetery Perpetual Maintenance Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield%
Aug.30	City of Vancouver 6%	June 15/80	$2,000.00	$85.00	$1,700.00	6/10	9.00

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cont'd...

Clause #1 continued:

(b) SUMMARY OF SECURITIES HELD AS AT AUGUST 31, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$69,983,827.54	$68,246,956.15
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept.1/75	$ 398,000.00	$ 401,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for August, 1973 be confirmed.

2. Additional Staff:
Temporary, Part-Time Program Evaluation Consultant
Health Department

The Medical Health Officer reports as follows:

"In recent years governments and service agencies, increasingly aware of the escalating cost of Health and social services, have acknowledged the need to develop an improved data base to support program priority setting, planning and evaluation. The Health Department has found the lack of information particularly frustrating.

In 1973 Dr. Rita Bakan, the Psychologist III who has particular interest in the subject of program evaluation and being an experienced researcher, was approached to undertake the preparation of a grant request to the Department of National Health and Welfare to provide funds for additional staff for this Department for a period of three years to develop a Community Health Information System utilizing data already available, although unorganized, as well as generating additional information about the health status and needs of the citizens of Vancouver. Dr. Bakan, despite the fact she was carrying a full work load as Psychologist III and Chairman of our Research and Evaluation Committee, agreed to undertake this task.

In April of this year the request for more than $100,000 over three years was submitted to Ottawa. In August the Federal Department replied indicating its interest in our proposal but stating it could not approve a grant until greater detail of the methods of information generation and gathering were worked out. At the present time this Department does not have a staff member available with the time, knowledge and skill to undertake the rewriting of a submission for a grant. Unfortunately, Dr. Bakan resigned shortly after submission of the original proposal. However, she has indicated that she is available as a consultant in the preparation of a more detailed proposal.

In view of the immediate and long-range importance and usefulness to the City and this Department of a Community Health Information System, it is requested that City Council authorize establishing a temporary, part-time position of Program Evaluation Consultant. It is recommended Dr. Bakan be engaged to undertake this assignment, working an estimated two days per week from the date of approval until June 30, 1974. During this period she will be asked to undertake several tasks:

a) from date of approval to March 31, 1974

- to negotiate appointments to an Advisory Committee for the project
- to establish contact with other bodies (hospitals, the Division of Vital Statistics, the B.C. Hospital Insurance Service, private agencies offering health services, the B.C. Medical Association) which have access to information on the health status of the citizens of Vancouver.

cont'd....

Clause #2 continued

b) April 1 to June 30, 1974 - to undertake a review of present data collection on services provided by the Vancouver Health Department and to make recommendations on changes which will make it possible for the Department to evaluate its programs.

This latter activity will be of significant benefit to the Department even if the grant request is not approved.

The estimated cost to the City, utilizing the Psychologist III 1973 sessional rate of $42.00 per session (3½ hours) would be:

	1973	1974
October 15 - December 31, 1973 (42 sessions)	$1,764.00	
January 1 - June 30, 1974 (104 sessions)		$4,368.00
Supplies	100.00	100.00
Travel (includes out-of-town transportation)	100.00	200.00
Special Consultants	200.00	600.00
	$2,164.00	$5,268.00

Travel includes travel by the Program Evaluation Cunsultant to other areas with similar projects as well as the costs entailed in bringing in expert consultants. A small number of projects of this type are currently under way, most notably in the Eastern United States and especially in Michigan. Visiting these programs or bringing in the experts involved in them will be invaluable to the project proposed for Vancouver.

The Director of Finance indicates that the funds in the amount of $2,164.00 required to the end of 1973 are available in contingency reserve.

An interim report will be made to Council early in January 1974 together with a request for approval in advance of the 1974 appropriations of the Health Department.

Your Medical Health Officer recommends that City Council authorize:

a) Re-submission to the Federal Government of a request for a grant to develop a Community Health Information System over a period of three years.

b) The employment of a Program Evaluation Consultant on a sessional basis at $42.00 per session for the period October 15 - December 31, 1973.

c) Provision of funds in the amount of $2,164.00 from the Contingency Reserves to cover the expenses for the period October 15 - December 31, 1973."

Your Board recommends approval of the request of the Medical Health Officer.

3. Trip to Phoenix to Observe Votomatic Count

Your Board has received the following report from the Director of Finance:

"The Co-ordinator of Data Processing & Systems has learned that the City of Phoenix, on November 13, 1973, will be using votomatic machines in respect of an election and will be using their City's computer system to count the ballots. The City of Phoenix officials have extended an invitation for a City representative to observe the balloting and counting procedures.

Since studies are now being made of the advisability of using votomatic machines for the City of Vancouver elections, it is felt very valuable experience could be obtained if a representative of the Data Processing Division were authorized to proceed to Phoenix and observe this count. The matter has been discussed with the City Clerk who supports this recommendation and feels that the one City representative would be sufficient to bring back the information required, both from his point of view and in respect of the computer procedures. However, he does emphasize that the computer centre operation is very fundamental to the success of voting machines and requires special procedures to ensure public satisfaction that the machines have given an absolutely accurate accounting of the votes taken.

cont'd.....

Clause #3 continued

It is therefore RECOMMENDED that the Supervisor of Data Processing Operations be authorized to proceed to the City of Phoenix to observe this count, for the reasons set out in this report. The cost to the City would be $275.00 plus four days leave with pay. The Comptroller of accounts advises that the necessary funds are available in Travel Expenses - Staff Officials Acct.#7090/929."

Your Board
RECOMMENDS that the recommendation of the Director of Finance be approved.

CONSIDERATION

4. Grants in lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1974 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. Religious Organizations

(i) Fraserview Pentecostal Assembly $ 1,267.25

7416 Victoria Drive - Lot A/57/Fraserview Plan 8446
Addition to Church
In use from January 28, 1973
Date of first building inspection, July 5, 1972
Grant to cover period from July 5, 1972 to December 31, 1973

B. Hospitals

(i) G. F. Strong Rehabilitation Centre 61,155.68

4255 Laurel Street - Lot 1/696,716&717/526 Plan 13939
Hospital
Occupied and in use from June 30, 1973
Date of first building inspection, April 24, 1971
Grant to cover period from April 24, 1971 to December 31, 1973
Under a policy laid down by City Council to deal departmentally with requests for grants in lieu of taxes, one regulation reads as follows: "Grants in lieu of taxes shall not be made for a period extending more than two calendar years".
The above application by G.F.Strong Rehabilitation Centre extends partly over three calendar years. The Society has stated that construction was continuous from April 1971 to June 1973 and wishes City Council to consider this application for the period from the date of the first building inspection to December 31, 1973.

cont'd.....

Clause #4 continued

C. Charitable Organizations

(i) M. Kopernik (Nicolaus Copernicus) Foundation 7,946.72

3150 Rosemount Drive - Lot 44/334 Plan 14240
Senior Citizens Personal Care Home
Occupied and in use from May 1, 1973
Date of first building inspection October 25, 1972
Grant to cover period from October 25, 1972 to December 31, 1973

(ii) South Amherst Housing Society $ 684.38

7008 Balmoral Street - Lot 8/2/Fraserview Plan 8393
Senior Citizen's Home
Occupied and in use from July 1973
Date of first building inspection February 12, 1973
Grant to cover period from February 12, 1973 to December 31, 1973

(iii) Salvation Army 1,010.31

1106 West 11th Avenue - Lot 10/394/526
Rehabilitation Home for Women
Occupied and in use from February 22, 1973
Grant to cover period from February 22, 1973 to December 31, 1973

(iv) Children's Aid Society 1,329.36

8308 Fremlin Street - Lot 1/28/B/319
Group Home
Occupied and in use from June 1, 1972
Grant to cover period from June 1, 1972 to December 31, 1973

(v) Children's Aid Society 1,379.22

8120 Cartier Street - Lots 13&14/3&4/B/319
Group Home
Occupied and in use from July 1, 1972
Grant to cover period from July 1, 1972 to December 31, 1973

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $74,772.92 in total are submitted for Council consideration.

Your Board submits the foregoing report of the Director of Finance for Council consideration.

FOR COUNCIL ACTION SEE PAGE(S) 80

PROPERTY MATTERS

A-9

RECOMMENDATION

1. Mortgage of Lease:
   250 Terminal Avenue

The Supervisor of Property & Insurance reports as follows:-

"On May 29th, 1973, City Council approved the lease of the warehouse property 250 Terminal Avenue, Lot 16, Blk. A2, D.L. 2037 to Pacific Spectra Ltd.

The term of the lease was for a period of 2 years & 7 months, commencing June 1, 1973, with options to renew for 2 subsequent periods of 5 years and a final period of 2 years expiring December 31st, 1988.

The rent is $5,460.00 per annum plus an amount equal to taxes and is subject to review for each renewal period.

An application has now been received from the lessee for consent to a mortgage of the lease by way of a sublease to Industrial Development Bank, as security for a mortgage loan of Twelve-Thousand Dollars ($12,000.00).

The Consent Document requires the City to waive all rights to distrain any equipment in which the bank shall at any time have an interest, whether as Chattel Mortgage, Conditional Vendor or otherwise. It further requires that in the event of default by the lessee, the City shall not exercise its rights or remedies under the lease without first giving the bank 30 days' notice in writing within which to remedy such default.

The City's interests are considered to be protected, in that under the lease the lessee must submit a security deposit equivalent to 3 months rent, in the form of cash or a bond.

It is RECOMMENDED that the City consent to the Mortgage by way of a sub-lease of the lease to Pacific Spectra Ltd., on the premises known as 250 Terminal Avenue to Industrial Development Bank, subject to the documents of consent being satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Acquisition for Britannia Community Services Centre Site: 950 McLean Drive
   Parcel 'E' of Lots 10 to 12, Block 25, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Parcel 'E' of Lots 10 to 12, Block 25, District Lot 264A, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 2 1/3 storey frame dwelling with a main floor area of 684 sq. ft., erected in 1911 on a site 30½' x 93', zoned RM-3. The dwelling contains 6 rooms, 5 plumbing fixtures, patent shingle roof, patent shingle exterior, full concrete basement and is heated with a gas fired hot air furnace. This dwelling is in fair condition for age and type.

cont'd .....

Clause #2 continued

Following negotiations, the owner has agreed to sell for the sum of $25,000.00 as of October 15th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. The dwelling is not occupied by the owner and the tenant will vacate the premises this month. It is proposed to demolish the dwelling when the acquisition is completed.

The Britannia Community Services Centre now involves 77 properties. 950 McLean Drive represents the 69th negotiated settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $25,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Public Housing for Single People
Site 'A - S/S Cordova Street betw. Gore and Dunlevy Avenues: Lot 10, Block 56, D.L. 196
358 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 10, Block 56, District Lot 196 is required for the proposed Public Housing for Single People, confirmed by City Council June 19, 1973.

These premises comprise a two-storey no basement frame building with a main floor area of 704 sq. ft., erected in 1900 on a site 25' x 122', zoned M-2; this dwelling has 4 plumbing fixtures, a patent shingle roof, stucco exterior walls, concrete foundation, and is heated with an oil fired hot air furnace. The owner has renovated the interior of the dwelling and it is in good condition; the exterior is in average condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $28,500.00 as of October 15th, 1973. This price represents a fair and reasonable value for the property and has been approved by the Central Mortgage and Housing Corporation. The dwelling is occupied by the owner and he will remain on the premises, rent free, until November 30, 1973, at which time it is proposed to demolish the dwelling.

RECOMMENDED that th Supervisor of Property and Insurance be authorized to acquire this property for the sum of $28,500.00 on the foregoing basis, chargeable to Code # 565/1201."

Your Board

RECOMMENDS that the foregoing RECOMMENDATION of the Supervisor of Prop rty and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 81

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Temporary Closure - 19th Avenue, Oak Street to Laurel Street

The City Engineer reports as follows:

"Congregation Schara Tzedeck in a letter dated September 14, 1973, signed by Rabbi Hier, are requesting permission to close 19th Avenue between Oak Street and Laurel Street to vehicular traffic on Thursday, October 18, 1973 from 7:00 p.m. to 9:30 p.m. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

It is accordingly RECOMMENDED that 19th Avenue from Oak Street to Laurel Street be closed to vehicular traffic on Thursday, October 18, 1973 from 7:00 p.m. to 9:30 p.m. provided that:

1. The costs of barricading and signing are borne by the applicant.
2. The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all possible claims which may arise from the closure.
3. The cost of any additional street cleaning over and above normal street cleaning required following the closure, be borne by the applicant.
4. That all details be to the satisfaction of the Chief Constable and the City Engineer."

INFORMATION AND RECOMMENDATION

2. Introduction of New Bus Service

The City Engineer reports as follows:

"As part of the expansion of bus services between Vancouver and outlying areas, the Bureau of Transit Services has advised that the following new Fastbus services are proposed to begin operation in Vancouver on October 19th, 1973.

910 Mountain Highway Fastbus - from North Vancouver via the Second Narrows Bridge, Wall Street, McGill Street, Nanaimo Street, Dundas Street, Powell Street, Main Street, Hastings Street, Burrard Street, Smithe Street, Hornby Street (layover), Robson Street, Burrard Street, Hastings Street, Main Street, Cordova Street, Powell Street, Dundas Street, Nanaimo Street, McGill Street, Wall Street, Second Narrows Bridge back to North Vancouver.

911 Deep Cove Fastbus - from Deep Cove via the Second Narrows Bridge, Wall Street, McGill Street, Nanaimo Street, Dundas Street, Powell Street, Main Street, Hastings Street, Burrard Street, Smithe Street, Hornby Street (layover), Robson Street, Burrard Street, Hastings Street, Main Street, Cordova Street, Powell Street, Dundas Street, Nanaimo Street, McGill Street, Wall Street, Second Narrows Bridge back to Deep Cove.

980 Barnet Fastbus - from Port Coquitlam via Barnet Highway, Hastings Street, Burrard Street, Smithe Street, Hornby Street (layover), Robson Street, Burrard Street, and return via Hastings Street.

Cont'd . . .

Clause 2 cont'd

Service	910	911	980
Frequency: (Minutes)			
Base Period (9:00 am - 4:00 pm)	30	—	60
Peak Hours (7:00 am - 9:00 am & 4:00 pm - 6:00 pm)	15	30	30
Sunday and Night	30	--	120
Hours of Service			
Weekdays	6:00 am - 1:00 am	Peak Hours Only	6:00 am - 10:00 pm
Saturdays	6:00 am - 1:00 am		6:30 am - 10:00 pm
Sundays	8:00 am - Midnight		8:00 am - 10:00 pm
Number of buses used to provide new service (peak)	6	3	3

1. Details of Fastbus Services

The new Fastbus services 910, 911 and 980 will provide limited-stop bus connections from respectively, North Vancouver, Deep Cove and Port Coquitlam to downtown Vancouver. To serve the Pacific National Exhibition the 910 and 911 Fastbuses require new bus stops on each side of McGill Street at Renfrew Street. The new services will use existing bus stops in the downtown area with one new stop and layover on Hornby Street north of Smithe Street.

It was originally proposed that all the new Fastbus services being introduced this fall would loop in the downtown via Hastings, Richards, Dunsmuir, Hornby (layover), and return via Hastings. The 933 Lougheed Fastbus introduced August 31st is presently using this routing. However, to get better penetration of the downtown the Bureau now proposes the loop via Hastings, Burrard, Smithe, Hornby (layover), Robson, Burrard and return via Hastings. Therefore, the Fastbuses to be introduced October 19th will use this latter routing and the Lougheed Fastbus route will be changed October 19th to conform to the latter routing as well.

2. Postponement of 49th Avenue Crosstown Service

The Bureau has advised that implementation of the proposed 49th Avenue - U.B.C. crosstown bus service has been postponed for the time being because of the slow delivery of new buses and a shortage of trained bus drivers.

When introduced, the new 49th Avenue - U.B.C. route will replace the old 46 U.B.C. - Marine Drive service (which ran between U.B.C. and Oakridge) to provide a complete crosstown service connecting U.B.C., Kerrisdale, City College - Langara Campus, Champlain Mall, and the Simpson-Sears Shopping Centre in southwest Burnaby. Because of the delay in implementation, details of bus stops, etc. will be reported later; however, the matter of routing should be reviewed by Council now. The Bureau has proposed the following routing for this service:

49 Forty-Ninth - U.B.C. (replacing 46 U.B.C. - Marine) - from the West Mall at U.B.C. via University Boulevard, Marine Drive, 41st Avenue, Granville Street, 49th Avenue, Kerr Road, 54th Avenue (Champlain Mall), Tyne Street, 49th Avenue, Imperial Street, Jubilee Street, Nelson Street to Kingsway in Burnaby and return via reverse route.

As an alternative to using Granville Street between 41st Avenue and 49th Avenue the Bureau was asked by your officials to consider using Cambie Street. This routing (41st Avenue, Cambie Street, 49th Avenue) in your officials' judgement has the advantage of providing additional service to the Oakridge Shopping Centre:

(a) From the West, this service is a desirable addition to the existing 41st Avenue bus route.

Cont'd . . .

Clause 2 cont'd

(b) From the East, this service is a direct alternative to using north-south bus lines and transferring to the 41st Avenue bus.

The Cambie routing also has the operational advantage of existing left turn bays at both 41st Avenue and 49th Avenue, whereas left turns from Granville Street (no left turn bays) will cause some traffic accumulation.

The Bureau has advised that in their view the Granville Street routing is preferred because:

(a) It serves the area south of 45th Avenue between Cambie and Granville and brings students to Langara from the west.

(b) A routing via Cambie Street would be attempting to compete with a well established set of trolley bus services.

As stated above your officials feel that the routing via Cambie Street has more advantage, however, this matter has been discussed in detail with the Bureau and agreement has not been reached. Therefore, this aspect is set out for Council's consideration (see recommendations).

Incidental Changes

For implementation coincident with the October 19th service introductions B.C. Hydro has requested a small change in the 933 Lougheed Fastbus and 28 Smith bus routes. To avoid the use of residential streets and to make use of the left turn bay and traffic signal at Boundary Road/Hastings Street the requested route is via Boundary Road, Hastings Street (and reverse) instead of Boundary Road, Pender Street, Kootenay Street, Hastings Street. This change will eliminate the need for the existing bus stop on the north side of Pender Street west of Boundary Road, and will require the adjustment of two bus stops, one from the south side of Pender Street west of Boundary Road to the west side of Boundary Road south of Pender Street, and one from the west side of Kootenay Street south of Hastings Street to the south side of Hastings Street east of Kootenay Street. The 980 Barnet Fastbus will also use the latter stop.

The above description of proposed additional bus services on existing Vancouver bus routes and proposed adjustment of bus stops is submitted to Council for INFORMATION.

It is RECOMMENDED that Council approve:

1. The proposed use of Hornby Street between Smithe and Robson Streets as a transit route.

2. The proposed use of Boundary Road between Hastings Street and Pender Street as a transit route.

3. The proposed new bus stops:

   (a) on the east side of Hornby Street north of Smithe Street;

   (b) on the south side of McGill Street east of Renfrew Street;

   (c) on the north side of McGill Street west of Renfrew Street.

4. The elimination of the existing bus stop on the north side of Pender Street west of Boundary Road.

5. The use of the proposed Hornby Street bus stop as a layover for Fastbuses at this time, and that Council reiterate its request that the Provincial Government obtain off-street facilities for downtown bus layovers as soon as possible.

If Council agrees with their officials' view that the new 49th - U.B.C. bus service should be routed via Cambie Street, it is further RECOMMENDED that the question of Cambie versus Granville routing be pursued at the Council level with the Bureau of Transit Services."

RECOMMENDATION, CONSIDERATION & INFORMATION

3. Shredding, Recycling and Landfill Drainage

The City Engineer reports as follows:

"On October 10, 1972, an interim report on recycling, shredding and composting was submitted to Council for information. Council requested that the City Engineer report back to Council following further studies on the subject.

The interim report concluded that composting is not economically feasible at this time, therefore, no further study was undertaken, however, shredding and recycling were the subject of a more detailed analysis. The study involved a comprehensive literature search and a trip to Seattle, Washington and Vancouver, Washington to inspect their recycling and shredding operations. The inspection of these operations provided valuable input to the functional aspect of the study.

RECOMMENDATION

A. Shredding

Shredding is a prerequisite for composting organic refuse and also facilitates the recycling of ferrous metals by magnetic separation. Of the numerous advantages cited in the literature for shredding, several are not relevant to Vancouver's operation. The slight volume reduction due to the grinding of bulky material, such as tires and cans, has little validity considering the landfill site has sufficient capacity for approximately thirty more years of operation. A severe fire or rodent problem has not been experienced with our present mode of operation so shredding offers no distinct advantages in this area, however, the aesthetics of a landfill operation may be improved by shredding. This may allow a reduced amount of cover material to be used if approved by the Pollution Control Branch.

A preliminary cost analysis for a shredding facility resulted in a diverse range of costs. Depending upon the type of installation, capital costs would vary between $1,000,000 and $1,500,000 for a 1,000 ton/day shredding facility. Annual costs between $400,000 and $625,000 for amortization, maintenance and operation result in unit costs of $1.89 to $2.95 per ton of refuse based on the 1972 tonnage disposed of; a 123% and 192% increase respectively over the 1972 disposal cost of $1.53/ton. There is a possibility of reducing the shredding cost by minimizing the amount of cover material employed and recycling ferrous metals, mainly tin cans. This could result in unit costs ranging from $1.08 to $2.14/ton or $230,000 to $450,000/annum based on 1972 weight. The City Engineer is corresponding with the Pollution Control Branch regarding their views on reduced cover for shredded material. It is anticipated that the pilot recycling projects suggested in Section B of this report will provide market information concerning the feasibility of incorporating ferrous metal recycling with a shredding operation.

The City Engineer RECOMMENDS that refuse shredding not be incorporated as part of the City's refuse disposal operation at the present time.

CONSIDERATION

B. Recycling

Recycling can result in conservation of materials and a reduction in the amount of waste to be disposed of and, therefore, merits serious consideration. To be of maximum benefit, recycling should satisfy the following criteria: -

a) Minimum depletion of resources.

b) Minimum pollution to the environment.

c) Minimum net economic cost to society.

Cont'd . . .

Clause 3 cont'd

There are several methods which could be utilized to initiate recycling of the most suitable components of municipal refuse (i.e. newsprint, corrugated paper, textiles, glass and metals).

1) Separation of salvageable materials after collection.

i) Manual - An unpleasant task which will likely be eliminated by more sophisticated automated methods of material separation. A literature search revealed that this method would incur an estimated deficit of $9/ton of material recovered.

ii) Automated -
The Black Clawson process is one of the most advanced automated separation methods. Economic projections from their pilot plant indicate a deficit of approximately $2/ton of input refuse or $7/ton of recovered material for a 500 ton/day facility.

2) Separation of salvageable materials prior to collection.

i) Collection of recyclable material incorporated in regular collection -

Only one material (most likely newspapers) can be recycled by this method due to space limitations on our collection vehicles. Although the householder would be required to separate the material prior to collection, it is estimated that full-scale recycling would require the purchase of four additional trucks ($120,000) plus an annual operating cost of $100,000 versus income of $50,000 from the sale of recycled material.

ii) City collection of recyclable material through separate collection -

A separate collection system could be incorporated to overcome the problem of proposal (2-i). In order to cover the City once every four weeks three additional trucks would be required ($100,000) and it is estimated that an annual operating cost of $190,000 versus income of $50,000 would result.

To expand this service to include residential refuse not normally collected by regular collection (i.e. refuse from yard clean-ups, etc.) it is estimated that eleven additional trucks would be required ($250,000) and would involve an annual operating cost of $450,000.

iii) Citizen separation and transportation of recyclable material to central depots -

Recycling depots could be located at Engineering Department Work Yards. It is difficult to estimate what degree of citizen participation could be expected for this method of recycling, however, it is anticipated that the program would be self-supporting.

The most important variables, on which the success or failure of a recycling program is based, are:

(1) Variation in citizen participation over a period of time.

(2) Stability of market price.

(3) Variation in refuse composition over a period of time.

Cont'd . . .

Clause 3 cont'd

In order to assess two of these paramaters, citizen participation and market stability (short term) two pilot recycling projects are suggested. Pilot No. 1 would entail the collection of newspapers along with regular refuse collection (as per 2-i). This program should indicate the degree of citizen co-operation that could be expected if a full-scale program were initiated and would also provide information regarding the capacity and stability of the newspaper market. The project would be carried out in three trial areas for a four month period and is estimated to cost in the order of $20,000; comprised of $10,000 for advertising, $2,000 for truck modifications and $8,000 for additional collection costs.

Pilot No. 2 would entail the establishment of a recycling depot for glass, newspaper and tin cans at the Engineering Department's Manitoba Works Yard (as per 2-iii). This yard is manned 24 hours/day, thereby enabling the operation to have a limited degree of supervision. Information regarding market capacity and stability for glass and metals in addition to newspapers should be provided by this project. The amount of citizen co-operation for a form of recycling which requires more effort on the householder's part would also be explored. It is estimated that a four month pilot project would cost approximately $7,500, comprised of $5,000 for advertising, $1,000 for fencing and $1,500 for sorting and transportation costs. An estimated additional expenditure of $6,000 would be required to extend the project to have a one year duration.

The relatively small quantities of materials that are anticipated from the pilot projects would not warrant the holding of public tenders for the sale of this material. It would be expedient to sell this limited amount of material to a dealer selected at the City Engineer's discretion with public tenders being called if a long-term City-wide recycling program were initiated.

The City Engineer submits the following for CONSIDERATION:

(1) $20,000 be appropriated for initiation of Pilot No. 1 (City collection) (4 month duration).

(2) $7,500 be appropriated for initiation of Pilot No. 2 (Recycling Depot) (4 month duration).

(3) $13,500 be appropriated for initiation of Pilot No. 2 (Recycling Depot) (12 month duration).

(4) If Council decides to proceed with one of the above pilot methods, the applicable amount of funds be approved in advance of the 1974 Revenue Budget, and authority be granted to begin the project after January 1, 1974.

(5) The material obtained from the pilot projects be sold to a dealer selected by the City Engineer.

INFORMATION

C. Landfill Drainage

The Engineering Department is continuing its program of quarterly water sampling from ditches in the vicinity of the City's landfill site. Construction of a perimeter ditching system which will intercept landfill leachate before it can disperse into the groundwater or general ditching system has also been initiated. This perimeter ditching system is an integral part of an overall plan which could concentrate leachate flow in one location for treatment if it should be required in the future.

Until the Pollution Control Branch finalizes its requirements for sanitary landfills, it is not feasible to undertake an extensive program as it may not be compatible with their regulations, thereby resulting in an unnecessary expenditure of funds.

The City Engineer submits the above report for INFORMATION.

(A more detailed report on Shredding and Recycling is on file in the City Clerk's Office)

FOR COUNCIL ACTION SEE PAGE(S) 86

BUILDING & PLANNING MATTERS

B-4

RECOMMENDATION

1. Asian Art Museum:
Possible Site

The Director of Planning and Civic Development reports as follows:

"On May 29th, 1973 Council resolved:

'THAT the Council agree in principle to making a grant of land available for a Museum of Asian Arts and the Deputy Director of Planning and Civic Development be instructed to work with the Society in an endeavour to locate a suitable site, and report to Council.

- CARRIED UNANIMOUSLY'

Discussions have been held with officials of the Vancouver Society for Asian Art and with the Director of the Vancouver Museums and Planetarium. The first idea which was explored was to see if there was some possibility of incorporating the Asian Art Museum within the present structure of the Centennial Museum.
This discussion was seriously conducted by both the Asian Art Society and the Museums and Planetarium Association, but it became quite clear that this approach was not possible.

Other sites throughout the central part of the City were explored but again no fruitful leads were uncovered. Accordingly and inevitably the search returned to the Vanier Park area. There is advantage both to the Asian Art Society and to the public in locating an Asian Art Museum in this area, in that the area is identified for activities of this sort and multiple visits are possible.

The most suitable site in the area is shown on the attached plan, Site A. If Building 14 is, in fact, finally used for the Music School, the small corner of Vanier Park between Chestnut Street and the new Music School will not be very useful as a park. With a building designed to complement the treatment given to the Music School and with a common landscaping and perhaps common parking arrangements, this could become a very attractive addition to the cultural facilities in Vanier Park.

It is suggested, however, that the logic of using this site is dependent to some extent on the success of the Music School in achieving funds and being able to carry out their plans. The site in question also is not in the control of Council but is in that part of Vanier Park controlled by the Park Board, who would have to agree to the proposal. (In any event, the Music School site will require the release of some land by the Park Board.) It is suggested also that consultation should take place with surrounding residents before any decision is made.

It is RECOMMENDED, therefore, that if Council wish to make a site available to the Asian Art Society, the most appropriate site is immediately west of Building 14, site A on the attached plan, but that any release of this should be subject to approval of the Park Board and following discussion with the Greater Vancouver Museum and Planetarium Association and with the people in the surrounding area."

2. Interim Control of
Large Signs

The Director of Planning and Civic Development reports as follows:

"City Council on July 31, 1973, when dealing with prohibition of roof top signs instructed the Deputy Director of Planning and Civic Development to report on ways of providing interim control of large signs.

The Standing Committee on the Waterfront and the Environment at its meeting on September 27, 1973, when dealing with the current sign control study put special emphasis on reaffirming May 1974 as the completion date of the study and that the staff assigned for the study be not diverted to other duties.

It is therefore considered under these circumstances, and having regard to the completion date desired by the Committee, that our resources should be concentrated on completing the study, rather than diverting staff time to devising interim control, which would in effect deal with only one aspect of the total problem.

I recommend that we do not separately report on this aspect of the work but direct all our efforts towards the completion of the main study."

3. Rezoning Application
S/S 1000 block Barclay St.

The Director of Planning and Civic Development reports as follows:

"An application has been received from R.E. Fairbairn of the Y.M.C.A. requesting an amendment to the Zoning and Development By-law whereby Lot 4 E½ and W½, Block 7, D.L. 185, being the south side of 1000 block Barclay Street, would be rezoned from RM-4A Multiple Dwelling District to a CM-1 Commercial District for the purpose to 'improve and extend our service to the community - see attachments'. Attached as Appendix 'A' are the applicants' submissions of a Space Plan and its Need for Expansion and What It Does in the Community.

Lot C currently zoned CM-2 Commercial District and having a frontage on Burrard Street of 131' and a depth along Barclay Street of 198', is occupied by a basement and four storey structure, being the Y.M.C.A. building with its various facilities.

The subject lot has a frontage on Barclay Street of 66' and a depth of 131' and is currently developed and used as a parking lot providing some off-street parking for the Y.M.C.A. To the west of the subject property, both sides of Barclay are zoned RM-4A Multiple Dwelling District and developed with some apartments and existing older type dwellings. The 66' property immediately to the west is developed with a nine storey apartment building. To the south, across the City lane the properties are zoned RM-4A and developed with a parking lot for the First Baptist Church which is located on the north-west corner of Burrard and Nelson Streets and zoned CM-2 Commercial District.* Both surface parking lots are shared by the Y.M.C.A. and the Church. The properties immediately to the north across Barclay Street from the Y.M.C.A. site are zoned CM-2 Commercial District and developed and used as a parking lot by B.C. Hydro.

* Now zoned CM-1 Commercial District

cont ....

Clause 3 (continued)

The sketch plans submitted by Eng & Wright, Architects, with the application indicate the subject lot being redeveloped by adding a three-storey structure to the existing Y.M.C.A. building. The first floor provides a parking garage for 24 cars and the second and third floors to contain handball and squash courts with the roof of the third floor being developed with a running track, games and sun tanning areas which extend on to the roof of the existing building. It is proposed that the running track will be partially screened and roofed over.

The addition would maintain a 5' setback, open from ground to sky, from the westerly property line, otherwise the addition would cover the entire site. The current development maintains a very small setback from Burrard Street property line.

The sketch plans also indicate the existing building, including the basement, has a total floor area of 94,432 sq. ft. and the proposed addition excluding the first floor parking garage has a floor area of 18,413 sq. ft. for an overall total floor area of 112,845 sq. ft. and a floor space ratio (excluding the first floor parking garage) of 3.28.

The proposed rezoning and development was considered whereby this portion of the Downtown area, including the existing Y.M.C.A. site, was to be rezoned from CM-2 to CM-1 Commercial, with a floor space ratio of "1" and a height not exceeding 6 storeys nor 80' being outright. However, the Technical Planning Board, in its discretion and after report from the Director of Planning and consultation with the City Planning Commission, may permit a building not exceeding a floor space ratio of 5 after having particular regard to the provisions of the by-law, the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings, the effect on traffic, the provision of off-street parking and loading, its overall design, and the general amenity desired for the Downtown area. (The amendment to the downtown zoning was enacted by Council on September 11, 1973.)

It was also noted that while the existing and proposed structure do not exceed the maximum floor space ratio of 5, the form of development does not fully comply with the other criteria contained in the amended by-law. The Zoning Planner did contact the applicants and suggested they amend their application to request CM-1 zoning which would be in line with the amendment proposed for the existing site and which has now been enacted by City Council. This was done by the applicants.

The Board were also informed that the West End Planning Team had looked into this development and could report that its intention is considered compatible with the West End Policy Guidelines.

The Board were aware that the Zoning Planner had suggested to the Y.M.C.A. officials that they contact the owner of the 9-storey apartment on the site immediately to the west and request that he be made aware of, together with his tenants, the proposed rezoning and development of the site. In further discussions it was suggested the Y.M.C.A. officials contact a greater area of the residential owners on both sides of Barclay and the north side of Nelson, with the West End Team working with the applicants.

cont ....

Clause 3 (continued)

A letter was received from Mr. J. Condie, Executive Director, Y.M.C.A., who advised in part:

'On Friday, August 31st, approximately 280 invitations were extended to the immediate neighbours of the Y.M.C.A.,(north and south side of 1000 block Barclay Street; north side of Nelson Street and east side of Thurlow Street). Included with the notice was a letter from the West End Planning Centre briefly describing our proposal (Exhibits B and C).
Our meeting with the neighbours on Tuesday, September 4th, produced only four or five interested persons who have signed indicating their approval of our expansion, though most have some small concern (Exhibit D).
In mid-July I spoke with the owner of the apartment next to our property and in that discussion he indicated his full support of our proposal'.

The Technical Planning Board also had regard, in considering this application, to the form of development proposed which would require the special approval of the Technical Planning Board under the amended CM-1 District Schedule, the bulk of the structure, the appearance of the existing and proposed development, its service in the community, the surrounding developments, and the inability of the applicants to acquire immediately adjacent properties to enlarge their site area.

The Technical Planning Board, at its meeting on September 14th, 1973, RECOMMENDED that the rezoning application be approved, and that Council be advised that the Technical Planning Board is prepared to approve this form of development;

FURTHER that the advice of the Design Panel will be obtained and submitted to Council.

The Vancouver City Planning Commission, at its meeting held on September 21st, 1973, RECOMMENDED:

a. THAT the Commission approve the rezoning of the above described site from an RM-4A Multiple Dwelling District to a CM-1 Commercial District.

b. THAT the Commission approve the proposed uses for this site, but bearing in mind the impact on pedestrian activity and visual amenity, request that the final drawings evince improvement in these areas in keeping with the intention of the recently approved amendments to the Downtown Zoning By-Law.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing."

FOR COUNCIL ACTION SEE PAGE(S) 87

LICENSES AND CLAIMS MATTERS

INFORMATION:

1. Spaying Services and Population Control of Dogs

The Corporation Counsel reports as follows:

"On July 31, 1973 Council adopted portions of a report of the Standing Committee of Council on Environment matters. This report dealt generally with the spaying service and population control of dogs.

One of the specific recommendations which was adopted is as follows:

(b) "THAT the Corporation Counsel be requested to advise on the required Charter Amendments for Vancouver whereby minimum court fines would be at least equal to impounding fees."

The fact of the matter is that we presently have power to provide for a minimum fine in this situation and the only problem is that the minimum fine would have to be a fixed amount, whereas impounding fees vary according to whether a dog is licensed or unlicensed.

After February 1, 1974, the impounding fee for an unlicensed dog will be $30.00, and for a licensed dog it will be $15.00.

The purpose of this report is to ascertain whether Council wishes me to bring forward a by-law to provide for a minimum fine under the Pound By-law, and if so, in what amount.

The foregoing report of the Corporation Counsel is submitted for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 88

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, September 27, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Control of Crime, Downtown Eastside

At its meeting of September 20, 1973, the Committee deferred to this meeting consideration of recommendations 5 - 13 in the report dated September 7, 1973 from the Police Department on Control of Beer parlours in the Downtown Eastside. Your Committee dealt with these recommendations seriatim as follows:

(5) That the sale of Alcohol based products be controlled at the Manufacturing, Wholesale or Retail level.

Staff Inspector Herdman stated that a number of juveniles in the Downtown Eastside area are consuming pure vanilla extract, often mixing it with Coke. The Police Department recently did a survey of quantities of vanilla extract stocked by stores in the Downtown Eastside area compared to quantities stocked by retailers outside the Downtown Eastside area and found that whereas outside the Downtown Eastside area most stores had a very small stock of the larger size bottles (8 oz. and 16 oz.) the converse was true of stores in the Downtown Eastside.

Your Committee discussed various ways of dealing with the problem of easy availability of alcoholic based flavourings, extracts and inhalants and ways by which this problem could be controlled.

(6) That the sale and carrying of sheath knives and imitation guns in the city be restricted.

The Police representatives exhibited a number of sheath knives and imitation guns which can legally be carried. It was noted that the Police Department had previously appealed to the Federal Department of Justice to bring about legislation to deal with the problems arising from the carrying of knives on the streets and that they had received a reply suggesting that the City could introduce its own By-law to deal with this matter, and citing the example of the City of Ottawa. Your Committee requested that the Clerk obtain copies of the Ottawa By-law for their information.

cont'd .....

Clause No. 1 (cont'd)

(7) That Licencing action be taken against those Rooming Houses catering to prostitutes.

The Police representatives are concerned with those rooming houses which set aside from one to three rooms for rent on a one-half to one-hour basis for use by prostitutes. This invariably results in a deterioration of the area in which the rooming houses are located.

The Chief License Inspector advised that where the Police are able to produce evidence of violation of the Lodging House By-law he does take action to suspend the license of the offending lodging house.

(9) That a permanent body be set up under the Social Planning Department, to coordinate all City and Social Services involved in combatting social problems in the area. This body to include representatives of City, Police, Welfare, Juvenile Authorities, and both business and citizen groups, and L.C.B. Social Planning is currently moving in this direction and their efforts should be encouraged.

There was intensive discussion of this recommendation with all present agreeing that there is a definite need to coordinate services in the Skid Road area and particularly those services provided by Civic departments, i.e. Police, Fire, Health, Engineering, Social Planning, Licence Inspectors. The Committee sees this person's main function as

(i) problem analysis;
(ii) determine available resources within the community;
(iii) develop priorities in terms of reference for effective cooperation between City departments in order to achieve a total approach to each problem;
(iv) following up on agreed actions by City Council and/or the Standing Committee on Social Services.

However, agreement could not be reached on whether the envisaged coordination role should be undertaken by a City employee or a representative of the residents of the Downtown Eastside community.

The Police Department representatives stated that they had submitted recommendations 10 - 13 mainly to serve as a demonstration of their concern over the high incidence of crime in this area.

RECOMMENDED

A. That Council request both the manufacturers and wholesale distributors of vanilla extract that they distribute only non-alcoholic vanilla extract throughout the Vancouver area;

B. That Council instruct the Chief License Inpsector to indicate to any store, where evidence is found that they are selling alcohol based vanilla flavourings, extracts or inhalants to juveniles, that they will be required to show cause to Council why their license should not be suspended;

C. That Council strongly urge the Federal Department of Justice to include the carrying of imitation guns as an offence under the Criminal Code;

Clause No. 1 (cont'd)

D. That Council strongly urge the Federal Government to re-institute that section of the Criminal Code making the carrying of knives a criminal offence.

E. That recommendations 10 - 13 of the report of the Police Department dated September 7, 1973 be received.

Your Committee deferred action on recommendation 9 of the Police Department report for further discussion by the Committee within the near future.

2. Grant Request - John Howard Society, Sibling Project

The John Howard Society of B.C. submitted for consideration a request for a grant of $4,380.00 to enable the Sibling Project to be maintained to the end of the year. This amount is broken down as follows:

Salaries - 2 workers ($600.00 per month each for 3 months)	$ 3,600.00
Expenses - 2 workers ($80.00 per month each for 3 months)	480.00
Incidental Expenses - borne by the John Howard Society to cover C.P.P., U.I.C., office support, etc., for 3 months.	300.00
TOTAL	$ 4,380.00

The John Howard Society submitted a detailed description of the Project, as well as numerous testimonial letters from various organizations and law firms. In addition, the Chairman stated that he had had calls from Judge Hyde and Judge Mussallem in support of this programme.

The Committee also had before it a report from the Director of Social Planning, which read as follows:

"$3,500.00 was provided to the John Howard Society from the Social Planning Department's POSER Fund to pay two staff plus expenses to initiate a Court Counselling Service to people appearing before the Courts. The service was intended to give assistance to families and dependents of defendants. Hence the name, Siblings Project.

During the presence of the two people at the Courts for the past two and one half months, the need for direct assistance to defendants, has become apparent.

Other agencies provide legal aid, welfare or counselling services to families, but few provide intensive, personalized assistance to defendants, helping with legal aid, family assistance, providing on the spot emotional support and helping plug the person into other assistance such as jobs, psychiatric help, or whatever will assist the person to become more productive.

Clause No. 2 (cont'd)

Since the funding requested is of a short term nature, it raises the question of longer term funding. It is essential for the sponsoring agency to solicit alternate long range funding for 1974, at the Provincial and/or Federal level.

Therefore the Director of Social Planning recommends:

Approval of the grant request in the amount of $4,380 to the John Howard Society for the Siblings Project for the remainder of 1973."

RECOMMENDED

That Council approve a grant in the amount of $4,380.00 to the John Howard Society to fund the Sibling Project to the end of 1973.

FURTHER RECOMMENDED

That funding of the Sibling Project for 1974 be sought from either the Provincial or Federal Governments.

INFORMATION

3. Grant Request - False Creek Little League

Mr. Chassie and Mrs. Mayoh appeared before your Committee on behalf of the False Creek Little League. They specifically requested either a grant from the City towards the purchase of transportation for the League or that the City give them a surplus vehicle suitable for this purpose.

This League has a membership of 160 boys and approximately 80 girls. The teams are sponsored by the Longshoremen's Union, who supply uniforms for six teams.

Mr. Chassie suggested that a van similar to the City open-end vans would be most suitable for their purpose.

RESOLVED

That this grant request be referred to the Director of Social Planning to evaluate the operation of the False Creek Little League and also to explore the availibility of a suitable surplus City vehicle available and/or a grant not to exceed $300.

FOR COUNCIL ACTION SEE PAGE(S) 88

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

October 2nd, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, October 2, 1973 at 10:30 a.m. in the No. 1 Committee Room ,third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Aldermen Massey and Rankin

ABSENT: Alderman Hardwick

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Lodging House By-law

The Medical Health Officer and the Corporation Counsel submitted a further draft of the Lodging House By-law which was prepared following meetings with individuals and organizations who had submitted briefs to the Committee on this matter.

Your Committee today discussed the revised draft Lodging House By-law with representatives of the B.C. Hotels Association, Community Legal Assistance Society, United Housing Foundation, the Director of Environmental Health and the Corporation Counsel. Agreement was reached on the proposed Lodging House By-law as submitted with some minor changes.

In response to a question from the Community Legal Assistance Society, the Corporation Counsel advised that the appropriate Charter amendment to authorize the Medical Health Officer to order lodging house owners or operators to carry out necessary repairs to their premises will be included in a report to Council within the near future on suggested Charter amendments. The Committee suggested that lodging house owners and operators be given one month from the date of approval of the revised Lodging House By-law to meet the standards contained in this By-law.

Your Committee RECOMMENDS

THAT Council instruct the Corporation Counsel to bring forward an amended Lodging House By-law in substantially the same form as that of the draft Lodging House By-law appended hereto.

The meeting adjourned at approximately 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 78 & 79

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 4, 1973 in the No. 1 Committee Room at approximately 1:45 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell, Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

Minutes of the meeting of September 20, 1973 were adopted.

CONSIDERATION

1. Mental Patients Association Residence, 1745 West 11th Avenue -- Development Permit Application #60352

Council on July 17, 1973 adopted the following recommendations of the Standing Committee on Social Services:

"Instruct the Director of Permits and Licenses to report back to the Standing Committee on Social Services on the most expeditious way to issue a development permit on 1745 West 11th Avenue, based upon a use not listed in the Zoning and Development By-law but similar to a boarding house, as per precedents previously established;

Instruct the Deputy Director of Planning to report back to the Standing Committee on Social Services on the requirements with respect to notification of neighbours on applications for development permits in RM-3 zoning district."

The Director of Planning and Civic Development and the Director of Permits and Licenses submitted a report on this matter dated September 27, 1973 for the consideration of the Committee. The report read as follows:

"**Brief History:**

Development Permit Application #60352 was filed on October 12th, 1972, to use the existing building which is located on a site 50' in width by 120' in an RM-3 Multiple Dwelling District, for a boarding home for a maximum of 12 persons.

On November 8th, 1972, a letter was submitted to Mr. N. McClellan, Housing Control Co-Ordinator, Permits and License Department, by Mrs. Frances Phillips, R.N., B.A.S.C., M.S.N., and Mr. Lanny Beckman, B.A., M.A., Project Directors, which stated in part regarding this proposed development:

cont'd ....

Clause No. 1 (cont'd)

'The principal objective will be to provide a supervised setting for persons who have been referred to our organization by either hospitals, psychiatrists or other mental health professionals. We will not accept as residents those persons who are suffering from serious emotional problems. We will accept only those who have already recovered from mental illness and who, in the opinion of the mental health worker, are suitably prepared to re-integrate themselves into the community through involvement in our program. Our policy has been, and will continue to be, to accept clients whose emotional problems are manifest in quiet, passive and withdrawn behaviour, rather than in aggressive and outgoing behaviour.'

On November 24th, 1972, records indicate a meeting between Mr. Syd Filkow of the Association and the Director of Planning, expressing concern regarding the type of notification to adjacent neighbours. At this meeting the Director of Planning made Mr. Filkow aware of the general procedure of requiring Technical Planning Board approval after notification of neighbours.

On January 8th, 1973, a letter was received from Mr. S Filkow stating:

'This is to confirm my telephone conversation of January 3rd, 1973, at which time you agreed not to notify neighbours of the above application until such time as we are again in touch with you.
We hope to contact you again concerning this very shortly'.

On July 12th, 1973, a further letter from Mr. Lanny Beckman was received which stated in part:

'We request that you take no action regarding the application for three months while discussions are taking place. We are hopeful that we will be in a position to contact you in the very near future concerning disposition of the application'.

In view of the request by the representative of the Mental Patients Association, no further action was taken on the application.

The Zoning Planner, prior to this report being submitted, has discussed the matter with Mr. S. Perskey who is now the Project Co-Ordinator.

From a conversation with him it is understood that the Mental Patients Association acquired title to the property in December, 1972, and have occupied the premises since February, 1973. In addition to the normal room and board being provided, other assistance will be given the occupants by the Association.

While the application states a boarding home for a maximum of 12 persons, information received from the City Health Department indicates a maximum occupancy would be 10 guests, subject to meeting certain by-law requirements rated on the plan as submitted with the application.

With reference to item (b) of the Committee's recommendation, as this property is located in an RM-3 Multiple Dwelling District, a boarding or rooming house is an outright use provided the development conforms with the provisions of the Zoning and Development By-Law. Furthermore, no provision exists in the RM-3 District Schedule permitting the Technical Planning Board to consider a use similar to a boarding house, but it has been standard procedure that such applications be dealt with as an Institution of a philanthropic or charitable character, operated by a Society. The Technical Planning Board are required, however, to first consult with the City Planning Commission.

Clause No. 1 (cont'd)

With reference to item (c), it has been the policy of the Technical Planning Board for many years to first notify the surrounding property owners of the application prior to final consideration and decision by the Technical Planning Board.

It is also understood some complaints have been registered with the Standing Committee of Council on Social Services at their meeting on August 16, 1973.

It is recognized that if the normal procedure of notification was not carried out this would mean the Technical Planning Board could process the Development Permit Application in a lesser time (approximately two weeks) but such a procedure would be at variance with what is considered to be the proper evaluation of the application.

It is therefore suggested this application be considered as an Institution of philanthropic or charitable character by the Technical Planning Board. The adjacent property owners be notified of the application and the notification to include an explanation of the proposed use of the premises as quoted above in the letter of November 8th, 1972, from Mrs. Phillips and Mr. Beckman. The Technical Planning Board to consult with the City Planning Commission prior to making a final decision on the application.

Any person, however, may appeal the decision of the Technical Planning Board to the Board of Variance."

The Zoning Planner stated that if this residence were used solely as a boarding house, i.e. for rooms and meals only, notification of the surrounding residents would not be required. However the Association also engages in counselling on the premises and therefore this house can not be classified as a "boarding house". Mr. Gray also pointed out that other similar rehabilitative organizations such as X-Kalay and some drug half-way houses have gone through the procedure of notifying residents when they applied for development permits and encountered very little opposition. Mr. Gray also advised that the procedures involved in notification of tenants usually takes from one to two weeks.

Representatives of the Mental Patients Association reiterated their request that the requirement re notification of surrounding residents be waived and requested that the Committee recommend to Council that they be issued a development permit on this basis.

The following motions resulted in a tie vote:

A. RECOMMENDED that Council instruct the Director of Planning & Civic Development to pursue the usual development permit procedure re notification of the residents in the 1700 Block West 11th Avenue of the development permit application of the Mental Patients Association residence, 1745 West 11th Avenue; apartment owners to have the responsibility of notifying tenants;

FURTHER RECOMMENDED that the Director of Social Planning be instructed to expedite this procedure.

B. RECOMMENDED that the Mental Patients Association be issued a development permit for the operation of the residence at 1745 West 11th Avenue as a boarding house.

Therefore, in accordance with Procedure By-law 66A, the above recommendations are submitted to Council for CONSIDERATION.

RECOMMENDATION

2. Spring Street Project, Evaluation Research

Your Committee discussed with the Director of Social Planning and representatives of the Spring Street Project, the second evaluation research progress report, as well as a report from the Director of Social Planning requesting approval of a transfer of funds from his Department's salary budget to the Spring Street Project Evaluation Research account to complete the research project. Your Committee reviewed in detail with those present the second evaluation research progress report.

A parent of one of the children who has been on the programme for the past 4½ months spoke to the Committee on his son's progress within this programme. He strongly endorsed the programme and stated that his son's behaviour has greatly improved over the past while.

Mr. D. Purdy, Social Planning Department, advised that to date, $16,500 have been spent on the research project and the additional $6,700, of which $852.55 remains from the previous allocation of research funds to the project, is required to complete the third and final report which should be available to the Committee on November 30.

RECOMMENDED

A. That Council receive the Second Spring Street Evaluation Research Progress Report;

B. That Council approve the transfer of $5,900 from Social Planning Department's Salaries Budget (Account Code 7801/1) to Spring Street Evaluation Research (Account Code 7830/701);

C. That Council authorize the Chairman of the Standing Committee on Social Services and representatives of the Social Planning Department to discuss with the Minister of Human Resources and his staff, the future of the Spring Street approach and, in particular, future funding and auspices.

3. Crisis Centre -- Post Partum Counselling Programme

The Committee on June 12, 1973 considered a grant request from the Crisis Centre, Post Partum Counselling Programme and referred the request to the Medical Health Officer for report back to the Committee, this report to include an evaluation of the programme as well as recommendations on sources of funding of this programme (either through the Provincial Government or the Canada Assistance Plan.

The Board of Administration, under date of September 24, 1973, submitted for consideration a report of the Medical Health Officer reading as follows:

"At the June 12, 1973 meeting of Vancouver City Council, the May 31st Social Services Committee report was received. The Committee report resolution was as follows:

RESOLVED that the grant request of the Crisis Centre - Post-Partum Counselling Program be referred to the Medical Health Officer for a report back to your committee as soon as possible. This report to include an evaluation of the Program as well as recommendations regarding sources of funding of this program (either through the Provincial Government or the Canada Assistance Plan).

Clause No. 3 (cont'd)

Mr. Walter Boyd and I met with representatives of the Crisis Centre to discuss administration and finance for the maintenance of a program for the support of parents, in which the primary problem is a depressive illness in the mother following birth of a new baby. (This condition severely affects a significant percentage of new families.) The program has operated with two full-time employees, a coordinator of volunteers and a program clerk, together with 15-20 volunteers, who provide 32 hours service each per month. Funding has been through L.I.P. grants; however, this source of financing has been discontinued. As the program provides a vital and valuable service to the Community, its continuation is of great concern to the Health and the Welfare and Rehabilitation Departments. It is strongly recommended by the Medical Health Officer that the City provide the necessary funds to ensure continuation of the program for approximately two years, pending a decision from the Greater Vancouver Metropolitan Health Board as to further administration of the program.

The Greater Vancouver Mental Health Project under the auspices of the Metropolitan Board of Health may be sufficiently developed within two years that programs such as this could receive serious consideration.

The recommendation we make, therefore, is to include the staff program for the next two years as a direct City of Vancouver responsibility.

The pattern of staffing and function is analagous to the City's Coordinator of Volunteers program (two area programs, East and South Units) and the Volunteers for Seniors. These programs are staffed by employees of the City Department of Welfare and Rehabilitation and seconded to the Health Department. Salary costs are shareable 50% by Federal Government (Canada Assistance Plan). However, the Director of Welfare and Rehabilitation is presently negotiating with the Minister of Human Resources to have the Province accept a further 25% of the personnel costs of all their programs. The program is most suitably located at the Crisis Centre because of pre-existing referral patterns, presence there of volunteers already assisting the program and the availability of facilities in a central location.

The Property and Insurance Division have inspected the premises and agree that the $200.00 per month rental is fair and reasonable.

SUMMARY OF PARENT SELF-HELP PROGRAM

DESCRIPTION: The program is primarily directed toward mothers who are experiencing any of the following difficulties during the first few years of the post-partum period.

a. depression that may range from sadness to suicidal thoughts;

b. acts of aggression towards the baby. Sometimes this is manifested by overconcern. Strong feelings of guilt are present in either case.

c. inadequacy or inability to cope as a wife and/or mother.

The project to date has helped over one hundred mothers to recover during the sixteen months of its existence. There are currently seventy-one people involved in the program. In order to accomplish this, a four part service is offered:

a. One-to-one guidance and support from a volunteer;

b. a weekly group meeting of mothers.

c. a fortnightly meeting of fathers.

d. family educational and discussion evenings.

Education and research are two other aspects. This includes inservice education, lectures and workshops to health professionals and other interested groups. A field placement to second year Master of Social Work students and Doctoral candidates (Psychology) has been provided. Public awareness has been increased by newspaper and radio releases.

Clause No. 3 (cont'd)

STAFFING: a. Fifteen trained volunteers presently work free of charge. These are recruited from people who were originally receiving help in the programme, who have recovered, and who now wish to help others who have similar problems in living;

b. A paid co-ordinator;

c. A paid programme clerk.

REFERRAL SOURCES: Family practice doctors, psychiatrists, hospitals, Metropolitan Health Nurses, Crisis Centre, and groups offering perinatal services. Individuals may self-refer.

The recent rapid growth and interest expressed by members of the medical profession would indicate that the programme is meeting an important need.

The Director of Personnel Services has reviewed the positions of Coordinator and the Clerk-Typist I (Program Clerk) and confirms the present pay grade and classification of the Coordinator. The position of the Clerk is under further review as to classification and pay grade.

The Business Agent for the Municipal and Regional Employees Association concurs with the classification of the Coordinator. The classification of the clerical position to be confirmed when classification finalized.

The Comptroller of Accounts confirms that funds to cover the City's share in the amount of $3,983.00 are available in the Contingency Reserve Account.

At the present time furnishings and equipment are shared with the Crisis Centre personnel; however, this arrangement is unsatisfactory as it entails carrying furniture from one office to another and from one floor to another. Pending final arrangements of financing and administration, it is recommended that furniture and equipment be loaned from City Stores."

The Medical Health Officer stated that at the present time, the Greater Vancouver Mental Health Project is unable to assume a specialized service of this nature as it is currently concentrating on that portion of the population who are candidates for admission to hospitals.

Your Committee also noted the Board of Administration comment that provision of this service constitutes an increase in the standard of services provided by the Department and is therefore, contrary to City policy. Your Committee, however, considers this an essential preventative service and

RECOMMENDS

That Council approve the following recommendations of the Medical Health Officer, contingent upon cost sharing of the programme being obtained under the Canada Assistance Plan and the Medical Health Officer an evaluation report to the Committee in six months:

A. The City of Vancouver assume the responsibility of financing the Post-Partum Counselling Program on a temporary basis for approximately two years, effective immediately.

B. The positions of the Coordinator of Volunteers and a clerical position as finalized be placed on the payroll of the Department of Welfare and Rehabilitation and seconded to the Health Department for the two year interim period providing 50% of the salary, fringe benefits and transportation costs are recoverable through Canada Assistance Plan.

C. Car allowances be authorized for the Coordinator and the Clerk at 13¢ per mile.

Clause No. 3 (cont'd)

D. **Furniture and equipment as listed be placed on loan to the program from City Stores.**

E. **Funds in the amount of $3,983.00 as detailed in attached summary of estimates for 1973 be provided from Contingency Reserve."**

4. Grant Request - False Creek Little League

At its last meeting, the Committee referred this grant request to the Director of Social Planning for report back on suitable surplus city vehicles available and/or a grant not to exceed $300.00. The Director of Social Planning today submitted the following report:

"The Director of Social Planning was instructed by the Standing Committee of Council on Social Services, at its meeting on September 27, to examine transportation requirements of the False Creek Little League.

The League Executive owns a large concession trailer which they leave on a site near the baseball diamond for the baseball season. However, vandalism is a problem and so they must either haul the trailer back every night or remove the valuable equipment (pop cooler etc.) out of the trailer daily. The latter is preferable as the trailer is in disrepair and is unsafe to run on the streets any more than is necessary. The group requires approximately $200 to repair the trailer, in addition to a van to keep their pop machine and other valuable equipment out of the concession when not in use.

The League has an active auxiliary and is able to raise the necessary money for materials to repair the trailer and insure and maintain a vehicle to their satisfaction. However, this is the only little league around that does not charge the players anything to join or to play. Consequently, the League auxiliary has limited fund raising abilities for purchasing a vehicle.

The need for a vehicle to transport kids, baseball and concession equipment is real.

The Comptroller of Accounts advises that the funds are available in the Contingency Reserve."

Your Committee discussed the report with representatives of the False Creek Little League and the Social Planning Department.

RECOMMENDED

A. That a grant to the False Creek Little League be in the form of a van that would normally be replaced in the City Engineer's current replacement programme; plus the modifications to the van necessary to meet the League's needs and the City Engineer's appropriate accounts be credited with the value of the van and modifications, from the Contingency Reserve. The approximate cost would be $1,300. The van is immediately available for modifications.

cont'd ...

Clause No. 4 (cont'd)

B. That the False Creek Little League incorporate itself into a non-profit society, prior to the van being released to them so that the van can go to the Society rather than to an individual, the name of the incorporated Society to be "False Creek Baseball".

INFORMATION

5. Co-ordination of Day Care

Alderman Marzari raised the need for an analysis of the day care needs of the various communities of Vancouver and to ascertain the extent and number of City-owned lots in various areas of the City suitable for day care.

RESOLVED

That day care facilities within the City of Vancouver be a consideration of the Standing Committee on Social Services and that Alderman Marzari prepare for the Committee a draft report on the day care needs within the City of Vancouver.

The meeting adjourned at approximately 3:30 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT & ENVIRONMENT

October 4, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 4, 1973, at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Marzari (Civic Business)

COMMITTEE CLERK: H. Sugrive

RECOMMENDATIONS

1. Development Proposals for the Fishermans Wharf

The Chairman referred to the comments made at the Council meeting respecting proposed development of a Fisherman's Wharf, when it was expressed that consideration of particular submissions of N. B. Cook Corporation Ltd. be deferred until other submissions have been received and the Waterfront & Environment Standing Committee set a reasonable time in which to receive such submissions. However, he clarified that the Committee was not trying to create an impression in favouring one or the other developments, but the Committee was still open for proposals. In view of the fact that the City does not own any of these lands under reference, Council's responsibility was to control the quality of developments and therefore the Committee should keep accepting proposals until one is received in complianc with the requirements of the guidelines set for the area.

After much discussion, it was,

RECOMMENDED:

(i) THAT the deadline for receiving proposals to develop a Fisherman's Wharf be December 15, 1973, and that the submitted proposals be considered by the Committee immediately thereafter.

(ii) THAT the desire of the City to receive development proposals be advertized by the City Clerk.

(iii) THAT the Chairman of the Committee and Alderman Massey be authorized to draw up an advertizement based upon the Terms of Reference already approved by Council.

(iv) THAT the proposal of N. B. Cook Ltd., referred by the Standing Committee on Waterfront and Environment at its meeting on September 27, 1973, to the City Engineer, the Director of Planning and Civic Development, and the Project Manager for report back to the Committee in three weeks time, be deferred until all the proposals have been received.

(v) THAT the Chairman of this Committee inform N. B. Cook Corporation Ltd. of the decision of the Committee respecting the consideration of the proposals.

2. Development Permit Applications:

(a) Development Permit Application 64132 - Norpak Fisheries
2191 - 99 Commissioner Street

The Director of Planning and Civic Development submitted the following report respecting the above application:

"A development permit application has been received from Dominion Construction Co. Ltd. on behalf of Norpak Fisheries to add to an existing fish cannery at the above address. The area is zoned (M-2) Heavy Industrial District where a fish cannery is a conditional use and as such requires the approval of the Technical Planning Board.

This application proposes 15,000 sq. ft. of new manufacturing area and 8,700 sq. ft. of freezer, electrical and machine room on land now used for sundry uncovered storage. In addition, the proposal calls for a new wharf approximately 110' x 40'. The existing development consists of a wharf, 18,700 sq. ft. of manufacturing and 39,000 sq. ft. of warehouse area. An existing shed and small wharf is to be removed. The plans do not indicate any filling into the water to create additional land area. The proposed pier does not extend to the harbour headline.

The reason for the addition is to improve production facilities and to provide a freezer. (Presently they are using B.C. Ice and Cold Storage). There would be no increase in the number of employees.

It is the opinion of this Department that the use is appropriate in the requested location. The application can be processed as soon as the Standing Committee has indicated approval in principle of the proposed addition.

It is recommended that the Standing Committee approve this application in principle and instruct the Director of Permits and Licenses to process it in the normal manner.

It is further recommended that this action by the Committee be reported to Council for their information. "

Mr. L.E. Moir, President of Norpak Fisheries advised that the estimated cost of the proposal was one million dollars and he further emphasized that Norpak Fisheries very much wished to have their project completed by February 1, 1974. He informed that at present they had to store their fish in Seattle due to the fact that B. C. Ice Storage were unable to store any more fish for them. He further advised that although there will not be new jobs created by the proposed addition, there will be more work available for the present staff.

Mr. Mann, Project Manager for the Waterfront Study, informed that he had inspected the premises and found the activities in operation very unique and interesting. He advised that due to the variety of actions involved in the whole process, it is possible that great public interest could be attracted and therefore the question of public access must be considered.

After further discussion it was:

RECOMMENDED:

THAT the Project Manager look at the question of access to the waterfront at this area and investigate and report back to the Committee on the street ends in this area.

(b) Development Permit Application 64335 - B. C. Sugar Refinery - North Foot of Rogers Street

The following report of the Director of Planning and Civic Development on the above application was considered:

"A development permit application has been received from Swan Wooster Engineering Co. Ltd. on behalf of B.C. Sugar Refinery to erect a 38,000 sq. ft. warehouse to expand their present operation.

The plans indicate that the 360 ft. x 105 ft. tent shaped structure would be on new fill. The surface of the fill would reach approximately 420 ft. into the harbour with the width varying from 180 ft. to 300 ft. The north edge of the surface would be some 300 ft. south of the end of the existing pier and about 1000 ft. from the Harbour Headline.

This site is located in an (M-2) Heavy Industrial district where a warehouse is an outright use. It is the opinion of the Director of Planning that this addition should proceed and be processed in the usual manner. The industry relies on the receipt of its materials by water.

It is recommended that the Committee approve this application in principle."

RECOMMENDED:

(i) THAT the consideration of the above development permit application be deferred until the next meeting of the Committee to assess the use of the site in general and the details of the proposed fill.

(ii) THAT the Director of Planning and Civic Development submit to the Committee at its next meeting a map of the waterfront area, detailing street ends and other access points to the waterfront in this general area.

(c) Development Permit Application 64226 - Mr. P.S. LeMare of Bluecowe and LeMare, Geoffery Massey, Associated Architects - North Foot of Cardero Street

The Director of Planning's following report on the above development permit application was considered:

"An application has been received from Mr. P.S. LeMare of Bleucowe and LeMare, Geoffrey Massey, Associated Architects, to alter and use two of the existing three buildings at the north foot of Cardero Street for retail, offices and restaurant. The third structure (a two-storey frame office building) would remain unaltered.

The site is in the area presently under study by the Burrard Inlet Waterfront Project Manager.

The proposal consists of converting building No.1 on the west side of the site now used for small boat building and marine oriented offices into a restaurant and office area. Building No.2 on the east side, now a marine retail store, would have the retail store reduced in area and the remainder of the floor area converted to offices. No filling into the water is indicated on the plan.

There is no indication of the establishment of a public walkway along the waterfront as envisaged by the general guidelines.

For the information of the Special Committee, a development permit was issued in December, 1972, for the erection of a restaurant north of building No.1. No construction has taken place to date.

This application is submitted for consideration."

Mr. Hayward of Planning Department advised that the above area was presently under investigation by the Project Manager of the Waterfront Study and therefore, he was unable to make any recommendations on the application.

(In view of the fact that Alderman Massey expressed conflict of interest in the issue, he was excused from discussion on this development permit application.)

Mr. Jakes, President of Capilano Shippers Limited informed that the reason for the submission of this application was that Keg-N-Cleaver Restaurant was to be housed in one of the buildings, along with office space.

The Committee was concerned about a public walkway along the waterfront that could be joined later to a continuous walkway planned for the waterfront. The Committee was also concerned that if and when rails are removed, direct access should be available to Nicola Street to the South.

After further discussion, it was

RECOMMENDED:

THAT the Development Permit Application 64226 be approved in principle and processed through the normal channels subject to the Director of Planning being satisfied that provision is made along the northern portion of the development as part of the continuous public walkway planned for the waterfront (approx. 20 feet).

(d) Development Permit Application 64296 - Air West Airlines Ltd. - Northern Foot of Jervis Street

The Director of Planning and Civic Development reports as follows:

"A development permit application has been received from Air West Airlines Ltd. to retain the existing office, and aircraft landing base, situated at the north foot of Jervis Street.

A previous development permit (No.57880) dated February 4, 1972, permitted 'the retention of a 20' x 30', one storey building on this site to be used as an office in conjunction with an aircraft landing base and to retain a 10' x 40' mooring gangway and a 15' x 230' mooring float at this location for a further limited period of one year expiring January 31, 1973'.

The development permit also noted that 'this limited period of approval expiring January 31, 1973 is without prejudice to the Technical Planning Board's consideration to any further periods of limited consent that may be requested'.

The site is in the area presently under study by the Burrard Inlet Waterfront Project Manager.

This application is submitted for the consideration of the Committee."

Mr. Hayward advised that this area is also under study by the Project Manager and therefore, he is unable to make any recommendations on the application.

The Committee considered the problem of noise connected with aircraft landings in this area, and as the Federal Government, as well as the Vancouver City Planning Commission were presently investigating the noise factors in connection with aircraft in this area,

It was,

RECOMMENDED:

THAT Development Permit Application 64296 be approved for a period of one year.

INFORMATION

3. Communication: Fisherman's Wharf Proposal, Old Evans, Coleman, Evans Wharves, N. Foot of Columbia Street, Vancouver 4, B. C.

Town Group Limited in a letter dated October 3, 1973 advised the Committee that they would soon be in a position to supplement their original proposal respecting the above development and wished to present their ideas to the Committee.

RESOLVED:

THAT the communication form Town Group Limited dated October 3, 1973, be received.

4. Information Report on Helicopter Noise Study in Pier A

Mr. Hayward from the Planning Department advised the Committee that the Ministry of Transport has been conducting studies on noise factors in relation to helicopters as well as other types of small aircrafts in the Pier A area and at present they have not yet concluded their studies. However, as and when studies will be completed, this Committee will be provided with a report.

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The meeting concluded at 5:30 p.m.

* * * *

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

OCTOBER 3, 1973

A meeting of the Official Traffic Commission was held in No. 1 Committee Room, Third Floor, City Hall, on Wednesday, October 3, 1973 at 7:30 p.m.

PRESENT:	Alderman Marzari (Chairman) Alderman Rankin Commissioner Ryan Mr. R.C. Boyes, Assistant City Engineer Traffic and Transportation Division Mr. Bruce Donald, City Prosecutor's Department Mrs. M. Courvoisier, Vancouver School Board Superintendent D.W. McRae, City Police Department
ALSO PRESENT:	Mr. J. Attridge, Vancouver Safety Council Mr. McLachlan, Vancouver School Board
CLERK:	H. Sugrive

The minutes of the meeting held June 27, 1973, were adopted.

1.(a) Synchronised Pedestrian Controlled Light on 49th Avenue at Either Frontenac or Arlington Street

Council at its meeting on July 17, 1973, approved the following recommendation of the Official Traffic Commission dated June 27, 1973:

> THAT a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission.

Subsequently, Champlain Heights Citizens Community School Committee filed a petition with the Mayor for immediate and prompt action by Council in considering the installation of pedestrain controlled light on 49th Avenue at either of the suggested locations.

Further, a letter from Dunhill Management on behalf of the owners, Strata Plan VR-53, 3405 to 3477 East 49th Avenue, Vancouver, requesting the Commission for immediate installation of a synchronised pedestrian controlled light to the crosswalk on 49th Avenue at either Frontenac or Arlington intersection, was received.

The City Engineer submitted the following report on pedestrain safety - Fraserview/Killarney area:

> **" The Official Traffic Commission at its meeting of June 27th, 1973 heard two delegations speak to the Commission regarding the need for a traffic signal at 49th Avenue and Frontenac Street.**
>
> **After discussion in this regard it was recommended:**
>
> **"that a traffic signal not be installed at 49th Avenue and Frontenac Street at this time, but that further checks be taken in September to assess the pedestrian crossing situation, for report back to the Commission".**

Prior to the school opening in September this year, a marked and signed "Stop When Occupied" school crosswalk was installed across 49th Avenue at the west crosswalk of Frontenac Street.

In response to the above recommendation, further checks were taken after school opened in September, by both the Police Department School Patrol Detail and the Engineering Department to assess pedestrian crossing difficulties of 49th Avenue between Tyne and Boundary Road.

These further studies continue to show that, with the exception of the 4:00 to 6:00 p.m. period, there are adequate gaps in the traffic flow which afford safe crossing opportunities for both adults and school children. The School Patrol Detail do not consider a School Patrol to be warranted for the morning, noon and after school crossing periods. During the 4:00 to 6:00 p.m. period there are fewer crossing opportunities, but they are still considered to be adequate for the crossing activity which takes place during this peak traffic period. Vehicle speeds on 49th Avenue are not excessive throughout the day and are significantly lower during the p.m. rush hour period.

Considering these present traffic conditions alone a pedestrian signal is not justified. However, the following aspects must also be taken into account:

Champlain Heights has been developed as a neighbourhood area having condominiums, community school, a day care centre, etc., and is adversely bisected by this east-west arterial street. Furthermore, the place of greatest pedestrian crossing of this arterial street is at a Tee intersection which is less apparent to motorists.

There are extensive plans for evening activities at the school which will promote pedestrian crossing activity across 49th Avenue outside of the normal school crossing periods.

Traffic volumes have increased sharply on 49th Avenue and will continue to increase so that further pedestrian control will likely be required before too long, particularly when the arterial street is developed to a four lane width.

On the basis of these additional aspects the installation of a pedestrian signal at this time is considered appropriate. Our observations of pedestrian crossing activity indicate that the appropriate crossing location is the intersection of 49th Avenue and Frontenac Street.

The necessary signal equipment is available and a pedestrian signal could be installed within one month of Council's approval for signal control. The estimated cost for this signal control is $6,750.

It is therefore RECOMMENDED that a pedestrian signal be installed across 49th Avenue at Frontenac Street and that $6,750 be allocated from Traffic Control Reserve for this work."

RECOMMENDED:

(i) THAT the City Engineer's Report and Dunhill Management's letter be received.

(ii) THAT a pedestrian signal be installed across 49th Avenue at Frontenac Street and that the sum of $6,750 being the estimated cost for the signal, be allocated from Traffic Control Reserve.

1.(b) Tyne Street Pavement Width

The following report of the City Engineer was considered by the Commission:

"On June 27th, 1973 the Official Traffic Commission recommended that:

"Tyne Street from 45th Avenue to 49th Avenue not be paved at this time until there has been discussion with the B.C. Hydro and Power Authority to determine the bus route for the area and report back to the Commission for review".

Bus Routes

The Bureau of Transit has postponed until 1974 the implementation of the 49th Avenue cross-town bus route, which will have a jog to 54th Avenue (to serve the Champlain Mall Shopping Centre) via Doman Street and Kerr Street. Kerr Street is already used by transit and is an arterial street. Doman Street however, is a local residential street but was previously used as a transit route prior to changed routings to serve the southeast sector. Tyne Street is a through street, and the bus would normally go on Tyne Street, but the use of Doman Street again as a transit route is proposed because its roadway is in better condition than Tyne Street. After Tyne Street is improved, the bus route should be relocated from Doman Street to Tyne Street, and the Bureau has verbally agreed with this relocation.

Pavement Width

With regard to pavement width, the design standard for bus routes is 46 feet, and should be adhered to wherever possible. Although a 42 foot pavement on Tyne Street is below this design standard the Bureau considers 42 feet acceptable in this case.

In reassessing pavement widths for Tyne Street from Kingsway to Boundary Road it has therefore been concluded that a 42 foot width is appropriate for the whole of Tyne Street. It should be noted that the only piece scheduled for construction now is from 49th Avenue to 54th Avenue (initiated by residents' Local Improvement Petition which was approved at May 17, 1973 Court of Revision)."

RECOMMENDED:

THAT the City Engineer's Report on Tyne Street pavement width be received for information.

2. Traffic Problem in Kitsilano Area

The following report of the City Engineer in respect of traffic problems in the Kitsilano area was considered by the Commission:

" In a communication dated August 3rd, 1973, Mr. Philip N. Walker of 3035 West 5th Avenue complained about the volume and speed of traffic using the residential streets in the area of Kitsilano bounded by 4th Avenue, Macdonald, Broadway and Alma. This concern was prompted by a fatal accident, witnessed by Mr. Walker, where a seven year old child ran from behind a parked car into the side of a moving vehicle in the 2900-3000 block West 5th Avenue.

Mr. Walker has requested a reduced speed limit and "Caution Children Playing" signs be installed in the 2900-3000 block West 5th Avenue. This request is supported by a petition signed by 30 people residing in the aforementioned block.

The area described by Mr. Walker is a typical residential area. The streets are generally improved with a 22 foot strip pavement or a 27 foot curbed pavement. Parking is allowed on both sides and is generally light during the day and quite heavy after 5:00 p.m. 5th Avenue in this area is 27 feet between curbs, with curb sidewalks on both sides. There are no vision obstructions between the sidewalk and roadway other than parked cars.

A recent traffic count in the 2900-3000 block West 5th Avenue shows that volumes vary between 50 vehicles per hour in the afternoon peak to no vehicles in the early morning hours. This appears to be typical of the whole area, and is comparable to residential areas throughout the City. Speed checks

taken over a 2 hour period in the afternoon peak period show a 22 miles per hour average speed with only 3 vehicles exceeding 30 miles per hour. The Police Department advise us that this is normal for a residential street.

The results of our investigation indicate there is not a case for special treatment, such as a reduced speed limit, or children playing signs in this particular block. However, there may be some opportunities for changes in traffic patterns on an area basis, as part of an Area Planning Study. On September 19th, Council requested that the Director of Planning submit a report on how and when such a study could be undertaken. We are advised that such a report will be submitted to Council within the next few weeks and any study would include such matters as concern these petitioners.

Mrs. Walker and Mr. Nurcomb, who heads the petition, have been notified of our findings and the proposal to form a Study Group for the Kitsilano Area. They agree their block should not be treated on an individual basis and they are looking forward to participating in the area planning study. "

RECOMMENDED:

THAT the question of traffic problem in the Kitsilano area be included as a part of an Area Planning Study by the Director of Planning for report back to the Commission.

3. Pedestrian Safety - King Edward and Oak Street

The following report of the City Engineer was considered by the Commission:

" After hearing a delegation of concerned parents regarding pedestrian safety at the intersection of King Edward and Oak Street at its June 27, 1973 meeting, the Commission passed the following resolution:

> "the brief, as submitted by the delegation, and all the relevant materials in respect of the traffic hazard at King Edward Avenue and Oak Street, be referred back to the City Engineer for further discussion and investigation with the parents, school committees and citizens in the area, for a report back to the Commission".

Following this resolution, representatives of the Engineering and Police Departments met with Mr. and Mrs. David Fraser representing parents and citizens in the area. The basic concern expressed by the parents is the conflict between turning vehicles and children in the crosswalks.

A. King Edward and Oak Street

It was agreed that this intersection is generally the same with respect to pedestrian safety as other signalized intersections where school children are crossing, recognizing that King Edward and Oak does carry relatively high traffic volumes, except for two factors.

(i) The width of the median makes this intersection somewhat different from other signalized intersections where similar numbers of children cross. With the relatively heavy volume of through traffic on Oak Street during the rush hours and throughout the day, vehicles turning left from Oak Street often can only complete their turn during the amber signal. Because of the width of King Edward, there are times when three or four cars, which were held up behind the left-turning vehicle, may not be able to clear the intersection before the cross-traffic commences. This could create some hazard for pedestrians who may have already entered the north and south crosswalks. To deal with this situation we propose to lengthen the signal cycle from 60 to 70 seconds, so as to provide for a delayed pedestrian "WALK" interval in the north and south crosswalks.

(ii) Another concern expressed by the parents is that turning motorists are unwilling to yield the right-of-way to pedestrians who step off the median while crossing King Edward (legally) on the "DON'T WALK" signal phase. While the Police Department do not agree that there is a problem at this intersection with respect to motorists yielding the right-of-way to pedestrians, the increased signal cycle length, noted above, will also provide more time for pedestrians to complete their crossings in the east and west crosswalks. This would reduce the possibility of conflict with left-turning motorists, most of whom turn through these crosswalks on the amber phase at the end of the north-south green signal.

B. Additional safety at signalized intersections adjacent to schools

The parents feel that additional safety measures should be provided at all signalized intersections which are located adjacent to schools in order to warn motorists that school children may be crossing at the signal.

There are very few accidents involving school children at signalized intersections adjacent to elementary schools and there is no evidence to suggest these locations are unduly hazardous. These locations, as well as the many signalized crossings from which the school is not visible to motorists, and which also carry numerous children, all have much better protection for children than the many school crossings on arterial streets which do not even have signals.

Traffic throughout the city is getting heavier and the conflict between vehicles and pedestrians will continue to increase. In our view, any lack of caution or yielding of right-of-way by motorists at locations where pedestrians may be crossing the street should be dealt with more appropriately by enforcement and education. A further report will be submitted to your Commission in the near future on an education/enforcement program, as requested at the last Commission meeting.

This report has been discussed with Mrs. Fraser, who is in agreement with the proposed signal changes; but although she understands the basis for our explanation regarding the need for education and enforcement rather than additional signs, etc., she still feels there is a need for additional treatment in the form of flashing lights, etc., to alert motorists to the presence of school children. "

RECOMMENDED:

THAT the City Engineer's Report in respect of Pedestrian Safety on King Edward and Oak Street be received for information.

4. Traffic Dispersal from P.N.E. Exits

The City Engineer's Report on traffic dispersal from P.N.E. exits was considered by the Commission:

"On July 27th, 1973 the following Official Traffic Commission recommendations were adopted by Council:

(a) THAT the City Traffic Engineer meet with representatives of the P.N.E. and investigate the possibility of increased use of all three gates, South, East and North, and report back to the next meeting of the Commission.

(b) THAT the City Engineer's representative discuss with the B.C. Hydro Bureau of Transit Services and investigate the possibility of improving traffic dispersal from P.N.E. events.

In response to this resolution the City Engineer reports as follows:

Increased usage of gates on South, East and North side

The current gate usage for West side events is now in the order of 55% to Renfrew Street gates, 35% to Hastings Street gates, 10% to Eton Street gates and 5% to Cassiar Street gates. Because of this overloading onto Renfrew Street, the P.N.E. is endeavouring to redistribute these traffic volumes to the remaining adjacent arterial streets. The P.N.E. has recently undertaken a program of surface improvements to the parking areas, additional paint markings and better definition to the internal parking arrangement. They are also proposing better gate definition, by way of large illuminated signs at the gate entrances in an attempt to increase the usage via the gates on the north and east sides of the P.N.E. grounds. These signs will also be visible during dispersal periods to encourage exits to Eton Street on the north and Cassiar Street to the east.

With the foregoing in mind, it would not be appropriate to revert to residential street usage during dispersal periods from the P.N.E. grounds until the benefits of the planned modifications can be assessed.

Transit improvements to relieve P.N.E. traffic dispersal problem

This subject has been discussed with both the Bureau of Transit and B.C. Hydro and the following comments are submitted:

Existing Services

Since most events at the P.N.E. grounds occur outside peak transit usage hours (7 - 9 a.m. and 4 - 6 p.m. weekdays) the services provided by B.C. Hydro for the events are not limited by availability of buses. Passenger load checks are used to monitor the demand for this type of service and buses are supplied where and when sufficient demand exists.

Transit serves generally about 5% - 10% of the people going to P.N.E. events. Basically, three different types of bus service are provided:

(a) P.N.E. Event Specials on Existing Routes - Racetrack, Colliseum and Stadium special buses are added to existing bus services on the Hastings, Renfrew, Broadway and Rupert routes.

(b) Charter Buses - At the present time approximately 15 buses are chartered by different groups in and around Vancouver to attend hockey games and about the same number for football games.

(c) Park/Ride Express - For football games, B.C. Hydro operates a park/ride service to the football stadium from the Oakridge Shopping Centre parking lot. About 10 buses are used in this service for each football game.

Improving Services

The 1971 study of P.N.E. traffic by N.D. Lea & Associates concluded that for transit "probably an effective increase of perhaps up to double the patronage could be achieved if the service was more frequent and advertising of the service intensified. However, the economics of so doing are uncertain since B.C. Hydro barely breaks even now on providing extra buses, and an increased service must probably have a lower passenger riding usage per bus in addition to extra advertising charges".

The Bureau of Transit Services has advised that general improvements and additions to transit service in Vancouver and outlying areas is their first priority at the moment. However, means of improving both transit usage and service to the P.N.E. is one of the areas they will be investigating, and they see increased advertising of special P.N.E. transit services as being probably the most effective way of generating more patronage of these services. This matter is being pursued further with the Bureau of Transit Services. "

RECOMMENDED:

(i) THAT the City Engineer's Report on Traffic Dispersal from P.N.E. Exits be received.

(ii) FURTHER THAT the Chief Constable be asked to report back to the Commission on the subject of traffic dispersal from the P.N.E. exits, one month after the implementation of the proposals by the P.N.E., i.e. installing larger illuminated signs at the gate entrances in an attempt to increase the usage via the gates on the north and east sides of the P.N.E. grounds.

5. School Crosswalks on Multi-lane Streets

The subject matter was introduced by the City Engineer's Department, whose supporting report reads as follows:

" The question of adequacy of signing at school crosswalks on wider multi-lane streets has been raised on a number of occasions, particularly in the past year. Earlier this year, when we were considering a request for additional crosswalk signing at Nanaimo and 20th Avenue, the Police Department felt that this location warranted supplementary overhead signing due to a downgrade from the south and a change in road width on Nanaimo at 22nd Avenue. Accordingly, we installed such signing here, as we have done at several locations in the past, each on its own merits. Discussions on the subject with the Police Department also revealed a general difficulty with enforcement at school crosswalks on wide, multi-lane streets, particularly with motorists who claim they did not see the signs. In view of this, the Police agreed with us that the increased target value of overhead signing was desirable and would be of significant advantage at school crosswalks on wide streets.

The Police Department is of the opinion that violations of "Stop When Occupied" school crosswalks have become significantly more prevalent in the past few years. Although part of this increase can be attributed to a general decrease in respect for pedestrian rights-of-way, we feel that on wider multi-lane streets motorists often do not see the marginal crosswalk signs and are therefore unaware of the "Stop When Occupied" nature of the crosswalk. On wide streets, the existing side-mounted crosswalk signs are simply too far from the middle of the road to be readily seen by motorists in the centre-line lanes, particularly under conditions of heavy traffic when many other factors demand the motorists' attention.

In reviewing school crosswalks on multi-lane streets, we considered supplemental overhead signing appropriate at 43 crosswalks on streets carrying, or capable of carrying, 3 lanes of traffic in each direction or 2 lanes of traffic plus parking in each direction. School crosswalks on other streets, of lesser capacity, would continue to be marked with side-mounted signs only, since the existing signs are felt to be effective.

The total estimated cost of supplemental signing at the 43 crosswalks involved is $26,000. Funds are not available in the Department's budget to carry out this work in 1973. Therefore, it is proposed that the work be carried out over a period of two years, with the funds for the first half of the program to be budgeted for in 1974.

Accordingly, it is RECOMMENDED that at all school crosswalks with side-mounted signing only, on streets carrying, or capable of carrying, 3 lanes of traffic in each direction or 2 lanes of traffic plus parking in each direction, supplemental overhead signing be installed for each direction of travel. It is further RECOMMENDED that such supplemental signing be installed over a two year period commencing in 1974 and the funds be budgeted for this work in 1974 and 1975."

Relating to the above issue, a letter from the Board of School Trustees dated September 27, 1973, enumerated the following crossings in the city that have been of concern to parents and

residents of the areas:

1. 4th Avenue and Trimble Street (letter sent)
2. 5th Avenue and Renfrew Street -- primary annex
3. 10th Avenue and Trimble -- especially in evening hours
4. 7th Avenue and Rupert -- street has recently been widened
5. 49th Avenue and Frontenac — Community schools causing concern
6. 4th Avenue and Bayswater — Community schools causing concern
7. 6th Avenue and MacDonald -- raised at previous O.T.C. meetings
8. 16th Avenue and Balaclava Street (Carnarvon School)
9. Victoria diversion (Selkirk School) -- raised at former O.T.C. meetings by elderly residents

The Chairman felt that a Sub-Committee be struck to decide actions to be taken in respect of the nine crossings mentioned in the letter of the School Trustees.

Alderman Rankin vehemently opposed the proposal of a Sub-Committee and informed the Chairman that the enforcement of the traffic by-law respecting speeding was the solution. He strongly suggested that radar traps be laid at intersections which created problems.

On the question of radar, Superintendent McRae of the Police Department, advised that provisions were being made to include the item on their next budget. After a very lengthy discussion it was

RECOMMENDED:

(i) THAT the Chairman present a position paper for discussion by the Commission on the question of the nine intersections or any other number that the Chairman wishes to include, and the type of actions to be taken in each case, at its next meeting.

(ii) FURTHER THAT the City Engineer's report be received and the recommendations be considered for inclusion in the Chairman's position paper.

6. Vancouver Police Department - Administration Traffic Accident and Enforcement Summary Report for June and July, 1973

Superintendent McRae informed the Commission that in the last two months, accident rate was on the rise, which is a matter of concern. Although manpower of the Police Department has not changed since 1968, effort has been made to increase enforcement.

The Commission agreed that the most realistic and effective method of controlling traffic violations would be more police patrol cars with radar. It was noted that in comparison to Toronto which has 28 radar sets, Vancouver has only two. However, it was assured that provision for more radar would be included in the next budget report of the Police Department.

When considering the summary reports for the months of June and July, members of the Commission expressed their inability to comprehend the report as presented and it was felt that details be presented more clearly.

Superintendent McRae assured that future reports will be more detailed and clear.

RECOMMENDED:

THAT the Vancouver Police Department's report for the months of June and July, 1973 be received.

FOR COUNCIL ACTION SEE PAGE(S) 91

The meeting adjourned at 8:25 p.m.

* * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

OCTOBER 4, 1973

A meeting of the Standing Committee of Council of Finance and Administration was held in #1 Committee Room, Third Floor, City Hall, on Thursday, October 4, 1973 at 12:00 noon.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson, Harcourt, and Volrich

ALSO PRESENT: Alderman Linnell
Alderman Marzari

CLERK TO THE COMMITTEE: R. Henry

The minutes of the Standing Committee of Finance and Administration, dated September 27, 1973 were adopted as amended by Council.

RECOMMENDATION

1. Personnel Services Department--Review of Operations

This was the fourth in a series of meetings reviewing the operations of Civic Departments.

Mr. Peterson, Director of Personnel Services, introduced various members of his staff who were present and proceeded to distribute a series of documents covering such matters as the organization and function of the department, changes in work-load, forecast of future changes, Manpower planning for the City, the relationship with unions, and statistical information.

Mr. Peterson, in explaining the functions of his Department, advised that the Department was in a critical situation because of changes in staff. Changes had occured because of resignations, promotion within the service to other Departments, retirement, and illnesses. Four key employees had left the service for other positions between May and July of this year. Mr. Peterson also explained that because of the demand for Personnel Officers, he found himself in the position of training employees and having them move on to other positions in industry, soon thereafter.

The Committee was advised of the relationship between the Department and the Civic Unions and it was stated that there was good relationship with V.M.R.E.U., however, Mr. Peterson was of the opinion that an improvement is required in respect of the outside workers union. It was explained that the Engineering Department handles its own recruiting and promotions for outside employees and this was part of the problem.

The Committee was advised of the duties of the Department's Training Officer and of the progress being made to date and training that is required to be set up for Civic employees in the future.

Personnel Services Department--Review of Operations
con't

Mr. Peterson was of the opinion that training of supervisory staff within the service is of prime importance and in his opinion is a number 1 priority. Proper supervision and knowledge would alleviate many of the problems between union and management, he indicated.

The matter of classification was discussed and Mr. Peterson answered questions in this regard, indicating that staff in this section had less than a years' experience.

In reply to questions, Mr. Peterson indicated that there was a close coordination with the Workmen's Compensation Board insofaras an existing program of safety is concerned. It was suggested that an earlier report on the matter of the City's safety policy program be circulated to Council members.

The matter of recruiting was raised, as the Unions at an earlier meeting indicated there were delays and problems in this area and that the recruiting should be decentralized with the departments recruiting personnel. Mr. Peterson was strongly of the opinion that there were no delays in recruiting and that his Department has a good record in this regard and felt that the situation would not improve if departments were handling recruiting on their own.

Following further consideration of this topic the Committee,

RECOMMENDED:

THAT the report of the Personnel Director be received and that Council endorse the existing procedure whereby the Personnel Services Department is in charge of recruiting personnel and therefore, the recruiting continue to be centralized in this manner.

The Committee adjourned at approximately 1:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 97

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 23, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Deputy Mayor Gibson
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from Langara Campus, Vancouver City College, under the direction of Mr. Watts.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) dated October 16, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Gibson in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Crossing: Cassiar Street from 401 Highway

It was agreed to defer this matter pending the hearing of a delegation later this day.

2. Delegation: Canadians for Democracy in Chile

It was agreed to defer this matter pending the hearing of a delegation later this day.

UNFINISHED BUSINESS (cont'd.)

3. Lodging House By-law

Council, on October 16, 1973, after receiving a delegation from the Vancouver and District Public Housing and Tenants' Association, deferred consideration of the Standing Committee on Housing Report dated October 2, 1973, and the Director of Permits & Licenses report of October 11, 1973, both dealing with the Lodging House By-law, to this meeting of Council.

Council also requested a report from the Corporation Counsel and the City Building Inspector as a result of the various points raised in the brief submitted by the Association, and in this regard, Council noted a report dated October 22, 1973, from the Officials.

MOVED by Ald.Harcourt,
THAT the recommendations as contained in the report of the Standing Committee on Housing dated October 2, 1973, be approved.

FURTHER THAT the following recommendations as contained in the report of the Director of Permits & Licenses (Department Report) be approved:

"(1) Section VII be deleted from the proposed Lodging House By-law.

AMENDED SEE PAGE 202

(2) Commencing January 1, 1974, the City require all hotels and motels to obtain a current Business License. This will reaffirm the City's control over the operation of accommodation in all hotels and motels and the City would be in a position to suspend the license for cause and should eliminate the need for licensing the Lodging House Keeper. At the present time there is no license to suspend."

FURTHER THAT the Director of Permits and Licenses report on the feasibility of requiring lodging houses to be equipped with tamper-proof power supplies as proposed in the brief from the Vancouver and District Public Housing Tenants' Association.

FURTHER THAT the Medical Health Officer be requested to submit a report on any additional staff required or ramifications necessary to enforce the Lodging House By-law.

- CARRIED UNANIMOUSLY.

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On a point of privilege Alderman Volrich objected to the wording of certain placards displayed by persons in the public gallery.

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NEW BUSINESS

1. Fire - Commercial Hotel, 340 Cambie Street

At this point in the proceedings, Council agreed to consider the matter of the recent fire at the Commercial Hotel, 340 Cambie Street, which resulted in the loss of life.

Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

"THAT WHEREAS there was a serious fire at the Commercial Hotel in the City of Vancouver;

AND WHEREAS the fire caused the death of a number of people;

cont'd.....

NEW BUSINESS (cont'd.)

1. Fire - Commercial Hotel,
340 Cambie Street (cont'd.)

AND WHEREAS there are allegations that the night watchman was asleep and inebriated and unable to fulfill his functions;

BE IT RESOLVED THAT Council set up a hearing under Section 156 of the Vancouver Charter to enquire into this situation and situation surrounding security against fires in downtown hotels."

(Notice)

There followed further discussion on this matter and it was suggested that a report on the Fire By-law amendment submitted by the Fire Chief last year, be reconsidered by Council.

MOVED by Ald. Volrich,
THAT the City Coroner be requested to hold an inquest and to have a full search and enquiry into the cause of the fire at the Commercial Hotel, and the Corporation Counsel or his representative be present at such inquest.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS (cont'd.)

4. Report on Composition and Functions of
the Official Traffic Commission

City Council, on October 16, 1973, when considering a report from the Chairman of the Official Traffic Commission on the Composition and Functions of the Commission, deferred the report and the following motion, to this meeting of Council:

"MOVED,
THAT the Official Traffic Commission membership be restructured as follows:

2 Aldermen appointed annually
1 representative of the School Board
1 representative from the following organizations:

Vancouver Traffic and Safety Council
B.C. Automobile Association
B.C. Hydro Safety Office
Vancouver Parent-Teacher Council

with power to add

The related City officials to be available to the Commission in an advisory capacity."

A copy of a memorandum on the topic from the Assistant City Engineer - Traffic & Transportation Division, had been furnished to members of Council as instructed by Council.

After further considering this matter, the motion by Alderman Marzari was put and - LOST.

(Alderman Bowers, Deputy Mayor Gibson, Aldermen Hardwick, Massey, Pendakur, Rankin & Volrich voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION,
General Report, October 19, 1973

WORKS & UTILITY MATTERS (October 19, 1973)

Clause 1 - Closure of Lane North of 15th Avenue,
East of Prince Edward Street - Mt. St. Joseph Hospital

MOVED by Ald. Massey,
THAT the recommendation of the Board of Administration as contained in the above clause be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - False Creek Purchase of
Sewer Pumping Station

MOVED by Ald. Massey,
THAT the recommendation of the Board of Administration as contained in the above clause be approved.

- CARRIED UNANIMOUSLY.

HARBOURS & PARKS MATTERS (October 19, 1973)

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration with respect to the North Fraser Harbour Commissioners - 1972 Audited Statements, be received for information.

- CARRIED UNANIMOUSLY.

BUILDING & PLANNING MATTERS (October 19, 1973)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report in the matter of Proposed Lodge for Single People (Similar to Oppenheimer Lodge), be approved.

- CARRIED UNANIMOUSLY.

FINANCE MATTERS (October 19, 1973)

The Council considered this report which contained four clauses identified as follows:

Clause 1: Vancouver Public Library Maintenance Branch Air Conditioning Equipment
Clause 2: Vancouver Business and Professional Women's Club - Request for Dinner
Clause 3: Youth Health Services - Request for Additional Staff
Clause 4: 1974 Charter Amendments

The Council took action as follows:

Clause 1 - Vancouver Public Library Maintenance
Branch - Air Conditioning Equipment

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (October 19, 1973) (cont'd.)

Clause 2 - Vancouver Business and Professional Women's Club - Request for Dinner

MOVED by Ald. Bowers,
THAT no action be taken with respect to the request of the Vancouver Business and Professional Women's Club for the City to host a dinner during the Club's convention.

- CARRIED UNANIMOUSLY.

Clause 3 - Youth Health Services Request for Additional Staff

MOVED by Ald. Harcourt,
THAT the recommendations of the Medical Health Officer contained in this clause, be approved in principle and the 1974 costs be approved in advance of the 1974 Revenue Budget up to March 31, 1974 only.

FURTHER THAT approaches be made by Council to the Provincial Government with respect to better cost sharing formula for Youth Health Services.

- CARRIED UNANIMOUSLY.

Clause 4 - 1974 Charter Amendments

MOVED by Ald. Volrich,
THAT the following list of suggestions form the basis of an application to the Private Bills Committee for amendments to the Vancouver City Charter, and the Corporation Counsel submit these applications formally to a future meeting of Council:

- Earlier this year Council approved action to seek an amendment incorporating the same provisions as are contained in the Municipal Act with respect to Heritage Advisory Boards.

- Council earlier approved an application for a Charter Amendment to provide for semi-annual or other periods for tax billings and payments.

- Council has approved an amendment to section 306(i) as recommended by the Housing Committee to require improvements in the standards of accommodation available in dwellings and for providing that failure to comply would permit the City to do the work with costs to the person responsible.

- Council has also approved the necessary amendments to advance nomination day and election day, and to provide for the identity of party affiliation on the ballot and the removal of the corporate vote.

- That the Park Board's request that the word "Public" be deleted from the Board's official title be endorsed.

- The Finance and Administration Committee requested that consideration be given to amending the Charter provision regarding the keeping of properties and premises in a neat and tidy condition so that upon failure to do so the City could move in and do the work and charge the cost to the owner or add the cost to the tax roll.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (October 19, 1973) (cont'd.)

Clause 4 - 1974 Charter Amendments (cont'd.)

- That a special-grounds provision regarding street lighting should be extended to include lane lighting which is carried out in a somewhat different manner.

- Historic Areas: That there be a period of up to 90 days before demolition is permitted to enable Council to decide whether to designate a site as anhistoric site or not.

- External Auditors: It is recommended that extensive changes be sought with respect to the appointment and responsibilities of the external auditors. These proposals align very closely with the Municipal Act. The changes are not too substantive, but would tend to delineate and clarify the responsibilities.

- The Assessment Commissioner suggested that the newspaper advertising, when required to carry out initiative projects, involves an annual expenditure of approximately $15,000.00. This advertising is in addition to the Notices sent to the owners affected by the project. He suggests that since he does not receive any enquiries as a result of the newspaper publication, it would appear to be superfluous to local improvement procedure.

- The Police Commission, upon being advised that the B.C. Bar Association, at its annual meeting, recommended that it be in the public interest that cities and municipalities should be responsible for the tortious acts of police officers, recommends that a Charter Amendment be obtained to this effect.

- Parks on Local Improvements: The Mayor has suggested that perhaps the provision of parks should be raised as another item to be included in the "special grounds" procedure of the local improvement procedure.

FURTHER THAT the following suggestions be referred as noted:

- In July of this year Council considered and agreed in principle to the suggestion of a cash payment in lieu of provision of off-street parking. Details of this have not yet been finalized for Charter Amendment purposes.

  Referred to the Standing Committee on Civic Development for recommendation.

- It is suggested that the cost of work done prior to undertaking the local improvement project should be included in that project; e.g., the Champlain Heights walks and lighting for a new school had to be done before it was legally possible to advance local improvement procedures. The form of the amendment will require study.

  Referred to City Engineer for report to the next meeting of Council.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

FINANCE MATTERS (October 19, 1973) (cont'd.)

Clause 4 - 1974 Charter Amendments (cont'd.)

- Transference of Development Rights: This suggestion comes forward as a result of the attempts during the Christ Church Cathedral discussions to allow development rights to be transferred from an owner to an adjacent owner.

  Referred to Standing Committee on Civic Development for recommendation.

FURTHER THAT the following suggestions not be applied for as Charter Amendments:

- A request was received from the Vancouver Athletic Commission that an amendment be obtained to provide that the appointment of members should be for two years, the same as for the City Council.

- Power to Control Urban Design: In view of the establishment of the Urban Design Panel there should be clear legislation authorizing its establishment and prescribing the powers which it may exercise.

- The Police Commission also felt that there should be some form of Charter Amendment to authorize the retention of outside counsel if approved by the Commission for police officers charged with an offence arising out of the performance of their duties.

- CARRIED UNANIMOUSLY.

Horse Racing on Sundays

MOVED by Ald. Bowers,
THAT a Charter Amendment be sought to permit horse racing on Sundays.

- LOST.

(Aldermen Harcourt, Hardwick, Deputy Mayor Gibson, Aldermen Pendakur and Rankin voted against the motion).

PERSONNEL MATTERS (October 19, 1973)

MOVED by Ald. Pendakur,
THAT the request by Mrs. Derby for one days leave of absence with pay on November 7, 1973, and two days leave of absence without pay on November 8 and 9, 1973, for the purposes set out in the Board of Administration report, be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

PROPERTY MATTERS (October 23, 1973)

The Council considered this report which contained three clauses identified as follows:

Clause 1: Rent Review: Larwill Park
Clause 2: Establishment of Land for Highway Purposes: Subdivision, Musqueam Indian Reserve No. 2
Clause 3: Sale of Lot D, D.L. 538, Situated 4th Avenue and Wallace Street: Provincial Government

The Council took action as follows:

Clause 1 - Rent Review: Larwill Park

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration as contained in this clause be approved, but that the B.C. Hydro & Power Authority be requested to upgrade the passenger waiting rooms at the depot.

- CARRIED UNANIMOUSLY.

Clause 2 - Establishment of Land for Highway Purposes: Subdivision, Musqueam Indian Reserve No. 2

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 3 - Sale of Lot D, D.L. 538 Situated 4th Avenue & Wallace Street: Provincial Government

MOVED by Ald. Harcourt,
THAT the original conditions as approved by Council on July 3, 1973, with respect to this property, be confirmed, i.e. normal sale conditions.

- CARRIED UNANIMOUSLY.

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The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 4:10 p.m., with the same members present.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Report of Standing Committee on Community Development, October 4

The Council considered this report containing clauses identified as follows:

Cl. 1: Champlain Heights - Areas E & F
Cl. 2: Liquor License Applicant - Rhoan's Rockpile Ltd.
Cl. 3: Fraser River Lands - Angus to Barnard Streets south of Marine Drive
Cl. 4: Charles-Adanac Planning - Progress Report

MOVED by Ald. Volrich,
THAT the information of the Committee contained in the foregoing report be received.

- CARRIED UNANIMOUSLY

C. Recreational, Educational and Skill Development Programme for Residents of Public Housing

The Council considered a report dated October 11, 1973, submitted by Aldermen Rankin and Marzari on the above subject, on behalf of the Standing Committee on Social Services. The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations contained in this report be approved, after adding as recommendation 'E', the following:

"that when this subject is reconsidered next year the new Director of Recreation of the Park Board be consulted on the matter".

- CARRIED UNANIMOUSLY

D. Standing Committee on Social Services October 11, 1973

Aldermen Rankin and Marzari, under date of October 11, 1973, submitted a report on behalf of the Standing Committee on Social Services on the following matters:

Cl. 1: Grant Request - Toy Library
Cl. 2: Provision of Multi-Service Facility in the Central and Oliver Hotels
Cl. 3: Police Department C.P.I.C. System

The Council took action on the report as follows:

Clause 1: Grant Request - Toy Library

MOVED by Ald. Rankin,
THAT the recommendations of Aldermen Rankin and Marzari contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT the information in these two clauses, submitted by Alderman Rankin and Alderman Marzari on behalf of the Committee, be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Standing Committee on
Social Services, October 18

Alderman Rankin and Alderman Marzari, under date of October 18, 1973, submitted a report on behalf of the Social Services Committee in the matter of Parking Exemption Stickers - Greater Vancouver Health Project. Action was taken as follows:

MOVED by Ald. Rankin,
THAT the recommendation of Alderman Rankin and Alderman Marzari contained in this report be approved.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Finance and Administration
October 11, 1973

The Standing Committee on Finance and Administration submitted a report dated October 11, 1973, containing clauses identified as follows:

Cl. 1: Cultural Grants - Guidelines for 1974

"A" General Procedures
"B" 1974 Budgeting

Cl. 2: Proposed Changes in Taxation Policy

The Council took action on the report as follows:

Clause 1: Cultural Grants

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this report be approved, with the exception of that section marked B(IV) referring to "Other Organizations" which be deferred pending a report on the rationale of increasing these particular grants by 33% over 1973 as recommended.

- CARRIED

(Alderman Marzari voted against the motion)

Clause 2: Proposed Changes in Taxation Policy

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

G. Joint report of False Creek Committee
and Standing Committee on Waterfront
and Environment, October 16, 1973

After considering this joint report on the subject of Interim Standards for Marinas, it was,

MOVED by Ald. Hardwick,
THAT the information contained in the report be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Illegal Suites

The Director of Permits and Licenses submitted the following report under date of October 19, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Zlata Leskovar (owner), 2465 Triumph Street
Mrs. Edna I. Grimway (owner), 150 East King Edward Avenue
Kulwant Kaur Bains (owner), 371 S. E. Marine Drive
Ajit Bedall (tenant), 926 East King Edward Avenue
Margaret Bowers (tenant), 1006 Victoria Drive
Mrs. Elizabeth Arnold (owner), 1961 East Broadway

(b) the following applications be approved for one year from the date of this Resolution:

Beverly D. & Gerry D. Boomer (tenants), #1 - 2515 West 2nd Avenue
Joginder Kaur Chahal (tenant), 787 East 53rd Avenue
Bruno & Luciana Porcellato (tenants), 2810 Kitchener Street

(c) the following applications be approved for six months from the date of this Resolution:

Choong N. Park (tenant), 4539 Beatrice Street
W. E. Cackette (tenant), 2590 West 5th Avenue

(d) the following applications be not approved:

Mile Bobanovic (owner), 4919 Rupert Street
Helen Alexander (tenant), 317 West 22nd Avenue
John W. Campbell (tenant), 766 East 32nd Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Pendakur,
THAT the foregoing report respecting Illegal Suites - Hardship Cases, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Special Committee re Detoxification Centre Society Unit October 10, 1973

The Special Committee re Detoxification Centre Society Unit submitted the following report under date of October 10, 1973:

"Your Committee submits the following recommendations to Council.

RECOMMENDATION

1. Submission by Alcohol and Drug Commission With Respect to Detoxification Units in Vancouver

Your Committee had for consideration today a letter addressed to Mayor Phillips dated October 3, 1973 from Dr. John Dick, Vice-Chairman, Alcohol and Drug Commission. This letter read as follows:

"The treatment of persons inebriated with alcohol has gone on for many years. It has been done in many ways by individuals and organisations, with varying degrees of success, in many parts of North America.

In Vancouver there has been concern particularly with the skid row situation and with the drunk tank in the city "Lock-up" for many years, witness the Skid Row Reports to Council in the 1960's and the VMA report on the lock-up dated 1966.

The brunt of the work has been carried out over the past two decades by:-

1. Individuals in the homes of citizens.

2. The emergency departments of our hospitals.

3. The Salvation Army.

4. The Central City Mission.

5. Vancouver Police Lock-Up.

About 1970 the term "Detoxification Centre" became widely used. There was controversy about it being medical or non medical. There was talk of building a new hospital just to accommodate such drug dependent people in need of detoxification.

At this time, City Hall agreed to put up $300,000 towards building a special unit on a cost sharing basis. At the same time they supported financially the Vancouver Detoxification Society whose goal was to develop such a unit.

Negotiations went on with both Civic and Provincial Governments.

The hospital plan was shelved.

Last year Alderman Rankin and the Vancouver Detox. Society, along with other interested parties formed a Special Committee to develop a new unit to augment the work of the Salvation Army Interim Unit funded originally by Mr Gagliardi.

The China Creek Detox. Unit concept was the result.

In the meantime the B.C. Alcohol and Drug Commission was formed on June 4th by the Provincial Government. It was given a broad mandate to coordinate efforts in this field.

Because of the urgency of the Vancouver situation, early consideration was given by the Commission to developing adequate detox. facilities in this city, bearing in mind the still overcrowded drunk tank. A review was called for and the following facts were established.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit
(cont'd)

1. The Salvation Army unit costs approximately $200,000 per annum to run.

2. Its use has not been maximal.

3. There is no training program for additional staffing should a second unit be needed.

Under these circumstances the Commission felt that before a China Creek unit was built we should maximize and develop the unit at Harbour Lights doing this as a direct service, renting the premises only from the Salvation Army on a years trial basis.

This new Alcohol and Drug Commission unit would begin to alleviate the situation in the drunk tank and would serve as a training unit for badly needed new personnel.

Experience in the next few months may very well demonstrate a need for the China Creek unit but at the moment we would submit that City Council favourably consider a "hold" in this development.

The Salvation Army have provisionally indicated their willingness to proceed with our proposals starting Nov. 1st.

We intend to set up an advisory committee to this new unit with broad terms of reference in the whole detox area in Vancouver. It would be our hope that City Council would appoint a representative to this new committee.

Because of the immense importance of this project to the citizens of Vancouver, representatives from the Commission will willingly discuss further details either with yourself or council or Alderman Rankin's special committee, at a mutually agreed time.

I sense that the time is ripe for a real step forward in this field. No one has all the answers. We need an ongoing program, adequate evaluation, training systems etc. The detox. centre is the first phase in this program. Much work remains to be done in halfway houses, hospital back up, services, rehabilitation units and hostel units.

Your early consideration of our plan will be greatly appreciated."

Your Committee discussed the above letter with Dr. Dick and others present under two main headings:

(i) Interim Detoxification Unit at Harbour Lights, Downtown Eastside

The Alcohol and Drug Commission proposes to operate the interim detoxification unit as a direct service, renting the premises only on a year's trial basis. Dr. Dick gave as reasons for this proposal the fact that the present interim detoxification unit costs approximately $200,000 per year to operate; its use has not been maximal; there is no training programme at present for additional staff should a second unit be needed. The Commission proposes to operate the interim unit to maximum capacity. It considers that operation of this unit on a year's trial basis would provide a sound basis of information towards development of a second unit.

There was discussion on why the unit is not utilized to full capacity (full capacity is 26 beds). Both Staff Inspector Brown and Mr. Pokorny felt that the main reason is that, at present, the Police do not have the legal right to bring people to the unit from the jail as the interim unit is not designated as a treatment centre under the Summary Convictions Act. Dr. Dick stated the Commission anticipates having the Summary Convictions Act amended to permit the unit to be designated as a treatment centre, but he could not give a definite date by which this could be done.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit
(cont'd)

The Commission has received provisional agreement from the Salvation Army to their proposal and hope to proceed on or after November 1, 1973. It is the Commission's intention to set up an advisory committee to the proposed unit with broad terms of reference in the whole detoxification area in the City of Vancouver. They have requested that City Council appoint a representative to this committee.

Your Committee favours the proposal of the Commission with respect to the further development and full utilization of the interim detoxification unit and following further discussion it was

RECOMMENDED

A. That Council appoint a member of Council to act as its representative on the advisory committee to the interim detoxification unit;

B. That Council request the Attorney-General to designate the interim detoxification unit at Harbour Lights as a treatment centre under Section 64A of the Summary Convictions Act.

(ii) The Proposed New Detoxification Unit

The Alcohol and Drug Commission requests that Council favourably consider a "hold" on the development of the proposed new detoxification centre. Dr. Dick, on behalf of the Commission, stated that this "hold" would permit the Commission to adequately evaluate the interim detoxification unit and the value of detoxification units in the treatment of alcoholics; permit the building up of adequate back up facilities, e.g. halfway houses, hospital back up services, rehabilitation units and hostel units. Dr. Dick pointed out that some of the hospitals in Vancouver are thinking in terms of including detoxification facilities as part of their services.

There was intensive discussion on the request of the Commission to "hold" development of the new detoxification unit. Staff Inspector Brown stated that the Police Department might be willing to consider training staff for detoxification units in the jail.

Your Committee also felt that as the interim detoxification unit has been operating for 18 months, sufficient data should be available without the need for further study.

Consensus was that there is a need for a larger number of detoxification beds than currently provided in the interim detoxification unit (26 beds) and therefore your committee

RECOMMENDS

That Council reaffirm its resolution of November 7, 1972 supporting in principle the immediate development of a 60 - 75 bed detoxification unit centre to remove alcoholics from the City jail;

FURTHER RECOMMENDS

That Council request the Alcohol and Drug Commission to appoint staff on an ongoing basis to complete the design of the proposed new detoxfication facility and to work out the necessary liaison for provision of this facility."

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit
(cont'd)

MOVED by Ald. Rankin,
THAT the recommendations of the Special Committee contained in clauses (i) and (ii) of the foregoing report be approved.

- CARRIED UNANIMOUSLY

J. Report of Special Committee re
Provincial Courts Building

The Special Committee re Provincial Courts Building submitted the following report:

One of the purposes in developing a separate building for the Provincial Courts was to release space in the Public Safety Building at 312 Main Street to Police Department uses when the Courts in that Building had been relocated outside of it. During the planning of the Provincial Courts, the Architects, Harrison, Plavsic & Kiss, were also asked to look at the possibility of renovation of 312 Main Street and to give an estimate of the cost of these renovations.

The report from the Architect has been submitted to Council previously and Council is reminded that the cost was estimated at 2.6 million dollars.

Since that initial study, there have been changes in the overall situation, particularly the introduction of the Provincial Remand Centre on a site somewhere close to the Provincial Courts Building. Another item that has arisen has been the future work on the communication network of the Police Department.

Because of these and other considerations, this Committee felt it would be desirable to meet with the Chief Constable and Senior Officers of the Department and discuss, in general, types of functions the Department would see replacing those functions being taken out of 312 Main Street : also to do some future planning on space requirements as they relate to future functions of the Police Department. To do this, the Committee met with the Chief Constable on Thursday, October 18th, 1973, and the following is a paraphrase of the Chief Constable's oral remarks to the Committee:

Previous to the amalgamation of Vancouver with South Vancouver and Point Grey in 1929, there were three separate Police Departments each operating on their own resources. Subsequent to amalgamation, the stations in South Vancouver and Point Grey were continued as part of the policing network within the whole City. During this time, communication was by telepnone and mobility was limited due to the minor use of automobiles by the Police Department. The Department relied on the Police Call Box System. Since that time change in technology in the introduction of radio communication and a great increase in the mobility of the force through the use of patrol cars - the decentralized Policing Policy was changed to a centralized Policy and the Public Safety Building at 312 Main Street was constructed. Most recently, the Department developed the Oakridge Sub-Station for certain functions.

The Chief Constable is of the opinion and recommends strongly that the City of Vancouver continue to be policed from a centralized location through advancement in communication technology and mobility, maintaining the Public and Specialized service functions of the Oakridge Sub-Station and continuing and expanding the assignment of constables to the various Community Units in the City, i.e., the West End, East Hastings, etc.

The Chief Constable noted that the City's resources are, in comparison with many other Cities in the Western part of the North American Continent, are relatively compact as the City is only 44 square miles within its boundaries. Some Western Canadian Cities are in excess of 100 Square Miles and the large area requires decentralization of the force.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

The Chief Constable noted the possibility of the regionalization of the Police function and stated that if this were to occur, then decentralization would have to be considered on a regional basis.

In connection with 312 Main Street, the Chief Constable advised that the Police communication and information network location should be on one floor and that certain other Police functions, presently outside this main building, should, if at all possible, be brought within the building - Motor Cycle storage, Impounding storage, other functions.

The Chief Constable recommended that in planning for the future space requirements of the Police Department that centralization be accepted as a continuing policy and that as many as possible of the functions presently outside the building be brought back into a central location. The Chief Constable advised that this was by far the most economical and most efficient method from his point of view as a Police Officer and he felt that a central location was convenient from the public point of view.

The Committee felt that it was not possible to recommend to Council the expenditure of 2.6 million dollars for renovations of 312 Main Street (which would give 66,500 square feet of space) as the cost per square foot very nearly equalled that of a new building. The Committee noted that renovation to the Lockup to provide space for the expansion of the Police Department in a central location would be prohibitive and the City was still faced with the necessity of maintaining a Lockup in any event as the Provincial Government has not yet agreed to include Lockup facilities in the Remand Centre.

The Committee then considered the allied functions of the administration of Justice in the area and noted the Coroner's Court, the Morgue and the Analyst's Laboratory would have to be considered in some way in the overall problem. The Committee noted that there is City owned land immediately east of the Public Safety Building and the land will become available for expansion or new construction. The Committee also noted that the reason for the siting of the Provincial Courts was to keep the Courts as close as possible to the Public Safety Building.

After further discussion with the staff present, the Committee felt it would be necessary to have factual up-to-date information available prior to making a further decision on the renovation of 312 Main Street and asked the Chief Constable to provide the Committee with an indication of the total space requirements for all functions now and for a comtemplated 20 year period in a centralized public safety Building, including the Coroner's Court. the Morgue, and perhaps the Analyst's Laboratory. The Chief Constable advised that his staff resources would have to be augmented with specialized knowledge and asked if the Architects, Harrison, Plavsic & Kiss, could be assigned to assist him with this factual information. The Chief Constable suggested that the Committee concur that the Architects investigate several possibilities in this study, i.e. the retention of the present 312 Main Street, plus an addition to the East, or a new building on the City owned lands to the East and renovations for commercial use of 312 Main Street or the staging of a new and renovated scheme, etc.

The Committee noted that this information would also be useful in preparing for the next five year plan which is anticipated will be presented to the Voters during December, 1974, as part of the City's general election so that funds could be provided in the 1975 - 80 - 5 year plan.

The Chief Constable advised that the communications and information study and implementation was a very high priority within his department and he wished to have this priority adhered to.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Provincial Courts Building (cont'd)

As a result of this meeting and discussion, your Committee,

RECOMMENDS:

THAT Council authorize the provision of funds, for a space requirement study of the Vancouver Police Department by Harrison, Plavsic & Kiss in close consultation with the Chief Constable, such study to investigate and advise on the cost and space requirements after analysis of an adequate building to house the Vancouver City Police Department, the Coroner's Courts, the Morgue and City Analyst, and this building to have provision for expansion.

FURTHER THAT Harrison, Plavsic & Kiss prepare a separate report, before the major report on the costs of renovation to 312 Main Street to provide space for the Vancouver City Police Department during planning and construction of a new facility, if so approved by Council.

FURTHER THAT such funds be provided from Account Code No. 445/7901 in an amount not to exceed $10,000.00 without the further approval of Council. "

After considering the foregoing report it was,

MOVED by Ald. Rankin,
THAT Council authorize the provision of funds for a space requirement study of the Vancouver Police Department by a Program Consultant (to be appointed by the Board of Administration), in close consultation with Harrison, Plavsic & Kiss, Architects, the Chief Constable and other civic officials involved, such study to investigate and advise on the cost and space requirements after analysis of an adequate building to house the Vancouver City Police Department, the Coroner's Courts, the Morgue and City Analyst, and this building to have provision for expansion;

FURTHER THAT a separate report be prepared by the consultants before the major report on the costs of renovation to 312 Main Street to provide space for the Vancouver City Police Department during planning and construction of a new facility, if so approved by Council;

AND FURTHER THAT such funds be provided from Account Code No. 445/7901 in an amount not to exceed $10,000.00.

- CARRIED UNANIMOUSLY

SPECIAL COUNCIL MEETING

At the request of the Corporation Counsel the Deputy Mayor advised that it was necessary to call a Special Meeting of the Council for Thursday, October 25, 1973, at 1:30 p.m., to consider the result of the Plebiscite on the property adjacent to Stanley Park.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.
- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:30 p.m., to reconvene at 7:30 p.m. in open session in the Council Chamber.

The Council reconvened at approximately 7:30 p.m., Deputy Mayor Alderman Gibson in the Chair and the following members present:

PRESENT: Deputy Mayor, Alderman Gibson
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Linnell (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

Crossing: Cassiar Street from 401 Highway

The Council received a delegation, and a brief, from Mrs. Distefano representing the 401 Committee with respect to the traffic problems in the 401 Highway/Cassiar Street area. Mrs. Distefano, with the aid of sketches, proposed an overpass over Cassiar Street and requested the following steps be taken immediately as interim measures.

(1) The timing of the pedestrian crossing light must be lengthened.

(2) The crosswalk and pedestrian push light must be coordinated.

(3) Flasher amber lights should be placed at least a block before the crossing to slow down south bound motorists.

(4) Pedestrian and school crossing signs must be erected and 20 mile speed zones around Rupert Park established.

(5) Arranging for improvements of the present overpass so people can climb it on slippery and icy days.

MOVED by Ald. Bowers,
THAT approval in principle be given to the interim measures proposed by the delegation, and listed above, and the City Engineer report back to Council as soon as possible on implementation of these measures.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the Council approve in principle the completion of an overpass over Cassiar Street in the 401 Highway area and the City Engineer report back to Council on the costs and other relevant factors.

- CARRIED

(Aldermen Bowers, Hardwick, Massey and Pendakur voted against the motion)

ADANAC PLANNING ADVISORY COMMITTEE

With the agreement of the Council, Mrs. Mitchell representing the Adanac Planning Advisory Committee spoke and requested permission to occupy a City lot with a trailer to be used as a Planning Office for the organization. It was explained that such use would contravene the Zoning By-law as the lot in question, which is situated at the Southeast corner of Napier and Kootenay Streets, is in an RS-1 Zoning area.

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Adanac Planning Advisory Committee (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the Corporation Counsel be requested to report on the interim use by the Adanac Planning Advisory Committee of this location to permit a trailer to be used as office space on the lot in question.

- CARRIED UNANIMOUSLY

2. Delegation: Canadians for Democracy in Chile

The Council received a delegation from the Canadians for Democracy in Chile organization requesting support in asking the Federal Government to withdraw its recognition of the military junta in Chile and obtain public opinion in respect to the overthrow of democracy in Chile.

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the submission be received and no further action be taken.

AMENDED SEE PAGE 202

- CARRIED UNANIMOUSLY

BY-LAWS

1. By-law to divert a portion of the moneys borrowed under By-law No. 4545 to be used in carpeting, furnishing and equipping the Mount Pleasant Branch Library

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

2. By-law to authorize the issue of a debenture in the amount of $200,108.00 in lawful money of Canada for the objects set out in Schedule 'B'.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

3. By law to authorize the issue of a debenture in the amount of $128,793.00 in lawful money of Canada for the objects set out in Schedule 'B'.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. By-law to authorize the issue of a debenture in the amount of $469,495.00 in lawful money of Canada for the objects set out in Schedule 'A'.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

5. By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $2,000,000.00 in lawful money of Canada for the objects set out in Schedule 'C'.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

6. By-law to contract a debt by the issue and sale of debentures in the aggregate principal amount of $4,000,000.00 in lawful money of Canada for the objects set out in Schedule 'B'.

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

Allocation of Land for Highway Purposes
Subdivision, Musqueam Indian Reserve No. 2

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT WHEREAS Her Majesty the Queen in Right of Canada as represented by the Minister of Indian and Northern Affairs, has by Letters Patent dated the 17th day of May, 1973, granted to the City of Vancouver for highway purposes for such period of time as the said lands are used for public road purposes, the following described lands:

That portion of Parcel "A" (Reference Plan 8363) except that portion included in Reference Plan 8685 and Plan 12172 of Musqueam Indian Reserve No. 2 shown outlined in red on a plan sworn to by Peter Aplin, B.C.L.S., on the 7th day of April, 1972. (designated road on Reference Plan 11820)

cont'd....

MOTIONS (cont'd)

Allocation of Land for
Highway Purposes (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be and the same are hereby accepted and allocated for highway purposes and declared to form and constitute a portion of highway.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Point Grey Road Properties

referred to information he had been given that notices to vacate had been issued by city officials to residents of property in the Point Grey Road area in connection with acquisition and possible demolition of properties.

In view of the housing situation and because some of the residents are elderly, the Alderman requested that a report be submitted by the Supervisor of Property and Insurance on the houses and the number of people involved, and information on when the demolitions will take place.

The Deputy Mayor so directed.

The Council adjourned at approximately 8:50 p.m.

***

The foregoing are Minutes of the Regular Council meeting of October 23, 1973, adopted after amendment, on October 30, 1973.

A. Phillips
MAYOR

B. N. Lee
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane North of 15th Avenue, East of Prince Edward Street, Block 133, D.L. 264A - Mount Saint Joseph Hospital

The City Engineer reports as follows:

"The Greater Vancouver Regional Hospital District has acquired Lots 13 to 18, Block 133, D.L. 264A for the extension of Mount Saint Joseph Hospital which is a public hospital. The extension of the hospital requires the closing of the lane which lies between hospital lands and is surplus to the City's highway requirements.

The City in the past has conveyed closed highway to hospitals for the nominal sum of one dollar with the restriction that the highway be used for hospital purposes only. This constitutes a grant from the City of the value of the lane. In the event that the highway is no longer used for hospital purposes, it shall again be dedicated to the City at no cost.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF6729 be closed, stopped up and conveyed to the Greater Vancouver Regional Hospital District subject to the following conditions:

(a) The closed lane be conveyed for the nominal sum of one dollar.

(b) The applicant to arrange for the closed lane and the District's property to be consolidated to form one site by subdivision plan.

(c) The applicant to arrange with B.C. Hydro and Power Authority for the removal of the gas main and the rerouting of power lines in the closed lane."

Your Board RECOMMENDS that the foregoing be approved.

2. False Creek Purchase of Sewer Pumping Station

The City Engineer reports as follows:

"We have reviewed the anticipated requirements for sewage facilities in Area 6 of False Creek, and have concluded that we can replace an existing 25-year old pumping station, which is in relatively poor condition, with a new station which will have sufficient capacity for some future development. By coincidence, the station which we require is identical to one for which tenders were called at the end of 1971. The supplier of that pumping station has been contacted, and he has advised us that he is prepared to supply another station at the price bid in 1971. We wish to take advantage of this offer for the following reasons:

a. Tendering and evaluation time can be eliminated; this may be a major advantage in expediting progress on the False Creek project.

b. Duplication of an existing station provides major spare parts and service advantages.

c. We avoid the effect of inflation over the intervening period.

In view of the advantages outlined above, it is desirable to purchase this pumping station directly without further tenders.

The City Engineer RECOMMENDS that Council authorize the purchase of a pumping station from Ecodyne Limited, Smith and Loveless Division, at a total cost of $27,880.02, including 5% B.C. sales tax, as per tender no. 37-71-10."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 152

HARBOURS & PARKS MATTERS

INFORMATION:

1. North Fraser Harbour Commissioners - 1972 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31st, 1972, have been received and a copy is available in the Director of Finance's Office.

The operating surplus for the year 1972 is reported as $19,462 which along with 1972 investment earnings of $21,542, has been added to the Reserve for Future Harbour Development.

This Reserve amounted to $364,295 at December 31, 1972.

The Reserve for Ice Breaking and Emergencies was established several years ago at $150,000 and remains at that amount as at December 31, 1972.

Section 16 of the Fraser Harbour Commissioners' Act provides that any surplus profits shall be divided equally amongst the Municipalities of Richmond, Burnaby and the City of Vancouver.

However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year, and the balance of the earnings remaining unexpended at December 31st, 1972 is represented by the Reserve for Ice Breaking and Emergencies $150,000 and the Reserve for Harbour Development $364,295 as noted above.

Last year Council approved the following resolution:

"MOVED
THAT the North Fraser Harbour Commissioners be advised the Vancouver City Council expects any surpluses on hand at the time that body is replaced by some other authority, to be distributed to the three municipalities as provided for in the North Fraser Harbour Commissioners' Act."

Council is advised that there have been no legislative changes affecting the North Fraser Harbour Commissioners. During 1971 the Vancouver Port Authority came into being as an organizational change within the existing legislation respecting the National Harbours Board, and this does not appear to have changed the status of the North Harbour Commissioners which comes under its own Federal Act."

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 152

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Lodge for Single People
(Similar to Oppenheimer Lodge)

The Director of Planning & Civic Development reports as follows:

"A. INTRODUCTION

Council, on May 15, 1973 adopted the following recommendation of the Standing Committee on Housing of May 1, 1973:

> 'RECOMMENDS that City Council authorize its Standing Committee on Housing to investigate possibilities of development in the Skid Road Area of a further public housing project similar to Oppenheimer Lodge (FP 19). Development of the proposed project to be on the usual Federal-Provincial-Municipal cost sharing basis for such projects with the City acquiring land for same.'

A previous Council resolution calling for a similar facility was conveyed to representatives of the senior governments who had advised that they wished to await operating experience from Oppenheimer Lodge before embarking on a further project. Subsequent to the May 15 resolution, Council authorized the assembly of two sites in the Downtown East Side area:

Site 'A' - South side of Cordova Street between Gore and Dunlevy Avenues (for an approximately 75 unit facility for single men; site size 140.5' x 122').

Site 'B' - North side of Cordova Street between Jackson and Princess Avenues (for a second Lodge similar to Oppenheimer Lodge; site size 100' x 122'; this is on the north side of the street, one block east of Oppenheimer Lodge).

Now that site acquisition is in process and final dimensions of the site can be predicted, a formal resolution of Council requesting the senior governments to provide the second lodge for single people is required.

B. FORM AND CONTENT OF THE BUILDING

The form and content of Oppenheimer Lodge were developed after a long period of investigation and consultation. However, there is, as yet, no operating experience available to suggest possible improvements. Similarly, the form and content of the 75-unit building for single men has been developed through extensive discussion in a Steering Committee composed of representatives from Downtown East Side organizations, Central Mortgage and Housing Corporation, the Province, the Greater Vancouver Regional District Housing Department and the City Departments of Planning and Civic Development, Social Planning, Health and Welfare and Rehabilitation. Some variations from the Committee's recommendation may be developed as architectural studies proceed.

Time has to be allowed for applications for housing to proceed through the various levels of government and, with this in mind, it is RECOMMENDED that general requirements, as outlined in this report, be approved. As the design work proceeds, experience from Oppeneheimer Lodge can be drawn on and some modifications made if required.

The following guidelines are, therefore, RECOMMENDED:-

(1) General

The building should be designed to be appropriate to its urban setting close to the eastern side of the downtown area.

(2) Occupancy

Occupancy should be planned for single people.

cont'd....

Clause No. 1 continued

(3) Number of Units

A precise number of units cannot be given until design studies have established an optimum number. At this time, it is recommended that the building should provide the maximum number of units possible, consistent with the constraints of maximum height, adequate day lighting and general amenity and provision of communal facilities.

(4) Height

The height of the building should be generally in scale with existing and proposed institutional and residential buildings in the area. This indicates a height not exceeding four storeys.

(5) Accommodation to be included

(a) Housekeeping Units

Housekeeping units for single occupancy with individual toilet facilities generally similar to the arrangements in Oppenheimer Lodge.

(b) Other Facilities

(i) Communal Facilities - main lounge and possibly other small lounge areas, games room, workshop, and areas with facilities to allow residents to prepare hot drinks.

(ii) Grouped Toilet Facilities - the scale of provision of these facilities, which may be required in addition to those provided for the individual units, should be related to City By-laws and other applicable requirements.

(iii) Accommodation for visiting medical, health and social service workers.

(iv) Laundry Facilities.

(v) Storage Facilities.

(vi) Furniture and Equipment - furniture (including beds, chests, sofas, tables and chairs) to be provided to the scale recognized by Central Mortgage and Housing Corporation and all furnishings to meet the requirements of the City Health and Fire Departments.

(vii) Off-street Parking and Loading - Off-street parking and loading facilities adequate to serve the intended use to be provided.

C. ZONING

The site is presently zoned M-2, heavy industrial district. It has been for some time the Planning Department's view that the most appropriate uses in the greater part of the area north of Hastings Street and east of Main Street to Heatley Avenue are institutional and certain kinds of residential and commercial uses, rather than industrial. More specific proposals for the long-term zoning of this area will follow through the work now proceeding on planning for the city outside the Central Business District.

There is, at present, an anomaly in the Zoning and Development By-law which allows a building of this kind, if provided by a charitable institution, but does not permit such use if the same kind of building is provided as Federal-Provincial public housing. In the case of Oppenheimer Lodge, it was found necessary to obtain (CD-1) Comprehensive Development District zoning. A later report on the zoning aspect, seeking Council's instructions for the Director of Planning to apply for rezoning if required, will be submitted if the project is approved by the senior governments.

cont'd....

Clause No. 1 continued

D. PROCEDURE FOR ADVANCING THIS PROJECT

In the past, particularly with special purpose public housing projects, the work of co-ordinating the various activities required has been undertaken by the Planning Department, with design investigation by Central Mortgage and Housing Corporation. Council, by resolution of August 28, 1973, has requested the Greater Vancouver Regional District to assume the responsibility of public housing projects from preliminary design through to completion of construction.

The new procedure should continue to provide for the participation of potential residents, and other interested groups, as in the case of other public housing. It is, therefore, RECOMMENDED that the Director of Planning and Civic Development and the Director of Social Planning, in consultation with representatives of Downtown East Side organizations, the Greater Vancouver Regional District, the Province and Central Mortgage and Housing Corporation, work out details of this phase of the work.

E. RECOMMENDATIONS

It is RECOMMENDED that:

(a) The City request the Province and Central Mortgage and Housing Corporation to provide through either Section 40, or Section 43, of the National Housing Act a residence for single people on Lots 25 to 28; Block 53, D.L. 196.

(b) The form, character of the building and accommodation to be included to be generally as outlined in this report.

(c) The site to be purchased from the City by the federal-provincial partnership, or the Province, at the City's cost of acquisition, including costs of demolition and registration costs.

(d) Arrangements be made for participation by potential residents and organizations from the Downtown East Side area.

(e) The Greater Vancouver Regional District be requested to confirm its acceptance of this project as part of the District's stock of public housing."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

FINANCE MATTERS

RECOMMENDATION

1. Vancouver Public Library Maintenance Branch
Air Conditioning Equipment

Your Board has received the following report from the Director of Finance and the Director of Permits & Licenses:

"The Vancouver Public Library has requested that necessary funds be provided to replace the compressor motor that operates the refrigeration unit in the air-conditioning equipment in the Central Library. The Assistant Director, Construction and Maintenance, reports that replacement parts for the motor are no longer available and would have to be custom-machined. It is not economically feasible to expend funds for this type of repair on a motor that has virtually outlived its useful life. He recommends that a new motor be installed at a cost of approximately $2760.00 and I endorse this recommendation.

The Comptroller of Accounts advises that the funding is available from within the Contingency Reserve."

Your Board RECOMMENDS that Council approve the above recommendation.

CONSIDERATION

2. Vancouver Business and Professional
Women's Club -- Request for Dinner

The City Clerk reports as follows:

"A letter dated October 12, 1973 from the Vancouver Business and Professional Women's Club on behalf of the 1974 Convention Committee, Canadian Federation of Business and Professional Women's Clubs was received in this office. They advise that the Canadian Federation of Business and Professional Women's Clubs will be holding its 24th bi-annual convention at the Hotel Vancouver, July 22 to July 26, 1974 and are requesting the City consider hosting a dinner one evening during their convention. They are expecting approximately 500 - 600 visitors from all parts of Canada for this convention.

The Canadian Federation of Business and Professional Women's Clubs is a non-profit organization established under Federal Charter in July 1930. Principal objectives they have worked for over the years are repeal of policies and laws that discriminate against women, enactment and implementation of Federal and Provincial Laws providing equal pay for equal work, the appointment of qualified women to policy making, administrative and judicial commissions and boards of Government, elimination of discrimination against women in career opportunities, employment benefits and education.

cont'd ....

Clause No. 2 (cont'd)

Council has dealt with similar requests as follows:

Aug. 14/73	Law Enforcement and Criminal Justice Analysts	Civic Luncheon	approved (not to exceed $180)
Mar. 6/73	Canadian Physiotherapy Association	Luncheon during Conference	not approved
Mar. 6/73	French Language Weekly Newspaper Association	Luncheon during Conference	not approved"

Your Board submits the foregoing report for Council's CONSIDERATION.

3. Youth Health Services
Request for Additional Staff

The Medical Health Officer reports as follows:

"The Vancouver City Health Department was able to establish a Youth Health Service (totally funded by a Federal Health Grant) in the summer of 1971.

The Youth Health Service Project was due to operate from these funds to January, 1974.

On March 29, 1973 it was reported that the project could not meet demands for service and recommended the establishment of a second clinic in the summer of 1973, well before the expiration of the Federal funding. In this way the service demands on a two clinic operation were to be assessed by Fall, 1973 so that the scale and funding could be determined prior to termination of Federal funds.

Council approved funds for a mobile clinic ($25,500) and additional operating funds on the basis that:

a. physician costs be borne by the Medicare Commission.
b. that equipment and supplies be provided by the Province of British Columbia.
c. that two clerical and two nursing positions be funded by the Province of British Columbia. (One nurse from July 1, 1973 and one from February 1, 1974.)

All the foregoing negotiations with the Province of British Columbia were concluded successfully May 31, 1973.

Two complications have hindered the implementation of the foregoing plan:

1. A site for the second (mobile) clinic could not be secured. In addition the new Building Code adopted September 1, 1973 delayed design specifications being prepared for tender.

2. Service demands prior to establishment of the second clinic will exhaust Federal funds by October 31, 1973 with the exception of monies reserved for one Nursing position to January 31, 1974.

A site has now been located and arrangements for occupation tentatively approved. Calls for tender will be made upon finalization of location. In order to maintain service it is essential that a number of staff due to be terminated October 31, 1973 be retained to augment the permanent Provincially funded staff. This proposed staffing (funded both by the Province of British Columbia and the City of Vancouver) operating out of one clinic will make possible a basic minimum service at a level demonstrated necessary by the Federally funded project.

A graphic explanation of staffing levels from July 1, 1971 is illustrated on Exhibit "A".

cont'd ....

Clause No. 3 (cont'd)

The Budgetary requirements for the foregoing recommended staff schedule is as follows:

		Nov.1/Dec/31 1973	Jan. - Dec. 1974
I.	STAFF		
	1. Public Health Nurse I (position 3)	$ 1,624	$ 9,744
	2. Nutritionist I ½ time (position 8)	1,080	6,480
	3. Dentist I 2 - 3 sessions/week (position 9) (2 sessions + 1 additional session/week June - August)	768	4,608
	4. Dental Assistant I (position 10) (2 sessions + 1 additional session/week June - August)	173	1,038
	5. Counsellor ½ time (position 11)	920	5,520
II.	Fringe benefits for position 3 at 11%) Fringe benefits for position 10 at 8%)	193	1,160
III.	Car Allowance for positions 1,2, and 3 at $30 per month	180	1,080
IV.	Rent	870	435
V.	Drugs	500	750
VI.	Utilities, Janitorial Services, etc.	425	2,550
	TOTALS	$ 6,733	$ 33,365
	Less funds approved by City Council April, 1973	2,200	
	Additional Cost to City	$ 4,533	

All the foregoing temporary positions have been previously classified by the Personnel Director and approved by the respective Unions.

The funds required to maintain the present prefabricated unit (rental at $435.00 per month) until January 31, 1974 will be: 1973 $870
1974 $435.

The maintenance of this facility will be covered by funds already approved by Council April, 1973.

Your Medical Health Officer recommends that:

1. The following positions be established on a permanent basis:

   Public Health Nurse I, full time
   Nutritionist I, half time
   Dentist I, part time
   Dental Assistant I, part time
   Counsellor, half time.

2. Funds in the amount of $4,533 be provided (the Comptroller of Accounts advises that these funds can be provided in the 1973 Contingency Reserve).

3. That the cost indicated above for 1974 be approved in advance of the 1974 Revenue Budget."

Since this report requests continuation of a programme originally funded by the Federal Government, your Board submits the report for the CONSIDERATION of Council.

4. 1974 Charter Amendments

The Corporation Counsel reports as follows:

"During the course of the year I have received various suggestions from both Council and staff as to proposed amendments to the Charter. Some amendments have already been approved by Council. The following list comprises the suggestions which might form the basis of an application to the Private Bills Committee:

I. ITEMS PREVIOUSLY APPROVED BY COUNCIL

(1) Earlier this year Council approved action to seek an amendment incorporating the same provisions as are contained in the Municipal Act with respect to Heritage Advisory Boards.

(2) Council earlier approved an application for a Charter Amendment to provide for semi-annual or other periods for tax billings and payments.

(3) Council has approved an amendment to section 306(i) as recommended by the Housing Committee to require improvements in the standards of accommodation available in dwellings and for providing that failure to comply would permit the City to do the work with costs to the person responsible.

(4) Council has also approved the necessary amendments to advance nomination day and election day, and to provide for the identity of party affiliation on the ballot and the removal of the corporate vote.

II. ITEMS RAISED BY COUNCIL BUT NOT FINALLY DISPOSED OF

(1) During the course of the year Council considered obtaining an amendment to allow horse racing on Sundays, but no decision was made.

(2) On February 28th, 1973, the Park Board requested that the word "Public" be deleted from the Board's official title. Council has made no decision on this request.

(3) A request was received from the Vancouver Athletic Commission that an amendment be obtained to provide that the appointment of members should be for two years, the same as for the City Council.

(4) The Finance and Administration Committee requested that consideration be given to amending the Charter provision regarding the keeping of properties in a neat and tidy condition so that upon failure to do so the City could move in and do the work and charge the cost to the owner or add the cost to the tax roll.

(5) In July of this year Council considered and agreed in principle to the suggestion of a cash payment in lieu of provision of off-street parking. Details of this have not yet been finalized for Charter Amendment purposes.

cont'd ....

Clause No. 4 (cont'd)

III. ITEMS RAISED BY STAFF

(1) Items raised by City Engineer

(a) It is suggested that the cost of work done prior to undertaking the local improvement project should be included in that project; e.g., the Champlain Heights walks and lighting for a new school had to be done before it was legally possible to advance local improvement procedures. The form of the amendment will require study.

(b) It has been suggested that a special-grounds provision regarding street lighting should be extended to include lane lighting which is carried out in a somewhat different manner.

(2) Items raised by Director of Planning and Civic Development

(a) Historic Areas: It is suggested that there should be some form of tax relief to encourage an owner to delay demolition so as to enable Council to decide whether to designate a site as a historic site or not.

(b) Transference of Development Rights: This suggestion comes forward as a result of the attempts during the Christ Church Cathedral discussions to allow development rights to be transferred from an owner to an adjacent owner.

(c) Power to Control Urban Design: In view of the establishment of the Urban Design Panel there should be clear legislation authorizing its establishment and prescribing the powers which it may exercise.

(3) Item raised by Director of Finance

External Auditors: It is recommended that extensive changes be sought with respect to the appointment and responsibilities of the external auditors. These proposals align very closely with the Municipal Act. The changes are not too substantive, but would tend to delineate and clarify the responsibilities.

(4) Item raised by Assessment Commissioner

The Assessment Commissioner suggested that the newspaper advertising, when required to carry out initiative projects, involves an annual expenditure of approximately $15,000.00. This advertising is in addition to the Notices sent to the owners affected by the project. He suggests that since he does not receive any enquiries as a result of the newspaper publication, it would appear to be superfluous to local improvement procedure.

(5) Items raised by Police Commission

(a) The Police Commission, upon being advised that the B.C. Bar Association, at its annual meeting, recommended that it be in the public interest that cities and municipalities should be responsible for the tortious acts of police officers, recommends that a Charter Amendment be obtained to this effect.

Clause No. 4 (cont'd)

(b) The Police Commission also felt that there should be some form of Charter Amendment to authorize the retention of outside counsel if approved by the Commission for police officers charged with an offence arising out of the performance of their duties.

IV. ITEM RAISED BY THE MAYOR

Parks on Local Improvements: The Mayor has suggested that perhaps the provision of parks should be raised as another item to be included in the "special grounds" procedure of the local improvement procedure.

The foregoing matters are submitted for the consideration of and final decision by Council.

Finally, as a result of the plebiscite to be held on October 24th, it may be necessary to draft further amendments, and specifically further amendments will be needed with respect to hospital voting. These are wholly within the jurisdiction of the City Clerk and because of the plebiscite are not being included in this report. It is intended that a supplementary report will be submitted in approximately two weeks' time."

YOUR BOARD submits the foregoing report for the consideration of Council.

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PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence

The Director of Permits and Licenses reports as follows:

"By letter dated August 1, 1973 His Excellency The Governor General In Council on the recommendation of the Minister of National Health and Welfare has appointed Mrs. Adeline I. Derby, Plan Checking Assistant I, to be a member of the Canada Pension Plan Advisory Committee. The appointment is for a term of two years effective October 12, 1973.

The eleventh meeting of the Advisory Committee is to be held in Ottawa, Ontario, November 8th and 9th, 1973 and Mrs. Derby will be provided with a per diem rate for the two days. She has therefore requested two days leave of absence without pay.

In order to arrive at her destination Mrs. Derby will be required to be absent from the City on November 7th, 1973 and has requested the consideration of the City for a leave of absence with pay for this day.

Mrs. Adeline Derby joined the Building Department in February 1959 and when that Department came under the auspices of the Department of Permits and Licenses in February 1967 she was also transferred. During this period Mrs. Derby has been active in a number of community and union activities in the City.

The Director of Personnel Services advises that there are no provisions in the personnel regulations to cover leave of absence as requested by Mrs. Derby.

In the event that City Council gives this matter favourable consideration it will be possible to reallocate a number of her duties for the short time involved

The request for one days leave of absence with pay (November 7th, 1973) and two days leave of absence without pay (November 8th and 9th, 1973) to permit the attendance of Mrs. Adeline I. Derby to attend the Canada Pension Plan Advisory Committee, is submitted to City Council for Consideration."

Your Board submits the foregoing report of the Director of Permits and Licenses for Council Consideration.

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A-9

PROPERTY MATTERS

RECOMMENDATION

1. Rent Review: Larwill Park

The Supervisor of Property & Insurance reports as follows:

"Larwill Park, Block 48, D.L. 541, bounded by Dunsmuir, Beatty Georgia and Cambie Streets was leased to B.C. Hydro & Power Authority for ten years from January 1, 1969. B.C. Hydro has the option to renew for a further ten-year period. The buildings and improvements had reverted to the City and the lease agreement provided for the following rental:

For the Period January 1, 1969 to December 31, 1973

7% of $808,498.00 (Agreed market value of land in 1969)	$56,594.86 per annum
7% of $258,244.00 (Agreed market value of improvements in 1969)	$18,077.08 per annum
	$74,671.94 per annum

PLUS
Taxes on land & improvements as if levied.

The lease requires that the rental be reviewed for the period January 1, 1974 to December 31, 1978, (and every 5 years thereafter), and that B. C. Hydro and the City negotiate to establish the rental based on the following formula:-

7% of the Agreed Market Value of the Land

7% of $219,949.00 (Agreed market value of improvements as of January 1, 1974)

PLUS

Taxes on land & improvements as if levied.

Negotiations with B. C. Hydro have resulted in the following recommended settlement:-

7% of $2,500,000.00 (Agreed value of land for rent calculation)	$175,000.00 per annum
7% of $219,949.00	$ 15,396.43 per annum
	$190,396.43 per annum

PLUS

Taxes on lands & improvements as if levied.

The Supervisor of Property and Insurance is of the opinion that the proposed rental is realistic.

cont'd.....

Clause #1 continued:

RECOMMENDED:

That the rental payable by B. C. Hydro for the period January 1, 1974 to December 31, 1978 be increased to $190,396.43 per annum plus taxes on land and improvements as if levied."

Your Board

submits the foregoing Recommendation of the Supervisor of Property and Insurance to Council for RECOMMENDATION.

2. Establishment of Land for Highway Purposes:
Subdivision, Musqueum Indian Reserve No. 2

The Supervisor of Property and Insurance reports as follows:-

"By agreement dated 4th July, 1970, made between the City of Vancouver and the Minister of Indian Affairs and Northern Development on behalf of the Musqueum Indian Band, the Crown agreed to grant to the City by Letters Patent a certain portion of Parcel "A" (Reference Plan 8363) except that portion included in Reference Plan 8685 and Plan 12172 of Musqueum Indian Reserve No. 2, lying within the Salish Subdivision, for use for street and public road purposes.

The Letters Patent with respect to the road system have been received and deposited in the Land Registry Office. It now remains for these portions to be formally established for highway purposes and it is therefore,

RECOMMENDED that that portion of Parcel "A" (Reference Plan 8363) except that portion included in Reference Plan 8685 and Plan 12172 of Musqueum Indian Reserve No. 2 shown outlined in red on a plan sworn to by Peter Alpin, B.C.L.S. on the 7th day of April, 1972, be established as highway and that the formal resolution establishing the same be passed by Council.

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

CONSIDERATION

3. Sale of Lot D, D.L. 538
Situated 4th Avenue and Wallace Street:
Provincial Government

The Supervisor of Property and Insurance reports as follows:-

"City Council on July 3, 1973 approved the sale of the above mentioned property to the Provincial Government for $650,000.00 subject to certain conditions. One of these conditions was that the purchaser is to pay an amount in lieu of Municipal taxes and other municipal levies.

In a letter dated August 13, 1973, Norman Levi, Acting Minister of Municipal Affairs stated that the Province, under the Municipalities Aid Act would pay only the equivalent of 15 mills until such time as the property is developed and then the Province would pay full taxes.

cont'd.....

Clause #3 Continued:

It is City Policy when selling City owned property to charge an amount equal to local improvement and General and School Taxes and other charges on the said land as if levied for the current year. It should be pointed out that on all other sales to the Provincial Government, they have paid the full taxes (e.g. Strathcona Residential lots). The Law Department agrees that the Province should pay full taxes for the first year, the same as private individuals when they buy City land.

This matter is put before City Council for consideration as to whether or not Council wishes to confirm the original conditions as approved on July 3, 1973, which are our normal sale conditions, or agree to the counter offer of the Acting Minister of Municipal Affairs.

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

A meeting of the Standing Committee of Council on Community Development was held in No. 2 Committee Room, City Hall, on Thursday, October 4, 1973, at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Marzari
Alderman Harcourt
Alderman Rankin

CLERK: M. James

The minutes of the meeting of September 25, 1973, were adopted as circulated.

INFORMATION

1. Champlain Heights - Areas E & F

The Clerk, at the request of the Chairman, advised the Committee Members of the arrangements that had been made for the public meeting to be held in Killarney Secondary School, Wednesday, October 17, 1973, at 7:30 p.m.

Through the assistance of the Contact Centre operating in the area, six thousand notices of meeting had been distributed through the public school system, and arrangements were made for the mailing of copies of the Director of Planning's report in advance of the meeting to all persons requesting it.

The Committee RESOLVED

THAT the actions of the Clerk be approved.

2. Liquor License Applicant - Rohan's Rockpile Ltd.

Under date of September 24, 1973, the Liquor Board referred the application for a dining lounge license (with cabaret extension) to this Committee for review. The premises are at 2723 West 4th Avenue.

Also before the Committee was a letter from Mr. F. Xavier, President of Rohan's Rockpile Ltd., the applicant.

The Chief License Inspector had, on behalf of the Committee made an inspection of the physical premises, and advised that the premises were located on a site which had been licensed for many years as a public hall used for catering to private functions. The premises had suffered severe fire damage this year and had been reconstructed.

Under the regulations for the license applied for, a cabaret dining lounge would be allowed to operate to 2p.m. Monday to Friday and 1 p.m. on Saturdays.

There is no record of a permanent liquor license ever having been issued to these premises. Mr. Xavier advised that it was his proposal to operate the premises as nearly as possible to the style of operation commonly referred to as "neighbourhood pub".

After further consideration the Committee RESOLVED

THAT further consideration of this matter be deferred and in the interim the Clerk be instructed to contact community groups in the area, advising them of this application and asking them to reply if they have comments within three weeks.

3. Fraser River Lands - Angus to Barnard Streets South of Marine Drive

The Chairman advised that he had discussed the Committee's further consideration of this topic with the Chairman of the Waterfront and Environment Committee and had agreed with the request of that Committee to take no further action until that Committee had finalized its study of that portion of the north arm of the Fraser River.

The Committee RESOLVED

THAT no further discussion and consideration re this matter take place until the study of the north arm of the Fraser River being conducted by the Standing Committee of Council on Waterfront and Environment is completed.

4. Charles-Adanac Planning - Progress Report

Previously Alderman Harcourt had been appointed by the Committee to liaison between the Committee and community groups to further the planning actions of this particular area of the study.

Alderman Harcourt reported orally and submitted for further information memoranda he had received from the Planning and Civic Development Department dated August 27, and August 1, 1973.

Also submitted to the Committee was a memorandum dated September 24, 1973, which set out nine points of concern to the Adanac (Citizens') Planning Committee.

Of major concern to all parties involved was the final termination by the Provincial Government of the connector between Highway 401 and the south ramp of the Second Narrows Bridge. All agreed that this piece of action was vital prior to further planning in this area, as the location of the alignment would have to be taken into consideration in some way in any scheme proposed for the planning of the area.

It was noted also that not only was the actual physical planning of the area being retarded by the lack of knowledge of the alignment, but that many other aspects of the community's renewal were also being held in abeyance, i.e. NIP Area Project, Community Development Corporation, Housing Commission, etc.

After further discussion it was RESOLVED

THAT the present status of the report re alignment of the connector between Highway 401 and the south ramp of the Second Narrows Bridge be sought from the Provincial Government.

The meeting adjourned at approximately 4:50 p.m.

* * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 11, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 10:00 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari

COMMITTEE CLERK: M. Kinsella

There being no quorum present, Alderman Rankin and Alderman Marzari submit the following recommendations to Council:

RECOMMENDATION

1. Recreational, Educational, and Skill Development Programme for Residents of Public Housing

At its meeting of August 30, 1973, your Committee considered the attached brief from the Recreation and Skill Development Programme Task Force, Vancouver & District Public Housing Tenants Association. At that time, it was resolved that discussion of this matter be deferred to a special meeting of the Committee and that appropriate representatives of the Vancouver & District Public Housing Tenants Association, Board of Parks & Recreation, School Board and Social Planning Department be invited to attend.

Representatives of the foregoing departments were present at the meeting today, as well as representatives from the Provincial Department of Labour, Canada Manpower and Immigration, B.C. Housing Management Commission.

Mrs. F. Huot, representing the Recreation Task Force, stated that the Minister of Human Resources has given an undertaking to fund two workers for 90 days, contingent upon the City of Vancouver funding one other worker on a matching salary basis. The Task Force proposed to utilize these workers to determine facilities available, establish liaison with various Boards and Agencies, set up programmes, and conduct some pilot programmes. The Task Force submitted job descriptions for the three positions -- Co-ordinator, Recreation and Skill Development. These job descriptions will be forwarded to the Minister of Human Resources for salary determination. Mrs. Huot also stated that the Task Force would like to establish three centres all located outside the actual public housing projects, perhaps in adjacent schools where space is available.

Your Committee and representatives of the Task Force discussed with others present resources available to enable the programme to be implemented. Commissioner May Brown, Board of Parks & Recreation, suggested that the Task Force explore unstructured recreation rather than trying to break into structured programmes, e.g. team sports. She stated the Parks Board would welcome discussion between the Task Force themselves and Community Centre Presidents and Boards on the Task Force proposals.

Clause No. 1 (cont'd)

Dr. Wormsbecker, Vancouver School Board, raised the possibility of the Task Force using existing school educational training facilities in the evenings or late afternoon. He suggested that representatives of the Task Force contact him to discuss this possibility further.

Mr. J. Cook, representing the Provincial Department of Labour, indicated that there is provision to allow people who do not meet required academic standards for vocational training to be accommodated, but this would need further discussion with his Department.

Representatives of the other Departments and Agencies present also offered to the Task Force any assistance they might require in establishing this programme.

There followed discussion on the advisability of the initial phase being for six months rather than three months as proposed by the Task Force, with the majority of those present favouring a six month period.

RECOMMENDED

A. That Council approve in principle the funding of the salary of one worker for the Recreation and Skill Development Project in Public Housing for a period of six months subject to Provincial Government funding of two other workers for the same length of time;

B. That Council instruct the Director of Social Planning to investigate cost sharing of this position under Canada Assistance Plan;

C. That Council authorize the Chairman of the Standing Committee on Social Services to enter into discussion with the Minister of Human Resources with respect to funding of two positions for a six month period;

D. That Council instruct the Director of Social Planning, in conjunction with the Vancouver & District Public Housing Tenants Association, Recreation and Skill Development Task Force to evaluate this programme with a progress report back to the Committee within three months.

The meeting adjourned at approximately 11:10 a.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 11, 1973 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari

COMMITTEE CLERK: M. Kinsella

There being no quorum present, Alderman Rankin and Alderman Marzari submit the following report to Council:

RECOMMENDATION

1. Grant Request - Toy Library

Representatives of the Toy Library appeared before your Committee in support of their request for a grant of $22,050.00 to enable them to hire a cabinet maker and rent and equip a work shop. The Toy Library is a group of designer-craftsmen who design and make toys which they use in their free toy library operation for the residents of Vancouver. These toys are loaned out to users by a number of branch libraries. In addition, toys are on direct loan to Child Health Clinics, elementary schools, Reach Medical Centre and Vancouver Oral Centre for Deaf Children. The Toy Library is hoping to expand its service to include Community Centres, Neighbourhood Houses, learning assistance centres in schools, Children's Aid Society, Metropolitan Health Units, Child Health Clinics and Hospitals.

Dr. V. Sopina, Senior Psychologist, Vancouver Health Department, appeared before your Committee in support of the Toy Library request. She stated that the Health Department is very impressed with the design and appropriateness of the toys and would be very interested in having more access to these toys for Child Health Clinics, play therapy, etc.

Your Committee suggested to the Toy Library that they seek funding for an additional staff person (this would bring the complement up from 10 to 11 staff positions).

The Director of Social Planning submitted the following report dated September 28, 1973 on this grant request:

"The Toy Library is a good innovative idea which is well executed; staffed by competant dedicated people; is modest in cost and provides a sizeable and defineable social service. (See Appendix A for History and Appendix B for current operating budget).

Specifically, the Toy Library designs and produces safe, quality toys which incorporate both play and learning values. These toys are made available to children from the ages of 2 to 12 years via 12 Vancouver Public Libraries. The toys are re-cycled continually through a library lending programme (also supervised by the Toy Library) which now includes some 1,400 children members. For a large number of these children, this is the only access to the kind of creative play/learning opportunity that more privileged children can enjoy. For all Vancouver children, the Toy Library offers an early, easy and attractive opportunity to become acquainted with the values of a library.

Clause No. 1 (cont'd)

With modest continued funding and some needed equipment, this service can now be extended to community centres, neighbourhood houses and child care clinics and health centres. The Toy Library has a solid base of community support, as well as the enthusiastic support of the Director of the Vancouver Public Library - Mr. M. Jordan; the Director of Vancouver Public Libraries' Childrens' Programme - Mrs. Vatcher and individual local area librarians."

Your Committee

RECOMMENDS

That Council approve the following recommendations of the Director of Social Planning:

A. That Council make strong representation to the LIP Advisory Committee in support of continued Federal funding for the Toy Library;

B. That Council, subject to continued LIP funding, approve a grant of $8,150 to the Toy Library for the purpose of equipping the work shop;

C. That Council instruct the Director of Social Planning to approach the appropriate Provincial Departments for the purpose of establishing continued and permanent Provincial funding for the Toy Library;

D. That Council instruct the Director of Social Planning to approach the Minister of Human Resources with the Toy Library to explore and negotiate the possibility of subsidising the salary of one staff position to the level of $800 per month, plus fringe benefits, as well as payment of a rental supplement to permit the Toy Library to move into larger and more permanent facilities which would accommodate a Toy Library workshop.

(NOTE: LIP funding provides a salary of $400 per month. This $800 per month salary would be to enable the Toy Library to hire an experienced cabinet maker.)

INFORMATION

2. Provision of Multi-Service Facility in the Central & Oliver Hotels

Council on August 28, 1973 authorized the Director of Social Planning to hire a consultant, at a maximum expense of $2,000 to prepare detailed proposals with respect to the multi-service facility.

Your Committee had for consideration today the report of the consultant, Mr. Dillon, on the proposed multi-service facility in the Central & Oliver Hotels. Also submitted for consideration was a letter dated October 10, 1973 from the United Housing Foundation, setting out estimated rental costs to the City for this facility.

Clause No. 2 (cont'd)

Your Committee discussed these submissions with representatives of the United Housing Foundation, Downtown Community Health Society, Health Department and Social Planning Department. Your Committee considered that the material submitted was not sufficiently finalized to enable the Committee to give due consideration to this proposal in order to make recommendations to Council on this matter.

RESOLVED

That the Consultant's report on provision of a multi-purpose facility in the Central & Oliver Hotels, and the letter dated October 10, 1973 from the United Housing Foundation be referred to the Director of Social Planning for evaluation;

FURTHER RESOLVED

That the Director of Social Planning undertake co-ordination of a comprehensive report on the proposed provision of a multi-service facility in the Central & Oliver Hotels for report back to the Committee as soon as possible.

3. Police Department C.P.I.C. System

Alderman Marzari raised the matter of the intended use of the Police Department C.P.I.C. system to distribute information Canada wide on terms of probation of juveniles offenders.

RESOLVED

That the appropriate officials be requested to submit to the Committee as quickly as possible an information report on this matter.

The meeting adjourned at approximately 2:30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

OCTOBER 11, 1973

A meeting of the Standing Committee of Council of Finance and Administration was held in #2 Committee Room, Third Floor, City Hall, on Thursday, October 11, 1973 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Gibson
Alderman Harcourt
Alderman Volrich

CLERK TO THE COMMITTEE: R. Henry

RECOMMENDATION

1. Cultural Grants--Guidelines for 1974.

The Finance and Administration Committee met with the Cultural Advisory Committee on October 4, 1973 to discuss the guidelines for the Cultural Advisory Committee and the matter of cultural grant applications in 1974. At that meeting the Committee had the benefit of a draft report from Mr. Jonathan Baker of the Social Planning Department, who is the liaison member on the Advisory Committee. Mr. Baker's report explained survey of patterns of Municipal funding of the arts and made recommendations for funding the various groups in 1974.

The Committee, this day, considered a memorandum dated October 9, 1973 from Alderman Bowers recommending guidelines for the Cultural Advisory Committee, and after making certain amendments to this memorandum your Committee;

RECOMMENDS:

THAT the following guidelines in dealing with Cultural Grant Applications for 1974 be approved:

"A. GENERAL PROCEDURES

I. The CAC will receive all applications for cultural grants, and will request the city to publicize deadlines and procedures for such applications. Applications received directly by Council will be referred to the CAC.

II. The CAC processes applications, interviews applicants where desirable, and investigates the cultural and financial health of organisations requesting help.

III. The CAC makes recommendations to Council concerning cultural grants, based on all the following criteria:

a) Benefits to: i) Vancouver Audiences (especially to new audiences presently unable to attend performances.)
ii) Vancouver Artists
b) Financial needs of the organisation applying.
c) Artistic excellence of present programs.
d) Overall budget allocation to Cultural grants. (Grants in any one year do not imply a commitment for future years!)

Cultural Grants--Guidelines for 1974, con't

IV. Council decides grants (8 affirmative votes required by Council members in each case). Applicants have the right to appeal recommendations of the CAC by letter or by delegation.

V. Late applications also will be referred to the CAC, and will be scrutinized as above, with the added query on reasons for lateness.

Some contingency reserve should be allowed for such late applications.

VI. In addition to this regular task of assisting Council by screening grant applications, the CAC may at any time make other representations to Council regarding opportunities for advancing the cultural life of the city.

B. 1974 BUDGETTING

I. Museum (1973 Grant: $ 577,774)

CAC should NOT consider this grant at all. The museum is not comparable with other organisations on the list. Council has made a commitment to the Museum Association when they took over the operation, and Council will have to honour it or re-negotiate it.

This grant is so much larger than typical cultural grants; if it is combined with them the temptation is strong to whittle it down in favour of small organisations.

II. Art Gallery (1973 Grant: $ 119,159)

The CAC to give reasoned recommendations to Council concerning the Art Gallery grant request and comment on its program.

However, Council will deal with the Art Gallery directly in terms of Council's undertaking to provide housing and custody for the collections.

An exception might have to be made for any programs carried out in other parts of the city.

III. Major Musical and Theatre Groups

(1973 Grants:	Vancouver Symphony	$ 46,000
	Playhouse Theatre	30,000
	Opera Association	15,000)

Despite the relatively large grants, they form only a tiny percentage of the total budget of these organisations. (See Jonathan Baker's report).

Council will undoubtedly also receive direct representations from backers of these three organisations, and will have other information about them from critical reviews and many sources.

B. 1974 Budgetting, con't

In considering these grants, rental paid to the Queen Elisabeth Theatres is a factor, but there is no commitment for a Council grant to cover the whole of such rent.

IV. Other Organisations (1973 Grants totalling $ 44,000 plus 6,187 for late approvals to date)

Here the CAC is of greatest value in seeking out and evaluating relatively little-known groups, which often can contribute much to the city for a small outlay in assistance. (eg. Vancouver East Cultural Centre).

It is expected that there will be many more such applicants in the coming year.

The CAC would like to make an early start in dealing with these organisations, and would like to make its recommendations within the framework of a total sum budgeted by Council for such purposes.

I suggest that Council agree to allocate from its 1974 budget the sum of $66,800 for grants to small organisations, - as recommended (on Pg. 9) in Jonathan Baker's report, on the understanding that:

a) This sum represents a maximum for grants to small groups; Council is not obliged to approve grants up to that figure.

b) The total should include a substantial contingency reserve (maybe $8,000) for late applications.

c) The substantial increase (33%) in allocation for this type of grant does not imply commitments for similar increases to established groups.

d) That such grants should be primarily used for operating expenses rather than capital expenditures."

It was noted by the Committee, and emphasized by the Chairman, that although there was a recommendation with respect to grants for 1974 to certain organisations referred to in Clause IV, there is no recommendations at this time with respect to the amount of the 1974 grant for the other organisations mentioned in this report.

INFORMATION

2. Proposed Changes in Taxation Policy.

The Committee noted a report from the Director of Finance dated September 28, 1973, concerning 3 proposed changes in taxation policy as follows:

A) Special Area/Special Purposes Tax
B) Parking Tax
C) Taxation of Improvements at 100% of Market Value

The Director of Finance made recommendations in respect of each proposal.

2. Proposed Changes in Taxation Policy, con't

The Committee also considered a memorandum from Alderman Volrich entitled "Added Value" Tax. The Alderman concluded his memorandum with a number of recommendations.

Mr. Leckie, Director of Finance, elaborated on his proposals and questions were asked of the officials present, relating to Mr. Leckie's report and also with respect to the memorandum.

The Committee inquired into the economic effects of Mr. Leckie's first 2 proposals and was of the opinion that information such as this will be necessary so that interested organisations would be in a position to comment on such proposals.

RESOLVED:

THAT the Director of Finance's proposals A and B, and Alderman Volrich's memorandum on "Added Value" Tax be referred to the Board of Administration to discuss and receive comments from civic officials involved and that additional pertinent information on economic implications be made available when this matter is reported back to the Committee.

With respect to the Taxation of Improvements at 100% of Market Value, the Committee was of the opinion that inquiries be made to the Provincial Government regarding its plans with respect to this topic. After various comments were made by Committee members it was;

RESOLVED:

THAT this matter be referred back to the Director of Finance to look at other alternatives or formulae, for report to the Committee.

The Committee adjourned at approximately 3:05 p.m.

REPORT TO COUNCIL

JOINT MEETING

SPECIAL COMMITTEE RE FALSE CREEK
and
STANDING COMMITTEE ON WATERFRONT & ENVIRONMENT

October 16, 1973

A joint meeting of the Special Committee re False Creek and the Standing Committee on Waterfront and Environment was held on Tuesday, October 16, 1973, at 11:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Marzari
Alderman Massey

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Pendakur (Civic Business)

CLERK: M. James

INFORMATION

1. Interim Standards for Marinas

The Chairmen of the two Committees listed above, had agreed that the Committees would jointly sponsor a public meeting at which comments from interested parties would be heard on the interim standards were based on proposed standards developed by the Provincial Government but not yet proclaimed.

The meeting had been advertised in the local media and the Coast Floating Homes Association was the only delegation to be heard. Mr. A. Lloyd, the President of the Association, submitted to the meeting a statement from the Association on the interim standards dated October 13, 1973.

The Committee members present and Mr. Lloyd went through the interim standards and Mr. Lloyd notified the alterations suggested by the Association and amplified his Association's position with an oral statement.

The Committee members in reviewing the standards, noted that the standards do not preclude one marina operation in part Class A and in Part Class B. The question of whether or not private clubs should have the standards applied was also raised.

After further discussion, the Committee

RESOLVED that the Medical Health Officer be advised that the joint Committees approve in principle the matter of interim standards for marinas pending the enactment of regulation by the Provincial Government and that the suggested interim standards considered this day be referred back to the Medical Health Officer for amending as per the instructions for report back to the Committee and that such report contain comment on the matter of retroactivity of application of interim standards.

(Alderman Marzari is noted as voting in the negative)

The meeting adjourned at approximately 12:15 p.m.

Respectfully submitted,

Alderman Walter Hardwick
Chairman

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 18, 1973 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

There being no quorum present, Alderman Rankin and Alderman Marzari submit the following report:

RECOMMENDATION

1. Greater Vancouver Mental Health Project - Parking Exemption Stickers

Alderman Marzari referred to the difficulties which the staff of the Greater Vancouver Menatl Health Project are encountering with parking restrictions, particularly in the West End. The staff of this project make a great number of home visits and parking is very often not available in authorized spaces. This results in the staff being fined for violating parking restrictions.

RECOMMENDED

That Council authorize the City Engineer to issue to the Greater Vancouver Mental Health Project six parking exemption stickers.

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 25, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 25, 1973, at 1:30 p.m. in No. 1 Committee Room to consider the matter of property next to the entrance of Stanley Park.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin & Volrich.

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

A. Property: Entrance to Stanley Park

The Council took note of the apparent favourable result on the plebiscite to the electors on October 24, 1973, respecting the acquisition of approximately 10 acres of land in the block nearest to Stanley Park including the waterfront.

The Corporation Counsel submitted for the Council's consideration, the following:

(a) Memorandum dated October 24, 1973, submitting a draft agreement between Dawson Developments Limited and the City of Vancouver.

(b) Two resolutions in respect of the subject.

The Director of Finance also submitted a report regarding the purchase of shares of the Harbour Park Developments Limited.

After due consideration, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
WHEREAS a draft agreement to purchase made between the City of Vancouver and Dawson Developments Limited which provides for the acquisition of all the issued and outstanding shares and loans of Harbour Park Developments Ltd., a copy of which agreement is Schedule I to this resolution and is herein referred to as "the principal agreement", together with a draft Bill to be known as the "Vancouver Enabling Act, 1973" (a copy of which Bill is Schedule II to this resolution and is herein referred to as "the said Bill") have been submitted to the Council of the City of Vancouver;

THEREFORE BE IT RESOLVED:

(1) That the principal agreement be approved in principle; and

(2) That the Corporation Counsel be and he is hereby authorized to promote the enactment of the said Bill by the Legislature of the Province at its present sitting; and

(3) That the Mayor (or the Deputy or Acting Mayor, as the case may be) and the City Clerk be and they are hereby authorized to and shall execute the principal agreement subject to ratification thereof by the said Bill when the same is enacted and, after enactment, to execute all such other agreements referred to therein and shall execute any other agreement referred to in any schedule to the principal agreement and to affix the seal of the City of Vancouver thereto.

- CARRIED UNANIMOUSLY.

(Copy of draft Bill referred to on file in City Clerk's Office)

cont'd.....

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the draft agreement approved in principle earlier this day and the draft of proposed legislation be submitted to Dawson Developments Limited together with the following letter to be executed by the Corporation Counsel on behalf of the City:

"Dawson Developments Limited
1050 West Pender Street
Vancouver, B.C.

Gentlemen:

Re: Harbour Park Developments Limited

Attached hereto and marked Schedules "A" and "B" respectively are:

(a) a draft of an agreement between your Company and the City of Vancouver;

(b) a draft of legislation proposed to the Provincial Legislature of the Province of British Columbia for passage during the current session of the Legislature.

Upon the legislation being passed, the City undertakes to execute and deliver to you the agreement in the form attached hereto.

Yours truly

Corporation Counsel

We, Dawson Developments Limited undertake that, provided the agreement in the form attached is executed by the City of Vancouver and delivered to us not later than November , 1973, we will execute and deliver the said agreement to the City of Vancouver.

Yours truly

DAWSON DEVELOPMENTS LIMITED

Per:"

- CARRIED UNANIMOUSLY.

B. Purchase of Shares of the Harbour Park Developments Ltd.

The following report was noted from the Director of Finance regarding the purchase of shares of the Harbour Park Developments Limited:

" Approval by the voters of the purchase of a portion of the Harbor Park property for $2,000,000, the property to be used for public open space, necessitates certain actions by Council to appropriate the funds needed.

To consummate the action approved by the voters requires Council to provide the funds to purchase the shares of Harbor Park Developments Ltd., for $6,400,000 to $6,500,000, with the objective that the second property, the acquisition of which was rejected by the voters, be sold for development, for approximately $4,500,000.

cont'd.....

B. Purchase of Shares of the Harbour Park Developments Ltd. (cont'd.)

Council should therefore:

(1) appropriate $2,000,000 of Revenue Surplus as a temporary advance, pending the sale of the debentures, borrowing authority for which the voters gave their approval;
(2) appropriate $4,000,000 being property sales revenue allocated to the 1974-75 Supplementary Capital Budget, pending disposal of the second property;
(3) appropriate an additional $500,000 of Revenue Surplus, pending disposal of the second property.

I RECOMMEND the above actions be taken to provide the authority for the funds necessary to purchase the shares of Harbor Park Developments Ltd."

MOVED by Ald. Pendakur,
SECONDED by Ald. Hardwick,
THAT the foregoing recommendation of the Director of Finance be approved.

- CARRIED UNANIMOUSLY.

C.(i) Comprehensive Plan: Approximately 14 Acres Next to Stanley Park

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT the Director of Planning and Civic Development in consultation with the Park Board, report to Council in regard to a comprehensive plan for the whole of the approximately 14 acres in the area next to Stanley Park, Georgia Street, Denman and the Waterfront.

- CARRIED UNANIMOUSLY.

(ii) Federal Leases: Approximately 14 Acres Next to Stanley Park

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Mayor be authorized to enter into negotiations with the Federal Government with respect to existing Federal leases involved in approximately 14 acres in the area next to Stanley Park, Georgia Street, Denman and the Waterfront.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 2:30 p.m.

The foregoing are Minutes of a Special Council meeting of October 25, 1973, adopted on October 30, 1973.

A. Phillips
MAYOR

B. L. Little
CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 202

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, October 30, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Lord Byng Secondary School, under the direction of Mr. Parker.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day with the exception of the following:

(a) Corporation Counsel report respecting claim of Dr. J.C. Haramia, which be considered in open Council later this day.

(b) Board of Administration report re acquisition of certain property for civic purposes, which be the matter of determination at the 'In Camera' meeting with respect to whether the subject is for 'In Camera' consideration.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated October 23, 1973, be adopted, after amendments are made as follows:

Page 2, Item 3 - Lodging House By-law

Part (1) of the second portion of the resolution of Alderman Harcourt be amended to read as follows:

"Section VII be deleted from the proposed Lodging House By-law* and that Section XV(2) re fire proof mattress covers be deleted from the proposed Lodging House By-law".
*(amendment)

Page 19, Item 2 - Delegation: Canadians for Democracy in Chile

The following Aldermen are recorded as voting against the motion:

Alderman Marzari and Alderman Rankin

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Minutes of the Special Council meeting dated October 25, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE, DELEGATION AND DEPARTMENT REPORT

A. Development Permit Application #61539
Proposed Apartment Building:
555 East 5th Avenue

The Director of Planning and Civic Development, under date of October 5, 1973, reported as follows:

> "An application to construct a 12-storey apartment building at the above address has been received. There are various technical problems with this application, some of which have been resolved but some of which are outstanding. There is one problem, however, which, in accordance with Council's policy on the Design Panel, is referred to Council.
>
> This application was referred to the Design Panel, who felt that it was unsuitable, mainly because, in their view, as a fairly conventional highrise building it did not take full advantage of the unique opportunities offered by the shape of the site. There were other factors, such as the view of the parking area from surrounding streets. If constructed it will be the first highrise building in the area.
>
> The Technical Planning Board, on August 10th, 1973, in reviewing the recommendation of the Design Panel, agreed with them about some of the factors but did not agree that they had sufficient grounds for refusing the application on the grounds recommended by the Design Panel. The only ground on which the Technical Planning Board can refuse a development permit application is that, in their view, it would adversely affect public amenity.
>
> The parking arrangement was amended to improve its appearance and impact but again the Design Panel reiterated its recommendation that the design should be refused on the basis that, as a fairly conventional highrise building, it will not take advantage of the unique opportunity offered by the site.
>
> In accordance with Council's policy, therefore, the matter is submitted for the consideration of Council."

In respect of this matter the Deputy Director of Planning and Civic Development made a report explanation of the application; Mr. D. Hamer, Architect, spoke in support of the application and referred to sketch plans; and Mr. T. Barkley of the Design Panel explained further the views of that body.

MOVED by Ald. Massey,
THAT the Technical Planning Board be advised the Council is of the view that the granting of a development permit for the proposed development would adversely affect the 'public amenity', pursuant to the report of the Design Panel.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Pendakur,
THAT the Technical Planning Board be advised the Council has no objection to this development permit application being approved.

(amended)

cont'd.....

REPORT REFERENCE, DELEGATION AND DEPARTMENT REPORT (cont'd)

Development Permit Application #61539
Proposed Apartment Building:
555 East 5th Avenue (cont'd)

MOVED by Ald. Rankin, in amendment,
THAT the following be added to the motion of Alderman Pendakur:

"if the development includes sufficient space for a pre-school child care centre"

- CARRIED UNANIMOUSLY

The motion, as amended, and reading as follows, was put and CARRIED:

"THAT the Technical Planning Board be advised the Council has no objection to this development permit application being approved, if the development includes sufficient space for a pre-school child care centre".

(CARRIED)

(Alderman Massey voted against the motion as amended)

COMMUNICATIONS OR PETITIONS

1. Appointment of Governor General of Canada

MOVED by Ald. Hardwick,
THAT the telegram received from the Governor General of Canada, expressing appreciation of the City's message of congratulations on this recent appointment, be received for information.

- CARRIED UNANIMOUSLY

2. Delegation Request:
West Broadway Citizens Committee
Interim Rezoning - Kitsilano

A request was received from the West Broadway Citizens Committee, by letter dated October 25, 1973, for an opportunity to appear before Council this day on the matter of Kitsilano area interim rezoning, in reference particularly to the area bounded by 4th Avenue, Broadway, Vine and Burrard Streets.

MOVED by Ald. Pendakur,
THAT the delegation be heard accordingly, at 7:30 p.m. this day.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick and Massey voted against the motion)

3. Delegation Request:
Kitsilano Area Resources Association
Burrard Arbutus Connector

A request was received, by letter dated October 22, 1973, from the Urban Transportation Committee of the Kitsilano Area Resources Association, for the opportunity to appear before the Council on November 20, 1973, to express views on the proposed Burrard-Arbutus connector.

MOVED by Ald. Rankin,
THAT the delegation be heard as requested.

- CARRIED

(Aldermen Bowers, Hardwick and Massey voted against the motion)

COMMUNICATIONS OR PETITIONS (cont'd)

4. Coordination of Street Furniture

The Secretary of the Urban Design Panel submitted the following communication under date of October 17, 1973:

> "The members of the Urban Design Panel are concerned about the appearance of the different items of street furniture (bus shelters, waste receptacles, kiosks, benches, signs, light standards, etc.)which are installed on Vancouver streets. The proliferation of separate uncoordinated objects increases the clutter and confusion of the streets and detracts from their appearance.
>
> We recognize the utilization purpose of each object and the design constraints that have resulted in each separate design, but feel the environment of our streets would be considerably improved through the development of a consistent coordinated design, unifying and perhaps consolidating all the separate pieces.
>
> This issue is of critical importance in an area such as the Granville Mall where the street furniture will be an important part of the environment created.
>
> Therefore, we urge the members of City Council to instruct the appropriate Department to retain a design consultant with instructions to develop coordinated designs for these elements. This consultant should work with the Engineering Department, Planning Department and Urban Design Panel to produce a satisfactory system for this city."

MOVED by Ald. Massey,
THAT the Director of Planning and Civic Development and the City Engineer be requested to report back on the mechanics and cost of hiring a design consultant to report on the whole matter of the design of street furniture, etc. on a coordinated basis.

- CARRIED

(Alderman Rankin voted against the motion)

During the consideration of the foregoing motion, it was,

MOVED by Ald. Harcourt,
THAT this subject be referred to the Standing Committee on Waterfront and Environment for consideration and report.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

5. Cancellation of Licenses in Downtown East Side Area

At a previous meeting, the Council appointed Aldermen Rankin and Volrich and the Corporation Counsel to report on ground rules to be followed in respect of appearances of licensees in the matter of cancellations re certain operations in the downtown east side area.

A report was submitted by the Committee under date of October 29, 1973, from which the following is extracted:

> "Your Committee met on Thursday, October 25th, and reviewed the matter, including written suggestions received from various Counsel representing the Licensees and wishes to submit the following report as their suggestions for the guidance of Council in these hearings:
>
> 1. That the Licensees or their Counsel should be provided with any and all written material that is intended to be provided to Council at the hearings and upon which the supporters of the suspension (e.g. the Committee and/or the police) will rely.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Cancellation of Licenses in
Downtown East Side Area (cont'd)

2. This material should be made available prior to the hearings.

3. That at the hearings Inspector Herdman, Corporal Swan and Mr. Erikson should be present and available for questioning by both Council members and the Licensees or their Counsel.

4. That at the hearings, Council and the Licensees should confine themselves to direct and relevant allegations with respect to the Licensees.

5. That each Licensee be heard and his hearing be conducted individually and unrelated to any other Licensee.

6. That Council should render its decision on each Licensee individually.

7. That the Licensees be permitted to call witnesses and that testimony be confined to the specific allegations made before Council."

MOVED by Ald. Rankin,
THAT the aforementioned procedures be approved for these hearings before Council.

- CARRIED UNANIMOUSLY

(It was agreed that the arrangements for the meeting of Council for this purpose be left in the hands of the Mayor and City Clerk)

6. Election Report (October 24, 1973)

The Returning Officer, under date of October 29, 1973, submitted the following report:

" As Returning Officer, I am enclosing a resume of the election results on issues placed before the electorate, Wednesday, October 24, 1973.

It will be noted that there was a high number of rejects recorded on the three Electoral Reform questions. It would appear the reason for this result is because there were a number of electors who did not vote on every question. This conclusion is particularly drawn from the result of the Special 73A voting (i.e. affidavit voting subject to later Voters' List confirmation).

On Question 1

out of 693 ballots, 155 were rejected of which 149 were blank

On Question 2

out of 693 ballots, 119 were rejected of which 118 were blank

On Question 3

out of 693 ballots, 97 were rejected of which 94 were blank

Whenever more than one question appears on a ballot, there are difficulties in counting for the Deputy Returning Officers, but this is emphasized when there are two such ballots with two separate principles applied in concluding on rejected ballots.

(The resume referred to is on file in City Clerk's Office)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Election Report (cont'd)

MOVED by Ald. Hardwick,
THAT the report of the Returning Officer be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
General Report, October 26, 1973

WORKS AND UTILITY MATTERS (October 26, 1973)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of Lane south of Cornwall Avenue between Maple Street and Cypress Street
Cl. 2: Closure of 71st Avenue between Laurel Street and the lane east
Cl. 3: Discharge of Effluent from Cambie Yard Asphalt Plant
Cl. 4: Compactor - Delta Landfill

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BUILDING AND PLANNING MATTERS (Oct. 26, 1973)

Strathcona - Tree Planting

In considering this report the City Clerk advised the recommendation of the Board of Administration should read as follows:

"Your Board RECOMMENDS that the recommendations of the *Director of Planning and Civic Development be approved".

* (as changed)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report, as changed clerically, be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS (Oct. 26, 1973)

The Council considered this report which contained two clauses identified as follows:

Cl. 1: Welfare and Rehabilitation Department: Staffing required for Family Relations Act Matters
Cl. 2: Tender awards

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in Clause 1 of the report be approved, and the information submitted in Clause 2 be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
General Report, Oct. 26, 1973 (cont'd)

PERSONNEL MATTERS (Oct. 26, 1973)

This report of the Board of Administration contained two clauses identified as follows:

Cl. 1: Environmental Health Services: Director's Position
Cl. 2: Environmental Management Conference: Honolulu, November 5-7, 1973

Clause 1: Environmental Health Services: Director's Position

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Environmental Management Conference: Honolulu, November 5-7, 1973

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

PROPERTY MATTERS (Oct. 26, 1973)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Acquisition - Britannia Community Services Centre Project, 1124-28 McLean Drive
Cl. 2: Sales: Residential

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED

(Alderman Marzari voted in the negative in regard to action on Clause 2 of the report)

C. DEPARTMENTAL REPORT
October 26, 1973

WORKS & UTILITY MATTERS (Oct. 26, 1973)

Pacific Centre Limited Block 52:
Utility Easement

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel contained in this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
October 26, 1973 (cont'd)

BUILDING & PLANNING MATTERS (Oct. 26)

Development Permit Application 64478
1025 S. W. Marine Drive

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development contained in this report be approved.

- CARRIED UNANIMOUSLY

FINANCE MATTERS

Charter Amendment:
Advanced Work on Local Improvements

MOVED by Ald. Pendakur,
THAT the proposed Charter amendment as follows, set out in this departmental report of the City Engineer, be approved, on the understanding that in each case such prior work must have been specifically authorized by Council as "advanced work anticipating the undertaking of the local improvement":

> "that the cost of work done prior to undertaking the local improvement project should be included in that project;(e.g., the Champlain Heights walks and lighting for a new school had to be done before it was legally possible to advance local improvement procedures)".

- CARRIED UNANIMOUSLY

D. No. 1 (Headquarters) and
No. 8 Firehalls

The Board of Administration, under date of October 25, 1973, submitted the following report:

"The Director of Permits and Licenses reports as follows:

'On March 20, 1973, the City Council considered a Report of the Standing Committee on Community Development, dated March 8, 1973, and adopted Clause (2) of this Report, dealing with No. 1 Firehall re-siting.

The recommendations of the adopted Report were:

'(a) that Site A, being the Headquarters site on the south side of Prior Street, between Heatley and Hawks Avenues and Site B, being No. 8 Firehall on the north-west corner of Main and Powell Streets, be acquired.

(b) that as Eng and Wright are the architects for the Headquarters site, they also be retained for Firehall No. 8.'

Proposal for New Headquarters Firehall

Drawings, illustrating the Architects' proposals for the new Headquarters Firehall are available for examination in the offices of the City Clerk, and will be presented to the Council for approval when it considers this Report.

The proposals provide the facilities needed by the Fire Department, and appear to be compatible with the residential surroundings and the topography of the site.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. No. 1 (Headquarters) and
No. 8 Firehalls (cont'd.)

The Strathcona Property Owners and Tenants Association is reported by the Deputy Director of Planning to have expressed complete satisfaction with the proposals.

A Development Permit has been granted, on the recommendation of the Urban Design Panel.

The Architects are preparing working drawings and specifications, and advise that tenders for the building contract can be called almost immediately.

Estimated Cost

The estimated cost of the project is:

Building and site development	$1,045,000.00
Architects' and Consultants' fees	85,500.00
Other costs, i.e. landscaping, soils and concrete testing, work by City forces	62,500.00
TOTAL	$1,193,000.00

This estimate represents an 8½% increase over the figure of $1,100,000.00 reported to Council as a tenative estimate last March. This increase is largely accounted for by:

(a) Recent economic factors, such as devaluation of the dollar, which have caused increases in the cost of materials and equipment beyond those anticipated in the first estimate;

(b) Minor additions to the preliminary sketch plans, including a changing room for mechanics, a loading dock for delivery vehicles, and a room to house the sawdust filtration equipment;

(c) the increased cost of a landscape design, in which the Park Board has endeavoured to satisfy the requirements of site location and building design.

Possible Additional Space

As indicated in a letter from the Architect, a copy of which is attached to this Report, it appears possible that by taking advantage of the stepped configuration of the structure, approximately 1900 square feet of additional space (as shown in the attached sketch) could be provided at a relatively low cost per square foot.

The Fire Chief, as indicated in his correspondence attached to the Report, considers that this space, developed as a year-round physical fitness workout area, would be a valuable and useful addition to this headquarters building.

The cost of providing the additional space and developing a physical fitness workout area in part of it (the remainder to be finished in future as needed) is estimated to be $40,000.00. This represents a construction cost of $19.50 per square foot, as compared with the building's overall cost of $36.00 per square foot.

Bulk Excavation Contract

Because of the agreement to vacate the old No. 1 Firehall site by December of 1974, every effort will be made to expedite the performance of the work. It is proposed that the necessary bulk excavation for the building be carried out, at an estimated cost of approximately $7,000.00, prior to award of the building contract.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. No. 1 (Headquarters) and
No. 8 Firehalls (cont'd.)

Progress of No. 8 Firehall Project

The Architect has completed preliminary drawings, which were approved in principle by the Urban Design Panel at its meeting of October 15, 1973, and a Development Permit has been approved, subject to minor conditions. Based on the Architect's preliminary drawings, cost estimates are:

Building and site development including landscaping	$402,000.00
Architect's and Consultant's fees	34,000.00
Other project expense	20,000.00
TOTAL	$456,000.00

A tentative estimate of $450,000 was reported to Council last March.

Financing

The Comptroller of Accounts advises that if Council approves the foregoing estimates, including the $40,000.00 for additional space in the No. 1 Firehall, funds in the amount of $128,350.00 must be provided in the 1974 Supplementary Capital Budget.

Recommendations:

It is RECOMMENDED that:

1. Council approve the plans and estimates and authorize the calling of tenders for the No. 1 and No. 8 Firehalls.

2. Council authorize the Director of Permits and Licenses to obtain competitive prices for the necessary bulk excavation work for the No. 1 Firehall from three or more Contractors, and order the work carried out at the appropriate time.

3. Council indicate its wishes with respect to the provision of additional space in the No. 1 Firehall, and its partial development as a physical fitness workout area.'

Your Board RECOMMENDS Council approval of the recommendations of the Director of Permits and Licenses."

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration as contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Report of Standing Committee on Housing dated October 16, 1973

The Council considered this report which contains three clauses identified as follows:

Clause 1: Vanport Hotel - Violation of Lodging House By-law
Clause 2: Provision of Low Rental Housing In the Downtown Eastside
Clause 3: West End Community Council - Comments and Suggestions re Improving Livability in the West End

The Council took action as follows:

Clause 1 - Vanport Hotel - Violation of Lodging House By-law

MOVED by Ald. Harcourt,
THAT the Committee's recommendation contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Provision of Low Rental Housing in the Downtown Eastside

MOVED by Ald. Harcourt,
THAT the Committee's recommendation contained in this clause be approved subject to provision in the project for married couples.

- CARRIED UNANIMOUSLY.

Clause 3 - West End Community Council - Comments and Suggestions re Improving Livability in the West End

MOVED by Ald. Harcourt,
THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY.

F. Report of Joint Meeting of the Standing Committees on Community Development & Housing, October 17, 1973

MOVED by Ald. Volrich,
THAT the information of the Committee contained in this report in respect of Champlain Heights, Areas E & F be received after noting in those present, the Chairman was Alderman Volrich and not Alderman Harcourt as recorded.

- CARRIED UNANIMOUSLY.

G. Report of Standing Committee on Finance & Administration, dated October 18, 1973

MOVED by Ald. Bowers,
THAT the information of the Committee contained in this report in respect of Review of Operations - Finance Department, be received.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Report of Standing Committee on Finance & Administration, dated October 18, 1973

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this report in respect of 1973 - 1974 L.I.P. Program - Report #1, be approved.

FURTHER THAT Item #1 priorities proceed without further reference to the Council and Item #2 priorities be reported back to Council.

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee on Social Services, October 18, 1973

The Council considered this report which contains four clauses identified as follows:

Clause 1: Social Planning - Downtown Eastside
Clause 2A: Use of Bridge 'Y' by Women in Transition
B: Possible Future Use of the Continental Hotel (Bridge 'Y')
Clause 3: Proposal for Dunbar-West Point Grey Area Committee Participation in Direct Funding and Management
Clause 4: Employment and Youth Services Programmes in the Cedar Cottage-Kensington Area of Vancouver

The Council took action as follows:

Clause 1 - Social Planning - Downtown Eastside

MOVED by Ald. Rankin,
THAT the Council approve a grant in the amount of $8,320.80 to the Downtown Eastside Residents Association to fund for six months period a Community Organizer and an Assistant Community Organizer referred to in their budget dated September 28, 1973, subject to the following:

(a) The matter to be reviewed in 3 months' time.

(b) This sum not to be taken from the funds allocated to the Social Planning Department.

(c) This grant not to result in a reduction in staff of the Social Planning Department.

(d) Report back to the Social Services Committee on services to be carried out with this grant money and report on proposed services thereafter.

- LOST.

not having received the required majority.

(Aldermen Bowers, Hardwick, Pendakur & Volrich voted against the motion).

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Report of Standing Committee on Social Services, October 18, 1973 (cont'd.)

Clause 1 - Social Planning - Downtown Eastside (cont'd.)

During consideration of the foregoing motion, it was

MOVED by Ald. Hardwick,
THAT consideration of this matter be deferred until such time as the Director of Social Planning advises Council, by not later than November 30, 1973, of funds available from LEAP, and on alternate ways by which money can be made available for community organizations.

A tie vote resulted, and therefore the motion was declared

- LOST.

(Aldermen Gibson, Marzari, Massey, Mayor Phillips, and Alderman Rankin voted against the motion).

MOVED by Ald. Harcourt,
THAT the whole matter be referred back to the Standing Committee on Social Services for further consideration, and in the meantime, Alderman Rankin and the Director of Social Planning to consider Terms of Reference respecting a possible service contract.

- CARRIED UNANIMOUSLY.

Clauses 2A & B, 3 and 4

MOVED by Ald. Rankin,
THAT the information submitted by the Standing Committee in respect of Clauses 2A and B, and 3, be received, and the recommendation of the Committee contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY.

- -

During consideration of the immediate foregoing Standing Committee report, the Council recessed at approximately 4:25 p.m. following which a short 'In Camera' meeting was held, and the Council reconvened in open session at approximately 4:50 p.m., the same personnel present.

- -

J. Report of Standing Committee on Waterfront & Environment, dated October 18, 1973

The Council considered the report of the Standing Committee on Waterfront & Environment dated October 18, 1973, which contains four clauses, identified as follows:

Clause 1: North side of Georgia Street West of Denman Street, Proposed Development
Clause 2: Report on Development Permit Application No. 64132, Norpak Fisheries Ltd. 2191-99 Commissioner Street
Clause 3: Progress Report on the Inventory of the Waterfront Study
Clause 4: Fraser River Waterfront

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

J. Report of Standing Committee on Waterfront & Environment, dated October 18, 1973 (cont'd.)

The Council took action as follows:

Clause 1: North Side of Georgia Street West of Denman Street, Proposed Development

MOVED by Ald. Pendakur,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 2: Report on Development Permit Application No. 64132, Norpak Fisheries Ltd., 2191-99 Commissioner Street

MOVED by Ald. Hardwick,
THAT consideration of this clause be deferred for one week in order that Council may have the benefit of a sketch plan in the consideration of the matter.

- CARRIED UNANIMOUSLY.

Clause 3: Progress Report on the Inventory of the Waterfront Study

MOVED by Ald. Pendakur,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Clause 4: Fraser River Waterfront

MOVED by Ald. Pendakur,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

K. Report of Special Committee re False Creek, October 23, 1973

The Special Committee re False Creek, under date of October 23, 1973, submitted the following report:

"The False Creek Committee received a report from the City Engineer on the matter of the treatment of the Water's Edge in Areas 6, and the following are pertinent extracts from that report:

" In order to be prepared for a December 1st start-up of the Winter Works Program of shoreline construction, it is necessary to finalize the design location and general cross-sections. Work has progressed sufficiently to determine these designs. The proposal is illustrated on drawings attached to this report. A Tender has been called using these plans as a basis.

The location of the water's edge and the type of construction suitable, has been determined jointly by the False Creek staff, and the Engineering Department according to recommendations of the various Consultants.

	Senior Gov't. Labour credits	Materials & Equipment (City Cost)	Total
1973-74-75	$1,450,000	$ 850,000	$2,300,000
1974-75	800,000 *	400,000	1,200,000
	$2,250,000	$1,250,000	$3,500,000

* Not yet approved.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

K. Report of Special Committee re
False Creek, October 23, 1973 (cont'd.)

The design shown in the attached drawing can be constructed within the financial provisions shown above provided the problems listed below can be resolved and the portion of the shoreline not yet designed be carefully planned with emphasis on labour intensive work. Those portions of the shoreline which are not sufficiently labour intensive can be included in future marina projects not considered as part of the Winter Works Project.

1. Dredging - The original shoreline proposed by the False Creek Team called for extensive filling. This would normally be done with relatively expensive materials which would have to be brought in by barge from gravel pits. To save costs, the alignment was changed. It is now proposed to go back to the original alignment and use fill material brought in by trucks. Our soils consultants point out that there is an element of risk whereby there may be some minor slippages of the bank during the filling operation but they agree that these methods will improve the material and equipment/labour balances required. It is our opinion that these small risks are worth the extra land reclaimed and the costs saved. A test section will be proceeded with immediately.

2. Civic Marina - Because plans for this have not been forthcoming, this area has been left out of the dredging contract but may be added at any time during the contract. Financing of this work is expected to be done under the Senior Government's Marina Policy which would mean that the dredging necessary would be paid for under this policy and not under the Winter Works Project. In this regard, the mud flats in front of the seawall in Area 6 are required to be removed because of the presence of a marina and their removal is not essential to the construction of the seawall. An application should be made as soon as possible to dredge out these mud flats as a part of the contract and paid for out of Marina Policy Funds.

3. Granville Cove - East - This has been kept out of the contract because plans are not available. However, it could be added, should plans and financing arrangements be forthcoming.

4. Area 6 - Summary - It will be recommended that financing applications be made to the Senior Government under the Marine Policy.

The Deputy City Engineer gave a report reference on the matter and after discussion, your Committee

RECOMMENDS:

1. Approve the seawall and shoreline location as shown on the attached plan. The Committee may approve future changes to this shoreline within the financial constraints shown.

2. Approve the design, cross-sections and general landscaping concepts of the seawall and shoreline treatment as shown on the attached drawings prepared by the False Creek Team, on the understanding that this will include adjacent public amenities.

3. Exclude the Marina in Area 6 from the Winter Works project on the understanding that the City Engineer is making application for funds under the Federal Government Marina Policy.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

K. Report of Special Committee re
False Creek, October 23, 1973 (cont'd.)

4. Fill to the proposed shoreline in Area 6 and accept the risk of minor slippages of the bank during construction. (If the test section previously mentioned proves successful, this procedure would be carried on to completion.)

5. Apply to the appropriate senior Government for alteration to the extent of seawall work in Area 6."

MOVED by Ald. Hardwick,
THAT the Committee's recommendations 1 - 5 contained in this report be approved after changing recommendation (1) to read as follows:

"1. Approve the seawall and shoreline location as shown on the attached plan. The Committee may approve minor future changes to this shoreline within the financial constraints shown."

- CARRIED UNANIMOUSLY.

(Underlining indicates the change.)

(The attached plan referred to in recommendation (1), on file in the City Clerk's Office).

L. Strata Title Application - New Construction -
2300 West King Edward Avenue
Arbutus Village Development

The Board of Administration, under date of October 30, 1973, submitted the following report:

"The Board of Administration has received the following report from the Director of Planning and the Director of Finance:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, Marathon Realty Company Ltd., has made application for approval of a Strata Plan application for a new apartment-townhouse development containing a total of 76 dwelling units at 2300 West King Edward Avenue being Lot 4, D.L. 526. The applicants have submitted a prospectus which provides the following required information under the appropriate sections of the regulations:-

N.B.: See Appendix 'A' for site plan.

Section 1(2) - Financing

(a) True interest on financing

Interim financing for the construction is being provided by Marathon Realty Company Ltd. Mortgage financing is available to purchasers through the Royal Bank of Canada, but it is not a requirement that the purchaser make use of the arrangements with the Royal Bank. The interest rate on these mortgages is fixed for a thirty-day period whereupon it is subject to revision in accordance with prevailing market rates.

Second mortgage financing is available through the Provincial Government.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

L. Strata Title Application - New Construction - 2300 West King Edward Avenue
Arbutus Village Development (cont'd.)

(b) Any bonusing of financing

There is no mortgage bonus or incentive bonus.

(c) Details of a management contract and monthly servicing

The prospectus states that a management contract has been negotiated with Arbutus Management Ltd. and that it will be executed when the Strata Plan has been deposited at the Land Registry Office. It further states that under the proposed contract the fee payable to the Manager by each Strata lot is $10.00 per month with the contract being for five years unless terminated as provided in the agreement or in accordance with the provisions of the Strata Title's Act. They have attached the proposed contract as a schedule to the prospectus.

With respect to the costs of monthly servicing, the prospectus details the estimated cost per month for each category of apartment and townhouse, with the estimated monthly cost running from $58.59 to $111.77 per month, depending on the size of the unit.

The prospectus further lists the items that are considered to be payable from these estimated monthly servicing fees. Again full details are provided in a general information booklet attached to the prospectus.

(d) Taxes and all other costs

The estimated taxes for each category of unit are shown in the prospectus and range from $18.75 per month up to $70.00 per month again depending upon the size of the unit. The prospectus then proceeds to state that other than property taxes and the monthly assessments (noted above) there are no other anticipated common expenses. However, later on in the prospectus they deal with the recreation centre which will be provided for the exclusive use of the residents of Arbutus Village. They indicate that Marathon Realty Company Limited intends to enter into an agreement with the Arbutus Village Strata Corporations that will provide for the exclusive use of the recreation centre by the residents of Arbutus Village and that the operating and maintenance costs applicable to the recreation centre will be born by the Strata Corporations under the terms of such agreement. There is, however, no indication of what these costs are expected to amount to.

(e) Shared facilities and common areas

Swimming Pool

There is one outdoor swimming pool situate on the common property.

Recreation Room

The recreation centre will be provided for the exclusive use of the residents of Arbutus Village. The centre will be located on the lower floor of the Arbutus Village Square Shopping Centre and it is estimated that it will be available for occupancy in the Fall of 1974.

Facilities to be provided will include covered swimming pool, saunas, lounge, administration offices, and general purpose rooms for recreational and social activities.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

L. Strata Title Application - New Construction - 2300 West King Edward Avenue
Arbutus Village Development (cont'd.)

It is the intent of Marathon Realty Company Limited to enter into an agreement with the Arbutus Village Strata Corporations. This agreement will provide for the exclusive use of the recreation centre by the residents of Arbutus Village. The cost to be borne by the Strata Corporations under the terms of this agreement will be limited to operating and maintenance costs applicable to the recreation centre. Examples of such costs are insurance, property taxes, electricity, heating and building maintenance and repair.

Parking

(i) Apartments - each one-bedroom strata lot will be assigned the exclusive use of one parking space and each two-bedroom strata lot will be assigned the exclusive use of two parking spaces and each three-bedroom strata lot will be assigned the exclusive use of three parking spaces, in the basement of the building in which the strata lots are located.

(ii) Townhouses - each townhouse shall have the exclusive use of the covered carport area contiguous to it.

(iii) Guest Parking - will be available on the common area subject to the control of the Strata Council.

Patios

(i) Apartments - each ground floor strata lot will be granted the exclusive use to the precast concrete patio area contiguous to its living-dining room.

(ii) Townhouses - each will be granted the exclusive use of (a) the bricked wall area adjoining the carport and the front entrance, and (b) the precast concrete patio area contiguous to the living-dining room.

Balconies

The balconies attached to and directly accessible from a strata lot are for the exclusive use of that strata lot.

Storage Lockers

Each apartment strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building in which the strata lot is located.

Laundry Room

A laundry room located in the basement of the apartment strata building is provided for the use of the apartment strata lot owners.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any strata lots.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

L. Strata Title Application - New Construction - 2300 West King Edward Avenue
Arbutus Village Development (cont'd.)

Section 1(3) - Quality of Construction

The City Building Inspector advises that since the development is not yet completed, it is not possible for an architect or professional engineer to certify that the quality of the building compares favourably with the standards set by Central Mortgage and Housing Corporation. This matter is brought to Council's attention since it appears that Section 1(3) of the Strata Titles policy may need to be amended with respect to new construction."

Your Board submits the application of Marathon Realty Co. Ltd., for Council CONSIDERATION."

MOVED by Ald. Hardwick,
THAT this application be approved under the Strata Titles Act.

- CARRIED.

(Alderman Rankin voted against the motion).

MOVED by Ald. Rankin,
THAT Section 1(3) of the Strata Titles Policy with respect to new construction be referred to the Board of Administration for review and report, with particular reference to the comments of the City Building Inspector on this section of the policy and set out in the foregoing Board of Administration report.

- CARRIED UNANIMOUSLY.

M. Greater Vancouver Regional District Matters

The Council considered various Regional District matters which are under review and some of which may be under consideration at the next meeting of the District on October 31, 1973.

N. Claim: Dr. J.C. Haramia - 1691 West King Edward Avenue

The Corporation Counsel, under date of October 1, 1973, submitted the following report:

"The claimant has submitted a claim for damages done to articles in the basement of his home at 1691 West King Edward which was flooded on the 25th day of December, 1972.

A report from the Engineering Department indicates that the sewer connection to the premises was blocked by boulevard tree roots and this resulted in a considerable amount of flooding in the basement of the claimant's home. The claimant has agreed to accept the sum of $680.00 in full settlement of his claim subject to the approval of City Council.

In view of the considerable number of articles which were damaged the amount of the proposed settlement is reasonable.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORT (cont'd.)

N. Claim: Dr. J.C. Haramia -
1691 West King Edward Avenue (cont'd.)

In the circumstances I believe the City is liable to the claimant for the damage suffered."

Accordingly, I RECOMMEND payment of $680.00 in full settlement of this claim."

MOVED by Ald. Volrich,
THAT pursuant to recommendation of the Corporation Counsel, payment be made of $680.00 in full settlement of this claim.

- CARRIED UNANIMOUSLY.

- -

The Council recessed at approximately 5:30 p.m. to reconvene at approximately 7:30 p.m. in the Council Chamber.

- -

The Council reconvened in the Council Chamber at approximately 7:30 p.m., in Committee of the Whole, Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Marzari

DELEGATION

Interim Rezoning in Kitsilano Area

The Chairman of the West Broadway Citizens Committee, Mr. Jacques Khouri, appeared and submitted a brief setting out the following recommendations in respect of the Kitsilano area:

(a) that the Council instruct the Director of Planning and Civic Development to apply for rezoning of the RM-3 area in Kitsilano to RM-3A multiple dwelling district

(b) that the Council instruct the Director of Planning and Civic Development to immediately set up a local area planning program for Kitsilano, based on allowing citizens themselves to decide what form or procedure to follow, and to set their own objectives

(c) that the City strictly enforce its unsanitary and untidiness by-laws against developers intending to blockbust an area.

MOVED by Ald. Hardwick,
THAT the representations from the delegation be received and the Council reaffirm its previous action to proceed with dispatch with the neighbourhood planning process and,

FURTHER THAT recommendation (a) in the brief respecting rezoning to RM-3A, multiple dwelling district, be referred to the Director of Planning and Civic Development for advice as to whether this proposal is an appropriate "withholding" action.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

At this point the Council recessed to reconvene following a Court of Revision on Local Improvements, reconvening shortly after the Court to continue with the balance of the agenda items.

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Fire: Commercial Hotel
340 Cambie Street

At the meeting on October 23, 1973, Alderman Rankin submitted a Notice of Motion, seconded this day by Alderman Harcourt, respecting Fire: Commercial Hotel, 340 Cambie Street, and, after due consideration, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT consideration of this motion be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

2. Money By-laws to the Electorate:
Majority

MOVED by Ald. Bowers, SECONDED by Ald. Pendakur,
THAT WHEREAS the Provincial Government is proposing to amend the Municipal Act to require a simple majority vote of the electors for the passing of money by-laws,

THEREFORE BE IT RESOLVED THAT this Council request the Government to make a similar change also in the Vancouver Charter.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Nelson Park: Proposed Temporary Day Care Facilities

referred to a communication from the Park Board with respect to Council's decision on October 2, 1973, to allow a day care centre building, to be operated by Gordon House, to be constructed on B,C, and D of Lots 19 and 20, Block 22, where the Park Board wishes to develop a park. In view of their planning, therefore, reconsideration is requested.

Following consideration of the matter, the Mayor advised he would discuss the question further with the Director of Planning and Civic Development.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Rankin - Building at 122/126 West Hastings: Development Permit

referred to a request to be heard by Council in connection with proposed development at 122/126 West Hastings Street; that the designs have been submitted to the Planning Department and the Historic Advisory Board, and that a request is outstanding for a delegation before Council.

It was advised arrangements are being made for Mr. D. Jung, Barrister, to appear before the Council next week if possible. The Council agreed with these arrangements; it being expected the required reports will be available at that time.

Alderman Hardwick - Integration of Social Services in the City of Vancouver

referred to the recent announcement by the Minister of Human Resources on the subject of integration of social services in the City of Vancouver and after speaking to the matter felt the subject should be raised in the Social Services Committee for an in depth review of the Minister's proposals.

Alderman Rankin agreed to place the subject on the agenda of the Standing Committee on Social Services.

Alderman Volrich - Election Results: Electoral Reform Ballots

enquired of the number of rejected ballots as a result of the electoral reform questions put to the electorate on October 24th.

The City Clerk reported the large number of rejects on each of the three questions appears to be the result of some electors not voting at all on the questions.

Alderman Gibson - T.B. Patients and Cost to City

referred to the cost to the City as assessed by the Provincial Government for T.B. patients.

The Alderman took the position this assessment should be strongly resisted by the City and he would be taking the matter up at the Finance and Administration Committee meeting next Thursday.

The Council adjourned at approximately 8:25 p.m.

*****

The foregoing are Minutes of the Regular Council meeting of October 30, 1973, adopted on November 6, 1973.

A. Phillips
MAYOR

L. T. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of Cornwall Avenue Between Maple Street and Cypress Street, Block 196, D.L. 526

The City Engineer reports as follows:

"Henry Hudson School site occupies the block bounded by Cornwall Avenue, Maple Street, York Avenue and Cypress Street. There is a lane 16 feet in width through this block which is surplus to the City's highway requirements. The consolidation of the school site requires the closing of this lane.

I RECOMMEND that the lane in Block 196, D.L. 526, Plan 1123 as shown outlined red on plan marginally numbered LF 6624 be closed, stopped up, title taken thereto and subdivided with the abutting lands."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of 71st Avenue Between Laurel Street and the Lane East

The City Engineer reports as follows:

"71st Avenue intersects S.W. Marine Drive at an acute angle, thereby creating a poor intersection for traffic. The widening of S.W. Marine Drive and this poor intersection isolates two City owned lots as a small island.

The proposed treatment of the intersections for traffic flow makes 71st Avenue between Laurel Street and the lane east of Laurel Street surplus to the City's highway requirements. The addition of this closed road to the City owned lots will then provide a buildable site.

On August 14th, 1973, City Council approved the recommendation of the Supervisor of Property & Insurance to sell the surplus portion of 71st Avenue and the portions of Lots 1 and 2 to the owner of the property on the north side of 71st Avenue.

I RECOMMEND that the portion of road shown outlined red on plan marginally numbered LF 6731 be closed, stopped up, title taken thereto and subdivided with adjacent Lots 1 and 2 to form one parcel."

Your Board RECOMMENDS that the foregoing be approved.

3. Discharge of Effluent from Cambie Yard Aspahlt Plant

The City Engineer reports as follows:

"The City Asphalt Plant in Cambie Yard has used a combination of cyclone separation and wet scrubbing to clean up the discharged gases. The system is very efficient so far as air standards are concerned (average 99.65%) and our dust emissions have always been much lower than permitted by the Regional Standards. However, the system does produce substantial volumes of water with mineral dust entrained. The disposal of this water presents a problem. In the present plant, the water enters a settling chamber and, after a period of settlement, is discharged into False Creek. It is apparent that, with the changing water standards in False Creek, it would be impractical to refine this system to the point at which the discharge water would be acceptable. Discharge of the water to the sewer system faces similar problems in that substantial water treatment must be undertaken to remove the mineral dust, and a long run of sewer must be constructed.

Cont'd . . .

Clause 3 cont'd

Recycling of the water has been considered, but is not practical because of the large land area required for an adequate system, and the risk of increasing our dust discharge to the air if a less than adequate system is used.

Rather than register this discharge with the Pollution Control Branch and continue it indefinitely, we undertook to study the problem and recommend solutions to Council which would eliminate it. The best solution is to eliminate the wet collector system entirely, and change to a dry air filtration system. Such a system eliminates the need for water to operate the plant and, therefore, eliminates the water pollution problem. It can reliably produce discharge gases which meet the requirements of the Regional Air Pollution Standards. At the same time, a valuable element (the dust) for the asphalt mix is automatically returned to the plant for incorporation in the final product instead of being wasted in the discharge. In the event that the asphalt plant were relocated before the end of the dust collector's useful life, it could be relocated at moderate expense.

A dry filtration plant suitable for use with our Asphalt Plant can be obtained for $80,000. Delivery can probably be arranged for the fall season so that installation can be accomplished during our annual shut-down for overhaul. This will enable us to clean up our discharge to False Creek by the year-end.

The Director of Finance advises that, if Council approves the purchase of the dry filtration plant, funds would be provided from the following sources:

a.	Asphalt Plant - Provision for Replacement - funds accumulated to-date to replace the wet collector system.....	$ 15,500
b.	Contingency Reserve.....	$ 64,500
		$ 80,000

I RECOMMEND that:-

a. The City Engineer be authorized to call tenders for the supply and installation of a dry-air filtration system for the City Asphalt Plant. The estimated cost of this work will be $80,000.

b. The $80,000 be provided as recommended by the Director of Finance; $15,500 from Asphalt Plant - Provision for Replacement, and the balance of $64,500 from Contingency Reserve."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

4. Compactor - Delta Landfill

The City Engineer reports as follows:

"Prior to January 1971, the Sanitation Branch used bulldozers to move and compact the waste material disposed of at the Delta Sanitary Landfill. At that time this Department acquired a Landfill Compactor to replace one of the bulldozers. This new machine not only has achieved a higher degree of compaction than previously, but also has reduced the incidence of fires through the crushing action of its rollers. Several factors must be considered when selecting equipment for a sanitary landfill, among these are:

1) The changing content of solid waste which requires the use of large compaction equipment at sanitary landfills in order to achieve a high degree of initial compaction.

2) The control of vectors, i.e. flies, vermin, etc. is facilitated by the use of heavy compactors.

Cont'd . . .

Clause 4 cont'd

3) The operation and maneuverability of vehicles on the fill is considerably eased when the fill is properly compacted.

4) Modern sanitary landfill standards are more readily attained by the use of modern equipment.

In view of the foregoing, and because another bulldozer is due for replacement, the acquisition of an additional Landfill Compactor is advisable.

At a price of $120,000, the new Compactor will cost $50,000 more than a new bulldozer. Sufficient funds for purchasing a bulldozer are available from the Truck and Equipment Replacement Fund, however, the additional funds amounting to $50,000 must be provided from other sources. The operating costs of the larger machine will require an additional expenditure of $22,500 per year in the Revenue Budget since the rental rate will reflect higher replacement and operating costs.

The Director of Finance advises that if Council approves the purchase of the Compactor then the additional funds amounting to $50,000 would be provided for in the 1974 Revenue Budget.

The City Engineer recommends that authority be given to purchase and outfit one Landfill Compactor and that $50,000 be approved in advance of the 1974 Revenue Budget."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 207

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strathcona - Tree Planting

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation program comprises:

1. The rehabilitation of private properties (loan/grant program)

2. The rehabilitation and upgrading of engineering works (sewerage, waterworks, streets, street lighting, and boulevard trees)

The cost of all the work under this program is shareable 50% by the Federal Government, 25% by the Provincial Government, and 25% by the City. The City's share of the loan-grant program comes from the City's Urban Renewal Capital Fund. In the case of engineering works, the net City's share of the cost of sewerage, waterworks, street improvements and lighting comes from the sewer, waterworks, streets and street lighting capital funds respectively. The program of municipal works approved by Council in December, 1972, included $30,000 for boulevard trees. There is, however, no capital fund for boulevard trees. The Director of Finance suggests that the City's share of the $30,000 estimated cost of the tree planting program should come from the City's 1973 Unallocated Supplementary Capital Budget.

The Superintendent of Parks and Public Recreation has recently confirmed the $30,000 estimate and is prepared to move on the work immediately to have it carried out and completed during the winter planting season.

Accordingly, it is RECOMMENDED that:

1. Council formally approve a program of $30,000 for tree planting in Strathcona as part of the public works component, to be shared with the Federal and Provincial Governments on the standard basis; and

2. The City's share of the $30,000 (being $7,500) come from the City's 1973 Unallocated Supplementary Capital Budget."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 207

FINANCE MATTERS

A-7

RECOMMENDATION

1. Welfare and Rehabilitation Department:
Staffing Required for Family Relations Act Matters

The Director of Welfare and Rehabilitation reports that for almost one year the Department has had two temporary Financial Aid Workers assigned to review all cases of deserted wives and children receiving social assistance to arrange referral to the Provincial Court (Family Division) and the Probation Service.

Recently, the Honourable Minister of Human Resources issued a directive to the effect that in future deserted mothers or wives be not referred to the Family Court, but that a Social Worker interview them and explain the services of the Court and assist as required. In addition, the Minister requested the introduction of a similar procedure in the case of unmarried mothers relevant to the Children of Unmarried Parents Act.

Implementation of this directive cannot be achieved with the existing staff of Social Workers. This is a very time consuming task requiring considerable training and experience. The Provincial Department of Human Resources was so advised and a request was submitted for cost sharing for two Social Worker II positions and one Clerk Typist II.

By letter of September 21st, 1973, the Associate Deputy Minister agreed to the establishment of the positions and stated:

'Cost sharing of the permanent Clerk Typist II will fall into the usual sharing basis under the Canada Assistance Plan as an increase in service. We will share in the two Social Workers II on the usual 50% - 25% - 25% basis.'

Estimate of Costs

Salaries	Nov./Dec. (1973)	1974 (at '73 rates)
2 Social Workers II		
(P.G. 23 $860-$1033)	$3440	$20,812
Fringe Benefits 12½%	430	2,602
Auto Allowance - 2 x 300 miles - $57 per mo. ea.	228	1,368
	$4098	$24,782
1 Clerk Typist II		
(P.G.9 $470-$552)	$ 940	$ 5,678
Fringe Benefits 12½%	120	709
	$1060	$ 6,387
TOTAL	$5158	$31,169
Cost Sharing:		
Federal 50%	$2579	$15,585
Provincial 25% of S.W. cost	$1024	$ 6,195
City - balance	$1555	$ 9,389

cont'd.....

Clause #1 continued:

Equipment:

3 - Desks at $200	$600
2 - Swivel Chairs at $110	220
1 - Steno Chair	85
4 - Side Chairs at $60	240
2 - Bookcases at $90	180
1 - Typewriter	403
Tax - 5%	87
TOTAL	$1815

Report of the Director of Personnel Services

The Director of Personnel Services reports that he has examined the duties of the encumbents of the positions and confirms that the classifications shown above are equitable.

The Business Manager of the M.R.E.U. has received a copy of this report and concurs herein.

Provision of Funds

The Comptroller of Accounts advises that there are insufficient funds in the budget of the Department and that the estimated funds for salaries for the balance of 1973 and the cost of the equipment totaling $3370 can be provided from Contingency Reserve.

Your Board RECOMMENDS that:

a. Two permanent Social Worker II positions and 1 Clerk Typist II position be established effective when filled, for the purposes of counselling deserted wives and mothers on various aspects of the Family Relations Act and the Children of Unmarried Parents Act.

b. The funds required for 1973 be provided from the Contingency Reserve Account.

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contacts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Two-way Mobile Radio Equipment
Sewage Pumping Units
Fire Hose
Air Cylinder Operated Valve
Precast Grave Liners
Cane Fibre Joint Filler Material
Water Meters
Polyethylene Pipe

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's information.

FOR COUNCIL ACTION SEE PAGE(S) 207

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Environmental Health Services:
   Director's Position

The City Medical Health Officer reports that Mr. D.A. Morgan - Director of Environmental Health Services has notified him that his doctor has advised him to take a complete rest for two months.

Mr. Morgan normally reported to the Medical Health Officer during the course of his duties. After careful review of the situation created by the absence of Mr. Morgan, the Medical Health Officer has decided for the two month period that he will personally undertake the duties of the position. In order to assist him in the discharge of these duties, it is recommended that a temporary position of Clerk Stenographer III be established for a period of two months commencing November 1, 1973. The duties of the stenographer will be to receive messages, prepare reports and correspondence, as dictated by the Medical Health Officer. During the two month period the Medical Health Officer and the Administrative Analyst will evaluate the work of the position so that any changes necessary can be recommended and implemented early in 1974.

The estimated cost for the two months will be:

Salary Costs 2 x $605		$1,210
Fringe Benefits 10%		120
	Total:	$1,330
Typewriter provided from Surplus Stores		NIL
	Total:	$1,330

Funds for this position are available within the Health Department budget.

Your Board RECOMMEND that a position of Clerk Stenographer III be established for a period of two months commencing November 1, 1973, to assist the Medical Health Officer with the duties of the Director of Environmental Health Services.

2. Environmental Management Conference
   Honolulu, November 5 - 7, 1973

The Director of Finance, Director of Planning and Civic Development Deputy City Engineer and Director of Social Planning report:

"The Ford Foundation, one of the financial sponsors of the Vancouver Regional Inter-Institutional Simulator Project - IIPS - also provides funds to experimental environmental management projects located in Seattle, Washington; Erie, Pennsylvania; Nashville, Tennessee; San Diego, California; and Honolulu, Hawaii. Twice a year the Foundation convenes meetings of the various project managers to enable representatives from the six cities involved to exchange information, discuss common experiences and problems, co-ordinate their efforts and learn from each other.

cont'd.....

Clause #2 continued:

The next meeting is in Honolulu, from November 5 to 7. Emphasis of this meeting is on the practical value and use of the Hawaiian Environmental Simulation Project to both government bodies and citizen organizations active in environmental issues. This is of special interest to Vancouver representatives since our immediate objective is to make IIPS useful to local government (especially the City and GVRD), the the provincial government and to citizen groups.

City officials designated to attend this meeting are: Maurice Egan, Chairman of IIPS Core Group, and Brian Davies, Research Engineer.

The Ford Foundation pays travel and hotel expenses. Per diem rates (4 days, Sunday through Wednesday) for meals and out-of-pocket expenses are available in the City's budget for IIPS."

Your Board RECOMMENDS that Council approve four days leave of absence for each of these two City officials to attend the Honolulu meeting, with the total per diem cost of $200.00 to be paid from the City's budget provision for IIPS.

FOR COUNCIL ACTION SEE PAGE(S) 208

PROPERTY MATTERS

A-9

RECOMMENDATION

1. Acquisition -
Britannia Community Services Centre Project
1124 - 28 McLean Drive

The Supervisor of Property and Insurance reports as follows:

"On August 28, 1973, City Council approved the expropriation, vesting order, and order for possession of Lot 11, Block 40, District Lot 264A, known as 1124 - 28 McLean Drive, required for the Britannia Community Services Centre Project. Approval was also given to the appointment of Mr. R. S. Thorpe as the City's nominee to the Board of Arbitration to be constituted, to determine due compensation to the owners. At that meeting, City Council authorized the Supervisor of Property and Insurance to offer up to, and including, $32,500.00.

In this connection, the vendor has now agreed to accept the sum of $33,000.00 all inclusive, and to vacate immediately.

The Britannia Community Services Centre now involves 77 properties. 1124 - 28 McLean Drive represents the 70th negotiated settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $33,000.00 on the foregoing basis, chargeable to Code #5830/427."

Your Board RECOMMENDS that the recommendation of the Supervisor of Property and Insurance be approved.

2. Sales: Residential

Recommended that the following offers to purchase, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received:

Re: Lots C and D, Block 1, District Lot 314, Plan 13806
S/S 47th Avenue, Between Dunbar and Collingwood Streets.
Zoned: RS - 1

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
J & M Services Ltd.	C	106' x 112'	$41,500.00	City Terms at 9½%	Subject to drainage Easement (S.E. corner); No guarantee given as to soil conditions -- Lots have been filled and are known to contain peat.

Clause 2 Continued

J & M Services Ltd.	D	106' x 112'	$41,500.00	City Terms at 9½%	Subject to drainage Easement (S.W. corner.); No guarantee given as to soil conditions -- Lots have been filled and are known to contain peat.

FOR COUNCIL ACTION SEE PAGE(S) 208

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Pacific Centre Limited Block 52
   Utility Easement

   The Corporation Counsel reports as follows:-

"In the Block 52 Undersurface Lease between the City and Pacific Centre Limited, Pacific agreed to provide the City with a utility space at the City's expense for the utilities installed by the City under Robson, Howe and Georgia Streets.

The City installed the utilities in the streets at various locations, therefore, it is impossible for Pacific to provide the City with a utility space as contemplated by the agreement. Therefore, as an alternative, Pacific has agreed to grant the City an easement for all utilities now or hereafter constructed under the streets. The easement has been prepared and is satisfactory to Pacific and the City Engineer and adequately protects the City. A copy of the easement is on file in the City Clerk's Office for examination.

It is RECOMMENDED that the easement as prepared be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto."

FOR COUNCIL ACTION SEE PAGE(S) 208

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Development Permit Application 64478
1025 S.W. Marine Drive

The Director of Planning and Civic Development reports as follows:

Mr. John Lambrecht has filed Development Permit Application 64478 to move and place a gasoline service station building from the northeast corner of S.W. Marine Drive and Granville Street on to the subject site and demolish the existing building which is located thereon.

A letter has been submitted from the Crown Federal that the building must be moved in order to facilitate provision of utilities and access ramps to the new Hudson Street bridge.

This site at 1025 S.W. Marine Drive is in a C-2 Commercial District and the Gasoline Service Station Policy, as adopted by City Council in October of 1968 permits the reconstruction of a gasoline service station at this location. It is noted that the site presently contains a gasoline service station building which will be demolished. This site is located at the northwest corner of Oak Street and Marine Drive.

The Technical Planning Board, on August 24th, 1973, recommended to City Council that a Development Permit Application No. 62990 be approved, thereby permitting the demolition of the existing gasoline service station and the reconstruction of a new gasoline service station on this site, subject to certain conditions. The Vancouver City Planning Commission later endorsed the Technical Planning Board's recommendation. The development then proposed included an additional lot to the west. That development will now be withdrawn in accordance with a letter submitted by the applicant.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 64478 be approved in accordance with the submitted application and such plans and information forming part thereof, thereby permitting the demolition of the existing gasoline service station building on this site and the moving and placing of a gasoline service station building on this site, subject to the following conditions:

1. Prior to the issuance of the development permit:

   (a) That portion of the site abutting Marine Drive required for street widening is to be first dedicated to the City;

   (b) all vehicular access to the site is to be first approved to the satisfaction of the City Engineer;

   (c) all landscaping on the site is to be first approved to the satisfaction of the Director of Planning and Civic Development;

   (d) revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating the provision of and details of required screening to the site and the provision of and details of a garbage enclosure, including screening.

cont'd....

Clause #1 continued:

2. All surfacing, screening and curbing on the site is to be provided in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

4. The development is to be carried out and maintained in accordance with the approved drawings and the relevant requirements of Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 64478 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

FOR COUNCIL ACTION SEE PAGE(S) 209

FINANCE MATTERS

B-7

CONSIDERATION

1. Charter Amendment:
   Advanced Work on Local Improvements

The City Engineer reports as follows:

"Council on October 23, 1973, considered a report of the Corporation Counsel setting forth a number of amendments to the Vancouver Charter which had been suggested, including:

> 'III (1) (a)
> It is suggested that the cost of work done prior to undertaking the local improvement project should be included in that project; e.g., the Champlain Heights walks and lighting for a new school had to be done before it was legally possible to advance local improvement procedures. The form of the amendment will require study.'

Council requested further explanation of this proposal. The following is submitted.

At present no work can be done on a local improvement project until it has been advanced through the steps of the required procedure, has come before a Court of Revision and has then been undertaken by Council. This is a fairly lengthy process and it cannot be commenced unless there are registered survey plans of the assessable properties and the zoning of that property has been completed.

It is normally possible to schedule all of these - survey, zoning, local improvement procedure, and construction - in their proper sequence, but circumstances do arise where this cannot be done. For example, in Champlain Heights there have been streets where walks and lighting were required to provide safe school routes before registration of surveys and zoning were complete, and streets on the boundaries of developed sections which needed improvements although the property on the far side was not yet surveyed and zoned. These cases are not frequent but when they arise they result either in needed work being delayed or in work being done out of general funds which should have been a local improvement.

To assure that the provision would not be used to construct something and then decide it should have been a local improvement, it is suggested that in each case such prior work must have been specifically authorized by Council as 'advanced work anticipating the undertaking of the local improvement'. (This limitation might be included in the Charter provision or might simply be adopted as Council policy)."

The foregoing report of the City Engineer is submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 209

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

A meeting of the Standing Committee of Council on Housing was held on Tuesday, October 16, 1973 at approximately 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Aldermen Hardwick and Massey

ABSENT: Alderman Rankin

COMMITTEE CLERK: M. Kinsella

The Minutes of the meeting of September 18, 1973 were adopted.

RECOMMENDATION

1. Vanport Hotel -- Violation of Lodging House By-law

The Medical Health Officer submitted for the Committee's consideration, a record of evidence leading to the conviction of the Vanport Hotel, 645 Main Street, under Section 11(1) of the Lodging House Bylaw #3686, which reads as follows:

> "Every Lodging House Keeper shall maintain the Lodging House and the site thereof at all times in a thoroughly clean and wholesome condition."

The Medical Health Officer indicated that the Liquor Control Board has indicated it wishes to be informed of any convictions under the Lodging House By-law of hotels in possession of a liquor license. The Medical Health Officer had placed this matter before the Committee for whatever action it deemed necessary.

RECOMMENDED

That Council request the owners of the Vanport Hotel to come before it to indicate why the City should not request the Liquor Control Board to suspend their license and that the Liquor Control Board be given notice of this hearing before Council.

2. Provision of Low Rental Housing In the Downtown Eastside

Your Committee had received a petition containing 680 signatures from the Downtown Eastside Residents Association requesting consideration be given to provision of additional low rental housing in their area.

Mr. A. Macoomb, President of the Downtown Eastside Residents Association, appeared as a delegation and made an oral submission to your Committee. Mr. Macoomb stated that there is a grave shortage of low rental accommodation in the Downtown Eastside area and it is becoming increasingly difficult to find clean, quiet, and reasonable accommodation. The Downtown Eastside Residents Associa-

cont'd ...

Clause No. 2 (cont'd)

tion would like to see provision of additional low rental housing not only for single people but also for married couples. The Downtown Eastside Residents are in favour of low rental housing units being built in a number of different areas of the City rather than centering them in one particular section of the City.

The Committee agreed with these suggestions but they also felt that there is a definite need for more low rental housing construction in the Downtown Eastside, particularly in view of the fact that ten premises have closed down in the last year, thus further depleting the supply of low rental accommodation.

Mr. Macoomb stated that his organization is in favour of a further low rental housing project in the Downtown Eastside. He also suggested that the City explore the possibility of developing City-owned sites at Triumph and Semlin Streets and Pandora and Semlin Streets for low rental housing.

The Downtown Eastside Residents Association also raised the matter of possible development of low rental housing in False Creek. The Chairman advised that the False Creek Committee will be considering housing in this area shortly and that it will take into consideration all requests submitted by organizations with respect to low rental housing.

Mr. Macoomb also raised with the Committee the matter of the poor living conditions at the Strathcona Hotel. The Director of Environmental Health advised the Health Department is taking action on this matter and will be undertaking an ongoing review of the situation at this hotel.

RECOMMENDED

That City Council endorse the development in the Skid Road area of a further public housing project similar to Oppenheimer Lodge (FP 19); development of the proposed project to be on the usual Federal-Provincial-Municipal cost sharing basis for such projects with the City acquiring land for same.

FURTHER RECOMMENDED

That the Director of Housing, G.V.R.D., investigate the possibilities of developing for low rental housing the City-owned sites on the

(a) Southeast corner of Triumph and Semlin Streets
(b) Northeast corner of Pandora and Semlin Streets
(c) Southeast corner of Pandora and Semlin Streets

for report back to the Committee in due course.

INFORMATION

3. West End Community Council -- Comments and Suggestions re Improving Livability in the West End

RESOLVED

To receive the brief from the West End Ad Hoc Committee and refer same for discussion between the Chairman, West Ad Hoc Committee and the West End Planning Team for report back to the Committee at a later date.

FOR COUNCIL ACTION SEE PAGE(S) 212

REPORT TO COUNCIL

JOINT MEETING OF THE STANDING COMMITTEES ON COMMUNITY DEVELOPMENT & HOUSING

October 17, 1973

A joint meeting of the Standing Committee of Council on Community Development and the Standing Committee of Council on Housing, was held on Wednesday, October 17th, 1973, at 7:30 p.m. in the Killarney High School Auditorium.

PRESENT: Alderman Harcourt
Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Commissioner McCreery (Park Board)

COMMITTEE CLERK: M. James

INFORMATION

1. Champlain Heights, Areas E & F

Previously the Committee had been instructed to take under consideration the matter of discussing with the residents of the area the implications of density as related to development proposals for Area E & F in Champlain Heights.

Upon the instructions of the Chairmen, this meeting was called and 6,000 notices of the meeting distributed through the public school system. The general public was advised on the notices that if they wished a copy of the report of the Director of Planning & Civic Development, dated July 24th, 1973, relating to the topic of this meeting, a copy would be mailed to them from the City Clerk's office. The notice of meeting also asked that those interested in speaking, please advise the office of the City Clerk. Prior to the meeting, the Contact Centre advised that they had a brief to submit on behalf of the Killarney Champlain Citizens for Action. A copy of the brief is on file with the City Clerk and the brief submitted the following recommendation:

> "THAT the Standing Committees on Housing and Community Development consider the remaining 396 acres in Champlain Heights as an area to be designed by Local Area Planning and THAT, upon such consideration, a recommendation favouring such, be taken to City Council for approval."

The Chairman open the meeting with greetings to the interested citizens present and the Deputy Director of Planning and Civic Development orally outlining the subject for discussion. This was followed by a series of slides and explanation given by Mr. B. Downs and Mr. R. Mann, the consultant retained by the City for the development of these two areas.

Mr. Gordon Craig then read to the meeting the brief submitted.

The Chairman then asked for other comments from the meeting and various citizens spoke on their own behalf and raised the following points:

- Traffic and Traffic Control on 49th Avenue
- Pedestrian Crossings on 49th Avenue, particularly for pre-schoolers and primary school children who had to cross 49th daily.

- That the City lease rather than sell land.
- The determination and development of parks and the park strips and walkways, tree planting on boulevards.
- Control of motorcycles, etc. on the Kerr Road Dump.
- Density of development and quality of construction.
- Community facilities
- The four way stop at 45th and Rupert.

Mr. R. Allardyce, representing MacMillan Bloedel Limited, pointed out that their firm had a large industrial operation on the land immediately south of Champlain Heights across Marine Drive. This operation was a 24 hour a day, 7 days a week industry and there were approximately 4,000 car loads a year shipped from this point. Mr. Allardyce questioned the wisdom of residential development in an area which might be adversely affected by this present industrial operation. Mr. Allardyce filed with the Committee a report from their planning consultant, Mr. B. Wiesman, dated January, 1973.

At the conclusion of the meeting, the Chairman thanked the public present for their interest.

The meeting adjourned at approximately 9:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 212

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

OCTOBER 18, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, October 18, 1973, at 12:00 noon.

PRESENT:	Alderman Bowers (Chairman) Aldermen Harcourt and Volrich
ABSENT:	Alderman Gibson
ALSO PRESENT:	Alderman Marzari Alderman Pendakur
CLERK TO COMMITTEE:	R. Henry

INFORMATION

1. Review of Operations--Finance Department

This was the 5th in a series of meetings concerning review of operations of Civic Departments.

The Director of Finance introduced the various personnel representing the divisions of the Finance Department.

The Committee had the benefit of a report from Mr. Leckie describing the functions of the Department and its divisions, a breakdown of staff and budgets of each division, and future changes and functions of the Department. Mr. Leckie and his staff answered questions put by members of the Committee on topics such as;

Assessment Inequalities
Business Tax
Purchasing
Sundry Collections
Computer Operations
Staff matters regarding Keypunch Operators
Metered Water Rates vs. Flat Rates

The Committee adjourned at approximately 1:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 212

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

OCTOBER 18, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, October 18, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: R. Henry

RECOMMENDATION

1. 1973 - 1974 L. I. P. PROGRAM - REPORT #1

Council, on October 2, 1973, when considering a report containing various applications for Local Initiative Projects, adopted the following recommendation of the Board of Administration:

"THAT Council approve the foregoing recommendations in principle and the necessary applications be made, and further that the Finance Committee consider the individual projects for further report to Council."

Pursuant to this direction of Council, the Departments and Boards involved were invited to this meeting to speak in support of their particular project. The Committee, after hearing the various submissions then classified each in order of priority (#1 , #2 and #3) as follows:

Department	Project	Total Cost	City's Share	Classification
CITY CLERK'S (ARCHIVES)	Archives Outreach	$ 77,552	$ 17,547	1
ENGINEERING	Wheelchair Ramps	$ 18,466	$ 10,666	1
"	P.A.V.E	$ 67,199	$ 9,770	1
"	Sewer Code	$ 18,642	$ 6,162	2
"	Water Plans	$ 6,664	$ 424	2
FINANCE	Lot Clean-up	$ 28,624	$ 13,264	1
"	Civic Building Register	$ 4,784	$ 1,664	2
"	Support Staff	$ 16,744	$ 4,264	1
LIBRARY	Community Involvement	$ 42,680	$ 11,480	2
"	B.C. Photo-graphy-Research	$ 26,244	$ 4,404	1

1973 - 1974 L.I.P. PROGRAM - REPORT #1 con't

Department	Project	Total Cost	City's Share	Classification
LIBRARY con't	Building Register	$ 5,069	$ 1,949	1
"	History of Art	$ 3,692	$ 572	2
BOARD OF PARKS & PUBLIC RECREATION	Park Trails & Walks	$113,568	$ 38,688	1
"	Park & Street Tree Planting	$116,734	$ 41,734	1
"	INTEREC	$ 31,200	$ 0	0
"	TI-FAC	$ 62,400	$ 0	0
"	RH	$ 15,600	$ 0	0
"	T-HI	$ 15,600	$ 0	0
"	LIFE	$ 68,640	$ 0	0
"	Communication for Effective Leisure Use	$ 21,840	$ 0	0
PERSONNEL *	Test Validation Studies	$ 16,261	$ 10,021	1
"	Performance Rating Programs - Fire Dept.	$ 22,911	$ 13,551	1
		$ 22,911	$ 13,551	1
"	Test Validation Studies-Police	$ 16,924	$ 7,564	1
PLANNING	Location - Description of Buildings of Historic or Architectural Interest	$ 17,888	$ 5,408	1
"	False Creek - Public Liaison Program	$ 13,416	$ 4,056	1
"	Information Handling & Behavioural Studies	$ 26,832	$ 8,112	2
"	Downtown Living - Study & Analysis	$ 14,196	$ 4,836	2
"	Vancouver Waterfront- The Public Interest & Historic Perspectives	$ 22,360	$ 6,760	1
"	Local Area Planning - Detailed Preparation for Participation	$ 22,360	$ 6,760	1
PROBATION SERVICES	PAIR	$ 53,040	$ 0	1

* The Committee requested that the descriptions of these particular projects be rewritten. This has subsequently been done and is included in the attached documents.

1973 - 1974 L.I.P. PROGRAM - REPORT #1 con't

Department	Project	Total Cost	City's Share	Classification
SOCIAL PLANNING	Art Vancouver	$ 93,198	$ 18,318	1
"	City Information Works	$ 38,538	$ 16,698	1
WELFARE	P.A.T.H.	$ 38,008	$ 13,048	1
"	Action Food	$ 12,850	$ 3,490	1
	Totals	$1,192,910	$294,761	

RECOMMENDS:

THAT the foregoing priorities listed for the various projects be approved and,

FURTHER, that insofar as those projects of the Parks Board classified as 'O', your Committee has no opinions on the merits of these projects and therefore, suggests that the priority be left to the discretion of the Parks Board.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 213

PART REPORT TO COUNCIL

STANDING COMMITTEE ON COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 18, 1973 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Hardwick and Marzari
ABSENT:	Alderman Linnell (Leave of Absence)
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
COMMITTEE CLERK:	M. Kinsella

The minutes of the meetings of September 27 and October 4, 1973 were adopted.

RECOMMENDATION

1. Social Planning - Downtown Eastside

Council on September 18, 1973 heard a delegation from the Downtown Eastside Residents Association requesting that, as an alternative to hiring a Social Planner for the Downtown Eastside, Council give them the money to improve the life of their community. At that time, Council requested the Downtown Eastside Residents Association to prepare a budget with respect to their request for submission to the Director of Social Planning for comment and further consideration by the Standing Committee on Social Services.

Your Committee had for consideration today the attached budget from the Downtown Eastside Residents Association, as well as the attached report from the Director of Social Planning. The Director of Social Planning spoke in support of a grant of $16,641.60 to the Downtown Eastside Residents Association. However, he requested that this funding not be taken from the Budget of the Social Planning Department as he considers there is still a need for Social Planning input into this area on a special project basis. Mr. Egan referred to the current LEAP application from the Downtown Eastside Residents Association. He expressed concern over the fact that, as Director of Social Planning for the City, he is asked to comment on any LEAP applications from groups within the City of Vancouver. He stated that he would have some reservations with respect to recommending the number of staff requested in the Downtown Eastside Residents Association LEAP application -- 23 jobs have been asked for under LEAP with a total budget of $183,922.00 a year. Of that amount, $141,000.00 will be for salaries, with the remainder being for operating costs. The Director of Social Planning further noted that the Downtown Eastside Residents Association are currently funded under the LIP programme which expires on November 30. He therefore recommended that the Committee defer action on the grant request until the LIP programme expires on November 30 or Manpower reaches a decision on the LEAP proposal.

cont'd ....

Clause No. 1 (cont'd)

Representatives of the Downtown Eastside Residents Association stated that the two positions -- Community Organizer and Assistant Community Organizer-- referred to in their budget and for which they are requesting funds from the City, are not covered by either of these programmes.

The Committee requested that the Downtown Eastside Residents Association submit copies of their LEAP application to the Director of Social Planning for review and the Committee for information.

RECOMMENDED

That Council approve a grant of $16,641.60 to the Downtown Eastside Residents Association to fund a Community Organizer and an Assistant Community Organizer as outlined in their budget dated September 28, 1973 and that this sum not be taken from the funds allocated to the Social Planning Department.

INFORMATION

2A. Use of Bridge 'Y' by Women in Transition

Council on September 11, 1973 authorized the Director of Welfare & Rehabilitation to enter into discussions with representatives of the Y.W.C.A. and the Status of Women Council re use of part of the Bridge 'Y' by Women in Transition.

Under date of October 4, 1973, the Director of Welfare & Rehabilitation submitted an information report on the use of the Bridge 'Y' for women in transition which read as follows:

"Discussions have been held between Senior officials of our Department, the Vancouver Status of Women and the YWCA in regards to the proposed use of part of the facilities of the Bridge "Y" as a "transition residence" for deserted women with children.

The YWCA Board Executive have responded positively to this proposal and we are awaiting formal ratification of the full Board of the YWCA.

During our discussions with the YWCA and the Vancouver Status of Women it was agreed that this is not the best arrangement insofar as the surrounding environment is concerned. Nevertheless, the Bridge "Y" does have adequate living space for the project and the need can be met immediately. After a six month experience we may find that the arrangement is not the most suitable for mothers with children.

There is a good play area and some playground equipment can be secured and volunteers used for supervision of these activities. Cribs and other children's needs can also be secured at minimal cost.

We have written to the Department of Human Resources (copy attached) to obtain their approval for this additional use of the Bridge "Y" facility.

The Honorable Minister of Human Resources visited the Bridge "Y" on September 26, 1973 and has since delegated his Administrative Assistant, Mr. Joe Denofreo to meet with senior officials of our Department, the Bridge "Y" and the Status of Women, to work out further details and recommendations for use of the Bridge "Y". "

cont'd .....

Clause No. 2(cont'd)

Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, advised that the Minister has now reached a decision to fund Transition House Project. The Minister will fund the Transition House through the Children's Aid Society and the Status of Women will work in conjunction with the Children's Aid Society on the establishment of this house, with the long term objective being that this program become part of the integrated delivery of social services.

Representatives of the Vancouver Status of Women present indicated their satisfaction with the Minister's proposal. They stated that, rather than establish an interim transition house at the Bridge 'Y', they would prefer to wait until they can proceed on the basis proposed by the Honourable Norman Levi.

Mr. Denofreo will be arranging a meeting between himself, representatives of the Status of Women, Children's Aid Society and the Chairman of the Standing Committee on Social Services to work out the financing of the Transition House by the Province.

RESOLVED

To receive the report of the Director of Welfare & Rehabilitation for information.

B. Possible Future Use of the Continental Hotel (Bridge 'Y')

Mr. Denofreo advised that the Minister of Human Resources recently toured the building and met with staff and occupants, following which he wrote to the Chairman (Alderman Rankin) suggesting that this Committee meet with representatives of the Y.W.C.A. and Mr. Denofreo to look at the future use of this building. The Minister is particularly interested in exploring the possibility of using the building as housing for senior citizens in view of the current housing shortage in the City.

Representatives of the Y.W.C.A. stated that for the past few nights, Bridge 'Y' has been fully occupied. However, prior to this occupancy has been running at about 50% or less. The building has 100 sleeping rooms with two beds to a room. The Y.W.C.A. Representatives felt that about 20% of the present clientele of the Bridge 'Y' could function quite adequately on cash, but there are approximately 40 - 50 residents who are unable to cope with handling money and who need to be in a supervised setting. It is estimated that this group would require a group residential setting for a period of around three months before they can become self-supporting. The Y.W.C.A. representatives put forward an alternate proposal to the use of the Bridge 'Y' for these girls. The Y.W.C.A.'s proposal is that four or five houses be established in various parts of the City, each adequate for a group of ten girls. The group homes would have daily programmes designed to develop as rapidly as possible personal and group responsibility and serve as a home base from which the girls could take training programmes to qualify them for work and prepare them for independent living.

The Director of Welfare & Rehabilitation stated he was in full agreement with the Y.W.C.A.'s proposal to set up group homes rather than continuing to use the Bridge 'Y' as a residence for young women.

cont'd ....

Clause No. 2 (cont'd)

Mr. Denofreo agreed to discuss the Y.W.C.A. proposal with the Minister of Human Resources and indicated he would advise the Chairman as soon as possible of the Minister's reaction to the proposal. The Clerk was instructed to advise the Y.W.C.A. of the Minister's reaction to the proposal as soon as it is known and also to bring forward to the November 1st meeting of the Committee the details of the Y.W.C.A.'s proposal for consideration at that time.

Your Committee discussed further, and in some detail with those present including representatives of the Downtown Eastside Residents Association, the feasibility of the use of the Continental Hotel for housing for older single persons.

RESOLVED

(a) To defer further discussion of the Y.W.C.A.'s proposal with respect to establishment of group homes for young women on social assistance to the November 1st meeting of the Committee;

(b) That the Director of Social Planning be instructed to report back to the Committee within two weeks with a proposal for the use of the Continental Hotel (Bridge 'Y') for use for older single persons (60 and up) based on its operation by a community based non-profit organization.

The Committee suggested that any groups or individuals who wish to make comments on the proposed use of the Continental Hotel submit these comments to the Director of Social Planning for consideration when preparing his report for the Committee.

3. Proposal for Dunbar-West Point Grey Area Committee Participation in Direct Funding and Management

Representatives of the Dunbar-West Point Grey Area Committee made the following submission to your Committee:

1) To ask formal recognition of the Dunbar-West Point Grey Area Council by the City of Vancouver, as the body responsible for soliciting grants from all levels of government. The Area Committee is willing to accept the responsibility for the establishment of proper measurability, accountability and management of such grants and services in this area.

2) To ask for support of our outlined proposal to the Federal and Provincial Governments. This proposal outlines local citizen participation in supplying the service needs of their own area. We are asking both the Provincial and Federal Governments to supply funding and to participate with our committee of citizens in measuring the effects.

Your Committee discussed the submission in detail with representatives of the Dunbar-West Point Grey Area Committee and the Social Planning Department. The Committee expressed the view that this submission was somewhat premature in view of the imminent announcement by the Minister of Human Resources with respect to integration of Social Services in the City of Vancouver.

cont'd ....

RESOLVED

To received the report and defer further consideration of the submission of the Dunbar-West Point Grey Area Committee for discussion at a future meeting when the guidelines set by the Minister of Human Resources for integration have been made public;

FURTHER RESOLVED

That Mr. Gorde, consultant on integration for the Province, be invited to be present when this matter agains comes before the Committee.

Alderman Hardwick left the meeting at this point. Therefore, there being no quorum present, Alderman Rankin and Alderman Marzari submit the following report for Council's consideration:

RECOMMENDATION

4. Employment and Youth Services Programmes in the Cedar Cottage-Kensington Area of Vancouver

The Director of Social Planning submitted the following report dated October 15, 1973 on this matter:

"On August 30, 1973, the Standing Committee of Council on Social Services recommended that Vancouver City Council approve a grant of $1,000 to continue work projects for youth in the Cedar Cottege-Kensington area and instructed the Director of Social Planning in concert with area resources and the Provincial Department of Human Resources to examine:

i. The need for and feasibility of an ongoing employment program for young people in the Grandview Cedar Cottage area;

ii. Programmes, activities and staff needed and/or already available to curtail illegal and disruptive groups and individual behaviour in the area.

iii. More effective ways of partly working together in the interim (prior to the integration of social services) to develop effective youth programmes and anticipate such problems as are before us today before they are crises, and report back to the Committee on these matters in three weeks.

The appended report is the result of a fruitful joint effort by all parties in documenting facts and agreeing upon ways of resolving certain youth matters in the Cedar Cottage area.

It represents a comprehensive rather than a singular, piecemeal approach to a community issue. The facts outlined in the beginning of the report on the number of premature departures of young people from school in and around the Grandview-Cedar Cottage area is disturbing in that many of these young people are involved in disruptive, illegal and personally damaging activities.

These facts demand a thorough examination of educational and vocational alternatives which must be available as options to existing programmes for young people considering leaving school

cont'd ....

Clause No. 4 (cont'd)

early. The programme proposed clearly outlines agency and staff responsibilities and dictates a co-operative effort to make more effective use of existing resources. This should make evaluation of the efforts easier and analysis of results more precise.

There is no pretense that these programmes are inexpensive. However, the cost of this approach as compared with the cost of crisis intervention, institutionalization and incarceration is minimal. The costs anticipated for six months covering the period November 1, 1973, to April 30, 1974, are as follows:

	Nov. 1/73-Apr. 30/74	May 1/74-Dec. 31/74
Salaries		
1 Director (2/5 Time; SW2 4 mos. -- Jan. 1 - Apr. 30/74	1,261	2,521
3 Youth Workers (SW I)	11,826	15,768
1 Family Counsellor (3/5 Time)	2,268*	4,536*
1 Secretary (Part Time)	383	767
Employee Benefits	477	651
Transportation	400	650
Office Rental & Telephone**	---	---
Programme & Office Supplies	270	375
Employment Fund***	2,400	3,200
Accounting & Administration	512	716
TOTAL	19,797	29,184
Net Cost to the City of Vancouver - 25%	4,949.25	7,296
Net Cost to Provincial Government - 25%	4,949.25	7,296
50% Cost Sharing CAP	9,898.50	14,592

* Employee Benefits included
** Assumed by Cedar Cottage Neighbourhood Services
*** Direct hourly salaries to youths for part-time employment"

The Committee reviewed the request with representatives of the Cedar Cottage-Kensington Area Services Team and the Social Planning Department. This project is designed for youths between the ages of 15 - 19 who are out of school and unemployed and live within the area of Broadway to 41st Avenue and Fraser Street to Nanaimo Street. The Probation Department estimates it could refer approximately 100 youths per year to the programme; Children's Aid Society estimates about 20 youths among their active cases could be referred. In addition, there are three identified groups who fit the basic criteria and these are:

(a) A group of up to 30 youths congregating at Queen Alexandra school. This is the group for which the original summer work project was developed.

(b) A group of approximately 10 to 15 youths who congregate at Kensington Park and have made extensive abuse of solvents and soft drugs.

(c) Teenagers from Brant Villa Housing Project who are neither in school nor employed. (approximately 20)

cont'd ....

Clause No. 4 (cont'd)

The delegation stated that the current deployment of seven workers in the area are unable to cope with the work load. Mr. Purdy, Social Planning Department explained for the Committee the reasoning behind the staff request for the project. The present Director, because of other commitments, is only able to devote 3/5 of his time to this project and the Family Counsellor, 2/5 of his time. The three youth workers are required to identify youths in need of employment assistance and to work with Manpower, Outreach Workers to find part time jobs for these youths.

RECOMMENDED

A. That the staff proposals forwarded in the report of the Cedar Cottage-Kensington Area Services Team be approved on a six month basis from November 1, 1973, to April 30, 1974;

B. That the City of Vancouver approve the program costs and negotiate a cost sharing arrangement with the Provincial and Federal Governments, including CAP cost sharing;

(NOTE: The programme qualifies and a sponsor, Cedar Cottage Neighbourhood Services, is an approved agency for cost sharing. Therefore, the cost sharing proposed would be City - 25%, Province - 25%, and Federal Government - 50%).

C. That a joint evaluation of the programme by civic and provincial officials be effected immediately and results be reported in late March to this Standing Committee and the Province as a basis for continued programme funding;

D. That the Chief Probation Officer be instructed to assign one probation officer to exclusively serve the Cedar Cottage-Kensington area and co-operate fully with Programme staff;

E. That the Board of Parks and Public Recreation be requested to assign two recreation staff from the LIP Programme to the Grandview Community Centre to carry out the proposed recreation programme;

F. That should the LIP Programme not be granted the Parks Board, a budget of $4,878 be granted Grandview Community Centre for the period January 1, to April 30, 1974, to carry out the proposed recreation programme;

G. That City Council support the request to the Federal Manpower Department to assign one full-time Outreach Worker to the programme in the Cedar Cottage-Kensington area;

H. That the Vancouver School Board be requested to:

(a) examine the matter of premature school departures, including educational alternatives, in particular for those young people aged 13 to 17;

(b) co-operate with programme staff in the Cedar Cottage-Kensington area, in carrying out their programme activities, including the possibility of establishing such education programmes in area schools for the youths described herein;

cont'd ....

Clause No. 4 (cont'd)

I. That the Director of Social Planning be instructed to act on behalf of the City to negotiate with Provincial and Federal officials concerning cost sharing for these programmes.

The Director of Finance advises that the City's share, $1,543, is available in Contingency Reserve and if Council approves the programme, the 1974 costs would be assumed to be approved in advance of the 1974 budget.

The Chairman requested that the Social Planning Department maintain close liaison with the Cedar Cottage-Kensington Area Services Team and that he submit regular progress reports to the Committee.

FOR COUNCIL ACTION SEE PAGE(S) 213-4

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT & ENVIRONMENT

October 18, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, the 18th day of October, 1973, at 7:30 p.m. in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Marzari

ABSENT: Alderman Linnell (Leave of Absence)
Commissioner DuMoulin

COMMITTEE CLERK: M. James

1. North Side of Georgia Street West of Denman Street
Proposed Development

The attention of the Committee was drawn to a newspaper photograph and article on Page 39 of the 18th of October edition of the Vancouver Sun, which showed a model of one proposal for the development of the lands on the North side of Georgia Street, between Denman Street and Stanley Park.

The Chairman expressed serious concern on the publication of the article a week before the money By-law being voted upon by the electorate, and the Chairman also took issue with the propriety of the publication in any form.

The Chairman advised that he would take this matter up with the Mayor on the following day.

RECOMMENDATION

2. Report on Development Permit Application
No. 64132, Norpak Fisheries Ltd.
2191 - 99 Commissioner Street, Vancouver

At the meeting of October 4th, 1973, of the Committee, a report of the Director of Planning and Civic Development was submitted re. Development Permit Application 64132 from Norpak Fisheries Ltd. for expansion of the facilities at 2191 - 99 Commissioner Street. At that meeting, the President of Norpak Fisheries Ltd. spoke to the Committee and the Committee instructed that the Project Manager look at the question of access to the Waterfront at this area and report back to the Committee.

The Project Manager orally reported to the Committee and advised that he had investigated four possibilities of providing access in this area. Two required minor amounts of filling and land development, the third required the development of a wharf structure and the fourth, the one the Project Manager recommended, was the development of a viewing platform on top of the Norpak Fishery building. Access to this platform would be via a stairway on the outside of the building.

In discussing the details of this recommendation, the Committee was advised that the building was a three-storey building and interior access to the roof was difficult due to the regulations governing the operation of this fish packing and storage business.

The Committee,

RECOMMENDED:

THAT the offer of Norpak Fisheries Ltd. to provide a viewing platform on the roof of their building with stair access, be approved, and that the Director of Planning and Civic Development process the Development Permit in the normal manner.

INFORMATION

3. Progress Report on the Inventory of the Waterfront Study

The Project Manager orally reported to the Committee that the work schedule, which has been presented to the Committee at its meeting on September 27th, 1973 and adopted by the Committee, was being adhered to.

The Project Manager reported that the agreement for the employment of a Mr. A. Parker as a consultant to the project has not yet been approved by the Minister of Urban Affairs. The Project Manager was advised that there was good co-operation from the staff levels in the various agencies concerned.

The Committee,

RESOLVED:

THAT the oral report of the Project Manager be received for information.

4. Fraser River Waterfront

At the meeting of the Committee held on October 4th, 1974, the Director of Planning and Civic Development was directed to submit to this meeting a map of the waterfront area on the North arm of the Fraser River, giving information on street ends, access points and other pertinent information relating to the lands in question.

Shown to the Committee, was a map detailing, in general, ownership, land uses and zoning on the lands between the University Endowment Lands and Boundary Road, abutting the Southern boundary of the City. The Committee was advised that Angus Street provided a division of the lands, with the exception of one 8½ acre parcel lands lying to the West of Angus Street, were "Agricultural" and the lands lying East of Angus Street were "heavy industrial", with two pockets in this developed residentially.

There were 13 street ends at the North arm of the Fraser River, and most of them were not leased and are available for development. Some of these have been investigated previously as "look out" parks.

Reference was made to previous policy of Council and particular note was made to the decision made in 1969 to develop a walkway on a 20 foot Right-of-Way between the University Endowment Lands and Angus Street. This had been referred to the Planning Department for evaluation and report and had been given low priority in the work schedule of the Department, consequently, to date nothing had been done on this matter.

Reference was made to the proposal for the development of the lands at Angus and Bernard Streets and the Chairman advised that the Community Development Committee had deferred all further consideration of this topic pending the considerations of this Committee. The Committee discussed four street ends that were available for access to the waterfront as 'look out' parks and noted that the Engineering Department was to report back on these street ends.

The possibility of access to the River at the North end of the new Knight Street Bridge was noted and also that the bridge abutments normally did not lend themselves to acceptable public amenity uses. The Committee noted that there was approximately 1600 feet of City owned lands running between Gladstone and Elliott Streets parallelling the railroad tracks at this location. The Chairman reported the Minister of Highways had discussed the landscaping for the bridge and had agreed to keep access as a possibility in the design.

It was noted that the North Fraser Harbour Commission had suggested the possibility of the development of a marina, or marinas on the North arm of the Fraser River and that the Commission, as part of its on going programme, might assist in the development of a marina or marinas. It was suggested that the Committee should make a point of personally inspecting this stretch of shore from the River so that it might be better informed.

The Chairman pointed out that there was a great deal of information available in raw data form and the Committee should consider the method of compiling this information presently available, augmented where necessary, and producing a report on the matter. Perhaps a L.I.P. or some other Federal funding might assist in the cost.

Another point raised by the Chairman was whether this study should be done 'in house' or by a consultant specifically hired for the purpose.

Other aspects relating to the proposed study were also noted: involvement of the North Fraser Harbour Commission, the Board of Parks and Public Recreation, the Minister of Highways.

After discussion, the Committee,

RESOLVED:

To defer the matter for further discussion at the next meeting of the Committee.

The meeting adjourned at approximately 8:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 214-5

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 30TH, 1973

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 30, 1973, in the Council Chamber, at 7:58 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Rankin & Volrich.

ABSENT: Alderman Linnell (Leave of Absence)
Alderman Marzari (Civic Business)

CLERK TO THE COUNCIL: M. James

Local Improvements on the Initiative

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Kerrisdale Beautification on the Initiative
Surface Project - Schedule #421A

The Court received from the Assessment Commissioner, Schedule #421A being Kerrisdale Beautification - Surface Project on the Initiative, covering 41st Avenue on both sides from West Boulevard to Yew Street. The Court noted that there were no objections received against this project.

No delegations came forward to speak to the matter before the Court.

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT Schedule #421A as submitted by the Assessment Commissioner be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

cont'd.....

The Council noted a report from the Board of Administration dated October 25, 1973, which advised of the recommendation of the Deputy City Engineer that the Kerrisdale Beautification Surface Project be undertaken and the City Engineer be authorized to call tenders for it and the intersection project.

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the recommendation contained in the report of the Board of Administration "Local Improvement: Subsequent Procedure (Kerrisdale Beautification)" dated October 25, 1973, be approved.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 8:00 p.m.

The foregoing are Minutes of a Special Council meeting of October 30, 1973, adopted on November 6, 1973.

A. Phillips
MAYOR

L. N. Lett
CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 260

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 6, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Rev. J. Gordon Gardiner of St. James Anglican Church.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Magee Secondary School, under the direction of Mr. Bruce Wilson.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated October 30, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Court of Revision), dated October 30, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Report on Development Permit Application No. 64132, Norpak Fisheries Limited 2191-99 Commissioner Street

Council, on October 30, 1973, deferred Clause 2 of the report of the Standing Committee on Waterfront and Environment, dated October 18, 1973, in order to have the benefit of a sketch plan in consideration of the matter.

Mr.R. Mann, Project Manager, Waterfront Study, further explained the proposal of a viewing platform on the roof of Norpak Fisheries Ltd. building on Commissioner Street.

cont'd....

UNFINISHED BUSINESS (cont'd)

Report on Development Permit Application
Norpak Fisheries Limited (cont'd)

MOVED by Ald. Pendakur,
THAT the following recommendation of the Committee, as contained in its report of October 18, 1973, be approved:

"THAT the offer of Norpak Fisheries Ltd. to provide a viewing platform on the roof of their building with stair access, be approved, and that the Director of Planning and Civic Development process the Development Permit in the normal manner".

- CARRIED

(Alderman Massey voted against the motion)

2. Council Hearing:
Fire at Commercial Hotel, 340 Cambie Street

With the agreement of Council, Alderman Rankin withdrew his motion on this matter, which had been deferred from the last regular meeting of the Council.

COMMUNICATIONS OR PETITIONS

1. Mayor's Limousine

The Council noted the following letter from the Mayor dated November 1, 1973:

" When John MacRitchie retired at the end of '72 as the Mayor's driver, he was not replaced. Instead, we have stored the limousine in the Police Garage and asked the Police Department to provide a driver whenever it was officially required.

The following report has been submitted by officials of the Engineering and Police Departments and Colin Lowery.

Model	Cadillac Limousine #69723
Year	1968
Initial Cost	$ 14,174
Current Mileage	41,217 miles
Estimated Resale Value	$3,200.00 if sold by Tender
" " "	$2,200.00 " " to a Dealer

The automobile is too old for limousine service now and rather large for a private owner. If the vehicle is kept, it will not depreciate by much more than $ 300 per year over the next few years. However the market will become more limited because of age.

Based on past maintenance and operating costs, and also bearing in mind reduced usage, it is estimated that the limousine will cost approximately $ 450 per year plus gasoline to operate. This figure does not take into account any accident damage but it includes insurance. If the present use of this vehicle is going to be maintained at the same rate, then it is considered an expensive piece of equipment for the City to keep up.

It also takes up valuable space in the Police Garage.

It has only been used on six official occasions since January 1st, 1973, during which time it travelled 1,479 miles.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Mayor's Limousine (cont'd)

Current rental rates for a Cadillac limousine, including a private chauffeur, are:

$ 15 for the first hour

$ 12 for each additional hour

A weekly rate could be arranged should the need arise.

I recommend that the limousine be disposed of and the Board of Administration be instructed to so advise the Purchasing Agent. I also recommend that the Mayor be authorized to hire limousine services for official purposes whenever the occasion arises. "

MOVED by Ald. Bowers,
THAT the Mayor's limousine be disposed of at the next Civic auction for vehicles and the Mayor be authorized to hire limousine service for official purposes whenever the occasion arises.

- CARRIED

MOVED by Ald. Rankin, in amendment,
THAT the following words be struck from the motion of Alderman Bowers:

"and the Mayor be authorized to hire limousine service for official purposes whenever the occasion arises".

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Volrich and the Mayor voted against the motion)

The motion of Alderman Bowers was put and CARRIED.

(Aldermen Linnell, Gibson, Pendakur and Rankin voted against the motion of Alderman Bowers)

2. Appointment to Committee:
Vandalism in the City

The Chairman of the Planning and Building Committee of the Vancouver School Board submitted the following letter under date of October 25, 1973:

" The Vancouver School Board is interested in setting up a committee of informed citizens and representatives of provincial and municipal offices and agencies to investigate the problem of vandalism in the city. It is believed that a concerted effort on the part of all bodies and agencies concerned with this problem can produce valid suggestions for the reduction of this costly waste.

Representatives are being requested from the office of the Attorney-General and the offices of the Minister of Education and the Minister of Human Resources, in the Provincial Government; from City Council, the Park Board and the School Board in local government; and from the Children's Aid, the United Community Services, the Parent-Teacher Council, and other interested social service and civic groups. Would you please name a member of Council to represent the City on this committee?

A date for the first meeting has not been set, but on receiving names we will subsequently contact your representative concerning the inaugural meeting. It is planned that the number of meetings will be few, and it is intended that the group will act as a working committee and arrive at some decisions or recommendations by the end of this year. Your cooperation in this important project is appreciated. "

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Appointment to Committee:
Vandalism in the City (cont'd)

MOVED by Ald. Hardwick,
THAT the foregoing letter be received and the matter be referred to the Standing Committee on Social Services which is presently studying this subject, and Mrs. Courvoisier be invited to attend a meeting of the Committee to inform her of the Committee's involvement in this subject of vandalism.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, November 2

Works and Utility Matters (Nov. 2)

The Council considered this report of the Board of Administration which contains five clauses identified as follows:

Cl. 1: Britannia Community Centre: Streets and Lanes Closure
Cl. 2: Watermain Installation, 1973 Capital Budget
Cl. 3: Closure of Streets and Lanes for John Hendry Park
Cl. 4: Funds for Additional Construction Equipment
Cl. 5: Sewer Outfall: Terminal Avenue-Pollution Control Branch - Appeal

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters (Nov. 2)

Health Department: Reorganization

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters (Nov. 2)

The Council considered this report of the Board of Administration on the subject of protection of City Beaches from Oil Spills in the Harbour, and took the following action:

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this report be approved as an interim measure and the Standing Committee on Waterfront and Environment be requested to give further consideration to the problems of oil spills, such as coordination and cooperation with neighbouring municipalities.

- CARRIED UNANIMOUSLY

(Alderman Marzari arrived at the meeting at this point in the proceedings)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Building & Planning Matters (Nov. 2)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Amendments to By-laws to Transfer some Powers of the Technical Planning Board to the Director of Planning
Cl. 2: Director of Planning: Consultant Services
Cl. 3: Strathcona Rehabilitation Project: MacLean Park Adventure Playground

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters (Nov. 2)

Shops Closing By-law Enforcement:
Letter from Olympic Sports Ltd.

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this report be approved and, therefore, the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration.

(amended)

MOVED by Ald. Rankin,
THAT the subject be deferred to a full meeting of Council and all appropriate persons affected be given notification.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Pendakur:

'and all interested parties be advised when the Committee will have this matter under discussion'.

- CARRIED

(Aldermen Massey, Pendakur and Volrich voted against the amendment)

The motion of Alderman Pendakur, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT the recommendation of the Board of Administration contained in this report be approved and, therefore, the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration, and all interested parties be advised when the Committee will have this matter under discussion".

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General report (cont'd)

Finance Matters (Nov. 2)

The Council considered this report containing five clauses identified as follows:

Cl. 1: Interest on Prepayment of Taxes
Cl. 2: Welfare and Rehabilitation Department Office Equipment for Approved Staff
Cl. 3: Staff Changes in the Sewers Operations Branch
Cl. 4: Additional Staff: Revenue and Treasury Division, Finance Department
Cl. 5: Grant of $10,000 from the Vancouver Foundation to Vancouver City Archives

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of the report be approved.

- CARRIED UNANIMOUSLY

Grant of $10,000 from the Vancouver Foundation to Vancouver City Archives for Project entitled "Conserving Vancouver's Cultural and Educational Heritage". (Clause 5)

MOVED by Ald. Hardwick,
THAT the Council extend its appreciation to the Vancouver Foundation for its support of the City Archives program for 'Conserving Vancouver's Cultural and Educational Heritage'.

- CARRIED UNANIMOUSLY

During consideration of the foregoing clauses it was suggested that the Director of Finance submit, for the information of Council, the status of the Contingency Reserve Account. The Mayor so directed.

Personnel Matters (Nov. 2)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Leave of Absence Without Pay: Mr. Gordon Anderson, Vancouver Fire Fighters' Union, Local 18
Cl. 2: Closing of Civic Offices: December 24, 1973
Cl. 3: Safety Training for Engineering Department Outside Workers
Cl. 4: Attendance at Second National Conference "New Systems in Law Enforcement and Criminal Justice" - Chicago - Mr. D. Mead

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (cont'd)

Property Matters (Nov. 2)

The Council considered the report of the Board of Administration, Property Matters, dated November 2, 1973, and took action as follows:

Acquisition for Knight Street Widening
25th Avenue to 33rd Avenue (Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Site #20: Champlain Heights
United Housing Foundation (Clause 2)

The Council considered this clause of the report of the Board of Administration, Property matters, dated November 2, together with report of the Director of Planning and Civic Development dated November 2, 1973, concerning Site #20, Champlain Heights, and the involvement of United Housing Foundation in its development.

The Council agreed at this time to hear Mrs. Shirley Schmid representing the United Housing Foundation and the Architect for the development. The delegation spoke in support of its request on reduced parking spaces and the type of units and density to be contained in the development.

The Council also received an explanation of the scheme relating to floor space ratio and parking from Mr. R. Youngberg, Senior Planner, Civic Development Division.

MOVED by Ald. Hardwick,
THAT the resolution of Council of May 1, 1973, in connection with the offer to lease or sell Site #20, Champlain Heights to the United Housing Foundation, be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Hardwick,
THAT upon the Provincial Government confirming it has offered to purchase the land and lease it to the Foundation at 4% of the purchase price, the City offer Lot 5, D.L. 335, Plan 14633 to the Provincial Government for the sum of $830,000.00 plus a proportionate part of the current year's taxes, subject to the following conditions:

1. A bulkhead agreement in favour of the City; (the site is above grade of abutting streets)

2. An option in favour of the City to repurchase the land at the same sale price less any amounts due or owing to the City and less taxes, documentation and administration fees, in the event the purchaser fails to comply with any of the following conditions of sale:

   (i) Lease the land to the United Housing Foundation, at 4% of the sale price, for the development of townhouses to a maximum density of 15 units per acre. Full taxes to be paid to the City of Vancouver.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Site #20: Champlain Heights
United Housing Foundation (cont'd)

(ii) Commence construction within twelve months, and complete construction with twenty-four months from date of registration of the deed. "Commencement of construction" to be determined as completion of foundations; "completion of construction" to be determined as all units in the project being ready for occupancy.

(iii) Obtain a development permit based on the following conditions of development, as set by Council, May 31st, 1968:

(a) Uses - Townhouses

(b) Height - The height of a building shall not exceed two storeys plus a cellar or one storey plus a basement.

(c) Dwelling Unit Type

Not more than 5% of the dwelling units shall be one bedroom and not less than 60% of the dwellings be three bedrooms.

(d) Coverage

The maximum site coverage by surface parking areas, carports, manoeuvering aisles, driveways, loading areas, other vehicular facilities and buildings shall be 45 percent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning and Development By-law.

(e) Density

The maximum floor space ratio shall in no case exceed 0.50 and the minimum floor space area be 1,100 square feet for the three bedroom dwelling units.

(f) Parking

There shall be not less than two parking spaces per dwelling unit. Fifty percent of all required spaces shall be located beneath the principal building(s) and/or within an accessory building.

(g) Utilities

All services shall be located underground including such things as transformers.

(h) Other All other matters including setbacks, spacing of buildings, day-lighting, design, landscaping, provision of private outdoor living space, children's play areas, etc., shall be subject to approval of the Technical Planning Board".

- CARRIED

(Aldermen Hardwick and Linnell voted against the motion in respect of item 2 (iii) (c) re dwelling unit type; and Aldermen Harcourt and Marzari and the Mayor voted against the motion in respect of item 2 (iii) (f) regarding parking.)

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Site #20: Champlain Heights
United Housing Foundation (cont'd)

During consideration of the foregoing, the following amendments were put and LOST:

MOVED by Ald. Linnell,
THAT not more than 5% of the dwelling units will be one bedroom and not less than 70% of the dwelling units be three bedrooms.

- LOST

(Aldermen Bowers, Gibson , Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Marzari,
THAT there shall be not less than 1.5 parking spaces per dwelling unit and that a review be made on the matter 1 year after occupancy date of the development.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Pendakur, Rankin and Volrich voted against the motion)

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning and Civic Development contained in his report dated November 2, 1973, with respect to Site #20, Champlain Heights, be received; the recommendations having already been taken into account in considering the topic earlier this day.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at 4:55 p.m.

BOARD OF ADMINISTRATION
General Report (cont'd)

Property Matters (Nov. 2)

The Council considered the balance of the Board of Administration report, Property matters, dated November 2, containing clauses identified as follows:

Cl. 3: Acquisition for Britannia Community Services Centre Site, 1537 Parker Street
Cl. 4: Order for Possession and Appointment of Arbitrator, 1987 West 7th Avenue
Cl. 5: Acquisition for Britannia Community Services Centre Site, 1529 Parker Street
Cl. 6: Demolitions

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in Clauses 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the information contained in clause 6 of this report be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENT REPORT,
November 2, 1973 (cont'd.)

FIRE AND TRAFFIC MATTERS (November 2, 1973)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Brief from 401 Committee of the Hastings Sunrise Action Council re Intersection of Cassiar Street and the 401 Freeway

Cl. 2: Amendment to Fire By-law No. 2193

The Council took action as follows:

Clause 1 - Brief from 401 Committee of the Hastings Sunrise Action Council

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
THAT in respect to the Council resolution of October 23, 1973, concerning the overpass, the City Engineer, in examining the location of an overpass in the general area of the 401 Highway and Cassiar Street, discuss the matter with Mrs. Distefano and the 401 Committee prior to reporting to Council.

- CARRIED UNANIMOUSLY.

Clause 2 - Amendment to Fire By-law No. 2193

MOVED by Ald. Linnell,
THAT the recommendation of the Fire Chief contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

BUILDING AND PLANNING MATTERS (November 2, 1973)

The Council considered this report which contains 10 clauses identified as follows:

Cl. 1: Zoning & Development By-law Amendment: Community Facilities
Cl. 2: Development Permit Application #62754: 6459 Main Street
Cl. 3: Development Permit Application #62506: 2748 Main Street
Cl. 4: Development Permit Application #63917: 2902 Grandview Highway
Cl. 5: Development Permit Application #63635: 8175 Cambie Street
Cl. 6: Development Permit Application #63916: 1720 Rupert Street
Cl. 7: Development Permit Application #63708: 215 West Broadway
Cl. 8: Handicapped By-law
Cl. 9: Tamper Proof Power Supply in Lodging Houses
Cl.10: Downtown Living

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

BUILDING & PLANNING MATTERS (November 2, 1973) (cont'd.)

Clause 2 - Development Permit Application
#62754: 6459 Main Street

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning & Civic Development contained in this clause, be approved.

- CARRIED.

(Aldermen Linnell and Pendakur voted against the motion).

Clauses 1, 3, 4, 5, 6 & 7

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning & Civic Development contained in Clauses 1 and 3 to 7, be approved.

- CARRIED UNANIMOUSLY.

Clause 8 - Handicapped By-law

MOVED by Ald. Gibson,
THAT this clause be deferred and arrangements be made by the Standing Committee on Waterfront and Environment to receive a delegation from the Social Planning and Review Council as requested.

- CARRIED UNANIMOUSLY.

Clause 9 - Tamper Proof Power
Supply in Lodging Houses

MOVED by Ald. Harcourt,
THAT the report of the Director of Permits and Licenses contained in this clause, be received for information.

- CARRIED UNANIMOUSLY.

Clause 10 - Downtown Living

MOVED by Ald. Hardwick,
THAT Council approve in principle the concepts of Downtown Living as set out in the report from Director of Social Planning and approve the recommendations of the Director of Social Planning contained in the report.

- CARRIED UNANIMOUSLY.

C. Report of Board of Administration re
Request for Extension of Time for
Rezoning of lands North of Napier Street
between Clark and Odlum Drives

It was agreed to defer this matter pending the hearing of a delegation later this day.

D. 1974 Cultural Grants

The Council noted a report from the Director of Social Planning dated November 2, 1973, with respect to 1974 Cultural Grants. The report had been requested by Council on October 23, 1973, to determine the rationale of increasing grants to "other organizations". The increase

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. 1974 Cultural Grants (cont'd.)

had been recommended in a report of the Standing Committee on Finance and Administration dated October 11, 1973.

MOVED by Ald. Bowers,
THAT the following recommendation of the Director of Social Planning be approved:

"THAT the following guidelines as submitted by the Finance and Administration Committee in its report of October 11, 1973 be adopted.

'I suggest that Council agree to allocate from its 1974 budget the sum of $66,800 for grants to small organisations, as recommended (on Page 9) in Jonathan Baker's report, on the understanding that:

a) This sum represents a maximum for grants to small groups; Council is not obliged to approve grants up to that figure.

b) The total should include a substantial contingency reserve (maybe $8,000) for late applications.

c) The substantial increase (33%) in allocation for this type of grant does not imply commitments for similar increases to established groups.

d) That such grants should be primarily used for operating expenses rather than capital expenditures.'"

(Deferred)

MOVED by Ald. Harcourt,
THAT this matter be deferred pending a report on an overall review of the City's 1974 Budget by the Standing Committee on Finance and Administration.

- CARRIED.

(Aldermen Bowers, Massey, Pendakur and Mayor Phillips voted against the motion).

E. Standing Committee on Social Services dated October 25, 1973

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Police Department C.P.I.C. System
Cl. 2: Co-ordination of Services, Downtown Eastside Area

MOVED by Ald. Rankin,
THAT the information of the Committee contained in these clauses be received.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Standing Committee on Civic Development dated October 18, 1973

MOVED by Ald. Massey,
THAT the information of the Committee contained in this report in respect of Robson and Burrard Streets: Proposed Development "Vancouver International Centre", be received.

- CARRIED UNANIMOUSLY.

G. Report of Official Traffic Commission dated October 29, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Crossing at 4th Avenue and Trimble Street, Request for Pedestrian Activated Signal Light
Cl. 2: Commercial Drive - Complaint re Increasingly Heavy Truck Traffic
Cl. 3: Criteria for School Crosswalks at Multi-Lane Streets
Cl. 4: Crosswalk at Kingsway and McKinnon

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the information of the Commission contained in Clauses 1 to 4 of this report, be received.

- CARRIED UNANIMOUSLY.

H. 122 - 126 West Hastings Street

It was agreed to defer this matter pending the hearing of a delegation later this day.

I. Tender 736 - Dredging and Other Works in Preparation for a Seawall on South Shore of False Creek

The Board of Administration, under date of November 5, 1973, submitted the following report:

" The City Engineer reports as follows:

'Tenders for dredging and other works in preparation for a seawall on the south shore of False Creek (Areas 6 and 10) in the City of Vancouver were opened on October 29, 1973 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender 736 have been circulated to Council. Four tenders were received, the lowest was $483,060 and the highest $581,130 (20% difference). The tenders are unit priced based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary according to actual quantities measured during construction. The tenderers were advised of the Winter Works program and that some preference would be given to a contractor who can start early and clear some area so that the Winter Works forces could be accommodated. All tenderers can start within two weeks of the award. The low bidder also claims to be able to complete the works sooner than the other bidders (4 1/2 months).

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Tender 736 - Dredging and Other Works in Preparation for a Seawall on South Shore of False Creek (cont'd.)

Area 10, although included in this tender, is not clear for the contractor to proceed with at this time because:

(a) the present design creates an imbalance in the labour portion of the Winter Works program which will require additional financing beyond the Winter Works program

(b) the area has not been physically cleared of buildings and boats.

The False Creek Team and the Engineering Department are assessing minor revisions to the design. When this matter has been resolved it may be possible to continue with the work after January 1.

The low bidder, Fraser River Pile Driving Ltd., has indicated that he will be prepared to accept the work in Area 6 and start on November 15 with the possibility that he may be able to start in Area 10 when the above mentioned problems have been resolved. If the problems are not resolved within the 4 1/2 months specified, a new tender would be called at a later date.

Because of the urgency in awarding the contract so that a start can be made by November 15 and because there is no Council on November 13, the City Engineer RECOMMENDS that:

(a) A unit price contract be awarded to the low bidder, Fraser River Piledriving Ltd. for dredging and other works in Area 6 definitely @ $262,380 and Area 10 possibly @ $220,680 for a possible total of $483,060.

(b) The contractor will start work in Area 6 and providing the problems in Area 10 are resolved within 2 months he will continue in Area 10.

(c) A contract satisfactory to the Corporation Counsel be entered into.

(d) The bid bonds of the unsuccessful tenderers be returned.'

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

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The Council recessed at 5:30 p.m. to reconvene in open Council at 7:30 p.m.

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The Council reconvened in open session in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari, Massey, Rankin and Volrich.

ABSENT: Aldermen Hardwick & Pendakur

DELEGATIONS & OTHER REPORTS (cont'd.)

1. Request for Extension of Time for Rezoning of Lands North of Napier Street between Clark & Odlum Drives

The Council received a delegation from Mr. T. Price concerning his Development Permit Application to rezone his property. Mr. Price was concerned about the delay in processing his application and the sale of City-owned lands.

Mr. H.W. Gray, Zoning Planner and Mr. G. Jordan, Deputy Supervisor of Property & Insurance, gave further explanation to the following Board of Administration report dated November 2, 1973:

"The Supervisor of Property and Insurance reports as follows:-

'At a Public Hearing on May 15th, 1973, Council approved in principle an application from Mr. T. Price to rezone his property, situated on the South side of Parker Street between Clark and Odlum Drives from RM-3, Multiple Dwelling District, to M-1, Industrial District, subject to certain conditions. Two of the conditions were that City-owned Lot 10 except the East 25', Block 30, District Lot 182 be subdivided; portions being sold to the adjoining owners to provide rear access to their properties; the remainder of the City lot being sold to Mr. T. Price and the plan of consolidation be so registered in the Land Registry Office. The third reading to the amending Bylaw was to be withheld for 120 days to permit Mr. Price to complete his plans of development, the scheme of development to be first approved by the Technical Planning Board.

On July 3rd, 1973, Council approved the report of the Supervisor of Property and Insurance regarding the individual sales of portions of City-owned Lot 10 to the five abutting owners. It was further approved that Mr. Price be granted an extension of 60 days to comply with the conditions set by Council for the rezoning of the property.

On September 21st, 1973, Mr. Price's application to use his site as a Parking Area (Public) was approved by the Technical Planning Board. It is noted that Mr. Price is presently using his portion of the City lot for this purpose (since 1972), pending rezoning. However, this development permit could not be issued until the required amending Bylaw to rezone his property to an M-1, Industrial District, had been enacted by City Council.

Following approval of the development permit, the City Engineer proceeded with the required survey and subdivision plan, following which a four-party agreement for vehicular and pedestrian access over the 12' strip of each newly-created lot was prepared by the Law Department.

The Plan of Subdivision and the Four-Party Agreement have now been executed by all the owners. However, there is one outstanding signature to be obtained before the plan and agreement can be registered. The signature required is a Mortgagee of Lot F who left for vacation in Europe early in October for approximately six weeks. The Mortgagee's agent advises that his client did not give "Power of Attorney" to anyone to sign the plan. As the man is travelling in Europe, it is not possible to establish contact with him with any degree of reliability. Consequently, the agent has been requested to alert the Property and Insurance Office upon his return so that documentation can be completed as soon as possible.

DELEGATIONS AND OTHER REPORTS (cont'd.)

1. Request for Extension of Time for Rezoning of Lands North of Napier Street between Clark & Odlum Drives (cont'd.)

It is now apparent that the Plan of Subdivision cannot be completed by November 11th, 1973; the deadline for implementing the conditions of rezoning set by Council. Mr. T. Price has complied with all the other remaining conditions of rezoning.

Because of this additional delay, Mr. Price has requested a delegation to appear before Council, November 6th, 1973. In view of the above circumstances, City Council may wish to give consideration to granting an extension of an additional 60 days from November 11th, 1973, to allow time to comply with the conditions set by Council for the rezoning of the property."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION."

MOVED by Ald. Harcourt,
THAT a further extension of 60 days from November 11, 1973 be granted to allow time to comply with the conditions set by Council for the rezoning of the property.

- CARRIED UNANIMOUSLY.

2. 122-126 West Hastings Street Ralph and Henderson Blocks

Council received a delegation and a brief from Mr. Douglas Jung representing Mr.Mah concerning the alteration proposals for 122-126 West Hastings Street.

Council noted a report of the Director of Planning and Civic Development dated November 2, 1973 giving the history of the events leading up to the Technical Planning Board's consideration of the matter. It was reported that a Development Permit is required for this development because the building does not comply with the present CM-1 regulations of the Zoning and Development By-law. Any change of use would therefore require the approval of the Technical Planning Board. The plans also involve certain alterations to the facade of the building.

The Technical Planning Board had resolved that upon receipt of a development permit application, the proposal will be referred to the Urban Design Panel for advice. It was advised that the Historical Area Advisory Board wishes to preserve the original facade of the building.
Mr. Jung disputed the fact that it was a 'change in use' and required a Development Permit.

MOVED by Ald. Harcourt,
THAT this matter be deferred and the Corporation Counsel report to the next regular meeting of Council as to whether this proposed development is a conditional use or not.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Massey,
THAT the Urban Design Panel be invited to attend the next regular meeting of Council to give its views on Mr. Mah's proposed development.

- CARRIED UNANIMOUSLY.

cont'd.....

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4018
BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

2. BY-LAW TO REGULATE THE USE AND OCCUPATION
OF BUILDINGS USED AS DWELLINGS AND CONTAINING
RENTED LIVING ACCOMMODATION

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

cont'd.....

MOTIONS

1. Closing of Lane North of 15th Avenue East of Prince Edward Street, Block 133, D.L. 264A - Mount Saint Joseph Hospital

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of the lane dedicated by the deposit of plan 2984, adjacent to Lots 13 to 18, Block 133, District Lot 264A, Plan 2984, is surplus to the City's highway requirements by virtue of the fact that the land on both sides of the lane is required for an addition to Mount Saint Joseph Hospital;

3. The Greater Vancouver Regional Hospital District is the registered owner of said Lots 13 to 18 on the south side of the lane and Mount St. Joseph's Hospital Society is the registered owner of the property on the north side of the lane;

4. The administrator of Mount St. Joseph's Hospital Society, in writing, has consented to the closed lane being added to the property owned by the Greater Vancouver Regional Hospital District;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of plan 2984 lying between the southerly production of the easterly limit of Lot "A", Block 133, District Lot 264A, Plan 6793 and the easterly limit of Block 134A, District Lot 264A, Plan 185. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 15th, 1973, and marginally numbered LF 6729, a print of which is hereunto annexed; be closed, stopped up and conveyed to the Greater Vancouver Regional Hospital District; and

BE IT FURTHER RESOLVED THAT the closed lane be consolidated with said Lots 13 to 18 to form one parcel.

- CARRIED UNANIMOUSLy.

2. Allocation of Land for Highway Purposes (Various Knight Street Properties)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. East 7 feet of Lot 29, Subdivision 1, Block 18, District Lots 391 and 392, Plan 1368

   (4329 Knight Street)

2. West 7 feet of Lot 10, Block 7, District Lot 705, Plan 2571

   (4868 Knight Street)

3. East 7 feet of Lot 28, Block 1 of Block 18, District Lots 391 and 392, Plan 1368

   (4339 Knight Street)

cont'd.....

MOTIONS (cont'd.)

2. Allocation of Land for Highway Purposes
(Various Knight Street Properties) (cont'd.)

4. West 7 feet of Lot 6, Block 7, District Lot 705, Plan 2571

(4840 Knight Street)

5. East 7 feet of Lot 23 of Lot 1, Block 18, District Lots 391 and 392, Plan 1368

(4393 Knight Street)

6. West 7 feet of Lot 9, Block 7, District Lot 705, Plan 2571

(4854 Knight Street)

7. West 7 feet of Lot 8, Block 7, District Lot 705, Plan 2571

(4854 Knight Street)

8. West 7 feet of Subdivision "C", Block 3 in part of Blocks 1 and 3, District Lot 352, Plan 3754

(4464 Knight Street)

9. West 7 feet of Lot 3, Block 7, District Lot 705, Plan 2571

(4818 Knight Street)

10. West 7 feet of Lot 2, Block 2 of South part of Blocks 1 and 3, District Lot 352, Plan 1909

(4324 Knight Street)

11. East 7 feet of Lot 18, except the West 10 feet, now lane, Block 4 of Block 5, District Lots 391 and 392, Plan 1956

(4865 Knight Street)

12. East 7 feet of Lot 23, except West 10 feet, (see filing 45635), Block 4 of Block 5, District Lots 391 and 392, Plan 1956

(4831 Knight Street).

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

3. Money By-laws to the Electorate:
Majority

At the last meeting of Council, Alderman Bowers submitted a motion, seconded by Alderman Pendakur, with respect to Money By-laws to the Electorate: Majority.

cont'd.....

MOTIONS (cont'd.)

3. Money By-laws to the Electorate:
Majority (cont'd.)

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT WHEREAS the Provincial Government is proposing to amend the Municipal Act to require a simple majority vote of the electors for the passing of money by-laws;

THEREFORE BE IT RESOLVED THAT this Council request the Government to make a similar change also in the Vancouver Charter.

- CARRIED.

(Alderman Volrich voted against the motion)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Closing of Jericho Lands	enquired of statements made by the Mayor at a Board of Trade luncheon with respect to the acquisition of Jericho. The Mayor was of the opinion that the Federal Cabinet will look with favour on the City's offer with respect to this property.
Alderman Volrich - Special Meeting re Cancellation of Licenses, Downtown Eastside Area	sought the guidance of Council in setting a date for this special Council meeting and it was agreed that November 22, 1973 at 9:30 a.m. was appropriate.

NEW BUSINESS

1. Ice Rinks

The Mayor advised that the Park Board are seeking Council's instruction with respect to the five ice rinks that received the assent of the electors in the October 24, 1973, election.

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the Park Board be requested to report to Council on the steps required to plan and construct the five ice rinks as authorized by the electors on October 24, 1973.

- CARRIED UNANIMOUSLY.

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The Council adjourned at approximately 9:05 p.m.

- - - - - - - - - - - - - - - - -

The foregoing are Minutes of the Regular Council meeting of November 6, 1973, adopted on November 20, 1973.

O. Phillips
MAYOR

R Henry
DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Britannia Community Centre, Streets and Lanes Closure

The City Engineer reports as follows:

"The assembly of the lands to create the site for Britannia Community Centre makes the streets and lanes within the site surplus to the City's highway requirements. The construction is to be completed in two phases. The easterly portion to commence immediately and the westerly portion later. Utility work is required in the westerly portion to serve the earlier development. The streets and lanes in the easterly portion can now be closed and subdivided with adjacent lands for the site. The streets and lanes in the westerly portion, although closed, will not be physically closed to traffic until they are required for utility work or construction work. As the development proceeds, the site is to be consolidated and subdivided in a manner satisfactory to the Approving Officer and meeting the requirements of the Land Registry Act.

I RECOMMEND that the following streets and lanes be closed, stopped up and title taken thereto or that they be conveyed to the School Board. The highways so closed then be subdivided with the abutting lands.

(a) The streets and lanes outlined red, blue, green, brown, purple and yellow on plan marginally numbered L^c 497.

(b) The west 5 feet of Lots 9 to 16, Block 38, D.L. 264A established as lane.

(c) The west 6 feet of Lots 1 to 3 and Lot 5, Block 28, D.L. 264A established as lane.

(d) The streets and lanes outlined red and green on plan marginally numbered LE 3922.

(e) The east 10 feet of Lots 9 and 10, Block 26, D.L. 264A established as lane."

Your Board RECOMMENDS that the foregoing be approved.

2. Watermain Installation - 1973 Capital Budget

The City Engineer reports as follows:

"New developments along N. Kent Avenue, east of Elliott have overloaded an old 2" water pipe with the result that these properties are deficient in supply. For this location, the permanent pipe size for domestic and fire supply is 12" diameter.

Avenue	From	To	Est. Cost
N. Kent Ave.	Elliott	500' E. of Elliott	$12,000

I RECOMMEND that the installation of a 12 inch water main on N. Kent Avenue, as mentioned above, be approved and that $12,000 be appropriated for this work from the 1973 Capital Budget 'Provision for Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Streets and Lanes for John Hendry Park, D.L. 195, 264A and 752 19th Avenue and Victoria Drive

The City Engineer reports as follows:

"John Hendry Park site includes lots whose titles are in the name of both the City of Vancouver and the Corporation of South Vancouver and the park contains streets and lanes which have not been closed. Portion of some of the lots are now highway and should be dedicated as such. It is desirous to consolidate all of the parcels in the park to make one parcel.

Cont'd . . .

Clause 3 cont'd

I RECOMMEND that all the portions of highway shown outlined brown, blue, green, purple, red, yellow and orange on plan marginally numbered LA 185 be closed, stopped up, title taken thereto and then subdivided with the adjacent lands to create one parcel for the park site."

Your Board RECOMMENDS that the foregoing be approved.

4. Funds for Additional Construction Equipment

The City Engineer reports as follows:

"Due to the expanded sewers construction workload, a great deal of equipment is being rented for use on sewer projects. Much of this equipment is for specialized applications which do not justify City equipment ownership. However, some units are being rented virtually on a full-time basis, and rental costs for the project duration exceed the purchase cost of a unit. If such units could be purchased immediately, direct savings to the City would result.

We are recommending in this report that money be provided for the immediate purchase of units now on rental or about to be rented from private firms, as outlined below.

a. Additional Back-Hoe Mounted Pavement Breaker

The City presently owns one back-hoe mounted hydraulic pavement breaker, which is used for breaking out asphalt and concrete surfaces for the purpose of sewer line construction. Arrangements have now been made for rental of a second breaker, at a rental cost of $800 per month, or a total of $14,400 for the 18-month period it is needed. A new machine is estimated to cost $10,000. Purchase rapidly would save $4,400. Under normal circumstances, delivery could take several months, during which time a machine would have to be rented. Tenders for machines available locally for immediate delivery would provide a machine within a reasonable time while maintaining a competitive purchasing approach.

The Director of Finance advises that money is available from the Contingency Reserve Fund.

The City Engineer RECOMMENDS that $10,000 be allocated from Contingency Reserve Fund for the purchase of a back-hoe mounted hydraulic pavement breaker.

b. Compaction Equipment

In order to restore street and sidewalk surfaces properly, without future settlements resulting in unsightly and hazardous conditions, material replaced in trenches must be compacted. The City of Vancouver owns three large walk-behind vibrating compactors for this purpose, and has another two on rental. The two on rental were to be returned this fall, but the present projects will add another 12 to 18 months rental. The rental cost to date is $3,150 each, and would increase to an estimated total of $11,600. The purchase price of these compactors is approximately $5,000 each. However, the supplier of the rental equipment will allow 85% of our rental costs to date to be used as part of the purchase payment. This makes the purchase cost of the two compactors on rental approximately $2,500 each plus rental cost to November 1, 1973.

Cont'd . . .

Clause 4 cont'd

Funds are available in the 1973 General Revenue Budget for a back-hoe mounted compactor ($6,350) but because of the many sewers construction projects in progress, we do not have enough back-hoes for this use. We are proposing that the two walk-behind compactors now on rental be purchased instead of the hoe-mounted compactor.

To avoid long term rentals in future, our 1974 and 1975 equipment requirements are now being reviewed in depth. Additional units may be requested in advance of the 1974 budget in subsequent Council reports.

The City Engineer RECOMMENDS that the two Vibro-Max model ATN2000 Compactors we have on rental from Walkem Machinery Ltd. be purchased at a total cost of $4,715 ($2,352.50 each plus 85% of the rental cost to November 1, 1973) plus 5% Provincial Sales Tax, instead of the back-hoe mounted compactor."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be adopted.

5. Sewer Outfall: Terminal Avenue-Pollution Control Branch: Appeal

The City Engineer reports as follows:

"The Provincial Government is establishing environmental control through the Pollution Control Branch by means of permits to discharge sewage effluent. These permits regulate the quantity and quality of effluent discharged from both public and private outfalls and may establish flow, measurement and sampling requirements which must be met by the permit holder.

At the instruction of the Pollution Control Branch, the City forwarded an application on May 2, 1972, for a permit to cover the discharge from the Terminal Avenue storm drain outfall. At the time, this outfall was the outlet for major combined sewage overflow for about an eighth of the City and, as a result, was a significant pollution source in False Creek. On July 4, 1973, a permit was issued to the City for this facility, together with a letter of transmittal setting out the basis on which the permit was granted, and establishing monitoring and flow measurement requirements. Once issued and agreed to by the City, the permit conditions cannot be changed by the City.

For some time prior to our application to the Pollution Control Branch for a permit, we had been evaluating with the Greater Vancouver Sewerage and Drainage District methods of reducing the pollution from this facility. We established design changes to be pursued when the CNR agreement in False Creek Flats was finalized. Since then, we have completed construction in the sewer system related to the Terminal Avenue storm drain which significantly changes the basis on which the permit was issued. Further changes will take place within the next few months, which will eliminate the major overflow into the Drain, and reduce the pollution load reaching False Creek. The permit letter of transmittal does not reflect these changes.

Pollution Control Branch permits have a legal as well as technical significance. With the advice of the Law Department, we concluded that an appeal should be lodged against the permit in order to ensure that the changed situation is reflected in the permit. The City's objections in no way conflict with the Pollution Control Branch's objective of improving the environment.

The Pollution Control Board has now advised us that our appeal will be heard on November 15 in Victoria. The Deputy City Engineer and two members of his staff, plus a member of the Law Department, should attend to present the City's case.

CONT'D.

Clause 5 cont'd

The City Engineer RECOMMENDS Council authorize the attendance of the above officials at the appeal hearing."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 263

SOCIAL SERVICE & HEALTH MATTERS

A-2

RECOMMENDATION

1. Health Department:
Reorganization

The Medical Health Officer, together with the Administrative Analyst, has reviewed the present organization of the Health Department and recommends the following changes:

(i) That the Director of the Environmental Health Division and the City Analyst report as Division Heads directly to the Medical Health Officer.

(ii) That the Senior Speech Therapist, Senior Nutritionist and Public Health Educator, report to the Director of Clinical Services.

(iii) That the Director of Environmental Health undertake the supervision of the Community Care Facilities program.

(iv) That the Assistant Medical Health Officer of the East Unit make daily visits to the Vancouver General Hospital, Isolation Wing, to authorize retention or release of patients suffering from communicable diseases.

Both the City Medical Health Officer and the Director of Clinical Services will be available for consultation and advice when required by the Assistant Medical Health Officer on items concerning this specialized communicable disease control program.

In the absence of the Medical Health Officer in case of vacations, sickness, or other authorized purpose, it is recommended that the Director of Clinical Services be named Deputy Medical Health Officer.

Attached to this report are two charts:

Chart 'A' - Outlining the present organization.
Chart 'B' - The organization of the Department after adoption of the changes recommended by this report.

Your Board RECOMMENDS approval of the organizational changes outlined above for the Health Department and the organization as shown on Chart 'B'.

FOR COUNCIL ACTION SEE PAGE(S) 263

HARBOURS & PARKS MATTERS

RECOMMENDATION:

1. Protection of City Beaches from Oil Spills in the Harbour

The City Engineer reports as follows:

In recent weeks, there have been two oil spills in the harbour which have resulted in oil reaching the City beaches. In both cases, City personnel were at a disadvantage in that there was no established channel of communication with the Federal Agencies responsible for oil spill clean-ups and there were no emergency stock piles of material available for immediate use by the City or Parks Board.

This report analyses the clean-up operation of the two oil spills and recommends the establishment of a beach protection plan which will provide Parks Board and Engineering forces with information, procedures and materials immediately an oil spill is reported.

The City Engineer reports as follows:

History

"The Ministry of Transport personnel are informed of oil spills when they are discovered and take action immediately to attempt to contain the oil by booms and other devices before it reaches the shores. However, in the two recent spills, the Federal Agencies were not able to contain the oil and took the position that actual protection of the beaches was the responsibility of the local governments because the Federal authority has no forces of its own. It does, however, hire private clean-up firms for the containment work and could make arrangements with these firms for beach protection as well.

Without previous experience on handling such emergencies, no reserve of oil-absorbing materials such as peat and straw and only a few hours to make preparation before the oil was actually at the beaches, the City was at a disadvantage during the recent oil-spills.

The Municipality of Surrey was forced to fight oil on its beaches in recent years.

It is apparent that Vancouver and its neighbouring municipalities cannot assume that clean-up efforts by the Ministry of Transport and other senior government agencies can be sufficient to keep the local beaches free of oil, nor can they assume that, when the oil reaches the beaches, the Federal agencies will be b able to muster the manpower, equipment and materials to prevent the beaches becoming oil-soaked. Some improvements in the present arrangements with the Federal Authorities is necessary.

Proposed Protection Plan

If the local beaches are to receive the best possible attention in order to keep the damage by oil to a minimum, a beach protection plan should be developed which will provide an emergency supply of material and an operational procedure which assures quick action. It is necessary to have close liaison with the Ministry of Transport who can advise the designated City officials of oil spills as soon as the spill has been reported and provide other information such as location of spill, direction of oil movement and most likely beach area to be endangered.

The following steps would be required in order to prepare the plan:

Cont'd . . .

Clause 1 cont'd

1. The local office of the Ministry of Transport be requested to delegate personnel to meet with the City Engineering Department and Parks Board personnel to plan operational procedures to protect City beaches.

   Such a plan would in no way relieve the Ministry of Transport of its responsibility, but, would provide a land operation under its direction to supplement the existing marine operation. All costs for stored material and cleaning operations should be charged to the Federal Government which can recover them from the persons causing the spill. Alternately, the Federal Government can make arrangements with private clean-up firms to do shore clean-up.

   (City Council may wish to invite other municipalities to these meetings and expand the scope of the plan to include all beaches in Burrard Inlet).

2. The latest proven methods and materials to protect beaches from oil should be researched and incorporated in the approved procedure.

3. The need for emergency stockpiles of materials and tools should be discussed at the meetings and the number, locations and estimate of the cost of such stockpiles should be determined.

4. When the above information has been obtained and a protection plan prepared, a report containing all the information would be submitted to Council for its approval.

I RECOMMEND that the above steps to produce a Beach Protection Plan be approved."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 263

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Amendments to By-laws to Transfer some Powers of the Technical Planning Board to the Director of Planning

The Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The Technical Planning Board has recently reviewed its role as set out in By-law No. 3497 of the City of Vancouver, and concluded that it would be preferable if the Board no longer had to deal with Conditional Uses. It also concluded that approval of Conditional Use development permit applications and relaxation should be assumed by the Director of Planning on the basis of recommendations to him from the Development Permit Committee. The Board considers that this will enable it to deal more adequately with its other responsibilities as set out in By-law No. 3497, and will also simplify the process of dealing with development permit applications.

At the present time all amendments to the Zoning and Development By-law are recommended to Council by the Technical Planning Board. It is proposed that the Director of Planning and Civic Development should be responsible for recommending to Council on rezoning applications and that it should be in his discretion to refer such amendments to the Technical Planning Board.

The Technical Planning Board, on October 19th, unanimously adopted the following resolution:

'THAT IT BE RECOMMENDED to City Council that By-law No. 3575 being the Technical Planning Board By-law, By-law No. 3844 being the Board of Variance By-law, and By-law No. 4722 being the Urban Design Panel By-law, and such other by-laws as may be affected, be amended to reflect the following changes:

(a) (1) That the power to approve or disapprove conditional uses shall be vested in the Director of Planning after having received advice from the Development Permit Committee;

(2) Such committee shall be composed of representatives of the Department of Permits and Licenses, the Engineering Department, the Health Department and the Planning and Civic Development Department;

(3) The Chairman of the Committee shall be the Director of Planning and Civic Development or his nominee.

(b) THAT the powers to relax the Zoning and Development By-law and to deal with amendments or revisions thereto, now possessed by the Technical Planning Board, be transferred to the Director of Planning and Civic Development.

(c) THAT the Corporation Counsel be instructed to obtain an amendment to the Vancouver Charter to provide that the appellate jurisdiction of the Board be transferred to the Director of Planning and Civic Development.'

The Technical Planning Board is presently reviewing its role under By-law No. 3497 as a coordinating and advisory Board in the formulation of advice to Council on overall plans and policies for the City. This will be the subject of a further report to City Council."

Your Board fully endorse the recommendation of the Technical Planning Board and note that a Council decision is required on this report before the report on Development Permit Applications can be completed.

2. Director of Planning:
Consultant Services

The Director of Planning and Civic Development reports as follows:

"Since coming to Vancouver to take up the position of Director of Planning and Civic Development, I have already found that the Department lacks a number of basic skills, which I believe are essential to the ongoing work of the Department, urban design, communication and management among them. Similarly, I find that the Department would benefit by exposure to some of the imaginative professional resources in Vancouver, particularly bearing in mind the need to be creative in such things as the Downtown Zoning Review and the City outside the core.

I anticipate that it will be several months before I can report on needed restructuring and staffing of the Department but, in the interim period, I must have the authority to call in experts on a consultant basis in order to take care of these areas of need and, at the same time, to work on the overall restructuring.

I would therefore like to have available to me an amount of money which will enable me to call in consultants where necessary and where available to assist in the work of the Planning Department. I estimate that the amount of money required to take care of the above proposal will be approximately $10,000.

There are certain allocated funds in the 1973 Budget for Consultant Services - Civic Development Division which it is not anticipated will be spent this year; it is therefore suggested that $3,000 be allocated from this source for the balance of 1973; that $4,000 be provided from 1973 Contingency Reserve and that $3,000 be approved for 1974 in advance of the 1974 Revenue Budget. The Director of Finance states that these budget arrangements can be made.

I therefore RECOMMEND that the sum of $3,000 be transferred from the 1973 budget for Consultant Services - Civic Development Division, that $4,000 be provided from Contingency Reserve (1973), and that $3,000 be approved for 1974 in advance of the 1974 Revenue Budget, for an account entitled "Consultant Services - General"; and that the total sum of $10,000 be available at the discretion of the Director of Planning and Civic Development for the employment of consultants to assist in those areas of the Planning Department which are presently lacking and to work on the necessary reorganization of the Department."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be adopted.

3. Strathcona Rehabilitation Project:
MacLean Park Adventure Playground

The Director of Planning and Civic Development reports as follows:

"On December 5th, 1972, Council approved a recommendation of the Strathcona Rehabilitation Committee to allocate a total of $20,000 from the contingency fund of the Strathcona Project to pay for materials for a playground being constructed with an LIP grant adjacent to the MacLean Park Housing Project. The City's share of this $20,000 is $5,000, which was provided from Redevelopment Funds.

The project was administered by the B.C. Housing Management Commission, who have reported that there has been an overrun on the cost of the materials of $1,981.

This matter has been discussed by the Strathcona Rehabilitation Committee, and the Provincial and Federal representatives have approved the expenditure of this amount from the contingency funds. The Strathcona Property Owners & Tenants Association has approved it on condition that any other surplus funds be used for continuing rehabilitation in the Strathcona area. (It is estimated that the uncommitted balance of the funds will amount to approximately $1,820,000, and a report on the expenditure of this will be forthcoming from the SRC.)

It is therefore RECOMMENDED that:

Council approve the expenditure of $1,981, being the overrun and cost of materials for the MacLean Park Adventure Playground and provide an appropriation of $495 from Redevelopment Funds for the City's share."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 264

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Shops Closing By-law Enforcement:
Letter from Olympic Sports Ltd.

The Chief License Inspector reports as follows:

"In 1951 the License Office had two inspectors attached to its staff to check retail stores for violations of the Closing By-law and to give warnings and lay charges if required. In 1954 the License Office by resolution of Council ceased this function and the enforcement of this By-law was assumed by the Vancouver Police Department.

Our office has, however, continued to be the information centre for enquiries re this by-law and we receive many calls each week when we inform store owners and citizens of the hours of operation for the various retail establishments.

On September 11, 1973, I received a telephone call from the City Prosecutor's Office pointing out that Olympic Sports Ltd. of 1219 West Georgia Street was advertising being open on Wednesday, September 12, and on Sunday, September 16. I called the next day at Olympic Sports Ltd. and gave the manager a copy of the by-law. I told him I did not enforce the provisions of the by-law, but that I wanted to be sure he was aware of them. I further stated that our office did not enforce the Lord's Day Act concerning Sunday operation.

Generally speaking the Shops Closing By-law requires retail stores, with some exceptions such as book stores, corner stores, drug stores, record stores, etc., to close at 6:00 P.M. on Monday, Tuesday, Wednesday and Saturday and 9:00 P.M. on Thursday and Friday.

I have made evening checks recently and in my opinion some shops are operating in violation of the Closing By-law.

I would recommend that the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration."

Your Board RECOMMENDS the foregoing recommendation of the Chief License Inspector be approved.

FOR COUNCIL ACTION SEE PAGE(S) 264

FINANCE MATTERS

A-7

RECOMMENDATION

1. Interest on Prepayment of Taxes

Your Board has received the following report from the Director of Finance:

"Under authority of Section 412 of the Vancouver Charter City Council has the power to determine by bylaw the interest rate to be paid on prepayment of taxes and also to determine the applicable terms and conditions.

The applicable bylaw is No. 4018, as amended. When necessary, Council, on the advice of the Director of Finance, determines the interest rate that shall be paid and passes the necessary amending bylaw.

The current rate of interest is 5% and interest is to be paid on tax prepayments received between November 1, 1973 and March 31, 1974, from the date of prepayment to June 30, 1974, the approximate date when taxes are payable without penalty.

The larger commercial and industrial concerns are unlikely to be attracted by any economic (from the City's point of view) interest rate the City will pay. The primary attraction is for the smaller taxpayers, particularly those who prefer to make regular instalment payments.

The City's current borrowing rate, i.e., the prime rate, is 9%. There is no reason to believe that the prime rate will be significantly lowered within the next six months. Considering the clerical cost of handling small prepayments, it would be economic for the City to pay 7% on tax prepayments commencing November 1, 1973.

I have taken the liberty of requesting the Corporation Counsel to prepare the necessary amending bylaw and it is submitted to Council concurrently with this report.

I therefore recommend

That Council approve the recommendation increasing the interest rate payable by the City on tax prepayments from 5% to 7% and amend by-law No. 4018 accordingly, effective November 1, 1973."

Your Board recommends that the above recommendation of the Director of Finance be adopted.

2. Welfare and Rehabilitation Department
Office Equipment for Approved Staff

The Director of Welfare and Rehabilitation reports as follows:

"On May 29, 1973, City Council adopted a clause of a report of its Standing Committee on Social Services which authorized an increase in the number of established positions by 32½. The original report made note of the fact that, because furniture and equipment costs could not be accurately determined at the time, any additional equipment required would be requested in a subsequent report.

Similarly, on March 27, 1973, City Council adopted a recommendation authorizing additional clerical staff in the new North District Office and the Robson Street sub-office, and as in the previous report noted above, no funds were requested for essential office equipment.

cont'd....

Clause #2 continued:

The staff in need of office equipment to properly perform their assigned duties are:

1 Accounting Clerk II - Accounting Branch
1 Telephone Operator Typist - North District Office
1 Information Clerk - North District Office
1 Telephone Operator Typist - Robson Street Sub-Office

The equipment requirements are one calculator and three electric typewriters, at an estimated cost of $1,700.00.

Provision of Funds

The Comptroller of Accounts advises that the funds required, estimated at $1,700.00 are not available in the department's 1973 budget but are available from Contingency Reserve."

Your Board RECOMMENDS that the foregoing request of the Director of Welfare and Rehabilitation be approved, and funds in the amount of $1,700.00 be provided from Contingency Reserve.

3. Staff Changes in the Sewers Operations Branch

The City Engineer reports as follows:

"In 1971, Council authorized a substantial increase in sewer works to be constructed by the City. To a large extent, the increases were intended to reduce pollution in waters around Vancouver, and to comply with new provincial pollution control regulations. This construction program is now in full swing, and deadlines for reconstruction in the West End, downtown, and False Creek Flats east of Main are being met.

After Council authorized the expanded program, several steps were taken to ensure the program could be carried out. Our outside forces in the Sewers Operations Branch were increased (now 220 compared to our previous level of 140); an additional three construction crews were formed and outfitted (now 6 crews, compared to our previous level of 3); arrangements were made to rent from outside sources a substantially increased volume of equipment (now about $600,000 per year, compared to less than $100,000 in 1971 when less specialized equipment was required and crews were largely equipped with City-owned trucks and equipment). All these actions result directly from Council's provision of capital funds. Additional staff changes in the Sewers Operations Branch are now required, but because they involve foremen and inside union staff, Council's authority is required even though the costs are charged to capital accounts.

By providing capital funds, Council has provided the funds for temporary foreman positions which are charged directly to the capital works in progress. With Board approval, three additional construction crew foremen and an additional general foreman position have been established on this temporary basis, and a rented car has been provided for the general foreman. These positions should now be made permanent, and authorization to purchase an additional car and radio granted, since work is expected to continue at this level in the foreseeable future.

As part of the present contract agreement with the Foremen's Association, all foreman positions are being reviewed by the Director of Personnel, and classification changes may be forthcoming. Such changes would, of course, also apply to these positions. However, at present rates, the cost of the four foreman positions is about $59,500 per year. This cost is distributed totally to capital appropriations and no additional funds need to be provided in the revenue budget.

cont'd....

Clause #3 continued:

The additional car and radio required should be ordered as soon as possible to avoid excessive rental costs; the purchase price is estimated at $4,200. This amount would have to be provided from Contingency Reserve.

As might be anticipated, the substantially enlarged program has generated a major increase in clerical work. Our present staff of four clerks is not able to continue our normal costing and record keeping procedures as well as maintain the increased volume of payrolls and invoice handling. This has placed an additional clerical burden on outside staff, who should not be doing the clerical work now required of them. In keeping with the doubling of the number of construction jobs in progress at any time, and the nearly 60% increase in labour force, an increase of two clerks is required. The cost estimates for these positions given below are based on the Clerk III level, with a 7½-hour working day, in keeping with other clerks in the Branch. However, the positions are subject to review by the Director of Personnel, and classifications will be reported on to the Board of Administration.

These two clerical positions will cost about $19,500 per year at present rates. Provision must also be made for holiday relief - about $1,200/year. These costs would be totally distributed to capital appropriations. An additional $1,000 for office equipment, etc., must also be provided.

The distribution of these costs to our capital program would be made through our normal accounting distribution. The increases noted above would increase the cost of each sewers capital job by less than 1%.

Staff requirements in the design branch were also reviewed at the time the expanded program was authorized, and additional design staff was approved. We advised that we would report further on design staff requirements when the program workload had stabilized. Further increases will be required to keep up to date and carry out major pollution and design studies in this rapidly changing field. However, we will not be able to report completely on this until the requirements resulting from the Pollution Control Branch Public Inquiry into Discharges Originating from Municipalities are available. When these requirements are made public, a report covering design branch staff will be forwarded to Council.

Summary of Changes and Recommendation

Four temporary foreman positions in the Sewers Operations Branch will be required for the foreseeable future, and should be made permanent. Two additional clerical positions should be provided for processing payrolls and billings, and maintaining costing and construction records. A City car and radio and office facilities are also required. If approved, costs will be distributed as tabulated below.

	Change	Costs
3 - Foreman II positions	Temporary to permanent	$45,000 per year charged directly to capital appropriations
1 - Foreman III position	Temporary to permanent	$14,500 per year distributed to capital accounts
2 - Clerical positions	Additional	$19,500 per year distributed to capital accounts

cont'd....

Clause #3 continued:

Car, radio, desks, etc.	$5,200 initial cost provided from Contingency Reserve
Vacation relief	$1,200 per year distributed to capital accounts

This has been discussed with the Municipal and Regional Employees' Union and the City of Vancouver Foremen's Association, who concur.

The Director of Finance advises that Contingency Reserve funds can be provided as outlined above.

The City Engineer RECOMMENDS that the foregoing changes be approved."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Additional Staff: Revenue and Treasury Division, Finance Department

Your Board has received the following report from the Director of Finance:

"The City Treasurer/Tax Collector is presently reviewing the staff organization of the Revenue and Treasury Division of the Finance Department. This review is being carried out in anticipation of the change-over to the twice-yearly tax billing, and in view of the fact that such a review has not taken place for several years. Further reports will be forthcoming regarding the Collections Branch of the Division and the Divisional Management structure. Since a new highly computerized system is required for the twice-yearly tax billing, it is essential that the division be properly staffed and the work be completely up-to-date when the change-over is made. (Anticipated November 1974)

The first report is requesting the addition of two staff, one temporary Clerk in the office, and one permanent Cashier as explained in Sections (A) and (B) as follows:

A. Tax Office

Considerable and undesirable back-logs of work are being experienced in the Tax Office of the Revenue and Treasury Division. These back-logs have resulted because of the following:

(a) the back-log situation resulting from the 1972 strike carried over into the 1973 work schedule;

(b) extended illness (3½ months) of the senior tax clerk (Clerk V);

(c) delay experienced in obtaining replacement for a vacant Clerk III position;

(d) increased demand for the services of the tax clerk who performs cashier-relief functions; and

(e) a generally increasing work-load in attempting to provide an acceptable level of service to the public.

cont'd.....

Clause #4 continued:

It is estimated that five months of temporary help at the Clerk 1 level is required to eliminate existing back-logs and to achieve and maintain a current position of the work loads and schedules prior to the commencement of the 1974 tax year work schedules. The temporary help would be employed to relieve the Clerk III's of some of their day-to-day duties, e.g., mail opening, routine telephone enquiries, posting of tax payments and tax certificates, in order that their experience and time may be concentrated on those areas requiring their ability and experience.

The estimated costs for 1973 will be as follows:

1 Clerk I - 2 months @ $436	$872.00
Fringe benefits	88.00
Total	$960.00

This expense was not provided for in the 1973 Departmental Budget; the Comptroller of Accounts advises that the additional funds would be provided from Contingency Reserve.

Provision for the other three months of temporary help in 1974 (estimated at $1,440) will be made in the 1974 Departmental Budget.

B. Cashier

A requirement for an additional permanent position of Cashier II exists in the Revenue and Treasury Division of the Finance Department commencing January 1, 1974. This requirements has been precipitated by:

(a) the Permits and Licenses Department has, under an agreement with the Director of Finance, been providing a relief cashier in the East Wing for lunch hours, rest periods and when cash receipts are being balanced; this arrangement has consumed approximately 50% of the incumbent Clerk II's time; because of increased complexity and volume of work involved in maintaining the Projecting Sign Fee Accounts Receivable assigned to the Clerk II position it will not be possible for the Permits and License Department to provide a relief cashier after December 31, 1973; and

(b) although there is provision for two of the clerical staff of the Tax and Water Rates Offices to be trained and paid to act as relief cashiers during vacation, illness, and rush periods it has not been possible to obtain volunteers for this function; only one clerk (a Clerk III in the Tax Office) has been available during 1973 and he has requested to be relieved of the function prior to January 1, 1974.

At present the following permanent full-time cashier positions are provided for the Revenue and Treasury Division:

(a) Cashier III - acts as head cashier, performs cash balancing duties and relieves the Cashier II in the main City Hall; and

(b) 2 Cashier II - One is located in the main City Hall and one in the East Wing.

cont'd.....

Clause #4 continued:

The day-to-day relief cashiers are provided through the Cashier III and through the Clerk II assigned by the Permits and License Department and at times by the trained Clerk III from the Tax Office.

The present arrangement has not been completely satisfactory and it is apparent that an increase in the number of permanent cashier positions is required. Moreover the following advantages will accrue:

(a) there will be less disruption to the flow of clerical work in the Tax Office;

(b) a greater degree of flexibility will exist in the employment of cashiers and the controlling of cash receipts; and

(c) the need for temporary help cashiers will be reduced. (Estimated $1,500)

The estimated additional costs will be approximately:

	1974 (1973 Rates)	Maximum Annual Costs
Cashier II	$ 7,260	$8,640
Fringe Benefits 12½%	908	1,080
	$ 8,168	$9,720
Less		
1 Clerical differential @ $21.00 each per month	$ 252	$ 252
Temporary Help	1,500	1,500
Total	$ 6,416	$7,968

No additional furniture or office equipment is required.

The Director of Personnel Services has reviewed the duties and responsibilities of the positions and recommends the following classifications:

Incumbent	Proposed Classification	Effective Date
One new permanent position	Cashier II Pay Grade 15 ($605-720)	January 1, 1974
One temporary position 5 months	Clerk I Pay Grade 7 ($436-503)	November 1, 1973

Recommended that:

(i) A temporary Clerk I be established in the Revenue and Treasury Division of the Finance Department for a 5-month period commencing November 1, 1973.

(ii) One permanent position of a Cashier II be established in the Revenue and Treasury Division of the Finance Department effective January 1, 1974.

(iii) The Report of the Director of Personnel Services on classification be approved.

(iv) The additional funds required in 1973 estimated at $960 be provided from Contingency Reserve for the Clerk I position."

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

CONSIDERATION

5. Grant of $10,000 from the Vancouver Foundation to the Vancouver City Archives for Project Entitled "Conserving Vancouver's Cultural and Educational Heritage".

The City Clerk reports as follows:

"The City Archivist has informed me that by letter dated the 26th of September 1973, Mr. G. Peter Kaye, the Executive Director of the Vancouver Foundation, stated as follows:

'Your letter and brief dated August 7th requesting support from the Vancouver Foundation for your program for "Conserving Vancouver's Cultural and Educational Heritage" were considered by our Cultural Committee at a recent Meeting.

We are prepared to provide a grant of $10,000 for one year to enable you to proceed with the restoration and preservation of old manuscripts and relics that have been handed over to your collection.

Our cheque in favour of the City of Vancouver Archives is enclosed, for which we would like an acknowledgment.'

The City Archivist also reports that these funds will be expended in accordance with proper financial and audit procedures of the City of Vancouver. And, it will allow the City Archives to retain the services of a specially trained individual for the period of one year to begin the process of de-acidification, sizing and lamination, and general paper repair of the very early records of the City. The objectives of the program as stated to the Vancouver Foundation were as follows:

'1. The stained, tattered, broken and torn condition of some items in the archival collection makes it impossible to put some very interesting and very valuable items on display. This project would enable the Vancouver City Archives to display more of the items in its collections to the general public. A larger variety of material would make school tours more interesting for students.

2. Some historical and educational materials and papers have to be 'closed' to the public, because of their extremely fragile condition. This project would again make this material available for research purposes.

3. A large number of items in the Collection are already in an extremely critical state and must be dealt with very soon in order to preserve and conserve material of vital interest to future generations in the Greater Vancouver area.

cont'd....

Clause #5 continued:

> This request would enable the Vancouver City Archives to deal with the most critical problems in order of priority, by the establishment of a paper conservation program.'

It is requested the Council extend appreciation to the Vancouver Foundation on behalf of the City of Vancouver for their support of the City Archives program for 'Conserving Vancouver's Cultural and Educational Heritage.'"

YOUR BOARD submits the foregoing for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 265

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Leave of Absence Without Pay:
   Mr. Gordon Anderson,
   Vancouver Fire Fighters' Union, Local 18

The Director of Personnel Services reports as follows:

"On November 7th, 1972, City Council adopted the recommendation of the Board of Administration which granted leave of absence without pay to Mr. Gordon R. Anderson for a term of one year, effective January 1st, 1973, for the purpose of conducting union business with the Vancouver Fire Fighter's Union on a full-time basis.

I have again received a request from the Vancouver Fire Fighter's Union that Mr. Anderson be granted leave of absence without pay for another one year period effective January 1st, 1974.

This request from the Fire Fighter's Union coincides with the City's policy of granting leave of absence without pay to Union members on a year to year basis.

As the Fire Chief concurs with this request, I recommend that Mr. Gordon R. Anderson be granted leave of absence without pay for one year effective January 1st, 1974."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

2. Closing of Civic Offices:
   December 24, 1973

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Monday, December 24th, 1973 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service,such as garbage collection, bridge tenders, etc., and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. Safety Training for Engineering Department Outside Workers

The City Engineer reports as follows:

"The City's Safety Officer has advised the Engineering Department of a proposal to provide safety training for outside workers. This training is in keeping with the safety policy and program approved earlier this year by Council. It will involve approximately one-half an hour of training time for every outside worker before the end of the year. The training per worker is expected to rise to one hour in 1974.

The cost of this training will be approximately $3,000 in 1973. Funds for this purpose should be provided from Contingency Reserve. The Director of Finance advises that funds are available in Contingency Reserve for this purpose.

I RECOMMEND that Council authorize the expenditure of $3,000 from Contingency Reserve for safety training of Engineering outside workers in 1973."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Attendance at Second National Conference "New Systems in Law Enforcement and Criminal Justice" Chicago - November 7th & 8th, 1973 Mr. D. Mead, Systems Analyst

The Co-ordinator of Data Processing & Systems reports:

"The Attorney-General has decided to send a team of technical representatives to the above conference which is sponsored by New York University. He has invited Mr. D. H. Mead, Systems Analyst, to join the group at the Province's expense. The only cost to the City would be for his time (3 days).

Mr. Mead is currently involved in studies relating to Computer applications in the Courts. While he is in the mid-west, there would be an advantage for him to visit Kansas City where significant work is being done in providing an integrated approach to local criminal justice information needs. One day will be sufficient. The estimated cost to the City would be $86.25 plus one day leave with pay. The Comptroller of Accounts advises that funds are available in A/C No. 7090/929, Travel Expenses Staff Officials.

I RECOMMEND that Mr. D. H. Mead, Systems Analyst,

(a) Be granted 3 days leave with pay in order to travel to Chicago Nov. 7th & 8th at the expense of the Province.

(b) Be granted leave with pay and authorized to travel to Kansas City on Nov. 9th at an estimated cost of $86.25."

Your Board RECOMMENDS the foregoing recommendations of the Coordinator of Data Processing & Systems be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265-6

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition For Knight Street Widening
   25th Avenue to 33rd Avenue

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lot 29 of Sub. 1, Block 18, D.L. 391 & 392
4329 Knight Street

1.	Loss of land (E 7 ft.) 231 sq. ft.	$ 462.00
2.	City Engineer to repair and make good any damage to lawn adjacent to new front property line at no cost to owner.	

(B) Lot 23 of Lot 1, Block 18, D.L. 391/392
4393 Knight Street

1.	Loss of land (E 7 ft.) 269.5 sq. ft.	$ 539.00
2.	Loss of shrubs	$ 25.00
3.	Fence to be relocated at the new property line and any small plants to be replanted inside fence. Estimated cost	$ 370.00
4.	City Engineer to repair and make good any damage to lawn at no cost to the owner.	

(C) Lot 18 exc. the West 10 ft., now lane, Block 4 of Block 5, D.L. 391 & 392
4865 Knight Street

1.	Loss of land (E 7 ft.) 231 sq. ft.	$ 462.00
2.	Loss of shrubs	$ 25.00
3.	City to replace cut stone wall and concrete grade steps and walk at new property line and repair and make good any damage to lawn at no cost to the owner. Estimated cost:	$1,050.00

(D) Lot 23 Except the West 7 ft., Block 4 of Block 5, D.L. 391 & 392
4831 Knight Street

1.	Loss of Land (E 7 ft.) 231 sq. ft.	$ 462.00
2.	The City to construct a cut stone wall and concrete grade steps and walk (as compensation for the loss of hedge and shrubs) any damage to lawn to be repaired and made good at no cost to the owners. Estimated cost:	$ 525.00

Cont'd . . .

Clause 1 cont'd

(E) Lot 6, Block 7, D.L. 705
4840 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. $ 462.00
2. City Engineer to repair and make good any damage to lawn at no cost to the owner.

(F) Lot Sub. C, Block 3 in part of Blocks 1 & 3, D.L.352
4464 Knight Street

1. Loss of land (W 7 ft.) 224.07 sq. ft. $ 448.14
2. City Engineer to repair and make good any damage to lawn at no cost to the owner.

(G) Lot 2, Block 2 of the south part of Blocks 1 & 3, D.L. 352
4324 Knight Street

1. Loss of land (W 7 ft.) 356.93 sq. ft. $ 713.86
2. The City Engineer to repair and make good any damage to lawn at no cost to the owner.

(H) Lot 7, Block 7, D.L. 705
4846 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. $ 462.00
2. City to construct a retainer wall across the front of the house and along north property line and fill front yard to new street grade, replace lawn and front step to dwelling at no cost to the owner. Estimated cost: $ 900.00

(I) Lot 5, Block 7, D.L. 705
4832 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. $ 462.00
2. City Engineer to repair and make good any damage to lawn at no cost to the owners.

(J) Lot 3, Block 7, D.L. 705
4818 Knight Street

1. Loss of land (W 7 ft.) 231 sq. ft. $ 462.00
2. Loss of shrubs and trees $ 150.00
3. The City to construct a retainer wall across the front of the house and along the north property line to meet the new street grade, fill the area and replace lawn, reconstruct front steps to dwelling and rebuild fence at new property line at no cost to the owner. Estimated cost: $1,800.00

(K) Lots 8 & 9, Block 7, D.L. 705
4854 Knight Street

1. Loss of land (W 7 ft.) 462 sq. ft. $ 924.00
2. City to build new picket fence at new property line (in compensation for the loss of hedge and trees) at no cost to the owners. Estimated cost: $ 700.00

(L) Lot 28, Block 1 of Block 18, D.L. 391 & 392
4339 Knight Street

1. Loss of land (E 7 ft.) 231 sq. ft. $ 462.00
2. City to rebuild fence and paint fence at the new property line. Reconnect concrete walk and repair and make good any damage to lawn at no cost to the owners. Estimated cost-$325.00

Cont'd . . .

Clause 1 cont'd

(M) Lot 10, Block 7, D.L. 705
4868 Knight Street

1.	Loss of land (W 7 ft.) 231 sq. ft.	$ 462.00
2.	Rebuild and paint wire fence at new property line at no cost to owner. Estimated cost:	$ 330.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Site #20 -- Champlain Heights -- United Housing Foundation

The Supervisor of Property and Insurance reports as follows:-

"I have been asked to report on a letter to Council dated August 6, 1973, from United Housing Foundation with respect to Site #20 -- Champlain Heights. The letter is attached for information.

On May 1st, 1973, Council passed the following Resolution:-

'That Site #20, Champlain Heights, be offered for either lease or sale to the United Housing Foundation for development on the basis of a density of 15 units per net acre and within a price range of $20,000 to $30,000 per unit.

Further, that, when considering this matter, Council have before it a report from the Director of Planning on this recommendation.'

The letter from United Housing Foundation states that the Foundation, rather than purchase or lease directly from the City, intends to take advantage of the offer of the Provincial Government to purchase the land and to lease it to the Foundation at a preferred rate of 4% per annum on the cost price. The Foundation is requesting that the City set a sale price of $600,000.00.

Two estimates of market value have been obtained, taking into account the maximum density of 15 units per acre with a price range of $20,000.00 to $30,000.00 per unit set by Council. The two estimates show the following values:-

(1)	$82,500.00 per acre, (10.038 acres)	=	$830,000.00
(2)	$85,500.00 per acre, (10.038 acres)	=	$858,000.00

Basing their calculations on a sale to the Provincial Government at $600,000.00 with a lease to the Foundation at 4% of the sale price, the United Housing Foundation advise they can provide housing at a monthly payment of $210.12 for those with an annual income of less than $8,000.00. Using the same method of calculations and a sale price of $830,000.00 the Foundation would be providing the same housing for the same income group at an increase in monthly payments of $5.10.

Cont'd . . .

Clause 2 cont'd

An existing lease between the City and the Foundation for housing for low income groups on Site #18 in Champlain Heights is based on the formula of 8% of 80% of market value. Comparing the figures in the previous paragraph with those obtained by using this formula for Site #20, it would be to the advantage of the United Housing Foundation if the City sold the site to the Provincial Government at market value for lease to the Foundation at 4% of the sale price.

It is, therefore, RECOMMENDED that, upon the Provincial Government confirming it has offered to purchase the land and lease it to the Foundation at 4% of the purchase price, the City offer Lot 5, D.L. 335, Plan 14633 to the Provincial Government for the sum of $830,000.00 plus a proportionate part of the current year's taxes, subject to the following conditions:-

1. A bulkhead agreement in favour of the City; (the site is above grade of abutting streets)

2. An option in favour of the City to repurchase the land at the same sale price less any amounts due or owing to the City and less taxes, documentation and administration fees, in the event the purchaser fails to comply with any of the following conditions of sale:-

   (i) Lease the land to the United Housing Foundation, at 4% of the sale price, for the development of townhouses to a maximum density of 15 units per acre for sale within a price range of $20,000.00 to $30.000.00 per unit. Full taxes to be paid to the City of Vancouver.

   (ii) Commence construction within twelve months, and complete construction within twenty-four months from date of registration of the deed. "Commencement of construction" to be determined as completion of foundations; "completion of construction" to be determined as all units in the project being ready for occupancy.

   (iii) Obtain a development permit based on the following conditions of development, as set by Council, May 31st, 1968:-

   (a) Uses

   Townhouses.

   (b) Height

   The height of a building shall not exceed two storeys plus a cellar or one storey plus a basement.

   (c) Dwelling Unit Type

   On each site every dwelling unit shall provide not less than two bedrooms and not less than 75 per cent of all dwelling units shall be at least three bedrooms.

   (d) Coverage

   The maximum site coverage by surface parking areas, carports, manoeuvering aisles, driveways, loading areas, other vehicular facilities and buildings shall be 45 per cent of the net site area; coverage shall be measured in accordance with the RM-3 Schedule of the Zoning and Development By-Law.

Cont'd . . .

Clause 2 cont'd

Development Conditions -- Continued.

(e) Density

The maximum floor space ratio shall in no case exceed 0.50.

(f) Parking.

There shall be not less than two parking spaces per dwelling unit. Fifty per cent of all required spaces shall be located beneath the principal building(s) and/or within an accessory building.

(g) Utilities

All services shall be located underground including such things as transformers.

(h) Other

All other matters including setbacks, spacing of buildings, day-lighting, design, landscaping, provision of private outdoor living space, children's play areas, etc., shall be subject to approval of the Technical Planning Board."

Your Board RECOMMENDS THAT the resolution of Council of May 1, 1973, in connection with the offer to lease, or sale, site #20 Champlain Heights, to the United Housing Foundation, be rescinded and, further

THAT the foregoing recommendations of the Supervisor of Property & Insurance be approved.

(NOTE: RESCINDING THE PREVIOUS MOTION REQUIRES 8 VOTES)

(Delegation request: United Housing Foundation)

3. Acquisition
For Britannia Community Services Centre Site
1537 Parker Street
Lot 19, Block 24, D.L. 264-A

The Supervisor of Property and Insurance reports as follows:-

"1537 Parker Street, legally described as Lot 19, Blk. 24, D.L. 264-A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a 1½ storey frame dwelling with a main floor area of 1,000 sq. ft., erected in 1910 on a site 33' x 122, zoned RM-3. The dwelling contains 7 rooms, 6 plumbing fixtures, patent shingle roof, patent shingle exterior, full concrete basement, and is heated with a gas fired hot air furnace. This dwelling is in poor condition for age and type, due to lack of general maintenance.

This property was expropriated on May 8th, 1973, but following further negotiations, the owners have agreed to sell for the sum of $27,800.00 as of November 30th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The dwelling is not occupied by the owner, and the occupants will remain tenants of the City until February 28, 1974. It is proposed to demolish the dwelling when the tenants vacate.

The Britannia Community Services Centre now involves 77 properties. 1537 Parker Street represents the 72nd negotiated settlement.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $27,800.00 on the foregoing basis, chargeable to Code #5830/427."

Cont'd . . .

Clause 3 cont'd

Your Board
Recommends that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

4. Order For Possession and Appointment of Arbitrator, 1987 West 7th Avenue

The Supervisor of Property & Insurance reports as follows:

"1987 W. 7th legally described as Lot 19, Block 286, D.L. 526, is the last property required for the Senior Citizens' Housing Project (Kitsilano), at the north-east corner of 7th Avenue and Maple Street.

On February 27, 1973, City Council approved the expropriation of this property and on June 26, 1973, authorized the Corporation Counsel to apply to the Court for a Vesting Order. It is noted that the property is now registered in the name of the City of Vancouver, pursuant to a Court Vesting Order dated August 3, 1973.

These premises comprise a 2½ storey frame dwelling, with a main floor area of 1,023 square feet, and full basement, erected in 1906 on a site 50' x 111.95', zoned RM-3. This house contains ten rooms, has eight plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation, and is heated by a coal and wood furnace. Condition of this single family dwelling is poor. The owner is the only occupant.

Negotiations have continued with the owner who has refused an offer of $50,000.00. He wished the City to pay $65,000.00 for the property. The City Solicitor has advised that an Order for Possession should be obtained in order that construction of the Senior Citizens' Housing Project will not be delayed.

Authority is also required to apply to the Court for appointment of an arbitrator as the owner refuses to appoint one or obtain any legal advice.

RECOMMENDED that the Corporation Counsel be authorized to apply to the Court for an Order for Possession and appointment of an arbitrator on behalf of the owner.

Your Board RECOMMENDS the foregoing recommendations of the Supervisor of Property and Insurance be adopted.

5. Acquisition
For Britannia Community Services Centre Site
1529 Parker Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 20, Block 24, District Lot 264-A, known as 1529 Parker Street, is required by the City for the Britannia Community Services Centre, which is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a two-storey and basement frame dwelling with a main floor area of approximately 1,114 sq. ft., erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 10 rooms -- one two-room Housekeeping unit and two sleeping rooms on the main floor, and one two-room Housekeeping unit and two sleeping rooms on the second floor; 11 plumbing fixtures, has a shingle roof, siding and shingle exterior, full concrete basement, and is heated by a gas-fired hot air furnace. The condition of the dwelling is average for age and type.

Following negotiations, the owner has agreed to sell for the sum of $40,000.00 as of October 31st, 1973, subject to the owners retaining rent-free possession to November 30th, 1973.

This price represents a fair and reasonable value for this property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish this dwelling when vacant.

The Britannia Community Services Centre now involves 77 properties. 1529 Parker Street represents the 71st negotiated settlement.

Cont'd . . .

Clause 5 cont'd

RECOMMENDED that the Supervisor of Property and Insurance be authorzied to acquire this property for the sum of $40,000.00 on the foregoing basis, chargeable to Code #5830/427. "

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1539 Parker St. & 1010 McLean Drive, Lot 18, Blk. 24, D. L. 264A & Lot 15, Blk. 26, D.L. 264A	Britannia Community Services Centre	Phil Blackall	$594.00	5830/428
367 East 8th Avenue & 2320 Brunswick Street Lot 8 & W. 16' of 7, Blk. 41, D.L. 200 A & Lot 1 Amd., Block 41, D.L. 200A	Park Site #10	Jack Olar	$1,095.00	4189/
374 East 7th Avenue W.½ of Lot 3, Blk. 41, D.L. 200A	Park Site #10	John Bulych	$ 985.00	4189/
936 Cotton Drive Lot B of 23 & 24, Blk. 23, D.L. 264A	Britannia Community Services Centre	Johnston & McKinnon Demolitions Ltd.	$ 900.00	5830/428
631 East 5th Avenue, Lot 6, Block 93, D.L. 264A	Re-plotting	Frank L. Gormley	$1,275.00	4954/823
930 McLean Drive D of 10 to 12, Blk. 25, D.L. 264A	Britannia Community Services Centre	M & M Demolitions	$ 895.00	5830/428
933 Woodland Drive, A of Lots 7 & 8, Blk. 25, D.L. 264A	Britannia Community Services Centre	Inland Wrecking & Tractor Ltd.	$ 675.00	5830/428

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 266-8

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Zoning & Development By-law Amendment: Community Facilities

The Director of Planning and Civic Development, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"The Zoning and Development By-law has to be responsive to changing community needs. One of the new types of uses not envisioned when the Zoning By-law was written is offices or other facilities for community or neighbourhood groups. There is no problem when these facilities can be located in commercially zoned areas but sometimes this is not appropriate, and sometimes it is not possible. Various community groups are now looking for premises within their own areas and there is no provision for allowing such facilities in the residential districts.

These uses should be 'conditional' so that their impact on their area can be evaluated in each case, and to allow for consultation with the neighbours to minimize conflict.

Accordingly, it is RECOMMENDED that the residential district schedules be amended by adding 'local area activity centre' to those uses requiring the approval of the Technical Planning Board.

It is further RECOMMENDED that the Director of Planning and Civic Development be requested to make application to amend the Zoning and Development By-law accordingly, and that this application be submitted direct to a public hearing after report from the Vancouver City Planning Commission."

2. Development Permit Application #62754: 6459 Main Street

The Director of Planning and Civic Development reports as follows:

"Mr. S. Ruocco for Imperial Oil Co. Ltd. has filed Development Permit Application No. 62754 to demolish the existing gasoline service station on this site and to construct a 27.67' x 44' automatic car wash with gasoline dispensing facilities (self-serve) on this site.

The service station site would be increased in size by including Lot 5, Block 7, D.L. 648. The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the expansion of the site at this location provided that in the opinion of the Technical Planning Board, such development would not be detrimental to the existing retail shopping facilities.

The submitted drawings indicate that the building would be located 5' from the westerly property line, 43' from the southerly property line, and 69.5' from the northerly property line.

A letter dated April 12th, 1973, has been submitted from Imperial Oil which states in part:

'.....

1. Our proposed facilities is a self-serve automatic car wash.

2. We would operate the car wash on the following schedule:

   (a) Car wash and gasoline - 8:00 a.m. to 6:00 p.m.
   (b) Car washed closed - 6:00 p.m. to 8:00 a.m.
   (c) Car wash closed Sundays and holidays.
   (d) Gasoline - 24 hours daily at the 49th Avenue pump island.

cont'd....

3. When the car wash is in operation, there will be two employees in attendance most of the time.

4. The present staff of the existing station have an alternative location to which to move .. .. '

It is noted that the City Engineer Traffic Division have no objections to the proposed car wash from the traffic operation standpoint.

The Technical Planning Board, at its meeting of August 10th, 1973, laid over this application for the notification of neighbouring property owners. Nine neighbouring property owners were notified and there were two letters received, one stating concern that the lane might be used as a thoroughfare and wishing to have the site fenced and landscaped, and the other letter was objecting to the proposal due to a concern about noise pollution and lane traffic.

It is noted that the drawings submitted with the application indicate a vehicular access onto the City lane, but the developer has agreed to close this access.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 62754 be approved in accordance with the submitted application, such plans and information forming part thereof, including the letter dated April 12th, 1973, from Imperial Oil Co., thereby permitting the demolition of the existing gasoline service station on this site and the construction of a 27.67' x 44' automatic car wash with gasoline dispensing facilities on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) The landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

      (i) the access to the City lane being deleted and the landscaped strip continued

      (ii) details of the proposed screen fence

      (iii) the provision of a satisfactorily screened on-site garbage storage area.

2. The surfacing and screening of the site is to be completed in accordance with the approved drawings prior to any use or occupancy of the development.

3. All landscaping is to be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. The hours of operation of the car wash are to be restricted in accordance with the undertaking from Imperial Oil by letter dated April 12th, 1973 (restricted to the hours from 8:00 a.m. to 6:00 p.m. Monday through Saturday inclusive and closed all day Sunday and holidays).

5. Any signs, other than those approved by this development permit application, are to be first approved by the Technical Planning Board.

cont'd....

Clause No. 2 continued

6. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining residential property.

7. The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law. "

It is RECOMMENDED that Development Permit Application No. 62754 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Development Permit Application
#62506 - 2748 Main Street

The Director of Planning and Civic Development reports as follows:

" Mr. G. Houlden for Standard Oil Company of B.C. Ltd., has filed Development Permit Application No. 62506 to demolish the existing gasoline service station and to construct a 16' x 24' gasoline service station (self-serve) on Lots 4 to 6, Block 40, D.L.302, on this double fronting site.

The Gasoline Service Station Policy, adopted by City Council in October of 1968, permits reconstruction of the existing service station on this site. The new service station will be constructed smaller than the existing building and in the same location adjacent to Watson Street, the double fronting street. The site fronts Main Street and flanks 12th Avenue. A 3' high screen wall is to be provided adjacent to Watson Street for the service station building; residential sites (RM-3) exist on the east side of Watson Street.

It is noted that Development Permit No. 37547 permitted construction of a carwash building on the site adjacent to the west of the proposed gasoline service station, being Lot 3, Block 40, D.L. 302. This Development Permit Application was subject to the applicant/lessee of the carwash site to provide an attendant, toilet facilities and access from the existing gasoline service station on Lots 4 to 6, Block 40, D.L. 302. The applicant, Mr. K. Eidt, the lessee of the carwash site and the operator/lessee of the gasoline service station undertook to provide these facilities from the gasoline service station site at that time.

Drawings submitted by Standard Oil Company of British Columbia Limited, the applicant for Development Permit Application No. 62506 to construct this new gasoline service station (self-serve) indicates that access for the carwash via Lot 4, Block 40, D.L. 302 will be retained to service the carwash development. Also, a letter of June 12th, 1973, submitted by Standard Oil Co. of B.C. Ltd. undertakes to continue to provide restroom facilities for the carwash at the new gasoline service station, with the access and restroom facilities to be provided to not later than November 30th, 1974, while Mr. Eidt will provide an attendant for the carwash operation.

A letter received August 9th, 1973, from Mr. K. Eidt, the owner/operator of the carwash building facility and the lessee of the carwash site, states:

cont'd....

Clause No. 3 continued

'It is my understanding that Development Permit No. 37547 which was issued to me in March 1966 and which permitted me to develop and operate a car wash on Lot 3, Block 40, District Lot 302 is creating a problem to Standard Oil Company of B. C. Ltd. in their efforts to obtain a permit for the redevelopment of the service station on the adjoining land. Plans have been submitted and revised to show temporary access between the service station property and Lot 3 to allow for the continued operation of the car wash for a limited period of time.

Inasmuch as my lease on Lot 3 contains a clause giving me the right at any time during and for a reasonable time after the expiration of my lease to remove all improvements, machinery and equipment, and inasmuch as my lease expires November 30, 1974, it is my opinion that my permit for development should expire at that date.

The purpose of this letter is, therefore to advise you that I hereby relinquish all rights granted to me through the issuance of the said Development Permit No. 37547 not later than the normal expiry date of my lease on Lot 3, namely, November 30, 1974.'

The Technical Planning Board recommends that Development Permit Application No. 62506 be approved, in accordance with the submitted application, such plans and information forming a part thereof, and including the letter from Standard Oil Company of British Columbia Limited, stamped received Zoning, Department of Permits and Licenses, June 12th, 1973, and the letter from Mr. K.L.A. Eidt, stamped received City Planning Office, August 9th, 1973, thereby permitting the demolition of the existing gasoline service station and the reconstruction of a new gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:

   (a) Landscaping to the satisfaction of the Director of Planning and Civic Development

   (b) Garbage enclosure detail.

2. The development is to be carried out and maintained in accordance with the approved drawings and the relevant requirements of Section 11(10) of the Zoning and Development By-law.

3. All signs are to comply with the Zoning and Development By-law.

4. All landscaping is to be provided within six (6) months from the date of issuance of this development permit, and thereafter to be permanently maintained.

The Vancouver City Planning Commission, at its meeting of August 31, 1973, resolved: THAT in view of the fact that the City Council Committee on Civic Development is presently considering the matter of self-serve gasoline stations; the report of the Technical Planning Board meeting of August 24, 1973 be received.

It is RECOMMENDED that Development Permit Application No. 62506 be approved in accordance with the recommendation of the Technical Planning Board."

4. Development Permit Application
#63917 - 2902 Grandview Highway

The Director of Planning and Civic Development reports as follows:

" Mr. D. McRae for Standard Oil Co. B.C. Ltd., has filed Development Permit Application No. 63917 to reconstruct the existing gasoline service station on this site.

The site is located at the southeast corner of Renfrew Street and Grandview Highway, and is in a C-1 Commercial District.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of the existing gasoline service station on this site.

The drawings submitted with the application indicate that the station would become a 'fast-service' station with no lubrication or minor repairs and attendants for gasoline dispensing only.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 63917 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of the existing gasoline service station on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) The landscaping is to be first approved to the satisfaction of the Director of Planning and Civic Development.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:

      (i) details of the screening to be provided to the site

      (ii) details of all exterior finishes to the building

      (iii) details of the surfacing of the open portions of the site.

   (c) The design is to be first approved to the satisfaction of the Director of Planning and Civic Development after detailed elevations are submitted.

2. All surfacing and screening of the open portions of the site are to be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping on the site is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 63917 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. "

5. Development Permit Application
#63635 - 8175 Cambie Street

The Director of Planning and Civic Development reports as follows:

"Gulf Oil Company of Canada have filed Development Permit Application No. 63635 to demolish the existing gasoline service station on the site and construct a new self-serve gasoline service station.

The site is located in a C-1 Commercial District at the north west corner of Cambie Street and S.W. Marine Drive.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a gasoline service station at this location.

The Technical Planning Board at its meeting on August 10, 1973, recommened that this Development Permit Application be approved thereby permitting the reconstruction of the existing gasoline service station at this location subject to the following conditions:

1. Prior to the issuance of the Development Permit:
   (a) The landscaping on the site is to be first approved to the satisfaction of the Director of Planning.
   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating:
      (i) relocation of the refuse storage area to the rear of the building
      (ii) clarification and relocation of the storage area indicated adjacent to the northerly property line
      (iii) details of the screening fence and the garbage enclosure
      (iv) details of all signs with such signs meeting the requirements of Section 11 (10) of the Zoning and Development By-law.
2. All surfacing and screening of the site is to be completed in accordance with the approved drawings within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
3. All the landscaping is to be provided on the site in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the approved development and thereafter to be permanently maintained.
4. The development, including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

The Vancouver City Planning Commission at its meeting of August 24, 1973, resolved "THAT the Commission receive this application", in view of the fact that the Commission has already conveyed its concern to Council about the increasing numbers of self-serve gasoline stations, and that the Commission understands that the matter is being considered by a Council committee.

It is RECOMMENDED the application be approved in accordance with the recommendation of the Technical Planning Board."

6. Development Permit Application
#63916 - 1720 Rupert Street

The Director of Planning and Civic Development reports as follows:

"Mr. D. McRae for Standard Oil Co. B.C. Ltd., has filed Development Permit Application No. 63916 to alter the existing gasoline service station building by providing a new facia and to enlarge the existing pump island canopies.

It is noted that Development Permit No. 17935, dated October 14th, 1960, permitted the construction of the existing gasoline service station.

The Gasoline Service Station Policy as adopted by City Council in October of 1968, permits the alterations to the existing gasoline service station.

The site is in a C-1 Commercial District at the southeast corner of 1st Avenue and Rupert Street.

The Technical Planning Board and Vancouver City Planning Commission recommend the Development Permit Application No. 63916 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alterations to the eixsting gasoline service station building by providing a new facia and the enlarging of the existing pump island canopies, subject to the following conditions:

1. Prior to the issuance of the Development Permit,

   (a) The landscaping on the site is to be first approved to the satisfaction of the Director of Planning and Civic Development.

   (b) Revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development clearly indicating the provision of and details of screening to the site.

2. All screening to the site is to be first completed in accordance with the approved drawings within sixty (60) days from the date of issuance of this Development Permit and thereafter to be permanently maintained at all times.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of issuance of this Development Permit and thereafter to be permanently maintained.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 63916 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

7. Development Permit Application
#63708 - 215 West Broadway

The Director of Planning and Civic Development reports as follows:

"Standard Oil Company have filed Development Permit Application No. 63708 to alter the existing gasoline service station to provide a self-serve gasoline service station.

The site is in a C-2 Commercial District at the north west corner of East Broadway and Columbia Street.

The Gasoline Service Station Policy, as adopted by City Council in October of 1968, permits the reconstruction of a service station at this location.

The Technical Planning Board at its meeting on August 10, 1973 recommended that this Development Permit Application be approved, in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting alteration to use the site at the above location as a self-serve gasoline service station and provide a canopy over the existing gasoline pumps, subject to the following conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating:
   (a) Landscaping to the satisfaction of the Director of Planning and Civic Development
   (b) Details of the garbage facilities.
2. The development is to be carried out in accordance with Section 11(10) of the Zoning and Development By-law at all times.
3. All landscaping to be provided within six (6) months from the date of the issuance of this permit and thereafter permanently maintained.

The Vancouver City Planning Commission at its meeting of August 24, 1973, resolved "THAT the Commission receive this application", in view of the fact that the Commission has already conveyed its concern to Council about the increasing numbers of self-serve gasoline stations, and that the Commission understands that the matter is being considered by a Council committee.

It is RECOMMENDED the application be approved in accordance with the recommendation of the Technical Planning Board."

CONSIDERATION

8. Handicapped By-law

The City Building Inspector reports as follows:

"When the regulations with respect to the Handicapped were passed as an amendment to the Building By-law on August 28, 1973, the following sentence was included: 'the regulations in this section apply to the groups of buildings listed below, which are 5,000 square feet or greater in area'. The area of a building, as dealt with in the National Building Code, means the area of one floor of the building. The total area then means the area of one floor multiplied by the number of storeys plus or minus what ever variations there may be on individual floors. What the Social Planning and Review Council had in mind, however, was that this figure meant the total area of the building. I am not sure what the understanding of Council was on this point but perhaps it would be helpful to point out what building lay-outs may result from such requirement. For example, there could be a one storey and basement building on a 33 foot lot (where the greater part of the basement is part of the basic use of the building) and the developer of such building would have to install an elevator as well as the other requirements with respect to the handicapped.

cont'd....

Clause No. 8 continued

If Council concurs with the request of S.P.A.R.C., this sentence in the By-law should be changed to read as follows:

'The regulations in this section apply to the groups of buildings below in which the total floor area of all floors is 5,000 square feet or greater'. "

This matter is placed before Council for CONSIDERATION.

DELEGATION REQUEST: Social Planning and Review Council
(See letter attached dated November 1, 1973)

INFORMATION

9. Tamper Proof Power Supply in Lodging Houses

The Director of Permits and Licenses reports as follows:

"Council on October 23rd while considering the Lodging House Bylaw, adopted the following resolution.

'FURTHER THAT the Director of Permits and Licenses report on the feasibility of requiring lodging houses to be equipped with tamper-proof power supplies as proposed in the brief from the Vancouver and District Public Housing Tenants' Association.'

The use of non-interchangeable type plug fuse in branch circuit panel boards is being enforced by this Department as required by the Canadian Electrical Code, which is adopted under the City of Vancouver Electrical Bylaw.

The installation of a non-interchangeable base adapter and a non-interchangeable plug fuse in a panel board prevents over fusing and easy tampering is impossible.

Circuit breakers are by manufacture of such design that any alteration by a user would be very difficult. The locking of a circuit breaker only prevents the breaker from being turned off. On an overload it will still trip and can be readily used to restore power. As lodging houses are usually older type buildings, plug fuses rather than circuit breakers are most common.

The new addition of the Canadian Electrical Code effective September 1, 1973 makes the use of non-interchangeable plug fuses mandatory in all types of buildings, if a plug fuse system is used.

Lodging houses are inspected on referral by other inspection disciplines reporting improper or questionable wiring. If inspections are required on all existing lodging houses it is estimated that two Electrical Inspectors would be required for a period of approximately one year."

The Director of Permits and Licenses submits the foregoing report for the INFORMATION of Council.

10. Downtown Living

The Director of Social Planning reports as follows:

"IMPORTANCE OF DOWNTOWN LIVING

Downtown living is important to cities. An adequate number of housing units should be available in downtown Vancouver for the following reasons:

To provide housing that co-exists with amenity environment.

Downtown housing differs from other urban housing mainly by its proximity to employment, entertainment, shopping and cultural activities located in the downtown business district.

While West End and Strathcona housing and future False Creek housing offer convenience to these amenities, downtown housing offers more immediate accessibility; is within easy walking distance of them. It offers a stimulating environment as well as convenience to work and shopping.

To offer housing which will accommodate the projected growth in downtown employment.

The target for downtown employment by the years 1985 - 2000 is between 125,000 and 150,000 persons. This is an increase of between 32,000 and 57,000 persons over the current level of downtown employment.[1]

The West End will continue to serve as a housing resource for persons employed downtown, but will accommodate a relatively small portion of the projected increase in the number of downtown employed persons. The projected net increase in population for the year 1988 in the West End is approximately 5,800.[2] This increase is based on population densities which take into consideration the needs and life styles of the different types of people who will live there. It also takes into account the City's objective to preserve the West End as a high quality, high density residential district. The False Creek development will add greatly to the housing stock for persons working downtown.

The West End as a whole, however, is not located within short walking distance of downtown employment. Neither is the south shore of False Creek.

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[1]Downtown employment in 1972 was 93,000 persons. (Downtown Vancouver - Proposed Goals, Part I, April, 1973.)

[2]Projected population increase for West End based on property presently redevelopable (where assessed land value exceeds assessed building value on lots larger than 6,000 square feet). (Draft, West End Plan, August 23, 1973.)

cont'd....

Clause No. 10 continued

Downtown residents are at least twice as likely to work downtown as they are to work in other locations.[3] For those who work downtown and do not own a car, the prospect of living downtown can be very important.

Residential units located within the downtown can also affect a slight reduction in the number of cars and the amount of traffic generated in the downtown business district. The centrality of downtown residential locations attracts persons without cars.[4]

To encourage and promote diversity, vitality and a 24-hour activity environment in the downtown.

A well designed mixture of residential and commercial uses in the downtown complement and support each other. A mixture of these uses can also introduce a two-shift population and guarantee the use of the downtown area by night as well as by day.

The growth of commercial and office uses in Vancouver's downtown has separated commercial uses from other important urban functions, including residential accommodation. There remain few examples of mixed residential and commercial uses. Where they do exist, they contain relatively small residential populations and low levels of night-time and week-end activity. Some have potential for revitalization through provision of additional housing.

Some cities have recognized that liveliness, vitality and safety in downtown business districts are associated with the presence of a residential population. They have consciously planned and provided housing in the city core to attain these characteristics.

Rotterdam is an example of a city where a conscious effort by planning authorities has reversed the process of specializing and separating urban functions. The objective in Rotterdam was to decrease the distance between places where people work and where they sleep, eat and relax.

Rotterdam's interior district was replanned following the destruction of a major portion of the City during World War II. The Coolsingel, a broad business avenue, serves as the principal axis of Rotterdam's business quarter. Office buildings are located between the Coolsingel and the waterfront, but planners have also built apartment blocks in the area.

Jane Jacobs ('Downtown is for People') characterizes a lively downtown as one which supports two shifts of foot traffic. She cites the 24-hour level of activity which emanates from New York's 57th Street as an example. Apartments, residential hotels, office buildings, cultural centres, restaurants and specialty shops share a common

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[3]An estimated 50% of West End residents work on the Downtown Peninsula, compared with 25% for residents outside the Downtown (Downtown Vancouver - Proposed Goals, Part I, April, 1973.)

In other cities, the percentage of persons who live and also work downtown is considerably higher. Over 70% of the professional, managerial and clerical occupational classes living within ten minutes of the downtown cores of New York City, Chicago and Philadelphia, work downtown. (Janet Abu-Lughod, "A Survey of Centre-City Residents", in Housing Choices & Housing Constraints, 1960.)

[4]Some 32% of the West End households do not own cars.

cont'd....

environment which is active around the clock. Jacobs' conditions for generating city diversity include the notion that districts must serve more than one primary function to ensure different activity schedules. Required also, is a sufficient concentration of people who are there because of residence.[5]

Although many have criticized Jacobs' "single-minded pursuit of safety", she also argues that a mixture of residential and commercial uses helps to ensure safe city streets and districts. She advocated housing patterns within mixed-use areas which allow surveillance over the street and thus patrol the streets against crime. Michelson ('Man and his Urban Environment') observes there is no guarantee that Jacobs' plans would really achieve this goal, if widely implemented. He concedes however that an emphasis on safety can quite rightly become the basis for particular spatial arrangements which involve housing type, density and a mixture of land use.

WHY PEOPLE CHOOSE DOWNTON RESIDENTIAL LOCATIONS

People who choose to live downtown see the chief advantage of their location as accessibility to work, shopping, cultural or entertainment activities. Another reason people choose to live downtown is because of its unique features. They view the functional advantages of such a location as outweighing the disadvantages. They tend to accept intrusions from noise, traffic, higher densities, in order to gain other benefits. Social criteria, as well as economic factors, influence their choice of downtown housing.

Characteristics of Downtown Residents

Downtown residents are mainly younger persons (married or single), older couples whose children are grown, single elderly persons. Family households (those with children) constitute a smaller portion of these residents. For the majority, it is the place best fulfilling their needs at a particular stage in their lives. Michelson observes that adults, before and after raising children, frequently rate centrality (access to consumer goods and services) more highly than do families with growing children. Proximity to centres of community activity is important to older people.

When young couples choose downtown (particularly highrise) living, there is a strong association between such a choice and the wife's work-family status. The wife is highly likely to have a job and no children.[6] Young couples with children find centre-city locations appropriate to their interests and needs for relatively shorter periods of time. Eventually they move to suburban or more predominantly residential areas.

The mobility rate of downtown residents is commonly stereotyped as high. Length of residence, however, seems to be associated with age and family status: single persons and young couples are the most mobile, while the elderly have the longest average length of residence

RECOMMENDATIONS

It is recommended that Council receive the foregoing comments of the Director of Social Planning on the concept of 'Downtown Living' and refer this report to the Director of Planning and Civic Development for consideration in the Downtown Plan and to the Director of Social Planning for specific downtown housing proposals."

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[5]Jane Jacobs, The Death and Life of Great American Cities, 1969.

[6]William Michelson, Discretionary & Nondiscretionary Aspects of Activity and Social Contact in Residential Selection, 1972.

FOR COUNCIL ACTION SEE PAGE(S) 269-270

FIRE AND TRAFFIC MATTERS

B-6

RECOMMENDATION

1. Brief from 401 Committee of the Hastings Sunrise Action Council re Intersection of Cassiar Street and the 401 Freeway

The City Engineer reports as follows:

"At the City Council meeting of October 23, 1973 Council members heard a brief submitted by Mrs. Distefano, Chairman of the 401 Committee of the Hastings Sunrise Action Council on pedestrian crossing problems at the intersection of Cassiar Street and the 401 Freeway. This brief dealt in part with the matter of the pedestrian overpass extension to cross the Rupert/Cassiar Street Diversion but mainly their concern for immediate treatment of pedestrian crossing difficulties related to the traffic signal control equipment. In point detail they are:

(i) The timing of the pedestrian crossing light must be lengthened.

(ii) The crosswalk and pedestrian push light must be co-ordinated.

(iii) Flashing amber lights should be placed at least a block before the crossing to slow down southbound motorists.

(iv) Pedestrian and school crossing signs must be erected and 20 mile speed zones around Rupert Park established.

(v) We also ask you to arrange for improvements of the present overpass so people can climb it on slippery and icy days.

Members of the Traffic Engineering Division met with Mrs. Distefano (Chairman of the 401 Committee) on October 25th to understand the details of their concerns and to explain what will be undertaken in the interest of children's safety when crossing to the Begbie Elementary School and to Rupert Park. In detail these are:

A. The timing of the pedestrian crossing light must be lengthened.

Comment - At the present time pedestrians are given a minimum 'Walk' and clearance interval to cross both roadways and the wide centre median in each crossing interval. Because of varying walking speeds it is difficult to assure that young children and elderly citizens will arrive at the farside roadway within the allotted time. In addition, because of the type of signal control equipment, it is feasible that pedestrians can be delayed well over a minute before receiving a 'Walk' indication. It is our plan to modify the crossing arrangement so that the crossings of the divided roadway are separate functions. Crossings of the east roadway will not require depressing a push button as the 'Walk' indication will be displayed automatically for about one half-minute plus the clearance interval during each cycle length.

Crossings of the west roadway will be controlled by a separate pedestrian signal controller and a pedestrian will experience minimum delay in receiving the 'Walk' and clearance interval after depressing the push button to actuate the crossing interval.

For this arrangement to operate efficiently the crossings of the two roadways will be misaligned and protected by pipe rail fencing to remove any confusion on the part of pedestrians.

B. The crosswalk and pedestrian push light must be co-ordinated.

Comment - This request concerns conflict between the pedestrian 'Walk' indication coinciding with the southbound flashing green indication for motorists. This complaint/request was dealt with on site, where it was demonstrated to Mrs. Distefano's satisfaction that this type of traffic signal conflict will never occur during normal operation. If such a malfunction should occur our office will be immediately notified.

cont'd....

Clause #1 continued:

C. Flashing amber lights should be placed at least a block before the crossing to slow down southbound motorists.

Comment - This type of alerting device which is used at a number of locations elsewhere in the City is not practical at this intersection because of the resultant confusion that would exist between southbound motorists and 401 destined motorists. However, while this special type of signing is not appropriate we will install marginal mounted signing in advance of the crosswalk having the pedestrian signal.

D. Pedestrian and school crossing signs must be erected and 20 mile speed zones around Rupert Park established.

Comment - The Park Board will be developing the southerly portion of Rupert Park this winter, with 'adventure type' facilities. At that time they also plan to fence the Rupert/Cassiar Street side of the Playground to deter inadvertent entry onto this arterial street. At the present time there is 20 m.p.h. Playground signing on the bordering residential streets which will be extended as the park size is increased by acquisition of the remaining residences on this triangular parcel. The main concern of the Hastings Sunrise Action Council is being satisfied by the above fencing and the modified crossing facilities at Cassiar/401 intersection.

E. We also ask you to arrange for improvements of the present overpass so people can climb it on slippery and icy days.

Comment - The maintenance of this overpass is the responsibility of the Provincial Department of Highways. This concern has been forwarded to the District Engineer of the Department of Highways who has agreed to pursue this matter directly with the Hastings Sunrise Action Council.

The above changes for this intersection have been discussed in detail with Mrs. Distefano who is satisfied that the action planned by the Traffic Engineering Division will overcome their concern for pedestrian crossings at this location.

It is therefore RECOMMENDED that funds in the amount of $4,500 be allocated from the Traffic Control Reserve for the costs of these modifications."

2. Amendment to Fire By-law No. 2193

The Fire Chief reports the amendments to the Fire Bylaw approved by Council July 17, 1973 have been prepared for presentation to Council.

There are, however, some further items of concern for fire safety which the Fire Chief recommends Council consider for inclusion in the Fire Bylaw at the same time.

SUGGESTED AMENDMENTS

A. Occupants of all buildings more than three stories in height be required to identify all floors with designating numbers or letter of at least six (6) inches in height, to be installed within the exit stairways beside the access door to each floor.

B. Occupants of buildings be required to maintain all sprinkler systems: wet and dry standpipe systems: portable fire extinguishers or other fire fighting equipment installed in any building or property in good and efficient repair and working order at all times.

cont'd....

Clause #2 continued:

C. CORRECTION Fire Bylaw #2193 Section 8 (3) of amending Bylaw #4668, December 5, 1972 in line 8 should be changed from "intended to required" to read "intended or required".

EXPLANATION

ITEM A

In the Bylaw report approved by Council July 17, 1973 the public is directed to use exit stairways instead of elevators in high-rise buildings in case of fire. In certain evacuation situations it may be necessary for the Fire Chief to direct these people to safe floor areas temporarily.

Firefighters responding to the fire floor via the stairways require this designation of floors.

ITEM B

The maintenance of standpipes and sprinkler systems was previously covered by the Vancouver Building Bylaw. The newly adopted National Building Code does not contain this provision.

It is therefore necessary to include the requirement in the Fire Bylaw of the City in order to control the maintenance of this equipment.

ITEM C - CORRECTION

This typographical error was noted after Council passed this Bylaw amendment and therefore requires Council approval for the change.

RECOMMENDATION

It is recommended that Council consider the two additional amendments and one correction to the Fire Bylaw suggested by the Fire Chief, and if approved instruct the Fire Chief and Corporation Counsel to draft the necessary amendments for submission to Council with the Bylaw amendments in the Fire Chief's report approved by Council July 17, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 269

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

October 18, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, October 18, 1973, at 3:40 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Massey (Deputy Chairman)
Alderman Bowers
Alderman Pendakur

CLERK: M. James

INFORMATION

1. Robson and Burrard Streets:
Proposed Development "Vancouver International Centre"

Mr. Morris J. Wosk appeared before the Committee to support his proposed development on the south-east corner of Robson and Burrard Streets.

Mr. Wosk submitted to the Committee a brochure outlining the development called "Vancouver International Centre" which would consist of two shaped towers rising from a three storey base. The three storey base would consist of retail and some parking, with more parking and theatres in the underground section. The northern most tower fronting on Robson Street would be a hotel with convention facilities and the south tower would be offices. In front of the hotel runing from the hotel tower to Robson Street is a three storey covered courtyard with retail space on the east and west sides of the courtyard. Mr. Wosk submitted information that a development permit had been issued in 1965 for the subject site granting a floor space ratio of 10 and a subsequent development permit for a floor space ratio of 12. Mr. Wosk also submitted the following as a comparison of "Vancouver Internation Centre" and other projects in the City:

"Height and Floor space ratio of our project in comparison with others:-

	Height	Number of Stories	Floor Space Ratio
Royal Centre	466'	33	10.93
Pacific Centre	410'	30	10.04
Vancouver Centre	452'	35	10
Birks	424'	35	10
Vancouver International Centre -	247	23	10.4

(approximately 160 to 220 feet lower than above projects)"

cont'd....

Robson and Burrard Streets:
Proposed Development (continued)

Mr. Wosk brought to the attention of the Committee that Burrard Street was a 99' street and that Howe and Hornby were 66 feet widths and that other developments had been allowed of similar size when they abutted 99' streets. Mr. Wosk noted that there would be no shops underground and there would be three levels of parking comprising a total of 360 spaces. There would be approximately 120 to 130 boutique-style shops in the retail area. Mr. Wosk pointed out to the Committee that in planning this development, the guidelines for the downtown development had been followed as closely as possible.

The Committee was advised that the present zoning (CM-1) provided for a floor space ratio of 1.0 to 5.0 depending upon the bonuses allowed. The previous zoning (CM-2) had provided a floor space ratio of up to 16.0. It was noted that this site lay to the west of Block 61, the area proposed for development by the Provincial Government, the plans for which had been shown to Council sometime previously. The Planning Department is of the opinion that this site should be generally the same in development as Block 51 and 61.

The points that were raised during discussion noted that site coverage of the proposal was 95% and that public open space as a separate use was not an integral part of the design.

The development permit had been applied for on August 28, 1973, and because this was shortly before the Public Hearing held on September 6, 1973, which imposed the interim zoning on this site, the development permit was being held.

Mr. Wosk advised that the cost of the site had been approximately $100.00 per square foot and his costs to date had been in the neighbourhood of $1,000,000.00 over a three year period.

In concluding his remarks, Mr. Wosk asked the Committee for direction on subsequent steps he might take.

RESOLVED that the submission be received.

The meeting adjourned at approximately 4:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 272

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 25, 1973 in the No. 1 Committee Room, third floor, City Hall. The Chairman called the meeting to order at approximately 1:45 p.m. and the Committee agreed to recess until after the Special Council meeting. The meeting reconvened at 2:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Hardwick and Marzari
ABSENT:	Alderman Linnell (Leave of Absence)
COMMITTEE CLERK:	M. Kinsella

The minutes of the meeting of October 11, 1973 were adopted.

INFORMATION

1. Police Department C.P.I.C. System

At its meeting of October 11, 1973, Alderman Marzari raised the matter of the intended use of the Police Department C.P.I.C. system to distribute information Canada wide on terms of probation of juvenile offenders.

The Chief Probation Officer submitted the attached information report on this matter to the Committee. He indicated that it was his intention to submit a report to the Committee for its consideration prior to its implementation. Mr. Gillis stated that the system would make available important information during evenings, early morning hours and weekends, when most probation breaches occur. It would also increase the effectiveness of the Probation Officer in extending his service to the Community by having the Police Officer act as his agent during his absence from duty. He also stressed that this information would be maintained as confidential and, upon the termination of the juvenile's probation period, all records of the particular juvenile would be removed from the system.

Mr. Witson, Lawyer with Children's Aid Society, stated that, while he favours the increased surveillance to enforce probation orders, this can best be done by the Probation Officer rather than delegating this responsibility to the Police Department, particularly as many juveniles see the Police Officer as a threatening figure. Mr. Witson pointed out that at present the Police have authority to apprehend a child under the Protection of Children's Act.

Your Committee felt that a better alternative to the proposed system would be the availability of the Probation Officer on a 24-hour basis. Mr. Gillis stated that at present, Probation staff are available on a voluntary basis outside normal working hours and, to his knowledge, an emergency call to a Probation Officer has never gone unanswered.

cont'd ....

Clause No. 1 (cont'd)

The Police Department representatives stated the information involved is already available on a card index system of Police files. The proposed new system would really not be different, except that it would be more efficient.

Following further discussion, your Committee

RESOLVED

To receive the report of the Chief Probation Officer and instruct the Chief Probation Officer to forward copies of his report to the City Prosecutor, District Judge Eckardt, the Attorney-General, the Minister of Human Resources, Children's Aid Society, Judge Murphy at the Family Court, and the Civil Liberties Union, as well as various members of the Bar, for discussion and comment, with a report back to this Committee on their comments.

FURTHER RESOLVED

That the Children's Aid Society and the Chief Probation Officer be requested to report back to this Committee within a month on more effective alternatives to the proposal to distribute information Canada wide on terms of probation of juvenile offenders.

The Committee requested, and received, assurance from the Chief Probation Officer that the proposed system would not be implemented prior to further consideration of this matter by the Committee.

2. Co-ordination of Services, Downtown Eastside Area

As agreed at the meeting of September 27, 1973, your Committee met with representatives of the Downtown Eastside Residents Association, the Police Department and the Social Planning Department to discuss the following recommendation from the Police Department report dated September 7, 1973:

"That a permanent body be set up under the Social Planning Department to coordinate all City and Social Services involved in combatting social problems in the area. This body to include representatives of City, Police, Welfare, Juvenile Authorities, and both Business and Citizen groups, and L.C.B. Social Planning is currently moving in this direction and their efforts should be encouraged."

Mr. Macoomb, representing the Downtown Eastside Residents Association, stated that his Organization is of the opinion that the Social Services Committee should undertake this co-ordination function. DERA considers that it would be extremely difficult for a citizen group to achieve effective co-ordination of service delivery by various civic departments and other agencies.

Inspector Herdman pointed out that the problems in the Skid Road area are numerous -- alcoholism, involvement of beer parlours and other types of premises, high incidence of crime as evidenced by strong armings, violence, juveniles involved in all areas of crime from violence to drugs, both hard and soft, and inhalants. He sees a need for somebody who could identify problems, examine them in depth,

cont'd ....

Clause No. 2 (cont'd)

and bring together agencies needed to resolve a particular problem and also capable of ensuring agency and/or city department accountability for specific actions.

The Director of Social Planning was not in complete agreement with his Department undertaking this function. He suggested that the Social Services Committee consider establishing a sub-committee of various civic departments and other groups involved in the area and with representation from the Committee. He also considered that, because of the multiplicity of problems in the area, including problems with juveniles, that DERA could not be expected to undertake this function.

Some of the points brought out in discussion were:

(a) formation of a Task Force to consider various problems as they arise and to call on resource people as needed with the Chairman of the Task Force perhaps being the Chairman of the Standing Committee on Social Services;

(b) appoint a staff member to look at policy alternatives and assist the Committee with co-ordination of services in the Downtown Eastside;

(c) regular meetings of the various departments and agencies involved in the area to compare notes on various problems which they feel are frustrating their effective functioning;

(d) a need for two types of planning:
   (i) short term which perhaps might be more appropriate for a task force to undertake and
   (ii) long term planning, e.g. housing, renovations to existing buildings, etc.

(e) instruct the staff to give consideration to ways by which some of the problems in the area could be tackled, including some of the recommendations contained in the Police report of September 7, 1973 for report back to the Committee for consideration.

Your Committee was of the opinion that co-ordination of services in this area should be a responsibility of the elected officials, e.g. the Standing Committee on Social Services, but no agreement was reached on how best to effect this co-ordination.

Following further discussion, it was

RESOLVED

That there be a special meeting of the Standing Committee on Social Services with all departments, agencies, and organizations involved in the area, with the 1971 Downtown Eastside report forming the basis of discussion in order formulate what action should be taken and by whom, formulate both long and short term plans for the area and to determine what kind of co-ordinating body is needed in the area.

The meeting adjourned at approximately 4:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 271

MINUTES OCTOBER 29, 1973

OFFICIAL TRAFFIC COMMISSION

A meeting of the Official Traffic Commission was held in No. 1 Committee Room, Third Floor, City Hall on Monday, October 29th, 1973, at 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)
Alderman Rankin
Commissioner Ryan
R. C. Boyes, Traffic and Transportation City Engineering Department
Superintendent D. W. McRae, City Police
Bruce Donald, City Prosecutor's Office
J. Attridge, Vancouver Safety Council
R. McLachlan, Vancouver School Board
Mrs. E. Robinson, Vancouver Parent-Teacher Council

CLERK: M. Kinsella

Adoption of Minutes

The minutes of the meeting held on October 3rd, 1973, were adopted.

1. Crossing at 4th Avenue and Trimble Street, Request for Pedestrian Activated Signal Light

Dr. Roy Hooley presented a brief on behalf of concerned parents and citizens requesting the City install either an overpass or a pedestrian activated light at the intersection of 4th Avenue and Trimble Street. A movie was shown illustrating the dangers of the intersection; the volume of traffic; speed of motorists, and the poor visibility because of the curve in the road and the fact that the view is obstructed by a very high wall and a telephone pole. This film was taken at child's level to emphasize the poor vis bility for children at this intersection. Dr. Hooley also played a tape recording to demonstrate the frequency and length of gaps in the traffic stream.

A petition was submitted to the Commission, containing 290 signatures. The delegation considered that the frequency and length of gaps in the traffic stream are not sufficient to allow the children to cross the street in safety. The delegation is concerned for the safety of the children who cross this intersection on their way to and from school and expressed particular concern for the safety of those children crossing the intersection in the evening to attend various community functions. Concern was expressed with the speed at which students from the University travelled this road, both during the day and in the evenings.

The concerned parents group conducted a survey of traffic volumes between the hours of 4:00 p.m to 6:00 p.m. on October 3rd, 1973, which showed that in excess of 2,000 vehicles used the intersection within this period. The brief put forward the argument that, according to the American Institute of Traffic Engineers, for an intersection of this particular size, 35 feet, a 13 second gap in traffic flow is desirable to permit safe crossing.

The City Engineer reported that a survey by his department indicated there were enough gaps in the traffic to allow the children to proceed in safety across the road, however, due to the downgrade of the road, did feel some special consideration should be given to the intersection. The City Engineer suggested a suspended interior illuminated pedestrian crosswalk sign accompanied by a yellow flasher.

Superintendent McRae stated the Vancouver Police Department also attended at this intersection and found that motorists travelled at

speeds from 20 m.p.h. to speeds of 35 m.p.h and that there was sufficient gaps in the traffic to allow the students to cross safely. The Police Patrol did not feel there was any need for a pedestrian activated signal light.

After further discussion, the Commission,

RESOLVED:

To refer this matter back to the City Engineer and the Chief Constable for the following actions:

(a) To conduct, in conjunction with representatives of the concerned parents group, further checks at the intersection of 4th Avenue and Trimble Street over a 2 to 3 day period on vehicular flow, visibility and other factors which might effect the safety of the intersection, including radar checks on the speed of cars passing the intersection.

(b) Report back to the next meeting of the Official Traffic Commission on the results of the above check with particular reference to the matter of the safety of the children using the cross-walk.

The Chairman suggested that Dr. Hooley contact Mr. Boyes and Superintendent McRae to arrange suitable times and days for the traffic checks.

The Commission also noted a communication from Mrs. Dorothy Gillis on this matter in support of the request of the concerned parents.

RESOLVED:

To receive the communication from Mrs. Gillis, dated October 25th, 1973.

2. Commercial Drive - Complaint re increasingly Heavy Truck Traffic

Mr. Al Liberto of the Grandview Chamber of Commerce submitted the following brief on behalf of the Grandview Chamber of Commerce and the Grandview Woodland Area Council:

"We are submitting this brief because we are concerned about the future of the Commercial Drive business and residential area. Increasing truck traffic is threatening to change the character of this area.

At present the neighbourhood surrounding Commercial Drive serves as the home for Italian, Chinese, Portuguese, and East Indian groups as well as long established Anglo-Saxon families. A lively neighbourhood shopping area along Commercial Drive serves this mixed residential population. Most of these stores are small businesses which are operated directly by the owners themselves. The buildings have stores at street level and apartments in the upper floors. In the last few years many stores have been renovated and improved and more retail activities have moved into the area. New buildings have been constructed and more are planned.

PROBLEM:

Further development and improvement of this lively commercial area is threatened by increasing heavy truck traffic. At present the street is designated as a through truck route. As a result large semi-trailers use the "drive" as an access route to the water-front. The construction of the $20,000,000 container terminal on the waterfront at the foot of Commercial Drive will result in much more heavy through truck traffic. The National Harbours Board is considering using Commercial Drive as the access route to this container terminal.

This through truck traffic has a detrimental effect on the surrounding local commercial and residential area and should be banned from Commercial Drive.

REASONS:

1. This heavy truck traffic has an adverse effect on the local retail and neighbourhood character of the street.

   (a) The noise hinders businesses and discourages pedestrian activity.

   (b) The combination of heavy trucks and automobile traffic causes increased congestion problems.

   (c) Since there is no off-street parking many customers park along the street. Increased truck traffic will make on-street parking more difficult and make the business area less accessible to shoppers.

   (d) At present, Commercial Drive has a great deal of pedestrian activity. Many people are attracted to the "Drive" itself and others cross the "Drive" to other activities, e.g. schools, and the proposed Britannia Community Center. Heavy truck traffic is dangerous to these many pedestrians.

   (e) Since Commercial Drive has only 2 traffic lanes, (+ 2 parking), North of First Avenue, the Street is not designed to handle large trucks.

2. Truck routes should by-pass neighbourhoods. This truck route goes through the center of a well defined neighbourhood , and has an adverse effect on our community.

3. An alternative route would be Clark Drive, which is located 3 blocks to the West. This street serves the same destination as Commercial Drive and goes through an industrial area. It also has six lanes to handle the traffic. Since Clark Drive is already a major truck route, Commercial Drive duplicates its function. Routing all trucks along Clark Drive will minimize the adverse effects on our neighbourhood since Clark Drive is located on the Western boundary of the Community.

FOR THE ABOVE REASONS, WE REQUEST THAT THROUGH TRUCK TRAFFIC BE REMOVED FROM COMMERCIAL DRIVE. WE SUGGEST THAT THIS CAN BE ACCOMPLISHED BY DIVERTING THESE TRUCKS TO CLARK DRIVE AND DESIGNATING COMMERCIAL DRIVE AS A LOCAL STREET."

The City Engineer advised that the Engineering Department would be submitting within a month a review of the City's total truck network which would include recommended change to the present system.

The Commission,

RESOLVED:

THAT the report of the City Engineer, when completed, be forwarded to the Grandview Chamber of Commerce and other interested groups throughout the City for their perusal, following which a special Official Traffic Commission meeting will be held on this matter with all interested parties being invited to respond to the Engineer's recommendations.

3. Criteria for School Crosswalks at Multi-Lane Streets

The Chairman produced a draft report on School Crossing Protection Criteria, setting out the various types of crosswalks and special intersections that required attention.

RESOLVED:

To receive the draft report submitted by the Chairman and refer it to the members of the Official Traffic Commission for comment.

4. Crosswalk at Kingsway and McKinnon

A communication was received from Mr. John Mitton, dated October 13th, 1973, expressing concern for the lack of school patrol at the crosswalk at McKinnon and Kingsway.

The representative of the Vancouver Parent-Teacher Council advised the meeting that this crosswalk was on an angle and had a flashing light. She informed the Commission that it was suggested to the school that the crosswalk be eliminated at Kingsway and McKinnon and have the children cross at Kingsway and Joyce where there was a light and a shorter distance to cross, however, it should be a longer light in order to assist the small children in crossing.

The City Engineer advised that they have received no complaints on this intersection , either to the Engineering Department or to the Police Department.

After further discussion, it was,

RESOLVED:

THAT the matter be referred to the City Engineer and the Vancouver Police Department for a report to the next Official Traffic Commission meeting.

The meeting adjourned at approximately 9:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 272

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 15, 1973

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, November 15, 1973, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 100 Block East 14th Avenue
(Quebec to Main Streets)

An application was received from Mr. E. Nieminen to rezone Lot 6, Block 51, D.L. 302, being property situated on the south side of East 14th Avenue between Quebec and Main Streets. The present zone is C-2 Commercial, the requested zone is RM-3 Multiple District.

The application was approved by the Technical Planning Board provided the applicant undertakes to develop the same with the lot immediately to the west as one development. The application was approved by the Vancouver City Planning Commission with the same condition.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Bowers,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

2. 1500 Block East Pender Street
(McLean to Woodland Drives)

An application was received from Mr. M. Gurniak to rezone Lot 15, Sub. 5, Block C, D.L. 183, being property situated on the north side of East Pender Street between McLean and Woodland Drives. The present zone is RM-3 Multiple Dwelling, the requested zone is M-1 Industrial District.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

3. S/E Corner East 22nd Avenue and Boyd Diversion

An application was received from Mrs. D. Leung to rezone Lots 1-3 inclusive, Section 48 NW¼, T.H.S.L., being the south-east corner of East 22nd Avenue and Boyd Diversion. The present zone is C-1 Commercial, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - Senior Citizens' apartments with customary ancillary off-street parking;

(b) Floor Space Ratio - not to exceed 0.61 but the area of space occupied by storage and heating in the cellar may be excluded. For the purpose of calculating the floor space ratio permitted, the site area may be taken to consist of Lots 1, 2 and 3, plus that portion of the land in excess of street requirements located between the western boundary of Lot 1 and the east side of the realigned Boyd Diversion;

(c) Height - not to exceed two storeys and cellar or one storey and basement nor 22' measured from the average building grade along East 22nd Avenue;

and subject also to the following:

(d) The detailed scheme of development is to be first approved by the Technical Planning Board after advice from the Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setback from the property lines, suitable landscaped areas and off-street parking at 1 space for every 6 units.

(e) No part of the building shall be constructed west of the proposed sewer and water mains easement and the remainder of the land to be suitably landscaped to the satisfaction of the Director of Planning and Civic Development;

(f) The applicants:

(i) obtaining approval of City Council following a report thereon from the Supervisor of Property and Insurance to the sale to them of the land in excess of street requirements between the west side of Lot 1 and the east side of the realigned Boyd Diversion, and,

(ii) giving an undertaking satisfactory to the Director of Planning and Civic Development that they will first provide a satisfactory arrangement with the City whereby Lots 1, 2 and 3 plus the portion of the street acquired will be consolidated into one parcel and registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the enactment of the amending by-law to be implemented within 180 days from this (Public Hearing) date, this approval shall expire.

cont'd....

S/E Corner East 22nd Avenue
and Boyd Diversion (continued)

The application was also approved by the Vancouver City Planning Commission, who resolved:

(a) **That some consideration be given to including space for tenants' garden plots in the proposed landscaped area; and**

(b) **That the design of the roof be modified if possible to allow for the preferences of the Chinese community in regard to peaked roof lines.**

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved subject to the conditions listed by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED UNANIMOUSLY

4. 1000 Block Barclay Street

An application was received from Mr. R.E. Fairbairn of the Y.M.C.A. to rezone Lot 4 E½ and W½, Block 7, D.L. 185, being property situated on the south side of the 1000 Block Barclay Street. The present zone is RM-4A Multiple Dwelling and the requested zone is CM-1 Commercial.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission. The Vancouver City Planning Commission resolved as follows:

THAT the Commission approve the proposed uses for this site, but bearing in mind the impact on pedestrian activity and visual amenity, request that the final drawings evince improvement in these areas in keeping with the intention of the recently approved amendments to the Downtown Zoning By-law.

Mr. C. Garside, owner of 1043 Barclay Street, spoke to the matter raising the concern with the matter of increased parking which the development might require. Mr. Garside noted that 200 residents lived on the 1000 Block Barclay Street.

Council was advised that 325 residents of the area had been notified and that there would be no additional parking provided as the land to be used for this development was presently a surface parking lot.

MOVED by Ald. Harcourt,
THAT the application be approved subject to the conditions of the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED
(Alderman Pendakur voted against the motion)

5. 3150 Rosemont Drive -
Champlain Heights Area

An application was received from Mr. F.D. Siudut of the M. Kopernik Foundation to rezone lot 44, D.L. 344, Plan No. 14240, being the property situated at 3150 Rosemont Drive in the Champlain Heights Area. The application is to further amend CD-1 Comprehensive Development By-law No. 4580 to add the following use: 'personal care home'.

cont'd....

3150 Rosemont Drive -
Champlain Heights Area (continued)

The application was approved by the Technical Planning Board subject to prior compliance by the owners to the following condition:

> **that the detailed scheme of development, i.e., the provision of personal care home units be first approved by the Technical Planning Board upon filing of a Development Permit Application.**

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Pendakur,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

6. 6600 Block Arlington Street
Champlain Heights Area

An application was received from the Director of Planning to rezone Lot 96, D.L. 339, Plan No. 13659, being property situated on the west side of the 6600 Block Arlington Street approximately 140 feet south of East 49th Avenue in the Champlain Heights Area.

The application is to further amend CD-1 Comprehensive Development By-law No. 4515 to add the following use: 'residential complex providing room and board' and the development to be restricted to a floor space ratio not to exceed 0.45 and the height not to exceed two storeys and cellar or one storey and basement.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Angus Grant, 6650 Arlington Street, speaking on behalf of the Champlain Villa, objected to the development on a basis of a two-storey building across the street from them and concern about the possibility of the occupants of the institution. Mr. Grant read and filed with the Council a petition containing approximately 720 signatures.

Mrs. Doreen Ross also of Champlain Villa spoke in support of the position expressed by Mr. Grant.

Mr. E. Bjornson, the immediate past President of the Vancouver Association for the Mentally Retarded spoke in support of the application and advised Council that the Association had two homes presently in operation, one in North Vancouver and the other one in Richmond. Mr. Bjornson explained to the Public Hearing, the proposed method of the operation of the institution and stressed the use of responsible adults as house parents in this particular location.

Mrs. Lawson of 6630 Toderick spoke to the Council and advised that she and her husband, when they purchased their house they presently occupy, 18 months ago, were told that the property under application was reserved for senior citizen housing.

MOVED by Ald. Harcourt,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

7. Building Line - East 37th Avenue
Fraser to Inverness Streets

An application was received from the Director of Planning to amend Schedule E - Part II - Building Lines - to establish a building line on the north side of East 37th Avenue from the east property line of Fraser Street to the west property line of Inverness, as shown on Plan LC493 prepared by the City Engineer; whereby this portion of 37th Avenue will ultimately be 50 feet in width.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED

(Alderman Pendakur voted against the motion)

8. Building Line - Both Sides
Cambie Street between 16th
and 2nd Avenues

An application was received from the Director of Planning to amend Schedule E - Part II - Building Lines - to establish a building line on both sides of Cambie Street between 16th and 2nd Avenues, as shown on Plan L369 prepared by the City Engineer, whereby this portion of Cambie Street will ultimately be 100 feet in width.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Orr spoke to the matter of the apparent jog which will appear after the imposition of the building lines at the intersection of Cambie Street with 16th Avenue.

MOVED by Ald. Harcourt,
THAT the application be approved and the By-law be amended accordingly.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 429

The foregoing are Minutes of the Special Council (Public Hearing) dated November 15, 1973, adopted by Council on November 27, 1973.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 20, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin & Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: R. Henry

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber students from Vancouver City College, under the direction of Mrs. Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the items proposed for 'In Camera' consideration later this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated November 6, 1973, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

1. False Creek Policies and Area 6 Development

Council received a Report Reference by Mr. N. Griggs and Mr. D. Hickley, members of the Planning Department, Mr. R. Henriquez, Architectural Consultant to the False Creek Planning Team, Mr. E. D. Sutcliffe, Special Consultant, and the Director of Finance.

The Report Reference was in further explanation of the following reports:

- Special Committee on False Creek dated November 20, 1973.

- Director of Finance and E.D. Sutcliffe's report dated November 16, 1973.

cont'd.....

REPORT REFERENCE (cont'd.)

1. False Creek Policies and
Area 6 Development (cont'd.)

- False Creek Policies prepared by the City Planning Department dated November 1973.

- Area Six, the Development Opportunity, prepared by the City Planning Department.

The Council in receiving the Report Reference and dealing with the reports, made certain changes which are reflected in the following motion by Alderman Hardwick:

False Creek Policies

MOVED by Ald. Hardwick,
THAT the policies set out in the report described as "False Creek Policies" dated November 1973, be approved as a basis for the preparation of sub-area concept plans after making the following changes to the report as noted hereunder:

- Carried Unanimously.

(a) On Page 5, add the words 'except under the bridges' in the paragraph starting 'covered moorage' so as to read:

'Covered moorage (boathouses) will not be permitted in the creek except under the bridges'.

(b) On Page 5, change the word 'should' to 'may' in the paragraph starting 'persons wishing' so as to read"

'Persons wishing to live aboard their motor or sailing vessels in False Creek, may be permitted to do so.'

(c) On Page 9, insert the words 'age and incomes' before the word 'mix' in the paragraph starting 'the population mix' so as to read:

'The population age and incomes mix as reflected in the Greater Vancouver region be adopted as a basin wide objective.'

(d) On Page 9, in the paragraph starting 'ownership', add the words 'on the understanding that on City land it shall be leased land' after the word 'encouraged' so as to read:

'Ownership of residential units should be encouraged, on the understanding that on City land it shall be leased land.'

(e) On Page 11, delete the last sentence in the paragraph commencing 'acceptance' so as to read:

'Acceptance of any proposal shall be dependent upon the overall design approved by Council, such overall design meeting the criteria outlined above.'

(f) On Page 19, change the paragraph commencing with the word 'wholesale' to read as follows:

'Wholesale and distribution facilities which need to be adjacent to downtown should be principally east of Cambie Street, preferably east of Main Street and should preferably <u>not</u> be on the waterfront.'

cont'd.....

REPORT REFERENCE (cont'd)

False Creek Policies and
Area 6 Development (cont'd)

(g) On Page 23, delete the following sentence in the fifth line of the paragraph commencing 'bridge crossings':

'At the same time, when and if the opportunity presents itself, existing bridge crossings should be replaced with tunnels.'

so that the paragraph reads as follows:

'Bridge crossings over False Creek have an overwhelming effect on a wide range of community values e.g. views, noise, community structure, etc. Bridge crossings on new alignments will not be acceptable. The same time the detrimental effects must be treated to ensure the best liveability standards in the new developments.'

(h) On Page 25, change the first policy stated so that it reads:

'The removal of the Kitsilano Trestle is the top priority.'

- CARRIED UNANIMOUSLY

Area Six Development

MOVED by Ald. Hardwick,
THAT the seven recommendations shown on Page 5 of the report "Area Six the Development Opportunity" be adopted.

FURTHER THAT the Development Consultant prepare detailed procedural plans for the physical, social and economic development for the first stage, for report back to Council.

FURTHER THAT the Director of Planning make application to rezone the lands involved in the first phase of the development.

- CARRIED UNANIMOUSLY.

False Creek Development Financial Implications

The Director of Finance requested that the land costs shown under the heading "Park Land" in his report of November 16, 1973, be changed to read as follows:

From:	$ 387,000	To:	$ 250,000
	2,883,000		3,000,000
	4,185,000		4,700,000

MOVED by Ald. Hardwick,
THAT the report of the Director of Finance and the Special Consultant dated November 16, 1973, be received for information.

- CARRIED UNANIMOUSLY.

Reports of the City Planning Commission
re False Creek

During consideration of the foregoing matter, Council noted a report dated November 16, 1973, from the City Planning Commission concerning False Creek Development and a further report also dated November 16, 1973, being a summary report as a result of the False Creek Review Panels.

MOVED by Ald. Hardwick,
THAT the foregoing reports from the City Planning Commission dated November 16, 1973, be received and the report on the False Creek Development be referred to the Special Committee of Council re False Creek.

- CARRIED UNANIMOUSLY.

The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:10 p.m. in the Council Chamber, with the same personnel present.

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UNFINISHED BUSINESS

1. 122-126 West Hastings Street

At the Council meeting on November 6, 1973, the Corporation Counsel was requested to report to this meeting as to whether the proposed development at 122-126 West Hastings Street is a conditional use or not. The Design Panel was also invited to be present and comment on the matter.

Council noted a letter from the Corporation Counsel advising that he was exchanging correspondence on the legal aspects with the Solicitor involved and therefore was unable to report this day.

MOVED by Ald. Bowers,
THAT this matter be tabled.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, November 16, 1973

Harbours and Parks Matters (November 16, 1973)

With the agreement of Council, the agenda was varied to consider the matter of Renovations to Jericho Officers' Mess.

Circulated this day, was a detailed information sheet from the Park Board dated November 20, 1973, on the proposed capital expenditure, operating costs, and the justification for expanding the recreation facilities.

MOVED by Ald. Bowers,
THAT an allocation of $75,000 as requested by the Park Board for the Renovations to the Jericho Officers' Mess, be approved on the understanding that one-third of the costs would be recovered from the Provincial Government.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. Advisory Committee to Interim Detoxification Unit

Under date of November 8, 1973, the Mayor submitted a letter recommending that Alderman Rankin be the Council appointee to the Advisory Committee of the Interim Detoxification Unit. This was pursuant to an action taken by Council on October 23, 1973 when Council considered a special report on detoxification. The Mayor requested that Alderman Harcourt be also added to the Committee.

MOVED by Ald. Linnell,
THAT Aldermen Rankin and Harcourt be the Council appointees to the Advisory Committee of the Interim Detoxification Unit.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (cont'd.)

2. Change of Starting Time re November 27, 1973 Council

MOVED by Ald. Bowers,
THAT the next regular meeting of Council on Tuesday, November 27, 1973, commence at 1:30 p.m. in No. 1 Committee Room to study development proposals re Blocks 51/61/71 in accordance with the recommendation of the Mayor contained in his letter of November 9, 1973.

- CARRIED UNANIMOUSLY.

3. 8th World Congress of the United Towns Organization, Dakar, Senegal

The Council noted a letter from the 8th World Congress of the United Towns Organization inviting Council to take part in the Congress which will be held December 26 - 29, 1973 in Dakar, Senegal.

MOVED by Ald. Bowers,
THAT the communication be received.

- CARRIED UNANIMOUSLY.

4. Community Music School - Vanier Park

Council noted the following letter from the Mayor dated November 13, 1973:

" On September 18th, 1973 Council passed the following resolution:
'That the proposal of the Community Music School be referred to the parties in the area for consideration at a meeting of various parties to be arranged by the Director of Planning & Civic Development, in the Museum-Planetarium complex, for report back to Council; that in the meantime the Corporation Counsel confirm this proposed use as within the terms of the lease, and finally that the Park Board be asked to comment on the proposal of the Community Music School.'

The meeting in the area was held and the residents evidently approved the plans of the Community Music School. A copy of the letter from Mrs. William Smith, representative of the area residents, is attached. You will note that she stresses that the residents would like to see an early completion of the renovation plans of the Community Music School. They would also like to have Chestnut Street widened and a sidewalk installed.

The report of the Corporation Counsel is also attached and it indicates that the lessor (the Federal Government) will have to give prior written consent before we can sub-lease the premises to any other party. We will also have to turn over 75% of all rent (75¢ per year).

A copy of the comments of the Park Board is also attached as per the Council resolution. Reference is made in their letter to the desire of Alderman Volrich to investigate the feasibility of a multi-cultural centre that could include the Community Music School. This is a mistaken impression. The multi-cultural centre that Alderman Volrich is investigating could not possibly include the Community Music School and does not contemplate using Building 14. Alderman Volrich should still meet with Commissioner Robertson to discuss the possibility of locating a multi-cultural centre in the Vanier Park area but this possibility should not be confused with

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

4. Community Music School - Vanier Park (cont'd.)

the Community Music School project.

I would therefore like to recommend the following:

a) the Corporation Counsel be asked to communicate with the appropriate Federal department to request their written consent to the sub-lease of the Building 14 to the Community Music School,

b) that the Engineering Department be asked to report back on the widening of Chestnut Street and the installation of appropriate sidewalks,

c) that Alderman Volrich meet with the Park Board representative to discuss the possible location of a multi-cultural centre in Vanier Park and to include in those discussions the wishes of the Asian Arts group to be located in the area,

d) that subject to Federal approval, as in (a) above, Council agree to lease Building 14 to the Community Music School in accordance with the following conditions:

i) that the Community Music School of Greater Vancouver have the right to reconstruct and use Building 14 for the purposes of the School,

ii) that the term of lease granted by the City be from December 31, 1974 through to December 31, 1995 at a rental fee of $1.00 per annum,

iii) that the lease conditions be contingent upon the ability of the Community Music School to demonstrate its capacity to finance the reconstruction of Building 14 by December 31st, 1974."

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY.

5. Proposed Burrard-Arbutus Connector

MOVED by Ald. Linnell,
THAT the request of the Kitsilano Ratepayers' Association to appear as a delegation later this day, to speak to the matter of the proposed Burrard-Arbutus Connector, be granted.

- CARRIED UNANIMOUSLY.

6. Burrard-Arbutus Connector

MOVED by Ald. Linnell,
THAT the letter from the Vancouver City Planning Commission dated November 14, 1973, with respect to the Burrard-Arbutus Connector be deferred for consideration after hearing delegations on the topic later this day.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (cont'd.)

7. Rezoning - Kitsilano Area

Council noted a letter dated November 16, 1973, from the West Broadway Citizens Committee proposing rezoning the RM-3 Multiple Dwelling District in Kitsilano to RM-3A. The Organization requested permission to be heard on the matter later this day.

MOVED by Ald. Harcourt,
THAT the West Broadway Citizens Committee be heard as a delegation this evening at 7:30. (amended)

MOVED by Ald. Bowers in Amendment,
THAT all the words after the word "delegation" be struck and the following words be substituted:

"at the next Regular Council meeting when a report on the rezoning of Kitsilano area is before Council".

- Carried.

(Aldermen Harcourt, Massey and Rankin voted against the amendment).

The Amendment having carried, the motion as amended, reading as follows, was put and - CARRIED.

THAT the West Broadway Citizens Committee be heard as a delegation at the next Regular Council meeting when a report on the rezoning of Kitsilano area is before Council.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

A. BOARD OF ADMINISTRATION
General Report, November 16, 1973 (cont'd.)

Works and Utility Matters

The Council considered this report of the Board of Administration which contains three clauses, identified as follows:

Cl. 1: Closure of Lane South of Broadway, East of Clark Drive - Queen Alexandra School
Cl. 2: Closure of the North 7 Feet of Each of Lots 9 and 10, Block 52, D.L. 196 - South Side of Powell Street, East of Princess Street
Cl. 3: Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in the above noted clauses, be approved.

- CARRIED UNANIMOUSLY.

Clause 3 - Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause dealing with Rental of Festoon Lights, be approved, and that $160.00, equivalent to the rental charge, be granted to the 1973 Carol Ship Committee.

- CARRIED BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Building & Planning Matters

The Council considered this report of the Board of Administration which contains two clauses, identified as follows:

Cl. 1: Change of Name: Department of Planning and Civic Development

Cl. 2: Strata Title Application - New Construction Location: 2424 Cypress Street

The Council took action as follows:

Clause 1 - Change of Name: Department of Planning and Civic Development

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Strata Title Application - New Construction - 2424 Cypress Street Block Brothers Contractors Ltd.

In considering this clause, the Director of Finance advised that he had requested from Block Brothers Contractors Ltd. a revised prospectus which has now been received and is satisfactory.

MOVED by Ald. Harcourt,
THAT the application of Block Brothers Contractors Ltd. under the Strata Titles Act re new apartment development at 2424 Cypress Street, be approved, subject to application of relevant City By-laws and subject to the new prospectus meeting with the approval of the Director of Finance.

- CARRIED UNANIMOUSLY.

Finance Matters

The Council considered this report of the Board of Administration which contains ten clauses, identified as follows:

Cl. 1: Investment Matters (Various Funds) September, 1973
Cl. 2: Telephone Equipment at 1530 West 8th Avenue and 10th and Maple Street (Health and Welfare Department)
Cl. 3: Tender Awards
Cl. 4: Luncheon Request - B.C. Volleyball Assoc.
Cl. 5: Fairview Local Area Planning: Immediate Staff Needs
Cl. 6: Streets Capital Funds Transferred to "Subject to Varying"
Cl. 7: Quarterly Review of Revenues and Expenditures as at September 30, 1973
Cl. 8: Contingency Reserve
Cl. 9: Luncheon Request - Catholic Women's League of Canada
Cl.10: Extension of Temporary Help, Office of City Engineer - Files Consolidation

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Finance Matters (cont'd.)

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in clauses 1 and 2 be approved and that clause 3 be received for information.

- CARRIED UNANIMOUSLY.

Clause 4 - Luncheon Request - B.C. Volleyball Association

MOVED by Ald. Bowers,
THAT no action be taken on the request from the B.C. Volleyball Association.

- CARRIED UNANIMOUSLY.

Clause 5 - Fairview Local Area Planning: Immediate Staff Needs

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clauses 6, 7 and 8

MOVED by Ald. Bowers,
THAT the information submitted in Clause 6 be received, the recommendation of the Board of Administration contained in Clause 7 be approved, and the information submitted in Clause 8 be received.

- CARRIED UNANIMOUSLY.

Clause 9 - Luncheon Request - Catholic Women's League of Canada

MOVED by Ald. Bowers,
THAT no action be taken on the Luncheon Request from the Catholic Women's League of Canada.

- CARRIED UNANIMOUSLY.

Clause 10 - Extension of Temporary Help, Office of City Engineer - Files Consolidation

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause,be approved.

- CARRIED UNANIMOUSLY.

Personnel Matters (November 16, 1973)

Provincial Committee for Courts Managements Studies

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Property Matters (November 16, 1973)

The Council considered this report of the Board of Administration which contains 11 clauses identified as follows:

Cl. 1: Acquisition for Re-Plotting Purposes 603 East 5th Avenue
Cl. 2: Lease Renewal Situated East and West Sides of Arbutus Street between 15th and 16th Avenues
Cl. 3: Maintenance of City-owned Properties
Cl. 4: Acquisition for Park Site #10 - Mount Pleasant
Cl. 5: Option to Repurchase Lot 19 of Lot X, Blocks 1 & 2, D.L. 311 - S/W Corner 65th Avenue & Cambie Street
Cl. 6: Point Grey Road Development of Park Land
Cl. 7: West-End School and Park Site #7 Block 22, D.L. 185
Cl. 8: Acquisition Britannia Community Services Centre Site - 1643 William Street
Cl. 9: Acquisition for Knight Street Widening 25th Avenue to 33rd Avenue
Cl.10: Acquisition for Britannia Community Services Centre - 1637 Parker Street
Cl.11: Acquisition of 517-519 Hamilton Street, Lots 11 & 12, Blk. 36, D.L. 541

The Council took action as follows:

Clauses 1 - 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 5 inclusive of the report be approved.

- CARRIED UNANIMOUSLY.

Clause 6 - Point Grey Road Development of Park Land

MOVED by Ald. Hardwick,
THAT this clause be deferred pending the hearing of a delegation as requested.

- CARRIED UNANIMOUSLY.

Clause 7 - West-End School and Park Site #7

MOVED by Ald. Hardwick,
THAT the Supervisor of Property & Insurance, in consultation with the Park Board and the School Board, prepare for Council's consideration, a program for relocation of all the residents to be displaced by the proposed demolition of the buildings on the West End School and Park Site #7. This program to take into consideration the opening date of the West End Senior Citizens' Housing project.

- CARRIED UNANIMOUSLY.

Clauses 8 to 11 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 8 to 11 inclusive of the report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENT REPORT
November 16, 1973

Building & Planning Matters

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Illegal Suite: Hardship Application 3255 West 12th Avenue
Cl. 2: Proposed Resubdivision in Portion of Musqueam Indian Reserve
Cl. 3: Development Permit #61467: 3596 East Hastings Street
Cl. 4: Britannia Community Services Centre: Ice Rink

The Council took action as follows:

Clause 1 - Illegal Suite: Hardship Application - 3255 West 12th Avenue

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Proposed Resubdivision in Portion of Musqueam Indian Reserve

MOVED by Ald. Hardwick,
THAT the Approving Officer be advised that Council has no objections to the subdivision plan as described in this clause.

- CARRIED.

(Alderman Volrich was excused from voting on this clause due to his legal involvement with the Indian Band).

Clause 3 - Development Permit #61467: 3596 East Hastings Street

MOVED by Ald. Linnell,
THAT the action of Council as recorded in the Minutes of May 29, 1973, giving approval of a Development Permit application for the period June 1, 1973 to September 30, 1973, be confirmed.

- CARRIED UNANIMOUSLY.

Clause 4 - Britannia Community Services Centre: Ice Rink

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning and Civic Development contained in this clause be approved.

FURTHER THAT an application be made to the Provincial Government for a grant from the Community Recreation Facilities Fund.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Licenses & Claims Matters (November 16, 1973)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: License Fees - Hotels and Motels
Cl. 2: Additional Fees - Swimming Pools

The Council took action as follows:

Clause 1 - License Fees - Hotels and Motels

MOVED by Ald. Hardwick,
THAT the recommendation of the Chief License Inspector contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Additional Fees - Swimming Pools

MOVED by Ald. Linnell,
THAT the recommendation of the Director of Permits & Licenses contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

C. Additional Staff: Personnel Services Department

The Board of Administration, under date of November 16, 1973, submitted the following report:

"The Board of Administration has received the attached report from the Director of Personnel Services wherein he requests an addition of 12 permanent positions to the present authorized complement of 22. A number of the positions requested, for example a Deputy Director, are of a senior and supervisory nature and approval of them would be tantamount to a reorganization of the Department.

Your Board has not had adequate opportunity to review the proposed organization but in any event considers this to be an inappropriate time to implement a reorganization of the Department. One important reason for this is the imminent possibility that the Regional District will assume a significant part of the classification and job evaluation function now performed by the Compensation and Records Division. Another is that with the present Director scheduled to retire in a little more than 2 years, it would seem logical to delay any reorganization until such time as a new Director is appointed.

On the other hand, it is apparent that the Department does not have sufficient staff to cope with the present volume of activity, particularly in the area of staff recruiting. This volume represents a significant increase over previous years and there is no reason to think that the situation is temporary. If Competitions for vacancies are to be handled promptly and related personnel transactions kept up to date, immediate additions to the staff of the Department are essential.

Your Board has reviewed the requests of the Director of Personnel Services and recommends that Council approve the addition of 7 new positions at this time, as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:
Personnel Services Department (cont'd)

1. EMPLOYMENT SECTION

(a) Personnel Officer: The 52% increase in number of postings in 1973 to date over the same period in 1972 is ample justification for the establishment of an additional position of Personnel Officer in the section. It is recommended that the position be at the Personnel Officer II level.

(b) Personnel Assistant: The increase in postings has been accompanied by a 48.5% increase in applications received and a 10.8% increase in applicants tested. The present permanent complement of two Personnel Assistants I in the section is not sufficient to handle this additional activity. Also, it is evident that there is need for a working supervisor to co-ordinate the activities of the clerical support staff attached to the Employment Section, i.e. the two Personnel Assistants I and a Clerk Typist I. Accordingly, it is recommended that a new position be established at the level of Personnel Assistant II.

(c) Clerk Typist: On June 5, 1973, Council approved the establishment of a Clerk Typist I position for a temporary period of 6 months, subject to a further review at the end of that period. Duties of the position involve routine clerical and typing tasks connected with processing application forms, testing and finalizing Competitions. In view of the continuing high volume of activity, it is recommended that this position be made permanent.

2. TRAINING SECTION

(a) Personnel Officer: In 1972 a Training Co-ordinator was added to the establishment of the Department. Since that time considerable progress has been made in developing a training Policy and Program which has now received the endorsement of the Department Heads. If this program is to be successfully implemented, the Co-ordinator requires additional assistance in designing and conducting training courses and assisting Departments with internal training sessions. It is therefore recommended that one position of Personnel Officer II be added to the Training section.

(b) Personnel Assistant: When the Training Co-ordinator was added to the Department and also, when the Safety Officer position was added in 1971, no provision was made for extra clerical assistance since in the initial stages of these programs it was felt that existing staff could absorb the additional workload. It is now apparent that additional help is needed, particularly for the Training Co-ordinator. It is therefore recommended that a new position of Personnel Assistant I be added to the Training Section. The incumbent would assist the Co-ordinator in setting up and administering training programs and in addition, would be available to provide typing and clerical assistance for the Safety Officer.

3. CLERICAL POOL

Clerk Typist: The Personnel Services Department has for many years maintained a clerical pool, the purpose of which is to provide emergency secretarial and typing services to other City Departments when the situation requires it, e.g. when the user Department is experiencing high absenteeism or has an unusually heavy workload. The work is performed either in the user Department or, in many cases, is sent to the Personnel Services

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:
Personnel Services Department (cont'd)

Department for processing. The pool now consists only of one Clerk Stenographer II and one Clerk Typist II and there have been no additions to it since 1958. As a result, the service provided to other Departments is now quite inadequate. It is therefore recommended that an additional Clerk Typist II position be approved for the Pool.

4. RECORDS SECTION

Clerk: Council approved a Clerk II position for this section for a temporary period of one year at its meeting of January 23, 1973. At the time, the Co-ordinator of Data Processing was consulted and felt that the position should only be temporary because of the possibility of computerizing the personnel records system. He now agrees that, due to the continuous increase in volume of work in the section, the position should be made permanent, and it is so recommended.

5. CLASSIFICATION SECTION

There has also been a substantial increase in the volume of activity in the Classification Section during 1973, particularly in the classification of new positions. Under normal circumstances, at least one additional position would be recommended. However, the extent to which the Regional District may assume some of the functions of this section is unclear at this point and your Board is reluctant to endorse any additions at this time. When the situation is clarified, probably in the very near future, it may be necessary to return to Council with a further recommendation regarding this section of the Department.

ESTIMATE OF ADDITIONAL COSTS

Salaries	Dec.1973	1974 (at '73 rates)
2 - Personnel Officer II's (P.G.26, $986-1185)	$1,972	$23,758
1 - Personnel Assistant II (P.G.14, $659-685)**	659	7,934
1 - Clerk Typist I (P.G.5, $408-470)	Nil*	4,288
1 - Personnel Assistant 1 (P.G.12, $528-628)	528	6,360
1 - Clerk Typist II (P.G.9, $470-552)	470	5,659
1 - Clerk II (P.G.12, $528-628)	Nil*	5,745
	3,629	53,744
Fringe Benefits:	363	5,374
TOTAL:	$3,992	$59,118

* Temporary positions to be made permanent.
Funds already authorized for 1973 and a portion of 1974.

** Effective range under Personnel Regulation 160-1.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Additional Staff:
Personnel Services Department (cont'd)

EQUIPMENT

2 - Desks	$ 860
4 - Steno Desks at $280	1,120
2 - Swivel Chairs	370
4 - Steno Chairs at $60	240
3 - Tables at $105	315
2 - Credenzas	240
4 - Side chairs at $75	300
4 - Electric typewriters at $715	2,860
	$6,305
Tax - 5%	315
TOTAL:	$6,620

REPORT ON CLASSIFICATION OF POSITIONS

The Director of Personnel Services has reviewed the duties and responsibilities of the proposed new positions and recommends that they be classified as shown in the body of this report.

Five of the positions have been allocated to existing classes. The Personnel Assistant II is a new Class and the Director of Personnel Services recommends that it be rated at Pay Grade 14 ($574-685). A Class Specification has not yet been prepared but subsequently will be submitted to the Board of Administration for approval in a separate report. Also, it will be necessary to revise the Personnel Officer II Class Specification to include duties relating to Training.

The Business Manager of the V.M.R.E.U. has received a copy of this report and concurs herein (the positions of Personnel Officer II are excluded from Union jurisdiction).

PROVISION OF FUNDS

The Comptroller of Accounts advises that there are insufficient funds in the budget of the Department and that the estimated funds for salaries for the balance of 1973 and the cost of equipment, totalling $10,612 can be provided from Contingency Reserve.

Your Board RECOMMEND that:

1. Seven additional permanent positions be established in the Personnel Services Department, including two temporary positions which are to be made permanent.

2. No staff be added to the Classification section at this time, but that this situation be reviewed again when the extent of the Regional District's takeover of this function is clarified.

3. The funds required for 1973 be provided from the Contingency Reserve Account.

4. The Construction and Maintenance Division of the Permits and Licenses Department report on space requirements if the additional positions are approved.

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

D. Burrard-Arbutus Connector

It was agreed to defer the report of the Director of Planning and Civic Development and the City Engineer dated November 16, 1973 on the matter of the Burrard-Arbutus Connector, for consideration later this day.

E. Thunderbird Neighbourhood Planning Project and City-owned Land

The Director of Planning and Civic Development submitted the following report under date of October 25, 1973:

"Council Action Re City-Owned Land Between 2nd and 5th Avenues:

On April 17th, 1973 Council considered a report from the Supervisor of Property and Insurance requesting instructions regarding the procedure to be taken in the marketing of 6.8 acres of vacant City-owned land, consisting of Lots 106, 107 and 108, Section 28, T.H.S.L., between 2nd and 5th Avenues West of the 401 Freeway, now zoned for M-2 Heavy Industrial Use. (See Appendix I for map showing locations of sites referred to in this report.)

It was moved and carried unanimously by City Council,

'THAT this particular property be offered for sale.'

On June 19th, 1973, Council considered a brief from the Thunderbird Neighbourhood Centre Association and supporting letters from the Skeena Terrace Tenant's Association and the Hastings-Sunrise Action Council requesting that this property be developed for parks and recreation purposes. On the same day, Council had before it a delegation request and a Planning Department report on the matter. As per a Planning Department recommendation made at the meeting, Council resolved:

'THAT this whole matter be deferred until various considerations have been given, particularly by the Park Board and the Planning Department;

FURTHER THAT no action be taken on this property until a further report is submitted to Council by the Director of Planning and Civic Development.'

Meeting with Residents; Formation of Thunderbird Steering Committee:

On July 10th, 1973, City and Park Board officials attended a meeting of residents of the neighbourhood adjacent to the City-owned property discussed above. The residents expressed two major concerns:

(1) that there is a lack of sufficient park space in the area bounded by Highway 401, 1st Ave., Rupert St., Broadway and the Lougheed Highway.

(2) that they oppose further industrial encroachment on a predominantly single family residential area.

City and Park Board officials expressed the view that in terms of space the area is adequately supplied by near-by Rupert and Sunrise Parks. They agreed that the area is apparently deficient in play space for younger children and that there are serious problems of access to existing parks across major arterial streets. Many of the residents felt that there is a need for more substantial improvements to parks and recreation facilities than the Officials' comments suggested.

At the July 10th meeting the residents (including home-owners and Skeena Terrace tenants) formed the Thunderbird Steering Committee to work on planning problems in their area. They defined their area to be the 'island' surrounded by four very major traffic arteries - Highway 401, Broadway/Lougheed Highway, Rupert Street and 1st Avenue. This area will be referred to henceforth as the Thunderbird Neighbourhood.

Park Board Study

On July 13th, 1973 members of the Thunderbird Steering Committee met with their M.L.A., Bob Williams, and with Alderman Darlene Marzari and Park Board Chairman Art Cowie. Mr. Williams agreed to provide $2,000 'seed money' to finance a Park Board study of the Thunderbird Neighbourhood's park problems. Mr. Cowie agreed to present to the Park Board a proposal to hire a consultant to conduct such a study, the choice of a consultant to be approved by the Thunderbird Steering Committee. Subsequently, the Park Board approved this proposal. Consultants were interviewed by the Steering Committee and the Committee's recommendation was conveyed to the Park Board. On September 6th, 1973, the Park Board confirmed the appointment of Justice & Webb, Landscape Architects, as the consultants. (See Appendix II for a letter confirming the appointment and outlining terms of reference.)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

The consultants' terms of reference, as outlined by the Park Board, indicate that the study is to focus on parks and recreation needs. The consultants are advised, however, that they must give consideration to the various proposals that have been made for the use of all City-owned lands in the Thunderbird Neighbourhood. The Thunderbird Steering Committee wishes to look at more than the park problem and is hopeful that the consultants will help it study other planning problems in the area, including what it feels is the need for a grocery store.

Proposal for Patio Housing at 1st and Cassiar:

In addition to the 6.8 acre industrial zoned property discussed above, the City also owns a vacant 3.4 acre RS-1 zoned site bounded by 1st Ave., 2nd Avenue, Skeena Street and Cassiar Street. At its meeting of June 12th, 1973 City Council endorsed in principle a proposal of the Greater Vancouver Regional District Housing Department to develop these City-owned lands with patio-type housing. On September 18th, 1973 the Standing Committee on Housing received a written proposal with sketches from the G.V.R.D. and agreed to refer the report back to the G.V.R.D. Housing Director for discussion with representatives of the Park Board, School Board, residents of the area and appropriate civic officials.

On October 9th, 1973, G.V.R.D.'s Director of Housing, Alderman Harcourt and School Board and Park Board representatives met with Thunderbird Neighbourhood residents. The residents expressed strong opposition to the patio-housing proposal. They felt the site at 1st and Cassiar should be developed in part for a neighbourhood grocery store. They objected also to the addition of more low income housing to the neighbourhood, particularly at the density proposed (14.5 units to the acre, for a total of 49 units). The G.V.R.D. Housing Director agreed to withdraw his proposal and the Alderman agreed to investigate alternative uses for the site.

Conclusion:

It is apparent that the residents of the Thunderbird Neighbourhood wish to be involved in planning for the future development of all City-owned lands in their neighbourhood. After Justice and Webb have completed their study for the Park Board, the Planning Department will be able to report to Council on the future use of all City-owned lands in the Thunderbird Neighbourhood. The Planning Department can consult with the Thunderbird Steering Committee during the process of putting its report together.

The Director of Planning feels that until such time as the Park Board, the Planning Department and, if desired, the Thunderbird Steering Committee, have reported to Council on the future use of City-owned lands in the Thunderbird Neighbourhood no options should be closed. It is premature to reject proposals, such as G.V.R.D.'s patio housing proposal, until all of the problems and opportunities of the Thunderbird Neighbourhood are known and Council is in a position to choose the best future uses for City-owned lands in the area.

It is therefore RECOMMENDED:

THAT no commitments be made for or against any particular form of development on City-owned lands within the area bounded by Highway 401, 1st Avenue, Rupert Street and Broadway/Lougheed Highway, until Council has considered reports from the Park Board, the Planning Department and the Thunderbird Steering Committee on the future use of those lands. "

(Appendices referred to are on file in the City Clerk's Office)

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning and Civic Development contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Interim Operating Funds for Britannia Community Services Centre: $56,000.00

The Director of Planning and Civic Development and the Director of Social Planning submitted the following report under date of November 16, 1973:

"Need for Interim Operating Budget

Construction of the Britannia Community Services Centre has begun. The organization and administration arrangements proposed for the Centre have been approved by City Council, the School Board and the Parks Board. During the start-up period from now until the first buildings are ready for occupation, (September 1974), there is a considerable amount of organizational work to be done. Most important are the arrangements for the provision of staff, the choice and purchase of furnishings, and the funding by the major agencies operating in the Centre. To assist the Provisional Board of Management in carrying out this work, it was proposed in the Organization and Administration Report that the Executive Director be appointed well before actual commencement of operations in the Britannia Centre.

Interim Operating Funds are required mainly to hire an Executive Director and provide office and secretarial services until more permanent funding arrangements are worked out.

The other item in the budget is to cover the consulting fee for preparation of the Constitution and Incorporation Documents for the newly proposed Britannia Community Services Centre Society.

The funds required for the remainder of 1973 to hire the director and prepare the constitution are $6,000.00.

The 1974 funds required for salaries of the Executive Director and secretary and related administrative expenses are $50,000.00.

On May 29, 1973, Council adopted the Report to Council from the Standing Committee on Community Development. Recommendation No. 7 in this report states:

> "That some operating funds be made available directly to the Britannia Centre Society to be spent at the discretion of the Board of Management. These funds should be sufficient to support the Britannia Administration and to provide some 'seed money' for experimental projects within the Centre."

The Director of Finance advises that the $6,000.00 for 1973 be made available from the Contingency Reserve Fund and that the funds for the 1974 operating budget of the Britannia Community Services Centre would require City Council approval in advance of the 1974 Revenue Budget.

Chairman

The Britannia Planning Advisory Committee was originally established with the Deputy Director of Planning named as its chairman. Now that the committee is into such tasks as hiring an Executive Director and adopting a Constitution, it would be more appropriate to have a citizen chairman.

RECOMMENDATIONS:

1. That Vancouver City Council approve $6,000.00 for expenditure by the Britannia Planning Advisory Committee for costs entailed in 1973 for the hiring of the Executive Director and the preparation of the Constitution. That these funds be provided in the Department of Social Planning's 1973 Departmental Budget.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Operating Funds for Britannia Community Services Centre: $56,000.00 (cont'd)

2. That the amount of $50,000.00 be approved by Council as a grant in advance of the 1974 Revenue Budget and made payable to the Provisional Board of Management for the administration and staffing costs of Britannia Community Services for the year 1974, payments to commence January 1st.

(NOTE: REQUIRES EIGHT AFFIRMATIVE VOTES)

3. That Council authorize the changing of Chairman from the Deputy Director of Planning to a citizen to be elected from among the citizen members of the Britannia Planning Advisory Committee.

MOVED by Ald. Bowers,
THAT Council approve $2,000 for expenditure by the Britannia Planning Advisory Committee for costs entailed in 1973 for the hiring of the Executive Director and the preparation of the Constitution and that these funds be provided in the Department of Social Planning's 1973 Departmental Budget;

FURTHER THAT the matter of a Grant for 1974 to the organization be referred to the Standing Committee on Finance and Administration for consideration.

(referred)

MOVED by Ald. Hardwick,
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Housing dated October 30, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Senior Citizens Development at Fourth and Wallace - Progress Report
Cl. 2: Skid Road Housing
Cl. 3: Request by Chinese Members of the U.B.C. Alumni and Poon Yee District Social to Acquire Lots 9-12, Block 109, D.L. 264A for Personal Care Home
Cl. 4: Progress Report, Strata Title Applications

The Council took action as follows:

Clause 1: Senior Citizens Development at Fourth and Wallace, Progress Report

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Skid Road Housing

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be approved after changing the date shown in recommendation "B" from July 1, 1974 to October 1, 1974, and,

FURTHER THAT the letter from the B.C. Hotels Association, commenting on the revision of dates, be received for information.

- CARRIED UNANIMOUSLY

(During consideration of this matter Alderman Harcourt advised that the Housing Committee will be reporting to Council on an implementation program with respect to the amended Fire By-law and the new Lodging House By-law)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing dated October 30, (cont'd)

Clauses 3 and 4

MOVED by Ald. Harcourt,
THAT the information submitted by the Committee in these two clauses be received.

- CARRIED UNANIMOUSLY

(It was drawn to the Council's attention that Alderman Hardwick was present at the meeting of the Standing Committee on Housing on October 30, 1973)

H. Report of Standing Committee on Finance and Administration dated November 1, 1973

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this report on the matter of Review of Operations - Engineering Department, be received.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance and Administration dated November 1, 1973

In consideration of this report on the Security Staffing in the New Provincial Courts Building, Alderman Bowers, as Chairman of the Finance and Administration Standing Committee spoke to this matter and proposed certain changes be made as a result of a further meeting with principals concerned. It was, therefore,

MOVED by Ald. Bowers,
THAT a total security staff of 33 persons be approved of which eleven shall be civilians and twenty-two uniformed police personnel, and

FURTHER THAT a report be prepared by the Board of Administration 3 months after the courts are opened, with respect to escort duty personnel, and

FURTHER THAT the recommendations listed in the report lettered (i) to (v) be approved, after changing the figure $31,152 in (ii) to read $9,000.00.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on Social Services dated November 1, 1973

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Provision of Multi-Service Facility in the Central and Oliver Hotels
Cl. 2: Increase in Rates changed Residents in Senior Citizens' Homes

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, dated November 1, 1973 (cont'd)

Clause 1: Provision of Mutli-Service Facility in the Central and Oliver Hotels

MOVED by Ald.Pendakur,
THAT Council approve in principle the estimates of capital expenditures for equipment and renovations for the combined dining, bathing and recreation facilities to be located in the Central and Oliver Hotels as contained in the amended report from the Director of Social Planning and,

FURTHER THAT Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility, and

FURTHER THAT following the meeting with the Honourable Norman Levi, the matter of providing meals in the hotels be reviewed and considered further.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Linnell,
THAT the matter of capital costs related to the dining facilities be tabled.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey Pendakur, Rankin, Volrich and the Mayor voted against the motion)

(The motion of Alderman Pendakur was put and carried)

Clause 2: Increase in Rates charged Residents of Senior Citizens' Homes

MOVED by Ald. Rankin,
THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing report of the Standing Committee on Social Services the Council recessed at approximately 5:45 p.m. and reconvened in the Council Chamber at 7:30 p.m., with the same members of Council present)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector

The Director of Planning and Civic Development and the City Engineer submitted the following report under date of November 16:

"

Purpose

"The following report explains the background of the proposed Burrard-Arbutus Connector, and details of the present status of the project, and recommends deferral of work on the Connector other than property acquisition.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

1. HISTORY

1930	Harland Bartholomew report, A Plan for Vancouver, identified Burrard Street as main approach to proposed Burrard Street Bridge; Arbutus Street as primary approach to the bridge from the Point Grey area. Connector was proposed, paralleling railway and Burrard Street, to provide improved access to bridge from Arbutus Street, a desirable grade for travelling, and avoided crossing the rail tracks.
Mid-1930's:	Burrard Street Bridge completed to provide improved access to downtown from western portion of the city.
1947:	Harland Bartholomew's revision of 1930 report reiterates need for a Burrard-Arbutus Connector. Emphasizes problems of crossing the existing rail lines twice when travelling from Arbutus to Burrard, and the need to make two right-angle turns, which hinders traffic movements. Emphasizes: (a) the advantages of increasing volume of traffic and (b) improved use of property on south side of block between Fifth and Sixth Avenues and east of Maple Street. Recommended abandoning 1930 proposal paralleling railroad track and instead suggested a diagonal connector be established between Seventh and Arbutus and the Burrard Street Bridge. This would be an elevated structure which would have the advantage of not crossing other roadways at grade and considerably improve traffic volumes. Arbutus Street was seen as one of the most important arterial streets in the western half of the city especially in light of possible development of the University Endowment Lands.
1963:	Major street plan review completed by the Engineering Department emphasized points made in 1930 and 1947 Bartholomew report, and endorsed need for the connector.
1966:	City of Vancouver Five-Year Plan (1966-70) included the Connector as an arterial street improvement to reduce congestion on Burrard Street Bridge and Burrard Street south of Broadway.
1968:	Preparation of Urban Renewal Scheme 5 covered about 90 acres of the Kitsilano East Area. The plan included the Burrard-Arbutus Connector and no further work on the connector was undertaken pending completion of the preparation stage of the scheme. The connector was advocated because: (a) the previous arguments were still felt to be valid; (b) the connector would prevent autos travelling between Arbutus and the Burrard Street Bridge from filtering through the residential area and concentrate them on one roadway; (c) removal of traffic filtering through the Shaughnessy residential district.
1969:	City Urban Renewal programmes discontinued pending review of Federal policy, this included abandonment of the preparation of Urban Renewal Scheme 5. Initial property acquired in proposed right-of-way. City Council, on May 29, 1969, in response to questions concerning development permit applications along the proposed right-of-way: (a) confirmed the Burrard-Arbutus Connector as a necessary major street improvement; (b) approved in principle that the alignment for the connector parallel to Burrard Street and the railway right-of-way.
1971:	Funds ($2 million) for property acquisition for the proposed connector included in the City of Vancouver Five-Year Plan (1971-1975). Authorization given for purchase of property in the proposed right-of-way; approximately 1.2 million has been spent to date on property acquisition.

2. PROPOSED CONNECTOR

The preliminary design of the Burrard-Arbutus Connector, as presently proposed by the Engineering Department, consists of a grade level, six lane, plus median, arterial road, with an approximate 84' width. Intersecting streets will cross the

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

connector at grade, with intersection improvements required at certain locations. A lane of parking will be provided on each side of the connector providing two lanes of moving traffic in each direction; however, it is expected that peak hour (7-9 and 4-6) parking restrictions would be utilized as required. Construction cost is expected to be approximately $600,000. ($100,000 of this total is for required relocation of existing rail right-of-way).

3. EFFECT OF THE CONNECTOR

A number of advantages and disadvantages can be brought forth at this time concerning the connector as presented in earlier documents and proposals.

Advantages:

(1) Improves the volume of the north-south arterial street system (reduces congestion and provision for possibility of additional growth) by establishing a direct connector between Arbutus Street and the Burrard Street Bridge.

(2) Improves bus transit system by connecting C.B.D. to Arbutus (however, this may be short term as a light rapid transit system is being considered for the area).

(3) Alleviates filtering through of cross-town traffic onto residential streets within the Kitsilano and Shaughnessy areas; especially in the area of 16th and Burrard, north of 7th and Arbutus and adjacent to Burrard Street north of 4th Avenue.

(4) Provides additional capacity and capability to serve Area 10 of False Creek Redevelopment.

(5) Improves capacity of east-west arterials that cross Burrard (particularly important if Broadway buses get exclusive lanes). This occurs because of reduced number of turning vehicles onto Burrard and subsequent delays at intersections.

(6) Allows curb parking for properties on Burrard from 6th Avenue to 16th Avenue (Presently 24 hour restriction).

(7) Reduces traffic on Burrard from 12th Avenue to 16th Avenue (residential area).

(8) Avoids two crossings of railway tracks for Burrard Bridge/ Arbutus traffic. This problem will be dependent on future use of rail line as possible mass transit route.

(9) Reduces pressure for development of Arbutus north of 7th through Kitsilano residential area as an arterial street.

(10) Provides better auto route for any traffic generated in future Endowment Lands development destined for downtown via King Edward on 16th Avenue to Arbutus.

Disadvantages:

(1) High cost of property acquisition for the right-of-way; currently estimated to cost approximately $2.3 million.

(2) Disruption of business on Burrard north of 5th Avenue due to required property acquisition. Also possible loss of business to commercial enterprises on Burrard south of 5th Avenue due to decreased number of potential customers passing stores. However, existing stores are aware of the proposed connector.

(3) Construction of additional roads at a time when emphasis is being placed on mass transit may be inopportune. Providing easier auto access to the C.B.D. may not encourage potential mass transit users to utilize this service.

(4) Possibly a short term solution to the problem of auto congestion. Increased road capacity may encourage additional auto use which will cause the proposed connector to have as much congestion at some time in the future as the present situation (relates to #3 above).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

(5) Negative effect this roadway will have upon the adjacent proposed park at 7th and Arbutus (Park Site #9).

(6) Affects the community by increased noise as well as possibly disrupting community social patterns by dividing the main part of Kitsilano from the south-east corner of the area.

4. CURRENT SITUATION

The City is continuing to acquire property along the right-of-way of the proposed connector. However, there is no provision of funds for construction in the current Five-Year Plan and because of this, building will not begin until at least 1975.

Two programmes currently being undertaken by the Planning Department affect planning for the proposed connector. First, the Vancouver Outside the Core Study is developing city-wide policies and plans. An aspect of this study will be the analysis of city-wide transportation issues and will include an examination of the Burrard-Arbutus Connector and its relationship to the City's overall transportation philosophy. All alternative solutions to the Burrard-Arbutus corridor traffic congestion will be examined.

Additionally, a Kitsilano Local Area Planning Program has recently been authorized by City Council. This programme will examine all aspects of the Kitsilano area and allow the residents of the community to take part in the planning of this area. The Burrard-Arbutus Connector may have both good and bad affects on the Community. For example, the connector could possibly alleviate the problem of traffic filtering onto the residential streets and through the neighbourhood as has been mentioned. The Kitsilano community will have to determine what is desired: an additional arterial street, or continued through traffic in the residential area. This is a simplification and other options exist. However, the Kitsilano Local Planning Programme will be examining the connector and the community will be identifying priorities for the area's future.

The Vancouver City Planning Commission, on October 19, 1973, agreed to ask City Council:

> "to defer all further work and expenditures, including land acquisition in connection with the proposed Burrard-Arbutus Connector until a comprehensive transportation plan, including this area, has been adopted by the City Council at least in principle."

However, the continued land acquisition for the proposed connector is believed to be desirable. If City Council, upon adoption of a city-wide transportation plan and the development of a Kitsilano Local Planning Programme, decides to rescind its previous approval of the connector, the acquired property could be used for other purposes such as housing development.

5. RECOMMENDATIONS

It is recommended that:

(1) all work other than property acquisition on the proposed Burrard-Arbutus Connector be deferred until a city-wide transportation strategy and a Kitsilano Local Planning Programme are developed.

(2) acquisition of property in the proposed right-of-way be continued as this property may be used for other desirable purposes.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burrard-Arbutus Connector (cont'd)

Following an oral explanation by the Assistant City Engineer, Traffic and Transportation, the Council heard the following delegations:

Kitsilano Area Resources Association (Mr. D. Highfield)

(objecting to the proposed connector - brief filed)

Point Grey Road and N/S Cameron Avenue Ratepayers Ass'n. (Dr. H. Mallek)

(in favour of the proposed connector - brief filed)

Kitsilano Ratepayers' Association (Mr. G. Moul)

(in favour of the proposed connector - Letter filed dated November 15, 1973)

MOVED by Ald. Pendakur,
THAT the representations be received, including the letter from the Vancouver City Planning Commission dated November 14, 1973, and that the recommendations of the Director of Planning and Civic Development and the City Engineer contained in the report dated November 16, 1973 be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings representatives of the West Broadway Citizens Committee requested permission of Council to speak this evening rather than at the next meeting of Council as per Council's instruction earlier this day.

MOVED by Ald. Harcourt,
THAT the delegation from the West Broadway Citizens Committee be heard at this time.

- LOST (a tie vote having resulted)

(Aldermen Gibson, Hardwick, Linnell, Massey and Pendakur voted against the motion)

K. Report of Standing Committee on Finance and Administration dated November 8, 1973

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Store Closing Hours
Cl. 2: Preliminary Estimate of 1974 Operating Budget
Cl. 3: Five Year Plan, 1976-1980

The Council took action as follows:

Cl. 1: Store Closing Hours

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance and Administration dated November 8, 1973 (cont'd)

Cl. 2: Preliminary Estimate of 1974 Operating Budget

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this clause be approved after striking out the words "Police Services" and inserting in lieu thereof the words "Administration of Justice Costs".

- CARRIED UNANIMOUSLY

Cl. 3: Five Year Plan - 1976-1980

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this clause be approved after striking out the last paragraph where it is stated that the report would be reviewed in detail at the next Committee meeting.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on Community Development, November 8

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Liquor Permit Applications
Cl. 2: Illegal Suites
Cl. 3: Areas E and F: Champlain Heights

The Council took the following action:

Clause 1: Liquor Permit Applications

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Illegal Suites

MOVED by Ald. Volrich,
THAT the recommendations of the Committee shown as (i), (ii) and (iii) be approved after deleting the figure '1' in (iii) so that it reads RS districts;
FURTHER THAT recommendations (iv) and (v) be referred back to the Committee for further consideration and report and recommendation (vi) be approved in principle and referred back to the Committee for further consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT with respect to recommendation (vii), this be referred back to the Committee for further consideration.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Massey, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Linnell,
THAT senior citizens only be permitted in private homes, the same as in the parent suite policy, regardless of any other wishes of the citizens in the district.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Massey, Pendakur, Volrich and the Mayor voted against the motion)

No further action was taken on recommendation (vii).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development, November 8, (cont'd)

Illegal Suites (cont'd)

Alderman Volrich advised that the 'age of the building' referred to on page 3 of the report identified as (1) (b), was deleted by the Committee at a subsequent meeting on November 15, 1973.

Clause 3: Areas E and F: Champlain Heights

MOVED by Ald. Volrich,
THAT the information of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

M. Granville Street Transit Mall: Local Improvement Cost Sharing

Under date of November 16, 1973, Mayor Phillips and Alderman Massey submitted the following report, after drawing Council's attention to corrections made in the estimates and rates which are reflected below:

" Pursuant to a Council resolution of September 25, 1973, Mayor Phillips and Alderman Massey recommend that Phase I of the Granville Street Transit Mall project should be undertaken as a Local Improvement with the following guidelines:

1. The Property Owners' share of the cost is to be $900,000 (approximately one-third of the total cost);
2. This is to be assessed against the abutting properties according to their frontage along Granville Street;
3. The Local Improvement is to be undertaken on Special Grounds without being first advanced on the Initiative;
4. The remaining local improvement charges for Theatre Row Beautification and for Street Lighting between Georgia and Robson are to be absorbed by the City;
5. Any Federal, Provincial or B.C. Hydro contributions received are to be applied against the City's share.

The balance of this report sets out procedures and details necessary to implement the above.

Special Grounds

Undertaking a Local Improvement on Special Grounds requires the votes of at least two-thirds of all the Members of Council.

The Local Improvement Procedure By-Law (but not the Charter) presently provides that projects shall be advanced on the Initiative and defeated before being undertaken on Special Grounds. It will be necessary to vary this provision.

Council's power to undertake projects on Special Grounds is limited to certain types of work. On Granville Mall, therefore, the Local Improvement will comprise the Sidewalks, the Paving, and the Lighting. The Trees and certain other details will be outside of the Local Improvement. (This is an administrative detail which does not affect the cost sharing).

Current Local Improvements

There are current Local Improvements for:

a - Street Lighting, Georgia to Robson - payable 1966 to 1975.

b - Theatre Row Beautification - payable 1969 to 1983.

The City will absorb the payments on these two projects for 1974 and all later years. The cost of this will be approximately $83,000.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Granville Street Transit Mall:
Local Improvement Cost Sharing (cont'd)

Court of Revision

As on any Local Improvement it will be necessary for Council to sit as a Court of Revision. Since this will follow the undertaking of the project, the Court will be strictly a review of the Special Assessment Roll to correct errors in names, measurements, etc. It is proposed, therefore, to bring this project before one of the regular scheduled Courts of Revision in 1974.

Estimated Costs and Rates

Estimated Costs

Local Improvement	$ 2,027,000
Other work	826,000
Total Mall Costs (as per previous report)	2,853,000
Property Owners	900,000
City	1,953,000
Current Local Improvements (forgiven)	83,000
City total	2,036,000

Approximate Property Owners' Rates

Cost per foot (single payment)	$171.00/foot
Annual rate per foot (15 years)	$ 21.50/foot/year.

City-Owned Property

Block 42 of D.L. 541 (Pacific Centre North) is owned by the City and leased to the Fairview Corporation. So that this property's share of the Granville Mall project may be charged to the lessee, Council must declare this property assessable.

By-laws and Resolutions

All of the necessary actions of Council (other than later sitting as a Court of Revision) have been incorporated into two by-laws and two formal resolutions.

The by-laws will:

1. Vary the requirement of first advancing the project on the Initiative;

2. a) Define the Property Owners' and City's shares;
   b) Define the basis of assessing the Property Owners' share;
   c) Undertake the Local Improvement Project on Special Grounds;
   d) Declare Block 42 assessable; and
   e) Provide necessary procedures and general provisions.

The Resolutions will:

Relieve the assessable properties of the 1974 and later payments on Theatre Row and the Street Lighting.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Granville Street Transit Mall:
Local Improvement Cost Sharing (cont'd)

Recommendations

We RECOMMEND:

a. That the By-laws and the Resolutions which have been prepared by the Law Department be passed (the second By-law and Resolutions will require the votes of two-thirds of all the Members of Council); and

b. That the Assessment Commissioner be instructed to have a Special Assessment Roll prepared, Notices mailed, and the project brought before a Court of Revision, all in accordance with the Vancouver Charter."

MOVED by Ald. Massey,
THAT the requirement of first advancing the project on the initiative be varied by by-law;

FURTHER THAT approval be given by by-law to:

(a) define the Property Owners' and City's shares;
(b) define the basis of assessing the Property Owners' share;
(c) undertake the Local Improvement Project on Special Grounds;
(d) declare Block 42 assessable; and
(e) provide necessary procedures and general provisions

AND FURTHER THAT the formal resolutions be approved relieving the assessable properties of the 1974 and later payments on Theatre Row and the Street Lighting;

AND FURTHER THAT the Assessment Commissioner be instructed to have a Special Assessment Roll prepared, Notices mailed, and the project brought before a Court of Revision, all in accordance with the Vancouver Charter.

- CARRIED

(Alderman Rankin voted against the motion)

N. Illegal Suites (Hardship Cases)

The Department of Permits and Licenses submitted the following report under date of November 16, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Selma N. Hebert (tenant), #4 - 6128 Chester Street
John McGovern (tenant), 965 West 23rd Avenue
Amy R. Schwab (tenant), 2948 Carolina Street
Mrs. Margaret Nolie (tenant), 985 East 64th Avenue
Mrs. Winnifred Jessie Kusel (owner), 3465 West 6th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites (Hardship Cases) continued:

(b) the following applications be approved for one year from the date of this Resolution:

Jean Wong (owner), 4572 John Street
Cathy Connal (tenant), 2242 MacDonald Street
Lesley Tannen (tenant), 2242 MacDonald Street
Edward M. Worst (tenant), 2645 West 5th Avenue
Peter Lamb (tenant), 2645 West 5th Avenue
W. M. Grainger (tenant), 1554 West 6th Avenue
Mrs. Eva Gusland (owner), 2569 Pandora Street
Poul Henning & Sari Dineen Hyldig (tenants), 5481 Ormidale Street
Kippy Johl (tenant), 7887 Cambie Street
Anthony R. Bertelsen (tenant), 2679 East 22nd Avenue
Mrs. W. A. Moerike (tenant), 2679 East 22nd Avenue

(c) the following applications be approved for six months from the date of this Resolution:

D. Robert Innis (owner), 7825 Nanaimo Street
Mrs. Susan L. Freundt (tenant), 6610 Lanark Street

(d) the following applications be not approved:

Christos & Popi Kyriakopoulos (owners), 74 West 21st Avenue
John Kakavelakis (owner), 317 West 17th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report dated November 16, 1973, and containing clauses (a) to (e) respecting Illegal Suites (Hardship Cases), be approved.

- CARRIED UNANIMOUSLY

O. Joint Negotiations with C.U.P.E. for 1974 Collective Agreements

The Board of Administration, under date of November 16, 1973, submitted the following report:

" Circulated are copies of a Memorandum of Agreement between members of municipalities of the M.L.R.B. and the related locals of C.U.P.E. Also circulated is a Suggested Employer Operating Procedure. Both the attachments have been developed and approved by the Executive Committee of the M.L.R.B.

Your Board endorsed both the Operating Procedures and the Memorandum of Agreement and recommend with respect to the latter that the terms of the Agreement dated November 14, 1973 between the Corporation of the District of Burnaby et al. (9 Employers) and the Canadian Union of Public Employees, Locals 23, 389, 394, 454, 718 and 1004 be adopted;

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Joint Negotiations with C.U.P.E.
for 1974 Collective Agreement (cont'd)

and further that Commissioner Ryan and alternate administrative official to be designated by him, the Director of the Municipal Labour Relations Bureau and a second Bureau staff member to be designated by the Bureau Director, be appointed as the official Bargaining Representatives of this Council for the purpose of representing the Council in accordance with the requirements of the said Agreement dated November 14, 1973."

Your Board note the appendixes referred to in the Memorandum of Agreement is on file in the Board of Administration Offices for Members of Council's perusal."

MOVED by Ald. Bowers,
THAT the foregoing report of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

P. Report of Standing Committee on Finance and Administration, dated November 1, 1973

The Council considered this report on the subject of Interdepartmental and Aldermanic Library, and took the following action:

MOVED by Ald. Gibson,
THAT the recommendations of the Committee be approved, after inserting the word "Vancouver" between the words "main" and "public".

(referred)

MOVED by Ald. Rankin,
THAT this whole matter be referred to the Board of Administration for report back as to the feasibility of combining present departmental libraries with the proposed Civic library.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Rankin voted against the motion)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Rankin voted against the motion)

(The By-law was deemed read accordingly)

BY-LAWS (cont'd)

2. BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF PART OF GRANVILLE STREET AS A LOCAL IMPROVEMENT AND THE BASIS OF ASSESSMENT WITH RESPECT THERETO.

MOVED by Ald. Massey,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

(The By-law was deemed read accordingly)

3. BY-LAW TO AMEND BY-LAW No. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Special Assessment: Granville Street Mall from Georgia Street to Robson Street

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,

WHEREAS a project for the installation of street lighting together with any necessary work incidental thereto on both sides of Granville Street from Georgia Street to Robson Street (hereinafter called the "said project") was advanced as a local improvement on the initiative principle to a Court of Revision on August 10, 1964;

AND WHEREAS by resolution dated August 10, 1964, Council undertook the said project and the same has now been completed;

MOTIONS (cont'd)

Special Assessment: Granville Street Mall from Georgia Street to Robson Street (cont'd)

AND WHEREAS following the completion of the said project Council passed By-law No. 4215 on December 14, 1965, for the purposes of borrowing the sum of $250,276.54 by the sale and issue of debentures to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS the said By-law No. 4215 provides that the real property abutting or fronting on the said portion of Granville Street be specially assessed annually in each of the years 1966 to 1975 inclusive a sum sufficient to defray the cost of the said project;

AND WHEREAS on November 20, 1973, Council passed the Granville Street Mall By-law, being By-law No. 4739 undertaking on special grounds the improvement of Granville Street from Hastings Street to Nelson Street as a local improvement which will necessitate the removal of the said project, in part or in whole;

AND WHEREAS commencing in the year 1974, the said project will no longer specially benefit the real property being specially assessed for the cost thereof;

BE IT THEREFORE RESOLVED that because the said project will not specially benefit the real property being specially assessed for the cost thereof commencing in the year 1974, by reason of the removal of the said project in part or in whole, the Council, by not less than two-thirds of all of its members, hereby deems and declares that the real property being specially assessed for the cost of the said project would be especially unjustly affected by any further special assessment therefor and that such real property be not specially assessed for the said project for the balance of the term of said By-law No. 4215, namely in the years 1974 and 1975 and the Collector of Taxes is hereby directed to enter on the tax roll against the said real property the amount of the reduced assessment for the said years. The amount of the reduction of the special assessment shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. Special Assessment: Granville Street Mall from Robson Street to Nelson Street

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,

WHEREAS a project for the construction of concrete sidewalks, the installation of street lighting and plant containers and the planting of trees and shrubs together with any necessary work incidental thereto, on both sides of Granville Street from Robson Street to Nelson Street (hereinafter called the "said project") was advanced as a local improvement on the initiative principle to a Court of Revision on April 11, 1968;

AND WHEREAS by resolution dated April 11, 1968, Council undertook the said project and the same has now been completed;

cont'd....

MOTIONS (cont'd)

Special Assessment: Granville Street Mall
from Robson Street to Nelson Street (cont'd)

AND WHEREAS following the completion of the said project Council passed By-law No. 4428 on June 17, 1969, for the purpose of borrowing the sum of $1,367,157.53 by the sale and issue of debentures to defray that part of the cost of certain local improvements including the said project payable by special assessments;

AND WHEREAS the said By-law No. 4428 provides that the real property abutting or fronting on the said portion of Granville Street be specially assessed annually in each of the years 1969 to 1983 inclusive a sum sufficient to defray the cost of the said project;

AND WHEREAS on November 20, 1973, Council passed the Granville Street Mall By-law, being By-law No. 4739 undertaking on special grounds the improvement of Granville Street from Hastings Street to Nelson Street as a local improvement which will necessitate the removal of the said project, in part or in whole;

AND WHEREAS commencing in the year 1974, the said project will no longer specially benefit the real property being specially assessed for the cost thereof:

BE IT THEREFORE RESOLVED that because the said project will not specially benefit the real property being specially assessed for the cost thereof commencing in the year 1974, by reason of the removal of the said project in part or in whole, the Council, by not less than two-thirds of all of its members, hereby deems and declares that the real property being specially assessed for the cost of the said project would be especially unjustly affected by any further special assessment therefor and that such real property be not specially assessed for the said project for the balance of the term of said By-law No. 4428, namely in the years 1974 to 1983 inclusive and the Collector of Taxes is hereby directed to enter on the tax roll against the said real property the amount of the reduced special assessment for the said years. The amount of the reduction in the special assessment shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3. Allocation of Land for Highway Purposes
(Various Knight Street Properties)

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. West 7 feet of Lot 7, Block 7, District Lot 705, Plan 2571 (4846 Knight Street)
2. West 7 feet of Lot 3, Block 2 of the South part of Blocks 1 and 3, D.L. 352, Plan 1909, (4340 Knight St.)
3. West 7 feet of Subdivision 3, D.L. 352, Plan 1909 (4294 Knight Street)
4. West 7 feet of Lot 4, Block 7, District Lot 705, Plan 2571 (4824 Knight Street)

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
(Various Knight Street Properties)
continued:

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

4. Christmas Shoppers Bus:
Downtown Area

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the City seek the cooperation of B.C. Hydro and Downtown Business Association in providing a Christmas Shoppers' Bus in the downtown area over similar routes to previous years.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

1. Notice to Vacate:
2831 Point Grey Road (Seagate Manor)

The following Notice of Motion was submitted and recognized by the Chair:

MOVED by Ald. Volrich,
THAT the tenants of the property purchased by the City at 2831 Point Grey Road, known as "Seagate Manor", be given a one year extension of time beyond the present notice to vacate which requires them to vacate the premises on March 31, 1974.

(Notice)

The Council adjourned at approximately 10:00 p.m.

***

The foregoing are Minutes of the Regular Council Meeting dated November 20, 1973, adopted by Council November 27, 1973.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of Broadway, East of Clark Drive - Queen Alexandra School

The City Engineer reports as follows:

"Queen Alexandra School is one of the oldest schools in the City. The land occupied by the site is still in individual lots and a lane which has not been officially closed.

I RECOMMEND that the lane shown outlined red on plan marginally numbered LF 6754 be closed, stopped up, title taken thereto and then subdivided with the adjacent lots to form one parcel for the school site."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of the North 7 Feet of Each of Lots 9 and 10, Block 52, D.L. 196 - South Side of Powell Street, East of Princess Street

The City Engineer reports as follows:

"At one time, Powell Street was to be widened from 66 feet to 80 feet. During the years, dedications of 7 feet have been acquired from various properties abutting the street. Powell Street is now to remain 66 feet in width. The 7 feet dedicated from Lots 9 and 10, Block 52, D.L. 196 are surplus to our highway requirements and the adjacent owner has applied for the acquisition of the strips.

I RECOMMEND that the north 7 feet of each of Lots 9 and 10, Block 52, D.L. 196 now highway, be closed, stopped up and conveyed to the owner of the balance of said Lots 9 and 10. The value of the closed portions be $2,275.00 in accordance with the recommendation of the Supervisor of Property and Insurance.

I further RECOMMEND that the 7 feet of each lot be added to the remainder of each lot to form whole Lots 9 and 10."

Your Board RECOMMENDS that the foregoing be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1973 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1973 Christmas Carol Ship Committee has requested the loan of City-owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2nd, 1961, which required that:

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with the increased maintenance costs. The Committee requires approximately 1000 ft. of festoons. At the present rate of 16¢ per foot the rental will amount to $160.

The Committee has applied for a grant equivalent to the rental charge. For the past ten years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Cont'd . . .

Clause 3 cont'd

I RECOMMEND that approximately 1000 ft. of festoon lights be rented to the 1973 Christmas Carol Ship Committee for $160."

Submitted for Council's Consideration is the request from the 1973 Christmas Carol Ship Committee for a grant of up to $160 for rental of approximately 1000 ft. of festoons. It may be that the actual cost to the City for handling the lights and replacing or repairing damaged lamps, sockets, etc., will amount to less than $160 in which case the rental charge and grant would be reduced correspondingly.

Your Board RECOMMENDS the foregoing report of the City Engineer dealing with renting festoons be adopted and submits for CONSIDERATION the application for a grant.

(NOTE: A GRANT REQUIRES 8 AFFIRMATIVE VOTES)

FOR COUNCIL ACTION SEE PAGE(S) 343

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Park Board - Renovations to Jericho Officers' Mess

The Director of Finance submits the following resolution of the Board of Parks and Public Recreation:

' "RESOLVED: That the Board approve an expenditure of up to $75,000 for renovation of the Jericho Officers' Mess building and immediate application be made for a Community Recreation Facilities Fund grant of 1/3 of the cost, the Board's costs to come from Community Services Centre Extensions & Improvement Five Year Plan funds on the understanding that West Point Grey Community Association be requested to apply for a LIP grant to reduce the Board's costs as far as possible.

- Carried.".....

An application has been made to the Provincial Government for a $25,000 one-third cost of the renovation work which includes an allowance for structural, electrical and plumbing work, furnishings, equipment, parking area, etc. It is respectfully requested that the City Council approve the allocation of $75,000 of Park Board funds so that work may proceed and the West Point Grey Community Association and other Community groups and the public may take advantage of a variety of recreational and cultural activities in the building. '

This item was included in the 1973 Basic Capital Program of the Parks Board and, on the recommendation of the Standing Committee of Council on Finance and Administration, was deferred pending a further detailed report from the Park Board. The detailed information requested was

(a) details of the proposed capital expenditure

(b) estimated increased annual operating cost of the recreation program resulting from this capital expenditure

(c) justification for expanding the recreation facilities in this area.

This information was not included in the Park Board report.

The Director of Finance recommends that the requested allocation of $75,000 re Renovation of the Jericho Officers' Mess be deferred pending receipt from the Park Board of the detailed information previously requested.

Your Board recommends approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 340

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Change of Name: Department of Planning and Civic Development

The Director of Planning and Civic Development reports as follows:

"On January 19th, 1971 City Council adopted a report which re-organized the Planning Department, strengthening its Civic Development function, and changed its name to Department of Planning and Civic Development.

Since that time it has become accepted and recognized that civic development is part of the planning function and it appears no longer necessary to stress this in the department's name.

The two-part name is cumbersome and unwieldy and in practice is shortened to City Planning and the Director is usually referred to as the Director of Planning.

It is therefore recommended that the name of this department be changed to 'CITY PLANNING DEPARTMENT'."

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be endorsed.

CONSIDERATION

2. Strata Title Application - New Construction
Location: 2424 Cypress Street - Lot "D"
Block 327, D.L. 526
'Cypress Place' - 27 Units
Owner: Block Brothers Contractors Ltd.

The Director of Planning and Civic Development and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, Block Brothers Contractors Ltd., has made application for approval of a Strata Plan for a new apartment development, consisting of one building containing 27 dwelling units.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations.

N.B. See Appendix 'A' for site plan. (ATTACHED)

Section 1 (2) - Financing

(a) True interest on any financing

The prospectus does not state the interest rate but does state that purchase monies have been arranged with the Bank of Montreal. It does not state, whether this financing is mandatory on the part of the purchasers or whether they may arrange their own financing.

The prospectus mentions a mortgage insurance fee of 7/8 of 1%, but gives no explanation of the nature of this insurance fee.

(b) Any bonusing of financing

The prospectus states that no bonus or other cost will be charged with respect to the financing described.

cont'd....

Clause No. 2 continued

(c) Details of a management contract and monthly servicing

The prospectus indicates that a management contract will be entered into with Block Brothers Realty Limited for an initial term of one year and that it will contain the terms and conditions set forth in an attachment to the prospectus. There are no details regarding the management contract in the actual prospectus itself, only in the attachment. The separate sheet gives some details but is unclear.

(d) Taxes and all other costs

Taxes for the apartments are estimated to range from $210.00 to $310.00, net of homeowner grant, in the first year. The Director of Finance does not consider that the indication of taxes is properly included in the prospectus and again this information is set forth on a separate sheet.

The prospectus states that there does not appear to be any futher or additional costs to potential purchasers, other than those costs normally incurred by purchasers such as conveyance cost, personal insurance costs, etc.

(e) Shared facilities and common areas

The prospectus states that each strata lot will be allocated not less than one (1) underground parking stall for exclusive use by the occupant thereof.

Storage space shall be made available to each strata lot. Balconies, parking spaces and storage spaces shall be common property and subject to restrictions on use as set forth in the By-laws and Regulations of the Strata Corporation from time to time.

Patios

Each ground floor strata lot will be granted the exclusive use of the patio area contiguous to its living room-dining room.

Balconies

The balconies attached to and directly accessible from a strata lot are for the exclusive use of that strata lot.

The prospectus further states that the Strata Corporation shall initially adopt those By-laws set forth in the first and second schedules to the Strata Titles Act, R.S.B.C., without change or modification, except as the Strata Council shall deem necessary.

Section 1 (3) - Quality of Construction

The City Building Inspector reports that this building, currently under construction, is being inspected by the Inspection Department of Central Mortgage and Housing Corporation to ensure compliance with the Canadian Code for Residential Construction (C.C.R.C.)

Your Board submits the foregoing report of the Director of Planning and Civic Development and the Director of Finance for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 344

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) September, 1973

(a) Security Transactions during the month of September, 1973
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASE)

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Chartered Bank Deposit Receipts and Government Notes					
Sept.	5	Bank of Montreal	Sept. 6/73	$1,000,143.84	$1,000,000.00	1	5.25
	6	Bank of Montreal	Sept. 7/73	1,000,150.68	1,000,000.00	1	5.50
	6	Imnat Limited	Sept.14/73	499,515.00	498,625.00	8	8.15
	6	Bank of British Columbia	Sept.14/73	1,502,547.95	1,500,000.00	8	7.75
	7	Bank of Montreal	Sept.10/73	1,000,410.96	1,000,000.00	3	5.00
	14	Bank of Montreal	Sept.17/73	700,330.82	700,000.00	3	5.75
	14	Banque Canadienne Nationale	Nov. 30/73	1,527,371.92	1,500,000.00	77	8.65
	14	Bank of Nova Scotia	Jan. 31/74	827,175.45	800,000.00	139	8.92
	14	Bank of British Columbia	Sept.24/73	501,095.89	500,000.00	10	8.00
	14	Bank of British Columbia	Sept.28/73	2,006,328.77	2,000,000.00	14	8.25
	17	Banque Canadienne Nationale	Jan. 31/74	1,033,347.95	1,000,000.00	136	8.95
	25	Bank of Montreal	Sept.26/73	1,300,213.70	1,300,000.00	1	6.00
	26	Mercantile Bank of Canada	Oct. 31/73	1,000,000.00	991,717.12	35	8.71
	28	Mercantile Bank of Canada	Oct. 15/73	997,210.65	993,278.36	17	8.50
	28	Bank of Nova Scotia	Oct. 15/73	1,000,000.00	996,100.00	17	8.40
	28	Banque Canadienne National	Nov. 1/73	2,520,190.41	2,500,000.00	34	8.67
				$18,416,033.99	$18,279,720.48		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (PURCHASES)

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Chartered Bank Deposit Receipts and Government Notes					
Sept.	12	Bank of Nova Scotia	Apr. 1/74	$ 524,120.00	$ 500,000.00	201	8.76

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SINKING FUND TRANSACTIONS (PURCHASES & DISPOSALS)

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Chartered Bank Deposit Receipts Purchased					
Sept.	4	Bank of Nova Scotia	Apr. 1/74	$2,838,369.45	$2,700,000.00	209	8.95
	4	Mercantile Bank of Canada	Oct. 15/73	403,706.85	400,000.00	41	8.25
				$3,242,076.30	$3,100,000.00		
		Canadas Cashed ≠				Yrs.-Mos.	
Sept.	4	Canada Savings Bonds 1971/72 Series	Nov. 1/80	$3,100,000.00	$3,100,000.00	7/2	7.19

≠ Disposals made to acquire other investments with higher yield.

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Continued.....

Clause No. 1 (cont'd)

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTION (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs./ Mos.	Annual Yield %
Sept. 25	City of Vancouver 5½%	Mar. 1/78	$ 5,000.00	$87.50	$4,375.00	4/5	8.98

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(b) SUMMARY OF SECURITIES HELD AS
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT SEPTEMBER 30, 1973

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$61,933,120.03	$ 60,262,633.83
Medium Term		
B. C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for September, 1973 be confirmed.

2. Telephone Equipment at 1530 West 8th Avenue and 10th and Maple Street (Health and Welfare Department)

The Director of Welfare and Rehabilitation reports as follows:

"The telephone equipment at 1530 West 8th Avenue consists of three separate switchboards. Two in the Welfare and Rehabilitation Department providing service to 127 locals and one switchboard in the Health Department serving 20 locals.

The equipment in the Health Office is barely adequate to handle the current volume of daily business and improved service is being requested in this report. Each switchboard in the Welfare Department operates independently, but while limited "crossover" connections can be used, one switchboard has invariably been much more heavily used than the other. Recently the Director, Administrative and Accounting staff moved to 10th & Maple and their telephone needs are being met by use of 36 business lines, which is expensive and inefficient.

New equipment incorporating many technological advances not included in the existing equipment is now available, which will provide the means of processing a high volume of calls for both the Health and Welfare Departments with minimum frustration to the caller. The equipment uses a unique feature which displays all locals on each of two consoles. This permits either of two operators to answer any one of 400 locals which may be activated on either board.

cont'd ....

Clause No. 2 (cont'd)

The Assistant City Engineer (Electrical) proposes that telephone requirements at 1530 West 8th Avenue, for both Health and Welfare Departments, including requirements at 10th & Maple, can best be served by the installation of this telephone equipment. Similar equipment has been installed at the combined Health and Welfare facility at 1720 Grant Street (North District Service Centre) and is proving to be most satisfactory.

The new equipment identified as a GTX400 PABX can provide immediate use of 200 locals, which is approximately 25 more than the existing total requirement for Health and Welfare at 8th Avenue and 10th & Maple. An additional 200 locals to be brought into use when required in increments of 100 as required (connection charge $1,000 for the first extra 100 and $500 for the second 100).

It is economically advantageous to use the new equipment. Initial installation charges will be amortized through reduced monthly charges over a period of approximately one year.

The monthly cost comparison of our existing and proposed facilities is:

	Monthly Rental
2 - T80A Switchboard @ 1530 W.8th Ave.(Welfare)	$2,026.45
36 Business Lines $17.55	632.00
1 - 19B5 Switchboard at 1530 W.8th Ave.(Health)	267.00
Monthly bill if off premise locals are taken from present switchboard	
	$2,925.45

The cost of proposed equipment to handle all requirements from 1530 West 8th Avenue:

	Monthly Rental	Non Recurring Installation Charge
GTX400 PABX (charge for 200 lines) with additional attendant position and several essential options.	$1,784.00	$4,300.00
Existing equipment to be relocated.	297.75	
Mileage charges 40 off premise locals at 2006 W.10th Ave. @ 7.30	292.00	
Proposed monthly rental.	$2,373.75	$4,300.00

The difference in monthly rental is $551.70 per month. Therefore, the non recurring installation charge will be amortized by rental saving over a period of approximately eight months.

A GTX400 PABX is available approximately 5 months from order date.

Provision of Funds

The Director of Finance advises that the necessary funds for rental be included in the 1974 budget of each Department and the installation charge of $4,300 be included in 1974 budget of the Department of Welfare and Rehabilitation.

Clause No. 2 (cont'd)

SUMMARY OF RECOMMENDATIONS

It is recommended that:

(a) The Assistant City Engineer (Electrical) be authorized to order a GTX400 PABX installed at 1530 West 8th Avenue, to replace telephone equipment at present in use at that location and at 10th & Maple by the Health and Welfare Departments.

(b) Funds amounting to $4,300 be included in the 1974 Budget of the Department of Welfare and Rehabilitation for installation of the new equipment and appropriate monthly rental costs be included in each Departmental budget.

Your Board RECOMMENDS adoption of the foregoing recommendations of the Director of Welfare and Rehabilitation.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

P. M. Test Set
Two-way hand held portable radios & chargers
Street lighting steel mast arms
Maintenance & Cleaning of Manual Typewriters for a 3-year period
Dental Equipment

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's information.

CONSIDERATION

4. Luncheon Request - B.C. Volleyball Assoc.

The City Clerk reports as follows:

"A letter has been received in this office from the B. C. Volleyball Association dated October 23, 1973. They advise they will be hosting the 1974 Canadian Volleyball Championships in Vancouver March 27 - 30, 1974. These Championships will involve 20 senior mens teams and 20 senior womens teams. There will be approximately 500 participants, including players, referees and officials, representing all provinces in Canada. A banquet is planned following the finals on Saturday, March 30, 1974 and the Association is requesting the City assist them with hosting this banquet.

cont'd ....

Clause No. 4 (cont'd)

Council has dealt with similar requests as follows:

Aug. 28/73	Ladies Provincial Curling Championships	Luncheon for delegates	not approved
Nov. 30/71	B.C. Rugby Union	Luncheon for Australian National Rugby Team	approved $250.00"

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

5. Fairview Local Area Planning: Immediate Staff Needs

The Director of Planning and Civic Development reports as follows:

"Following a meeting on September 27, 1973, with the Chairman of the Standing Committee on Civic Development and the Board of Administration, I have further reviewed possible approaches to planning in the Fairview area, particularly the slopes north of Broadway. Both the discussions referred to and my further review confirm the desirability of an area planning programme for the area to be undertaken by Planning Department staff in consultation with Fairview residents, owners, and businessmen, separate from the work of the False Creek Team. As Council is aware, there are many areas of concern on matters such as housing versus other uses, overshadowing by high buildings on Broadway, possible street changes and relationship of the area to the City's land north of 6th Avenue, all indicating the need for early action.

On November 1, 1973, I met with the President and a number of members of the Fairview Residents Association & Community Action Society to continue discussions initiated by the Department. We considered approaches to the planning process for the area and the role of the local planner. Arising out of these discussions, matters of particular significance should be noted:

(A) The Fairview Residents Association & Community Action Society, which is the only organization in the area known to us, intends to canvass people from within and outside its membership to form a planning committee representative of the various interests concerned to guide the planning process, and to seek Council's endorsement of the Committee's role.

(B) The Association will support a local area planner, employed by the City in the normal way, provided that the planner, while being professionally objective in his task, will genuinely direct his (or her) work towards satisfying the planning needs of the community.

(C) The planning committee should be able to join with the Director of Planning in selecting the local planner.

(D) The planning committee, and any other organization or individual, should continue to have the opportunity to approach Council directly on matters related to the planning of the area.

Our most urgent need is to obtain a planner who could be assigned full-time to the Fairview area. The degree of technical and secretarial assistance will require later reporting as the discussions in the community include possible joint use of proposed Local Initiatives Programme staff, presently

cont'd ....

Clause No. 5 (cont'd)

the subject of a request by the Fairview Residents Association and Community Action Society. At the time of preparing this report, it is not known whether this application will be successful and, also the term of employment of the L.I.P. staff, if approved, will have a bearing on Departmental staff requirements. The location and office requirements for the planner and other staff will be reported on after the discussions in the community have been carried further and there is more information on the L.I.P. application.

In these circumstances, I RECOMMEND that Council approve the establishment of one professional planner (subject to classification by the Director of Personnel Services) for full-time planning work in the Fairview area.

The estimated costs given below are based on the maximum salary of Planner II classification, to allow of adequate provision should the appointment be made at this level.

Estimated Salary Costs	1973 1 Month	1974 12 Months
Planner Salary and Fringe Benefits estimated at $1,500 per month	$ 1,500	$ 18,000
Because of meetings in area and City Hall, an auto allowance will be required at $25.00 per month	$ 25	$ 300
	$ 1,525	$ 18,300

Some of these costs may be shared with the senior governments if the work is accepted by them under the Neighbourhood Improvement Program provisions of the National Housing Act."

The Controller of Accounts advises that funds are available for 1973 within the departmental budget.

Your Board RECOMMENDS that the recommendation of the Director of Planning and Civic Development be approved.

INFORMATION

6. Streets Capital Funds Transferred to "Subject to Varying"

The Director of Finance reports as follows:

"The 1971-1975 Five Year Plan included provision of $1,800,000 to acquire property for the Melville-Dunsmuir Connector. The City however was able to acquire the property necessary to construct this connector through an exchange of land with the principal property owners. These transactions were previously reported to and approved by Council.

A summary of transactions in this account is as follows:

Capital funds approved in 1971-1975 Five Year Plan	$1,800,000
Add: Net proceeds to City resulting from exchange of land	236,400
	2,036,400
Less: Other property acquisition costs	180,400
Balance of funds not required	$1,856,000

The Director of Finance has transferred the excess $1,856,000 from Streets Capital Funds to Capital Funds - Subject to Varying to make these funds available for other capital purposes which will be reported on to Council in the near future."

Your Board submits the matter to Council for Information.

RECOMMENDATION

7. Quarterly Review of Revenues and Expenditures As at September 30, 1973

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1973 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report on the budget at June 30th, that revenues were expected to exceed original estimates by $875,840 and expenditures were expected to exceed original estimates by $367,100. The excess of the revenue increase over the expenditure increase amounting to $508,740 was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows additional increased revenues of $816,000 are expected to be realized and that expenditures can be reduced by $30,000. The total increased revenue plus the decreased expenditures amount to $846,000 which will be transferred to Current Surplus on Revenue Account.

Year to Date

The total of the amounts transferred to Current Surplus on Revenue Account re the June 30th review ($508,740) and the September 30th review ($846,000) amount to $1,314,740 which is the estimated surplus for the year 1973.

Revenue Variations

General Tax Levy

The General Tax Levy will be reduced by $25,000 which is the net of tax write-offs and additions to the tax roll.

Sundry Rentals

Sundry rentals from property acquired by the City for civic purposes are expected to exceed original estimates by $71,000 due to

(a)	rental increases and additional properties acquired	$65,000
(b)	reduced expenditures re maintenance of City property	6,000
		$71,000

Business Tax

Business tax revenue was originally estimated at $10,000,000 for the year. A revenue increase of $200,000 is expected to be realized due to a higher than anticipated supplementary business tax roll.

License Fees

An increased number of licenses issued and increased revenue from higher dog impounding fees are expected to produce an additional $29,000.

cont'd ....

Clause No. 7 (cont'd)

Service and Inspection Fees

A revised schedule of fees, effective September 1st and increased building activity are expected to result in higher fee revenue as follows:

	Increase
Building Permits	$10,000
Plumbing Fees	17,000
	$27,000

Projecting Sign Fees

Based on the current billing data, revenue from projecting sign fees is expected to increase by $20,000 from the originally estimated $95,000 to $115,000.

Provincial Court Fines and Fees

On the basis of fines and fees collected to date and projected to the end of the year, revenue from this source is expected to increase by $125,000 from the originally estimated $1,415,000 to $1,540,000.

Scavenging Fees

(a) Increased number of container accounts will result in an estimated $56,000 additional revenue.

(b) There has been a reduction in demand for special pick-ups and dumping and fees from these services will be reduced by about $37,000.

Interest on Temporary Investments

Short-term investment rates have increased substantially over the rates in effect at the beginning of the year and are therefore expected to produce an additional $350,000 of investment income for a total of $2,350,000 for the year.

Expenditure Variations

Health Department

There will be a net reduction of $30,000 in the following salary appropriations due to unfilled vacant positions during the year.

Medical Staff	$10,000
Mental Hygiene	30,000
Public Health Nurses	25,000
	65,000
Less reduced Medicare recovery	35,000
Net reduction	$30,000

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budgets, if significant.

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cont'd ....

Clause No. 7 (cont'd)

Transfers of Appropriations in Excess of $500

The following transfers, made by Board of Administration Minute, are reported to Council for information.

(1) Social Planning

To: 7803/90 - New Office Equipment	$ 1,148
From: 7801/1 - Salaries	1,148

To provide funds for the replacement of two electric typewriters.

(2) Data Processing and Health

To: 7030/304 - Salaries - Temporary Help	$ 3,000
From: 6801/122 - Computer Costs	3,000

To transfer funds for keypunch services.

(3) Accounts Office

To: 7010/103 - Salaries - Overtime	$ 1,000
From: 7010/101 - Salaries	1,000

To provide funds for additional overtime.

(4) Planning

To: 7340/503 - Salaries - Overtime	$ 2,000
From: 7340/501 - Salaries	2,000

To provide funds for additional overtime.

(5) Engineering

To: 8143/9430 - 5 Back Pack Blowers	$ 900
From: 8131/7838 - Mtce. No. 4 Comfort Station	900

To provide funds for the purchase of five back pack blowers.

(6) Permits & Licenses

To: 6741/725 - Microfilming Program	$ 2,000
From: 6709/301 - Engineers & Plan Checkers - Salaries	2,000

To supply funds for temporary help for microfilming.

(7) Planning

To: 7340/507 - Auto Allowances	$ 700
From: 7340/501 - Salaries	700

To transfer funds for estimated increase in auto allowance.

(8) Engineering

To: 8131/7832 - Mtce. No. 1 Comfort Station	$ 2,100
To: 8131/7834 - " No. 2 " "	1,600
From: 8131/7838 - " No. 4 " "	3,700

To supply funds for the purpose of providing telephone ducts.

(9) Welfare and Rehabilitation

To: 7901/300 - Auto Allowance	$ 6,300
From: 7901/1 - Salaries	3,150
From: 7901/399 - Canada Assistance Plan	3,150

To transfer funds for estimated increase in auto allowance.

(10) Police

To: 6545/915 - Patrol Evaluation Study	$ 3,000
From: 6501/6 - Salaries - Court Officers	3,000

To supply funds required to complete the Police Evaluation Study.

(11) City Archives

To: 8701/4 - Salaries - Temporary Help	$ 2,200
From: 8701/1 - Salaries	2,200

To provide funds for temporary help for Paper Repairer.

cont'd ....

Clause No. 7 (cont'd)

(12) Permits & Licenses

To:	6709/303 - Engineers & Plan Checkers - Overtime	$ 2,500
From:	6709/301 - " " " " - Salaries	2,500

To provide funds for additional overtime.

(13) Engineering

To:	8110/7123 - Air Pile Driver	$ 1,450
From:	8110/7130 - Service Truck - Sewers	850
From:	8109/7024 - Mtce. of Sewers	600

To transfer funds for purchase of air-driven pile driver.

(14) Planning

To:	7308/91 - Alterations & Furnishings	$ 8,300
From:	7305/1 - Salaries	8,300

To supply funds for alterations to the Planning Department.

(15) City Clerk's

To:	7062/723 - Salaries - Overtime	$ 2,500
From:	7062/739 - Night Council Meetings	2,500

To provide funds for additional overtime.

(16) Engineering

To:	8036/2945 - Mtce. of Georgia Viaduct	$ 2,000
From:	8036/2913 - Special Mtce. - Granville Bridge	2,000

To supply funds for the maintenance of catch basins on the Georgia Viaduct.

(17) Revenue and Treasury

To:	7015/147 - Salaries Overtime	$ 2,000
From:	7015/131 - Salaries	2,000

To provide funds for additional overtime.

(18) Welfare and Rehabilitation

To:	7903/27 - Move Expenses - Single Men's Unit	$ 879
From:	7901/3 - Salaries - Overtime	879

To provide funds re moving expenses.

(19) Personnel

To:	7045/482 - Salaries - Overtime	$ 1,500
From:	7045/481 - Salaries	1,500

To provide funds for additional overtime.

(20) Permits & Licenses

To:	6709/303 - Engineers & Plan Checkers - Overtime	$ 1,000
From:	6709/304 - " " " " - Temp. Help	1,000

To provide funds for additional overtime.

(21) Permits & Licenses

To:	6701/4 - Administrative & Clerical - Temp. Help	$ 1,650
From:	6705/64 - Plumbing & Gas Inspectors - " "	1,650

To supply funds for temporary help - relief cashier.

(22) Assessment

To:	7038/402 - Salaries Overtime	$ 2,300
From:	7038/401 - Salaries	2,300

To provide funds for additional overtime.

(23) Permits & Licenses

To:	6760/803 - Salaries - Overtime	$ 2,000
From:	6760/801 - Salaries	2,000

To provide funds for additional overtime.

cont'd ....

Clause No. 7 (cont'd)

Summary and Recommendations

The Director of Finance recommends that

A. The 1973 Revenue and Expenditure appropriations be adjusted as follows:

	Appropriation	
	Increase	Decrease
	$	$
Revenues		
General Tax Levy		25,000
Sundry Rentals	71,000	
Business Tax	200,000	
License Fees	29,000	
Source and Inspection Fees	27,000	
Projecting Sign Fees	20,000	
Provincial Court Fines and Fees	125,000	
Scavenging Fees - net	19,000	
Interest on Temporary Investments	350,000	
	841,000	25,000
Net Revenue Increase	$816,000	
Expenditures		
Health Department Salaries		30,000
Expenditure Decrease		$30,000
Total Revenue Increase Plus Expenditure Decrease	$846,000	

B. The total of the revenue increase plus the expenditure decrease which is estimated at $846,000 be transferred to the Current Surplus on Revenue Account. "

Your Board recommends approval of the recommendations of the Director of Finance.

INFORMATION

8. Contingency Reserve

The Director of Finance reports as follows:

"As requested at the Council meeting of November 6th, I wish to report that the balance in Contingency Reserve at that date was approximately $335,000. On the basis of previous years' expenditures from the fund, the balance remaining is more than adequate to meet City needs to the end of the year, assuming there are no substantial unbudgeted costs (eg. snow clearing, etc.) incurred in the intervening period."

Your Board submits the foregoing report to Council for information.

CONSIDERATION

9. Luncheon Request - Catholic Women's League of Canada

The City Clerk reports as follows:

"A letter dated November 6, 1973 from the Catholic Women's League of Canada, Vancouver Diocesan Council, has been received in this office. They advise that the Diocesan Council of the Catholic Women's League of Canada is hosting the National Convention in Vancouver at the Convention Centre at U.B.C. from August 5th to August 10th, 1974 and they are expecting between 250 and 300 delegates from across Canada and the Yukon. The Diocesan Council is requesting that Council consider a grant to their Organization in the form of a luncheon for the delegates.

Council has dealt with similar requests as follows:

Oct. 23/73	Canadian Federation of Business & Professional Women's Clubs	Dinner during Conference	not approved
Mar. 6/73	Canadian Physiotherapy Association	Luncheon during Conference	not approved
Mar. 6/73	French Language Weekly Newspaper Association	Luncheon during Conference	not approved"

Your Board submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

10. Extension of Temporary Help, Office of City Engineer - Files Consolidation

The City Engineer reports as follows:

"Funds were approved in the 1973 Budget, Account 8002/304 - Office of the City Engineer -Temporary Help, for the establishment of two Clerk Typist II positions (Temporary) for two months each to assist in the preparation of approximately 12,000 new end tab file folders and transfer of material as necessary to new open-shelf file hardware for the consolidated Engineering Department file system.

Work commenced on this program October 1, 1973 and after one month's operation, it is evident that the program is much more time consuming and requires more detailed preparation than was estimated. Our now, best estimate, based on current experience indicates that in order that this project may proceed in an orderly fashion, the continuation of the present temporary staff (who are now trained in the work involved) is required for an estimated employment period of six months. Provision should be made however, to further extend this employment period for an additional period of time, if this is found necessary to fully complete all required work.

The estimated cost to complete the program by extending the employment of the existing staff is:

1973 -	$1,000 (Additional for December, 1973)
1974 -	$2,950 (January to March 31, 1974) $2,950 (Additional Temporary Assistance)

Because of other temporary staff being employed later in 1973 than provided for, funds are available in the 1973 Account 8002/304, Temporary Help to offset the proposed increased 1973 costs of approximately $1,000.

cont'd ....

Clause No. 10 (cont'd)

I therefore request authority in advance of approval of the 1974 Budget to extend the two temporary Clerk Typist II positions into 1974 funds to be provided as follows:

(a) December, 1973 costs to be charged to 8002/304, Office of the City Engineer - Temporary Help - $1,000.

(b) $5,900 to be included in the above account in the 1974 Departmental Budget.

The Director of Personnel Services concurs with the classification of these positions and the report has been discussed with the Municipal and Regional Employees Union who also concur."

Your Board RECOMMENDS the foregoing report of the City Engineer be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 344-5

PERSONNEL MATTERS

RECOMMENDATION

1. Provincial Committee for Courts Managements Studies

The Provincial Court Administrator and Co-Ordinator of Data Processing & Systems reports as follows:

"A very early outcome of the recommendations of the Matheson Task Force on Corrections has been the assignment of a high priority to the needs of the Courts in the Province. A comprehensive resume entitled "Report on Federal and Provincial Planning in Criminal Justice Matters" is in preparation. This gives a summary of all that has transpired at all levels over the last 6 months. It will be at least two weeks before this report is ready.

On September 21st, the Deputy Attorney-General appointed a committee entitled as above. Members of the committee are:

Mr. A. O. Delisle	- Co-ordinator Provincial Justice Planning & Research Unit. (Chairman)
Mr. N. McDiarmid	- Director Criminal Law, Attorney-General's Department.
Mr. D. Sheppard	- Director, Law Reform & Research, Attorney-General's Department.
Judge P.S. Millar	- Representing the Chief Judge of the Provincial Courts.
Mr. J. Cram	- B. C. Bar Association
Mr. F. Prevost	- Graham Brawn & Associates (Physical Planning Consultants).
Mr. G.T. Campbell	- Administrator, Provincial Courts of Vancouver.
Mr. D.H. Mead,	- Systems Analyst, City of Vancouver

to advise him on the planning and implementation of proposed changes in Courts operations and administration.

The first meeting was held in Vancouver on September 27th for the purpose of acquainting members with the thinking of the Provincial Justice Planning Council. Their intentions, briefly, are:

1. Developing an administrative structure for appointment of Court Administrators elsewhere in the Province.
2. Developing on-line computer information systems.
3. Determining information needs for Planning & Review functions.

The next meeting is to consider a statement of objectives and time-tables to be drawn up by the Provincial Planning & Research Staff. Thereafter, meetings will be devoted to reviewing progress and defining requirements. It is intended that Messrs. Delisle & Sheppard will travel to Vancouver for meetings. However, some meetings may be held in Victoria.

cont'd ....

Clause No. 1 (cont'd)

It appears that there is an advantage to Vancouver in being actively involved on the committee in that it serves to focus upon major local needs. Informal discussions have already produced tangible benefits in that the Province has agreed to give priority to computer based systems in Vancouver rather than elsewhere."

YOUR BOARD RECOMMENDS:

A. That Mr. G. T. Campbell, Provincial Court Administrator, and Mr. D.H. Mead, Systems Analyst, be authorized to serve on the Province's Committee for Courts Management Studies.

B. That they be authorized to travel to Victoria as required in connection with the business of the committee, expenses being charged to Account No. 6601/90.

FOR COUNCIL ACTION SEE PAGE(S) 345

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Re-Plotting Purposes Lot 1 & 2, Blk. 93, D.L. 264 A Known as 603 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:

The City presently owns Lots A, 3, 4, 5, 6, 7, 8, 9 and 10 in Block 93, D.L. 264A. Reference is made to Item 3, Property Matters, June 15, 1973, confirmed by Council on June 19, 1973, approving the acquisition of Lot 6, Block 93, D.L. 264A, and also authorizing the Supervisor of Property and Insurance to negotiate the acquisition of the remaining privately-owned lands in this block for future housing purposes.

The owners have offered the above property, legally described as Lots 1 & 2, Block 93, D.L. 264A, and known as 603 East 5th Avenue, for sale to the City for the sum of $60,000.00, as of December 1, 1973. This price is considered to be realistic and represents market value in this area. The dwelling is presently occupied by a tenant who is in the process of moving out, and it is proposed to demolish same when vacant because of its age and condition.

These premises comprise a 2½ storey frame dwelling, plus a full basement, with a main floor area of approximately 780 square feet, erected in 1909 on a lot 33' x 122', plus an additional lot 33' x 122', both zoned R.M. -3. The dwelling contains 6 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior walls and heat is supplied by automatic gas-fired furnace.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $60,000.00 on the foregoing basis, chargeable to Code #4954/825, Property Purchases for Resale Account."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease Renewal Situated East and West sides of Arbutus St. Between 15th and 16th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Until such time as a full six lane pavement is constructed on Arbutus Street, parcels A & B as shown on Plan WD416 are leased to Arbutus Properties Limited for a ten year term subject to one year's notice of cancellation after the first five years. The lessees were obligated to convey a portion of Lot 1, Block 465, D.L.526 for street widening at no cost to the City and to bear the entire cost of making the physical street changes to provide the additional parking at an estimated cost of $9,500.00. Parcel A to be leased at $25.00 per month and Parcel B at $10.00 per annum.

The lease was assigned to Sonjan Enterprises Ltd. on May 31st, 1971 and in response to their request for a further lease renewal, the City Engineer has advised that a five year term subject to six months notice of cancellation would be in order.

Cont'd . . .

Clause 2 cont'd

Negotiations are now finalized and Sonjan Enterprises Ltd. by a letter dated October 22nd, 1973 concur with the recommendation of the Supervisor of Property and Insurance as follows:-

1. Lease term five years as of December 1, 1973
2. Cancellation - City to have right to cancel lease on six month's notice if all or part of the property is required for civic purposes.
3. Rental - $128.50 per month plus taxes as if levied
4. Use - Parking purposes
5. Access - City to have right of access for purposes of maintenance and installing utilities
6. Remaining conditions as detailed in paragraphs 7, 8, 9, 10, 12 and 13 of lease dated January 2, 1964.

RECOMMENDED that all that portion of Arbutus Street adjacent to Block 464, D.L. 526 as shown outlined in red on plan WD416, referred to as Parcel A and West ½ of Lot 19 and portion of Lot 20, Block 465, D.L.526 as shown outlined in brown on Plan WD416, referred to as Parcel B be leased to Sonjan Enterprises Ltd. for a five year term commencing December 1, 1973, subject to the foregoing terms and conditions."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Maintenance of City-owned Properties

The Director of Finance and Supervisor of Property and Insurance report as follows:-

"The authority of the Supervisor of Property and Insurance to carry out maintenance on City-owned improved properties is set out in the Administrative Manual, Section V, 'Finance Department', Property and Insurance Division, Paragraph 3(d) - (ii), as follows:-

'Improved Properties

Each year the Supervisor when estimating Sundry Rental Revenues shall estimate maintenance costs to be paid for from such revenues. Such maintenance will only be carried out when authorized by the Supervisor or his Deputy. The Supervisor shall obtain offers to carry out the work if the cost is estimated to exceed $500. For lesser amounts the work may be assigned to a reputable contractor.

In cases of emergency (damage occurring after business hours, on week-ends or holidays) the Supervisor shall take whatever measures are in his opinion necessary to repair such damage and prevent further damage.'

A list of contractors who have carried out work for the City and who have established their reliability and competance is maintained for the various trades and services required.

Work is assigned to these contractors in accordance with their particular expertise and capabilities.

To maintain this list, there is a continuing process of contacting trade and service contractors who, if they show an interest in doing City work, are started on smaller projects. If found satisfactory they are called upon as required for as long as they are willing and able to provide the standard of service required.

It has been the practice, where time and circumstances permit (except in emergency or particularly urgent situations), to call for quotations from selected contractors for work expected to exceed the current $500 limit. Contracts are then awarded by the Supervisor of Property and Insurance to the contractor submitting the lowest quotation or alternatively the most acceptable proposal.

Cont'd . . .

Clause 3 cont'd

Assigning work of similar types to the various contractors provides the necessary guidelines for assessing the quality of work and the prices of each one against the others.

The limitation of $500 for assigning work to reputable contractors has been in effect for at least 25 years, and due to continued inflation, this sum is now inadequate and far too restrictive to permit the Supervisor to take care of routine maintenance jobs. Such items as furnace replacement, painting, plumbing, etc., now exceed this sum.

At present, the only instance when the Supervisor may place a direct order with a contractor for work to exceed $500 is for an emergency after normal hours, weekends, etc. There are, however, a considerable number of situations which, while they do not precisely fit this emergency definition, are definitely in the "urgent" category, and where the drawing up to specifications and the calling for offers, is not practical or does not serve the City's best interests. To have followed such a lengthy procedure in several actual instances would have:

(a) Resulted in damage claims against the City of substantial sums;
(b) Precluded the City from jointly working with a lessee who wished the City, on his behalf and at his expense, to expand the City's remodelling program to include additional facilities for his specific business operation.
(c) Delayed the renovations to such a degree that we would have lost the lessee entirely -- or have lost sizable rental income during an extended renovation period.

The Director of Finance and the Supervisor of Property and Insurance, therefore, recommend that the Administrative Manual, Section V, 'Finance Department', Property and Insurance Division, Paragraph 3(d) - (ii), be amended as follows:-

Improved Properties

Each year the Supervisor when estimating Sundry Rental Revenues shall estimate maintenance costs to be paid for from such revenues. Such maintenance will only be carried out when authorized by the Supervisor, for which purpose work orders shall be issued, signed by the Supervisor or his Deputy. The Supervisor shall obtain offers to carry out the work if the cost is estimated to exceed $1,500. For lesser amounts the work may be assigned to a reputable contractor.

In cases of emergency (damage occurring after business hours, on weekends or holidays) the Supervisor shall take whatever measures are in his opinion necessary to repair such damage and prevent further damage.

In situations where the Supervisor considers that an urgency exists or where it would not, in his view, be in the City's best interests to delay renovation or repairs by the drawing of specifications and calling for offers, the Supervisor may, with the prior consent in writing of the Director of Finance , assign work to a reputable contractor. This urgent direct action to be limited to situations where the work is not estimated to exceed $5,000."

Your Board recommends that the above recommendation of the Director of Finance and the Supervisor of Property and Insurance be adopted.

4. Acquisition for Park Site #10 - Mount Pleasant

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Parcel G, Block 104, District Lot 264A, known as 421 East 8th Avenue, forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975 confirmed by City Council on December 15, 1970. It is noted that this property is one of five remaining properties to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

Cont'd . . .

Clause 4 cont'd

These premises comprise a 2½ storey frame dwelling plus a full basement, with a main floor area of approximately 1,160 square feet, erected in 1906 on a lot 43.04' x 122', zoned R.M.-3. The dwelling contains 13 rooms (divided into 5 suites), 21 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic oil-fired furnace. This dwelling has been well maintained and is in good condition for age and type. The suites are occupied by tenants on a month to month basis.

Following negotiations with the owners, they are prepared to sell for the total sum of $59,290.00 in full settlement as of December 1, 1973. This settlement price is considered to be realistic and is endorsed by the City Solicitor; also the Parks Superintendent concurs in the purchase of this property. It is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $59,290.00 on the foregoing basis chargeable to Code #4189/- "

Your Board RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. Option to Repurchase Lot 19 of Lot X, Blocks 1 & 2, D.L. 311
Situated: S/W Corner 65th Ave. & Cambie St.

The Supervisor of Property & Insurance reports as follows:-

"City Council on April 10th, 1972 approved the sale of Lot 19 of Lot X, Blocks 1 & 2, D.L.311 subject to the purchaser granting the City an Option to Repurchase at the net sales price if development was not started within 18 months or not completed within 36 months from the date of sale.

Construction has commenced on Lot 19 of Lot X, Blocks 1 & 2, D.L. 311 to a point where the foundations have been poured. In order to proceed with construction the purchaser requires more financing, but the Mortgage Company will not issue funds as long as the Option to Repurchase remains registered as a first charge against Lot 19 of Lot X in the Land Registry Office.

As the purchaser is acquiring these mortgage funds for the purpose of completing construction, it would be in order to allow a priority consent on the option, re completion, without unduly prejudicing the City's rights in this matter.

RECOMMENDED that the Mayor and the City Clerk be authorized to sign a priority consent, which would put the City's option behind the mortgage as a second charge.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

6. Point Grey Road Development of Park Land

The Supervisor of Property & Insurance reports as follows:-

"City Council on October 23rd, 1973 requested a report from the Supervisor of Property & Insurance with respect to the houses and number of people involved in the process of development of the subject park.

Cont'd . . .

Clause 6 cont'd

Reference is made to City Council meeting, "In Camera", dated February 6th, 1973, dealing with a Report of the Board of Administration, subject: N/S Point Grey Road - Balsam to Alma Streets Park Development Scheme. The report dealt with the total Point Grey Road acquisition programme, including details of those properties already owned by the City. City Council considered it desirable that certain of the properties acquired under the Scheme be physically developed for park purposes and one of the Resolutions was as follows:-

"FURTHER THAT, in consultation with the Park Board, the City proceed to open up those lands involved which are under City ownership now."

It was agreed that opening up Point Grey Road could best be accomplished by the demolition of City-owned property opposite Tatlow Park to provide a 317.89 foot frontage park site. This would require the demolition of the premises known as 2823-25 Point Grey Road and 2831 Point Grey Road and by the demolition of 3223-3225 and 3235 Point Grey Road, which would provide a clear site of 148.5 foot frontage.

Reference is made to Finance Department, Property & Insurance, information report of May 25th, 1973, advising that the Board of Parks & Public Recreation had agreed to these demolitions, and that the Property & Insurance Office was now working with the existing tenants towards vacating the premises by March 31st, 1974.

The details of the various properties are as follows:-

2823-25 Point Grey Road

Lot A of 13 & 14, Block 24, D.L. 192
Duplex - occupied by 4 persons.

2831 Point Grey Road - Seagate Manor

Lots 11 & 12, Block 24, D.L. 192
Apartment - 11 suites - occupied by 14 persons.

Rear Cottage: occupied by 2 persons.

3223-25 Point Grey Road

Lots 23-25, Block 4, D.L. 540
Dwelling - occupied by 5 persons.

3235 Point Grey Road

Lots 21 E½ and 22, Block 4, D.L. 540
Dwelling - occupied by 3 persons.

TOTAL: 28 persons

It is to be noted that since February, 1973, two of the tenants in Seagate Manor, plus the occupants of the property known as 2823-25 and 3235 Point Grey Road, have already found alternative accommodation and vacated the premises. The accommodation was subsequently rented to new tenants, who were made fully aware of the City's intent to demolish next Spring and as a condition of rental, have signed statements that their tenancy is temporary and that they will vacate on their own when required. This represents 9 of the 28 people who will be forced to vacate.

On September 18th, 1973, all tenants were given advance notice in writing of the City's intent to obtain vacant possession by March 31st, 1974.

Cont'd . . .

Clause 6 cont'd

There are two elderly people who may require assistance in relocation, but the others as far as we can tell, should be in a position to find their own alternative accommodations."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

(Delegation Request: L.J. Hawes, see letter attached; and letter of J. Banks)

INFORMATION AND CONSIDERATION

7. West-End School and Park Site #7
Block 22, D.L. 185

The Supervisor of Property & Insurance reports as follows:

"The City Clerk has forwarded for report, a letter dated October 16, 1973, from the Board of Parks and Recreation requesting City Council to authorize demolition of all City-owned housing on Block 22.

The West-End School and Park Site #7 consists of all Block 22 and a major portion of Block 23. These properties are being acquired on a long term basis, and on acquisition, are under the management of the Property & Insurance Office. To date, all of Block 22 has been acquired plus approximately 70% of the proposed acquisitions in Block 23.

Use and occupancy of Block 22 is indicated on the attached map and consists of the following:

a. Nelson Park situated on the west-end of the block.

b. A small park development, 66'x 131' on the north-east corner.

c. Two custom designed buildings, the Lorne Apartments, containing 16 self-contained one bedroom suites and the Minaki Lodge, a board residence for the elderly, containing 41 suites.

d. A one family dwelling of which the rear yard and two adjoining vacant sites are used by Gordon Neighbourhood House as a supervised play area.

e. A single family dwelling, to be demolished, and two adjoining vacant lots which comprise the site. Lots B, C and D recently approved by Council for use by Gordon Neighbourhood House for the location of a day care centre for a limited period of two years.

f. Nine multiple conversion dwellings varying from three to 29 units each and having in total approximately 96 units.

g. The remaining 1/3 of the block is School Board property on which are located portable classroom units.

In summary, the occupancy of Block 22 consists of approximately 155 living units occupied by about 175 residents of which approximately one-half would be senior citizens. It is not known at this time how many would be eligible for Senior Citizens' Housing. In 1969, the Board of Parks and Public Recreation requested that the structures in Block 22 be demolished to permit the park development to proceed. City Council, on June 19, 1969, resolved "That the Parks Board be advised that Council is not willing to allow demolition of these buildings at the present time." The concern of Council was the depletion of the older housing stock in the West-End.

Since 1969, the School Board has demolished three buildings to provide the location for the temporary classroom units and the City has this year demolished one single family dwelling which was vacant and in poor structural condition.

Enquiries regarding the completion date of construction of the West-End Community Centre and 525 unit Senior Citizens' High Rise, indicate that it should be ready for occupancy around June 1974. B. C. Housing Commission advise that they have a waiting list of 1,600 applicants at this time of which about 400 are pension couples who have indicated a preference for a West-End location. They are prepared to give priority consideration to eligible residents of Block 22 and would commence processing applications five to six months prior to the completion date.

Cont'd . . .

Clause 7 cont'd

Because of the uncertain future of the Block 22 properties, generally only essential exterior maintenance has been carried out and sufficient interior maintenance to maintain a reasonable standard of accommodation.

Exceptions to this are:

a. 1112 and 1120 Nelson Street, which, under the terms of the acquisition, are rented to the previous owner, who operates them as lodging houses. These two are in poor condition inside and out and if retained for an extended period would require considerable repairs.

b. The Lorne Apartments, 1150 Nelson Street and Minaki Lodge, 1138 Nelson Street, which are considered to be in good condition although in need of some deferred maintenance.

c. The single family dwelling, 1130 Nelson Street, situated on the site of the Gordon House play area which is in good condition. On May 12, 1970, Council approved the use of this site by Gordon House and the renovation of the dwelling.

The balance of the structures may be considered to be in reasonable condition although some are quite shabby on the exterior.

The foregoing report is submitted for Council's information and consideration."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Information and Consideration

RECOMMENDATIONS

8. Acquisition Britannia Community Services Centre Site
1643 William Street
Lot 17, Block 38, D.L. 264A

The Supervisor of Property & Insurance reports as follows:-

"On June 26th, 1973, City Council authorized the Corporation Counsel to apply to the Court for Orders for Possession with respect to three properties within the Britannia Community Services Centre Project area, including the above noted, (Lot 17, Block 38, D.L. 264A).

Subsequently, on August 14th, 1973, City Council, "In Camera", authorized the Supervisor of Property and Insurance to offer up to $32,500.00, all inclusive to each of the three affected owners.

Further negotiations effected a settlement with one of the owners, but it was necessary to take possession of the remaining two properties, including the subject property, and the dwellings thereon were demolished.

The owner of Lot 17, Block 38, D.L. 264A accepted an advance of $30,000.00 in September, 1973, pending final settlement. Following further negotiations, the owner, through his representative, has now offered to accept the sum of $35,000.00 in full settlement of his compensation from the City. This amount is considered reasonable in view of all circumstances and the inflated real estate market, and has been approved by Central Mortgage and Housing Corporation. This settlement is endorsed by the City Solicitor.

The Britannia Community Services Centre now involves 77 properties and this property represents the 73rd negotiated settlement.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,000.00, inclusive of all consideration, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

Cont'd . . .

9. Acquisition for Knight Street Widening 25th Avenue to 33rd Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement through to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lot 3, Block 2 of the South Portion of Blocks 1 & 3, D. L. 352
4340 Knight Street

1. Loss of land - (West 7 ft.) - 356.93 sq. ft. $ 713.86
2. City Engineer to repair and make good any damage to lawn at no cost to owner.

(B) Sub. 3 of Lot 1, South part of Blocks 1 & 3, D.L. 352
4294 Knight Street

1. Loss of land - (West 7 ft.) - 350 sq. ft. $ 700.00
2. City Engineer to repair and make good any damage to lawn at no cost to owner.

(C) Lot 4, Block 7, District Lot 705
4824 Knight Street.

1. Loss of land - (West 7 ft.) - 231 sq. ft. $ 462.00
2. City to construct a concrete retainer wall across the front of the house to meet the new street grade, fill area to street grade and replace lawn, rebuild front steps to house, replace concrete walk and grade steps on the north side to rear yard.

Estimated Cost $1,350.00

(D) Lot 24 of Lot 1, Block 18, D.L.'s 391 & 392
4381 Knight Street

1. Loss of Land - (East 7 ft.) - 231 sq. ft. $ 462.00
2. Relocate wire fence at new property line
3. Relocate shrubs and plants

Estimated Cost $ 350.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of lane on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

10. Acquisition for Britannia Community Services Centre
1637 Parker St.
Lot 19, Block 23, D.L. 264A

The Supervisor of Property and Insurance reports as follows:-

"On February 27, 1973, City Council approved acquisition of the above property, (Lot 19, Block 23, D.L. 264A), for the sum of $20,550.00, following receipt by the Supervisor of Property and Insurance of a written offer from the owner to sell to the City for that price.

As no money had been paid to the vendor, the offer was not legally binding and subsequently, the owner refused to convey the property to the City. The City Council, by Resolution dated April 10, 1973, then authorized the Corporation Counsel to expropriate the property and to apply to the Court for a Vesting Order.

Cont'd . . .

Clause 10 cont'd

In April, 1973, the tenants of the property vacated and the dwelling was vandalized to such an extent that the owner, in May, 1973, gave possession to the City to facilitate demolition.

Negotiations continued for some time with the owner's Solicitor who, in July, 1973, recommended to his client a final settlement for the sum of $22,214.00.

The client subsequently decided to negotiate without Counsel, and in October, 1973, accepted an advance payment of $22,000.00 as arranged with the City Solicitor, pending final settlement. He has since offered to accept $25,000.00 as full and final settlement of his claim.

As noted, the owner had originally agreed in February, 1973, to accept $20,550.00 as full compensation. The City Solicitor considers that in view of all circumstances, a final settlement in the amount of $23,000.00 would be reasonable at this time, and recommends that a final offer in this amount be made to the owner. This suggested settlement would compensate the owner for his legal and appraisal costs of $585.00 and would include interest on $20,550.00 at the rate of 9% amounting to approximately $1,233.00 to date.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to make a final offer to the owner of Lot 19, Block 23, D.L. 264A in the amount of $23,000.00 as full and final settlement of his claim for compensation from the City, or failing acceptance of this offer, the Corporation Counsel be authorized to proceed with arbitration."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

11. Acquisition of 517 - 519 Hamilton St., Lots 11 & 12, Block 36, D.L. 541

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lots 11 & 12, Block 36, D.L. 541, and known as 517 - 519 Hamilton Street, comprises a two-storey brick building, constructed in 1910, on a 50' x 120' lot, zoned CM-1, Commercial. The building has 6,000 square feet on each floor and is in generally good condition.

The ground floor is leased to the City by Consolidated Holding Co. Ltd. for 10 years, from December 1, 1969, and is utilized by the Department of Welfare and Rehabilitation as a Single Men's Unit, (Records & Office), at a rent of $12,000.00 per annum plus tax escalator ($404.00 in 1973). Rental is subject to review in November, 1974.

The second floor was utilized as a rooming house and on April 30, 1973, Council instructed the Supervisor of Property and Insurance to acquire the lease to eliminate disruption to City staff on the ground floor resulting from water, etc., coming through the ceiling.

The lease, which expires on January 31, 1980, was acquired as of June 1, 1973. The lease requires a rental of $9,000.00 per annum plus tax escalator ($96.00 in 1973). Rental subject to review January 31, 1975 and January 31, 1978.

The second floor is now vacant.

On May 1st, 1973, Council, "In Camera", authorized the Supervisor of Property and Insurance to negotiate for the possible purchase of the property.

Negotiations were entered into with the owners who have now agreed to sell for the sum of $225,000.00 as of December 31st, 1973, inclusive of all considerations.

Cont'd . . .

Clause 11 cont'd

The Supervisor of Property and Insurance is of the opinion that this figure represents market value.

RECOMMENDED: That the Supervisor of Property and Insurance be authorzied to acquire this property for the sum of $225,000.00 on the foregoing basis, chargeable to the Land Purchase Fund."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted., the property be considered part of the City's Land Bank when acquired and subsequently leased to the City Welfare Dept.

FOR COUNCIL ACTION SEE PAGE(S) 346

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Illegal Suite: Hardship Application - 3255 West 12th Avenue

The Director of Permits and Licenses reports as follows:

"Numerous complaints from Mrs. E.M. Davie have been received and reports submitted to Council regarding a basement suite in the above building. On April 2, 1973, Mayor Phillips requested that any further application for consideration under the Hardship Policy be referred to Council.

Our records show that on March 7, 1972 Council considered an application under the Hardship Policy from the owner of the above building and instructed the City Building Inspector to withhold enforcement action until March 7, 1973.

On March 26, 1973, the owner filed a new application for consideration under the Hardship Policy and a report was submitted to Council for consideration. On July 3, 1973, Council passed a motion that the application be referred to the Special Committee on Hardship cases.

Re-inspection of the building following City Council's motion found that the circumstances as presented to Council on July 3, 1973 had changed. Subsequently on October 12, 1973, the owner submitted a new application for consideration under the Hardship Policy. This new application indicated that the applicant was married, has three (3) children and is unemployed. After due consideration the Committee recommended that the application be approved for a period of one (1) year.

It is therefore recommended that the decision of the Committee be adopted."

CONSIDERATION

2. Proposed Resubdivision in Portion of Musqueam Indian Reserve

The Corporation Counsel reports as follows:

"On the 4th of July, 1970 the City entered into an agreement with the Crown Federal which dealt with various matters dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve.

Because of the problems relating to the legislative jurisdiction of the City in respect of Indian lands, the Minister covenanted in the agreement with the City that the Salish Subdivision would be in accordance with a plan that is attached to this report and marked "Appendix 'A'". This Subdivision was registered and to date most of the lots have been sold.

In the original agreement the fifteen lots facing onto Salish Drive (shaded on Appendix 'A') were to be treated as being zoned RM-1 which would permit town houses and low density apartments. These lots were on the average 80'x120' and to date none have been sold. The Indian Band has now made an application to resubdivide the existing fifteen lots shown shaded on Appendix 'A' to create twenty-three lots, as shown lettered A to W on Appendix 'B' attached hereto, and sell the same for single family building lots. These lots are on the average 50'x 120'. The Approving Officer of the City is prepared to approve this subdivision plan and normally no action by Council would be necessary.

cont'd....

Clause No. 2 continued

However, because of the contractual arrangements with the owner of the property, it is imperative that Council indicate whether or not they approve of this resubdivision as proposed, which in fact would be agreement to a modification of the agreement with the Crown.

If Council has any reservations about granting the requested approval, the solicitor for the Indian Band would appreciate an opportunity to appear as a delegation. "

The Corporation Counsel submits the foregoing report for the CONSIDERATION of Council.

3. Development Permit #61467:
3596 East Hastings Street

The City Clerk reports as follows:

"At the meeting held by Council on May 29, 1973, the Director of Planning reported on an application of Mr. J.W. Brown for a development permit to sell and rent collapsible tent trailers on an existing service station site at Hastings and Kootenay.

Council had before it at that meeting, the comments of the Technical Planning Board and the Planning Commission, both of whom recommended refusal.

An extract of the minute of that meeting dealing with this application is attached as Appendix A.

This information was forwarded to Mr. Brown by the City Clerk and under date of June 18, 1973, Mr. Brown advised the City Clerk that it was his understanding that the permit would continue as long as his grandson was at University and was not limited to the year 1973. Mr. Brown's letter is attached as Appendix B.

The City Clerk referred Mr. Brown's letter to the Director of Planning and Civic Development for comment and the Zoning Planner's memorandum of reply is attached as Appendix C.

The Minutes of that Council meeting have been adopted by Council on June 5, 1973."

In view of the difference of understanding between the Minute and Mr. Brown, the City Clerk submits the above report for the CONSIDERATION and instruction of Council.

RECOMMENDATION

4. Britannia Community Services
Centre: Ice Rink

The Director of Planning and Civic Development reports as follows:

"With the approval of the ice rink plebiscite the matter of expediting the construction of the ice rink in Britannia has been reviewed by the Britannia Planning Advisory Committee. Construction on the total project is under way and it seems imperative that the necessary changes to the site development plan and development of plans for the ice rink should proceed as quickly as possible so that the ice rink can be constructed as part of the total centre and not as a later addition.

It is estimated that, as far as the present construction program for the balance of the centre is concerned, the earliest time at which ice rink construction could commence would be approximately six months hence. The development of designs and working drawings ready for letting a contract will take approximately six months.

cont'd....

Clause No. 4 continued

It is understood by the BPAC that the Parks Board wishes to develop a 'building program' for all five of the ice rinks covered by the plebiscite to ensure that the rinks are designed to give the greatest amount of service and, at the same time, to have the greatest economy in construction, operation and maintenance. It is understood that this work will take about three months.

Allowing for some delays in the start of the process of developing the building program and offsetting this against some possible overlap in the design of the Britannia rink and the total programing process, a construction start for the Britannia rink could be anticipated about nine months hence. This will still be within a reasonable total program for Britannia, though any delays beyond the nine months period could cause inconvenience and possibly extra expense.

The first decision in the case of Britannia, therefore, is to appoint architects for the ice rink. Other recommendations will follow on such matters as cost estimates, the form of the contract and the design of the ice rink, but these must necessarily follow the appointment of the architects.

The 'building program' for the Britannia Community Services Centre including schematic plans for the ice rink, was developed by the firm of Britannia Design and the architects for that part of the centre currently under construction is an association of the firm of Downs/Archambault and Britannia Design. It seems most appropriate, therefore, to extend the contract of the present architects to cover the ice rink.

Accordingly, the Britannia Planning Advisory Committee RECOMMENDS:

(a) that the association of Downs/Archambault and Britannia Design be retained for the design of the Britannia ice rink and their contract extended accordingly

(b) that, even though funds for the ice rink will come solely from City sources and none from School Board sources, the School Board Building and Maintenance Division be asked to supervise the work as an extension to and part of the total Britannia Community Services Centre

(c) that the building programming process proposed by the Parks Board for the five ice rinks covered by the plebiscite include the Britannia ice rink, provided that there is no delay beyond a three-month period in a full-scale start on the preparation of detailed plans for the Britannia rink."

FOR COUNCIL ACTION SEE PAGE(S) 347

LICENSE AND CLAIM MATTERS

B-5

RECOMMENDATION

1. License Fees - Hotels and Motels

The Chief License Inspector reports as follows:

"I have been advised by our Law Department that on November 7, 1973, the Provincial Legislature passed bill No. 120 being the Statute Law Amendment Act 1973. Among other things this act repealed Section 193 of the Municipal Enabling and Validating Act which was the section which prevented us from charging business license fees for hotel or motel accommodation.

In view of this I would recommend that the Corporation Counsel be requested to prepare an amendment to License By-law No. 4450 to provide License Fees as follows:

Hotel or Motel	$15.00 per annum plus
	$10.00 per dwelling unit
	$ 7.00 per annum per housekeeping unit
	$ 4.00 per sleeping unit

with these fees to be effective January 1, 1974.

This schedule is the same as for Multiple Conversions and for sleeping units in rooming houses.

I would further recommend that the whole matter of license fees for all types of rental accommodation be referred to the Standing Committee on Finance and Administration early in 1974."

2. Additional Fees - Swimming Pools

The Director of Permits and Licenses reports as follows:

"On December 18, 1972, City Council amended the License By-law to increase the license fee for apartments and clubs which contain swimming pool facilities, by one hundred dollars ($100.00) per annum. This additional fee is to cover the increased Health Inspection costs. The amendment did not include other types of business operations which contain swimming pool facilities such as health spas, hotels and motels. There are approximately fifteen (15) swimming pools in these categories at the present time which are not paying the additional one hundred dollar ($100.00) fee but are subject to inspections by the Health Department.

I RECOMMEND THAT the Corporation Counsel be requested to prepare an amendment to the License By-law to provide for an additional one hundred dollars ($100.00) per annum license fee for all businesses, hotels and motels which have swimming pool facilities in connection with their operation. The additional fee to be effective January 1, 1974."

FOR COUNCIL ACTION SEE PAGE(S) 348

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

A meeting of the Standing Committee of Council on Housing was held on Tuesday, October 30, 1973 at approximately 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Aldermen Massey and Rankin

ABSENT: Alderman Hardwick

COMMITTEE CLERK: M. Kinsella

The Minutes of the meeting of October 2, 1973 were adopted.

RECOMMENDATION

1. Senior Citizens Development at Fourth and Wallace - Progress Report

The Director of Housing, G.V.R.D., submitted the attached report detailing progress to date on the proposed senior citizens project, Fourth and Wallace.

A delegation of interested citizens from the Point Grey area were present at the meeting. Mr. Gray-Grant, representing the citizens, reiterated their concern that the development of this property be limited to that permited under the RM-3A Zoning schedule with a FSR of under 1.0.

Mr. Casson, by means of a model, illustrated the proposed development. It will be confined to three storeys in compliance with the wishes of the residents and the instructions of Council. The delegation indicated their agreement with the proposed development.

RECOMMENDED

A. That Council approve the G.V.R.D. Housing Department's proposal for the development of the site at Fourth and Wallace for senior citizen's housing on the basis of a three storey building, density of 1.0 and RM-3A Zoning;

B. That Council request the G.V.R.D. Housing Department to proceed toward rezoning the site under the RM-3A Zoning Schedule;

C. That Council consummate the sale of the land to the Provincial Government.

2. Skid Road Housing

The Chairman submitted for the consideration of the Committee a memo dated October 25, 1973 proposing:

(a) That the November, 1975 time limit for implementation of the new Fire By-law be changed to July 1, 1974.

(b) That the implementation of the Operator Permits in Gastown Skid Road be accomplished by July 1, 1974.

cont'd ....

Clause No. 2 (cont'd)

Your Committee discussed these proposals in detail with the Medical Health Officer and a representative of the Fire Department, who were both present. The Medical Health Officer pointed out that his Department, due to staffing difficulties, and time needed to prepare necessary manuals and set up examinations, would have difficulty meeting the proposed deadline for implementation of operator permits in the Gastown Skid Road area. He further requested that the deadline be set at October 1, 1974.

RECOMMENDED

A. That Council change the November, 1975 time limit for implementation of the new Fire By-law to July 1, 1974;

B. That Council set July 1, 1974 as the deadline for implementation of operator permits in Gastown Skid Road,

and that the Fire Chief and the Medical Health Officer be advised accordingly.

Your Committee deferred consideration of the remainder of the Chairman's memo to a later date.

INFORMATION

3. Request by the Chinese Members of the U.B.C. Alumni and Poon Yee District Society to Acquire Lotd 9-12 Block 109, D.L. 264A for Personal Care Home

Your Committee had for consideration a request by the Chinese members of the U.B.C. Alumni and Poon Yee District Society to acquire lots 9-12, Block 109, D.L. 264A, as well as a report from the Board of Administration dated October 2, 1973, which read as follows:

"I have been asked to prepare a report to Council on a letter from Mr. Luke Lee who wishes to acquire Lots 9 - 12, Block 109, District Lot 264A, on behalf of the Chinese Members of the U. B. C. Alumni and Poon Yee District Society, for a personal care home.

These four lots, which have been filled and are in an RM-3 Zoning, form a site at the South-west corner of 7th Avenue and Windsor Street, measuring 132' x 122'. The Planning Department have advised that it is an appropriate site for a personal care home and a Senior Citizens' development.

The property represents one of the sites which Council, on March 20th, 1973, recommended be offered to the Provincial Government for multiple housing, but which the Government subsequently rejected. However, on September 11th, 1973 Council approved a recommendation of the Standing Committee on Housing that the Greater Vancouver Regional District be requested to review this site with the Provincial Government with a view to purchasing it.

I would like to draw to the attention of Council that the Poon Yee District Society is only one of several groups who have expressed interest in acquiring these lots for Senior Citizens' development; for example, The East Enders' Society, The Annavets, B. C. Housing Foundation. In addition, there are several developers interested in consolidating the City's lots with privately held properties to create a large apartment or condominium site.

In the event a satisfactory sale cannot be arranged with the Provincial Government, in view of the fact that there is quite an interest in this property Council may wish to consider placing it on the open market."

cont'd

Clause No. 3 (cont'd)

The Director of Housing, G.V.R.D., suggested that perhaps the best approach would be to put this land out to tender for development by a non-profit society for senior citizen's housing. He also stated that the G.V.R.D. Housing Department would give all available advice and assistance to any non-profit society who wished to develop this property.

RESOLVED

That the Provincial Government be requested to advise the Housing Committee by November 15, 1973 whether or not it wishes to purchase from the City Lots 9-12, Block 109, D.L. 264A as a number of non-profit societies have shown interest in acquiring this land for senior citizen's housing.

4. Progress Report - Strata Title Applications

The Board of Administration under date of October 25, 1973, submitted for information the following progress report on preparation of regulations with respect to Strata Title Applications:

"At its meeting of September 18, 1973, the Housing Committee requested a report from the Board of Administration in approximately one month's time with respect to the above matter. Although some progress has been made, it is now apparent that we will be unable to meet this deadline. The reason for this is that the present workload of the Departments involved has not permitted them to deal with this issue without neglecting other matters to which Council has assigned a high priority.

Specifically, with respect to the four items which are mentioned in the Committee Minutes, the progress has been as follows:

(a) Prospectus - You have received a copy of Bill No. 29 'An Act to Amend the Real Estate Act' which has the effect of requiring submission of a detailed prospectus by a developer before the Province will approve a strata plan. This will make the City's present prospectus requirements redundant.

(b) Sound Proofing - The City Building Inspector has investigated this question and expects to have his report completed within several days.

(c) Management Problems - The Social Planning Department is analyzing the results of their own survey in this area and as well is investigating the material gathered in the U. C. S. study. Their report should be available shortly.

(d) Developer Responsibility - You received a copy of the October 9th memo from the Director of Planning and Civic Development wherein he points out his problems in being able to meet the requested deadline. In the meantime, the Board has requested from Corporation Counsel a legal opinion regarding the appropriateness of a municipal requirement that developers provide a warranty to correct structural defects and make cosmetic repairs, and also an opinion as to the kind of liability which the City might incur through such a regulation."

RESOLVED

To receive the progress report of the Board of Administration dated October 25, 1973

The meeting adjourned at approximately 11:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 355-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 1, 1973, at 12:00 noon.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

CLERK TO COMMITTEE: R. Henry

INFORMATION

1. Review of Operations--Engineering Department

This was the sixth in the series of meetings concerning review of operations of civic departments.

The City Engineer had circulated, prior to the meeting, a report dated October 4, 1973, listing the present organizational structure and staff, the functions performed, and the Department's budget and programs, trends, and projections. Mr. Lawson and Mr. Curtis gave the Committee the comparison of service levels of costs and indicated that the levels of service in such areas as street cleaning were better than average in comparison with other cities in Canada. The topic of refuse collection was discussed and a comparison was made of other cities. Mr. Curtis referred to various graphs on display, showing trends of the various types of services.

Questions were raised on such topics as;

1) the opening up and repairing of city streets and the liaison with other utility companies in this regard.

2) snow clearing

3) refuse disposal

4) street lighting

5) improvements in sewer system

6) staff complement--in which the Committee was advised that it varies between 1,450 and 1,500 staff members depending upon the time of year.

RESOLVED,

THAT, the report of the City Engineer on the operations of his Department be received for information.

(A copy of the City Engineer's detailed report referred to is on file in the City Clerk's Office for perusal.)

The Committee adjourned at approximately 1:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 356

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1973, at 1:30 p.m.

PRESENT:	Alderman Bowers (Chairman) Aldermen Gibson and Harcourt
ABSENT:	Alderman Volrich
COMMITTEE CLERK :	R. Henry

RECOMMENDATION AND CONSIDERATION

1. New Provincial Courts Building--Security Staffing

City Council on September 11, 1973, after considering a report of the Special Committee re: Provincial Courts Building, passed the following resolution with respect to security of the courtrooms;

"THAT the matter of security staffing in courtrooms be referred to the Standing Committee of Council on Finance and Administration for consideration and report back to Council, after receiving all relevant reports on the subject such as:

(a) report from the Chief Constable on the analysis of savings in respect of police overtime;

(b) report from the Administrative Analyst on the efficiency aspects inferred;

(c) report from the Director of Finance on the various financial aspects and implications."

At this meeting of the Committee a report from the Board of Administration, dated September 20, 1973 was noted and considered together with a letter from the City Prosecutor, dated October 25, 1973 and a letter from the Municipal and Regional Employees Union, dated November 1, 1973, all dealing with the matter of security staffing for the courts.

The City Prosecutor and representatives from the Police Department and from the M.R.E.U. were present and took part in the discussion.

Commissioner Ryan advised that, in his opinion, a staff complement of 33 would be adequate to start with as a partial security plan, but that a review be made in three months of the escort constables to determine if the 4 provided initially would be sufficient, rather than 6 as suggested by the Chief Constable. The City Prosecutor and the Chief Constable went into the matter in some detail and referred to a chart showing the present staff situation, a partial security plan and a total security plan. Both the Chief Constable and the City Prosecutor felt that 33 people, proposed by the Board of Administration would not be adequate.

It was advised that the Board of Police Commissioner are recommending that the partial security plan be adopted for the Courts Building.

The Committee, noting that the Judges had requested that there be a security officer in the court at all times, when it was in session, discussed the matter of whether it be a uniformed policeman or not. Reference was made to the M.R.E.U.'S letter suggesting that the court officers be civilians.

RECOMMENDS:

a) THAT Council approve a total security staff of 33 persons and a list be prepared, in the meantime, by the officials on the composition of this total and job descriptions.

FURTHER, THAT a report be prepared by the Board of Administration 3 months after the courts are opened, with respect to escort duty personnel.

b) THAT the escort personnel be uniformed police officers.

The Committee's attention was drawn to recommendations contained in the Board of Administration Report dealing also with other staff in the courts and, after amendment, it was;

RECOMMENDED:

THAT the following recommendations of the Board of Administration as contained in its report dated September 20, 1973 be approved after amendment as follows:

(i) Five Police Constable Custodial Guards and four Police Constable Court Officers-(9) positions be established, effective December 1, 1973, so that training will be completed before duty commences on the estimated opening date of March 1, 1974.

(ii) As funds for 1973 are not available in the Police Department budget, funds estimated at $31,152 for the balance of the year for 1973 be supplied from Contingency Reserve. (For 1974 and subsequent years, the required funds will be supplied through normal budget procedures).

(iii) Two (2) Assistant Prosecutors, two (2) Court Officers, two (2) Court Clerks I and two (2) Court Recorder positions be established, effective February 1, 1974, and the incumbents of 1 Assistant Prosecutor, 1 Court Officer, 1 Court Clerk 1 Court Recorder, appointed for the 4th Court (Family Division) be transferred to the New Provincial Courts Building, effective February 1, 1974.

(iv) One (1) Clerk-Stenographer position be established, effective February 1, 1974.

(v) The classification of the positions be in accordance with the recommendations of the Director of Personnel Services.

The Committee, in discussing whether the Court Security Officers should be police or civilians proposed that this question be referred to Council for CONSIDERATION.

(The list requested from the officials in recommendation a) above is attached to this report for clarification.)

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 356

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 1, 1973 in the No. 1 Committee Room at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick and Marzari

ABSENT: Alderman Linnell (Leave of Absence)

COMMITTEE CLERK: M. Kinsella

Minutes of the meeting of October 18, 1973 were adopted.

RECOMMENDATION

1. Provision of Multi-Service Facility in the Central & Oliver Hotels

Council on August 28, 1973 approved in principle the provision of a multi-service facility in the Central & Oliver Hotels, at 42-48½ East Cordova Street, offering

(a) Public Bathing Facility
(b) Community Recreation Centre
(c) Low-Cost Meal Catering

Council further authorized the Director of Social Planning to hire a consultant, at a maximum expense of $2,000 to prepare detailed proposals with respect to the multi-service facility.

At its meeting of October 11, 1973, the Committee received the Consultant's report as well as a letter dated October 10, 1973 from the United Housing Foundation on this project. At that time, the Committee resolved that the Director of Social Planning undertake co-ordination of a comprehensive report on the proposed provision of a multi-service facility in the Central & Oliver Hotels for report back to the Committee as soon as possible.

. . . . . .

The Director of Social Planning today submitted a report prepared in co-operation with the Medical Health Officer, Director of Finance, Supervisor of Property & Insurance, United Housing Foundation, Administrative Analyst and Downtown Community Health Society. The report dealt with the capital and operational costs of the three combined facilities and programmes. The capital costs include physical renovations of the ground floors and basements of the Central and Oliver Hotels, as well as the necessary furnishings and equipment. It was noted that the renovation costs are estimated at $185,291.00, based on a cost of $21.00 per square foot of building area. Representatives of the United Housing Foundation stated that they consider these renovation costs to be reasonably accurate. The Director of Social Planning pointed out that the estimate for the equipment and furniture for the food services is based on the assumption that the kitchen equipment from the Pacific Hostel would be utilized. The total capital costs for furnishings and equipment for the three services included in the

cont'd ...

Clause No. 1 (cont'd)

mortgage for amortization is estimated at $302,700.00. There was agreement with a proposal to amortize fixed equipment over 5 years and the renovations over 10 years. In addition, a start-up fund of $15,000 would be required to purchase non-fixed furnishings and equipment.

The Committee went on to review operational costs for the three services.

(a) Food Services Operational Costs

There was discussion on the number of staff which the report estimated would be required and it was agreed that the staff for this service was under-estimated, Your Committee therefore instructed the Director of Social Planning to amend his report to include one additional assistant cook, one additional waitress-cashier, one additional dish washer and one additional maintenance staff. The Committee further instructed the Director of Social Planning to amend the estimate to reflect the increased salary costs of the additional staff. It was also considered that this estimate might still be low because of an imminent increase in the minimum wage.

(b) Bathing Facility Operational Costs

While your Committee did not amend the estimate for the operation of this facility, it was of the opinion that the salary for the Manager might have to be increased in view of the fact that he will be expected to operate a dry-cleaning machine. The Medical Health Officer suggested that, while it is important that this facility operate 7 days a week, a 12 hour a day operation would not be necessary, therefore this could be reviewed later.

(c) Recreation Programme Operating Expenses

Your Committee considered that this was a fair estimate of the cost of the proposed programme. It was noted that this programme will be under the direction of the Parks Board and is an extension of the present Downtown Eastside recreation programme operated by the Park Board out of the Downtown Community Health Society's premises.

There was further general discussion on the remaining estimates contained in the report and it was noted that the City's lease with the United Housing Foundation, which for mortgage purposes has to be for 20 years, will carry a five year review clause.

There was intensive discussion on whether or not the food services should be confined to the residents of the Central & Oliver Hotels complex. The consensus was that this service should be offered to all people on low income in the area. It was also suggested that the new service be available to any members of the public who wish to use it and that they be charged the full cost of each meal. There followed discussion on various means by which people on limited means, social assistance, mincome, etc. could be assured of receiving subsidised meals -- it was suggested that perhaps a simple identification card could be used and that meal tickets be offered for sale to holders of these cards on a weekly or monthly basis. It was suggested that the Director of Social Planning explore further a proposal to implement a two-price system for meals in this facility.

Clause No. 1 (cont'd)

Mr. Denofreo noted that the proposal involves several departments of the Provincial Government, i.e. the Provincial Secretary, Recreation, Housing and Human Resources. He suggested that, when the proposal has been finalized and approved by Council, the Committee forward it to the Honourable Norman Levi for preliminary discussions with the other Ministers involved, following which a meeting would be arranged with the Committee to negotiate Provincial cost sharing.

RECOMMENDED

A. That Council accept the preliminary estimates of capital, equipment and operating costs for the combined dining, bathing and recreation facilities to be located in the Central & Oliver Hotels and as contained in the attached, amended report from the Director of Social Planning;

B. That Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility;

C. That Council reconfirm the Downtown Community Health Society as Managers of the proposed facility.

INFORMATION

2. Increase in Rates Charged Residents of Senior Citizen's Homes

The Chairman stated that he had been advised that, effective December 1, 1973, the Fairhaven United Church Home for Senior Citizens proposed to raise its rates for room and board from $130.00 to $150.00. These rates were last raised in February, 1973 from $110.00 to $130.00 per month. The Chairman was concerned that although the pension for senior citizens was only raised $9.00, the rate was being increased $20.00 per month. The Director of Welfare and Rehabilitation stated that his Department has had a number of requests from operators of non-profit senior citizens' homes to increase rates.

RESOLVED

To refer the matter to the Director of Welfare & Rehabilitation for an information report back to the Committee as soon as possible, to include details of any subsidies, tax advantages, assistance with acquisition of property, finance, etc. and recommendations with respect to alleviating any hardship imposed on senior citizens by the increase in rates.

The meeting adjourned at approximately 2:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 356-7

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

NOVEMBER 8, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1973, at 1:30 p.m.

PRESENT:	Alderman Bowers (Chairman) Aldermen Harcourt and Volrich
ABSENT:	Alderman Gibson
ALSO PRESENT:	Alderman Linnell
COMMITTEE CLERK:	M. Sharkey

INFORMATION

1. Store Closing Hours

At the meeting of City Council, November 6, 1973 the Council passed the following resolution:

> "THAT the recommendation of the Board of Administration contained in this report be approved and therefore, the whole matter of Store Closing Hours be referred to the Standing Committee on Finance and Administration, and all interested parties be advised when the Committee will have this matter under discussion."

Chairman Bowers presented a report regarding the Store Closing Hours, By-Laws and enforcements.

A procedure for review of the present by-laws on store closing hours was outlined in the report and after considerable discussion it was;

RESOLVED THAT, the Director of Permits and Licences be requested to submit a report and recommendations on the following lines:

a) suggestions for more uniform enforcement of existing by-laws

b) suggestions for revising the categories of exempted stores

c) suggestions for revising hours specified for all stores, this report to be based on information from the Law Department--on present regulations; Police Department, --on enforcing; and Clerk's Department,--on practices in adjacent municipalities, to be presented to this Committee for consideration and information of Council.

FURTHER, THAT recommendations of this Committee be presented to interested groups and individuals at public meetings early in January to obtain their views.

RECOMMENDATION

2. Preliminary Estimate of 1974 Operating Budget

A memorandum was submitted for information of the Committee by Chairman Bowers, outlining the purpose of preparing the Preliminary 1974 Budget Report by the Director of Finance. The purposes of preparing the document are:

1. To allow a better overview of the 1973 Operating Budget.
2. To permit Council to finalize the 1974 Budget at an earlier time.
3. To enable Council to make interim decisions for requests "in advance of the 1974 Budget".
4. To make representations to the Provincial Government on some Budget items.

The Director of Finance explained items listed and satisfied queries of the Committee. Early submissions of the Budget serve two purposes--decide the direction to be taken in determining the necessary cutbacks, and--establishes a position for positive planning.

Several pertinent items were discussed by the Committee:

1. Cost of grass cutting for City owned property
2. Cost of services
3. Enlarged grants or subsidies from the Province
4. Possibility of extra revenue from licensing
5. Priority system for further servicing
6. Health and Welfare costs
7. Cost of establishing a computer system for approved twice yearly tax billing

After lengthy discussion, the Committee,
RECOMMENDS;

THAT the Mayor be requested to make an urgent appeal to the Minister of Finance for information as to what financial relief can be expected from the Province for the City of Vancouver in the areas of Per Capita Grants, Health and Welfare Costs, Ambulance Services, and Police Services.

FURTHER, THAT all Departments and Boards be asked to review their present estimated budgets and present reduced estimates where ever possible with priorities listed in the event that it may be necessary to reduce the Budget, and that this be done by December 15, 1973.

FURTHER, THAT the Finance and Administration Committee seek an early meeting with Vancouver members of the Legislature to impress upon them the urgency of the financial situation facing the City of Vancouver.

RECOMMENDATION

3. Five Year Plan, 1976 - 1980

Your Committee discussed this report, and following the discussion it;

RECOMMENDS:

THAT the following suggestions resulting from a meeting of the Mayor, Commissioner, and Director of Finance be accepted as guidelines.

1. THAT the City of Vancouver continue to have long range capital financing plans.

2. THAT the long range plans continue to be for five years.

3. THAT the five year plan shall include major capital projects involving City funds, except transportation (rapid transit).

4. THAT a plebecite on the next five year plan shall be held at the time of the next civic elections, in November, 1974.

5. THAT procedures for assembling the five year plan shall be as follows:

Note: a) - h) is recommended with the target dates being subject to reconsideration by the Director of Finance.

" a) The Director of Finance shall be responsible for the assembly of the proposed five-year plan.

b) Departments and Boards will be asked to submit requests for capital expenditures by March 1, 1974, in a format prepared by the Director of Finance.

c) The format will include a summary sheet listing all their requests and ranking them in order of priority. (Some items may be split between priorities)

d) For each item, there should be a single page of explanation - for the benefit of Council. This should give some break-down of costs, some justification of the priority, and an estimate of implied operating expenditures.

(The Director of Finance may, in some cases, require additional working papers.)

e) In addition to the above, Council will also invite suggestions for required capital expenditures from civic organizations (such as political parties, unions, area councils, CCCD, Board of Trade, etc.) with the same deadline.

f) During April and May of 1974, the Director of Finance will scrutinize the requests, seek additional information required, check out figures on costs and implied operating expenditures, and investigate possible alternative financing for some items. (Operating budget, senior governments, or private donations.)

He will assemble all requests and submit them to the Finance Committee.

g) During the summer months, the Finance Committee will hold such hearings as may be necessary, and make its recommendations to Council. Council should finalize the five-year plan early in September, at the latest.

h) In September and October 1974, publicity for the five-year plan will be prepared, for use at public meetings and in the news media. "

The Committee directed that the report would be reviewed in detail at the next Committee meeting.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 361-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

November 8, 1973

A meeting of the Standing Committee of Council on Community Development was held on November 8th, 1973, in Committee Rooom No. 2, Third Floor, City Hall, at 3:30 in the afternoon.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Harcourt

COMMITTEE CLERK: M. Sharkey

Adoption of Minutes

The minutes of the meeting of October 4th, 1973, were adopted.

RECOMMENDATIONS:

1. Liquor Permit Applications

(a) 1607 East Hastings Street
Development Permit Application No. 64456
Zone: M-1 Industrial

The Zoning Planner submitted the following report with respect to the above application:

"The Technical Planning Board approved this application to use the existing building for a restaurant, licensed lounge and three separate cabarets. This was subject to a number of conditions prior to issuance of the development permit, one such condition being the development to be first reported to City Council's Committee with respect to the new liquor outlets.

The cocktail lounge has a floor area of approximately 1800 square feet and the three cabarets have a floor area of approximately 8200 square feet.

The property is situated on the northside of East Hastings Street with all the surrounding properties zoned M-1 Industrial District."

Mr. Baceda, of the proposed Baceda's Cabaret Limited, appeared in support of his application, and advised the Committee that he had already been issued a development and building permit and had begun construction.

It was noted that there were no neighbours in the neighbourhood as the area was industrial.

After further discussion, it was,

RECOMMENDED:

THAT the Committee notify the Liquor Control Board that they have no objection to the application for Baceda's Cabaret Limited.

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(b) Rohan*s Rockpile Ltd.
2723 West 4th Street

Mr. Xavier appeared in support of his application for a dining lounge, cabaret license at 2723 West 4th Street.

Groups in the area had been contacted by the Clerk's office soliciting comments from them regarding this application. No comments had been received.

Rohan*s Rockpile Ltd. had secured a number of signatures in support of their application from:

(i) Persons who live or work in the area directly surrounding Rohan*s Rockpile Limited.

(ii) Residents in the area directly surrounding Rohan*s Rockpile Ltd.

(iii) Merchants and businessmen in the area directly surrounding Rohan*s Rockpile Ltd.

Following discussion, the Committee,

RECOMMENDED:

THAT the Liquor Control Board be notified that the Committee has no objection to the application of Rohan*s Rockpile Ltd.

2. Illegal Suites

On June 19th, 1973, City Council directed that a staff Committee of appropriate officials including the Director of Permits and Licenses, the Director of Planning & Civic Development and the Corporation Counsel consider submissions made to the Committee and fears expressed by Committee members with proposals for the creation by conversion and the use of additional separate living accommodations in private homes, particularly for senior citizens, handicapped persons, in-laws and students, and report on the two alternatives of:

(a) The application of the proposals to the full City, with provisions for areas to opt-out, or

(b) The application of the proposals to areas of the City as requested by persons in these areas.

The Committee be asked to consider in its report, regulations governing standards of accommodation and the question of means by which the rents charged maybe taken into account at the time the proposals are granted and to report on recommended procedures and by-laws and Charter changes involved in their recommendations.

Further resolved that a public meeting be held to secure reactions to proposals to be developed and reported on before they are implemented.

Staff members of the Departments of Planning & Civic Development, Department of Finance, Department of Permits & Licenses and the Corporation Counsel were present and entered into discussion with the Committee. Maps with overlays were presented in support of the report, demonstrating the proposed boundaries for division of areas based on the polling districts presently established.

The Staff Committee reported that they have reviewed the following policies and formed recommendations:

cont'd....

A. RS-1 Areas

Additional suites are prohibited in the RS-1 district schedule of the Zoning and Development By-law. The By-law permits the Technical Planning Board to allow limited time retention of all suites installed prior to June 18, 1956 and which were continuously occupied since then. The moratorium presently in effect applies to this group.

RECOMMENDED

(1) The Technical Planning Board's previous discretionary power to permit limited conversions in the RS-1 areas should be restored and applied to the RA-1, RS-1, RS-3, RS-4 districts. In exercising this discretion the Technical Planning Board should consider the following:

(a) size and convertibility of the building

(b) age of the building

(c) general amenity of the district

(d) that no structural changes to increase the present outside perimeter of the building be permitted.

Zoning and Development By-law change required.

Note: If Council approve this recommendation it is suggested that direction on the interpretation of (b) above (age of building) be given to the officials for past policy envisaged buildings in the 50-60 year old category. Council may wish to include buildings of more recent vintage (say 20-30 years old), however, buildings in this period, due to their size and lay-out, do not lend themselves as readily to conversion.

(2) Those suites presently being occupied under the moratorium be reviewed in light of this policy, if approved.

(3) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e)(i) of the Charter and be applied to RS-1 districts. (If approved there will be consequential amendments needed in other Zoning schedules.)

B. Hardship Policy

Applies to either owner or tenants and the owner need not occupy the premises. Almost all are located in RS-1 areas. The committee of officials reviews applications under this policy and makes recommendations to Council. If the report is approved the suite can be occupied for the duration of the hardship case.

RECOMMENDED:

THAT the present policy be continued.

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C. Parent Suites

This policy allows parents to occupy suites in their children's homes upon original and annual declaration of the relationship.

RECOMMENDED:

THE Policy be continued and expanded to permit parents to have their children in a suite in their home.

D. Other Than RS-1 Areas

The Technical Planning Board since 1956 has had the authority to permit conversion of buildings to multiple occupancy on a "life of the building" or retention on a "limited period of time" basis. The Technical Planning Board still attempts to obtain improvements to the limited period of time group and is quite successful in this endeavour. There are cases, however, where the applicant refuses, or is unable to make any improvements and the life of these suites is only extended in accordance with the present moratorium.

RECOMMENDED:

THE Technical Planning Board continue to obtain improvement to the limited time group and that if satisfactory compliance can be obtained the suite be permitted for extended periods of time.

It is suggested that the policies referred to above would provide additional accommodation in private homes for all citizens, (including senior citizens, handicapped,in-laws and students), if the recommendations as noted are implemented.

II.

RECOMMENDED:

THAT the Hardship, Parent Suite and other than RS-1 policies, as presently in effect and as recommended for adjustment as noted in I above, be retained.

THAT the additional proposal affecting RS-1 areas as noted in I(1) in this report be the subject of opting in to the new proposal if the citizens in an area wish. This is alternative (b) of the Committee resolution.

The attached map shows the present polling districts as obtained from the City Clerk, as well as boundaries around the RS-1, One Family Districts and grouped in generally accepted local area boundaries (adjusted slightly to coincide with groups of polling districts). It is suggested that in the larger districts, not all of a district may wish to opt in, thus opinions of owners from portions can be more readily obtained using the polling districts. Hence, polling districts are an essential basis for drawing up boundaries.

It is suggested that more accommodation would be available in private homes if the amended policies as noted in I above (Hardship, Parent Suite, and Other Than RS-1) and the proposal noted in II were approved. These would be available for all citizens, including senior citizens, handicapped persons, in-laws and students. These groups have been, and would be, prime applicants under the Hardship Policy for either financial or health reasons.

cont'd....

The Committee,

RECOMMENDS:

THAT if Council wish further consideration for, say senior citizens, that they be permitted in private homes the same as in the Parent Suite Policy regardless of any other wishes of an area.

III. Reference has been made to the possibility of relaxing other By-laws, relative to the illegal suite problem. Past policy has been to relax the ceiling height provision of the Building By-law and allow ceiling height to be one factor in assessing the quality of accommodation. Otherwise, the By-laws are enforced to the same degrees that they are in the case of any other alteration job. This policy appears to be fair and reasonable and should be continued in any new approach to the illegal suite problem.

IV. The Standing Committee also asked that the following two points be considered by the staff committee.

A. "that tax concessions may be used as a means of encouraging provisions of living accommodation in private homes".

Comment of the Director of Finance:

Tax concessions (property tax category)

1) tend to be inequitable in themselves or lead to abuses that give rise to inequities;

2) are normally extremely difficult and expensive to administer;

3) hide the cost of doing whatever it is that the tax concession is designed to help.

I would strongly recommend against tax concessions being used for the stated purpose both for the above reasons and for the reason that, in my opinion, the economic return from a suite, to the homeowner, represents a very attractive return on his investment and that this is all the incentive that is needed.

However, if Council is of the opinion that tax concessions are necessary and desirable then I would suggest that tax concessions take the form of tax credits (i.e. grants) based on the value of suites, which would be administratively very difficult, or perhaps more appropriately on the number of persons housed in any given suite. These grants would be reported to Council once a year for action and would then be applied against the taxes on the appropriate properties.

The Corporation Counsel advises:

The City cannot make grants or tax concessions to encourage development of suites or reduce rents without amendment to the Charter or Assessment Equalization Act.

B. "that some endeavour be made to moderate rent increases for accommodation provided in any illegal suite policy".

Comment of the Director of Finance:

Presumably this means rent control. If controls are implemented then the supply of suites would likely be reduced for there would be an unwillingness to gamble the cost of putting in a suite in a demand-supply market if

cont'd....

we are going to limit the owner's return to less than the free market rate. However, if we do not control the rents then demand may push rents up because of short supply. However, because of the relative ease of putting in suites this would, in my opinion, immediately cause the supply to increase. Because of the minimal capital investment required and the very attractive return obtainable, I feel that this segment of the housing market would be very sensitive to demand (i.e. quick increases in supply) with the result that rentals would remain reasonable in a relative sense.

However, again, if Council wishes to implement rent control then it would presumably be tied to the tax grants dealt with above, so that a home owner with a suite would not be entitled to the grant unless his rents were controlled in a manner satisfactory to the City. Presumably the City could not implement rent control without legislative changes, unless the City in turn is providing the owner of the suite with some benefit. The City could of course apply to the Provincial Government for power to control rents in suites, independent of any benefit derived from the City.

The Corporation Counsel advises:

The City does not have power to moderate rents under current provincial legislation.

The Committee concurs with the Director of Finance and the Corporation Counsel.

Following lengthy discussion on various points: i.e. Hardship Policy, Parent Suites, Tax Concessions, Conversions in Single Family Neighbourhoods, Number of present Illegal Suites, Control of Rents by Licensing, it was:

RECOMMENDED:

THAT the above report of the Staff Committee be accepted.

The Committee considered the Staff recommendations, and concurred that the following recommendations be approved:

(i) That the Hardship Policy be retained.

(ii) That the Parent Suite Policy be retained and extended to permit parents to have their children in a suite in their home.

(iii) That the Technical Planning Board continue to obtain improvement in conversions in other than the RS-1 districts and if satisfactory compliance can be obtained that the suite be permitted for extended periods of time.

(iv) That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposal.

(v) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e)(i) of the Charter and be applied to RS-1 districts.

(vi) That the procedure as described in the report for setting district boundaries, so that the opinion of the public can best be obtained and adjudicated, as referred to in 4 above, be adopted.

cont'd

Illegal Suites continued

NOTE: Voting for recommendation #7:

For: Aldermen Marzari and Rankin

Against: Aldermen Harcourt and Volrich

(vii) That if Council wish further consideration for a specific group of citizens, say senior citizens, that they be permitted in private homes the same as in the Parent Suite Policy, regardless of any other wishes of the citizens in the district.

The result of this voting being a tie vote, the Committee seeks the direction of Council.

** Opting Policy

Section 4 of the Staff Committee recommendation adopted by the Committee is as follows:

"That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposals."

The Committee recommends that in areas where illegal suites are realities, public meetings be arranged to request the opinion of residents and owners regarding this proposal and giving the areas the choice of opting 'in' or 'out' of the proposal. It is suggested that the areas to be approached first are: Riley Park, Kitsilano, Grandview-Woodlands and Kensington Cedar Cottage.

3. Areas E & F -
Champlain Heights

A report prepared by the Department of Planning and Civic Development was deferred to the next regular meeting of this Committee.

The Committee adjourned at 5:10 p.m.

* * * * *

At a subsequent meeting of this Committee on November 15, 1973, the recommendation:

* Item 1 (b) "age of the building" was deleted.

** Re "Opting Policy" was rescinded to be considered by this Committee at a later date.

FOR COUNCIL ACTION SEE PAGE(S) 362

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 1, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room Third Floor, City Hall, on Thursday, November 1, 1973, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Gibson and Harcourt

ABSENT: Alderman Volrich

COMMITTEE CLERK: R. Henry

RECOMMENDATION

1. Inter-departmental and Aldermanic Library

This Committee on March 1, 1973 submitted a report to Council with respect to the Municipal Reference Library. Council, on March 13, 1973 deferred action on the proposal, pending receipt of a report by Alderman Gibson with respect to the principle of establishing a Branch Library at City Hall.

Pursuant thereto, Alderman Gibson, at this meeting referred to the topic and spoke of the need for such a Branch Library at City Hall. (Copy of Alderman Gibson's report is circulated for the information of Council)

RECOMMENDED:

THAT an Inter-departmental and Aldermanic Library, as a branch of the main public library, be established at City Hall, to be located in the area presently utilized by the Board of Administration (Third Floor, East), and authority be given for the necessary furniture required.

THAT a Librarian II, salary range $12,660-$13,860 plus fringe benefits, as recommended by the City Librarian, be added to the Vancouver Public Library staff. The Board of Administration to submit a report on any capital costs involved.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 367

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 22, 1973

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, November 22, 1973, at approximately 9:30 a.m. for the purpose of hearing licensees in the Downtown Eastside Area, to show cause why their licenses should not be cancelled.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Hardwick

CLERK TO THE COUNCIL: M. Kinsella

The Standing Committee of Council on Social Services, at its meeting on September 20, 1973, considered a Police Department report dated September 7, 1973, dealing with the problems of control of crime in the Skid Road area and efforts made to improve the operation of beer parlours in the Downtown Eastside Area. The Committee heard submissions from the Police Department in support of their report. It also heard from representatives of the Downtown Eastside Residents' Association, the B.C. Hotels Association and the Beverage Dispensers Union. In addition, Mr. H.A.D. Oliver, appeared on behalf of Steams Hot Dogs and Mr. R. Cocking represented the Broadway Hotel, at that Committee meeting.

The Committee recommended that Council suspend the licenses of six downtown eastside beer parlours; cancel the license of the Parlour Dance Hall; restrict the operations of Steams Hot Dogs and the New Pender Cafe between midnight and 6:00 a.m.

Council, on October 2, 1973, when considering the recommendations of the Standing Committee on Social Services, passed a motion that the operators of the Broadway, Rainier, Columbia, Dominion, Commercial, and the New Dodson Hotels, the Parlour Dance Hall, Steams Hot Dogs, and the New Pender Cafe, be requested to appear before Council to show cause why their City license should not be cancelled.

Council met this day to give the licensees of the above mentioned premises, an opportunity to show cause why their licenses should not be cancelled. Council had before it the detailed reports of the Police Department on the various premises.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

Parlour Dance Hall (Licensee: Mr. R.E. Burrows)

Mr. W.H. Deverell, Counsel for the Licensee, Mr. R.E. Burrows, made an oral presentation on behalf of his client. During this presentation, Mr. Deverell directed questions to Mr. Burrows, Mr. Richardson, Manager of the Parlour, and Corporal Swan of the Vancouver Police Department.

At this point, the Council observed a short recess.

New Pender Cafe (Licensee: Hong Yick Tong Ltd.)

Mr. Deverell, on behalf of Mr. Wong, Manager of the New Pender Cafe, made an oral presentation. Mr. Wong and Mr. Ing, the translator, were present during consideration of this item. Corporal Swan spoke to this item and noted that the cafe is now closing voluntarily at approximately

cont'd.....

New Pender Cafe (cont'd)

12:30 a.m. to 1:30 a.m. daily. Mr. Deverell advised that Mr. Wong is now employing extra staff on the week-ends and is closing at 12:00 midnight.

Broadway Hotel (Licensee: Sunrise Hotel Ltd.)

Mr. R.E. Cocking, Counsel for Sunrise Hotel Limited, licensees of the Broadway Hotel, made an oral presentation. Mr. W. Brenner and Mr. S. Johnston, were present on behalf of the licensee. Mr. Cocking directed a number of questions to Corporal Swan. Mr. Cocking advised that since September 20, 1973, the hotel has hired a doorman. Inspector Herdman, Vancouver Police Department and Mr. B. Erikson, Downtown Eastside Residents Association also spoke to this matter.

Columbia Hotel (Licensee: Fraserview Hotel Co. Ltd.)

Mr. R. Brewer, appeared as Counsel for Fraserview Hotel Company Limited, the licensee, which was represented by Mr. A. Badack and Mr. A. Kullman. Mr. Brewer made an oral presentation on this matter.

Inspector Herdman advised that the beer parlour is now closing at 11:00 p.m. instead of 1:00 a.m. as previously.

During consideration of this matter, reference was made to the letter before Council from the Beverage Dispensers Union dated November 27, 1973.

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The Council recessed at approximately 1:05 p.m. and reconvened in the Council Chamber at approximately 2:10 p.m. with the same personnel present.

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Council agreed to hear an oral presentation by Mr. Rick Rule, a member of the Beverage Dispensers Union. Mr. Rule advised that he was speaking as an individual rather than representing the Union. He advised that one of the problems confronting waiters is the difficulty in getting I.D.'s from large groups of young people in order to determine their age. He stated that waiters frequently feel physically threatened when attempting to obtain I.D.'s from these groups.

Dominion Hotel (Licensee: J. & F. Enterprises Ltd.)

The Licensee, J. & F. Enterprises Limited, was represented by Mr. Pelich. Mr. Robert Kennedy, Counsel for the licensee, made an oral presentation and advised that the hotel beer parlour was closed by the Liquor Control Board from October 18, 1973 to November 1, 1973. The staff of the beer parlour has been completely changed since the closure. Corporal Swan spoke to this matter.

Commercial Hotel (Licensee: Commercial Hotel (Vancouver) Ltd.)

Mr. Robert Kennedy, Counsel for the licensee, Commercial Hotel (Vancouver) Ltd., made an oral presentation. He stated that since the matter of control of beer parlours was first before Council, the situation at this beer parlour has greatly improved. Corporal Swan stated that if the operations of this beer parlour continue as they are at present, the Police Department would have no cause for complaint.

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New Dodson Hotel (Licensee: New Dodson Hotel Co. Ltd.)

Messrs. A. and P. Minichello appeared on behalf of the licensee, New Dodson Hotel Co. Ltd. Mr. A. Jasich, Counsel for the licensee, made an oral presentation. He advised that almost all of the staff has recently been changed.

Corporal Swan spoke to this matter and stated that when Mr. A. Minichello was managing the beer parlour, there were little, if any, problems, however, when Mr. A. Minichello was not present, the operation of the beer parlour greatly deteriorated.

Steams Hot Dogs (Licensee: Harscol Enterprises Ltd.)

Mr. H.A.D. Oliver, Counsel for the licensee, Harscol Enterprises Ltd., made an oral presentation. He stated that his client has been cooperative with the Police in their efforts to eradicate any problems associated with this operation, e.g. the floodlights have been removed from outside the premises and the juke box has been disconnected. He introduced, for the information of Council, a document entitled "Steams Cafe Staff Security Instructions". He also advised that the licensee has hired a doorman to control access to the premises. Corporal Swan spoke to this matter.

At this point, the Council observed a short recess.

Rainier Hotel (Licensee: Rainier Hotel Ltd.)

Mr. G. Barrettoni was present on behalf of the licensee, Rainier Hotel Ltd. Mr. K.S. Fawcus, Counsel for the licensee, submitted a brief to Council on "Facts and Figures re the Rainier Hotel". Mr. Fawcus stated that all the waiters in the beer parlour have been changed and two additional staff members added during August - one bouncer and one waiter. Corporal Swan spoke on the matter and stated that to date, the Police Department has not had an opportunity to properly evaluate the improvement in the operation since its closure by the Liquor Control Board in October. There has not, however, been any reported crime in the beer parlour since it has re-opened. He stated the major problem in the Police Department's view, is the extremely weak control of the beer parlour operation by the bar manager.

Inspector Herdman, Vancouver City Police Department, at the request of Council, commented on the matter of business operations and business management from the Police Departmental point of view. Inspector Herdman advised Council that he had made the suggestion to the Hotels Association that they might investigate the establishment of a monitoring or a disciplinary body: this body in conjunction with the Police Department and other authorities could report from time to time on problems brought to their attention. Inspector Herdman pointed out that he had met with representatives of the B.C. Hotels Association on several occasions and had put forward this suggestion to the Association and the Union to develop a program which would result in acceptable standards of operation.

Mr. L. Valente, President of the B.C. Hotels Association, advised Council that the Association has set up a disciplinary board and will be asking Council, the Police Department and the Liquor Control Board to participate with this Board.

MOVED by Ald. Linnell,
THAT the Committee rise without reporting begging leave to sit again.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the report of the Committee be adopted.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 5:27 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 503

The foregoing are Minutes of the Special Council meeting dated November 22, 1973, adopted by Council on December 4, 1973.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 27, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was not agreeable to the items proposed for 'In Camera' consideration later this day and therefore a decision to deal with the matters in open Council would be determined at the 'In Camera' session.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated November 20, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT the Minutes of the Special Council meeting (Public Hearing) dated November 15, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Bowers,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION: COUNCIL AGENDA

It was agreed to vary the agenda to consider at this time a report from the Corporation Counsel, dated November 22, 1973, on Charter Amendments.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. Charter Amendments

The Corporation Counsel, under date of November 22, 1973, submitted the following report:

> "Attached to this report is the * proposed Bill containing Charter Amendments which have been approved by Council. However, since the meeting of October 23rd, 1973, when Council dealt with my report on proposed amendments, certain other sections have been added which I am today bringing specifically to Council's attention for approval or removal.

* copy of the proposed Bill is on file in the City Clerk's Office.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

Sections 1 to 29 (pp.1-4) are the sections regarding electoral reform which were approved early in the year. The explanation on page 1 is a summary of the effect of these sections. I would specifically draw to Council's attention that I am proposing that "tenant-electors" also be abolished. This was not dealt with when the corporate vote was before Council. In view of the fact that the Municipal Act has removed "tenant-electors", I would seek Council's instructions whether or not the Charter should be similarly amended. The net result of the amendments is that there are only two types of electors: owner-electors and resident-electors.

Section 30 (p.4): This is a new introduction and has not yet been approved by Council. The section is self-explanatory and deals with the power of Council to enter into business undertakings. Having regard to the many areas in which the City is now engaged, I strongly suggest that an omnibus clause of this nature would be very useful. Council will note that a similar section exists in the Municipal Act.

Section 31 (p.4) deals with auditors and has been approved.

Sections 32, 33 (p.7) and 44 (p.10) reduce the requirements for money by-laws to a simple majority. This was approved on November 6th.

Sections 34 and 35 (p.7) have been approved.

Section 36 (p.8) has not yet been approved. The effect is to repeal section 408 which requires the printing of the tax sale warning on tax bills to be in a contrasting colour. The computer cannot print in different colours and it is suggested that the section be repealed. Under consideration is a proposal that the background portion of the warning notice be in a different colour to the rest of the tax notice. It would seem that this would be just as suitable.

Sections 37 and 38 (p.8), 39, 40, 41, 42 and 43 (p.9), 45 (p.10) and 46 (p.11) have all been approved. With respect to section 45 (the Heritage Building Designation Section), I wish to draw Council's attention particularly to subsection (7). This proposed subsection is intended to implement Council's desire to hold up demolition permits pending consideration of the designation of historic sites. This subsection is similar to the section under which we hold up development permits. The rest of the section is similar to the Municipal Act provisions except that in that Act the Cabinet must approve the by-law. I have removed that requirement as, generally speaking, the Cabinet does not have the many powers of approval with respect to the City of Vancouver that it does with respect to municipalities.

Section 47 (p.11) has been proposed by Mayor Phillips and has not yet been approved by Council. The Charter requires the first Council meeting of the year to be held on the first Wednesday of January. This year it is January 2nd. It is proposed that in future it be the second Tuesday in January, a normal Council day."

The Council took the following action in respect to the sections outlined in the proposed Bill submitted with the foregoing report:

MOVED by Ald. Rankin,
THAT sections 1 to 31 inclusive and 35 to 46 inclusive referred to in the foregoing report of the Corporation Counsel be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT sections 32, 33 and 34 referred to in the foregoing report of the Corporation Counsel be approved.

- CARRIED

(Aldermen Hardwick, Linnell and Volrich voted against the motion)

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Charter Amendments (cont'd)

MOVED by Ald. Volrich
THAT Section 47 referred to in the foregoing report of the Corporation Counsel be approved after being changed to read as follows:

"The first meeting of the Council in each odd numbered year shall be held on the first Wednesday after the first day of January".

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Control of Beer Parlours and other Premises in the Downtown Eastside

The Council, at its meeting on November 22, 1973, held a special meeting to permit certain licensees to show cause why their licenses should not be cancelled. After hearing the representations the Council adjourned without taking any further action.

The Council, this day, proceeded to take action as follows:

MOVED by Ald. Rankin,
THAT City of Vancouver 1973 Dance Hall license No. 9129 issued to Robert E. Burrows, 205 East Pender Street, operator of the Parlour Dance Hall, be cancelled forthwith.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT no further action be taken to cancel City of Vancouver 1973 Restaurant license No. 18016, issued to P. Mah & Kam Hing Wong & May Ying Wong, 168 East Pender Street, as operators of the New Pender Cafe, provided the following conditions are adhered to forthwith:

"No entry be permitted into the restaurant after 12 o'clock midnight and the premises be vacated by 12:30 a.m."

FURTHER THAT the Chief Constable be requested to report back to Council, by the 15th January, 1974, on the operation of the premises.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT City of Vancouver 1973 Public House license No. 23401 issued to Sunrise Hotel Ltd., 101 East Hastings, operator of the Broadway Hotel Public House, be suspended for one month, effective December 1, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Marzari, in amendment,
THAT City of Vancouver 1973 Public House license No. 23401 issued to Sunrise Hotel Ltd., 101 East Hastings, operator of the Broadway Hotel Public House, be cancelled forthwith.

- LOST

(Aldermen Bowers, Harcourt, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and other premises in the Downtown Eastside (cont'd)

MOVED by Ald. Harcourt,
THAT City of Vancouver 1973 Public House license No. 12818 issued to Fraserview Hotel Co. Ltd., 303 Columbia Street, operator of the Columbia Hotel Public House, be suspended for one month commencing December 1st, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Massey, in amendment,
THAT City of Vancouver 1973 Public House License No. 12818 issued to Fraserview Hotel Co. Ltd., 303 Columbia Street, operator of the Columbia Hotel Public House, be cancelled forthwith.

- LOST

(Aldermen Bowers, Harcourt, Rankin, Volrich and the Mayor voted against the motion)

(Alderman Pendakur was excused from voting at this time, not having been present at the Special Council meeting when representations were presented by the Fraserview Hotel Co. Ltd.)

MOVED by Ald. Pendakur,
THAT no further action be taken to cancel City of Vancouver 1973 Public House license No. 15304 issued to J & F Enterprises Ltd., 210 Abbott Street, operators of Dominion Hotel Public House, and the matter be reviewed in three months time.

- CARRIED

(Alderman Massey and Rankin voted against the motion)

MOVED by Ald. Rankin, in amendment,
THAT City of Vancouver 1973 Public House license No. 15304 issued to J & F Enterprises Ltd., 210 Abbott Street, operators of Dominion Hotel Public House, be suspended for fourteen days, effective December 1, 1973, and the matter be reviewed in three months time.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Pendakur, Volrich and the Mayor voted against the motion)

MOVED by Ald. Volrich,
THAT no action be taken to cancel City of Vancouver 1973 Public House license No. 10546, issued to Commercial Hotel Vancouver Limited, 340 Cambie Street, operators of Commercial Hotel Public House, and that a review of the premises be made in three months time.

(not put)

MOVED by Ald. Rankin,
THAT City of Vancouver 1973 Public House license No. 10546, issued to Commercial Hotel Vancouver Limited, 340 Cambie Street, operators of Commercial Hotel Public House, be suspended for fourteen days, effective December 1, 1973.

- CARRIED

(Aldermen Harcourt, Pendakur and Volrich voted against the motion)

cont'd....

UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and other premises in the Downtown Eastside (cont'd)

MOVED by Ald. Pendakur,
THAT City of Vancouver 1973 Public House License No. 19440 issued to The New Dodson Hotel Co. Limited, 25 East Hastings Street, operators of The New Dodson Hotel Public House, be suspended for fourteen days, effective December 1, 1973.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT no further action be taken to cancel City of Vancouver 1973 Restaurant license No. 14163 issued to Harscol Enterprises Ltd., 50 East Hastings Street, as operators of Steams Hot Dogs, provided the following conditions are adhered to forthwith:

"No entry be permitted into the restaurant after 12 o'clock midnight and the premises be vacated by 12:30 a.m."

FURTHER THAT the Chief Constable be requested to report back to Council, by the 15th January, 1974, on the operation of the premises .

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT City of Vancouver 1973 Public House License No. 21149 issued to Rainier Hotel Ltd., 309 Carrall Street, operators of Ranier Hotel Public House, be suspended twenty-one days, effective December 1, 1973.

- CARRIED

(Alderman Marzari voted against the motion)

MOVED by Ald. Volrich,
THAT the Liquor Control Board be advised of the action taken this day with respect to Public Houses.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the appropriate Civic officials report in three months time with regard to the foregoing premises for further review by the Council.

- CARRIED UNANIMOUSLY

(The Corporation Counsel advised that both he and the License Inspector will be investigating and reporting back on a suggestion made that there be two classes of restaurant licenses which differentiate as to hours of operation)

(Alderman Hardwick, not being present at the hearings on November 22, was excused from voting on this whole subject of control of beer parlours and other premises in the downtown eastside)

The Council again agreed to vary the agenda to consider the following reports.

B. BOARD OF ADMINISTRATION
General Report(November 23)

FINANCE MATTERS (November 23)

New Computer System (Clause 6)

In considering this clause the Director of Finance advised Council that if the Provincial Government did not give the City power to implement twice yearly tax billing certain elements of the computer system and staff will be reduced.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Alderman Rankin voted against the motion)

C. Auto Towing Contract

The Board of Administration, under date of November 22, 1973 submitted the following report :

The Corporation Counsel reports as follows:-

"The City called for tenders for the Auto Towing Contract on 31 October, 1973. The term of the contract is three years commencing 4 December, 1973 and ending at Midnight, 3 December, 1976. The time for receiving tenders closed on Monday, 19 November, 1973. The only tender received was that of Buster's Auto Towing Service Ltd. Buster's presently has the contract which expires at Midnight, 3 December, 1973.

A representative of the Police Department has inspected the vehicles, equipment and facilities, including the impounding lots required by the City for the contract and found them to be satisfactory. The General Accident Assurance Company of Canada has consented to provide the $50,000.00 performance bond and J.T.O'Bryan & Co. Insurance Brokers have issued a certificate of insurance certifying that insurance has been arranged for Buster's as follows:-

General liability - $500,000 (all inclusive)
Automobile liability - $500,000 (all inclusive)

all as required by the City. Mr. L. Morley, Business Representative of the General Truck Drivers and Helpers Local Union No. 31, advises by letter dated November 16, 1973, that Buster's employees are members in good standing of that Union.

As required, Buster's submitted two tenders, Tenders "A" and "B". Tender "A" provides for towing police vehicles and private vehicles and Tender "B" provides for towing private vehicles only. The City has the option of accepting either Tender "A" or Tender "B". Tender "B" was required to give the City Engineer the opportunity to recommend undertaking the towing of police vehicles if he considered such an undertaking was economical. After examining the tenders, the City Engineer advises that it would not be economical for the City to undertake the towing of Police vehicles at this time (see rates in Part 1 below).

Following is a tabulation of Buster's Tender "A" and a comparison with the 1973 towing charges:

PART I
Charges to the City respecting the removal of Police vehicles and vehicles required for police purposes

Item	Proposed Rates 1974-1976	Present Rates 1973
(a) For removal of a privately-owned vehicle to the Police Garage (153 Powell Street), the City Garage (250 West 70th Avenue) or to such other place in the City of Vancouver as the Chief Constable or his duly authorized representative may direct from time to time where such vehicle is required for investigation, evidence, examination or other like purposes by the Police Department.	1974 - $ 9.50 1975 - $10.00 1976 - $10.50	$9.00

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

Item	Proposed Rates 1974-1976	Present Rates 1973
(a) (Cont'd.) (When a private vehicle remains unclaimed by the owner, and is sold by auction, the Towing Service will refund one-half of the towing charge)		
(b) For removal of a Police vehicle to the Police Garage, the City Garage or a repair shop in the City of Vancouver as the Chief Constable or his duly authorized representative may direct from time to time.	1974 - $5.50 1975 - $6.00 1976 - $6.50	$5.00
(c) For removal of a vehicle from outside the limits of the City of Vancouver to the Police Garage or the City Garage.	For each and every year of the contract: $6.50 plus 75¢ per loaded mile travelled beyond Municipal boundaries.	$6.00 plus $3.00 per hour
(d) The amount the Towing Service will charge for each attendance where the Towing Service dispatches a towing vehicle to remove a privately-owned vehicle to the Police Garage or the City Garage, and upon arrival of the vehicle of the Towing Service, the driver thereof is advised by the Police Member that the services of the towing vehicle are not required. (If said driver is advised that the services of his towing vehicle are not required prior to his arrival, then the Towing Service shall not be entitled to any payment.)	1974 - $4.75 1975 - $5.00 1976 - $5.25	$4.50
(e) For removal of a vehicle to the Police Garage or the City Garage where the vehicle is recovered in unusual circumstances involving extraordinary time and equipment. (This fee is payable only if approved by the Chief Constable.)	1974 - $11.75 per hour 1975 - $12.50 per hour 1976 - $13.25 per hour	$11.00 per hour
(f) For removal of a vehicle to the Police Garage or the City Garage where such removal cannot be made without the use of a dolly or motorcycle trailer. *In addition to fees in Sections (a)(b)(c)(e)& (g).	1974 - $5.50* 1975 - $6.00* 1976 - $6.50*	$5.00

Item	Proposed Rates 1974-1976	Present Rates 1973
(g) For the removal of a vehicle which is (i) apparently abandoned, or (ii) without proper or valid number plates, to one of the storage places.	1974 - $5.50 1975 - $6.00 1976 - $6.50	--

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

(h) For the storage of each vehicle referred to in paragraph (g)		
(i) for the first three days after impoundment per day, or part of a day, and	1974) 50¢ 1975)- per 1976) day	--
(ii) for the fourth and each subsequent day, per day, or part of a day.		
(No fee shall be payable by the City for the removal of an abandoned vehicle under paragraph (g) unless the Chief Constable or his duly authorized representative is satisfied that the vehicle is abandoned and the Towing Service has been notified to that effect before such removal takes place.)		

PART II

Charges to the Owner for the removal of his vehicle during rush hours 7:00am to 9:00am and 4:00pm to 6:00pm

Item	Proposed Rates 1974-1976	Present Rates 1973
(a) For the removal of a vehicle to one of the storage places.	1974 - $ 9.50 1975 - $10.00 1976 - $10.50	$9.00
(b) For attending to remove a vehicle but before it is towed away the owner or person in charge thereof requests that the vehicle be delivered to him.	1974 - $ 4.75 1975 - $ 5.00 1976 - $ 5.25	$4.50
(c) For the storage of each vehicle removed to one of the storage places		
(i) for the first three days after impoundment, per day, or part of a day, and	1974) 1975)- $2.00 1976)	$1.50
(ii) for the fourth and each subsequent day, per day, or part of a day.	1974) 1975)- $3.00 1976)	$3.00

Item	Proposed Rates 1974-1976	Present Rates 1973
(d) For removal of a vehicle to one of the storage places where the vehicle is recovered in unusual circumstances involving extraordinary time and equipment. (This fee is payable only if the amount therefor has first been approved by the Chief Constable otherwise the fee shall be the fee specified in Item (a).)	1974 - $15.75 per hour 1975 - $16.50 per hour 1976 - $17.25 per hour	$15.00 per hour
(e) For the removal of a vehicle to one of the storage places where such removal cannot be made without the use of a dolly or motorcycle trailer.	1974 - $ 5.50* 1975 - $ 6.00* 1976 - $ 6.50*	$5.00

*In addition to the appropriate fee shown in Sections (a) &(d).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Auto Towing Contract (cont'd)

Tender "B" submitted by Buster's offers the same rates as in Part II.

Tender "A" of Buster's Auto Towing Service Ltd. is submitted to Council for its consideration and if accepted, then Council is requested to authorize the preparation of a contract satisfactory to the Corporation Counsel and that the same be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto."

Your Board RECOMMENDS acceptance of the Buster's Auto Towing Service Ltd., Tender "A".

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved and a contract be prepared satisfactory to the Corporation Counsel and that the same be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on Social Services, November 8, 1973

The Council considered this report of the Standing Committee on Social Services on the subject of Co-ordination of Day Care and took the following action:

MOVED by Ald. Rankin,
THAT recommendations A to E inclusive contained in the report be approved, after inserting the following words in recommendation "C" after the word 'request':

'the Provincial Government Department of Human Resources through'

FURTHER THAT the Standing Committee on Social Services be instructed to investigate with the School and Park Boards the use of school and park sites for day care centres.

- CARRIED

(Aldermen Bowers, Hardwick and Linnell voted against the motion insofar as Recommendation "D" is concerned).

The Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at 5:10 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Community Recreation Facilities Fund Grants

The Board of Administration, under date of November 23, 1973 submitted the following report:

The Director of Finance reports as follows:

"A letter has been received from the Board of Parks and Public Recreation detailing the Community Recreation Facilities Fund grants approved by the Provincial Government to date and requests authority to expend the $160,000 grant approved for the Lord Byng Pool.

The Director of Finance has added his comments and recommendations on the disposition of the balance of the grants - items 2 to 6 below.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Community Recreation Facilities
Fund Grants (cont'd)

Grants Approved

A.	Lord Byng Pool	$ 160,000
B.	West End Community Centre and Ice Rink	654,333
C.	Templeton Pool	240,000
D.	Britannia Community Centre and Swimming Pool	533,333
E.	Champlain Heights Neighbourhood Centre	19,738
F.	Jericho Recreation Centre	25,000
	Total Grants Approved	$1,632,404

A. Lord Byng Pool - $160,000

The Park Board requests authority to expend this grant as follows:

(a) Additional funds required for the Vancouver Aquatic Centre (Note 1)	$150,000
(b) To cover an overexpenditure on Lord Byng Pool project costs	10,000
	$160,000

Note 1 - Vancouver Aquatic Centre - $2,000,000 was approved in the 1971-1975 Five Year Plan to construct this Centre. When tenders were received costs had increased substantially over the original estimates and the Park Board
(a) reduced the original contract by $135,096, as noted in their letter, by deleting and substituting certain items, and
(b) obtained Council approval to transfer $600,000 from Park Development Capital funds to cover the balance of the increased cost.

The Park Board wish to restore the items deleted from the original contract which are now estimated to cost $150,000. A detailed listing of these items is attached to the Park Board letter.

This Park Board request is submitted to Council for Consideration.

B. West End Community Centre and Ice Rink - $654,333

On July 3, 1973 Council approved the recommendation of the Director of Finance that any Provincial grants received on this project be used (a) to off-set the deficit of $293,000 resulting from project costs being in excess of funds available, (b) to reimburse the Parking Site Reserve for the $300,000 which formed part of the original financing of this project, and (c) to return the balance $61,333 to Unallocated Supplementary Capital Funds.

C. Templeton Pool - $240,000

An amount of $480,000 was approved in the 1971-1975 Five Year Plan for construction of this pool. On October 2, 1973 Council approved a Park Board proposal to build a larger pool with more seating capacity at an additional cost of about $240,000 and authorized the use of these grant funds for that purpose.

D. Britannia Community Centre and Swimming Pool - $533,333

On July 31, 1973 Council approved a report from the Deputy Director of Planning which stated that the City's share of the cost of the Centre would exceed Five Year Plan funds available by $554,188 and it would be necessary for the City to provide Supplementary Capital funds to cover this deficit. The report noted that if Community Recreation Facilities Fund grants were approved they would be utilized as a source of funds.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Community Recreation Facilities
Fund Grants (cont'd)

The Director of Finance recommends that the $533,333 grant be returned to Unallocated Supplementary Capital Funds in accordance with Council's previous resolution.

E./F. Champlain Heights - $19,738 and Jericho Centre - $25,000

Pending development of a City policy on dealing with grant funds earned on capital projects, the Director of Finance recommends that the grants approved for these projects be returned to the Park Board Community Services Centre Capital funds for future allocation to other community service and recreation centre projects."

Your Board submits to Council for

CONSIDERATION

The Park Board request to expend the $160,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to

(a) restore items deleted from the original Vancouver Aquatic Centre contract	$150,000
(b) to cover the overexpenditure on the Lord Byng Pool	10,000
	$160,000

RECOMMENDATION

The allocation of the Community Recreational Facilities Fund grants approved for other projects as recommended by the Director of Finance:

(a) Britannia Community Centre and Swimming Pool - $533,333 to be returned to Unallocated Supplementary Capital funds

(b) Champlain Heights Neighbourhood Centre - $19,738 and Jericho Recreation Centre - $25,000, to be returned to the Park Board Community Services Centre Capital funds.

MOVED by Ald. Harcourt,
THAT the Park Board request to expend the $150,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to restore items deleted from the original Vancouver Aquatic Centre contract, be approved.

- CARRIED

(Aldermen Bowers, Pendakur and Rankin voted against the motion)

MOVED by Ald. Harcourt,
THAT the Park Board request to expend the $10,000 Community Recreational Facilities Fund grant from the Lord Byng Pool to cover the overexpenditure on the Lord Byng Pool, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. False Creek Project:
Engineering Considerations

The City Engineer submitted the following report under date of November 23, 1973:

"INTRODUCTION

On November 20, 1973 Council considered and adopted policies for the False Creek redevelopment project. Although further study will be carried out by the False Creek team and Mr. Sutcliffe before the plan is completely finalized for Area 6, certain parts of implementation can be proceeded with now. One of the objectives of the project is to begin implementation of Phase I of the project (enclave at eastern end of Area 6) in 1974. If this objective is to be met it is necessary that engineering services to the proposed development in Area 6 be undertaken immediately. Normally, such service works would await finalization of all plans, however, in view of the objective of starting implementation in 1974, the Engineering Department has been working on design of services and is now ready to proceed with certain of these which are not subject to final detailed designs.

This report sets out those services which can be constructed now to provide necessary portions of the sewer and water works systems so that they will be ready for hookup when final detailed designs are made available in 1974. It will not be possible to proceed with construction of street systems on this basis, however, until planning is advanced further. Designs have been submitted by the Engineering Department to the False Creek Committee for pedestrian overpasses of 6th Avenue to the orientation area and these could be constructed if the Committee and Council wish.

The False Creek Committee has requested evaluation by the Engineering Department of a new Cambie Bridge replacement alignment so that planning of development, particularly on the north side of False Creek, can proceed. This evaluation has been carried out by the Department and a recommendation on that matter is contained herein.

SEWER SYSTEM

When the current Five Year Plan was prepared, provisions for sewer works in that area were based on a form of development quite different from that now proposed. Accordingly, insufficient funds exist in the present Five Year Capital Program to carry out all necessary sewer works related to the False Creek Project. However, about $1,000,000 was provided for the works then contemplated and these funds can be used to carry out the initial parts of the program now necessary. The first phase of the sewer works include a trunk sewer between Heather and Birch Streets north of 6th Avenue. To meet the above deadlines these works must begin within the current fiscal year. No part of the noted $1,000,000 provision is appropriated in this year's capital budget. However, money has been appropriated in Account No. 111-2001 (Champlain Heights Areas E & F). It now appears that these works will not be proceeding within the current fiscal year so these funds can be reallocated for False Creek. The City Engineer, therefore, recommends that $400,000 be transferred from Account No. 111-2001 to a new account for initial servicing of False Creek redevelopment as outlined above. The Director of Finance concurs with this and his further comments are contained below.

WATER SYSTEM

To service the proposed development in Areas 6, 7 & 10, a 12-inch diameter feed main is required along 7th Avenue from Cypress to Heather Streets as a start on the link between the major supply mains on Cambie and Cypress Streets. The existing 4-inch and 6-inch mains are inadequate for domestic use and fire protection for the proposed development in these areas.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations (cont'd)

The main has been designed and can be constructed at this time without restricting final detailed design in Areas 6 & 10. Various possible routes have been examined and 7th Avenue has been determined to be the most economical. The total water servicing costs to permit development of Area 6 will be in excess of $600,000. If the noted deadlines are to be met it is necessary that we begin on a portion of this work, costing $70,000, immediately. The City Engineer, therefore, recommends that installation of 2,800 feet of 12-inch water main be undertaken on 7th Avenue from Cypress to Hemlock Streets as the first phase of the works necessary to provide water service for the proposed False Creek project. Crews are available to begin work on this phase immediately. If another project is undertaken, time will be lost before the crews can be brought back.

Unlike the Sewer Budget, no funds whatsoever were provided for the water works system in the current Five Year Plan. The Director of Finance recommends that the $70,000 necessary to carry out this first phase of the water works be provided from the Special Property Sales Reserve (please see his further comments below).

STREET SYSTEM

As noted above, the plans for Area 6 have not progressed sufficiently to undertake any street works yet. When these are advanced further, the Engineering Department will be reporting on the works necessary to implement them, costs thereof and funding.

The Engineering Department's Streets Division is currently constructing the waters edge treatment consisting of seawalls, slopes, walkways etc. Funds for these have been provided from Federal Government sources and in the 1973 City Budget. The contract for dredging associated with these works has provision for the dredging works necessary for the marinas proposed. If designs are finalized on these and funding arranged, it will be possible to carry out the marina dredging this Winter.

COMMENTS OF THE DIRECTOR OF FINANCE

As reported to Council on November 20 in the report from Mr. Sutcliffe and myself regarding the economics of False Creek Development, the financing requirements for development expenditures are not established as to timing or source of funds and cannot be until the size and timing requirements are developed and until I have had a chance to review the sources of funds that may be available.

However, certain expenditures related to servicing Area 6 must be made immediately in order to get development underway.

The Engineering Department is in a position to transfer, temporarily, $400,000 for sewer work from their Champlain Heights appropriations. For water capital costs of $70,000 needed immediately, I recommend that the source of funds be the Special Property Sales Reserve (that is the City's fund for land bank acquisition and development).

CONNAUGHT (CAMBIE) BRIDGE REPLACEMENT ALIGNMENT

The following outlines the current status of the existing bridge, the timing of a replacement facility, alignment controls and constraints and recommends an alignment for planning purposes:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations (cont'd)

Existing Bridge and Timing of a Replacement

The existing structure is structurally in good condition and with normal maintenance has a serviceable life of many years. Replacement of the bridge in the short term future (7-15 years) would be based on planning considerations related to the False Creek redevelopment and/or on the provision of a new structure incorporating a rapid transit link. At the present time the False Creek redevelopment planning, in particular, considerations of a college campus on the north side of False Creek, provides an opportunity for the City to reserve a corridor for the replacement facility which will be a planning input for the detailed design of the False Creek redevelopment.

Proposed Replacement Facility

This report and the studies to date, do not attempt to finalize the question of a bridge or tunnel. The alignment width is based on the provision of four lanes for automobiles plus a two-lane corridor for rapid transit as well as sidewalk provisions. The alignment width required is 100 feet for either a tunnel or a bridge, however, a new bridge could be constructed 25 feet away from the existing structure while 100 feet separation is necessary for a tunnel.

Vertical Controls

The elements controlling the height of a bridge or the depth of a tunnel are the navigation requirements established by the National Harbours Board and in the case of a bridge, any railway tracks that must be cleared. At this point in time, optimistic assumptions have been made that minimum clearances of about 30 feet would be permitted and that certain tracks would be moved. Such changes will have to be confirmed in the future as the redevelopment of False Creek takes place.

Alignment Location

One of the important elements in building a replacement facility will be the minimizing of disruption to the use of the existing bridge during the construction period.

Both construction and property requirements favour an alignment to the west of the existing bridge. A west side routing would be shorter than an alignment to the east and could be built with a minimum of conflict with the existing bridge. An east side alignment would have to cross the existing bridge resulting in a more difficult construction/temporary traffic detour situation.

On the south side of the Creek a west side alignment would pass through Johnston Terminals. If the Johnstons had not redeveloped,a bridge could "step" through the property (similar to the Georgia Viaduct through the B.C. Hydro/C.P. rail lands). A tunnel would require that the entire corridor be cleared. An east side alignment would pass through the City Yards and a number of other businesses in this area of the Creek that are not scheduled for redevelopment for many years. More property would be required south of 2nd Avenue for an east side alignment than a west side alignment. Therefore, total property requirements would be less for a west side alignment.

On the north side of the Creek, Marathon Realty have expressed no preference in relation to the potential college site other than to express concern about the streets to which the replacement connects to at the downtown end. They prefer a Robson-Smythe couplet arrangement. This is possible with either an east or west alignment.

Summary

A decision need not be taken at this time about a bridge or a tunnel for a Connaught Bridge Replacement.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Project:
Engineering Considerations

For planning purposes a location should be adopted for the replacement. A location west of the existing structure is preferable because of the easier construction arrangements, better temporary traffic arrangements and a minimum of traffic disruption, and because of lesser property requirements and potentially easier corridor acquisition on the south side of False Creek. Accordingly, it is recommended that for planning purposes, the alignment of a Connaught Bridge Replacement be west of the existing bridge.

RECOMMENDATIONS

In order to permit achievement of objectives adopted by Council on November 20, 1973, the City Engineer RECOMMENDS :

1. The City Engineer be authorized to proceed with construction of a trunk sewer north of 6th Avenue, funds to be provided out of existing provisions in the Five Year Plan Capital Funds, by transfer of $400,000 from Account No. 111-2001 to a new account for servicing of the False Creek Project. The Director of Finance concurs with this financing.

2. The City Engineer be authorized to proceed with construction of a new 12-inch water main on 7th Avenue from Cypress to Hemlock Streets as the first phase of works necessary to service the False Creek project. The Director of Finance has recommended that $70,000 for this purpose be provided from Special Property Sales Reserve.

3. For planning purposes, the alignment of a Connaught Bridge Replacement be west of the existing bridge."

MOVED by Ald. Hardwick,
THAT recommendations 1 and 2 of the City Engineer contained in the foregoing report be approved and recommendation No. 3, on the subject of the alignment of a Connaught Bridge Replacement be deferred for consideration at the next regular meeting of the Council.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:45 p.m. to reconvene in open session at 7:30 p.m.

The Council reconvened at 7:30 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

DELEGATIONS, BOARD OF ADMINISTRATION, DEPARTMENTAL AND OTHER REPORTS (cont'd)

G. DEPARTMENTAL REPORT
Building and Planning Matters (November 23, 1973)

Interim Zoning in Kitsilano Area

The Council considered report of the Director of Planning and Civic Development dated November 23, 1973.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Zoning in Kitsilano Area (cont'd)

The Council heard the following delegations:

West Broadway Citizens Committee (F. Hyde)	Brief and petition filed requesting down zoning of the Kitsilano area and halting a condominium project on Block 221, and certain other proposals
Kitsilano Ratepayers Association (G.F. Moul)	Brief filed suggesting the zoning remain as at present
Kitsilano Senior Citizens (Mrs. N. Topple)	against change in the zoning
Kitsilano Chamber of Commerce and Burrard Lions Club (Mr. H. Kidd)	against rezoning the area

MOVED by Ald. Harcourt,
THAT the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue).

(amended)

MOVED by Ald. Hardwick, in amendment,
THAT the following words be added to the motion of Alderman Harcourt:

"and that in the application, various areas be separately and appropriately identified in such a way as will facilitate and assist Council in reviewing submissions from the public at Public Hearings".

- CARRIED UNANIMOUSLY

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue), and that in the application, various areas be separately and appropriately identified in such a way as will facilitate and assist Council in reviewing submissions from the public at Public Hearings".

MOVED by Ald. Rankin,
THAT the Board of Administration be asked to report at the next regular meeting of Council, the legality and status of a Development Permit Application for a development on Third Avenue between Larch and Balsam Streets in Block 221, since the original application was for Lots 12 to 18 but the present plans appear to be for Lots 11 to 17.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Board of Administration be asked to report on the question of development permit applications where the applicant does not have either an option or own the property involved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Zoning in Kitsilano Area (cont'd)

MOVED by Ald. Rankin,
THAT the Council appoint the Chairman of the Standing Committee on Housing to negotiate a land swap with the developers of the senior citizens' highrise building at 2229 Maple Street to permit the construction of a suitable project for senior citizens on City lots at 70th Avenue and Marine Drive.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Pendakur, Volrich and the Mayor voted against the Motion)

COMMUNICATIONS OR PETITIONS

1. Conference on Nutrition
January 21-26, 1974

MOVED by Ald. Bowers,
THAT the request for financial assistance from the Alma Mater Society of the University of British Columbia with respect to their Conference on Nutrition, be received.

- CARRIED UNANIMOUSLY

2. Downtown Christmas Shoppers' Bus

The Council noted a letter from the B. C. Hydro and Power Authority, dated November 23, 1973, which is the result of a resolution of the Council dated November 20, in respect of provision of a Christmas shoppers' bus in the downtown area.

Alderman Hardwick advised that the Downtown Business Association had advised him that it was prepared to make a contribution of $3,000 towards this shoppers' bus.

MOVED by Ald. Hardwick,
THAT the Council approve a downtown Christmas shoppers' bus on a no-fare basis, accept the Downtown Business Association's contribution of $3,000, and Alderman Hardwick be instructed to endeavour to negotiate suitable cost sharing arrangements with the B.C. Hydro and Power Authority.

- CARRIED

(Alderman Pendakur voted against the motion)

3. Waterfront Leases: Stanley Park to Bidwell Street

The Council noted a letter from the Chairman of the Save the Entrance to Stanley Park Committee requesting permission to appear before Council as a delegation on the matter of the waterfront leases from Stanley Park to Bidwell Street.

MOVED by Ald. Rankin,
THAT the delegation be heard and the necessary arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

4. Delegation Request

The Council noted a letter from M. Guadagno asking to appear as a delegation on December 4th with respect to Council's decision taken on November 20th on the acquisition of 1637 Parker Street.

MOVED by Ald. Bowers,
THAT the request for a delegation be granted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, November 23 (cont'd)

Works and Utility Matters (Nov. 23)

The Council considered this report which contains two clauses identified as follows:

Cl. 1:Closure of the remaining portion of the lane East of Burrard Street, North of Pacific Street
Cl. 2:Water Main Installation - 1973 Capital Budget

MOVED by Ald. Harcourt,
THAT these two clauses be approved.

- CARRIED UNANIMOUSLY

Finance Matters (Nov. 23)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Social Allowance - Christmas Bonus
Cl. 2: Additional Constables - Granville Mall
Cl. 3: Tender Awards
Cl. 4: Advance approval re Park Board Community Service Centre Capital Funds
Cl. 5: Purchase of Equipment - City Information Works
Cl. 6: New Computer System

(Action taken previously on Clause 6 is shown on page 6 of these Minutes)

The following action was taken on Clauses 1 to 5:

Clause 1: Social Allowance Christmas Bonus

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Additional Constables - Granville Mall

MOVED by Ald. Bowers,
THAT the request of the Board of Police Commissioners for establishment of eight additional police constable positions for policing the Granville Mall area be approved and the source of funds for 1973 be determined by the Director of Finance.

(deferred)

MOVED by Ald. Rankin,
THAT the matter of establishment of eight additional police constable positions be deferred and the Chief Constable be requested to appear before the Council to speak to the matter.

- CARRIED

(Aldermen Bowers, Massey and the Mayor voted against the motion)

Clause 3: Tender Awards

MOVED by Ald. Hardwick,
THAT the information of the Board of Administration contained in this clause be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (November 23)
continued:

Clause 4: Advance Approval re Park Board Community Service Centre Capital Funds

MOVED by Ald. Bowers,
THAT advance approval be given of $25,000 of Park Board Community Services Centre capital funds to carry out the indicated lighting and security installations at certain community centre complexes.

- CARRIED UNANIMOUSLY

Clause 5: Purchase of Equipment: City Information Works

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters (Nov. 23)

Additional Typing and Clerical Assistance for the Department of Permits & Licenses

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Property Matters (Nov. 23)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Acquisition for Park Site #10
404 East 7th Avenue
Cl. 2: Amendments to Leases - Kent Avenue between Fraser and Chester Streets and Kent Avenue between Chester and Ross Streets
Cl. 3: Demolitions

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report be approved and the information of the Board of Administration contained in clause 3 be received.

- CARRIED UNANIMOUSLY

H. Health and Welfare Departments:
West District Office Accommodation

The Board of Administration, under date of November 23, 1973, submitted the following report:

Your Board has now received the following information from the Supervisor of Property & Insurance:

"Address: 3998 Main Street
Lot Size: 68.29' x 108'
Building Size: Two floors totalling 7,922 sq.ft.

The building is of frame construction, finished with carpets on both floors and a T-Bar ceiling with Acoustic tile. The lighting is adequate for office use.

The owner originally asked a price of $312,000; the owner's agent has now agreed to recommend a figure of $300,000."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Health and Welfare Department:
West District Office Accommodation (cont'd)

Your Board has not been able at this time to review with the Department Heads and the Assistant Director, Building Construction & Maintenance, the exact allocation of space and is therefore unable to give firm estimates covering the cost of interior partitioning and furnishings required to carry on the proposed operation.

Previous experience at Grant & Commercial and Robson Street indicates that to provide fully partitioned space may cost an additional $7.50 per square foot or approximately $60,000.00 However, if the building is developed to the greatest extent on an open area floor plan with a minimum number of partitioned offices provided for private interviews, the cost (based on finishing at 10th & Maple) could be approximately $20,000.00.

Some additional furnishing may be required, but for the most part, it seems probable that the employees' operating from this location can be supplied with furniture they are using at their present location (this building will be used to house, with few exceptions, employees who are already on staff).

RECOMMENDATIONS

Your Board recommends:

1. The purchase of the property now under construction at 3998 Main Street be concluded by the Superintendent of Property & Insurance for the sum of $300,000.

2. The agreement to purchase be prepared to the satisfaction of Corporation Counsel and that specifications and quality of construction be to the satisfaction of the Assistant Director, Building Construction & Maintenance.

3. The funds for the property and interior finishing be obtained from the Health & Welfare Capital funds and expenditure be authorized in advance of the 1974 budget.

4. This building be used as the "West District Office" for Health and Welfare Departments in substitution for the building proposed in the 1971-75 Capital Estimates to be erected at Oakridge.

5. The Assistant Director, Building Construction & Maintenance, be authorized to employ temporary assistance (at a cost not exceeding $2,000 to be charged to the Capital Funds account) to complete the interior layout, to the greatest extent possible on an open area basis.

6. The property be considered part of the City's Land Bank when acquired and subsequently leased to the respective departments.

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committees on Civic and Community Development dated November 1, 1973

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Draft West End Plan
Cl. 2: Condominium Study
Cl. 3: Economic Implications of 'Down-Zoning' the West End, January 30, 1973

MOVED by Ald. Hardwick,
THAT the information of the Committee contained in this report be received.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on Social Services, November 15

MOVED by Ald. Rankin,
THAT the information of the Committee on the subject of Community Resources required in the Orchard Park-Killarney Area contained in this report be received.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on Social Services dated November 15, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Mental Patients Association: Relocation of Drop-in Centre
Cl. 2: Strathcona-Seymour Summer Enrichment Project
Cl. 3: Grant Request - C-TRAC Society School
Cl. 4: Emergency Shelter for Native Young people in the Skid Road Area

The Council took action as follows:

Clause 1: Mental Patients Association: Relocation of Drop-in Centre

MOVED by Ald. Rankin,
THAT recommendation 'A' of the Committee contained in this report be received, and recommendation 'B' be approved.

- CARRIED UNANIMOUSLY

Clause 2: Strathcona-Seymour Summer Enrichment Project

MOVED by Ald. Rankin,
THAT this matter be referred back to the Committee for reconsideration and the City officials examine the possibility of cost sharing under Canada Assistance Plan.

- CARRIED UNANIMOUSLY

Clause 3: Grant Request - C-TRAC Society School Children Cycle Safety Programme

MOVED by Ald. Rankin,
THAT this clause of the Standing Committee report be received.

- CARRIED

(Alderman Marzari voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, November 15, (cont'd)

Clause 4: Emergency Shelter for Native Young People in the Skid Road Area

MOVED by Ald. Marzari,
THAT Council instruct the Supervisor of Property and Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Rankin, Volrich and the Mayor voted against the motion)

No further action was taken.

L. Report of Standing Committee on Finance and Administration November 15, 1973

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this report on the subject of 911 Emergency Reporting Service, be approved.

- CARRIED UNANIMOUSLY

M. Report of Standing Committee on Community Development, November 15, 1973

The Council considered this report of the Standing Committee which contains four clauses identified as follows:

Cl. 1: Meeting of the Committee with the Liquor Control Board
Cl. 2: Illegal Suites Policy
Cl. 3: Sites E and F: Champlain Heights
Cl. 4: Sites C and D: Strathcona

The Council took action as follows:

Clause 1: Meeting of the Committee with the Liquor Control Board

MOVED by Ald. Volrich,
THAT the action taken by the Committee be received for information.

- CARRIED UNANIMOUSLY

Clause 2: Illegal Suites Policy

MOVED by Ald. Volrich,
THAT this clause be received for information as both matters had been determined at the meeting of Council on November 20th.

- CARRIED UNANIMOUSLY

Clause 3: Sites E and F: Champlain Heights

MOVED by Ald. Volrich,
THAT the actions taken by the Committee be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development, Nov. 15 (cont'd)

Clause 4: Sites C & D: Strathcona

MOVED by Ald. Volrich,
THAT the recommendations of the Committee in this clause be approved after changing recommendation 5 to read as follows:

"A Housing Society of 10 members be formed to be comprised of 7 members elected from the public sector, with three members being appointed by the Council of the City of Vancouver upon recommendation of the Standing Committee on Community Development;
The arranging of public meetings and Chairmanship of same to be the responsibility of the Director of Planning and Civic Development".

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on
Waterfront and Environment
November 15, 1973

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Dog Control Brochure
Cl. 2: Knight Street Bridge
Cl. 3: Waterfront Study - Progress Report
Cl. 4: Oil Spills
Cl. 5: Fuel Shortage

The Council took action as follows:

Clause 1: Dog Control Brochure

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 to 5 inclusive

MOVED by Ald. Pendakur,
THAT the information of the Committee contained in clauses 2 to 5 inclusive of this report be received.

- CARRIED UNANIMOUSLY

In considering clause 4 of the report the Mayor reported on meetings held with Mayors of the municipalities around Burrard Inlet and advised the Federal Government is accepting financial responsibility for cleanup operations on oil spills but the municipalities would be best equipped to handle the actual cleanup operations.

Alderman Pendakur advised of meetings held between the North Fraser Harbour Commissioners, Alderman Linnell and himself on matters of mutual concern with respect to public recreation areas and their relationship to industry on the Fraser River waterfront. A report will be submitted by the Waterfront and Environment Standing Committee soon.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

O. Strata Titles Application:
New Construction, 2080 Maple Street
A & V Enterprises Ltd., and M.M. Cabinets Ltd.

The Director of Planning and Civic Development and the Director of Finance submitted the following report under date of November 22, 1973:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, application has been made for approval of a Strata Plan for a new apartment building containing 34 dwelling units.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B.: See Appendix 'A' for site plan.

Section 1(2) - FINANCING

(a) True interest on any financing

(b) Any bonusing of financing

The prospectus refers to the interim financing arrangements of the developers. It is unclear as to whether this affects the prospective purchaser, but would appear not to. Purchaser's financing is dealt with in the section labelled 'Financing (b)' on page 2 of the prospectus quoted as follows:

'Purchaser's Financing

First Mortgage financing to an aggregate amount of $400,000 has been arranged to be made available to qualified purchasers on the following basis:

(1) The interest rate calculated semi-annually not in advance shall be 10% per annum.

(2) Mortgages shall be for a term of 5 years from the date of advance, and payments shall be based on a 30-year amortization.

(3) The maximum amount of a First Mortgage shall be a maximum of 75% of the lesser of the sale price or projected sale price of each Strata Title.

(4) The minimum First Mortgage acceptable to the Mortgagee shall be $10,000.

(5) The Mortgagee has the right to reject applications for mortgages for persons who do not meet normal standards as to credit and income for First Mortgage loans.

(6) The purchaser must pay at least 10% of the purchase price and may provide the balance from a Province of British Columbia Second Mortgage if qualified.

(7) Application for loans must be received by the 30th of April, 1974 and all requests to complete the loan must be fulfilled by the 15th of May, 1974.

(8) Legal costs shall be paid by the Purchaser; a Mortgage application fee of $50.00 for each unit shall be paid by the Developers.

(9) There is no bonusing of financing.

(10) Purchasers are not required to accept the financing and may make their own arrangements or pay cash.

Secondary Financing

The Developers have made no arrangements for secondary financing and will not carry second mortgages. Secondary financing may be available through B.C. Government Second Mortgages, but it is the responsibility of the purchaser to obtain such a Mortgage.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Application:
New Construction, 2080 Maple St.(cont'd)

It should be noted from the above quotation from the prospectus that there is no bonusing of financing and that purchasers are not required to accept the financing arrangements and may make their own arrangements or pay cash. Further the prospectus states that the developers have made no arrangements for secondary financing and will not carry secondary mortgages. Secondary financing may be available through B.C. Government second mortgages, but it is the responsibility of the purchaser to obtain such mortgage.

(c) Details of a management contract and monthly servicing

The prospectus further states that with repect to a management contract, that such contract will be let to Westerham Management Ltd. of Vancouver for an annual fee of $2,376.00. The prospectus states in detail the following with respect to the Management Contract.

'Management Contract

A Management Contract will be let to WESTERHAM MANAGEMENT LTD., 1055 West Hastings Street, Vancouver, B.C., Telephone 682-8861 at $2,376.00 per annum to administer the day to day servicing needs of the buildings, and assist at Strata Council Meetings, and in the preparation of budgets and advise the Council. The Developers are not related in any way to the Management Company. The Council may terminate the contract on 90 days' notice. A copy of the Management Contract will be available for inspection at the display suite on the premises or at 304 - 1847 West Broadway, Vancouver, B.C.

Monthly Servicing

The budget has been designed to provide for the cost of:

Fuel
Hydro (for common areas only)
Scavenging
Water
Elevator servicing
Insurance (excluding coverage on owner's chattels, loss of use, and owner's liability.)
Caretaker
Management
Cleaning Equipment
Cleaning Materials.

The maintenance of common areas and grounds are included, but individual owners are responsible for the cleaning and maintenance of their individual suites.'

(d) Taxes and all other costs

With respect to taxes and other costs the prospectus states that they have estimated the 1974 taxes and have attached such estimates in Schedule A, calculated on present estimated values and mill rates, but that the developers cannot warrant the accuracy of the estimates. They inform the prospective purchaser that each strata lot will be assessed and taxed separately, including the unit entitlement to the common property. With respect to other costs, they project operating expenses for the first year of some $17,299.00 less income of $2,100.00 for a net operating cost of $15,199.00. As shown in Schedule A, these monthly services and costs range from $24.57 per month up to $49.14 per month, depending on the size of the suite. The operating costs dealt with in this area, according to the prospectus, are fuel and hydro, scavenging and water, elevator servicing, insurance, caretaker, equipment, management, cyclical reserves, and sundry. There is no mention of any other costs or charges. The prospectus appears to be accompanied by a well detailed breakdown of the first year's operating expenses plus cyclical allowances, but it is uncertain as to whether this actually forms part of the prospectus or not.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Titles Application:
New Construction, 2080 Maple St.(Cont'd)

(e) Shared facilities and common areas

The prospectus states as follows:-

'Parking : 48 parking stalls shall be provided: all parking is underground. Each 2-bedroom suite shall have 2 adjoining parking stalls and each 1-bedroom suite shall have one parking stall as part of the Strata Lot and are owned by the individual Strata Title owners. 3 parking stalls are part of the common property.

Caretaker's Suite : one 1-bedroom suite as part of the common property (See "Number of Condominium Suites, above).

Other Common Property : In addition to the usual passageways and service areas and grounds, there shall be one sauna bath, 2 locker or storage areas, and 3 laundry rooms (one on each floor). Each laundry room has a coin operated washer and drier owned and operated by Eng Washing Machines.

All property of the Strata Plan to be common property except 33 Strata Lots, to be owned by individual owners. The developer and builder, after selling the 33 Strata Lots will own no part.'

Roof sundeck

The prospectus does not make reference to a proposed roof sundeck which would be located immediately above Strata Lots No.26 and 27. However, the Strata Plans indicate that the roof of the building is common property and the sundeck would therefore be a shared facility.

Section 1(3) - QUALITY OF CONSTRUCTION

The City Building Inspector advises that he is in receipt of a letter from Mr. W. R. Lort, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the C.M.H.C. Canadian Code for Residential Construction.

Mr. Lort undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to section I (3) of the Council policy.

MOVED by Ald. Harcourt,
THAT the application of A & V Enterprises Ltd., and M.M. Cabinets Ltd., under Strata Titles Act re new apartment development at 2080 Maple Street, be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in amendment,
THAT the following words be added to the motion of Alderman Harcourt:

'and subject to adequate play space being provided for children, based on 34 units and such space being determined by the Director of Planning'.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin, and Volrich voted against the motion)

The motion of Alderman Harcourt was put and CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

P. Lease of Portion of Lot:
S.W. corner of Main Street and
Terminal Avenue

The Council noted a report from the Board of Administration dated November 8, 1973 in respect of lease of portion of Lot 33, D.L. 2037 and 2064 situated S.W. corner of Main Street and Terminal Avenue and that the Imperial Oil Limited wishes to appear as a delegation.

The Council agreed to hear the delegation at the next regular meeting of the Council.

Q. Greater Vancouver Regional District Matters

Alderman Hardwick advised the Council of the present mill rate of .35 levied to the City of Vancouver for Regional park purposes and of the attempts in the past to increase this levy to .50 mills.

MOVED by Ald. Hardwick,
THAT the Council delegates on the Greater Vancouver Regional District be urged to vote to retain the present .35 mills for park purposes when this matter is before the Regional District.

- CARRIED

(Alderman Gibson voted against the motion)

MOVED by Ald. Hardwick,
THAT arrangements be made for a Report Reference to Council by the Greater Vancouver Regional District officials with respect to Regional Parks acquisition programs.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closure of Remaining Portion of Lane
East of Burrard, North of Pacific
Block 110, D.L. 541

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT WHEREAS

(a) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(b) City Council in 1958 closed the portion of the lane in Block 110, District Lot 541, Plan 210, as shown on Explanatory Plan 5113;

(c) The owner of all the lots in said Block 110 wishes to acquire all the lane in the Block;

(d) The City is prepared to convey the lane to the owner in order that it may be subdivided with the abutting lots;

cont'd....

MOTIONS (cont'd)

Closure of remaining portion of lane
East of Burrard, North of Pacific (cont'd)

THEREFORE BE IT RESOLVED THAT all the lane lying between a line joining the south easterly corner of Lot 19, Block 110, District Lot 541, Plan 210, and the south westerly corner of Lot 20, said Block 110, and the southerly limit of the closed lane included in Explanatory Plan 5113 be closed, stopped up and conveyed to the abutting owner. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 4th, 1973, and marginally numbered LF 5237;

AND BE IT FURTHER RESOLVED THAT the closed lane included in Explanatory Plan 5113 be conveyed to the abutting owner;

AND BE IT FURTHER RESOLVED THAT the closed portions of lane, together with all the lots in the said Block 110, be subdivided to the satisfaction of the approving officer.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes
4381 Knight Street

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

(a) East 7 feet of Lot 24 of Lot 1, Block 18, District Lots 391 and 392, Plan 1368 (4381 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

3. Notice to Vacate:
2831 Point Grey Road (Seagate Manor)

The following Notice of Motion was submitted at the Council meeting on November 20, 1973, by Alderman Volrich and seconded this day by Alderman Harcourt:

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the tenants of the property purchased by the City at 2831 Point Grey Road, known as "Seagate Manor" be given one year extension of time beyond the present notice to vacate which requires them to vacate the premises on March 31, 1974.

- CARRIED

(Alderman Hardwick voted against the motion)

The motion was put and CARRIED.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Goods Movement Problems False Creek Area

advised there is need for review of the use of the B.C. Hydro property at the east end of False Creek and in this connection had raised, while in Ottawa, the question of the goods movement industry and the matter of rationalizing and consolidating space use in this industry. He expressed the view that there is strong indication the Federal Government will provide substantial sums of money if the City Council favours the Federal Government making such funds available in respect of this industry in Vancouver and particularly on a pilot project basis.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Mayor be requested to write an appropriate letter to Ottawa on this matter.

- CARRIED UNANIMOUSLY

Mayor Phillips - Membership to Council Committees

suggested that Council members convey any suggestions with respect to changes in Committee membership in 1974.

The Council adjourned at approximately 10:30 p.m

***

The foregoing are Minutes of the Regular Council dated November 27, 1973, adopted by Council on December 4, 1973.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of the Remaining Portion of the Lane East of Burrard Street, North of Pacific Street, Block 110, D.L. 541

The City Engineer reports as follows:

"In 1958, the City entered into an agreement with the owner of Lots 1 to 17 and 22 to 38 to convey to the said owner City-owned Lots 20 and 21 and to close and convey the lane abutting these lots. In return the owner was to dedicate to the City a portion of their lands for highway purposes. The City did close all the lane in the block save and except the south 50 feet thereof because another owner owned Lots 18 and 19.

In 1959 the City entered into a new agreement with the owner of Lots 1 to 17 and 22 to 38. This agreement provided that, when all the lots were under one ownership, the City would close the balance of the lane in the block and the owner would dedicate a greater portion of land for highway purposes. The additional dedication is to allow for the future Hornby Street ramp to Burrard Bridge.

All the lots in the block are in the same ownership. In 1970, a plan of subdivision was prepared which consolidated the site into one parcel and dedicated to the City the lands required for highway. This plan was not registered but now the owner of the lands and the City wish to deposit the plan in the Land Registry Office. Council have not formally closed the south 50 feet of the lane and this is required to allow the subdivision plan to be registered.

I RECOMMEND that the south 50 feet of the lane in Block 110, D.L. 526, the same as shown outlined red on plan marginally numbered LF 5237 be closed, stopped up and conveyed to the abutting owner.

I further RECOMMEND that all the lands in the block be subdivided the same as shown on plan marginally numbered LD 1197.

I further RECOMMEND that the said subdivision plan be registered in the Land Registry Office."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The owner of a home recently built at the west end of the 1800 block West 75th Avenue has requested a water service. The home is presently being supplied from an adjacent lot on S.W. Marine Drive because 75th Avenue, west of Angus Drive is not serviced with a water main. The Planning Department reports that 2 more homes are to be constructed on this Avenue in the near future.

The installation of an 8-inch water main is required at the following location to provide water service for the new home and future fire protection for the block.

Avenue	From	To	Estimated Cost
W. 75th Avenue	Angus Drive	930' W. of Angus Drive	$14,000

I RECOMMEND that the installation of the 8-inch water main be approved and that $14,000 be appropriated from the 1973 Capital Budget 'Provisions for Short Notice Projects - Unallocated', Account No. 128/7902."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 446

FINANCE MATTERS

RECOMMENDATION

1. Social Allowance - Christmas Bonus

The Director of Welfare and Rehabilitation reports as follows:

"The Honourable Norman Levi, Minister of Human Resources, has approved a supplementary allowance (Christmas Bonus) to persons in receipt of Social Allowance during the month of December 1973.

The amount of the Christmas Bonus is $20.00 for each head of a family and $10.00 for each single person. This is the same rate as in 1972, and will be shared 85% by the Province and 15% by the Municipalities on a per capita basis.

Recommended that payment of this Bonus be approved."

Your Board RECOMMENDS the foregoing report of the Director of Welfare and Rehabilitation be adopted.

RECOMMENDATION AND CONSIDERATION

2. Additional Constables - Granville Mall

The following letter has been received from the Secretary of the Board of Police Commissioners:

"I wish to advise you of the following resolution passed by the Board of Police Commissioners at the meeting of November 8th, 1973:

'The Chief Constable advised that the Granville Mall Committee had recommended that an additional 8 Constables be engaged for assignment to the Mall area, effective July 1, 1974. He said in order for trained men to be available by that date they should be engaged effective December 1, 1973. He added that the number of additional men required for police duties in the new Provincial Courts Building should also commence training December 1, 1973.

Moved:
THAT City Council be requested to consider approving an increase in the authorized establishment of the Force of 8 additional Constables for policing the Granville Mall area plus the additional Constables required for police duties in the new Provincial Courts Building, effective December 1, 1973.'

- Carried."

If the 8 additional Constables requested in the Board of Police Commissioners' resolution are approved by Council, your Board RECOMMEND that the source of funds for 1973 be determined by the Director of Finance.

Your Board note that the additional Constables required for police duties in the new Provincial Courts Building was the subject of a motion of Council on November 20, 1973.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

60 H.P. Motor Graders
Front End Loaders
Pneumatic Tools
Passenger Cars
Hand Shovels
Data Processing Continuous Forms
Lawn Tractors
De-Icing Salt
Chocolate covered candies for Q. E. Theatre
Truck Mounted Aerial Ladders
Police Motorcycles
Street Lighting Luminaires
Trucks & Truck Chassis
Scientific & Laboratory Equipment

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's information.

CONSIDERATION

4. Advance Approval re Park Board Community Service Centre Capital Funds

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation has submitted the following resolution:

'RESOLVED: That the Board request City Council to give advance approval of $25,000 of the Board's 1974 Five Year Plan Community Services Centre funds so we may proceed with essential outside lighting and other security installations at a number of our community recreation complexes to help alleviate vandalism, break-ins, burglaries, fires, etc.

- Carried'.....

The capital funds required are available in the Park Board Community Service Centre Five Year Plan Funds."

Your Board submits to Council for Consideration:

Advance approval of $25,000 of Parks Board Community Services Centre capital funds to carry out the indicated lighting and security installations at certain community centre complexes.

RECOMMENDATION

5. Purchase of Equipment
LIP X1172 - City Information Works

The Director of Social Planning reports:

"LIP Project X1172 entitled City Information Works ends on November 30, 1973. (A new project commencing December 1st has been approved by Council and we have reasonable assurance it will be approved by the Senior Governments.)

The estimated City share of costs to November 30th for Project X1172 is $8,500.00, against which the City has approved $15,427.00, leaving a balance of approximately $6,900.00 to be returned to the City's Revenue Budget.

The Program required the purchase of certain pieces of equipment that will also be used in the new Program. There is also one major piece of equipment that should be purchased in order to carry out the work quickly and in a more efficient way. According to Senior Government regulations, equipment that does not form part of the finished product and is included in the cost sharing would be disposed of and any credit accruing would be returned to the Senior Government.

However, in this Project there are sufficient non-equipment expenditures to receive the government sharing and sufficient City funds to provide for the equipment purchased. This Department would recommend that the following pieces of equipment be retained by the City:

2 Slide Projectors	$ 529.11
1 Dissolve Unit	251.37
1 Sound Projector	675.67
1 Screen	67.95
1 Camera	204.07
1 Typewriter	450.00
	$2,178.17

In addition, the use of a "compositor" is urgently required at an estimated cost of $5,800.00 and would recommend that it be purchased out of the balance of the unexpended City share of $6,900.00.

The composer is required because it will give us speed, flexibility and a lower cost in providing graphic materials for various Departments and civic needs, such as the recent plebiscite brochure and ads, as well as Granville Mall information, False Creek Program and many other projects currently under consideration. Until now, we have been borrowing the use of this equipment from the Indian Voice and it is no longer easily available to us as their work load has increased. We estimate the savings to be from three to six hundred dollars per month on production, which would amortize the entire cost by the end of the year.

cont'd ....

Clause No. 5 (cont'd)

It is therefore recommended that:

A. The seven pieces of equipment purchased at a cost of $2,178.17 be retained by the City for use in the Social Planning Department.

B. The purchase of the "compositor" be approved at an estimated cost of $5,800.00, subject to final approval of the LIP project, and the necessary funds be provided from the unexpended balance of the City's share of LIP Project X1172 - City Information Works."

Your Board RECOMMENDS approval of the foregoing recommendations of the Director of Social Planning.

6. New Computer System

Your Board has received the following report from the Director of Finance:

"For approximately the past year the Co-ordinator of Data Processing & Systems and his staff have been examining the computer requirements of the City with a view to assessing our expanded requirements for existing work (as the present computer system is overloaded) and our requirements for the future. This review became a full scale selection process when Council approved twice yearly tax billing, as this change not only will produce over $1,500,000 in additional revenue for the City each year, it requires a major expansion in the computer system. The additional staff costs and computer equipment were earlier estimated to cost approximately $150,000 per year. The actual costs attributable to the twice yearly tax billing are only a fraction of the $150,000 but it is that initial jump to a computer system capable of handling the twice yearly tax billing that is so difficult to justify unless a major cost saving or revenue increase is forthcoming.

The computer system recommended, and in fact all of the systems examined, take the City to the next level of computer complexity and sophistication of use. As further operating application systems (Accounting, Stores, Engineering, Assessment, Planning, etc.) are redesigned or designed to take advantage of the greatly increased computer capabilities, they will absorb their share of the increased costs. However, in the initial instance the justification for spending an additional approximate $150,000 per year has to be on the basis of the additional $1,500,000 in revenue that will be produced. Theoretically, we could do the work with something less but in my opinion we could not practically do so, and it is my opinion that the level of service to the taxpayers would be unacceptable.

The Co-ordinator of Data Processing and Systems and his staff have examined the computer systems available from IBM (our present main supplier),Honeywell, Xerox and Univac. Their choice, after very extensive review of equipment (hardware), control and assistance computer programs (software), maintenance capability, systems engineering assistance, and backup capability, is the Honeywell 6040 System.

I have personally spent a great deal of time with IBM and Xerox representatives, after we announced our preliminary preference for Honeywell, for the express purpose of assuring that they received an absolutely fair hearing, and to give them an opportunity to make whatever critical comments they wished and present their positive position.

It was also my responsibility to evaluate 'supplier stability risk' recognizing that both G.E. and R.C.A. removed themselves from the computer business because of the immense capital investment requirements and length of time before attaining a profit position.

In evaluating the immensely complex decision elements that enter into a computer selection process, it is impossible to make a perfect choice decision, and in point of fact, such a decision probably does not exist. The objective has to be to try to make the decision that has the highest probability of success. We believe we have done this.

cont'd ....

Clause No. 6 (cont'd)

We could take another six months and possibly fine tune the decision a little more, possibly resulting in choosing the supplier who is presently the second choice, as the difference is relatively slight. Such a delay would cost us $1,500,000, or somewhat more than the total capital value of the new computer system, because we would not be able to implement the twice yearly tax billing in 1975. As it is, we are going to have to push very hard to be ready.

IBM is of the opinion that we are taking too big a step. They would prefer to see us stage our growth to the larger system. This idea has some merit from IBM's point of view but we do not consider it to be either necessary or desirable, and it would be more costly. IBM's price competitive situation also leads them to suggest staged growth.

The point also arises that, by buying the equipment over a seven year period, we also lock ourselves into a situation whereby it is more difficult to take advantage of technological change. However, the important question is whether or not the equipment we intend to buy can do the work the City needs to do over the seven year period, with perhaps modest expansion of the equipment. It is my opinion that the City cannot continually change its equipment to take advantage of technological change because it would be too costly and would provide little benefit. Our objective is to do the work that has to be done and to obtain the equipment that can do that work at a reasonable price. It should be pointed out that the monthly payment for purchasing the recommended equipment, over a seven year period, is approximately $14,000 per month less than the normal lease price. Also, at the end of seven years we own the equipment, which, depending on what the City desires to do at that time, could mean a very large saving.

Taking into account every factor which my staff could reasonably do, and after review of the recommendations by myself, and further review of the written and verbal submissions from IBM and Xerox Corporation we are recommending that the City enter into a contract with Honeywell for the purchase of a 6040 computer system. This also happens to be the lowest cost alternative of the four comparative computer systems that in our judgment meet the needs of the City.

Costs

We expect to be able to return the existing rented equipment to the respective suppliers in approximately November of 1974. We will also dispose of our purchased IBM equipment and apply the proceeds (estimated at approximately $60,000) towards the one time costs. If the conversion work is delayed we might have to keep the existing equipment for an additional short period.

The detailed cost figures are included in the technical report available to members of Council from the City Clerk's Office.

The least cost to the City on a net present value basis is a purchase plan that has lower monthly payments in the early stages of the contract and a final payment on October 31, 1981 of $117,784.

For comparative purposes monthly equipment costs are shown for December of the appropriate years.

December			Monthly Increase Over Present
1973	existing computer system	$13,000	
1974	new computer system	19,482	$ 6,482
1975	auxiliary machine deleted	18,970	5,970
1976/80	changes Nov. 1/76	25,790	12,790
1981	system paid for	3,800	9,200 less

We are also recommending the addition of three programmers, necessary as a result of the greatly increased complexity of the control programs used with the new computer, and of the more difficult programming required for jobs such as tax billing. The cost of these three positions, in 1973 dollars, and subject to classification by the Director of Personnel Services, is approximately $38,250 per year. We are also recommending that two staff members attend the Honeywell User Group meetings, at an annual cost of approximately $2,000.

cont'd ....

Clause No. 6 (cont'd)

In summary the total additional annual operating costs, compared to 1973 costs are

1974	$52,181
1975	115,986
1976	125,250
1977-80	193,730
1981	(40,000)(savings depend on the residual value of the computer)

In the period 1977-80 it is recognized that the costs exceed the earlier estimate of $150,000 which was reported to Council in the twice yearly tax billing report. However, as pointed out earlier in this report, much of these costs will be properly absorbed by other functions.

One time costs of approximately $57,722 are also dealt with in the detail recommendations.

Further one time and continuing operating costs are still to be determined for the twice yearly tax billing, being the computer terminals in the Tax Office, plus the equipment for immediate input of the tax payment data into the computer plus possible staff changes. These costs are expected to be reasonable.

Summary

The Honeywell 6040 is the computer recommended to satisfy the City's computing requirements. In our judgment, the 6040 computer with its expansion capability will meet the City's needs for the next seven years, and for this reason the machine should be purchased, not leased.

Recommendations

It is recommended that:

A. A Honeywell 6040 Computer System be purchased, with monthly installment payments being made over a seven year period, commencing November 1, 1974. The first twenty-four payments are $16,083 per month plus $650 provincial sales tax. The last sixty monthly payments are $23,583 plus $1,030/mo. provincial sales tax. The final payment at the end of the seven years is $117,784 plus $5,889.70 provincial sales tax.

The specific equipment to be ordered is:

Quantity	Model	Description
1	CS6044	Central Processor
1	IC6000	Scratch Pad Memory
1	C08030	Master Console
1	GC6000	Power Sequencer
1	MG8030	Motor Generator
1	CRZ301	Card Reader
1	PRT303	Printer
1	PTC308	Print Train
1	URC001	Unit Record Control
1	MTC501	Tape Control
4	MTH502	9 Channel (800/1600 BPI) Tape Drives
1	DSS190	Disc Control and two Disc Drives
2	DSU190	Disc Drives
1	DN305	Communications Controller
1	8020	Operator's Console

B. Provision be made for a maximum 6% annual increase in maintenance costs.

C. The City purchase six programming terminals at an approximate cost of $12,700 plus $635 provincial sales tax.

D. The City purchase seven Honeywell modem bypasses at a cost of $2,322 plus $116 P.S.T. plus $56 per month maintenance starting March 1, 1974.

E. The City purchase 14 Honeywell disk packs at an approximate cost of $10,950 plus $550 P.S.T.

cont'd ....

Clause No. 6 (cont'd)

F. The Technical Specialist and Computer Operations Supervisor each attend training courses at the Honeywell Manufacturing Plant in Phoenix, Arizona at an estimated total cost of $1,650 plus 10 days' leave with pay for each.

G. The amount of $24,800 be budgeted for maintenance on the Honeywell 6040 from March 1, 1974 to October 31, 1974.

H. A Honeywell CPZ300 card punch be leased for eighteen months, starting March 1, 1974 at a monthly cost of $488 plus $24 sales tax.

I. The City lease a modem communications device from B.C. Tel at a monthly cost of $30, starting March 1, 1974.

J. A Honeywell PRT303, printer, PTC308 print train and DSU190 disc drive be purchased and paid for in 84 equal monthly payments of $1,748 plus $88 P.S.T. starting December 1,1974.

K. The City contract for weekend maintenance of the Honeywell 6040, at a monthly cost of $310, starting November 1, 1974.

L. The estimated transportation of equipment costs amounting to approximately $4,000 be approved.

M. Two new Programmer II positions be created in the Data Processing and Systems Division effective January 1, 1974.

N. One new position, provisionally classified as Technical Specialist pay grade 28, be created in the Data Processing and Systems Division effective January 1, 1974, and that the Director of Personnel Services be asked to classify the position.

O. The costs for 1974 be approved in advance of 1974 Budget approval.

P. The Mayor and City Clerk be authorized to sign the necessary contracts after they have been approved by the Corporation Counsel."

Your Board recommends approval of the recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 434 & 446

PERSONNEL MATTERS

RECOMMENDATION

1. Additional Typing and Clerical Assistance for the Department of Permits & Licenses

The Director of Permits and Licenses reports as follows:

"During the past year, several studies have been conducted involving the supervisory and technical functions of the department. Additional staff have been added in these areas to relieve the backlog and increased workload. However, no additional typing and intermediate level clerical staff have been included in the additional staff to assist in the support of the technical staff.

I now find that we are having difficulty in maintaining a reasonable standard of work in the typing and clerical fields due to the increased workload, additional technical staff, and because of days lost through illness.

In 1972 and 1973, there was an average of 82% of one clerical employee's time lost due to illness. Absenteeism occurred as follows:

1972 - 266 sick days lost
1973 - 163 sick days lost - extended to December 31st

Total - $\frac{429}{2}$ = 214 average days lost or 82%.

Some of this absenteeism occurred in critical areas where the public are served, and the functions are relatively complex such as the three Electrical, Gas, Plumbing, Sign and Oil Burner Permit Stations and the two Inspection and General Inquiry Stations. Since inexperienced temporary help cannot relieve in these specialized areas, regular staff have been used whenever possible or the present staff have endeavoured to cover the urgent work of the vacant station. As a result, there has been a lowering of service to the public.

In addition, there is frequently a backlog of Electrical, Sign, Plumbing, Gas and Oil Burner Permits and additional assistance is not available in the department to bring this work up to date. There is presently a backlog of Electrical Permits.

Due to the large number of clerical positions in the department, there is a continuing staff turnover; a large amount due to internal staff promotion. This, coupled with the attendant delays in filling vacancies, creates further problems.

There is a vacant Clerk Stenographer II position on our establishment. This position was not filled as Council approved the use of an I.B.M. Mag Card Selectric Typewriter for this department on September 21st, 1971, which increased productivity sufficiently in the typing area to cover the employees' duties. Although this situation still prevails, I now request authority to fill this position at the Clerk Typist II level and to use the incumbent as a "Pool" employee to cover illness and work backlog. I propose to have the employee trained particularily for the critical areas such as the permit issuing and inquiry stations, so that illness relief will be readily available when required.

This report has been discussed with the Business Agent, V.M.R.E.U., who concurs herein.

cont'd .....

Clause No. 1 (cont'd)

The Director of Permits and Licenses therefore recommends that:

(1) Authorization be given to fill a vacant Clerk Stenographer II position at the Clerk Typist II level, subject to reclassification of the position by the Director of Personnel Services.

(2) The position be used as a "Pool" employee to cover illness and work overload in the department.

(3) The Director of Personnel Services be authorized to classify the position, as outlined in (1) above.

No additional funds for salary or fringe benefits in 1973 or furniture and equipment is required."

YOUR BOARD RECOMMENDS that the above report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 447

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Park Site #10 - Mount Pleasant
404 East 7th Avenue

The Supervisor of Property and Insurance reports as follows:

"404 East 7th Avenue, legally described as North 63.25 feet of Lot A, West half of Block 104, District Lot 264A, known as 404 East 7th Avenue, forms part of Park Site #10, which is listed under Table I of Park Sites Purchase Program 1971-1975 confirmed by City Council on December 15, 1970. It is noted that this property is one of four remaining properties to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

These premises comprise a 2-storey frame dwelling, plus a full basement with a main floor area of approximately 1,175 square feet, erected in 1908 on a lot 63.3' x 79.3', zoned R.M.-3. The dwelling contains 14 rooms, (divided into eight rental units), 14 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. This dwelling has been renovated and is in good condition for age and type. The owners occupy a suite and the rest of the units are occupied by tenants on a month-to-month basis.

Following negotiations with the owners, they are prepared to sell for the sum of $65,000.00 subject to the following conditions:-

1. The sum of $10,000.00 to be advanced upon delivery of a registrable Deed.

2. Balance of $55,000.00 to be payable on sale date which is to remain open to March 31, 1974, at the latest.

This settlement price is considered to be realistic, is confirmed by independent appraisals, and is endorsed by the City Solicitor; also, the Parks Superintendent concurs in the purchase of this property. It is proposed to demolish the dwelling when vacant.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $65,000.00 on the foregoing basis, chargeable to Code #4189/-."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Amendments to Leases - That portion of Kent Avenue South, between Fraser and Chester Streets, also Kent Avenue South, between Chester and Ross Streets

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver now lease to Weldwood of Canada Sales Limited, all that portion of Kent Avenue South, between Fraser and Ross Streets under two separate agreements to expire on April 9, 1979, subject to ninety days notice of cancellation, if required for

Cont'd . . . . .

Clause 2 cont'd

Municipal purposes. Both leases to be used for access and parking purposes only.

To facilitate changes in their operation, Weldwood now propose to install two new spur lines to service their property with a loading ramp situated on each lease portion. In order to do so, they require an amendment to the existing leases to allow loading and unloading and construction of platforms to facilitate same. The City Engineer concurs with the lessee's request for the placement of platforms on the lease area and also a change in use to allow loading and unloading.

RECOMMENDED that the subject leases be amended to allow for the placement of a loading platform on each area and also the change in use to allow loading and unloading. The amendments to be in a form satisfactory to the Corporation Counsel."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

INFORMATION

3. Demolitions

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
370 & 378 East 7th Ave., E. 33' of 2 and E.½ of 3, Block 41, D.L. 200A	Park Site #10	John Bulych	$1,275.00	4189/
942 & 950 McLean Drive N.½ of S.½ of Lots 10-12, Block 25, D.L. 264A and E. of Lots 10-12, Block 25, D.L. 264A	Britannia Community Services Centre	Johnston & McKinnon Demolitions Ltd.	$1,825.00	5830/428
1175-85 Woodland Drive, C & D of Lots 4-6, Blk. 40, D.L. 264A	Britannia Community Services Centre	Frank L. Gormley	$1,235.00	5830/428
382 East 7th Ave. & 2340 Brunswick St., Lot 4, Blk. 41, D.L. 200A & A of Lots 7 & 8, Blk. 41, D.L. 200A	Park Site #10	Able Demolition & Trucking Contractors Ltd.	$1,620.00	4189/
377 & 379-81 & 385 East 8th Ave. & 368 East 7th Ave., Lots 5 & 6, Blk. 41, D.L. 200A & 1 amd., Blk. 41, D.L. 200A	Park Site #10	Phil Blackhall	$2,115.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 447

BUILDING AND PLANNING MATTERS

RECOMMENDATION &
CONSIDERATION

1. Interim Zoning in Kitsilano Area

The Director of Planning and Civic Development reports as follows:

"City Council, on October 30, 1973, adopted the following resolution:

'THAT the representations from the delegation be received and the Council reaffirm its previous action to proceed with dispatch with the neighbourhood planning process and, FURTHER THAT recommendation (a) in the brief respecting rezoning to RM-3A, multiple dwelling district, be referred to the Director of Planning and Civic Development for advice as to whether this proposal is an appropriate "withholding" action.

CARRIED UNANIMOUSLY'

Recommendation (a) is:

'THAT the Council instruct the Director of Planning and Civic Development to apply for rezoning of the RM-3 area of Kitsilano to RM-3A multiple dwelling district.'

A. PRESENT ZONE FOR MEDIUM DENSITY MULTIPLE DEVELOPMENT IN KITSILANO AREA

Approximately 160 acres in the Kitsilano area are presently zoned for medium density multiple use. The greater part of this zoning lies north of Broadway extending west from approximately Burrard to Vine Street, between Broadway and 4th Avenue; and to Larch Street north of 4th Avenue. There is some further medium density multiple zoning on both frontages of 4th Avenue between Bayswater and Collingwood Streets and on Broadway between Collingwood and Dunbar Streets. There is also medium density multiple on both sides of Alma Street between 5th and 8th Avenues. Approximately 96 acres of this zoning are developed with apartment buildings.

This zoning is shown on the map, which is circulated for Council's information.

B. NEED FOR AN INTERIM ZONING

City Council has instructed the Director of Planning and Civic Development to initiate the Neighbourhood Planning Programme in Kitsilano at once. Planning Department staff is continuously meeting with community groups to discuss the planning process. Reaction has been positive and there appears to be a strong desire to participate in the planning of Kitsilano. However, concern has been expressed that if additional high-rise buildings occur within Kitsilano, then future community options may be closed and the local area planning process may be ineffective.

The Director of Planning concurs that a local area planning programme should allow the residents of a community to help determine the future form of their environment. High-rise buildings can provide a high quality of housing for certain groups of the population. However, high-rise buildings can be particularly disruptive if the community does not accept them and they become scattered throughout the community in a random pattern. The present zoning of Kitsilano would allow high-rise apartments to be scattered over a large area. Possible future recommendations of the local area plan to reduce the heights in these areas would be ineffective and too late if high-rise development occurred during the preparation of the plan. Because of this, it is believed desirable to place a height limitation on a large part of the Kitsilano apartment area until the proper locations for high-rise buildings are determined.

cont'd....

Clause No. 1 continued

C. ZONING CHANGES IN 1972

Following expressions of concern regarding a proposed high-rise apartment building on the south side of Cornwall Avenue between Yew and Vine Streets, the Director of Planning on February 22, 1972 was instructed by Council to report urgently on the possibility of limiting the height of buildings in the northern part of Kitsilano. In the limited time available, the most practical course was to create a new medium density multiple dwelling district schedule to include the uses now permitted in the RM-3 District, but with regulations controlling the maximum height to 35' (with possibility of increase to 40' in certain circumstances). The maximum permitted height in the RM-3 District is 120'.

The area covered by this new zoning was defined having regard to criteria, including:

(1) Desirability of siting high buildings on crests of hills with lower buildings on the slopes;

(2) Maximum opportunity for views towards the beach, Stanley Park, West End, North Shore and Downtown skyline for existing apartments;

(3) Depth (from north to south) of the area where high-rise apartments would be permitted to be generally no greater than two to three blocks to preserve view corridors between buildings;

(4) Concentration of the area where high-rises would be permitted close to commercial zoning.

Approximately 19 blocks were recommended for rezoning to RM-3A. The amending By-Law was adopted on June 6, 1972. This was on an interim basis until a local planning programme was established.

D. PLANNING DEPARTMENT SUGGESTION OF AUGUST 24, 1973

A report of the above date in relation to a development permit application for a Senior Citizens' high-rise apartment building at 2229 Maple Street included a suggestion for Council's consideration to provide interim control of height of apartment buildings pending completion of a local area plan for Kitsilano, by applying RM-3A zoning, to part of the area now zoned RM-3, between 4th Avenue and Broadway, Burrard and Vine Streets. This would have left in RM-3 zoning the area north of 4th Avenue and the smaller areas on 4th Avenue, Broadway, and Dunbar Street. This suggestion was not, however, dealt with when the report was before Council on September 11, 1973.

E. APPROPRIATENESS OF RM-3A ZONING AS AN INTERIM CONTROL

The existing RM-3A District Schedule, which is similar to the other RM Schedules, is readily understood and would be an appropriate measure for zoning control pending completion of a local area plan. As indicated earlier, this permits the typical three-storey apartment building, which is the most common form of development in medium density multiple districts. Although it has been suggested that the design of many of the three-storey apartments is undistinguished, to attempt to refine the RM-3A Schedule to encourage a different form of design would only delay the task of reviewing the zoning of the area as part of the area plan.

F. AREA TO BE CONSIDERED FOR RM-3A ZONING

The limited study which was possible prior to the 1972 zoning change, and subsequent review, suggest that one of the principal concerns is the extent of the area in which high-rise buildings may be permitted. Smaller areas located with regard to the design criteria listed earlier might be generally accepted in a community, as opposed to the large areas now zoned. This, however, cannot be determined in advance of analysis and discussion through the local area planning process.

At the same time, it may be questioned whether there should be complete elimination of any high-rise zoning in Kitsilano during the plan preparation process, which is bound to be time-consuming. Such elimination might discourage some desirable high-rise buildings which could provide a net increase in housing units.

cont'd....

Clause No. 1 continued

The recommendation which follows, therefore, would retain part of the present RM-3 zoning, north of 4th Avenue, where some high-rise buildings exist, to allow some opportunity for this form of development to continue. This area covers 8½ blocks and represents approximately 30% of the area of land in Kitsilano zoned for medium density multiple dwellings. Approximately 65% of this smaller area is developed with apartment buildings. This area is outlined with a heavy black line on the map referred to in Section 1.

G. RECOMMENDATION

It is RECOMMENDED that the Director of Planning and Civic Development be instructed to apply for rezoning to RM-3A Multiple Dwelling District all of the RM-3 zoned lands in Kitsilano area (Burrard to Alma, waterfront to 16th Avenue) except the lands bounded by 4th Avenue, Yew Street, First Avenue, Balsam Street, York Avenue and Larch Street."

DELEGATION APPEARING: West Broadway Citizens Committee

FOR COUNCIL ACTION SEE PAGE(S) 443

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 8, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Linnell
Alderman Marzari

COMMITTEE CLERK: M. Kinsella

The Minutes of the meeting of October 25, 1973 were adopted.

RECOMMENDATION AND INFORMATION

1. Co-Ordination of Day Care

The Committee on October 4, 1973 resolved that day care facilities within the City of Vancouver be a consideration of the Standing Committee on Social Services and that Alderman Marzari prepare for the Committee a draft report on day care needs within the City of Vancouver.

Alderman Marzari today submitted to the Committee a report on day care in Vancouver. The report, which is attached, deals mainly with day care needs for children from 18 months to 5 years of age and put forward some of the ways by which advantage can be taken of the Provincial Government's policy of offering up to $20,000.00 for capital costs to parent groups wishing to set up child care facilities for children in this age group. The report sets forth priority areas for day care based mainly on the number of single parent families residing in an area. It also suggests that the West End be looked at as a special case because of the lack of available City-owned land. Apart from the West End, areas with the highest percentage of single parent families are Fairview, Mt. Pleasant, Kitsilano, Strathcona, Central Business District and Woodland/Grandview. The report concludes with the following recommendations, which your Committee endorses:

"1. It is recommended that Council instruct the Property & Insurance Department to inventory City-owned property in the priority areas as follows: Hastings/Sunrise, Kensington, Mount Pleasant, Kitsilano, Sunset, Marpole, Fraserview, Strathcona, Woodland/Grandview, Renfrew and Dunbar/West Point Grey;

2. That preference be given to those lots which:

a) border on park land
b) are close to bus routes
c) are double lots (so that more than one centre may be placed on one piece of land)
d) are corner properties (to minimize interference with neighbours);

cont'd ....

Clause No. 1 (cont'd)

3. That particular preference be given to these parcels of land presently being requested by groups in Kitsilano and Mount Pleasant (see attached letters).

4. That leasing arrangements at a nominal fee of $1 a year be negotiated through the Day Care Information Centre on a year-to-year basis for the use of these lots."

The Committee discussed the two specific requests before it for land for day care centres.

A. Mt. Pleasant

The Mount Pleasant Information Centre Child Care Co-ordinator has expressed interest in City-owned land situated on Lots 9 - 12, Block 109, D.L. 264A, corner of Windsor and Seventh Avenue for use for day care. The Supervisor of Property and Insurance advised that this site is currently reserved for senior citizen housing. However he stated that he would look into the matter with a view to determining whether this land could be leased for up to two years for use as day care.

In addition, the representative of the Mount Pleasant Parent Group present at the meeting advised that for some time now they have been trying to establish in General Wolfe Elementary School a day care centre for kindergarten and grade 1 children. They are encountering a problem with Community Care Facilities Licensing Board, who are requesting that an area of the school yard equivalent to 65 sq.ft. per child be fenced off from the rest of the school ground for the use of the centre. Because of this requirement, the group has not yet filed an application with the Community Care Facilities Licensing Board. Mr. MacDonald, representing the C.C.F.L., indicated that this matter is presently before the Board in Victoria and he is awaiting a decision. Your Committee suggested that the group proceed with the filing of their application and offered to act as an expeditor if any problems are encountered.

RESOLVED that the Supervisor of Property & Insurance report back to the Committee as quickly as possible on current plans for the City-owned lands, Lots 9 - 12, Block 109, D.L. 264A, corner of Windsor and Seventh Avenue, this report to include details of any possible fiats on this land, as well as the possibility of this land being leased for at least a two year period for use for day care.

B. Kitsilano

The Kitsilano Area Child Care Society expressed an interest in using the City-owned land situated on Lots 11 - 14, Block 265, corner of Maple and Sixth Avenue for a child care centre. The Deputy Supervisor of Property & Insurance reported that this land is being held by the City for possible use in 1975 for the Arbutus-Burrard Connector

cont'd ....

Clause No. 1 (cont'd)

D. That Council authorize the Standing Committee on Social Services to investigate the possibility of the City, in co-operation with the Federal-Provincial partnership, purchasing land for day care use;

E. That Council authorize the Standing Committee on Social Services to investigate means by which day care facilities could be used as part of a bonus system with respect to developments in multiple family dwelling areas.

Mr. Murphy agreed to take back to the senior officials of the Day Care Information Centre the suggestion that they enter into agreement with the City to lease City-owned land at $1.00 a year and allocating this land to the appropriate groups with a decision on the ages of the children to be served. He further agreed to append to Alderman Marzari's report all applicable day care regulations and guidelines in order to provide a comprehensive guide for the establishment of day care facilities in the City.

* NOTE: Re Recommendation A, there being no quorum present when this recommendation was passed, Aldermen Rankin and Marzari submit this recommendation for the consideration of Council.

The meeting adjourned at approximately 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 437

Clause No. 1 (cont'd)

RESOLVED that the Supervisor of Property & Insurance report back to the Committee as quickly as possible on current plans for the City-owned lands, Lots 11 - 14, Block 265, corner of Maple and Sixth Avenue, this report to include details of any possible fiats on this land, as well as the possibility of this land being leased for at least a two year period for use as day care. Further, that the Supervisor of Property & Insurance also report on any other suitable City-owned lands in the Kitsilano area.

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Alderman Linnell left the meeting at 1:55 p.m. and Alderman Hardwick joined the meeting at 2:00 p.m.

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Mr. P. Murphy, Day Care Information Centre, stated that the Provincial Government is willing to supply to groups wishing to establish day care centres pre-fabricated buildings and staff supervising day care centres. It would, however, be necessary for the City and/or the group to provide the land, servicing, etc. In this regard, Mr. Murphy mentioned that the Provincial Government has ordered a number of pre-fab units from Chimo Engineering, these units will be a standard 33' x 40' in size. One of the problems being encountered by the Day Care Information Centre is the delay in obtaining the necessary permits for using these pre-fabs as day care centres. He requested the Committee's assistance in expediting approval of any necessary City permits required for day care centres using pre-fabs. The representative of the Community Care Facilities Licensing requested that plans of the pre-fabs be submitted to them also for information.

Following further discussion, your Committee

RECOMMENDS

* A. That Council instruct the Director of Permits & Licenses to contact Chimo Engineering to arrange inspection of the portable structures to determine conformity with the relevant City of Vancouver By-laws for a report back to the Committee as soon as possible on areas of non-compliance with said By-laws and possible methods of expediting issuance of the necessary permits to permit early use of these portables for day care centres;

B. That Council instruct the Supervisor of Property and Insurance to prepare for the Committee's consideration a list of approximately 30 - 40 City-owned sites which might be suitable for day care, particularly in those priority areas listed in Alderman Marzar's report. The Supervisor of Property & Insurance to also prepare for the Committee's consideration a list of available City-owned sites on which there is a fiat, e.g. land being held for senior citizen's housing, Arbutus-Burrard Connector, etc. which could be used for day care for a period of two years or more;

C. That Council request the Day Care Information Centre and the Ad Hoc Committee on Day Care to undertake inspections of possible suitable City-owned sites in those areas of the City where a community group has not yet been established;

cont'd .....

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 15, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 10:30 a.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Linnell and Marzari

ALSO PRESENT:
Mr. R. King, Vice-Principal, Killarney Secondary School
Mr. J. Whyte, Counsellor, Killarney Secondary School
Mr. W. Price, Centre Director, Killarney Recreation Centre
S/Sgt. D. Westover, Vancouver Police Dept., Youth Prevention Squad
Sgt. M. Beattie, Vancouver Police Dept., Crime Prevention
Staff Insp. T. Herdman, Vancouver Police Department, Patrol Division
Commissioner M. Brown, Parks Board
Mr. L. Ryan, Parks Board
Mr. S. Apfelbaum, Children's Aid Society, Community Worker
Ms. S. Andersen, Resident in Orchard Park
Mrs. B. Fenwick, Vancouver School Board Trustee (Killarney Liaison)
Ms. C. Teply, B.C. Housing Management Commission, Tenant Relations
Mr. S. Craven, B.C. Housing Management Commission, Operations Manager
Mr. G. Reynolds, B.C. Housing Management Commission, Area Manager
Mrs. F. Huot, Vancouver & District Public Housing Tenants Association
Mr. R. Morris, Vancouver Probation Services
Mrs. M. Epstein, Department of Human Resources,
Mr. D. Butler, Department of Human Resources

COMMITTEE CLERK: M. Kinsella

INFORMATION

1. Community Resources Required in the Orchard Park-Killarney Area

This meeting was called to discuss ways and means of dealing with the growing problem of vandalism in the Killarney area, and in particular, the Orchard Park Public housing project.

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Clause No. 1 (cont'd)

The Director of Social Planning submitted a report which formed the basis of the discussion. Mr. D. Purdy, Social Planner, spoke to the report. He stated that Orchard Park is situated some distance from the Killarney Community Centre and, since the Orchard Park Activity Hall was heavily damaged by fire, the youth from the housing project and the surrounding area do not have any convenient recreation facility. Consequently, they loiter in the halls of the apartment buildings where walls have been kicked in, windows broken, and residents harassed. In addition to the vandalism to family homes in the Orchard Park-Killarney area, the Community Centre and the Secondary School have both been damaged by vandalism. Cars have been heavily damaged while in the parking lot of the Community and young people have been involved in battles and threats of violence to residents in the area.

Commissioner May Brown of the Parks Board agreed that the facilities offered by the Killarney Community Centre are inadequate. One of the problems is that the Ice Rink, Swimming Pool and the general recreation facilities are operated as three separate units because of the current administrative procedures. However, the Parks Board is currently reviewing this and this situation should be remedied in the near future. Commissioner Brown stated that one of the biggest obstacles to improving the programmes offered at the Centre is lack of adequate staff. At present, the Centre is staffed by a Director, Assistant Director, Secretary and janitorial staff, plus some part-time workers. The Director of the Community Centre opined that to provide the programmes needed in the area, one additional full-time staff member would be required to work with youth, as well as one full-time staff person for the senior citizen's programme.

A representative of the Fraserview-Killarney Area Council stated that the Council is currently offering a family night programme. This programme is completely unstructured and has been most successful. It was suggested that the Community Centre staff consider offering a similar programme.

A representative of the B. C. Housing Management Commission indicated that the vandalism at Orchard Park is of great concern to them. They have, in fact, hired a security service to police the apartment buildings in an effort to prevent further vandalism. The current budget for security services for all public housing projects in Vancouver is $10,000.00 and an amount of $20,000.00 for this service has been budgetted for 1974. The representative stated that the problem at Orchard Park centres around 10 - 20 youth aged 15 - 18 years of age, half of whom come from the area surrounding Orchard Park.

Mrs. Huot, Vancouver & District Public Housing Tenant's Assoc., asked why the B.C.H.M.C. kept the recreation rooms at Orchard Park locked with the keys unavailable to the tenants. In response to this, the B.C.H.M.C. representative advised that usually recreation rooms are only locked at the request of the residents in order to prevent vandalism. There was agreement that activities in the recreation rooms need to be improved and expanded to include family and organized programmes, however, any programmes offered would need to be supervised.

A number of those present at the meeting expressed the view that there is a lack of co-ordination of existing agencies in the area. There is also a need for a detached worker to motivate youth to participate in programmes offered through the community

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Clause No. 1 (cont'd)

Centre and other existing agencies. The consensus was that there is a great deal of unnecessary time spent meeting with agencies in an attempt to co-ordinate agencies.

In response to questions from the Committee, a representative of the Killarney Secondary School advised that they currently have an enrolment of approximately 2100. There has been a tremendous increase in enrolment this year, especially from the Champlain Heights area. There are six student counsellors on staff who counsel the 2100 students. Mr. Whyte, Counsellor at the school, suggested that it might be better if a counsellor were assigned to a small group of youth with specific problems as these youth have need of concentrated counselling, preferably on a one-to-one basis.

Inspector Herdman reported that there are a number of parks in the City with serious youth problems. Groups involved are usually small in number -- 10 to 15. He cited the Cedar Cottage-Kensington programme as an excellent example of effective handling of this problem.

Your Committee agreed to treat the report of the Director of Social Planning as a draft report at this time and not make any specific recommendation on this matter.

Your Committee discussed the difficulty in achieving citizen participation in discussions on these problems. Mrs. Huot suggested that the Committee members meet with representatives of the various public housing projects in the City, preferably on site. The Chairman requested that Mrs. Huot arrange a series of meetings for the Committee at the different projects to provide residents an opportunity of discussing their problems with the Committee, and that the first meeting be arranged at Orchard Park.

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Alderman Marzari left the meeting at 12:05 p.m. and Alderman Linnell left the meeting at 12:15 p.m.

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The meeting adjourned at approximately 12:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 449

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 15, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Mental Patients Association - Relocation of Drop-in Centre

Representatives of the Mental Patients Association appeared before your Committee to request the Committee to

(a) ask the Department of Permits & Licenses to withhold any action which would require them to vacate their present drop-in facility at 1982 West 6th Avenue and

(b) supply them with a list of city-owned property which might be available for long term leasing as a drop-in centre in or around the Kitsilano area.

With respect to their first request, a representative of the Department of Permits & Licenses stated the main problem with the premises is insufficient fire escapes. This is a 2½ storey house with basement and is used by the Mental Patients Association strictly as a drop-in centre, with nobody residing on the premises. The Mental Patients Association stated that the main floor is the main activity area with the second floor being used as a "quiet area" with usually no more than 3 - 5 people using it at one time. The third floor is office space. The representatives stated that they are willing to supervise activities on the second floor.

Following further discussion, your Committee

RECOMMENDS

A. That Council instruct the Director of Permits and Licenses to delay enforcing the Building By-law until February 1, 1974 to afford the Mental Patients Association an opportunity to locate other suitable premises on the firm understanding that the Mental Patients Association will not permit anybody to sleep on the premises.

B. That Council instruct the Supervisor of Property and Insurance to supply the Mental Patients Association with a list of suitable City-owned properties in the Kitsilano area available for long term leasing by them for use as a drop-in centre.

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2. Strathcona-Seymour Summer Enrichment Project

Representatives of the Strathcona-Seymour Summer Enrichment Project submitted for consideration a request for a grant from the City of $15,000, being equivalent to 1/3 of their total budget of $45,000 for 1974. Ms. L. Choi and Mr. M. Horne reviewed their programme with the Committee.

This programme, which operates during the summer months, offers a one month summer enrichment programme to children residing in the area from Main Street to Commercial Drive and the waterfront to First Avenue. 1973 was the sixth year of the programme, which has been funded to date through O.F.Y. In addition, the Vancouver School Board has permitted the use of two schools in the area and has supplied some teachers to assist with the programme. The major objectives of the programme are to:

(a) assist new Canadians in their command of English
(b) introduce new knowledge and experience
(c) introduce the children to their community and city, and what it offers them
(d) provide a recreational project
(e) exchange views and share responsibilities.

This project is the largest of its kind in Vancouver and last year had an enrolment of 460 children from grades 4 - 7. The programme has a $2.00 registration fee, but no child is excepted because of inability to pay. It was noted that a parent evaluation upon completion of this year's programme showed 96% favourable. Employees of the programme largely come from the area in which the programme is run and are usually grade 10 - 12 or university students.

The representatives stated that they will be unable to obtain O.F.Y. funding for 1974. However, they do hope to receive grants from both the Federal and Provincial governments. Also the Vancouver School Board has offered to provide 6 teachers and the use of two schools or 4 teachers, the use of two schools and about $2,000.00 if they are unable to obtain funding from other sources.

The Medical Health Officer referred to the summer student programme which his Department operated this year, with funds supplied by the Provincial Health Department. A large number of these students employed by the Health Department worked in the Strathcona-Seymour area. He was optimistic that the same funding arrangement would prevail in 1974 and suggested that some of these students be used as workers for the Strathcona-Seymour Summer Enrichment Programme.

RECOMMENDED

That Council approve a grant of $7,500 to the Strathcona-Seymour Summer Enrichment Project based on the following split of the 1974 Budget of $45,000.00:

$15,000	Federal Government
$15,000	Provincial Government
$ 7,500	City of Vancouver
$ 7,500	Vancouver School Board

Further that, if possible, part or all of the City grant be the use of Health Department summer students, with the selection of personnel to be made by the programme administrators.

CONSIDERATION

3. Grant Request - C-TRAC Society School Children Cycle Safety Programme

Mr. J. Gadsby appeared before your Committee in support of the C-TRAC request for a $5,000 grant towards the operation of their Children Cycle Safety Programme. This grant request is to enable the programme to operate for the period January 1, 1974 to June 30, 1974 and would be used as follows:

Salary of Manager-Coach - 6 mos. @ $700	$ 4,200
Allowance for secretarial services and printing	800
	$ 5,000

C-TRAC was formed in October, 1972 to promote funds and manage the reconstruction of the China Creek Cycle Track on East Broadway. The reconstruction programme was financed through LIP, Provincial Government and Park Board funds. Most of the design and reconstruction management work was provided by volunteers. C-TRAC now manages the China Creek Cycle Track on behalf of the Park Board and have hired a full-time track manager-coach. Through the summer of 1973, the programme was funded through gate receipts for cycle races held at the Park and donations from commercial organizations. The organization proposed, with the Vancouver Safety Council, to start a programme of cycle safety and maintenace in the Vancouver schools.

Representatives of the Police Traffic Division present at the meeting stated that the Division currently has three officers who conduct a safety education programme, including bicycle safety, in the Vancouver schools. In addition, the Police license bicycles and also check them for safety at their Oakridge substation.

Following further discussion, a motion that Council approve a grant of $5,000 to C-TRAC with a report back in six months re future funding auspices was put and lost. Accordingly, this motion is for Council's consideration.

4. Emergency Shelter for Native Young People in the Skid Road Area

As the representatives of the B.C. Association of Non Status Indians were not present for consideration of this item, it was agreed to defer consideration to a later meeting of the Committee when these representatives are present. The Chairman instructed the Clerk to write to the Chairman, B. C. Association of Non Status Indians and advise him of the Committee's action and request that he make arrangements to appear on a future agenda on a date when representatives of his Association could be present for consideration of this item before the Committee.

Alderman Marzari suggested that in the interim, pending reconsideration of this item, the Supervisor of Property & Insurance prepare an inventory of all City-owned houses with four or more bedrooms which might be suitable for use as a shelter. While the proposed shelter should preferably be located adjacent to the Downtown Eastside area, it was suggested that other areas be included in the inventory for the information of the Committee.

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Clause No. 4 (cont'd)

RECOMMENDED

That Council instruct the Supervisor of Property & Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes.

A tie vote resulted. Therefore, in accordance with Procedure By-law 66A, the above recommendation is submitted to Council for CONSIDERATION.

The meeting adjourned at approximately 2:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 449

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC & COMMUNITY DEVELOPMENT

November 1, 1973

A joint meeting of the Standing Committees of Council on Civic and Community Development was held on Thursday, November 1, 1973, at 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari, Pendakur, Rankin and Volrich

ABSENT: Alderman Massey

CLERK: M. James

INFORMATION

1. Draft West End Plan

On August 30, 1973, your Standing Committees on Civic and Community Development met and reviewed the Draft West End Plan. At that meeting, the Committees determined to meet again and consider in detail the first section of the Draft West End Plan which covered the first 18 pages of the report which dealt with objectives, assumptions, definitions, land use plan, population and housing and commercial facilities.

The Team members present advised how the 'neighbourhoods' had been determined on the basis of data collected from various sources in the West End area. The data consists of ages, family and non-family units availability, persons per room, family heads and households, building types and topography. The Committee was advised that the Team also used 'focal points' in determining neighbourhoods and found that some neighbourhoods actually had sub-neighbourhoods within them. The area of the West End under study was divided into eight neighbourhoods and excluding the neighbourhood labelled Coal Harbour, were generally of the following:

(a) neighbourhoods having families as a significant minority - 3

(b) neighbourhoods predominantly catering to singles - 2

(c) neighbourhoods catering to retail activities - 2.

The Team suggested that physical zoning regulations could be used to promote the development or continuation of these neighbourhoods and discussed the 7 neighbourhoods with the Committee.

The three neighbourhoods which the Team suggested were best suited for family living were the ones entitled King George, Lord Roberts and Nelson Park and noted that these areas contained the schools in the West End area or are proposed for the areas. There is an opportunity for in-filling in these neighbourhoods and the Team suggests that future developments be low-rise for families, perhaps promoting family accommodation on the first three floors of future residential developments. These areas also contain lands with potential for redevelopment and this should be directed toward family accommodation. It was noted that of the families in the West End, 70% were single parent families and there was 1.5 children per family unit. The Team noted that some form of subsidy towards housing costs was crucial.

cont'd....

Draft West End Plan
(continued)

The Stanley Park neighbourhood contains approximately 32% senior citizens (65 and above) and the Robson International has approximately 17%. The Haro Park site which was in the Robson International neighbourhood, would increase this percentage as a senior citizens development was proposed for this land. During the discussion of the Stanley Park neighbourhood, it was suggested that that area needed little alteration with perhaps the only guidance being the promotion of senior citizen accommodation on a rental basis.

The New Crystal Pool area seemed to provide the greatest opportunity for new development as it had the largest area of under-developed land and older housing and in discussing this area, the Committee agreed that a density of 175 to 200 persons per acre was acceptable and noted that high-rise was a reasonable development construction here. This area also provided the greatest potential for governmental intervention in one manner or another. Urban design considerations must be applied in this area because of the topography and it was noted that the Department of Planning and Civic Development was getting some consultant help in urban design.

In the Coal Harbour neighbourhood, the Committee suggested that residential uses be included and that intervention might be necessary to achieve this. Apartment-hotels were also a suggested use.

After further discussion with the Team members on items relating to the various aspects of the neighbourhoods, it was

RESOLVED that the report of the West End Planning Team be received and that the Team take note of the various comments made this day for the development of a revised report in three parts: assumptions, planning and implementation.

(A map showing the neighbourhoods is attached for information).

2. Condominium Study

At the April 17th, 1973, Council meeting, the West End Planning Team was requested to ask C.M.H.C. to initiate a study of the impact of condominiums on West End economics.

Under date of October 30, 1973, the West End Planning Team submitted the final report which contained the following conclusions:

" CONCLUSIONS

a. If rents could be increased in the order of 30% to ensure approximately a 10-12% profit, most developers and managers spoken to felt they could resume their interest in the construction and/or management of rental units.

However, several of those interviewed said that even with an imoroved return on rental investments, their companies would not be interested in building or managing rental properties. Tenant problems, the general 'anti-development' political atmosphere and the fear that rent controls are a possibility, all discourage involvement in the provision of rental accommodation.

b. There are additional problems for the West End developer. Recent down zoning has increased the difficulty of realizing satisfactory returns. The high turnover rate and the type of tenant in the area are felt to make the West End projects more difficult to manage. Thus, the C.M.H.C. Study concluded that a restarting of rental development probable in other areas is unlikely to take place in the West End."

After reviewing the report and its conclusions with the West End Planning Team, the Committee

RESOLVED that the report be received for information.

3. Economic Implications of 'Down-Zoning'
The West End, January 30, 1973

Earlier this year, your joint Committees requested a report from the West End Planning Team on the implications of the 'Down-Zoning' of the West End's high density residential area.

Under date of October 30, 1973, the Director of Planning and Civic Development submitted, on behalf of the West End Planning Team, the requested report which advised of an analysis of land values, rents, multiple dwelling unit construction in the West End since the 'Down-Zoning'. The report submitted the following as a summary:

"III. SUMMARY

(a) West End land values have not declined as a result of 'down-zoning' in January, 1973. In general, they have continued to appreciate.

(b) Down-zoning provides no direct economic justification for increase in rents of existing dwelling units. However, due to the law of supply and demand, down-zoning will contribute to increased rents in the long run if sufficient apartment-zoned land is not available elsewhere in the City.

(c) Down-zoning in January, 1973 of the West End may contribute as much as a 6% increase in the rental costs of potential new units only. However, none have been built.

(d) The main reasons for the decline in construction of new rental units in the West End in apparent order of importance are:

(1) Increased costs of labour, land, money and construction materials.
(2) Changes to the Federal Income Tax Act in January, 1972 eliminating depreciation allowance as a deduction from taxable income.
(3) Administrative problems centered around landlord-tenant relations.
(4) Down-zoning of the previous RM-4 zone by approximately one-third.

(e) The decline in construction of new rental units is a general regional trend, not unique to the West End.

(f) Rental levels in the West End may have to increase by as much as 30% in order to attract private builders back into the rental housing market.

(g) Existing low vacancy rates suggest increases in rental levels may be imminent.

(h) Over the past two years an increasing number of development permit applications for new apartments have been for condominium development; including 100% of 1973 applications to date.

(i) As condominium development can achieve a better rate of return to the developer, one can expect a continuation of this trend as an alternative to the construction of much needed rental units."

After discussing the summary, your Committee

RESOLVED that the report be received for information.

Prior to adjournment at 5:10 p.m., the Chairman on behalf of the joint Committees thanked the Team for the provision of the information as scheduled and noted the time pressure to which the Team had been subjected.

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FOR COUNCIL ACTION SEE PAGE(S) 449

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

NOVEMBER 15, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, November 15, 1973, at 1:30 p.m.

PRESENT:	Alderman Bowers (Chairman) Aldermen Harcourt and Volrich
ABSENT:	Alderman Gibson
COMMITTEE CLERK:	R. Henry

RECOMMENDATION

1. 911 Emergency Reporting Service

City Council, on August 28, 1973 approved recommendations of this Committee concerning the proposed installation of an Emergency Reporting Telephone Service to be called 911. At that time, Council approved in principle certain points outlined in a letter from the British Columbia Telephone Company and Civic officials involved were to report back to the Committee giving more details of the technicalities and the costs involved. The Regional District was also informed of this action being taken by the City of Vancouver.

At this meeting the Committee was joined by representatives of the Telephone Company, Police Department, together with the Fire Chief and the City Engineer. The representatives of the Regional District, who had been invited by the Chairman were not present.

The Telephone Company representatives, by means of audio-visual equipment explained the functions of a common emergency telephone number and later answered a number of technical questions on the installation of such service. Such cities as Red Deer, Calgary, Winnipeg, Edmonton, Toronto, and Montreal either have an emergency system or it is to be instituted.

The audio-visual presentation mainly showed that an emergency service could produce time saving features. The representatives of the Police Department, upon being questioned advised that 80 percent or more emergency calls would be calls requiring the attention of the Police Department. The Fire Chief explained how the system would require to be integrated with the present fire alarm system.

When discussing the matter of cooperation with other municipalities the Committee was advised that there would be no significant savings, if any, if Vancouver waited and proceeded in conjunction with the other municipalities. Considerable discussion took place with regard to the request to provide coin-free operation of pay phones and the telephone officials suggested they would examine this, although it certainly wasn't possible, within the next 2 years. The Committee also inquired about the Company providing for an operator answering all 911 calls on exchanges where a 911 centre is not provided. The Company doubted if this suggestion could be carried out.

The Committee noted a Department report on the subject, dated November 14, 1973 as submitted from the City Engineer, Chief Constable, and the Fire Chief. The report included details on costs and technicalities, some of the problems and advantages, and concluded with a number of recommendations.

In addition, the officials requested that a further recommendation be added as follows:

f) that an expenditure of $3,000 per month be allocated from the Police Department's operating budget with respect to the telephone rental.

The Committee, after further consideration, amending, and adding to the official's recommendations;

RECOMMENDS:

"a) THAT the 911 telephone system be initiated in the City of Vancouver, preferably by November 1, 1974, to coincide with the planned new communication centre in the Public Safety Building.

b) THAT the sum of $24,000 be allocated in the 1974 Supplementary Capital Budget for installing the new telephone trunks, the construction of an equipment room and the expansion of the existing recorder.

c) THAT Council undertake a publicity campaign in cooperation with the B. C. Telephone Company to inform the citizens in Vancouver and neighbouring municipalities about the system.

d) THAT the Telephone Company be requested to provide for operator answer to all 911 calls on all exchanges where a 911 centre is not provided.

e) THAT the Telephone Company be requested to modify all pay phones in the City of Vancouver to provide for a coin-free operation of pay phones for 911 calls, to be effective when the 911 system is put in service or as soon thereafter as possible.

f) THAT an expenditure of $3,000 per month be allocated from the Police Department's operating budget with respect to the telephone rental.

g) THAT the neighbouring municipalities through the Greater Vancouver Regional District be notified of the action taken this date and invite each municipality to make similar arrangements concurrently and cooperatively."

The Committee adjourned at approximately 3:20 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

November 15, 1973

A meeting of the Standing Committee of Council on Community Development was held on November 15th, 1973, in Committee Room No. 2, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Harcourt

ALSO PRESENT: R. Youngberg, Planning Department
Carl Brammer, Killarney Champlain Citizens for Action
B. Downs, Consultant
D. Mann, Consultant

COMMITTEE CLERK: M. Sharkey

RECOMMENDATION

1. Meeting of the Committee with the Liquor Control Board

The Chairman of the Liquor Control Board had been in touch with Chairman Volrich and offered to meet with the Committee on an informal basis for a general discussion on licenses issued by the Liquor Control Board in the City of Vancouver.

The Committee agreed that an informal meeting of this type would be beneficial to all concerned. The Committee,

RECOMMENDS

THAT the request of the Liquor Control Board for an informal meeting with members of the Standing Committee of Council on Community Development for a general discussion on Liquor Control Board licenses in the City of Vancouver be accepted. The meeting is tentatively scheduled for Friday, November 23rd, 1973, the place to be decided.

2. Illegal Suites Policy

On June 19th, 1973, the City Council had directed that a Staff Committee, comprised of the Director of Permits and Licenses, Director of Planning & Civic Development, and the Corporation Counsel, prepare a report on Illegal Suites in the City of Vancouver, making suggestions and recommendations to be presented to a meeting of the Standing Committee on Community Development. The full report of the Director of Permits and Licenses be presented to the Standing Committee on Community Development on November 8th, 1973.

Discussion followed regarding the recommendations made to Council in the Minutes of November 8th, 1973, regarding Section 4, "Opting Policy" of the Report for the Director of Permits and Licenses, being:

"Section 4 of the Staff Committee recommendation adopted by the Committee is as follows:

That the descretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposals."

On Agreement that a referendum plan would be used to decide the opting policy, the Committee,

RESOLVED:

THAT the recommendations made by the Committee in respect to Section 4 of the Staff Committee recommendations in the report by the Director of Permits and Licenses at the meeting of November 8th, 1973, "Opting Policy" be deleted, to be discussed in detail at a later date.

The Committee also entered into a discussion on the recommendations regarding 1 (a) - RS-1 areas in the report on Illegal Suites and:

RECOMMENDS

THAT Item 1 (b) "Age of Building" be deleted from the recommendations in the report of the Director of Permits and Licenses

3. Sites E and F: Champlain Heights

Mr. Carl Brammer, Chairman of the Killarney-Champlain Citizens for Action group, was present with other members as a delegation to present a report with respect to specific recommendations regarding the development of Champlain Heights area.

The brief outlined the recommendations on:

- evaluation of Terms of Reference for planning in Sites E & F
- Relationship of traffic patterns to housing sites
- Densities
- Style and Quality of housing
- Land lease vs. Land sale for total area E & F
- Variety in street layout
- Recommendations regarding engaging consultants
- Establishment of Planning Committees
- Terms of Reference re A, B, C, and D
- Establishment of a Planning Committee for a Community Service Centre.

The Chairman thanked Mr. Brammer and the delegation for their presentation and assured them the brief would be considered in the report on development for this area.

Mr. Downs, of the firm of Downs-Archambault, and Mr. Mann of the Urban Program Planners, Consultants to the City of Vancouver on Champlain Heights, presented a report on organization and procedure for development of Areas E & F.

The report dealt specifically with a program for formation of a Advisory Committee and Consultant Task Force with a Consultant, City Resourse Group and laying out an organizational diagram for formation suggesting areas from which the membership of this Committee and task force may be drawn.

During discussion of the report, the Director of Planning and Civic Development stated that a report could be expected from his department within two weeks and that he would be pleased to enter into discussions with the consultants regarding his report.

It is the intention of the Planning Department to formulate a plan which would contain Terms of Reference as to how the land will be developed, types of housing and environment. It is necessary to receive input from many sources, Community Centres, School Boards, Park Boards, Medical Officer of Health, Engineering Department, Fire and Traffic, etc. It is expected that this process will take approximately 9 months to complete.

The plans will not contain specific terms of reference as to how it will be implemented. The City Council would, at some future date, offer suggestions as to the expected terms of reference for implementation.

The consultant assured the Committee that by following the procedures outlined in his report, a full comprehensive report with detailed implementation could be brought back to the Committee in 6 months.

The Committee,

RESOLVED:

THAT the brief of the Citizens of Killarney-Champlain Heights and the report of the consultant, Downs-Archambault, be received by this Committee for information and referred to the Director of Planning for consideration when formulating his report, which will be brought to the Standing Committee on Community Development in two weeks time.

FURTHER THAT the Director of Planning meet with Mr. Brammer, Chairman of the Killarney Champlain Citizens for Action group, and Mr. Downs and Mr. Mann, consultants, for discussion of their brief and report.

4. Sites C and D: Strathcona

"At its meeting on September 6, 1973, the Community Development Committee passed the following resolution:

"THAT the Committee approve in principle that Sites C & D be used for family and senior citizens' housing, including personal care housing, and

"THAT the question be referred to the Planning Department for a definitive report suggesting guidelines for development, and that the Planning Department consult with the Strathcona Rehabilitation Committee in developing the guidelines and the report."

There are two aspects to this request:

1. the method by which the site will be developed, and
2. the actual form of development.

METHOD OF DEVELOPMENT

Council has already determined that the development on this site will consist of principally family housing with the possibility of housing for senior citizens and a personal care home. At a public meeting held in Strathcona on June 14th to hear proposals for development of this site from interested groups there were only two organizations who offered to develop the site for housing, the Shon Yee Society and the Strathcona Property Owners' and Tenants' Association. Further consideration of this matter was given at a meeting of the Community Development Committee on September 6th, when the above resolution was passed, and when discussion was also held with representatives of the Shon Yee Society and SPOTA.

As a result of this second meeting of the Committee, and as a result of discussions by the Strathcona Rehabilitation Committee, the following proposal is put forward for the development process for the site. This process has been developed with the thought in mind that the housing development, while not being in any way restricted to any particular group of citizens, should be developed for people who wish to live in the area and their ambitions, both as to character of development and form of tenure, should be of prime importance in the development process.

STEP ONE: HOUSING SOCIETY

The first step would be the calling of a public meeting, widely advertised and under the chairmanship of a respected individual who has some knowledge of the area but clearly no direct links to the community. This public meeting would then elect ten individuals who would constitute themselves into a housing society, and obtain registration as a non-profit society.

This housing society would be charged with the responsibility of securing title to the land with the assistance of start-up funds from CMHC, and preparing development plans and proposals for forms of tenure to reflect the needs of the people who wish to live on the site. SPOTA has already approximately 100 requests from people who wish to be occupants of new housing in the area. At the same time, they would be seeking some organization to run the personal care home and, if such an organization can be found, developing plans for it.

The method of forming a Housing Society was discussed by the Committee. It was felt that possibility by the method of electing a full Society membership at a public meeting, there was the danger of over representation by one particular organization or group of peoples. This method, however, is considered by the Community and Community groups to be the best way to form a Housing Society of representatives of the people. It is the duty of the Council to make sure a Housing Society is a representative group of all people and the method suggested was to limit the membership of people drawn from the public sector to 7, with the balance of 3 to be Council representatives. There has been no criteria established to decide who will live in this area as this will be based on need.

STEP TWO: CITIZENS' ADVISORY COMMITTEE

To assist the housing society (the ten individuals elected at the public meeting) if the housing society felt the need, and if it became apparent that there was a demand for such a body in the community, a citizens' advisory committee could be established and the Strathcona Rehabilitation Committee would be an appropriate vehicle for co-ordinating and organizing appointments to this committee.

The housing society is, in any event, going to have to have consultations with groups in the community and the main purpose of this possible citizens' advisory committee would be to co-ordinate and facilitate such communication. This group would have no direct responsibility other than assisting in communication and offering advice.

STEP THREE: CONSULTANTS

The housing society will need the services of various types of consultants and these can be hired with the start-up funds obtainable from CMHC, and are a legitimate part of the cost of the project. In addition, the site office staff resources of the SRC can be available to a limited extent in the initial phases to help the housing society get the show on the road.

STEP 4:

As the project is completed the housing society would turn over ownership and control to whatever ownership groups were appropriate. Tenure could be either by:

a. condominium ownership, in which case the appropriate body would be the Strata Corporation, comprising the occupants of the condominiums, or

b. a co-operative arrangement, in which case the title holder would be the co-operative society, again composed of the shareholders of the co-operative, who would be the occupants of the units, or

c. a rental structure, in which case some organization would need to be found to retain the title and manage the project. This could be the housing society itself, but this need not necessarily be the case.

The personal care home, if one were constructed, would be turned over to the organization which had been found to run it.

The proposal may sound complicated and longwinded, but the basic difference between this proposal and handing over the site to an established organization is that the organization to develop it needs to be elected by the public meeting. The other steps are ones which have to follow in any event, whoever develops the site.

Some funds will be necessary to set this process in motion. A hall will need to be rented, some advertising costs should be incurred, there may be some expenses for the chairman, and there will be some costs in setting up and registering the Housing Society. The amount should not exceed $1,000 and, rather than delay the work by attempting to seek a cost-sharing arrangement, it is suggested that the City provides these funds.

FORM OF DEVELOPMENT

It is important that the housing society should have a considerable degree of latitude in determining the form of development to suit the needs of the occupants. There are certain basic development guides which should be common to any development and are necessary so that the development will fit into the community.

Development on Sites C & D is intended to be mainly for family housing. A personal care home would be a desirable addition to the neighbourhood and, though the immediate area has a fair number of senior citizens' units, the possibility of including a limited number in this development is not ruled out.

Ancillary uses, such as a day care centre and medical facilities related to the personal care home (though related to all senior citizens resident in the area) are listed as possible uses.

The detailed conditions of development regulating the composition of housing, density, parking, etc. are listed as Appendix A.

It is RECOMMENDED:

1. that Council approve the housing society method of development for Sites C & D in Strathcona in accordance with the foregoing outline and that an amount of up to $1,000 be approved for expenses for the meeting, to be administered by the Director of Planning and Civic Development.

2. that the SRC be requested to give general assistance to the housing society and to maintain a watching brief.

3. that the general conditions of development for Sites C & D be as described above.

4. that when the housing society is formed, and the types of developments have been determined, it negotiates a purchase price for the land with the Supervisor of Property and Insurance, for report back to Council."

The Committee discussed Steps 2, 3 and 4, and agreed in principle to the Report of the Director of Planning and Civic Development and

RECOMMENDS

THAT the recommendations of the Director of Planning and Civic Development be accepted.

FURTHER THAT as recommendation

5. A Housing Society of 10 members be formed, to be comprised of 7 members, elected from the public sector, with 3 members being named by the Council of the City of Vancouver.

The arranging of public meetings and Chairmanship of same, to be the responsibility of the Director of Planning and Civic Development.

The meeting adjourned at approximately 4:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 450

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT & ENVIRONMENT

November 15, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held on November 15th, 1973, in Committee Room No. 1, Third Floor, City Hall at 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Linnell
Commissioner DuMoulin

ABSENT: Alderman Marzari (Civic Business)

ALSO PRESENT: Roy Lisogar, Vancouver City Planning Commission

COMMITTEE CLERK: M. James

Adoption of Minutes

The minutes of the meeting of October 18th, 1973, were adopted.

RECOMMENDATION

1. Dog Control Brochure

"On July 31, 1973, City Council passed the following amended recommendation of the Standing Committee of Environment.

'THAT a Committee, comprising Dr. Bryson, as Chairman, with representatives from the B. C. Veterinary Medical Association and the B.C. - S.P.C.A., be appointed to prepare a brochure, from materials and information provided by other Cities for distribution to pet owners in the City of Vancouver, and the financial implications be reported back to Council.'

Mr. S. G. N. Presley, Western Federation of Individuals and Dog Organizations was later added to the Committee."

In compliance with this instruction, the Director of Permits and Licenses, as Chairman of the Committee, submitted, under date of November 13th, 1973, a report which contained the following five recommendations:

1. City Council endorse the Brochure entitled "YOU, YOUR PET AND YOUR COMMUNITY".

2. Funds in the amount of $7,215.00 be approved from Contingency Reserve to cover the cost of printing and distributing the brochure.

3. The order for the design and production of the brochure be placed through the firm Windram & Lim.

4. Committee Members, Dr. S. Hoff, B.C. Veterinary Medical Association, Mr. S.G.N. Presley, Western Federation of Individuals and Dog Organizations and Mr. R. Hosegood, S.P.C.A. Vancouver Regional Branch, be thanked for their time and effort they gave to the preparation of this Brochure."

5. A copy of this report be circulated to the Cities and Municipalities in the Greater Vancouver Regional District.

Clause 1 Continued

Attached to the report was a letter dated November 5th, 1973, from the B. C. Veterinary Medical Association and a draft of the brochure.

The draft brochure is on file in the City Clerk's Office.

It was noted that if Council authorized the production of the brochure, it would be sent out with the annual mailings of assessment notices and pet licenses and sent out through the Department of Permits and Licenses.

After discussing the item with the Director of Permits and Licenses, your Committee,

RECOMMENDS:

1. City Council endorse the Brochure entitled, "YOU, YOUR PET AND YOUR COMMUNITY".

2. Funds in the amount of $7,215.00, be approved from Contingency Reserve to cover the cost of printing and distributing the brochure.

3. The order for the design and production of the brochure be placed through the firm, Windran & Lim.

4. Committee Members, Dr. S. Hoff, B. C. Veterinary Medical Association, Mr. S. G. N. Presley, Western Federation of Individuals and Dog Organizations and Mr. R. Hosegood, S.P.C.A. Vancouver Regional Branch, be thanked for their time and effort they gave to the preparation of this Brochure.

5. A copy of this report be circulated to the Cities and Municipalities in the Greater Vancouver Regional District.

INFORMATION

2. Knight Street Bridge

The Chairman advised that he had been in contact with the Minister of Highways and had been advised that if the problem of public access to the land lying under and adjacent to the North End of the Knight Street Bridge could be solved, the Department of Highways will make provision in their landscaping for such public access as may be designed. The Minister advised that his staff would work in co-ordination with the Planning Department staff and that the fence, presently around the property, would be removed.

The Committee, with the aid of a map, noted the problem of access to the property , and the City Engineer pointed out that some form of public access would have to be investigated either under the railroad tracks from North Kent or along the South Side of the right-of-way of private lands. After further discussion, the Committee,

RESOLVED:

1. THAT the City Engineer approach the Canadian Transport Commission on the matter of a crossing from North Kent to the land lying over the North end of Knight Street Bridge and the City Engineer also investigate the costs of a road extension of South Kent, for report back to the Committee.

Clause 2 Continued

2. THAT the Committee consider this matter next, jointly with the Standing Committee of Council on Community Development, and the Deputy Superintendent of the Board of Parks and Public Recreation be present at this meeting, after first having discussed the matter with the Director of Planning.

3. THAT at the next meeting, the memorandum, dated November 15th, 1973, of the Chairman and appropriate maps be submitted.

3. Waterfront Study - Progress Report

The Project Manager submitted to the meeting an oral report on the progress of the Waterfront Project Study and advised that he had submitted to the City Clerk, the master copy of the 300 page inventory, recently produced. Ten copies have been produced and distributed to date.

The inventory is in 5 sections dealing with land, population, business activity, transportation and goods movement, with the 5 sections being general comments by the Project Manager. The first 4 were submitted by the Project Manager as his professional consultants' opinion.

In making the report, the Project Manager raised the following points:

- There is need for better input from the Transit Bureau from the Provincial Department of Municipal Affairs.
- There is need for a broader "sounding board" by an increase in the membership of the Steering Committee.
- Specific projects are still only in the concept stage.
- The Architectural Institute of British Columbia have commented on the matter of the advertised proposals re Fisherman's Wharf.

In discussing the oral report with the Project Manager, it was agreed that Alderman Massey would undertake to contact the Architectural Institute of British Columbia on the matter of the proposals, and that the Project Manager would report back on the matter of the B. C. Sugar Refinery Development Permit application.

The Project Manager submitted to the meeting a mock up of a four page public information report on the Waterfront Planning Study which, in summary, provided an overview of the study and the inventory submitted previously.

As copies were not available for individual members of the Committee prior to the meeting, it was,

RESOLVED:

1. THAT the Chairman and Alderman Linnell review the Brochure, prior to printing and distribution

2. THAT the inventory of the Waterfront be received and that copies by made available in the Main Branch of the Public Library and in the City Clerk's Office at City Hall, and that 2 copies be sent to the Board of Parks and Public Recreation: All other copies to be supplied at cost.

Clause 3 Continued

By general agreement, the Project Manager was requested to take the brochure to the Steering Committee, take up with the Minister of State for Urban Affairs the matter of the increase in the size of the Steering Committee, and discuss with the Assistant City Engineer, Traffic and Transportation, the matter of liaison with the Transit Bureau.

The Chairman advised the members of the Committee that Project 200 was prepared for submission to the Committee the matter of a Second Tower in the " Canada Square Complex". The Committee was advised that Project 200 would be making formal submission in approximately 2 weeks time.

4. Oil Spills

Under date of November 2nd, the Board of Administration submitted to Council meeting of November 6th, 1973, a report entitled, "Protection of City Beaches from Oil Spills in the Harbour". The report recommended four actions to produce a beach protection plan. Council, on November 6, approved the recommendations as interim meansures and instructed the Committee to give further consideration to the problem of oil spills by co-ordination and co-operation of neighbouring Muncipalities.

The Chairman of the Committee advised that the Mayor was to meet with the Honourable J. Davies, Minister of Environment and suggested that the Committee wait the results of this meeting before taking any action on the instructions of Council.

At this meeting, the City Engineer submitted a report, dated November 15th, 1973, outlining 3 items which had occured since the action of Council on November 6th, 1973. The Committee,

RESOLVED:

To receive the report of the City Engineer as a report of progress and take no further action pending further information.

5. Fuel Shortage

It was brought to the attention of the Committee that the Provincial Government had issued instructions to reduce the temperature of Provincial buildings. The Committee was advised that City Hall and other Civic buildings were also following this practice. The B. C. Hydro had advised there was no shortage of electrical energy at this time.

Mention was made of the conversion of City vehicles from liquid petroleum fuel to propane and it was noted that the City Engineer was to report further on this matter.

* * The meeting adjourned at 4:35 p.m. * *

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 451

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING - NOVEMBER 29, 1973

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 29, 1973, in No. 1 Committee Room, City Hall, at 7:50 p.m.

PRESENT: Deputy Mayor Linnell
Aldermen Bowers, Harcourt, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Gibson
Alderman Hardwick
Alderman Massey (Civic Business)
Alderman Pendakur

CLERK TO THE COUNCIL: M. James

Local Improvements on the Initiative and by Petition

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Linnell in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs on the Initiative, Schedule #422, and

Pavement and Curbs by Petition, Schedule #423

The Court received from the Assessment Commissioner, Schedules #422 listing 138 Local Improvement projects on the Initiative at various locations, and Schedule #423 listing 142 Local Improvement projects by Petition at various locations.

It was noted that with respect to Schedule #422, Projects 30, 45, 69, 74, 103, 127 and 131 had been defeated by sufficiently signed petitions against the proposed works. The projects submitted under Schedule #423 had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Court noted the attached report dated November 29, 1973 submitted by the Assessment Commissioner relating to adjustments to measurements to projects 10, 57 and 61 per Schedule #422.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Assessment Commissioner dated November 29, 1973, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Schedules #422 and #423 submitted by the Assessment Commissioner be approved as amended.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following delegations speaking to the projects as noted:

Schedule #422
Pavements and Curbs on the Initiative

Item #26:

The Council had before it the letters of October 22, 1973 from Fletchers Limited, the tenant in occupancy of property affected by this local improvement and letter of November 1st from the executors of the owner of the property, along with a letter dated November 29, 1973, from the Canada Permanent Trust.

It was noted that these objections were filed too late and the letter from Canada Permanent Trust confirmed the late filing.

The Secretary Comptroller of Fletchers Limited spoke to the Council supporting the points raised in the various letters.

Item #54

The Council had before it a letter from Canada Oxygen Limited dated November 16, 1973, which advised that the company had neglected to lodge the objection by the time limit and noted that the company opposed the project on the basis of increase in taxation and the lack of useful purpose of this improvement on Williams Street.

Item #58

Mrs. R.J. Copeland of 1395 East 3rd Avenue and Mrs. A.P. Myers of 1363 East 3rd Avenue spoke in opposition to the project and advised that this particular part of Third Avenue from Clark Drive to MacLean Drive was mixed industrial and residential use with five residences remaining on the block. The speakers opposed the project on the basis of increased taxation for improvement not of direct benefit to the residents.

Schedule #423
Pavements and Curbs by Petition

Item #3

Mr. Wood of 3095 Adanac Street opposed the project as this would be a one-block improvement leaving unimproved blocks to the East and West.

Item #13

Mr. Murphy of 5888 Fleming Street opposed the project on the basis of 27-foot width and requested the 36-foot width.

Item #32

Mr. B. Meier of 1927 East 4th Avenue opposed the project on the basis of 27-foot width and requested the 36-foot width.

cont'd.....

Schedule #423
Pavements and Curbs by Petition (cont'd)

Item #39

Mr. Emslie of 3755 West 19th Avenue opposed the project on the grounds of increase in taxation as he was on a fixed income and would derive no direct benefit personally from the project.

Item #68

Mr. Marino of 2162 Franklin Street opposed the project on the basis of cost.

The Council noted the amended report of the Board of Administration dated November 28, 1973, concerning Subsequent Procedure recommending that the Initiative Projects in Schedule #422 except the defeated items, 30, 45, 69, 74, 103, 127 and 131, be undertaken, the Petition Projects in Schedule #423 be undertaken and the properties assessable for the previous local improvement on Malkin Avenue (Schedule 422 Item 32) be assessed at an estimated cost per foot of $6.80 instead of $18.18 per foot as advanced.

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT,

(a) the 'Initiative' projects in Schedule 422, except 30, 45, 58, 69, 74, 103, 127 and 131, be undertaken;

(b) the 'Petition' projects in Schedule 423, except item #3, be undertaken and the City Engineer be instructed to initiate a pavement and curb local improvement for a larger section of Adanac Street;

(c) the properties assessable for the previous local improvement on Malkin Avenue (Schedule 422 Item 32) be assessed at an estimated cost per foot of $6.80 instead of $18.18 per foot as advanced.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:00 p.m.

***

The foregoing are Minutes of the Special Council meeting of November 29, 1973, adopted on December 11, 1973.

A. Phillips
MAYOR

CITY CLERK

FOR COUNCIL ACTION SEE PAGE(S) 545

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A meeting of the Council of the City of Vancouver was convened Tuesday, December 4, 1973, 'In Camera', in the Architects' offices of Arthur Erickson & Associates, 2412 Laurel Street, at approximately 1:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Rankin.

ABSENT: Alderman Volrich

UNFINISHED BUSINESS

1. Blocks 51/61/71: Provincial Government Development Plans

This item of business was considered by Council 'In Camera' at the request of the Provincial Government.

- -

The Council recessed at approximately 3:00 p.m. after consideration of the foregoing item of business to reconvene in the Council Chamber at the City Hall.

- -

The Council, still in Committee of the Whole, reconvened in the Council Chamber at approximately 3:30 p.m., with the following personnel present:

Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Pemberton School, Pemberton, B.C., under the direction of Mr. McConville.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
THAT the Minutes of the Special Council meeting dated November 22, 1973, be adopted.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting, including the 'In Camera' portion, dated November 27, 1973, be adopted.

- CARRIED UNANIMOUSLY.

Blocks 51/61/71: Provincial Government Development Plans

The Mayor advised that pursuant to deliberations earlier this day in the office of the Architects, Arthur Erickson & Associates, respecting Provincial Government Development Plans: Blocks 51/61/71, he was appointing the following to the membership of the Committee established at that consideration:

Mayor Phillips
Alderman Bowers
Alderman Harcourt
Alderman Hardwick

The Mayor advised he had arranged for a meeting of this Committee next week with the Architects.

MOVED by Ald. Bowers,
THAT Alderman Massey, as a Director of the Art Gallery, be requested to meet with the Art Gallery,in company with another member of Council to be invited by him, to enquire of the Gallery's space requirements.

- CARRIED UNANIMOUSLY.

Visit of The Rt. Honourable Pierre Elliott Trudeau - Prime Minister of Canada

The Mayor advised The Rt. Honourable Pierre Elliott Trudeau, Prime Minister of Canada, will be at the City Hall at approximately 2:00 p.m. this Friday, December 7, 1973 and will be signing formal documents in respect to the transfer of the 38 acres of Jericho. He advised plans in respect of Jericho will be set up for viewing and all members of Council are invited to be present at this time.

- -

UNFINISHED BUSINESS (cont'd.)

2. Acquisition for Britannia Community Services Centre (1637 Parker Street)

Under date of November 16, 1973, the Board of Administration submitted a report of the Supervisor of Property & Insurance recommending a final offer to the owner of Lot 19, Block 23, D.L. 264A (1637 Parker Street) required for the Britannia Community Services Centre. The final offer was $23,000.00 as full and final settlement of the claim for compensation from the City, or failing acceptance of the offer, the Corporation Counsel be authorized to proceed with arbitration.

cont'd.....

UNFINISHED BUSINESS (cont'd.)

2. Acquisition for Britannia Community Services Centre (1637 Parker Street) (cont'd.)

On November 20, 1973, the Council adopted this recommendation which also had the approval of the Board of Administration.

Mr. Guadagno, the owner, appeared before Council this day by prior arrangement with the Council and requested an increase in the offer.

After due consideration it was

MOVED by Ald. Harcourt,
THAT the part of the resolution of Council of November 20, 1973, which adopted the aforementioned recommendation of the Supervisor of Property and Insurance, be rescinded.

- CARRIED UNANIMOUSLY.
and by the required majority.

MOVED by Ald. Harcourt,
THAT the Supervisor of Property and Insurance be authorized to make a final offer to the owner of Lot 19, Block 23, D.L. 264A in the amount of $24,600 as full and final settlement of his claim for compensation from the City, or failing acceptance of this offer, the Corporation Counsel be authorized to proceed with arbitration.

- CARRIED UNANIMOUSLY.

3. Lease Renewal - Southwest Corner Terminal and Main Streets

The Council further considered the Board of Administration report of November 8, 1973, in which is contained a report of the Supervisor of Property and Insurance regarding leasing to Imperial Oil a portion of Lot 33, D.L.'s 2037 & 2064 (S/W Corner of Main Street and Terminal Avenue).

A representative of the Company appeared advising it is proposed to demolish the present buildings on this site and reconstruct a new facility at a cost of approximately $140,000 but could only accomplish this if the lease term were long enough to amortize the cost.

MOVED by Ald. Bowers,
THAT a 10-year lease of this property be granted to the Imperial Oil Company with a six months' cancellation clause in the last five years on a reduced portion (from 54,492 down to 33,412 sq. ft.) of Lot 33 at a rental of $18,000.00 per annum plus taxes for the first five years, $20,000.00 per annum plus taxes for the second five years, on the basis that all improvements excepting trademarks and signs become the property of the City after 10 years. In addition, the approximate ½ acre reverting back to the City will be available for rent to another tenant; this approval to be subject to details to be worked out to the satisfaction of the Planning Department.

- CARRIED.

AMENDED SEE PAGE 545

(Aldermen Hardwick, Linnell, Marzari, Mayor Phillips and Alderman Volrich voted against the motion).

MOVED IN AMENDMENT by Ald. Linnell,
THAT the whole matter be deferred one week for report back from the Planning Department and the False Creek Team, on the layout.

- LOST.

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Mayor Phillips, Aldermen Rankin & Volrich voted against the amendment).

UNFINISHED BUSINESS (cont'd.)

4. Additional Constables - Granville Mall

At the November 27, 1973 meeting of Council, a resolution was received from the Police Commission asking for an increase of eight additional Constables for policing of the Granville Mall area. A motion, at that time, was made by Alderman Bowers, but deferred to this meeting to allow the Chief Constable an opportunity of speaking to Council on the matter.

The Chief Constable and other representatives of the Department spoke in support of the Police Commission's request following which Alderman Bowers reiterated his motion from the previous meeting, as changed now to read as follows:

MOVED by Ald. Bowers,
THAT the request of the Board of Police Commissioners for establishment of eight additional police constable positions for beat police work be approved and the source of funds for 1973 be determined by the Director of Finance.

- CARRIED.

(Aldermen Harcourt, Pendakur and Rankin voted against the motion).

5. False Creek Project: Engineering Considerations

On November 27, 1973, the Council considered a report from the City Engineer under date of November 23, 1973, respecting the False Creek Project and Engineering Considerations, and dealt with that report with the exception of the reference to Connaught (Cambie) Bridge replacement alignment which was deferred for consideration at this time.

After due consideration, it was

MOVED by Ald. Hardwick,
THAT, for planning purposes, the alignment of the Connaught Bridge Replacement be west of and adjacent to the existing bridge, and the southwestern most street connector be at Smithe Street.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. DEPARTMENTAL REPORT
Building & Planning Matters (November 30, 1973)

Clause 3 - Development Permit Application No. 61931: "ANAVETS" Senior Citizens' Residence

In considering this report, the views of the Design Panel are noted as well as the Technical Planning Board, and in this regard, the following is extracted:

"The Panel saw the proposal again on October 29, 1973, and noted the improvements to the appearance of the building, but as no changes could be made to the basic concept of the building, they felt that they had no alternative but to reiterate their previous criticism and this time recommend refusal.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Clause 3 - Development Permit Application No. 61931: "ANAVETS" Senior Citizens' Residence (cont'd.)

The Technical Planning Board on November 2, 1973, deferred consideration of this item for one week for a report from the Director of Planning.

On November 9, the Technical Planning Board received the report from the Director of Planning, which read in part as follows:-

'Although I share some of the Panel's criticism and concern, I believe the scheme which has been prepared with the detailed approval of Central Mortgage and Housing Corporation, meets the requirements of the Zoning and Development By-law and therefore would recommend that this design be approved.

If this recommendation is adopted by the Technical Planning Board, it should be forwarded to Council.'

It was then regularly moved and seconded:

'That in accordance with the recommendation of the Director of Planning, the design of this development be approved.'

The Development Permit is ready for issuance except for the matter of difference of opinion on design between the Design Panel and the Technical Planning Board."

The Council heard the Chairman of the Design Panel with respect of senior citizens' highrise housing and standards in connection therewith as well as hearing, in particular, the Chairman's comments on this particular project for 951 East 8th Avenue. Mr. Hawthorne filed a brief.

It was noted that the "ANAVETS" Senior Citizens' Housing Society requested by letter dated December 3, 1973, an opportunity of speaking to the matter should the Council not approve.

MOVED by Ald. Hardwick,
THAT the Design Panel be requested to prepare an initial brief on guidelines re senior citizens' housing and meet on the matter with the Housing Committee.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the Technical Planning Board be advised that the Council approves this development permit application of "ANAVETS" Senior Citizens' Society for a senior citizens' housing development at 951 East 8th Avenue.

FURTHER THAT the Director of Planning be requested to take into consideration, before the development permit is issued finally, those points raised by the Chairman of the Design Panel this day and contained in the brief filed by him, which would not require such major changes as to significantly delay the project.

- CARRIED UNANIMOUSLY.

- -

The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m.

- -

The Council reconvened at approximately 7:35 p.m., still in Committee of the Whole, with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

COMMUNICATIONS & DELEGATIONS

1. Suspension of Public House License No. 23401 re Broadway Hotel Public House

The Council received representations from Mr. R.E. Cocking, Barrister, on behalf of the licensee, to whom was issued Public House License No. 23401,for the Broadway Hotel Public House, this license having been suspended by Council on November 27, 1973, for one month, effective December 1, 1973. Mr. Cocking also set out views in a letter dated November 28, 1973, requesting the Council revoke its decision.

Mr. Brenner, who advised that he was the operator of the Broadway Hotel, also was given an opportunity to speak to this matter and urged Council revoke its previous decision.

MOVED by Ald. Harcourt,
THAT the representations from Mr. Cocking and the communication submitted by him on this subject, be received and no further action be taken on this matter.

- CARRIED UNANIMOUSLY.

2. Council Action re Public Houses

A representative of the Beverage Dispensers Union appeared requesting the Council review its decision of November 27, 1973 or make it effective in the month of February or at some period to avoid the Christmas season in view of hardship to families involved. This has particular reference to the Council's action at the last Council meeting in suspending or cancelling certain City licenses of public houses.

MOVED by Ald. Volrich,
THAT the communication and representations from the Beverage Dispensers Union be received and no further action taken on the matter.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. Development Permit Application #60365 1167 West 8th Avenue

MOVED by Ald. Hardwick,
THAT consideration of the report dated November 30, 1973, from the Director of Planning in regard to Development Permit Application No. 60365 re construction of a three-storey building at 1167 West 8th Avenue, and Vancouver City Planning Commission report of November 30, 1973, be deferred pending the hearing of a delegation as per request received.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS AND DELEGATIONS (cont'd.)

3. Langara Golf Course Lands:
Approximately 66.12 Acres

(i) The Council noted a communication dated November 28, 1973 from Marathon Realty Company Limited advising of acceptance by Canadian Pacific Limited of the City's offer of $4,500,000.00 for the purchase of Langara Golf Course Lands, being approximately 66.12 acres and bounded by 58th Avenue to the south, Cambie Street to the west and Ontario Street to the east, all as shown on the plan attached to the Offer to Purchase made on the 8th day of November, A.D. 1973.

MOVED by Ald. Bowers,
THAT this information be received.

- CARRIED UNANIMOUSLY.

(ii) Following discussions with the Planning Department by Alderman Hardwick, it was

MOVED by Ald. Hardwick,
THAT (a) The Civic Development Committee study and report back to Council on development recommendations for the Langara Golf Course area.

(b) The Committee organize a study group to consist of local representatives, the Director of Planning and representative of the Park Board for the purpose of recommending to Council, terms of reference for the development of the area.

(c) The Committee be authorized to invite proposals for Planning, design and development based on the accepted terms of reference.

- CARRIED UNANIMOUSLY.

4. Vanier Park - Community Music
School: Building #14

The following is extracted from a letter dated November 21, 1973, received from the Park Board:

..."VANIER PARK - COMMUNITY MUSIC SCHOOL

"Commissioner Robertson reported that a report from the Mayor to City Council dated November 13, 1973 would put the Community Music School in Building #14 in the middle of Vanier Park. The Park Board on November 5 passed a resolution requesting that the Chairman of Works Committee be allowed to discuss the matter with Alderman Volrich and his Community Development Committee as the Music School might be included in a multi-cultural centre being investigated by them. This was misinterpreted as suggesting the Community Music School might be included in a multi-cultural centre in Vanier Park.

"It was moved and seconded,

"RESOLVED: That the Board totally opposes any multi-cultural centre being built on Vanier Park.

COMMUNICATIONS (cont'd.)

4. Vanier Park - Community Music School: Building #14 (cont'd.)

"The Director of Recreation reported that children will have to be driven to the Community Music School from all over the City and it would be better to have four or five small schools located throughout the City.

"It was regularly moved and seconded,

"RESOLVED: That the Board is not totally convinced of the feasibility of having the Community Music School located in Building #14 on Vanier Park and have not been given a full opportunity to discuss viable alternatives with the groups involved, and therefore strongly request that the original plans for the development of Building #14 as submitted by the architect, Vladimir Plavsic, be strictly adhered to and all phases of progress be met with the approval of the Board of Parks and Public Recreation if the Community Music School is to go ahead on the site.

"It was regularly moved and seconded,

"RESOLVED: That the Park Board put forward alternative sites for the Community Music School on Vanier Park for a properly designed and located school to be investigated with the Community Music School.

Alderman Volrich advised of discussions with Commissioner Robertson, the representative of the Park Board, and informed him the Council does not feel it would be realistic to include a multi-cultural centre in the same facility as the Community Music School. The Alderman stated also that he had informed Mr. Robertson there had been no commitment whatsoever with respect to a multi-cultural centre.

MOVED by Ald. Bowers,
THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY.

5. Former L.I.P. Grant 'Find' and Other Related L.I.P. Grants

The Council received a communication dated November 30, 1973, from Mr. J. Bryan Cuthill, former LIP Co-Ordinator of Project 'Find' advising LIP Project 'Find' which assists the aged, infirmed and handicapped, had terminated and urging Council take action to approach the Federal Government that LIP Projects known as L.I.F.E., Interec, RH+, and T-HI, which would replace and improve upon the LIP Project, be approved for funding.

cont'd.....

COMMUNICATIONS (cont'd.)

5. Former L.I.P. Grant 'Find' and Other Related L.I.P. Grants (cont'd.)

In the communication, it is also requested the Park Board and Social Planning Department jointly report immediately respecting program funding.

It was advised that the Director of Social Planning reported the 1973-1974 LIP Project 'Find' has not been approved and that there will be a meeting December 10, 1973, with the Park Board and the Social Planning Department to review the program and funding for subsequent report to Council.

MOVED by Ald. Rankin,
THAT the Federal Government be urged to fund LIP Projects L.I.F.E., Interec, RH+, and T-HI requested of the Federal Government by applications forwarded by the Deputy City Engineer on October 15, 1973.

- CARRIED UNANIMOUSLY.

6. Grant re Banquet: Conference re Indian Rights for Indian Women

Pursuant to request dated November 29, 1973, received from the Vancouver Indian Centre Society, it was

MOVED by Ald. Rankin,
THAT a grant of $500.00 be approved to assist the group in providing funds for a banquet in connection with their national conference to be held in the Hotel Vancouver December 14 - 16, 1973.

- LOST.

(Aldermen Bowers, Hardwick, Linnell, Pendakur, Mayor Phillips, and Alderman Volrich voted against the motion).

7. Vancouver School Board and Royal Oak Holdings Ltd. - Kingsgate Mall and Vancouver Library Board

The Corporation Counsel, under date of December 4, 1973, submitted the following communication:

"The Vancouver Library Board have entered into an agreement to lease space from Royal Oak Holdings Ltd. in the Kingsgate Mall Shopping Centre located at the corner of Kingsway and Broadway in the City of Vancouver for a period of ten years commencing immediately, with the right of renewal on four separate occasions for a period of five years each. The agreed rental for the above mentioned premises is $29,675.00 per annum. In July 1973 City Council approved a recommendation for the capital expenditure required for furnishings and fixtures on these premises.

In order to expedite financing of the Mall, it is necessary that an executed copy of the lease between Royal Oak Holdings Ltd. and the City of Vancouver be received in New York not later than Friday, the 7th day of December, 1973 and I would ask that Council grant authority to the Mayor and the City Clerk to execute this lease on behalf of the City of Vancouver and affix the Seal of the City thereto, today."

cont'd.....

COMMUNICATIONS (cont'd.)

7. Vancouver School Board and Royal Oak Holdings Ltd. - Kingsgate Mall and Vancouver Library Board (cont'd.)

MOVED by Ald. Hardwick,
THAT authority be granted accordingly for execution of this lease by the Mayor and City Clerk on behalf of the City of Vancouver.

- CARRIED UNANIMOUSLY.

8. Development Permit No. 64379 re Apartment Development - 2445 West 3rd Avenue

A request was received from the West Broadway Citizens' Committee under date of December 4, 1973, that the Organization be permitted to be heard this day when the subject report is being considered by Council.

MOVED by Ald. Hardwick,
THAT the request be deferred for consideration later this day when the report in question is being dealt with by Council.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION
General Report, November 30, 1973

Works and Utility Matters (November 30)

The Council considered this report which contained two clauses identified as follows:

Cl. 1: Water Main Instllation - 1973 Capital Budget
Cl. 2: Quesnel Drive Water Main Replacement: 1973 Capital Budget

The Council took action on the report as follows:

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters (November 30)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Additional Staff - Law Department
Cl. 2: Larwill Park Rentals

and took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters (November 30)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Twenty-five Year Service Awards Ceremony
Cl. 2: Vancouver City Hall Choristers - Concert Tour
Cl. 3: Extension of Leave of Absence without Pay: L.H.J. Atkinson and D. Werlin, Officers of the C.U.P.E. Local 1004
Cl. 4: Salary & Classification review of all Foremen Classifications

Action was taken as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in the four clauses of this report be approved.

- CARRIED UNANIMOUSLY

Property Matters (November 30)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Acquisition for Knight Street Widening 25th Avenue to 33rd Avenue
Cl. 2: South Side Prior Street, Heatley to Hawks Sts.

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
November 30, 1973 (cont'd)

Building and Planning Matters (Nov. 30)

The Council further considered this report which contains four clauses identified as follows:

Cl. 1: Development Permit Application
954-56 West 7th Avenue
Cl. 2: Subdivision Appeal, 3537 Osler Street:
David James Macfarlane
Cl. 3: Development Permit Application:
951 East 8th Avenue "ANAVETS" Senior
Citizens Residence
Cl. 4: Rezoning: N/S Richelieu, West of Oak Street

The Council took action as follows:

Clause 1: Development Permit Application
954-56 West 7th Avenue

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Planning and Civic Development contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Subdivision Appeal,
3537 Osler Street

MOVED by Ald. Volrich,
THAT the recommendation of the Corporation Counsel contained in this clause be approved, on the understanding that if the Corporation Counsel intends to proceed with the appeal, he will report further to Council.

- CARRIED UNANIMOUSLY

Clause 3: Development Permit Application:
951 East 8th Avenue

The Council considered this clause earlier this day and the action taken is shown on pages 4 and 5 of these minutes.

Clause 4: Rezoning: N/S Richelieu, West of Oak Street

MOVED by Ald. Bowers,
THAT this rezoning application, together with reports thereon, be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Finance Matters (November 30, 1973)

Harbour Park Developments

MOVED by Ald. Linnell,
THAT the recommendation of the Director of Finance contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee on Housing
November 20, 1973

The Council considered this report of the Standing Committee on Housing which contains clauses identified as follows:

Cl. 1: Sale of City-owned Land for Senior Citizens Housing
Cl. 2: Progress Report on Renovations of the Central & Oliver Hotels and Ferry Rooms
Cl. 3: Proposed Multi-level Care Facility as replacement for Taylor Manor

The Council took action on this report as follows:

Clause 1: Sale of City-owned Land for Senior Citizens Housing

MOVED by Ald. Harcourt,
THAT the recommendation of the Standing Committee contained in this clause, be approved.

- CARRIED

(Aldermen Bowers and Hardwick voted against the motion)

Clause 2: Progress Report on Renovations of the Central & Oliver Hotels and Ferry Rooms

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

Clause 3: Proposed Multi-level Care Facility as replacement for Taylor Manor

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this report be received, after being changed to read as follows:

"That the Assistant Director, Construction and Maintenance Division be instructed to hire a consultant, after consultation with the Chairman of the Housing Committee and the Board of Administration* as soon as possible to proceed to prepare a detailed functional report for development of a proposed multi-level care facility as replacement for Taylor Manor".

- CARRIED UNANIMOUSLY

*
(underlining indicates change)

E. Report of Special Committee re Detoxification Centre Society Unit, November 14, 1973

The Special Committee re Detoxification Centre Society Unit submitted the following report under date of November 14, 1973:

"Second Detoxification Unit

The purpose of the meeting with the Commission was for discussion of the proposed second Detoxification Unit for the treatment of alcoholics. Dr. J. Dick gave a summary of treatment being given to alcoholics at the present time. The treatment varies in different areas. In Chilliwack and Kamloops, treatment is being carried on in hospitals. There are three types of drunks that we are dealing with:

1. The rarity alcoholic with whom the occurences are irregular;

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

2. The docile "burnt-out type", compulsive drinker on a regular basis;

3. The acutely ill drunk that requires treatment in a medical institution.

The biggest problem is to be able to get the acutely ill drunk into hospital for treatment. There is no legislation at the present time which makes it possible to force him to enter hospital for treatment. There is no purpose in having the law amended to permit the police this privilege unless the centres are available for referral.

The Interim Detoxification Unit at Harbour Lights had been taken over by the Province on the 1st of November, 1973, to be operated for a one year period. The "Drunk Tank" in the jail is still full and referrals are not being received from the Police at this time. There are three types of Centres now operating to assist alcoholics, being; Half-way Houses, Detoxification Units and Rehabilitation Units. The Alcohol and Drug Commission is in agreement that a second Unit is necessary, and feel that this Unit should be supported by Police and Hospitals and receive their full co-operation. There has been discussion that a new Detoxification Unit should deal not only with the Detoxification of Alocholics; but also, the Detoxification in Chemicals, possible barbiturate and heroin problems. There is the possibility that the second Unit may be asked to provide this service also.

Discussion followed as to whether it was more advisable to have one large unit or several smaller units in different areas of the City. There is no problem in the money being provided, the problem is what kind of Unit will be built.

Chairman Rankin stated that this meeting had been arranged so that some positive decision could be made as to what action would be taken with these people who are picked up and where they will be sent for treatment. The first priority is to get the problem of the "Drunk Tank" at the City Jail solved. It was the Council's direction to this Committee to deal with the Jail situation immediately.

Dr. Dick suggested that perhaps another Unit will be built later, possibly in the Shaughnessy area.

It was the consensus of the members present that several small units are much more effective than one large one.

Some clarification is needed as to the relationships and funding by the City. Is the City to be an agent to carry out this operation? The Committee members were in agreement that a second Detoxification Centre site should be selected as soon as possible and the Centre itself established. Dr. Dick stated that the Alcohol and Drug Commission was meeting next Monday, and would agree that a second Unit be built immediately on a cost-sharing 60 - 40 basis. Alderman Rankin asked that the Commission be made aware of the magnitute of the problem, particular to Vancouver, and that the situation in this City cannot be related to any other Municipality.

The City has already set aside $300,000.00 for a simple building, which would seem to meet the requirements of the City of Vancouver. A site has been chosen according to the guidelines given. The cost figure, previously given for a Centre, had been approximately $600,000.00. This figure did not include furniture or equipment.

After further discussion, the Committee,

RECOMMENDS:

(a) THAT a second Detoxification Unit be built, to be administered by the Health Department of the City of Vancouver.

(b) THAT authority be obtained from the Alcohol and Drug Commission to employ a co-ordinator, acceptable to both the Alcohol and Drug Commission and the Special Committee re Detoxification Centres, the co-ordinator to be employed by the the City and monies to be provided by the Alcohol and Drug Commission.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Detoxification Centre Society Unit (cont'd)

Dr. Dick concurred with this motion and agreed to consult with the Commission on this proposal. Specifications as to qualifications needed to fill the position of co-ordinator will be drawn up by the Alcohol and Drug Commission in consultation with the Medical Health Officer, Dr. G. H. Bonham.

It is proposed that the position be filled within two months and that a report be prepared by the co-ordinator and the Alchol and Drug Commission staff, such report to be a firm functional plan of operation, suggesting site, size, scale and operations. The purpose is to have an efficient, functioning, operating Unit, co-operating with the Hospitals and City Jail for treatment of alcoholics."

MOVED by Ald. Rankin,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

F. Apartment Building N/S West 3rd Avenue between Larch and Balsam Streets

The Board of Administration, under date of November 30, 1973 submitted the following report:

" City Council on November 27, 1973 resolved that:

"THAT the Board of Administration be asked to report at the next regular meeting of Council, the legality and status of a Development Permit Application for a development on Third Avenue between Larch and Balsam Streets in Block 221, since the original application was for Lots 12 to 18 but the present plans appear to be for Lots 11 to 17."

The Director of Planning after consultation with the Director of Permits and Licenses and the Corporation Counsel report that:

Hamilton, Doyle and Associates, on September 21, 1973 filed Development Permit Application No. 64379 to erect a 64 dwelling unit apartment on a site comprising seven 50' wide lots on the north side of West 3rd Avenue between Larch and Balsam Streets.

The site comprised Lots 12-18 inclusive and did not include Lot 11 being a 50' side lot at the north west corner of West 3rd Avenue and Balsam Street.

During the processing of this Development Permit Application the architect advised that they had now acquired Lot 11 and therefore wished to relocate the proposed apartment building development on Lot 11 to Lot 17 inclusive and exclude the westerly 50' wide Lot 18 from the apartment development site.

Revisions indicating adjustments to the submitted drawings and a revised site plan was submitted to the Department of Permits and Licenses on October 25, 1973. The processing of the Development Permit Application was completed on the basis of the new site. On November 6, 1973 the applicant came in to City Hall to make some further required ink corrections to the drawings and also at the same time amended the legal description on the Development Permit Application form from Lot 12-18 inclusive to Lot 11-17 inclusive.

As the apartment building development conformed to the regulations of the RM-3 Multiple Dwelling District Schedule and was a permitted development on either 7 lots, whether Lots 11-17 inclusive or Lots 12-18 inclusive a correction of the legal description on the Development Permit Application was accepted by the Supervisor of the Zoning Branch.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Apartment Building N/S West 3rd Avenue between Larch and Balsam Streets (cont'd)

The processing of the Development Permit Application was then completed and the Development Permit No. 64379 was issued thereby permitting a 64 dwelling unit apartment building being a permitted use in the RM-3, Multiple Dwelling District.

The Kitsilano Area Resources Council were sent a copy of the Development Permit Application on September 28, 1973. They would not however, be advised of the adjustment in the site of the proposed apartment building.

It is considered that the applicant's amendment of the legal description of the lots on the Development Permit Application form was an amendment to the application while being processed and Development Permit No. 64379 as issued November 9, 1973 is a valid Development Permit permitting a 64 dwelling unit apartment building in conformity with the regulations of the Zoning and Development By-law.

Your Board submits the foregoing report for information."

In connection with the foregoing report, the West Broadway Citizens Committee, by letter dated December 4, 1973, requested an opportunity to speak to the matter and, by motion of Alderman Pendakur passed by the Council, this request was granted.

The Zoning Planner explained the departmental position as set out in the report.

The West Broadway Citizens Committee representative spoke to the matter and filed a brief requesting as follows:

(a) Require the developer to reapply for a development permit for lots #11 - 17.

(b) Spot downzone the lot not presently owned by the developer to the 35' height, RM-3A zoning.

(c) Negotiate with the owner of the lot not presently owned by Imperial Ventures to acquire the property for City-sponsored low income housing or other projects.

(d) Negotiate with Imperial Ventures for acquisition of their property and use that site for a City-sponsored project, in cooperation with the other levels of government.

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be received.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

G. Rezoning Application: N/E corner of S/W Marine Drive & Yukon Street

The Director of Planning and Civic Development submitted the following report under date of November 30, 1973:

"An application has been received from Charles T. Paine (Paine and Associates, Architects), #2380 - 1055 West Hastings Street, Vancouver, B.C., to amend the Zoning and Development By-law whereby the above noted properties would be rezoned from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of "permitting the construction of a low-rise development as a home for Senior Citizens at a floor space ratio of 0.75".

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of
S/W. Marine Drive & Yukon Street (cont'd)

Attached to the application is a letter signed by Mr. Paine which states in part:

> "The Kiwanis Club of Vancouver owns and operates a successful Senior Citizens' Home on S.W. Marine Drive at Granville. The Club wishes to proceed with its second development on the chosen site at S.W. Marine Drive and Yukon Street.
>
> The site is presently occupied by a motel and requires changing from its present residential zoning to permit this development. In order to make the project viable, it is necessary for a density in the order of 0.75 to be achieved.
>
> It is the intention to organize the units around a central sun garden and to provide a visual and acoustic barrier between the development and the heavily trafficed S.W. Marine Drive. In effect, a sunken garden is achieved and only two storeys of the three storey structure are apparent above the street level. The attached sketch shows our expected layout."

Attached to the application also are sketch plan drawings, these have subsequently been replaced by a set of drawings filed with the Planning Department on November 21, 1973.

A letter has been received from J.M. Hutton, Chairman, Senior Citizens New Housing Committee, Kiwanis Club of Vancouver, advising in part that "...our Club had a meeting with citizens having residence in the immediate area of our proposed new senior citizens home. We were extremely pleased with the reception given to the proposed building by all concerned, in no instance was there any opposition extended at the meeting. We presented architects sketches and insured that all present were fully informed as to our proposed plans."

This property, located on the north side of S.W. Marine Drive and the east side of Yukon Street, has been used in most part for many years as a motel. The two smaller lots immediately to the east and forming part of this application are vacant. The two lots east of the subject property (NW corner of S.W. Marine Drive and Columbia Street) are zoned RS-1 One Family Dwelling District and occupied by a single family home.

The properties to the north are zoned and developed with single family dwellings as are the properties on the west side of Yukon Street with the exception of the lands fronting onto S.W. Marine Drive and flanking onto Yukon Street which were zoned CD-1 and are now developed with two storey garden apartments with a floor space ratio of 0.60 with underground parking. The lands immediately across S.W. Marine Drive to the south are zoned M-2 Industrial District.

The subject site has a total area of 83,150 sq.ft. or 1.90 acres.

The sketch plans submitted by the architect, marked received by the Planning Department November 21, 1973, indicate a U-type structure with an interior court, the building being three storeys in height measured from the inner court area and two storeys measured on the outer perimeter of the site. The structure would maintain a minimum setback of 30' from S.W. Marine Drive, approximately 60' from the single family home immediately to the east, approximately 25' from the north-south lane and 25' from the east-west lane and Yukon Street.

The lower floor consists of a group of units fronting onto the interior court with a connecting hallway at the rear. The remainder of that floor is crawl space with the exception of recreational facilities.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of
S/W Marine Drive & Yukon Street (cont'd)

The main and second storeys indicate dwelling units with several lounge areas including laundry rooms. The architect's plan indicates that the lower floor will contain 12 single units and 2 double units, the main floor 33 single units and 5 double units, the upper floor 33 single units and 5 double units. The units are indicated as having a floor area of 410 sq.ft. for the singles and 497 sq.ft. for the doubles. The architect also indicates the floor space ratio is 0.60. The total building is to contain 90 units providing accommodation for 102 people. Provision is made on site surface for off-street parking (visitors).

In the calculation for the floor space ratio, submitted by the architect, the recreation area, garden lounge, arts & crafts room and mechanical room at the north end of the lower floor are not included.

It is recommended the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

(a) Uses - senior citizens' apartment building with customarily ancillary uses including off-street parking

(b) Floor Space Ratio - not to exceed 0.60 including all floors measured to the outer limits of the building, however, the floor area on the lower floor used for recreation room, arts & crafts room, garden and T.V. lounge, and mechanical room may be excluded, also balconies, canopies and sun decks providing the total floor area of such does not exceed 8% of the permitted floor area

(c) Height - not to exceed two storeys measured from the average finished grade around the outer perimeter of the building nor three storeys measured from the finished elevation of the interior court

and subject also to the following:

1. The detailed scheme of development to be first approved by the Techncial Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to the building providing adequate setbacks from the property lines, open space to be suitably landscaped and treated, and the provision of suitable on-site parking at the ratio of one parking space for each six dwelling units.

2. That Lot 3, Block C, D.L. 323 and Lots 3 & 4, Blk. 5, D.L. 322 N part and 323 NE part be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this date (Public Hearing date) this approval shall expire.

The Technical Planning Board at its meeting held on November 23, 1973, recommended that the rezoning application be approved subject to the above conditions.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: N/E corner of
S/W Marine Drive & Yukon Street (cont'd)

The City Planning Commission at its meeting held on November 30, 1973, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing."

MOVED by Ald. Pendakur,
THAT the recommendation of the Director of Planning and Civic Development contained in the foregoing report, i.e. reference to a Public Hearing, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY LAW No. 4450
BEING THE LICENSE BY-LAW (Fees re swimming pools)
(Licenses: Hotel or Motel)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

2. BY-LAW TO AMEND BY-LAW No. 4738
BEING THE LODGING HOUSE BY-LAW (Heating Equipment)

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

By-law to amend By-law No. 4738
being the Lodging House By-law (cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Allocation of Land for Highway Purposes
4859 Knight Street & 4783 Knight Street

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 19, except the West 10 feet, now lane, Block 4 of Block 5, District Lots 391 and 393, Plan 1956;

2. East 7 feet of Lots 21 and 22, except West 10 feet of each of said Lots, now lane, in Subdivision 3, Block 5, District Lots 391 and 392, Plan 2451;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up of Bidwell Street
between Haro Street and Barclay Street

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City and the School Board are jointly assembling a Senior Citizens' Hi Rise, a Community Centre, and a School site in Block 57, District Lot 185. The lands required for the complex are separated by a portion of Bidwell Street which is surplus to the City's highway requirements;

3. For the subdivision of the site, the School Board passed a Resolution consenting to the closing of Bidwell Street and its consolidation with the City's abutting lands.

cont'd....

MOTIONS (cont'd)

Closing and Stopping up of Bidwell Street (cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 92 lying between the productions westerly of the northerly and southerly limits of Lot "B", Block 57, District Lot 185, Plan 14816; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1973, and marginally numbered LF 6343, a print of which is hereunto annexed; be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

3. Administration Charges: Legal

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT, with respect of matters following within his jurisdiction, the Corporation Counsel review the administration charges charged by the City re work done with private individuals, corporations and companies.

- CARRIED UNANIMOUSLY

4. First Meeting of Council: January 2, 1974

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the first meeting of the Council to be held on Wednesday, January 2, 1974, be a formal meeting at which no business will be transacted.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Pendakur - Oil Spills: Recovery of Costs

enquired as to the guidelines on recovery of costs expended as a result of oil spills in Burrard Inlet and particularly referred to $7,000 expended by the Park Board which is apparently not recoverable.

The Mayor advised that such expenditures will be discussed at a technical meeting to be held on December 14th on the matter of oil spills.

Alderman Pendakur - Oil Spills: Capital Equipment

enquired respecting the policy of providing capital equipment in regard to oil spills.

The Mayor advised the Federal Government will be providing funds for standby capital equipment.

The Council adjourned at approximately 10:00 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 4, 1973, adopted after amendment, on December 11, 1973.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

A-1

RECOMMENDATIONS:

1. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The existing 8-inch water main cannot supply the required fire demand to the False Creek Marinas Ltd. development. The following 12-inch water main installation is required:

Street	From	To	Estimated Cost
Taylor Street	Cambie Street	670' West of Taylor Street	$17,000

I RECOMMEND that the installation of the 12-inch water main be approved and that $17,000 be appropriated from the 1973 Capital Budget 'Provisions for Short Notice Projects - Unallocated', Account No.128/7902."

Your Board RECOMMENDS that the foregoing be approved.

2. Quesnel Drive Water Main Replacement - 1973 Capital Budget

The City Engineer reports as follows:

"A 12" cast iron water pipe laid in 1928 on Quesnel Drive, north of 29th Avenue has had 2 bursts within three years (Dec. 70 & Nov. 73). Both of these bursts have caused damage on downhill properties of Quesnel and Puget Drives.

To reduce the possibility of another occurrence of this type, approx. 500 ft. of 12" cast iron pipe should be replaced with 12" ductile iron pipe for an estimated cost of $11,000.

I RECOMMEND that the Quesnel Drive pipe replacement be approved and that $11,000 be appropriated from Account No. 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 512

FINANCE MATTERS

RECOMMENDATION

1. Additional Staff - Law Department

The Board of Administration has received the following report from Corporation Counsel with respect to his requirements for additional staff:

"There is a total of 8 lawyers in the Law Department. This is an increase of only 1 in the last 20 years, and no increase since 1961. The staffing is as follows:

Corporation Counsel
City Solicitor
3 Senior Solicitors
2 Solicitors II
1 Solicitor I.

There has been a marked change in the role played by the Law Department due in the main to the obviously changing role of the City as a corporation. The expansion in services has brought its share of administrative and legal problems. New departments now exist that did not exist 20 years ago. The result is that the Law Department staff is having difficulty in keeping up with all the services demanded of it.

In order that members of Council may understand the functions of the Department, I have listed in a very general way its duties and responsibilities:

1. Besides rendering services to all civic departments and all civic boards, it also advises and renders legal services to the School Board and its staff, the Library Board, the Police Commission, the Police Department and the Park Board, as well as being considerably involved with the public.

2. Some of the functions performed for these bodies and for the City are:

   (a) Advising Council, Committees and Department Heads on the rights, powers and obligations of the City and Associated Boards and the legal implication of policies and actions taken by the City. Reviewing and advising on Federal and Provincial legislation as it is enacted.

   (b) All legal work for land acquisition and disposal.

   (c) Negotiating settlement of claims and negotiating agreements. Drafting of numerous types of documents including insurance policies, construction contracts, collective agreements, and debentures and bond issue certificates.

   (d) All litigation which includes civil actions at all levels of Courts, and of all types; land acquisition arbitrations; and union arbitrations and grievances, and assessment appeals at all levels.

   (e) Advising all departments on the drafting, application, interpretation, implementation and enforcement of City by-laws.

   (f) Negotiating, concluding and carrying out the fulfillment of special projects: e.g. Block 42/52, Project 200, Vancouver Centre, etc. etc.

cont'd ....

Clause No. 1 (cont'd)

(g) All legal aspects involved in special projects of a public nature directly involving Council and which will be creating more work as time progresses: e.g. massive rezoning proposals downtown, waterfront development, various by-law revisions, Granville Mall, False Creek redevelopment, etc.

In short, we function much like a private law firm, but we have a limited number of clients all of whom are public authorities.

To continue to render the service needed, I believe the Department should be enlarged by two lawyers for a total of 10. This will enable us to provide a continuing level of service in what can be anticipated as a step-up in civic activity. The attached Schedule shows the complement of other law departments in major Canadian cities."

Corporation Counsel has also requested that the Board review the need for the additional secretarial and clerical staff which may be required for his Department.

The Administrative Analyst has analyzed these requests and concurs that there is need for two additional Solicitor positions in the Department and also recommends the addition of two positions of Clerk Stenographer. Your Board recommends that these four new positions be approved, and that the classification thereof be reported to the Board of Administration by the Director of Personnel Services.

In addition, Corporation Counsel has requested that his position be retitled to "Director of Legal Services and Corporation Counsel" in order to describe more accurately the nature of his duties. Your Board concurs with this request.

ESTIMATE OF ADDITIONAL COSTS

Additional costs for 1974 are estimated as follows:

(a) Salaries (at 1973 rates)

2 - Solicitors	$32,568
2 - Clerk Stenographers	13,776
	$46,344
Fringe Benefits -	4,634
TOTAL	$50,978

(b) Furniture, Equipment and Renovations

2 - Steno Desks @ $280.00	$ 560
2 - Steno Chairs @ $60.00	120
2 - Electric Typewriters @ $715	1,430
	$2,110
1 - Lawyer's Desk & Run-off	650
2 - Swivel Filter Chairs @ $200	400
2 - Side Chairs @ $80	160
1 - Storage Cabinet	500
Waste Baskets, trays and coat racks -	200
	$4,020

Note: One lawyer's office already partly furnished.

Partitioning, carpeting and electrical changes -	3,500
TOTAL	$7,520

cont'd ....

Clause No. 1 (cont'd)

This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union who concurs herein.

PROVISION OF FUNDS

The Comptroller of Accounts advises that the additional funds will be provided by an adjustment of the 1974 appropriations during budget review.

SUMMARY OF RECOMMENDATIONS

Your Board RECOMMENDS that:

A. The establishment of the Law Department be increased by two (2) positions of Solicitor and two (2) positions of Clerk Stenographer.

B. The Director of Personnel Services report to the Board of Administration on classification of the four new positions.

C. Additional funds for salaries, furniture, equipment and renovations for 1974, estimated at $58,498 be provided by an adjustment of the 1974 appropriations during budget review.

D. The title of Corporation Counsel be changed to 'Director of Legal Services and Corporation Counsel.'

2. Larwill Park Rentals

Your Board has received the following report from the Director of Finance:

"Larwill Park has been leased to the Bus Company since 1946. At that time Council's action was that the first five years' rental were to be used to purchase New Brighton Park and the next five years' rental were to be used towards the purchase of the West End Park site. Upon renewal of the lease in 1956 the rental continued to be set aside for the West End Park site, at an amount of approximately $12,600 per year.

The lease was renewed again in 1969 and the annual rental of approximately $75,000 per year was added to park purchase funds under the 1971-75 Five Year Plan.

The current lease renewal already approved by Council to take effect on January 1, 1974 reflects the tremendous increase in land values in the downtown and net rentals will now be $190,396.43 per annum. The present Five Year Plan calls for approximately $75,000 for parks purchase funds from the Larwill Park rentals for the years 1974 and 1975. It may be that Council will decide during the formulation of the 1976-80 Five Year Plan that a portion of Larwill Park rentals should continue to be used for park purchase purposes or Council may decide on some other use for the funds.

For the years 1974 and 1975 I RECOMMEND that the Larwill Park rentals each year that are in excess of $75,000 be credited to the Special Property Sales Reserve Fund (Land Bank Purchase and Development Fund)."

Your Board RECOMMENDS that Council approve the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 512

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Twenty-five Year Service Awards Ceremony

The A/Director of Personnel Services reports as follows:

"At a Twenty-five Year Service Awards Ceremony conducted in December, 1972, some 300 employees were so recognized. This was the first such ceremony held since 1965. Thus, the number of recipients were many.

During the past twelve months, another 80 employees have completed their 25 years of service to the City. This number will remain more or less steady during the next three years. It is considered desirable to establish the practice of having an Awards Ceremony on an annual basis, and thus avoid the accumulation of great numbers of recipients every four or five years. Along with the recipients and their guests, together with Department Heads and the Mayor and Council, it can be expected that some two hundred people would be present at this year's Ceremony and the following two.

Tentative arrangements have been made to conduct an Awards Ceremony on Wednesday, January 16th, 1974 at the Queen Elizabeth Playhouse Theatre. The approximate costs to hold such a ceremony would be $1,850. which bears proportionately with the costs of the larger ceremony held last year. There will also be an additional expenditure of $525.00 which is required to cover the cost of three years supply of certificates.

The Director of Finance reports that funds for this year's Awards Ceremony and the certificates in the total amount of $2,375.00 are available from Contingency Reserve.

I recommend that:

(A) Approval be given to hold a Twenty-five Year Service Awards Ceremony on an annual basis;

(B) Funds for the 1973 Ceremony and a three-year supply of certificates, totalling $2,375.00 be provided from Contingency Reserve."

YOUR BOARD RECOMMENDS that the foregoing recommendations of the A/Director of Personnel Services be adopted

2. Vancouver City Hall Choristers - Concert Tour

The Acting Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 16th, 1973, are requesting a portion of two working days, on Friday, December 21st and Monday, December 24th, 1973, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall rotunda on those days - two on the Friday and one on the Monday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Friday, December 21st and Monday, December 24th, 1973 in order that they may present concerts at local hospitals and in the City Hall rotunda."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

3. Extension of Leave of Absence Without Pay - L.H.J. Atkinson and D. Werlin, Officers of the Canadian Union of Public Employees, Local 1004

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Outside Employees' Union (C.U.P.E., Local 1004) requesting an extension of leave of absence without pay from January 1st, 1974 to December 31st, 1974, for L.H.J. Atkinson (Garage) and D.L. Werlin (Sewers) for the purpose of performing their duties as Officers of the Union.

The Union further requests that should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given.

It is therefore recommended that Mr. L.H.J. Atkinson and Mr. D.L. Werlin, Officers of the Canadian Union of Public Employees, Local 1004, be granted an extension of leave of absence without pay from January 1st, 1974 to December 31st, 1974 inclusive for the purpose of performing their duties as Officers of the Union, and should Mr. Atkinson or Mr. Werlin wish to return to their work with the City, prior to the expiry of the extension period, they will be permitted to do so provided that a reasonable advance notice is given."

YOUR BOARD RECOMMEND that the foregoing recommendation of the Director of Personnel Services be adopted.

4. Salary & Classification Review of all Foreman Classifications - A condition of the - 1972/73 Foremen Negotiations

The Director of Personnel Services reports as follows:

"City Council at an In-Camera Meeting on September 6th, 1972 adopted the Memorandum of Agreement for the 1972-73 contracts between the Board of Parks, the City of Vancouver and the Foremen's Association.

Condition #9 specified that the Personnel Services Department would conduct a salary review of all Foremen classes and if any increase for Trades Foremen was found justifiable, it would be retroactive to July 1st, 1972.

I have reviewed the duties and responsibilities of the Foremen and recommend that the reclassifications and salary adjustments shown in the Summary below be approved, effective on the dates shown. My detailed report on the justification for these changes is on file in the City Clerk's Office for the information of Council.

SUMMARY:

Equipment Branch Incumbent	Present Classification	Proposed Classification	Effective Date
J. Mutter V. Parker W. Wilson	Trades Foreman I P.G.24 ($986-1079)	Trades Foreman I P.G. 25 ($1033-1129)	July 1/72
M. Fulkerson	Trades Foreman I P.G.24 ($986-1079)	Trades Foreman I P.G. 25 ($1033-1129	June 16/73
P. Phillips	Trades Foreman I (Night Shift) P.G.26 ($1079-1185)	Trades Foreman I P.G. 25 ($1033-1129) + 2 P.G. for Night Shift	July 1/72
N. Sellars	Trades Foreman II (Night Shift) P.G.28 ($1185-1291)	Superintendent I P.G. 27 ($1033-1240) + 2 P.G. for Night Shift	July 1/72

cont'd ....

Clause No. 4 (cont'd)

Incumbent	Present Classification	Proposed Classification	Effective Date
Sanitation Branch			
A. Caviglia C. Collins E. Degan N. Kuciuk H. L. Reid	Foreman II P.G.23 ($943-1033)	No Change	When adopted
R.J. Norton D. St. Laurent	Foreman II P.G.23($943-1033)	No change	When adopted
L. A. Smith	Foreman II (Night Sanitation) P.G. 23 ($943-1033) + 3 P.G. for longer hours and night shift	Foreman III P.G. 25 ($1033-1129) + 3 P.G. for longer hours and night shift	Sept. 16/72
Sewers Branch			
F. Priest	Foreman III P.G.25 (1033-1129)	Superintendent I P.G.27($1033-1240)	July 1/72
A.Boyd J.Hutchinson	Foreman II P.G.23 ($943-1033)	Foreman III P.G. 25 ($1033-1129)	July 1/72
A. Hadden	Foreman II P.G.23 ($943-1033)	Foreman III P.G. 25($1033-1129)	July 1/72
G. Ray	Foreman II P.G. 23 ($943-1033)	Foreman III P.G. 25($1033-1129)	Feb. 1/73
L. Redmond	Foreman II P.G. 23 ($943-1033)	Foreman III P.G. 25($1033-1129)	May 1/73
Streets Branch			
W. Smillie W. Cowie C. Hanuszak G.A. Williams G. Keats G. Nelson E.J. Pecor A. Sawyer G. Scott	Foreman II P.G.23 ($943-1033)	No change	When adopted
D. McCorkindale J. Howell	Foreman II P.G. 23($943-1033)	Foreman III P.G. 25($1033-1129)	July 1/72
F. Gilbert	Foreman III P.G. 25 ($1033-1129)	Superintendent I P.G.27 ($1033-1240)	July 1/72
J.A. Allen	Foreman (Asphalt Plant) P.G. 23 ($943-1033)	Foreman (Asphalt Plant) P.G. 24 ($986-1079)	July 1/72
R. Dickie L. Armbruster J. Johnston H. Olm L. Todesco G. M. Williams	Foreman I P.G. 21($860-943)	No change	When adopted
J. Magnussen	Foreman I P.G. 21 ($860-943)	Foreman II P.G.23 ($943-1033)	July 1/72
O. Allison	Foreman II P.G.23 ($943-1033)	Foreman II,P.G.23 $943-1033)Foreman III while engaged in major asphalt paving programmes)	July 1/72

cont'd ...

Clause No. 4 (cont'd)

Incumbent	Present Classification	Proposed Classification	Effective Date
Traffic Paint Branch			
C.W. Hardie	Foreman Parking Meter Maintenance P.G. 22($903-986)	No change	When adopted
A. Brown	Trades Foreman I P.G. 24($986-1079)	Trades Foreman I P.G.25 ($1033-1129)	Aug. 1/73
R.J. Regli	Foreman II P.G. 23 ($943-1033)	No change	When adopted
Waterworks Branch			
J. Ackerman F. Causton	Foreman II P.G. 23 ($943-1033)	Foreman III P.G. 25 ($1033-1129)	July 1/72
E. Robertson L. Mundreon	Foreman I P.G.21 ($860-943)	Foreman II P.G. 23 ($943-1033)	July 1/72
R. Chamberlain E. Trasolini	Trades Foreman I P.G.24 ($986-1079)	Trades Foreman I P.G.25 ($1033-1129)	July 1/72
G. Dickson	Foreman III P.G.25 ($1033-1129)	Superintendent I P.G.27 ($1033-1240)	July 1/72
T. Finlay	Foreman II P.G. 23 ($943-1033)	Foreman - Regulating valves, P.G. 24 ($986-1079)	July 1/72
L. Olm T. Price	Zone Foreman Waterworks P.G. 24 ($986-1079)	Foreman III P.G. 25 ($1033-1129)	July 1/72
E. Barabash	Foreman I, P.G. 21 ($860-943)	Foreman II P.G.23 ($943-1033)	Apr. 15/73
Board of Parks			
N. D. Bennett R. F. Clyde A. Langridge G. McLaughlan D. Worrall	Trades Foreman I P.G. 24 ($986-1079)	Trades Foreman I P.G. 25 ($1033-1129)	July 1/72
D. Christie	Foreman I P.G. 21 ($860-943)	Sub-Foreman II $4.61	Jan.1,1974 (P.R. 195-3b to apply)
E. Croft	Foreman II P.G. 23 ($943-1033)	No change	When adopted
G. Parker	Foreman II P.G. 23 ($943-1033)	Foreman III P.G. 25($1033-1129)	July 1/72
W. B. Smith	Foreman II P.G. 23 ($943-1033)	Trades Foreman I P.G. 25($1033-1129)	July 1/72
G. Casavant J. Wejr	Acting Foreman II P.G. 22 ($903-986)	Foreman II P.G.23 ($943-1033)	July 1/72
T. Brown	Foreman II P.G.23 ($943-1033)	Foreman II P.G. 23 ($943-1033) + 2 P.G. for additional responsibilities	July 1/72 until approximately Dec. 1975.
J. Crook W. McLean T.A. Laviolette	Foreman I P.G. 21 ($860-943)	No change	When adopted

cont'd ....

Clause No. 4 (cont'd)

Incumbent	Present Classification	Proposed Classification	Effective Date
G. Hutchings	Foreman I P.G. 21 ($860-943) (Foreman II P.G. 23 ($943-1033) while on beach clean-up)	No change	When adopted
D. Haugrad	Foreman I P.G. 21 ($860-943)	Foreman II P.G. 23 ($943-1033)	Jan. 1/73
A. Papias	Foreman I P.G. 21 ($860-943)	No change	When adopted
Cemetery			
G. Addison	Foreman-Cemetery P.G. 22 ($ 903-986)	No change	When adopted

Class Specifications for Foremen I, II, III, Trades Foreman I and Superintendent I require editorial revisions which will be done at a later date. Also a class specificiation will be prepared for the new class of Foreman-Regulating Valves.

It will also be necessary to abolish the following class specifications or titles:

Foreman II (Night Sanitation)
Trades Foreman II
Zone Foreman Waterworks
Trades Foreman I (Night Shift)
Trades Foreman II (Night Shift)

I further recommend that the acting rate of pay for Foremen as per Schedule "B" of the contracts be abolished, effective when this report is adopted.

The estimated cost of this proposal including fringe benefits, for six months in 1972 is $14,637. and for twelve months in 1973 is $36,334. The Comptroller of Accounts reports that the necessary funds will be provided from the Contingency Reserve.

The estimated annual recurring cost of this proposal based on the top step of 1973 rates, including fringe benefits, is $38,376.

This report has been discussed with the City Engineer, the Superintendent of Parks & Public Recreation and the City Medical Health Officer and also with the City of Vancouver Foremen's Association, all of whom concur herein.

Your Board recommends that:

(A) the above recommendations of the Director of Personnel Services be adopted

(B) the following class specifications and class titles be abolished:
(a) Foreman II (Night Sanitation)
(b) Trades Foreman II
(c) Zone Foreman Waterworks
(d) Trades Foreman I (Night Shift)
(e) Trades Foreman II (Night Shift)

(C) Schedule "B" of the two Collective Agreements be abolished effective when adopted.

(D) Funds for 1972 and 1973 totalling $50,971. be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 512

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Knight St. Widening
25th Avenue to 33rd Avenue

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement throughout to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lots 21 & 22, Except West 10 ft. of each lot now lane in Sub. 3, Block 5, D.L.'s 391 & 392
4783 Knight Street.

1.	Loss of Land (E. 7 ft.) 462 sq. ft.		$ 924.00
2.	Rebuild fence at new property line	Estimated	594.00
3.	Replace large shrubs & trees which cannot be relocated, with 10 shrubs approximately 6 ft. high inside of fence at no cost to owners	Estimated Cost	350.00

(B) Lot 19 Except the West 10 ft. now lane, Block 4 of Block 5, D. L.'s 391 & 392:
4859 Knight Street.

1.	Loss of Land (E. 7 ft.) 231 sq. ft.		$ 462.00
2.	Replace cut stone wall & concrete grade steps and repair any damaged lawn at no cost to the owner	Estimated Cost	1,150.00

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code # 148/7919."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

2. Lot 5 of Lot 1, of District Lots 181, 196 and 2037
Situated - South Side Prior St., Heatley to Hawks Sts.

The Supervisor of Property & Insurance reports as follows:

"City Council on March 20, 1973, adopted a report recommending that a portion of City-owned Lot 5 of Lot 1, D.L. 181, 196 and 2037, situated on the south side of Prior Street, between Heatley and Hawks be transferred to the Fire Department as a Headquarters site.

To create the Headquarters site, it is necessary to resubdivide Lot 5 of Lot 1 of D.L. 181, 196 and 2037, and the City Engineer has prepared a plan, copy of which is circulated. It is

Cont'd . . .

Clause 2 cont'd

RECOMMENDED that the Mayor and the City Clerk be authorized to sign the plan of subdivision of Lot 5 of Lot 1, D.L. 181, 196 and 2037, marginally numbered LE3948 on behalf of the City of Vancouver."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 512

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATIONS

1. Development Permit Application
   No. 63372: 954 - 56 West 7th Avenue

The Director of Planning and Civic Development reports as follows:

This Development Permit Application is to construct a building having three floors and a basement. The basement contains an office of 1,307 sq.ft. which is approximately 17% of the total floor area of the building excluding the underground parking. The remainder of the basement provides for 7 off-street parking spaces. The remainder of the development is comprised of 5 townhouses having two bedrooms each on the main floor, a studio, dining room and kitchen on the second floor and a living room on the third floor. The floor space ratio is 1.26.

The office and underground parking structure would cover the entire site with the exception of a 10' rear yard, the ingress and egress to the parking garage is from 7th Avenue. The five townhouses located on top of the basement roof slab provide approximately 59% of the site area as open space. The height of the building does not exceed the permitted 25' measured from the southerly street but does exceed the maximum permitted of 35' from the average elevation of West 7th Avenue (43').

Section 3 of the CRM-2 District Schedule, which regulations are subject to special approval by City Council, states:

> 'In order to encourage the development of buildings designed to take advantage of the steep north facing slope the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of its discretion, the Council shall also have due regard to the following:
>
> (a) The provision of private outdoor living space, daylight, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.
>
> (b) For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
>
> (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule and
>
> (ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward.'

Clause #1 continued

The Design Panel dealt with this application on July 9, 1973, and reported to the Technical Planning Board:

"Development Permit Application #63372
954-956 West 7th Avenue - CRM-2

Townhouses

The Panel is delighted with this innovative scheme and is of the opinion that projects of this kind be strongly encouraged.

RECOMMENDATION: THAT the Technical Planning Board approved this design."

On July 13, 1973, the Technical Planning Board resolved that the design be approved.

The Technical Planning Board in dealing with this application on September 14, 1973, recommended that a report be submitted to City Council approving Development Permit Application No. 63372 in accordance with the submitted application, such plans and information forming part thereof thereby permitting an office and 5 townhouse development subject to the following conditions:

1. Prior to the issuance of the development permit,

   (a) that the applicant can and first does obtain the approval of the Board of Variance for the development having a height in excess of 35' when measured from the adjacent grade at West 7th Avenue
   (This was approved by the Board of Variance on September 26, 1973, Appeal No. 19204.)

   (b) revised drawings are to be first submitted to the satisfaction of the Director of Planning and Civic Development indicating:

      (i) the details of good quality landscaping and satisfactory treatment of all open portions of the site

      (ii) that the underground parking garage will maintain a clear head room of 7'.

   (c) provisions for refuse disposal to be to the satisfaction of the City Engineer.

2. Seven off-street parking spaces are to be provided in accordance with the approved drawings and all relevant requirements of Section 12 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained at all times.

3. All landscaping of the site to be provided in accordance with the approved drawings within 6 months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. No signs to be permitted except by prior approval of the Technical Planning Board.

The Technical Planning Board in approving the scheme relaxed the required off-street parking from 10 spaces to 7 spaces and the 1 off-street loading space was relaxed to nil on the understanding that the Department of Planning and Civic Development will be bringing forward an amendment to

Clause #1 continued:

the Zoning By-law before December 31st, 1973, and that such amendment will include changes in the parking requirements.

The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board and "that the architect be congratulated on his skilful and imaginative interpretation of the CRM-2 regulations".

Commercial content for developments in the Fairview Slopes

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning

> "The intent in writing the regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first drafts of the regulations, in fact, provided for a maximum of 25% commercial content in each case, but as a result of representations by the Vancouver City Planning Commission, this 25% was deleted and the regulations were approved with no specific limitation on the proportion of commercial."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee, considered the issue and resolved:

> "THAT the Technical Planning Board adopt as a policy a limitation of approximately 25% on the commercial content in in any development, either new development or the conversion of existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes."

It is recommended that Development Permit Application #63372 be approved in accordance with the recommendations of the Technical Planning Board and City Planning Commission.

2. Subdivision Appeal, 3537 Osler Street: David James Macfarlane

The Corporation Counsel reports as follows:

> "By a judgment of October 29, 1973, the British Columbia Supreme Court allowed an appeal from the decision of the Approving Officer, thereby permitting the subdivision of the property at the above address. The subdivision will result in the creation of lots significantly smaller than those in the immediate neighbourhood. Since the date of this judgment another case, similar to that of Mr. Macfarlane, has been taken to Court and judgment has been reserved.
>
> In my opinion there are grounds for appealing the decision in the Macfarlane case and a Notice of Appeal should be filed and served. Whether the appeal should be proceeded with will depend to some extent on the decision in the subsequent case.
>
> I recommend that I be given authority to appeal the decision in the Macfarlane case."

CONSIDERATION

3. Development Permit Application
No. 61931: 951 East 8th Avenue - RM-3
"ANAVETS" Senior Citizens' Residence

The Director of Planning reports as follows:

"On March 22, 1973, a development permit application was filed with the Department of Permits and Licenses by the Architects, McCarter, Nairne and Partners, on behalf of the owners, to construct an apartment building containing 53 dwelling units, for senior citizens at 951 East 8th Avenue.

On May 4, 1973 the Technical Planning Board approved the application subject to a number of conditions, among which was:

'The architectural design of the building is to be first approved by the Technical Planning Board on advice from the Design Panel'.

The application was first seen by the Design Panel on June 25, 1973, and criticised as follows:-

'The Panel is highly critical of this design and wonders if anything can be done about the current tendency to put old people in "stacked dormitory boxes." The Panel finds the proportions of the building "lumpish" and the appearance dreary, regimented and institutionalized.

The Panel also questions the lack of interior and exterior recreational spaces and wonders why the sponsors of this building are not forced to provide these, as it will be the City who will ultimately be stuck with providing such facilities.

The Panel is concerned about the fact that only one elevator will have to provide service to over 50 units.

The Panel is of the opinion that the City needs a set of guidelines, governing senior citizens' housing requirements and suggests that such be drawn up by the appropriate body.'

The Technical Planning Board on June 29, 1973, adopted the Panel's recommendation that the item be referred back to the architects for re-thinking and re-design.

The architects for the project replied to the Panel's criticism and asked that the following points be taken into consideration:-

'1. Vertical Stacking - is a very real economic reply to high urban land costs. Senior Citizens' housing is developed by non-profit organizations under rental ceilings imposed by CMHC which relate to the means of these tenants. Economic constraints permit little beyond a search for maximum yield to lower the average cost per unit. If it is conceded that senior citizens have a right to dwell within the entire fabric of the city, then the intensification of development and search for most economic building forms to offset high land costs and other high urban cost factors can only be reduced through further subsidizations. To date this is not available and we are not at liberty to seek other than the most economical answers within the several constraints imposed.

2. General Appearance - can be improved in terms of materials, fenestration and colour.

cont'd....

Clause No. 3 continued

3. Massing - This is the direct result of RM-3 zoning envelope applied to this site. The basic philosophy behind RM-3 is to encourage vertical tower forms rather than horizontal forms - the 'walling' of streets being seen as undesirable by City Planning. The result is a squat tower form. Significant massing changes imply a change or deviation from a basic zoning policy in force. Therefore, some indication of the extent of deviation acceptable to the Technical Planning Board must be given, at least to the extent of indicating basic preference between a slimmer tower or a horizontal, low-profile development. How much latitude is available to our designers?

4. Recreation Spaces - A social recreation lounge, minor lounge and lobby room have been provided at ground level. The circumstance has been experienced on previous projects where indoor space proved excessive. A progressive programme for grounds developed for recreation has been prepared. However, it was felt misleading to submit this intended plan since its realization is contingent on tenants' desires and owners' means.

5. Elevator - The Panel should recognize that 48 singles units served in the basic operation is actually 48 persons and a very low level of utilization. A proper single car operation is an area where the best servicing possibilities can be expected is not an unreasonable answer to a low cost housing such as this. We ask the Panel to think in terms of people-numbers rather than in unit or suite numbers which in familiar apartment building terms might imply two to two-and-one-half as many people.

In summary, we suggest that some of the Design Panel's concerns involve basic city planning issues and policies. We cannot be expected to challenge these without some indication of the line toward acceptance by City authorities. We ask that the opportunity for review with the Design Panel be afforded us, after which we will make re-submission along mutually acceptable lines.'

The Panel saw the proposal again on October 29, 1973, and noted the improvements to the appearance of the building, but as no changes could be made to the basic concept of the building, they felt that they had no alternative but to reiterate their previous criticism and this time recommend refusal.

The Technical Planning Board on November 2, 1973, deferred consideration of this item for one week for a report from the Director of Planning.

On November 9, the Technical Planning Board received the report from the Director of Planning, which read in part as follows:-

'Although I share some of the Panel's criticism and concern, I believe the scheme which has been prepared with the detailed approval of Central Mortgage and Housing Corporation, meets the requirements of the Zoning and Development By-law and therefore would recommend that this design be approved.

If this recommendation is adopted by the Technical Planning Board, it should be forwarded to Council.'

It was then regularly moved and seconded:

'That in accordance with the recommendation of the Director of Planning, the design of this development be approved.'

The Development Permit is ready for issuance except for the matter of difference of opinion on design between the Design Panel and the Technical Planning Board."

The Director of Planning submits the foregoing report for the CONSIDERATION of Council.

4. Rezoning: N/S Richelieu, West of Oak Street

The Director of Planning reports as follows:

"An application has been received from M. Charkow requesting and amendment to the Zoning and Development By-law whereby Lots 12 and 13, Block 52, D.L. 526, being the north side of Richelieu, west of Oak Street, would be rezoned from RS-4 One Family Dwelling District to RS-1 One Family Dwelling District. Mr. Charkow has submitted with his application a letter which states in part:

> 'I have owned and paid taxes on this property for approximately 25 years and propose to subdivide the two lots into three residential lots for single dwelling homes. One of these will be used for my own personal residence.
>
> The street frontage of both lots is approximately 200 feet and 170 for depth. Subdividing these two lots into three 67 foot lots would make three desireable and practical homesites. These lots should not be in Shaughnessy proper as the lots are bounded by rooming houses and apartments to the immediate north and east sides, and to the south by attractive moderately priced homes approximately 66 foot frontage. Incidentally commercial retail stores are within one half block distance.
>
> I find it impractical and financially impossible to build on these lots as each area is immense. Three single homes would improve the area as the enclosed petition from the neighbours shows. This property has been used as a garbage dump for years and may continue to remain a disgrace to this area unless a practical solution can be found. I trust that this application will be approved by both the technical planning board and the town planning commission."

Also attached to Mr. Charkow's application is a petition by owners of seven properties located in the 1000 Block Richelieu 1100 Block Wolfe and 1100 Block W. 16th Avenue, recommending the rezoning be granted.

A map is attached for information.

The sites currently have a frontage of 98' and 105' and a depth ranging from 153' to 191'. Immediately to the north across the lane are a number of 66' lots which are not located within Shaughnessy and are zoned RT-2 Two Family Dwelling District. Immediately to the east across the City lane are a number of 60' lots zoned RM-3 Multiple Dwelling District and are outside the boundaries of the Shaughnessy, RS-4 One Family Dwelling District. Immediately across the street are lots of various sizes with a minimum of 65' frontage and 104' in depth to 78' frontage and 172' in depth. Lots 5, 6 and 7 immediately across Richelieu to the south, having frontages of 64' to 68' and depths ranging from 140' to 199', are currently developed with new single family dwellings.

An application was made on November 30, 1967, to rezone Lots 6 & 7, Block 55, D.L. 526, on the south side of Richelieu. It was recommended refusal by the Technical Planning Board and Vancouver City Planning Commission and was subsequently withdrawn by the applicant.

cont'd....

Clause No. 4 continued

Under the provisions of the Zoning and Development By-law a site for a new one family dwelling in an RS-4 One Family Dwelling District shall have an area of not less than 9500 sq.ft. and a minimum width of not less than 85' except in the case of a lot of not less than 8500 sq.ft. in area on record in the Land Registry Office for the Vancouver Land Registration District.

The Subdivision Control By-law requires a minimum lot area of 9500 sq.ft. and a minimum frontage of 85' with discretion of the Approving Officer under certain conditions to grant subdivision in the RS-4 One Family Dwelling District with a minimum frontage of 75' and minimum lot area of 8500 sq.ft.

The proposal for resubdivision shows the width of the lots to be 67.6' and an area of approximately 12,000 to 13,000 sq.ft.

The Technical Planning Board on September 7, 1973, recommended that the application be not approved as rezoning in isolation in the RS-4 One Family Dwelling District should not be entertained until a study on the overall re-subdivision has been commenced and completed after discussion with the owners of property within the RS-4 One Family Dwelling District and the Shaughnessy Heights Property Owners Association.

On October 5, 1973, the Vancouver City Planning Commission recommended that the application be approved."

The recommendations of the Technical Planning Board and the Vancouver City Planning Commission are submitted to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 505 & 513

FINANCE MATTERS

RECOMMENDATION

1. Harbour Park Developments

The Director of Finance reports as follows:

"During the final stages of legal and financial work leading to the acquisition of the shares of Harbour Park Developments Limited by the City, I found it necessary to extensively use the services of our External Auditors, Riddell Stead & Co. This was necessary because of the complexity of the various outstanding agreements and new agreements, and because I felt that an in-depth analysis of the financial position of the company was necessary prior to our assuming ownership of the shares. Up to the date of the transfer of the shares to the City the cost related to the above work by Riddell Stead & Co. is expected to be slightly less than $3,000 and I would therefore RECOMMEND that an appropriation from Contingency Reserve be provided in the amount of $3,000 to pay for the above noted services.

FOR COUNCIL ACTION SEE PAGE(S) 513

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

November 20, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, November 20, 1973 in the No. 2 Committee Room at approximately 11:00 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Hardwick (arrived at 11:30 a.m.)
Alderman Massey
Alderman Rankin

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Sale of City-Owned Land for Senior Citizens Housing

Council on May 29, 1973 adopted the following recommendations of the Standing Committee on Finance and Administration with respect to sale of City-owned land for senior citizen's housing:

"(a) That the City of Vancouver offer for sale to the federal and provincial governments, land suitable for senior citizens housing for development under the federal-provincial arrangements as provided for in Section 40 of the National Housing Act as part of the Greater Vancouver Regional District Housing Program.

(b) That the City request the Greater Vancouver Regional District to pursue further with the appropriate agencies, the management of federal-provincial public housing for senior citizens by non-profit organizations concerned with housing the elderly.

(c) That the City propose to the Greater Vancouver Regional District that the District request the Province to amend the Supplementary Letters Patent relating to the Regional District's housing program to permit municipal tax losses on tax exempt senior citizens housing to be shared amongst member municipalities on the same basis as other costs, or pursue with the Senior Governments and the Greater Vancouver Regional District the concept of sharing the tax loss on the 75%, 12 ½%, 12 ½% formula now used for public housing."

Representatives of the Planning Department and the Property and Insurance office advised that Council members are referring non-profit organizations to civic staff who, because of the above noted policy, are unable to give these organizations any positive direction. Consequently, a number of non-profit organizations are being frustrated in their efforts to develop senior citizens housing because of inability to obtain sites.

cont'd ....

Clause No. 1 (cont'd)

Following further discussion with those present, your Committee

RECOMMENDS

That Council expand its present policy re sale of City-owned land for senior citizens housing, as quoted below, to include the City itself facilitating any group who wish to purchase City-owned land for senior citizens housing, where indications are that difficulties or delays may be encountered by the group if the land is offered for sale by the City to the Greater Vancouver Regional District.

Present Policy

(a) That the City of Vancouver offer for sale to the federal and provincial governments, land suitable for senior citizens housing for development under the federal-provincial arrangements as provided for in Section 40 of the National Housing Act as part of the Greater Vancouver Regional District Housing Program.

(b) That the City request the Greater Vancouver Regional District to pursue further with the appropriate agencies, the management of federal-provincial public housing for senior citizens by non-profit organizations concerned with housing the elderly.

(c) That the City propose to the Greater Vancouver Regional District that the District request the Province to amend the Supplementary Letters Patent relating to the Regional District's housing program to permit municipal tax losses on tax exempt senior citizens housing to be shared amongst member municipalities on the same basis as other costs, or pursue with the Senior Governments and the Greater Vancouver Regional District the concept of sharing the tax loss on the 75%, 12 ½%, 12 ½% formula now used for public housing.

INFORMATION

2. Progress Report on Renovations of the Central & Oliver Hotels and Ferry Rooms

Mrs. S. Schmid, United Housing Foundation, reported orally on progress to date with respect to the renovations of the Central and Oliver Hotels and the Ferry Rooms. Work commenced November 15, 1973 on the renovations -- the late start was due to necessary changes in the plans. The United Housing Foundation hopes to have the renovations completed and the three premises fully occupied by mid February, 1974. Mrs. Schmid advised that the final cost figures should be available to the Committee within a short time.

RESOLVED

To receive the progress report of the United Housing Foundation.

3. Proposed Multi-Level Care Facility
as Replacement for Taylor Manor

Council on August 1, 1972, when considering the attached progress report of the Medical Health Officer, the Director of Social Planning and the Director of Welfare Services approved the following recommendations:

"(a) That the progress report of the Medical Health Officer, the Director of Social Planning and the Director of Welfare Services be accepted.

(b) That funds not to exceed $10,000 be set aside to pay for the services of a consultant to prepare a detailed functional report (to include estimated costs)."

The Medical Health Officer advised that, to date, a consultant has not been appointed.

RESOLVED

That the Assistant Director, Construction and Maintenance Division be instructed to hire a consultant as soon as possible to proceed to prepare a detailed functional report for development of a proposed multi-level care facility as replacement for Taylor Manor.

At this point, the meeting adjourned into an "In Camera" session at 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 514

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Massey, Pendakur
Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Sir Wilfred Laurier School, under the direction of Mr. Timmis.

'IN CAMERA' MEETING

The Council was advised that the 'In Camera' Committee was agreeable to the matters proposed for the 'In Camera' meeting with the exception of one item, which it was agreed would be considered in open session.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Special Council meeting (Court of Revision), dated November 29, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the Minutes of the regular Council meeting, with the exception of the 'In Camera' portion, dated December 4, 1973, be adopted, after amending the resolution on page 3, concerning lease renewals - S/W corner of Terminal Avenue and Main Street, to incorporate the following suggestions of the Imperial Oil Limited:

> "the City cancel out the second 5-year term without penalty providing the City compensates the company for 50% of the company's new investment which would be based on a 10 year write-off. This compensation would be subject to a reduction for that portion of the equipment, etc. which would have a resale or reuse value to the company based on values at that period in time".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Requested Closure of 23rd Avenue:
West of Arbutus Street

At the meeting on September 18, 1973, the Council passed the following motion in connection with the report of the Engineering Department dated September 14th:

"THAT the following recommendation contained in the clause be deferred to allow an opportunity to the residents to present their views:

'that a permanent cul-de-sac be installed on 23rd Avenue west of Arbutus Street, with funds to be provided from Account #148/7916 - Miscellaneous Projects Unallocated'"

The Council this day received a delegation from Mr. J.A. McKenzie representing five residents and owners in the 2100 block West King Edward Avenue, not opposing the proposed traffic diversion but suggesting that the city adopt an alternative plan submitted by the group in a letter dated September 27, 1973.

Mr. W. J. Sim also addressed the Council and filed a brief supporting the recommendations of the City Engineer.

Following further explanation by the Assistant City Engineer, Traffic and Transportation, it was

MOVED by Ald. Hardwick,
THAT this matter be referred to the City Engineer for report back to Council on the practicality of the alternate scheme as proposed by Mr. McKenzie.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Water Street Beautification

At a joint meeting of the Standing Committees on Civic Development and Waterfront and Environment, on December 6, 1973, it was suggested that a Report Reference be given on Water Street beautification.

Pursuant thereto, the Director of Planning and the City Engineer reported on the status of the matter.

MOVED by Ald. Volrich,
THAT Alderman Volrich, as a member of the U.B.C.M. Executive, request the Executive Director of U.B.C.M. to again urge the Provincial Government to consider the proposed amendments to the Power and Telephone Line Beautification Fund Act, at the next session of the Legislature;

FURTHER THAT the Director of Planning be instructed to meet with the property owners' groups for the purpose of reporting back to Council on the strategy of development.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. George Derby Health and
Occupational Centre - Burnaby

The Council noted a letter from the Corporation of the District of Burnaby, dated December 5, 1973 and a letter from the Derby Land is Our Land Association, also dated December 5, 1973, concerning the George Derby Health and Occupational Centre site. It is noted the Municipality is seeking the support of this Council in its endeavour to acquire this property from the Federal Government.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

George Derby Health and
Occupational Centre (cont'd)

MOVED by Ald. Bowers,
THAT the communications referred to above be received.

- LOST

(Aldermen Gibson, Linnell, Marzari, Massey, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Linnell,
THAT the Vancouver City Council endorse the application of the Municipality of Burnaby to the Federal Government to return the George Derby Health and Occupational Centre site to that Municipality for retention as park land.

(amended)

MOVED by Ald. Hardwick,
THAT the works "as park land" be deleted from the motion of Alderman Linnell.

- CARRIED

(Aldermen Bowers, Gibson and Linnell voted against the motion)

The motion of Alderman Linnell, as amended and reading as follows was put and CARRIED:

"THAT the Vancouver City Council endorse the application of the Municipality of Burnaby to the Federal Government to return the George Derby Health and Occupational Centre site to that Municipality".

(Alderman Bowers voted against the motion as amended)

2. Langara Park: Golf Course

MOVED by Ald. Hardwick,
THAT the letter of congratulations from the Park Board, dated December 3, 1973, with respect to the purchase of the additional 66 acres of Langara, be received.

- CARRIED UNANIMOUSLY

3. Ice Rinks Plebiscite

The Council noted a letter from the Park Board dated December 3, 1973, concerning a proposal to engage consultants as a study group to report on choice of sites and types of rinks for the five ice rinks recently authorized by the electors. The letter stated that the group proposed a time of sixteen weeks and a maximum cost of $28,500 for the preparation of a report, and suggested that this cost be a charge against the $2,750,000 approved by the electors.

MOVED by Ald. Bowers,
THAT approval be given to engaging the Ice Rink study group at a maximum cost of $28,500 for the purpose indicated in the Park Board letter, as a charge against the $2,750,000, on the understanding that this amount will include any design costs.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Appointments: 1974 Grey Cup Festival Committee

The Mayor submitted the following letter under date of December 7, 1973:

"I wish to remind Council that the 1974 Grey Cup game will be played in Vancouver and wish to recommend

THAT Mr. Herman Burkhart, who was the General Chairman of the local Committee which planned and organized the festivities when the game was played in this city on the last two occasions viz 1966 and 1971, be appointed General Chairman of the 1974 Grey Cup Festival Committee;

THAT Alderman Harcourt and Alderman Volrich be appointed as Council members to the Committee;

THAT I be empowered, after consultation with Mr. Burkhart, to name other members to the Committee. "

MOVED by Ald. Linnell,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

5. Reorganization: Mayor's Office

The Mayor submitted the following letter under date of December 7, 1973:

" Mr. Colin Lowery, incumbent of the position of Executive Assistant to the Mayor, is scheduled to retire on May 31st, 1974. Because of accumulated vacation, Mr. Lowery will actually be leaving on April 9, 1974. I therefore propose to implement a re-organization of the staff in the Mayor's Office, and in order to maintain continuity, I further propose that the re-organization be made effective March 1st, 1974.

Mr. Lowery's position is, at present, included in the City's regular classification plan. Prior to Mr. Lowery's appointment, however, the appointment was made directly by the Mayor. I consider it more appropriate that appointment to this position be made on the previous basis, and be contractual in nature expiring with the retirement of the Mayor. I therefore propose to appoint Gordon Campbell, my present Special Assistant to the position on this basis, effective March 1st, 1974. Mr. Campbell will retain most of his present duties and in addition, will assume a significant portion of the higher level responsibilities formerly held by Mr. Lowery, such as administration of the office and formulation of the office budget in conjunction with myself. A copy of the job description is attached to this report. Appointment would be made at a rate equivalent to the first step of Pay Grade 31, the level at which the Executive Assistant position is now classified, plus the value of applicable fringe benefits (1973 rate $1240 per month plus fringe benefits). Provision would be made in his contract that Mr. Campbell would receive the benefit of any salary increase which Council may approve for Excluded Staff in 1974 and also that he would receive annual increments on the basis of Pay Grade 31 for so long as the contract is in effect.

I do not intend to seek a replacement for Mr. Campbell in his previous position as Special Assistant to the Mayor. He will thus

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Reorganization:
Mayor's Office (cont'd)

obviously not have the time to assume all of Mr. Lowery's functions as well as continuing his existing duties. Therefore, I propose to establish a new position of Executive Secretary to the Mayor. The incumbent would be responsible to Mr. Campbell and myself for the day to day supervision of the office. Duties would also include acting as a co-member of the Civic Entertainment Committee and in that capacity would assist the City Clerk in making arrangements for civic receptions, dinners, etc.

The new position of Executive Secretary to the Mayor would be part of the City's regular Pay Plan and would be subject to classification by the Director of Personnel Services.

In summary, I recommend that:

1. Mr. Gordon Campbell be appointed to the position of Executive Assistant to the Mayor, effective March 1st, 1974.

2. The appointment be made on a contractual basis, expiring on the date of my retirement, at a rate equivalent to the first step of Pay Grade 31, plus the value of applicable fringe benefits (1973 rate $1240 per month, plus fringe benefits).

3. Mr. Campbell's new contract make provision that he would receive the benefit of any increase which Council may approve for Excluded Staff in 1974, and further that he would receive annual increments on the basis of Pay Grade 31, for so long as the contract was in effect.

4. Mr. Campbell's present contract, which expires December 31st, 1973, be extended to February 28th, 1974.

5. Council approve a new position of Executive Secretary to the Mayor, effective March 1st, 1974, salary and classification to be determined by the Director of Personnel Services. "

(a copy of the job description referred to is on file in the City Clerk's Office)

MOVED by Ald. Harcourt,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED

(Alderman Linnell voted against the motion)

6. Jericho Lands

The Mayor submitted the following letter under date of December 10, 1973:

"On Friday, December 7th, 1973, the Heads of Agreement with respect to the balance of the Jericho Lands was signed on behalf of Canada by the Right Honourable Pierre Elliott Trudeau and on behalf of the City of Vancouver by myself, and I am transmitting such document herewith for acceptance by Council on the basis of and in accordance with the terms as set out therein.

I would therefore recommend that the said Heads of Agreement be approved by Council and that the Corporation Counsel be instructed to take all necessary steps in connection therewith to obtain title in the name of the City. "

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Jericho Lands (cont'd)

MOVED by Ald. Pendakur,
THAT the Heads of Agreement be approved by Council and that the Corporation Counsel be instructed to take all necessary steps in connection therewith to obtain title in the name of the City.

- CARRIED UNANIMOUSLY

7. Delegation Request:
Vancouver Symphony Society

MOVED by Ald. Hardwick,
THAT, pursuant to request received, the Vancouver Symphony Society be permitted to appear as a delegation on December 18, 1973, in regard to rental charges of the Queen Elizabeth Theatre and the Organization's 1973 grant.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, December 7, 1973

(1) Works and Utility Matters (December 7)

The Council considered this report of the Board of Administration which contains two clauses identified as follows:

Cl. 1: Water Main Installations - 1973 Capital Budget
Cl. 2: Exchange of Lane abutting Lots 1 - 3, Block 58, situated in block bounded by Cambie, Georgia, Beatty and Robson Streets

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(4) Building and Planning Matters (December 7)

Old Museum Building:
Alterations and Additions

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(6) Fire and Traffic Matters

Fire Safety in High-Rise Buildings

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved, but that representatives from the B.C. Research Council and the steel industry be added to the Committee proposed.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, December 7 (cont'd)

(7) Finance Matters

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: New Schedules of Fees under the Coroners Act
Cl. 2: Court of Revision: Temporary Clerk III Position
Cl. 3: Allocation of Funds from Traffic Control Reserve for Automatic Counter Replacement
Cl. 4: Purchase of Portion of Langara Golf Course from CPR
Cl. 5: Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds
Cl. 6: Interdepartmental and Aldermanic Library
Cl. 7: Matters Historic: Staffing
Cl. 8: Engineering Department: Central Files Staff
Cl. 9: False Creek Development: Sub Area 6 Financing

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive of this report be approved, and Clause 5 received for information.

- CARRIED UNANIMOUSLY

Clause 6: Interdepartmental and Aldermanic Library

MOVED by Ald. Gibson,
THAT the Council go on record as being in favour of providing an Aldermanic and Interdepartmental Library in the City Hall.

- LOST

(Aldermen Bowers, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

MOVED by Ald. Pendakur,
THAT the Board of Administration be requested to report on the minimal cost of refinishing the vacated Board of Administration offices located at the east side of the third floor.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION: Mr. Bruce Robertson

At this point in the proceedings Mayor Phillips recognized Mr. Bruce Robertson who was present in the Council Chamber with his family. Mr. Robertson was accorded Civic recognition by having his name entered in the Civic Merit Book as a result of winning a gold medal at the World Swimming Championships in Belgrade, Yugoslavia.

Mr. Robertson had earlier been presented with a gold Civic medallion and this day was presented with a copy of the inscription contained in the Civic Merit Book.

Following the above ceremony, the Council recessed and reconvened thereafter at an 'In Camera' meeting in the Mayor's Office. The Council reconvened in open session in the Council Chamber at approximately 4:45 p.m., Mayor Phillips in the Chair and the same members present, with the exception of Alderman Gibson.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (Dec. 7) cont'd...

Finance Matters (cont'd)

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration in clauses 7 to 9 of this report be approved.

- CARRIED UNANIMOUSLY

(8) Personnel Matters (Dec.7)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Carry-over 1973 Vacation Entitlement: A. R. Bethell
Cl. 2: Consultative Study on Youth Services for Crime Prevention Meeting

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

(9) Property Matters (Dec. 7)

The Council considered this report of the Board of Administration which contains eight clauses identified as follows:

Cl. 1: Acquisition for Public Housing for Single People: 521 East Cordova Street
Cl. 2: China Creek Park - addition and policy of sale of Properties: Park Sites
Cl. 3: Lots 1 to 4, S/W corner Hastings and Main Streets: former City Museum
Cl. 4: Britannia Community Services Centre sale for removal of House on 1511 Parker Street
Cl. 5: Acquisition for Public Housing for Single People: 368 East Cordova Street
Cl. 6: Acquisition for Britannia Community Services Centre Site: 1517 Parker Street
Cl. 7: Acquisition for Public Housing for Single People 378 East Cordova Street
Cl. 8: City of Vancouver Automobile Insurance

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in clauses 1 to 3 inclusive and 5 to 8 inclusive of the report be approved, and clause 4 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL REPORT
December 7, 1973

(4) Building and Planning Matters

Rezoning Application: N/S East Broadway between Lillooet & Windermere Streets

MOVED by Ald. Hardwick,
THAT, pursuant to request received, permission be granted to hear a delegation on this matter.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Department Report, Dec. 7 (cont'd)

(9) Property Matters (Dec. 7)

The Council considered this department report which contains two clauses identified as follows:

Cl. 1: Requests from Committees of Council for Inventories of City-owned properties
Cl. 2: Request from Mt. Pleasant Information Centre for Children's Play Area

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Finance and the Supervisor of Property and Insurance contained in this report be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Hardwick,
THAT, pursuant to request received, permission be granted for the hearing of a delegation on this matter.

- CARRIED UNANIMOUSLY

C. Development Permits: Procedural, By-law and Administrative Changes

The Board of Administration submitted the following report under date of December 7, 1973:

"In accordance with Council Resolution of October 2, 1973, your Board submit the attached report which sets out in detail recommendations for Procedural and Bylaw Changes, Departmental Re-organization and clarification of Administrative Authority concerning applications, processing and issuance of Development Permits.

Briefly stated the recommendations are:

1. To transfer the "Zoning Branch", Permits & Licenses Department to the Zoning Division, Planning Department, and renamed "Development Permits Group".

2. The Division Head of the Zoning Division, Planning Department, to be the Zoning Planner. The Division to be organized into three Groups, namely:

   (i) Development Permits Group
   (ii) Zoning Administration Group
   (iii) Subdivision Control Group

   The role of the Division Head will be to co-ordinate the work of the three Groups, deal personally only with complex development matters which may be submitted to City Council or the City Planning Commission, advise the Director on Policy matters and maintain quality control of work standards in the Division.

3. The three (3) Group Leaders to have clearly delegated authority to deal with the major elements of the work program assigned to their respective Groups and in particular, the Group Leader, Development Permits Group, to be delegated responsibility for:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

- ensuring completion of 'outright' use items which are referred to the Division, and authorizing permit issue.

- ensuring completion of "Director of Planning - discretionary items" and authorizing permit issue.

- ensuring completion of all 'conditional' use items which are referred to the Division, including preparation of recommendations for submission to the Development Permit Committee. It is intended that this will require minimum consultation with the Zoning Planner.

- ensuring that the applicant is advised of any items requiring completion before a permit will be issued.

- ensuring completion (i.e. issuance or refusal) of all development permits, except as noted above.

- ensuring all applications are processed without delay, for which purpose each application will be assigned to a specific Plan Checking Assistant and a record of assignments will be kept and checked at regular intervals by the Supervisor.

4. The Development Permits Group to remain on the 2nd Floor, East Wing. The Division Head and other Divisional personnel to be located on the 3rd Floor, East Wing.

5. The following additional positions be established:

   1 - P.C.A. for Sub-division Control and Strata Title work.

   1 - P.C.A. for Zoning Administration work and to undertake duties for the Board of Variance.

   1 - Clerk (Steno) II for secretarial duties for Zoning and Sub-division Group Leaders and Board of Variance and reception duty for 3rd Floor Zoning Division personnel.

   Classification of the positions to be recommended by the Director of Personnel Services to the Board of Administration for approval.

6. The Director of Permits & Licenses to be responsible for all enforcement of Zoning & Development Bylaw matters.

7. The Director of Permits & Licenses to continue to provide Plan Checking Assistants I and all clerical and secretarial assistance required by the Development Permits Group, including preparation of Development Permit Committee Minutes.

8. All applications to be received by the Director of Permits & Licenses. All permits to be issued by the Director of Permits & Licenses or the Director of Planning, as applicable.

9. Corporation Counsel to prepare amendments to the Zoning & Development Bylaw as outlined at Item 3 of the attached report.

cont'd....

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

10. The 2nd Floor, East Wing, permit application area and 3rd Floor (Zoning Division) allocated space, be remodelled as recommended by the Assistant Director, Building Construction & Maintenance Division, at an approximate cost of $54,600.00.

11. ESTIMATED COSTS & PROVISION OF FUNDS

(a) Additional Positions - Annual Cost (1973 Rates)

2 - Plan Checking Assistants	$19,750
1 - Clerk (Steno)	6,000
	$25,750
	3,220
	$28,970

(b) Renovation of 2nd and 3rd Floor Areas

$54,600

(c) Equipment Requirement

2 - Drafting Desks @ $565) for	$ 1,130
2 - Chairs @ $67) PCAs	134
1 - Steno Desk	250
1 - Steno Chair	50
1 - Electric Typewriter	500
	$ 2,064
+ 5% SS Tax -	106
	$ 2,170

(d) Revision of Zoning Division Filing System

Equipment	
Open shelf filing equipment	$ 1,225
4M File Folders	600
Miscellaneous	125
	$ 1,950
Salary Cost	
1 - Clerk Typist I	
P.G.5, $436 p.m. - 3 months	$ 1,308
Fringe benefits	132
Total:	$ 3,390

The Comptroller of Accounts recommends that the required funds be included in the 1974 Departmental Budgets and that expenditure of necessary funds prior to adoption of the 1974 budget be authorized.

NOTE:

This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union. He concurs herein.

COMMENTS:

Your Board has made an extensive review of the causes of the delays and general dissatisfaction concerning processing of applications and issuance of Development and Building Permits.

A number of plans of reorganization have been examined. Because of the number of compromises that have been necessary, the present proposal must be carefully evaluated over the first few months of operation. If the desired degree of improvement in service being provided is not being obtained, then an alternate plan would have to be substituted. Such a substitution would not result in additional staff but could result in additional space requirements.

cont'd....

Development Permits: Procedural,
By-law and Administrative Changes (cont'd)

RECOMMENDATION:

Your Board RECOMMENDS adoption of the recommendations and procedures outlined in the attached report and further, recommends that a review of the implementation of the report be made in November 1974 and results reported to City Council at that time."

(the attachment referred to is on file in the City Clerk's Office)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur, in amendment,
THAT recommendation (7) be changed to read as follows:

"Plan Checking Assistants I and all clerical and secretarial assistance required by the Development Permits group to be the responsibility of the Director of Planning but will assist the Department of Permits and Licenses when time permits".

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey Rankin, Volrich and the Mayor voted against the motion)

The motion of Alderman Hardwick was put and CARRIED UNANIMOUSLY.

D. Sands Hotel Development:
Permit Applications

The Corporation Counsel and the Director of Planning submitted the following report:

"On September 11, 1973, Council passed the following resolution:

'THAT consideration of the development permit application be deferred and the Corporation Counsel and Director of Planning and Civic Development report on what options are available to Council in this matter.'

This development permit application has a history which goes back to May 26, 1971, the date the application was made pursuant to the then existing C-3 Commercial District Schedule.

From that date until September, 1972, the application received consideration at various levels, and during this period the scheme received some changes and modifications, all with a view to endeavouring to gain some improvement. In April, 1972, the scheme had received design approval from both the Design Panel and the Technical Planning Board and, in addition, the Board of Variance had granted approval to a variation of the light angles. All of the above actions took place subsequent to the actual approval of the application (which was subject to certain conditions) that had been granted by the Technical Planning Board in October, 1971.

A significant date in these proceedings is September 6th, 1972. On this date Council passed the following resolution:

'The action of the Technical Planning Board in approving this Development Application subject to certain conditions be confirmed.'

On January 30th of this year Council rezoned the site in question when it changed the zoning of the West End.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Sands Hotel Development:
Permit Applications (cont'd)

Between the date of September 6th, 1972 and today, the applicant has continued to rely on the previous approvals and in fact is seeking approval of revised drawings. These drawings indicate a development which is still within the uses covered by the previous approval. However, two elements of the proposal, namely the beer parlour and the specialty restaurant, have been deleted.

Options

The 'options' available to Council must be determined in the context of this historical background and of particular significance is the resolution confirming the action of the Technical Planning Board. In the net result, there are really no options available in our view.

The applicant in this case has acted within the provisions of the by-law as it existed and has had his application approved. Only final details remain to be finalized within the conditions laid down. In view of this, we are of the opinion that the only real 'option' open to Council is a direction to the Technical Planning Board and the Director of Planning that in view of present conditions and present by-law, this application be dealt with in accordance with existing approvals.

We would also point out that there is no by-law provision that deals with the 'life' of an application, but it must, we think, be inferred that any application not finalized within a 'reasonable time' must, at some point, be considered as abandoned or otherwise brought to some conclusion. At this point in time Council and the Technical Planning Board, in our view, should advise the applicant in this regard and indicate a finalization date. In this respect we suggest the date of March 29th, 1974. This date should be the final date for the issuance of any development permit and the applicant should be advised that it will be necessary for the owner to submit all necessary material to comply with any approvals granted, in sufficient time to enable such date to be met."

The Council also noted a letter from the West End Planning Centre dated September 17, 1973 which had been requested by the Council, clarifying how the proposed Sands Hotel addition contravenes the West End Policy Guidelines.

MOVED by Ald. Volrich,
THAT this whole matter be deferred and a Committee be appointed comprising the Mayor and two members of Council to meet with the developers to discuss the project in an endeavour to arrive at a more acceptable development addition for this site.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Hardwick,
THAT the letter from the West End Planning Centre dated September 17, 1973, be received.

- CARRIED UNANIMOUSLY

At this point Deputy Mayor, Alderman Rankin, took the Chair to relieve the Mayor to attend to otherCivic business.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee on Social Services, November 29, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Coordination of Services in the Downtown Eastside
Cl. 2: Future Use of the Continental Hotel (Bridge 'Y')
Cl. 3: Proposal for a Housing Relocation and Referral Service
Cl. 4: Emergency Shelter for Native Young People in the Skid Road Area

MOVED by Ald. Marzari,
THAT this report of the Standing Committee on Social Services, dated November 29, 1973, be received for information.
- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on Finance and Administration dated November 29, 1973

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Department Head Miscellaneous Disbursements Authority
Cl. 2: Interim Operating Funds for Britannia Community Services Centre
Cl. 3: Outstanding Budget Items
Cl. 4: City Production of Ready-Mix Concrete
Cl. 5: Preliminary Estimate of 1974 Operating Budget

The Council took action as follows:

Cl. 1: Department Head Miscellaneous Disbursements Authority

After considering this clause of the report and proposing certain amendments therein, it was,

MOVED by Ald. Bowers,
THAT City officials travelling to Victoria on City business no longer require memo approval from the Mayor and Commissioner Ryan, but that such approval be the responsibility of the Department Head for himself and his senior officials;

THAT the following Department Heads be allowed a $500 expense allowance per year per Department for miscellaneous small expenditures, with $100 each being allowed for the balance of 1973, to be provided from Contingency Reserve:

Director of Planning
Director of Social Planning
Director of Finance
Medical Health Officer
City Engineer
Corporation Counsel
City Clerk
Director of Permits and Licenses
Personnel Director
Chief Probation Officer
Provincial Court Administrator
Director of Welfare and Rehabilitation
Fire Chief

THAT the Director of Finance and Board of Administration establish the procedures and re-imbursement routine for both of the above;

THAT the Board review the expenditures incurred under the above plan every six months and report to Council thereon if the Board considers it necessary, and

FURTHER THAT the Police Commission, Park Board and Library Board be advised of this action being taken.
- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance and Administration dated November 29 (cont'd)

Clause 2: Interim Operating Funds for Britannia Community Services Centre

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 3 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 3 and 4 of the report be approved, and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Waterfront and Environment dated November 29, 1973

The Council considered this report which contains three clauses identified as follows:

Cl. 1: North Arm Fraser River Public Access
Cl. 2: Building By-law - Provision for the Handicapped
Cl. 3: Waterfront Planning Study - Progress Report

The Council took action as follows:

Clause 1: North Arm Fraser River Public Access

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee be approved after inserting the words "in this area" after the word "property" in recommendation (e).

- CARRIED UNANIMOUSLY

Clause 2: Building By-law - Provision for the Handicapped

MOVED by Ald. Pendakur,
THAT this clause be referred back to the Standing Committee on Waterfront and Environment for clarification.

- CARRIED UNANIMOUSLY

Clause 3: Waterfront Planning Study - Progress Report

MOVED by Ald. Pendakur,
THAT the information contained in this clause under items (a), (b) and (c) be received;

FURTHER THAT with respect to item (d) on the subject of Fisherman's Wharf, the following be approved;

(a) the competition be withdrawn and the City Clerk take necessary action,

(b) that the Project Manager, in conjunction with the Steering Committee on the Waterfront Planning Study and the National Harbours Board endeavour to work out a joint proposal for report back to Council;

(c) that the Mayor be authorized to negotiate at the senior level with the National Harbours Board and the Minister of Urban Affairs in respect of this joint proposal.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of the Standing Committee on Community Development dated November 29, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application
Sandman Motels, 180 W. Georgia St.
Cl. 2: Chinatown: Chinese Cultural Centre
Cl. 3: Illegal Suites
Cl. 4: Champlain Heights - Development Plan
Areas E and F

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 1 of the report be approved and the information submitted by the Committee in Clauses 2, 3 and 4 be received.

- CARRIED UNANIMOUSLY

I. Report of Permits and Licenses Department, dated November 30, 1973

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of November 30, 1973:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Rose Negryeh (tenant), 2586 Kitchener Street
James Arthur Calder (tenant), 551 East 58th Avenue
John E. Dinsley (tenant), 165 S. W. Marine Drive
Mrs. Norine Colvin (tenant), 2932 Fraser Street
Elizabeth Pauls (tenant), 555 East 51st Avenue
Iris Beatty (tenant), 2125 East 38th Avenue
Jaimes Rance (tenant), 3352 Ontario Street
Jack Burrell (tenant), #7 - 2910 Carolina Street
Mrs. Mary Freda Westrand (tenant), 2660 East 47th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Donald Bedwell (tenant), 926 West 14th Avenue
Carol Clark (tenant), 3149 East 62nd Avenue
Ken Meadows (tenant), 2048 West 48th Avenue
Mike Seifert (tenant), 2048 West 48th Avenue
David James Adamson (tenant), 1743 Bayswater Street
David Crowe (tenant), 1743 Bayswater Street
Gary W. Roach (tenant), 1743 Bayswater Street

(c) the following applications be approved for six months from the date of this Resolution:

Charanjit Singh Randhawa (tenant), 214 East 63rd Avenue
David J. E. Labrosse (tenant), 184 West 12th Avenue
Mrs. Masako Joy Marr (tenant), 942 East 37th Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re Illegal Suites (cont'd)

(d) **the following applications be not approved:**

Piara Singh Kalsi (owner), 7958 Osler Street
Luis Baptsta Pereira (owner), 3409 Bast 25th Avenue

(e) **in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."**

MOVED by Ald. Bowers,
THAT the foregoing report be approved with the exception of the application by Luis Baptsta Pereira of 3409 East 25th Avenue, such application be granted for six months from the date of this resolution and that Mr. Pereira be informed that any further application should be submitted as a hardship case by the tenants.

- CARRIED UNANIMOUSLY

J. Report of the Standing Committee
on Civic Development, December 6, 1973

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Langara
Cl. 2: Historic Area Advisory Board

MOVED by Ald. Hardwick,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

K. Orpheum Theatre

Mayor Phillips, on behalf of the Orpheum Theatre Committee submitted the following report dated December 10, 1973:

"

Background

The owners of the Orpheum Theatre, Famous Players Ltd., decided some months ago to turn it into a multi-theatre complex by gutting the interior and creating six small theatres. They would certainly be entitled to do this under existing bylaws as this would merely be an interior renovation.

The Orpheum Theatre, however, is a very special building for which Vancouverites have great sentimental attachment. In Vancouver terms, it is also one of our most historic buildings. Finally, it is a very fine, functional theatre for live performances.

On all these grounds, the Orpheum Theatre should be saved.

Need

Sentiment aside, do we need this building? The answer is - we will very soon. The Queen Elizabeth Theatre is now turning away events during the busy time of the year. It hosts a wide variety of live performances - not just classical performances such as the Symphony and Opera. There is a growing need for a second civic theatre to accommodate the demand for increasing variety of entertainment in the City.

The Orpheum Theatre could fill this need.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

Characteristics of the Orpheum Theatre

The Orpheum Theatre has a seating capacity slightly larger than that of the Queen Elizabeth Theatre (about 2,900 people).

It is generally agreed that the Orpheum's acoustics are significantly better than those of the Queen Elizabeth Theatre. There is no question that the theatrical feeling in the Orpheum is outstanding. An event in the Orpheum Theatre is really an event.

Option from Famous Players

Famous Players are willing to give the City a free option to buy the Orpheum Theatre until February 15, 1974 on the following terms:

Total cost	$ 3.9 million	
Payable July,1974	$ 1.0 million	
" July,1975	$ 1.5 million	
" Jan.,1976	$ 1.4 million	all with no interest

The City would take over in July, 1975. Until then, the Orpheum will continue as a movie theatre.

The Community Arts Council has estimated that a complete renovation job would cost approximately $2 million. This would involve considerable extra construction of dressing rooms, etc. as well as complete updating of the plant. This figure is considered to be on the high side. In any case, that produces a total price of $ 5.9 million payable over three calendar years.

The Property & Insurance Department estimate the land value of the Orpheum Theatre at approximately $ 2,200,000.00. This means that the building, fully renovated, would cost approximately $ 3.7 million. By way of comparison, the Queen Elizabeth Theatre (excluding the Playhouse) cost $ 5 million to build in 1958 and would cost approximately $ 15 million today.

If we were to purchase the Orpheum Theatre, Famous Players would build another six-theatre complex seating approximately 3,000 people in another location on Granville Street. They have options to purchase the necessary property.

Saving the Orpheum Theatre would perserve a very fine historic building and add an important new cultural building to the City. There is no question that it would be a financial bargain. However, your Committee felt that the full cost should not be borne by city taxpayers.

I have discussed this matter with Premier Barrett and he feels that the Provincial Government may be able to help under the Community Recreation Funds. He has asked for a letter outlining details. The subject has also been discussed with Prime Minister Trudeau and Urban Affairs Minister Basford. There appears to be a receptive attitude at the Federal level as well. However, no commitments have been received by either level of government.

The Community Arts Council and others have indicated that they would be prepared to seek contributions from the public at large. This is an avenue well worth pursuing.

Recommendation

Your Committee recommends that the City accept the free option offered by Famous Players up to February 15, 1974 and make use of that time to canvas the Federal and Provincial Governments and the public at large to ascertain what financial support might be available to the City. The Committee should then report back to Council in February for a decision on whether or not to exercise the option."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Special Committee be approved.

- CARRIED

MOVED by Ald. Linnell, in amendment,
THAT the following words be inserted in the recommendation after the figures '1974':

"on the understanding that there is no financial commitment by the City at this time".

- LOST

(Aldermen Bowers, Linnell, Marzari, Massey and Volrich voted against the motion)

The motion of Alderman Bowers was put and CARRIED.

(Aldermen Linnell, Pendakur and Rankin voted against the motion)

L. Report of Standing Committee of Council on Housing, dated November 20, 1973.

The Standing Committee on Housing submitted the following report under date of November 20, 1973:

G.V.R.D. Land Acquisition Programme

"At the request of Mr. Casson, Director of Housing, G.V.R.D., your Committee met with him 'In Camera'. Mr. Casson raised the matter of the land acquisition programme in Fairview Slopes. The G.V.R.D. acts as an agent of the Provincial Government in the purchase of these lands. The Province currently has an option on the purchase of Alberta Lumber property at 790 West 6th Avenue, subject to approval of the Minister of Municipal Affairs or the Minister of Housing. However, there is a possibility that the Province may consider this property too expensive and be unwilling to purchase it. Mr. Casson put forward the suggestion that, should the Province not purchase the Alberta Lumber property, the City consider purchasing this site and then negotiating with the Province a land swop for sites in other parts of the City, e.g. the 1900-2000 block Triumph or on South-west Marine Drive.

Alderman Hardwick advised that the False Creek Committee has approached the Provincial Government to urge them to purchase the Alberta Lumber property because of its strategic location in relation to False Creek. It was noted that the option on this land expires November 30, 1973.

There was also discussion with Mr. Casson on the possibility of a swap of the Canadian Legion site at 7th Avenue and Maple Street for a site on 70th Avenue and Marine Drive."

RESOLVED

To receive the oral report of Mr. Casson, Director of Housing, G.V.R.D.

MOVED by Ald. Harcourt,
THAT the foregoing report be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1966-1970 FIVE YEAR PLAN AND TO ADD THE PURCHASE OF A PORTION OF LANGARA GOLF COURSE TO THE AUTHORIZED PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was deemed read accordingly.

2. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1971-1975 FIVE YEAR PLAN AND TO ADD THE PURCHASE OF A PORTION OF LANGARA GOLF COURSE TO THE AUTHORIZED PROJECTS

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $4,443,829 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald.Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

4. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Building Lines)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

5. BY-LAW TO AMEND BY-LAW No. 4580 BEING A ZONING BY-LAW (3150 Rosemont Drive)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW No. 4515
BEING A ZONING BY-LAW (6600 block Arlington Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes
(4832 Knight Street)

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the West 7 feet of Lot 5, Block 7, District Lot 705, Plan 2571,

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up Portion of Road
(71st Avenue, East of Laurel Street)

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of 71st Avenue, East of Laurel Street is surplus to the City's highway requirements;

3. The City owns Lots 1 and 2, Block "X", Subdivision of Lots 7 to 10, Block "C", District Lot 319, 324 and part of 323, Plan 1870, on the south side of the surplus portion of 71st Avenue;

4. The owner of Lots 4, said Block "X" on the north side of the said surplus portion is desirous of creating and acquiring a buildable site composed of the surplus portion of street, together with the portion of city owned lands not acquired for the widening of Marine Drive;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up Portion of Road
71st Avenue, East of Laurel Street (cont'd)

5. The owner of said Lot 4 has arranged to purchase the proposed new site under an agreement for sale;

6. The owner of said Lot 4 has executed a Quit Claim in respect to his interest in the closed portion of 71st Avenue, to enable the City to create and take title to the new site;

THEREFORE BE IT RESOLVED THAT all that portion of road (71st Avenue) lying between the production southerly of the westerly and easterly limits of Lot 4, except the east two (2) feet now lane, of Lot "X", Blocks 7 to 10 of subdivision "C", District Lots 319, 323 and 324, Plan 1870; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 18, 1973, and marginally numbered LF 6731, a print of which is hereunto annexed; be closed, stopped up and title taken thereto, and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent Lots 1 and 2, said Lot "X".

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 6:30 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 11, 1973, adopted by Council on December 18, 1973.

DEPUTY MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

A-1

RECOMMENDATIONS:

1. Water Main Installations - 1973 Capital Budget

The City Engineer reports as follows:

"The following water mains should be replaced prior to scheduled 1974 paving:

WATER MAIN PROJECT 320

Street	From	To
McLean Drive	Powell Street	Hastings Street
Odlum Drive	Venables Street	Napier Street
Woodland Drive	Powell Street	Hastings Street
Yew Street	10th Avenue	11th Avenue

WATER MAIN PROJECT 321

Street	From	To
Fleming Street	41st Avenue	43rd Avenue
Galt Street	Nanaimo Street	Clarendon Street
47th Avenue	Wales Street	Elliott Street
Wales Street	46th Avenue	47th Avenue

The above installations are to replace leaking steel mains. Cost estimates for Projects 320 and 321 are $33,000 and $31,000 respectively.

I RECOMMEND that water mains be installed on the above mentioned streets and that $33,000 for Project 320 and $31,000 for Project 321 be appropriated from the 1973 Water Works Capital Account No. 128/7903, 'Prior to Paving - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Exchange of Lane Abutting Lots 1 - 3, Block 58, for New Outlet, being the South 20' of Lot 37, Plus Corner Cut-off, all in District Lot 541; Situated in Block Bounded by Cambie, Georgia, Beatty and Robson Streets

The City Engineer and the Supervisor of Property and Insurance report as follows:

"The Director of Planning and Civic Development, on October 10, 1973, approved the issuance of a development permit to Sandman Hotels for the construction of a hotel, restaurant, and retail complex on a site measuring $\frac{75}{80}$ x 260', on the North end of Block 58, D.L. 541.

One of the conditions of issuance was that satisfactory arrangements were made through City Council on report from the City Engineer for acquisition of the existing City lane and provision of a new East/West lane and consolidation of the site to the satisfaction of the Director of Planning.

Cont'd.....2

Clause 2 Continued

It is,

RECOMMENDED that the following be approved:-

(1) All that portion of lane shown outlined red on plan marginally numbered LF 6751, (comprising an area of 1,499 sq. ft.), be closed, stopped up and conveyed to the Company and subdivided with Lots 1 - 3, A, B, C, D, E, and F of Lots 39 and 40, Lots 37 and 38.

(2) Sandman Inn to dedicate to the City by a subdivision plan the South 20' of Lot 37 (plus corner cut-off), comprising 2,452.45 square feet.

(3) The exchange price to be $1.00.

(4) Legal costs and all costs to effect the closing of the lane and the construction of the n w lane to be to the Company's account.

(5) The Company to pay for the removal or re-routing of all utilities in the lane or provide an easement for them by an agreement satisfactory to the Corporation Counsel and City Engineer.

(6) Lane ingress and egress to the remainder of the block must be provided during the construction period to the satisfaction of the City Engineer.

(7) Sandman to lease the sub-surface of the new lane and 500 square feet of the existing lane abutting Lot 4, the same as shown outlined red on plan marginally numbered LF 6810, by an agreement satisfactory to the Corporation Counsel and City Engineer for underground parking, as follows:-

(a) Sandman to provide for utilities to pass through the closed lane area and the lease area in a manner satisfactory to the City Engineer.

(b) USE:

Three and four split-levels of underground parking.

(c) TERM:

Ninety-nine years from January 1, 1975 or the date construction is completed, whichever is the sooner.

Lease to expire on December 31, 2074 or the date the proposed buildings are demolished, whichever is the sooner.

(d) RENTAL:

$150.00 per month for the first five years.

(e) RENTAL REVIEW

Every five years until December 31, 2004.
The basis of the review to be 24% of the net rental value per month on 28.55 car spaces.

On the first of January, 2005, and every five years thereafter, the rental to be reviewed and calculated on the basis of the net rental value per month of 28.55 car spaces.

The net rental value to be established by deducting 25% from the gross market rental value of 28.55 car spaces. In no case, however, is the rent to be less than $150.00 per month.

(f) PARKING SPACES:

The development permit will require that a minimum of 228 parking spaces be provided. The utilization of the sub-surface of City lanes will contribute 28.55 spaces. However, if the total number of spaces exceeds 228, then the rental is to be adjusted proportionately upwards.

cont'd ....

Clause 2 Continued

(g) OUTGOINGS:

All outgoings to be the responsibility of the lessee.

(h) INSURANCE:

Lessee to carry public liability insurance in an amount satisfactory to Corporation Counsel, and to hold City harmless against all claims.

(i) LAST DAY OF OCCUPANCY:

City to have right to require lessee to restore lane to original condition within 180 days of last day of occupancy.

(j) TAXES:

Lessee to enter into such agreements as may be necessary to enable the City to charge taxes on the portion of the parking garage situated beneath the lane (Improvements only -- no land taxes since this is included in the rental).

(k) CONVEYANCE AND AGREEMENT

Conveyance and agreement lease to be satisfactory to Corporation Counsel.

The Supervisor of Property and Insurance is of the opinion that the rental structure is realistic and reflects market value.

The Director of Planning and Civic Development is prepared to approve the attached plan, FB 130 PP 43-44, prepared by Ken K. Wong, showing the consolidation of the closed lane with adjoining lands."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer and the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Old Museum Building
Alterations and additions

The Director of Permits & Licenses reports as follows:

"On June 5, 1973 City Council adopted a recommendation of the Standing Committee of Council on Finance & Administration to proceed in principal with renovations and additions to the Old Museum Building.

Working drawings for the renovations are nearing completion with a view to calling tenders in a few weeks time. These tenders will include repairs to roofs, gutters down spouts etc. but site investigations have revealed that some of these parts are apparently in a potentially dangerous condition which require close examination. It is possible that heavy snowfall in the next few weeks, before a General Contract can be awarded, could cause some parts to fall with danger to persons below, or damage to the building by water entry.

Steps should be taken to examine the structure from the exterior to confirm its condition which will require the expenditure of some funds prior to construction commencing.

The Comptroller of Accounts reports that a sum of $697.300.00 was provided in previous supplementary capital programs to carry out renovations, subject to report of tenders to Council. If the report recommendations are approved, the sum of $1,000.00 would be allocated to carry out the immediate work.

The Director of Permits & Licenses RECOMMENDS that:

the Assistant Director, Construction & Maintenance, be authorized to carry out temporary repairs or removal of any dangerous parts of the building to a maximum value of $1,000.00 prior to the award of a General Renovation Contract."

Your Board RECOMMENDS that the report of the Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Fire Safety in High-Rise Buildings

When the 1970 edition of the National Building Code was published the Associate Committee was in the middle of a study on fire safety in high buildings. They included certain requirements in the 1970 Code, such as control of elevators by a keyed switch, venting of the building, provision of a central alarm and control facilities, etc. The Committee, however, made known that further provisions were required including measures to control movement of smoke through vertical shafts which, because of the "stack effect", is a greater hazard in high buildings than in low ones. They have now issued complete regulations as part of Revision Change Series #3.

It is understood that, unless there are strong reasons to the contrary, Council would want to amend the Building By-law to include such revisions.

As an aid to designers the Associate Committee has published a supplementary document entitled "Measures for Fire Safety in High Buildings". Fourteen measures are set forth to lessen the danger from smoke movement. Examples of these measures are provision of open-air corridor access to stairs, pressurizing stair and elevator shafts, vertical divisions of buildings, etc. One of the measures allowed in certain instances is full sprinklering of the building.

The City Building Inspector is recommending that the revised subsection 3.2.6 be adopted as an amendment to the Building By-law. The Fire Chief agrees except for one point. He feels that all high office buildings should be fully sprinklered irrespective of the employment of other measures for fire safety. A report prepared by the Fire Chief and one prepared by the Building Inspector setting forth, respectively, their views on the matter are in the hands of the City Clerk.

It should be noted that the Associate Committee have recently set up a task group to conduct an overall appraisal of the role of sprinklers in providing for fire safety in buildings, including consideration of so called "trade-offs".

It is felt that the matter of sprinklering in office buildings could be reviewed by a committee of local people with expertise in the building field. It is suggested that the committee be composed of:

A representative of the Architectural Institute of B.C.
A representative of the Association of Professional Engineers.
A representative of the Canadian Underwriters Association.
A representative of the Portland Cement Association.
The Fire Chief.
The City Building Inspector.

It is suggested further that the chairman be the City Building Inspector.

Your Board RECOMMENDS that this report be received and a Committee be formed with representation as outlined above to study and report to Council on the matter of the mandatory requirement of sprinklering of all high office buildings; and further that the revised sub-section 3.2.6 of the National Building Code, 1970, be adopted as part of the City of Vancouver Building By-law.

FOR COUNCIL ACTION SEE PAGE(S) 550

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Carry-over 1973 Vacation Entitlement - A. R. Bethell

The Administrative Analyst, A.R. Bethell, has an unused entitlement of nine (9) vacation days in 1973.

By Personnel Regulation he may automatically carry-over only five (5) vacation days to 1974.

Due to the number of assignments he will be unable to take any further vacation days in 1973.

Your Board therefore RECOMMENDS Council grant approval to carry over nine (9) vacation days to 1974.

2. Consultative Study on Youth Services for Crime Prevention Meeting

The Chief Probation Officer reports as follows:

"A representative of the Solicitor-General's Department contacted Mr. A. L. Cobbin, Assistant Chief Probation Officer, requesting his attendance at a "Consultative Study on Youth Services for Crime Prevention" in Ottawa on October 29th, 30th, and 31st, 1973. This study was begun by the Solicitor-General's Department in July of this year and meetings were held across the country. Mr. Cobbin provided considerable material to this Study when meetings were held in the Vancouver area. A final meeting had been planned in Ottawa for the end of November, but was quickly re-scheduled because of the untimely death of the Project Director.

Because of the time element, it was not possible to request permission for Mr. Cobbin to attend. As he had some unused annual vacation time, he decided to take three days vacation on the dates noted above.

All expenses were borne by the Solicitor-General's Department.

Because of Mr. Cobbin's previous input and because the information obtained at this meeting has been already made available to the Probation Services Department staff, the Chief Probation Officer requests consideration to this three days vacation being changed to three days leave of absence with pay."

Your Board RECOMMENDS that the foregoing request of the Chief Probation Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

FINANCE MATTERS

A-7

RECOMMENDATIONS

1. New Schedules of Fees under the Coroners Act

The Director of Finance reports as follows:

"On October 30, 1973, an Order-in-Council was made by the Lieutenant-Governor prescribing new fees under the Coroners Act to become effective November 1, 1973.

Generally, the increases are in the areas of:-

(a) costs that are incidental to an inquest or an inquiry (eg. morgue rates, use of autopsy room, etc.),

(b) fees paid to the Coroner, and

(c) fees paid to medical practitioners.

The new areas of cost that have been introduced, as a result of the revisions are:-

(a) payments to jurors (in line with what has been provided by the Jury Act for jurors in criminal cases),

(b) payments to witnesses (to be the same as allowed to witnesses for the Crown in criminal cases under the Supreme Court Rules, 1971), and

(c) the introduction of general administration charges for inquiries and inquests.

The overall effects of these amendments for the remaining two months of 1973 and for 1974 are as follows:

	November-December 1973		Total Year 1974	
Increased Charges City of Vancouver				
a) Jurors Fees	$ 672		$ 4,032	
b) Witness Fees	235		1,411	
c) Examinations per Lions Gate Hospital	960		5,760	
Plus: Estimated increase in charges from outside municipalities	2,800	$4,667	17,000	$28,203
Increased City Charges to Outside Municipalities				
a) Costs incidental to an inquest	457		2,742	
b) Coroners Fees	434		2,607	
c) Medical Practitioners Fees	466	1,357	2,794	8,143
Net Increased Costs to City of Vancouver (I-II)		$3,310		$20,060

"

The Director of Finance recommends as follows:

(a) That the net increased Coroner's cost in 1973 amounting to $3,310 be provided from Contingency Reserve

(b) That the summary of increased Coroner's Fees and Costs, which is estimated at $20,060 for the full year 1974 resulting from revisions in the Coroners Act, be submitted to Council for Information."

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance be approved.

2. Court of Revision:
Temporary Clerk III Position

The City Clerk reports as follows:

"For the past three years it has been necessary to employ temporary help to provide secretarial service to the Real Property Court of Revision which commences sittings on January 28, 1974, in City Hall.

The workload of the City Clerk's Office is such that it would be difficult to provide this service from our regular staff.

It is recommended, therefore, that authority be given to employ temporary help for approximately 20 working days to assist the Court of Revision, at an estimated cost of $700. This is based on a Clerk III classification for the work, as classified by the Personnel Department in 1972.

It is also recommended that the necessary funds be approved in advance of this Department's 1974 Budget."

Your Board RECOMMENDS the foregoing recommendation of the City Clerk be approved.

3. Allocation of Funds from Traffic Control
Reserve for Automatic Counter Replacement

The City Engineer reports as follows:

"The Traffic Division has fifteen mechanical-electrical traffic counting machines, which are used each year to record traffic volumes throughout the City.

Because of age, the seven older units (three purchased in 1958 and four purchased in 1963) have reached the point where maintenance requirements indicate replacement is necessary. Another unit was recently damaged beyond repair while on the street.

We have received tenders for the eight replacement units required. The low bidder, whose units we have determined will meet our requirements, is Ametron, Western Hemisphere. Their bid is $5,246.12 which excludes 5% Provincial Sales Tax.

The City Engineer RECOMMENDS that $5,550.00 be appropriated from the Traffic Control Reserve Fund for this purpose."

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

4. Purchase of Portion of Langara
Golf Course from CPR

Your Board has received the following report from the Director of Finance regarding the financing of the purchase of the portion of the Langara Golf Course.

"The purchase price for the 66.1 acres is $4,500,000, of which $450,000 has been advanced as a deposit and the balance of $4,050,000 is payable on January 2nd, 1974. This financing is being arranged through the Debt Charges Equalization Fund on a temporary basis, pending sale or lease of a portion of the property in order to reimburse the Debt Charges Equalization Fund. The borrowing authority used for this purchase rests in the 1966 - 70 and 1971 - 75 Five Year programs in a category of borrowing authority labelled "Subject to Varying", which was created through the replacement of anticipated borrowing by providing funds from the Revenue Budget. The total amount available in the Subject to Varying is $4,443,829, consisting of:

cont'd.....

Clause #4 continued

1966-70 Five Year Plan

Sewers	$1,296,265
Street Lighting	100,000
Land Purchase Fund	250,000
Georgia Viaduct	941,564

1971-75 Five Year Plan

Streets	1,856,000
Total	4,443,829

The balance of the funds required will be provided from the 1973 Supplementary Capital Budget and amounts to $56,171. Further funds will be required for the purchase of the C.P.R.'s share of the equipment related to the Golf Course but this is outside of the actual purchase agreement and relates to the City - C.P.R. Golf Course operating agreement. These funds will also be provided from the 1974 Supplementary Capital Budget but the amount is unknown at this time.

To arrange the financing requires the following actions on the part of Council and I would therefore recommend that Council:

(a) Approve the varying bylaw presented later this day changing the purpose of the borrowing authority listed above from that authority to a purpose labelled "Purchase of a portion of Langara Golf Course".

(b) Approve the debenture bylaw presented later this day, which contains a callable feature, for a total amount of $4,443,829.

(c) Allocate and appropriate the proceeds of this debenture for the purchase of Langara Golf Course portion, as a part of the 1973 Capital Budget.

(d) Appropriate $56,171 from the 1973 Supplementary Capital Budget Funds, for the same purpose.

(e) Approve the sale of the debenture created by the authority of the debenture bylaw, to the Debt Charges Equalization Fund at par.

(f) Authorize the Director of Finance to exercise the callable provision of the debenture as soon as the funds are available from the sale or lease of the property, in order that the Debt Charges Equalization Fund can be reimbursed. Whereas ordinarily the profit on sale of property is brought into the Special Property Sales Reserve, in this particular case both the recovery of the cost on the sold or leased portion plus the profit related thereto will be used to retire the debenture originally issued to the DCE to purchase the property.

Your Board recommends Council approval of the recommendations of the Director of Finance.

INFORMATION

5. Visit of Director of Finance to Institutional Buyers of City of Vancouver Bonds

The Director of Finance reports as follows:

" On October 2nd, 1973 Council approved my trip to Toronto, Montreal and New York for the purpose of discussions with numerous of the institutional buyers of our bonds. My timing for this trip depends to a large extent on the timing of the Municipal Finance Authority's activities in the Canadian bond market, and it had been my intention to take the trip in late November. However, the M.F.A. has not yet decided on its market timing, and I am therefore delaying the trip to late January or early February. "

Your Board submits the above report of the Director of Finance for Council's INFORMATION.

RECOMMENDATION

6. Interdepartmental and Aldermanic Library

The establishment of an interdepartmental and Aldermanic Library as a branch of the Main Public Library, on the Third Floor of the City Hall, was referred to the Board for report back as to the feasibility of combining present departmental libraries with the proposed Civic Library.

I have discussed the feasibility with the Department Heads, but not with Members of Council. There was little enthusiasm expressed by the Departments, with one exception, and this Department employs a Librarian on a casual basis.

While the employment of a Librarian would no doubt improve the effectiveness of each Department's library, there would be no overall improvement in efficiency by just locating the individual libraries at one location. The Departments that do have libraries of any significance generally require those libraries to be located at hand in their own Departments. Some material, however, could be released by the larger Departments, but the usefulness of this material as a general Library has not been demonstrated. The City Librarian believes that the Departments would find that a professional Librarian would improve the usefulness of the individual libraries, or of course a central Library, if it were established.

All the expenses of establishing a central Library have not been identified. The City Librarian considers that stenographic help would have to be provided. An amount for additional books and publications, in addition to present departmental allowances, would have to be budgeted for, and no doubt this total budget would grow.

To determine the effectiveness and demand for the proposed Library, your Board suggest that a start be made in a small way in the space recently vacated on the Third Floor of the City Hall. Arrangements could be made to have a minimal Library administered by the City Clerk possibly through the Aldermanic Secretaries. The present space could be renovated and used jointly as a Library and an Aldermanic and departmental meeting room. The existing partitions could be removed, some furnishings provided on an open-area basis so that if the Library did, in fact, grow or some space was required for other civic use, limited additional expenditure would be required for further alterations.

A very approximate estimate has been prepared to provide this space; the estimate ranging from $25,000 to $35,000 depending on the type of furnishing, provision of air conditioning, etc. Not all these costs would be attributable to the Library - Meeting Room since many of the renovations are required in any case, regardless of the use to which the space is put.

The Director of Finance advises that this work has not been included in the allocation for the City Hall alterations and renovations to date and if approved would be provided from the unallocated 1973 Supplementary Capital Budget.

Your Board RECOMMEND that the vacant space at the east end of the Third Floor be finished on an open-area basis at an estimated cost of $35,000 and provision be made for a Library - Meeting Room as outlined in this report; the funds to be provided from the 1973 Supplementary Capital Budget.

7. Matters Historic: Staffing

The Director of Planning reports as follows:

"I. BACKGROUND AND TERMS OF REFERENCE

In February of 1973, a Local Initiatives Project concerned with Historic Buildings was begun. The terms of reference were to develop means for the City of Vancouver to recognize, evaluate and manage its physical heritage. An Architect and an Historian were employed to carry out this study.

In May, City Council authorized extension of the positions until December 31, 1973, with the terms of reference enlarged to include any matter of historic interest to the City and with the matter of possible further extension to be reported on in September, 1973.

II. HERITAGE CONSERVATION

Under the initial terms of reference:

a. Criteria were developed for designation under heritage legislation, and an identification and evaluation process were developed.

b. A compilation and study of existing historic legislation in North America was begun and recommendations for a Charter Amendment and City Bylaws have been made to Corporation Counsel and the Standing Committee on Civic Development.

c. A pilot study of one area of the city was completed.

d. A study of items necessary for "Heritage Conservation" was undertaken and is presently being prepared for publication.

Under the enlarged terms of reference, any matters of historic interest were to be considered and consequently:

a. Zoning and signing regulations were discussed for the Historic Area with the Historic Area Advisory Board and also with Corporation Counsel and the planner working on a new signing bylaw. A draft Historic Area zoning bylaw was drawn up and it began its circulation through normal channels.

b. Possible historic merit of several buildings was researched when specifically requested. Buildings studied included several for the West End Team.

c. The Historic Area Advisory Board General Report was prepared.

d. Many items were researched for the HAAB and guidelines were developed for specific buildings in the historic area which were undergoing alterations of one type or another.

III. WORK WHICH REMAINS

Charter amendments should be received in the spring of 1974. Once these are received, new City Bylaws should be considered.

A survey of the City is required to determine which buildings might merit designation as heritage property. A full survey will take time and it would be at least two years before such a survey will be near completion.

cont'd....

Clause #7 continued:

An inventory of potential heritage properties must be compiled and maintained. To keep a current inventory, it must be constantly updated to register alterations, demolitions, and any other changes. This is a continuous process.

With legislation allowing the City to designate heritage items, work will be generated by citizens requesting that specific buildings and structures be designated. These buildings and structures will need to be researched, evaluated and carefully considered before any designation can be made.

The zoning bylaw and sign regulations for the Gastown/Chinatown Historic Area have not yet been passed and more work on them is required before they can be passed. Zoning and signing have been discussed and considered for the historic area since it was first declared in 1971. It is to be hoped that such bylaws can be passed by July, 1974.

There is a continuing need for research to be performed for any Board which is responsible for overseeing the development within the Gastown/Chinatown Historic Area.

When the Vancouver Heritage Advisory Board is created, further historical research and related work will be generated.

Heritage input should be included in any local area study so that some of the ideas presented in Seelig's "Time Present and Time Past" can be implemented where they are appropriate.

The evaluation methods and criteria which have been developed have to be strengthened and perfected.

Management tools for designated properties have to be developed.

The economic benefits and problems of heritage conservation must be researched further. Protection of property owners needs further consideration. Further Charter Amendments may be necessary to allow compensation of owners by various methods.

IV. CONCLUSIONS

For these reasons it was recommended and approved by Council that four LIP persons be hired to carry out an historical survey for the City. We are now awaiting official word of the project's acceptance by the Federal Government.

If the heritage work is to continue, (including the LIP program) it will be necessary to extend the two positions, and an extension to December 31, 1975 is proposed to complete the basic program described in this report.

Furniture required for these positions is available from central stores, so there will be no capital costs related to these positions.

Accordingly, it is RECOMMENDED that the two Planning Analyst positions be continued until December 31, 1975."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

8. Engineering Department:
Central Files Staff

The City Engineer reports as follows:

"On February 13, 1973, Council approved the Board of Administration Report dated February 9, 1973 respecting additional temporary staff for the Engineering Department Central Files unit. Staff approved were:

(a) One Clerk Typist II - to relieve the senior Records Clerk, to organize, schedule the transfer of material and set up procedures and manuals for the new Central Files system.

(b) One Clerk Typist II - to perform duties to reduce current unfiled correspondence backlog.

(c) A further review and report to Council to be made of the staff situation, prior to December 31, 1973.

The following outlines the findings of an interim review of the Central Files situation.

The Engineering Department files system is large and complex and requires considerable time for staff members to be trained and become knowledgeable in its content, practices and procedures.

Several unexpected problems have occurred, interfering with the implementation schedule proposed in the Board report:

(a) The difficulty in locating appropriate candidates for the above positions, causing a further delay and increase in the work backlog of several man months.

(b) The additional time lost training the temporary staff recruited, and the replacements in two other permanent Central Files Unit positions.

(c) The unexpected increase in incoming documents to be recorded, circulated, and filed. (Approximately 25% over 1972).

(d) The unusually high amount of sick time and staff turnover experienced in the filing unit during 1973. (Four of the present five staff members of the unit (excluding Traffic) commenced service in 1973).

The build up of unfiled correspondence in past years and the relocation of Engineering Department staff resulting from office changes created the need for the temporary assistance approved by Council. While the temporary staff were hired to eliminate the extreme backlog of work accumulated to 1972, it has not been possible to avoid further build up due to the reasons outlined above. The current situation indicates an equally critical requirement for temporary help exists for 1974. Day to day volumes have now grown to a point where, approximately $1,200 was used by Central Files staff in overtime in 1973.

Implementation of the new filing system referred to in the Board report of February, 1973, has been delayed because of this extreme backlog.

We are therefore reassessing departmental filing systems, practices and procedures. A comprehensive report will be presented to Council in the New Year respecting staff needs or changes, to correct the present situation and provide for the continued operation of the Central Files or files systems on an efficient basis in the future.

Until this review and report has been completed, however, it is necessary that the two temporary positions approved by Council on February 13, 1973 be extended. If this is not done, we will continue to lose ground in our filing situation. Such temporary staff will be required for at least the full year of 1974 to carry on with current programs of work under the present system.

cont'd....

Clause #8 continued:

I therefore RECOMMEND:

(a) That the two temporary Clerk Typist II positions (as approved by Council on February 13, 1973) be extended for the full year of 1974, subject to Council action respecting staffing as will be included in the forthcoming comprehensive report, at an estimated cost for 1974 of $12,200 (existing borrowed furniture and office equipment will be retained).

(b) That the required funds be approved in advance of approval of the 1974 budget".

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

9. False Creek Development: Sub Area 6 Financing

The Director of Finance and E. D. Sutcliffe, Special Consultant, report as follows:

"

Introduction

On November 20, 1973 Council gave consideration to the Planning Department's report on proposals for the development of Area 6 and the Director of Finance and Special Consultant's report on the economics of the proposed development. With reference to the financial aspects of the development, Council directed the Special Consultant to:

> "prepare detailed procedural plans for the physical, social, and economic development for the first stage, for report back to Council."

Subsequent to Council's action, the Director of Finance and the Special Consultant have developed a proposal for the financing of civic expenditures for the development of the City-owned lands.

Estimates of Expenditures

It has been estimated that the City's total front-end expenditures for the development and servicing of the land will total approximately $8.9 million. The further estimated expenditures for treatment of Sixth Avenue, development of the open space, and construction of the marina will total approximately $4.9 million, for a grand total of $13.8 million. To date, the City has expended $2.8 million on land acquisition and development and have appropriated a further $1.0 million for budgeted expenditures. This leaves a remainder of $10.0 million to be financed. The estimated timing for this financing requirement is as follows:

1974	$1,700,000
1975	5,000,000
1976	2,700,000
1977	600,000
	$10,000,000

Availability of Financing

One available source of financing would be from the Central Mortgage and Housing Corporation under Section 42 of the National Housing Act. This legislation provides for loans to municipalities for land assembly and development. Financing can be obtained for 90% of the costs associated with the acquisition and development of land for housing and other ancilliary purposes. The funds can be obtained for a fifty year term at an interest rate of 8% per annum and principal repayment terms can be negotiated with CMHC.

Consultation with CMHC

Your officials have held preliminary discussions with the local officials of CMHC on the feasibility of borrowing funds under Section 42 of N.H.A. for the stated purposes of developing Area 6 and for the estimated requirement of $10 million. The CMHC officials expressed their approval of the proposed financing scheme and indicated that the City's application for funds would likely receive favourable treatment. For reasons associated with the fact that the CMHC budgetary year ends on December 31, it was indicated that the City would likely receive more favourable treatment if the application was received in 1973 rather than in a later period.

cont'd....

Clause #9 continued:

Consultation with the Provincial Government

It is a requirement of the CMHC that the Provincial Government petition the CMHC on behalf of the City for funds under Section 42 of the Act. Accordingly, your officials held discussions with the Minister of Housing, the Honourable Lorne Nicolson regarding this aspect of the legislation and the Minister indicated that he would give consideration to the City's request on this matter.

In addition, your officials held discussions with the Deputy Minister for Municipal Affairs and briefed him on the possibility of the City borrowing funds from the CMHC. He indicated that he saw no serious impediment to the City borrowing these funds.

Legal Considerations

It would appear that the City has the legal power, under Section 192 of the City Charter, to borrow funds from the Federal Government without reference to voter approval. However, the Corporation Counsel has indicated that he wishes to consider this matter at greater length before rendering a final opinion.

Proposal for Borrowing Funds

It is proposed that the City make application to CMHC for a loan of up to $10 million under Section 42 of the National Housing Act for the purposes of developing the City-owned lands in Area 6.

The implications of this action would be that if the City has the legal authority, it could borrow funds up to the stated amount for the stated purpose, but subject to the City actually expending that amount. Thus, the City would have access to the funds, but would not be required to borrow the full amount if it was not required.

Conclusion:

Your officials are of the opinion that the funds available under Section 42 of the National Housing Act represents the best source of financing for the development of False Creek, both in terms of the cost of borrowing and the flexibility in borrowing. It would appear that the City would be successful if these funds were requested.

Recommendations:

It is recommended that:

(a) The Minister of Housing be requested to petition the CMHC on the City's behalf to authorize a loan of up to $10 million for the development of City-owned property in Area 6 of the False Creek basin.

(b) The Corporation Counsel be requested to provide an opinion on the City's legal authority to borrow the stated funds from the CMHC without voter approval."

Your Board RECOMMENDS the foregoing recommendations of the Director of Finance and E.D. Sutcliffe, Special Consultant, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551-2

A-9

PROPERTY MATTERS

RECOMMENDATIONS

I. Acquisition for Public Housing for Single People;
Site 'B', N/S Cordova Street, Between Jackson and Princess Aves.
Lot 28, Block 53, D. L. 196
521 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 28, Block 53, District Lot 196, known as 521 East Cordova Street, situated within Site 'B', N/S Cordova Street, Between Jackson & Princess Avenues, is required for the proposed Public Housing for Single People, confirmed by City Council, June 19, 1973.

These premises comprise a two-storey frame building with a main floor area of 964 square feet, erected in 1901 on a site 25' x 122', zoned M-2. This dwelling contains 7 rooms, 7 plumbing fixtures, patent shingle roof, siding exterior; the basement is part concrete and part earth floor; and is heated with a gas-fired hot air furnace. This dwelling is in fair condition for age and type.

The vendor resides in Hong Kong, and following negotiations with her agent, they have agreed to sell subject to the following conditions:-

(1) Sale price to be $30,000.00

(2) Adjustment date to be December 31, 1973

(3) The above price will be paid as follows:-

(a) The amount of $25,500.00 to be paid when a Deed of Land is executed in favour of the City of Vancouver

(b) The remaining amount of $4,500.00 to be paid when a certificate is received from the Department of National Revenue verifying the payment of Capital Gains Tax by a non-resident vendor.

(4) The occupants will remain as tenants of the City of Vancouver until February 28th, 1974, at which time the dwelling will be demolished.

The above price of $30,000.00 represents a fair and reasonable value for this property. This amount has been reviewed by Central Mortgage and Housing Corporation and the details of this transaction entered in their records.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $30,000.00 on the foregoing basis, chargeable to Code # 565/1303."

Your Board

Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

2. China Creek Park - Addition, and Policy of Sale of Properties; Park Sites

City Clerk has forwarded to me for report, a letter dated October 24th, 1973 from the Board of Parks & Public Recreation regarding the subject matters; I would report as follows:-

"(a) China Creek Park - Addition

On October 1st, 1964, City Council dealt with a report from the City Engineer re closure and sale of portion of Prince

Cont'd . . .

Clause 2 cont'd

Albert Street, North of 6th Avenue, for consolidation with abutting lands owned by the Great Northern Railway Company to create a large multiple dwelling site. The Easterly boundary of this private site was St. Catherines Street. The consent of an abutting owner is required before a highway can be closed and for this reason it was one of the City Engineer's recommendations which was approved by Council, October 1st, 1964.

"(d) The Company to consent to the closing of St. Catherines Street north of 6th Avenue to be added to the adjoining park."

The original transaction, approved by Council on October 1st, 1964, was not proceeded with and in view of the elapsed time, the matter was again reported to Council under Board of Administration, Works & Utility Matters, January 5th, 1968. In this report, the City Engineer and the Board of Administration recommended under Clause 3 (e):

"The owner of Parcel A of Block 84, D.L. 264A to consent to the closing of St. Catherine Street North of 6th Avenue abutting said Parcel A."

This recommendation was adopted by Council on January 9th, 1968.

Following a very complicated legal and survey transaction, the City has now closed St. Catherines Street and has title to this parcel which is legally described as Lot 1, Block 84, D.L. 264A. It is held as a Capital Asset and there is no intent to release it for sale. It is presumed that if the Board of Parks & Public Recreation now wish to acquire title to this property for the extension of China Creek Park, they should make official application to purchase it from the City. There is a 6" sanitary sewer located on this former road allowance.

(b) Policy re Sale of City-owned Land to Board of Parks & Public Recreation

The Board of Parks & Public Recreation at its meeting on October 24th, 1973, "Resolved that Council be requested to clarify policy with respect to sale of City-owned land, potential park sites and land adjacent to existing parks." The Park Acquisition Program is established at the commencement of each 5-year plan, after examination and review by staff of the Board of Parks & Public Recreation and members of the City's Planning Department, who prepare an official Park Purchases Program divided into Table I for acquisition during the 5-year period and Table II for future parks to be protected by purchasing.

There are times when additional opportunities present themselves for the provision of parks in the City. These opportunities have been initiated by the Planning Department or the Park Officials and are reported to City Council with a recommendation that a reserve be placed on the City lands. This reserve is maintained so that these lands can be included in subsequent Five Year Plans. There are a number of examples where this has been done; e.g., the Kerr Street dump is reserved and payment deferred to the next Five Year Plan; Strathcona Linear Park involves City lands and it is reserved for park purposes; the land at 29th and Cariboo is also reserved for Park Board purposes.

It is,

recommended that this report be sent to the Park Board for its information and consideration for future action."

Cont'd . . .

Clause 2 cont'd

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

(Copies of the Board of Parks letter dated October 24/73 are attached for information)

3. Lots 1 to 4, Block 12, D.L. 196;
Situated: S/W Corner Hastings and Main Streets; Former City Museum

The Supervisor of Property and Insurance reports as follows:-

"The building situated on City-owned Lots 1 to 4, Block 12, District Lot 196, is presently being renovated and remodelled for use by civic departments. A survey was required in this connection and it was considered advisable to take advantage of the survey and consolidate the four lots to form one parcel.

The City Engineer has prepared a plan of subdivision, and it is

Recommended:

That the Mayor and the City Clerk or their Deputies be authorized to sign the plan of subdivision of Lots 1 to 4, Block 12, District Lot 196, marginally numbered LD 1412, on behalf of the City of Vancouver."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

INFORMATION

4. Britannia Community Services Centre Sale for Removal of House on Lot 23, Block 24, D.L. 264A, Known as 1511 Parker Street

The Supervisor of Property & Insurance reports as follows:-

"On March 20th, 1973, Council approved the acquisition of the subject property as part of the Britannia site. It was reported at that time that the dwelling was in good condition and possibly suitable for sale for removal. Upon acquisition, the premises were rented. It has been the City's experience in the past that houses offered for sale suffer considerable vandalism during the interval between vacancy and sale, and when the dwelling was vacated early in November it was immediately advertised for sale for removal.

Tenders were opened in public on November 19th, 1973 and only one tender was received. Mr. Angelo Martinello submitted an offer of $1,000.00, plus 5% sales tax and the Supervisor of Property & Insurance recommended this offer be accepted on the condition that the house be removed within a period of sixty days from the date of acceptance of the offer, and that a certified cheque in the amount of $100.00 be deposited with the City to guarantee the site will be left in a neat and tidy condition when the removal has been completed.

This action was approved by the Board of Administration and is reported to Council for information."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

Cont'd . . .

RECOMMENDATIONS

5. Acquisition for Public Housing for Single People
Site "A" - S/S Cordova St. between Gore & Dunlevy Aves.
Lots 11 & 12, Block 56, D.L. 196 - 368 E. Cordova St.

The Supervisor of Property & Insurance reports as follows:-

Lots 11 & 12, Block 56, D.L. 196 known as 368 East Cordova St., situated within Site "A" - S/S Cordova St. between Gore & Dunlevy Aves., are required for the proposed Public Housing for Single People, confirmed by City Council on June 19/73.

These premises comprise a 2½ storey frame dwelling with a main floor area of 1100 sq. ft., erected in 1907 on a site 50' x 122', zoned M-2. This dwelling has 3 plumbing fixtures, a patent shingle roof, siding exterior walls, stone and concrete foundation and is heated by a gas-fired hot air furnace. The dwelling is in good condition for age & type.

Following negotiations the owners have agreed to sell for the sum of $55,000.00, as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation. The dwelling is occupied by the two owners and several tenants, who will remain on the premises rent free until they find alternate accommodations, but will definitely vacate the premises by February 28th, 1974, at which time it is proposed to demolish the dwelling.

Recommended that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $55,000.00 on the foregoing basis, chargeable to Code #565/1203.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

6. Acquisition for Britannia Community Services Centre Site
1517 Parker Street, Lot 22, Block 24, District Lot 264A

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 22, Block 24, District Lot 264A, and known as 1517 Parker Street, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one-and-three-quarters storey frame dwelling with a main floor area of 954 square feet, erected in 1912 on a site 33' x 122', zoned R.M.-3. The dwelling contains 10 rooms, 11 plumbing fixtures, patent shingle roof, shingle exterior, full concrete basement, and is heated by two gas-fired hot air gravity furnaces. This dwelling is in fair condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $35,000.00 as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation.

The dwelling is occupied by the owner and two tenants; the owner will continue to collect the rentals and pay all the utility bills until February 28th, 1974, at which time he agrees to give vacant possession. It is proposed to demolish the dwelling at that time.

The Britannia Community Services Centre now involves 77 properties. 1517 Parker Street represents the 74th negotiated settlement.

Recommended:

That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,000.00 chargeable to Code # 5830/427."

Cont'd . . .

Clause 6 cont'd

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

7. Acquisition for Public Housing for Single People
Site 'A', S/S Cordova Street between Gore and Dunlevy Avenues
Lot 14 Amd., Block 56, D.L. 196; 378 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 14 Amd., Block 56, District Lot 196, known as 378 East Cordova Street, situated within Site 'A', S/S Cordova Street between Gore and Dunlevy Avenues, is required for the proposed Public Housing for Single People, confirmed by City Council, June 19, 1973.

These premises comprise a two-storey, no basement, frame building with a main floor area of 1,070 square feet, erected in 1900 on a site 40½' x 122', zoned M-2. This dwelling contains 8 rooms, 3 plumbing fixtures, patent shingle roof, stucco exterior, and is heated by space heaters. The dwelling is in fair condition for age and type.

Following negotiations, the owner has agreed to sell for the sum of $42,500.00 as of December 31st, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. The dwelling is not occupied by the owner, and the occupants will remain as tenants of the City until February 28, 1974. It is proposed to demolish the dwelling when the tenants vacate.

Recommended that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $42,500.00 on the foregoing basis, chargeable to Code No. 565/1202."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

8. City of Vancouver Automobile Fleet Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"The City's annual Automobile Fleet Insurance and Non-owned Automobile Liability Insurance Policy expires December 31st, 1973. This policy currently insures 960 licensed motor vehicles and 347 licensed trailers, compressors and various other pieces of equipment with Third Party Liability limits of $1,000,000.00 inclusive.

The present broker is Vancouver Holdings (B.C.) Ltd., who has placed the coverage with the Hartford Insurance Group. The current annual premium totalled $175,000.00. When quoted in 1972 and after allowing for additions and deletions, is now $185,000.00.

On March 1st, 1974, all licensed vehicles in British Columbia will be required to insure through the facilities provided by the Insurance Corporation of B. C. (This will be the subject for a further report when the City's position is clarified.) In this regard, the Supervisor of Property & Insurance requested Vancouver Holdings (B.C.) Ltd. to obtain from the Hartford Group, a quotation to extend the City's automobile fleet insurance policies to March 1st, 1974.

Cont'd . . .

Clause 8 cont'd

On November 29th, 1973, the Supervisor of Property and Insurance received a letter from Vancouver Holdings (B.C.) Ltd. advising that the Hartford Insurance Group are prepared to extend the existing policies to March 1st, 1974 on the following basis:-

(1) All policies would be extended by endorsements.

(2) The total premium of $48,000.00 would be required for the broken period.

(3) There would be no adjustments relating to any additions or deletions during the extension period.

The broker has indicated that the premium quoted would be maximum and he is corresponding with the "Hartford Group" in the hope that a reduction in premium will be considered.

Recommended that the quotation submitted by Vancouver Holdings (B.C.) Ltd. on behalf of the Hartford Fire Insurance Group be accepted subject to any subsequent premium reduction obtained by Vancouver Holdings (B.C.) Ltd. through further negotiations with the Hartford Fire Insurance Group."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property & Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 552

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application:
   N/S East Broadway between Lillooet & Windermere

The Deputy Director of Planning and Civic Development reports as follows:

' An application has been received from Victor & Elsie Wittenberg, 5850 Sophia Street, Vancouver, B. C. requesting amendment to the Zoning and Development By-law whereby Lot 22 amended, Block 24, Sec. 37, THSL, being on the N/S East Broadway between Lillooet and Windermere Streets be rezoned from RS-1 One Family Dwelling District to RT-2 Two Family Dwelling District for the purpose of "redeveloping the site (49.5 x 149.5) by constructing a duplex dwelling as per the attached plans. The present development is an old one bedroom house (photos enclosed).* Assessments: Land 11,937 - Improvements 1,732. There are only two lots of this size in the area. Vancouver City Planning and Zoning departments have advised there is no long range plan for change of present zoning. The applicant is prepared to commence development of the site as soon as zoning would be granted".

The plans indicate a two storey structure, two dwelling units side-by-side on the upper floor each with two bedrooms, the basement unused and a two-car carport to serve the two units.

This property has a frontage of 49' and a depth of 149½' as is the single family site immediately to the east, the remaining lots on the north side of Broadway are generally 33' in width by a similar depth, all are zoned RS-1 Single Family and occupied by single family homes.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be NOT APPROVED such rezoning would create an isolated two-family site in an area otherwise zoned and developed for single-family dwellings.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. '

*(Photographs are on file in City Clerk's Office)

DELEGATION REQUEST: Mr. V. Wittenberg

FOR COUNCIL ACTION SEE PAGE(S) 552

B-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Requests from Committees of Council for Inventories of City-Owned Properties

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"Reference is made to the Standing Committee of Council on Social Services meeting on November 8th, 1973, Item 1, Co-Ordination of Day Care, recommendation "B":

> "That Council instruct the Supervisor of Property and Insurance to prepare for the Committee's consideration a list of approximately 30 - 40 City-owned sites which might be suitable for day care, particularly in those priority areas listed in Alderman Marzari's report. The Supervisor of Property & Insurance to also prepare for the Committee's consideration a list of available City-owned sites on which there is a fiat, e.g. land being held for senior citizen's housing, Arbutus-Burrard Connector, etc. which could be used for day care for a period of two years or more;"

Reference is also made to the Standing Committee of Council on Social Services meeting on November 15th, 1973, Item 1, Mental Patients Association - Relocation of Drop-in Centre, recommendation "B":

> "That Council instruct the Supervisor of Property and Insurance to supply the Mental Patients Association with a list of suitable City-owned properties in the Kitsilano area available for long term leasing by them for use as a drop-in centre."

Item 4, Emergency Shelter for Native Young People in the Skid Road Area, recommendation:

> "That Council instruct the Supervisor of Property & Insurance to prepare and submit to the Committee for information an inventory of City-owned houses with four or more bedrooms which could be used by community groups for emergency shelter or group homes."

On this latter recommendation a tie vote resulted and the above recommendation was submitted to Council on November 27, 1973, and the motion was lost.

The above requests create somewhat of a problem for this office. As you are aware, land remaining in City ownership is being held due to it being problem properties or due to future civic requirements. The request that the Supervisor of Property & Insurance prepare such lists conflicts with procedure, whereby the Director of Planning is responsible for the release of City lands for sale or long term leases.

It is possible for us merely to provide the Committee with a list of the various City-owned properties in the categories requested. This would, however, ignore such things as:-

1. the purpose for which the property was acquired and/or is being held;

2. the projected time when the property will be needed for the intended project;

Cont'd . . .

Clause 1 cont'd

3. other potential uses, (such as Civic, Provincial Senior Citizen's Housing Sites, etc.)

4. the existing tenancies, (some of whom are former owners, senior citizens, social service recipients, etc.)

It is our RECOMMENDATION that any list provided should be done in co-ordination with the Planning Department, and should contain the details listed above together with other pertinent information. Any site ultimately selected from such an inventory would be less likely to be in conflict with the other requirements.

To provide a proper detailed inventory requires a fair amount of work by a knowledgable staff member. There is little point in considering additional staff for such requests as they are relatively sporadic and because of the knowledge required specific to City-owned property. Due to vacancies created by promotion and shortage caused by serious illness, we are short of staff capable of fulfilling these requests. We will, however, give the requests a high priority and complete them as soon as possible.

It would be appreciated if, in any future requests, a Committee would be as specific as possible in describing the characteristics of desired property, e.g., lot size, location, etc.

2. Request from Mt. Pleasant Information Centre for Children's Play Area (Lots 8, 9, 10, Block 93, D.L. 264A)

The Director of Planning reports as follows:

"A letter, dated October 9, 1973, addressed to Mayor Phillips, from the Mt. Pleasant Information Centre, was referred to us for report. The letter, attached as Appendix I to this report, appeals to City Council to set aside city-owned land for the purposes of a children's play area. More particularly, the Mt. Pleasant Information Centre are requesting Lots 8, 9 and 10, Block 93, D.L.264A (outlined on a plan attached as Appendix II to this report) be set aside for this purpose.

Lots 8 to 10, plus the remaining city ownership in Block 93, was one of the parcels of land that were the subject of a report to the Housing Committee on lands which could be developed for housing within the next five years. Council endorsed the idea of purchasing private properties in this block and consolidating these properties with the City's lands for the purpose of developing some form of multiple housing. Four of the privately owned lots have already been acquired, and a report recommending the purchase price of Lots 1 and 2 was approved by Council on November 20th. The owners of the two remaining Lots 11 and 12, will be approached by the Supervisor of Property and Insurance and with the acquisition of these two lots, consolidation of the properties can take place as approved by Council.

The above request was discussed with a representative of the Mt. Pleasant Information Centre. One can conclude that the concern of the community is that there is an increase in families with children living in medium density apartments with no corresponding on-site play space provided in such developments. It is the community's desire to provide play space to compensate for the deficiencies in such apartment development.

The two parks in the area, plus the new elementary school, provide play space for older children but cannot always provide the type of space needed for younger children.

It would appear inadvisable, however, to alienate Block 93 or any portion of it for housing purposes by developing a permanent play ground.

Cont'd . . .

Clause 2 cont'd

It would be more appropriate to examine, as part of a community planning project, the problems and objectives of the Community and then, having completed this analysis, initiate implementation programs to achieve the desired objectives.

It is RECOMMENDED that City Council proceed with its program of consolidating the Block 93 for housing purposes but, in examining the community priorities for 1974, give consideration to the particular needs of the Mt. Pleasant Community.

DELEGATION REQUEST - MT. PLEASANT STEERING COMMITTEE (Mr. E. Schnider)

FOR COUNCIL ACTION SEE PAGE(S) 553

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

November 29, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, November 29, 1973 at approximately 10:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick (Arrived approx. 2:05 p.m.)
Alderman Linnell
Alderman Marzari

ALSO PRESENT: M. J. Denofreo, Executive Assistant to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

The Minutes of Meetings of November 1st, 8th and 15th were adopted.

INFORMATION

1. Co-ordination of Services in the Downtown Eastside

The Standing Committee on Social Services when considering this matter on October 25, 1973 resolved

"That there be a special meeting of the Standing Committee on Social Services with all departments, agencies and organizations involved in the area, with the 1971 Downtown Eastside report forming the basis of discussion in order to formulate what action should be taken and by whom, formulate both long and short term plans for the area and to determine what kind of co-ordinating body is needed in the area."

Your Committee today met with representatives of the Downtown Eastside Residents Association, the Downtown Community Health Society, Children's Aid Society and United Community Services, as well as representatives of the Police, Fire, Health, Permits and Licenses and Social Planning Departments, to discuss this matter further. Forming the basis of discussion was the 1971 Downtown Eastside report and a summary of Council's action to date on the recommendations contained in this report. In addition, the Director of Social Planning listed for the information of those present, the majority of the services being offered in the Skid Road at the present time (a copy is appended for information).

Following are notes taken during the discussion which ensued:

- a lot of the improvements in the Downtown Eastside have been effected by the citizens themselves bringing their concerns to the attention of the Standing Committee on Social Services;

cont'd ....

Clause No. 1 (cont'd)

- the residents should continue to act as advocates, but in addition, Agencies and City departments should be anticipating problems and intervening before a situation reaches crisis proportions;

- to date, service planning for this area has been very fragmented and mainly on an Ad Hoc basis;

- a lot of the agencies working in the Downtown Eastside area are not visible out in the community and it is therefore difficult to co-ordinate effective handling of a problem;

- consideration be given to the establishment of a co-ordinating task force of City staff to handle crisis situations and to bring to the attention of the Standing Committee on Social Services or Council any premises or facilities not meeting basic by-law standards;

- consideration also be given to the establishment of an integrated team approach to the area similar to that presently under way in the West End through the West End Planning Team, with an expeditor appointed to head the team, pull all services together into a cohesive unit and prepare guidelines for future planning for the area.

The Health Department representative stated that the present vacancy rate in Skid Road Hotels is 10%, with those hotels with the best supervision having the most vacancies. The Chief Fire Warden referred to the new fire and health by-laws and felt that when these by-laws are in effect, there should be an improvement in the condition of the Lodging houses and hotels. One of the problems encountered is lack of staff. At present, the ratio of fire wardens in the area is one to 900 buildings.

Another problem mentioned by both the Health and Fire Department representatives is the difficulty they are encountering getting quick action from the Prosecutor's office with respect to laying of charges. In the past, this has sometimes taken up to three months before action has been taken. The Chairman suggested that where undue delays are encountered with respect to laying of charges that this matter be brought to the Committee's attention for prompt action.

The consensus was that, rather than imposing a "co-ordinator" on the community, the residents themselves should be encouraged to deal with problems and bring them to the attention of the Standing Committee on Social Services or other appropriate body for whatever action is needed.

. . . . . .

At this point, the Committee observed a short recess, at which time Alderman Linnell left the meeting. Therefore, there being no quorum present, Aldermen Marzari and Rankin submit the following for the INFORMATION of Council.

. . . . . .

cont'd ...

Clause No. 1 (cont'd)

RESOLVED

A. That Staff Inspector Herdman convene a Committee of representatives of the Children's Aid Society, Provincial Department of Human Resources, Social Planning, Welfare and Rehabilitation and Probation Departments, as well as any other involved agencies, to prepare recommendations on resolution and management of the youth problem in the Downtown Eastside area, with a report back to the Committee in two months;

B. That the following recommendations contained in the 1971 Downtown Eastside report be referred to the Standing Committee on Housing for attention:

"6. Retention of appropriate residential stock in the Historic Precinct through inclusion of regulations in the CD-1 By-law to permit both commercial and residential uses in the same building.

7. (a) restricting the conversion of existing buildings from residential use;

(b) tax incentives, subsidies or means to preserve the low cost stores, restaurants servicing the low income people in the area;

(c) legislation to create incentives to landlords to improve residential accommodation without increasing rents;

(d) legislation to retain low rental dwellings in areas of increasing land value."

C. That the Chairman of the Standing Committee on Social Services convene a meeting of the Committee in the Downtown Eastside area to provide the Committee an opportunity of discussing current and needed services in the area with representatives of the Downtown Eastside Residents Association and other representative agencies, these discussions to include the following:

(a) rationalization of the services now provided;

(b) obtain from the residents of the area direction on management of services, including funding and funding priorities;

(c) determine what additional services are needed in the area.

2. Future Use of the Continental Hotel (Bridge 'Y')

At its meeting of October 18, 1973, the Committee requested the Director of Social Planning to report back with a proposal for the use of the Continental Hotel (Bridge 'Y') for use for older single persons (60 and up) based on its operation by a community based non-profit organization.

cont'd ....

Clause No. 2 (cont'd)

The Director of Social Planning gave a brief oral report on the present status of this item. Two proposal for the management of the Continental Hotel as a residence for older single people have been received -- one from the Downtown Eastside Residents Association and the other from the Action Line Housing Society. The Director of Social Planning is having these proposal analysed by the Assistant Director, Construction and Maintenance Division.

There are a number of problems with the physical plant , e.g. poor sound proofing on some floors, obsolete heating system etc. which would have to be considered. It was noted that the Downtown Community Health Society have already collected over 70 signatures from older people who would like to live in the Continental Hotel.

RESOLVED

To receive the report of the Director of Social Planning with a request for a full report back within two weeks on the use of the Continental Hotel for older single persons (60 and up) based on its operation by a non-profit organization.

3. Proposal for a Housing Relocation and Referral Service

Your Committee had for consideration a proposal from Rental Aid for the establishment of a City wide housing relocation service. Representatives of Rental Aid discussed their submission with the Committee. Its purpose would be to provide free access to housing information for all Vancouver residents and to provide personalized help to senior citizens, handicapped persons and families on low and fixed incomes to locate and obtain housing. They would hope to set up this agency in a centrally located storefront office close to available public transportation, e.g. in the area of Broadway and Main. The services provided by this free housing agency will be:

(a) a housing registry available to all citizens of Vancouver, updated on a daily basis;

(b) a free transportation service for shut-ins, handicapped, old age pensioners, and other immobile persons who wish to view available accommodation;

(c) information on and referral to agencies dealing with public and senior citizens housing;

(d) information on the Landlord and Tenant Act.

(e) liaison with related housing groups and committees;

(f) information on agencies which may be of assistance to tenants. Referral agencies may include legal aid, debt counselling and welfare rights.

They indicated that they will be meeting shortly with representatives of the Department of Human Resources to discuss their proposal and possible funding. Following further discussion, it was

RESOLVED

To refer the proposal of Rental Aid to set up a free housing relocation service to the Director of Social Planning for evaluation and report back to the Committee in two weeks, this report to include comments on both centralized and decentralized services, cost sharing etc.

Alderman Hardwick joined the meeting at this point. Therefore, your Committee submits the following for the INFORMATION of Council.

4. Emergency Shelter for Native Young People in the Skid Road Area

Mr. H. A. Smitheram spoke on behalf of Local 108, B.C. Association of Non Status Indians, who are proposing to establish an emergency shelter for native young people who converge in the Skid Road area. The Association applied for a L.I.P. grant for this project, but information was just received that their grant was not approved. The Association was requesting help from the City in securing adequate housing space.

The representatives of B.C.A.N.S.I. stated that the problem is that their are large numbers of young people sleeping in the streets and in parked cars. One of the problems is that these young people are unwilling to use the conventional shelter facilities because of restrictions with which they cannot comply. The Association would like to locate a house or houses outside the Skid Road area, preferably in the area east of Main Street and from 6th Avenue to the waterfront. The Local 108, B.C.A.N.S.I. would undertake supervision and management of the house to ensure proper management and operation. It is proposed to staff the shelter(s) with people on the V.O.P. Programme.

A representative of the Department of Welfare and Rehabilitation indicated that if a per diam cost were available it might be possible to obtain welfare sharing in the costs of a shelter and also staffing costs. Following further discussion, it was

RESOLVED

A. That the Committee send a telegram to the Honourable Robert Andras, Minister of Manpower and Immigration, to urge him to reconsider and approve the L.I.P. grant application of the B.C.A.N.S.I. to operate an emergency shelter in the Skid Road area as the Committee considers the situation with respect to Native youth in the Skid Road area a crisis situation.

B. That Mr. S. Butterworth, Hostel Co-ordinator, be assigned to investigate suitable locations in the area east of Main Street and from 6th Avenue to the Waterfront for use as emergency shelter(s) for native Indian youth with a report back to the Committee as soon as possible.

. . . . . .

At the request of Alderman Marzari, Mr. Denofreo agreed to submit a request to the Minister of Human Resources that he meet with the Social Services Committee to discuss integration of services.

The meeting adjourned at approximately 2:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 558

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 29, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, third floor, City Hall, on Thursday, November 29, 1973 at 1:30 p.m.

PRESENT:	Alderman Bowers (Chairman) Aldermen Harcourt and Volrich
ABSENT:	Alderman Gibson
COMMITTEE CLERK:	M. Sharkey

The minutes of the Standing Committee of Council on Finance and Administration dated November 1, 1973 and November 8, 1973 were adopted.

RECOMMENDATIONS

1. Department Head Miscellaneous Disbursements Authority

Mayor Phillips prepared a report for the information of the Finance and Administration Committee, after several meetings with Department heads. A matter brought to his attention was that there was no provision for Department heads to make minor necessary expenditures for trips to Victoria on City business and other small items without excessive paper work and approval of the Mayor and Commissioner.

The Mayor's report made the following recommendations:

THAT,

"(1) City officials travelling to Victoria on City business no longer require memo approval from myself and Commissioner Ryan, but that such approval be the responsibility of the Department Head for himself and his senior officials;

(2) That Department Heads be allowed a $400 expense allowance per year per Department for miscellaneous small expenditures, with $100 each being allowed for the balance of 1973, to be provided from Contingency Reserve (See below for list of 16 Department Heads);

(3) That the Director of Finance and Board of Administration establish the procedures and re-imbursement routine for both of the above; and

(4) That the Board review the expenditures incurred under the above plan every six months and report to Council thereon if the Board considers it necessary.

DEPARTMENT HEADS

Director of Planning
Director of Social Planning
Director of Finance
Director of Permits and Licenses
Personnel Director

Department Heads cont'd

Medical Health Officer
Superintendent of Parks
City Engineer
Corporation Counsel
City Clerk
Chief Probation Officer
City Prosecutor
Provincial Court Administrator
Director, Welfare & Rehab.
Police Chief
Fire Chief."

On discussion of possible necessary expenditures it was agreed that the figure of $400 as a yearly expense allowance should be raised to $500 per year and that the list of Department heads was acceptable, the privilege also being offered to the Director of the Vancouver Public Library Board.

The Committee;

RECOMMENDS:

THAT recommendations (1) through (4) of the report of the Mayor on "Department Head Miscellaneous Disbursements Authority" be approved, amending recommendation (2) as follows:

(2) That, in addition, Department Heads be allowed a $500 expense allowance per year per Department for miscellaneous small expenditures, with $100 each being allowed for the balance of 1973, to be provided from Contingency Reserve.

FURTHER, THAT the privilege of this expense allowance be offered to the Director of the Vancouver Public Library Board.

2. Interim Operating Funds for Britannia Community Services Centre-$56,000.00

City Council, on November 20, 1973 considered a Departmental report dated November 16, 1973 on this subject. The purpose of obtaining Interim Operating Funds was to hire an Executive Director and provide office and secretarial services until permanent funding arrangements were worked out. Also included in this report was an Interim Operating Budget for the calendar year 1974.

The Council, of November 20, 1973;

"RESOLVED,
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration and report."

The Chairman reported that a meeting had been held with the Board of the management in Britannia School to discuss items included in the budget. The Board of management for Britannia Community Services Centre had been informed at that time that the Standing Committee of Council on Finance and Administration were not prepared to accept the Interim Operating Budgets to December 31, 1973 and for the calendar year 1974, as it had been presented.

a) Interim Operating Budget to December 31st, 1973

Your Committee first discussed the budget to December 31st, 1973 and it was amended as in Appendix A, of the attached report of the Social Planning and the Planning Department, dated November 16, 1973.

Interim Operating Funds for Britannia Community Services Centre - $56,000.00 cont'd

a) Interim Operating Budget to December 31st, 1973

In reference to "Consulting Services B. C. Research", it was felt that the amount $3,300.00 for the draft constitution and incorporation papers, the amount $1,900.00 for development of job description, terms of employment, and etc., were unrealistic. The City Personnel Department could assist in this area. The total figure of $1,400.00 is acceptable.

In reference to "Other Costs", the advertising for position of Executive Director and incorporation fees and associated costs $600.00, is acceptable.

The Interim Operating Budget to December 31st, 1973 for developing a constitution, incorporation papers for Britannia Community Services Centre, development of job description, terms of employment and advertising and interviewing candidates for Executive Director position, and other costs, be acceptable in the total estimate of $2,000.00.

The Committee, therefore;

RECOMMENDS:

THAT the Council approve $2,000 for expenditure of the Britannia Planning and Advisory Committee for costs entailed in 1973, for the hiring of the Executive Director and the preparation of the constitution and that these funds be provided in the Department of Social Planning's 1973 Department Budget.

b) Interim Operating Budget for calendar year 1974

"A. Office Set-Up Costs" were accepted at $3,860.

In regard to "B. On-Going Monthly Costs" it was reported that the first stage of the Britannia Community Services Centre is now under construction and will be ready for occupancy in September of 1974. Because of the time that would elapse in selecting an Executive Director the Committee felt that the ongoing monthly costs for establishing an Interim Operating Budget should be based on a ten month period. When the positions are filled they will be included in a collective agreement presently in force. The interim budget should be approved subject to approval and review,because the Britannia Centre operating costs will be on a shared basis. The City will not assume the full operating costs.

Item B(1), "Fringe Benefits" was reduced from $550 to $230. Item B(3), "Telephone" was reduced from $75 to $60 bringing the total monthly operating costs to $2,560. The total monthly cost for a 10 month period - $25,600.

In reference to "C. Other Costs", the Committee felt that professional consulting services were not necessary in order to make permanent funding arrangements and suggested that the Executive Director consult with the Director of Finance for the City of Vancouver. It is suggested that the education program could be done through schools more economically than the $5,000 figure quoted. The Committee agreed $1,000 was an adequate figure for "C." Items 1 and 2. The Contingency figure is reduced from $4,510 to $1,040, making a total Interim Operating Budget for the calendar year 1974 for the Britannia Community Services Centre, $32,500.

The Committee;

RECOMMENDS:

THAT the sum of $32,500 be approved in advance of the 1974 Budget for the City of Vancouver to be placed in the Budget of the Social Planning Department for the administration of the Britannia Community Services Centre with payment as required, disposition to be accounted for on a regular basis through the Social Planning Department to the Director of Finance.

The Committee next discussed the Chairmanship of the Britannia Planning Advisory Committee and;

RECOMMENDS:

THAT Council authorize the changing of Chairman from the Deputy Director of Planning to a citizen to be elected from among the members of the Britannia Planning Advisory Committee.

3. Outstanding Budget Items

The Committee had before it a report of the Board of Administration dated November 21, 1973 wherein the Director of Finance advised that there were several outstanding budget items that have been unresolved and were being put to the Finance and Administration Committee for consideration,

During consideration of the 1973 Revenue Budget Estimates,- Grants, the City Share of T. B. Costs, the question was raised on whether the City should continue to pay the Provincial Government a portion of the per diem costs (15%) of Welfare patients in the Provincial Tuberculosis unit at Pearson Hospital. No grant was approved to cover these charges and instructions were given that the monthly billings from the Province were not to be paid. At the present time, there is an outstanding invoice item of $88,000 from the Province.

These costs have been incurred by citizens of Vancouver who are Welfare recipients and are now in the T. B. Hospital. The 15% per diem costs charged to the City is outside the Welfare system. Costs incurred were previously paid on a cost sharing basis with the Provincial Government, but since the formation of the B. C. Insurance system the costs are charged on a flat 15% basis.

In regard to Item 2. "False Creek Capital Requirements", the Director of Finance reported that the False Creek Committee are now working on this estimated total capital requirement but that it is being done in sections and it would be some months before the total estimated requirement could be given.

The Committee then discussed Item 3 ie. reclassification of the Police Department positions. Concern was expressed that the reclassifications given, and the deploying of manpower resulting in upward reclassification, increases the budget considerably in ensuing years.

It is felt that the Police Commission in their annual presentation to Council should advise what steps have been taken in recent reclassifications in the past year and that we should express our concern to the Police Commission, at that time, over some of the reclassifications that have occurred within the Department.

Outstanding Budget Items, cont'd

The Committee;

RECOMMENDS:

(a) THAT Council write to the Provincial Government regarding the per diem charge for Welfare payment patients in the Provincial Tuberculosis units, stating that, in their view costs should be covered by the B.C.H.I.S. and that the City does not feel they should be liable for these costs.

(b) THAT payment of the Provincial Government invoice in the amount of $88,000 be deferred until after Council action has been taken.

(c) THAT the Chairman of this Committee meet with the Police Commission and express to them the concern of the Council in the method of reclassifications and specifically the recommendation that 9 previously appointed Constable positions be changed to Detective positions and report back to this Committee.

(d) THAT the Mayor and the Police Commission be asked to report to the Standing Committee on Finance and Administration on discussions held with the Attorney-General and the R.C.M.P. regarding enforcement of drug laws and the possibility of providing more Federal and Provincial monies for policing and enforcement of drug laws and control of organized crime.

4. City Production of Ready-Mix Concrete.

The City Engineer reported as follows, in a Department report dated Nov.27

"As a result of questions raised at the Council meeting of May 29, 1973, the Mayor instructed the Engineering Department to review the ecomonics of City production of ready-mix concrete and present a report to Council.

A review of this proposal has been carried out, and a technical report is on file in the Board of Administration offices. The study concludes that City needs for ready-mix concrete are not high enough to provide economy of scale in a City-owned plant, and that transit costs for concrete would increase with supply from a single City plant. Depending upon the total volume of production, City costs would be in the order of $21/yard to $26/yard compared to contract costs at present of $18.50.

On the basis of these figures, I RECOMMEND that the City not consider producing ready-mix concrete at this time."

The City Engineer forwards the above report to the Standing Committee for RECOMMENDATION."

The Committee;

RECOMMENDS:

THAT the recommendation of the City Engineer that the City not consider producing ready-mix concrete at this time be adopted.

INFORMATION

5. Preliminary Estimate of 1974 Operating Budget.

This item was not discussed and was deferred to a later meeting.

The Committee adjourned at 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 558

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

November 29, 1973

A meeting of the Standing Committee of Council on Waterfront and Environment was held on November 29th, 1973, in Committee Room No. 1, Third Floor, City Hall at 3:30 p.m.

PRESENT:	Alderman Pendakur (Chairman Alderman Linnell Alderman Massey Alderman Marzari Commissioner DuMoulin
ALSO PRESENT FOR ITEM 1:	Alderman Volrich Alderman Rankin Alderman Harcourt
COMMITTEE CLERK:	M. James

RECOMMENDATION

1. North Arm Fraser River Public Access

At the last meeting of this Committee, it was agreed that this Committee and the Community Development Committee would meet jointly, this date, to discuss this topic.

Submitted to the Committee members, prior to the meeting, was a memorandum from the Chairman, dated November 15th, 1973. At this meeting the Chairman submitted an amended memorandum, dated November 29th, 1973. A copy of the amended memorandum of the Chairman, dated November 29th, 1973, is attached for information.

Also present was the Deputy Superintendent of the Board of Parks and Recreation, as directed by the last meeting of the Committee.

The Committee noted that the land abutting the North Arm of the Fraser River in the City of Vancouver had two distinct areas of zoning which met at Angus Drive. The lands lying East from Angus Drive to Boundary Road were basically industrially oriented and developed, with the exception of small pockets of residential; and the lands West of Angus Drive to the Boundary of the City with the University Endowment Lands, were mainly residential and recreational uses. The Waterfront Walkway would be basically from Angus Drive Westerly, but due to the land ownership from Angus Drive Easterly, a continuous Walkway would be difficult to achieve.

The Committee noted the street ends available East of Angus Drive and the opportunities for "viewing - lookout parks", and other public penetrations, through to the Waterfront. The Committee also noted certain City owned parcels of land in this area which might prove developable for recreational use.

Present at the meeting, at the invitation of the Community Development Committee, was Mr. Horner of Horner Developments Limited, who owned some land lying West of the South foot of Angus Drive and had leases on other lands in that area. Mr. Horner advised of the present zoning and some of the history of action relating to these lands and suggested to the Committee that the Company was very anxious to proceed with development and had seriously considered development under the present zoning, "M-1".

Clause 1 Continued

Reference was made to the July 5th Public Meeting, held by the Community Development Committee and the comments of the residents re the use of this land as residential and recreational.

The Committee directed its attention to the Recommendations of the Chairman as contained in his amended memorandum of November 29th, 1973, and after consideration,

RECOMMENDS:

a. Council agree that provision should be made for public access to the North Fraser Waterfront for a variety of recreational purposes as practicality of zoning, existing industry and land ownership make it possible (boat launching, view areas, walk areas, mini-parks, fishing platforms, etc).

b. Council declare that public access and river recreation can co-exist with industry and housing.

c. Point Grey to Angus Drive

(i) A continuous waterfront walkway from Point Grey to Angus Drive be developed for walking, bicycles and horses.

(ii) Further, that Council agree that the entire walkway and public access system be developed in 1974 - 1980 period and City funds be made available, where required.

d. Angus Drive to Boundary Road

(i) Council declare that for area East of Angus Drive to Boundary Road a continuous Waterfront Walkway is not practical, but a Waterfront Walkway will be developed where feasible.

(ii) Council declare that as a matter of policy we are committed to maximum public penetration and access to the River Waterfront and developing recreational precincts.

(iii) Council make provision in the 1974-1980 period for providing public access as in "ii".

e. All street ends and any other City owned property be not sold until they are declared surplus to the objectives of public access and recreation, as stated in a,b,c and d.

f. Council authorize the Chairman to discuss with the North Fraser Harbour Commissioners and B. C. Minister of Recreation and Conservation, the formulation of a joint strategy for developing public access and recreation along the North Arm of Fraser River.

g. Council authorize the Chairman to seek the co-operation of the private industrial sector in implementing objectives states above.

h. That Council declare that any previous decision of Council, contrary to a, b, c, d, e and f, are hereby rescinded.

i. Council agree to allocate $100,000.00 in the 1974 budget for acquisition and development of access as needed, and other property, as needed.

Clause 1 Continued

AND FURTHER RECOMMENDS:

THAT the Community Development Committee continue its consideration of the private and City owned property at the foot of Angus Drive.

At this point in the meeting the Community Development Committee members left to continue their own Agenda.

2. Building By-law - Provision for the Handicapped

Under date of November 2nd, 1973, the following report of the City Building Inspector was submitted to Council for its meeting of November 6th, 1973:

"When the regulations with respect to the Handicapped were passed as an amendment to the Building By-law on August 28, 1973, the following sentence was included: 'the regulations in this section apply to the groups of buildings listed below, which are 5,000 square feet or greater in area'. The area of a building, as dealt with in the National Building Code, means the area of one floor of the building. The total area then means the area of one floor multiplied by the number of storeys plus or minus what ever variations there may be on individual floors. What the Social Planning and Review Council had in mind, however, was that this figure meant the total area of the building. I am not sure what the understanding of Council was on this point but perhaps it would be helpful to point out what building lay-outs may result from such requirement. For example, there could be a one storey and basement building on a 33 foot lot (where the greater part of the basement is part of the basic use of the building) and the developer of such building would have to install an elevator as well as the other requirements with respect to the handicapped.

If Council concurs with the request of S.P.A.R.C., this sentence in the By-law should be changed to read as follows:

'The regulations in this section apply to the groups of buildings below in which the total floor area of all floors is 5,000 square feet or greater'."

Council instructed:

"THAT this clause be deferred and arrangements be made by the Standing Committee on Waterfront and Environment to receive a delegation from the Social Planning and Review Council as requested."

In accordance with the instructions of Council, the Committee received a delegation from the Social Planning and Review Council re the interpretation of the revelant sections of the Building By-law.

After receiving explanation from the delegation and from the City Building Inspector, the Committee,

RECOMMENDS:

THAT the Building By-law, being By-law 4702 as amended, be further amended as follows:

The regulations in Section 1.16.7.1 apply to the groups of buildings, listed below, except as follows:

(i) Any one storey building, without basement, 5,000 sq. ft., or greater in area.

Clause 2 Continued

(ii) Any one storey building, with basement, where the total floor area is 10,000 sq. ft. or greater in area, not counting the areas in the basement used for storage and mechanical services.

(iii) Any other building where the total area of all floors is 10,000 sq. ft. or greater.

(a copy of section 1.16.7.1 is attached for information)

INFORMATION:

3. Waterfront Planning Study - Progress Report

The Project Manager reported on the following items:

(a) Informational Brochure

In accordance with the instructions of the Committee, Alderman Pendakur and Alderman Linnell had reviewed the draft of the Informational Brochure on the Inventory of the Waterfront Planning Study and the Brochure will be printed and circulated in approximately two weeks time. The Project Manager advised that he had received the permission of the Steering Committee on the Report, re Stage 1 (Inventory), the Informational Brochure, and to proceed to Stage 2 of the Planning Study. He asked for the agreement of this Committee as the other member body of the Project Studies client. The Committee,

RESOLVED:

THAT the approval for the Project Manager to proceed with the second Stage of the Planning Study in the amount of $12,900.00, and that this approval be reported to Vancouver City Council for information.

(b) B. C. Sugar Development Permit

The Committee had considered this item previously and had instructed the Project Manager to investigate further and report back after discussing with representatives of B. C. Sugar. The Project Manager, with the aid of sketches, showed the Committee the original proposal of the Company and what he had suggested to them as an alternative. He mentioned to the Committee members that B. C. Sugar was experiencing difficulty with a rodent infestation problem and raised the points of providing access in a manner conducive to public use and the formalizing of the right of public access on certain private properties.

The Committee considered, the second suggestion of the Project Manager and,

RESOLVED:

(i) THAT the Chairman and Alderman Linnell meet with the Corporation Counsel and the City Engineer on methods whereby public access to private property might be formalized.

(ii) THAT the Medical Health Officer be instructed to contact B. C. Sugar to offer the co-operation and assistance of his Department in rodent control.

(iii) THAT the Project Manager be instructed to advise the B. C. Sugar that this Committee has no objection to the plan, as proposed.

Clause 3 Continued

(iv) THAT Vancouver City Planning Commission be asked to recognize this action of the Committee.

(c) Vancouver City Planning Commission

The Project Manager advised that he had been invited to a meeting of the Vancouver City Planning Commission to give a progress report on the Waterfront Planning Study.

It was noted that the Commission should be granted free action to define its own role in any public debate, which might develop re the Waterfront Planning Study.

(d) Fisherman's Wharf

The Project Manager raised the matter of the Fisherman's Wharf and after discussion of various aspects, the Committee,

RESOLVED:

(i) THAT the deadline for the receiving of proposals from interested persons be extended to March 31st, 1974, and appropriate advertising of this fact be done.

(ii) THAT the Project Manager prepare a kit of information to be available to interested parties on or about January 15th, 1974.

(iii) THAT the Project Manager be asked to liaise with the Architectural Institute of B. C.

(iv) THAT the Project Manager report back on terms of Reference and further that the Chairman write to the Architectural Institute of B.C. thanking the Institute for its assistance.

In connection with the community activities of the Fisherman's Wharf, the Committee agreed to hold a special meeting on the matter and invite interested parties, the Fisherman's Association, Fish Boat Owners, Processors, Co-operative and Union.

The meeting adjourned at approximately 5:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

November 29, 1973

A joint meeting of the Standing Committees of Council on Community Development and Waterfront and Environment, was held on November 29th, 1973, in Committee Room No. 1, Third Floor, City Hall, at 3:30 p.m.

This meeting was called to consider matters pertaining to the North Arm of the Fraser River. Representatives from the Planning Department and the Deputy Superintendent of the Board of Parks and Public Recreation were also in attendance. A report on this meeting is contained in the November 29th, 1973, minutes of the Waterfront and Environment Committee

The regular meeting of the Standing Committee of Council on Community Development convened at 4:00 p.m. on November 29th, 1973, in Committee Room No. 2, Third Floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: J. C. McDonald

Adoption of Minutes

The minutes of the meeting of November 8th, 1973, were adopted.

RECOMMENDATION:

1. Liquor Permit Application
180 W. Georgia - Sandman Motels
Development Permit Application No. 64089
Zone: CM-1

The Zoning Planner submitted the following report with respect to an application by Sandman Inns Vancouver Ltd. for a liquor lounge area in their proposed development at 180 W. Georgia Street:

"The Technical Planning Board approved this application for a hotel with restaurant, banquet room, lounge and retail stores, subject to a number of conditions, prior to issuance of the development permit. One such condition being, the development to be first reported to City Council's Committee with respect to the new liquor outlet.

The assembly area for the proposed cocktail lounge is 1115 sq. ft."

Mr. H. Pimiskern appeared on behalf of Sandman Inns in support of this application.

After discussion, it was,

RECOMMENDED:

THAT the Technical Planning Board be advised there is no objection to the proposed new liquor outlet in this development at 180 W. Georgia Street.

INFORMATION

2. Chinatown - Chinese Cultural Centre, Chinese Merchants & Property Owners Association

Mr. Gerald Hamilton, Architect with the firm of Hamilton, Doyle and Associates, and Mr. F. Chang, Director of Chinese Cultural Centre, and Chinese Merchants' and Property Owners Association, appeared on behalf of these groups to discuss with the Committee a proposed plan for the development of a Chinese Cultural Centre in Chinatown.

A letter, dated November 28th, 1973, was filed with the Committee from Mr. Harry Fan, in which Mr. Fan set out the views of the merchants an property owners as follows:

"1. We strongly object to the change of the character of Unit Block East Pender Street (between Columbia and Carrall, commonly known as the Marco Polo Block), which is the first Block in the three Chinatown Commercial Blocks for 100 years.

2. We welcome a major hotel to be located on the South Side of the Marco Polo Block, with a Pagoda, to serve as the anchor linking with Gastown and the Cultural Centre -False Creek.

3. The main purpose is to stimulate business inclination and attracting tourists all the year round.

4. There is no major hotel from Granville Street to Boundary Road, an area which covers 3/5's of this City, so the Marco Polo Block is an ideal location."

The Committee was advised that the Planning Department had met with various Chinese groups within the past week to discuss plans for the beautification of Chinatown.

Mr. Hamilton presented a schematic in conjunction with the proposed beautification plans, showing locations of proposed parking lots; commercial, housing and tourism areas; park, pagoda and hotel. The area under discussion was from Gore Street on the East, to Carrall Street on the West, and from Pender Street on the North, to False Creek on the South. Mr. Hamilton divided this area into three sections, i.e. the block between Main and Gore, which is mainly commercially developed, the block between Main and Columbia, which is mainly tourist oriented and the section from Columbia to Carrall Street, which, it is suggested, be linked with the middle section by means of canopies and a pedestrian walkway. In the third section it is proposed that the Chinese Cultural Centre be placed extending from Pender Street to False Creek.

Mr. Hamilton pointed out that the main concern of the Chinese property owners and ratepayers, is the Pender - Keefer Diversion remaining as it is, particularly at the intersection of Columbia and Keefer and the intersection of Carrall and Keefer.

After due consideration, it was,

RESOLVED:

THAT the plans submitted by Mr. Hamilton and the letter, dated November 28th, 1973, from Mr. Fan, be referred to the City Engineer for further discussion with the applicants and report back to the Committee.

3. Illegal Suites

On November 20th, 1973, Council passed the following motion when dealing with Clause 2, Illegal Suites, of the Report of the Standing Committee of Council on Community Development, dated November 15th, 1973:

> "THAT the recommendations of the Committee shown as (i), (ii) and (iii) be approved after deleting the figure '1' in (iii), so that it reads RS Districts;
>
> FURTHER THAT recommendations (iv) and (v) be referred back to the Committee for further consideration and report and recommendation (vi) be approved in principle and referred back to the Committee for further consideration and report."

Following are the recommendations referred to:

> "(iv) That the discretionary authority which the Technical Planning Board did have to permit limited conversions in the RS-1, RA-1, RS-3 and RS-4 districts be returned and that those suites presently being occupied under the moratorium be reviewed under this policy; and that this proposal be implemented only after obtaining public opinion on opting into the proposal.
>
> (v) That the date of June 18, 1956 as provided in the Zoning and Development By-law for other than RS-1 districts be brought forward to April 1, 1964 to coincide with the provisions of Section 565A(e)(i) of the Charter and be applied to RS-1 districts.
>
> (vi) THAT the procedure as described in the report for setting district boundaries, so that the opinion of the public can best be obtained and adjudicated, as referred to in 4 above, be adopted."

Discussion followed with the officials concerned, and it was the opinion of the Committee that interested groups be invited to appear before the Committee prior to further consideration of this matter by the Committee, and certain other points raised in Council were referred to, including the possibility of more extensive use of the RS-2 zoning category.

After considerable discussion, it was,

RESOLVED:

> THAT this matter be referred to the appropriate officials for further discussion with the Corporation Counsel and report back.
>
> THAT there be a meeting of the Committee with interested persons and groups, and that Notice of the Meeting should refer to the following particular areas for consideration:
>
> Hastings Sunrise
> Kensington Cedar Cottage
> Riley Park
> Kitsilano
> West Point Grey
> Woodlands Grandview
>
> These being the particular areas now having a large number of secondary suites, and the areas which may be interested in the consideration of a new zoning category to permit such secondary suites as either conditional or outright uses.

4. Champlain Heights - Development Plan
- Areas E and F

The Committee had before it a report of the Director of Planning, dated November 28th, 1973, together with a written proposal submitted by Mr. C. Brammer, Chairman, Killarney-Champlain Citizens for Action Committee.

Due to the lateness of the hour, the Committee did not complete its Agenda and the foregoing matter was deferred for consideration at the next meeting of the Committee.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

DISTRIBUTED MONDAY

J

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

December 6, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, December 6, 1973, in the No.1 Committee Room at approximately 3:30 p.m.

PRESENT: Alderman Hardwick
Alderman Bowers
Alderman Massey
Alderman Pendakur

COMMITTEE CLERK: M. James

INFORMATION

1. Langara

The Chairman advised the meeting that subsequent to the signing of the agreement between the City Council and Marathon Realty for the sale of that company's lands in Langara, the Council had instructed that this Committee take the necessary subsequent actions.

The Chairman suggested that a public meeting be advertised and held in the area so that interested groups and citizens might give to the Committee comments and opinions for further discussion by Council.

The Chairman advised he would make the necessary arrangements for representatives from the Park Board and after further discussion it was

RESOLVED

That a public meeting of the Civic Development Committee and Board of Parks and Recreation be held Monday evening, December 17, 1973, in the Langara area at which meeting information re the City's proposals be given to the public and meeting be authorized to name a citizen's committee to cooperate with the Vancouver City Council and the Park Board on the future of these lands.

2. Historic Area Advisory Board

The Chairman suggested that the Committee meet with the Historic Area Advisory Board to review the outstanding matters relating to this Board.

RESOLVED

That the Civic Development Committee meet with the Historic Area Advisory Board 9:00 a.m. Tuesday, December 18, 1973.

FOR COUNCIL ACTION SEE PAGE(S) 561

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 18, 1973

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, December 18, 1973, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Rankin
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin, and Volrich.

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Rankin in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

Northeast Corner S.W. Marine Drive and Yukon Street

An application was received from Charles T. Paine (Paine and Associates, Architects) on behalf of Kiwanis Club of Vancouver, to rezone Lot 3, Block C, D.L. 323 SE portion and Lots 3 & 4, Block 5, D.L. 322 N part and 323 NE part, situated at the northeast corner S.W. Marine Drive and Yukon Street. Present zoning is RS-1 One Family Dwelling District and the requested zone is CD-1 Comprehensive Development District.

The application is recommended by the Technical Planning Board with the CD-1 By-law restricting the development to the following conditions. The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

"(a) Uses - senior citizens' apartment building with customarily ancillary uses including off-street parking.

(b) Floor Space Ratio - not to exceed 0.60 including all floors measured to the outer limits of the building, however, floor area on the lower floor used for recreation room, arts & crafts room, garden and T.V. lounge, and mechanical room may be excluded, also balconies, canopies and sun decks providing the total floor area of such does not exceed 8% of the permitted floor area.

(c) Height - not to exceed two storeys measured from the average finished grade around the outer perimeter of the building nor three storeys measured from the finished elevation of the interior court.

and subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the the Urban Design Panel and consultation with the City Planning Commission; the Technical Planning Board having particular regard to the building providing adequate setbacks from the property lines, open space to be suitable landscaped and treated, and the provision of suitable on-site parking at the ratio of one parking space for each six dwelling units.

cont'd .....

Northeast Corner S.W. Marine Drive and Yukon Street
continued:

2. That Lot 3, Block C, D.L. 323 and Lots 3 &4, Block 5, D.L. 322 N part and 323 NE part be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit the enactment by Council of the amending by-law within 180 days from this date (Public Hearing date) this approval shall expire."

Leonore Freiman, representing the Marpole-Oakridge Area Council, spoke opposing the choice of location of this proposed senior citizens' housing project and filed a brief. The Area Council, in its submission, suggested alternative sites for the project.

Mr. H. Ratner spoke against rezoning because of an apparent lack of public transportation, it should be located closer to a recreation centre, and other reasons.

Mr. John McEwan--although in favour of the application, was concerned because of the close proximity to his residence and also the problems that occur during the construction period.

A representative of the Kiwanas Club spoke in support of the application and indicated it was the only land suitable for economic reasons, stated that the contractor would pay particular attention to dust and mud problems during the construction period and assured that 60 feet between the project and Mr. McEwan's property would be suitably landscaped.

MOVED by Ald. Volrich,
THAT the application be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission, subject to the structures being back approximately 60 feet from the single family home immediately to the east, and this particular area being suitably landscaped.

FURTHER THAT the City Engineer ensure that the streets surrounding the project are maintained in a clean condition during the construction period.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Committee rise and report.

MOVED by Ald. Hardwick and Linnell,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 2:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S).....

The foregoing are Minutes of the Special Council meeting (Public Hearing) of December 18, 1973, adopted by Council on January 8, 1974.

A. Phillips
MAYOR

B. V. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, December 18, 1973, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Deputy Mayor, Alderman Rankin
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Rev. J. Gordon Gardiner of St. James Anglican Church.

'IN CAMERA' MEETING

The City Clerk advised the 'In Camera' Committee was in agreement with the items proposed for 'In Camera' consideration with the exception of one item, which item to be determined at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated December 11, 1973, be adopted.

- CARRIED UNANIMOUSLY

At this point in the proceedings the Council recessed for the purpose of holding a Public Hearing on a rezoning application, following which the Council reconvened at 2:40 p.m., with the same members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Rankin in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer the following matters of Unfinished Business pending the hearing of delegations later in the day:

(a) Request from Mt. Pleasant Information Centre for Children's Play Area

(b) 1167 West 8th Avenue: Development Permit Application #63065

COMMUNICATIONS OR PETITIONS

1. Request for Grant towards the Promotion of Horseshoe Pitching in the Greater Vancouver Area

MOVED by Ald. Harcourt,
THAT, pursuant to request received from the Vancouver Horseshoe Club, permission be granted to hear a delegation, and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Request to Increase the Library Board by Two Members

The Council noted a letter under date of December 11, 1973, from the Director of the Vancouver Public Library Board advising of a resolution of the Library Board that Council be asked to increase the Library Board by two members to a total of eleven.

It was noted that eleven is the maximum allowable by the Public Libraries Act.

MOVED by Ald. Linnell,
THAT the request of the Library Board to increase its membership by two be approved in principle, and the City Clerk report back as soon as possible.

- CARRIED UNANIMOUSLY

3. Marine Drive Foreshore Park: Spanish Banks Erosion Control Project

Under date of December 11, 1973, the Park Board submitted a letter concerning the Spanish Banks Erosion Control Project enclosing letter from the Provincial Government agreeing that $350,000 is available if the Project should proceed and subject to three conditions as follows:

(1) The funds are being provided to the Park Board at their request on a one-shot basis. Any future maintenance required is a Park Board and/or University responsibility.

(2) The conditions set forth in the letters of August 17 to the Park Board and to the University are to be acted upon and followed through to completion by both the Park Board and the University.

(3) That it be made clear that the Government is not in favour of the proposed location of the Museum of Man, as was made clear to the University by letter of January 29, 1973, and that in fact the Government would prefer that the entire area seaward of Marine Drive should eventually revert to wilderness as part of a shoreline natural preserve.

The Park Board is requesting the Council award a contract on behalf of the Board to Construction Cartage Company in the amount of $320,000, on the understanding that the Provincial Government will provide the Park Board with the funds.

MOVED by Ald. Pendakur,
THAT the Council award a contract on behalf of the Park Board to Construction Cartage Company with respect to the Spanish Banks Erosion Protection work, in accordance with the Park Board letter of December 11, 1973, subject to the Provincial Government advancing required funds.

- CARRIED

(Alderman Marzari voted against the motion)

Guard Rails:
N.W Marine Drive, west of Spanish Banks

Alderman Gibson commented on the matter of unilateral removal of the cement guard rails on the north side of N/W Marine Drive, immediately west of Spanish Banks by the Department of Highways, and expressed concern particularly because of the large investment which the City and Park Board had made in the foreshore park in that area.

The Deputy Mayor directed this matter be referred to the Park Board.

COMMUNICATIONS OR PETITIONS (cont'd)

4. Kates Peat Marwick: Suggested Additional Management Consulting Services - Park Board

The Council noted a letter from the Park Board dated December 4, 1973, on a request for Kates Peat Marwick and Company to be retained for the sum of $65,500, such funds to come from the City's General Revenue, to perform consulting services as follows:

Project Management of Recreation Study	$14,500
Responsibility Matrix	9,500
Standards of Performance	3,000
1975 Budget Preparation	22,000
Accounting Systems	16,500

MOVED by Ald. Bowers,
THAT the Park Board be informed that it may include in the 1974 Budget sums for these consultants services;

FURTHER THAT, in the meantime, an amount of $7,000 be authorized in advance of the 1974 budget for the purposes outlined in the Park Board letter.

(referred)

MOVED by Ald. Volrich,
THAT this whole matter be referred to the Standing Committee on Finance and Administration.

- CARRIED

(Aldermen Bowers and Massey voted against the motion)

5. Proposed Templeton Park Swimming Pool

The Council noted a letter from the Park Board dated December 5, 1973, concerning the proposed Templeton Park swimming pool, advising that the $720,000 allocated is not adequate for construction of a 37-metre pool. The Architect had advised the Park Board it would cost approximately $900,000 for a 37-metre pool. The Park Board wished to meet with the Council, or the Finance Committee, to discuss ways and means of financing additional costs.

Alderman Bowers advised the Council that the Park Board had subsequently decided not to proceed with this course of action and, therefore, wished the matter withdrawn.

MOVED by Ald. Bowers,
THAT the letter from the Park Board be received and no further action taken.

- CARRIED UNANIMOUSLY

6. Deputy Mayors: 1974

The Mayor submitted the following memorandum under date of December 13, 1973:

"After checking with members of Council, I would like to recommend the following schedule for Deputy Mayors in the year 1974 -

January	Alderman	Marzari
February	"	Gibson
March	"	Volrich
April	"	Pendakur
May	"	Hardwick
June	"	Harcourt
July	"	Bowers
August	"	Linnell
September	"	Massey
October	"	Volrich
November	"	Harcourt
December	"	Rankin "

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Deputy Mayors: 1974 (cont'd)

MOVED by Ald. Pendakur,
THAT the recommendation of the Mayor contained in the foregoing memorandum be approved.

- CARRIED UNANIMOUSLY

7. Grant Request:
Unemployed Citizens Welfare
Improvement Council

The Council noted a letter from the Unemployed Citizens Welfare Improvement Council requesting a grant of $4,000 for the organization's Christmas fund. It was stated that $4,000 had already been granted by the Christmas Bureau to the organization.

Mrs. Margaret Mitchell, representing the Unemployed Citizens Welfare Improvement Council spoke of the need for this grant.

It was agreed that this matter would be deferred pending information on Council's action last year when dealing with a similar request. (see page 9)

BOARD OF ADMINISTRATION, DEPARTMENTAL AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, December 14, 1973

Works and Utility Matters (Dec. 14)

Granville Street Bridge

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters (Dec. 14)

Basic Job Readiness Training Program:
Pilot Project - Health Department

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (Dec. 14)

Freight Elevator:
Coroner's Court, 240 E. Cordova Street

MOVED by Ald. Marzari,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters (Dec. 14)

Brief from 401 Committee of the
Hastings Sunrise Action Council

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Dec. 14, 1973 (cont'd)

Finance Matters (Dec. 14)

The Council considered this report which contains twelve clauses identified as follows:

Cl. 1: Strathcona Rehabilitation Project: Financial Situation
Cl. 2: Staffing Needs: Community Care Facilities Licensing Office
Cl. 3: Request for Increased Appropriation New and Non Recurring Equipment
Cl. 4: Completion of Microfilm Program of Building Permit Plans for the Department of Permits and Licenses
Cl. 5: Welfare and Rehabilitation Department: Temporary Staff for New Provincial Mincome Program, Age 60 - 64 years
Cl. 6: Extension of Temporary Buyer Position through 1974
Cl. 7: Investment Matters (Various Funds) October, 1973
Cl. 8: Cash Shortages and Overages
Cl. 9: Temporary Help: Internal Audit Division
Cl. 10: "Skid Road" Housing - Fire and Lodging House By-law Enforcement
Cl. 11: 1973 Travelling Youth Programme
Cl. 12: Rentals and Other Charges The Vancouver Symphony Society

The Council took action as follows:

Clause 1: Strathcona Rehabilitation Project: Financial Situation

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved, and that the reference in the report to linear park development be referred back to the Board of Administration for further report, particularly in respect of the land involved and source of funds.

- CARRIED UNANIMOUSLY

Clauses 2 to 11

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 2 to 11 of this report be approved.

- CARRIED UNANIMOUSLY

Clause 12: Rentals and Other Charges The Vancouver Symphony Society

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see page 14)

Personnel Matters (Dec. 14)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Strathcona Site Office Staff
Cl. 2: Appointment to Royal Commission on Family & Children's Law

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in these two clauses of the report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Dec. 14, 1973 (cont'd)

Property Matters (Dec. 14)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Acquisition for Park Site #10 - Mount Pleasant
Cl. 2: Senior Citizens' Housing Project: Kitsilano 1987 West 7th Avenue
Cl. 3: Acquisition for Arbutus-Burrard Connector: 1854 West 5th Avenue
Cl. 4: Acquisition for Knight Street Widening: 25th Avenue to 33rd Avenue
Cl. 5: Acquisition for Britannia Community Services Centre Site: 1641 William Street

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

B.
DEPARTMENTAL REPORT
December 14, 1973

Works and Utility Matters (Dec. 14)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Local Improvement Project: Stanley Park Neighbourhood, West End
Cl. 2: West End Street Widths

The Council took the following action:

Clause 1: Local Improvement Project: Stanley Park Neighbourhood, West End

MOVED by Ald. Hardwick,
THAT the recommendations of the officials contained in this report, identified as a. b. and d., be approved and recommendation c. be approved, after amendment as follows:

"That the Director of Social Planning, in consultation with the Superintendent of Parks and Public Recreation and the City Engineer, recommend to Council, Consultants to produce designs, (in conjunction with residents) working drawings and estimates for the development of the mini-parks and the sidewalk improvements, by January 25, 1974, at a fee not to exceed $5,000; and,"

- CARRIED UNANIMOUSLY

(underlining indicates amendment)

Clause 2: West End Street Widths

MOVED by Ald. Hardwick,
THAT, pursuant to request received, this clause be deferred pending the hearing of delegations and arrangements be made by the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
December 14, 1973 (cont'd)

Building and Planning Matters (Dec. 14)

Charles and Nanaimo Streets:
Canada Safeway Limited - Parking Lot Extension

MOVED by Ald. Bowers,
THAT the development permit be referred back to the Technical Planning Board for its final consideration for approval of the development and setting out the applicable conditions and;

FURTHER THAT the Technical Planning Board be informed that the Council is suggesting that the following be included as conditions:

(a) subject to sufficient number of parking spaces being available for staff; and,

(b) subject to speed bumps being installed in the parking lot, and chains being provided across the entrance way of the parking lot after store hours.

- CARRIED

(Alderman Hardwick voted against the motion)

C. Vancouver Centre: 650 West Georgia Street
Development Permit Application No. 58435

The Director of Planning and City Engineer reported as follows under date of December 14, 1973:

"Foundation Western Limited as Project Engineers for the proposed Vancouver Centre Development- being the redevelopment of the Birks Building and Strand Theatre site on the south side of West Georgia between Seymour and Granville Streets - are negotiating with the City regarding the timing and engineering procedures for constructing the understreet portions of the development.

The understreet development would connect the proposed Vancouver Centre development on the south east corner of Georgia and Granville Streets with the Pacific Centre on the west side of Granville and also provide for a connector from the Vancouver Centre development on the south side of West Georgia Street to the Hudson's Bay Company Retail store on the north side of West Georgia Street.

City Council on March 6, 1973 on recommendation from the Technical Planning Board resolved that Development Permit Application No. 58435 be Approved to permit the Vancouver Centre development subject to prior compliance with certain conditions , one of which being that before the Development Permit is issued that the applicant first obtain the approval of City Council for:

"The approval as to precise timing of construction, and on-street traffic arrangements for both vehicular and pedestrian traffic during construction."

In close consultation with affected City departments the developers propose to schedule the understreet construction as follows:

a. Underground link across Granville Street to Pacific Centre

This work will be carried out concurrent with the Granville Street mall works and will be completed by June 30, 1974.

These works will also include closing the southerly curb traffic lane for a short distance on West Georgia Street in the vicinity of the Georgia-Granville Street intersection. However, four lanes of traffic will be maintained at all times for east-west traffic on West Georgia.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Vancouver Centre:
650 West Georgia Street (cont'd)

With respect to all the foregoing, the precise construction and operational details will be to the satisfaction of the City Engineer. In consultation with the Corporation Counsel the developers are also providing a $200,000 completion guarantee

To complete the understreet development for the connection to the Pacific Centre a further portion of West Georgia Street has to be opened for understreet excavation. This cannot be done at the same time as the remainder of the works unless the four east-west traffic lanes on West Georgia can be maintained. One traffic lane to the south will be required at the Georgia-Granville Street intersection as stated.

From the five remaining lanes; the northerly curb lane is already occupied by Pacific Centre Development.

Pacific Centre Development are endeavouring to reschedule their own construction program to free this northerly traffic lane in part. If this occurs then the Vancouver Centre developers can complete all required works at the Georgia-Granville Street intersection concurrently and still maintain the minimum required four lanes of traffic open.

Should this not be possible then the remaining portion of the understreet development at the Georgia-Granville intersection will have to be completed at a later date. In which case the developers would give 6 months notice to the City of the date construction is requested and all detailed arrangements would be made to the requirements and satisfaction of the City Engineer.

b. Underground link across West Georgia To the Hudson Bay Company Retail store

This underground link would not be completed until some unspecified future time, in which case the developers would give a minimum 6 months notice to the City of the date construction is requested and all detailed arrangements would be made to the requirements and satisfaction of the City Engineer.

The actual agreements and/or under surface leases between the City and Vancouver Centre Development Limited are in active preparation and will be reported to Council as soon as practicable in 1974.

It is RECOMMENDED that the outlined arrangements as proposed for the understreet connections under West Georgia Street and Granville Street be APPROVED."

MOVED by Ald. Bowers,
THAT the foregoing recommendation of the Director of Planning and City Engineer be approved.

- CARRIED

(Alderman Hardwick voted against the motion)

At this point in the proceedings the Deputy Mayor recognized the presence in the Council Chamber of the Honourable Lorne Nicolson, Minister of Housing.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

D. Report of Standing Committee on Housing, dated December 4, 1973

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Future use of 52 Acres of Remaining Jericho Land
Cl. 2: Downtown Eastside

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 1 of this report be approved, and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session at approximately 5:10 p.m., with the same members present.

COMMUNICATIONS OR PETITIONS (cont'd)

Request for Grant: Christmas Fund
Unemployed Citizens Welfare Improvement Council

The Council further considered a request for a grant from the Unemployed Citizens Welfare Improvement Council, having been given information by the City Clerk on Council's action on a similar request on December 19, 1972, and also comments by Mr. W. Boyd and the United Community Services Christmas Bureau.

MOVED by Ald. Hardwick,
THAT if there is a deficit position experienced by the 1973 Christmas Bureau, such be underwritten by Council up to a maximum of $1,000, on the understanding the Bureau will assist cases found to be in need and submitted to the Bureau by the Unemployed Citizens Welfare Improvement Council.

(amended)

MOVED by Ald. Bowers, in amendment,
THAT the figure in the motion of Alderman Hardwick be changed to read $2,000.

- CARRIED

MOVED by Ald. Marzari, in amendment to the amendment,
THAT the figure in the motion of Alderman Hardwick be changed to read $4,000.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey, Pendakur and Volrich voted against the motion)

The motion, as amended, and reading as follows, was put and CARRIED:

"THAT if there is a deficit position experienced by the 1973 Christmas Bureau, such be underwritten by Council up to a maximum of $2,000, on the understanding the Bureau will assist cases found to be in need and submitted to the Bureau by the Unemployed Citizens Welfare Improvement Council"

(Alderman Hardwick voted against the motion as amended)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee on Finance and Administration, dated December 6, 1973

The Council considered this report on the matter of 1974 Preliminary Operating Budget and took the following action:

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this report be approved, after changing recommendations (b) and (d) to read as follows:

"(b) THAT the Council forward a letter to Premier Barrett requesting more specific information as to the total tax benefit the City will receive from the new legislation abolishing tax concession, and the possibility of the City receiving:

- A Business Tax from Crown Corporations
- Added Provincial funds from increased per capita grant
- Added Provincial contribution for Welfare, the Director of Finance to report back to this Committee
- Relief from ambulance costs so that these charges will be applied against the B.C. Medical Plan.

(d) THAT the question of increasing fees and fines for various services and inspection be discussed at City Council level, after receiving a report from the Board of Administration on the amount of money involved in raising inspection fees from 80% of costs to 100% of costs."

- CARRIED UNANIMOUSLY

(underlining indicates changes)

F. Report of Special Committee re False Creek dated December 17, 1973

The Special Committee of Council re False Creek submitted the following report under date of December 17, 1973:

"1. False Creek Sea Wall Walkway
Purchase of Specimen Trees

Under date of December 14, 1973, the Director of Planning submitted a report which asked that the False Creek capital budget be adjusted to provide $21,000 for the purchase of specimen deciduous trees for placement along the Sea Wall Walkway when completed next spring.

The report advised that stock in several nurseries has been examined and that it would be advantageous to purchase these trees in the nursery and have them available for planting next spring. The trees are of 4" to 6" caliper and the funds requested to be transferred will not be required.

Your Committee

RECOMMEND that the allocation for consultant studies, in the False Creek Capital Budget, be reduced by $21,000, and, that this amount be allocated to a new fund for the provision of trees for the completion of this year's sea wall contract.

2. Per Diem Consultant Fund - Increase

The False Creek Capital Budget allocates a sum of $25,000 "to retain consultants on a per diem basis ... for instance where solutions to specific problems may be provided by experts in a very short time".

On May 15, 1973 the Committee authorized a per diem consultant fund of $7,000 to be administered by the Director of Planning and Civic Development. On August 2nd, 1973 this amount was increased to $10,000.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee
re False Creek (cont'd)

The total amount has been expended or committed for various planning studies and tasks related to False Creek. This fund has proved extremely valuable to the Department by virtue of its flexibility to meet particular needs on an immediate basis. In order to continue the established procedure of using per diem consultants additional funds are required in the amount of $5,000. At the present time a need is foreseen in areas of further statistical analysis, development control criteria formulation, graphic arts, and structural engineering design. There are also undoubtedly unforeseen items.

Your Committee RECOMMEND that the authorized amount for per diem consultants be increased by $5,000 from the presently authorized $10,000 to $15.000.

3. Procedural Plans for the Development of City Owned Lands in Area 6 False Creek

The Development Consultant submitted to your Committee under date of December 10, 1973 "Procedural Plans for the Development of City Owned Lands in Area 6 False Creek" and your Committee discussed this report in detail at its last meeting, Friday, December 14, 1973.

At that time, as a result of the discussion, amendments were made to the document and the amended document is attached to this report.

Your Committee

RECOMMENDS the adoption of the recommendations of the Development Consultant contained in his report dated December 10, 1973, as amended by your Special Committee on December 14, 1973. And

FURTHER RECOMMENDS that an amount of $13,000 be transferred from the False Creek Capital Budget Project Consultant studies to a special account to take care of the rail, market research, noise and circulation studies: The Development Consultant to have discretionary authority in connection with this account subject to normal city budget procedures. And

FURTHER RECOMMENDS that the Board of Administration report to Council on matters relating to the Project and Design Teams staff, Planning and Engineering Department coordination and related personnel matters. And

FURTHER RECOMMENDS that the City Engineer be instructed to transfer the winter work projects assigned to the Sea Wall and related structures in Sub Area 10 to Sub Area 6 for further work on the Sea Wall amenities in this area, and that the City Engineer be instructed to defer such amenity work pending the receipt of the economic examination of Sub Area 10. And

FURTHER RECOMMENDS that the Director of Finance and the Development Consultant report as soon as possible on a economic examination of Sub Area 10. "

MOVED by Ald. Hardwick,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Social Services dated December 6, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Day Care Services in the City of Vancouver
Cl. 2: Senior Citizens Homes Rates
Cl. 3: Family Division, Provincial Courts
Cl. 4: Strathcona-Seymour Summer Enrichment Programme

The Council took action as follows:

Clause 1: Day Care Services in the City of Vancouver

Alderman Marzari advised that City-owned lots in the Mount Pleasant area referred to in the report have subsequently been found to be unsuitable and suggested the Council take no action on Lot 1, Blk. 84 amended, D.L. 264A, which is the closed portion of St. Catherines Street, adjacent to China Creek Park, as referred to in the recommendation of the Committee.

MOVED by Ald. Marzari,
THAT the recommendations of the Committee with respect to lots in the Mount Pleasant area be received, and the recommendations in respect of lots in the Marpole and Strathcona areas be approved, and,

FURTHER THAT the Supervisor of Property and Insurance report back to the Committee on the properties in the Marpole and Strathcona areas, the report to include costs of servicing the properties, terms and other related matters.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Marzari,
THAT these two clauses in the report be received.

- CARRIED UNANIMOUSLY

Clause 4: Strathcona-Seymour Summer Enrichment Programme

MOVED by Ald. Marzari,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Council recessed at approximately 6:00 p.m., to reconvene at 7:30 p.m.

The Council reconvened in the Council Chamber at approximately 7:30 p.m., still in Committee of the Whole, Deputy Mayor Rankin in the Chair and the following members present:

PRESENT: Deputy Mayor, Alderman Rankin
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey and Volrich

ABSENT: Alderman Pendakur
Mayor Phillips

UNFINISHED BUSINESS

1. Children's Play Area:
Mount Pleasant Information Centre

The Council further considered Department report (Property matters), dated December 7, 1973, concerning a request of the Mount Pleasant Information Centre for a children's play area on City-owned land being Lots 8, 9, 10, Block 93, D.L. 264A.

The Council received a delegation from the Mount Pleasant Information Centre, represented by Mr. Snyders. A brief was filed, now requesting the use of 99 feet on the west side of the City-owned block between Fraser and Carolina Streets on the north side of 5th Avenue, i.e. Carolina Street end (66 feet) and Lot #1, Block 93, D.L. 264A. The organization also requested that it lease the house located on the property for a period of three years, with an option for renewal, a grant of $4,000 for the first year for material for the playground and painting and equipping the house, and $500 per year towards maintenance for the following two years.

MOVED by Ald. Hardwick,
THAT there be no further action on the request re this particular property which is being assembled for housing, and the Supervisor of Property and Insurance report back as soon as possible on progress in respect of this site for a City-sponsored housing project.

- CARRIED

(Aldermen Marzari and Massey voted against the motion)

MOVED by Ald. Hardwick,
THAT the Director of Planning and the Supervisor of Property and Insurance report back on the suitability of the Carolina Street end and other suitable properties for the type of neighbourhood park as requested by the organization.

- CARRIED UNANIMOUSLY

2. Development Permit Application
1167 West 8th Avenue

The Council again considered a report of the Director of Planning dated November 30, 1973, concerning a development permit application at 1167 West 8th Avenue, wherein it is stated the Technical Planning Board and the Urban Design Panel did not approve of the application.

The Council also noted a letter from the Vancouver City Planning Commission, dated November 30, 1973, which stated the Commission recommended the development permit application be approved, with some reservations.

Mr. Iredale, the Architect, spoke in support of the scheme and filed a letter from Mr. W.E. Dolphin of 1151 West 8th Avenue, who indicated that the plans for the development were satisfactory to him. Mr. Hawthorn, Chairman of the Design Panel, addressed the Council and gave the Panel's views on the development.

MOVED by Ald. Volrich,
THAT this application be not approved.

- CARRIED

(Alderman Bowers and Gibson voted against the motion)

UNFINISHED BUSINESS (cont'd)

Development of Fairview Slopes

MOVED by Ald. Marzari,
THAT the Director of Planning report to the Standing Committee on Community Development on a program for proceeding with the planning of the Fairview Slopes.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
Finance Matters, Dec. 14 (cont'd)

Clause 12: Rentals and Other Charges
The Vancouver Symphony Society

The Council considered this clause with respect to outstanding charges for the Queen Elizabeth Theatre to the Vancouver Symphony Society.

Mr. Turnill, First Vice President of the Vancouver Symphony Society and Mr. Michael Allerton, General Manager, appeared before the Council and filed a brief, including a fact sheet on the Society's financial position.

MOVED by Ald. Bowers,
THAT an additional amount of $15,000 be granted to the Vancouver Symphony Society to be applied against Queen Elizabeth Theatre rental owing to December 31, 1973.

- LOST
(not having received the required majority)

(Aldermen Hardwick, Marzari and Rankin voted against the motion)

H. Report of Standing Committee on Community Development, December 6, 1973

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Champlain Heights - Areas E & F
Cl. 2: New Liquor Outlets
Cl. 3: Fraserview Homeowners & Tenants Association
Cl. 4: Strathcona Sites C & D

The Council took action as follows:

Clause 1: Champlain Heights - Areas E & F

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause of the report be approved, after changing the recommendation on page 2 referring to the services of Downs-Archambault to read as follows:

"THAT the Director of Planning be authorized to utilize the services of Downs-Archambault at a total sum of $30,290.00, to produce a usable development plan for Areas E & F, Champlain Heights, said plan to be completed by July 31, 1974, and that this Committee will not consider the expenditure of any additional funds which may be incurred beyond the period of the studies and submissions of the final documentation".

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Development (cont'd)

Balance of Report

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 2 of the report be approved, and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Social Services, December 6, 1973

Youth Problems, Killarney-Orchard Park Area

MOVED by Ald. Marzari,
THAT the information contained in this report be received.

- CARRIED UNANIMOUSLY

During consideration of the foregoing topic, the Chairman made reference to an informal meeting that had been held recently by people concerned and the points raised at that meeting.

MOVED by Ald. Marzari,
THAT a joint meeting of the Standing Committee on Finance and Administration, the Standing Committee on Social Services and the Park Board be arranged to consider the question of integration of management of community facilities, additional staffing, having the facilities open seven days a week, and other related matters.

- CARRIED UNANIMOUSLY

J. Report of Special Committee re the Control of Soliciting for Charity dated December 12, 1973

The Special Committee submitted the following report under date of December 12, 1973:

" The License Office has issued to date fifty-three licenses to solicit for charity. Two applicants were refused licenses by the Committee and one of these appealed to City Council where the appeal was denied.

Since the adoption of the Soliciting For Charity amendment to the License By-law in August 1972, complaints to our office in this regard have practically ceased.

I have checked with the Better Business Bureau and they report no complaints in this field in 1973.

I would also like to point out that the Vancouver Board of Trade will not list any organization in its Major Financial Appeals Review unless it has obtained a license from our office. This has been most helpful in the enforcement of this by-law "

MOVED by Ald. Linnell,
THAT the foregoing report of the Special Committee for the Control of Soliciting for Charity, be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

K. Langara Golf Links

The Board of Administration, under date of December 14, 1973, submitted the following report:

" The Superintendent of Parks & Public Recreation and the Supervisor of Property and Insurance report as follows:-

"Subsequent to the City's 1967 acquisition of the North 95 acres of Langara Golf Course, the City and the C.P.R. have jointly operated the Golf Course by leasing their respective ownerships to Langara Golf Links Society. This Society has been made up of an equal number of Directors from the City and the C. P. R. and has operated successfully since January 1st, 1968.

The City's acquisition, December 31st, 1973, of the remainder of the course, known as Lot 'B', Block 1165, District Lot 526, being the South 66.12 acres will cause the termination of the lease, as of that date, followed by the wind up of the Society.

As Council has previously indicated a desire to continue the Golf Course operation, it is suggested that, pending Council decision on the future uses for the South 66.12 acres, that the links be operated by the Board of Parks & Public Recreation.

Under the terms of the existing operating agreement, upon termination, the City is to use its best endeavours to retain staff in the employment of the City.

Again under the terms of the existing operating agreement, the City and the C.P.R. as lessors, (upon termination of the agreement), share equally in the assets of the Society. In this connection, the Director of Finance suggests that Council give authority to provide sufficient funds from the 1973 Supplemental Capital Budget in order to compensate the C.P.R. for its share of the assets. The sum of $50,000.00 is considered adequate to meet this requirement.

RECOMMENDED:

(1) That the Board of Parks & Public Recreation be instructed to take the necessary preliminary steps to assume the operation of the Golf Course by January 1st, 1974.

(2) That the Board of Parks & Public Recreation to offer to retain the existing staff of the Langara Golf Course.

(3) That Council authorize the Director of Finance to provide the sum of $50,000.00 from the 1973 Supplemental Capital Budget, to reimburse the C.P.R. for its interest in the operating assets of the Golf Course."

Your Board

RECOMMENDS that the foregoing recommendations of the Superintendent of Parks & Public Recreation and the Supervisor of Property & Insurance be adopted."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

L. Report of Official Traffic Commission dated December 13, 1973

MOVED by Ald. Marzari,
THAT the recommendations of the Official Traffic Commission contained in this report on the subject of School Crosswalk - 58th Avenue and Argyle Street, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

M. False Creek: D.T. Devlin Property

The Board of Administration submitted the following report under date of December 17, 1973:

The Supervisor of Property and Insurance reports as follows:-

"City Council, on May 1, 1973, 'In Camera', passed a resolution wherein the Corporation Counsel was authorized to expropriate the above property, (legally described as Lot J, District Lot 3610, and known as 1590-6 West 1st Avenue).

Negotiations have continued with the owner and his Solicitor in an effort to reach a mutually acceptable settlement.

The owner's Solicitor has now agreed to the following terms:-

(1) The owner to accept $450,000.00 for the property, including all claims other than:-

(a) $2,000.00 legal fees

(b) The actual cost of moving equipment and furniture within a 20 mile radius

(2) The owner to retain rent-free possession until June 30, 1974. He shall remove all the buildings from the land and leave it in a neat and tidy condition by the above date or suffer a penalty of $50.00 per day commencing July 1, 1974.

(3) Date of sale to be December 31st, 1973.

This settlement is considered to be realistic and is endorsed by the City Solicitor. "

Your Board RECOMMENDS:

That the Supervisor of Property and Insurance be authorized to acquire the above property on the foregoing basis, chargeable to Code #316/1903.

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

N.
Rental Review: South end of Main Street between Fraser River and Kent Avenue South

The Board of Administration submitted the following report under date of December 4, 1973:

The Supervisor of Property and Insurance reports as follows:-

"The South End of Main Street between Fraser River and Kent Avenue South is leased to Evans Products Company Ltd. for eleven years and eight months, from January 1, 1968, at a rental of $900.00 per annum plus taxes.

The lease restricts the use of the land to vehicular and pedestrian access to the waterlot abutting the street-end and is subject to twelve months' notice of cancellation. Approximately 50% of the land is ditch. The lease also provides for rental reviews at five year periods, the current review is now concluded and the lessees, by letter dated November 23, 1973, concur with a rental increase to $1,654.00 per annum plus all taxes as if levied, effective July 1, 1973.

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents market rental value for access to the water.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rental Review: South end of Main Street betw. Fraser River and Kent Avenue (cont'd)

It is RECOMMENDED that the rental for the above property be increased to $1,654.00 per annum plus all taxes as if levied, for the period July 1, 1973 to June 30, 1978."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

O. Report of Standing Committees on Civic and Community Development, dated December 13, 1973

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Neighbourhood Improvement Programme
Cl. 2: Kitsilano Local Area Planning Report

The Council took action as follows:

Clause 1: Neighbourhood Improvement Programme

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be approved after changing part (ii) of the recommendation, shown on page 2, to read as follows:

"THAT the Chairman of the Community Development Committee together with the Director of Planning and Director of Social Planning endeavour to have the Gastown and Skid Road Areas declared special designated areas under the Terms of Reference of the National Housing Act".

- CARRIED UNANIMOUSLY

(underlining indicates change)

Clause 2: Kitsilano Local Area Planning Report

MOVED by Ald. Volrich,
THAT the recommendation of the Committee in this clause be approved.

- CARRIED UNANIMOUSLY

P. Report of Standing Committee on Social Services, December 13, 1973

Grant Request: Helping Hand Council

MOVED by Ald. Marzari,
THAT recommendation A. of the Committee contained in this report be approved.

- LOST
(not having received the required majority)

(Aldermen Bowers, Hardwick and Linnell voted against the motion)

No further action was taken.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, December 13, 1973 (cont'd)

MOVED by Ald. Marzari,
THAT recommendation B. of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

Q. Spring Street Project

The Board of Administration submitted the following report under date of December 17, 1973:

The Director of Social Planning reports:

"The final evaluation report of the Spring Street Project will not be available for Council consideration until mid-January, 1974. Tentative results indicate that project staff have had a significant impact on approximately 71% of the youths worked with to date.

The Provincial Department of Human Resources is interested in the programme but is unsure as to how the programme or project staff fit into the proposed scheme of integration of social services in the City of Vancouver at this time. However, the Minister has indicated he is prepared to continue 25% cost-sharing in the programme for the first three months of 1974 and to give an answer regarding his willingness to assume future funding of this project by January 30, 1974, pending receipt of the final evaluation research report and a programme review by January 15, 1974.

This is opportune for two reasons:

1. Should the programme be reviewed favourably by Provincial officials, the months of February and March will serve as a transition period wherein the Province can gradually assume full fiscal and operational responsibility for the programme.

2. Should the programme not be funded Provincially, it would provide civic officials sufficient time to:

   (a) Seek alternate funding sources, or

   (b) Provide staff sufficient time to terminate work with families and the children and seek employment elsewhere.

The Director of the Spring Street Project has resigned from the position, effective December 31, 1973. However, there is sufficient administrative support available to staff within the Social Planning Department to ensure continued smooth functioning of the project for the three month period.

Projected programme costs for the Spring Street Project for the period January 1 to March 31, 1974, are as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Spring Street Project (cont'd)

Salaries:		
i) Full-time (6) @ $752.00/month 1973 rates	$13,536.00	
ii) Part-time (11) @ $3.51/hour @ 50 hour/month	5,791.50	
iii) Secretary (1) @ $513.00/month	1,539.00	
	$20,866.50	
iv) Fringe benefits @ 8%	1,669.35	22,535.85
Expense Accounts:		
i) Full-time (6) @ 4 cases/worker @ $20/case/month	1,440.00	
ii) Part-time (11) @ 1 case/worker @ $20/case/month	660.00	
iii) Volunteer (6) @ 1 case/worker @ $20/case/month	360.00	2,460.00
***Rent:**		
i) $350/month x 3 months	1,050.00	1,050.00
***Equipment and Supplies:**		
i) $150/month x 3 months	450.00	450.00
Maintenance of Vehicles:		
i) $400/month x 3 months	1,200.00	1,200.00
Training:		
i) Full-time (6) @ $20 /month/worker	360.00	360.00
****Installation of Telephones:**		
i) $300.00	300.00	300.00
Mileage Allowance:		
i) 1,000 miles/month for the service @ 13¢/mile	390.00	390.00
***Miscellaneous:**		
i) Heat, lights, electricity, telephone etc. @ $50/month	150.00	150.00
		$28,895.85

* Not Federal CAP cost-shareable

** The Spring Street programme was forced to move from its present accommodation at 2524 Cypress because of a change in ownership of the building and because of an increase in rent. Therefore installation of telephones is required in the new premises.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Spring Street Project (cont'd)

TOTAL		$28,895.85
Less 25% Programme cost-sharing by the Provincial Dept. of Human Resources.	6,812.00	
Less 50% Federal CAP cost-sharing on $27,245.85 (items eligible for CAP sharing)	13,622.93	20,434.93
NET COST TO THE CITY OF VANCOUVER		$ 8,460.92

Therefore the Director of Social Planning recommends that:

1. Vancouver City Council approve the extension of funding of the Spring Street Project to March 31, 1974 on the basis of the budget and cost-sharing formula proposed herein for a net programme cost to the City of Vancouver of $8,461.

2. The position of Director, Spring Street Project not be filled for this interim period.

3. The Director of Social Planning assume direct administrative responsibility for this project for the interim three (3) month period.

4. The Director of Social Planning report on the future financing and auspices of this programme, provided it continues, by February 27, 1974, including results of the evaluation research.

Your Board RECOMMENDS that the foregoing recommendations of the Director of Social Planning be approved.

MOVED by Ald. Linnell,
THAT the recommendations of the Director of Social Planning contained in the foregoing Board of Administration report be approved, after being changed to read as follows:

"1. Vancouver City Council approve the extension of funding of the Spring Street Project to March 31, 1974 on the basis of the budget and cost-sharing formula proposed herein for a net programme cost to the City of Vancouver of $8.461, on the understanding that no further Civic funds will be expended after March 31, 1974 on this program.

2. The position of Director, Spring Street Project not be filled for this interim period.

3. The Director of Social Planning assume direct administrative responsibility for this project for the interim three (3) month period.

4. The Director of Social Planning report on the future financing and auspices of this programme, provided it continues, by January 31, 1974, including results of the evaluation research."

- CARRIED UNANIMOUSLY

(underlining indicates changes)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

R. City Hall Renovations

The Board of Administration submitted the following report under date of December 17, 1973:

The Director of Permits and Licenses reports as follows:

"The renovation work in the City Hall which was approved by Council on December 14th, 1971 and February 8th, 1972, has been completed with the exception of certain improvements then proposed for the third floor, which have been deferred pending further study and will be the subject of a further report.

It is now proposed that alterations and renovations be carried out immediately in the Subground Floor, to provide urgently needed additional space for the Systems and Data Processing Division of the Finance Department. The Printing Branch of the Finance Department and the Microfilming Branch of the Engineering Department also require additional space and improved facilities, and these improvements should proceed in conjunction with the other construction work.

Insufficient space can be made available in the Subground Floor to provide adequate and efficiently arranged offices for the data processing operations, systems and program development work and administrative functions of the Systems and Data Division. In view of the inherent advantages in continued location of the Division within the City Hall, and the lack of suitable alternative space, it is proposed that new offices be developed for the Division in the Aldermanic Garage, and suitable alternative parking arrangements be made.

The architect has developed preliminary plans of the proposed alterations in the Subground Floor, and working drawings of the proposed offices for the City Clerk, together with cost estimates, as follows:

1.	Proposed offices in existing garage	$120,000.00
2.	Alterations and renovations in Subground Floor to accommodate computer operations, microfilm office, also minor renovations to telephone operators' office, men's lunch room, heating engineer's office and adjacent rooms	190,000.00
3.	Alterations and renovations to Printing Shop, bindery, offices and mail room, including provision of exterior ramp for loading materials and altering No. 2 vault to provide additional space for storing materials (Further studies are being made of Item 3 and may result in some saving)	61,000.00
4.	Renovation of two public washrooms on south side of building	8,000.00
5.	Improved lighting, minor alterations and painting in Vault No. 2 (required by Finance Department for form and card storage)	2,000.00
6.	Proposed offices for the City Clerk	108,000.00
7.	Allowance for the cost of the General Contractor's supervision, overhead and profit for management of the project (based on an estimated construction period of eight months required for Item 2)	40,000.00
		$529,000.00

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

City Hall Renovations

It is proposed that all work approved by Council be carried out by the same general contractors who have been responsible for the renovations to date, on the basis of a management type of contract, the fee to be negotiated, and that the general contractor be authorized to negotiate the major subcontracts with the same firms they have employed previously, to take advantage of their familiarity with the building's mechanical, electrical and plumbing systems, and other features.

The cost of project management will not vary substantially from the estimate with any increase or decrease in the scope of the work outlined above, provided that the work in all areas is implemented within the time period required for completion of the alterations in the Subground Floor.

The estimates include allowances for Architects' and Consultants' fees, telephone and intercommunications installation charges, and miscellaneous expense. The cost of necessary furnishings will be included in the Purchasing Agent's estimates of furniture replacement costs for 1974.

The Director of Finance advises that there is a balance of $458,000.00 in unappropriated funds for City Hall Alterations, of which approximately $58,000.00 will be required for work previously authorized, and the remainder of $400,000.00 is available. The additional amount required if Council approves the foregoing estimates is $129,000.00, and would be provided in the 1974 Supplementary Capital Budget.

IT IS RECOMMENDED that Council:

1. Approve the foregoing proposals and estimates, and authorize the Director of Permits and Licenses to proceed with the necessary contractual arrangements on the basis outlined in the report.

2. Enter into a contract with Allan and Viner Construction Ltd., for management of the project, such contract to be satisfactory to the Corporation Counsel.

3. Approve the amount of $129,000.00 in advance of the 1974 Supplementary Capital Budget."

Your Board recommends that the above report of the Director of Permits and Licenses be adopted.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

S. Regional District Matters

Alderman Hardwick advised that Mr. Kelly, Chairman of the Regional District, will be reporting to the Regional District Board as a result of meeting with Government officials in Victoria on transit matters.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S E. Pender between McLean and Woodland Drives) (S/S 1000 Block Barclay Street)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.
- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED

The By-law was deemed read accordingly.

(Alderman Gibson was excused from voting as he was not present at the Public Hearing on November 15, 1973)

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S Parker Street and N/S Napier Street between Clark and Odlum Drives)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.
- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED

(The By-law was deemed read accordingly)

(Alderman Gibson was excused from voting as he was not present at the Public Hearing on May 15, 1973)

3. BY-LAW TO AMEND BY-LAW No. 4451 BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.
- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Allocation of Land for Highway Purposes
(4277 Knight Street and 4280 Knight Street)

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 25 of Subdivision 2, Block 18, District Lots 391 and 392, Plan 1368

2. West 7 feet of Lot 2, Block 1, South part of Lots 1 and 3, District Lot 352, Plan 1909

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

2. Champlain Heights Site #20
Parking Spaces

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT Council rescind its motion requiring the development on "Champlain Site #20" to provide two parking spaces per unit; instead Council will require at this time 1.5 parking spaces per unit, but reserve the right to order, at a later time, an increase to two spaces per unit, if experience proves this necessary.

(notice)

Notice was called by Alderman Linnell, and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Deputy Mayor Rankin - Traffic Signs: Scout House

advised that he had received a request from the Scout House that costs for traffic signs in front of Scout House be waived on Friday, December 21, 1973, because of deliveries being made to the premises in connection with floral gifts to old age pensioners.

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT traffic sign charges to the Scout House, 664 West Broadway, be waived in this instance.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:00 p.m.

***

The foregoing are Minutes of the Regular Council meeting of December 18, 1973, adopted by Council on January 8, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

A-1

RECOMMENDATION

1. Granville Street Bridge

The City Engineer reports as follows:

"In 1972, the bearings for the above structure were found to be in need of repair and work was commenced. As all slide bearings must be repaired, a program was set up to carry the work over three years and is presently in progress. An amount of $48,000 was approved for the 1973 budget and an item for $25,000 will be submitted in the Basic Revenue Budget for 1974.

This work must be carried out in the cold weather when the expansion joints are open. Considerable economy can be effected by keeping the men and equipment on the job until the 1974 work is complete. It is also desirable to carry out this work before warm weather causes expansion of the deck beams and possible further damage to the unserviced bearings. Therefore, I recommend that the amount of $25,000 be approved for this work prior to the approval of the Revenue Budget."

Your Board RECOMMENDS that the recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 618

SOCIAL SERVICE AND HEALTH MATTERS

A-2

The Medical Health Officer reports as follows:

The Health Department has received a request from Turpin, Green & Associates Limited, Educational and Vocational Consultants, Vancouver, to supply Public Health Nursing time for a pilot project called "Basic Job Readiness Training Program". Turpin, Green & Associates Limited are working in conjunction with Canada Manpower and present the program at First United Church.

The Basic Job Readiness Training Program commenced October 29, 1973 and is to run approximately six months. In order to meet the request for staffing and in anticipation of approval from Council, verbal agreement was received from Mr. D.H. Pollard, Administrative Assistant to the Commissioner.

The total cost of the request to the Health Department is as follows:

		1973	1974
a)	Personnel - One Public Health Nurse @ $26.50 per session 3 sessions per week	$636.00	$1,431.00
b)	Car Allowance - @ $.13 per mile	60.00	240.00
c)	Administration @ 10% surcharge	70.00	167.00
		$766.00	$1,838.00

Further to the request from Turpin, Green & Associates, we have notified them of our charges. We now have confirmation by letter that the costs are totally acceptable and that they also agree to billings for services at December 31, 1973 and April 30, 1974.

Your Board recommends that:

(a) The Health Department be authorized to supply the necessary staff and service to assist Turpin, Green & Associates Limited in effectively carrying out their "Basic Job Readiness Training Program - Pilot Project".

(b) Expenditure of funds, in the amount of $2,604.00, be authorized subject to total recovery as arranged with Turpin, Green & Associates Limited.

FOR COUNCIL ACTION SEE PAGE(S) 6/8

Board of Administration, December 14, 1973 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Freight Elevator - Coroner's Court, 240 E. Cordova Street

The Director of Permits and Licenses reports as follows:

"The freight elevator at the Coroner's Court is a hydraulic system using City water pressure for power. Following a repair to the elevator in February, 1973 the Provincial Elevator Inspector advised that because of deteriorating conditions of the water hydraulic equipment, it would be necessary to convert the elevator to an oil hydraulic system complete with new piston and casing.

Various less expensive alternatives have been investigated and discussed with the Elevator Inspector, however he has rejected these proposals and has served notice that the installation of an oil hydraulic system must be carried out immediately or he will take the necessary steps to place the elevator out of service.

The estimated cost to carry out the modifications are:

(1)	Supply and install oil hydraulic equipment -	$7,500.00
(2)	Electric service for new pumping equipment -	900.00
(3)	Alterations to building to provide new Machine Room -	1,100.00
(4)	Contingency -	500.00
		$10,000.00

The Comptroller of Accounts advises that should Council approve this report, the necessary funds would be provided from the Contingency Reserve.

It is RECOMMENDED that:

(1) the Assistant Director, Construction & Maintenance Division, be authorized to carry out the necessary alterations to the freight elevator at the Coroner's Court;

(2) funds estimated at $10,000.00 be provided from the Contingency Reserve."

Your Board RECOMMENDS that Council approve the above recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 618

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Brief from 401 Committee of the Hastings Sunrise Action Council

The City Engineer reports as follows:

"At the City Council meeting on November 6, 1973, Council dealt with five points of concern related to the 401/Cassiar intersection which were part of an earlier brief heard by Council on October 23, 1973. This earlier brief also requested action on the matter of a pedestrian overpass and at the November 6th meeting Council resolved:

> 'That in respect to the Council resolution of October 23, 1973 concerning the overpass, the City Engineer, in examining the location of an overpass in the general area of the 401 Highway and Cassiar Street, discuss the matter with Mrs. Distefano and the 401 Committee prior to reporting to Council'.

This matter has since been discussed with Mrs. Distefano and the Engineering Department was advised that the Hastings Sunrise Action Council is currently preparing plans for residential development of the area bounded by Adanac, Cassiar, Charles and Boundary. In view of this, both the 401 Committee and Engineering Department officials agreed that it would be premature to proceed with further studies related to overpass design and location until such time as the development plans have progressed to the stage that such studies would be appropriate.

It is therefore RECOMMENDED that the matter of a pedestrian overpass in the general area of the 401 Highway and Cassiar Street be tabled until the residential development plans have been submitted and approved by Council."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6/8

FINANCE MATTERS

A-7

RECOMMENDATIONS

1. Strathcona Rehabilitation Project: Financial Situation

The Director of Planning, in consultation with the City Engineer and Director of Finance, reports as follows:

"The total funds available for the Strathcona Project are $4,930,000. This is shared 50% by the Federal Government, 25% by the Provincial Government, and 25% by the City. The original allocation was $5,000,000, but $70,000 was diverted to Gastown. This amount of money is budgeted in the Agreement to carry out the Project, as follows:

Grant/loans for private property	$2,000,000
Municipal Works	2,000,000
Administration	500,000
Contingencies	430,000
Total	$4,930,000

While it is not possible to be precise about the amounts actually committed under each heading, as the work is not yet finished and all applications are not yet in, it appears that the amount of committed funds will be as follows on completion of the Project:

Rehabilitation of private properties	$ 850,000
Municipal Works	2,000,000
Administration	315,000
Contingencies	27,000
Total	$3,192,000

There is therefore available an uncommitted balance of $1,738,000.

The Agreement provides for the improvement of private properties, for the construction of municipal works and also for the purchase by agreement and for resale purposes of property too deteriorated for rehabilitation or which has an adverse effect on the area for such reasons as nonconformity. The Strathcona Rehabilitation Committee has reviewed a large number of opportunities which may be available to improve the neighbourhood and which may be possible within the framework of the current Agreement. In addition, there are certain overexpenditures which are likely and which are inherent in the original budgeting system with its very large contingency item.

The Strathcona Rehabilitation Committee suggests that the following items should be approved as coming within the scope of the intention of the Rehabilitation Agreement and as having a significant impact on the quality of the area.

(A) Public Works Overrun

The nature of the public works and of the estimating process made it very difficult to be precise as to the cost of the public works program. The final costing cannot be determined until all the work has been completed but at this point it appears that the cost of the sewer and watermain construction, paving, sidewalk and street lighting will total $2,300,000, for an overrun of $300,000.

Council was advised of this probable overrun in September 1972 and, pending this review of the project budget, awarded the sewer contracts on the basis that up to $350,000 of the cost might not be shareable. The overrun is seen by The Strathcona Rehabilitation Committee as a perfectly legitimate item for sharing under the Project.

cont'd.....

Clause #1 continued:

(B) Sewer Connections

The original combined sewer system in the area has been replaced with a system having separate sanitary and storm sewers. The Plumbing Bylaw requires that when separate sewers are constructed in this way it is the responsibility of the individual property owner to construct new connections to these separate sewers so that there will be no storm water finding its way into the new sanitary sewer which has a more restricted capacity than the original combined sewer.

This information was not available to the Strathcona Rehabilitation Committee when the Project was set up and a substantial number of grant/loans had been approved before it was understood that new sewer connections would be required. Such new connections could cost up to $500 per house, for a total cost throughout the area of up to $300,000 or $400,000.

In many areas of the City, building connections must be separated when sewer separation work is undertaken or there will be continuous pollution discharges from City sewers, and flooding of buildings in the lower parts of the system during periods of rain. However, in the Strathcona area, a unique situation exists. The sanitary sewers are sized for possible ultimate RM-3 densities; the sewers are, of course, new and relatively infiltration-free; and many private buildings do not have roof or foundation storm water connections to the sewer. As a result, the new sewers can cope with the existing connections in all but the most extreme conditions, and requiring reconnection of the properties in the Strathcona area seems an unnecessary hardship on the owners.

The City Engineer and City Building Inspector are prepared, therefore, to recommend that this section of the Plumbing Bylaw be waived in the case of Strathcona for the existing development but that any new development or any extensive alterations to existing development should require the construction of new and separate private connections. The alternative to this is to require the private owners to connect, at their expense, and in an area where it has been necessary to supply grant/loans to ensure normal maintenance and improvement of the buildings it seems unreasonable to require these individual connections.

The City Engineer wishes to point out, however, in the strongest possible terms, that this waiver of the Plumbing Bylaw is unique to the Strathcona area.

Council will be receiving a general report on the whole matter of separate connections in all separately sewered areas of the City.

There is no recommendation, therefore, that there should be any contribution from the Project for this item.

(C) Linear Park Development

Development of a linear park system has been agreed with the Parks Board and by SPOTA, and was approved by Council in October 1972, with detailed design to follow.

This would connect Strathcona Elementary School, the new MacLean Park and False Creek Park with a walkway system partly on existing streets and partly on some vacant City-owned property. A design has been prepared by Don Vaughan & Associates, who were hired by the Parks Board for this purpose, and this design has been approved by the Strathcona Rehabilitation Committee as well as the Parks Board. Cost of construction of this facility is estimated by the landscape architect at $100,000.

cont'd.....

Clause #1 continued:

The architect's estimate does not provide for lighting the linear park; this will add about $20,000 to the cost. Further, the street closures will create additional traffic in two lanes and these should be paved at an estimated cost of $10,000. The total estimated cost of the linear park project (excluding land cost) is thus $130,000.

It seems reasonable that this should be constructed as part of the Rehabilitation Project as it will have a very definite effect in improving the area.

As far as the City-owned land for the park is concerned, it is suggested by the Strathcona Rehabilitation Committee that the payment from the Parks Board Five Year Capital Budget Fund should be made for this land, either:

a. if there is sufficient surplus available in the Parks Board Park Purchase Fund at the end of the current Five Year Plan or, failing that,

b. the purchase price should be included in the park purchase program as first priority in the next Five Year Plan.

It is suggested further, however, that the development of the park should go ahead as quickly as possible as part of the rehabilitation program so that the full impact of the program can be made as soon as possible and so that advantage can be taken of federal and provincial assistance.

The Director of Finance does not concur with this recommendation, and suggests that the cost of the land should also be charged against the Project.

When Senior Government approvals of cost-sharing on the linear park have been received, a report will be advanced recommending Council's necessary formal actions on street closures, dedications, and amendments to local improvements.

Maintenance costs for the Linear Park will have to be provided in the Park Board's Annual Budget.

(D) Purchase of Deteriorated Premises

The site office staff has identified 14 properties which contain either very little development and that of a poor quality or very deteriorated buildings. The purchase of these properties, clearing off the nuisances and the disposal of the sites for new housing would thereby have a two-fold benefit for the area. In 4 cases it is likely that the problem will solve itself as either the owner is planning to build or the property is former City-owned property now owned by the Province of British Columbia and clearance and its re-use for housing can be anticipated without any intervention by the Project.

In the case of the remaining 10 properties, however, they will clearly remain as they are unless purchased and cleared by the Project. Not all of the owners may be prepared to sell but if they do it is estimated that the difference between purchase price and resale would be of the order of $75,000. The Strathcona Rehabilitation Committee is firmly of the opinion that a serious attempt should be made to remove these substandard structures and that this should be included as part of the Project.

cont'd.....

Clause #1 continued:

(E) Clean-up

A clean-up campaign was organized as a start-up for the whole project in the Spring of 1972, with the removal by the City of garbage and junk from private property at the request of the property owners. This had a significant effect on the appearance of the area. As the Project nears its close there are still large numbers of dilapidated sheds in the rear of houses. Some have been cleared as part of the Project but there are still many there, mainly with houses which have not received grant/loans. SPOTA is willing to mount a neighbourhood self-help program to persuade owners to have their sheds removed and then for the neighbourhood itself to organize a labour force for the actual demolition. Some financial assistance for this program will be necessary in the way of truck rental and perhaps some limited salaries for supervision or to do skilled work. It would be appropriate to close the Project with still another clean-up campaign. An amount of $10,000 should be more than adequate to cover the cost of any rentals, limited salaries and the City garbage trucks for the garbage pickups.

In summary, therefore, the Strathcona Rehabilitation Committee suggests that the following items should be carried out as part of the Rehabilitation Project and requests that Council approve these items and seek the approval of the Province and CMHC:

(i)	Public Works Overage	$300,000
(ii)	Linear Park Development (including lighting and lane paving)	130,000
(iii)	Purchase of Deteriorated Premises (net of resale)	75,000
(iv)	Clean-up	10,000
	Total	$515,000

It should be noted that more detailed estimates of final costs will be needed before the precise amounts are known and it is suggested that the items should be approved up to a maximum total of $600,000.

The net City's share of Item 1 would be borne by the Sewers, Water Works, Streets and Lighting Capital Funds. The City's share of Items 2, 3 and 4 would be drawn from the Urban Renewal Capital Fund.

It is RECOMMENDED, therefore, that Council approve as part of the Project the items listed above, not to exceed a total cost of $600,000, and that a request be forwarded to the Provincial Government and CMHC for their concurrence in the inclusion of these items.

It should be noted that, if Council agrees with the suggestion of the Director of Finance, that the cost of land for the linear park should also be charged against the Project, the $600,000 amount will have to be increased by the value of that land."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Staffing Needs: Community Care Facilities Licensing Office

The Medical Health Officer and the Director of Welfare & Rehabilitation report as follows:

"On August 29, 1972, Council approved the establishment of four positions to carry out the City's responsibilities under the Community Care Facilities Licensing Act. These four staff of the City's Welfare & Rehabilitation Department were seconded to the Medical Health Officer for administration. They included one Care Facilities Consultant II, two Care Facilities Consultants I and a Clerk-Typist II. The staff have been housed at 45 Eighth Avenue, in the offices of the Provincial Government's Day Care Information Centre.

Because of our inability to attract a permanent Supervisor for this program, there have been many limitations in the administration of the provisions of the Act. We now have an Acting Supervisor who is anxious to return to his regular responsibilities as a Senior Public Health Inspector. This position of Supervisor is being re-advertised after negotiating a salary revision. At this stage we do not know whether any suitable candidates will be forthcoming.

However, it is clear from initial experiences in carrying this program that we are seriously understaffed, and it is recommended that the following permanent positions be added to the strength of the Welfare & Rehabilitation Department.

Position	Estimated Cost 1974
1 Public Health Inspector	$10,320
1 Care Facilities Consultant (to augment the licensing staff for facilities for children)	9,456
1 Clerk-Typist	6,624
	$26,400
Fringe benefits 12½%	3,300
Auto Allowances 2 x $60 p.m.	1,440
	$31,140
Less CAP Recovery 50%	15,570
	$15,570

Furniture

3 Desks	No charge *
3 Chairs	
1 Electric Typewriter	
2 Filing Cabinets	

* Available from the Purchasing Agent, surplus stores.

The Comptroller of Accounts recommends that the funds for these positions be included in the 1974 estimates of expenditures, Department of Welfare & Rehabilitation, and that expenditure of necessary funds be authorized in advance of approval of the 1974 estimates.

cont'd....

Clause #2 continued:

Your Board RECOMMENDS that:

(a) the recommendations of the Medical Health Officer and the Director of Welfare & Rehabilitation be adopted;

(b) the Director of Personnel Services establish classifications for the above-named positions and submit his recommendations to your Board;

(c) the necessary funds be included in the 1974 estimates and authorization be granted for necessary expenditures prior to adoption of the 1974 estimates.

This report has been discussed with the Business Manager, MREU. He concurs herein.

3. Request for Increased Appropriation, New and Non Recurring Equipment

The City Coroner reports as follows:

"This Department has an on-going need for a dictating unit and a transcribing unit for the preparation of autopsy reports. Both the existing pieces of equipment are ten years old and are recommended for replacement during 1974.

The existing transcribing unit has recently broken down and we are using a machine loaned to us from Verster Business Machines on a temporary basis. The Purchasing Department has advised that it would be uneconomical to purchase only the existing transcribing unit and has therefore recommended, because of the urgency of the requirement of both the transcribing and dictating units, that they be replaced immediately. The total replacement cost will be $870, considering a trade-in value of $15 per unit, leaving a net replacement cost of $840.00.

This item is not contained in our current budget, nor is funding available from elsewhere within the budget. Authority is therefore requested to purchase this equipment with an increase in our appropriation accordingly. The Comptroller of Accounts advises that, if approved, funding is available from within the contingency reserve".

Your Board RECOMMENDS that the City Coroner's request for an increase of $840 funded from the contingency reserve for the purchase of a dictaphone and transcriber unit be approved.

4. Completion of Microfilm Program of Building Permit Plans for the Department of Permits and Licenses

The Director of Permits and Licenses reports as follows:

"City Council on April 10, 1969, adopted a joint report from the City Engineer, the Director of Permits and Licenses and the Director of Planning which recommended that the City proceed to institute a microfilming system for all its plans and technical records.

Microfilming of building permit plans commenced in 1971 and approximately four (4) months time of actual microfilming has been spent on this work each year since then for the Department of Permits and Licenses. As at December 31, 1972 all plans in Vault No. 1 (West Vault) have been microfilmed and sent to the Archives Branch.

cont'd.....

Clause #4 continued:

During 1973 considerable progress was made in coding of building permit plans in preparation for microfilming. The bulk of these plans are presently stored in Vault No. 2 (East Vault) and on September 1, 1973 the Engineering Department began microfilming these plans. The Assistant Director, Construction and Maintenance Division, advises that the space presently used in the East Vault for the building permit plans will be required for expansion of departments within City Hall. Since structural alterations are necessary, this space should be vacated as soon as possible after the New Year, and not later than April 30, 1974.

The Engineering Department is prepared to continue microfilming the building permit plans after January 1, 1974 in order to complete the program and provide the space required for other departments. To keep pace with the actual microfilming it will be necessary to accelerate the plan coding preparation and processing and to do this three temporary employees at the Engineering Assistant I level will be required for an estimated four months expiring April 30, 1974. There are approximately 17,500 plans to be coded.

The above staff requirements and the necessary funds will be included in our 1974 budget. Authorization prior to approval of the 1974 budget is necessary, however, in order to continue the microfilm program from the beginning of January 1974.

The funds required are as follows:

Three Engineering Assistants I for four months @ $470 per month	$5,640
Fringe Benefits @ 8%	451
	$6,091

I therefore recommend that:

(a) Authorization be given to employing three temporary Engineering Assistants I, beginning January 1, 1974 to prepare building permit plans for microfilming.

(b) The funds amounting to $6,091 be provided in appropriation 6741/725 prior to approval of the 1974 budget."

YOUR BOARD RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

5. Welfare and Rehabilitation Department
Temporary Staff for New Provincial Mincome Program, Age 60 - 64 Years

The Director of Welfare and Rehabilitation reports as follows:

" On September 18, 1973, City Council authorized the hiring of 10 temporary staff including:

1 Financial Aid Worker III
8 Financial Aid Worker I
1 Clerk Typist II

for a period of four months (September 1, 1973 - December 31, 1973) for the above program. Total salary costs, including fringe benefits and transportation, are 100% recoverable from the Department of Human Resources.

Our request for 10 temporary staff was, at best, a rough guesstimate. The initial task undertaken by these 10 staff was to transfer approximately 1,400 recipients (age 60 - 64 years) from the Social Assistance category (cost shared) to the Provincial Mincome Program (100% provincial). This has now been completed. Over the past month the number of applicants for the new Mincome Program has exceeded all original estimates and we are finding it impossible to keep up with the volume.

cont'd....

Clause #5 continued:

At December 1, 1973, we had a list of 3,200 new applicants to be seen. In addition, new applicants are coming in at about 15 per day and this trend is expected to continue for at least another three months.

Accordingly, it will be necessary, for this initial period, to extend the temporary employment of the aforementioned staff and to provide some additional personnel.

All applications date stamped to December 31, 1973, and found eligible are entitled to Mincome retroactive to October 1, 1973. The Department of Human Resources has requested our assistance in processing all applications as quickly as possible.

Fortunately we have been provided with 14 staff by the Department of Human Resources (Summer Employment Program) to assist in processing this initial heavy volume. This additional staff is available to the end of March, 1974.

In summary, we would request authority to extend the temporary employment of the existing 10 staff to the end of March, 1974, and to reclassify one of the Financial Aid Worker I to a Financial Aid Worker II to provide adequate supervision of the Financial Aid Worker I. With the heavy volume and the newness of the program, the supervisor (Financial Aid Worker III) cannot provide the required day to day supervision. Furthermore, he requires assistance in training inexperienced staff.

ESTIMATE OF COSTS

a) Extension of existing 10 temporary staff.

Title	No.	Jan. 1/74 - Mar. 31/74
Financial Aid Worker III @ $943 per month for 3 mos.	(1)	$ 2,829.00
Financial Aid Worker II @ $752 per month for 3 mos.	(1)	2,256.00
Financial Aid Worker I @ $685 per month for 3 mos.	(7)	14,445.00
Clerk Typist II @ $470 per month for 3 mos.	(1)	1,410.00
Sub Total:		$ 20,940.00
Fringe Benefits 10%		2,094.00
		$ 23,034.00
Regular Auto Allowance 300 miles per month @ $57 per month for 9 F.A.W. for 3 months (9 x $57 x 3)		1,539.00
Total Salary Estimate:		$ 24,573.00
Equipment Rental		
1 Typewriter @ $25 per month for 3 mos.		$ 75.00
1 Steno Desk @ $25 per month for 3 mos.		75.00
1 Steno Chair @ $15 per month for 3 mos.		45.00
		$ 195.00

Total Estimated Cost

Salaries	$ 24,573.00
Equipment Rental	195.00
TOTAL	$ 24,768.00

Recoverable from Province - 100%

Cost to the City of Vancouver - nil

cont'd....

Clause #5 continued:

NOTE: The Department of Human Resources has agreed to 100% provincial cost on the existing 10 temporary staff (to the end of December, 1973), and it is assumed that they will cover 100% costs of the extension to carry out duties directly related to the Provincial Mincome Program.

RECOMMENDATION

THAT COUNCIL AUTHORIZE the extension of 10 temporary staff from January 1, 1974 to March 31, 1974, as outlined above, on the understanding that total costs, estimated at $24,768.00 are recoverable from the Provincial Government.

This report has been discussed with the Director of Personnel Services and he finds that the duties and responsibilities of the required positions have been properly classified.

This report has been discussed with the Business Manager of the Vancouver M.R.E.U. and he concurs with it and has agreed to waive the regular waiting period."

YOUR BOARD RECOMMENDS that the foregoing report of the Director of Welfare and Rehabilitation be adopted.

6. Extension of Temporary Buyer Position Through 1974

The Director of Finance reports as follows:

"On June 12, 1973 Vancouver City Council adopted a Board of Administration recommendation to extend a temporary Buyer position to December 31, 1973, to alleviate the heavy work load in the Purchasing Agent's Office.

A recent review indicates a continued high level of activity through 1974 and such things as the greatly expanded sewers construction program will load to capacity the normal buying program and the following special assignments will push the load far beyond the capacity of the permanent staff. I would therefore recommend that the Temporary Buyer position be extended to December 31, 1974.

(i) Preparation of specifications and the purchase of furniture and equipment for -

(a) Newly constructed premises such as the new Provincial Courts Complex and 4 new fire halls.

(b) Renovated premises such as the 3rd floor and subground areas of the City Hall and the Carnegie Building.

(ii) Disposition and/or relocation of furniture and equipment generated by (i) above.

(iii) Increasing prices and developing shortages will put a load on the staff that cannot even be estimated at this time. Daily we are finding it more difficult to obtain firm prices or guaranteed deliveries and lead times are extending considerably.

Impending petroleum shortage are well known but less well know are shortages of a wide range of petrochemical products, gray iron castings, steel, lumber, plywood, paper, textiles, etc., and the list is increasing rapidly. These shortages are reducing the number of term contracts which can be written and are forcing us to search out supplies on an order-to-order basis. Considerable follow-up time will also have to be spent to ensure delivery commitments are met.

(iv) Also, one of our Buyers has recently been appointed Purchasing Agent for a Community College, effective January 1, 1974, and some efficiency will be lost during the training of his successor.

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Clause #6 continued:

This report has been discussed with the Administrative Analyst, the Director of Personnel Services and the Business Manager of the Vancouver Municipal & Regional Employees' Union, all of whom agree with the recommendations.

IT IS RECOMMENDED:

I. That a temporary Buyer position be approved for the period January 1, 1974 to December 31, 1974.

II. That the estimates cost in 1974 of $15,000 be approved in advance of the 1974 Revenue Budget.

Your Board RECOMMENDS the foregoing recommendation of the Director of Finance be adopted.

7. Investment Matters (Various Funds) October, 1973
   (a) Security Transactions during month of October, 1973
   (b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASE)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Oct. 1	Bank of Montreal	Oct. 2/73	$1,500,236.30	$1,500,000.00	1	5.75
5	Ontario Treasury Bills	Oct. 9/73	497,774.52	497,284.05	4	9.00
5	Toronto Dominion Bank	Oct. 12/73	1,502,842.19	1,500,000.00	7	9.88
15	Mercantile Bank of Canada	Oct. 31/73	1,255,068.49	1,250,000.00	16	9.25
15	Mercantile Bank of Canada	Oct. 16/73	994,194.03	993,941.60	1	9.27
15	Mercantile Bank of Canada	Oct. 17/73	995,846.31	995,327.10	2	9.52
18	Bank of British Columbia	Oct. 31/73	501,567.12	500,000.00	13	8.80
19	Bank of British Columbia	Oct. 22/73	1,000,657.53	1,000,000.00	3	8.00
22	Bank of British Columbia	Oct. 31/73	997,296.10	995,082.93	9	9.02
23	Bank of British Columbia	Oct. 24/73	1,500,328.77	1,500,000.00	1	8.00
24	Alberta Treasury Bills	Oct. 29/73	1,492,575.30	1,490,655.83	5	9.40
26	Mercantile Bank of Canada	Oct. 29/73	1,000,739.73	1,000,000.00	3	9.00
26	Ontario Hydro	Oct. 29/73	1,876,622.00	1,875,154.76	3	9.52
29	Royal Bank of Canada	Nov. 7/73	4,461,127.21	4,450,406.00	9	9.77
30	Bank of British Columbia	Nov. 16/73	1,004,447.95	1,000,000.00	17	9.55
31	1st Canadian Investments Ltd.	Nov. 30/73	500,000.00	496,251.60	30	9.19
31	Alberta Treasury Certificates	Nov. 16/73	1,254,794.52	1,250,000.00	16	8.75
31	Alberta Treasury Certificates	Dec. 28/73	1,522,310.14	1,500,000.00	58	9.36
			$23,858,428.21	$23,794,103.87		

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SALE OF BANK SWAP DEPOSIT BY SINKING FUND TO GENERAL ACCOUNT

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Oct. 15	Bank of Nova Scotia*	Apr. 1/74	$1,892,246.30	$1,800,000.00	168	8.95

*Sold by Sinking Fund to help meet large maturity commitment October 15, 1973

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CEMETERY PERPETUAL MAINTENANCE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Oct. 23	City of Vancouver 6%	June 15/80	$2,000.00	$86.125	$1,722.50	6/8	8.79

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cont'd.....

Clause #7 continued:

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT OCTOBER 31, 1973

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$48,842,110.57	$47,478,195.95

Type of Security	Par or Maturity Value	Cash or Book Value
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for October, 1973, be approved.

8. Cash Shortages and Overages

The Director of Finance has submitted a report setting out the following cash shortages and overages as reported by the Departments for the year 1973:

	Overages	Shortages
City Treasurer & Collector	$324.29	$221.60
Provincial Court	21.00	132.00
Social Planning Department	--	181.69
	$345.29	$535.29

The Director of Finance advises that the overages of $345.29 have been deposited with the City, and, as requested by him,

your Board RECOMMENDS that authority be granted to adjust the shortages, $535.29, in the cashiers' accounts.

9. Temporary Help:
Internal Audit Division

The Internal Auditor and Director of Finance report as follows:

'On September 26, 1973 the Board of Administration authorized the establishment of a Temporary Audit Clerk II position for the period October 15th to December 31st, 1973. That action was necessitated because of three resignations from Audit Clerk II positions in the month of September. To date only one of those vacancies has been filled and that from within the Division therefore creating another vacancy in an Audit Clerk I position which will be filled in mid-December.

The total loss of staff time due to the vacancies to date is 7 man months and the lack of junior staff is seriously hampering the completion of audits on schedule. The Internal Auditor has just received notice that another Audit Clerk II will be resigning effective January 31, 1974, because of a planned move to the interior of B. C.

cont'd....

Clause #9 continued:

It is therefore requested that the temporary Audit Clerk II position authorized to December 31, 1973 (2½ months) be extended for three months to March 31, 1974. Mr. Daniel Martin, a retired Audit Clerk II, is now filling the temporary position and has agreed to continue in the extended period. Mr. Martin's experience in the functions of the office would be most helpful with four new employees coming on staff.

Funds estimated at $2,250 for Salaries and Fringe Benefits would be provided in the Division's 1974 budget.

It is therefore recommended that:-

a) the temporary Audit Clerk II position be extended to March 31,1974.

b) the required funds estimated at $2,250 be authorized in advance of the 1974 budget. '

Your Board RECOMMENDS that the recommendations of the Internal Auditor and Director of Finance be approved.

10. "Skid Road" Housing - Fire and Lodging House By-law Enforcement

Your Board met with the Medical Health Officer, Fire Chief, the Director of Permits and Licenses and other City officials to discuss the steps necessary to develop a co-ordinated approach to upgrading the quality of housing in the Skid Road area, while not reducing its availability.

As a result of the meeting it was agreed that the Assistant Director, Community Planning Division, Planning Department would consult with CMHC to ascertain the extent to which financial assistance might be available under the National Housing Act. It was pointed out that the more stringent requirements of the new Lodging House and Fire Bylaws could result in the closing of many rental premises; it is probable that many owners in the absence of funding from CMHC would find it uneconomic to make the required improvements. This aspect is to be examined by the Administrative Assistant to the Commissioner, the Public Health Inspector and a representative of the Property and Insurance Division. The Law Department have been requested to examine the feasibility of introducing a "Maintenance and Occupancy Bylaw" which would be an addition to the present "Lodging House Bylaw" but which would be confined to the Skid Road area.

Subsequently, your Board received draft reports from the Medical Health Officer and the Fire Chief as a result of which your Board submit the following recommendations for enforcement of the Fire, Lodging House and other Bylaws in the Skid Road area.

A. Use of Fire Wardens as a Task Force

The Medical Health Officer reports there are now three vacancies of Public Health Inspectors. Current advertising and recruiting from the May/June graduating classes will not bring the Department up to strength for several months.

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Clause #10 continued

It is therefore recommended that four Fire Wardens be assigned immediately to inspect the Lodging Houses in the area (it is estimated there are 250 buildings) to make a complete assessment of Fire Bylaw requirements. These Fire Wardens will be located at the Abbott Street office where they are in daily contact with the Health Inspectors working in the general downtown area. The Fire Wardens will give reports of their inspections to the Public Health Inspectors and these reports will then form the basis of any discussion by the Public Health Inspectors with the Lodging House owners and operators.

To provide the four Fire Wardens necessary for this inspectional task it is recommended that two additional Fire Warden positions be established effective when filled. Four experienced Fire Wardens will be assigned immediately to commence the inspections in the Skid Road area. It is recognized that by removing four Fire Wardens from their regular duties and replacing them with only two positions that there may be some reduction in the number of regular fire prevention inspections throughout the city, however, as the area under consideration is a high risk area the shift in inspection priorities should enhance the program and the addition of two Fire Wardens will result in a greater total number of inspections made annually.

It is estimated that the additional two Fire Wardens will be required for two years and the program should therefore be reviewed in April 1975.

B. Estimate of Cost

Salaries etc. -1973 Rates	1974 Annual Cost
2 - Firefighters	
6 mos at $689.00 ea	$ 8,268
6 " " $716.00 ea	8,592
	$ 16,860
Fringe Benefits 17%	2,860
Uniform -initial issue	600
	$ 20,320
1 - Clerk Typist at $470	$ 5,640
Fringe Benefits 12½%	705
	$ 6,345
Total Salary etc. estimate 1974	$ 26,665
Equipment	
1 Steno Desk	280
1 " Chair	60
1 Electric Typewriter	475
2 Golden Oak Desks	90*
2 Chairs	240
*ex Surplus Stores	
2 Automobiles (to be withheld from trade in)	-
	$ 1,145
Total estimated 1974 cost	$ 27,810

cont'd.....

Clause #10 continued

C. Notes

(a) The Director of Finance advises that if this report is approved the estimated funds will be included in the 1974 Departmental Budget of Expenditures.

(b) This report has been discussed with the business manager of the Municipal and Regional Employees Union and he concurs herein.

D. Summary of Recommendations

Your Board recommends that:

(a) This report be adopted and the program implemented by the Fire Chief and the Medical Health Officer immediately.

(b) The Medical Health Officer and other Department Heads concerned prepare a pamphlet outlining Bylaw requirements: such pamphlet to be distributed to the owners and operators.

(c) Four Fire Wardens be assigned to the task and two additional Fire Warden positions be established effective when filled.

(d) Authority be granted for expenditure of necessary funds prior to approval of the 1974 Budget.

(e) The Director of Personnel Services recommend the classification of the positions to the Board of Administration for approval.

(f) The program to be reviewed in April 1975 and when completed, the three positions established by this report to be abolished. The manning strength of the Fire Department to be adjusted by recruitment and the incumbent of Clerk Typist position to be given priority in another suitable available position.

11. 1973 Travelling Youth Programme

The Director of Welfare and Rehabilitation and the Director of Social Planning report:

"The Vancouver Travelling Youth Programme has undergone a gradual evolution over the past three or four years. From an emergency welfare programme, providing accommodation for young persons who saw themselves as an alienated group, it has become an accommodation programme with recreational and educational components for young persons travelling across Canada.

In 1973, the travellers were slightly younger and better prepared in terms of their individual and financial planning as well as their personal well being. This year, the programme ran from June 1 to September 15. During that time, 12,388 individuals were accommodated for 39,000 bed/nights in nine hostels and the Home Placement Programme.

A central clearing house and information centre, the Youth Referral Centre, made over 15,000 referrals to hostels and private homes. Operated by the Crisis Centre, it provided 24 hour service to travellers. In addition, a travelling youth employment programme succeeded in placing 609 travellers in a variety of permanent and temporary jobs.

cont'd....

Clause #11 continued:

This year's experience has proved conclusively that young travellers can and will contribute to the cost of their accommodation. Over $16,000.00 was collected this summer to help defray expenses.

In 1972, approximately 12,000 individuals were accommodated in hostels sponsored by the City Welfare or the Secretary of State's Summer Hostel Programme. The total cost was about $360,000.00. This year, due to a combination of lower per diem rates, collection of user fees, implementation of a break even financing formula and twenty-one fewer weeks of actual hostel operation, the Travelling Youth Programme's cost was about $155,086.70. The City of Vancouver's share in the costs in 1972 was about $18,000.00. This was reduced to around $5,400.00 in 1973.

Until this year, the Travelling Youth Programme was a Welfare responsibility. Persons seeking hostel accommodation were requested to sign declarations of destitution in order to get into one of the Welfare funded hostels. They also had to prove that they were Canadian citizens or landed immigrants.

Due to changes in the needs and focus of the travellers, the programme's administrative auspices were changed. Early in 1973, Vancouver City Council approved the hiring of a Hostel Co-ordinator in the Department of Welfare and Rehabilitation, to be seconded to the Department of Social Planning. In practice, the Hostel Co-ordinator acted as the representative of the Vancouver Hostel Board, which was composed of representatives of Social Planning, Provincial Department of Human Resources and the Office of the Secretary of State, Citizenship Branch, for a total of three. Through this Board, the Provincial government and the Office of the Secretary of State substantially increased their participation in and funding of the Vancouver Travelling Youth Programme. The Board was in large part responsible for the innovations which helped in reducing the total costs of the programme in 1973.

The Department of Human Resources, in recognition of the established need for a full-time Hostel Co-ordinator in the City of Vancouver, have advised the Director of Welfare and Rehabilitation in writing that they will finance 100% of the salary, fringe benefits, auto allowance and accommodation for this position, effective December 15, 1973. They have requested the Department of Welfare and Rehabilitation to establish a full-time Hostel Co-ordinator position at the Pay Grade 23 level, (City of Vancouver rates) and second this position to the office of the Vancouver Regional Director of the Department of Human Resources.

When the Vancouver Community Resources Board is established, this position is to be transferred from the Department of Welfare and Rehabilitation to the above-mentioned Board.

SALARY COSTS (Monthly - 1973 rates)

1 Hostel Co-ordinator P.G. 23 from December 15, 1973 ($860.00 - $1,033.00)	$ 860.00
Fringe Benefits @10%	86.00
Auto Allowance (monthly)	58.00
Total	$1,004.00
LESS: Recovery from Province 100%	1,004.00-
Cost to City	NIL

cont'd....

Clause #11 continued:

In view of the fact that the Department of Human Resources has specifically indicated the Classification and Pay Grade, the Director of Personnel Services advises that his review and recommendation is not required.

This report has been discussed with the Business Manager of the VMREU and he consurs, providing the classification of the position is reviewed in six months' time.

RECOMMENDATIONS

Therefore, the Director of Welfare and Rehabilitation and the Director of Social Planning recommend:

A. Authorization of a permanent Hostel Co-ordinator at Pay Grade 23 on the understanding that 100% salary costs, including fringe benefits and auto allowance, are met by the Provincial Department of Human Resources.

B. That Vancouver City Council instruct the Director of Social Planning to meet with appropriate civic department heads to develop emergency accommodation criteria for temporary hostel facilities for the 1974 programme."

YOUR BOARD

Recommends that the RECOMMENDATIONS of the Director of Welfare and Rehabilitation and the Director of Social Planning be adopted.

12. Rentals and Other Charges
The Vancouver Symphony Society

The Manager of The Queen Elizabeth Theatre reports as follows:

"The funds of the 1973 grant to the Vancouver Symphony Society are now exhausted. An invoice in the amount of $4,510.01 has been tendered for payment to the Society for charges over and above the balance of the grant for the month of November, 1973. December, 1973, rentals are estimated at approximately $9,950.00.

In February, 1973, a similar situation developed, and no payment for rental was received from the Society until the 1973 grant was approved. The accumulated outstanding charges were applied against the new grant of $46,000.00.

The grants to the Vancouver Symphony Society are less than the annual costs charged to the Society by the Theatre. Carrying over unpaid charges from one year and applying them to the following year's grant will create an ever-increasing account receivable which could eventually exceed the expected City grant, if any.

Specific direction on the handling of this matter is requested."

Your Board submits this matter for Council CONSIDERATION.

(copy of letter from Symphony Society is circulated for information)

DELEGATION THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 619

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Strathcona Site Office Staff

The Director of Planning reports as follows:

"The staff of the Strathcona Site Office are partly City employees, partly C.M.H.C. employees, and one member is on contract from Neighbourhood Services. The project agreement runs to the end of 1974, but the three City staff positions were set up to terminate at the end of 1973. The Strathcona Rehabilitation Committee has considered the staffing requirements to complete the project and believe that the Site Office can be closed within the first six months of 1974. Two of the City positions, that of Planning Assistant II and Clerk-Steno II, are vacant, and have been vacant for 3-1/2 months and 3 months respectively. These positions are no longer required and can be abolished. The position of Assistant Information Officer is, however, necessary and will continue to be necessary up till the closing of the Site Office. The salaries of all personnel in the Site Office are shareable with the Federal and Provincial Governments as part of the cost of the project, with the City's share being 25%. Accordingly, it is recommended that:

(A) The Planning Assistant II and Clerk-Steno II positions in the Strathcona Site Office be abolished.

(B) The position of Assistant Information Officer be extended for a period up to June 30, 1974, dependent on the Site Office remaining in operation.

Your Board RECOMMENDS that the recommendations of the Director of Planning be approved.

2. Appointment to Royal Commission on Family & Children's Law

The Medical Health Officer reports as follows:

"Mrs. Mish Vadasz, Senior Social Work Consultant, Health Department, has been invited to participate for approximately ten months in the recently appointed Royal Commission on Family and Children's Law, chaired by Mr. Justice Berger of the B.C. Supreme Court.

The Minister of Health has requested that Mrs. Vadasz be released from her duties with the Health Department, in order to take up her appointment on January 1, 1974.

It is proposed to request the hiring of a Temporary Replacement for the position temporarily vacated by Mrs. Vadasz. In this connection a detailed report regarding funding and recovery costs will be submitted to Council at a later date.

RECOMMENDED that Mrs. Vadasz's services be seconded to the Royal Commission on Family & Children's Law and reimbursement in total for salary, fringe benefits and transportation costs (including City share) be sought from the Province of B.C."

Your Board RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 619

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Park Site #10 - Mount Pleasant
   2340 Prince Edward St.
   2344 Prince Edward St.

The Supervisor of Property and Insurance reports as follows:-

"The above properties legally described as Lot E, Block 104, D.L. 264A, known as 2340 Prince Edward Street, and Lot F, Block 104, D.L. 264A known as 2344 Prince Edward Street, form part of Park Site #10 which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by Council on December 15, 1970. It is noted that these properties are two of three remaining properties to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

2340 Prince Edward Street

These premises comprise a 1¾ storey non-basement frame dwelling with a main floor area of approximately 800 square feet, erected in 1900 on a lot 40' x 74.3' ± zoned RM-3. The dwelling contains 8 rooms (divided in 2 self-contained rental units), 8 plumbing fixtures, has a patent shingle roof, asbestos siding on exterior walls, a foundation consisting of wood posts on concrete piers, and is heated by an automatic gas-fired furnace. This dwelling has been well maintained and is in good condition. Both suites are occupied by tenants on a month-to-month basis.

2344 Prince Edward Street

These premises comprise a 1¾ storey frame dwelling, plus a full basement with a main floor area of approximately 650 square feet, erected in 1900 on a lot 46' x 76' zoned RM-3. The dwelling contains 9 rooms (divided into 7 rental units), 8 plumbing fixtures,has a patent shingle roof, stucco exterior, a concrete foundation and is heated by an automatic gas-fired furnace. This dwelling has been well maintained and is in good condition. The owners occupy a suite and the rest of the units are occupied by tenants on a month-to-month basis.

Following negotiations with the owners,they are prepared to sell both properties for the sum of $80,000.00 in full settlement as of December 31, 1973. This settlement price is considered to be realistic and is substantiated by an independent appraisal. The Parks Superintendent concurs in the purchase of these properties. It is proposed to demolish the dwellings when vacant.

It is therefore RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above properties for the sum of $80,000.00 on the foregoing basis, chargeable to Code #4189/-.

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be adopted.

2. Senior Citizens' Housing Project, Kitsilano
   1987 West 7th Ave.

The Supervisor of Property and Insurance reports as follows:-

"On November 6, 1973, City Council authorized the Corporation Counsel to apply to the Court for an Order For Possession and appointment of an arbitrator on behalf of the owner of the above property, legally described as Lot 19, Block 286, District Lot 526, which is the only property remaining to be acquired for this project. Subsequently, on November 19, 1973, the Court granted the City an Order For Possession.

Cont'd . . .

Clause 2 cont'd

It is noted that on February 27, 1973, City Council approved the expropriation of this property and on June 26, 1973, authorized the Corporation Counsel to apply to the Court for a Vesting Order. This property is now registered in the name of the City of Vancouver, pursuant to a Court Vesting Order dated August 3, 1973.

These premises comprise a 2½ storey frame dwelling, with a main floor area of 1,023 square feet, and full basement erected in 1906 on a site 50' x 111.95', zoned R.M.-3. This house contains ten rooms, has eight plumbing fixtures, a patent shingle roof, asbestos shingles on exterior walls, a concrete foundation, and is heated by a coal and wood hot air furnace. Condition of this single family dwelling is poor but structurally sound. The owner is the only occupant.

Continuous negotiations have been held with this owner for approximately one year and he has refused to accept the City's offer of $50,000.00. However, he is now prepared to accept the sum of $53,000.00, as of December 31, 1973, in full settlement and vacate at an early date so that demolition can be started. This settlement price is considered to be realistic under the circumstances, and has been endorsed by the City Solicitor to avoid arbitration proceedings.

This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $53,000.00 on the foregoing basis, chargeable to Code No. 565/1011."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Arbutus-Burrard Connector
Lot 5 Except the East 10 Ft., Block 267, District Lot 526
1854 West 5th Ave.

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Lot 5 Except the East 10 Feet, Block 267, District Lot 526, and known as 1854 West 5th Avenue, forms part of the right-of-way of the proposed Arbutus-Burrard Connector and has been offered for sale by the owner.

These premises comprise a 2½-storey and full basement frame dwelling with a main floor area of 827 square feet, erected in 1905 on a site 40' x 120', zoned R.M.-3. This dwelling's 10 rooms comprise a self-contained suite on the main floor, two suites on the second floor, and two sleeping rooms on the third floor. The improvement also has 12 plumbing fixtures, a patent shingle roof, shingles on exterior walls, a concrete foundation, and is heated by an oil conversion furnace. A garage measuring 18' x 10' is attached. The condition of this dwelling is only fair but it appears to be structurally sound.

This house is fully rented to five tenants by the present owner and it is proposed to continue these tenancies until required for a City project, and at such future date to demolish the dwelling when vacant.

Following negotiations with the owner he has agreed to sell for the sum of $42,350.00 as of December 31st, 1973. This price is considered to be fair and equitable and representative of market values in this area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $42,350.00 on the foregoing basis, chargeable to Code No. 146/1609 - Arbutus-Burrard Connector."

Cont'd . . .

Clause 3 cont'd

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

4. Acquisition for Knight St. Widening
25th Ave. to 33rd Ave.

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement through to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owners of the properties listed hereunder have agreed to convey the required widening strips on the terms indicated.

(A) Lot 2, Block 1 south part of lots 1 and 3, D.L. 352
4280 Knight Street

1. Loss of land - (West 7 ft.) - 350 sq. ft. $ 700.00
2. Damaged lawn to be replaced by City Engineer

(B) Lots 20 & 21 except the West 10 ft., Block 4 of Block 5, D.L. 391 & 392
4851 Knight Street

1. Loss of land - (East 7 ft.) - 462 sq. ft. $ 924.00
2. Loss of shrubs $ 25.00
3. Build cut stone wall at new property line with concrete grade steps and connector walks; replace damaged lawn all at no cost to the owner

Estimated Cost $2,500.00

(C) Lot 24 except the West 10 ft., Block 4 of Block 5, D.L. 391 & 392
4823 Knight Street

1. Loss of land - (East 7 ft.) - 231 sq. ft. $ 462.00
2. Build cut stone wall at new property line with concrete grade steps; replace damaged lawn

Estimated Cost $1,250.00

3. Driveway and crossing to be replaced by City Engineer all at no cost to the owners

(D) Lot 25 of Sub. 2, Block 18, D.L. 391 & 392
4277 Knight Street

1. Loss of land - (East 7 ft.) - 215.6 sq. ft. $ 431.20
2. Concrete connector walk and any damaged lawn to be replaced by City Engineer at no cost to owner.

(E) Lot 26 of Sub. 1, Block 18, D.L. 391 & 392
4359 Knight Street

1. Loss of land - (East 7 ft.) - 231 sq. ft. $ 462.00
2. Concrete connector walk and any damaged lawn to be replaced by City Engineer at no cost to owner

Cont'd . . .

Clause 4 cont'd

(F) Lot 25 of Sub. 1, Block 18, D.L. 391 & 392
4371 Knight Street

1.	Loss of land - (East 7 ft.) - 231 sq. ft.	$ 462.00
2.	Rebuild fence at new property line	$ 300.00
3.	City Engineer to replace connector walk and repair any lawn damage at no cost to owners.	

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code #148/7919."

Your Board

RECOMMENDS the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

5. Acquisition for Britannia Community Services Centre Site
Lot 18, Block 38, D.L. 264A
1641 William St.

The Supervisor of Property and Insurance reports as follows:-

"On June 26th, 1973, City Council authorized the Corporation Counsel to apply to the Court for Orders for Possession with respect to three properties within the Britannia Community Services Centre Project area, including the above-noted, (Lot 18, Block 38, D.L. 264A, known as 1641 William Street).

Subsequently, on August 14th, 1973, City Council, "In Camera", authorized the Supervisor of Property and Insurance to offer up to $32,500.00, all inclusive to each of the three affected owners.

A settlement was subsequently effected with one of the owners but it was necessary to take physical possession of two of the properties and demolish the dwellings. Further negotiations resulted in a recent settlement with one of these latter two owners.

The owner of Lot 18, Block 38, D. L. 264A, through her Solicitor, has now offered to accept the sum of $35,000.00, subject to an adjustment date for taxation purposes of August 27, 1973, the date the City took possession of the property.

The City Solicitor considers that in view of all circumstances, a final settlement on this basis would be reasonable at this time, and same has been approved by Central Mortgage and Housing Corporation.

The Britannia Community Services Centre now involves 77 properties, and this property represents the 75th negotiated settlement.

RECOMMENDED:
That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $35,000.00, inclusive of all consideration, chargeable to Code #5830/427."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 620

WORKS & UTILITY MATTERS

RECOMMENDATION

B-1

1. Local Improvement Project:
Stanley Park Neighbourhood, West End

The City Engineer, Director of Social Planning, Director of Finance and Director of Planning, with the advice and concurrence of the West End Planning Team, report as follows:

"Purpose

This report requests Council's approval of a Local Improvement procedure in the Stanley Park Neighbourhood west of Denman Street in the West End to allow for the provision of mini-parks, improved sidewalks on certain routes, and street paving as one project on an area basis. It also requests Council's approval of a proposed cost sharing formula for the project. This report further requests authority to retain a landscape consultant to assist with the design of mini-parks.

Streets Involved

The proposal deals with all the streets within the area bounded by Georgia, Denman, Davie, Beach and Stanley Park, including the whole of Lagoon Drive and of Morton Avenue but not the boundary streets named above.

Background

The sewer and water main reconstruction in this area of the West End has already begun and will be completed by late Spring, 1974. The improvements to the streets and sidewalks will follow completion of these and this provides the opportunity to construct the mini-parks with this work.

The West End Policy Guidelines #10 and #11, adopted by Council October, 1972 called for the development of additional park space and the design and programming of park space.

The Policy Guidelines stressed the urgent need for additional park space in the West End especially at the neighbourhood level. In order to implement these Policy Guidelines without land acquisition a pattern of developing portions of streets as mini-parks is proposed.

Policy Guidelines #7 and #8 called for a reduction of through traffic and the diversion of local traffic from residential streets to collector streets. These guidelines have been implemented in the Stanley Park neighbourhood (Traffic Scheme I) by means of traffic barriers. The effect of the traffic barriers has been to greatly reduce traffic flows and create new traffic flow patterns in this area. Based on the experience of the effect of Traffic Scheme I, it is now possible to propose a pattern of street closures which will maintain local accessibility while discouraging unnecessary traffic movement in the area.

Public Discussion

Preliminary proposals for using portions of streets as mini-parks have been presented to the public in two public meetings, in news items in the Province and West Ender newspapers, and to all property owners in the Stanley Park neighbourhood. Substantial majority support for it has been indicated but is is realized that not everyone has had a chance to indicate their views. It is important that all affected property owners and renters have the opportunity to indicate their support for this proposed concept. It is also essential that the design of these mini-parks meets the needs of the residents of the area. For this reason all residents will be given the opportunity of being involved in the design stages of the project, during December and January. Further public meetings, mail-outs and press coverage will be used to receive additional public comments and to present final proposals.

Continued 2

Clause 1 Continued

Mini-Park Locations

The pattern of street closures combines the design requirements and principles of both open space and traffic needs. The present proposal indicates eight possible locations for mini-parks and one traffic diverter. These locations are:

Haro at Gilford - half-block north of Gilford - approx. 10,000 sq. ft.
Haro at Gilford - half-block south of Gilford - approx. 10,000 sq. ft.
Chilco at Barclay - half block north of Barclay - approx. 18,000 sq. ft.
Chilco at Comox - half block north of Comox - approx. 16,000 sq. ft.
Chilco at Robson - 40' north of Robson - approx. 4,000 sq. ft.
Haro at Lagoon - enclosed street end - approx. 8,000 sq. ft.
Two lane ends in 800 block Lagoon Drive - approx. 700 sq. ft.
Morton at Denman - 92 feet west of Denman - approx. 6,000 sq. ft.

Total approx. = 72,700 sq. ft. (1.7 acres)

Sidewalks

Improvements to the sidewalks are also of concern to the West End residents. Some sidewalks in the Stanley Park neighbourhood have been identified as heavily used pedestrian routes. These pedestrian paths should be treated with special paving, lighting and tree plantings as part of the project.

Overhead Wiring

Existing overhead wires along Chilco and Beach Avenues should be undergrounded at the same time the streets and sidewalks are reconstructed. This has been requested by the residents of the area. Space will be reserved in the design to accommodate the undergrounding of wires as B.C. Hydro is unable to do so in 1974.

Preliminary Cost Estimates

Total estimated cost comparisons for eight possible mini-park locations:

a. Construction of roadways, curbs and sidewalks at eight mini-park locations at an average $1.00 per square foot over the 66 foot width = $73,000.00

b. Construction of mini-parks at eight locations each 66 feet wide at $2.00 per square foot =$145,000.00

The above figures indicate that the cost of constructing mini-parks at eight locations could be $72,000.00 more than the cost of constructing roadways, curbs and sidewalks at the same locations. This estimate would include removal of pavement and development of the area into a landscaped space providing drainage, sodding or paving, benches, trees, shrubs and plants.

The estimated cost for construction of improved sidewalks along some pedestrian routes would be $7.00 per running foot more than the cost for usual sidewalk construction ($15.00 per running foot). The exact location of improved sidewalks will be determined by further discussions with the design consultant and residents.

The cost estimates presented in this report relate to the largest probable areas for mini-parks and improved sidewalks. There are two possible ways that this cost may be altered:

a. The total mini-park area may be reduced.

b. Design refinement may result in a certain cost change, either an increase or a decrease.

The final cost should, however, be close to that estimated at this time.

The maintenance of the mini-parks will be carried out by the Park Board. An estimate is $2,000 per acre, which is $3,500 annually and for which provision will have to be made in the Park Board budget.

Continued 3

Clause 1 Continued

Cost Sharing

The following division of costs between the City and the Property Owners is proposed:

Paving - the normal sharing to apply.

Sidewalks - the City to pay for renewal of existing walks, the Property Owners to pay for walks where walks do not now exist (with normal City contributions) and for any additional cost of greater width, special materials or finishes, etc., on the selected routes (including design fees).

Mini-Parks - the Property Owners to pay the full cost of developing the mini-parks except for normal flankage and intersections and also for special planting on pedestrian routes (including design fees).

Lighting - the Property Owners to pay for any special or additional lighting of the mini-parks or along the pedestrian routes.

It is proposed that all these works be advanced as one local improvement on the initiative, with all assessable properties abutting on the street (as defined above) paying the same rate per front foot. The normal reliefs for flankage, odd-shape, etc., should apply, but not so that the City bears any of the costs assigned above to the Property Owners.

Source of Funds

Funds for the City's share of the capital cost are available in the Five-Year Street Capital Program.

Design Consultant

It will be necessary to hire a consultant to prepare the design, working drawings and cost estimates for the mini-parks and sidewalk improvements. It has been recommended by the Director of Finance that the commission for the design consultant should be included in the Property Owners' share of the Local Improvement.

Tentative Schedule

11 December, 1973 - Council deals with the present report

December, 1973 and early January, 1974 - Refinement of proposals and design of mini-parks and sidewalk improvements.

25 January, 1974 - Cost estimates finalized

Early May, 1974 - Court of Revision and Council

Summer, 1974 - Construction

Recommendation

We RECOMMEND for the Stanley Park neighbourhood of the West End:

a. That the development of mini-parks, sidewalk improvements and street paving should be incorporated in one Local Improvement Project on an area basis;

b. That the cost sharing proposed above be approved, and the Corporation Counsel be requested to bring forward the necessary Special Local Improvement Procedure By-law;

c. That the Director of Social Planning, in consultation with the Superintendent of Parks and Public Recreation and the City Engineer, be authorized to select and appoint a Consultant immediately to produce designs,(in conjunction with residents) working drawings and estimates for the development of the mini-parks and the sidewalk improvements, by January 25, 1974, at a fee not to exceed $5,000; and

d. That the Director of Social Planning, the City Engineer, Director of Planning and the Superintendent of Parks and Public Recreation be authorized to determine the final design details in the light of the Consultant's recommendations and the public discussion."

2. West End Street Widths

The City Engineer reports as follows:

"In August, 1970 Council requested that the City Engineer report on the implementation of a 32 foot pavement width on local residential streets in the West End. Such a report has remained outstanding because of the preparation of the West End Policy Guidelines and the West End Plan.

It should be recalled that the August, 1970 report generated a great deal of public reaction and the Engineering Department has considered the comments and opinions received from citizens in the preparation of these recommendations.

Some of the traffic related aspects of the West End Policy Guidelines have been implemented and detailed work is now proceeding on the future use of street allowance for open space uses such as mini-parks.

It is now necessary to adopt a pavement width for the residential streets in the West End so that Local Improvement Procedures can commence, leading to reconstruction of the local streets west of Denman in 1974.

Such a work programme, involving Local Improvement Procedures, requires that a decision on street widths be reached by the 11th January, 1974 in order that preparation of the estimates may proceed on schedule for the May 2nd Court of Revision.

This report outlines the function of Local Access Streets and recommends a pavement width for such streets. It further describes certain Local Distributor Streets and recommends widths for these.

West End Plan

A hierarchy of streets is proposed in the West End Plan, i.e.

District Arterials - Denman, Davie, Robson, Beach, Pacific and Thurlow.

Local Distributors - Nelson, Nicola, sections of Jervis, sections of Bute and Lagoon Drive.

Local Access Streets - all other residential streets and these are described in the Plan extract as outlined below.

Local Access Streets

'These will have one purpose, to carry the traffic which has an origin or a destination in the buildings flanking their short lengths of three and four blocks. The aim will be to design a street pattern which will place as many street lengths as possible in this category. Local Access Streets should be wide enough to carry the safe two-way movement of the largest type of emergency vehicle and a normal passenger car, together with limited on-street parking.'

This description defines the limited use of such streets in carrying traffic flow; only the traffic generated by three or four residential blocks will use them and all other traffic will be directed on to the Local Distributors and District Arterials.

In order to conform with the requirements of residential areas with respect to lower traffic noise levels, which are associated with lower traffic flows and slower speeds, the pavement width should be adequate to permit traffic safe and free, but not fast, flow.

Recent studies of parking demand and supply indicate that the present practice of permitting parking on one curbside only is likely to continue although reduced in number. It should be recognized that this is a lower level of service than that being provided in the other higher density residential areas of the City. In these areas all new road construction provides for curbside parking on both sides of the street, which is considered to be an appropriate standard.

In the case of the West End, however, the policy expressed in Guideline Number Nine, i.e. 'Reduce on-street parking; increase off-street parking', leads to acceptance of curbside parking being confined to one side only. Therefore, the new street width need only accommodate this use of one curbside.

Continued.....5

Clause 2 Continued

The light traffic flows on Local Access Streets, which are now 24 feet wide, indicate that there are fewer occasions when vehicles pass one another in a block length. The necessity to cater for easy passing clearances is not as great on Local Access Streets as that indicated for busier streets. However, the present width is below that required for minimum driving convenience and difficulties are encountered when larger vehicles are passing one another. On the occasions when vehicles are legally stopped on the 'No Parking' curbside, moving vehicles are hindered by the narrowness of the remaining gap. The Fire Chief finds the present streets to be too narrow and is in favour of their being widened. Recognizing the limitations imposed by the need to retain the boulevard trees it is considered that a minimal width standard should apply in the West End.

To allow for an adequate clearance for the convenient passage of a large emergency vehicle and a private car between the curb and vehicles parked opposite, requires an increase over the present 24 foot width. It is considered that a 27 foot width is appropriate and that this can be obtained without disturbance to the boulevard trees.

A preliminary review indicates that most of the curbs will require to be replaced in any pavement reconstruction, and it is desirable to extend this to ensure a uniform quality of appearance.

Local Distributor Streets

Robson Street, west of Denman, and Nelson Street fall in the category of Local Distributors which link the District Arterials and the Local Access Streets.

Traffic flows are higher on these streets and vehicles should be encouraged to travel on these in preference to nearby Local Access Streets. The level of service for moving traffic should, therefore, be higher than that for Local Access Streets. The question of curbside parking on Local Distributors presents certain difficulties. On one hand there is the wish to provide adequate curbside parking service; opposing this is the fact that widening the pavements to accomplish this will reduce the street amenities, in particular by removal of boulevard trees.

For the two blocks of Robson and the three blocks of Nelson, west of Denman, a compromise proposal, taking into account the local circumstances, is recommended.

Nelson Street, which is now 24 feet, should be widened to 27 feet except in the 1800 block where the width should be reduced to 25-26 feet to avoid interference with the trees. This will permit the retention of the curbside parking on the 2000 block.

Robson Street, which has a raised bank on the south side of the 1900 block will be paved to 31 feet, which is 1 foot larger than its present 30 feet; permitting curbside parking on the north side of both blocks with adequate clearance to the raised boulevard on the south side.

Lagoon Drive has no parking need on either its east or west side so the pavement width should only cater for Park and neighbourhood traffic flows which are light. The ground level falls off steeply into the Park making widening difficult and possible only at the expense of the boulevards. It is considered that a 24 foot wide pavement will be adequate.

The City Engineer recommends that:

a. Local Access Streets in the West End be constructed to a width of 27 feet.

b. Robson Street, 1800 and 1900 blocks, be paved to 31 foot width.

c. Nelson Street, 1900 and 2000 blocks, be paved to 27 foot width.

d. Nelson Street, 1800 block, be paved to a width between 25 and 26 feet.

e. Lagoon Drive be paved to a width of 24 feet.

Continued 6

Clause 2 Continued

The West End Planning Team has considered this report and wishes to add the following:

The question of street widths in the West End received a great deal of public attention in August, 1970 when boulevard trees were threatened by the proposed 32 foot widening. Because of the history of public interest in this issue the West End Planning Team will disseminate the information contained in this report to the West Enders so that they can be made aware of the intention to preserve boulevard trees in the reconstruction of pavements to an extra width of three feet.

The West End Planning Team is of the opinion that West Enders' reactions to this proposal should be heard through delegations at a night meeting of Council.

Inasmuch as street reconstruction is planned to occur in 1974, only in the Stanley Park neighbourhood, it is necessary to reach a decision on pavement widths for the street system just west of Denman. There is ample time for further study and public discussion on widths for the area east of Denman.

The West End Planning Team recommends that:

a. Recommendation 1 above referring to Local Access Streets apply only to the streets west of Denman.

b. The above recommendations be subject to the hearing of delegations at the first night Council meeting in January."

DELEGATION REQUEST: West End Community Council

FOR COUNCIL ACTION SEE PAGE(S) 620

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Charles and Nanaimo Streets
Canada Safeway Limited - Parking Lot Extension

The Director of Planning reports as follows:

An application has been received from Mr. K.E. Horwood, Canada Safeway Limited, to use Lots 8-12 & 14 including proposed lane closure, Block 9, West half Sec. 22, T.H.S.L. Situated on the north side of Charles Street between the lane east of Nanaimo and Kamloops Streets (Zone: RS-1 One Family Dwelling District) as additional off-street parking facilities for the Safeway Store located on C-2 Commercial property on the east side of Nanaimo between Charles and Williams Streets and the lane lying immediately east of Nanaimo Street.

Brief History

A development permit was issued in 1960 for the Canada Safeway store as now exists on the C-2 Commercial property. Concurrently a separate development permit was issued to permit ancillary public parking area with landscaped setbacks in the RS-1 One Family Dwelling District on the south side of Williams Street, bounded on the west by the lane east of Nanaimo, on the east by Kamloops and on the south by the east-west City lane.

With the approval of the Board of Variance and no objections from property owners on the north side of Williams Street, the original 24' landscape setback along Williams Street was reduced to 11' on January 28, 1963.

Following complaints from surrounding property owners regarding the parking area, and particularly the use of the landscaped setback on Kamloops Street (24'), City Council in March 1971 resolved:

> "That the City communicate with Canada Safeway Ltd., with a view to allowing additional parking space and a reduction of the 24' setback on Kamloops Street to 11'. Further that it be suggested to the Company that an application be made by them to the Board of Variance in accordance therewith and the Company be asked to carry out the same landscaping on Kamloops Street as is the case on William Street in respect to the setback areas."

On an appeal by Canada Safeway, the Board of Variance in July 1971 approved the landscaping setback on Kamloops Street being reduced from 24' to 11'. This has been carried out by the owner.

In 1972 a similar application, Development Permit Application #58087, for an additional parking area on the subject lands was submitted for consideration of the Technical Planning Board, however, due to the number of objections that were received from the neighbouring property owners (see Appendix A) the matter was referred to City Council. The Technical Planning Board indicated to Council they were prepared to approve the application subject to certain conditions. Subsequently Council adopted the following motion:

> "That the various communications, submitted on this matter, be received."

On August 25, 1972, the Technical Planning Board in dealing with Development Permit Application #58087 resolved:

"That in view of the information received regarding the submission to City Council, Development Permit Application No. 58087 be REFUSED for the following reason:

The development as proposed is considered to be an unsuitable form of development in this location."

On receipt of the current Development Permit Application No. 61891 the Technical Planning Board laid the matter over for notification of neighbouring property owners. Twenty-five neighbouring property owners were notified. A petition containg 56 signatures representing 41 neighbouring properties (see Appendix B) was submitted stating:

"Enclosed please find a petition in favour of Canada Safeway Ltd. extending their present parking lot. Since last year the residents of the neighbourhood have changed their mind in favour of a larger parking lot so that the cars do not have to park on the street in front of the houses. Everyone would like to see those houses gone in the corner of the present parking lot as they are now beginning to be an unpleasant site. The Safeway plan seems to be better than the one presented last year. The people would like to see a few more trees in the parking lot and a green edge around the lot made up of trees planted two feet apart and not three feet."

A second statement submitted with the petition reads as follows:

"We, the undersigned residents of the neighbourhood where the Safeway store is situated, have reviewed the plan dated March 19th, 1973, prepared by Canada Safeway Ltd. and we have no objection to the extension of the parking lot as shown provided the easterly accesses from Charles and Williams Streets are chained off on Sundays and on holidays and that speed control burms are installed."

Five letters were also received stating no objection to the proposed parking lot (signatures also on petition), and one letter was received stating that there should be no ingress or egress from Charles Street and the vehicular access from Kamloops Street should be left open, and also, a further letter was submitted in favour of the development but opposing the closing of the entrance off Kamloops Street.

The submitted drawings indicate the proposed parking area would maintain 11' setbacks from Charles, William, and Kamloops Streets.

When the Technical Planning Board were considering this development permit application to extend the public off-street parking area into a one family dwelling zone they were advised on behalf of the Director of Planning and Civic Development that favourable consideration would not be given to any rezoning application, if filed, to rezone portions of the residential area (parking lot) to a commercial zoning.

The Technical Planning Board when considering this application, including the petition, resolved:

"THAT Council be informed that the Technical Planning Board would be prepared to approve this application but in view of the history of a previous similar application refer the matter to Council for guidance prior to making a final decision."

The City Planning Commission considered the first development permit application and opposed extension of the parking area having regard to the objections received at that time. However, on being advised no objections had been filed but a petition submitted in favour of the present application, the Commission resolved:

"THAT the City Planning Commission endorse the application."

In view of the rather large petition submitted by the majority of adjacent single family homeowners and no objections received to the proposed development, it is suggested Council may wish to refer the development permit application back to the Technical Planning Board for their final consideration for approval of the development and setting out the applicable conditions.

This report is referred to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 621

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

December 4, 1973

A meeting of the Standing Committee of Council on Housing was held on Tuesday, December 4, 1973 at approximately 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Aldermen Hardwick, Massey and Rankin

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Future Use of 52 Acres of Remaining Jericho Land

The Chairman submitted the following memo for discussion:

> "Now that the 38 acres have been added to the over 70 acres on the south side of Fourth Avenue and Parks Board planning in full swing for this park area, I think it is an appropriate time for the City and, in particular, the City's Housing Committee to consider the possibilities of persuading the Federal Government and hopefully the Provincial Government to consider any future use of the remaining 52 acres. I would think that this land could become a very attractive low-density housing area. Great care would have to be given to the planning to make sure that any housing that went on the land would meld in with the surrounding neighbourhood and be complementary to the 100 acres of park on the other side of Fourth Avenue.
>
> I would like the sanction of this Committee and then Council to approach Federal and Provincial officials to discuss the future of these lands particularly for low-density housing."

Mr. Youngberg, Planning Department, by means of a map illustrated the lands in question and advised that approximately 1/3 of the area is single family housing, which is presently occupied by Armed Forces personnel. The consensus was that the City should be looking at the development of the remainder of this land for housing and it was the opinion of the members that as soon as it has been ascertained from the Department of National Defense and the Province when, and on what terms, this land would be available to the City, a planning process should be established to develop terms of reference for the use of the site in conjunction with interested citizen groups in the area.

The Director of Housing, Greater Vancouver Regional District, indicated that his Department is investigating the use of this land on behalf of the Provincial Government. Also the Federal and Provincial Governments are currently surveying the land to determine their plans for it. It was suggested that the Chairman maintain contact with the Director of Housing, G.V.R.D., and also work with the Planning Department and the Supervisor of Property and Insurance on this matter, with report back to the Committee.

CONT'D ....

Clause No. 1 (cont'd)

RECOMMENDED

That Council

A. Authorize the Chairman of the Standing Committee on Housing to contact the Department of National Defense and the Province of B.C. to determine their plans for the future use of the 52 Acres of remaining Jericho land on the South side of 4th Avenue;

B. Indicate to both levels of Government its willingness to assist with initiating a planning process for development of this land particularly for housing.

INFORMATION

2. Downtown Eastside

A. Your Committee discussed with representatives of the Fire, Health and Permits & Licenses Departments the need for a person to assist the Health and Fire Departments particularly with enforcement of the Lodging and Fire By-laws in the Downtown Eastside. This would eliminate the owner or operator being confronted by a number of different inspectors and enforcement orders. The Housing and By-law Manager would consolidate the various departments' reports and by-law requirements and present them to the owner or operator of the involved premises, discuss them with him and acquaint him with any sources of funds which might be available to assist him with any needed up-grading or redevelopment of his premises. It was suggested that funds might be available through the C.M.H.C. to enable the City to hire a person for a pilot project in order to evaluate the effectiveness of this approach.

RESOLVED

That the Chairman investigate with C.M.H.C. the funding and establishment of a housing implementation worker to assist owners and managers of buildings in the Downtown Eastside to maintain and up-grade residential accommodation.

B. The Standing Committee on Social Services referred the following recommendations from the November, 1971 Social Planning Skid Road Report to the Housing Committee for consideration:

"Retention of appropriate residential stock in the Historic Precinct through inclusion of regulations in the CD-1 By-law to permit both commercial and residential uses in the same building."

"(i) Restricting the conversion of existing buildings from residential use;

(ii) Tax incentives, subsidies or means to preserve the low cost stores, restaurants, servicing the low income people in the area;

(iii) Legislation to create incentives to landlords to improve residential accommodation without increasing rents.

cont'd ...

Clause No. 2 (cont'd)

There was agreement that the Zoning regulations for the Downtown Eastside should be changed to permit both commercial and residential in the same building. In addition, because of the lower density permitted in residential buildings, it was suggested that developers be offered a bonus to encourage them to use both residential and commercial in the same building. It was pointed out that the Downtown Zoning Team is currently reviewing regulations for the Downtown area and it was suggested the Committee discuss amendment of the Downtown Eastside zoning regulations with them.

Alderman Rankin referred to a number of buildings in the Downtown Eastside which were partially demolished some time ago for redevelopment and suggested the Committee take action to proceed with the completion of the buildings as both these buildings had residential accommodation.

Your Committee also had for consideration the attached proposal from the Supervisor of Property and Insurance re Preservation of existing residential accommodation in Gastown and historic areas. Following intensive discussion, it was

RESOLVED

(a) That the Chairman, through the appropriate City Department, indicate to the owners of buildings in the Downtown Eastside where there has been undue delay in completing renovations that it is the City's wish that they immediately proceed with redevelopment of their building;

(b) That the Director of Planning be instructed to report back to the Standing Committee on Housing on amendment of the Zoning and Development By-law to permit residential development as an outright or conditional use in the Gastown, Skid Road, Chinatown area and on methods of preserving existing residential units above the ground floor of commercial premises in the same area.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 623

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

DECEMBER 6, 1973

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, December 6, 1973, at 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Gibson (2:30 p.m.)

ALSO PRESENT: Alderman Rankin (part-time)

COMMITTEE CLERK : M. Sharkey

RECOMMENDATION

1. 1974 Preliminary Operating Budget

The Committee continued to review the 1974 Preliminary Operating Budget and the Chairman's memo dated November 29, 1973.

Items listed under Revenues were first discussed.

Business Tax

The Director of Finance informed the Committee that there was some urgency in a decision on the Business Tax being made within the next month. The Committee felt that the Business Tax should be raised to 9½% of the assessed annual rental value.

Discussion followed regarding the New Provincial Tax legislation abolishing tax concession and what relation this would have in bringing increased revenue to the City of Vancouver.

Licence Fees

The Committee discussed apartment and lodging house fees. The general feeling was that fees should not be raised.

Service & Inspection Fees and Fines

The Committee discussed the possibility of the diversion of fines for Federal offences committed within the City of Vancouver from a revenue to the Federal Government to a revenue to the City.

Discussion was held on the increasing of Inspection Fees but no action was taken.

Water Rates

The question of whether or not the water rates in the City of Vancouver should be raised was discussed. It was pointed out that funds being realized from an increase in water rates could be used for developing water services (Capital Costs).

1974 Preliminary Operating Budget cont'd

Detoxification Centre

Discussion of the question of source of finances for the second detoxification unit 1974 Operating Budget was discussed by the Committee, and a recommendation made.

Local Initiative Program

Due to several Federal Local Initiative Program grants not being approved, the estimated $300,000 can be reduced to $100,000.

Grass Cutting--City Owned Land

The Committee discussed the amount of $300,000 in the estimated 1974 Budget to implement a motion previously approved by Council to maintain grass cutting on City owned lots, which were in effect, being maintained as small neighborhood parks. It was felt by the Committee that the Park Board should be responsible for 'small scale local block parks'. Provision for small parks should be approved by Council on an individual basis, as the request is made through local homeowners association or community groups, and the amount of $100,000 be left in the budget.

Convention Centre

A short discussion followed on the possibility of a convention centre being built in the Downtown area. Opinions varied on the merit of having such a convention centre established and whether or not this should be considered as a priority item by the Council. The Committee agreed that the possibility of the development of a convention centre in the Downtown area should be discussed by the Council at the time the next "five year capital plan" is prepared. The Provincial hotel-motel room tax could provide the source of funds for a convention centre.

Increased Revenues

Expected increased revenues from:

-Crown Corporations	$ 200,000.00	
-Hotel & Motel Licence Fees	300,000.00	
-Business Tax	1,300,000.00	
-L. I. P.	200,000.00	(from reduction)
-Grass Cutting	200,000.00	(from reduction)
-Surplus condition in 1973 Budget	500,000.00	

The Committee;

RECOMMENDS:

(a) THAT the Business Tax be raised to 9½% of the assessed annual rental value.

(b) THAT the Council forward a letter to Premier Barrett requesting more specific information as to the total tax benefit the City will receive from the new legislation abolishing tax concession, and the possibility of the City receiving:

-A Business Tax from Crown Corporations
-Added Provincial funds from increased per capita grant

....cont'd

1974 Preliminary Operating Budget cont'd

-Added Provincial contribution for Welfare, the Director of Finance to report back to this Committee.

(c) THAT the Council inquire of the Federal Government the possibility of fines for Federal offences committed within the City of Vancouver, being diverted to the City as a source of revenue.

(d) THAT the question of increasing fees and fines for various services and inspection be discussed at City Council level.

(e) THAT the Alcohol and Drug Commission and Detoxification Centre Society Unit, be informed that no expenditures will be included in the 1974 Budget for the operating support of the second detoxification unit.

(f) THAT the estimated amount of $300,000.00 for Federal Local Initiatives Program be reduced to $100,000.00.

(g) THAT the estimate of 300,000.00 for Grass Cutting on City owned property be reduced to $100,000.00.

(h) THAT the Committee seek a meeting with local Members of the Legislature, in mid-January (10th to 15th) to discuss matters pertinent to added revenue financing for the City of Vancouver.

The meeting adjourned at 2:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 624

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

December 6, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, December 6, 1973 at approximately 1:35 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Hardwick, Linnell and Marzari

ALSO PRESENT: M. J. Denofreo, Executive Assistant to the Minister of Human Resources

COMMITTEE CLERK: M. Kinsella

The Minutes of November 8 and 15, 1973 were adopted.

RECOMMENDATION

1. Day Care Services in the City of Vancouver

At the meeting of November 8, 1973, the Supervisor of Property and Insurance was requested to submit to the Provincial - Civic Committee on Day Care a list of City-owned lands which might be suitable for use for day care. The Supervisor of Property and Insurance submitted to the Day Care Committee a list of 16 City-owned sites for consideration. Representatives of the Day Care Information Centre, Community Care Facilities Licensing and representatives of Kitsilano, West Point Grey, Marpole and Strathcona areas viewed the sites offered by the City in their areas and today submitted a request for specific plots for day care centres. The criteria used in selecting these sites were:

(a) the local representatives agree that the location and characteristics of the plot are suitable;
(b) the specific Day Care Unit would fit upon the plot in accordance with licencing regulations;
(c) the specific plot is suitable as far as the Department of Human Resources is concerned.

The following are the sites which were selected, listed in order of preference:

Mount Pleasant Area: First Choice: D.L. 264A, Block 109, Lots 9 - 12, Corner of 7th and Windsor St.

Alternative: D.L. 264A, Block 112, Lots 1 and 2, Corner of 7th and Keith Drive

Marpole Area: First Choice: D.L. 319 etc., Block D, Northern portion, 900 S.W. Marine Drive

Alternatives: D.L. 318, Block E, Lot 44, 1500 Block West 71st Avenue

D.L. 318, Block E, Lots 49, 50 and 51, 8700 Block, S.W. Marine Drive

cont'd ....

Clause No. 1 (cont'd)

Strathcona Area: First Choice: D.L. 196, Block 122, Lot C and Western Portion of Lot B, Pender to Keefer on Dunlevy Street

Alternatives: D.L. 196, Block 122, Lot D, Pender to Keefer and Dunlevy to Jackson

D.L. 181, Block 97, 98, Lots 1 to 5, 1 to 10, Campbell to Raymur on Union

Mt. Pleasant

The Supervisor of Property and Insurance pointed out that the Committee's first choice in the Mt. Pleasant area, i.e. D.L. 264A, Block 109, Lots 9-12, corner of 7th and Windsor, has a reserve on it for senior citizen housing and it is anticipated that the site will be developed for this purpose within six months to one year. The alternative site choice, i.e. D.L. 264A, Block 112, Lots 1 and 2, corner of 7th and Keith Drive, is part of the property being held by the City for a new detoxification centre. Mr. Aitken suggested the group investigate a lot adjacent to the China Creek Park, which is located at the end of St. Catharines Street, and is being held for future expansion of the Park and is also part of the China Creek storm drain system. This however, would not preclude its development on the surface for a day care centre and it would be less in conflict with its other needs.

Mr. F. Wiles, G.V.R.D. Housing Department, stated the Provincial Government owns an 18 unit apartment building in the Mt. Pleasant area which has a recreation area designed for use as a day care centre. This centre is intended for the residents of the building, which is located across from the China Creek Park. Mr. Wiles suggested that it could be utilized as an annex to the proposed day care centre.

Marpole

The Supervisor of Property and Insurance advised that the Committee's first choice in this area, i.e. D.L. 319 etc., Block D, Northern portion, 900 S.W. Marine Drive, is being held for future park needs, but is available at present for use for day care.

Strathcona

The preferred site in this area forms part of Blocks C and D, for which plans are being developed by the Community Development Committee. The second alternative is a temporary school site. The Supervisor of Property and Insurance suggested that the Strathcona day care centre group consider utilizing their third choice as this would be the most suitable.

Following further discussion, it was

RECOMMENDED

That Council make available to the Provincial Government Day Care Information Centre the following City-owned lots for use as day care centres:

Mt. Pleasant: Lot 1, Blk. 84 amended, D.L. 264A, which is the closed portion of St. Catharines Street, adjacent to China Creek Park, subject to its being found suitable by Inspection Committee which is comprised of representatives of the Day Care Information Centre, C.C.F.L., and the local Day Care Committee.

Clause No. 1 (cont'd)

Marpole: D.L. 319 etc., Block D, Northern portion, 900 S.W. Marine Drive

Strathcona: D.L. 181, Block 97, 98, Lots 1 to 5, 1 to 10, Campbell to Raymur on Union

The Supervisor of Property and Insurance indicated that he is currently preparing a report in conjunction with the Planning Department on City-owned sites which might be utilized for day care centres. This report will include details of any holds on the sites. He expects this report to be before the Committee very shortly.

The Committee instructed the Clerk to arrange a meeting as quickly as possible with representatives of the Park Board and School Board re use of Park land and School sites for day care.

INFORMATION

2. Senior Citizens Homes Rates

At its meeting of November 1, 1973, the Committee resolved

"To refer the matter to the Director of Welfare and Rehabilitation for an information report back to the Committee as soon as possible, to include details of any subsidies, tax advantages, assistance with acquisition of property, finance, etc. and recommendations with respect to alleviating any hardship imposed on senior citizens by the increase in rates."

The Director of Welfare and Rehabilitation submitted the following report for the information of the Committee:

"On November 1, 1973, the above subject, with specific reference to the Fair Haven United Church Home, was discussed and the Chairman of the Standing Committee of Council on Social Services referred the matter to the Director of Welfare and Rehabilitation for an information report back to the Committee to include details of any subsidies, tax advantages, assistance with acquisition of property, finances, etc., and recommendations with respect to alleviating any hardship imposed on senior citizens by the increase in rates.

The Fair Haven United Church Home has advised the Department that effective December 1, 1973, their monthly rate for residents of their "Lodge" will be increased from $130.00 to $152.00 - this facility has 69 beds. At present there are no social allowance recipients placed in this residence. This Home is fully occupied by Mincome recipients (maximum $209.02 per month), or other low income or marginal income senior citizens.

Fair Haven is a non-profit facility providing two types of care for senior citizens.

(i) independent self-contained living quarters. There are three classes with varying rates. Residents provide own food.

a) increased from $46.00 to $60.00
b) increased from $47.00 to $55.00
c) increased from $67.00 to $80.00;

(ii) semi-independent accommodation in the "Lodge". Level I care - residents are mostly mobile; have their meals in diningroom; laundry service provided.

increased from $130.00 to $152.00.

cont'd ....

Clause No. 2 (cont'd)

Facilities such as Fair Haven have received a building grant under the Elderly Citizens Housing Act administered by the Department of the Provincial Secretary. The sponsor provides 10% of the capital cost. The Provincial Secretary provides 1/3 of the capital cost. The remaining 56 2/3% is obtained by way of a mortgage through C.M.H.C. amortized over 40 years at a low interest rate. The facility is also eligible for remission of municipal taxes. In return for these subsidies, the Home is obligated to accommodate social allowance recipients and persons on low or marginal income. At the time of receiving the building grant the monthly rate is established (based on prepared annual budget) by the Provincial Secretary.

Increases in the monthly rate can only be authorized by the Provincial Secretary following a review of an annual revised budget with data supporting reasons for the requested increase. During the past year these reviews have been done jointly by the Department of the Provincial Secretary and the Department of Human Resources. The recently approved increase at Fair Haven followed the above noted review process. Attached hereto is a copy of a letter dated October 17, 1973, to the Fair Haven Home which is self-explanatory.

Within the last three months we have been advised of similar increases in other senior citizens homes, in Vancouver. It appears that the increases can be directly attributed to higher minimum wages (December 1, 1973) and increased food costs. In addition, these homes are experiencing increasing difficulty in recruiting appropriate care staff at the wages that they are able to pay, even at the higher minimum wage.

At present the Department of Human Resources authorizes our Department to pay a monthly rate from $165.00 to $196.00 per month for commercial or proprietary Level I homes that are licensed under the Community Care Facilities Licensing Act. These homes have not had any subsidies and are not eligible for any tax remission. Also, they are not obligated to accept social allowance recipients or low income persons.

Daily we are receiving letters from the proprietary homes advising that they are increasing their monthly rate effective December 1, 1973, and have requested that we pay the increased rate or remove our clients. We have written to the Department of Human Resources requesting an early review of this serious problem. We find ourselves caught between two fires. On the one side there are insufficient non-profit homes to accommodate our clients. On the other side we cannot pay the higher rate demanded by the commercial operators.

With regard to Fair Haven, all residents over sixty years of age can apply for Mincome and, if eligible, receive a maximum of $209.02 per month. After paying the new rate of $152.00, they will have $57.02 to cover clothing and personal expenses. In addition, if in receipt of Mincome, they are entitled to a bus pass. After January 1, 1974, all British Columbia residents sixty-five years of age and over will be eligible for free drugs. In my opinion, the Mincome recipient in Fair Haven is not suffering an undue hardship as the result of recent increase in monthly rates.

Recipients of Mincome (maximum $209.02) placed in commercial homes, that accept the approved maximum monthly rate of $196.00, receive a monthly Comforts Allowance of $23.60 (over age 65) and $18.50 (under age 65). The Department subsidizes these people if they meet social allowance assets criteria. In these cases the Mincome recipient assigns his $209.02 to the Department, and the Department pays the operator the monthly rate and provides the client with a Comforts Allowance.

I am attaching hereto, for your information, a listing prepared by our Health Care & Aging Branch of the available non-profit and commercial care facilities showing current approved rates, the number of persons under care in each and the type of care provided.

The whole matter of care facilities below Level III (extended care - insured) is currently under active review by the Professional Advisory Committee of the Greater Vancouver Regional Hospital District. The Director of Welfare & Rehabilitation is a member of this review committee.

cont'd ....

Clause No. 2 (cont'd)

"During the past six months, two 18 bed private hospitals have closed down. A third (22 beds) will shut down on January 31, 1974. Reasons for closure in each instance are rising costs and inability to keep adequate staff.

Within the past few days, the Department has received letters from private hospitals advising that they are increasing their rates effective January 1, 1974. The increases range from 10% to 30%.

In my opinion these problems will become more acute and will not be resolved until it is recognized that the costs of all levels of care should be provided by non-profit facilities, under Provincial Government jurisdiction, and covered under the provisions of the Hospital Insurance Plan. This would not include senior citizens housing providing independent living.

With reference to Fair Haven, I would see the independent living arrangements continue as is and the "Lodge" come under the insurance plan.

We no longer have private hospitals providing acute or extended treatment care. This change came about because of rising costs; need for adequate standards of care and, primarily, because of a recognition on the part of society that a citizen who is sick should receive immediate adequate care regardless of his financial circumstances. The same concern and relevant action should be applied to persons who, because of age, physical and/or mental impairment, require the care of another person in a physical facility which is adequate to provide a good level of care and is adequately staffed.

There is no way that the present system can meet this basic obvious requirement."

NOTE: Attachments referred to are appended for information.

The Committee discussed the report's contents in detail with the Director of Welfare and Rehabilitation and Miss S. McDiarmid, Director of Health Care and Aging, Department of Welfare and Rehabilitation. Both Mr. Boyd and Miss McDiarmid stressed the great need for more intermediate care facilities. It was noted that the Provincial Government has two intermediate care facilities under construction - one adjacent to Pearson Hospital and the other in Burnaby, with an estimated occupancy date of February, 1974. These will provide approximately 300 beds.

It was noted that the Greater Vancouver Regional Hospital District is currently reviewing the whole matter of care facilities other than extended care. The Director of Welfare & Rehabilitation is a member of this Review Committee.

RESOLVED

To receive the report of the Director of Welfare and Rehabilitation and the Committee communicate with the Greater Vancouver Regional Hospital District, stressing the need for additional intermediate care beds and requesting that provision of this level of care be given high priority.

3. Family Division, Provincial Courts

Council at its meeting of September 18, 1973 approved the following recommendation with respect to the Family and Juvenile Court:

cont'd ....

Clause No. 3 (cont'd)

"Instruct the Provincial Court Administrator to delegate an appropriate official at the Family Court to schedule cases for trial on a realistic basis and to experiment with appointments being given for the hearing of cases with a report back in due course to the Standing Committee on Social Services on the success or otherwise of this experiment."

Judge W. Murphy, Senior Judge at the Family Court, City Prosecutor, Provincial Court Administrator and a representative of the Family Court Committee and the Chief Probation Officer were present for this item. Judge Murphy and others present reviewed the present method of scheduling of cases at the Courts. Most of those present felt that the present method of scheduling of cases was entirely satisfactory and there was no need to change it.

The Provincial Court Administrator and Civic officials present agreed that, since the receptionist position has been established, conditions at the Court have improved considerably and should be retained. The main problem previously encountered by persons coming to the Court was that there was no specific person they could go to re location of Court Rooms, Court facilities, procedures, etc.

In answer to a question from the Committee, Judge Murphy stated that in her opinion, there is need for another Judge at the Court. Each of the three Judges at the Court are currently sitting 4½ - 5 hours a day.

The Committee also discussed at this time the following recommendation which was approved by Council on September 18, 1973:

"Prosecution and administration of the Family Court by the City Prosecutor's office be terminated and that instead there be established positions of Child Welfare Counsel and staff to assume the present responsibilities of the Prosecutor at Family and Juvenile Court. These staff should be orientated towards the prevention concept of child care rather than the crime-responsibility punishment concept which presently exists."

The City Prosecutor stated that in his opinion it would be very difficult to find lawyers who are interested in, and would be prepared to handle Family Court matters exclusively. He is, in fact, having difficulties finding competent people to handle criminal work. Judge Murphy suggested that, for the Family Court, it might be better to use some other term rather than "prosecutor". Your Committee suggested the Family Court Committee to give further consideration to this matter and that they invite the City Prosecutor to join them when they are discussing this item.

RESOLVED

To receive the oral report of the officials present at the meeting with respect to scheduling of cases at the Family Courts and that the present scheduling procedures be retained for the present time.

cont'd ....

RECOMMENDATION

4. Strathcona-Seymour Summer Enrichment Programme

At its meeting of November 15, 1973, the Committee, when considering the attached request submitted by the Strathcona-Seymour Summer Enrichment Project, passed the following recommendation:

"That Council approve a grant of $7,500 to the Strathcona-Seymour Summer Enrichment Project based on the following split of the 1974 Budget of $45,000:

$15,000	Federal Government
$15,000	Provincial Government
$ 7,500	City of Vancouver
$ 7,500	Vancouver School Board

Further that, if possible, part or all of the City grant be the use of Health Department summer students, with the selection of personnel to be made by the programme administrators."

Council, at its meeting of November 27, 1973, took the following action:

"THAT this matter be referred back to the Committee for reconsideration and the City officials examine the possibility of cost sharing under Canada Assistance Plan."

Alderman Marzari brought to the attention of the Committee that the Strathcona-Seymour Summer Enrichment Programme did not receive its anticipated grant from the Federal Government.

Following further discussion, it was agreed to submit the following amended recommendation to Council.

RECOMMENDED

That Council approve a grant of $7,500 to the Strathcona-Seymour Summer Enrichment Project.

Further That if possible, part or all of the City grant be the use of Health Department summer students, with the selection of personnel to be made by the programme administrators. However, failing the contribution of staff from the Health Department, that the City grant the Strathcona-Seymour Summer Enrichment Project $7,500 in lieu of the use of the Health Department summer students.

The meeting adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 626

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

December 6, 1973

A meeting of the Standing Committee of Council on Community Development was held on December 6, 1973, in Committee Room No. 2, Third Floor, City Hall at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Rankin

ABSENT: Alderman Marzari

COMMITTEE CLERK: Joyce McDonald

Adoption of Minutes

The Minutes of the meeting of November 15, 1973, were adopted.

RECOMMENDATION

1. Champlain Heights - Areas E & F

The Committee had before it, for consideration, a report of the Director of Planning, dated November 28, 1973; a letter dated November 29, 1973, from Mr. C. Brammer, Chairman, Killarney Champlain Citizens for Action Committee, and a letter dated November 29, 1973, from Mr. Barry Downs of Downs-Archambault, Architects, addressed to Mr. R. Youngberg.

It was reported that a Joint Meeting of the Community Development and Housing Committees was held October 17, 1973, in the Killarney High School in order to obtain the views of local residents concerning the various alternative plans for development of Areas E and F in Champlain Heights.

The concern expressed by the residents at that meeting could be categorized as follows:

1. Type and adequacy of facilities.
2. Timing of development .
3. Quality of aspects.
4. The planning process.

There was general agreement on the following basic objectives of the proposed local areas planning programme for Champlain Heights, which are:

1. To develop a plan for Areas E & F.
2. To overcome the perceived planning deficiencies in the existing built-up areas of Champlain Heights.

The Planning Department considered the planning of Areas E & F to have a high priority and this position was endorsed by the Chairman of the Local Area Council.

cont'd.....

1. Champlain Heights - Areas E & F (cont'd.)

It was proposed that a sketch plan be prepared for endorsement by Council which would be submitted to the Engineer for design of services and preparation of a registerable plan (with precise dimensions). The time required to prepare the sketch plan was estimated to be from six to nine months. Upon receipt of this plan, the Engineering Department will require approximately 9 to 12 months to design the services and prepare the legal subdivision to a point where marketing of a plan can commence. The entire planning process, from the present until marketing can commence, is expected to take from 15 to 24 months.

After discussion of the report of the Director of Planning dated November 28, 1973, it was

RECOMMENDED:

THAT an Advisory group of 10 members be appointed to deal with the development of Areas E & F, Champlain Heights, 6 of which be selected from citizens in and near the area and 4 to be appointed by Council on recommendation of this Committee.

Mr. Egil Lyngen, representing the Killarney Champlain Citizens for Action Committee, and Mr. H. Hicken, Community Worker, were present and discussed procedural proposals with the Committee as set out in Mr. Brammer's letter of November 29, 1973.

The Committee reviewed a letter dated November 29, 1973, (copy of which is attached) from Mr. Barry Downs of Downs-Archambault, Architects, in which the following programme for action was submitted:

1. General review of original information and documentation.
2. Review community goals and restate objectives.
3. Development of planning policy.
4. Liaison with Champlain Heights Advisory Committee.
5. Documentation of implementation policies and plans.

Budget requirements were outlined with the total estimated cost to be $30,290.00, said amount to cover the specific work programme outlined in the letter from Mr. Downs. It was

RECOMMENDED:

THAT the Director of Planning be authorized to utilize the services of Downs-Archambault at a total sum of $30,290.00, in exchange for a usable development plan for Areas E & F, Champlain Heights, said plan to be completed by July 31, 1974, and that this Committee will not consider the expenditure of any additional funds which may be incurred beyond the period of the studies and submissions of the final documentation.

FURTHER THAT the consultants be required to report to the Planning Department on a regular basis, and that the Director of Planning, at his discretion, report to this Committee from time to time on the progress of this plan.

Mr. Youngberg briefly reviewed the report of the Director of Planning dated November 28, 1973, and the Committee considered the following recommendations contained therein:

cont'd.....

1. Champlain Heights - Areas E & F (cont'd.)

(a) The Planning Department, in co-operation with local area residents, establish a local area planning programme (as outlined in this report) with the objectives of:

(i) Preparing a sketch plan for Areas E & F, and

(ii) Overcoming the perceived planning deficiencies in the existing built-up areas of Champlain Heights.

(b) First priority in the planning programme be given to the development of a plan for Areas E & F, with the goal of commencing the marketing of land in 15 to 24 months.

(c) It be recognized that Downs-Archambault and Urban Programme Planners are the most suitable consultants for the planning of Areas E & F, but that, before the Committee approve these consultants, the opinions of the local area residents (through the proposed Advisory Committee) be considered.

The recommendations were considered seriatim, and it was

RECOMMENDED:

THAT recommendations (a)(i), (ii) and (b) be adopted, it being noted that recommendation (c) was dealt with earlier in the meeting.

2. New Liquor Outlets

Alderman Volrich reported orally on the matter of a review of the Liquor Policy which is now administered co-operatively between the Province and the City. He reported that in a recent meeting with the Liquor Board, there was a general discussion on matters relating to the proposed new Liquor Regulations and to the guidelines to determine where neighbourhood pubs would be located.

He stated that the Liquor Board is concerned with determining, in the first instance, the wishes of the people in an area regarding any application for a new Liquor License. In this regard, he reported that the Board had, therefore, suggested that applications for new Liquor Outlets should be firstly considered by the Committee before being dealt with by the Liquor Board. The Board suggested that further discussions between Alderman Volrich and the Secretary, Mr. Woodland, would be advisable and such further discussions should take place in the very near future.

He stated that the Liquor Board is still in the process of considering regulations to go with the new "Pub" License Laws. The Board is also considering the merits of a City wide referendum to determine what local areas would be amenable to the new licenses.

Alderman Volrich suggested the following procedure in dealing with various types of licenses from a City point of view so that the Committee would not be deluged with numerous applications unnecessarily and so that administration processes could follow an orderly procedure:

i. A restaurant or restaurants with a small cocktail lounge attached should not be referred to the Committee and the development permit should be processed and issued in the normal way.

ii. An extension of a previously approved Liquor Outlet need not be referred to our Committee.

Clause 2 Continued

iii. Where an additional license is applied for in regard to existing licensed premises which are being expanded, the matter should be referred to the Chairman for consideration as to whether the application should be referred to the Committee.

iv. Applications for separate cocktial lounges, cabarets, beer parlours, etc. which involve new liquor outlets, should be referred to the Committee.

v. All applications for Neighbourhood Pubs would come before the Committee for later report to Council

It was,

RECOMMENDED:

THAT the oral report of the Chairman on New Liquor Outlets be approved.

3. Fraserview Homeowners & Tenants Association

The Committee had for consideration, the following letter from the Fraserview Homeowners and Tenants Association, dated November 13th, 1973: Filed with this letter was a brief, dated June 28th, 1973.

"Recently members of the Association, along with residents of Fraserview and Alderman Harry Rankin, made a tour of the area east of Victoria Drive and south of Marine Drive.

At a subsequent regular meeting of the Association held on Tuesday, November 6th, 1973, it was agreed by the membership that the Community Development Committee be asked for their assistance in implementing the following resolutions -

1. The waterfront lot east of Rivertow property be turned into a public Park.

2. The treed area east of Victoria Drive and south of Marine Drive be set aside and developed into a natural park, linked with the waterfront property mentioned in point one above.

3. That Rivertow be asked to live up to the terms of the agreement as outlined in the minutes of the meeting on August 16, 1973, and that the buildings be removed from the Victoria Drive street end, since this contravenes the agreement and also the terms of their lease.

4. That a study be made of the feasability of looping the Victoria Drive bus along Marine Dr. to Fraser Street, and the Fraser bus along Marine Dr. to Victoria Dr. This would eliminate the poorly planned loop at Harrison Drive, and would improve the service by depositing passengers on the south side of the busy intersection at Victoria and Marine Drive.

5. That a traffic light be installed at the corner of Victoria and Marine Drives to eliminate the crossing hazard to residents in the area, including the Senior Citizens and school children, also a growing number of ship-yard workers.

Clause 3 Continued

6. That the Engineering Department be informed that heavy trucks are still using Victoria Drive, and that steps be taken to eliminate this source of noise as promised by the Engineering Department.

7. The garbage and refuse be removed from the lot at Marine and Victoria south east corner, (2) the waterfront lot east of Gladstone (3) industrial waste and garbage along north Kent between Victoria Drive and Nanaimo.

8. That barricades be erected on north Kent where the sewer was installed,to eliminate the hazard to residents caused by this area being used as an obstacle course for motorcycles and dune buggies.

9. That B.C. Hydro be asked to clean up the right of way in this area, as requested in our Brief.

We are enclosing a brief that the Association submitted to the Environment Committee on June 28th, 1973, requesting assistance in developing a natural park in the area.

As mentioned to you in a previous letter, we appreciate the effort of your committee in assisting to resolve the problems in the community and look forward to continual co-operation."

The Committee considered the resolutions of the Association seriatim, and took action as noted hereunder:

RESOLVED:

i. THAT this resolution be referred to the Standing Committee on Waterfront and Environment.

ii. THAT the Chairman be requested to write to the Public Utilities Commission re the release of the 12 acres in this site which has been set aside for cemetary purposes.

iii. THAT the Chairman write to Rivtow advising them that they have not taken sufficient action to comply with Council's instructions of September 11, 1973. (A copy of Council's action of September 11, 1973, is appended hereto.)

iv., v., and vi.,
THAT these clauses be referred to the City Engineer, Traffic Division, for report.

vii. THAT this resolution be referred to the Supervisor of Property and Insurance to investigate and take whatever steps are necessary to clean up the area.

viii THAT this resolution be referred to the City Engineer for investigation.

ix. THAT no action be taken on this clause as we are awaiting a reply from B. C. Hydro.

FURTHER RESOLVED:

THAT the letter from Fraserview Homeowners and Tenants Association, dated November 13th, 1973, be received subject to the foregoing.

4. Strathcona Sites C & D

The Committee had before it a letter from Mr. Ralph H. Long, Past District Governor of the Lions International, dated November 26th, 1973, wherein it was requested that the Lions Club be permitted to construct and maintain a Senior Citizens Housing Complex and a Personal Care Home on Sites C & D Strathcona.

Also for consideration was a communication, dated November 27th, 1973, from Mrs. May Gutteridge, Parish Worker, St. James Social Service, Gastown Workshop, wherein it was requested that Sites C & D be set aside for the building of a Recreational Centre.

The Committee noted that authority for disposition of this property has been given to the Sites C & D Housing Society and as such the Committee should not become involved in this matter.

It was,

RESOLVED:

i. THAT the letter from the Lions International dated November 26th, 1973, be referred to the Sites C & D Housing Society and the Planning Department for further consideration and if it were not possible to involve the said organization in the sponsorship of the development they have proposed on a part of Site C & D, that the Director of Planning give further assistance to the Organization in finding an alternative site for their development of a Senior Citizens Housing Complex and Personal Care Home.

ii. THAT the letter from Mrs. May Gutteridge, St. James' Social Service, Gastown Workshop, dated November 27th, 1973, be received.

The meeting adjourned at approximately 4:30 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 628

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

December 6, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, December 6, 1973 at approximately 8:10 p.m. in the Waverley Elementary School Auditorium, 6111 Elliott Street.

PRESENT: Alderman Rankin (Chairman)
Aldermen Marzari and Linnell

ALSO PRESENT: Mayor Phillips
Alderman Pendakur
Mrs. Daisy Webster, M.L.A., Vancouver South
Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
Commissioner M. Brown, Park Board

COMMITTEE CLERK: M. Kinsella

INFORMATION

1. Youth Problems, Killarney-Orchard Park Area

This public meeting was called to provide the Committee with an opportunity of discussing with residents in the area their concerns with respect to the youth and other problems in the Fraserview, Killarney and Orchard Park area. Inspector T. Herdman, Vancouver Police Department read to the meeting for information a report on various offences in a number of report zones in the City:

	Report Zone	Offence Total
" PROPERTY DAMAGE = City Total 2,774	320	145*
Jan 1 - Oct 31/73	318	116
	429	105
	324	89*
	325	83
	323	82*
	209	39
ROBBERIES = City Total 1,227	210	269
Jan 1 - Oct 31/73	209	102
	429	33
	325	24
	324	23*
	323	22*
	318	18
	320	17*
B&E and ATTEMPTS - City Total 8,115	318	442
Dec 17/72 - Nov 17/73	324	394*
	429	371
	320	301*
	325	298
	323	241*
	209	121

Clause No. 1 (cont'd)

ARSON = City Total 224 Jan 1 - Oct 31/73	
427	19
320	16*
325	12
318	10
429	9
324	4*
323	3*
209	nil

209	Water Fronts Cambie	to to	False Creek Carrall	N/S W/E
210	Water Fronts Carrall	to to	False Creek & Broadway Gore	N/S W/E
318	Broadway Slocan	to to	Kingsway Boundary	N/S W/E
320	E 33rd & Kingsway Victoria Dr.	to to	East 49th Boundary	N/S W/E
323	East 33rd Main St.	to to	East 49th Victoria Dr.	N/S W/E
324	East 49th Main St.	to to	Fraser River Victoria Dr.	N/S W/E
325	East 49th Granville	to to	Fraser River Main St.	N/S W/E
427	Broadway Granville	to to	33rd Main St.	N/S W/E
429	English Bay- False Creek MacDonald	to to	Broadway Granville	N/S W/E

He also reported that there has been very little variation during the last two years in the crime pattern in the 34 Police reporting zones in the City. He quoted statistics which would indicate that there has been only a few crimes in the area with racial overtones. Of 34 incidences of property damage, assaults and common assaults, six would appear to have racial overtones. He also noted that a lot of the culprits in these cases were between the ages of 17 - 24.

Following are some points made by citizens at the meeting:

- when a youth is found guilty of property damage, every effort should be made to ensure that he make restitution for this damage;

- there is need for outreach workers in the community;

- there is need for more parent involvement with their children;

- the Community Centre should be opened on the weekends and particularly on Saturday nights;

- consideration should be given to expanding the programmes at the centre and to keep the centre open later than 10:00 p.m.;

- there is need for review of the current laws dealing with juveniles;

cont'd ....

Clause No. 1 (cont'd)

- a number of parents will not allow their children to go to the Community Centre alone because of harrassment by groups of youth who congregate around and in the Centre. This brought up the need for more supervision of activities at the Centre;

- a number of those present expressed dissatisfaction with the present permissive attitude of Society towards youth;

- a number of youth in the area are unwilling to participate in organized recreation programmes and this brings up the need for outreach workers to motivate these youth toward participation in these programmes;

- it is difficult for a number of youth in the area to get work, because they are school drop-outs and do not have the educational requirements for vocational training or the majority of jobs that are available, therefore consideration should be given to some form of job training and job finding programme for these youth.

In response to a question, Staff Inspector Herdman advised that there are currently 16 Policemen on the Youth Team, however the objective of the Police Department is to develop all staff as community police who would be able to work with youth. There is a Police Community Officer in the Killarney School and it is intended to place an officer in another school.

Mrs. D. Webster, M.L.A., Vancouver South, undertook to discuss the need for additional recreation facilities and staff with the Minister of Recreation. She also stated that this problem should be approached on a community level, that is the citizens, City Council, Park Board, School Board and the Provincial Government all work together to solve the problems.

Mayor Phillips assured the meeting that City Council would respond favourably to any request from the Park Board for additional staff for the Killarney Community Centre. He also stated that the Provincial Government is currently reviewing the laws with respect to juveniles.

The Chairman, in summation, thanked the citizens for their participation and indicated that the Committee will shortly be meeting with representatives of the School Board, Park Board and Provincial Government to come up with concrete proposals with the hope of solving the Community's problems.

The meeting adjourned at approximately 10:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 629

DISTRIBUTED MONDA

PART REPORT TO COUNCIL

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OFFICIAL TRAFFIC COMMISSION

December 13, 1973

A meeting of the Official Traffic Commission was held in No. 1, Committee Room, Third Floor, City Hall, on Thursday, December 13th, 1973 at 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)
Alderman Rankin
Commissioner Ryan
R. C. Boyes, Traffic and Transportation, City Engineering Department
Superintendent D. W. McRae, Vancouver City Police Department
R. McLachlan, Vancouver School Board
Wayne Reese, Vancouver Safety Council
E. R. Thompson, Transportation Safety, B. C. Hydro & Power Authority
Trustee P. Westlake, Vancouver School Board

ABSENT: Bruce Donald, City Prosecutor's Office
Mrs. E. Robinson, Vancouver Parent - Teacher Council

CLERK: M. Kinsella

RECOMMENDATION:

1. School Crosswalk - 58th Avenue and Argyle Street

On November 29th, 1973, Mr. Dave Gordon submitted the following communication with respect to the above school crosswalk:

" On March 30th, 1973, the writer took the time to contact your Engineering Department, where a verbal request was made for the installation of either a traffic light or a school crossing control at the above subject location. The reason for this is that there are up to 75 children crossing at this location daily. Then, traffic conditions were bad at this location and these small children were taking their lives in their hands in using this spot to cross. Today, the situation is even worse.

At that time I was talking to Mr. Bob Ross, who clearly advised me that Alderman Marzari was personally looking into that particular problem and that the situation would be rectified very shortly - within the next 60 days. Those were his exact words to me. At that time I made notes on everything he said to me. It was even mentioned that the Alderman was well informed on the problems being witnessed by these children.

On May 2nd, 1973, still nothing was done, so I took the trouble to contact Inspector George Pinchin of the City Police to see if a surveillance team could be put on that location. He was well aware of the driving situation at this spot. I was informed by 4 neighbours that the police were having a field day in ticketing speeding cars. This problem has increased daily because of the Knight Rd. closure.

Some 7 months have passed since I talked with the police, and still NO SIGN of a crosswalk or light ! ! ! Apparently some poor innocent child has to be hit by a speeding car before someone getts off their butt and does their job.

Winter weather is upon us and this combined with the road curvature on Argyle has turned the street into a literal nightmare for any pedestrian attempting to cross. In many instances it has been witnessed where cars will go around you rather than let you cross the road. Don't make this like the 22nd and Nanaimo situation, where a child has to be killed before a control is put in.

Clause 1 Continued

I am enclosing a petition drawn up where we request the City of Vancouver to either erect a flashing light, a controlled light or have a school patrol with a controlled light control this crossing. You will notice that 20 concerned families have unhesitatingly endorsed this petition.

Last school term, we contacted the Principal at Sir James Douglas School, 7550 Victoria Drive and requested that a school patrol be put in and all he said was that it was out of his jurisdiction as it was 4 blocks from the School. He further indicated that there was nothing he could do.

Now it appears the only avenue left is to approach the people we elected to office, because on your platform you claimed to have our interests at heart. So, here is a wonderful opportunity to spend a few of our tax dollars for a little insurance on the safety of a few of your future voters.

You must admit that sufficient time has passed, where this small job could have been completed, but it seems the staff in the Engineering and Electrical Departments either are not concerned with traffic problems of this size, or the Engineering Dept. staff member I was talking to was lying. This does not create a good level of public relations.

Another point that should be brought up is that this particular crossing is used consistently every evening by boys going up the the Fraser Boys Club on Victoria, small girls going to 2 Brownie groups in the area and also older girls to Guides. As these are evening activities, this even compounds the problems these children are facing in "trying to cross the road".

I sincerely hope that you will take immediate action on this matter and bring relief to many parents who stand waiting for their children so they can "try" to get them across this Vancouver version of Indianapolis 500 speedway. "

Mr. Gordon appeared before the Commission to request the installation of a pedestrian activated traffic light at this intersection. He reiterated the points made in his letter with respect to the dangers of this crossing, particularly to young children. He pointed out that since the schools were encouraging the use of the school buildings for community activities after regular school hours, young children used this crosswalk during the late afternoon and evening hours when visibility is particularly poor. Another factor is that the street lighting at this intersection is not very good.

The City Engineer stated that from an Engineering standpoint and based on the present criteria, the present control (marked and signed school crosswalk) is considered appropriate. He was, however, recommending that the present signing be supplemented by an overhead sign.

The Commission speculated on the possible effect on traffic in this area when the new Knight Street Bridge is operational. The opinion was expressed that this might result in a reduction of traffic volume on this portion of Argyle Street.

RECOMMENDED:

a. THAT an interior illuminated overhead school crosswalk sign be installed at 58th Avenue and Argyle Street and that the sum of $2,250.00, the estimated cost of the sign, be allocated from Traffic Control Reserve.

Clause 1 Continued

b. THAT this matter be referred back to the Official Traffic Commission, one month after the opening of the Knight Street Bridge and that at this time the Commission have before it a further report from the City Engineer on traffic volumes and any other changes in the traffic pattern resulting from the opening of the Knight Street Bridge.

c. THAT the report from the City Engineer, dated December 10th, 1973, and the report from the Chief Constable, dated, December 11th, 1973, be received.

FOR COUNCIL ACTION SEE PAGE(S) 636

DISTRIBUTED MONDAY

REPORT TO COUNCIL

N

STANDING COMMITTEES OF COUNCIL
ON CIVIC & COMMUNITY DEVELOPMENT

December 13, 1973

A joint meeting of the Standing Committees of Council on Community Development and Civic Development was held on December 13th, 1973, at 3:30 p.m. in Committee Room No. 2, Third Floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Pendakur
Alderman Harcourt

ABSENT: Alderman Bowers (Police Commission)
Alderman Hardwick (Victoria - Civic Business)
Alderman Marzari
Alderman Massey

COMMITTEE CLERK: J. C. McDonald

Adoption of Minutes

The Minutes of the meeting of the Standing Committee on Community Development, dated November 29th, 1973, were adopted.

RECOMMENDATION

1. Neighbourhood Improvement Programme

The Committees had for consideration a joint report of the Department of Planning and Civic Development and the Social Planning Department (copy of which is attached), dated November 16th, 1973.

Mr. T. Geach, Assistant Director, Community Planning Division, briefly discussed the report and referred to the recommendations contained therein, which are as follows:

"It is recommended:

(a) that the City of Vancouver inform the Province and C.M.H.C. that it wishes to initiate the Neighbourhood Improvement Programme under preliminary guidelines contained within this report.

(b) that the City request the Province and Central Mortgage and Housing Corporation to immediately allocate $25,000 and $50,000 respectively towards the initial costs of neighbourhood selection and $100,000 and $200,000 respectively for plan preparation on receipt by the Province and C.M.H.C. of the City's Neighbourhood Improvement Programme areas. It is understood that this may be only a portion of the N.I.P. funds to be allocated to Vancouver for these purposes.

(c) that the City allocate $125,000 as our contribution to complete the process of Neighbourhood selection and begin plan preparation for Neighbourhood Improvement Programmes from the City's Urban Renewal Capital Funds. If the senior levels of Government are, at this time, unable to allocate funds referred to in recommendation (2) above, the City begin the initial stages of the programme on its own by allocating $125,000 from the Urban Renewal Capital Funds, and request the Province and C.M.H.C. as early as possible to contribute 25% ($125,000) and 50% ($250,000) respectively towards these costs.

Clause 1 Continued

(d) that the Province and C.M.H.C. be requested to accept upto 10% of total Neighbourhood Improvement Programme costs for Community Social Programmes, as a shareable cost.

(e) that the City authorize the Director of Planning & Civic Development, and the Director of Social Planning to meet with appropriate Provincial and Federal officials to explain the City's policy relating to the Neighbourhood Improvement Programme and ascertain the senior levels of government present position and intentions."

Mr. J. D. Janczewski, Planner, Community Planning Division, with the aid of sketch plans, advised of the areas in the City which should be considered as being deficient in various facilities and improved environments, and it was noted that the areas most deficient were in the Core area.

The Director of Social Planning briefly discussed the report with the Committee, and it was,

RECOMMENDED:

(i) THAT recommendations (a), (b), (c) and (d) be approved, and recommendation (e) be approved after amending it to read as follows:

THAT the City authorize the Chairman of the Community Development Committee, together with the Director of Planning and the Director of Social Planning to meet with appropriate Provincial and Federal Officials to explain the City's policy relating to the Neighbourhood Improvement Programme and ascertain the senior levels of Government present position and intentions.

(ii) THAT we attempt to have the Gastown and Skid Road Areas declared special designated areas under the Terms of Reference of the National Housing Act.

2. Kitsilano Local Area Planning Report

The Committee gave preliminary consideration to the attached draft report, dated December 3rd, 1973, on the Kitsilano Local Area. Planning Programme. It was noted that affected organizations and groups in the Kitsilano Area had received copies of the draft report. It was,

RECOMMENDED:

THAT the draft report of the City Planning Department, dated December 3rd, 1973, be received for information and that a public meeting be arranged by the Chairman of the Community Development Committee, at which meeting interested individuals and groups in the area be invited to submit their views on this matter to the Community Development Committee.

The meeting adjourned at approximately 4:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 631

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, December 13, 1973 at approximately 1:35 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Linnell and Marzari
ABSENT:	Alderman Hardwick
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
COMMITTEE CLERK:	M. Kinsella

RECOMMENDATION

1. Grant Request - Helping Hand Council

Vancouver City Council on May 15, 1973 approved a grant of $201.00 per month for a period of 10 months to the Helping Hand Council, effective March 1, 1973 to December 31, 1973. Captain Ted Liberty, President and Treasurer, Helping Hand Council, appeared before your Committee today to request renewal of the City's grant to his Organization for 1974. He was also requesting that the grant be increased from the present $201.00 per month to $249.00 per month because of increased expenses. This request was broken down as follows:

Rent	$70.00
Lights	$18.00
Phone	$86.00
Office Supplies	$75.00
	$249.00

The Directors of Social Planning and Welfare & Rehabilitation submitted to the Committee the following report on this grant request:

"The Helping Hand Council is primarily a service group for the elderly. They have been in operation now for about 8 months on the grant from Council. The services they provide consist of shopping, light housekeeping and visiting. They currently have a staff of 14 Vancouver Opportunities Programme workers under the full-time volunteer office manager (and president of the Council) Captain Ted Liberty.

The services the Council concentrates on are valuable ones. However, their present activity and effectiveness is doubtful. During the month of October, according to the records they made available, they visited no more than 10 individuals.

According to Captain Liberty, it has taken a while for their service to become known. They seem to have made a fairly good effort at disseminating information about themselves by distributing a handbill. However, it would appear that the many groups existing to assist senior citizens, the intent of the Province to integrate social services in Vancouver, including services to seniors, combined with the accomplishment of the group, would preclude extending their grant.

The Directors of Social Planning and Welfare and Rehabilitation therefore recommend:

That the Helping Hand Council not receive a civic grant."

cont'd ....

Clause No. 1 (cont'd)

This Organization offers the following services to senior citizens:

- Pet-to-Vet service
- to do shopping
- to cook a meal for shut-ins at their home
- to write letters, letter and parcel mailing and pickup
- to try to do things for shut-ins that they have trouble doing for themselves
- to sit with shut-ins
- to provide a visiting program to shut in senior citizens in the Vancouver area to try to make the lonely less lonely.

In addition, the Council assists Welfare recipients with problems which they might have in understanding welfare procedures. They also provide a job training programme for V.O.P. workers. Captain Liberty stated that, because a number of organizations offering like services have been discontinued, the call on the services offered by his Organization has increased greatly. The Helping Hand Council is distributing pamphlets to public housing projects and senior citizen homes in an effort to make their services more widely known. Captain Liberty himself lives in a senior citizen housing project and can vouch for the need of the type of service offered by the Helping Hand Council.

Alderman Linnell expressed concern about the proliferation of like organizations within the City and the lack of integration or liaison between these organizations. She suggested that the Committee has a responsibility to consolidate all these services to avoid duplication of services and to ensure the most efficient use of grant monies. It was suggested that, as it will be at least six months before integration of social services in the Downtown Eastside is a reality, consideration might be given to recommending that Council extend the Helping Hand Council's grant for a further six month period.

RECOMMENDED

A. That Council approve a grant of $201.00 per month to the Helping Hand Council for a period of six months, commencing January 1, 1974, contingent upon the Organization submitting to the Director of Social Planning each month a report as to the number of people helped, the type of help given and the general disposition of the programme;

B. That the Standing Committee on Social Services invite all senior citizen groups in receipt of grants from Vancouver City Council, L.I.P., L.E.A.P., or other funding sources, as well as all voluntary agencies working with seniors to meet with the Committee in the near future to discuss consolidation of services to seniors in the City of Vancouver.

FOR COUNCIL ACTION SEE PAGE(S) 631

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 8, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend Phillip Hewitt of the Unitarian Church of Vancouver.

CONDOLENCES

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the Council express its condolences to the family of the late Mr. Peter Grossman, former Director of the Vancouver Public Library.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the matters proposed for consideration at an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated December 18, 1973, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing) dated December 18, 1973, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND BOARD OF ADMINISTRATION & OTHER REPORTS

A. Tender No. 737: Construction of Granville Street Pedestrian Transitway

The Board of Administration, under date of January 7, 1974, submitted the following report:

The City Engineer reports as follows:

"Because of the unusual nature of this project, only four contractors were selected to tender. All are qualified and experienced in City work of this nature. Three of the four contractors have opted to form a joint venture because of the importance of the project schedule, the resources available, and the men and equipment required would tax the limit of any one company. These companies are:

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION & OTHER REPORTS (cont'd)

Construction of Granville Street Pedestrian Transitway (cont'd)

Columbia Bitulithic Ltd.
Standard General Ltd.
Capital City Construction Ltd.

Thus, only two bids were received from the four contractors.

Tenders for the construction of the Granville Street Pedestrian Transitway were opened on December 31st, 1973, and referred to the City Engineer for tabulation and report to the Board of Administration.

The two tender bids received are tabulated as follows: -

Contractor	Amount Bid
Mall Constructors c/o Columbia Bitulithic Ltd. Granville Island Vancouver, B.C.	$ 1,570,751.50
Jack Cewe Ltd. 1850 Hillside Avenue Coquitlam, B.C.	$ 1,501,173.50

Both tenders are within the budgetted amount for this project. The remainder of the funds from the $2.9 million is required for other works associated with the project, e.g. sewer, water, B.C. Hydro, and materials supplied by the City.

A study of both tenders shows that they are fair and reasonable considering the anticipated adverse weather conditions, tight schedules, traffic conditions, and other limiting factors. Both tenderers were required to prepare their bids over the Christmas and New Years Holidays. Considering the short time allowed for tendering procedures and the difficulty of presenting them with the details required, the City is fortunate that such excellent competitive bids were obtained. The difference between the bids is approx. 4 1/2%.

Both tenders have been checked and are in order. These bids are unit priced based on quantity estimates supplied by this Department and the total cost of the contract may vary according to actual quantities measured during construction.

Work covered by these tenders consists of removal of existing pavement structures; construction of the transitway; construction of the pedestrian areas; planting of trees; installation of conduits and ductwork for electrical and telephone services; construction of foundations for street light standards and transit poles; installation of street light system, including wiring and energizing. All this work is to be done accommodating pedestrians but not vehicles.

The high bid is being recommended for the following reasons:

I. The consortium combines the skills of three of the major contractors familiar with City work and who have been entirely satisfactory in the past.

II. Following discussions with the contractors, both bids can be considered equivalent in final cost to the City.

III. Considering the extremely tight deadline, chances of completion on schedule are much better with the consortium.

cont'd....

DELEGATIONS AND BOARD OF ADMINISTRATION & OTHER REPORTS (cont'd)

Construction of Granville Street Pedestrian Transitway (cont'd)

The City Engineer RECOMMENDS that:

a) A unit price contract for the construction of Granville Street Pedestrian Transitway #737 be awarded to the second low bid, Mall Constructors, c/o Columbia Bitulithic Ltd. in the amount of $1,570,751.50.

b) A contract satisfactory to the Corporation Counsel be entered into.

c) The Bid Bond of unsuccessful tenderer be returned by the City Treasurer."

Your Board RECOMMENDS the above report of the City Engineer be approved.

In considering this report, the Deputy City Engineer and his staff gave an oral explanation of the tenders. The Council also heard a delegation from Mr. W.L. Johnson, representing Jack Cewe Limited, the low bidder, who filed a brief dated January 8, 1974, requesting that the Council award the contract to his firm for reasons outlined in the brief.

Mr. J. Smith, representing the Mall Constructors, also addressed the Council and filed a brief giving details of the group comprising the consortium and pertinent information with respect to the project.

MOVED by Ald. Bowers,
THAT,

(a) a unit price contract for the construction of Granville Street Pedestrian Transitway #737 be awarded to the low bidder, Jack Cewe Limited, in the amount of $1,501,173.50;

(b) a contract satisfactory to the Corporation Counsel be entered into; and,

(c) the Bid Bond of unsuccessful tenderer be returned by the City Treasurer.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Mayor's Mid Term Report

The Council considered the Mayor's Mid Term report and after due consideration, it was,

MOVED by Ald. Harcourt,
THAT the following recommendations of the Mayor, contained in his report, be approved:

Standing Committees

THAT the six Standing Committees continue to operate with the existing Chairmen and the following membership:

Finance Committee

Alderman Bowers
Alderman Volrich
Alderman Harcourt
Alderman Linnell

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Mayor's Mid Term Report (cont'd)

Social Services Committee	Alderman Rankin Alderman Marzari Alderman Gibson Alderman Hardwick
Civic Development Committee (including False Creek matters)	Alderman Hardwick Alderman Massey Alderman Bowers Alderman Pendakur
Community Development Committee	Alderman Volrich Alderman Harcourt Alderman Marzari Alderman Rankin
Housing Committee	Alderman Harcourt Alderman Massey Alderman Rankin Alderman Volrich
Waterfront Committee	Alderman Pendakur Alderman Linnell Commissioner DuMoulin Alderman Gibson Alderman Massey

---

THAT Alderman Gibson be the City's representative on the City Planning Commission and that Alderman Marzari continue to be the alternate.

THAT Alderman Marzari be the City's member on the Metropolitan Board of Health and that Alderman Marzari continue as the Chairman of the Official Traffic Commission with Alderman Pendakur as the other Council representative.

THAT appointments be made to various Boards and Commissions as follows:

Vancouver Athletic Commission	Alderman Volrich
Vancouver Civic Auditorium Board	Alderman Bowers
Vancouver Civil Defence Board	Mayor Phillips
Downtown Parking Corporation	Alderman Massey
Greater Vancouver Convention and Visitors Bureau	Alderman Volrich
Vancouver Public Library Board	Alderman Gibson
Lower Mainland Municipal Association	Alderman Harcourt
Vancouver Detoxification Centre Society	Alderman Harcourt
Remembrance Day Committee	former Alderman Halford D. Wilson
Vehicles-for-Hire Board	Alderman Rankin
Grey Cup '74 Committee	Alderman Volrich Alderman Harcourt

THAT the Social Planning Department report back to Council as soon as possible on the feasibility of establishing a Farmers' Market in the City.

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cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Mayor's Mid Term Report (cont'd)

THAT Alderman Massey be appointed as Chairman, with power to add, to a Committee on Vancouver '76 (U.N. Conference on Human Settlements).

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the following two Committees be appointed for 1974, with the members as listed:

Special Committee re Provincial Court Building	Chairman - Alderman H. Rankin (with power to add) Alderman Harcourt Alderman Massey Commissioner G. Dawson
Orpheum Theatre Committee	Chairman - Alderman Bowers Alderman Gibson Alderman Massey

- CARRIED UNANIMOUSLY

2. Appointment of Civic Chaplain

MOVED by Ald. Pendakur,
THAT, pursuant to recommendation of the Mayor, the Reverend Phillip Hewitt of the Unitarian Church of Vancouver be appointed Civic Chaplain for the months of January, February and March, 1974.

- CARRIED UNANIMOUSLY

3. Housing: Kitsilano

The Council was advised that the West Broadway Citizens Committee had requested that the communication dated December 28, 1973, with respect to housing in Kitsilano, be withdrawn.

4. Activated Stop Light:
4th Avenue and Trimble

MOVED by Ald. Marzari,
THAT, pursuant to request received from the 4th and Trimble Committee, permission be granted to hear a delegation and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

5. Rent Increases

MOVED by Ald. Pendakur,
THAT, pursuant to request received from the Vancouver Tenants Council, permission be granted to hear a delegation, as soon as possible, and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

6. Civil Emergency Measures
Finance Assistance Program

MOVED by Ald. Hardwick,
THAT the communication from the City of Windsor with respect to Civil Emergency Measures Financial Assistance Program, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

7. Charter Amendment re Money By-laws and Proposed League of Voters

MOVED by Ald. Bowers,
THAT the communication from the Vancouver Council of Women, dated December 13, 1973, on the matter of Charter Amendment re money by-laws and proposed League of Voters, be received.

- CARRIED UNANIMOUSLY

8. Additional Appointments to Vancouver Public Library Board

The City Clerk, under date of December 20, 1973, submitted the following communication:

> 'Pursuant to request from the Vancouver Public Library Board, Council on December 18, 1973, approved in principle increasing the Library Board membership from nine to a total of eleven members, and requested the City Clerk to report further.
>
> At the present time, the Library Board has three members retiring in 1973 and five members retiring in 1974. The Council representative is appointed annually, other members being appointed biennially.
>
> After referring to the Library Act and considering the present appointment position, it is recommended that Council pass a motion to the following effect:
>
> > "THAT the Vancouver Public Library Board membership be increased from nine to eleven.
> >
> > FURTHER THAT when Council considers appointments to Public Boards in January 1974, five appointments be made for the two-year term 1974 and 1975."'

MOVED by Ald. Gibson,
THAT the Vancouver Public Library Board membership be increased from nine to eleven;

FURTHER THAT when Council considers appointments to Public Boards in January, 1974, five appointments be made for the two-year term 1974 and 1975.

- CARRIED UNANIMOUSLY

9. Traffic Light at Broadway and Vine

MOVED by Ald. Marzari,
THAT, pursuant to request received, permission be granted to hear a delegation from the West Broadway Citizens Committee on the matter of a traffic light at Broadway and Vine, and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. BOARD OF ADMINISTRATION
General Report (January 4, 1974)

(1) Works and Utility (January 4)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of lane West of Macdonald Street South from 8th Avenue
Cl. 2: Tender for Supply and Delivery of Case Iron Waterworks fittings, Hydrants and Valves

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, January 4 (cont'd)

Works & Utility Matters (cont'd)

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration, contained in these two clauses be approved.

- CARRIED UNANIMOUSLY

(3) Harbours and Parks Matters (Jan. 4)

Capilano Canyon Park: Transfer to the Greater Vancouver Regional District

MOVED by Ald.
THAT the recommendation of the Board of Administration, contained in this clause be approved, and,

FURTHER THAT conveyance of this 166.23 acre parcel be for perpetual park use to the extent it is legally possible.

- CARRIED UNANIMOUSLY

(4) Building and Planning Matters (Jan. 4)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Proposal by the X-Kalay Foundation Society to build a Housing Complex
Cl. 2: Centennial Museum and Planetarium Workshop
Cl. 3: Strathcona Rehabilitation Project: Evaluation

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

(7) Finance Matters (Jan. 4)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Vancouver Public Library: Central Office Staffing Requirement
Cl. 2: Annual Financial Authorities
Cl. 3: Authority to Invest Funds
Cl. 4: Regional District Tax Levy
Cl. 5: Health Department: Central Office Staffing
Cl. 6: Tender - Lumber
Cl. 7: Replacement of Furniture: Office of Director of Planning
Cl. 8: Tender Awards

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in clauses 1 to 6 inclusive of the report, be approved and the information contained in Clause 8 be received.

- CARRIED UNANIMOUSLY

Clause 7: Replacement of Furniture: Office of Director of Planning

MOVED by Ald. Massey,
THAT this clause be referred to the next meeting of Council and in the meantime Alderman Massey discuss the matter with the Director of Planning and the Purchasing Agent.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, January 4 (cont'd)

(8) Personnel Matters (Jan. 4)

Child Care Facilities Survey

MOVED by Ald. Marzari,
THAT this matter be referred back to the Board of Administration for a joint investigation of suitable premises with the Vancouver Municipal and Regional Employees Union and that during the next month the Social Services Committee pursue the matter further.

AMENDED
SEE PAGE 55

- CARRIED UNANIMOUSLY

(9) Property Matters (Jan. 4)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Authority to demolish 1502 Rupert Street
Cl. 2: Sale of Portion of City-owned Lot - N/E corner of Highway 401 and First Avenue

Clause 1: Authority to Demolish 1502 Rupert Street

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 2: Sale of Portion of City-owned Lot

MOVED by Ald. Hardwick,
THAT direct sale of a portion of Lot B to the owner of Lot 2 described in this clause be approved, and, therefore, the recommendations of the Supervisor of Property and Insurance contained in this clause be approved.

- CARRIED UNANIMOUSLY

C. DEPARTMENT REPORT, January 4, 1974

(4) Building and Planning Matters (Jan. 4)

The Council considered this Department report which contains three clauses identified as follows:

Cl. 1: Addition to Building, 2072 Kitchener Street
Cl. 2: Strata Title Application, New Construction 2222 Cambridge Street
Cl. 3: Revision Change Series #3 to National Building Code

Clause 1: Addition to Building

MOVED by Ald. Hardwick,
THAT, pursuant to request received, permission be granted to hear a delegation on this matter, and arrangements be made by the City Clerk.

- CARRIED UNANIMOUSLY

Clause 2: Strata Title Application, 2222 Cambridge Street

MOVED by Ald. Harcourt,
THAT the application of Dawson Developments Ltd., under the Strata Titles Act re new apartment development at 2222 Cambridge Street, be approved, subject to application of relevant City by-laws.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENT REPORT (January 4)
continued:

Building and Planning matters (cont'd)

Clause 3: Revision Change Series #3 to National Building Code

MOVED by Ald. Harcourt,
THAT the recommendations of the City Building Inspector contained in this clause be approved.

- CARRIED UNANIMOUSLY

D. Joint Report of Standing Committees on Civic Development and Waterfront and Environment, December 6, 1973

MOVED by Ald. Pendakur,
THAT the information submitted by the joint Committees on the matter of Project 200 as contained in this report, be received.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Civic Development, December 6, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Downtown Plan Proposed Parking Policy
Cl. 2: Langara Lands
Cl. 3: Historic Area Advisory Board

MOVED by Ald. Hardwick,
THAT the information submitted by the Committee in these clauses of the report, be received.

- CARRIED UNANIMOUSLY

F. Joint Report of Standing Committees on Civic and Community Development dated December 11, 1973

West End Plan

MOVED by Ald. Hardwick,
THAT the information of the Committee contained in this report, be received.

- CARRIED UNANIMOUSLY

At this point in the proceedings Alderman Marzari and Alderman Rankin left the meeting to attend to other Civic business.

G. Report of Standing Committee on Social Services (December 13, 1973)

The Council considered this report of the Committee which contains three clauses identified as follows:

Cl. 1: Grant Request: Rape Relief Action Group
Cl. 2: Management of the Dangerous Patient in Vancouver
Cl. 3: Lower Mainland Welfare Rights Association

MOVED by Ald. Rankin,
THAT the information of the Committee contained in Clauses 1 and 2 of this report, be received.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services dated Dec. 13, (cont'd)

Clause 3: Lower Mainland Welfare Rights Association

MOVED by Ald. Rankin,
THAT this clause of the report be tabled for consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on
Civic Development, December 17, 1973

Future of Langara Lands

MOVED by Ald. Hardwick,
THAT the information submitted by the Committee in this report be received, after changing the words "30 acres" in the middle of paragraph 2, to read "A portion".

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on
Civic Development, December 18, 1973

Vancouver Heritage Advisory Board

MOVED by Ald. Hardwick,
THAT the information submitted by the Committee in this report be received.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing it was suggested that the Civic Development Committee examine the matter of demolition permits as they affect the interests of the Vancouver Heritage Advisory Board)

J. Report of Standing Committee on
Social Services, December 18, 1973

Future Use of the Continental Hotel
(Bridge 'Y')

MOVED by Ald. Linnell,
THAT the information of the Committee contained in this report be received.

- CARRIED UNANIMOUSLY

K. Illegal Suites: Hardship Cases

The Special Committee respecting Illegal Suites, Hardship Cases, submitted the following report under date of January 4, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. M. McQuillan (tenant), 511 East 48th Avenue
Mrs. Eileen Harris (tenant), 995 East 64th Avenue
Gurcharam S. Thind (owner), 1225 East 60th Avenue
Beverley McQuay (tenant), 1011 East 45th Avenue
Mrs. Anna Farkas (owner), 5229 Sommerville Street

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites:
Hardship Cases (cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Maureen Avery (tenant), 1733 Waterloo Street
Clinton Clarence Gardiner (tenant), 2621 Columbia Street
Tony Cho (tenant), 4438 John Street
Constantinos Lambrinoudis (owner), 3974 West 17th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Ming Ngai Chan (tenant), 1354 East 18th Avenue
Domenico and Angelina Fata (owners), 2083 East 37th Avenue
Avtar Sihota (owner), 7049 Argyle Street
Jim and Maria Mesotopitis (owners), 3675 Highbury Street
Peter Martin (owner), 2948 Carolina Street
Barrie Smith (tenant), 2445 West 8th Avenue
Elaine Zahorak (tenant), 3185 Graveley Street

(d) the following applications be not approved:

Edwina Chojnacki (owner), 5164 Fairmont Street
Gurdev Singh Atwal (tenant), 173 S. W. Marine Drive
Mr. P. L. Burkhart (tenant), 3906 West 13th Avenue

(e) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee, containing clauses (a) to (e), dated January 4, 1974, be approved.

- CARRIED UNANIMOUSLY

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L. Report of Standing Committee on Civic Development, January 3, 1974

Exclusive Bus Lanes for Downtown Vancouver

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 2193
BEING THE FIRE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing and Stopping up:
(lane North of Tanner Street,
West of Boundary Road)

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT WHEREAS,

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 20 feet of Lots 3, 4 and 5, Block 107, District Lots 36 and 51, Plan 1570 has been established for highway under filing 45076;

3. These portions of lane lie within the limits of Bruce School Site;

4. All the individual parcels of the School Site are to be consolidated to form one parcel;

THEREFORE BE IT RESOLVED that the North 20 feet of Lots 3, 4 and 5, Block 107, District Lots 36 and 51, Plan 1570, be closed, stopped up and conveyed to the School Board.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up:
(N/E corner of S.E. Marine Drive
and Windsor Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 10 feet of the South 27 feet of Lot 1, abutting Lot "B" of Lot 1, Blocks 5 to 8 in Subdivision "A", District Lot 327, Plan 7705, situated at the North East corner of S.E. Marine Drive and Windsor Street, is surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up: (cont'd)

3. The owner of the said abutting Lot "B" purchased the 10 feet of surplus road in 1962. At that time the City was unable to complete the conveyance and consolidation of the 10 foot strip;

4. The owner of said abutting Lot "B" has asked for a conveyance of this portion of road to complete the conveyance it is necessary to include the remainder of the south 27 feet in the subdivision plan;

THEREFORE BE IT RESOLVED THAT the north 10 feet of the south 27 feet of Lot 1, abutting Lot "B" of Lot 1, Blocks 5 to 8, Subdivision "A", District Lot 327, Plan 7705, be closed, stopped up, conveyed and subdivided with the said Lot "B" and the balance of said Lot 1 to be dedicated for road;

AND BE IT FURTHER RESOLVED THAT the Mayor and City Clerk sign the subdivision plan as the owner of the portion of said Lot 1 to be dedicated.

- CARRIED UNANIMOUSLY

3. Closing and Stopping up:
(lane south of Cornwall Avenue betw. Maple Street and Cypress Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. All of the lots in Block 196, District Lot 526, are owned by the City of Vancouver;

3. The lane in Block 196 was dedicated by the deposit of Plan 1123 and is surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that all the lane in Block 196, District Lot 526, Plan 1123, the same as shown outlined red on a plan prepared by Adam Burhoe, B.C.L.S., dated July 31, 1973, and marginally numbered LF 6624, a print of which is hereunto annexed; be closed, stopped up and title taken thereto;

BE IT FURTHER RESOLVED that the closed lane be subdivided with the abutting lands to form one parcel.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

4. Champlain Heights Site #20
Parking Spaces

At the Council meeting on December 18, 1973, notice was called on a motion submitted by Alderman Bowers and Alderman Harcourt, and with the permission of Council this day, the motion is changed to read as follows:

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT Council rescind its motion requiring the development on "Champlain Site #20" to provide two parking spaces per unit; instead Council will require at this time 1.5 parking spaces per unit, but reserve the right to order, at a later time, an increase to two spaces per unit, if experience proves this necessary;

FURTHER THAT this action be based on obtaining the assurance of the United Co-operative Housing Society that it will provide the extra parking spaces.

(amended)

MOVED by Ald. Pendakur, in amendment,
THAT the following words be added to the motion of Aldermen Bowers and Harcourt:

"FURTHER THAT the Director of Planning, when considering the development permit application and plans, be instructed to take into consideration the overflow excess parking to be accommodated on the site."

- CARRIED 43

(Aldermen Bowers, Gibson and Harcourt voted against the amendment of Alderman Pendakur)

The motion, as amended, and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT Council rescind its motion requiring the development on "Champlain Site #20" to provide two parking spaces per unit; instead Council will require at this time 1.5 parking spaces per unit, but reserve the right to order, at a later time, an increase to two spaces per unit, if experience proves this necessary;

FURTHER THAT this action be based on obtaining the assurance of the United Co-operative Housing Society that it will provide the extra parking spaces; and,

FURTHER THAT the Director of Planning, when considering the development permit application and plans, be instructed to take into consideration the overflow excess parking to be accommodated on the site".

5. 1974 Council Meeting Dates

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the regular Council meetings for the year 1974 be held on Tuesday on the following dates, commencing at 2 p.m., and, after a declared recess, to continue at 7:30 p.m. for the completion of Council business, if and when necessary:

MONTH	DAY (Tuesday)
January	8
	15
	22
	(skip 29)

cont'd....

MOTIONS (cont'd)

1974 Council Meeting Dates (cont'd)

MONTH	DAY (Tuesday)	
February	5	
		(skip 12)
	19	
	26	
March	5	
	12	
	19	
		(skip 26)
April	2	
	9	
		(skip 16)
	23	
	30	
May	7	
	14	
		(skip 21)
	28	
June	4	
	11	
		(skip 18)
	25	
July		(skip 2)
	9	
		(skip 16)
	23	
	30	
August		(skip 6)
	13	
		(skip 20)
	27	
September		(skip 3)
	10	
	17	
	24	
October	1	
	8	
		(skip 15)
	22	
	29	
November	5	
	12	
		(skip 19)
	26	
December	3	
	10	
	17	
		(skip 24)
		(skip 31)

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

6. Mayor's Limousine

MOVED by Ald. Bowers,
SECONDED by Ald. Massey,
THAT WHEREAS,

(a) on December 8, 1973, the Mayor's limousine was sold, resulting in a net transfer to General Revenues of $4,855;

(b) on December 11, 1973, Council considered the possibility of acquiring the Orpheum Theatre as a second hall for live performances in Vancouver, and instructed a Special Committee (consisting of Aldermen Bowers, Gibson and Massey) to report back in February, 1974 on 'what financial support might be available to the City';

(c) the Special Committee has been meeting with groups of interested citizens who are willing to help organize a fund-raising drive. Such a campaign requires the production of some publicity materials and requires some secretarial assistance, etc.;

(d) the Special Committee does not consider it proper to expend for such purposes any of the public donations received until Council has decided to exercise the Option to purchase the Theatre;

THEREFORE BE IT RESOLVED THAT the amount of $4,855, being the net proceeds of the sale of the Mayor's limousine, be made available immediately for providing publicity and secretarial assistance to the Orpheum fund-raising campaign, and

FURTHER THAT authority for the disbursement of funds out of this account be vested in the Director of Finance, in consultation with the Special Committee.

(notice)

(Notice was called and recognized by the Chair)

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Daylight Saving Time

MOVED by Ald. Volrich,
THAT WHEREAS,

(a) the Provincial Government had intended to bring in Daylight Saving Time throughout the Province on January 6, 1974;

(b) the Provincial Government has now deferred giving effect to Daylight Saving Time until February 3, 1974;

(c) there is no evidence whatever that the early changeover will be for the benefit of the people of British Columbia and there is most certainly no evidence that the early changeover will be of any advantage in the saving of energy consumption;

(d) an early changeover will be a great inconvenience to many citizens of the City of Vancouver in terms of school - starting conditions for children, unfavourable working hours, confusion of transportation schedules, disruption of family life and in many other respects;

THEREFORE BE IT RESOLVED THAT the City of Vancouver do request the Provincial Government to rescind completely its decision to implement Daylight Saving Time at any earlier date than the last Sunday of April.

(notice)

NOTICE OF MOTION (cont'd)

2. Motor Vehicle Testing Station

MOVED by Ald. Volrich,
THAT WHEREAS,

(a) the Provincial Government had taken over the operation and responsibility for the Motor Vehicle Testing Station at 1730 West Georgia Street from the City of Vancouver several years ago;

(b) the Provincial Government at that time assured the City of Vancouver that its takeover of this function would result in improved services to the citizens of Vancouver,

(c) the Provincial Government completely failed to carry out its assurances in this regard;

(d) the Citizens of Vancouver continue to experience a great deal of delay, inconveniences and frustration in attending at the testing station at 1730 West Georgia Street;

(e) many citizens find their vehicles being rejected on the basis of minor adjustments which sometimes have little relevance to the matter of safety, requiring them to have the required adjustment made and then to experience again the delay and inconvenience of lining up again and having their vehicles retested;

(f) the one vehicle testing station at 1730 West Georgia Street is completely inadequate to service the needs of the people of Vancouver;

THEREFORE BE IT RESOLVED THAT:

(1) The Provincial Government be requested to implement as soon as possible an improvement in the Motor Vehicle Inspection Services to the people of Vancouver;

(2) The Provincial Government be requested to provide such facilities in various locations in the City apart from the one station presently located at 1730 West Georgia Street.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Assessment Appeals

raised the matter of the deadlines for assessment appeals in view of the lateness in receiving assessment notices. The Alderman suggested that if the date of the appeals cannot be extended, then suitable advertising should be carried out to notify citizens of the deadline.

The Mayor undertook to look into this matter.

The Council recessed at approximately at 4:00 p.m., to reconvene 'In Camera' in the Mayor's Office.

****

Council Meeting of January 2, 1974

Although this meeting was formally called, there being no members present at 2:00 p.m., the meeting went by default, as was anticipated in accordance with Council resolution dated December 4, 1973.

****

The foregoing are Minutes of the Regular Council meeting of January 8, 1974, adopted, after amendment, on January 15, 1974.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. Closure of Lane West of Macdonald Street, South from 8th Avenue Adjacent to the East Half of Lot 7, Block 3, Block 32, D.L. 192

The City Engineer reports as follows:

"The 12 foot lane and corner cutoff midway between Macdonald Street and Bayswater Street are surplus to the City's highway requirements. The abutting owners have made application to acquire respective portions of the surplus lanes.

I RECOMMEND that the lane dedicated by plan 4637 outlined red and the established 5 feet by 5 feet cutoff outlined green on plan marginally numbered LF 6819 be closed, stopped up and conveyed to the abutting owners.

I further RECOMMEND that the said closed lanes be subdivided with the adjacent lands.

I further RECOMMEND that the portion of lane outlined red be valued at $5,000 including registration and survey cost, and the portion coloured green at $50 in accordance with the recommendation of the Supervisor of Property and Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 57-73-19 - Supply and Delivery of Cast Iron Waterworks Fittings, Hydrants and Valves

Tenders for the subject supplies were opened by your Board on November 19, 1973 and referred to the City Engineer and Purchasing Agent for report. The working tabulation is on file in the Purchasing Agents Office.

The officials concerned report as follows:

"The tender call was for 120 items and requested prices for one and two-year periods.

Two firms submitted bids.

Western Alloys & Metals Ltd. submitted a bid on 3 items only for a one-year period with the second year subject to confirmation after expiry of the one-year period. However, this bid was for alternatives to the items specified, and these do not meet the City's specifications.

Terminal City Iron Works Ltd. submitted a firm bid on all items, to specifications, for a 6-month period only, provided that the year's requirements are placed on order by January 15, 1974. The tendered prices will be applicable to those listed on the tender during the six-month period. All items offered by Terminal City Iron Works Ltd. will be manufactured in Vancouver.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend acceptance of the bid, as outlined above, from Terminal City Iron Works Ltd., at a total estimated cost of $242,183.97, plus 5% Provincial S.S. Tax."

Your Board recommends that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 6-7

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Capilano Canyon Park - Transfer to the Greater Vancouver Regional District

The Corporation Counsel reports as follows:-

"On January 29, 1973, the Board of Parks and Public Recreation passed the following motion:

'Whereas the Vancouver Park Board has care and custody of 221.18 acres of park known as Capilano Canyon Park in the District of North Vancouver, and

Whereas Capilano Canyon Park has been proposed as a Regional Park in the 1966 Lower Mainland Regional Planning Board report,

BE IT THEREFORE RESOLVED: That the Board agree in principle to turn over the 166.23 acres of Capilano Canyon Park owned by the City of Vancouver to the Greater Vancouver Regional District for use as a regional park, providing the District of North Vancouver agrees to transfer to the Greater Vancouver Regional District the remaining 54.95 acres of Capilano Canyon Park leased by the Vancouver Park Board since May 1, 1954 for 20 years for $1 per year excepting a 2.6 acre portion thereof to be retained by the District of North Vancouver and dedicated for park purposes.'

The City Council considered the Park Board resolution on March 6, 1973 and passed the following resolution:-

'THAT this matter be referred back to the Park Board to obtain satisfactory assurance that the property will remain as at present standard, or will be developed to a better standard and that sufficient funding will be forthcoming from the Regional District to this end.'

The question of the standard of care of the park was taken up with the Regional District by the Superintendent of Parks and the response was as follows:-

'That the question of assuming responsibility for the operation and maintenance of Capilano Canyon Park in 1974 be referred to the Park Committee for consideration and report.

That the question of assuming responsibility for the operation and maintenance of Capilano Canyon Park in 1974 be referred to the Director of Parks for a report in connection with the implications and estimated costs.

This report is to be prepared in time for consideration with 1974 budget estimates.'

"The Superintendent of Parks has received a further letter (dated December 6, 1973) containing the desired assurances as follows:-

'The District of North Vancouver lands are currently being transferred to the GVRD. The land owned by the City of Vancouver will be transferred to the GVRD subject to GVRD agreeing to maintain the park at the present or higher standards.

Cont'd . . .

Clause 1 cont'd

Since the GVRD Parks Department lack the necessary equipment and personnel, the GVRD Water and Sewer Department senior staff have agreed that their Department will be able to maintain the grounds and washrooms at the Parks Department's expense. The City of Vancouver have spent $6,000 or more on annual maintenance in 1971, and due to the increase in Park visitors and the addition of the public washrooms, it is anticipated that the GVRD's share of annual cost of maintenance will be $12,000. This cost is reflected in the 1974 budget.'

In view of the fact that the District of North Vancouver is in the process of turning over to the Regional District the 54.95 acres which the City has had under lease since May 1, 1954, it would be appropriate for the City to surrender the balance of the term of its lease which will in any event run out on May 1, 1974. Also since the Regional District has met and gone beyond the City Council's requirements with regard to the standard of care of the park, it is RECOMMENDED that authority be given to convey the 166.23 acre parcel of Capilano Canyon Park owned by the City to the Greater Vancouver Regional District."

Your Board RECOMMENDS the foregoing report of the Corporation Counsel be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Proposal by the X-Kalay Foundation Society to build a Housing Complex

The Director of Planning reports as follows:

BACKGROUND

1. On May 25, 1971, application was made by the X-Kalay Foundation Society to amend the zoning of the subject property from RT-2 to CD-1 for the purpose of constructing a residential and community facilities complex "Mini-Village" on approximately 4 acres of city-owned land situated on the south-west corner of S.E. Marine Drive and Cromwell Street. (See Appendix I).

2. At a Public Hearing held on November 22, 1971, to consider the rezoning application, the following resolution was passed by City Council:

   "THAT the foregoing application be approved and that in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission the uses be restricted to an institution of philanthropic character and customary ancillary uses including off-street parking, subject to prior compliance by the applicants to the following conditions:

   (a) Acquisition of the subject lands from the City.

   (b) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel.

   (c) The floor space ratio not to exceed 0.50.

   (d) The buildings generally not to exceed a height of 2 storeys.

   (e) The resubdivision of Lot 2 to be first approved by the Approving Officer to establish a site of approximately 400' in width.

   FURTHER THAT if this particular development by the X-Kalay Foundation Society does not proceed, the property will revert to its present RT-2 Two Family Dwelling District Zoning.

   FURTHER THAT the City-owned land be subject to resale to the City at the selling price if this property is not developed within eighteen (18) months' time."

3. A Development Permit Application was filed December 7, 1971, by X-Kalay for an "Institution of a Philanthropic character".

4. The unconventional nature of the dwelling accommodation proposed lead to several problems in the Development Permit Application. Some problems remained unresolved, and on November 27, 1972, X-Kalay withdrew its development proposal.

Cont'd . . .

Clause No.1 continued

PRESENT STATUS

1. On November 15, 1973, X-Kalay requested the Planning Department to re-open the file so that it could proceed with the original proposal.

   During a telephone conversation, Mr. Berner, Executive Director of X-Kalay, indicated that the plans for the original housing and community facilities complex had been modified in order to overcome the former difficulties with the Development Permit application.

2. It has been two years since City Council approved the application to rezone the subject property (November 22, 1971). Since the X-Kalay development did not proceed, the rezoning by-law was never enacted and the zoning remains RT-2. The approval for the rezoning cannot now be enacted because there is not a quorum of the present Council which heard the application at the Public Hearing Approval of the rezoning would require a fresh Public Hearing.

3. Several religious organizations (including the B.C. Muslim Association, Hare Krishna, and many others) have expressed interest in locating on,or in the vicinity of,the proposed X-Kalay site.

4. A Local Area Planning Programme has been established to prepare a plan for the remaining undeveloped area in Champlain Heights (Areas E & F). The use of S.E. Marine Drive, or portions thereof, for development by religious and philanthropic organizations should be considered in the context of the Local Area Planning Programme.

RECOMMENDATIONS

It is recommended that:

No action be taken regarding X-Kalay's request until such time as the Champlain Heights Planning Advisory Committee has had the opportunity to discuss and make recommendations regarding the location and method of disposal of sites for development by religious and philanthropic organizations.

Your Board RECOMMENDS that the recommendation of the Director of Planning be adopted.

2. Centennial Museum & Planetarium Workshop

The Director of Permits & Licenses reports as follows:

"Following completion of the Centennial Museum and the subsequent development of work procedures by the Museum's staff, it was found that the Workshop facility on the lower floor would require reorganization and additional mechanical and electrical work.

The general working area proved to be inadequate in size, consequently the carpentry and painting operations were moved into a large storage area. In addition, the following work was ordered by the Workmen's Compensation Board and the City Fire Warden:

(a) The exhaust system from the fumigation room to be improved;

(b) A sawdust collecting system is required for the carpentry shop;

(c) A sprinkler system must be installed in the whole Workshop Area.

Cont'd . . .

Clause No.2 continued

The cost to make the necessary improvements was estimated at approximately $50,000.00, and this amount was provided in the 1971 Supplementary Capital Budget.

Meetings have been held with the Museum staff and with the original Consulting Engineers and a proposal has now been developed which has the approval of the Director of the Museum & Planetarium, the Workmen's Compensation Board and the City Fire Warden. A breakdown of the proposed work together with the related rough estimates is as follows:

(a)	Paint Room - to be constructed in the present Workshop storage area. Estimate includes for related electrical and mechanical work -	$14,000.00
(b)	Fumigation Room - work involves modifications to the existing door, installation of a new exhaust system, and explosion proof lighting fixtures -	7,800.00
(c)	Carpentry Shop - work includes installation of a new separation wall, sawdust collector, additional supply and exhaust ventilation -	17,400.00
(d)	Silk Screen Room - the existing Paint Storage Room will be modified for silk screen work. Work includes installation of explosion proof fixtures and increased supply and exhaust ventilation -	1,000.00
(e)	Sprinkler System - approved sprinkler system to be installed in the complete Workshop Area -	3,300.00
(f)	Allowance for consulting fees, testing charges, etc.	5,000.00
	Sub Total	$48,500.00
(g)	Contingency	1,500.00
	TOTAL	$50,000.00

It is now necessary to complete the necessary working drawings and specifications in order to call for tenders, therefore:

Your Board RECOMMENDS that Council:

(a) authorize the Assistant Director, Construction & Maintenance Division to retain Consultants to complete working drawings for the modifications of the Museum Workshop Area and to call for tenders and report back to Council.

(b) The necessary funds for Consultant Fees in the amount of approximately $5,000.00 to be provided from the Capital Funds Account 403/7901.

3. Strathcona Rehabilitation Project: Evaluation

The Director of Planning reports as follows:

"The Strathcona Agreement provides for a monitoring and evaluation of the Strathcona Rehabilitation Project and this is particularly important in view of the fact that the Strathcona Project was, to some extent, experimental, and that Neighbourhood Improvement Programs and Residential Rehabilitation Assistance Programs will be carried out on legislation modelled to some extent on the Strathcona experiment.

cont'd . . .

Clause No.3 continued

The Strathcona Rehabilitation Committee has initiated a data gathering procedure and most of the work under this program is now completed. The position of the employee who had been carrying out this work was abolished at the last meeting of Council.

Originally it had been thought that a Canada-wide evaluation process would take place of all rehabilitation projects, with most of the initiative being taken by CMHC, but with a particular local input. This Canada-wide program has not been started and it appears that it may be some time before any work is initiated by CMHC as part of this nation-wide program.

Accordingly, to evaluate the project as a basis for future projects, the Strathcona Rehabilitation Committee has solicited an evaluation study and recommends that this work be carried out under the direction of Mr. Larry Bell of the United Community Services of the Greater Vancouver Area. A two-part study is envisaged, with the first part being carried out in the period January-April, 1974, and with the second part being carried out in mid-1975.

The cost of the proposal would not exceed $16,500 for Stage 1, and the preliminary estimate for Stage 2 is $15,000. At its meeting on December 19th, 1973, the Strathcona Rehabilitation Committee passed the following resolution:

> "THAT the proposal and budget set out by Mr. Larry Bell of UCS in a report entitled "Evaluative Study Design", dated December 19, 1973, be approved and the necessary arrangements be made to start as soon as possible, for a total cost not to exceed $16,500 in Stage 1, and the estimate of $15,000 for Stage 2 to be reviewed at the conclusion of Stage 1."

The representatives on the Strathcona Rehabilitation Committee of CMHC and the Provincial Government have authority to approve expenditures of this sort without further reference. In the case of the City, however, Council approval will be necessary.

The cost of the survey is a legitimate charge on the Project against the administration budget and provision has been made for this work in estimating expenditures. The City's share of the cost of the first part is $4,125.

Accordingly, it is RECOMMENDED that the City approve the carrying out of an evaluation study of the Strathcona Project and authorize expenditure of the City's share of this work in an amount not to exceed $4,125, the source of funds to be the Urban Renewal Capital Funds allocated to the Strathcona Rehabilitation Project, it being understood that a further recommendation on Stage 2 will be forthcoming during 1974."

Your Board RECOMMENDS approval of the recommendation of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 7

A-7

FINANCE MATTERS

RECOMMENDATION

1. Vancouver Public Library
Central Office Staffing Requirement

Your Board has received the following from the Director of the Vancouver Public Library:

> "At its regular meeting on November 14, 1973 the Library Board approved the establishment of one Library Clerk 11 position and the abolishing of one part time position -- subject to authorization of necessary funds by City Council."

The Business Manager and Head of Personnel are assisted by three full time employees and one employee working 14 hours per week. There has been a constant increase in the volume of work in these offices brought about by several factors including additional branch libraries and resultant increases in staff; conversion of regular positions to part time hours and a resultant increase in recruitment processing and pay roll functions; increased staff turnover due to modern work styles; increased training requirements; additional patron services such as photo copy machines, coin operated typewriters, etc. and a strengthening of accounting procedures to meet audit requirements and proper accounting controls.

The present staff is unable to cope with this increase -- to meet this problem it is proposed to abolish the 14 hours per week position and replace this with one full time Library Clerk 11 position.

The annual cost estimate at 1973 rates is as follows:

Annual

Cost Estimate - 1973 rates	
Library Clerk 11 -PG9 ($470-552)	$5,640.
Fringe Benefits 12½%	705.
	$6,345.
Less: Tel.Opr. Typist 11	
14 hrs -52 weeks at $3.09	$2,250.
Fringe Benefits 10%	225.
	$2,475.
Estimated Net Increase in Cost	$3,870.

Summary

	Present Classification	Proposed Classification	Effective Date
Abolish 14 hrs. a week	Tel.Oper.Typ.11 Pay Grade 9 ($3.09-$3.63)		When Vacated
Establish 1 new position		Lib.Clerk 11 Pay Grade 9 ($470.-$552.)	When Filled

The proposed change has been discussed with the President of the Vancouver Public Library Staff Association, Local 391 CUPE. He concurs herein.

Your Board recommends authorization of the necessary funds and approval of expenditures prior to adoption of the 1974 Budget.

2. Annual Financial Authorities

The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

Your Board RECOMMENDS:

a) That the Director of Finance be authorized for the period January 1 to December 31, 1974, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1974, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

3. Authority to Invest Funds

The Director of Finance has requested the normal authority to invest funds as they become available during the year 1974.

Your Board RECOMMENDS that the Director of Finance, in consultation with the Board of Administration, be authorized, for the year 1974, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Sec. 201, 259, 260 of the Charter. In the case of major investments there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Care Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada
Securities of or guaranteed by any chartered bank in Canada
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition.

4. Regional District Tax Levy

The Director of Finance reports as follows:

"The Council of the District of Burnaby has passed a resolution requesting that the Greater Vancouver Regional District pass a by-law that would require member municipalities to levy the Regional District tax rate on hospital assessments, and the Burnaby Council is requesting the support of the other members of the GVRD for this resolution.

cont'd ....

Clause No. 4 (cont'd)

At present, the GVRD apportions its budget between the municipalities in the GVRD on the basis of hospital assessments, except for the costs of Regional Planning which are distributed on the basis of population. The hospital assessments are the same as school assessments, including machinery, but excluding B.C. Hydro. The municipalities in turn levy the GVRD tax requisitions on the basis of their general purposes assessment. In the case of Vancouver it is included in the general purposes tax levy. Effectively, the distribution of the budget by the GVRD is by one yardstick and the taxing at the municipal level is by a different one. The last sitting of the Legislature amended the Municipal Act such that municipalities must include in their rating by-laws provision for a Regional District levy and the Regional District may by by-law provide that the rates be levied on hospital assessments or partly on hospital assessments and partly on general purpose assessments. Burnaby is seeking to have the GVRD pass the by-law that the rates be levied on hospital assessments. Their position is logically correct, and this would cause the Regional District levy to appear as a separate item on the tax bill.

With respect to Vancouver, it would take some considerable research to determine the exact effect of changing from the present basis to a direct levy on the basis of hospital assessments, but we do not consider the effect would be significant. The one item that would appear to change somewhat is with respect to the distribution of costs for Regional Planning. At the moment Vancouver pays 41.5%, on the basis of population. This would rise to 44.6% or an increase of approximately $18,000 at 1973 cost levels. An analysis of the distribution of property taxes in 1973 showed that the single family residence pays 43.2% of general purposes taxes and 39.9% of hospital purposes taxes, this supporting the idea of distributing the Regional District tax levy on the basis of Hospital District assessments.

On the basis of both equity and logic I would recommend that Council

A) support Burnaby's position with respect to requesting the GVRD to allocate the Regional District tax requisition on the basis of hospital assessments, and
B) that the member municipalities levy the GVRD rate as a separate item on the municipal tax bill on the basis of hospital assessments, and
C) that Vancouver do so even if some of the other members of the GVRD do not."

Your Board supports the recommendation of the Director of Finance and recommends Council approval.

5. Health Department - Central Office Staffing

Your Board received a request from the Medical Health Officer for establishment of one additional position in the Central Office of the Health Department. The duties of the incumbent will be:

(i) to provide secretarial service to the Director of Environmental Health Services

(ii) to assist the Secretaries to the Medical Health Officer and the Administrative Officer

The Director of Personnel Services has reviewed the duties and responsibilities of the position, and reports:

"One New Position - Clerk Stenographer II

This position will be responsible for providing stenographic and clerical services for the Director of Environmental Health. Duties will include taking and transcribing dictation on a variety of subject matters, including meeting minutes, cutting stencils, providing information to callers and referring visitors and calls, searching out and incorporating material into reports, composing routine correspondence and maintaining records and files.

cont'd ....

Clause No. 5 (cont'd)

These duties are described in Class Specification No. 009, Clerk Stenographer II, Pay Grade 10 ($489-574) and I recommend that it be so classified."

The estimated cost of the position in 1974 (11 months) is $6,050 including fringe benefits. Provision of a desk, chair and electric typewriter will cost approximately $800.00.

Your Board recommends that the position of Clerk Steno II PG 10 ($489-574) be established when approved and authority be granted for expenditure of necessary funds prior to adoption of the 1974 Budget.

NOTE This report has been discussed with the Business Manager, M.R.E.U. He concurs herein.

6. Tender No. 52-73-6 - Lumber

Tenders for the above were opened by your Board on November 5, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The copy of the working tabulation is on file in the Purchasing Agent's Office.

A total of six firms submitted bids. Of these, one firm submitted bids on 3 items only of the 20 asked and these were not to specifications. Another firm found it necessary to withdraw its bid.

Northcoast Forest Products Ltd. submitted prices on 16 of the 20 items required, and were low on 4 of the items tendered. However, we are not recommending acceptance of these 4 items, although it would have meant a dollar saving of $2,205.82, for the following reasons:

(a) On the last contract delivery completion was promised by June 1, 1973, but, in fact, was not completed until October 1, 1973. This necessitated "buying-in" at greater prices and also a shortage of material when it was urgently required.

(b) The quality of lumber was often not to grade specified, necessitating hiring an independant lumber inspection company to come in and reinspect certain deliveries. The rejected materials had to be replaced and this created further delivery delays.

(c) The City Stores crew had to hand sort each load to reject the faulty pieces. This resulted in unnecessary expenditure on the part of the City.

(d) Delivery slips were illegible and invoices and adjustments were taking a minimum of two weeks to arrive.

Crown Zellerbach Ltd. submitted the low bid on one item for a total saving of $30.22. It is our opinion that the small saving does not warrant an additional contract."

RECOMMENDATIONS

The City Engineer and Purchasing agent recommend acceptance of the following bids:

A. Sen Western Wholesale Lumber Ltd., 12 items for a total of $128,719.69, plus 5% Provincial S.S. Tax.

B. Doman Industries Ltd., 7 items for a total of $90,908.30, plus 5% Provincial S.S. Tax. "

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

7. Replacement of Furniture -
Office of Director of Planning

The Director of Planning reports as follows:

"In 1970,when the Planning Department moved from the old City Hall Building to the East Wing,all of the departmental furniture was replaced, with the exception of the furniture in the Director's office which was moved to the new location.

In 1971 consideration was given to replacing this furniture, as the finish was badly worn. The Director at that time elected, however, to have the furniture refinished.

In the ensuing two years the new finish has deteriorated rapidly and has proven to be quite unsuitable for the heavy use given to it by a busy executive and his staff. The Purchasing Agent concurs with my opinion that it should be replaced.

The cost of replacing this furniture with a more durable, functional type would be as follows:

Desk, Runoff and Credenza		$1,640.
Boardroom Table		318.
" Chairs	(10 at $161)	1,610.
Executive Chair		276.
Miscellaneous (Desk Trays, etc)		56.
		3,900.
	5% Provincial Tax	195.
		$4,095.

Authority to purchase this furniture in advance of budget approval is requested."

Your Board recommends that the request of the Director of Planning be approved.

INFORMATION

8. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Tires and Tubes
Polyethylene Water Pipe for 24-month period
Supervisory Control for the C of V Police Dept. Radio System
3-Wheel Motorcycle and Refuse Vehicles
Q.E. Theatre Stage Draperies
Supply & Delivery of Waterworks Brass & Screwed Brass Fittings

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing report for Council's INFORMATION .

FOR COUNCIL ACTION SEE PAGE(S) 7,8

PERSONNEL MATTERS

RECOMMENDATION

1. Child Care Facilities Survey

The Director of Personnel Services reports as follows:

"On August 14th, 1973, City Council passed a motion requiring: -

> 'That there be a proper canvas of City Hall employees to ascertain the need for an employee child day-care centre and the Vancouver General Hospital be requested to conduct a similar survey in respect of their employees.'

On the request of the Board of Administration, this department implemented the 'Child Care Facilities Survey'. Approximately 600 employees working within the City Hall complex received a copy of the questionnaire.

Results of the Child Care Facilities Survey

SUMMARY

A. Forty-six individuals responded (an 8 percent response rate) and expressed an interest in the use or further planning and development of a good child care centre operated at a reasonable cost.

B. Of the 46 respondents, 19 had children who would most likely use facilities developed near City Hall.

C. These 19 respondents represented 22 children; the majority of which were less than two years old.

D. Were facilities developed they would be used between Monday and Friday. The operation of a centre between 6:30 a.m. and 6:00 p.m. on these days would be acceptable.

E. Since most of the respondents live in Vancouver and use their own automobiles to get to work, transportation of children to facilities near City Hall would not be a problem.

F. Most City employees are aware that government subsidies are available according to one's financial needs but many do not feel that this would affect their decision to use a child-care facility.

As the result of an inquiry in August, the Personnel Manager of the Vancouver General Hospital advised that a preliminary feasibility study for the establishment of a child-care centre had been conducted. Another inquiry was made this month and information was obtained that sharing of facilities may be possible. However, indications are that no further action will be taken by VGH in the near future. VGH is being advised of the results of our Child-Care Facilities Survey."

Your Board has discussed the contents of the foregoing report with the Business Manager of the V.M.R.E.U. who has indicated that the Union wishes to pursue the matter further. A report to Council dated July 31, which is attached, indicates difficulty in locating a suitable site for a day-care centre, however if Council wishes to pursue the matter further, your Board RECOMMENDS that the matter be referred back to the Board of Administration for a joint investigation of suitable premises with the V.M.R.E.U.

FOR COUNCIL ACTION SEE PAGE(S) 8

PROPERTY MATTERS

RECOMMENDATIONS

1. Authority to Demolish 1502 Rupert Street, Lots 1 & 2, Block 3, D.L. Sec. 29, T.H.S.L.

The Supervisor of Property and Insurance reports as follows:-

"The subject property, legally described as Lots 1 & 2, Block 3, D.L. Sec. 29, T.H.S.L., was acquired July 1st, 1972, as per Resolution of City Council, July 18th, 1972, for the proposed Rupert Park Extension, confirmed by City Council, May 9th, 1972.

Reference is made to the report of the Director of Planning & Civic Development regarding Rupert Park Extension, contained in Board of Administration report dated April 26th, 1972, whereby all remaining land between Rupert Street and the present Rupert Park Site be included in Table II of the 1971-75 Park Purchase Programme for protective purchasing.

The property in question was purchased to prevent a private sale and possible re-subdivision of the 106.5 ft. frontage into three lots, and the erection of new homes in the future park area.

The former owner, as agreed at the time of acquisition, remained in the dwelling with a floor area of only 480 sq. ft. The plumbing consists of a sink and water closet, with no bath or shower. The septic tank and drainage field appear in poor condition. There is considerable wetness occurring in the partial basement. Minimum heat is provided from a kitchen oil range.

The dwelling and facilities are considered poor and excessive expenditures to the roof, plaster, plumbing, septic tank and drainage is not considered to be warranted for the short occupancy prior to park development.

The Superintendent of Parks & Public Recreation concurs with the proposed demolition and it is, therefore,

RECOMMENDED that the Supervisor of Property & Insurance be authorized to call for tenders and to award the contract for demolition of the dwelling known as 1502 Rupert Street."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION & RECOMMENDATION

2. Sale of Portion of City-owned Lot B, Block 113, Sections 28 & 29, - N.E. Corner Highway 401 & 1st Avenue

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from Inland Industries Ltd., the owner of Lot 2, Block 113, Sections 28 & 29, situated between Graveley Street and 1st Avenue, West of Boundary Road, to purchase the adjacent City-owned Lot B, Block 113, Sections 28 & 29, for expansion purposes.

Cont'd . . .

Clause 2 cont'd

Lot B was formerly the southern portion of Lot 1, Block 113, which was resubdivided into Lots A & B to create a site of a suitable size for the Insurance Corporation of British Columbia. Lot A has now been conveyed to the Insurance Corporation of B. C. in accordance with Council's resolution of October 2nd, 1973. Remaining Lot B consists of 1.36 acres and is in an M-2 Heavy Industrial zoning district. An easement will be required by the City along the southerly 224 feet of the Easterly boundary of the site.

In addition to Lot 2, the Company also owns two lots on the West side of Boundary Road, known as Lots 15 & 16, Block 2, S. part of S.E. ¼ Section 27. The balance of this block, bounded by Boundary Road, Kootenay, William and Charles Streets, is entirely owned by the City.

It is generally the policy of the City to advertise and call for tenders on surplus City-owned property so as to allow as many interested persons as possible an opportunity to submit an offer. In addition to the list this Office has of persons who wish to be notified when this particular site goes on the market, it is anticipated that, because of the present scarcity of industrially-zoned lands, a very great interest would be shown if tenders were called for its sale.

This matter has been discussed with the Director of Planning who has advised that he would be willing to recommend the direct sale of that portion of Lot B immediately abutting the property owned by the Company, (see attached sketch), with tenders being called for the balance of the lot in the usual manner on condition that development would commence and be completed within a specified time. It has also been suggested that if the City would consider a direct sale to the Company of a portion of Lot B, negotiations might include some sort of partial exchange for the Company's lots on Boundary Road.

CONSIDERATION:

The direct sale of a portion of Lot B to the owner of Lot 2 described above, is placed before Council for its Consideration.

If Council is in favour of the direct sale, then it is

RECOMMENDED:

That:-

(a) The Supervisor of Property and Insurance be authorized to negotiate the sale of that portion of Lot B, Block 113, Sections 28 & 29, immediately adjacent to Lot 2, Block 113, Sections 28 & 29, on the following conditions:-

(i) consolidation of the Portion of Lot B with Lot 2

(ii) development to commence and be completed within a reasonable, specified time

(iii) an easement in favour of the City over the southerly 224 feet of the easterly boundary of Lot B

Such negotiations to take into consideration a possible partial exchange of the portion of Lot B for Lots 15 & 16, Block 2, South pt. of S.E. ¼, Section 27. The results of such negotiations to be reported back to Council.

(b) The balance of Lot B to be advertised for sale for immediate development, and tenders called for, in the usual manner."

Your Board

Submits for Council consideration the matter of direct sale of Lot B, Block 113, Sections 28 & 29, to Inland Industries

Cont'd . . .

Clause 2 cont'd

Ltd., the owner of Lot 2, Block 113, Sections 28 & 29, and if Council approves this sale, RECOMMENDS approval of the above recommendations of the Supervisor of Property & Insurance.

FOR COUNCIL ACTION SEE PAGE(S) 8

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Addition to Building
2072 Kitchener Street

The Director of Permits & Licenses reports as follows:

"A letter has been received from James da Silva requesting permission to appear before Council as a delegation on behalf of a Mr. A. Ferreira with respect to the retention of an addition made to the above building.

Our Inspection services reported in February of 1972 that additions to both the main and second floors, and interior alterations were being made to convert the building into a duplex. As a result of this inspection the owner made an application to the Board of Variance who, on July 27, 1972 refused the appeal. Following this refusal the owner submitted plans showing the deletion of the additions and made an application for a Development Permit to convert the building to a duplex. This application was approved by the Technical Planning Board on December 12, 1972.

Re-inspection of the building in March of 1973 found that it had been converted to a duplex and all additions removed with the exception of a roofed-over sundeck on the second floor. The owner made a further application to the Technical Planning Board for the retention of this roofed-over sundeck, but as this was part of a conversion the Technical Planning Board refused the application. This decision was again appealed to the Board of Variance who on June 13, 1973, upheld the decision of the Technical Planning Board. In effect this means all additions to this building now stand refused.

Re-inspection was made and the owner was notified on June 22, 1973, and October 4, 1973, to remove the illegal addition from the second floor and to comply with the conditions of the Development Permit.

Since this matter has been ruled on by the Technical Planning Board and the Board of Variance, there does not appear to be any course of action left except enforcement of the ruling of these two Boards.

It is RECOMMENDED that the Director of Permits and Licenses be instructed to enforce the Zoning By-Law with respect to the roofed-over sundeck built without approval."

DELEGATION REQUEST - MR. JAMES DA SILVA

CONSIDERATION

2. Strata Title Application - New Construction -
2222 Cambridge Street

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from Dawson Developments Ltd. for approval of a Strata Plan for a new 3-storey wood-frame apartment building containing 44 dwelling units at 2222 Cambridge Street, being Lot"D", Block 14, D.L.184 - 44 Dwelling Units - Dawson Developments Ltd.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B.: See Appendix 'A' for site plan.

Section 1(2) - Financing

(a) True interest on any financing.

(b) Any bonusing of financing.

Cont'd. . .

Clause No.2 continued

The prospectus states as follows:-

Financing

First Mortgages may be arranged through the Bank of Montreal at current interest rates amortized over 25 years with a five-year term or purchasers may arrange their own financing.

Second Mortgages of up to $5,000 are available to those who qualify from the Government of British Columbia.

There is no bonusing of financing.

(c) Details of a management contract and monthly servicing

Management Contract:

A management contract for one year between D.D.L. Management Ltd. (a wholly owned subsidiary of DAON Development Corporation) and the Strata Corporation will be entered into.

Under the Strata Titles Act a management contract may be terminated on 90 days' notice, at the option of the owners.

Management fee will be $6.00 per unit per month.

D.D.L. Management Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the Common Area of the Strata Corporation.

Estimated Monthly Servicing Costs:

One Bedroom - approximately $36.00 per month
Two Bedroom - approximately $50.00 per month

Included in the above are salaries for Resident Caretaker, Fuel, Electricity for Common Areas, Insurance, Management Fee, Allowance for Repairs and Maintenance to the Common Areas.

There is no reserve for replacement or major repairs in the budget; however, each owner shall pay $50.00 when purchasing his unit which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest-bearing bank account, to be used at the discretion of the Strata Corporation owners.

(d) Taxes and all other costs

Estimated Annual Taxes:

One Bedroom - approximately $400.00 gross
Two Bedroom - approximately $500.00 gross

The Provincial Government provides the Home Owners Grant of $200.00 per year for owners who reside in the Strata unit as their primary residence. The amount of the applicable Home Owners Grant would be deducted from the estimated gross taxes for those who qualify.

(e) Shared facilities and common areas

Shared Facilities:

The laundry room and locker room are provided for the use of the Strata Corporation owners. One locker will be assigned to each owner.

Parking:

One underground parking space will be assigned to each owner.

Cont'd .....

Clause No.2 continued

Balconies and Patios:

Balconies and patios are part of the common area and not part of the individual Strata Lots. Each Strata Lot owner will have the exclusive use of the adjacent balcony or patio.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from the office of L.O. Lund & Associates in which they state that the quality of construction and finishes of this project compares favourably with the quality control requirements of Central Mortgage & Housing Corporation as contained in the Canadian Code for Residential Construction. ' "

The Director of Planning and the Director of Finance submit the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Revision Change Series #3 to National Building Code

The City Building Inspector reports as follows:

Change Series #3, recently received from the Associate Committee on the National Building Code, contains a large number of amendments to the Code. They include a complete rewriting of sub-section 3.2.6 which Council resolved to incorporate into the Building Bylaw at their meeting of December 11, 1973.

The remainder of Change Series #3 includes a number of items applicable to parts of the National Building Code which were not incorporated into the Vancouver Building Bylaw. Also included is one revision to Supplement #4 "Canadian Structural Design Manual" which is not part of the Vancouver Building Bylaw.

I wish to advise also that when the National Building Code was adopted on September 1, 1973 as part of the Vancouver Building Bylaw Change Revision Series #1 and #2 were also adopted. It was overlooked at the time, that, included in the change series, were revisions to those parts of the Code which were not adopted as part of the Bylaw. It is proposed to include these items for deletion along with deletions in Change Series #3.

I have reviewed the proposed revisions which are applicable and find no reason to question any of them.

It is RECOMMENDED therefore that Change Series #3 be incorporated into the Vancouver Building Bylaw # 4702 with the exception of all items referring to sub-sections and clauses which were deleted in Bylaw #4702 and Bylaw #4728.

It is RECOMMENDED further that those references in Revision Change Series #2, to those sub-sections and clauses shown deleted in Bylaw #4702, be deleted.

It is RECOMMENDED further that the Corporation Counsel be instructed to bring forward a bylaw adopting the changes referred to in this report.

FOR COUNCIL ACTION SEE PAGE(S) 8 and 9

JOINT REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT AND WATERFRONT & ENVIRONMENT

A joint meeting of the Civic Development Committee and the Waterfront and Environment Committee was held on Thursday, December 6, 1973 in the No.3 Committee Room at 3:30 p.m.

PRESENT: Aldermen Pendakur (Chairman)
Linnell
Mazari
Massey
Hardwick
Bowers
Commissioner DuMoulin

CLERK: M. James

INFORMATION

In accordance with previous policies, Project 200 met with the members of the Waterfront and Environment Committee to explain the proposed development of that company of property owned by them at the north side of Water Street between Cambie and Abbott Streets. This particular parcel of land backs onto the Canadian Pacific Railway yard. The property is midway between Cambie and Water Streets and Project 200 controls all of the property in this half block with the exception of the easternmost parcel at Abbott Street.

In general, the proposal for redevelopment was the demolition of one building and the consolidation of that site with two adjacent sites butting on the east and west which are presently clear and used for surface parking.

Mr. J. McLernon, representing Project 200, explained to the Committee that it was the intention of Project 200 to do general refurbishing of all this property in this particular half block by repainting, restoring original facing, additional signing etc., and they wish to remove this one building and replace it with a new commercial structure.

The particular development permit application would be for a building constructed around an interior square on site. The building would be built out to all property lines and would be 4 stories on Water Street, drop by way of roof plazas to 2 stories on the north. There would be access from Water Street to the interior square and ramps connecting various plazas around the square.

The building would contain shops on the first and second levels with offices and perhaps a restaurant on the others. It was proposed to develop pedestrian crossings from this building through to the abutting buildings on the east and west to make the half block a total complex at some future date. It was noted by Mr. McLernon that the access from Water Street to the interior square and then via the ramp to the second level at the rear would provide a potential bridge over the railway tracks and allow pedestrian access to the Waterfront if such were developed.

At the present time the area is zoned industrial and the only residential accommodation in this half block is in the Cambie Hotel at the north-east corner of Cambie and Water Streets.

cont'd....

During questioning the Committee was advised the building would contain approximately 30,000 to 40,000 sq. ft. of retail space and that the bay window treatment would encroach over the sidewalk on Water Street. The project would provide no off-street parking and the development of the Project would remove approximately 50 parking stalls presently in existence. It was also noted that this building was almost directly opposite the parking garage operated by Woodwards Stores Limited on the south side of Water Street.

Mr. McLernon asked the Committee for specific information on the Water Street beautification project as it was the anticipation of Project 200 to begin this development in January 1974. Specifically, Mr. McLernon asked the Committee to recommend to Council that a pedestrian crossing of Water Street be developed opposite this new development, rezoning of this particular site, demolition permit (it was noted the site was in the historic area) and a development permit. Mr. McLernon emphasized the need for Project 200 to have the detail of the Water Street Beautification Project.

The Committee discussed the matter with the representatives of Project 200 and their architects and noted that Council had not yet received any specific information the design of the beautification of the 3 block portion of Water Street from Carrall Street to Cordova Street and therefore

RESOLVED that a report reference on the present status of the planning for the design of the Water Street beautification, and the status and progress of scheduling and engineering considerations be given to Vancouver City Council at the next Council Meeting, and

FURTHER RESOLVED that Project 200 be asked to supply to this Committee a summary statement on the development permit application, and

FURTHER RESOLVED that Project 200 be advised to make contact with the Historic Area Adivsory Board re the demolition of this building which is in the historic area.

The meeting adjourned at approximately 4:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 9

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

December 6, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, December 6, 1973 in the No.1 Committee Room at approximately 4:40 p.m.

PRESENT: Aldermen Hardwick (Chairman)
Bowers
Massey
Pendakur

CLERK: M. James

INFORMATION

1. Downtown Plan Proposed Parking Policy

Previously the Committee had considered a report submitted jointly by the Engineering and Planning Departments dated June 25, 1973, and at this meeting had before it two reports: one jointly from the Engineering and Planning Departments and the other one jointly from Engineering, Finance and Law Departments.

The Committee considered both of these reports and the previous report of June 25, 1973, with the members of the departments concerned and reviewed again the 8 points contained in the June 25 report re guidelines for downtown parking policy.

The Committee also reviewed the suggestions relating to "Pay in lieu of Parking Provision Charge" (P.P.P.C.) and "Office Development Parking Charge" (O.D.P.C.).

In considering the information before it the Committee noted that the Finance and Administration Committee was reviewing taxation policy in relation to downtown, and

RESOLVED that O.D.P.C. be referred to Finance and Administration Committee for consideration along with other taxation policies.

In connection with the other matters before the Committee the Committee

RESOLVED that the proposed parking policy contained in the 3 reports considered this day be approved in principle and referred back to the departments concerned as amended this day, for report back to this Committee.

2. Langara Lands

Council at its last meeting referred to this Committee the matter of the consideration of the future development of the Langara lands, both city-owned and that portion recently purchased from the Canadian Pacific Railway Company. The Committee discussed the matter and

RESOLVED that City Clerk arrange for a public meeting to be held on Monday, December 17, 1973, in the area of the lands, such meeting to be held for the purpose of gathering information and developing the cooperation of the people in the area to develop a citizen's committee to assist in the planning of the land and

cont'd...

FURTHER RESOLVED that representatives of the Board of Parks and Recreation be invited to attend.

3. Historic Area Advisory Board

The Committee noted this matter as outstanding and

RESOLVED that the Historic Area Advisory Board be invited to meet with the Committee at 9:00 a.m., Tuesday, December 18, 1973.

The meeting adjourned at approximately 5:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 9

JOINT REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

DECEMBER 11, 1973

A joint meeting of the Standing Committees on Civic Development and Community Development was held on Tuesday, December 11, 1973, in Committee Room No. 1.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Harcourt, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK: M. James

INFORMATION

1. West End Plan

On August 30, 1973, the Standing Committees at a joint meeting received from the West End Team a draft West End Plan. The Committee members, after discussing that particular document with the West End Team and other officials instructed that a further meeting would be held dealing with the first six sections of the draft and that joint meeting was held on November 1, 1973. At that November 1st meeting the joint Committees instructed that a revised report be submitted in three parts:

(a) Assumptions

(b) Planning

(c) Implementation

Under date of December 6, 1973, the Director of Social Planning, the Director of Planning and the City Engineer, on behalf of the West End Team, submitted a report carrying a recommendation and a revised West End Plan report, noted 'second draft' and dated November 27, 1973.

It was reported to the Committee that the second and final report on Implementation would probably be submitted in January of 1974 with some listing of priorities and some estimates of costs. The Director of Planning suggested that there was further work required in connection with the urban design aspects of the West End Plan and the City Engineer gave comment on the matter of open space and traffic control.

Further reports were to be received on the matters of Miniparks, Street Improvements, Street Widths and Parking Development Policies.

The Committee was advised that there had been alterations in substance in connection with certain aspects of the West End Plan between the report submitted earlier and this second draft, relating to the Coal Harbour area, the addition of convenience stores, and dealing with parks. The Committee was also advised that it was suggested by this report that four neighbourhoods in the West End, as defined in the Plan, would keep a density of approximately 200 people per net developable acre, four other neighbourhoods would be in the range of 150 to 175 people per net developable acre. This would suggest an absolute increase in population in the West End area of approximately six to seven thousand.

Clause #1 continued:

In connection with the traffic and transportation aspects of the West End, the report suggested that modifications to the grid street system would be introduced and that in the long term parking should be provided off-street. It was noted there was a need for an intermediate policy during the development of total off-street parking provision.

The open space problems of the West End were also discussed in the report and it was suggested that open spaces could be provided by street closures, the development of pedestrian pathways and the better use of private open space by the owners of such land.

The Committees then discussed generally the matter of the provision of housing and the type of housing mix to be promoted in the West End area and

RESOLVED that the housing aspects of this draft plan be referred to the Standing Committee of Council on Housing for report to Vancouver City Council.

The Committee members then discussed generally various aspects of the points brought forward in this report and questioned the members of the staff present on proposals which were submitted in the report.

The Chairman noted that with the submission of this report he felt that there had been a substantial portion of the West End Plan completed and that the final parts of the plan, plus the matters of rezoning, etc., would be forthcoming in the near future.

The Committee was advised that the West End Team had promoted two separate meetings; one with developers, and the other one with architects, to discuss the matter of the control and promotion of development along certain lines in the West End.

This was reported to the Committe orally and it was agreed that the Director of Social Planning would submit a written summary of these two meetings.

After further general discussion the Committee,

RESOLVED that the West End Plan - draft II (general plan) be accepted as a progress report and subject to -

(a) further refinement by Civic Officials as noted

(b) the input of various Committees as per the referrals today

(c) a public meeting of this Joint Committee in the West End,

the final report be submitted to Vancouver City Council.

FURTHER RESOLVED that the West End Team be instructed to report back in February, 1974, such report to contain firm recommendations for new zoning regulations reflecting the neighbourhood plans and such other matters as may be needed for further implementation.

The meeting adjourned at approximately 11:50 a.m.

***

FOR COUNCIL ACTION SEE PAGE(S) 9

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

December 13, 1973

A meeting of the Standing Committee of Council on Social Services was held on Thursday, December 13, 1973 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Linnell and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

The Minutes of the meeting of November 29, 1973 were adopted.

INFORMATION

1. Grant Request - Rape Relief Action Group

A delegation from the Rape Relief Action Group appeared before your Committee to request a grant from the City. Ms. J. den Hertog made a presentation to the Committee in support of their grant request and submitted a number of letters from various groups in support of their project. The group presented a three year budget in the following amounts:

First year:	$20,955
Second year:	$40,215
Third year:	$44,242

The considerable increase between the budgets for the first year and the second and third years is accounted for by the fact that the C.Y.C. is funding the salary of one staff person for the year 1974, plus an additional full-time person who will be required for the second and third years to undertake more extensive public education and community organized projects. The group proposes offering the following services to rape victims:

A. Crisis Phone Line -- this line will be operated through the Woman's Health Collective in the daytime, night-time phone service provided by the Crisis Centre;

B. Accompaniment Service -- accompanying the woman, if desired, to police, hospital, doctors, court;

C. Counselling -- Psychological; Legal; Medical

D. Follow-up -- dealing with any recurring emotional problems and making referrals to professional counsellors if necessary;

E. Public Education and Community Organizing

cont'd ....

Clause No. 1 (cont'd)

The group proposes to operate out of the Woman's Health Collective, 146 East 18th Avenue.

Your Committee had for consideration the following report from the Medical Health Officer, dated December 5, 1973:

> "I have had assistance from my Senior Social Work Consultant in assessing the request of the Rape Crisis Center Action Group for funding.
>
> Discussions with the Executive Director of the Rape Crisis Centre and the representative of the Rape Relief Action Group have indicated that
>
> (i) calls for assistance could be routed through the Crisis Centre
>
> (ii) services could be based with the Women's Health Collective at 146 East 18th Avenue, Vancouver, B.C.
>
> There is apparently some funding available for the Program Director through the Company of Young Canadians, but two or three other staff are deemed necessary.
>
> I note that this proposal is to give service to the entire Greater Vancouver area, but I have no details of the proposals by the group to obtain equivalent funding from other municipal bodies.
>
> I would feel with proper support regarding communications through the Crisis Centre and with housing support from the Women's Health Collective, it would be desirable to see what a Coordinator of this program could accomplish before adding other paid staff.
>
> As volunteers are the backbone of the proposed program, this service, in design, is similar to the program which is now being operated by only two staff members on behalf of women with post partum depression. I feel, therefore, that to fund three or four staff at this stage of development would not be indicated."

Ms. den Hertog stated that there were 85 rapes reported from January to October, 1973. In addition, it is estimated that only 1/10 of rapes are reported to the Police.

In response to questions from your Committee, the delegation stated that similar services are being operated in Seattle and Washington, D.C.. Your Committee instructed the Clerk to obtain details of the Seattle and Washington operations, including statistics, prior to the Committee reaching any decision on this grant request.

It was noted that the group has written to a number of Vancouver organizations requesting assistance with funding, however, to date no replies have been received.

Reference was made to funds which might be available from U.C.S. to enable this service to be operated as a demonstration project.

RESOLVED

A. To receive the submission of the Rape Relief Action Group and the report of the Medical Health Officer;

B. To instruct the Director of Social Planning to report back on funds available through U.C.S. for a demonstration project, to include details on any funding which might be available through the Department of National Health and Welfare.

2. Management of the Dangerous Patient in Vancouver

Your Committee had for consideration the following report from the Medical Health Officer, dated December 10, 1973:

> "The Standing Committee on Social Services, at their In Camera meeting on August 16, requested the Medical Health Officer to report on interim solutions to the problem of resources for committing and/or restraining violently disturbed persons.
>
> I have undertaken a review of emergency and in-patient facilities at the Vancouver General Hospital, and have visited and discussed the facilities at Riverview Mental Hospital and at nearby Riverside Unit.
>
> I have also discussed the difficulties of the Jail situation with Staff Inspector Brown. From the discussion it appears, on the face of it, that there are insufficient overall resources to cope with the numbers of disturbed and dangerous patients who need immediate custodial care and treatment. There may, however, with improvement of some of the resources at Riverview, be a possibility for some effective management.
>
> I have, therefore, requested a meeting for January 10th, with administrators most responsible for services related to this problem, and will report further to the Committee subsequent to this meeting."

RESOLVED

To receive the above report of the Medical Health Officer.

. . . . . .

Alderman Marzari left the meeting at approximately 2:05 p.m. Therefore, there being no quorum present, Aldermen Linnell and Rankin submit the following recommendations for Council's CONSIDERATION.

CONSIDERATION

3. Lower Mainland Welfare Rights Association

Your Committee had for consideration the following report from the Directors of Social Planning and Welfare & Rehabilitation, dated December 5, 1973:

> "On June 12, 1973, Vancouver City Council approved the following recommendations:
>
> '1. That a grant of $169.00 per month, for a period of twelve (12) months, be made to the Lower Mainland Welfare Rights Organization.
>
> and
>
> 2. That the Director of Social Planning, in consultation with the Director of Welare and Rehabilitation, submit to the Standing Committee on Social Services, within six months, an evaluation report on this organization.'
>
> The Lower Mainland Welfare Rights Association is one of the few advocate groups for persons on Social Assistance in the Lower Mainland. At present, they are operating with a staff of eight Vancouver Opportunities Program and one volunteer worker. Office expenses and rent are provided on a monthly grant from City Council, presently $169.00 per month. Although they provide advocacy and information for persons having problems with most social service agencies, the main demand for assistance is from persons in receipt of Social Assistance.
>
> During the period of evaluation, they handled up to ten new cases a day and about twice as many telephone calls. These contacts usually concerned problems with or enquiries about financial services in Vancouver. They also received a few calls from individuals living in surrounding municipalities which they dealt with. These financial problems primarily

cont'd ....

Clause No. 3 (cont'd)

concerned missing cheques, overages and case closings. In other cases, they were contacted by persons seeking medical, legal, housekeeping, transportation and moving resources. They also act as advocates for those persons who allege to be intimidated by bureaucracy. Their primary focus is on individual problems rather than general issues. Staff are effective with individual cases. They are knowledgeable about regulations and procedures and usually avoid an aggressive posture when dealing with the agencies they contact on behalf of their clients. They also maintain close liaison with both Provincial and City Welfare Administrations. At this time, they are not able to do very much field work either in the community or in the welfare offices.

The organization suffers from a lack of continuity and direction which could be provided by a full time office manager/co-ordinator. With a full time person in the office, they could improve the supervision of staff, record-keeping and communication with the multiplicity of community agencies as well as improving their research capability."

RECOMMENDED

A. That Council approve a salary of $600.00 per month for one full-time Office Manager/Co-ordinator to staff the Lower Mainland Welfare Rights Association for a period of six months effective January 1, 1974. The Co-ordinator to be selected by the Lower Mainland Welfare Rights Association in co-operation with the Director of Welfare & Rehabilitation;

B. That Council approve an additional allowance of $100.00 per month to pay transportation costs of the Office Manager and VOP staff (the total amount of the grant is $4,200.00);

C. That Council request the Directors of Social Planning and Welfare & Rehabilitation to review and evaluate the progress and work of the Association and report back to the Committee in May, 1974, on the results and possible future funding by the Provincial Department of Human Resources.

(NOTE: The Comptroller of Accounts advises that, if the recommendations are approved, the $4,200.00 would be disbursed monthly, the funds to be provided from Contingency and an application for 50% recovery ($2,100.00) under the CAP cost-sharing plan would be submitted for senior government approval.)

The meeting adjourned at approximately 2:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 9

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

December 17, 1973

A meeting of the Standing Committee of Council on Civic Development was held on Monday, December 17, 1973, at approximately 7:30 p.m. in the Vancouver City College Auditorium, Langara, 100 West 49th Avenue.

PRESENT:	Alderman Hardwick (Chairman) Alderman Bowers Alderman Massey
ALSO PRESENT:	Alderman Harcourt Alderman Rankin Alderman Gibson
COMMITTEE CLERK:	M. Sharkey

INFORMATION

1. Future of Langara Lands

This public meeting was called to discuss the question of the future of the Langara lands (66.12 acres) which were recently acquired by the City of Vancouver.

The Chairman gave a brief history of this land which was owned by the C.P.R. and operated as a golf course. Plebiscites had been held in the past to obtain the necessary monies to purchase this land for the City of Vancouver but had been unsuccessful. In 1968, 95 acres was brought into the City's possession, part of the money for purchase coming from the sale of the Airport to the Federal Government. This left a 66 acre area still belonging to the C.P.R. The City entered into an agreement for the management of the Golf Course for a five year period. In January, 1973, the C.P.R. notified the City of their intention to develop their 66 acres. After advise from the Planning Department and other City Departments, the Council took steps to acquire this property in a manner similar to that used to obtain the Van Dusen Gardens. The city will purchase the 66 acres of remaining land in Langara in January, 1974 at a purchase price of $4,500,000.00. 30 acres of this land will remain as a golf course. As a means of recouping part of the money expended it is proposed that 20 acres will be marketed for good quality housing. It is probable that the land to be developed will not be in one block but will be distributed throughout the remaining lands to make the housing as unobtrusive as possible to blend in with the surrounding community. Three stages have been set up for the planning process:

(1) Council has asked the Civic Development Committee to establish a small citizen advisory committee to work with the Council in developing criteria for the total Langara land use, and,

cont'd ....

Clause No. 1 (cont'd)

(2) To confer with the Council and the staff in the choice of Planning Consultant to be chosen by the City who will act as a "sounding board" for the community in their concerns, as this design process takes place.

(3) The City Council and the Committee will have the responsibility of choosing the developers for development of the 20 acres.

Several members of the audience expressed their views and concerns. Points made by citizens at the meeting were:

- concern about leasing of lands and possibility of recouping monies by selling the property outright;

- question as to the necessity of an 18-hole golf course;

- that most of the land should be designated as playing fields and recreation areas;

- suggestion to obtain monies for the purchase of the land from the Federal or Provincial Governments;

- advisability of building an ice rink and swimming pool on the lands;

- housing should be for low or middle incomes to cater to the acute housing needs of Vancouver;

- brief submitted by the Marpole-Oakridge Area Council: points made were that as much green space as possible be retained; withhold final commitment of the land for six months; effort be made to acquire necessary funds other than by using part of the land for developing; the City repay the debt with grants from the Federal and Provincial Governments, Corporations or private citizens; that development not exceed 20 acres with no highrises; that there should be not only a golf course but a multiple recreational area; if a pool and ice rink are built on Langara lands it should be an integral part of the total park area. The brief also suggested numbers and composition of the Citizens Committee to be formed.

The Chairman then suggested that the meeting separate into discussion groups:

A. from the area to the east and southeast (around Sexsmith school) with Alderman Rankin,

B. from the southwest (Marpole) with Alderman Harcourt,

C. from the Oakridge area with Alderman Massey,

D. from Langara College area with Alderman Bowers.

From these discussion groups the following representatives were chosen to make up a "Citizens' Committee" to confer with the Civic Development Committee on the disposition of the Langara lands:

cont'd ....

Clause No. 1 (cont'd)

East and Southern Sections

Dianne Eaton, 76 West 62nd Avenue
Paul Pulle, 135 East 62nd Avenue
James O'Friel, 7040 Ontario Street

Langara College Area

Dr. J. J. Denholm, Vancouver City College

One student from the Student Council (as an observer only)

Oakridge Area

Ernie Close, 175 West 45th Avenue
G. Marotte, 146 West 45th Avenue

Southwest (Marpole) Area

Mrs. Frieman, 6749 Laurel Street
Enrico Diano, 494 West 58th Avenue

Representative of Golfers

Mrs. Helen Moran, 2176 West 34th Avenue

From this representative group, Mr. Pulle was chosen to be the pro-tem spokesman.

Alderman Hardwick thanked the citizens of the community for their attendance and presenting their views. He informed the Citizens Committee that they will be notified by letter from the City Clerk's office as to the next meeting date.

The meeting adjourned at approximately 9:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 10

STANDING COMMITTEE OF CIVIC DEVELOPMENT

December 18, 1973

A meeting of the Standing Committee of Civic Development was held in Committee Room No.1 at 9:00 a.m. Tuesday, December 18, 1973.

PRESENT: Aldermen Hardwick (Chairman)
Bowers
Massey
Pendakur
Gibson

CLERK: M. Sharkey

RECOMMENDATION

On October 16, 1973, the Council of the City of Vancouver passed a By-Law to create the Vancouver Heritage Advisory Board which the Civic Development Committee will implement. (copy attached)

The purpose of the meeting was to hold discussions with the Historic Area Advisory Board representatives, the Planning Department staff, members of the Civic Development Committee and other members of Council and staff on the formation of the proposed Board. Mr. Peter Hebb, as a representative of the Historic Area Advisory Board, described to the Committee the frustrations his group had experienced over the past 2½ years in having some positive action taken. He felt that there were three basic requirements at this time

(1) That a sign By-Law be approved for the Historic Areas.

(2) That the light industrial, CM-1 and 2 zoning presently in Gastown area be changed to be consistent with other Historic Areas.

(3) Because signing and zoning is unique in this area of the City he was requesting that the Historic Area Advisory Board be continued and have the power to report to Council. Mr. Hebb, speaking for his Board, felt there should be 2 boards: A Heritage Board and an Historic Area Advisory Board, each with different roles.

The Chairman explained that it was the proposal of Council to have a large main Heritage Advisory Board with other sub-committees or sub-boards to advise the main board who then in turn will report to Council. These sub-boards would be for certain areas i.e. Gastown, Chinatown. It is possible that the Gastown/Chinatown areas may need their own signing and zoning by-laws. This is one of the items on which the Board should advise Council.

The planning staff advised the Committee that an interim draft sign by-law had been before the Corporation Counsel for the past three months. It was suggested this zoning and signing interim by-law be passed for a ten months period until a final by-law could be approved. The Deputy Director of Planning reported that when the sign control study presently being completed by the Planning Department is ready (approximately May 31) it will offer a proposed signing by-law.

It was agreed that the areas of Chinatown and Gastown would have to have an individual zoning by-law and sign by-law to compliment their own unique historic areas. The Historic Area Advisory Board advised the Committee that this is a type of interim protection that they had been seeking for the past 2½ years. This type of protection is especially needed in the areas which are presently zoned for industrial use. Because of this M-1 zoning, development of an undesirable nature is being allowed. Signs are being allowed under the present regulations which would not meet with the approval of a Heritage Advisory Board.

Cont'd ...

The Chairman explained to those present the "make-up" of the Vancouver Heritage Advisory Board. With the establishment of the Vancouver Heritage Advisory Board the Historic Area Advisory Board would cease to exist. The Committee was of the opinion, however, that a "Gastown Authority", "Planning Authority" should be established composed of members of basic interest groups to offer suggestions to both the Heritage Advisory Board and the Council.

The Chairman requested the representatives of the Historic Area Advisory Board to send in names as nominees for the new Vancouver Heritage Advisory Board so that at the first or second meeting of Council in 1974 the Vancouver Heritage Advisory Board members can be named by Council. He also asked for suggestions for a name for a proposed zoning and signing authority group.

IT WAS RESOLVED

> THAT the draft interim by-law for signs and zoning drawn up by the Planning Department be presented to a meeting of the Civic Development Committee at the end of January 1974 after consultation with the Corporation Counsel.

The meeting adjourned at 10:20 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 16

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

December 18, 1973

A meeting of the Standing Committee of Council on Social Services was held on Tuesday, December 18, 1973 in the No. 1 Committee Room, third floor, City Hall at approximately 1:00 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Linnell and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

INFORMATION

1. Future Use of the Continental Hotel (Bridge'Y')

On November 29, 1973, the Committee requested the Director of Social Planning to submit for their consideration a full report on the use of the Continental Hotel for older single persons (60 and up) based on its operation by a non-profit association.

The Committee had before it today reports dated December 11 and 13 from the Director of Social Planning, appended to which were reports from the Assistant Director, Construction and Maintenance Division, the Fire Wardens' Office and the Administrative Analyst. In addition, two management proposals were received from the Downtown Eastside Residents Association and Action Line Housing Society. The Chairman indicated that it was not the Committee's intention to reach a decision on this matter at this time, but rather to review the material before it for consideration at a later meeting.

Representatives of D.E.R.A. and the Action Line Housing Society spoke to the Committee with respect to their proposals. It was noted that the Action Line Housing Society estimated that necessary renovations would cost $180,500.00. D.E.R.A. stated that they had not submitted any estimates with respect to renovations, but were mainly interested in operating the facility as residential accommodation for low income single people over 55 who normally live in the inner city. D.E.R.A. has obtained approximately 65 signatures from inner city residents who are anxious to reside at the Continental Hotel.

The Director of Social Planning spoke to his reports and referred to the memo from the Assistant Director, Construction and Maintenance Division, which set out the work needed to make this building suitable as accommodation for older persons (refer to Appendix A attached). Reference was also made to the report from the Fire Warden's Office, and it was noted that it would be necessary to install a sprinkler system (refer to Appendix B attached).

cont'd ...

Clause No. 1 (cont'd)

The Administrative Analyst had prepared a sheet setting out the estimated costs of operating the Hotel as an older persons home, including amortization of the present mortgage, as well as amortization of additional costs of refurnishing and renovating for new use (refer to appendix C attached). The Administrative Analyst estimates that the net subsidy cost per person per month would be $188.00 based on the following:

Cost per person - based on 90 occupants		$ 303
Less		
Rental Revenue	$65	
Food "	50	115
Net subsidy cost per person		$ 188

It was noted that the D.E.R.A. proposal is to operate the hotel as a residence for persons 55 and up, compared to 60 and up as originally proposed. D.E.R.A. representatives advised that age 55 and up is the same criterion used by Oppenheimer Lodge and there does not appear to be any funding difficulty with this arrangement.

It was suggested that the major renovations could be undertaken when the building is occupied, e.g. a floor at a time. It is also intended to schedule the necessary work on the heating plant for the summer months.

Your Committee agreed with the suggestion of the City Officials that the building be operated by the Property and Insurance Division in the same manner as Englesea Lodge and Oppenheimer Lodge. D.E.R.A. indicated that they would be in agreement with this proposal. Mr. Cafferky, representing Action Line Housing Society, stated that in view of the discussion held today, it would probably be necessary for his ogranization to revise their estimates and proposal.

(NOTE: The Director of Social Planning's reports are attached for Council's information, refer to Appendices D and E)

RESOLVED

To receive the presentations of the Downtown Eastside Residents Association and Action Line Housing Society and the reports of the Director of Social Planning and the attachments thereto and to defer further consideration of this matter to a later meeting of the Committee.

The meeting adjourned at approximately 1:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 10

DISTRIBUTED MONDAY

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

January 3, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, January 3, 1974, at 3:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Sharkey

RECOMMENDATION:

1. Exclusive Bus Lanes For Downtown Vancouver

A report prepared by the Engineering Department regarding "Exclusive Bus Lanes for Downtown Vancouver", setting out the Engineering Department's comments on exclusive bus lanes on Seymour and Howe Streets for providing priority to transit, and their relation to serving downtown growth forecasts and meeting the transit needs defined by the Provincial Bureau of Transit Services was presented to the Committee.

The report set out the advantages and disadvantages of "reversed lanes" and "with the traffic flow" bus lanes.

Mr. V. Parker of the Bureau of Transit Services had met with members of the Engineering staff discussing proposed traffic route patterns and had asked that they be established at least five days prior to commencement of work on the Granville Street Mall to allow drivers to become familiar with the new routing system.

The report was discussed by the Committee and several points were raised:

- The restriction of free flow traffic
- The inadequacy of loading zones with single lanes
- Right turns for passenger cars across exclusive bus lanes
- Congestion at entrance and exit points for Granville Bridge
- Problems of accessibility for property owners along exclusive bus lanes

After further discussion your Committee RECOMMENDED

THAT exclusive bus lanes be approved "with the flow" on Seymour and Howe Streets to begin coincidentally with construction on the Granville Mall and;

FURTHER THAT curb loading be allowed during specified hours and;

FURTHER THAT right turns be allowed at selected locations.

After further discussion the members agreed that the Chairman of the Standing Committee on Civic Development attend a meeting previously arranged with Engineering Department staff and Mr. Parker, on Friday January 4, 1974, at 10:30 a.m., to further discuss the recommendation of this Committee.

The meeting adjourned at 4:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 11

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 15, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

(at the commencement of the meeting, Alderman Marzari, as Deputy Mayor, took the Chair pending the arriyal of the Mayor)

CLERK TO THE COUNCIL: D. H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the matters proposed for consideration at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 8, 1974, be adopted, after amendment to the motion on Page 8 of the Council Minutes relating to Child Care Facilities Survey so that the motion will read as follows:

"THAT this matter be referred back to the Board of Administration for a joint investigation of suitable premises with the Vancouver Municipal and Regional Employees Union and report within one month, to the Social Services Committee which will pursue the matter further".

- CARRIED

(*underlining indicates change.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor, Alderman Marzari in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer the following matters of Unfinished Business pending the hearing of delegations later this day:

(1) Rezoning Application: N/S East Broadway between Lillooet and Windermere Streets

(2) West End Street Widths

3. Replacement of Furniture:
Office of the Director of Planning

The Council further considered Clause 7 of Board of Administration report (Finance matters), dated January 4, 1974, on the matter of replacement of furniture in the office of the Director of Planning.

cont'd...

UNFINISHED BUSINESS (cont'd)

Replacement of Furniture:
Office of the Director of Planning (cont'd)

At the last meeting of the Council the clause was deferred to allow Alderman Massey an opportunity of discussing the subject with the Director of Planning and the Purchasing Agent.

MOVED by Ald. Massey,
THAT this clause be deferred further until a report is received by Council from the Director of Planning on his department reorganization and a report received on physical arrangements in respect of the Third Floor.

- CARRIED

(Aldermen Pendakur and Volrich voted against the motion)

4. Lower Mainland Welfare Rights Association

At the last meeting of Council, Clause 3 of the report of the Standing Committee on Social Services, dated December 13, 1973, respecting Lower Mainland Welfare Rights Association, was deferred for consideration at this meeting. The following recommendations are set out in the report of the Standing Committee:

"A. That Council approve a salary of $600.00 per month for one full-time Office Manager/Co-ordinator to staff the Lower Mainland Welfare Rights Association for a period of six months effective January 1, 1974. The Co-ordinator to be selected by the Lower Mainland Welfare Rights Association in co-operation with the Director of Welfare & Rehabilitation;

B. That Council approve an additional allowance of $100.00 per month to pay transportation costs of the Office Manager and VOP staff (the total amount of the grant is $4,200.00);

C. That Council request the Directors of Social Planning and Welfare & Rehabilitation to review and evaluate the progress and work of the Association and report back to the Committee in May, 1974, on the results and possible future funding by the Provincial Department of Human Resources.

(NOTE: The Comptroller of Accounts advises that, if the recommendations are approved, the $4,200.00 would be disbursed monthly, the funds to be provided from Contingency and an application for 50% recovery ($2,100.00) under the CAP cost-sharing plan would be submitted for senior government approval.)"

The status of the Council's position in such matters was considered since the Provincial Government has taken over responsibilities in respect of the City's welfare department and other related affairs. However, it was,

MOVED by Ald. Linnell,
THAT this clause of the report of the Standing Committee on Social Services, dated December 13, 1973, be referred to the Provincial Department of Human Resources for consideration, and

FURTHER THAT it be urged that the Department approve the organization's request.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick and Marzari voted against the motion)

(During consideration of the foregoing matter, the Mayor took the Chair)

COMMUNICATIONS OR PETITIONS

1. Progress Report: Vancouver Museums and Planetarium Association

MOVED by Ald. Hardwick,
THAT the Report of Progress, under date of January 3, 1974, submitted by the Vancouver Museums and Planetarium Association, through the Chairman of the Board of Trustees, be received for information.

- CARRIED UNANIMOUSLY

2. Parking Lot Extension Development Permit Application: Charles and Nanaimo Streets proposed by Canada Safeway

MOVED by Ald. Volrich,
THAT, pursuant to request contained in petition dated January 6, 1974, delegation arrangements be made to hear the parties requesting, in respect of proposed development permit for parking lot extension by Canada Safeway Limited at Charles and Nanaimo Streets.

- CARRIED UNANIMOUSLY

3. Appointment of Alternate members to Regional District and appointments to its Committees

Under date of January 14, 1974, the Mayor reported as follows:

"This year it was not necessary to reappoint Board Members to the Greater Vancouver Regional District insofar as Vancouver is concerned and therefore, the Board Members appointed last year will continue, however, Mr. Carlisle advises that it is necessary to reappoint the Members of the G.V.R.D. Park Committee, G.V.R.D. Joint Water and Sewer Committee, and also the Alternate Directors.

I therefore, recommend that the following Council Members be appointed to the positions as noted:

G.V.R.D. Park Committee - Alderman Gibson

G.V.R.D. Water and Sewer Committee - Alderman Bowers

Alternate Directors to Regional Board - Alderman Harcourt for Mayor Phillips,
Alderman Marzari for Alderman Hardwick,
Alderman Bowers for Alderman Linnell,
Alderman Pendakur for Alderman Massey,
Alderman Volrich for Alderman Rankin.

Last year the Council requested the Park Board to advise it on the appointment of a Park Commissioner who would attend Regional District Park Committee meetings as a non-voting observer. I would recommend that the same request be submitted to the Park Board for 1974. "

MOVED by Ald. Linnell,
THAT the recommendations of the Mayor, set out above, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Financial and Administrative Responsibility: Provincial Courts

The Council noted the following letter from the Attorney-General, under date of January 11, 1974

> "This is to confirm the announcement I made today, following discussions with the Union of British Columbia Municipalities, that the Government is proposing that, as of April 1st, 1974, the Province assume the full financial and administrative responsibilities for the Provincial Courts. For your information, I am enclosing a copy of a statement I issued to the press in Victoria.
>
> I believe that this proposal, if adopted, will result in a substantial improvement in the administration of justice throughout the Province.
>
> I realize that for each municipality there may be different circumstances particularly in respect of court-room facilities and that somewhat different arrangements may be advisable in each case.
>
> I look forward to helpful discussions on all these matters between your officials and representatives of the provincial government. I am sure that together we can develop a system of administering justice that will meet the needs of the people of the Province and your community."

The Mayor advised of the following:

Fines

It has been confirmed that any revenue from fines in respect of Municipal By-law infractions, and which do not involve processing through the Courts, will be revenues for the City.

Municipal By-law Court

The Corporation Counsel and Board of Administration are investigating, for report, the advisability of establishing a Municipal By-law Court in respect of minor Municipal By-law infractions.

Probation Services

It appears to be the intention of the Government to take over these services as well.

Present City Facilities Involved

Rental by the Government of the City-owned facilities will be negotiated with the Department of Public Works.

Staff

Changeover of staff is proceeding satisfactorily and assurance will be given that employees will lose no benefits or seniority.

MOVED by Ald. Harcourt,
THAT the communication dated January 11, 1974, from the Attorney-General be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Time Extension:
Real Property Assessment Appeals

The Corporation Counsel, under date of January 14, 1974, reported as follows:

"I have been advised by Mr. McNelly of the Premier's Office that at the cabinet meeting on Thursday, January 17th, 1974, an amending Order-in-Council will be passed advancing the commencement date for the sitting of the Court of Revision from January 28th to January 31st, 1974.

The effect of this Order is to extend the time for filing appeals to and including Thursday, January 17th, 1974."

MOVED by Ald. Bowers,
THAT the foregoing information be received.

- CARRIED UNANIMOUSLY

6. Rent Increases

The Council noted letters from the Greater Vancouver Apartment Owners' Association and the West End Landlord/Tenant Centre asking an opportunity to appear before Council when hearing delegations on the subject of rent increases.

MOVED by Ald. Pendakur,
THAT delegations be heard from these organizations on this subject.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin, in amendment,
THAT the following words be added to the motion of Alderman Pendakur:

"one week following the Council's hearing of the Vancouver Tenants Council"

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Volrich and the Mayor voted against the motion)

(The main motion was put and carried unanimously)

MOVED by Ald. Pendakur,
THAT the matter of making suitable arrangements for the hearing of these delegations next Tuesday evening, at some appropriate place apart from the City Hall, be left in the hands of the Mayor.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, January 11, 1974

Works and Utility Matters (Jan. 11)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Closing Walkway in Salish Subdivision
Cl. 2: Water Main Installation - 1973 Capital Budget
Cl. 3: Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill
Cl. 4: Tender - Trailer Mounted Rear Loader Refuse Packers
Cl. 5: Tender - Supply and Delivery of Waterworks and Sewers Grey Iron Castings
Cl. 6: Tender - Electric Wire, Cable and Conduit

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
General Report, Jan. 11 (cont'd)

Works and Utility matters (cont'd)

The Council took action on this report as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2, and 4 to 6 inclusive of this report be approved.

- CARRIED

(Because of having represented the Musqueam Indian Band in legal matters, Alderman Volrich requested he be excused from voting in regard to Clause 1 of the report, and he was excused accordingly.)

Clause 3: Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill

MOVED by Ald. Harcourt,
THAT consideration of this clause be deferred pending the hearing of Mr. Belong, as per request, if he wishes to appear after being advised of the fact that the Pollution Control Branch regulations prohibit salvaging at a disposal site and that the Delta Municipal Council has indicated opposition to a salvage operation of this nature, and their approval would be required.

- CARRIED UNANIMOUSLY

Building and Planning Matters (Jan. 11)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Strata Title Application: 4300 Valley Drive Marathon Realty Co. Ltd.
Cl. 2: Interdepartmental and Aldermanic Library

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,
THAT the application of Marathon Realty Co. Ltd., under the Strata Titles Act re new condominium development at 4300 Valley Drive be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters (Jan. 11)

The Council considered this report which contains one clause in respect of Tender No. 39-73-7 - Fire Trucks, and took the following action:

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
General Report, Jan. 11 (cont'd)

Finance Matters (Jan. 11)

The Council considered this report which contains 7 clauses identified as follows:

Cl. 1: Probation Services Department and Provincial Courts (Family Division): Reorganization
Cl. 2: Vancouver Public Library - Staff Changes
Cl. 3: 1974 Assessment Roll
Cl. 4: Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes
Cl. 5: Takeover of Kerrisdale Arena by the Park Board
Cl. 6: Grant Request - Canadian Red Cross Society
Cl. 7: Extension of Contract for Ampex Computer Memory

The following action was taken on the report:

Clause 1: Probation Services Department and Provincial Courts (Family Division): Reorganization

MOVED by Ald. Harcourt,
THAT,

(a) this clause be received, and

(b) this clause be referred to the Standing Committee on Social Services for consideration, further

(c) the Standing Committee discuss the matter with Probation Officers and other related personnel.

- CARRIED UNANIMOUSLY

Clause 2: Vancouver Public Library - Staff Changes

MOVED by Ald. Gibson,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clause 3: 1974 Assessment Roll

MOVED by Ald. Hardwick,
THAT the information submitted by the Board of Administration in this clause be received.

- CARRIED UNANIMOUSLY

Clause 4: Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

MOVED by Ald. Bowers,
THAT the requested grants in lieu of taxes detailed in this clause be approved for the periods particularly specified therein in each case; the total of these grants being $12,588.55.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration,
General Report, Jan. 11 (cont'd)

Finance Matters (cont'd)

Clause 5: Takeover of Kerrisdale Arena by the Park Board

The Council noted the Board of Administration report on the proposed takeover of the Kerrisdale Arena by the Park Board as referred to in this clause, and after due consideration, it was,

MOVED by Ald. Hardwick,
THAT the request of the Park Board for cancellation of the lease with the Kerrisdale Community Centre Society on the Kerrisdale Arena, and the takover of the operations of the Arena by the Park Board as of January 1, 1974, be approved.

- CARRIED UNANIMOUSLY

Clause 6: Grant Request - Canadian Red Cross Society

After giving consideration to this clause, it was,

MOVED by Ald. Linnell,
THAT a grant be approved to the Canadian Red Cross Society, equal to the rental of the Queen Elizabeth Theatre Rehearsal room, for the purpose of conducting a blood donor clinic on Tuesday, January 29, 1974.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Clause 7: Extension of Contract for Ampex Computer Memory

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Property Matters (Jan. 11)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: National Harbours Board: Lease of 8,936 sq.ft. adjoining Stanley Park (Coal Harbour)
Cl. 2: B.C. Muslim Association: Church Site in Champlain Heights
Cl. 3: Lease of 236 Campbell Avenue: Villa Cathay Care Home Society

The following action was taken on this report:

Clause 1: National Harbours Board: Lease of 8,936 sq. ft. adjoining Stanley Park (Coal Harbour)

MOVED by Ald. Linnell,
THAT the information submitted by the Board of Administration in this clause be received;

FURTHER THAT the Park Board be requested to report on the boat sheds in view of the feeling that they are not attractive, and this report be made to Council before any renewal lease arrangements are entered into.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Board of Administration
General report, Jan. 11 (cont'd)

Property Matters (cont'd)

Clause 2: B.C. Muslim Association:
Church Site in Champlain Heights

The Council noted the report of the Supervisor of Property and Insurance contained in this clause wherein it is stated the Council, on April 17, 1973, approved the following:

"(b) give assurance to B.C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;

(c) pursue a general policy of leasing land for church purposes in Champlain Heights."

It is advised the Association requests the Council reconsider its policy of leasing land in Champlain Heights for church purposes in order that the site may be sold to the B.C. Muslim Association.

No further action was taken on the request; however, the Mayor stated the organization would be informed the Council is not prepared to change its leasing policy in this regard.

Clause 3: Lease of 236 Campbell Avenue:
Villa Cathay Care Home Society

MOVED by Ald. Linnell,
THAT the recommendations contained in this clause be approved, after being changed to read as follows:

(a) The monthly rental to be $675.00 per month payable monthly in arrears.

(b) The Department of Human Resources to remit a sum in accordance with (a) above directly to the Supervisor of Property and Insurance.

(c) Lessees to be responsible for all alterations, minor maintenance, utilities, and damage caused by this operation.

(d) Lessees to reimburse the City for the City's annual cost of insurance for this property.

(e) The lease to terminate without further notice on April 30, 1975.

and, it is further RECOMMENDED that the Provincial Department of Human Resources investigate, by April 30, 1975, alternative housing proposals for the relocation of the residents of this Home".

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
January 11, 1974

Building and Planning Matters

Sheraton Landmark Hotel:
Night-time Outside Lighting

The Council considered the report of the Director of Planning respecting outside yellow night-time lighting of the Sheraton Landmark Hotel and noted the historical details of the situation. Reference is made to an experiment carried out by Mr. Wosk to assist in alleviating the lighting complaints but it is stated the change would not be sufficiently significant. In the report the suggestions by the West End Planning Team are set out, proposing the elimination of the existing lights.

The following is extracted from the Director of Planning's report:

" Having reviewed the history of this matter, I have concluded:

* (a) Masking of the outer vertical and the horizontal faces of the acrylic lamp covers in compliance with Condition (2) of Development Permit Application No. 52663 is unlikely to result in a significant change in the overall effect, and no further modifications should be requested.

(b) As the Director of Planning in 1972 approved the red symbols at the top of the building as 'logos', rather than signs, it is unrealistic to attempt to secure their removal through Condition (3) of Development Permit No. 52663.

It appears to both the West End Team and the Director of Planning that the question of definition of illuminated 'logos' needs further investigation and this is being pursued in the current sign control study.

As this is one of the highest buildings in the Downtown Peninsula, the amount of the outside lighting makes it more conspicuous than similar lighting would appear on lower and smaller buildings. In view of this aspect and the divided opinions which have been expressed, the above report is submitted for Council's CONSIDERATION.

* G . RECOMMENDATION

Having regard to the increasing significance of exterior lighting on buildings it is RECOMMENDED:

THAT the Director of Planning call for information on exterior lighting to be shown on applications for Development Permits and refer such information to the Urban Design Panel for its advice."

A wire was noted from Mr. Wolfgang Lachmann in opposition to the lighting.

The Council heard a delegation from Mr. W. McIntyre on behalf of the West End and Downtown Ratepayers and Community Association in support of the outside yellow fluorescent lighting and pointing out the general advantages to be obtained from such improved lighting in the area.

Mr. Lachmann spoke in opposition to the lighting.

MOVED by Ald. Volrich,
THAT the Director of Planning's report on this matter be received and the Director of Planning's statement as set out in (a) and (b) above* in his Departmental Report be concurred in;

FURTHER THAT the Director of Planning's recommendation (G)*, also set out above be approved.

- LOST

(Aldermen Gibson, Harcourt, Marzari, Massey, Pendakur and Rankin voted against the motion)

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Sheraton Landmark Hotel:
Night-time Outside Lighting (cont'd)

MOVED by Ald. Marzari,
THAT the developer be instructed to turn off the outside yellow night-time lights as they do not conform with the terms of the development permit.

- CARRIED

(The Mayor and Aldermen Bowers, Hardwick, Linnell and Volrich voted against the motion)

MOVED by Ald. Bowers,
THAT the Director of Planning's recommendation (G)* set out above, regarding information on applications respecting exterior lighting on buildings, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session at approximately 4:30 p.m., with the same members of Council present.

C. Award of Contract for new No. 1 Firehall

The Board of Administration, under date of January 11, 1974, submitted the following report:

'The Director of Permits and Licenses reports as follows:

"On October 30, 1973, the City Council approved a report of the Board of Administration dated October 25, 1973 on the subject of the new No. 1 (Headquarters) and No. 8 Firehalls.

In accordance with the recommendations of the report, tenders have been called for the construction of the new Headquarters Firehall. The following four tenders, each accompanied by the required bid bond, were received:

Van Construction Division of Van Vliet Construction Ltd.	$1,181,530.
Mainland Construction Ltd.	$1,195,542.
Northern Construction Ltd.	$1,219,211.
Commonwealth Construction Ltd.	$1,402,364.

Alternate Prices

In the tenders, the bidders were requested to submit several alternate costs as either an addition or deletion to the base bid. Alternate prices were submitted on the following sections of work:

Alternate 1 -

The cost of removing excavated material away from the area in lieu of spreading it on City property directly to the East. As this added cost proved to be substantial, a development permit application was made to use the City lot immediately to the East for depositing the excavated soil. The Technical Planning Board at its meeting of January 4, 1974 approved this application.

Alternate 2 -

The cost of carpeting certain offices instead of installing vinyl asbestos tile. Due to the budget situation on this project, this extra cost will not be recommended.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Award of Contract for
New No. 1 Firehall (cont'd)

Alternate 3 -

The difference in cost to substitute steel shelving for wood shelving in the Quartermaster's Stores. The low bidder quoted a credit of $2,596. on this alternate.

It is recommended that Alternate 3 be implemented, reducing the low bid to $1,178,934. by Van Construction Division of Van Vliet Construction Ltd.

The Architects, with our concurrence, recommend that the tender of Van Construction Division of Van Vliet Construction Ltd. be accepted.

Cost Breakdown

On the basis of the low tender being awarded, the current breakdown of project costs is:

Building Contract	$1,178,934.
Architects' and Consultants' Fees	96,700.
Landscaping and irrigation	22,000.
Communication systems, alarm equipment, traffic warning devices	25,100.
Soils and materials testing, permits, insurance, sidewalk, crossings, hydro connection charges	14,000.
Salary for part-time Clerk of Works	6,000.
Contingency for work not in contract	3,000.
TOTAL:	$1,345,734.

The total estimate of $1,345,734 exceeds the estimate previously approved by Council by $112,734. Approximately $97,000. of the increase is in the construction tender, with an additional $8,000. representing the resultant increase in consulting fees.

The Architect advises that at present the bidding climate is very uncertain, due mainly to serious shortages of materials, in particular steel. Not only do these inflationary conditions affect the various sub-trade bids, but they have resulted recently in deteriorating relations between general contractors and their sub-trades, a situation which has induced contractors to allow larger and larger contingencies in their bids.

Although several sub-trades submitted bids substantially in excess of the budget, one in particular deserves special attention. Only one bid was submitted on "Miscellaneous Metal and Structural Steel", in the amount of $74,000.00 as compared to a budget estimate of $29,000.00. It is possible that by re-tendering this part of the work, and by actively requesting competitive bids, a lower price could be obtained. The Architect recommends that a cash allowance be substituted for the tender submitted, and that the Contractor be instructed to re-tender this section of the work.

Financing

The Comptroller of Accounts advises that if Council approves the foregoing estimates, additional funds in the amount of $112,734. must be provided in the 1974 Supplemental Capital Budget.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Award of Contract for
New No. 1 Firehall (cont'd)

Recommendations

It is RECOMMENDED that Council:

A. Approve the revised estimate of $1,345,734.00;

B. Provide the necessary additional funds of $112,734.00 in 1974 Supplemental Capital Budget;

C. Accept the low tender of Van Construction and enter into a contract with them for the sum of $1,178,934.00, such contract to be satisfactory to Corporation Counsel;

D. Authorize the Assistant Director, Construction and Maintenance Division, to have the successful General Contractor re-tender that section of the work known as "Miscellaneous Metal and Structural Steel";

E. Authorize the City Treasurer and Collector to return the bid bonds to the unsuccessful bidders."

Your Board recommends that the foregoing recommendations of the Director of Permits and Licenses be approved.'

MOVED by Ald. Volrich,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

D. Report of Official Traffic
Commission dated December 13, 1973

The Council considered this report which contains clauses identified as follows:

Cl. 1: Request for Pedestrian Actuated Signal at 4th Avenue and Trimble Street
Cl. 2: Crosswalk at Kingsway and McKinnon
Cl. 4: Traffic Dispersal from P.N E. Exits

(Clause 3 of the report of the Official Traffic Commission dated December 13, 1973, was dealt with by the Council at its meeting on December 18, 1973, and the action is shown on page 16 of the Minutes of that meeting)

The Council took action on the matters for consideration today as follows:

Clause 1: Request for Pedestrian Actuated Signal at 4th Avenue and Trimble Street

After considering the details contained in this clause with respect to a request for a pedestrian actuated signal at 4th Avenue and Trimble Street, it was,

MOVED by Ald. Harcourt,
THAT parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority;

THAT a sum of $300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street;

THAT a pedestrian actuated signal be installed at the intersection of 4th Avenue and Trimble Street at an estimated cost of $5,500.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Official Traffic Commission
dated December 13, 1973 (cont'd)

Clauses 2 and 4

MOVED by Ald. Marzari,
THAT the information submitted by the Official Traffic Commission in these clauses be received.

- CARRIED UNANIMOUSLY

E. Request for Street Closure and Parade in Chinatown

The Board of Administration, under date of January 14, 1974, submitted the following report:

' The City Engineer reports as follows:

"In a letter dated December 29, 1973 the Chinese Cultural Centre Building Committee have advised that they are sponsoring a Spring Festival from January 25 to January 27, 1974 inclusive.

The Committee requests that Pender Street from Main Street to Princess Street be closed to vehicular traffic during the Festival so that Lion and Dragon dances accompanied by firecrackers, martial art demonstrations and merchandise displays may take place on the street. The closure would provide for unrestricted pedestrian access to adjacent buildings where various exhibitions and performances will take place.

The Committee also requests that Pender Street from Main Street to Carrall Street be closed on Saturday, January 26th from 10:00 a.m. to 12:00 p.m. to accommodate a Dragon Parade.

A further proposal is to hang decorative banners and lights from the light standards on and across Pender Street, between Carrall Street and Princess Street, and to mount a Public Address System on the light standards on Pender Street between Main Street and Gore Avenue. A satisfactory arrangement can be achieved.

The City of Vancouver has been asked to contribute to the Festival by providing certain services free of charge. The services are listed below with the estimated cost of each operation:

	SERVICE	ESTIMATED COST TO CITY
1.	Provide temporary signing and barricading	$300.00
2.	Provide and install decorative lighting and install decorative banners	900.00
3.	Provide additional street clean-up and garbage disposal	185.00
4.	Provide twenty potted trees for street decoration	200.00
	TOTAL	$1585.00

In the past all above normal costs incurred as a result of a street closure or parade have been borne by the applicant. (This, of course, does not apply to the recognized 'Civic' parades of the P.N.E., Sea Festival, Grey Cup and Remembrance Day.)

Previous to this application being received, the Chief Constable had given permission to the Chinese Benevolent Association to hold a parade on Pender Street from Jackson Avenue to Carrall Street on Sunday, January 27, 1974 from 1:00 p.m. to 3:00 p.m. The Cultural Centre Building Committee have expressed their willingness to have all on-street activities removed during the period from 12:00 noon to 4:00 p.m. on this day in order that the two events do not conflict.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Request for Street Closure and Parade in Chinatown (cont'd)

Transit service will be affected by the street closures, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for the event.

It is therefore RECOMMENDED that the Chinese Cultural Centre Building Committee be permitted to:

* (a) close to vehicular traffic, Pender Street from Main to Princess Streets except at the intersection of Gore Avenue from 9:00 a.m. Friday, January 25, 1974 to 12:00 midnight Sunday, January 27, 1974 plus a closure of Pender Street from Main Street to Carrall Street on January 26, 1974 from 10:00 a.m. to 12:00 noon.

* (b) attach decorative banners and lights to the light standards on Pender Street from Carrall Street to Princess Street and mount a Public Address System on the light standards on Pender Street between Main Street and Gore Avenue (in accordance with sub-section 61 (2) of the Sign By-law No. 2341).

Such permission to be subject to the following conditions:

* 1. The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all possible claims that may arise from the proposed Festival and Dragon Parade.

* 2. Unrestricted access is provided for emergency vehicles.

* 3. The Chinese Benevolent Association have unrestricted use of Pender Street from Jackson Avenue to Main Street on January 27, 1974 from 12:00 noon to 4:00 p.m.

* 4. Any items attached to City light standards be to the satisfaction of the City Engineer.

* 5. Permission for the use of firecrackers is obtained from the Chief Fire Warden.

6. The costs of signing and barricading be borne by the applicant.

7. The costs of supplying and installing decorative lights be borne by the applicant.

8. The costs of installing decorative banners be borne by the applicant.

9. The cost of any additional street cleaning over and above normal street cleaning be borne by the applicant.

10. The cost of providing potted trees be borne by the applicant.

Should Council decide in favour of the applicant's request for free services it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case conditions 6, 7, 8, 9 and 10 of the above would not apply. This matter is referred for Council's CONSIDERATION."

Your Board RECOMMENDS that the recommendations of the City Engineer be approved; that conditions 1 - 5 apply, and submits conditions 6 - 10 for the CONSIDERATION of Council.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Request for Street Closure and
Parade in Chinatown (cont'd)

MOVED by Ald. Hardwick, * *
THAT recommendations (a) and (b) in the foregoing report of the City Engineer be approved, as well as conditions 1 to 5 * detailed in the report;

FURTHER THAT conditions numbered 6 to 10 be approved as follows:

6. The costs of signing and barricading be borne by the City.
7. The costs of supplying and installing decorative lights be borne by the applicant.
8. The costs of installing decorative banners be borne by the applicant.
9. The cost of any additional street cleaning over and above normal street cleaning be borne by the City.
10. The cost of providing potted trees be borne by the applicant.

- CARRIED UNANIMOUSLY

(underlining indicates the changes)

F. Report of Special Committee re
Sands Motor Hotel Expansion

Alderman Hardwick, on behalf of the Special Committee re Sands Motor Hotel Expansion, submitted a report dated January 15, 1974.

MOVED by Ald. Marzari,
THAT consideration of this report be deferred until later this day. (see page 23)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Orpheum Fund-Raising Campaign:
Mayor's Limousine

At the meeting January 8, 1974, Notice was called on the following motion, and with the permission of the Council the motion was changed this day to read as follows:

MOVED by Ald. Bowers,
SECONDED by Ald. Massey,
THAT WHEREAS,

(a) on December 8, 1973, the Mayor's limousine was sold, resulting in a net transfer to General Revenues of $4,855;

(b) on December 11, 1973, Council considered the possibility of acquiring the Orpheum Theatre as a second hall for live performances in Vancouver, and instructed a Special Committee (consisting of Aldermen Bowers, Gibson and Massey) to report back in February, 1974 on 'what financial support might be available to the City';

(c) the Special Committee has been meeting with groups of interested citizens who are willing to help organize a fund-raising drive. Such a campaign requires the production of some publicity materials and requires some secretarial assistance, etc.;

cont'd....

MOTIONS (cont'd)

Orpheum Fund-Raising Campaign:
Mayor's Limousing (cont'd)

(d) the Special Committee does not consider it proper to expend for such purposes any of the public donations received until Council has considered the matter of exercising the Option to purchase the Theatre;

THEREFORE BE IT RESOLVED THAT the amount of $4,855, being the net proceeds of the sale of the Mayor's limousine, be made available immediately for providing publicity and secretarial assistance to the Orpheum fund-raising campaign, and

FURTHER THAT authority for the disbursement of funds out of this account be vested in the Director of Finance, in consultation with the Special Committee.

(underlining indicates change)

The motion was put and, - CARRIED

(Aldermen Linnell and Rankin voted against the motion)

2. Daylight Saving Time

Alderman Volrich, at the meeting on January 8, 1974, gave Notice of the following motion, seconded this day by Alderman Rankin:

Moved by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS,

(a) the Provincial Government had intended to bring in Daylight Saving Time throughout the Province on January 6, 1974;

(b) the Provincial Government has now deferred giving effect to Daylight Saving Time until February 3, 1974;

(c) there is no evidence whatever that the early changeover will be for the benefit of the people of British Columbia and there is most certainly no evidence that the early changeover will be of any advantage in the saving of energy consumption;

(d) an early changeover will be a great inconvenience to many citizens of the City of Vancouver in terms of school - starting conditions for children, unfavourable working hours, confusion of transportation schedules, disruption of family life and in many other respects;

THEREFORE BE IT RESOLVED THAT the City of Vancouver do request the Provincial Government to rescind completely its decision to implement Daylight Saving Time at any earlier date than the last Sunday of April.

The motion was put and, - CARRIED

(Alderman Hardwick voted against the motion)

MOTIONS (cont'd)

3. Motor Vehicle Testing Station

On January 8, 1974, Alderman Volrich gave Notice of the following motion, seconded this day by Alderman Rankin. With the permission of Council changes were made and the motion now reads as follows:

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS,

(a) the Provincial Government had taken over the operation and responsibility for the Motor Vehicle Testing Station at 1730 West Georgia Street from the City of Vancouver several years ago;

(b) the Provincial Government at that time assured the City of Vancouver that its takeover of this function would result in improved services to the citizens of Vancouver,

(c) the Citizens of Vancouver continue to experience a great deal of delay, inconveniences and frustration in attending at the testing station at 1730 West Georgia Street;

(d) many citizens find their vehicles being rejected on the basis of minor adjustments which sometimes have little relevance to the matter of safety, requiring them to have the required adjustment made and then to experience again the delay and inconvenience of lining up again and having their vehicles retested;

(e) the one vehicle testing station at 1730 West Georgia Street is completely inadequate to service the needs of the people of Vancouver;

(f) Alberni Street may evolve as a necessary street to provide for East/West movement in that particular area;

(g) from a transportation point of view, Alberni Street needs to be upgraded and queuing restricts this improvement;

(h) the station is located in what is essentially a residential area;

THEREFORE BE IT RESOLVED THAT:

(1) The Provincial Government be requested to implement as soon as possible an improvement in the Motor Vehicle Inspection Services to the people of Vancouver;

(2) The Provincial Government be requested to provide such facilities in various locations in the City apart from the one station presently located at 1730 West Georgia Street.

The motion was put and, - CARRIED UNANIMOUSLY

4. Leave of Absence:
Alderman Pendakur

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT Alderman Pendakur be granted leave of absence from January 23, 1974 to February 21, 1974.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. University Endowment Lands

MOVED by Ald. Volrich,
THAT WHEREAS,

a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver

b) It is important that the City of Vancouver and the University community be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver and the University community as to the development of the University Endowment Lands and to accept the following statements of policy in the development of the said lands:

1) the major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes

2) the remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university

3) a study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations

4) before any development plan is decided upon public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver, to invite submissions from interested groups and the general public

5) a special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University community.

6) any lands allocated to housing or commercial development should be made available only on a lease basis.

(Notice)

NOTICE OF MOTION (cont'd)

2. Landlord and Tenant Act

MOVED by Ald. Rankin,

BE IT RESOLVED THAT the Vancouver City Council and representatives of tenants in Vancouver send a joint delegation to the Attorney-General in Victoria prior to the Opening of the Legislature urging the Government to bring forth the following changes to the Landlord and Tenant Act:

(1) no rent increase on a premise to exceed the increase in the cost of living index for the previous year;

(2) no eviction without proven just cause;

(3) the establishment of Rental Review Boards with power to administer and enforce the Landlord and Tenant Act;

(4) justification of proposed rent increases before the Boards.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Dogs: Advertising of Control Program	referred to a proposed advertisement by a dog food company giving dog control information. The Alderman referred to Council's policy respecting dog control and the desire to obtain the public's cooperation, and felt this advertisement would be in line with that policy.
Alderman Rankin - Kerr Road Dump: Motorcyclists	referred to the use by motorcyclists of the Kerr Road Dump in the area of homes and the resultant annoyance to citizens. The Alderman proposed fencing off an area away from these homes for the motorcycle activity. The Mayor advised of discussing the question with the Superintendent of Parks and he has a site in mind in the area which could be used by the motorcyclists.
Alderman Pendakur - Fraser River Waterfront Leases and Development	referred to the policy guidelines respecting public access to the Fraser River waterfront. In this regard the North Fraser Harbour Commission is negotiating renewal of various leases. However, the Alderman has been assured by the Provincial Minister responsible, that the City's policy of providing public access to the Fraser River waterfront will be protected in arranging any lease renewals and further, that any encroachment on City property will be protected.

The Council recessed at approximately 5:20 p.m., to reconvene in open session at 7:30 p.m.

***

The Council reconvened in the Council Chamber at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS (CONT'D)

Rezoning Application: N/S East Broadway between Lillooet & Windermere Streets

The Council further considered Departmental Report, Building and Planning matters dated December 7, 1973, as follows:

" The Deputy Director of Planning and Civic Development reports as follows:

' An application has been received from Victor & Elsie Wittenberg, 5850 Sophia Street, Vancouver, B. C. requesting amendment to the Zoning and Development By-law whereby Lot 22 amended, Block 24, Sec. 37, THSL, being on the N/S East Broadway between Lillooet and Windermere Streets be rezoned from RS-1 One Family Dwelling District to RT-2 Two Family Dwelling District for the purpose of "redeveloping the site (49.5 x 149.5) by constructing a duplex dwelling as per the attached plans. The present development is an old one bedroom house (photos enclosed).* Assessments: Land 11,937 - Improvements 1,732. There are only two lots of this size in the area. Vancouver City Planning and Zoning departments have advised there is no long range plan for change of present zoning. The applicant is prepared to commence development of the site as soon as zoning would be granted".

The plans indicate a two storey structure, two dwelling units side-by-side on the upper floor each with two bedrooms, the basement unused and a two-car carport to serve the two units.

This property has a frontage of 49' and a depth of 149½' as is the single family site immediately to the east, the remaining lots on the north side of Broadway are generally 33' in width by a similar depth, all are zoned RS-1 Single Family and occupied by single family homes.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be NOT APPROVED such rezoning would create an isolated two-family site in an area otherwise zoned and developed for single-family dwellings.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. '"

*(Photographs are on file in City Clerk's Office)

Mr. Victor Wittenberg, one of the applicants, appeared in support of the application.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the recommendation of the Technical Planning Board endorsed by the Vancouver City Planning Commission contained in the foregoing Departmental Report, be approved and therefore this application for rezoning be refused.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

West End Street Widths

On December 18, 1973, the Council deferred the City Engineer's Departmental Report under date of December 14, 1973, in regard to pavement construction re West End streets and particularly dealing with the aspect of widths, setting out the following recommendations:

(a) Local Access Streets in the West End be constructed to a width of 27 feet.

(b) Robson Street, 1800 and 1900 blocks, be paved to 31 foot width.

(c) Nelson Street, 1900 and 2000 blocks, be paved to 27 foot width.

(d) Nelson Street, 1800 block, be paved to a width between 25 and 26 feet.

(e) Lagoon Drive be paved to a width of 24 feet.

The Council heard delegations as follows on this matter.

(a) Citizens Council on Civic Development - brief filed dated January 15, 1974, against the Engineer's proposals.

(b) Chartered Investments - brief filed asking

(i) Ban all parking in lanes and streets
(ii) Increase parking requirements to 150%
(iii) Allow parcades above ground and not be included in building density.

(c) West End Community Council - brief filed dated January 15, 1974, against the Engineer's proposals.

(d) West End and Downtown Ratepayers' and Community Association - oral presentation made in favour of widening programme.

(e) West End Resource Council - brief filed dated January, 1974, opposing the widening but if necessary, first a study be made of the possible threat to the trees and the implications of widening in terms of traffic flow.

(f) West End Community Centre Association - filed brief date January 15, 1974, against the Engineer's proposals.

(g) Citizens Group - oral presentation made against the Engineer's proposals.

(h) Park Board - Commissioner McCreery appeared on behalf of the Park Board advising the Board has consistently opposed any widening of the streets in the West End.

(i) West End Planning Team - represented by Mr. L. Uibel submitted a list of recommendations representing the West End Planning Team's position for changes in the City Engineer's recommendations.

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT the West End streets proposed for paving and set out in the City Engineer's report of December 14, 1973, be constructed to the existing widths only;

FURTHER that the City Engineer report back on loading bays where absolutely necessary.

- CARRIED

(Alderman Hardwick voted against the motion)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

West End Street Widths
(continued)

MOVED by Ald. Hardwick in amendment,
SECONDED by Ald. Bowers,
THAT the motion of Aldermen Massey and Gibson be tabled;

FURTHER that the briefs received together with representations made be referred to the Engineering Department and the West End Planning Team for consideration and report, taking as a guideline that trees be at least two feet from the pavement.

- LOST

(Aldermen Gibson, Linnell, Marzari, Massey, Pendakur and Mayor Phillips voted against the motion)

(The motion of Aldermen Massey and Gibson was put and carried.)

Sands Motor Hotel Expansion

Alderman Hardwick, on behalf of the Special Committee appointed by Council respecting proposed Sands Motor Hotel expansion, reported as follows under date of January 15, 1974:

"The undersigned and Aldermen Linnell and Volrich were appointed, on December 11, 1973, to a Special Committee to meet with the principals of United Equities Limited re the resolution of certain matters in connection with the proposed expansion of the Sands Motor Hotel, at the corner of Davie and Denman Streets.

The Committee met with the principals of United Equities Limited on January 8 and January 15, 1974, and at those meetings discussions took place on the contents of the attached report from the Law Department, dated December 7, 1973.

Ten specific issues were raised with United Equities Limited and the response of United Equities Limited to seven of them is detailed in the letter dated January 10, 1974, also attached.

Your Committee is of the opinion that the remaining items are of such a nature that resolution of them by negotiation is not available and the Committee therefore:

RECOMMENDS that the matter of the Development Permit application of United Equities Limited, for the expansion of the Sands Motor Hotel, be referred back to the Technical Planning Board with the instruction that it be processed in the normal manner, the Board taking into account the statements made in the letter of United Equities Limited dated January 10, 1974."

(The attached report referred to from the Law Department is on file in the City Clerk's Office.)

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the recommendation in the foregoing Special Committee's report, be approved.

- CARRIED

(Aldermen Marzari, Massey and Rankin voted against the motion)

MOVED by Ald. Massey,
SECONDED by Ald. Marzari,
THAT this matter be deferred for one week.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

(The motion of Aldermen Hardwick and Linnell was put and carried.)

The Council adjourned at approximately 9:25 p.m.

The foregoing are Minutes of the Regular Council meeting of January 15, 1974, adopted on January 22, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Walkway in Salish Subdivision

The City Engineer reports as follows:

"The Crown Dominion issued Letters Patent to the roads and walkways in Salish Subdivision of part of Musqueam Indian Reserve No.2 to the City of Vancouver for one dollar. On accepting the Letters Patent, the City covenanted to return to the Crown any portion of the roads or walkways which became surplus to the highway requirements of the subdivision. The most southerly walkway shown as road and outlined red on plan marginally numbered LF6823 is surplus to our highway requirements. This walkway stops at a steep bank and will not be required for future extension or for utilities. The Crown has requested the City to close this portion of highway and return title to the Crown in order that it may be subdivided with the adjacent Lots 10 and 11.

I RECOMMEND that the closed road shown outlined red on plan marginally numbered LF6823 be closed, stopped up and returned to the Crown in order to have the said area subdivided with the adjacent Lots 10 and 11."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The area bounded by 33rd Avenue, 54th Avenue, Oak Street and Cypress Street is subject to low summer pressures. At many locations the system pressure falls below minimum design for more than 24 hours resulting in very little water for fire protection. To maintain water pressure it is necessary to increase feed main capacity.

To alleviate this, it is proposed to parallel the existing 33rd Avenue Main from Little Mountain Reservoir to Oak Street with 2,950 feet of 30-inch diameter main and parallel the existing Hudson Street Main from 33rd Avenue to 37th Avenue with 1,320 feet of 24-inch main. The pressure loss of 30 p.s.i. now experienced in the feed main system would be reduced by approximately 20 p.s.i.

Because the alignment of the Hudson Street Main is through the Van Dusen Botanical Gardens, the Parks Board has requested that the new watermain be installed prior to April 1st, 1974 in order not to interfere with the Parks Board's spring planting schedule.

The estimated cost of installing the 1,320 feet of 24-inch watermain is $80,000.

I RECOMMEND the installation of the 24-inch watermain be approved and that $80,000 be appropriated from the 1973 Waterworks Capital Budget, 'City Subdivision-Unallocated', Account Number 128/7901."

Your Board RECOMMENDS that the foregoing be approved.

3. Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill

The City Engineer reports as follows:

"Mr. J. Belong has requested that Mr. E. Belong be permitted to salvage at the Vancouver Sanitary Landfill. A similar request was received in December 1970 from Mr. E. Belong, which was not allowed by resolution of City Council on February 2, 1971.

Cont'd . . .

Clause 3 cont'd

The request was not approved for the following general reasons:

1) The cost of operating the disposal site will be increased.

2) The Pollution Control Branch regulations prohibit salvaging at a disposal site.

3) The Delta Municipal Council indicated opposition to a salvage operation of this nature since it would tend to disrupt the orderly placement of material within the landfill site.

4) The City Medical Health Officer has stated that retrieval of salvageable commodities from the site could not be considered as favouring good public health practice.

The City Engineer recommends that the request of Mr. Belong to salvage at the Vancouver Sanitary Landfill be not approved."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

DELEGATION REQUEST - MR. J. BELONG

4. Tender No. 41-73-3 Trailer Mounted Rear Loader Refuse Packers

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on November 26, 1973 and referred to our Departments.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

Three bids for trailer-mounted units were received, two from Reliance Truck and Equipment Ltd. and one from A.R. Williams Ltd. Two of the units were alternate bids, one from Reliance Truck and one from A.R. Williams, and offer greater payloads. However, neither unit can meet the gross vehicle weight restrictions of the B.C. Motor Vehicle Act and therefore cannot legally carry the greater payloads.

We recommend acceptance of the only bid to meet specifications (low bid overall) from Reliance truck and Equipment for six (6) only trailer mounted refuse packers Heil model Mark III at a total cost of $131,460 ($21,660 each plus $250 each for large bore packing cylinders) plus 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved.

5. Tender No. 46-73-4 - Supply and Delivery of Waterworks and Sewers Grey Iron Castings

Tenders for the above were opened by your Board on December 3, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Cont'd . . .

Clause 5 cont'd

The 5% Provincial S.S. Tax is in addition to all prices shown. The Federal Sales Tax is included in the total estimated prices for Waterworks Castings and excluded from the total estimated prices for Sewer Castings because the City of Vancouver is exempt.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the following low bids for a 12-month contract:

SCHEDULE I - WATERWORKS CASTINGS

Name of Firm	No. of Items	Item No's.	Estimated Total Cost for a 12-Month Period.
McLean & Powell Iron Works Ltd.	13	1 to 11 incl., 15 & 16.	$15,778.46
Associated Foundry Ltd.	3	12 to 14 incl.	$26,790.00

SCHEDULE II - SEWER CASTINGS

McLean & Powell Iron Works Ltd.	4	22,23,24 & 27	$ 1,659.95
Dobney Foundry Ltd.	4	17,18, 20 & 21	$58,238.00
Mainland Foundry Ltd.	2	25 & 26	$90,480.00
Associated Foundry Ltd.	1	19	$ 1,630.00
ESTIMATED TOTAL OF AWARDS FOR BOTH WATERWORKS AND SEWER CASTINGS -			- $194,576.41 Plus 5% Provincial S.S. Tax.

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

6. Tender No. 29-73-21 - Electric Wire, Cable and Conduit

Tenders for the above were opened by your Board on October 15, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

The tender call was in four sections for a total of 41 items, and requested prices for one, two and three year periods. These prices are based on discounts from current published price lists. The discounts will remain constant for the term of the contract, but the price lists may change from time to time and the one in effect at the time the goods are ordered will apply.

Five firms submitted tenders. Of these, only Westinghouse Sales and Distribution Company submitted a tender for more than one year, i.e., for either a one, two or three year period, as the City desires. A three-year contract is desirable for the following reasons:-

(a) The City would have some assurance of obtaining items that are in short supply.
(b) Costs of tendering each year will be eliminated.

Cont'd . . .

Clause 6 cont'd

PARTS I AND III - Ideal Electric (Western) Ltd. are overall low for a saving of $32.35 over Westinghouse Sales and Distribution Company. Their tender was for a one-year period only. However, Part I represents approximately 75% of the total value of Parts I and III and Westinghouse Sales and Distribution Co. were low by approximately $81.33 on Part I, and, at the same time, offered a contract up to a three year period.

PART II - No tenders were received for this one item. ** (see below)

PART IV - The overall low bidder, Nedco Ltd., has found it necessary to withdraw their bid as their source of supply cannot guarantee delivery, and prices to them have increased considerably since tendering. Westinghouse Sales and Distribution tendered the next-to-low bid for this part.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend as follows:

PARTS I, III & IV - Westinghouse Sales and Distribution Co., the overall low bid, for a three year period, at an estimated yearly cost of $71,422.86, plus the 5% Provincial S.S. Tax.

PART II - That the Purchasing Agent's Office locate a source and negotiate a price for this one item. "

Your Board recommends that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

** Neoprene covered galv. guy strand.

FOR COUNCIL ACTION SEE PAGE(S) 59 & 60

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Strata Title Application - New Construction
#4300 Valley Drive - Lot 3, D.L.526
103 Dwelling Units - Marathon Realty Co. Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from the Marathon Realty Co.Ltd. for approval of a Strata plan for a new condominium development, consisting of five (5) separate buildings which form part of the Arbutus Village development.

The applicants have submitted a prospectus which relates to 103 Strata lots consisting of 84 Strata lots in a six-storey reinforced concrete building and 19 Strata lots in four townhouses of two-storey timber construction.

The prospectus provides the following information under the appropriate sections of the regulations:

(N.B. See Appendix A for Site Plan)

Section 1(2) - Financing

Subsection (a) - true interest on any financing
Subsection (b) - any bonusing of financing
Subsection (c) - details of a management contract and monthly servicing
Subsection (d) - taxes and all other costs

The Director of Finance has reviewed the prospectus with regard to the above-noted section of the regulations and finds the following:

Financing

Interim financing for the construction is being provided by Marathon Realty Co.Ltd. Mortgage financing is available to purchasers through the Royal Bank of Canada but it is not a requirement that the purchaser make use of the arrangements with the Royal Bank. The interest rate on these mortgages is fixed for a thirty-day period whereupon it is subject to revision in accordance with prevailing market rates.

Second Mortgage financing is available through the Provincial Government.

Management Contract

A management contract has been negotiated with Arbutus Management Ltd. and will be executed when the Strata plan has been deposited at the Land Registry Office.

The fee payable to the Manager by the Strata lot owners is $10.00 per unit per month.

The contract is for five years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

cont'd....

Clause No.1 continued

Monthly Servicing

The estimated monthly assessment for each unit is as follows:

Type	Sq. Ft.	Estimated Cost Per Month
Apartments		
1 A	790	$ 51.75
1 AS	787	51.55
1 B	884	57.90
1 BS	881	57.71
1 C	949	62.16
1 CS	946	61.96
1 D	595	38.97
2 A	1161	76.05
2 B	1199	78.54
Townhouses		
2 F	1252	71.47
3 B	1457	83.17
3 C	1443	82.37
3 D	1604	91.56
3 DE	1624	92.70
3 E	1872	106.86
3 F	1990	113.60

The above estimates include the following items:_

General Operating - caretaker, insurance, management fee, legal fees, audit fees, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevators, pool, recreation equipment, roads and parking, snow removal, landscaping and miscellaneous. Utilities - electricity, gas, water, garbage, telephone and laundry. General reserve and Recreation Centre allocation.

Full details of budgeting costs are given on pages 11, 12, 15 and 16 of a General Information booklet attached to the prospectus.

Taxes and Other Costs

An estimate of the monthly property taxes attributable to the various units for the year 1974 is as follows:

Apartments	
1 A	$ 18.75
1 AS	18.75
1 B	21.23
1 BS	21.23
1 C	22.87
1 CS	22.87
1 D	14.33
2 A	36.08
2 B	36.33
Townhouses	
2 F	39.00
3 B	50.00
3 C	49.00
3 D	55.00
3 DE	55.00
3 E	67.00
3 F	70.00

Other than property taxes and the monthly assessments referred to above, there are no other anticipated common expenses.

cont'd....

Clause No.1 continued

Sub-Section (e) Shared Facilities & Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Swimming Pool

There is one outdoor swimming pool situate on the common property.

Recreation Centre

The Recreation Centre will be provided for the exclusive use of the residents of Arbutus Village. The centre will be located on the lower floor of the Arbutus Village Square Shopping Centre and it is estimated that it will be available for occupancy in the Fall of 1974.

Facilities to be provided will include covered swimming pool, saunas, lounge, administration offices and general purpose rooms for recreational and social activities.

It is the intent of Marathon Realty Co.Ltd. to enter into an agreement with the Arbutus Village Strata Corporations. This agreement will provide for the exclusive use of the recreation centre by the residents of Arbutus Village. The cost to be borne by the Strata Corporations under the terms of this agreement will be limited to operating and maintenance costs applicable to the recreation centre. Examples of such costs are insurance, property taxes, electricity, heating and building maintenance and repair.

Parking

(i) Apartments - each one bedroom strata lot will be assigned the exclusive use of one parking space and each two-bedroom strata lot will be assigned the exclusive use of two parking spaces in the basement of the building in which the strata lots are located.

(ii) Townhouses - each townhouse shall have the exclusive use of the covered carport area contiguous to it.

(iii) Guest Parking - will be available on the common area subject to the control of the Strata Council.

Patios

(i) Apartments - each ground floor strata lot will be granted the exclusive use to the precast concrete patio area contiguous to its living-dining room.

(ii) Townhouses - each will be granted the exclusive use of (a) the bricked wall area adjoining the carport and the front entrance, and (b) the precast concrete patio area contiguous to the living-dining room.

Balconies

The balconies attached to and directly accessible from a strata lot are for the exclusive use of that strata lot.

Storage Lockers

Each apartment strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building in which the strata lot is located.

Laundry Room

A laundry room located in the basement of the apartment strata building is provided for the use of the apartment strata lot owners.

cont'd....

Clause No.1 continued

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Regstry Office and prior to conveyance of any strata lots.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Zoltan S. Kiss, Architect, in which he states that the buildings compare favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction."

Your Board submits the above report for Council's CONSIDERATION.

RECOMMENDATION

2. Interdepartmental and Aldermanic Library

Council, on December 11, 1973 instructed the Board of Administration to report on the minimal cost of refinishing the vacated Board offices located at the east side of the third floor.

In this regard, your Board has received the following report from the Assistant Director, Construction & Maintenance Division:

"The cost to provide minimum refinishing in the vacated Board of Administration offices is estimated at approximately $1,500. The walls should be painted, the old carpets removed, existing floor tile repaired or replaced and electrical and telephone outlets removed from the floor locations.

It is now apparent that if we are to achieve a workable program for scheduling the alterations in the City Clerk's Office and still allow that Department to function effectively, it is necessary that temporary space be found for four Committee Clerks and four supporting clerical staff. The vacated Board of Administration Office is ideal for the purpose and is the only space available.

It is expected that the space will be required for a period of six months, effective immediately.

It is requested that any refinishing work be deferred for approximately six months and approval be granted for the use of this vacated space for the temporary accommodation of personnel from the City Clerk's Office."

Your Board would RECOMMEND that approval be granted in accordance with the foregoing report.

FOR COUNCIL ACTION SEE PAGE(S) 60

FIRE AND TRAFFIC MATTERS

Recommendation

1. Tender No. 39-73-7 - Fire Trucks

Tenders for the above were opened by your Board on November 19, 1973, and referred to the Fire Chief, City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender called for prices for two 1050 Imp GPM Triple Combination Pumper Fire Trucks and two 100 ft. Aerial Ladder Fire Trucks.

On July 31, 1973, Council approved funds for this purchase in advance of the 1974 Budget.

A working tabulation is on file in the office of the Purchasing Agent.

Eight bids were submitted for this tender from four different suppliers.

In the Fire Department's report to Council on July 31, 1973, the Fire Chief pointed out the immediate need for this equipment in advance of the planned in-service date of 1975. These four fire trucks are required to:

(A) maintain our present fleet effectiveness with respect to 1050 Imp GPM Pumper Trucks;

(B) improve our fleet effectiveness by replacing two City service trucks with two 100 ft. aerial ladders.

Delivery periods for fire apparatus are now substantially longer (6 to 12 months longer) than they were in 1970 when Council approved the present replacement policy for fire apparatus. The shortest possible delivery period is necessary to maintain fleet effectiveness and maintain the economics of the new replacement policy.

The low bid meets specifications and is submitted by Howard Distributors Ltd. for fire trucks mounted on Ford chassis at a cost of;

(A) $50,385.95 each for 1050 Imp GPM pumper fire trucks

(B) $78,425.40 each for 100 ft. aerial ladder fire trucks.

Normally, we would recommend acceptance of this bid, but because delivery of the low bid as well as any of the fire trucks offered mounted on either Ford or White chassis cannot be made until late 1975, we are not recommending the low bid.

Howard Distributors Ltd., the low bid, also offered two alternative bids. One of these alternatives uses Imperial chassis. Howard Distributors Ltd. is the only bidder to offer fire trucks using Imperial chassis and will guarantee a delivery period of nine months from date of purchase order. In order to ensure delivery performance the bidder has agreed to pay a penalty of $30 per day per unit for every day the delivery date exceeds the nine month period.

The extra cost of the alternate bid for Imperial chassis over the low bid using Ford chassis is:

(A) $3,569.85 each for the 1050 Imp GPM pumper trucks,

and

(B) $5,977.60 each for the 100 ft. aerial ladder trucks.

Cont'd . . .

Clause 1 cont'd

This represents a total increase in price for the four trucks of $19,094.90, or 7.4% over the low bid. This extra cost for the improved delivery date is offset in part by savings of up to $10,000 in repair costs which could occur if the old units are to be kept in service for an additional six months or more.

In addition, after the bids were closed, the low bidder, Howard Distributors Limited, offered a quantity discount of $9,239.60 if all four units are purchased using Imperial chassis. Because Howard Distributors Ltd. would be the successful bidder even if we do not take advantage of the shorter delivery time, we recommend that the City take advantage of this quantity discount.

Also, as noted earlier, Howard Distributors Ltd. has offered to pay a penalty for late delivery if the Imperial chassis are ordered. This will amount to an excess of $11,000 if the 9-month delivery promised is delayed to the most optimistic delivery period offered by any of the other bidders.

ITEM 1 - 1050 Imp GPM Triple Combination Pumper Fire Trucks

We RECOMMEND acceptance of the alternative bid from the low bidder, Howard Distributors Ltd. for two only Pierreville Model 1050 Imp GPM Triple Combination Pumper Fire Trucks mounted on Imperial chassis at a total cost of $107,911.60 ($53,955.80 each), less a quantity discount of $1,801.60 plus 5% Provincial Sales Tax.

ITEM 2 - 100 Ft. Aerial Ladder Fire Trucks

We RECOMMEND acceptance of the alternate bid from the low bidder, Howard Distributors Ltd., for two only Pierreville 100 ft. Aerial Ladder Fire Trucks mounted on Imperial chassis at a total cost of $168,806.00 ($84,403.00 each), less a quantity discount of $7,438.00 plus 5% Provincial Sales Tax".

Your Board RECOMMENDS that the recommendations of the Fire Chief, City Engineer, and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 60

FINANCE MATTERS

RECOMMENDATION

1. Probation Services Department and Provincial Courts (Family Division) - Re-organization

Your Board has had an examination made of the Probation Services Department and the Provincial Courts (Family Division) to eliminate the causes of complaints received during 1973, the principal complaints being: (1) the length of time elapsing between the date of making an application under the Family Relations Act and the date of the Court Hearing, and (2) the backlog of work accumulated by the Probation Officers dealing with Family matters.

The attached report has now been received; the recommendations are as follows:

A. Reciprocal Enforcement of Maintenance Orders (REMO)- (See Page two of attached report for details)

(i) On receipt of documents, a summons to be issued with a returnable date five working days ahead of issue date (instead of 21 days as at present).

(ii) A letter of explanation to be sent with each summons.

(iii) The husband will not be interviewed by a Probation Officer prior to the Court Hearing and the Probation Officer will not become involved unless so ordered by the Judge.

(iv) All reasonable steps will be taken by the Court Administrator before returning the documents to the Attorney General "not able to locate".

(v) The Provincial Courts Department to process "REMO" items; the "Probation Assistant" position to be transferred to that Department for that purpose.

B. Assault Charges - (See Page four of attached report for details)

A Probation Officer will be present in Court but will not conduct a "pre-Court" interview or become involved unless so instructed by the Judge hearing the case.

C. Family Relations Act and other Cases - (See Page five of attached report for details).

The Supervisor, when assigning cases, will set a date by which the case should appear before a Judge of the Family Division and will review cases periodically with each Probation Officer.

D. Integration of Services -(See Page six of attached report for details)

The Probation Service be organized into five (5) District Teams comprised of both Family and Juvenile Probation Officers. The Departmental Staffing establishment will then be:

District		
Burrard	6	Probation Officers
North	6	" "
East	5	" "
South	5	" "
West	5	" "

Continued.....

Clause No. 1 (cont'd)

Intake		
Juvenile	1	
Family	2	3 Probation Officers
Chief Probation Officer		1
Asst. " "		1
Clerk Steno IV (Secretary)		1
Total Establishment		33

E. Additional Staff Requirement and Estimated Costs - (See Page eight of attached report for details).

(i) To implement the recommendation "D" the following additional positions be established.

1 - Probation Officer III
2 - " " II
1 - " " I

(ii) Estimated Costs - Additional

Salaries & Fringe Benefits	$50,720
Auto Allowances	2,340
Paging Devices	3,000
	$56,060

F. The positions be classified by the Director of Personnel Services and submitted to the Board of Administration for approval.

G. If this report is approved, the additional costs to be included in the 1974 Departmental Budget of Expenditures and authorization granted for expenditure of necessary funds prior to approval of the budget.

NOTES (a) This report has been discussed with the Business Manager of the Municipal and Regional Employees Union. He concurs herein.

(b) This report has been reviewed by His Honour, District Judge L.S. Eckardt and the Administrator of the Provincial Courts. They concur with the recommended procedures.

Your Board recommends adoption of the recommendations of this report.

2. Vancouver Public Library - Staff Changes

The Director of the Vancouver Public Library reports as follows:

A. Hastings Branch Library

The Systems Analyst (Library) has reviewed the clerical staffing at the Hastings Branch Library and recommends the following reductions:

	From	To	Saving
Library Clerk II	115 hrs. per week	98 hrs. per week	17 hrs. per week
Library Clerk I	80 hrs. per week	70 hrs. per week	10 hrs. per week

Annual recurring savings at 1973 rates and including fringe benefits at 10% amounts to $5,235.00.

B. Co-ordinator's Office

Two Librarians IV are responsible for the co-ordination of both the adult and the children's library services. They are assisted by one Library Clerk III.

cont'd ....

Clause No. 2 (cont'd)

The principal duties include:

(a) Movement of Pool books between branches to give maximum use of each volume.

(b) Control of book selection by branches and resultant expenditure of funds available.

(c) Bookings and related arrangements for use of meeting rooms.

Because of an increase in the number of existing libraries and the greater use of meeting rooms including additional meeting rooms made available by vacation of the premises at Robson St. by the City Archivist, it is no longer possible for one Library Clerk to provide adequate clerical service to the two Senior Professional Librarians. The service of these Librarians is deteriorating.

It is recommended that one new clerical position be established. Duties will include typing a variety of material including letters, memoranda, order cards, book lists, etc.; filing; and assisting the senior clerk in clerical and manual duties. This is work at the Library Clerk II, Pay Grade 9 ($470-552) level of complexity and responsibility and classification as such is recommended effective when filled.

Annual recurring cost of this position at 1973 rates and including fringe benefits at 10% amounts to $7,286.00.

C. Summary

		Classification	Effective Date
Hastings Branch	Abolish 1 fulltime position	Library Clerk II Pay grade 9 ($470-552)	When vacated (Approx.Feb 28/73)
	Abolish 10 hours per week	Library Clerk I Pay Grade 4 ($2.57 - $2.98)	When approved
	Increase P.T. 18 hours per week	Library Clerk II Pay Grade 9 ($3.09 - $3.63)	When filled
	1 New Position - Co-ordinator's Office	Library Clerk 11 Pay Grade 9 $470-552	When filled

NOTE This recommendation is concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.

The Vancouver Public Library Board at its regular meeting on December 12, 1973, approved the changes outlined above and requested approval of authorization and expenditure of the net cost of $2,051.00 per annum (1973 rates).

Your Board recommends that this report be approved and the request of the Vancouver Public Library Board be granted.

INFORMATION

3. 1974 Assessment Roll

The Assessment Commissioner reports:

"The following are the 1974 taxable Assessment Roll totals as at the Roll closing date of December 27th, 1973. These totals will be subject to appeal to the Court of Revision.

cont'd .....

Clause No. 3 (cont'd)

1974 Assessment Roll

Summary of Taxable Values
(1973 Comparative Amounts in brackets)

School Purposes	1974	1973
Land	$913,725,017	$759,576,656
Improvements(Buildings, etc.)	1,102,855,746	892,834,011
Improvements (Machinery & Fixtures, etc.)	269,696,404	204,926,012
General Purposes		
Land	$2,099,667,312	$1,843,585,906
Improvements (Buildings, etc.)	2,453,255,228	2,161,940,137

In 1973 an amendment was made to the Assessment Equalization Act so that the 1974 assessments for School, Hospital and Municipal Finance purposes have been determined on a different basis than that used for the 1973 assessments. This amendment is generally known as "Bill 71". The effect of this legislative change is to remove the statutory limitations on all property except that which is "used for residential purposes or classified as farm land". The types of property which will continue to be subject to limitation are single family homes, duplexes, apartments (including self-owned and condominiums), and conversions. These properties appear in the 1974 Assessment Roll at 40% of the General Purposes amount but may be less if restricted by the 10% limitation over the 1973 assessed value.

Property which is NOT "used for residential purposes" appears in the 1974 Assessment Roll at 50% of the General Purposes amount. This includes all commercial and industrial property, vacant land and machinery and equipment.

In 1973 the Legislature also enacted "The Mobile Home Tax Act" commonly known as Bill 181. This act makes the owner of a mobile home subject to all municipal taxation, except the land on which the mobile home is located, which is assessed directly to the owner of the mobile home park. There are approximately 80 mobile homes in the City of Vancouver in three locations. The owner of a mobile home is entitled to the Provincial Home-owner Grant and the Home Acquisition Grant.

The report to Council last year advised that authority had been received from the Provincial Assessment Commissioner which eliminated the 10% restriction in respect of land assessments for the 1973 Roll in Vancouver. Because of this land assessments were able to be assessed on an equitable basis last year which has minimized the effect of Bill 71 on the 1974 Assessment Roll.

It SHOULD BE REMEMBERED THAT THERE IS NO STATUTORY LIMITATION ON ASSESSED VALUES FOR GENERAL MUNICIPAL PURPOSES IN THE CITY OF VANCOUVER."

Your Board submits the foregoing for the information of Council.

CONSIDERATION

4. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1974 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These Requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

cont'd ....

Clause No. 4 (cont'd)

The requests are presented to Council in two sections.

A. Religious Organizations

1. Trinity Baptist Church — $ 218.56

6566 Granville Street - Lot 4 of 76/12/526
Property acquired as an addition to the Church
Occupied and in use from October 7, 1973
Grant to cover period from October 7, 1973 to December 31, 1973

B. Charitable Organizations

1. Western Institute for the Deaf and B. C. Housing Foundation — 929.05

1400 East 11th Avenue - Lot 30/D/160/264A
Senior Citizens Housing
Occupied and in use from June 30, 1973
Date of first building inspection January 1, 1973
Grant to cover period from January 1, 1973 to December 31, 1973

2. The Aurora Society — 565.66

2036 West 13th Avenue - Lot 7/425/526
Rehabilitation Home for Women
Occupied and in use from May 15, 1973
Registered to Society on June 1, 1973
Grant to cover period from June 1, 1973 to December 31, 1973

3. The Salvation Army — 7,133.07

248 East 11th Avenue - Lots 2-4/115/301
Rehabilitation Residence for Men
Occupied and in use from September 26, 1973
Date of first building inspection August 3, 1972
Grant to cover period from August 3, 1972 to December 31, 1973

4. Children's Aid Society — $ 266.32

3869 West 15th Avenue - Lot 11/1/168/540
Group Home
Occupied and in use from August 15, 1973
Grant to cover period from August 15, 1973 to December 31, 1973

5. Lower Mainland Society for Rehabilitation for Young Adults — 789.17

1872 West 10th Avenue - Lot 4/367/526
Rehabilitation Residence for Men and Women
Occupied and in use from January 7, 1973
Grant to cover period from January 7, 1973 to December 31, 1973

6. Young Women's Christian Association — 2,686.72

1200 West Broadway
Day Care Centre & Home for Working Mothers
Occupied and in use from April 1, 1973
Grant to cover period from April 1, 1973 to December 31, 1973

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $12,588.55 in total are submitted for Council consideration."

Your Board submits the forgoing report of the Director of Finance for Council CONSIDERATION.

5. Takeover of Kerrisdale Arena by the Park Board

Your Board has received the following report from the Director of Finance:

"By letter of October 24, 1973 to Mayor Phillips and members of City Council the Chairman of the Park Board reported on an action of the Park Board of October 22, 1973, wherein it was resolved that the Board take over the staff and operation of the Kerrisdale Arena effective January 1, 1974, subject to agreement by City Council. It was further noted in the Park Board meeting that the Arena would be operated similarly to the Board's other rinks with special arrangements for Kerrisdale Community Centre Society sponsored programs and rentals. The Chairman's letter concluded with the request on behalf of the Board that City Council agree to the cancellation of Kerrisdale Arena lease from the Board to the Society, dated March 10, 1970 and the Board take over staff and total operation of the Arena as of January 1, 1974.

By letters of November 9th and December 12th, the City Clerk requested additional information from the Park Board. The additional information requested related to legal and financial implications of the takeover, particularly with reference to any union problems that might exist in taking over the staff, legal input from the Corporation Counsel regarding the agreement, and the probable deficit in operating the Arena.

By letter of December 19th, 1973 from the Chairman of the Park Board the following additional information was supplied:

'A. There should be no union problem with the present staff as they are not presently represented by any union. The Personnel Department has made a complete survey of the staff in these positions,who no doubt will be absorbed by the inside Union, the Vancouver Municipal and Regional Employees' Union.

B. The Corporation Counsel should certainly be requested to comment on the cancellation of the lease and takeover by the Park Board.

C. The Arena has been operated by the Society with some losses in recent years and indications are that because of operating costs, the operating loss anticipated for 1974 will be $27,700. It is the Board's intention to include the amount in our 1974 maintenance and operating estimates to cover the anticipated operating losses.'

I have consulted with the Corporation Counsel on the question of the takeover and he advises that the Kerrisdale Community Centre Society, the Park Board and the City Council can jointly agree to the cancellation of the lease, and since the property is City property under the care, custody and management of the Park Board, the Park Board can take over its operation.

With respect to the financial operations of the Arena I would point out that the Arena has operated at a profit for many years, but that the profit has been decreasing resulting in a small loss ($1,024) in 1972, and because of the massive repairs and renovations in 1973 the Arena will have operated at a large loss in 1973. The Park Board is estimating the operating loss for 1974 to be $27,700.

I am submitting to Council for consideration

the request of the Board of Park Commissioners for City Council agreement to cancellation of the lease with the Kerrisdale Community Centre Society on the Kerrisdale Arena, and the takeover of the operations of the Arena by the Park Board, as of January 1, 1974."

Your Board submits the above report of the Director of Finance for Council Consideration.

6. Grant Request - Canadian Red Cross Society

The City Clerk reports as follows:

"A letter has been received in this office from the Canadian Red Cross Society requesting a grant to cover the rental of the Queen Elizabeth Theatre Rehearsal Room for a Blood Donor Clinic on Tuesday, January 29th, 1974. They advise that the Vancouver Vocational Institute has agreed to sponsor another Blood Donor Clinic on Tuesday, January 29, 1974. As space at the Institute is non-existing, they have been advised by Mr. I. H. Dobbin, Manager, Queen Elizabeth Theatre, that the rehearsal room will be made available for their use on the above mentioned date.

Council has dealt with similar requests in the past as follows:

Sep. 14/73	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved
Feb. 27/73	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved
Sep. 22/72	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved"

Your Board submits the above report for the CONSIDERATION of Council.

RECOMMENDATION

7. Extension of Contract for Ampex Computer Memory

The Director of Finance reports as follows:

"In August 1971 the City installed Ampex memory on the computer system. The contract called for a monthly payment of $1,060 for a minimum of twelve months after which time the contract could be cancelled with 90 days prior notice.

We have projected that the present computer system will be required until November, 1974. Ampex is willing to renegotiate our contract to reduce our monthly cost to $795 and shorten the cancellation period to 30 days, if we extend the contract to October 31, 1974. This change is to the City's advantage, giving a net saving of $3,285.

It is RECOMMENDED

(A) that the City's contract with Ampex Computer Products be extended until October 31, 1974, and that the monthly cost be reduced to $795, and the cancellation period be changed to 30 days."

(B) that the Mayor and City Clerk be authorized to sign the addendum to the contract."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 61 & 62

PROPERTY MATTERS

INFORMATION

1. National Harbours Board - Lease of 8,936 Square Feet Adjoining Stanley Park (Coal Harbour)

The Supervisor of Property and Insurance reports as follows:

"The City holds a lease dated March 24th 1953 from the National Harbours Board covering 8,936 square feet of land and land covered by water adjoining Stanley Park. The area is sublet to the Royal Vancouver Yacht Club and comes under the jurisdiction of the Park Board. The document contains a renewal clause for a further twenty-one year term and as the present term expires on March 23rd 1974 the Park Board has requested that the City exercise its option to renew. The National Harbours Board require that an option to renew be exercised ninety days before expiry of the lease and accordingly a registered letter advising that the City desires to exercise its option was forwarded to the National Harbours Board on December 19th 1973.

This information is submitted to Council for its information."

Your Board

SUBMITS the foregoing report of the Supervisor of Property and Insurance to Council for information.

CONSIDERATION

2. B.C. Muslim Association -- Church Site in Champlain Heights

The Supervisor of Property & Insurance reports as follows:-

"A letter has been forwarded to the City Clerk from Mr. Z. Gamiet, Solicitor for the B. C. Muslim Association, with respect to the site which Council authorized be set aside for the Association in Champlain Heights.

On April 17th, 1973, after considering a report from the Director of Planning & Civic Development on Church Planning - Champlain Heights, and hearing representatives of the B. C. Muslim Association, Council approved the following recommendations:-

'(b) give assurance to B. C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;

(c) pursue a general policy of leasing land for church purposes in Champlain Heights.'

At this meeting, the Association advised it was interested in a long-term lease agreement.

The Planning Department will be including in their design for Areas E and F in Champlain Heights, a site generally in accord with the Association 's specifications. However, it will be several months before the proposed scheme for these areas is finalized and several more months after the approval of the design before the lands are subdivided, serviced, and available for development. Estimated market values will be determined when the area has been resubdivided and proposed sites created, which the Planning Department estimate will be in about twenty-four months.

Cont'd . . .

Clause 2 cont'd

The Association state that, in their canvassing for contributions towards the cost of erecting a mosque, individuals and organizations approached seem under the impression that a leasehold interest in the land rather than ownership would, or might, affect the Association's security of tenure. They are now requesting Council reconsider its general policy of leasing land for church purposes in Champlain Heights, and in this particular instance sell the site to the Association."

Your Board

SUBMITS the foregoing to Council for consideration.

RECOMMENDATION

3. Lease of 236 Campbell Ave.
Lots 1 - 4, Block 49, District Lot 181
Villa Cathay Care Home Society (Formerly The Immaculate Conception Oriental Home)

The Supervisor of Property and Insurance reports as follows:-

"The above property, 236 Campbell Avenue, was acquired by Resolution of Council, October 11, 1966, in connection with Redevelopment Project II, (Area A-5), from The Missionary Sisters of The Immaculate Conception. It consists of a two-storey and basement, hospital-type building, erected on a corner site, 100' x 100', and has been operated as a boarding and/or nursing home for elderly men of Oriental ancestry since its construction in 1928. The transaction was completed on May 1, 1969, and following consultation with the representatives of the two Senior Governments, the property was leased back to the "Sisters" on a month-to-month basis, at a monthly rental of $675.00 (payable monthly in arrears), and on condition that the tenants pay all maintenance, repairs, and insurance.

On June 30, 1972, the "Sisters", because of financial difficulties, vacated the premises and, following consultation with the Department of Welfare & Rehabilitation, the Chinese Benevolent Association took over management of the Home and subsequently incorporated the Villa Cathay Care Home Society. At that time, the Department of Welfare & Rehabilitation requested that the Property and Insurance Office defer any lease arrangements pending their approval of certain other aspects of the management of the "Home".

When the property was purchased, it was agreed by the partnership that the improvements could remain until April 30, 1975, which is the date that the lease on the adjoining property, (Active Trading), terminates. There were two reasons for clearing these adjoining properties simultaneously:-

Primarily, to permit consolidation and/or resubdivision and sale of all parcels to facilitate new industrial development in accordance with the Redevelopment Scheme under which the property was purchased;

Secondly, to provide sufficient time for the Department of Welfare & Rehabilitation to find suitable alternate facilities for the residents of the Home.

With regards to the latter, it has become obvious that an alternate building may be needed to which the present residents can be moved at one time. As there are only approximately 16 months remaining until the clearance date of May 1, 1975, and because of the need to find alternate facilities within the very near future, Council may wish to instruct the Director of Welfare and Rehabilitation to pursue whatever alternatives are available, for report back to Council. Should a new building be necessary, planning and construction would have to commence shortly.

Cont'd . . .

Clause 3 cont'd

The Director of Welfare & Rehabilitation has recently recommended to this Office that the City enter into a lease agreement with the Villa Cathay Society for a period of three years, from July 1, 1972, at a monthly rental of $675.00, plus cost of insurance, with the cost of all major repairs being paid by the City for the duration of the term.

The Supervisor of Property and Insurance advises that there are no foreseeable major repairs and it would not be reasonable, due to the short time remaining, to expect the lessees to finance major structural maintenance.

It is, therefore,

RECOMMENDED:

That this property be leased to the Villa Cathay Care Home Society for a lease period, January 1, 1974 to April 30, 1975, on the following basis:

(a) The monthly rental to be $675.00 per month payable monthly in arrears.

(b) The Department of Welfare & Rehabilitation to remit a sum in accordance with "a" above directly to the Supervisor of Property and Insurance.

(c) Lessees to be responsible for all alterations, minor maintenance, utilities, and damage caused by his operation

(d) Lessees to reimburse the City for the City's annual cost of insurance for this property

(e) The lease to terminate without further notice on April 30. 1975.

And. it is further RECOMMENDED that the Director of Welfare & Rehabilitation investigate, and report back to Council, alternative housing proposals for the relocation, by April 30, 1975, of the residents of this Home."

Your Board

RECOMMENDS that the foregoing Recommendations of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62 & 63

BUILDING AND PLANNING MATTERS

B-4

CONSIDERATION & RECOMMENDATION

1. Sheraton Landmark Hotel - Outside Lighting

The Director of Planning reports as follows:

"A. BACKGROUND

The matter of the yellow night-time lighting on the Sheraton Landmark Hotel, located at 1400 Robson Street, has been considered by Council on two previous occasions:

(a) March 20, 1973:

The Planning Department report of March 9, 1973 noted the recent trend to permanent night-time lighting of buildings, discussions with the Corporation Counsel, who considered that control of this type of lighting might be covered in the present Zoning By-law, and with the Technical Planning Board which was strongly divided in its opinions of the Sheraton Landmark lighting. After hearing, as delegations, Mr. W.D. Lachman, opposing, and Mr. Ben Wosk on behalf of the Sheraton Landmark Hotel, Council resolved:

'THAT the matter be deferred for one month with a view to the Council's reviewing the lighting on completion of the building.'

(b) May 1, 1973:

A Planning Department Progress Report, dated April 27, 1973, for Council's information, advised of work on weatherproofing the light fixtures on a trial basis. The report noted that it appeared neither the West End Community Council nor the West End Ratepayer's Association had strong objections to the existing lighting, although formal statements to that effect had not been received. It noted further that two of the three lighting fixture covers had been sprayed with translucent paint to reduce the light intensity by 40 - 60%, and that these were expected to be ready for viewing by the evening of April 26th, and that a further report was anticipated.

Council, on May 1, 1973, received this report for information.

The following report is therefore submitted in fulfilment of the intention to report further, with a view to bringing this matter to a satisfactory conclusion.

The yellow-gold strips, provided by fluorescent tubes under each balcony, form the most conspicuous element of the outside lighting. The weatherproof covers over the fluorescent tubes have been masked on their vertical faces and partially masked on the inner part of the horizontal faces. The covers are rectangular in cross-section and are approximately 48" long x 6" wide x 3" deep.

This masking followed experiment by City staff, with the co-operation of the owner, with the intention of directing the light inwards towards the building, and severely reducing the intensity of the lighting in comparison with its intensity when the fluorescent tubes were uncovered. This masking has not resulted in significant changes.

An 88% reduction of the intensity of light from the uncovered tubes resulted in a barely noticeable different effect to the eye of an observer.

More recently, white floodlights have been installed in the recessed corners of the tower, projecting light upwards from its base.

Cont'd . . .

'A. BACKGROUND (continued)

Two conditions of approval in Development Permit No. 52663 are:

'(2) All lighting used to illuminate this site including roof parking should be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises or streets.

(3) All signs are to be first approved by the Director of Planning who may wish to consult with the Technical Planning Board, but, in no event, shall any advertisements or the top of signs exceed the height of 50' above street grade.'

In addition, Development Permit No. 57684, covering alterations and additions to the project from the scheme approved by Development Permit No. 52663, included the following condition:

'(4) All signs are to be first approved by the Director of Planning. (In accordance with the decision of the Technical Planning Board dated December 29, 1971.)'

B. ANALYSIS

(a) West End Planning Team

The West End Planning Team reports:

(1) Local Objections to the Outside Lighting

(i) The intensity of the yellow lighting, which interferes particularly with normal evening privacy and rest of nearby residents.

(ii) The aesthetics of this particular colour and the arrangement of lights on the building, i.e., sharp contrast of yellow against a black background and the fact that it is direct rather than indirect lighting.

(iii) The four illuminated red Sheraton symbols located near the top of the building. These are a more recent concern having been installed since May 1, 1973. They also appear to be of secondary concern to that of the yellow lights.

Objectors to the symbols generally feel their designation as 'logos' is a circumvention of condition (3) of Development Permit No. 52663. This opinion is shared by the West End Team.

(2) Views of the West End Community Council:

This organization's concerns have been set out for Council's consideration in the attached letter dated June 20, 1973.

(3) Views in Support of the Lighting:

Certain residents, however, support the lighting arrangements. Most residents, living immediately adjacent and in the same block, support the lighting because it makes them feel more secure at night. In addition to opinions sampled by the West End Planning Team, the owner has solicited support for the lighting through the 'West Ender' newspaper. Copies of 37 resultant letters of support have been forwarded to the Deputy Director of Planning. No copies of letters in opposition were forwarded by the owner. Opponents to the lighting do not appear to have openly solicited letters of opposition.

Cont'd . . .

'B. ANALYSIS (continued)

(b) Advice from the Corporation Counsel:

The Corporation Counsel advises that, 'whilst the Technical Planning Board did not know of the form of lighting and were directing their attention to the parking deck, the condition might nonetheless apply if one can successfully argue that the Technical Planning Board has the overall objective of prohibiting undesirable lighting.'

The developer has indicated that he considers the condition of the Development Permit relating to the lighting refers to the parking deck and not the rest of the building. This is referred to further in Section V following.

With respect to the red symbols, the Corporation Counsel's view is that since they were approved as 'logos', they cannot now be considered signs in contravention of condition (3), Development Permit No. 52663.

C. THE GENERAL PROBLEM

It is only recently that the number of new buildings adopting permanent night-time lighting has increased. Up to now, lighting arrangements have not been a major item of development permit approval and, as in the case of the Sheraton Landmark Hotel, were not required to be shown, and were not shown, on the accompanying drawings. It appears desirable that any further permanent night-time lighting arrangements, as a matter of policy, should be required to be:

(a) Shown on development permit applications.

(b) Referred to the Urban Design Panel.

D. POSSIBLE MODIFICATIONS TO THE OUTSIDE LIGHTING

The West End Planning Team suggests the following types of solutions to the objections described in II above arising from the yellow fluorescent lights:

(a) Elimination of the existing lights.

(b) Install indirect lighting, as on the Bayshore Inn. This is the preference of the West End Planning Team.

(c) Lighting from within, as on the B.C. Hydro Building.

(d) Severely reduced intensity of the existing lights. (As noted in I above, a considerable reduction in lighting intensity was not really effective.)

E. DISCUSSIONS WITH THE DEVELOPER & FURTHER EXPERIMENT

Staff of the Planning and Engineering Departments met with Mr. Ben Wosk, the developer, on November 15, 1973 for further discussion of this question. Mr. Wosk stated that he was willing to co-operate in meeting any reasonable requests from the City, but considered that he should not be required to make substantial changes to the lighting on the building itself as this was not a specific requirement of the development permit. His position, basically, is as stated in his brief submitted to the Council on May 1, 1973, that it is wrong to discriminate against the Sheraton Landmark building at this juncture, while the question of building lighting and its control through the development permit procedure is unresolved.

Subsequent to the meeting, Mr. Wosk agreed to a limited further experiment to be done before this report was submitted to Council. The purpose of this was to ascertain the effect of masking the outer vertical face and the whole of the horizontal surface of the covers so that the light was wholly directed inwards. Staff of the Engineering and Planning Departments viewed this experiment on November 28, 1973. One effect was that the approximately 4" deep strip of lighting directed inwards was reflected from the room window behind it so that the general appearance was not greatly different than at present. The difference was, of course, most marked when looking up from close to the tower. After viewing the experiment from viewpoints at varying distances, it was concluded that the change would not be sufficiently significant to warrant the substantial amount of work involved.

Cont'd . . .

Departmental Report, January 11, 1974 . . . . . (BUILDING - 4)

Clause No.1 continued

VI. FOR CONSIDERATION

Having reviewed the history of this matter, I have concluded:

(a) Masking of the outer vertical and the horizontal faces of the acrylic lamp covers in compliance with Condition (2) of Development Permit Application No. 52663 is unlikely to result in a significant change in the overall effect, and no further modifications should be requested.

(b) As the Director of Planning in 1972 approved the red symbols at the top of the building as 'logos', rather than signs, it is unrealistic to attempt to secure their removal through Condition (3) of Development Permit No. 52663.

It appears to both the West End Team and the Director of Planning that the question of definition of illuminated 'logos' needs further investigation and this is being pursued in the current sign control study.

As this is one of the highest buildings in the Downtown Peninsula, the amount of the outside lighting makes it more conspicuous than similar lighting would appear on lower and smaller buildings. In view of this aspect and the divided opinions which have been expressed, the above report is submitted for Council's CONSIDERATION.

G . RECOMMENDATION

Having regard to the increasing significance of exterior lighting on buildings it is RECOMMENDED:

THAT the Director of Planning call for information on exterior lighting to be shown on applications for Development Permits and refer such information to the Urban Design Panel for its advice."

DELEGATION REQUEST - West End and Downtown Ratepayers and Community Association - Mr. Bill McIntyre

FOR COUNCIL ACTION SEE PAGE(S) 64 & 65

PART REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

December 13, 1973

A meeting of the Official Traffic Commission was held on Thursday, December 13th, 1973 at 7:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Marzari (Chairman)
Alderman Rankin
Commissioner Ryan
R.C. Boyes, Traffic and Transportation, City Engineering Department
Superintendent D.W. McRae, Vancouver City Police Department
R. McLachlan, Vancouver School Board
Wayne Reese, Vancouver Safety Council
E.R. Thompson, Transportation Safety, B.C. Hydro & Power Authority
Trustee P. Westlake, Vancouver School Board

ABSENT: Bruce Donald, City Prosecutor's Office
Mrs. E. Robinson, Vancouver Parent - Teacher Council

CLERK: M. Kinsella

Minutes of the meeting of October 29, 1973 were adopted.

RECOMMENDATION AND CONSIDERATION

1. Request for Pedestrian Actuated Signal at 4th Avenue and Trimble Street

The Official Traffic Commission at its meeting of October 29th, 1973, when considering the request for an over-pass or a pedestrian actuated light at 4th and Trimble Street resolved to refer this matter back to the City Engineer and the Chief Constable to:

(a) Conduct, in conjunction with representatives of the concerned parents group, further checks at the intersection of 4th Avenue and Trimble Street over a 2 to 3 day period on vehicular flow, visibility and other factors which might affect the safety of the intersection, including radar checks on the speed of cars passing the intersection.

(b) Report back to the next meeting of the Official Traffic Commission on the results of the above checks with particular reference to the matter of the safety of the children using the crosswalk.

The Committee had for consideration the attached reports from the Chief Constable dated November 8th, 22nd, 29th and December 4th, 1973 and a report from the City Engineer dated December 6th, 1973.

The Commission also received a report dated December 12, 1973 from Mr. R. Bruce Donald, Senior Assistant Prosecutor, on this intersection.

cont'd .....

Clause No. 1 (cont'd)

The Chief Constable reported on the findings on checks made by his Department on November 7th, 20th and 27th, 1973.

The City Engineer submitted a report based on collective traffic observations, carried out in conjunction with the Police Department and representatives of the concerned citizens in the area, to measure the following:

(i) Vehicular flow
(ii) Pedestrian crossing activity
(iii) Length and frequency of gaps in traffic flow
(iv) Speed of each vehicle during survey period
(v) Children's sight distance
(vi) Other factors related to crossing safety

The City Engineer also outlined in his report the current criteria for a full pedestrian actuated signal, which are:

(a) a reasonable number of school children crossing.

(b) a lack of gaps in the traffic flow, generally corresponding to a volume in excess of 1000 vehicles per hour, but directly related to the platooning effect of adjacent signals and the number of traffic lanes.

(c) review of a number of other factors, such as sight distance, grades, and speeds.

(d) an assessment of any special circumstances such as motorists' and pedestrians' habits, age of children, after-school crossing activity.

Both the Traffic Engineer and Superintendent McRae reiterated their opinion that a pedestrian actuated signal is not indicated at this crossing. The Traffic Engineer stated that as there had been police enforcement during the check of November 20th, this may have affected results.

It was noted that since the October 29th meeting of the Commission nineteen letters from the public have been received and circulated in support of some form of traffic control at this intersection.

The City Engineer's report concluded with the following recommendations:

"(1) Suspended interior illuminated pedestrian crossing signs accompanied by an amber flashing light be installed over the westerly marked crosswalk on 4th Avenue facing east and westbound traffic. A sum of $1,100 should be allocated from the Traffic Control Reserve fund for this work.

(2) Parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority.

(3) A sum of $300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street."

In addition to the above recommendations, the Engineering Department are installing a revised curb return to provide an improved standing area for the children on the north side.

cont'd ....

Clause No. 1 (cont'd)

Dr. Hooley, representing the residents in the area, reiterated the points made in his submission to the Commission (copy attached) which was presented at its last meeting. Dr. Hooley circulated photographs taken at various times of the day at the intersection of 4th Avenue and Trimble Street, which he claimed illustrated the dangerous situation at this intersection. Another factor of concern to the parents is the use of the intersection by school children after school hours and in the evenings. Trustee Westlake supported the request for a pedestrian actuated signal and stated it is School Board policy to encourage the use of schools, outside school hours, for community activities. Dr. Hooley also took issue with the City Engineer's statement with respect to children's sight distance.

Mrs. Dorothy Gillis also spoke in support of the request. She cited an incidence of an elderly resident of the area who is reluctant to use this intersection because of the traffic hazard. Mrs. Gillis stated that there are a number of senior citizens in the area who are also reluctant to use this crosswalk.

After further discussion, it was

RECOMMENDED

A. That parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority.

B. That a sum of $300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street.

C. That a pedestrian actuated signal be installed at the intersection of 4th Avenue and Trimble Street at an estimated cost of $5,500.

A tie vote having ensued with respect to recommendation C, this recommendation is submitted to Council for CONSIDERATION.

INFORMATION

2. Crosswalk at Kingsway and McKinnon

On October 29th, 1973, the Commission requested reports from the City Engineer and the Chief Constable on the crosswalk at Kingsway and McKinnon.

Reports were submitted from the City Engineer dated December 10, 1973 and the Chief Constable dated November 2,1973.

RESOLVED

That the reports of the City Engineer and the Chief Constable be received for information.

4. Traffic Dispersal from P.N.E. Exits

The Commission considered a report on traffic dispersal from P.N.E. exits from the Chief Constable dated November 7th, 1973. It was noted that the Traffic Engineer and the Chairman will be submitting a report on this matter to the next meeting of the Commission.

RESOLVED

That the report of the Chief Constable dated November 7, 1973 be received for information.

COMMUNICATIONS

A. The Commission received for information the attached letter from Mr. R. Bruce Donald, Senior Assistant Prosecutor re notification of meetings.

FOR COUNCIL ACTION SEE PAGE(S) 67 & 68

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 22, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the matters proposed for consideration at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 15, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS & DELEGATIONS

1. Addition to Building - 2072 Kitchener Street

The Council further considered Clause 1 of Department Report, Building and Planning Matters, dated January 4, 1974, from the Director of Permits and Licenses, concerning the addition to a building at 2072 Kitchener Street. The addition involved, is a roofed-over sundeck built without approval. The Director of Permits and Licenses is recommending that he be instructed to enforce the Zoning By-law with respect to this infraction.

Council received a delegation in the person of Mr. James da Silva who was speaking on behalf of Mr. A. Ferreira, the owner of the property.

MOVED by Ald. Marzari,
THAT the Director of Permits and Licenses be instructed to take no further action in the matter of the roofed-over sundeck pending further instructions from City Council.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS & DELEGATIONS (cont'd.)

2. Request for Grant towards the Promotion of Horseshoe Pitching in the Greater Vancouver Area

The Council received a delegation from the Vancouver Horseshoe Club who submitted a brief requesting a grant towards the promotion of horseshoe pitching and assistance with respect to the Organization acquiring a clubhouse.

MOVED by Ald. Rankin,
THAT the Mayor write a letter to the appropriate Provincial Department on behalf of the Club in an effort to determine what Provincial funds are available to assist the Club to promote horseshoe pitching, and further the Club request the Park Board to aid it in obtaining a suitable clubhouse.

- CARRIED UNANIMOUSLY.

3. Quebec-Columbia Streets-Interim Street Arrangement at Keefer Street

It was agreed to defer this matter pending the hearing of a delegation later this day.

4. Rent Increases

It was agreed to defer this matter pending the hearing of a delegation later this day.

COMMUNICATIONS OR PETITIONS

1. Control of Beer Parlours and other Premises in the Downtown Eastside

As a result of Council's action on November 27, 1973 respecting operation of the following premises, the Chief Constable submitted letters dated January 7, 1974 on their present status:

(i) Steams Hot Dogs
(ii) Parlour Dance Hall
(iii) New Pender Cafe

MOVED by Ald. Bowers,
THAT the letters from the Chief Constable be received for information.

- CARRIED UNANIMOUSLY.

2. Alternate Representative for 1974 Metropolitan Board of Health

MOVED by Ald. Hardwick,
THAT the recommendation of the Mayor that Alderman Gibson be appointed as the alternate representative on the Metropolitan Board of Health for 1974, be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (cont'd.)

3. Rental Arrears - Vancouver Symphony Society

The Council noted a letter from the Vancouver Civic Auditorium Board dated January 16, 1974, concerning Council's action of December 18, 1973, regarding the Vancouver Symphony Society's grant request for rental owing the Queen Elizabeth Theatre. As the motion to approve a grant was lost and no further action was taken, the Auditorium Board, at its meeting on January 11, 1974, passed the following resolution:

"RESOLVED that the Board bring the matter again to the attention of the Council to obtain specific direction on the rental arrears and advice with respect to future rentals to the Vancouver Symphony Society."

MOVED by Ald. Bowers,
THAT the Auditorium Manager be requested to arrange for uninterrupted use of the Queen Elizabeth Theatre by the Vancouver Symphony Society in accordance with the Society's scheduled use, and the matter of rental arrears be deferred for consideration by Council when the Association's 1974 grant is before Council, at which time it will have a full financial statement on the matter.

- CARRIED UNANIMOUSLY.

4. Request for Luncheon - Vancouver Business and Professional Women's Club

MOVED by Ald. Hardwick,
THAT no action be taken with respect to the letter from the Vancouver Business and Professional Women's Club requesting the City of Vancouver sponsor a dinner or luncheon re their National Convention.

- CARRIED UNANIMOUSLY.

5. University Endowment Lands

The Council noted a letter from the Vancouver City Planning Commission dated January 18, 1974 quoting the following motion of the Commission with respect to the University Endowment Lands:

"THAT, in view of the fact that the Commission has this day set up an ad hoc committee, under the chairmanship of Dr. Richard Seaton, to study the potential use of the University Endowment Lands, a letter be sent to City Council respectfully requesting that any action or motion on the aforesaid Lands be deferred until further study has been made and more public discussion taken place."

A further letter on this topic was noted from the Endowment Lands Regional Park Committee dated January 18, 1974 suggesting that the Notice of Motion proposed by Alderman Volrich on the subject matter, be tabled pending the hearing of a delegation before Council by the Organization.

MOVED by Ald. Hardwick,
THAT the letters be received and the motion by Alderman Volrich on this subject, notice of which was given at the last meeting of Council, be deferred two weeks pending the hearing of a delegation from the Endowment Lands Regional Park Committee.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (cont'd.)

6. Request for Supplementary Grant - The Vancouver Art Gallery

The Council noted a letter dated January 18, 1974 from the Director of the Vancouver Art Gallery and the President of the Art Gallery Association concerning a request for a supplementary grant as follows:

" In pursuance of advice from Alderman Geoff Massey, Vancouver City Council's appointee to the Board of Trustees of The Vancouver Art Gallery, I am enclosing for Council's consideration an application for a supplementary grant to this institution of $32,000, to be applied to the costs of a study of the needs in terms of space of The Vancouver Art Gallery, and an examination of the Courthouse in the light of those present needs and of the Gallery's forecast of future requirements by its programmes and services.

Abraham Rogatnick (see curriculum vitae enclosed) has agreed to act as adviser and consultant to the Gallery. It is his recommendation that the Urban Housing Research Association (see material enclosed) be retained to make the study, and write the necessary reports; that Arthur Erickson and Associates be asked to examine the feasibility of incorporating the Art Gallery with the Courthouse project; and that Concordia Management Ltd. be employed to conduct a quantity survey to establish an estimate of the costs of renovation and alteration.

In view of the necessity to put the study in hand at the earliest possible moment, we would greatly appreciate the submission of our application to Council at their next meeting. "

MOVED by Ald. Massey,
THAT $25,000 be allocated to employ consultants to make a study of the space needs of the Vancouver Art Gallery as outlined in the letter from the Vancouver Art Gallery dated January 18, 1974, on the understanding that the Consultants be hired by Council.

(Referred).

MOVED by Ald. Gibson,
THAT this whole matter be referred to the Board of Administration for report back to Council.

- CARRIED.

(Aldermen Bowers and Massey voted against the motion to refer).

7. Reappointment of Nominating Committee re City Planning Commission

Under date of January 22, 1974, the Mayor submitted the following letter:

" The City Clerk is reporting on the reappointment of Special Committees at the next Council meeting, however, it is necessary today to reappoint the Nominating Committee re: the City Planning Commission.

The Committee comprises the Mayor, Chairman of the City Planning Commission, an Alderman appointed by the Mayor, a City Planning Commission member appointed by the Commission and a person not directly connected with either Council or the Commission, who will be chosen by the 4 named above. I recommend, therefore, that this Committee be reappointed for 1974 with the composition of membership as stated."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY.

Following approval of the foregoing, the Mayor appointed Alderman Hardwick as the Aldermanic representative on the Committee.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, January 18, 1974

Works and Utility Matters (January 18, 1974)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1: Flat Rates for Property Owners' Share of Street Lighting Local Improvement Projects Completed in 1973

Cl. 2: Lane Closing - Lane South of 75th Avenue, East of Hudson Street

Cl. 3: Air Filtration System for City Asphalt Plant - Tender No. 28-73-15

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1 - 3 inclusive of this report, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters (January 18, 1974)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: IBM Magnetic Card Selectric Typewriter with Memory Bank.
Cl. 2: Lease of the Queen Elizabeth Theatre Parking Garage.
Cl. 3: Assessment Standards, Additional Staff
Cl. 4: Investment Matters (Various Funds) November, 1973

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in Clauses 1 - 4 inclusive of this report, be approved.

CARRIED UNANIMOUSLY.

Personnel Matters (January 18, 1974)

The Council considered this report which contains one clause in respect of a proposed visit to Seattle's Pike Place Market and Renewal Project by the Director of Social Planning and a member of his staff.

MOVED by Ald. Hardwick,
THAT no action be taken with respect to this clause.

- CARRIED UNANIMOUSLY.

Property Matters (January 18, 1974)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1: Authority to Demolish Dwellings Acquired for Proposed Public Housing for Single People Downtown East Side.
Cl. 2: Acquisition for Public Housing for Single People Site "A", S/S Cordova Street between Gore and Dunlevy Avenue
Cl. 3: Acquisition for Park Site #10 - Mount Pleasant 407-11 East 8th Avenue

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Board of Administration,
General Report, January 18, 1974 (cont'd.)

Property Matters (cont'd.)

The following action was taken on this report:

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved and that Clause 3 be withdrawn as per the request of the City Solicitor in view of continued negotiations.

- CARRIED UNANIMOUSLY.

B. DEPARTMENTAL REPORT,
January 18, 1974

Works and Utility Matters

The Council considered this report which contains one clause in respect to Begging on Streets, and took the following action:

MOVED by Ald. Volrich,
THAT with respect to Begging on the Streets, an amendment be made to the Street and Traffic By-law by the addition of the following as Section 70A:

"Other than the holder of a license to solicit for charity, no person shall use any street or any part thereof for the purpose of begging or seeking or receiving alms for himself or on behalf of any other person."

FURTHER THAT the Corporation Counsel be instructed to bring forward the appropriate by-law amendment.

- CARRIED.

(Aldermen Harcourt, Massey and Rankin voted against the motion).

MOVED IN AMENDMENT by Ald. Harcourt,
THAT the following words be added to the proposed By-law amendment:

"in such a way as to

(a) threaten or harass in any way any other persons(s)

(b) obstruct partly or wholly any other persons(s), or use of street or part thereof

- LOST.

(Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Pendakur, Mayor Phillips, Aldermen Rankin and Volrich voted against the amendment).

Possession of Knives in Public Places

MOVED by Ald. Harcourt,
THAT appropriate legislation be drawn up based on the following:

- No person being in a public place shall have in his possession, a knife or reasonable facsimile without lawful excuse.

(Referred)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENTAL REPORT,
January 18, 1974 (cont'd.)

Possession of Knives in Public Places (cont'd.)

MOVED by Ald. Hardwick,
THAT the foregoing motion of Alderman Harcourt be referred to the Corporation Counsel for report back to Council.

- CARRIED UNANIMOUSLY.

Building and Planning Matters

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Development Permit Application No. 63226
6506 Victoria Drive
Cl. 2: Consultant's Report "Open Space - A Policy Outline for the West End"

The Council took action as follows:

Clause 1 - Development Permit Application
No. 63226 - 6506 Victoria Drive

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - Consultant's Report "Open Space -
A Policy Outline for the West End"

MOVED by Ald. Pendakur,
THAT the recommendations of the Director of Social Planning containe in this clause, be approved, after changing the recommendations to read as follows:

1. that the report 'Open Space - A Policy Outline for the West End' be received for information.

2. that the report be made available to the public through the West End Planning Centre and City Hall, Vancouver Public Library, and any other appropriate locations in the West End.

3. that the report be studied by the relevant civic departments and commentaries be prepared to be considered by a joint meeting of the Civic Development and Community Development Standing Committees at an early date in February.

- CARRIED UNANIMOUSLY.

(Underlining denotes the changes)

C. Temporary Assistance for Processing
License Fees and Business Tax Payments

The Board of Administration, under date of January 18, 1974, submitted the following report:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Temporary Assistance for Processing License Fees and Business Tax Payments (cont'd.)

" The Director of Finance reports as follows:

'Annually the City Departments collecting revenues have had peak workloads of cash receipts to process. The processing methods have been consistently slow and tedious, and large numbers of payments (cheques) received in the mail remain unprocessed for quite long periods of time. The major revenues to the City that have been traditionally handled in this way are:

	Number	Amount
License Fees	13,000	$1,500,000
Business Tax	13,000	11,000,000
Real Property Taxes	80,000	70,000,000

Other receivables such as Water Rates (metered) and Scavenging Collections also have peak periods of incoming mail remaining unprocessed for shorter periods of time.

Currently it is estimated that there is $500,000 in mailed cheque payments of license fees that have not been processed. Processing at the current rate will require until the end of February to clear the backlog and the expected balance of receipts to be received in the latter half of January. One of the problems in processing the high volume of receipts is a bottleneck caused in receipting each payment through a cash register operation.

The receipting bottleneck can be resolved by adopting a different method of processing the payments. The new procedure basically excludes the requirement of each payment being processed through the cash register operation and can be accomplished through the use of temporary clerical assistance. The Internal Auditor is satisfied that all control requirements of cash receiving and reporting of payments processed are met in the proposed method.

The proposal requires additional temporary clerical assistance, at a cost of approximately $2000 to $2500 to be employed by the Permits & Licenses Department. It is anticipated that this will mainly be for the period January 16th to February 6th.

The following benefits will result from adoption of the proposal:

a. It is estimated that the City will receive approximately $3500 to $4000 additional interest income by processing the payments quicker. This more than offsets the increased cost of approximately $2000 to $2500 for the additional temporary assistance.
b. The elimination of public concern as to why their cheques written in January have not been processed by the City.
c. Business Licenses will be forwarded sooner to about 50% of applicants. By processing the payments earlier the Department will have more current information on the status of accounts. This can be used to answer inquiries and in addition by the Inspectors to follow up delinquent accounts. The present procedure of cheque processing makes it almost impossible to know the standing of individual accounts until the end of February or early March.
d. The Business License accounts have been fully computerized in order to handle the large number of items on a current basis, and in order to accomplish this and be able to apply penalties on due dates the payments must be processed quickly.

In order to accomplish the foregoing, coupled with the obvious overall savings to the City and the benefit to the public without increased cost, it was decided necessary to employ the temporary assistance on a day-to-day basis commencing January 16th.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Temporary Assistance for Processing License Fees and Business Tax Payments (cont'd.)

Similar benefits are applicable to Business Tax payments which will be processed the middle of March, and subject to successful experience in License Billing we are recommending similar procedures for Business Tax. In regards to Real Property Taxes which will be levied in May with heavy receipts in June, a report on the staffing of the Revenue and Treasury Division is being prepared and will recommend similar procedures be implemented, based on experience with License and Business Tax payments.

Therefore I would recommend that

a. An amount of $2500 be approved in advance of the 1974 Budget to provide for temporary assistance for the processing of Business License payments.

b. Subject to the success of item 1. that an amount of $2500 be approved in advance of the 1974 Budget for processing of the Business Tax payments.'

Your Board recommends that the foregoing report of the Director of Finance be approved."

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY.

D. Report of Standing Committee on Finance & Administration, January 10, 1974

Preliminary 1974 Budget Review - Departmental Program Analysis

MOVED by Ald. Bowers,
THAT the information contained in this report be received.

- CARRIED UNANIMOUSLY.

E. Report of Standing Committee on Social Services, January 10, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Day Care - Possible Use of Park and School Sites for Day Care Centres
Cl. 2: Housing Relocation Service
Cl. 3: Emergency Shelter for Native Young People in the Skid Road Area
Cl. 4: Downtown Eastside Residents Association

The Council took action as follows:

Clause 1 - Day Care - Possible Use of Park and School Sites for Day Care Centres

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause of the report be approved after adding the words "and any fencing required" to Recommendation "C".

FURTHER THAT the City Engineer be instructed to supply these services and report to Council for information on the costs, and that in connection with this whole matter, the City Engineer be requested to deal with the appropriate official from the Department of Human Resources.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session at approximately 4:25 p.m. with the same members of Council present.

- -

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. Report of Standing Committee on Social Services, January 10, 1974 (cont'd.)

Clause 2 - Housing Relocation Service

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in this clause be approved after changing the words "Standing Committee on Social Services" to read "Council" in the resolution on Page 5.

- CARRIED UNANIMOUSLY.

Clause 3 - Emergency Shelter for Native Young People in the Skid Road Area

MOVED by Ald. Rankin,
THAT the information contained in this clause be received.

- CARRIED UNANIMOUSLY.

Clause 4 - Downtown Eastside Residents Association

After considering Clause 4, it was

MOVED by Ald. Rankin,
THAT a grant for 1974 be approved to Neighbourhood Services Association in the amount of $14,250 (2 x 9½ x $750) to cover the salaries of two community development workers in the Downtown Eastside area for 9½ months and that the Association be requested to consult with the Downtown Eastside Residents Association in the matter.

- CARRIED UNANIMOUSLY
and by the required majority.

F. Report of Standing Committee on Waterfront & Environment, January 10, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Correspondence
Cl. 2: Progress Report - B.C. Sugar
Cl. 3: Progress Report on Waterfront Study
Cl. 4: Relaxation of Building By-law #4721

The Council took action as follows:

Clause 1 - Correspondence

MOVED by Ald. Pendakur,
THAT the information contained in this clause be received.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Report of Standing Committee on Waterfront and Environment, January 10, 1974 (cont'd.)

Clause 2 - Progress Report - B.C. Sugar

MOVED by Ald. Pendakur,
THAT the resolution contained in this clause be approved.

- CARRIED

Clause 3 - Progress Report on Waterfront Study

MOVED by Ald. Pendakur,
THAT the information contained in this clause be received.

- CARRIED UNANIMOUSLY.

Clause 4 - Relaxation of Building By-law #4721

MOVED by Ald. Pendakur,
THAT the resolution contained in this clause be approved.

- CARRIED UNANIMOUSLY.

(Aldermen Bowers and Massey voted against the motion with respect to Clause 2).

G. Report of Standing Committee on Housing, January 15, 1974

The Council considered this report which contains six clauses, identified as follows:

Cl. 1: Request for City Owned Land for Senior Citizens Housing Project - B.C. Housing Foundation
Cl. 2: Request for City Owned Land for Senior Citizens Housing Project-East Enders Society and Amherst Lions
Cl. 3: City Owned Land on the N/W Corner of Ash Street and S/W Marine Drive - G.V.R.D.
Cl. 4: United Housing Foundation - Central Hotel
Cl. 5: Correspondence
Cl. 6: Strata Title Applications

The Council took action as follows:

Clause 1 - Request for City-Owned Land for Senior Citizens Housing Project - B.C. Housing Foundation

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this clause be approved after adding the following words to condition (d):

"failing which the lands shall revert to the City".

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Report of Standing Committee on Housing, January 15, 1974 (cont'd.)

Clause 2 - Request for City-Owned Land for Senior Citizens Housing Project - East Enders Society and Amherst Lions

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this clause be approved after adding the following words to condition (d):

"failing which the land will revert to the City".

- Carried Unanimously.

MOVED IN AMENDMENT by Ald. Bowers,
THAT the first paragraph of the recommendation in Clause 2 be amended to read as follows:

"That Lots 14-20 Blk. L Section 44, THSL being on the west side of Renfrew Street between 18th and 19th Avenues be sold directly to the Provincial Government".

- LOST.

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Massey, Mayor Phillips, Aldermen Rankin and Volrich voted against the amendment).

The amendment having LOST, the motion was therefore put and

- CARRIED UNANIMOUSLY.

Clause 3 - City-Owned Land on the N/W Corner of Ash Street and S/W Marine Drive - G.V.R.D.

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be approved after inserting the following words after the words "Senior Citizens Housing" in the first paragraph of the recommendation:

"at a price agreeable to the City Council"

- CARRIED UNANIMOUSLY.

Clause 4 - United Housing Foundation - Central Hotel

In considering this Clause, the Council received an oral report from Mr. Barry Downs representing the Historical Area Advisory Board and Mr. Egan from the City Planning Department. Council also noted a letter from the United Housing Foundation dated January 11, 1974, concerning the subject matter.

MOVED by Ald. Harcourt,
THAT the conditions as set out by the Historical Area Advisory Board with respect to the window frames at the Central Hotel be waived.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
THAT the conditions as set out by the Historical Area Advisory Board with respect to the cornices at the Central Hotel be waived.

- LOST.

(Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Pendakur, Mayor Phillips and Ald. Volrich voted against the motion with respect to cornices).

No further action therefore was taken with respect to the matter of cornices at the Central Hotel.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Balance of Report

MOVED by Ald. Harcourt,
THAT the information contained in Clauses 5 and 6 be received.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS & DELEGATIONS (cont'd.)

3. Quebec-Columbia Streets - Interim Street Arrangement at Keefer Street
Chinese Cultural Centre

At this point in the proceedings, the Council received a delegation (Mr. George Wong) from the Chinese Cultural Centre, who filed a brief speaking in support of the Organization's proposal to construct a Chinese Cultural Centre complex.

The brief outlined The Plans, The Schedule, and means of financing which involves certain City lands.

MOVED by Ald. Bowers,
(a) THAT Council approve in principle the desirability of having a Chinese Cultural Centre as outlined by the delegation.

(b) THAT the City Engineer be requested to report to the Standing Committee on Civic Development on the traffic implications of the proposed project.

(c) THAT the Board of Administration be requested to report to the Civic Development Committee on the feasibility and cost of land assembly.

(d) THAT the Corporation Counsel be requested to report to the Civic Development Committee on the terms by which such land might be made available for such a project.

FURTHER THAT Alderman Volrich be added to the Civic Development Committee when this matter is being considered by that Committee.

- CARRIED UNANIMOUSLY.

The Council in dealing with the matter of the Chinese Cultural Centre, noted Department Report from the City Engineer dated July 27, 1973, concerning Interim Street Arrangements at Keefer Street.

MOVED by Ald. Rankin,
THAT the City Engineer be instructed to continue with the present arrangements.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Request for Exemption from Street Cleaning Costs - Chinese Benevolent Association

The Board of Administration, under date of January 18, 1974, submitted the following report:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Request for Exemption from Street Cleaning Costs - Chinese Benevolent Association (cont'd.)

"The City Engineer reports as follows:

'In a letter dated January 17, 1974, the Chinese Benevolent Association advise that they have been given permission to hold a parade on Pender Street from Jackson Avenue to Carrall Street on Sunday, January 27, 1974 from 12:30 p.m. to 3:30 p.m.

The Association requests that it be exempted from paying any street cleaning expenses which result from the parade. The City Council on Tuesday, January 15, 1974 approved a grant of $485.00 to the Chinese Cultural Centre Building Committee to provide for street cleaning and temporary signing in connection with a Spring Festival being held from January 25 to 27, 1974, inclusive.

Should Council decide in favour of the Chinese Benevolent Association's request for free street cleaning services, the estimated extra cost is $90.00. It is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations.'

Your Board submits the above report of the City Engineer for CONSIDERATION."

MOVED by Ald. Marzari,
THAT the Chinese Benevolent Association's request for free street cleaning services at an estimated extra cost of $90.00 be approved.

- CARRIED UNANIMOUSLY.

I. Report of Official Traffic Commission, dated January 10, 1974

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Use of Bus Lanes - West Georgia (Taxi Cabs)
Cl. 2: Residential Parking at Pacific National Exhibition
Cl. 3: Intersection of Broadway and Vine - Request for Traffic Control Signal
Cl. 4: Intersection of 46th Avenue and Oak - Request for Pedestrian Actuated Signal

The Council took action as follows:

Clause 1 - Use of Bus Lanes - West Georgia (Taxi Cabs)

MOVED by Ald. Marzari,
THAT the information contained in this clause be received after inserting the words "Amalgamated Transit Union" after the words "Transit" in lines 2 and 5 of the resolution.

- CARRIED UNANIMOUSLY.

Clause 2 - Residential Parking at Pacific National Exhibition

In considering this clause, it was noted that Mrs. P. Alfeld is requesting to appear before Council as a delegation to speak to the matter.

MOVED by Ald. Marzari,
THAT the recommendations contained in this clause be approved after inserting the word "stringently" in recommendation A. before the word "enforce".

(Deferred)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Report of Official Traffic Commission, dated January 10, 1974 (cont'd.)

Clause 2 - Residential Parking at Pacific National Exhibition (cont'd.)

MOVED by Ald. Rankin,
THAT this clause be deferred and notification be sent to persons involved in the area concerning the recommendations proposed and when the matter will be considered by Council.

- CARRIED.

(Aldermen Gibson, Harcourt, Marzari, and Massey voted against the motion).

Clause 3 - Intersection of Broadway and Vine - Request for Traffic Control Signal

MOVED by Ald. Marzari,
THAT the recommendations contained in this clause be approved after changing recommendation A. to read as follows:

"A. THAT the City Engineer be authorized to install a pedestrian actuated signal at Broadway and Vine and the necessary funds be allocated from the Traffic Reserve Fund."

- CARRIED UNANIMOUSLY.

Clause 4 - Intersection of 46th Avenue and Oak - Request for Pedestrian Actuated Signal

MOVED by Ald. Marzari,
THAT the recommendation as contained in this clause be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. A BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 22, 1974 TO JANUARY 21, 1975, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was

BY-LAWS (cont'd.)

1. A By-law to Authorize the Borrowing of Certain Sums of Money from January 22, 1974 to January 21, 1975, Pending the Collection of Real Property Taxes (cont'd.)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

2. A BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments. There being no amendments, it was

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

MOTIONS

1. Allocation of Land for Highway Purposes: South Side Powell Street - East of Princess Street

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 7 feet of Lots 9 and 10, Block 52, District Lot 196, Plan 196, was established for highway purposes when Powell Street was to be 80 feet in width: The street is now to be 66 feet in width which makes the north 7 feet of these two lots surplus to the City's highway requirements;

3. The owner of the remainder of said Lots 9 and 10 has made application to acquire the surplus 7 feet;

THEREFORE BE IT RESOLVED that the north 7 feet of Lots 9 and 10, Block 52, District Lot 196, Plan 196, established for highway under filing 32694 be closed, stopped up, and conveyed to the owner of the remainder of said Lots 9 and 10;

AND BE IT FURTHER RESOLVED that the said north 7 feet be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY.

MOTIONS (cont'd.)

2. Allocation of Land for Highway Purposes: 4371 Knight Street

MOVED by Ald. Massey,
SECONDED by Ald. Volrich,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 25, Subdivision 1 of Block 18, District Lots 391 and 392

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

- -

The Council recessed at approximately 6:15 p.m. to reconvene in open session at 7:30 p.m. in the Kitsilano Secondary School to hear delegations.

- -

The Council reconvened in the Auditorium of Kitsilano Secondary School, 2550 West 10th Avenue, at approximately 7:30 p.m., Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

DELEGATIONS & UNFINISHED BUSINESS (cont'd.)

Rent Increases

Pursuant to Council's resolutions of January 8th and January 15th, 1974, delegations as follows were heard on the matter of Rent Increases.

(a) Vancouver Tenants' Council - brief filed in favour of:

joint City Council and tenant representative committee to meet with Attorney-General urging

(i) No rent increase to exceed the increase in the cost of living for the previous year

(ii) In any event all rent increases to be justified before representatively constituted Rental Boards.

(iii) Establishment of these Boards in municipalities with power to administer and enforce all landlord-tenant laws, with binding decisions on all matters other than rents, and non-binding recommendations on rents.

(iv) No evictions without proven just cause before the Boards.

(b) Greater Vancouver Apartment Owners' Association - filed a number of briefs opposing rent controls; urging Council to give the matter of housing and apartment rents careful financial and economic appraisal before taking political action on its own and suggesting Council consult with Provincial and Federal Governments to establish an effective set of guidelines for long-term growth.

(c) West End Landlord-Tenant Centre - filed a brief dated January 22, 1974, proposing

(i) A Rental Appeal Board to which tenants may appeal rental increases they consider unjustified, and which would have authority to determine an appropriate increase if the appeal is upheld.

(ii) Funds to enable fixed income tenants to maintain their living standards and still pay increases which landlords require to maintain appropriate income levels.

(d) Vancouver Area Council, N.D.P. - submitted a brief supporting Alderman Rankin's motion on rent control.

(e) Downtown Eastside Residents' Association - B. Eriksen - made an oral presentation and filed a brief supporting rent controls.

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

Rent Increases (cont'd.)

(f) Federated Legislative Council, Elder Citizens' Association of B.C.

Mr. Way made reference to the hardships imposed on elderly persons by unreasonable rent increases.

(g) R. Gibson - spoke against rent controls because they could adversely affect the housing industry. Indicated willingness of Apartment Owners' Association to co-operate with Governments in construction of low-cost and subsidized housing.

(h) J. Stewart Leslie - suggested rent increase of approximately 10% would be acceptable to average tenant.

(i) Century House Tenants Association - made an oral presentation protesting the unreasonably high rent increases recently imposed by Block Bros.

(j) Mr. W.J. MacIntyre, West End Ratepayers - urged construction of more senior citizens housing.

(k) Alet McLeod - urged that action be taken to curb excessive rent increase by landlords.

(l) Dody Dubeta - spoke in favour of rent controls.

(m) Mary Anderson - volunteer with Vancouver Tenants Council, supported the Vancouver Tenants Council's position in this matter and also drew attention to the plight of elderly people or people with young children who have extreme difficulty in obtaining housing at reasonable rents.

(n) Dennis Blue - not in favour of rent controls but urged that more low and moderate rental housing be created.

(o) Tom Rodgers - presented a written brief opposing rent controls and urged Council to actively encourage developers to build more rental housing as a means of alleviating the problem.

(p) Steve Bourne - West End Tenants Relocation Service - urged both tenants and landlords in the West End to make greater use of the service.

(q) Wolfgang Lachmann - spoke in support of Alderman Rankin's motion.

(r) Walter Stettler - owner of a small apartment - suggested that the present situation with respect to rent increases is simply a matter of supply and demand i.e. problem could be solved by increased production of accommodation, not by rent controls.

(s) Ellen Fullerton - suggested all levels of government consider co-operative housing as a means of relieving the problem.

(t) Steve Schefer - owner of an apartment block in Marpole - referred to increased assessments on his land plus escalating costs of repairs to his building. He has been trying to maintain his rents at a reasonable level but feels he cannot do so much longer.

cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd.)

Rent Increases (cont'd.)

(u) A. Block - representing Block Brothers Realty Limited - made an oral presentation in support of his firm's recent increases on its rental properties.

- - - - - - - - - - - - - -

(During the hearing of the foregoing delegations, Aldermen Gibson & Pendakur left the meeting).

On January 15, 1974, Alderman Rankin gave Notice of the following motion which was seconded this day by Alderman Marzari:

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
BE IT RESOLVED THAT the Vancouver City Council and representatives of tenants in Vancouver send a joint delegation to the Attorney-General in Victoria prior to the Opening of the Legislature urging the Government to bring forth the following changes to the Landlord and Tenant Act:

(1) no rent increase on a premise to exceed the increase in the cost of living index for the previous year;

(2) no eviction without proven just cause;

(3) the establishment of Rental Review Boards with power to administer and enforce the Landlord and Tenant Act;

(4) justification of proposed rent increases before the Boards.

- Amended.

MOVED by Ald. Harcourt in Amendment,
SECONDED by Ald. Volrich,
THAT the motion by Alderman Rankin be amended to read as follows:

BE IT RESOLVED THAT the Vancouver City Council meet with the Attorney-General prior to the opening of the Legislature to urge the Provincial Government to bring forth the following changes in the Landlord and Tenant Act:

(i) No eviction without just cause

(ii) Establishment of Rental Accommodation Boards with power to administer and enforce the Landlord and Tenant Act

(iii) Justification of unreasonable rent increases before the Boards.

FURTHER THAT the Provincial Government increase construction of rental accommodation. - Carried.

(Alderman Marzari & Rankin voted against the amendment).

The motion as amended was put and - CARRIED.

(Alderman Rankin voted against the motion as amended).

- - - - - - - - - - - - - - -

The Council adjourned at approximately 11:35 p.m.

The foregoing are Minutes of the Regular Council meeting of January 22, 1974, adopted after amendment , by Council on February 5, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Street Lighting Local Improvement Projects Completed in 1973

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown below are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1973, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

RECOMMENDED that the following flat rates be approved:

Projects as Indicated on the Assessment Commissioner's Schedule			Flat Rates per Foot to be Applied to the Assessable Property in the Projects	
Court of Revision	Schedule No.	Item No.	Business & Multiple Dwelling	Residential
November 19, 1970	398	1	$2.90	
November 30, 1971	410	7		$1.80
		5.6	$1.80	$1.80
March 23, 1972	411	10,26,29		$1.07
		1,2,3,4,5, 6,7,8,11, 12,13,15, 16,17,18, 19,20,21, 22,24,25, 28	$1.94	$1.94
April 20, 1972	412	4		$2.15
May 11, 1972	413	6	$4.28	

"

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Lane Closing - Lane South of 75th Avenue, East of Hudson Street

The City Engineer reports as follows:

"The lane at the rear of Lots 1 to 5, Block 2, Block Y, D.L. 318 has not been used for highway purposes. The lane area has been fenced in by the owner of the abutting lands. The owner is remodelling and has made application to acquire this part of the lane so his site can be consolidated. This lane is surplus to the City highway requirements.

I RECOMMEND that the portion of lane shown outlined red on plan marginally numbered LF6854 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

a. The value of the portion of lane to be closed be $14,850.00 in accordance with the recommendation of the Supervisor of Property & Insurance.

b. The closed lane be consolidated with the abutting lots by way of a subdivision plan prepared by the applicant at his expense."

Your Board RECOMMENDS that the foregoing be approved.

3. Air Filtration System for City Asphalt Plant - Tender No. 28-73-15

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above equipment were opened by your Board on 17 December, 1973, and referred to the City Engineer and Purchasing Agent. They report as follows:

Five tenders were received with four alternatives, for a total of nine prices. The tabulation of the tenders is on file in the Purchasing Agents Office. The bids were considered in order of price.

Bid No. 1 is incomplete since it does not include installation. The estimated extra $24,000 required for installation makes this bid more expensive than the recommended bid.

Bid No. 2 fails to meet specification in that no means is provided to control the rate of return of the dust to the plant. Control of this function is essential to the successful operation of the system. The additional cost to provide this control ($5,485) represents the difference between this bid and Bid No. 5 (submitted by the same firm) which is recommended for acceptance.

Bid No. 3 is incomplete in that it does not include motor starters and control wiring. The extra expense, estimated at $5,000, makes this bid more expensive than the recommended bid.

Bid No. 4 fails to meet specification for the same reason as Bid No. 2, no control on the return of dust. The extra cost to provide this control makes this bid more expensive than the recommended bid.

Bid No. 5 is the lowest bid meeting the specification and is recommended.

The price of the recommended bid is $92,972.05 complete. Funds were approved by Council on 30 October, 1973, as follows:

From Asphalt Plant Replacement Fund.	$15,500
From Contingency Reserve	$64,500
Total.	$80,000

The recommended bid exceeds the budgeted funds by $12,972.05. This increase over the original estimate is a result of increased material prices and more stringent control requirements by the Pollution Control Board when detailed specifications were prepared.

I RECOMMEND that:-

a. Approval be given for the expenditure of the additional $13,000 in advance of the 1974 budget so that we may install the equipment during the spring shut down of the Asphalt Plant and comply with the demands of the Pollution Control Board.

b. Approval be given for the award of the contract to W A G Canada Ltd. for the supply and installation of the air filtration system as specified." (Bid No. 5)

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and Purchasing Agent be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 110

FINANCE MATTERS

RECOMMENDATIONS:

1. IBM Magnetic Card Selectric Typewriter with Memory Bank

The Director of Permits & Licenses reports as follows:

"City Council on September 21st, 1971 approved a report from the Board of Administration which gave authority to the Department of Permits & Licenses to rent an IBM Mag-Card Selectric Typewriter for use in the preparation of letters and reports. This machine has enabled the Department to pre-record over 100 form letters on a magnetic card concerning by-law infractions and a variety of other departmental matters. The District Inspectors advise the office of the pertinent by-law infraction and from this information and the pre-recorded letter, an original letter is prepared at a high rate of speed. In addition, it is used to prepare the Development Permit Committee Minutes and has proved most valuable for this function.

I have now been informed that a new IBM Mag-Card Selectric Typewriter is available on the market, which supersedes the existing machine and has several improvements over this machine. The most notable improvement is that it is equipped with a "memory bank". This will enable the operator to record any report or letter in draft form, refer it to the dictator for corrections, store the unchanged data in the "memory bank" and record the corrections on the magnetic card, after which the entire revised and corrected report or letter can be recorded and automatically typed in finished form. This "memory bank" feature will be most useful for the preparation of the Development Permit Committee Minutes, as all corrections can be recorded and stored for later use when sending out letters referring to the minutes. In addition, the new machine has more "paragraph indent" locations than the present machine which will enable the operator to set up a report and indent automatically without having to set the tabs.

The rental on the existing Mag-Card Selectric Typewriter is $233.00 per month plus tax. The increased rental on the new Mag-Card Selectric Typewriter will be $80.00 per month. There is approximately an eight month delivery on the machine. Therefore the purpose of reporting on this matter now is to obtain approval to order the machine and thus receive delivery as quickly as possible. This matter has been discussed with the Administrative Analyst and he recommends that the Department change to the new more modern machine.

I therefore recommend that:

A. Authority be given to change from the existing Mag-Card Selectric Typewriter to the new Magnetic Card Selectric Typewriter.

B. The order be placed as soon as this report is approved.

C. Authority be given to add the required funds in the 1974 budget to cover the increased rental costs."

YOUR BOARD RECOMMENDS that the report of the Director of Permits & Licenses be approved.

2. Lease of The Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Clause 6 (b) of the lease between the City of Vancouver and the Lessee of The Queen Elizabeth Theatre Parking Garage, Metro Parking Ltd., reads as follows:

Cont'd . . .

Clause 2 cont'd

'6 (b) during the month of January in each of the years 1973 and 1974 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under clause 5 (a) shall be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

Operating expenditures for The Queen Elizabeth Theatre Parking Garage for 1973 were set at $26,500. Actual expenditures were $27,220, the over-expenditure of $720 being due to the greater number of performances taking place. Gross revenues jumped from $73,631 in 1972 to $95,177 in 1973.

In 1974 the Provincial minimum wage will be increased from $2.25 per hour to $2.50 per hour, and other operating costs are anticipated to follow the general trend of current price increases. In view of this, the Theatre Manager recommends that the allowable operating expenses for the Garage for the year 1974 be set at $31,500."

Your Board recommends approval of the Theatre Manager's report.

3. Assessment Standards, Additional Staff

The Director of Finance and the Assessment Commissioner have reviewed the staff needs of the Assessment Office since the closure of the 1974 Assessment Roll and have submitted the following report to your Board.

" The last staff increase took place in 1969 and since that time the general taxable residential roll has increased in total from $1,411,117,094 to $2,157,114,363 or 52%. Over the same period the commercial and industrial totals show an increase from $1,349,147,269 to $2,336,826,200 or 73%. Machinery totals have increased from $165,290,864 in 1969 to $269,696,404 or 63%. Although these increases are not wholly indicative of the increased valuation load, it is a fact that in the last year alone the number of building permits issued is up by 20% over the previous year and machinery accounts which numbered 4181 in 1969 now number 6774.

There has been heavy growth in new construction such as major office buildings, shopping centres, condominiums and other commercial and industrial complexes. In addition to the valuation of new construction, existing buildings must be revalued yearly to reflect changing market values.

it is essential that more time be spent on these valuations which involve very large sums of money at the taxation level. It is also essential that every effort be made to maintain equity of assessment throughout the City.

In 1969 residential appeals far outnumbered the commercial and industrial appeals but in 1973 this situation was reversed. To prepare and defend appeals on these large properties takes a great deal of valuation time.

For these reasons, your officials strongly recommend that the staff of the Assessment Division be increased by three property valuators, as follows:

1 Property Valuator IV - Supervision & valuation of Commercial and Industrial buildings and apartments.

2 Property Valuators II - Valuation of Commercial and Industrial buildings, apartments and Machinery.

Because the field work for the 1975 Assessment Roll is about to commence and valuation work ceases on the roll in November, it would be advisable to have immediate authorization for this staff to facilitate the preparation of the 1975 Assessment Roll.

Cont'd . . .

Clause 3 cont'd

The total estimated costs for 10 months in 1974 (based on 1973 salary schedules) would be $40,796, made up of the following amounts:

Salaries

1 Property Valuator IV - 10 months @ $1,240 =	$12,400
2 Property Valuators II - 10 months @ $1,079 =	21,580
	$33,980

Fringe Benefits

12% of salaries -	$ 4,078

Auto Allowance

3 allowances at $91.28 (600 miles) per month -	$ 2,738

In addition it would be necessary to provide office furniture which would be a non-recurring item of $1,010.

Office Furniture

1 desk & chair at $480 per set -	$ 480
2 desks & chairs at $265 per set -	530
	$ 1,010
Estimated Total 1974 Cost	$41,806

RECOMMENDATIONS

Recommended that:

a. Three additional property valuator positions be established in the Assessment Division of the Finance Department effective March 1, 1974, as follows:

   1 - Property Valuator IV

   2 - Property Valuators II

b. The Director of Personnel Services to review the classifications and report to the Board of Administration.

c. Regular Auto Allowance be authorized for the 3 positions.

d. The estimated cost for 1974 amounting to $41,806 be approved in advance of the 1974 Budget. "

Your Board recommends that the recommendations of the Director of Finance and Assessment Commissioner be approved.

4. Investment Matters (Various Funds) November, 1973

(a) Security Transactions during the month of November, 1973
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Nov. 2	Ontario Treasury Bills	Nov. 5/73	$ 2,001,479.45	$ 2,000,000.00	3	9.00
5	Bank of British Columbia	Nov. 9/73	999,890.53	998,903.12	4	9.02
7	Bank of British Columbia	Nov. 16/73	4,510,274.79	4,500,000.00	9	9.26
8	Toronto Dominion Bank	Nov. 23/73	1,505,985.62	1,500,000.00	15	9.71
9	Bank of British Columbia	Nov. 13/73	3,002,712.33	3,000,000.00	4	8.25
13	Canadian Imperial Bank of Commerce	Nov. 19/73	1,909,558.81	1,906,653.38	6	9.27
16	Alberta Treasury Branch	Dec. 17/73	4,031,084.93	4,000,000.00	31	9.15
16	Mercantile Bank of Canada	Nov. 30/73	741,292.26	738,767.50	14	8.91
19	Bank of Montreal	Jan. 31/74	1,018,800.00	1,000,000.00	73	9.40
21	Bank of British Columbia	Nov. 26/73	2,503,082.19	2,500,000.00	5	9.00
23	Banque Canadienne Nationale	Feb. 28/74	2,049,749.04	2,000,000.00	97	9.36
23	Mercantile Bank of Canada	Nov. 26/73	997,331.98	996,605.00	3	8.875
26	Bank of British Columbia	Feb. 28/74	2,560,971.23	2,500,000.00	94	9.47
28	Bank of British Columbia	Nov. 29/73	1,000,260.27	1,000,000.00	1	9.50
29	Toronto Dominion Bank	Jan. 15/74	506,039.18	500,000.00	47	9.38
			$29,338,512.61	$29,140,929.00		

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SALE OF CANADAS BY KERRISDALE COMMUNITY CENTRE FUND TO SINKING FUND

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term yrs/mos	Annual Yield %
Nov. 30	Canadas 4 1/2% +	Sept. 1/83	$8,000.00	$81.75	$6,540.00	9/9	7.13

+ Sold by Kerrisdale Community Centre Fund to liquidate its investment portfolio and to supply Sinking Fund with an investment suitable for its portfolio requirements. Kerrisdale Community Centre to be operated by Board of Parks and Public Recreation after November 30, 1973

****

CEMETERY PERPETUAL MAINTENANCE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term yrs/mos	Annual Yield %
	Debentures						
Nov. 15	City of Vancouver 5%	May 1/78	$1,000.00	$85.46	$ 854.60	4/6	9.00
30	City of Vancouver 5.75%	Oct 15/77	15,000.00	90.30	13,545.00	3/11	8.75
			$16,000.00		$14,399.60		

(b) SUMMARY OF SECURITIES HELD AS

GENERAL AND CAPITAL ACCOUNTS ONLY AS AT NOVEMBER 30, 1973

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$36,314,114.18	$35,181,538.35
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for November, 1973 be confirmed.

FOR COUNCIL ACTION SEE PAGE(S) 110

PERSONNEL MATTERS

RECOMMENDATION

1. Visit to Seattle's Pike Place Market and Renewal Project: Maurice Egan and Raymond Young

The Director of Social Planning reports:

"The Pike Place Market in Seattle is one of the major public markets in the Pacific Northwest. At the present time, the 15-acre market is the focus of an intensive 22-acre urban renewal project.

The Seattle Planning Department has developed some expertise in the administration, planning and economics of public markets.

The Director of Social Planning has been requested by the Mayor's Office to develop a feasibility study on a Farmers' Market for Vancouver.

The Seattle Urban Renewal staff have kindly agreed to provide a major briefing on their efforts and problems, on January 30, 1974.

Expenses for a trip to Seattle are as follows:

(a)	M. Egan	Air Fare	$ 37.00
		Per diem	25.00
(b)	R. Young	Air Fare	37.00
		Meals	10.00
		Ground transportation	35.00
			$144.00

The Director of Social Planning requests that the Director of Social Planning and one staff member be allowed to visit Seattle on January 30, 1974, at a cost of $144.00, to be charged to the Department Travel Account (7801/9)".

Your Board RECOMMENDS approval of the foregoing request.

FOR COUNCIL ACTION SEE PAGE(S) 110

PROPERTY MATTERS

RECOMMENDATIONS:

1. Authority to Demolish Dwellings Acquired for Proposed Public Housing for Single People Downtown East Side - Lots 10 to 14 Amended, Block 56, D.L. 196, Lots 24 to 28, Block 53, D.L. 196

The Supervisor of Property and Insurance reports as follows:-

"Lots 10 to 14 Amended, Block 56, D.L. 196, located on the south side of the 300 Block East Cordova Street and Lots 24 to 28, Block 53, D.L. 196, located on the north side of the 500 Block East Cordova Street are required for the proposed Public Housing for Single People, confirmed by City Council June 19th, 1973.

There are a total of eight dwellings within the two above described sites. Six of the dwellings have been acquired by the City and the remaining two are still under negotiation with the solicitors of the owners.

As the occupants find alternative accommodation, it is proposed to demolish the dwellings.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to call for tenders when the dwellings are vacated and to award the contract for demolition of the above dwellings."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Acquisition for Public Housing for Single People Site "A", S/S Cordova Street between Gore and Dunlevy Avenue, Lot 13, Block 56, D.L. 196 - 372 East Cordova Street

The Supervisor of Property and Insurance reports as follows:-

"Lot 13, Block 56, D.L. 196, known as 372 East Cordova Street, situated within Site "A", S/S Cordova Street between Gore and Dunlevy Avenues, is required for the proposed Public Housing for Single People, confirmed by City Council, June 19th, 1973.

The premises are comprised of two dwellings. The building on the front of the lot is a two-storey, no basement frame building, with a main floor area of 868 square feet, erected in 1900. This dwelling contains 9 rooms, 6 plumbing fixtures, patent shingle roof, siding exterior, and is heated by space heaters.

The second dwelling is a one-storey, no basement frame building, with a floor area of 500 square feet, erected in 1900. This dwelling contains 4 rooms, 2 plumbing fixtures, patent shingle roof, siding exterior and is heated by a space heater. The dwellings are on a site 25' x 122', zoned M-2, and both dwellings are in poor condition.

Following negotiations, the owners have agreed to sell for $32,500.00 as of January 31st, 1974. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage & Housing Corporation.

Cont'd . . .

Clause 2 cont'd

The front dwelling is occupied by one of the owners and the rear dwelling is rented. It is proposed to demolish both dwellings when they are vacated prior to February 28th, 1974.

This property is the last required to complete the acquisitions for Site "A" of the proposed Public Housing for Single People.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $32,500.00 on the foregoing basis, chargeable to Code #565/1204."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Acquisition for Park Site #10 - Mount Pleasant 407-11 East 8th Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as W 43 ft. of South ½ of East ½ except N 10 ft. now lane of Block 104, D.L.264A, known as 407-11 East 8th Avenue, forms part of Park Site #10, which is listed under Table I of Park Sites Purchases Program 1971-1975, confirmed by City Council on December 15th, 1970. It is noted that this property is the last remaining property to be acquired in the block bounded by Prince Edward Street, 7th Avenue, Guelph Street and 8th Avenue.

These premises comprise a two storey frame dwelling, plus a full basement,with a main floor area of approximately 1,312 sq. ft., erected in 1940 on a lot 43' x 122', zoned RM-3. The dwelling contains 16 rooms, (divided into 6 rental units), 21 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an automatic oil-fired hot water heating system. This dwelling has been well maintained and is in good condition. One rental unit is occupied by the owners and the rest are occupied by tenants on a month-to-month basis. A garage which is in good condition is located at the rear of the property.

Following negotiations with the owners, they have refused to accept an offer of $77,000.00, which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended that the property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement.

This matter has also been discussed with the Superintendent of Parks & Public Recreation, who agrees that this property should be expropriated as he has scheduled the development of this site for park purposes in the Spring of 1974.

RECOMMENDED:-

(a) That the offer of $77,000.00 made to the owners be confirmed as representing due compensation for the property to be acquired.

(b) That since the City has failed to come to an agreement with the owners to acquire the said property for the sum of $77,000.00, the said property be expropriated and the Resolution for that purpose submitted under "Motions" be passed.

Cont'd . . .

Clause 3 cont'd

(c) That Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owners."

Your Board

RECOMMENDS that the foregoing recommendations of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110-111

B-1

WORKS & UTILITY MATTERS

CONSIDERATION:

1. Re Begging on Streets

The Corporation Counsel reports as follows:

I have been asked by Mayor Phillips to report to Council on the question of its power to control begging and panhandling on City streets. This matter arises as a result of amendments to the Criminal Code which remove begging and panhandling from the Code as criminal offences. The Mayor has indicated some concern has been expressed by many citizens over the prevalence of this activity on City streets.

In a telegram to Mr. Bruce Eriksen on July 19, 1973, the Minister of Justice made the following comments:

"I should like to commence by explaining the rationale behind the removal of panhandling and begging as offences from the Criminal Code. This was done to overcome a certain amount of injustice. The thinking here was not to make panhandling and begging an accepted practice, but rather to remove it from the realm of criminal activity. We felt that the full weight of the Criminal Code should not come to rest on a person because he asked a passerby for a quarter or some loose change. That is not an offence which should result in a criminal record. The Criminal Code provisions against begging applied almost exclusively to the poor and the young and its effect was therefore discriminatory. By abandoning this area of criminal law the Federal Government has now left it open to the municipalities to deal with this type of behaviour without the stigma of criminality. I would therefore suggest that you consult the Vancouver Municipal Authorities for information concerning present or proposed by-laws dealing with the question of begging on a public street."

In the light of these remarks by the Minister, I have given consideration to the City's power to control the use of its streets for various activities. The City Charter makes it quite clear under section 317 that Council has the power to make by-laws for regulating pedestrian and other traffic on City streets. Having regard to the broad meaning of the word 'regulate' as defined in the City Charter, I would suggest that the Minister's suggestion could be implemented by an amendment to our Street and Traffic By-law by the addition of the following as Section 70A:

"70A. Other than the holder of a license to solicit for charity, no person shall use any street or any part thereof for the purpose of begging or seeking or receiving alms for himself or on behalf of any other person."

If it is Council's desire to exercise its powers of control of the streets in this fashion, then I recommend that I be instructed to bring forward the appropriate amendment in the language set out above.

FOR COUNCIL ACTION SEE PAGE(S) 112

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Development Permit Application No. 63226
6506 Victoria Drive

The Director of Planning reports as follows:

This application was reported to and considered by Council on August 14, 1973. A copy of the report and Council's action are attached hereto.

As the application failed to get the approval of City Council no action was taken other than to advise the applicant of this and the Development Permit Application is still outstanding.

Mr. W.L. Taylor, Development Representative, Gulf Oil Canada Limited, has requested Council to reconsider the application as they have carried out the required work in submitting the necessary detailed plans previously requested.

The information requested by the Technical Planning Board and Vancouver City Planning Commission prior to issuance of the development permit has been submitted and filed with the Planning Department.

It is RECOMMENDED that Development Permit Application No. 63226 be approved.

2. Consultant's Report "Open Space - A Policy Outline for the West End"

The Director of Social Planning, upon the advice of the West End Planning Team, reports:

"City Council on March 13, 1973 approved the following motion:-

'THAT the West End Local Area Planning Program be adopted.'

In conjunction with budgeting and staffing for the West End Local Area Planning Program, the sum of $5,000.00 for a Parks Planning Consultant in lieu of using existing Parks staff was authorized.

Terms of reference for the consultant were established by the Team and Parks Board. Several landscape and parks planning firms were interviewed by the Team. A consortium composed of Norman Hotson, M.R.A.I.C. and Don Vaughan, Landscape Architect, were retained to prepare the report July 30, 1973.

The report is now complete and the relevant sections have been incorporated into the West End Plan - Draft II which was discussed by the Civic & Community Development Committees December 11, 1973.

'Open Space - A Policy Outline for the West End' examines and evaluates all existing and potential open space sites in the West End and establishes an open space network that is innovative and reflects the specific urban needs of West End residents

The study proposes alternate forms of open space designed for high-use, multi-purpose activities, carefully integrated into the overall network.

The general influence of zoning by-law restrictions on open space with recommendations respecting the implementation of the open space proposals is also contained in the report.

The Director of Social Planning RECOMMENDS:

1. that the report 'Open Space - A Policy Outline for the West End' be received for information.

2. that the report be made available to the public through the West End Planning Centre and City Hall.'

3. that the report be studied by the relevant civic departments and commentaries be prepared to be considered by Council at an early date in February."

FOR COUNCIL ACTION SEE PAGE(S) 113

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JANUARY 10, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #1 Committee Room, Third Floor, City Hall, on Thursday, January 10, 1974, at 11:00 a.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Volrich, Linnell, and Harcourt.

COMMITTEE CLERK: M. Sharkey

The Chairman welcomed Alderman Linnell as a new member to the Standing Committee of Council on Finance and Administration.

INFORMATION

1. Preliminary 1974 Budget Review - Departmental Program Analysis

At a meeting of the Standing Committee on Finance and Administration on Thursday, November 22, 1973 when the Preliminary 1974 Operating Budget was reviewed, the Committee requested that each Department review it's operation to attempt to reduce the budget because of the City being faced with a very serious financial situation in 1974. Departments were requested to establish a priority rating system for expected expenditures for 1974.

The Committee considered a confidential report from the Board of Administration. The report suggested that this meeting be held In Camera, but that the results or recommendations not be kept In Camera.

It is possible that the financial situation of the City may be relieved by expected announcements from the Federal Government for administration and funding of some services previously supplied by the City of Vancouver.

Alderman Bowers indicated that a report is now being prepared regarding the reduction of the mill rate. After discussion, the Committee:

RESOLVED, that this meeting of the Finance and Administration Committee of January 10, 1974, reviewing the departmental priorities, should not be held In Camera.

The loss of revenue from the fees for the Cemetery was discussed and the Committee agreed that this should be discussed with the M.L.A.'s at a future date.

The 1974 Budget Review-Program Priority Rating from each department was then reviewed. After consideration and discussion, the Committee:

RESOLVED, THAT:

a) The 1974 Budget Review-Program Priority Rating prepared by City Departments of General Government, Vancouver Civic Auditorium, Civil Defense, City Clerk's Office, Coroner, Engineering, Finance, and Property, be accepted for the

information of this Committee to be reviewed at the time of Budget finalization.

b) That under General Government, page 2 Other General Government Miscellaneous Items be referred to the Director of Finance to prepare a report giving the breakdown of these costs.

c) City Clerk's/Archives Division, pages 9 through 23; that the City Clerk be requested to prepare a comprehensive report defining the function of the Archives, present level of service, public response and use of the Archives, and projection of future growth.

That the Archivist be requested to attend a meeting of this Committee when this report is considered.

d) Engineering, page 24; that the City Engineer be requested to make recommendations on raising the percentage estimate for the charge for supervision and outside work from 15% to 20%, and to suggest a legitimate figure for supervision of outside work.

e) Engineering-Streets, page 27; that the item on General Maintenance be held for consideration and carefully reviewed at the time of budget finalization.

f) Engineering-Streets, page 28; Maintenance of roads, lanes, and pavement; that the item of sidewalk maintenance, improvements or replacements should be more fully considered at the time of budget finalization.

g) Engineering-Streets, page 30; Traffic Operations; that the item of reduction in street sign maintenance of 50% ($25,000) be held as a "doubtful item" until the budget is reviewed.

h) Engineering-Sewers and Waste Material, (Recycling), page 33; that the amount of $33,500 for garbage collection be changed from priority 1 to priority 4.

i) Engineering-Sewers and Waste Removal, page 34; that the comfort station operation amount of $6,600 be held under review and that the priority be changed from 3 to 4.

j) Engineering-Sewers and Waste Removal, page 35; that the 25% reduction in services for street cleaning be kept under review for decision at the time of the budget finalization.

k) Finance Department-Assessment Division, page 39; that the addendum be accepted for the information of this Committee on the understanding that item No. 3 - Unfilled Position, Clerk II level - may be withdrawn.

l) Data Processing and Systems Division, page 40; that the programming item be moved from priority 3 to 4.

m) Data Processing and Systems Division, page 41; that the Analysts item be carefully reviewed at the time of budget finalization.

n) Finance-Internal Audit, page 42; that item 2B, Audit of Departmental and Outside Board Financial Records - Detail and item 4, Review of Procedures, Systems and Internal Control be moved from priority 3 to priority 4.

o) Finance-Internal Audit, page 43; that No. 6 Major Sytems and Procedures Reviews and Development of New System Proposals be moved from priority 3 to 4.

p) Finance-Revenue and Treasury, page 52; that item D. Parking Meter Collections in the amount of $22,000 be reviewed at the time of budget finalization.

q) Finance-WaterRates/Scavenging Collection, page 53; that item B. Water Rates Billing be referred to the Director of Finance for a report as to what loss of interest revenue would be felt from less frequent billing.

r) Fire Department, page 55; that this Committee request the Fire Chief, Port Manager, and representatives of the National Harbours Board to attend the next meeting of this Committee to discuss fire protection in the harbour.

The Chairman informed the Committee that memebers of the Parks Board would attend the next Finance Committee meeting to discuss the 1974 Budget requirements.

The meeting adjourned at 12:30 p.m. to meet again on January 17, 1974 at 11:00 a.m. in Committee Room #2.

FOR COUNCIL ACTION SEE PAGE(S) 115

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

January 10, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, January 10, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson, Hardwick and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

The Chairman welcomed Alderman Gibson as a new member of the Committee.

RECOMMENDATION

1. Day Care - Possible Use of Park and School Sites for Day Care Centres

Vancouver City Council at its meeting of November 27, 1973 passed the following motion:

> "THAT the Standing Committee on Social Services be instructed to investigate with the School and Park Boards the use of school and park sites for day care centres."

The following representatives of the School Board and the Park Board were present to discuss this matter with your Committee:

Trustee M. Courvoisier) Trustee J. Yee) Mr. D. Pritchard)	School Board
Commissioner M. Brown) Mr. M. Smith)	Parks Board

The Chairman stated that there is a great need for day care centres in the City of Vancouver. The Minister of Human Resources has offered to supply a number of portables for day care contingent upon suitable sites being obtained by the day care groups. The Chairman noted that City Council has made available a number of city-owned sites for use for day care. However, the City does not have available a sufficient number of sites to meet the need and therefore Council resolved that the Committee explore the use of school and park Board properties for day care centres.

Trustee Courvoisier indicated that the School Board currently has a policy that day care centres may be established in schools where the centre does not interfere with the educational goals of the particular school. Further, if the day care association is non-profit, the School Board will grant the use of vacant school rooms at very minimum cost. Mr. P. Murphy, Day Care Information Centre,

cont'd .....

Clause No. 1 (cont'd)

pointed out that this policy covers the use of school buildings only and should be expanded to cover the use of school grounds for day care centres. Mrs. Courvoisier indicated that this matter will be raised with the School Board. It was suggested that where school sites are offered for day care centres, the inspection policy that is followed with respect to City-owned lots prevail, i.e. a representative from Day Care Information Centre, Community Care Facilities Licensing, the Day Care Group and the City look at the site, and if it is suitable, it is brought back to the Committee to be ratified.

Commissioner M. Brown indicated that the Park Board is currently drawing up a list of Park Board sites which could be made available for day care. She referred to a number of pieces of property being held for future park sites, e.g. future expansion of China Creek Park, Park Site #9 - Arbutus and Seventh Avenue, and a number of others. Mrs. Brown undertook on behalf of the Park Board to bring back within two weeks to the Committee a list of Park Board properties which could be used for day care. Mr. M. Smith indicated that the Park Board is exploring greater use of Community Centres for day care.

Both the School Board and the Park Board representatives requested some guidelines re criteria for sites for day care centres. Mr. P. Murphy, Day Care Information Centre, undertook to provide this material to the Boards as soon as possible.

Your Committee then went on to discuss with those present a number of specific day care matters.

(A) Grandview-Terrace Day Care

Mr. M. Stark submitted a report requesting that the day care facilities at Grandview-Terrace be relocated because the Tenants Association has requested that the space used by the day care centre be made available to operate a multi-age recreation drop-in centre. The Department of Human Resources will provide the day care with a portable and the group appeared before your Committee to request land on which to place the portable. The group suggested that either of the following locations would be suitable:

(i) Victoria Park on the corner of Salisbury and Kitchener;

(ii) Grandview Elementary School grounds

Mr. Stark has spoken to the Principal of Grandview Elementary School who is agreeable to a day care portable being placed on the school grounds. Trustee Courvoisier indicated that the School Board is willing to permit a day care portable being placed on the Grandview Elementary School grounds for an extended period. However, the Board is unable to assume the costs of hooking up the necessary services, i.e. sewer, water, light, etc.

(B) West Point Grey Day Care

A representative of the West Point Grey Day Care group requested consideration of the use of either of the following for day care:

(i) Queen Mary School Kindergarten and/or the adjacent park located at 8th Avenue and Trimble

cont'd ....

Clause No. 1 (cont'd)

(ii) Park Board property for Locarno extension at First Avenue and Sasamat.

Trustee Courvoisier advised that there is space available Queen Mary School, but it is on the top floor of the school building which is not acceptable for licensing as a day care centre. She agreed, however, to investigate the possibility of re-arranging space at the school so that a day care centre could be located on the ground floor and to report back on estimated costs for up-grading the premises to meet day care requirements.

Commissioner Brown opined that the site at First and Sasamat would not be suitable for day care as it is very low and is flooded most of the time. It was suggested that it might be possible to locate a day care centre at Jericho Hill School as they are now placing a large number of their residents in public schools and should therefore have space available. Another possibility suggested was the National Defense Buildings. Mr. Denofreo and Mr. Murphy agreed to discuss with the appropriate Government Department the possible use of part of Jericho Hill School for a day care centre.

(C) Mount Pleasant Day Care

The Mount Pleasant Day Care group appeared before the Committee on December 6, 1973 requesting the use of City-owned land at 7th Avenue and Windsor for a day care centre. At that time, the Supervisor of Property and Insurance indicated that this site had a reserve on it for senior citizens' housing and it was anticipated that it would be developed for this purpose within 6 months to one year. Other alternate sites were offered to the day care group for consideration for day care.

Ms. G. Wright, Mount Pleasant Day Care group, appeared before the Committee today to again request that the Day Care group be permitted to use the City-owned site at 7th Avenue and Windsor for day care. She stated that the alternate sites offered by the Committee proved either unavailable or unsuitable because of the topography. She submitted a number of letters in support of their request. In addition, she submitted a letter from the Department of Municipal Affairs advising that the Province has decided against acquisition of the 7th Avenue and Windsor site for housing purposes.

Following further discussion on the above matters, it was

RECOMMENDED THAT Council

A. Accept the offer of the School Board to accommodate a portable day care building on the grounds of the Grandview Elementary School and that the City finance the costs of the hook-up of the required services and any fencing required;

B. Request the School Board and Park Board to submit to the Standing Committee on Social Services, within one month, recommendations on a conjoint policy relative to the location of day care centres on properties currently in the respective Boards' care;

cont'd .....

Clause No. 1 (cont'd)

C. Make available to the Mount Pleasant Day Care group the City-owned site at 7th Avenue and Windsor Street (D.L. 264A, Block 109, Lots 9 - 12) for day care on the basis of a two year lease at $1.00 per year and request the City Engineer to submit estimates of the costs of servicing this site.

INFORMATION

2. Housing Relocation Service

The Standing Committee on Social Services at its meeting of November 29, 1973 referred the proposal of Rental Aid to set up a free housing relocation service to the Director of Social Planning for evaluation and report back to the Committee, this report to include comments on both centralized and decentralized services, cost sharing, etc.

As requested, the Director of Social Planning submitted for consideration the following report:

The Director of Social Planning reports:

"On November 29, the Social Services Committee heard a proposal by "Vancouver Rental Aid" to establish a housing relocation service in the City providing free accommodation listings and transportation services for senior citizens, handicapped persons and families on low and fixed incomes. The proposal requested the City to cost share in a $45,000 budget employing four full-time staff.

Discussion at the Committee meeting was wide ranging involving Rental Aid, a representative from Kitsilano Neighbourhood House and a representative from the Y.W.C.A. The Director of Social Planning was instructed to report back to the Committee on the subject of establishing a Relocation Agency.

Following the Committee meeting, the Y.W.C.A. Rooms Registry submitted a proposal and a budget to continue and extend their present services in the relocation field. The Y.W.C.A. service has been operating for a number of years and since 1969 when 1,400 persons were placed, their service has expanded to 3,500 successful placements a year. At the present time, their service does not have a transportation component and is not generally well advertised throughout the community. The Y.W.C.A. has submitted a $40,000 budget (including transportation) to the City for consideration.

There are five major areas to which comments should be directed:

1. Purpose

It is adviseable that any publically funded relocation service should be selective with regard to the groups it wishes to serve. The private rental agencies, while moving the cost from the landlord to the prospective tenant, are providing a batter service than open listings in the newspaper. They have large resources (including computers) large staffs, and large volumes of business. It would be very difficult to compete unless large resources were made available. Open competition with private agencies for a share of the regular market would not directly benefit those groups which are presently rant poor and consequently at a disadvantage.

2. Funding

The funding formula and the purpose of the relocation service are interrelated. An open service would throw the total responsibility for funding on the City. It is probable that the

cont'd .....

Clause No. 2 (cont'd)

Province would agree to cost-share to some extent. A selective service (catering to seniors, handicapped, and low or fixed income families) would be C.A.P. shareable.

3. Centralization or Decentralization

At the present time, there are a number of voluntary decentralized housing registries in Vancouver located in various local information centres. Many other local areas have no such service. Decentralized funding would benefit those areas who are already supplying relocation services on a small scale; but would leave large areas of the city without service. A great deal of initial work would be needed to organize, unorganized areas, and continued effort in co-ordination would be necessary from some central body. Costs of a decentralized effort would be much larger than those presently envisaged as funds would be fragmented and much more money would be needed to have a total impact on the whole city. Some co-ordinating body would still be necessary. This would need to be funded as well. The establishment of a centralized relocation service would provide uniform impact over the city, would be complementary to the limited housing registries now existing in some information centres, and could over time, provide the initiative and focal point for the development of complementary activities in other information centres.

4. Registry and Listings Aspect of the Service

The City of Calgary has recently established a housing registry for senior citizens. Their service is under the auspices of the Senior Citizens Central Council and many of their listings come from the private agencies. Rentex, one of the private agencies, already provides free service to seniors and in these cases often only a transportation service is needed. Both Timesavers and Rentex, here in Vancouver, have indicated that on a per use basis, they would be willing to make their listings open to such a public relocation service catering to specific groups ill served by the regular market. Such an arrangement may well be cheaper than several full-time staff members needed to seek out and compile separate listings.

5. Transportation

The provision of transportation by employing full-time drivers, and leasing, maintaining and insuring automobiles is a major cost. It is estimated that the use of taxis on a regular fare basis as needed would halve the cost of the transportation component."

(Copies of the submissions referred to are on File in the City Clerk's office.)

Your Committee discussed the submission in detail with representatives from Rental Aid and the Y.W.C.A., Rooms Registry. Following further discussion, it was

RESOLVED

THAT the Standing Committee on Social Services endorse the principle of a continuing housing relocation service for the City of Vancouver and

FURTHER THAT the Director of Social Planning be instructed to meet with representatives of the Rental Aid and the Y.W.C.A., Rooms Registry, to explore whether or not a formal relationship could be established between the two groups with respect to joint operation of a single housing relocation service for early report back to the Committee.

3. Emergency Shelter for Native Young People in the Skid Road Area

The Standing Committee on Social Services at its meeting of November 29, 1973, when considering the request from the B.C. Association of Non Status Indians for an emergency shelter for native young people in the Skid Road area resolved

> "THAT Mr. S. Butterworth, Hostel Co-ordinator, be assigned to investigate suitable locations in the area east of Main Street and from 6th Avenue to the Waterfront for use as emergency shelter(s) for native Indian youth with a report back to the Committee as soon as possible."

Mr. Butterworth today submitted a report which read in part as follows:

> "On November 29th I was instructed by this committee to investigate suitable locations near downtown for an emergency shelter for native Indian youth. This group, however, are merely one group who are affected by the lack of accommodation resources available for indigent persons at night and on weekends in that area. Because of this, this report goes into areas which affect native Indian youth but are not solely concerned with them.
>
> The LIP application to staff an emergency shelter was made without a clear first hand picture of what the situation is in regards to the accommodation needs of native Indian youth in the downtown area. The appeal to reconsider the application has also been rejected. There is, however, a facility being leased (and eventually to be purchased) by the Indian Centre located on Prior Street near Gore which could be utilized as an emergency shelter if extra staffing were available.
>
> One of the reasons that the problem of emergency shelter downtown are so acute is that the area contains large numbers of street people and new arrivals to Vancouver. These are the people who are affected most by the lack of emergency accommodation. The percentage of these that are native Indian youth is unknown but is due in part to the following overall factors affecting the provision of emergency accommodation in the downtown-Gastown area:
>
> 1) The two week wait single men must go through before receiving a welfare cheque, receiving $17 weekly in accommodation vouchers which are mainly used at (and help fill) downtown hotels.
>
> 2) The absence of an after hours information or resource centre, street workers and welfare services between 5pm and 9am weekends and holidays.
>
> 3) Use of the Catholic Charities Mens Hostel as a holding place for persons with physical and psychological problems, out of funders or those lacking identification, who have applied for Social Assistance at the single mens unit. The average stay there now is 9 days.
>
> 4) The fact that it is impossible for young women to get into the Bridge YWCA without first going to a welfare office."

and concluded with the following suggestions:

> "1) That the now chronically understaffed Single Mens Unit of the Department of Welfare and Rehabilitation be properly staffed to eliminate the two week wait single men who are applying for Social Assistance must go through before they get a cheque.
>
> 2) That the BCANSI and the Indian Centre approach the Federal, Provincial and City governments for funds to hire a native Indian street worker for the late night and early morning hours in the downtown area. Further that they draw up a proposal and a budget for the operation of an emergency shelter at the Prior Street facility and submit it to the City of Vancouver for funding.
>
> 3) That the Department of Welfare and Rehabilitation reduce the number of beds and the length of stay their referrals take up at the Catholic Charities Mens Hostel, with the intent of increasing the number of beds available when the welfare office is not open.
>
> 4) That the Bridge YWCA be allowed to do their own intake when the welfare offices are closed. This would enable young women who need emergency shelter to get it when it is needed, not when the welfare offices are open."

cont'd .....

Clause No. 3 (cont'd)

Your Committee discussed the report in detail with Mr. Butterworth and Mrs. Lavalee, B.C. Association of Non Status Indians. It was noted that item 4, which deals with the Bridge 'Y' being permitted to do its own intake has been resolved, and that this is now in fact the case.

Your Committee agreed that efforts should be made to eliminate the two week wait which presently occurs between the time a single man applies for social assistance and he receives it.

Mr. A. Mears, Children's Aid Society, referred to a project which the Children's Aid Society has recently initiated in the Downtown Eastside area. They have established an office in the area and have employed a number of staff to work with youth up to the age of 24. Your Committee suggested that the Children's Aid Society give consideration to hiring a native youth street worker as part of their staff complement. Following further discussion, your Committee

RESOLVED

A. THAT Mr. J. Woods, Supervisor, Single Men's Unit, Financial Section, be requested to appear before the Committee with specific proposals on

(i) how the application for social assistance could be simplified;

(ii) how the time of verification of applications could be reduced to enable applicants to receive social assistance within 72 hours or immediately in an emergency situation;

(iii) how the number of beds and the length of stay of referrals to the Catholic Charities Men's Hostel could be reduced in order to increase the number of beds available for emergency shelter when the Welfare office is not open.

B. THAT Mrs. Lavalee report back to the Committee on funding required to operate the B.C.A.N.S.I. Prior Street facility as a temporary hostel, costs to include necessary renovations, staffing, etc.;

C. THAT Mrs. Lavalee, B. C. Association of Non Status Indians, and Mr. A. Mears, Children's Aid Society, enter into discussions with respect to the Children's Aid Society hiring a native Indian street worker who would be responsible to both organizations, for report back to the next meeting of the Committee with a formal proposal.

RECOMMENDATION

4. Downtown Eastside Residents Association

The Standing Committee on Social Services at its meeting of October 18, 1973 recommended that Council approve a grant of $16,641.60 to the Downtown Eastside Residents Association to fund a Community Organizer and an Assistant Community Organizer as outlined in their budget dated September 28, 1973 and that this sum not be taken from the funds allocated to the Social Planning Department.

cont'd ....

Clause No. 4 (cont'd)

Council at its meeting of October 30, 1973, when considering this recommendation moved that the whole matter be referred back to the Standing Committee on Social Services for further consideration, and in the meantime, Alderman Rankin and the Director of Social Planning to consider Terms of Reference respecting a possible service contract.

Representatives of the Downtown Eastside Residents Association again raised this matter before your Committee today. It was noted that the Social Planning Department, through its POSER fund, has been funding the salary of a community organizer for the Downtown Eastside area for the months of January, February, and March, 1974, at a cost of $500.00 per month, these funds being channelled to the Downtown Eastside Residents Association through the Neighbourhood Services Association. D.E.R.A. submitted a letter from the Neighbourhood Services Association indicating their willingness to continue the funding arrangement with D.E.R.A. to provide community development services in the Downtown Eastside area, contingent upon City agreeing to continue funding this programme for a period of time long enough to permit it to properly develop. After further discussion, your Committee

RECOMMENDED

THAT the City's grant for 1974 to Neighbourhood Services Association be expanded to include sufficient funds to cover the salaries of two community development workers in the Downtown Eastside area.

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 115-116

DISTRIBUTED MONDAY

REPORT TO COUNCIL

H

OFFICIAL TRAFFIC COMMISSION

January 10, 1974

A meeting of the Official Traffic Commission was held on Thursday, January 10, 1974 at approximately 8:00 p.m. in the Council Chamber, third floor, City Hall.

PRESENT:
Alderman Marzari (Chairman)
Alderman Pendakur
Commissioner Ryan
K.F. Dobbell, Traffic and Transportation, City Engineering Department
Superintendent D.W. McRae, Vancouver City Police Department
B. Donald, City Prosecutor's Office
Trustee P. Westlake, Vancouver School Board

ALSO PRESENT:
E.R. Thompson, Transportation Safety, B.C. Hydro and Power Authority
R. McLachlan, Vancouver School Board

CLERK:
M. Kinsella

INFORMATION

1. Use of Bus Lanes -- West Georgia (Taxi Cabs)

The Vehicles for Hire Board on December 5, 1973 referred the matter of the sharing of the bus lanes on West Georgia and the prohibition on right turns on traffic east-bound on Georgia Street at Gilford and Chilco be referred to the City Engineer and the Chief Constable for report to the Official Traffic Commission.

The Chief Constable submitted a report dated December 12, 1973 recommending

1. Taxi cabs be allowed to move in any bus lane to expedite travel, or to pick up a passenger, provided that the move may be made in safety. The move will be delayed in order that the taxi cab first yields to any bus approaching, and further, that the stop at the curb be as brief as possible.

2. Taxi cabs will be allowed to travel in bus lanes, provided that they do not obstruct the free movement of bus traffic.

3. Taxi cabs will not be allowed to stop to discharge passengers while in the bus lane. They shall proceed to the nearest intersection, and proceed around the corner to discharge passengers, as close as possible to the curb of the intersecting street.

4. A change in signing be implemented, reading: "Buses and Taxis Only". The addition of the word "taxis" is, in my opinion, necessary otherwise motorists could be influenced to use the bus lane upon observing its use by taxis, if the signing were not present.

cont'd ....

Clause No. 1 (cont'd)

At the suggestion of the City Engineer, it was

RESOLVED

THAT the report of the Chief Constable dated December 12, 1973 be forwarded to the Bureau of Transit for comment and that consideration of this matter be deferred to the next meeting of the Official Traffic Commission, at which time a representative from the Bureau of Transit should be present.

RECOMMENDATION

2. Residential Parking at Pacific National Exhibition

As agreed at the last meeting of the Official Traffic Commission, the Chairman submitted the following report on parking at the Pacific National Exhibition:

The residents living around the P.N.E. borders have perennially complained about parking of P.N.E. customers on their streets. "Residents Only" signs have not solved the problem since it is incumbent upon the residents to lay charges and appear in court if the charges are disputed by the wayward parker. The Official Traffic Commission has made the occasional monthly jab at solving the problem (i.e. dispersing cars from eastern as well as western exits of the P.N.E.). A few weeks ago, the Traffic Engineer and I met with two members of the P.N.E. Board of Directors, a local resident and the P.N.E. Manager of Gates and Traffic. From this initial discussion emerges the following report and recommendations.

PROBLEM

As put by Mrs. Phyllis Alfeld:

"1. Traffic generated by PN.E. events is far too heavy for residential area. Once the City has zoned an area "residential", I feel that it has a responsibility to maintain the area as "residential" and, failing that, to rezone it.

2. Despite "restricted parking" signs on streets, P.N.E. patrons insist on parking there. The people I have asked say that they prefer to park there because it is cheaper, closer and generally more convenient because they avoid the delays in entering and leaving the P.N.E. lots. Nobody seemed aware of the fact that they could park at Park and Ride for free.

3. The area is very noisy - horn honking, revving of engines, yelling, etc.

4. There is generally a lot of litter left by these people."

The solutions considered at the meeting were as follows:

(i) Preventing private citizens from turning their yards into parking lots. This was recommended since drivers often turn into the residential streets to find private parking and, if private lots are full, tend to park on the streets. Residents have complained that they are forced to park on their own lawns and find that they cannot invite friends over when there is a hockey game on. Since the legality of these parking lots is ambiguous, Council should lay down time limits for private parking in backyards allowing it only during the P.N.E. itself.

(ii) Campaign to encourage the use of the P.N.E. lots for parking. This would involve:-

Clause No. 2 (cont'd)

(a) statement by the Mayor and follow-up with pamphlets and brochures distributed to ticket buyers of P.N.E. events.

(b) letters to season ticket holders.

(c) announcement prior to hockey games and rock concerts warning people of the fines they are subject to parking in a restricted zone.

(d) attaching "strictly enforced" on existing restricting parking signs.

(e) newspaper ads.

This campaign should be financed by the P.N.E.

(iii) Boosting the fine to $25.00 for parking in a restricted zone and enforcing the fine.

(iv) Extending the residents only parking for a two block radius around the circumference of the P.N.E.

(v) The residents have discussed blocking off the residential streets during P.N.E. events at the Coliseum to prevent traffic from using residential streets to avoid the congestion at Hastings and Renfrew.

Long-term solution which is direct buses or rapid transit system direct to the P.N.E.

These recommendations are brought to the Commission for discussion in the hope that something concrete might be done to relieve the residents of long-standing abuse by drivers particularly during the hockey season.

Mr. S. Headley, Director, P.N.E., supported the points raised by the Chairman in her report and endorses her suggested solutions. He advised that the P.N.E. is working closely with the City Engineer and the Police Department to achieve better movement to and from the P.N.E. grounds with resultant increased public use of the P.N.E. parking lots (the parking lots can accommodate approximately 7800 vehicles but present usage is approximately 3000 vehicles per event). Also the P.N.E. is currently discussing with the Bureau of Transit increased bus service to and from the P.N.E. and the possibility of a park-and-ride service for major events. Mr. Headley felt that the residents adjacent to the P.N.E. would not object to parking of P.N.E. patrons during the exhibition if the problem were alleviated for the remainder of the year. After further discussion, it was

RECOMMENDED

A. THAT the Director of Permits and Licenses be instructed to enforce the terms of the Zoning By-law in the vicinity of the P.N.E. with respect to parking on private property;

B. THAT the Chairman's proposal for a campaign to encourage the use of the P.N.E. parking lots, the costs of the campaign being financed by the P.N.E., be referred to the P.N.E. Board for consideration;

C. THAT the matter of increasing the fine for parking in restricted zones from $5.00 to $25.00 and enforcement of the fine be referred to the City Prosecutor for early report back to the Commission;

D. THAT the City Engineer report back to the next Official Traffic Commission meeting on:

(i) extending the residents only parking for a two block radius around the circumference of the P.N.E.

cont'd ....

Clause No. 2 (cont'd)

(ii) blocking off the residential streets during P.N.E. events at the Coliseum to prvent traffic from using residential streets to avoid the congestion at Hastings and Renfrew.

DELEGATION REQUEST: Mrs. P. Alfeld

3. Intersection of Broadway and Vine - Request for Traffic Control Signal

Residents in the area of Broadway and Vine submitted a petition requesting a pedestrian actuated signal be installed at the intersection. The Commission heard a number of representatives of various delegations on this matter, including Mrs. Armstrong on behalf of residents and property owners in the vicinity of Broadway and Vine, West Broadway Citizens Committee, and Mr. Wilding, whose business office is located on Broadway at Vine. All speakers made a strong plea for a pedestrian actuated signal at this intersection. They referred to the number of fatalities which have occurred at this intersection -- two within approximately two months. They pointed out that a number of community facilities for residents in the area are located near this intersection and therefore a number of elderly people and children use this intersection both during the day time and at night. Reference was made to the I.C.B.C. Claims Centre under construction on Vine Street near Broadway. This building will have its exit onto Vine near Broadway and therefore the delegations contend that this new building, when it commences operation, will generate a tremendous increased volume of vehicular traffic at this intersection.

Superintendent McRae referred to a statement in his report which read:

> "A check of this intersection indicates that the visibility is excellent for both pedestrians and vehicles alike."

He reported that the check had been made during the day time and that this statement is accurate for day light hours. However, he himself had inspected the intersection after dark and he agreed with the delegations' statements with respect to the poor visibility and consequent dangerousness of the intersection in the evening hours

The Police Department submitted for information the following statistics on the motor vehicle accidents which occurred at or near the intersection of Broadway and Vine:

"Date.	Time.	Day	No. of vehicles.	Collision type	
Mar. 9th 1972	1730	Thu.	2	Angle	
May 11th 1972	1030	Thu.	2	Angle	
Jun. 6th 1972	2000	Tue.	2	Angle	1 Driver, 3 Passengers injured.
Nov. 8th,1972	2240	Wed.	2	Angle	1 Driver killed) 1 Driver injured) 2 Passengers injured)

Summary for 1972: Total Motor Vehicle Accidents ... 4

Total Fatals ... ... 1 Driver.

Clause No. 3 (cont'd)

Date	Time	Day	No. of vehicles.	Collision Type	
Feb. 9th 1973	1809	Fri.	2	Rear End.	2 Passengers & 1 Driver injured.
Mar.22nd 1973	1635	Thu.	1	Pedestrian	1 Pedestrian injured
May 10th 1973	1715	Thu.	2	Rear End	
Jun.30th 1973	1240	Sat.	2	Angle	
Aug.17th 1973	1140	Fri.	2	Angle	2 Drivers injured
Aug.29th 1973	1300	Wed.	2	Angle	
Aug.29th 1973	1830	Wed.	2	Rear End.	
Oct.10th 1973	1315	Wed.	2	Angle	1 Driver injured
Nov. 1st 1973	2108	Thu.	1	Pedestrian	1 Pedestrian killed,) 1 Driver injured)
Nov. 6th 1973	1810	Tue.	1	Pedestrian	1 Pedestrian injured
Nov.12th 1973	1700	Mon.	2	Angle	
Dec.15th 1973	1050	Sat.	2	Angle	1 Driver injured.
Dec.27th 1973	2220	Thu.	1	Pedestrian	1 Pedestrian killed

Summary for 1973: Total Motor Vehicle Accidents ... 13
Total Fatals ... ... 2 Pedestrians."

The Traffic Engineer advised that because of the high accident rate at the intersections on Broadway between McDonald and Arbutus, the Engineering Department has been studying this stretch of road. Mr. Dobell quoted statistics which would indicate that a number of other intersections on this stretch of Broadway had larger volumes of pedestrian traffic than Broadway and Vine and concomitently higher accident rates. However, he agreed with the delegations' statement that the intersection of Broadway and Vine is the only one where there have been fatal accidents. On the matter of the increased volume of traffic which may result at this intersection when the I.C.B.C. opens, Mr. Dobell stated that if the volume were as large as the delegation anticipates, a full traffic signal would be installed at this intersection at that time.

The delegations raised the matter of the use of Vine Street as access to Broadway by some trailers from Carlings Brewery. Superintendent McRae undertook to look into this matter for report back to the Commission. Following further discussion, it was

RECOMMENDED

A. THAT the City Engineer be authorized to install a pedestrian actuated signal in the vicinity of Broadway and Vine and the necessary funds be allocated from the Traffic Reserve Fund;

B. THAT the City Engineer be authorized to extend the corner clearance (40' rather than the standard 20') at the east bound approaches to both Vine Street and Stevens Street.

cont'd ....

4. Intersection of 46th Avenue and Oak -
Request for Pedestrian Actuated Signal

At the request of the Official Traffic Commission, the City Engineer had reviewed the crosswalk at the intersection of Oak Street and 46th Avenue in response to a request from residents for a pedestrian actuated signal at this location.

Under date of January 7, 1974, the City Engineer submitted the following report:

"This report refers to the concerns expressed by the neighbouring residents over the traffic conditions at the intersection of Oak Street and 46th Avenue and to their request to appear before City Council on this matter.

On October 26th, 1970 the south crosswalk was marked and signed as a pedestrian crosswalk to assist in alerting motorists to the presence of pedestrians crossing Oak Street at 46th Avenue. While traffic volumes on Oak Street were high at that time, distinct and regular gaps did occur in the traffic flow to permit pedestrian crossing activities. It was also noted at that time that vehicle speeds were comparable to speeds on other major arterial streets.

Recent traffic count and gap study checks have shown that there has been a significant increase in the traffic volumes on Oak Street. These increased traffic volumes have created a situation whereby there now is an insufficient number of crossing opportunities for pedestrians at the intersection of 46th Avenue and Oak Street. In addition, the Police have advised that traffic speeds along Oak Street have also increased and are now considered higher than normal for a major arterial street. The Police have been enforcing speed limit regulations and will continue to do so in order to help control vehicular traffic speeds.

Traffic signals are located along Oak Street at both 41st Avenue and 49th Avenue. 46th Avenue is the nearest unsignalized intersection to the mid-way point between 41st Avenue and 49th Avenue that provides direct pedestrian access to the areas east and west of Oak Street. Hence, if a pedestrian signal is considered along this section of Oak Street it should be located at the intersection with 46th Avenue.

On the basis of the above there is now a requirement for signal control to provide pedestrians with reasonable crossing opportunities at the intersection of Oak Street and 46th Avenue. Therefore, it is recommended that a pedestrian-actuated signal be installed at Oak Street and 46th Avenue, and that a sum of $6,200 be allocated from the Traffic Control Reserve Fund for this work."

Following further discussion, it was

RECOMMENDED

THAT the City Engineer be authorized to install a pedestrian actuated signal at Oak Street and 46th Avenue and that a sum of $5,600 be allocated from the Traffic Control Reserve Fund for this work.

The meeting adjourned at approximately 9:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 120

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT & ENVIRONMENT

JANUARY 10, 1974

A meeting of the Standing Committee on Waterfront and Environment was held on Thursday, January 10, 1974 at approximately 3:30 p.m. in No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Pendakur, Chairman
Aldermen Gibson, Linnell, Massey,
Commissioner Dumoulin.

COMMITTEE CLERK: D. Bennett

The Minutes of the meetings held on November 15, 1973 and November 29, 1973 were adopted.

INFORMATION:

1. Correspondence

a) Marathon Realty Co. Ltd.

The Chairman advised he had written on January 2, 1974 to Mr. Jack Fraine, Vice-President, Pacific Region, CPR, and to Mr. John McLernon, Director of Development Western Canada, Marathon Realty Co. Ltd., respecting the proposed demolition of the Immigration Building, expressing his opinion that the building should be renovated and saved. Mr. McLernon replied on January 7, 1974 suggesting that he and Mr. Fraine meet with Alderman Pendakur to discuss this matter.

The Committee considered the merits of the proposal to save the building, and it was;

RESOLVED, THAT the correspondence pertaining to the demolition of the Immigration Building be received and that this Committee meet with Mr. McLernon and Mr. Fraine in order to explore the future of the immediate surrounding area before any demolition permit for the Immigration Building is considered.

FURTHER RESOLVED, THAT the Director of Planning in consultation with the Historic Area Advisory Board report to the Committee respecting the historical merits of the Immigration Building.

b) C.N.R.

In a communication dated January 7, 1974, Mr. A.E. Street, Manager, B. C., C.N.R., acknowledged a letter from the Chairman dated December 18, 1973 wherein his interests and feelings on the Waterfront Planning Study for Burrard Inlet were solicited. Mr. Street advised that the C.N.R. were interested in any proposal to alter any portion of the harbour facilities, particularly if there is consideration for expanding the area of activity beyond the limits shown in the pamphlet dated December 19, 1973, "Waterfront Planning Study".

RESOLVED, THAT the communication from the C.N.R. dated January 7, 1974 be received.

c) Coast Floating Home Association

A communication dated January 4, 1974 was noted from Coast Floating Home Association, expressing its reaction to the Waterfront Inventory Study.

RESOLVED, THAT this communication be received and the Chairman be requested to reply, thanking this Association for its ideas and opinions.

d) Bureau of Transit Services

A communication dated January 3, 1974 was noted from Victor J. Parker, Director of Transit, Bureau of Transit Services, requesting a meeting with Council fairly soon to discuss the Waterfront Study as it affects transit.

RESOLVED, THAT this communication be received and the Chairman be requested to forward a suitable reply.

2. Progress Report - B. C. Sugar

Mr. R. C. Mann, Project Manager for the Waterfront Planning Study advised of his discussions and correspondence with Mr. P. Cherniavsky, President of B. C. Sugar Refinery, with respect to renting or leasing B. C. Sugar Refinery property for public access to the waterfront. Mr. Mann advised that on December 21, 1973 he had written to Mr. Cherniavsky submitting 5 drawings which Mr. Mann felt were reasonable estimates of their understanding to date with respect to obtaining an access by way of land and/or water lots. Mr. Mann stated in his letter that if he hadn't heard from Mr. Cherniavsky by early January, he would assume that Mr. Cherniavsky would agree with his interpretation of their understanding to date. Mr. Mann stated that he had not heard from Mr. Cherniavsky but he had reason to believe Mr. Cherniavsky was out of town.

The Committee reviewed the 5 drawings which display a sequence of events in the negotiations with B. C. Sugar Refinery Company and discussed these in detail and in particular the proposals shown on diagram "E".

After due consideration, it was;

RESOLVED, THAT the Director of Planning and Supervisor of Property and Insurance be requested to negotiate the proposal outlined in diagram "E" with the B. C. Sugar Refinery Company, Ltd., and report back as quickly as possible noting that this proposal is acceptable to the Committee.

3. Progress Report on Waterfront Study

Mr. R. C. Mann reported orally on the progress of the Waterfront Study advising that he had done a preliminary stage 2 report which includes noncontroversial factors. Mr. Mann suggested that, at a later date, say by the end of February, at the Committee's instructions he would prepare 4 or 5 alternatives which would be placed before the public for discussion. Then in April he would take the public inputs and come back with a plan about May or June.

Mr. Mann advised that he would need an additional $1,000.00 copies of the Waterfront Study, Stage 1 Inventory Brochure and the Chairman assured him that money would be available for this.

He further advised that he had requested extra money from Urban Affairs on the premise that the City would share in any extra cost and he would report back on progress.

RESOLVED, THAT the oral progress report submitted by Mr. Mann be received.

4. Relaxation of Building By-Law #4721

Alderman Pendakur submitted, for the information of the Committee, the following report to Council respecting the Provisions for the Handicapped in the Building By-Law:

"On September 1, 1973, By-laws Numbered 4702 and 4721 became effective in the City of Vancouver. By-law #4702 made applicable within the City the National Building Code of Canada 1970. By-law #4721 added a specific section which provided for certain building features to allow the use of that building by the handicapped.

During the Council consideration of the By-law to enact the National Building Code and the provisions for the handicapped the Social Planning and Review Council had petitioned to appear before Council in connection with the interpretation of certain sections of both by-laws so as to clarify the application of the regulations in the City. The Social Planning and Review Council was particularly concerned with the application of the provisions of the by-laws for the handicapped. The particular definition which S.P.A.R.C. was concerned with was the definition in the National Building Code dealing with building area which is as follows:

"Building area means the greatest horizontal area of a building above grade within the outside surface of exterior walls, or within the outside surface of exterior walls and the centre line of fire walls."

The interpretation of this particular definition was important as it determined which group of buildings the provision for the handicapped apply to and there was a difference of attitude between the City Building Inspector and S.P.A.R.C. on this interpretation.

Council agreed to hear the delegation and suggested that the delegation be heard by the Standing Committee of Council on Waterfront and Environment.

Between the agreement to the delegation by Council and the actual hearing of the delegation by the Standing Committee, representatives of S.P.A.R.C. met with the City Building Inspector and there was an agreement developed between them which was reported to the Committee at its meeting which was held on November 29, 1973. This agreement was reported to the Committee in the form of an amendment to the By-law as follows:

"The regulations in Section 1.16.7.1 apply to the groups of buildings, listed below, as follows:

(i) Any one storey building, without basement, 5,000 sq.ft., or greater in area.

(ii) Any one storey building, with basement, where the total floor area is 10,000 sq. ft. or greater in area, not counting the areas in the basement used for storage and mechanical services.

(iii) Any other building where the total area of all floors is 10,000 sq. ft. or greater".

The above is the recommendation of the Standing Committee also.

The above quoted amendment was to be applied in accordance with the section of By-law 4721 entitled "scope" and that is attached as appendix I to this memorandum.

The details of the groups outlined in the 'scope' section is attached to this memorandum as appendix II and shows the general classes of buildings and the description of the occupancies to which the provisions for the handicapped portion of the Building By-law will be applicable in all new construction.

Appendix II contains only those sections of the Table to which the provisions for the handicapped will be applied.

In summary if Council concurs with the recommendation of the Standing Committee quoted above the effect of enacting this amendment will be to make all of the provisions for the handicapped named in By-law No. 4721 applicable to the classes of buildings shown on Appendix II if the building in question is 5,000 sq. ft. or larger on one floor, 10,000 sq. ft. or larger if the building uses part of the basement or any building over 10,000 sq. ft. in floor area.

It is hoped this explanation will assist Council in reconsidering the recommendation of the Committee."

The Committee reviewed this report but no action was taken.

Mr. James Moore, on behalf of John Hanson, Architects, appeared before the Committee and presented a brief requesting some relaxation o f Building By-Law #4721. He pointed out that the warehouse in question with ancillary office space on the mezzanine floor, in order to conform with the present By-Law would have to have 3 elevators at a cost of at least $25,000 each as the building is divided into 3 tenancies. He stated that provision of 3 elevators in such a building would make the cost prohibitive. He suggested that a Committee be appointed to reconsider the whole By-Law. He further suggested that the committee be comprised of the Planning and Building Inspection Departments, the Developers, Architects, and the group who originally lobbied for the By-Law. Mr. Moore submitted plans of the proposed warehouse and Mr. Matheson, City Building Inspector, pointed out that if the walls between the 3 tenancies were fire walls, only one portion of the building would have to comply with the handicapped regulations, including the provision of an elevator, however, this would not apply if the walls were merely fire separation walls. Mr. Moore stated that the separations were fire walls.

After considerable discussion, it was;

RESOLVED, THAT a committee comprised of developers, architects, handicapped people, and the City Building Inspector be appointed by Commissioner Ryan to look at this whole question and come back to the Committee with recommendations.

The meeting adjourned at approximately 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 116-117

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

JANUARY 15, 1974

A meeting of the Standing Committee of Council on Housing was held in the #1 Committee Room, 3rd Floor, City Hall, on Tuesday, January 15, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Aldermen Massey, Rankin, and Volrich

COMMITTEE CLERK: D. Bennett

The Minutes of the meetings held on October 30, November 20, and December 4, 1973 were adopted.

RECOMMENDATIONS

1. Request for City Owned Land for Senior Citizens Housing Project-B. C. Housing Foundation.

Mr. P.R.U. Stratton, Honorary Treasurer of the B. C. Housing Foundation requested that, after acquisition of Lot 10, the City sell to the Foundation lots A-G and Lot 10, N.W. ¼ Section 24, THSL being on the south side of Venables east of Renfrew Street plus a portion of the N/S lane for a Senior Citizens Housing Complex.

The Committee discussed consideration of increasing the floor space ratio to 0.75 subject to the officials' examination of the plans and design of the development and how it blends in with surrounding single family residences.

Mr. R. Youngberg submitted information respecting this housing site under date of January 15, 1974 and contained in this information sheet were the following conditions of sale:

" a) Price agreeable to City Council (This sale includes a portion of N.S. Lane).

b) Rezoning Approval - Application for CD-1 zoning to be made by B.C. Housing Foundation. Their responsibility should include the discussion of their plans with local area residents prior to public hearing.

c) Development Permit Approval - The conditions of development should include maximum F.S.R. = 0.5 and maximum height of two storeys. Before Development Permit is issued, the site should be consolidated into one legal parcel.

d) Development should commence within 24 months from the date approval is granted by City Council to release the site for Senior Citizens development.

e) Applicant enter into bulk-head agreement with City.

f) A 10 feet easement within the present lane or on present Lot 10 be registered in favour of the City for drainage purposes.

g) The private Lot 10 (including the single family house) be purchased by the applicant.

The B.C. Housing Foundation has suggested that the City acquire this property for them. If Council agree to this, the acquisition should take place only after a firm commitment has been made by the Foundation to purchase and develop the remaining property."

Clause No. 1 cont'd

After further consideration it was;

RECOMMENDED

That Lots A-G and Lot 10, after acquisition, and a portion of the N/S lane being on the south side of Venables east of Renfrew Street be sold to the Provincial Government for lease back to the Foundation for the purpose of a Senior Citizens Housing Development, subject to the following conditions:

a) Price agreeable to City Council (This sale includes a portion of N.S. Lane).

b) Rezoning Approval - Application for CD-1 zoning to be made by B. C. Housing Foundation. Their responsibility should include the discussion of their plans with local area residents prior to public hearing.

c) Development Permit Approval - The conditions of development include a maximum floor space ration of 0.75 and a maximum height of 2 storeys. The floor space ratio is subject to examination by the officials to determine whether the design fits in with the surrounding neighborhood. Before Development Permit is issued, the site should be consolidated into one legal parcel.

d) Development should commence within 12 months from the date approval is granted by City Council to release the site for Senior Citizens Development.

e) Applicant enter into bulk-head agreement with City.

f) A 10 feet easement within the present lane or on present Lot 10 be registered in favour of the City for drainage purposes.

g) The private Lot 10 (including the single family house) be purchased by the applicant.

2. Request for City Owned Land for Senior Citizens Housing Project-East Enders Society and Amherst Lions.

Mrs. Mary Kelly appeared before the Committee requesting that City Lots 14-20 Blk. L Section 44, THSL being on the west side of Renfrew Street between 18th and 19th Avenues be sold, either to their Organization or to the Provincial Government for lease back to the Society, for a Senior Citizens Housing complex.

Mr. Youngberg submitted an information sheet dated January 15, 1974 and it was noted that the applicant should be advised that a portion of this site has been filled and therefore, they should satisfy themselves as to soil conditions.

The Committee discussed the proposal with Mrs. Kelly and it was;

RECOMMENDED

That Lots 14-20 Blk. L Section 44, THSL being on the west side of Renfrew Street between 18th and 19th Avenues be sold directly to the Society or sold to the Provincial Government for lease back to the East Enders Society and the Amherst Lions subject to the following conditions of sale:

Clause No. 2 cont'd

a) Price agreeable to City Council.

b) Rezoning Approval - Application for CD-1 zoning to be made by East Enders Society and Amherst Lions. Their responsibility should include the discussion of their plans with local area residents prior to public hearing.

c) Development Permit Approval - The conditions of development should include maximum F.S.R. = 0.75 and maximum height of two storeys. The floor space ratio is subject to examination by the officials to determine whether the design fits in with the surrounding neighborhood. Before development permit is issued the site should be consolidated into one legal parcel.

d) Development should commence within 12 months from the date approval is granted by City Council to release the site for Senior Citizens development.

3. City Owned Land on the N/W Corner of Ash Street and S/W Marine Drive - G. V. R. D.

Mr. W. Casson, Director of Housing G. V. R. D. submitted a brief to the Committee dated January 15, 1974 wherein it was advised that City owned land at the N/W Corner of Ash Street and S/W Marine Drive was offered to the G. V. R. D. as a possible site for a Senior Citizens Housing Project. Mr. Casson advised the site has been investigated by the Housing Department of the G. V. R. D. and found to be generally suitable with regard to location, but somewhat undesirable with respect to noise from heavy truck traffic on Marine Drive. He pointed out it is desirable that the lane connect to 69th Avenue rather than have a turn around arrangement. The brief recommended:

" A) That the Standing Committee on Housing direct the Housing Department to develop a senior citizens housing project on the Ash St. site.

B) That the Housing Department apply for rezoning to CD-1 with density and height restrictions comparable to the 4th & Wallace site (i.e. F.S.R. = 1.0, height as per RM3-A).

C) That the sale price be based on the permitted density. "

After further discussion it was;

RECOMMENDED

That the Committee approve in principle the sale of this site to the Housing Department of the G. V. R. D. for Senior Citizens Housing subject to:

i) G.V.R.D. making application for rezoning.

ii) G.V.R.D. discussing plans with the officials and adjoining neighbours and

iii) G.V.R.D. discussing the scheme of development with a service club.

4. United Housing Foundation - Central Hotel

Mrs.S. C. Schmid, Executive Director of the United Housing Foundation appeared before the Committee and submitted a brief relative to the additional cost of installing window frames designed to retain the "historical nature" of the building and the

.....cont'd

Clause No. 4 cont'd

placing of an ornamental cornice on the building. The cornice has been estimated to cost an additional $7,450 and the window frames $4,400. These demands have been made at the instigation of the Historical Committee and Mrs. Schmid said the Foundation objected strongly to these proposed cosmetic requirements unless the City or Historical Committee bear the cost of these requirements.

After due consideration the Committee;

RECOMMENDED

That conditions as set out by the Historical Committee with respect to the window frames and cornice at the Central Hotel be waived.

Further, that the officials discuss this matter with the Historical Committee and report to Council at its meeting on January 22, 1974; the Advisory Board to be invited to be present at this meeting if they so desire.

Alderman Massey is recorded as voting in the negative.

INFORMATION

5. Correspondence

When discussing the future use of the 52 acres of the remaining Jericho land on December 4, 1973 the Committee recommended:

"That Council,

A. Authorize the Chairman of the Standing Committee on Housing to contac the Department of National Defence and the Province of B. C. to determine their plans for the future use of the 52 Acres of remaining Jericho land on the South side of 4th Avenue.

B. Indicate to both levels of Government its willingness to assist with initiating a planning process for development of this land particularly for housing.

Council adopted the foregoing recommendations on December 18, 1973.

The Chairman advised that he had received letters with respect to this matter from Mr. Lorne Nicholson, Minister of Housing, dated January 3, 1974 and Mr. M. G. Cloutier, Executive Assistant, Office of the Minister of National Defence, dated January 9, 1974. The Chairman advised that he would pursue this matter further with these offices in the next 2 weeks and it was;

RESOLVED

That the communications from the Minister of Housing and the Office of the Minister of National Defence be received.

6. Strata Title Applications

The Committee had before it a report of the Board of Administration dated January 11, 1974 attached to which was a report of the Board of Administration dated August 24, 1973.

The Chairman referred to a report from the Corporation of the District of Burnaby entitled Guidelines for Residential Condominiums and Conversions and suggested that these reports be forwarded to appropriate organizations such as the Greater Vancouver Apartment Owners Association, Vancouver Labour Council, B. C. Strata Title Owners Association, C.M.H.C., Pacific Apartment Owners Association,

Clause No. 6 cont'd

Greater Vancouver Real Estate Board, etc., and that a meeting be held during February at which time the reports could be discussed with the organizations.

RESOLVED

That the Board of Administration report dated January 11, 1974 and the Burnaby Guidelines for Residential Condominiums and Conversions be received and forwarded to interested organizations for further consideration at the Committee's meeting on February 19, 1974.

The meeting adjourned at approximately 11:25 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 117-119

CITY OF VANCOUVER

SPECIAL COUNCIL - JANUARY 31ST, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Auditorium of the Kitsilano Secondary School, 2550 West 10th Avenue, on Thursday, January 31, 1974, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips (Arrived 8:05 p.m.)
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin & Volrich.

ABSENT: Alderman Pendakur (Leave of Absence)

CLERK TO THE COUNCIL: M. James

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Marzari in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

Interim Zoning in Kitsilano Area

An application dated November 29, 1973, was received from the Director of Planning to rezone all existing RM-3 Multiple Dwelling District zoned lands in the area bounded generally by Highbury Street, 16th Avenue, Burrard Street and English Bay to RM-3A Multiple Dwelling District. The application is recommended by the Technical Planning Board and the Vancouver City Planning Commission which also recommends that it be reviewed after a trial period of 18 months from date of implementation.

The Director of Planning explained to those in attendance that the area involved in the rezoning is about 160 acres which are presently zoned for medium density multiple use. He further explained that this rezoning is intended to be temporary and that it would be reviewed at a later date. The Director of Planning also noted and commented on the Council instruction to inaugurate a Local Area Planning Program in the Kitsilano area.

MOVED by Ald. Volrich,
THAT the meeting be opened for questions to the Director of Planning at this time.

- CARRIED UNANIMOUSLY.

The Director of Planning answered questions from various citizens with respect to certain matters of rezoning in the area.

DELEGATIONS

(1) Kitsilano Area Resources Association (KARA) - Maggie Camfield

Stated that City Council is offering the residents of Kitsilano a choice between highrises and low-rises. She felt that 3-storey

cont'd.....

DELEGATIONS (cont'd.)

(1) Kitsilano Area Resources Association (KARA) - Maggie Camfield (cont'd.)

apartments were not the answer but that single family dwellings should be encouraged to remain which would afford people with families a greater opportunity for proper accommodation. Requested that Council defer any consideration until citizens in the Kitsilano area can have a say in the development of Kitsilano.

(2) Mr. Harold Kidd, Past President, Kitsilano Ratepayers Association - 1926 East 4th Avenue

Filed brief and urged that Council leave the zoning regulations in Kitsilano as is presently zoned.

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The Mayor arrived at this point in the meeting at which time he took the Chair.

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(3) Mr. G.F. Moul, President, Kitsilano Ratepayers Association - 2067 West 3rd Avenue

Spoke and filed brief against the down zoning of the Kitsilano area and summarized the position of the Ratepayers Association as follows:

(a) Encourage the continuation of the single family dwelling provided it is adequately maintained.

(b) Planning for the area is essential as more and more people are desirous of living within the area.

(c) Certain areas of older type homes should be encouraged to redevelop.

(d) The possibility of controlled development of medium rise structures would effectively control population growth and provide the majority of residents of the area with a better view potential.

(4) Mr. Carl Lehan - Homeowner

Advised Council that he had been a resident of Kitsilano for 22 years. Wishes to preserve this area as a single family area. Is against highrises.

(5) Mr. Herman Wiebe - Greater Vancouver Real Estate Board - 1101 West Broadway

Filed brief and spoke against the down zoning of the Kitsilano area. Opposed to the rezoning proposals for Kitsilano, as no alternative areas for multiple dwelling is offered to meet the need for additional housing. This area is part of the Inner City and should not have lower suburban densities imposed.

(6) Mr. Frank Hyde - Homeowner - 3421 West 10th Avenue

Advised Council that he had lived in the Kitsilano area for 24 years. Spoke in favour of the down zoning.

cont'd.....

DELEGATIONS (cont'd.)

(7) Mr. T. Hinkle - Resident

Spoke representing his family. Made general comments.

(8) Jean McIsaac, West Broadway Citizens Committee

Introduced Mr. Donald Gutstein, who spoke on behalf of the West Broadway Citizens Committee and submitted a petition with 2,387 signatures. He spoke against the changing of the Kitsilano area and felt that development must be cut back and that highrises should be banned. Showed slides on the tactics which developers use to obtain land. Supported the down zoning of Kitsilano and supported the Local Area Planning.

(9) Mr. Jacques Khouri - Homeowner

Spoke in favour of a complete ban on highrises in the Kitsilano area. Referred to report by the Planning Department. Felt that if highrises were allowed, there would be no accommodation for the low income people.

(10) Mr. David Ley - #206, 2464 West 2nd Avenue

Spoke and filed a brief signed by himself, Alan R. Beer, 2435 West 2nd Avenue, and Sandra Aldred, #205, 1750 West 13th Avenue. Spoke in favour of the down zoning. Stated that it was a necessary first step in the local area planning.

(11) Daphne Mennell - Homeowner

Made general comments. In favour of keeping the Kitsilano community alive.

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The Council recessed at approximately 9:10 p.m. and reconvened at approximately 9:25 p.m. with the same members of Council present.

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Delegations (cont'd.)

(12) Beth Mares - Kitsilano Area Child Care Society

Spoke in support of the down zoning. Hoped that Council would do this without delay.

(13) Mr. Norval Nelson - Homeowner - 3847 West 11th Avenue

Advised that he was a resident of the West Point Grey area but the residents in that area are as equally concerned as the residents in Kitsilano. Speaking for Section "E" on the map. Supported down zoning. Hoped that the Vancouver City Council were of a higher calibre than that of the Council in West Vancouver which allowed the highrises on the waterfront.

cont'd.....

DELEGATIONS (cont'd.)

(14) Mr. Adrian Stott - Tenant

Advised Council that he did not agree with the developments taking place in Kitsilano. Felt that three-storey apartments were very poorly constructed. Felt that in addition to down zoning, no more demolition of old houses should be allowed.

(15) Mr. Larry Haberlin - Kitsilano Neighbourhood House

Supported the interim down zoning of Kitsilano until consideration could be given by the Local Area Council. Requested time for people to decide what it is they want. Urged that the Vancouver City Council give the people of Kitsilano a chance through a local area planning process.

(16) Mr. Sean McEwen - Resident

Advised Council that he had lived in the Kitsilano area all his life. No highrises, no walkups, until a program can be drawn up to plan the Kitsilano area.

(17) Mr. Greg Allan - Ottawa Citizens Committee

General comments. Referred to Federal programs available to fund local area planning etc.

(18) Mr. Thomas Alden - Citizens Council on Civic Development

Supported the interim down zoning in Kitsilano and spoke on need for a planning program in Kitsilano involving the neighbourhood in a continuous way.

(19) Mr. Carl Schmidt - 2750 West 2nd Avenue - Homeowner

Supports down zoning in Kitsilano.

(20) Mr. Nigel Nixon - 3738 West 15th Avenue

Advised Council that he was a resident of the Pt. Grey area but was speaking as a resident of Vancouver. Against highrises in Kitsilano. Supports the down zoning.

(21) Mrs. Daphne Solecki - 3672 West 1st Avenue - President, Bayview Home & School Association

Spoke and submitted a brief in support of the down zoning in Kitsilano. Opposed to highrises. Supported citizen involvement in planning.

(22) Mr. Ron Johnson - Vancouver Burrard N.D.P. Association

Opposed specifically the two proposed highrises at 3rd and Balsam and 7th and Maple. He felt that neighbourhoods should be planned by the people that live in them. Supported the down zoning. Spoke on the matter of land speculation and profiteering.

cont'd.....

DELEGATIONS (cont'd.)

(23) Mr. A.G. MacLeod - 2400 West 13th Avenue - Resident

Supported the down zoning. Requested that there be a local citizens planning committee to work in co-operation with the City Planning committee.

(24) Mr. J. Hunden - 6960 Victoria Drive

Stated he was not a resident of the Kitsilano area but felt that the whole of Vancouver should be considered with respect to the quality of housing, not just one area such as Kitsilano. Referred to pressure of population and need for housing.

(25) Mr. O. Kuys - Greater Vancouver Apartment Owners Association

Filed brief and advised Council that the vacancy rate in the City is now 0.2% but should be a minimum of 3% for optimum benefit to the tenant. Urged that the proposals of the Planning Department should be accepted as from professionals and that the citizens should not try and do their own planning. Referred to Planning Department's quarterly report which warned that the increase in employment in the City should be matched with increase in housing or implement rapid transit to reduce the pressure on existing housing stock.

(26) Mr. A. DeYong - Homeowner & Business man in Kitsilano

Made general comments.

(27) Margaret Chunn

Spoke on behalf of Kitsilano citizens on the question of rezoning in the area. Stated that most of them were homeowners who wished to live in the area because of the openness. Opposed to highrises.

(28) Mr. Robin West - Resident

Opposed to highrises. Felt that highrises had a sterilizing effect on people.

(29) Mr. Ray Barker - 2244 West 6th Avenue

Felt that there should be control over proposed program in the Kitsilano area.

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At this time, the Mayor called for further speakers. None responded.

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MOVED by Ald. Harcourt,
THAT the application of the Director of Planning dated November 29, 1973, be approved and, after adequate consultation with the local citizens, the Director of Planning report back within twelve months on further recommended rezoning in the area.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Committee's report be adopted and the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

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The Council adjourned at approximately 10:45 p.m.

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The foregoing are Minutes of the Special Council (Public Hearing) meeting of January 31, 1974, adopted by Council on February 19, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 5, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin & Volrich.

ABSENT: Alderman Pendakur (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER The proceedings in the Council Chamber were opened with prayer by the Reverend Phillip Hewitt, Unitarian Church of Vancouver.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, which it was agreed would be considered further 'In Camera' later this day from the point of view of whether it should be dealt with 'In Camera' or in open session.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 22, 1974, be adopted after changing the record by deleting Alderman Massey's name and inserting Alderman Marzari as voting against the main motion re Begging on the Streets, on Page 6, and recording that Alderman Marzari voted against the amendment to the Street and Traffic By-law as contained on Page 16.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS AND DELEGATIONS

1. Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill

The Council further considered Board of Administration report of January 11, 1974, in which the City Engineer recommended that a request from Mr. Belong to salvage at the Vancouver Sanitary Landfill be not approved.

cont'd.....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd.)

1. Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill (cont'd.)

The City Engineer and officials spoke this day in further explanation of their recommendation and referred to a letter received from the Pollution Control Board dated February 1, 1974, re scavenging.

Mr. Belong appeared before Council this day and filed a brief and reiterated his request on behalf of his father to salvage at the landfill site.

MOVED by Ald. Gibson,
THAT no action be taken on this request and therefore the recommendations contained in the report of the Board of Administration, be approved.

- CARRIED
(Aldermen Massey and Rankin voted against the motion).

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. DEPARTMENT REPORT, February 1, 1974

Licenses and Claims Matters

At this point in the proceedings, the Council considered this report which contains one clause in respect of Street Vending, and it was

MOVED by Ald. Rankin,
THAT this report be referred to the Standing Committee on Community Development for consideration and the Committee hear delegations on the subject matter.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS AND DELEGATIONS (cont'd.)

2. Vanport Hotel

The Council considered further Clause #1 of the report of the Standing Committee on Housing dated October 16, 1973, concerning the Vanport Hotel. The Committee had recommended that the owners of the hotel come before Council to indicate why the City should not request the Liquor Control Board to suspend the hotel's license due to violation of the City's Lodging House By-law.
The Council received a delegation from the owner, Mr. R. Gossen, speaking to the matter and also heard comments from Mr. D.A. Morgan of the Health Department on the condition of the premises.

Inspector Becker, who was also present, representing the Liquor Control Board, advised Council he was present as an observer only and did not wish to comment on the situation.

MOVED by Ald. Marzari,
THAT the Liquor Control Board be requested to suspend the Vanport Hotel liquor license until such time as the premises meet the requirements of the Vancouver City Health Department.

- Carried.
(Aldermen Hardwick and Volrich voted against the motion).

cont'd.....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd.)

2. Vanport Hotel (cont'd.)

MOVED by Ald. Hardwick,
THAT the whole matter be deferred for 14 days to be further reviewed by Council at that time in respect of the hotel complying with the requirements of the City's Health Department as to the condition of the premises.

- LOST.

(Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari, Massey, Mayor Phillips, and Alderman Rankin voted against Alderman Hardwick's motion).

The motion to defer having LOST, the main motion was put and

- CARRIED.

It was agreed to defer the following matters of Unfinished Business pending the hearing of delegations later this day:

(1) Safeway Parking Lot - Charles & Nanaimo Streets

(2) University Endowment Lands

Vancouver City Planning Commission - University Endowment Lands

(3) Residential Parking at Pacific National Exhibition

COMMUNICATIONS OR PETITIONS

1. Villa Cathay Carehome Society - Harry Fan & Co.

The Council noted a communication from Harry Fan & Co. concerning the Villa Cathay Carehome Society and agreed to defer this letter pending consideration of the report of the Standing Committee on Community Development dated January 17, 1974 later this day.

2. Delegation Request - Birks Building

MOVED by Ald. Hardwick,
THAT the request of Mr. John Oliphant to appear before Council as a delegation to speak on the subject of the Birks Building, be granted and the arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

3. Appointment of Chief Constable and Other Police Personnel

MOVED by Ald. Linnell,
THAT the letter from the Board of Police Commissioners advising of the following resolutions as a result of its Special Meeting held on January 21, 1974, be received:

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

3. Appointment of Chief Constable and Other Police Personnel (cont'd.)

" 1. THAT Inspector D. L. Winterton be appointed to the position of Chief Constable, replacing Chief Constable J. R. Fisk, effective July 1st, 1974.

2. THAT the temporary position of Assistant Chief Constable be established, effective January 24th, 1974.

3. THAT Inspector D. L. Winterton be appointed to the position of Assistant Chief Constable, effective January 24th, 1974.

4. THAT the establishment of the Force be amended by increasing the number of Deputy Chief Constables from 1 to 3, effective April 1st, 1974.

5. THAT, subject to the concurrence of Assistant Chief Constable Winterton, Superintendent T. Dixon and Superintendent A. E. Oliver be promoted to the rank of Deputy Chief Constable, effective April 1st, 1974."

- CARRIED UNANIMOUSLY.

4. Task Force on Community Recreation Services

The Council considered the following report from the Mayor dated January 29, 1974:

" After discussing the problems of providing adequate recreational services at Community Centres around the city with members of the Park Board, I would like to recommend a special task force be formed to come back with specific recommendations. The following report has been given to the Park Board by Park Commissioner May Brown and adopted by the Board. I recommend its adoption by Vancouver City Council.

NEED FOR A TASK FORCE ON COMMUNITY RECREATION SERVICES

Background:

All major areas of Vancouver are now served by local Community Centres operated jointly by the Park Board and Community Centre Associations.

Increasing demand for programs and services in all areas of recreation.

Variety of agencies and volunteer citizens groups are currently involved in this field.

Close cooperation necessary between - recreation, schools, police, probation etc.

City and Park Board could never attempt to provide all recreation services for citizens nor would they wish to do so. Must assess more closely our role and where we fit into "gaps" in service.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

4. Task Force on Community Recreation Services (cont'd.)

Concerned that our social problems are increasing - like to stress that recreation be used in a PREVENTIVE manner to encourage and establish socially acceptable behaviour in Vancouver's young people.

Goals of Task Force

Many of the immediate needs for recreation programs and services have been quite well determined - therefore:

Goal - to determine areas of the city which have the greatest need.

All groups, agencies, clubs etc. are anxious and willing to do the normal jobs and work with the average citizens, but no one wants to do the really difficult jobs - therefore:

Goal - to determine if the community centres and recreation staff could take on an expanding role with young people in some areas.

Need to make full use of all community facilities and resources - therefore:

Goal - to determine how facilities can be used to maximum and if more co-ordination is needed between groups involved.

KPM Overview study recommended that a Study of Park Board Recreation Services be undertaken. The Task Force could be the first step in that process.

Report in 2 months

1. Produce a statement of priority areas
2. Recommended number of additional staff required
3. Suggest innovative programs which could be implemented
4. Determine additional funds required

Method

Task Force of Park Commissioner - May Brown, Chairman of Community Affairs; Aldermen Hardwick and Alderman Marzari.

Undertake meetings with Community Centre Associations and other interested groups. Work with staff of Park Board and Social Planning."

MOVED by Ald. Marzari,
THAT the foregoing report of the Mayor be adopted.

- - CARRIED.

(Alderman Rankin voted against the motion).

5. Reappointment of Special Committees

The Council noted a letter from the City Clerk dated January 18, 1974, in which it was recommended that a number of Special Committees be reappointed for 1974 along with the personnel listed. Following certain amendments made thereto, it was

MOVED by Ald. Massey,
THAT the following Special Committees be reappointed for 1974 including the members listed:

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

5. Reappointment of Special Committees (cont'd.)

(1) Grey Cup '74 - (H. Burkart, with the Mayor having power to name others) (Aldermen Harcourt and Volrich were reappointed by Council, January 8, 1974)

(2) 'In Camera' Meetings - (Aldermen Linnell, Rankin, and Pendakur). (Alderman Volrich - Alternate)

(3) Mountain View Cemetery - (Alderman Linnell, former Alderman E. Broome) The reviewing of future plans of cemetery areas.

(4) Remembrance Day - (Members of the various veterans' organizations and armed forces) (Former Alderman H. Wilson was reappointed at the January 8 meeting of Council).

(5) Street Naming - (Representatives of Director of Planning, City Clerk, City Engineer, and Director of Permits and Licenses).

(6) Suggestion Committee - (Administrative Analyst, Director of Personnel Services, Assistant City Engineer, Director of Finance or representative, Mr. A. Metcalfe in advisory capacity).

(7) Britannia Community Services Centre Project - (Alderman Marzari with power to add). Appointed to provide coordinations with various civic departments.

(8) Special Committee re: 1980 Winter Olympics - (Mayor Phillips, Aldermen Massey and Bowers).

(9) Detoxification Centre Unit - Appointed to develop plans for a detoxification unit. (Alderman Rankin, Alderman Harcourt, Commissioner Ryan, Medical Health Officer).

(10) Advisory Committee to the Interim Detoxification Unit (Alderman Rankin and Alderman Harcourt). This Committee is established by the Alcohol and Drug Commission as an advisory body to the management of the Interim Detoxification Unit with broad terms of reference in the whole detoxification area in Vancouver.

(11) Control of Soliciting for Charity - (Mayor, License Inspector, Corporation Counsel, with power to add). This Committee reviews applications for decision and advice to the License Inspector.

(12) Entertainment Committee - (City Clerk and Executive Assistant to the Mayor, with power to act.)

(13) Civic Recognition Committee - (Mayor and City Clerk with power to act).

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd.)

6. Century House Tenants Association - Increased Rents

The Council noted a letter from the Century House Tenants Association dated January 30, 1974, as follows:

" The Executive Committee of the above Association requests permission to appear before you to request the following:

1. That you adopt a motion to request Block Bros. Realty Ltd. to agree to mediation of our dispute with them regarding increased rents (to take effect March 1, 1974), with Dr. Noel Hall to serve as mediator.

2. That your delegation take this request with them when they go to Victoria (in accordance with the motion passed by City Council on Tuesday, January 22, 1974) and to give it to Attorney General Alex. Macdonald to use his good offices to effect mediation.

Your immediate consideration of this proposal will be deeply appreciated as our latest deadline with Block Bros. Realty Ltd. to accept their offers is Monday, February 4, 1974. "

Council was advised that the Association has withdrawn its request to appear as a delegation in order not to delay consideration of the matter.

MOVED by Ald. Harcourt,
THAT the letter from the Century House Tenants Association be received, and when Council or its representatives meet with the Attorney-General, this letter and other briefs received by Council with respect to rent increases, be discussed with the Attorney-General as an example of the urgency and need to establish effective legislation as referred to in the Council resolution of January 22, 1974.
FURTHER THAT the Attorney-General and the Association be so notified.
- CARRIED.
(Alderman Linnell voted against the motion).

MOVED by Ald. Rankin,
THAT Council request Block Bros. Realty Limited to agree to mediation of the Century House Tenants Association dispute with them regarding increased rents (to take effect March 1, 1974) with Dr. Noel Hall to serve as mediator.
- LOST.
(Aldermen Bowers, Hardwick, Linnell, Massey, Mayor Phillips, and Alderman Volrich voted against Alderman Rankin's motion).

7. Marine Drive Foreshore Park, Spanish Banks Erosion Control Project

The Council noted the following letter from the Chairman of the Park Board dated January 30, 1974:

"On December 18, 1973, City Council passed the following resolution:

'THAT the Council award a contract on behalf of the Park Board to Construction Cartage Company with respect to the Spanish Banks Erosion Protection work, in accordance with the Park Board letter of December 11, 1973, subject to the Provincial Government advancing required funds.'

COMMUNICATIONS OR PETITIONS (cont'd.)

7. Marine Drive Foreshore Park, Spanish Banks Erosion Control Project (cont'd.)

To comply with the Council's resolution, we have been corresponding with the Honourable Robert Williams, Minister of Lands, and have set forward the Council's resolution in our letter to the Minister on December 19, 1973, a copy of which is enclosed. I am also enclosing a copy of his reply, dated January 28, 1974, which makes it quite clear that $350,000.00 in funds are available and that the opposition to the proposed location of the Museum of Man is not a condition of the Provincial Government supplying funds for the project. The Minister also states that the province does not advance funds for construction projects, but will pay upon billing.

We are anxious that the project proceed and would respectfully request that you instruct the Legal Department to draw the contract on behalf of the Park Board with Construction Cartage Company, in accordance with our letter of December 11, 1973, on the understanding that the Park Board will bill the Provincial Government on a monthly progress cost basis.

Your assistance with this matter is appreciated. "

MOVED by Ald. Hardwick,
THAT the request of the Park Board be referred to the Board of Administration for processing in consultation with the Corporation Counsel.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. BOARD OF ADMINISTRATION, General Report, February 1, 1974

Works and Utility Matters (February 1, 1974)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Water Main Installations - 1973 Capital Budget
Cl. 2: Water Works Capital Program - 1973 Capital Budget
Cl. 3: Sewer Construction to Serve Two New City Subdivisions
Cl. 4: C.N. Spur Track Across Begg Street, North of Terminal Avenue, Mile 131 Yale Subidivision
Cl. 5: Improved Street Lighting for Broadway from Arbutus to MacDonald Streets
Cl. 6: Vernon Drive Sewer Tunnel Collapse
Cl. 7: Tender No. 57-73-23 - Supply & Delivery of 4", 6", 8", and 12" Water Pipe

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 4, 5, 6 and 7 of this report be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

B. BOARD OF ADMINISTRATION,
General Report, February 1, 1974) (cont'd.)

Works and Utility Matters (Feb. 1, 1974) (cont'd.)

Clause 3: Sewer Construction to Serve Two New City Subdivisions

Alderman Harcourt referred to discussions earlier this day in the Housing Committee when it was advised consideration is being given to a co-operative housing project in the area of 20th and 21st Avenues between Camosun and Crown Streets. The Alderman enquired if the facilities servicing this area are adequate.

MOVED by Ald. Harcourt,
THAT the Manor Street project contained in this clause be approved only and that the project re 20th and 21st Avenues between Camosun and Crown Streets be deferred pending a further report by the Board of Administration on the adequacy of the sewer facilities.

- CARRIED UNANIMOUSLY.

Social Service & Health Matters (February 1, 1974)

The Council considered this report which contains one clause in respect of Group Trailer Parking, and took the following action:

MOVED by Ald. Gibson,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Finance Matters (February 1, 1974)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1: Administration of Funds by the Probation Services Department for the Program known as 'The Parenting Project'
Cl. 2: False Creek Development Financing
Cl. 3: Civil Defence Department - Change of Name
Cl. 4: City Clerk's Department - Voters List Division - Re-organization
Cl. 5: Oppenheimer Lodge, 1973 and 1974 Operating Budget
Cl. 6: Additional Staff - Treasury & Tax Collection Division - Collections Office
Cl. 7: Grant Request - Vancouver College
Cl. 8: Organization of Health Inspectors
Cl. 9: Municipal Officers Association Annual Conference

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1, 3, 4, 5, 6, 8 and 9 of this report be approved.

- CARRIED UNANIMOUSLY.

Clause 2 - False Creek Development Financing

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Finance as contained in this clause be approved after amendment to read as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. BOARD OF ADMINISTRATION,
General Report, February 1, 1974 (cont'd.)

Finance Matters (Feb. 1, 1974) (cont'd.)

Clause 2 - False Creek
Development Financing (cont'd.)

"that Council instruct the Director of Legal Services and Corporation Counsel to prepare the appropriate amendment and request to the Provincial Government to give the City the specific necessary authority to borrow from CMHC for the development of False Creek not only the specific $10,000,000 related to Area 6 but with a view to giving us the authority to also enter into further arrangements with CMHC for other areas as they come up in the timetable. The Province would, of course, also have to approve any further request to CMHC as the requests are routed through the Province."

- CARRIED UNANIMOUSLY.

Clause 7 - Grant Request -
Vancouver College

MOVED by Ald. Volrich,
THAT this clause be deferred pending the hearing of a delegation from the Vancouver College as requested, arrangements to be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

Personnel Matters (February 1, 1974)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1: Hiring Preference - Permanent Employees Welfare & Rehabilitation Department
Cl. 2: Engineering Department Personnel Engaged in the False Creek Development
Cl. 3: Appointment to Royal Commission on Family and Children's Law
Cl. 4: Appointment to Royal Commission on Family & Children's Law
Cl. 5: Attendance at Roster Conference

The Council took action as follows:

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, and 4 inclusive of this report be approved.

- CARRIED UNANIMOUSLY.

Clause 5 - Attendance at Roster Conference

MOVED by Ald. Marzari,
THAT the recommendation of the Board of Administration contained in this clause be approved, but due to illness, Mr. M. Yip replace Mr. Rideout as requested by the Medical Health Officer.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Property Matters (February 1, 1974)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1: Block 42 Development - Pacific Centre Limited
Cl. 2: Acquisition for Knight Street Widening, 25th Avenue to 33rd Avenue: 4471 Knight Street
Cl. 3: Police Department - Impounded Vehicle Parking Lot
Cl. 4: Acquisition for West End Community Centre and Senior Citizens' Project: 1657 Barclay Street
Cl. 5: Expropriation for Knight Street Widening - 4267 and 4270 Knight Street
Cl. 6: Acquisition for Britannia Community Services Centre Site - 930 McLean Drive
Cl. 7: Possible Exchange of Privately-owned Lots,, 405 & 415 West 10th Avenue for City-owned Site in Champlain Heights
Cl. 8: Britannia Community Services Centre - 936 McLean Drive Expropriation, Vesting Order, and Order for Possession
Cl. 9: Demolitions

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 4, 5, 6, 7 and 8 inclusive of this report be approved, and Clause 9 be received for information.

- CARRIED UNANIMOUSLY.

- - - - - - - - - - - -

The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session at approximately 5:10 p.m., with the same members of Council present with the exception of Alderman Gibson.

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DEPARTMENT REPORT,
February 1, 1974 (cont'd.)

Works and Utility Matters (Feb. 1, 1974)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Walkways - Area 'A' Champlain Heights
Cl. 2: Requested Closure of 23rd Avenue West of Arbutus Street

The Council took action as follows:

Clause 1 - Walkways - Area "A"
Champlain Heights

MOVED by Ald. Volrich,
THAT the recommendations of the Director of Planning and the City Engineer as contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

DEPARTMENT REPORT,
February 1, 1974 (cont'd.)

Works and Utility Matters (Feb. 1, 1974) (cont'd.)

Clause 2 - Requested Closure of
23rd Avenue West of Arbutus Street

MOVED by Ald. Volrich,
THAT Council approve reconstruction of the street as per Alternative 2 of Appendix 1 at a cost of $8,000.00.

- CARRIED.

(Alderman Marzari voted against the motion)

Building and Planning Matters (Feb. 1, 1974)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Regulations re Master Plumbers
Cl. 2: Ming's Restaurant, 141-147 East Pender Street

The Council took action as follows:

Clause 1 - Regulations re Master Plumbers

MOVED by Ald. Bowers,
THAT the request of the Mechanical Contractors Association of B.C. and the Plumbers Union, Local No. 170, that the regulations with respect to Master Plumbers be carried over into the new Plumbing By-law, be not approved at this time.

- CARRIED.

(Aldermen Harcourt and Linnell voted against the motion).

MOVED by Ald. Harcourt,
THAT this matter be referred to the Standing Committee on Civic Development for report.

- LOST.

(Aldermen Bowers, Hardwick, Marzari, Massey, Mayor Phillips, Aldermen Rankin and Volrich voted against the motion to refer).

Clause 2 - Ming's Restaurant -
141-147 East Pender Street

MOVED by Ald. Linnell,
THAT the alterations and repairs as proposed to 141-147 East Pender Street, Ming's Restaurant, in excess of the assessed value, be approved, subject to the Development Permit being validated by the Director of Planning and subject to the concurrence of the Fire Chief.

- CARRIED UNANIMOUSLY.

Personnel Matters (Feb. 1, 1974)

MOVED by Ald. Volrich,
THAT the recommendation of the Corporation Counsel contained in this clause with respect to Sun Life Assurance Company of Canada Group Life Coverage Policy No. 8645-G & GD be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

C. Vancouver Centre Development Limited

The Council noted a report re Vancouver Centre Development from the Board of Administration dated January 28, 1974 in which the Corporation Counsel summarized the principal provisions of the Agreement to Lease and recommended that the document be approved and he be authorized to make application for an Order-in-Council permitting the legislation of the Block 53 Undersurface Lease, when this is executed by the parties.

MOVED by Ald. Volrich,
THAT this report be deferred for two weeks.

- CARRIED.

(Alderman Bowers voted against the motion).

D. The Administration, Direction and Funding of the Program known as 'Detention and Recreation Extension' (DARE)

The Board of Administration, under date of January 22, 1974, submitted the following report:

The Chief Probation Officer reports as follows:

'The Government of the Province of British Columbia, Department of Human Resources, has agreed to fund the 'Detention and Recreation Extension' program. Funding is assured for a period of fourteen and one-half months and further funding will be considered after an evaluation of progress is made in January and February, 1975.

The DARE program has been tested over a period of ten months; February 12, 1973 to November 30, 1973. It was directed, during that time, by the Probation Services Department in the City of Vancouver and was funded by grants from the Federal Local Initiatives Program. The DARE program was instrumental in effectively reducing the incidence of delinquency among the fifty Probationers who participated.

Suitable manpower to continue the program is immediately available as a result of an intensive training program conducted during the LIP funded period of operation. In order to retain trained personnel who can ensure program continuity it is urgent that the program start again at the earliest moment.

We have had discussions with representatives of the City of Vancouver Personnel, Accounting and Payroll Departments who indicate that it will not be necessary for the City of Vancouver to hire any extra staff to administer the DARE program; the anticipated extra work can be absorbed by the present staff.

Mr. Derby of the V.M.R.E.U. has given us verbal assurance, when the DARE program and salary scales were discussed with him, that the Union would raise no objections to the implementation of the program as long as terms of employment for the workers is accepted by Council as outlined in this recommendation.

The Provincial Government has agreed to fund the DARE program on condition that the City of Vancouver agree to terms as specified below:

(i) Target Population, as participants, are those juveniles who are high risk, highly vulnerable and difficult to manage.

(ii) Evaluation reports are to be prepared by October 1, 1974 and February 28, 1975.

(iii) The Program is to be administered by the City of Vancouver Probation Services Department.

(iv) The program will be directed by Mr. B. W. Agg, Probation Officer, City of Vancouver Probation Services Department.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. The Administration, Direction and Funding of the Program known as 'Detention and Recreation Extension' (DARE) (cont'd.)

(v) The program will be funded to March 31, 1975 with a review in the months of January and February, 1975 to determine whether or not funding will be continued in 1975/76.

(vi) The Department of Human Resources will provide the City of Vancouver the total funding as proposed in the budgets. The City of Vancouver will be responsible for the administration of the program and will be accountable for the dispersement of the funds and will submit an accounting of the expenditures to the Department of Human Resources on April 1, 1974 and April 1, 1975.

(vii) The program will adapt to the needs of local areas as integration of services is implemented.

The following is the budget which has been approved by the Department of Human Resources:

Period: January 15, 1974 to March 31, 1974

Salaries (including the Director seconded from City of Vancouver Probation Services Department) (See Salary Schedule)	$ 29,092.50
Employee benefits @ 8%	2,327.50
Building occupancy (office rent)	400.00
Office Expenses	150.00
Transportation	1,200.00
Activities Expenses	2,250.00
Staff training	400.00
Evaluation @ 1%	358.00
Sub total	$ 36,178.00

Period: April 1, 1974 to March 31, 1975

Salaries (including Director as above)	139,644.00
Employee benefits @ 8%	11,171.00
Building Occupancy	1,920.00
Office Expenses	720.00
Transportation	5,760.00
Activities Expenses	10,800.00
Staff Training	1,920.00
Evaluation Costs @ 1%	1,719.00
Sub total	$173,654.00
Total, 14½ months	$209,852.00
Recoverable from Provincial Government	$209,852.00
Cost to City of Vancouver	Nil

Salary Schedule - Full time positions

Number	Position	Scale	Step	Annual Salary
1	Director	26	5	$ 14,220
3	Area Manager	21	1	9,456
12	Activity Supervisor	16	1	7,536
1	Clerk-Stenographer	13	1	6,624

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. The Administration, Direction and Funding of the Program known as 'Detention and Recreation Extension' (DARE) (cont'd.)

Recommendations:

I recommend that:

(a) The City of Vancouver accept funding for the DARE program from the Department of Human Resources and agree to the terms as specified.

(b) The position of Director, DARE program, be filled by Mr. B. W. Agg, Probation Officer II, City of Vancouver Probation Services Department.

(c) The Director of the DARE program be responsible to the Chief Probation Officer, City of Vancouver Probation Services Department.

(d) A Probation Officer be hired as a temporary employee to fill the position left vacant when Mr. Agg is seconded to the DARE program.

(e) The positions of Area Manager, Activity Supervisor, and Clerk-Stenographer in the DARE program, be initially filled by temporary employees so that the program can start immediately.

(f) Salaries for people employed in the DARE program commence January 15, 1974, on condition the hours worked by each employee are verified by the Chief Probation Officer.'

Your Board RECOMMENDS the above report and recommendations of the Chief Probation Officer be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

E. City Prosecutor's Department - Filing System

The Board of Administration, under date of February 1, 1974, submitted the following report:

"City Council at its meeting held on December 9, 1972, approved the installation of an open-shelf filing system in the City Prosecutor's Department.

Initially, two Clerk-Typist I positions and one Clerk-Stenographer III position were established to undertake the work of the changeover. The two Clerk-Typist I positions terminated on September 30, 1973, and the Clerk Stenographer III position terminated December 31, 1973.

The bulk of the transfer has now been completed, but there remains a substantial number of files which must be examined individually and referred to the City Prosecutor or other senior person for a decision to destroy or retain.

It is RECOMMENDED that the temporary position of Clerk-Stenographer III, Pay Grade 13 ($552-659) be extended for a further period of six months, ending June 30, 1974. The estimated cost including fringe benefits will be $4,085, of which the City's share will be $2,045.
If approved, it is recommended that the necessary funds be included in the City Prosecutor's departmental budget and that authority be granted for expenditure prior to approval of the budget.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

E. City Prosecutor's Department - Filing System (cont'd.)

A copy of this report has been delivered to the Business Manager of the Vancouver Municipal & Regional Employees' Union for his information."

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

F. Investigation of Housing Sites

The Board of Administration, under date of February 1, 1974, submitted the following report:

" The Director of Social Planning reports as follows:

'The Director of Social Planning recommends Council approval of funds, not to exceed $10,000.00, to employ consultants to investigate development of potential housing sites identified in consultation with the Chairman of the Housing Committee. The employment of such consultants by the Director of Social Planning to be done in consultation with the Chairman of the Housing Committee.

It is further recommended that these funds be approved for inclusion in the Social Planning Department 1974 budget.'

Your Board RECOMMENDS that the recommendations of the Director of Social Planning be approved."

MOVED by Ald. Harcourt,
THAT the foregoing recommendation of the Board of Administration contained in this report be approved after adding the words "and the Director of Planning" after the words "Director of Social Planning" in the 7th line of the report.

- CARRIED UNANIMOUSLY.

G. Staff Organization for False Creek Planning and Development

Council noted a report of the Board of Administration dated February 1, 1974, concerning the Staff Organization for False Creek Planning and Development. A letter from the Municipal and Regional Employees Union dated February 1, 1974, expressing concern on some aspects of the recommended changes and asking to appear before Council was also noted.

MOVED by Ald. Hardwick,
THAT this whole matter be referred to the Board of Administration for discussion with the Municipal and Regional Employees Union, and the letter from the Union be received on the understanding that the Union, if it still wishes, may appear before Council following its discussions with the Board of Administration.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

H. Recycling Projects

The City Engineer, under date of February 1st, 1974, submitted the following report:

"On 16 October 1973 Council approved a report regarding recycling. It is proposed to begin the two pilot projects on 25 February 1974 ie. City collection of paper in 3 areas, and the operation of a recycling depot near the Manitoba works yard. Advertising and notification of these projects will take place shortly.

With respect to the Recycling Depot Project, we have received a proposal from Mr. John Nevette, known as "the Bottle-Man of Vancouver" and who for several years has been in the business of recycling bottles, to operate the Recycling Depot. He is prepared to provide supervision and sufficient help to operate, supervise and maintain the Depot so it will be open 7 days per week. The City will provide the site, certain basic facilities, advertising and signs. Mr. Nevette agrees to provide the City with necessary information to permit evaluation of costs and revenues.

In return for his efforts Mr. Nevette will receive the proceeds from the bottle portion of the recycling project, the City will receive the proceeds from the recycled paper and metal.

This proposal is reasonable and appears to offer the best chance of a successful operation for this pilot project.

It is RECOMMENDED that the City be authorized to enter into an agreement with Mr. Nevette for the 12 month Depot Recycling Pilot Project on the general terms outlined above."

MOVED by Ald. Bowers,
THAT the recommendation of the City Engineer contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee on Finance & Administration, January 17, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Fire Protection in the Harbour
Cl. 2(a) Kates, Peat, Marwick: Suggested Additional Management Consulting Services - Park Board
(b) West End Community Services Centre
Cl. 3: 1976-1980 Five Year Plan Publicity
Cl. 4: Next Meeting

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

I. Report of Standing Committee on Finance and Administration, January 17, 1974 (cont'd.)

Clause 2(a) and (b)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 2(a) be approved after amending the recommendation to read as follows:

"THAT the sum of $65,500 be placed in the 1974 Park Board Budget for consultant services on accounting and management systems and on recreation needs;

AND THAT the Board of Administration report back to this Committee on methods of purchasing these services after consulting with the new Park Board Directors of Finance and of Recreation as and when appointed."

FURTHER THAT the recommendation of the Committee contained in Clause 2(b) be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Standing Committee on
Community Development, January 17, 1974

The Council considered this report of the Standing Committee on Community Development, dated January 17, 1974, which contains four clauses identified as follows:

Cl. 1: Strathcona Sites C & D
Cl. 2: Office Furniture for Non-profit Organizations
Cl. 3: License By-laws concerning Peddlers
Cl. 4: Fairview Slopes Development

Alderman Volrich advised that he had been in touch with Mr. Harry Fan who had requested, in a letter dated February 1, 1974, to appear before Council concerning Strathcona Sites C & D; (Clause 1). The Alderman advised that Mr. Fan has now withdrawn his request to appear.

MOVED by Ald Volrich,
THAT the recommendations of the Committee contained in clauses 1 and 2 of the report be approved and the information contained in clauses 3 and 4 be received.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on
Civic Development, January 17, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Richards and Pacific Streets:
Farmers' Market, Marathon Realty Limited
Cl. 2: Langara - Progress Report
Cl. 3: National House Builders Association

Moved by Ald. Hardwick,
THAT the resolution of the Committee set out in Clause 1 of the report be approved and the information contained in clauses 2 and 3 be received.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on
Social Services, January 21, 1974

The Council considered this report in respect of meeting with the Minister of Housing and took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations and the resolutions contained in this report be approved, on the understanding that the employee hired for the Recreation and Skill Development Project in Public Housing (referred to on page 5 of the report), be under the jurisdiction of the Director of Social Planning.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

M. Report of the Standing Committee on
Housing, January 22, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Progress Report: Enforcement of Fire
By-law in Skid Road
Cl. 2: Management - Special Purpose Housing Projects

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing, January 22 (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 1 of the report be approved and the information in Clause 2 be received.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on
Social Services, January 24, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Request for Weekend Services from the Department of Human Resources
Cl. 2: Day Care

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in the two clauses of the report be approved, after changing recommendations B and C in clause 2 to read as follows:

"B. THAT Council instruct the Director of Planning to report back to the Committee as soon as possible on criteria for bonusing apartment or condominium developments which include day care facilities in their plans;

C. THAT Council instruct the Director of Planning to give priority to development permit applications for day care centres where these are a conditional use."

- CARRIED UNANIMOUSLY

(underlining indicates change)

O. Report of Standing Committee on
Finance and Administration, January 24,1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Greater Vancouver Visitors and Convention Bureau: 1974 Grant
Cl. 2: Preliminary 1974 Budget Review: Departmental Program Analysis

MOVED by Ald. Bowers,
THAT the resolution contained in Clause 1 be approved after amending the second paragraph to read as follows:

"... the Greater Vancouver Visitors and Convention Bureau present a report to this Committee giving facts and figures that would assist the City in making its presentation to the Provincial Government"

FURTHER that the information contained in Clause 2 of the report be received.

- CARRIED UNANIMOUSLY

(underlining indicates change)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

P. Report of Standing Committees on Social Services and Finance and Administration, January 24, 1974

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this report in the matter of Killarney Community Youth Problem, be approved.

- CARRIED UNANIMOUSLY

Q. Report of Standing Committee on Community Development, January 24, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Fairview Slopes Area Planning
Cl. 2: Correspondence

The following action was taken on the report:

MOVED by Ald. Volrich,
THAT recommendations (a) and (b) of the Committee contained in Clause 1 be approved after changing recommendation (b) to read as follows:

"that the Director of Planning report back on the costs and terms of reference of a residential Rehabilitation Assistance Program which should be initiated in conjunction with a Neighbourhood Improvement Program".

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT recommendation (c) of the Committee as contained in Clause 1 be referred back to the Committee for further consideration and report as soon as possible.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT Clause 2 of this report be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6:00 p.m. and reconvened in the Council Chamber at approximately 7:30 p.m., with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur (Leave of Absence)

DELEGATIONS AND UNFINISHED BUSINESS

Residential Parking at Pacific National Exhibition

At its meeting on January 22, 1974, when considering a clause of the report of the Official Traffic Commission respecting residential parking around the Pacific National Exhibition, the Council instructed the recommendations in that clause be deferred and notification be sent to persons involved in the area, giving advice as to when the Council will again discuss the matter.

Today the Council received several delegations from residents in and around the Pacific National Exhibition expressing their views both in favour of eliminating private property parking at residences, and in favour of such practices. Some views expressed urged the P.N.E. take appropriate action to encourage greater parking on the grounds.

A petition was filed representative of certain residents in the area opposing the private parking practice.

Mrs. G. Campbell, representing the Hastings Townsite Residents Association, also spoke against the private residential parking.

The recommendations of the Official Traffic Commission in its report dated January 10, 1974, are quoted as follows:

" A. THAT the Director of Permits and Licenses be instructed to enforce the terms of the Zoning By-law in the vicinity of the P.N.E. with respect to parking on private property;

B. THAT the Chairman's proposal for a campaign to encourage the use of the P.N.E. parking lots, the costs of the campaign being financed by the P.N.E., be referred to the P.N.E. Board for consideration;

C. THAT the matter of increasing the fine for parking in restricted zones from $5.00 to $25.00 and enforcement of the fine be referred to the City Prosecutor for early report back to the Commission;

D. THAT the City Engineer report back to the next Official Traffic Commission meeting on:

(i) extending the residents only parking for a two block radius around the circumference of the P.N.E.

(ii) blocking off the residential streets during P.N.E. events at the Coliseum to prvent traffic from using residential streets to avoid the congestion at Hastings and Renfrew. "

In connection with recommendation D (i) and (ii) in the report of the Official Traffic Commission, quoted above, the City Engineer reported under date of February 5, 1974, with recommendations as follows:

" A. That the Resident Parking Only zones be extended to the west to provide a total of two blocks of 100% RPO zones for a trial period of six (6) months.

B. That a non-recurring expenditure of $3,500 to implement the 100% RPO program defined above, be approved in advance of budget.

C. That the Police Department be asked to give special consideration to this 100% RPO zone in order to provide a satisfactory level of enforcement and report back.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Residential Parking at Pacific National Exhibition (cont'd)

D. That the foregoing extended RPO program be re-examined in six (6) months' time.

E. That the P.N.E. be requested to consider installing large, illuminated entry signs at the north and east entry gates with a view towards approving and implementing this proposal as soon as possible."

MOVED by Ald. Marzari,
THAT recommendations A. and B. of the Official Traffic Commission report of January 10, 1974, set out in the foregoing minutes, be approved and recommendations A. to E. inclusive in the City Engineer's departmental report dated February 5, 1974, be approved.

(amended)

MOVED by Ald. Harcourt, in amendment,
THAT in the recommendation A. of the City Engineer's Departmental report the reference to two blocks be changed to read three blocks.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Marzari, Massey, Rankin and Volrich voted against the motion)

MOVED by Ald. Volrich, in amendment to the motion of Alderman Marzari,
THAT the following words be added to recommendation E. in the City Engineer's departmental report:

"and to give urgent consideration to other means of greater utilization of Pacific National Exhibition parking facilities to solve this parking problem".

- CARRIED UNANIMOUSLY

The motion of Alderman Marzari, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT recommendations A. and B. of the Official Traffic Commission report set out in the foregoing minutes, be approved and recommendations A. to E. inclusive in the City Engineer's departmental report dated February 5, 1974, be approved after adding the following words to recommendation E:

'and to give urgent consideration to other means of greater utilization of Pacific National Exhibition parking facilities to solve this parking problem'".

MOVED by Ald. Marzari,
THAT the minimum fine for parking in restricted zones be increased from $5.00 to $25.00;

FURTHER THAT the Corporation Counsel be requested to report on providing for 'tow-away' regulations.

(referred)

MOVED by Ald. Hardwick, in amendment,
THAT the matter of increasing the minimum fine of $5.00 to $25.00 and making provision for a 'tow-away' regulation be referred back to the Official Traffic Commission for further consideration in conjunction with the City Prosecutor and the Corporation Counsel and report back in due course.

- CARRIED

(Aldermen Bowers and Marzari voted against the motion)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

University Endowment Lands

City Council, on January 22, 1974, when considering the subject of University Endowment Lands, directed that letters submitted on the subject be received and a motion by Alderman Volrich be deferred pending the hearing of a delegation from the Endowment Lands Regional Park Committee.

Pursuant thereto the Council heard a representative from the Endowment Lands Regional Park Committee who filed a brief dated February 5, 1974, asking that the University Endowment Lands be set aside as a major natural park and requesting that Council assign part of Camosun Bog lying within the City boundary for park purposes until the "Endowment Lands Regional Park" has been established. Film slides of the University Endowment Lands were presented. Council also heard from various other members of the public on this topic.

The Council considered the motion of Alderman Volrich and with the agreement of Council the motion was changed to read as follows:

MOVED by Ald. Volrich,
THAT WHEREAS,

a) **The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver**

b) It is important that the City of Vancouver, the University Community and the Greater Vancouver Regional District be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset.

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver, the University community and the Greater Vancouver Regional District as to the development of the University Endowment Lands and to accept the following statements of policy in the development of the said lands:

1) **the major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes**

2) **the remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university**

3) **a study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations**

cont'd....

(underlining indicates changes)

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

University Endowment Lands (cont'd)

4) **before any development plan is decided upon public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver, to invite submissions from interested groups and the general public**

5) **a special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University community.**

6) **any lands allocated to housing or commercial development should be made available only on a lease basis.**

The motion of Alderman Volrich was put and, - CARRIED UNANIMOUSLY *

*(Alderman Linnell clarified her approval of the motion to advise she does not favour any action which will not preserve the whole area as a park)

MOVED by Ald. Harcourt,
THAT the letter from the Vancouver City Planning Commission dated February 1, 1974, supporting Alderman Volrich's motion, be received.

- CARRIED UNANIMOUSLY

Parking Lot Extension:
Canada Safeway
Charles and Nanaimo Streets

The Council, at its meeting on January 15, 1974, agreed to hear delegations in respect of the proposed development permit for parking lot extension by Canada Safeway Limited at Charles and Nanaimo Streets.

Pursuant thereto, the Council received delegations from the following:

Mr. K. Horwood on behalf of Canada Safety Limited
(brief filed for the proposed development)

Mr. A. Livingstone
(representing various residents in the area - in favour of the development)

Mr. J. Ferrara
(brief filed opposing the development)

A number of other residents of the area spoke for and against the proposed development.

Council was reminded of the following motion passed at the meeting on December 18, 1973:

"THAT the development permit be referred back to the Technical Planning Board for its final consideration for approval of the development and setting out the applicable conditions and;

FURTHER THAT the Technical Planning Board be informed that the Council is suggesting that the following be included as conditions: :

(a) subject to sufficient number of parking spaces being available for staff; and,

(b) subject to speed bumps being installed in the parking lot, and chains being provided across the entrance way of the parking lot after store hours."

cont'd.....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Parking Lot Extension:
Canada Safeway
Charles and Nanaimo Streets (cont'd)

MOVED by Ald. Rankin,
THAT the Director of Planning be instructed to apply for C-1 zoning of the property bounded by Nanaimo, Charles and William Streets, and the lane East of Nanaimo Street;

FURTHER THAT the Technical Planning Board be informed that the Council is suggesting the following be added as further conditions to the development permit:

(i) that no trucks be permitted to service the store outside the hours of 6:00 a.m. to 5:00 p.m.

(ii) serious efforts be made to confine shopping carts to the store and parking lot only;

(iii) that there be sufficient number of parking spaces for staff and the staff be required to use these parking spaces,

AND FURTHER THAT the matter of location of entrances and exits to the parking lot be referred to the Director of Planning and City Engineer for further review and report back to Council, with particular consideration being given to the proposal that there be no entrances or exits on Charles Street.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

R. Report of Standing Committee on Waterfront, January 31, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sign By-law Amendments - Interim Report
Cl. 2: Development Permit Application: B.C. Sugar Company Ltd.

MOVED by Ald. Linnell,
THAT the recommendation of the Committee contained in Clause 1 be approved after adding the following objective as No. 9 on page 3 of the Information Pamphlet:

"to encourage signs which contribute creatively to the visual enjoyment of the citizens"

- CARRIED UNANIMOUSLY

(Alderman Linnell advised that there were a few other amendments of a minor nature to be made to the Pamphlet)

MOVED by Ald. Linnell,
THAT the information contained in Clause 2 of this report be received.

- CARRIED UNANIMOUSLY

S. Granville Transit Mall

The Council noted a report from the Urban Design Panel dated January 16, 1974, containing comments with respect to the Granville Transit Mall.

MOVED by Ald. Massey,
THAT the report of the Urban Design Panel dated January 16, 1974, be referred to the Special Committee re Granville Transit Mall for report.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

T. Illegal Suites - Hardship Cases

The Special Committee respecting Illegal Suites - Hardship Cases, submitted the following report under date of February 1, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Katarina Siinmaa (tenant), 2045 West 14th Avenue
Mrs. Mearl M. Westlake (owner), 4106 West 15th Avenue
H. Dale Suggitt (tenant), 2649 Trinity Street
Mrs. Lena McMillan (owner), 942 West 15th Avenue
Wilfred B. Gillis (tenant), 2334 West 8th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Brian Emmerson & Kristine Barge (tenants), 96 East 49th Avenue
Janet Marie Buglass (tenant), 214 East 24th Avenue
Judy Dayton (tenant), 4402 West 7th Avenue
Francisco and Sharon Rivas (owners), 568 West 23rd Avenue
Heather MacNaughton & Jack Frank (tenants), 2836 West 42nd Avenue
Yvonne Harrison (tenant), 3818 West 15th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Joe Pinder (tenant), 131 East 27th Avenue
Amrik Singh Gill (owner), 2846 East 14th Avenue
Louie and Patricia Martin (owners), 4538 West 15th Avenue
Lucy Laurin (tenant), 3707 West 2nd Avenue
Christos Kyriakopoulos (owner), 74 West 21st Avenue
Daryl Wang (tenant), 1410 Nanaimo Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Cesario & Olinda Tome Marques (owners), 42 East 39th Avenue
Michael Lavigne (owner), 1906 Trafalgar Street
Major Thind (owner), 2785 East 54th Avenue
Luis Antonio Cunha (owner), 39 East 39th Avenue "

MOVED by Ald. Harcourt,
THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases dated February 1, 1974, and containing clauses (a) to (e), be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

U. Relocation of Bus Layover

The City Engineer submitted the following report under date of February 4, 1974:

"To relieve a localized but serious congestion problem caused partly by the traffic and transit detours for construction of the Granville Mall, and to improve transit service, this report recommends that the existing bus layover on Burrard Street south of Pender Street be relocated to Thurlow Street between Melville and Pender Streets and that this one block of Thurlow Street be made 2-way to accommodate this change, at a cost to the City of $2,250.

Bus Layover Definition

Layover time is provided at the end of a bus route to get back on schedule and to allow drivers a short break in which to stretch their legs, check the bus, punch transfers, etc. Most Vancouver buses simply loop through the downtown, but routes that must terminate in the Central Business District (generally the longer inter-municipal routes) require parking space for layover. Depending on bus schedules, four or five buses may sometimes accumulate at a layover location.

The Problem on Burrard Street

Presently the end of the route for the Richmond Express and Burnaby buses, the Burrard Street layover between Dunsmuir Street and Pender Street, has caused local traffic congestion since its introduction at the time of the new Georgia Viaduct Street changes. The recent routing to Burrard Street of Fastbuses and some of the buses displaced for construction of the Granville Mall has greatly compounded the problems at this location particularly for the buses themselves. The bus zone there is now a block and one-half long because of converging routes. In peak hours traffic slows to a crawl and some buses are forced to bypass this important stop because of the conflict with cars. This proposal will remove 30 of the 85 buses now using this portion of Burrard Street in the peak hour.

The Proposed Thurlow Street Layover

Although other possible layover locations have been examined and discussed, the Bureau of Transit Services and B. C. Hydro have agreed that a layover on the east side of Thurlow Street between Pender Street and Melville Street (see attached sketch) would be best from a bus service 'penetration' point of view. The Richmond Express and Burnaby bus routes will be lengthened and three new bus stops will be added besides the layover relocation, thus improving bus service to the high density 'golden triangle' west of Burrard Street.

This proposal will require reversion to two-way traffic operation in the one block of Thurlow Street between Pender Street and Melville Street. However, traffic volumes in this block are relatively light, and this portion of Thurlow Street on the periphery of the one-way system is now bypassed to a great extent by the recently opened Melville/Dunsmuir Connector.

Buses presently routed via Dunsmuir, Burrard (layover), Pender or Hastings Streets will be re-routed to Dunsmuir, Dunsmuir/Melville Connector, Thurlow (layover), Pender or Hastings Streets. The new layover and bus zones (see attached sketch) will require removal of 12 parking spaces.

The Cost

Traffic Signals Pender/Thurlow and Signal modifications Melville/Thurlow	$1,500
Street Painting, Signing, Meter Removal, etc.	750
Total	$2,250

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Relocation of Bus Layover (cont'd)

Recommendations

A. That the Burrard Street layover be relocated to Thurlow Street between Pender Street and Melville Street as proposed, and that Council authorize the expenditure of $2,250 for this work in advance of the 1974 budget.

B. That the appropriate street portions be designated as 'transit routes' within the meaning of the Street and Traffic By-law No. 2849, i.e. Melville/Dunsmuir Connector, Thurlow Street from Hastings Street to Melville Street and Hastings Street from Thurlow Street to Burrard Street.

C. That the establishment of new bus zones be approved at the following locations:

(i) the north side of Dunsmuir Street at Burrard Street

(ii) the east side of Thurlow Street between Pender Street and Melville Street

(iii) the south side of Hastings Street at Burrard Street."

MOVED by Ald. Volrich,
THAT the recommendations of the City Engineer contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

V. Special T.B. Survey

The Board of Administration submitted the following report under date of February 4, 1974:

"The Medical Health Officer reports as follows:

'A special T.B. Survey of Strathcona and Moberly Schools has been discussed with the Provincial Division of T.B. Control. The T.B. Christmas Seal Society has now agreed to underwrite the total cost of $3,000.00 if the City of Vancouver organizes the survey and recruits the staff.

There will, therefore, be no net cost to the City.

Two part-time Public Health Nurses and two part-time clerks (on Positive Report) will be hired for this project.

This matter has been discussed with the Business Manager of the V.M.R.E.U. who concurs with recommendation herein.'

Your Board RECOMMENDS that authority be granted to undertake this survey and all staff costs recovered from the T.B. Christmas Seal Society."

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4702
BEING THE BUILDING BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Expropriation of Property:
936 McLean Drive

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT WHEREAS the City of Vancouver desires to acquire those certain parcels or tracts of land and premises situate in the City of Vancouver, in the Province of British Columbia, more particularly known and described as follows:

South 1/2 of North 1/2 of Lots 10 to 12, Block 25, District Lot 264A, Plans 1447 and 1771

pursuant to its powers under section 204(j) (viii) of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up of the most southerly portion of Walkway in Salish Subdivision: Musqueam Indian Reserve No. 2

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of walkway in the Salish Subdivision of portion of Musqueam Indian Reserve No. 2 is surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing and Stopping up .....
Musqueam Indian Reserve No. 2 (cont'd)

3. The City obtained Letters Patent from Her Majesty the Queen in Right of Canada to all the roads and walkways in the said Subdivision for One Dollar;

4. The City accepted the Letters Patent with the covenant that if any portion of the roads or walkways were no longer required for highway purposes the City would convey the surplus portion back to Her Majesty the Queen in Right of Canada;

THEREFORE BE IT RESOLVED THAT all the portion of road lying between a line joining the north easterly corner of Lot 10, Parcel "B", Musqueam Indian Reserve No. 2, Plan 14341 to the north westerly corner of Lot 11, said Parcel "B", and a line joining the south easterly corner of said Lot 10 to the south westerly corner of said Lot 11. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 7th, 1973; and marginally numbered LF 6823, a print of which is attached hereto; be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada; and

BE IT FURTHER RESOLVED THAT the said closed portion of road be subdivided with the said Lots 10 and 11.

- CARRIED UNANIMOUSLY

3. Allocation of Land for Highway Purposes:
4823 and 4359 Knight Street

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 24, except the West 10 feet, Block 4, of Block 5, District Lots 391 and 392, Plan 1956

(4823 Knight Street)

2. East 7 feet of Lot 26 of Subdivision 1, Block 18, District Lots 391 and 392, Plan 1368

(4359 Knight Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

4. Extension of Time for Vacating Certain Premises; Point Grey Road

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT WHEREAS

a) The City has purchased certain properties on Point Grey Road as part of its long range waterfront park development scheme

b) Council decided at its meeting In Camera on February 6, 1973 that it would be desirable that certain of the property acquired under the scheme should be physically developed for park purposes at this time and one of the resolutions approved by Council was as follows:

> 'Further, that in consultation with the Park Board the City proceed to open up those lands involved which are under City ownership now.'

c) In furtherance of the said resolution, the City has proposed the demolition of the premises described as 2823-25 Point Grey Road; 2831 Point Grey Road (known as 'Seagate Manor'); 3223-25 Point Grey Road; 3235 Point Grey Road

d) The tenants of the said premises have been given notice by the City requiring them to vacate the premises by March 31, 1974 and it is the present intention of the City to demolish these premises immediately thereafter

e) Council has agreed in the light of various considerations to extend the time for vacating to the tenants of 2831 Point Grey Road (Seagate Manor) by one year

f) The other premises are, or have been, occupied by the following numbers of persons

2823-25 Point Grey Road	- four persons
3223-25 Point Grey Road	- five persons
3235 Point Grey Road	- three persons

g) The said properties are in good condition and provide much needed rental accommodation

h) There exists in the city today an acute shortage of rental accommodation and the tenants of these premises state that there will be a great deal of difficulty in their finding alternative and comparable accommodation in the circumstances that presently exist.

i) There is no compelling reason why the implementation of the park scheme programme cannot be delayed by one year

THEREFORE BE IT RESOLVED THAT the tenants of the premises at 2823-25 Point Grey Road, 3223-25 Point Grey Road, and 3235 Point Grey Road be granted a one year extension of time for vacating the premises they now occupy, namely to the 31st day of March, 1975.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:45 p.m.

***

The foregoing are Minutes of the Regular Council meeting of February 5, 1974, adopted by Council on February 19, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installations - 1973 Capital Budget

The City Engineer reports as follows:

"The following water mains should be replaced prior to scheduled 1974 paving:

WATER MAIN PROJECT 322

Street	From	To
5th Avenue	Cambie Street	Yukon Street
Franklin Street	McLean Drive	Commercial Drive
Pandora Street	Woodland Drive	Commercial Drive
51st Avenue	Gladstone Street	Nanaimo Street
Nanaimo Street	51st Avenue	52nd Avenue

The above installations are to replace mains which have lost most of their usefulness because of the decrease in their carrying capacit. (for the most part 4" cast iron mains).

The estimated cost of the project is $57,000.

I RECOMMEND that water mains be installed on the above mentioned streets and that $57,000 be appropriated for Project 322 from the 1973 Water Works Capital Account No. 128/7903, 'Prior to Paving - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Works Capital Program - 1973 Capital Budget

The City Engineer reports as follows:

"The construction of the Pender & Clark Reducing Valve 'Station' for which our appropriation of $35,000 was made in 1972 has been delayed due to the necessity of a reanalysis of the water main feed system in the West End.

The reanalysis is now complete and due to a major interruption in water supply caused by the B.C. Centre development scheduled in early Spring 1974, it is necessary for prior construction of the Station in order to maintain the present level of fire protection in the Downtown area.

The appropriation of $35,000 was made based on locating the Station in the lane south of Pender, west of Clark Drive. Due to the unusually rapid development Downtown, the additional water supply from the east cannot be interrupted for the 2 months of station construction. In addition, a change in Station design is necessary allowing the possibility of reversing the flow of water so that the Downtown supply can go easterly. To reduce the time period of supply interruption to 2 weeks and to allow reverse flow, the Station must be enlarged and relocated to the east side of Clark Drive, and the new estimated cost is $75,000.

I RECOMMEND that the appropriation of Account No. 128/5102 ' Pressure Reducing Station - Pender & Clark' be increased by $40,000 and that the funds be appropriated from the 1973 Water Works Capital Budget, 'City Subdivision - Unallocated', Account No. 128/7901."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer Construction to Serve Two New City Subdivisions

The City Engineer reports as follows:

"There are two new City subdivisions requiring installation of sewers. These subdivisions and the estimated sewer construction costs are as follows:

Cont'd . . .

Clause 3 Cont'd

(a)	Manor Street between Kings Avenue and Vanness Avenue	$7,000
(b)	20th and 21st Avenues between Camosun and Crown Streets	53,000
	Estimated total cost -	$60,000

I RECOMMEND that the construction of these sewers be approved and funds be appropriated from the 1973 Sewers Capital Budget as shown below:

(a) from Account 118/7901 - 'City Subdivisions-Unallocated' - $25,000

(b) from Account 118/7903 - 'Prior to Paving - Unallocated' - $35,000"

Your Board RECOMMENDS that the foregoing be approved.

4. C.N. Spur Track Across Begg Street, North of Terminal Avenue, Mile 131 Yale Subdivision

The City Engineer reports as follows:

"Canadian National Railways have applied to cross Begg Street, north of Terminal Avenue with a spur track to serve Johnson Terminals, south of Evans Avenue, Mile 131 Yale Subdivision.

I RECOMMEND that:

(a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to Corporation Counsel.

(b) Your Engineer be authorized to sign the application plan to the Railway Transport Committee on behalf of the City:

(i) After the plan has been amended to his satisfaction.

(ii) When C.N. Railways have executed the said railway crossing agreement.

(c) The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS that the foregoing be approved.

5. Improved Street Lighting for Broadway from Arbutus to MacDonald Streets

The City Engineer reports as follows:

"A report was submitted to the Official Traffic Commission meeting on January 11, 1974, regarding two fatal traffic accidents on Broadway and Vine Street during the past three months. The existing incandescent street lights which were installed in 1951 do not provide adequate illumination for the roadway because the amount of traffic has increased and the performance of the fixtures has deteriorated because of age.

Funds are available in the basic capital budget for the replacement of the incandescent street light and the upgrading of the illumination of arterial streets. The lighting on Broadway has already been upgraded to Arbutus Street and the upgrading of the portion from Arbutus Street to Macdonald Street has been considered for the 1974 program.

The City has a contract with Ricketts-Sewell Electric Ltd. to install this type of lighting on Cambie Street. The contractor is prepared to add the installation of new lighting on Broadway to the contract and to proceed with the work immediately. It is estimated that the work can be completed within 30 days of approval.

The estimated cost is $21,000.00 and money for this work is available from the unallocated street lighting capital fund.

Cont'd . . .

Clause 5 Cont'd

It is therefore RECOMMENDED that:

(a.) the existing incandescent street lights on Broadway from Arbutus Street to Macdonald Street be replaced with mercury vapor street lights at an estimated cost of $21,000.00.

(b.) the work be added to the existing Street Light Contract No. 104 with Ricketts-Sewell Electric Ltd."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

6. Vernon Drive Sewer Tunnel Collapse

The City Engineer reports as follows:

"In August, 1973, a collapse occurred in the sewer tunnel under construction for the Greater Vancouver Sewerage and Drainage District beneath Vernon Drive. A City watermain was relocated because of this collapse and the street and other utilities suffered serious damage, which will be repaired after tunnel restoration work is complete in January, 1974.

The City has advised the Greater Vancouver Sewerage and Drainage District and their contractor that we will bill them for the cost of repairs to our street and utilities, estimated to be in the order of $30,000. The tunnel contractor, Thyssen Mining Construction of Canada Ltd., have given us formal notice of their intention to claim against the City for damages, which they allege were caused by a break in our water line, and we have also been informed that B.C. Hydro is claiming damages.

Since the Engineering Department does not have a soils expert, it is desirable that the City retain a soils consultant to gather evidence to determine the cause of the sewage tunnel failure. Golder Brawner Associates, Consulting Geotechnical Engineers, had been retained by the City in November to give emergency advice on utility repairs related to the tunnel collapse. Since this firm was already involved on this job, and since it was essential that a soils consultant be hired immediately, Golder Brawner Associates were retained for a three-stage study, at a total estimated cost of $4,300. The consultants indicate that the third stage of their proposal, costing $2,750, may not be necessary, depending on the results of the first two stages.

Since this work is felt to be reasonable insurance against a possible heavy claim, should the matter go to litigation, the City Engineer RECOMMENDS that the retention of Golder Brawner Associates be confirmed at an estimated cost of $4,300, with funds to be provided in Account #7090/953, General Government Sundry Legal and Technical Services, in the 1974 budget.

The Corporation Counsel concurs in the above recommendation.

The City Engineer RECOMMENDS that this be approved by Council in advance of 1974 budget."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

7. Tender No. 57-73-23 - Supply & Delivery of 4", 6", 8", and 12" Water Pipe

Tenders for the above were opened by your Board on December 31, 1973, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender was called in two Schedules -

Cont'd . . .

Clause 7 Cont'd

Schedule I specified "Ductile Iron Pipe" and two firms tendered according to the specifications. One other firm offered non-metallic pipes which are not acceptable alternatives.

Schedule II specified "Polyvinyl Chloride Plastic Pipe." Two bids were received with only one firm tendering to specifications. Westburne Industrial Enterprises Ltd. submitted the low bid of $28,000.00, including the 5% Provincial S.S. Tax. However, their bid did not meet specifications in the following areas:

1. Standard Thermoplastic Pipe Dimension Ratio - specified as 13.5 - offered as 26.

2. Sustained Hydrostatic factor at 73°F - specified as 4 to 1 - offered as 3 to 1 at 73.4°F

3. Hoop stress specified at 5000 p.s.i. for 1000 hours - offered 2000 p.s.i. on projected 100,000 hour data.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the lowest bids which meet specifications, as follows:

Schedule I - Ductile Iron Pipe -

Crane Supply for an approximate total cost of $346,962.00 including the 5% Provincial S.S. Tax.

Schedule II - Polyvinyl Chloride Plastic Pipe

Canadian Johns-Manville Co. Ltd. for an approximate total cost of $40,675.00 including the 5% Provincial S.S. Tax. "

Your Board RECOMMENDS that the recommendation of the City Engineer and the Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 178, 179

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

An application has been received from the Evergreen Kennel Club for the parking of a group of 10 (ten) or more trailers at the Pacific National Exhibition on March 9 & 10, 1974.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

> "The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units."

Sanitary arrangements will be to the satisfaction of the Medical Health Officer.

Your Board

RECOMMENDS that the application from the Evergreen Kennel Club for the parking of 10 (ten) or more trailers at the Pacific National Exhibition on March 9 & 10, 1974 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 179

FINANCE MATTERS

RECOMMENDATIONS

1. Administration of Funds by the Probation Services Department for the Program known as 'The Parenting Project'

The Chief Probation Officer reports as follows:

"The Government of the Province of British Columbia, Department of Human Resources, has agreed to fund the Parenting Project for a period of seven months. This is a demonstration project to be conducted in collaboration with staff and students in the Faculty of Education at the University of British Columbia.

Those parents (or guardians) who volunteer to take part in the program will have children on Probation who are also attending school (Operation Step-Up). An attempt will be made to correlate the efforts being made by parents and by tutors in the school so that some aspect of the child's behaviour can be improved to the mutual benefit of parents, child and society.

Probation Officers who are responsible for the supervision of participants in the program will not be required to spend more time with the Probationers than is usual.

A Co-ordinator for the Parenting Project will be appointed who will be responsible for day to day administration. The major costs of the project will be incurred collecting specific data. Fees for data collection will be paid at intervals throughout the duration of the project.

The budget is as follows:

(Monthly Costs)

10 Students - Fees for data collection	$600.00
Additional Students - reliability checks on data	160.00
10 Parents - Fees for data collection	800.00
1 Student Co-ordinator - Part time	360.00
Statistical Costs	30.00
Training Costs	150.00
Supplies, Charts, Filing, etc.	150.00
Office Expenses and rental	200.00
	$2,450.00
7 Month Budget	$17,150.00
Publication of report	200.00
	$17,350.00
Recoverable from Provincial Government	$17,350.00
Cost to City of Vancouver	Nil

Recommendations:

I recommend that:

(a) The City of Vancouver accept funding for the 'Parenting Project' and administer the program through the Probation Services Department.

(b) The Co-ordinator of the Parenting Project be responsible to the Chief Probation Officer.

Clause No. 1 (cont'd)

(c) A suitable accounting procedure be arranged with the City of Vancouver Accounting Department and the Probation Services Department so that monies can be transferred from the City of Vancouver to the Parenting Project Co-ordinator from time to time on presentation of applicable vouchers, receipts and accounting statements."

Your Board RECOMMENDS the above report of the Chief Probation Officer be approved, and the recommendations adopted.

2. False Creek Development Financing

Your Board has received the following report from the Director of Finance:

"Council, on December 11, 1973, approved the recommendation to apply to CMHC through the Provincial Government, for a loan authority of $10,000,000 for development of Area 6, False Creek. On December 31,1973 a letter was received from CMHC informing the City that the loan had been approved. There had been, during the application and approval process the proviso that the City had to make a final determination of its existing authority to actually borrow the funds. Both the Province and CMHC were aware of this point in question.

The Director of Legal Services has now reviewed the Charter and the City's borrowing authorities under the Charter and has come to the conclusion that Section 192 (a) of the Charter was not intended to authorize us to enter into a complicated and large debenture arrangement of the magnitude contemplated here. He feels that the section is too general and, of course, we do not wish to be in the situation where we could be attacked on our borrowing authority. He therefore strongly suggests that we should apply to the Provincial Government for a specific enabling section in the Municipalities Enabling and Validating Act at the coming session of the Legislature to clearly authorize borrowing for the purpose of the development of False Creek. He is of the opinion that it would be highly advisable to have very specific authority from the Senior Governments to avoid any question of illegality.

I would therefore RECOMMEND

that Council instruct the Director of Legal Services and Corporation Counsel to prepare the appropriate amendment and request to the Provincial Government to give the City the specific necessary authority to borrow from CMHC for the development of False Creek not only the specific $10,000,000 related to Area 6 but with a view to giving us the authority to also enter into further arrangements with CMHC for the other areas of False Creek as they come up in the timetable. The Province would, of course, also have to approve any further request to CMHC as the requests are routed through the Province."

Your Board recommends that Council approve the recommendation of the Director of Finance.

3. Civil Defence Department - Change of Name

The Director of Finance reports as follows:

"The Provincial Secretary, The Honourable Ernest Hall, has announced a change of name for one of his Department's branches from the Civil Defence Branch to the Provincial Emergency Programme.

Municipalities have been requested to adopt this nomenclature which would change the name of our Civil Defence Department to Vancouver Emergency Programme."

Your Board RECOMMENDS that the City agree with the Provincial Secretary's request and change this department's name from the "Civil Defence Department" to the "Vancouver Emergency Programme".

4. City Clerk's Department - Voters List Division - Re-organization

This report has been received from the Administrative Analyst following a review of the Voters List Division operation made at the request of the City Clerk.

"The permanently established positions in the Voters List Division of the City Clerk's Department consist of:

Supervisor of Voters List	- PG.23	1
Clerk III	- PG.17	1
Clerk II	- PG.12	1
Clerk Stenographer III	- PG.13	1
Total		4

During the current year (1974) this Division will be required to undertake a number of important tasks, including the bi-ennial election in November next of Vancouver City Council, Park Board and School Board members. The other tasks are:

(i) Subject to approval of Charter Amendments by the Provincial Government to re-draft the regulations concerning the duties of the Deputy Returning Officers.

(ii) To re-draft the booklet provided to prospective candidates.

(iii) To re-draft nomination papers for -

- Civic Offices
- Regional District

Other administrative matters requiring examination and review including the use of Voting Machines in Civic Elections, the scale of payments for election staff, and the design of ballot papers including consideration of the proposal to include party designation on the ballot.

The Supervisor of Voters Lists has been with the Division for approximately 22 years and reaches maximum retirement age in mid-1975. In view of the impending elections in 1974 and the numbers of changes being brought about by changes in legislation and the forthcoming retirement of the Supervisor, it is considered prudent to establish an additional supervisory position so that there will be assured continuity at a satisfactory level in this important civic operation.

The duties of the proposed position in the first instance are:

(i) To take charge of the Election Day procedures and the associated preparation prior to that date and the post-election work.

(ii) Preparation of budgetting for the Division.

(iii) To assist the City Clerk with the items noted above requiring attention in 1974.

cont'd ....

Clause No. 4 (cont'd)

Report of the Director of Personnel Services

"At the request of the Administrative Analyst, I have reviewed the duties of the above noted position. The work involves specialized clerical and supervisory work of moderate complexity. Duties include the responsibility for handling election day procedures, preparation and follow-up, updating regulations covering the Deputy Returning Officers' duties, re-drafting booklets for prospective candidates, researching the relative benefits of voting machines, supervising a small permanent staff, training and supervising a large temporary staff of Deputy Returning Officers, and preparing Elections budgets.

These duties are not adequately described by any existing Class Specification, and I have prepared a New Class Specification, No.042-1 Supervisor of Elections. I recommend that this position be classified at Pay Grade 21 ($788-943).

The estimated annual recurring cost of this proposal based on 1973 salaries and including 10% for fringe benefits is $12,448."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Supervisor of Elections Pay Grade 21($788-943)	When appointed

Recommendation

It is recommended that:

A. One (1) new position of Supervisor of Elections, Pay Grade 21 ($788-943) be established as recommended by the Director of Personnel Services, and Class Specification No. 042-1 * (Supervisor of Elections) be adopted.

B. The salary cost estimated at $12,448 be included as a budget item in the 1974 Departmental Budget and authorization be granted for expenditure of funds prior to approval of the budget.

C. The Voters List Division establishment and operation be reviewed in 1975 at the time of the retirement of the incumbent of the position of Supervisor of Voters List.

* Copy is on file in the City Clerk's Office.

Note

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal & Regional Employees' Union for his information."

Your Board RECOMMENDS adoption of the recommendations of the Administrative Analyst.

5. Oppenheimer Lodge, 1973 and 1974 Operating Budget

The Director of Finance reports as follows:

"City Council, at its meeting May 30, 1972, passed a motion that the City accept responsibility for the management of Oppenheimer Lodge. Further, City Council, at its meeting April 3, 1973 approved the revised management report from the Board of Administration dated March 20, 1973, which, in part, detailed the recommended management and maintenance staff and their terms of reference and proposed duties.

The following operating budgets for the 1973 and 1974 fiscal years, which are concurred in by the B.C. Housing Management Commission by their letters of August 31, 1973 and December 21, 1973, on behalf of the Federal and Provincial Government Departments concerned, are submitted herewith for approval:

1973 Operating Budget

Expenses -			
Administration			
Salaries, incl. Fringe Benefits	$ 3,950		
Auto Allowance	50		
Supplies and Services	300		
		$ 4,300	
Total Expenses			$ 4,300
RECOVERABLE FROM B.C. HOUSING COMMISSION			(4,300)
NET COST TO CITY			-0-

1974 Operating Budget

Expenses -			
Administration			
Salaries, incl. Fringe Benefits	28,586		
Property and Insurance Office Direct Costs	10,108		
Supplies and Services	1,763		
		40,457	
Maintenance			
Utilities	16,838		
Custodial Services	23,849		
Supplies and Services	2,025		
Preventive Building Maintenance	10,094		
		52,806	
Miscellaneous Expenses			
Cable Television, including installation and monthly rental charges (cost included in tenant rental rates)	3,334		
Sum payable to City in lieu of Property Taxes	25,000		
		28,334	
New and Non Recurring			
Office Furnishings and Equipment		2,000	
Total Expenses -			123,597
Income -			
Revenue from Rentals	(90,234)		
Net Operating Loss Recoverable from the B.C. Housing Commission	(33,363)		
		(123,597)	
TOTAL INCOME			(123,597)
NET COST TO CITY			-0-

cont'd ....

Clause No. 5 (cont'd)

The Agreement, dated July 25, 1972, details the principles of the project and the responsibilities of the partnership, and designates the B.C. Housing Management Commission as the fiscal agent for the partnership. These budgets as presented conform to the principles of the Agreement. It is noted, for information, that the City initially recovers 100% of the operating loss from the B.C. Housing Management Commission, but that 5.5% of the operating losses will be billed back to the City through the Greater Vancouver Regional District.
The operating losses of the public housing schemes are shared 75% Federal Government, 12.5% Provincial Government, and 12.5% Greater Vancouver Regional District. The City's share of the Regional District levy, based on the 1973 distribution of costs, would be approximately 44%. Therefore the City's share of the operating losses of the public housing schemes is about 5.5%. (44% of 12.5%) "

The Director of Finance recommends as follows:

That the 1973 and 1974 operating budgets for the Oppenheimer Lodge be approved as presented herein.

Your Board concurs with the recommendation of the Director of Finance.

RECOMMENDATION AND CONSIDERATION

6. Additional Staff - Treasury & Tax Collection Division - Collections Office

The Director of Finance reports as follows:

"A major increase in the amount as well as number of arrears accounts reported to the Collections Office (Division of Revenue and Treasury - Finance Department) for collection necessitated a review of the causes for the increase and the level of staff required to manage the workload effectively.

The following statistics were obtained during the review:

Year	Value of Unpaid Accts. for Collection at December 31	Number	Year end Write-off
1969	$437,955	2,298	$ 65,292
1970	$640,581	3,097	$ 53,027
1971	$936,270	3,326	$ 85,653
1972	$872,498	3,254	$148,761
(Nov) 1973	$968,348	3,800	$120,633

(a) General

During the review it became apparent that the possibility of collection would be increased substantially if earlier contact was made with the debtor. This involves two changes, the first being to speed up the process of forwarding the outstanding items to the Collections Office and secondly, an increase in Collections' staff to handle the increased workload. The problem of obtaining outstanding accounts from the various departments on an accelerated basis is not insurmountable and steps have been taken to accomplish this. The present staff in the Collections Office is as follows:

cont'd ....

Clause No. 6 (cont'd)

1 - Collector II - Supervisor
2 - Collector I
1 - Clerk II
1 - Clerk Typist II

The only staff increase during this period has been the addition of the Clerk Typist II (Dec. 1972).

(b) Business Tax

Business tax is the largest single item in the total figures shown above.

Year	Amount o/s December 31	Number	Year end Write-off
1969	$108,039	935	$ 9,302
1970	$284,880	1,594	$23,590
1971	$376,763	1,694	$40,721
1972	$553,622	2,061	$96,054
(Nov) 1973	$597,736	2,600	$83,317

A large proportion of the unpaid Business Tax outstanding at November 30, 1973, is "Current" ($402,371) including accounts issued as part of the "Supplementary Roll" in October 1973 and a high proportion are considered to be collectable.

Arrangements have been made with the Director of Permits & Licenses to initiate immediately a collection drive by License Inspectors in an endeavour to reduce the numbers and value of unpaid Business Tax accounts, in addition to issue of 1974 Licenses.

When City Council changed the policy of not rebating license fees against business tax, license fees were largely reduced to an amount equal to the cost of providing the regulatory service and the Business Tax Levy was increased.

The results of the change are reflected in the 1969 and 1970 figures which are:

	License Fees $	Business Taxes $	Total $
1969	3,237,916	5,042,018	8,275,934
1970	1,620,475	7,582,576	9,203,051

The position of the City for the collection of business tax arrears is not as strong as for real property taxes or business licenses. Business taxes are levied against the person (occupant) doing business whether they are the owner or renter of the property. Business tax arrears cannot be transferred to the tax roll. Section 284 of the City Charter reads as follows:

"284. The business tax imposed under the provisions of this part shall be a debt recoverable in any court of competent jurisdiction, but the same shall not constitute a charge upon the real property occupied or used."

cont'd ....

Clause No. 6 (cont'd)

One of the problems associated with court action has been the lack of staff time in the Law Department, and the lateness of transmittal of items for Court action. However, Corporation Counsel has agreed that with the recent approval by City Council of additional Legal staff and the implementation of new procedures in the operating departments, this situation will be remedied.

Summary

The overall growth of activity by the City and certain changes in City policy have contributed to an increase in the volume and size of various accounts receivable which increases the risk of loss of funds through accounts becoming uncollectible. It is apparent that the earlier a contact is made the better the chance of collecting the debt. In addition the Collector must be in a strong position to carry out his duties. This requires the full support of the Law Department.

I recommend that one additional permanent Collector I position be approved in the Collections Office of the Revenue and Treasury Division. The additional position will relieve the Supervisor of certain detailed work, assist in the follow up process with the various departments submitting outstanding accounts, and provide for continuing collection activity for the Collectors during vacation periods of other Collectors.

Estimated Costs

	1974 (11 mos.)	Annual
Collector I		
Salary (P.G. 19 $720-860)	$ 7,920	$ 9,456
Fringe Benefits @ 10%	800	950
Auto Allowance	1,100	1,200
Telephone	100	100
Desk & Chair	200	-
Total:	$10,120	$11,706

The Administrative Analyst has reviewed this request for additional staff and is in agreement with the above proposed increase in staff.

Recommendations

I would therefore recommend that:

A. An additional permanent Collector I position be added to the Collections Office, Revenue & Treasury Division of the Finance Department.

B. The Director of Personnel Services review the classification of the positions and report to the Board of Administration in the normal manner.

C. Regular auto allowance be authorized for the Collector I position.

D. The estimated cost of $10,120 for salaries, fringe benefits, auto allowance and furniture be approved in advance of the 1974 budget.

cont'd ....

Clause No. 6 (cont'd)

Your Board recommends approval of the foregoing recommendations of the Director of Finance.

NOTE: A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union.

CONSIDERATION

7. Grant Request - Vancouver College

The Director of Finance reports as follows:

"City Council on September 18, 1973, after hearing a delegation from Vancouver College in regard to a report from the Director of Finance on their grant request, passed the following motion:

'That further consideration of the application for a grant be deferred pending receipt of information from the Vancouver College on the question of financial need.'

The Vancouver College was originally requesting a grant equal to local improvement taxes for street lighting which amounted to $2,984 or $298.43 each year over 10 years (1973-1982). City Council was informed in the report that the City's policy of making grants was based on demonstrated financial need rather than on the basis that an organization is required to pay taxes, etc.

In response to City Council's resolution of September 18, 1973 Vancouver College has forwarded various financial statements and other related information in support of their request. The Director of Finance has summarized this information as follows:

Operating

	1973-1974 Estimates	1972-1973	1971-1972	1970-1971
No. of Students	827	806	744	775
Income				
Student fees (net)	330,030	236,240	221,316	190,680
Room & Board	131,250	103,245	99,637	111,494
Bingo		6,366		
Special Assessments to parents		31,887		
Walkathon		15,168		
Donations, etc.		9,466		
Other	8,395	6,573	6,548	6,555
	469,675	408,945	327,501	308,729
Expenses				
Administration	23,929	24,354	22,927	19,927
Instruction	254,450	205,606	189,358	181,615
Operations, repairs & mtce.	82,710	69,802	62,711	60,859
Cafeteria expenses	75,822	65,040	56,766	63,738
Teachers Meals		5,951	3,159	
Other	15,100	15,862	12,706	18,853
	452,011	386,615	347,627	344,992
Net Profit or (Loss)	17,664	22,330	(20,126)	(36,263)
Fee Schedule (Major items only)				
Tuition Fees (Catholic Students)				
Grades 1 to 7	400	250	250	250
Grades 8 to 12	400	300	300	300
Room & Board				
Grades 7 - 12	1,150	1,150	1,050	1,050

cont'd ....

Clause No. 7 (cont'd)

It is noted that there was no increase in the fee schedule for the years 1971/72 and 1972/73 even though there was a substantial operating loss for the previous fiscal years. However the College has increased the fee schedule substantially for the 1973-1974 year.

Land, Buildings, Equipment, etc.

The balance sheet as at June 30, 1973 shows the following fixed assets at cost, with no outstanding mortgages.

Land	$ 360,000
Buildings	1,180,000
Fixtures & Equipment	72,919
	$1,612,919

The 1974 Assessment Roll for general purposes shows the following:

Land	$ 753,396
Improvements	1,024,150

For City Council's information the Vancouver College is exempt from paying real property taxes. However, if the 1973 mill rate were applied to the above assessment figures the 1974 tax bill would be approximately as follows:

General Purposes	$ 23,735
School Purposes	23,433
	$ 47,168

A brief summary of the College's current asset and current liability position as at June 30th in each year is as follows:

	1973	1972	1971
Current Assets	$24,410	$31,568	$17,870
Current Liabilities:			
Bank loans, payables etc.	$26,843	$79,567	$46,853
Fees paid in advance	58,351	33,189	26,140
	$85,194	$112,756	$72,993

The most significant change is the reduction of the 1972 Bank Loan of $40,000 and Trade Accounts Payable of $35,741 included in the figure of $79,567 to a 1973 figure of $16,500 for Bank Loan and $6,736 for Trade Accounts Payable. This would appear to be partially achieved through the increase in fees paid in advance.

This report has been discussed with the Vancouver College and they have forwarded a letter dated January 17, 1974 in support of their request in addition to requesting an opportunity to appear as a delegation.

Demonstrated Financial Need

In my opinion a review of the information forwarded by the Vancouver College has not shown sufficient demonstrated financial need to warrant a grant by the City of Vancouver on this basis. As stated previously, the College, in an attempt to maintain lower fees, did encounter some difficulty but this appears to be overcome through extraordinary fund raising in 1972/73 and an increase in fees in 1973/74. Further, Council has never had a policy of providing support to private schools. The general rule is that education is a Provincial responsibility.

Your Board forwards the foregoing report of the Director of Finance for the CONSIDERATION of City Council.

DELEGATION REQUEST: Vancouver College

RECOMMENDATION

8. Organization of Health Inspectors

Your Board has received the following report:

"City Council, on December 5, 1972, adopted a report on the organization of the Health Inspectors, as a result of which a number of operating changes were implemented including:

- Establishment of a master file of inspection records
- Introduction of an "Inspector's Report" for each inspection made
- Statistical information completed and compiled by Data Processing
- Report forms filed in the Central Registry
- Use of personal paging devices.

City Council, on May 29, 1973, received a report on the organization of the Division whereby the Division was divided into two groups, namely, the Field and the Support Section. The Field Section was further divided into two groups, namely, the "Downtown" district group and the "City" district group. The boundary line between the two districts to be Broadway. In this report City Council adopted the following recommendation:

> 'The Medical Health Officer and the Administrative Analyst report on the permanent organization of the Division and the level of service, etc., effective December 31, 1973.'

By the December 5, 1972, resolution of Council the Division was established at (29) twenty-nine Health Inspectors. In approving the temporary organization (see Chart attached) in May 1973, City Council agreed to reclassify one Public Health Inspector II position to a Public Health Inspector III on a temporary basis. In addition, one Public Health Inspector II had previously been granted 2 additional paygrades for extra responsibility on a continuing basis and is effectively at the Public Health Inspector III level.

Since that date, the "Downtown" district group has been relocated from the East Wing of the City Hall to 306 Abbott Street. In addition, the previous arrangement whereby certain Public Health Inspectors dealt with "sanitation" matters and certain others dealt exclusively with "food" matters has been dropped and Health Inspectors now deal with all Health Act and By-law matters within their district. They are supported by a field supervisor and a group supervisor. Should an aspect of environmental health arise which cannot be dealt with by the field inspector or his supervisors, the Inspectors from the Support Section are called upon for assistance.

While there have been difficulties throughout the year due to retirements and resignations, we are able to report that the Division is operating very satisfactorily within the framework of the organization adopted by Council on May 29, 1973, and we, therefore recommend that the two Public Health Inspectors II positions be permanently reclassified as Public Health Inspector III and the organization and twenty-nine (29) established positions (shown on the attached chart) be adopted as a permanent organization effective January 1, 1974. (This will not result in expenditures additional to the 1973 costs).

Your Board RECOMMENDS adoption of the above recommendations.

NOTE: A copy of this report has been supplied to the Business Manager of the Vancouver Municipal & Regional Employees' Union for his information.

9. Municipal Officers Association
Annual Conference

The City Clerk reports as follows:

"On May 5, 1970, City Council passed the following resolution:

> 'THAT, pursuant to request form the City Clerk, an invitation be extended to the Municipal Officers Association of British Columbia to hold its annual conference, in 1974, in the City of Vancouver.'

The City Clerk wrote a letter to the Municipal Officers' Association of British Columbia on May 14, 1970, extending the invitation of Council. This invitation was accepted.

Plans are now under way for that conference, to be held from May 28 - 31 at the Bayshore Inn. Approximately 300 people are expected to attend, including both delegates and wives. It is requested that a host dinner and arrangements for a ladies program be approved. Traditionally the host city is responsible for provision of meeting rooms.

In the past the City of Vancouver has been represented at this conference by such officials as the Director of Finance, the Treasurer, the Commissioner of the Board of Administration, and the City Clerk. It should be pointed out that the Department of Municipal Affairs annually communicates with municipalities in the province requesting co-operation in sending appropriate officers to the conference.

The City Clerk recommends as follows:

(a) that the City of Vancouver agree to pay the cost of making meeting rooms available for the Municipal Officers' Association Annual Convention in May, 1974;

(b) that the City of Vancouver host the delegates and their spouses at a civic dinner on Wednesday, May 29, 1974, and make arrangements for the ladies' programme;

(c) that $3,000 be allocated to cover the costs involved, chargeable to Account 7090/951. The Comptroller of Accounts advises that, if approved, funding will be provided in that account."

Your Board RECOMMENDS that the report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 179, 180

PERSONNEL MATTERS

RECOMMENDATION

1. Hiring Preference - Permanent Employees
Welfare & Rehabilitation Department

The Director of Personnel Services reports as follows:

"I have been approached by the Vancouver Municipal and Regional Employees' Union with a request to give priority to those permanent employees of the former Welfare & Rehabilitation Department who might prefer to return to work for the City of Vancouver.

Following discussions with the Business Manager of the Union, agreement was reached on the practices to be followed.

It is recommended that effective when adopted and for a two year period thereafter, applications for employment with the City of Vancouver, the Board of Parks and Public Recreation and civilian positions under the Board of Police Commissioners, received from permanent employees of the former Welfare & Rehabilitation Department, who on the date of Council's adoption of this recommendation were permanent employees of that Department, be given equal consideration to that given to applications from permanent employees of the City, the Board of Parks and Public Recreation, and non-uniformed staff under the Board of Police Commissioners."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Engineering Department Personnel Engaged in the False Creek Development

The City Engineer reports as follows:

"1. Transfer of Engineering Department Personnel From the False Creek Team

Earlier today, City Council received a report from the Director of Planning recommending staff redeployment for False Creek Planning and Development. When the False Creek staff team was established, two Civil Engineer I positions were approved to provide the Engineering input necessary for the planning and development of the project. The two incumbents, Messrs. R. Gurr and J. Nelson have been employed for this purpose since the Spring of 1973 and their services are vitally necessary to perform Engineering work for the proposed future development of False Creek.

In keeping with the redeployment of False Creek staff noted above, it is recommended that these two engineers be transferred to the Engineering Dept. and their salaries added to Engineering Dept. revenue accounts for staff as will be the case with Planning Dept. staff.

2. Additional Staff for the Traffic Work

The first phase of the False Creek housing development is scheduled to start in the second half of 1974. In order for this schedule to be met, several matters pertaining to traffic, such as access to the False Creek lands, internal roadways, future traffic requirements for 6th Avenue, connections between False Creek lands and the Fairview Slopes over 6th Avenue, relocation of the railway tracks, etc., must be finalized. (See Appendix II of the report by the Director of Planning). Before these matters can be resolved considerable time must be contributed by the Traffic Division in studying and investigating the development proposals. This Division currently is fully engaged in other studies such as public transit and the West End plan in addition to its normal functions, and if the False Creek development is to continue without delay, an additional Civil Engineer I (Pay Grade 28 - $1,079-1,291) will be required in the Engrg. Dept at an estimated yearly cost of $15,000.

Clause No. 2 (cont'd)

Overall staff requirements and organization in the Traffic Division are the subject of an Engineering Department study which has been in progress some time; this will be reported on soon. Additional staff will almost certainly be requested as a result of this study, and the above position should be provided on a temporary basis only until our report is forwarded.

Recommendations

I recommend that:

(a) The two Civil Engineers who have been working with the False Creek team on a temporary basis and being charged to the False Creek Capital Accounts be made permanent Engineering Department staff charged to Engineering Department Revenue Accounts for staff. They will continue to work on the False Creek Development.

(b) An additional Civil Engineer I be added to the Engineering Department staff on a temporary basis, primarily for Traffic work related to False Creek. Costs to be charged to Engineering Department Revenue Budget. A future report on Traffic staff needs will take this position into account.

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Appointment to Royal Commission on Family and Children's Law

The Chief Probation Officer reports as follows:

"Mr. Gordon Birrell, Probation Officer II of the Probation Services Department, has been asked to participate in the above noted Royal Commission on Family and Children's Law. It is suggested that Mr. Birrell be immediately seconded by the City of Vancouver to the Royal Commission until April 1st, 1974.

The hiring of a temporary replacement for Mr. Birrell's temporarily vacated position is proposed and there is currently temporary staff available to fill this vacancy. Mr. A. K. Sheridan of the B.C. Corrections Branch has advised that the Provincial Government will reimburse the City of Vancouver accordingly for Mr. Birrell's services.

RECOMMENDED that Mr. Birrell's services be seconded to the Royal Commission on Family and Children's Law; that the Province be billed in total for salary, transportation costs, and fringe benefits (including the City of Vancouver's share) and a temporary replacement be employed forthwith."

Your Board RECOMMENDS that the recommendation of the Chief Probation Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 180

4. Appointment to Royal Commission on Family & Children's Law

The Medical Health Officer reports as follows:

With reference to City Council approval at its meeting on December 18, 1973, I am now able to advise that the Department of the Provincial Secretary has given written agreement to cover all expenses for Mrs. Mish Vadasz's period of appointment to the Royal Commission on Family & Children's Law. The expenditures will be recovered through a quarterly billing.

While Mrs. Vadasz is on leave of absence, we wish to appoint a Social Worker I at $720 - $860 for a period of up to six months.

RECOMMENDED:

(a) That the Department of the Provincial Secretary be billed quarterly for the services of Mrs. Mish Vadasz, seconded to Royal Commission on Family & Children's Law.

(b) That approval be given to the hiring of a temporary replacement at the Social Worker I level for a period of up to six months.

The Business Manager of the M.R.E.U. concurs with this recommendation.

Your Board RECOMMENDS that the recommendation of the Medical Health Officer be approved.

5. Attendance at Roster Conference

The Medical Health Officer reports as follows:

The Medical Health Officer requests Leave of Absence for Mr. E.F. Rideout, Assistant City Analyst, for the period February 12-15, 1974 to attend the American Academy of Forensic Sciences Meeting in Dallas, Texas.

Mr. A.J. Beaton will be attending the above-mentioned roster conference on behalf of the City of Vancouver. The City Analyst has obtained approval from the Attorney-General's Department for payment of expenses for Mr. Rideout to attend. It will be necessary to obtain Leave of Absence With Pay in order to allow us to take advantage of the opportunity to send two people to this Conference.

This meeting is the major one in North America and because of the multitude of sections in session at the same time, it is impossible for one person to cover them all. It is desirable that two people attend.

RECOMMENDED that Leave of Absence With Pay be granted for Mr. E.F. Rideout to attend the American Academy of Forensic Sciences Meeting in Dallas, Texas, for the period February 12-15, 1974.

Your Board RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 180

PROPERTY MATTERS

RECOMMENDATIONS:

1. Block 42 Development - Pacific Centre Limited

The Corporation Counsel reports as follows:

"Under the Block 42 Undersurface Lease between the City and Pacific Centre Limited specifically defined areas of the undersurface of Granville, Georgia and Howe Streets have been leased to Pacific Centre Limited.

Within the leased area under Granville Street Pacific Centre is constructing an underground shopping mall between Block 42 and Hudson's Bay Company. Below the mall and within the leased premises there is an area which Pacific Centre desires to use for the construction of storage space at the first parking level; this area measures approximately 4,173 square feet. Pacific Centre requests permission to construct the storage space and to pay the City rent therefor.

Due to a change of design, Pacific Centre advises that an area beneath Howe Street which is part of the leased premises will not be utilized and Pacific Centre is prepared to return this space to the City. The area in question is approximately 11,000 square feet.

The City Engineer and the Deputy Director of Planning have no objections to the uses to which Pacific Centre proposes to put the said vacant space under Granville Street. The City Engineer desires the return of the unoccupied portion of Howe Street for utility purposes.

The Supervisor of Property and Insurance considers that the rental of the storage space under Granville Street be as follows:-

(a) An annual rental of $1.00 per square foot or an amount equal to 25% of Pacific Centre's gross income from the storage space, whichever amount is the greater.

(b) Payment of such rent to commence when Pacific Centre first collects rent from its sub-tenants. (This is estimated to be between 1 October, 1974 and 1 January, 1975.)

(c) The lease of this storage space is to be consistent with the Block 42 Undersurface Lease and satisfactory to the Corporation Counsel.

It is RECOMMENDED that Pacific Centre Limited be granted a lease of the said storage space under Granville Street on the terms recommended by the Supervisor of Property and Insurance hereinbefore set forth on the condition that the unoccupied undersurface area of Howe Street leased to Pacific Centre Limited be surrendered by it to the City."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be approved.

2. Acquisition for Knight Street Widening, 25th Avenue to 33rd Avenue, Lot 27, Block 17, District Lots 391 & 392; 4471 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight between 25th and 33rd Avenues is to proceed under the 1974 Paving Programme. In order to complete the required 80-foot road allowance, it is necessary to acquire a 7-foot widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues. In this instance, the front of the structure encroaches onto the 7-foot strip, necessitating the acquisition of the property in whole.

These premises comprise a one-storey and full basement frame dwelling with a floor area of approximately 815 square feet, erected in 1928 on a corner site, 34.4' x 120', zoned R.S.-1. The dwelling contains 4 rooms, has 4 plumbing fixtures, a concrete foundation, a patent shingle roof, stucco and siding exterior, and is heated by a gas-fired hot air furnace. Condition of this structure is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of $38,500.00 as of January 31, 1974, with the owners retaining rent-free possession to February 28, 1974. This price is considered to be fair and equitable and representative of market values in the area. It is proposed to demolish this dwelling when vacant.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $38,500.00 on the foregoing basis, chargeable to Code No. 141/2806."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

3. Police Department - Impounded Vehicle Parking Lot

City Council on March 20, 1973, adopted a recommendation of the Standing Committee on Community Development that the property at the northwest corner of Main and Powell Streets presently utilized by the Police Department for the storage of impounded vehicles be acquired for construction of No.8 Firehall.

The Assistant Director, Building Construction and Maintenance, has advised that construction will commence on the site in the near future. City Council on May 4, 1971 approved the Fire Chief's recommendation that No.2 Firehall (on the corner of Cordova and Gore) be abandoned. No decision was made on the use of No.2 Firehall's site but it was indicated that the Police Department might use the site for parking purposes.

Until No.8 Firehall construction is completed and the Firehall is occupied, No.2 Firehall will remain active. As construction will take one year or more, it is necessary that the Police Department have an alternate parking lot made available to them.

When renovated, the Old Museum Building will be used by Fire Wardens, Health Inspectors and Nurses. Twenty-six

Cont'd . . .

Clause 3 cont'd

(26) parking spaces are required but only twelve (12) can be provided at the Old Museum. Fourteen (14) parking spaces must, therefore, be provided elsewhere.

A careful search of available property in the vicinity of the Public Safety Building reveals that there is no parking space available. The site to be used for impounded car storage must be one which is reasonably screened for view as many of the impounded vehicles are in a dilapidated condition.

A. City Land under Georgia Viaduct

Vacant city land beneath the new Georgia Viaduct between Columbia Street and Main Street can be converted for such parking purposes. It is recommended that the site be made large enough to accommodate 120 parking spaces of which 106 will be for Impounded vehicles and 14 for City vehicles. This site can be converted and used permanently for the purpose.

The impounded car lot must be fenced and made secure and the area for parking City vehicles fenced off from the impounded car area.

B. Security of Impounded Vehicles

The auto service men stationed at the Police Garage will maintain supervision of the new impounded vehicle parking lot by travelling to the lot to admit and release vehicles.

At present when automotive servicemen are not on duty (midnight-7.00.a.m. daily and at weekends) the Police Report Centre dispatches a police constable to the parking lot to admit or release the vehicles. This arrangement is possible as the present parking lot is reasonably close to the Public Safety Building. This presents some difficulty at the Report Centre however, as peak activity at the Report Centre tends to coincide with peak activity of seized vehicles at night and on weekends.

When impounded cars are parked under the Georgia Viaduct it is evident that much longer periods of time will be taken by a police constable supplying such service, which will increase manning difficulties at the Report Centre. To resolve this problem it is recommended that the operation be reviewed by the Systems Analyst now dealing with other Police Department staffing requests and a recommendation be submitted at a later date.

C. Parking Police and other Vehicles

At the present time there is also a shortage of parking space for police vehicles and for private vehicles of off-duty police personnel appearing in court. No parking is allocated for use of out

Cont'd . . .

Clause 3 cont'd

of town police vehicles or for the RCMP who visit the Public Safety Building from time to time. This shortage is overcome by extensive "on street" parking which will be alleviated when the 60 parking sites at the rear of the new Provincial Courts Building become available on completion of construction on that site. However, there will still be a shortage of parking space for police purposes after this additional space becomes available and this matter should also be reviewed when No.2 Firehall is released by the Fire Department.

D. Estimate of Costs

"One Time Cost"

Preparation of site, including draining and blacktopping	$14,000
6' Chain Link Fencing	5,400
12' x 12' storage shed	2,500
Lighting - 12 Mercury Vapour Units	1,850
Contingency	2,250
	$26,000

Maintenance Costs - 1974

Lighting		$ 278
Maintenance	say	1,000
		$1,278

Recommendations

Your Board recommends that:

a. The City Land beneath the New Georgia Street Viaduct (between Columbia and Main Streets) be developed to provide approximately 106 parking spaces and be used permanently by the Police Department as an Impounded Vehicle Parking Lot.

b. Space be allocated to park fourteen (14) City vehicles at the same location.

c. Approval be granted for expenditure of funds prior to adoption of the budget of expenditures.

d. Manning requirements at night and on weekends for admission or release of vehicles be reviewed and reported on at a later date.

4. Acquisition for West End Community Centre and Senior Citizens' Project E.½ Lot 24, Block 57, District Lot 185; 1657 Barclay Street

The Supervisor of Property and Insurance reports as follows:-

"On December 21st, 1971, City Council approved a report of the Board of Administration dated December 15th, 1971, authorizing the expropriation of the remaining properties in Block 57, District Lot 185, for the West End Community Centre and Senior Citizens' Housing project, including Lot 24 E.½, Block 57, District Lot 185, known as 1657 Barclay Street.

Cont'd . . .

Clause 4 cont'd

These premises previously comprised a 2½-storey frame dwelling with a main floor area of 1,075 square feet, erected in 1903 on a site 33' x 131', zoned R.M.-4. This dwelling was demolished in November, 1972, with the consent of the owner, to facilitate site clearance and project development.

Negotiations for the acquisition of this property have continued through the owner's Solicitor and the City Solicitor who now advises that a final offer in writing, dated January 14, 1974, has been received in the amount of $74,000.00 inclusive of all considerations. The City Solicitor recommends acceptance of this offer. This transaction has been reviewed by Central Mortgage and Housing Corporation and the details thereof entered in their records.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $74,000.00 on the foregoing basis chargeable to Code No. 649/1102."

Your Board

RECOMMENDS the foregoing Recommendation of the City Solicitor and the Supervisor of Property and Insurance be approved.

5. Expropriation for Knight Street Widening
4267 and 4270 Knight Street

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street, including the installation of permanent paving between King Edward Avenue and 33rd Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80-foot road allowance, negotiations were entered into in September of last year to acquire 35 seven-foot widening strips in this section, including the outright acquisition of two flanking properties.

To date, we have negotiated final settlements with 28 owners and have tentative agreements for the remainder with two exceptions. In both cases the respective owners of the following properties have refused to accept offers as indicated:-

I. Lot 26, Sub. 2, Block 18, District Lots 391 & 392,
Known as 4267 Knight Street.

i. Loss of Land (E. 7 ft. -- 215.6 sq. ft. -------- $431.20

ii. City Engineer to repair and make good any lawn damage at no cost to owner.

II. Lot 1, Block 1 of the South part, Blocks 1 & 3,
District Lot 352,
Known as 4270 Knight Street.

i. Lose of Land (W. 7 ft. -- 212.1 sq. ft. -------- $424.20

ii. City Engineer to repair and make good any lawn damage at no cost to owner.

The above offers are based on our established rate of $2.00 per square foot being the basis of settlement with other owners in this section.

Development work on the street is scheduled to commence in the Spring of this year. Following consultation with the City Solicitor, it is proposed to proceed with expropriation of the aforesaid widening strips to enable development work to proceed on schedule.

RECOMMENDED:

(a) That the offers of $431.20 and $424.20 for the East 7 feet and West 7 feet

Cont'd . . .

Clause 5 cont'd

respectively of the aforesaid properties, subject to repair of lawn damage, made to the owners through the Office of the Supervisor of Property and Insurance on behalf of the City, be confirmed as representing due compensation for the property to be acquired.

(b) That since the City has failed to come to an agreement with the owners to acquire the said property for the sums offered, the said property be expropriated and that the resolution for that purpose submitted under 'motions' be passed.

(c) That Mr. E. C. E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners be reason of said expropriation."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

6. Acquisition for Britannia Community Services Centre Site 930 McLean Drive, Pcl. 'D' of Lots 10 to 12, Block 25, District Lot 264A

The Supervisor of Property and Insurance reports as follows:-

"The above property, legally described as Pcl. 'D' of Lots 10 to 12, Block 25, District Lot 264A, known as 930 McLean Drive, is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

The dwelling was occupied by tenants who vacated the property in August, 1973. The dwelling was vandalized -- all the windows broken and the interior left in very bad condition.

Negotiations had been carried out with the Solicitor of the registered owner since February, 1973, and after the dwelling was vandalized they agreed to allow the City to demolish the dwelling subject to negotiations being carried on the same basis as before.

The premises comprised a two & one-third storey frame dwelling with a main floor area of 1,018 square feet, erected in 1911 on a site 30½' x 93', zoned R.M.-3. The dwelling contains 7 rooms, 5 plumbing fixtures, patent shingle roof, asbestos shake exterior, full concrete basement, and was heated by a gas fired hot air furnace. The dwelling was in poor condition for age and type.

Following further negotiations, the owner has agreed to sell for the sum of $26,500.00 as of September 30th, 1973. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation.

The Britannia Community Services Centre involves 77 properties. 930 McLean Drive represents the 76th negotiated settlement.

RECOMMENDED: That the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $26,500.00 chargeable to Code No. 5830/427."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

7. Possible Exchange of Privately-owned Lots 9 & 10, Block 360A, D.L. 526 405 & 415 West 10th Avenue for City-owned Site in Champlain Heights

The Supervisor of Property and Insurance reports as follows:-

"On February 13th, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 & 10, Block 360A, District Lot 526, for future civic purposes.

The subject properties, legally described as Lots 9 & 10, Block 360A, D.L. 526 and known as 405 & 415 West 10th Avenue are required in this regard.

Lot 9 is owned by The Open Bible Chapel Society and is improved with a two storey church. Lot 10 is registered in the name of William Banning and is improved with a 2 storey frame dwelling that is used to house the students from the Bible School, (actually both properties are under the control of the Church).

The Open Bible Chapel Society had plans to assemble Lots 9 to 15 and then apply for a development permit to construct a Senior Citizens' High Rise apartment and possibly a new Church Hall and Bible School.

After the Bible Society was advised that City Council had authorized the acquisition of this property for future civic use, they endeavoured to find an alternate site to meet their requirements. They have not been successful in finding a site.

The Bible Society engaged an architect who has planned a two tower scheme that would be a combination of High Rise Senior Citizen and commercial apartments, plus a Church and Bible School with student accommodations. This would be managed by a non-profit society and financed through government assistance. The project would take up to two years to complete.

This proposal would require approximately 3½ acres and the only City-owned lands available at this time are Sites 4, 5 & 6 in Champlain Heights. These sites were advertised for sale in April, 1971, for development under Strata Title, but no satisfactory bids were received. These sites were never readvertised.

The members of the Society and their architect have asked if City Council would give consideration to this type of development on these sites. The Planning Department feel that such a proposal may have merit but would require an amendment to the CD-1 By-Law to permit a church and school. They feel, however, that the form of development should be discussed with the Champlain Heights Planning Advisory Committee presently being formulated.

RECOMMENDED that:-

a. The proposal and form of development be discussed with the Champlain Heights Planning Advisory Committee;

b. The Supervisor of Property & Insurance be given authority to negotiate with the Society on a land exchange, plus a cash payment to the City, for any difference in market value;

c. City officials report further on this matter.

Your Board,

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

8. Britannia Community Services Centre - 936 McLean Drive
Expropriation, Vesting Order, and Order for Possession

The Supervisor of Property and Insurance reports as follows:-

"On March 6th, 1973, City Council, approved acquisition of the South half of the North half of Lots 10, 11, and 12, Block 25, District Lot 264A, for the sum of $20,500.00. This acquisition was reported to Council following receipt by the Supervisor of Property and Insurance, on February 14, 1973, of a letter from the beneficial owner of the property indicating that he would not dispute the offer of said sum for his property. The acceptance of the City's offer was later confirmed by the owner's wife on February 19, 1973, at which time the conditions of sale were also agreed upon, i.e., an advance payment of $1,500.00 upon delivery of a registrable Deed in favour of the City of Vancouver, and the date of sale to be on or before June 30, 1973, at the discretion of the owner.

The subject property at that time was under Probate and the Sale documents were delivered to the owner's Solicitor pending conclusion of the Probate. The Solicitor later advised that Transmittal had been completed and that the Conveyance to the City had also been executed by the owner, subject to conditions that the owner would have the right to retain possession of the property until the adjoining property to the South was vacated by its owner and that when the City was given possession of the subject property it would be immediately demolished.

The Supervisor of Property and Insurance gave written agreement to these conditions by letter to the Solicitor dated September 18, 1973.

Subsequently, the owner appointed another Solicitor who has advised that his client denies having agreed to any price with the City. He has also declined to advise of the nature or amount of his claim for compensation against the City.

This property is the only property in the Britannia Community Services Centre Site not under the City's ownership and, as negotiations now appear to be stalemated and as the City requires possession of the property by March 1st of this year, the City Solicitor is of the opinion that the property should be expropriated immediately and a Vesting Order applied for.

It is therefore,

RECOMMENDED That:-

a. The Corporation Counsel be authorized to expropriate the South half of the North half of Lots 10, 11, and 12, Block 25, District Lot 264A, in accordance with the Resolution for that purposes submitted under 'Motions', and that Professor E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner;

b. The Corporation Counsel be authorized to apply to the Court for a Vesting Order with respect to this property;

c. In the event no settlement is reached by February 28, 1974, the Corporation Counsel be further authorized to apply to the Court for an Order for Possession and when granted, to take immediate action to obtain possession."

Your Board

RECOMMENDS that the foregoing Recommendations of the Supervisor of Property and Insurance be approved.

INFORMATION:

9. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1529 Parker Street, Lot 20, Blk. 24, D.L. 264A.	Britannia Community Services Centre	John Bulych	$1,375.00	5830/428
358 E. Cordova St., Lot 10, Blk. 56, D. L. 196.	Public Housing For Single People	Paul Bulych	$ 625.00	565/1201
603 E. 5th Avenue, Lots 1 & 2, Blk. 93, District Lot 264A	Re-Plotting: (P/M of Nov. 16, 1973) (R/C of Nov. 20, 1973)	Litchfield Bulldozing & Demolition Ltd.	$ 970.00	4954/825
1124-1128 McLean Dr., Lot 11, Blk. 40, District Lot 264A	Britannia Community Services Centre	Bob's Power Demolition Ltd.	$1,175.00	5830/428
2332 Prince Edward St., Lot D, Blk. 104, W.½, District Lot 264A	Park Site No. 10	George Muys	$ 695.00	4189

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 181

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Walkways - Area "A" Champlain Heights

The Director of Planning and the City Engineer report as follows:

"In May, 1972, Council was advised of a Hudson's Bay Company proposal to amend Area A, Champlain Heights by purchasing two housing sites (located between the original 12.5 acre shopping centre site and Captain Cook School) from Dawson Developments Limited, and by obtaining the west half of Doman Street from the City.

Council held a special meeting to discuss the above proposal. At that meeting a proposal was made to provide interconnecting walkways between the garden shop at the southeast corner of the enlarged shopping centre site, Captain Cook School, and 54th Avenue.

Engineering and Planning staff met with C.M.H.C. officials, the architects for the public housing site (Downs/Archambault), and the architect for the Hudson's Bay Company (F. Donaldson). The routing of these walkways was agreed upon and is shown on Appendix A.

Walkway 'A' is a north/south public walkway extending from 58th Avenue flanking the public housing site to the east and terminating at the shopping centre boundary.

Walkway 'B' is an east/west walkway to be developed by the Hudson's Bay Company as part of its total development. It connects walkways 'A' and 'C'.

Walkway 'C' is a north/south connection linking walkway 'B' with the existing sidewalk on the east side of the former Doman Street. This walkway (which is located between the new west property line of the Captain Cook School and a chain link fence 11' east of such property line) would complete a desirable pedestrian linkage from 54th Avenue and 58th Avenue in addition to serving school children.

A further meeting was held on March 1, 1973 to discuss outstanding items involved in the proposed walkway system. In attendance at that meeting were the architects for the Hudson's Bay Company and the Public Housing Project, and representatives of C.M.H.C., School Board, Engineering and Planning Departments.

The meeting agreed on the following:

a. The surface treatment for the public walkway 'A' and the Hudson's Bay Company walkway 'B' should be exposed aggregate concrete. (The Hudson's Bay Company has provided walkway 'B' in its development).

b. That walkway 'C' on school property should be of standard concrete - an extension of the existing sidewalk treatment on the east side of the former Doman Street.

c. The Hudson's Bay Company would expand the use of exposed aggregate material to include the crossing that links the sidewalk system of the shopping centre with walkway 'B'. (The Hudson's Bay Company has provided this in its development).

d. The wooden fence constructed along the south property line of the Hudson's Bay Company would be extended 11' to the School Board chain link fence, in order to channel pedestrian flow through and prevent access to the public housing site at this location.

e. Walkway 'A' on City property would be constructed at City cost and maintained by the City. (The cost of developing such minor walkways was considered to be a direct charge against land sales revenues for the area when the original design concept for Champlain Heights was approved).

Cont'd . . .

Clause 1 Cont'd

f. Lighting on walkway 'A' and 'B' to be the same type.

g. That because it serves two functions (school and public), the extension of sidewalk 'C" should be constructed by the City but maintained by the School Board.

The above proposals were endorsed by C.M.H.C. officials and its architects, the Hudson's Bay Company, and the School Board officials.

COSTS

Walkway 'A'	-	City Cost	
		Sidewalk and Landscaping	$3,900
		Lighting	$3,000
Walkway 'B'	-	Hudson's Bay Cost	-
Walkway 'C'	-	City cost	
		Sidewalk	$1,900
		Fence	$ 100
		Total City Cost	$8,900

RECOMMENDATIONS

The shopping centre site and the public housing project are now developed and completion of the walkways described in this report is desirable. It is accordingly RECOMMENDED that:

I. The construction of public walkway 'A' be undertaken at City expense at an approximate cost of $6,900 chargeable to land sales revenue.

II. The construction of walkway 'C' including an 11' fence extension be undertaken at City expense at an approximate cost of $2,000 chargeable to construction of sidewalks abutting school and parks and subsequently be maintained by the School Board.

III. The above report be submitted to the Vancouver School Board for its endorsation."

CONSIDERATION:

2. Requested Closure of 23rd Avenue West of Arbutus Street

The City Engineer reports as follows:

"In December, 1973 City Council considered a report from the City Engineer about a request from Mr. W.J. Sim of 2375 West 23rd Avenue that 23rd Avenue be closed to traffic west of Arbutus Street because of the volume of through traffic short-cutting through the residential area on 23rd Avenue. The report stated that the most logical location for a barrier to discourage through traffic on 23rd Avenue was in the short one-way section between King Edward and Yew Street. A delegation representing the five residents on the street section between King Edward and Yew Street opposed the closure and presented an alternative scheme.

Council, in dealing with this matter, adopted the following resolution:

'That this matter be referred to the City Engineer for report back to Council on the practicality of the alternate scheme as proposed by Mr. MacKenzie'.

The attached sketch (Appendix 1) shows two methods of achieving the scheme put forward by Mr. MacKenzie as an alternative to the cul-de-sac treatment (App. 2) recommended in the previous report to Council.

This sketch was circulated to the five residents east of Yew Street and to the residents on 23rd Avenue west of Yew Street. All the responses (24) from the residents west of Yew Street favour Alternative 2 over Alternative 1. The five residents east of Yew Street favour Alternative 1 but some have stated that Alternative 2 would be acceptable.

Cont'd . . .

Clause 2 Cont'd

The estimated cost of changes to effect a closure are:

(a) cul-de-sac as per the previous report - $3,200.

(b) Alternative 1 or 2 shown on Appendix 1 - $8,000.

It is the Engineering Department's technical assessment that the effectiveness of the solutions to the problem raised by the people wanting 23rd Avenue closed can be rated as follows (most effective listed first): cul-de-sac, Alternative 2, Alternative 1.

Accordingly, the following options are submitted to Council for CONSIDERATION:

A. Approve installation of a permanent cul-de-sac on 23rd Avenue west of Arbutus Street (approximately opposite lots 18 and 19) at a cost of $3,200.

or B. Approve reconstruction of the street as per Alternative 2 of Appendix 1 at a cost of $8,000.

Funds are to be provided from Account #148/7916 - Miscellaneous Projects Unallocated."

FOR COUNCIL ACTION SEE PAGE(S) 181, 182

BUILDING AND PLANNING MATTERS

B-4

CONSIDERATION

1. Regulations re Master Plumbers

The City Building Inspector reports as follows:

The Mechanical Contractors Association of B.C., representing the majority of plumbing contractors and the United Association of Journeymen and Apprentices of the Plumbing and Pipe-fitting Industry have written to the City urging that regulations with respect to Master Plumbers be carried over into the new Plumbing By-law. They refer to the B.C. Plumbing Code issued by the Province of B.C. and their expectation that Vancouver will adopt the B.C. Code. The Code does not include regulations with respect to Master Plumbers and this is the point which concerns the two organizations.

The B.C. Department of Labor issues "Tradesmen's Qualification Certificates" to appropriate applicants. The two organizations believe that journeymen with such certificates are not qualified to supervise plumbing installations, particularly the larger, more complex ones. They do not believe that the Master Plumber requirement will necessarily increase the cost of a job and they believe the requirement is in the interest of the health and safety of the public. They emphasize that a Master Plumber's certificate can be revoked for reasonable cause, whereas such action cannot be taken against the holder of a Tradesmen's Qualification Certificate. Copies of their letters are attached as Appendix I.

The Plumbing Inspection Supervisor and the City Building Inspector are preparing a submission to Council on the adoption of the B.C. Plumbing Code and the matter of regulations with respect to Master Plumbers is one of the questions being considered. Copies of the present regulations are attached as Appendix II.

Points favoring the retention of the regulations are:

(a) Quality of material and work on jobs tends to be good.

(b) The Master Plumbers Examining Board has the power to cancel or revoke a certificate if the holder is found to be incompetent or fraudulent. This provides some protection to the consumer and the power has been used on several occasions.

Points not favoring the regulations are:

(a) Vancouver will be the only municipality having such regulations.

(b) Other trades such as electrical and building do not have similar regulations.

I do not have a recommendation to make one way or the other. It is true that the work of the Plumbing Branch is made easier by such regulation because some incompetent persons are unable to get plumbing permits because they are not Master Plumbers. This, however, is not a valid reason for retention. There are no technical reasons favoring retention or exclusion of the regulations.

The requests of the Mechanical Contractors Association of B.C. and the Plumber's Union that the regulations with respect to Master Plumbers be carried over into the new Plumbing By-law, are therefore placed before Council for CONSIDERATION.

cont'd ....

BUILDING AND PLANNING MATTERS

2. Ming's Restaurant, 141-147 East Pender Street

The City Building Inspector reports as follows:

I have received an application from Mr. K.S. Lim of "Design Art", Interior Designers, to license the restaurant facilities in the above-mentioned building, including the use of the top floor as a cabaret. A development permit was issued to cover the alterations on August 2nd last year, subject to a license being granted by the Liquor Control Board. A minor amendment to this development permit has just been requested to cover slight changes to the interior layout.

The existing three storey building is non-conforming under the Vancouver Building By-law No. 4702 in that the floor and roof construction is of heavy timber instead of non-combustible material as now required. The exterior masonry walls conform to present standards with respect to fire resistance.

The proposed work is estimated to cost about $200,000 but the assessed value of the building is only $64,000. Under Section 1.4.9 of the Building By-law the Building Inspector may permit alterations to a non-conforming building provided the cost does not exceed the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

In this case, since the building could have been of combustible construction had it been one storey less in height and since the interior work will include the installation of a sprinkler system, I would not be opposed to the renovations as now proposed, subject to the development permit being validated by the Director of Planning.

The foregoing is submitted for the CONSIDERATION of Council.

See circulated letter dated January 29, 1974 from Lester Gellen and Associates which relates to the above clause.

FOR COUNCIL ACTION SEE PAGE(S) 182

B-5

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Re Street Vending

The Corporation Counsel reports as follows:

The question of the selling of goods on City streets has come up from time to time for consideration by staff and, as well, has been given close attention by the Granville Mall Committee. The purpose of this report is to review existing controls on this activity and propose a more satisfactory method of permitting it to be done within the public interest.

The matter of street selling is now covered under Section 66 of the Street and Traffic By-law. This prohibits the use of the streets for the purpose unless the individual is licensed under the provisions of the License By-law. That By-law also deals with the licensing of mobile retail dealers and pedlars and lays down regulations governing the conditions.

This "mixture" of these two By-laws to achieve one end result - i.e. suitable control for the use of the streets for selling - is cumbersome and is also too limiting. The proprietory right to control the streets should not, in my view, be mixed with the licensing function. I would suggest that street vending should be controlled by the City in its capacity as the owner of the street system and that we should employ section 319(c) of the Charter empowering us to regulate "the sale, or the offering or exposing for sale, of any merchandise or thing upon a street."

We should deal with an applicant as if he were a tenant seeking a lease from the landlord and make our first decision in that capacity as to whether or not we will give him street space, and the conditions under which we will let him use it. The Charter allows all this to be done by by-law, and I would suggest that a special by-law be drawn to be known as the "Street Vending By-law".

Having taken this step, I would suggest establishing a permit system under section 161A of the Charter with a fee structured in such a way as to be equivalent to a license fee. The permit system also carries with it the power of revocation. If this is accepted, then I would further suggest that street vending as such be removed from the License By-law. The License By-law really contemplates control over established business premises over which the City has no real proprietary control. It does not seem appropriate for vending in the public streets.

For Council's further consideration I am attaching a draft by-law.

FOR COUNCIL ACTION SEE PAGE(S) 172

PERSONNEL MATTERS

RECOMMENDATION

1. Sun Life Assurance Company of Canada Group Life Coverage Policy No. 8645-G & GD

The Corporation Counsel reports as follows:-

"The name of the Municipal and Regional Employees' Union has been changed to Vancouver Municipal and Regional Employees' Union effective March 28, 1973. Accordingly, it is necessary to amend the above-mentioned policy to reflect this change. Amendment No. 13 to the Sun Life Assurance Company of Canada Group Life Coverage Policy No. 8645-G & GD has been submitted to the City by the insurers to effect this change in name.

The amendment being in order, it is RECOMMENDED that the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

FOR COUNCIL ACTION SEE PAGE(S) 182

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 17, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the No.1 Committee Room, third floor, City Hall on Thursday, January 17, 1974 at 11:00 a.m.

PRESENT: Aldermen Bowers (Chairman)
Harcourt
Volrich
Linnell

ALSO PRESENT: Chief Konig, Fire Department
D. Danbert, Pre-fire Planner
Mr. J. E. Tunning, Deputy Fire Chief
Commissioner W. A. DuMoulin, Park Board
Superintendent S. Lefeaux, Park Board

CLERK: M. Sharkey

The order of agenda was changed to accommodate the representatives of the Fire Department and Park Board.

RECOMMENDATION

1. Fire Protection in the Harbour

At a previous meeting this Committee resolved to invite the Fire Chief, Port Manager, and the representatives of the National Harbours Board to attend to discuss "Fire Protection in the Harbour".

Two years ago the recommendations of two committees (one appointed and a technical sub-committee) on whether fire protection on the waterfront was more effective from the land or water, ascertained that fire fighting from the water was more efficient due to the increased flow per minute available (20,000 gallon per minute). At that time no clear definition of responsibility was made. Last year the fire boat had responded to fires in bulk loaders from spontaneous combustion, gas spills, and grain elevator fires. These fires were located in all areas of the Waterfront and in some cases the City of Vancouver Fire Boat was the only fire department to respond. In the recent barge fire, the Fire Department were not sure if it was within their area of responsibility. The Fire Department responds to approximately 50 fires per year on the Waterfront whether they are on land or water.

The perimeters for areas of responsibility of the Vancouver Fire Department in the harbour have never been clearly defined. Some time ago Mr. W. Rafey of the National Harbours Board had stated that a fire on a ship is the captain's responsibility.

Although Vancouver is one of the largest harbours in North America and contributes to the economy of all municipalities, Vancouver City is considered to be major source of fire protection in the harbour. No neighbouring municipalities contribute to the fire boat cost.

cont'd ....

Clause No.1 continued

The question of improving land access to the harbour, equipping the larger tugs with extra pumps and equipment, and the difficulties of waterfront access from the water and the land were discussed. Other larger ports having fire boat protection are San Francisco (1), Oakland (1), Seattle (2), Portland (1), Tacoma (1). The port of Montreal is considered to be a seasonal port and does not have a fire boat but has fireproofed facilities.

It was felt by the Committee that the City should not be responsible for the burden of full financing for the fire boat when it is used extensively by other bordering area municipalities. Most of the property along the waterfront used as port facilities is controlled by the National Harbours Board it was felt that the National Harbours Board should bear the cost of the fire boat rather than receiving the services provided by paying a grant in lieu of taxes on buildings on the land side but not on the piers.

Any fires originating in the harbour area automatically fall under the management of the Harbour Master. The cost of control for each fire occurring in the harbour area is approximately $10,000.

A charge for cost sharing for the fire boat for harbour protection for the district of Vancouver, has been worked out on an assessment basis: North Vancouver 25% of the cost, District of North Vancouver 40%, Vancouver City 35%.

The City of Burnaby has no water fire fighting services available and with the large refineries at Ioco, this is thought to be a serious problem.

Slides were shown of the recent oil barge fire in Burrard Inlet showing the methods used by the fire boat and tugs for control of the fire.

After further discussion the Committee

RECOMMENDS

THAT the National Harbours Board be requested to assume full responsibility for fire protection in the harbour, for ships and waterfront property within its jurisdiction in the Vancouver Harbour, and discussions be arranged by the Mayor with the National Harbours Board, and that neighbouring municipalities bordering on the harbour be requested to support the City of Vancouver in this position.

FURTHER THAT the Mayor take the question of fire protection in the harbour to the appropriate officials in Ottawa.

2. (a) Kates, Peat, Marwick: Suggested Additional Management Consulting Services - Park Board

The letter and supporting material which had previously been considered by Council at the meeting of December 18, 1973, was referred to the Standing Committee of Finance and Administration and was considered by the Committee.

The representatives of the Park Board reminded Committee that this report had been discussed at great length with the Park Board and the City Council.

cont'd ....

Clause No.2 (a) continued

A letter from Kates, Peat, Marwick and Co. dated November 16, 1973, suggesting the following additional management consulting services was discussed:

Project Management of Recreation Study.....	$ 14,500
Responsibility Matrix.....	9,500
Standards of Performance...	3,000
1975 Budget Preparation....	22,000
Accounting Systems.....	16,500
	$ 65,500

Responsibility Matrix

Kates, Peat, Marwick and Co., Consultants had proposed that to develop a responsibility matrix they would:

- interview all elected Board members, City Council members and selected employees of the Park Board and City Administration
- research and interview other related bodies to determine their current and perceived roles and responsibilities
- develop a draft responsibility matrix which reflects Park Board thinking and objectives identifying any apparent inconsistencies and conflicts
- discuss and review the matrix with the Park Board and other affected bodies and initiate action required to obtain agreement
- finalize and document responsibility matrix.

The Park Board and the Committee agreed that the proposal to interview individuals and organizations was commendable but that it should be greatly broadened to include other groups and organizations such as Social Planning, School Boards etc., who would have responsibilities in this area.

Standards of Performance

To assist in the development and documentation of standards of performance for the Superintendent and his immediate subordinates through a series of three-way meetings. During these meetings, agreement would be reached on areas on which performance should be measured and the criteria on which performance should be assessed will be identified. We will also conduct management seminars to orient staff to a standards of performance approach and to assist them in introducing the system throughout the organization.

It was the consensus of the members present that the implementation of this section of the report could greatly increase the capabilities and management in the whole Park Board function but that it should be delayed until staff had been hired so that they would be able to provide input and participate in the whole program.

cont'd .....

Clause No.2 (a) continued

The Director of Finance felt if this "Standards of Performance" was implemented it would greatly increase the capabilities of management in the total function. He also stated that if agreed to by Committee it should not be patterned after the Edmonton system but should be a system particular to the City of Vancouver.

The Park Board representatives informed the Committee that if the Council agrees in principle to these sums requested it does not mean that they would start on the program immediately but that the newly employed Director of Finance would need time to become familiar with the programs and functions of the Board.

It was felt that the four items of Responsibility Matrix, Standards of Performance, 1975 Budget Preparation, Accounting Systems, were basically inter-related and would ultimately lead to a recreation study.

Recreation Needs Study

Provide overall project management for the conduct of a comprehensive study of the role of the Park Board in the field of recreation. This is a major study which should be conducted by the Director of Recreation and his subordinates, supplemented by additional staff as required. We would assist in determining the most appropriate methods and approach to be employed by the study group and in monitoring and co-ordinating the overall management of the project. Since the study will involve a number of public, private and volunteer organizations and an extensive interview and market research program, we feel that overall project management by an outside party would be both appropriate and invaluable and would assist in ensuring that the study is completed in time for the preparation of the 1975 budget. This detailed study would ensure that all recreation programs developed for the 1975 budget are soundly based on an agreed role for the Park Board in the overall recreation areas in the City.

Discussion followed on whether recreation programs should come under the jurisdiction and implementation of the Park Board or Social Planning. It was suggested that Social Planning was more orientated to solving "people" problems rather than the total field of recreation needs. The Committee suggests that K.P.M. have discussions with the newly appointed Finance Director in order to implement studies and that it could possibly be a joint study on recreation between the Social Planning and Park Board.

1975 Budget Preparation

Under budget preparation the consultants agreed that they would participate in the development of the 1975 budget by:

- conducting orientation seminars for all personnel involved
- assisting operating management in the identification of programs
- assisting the Board and the staff in the development of overall and program objectives and criteria
- monitoring the analysis and costing of budget programs and the compilation, presentation and approval of the budget
- defining and establishing the required on-going reporting systems.

cont'd .....

Clause No.2 (a) continued

Accounting Systems

K.P.M.'s proposal was that they would assist Park Board staff in:

- determining City administration accounting requirements
- defining accounting and management information systems which will satisfy program budgeting and management reporting requirements
- developing a program for the design and implementation of a system which will satisfy the above requirements
- implementing a manual system and identifying those areas where computerization would be appropriate.

The Committee agreed that the 1975 budget preparation and accounting systems should be discussed between Park Board members, newly appointed staff, and Kates, Peat, Marwick Consultants. After further discussion it was

RECOMMENDED

THAT the sum of $65,500 be placed in the 1974 Park Board budget, the Board of Administration and Director of Finance report back to this Committee on the method of implementing these studies for Consulting Services with the Park Board.

2. (b) West End Community Services Centre

The Committee considered a letter from the Board of Parks and Public Recreation (attached) in regard to a proposed interim operating budget for 1974 for the West End Community Services Centre. This project is almost identical to that of Britannia Community Services Centre and the management of the West End Centre will be similar to that of Britannia. It was their suggestion that the position of administrator for both centres be advertized simultaneously at the same pay grade in order to implement filling these positions.

After further discussion the Committee

RECOMMENDS

THAT the interim operating budget for 1974 from March 1st to December 31st for the West End Community Services Centre, submitted by the Board of Parks and Public Recreation, be approved, details to be reviewed and pay grades to be in accord with those stipulated for the administrator for the Britannia Centre.

FURTHER THAT the budget be more fully reviewed by the Director of Finance.

cont'd ...

3. 1976 - 1980 Five Year Plan Publicity

In its report to Council on November 8, 1973, this Committee recommended that "Council will also invite suggestions for required capital expenditures from civic organizations, (such as political parties, unions, area councils, C.C.C.D. Board of Trade, etc.) with the same deadline."

The Director of Finance submitted a report on the 1976 - 1980 Five Year Plan - Publicity, to the Committee for their consideration on his suggestions as to steps to be taken for the involvement of the public in the capital plan.

After further discussion the Committee

RECOMMENDS

THAT the Council approved the recommendations of the Director of Finance that $5,000 be appropriated in advance of the 1974 revenue budget for expenditures required to receive the widest possible input from the public and to promote publicity in the development of the 1976 - 1980 Five Year Capital Plan.

FURTHER THAT the letter proposed by the Director of Finance to be forwarded to community groups and citizens of Vancouver be accepted and that the list of persons to whom it will be circulated be reviewed by members of Council to make additions or deletions.

4. Next Meeting

After discussion the Committee

RESOLVED

THAT future meetings of the Standing Committee of Council on Finance and Administration will be held at 1:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 187, 188

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

JANUARY 17, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, January 17, 1974 in No. 1 Committee Room, 3rd floor, City Hall at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Rankin, Marzari, Harcourt

COMMITTEE CLERK: J. McDonald

The Minutes of the meetings of the Standing Committee of Council on Community Development held on December 6 and December 13, 1973 were adopted.

RECOMMENDATIONS:

1. Strathcona Sites C & D

Your Committee had before it a report from the Director of Planning dated January 11, 1974 which outlined the development for Sites C & D in Strathcona. The development was to be principally for family housing but with the possibility of a personal care home and some senior citizens' housing. As a result of demands for the site from various Chinese organizations a proposal was approved that the site should be developed by a housing society composed of ten members, three of which to be Council appointees and seven to be elected from a widely advertised public meeting called solely for the purpose of electing this housing society. The report of the Director of Planning read in part:

"The special meeting to elect the housing society was to be chaired by an individual who would be respected in the area but who would not have any affiliation with any particular group. Mr. J. Everett Brown, formerly representing the Provincial Government on the Strathcona Rehabilitation Committee, was agreed by all parties as being a very suitable person for this task and Mr. Brown undertook to carry out the work.

In order to set the scene for the public meeting, Mr. Brown had lengthy separate discussions with the four organizations who had indicated strong desire to develop the site. These were:

SPOTA
Shon Yee Society
Villa Cathay
Chinatown Lions

The three first-named organizations had submitted proposals at the June 1973 meeting of the Community Development Committee and the Chinatown Lions had expressed interest by letter dated November 26, 1973.

It became clear to Mr. Brown from these discussions that a public meeting as originally proposed could lead to great bitterness and confusion and would not necessarily result in an organization that could effectively carry out the task of developing the site.

Clause No. 1 cont'd

He proposed, therefore, that if the four organizations who were keen to develop the site could be brought together in such a way that all their objectives could be achieved and which would result in an appropriate development within the neighborhood context, this would be a better method than the elected housing society.

Mr. Brown held a further meeting with representatives of all the organizations present together. A proposal was developed and agreed to in principle whereby the family housing would be developed by SPOTA and the personal care home and senior citizens' housing would be developed by a special organization set up by the Shon Yee Society, Villa Cathay and the Chinatown Lions. This arrangement met with general approval, though it would need to be ratified by the respective parent organizations.

A further meeting was held under the chairmanship of the Deputy Director of Planning on January 9, 1974, to start working out details, but at this meeting it became apparent that the proposed arrangement for the senior citizens' housing and personal care home was not acceptable to all of the organizations. A co-operative effort is acceptable to the Villa Cathay and Chinatown Lions, but not to the Shon Yee Society. The Villa Cathay and the Chinatown Lions are agreeable to co-operating in both the development and subsequent management of a personal care home and senior citizens' housing and the Shon Yee Society is willing to carry out the construction and subsequent management also of the personal care home and senior citizens' housing. There is no way, however, in which Shon Yee can co-operate other than by carrying out construction of the whole facility and then leasing a part of it, eg., the personal care home, to one of the other organizations to operate, which is not acceptable to Villa Cathay.

A very intensive effort has gone into attempting to negotiate an arrangement which will give all parties an opportunity to cooperate in the total development of this site, but this clearly is not possible. There is no problem as far as the family housing is concerned, as SPOTA are willing to carry this out. The other three organizations do not have any particular aspirations in this direction. There are, however, two groups having ambitions to develop the senior citizens' component and further negotiation with these three groups to attempt to secure one corporate entity would be fruitless.

It appears, therefore, that if Council wishes the site to be developed by representative organizations from the area, the family housing should be developed by SPOTA and Council will need to make a decision between either the Shon Yee Society or a joint venture on the part of the Villa Cathay and the Chinatown Lions. All the organizations present at the January 9 meeting agreed to this course of action. Once a decision is made as to who will develop the site, the details of boundaries, form of tenure, price and form of development will need to be developed, but this part of the work cannot be done until a developer is nominated.'

Accordingly, your Committee;

RECOMMENDS, That Council

a. agree to make available part of Sites C & D, Strathcona, for the development of family housing by SPOTA, subject to agreement on boundary, method of tenure, price and form of development, and

Clause No. 1 cont'd

b. agree to make available the balance of the site for a personal care home and senior citizens' housing to the Shon Yee Society subject to agreement on boundary, method of tenure, price and form of development.

Alderman Volrich is recorded as voting in the negative on the second recommendation.

It was agreed to request the Standing Committee of Council on Housing to assist Villa Cathay and the Chinatown Lions in obtaining an alternative site for their development of a senior citizens' housing complex and personal care home.

2. Office Furniture for Non-Profit Organizations

The Social Planning Department and Purchasing Agent submitted reports and contracts dated December 13, 1973 and January 7, 1974 from non-profit organizations requesting office furniture. The organizations are listed below together with the value of items presently available for each request:

Renfrew Collingwood Information Centre	32.00
Red Door Information Centre	107.00
Marpole Oakridge Area Council	68.00
Vancouver & District Public Housing Assoc.	134.00
B. C. Association for the Advancement of Colored People	198.00
Downtown Eastside Information Centre	25.00
Dunbar-West Point Grey Youth Project	441.00
Sunset Area Council	219.00

It is the recommendation of the Director of Social Planning and the City Purchasing Agent that the quantities shown on the contracts be made available to these organizations on the usual basis.

Accordingly, your Committee;

RECOMMENDS

That the foregoing recommendation of the Director of Social Planning and the City Purchasing Agent be approved by Council.

INFORMATION:

1. License By-Laws Concerning Peddlers

Mr. W. Friedel spoke in support of a brief on behalf of street vendors and craftsmen objecting to pending amendments in licensing bylaws concerning peddlers. Among concerns voiced were that sidewalk vendors should be allowed to continue their activity which affords them a means of earning a living and at the same time enhances Vancouver's character in that it contributes to a 'life-style unique to very few cities in Canada'.

The delegation was advised that although the matter of license bylaws relating to peddlers is under review there have been no official changes recommended to date, and it was therefore,

Clause No. 1 cont'd

RESOLVED

That the Corporation Counsel prepare a report on proposed license bylaw amendments pertaining to peddlers for the consideration of the Standing Committee of Council on Community Development, and that concerned individuals be invited to express their views when this matter is considered by this Committee.

2. Fairview Slopes Development

This item was deferred to the next meeting of the Committee pending receipt of a report from the Department of Planning.

The meeting adjourned at 3:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 189

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

JANUARY 17, 1974

A meeting of the Standing Committee on Civic Development was held on Thursday, January 17, 1974 at 3:35 p.m. in No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey, Pendakur

COMMITTEE CLERK: M. James

INFORMATION

1. Richards and Pacific Streets: Farmers' Market
Marathon Realty Limited

To introduce the topic Mr. John Webster, Project Manager of False Creek for Marathon Realty Company Ltd. read to the Committee a letter dated January 17 which is attached to this report.

Mr. J. Lowden, Planning Coordinator to False Creek for Marathon Realty Company Ltd. read to the Committee a statement re: Comprehensive Planning for the Marathon lands and the "Wood Pipe" proposition. A copy is attached to this report.

Mr. H. T. D. Tanner, Mr. Al Clapp, and Mr. J. W. Wyse, the principals of the Wood Pipe Group, who propose to operate the Market spoke to the Committee and submitted an undated brochure showing proposed uses of the Canadian Wood Pipe Tank plant for the vending of food stuffs, crafts, flowers, and other uses.

The 3 principals orally outlined their philosophy of management and operation of this venture and advised the Committee members that it was their anticipation to have manufacturing and retail trade on the premises with the retail trade of arts and crafts being limited to those produced or manufactured on the premises. Food stuffs would be limited to food stuffs actually produced by the vendor.

The 3 principals advised that they do not intend to gain financially from this venture and that they felt it would contribute to the general well-being of the City and particularly the down-town area.

Upon questioning, the principals advised of proposed rental schedule and that they were in the process of negotiating an agreement with Marathon Realty for occupancy of this group of buildings for a 5 year period with a 5 year further option at an extremely reasonable rate in their opinion.

Given the cooperation of the various Civic Departments who would be responsible for the application of various regulations and laws the principals felt they could be in operation this summer or perhaps late spring.

.....2

After further discussion, the Committee;

RESOLVED

That the concept of a Market Place, including the sale of produce and crafts at this location be endorsed in principle and the whole matter referred to the Board of Administration and the Park Board for report and/or comment back to this Committee.

2. Langara - Progress Report

Under date of January 14, 1974 the Director of Planning submitted for the information of the Committee a progress report, the context of which is as follows:

"The Standing Committee on Civic Development held a public meeting on December 17th, 1973, to discuss the future of the Langara lands and at that meeting a group of citizens were elected to "confer with the Civic Development Committee on the disposal of the Langara lands". Mr. Paul Fulle was chosen pro tem spokesman.

The Deputy Director of Planning has been given the responsibility of organizing this work ans has, in discussion with Mr. Pulle, set the first meeting of the group for January 21st. At that meeting the first business will be organizational so that the sytem can operate and then it is intended to discuss alternatives and the consultants which might be used for this work. It is further intended that the potential consultants would be interviewed by the Committee at the following meeting, with the idea of getting the work fully in hand in the first half of February."

Present at this meeting, at the invitation of the Chairman, was the Chairman of the Park Board.

The Committee reviewed the report of the Director of Planning, progress made to date, and discussed with the Chairman of the Park Board the manner in which that Board had received proposals for the development of the Jericho Lands under their recently held competition. The Board had established broad policies and asked the various professional groups to interpret this as they determine and come forward with their proposals. The Chairman recommended that groups showing interest but unsuccessful should be paid for their work. The Committee discussed the matter and;

RESOLVED

That the report of the Director of Planning dated January 19, 1974 be received and that the comments of the Park Board be noted.

3. National House Builders Association

Present during the consideration of this item was Alderman Harcourt, Chairman of the Standing Committee on Housing at the invitation of the Chairman. Mr. A. Khoeli, on behalf of the National House Builders Association submitted an undated statement, a copy of which is attached to the report.

Mr. Koehli went through his submission point by point with the members of the Committee explaining in detail the various items summarily described. He also advised the Committee that, due to the delay in the Council approval of the Strata Title application, an additional $90,000 in interest had been incurred which,

Clause No. 3 cont'd

because half of the units had been sold, had to be added to the unsold units. This amounted to approximately $4,000 per unit for the unsold units.

The Committee questioned Mr. Koehli further and;

RESOLVED

That the submission of Mr. A. Koehli, on behalf of the Naitonal Builders House Association be received and referred to the Board of Administration for comment and report back to this Committee.

The meeting adjourned at approximately 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 189

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

January 21, 1974

A meeting of the Standing Committee on Social Services was held on Monday, January 21,1974 in the No. 1 Committee Room, Third floor, City Hall at approximately 9:45 a.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson, Hardwick and Marzari
ALSO PRESENT:	Alderman Harcourt
CLERK:	M. Kinsella

RECOMMENDATION AND INFORMATION

1. Meeting with the Minister of Housing

The Chairman welcomed the Honourable Lorne Nicolson, Minister of Housing to the meeting. This meeting was called to discuss various housing matters and particularly recreation facilities in public housing. Also present were members of the Minister's staff, representatives of Central Mortgage and Housing Corporation, Mr. Matheson on behalf of the Minister of Recreation and representatives of the B.C. Housing Management Commission. The following specific matters were discussed with the Minister and others present:

RAYCAM

History: Council in 1973 approved a number of recommendations of the Standing Committee on Social Services with respect to the RayCam Recreational Facilities. The following is a summary of Council's action in this regard:

"Council on May 15, 1973 approved the recommendation of the Standing Committee on Social Services that the Director of Social Planning enter into negotiations with the Federal and Provincial Governments on cost sharing of both capital and operational costs of the Raymur Place Recreational building. On June 12, 1973, Council endorsed the Director of Social Plannings' memorandum with respect to Provincial and Federal government acceptance of responsibility of the proposed Ray-Cam recreational building as follows:

Foyer (offices	360 sq.ft.
Workshop	1,275 " "
Back Porch (play area)	500 " "
Pantry (co-op)	2,000 " "
Teen Rec. Room	400 " "
Library - Study	400 " "
	5,435 sq.ft.

Council on July 31, 1973

A.(i) Endorsed in principle the need for a community activity centre of approximately 3,800 sq.ft., plus storage space, to be located on the lower level of the proposed Ray-Cam recreational building;

cont'd ....

Clause No. 1 (cont'd)

(ii) Authorized the Chairman of the Standing Committee on Social Services to enter into direct negotiations with the appropriate Provincial officials on funding of the community activity centre under the Community Recreation Facilities Fund Act;

B. Endorsed in principle the need for a living room (Central Meeting Room) of approximately 1,600 sq.ft. to be located on the main floor of the Ray-Cam recreational building."

Representatives of Ray-Cam advised the meeting that they had submitted an application to the Honourable Jack Radford, Minister of Recreation, for a grant under the Recreation Facilities Fund Act of 1/3 of the total cost of the construction of this facility. The total cost is estimated to be $225,000. Mr. Matheson, Department of Recreation, anticipates that the Ray-Cam grant will be approved within the near future.

Discussion followed on the remaining items on which cost-sharing has not been confirmed, i.e. the Central Meeting Room (living room) of approximately 1600 sq.ft. and the basement Activity Room of approximately 3800 sq.ft.

(NOTE: It is anticipated that the grant from the Recreation Facility Fund Act for 1/3 of the total cost of the building will include these two areas.)

The Honourable Lorne Nicolson considers his Department of Housing could legitimately share in the cost of the living room but they would not be willing to enter into a cost sharing arrangement with respect to the basement activity room. Therefore, the Minister AGREED to enter into discussions with Central Mortgage and Housing Corporation on that portion of the living room which is still un-funded (estimated 1/3 cost sharing from the Recreation Facilities Fund Act, the remaining 2/3 of the capital costs to be shared on a 25% Provincial and 75% Central Mortgage and Housing Corporation basis)

There was discussion on the funding of the remaining un-funded costs of the basement activity room, estimating 1/3 of this cost will be funded through the Recreation Facility Fund Act. It was noted that the estimated cost of this area is $90,000, leaving $60,000 still to be found. The Minister of Housing suggested that this should be a municipal responsibilty as he would consider this as a recreation facility not just for Ray-Cam residents but for all residents of the City residing in the areas adjacent to Raymur Place. Your Committee

RECOMMENDS

THAT Council authorize an amount of $60,000 be placed in the 1974 Capital Budget being equivalent to 2/3 of the capital costs of the basement activity room in the Raymur Recreational Project.

Discussion followed on the operating costs and management of the building. Your Committee

RESOLVED

THAT the Director of Social Planning, in co-operation with Ray-Cam representatives, Mr. Sutherland, B.C. Housing Management Commission, Mr. R. Hennessey, C.M.H.C., review the maintenance and other operating costs of the Ray-Cam Recreational Facility for report back to the Standing Committee on

cont'd ....

Clause No. 1 (cont'd)

Social Services, this report to include recommendations re management of the facility.

CHIMO TERRACE ASSOCIATION RECREATION PROPOSAL

History: In March, 1973, Your Committee received the following recreation proposal from the Chimo Tenants Association:

"(a) City-owned land on Wall Street across from Chimo (Area 16, Lots #1, 2, 3, 4, 5, 6, and Area 18, Lots A and #1, 2, 3 and 4). This land to be used as an adventure playground and playing field for the older children.

(b) The road area on Cambridge Street between the two project buildings to be closed off from the lane to Wall Street and developed into a tot lot and common ground.

(c) The triangle bounded by Wall Street and Oxford Street and a lane which runs diagonally from the corner of Oxford and Lakewood Streets intersection to Dundas Street."

The delegation from Chimo Terrace requested that that portion of road area from Wall Street to the lane south of Wall Street be closed off for inclusion in the project. The Tenants Association has established liaison with a number of other resident groups in the area, e.g. Cedar Cove Residents, Hastings Neighbourhood Improvement Committee, and it is hoped that this proposal will be a co-operative effort of all associations in the vicinity of Chimo Terrace. The group also requested that Lots 6, 7 and 8 on Wall and Oxford Streets be included in the proposed recreation development. Mr. Youngberg, Planning Department, advised that the Planning Department currently has for consideration a request from the adjacent property owner to buy Lot 6 for a proposed office expansion.

The delegation expressed concern with respect to the potential danger to children from the lumber yard operation adjacent to the City-owned lands on the north side of Wall Street. It was suggested that the Planning Department look at this land with a view to establishing a demarcation line and erecting a safety fence between the lumber yard and the City-owned property if it is to be used as a play ground.

The Honourable Lorne Nicolson AGREED that his Department would supply funds to enable the Urban Design Group to develop plans for the proposed recreation facility, such plans to include estimates on what portions of the design should be developed for use by the community as a whole. It was also agreed that the Standing Committee on Social Services invite the Urban Design Group to submit their plans for this proposal to the Committee for consideration and that any discussion on cost sharing between the City and the Province be left until firm plans have been developed and approved by the residents and others concerned. Your Committee

RECOMMENDS

A. THAT Council approve a long term lease of City-Owned lands to the Province as follows:

cont'd ...

Clause No. 1 (cont'd)

(i) Block 16, Lots 1, 2, 3, 4, 5, and 6, D.L. 184 and Block 18, Lots A, 1, 2, 3, and 4, D.L. 184 for development as an adventure play ground and playing field for older children;

(ii) Block 19, Lots 7 and 8, D.L. 184 on Oxford Street for development as a park with a report back from the Director of Planning on the proposal re use of Lot 6 for expansion of the adjacent office building;

B. THAT Council authorize the closure of the road area on both Oxford and Cambridge Streets from the lane to Wall Street;

C. THAT Council instruct the Director of Planning to report back to the Standing Committee on Social Services within two weeks on the matter of the lumber yard adjacent to the City-owned lots on the north side of Wall Street with particular reference to the safety of the children using the adjacent land as a play ground.

RECREATIONAL AND SKILL DEVELOPMENT PROGRAMME

History: Council on October 23, 1973, approved in principle the funding of the salary of one worker for the recreational and skill development project in public housing for a period of six months subject to Provincial Government funding of two other workers for the same length of time.

Mrs. Huot, representing Vancouver & District Public Housing Tenants Association, informed the meeting that they have not yet received any funds from the City to enable them to hire the worker referred to in Council's resolution of October 23, 1973. The Provincial Government has provided two workers at a salary of $623 per month. Mrs. Huot gave a progress report to the meeting. The project has put out a number of questionaires to public housing tenants to determine the type of skill training required and other factors required. She requested assistance from the City and Provincial officials with evaluation of the survey results. Mrs. Huot reported that the B.C. Housing Management Commission have offered them the use of a service garage which could be used to teach teenagers automobile repairs. She also indicated that the group are unable to commence their programme because there are no funds available for this. The only funding they have received to date was to enable them to determine facilities available, establish liaison with various groups and set up programmes.

Your Committee instructed the Director of Social Planning to assist the Vancouver & District Public Housing Tenants Association with evaluation of their survey and to assist this group on a priority basis.

The Vancouver & District Public Housing Tenants Association estimates that the cost of running their proposed programme to be $100,000. Your Committee

RECOMMENDS

A. THAT Council approve a grant of $12,500 to the Vancouver & District Public Housing Tenants Association (12½% of the total cost) and authorize the Chairman of the Standing Committee on Social Services to enter into discussions with the senior governments on cost sharing of this self-help, skill development and recreational programme.

Clause No. 1 (cont'd)

B. THAT Council approve funding of the salary of one worker for the Recreation and Skill Development Project in Public Housing for a period of six months at a salary of $623 per month .

COMMENTS BY THE MINISTER

The Honourable Lorne Nicolson indicated that he has had discussions with Alderman Harcourt with respect to housing for False Creek, Fairview Slopes, the Southeast sector, etc. It was noted that these items are being handled by other Committees of Council and therefore there was no discussion on these matters with the Minister this date.

The meeting adjourned at approximately 11:55 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 189

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

January 22, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 2 Committee Room, Third Floor, City Hall on Tuesday, January 22, 1974, at approximately 11:15 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Rankin
Alderman Volrich

COMMITTEE CLERK: D. Bennett

RECOMMENDATION

1. Progress Report: Enforcement of Fire By-law in Skid Road

Chief Konig together with the M.H.O. appeared before the Committee to discuss progress being made in the enforcement of the Fire By-law in the Skid Road area. Chief Konig briefly outlined the action taken to date and stated that out of approximately 250 hotels and rooming houses 50 had been inspected, 36 of which were in the core area and 14 outside the core area. He stated that the program would be accelerated after they have a full complement of 4 inspectors and it is hoped that all of the requirements will be completed in these buildings by the deadline of July 1, 1974. The Chief suggested that an 'ad' be placed in the newspapers which would advise the owners that the Fire By-law regulations must be met by July 1st.

The By-law states that premises with 20 or more rooms must comply with the Fire By-law regulations and the Chief advised that some owners have indicated they would close off some of their rooms so that they would not have to comply.

After due consideration it was

RECOMMENDED that a letter be sent by the Chairman of the Housing Committee to each of the 250 hotel and rooming house owners indicating what is expected of them with respect to complying with the Fire By-law regulations and that the Fire Chief be authorized to place a suitable 'ad' in the newspapers to the same effect.

FURTHER RECOMMENDED that the Fire By-law be amended to provide that owners will not be permitted to avoid compliance with the Fire By-law by closing off any rooms without the express approval of the Fire Chief and that the Corporation Counsel be requested to submit the appropriate amendment to Council for approval.

INFORMATION

2. Management - Special Purpose Housing Projects

The Committee had before it for consideration a report of the Directors of Planning and Social Planning and the Supervisor of Property and Insurance dealing with the Management of Special Purpose Housing Projects. The Officials advised the Senior Governments opposed B. C. Housing Management Commission being the managing agency for Oppenheimer Lodge to the extent that they would not finance the project unless it was managed by the City or some other approved agency. The management of Oppenheimer Lodge is designated as the responsibility of

Cont'd . . .

the Supervisor of Property and Insurance's office. The Officials were of the opinion that management of public housing projects by two separate agencies is undesirable and could be avoided by having the B. C. Housing Management Commission managing all of the public housing in the City.

Other non-standard projects pending are:

(a) Downtown Eastside project for single men

(b) A second project similar to Oppenheimer Lodge

(c) A third project similar to Oppenheimer Lodge

(d) Housing for single women (2 small projects expected to be in the form of self contained dwelling units).

The Committee noted a communication from Mr. J. T. Williams, Administrative Officer of the Department of Housing, Victoria, wherein it was advised that before consideration is given for the development of an additional hostel similar to Oppenheimer Lodge, commitment is needed that the City, or an acceptable organization, will manage the development. He further advised that the Province will not undertake management either directly or through the B. C. Housing Management Commission.

Considerable discussion ensued and it was,

RESOLVED that the Chairman of the Housing Committee arrange a meeting with Provincial, Central Mortgage and Housing Corporation and B. C. Housing Management Commission representatives to discuss the prospect of the B. C. Housing Management Commission undertaking management responsibility for all public housing projects in the City.

The meeting adjourned at approximately 12:05 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 189, 190

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

January 24, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, January 24, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Hardwick and Marzari
ABSENT:	Alderman Gibson
CLERK:	M. Kinsella

The Minutes of the meetings of December 6, 13 and 18, 1973 and January 10, 1974 were adopted.

RECOMMENDATION

1. Request for Weekend Services from the Department of Human Resources

A delegation from People on Welfare submitted a brief (copy attached) on emergency welfare services. The brief outlined the plight of a native Canadian family of ten, whose landlord in January, because of their inability to pay the rent of $300.00 per month, cut off heat and lights. Approaches were made on behalf of the tenant, a welfare recipient, to the South Unit Welfare Office in the late afternoon. The advocate was advised that there was nothing that could be done at that time. At this point, People on Welfare intervened and contacted the Chairman of the Standing Committee on Social Services, with the result that heat, lights and cooking facilities were restored 24 hours later. The brief urged the Standing Committee on Social Services to take immediate steps to institute welfare services on a 24-hour a day, 7 days a week basis and that the staff managing this emergency service be given the authority needed to meet emergencies without having to consult supervisors, administrators, etc.

The delegation pointed out that the housing rented by the family in question, at $300.00 per month, is a high old building that without the extreme housing problem which now exists would probably not be rented for any great length of time. Since December, 1973, when there was a fire in this house, no obvious repairs seem to have been made, the wiring appears dangerous, windows are boarded up with plywood and there are other obvious signs of disrepair.

The brief concluded with the request that the Committee bring before Council and the Provincial Government the urgent and immediate need for adequate housing at reasonable cost. They also made a plea for immediate establishment by the City of a housing relocation service.

cont'd ...

Clause No. 1 (cont'd)

Your Committee discussed the brief in detail with the People on Welfare delegation and

RECOMMENDS

A. THAT Council urge the Minister of Human Resources to immediately establish a 24-hour a day, 7 day a week emergency service for welfare recipients; that this service be staffed by personnel with authority to deal with any emergency situation which might arise and that an emergency phone number be established for this service and that this be made known to all welfare recipients.

B. THAT Council instruct the Director of Permits and Licenses to carry out all appropriate inspections of the dwelling at 436 East 24th Avenue (i.e. from the point of view of wiring, plumbing, fire prevention, etc.) with a report back to the Standing Committee on Social Services as soon as possible.

C. THAT Council request Mr. Butler, Assistant Director of Community Services, Department of Human Resources, to immediately appoint a senior official of his Division as permanent liaison to the Standing Committee on Social Services.

D. THAT Council forward a copy of the brief from People on Welfare to the Honourable Lorne Nicolson, Minister of Housing, to further re-enforce the need for more housing in the City of Vancouver.

The Committee agreed that a copy of the People on Welfare's brief be sent to the B.C. Association of Social Workers with a request that they review it and submit any comments or recommendations thereon to the Standing Committee on Social Services. It was also agreed to request Mr. Butler to meet with the Committee to further discuss the Provincial Government's training programme for social workers (it was noted that this topic has been discussed previously by your Committee on several occasions).

2. Day Care

Council on December 18, 1973 instructed the Supervisor of Property and Insurance to prepare, in conjunction with the Director of Planning, a report on the use of City-owned land for day care. The Supervisor of Property and Insurance, under date of January 18, 1974, submitted a report (copy attached) listing various City-owned sites which might be made available by the City for day care, generally on a two-year or longer lease basis.

Your Committee noted the comments from the Director of Planning suggesting a more comprehensive approach in establishing day care centres, which might include:

(a) Establishing criteria for location of Centres
(b) Establishing special requirements for Centres
(c) Establishing a distribution pattern based on demand
(d) Utilizing existing church, community centre and school buildings
(e) Incorporating developments of day care centres in new housing developments

cont'd ....

Clause No. 2 (cont'd)

With respect to a,b, and c above, Mr. Murphy, Day Care Information Centre, advised that these three items have already been established and are being implemented. It was noted that the Standing Committee at its meeting of January 10, 1974 requested the Park and School Boards to report back to the Committee within a month on use of park and school boards' facilities and properties for day care.

Your Committee also noted the statement of the officials that where a day care centre is a conditional use, the development permit application would require the approval of the Technical Planning Board in each case.

Your Committee reviewed with Mr. Murphy, Day Care Information Centre, progress to date on the possibility of using part of Jericho Hill School for day care. Mr. Murphy advised that discussions are going satisfactorily and he should be able to report back to the Committee in the near future. Mr. Murphy also advised that the Day Care Information Centre's survey of the West End is almost complete and will be submitting same to the Committee in the near future. The Committee requested that, if possible, this report be submitted to them within a month. Following further discussion, it was

RECOMMENDED

A. THAT the sites listed in the report of the Supervisor of Property and Insurance dated January 18, 1974 be referred to the Day Care Information Centre for review in conjunction with appropriate area day care groups, and the Community Care Licencing Facilities, for report back to the Committee with comments on their suitability and recommendations re use of specific sites amongst those listed in the report for day care centres;

B. THAT Council instruct the Director of Planning to report back to the Committee within one month on criteria for bonusing apartment or condominium developments which include day care facilities in their plans;

C. THAT Council instruct the Technical Planning Board to give priority to development permit applications for day care centres where these are a conditional use.

The meeting adjourned at approximately 2:15 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 24, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 24, 1974 at 1:30 p.m. in #2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Alderman Volrich
Alderman Linnell
Alderman Harcourt

COMMITTEE CLERK: M. Sharkey

INFORMATION:

1. Greater Vancouver Visitors and Convention Bureau re: 1974 Grant

On December 17, 1973 the Finance and Administration Chairman received a letter from the Greater Vancouver Visitors and Convention Bureau requesting permission to appear before this Committee to discuss increasing the financial assistance received from the City of Vancouver.

Mr. Hugh Main, General Manager; Mr. Victor Burt, President and Mr. Graham Blyth, Chairman of the Finance Committee, attended as representatives of the Visitors and Convention Bureau. A brief titled "Suggested Alteration in the Basis of the City of Vancouver's Contribution to the Greater Vancouver Visitors and Convention Bureau" and the proposed 1974 budget were distributed to Committee members. (Attached)

The Bureau presently consists essentially of two main activities:

(a) The providing of information and servicing visitors to Vancouver.

(b) The promotion of general visitor traffic and the promotion and servicing of convention business.

The Bureau suggests that the City of Vancouver is concerned with the first function, providing information and servicing the general visitor business. The private sector and others are primarily concerned with the second function. The Committee felt it was difficult to separate the City function and the Convention function. If these were separated it would then indicate that the City does not contribute to the Convention function at all. The City's contribution of $100,000 to the Bureau has remained the same for the past seven years, although operating costs have risen 60% in the last seven years, and they have only been able to operate by cutting staff. The grant received from other municipalities is approximately $34,000 and the non-budgeted contributions from private members, approximately $33,900. In the second phase for convention promotion, the Provincial Government last year contributed $44,900, then gave a supporting grant of $22,500 for advertising. The Province can only contribute $400.00 per year to each designated tourist organization toward servicing costs. After explanation and discussion, the Committee

RESOLVED,

THAT the City of Vancouver present a request to the Provincial Government for additional financial assistance for revenue for the Greater Vancouver Visitors and Convention Bureau.

FURTHER THAT the Greater Vancouver Visitors and Convention Bureau present a report to this Committee giving facts and figures that would assist in clarification of their postion.

FURTHER THAT the Chairman and respresentatives of this Committee

cont'd....

and representatives of the Visitors and Convention Bureau meet with The Honourable Mr. Hall, the Provincial Minister of Tourism to present to him a brief and discuss the present situation of the Visitors and Convention Bureau in the City of Vancouver.

INFORMATION:

2. Preliminary 1974 Budget Review - Departmental Program Analysis

The Committee continued with their review of the 1974 Budget Review - Program Priority Rating from each department. After consideration and discussion the Committee

RESOLVED, THAT

(a) The 1974 Budget Review - Program Priority Rating prepared by the City Departments of Fire Department, Health Department, Law Department, Department of Permits and Licenses, be accepted for the information of this Committee to be reviewed at the time of budget finalization.

(b) Health Department: Items Numbers

(1) Cemetery,
That representatives of this Committee meet with the Minister of Health and the Attorney-General to discuss the disbanding of the Public Utilities Commission and its effect on the loss of revenue to the City of Vancouver, and request an order to raise rates to cover the losses resulting from this change.

(7) Adult Immunization,
That Dr. Bonham, the Medical Officer of Health be requested to prepare a detailed report on immunization with cost breakdown figures and reasons why the City is not able to recover costs. This report to be reviewed in detail by this Committee.

(8) Mental Health Services,
That Dr. Bonham, the Medical Officer of Health be requested to attend this Committee to discuss Mental Health Services and advise why these services should not be integrated with other services provided.

(10) Youth Health Services,
That Dr. Bonham, the Medical Officer of Health be requested to attend this Committee to present a detailed explanation of Youth Health Services within the City of Vancouver.

(12) Nutrition Services,
That Dr. Bonham, the Medical Officer of Health be requested to attend this Committee and give explanation as to why Nutrition Services should not be a Provincial Government responsibility as a contracted service through the Department of Human Resources.

(14) Environmental Health,
That Dr. Bonham, the Medical Officer of Health meet with this Committee to further discuss this item.

(c) The Board of Parks and Public Recreation 1974 budget review estimates be held for further review at the time of budget finalization.

(d) Permits and Licenses (p. 63) Microfilm Program, that this item be kept under review for decision at the time of budget finalization.

cont'd....

Permits and Licenses (p. 63) City Pound, that Mr. Bethell be asked to report on the "patrol of City for picking up dogs" and the possibility of saving 30% of the amount designated for this service, and what changes would have to be made in order to implement this saving.

(e) Permits and Licenses (p. 64) That Maintenance of City buildings, maintenance of grounds and security guards be held for consideration and carefully reviewed at the time of budget finalization.

The meeting adjourned at 2:45 p.m. to reconvene in Committee Room #2 for a joint meeting with the Standing Committee of Council on Social Services to consider the Killarney Community Youth Situation. (See Social Services Report dated January 24, 1974)

Next meeting January 31, 1974, at 1:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 190

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON SOCIAL SERVICES AND FINANCE AND ADMINISTRATION

January 24, 1974

A joint meeting of the Standing Committees of Council on Social Services and Finance and Administration was held on Thursday, January 24, 1974 at approximately 2:45 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari and Volrich
ABSENT:	Alderman Gibson
CLERK:	M. Kinsella

RECOMMENDATION

1. Killarney Community Youth Problem

City Council at its meeting of December 18, 1973, when considering a report of the Standing Committee on Social Services re Killarney Youth Problems, moved

> "THAT a joint meeting of the Standing Committee on Finance and Administration, the Standing Committee on Social Services and the Park Board be arranged to consider the question of integration of community facilities, additional staffing, having the facilities open seven days a week, and other related matters."

The Chairman of the Standing Committee on Social Services submitted a report dated January 10, 1974, outlining meetings he attended with young people in the area, as well as another meeting which he held with the Board of Directors of Killarney Community Centre, the Centre staff, Commissioner Brown and other Park Board representatives. His report suggested the following solutions:

(a) the Park Board integrate community centres into a single operation;

(b) participation by young people on the Boards of Directors of Community Centres, e.g. at least two youths be appointed to each Board;

(c) increase community centre staff specifically for teenagers activities, programmes, etc. and to provide appropriate supervision by adults of teenage programmes;

(d) provision of more recreation equipment in the centres, e.g. pool tables, ping-pong tables, shuffleboards, etc. as well as more programmes for teens.

cont'd ....

Clause No. 1 (cont'd)

The Chairman's report concluded with recommendations that the staff of the Killarney Community Centre be increased by at least three and that each Community Centre be allotted an additional sum of money, say $3000, to provide needed recreation equipment for teens.

Commissioner May Brown, Chairman of Community Affairs, Park Board, submitted the following report and request for additional staff for the Committees' consideration:

"As a result of our community meetings in Killarney and the recommendations to the Standing Committee on Social Services from this Board and Social Planning, the Board of Parks and Recreation request that three additional full-time staff members be added to the Killarney Community Centre staff. Two to work directly in the centre program and one in a detached role. The additional positions will assure that we have adequate staff and programs Saturday evenings and Sundays as well as the remainder of the week. We will co-ordinate the program with the new Community Resource Board being established by the Hon. Norman Levi, Minister of Human Resources. In addition it is requested that the City Council approve establishment of a new position of Executive Director at Killarney Community Centre Complex, to co-ordinate on a full-time basis the Centre, Pool and Rink and related programs in Killarney Secondary, feeder schools and community halls.

The Board has agreed in principle to put the administration of all ice rinks and swimming pools under the Director of Recreation Services, and will continue to work closely with the Killarney Community Centre Association. Marshal Smith, Director of Recreation, has been authorized by the Superintendent to co-ordinate, on an interim basis, all operations at Killarney Community Centre, Pool and Rink.

BUDGET REQUIRED:

3 staff at $10,000.00 per annum	$ 30,000.00
7% for longer hours	2,100.00
Fringe Benefits - 12-1/2%	4,013.00
Supplies, bus rentals and casual help	10,000.00
TOTAL	$ 46,113.00
Executive Director (same rate as at Britannia)	$ 15,000.00 "

Commissioner Brown pointed out that should the Committees agree to the Park Board's request for additional staff at Killarney Community Centre, they are, in fact, setting a precedent for all other centres in the City. It was noted that the Park Board budget for the Killarney Community Centre is currently $150,000 a year, including the rink and pool. Commissioner Brown queried if the amounts required for the additional staffing and supplies for the Killarney Community Centre would be provided over and above the Park Board's 1974 Budget. The opinion of the Joint Committee was that no commitment in this regard could be given at this time.

It was pointed out that it is the Park Board's intention to decentralize administration of community centres and that this should result in a reduction of the number of personnel required at the central administration office of the Board.

It was the consensus of the Committees that the proposed reorganization at Killarney Community Centre be carried out as a pilot project.

cont'd ...

Clause No. 1 (cont'd)

Commissioner Brown advised that the matter of young people on the Board of Directors of the Community Centres was raised at a meeting held with Directors earlier in the month. Some Boards already have young people on their Boards and the others agreed to take the suggestion to include young people on the Boards back to their other members.

In response to questions from the Committees on the amount included in the Park Board report for supplies, Marshal Smith advised that the Killarney Community Complex is comprised of not only the Community Centre but has sattelites in Culloden Court and Fraserview Community Hall, and all these centres are extremely short of equipment.

Following further discussion with those present, it was

RECOMMENDED

THAT Council approve in advance of the 1974 Park Board Budget

(a) the establishment of a Recreation Complex Manager at Killarney Community Centre to co-ordinate and manage on a full time basis the centre, pool, rink and related programmes in Killarney Secondary School, feeder schools and Community Halls, with salary and classification to be determined by the Board of Administration;

(b) the establishment of two additional permanent community workers at Killarney Community Centre and one temporary recreation worker for a period of one year, with salary and classification to be determined by the Board of Administration;

(c) an interim budget of $3,500 for supplies, etc., for the Killarney Community Centre.

FURTHER THAT Council instruct the Board of Administration to expedite classification, salary, and appointment of the three community workers referred to in (b) above.

The meeting adjourned at approximately 3:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 190, 191

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

January 24, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, January 24, 1974 in No. 1 Committee Room, Third Floor, City Hall, at 3:45 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Rankin, Harcourt, Marzari

ALSO PRESENT: Alderman Hardwick

COMMITTEE CLERK: J. McDonald

RECOMMENDATION

1. Fairview Slopes Area Planning

The following motion was passed by the Vancouver City Council on December 18, 1973 when dealing with this item:

> "That the Director of Planning report to the Standing Committee on Community Development on a program for proceeding with the development of Fairview Slopes."

The Director of Planning submitted a report dated January 21, 1974 outlining proposals received to date from meetings held with the Fairview Residents' Association and Community Action Society (FRACAS). FRACAS intends to canvass individuals from within and outside its membership to form a Planning Committee representative of the various interests concerned to guide the planning process, and is seeking Council's endorsement of the role of the proposed committee. The establishment of a planner to work with the anticipated committee was approved by Council on November 13, 1973.

Mr. John Coates of the Planning Department advised that the report now before the committee is seeking approval in principle of the general approach to be taken for proceeding with the planning of the Fairview Slopes and that a second report will be forthcoming proposing detailed terms of reference and budget.

A lengthy brief prepared by FRACAS, in consultation with the Director of Planning, detailed the basic planning issue concerning Fairview Slopes residents, which is that of redevelopment versus conservation, and suggested a positive approach which could be taken towards the future planning of Fairview Slopes. The brief also suggested that the Province should be requested to designate Fairview Slopes as a Neighbourhood Improvement Program area; that a residential Rehabilitation Assistance Program should be initiated in conjunction with NIP; that a consultant be engaged to carry out a study of the social and economic feasibility of a policy of conservation which should provide an objective basis within three months of initiation to resolve the issue of redevelopment versus conservation; interim development control through 'down-zoning' to preclude rapid redevelopment while the study and planning programs are carried out; a representative planning committee be established to guide the planning program, said committee to include three tenants, three resident homeowners, three local businessmen, one non-resident property owner and two Aldermen.

During the meeting various salient points were discussed by residents, property owners, architects and other businessmen concerning the rationale of down-zoning, the preservation of historic buildings through new legislation and amendments to existing legislation, initiation of a 90-day freeze on consideration of development permits pending the implementation of interim zoning. Rhone and Iredale, architects, by means of models, showed the types of buildings possible under CRM-2 schedules, which encourages low profile development. Also discussed was the proposed elimination of CRM-3 zoning, with its permitted high-rise use, by changing the CRM-3 blocks to the new CRM-2. Individuals wishing to present further submissions on this matter were invited to do so through Mr. John Coates of the Planning Department.

The brief from FRACAS (copy of which is on file in the City Clerk's Office) together with the Report from the Director of Planning dated January 21, 1974 were received for information and it was:

RECOMMENDED:

a. That Council endorse the establishment of a representative planning committee under the auspices of the Community Development Committee to guide the planning program of Fairview Slopes, and that the proposed committee consist of:
   i. 3 tenants
   ii. 3 resident homeowners
   iii. 3 local businessmen
   iv. 1 non-resident property owner

   and that the Chairman of the Community Development Committee be given the authority to appoint an Alderman to act as a liaison with the planning committee as required.

b. That Council endorse in principle a cost-benefit analysis regarding conservation of the Fairview community's existing physical and social fabric, subject to detailed recommendations by the Director of Planning upon costs and terms of reference.

c. That Council instruct the Director of Planning to prepare a re-zoning application, at an early time, of the Fairview Slopes, between Hemlock and Ash Streets, from the lane north of Broadway to Sixth Avenue, to achieve effective control over redevelopment until the feasibility of conservation is determined and a planning program is approved by Council.

INFORMATION

2. Correspondence

RESOLVED, THAT communications from the Vancouver Historical Society and Fairview Resident Owners be received.

The meeting adjourned at approximately 5:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 191

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

January 31, 1974

A meeting of the Standing Committee on Waterfront was held on Thursday, January 31, 1974 at 3:35 p.m. in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Linnell (Deputy Chairman)
Aldermen Gibson and Massey
Commissioner DuMoulin

COMMITTEE CLERK: M. James

RECOMMENDATION:

1. Sign By-Law Amendments - Interim Report

At the meeting of the Committee the Director of Planning submitted a report which advised as follows:

"On May 29, 1973, City Council adopted a recommendation of the Standing Committee of the Environment as follows:

"That the Director of Planning and Civic Development be asked to revise his work program to include the revision of the Zoning By-law as it affects signs, so that the proposed By-law is ready for public hearings by May 1, 1974*"

On September 29, 1973, the date for completion was extended to May 30, 1974 by resolution of City Council.

The attached information pamphlet is an interim statement. It is intended as a vehicle to obtain opinion and feedback from City Council, the affected sign industries, and other interested parties."

The Committee reviewed the information pamphlet dated January 1974 and entitled Sign Control, point by point with the Assistant Director of Planning and Civic Development and made certain amendments to the text.

After revising the draft information pamphlet the Committee;

RECOMMENDS

THAT the information pamphlet dated January 1974 entitled Sign Control as amended by this Committee today be referred to Council for consideration at the next meeting of Council and then circulated publicly for public comment to be returned to the Director of Planning by March 1st, 1974.

(The information pamphlet, as amended, is attached)

INFORMATION:

2. Development Permit Application #64335
North Foot of Rogers Street
B. C. Sugar Company Ltd

Clause No. 2 cont'd

The Director of Planning and the Waterfront Study Consultant, as instructed by the Committee reported on the Development Permit Application of B. C. Sugar. The Director of Planning and the Waterfront Consultant recommended:

" THAT the Committee indicate to the Technical Planning Board that they are satisfied that their concern about public accessibility to the waterfront is being communicated to and appreciated by waterfront owners;

THAT they have no objection to the Technical Planning Board processing Development Permit Application 64335 in the normal manner so that the proper permits can be issued."

The Committee members discussed in detail the overall situation relating to this particular application and the Committee was advised that the Company has serious concerns in the areas of control, policing, safety, and maintenance relating to public use of their property. It was noted that this particular dock was only used by approximately 5 ships per year delivering raw material to the sugar refinery, but that this dock was also used extensively by other vessels for general cargo movement in and out of Vancouver, and that public access might raise problems of safety in that regard.

The Committee was told that the opportunities for viewing areas of perhaps a better type were more available to the west of this area at the Campbell Avenue fish dock and, as there were traffic and transportation aspects connected with the Rogers Street access to B. C. Sugar, the Campbell Avenue access might be preferred in the future.

As a result of the discussion the Committee;

RESOLVED

THAT the Technical Planning Board be advised that this Committee has no further comment on the application at this time, and that the B. C. Sugar Company Ltd. be commended for their cooperation in this present situation and the Committee, recognizing the Company's comments of cooperation in the future, ask the Steering Committee to pursue the matter further at the earliest convenience of all parties for further action at a suitable time.

The meeting adjourned at approximately 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 96

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 19, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Provisional Members of the Vancouver Junior League and students from the Carnarvon Elementary School, under the direction of Mr. Dubois.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of the report of the Standing Committee on Civic Development on a meeting held 'In Camera' on Feb. 5th, which report should be dealt with in open Council this day and a property matter which it was agreed would be considered further 'In Camera' later this day from the point of view of whether it should be dealt with 'In Camera' or in open session.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated February 5, 1974, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council meeting (Public Hearing), dated January 31, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Birks Building:
Vancouver Centre Development Limited

At the meeting of Council on February 5, 1974, it was agreed to hear delegations on the matter of the proposed demolition of the Birks Building. The Council, also on February 5, 1974, deferred a Board of Administration report dated January 28, 1974 regarding the Vancouver Centre Development Limited, until this meeting.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Birks Building (cont'd)

Delegations were heard as follows:

Mr. John Oliphant - brief filed - against the demolition of the Birks Building and requesting Council to defer approving the agreement to lease

Mrs. O. Wilkes - against the demolition of the Birks Building

Mr. H. Kalman - against the demolition of the Birks Building and asking that previous action taken by Council be rescinded.

MOVED by Ald. Volrich,
THAT this whole matter be deferred pending a report from the Board of Administration on:

(a) the City's legal position in the matter,
(b) the present position from a planning point of view,
(c) options which may be open to Council,
(d) the possible consequences should Council not approve the proposed agreement;

FURTHER THAT a Special Committee of Council be authorized to meet with representatives of the Vancouver Centre Development Limited to discuss the matter further.

- CARRIED

(Alderman Massey voted against the motion)

COMMUNICATIONS OR PETITIONS

1. Motor Vehicle Testing Station

The Council noted the following communication from the Minister of Transport and Communications dated February 5, 1974:

" I have received from the Honourable James G. Lorimer, Minister of Municipal Affairs, a copy of the letter you wrote to Mr. Lorimer dated January 21 and a copy of the motion passed by the Vancouver City Council on January 15, 1974, concerning the Motor-vehicle Inspection Station.

I realize that the location of the Motor-vehicle Inspection Station in the City of Vancouver, at the corner of Alberni and Bidwell Streets, is not an ideal location for this facility in the light of existing traffic patterns and the development of the West End of Vancouver. My Department has been discussing with the Department of Public Works the future requirements for motor-vehicle inspection stations in Vancouver and there is a clear awareness that there needs to be some relocation of facilities. These discussions are in the early stages and it is not possible at this time to say what changes will take place.

I think it is necessary to point out to you that since the Provincial Government took over the Vancouver Motor-vehicle Inspection Station at the request of your City Council in 1970, the addition of the Burnaby Motor-vehicle Inspection Station has been heavily used by citizens in the east part of your City, citizens who formerly had to travel to the Vancouver Inspection Station for service. Additionally, the Richmond Motor-vehicle Inspection Station has helped very considerably in servicing people in the southern areas of your City, again people who formerly had to go to the Vancouver Inspection Station.

You have my assurance that we are aware of the congestion problems that exist in the area of the Vancouver Inspection Station and in the long range we plan to do something to relieve this condition."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Motor Vehicle Inspection Station (cont'd)

MOVED by Ald. Hardwick,
THAT the letter from the Minister of Transport and Communications, dated February 5, 1974, be received and referred to the City Engineer and the Director of Planning for a watching brief on this matter.

- CARRIED UNANIMOUSLY

2. Professional Wrestling on Sunday
(Sunday Sports By-law No. 3711)

The Council noted the following letter from the Northwest Wrestling Promotions dated February 6, 1974:

> " I would like to have the Sunday Sport's Bylaw #3711, amended to permit Professional Wrestling on Sundays from 1:30 p.m. to 6:00 p.m. in the City of Vancouver.
>
> The reason for my request being the availability of buildings such as the P.N.E. Agrodome and the Pacific Coliseum.
>
> Toronto permits Professional Wrestling on Sundays and they have improved their attendance considerably at these events.
>
> I believe other sports such as Professional Football and Professional Hockey are allowed to perform on Sundays between designated hours.
>
> Thanking you for your consideration. "

MOVED by Ald. Linnell,
THAT the Corporation Counsel be instructed to bring in an amendment to the Sunday Sports By-law No. 3711 to include wrestling.

- CARRIED UNANIMOUSLY

3. Comments on Mr. C. Campbell's Minority
Report on False Creek

The Council noted a letter from Alderman Hardwick dated February 12, 1974, commenting on statements made by a former employee of the Planning Department concerning False Creek.

MOVED by Ald. Rankin,
THAT the letter from Alderman Hardwick be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, February 15, 1974

Works and Utility Matters (February 15, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Flat Rates for Property Owners' share of Completed Local Improvement Projects
Cl. 2: T.V. Inspection of Sewers
Cl. 3: Delta Landfill: Supply of Cover Material

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Feb. 15, (cont'd)

Building and Planning Matters (February 15, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Building By-law - Board of Appeal
Cl. 2: Building Permit Application for alterations to Existing Duplex Dwelling at 3541 Point Grey Road
Cl. 3: Strata Title Application - New Construction 2777 Oak Street
Cl. 4: Strata Title Application - New Construction 680 East 5th Avenue

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Strata Title Application: New Construction
2777 Oak Street (Clause 3)

MOVED by Ald. Hardwick,
THAT the application of Glenfield Holdings Ltd., under the Strata Titles Act re new apartment development at 2777 Oak Street be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application: New Construction
#680 East 5th Avenue (Clause 4)

MOVED by Ald. Hardwick,
THAT the application of Farmers & Merchants Trust Co. Ltd., under the Strata Titles Act re new apartment development at #680 East 5th Avenue, be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters (February 15, 1974)

MOVED by Ald.Linnell,
THAT the recommendation of the Board of Administration contained in this report on the subject of Conversion of Fire Department Radio System, be approved.

- CARRIED UNANIMOUSLY

Finance Matters (February 15, 1974)

This report of the Board of Administration contains seven clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) December, 1973
Cl. 2: Marine Insurance
Cl. 3: Tender - Electric Lamps, Starters and Ballasts
Cl. 4: Request for Grant Equal to Taxes: Hospital Properties
Cl. 5: 1973-1974 L.I.P. - Report No. 2
Cl. 6: Tender Awards
Cl. 7: Theatre Rental: CKNW Orphans Fund

cont'd ...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Feb. 15 (cont'd)

Finance Matters (cont'd)

The Council took action on this report as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Request for Grant Equal to Taxes:
Hospital Properties (Clause 4)

MOVED by Ald. Volrich,
THAT a grant in lieu of taxes be made to the following two hospitals in the amounts as listed (exclusive of local improvement charges):

Holy Family Hospital	$4,960.02
St. Vincent's Hospital	7,065.83

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Linnell,
THAT Clauses 5 and 6 of this report be received for information.

- CARRIED UNANIMOUSLY

Theatre Rental: CKNW Orphans Fund (Clause 7)

MOVED by Ald. Bowers,
THAT a grant of $400 be made to the CKNW Orphans Fund, to be applied towards the $1,200 rental of the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Property Matters (February 15, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Acquisition for Park Site - 1139 Pendrell Street
Cl. 2: Acquisition for Knight Street Widening
1392 East 28th Avenue
Cl. 3: Acquisition for Replotting and Future Boundary
Road Widening, 4885 Boundary Road

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. DEPARTMENTAL REPORT
February 15, 1974

Works and Utility Matters (February 15, 1974)

Paper Recycling Project:
City Collection

MOVED by Ald. Bowers,
THAT this report of the City Engineer be received and approval be given to X-Kalay Foundation Society to collect paper from a fourth area in the City on the same basis as the City collection with the Society being responsible for its own notices and,

FURTHER THAT the location be determined by the City Engineer in consultation with the X-Kalay Foundation Society.

- CARRIED UNANIMOUSLY

Building and Planning Matters (February 15, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Park Extensions, Strathcona
Cl. 2: Strathcona Linear Park
Cl. 3: Boat Shelter - 23 South Renfrew Street
Cl. 4: Proposed Public Housing Projects for Senior Citizens - Kitsilano
Cl. 5: Proposed Zoning By-law amendments: between Drake and Cordova Streets

The Council took action on this report as follows:

Park Extensions, Strathcona (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning contained in this report, be approved.

- CARRIED UNANIMOUSLY

Strathcona Linear Park (Clause 2)

MOVED by Ald. Marzari,
THAT the recommendations of the Director of Planning and the City Engineer, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Boat Shelter: 23 South Renfrew Street (Clause 3)

MOVED by Ald. Bowers,
THAT, pursuant to request received, permission be granted to hear a delegation on this matter and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
February 15 (cont'd)

Building and Planning matters (cont'd)

Proposed Public Housing Projects for Senior Citizens: Kitsilano (Clause 4)

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning contained in this clause be approved.

- CARRIED UNANIMOUSLY

Proposed Zoning By-law amendments for both sides of Granville Street, between Drake and Cordova Streets (Clause 5)

MOVED by Ald. Harcourt,
THAT the information submitted by the Director of Planning in this clause be received.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters (February 15)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Pacific National Exhibition: Extension of Time for Sunday Sports
Cl. 2: Possession of Knives in Public Places

The Council took action as follows:

Pacific National Exhibition:
Extension of Time for Sunday Sports (Clause 1)

MOVED by Ald. Volrich,
THAT this report of the Corporation Counsel be received; it being understood that the Corporation Counsel will report further on sports activities not being restricted to concluding at 6:00 p.m., as referred to in the following excerpt from By-law No. 3711, Section 3(b):

"no such game or sport shall be commenced before half past one o'clock in the afternoon or be continued after six o'clock in the afternoon".

- CARRIED UNANIMOUSLY

Possession of Knives in Public Places (Clause 2)

MOVED by Ald. Volrich,
THAT this clause be referred back to the Corporation Counsel with the request that he prepare the most appropriate by-law, for Council consideration, to give effect to the following:

"that no person being in a public place shall have in his possession a knife or reasonable facsimile without lawful excuse."

- CARRIED

(Aldermen Harcourt, Massey and Rankin voted against the motion)

MOVED by Ald. Rankin,
THAT the Council, through the Canadian Federation of Mayors and Municipalities, request the Federal Government to amend the Criminal Code to the effect that no person being in a public place shall have in his possession a knife or reasonable facsimile without lawful excuse.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT
February 15 (cont'd)

Finance Matters (February 15)

POSER & RESER Expenditures

MOVED by Ald. Bowers,
THAT the information in this clause submitted by the Director of Social Planning be received.

- CARRIED UNANIMOUSLY

C. Strata Title Application:
New Construction, 1790 West 11th Avenue

The Board of Administration, under date of February 15, 1974, submitted the following report:

" The Director of Planning and the Director of Finance report as follows:-

"In accordance with the City's current regulations governing the approval of Strata Titles Applications for new buildings, an application has been received from Landmark Projects Corp. Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing fourteen dwelling units at 1790 West 11th Avenue.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:-

N.B. See appendix "A" for site plan.

Section 1(2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:-

Subsection (a) - The true interest on financing

Financing for a first mortgage has been arranged through -

Investors Syndicate,
211 Pemberton Building,
744 West Hastings Street,
Vancouver, B.C.
Mr. H. G. Marshall, Branch Manager.

The interest rate is 10% per annum with a 5 year term and an amortization period of 30 years. The lender will loan up to 75% of the purchase price subject to Investors Syndicate approval of the purchaser's application.

Second mortgage financing of $5,000.00 is available to those who qualify through -

B.C. Government,
Home-Owner Assistance,
Department of Finance,
827 Fort Street,
Victoria, B.C.
Mr. S. Hamilton, Provincial Administrator.

The interest rate is 8 3/4% per annum with no term and an amortization period equal to that of the first mortgage (in this case 30 years).

The purchaser has the option of arranging his or her own financing.

Subsection (b) - Any bonusing of Financing

A $50.00 application fee is charged by Investors Syndicate upon approval of the first mortgage application.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Application:
New Construction, 1790 West 11th Avenue (cont'd)

Subsection (c) - Details of a management Contract and monthly servicing

Attached to the prospectus is a copy of the proposed contract under which Landmark Projects Corporation Limited undertakes to manage the project for the Strata Corporation for a period of one year.

The building manager will arrange for all maintenance duties (hallways, grounds, etc.) and monthly bills (water, hydro, etc.) will be routed to Landmark Projects head office where they will be paid from the monthly maintenance assessments collected on behalf of the Strata Corporation.

Subsection (d) - Taxes and all other costs

Taxes are estimated as follows:

Suite Number	Amount
#101	$320.00
#102	$350.00
#103	$330.00
#104	$350.00
#201	$280.00
#202	$310.00
#203	$295.00
#204	$310.00
#205	$220.00
#301	$280.00
#302	$310.00
#303	$295.00
#304	$310.00
#305	$220.00

The Provincial Home-Owner Grant, currently at $200 will reduce the gross taxes by $200 in those cases where the owner occupies the suite, but if he rents it out to someone else he would not be eligible.

Monthly maintenance assessments are based upon the proposed operating budget and are listed as follows:-

Suite Number	Amount
#101	$66.00
#102	$66.00
#103	$66.00
#104	$67.50
#201	$64.00
#202	$64.00
#203	$64.00
#204	$66.00
#205	$37.00
#301	$65.00
#302	$65.00
#303	$65.00
#304	$66.00
#305	$37.00

The purchaser is responsible for his light, telephone and cablevision bills.

The proposed operating budget for the building is as follows:-

Fixed Costs	
Management fees	$2,400.00
Insurance	1,600.00
Annual Meeting	100.00
Audit	100.00

cont'd.....

Strata Title Application:
New Construction, 1790 West 11th Avenue (cont'd)

Operating Costs

Heat and Light	$1,600.00
Water	300.00
Scavenging	400.00
Laundry	300.00
Intercom	400.00
Caretaker	1,800.00
Maintenance and repairs	500.00
Reserve	800.00
	$10,300.00
Annual receipts from monthly assessments	$10,300.00

There are no other costs that we are aware of.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:-

Common Property

All property not specified in the registered Strata Plan as included in a purchaser's Strata Lot is maintained and administered as 'common property'. This includes -

Hallways and Lobby Areas

All common areas and walkways within the building designed for the use of all strata lot owners.

Parking

There are 23 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking, storage, etc., at the discretion of the Strata Corporation.

Laundry Room

This large room in the underground lot is common property, contains the laundry machines and facilities and is designed for the exclusive use of the strata lot owners.

Locker Room

All common property with one locker being assigned to each strata lot owner for his exclusive use.

Miscellaneous Rooms

These include the boiler, electrical, elevator and garbage rooms all located in the underground area and all common property to be used at the discretion of the Strata Corporation.

Patios

All outside patios are drawn in the Strata Plan as pertaining to individual strata lots. Patios are for the exclusive and private use by each strata lot owner of a main floor suite. Patios are not common property.

Balconies

Balconies are also included in the Strata Lot area thus, they are designed for the private and exclusive use by their strata lot owners (2nd and 3rd floor purchasers). Balconies are not common property.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Application:
New Construction, 1790 West 11th Avenue (cont'd)

Exterior Side-yards

Exterior side-yards (excluding suite patios) are common property and are for the exclusive use of all strata lot owners.

Attached to the prospectus also is a copy of by-laws proposed for the Strata Corporation.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the above building compares favourably with the control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board submits the foregoing report for the CONSIDERATION of Council. "

MOVED by Ald. Hardwick,
THAT the application of Landmark Projects Corp. Ltd., under the Strata Titles Act re new apartment development at 1790 West 11th Avenue, be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

D. Strata Title Application:
New Construction, 1725 Pendrell Street

The Board of Administration, under date of February 15, 1974, submitted the following report:

'The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Titles applications for new buildings, an application has been received from DAON Development Corporation Ltd., for approval of a Strata Plan for a new 17 storey high-rise apartment building containing 104 dwelling units at 1725 Pendrell Street.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See Appendix 'A' for site plan.

Section 1(2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The True Interest On Any Financing:

The prospectus states that First Mortgages in the amount not to exceed 90% of the sale price may be arranged through the Royal Trust Company, Royal Trust Tower, Bentall Centre at 9% interest for a five year term and a 30 year amortization period.

Purchasers may arrange their own financing at no extra cost.

Second Mortgages of up to $5,000 are available to those who qualify from the Government of British Columbia.

The Mortgages are insured by the Mortgage Insurance Company of Canada at 1-3/4% of the mortgage amount.

cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Application:
New Construction, 1725 Pendrell Street (cont'd)

Subsection (b) - Any Bonusing of Financing:

There is no bonusing of financing.

Subsection (C) - Details of a Management Contract & Monthly Servicing Costs:

A Management Contract for One year between D.D.L. Management Ltd. (a wholly owned subsidiary of DAON Development Corporation) and the Strata Corporation will be entered into.

Under the Strata Titles Act, a Management Contract may be terminated on 90 days notice, at the option of the owners.

Management fee will be $6.00 per unit per month.

D.D.L. Management Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the common area of the Strata Corporation.

Estimated Monthly Servicing Costs

One Bedroom - approximately $42.53 per month
One-half Bedroom - approximately $46.96 per month
Two Bedroom - approximately $50.09 per month.

Included intthe above are salaries for Resident Caretaker, Fuel,Electricity for Common Areas, Insurance, Management Fee, Allowance for Repairs and Maintenance to the Common Areas.

There is no reserve but each owner shall pay an equivalent of three months maintenance fee when purchasing his unit which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest bearing bank account, to be used at the discretion of the Strata Corporation Owners.

Subsection (d) - Taxes & All Other Costs:

Estimated Annual Taxes

One Bedroom - approximately $665.00 gross
One-half Bedroom - approximately $710.00 gross
Two Bedroom - approximately $750.00 gross.

The Provincial Government provides the Home Owners Grant of $200.00 per year for owners who reside in the Strata unit as their primary residence. The amount of the applicable Home Owners Grant would be deducted from the estimated gross taxes for those who qualify. There are no other costs that we are aware of.

Subsection (e) - Shared Facilities & Common Areas:

The Director of Planning has examined the prospectus and plans and finds the following:

Except for the 104 Strata Lots, all other portions of the site and structure are common property.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Strata Title Application:
New Construction, 1725 Pendrell Street (cont'd)

Shared Facilities

The Laundry Room and Locker Room are provided for the use of the Strata Corporation owners. One locker will be assigned to each owner. The Outdoor Swimming Pool will be for the use of all owners of the Strata Plan Corporation.

Parking

124 parking spaces are provided on three levels below the main floor.

One underground parking space will be assigned to each owner. A limited number of extra spaces will be available.

Balconies & Patios

Balconies and Patios are part of the Common Area and not part of the individual Strata Lots. Each Strata Lot owner will have the exclusive use of the adjacent balcony or patio.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Denis Tusar Associates, Architects & Planners, advising the above building is based on C.M.H.C. standards, comparing facourably with the quality control requirements as contained in the Canadian Code for Residential Construction."

Your Board submits the foregoing for the CONSIDERATION of Council.'

MOVED by Ald. Hardwick,
THAT the Application of DAON Development Corporation, under the Strata Titles Act re new apartment development at 1725 Pendrell Street, be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Social Services, January 31, 1974

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Grant Request for a Fraserview Neighbourhood Services Community Worker
Cl. 2: Lengthy Delays encountered by People Applying for Mincome
Cl. 3: Welfare Line-ups
Cl. 4: Management of the Dangerous Patient in Vancouver
Cl. 5: Vancouver Indian Centre Requests for Assistance
Cl. 6: Grant Request - Vancouver Peoples' Law School

The Council took action as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services, January 31 (cont'd)

Grant Request for a Fraserview Neighbhourhood
Services Community Worker (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in these two clauses be approved.

- CARRIED UNANIMOUSLY

Management of the Dangerous
Patient in Vancouver (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved after changing recommendation (A) to read as follows:

> "THAT the Council of the City of Vancouver request the Attorney-General to develop an assessment centre for potentially dangerous mentally ill persons as part of the Remand Centre to be located across from the new Courts;"

(underlining indicates change)

- CARRIED UNANIMOUSLY

Clauses 5 and 6

MOVED by Ald. Rankin,
THAT the information submitted by the Committee in these two clauses of the report be received.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Finance and Administration,
January 31, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Store Closing Hours
Cl. 2: Civic Grants: Social Services
Cl. 3: Cultural Grants
Cl. 4: Preliminary 1974 Operating Budget Priority Review

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in clause 2 of this report be approved and the information set out by the Committee in clauses 1, 3 and 4 be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Civic Development, February 5, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: False Creek: 1974 Capital Budget
Cl. 2: Citizens' Advisory Panel
Cl. 3: Procedure for Public Involvement - False Creek

The Council took action as follows:

False Creek: 1974 Capital Budget (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this clause be approved, and,

FURTHER THAT the position of Planner III, as referred to in the Board of Administration report dated February 1, 1974, which report was deferred at the last meeting of Council, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in these two clauses be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session in the Council Chamber at approximately 5:30 p.m., with the same members, with the exception of Alderman Marzari, present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of Standing Committee on Housing, February 5, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Senior Citizens Housing Site: Association of Benevolent Craftsmen
Cl. 2: Acquisition of Land at 22nd and Crown for a Cooperative Housing Proposal
Cl. 3: Anchor Hotel

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in clause 1 of this report be approved, and the information submitted by the Committee in clauses 2 and 3, be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee on Social Services, February 3, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Probation Services Department and Provincial Courts (Family Division) - Reorganization
Cl. 2: C.P.I.C. System and Probationers
Cl. 3: Shelter - Emergency Accommodation Service Operated by the Provincial Government

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clause 1 of this report be approved, and the information submitted in clauses 2 and 3 be received.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on Community Development, February 7, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Public Meetings
Cl. 2: Grandview-Woodland Planning Program
Cl. 3: Champlain Heights Advisory Committee

MOVED by Ald. Volrich,
THAT the information submitted by the Committee in these three clauses of the report be received.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on Social Services, February 14, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Vancouver Indian Centre - Request for use of space at North Area Unit
Cl. 2: Vancouver Indian Centre - Request for Surplus City-owned Car

The Council took action as follows:

Vancouver Indian Centre - Request for Use of Space at North Area Unit (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved, after inserting the words "until the end of the year" after the words "North Unit" in the first paragraph of the recommendation.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Vancouver Indian Centre: Request for Surplus City-owned car (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L. Report of Standing Committee on Community Development, February 14, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Appreciation of Neighbourhood Improvement Program
Cl. 2: Champlain Heights Advisory Committee

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in clause 1 of this report be approved and the information submitted in clause 2 be received.

- CARRIED UNANIMOUSLY

During consideration of Clause 1, Alderman Volrich advised that he had received a letter from the Minister of Housing advising that consideration was being given to the designation of Gastown and Skid Road areas as Neighbourhood Improvement Program areas, as had been requested by the Council.

M. Rezoning Application: G.V.R.D. 4th Avenue and Wallace Street

The Director of Planning submitted the following report under date of February 18, 1974:

" An application has been received from Franklin Wiles, Greater Vancouver Regional District, requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from RS-1 One Family Dwelling District to RM-3A Multiple Dwelling District for the purpose of "Erecting an apartment building for senior citizens to be financed under Section 43 and 44 of National Housing Act".

The architect's drawings, prepared by Keith-King and Freschi, Architects, forming part of the application and marked "received City Planning Office, January 16, 1974" indicate a three storey structure plus basement containing 99 units for senior citizens housing.

The subject property is presently City-owned. City Council, on June 29, 1973, adopted a motion that the property be sold to the Greater Vancouver Regional District subject to a number of conditions one of which reads:

"That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful rezoning of the land to an F.S.R. not exceeding 1.0."

On November 20, 1973, City Council adopted the recommendations of a report of the Standing Committee on Housing dated October 30, 1973, which reads, in part:

"That Council approve the GVRD Housing Dept.'s proposal for the development of the site at Fourth and Wallace for senior citizens housing on the basis of a three storey building density of 1.0 and RM-3A zoning."

The RM-3A zone, requested in the application, allows a basic floor space ratio of 1.0 which can be increased through bonuses. However, the City Planning Department has requested a letter from the Greater Vancouver Regional District indicating that they, as owners of the property, will not develop it to a floor space ratio exceeding 1.0.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Rezoning Application: G.V.R.D.
4th Avenue and Wallace Street (cont'd)

The plan as submitted does not conform to the side yard requirement on the western side of the property. If the plan is not amended it will require approval from the Board of Variance before a development permit can be issued.

The Urban Design Panel on December 10, 1973, considered the proposal but did not make a recommendation. The Panel again considered the proposal on January 21, 1974, but "saw no justification for a change in its views".

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved.

On February 15, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing."

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning contained in this report be approved, and, therefore, the matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

N. Report of Special Committee re Orpheum Theatre, February 18, 1974

It was agreed to defer consideration of this report pending the hearing of delegations later this day.

O. Report of the Standing Committee on Civic Development, February 5, 1974

The Council noted a report from Aldermen Hardwick and Massey on behalf of the Standing Committee on Civic Development, dated February 5, 1974, as follows:

"CONSIDERATION

1. Termination of month-to-month Tenancies between Alder and Ash Streets in Area 6, False Creek

The Development Consultant submitted the following report under date of February 4, 1974:

"Introduction

On 18 December, 1973 Council approved a report from the Development Consultant regarding "Procedural Plans for the Development of City Owned Lands in Area 6 False Creek" which contained among other things the recommendation that the first stage extend from approximately Ash Street to Alder Street, and the procedure for the appointment of design teams to prepare design concepts.

Concurrently with this report, the Development Consultant is recommending the composition of the design teams, and a procedure which calls for the design concepts to be completed by the 22nd April and for rezoning to be completed by the end of June.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, February 5 (cont'd)

It is anticipated that construction on certain elements of the first stage such as the park, marina and some of the dwelling units can be started during the summer or early fall of this year.

The City has a number of tenants on the first phase property all of whom have leases on a month-to-month basis.

The Property and Insurance Department wrote all tenants on the first phase property on 28th December, 1973 advising them of the then tentative timetable and advising them that a further notice to vacate would be mailed to them as soon as the timetable was confirmed.

Arrangements are currently being made by the Engineering Department to commence dredging and preparation of the shoreline for the Heather Street civic marina. In this regard notice has already been sent to Johnston Terminals requiring them to vacate about 4 acres for this purpose.

We have now determined in consultation with the Engineering Department that vacant possession will be required effective 1st July, 1974. This will permit the completion of several site preparation activities required to meet the proposed construction schedule. These activities include the installation of trunk and feeder sewers, preparation of crossings and road access, the preparation of grades for municipal services and the demolition of buildings and foundations.

One of the leases has major complications that one being the lease of 20+ acres of City land to Johnston Terminals.

Johnston Terminals

Johnston Terminals is a large consolidator and distributor of freight. The facilities in False Creek are located on 16.5 acres owned by Johnston Terminals in Area 6 between approximately Ash Street and the Cambie Bridge and 20+ acres leased from the City next west, and 15 acres leased from Marathon on the north side of the Creek. The facilities in Area 6 handle two million tons annually, the inbound and outbound service involving some 970 barges and 4,800 railcar movements per year plus coastal shipments and trucks, all employing approximately 400 persons.

In recognizing the importance of the distribution function to the downtown area, Council adopted on 20th November, 1973 the following policy regarding wholesale distribution facilities:

> "Wholesale and distribution facilities which need to be adjacent to downtown should be principally east of Cambie Street, preferably east of Main Street and should preferably not be on the waterfront."

Studies that the Development Group and others have made of the Johnston Terminals operation show that their service is important to the downtown area and that a location in the False Creek area is justified.

The 20+ acres, leased from the City since 1970 on a month-to-month basis, are used primarily for outdoor storage. The 15 acres leased from Marathon until 1975 are used in connection with household goods, and consolidation for Vancouver Island.

Representatives of Johnston Terminals have expressed extreme concern over the prospect of termination of both leases.

The Development Group has examined with Johnston Terminals other locations in the False Creek area conforming to this above stated Council policy but none are now available which are economic and acceptable.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, February 5 (cont'd)

Johnston Terminals have proposed the possibility of moving some portions of the Johnston Terminal's operation out of the False Creek area and rearranging the balance so as to be able to operate out of the 16 acre site which they own plus property to the south owned by the City and the C.P.R. plus three or four acres of the City's Cambie Yard property to the east plus a small portion of the City owned land to the west.

With respect to Cambie Yard, the Engineering Department has examined this carefully with the Development Group, and the conclusion is that the entire site, except possibly a small area near the centre,is required to accommodate the sand, gravel, maintenance of equipment operations, and the parking of vehicles tied to those operations, all of which are related to the Inner City area.

With respect to additional property to the west, the Development Group believe that given the limited area surrounding the marina, and after providing for noise and landscaping treatment, that all the land to the west of Johnston Terminals will be required. However, the lands leased adjacent to the present dock facilities could continue to be leased for a further period. The lands are critical to the Company's operation and amount to approximately ½ acre.

With respect to the property to the south of the Johnston's site we do not anticipate difficulty in assembling this property as the City leases are month-to-month.

The City does however, control other property in the False Creek Basin which might be suitable for accommodating some of the Johnston Terminals vehicles now parked at the Company's site. There are approximately three acres west of Main Street and south of Terminal Avenue which we believe could be made available for this purpose. There is also adjoinging property owned by Ocean Cement which could possibly be leased for these purposes. This would not be as convenient for Johnston Terminals since their vehicles are directly tied to the operations on the site, but it is a possibility to be explored.

Finally, when Johnston Terminals are considering any permanent redevelopment of their site, the recent Council decision on the Cambie Street replacement location be noted in their design plans; this being a replacement right-of-way of 100' to the west of the present alignment. "

The Committee discussed the report in detail with the Development Consultant and other officials present.

RECOMMENDED

1. THAT the Supervisor of Property and Insurance be instructed to write all tenants on the first phase property with the exception of Johnston Terminals advising them that leases will be terminated at the end of June with vacant possession to be delivered to the City effective 1st July, 1974;

   FURTHER THAT the Supervisor of Property and Insurance take into consideration, when writing to these tenants, the Engineering Department's deadline date for land requirements for sewer work at the foot of Oak Street and vary the possession date accordingly.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Civic Development, February 5 (cont'd)

2. THAT, with respect to Johnston Terminals,

(a) the Supervisor of Property and Insurance send a notice to Johnston Terminals advising them that the City wishes to obtain as much as possible and preferably all of the City land now leased to Johnston Terminals with vacant possession 1st July, 1974, and, that discussions will be continuing with them regarding their possible utilization of other properties in the False Creek Basin;

(b) the Director of Planning report to Council on the basin wide planning implications of permitting Johnston Terminals to redevelop their 16 acre site utilizing additional property to the south and north;

(c) the Supervisor of Property and Insurance, together with the Development Group, be authorized to continue negotiations with Johnston Terminals along the above lines, with report back to Council.

There being no quorum present, the above is submitted for Council's CONSIDERATION.

MOVED by Ald. Hardwick,
THAT the recommendations submitted by Aldermen Hardwick and Massey, set out in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Kitsilano Area)

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW No. 2194
BEING THE FIRE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The By-law was deemed read accordingly)

MOTIONS

1. Allocation of Lands for Road Purposes
(4851 Knight Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1) East 7 feet of Lots 20 and 21, except the West 10 feet of each of said Lots now lane, Block 4 of Block 5, District Lots 391 and 392.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

2. Closing and Stopping up: Lane East
of Cambie Street, South of Georgia Street
(Sandman Inn Vancouver Ltd.)

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane at the rear of Lots One (1) to Three (3), Block Fifty-Eight (58), District Lot Five Hundred and Forty-One (541), Plan 210, is surplus to the City's highway requirements;

3. The City has conveyed their abutting lands to the owner of abutting Lot 38;

4. The City has agreed to convey the said lane abutting lots 1 to 3 to the owner of said Lot 38;

cont'd.....

MOTIONS (cont'd)

Closing and Stopping up:
Lane East of Cambie Street, South of Georgia Street (cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of lane lying between the easterly productions of the northerly limit of Lot 1 and the southerly limit of Lot 3, all of Block 58, District Lot 541, Plan 210. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 26th, 1973, and marginally numbered LF 6751, a print of which is attached hereto, be closed, stopped up and conveyed to the owner of abutting Lot 38, said Block 58;

AND BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

3. Parking Problem:
Area Surrounding Pacific National Exhibition

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT WHEREAS there is a severe parking problem in the area surrounding the Pacific National Exhibition;

AND WHEREAS Council has had the problem of numerous delegations to City Hall in respect of this issue;

AND WHEREAS the solution can only be accomplished by major renovations to the PNE parking set up;

AND WHEREAS the problem is created by the PNE as a traffic generator;

THEREFORE BE IT RESOLVED THAT Council instruct the PNE Board to prepare and design a traffic plan which will resolve this problem within a two-year period on the following basis:

6 months for design work and 18 months to construct and develop such a plan.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Development: Cassiar and Highway 401 Area

enquired regarding the Government's and City's plans for the Cassiar Street and Highway 401 area.

Alderman Harcourt referred to a letter received from the Minister of Highways dated February 11, in which the Minister confirmed that it was not the intention to construct a freeway extension along Cassiar Street to the Second Narrows bridge. Alderman Harcourt indicated that the Area Planning Committee can now proceed with planning this particular area.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Development: Cassiar and Highway 401 area (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT, in view of the letter received from the Minister of Highways, the Board of Administration prepare, as soon as possible, a report on the traffic problems in the area and alternative solutions, in cooperation with the Provincial Government.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell, in amendment,
THAT the Board of Administration be instructed to submit the report in one months time.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Rankin, Volrich and the Mayor voted against the amendment)

The motion of Alderman Harcourt and Alderman Linnell was put and carried unanimously.

Alderman Volrich - Kerr Street Dump Area Motorcyclists

referred to numerous complaints being received regarding noise generated by motorcyclists using the Kerr Street Dump area.

The Mayor reminded the Council that the Superintendent of Parks was endeavouring to obtain an alternate site for use by the motorcyclists and advised he will follow up further on this matter with the Superintendent of Parks.

The Council recessed at approximately 6:10 p.m., to reconvene in open session at 7:30 p.m.

The Council reconvened at approximately 7:30 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey Rankin and Volrich

ABSENT: Alderman Pendakur (Leave of Absence)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Orpheum Theatre

The Council considered the Special Committee's report submitted under date of February 18, 1974, by Alderman Bowers on behalf of the Special Committee comprising Aldermen Bowers, Gibson and Massey, which reviews the matter under the following headings:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

Task of the Committee
The Need for a Second Auditorium in Vancouver
Suitability of the Orpheum as a Second Theatre
Desire of Vancouverites for Retention of the Orpheum
Proposed Operation of Orpheum as Civic Theatre
Costs of Restoration
Financing the Capital Costs of Acquisition

The following recommendations are extracted from the Committee's report:

" A. That Council exercise the option granted to it by Famous Players to purchase the Orpheum Theatre through payments as follows:

In July, 1974	1.0 million
In July, 1975	1.5 million
In Jan., 1976	1.4 million

and that the Mayor and City Clerk be authorized to sign a contract with Famous Players to implement this purchase, such contract to be to the satisfaction of Corporation Counsel;

B. That the sum of $900,000 be placed in the 1974 Supplemental Capital Budget towards the cost of purchase;

C. That the following funds be designated as back-up for the remaining $3,000,000:-

1973 Operating Budget Surplus	$2,000,000
Surplus Property Sales Reserve	1,000,000

such funds to be re-imbursed by donations, grants from Senior Governments, and future Supplemental Capital budgets."

Mr. L.C. Jolivet, Chairman of the Fund Raising Committee in respect of the Orpheum Theatre, spoke to Council advising of the various means to be employed to raise funds from the private sector.

Alderman Bowers spoke to the Special Committee's report in explanation and expressed regret that, at this point in time, he was unable to advise Council of firm commitments from the Senior Governments.

Delegations in respect of the City acquiring the Orpheum Theatre were received as follows:

Community Arts Council of Vancouver
(brief filed dated February 19, 1974)
U.B.C. Musical Undergraduate Society
Vancouver Historical Society
Canadian Folk Society
Vancouver Symphony Society
Vancouver East Cultural Centre
Vancouver Board of Trade
Kitsilano Area Resources Association
(referred to a petition signed by approximately one thousand persons)
Vancouver Philharmonic Orchestra
A student from the U.B.C. School of Architecture
(referred to a supporting petition obtained)

The result of a survey conducted by Ms. M. Sanford and Mr. R. Leong, under the guidance of the Instructor, Marketing Department of the B.C. Institute of Technology, was filed in a report dated February, 1974. The conclusion is made that the people support the City's Orpheum Theatre proposal.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Orpheum Theatre (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Massey,
THAT the Special Committee's recommendations A, B and C, as set out above in the report dated February 18, 1974, be approved;

FURTHER THAT the Council pursue its request to the Federal and Provincial Governments for funds:

(a) to replace the backup funds which are urgently required for other purposes including the City's land banking program,

(b) to finance the cost of the restoration of the Orpheum Theatre

(tabled)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT,

(a) the motion of Alderman Bowers be tabled for the time being;

(b) a request be made to the owners of the Orpheum Theatre for an extension of the present option to March 20, 1974, at no cost to the City;

(c) in the meantime, the Council's Special Committee and the Mayor be requested to pursue vigorously efforts to obtain firm commitments from the Senior Governments.

CARRIED

It was agreed that parts (a), (b) and (c) of the motion be dealt with separately. The record, therefore, is as follows:

Part (a) - re tabling - CARRIED
(Aldermen Bowers and Massey voted in the negative)

Part (b) - re extention of option - CARRIED UNANIMOUSLY

Part (c) - re continued efforts to obtain Senior Government funds - CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the City of Vancouver seek legislation from the Provincial Government declaring the Orpheum Theatre building an historic site;

FURTHER THAT the said legislation be framed to prevent the remodelling of either the interior or the exterior of the building without permission of the City Council.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Volrich and the Mayor voted against the motion)

The Council adjourned at approximately 9:10 p.m.

***

The foregoing are Minutes of the Regular Council meeting of February 19, 1974, adopted by Council on February 26, 1974.

A. Phillips

MAYOR

E. N. Little

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces. together with an allowance for interest over the period of construction and other general charges. These rates, for the property owners' share of projects which were completed during 1973, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board RECOMMENDS the above-noted report of the City Engineer be adopted.

2. T.V. Inspection of Sewers

The City Engineer reports as follows:

"In order to check the condition of old sewers which are in streets to be paved in the 1974 Paving Program, it is necessary to carry out a television inspection program of these sewers.

The estimated cost of this program is $28,000.

I RECOMMEND that the sum of $28,000 be appropriated from Sewers Capital Account 118/7903 'Prior to Paving - Unallocated' so that this work may proceed."

Your Board RECOMMENDS that the foregoing be approved.

3. Delta Landfill:
Supply of Cover Material

The City Engineer reports as follows:

"Approximately 50,000 cubic yards of sand are required annually as cover material for the City's sanitary landfill in Delta. Since the landfill operation commenced in 1965, this sand has been purchased from stockpiles of dredged sand located along the Fraser River, and trucked to the site.

However, buying this cover material from sources along the river has various disadvantages. There is no guarantee that stockpiled supplies within a reasonable hauling distance of the landfill site will always be available, and the price of sand and of trucking are expected to increase substantially over the life of the landfill operation. Holiday shutdowns at stockpiles along the river (such as a two-week shutdown last Christmas) and road restrictions placed by the Municipality of Delta, which reduce the size of the loads that can be hauled during the spring break-up, create undesirable interruptions in our present supply.

cont'd.....

Clause #3 continued:

An alternative source of cover material exists within the landfill site itself. An unlimited supply of sand, similar to river sand, underlays the surface layer of peat, silt, and clay at a depth of approximately 15 to 18 ft. A number of experimental attempts have been made to recover this underlying sand by dredging, draglining, etc., but none has so far proven economically feasible. In April, 1973, tenders were called for proposals to recover and stockpile a ten-year supply of this sand. Neither of the two bids received was accepted, primarily because the costs would have been appreciably higher than the cost of trucking from an external source.

A proposal has now been received from a contractor, Mr. M. Poschner, to excavate on the site and deliver to the landfill the City's requirements of 200 cubic yards of sand and 200 cubic yards of peat, silt and clay (used as a surface dressing over completed portions of the landfill) each working day. This contractor has recently completed the excavation of perimeter drainage ditches around the landfill, and while on the site, undertook a brief experiment in the recovery of sand. Based on the success of this experiment, Mr. Poschner is prepared to enter into an equipment rental agreement with the City at a fixed daily rental rate for a specified time period.

In view of the advantages of recovering sand from the landfill site as opposed to hauling from external sources, and because of the apparent success of Mr. Poschner's experiment, the City Engineer feels his proposal merits serious consideration. Mr. Poschner quotes a daily rental rate of $600 to supply our daily requirements of sand and peat/clay. On this basis, the peat/clay would be approximately the same cost as at present, whereas the sand would cost $1.70/yd^3, as compared with our present cost of $2.00 yd^3. This represents an annual saving of approximately $15,000 for sand, which presently costs $100,000 per year.

The competence demonstrated by Mr. Poschner in his previous excavation work at the landfill site, together with his experience with the soil conditions there, make him uniquely qualified for this work.

Mr. Poschner's proposal is based on using a larger piece of equipment than was employed in his experiment, and in order to justify its acquisition, he would like to enter into a three-year agreement with the City. He indicates he would also consider a one-year agreement, although a shorter agreement would not give him the flexibility to invest money to modify and improve his recovery procedure, should this appear desirable economically. Provisions would be included for the City to terminate the agreement without notice for failure to perform by the contractor.

Although the Department has authority to hire rented equipment on a daily basis, Council's approval is requested in this case because the daily rental would be tied to a one or three-year agreement at a cost of approximately $165,000 per year. Funds for the supply of cover material are provided each year in the Sanitation Budget.

Accordingly, it is RECOMMENDED that the City Engineer be authorized to enter into an agreement with Mr. Poschner for the recovery of cover material for the Delta Landfill at a rental rate of $600 per day for a period up to three years."

Your Board RECOMMENDS the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Building Bylaw - Board of Appeal

On October 2, 1973 the Council passed the following resolution:

> "THAT Council approve in principle the provision of a Building Bylaw Appeal Board as visualized in the National Building Code and request the Board of Administration to investigate the possibilities of utilizing the Provincial Appeal Board or of setting up a local Appeal Board."

The City Building Inspector and the Corporation Counsel report as follows:-

> "The Vancouver Charter allows the adoption of any or all parts of the National Building Code. Part I (Administration) of the Code, which contains provisions for a Board of Appeal, was not adopted by the City. It would be possible, however, to take the provision in the National Building Code for formation of a Board of Appeal (Section 1.15) and modify it, if required, to make it appropriate for use by Vancouver.
>
> In the letter from the President of the Architectural Institute it is stated that Calgary, Edmonton, Winnipeg, Regina and Saskatoon have Boards of Appeal from the Building Bylaw. A letter was sent to these cities asking for details on such matters as make-up of the Board, terms of reference and approximate numbers of appeals heard.
>
> The officials of Regina and Saskatoon advise that they do not have Boards of Appeal from the Building Bylaw. The officials of the other cities named advise that they have Boards of Appeal but their powers are limited to approval of new methods, materials and procedures, interpretations and consideration of what to allow in the case of proposed work on existing buildings which do not conform to the Bylaw. They all say these Boards do not allow variations from any specific requirement in the Building Bylaw. Copies of these letters are on file with the City Clerk. A tabulation of the information received is attached as Appendix A.
>
> The Department of Municipal Affairs, in a reply to an enquiry as to whether the City could use the Provincial Building Code Appeal Board, implies it is possible but asks for further information. There has been a further memorandum from the Deputy Minister to all municipalities in B.C. outlining how the Building Code Appeal Board may be used. It is noted in this memorandum that the "Board shall determine any question or dispute respecting the interpretation of or the application of the codes referred to in Section 719B (of the Municipal Act). This does not include any discretionary power nor any authority to grant exemption from the code." A copy of this memorandum is attached.
>
> It is believed that the nature of a Building Bylaw, which is a set of minimum regulations with respect to structural and fire safety, is such that any relaxation of specific requirements could be dangerous. In fact, in a preliminary

cont'd .....

Clause No.1 continued

draft of a revised Part I for the 1975 edition of the National Building Code, the powers of the Board are confined to consideration of alternate materials and equipment and alternate methods of design and construction.

In the light of the foregoing, it seems appropriate that the City should have a Board of Appeal to deal with new materials, methods and procedures. It is proposed further that this Board be the one established under Section 719B of the Municipal Act. Obviously the City must obtain the approval of the Minister of Municipal Affairs.

It is RECOMMENDED:

(1) THAT the City should have a Board of Appeal to deal with new methods, materials and procedures.

(2) THAT subject to the approval of the Minister of Municipal Affairs, the Board be the one established by the Provincial Government under the authority of Section 719B of the Municipal Act."

Your Board RECOMMENDS that the recommendations of the Corporation Counsel and City Building Inspector be approved.

2. Building Permit Application for Alterations to Existing Duplex Dwelling at 3541 Point Grey Road

The Director of Planning reports as follows:

"City Council on February 6th, 1973, "IN CAMERA" resolved in part, that the City do not proceed to expropriate certain properties in Areas of Priority 1A and 2 and that the residue of the Point Grey Road Purchase Fund be applied as properties are offered for sale."

On July 31, 1973, City Council resolved, in part, that the present policy in respect of reporting to Council on Development Permits regarding Point Grey Road, be continued.

A Building Permit Application dated January 25, 1974, has been received for Alterations to the existing duplex dwelling at 3541 Point Grey Road. The property is within Area of Priority No. 6 as established by Council on July 15th, 1969. There is an Appeal to the Board of Variance pending regarding minor additions to this property which has yet to be resolved.

It is RECOMMENDED, unless Council wish otherwise, that the building permit for the interior alterations should be issued in the normal way, and should the appeal for the additions be allowed, it is further recommended that the Development Permit be issued for such additions.

Your Board RECOMMENDS approval of the recommendation of the Director of Planning.

cont'd .....

CONSIDERATION

3. Strata Title Application - New Construction
2777 Oak Street - 30 Dwelling Units
Lot "A" Block 395, D.L. 526 (Plan 14828)
Glenfield Holdings Ltd., 1941 West 4th Avenue
Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from Glenfield Holdings Ltd., for approval of a Strata Plan for a new 3-storey wood-frame apartment building containing 30 dwelling units at 2777 Oak Street.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations.

N.B: See Appendix 'A' for site plan.

Section 1 (2) - Financing

The Director of Finance has received the prospectus with regard to the financing information and finds the following:

Subsection (a) The true interest on any financing

The prospectus states that the developers expect to have some first mortgage financing available at current rates but also state that any purchaser would be free to secure his own first mortgage. They further state that second mortgage financing up to $5,000 would be available under B.C. Government home owner assistance plan to those who qualify. The prospectus indicates that current mortgage rates range between 10 and 10½%.

(b) Any bonusing of financing

The prospectus states that there will be no bonusing of mortgage financing. This presumably refers to the financing the developers may arrange. The prospectus does state that appraisal fees, legal fees or mortgage insurance fees may be payable by purchasers in certain individual cases to those institutions providing financing.

(c) Details of a management contract and monthly servicing

The prospectus states that the developers will not enter into a management contract with anybody but will wait until the Strata Corporation is formed and the Council elected, in order that the Council may make that decision. In the interim period the developer is responsible for operating the property in an acceptable mannger. The developers have estimated monthly servicing costs to range from $29.01 to $39.14 for one bedroom units, and $39.60 to $47.43 for two bedroom units.

(d) Taxes and all other costs

The developers have estimated gross taxes on one bedroom units to range from $240.10 to $391.40, and on the two bedroom units from $396 to $474.30. They also point out that the Provincial Home Owner Grant, currently at $200, will reduce the gross taxes by $200 in those cases where the owner occupies the suite, but if he rents it out to someone else he would not be eligible.

cont'd .....

Clause No. 3 continued

Subsection (d) Taxes and all other costs (cont'd)

The only other costs indicated by the developers is for cablevision service to those units desiring it. The prospectus points out that private laundry facilities are provided in each unit so there will be no extra charge for this service.

(e) Shared facilities & common areas

The Director of Planning has examined the prospectus and plans and finds the following:

All areas not included in the 30 Strata Lots are common areas, which include all balconies, hallways, stairways, elevator, lobby and the entire basement floor, including the parking area.

37 off-street parking spaces are provided in the basement, which is common property, and one parking space will be permanently allocated to each of the 30 Strata Lots at no extra charge.

Balconies and patios are for the exclusive use of each unit, but are designated as common property, in order that the Strata Corporation may have control over the use of them.

All grounds and landscaped areas outside the building are common property.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from the office of J.V. Bergins, Architect, in which he states that the quality of construction and finishes of this project, compares favourably with the quality control requirements of Central Mortgage & Housing Corporation, as contained in the Canadian Code for Residential Construction."

Your Board submits the foregoing report for the CONSIDERATION of Council.

4. Strata Title Application - New Construction
#680 East 5th Avenue - Lot "B", Block 86, D.L.264A
32 Dwelling Units - Farmers & Merchants Trust Co. Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from the FARMERS & MERCHANTS TRUST CO LTD. for approval of a Strata Plan for a new 4 storey with basement, wood frame apartment building, containing 32 dwelling units at 680 East 5th Avenue.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See Appendix "A" for site plan.

Section 1(2) - Financing

Subsection (a) - true interest on any financing.
Subsection (b) - any bonusing of financing.
Subsection (c) - details of a management contract and monthly servicing.
Subsection (d) - taxes and all other costs.

The Director of Finance has reviewed the prospectus with regard to the above-noted section of the regulations and finds the following:

cont'd .....

Clause No. 4 continued

Financing:

A. Owner and Developer

The owner and developer is Farmers & Merchants Trust Co. Ltd.

B. Terms of Sale

Strata Lots will be sold as completed units for cash on terms to be arranged.

C. Purchasers' Financing

First mortgage financing will be available from Farmers & Merchants Trust Co. Ltd., mortgage division, to purchasers of any strata lot on the following basis:

(a) The interest rate will be calculated semi-annually not in advance and will be equal to conventional mortgage rates prevailing at the time of sale.

(b) Mortgages shall be for a term of 5 years from the date of advance, and payments will be based on a 25 or 30-year amortization.

(c) The maximum amount of a First Mortgage will be 75% of the lesser of the sale price or projected sale price of each Strata Title or 90% if the purchaser so requests, under Mortgage Insurance Corporation of Canada terms, in which case there will be an insurance charge equal to 1% or 1¼% of the gross loan.

(d) The minimum First Mortgage acceptable to the Mortgagee will be $5,000.00.

(e) The Mortgagee has the right to reject applications for mortgages for persons who do not meet normal standards as to credit and income for First Mortgage loans.

(f) The purchaser must pay at least 10% of the purchase price and may provide the balance from a Province of British Columbia Second Mortgage if qualified.

(g) The purchasers will pay the mortgage application fee of $50.00 and legal costs.

(h) Purchasers are not required to accept the financing and may make their own arrangements or pay cash.

(i) There will be no bonuses paid by Purchasers on financing.

(j) The Developers have made no arrangements for secondary financing and will not carry second mortgages. Secondary financing may be available through B.C. Government Second Mortgages, but it is the responsibility of the purchaser to obtain such a Mortgage.

D. Management Contract

A Management Contract will be entered into, either with the Developer, Farmers & Merchants Trust Co. Ltd., 564 Howe Street, Vancouver, B.C., telephone no.681-7212, or with a competent professional management firm to administer the day to day servicing needs of the building and to assist at Strata Council meetings and in preparation of budgets and to advise the Council. A copy of the Management Contract will be available for inspection at the premises of the Developer.

cont'd .....

Clause No. 4 continued

A budget of estimated servicing costs has been prepared and is attached as Schedule A hereto.

The maintenance of common areas and grounds are included, but individual owners are responsible for the cleaning and maintenance of their individual suites.

E. Taxes and All Other Costs

It is estimated that gross taxes, before home-owners grants, will be $340 for one bedroom suites and $435 for two bed-room suites calculated on present estimated values and mill rates but the developers cannot warrant the accuracy of these estimates. Each Strata Lot will be assessed and taxed separately including the unit entitlement to the property.'

Schedule "A" attached to the prospectus, details the estimated maintenance costs and management fees for 1974, which estimate shows that the expected charge per suite, per month, is $32.25, of which the management fee is $7.50.

Subsection (e) - shared facilities & common areas

The Director of Planning has examined the prospectus and plans and finds the following:

A. Parking

Forty parking stalls are provided, all underground. Each Strata Lot will have one designated parking stall. All parking stalls are part of the common property.

B. Storage Lockers

Each Strata Lot has one designated locker storage facility, approximately five feet by six feet and eight feet high. All lockers are part of the common property.

C. Laundry Facilities

One laundry room containing coin operated washer and dryer facilities is available for all owners on the main floor and is part of the common property.

D. Other Common Property

All property of the Strata Plan will be common property except thirty-two strata lots to be owned by individuals owners. The common property will include parking, lockers, and laundry facilities described above, passageways, service areas and grounds. The owner, developer and builder after selling the thirty-two Strata Lots will own no part of the development.

E. Balconies & Patios

The submitted Strata Plans indicate that all Strata Lots include the abutting patio or balcony area.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, architect, in which he states that the building compares favourably with the quality control standards set by the Central Mortgage & Housing Corporation, as contained in the Canadian Code for Residential Construction."

Your Board submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 275

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Conversion of Fire Department Radio System

The City Engineer reports as follows:

"The Fire Department radio communications system is comprised of two radio systems operating on separate frequencies, one frequency for the mobile radios in vehicles and in the fire boat, and one frequency for the portables carried by the fireman. The mobile radios can communicate only with the central station while the portables communicate only amongst themselves and are intended for use at the scene of a fire.

With the increase in size of buildings and reduced access, it is often necessary to fight a fire from two separated points. Reliable direct radio communication between vehicles or between a vehicle and the fireboat as well as communications with the central station, is necessary. The conversion of the present system to provide this additional capability was approved in 1971; however, it has been delayed due to the necessary planning and the time required to obtain approval for the new frequencies from the Department of Communications.

The 1971 Revenue Budget included $14,000.00 for the conversion to the mobile radio system. The estimate of $14,000.00 was based on the use of the existing Electrical Division frequency. (The Electrical Division was in turn to obtain a new channel within the group of Engineering Department channels). This proposal, however, proved not to be feasible and a new set of frequencies had to be selected for the Fire Department's use. The additional cost to purchase and install crystals for this new frequency was $5,400.00 bringing the total cost of the Fire Department's conversion to $19,400.00.

Of the original budget, $5,000.00 was spent in 1971 for the main transmitters and only $7,300.00 was carried forward. An additional $7,100.00 is now required to complete the conversion bringing the total cost to $19,400.00.

Earlier this year, a review was made by the Fire Chief and the Engineering Department of the uses of the proposed radio systems in the Fire Department operations. It was determined that a more efficient operation would result if the mobiles were equipped to operate on both frequencies. The portable frequency could then be used at a fire for deploying equipment and men without interfering with the main despatch fire frequency which may also be required to direct equipment to other fires. The estimated additional cost for adding the portable frequency to the mobiles is $6,000.00.

The Comptroller of Accounts advises that if Council approves these recommendations $7,100.00 could be provided from Communications Projects Unallocated Funds, and the balance of $6,000.00 could be provided in advance of the 1974 Basic Capital Budget for Communications.

The City Engineer RECOMMENDS that:

(a) an additional $7,100.00 be provided from Account 238/7901 "Communications Projects Unallocated" to complete the conversion of Fire Department mobile radio system.

(b) $6,000.00 be provided in advance of the 1974 Basic Capital Budget for Communication to equip the mobile radios in the Fire trucks to operate on the portable frequency for local communications at the scene of fires."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 275

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) December, 1973

(a) Security Transactions during the month of December, 1973
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec. 3	Mercantile Bank of Canada	Jan. 15/74	$ 500,000.00	$ 494,604.35	43	9.26
3	Mercantile Bank of Canada	Dec. 17/73	750,000.00	747,342.75	14	9.27
3	Bank of Montreal	Jan. 21/74	1,012,444.66	1,000,000.00	49	9.27
3	Bank of Montreal	Feb. 4/74	2,286,505.48	2,250,000.00	63	9.40
3	Bank of Montreal	Feb. 15/74	1,019,158.90	1,000,000.00	74	9.45
6	Mercantile Bank of Canada	Dec. 10/73	1,001,041.10	1,000,000.00	4	9.50
10	Mercantile Bank of Canada	Dec. 14/73	985,335.83	984,324.00	4	9.38
11	Mercantile Bank of Canada	Jan. 2/74	988,131.19	982,523.00	22	9.47
11	Toronto Dominion Bank	Feb. 19/74	1,018,372.60	1,000,000.00	70	9.58
17	Toronto Dominion Bank	Jan. 2/74	4,018,007.67	4,000,000.00	16	10.27
17	Mercantile Bank of Canada	Dec. 27/73	752,034.25	750,000.00	10	9.90
19	Mercantile Bank of Canada	Feb. 28/74	2,038,904.11	2,000,000.00	71	10.00
21	Bank of Nova Scotia	Dec. 27/73	1,001,068.49	1,000,000.00	6	6.50
24	Bank of Montreal	Dec. 27/73	1,500,739.73	1,500,000.00	3	6.00
27	Mercantile Bank of Canada	Mar. 1/74	1,017,534.25	1,000,000.00	64	10.00
27	Bank of British Columbia	Jan. 16/74	2,010,980.82	2,000,000.00	20	10.02
28	Bank of Montreal	Mar. 1/74	1,017,346.58	1,000,000.00	63	10.05
28	Bank of Montreal	Jan. 2/74	498,173.48	497,509.00	5	9.75
			$23,415,779.14	$23,206,303.10		

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SALE OF BANK DISCOUNT NOTES BY DEBT CHARGES EQUALIZATION FUND FUND TO GENERAL AND CAPITAL ACCOUNT

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Dec. 17	Banque Canadienne Nationale*	June 3/74	$3,800,000.00	$3,667,162.33	168	7.87
17	Banque Canadienne Nationale*	June 17/74	550,000.00	528,927.25	182	7.99
			$4,350,000.00	$4,196,089.58		

*Disposed of by Debt Charges Equalization Fund to provide funds to purchase direct issue serial debenture issued to buy part of Lancara Golf Course, and acquired by General and Capital Account as a suitable investment.

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SALE OF BANK DEPOSIT SWAPS BY GENERAL AND CAPITAL ACCOUNT TO SINKING FUND

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Dec. 31	Bank of Nova Scotia +	April 1/74	$1,156,372.74	$1,100,000.00	91	8.95

+Disposed of by General and Capital Account to settle in part amounts owed to Sinking Fund and give Sinking Fund an investment suitable for its investment requirements.

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SINKING FUND ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec. 31	Bank of Nova Scotia	April 1/74	$1,024,432.88	$1,000,000.00	91	9.80

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Continued .....

Clause #1 continued:

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Dec. 17	City of Van 8½% #	Dec. 17/74-81	$4,443,829.00	$100.00	$4,443,829.00	1/0-8/0	8.50

#Direct issue of serial debentures to Debt Charges Equalization Fund.

****

CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Dec. 21	City of Van 5½%	Nov. 15/79	$ 2,000.00	$ 84.20	$ 1,684.00	5/11	9.00
21	School District #39 5%	Dec. 15/80	2,000.00	79.55	1,591.00	7/0	9.00
27	City of Van 5 3/4%	Oct. 15/77	4,000.00	89.72	3,588.80	3/10	9.00
			$ 8,000.00		$ 6,863.80		

****

(b) SUMMARY OF SECURITIES HELD AS AT DECEMBER 31, 1973

GENERAL AND CAPITAL ACCOUNTS ONLY

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$36,681,064.64	$35,802,264.28
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

Your Board RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for December, 1973 be approved.

2. Marine Insurance

The Supervisor of Property and Insurance reports as follows:-

"The City's annual Marine Insurance Policy insuring the City Police Boats, V.P.D. #98 and V.P.D. #99 and the Fire Boat, V.F.D. #2, expires on March 1st, 1974.

The insurance coverage includes hull, machinery and equipment, ship-to-ship collision and also contains a deductible clause in the amount of $250.00 for each of the Police Boats and $500.00 for the Fire Boat.

The present broker is Macaulay Nicolls Maitland & Co. Ltd. and the underwriter is Lloyds, London. The expiring 1973 policy premium was $5,869.11.

Tenders for the renewal of this insurance were invited on the same terms and conditions as the expiring policy except for the deductible on the fireboat, which, as in past years, was called on the same basis as the two police boats, i.e., $250.00. Two tenders were received and are tabulated as follows:-

cont'd.....

Clause #2 continued:

(1) Reed Shaw Stenhouse Limited

Underwriters: The Aetna Insurance Company
The Central National Insurance Company
Lloyds Underwriters

Quoted Annual Premium: $ 5,749.93

(2) Macaulay Nicolls Maitland Insurance

Underwriters: London Underwriters at Lloyds

Quoted Annual Premium: $ 5,345.00

The quotation submitted by Macaulay Nicolls Maitland Insurance did not comply with the specifications of tender in that the deductible for the fireboat was $500.00 and not $250.00.

The firm of Reed Shaw Stenhouse Limited were able to produce a quotation in accordance with the required coverages.

It is, therefore,

RECOMMENDED that Tender (1) submitted by Reed Shaw Stenhouse Limited, on behalf of the Underwriters, The Aetna Insurance Company, The Central National Insurance Company and Lloyds Underwriters, be accepted and the firm of Reed Shaw Stenhouse Limited be appointed to act as the City's Marine Broker for the term of the policy."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Tender No. 29-73-24:
Electric Lamps, Starters and Ballasts

Tenders for the above were opened by your Board on November 26, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

The tender call was in six Parts for a total of 138 items, and requested prices for one and two year periods. These prices are based on discounts from current published price lists. The discounts will remain constant for the term of the contract, but the price lists may change from time to time, and the one in effect at the time the goods are ordered will apply.

Fifteen firms submitted tenders. No firms submitted bids on all items as item 31 is a special lamp manufactured by one firm only. However, excluding item 31, two firms submitted tenders on the balance of the items listed in the six Parts for either a one or a two-year period, as the City desires. A two-year contract is desirable for the following reasons:

(a) The City would have some assurance of obtaining items that are in short supply.

(b) Costs of tendering each year will be eliminated.

cont'd....

Clause #3 continued:

Van Horne Electric Ltd. submitted a tender offering Ballasts and Starters (Part 6) in the quantities shown on the tender form, free of charge, if they are given the contract in its entirety for the first year. Also, they will supply ballasts and starters in the same quantities at $1.00 each in the second year if a two-year contract is issued. Item 31 would be excluded as they did not tender on this item.

On Item 31, only one bid was received to specification and we are recommending it be awarded to this bidder.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend as follows:

PART I - Item 31: Verd-A-Ray Industries Ltd., a two-year contract at an estimated cost of $615.78 per year, plus the 5% Provincial S.S. Tax.

BALANCE OF ALL ITEMS - Van Horne Electric Ltd., the overall low bidder, a two-year contract at an estimated cost of $114,186.01 per year, plus the 5% Provincial S.S. Tax. The estimated cost for the 2nd year of the contract would be $114,886.01 plus the 5% Provincial S.S. Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

CONSIDERATION

4. Request for Grant Equal to Taxes: Hospital Properties

The Director of Finance reports as follows:

"On September 11, 1973 a report was submitted by your officials in response to a request for a grant in lieu of taxes from the following two hospitals.

	1973 Levy	Local Improvements	Total
	$	$	$
Holy Family Hospital	4,960.02	37.33	4,997.35
St. Vincent's Hospital	7,065.83	164.44	7,230.27
Total	12,025.85	201.77	12,227.62

The properties in question were not exempted from taxation as they were held for hospital expansion and the City Charter provided that an exemption is applicable when the properties are 'wholly in use'. The report further pointed out that Sec. 396 (c) (iii) was amended in the Spring Session of 1973 by the Provincial Government as follows: 'or which is held by the hospital for future use as a hospital site and the same has been designated by the Minister of Municipal Affairs to be exempt from taxation'.

It is noted that City Council in 1970, 1971 and 1972 did approve a grant after being advised that the hospitals do not receive funding for payment of taxes on property held for expansion.

City Council took 'NO ACTION' on the above report.

Subsequently, the hospitals in question applied to the Minister of Municipal Affairs for exemption and the City was advised by the Minister on December 13th, 1973 that he had granted exemption for the above property and that in his opinion it was effective for the 1973 taxation year.

The opinion of the City's Law Department is that there is no question as to the exemption for 1974. However, they are of the opinion that the exemption is not and cannot be effective for 1973.

cont'd...

Clause #4 continued:

It is noted that exemptions granted under Sec. 396 of the City Charter do not include exemption for local improvement taxes. City Council has been previously advised that local improvement taxes are specifically excluded from exemption by the City Charter, and therefore to be equitable any grants given in lieu of taxes should be exclusive of local improvement levies.

Therefore, it is recommended that if Council wishes to make a grant in lieu of taxes to the two organizations that they be in the following amounts (exclusive of local improvements):

1.	Holy Family Hospital	$4,960.02
2.	St. Vincent's Hospital	7,065.83."

Your Board submits the foregoing report for the CONSIDERATION of Council.

INFORMATION

5. 1973-1974 L.I.P. - Report No. 2

The City Engineer reports as follows:

" A total of 33 applications from City Departments were submitted to the Government of Canada under the Local Initiative Program. Of these eight have been approved and all but one (the wheelchair ramps to start mid-February) are currently in progress.

The following is a list of the projects approved and a general description of their substance:

X-1445/B.C. Photography- Library

- research on and preparation of slide kits of B. C. History to be made available to interested people. (schools, colleges, etc.)

X-1447/Wheelchair Ramps - Engineering

- construction of 200 ramps at selected intersections as an aid to facilitate travel by wheelchair.

X-1453/Art Vancouver - Social Planning

- promotion of B. C. art, provision of paintings, organization of art festivals, lectures and general information related to B. C. artists.

X-1455/City Information Works - Social Planning

- publication of civic newsletter; public information consulting service; community information service.

X-1460/Lot Cleanup - Finance

- cleanup of 250 City-owned vacant lots.

X-1464/Old Buildings - Planning

- identification of buildings having historical or other significance.

X-1465/Retarded - Handicapped - Park Board

- recreation program for handicapped children and young adults.

X-1474/The Handicapped Involved - Park Board

- involving homebound and handicapped adults in community recreational activities and provision for their transportation.

The total value of the foregoing projects is approximately $254,000.00 of which the City is contributing 22%, or $56,000.00; a total of 60 people are employed. All of these eight projects were approved by Council on 30 October 1973 as "Priority 1" (requiring no further Council approval)."

Your Board submits the matter to Council for INFORMATION.

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Fine Paper
1974 Envelope Requirements
Laundry Service
Two-Way FM Hand Held Solid State Portable Radios & Chargers
Traffic Counting Equipment
Electronic Sirens - P.A. Systems (Police Cars)
Copper Water Tube for 24-month Period
Theatre Seats for Queen Elizabeth Theatre
Passenger Cars

Copies of the details of these tender awards are attached.

Your Board submits the foregoing report for Council's INFORMATION.

CONSIDERATION

7. Theatre Rental: CKNW Orphans Fund

The City Clerk reports as follows:

"A letter from the CKNW Orphans Fund dated February 12, 1974 has been received in this office. They state they are presenting the Rolf Harris Show at the Queen Elizabeth Theatre on February 22, 1974 as a fund-raising project. They are requesting that consideration of the non-commercial rate be made (the commercial rate charged is $1,200.00 -- the non-commercial rate is $800.00).

The CKNW Orphans Fund, which is under a different administration than CKNW, is an absolute non-profit organization that helps 2500 underprivileged children every year in Vancouver and the Lower Mainland. These children belong to such institutions as Lower Fraser Valley Cerebral Palsy Association, St. Christophers School for Retarded Boys, Woodlands for the Retarded, Jericho Hill, Loyal Protestant Home for Children, etc. They raise close to $100,000 every year and all time spent on the various campaigns is strictly volunteer time.

Council has dealt with similar requests in the past as follows:

July 31/73	National Youth Orchestra Assoc. of Canada	Rental of Queen Elizabeth Theatre	approved
July 31/73	First Aid Ski Patrol	Rental of Queen Elizabeth Theatre raise funds for Patrol's operation	approved ½ of rental of Q.E.T."

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 275, 276

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Park Site
No. 7 - 1139 Pendrell Street

The Supervisor of Property and Insurance reports as follows:

"The West ½ of Lot 16, Block 23, D.L. 185, known as 1139 Pendrell Street, has been offered for sale to the City by the owners. This property forms part of Park Site #7, which is listed under Table II of Park Sites Purchases Program 1971 - 1975, confirmed by City Council on December 15th, 1970.

These premises comprise a two storey frame dwelling with a main floor area of approximately 900 sq. ft., erected in 1900 on a lot 33' x 131', zoned RM-4A. The dwelling contains 10 rooms, (divided into 8 rental units) 15 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete and stone foundation, full basement and is heated by an automatic oil-fired furnace. This dwelling is in good condition for its age. The owners occupy a 3 room suite on the main floor, with the remaining units being rented on a month-to-month basis. Rental of this property will continue until the land is required for park purposes.

Following negotiations with the representative of the owners, they have agreed to sell for the sum of $58,000.00 as of February 28th, 1974 subject to the owners' retaining rent-free possession of their own suite until March 31st, 1974. This price is considered to be fair and equitable. The Superintendent of Parks and Public Recreation concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $58,000.00 on the foregoing basis chargeable to Code #4189/- Park Board Clearing Account."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Knight Street Widening:
25th Avenue to 33rd Avenue, Lot 26,
Block 17, District Lots 391 and 392 -
1392 East 28th Avenue

The Supervisor of Property and Insurance reports as follows:

"The widening and improvement of Knight Street between 25th and 33rd Avenues is to proceed under the 1974 Paving Programme. In order to complete the required 80 foot road allowance, it is necessary to acquire a 7 foot widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues. In this instance, the improvement encroaches on the widening strip necessitating the acquisition of the whole property.

These premises comprise a 1½ storey non-basement frame store building, with a floor area of approximately 385 square feet, erected in 1919 on a corner site 35.4' x 120', zoned RS-1 and as such is non-conforming. The store contains 3 rooms, has 2 plumbing fixtures, a concrete pier foundation, a patent shingle roof, siding exterior, and is heated by an oil circulating heater. Condition of this structure is poor.

cont'd....

Clause No. 2 continued

Following negotiations, the owner has agreed to sell for the sum of $30,000.00 including the property and the value of the business, as of January 31st, 1974, subject to the owner reserving the right to remove stock. The owner is also to retain rent-free possession to February 28th, 1974. This price is considered to be fair and equitable and representative of market values of similar properties in the area. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $30,000.00 on the foregoing basis, chargeable to Code No. 141/2806."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Acquisition for Replotting and Future Boundary Road Widening: Lot 5 of Sub. 'B', Block 108, D.L.'s 36 and 51 - 4885 Boundary Road

The Supervisor of Property and Insurance reports as follows:

"The above property, (Lot 5 of Sub. 'B', Block 108, District Lots 36 and 51), which is one of five remaining privately-owned properties facing Boundary Road between Tanner and Price Streets, has been offered for sale to the City. At some future date, the East 34' of this property will be required for the widening of Boundary Road, with the balance of the property to be included in a new subdivision of this block.

These premises comprise a single storey non-basement frame dwelling with a main floor area of approximately 650 square feet, erected in 1953 on a lot 31.77' x 120', zoned R.S.-1. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, a concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the owners' representative, they have agreed to sell for the sum of $30,900.00 as of February 28, 1974, subject to the owners retaining rent-free possession to March 31, 1974. This price is considered to be fair and equitable and represents market value in the area. It is proposed to rent the dwelling until the City requires the land for replotting and the widening of Boundary Road, at which time the dwelling would be demolished.

RECOMMENDED:
That the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $30,900.00 on the foregoing basis, chargeable to Code No. 4912/457."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 276

WORKS AND UTILITY MATTERS

CONSIDERATION

1. Paper Recycling Project: City Collection

The City Engineer reports as follows:

"On October 16, 1973 Council approved a report on Recycling which authorized two pilot projects. One was the operation of a Recycling Depot, the details of which have been reported to Council. The other was a four month Paper Recycling project.

On February 25, 1974 it is proposed to begin the 4 month paper recycling project, City collection, in 3 areas of the City whereby paper placed out separately by the Householders will be picked up on their regular garbage collection day by a special truck, and disposed of through local firms which deal in waste paper recycling. The 3 areas are, in general, as follows:

1) Granville to Oak, 41st to S.W. Marine Drive.
2) Portions of Shaughnessy, Little Mountain and Oakridge areas.
3) Portions of Collingwood and Killarney areas, Vanness to 54th Avenue.

Descriptive notices will be delivered to each building in these areas before February 25, 1974 starting date. These outline the project and suggest how the Householder may participate. A copy is attached.

We have received a request from the X-Kalay Foundation Society in which they ask that they be permitted to collect paper from a fourth area in the City on the same basis as the City collection, they also request that the City distribute the same descriptive notices to houses in this area. The Society agrees to provide the City with necessary information to permit evaluation of costs and revenues.

With regard to distribution of notices, we feel the Society should distribute its own notices. If Council decides to permit X-Kalay to collect paper in a fourth beat, we recommend the Valley Drive area, roughly bounded by 16th Avenue, 37th Avenue, West Boulevard and McKenzie Street."

The City Engineer submits this report for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 277

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Park Extensions, Strathcona

A) Proposed Westerly Extension of False Creek Park (Site Bounded by Prior, Hawks and Malkin Streets and No. 1 Firehall Site)
B) MacLean Park Extension (South 1/2 of Block 76, D.L. 181, on Keefer Street, across from MacLean Park)

The Director of Planning reports as follows:

"Background

On September 24, 1973, the Parks Board passed a resolution requesting City Council to place a park reserve on the unused portion of the new No. 1 Firehall site--an area of approximately 4 1/2 acres immediately west of False Creek Park (see Appendix 1). The Planning Department was asked to prepare a report on this matter.

The Strathcona Rehabilitation Committee (S. R. C.), by resolution of October 3, 1973, supported the Parks Board request to have the balance of the No. 1 Firehall site reserved for parkland. The S. R. C. wishes to have this property reserved for parkland as an alternative to extending MacLean Park to the 1/2 block north of Keefer Street (see Appendix 1).

There has been considerable discussion regarding the MacLean Park extension. On November 7, 1972, Council approved a Planning Department recommendation that the park reserve on the 1/2 block north of Keefer be removed. However, the Parks Board requested that the park reserve not be removed from this property, and on November 28, 1972, Council supported this request.

The MacLean Park extension is presently listed in Table II of the Park Purchase Program of the current Five Year Plan (i.e. designated for protective purchase for future parkland). Five lots in this 1/2 block are City-owned. They were part of a list of sites offered to the Province for its land acquisition program, but were withheld until the park extension issue could be resolved.

Discussion

(A) False Creek Park Extension

The decision regarding the proposed extension to False Creek Park should be made in light of the adequacy of park facilities in the Strathcona area and park acquisition priorities for the City as a whole.

The present park facilities in the Strathcona area are reasonably adequate. The establishment of a Linear Park in Strathcona was approved by Council on October 31, 1972. False Creek Park (while serving a larger area than Strathcona) is already of substantial size (approximately 22 acres).

The acquisition of the 4 1/2 acre portion of the No. 1 Firehall site as parkland would entail the expenditure of a considerable sum of money. This money is not available in the current Five Year Plan. It is suggested that for the present, the City simply retain the 4 1/2 acre site, and the decision as to whether or not the site should be reserved as parkland can be made when the next Five Year Plan is determined. At that time, the desirability of the subject property for parkland can be considered in relation to park acquisition priorities for the City as a whole. It will also be appropriate to consider the desirability of this site for alternative uses.

cont'd ....

Clause No. 1 continued

(B) **MacLean Park Extension**

It is suggested that the City remove the park reserve on the 1/2 block north of Keefer for the following reasons:

a. The grant/loan program offered under the terms of the Strathcona Rehabilitation Project continues to be offered to the residents of the subject 1/2 block, and residents have taken advantage of this program to improve their dwellings.

b. Residents of Strathcona have expressed quite strongly that they do not see the need for this 1/2 block to be reserved as parkland.

c. The S. R. C. resolved, on October 3, 1973, to convey to Council its desire that the park reserve on the subject property be removed.

d. The Strathcona Linear Park has been approved by Council (October 31, 1972) and is about to be implemented.

e. There exists the possibility of expanding parkland in the Strathcona area by adding the 4 1/2 acre balance of the new No. 1 Firehall site to False Creek Park.

Recommendations

It is therefore RECOMMENDED that:

1. The decision, as to whether or not the remainder of the No. 1 Firehall site should be used as parkland, be deferred until park acquisition priorities are determined for the next Five Year Plan, and in the meantime the land be reserved from sale.

2. The south 1/2 of Block 76, D.L. 181 (MacLean Park Extension) be dropped from Table II of the Park Purchase Program.

3. The City pursue the matter of selling the five City-owned lots (in the south 1/2 of Block 76, D.L. 181) to the Province for housing."

2. Strathcona Linear Park

The Director of Planning reports as follows:

"On July 4, 1972 the Parks Board resolved:

"THAT SPOTA be advised the Board agrees in principle to their proposed Linear Park connecting MacLean Park to False Creek Park."

On October 31, 1972 City Council adopted recommendations of the Director of Planning and Civic Development and the Director of Social Planning/Community Development which included:

"(1) Council approve the Linear Park illustrated on the attached map. (See Appendix I)

(2) The Board of Parks and Public Recreation be requested in consultation with SPOTA, MacLean Park Tenants' Association and Ray-Cam Co-operative, as well as the appropriate City Departments, to bring in a detailed design and development schedule.

(3) The City-owned property concerned be reserved for park purposes."

cont'd .....

Clause No.2 continued

Subsequently, the Parks Board agreed to a request that a consultant chosen by SPOTA be employed to work with the citizens' group in carrying out recommendation (2) above. SPOTA chose Don Vaughan and Associates.

Don Vaughan and Associates have submitted a plan (see Appendix II) which has been endorsed by the citizens' groups. This plan is similar in concept to that already approved by Council. It involves developing a green corridor connecting existing parks. Eleven City-owned lots along the west side of Hawks Avenue between Georgia and Prior Streets would be included in the corridor.

The plan shown in Appendix II is basically acceptable to the Parks Board.

IMPLEMENTATION

A. Financing

A Board of Administration report dated December 14, 1973 dealing with the Strathcona Rehabilitation Project - Financial Situation, states that the linear park development (including lighting and lane paving but excluding land) is expected to cost $130,000 of the total estimated cost of $515,000 for all items in the report. The upper limit for the cost of all items was set at $600,000.

The report also stated:

> "It should be noted that, if Council agrees with the suggestion of the Director of Finance, that the cost of land for the linear park should also be charged against the Project, the $600,000 amount will have to be increased by the value of that land."

Council, on December 18, 1973, passed the following resolution in connection with the above-mentioned report:

> "That the recommendation of the Board of Administration contained in this report be approved, and that the reference in the report to linear park development be referred back to the Board of Administration for further report, particularly in respect of the land involved and source of funds."

There are four sets of costs involved in implementing the scheme:

1. Land Cost

All land needed to develop the linear park is City-owned. No dwelling units will be displaced by this park. Most of the land is well below street level, and not suitable for development without filling.

While it is most likely that the senior governments will share the development costs of this park through the Strathcona Rehabilitation Project, preliminary discussions indicate they are most unlikely to share the land costs.

There are no funds allocated in the current Five Year Plan for the Parks Board to acquire this land. The cost to the Parks Board of the 11 lots needed for the linear park is $165,000.

cont'd .....

Clause No.2 continued

At its meeting on January 14, 1974, the Board of Parks and Public Recreation passed the following resolution:

"That the Board reiterate their original stand that cost of linear park development (including lighting and lane paving) ie. $130,000, be provided from the Strathcona Rehabilitation funds and that the purchase price of the City-owned lands should also be charged against the Strathcona Rehabilitation funds and not charged against the Park Board's next Five Year Plan park purchase programs as suggested.

CARRIED."

The Director of Finance believes that the cost of the land for the linear park should come from the Strathcona Rehabilitation Fund.

In view of the position taken by the senior government representatives, and so that the work will go forward as part of the project, the Director of Planning proposes that the Parks Board pay for this land at the end of the current Five Year Plan if sufficient funds remain in the park purchase account; if not, payment be deferred until the 1976-1980 Five Year Plan.

The alternative appears to be interminable negotiation with apparently little prospect of success - and no linear park development.

2. Development Costs

The development costs for the linear park are estimated at $130,000. These include $100,000 for park facilities and $30,000 for lighting and paving.

The development costs will be shared by the senior governments as part of the Strathcona Rehabilitation Project. It is important to proceed with the development of this park now so that the City can take advantage of Strathcona Rehabilitation funds while they are still available.

3. Costs of Street and Sidewalk Alterations and Improvements

These costs are provided for in the Local Improvement Program already approved as part of the public works component of the Strathcona Rehabilitation Project, which is almost completed.

4. Maintenance Costs

These will be paid out of the Park Board's operating budget.

B. Alterations and Improvements to Streets and Lanes

A Local Improvement Program instituted under the Strathcona Rehabilitation Project is currently under way in the Strathcona area. The linear park proposal requires changes in the approved program that must be made immediately, before work in the affected area is begun.

cont'd .....

Clause No.2 continued

The proposed linear park scheme calls for the following traffic and engineering changes:

1. Georgia Street to be cul-de-sac'd in the 700 block west of the Hawks Street alignment.

2. Union Street to be cul-de-sac'd in the 700 block west of the Hawks Street alignment.

3. Hawks Street to be closed between Prior Street and the lane north of Prior, and between Georgia Street and the lane north of Georgia.

4. Those portions of Hawks Street that are to be left open between Prior and Georgia Streets will have a pavement width of 27'. The residual width of Hawks Street will be along the west side of the street.

The Engineering Department recommendations for the necessary formal steps to implement the above alterations are presented below.

The owners of the private properties abutting the affected section of Hawks Avenue have been contacted by SPOTA and, with only one exception, support the proposal. They have made two requests:

1. That the lanes which will be the means of access to (or egress from) the two dead-ended half-blocks should be paved. This seems a reasonable request and provision for paving these lanes is included in the estimate for developing the linear park.

2. That on-street parking zones be reserved for the residents of the two closed half-blocks. If experience shows that they have a problem, then sympathetic consideration would be given to this request.

(The Law Department advise that no formal releases or consents from the abutting owners are legally necessary.)

RECOMMENDATIONS

1. THAT Council approve the general design for the Strathcona linear park as submitted by Don Vaughan and Associates and illustrated in Appendix II, with the work to be carried out immediately as part of the Strathcona Rehabilitation Project.

2. THAT Council approve the traffic engineering changes as listed in points 1 to 4 under Alterations and Improvement to Streets and Lanes in the foregoing report.

3. THAT Council agree to the property being transferred to the Parks Board, with the cost being charged to the Park purchase account if funds are available at the end of the current Five Year Plan; or if not, the cost to be a first charge on the Park purchase account of the next Five Year Plan. *

*(The Board of Parks and Public Recreation and the Director of Finance do not concur with this recommendation. They feel that the cost of the land should be shared as part of the cost of the Rehabilitation Project.)"

cont'd .....

Clause No.2 continued

The City Engineer reports as follows:

"Subject to Council's adoption of the above recommendations of the Director of Planning, I RECOMMEND:

1. THAT the following adjustments to the Local Improvements be made:

   a. Item 1, Pavements and Curbs, and Item 3, Special Lighting, of Schedule 417A be reduced in scope by deleting those parts of the work on Georgia and Union Streets from Hawks Avenue to points 30 feet west, and on Hawks Avenue from Georgia Street to the lane north and from Prior Street to the lane north.

   b. Item 2 of Schedule 417A, Sidewalks, be reduced in scope by deleting the sidewalk on the west side of Hawks Avenue from Georgia Street to Prior Street, and

   c. The properties on the west side of Hawks Avenue between Georgia Street and Prior Street be relieved of Local Improvement charges for the Pavement and Curbs and the Lighting on Hawks Avenue (Items 1 and 3 of Schedule 417A) under Section 67 of the Local Improvement Procedure By-Law on the grounds that the linear park will be interposed between them and the improvements. (This will require a two-thirds vote of all the members of Council on a formal resolution which will be presented when the final Local Improvement costs are known.)

2. THAT the area marked 'A' on the attached plan (WA87-H) be removed from the care, custody and management of the Park Board and the areas 'A' and 'B' dedicated as street (these are required for the cul-de-sacs).

3. THAT the areas of street shown hatched on the attached plan (WA 87-H) be closed and stopped up and placed in the care, custody and management of the Park Board subject to:

   a. The maintenance of existing pedestrian accesses to all abutting properties and of the existing walks on the east side of Hawks Avenue (or of equivalent alternative facilities) by that Board.

   b. The right for the construction, maintenance and use of the sidewalks marked 'C' on the said plan.

   c. The development adjacent to the cul-de-sacs on Georgia and Union Streets allowing emergency passage of Fire Apparatus to the satisfaction of the Fire Chief.

   d. All existing utilities remaining and any new utilities being installed under the same terms as the City's normal utility easement, and

   e. The right of Council to withdraw these areas from the care, custody and management of the Park Board with the areas restored to their present condition by that Board in the event of such withdrawal."

cont'd .....

3. Boat Shelter - 23 South Renfrew Street

The Director of Permits and Licenses reports as follows:

"Mr. E. Antongiovanni has requested permission to appear before Council with respect to the enforcement of the Zoning and Development By-law which requires the removal of a boat shelter constructed on the above property without a permit.

On October 3, 1972, our Inspection Services reported that an over-height boat shelter had been erected on the above property prior to the issuance of the required permit. Following this inspection, Mr. Antongiovanni made an application for a Development Permit and on December 6, 1972 was notified that the Technical Planning Board approved the application, but subject to the following condition:

> "Prior to the issuance of the development permit, revised plans are to be submitted or the submitted drawings amended to the satisfaction of the Director of Planning and Civic Development clearly indicating a boat shelter attached to the rear of the dwelling and maintaining the yard requirements of the RS-1 One Family Dwelling District, or alternatively, the accessory building be reduced in size to provide a total area of accessory buildings on this site not exceeding 503 sq. ft. and to be located 5' back from the rear property line and abutting the north property line."

On December 5, 1973, the development permit application was refused as the above condition imposed by the Technical Planning Board had not been met.

On December 17, 1973, a reinspection was made where it was found that the boat shelter was still existing and the owner was subsequently notified to remove same. The following are the alternatives that Mr. Antongiovanni has:

(a) Remove the offending boat shelter.

(b) Submit revised plans in accordance with the condition as outlined by the Technical Planning Board and a new development permit then be applied for, or;

(c) Examine his rights of appeal to the Board of Variance.

RECOMMENDED that the Director of Permits and Licenses be instructed to enforce the By-Law."

DELEGATION REQUEST: E. ANTONGIOVANNI

(Copies of Mr. Antongiovanni's letter dated January 18, 1974 are circulated for the information of Council.)

4. Proposed Public Housing Projects for Senior Citizens - Kitsilano

The Director of Planning reports as follows:

"Drawings and the necessary tender documents for the two projects located at the southeast corner of 2nd Avenue and Cypress Street and at the northeast corner of 7th Avenue and Maple Street are being prepared by Central Mortgage & Housing Corporation. The projects will provide a total of 69 units of accommodation under Federal/Provincial financing arrangements and will form part of the Greater Vancouver Regional District's stock of public housing.

cont'd .....

Clause No.4 continued

Council, at a Public Hearing on January 31, 1974, approved the rezoning of all lands in Kitsilano then zoned (RM-3) Medium Density Multiple to (RM-3A) Medium Density Multiple. This includes the sites of the two housing projects. The schemes have been designed to conform to the RM-3A zoning and have a height of two storeys plus basement.

Agreements for these projects will be between the Federal and Provincial Governments, Central Mortgage & Housing Corporation, and the Greater Vancouver Regional District. It is understood however that the agreements, in addition to containing clauses relating to the sale of the land by the City and the provision of various municipal services, will, as for previous public housing projects, contain a requirement that prior to construction 'the designs, plans, specifications and construction contract relating thereto shall be approved by the City of Vancouver, the Provincial Minister, and the Corporation'.

It has been the practice in the past to meet this requirement by obtaining Council approval of the designs at the sketch plan stage with the further requirements being covered by the issue of the necessary building and other permits.

The Technical Planning Board, on January 25, 1974, approved the development permits for these projects, with certain conditions to be met prior to the permits being issued. The Technical Planning Board on February 1, 1974 approved the recommendations of the Urban Design Panel that design of these buildings be approved.

Central Mortgage & Housing Corporation has advised that modifications to the plans to comply with the RM-3A District Schedule and to meet the conditions set by the Technical Planning Board are being made and the drawings and other documents are moving ahead with the intention of calling for tenders at about the end of March or early in April, 1974.

It is RECOMMENDED therefore that the City now confirm its approval of these two developments subject to compliance with the conditions set in Development Permits Nos. 65127 and 65128 on the understanding that the normal building permit and other procedures will apply."

INFORMATION

5. Proposed Zoning By-law amendments for both sides of Granville Street, between Drake and Cordova Streets

The Director of Planning reports as follows:-

"City Council on September 25, 1973, approved a report on the Granville Street Transit Mall, including recommendation No. 10 -

'THAT all business licence applications between Nelson and Hastings Streets be referred to the Co-ordinator of the Project by the Department of Permits and Licences prior to any action being taken until further notice by the Co-ordinator.'

The purpose of this recommendation was to allow a review to be made of the appropriateness of new businesses and uses being located along the future mall. In addition to business licence applications all development permit applications, including those for signs, have been discussed with the project co-ordinator.

cont'd .....

Clause No.5 continued

Physical construction of the mall has now commenced and it is advisable to incorporate the intentions regarding development into the Zoning and Development By-law. Consequently, I made formal applications, dated February 6, 1974, to create two new zones, namely (CM-1A) and (CM-2A) which would restrict the permitted and permissible uses on both sides of Granville Street between Drake and Robson Streets (CM-1A) and Robson and Cordova Streets (CM-2A). The boundaries (Drake and Cordova Streets) are beyond the limits of the transit mall, but I consider the extensions will further protect the quality of the mall.

The two applications will be forwarded to Council for public hearing in the usual manner with recommendations from the Technical Planning Board, the City Planning Commission and the Granville Mall Committee.

This report is submitted for the INFORMATION of City Council."

FOR COUNCIL ACTION SEE PAGE(S) 277, 278

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Pacific National Exhibition:
Extension of Time for Sunday Sports

The Corporation Counsel reports as follows:

The Executive of Pacific National Exhibition has asked that City Council consider amending the Sunday Sports By-law so that there is no cut-off at 6.00 p.m., thus putting Sunday sports in the same class as Sunday movies.

Unfortunately, the 6.00 p.m. cut-off is set down in section 206A of the Charter. Any change would first require a change to the Charter. This year's Charter Amendment Bill is well advanced, and whilst the Legislature has in the past, on special occasions, allowed last-minute amendments, these have generally been confined to "housekeeping" items not involving public or private interests.

The alternatives appear to be:

(1) To request an amendment to the Charter Bill when it is considered by the Private Bills Committee; or

(2) To defer the matter to next year so that various affected interests will have an opportunity to make representations.

The foregoing is submitted to Council for CONSIDERATION.

INFORMATION

2. Possession of Knives in Public Places

The Corporation Counsel reports as follows:

On January 22, 1974, Council referred the following suggested form of legislation to me for report:

"No person being in a public place shall have in his possession a knife or reasonable facsimile without lawful excuse."

The question for determination is whether the power to create such an offence lies with the City or whether it falls under the jurisdiction of the Federal Government as being legislation in the field of criminal law.

It is assumed that the proposal has in mind some association between possession of a knife and an undesirable risk or result that might flow from such possession. If this is so, then I believe the proposed legislation is of a quasi-criminal nature because a similar situation has already been covered in the Code. Section 83 reads as follows:

"Everyone who carries or has in his possession a weapon or imitation thereof, for a purpose dangerous to the public peace or for the purpose of committing an indictable offence, is guilty of an indictable offence and liable to imprisonment for five years."

When this section is read together with the definition of "weapon" in section 2 of the Code, which would include any kind of a knife, I believe the field has been fully occupied by the Federal Government and the City could not legislate on the same topic for the same purpose.

The Corporation Counsel submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 278

FINANCE MATTERS

INFORMATION

1. POSER & RESER Expenditures

The Director of Social Planning reports:

Vancouver City Council, at its meeting on March 20, 1973, adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget Appropriations, subject to the condition that the Director of Social Planning submit Information Reports twice yearly to Council on expenditures incurred.

On July 31, 1973, Vancouver City Council received for Information a report of the Director of Social Planning regarding the Department's POSER and RESER appropriations to July 15, 1973.

POSER

		Approved/Balance
Original appropriation		$40,500.00
Expenditures to July 15, 1973 (includes salary of Downtown Eastside Social Planner to August 31, 1973)	$29,936.23	10,563.77
Expenditures to January 15, 1974 (taken from 1973 appropriation)		
Alliance of Handicapped	50.00	
Project BREAD	4,000.00	
Downtown Housing Proposal	1,721.00	
Cultural Planning Data	1,000.00	
Resolution of Council (9/11/73) re: Bayview Community School	+5,000.00	
Bayview Community School	5,000.00	
B.C. Association for the Advancement of Coloured People	700.00	
Riley Park	50.00	
Britannia Dig-In	163.90	
Day Care for Waverley School	5.00	
Neighbourhood Services - Community Development (DERA)	750.00	
Britannia Re-entry Class	1,455.00	
Waverley School Social Services Committee Meeting	20.00	
	$9,914.90	$ 648.87
Commitments to Date		
Recreation Programming in Hastings Elementary School	608.06	$ 40.81

RESER

		Approved/Balance
Original appropriation		$15,000.00
PLUS: Estimated CAP Recovery		
Spring Street	$4,000.00	
Youth Treatment Facilities	600.00	
United Way Census Data	750.00	
Downtown Eastside Study	2,500.00	
Area Conservation Study	750.00	
Public Housing in the Community	163.00	
Social Trends in Vancouver	1,500.00	
Consulting Service re West End Zoning Proposals	300.00	
Community Development Research	100.00	
	$10,663.00	25,663.00

cont'd....

Clause #1 continued:

City Council (10/16/73) authorized transfer of funds to Spring Street (includes $2,950 CAP)	5,900.00	31,563.00
Expenditures to July 15, 1973	21,503.67	10,059.33
Expenditures to January 15, 1974 (taken from 1973 appropriation)		
Spring Street Evaluation Research	7,217.54	
($150.00 estimate for printing of draft and final report)	150.00	
Consulting Service re West End Zoning Proposals	900.00	
	$8,267.54	1,791.79
Commitments to Date		
Community Development Research	200.00	
Spring Street allocated balance	1,026.51	
	$1,226.51	$ 565.28

As of January 15, 1974, POSER has an unspent balance of $40.81 and RESER, $565.28. Description of each new item is attached.

The Director of Social Planning submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 279

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

January 31, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, January 31, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson, Hardwick and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

RECOMMENDATION

1. Grant Request for a Fraserview Neighbourhood Services Community Worker

The Director of Social Planning submitted the following report for the Committee's consideration:

The Director of Social Planning reports:

"The Fraserview/Killarney Area Council is requesting a grant of $4,500 to pay the salary of a community worker for Fraserview Neighbourhood Services.

This community worker functions essentially as the liaison between the community programmes and volunteers of the Area Council and the Fraserview staff. The position is important to assure a continuation of community participation, an on-going training of volunteers and a co-ordination of community and staff programmes.

The position is presently funded by a Secretary of State grant which terminates on January 31, 1974. A City grant of $4,500 would continue the position for an additional six months (February 1 to July 31, 1974) and allow for an increase in salary effective November 1, 1973 from $460 to $625 per month. The Area Council is requesting consideration of this grant in advance of the regular grant request hearings to insure continuity of the position.

The grant request has been made for a six month period only because of the pending re-orgnization of the Social Services system in South Vancouver. The Human Resources staff for South Vancouver have informed us there is no possibility for them to give this position the appropriate consideration until the new Resource Board and budgets are established. They have requested that, where possible, current programmes such as this one, should be maintained until they can be assimilated into the new organization."

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Clause No. 1 (cont'd)

Mrs. Wyatt, Fraserview Neighbourhood Services, spoke to the above report. Mr. Doug Purdy, Social Planner, advised for information that the Fraserview Neighbourhood Services is part of the Library complex at 1950 Argyle, officially opened by the City in January, 1972. C.A.S. leases from the City one half of the area for six child welfare workers and the City hosts, Probation, Welfare, Y.W.C.A., Family Service Centre and the Area Council in the other four offices. Numerous OFY and LIP workers and community volunteers also jointly share accommodation. Following further discussion, your Committee

RECOMMENDED

THAT City Council approve a grant to the Fraserview Neighbourhood Services of $4,500 to fund a community worker for a six month period, February 1, 1974 to July 31, 1974, at a salary of $625.00 per month, this grant to be contingent upon the Fraserview Neighbourhood Services obtaining cost sharing of the position through Canada Assistance Plan.

FURTHER RECOMMENDED

THAT the Director of Social Planning be instructed to initiate discussions with the Department of Human Resources on the relative roles of Vancouver City Council and the Department of Human Resources in community worker funding.

2. Lengthy Delays Encountered by People Applying for Mincome

Mr. W. C. Hennessey, Counsellor and Community Worker, First United Church, submitted to the Chairman a copy of his letter to the Honourable Norman Levi on lengthy delays encountered by people applying for Mincome. The Team of First United Church is concerned about the delay of over one month between making the application for Mincome and commencement of payments. The letter suggested that the Department of Welfare & Rehabilitation re-instate their previous procedure whereby applications for Mincome were received at all district offices rather than being processed at the Central Office, 1530 West 8th Avenue, as is the case at present.

Mr. W. B. Wynn, Assistant Director, Department of Welfare & Rehabilitation, concurred that the Mincome applications are now received and processed in one central location, i.e. 1530 West 8th Avenue. The applications are currently backlogged to March 19, 1974 (there are presently 200 on the waiting list with up to 2000 still to be considered). Up to now there have been 10 interviewers (each interviewer does an average of 10 interviews a day) and 3 clerks working on this programme. However, because of the Department's and the Minister of Human Resources' concern with the lengthy delays being encountered by applicants for Mincome, arrangements have been made with the Provincial staff at 411 Dunsmuir Street for them to undertake 20 of the backlogged interviews per day. This should reduce the current backlog by four weeks. Following further discussion, it was

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Clause No. 2 (cont'd)

RECOMMENDED

THAT Council request Mr. R. Butler, Assistant Director of Community Services, Department of Human Resources, to review the possibility of additional staff being placed in the North Area Unit office on Commercial Drive to undertake interviewing of Mincome applicants in the same manner as presently under way at 411 Dunsmuir Street, with a report back to the Standing Committee on Social Services within one month.

3. Welfare Line-ups

Mr. W. C. Hennessey, Counsellor and Community Worker, First United Church, asked the Committee to consider the extremely long line-ups on issue days at the Single Men's Unit, 517 Hamilton Street. He stated that he has on a number of occasions observed line-ups of men outside the building in all weathers and sometimes these men have had to stand in line for up to two hours before receiving their cheque.

Mr. Hennessey went on to discuss with the Committee and the representatives of the Welfare & Rehabilitation Department and the Department of Human Resources specific cases of persons who had made numerous requests for direct mailing but were still having to pick up their cheques from either the Single Men's Unit or, in the case of an elderly woman, from 1530 West 8th Avenue. Mr. Wynn, Assistant Director, Welfare & Rehabilitation Department, requested Mr. Hennessey to supply him with all necessary details of these cases and undertook to investigate them and take whatever action was necessary to remedy the situations.

There was discussion on the possibility of instituting direct mailing for all unemployables registered at the Single Men's Unit. Mr. Wynn pointed out that one of the problems is the mobility of 75% of the Single Men's Unit clientele.

Mr. Hennessey then referred to the problems some veterans have encountered in their efforts to obtain welfare payments. He cited a case of a badly disabled man for whom he was unable to obtain a cheque at the North Unit and was told that this person would have to go to the Single Men's Unit and line up to make application. Mr. Wynn suggested that in future, cases of this nature be referred to the Health Care and Aging Division of the Department of Welfare and Rehabilitation, which would arrange a home visit if necessary for any person who is unable to go out to make application for welfare. Following further discussion, it was

RECOMMENDED

THAT Council request Mr. R. Butler, Assistant Director of Community Services, Department of Human Resources, to institute a procedure on the next day of issue at the Single Men's Unit, 517 Hamilton Street, of offering every unemployable recipient the option of picking up his cheque or having it mailed to him.

Mr. Denofreo undertook to also discuss this matter with Mr. Butler, as well as the whole matter of staffing at the Single Men's Unit.

4. Management of the Dangerous Patient in Vancouver

On August 16, 1973, the Standing Committee on Social Services requested the Medical Health Officer to report back to the Committee on interim solutions to the problem of resources for committing and/or restraining the violently disturbed person.

The Medical Health Officer under date of January 24, 1974 submitted the following report:

"A review of the emergency and in-patient facilities of the Vancouver General Hospital, a visit and review of facilities at Riverview Mental Hospital (including the Riverside Unit) and the Vancouver City Jail have been undertaken.

Following discussion with individual people associated with the running of the aforementioned facilities, a meeting was held in City Hall on January 10,1974 with the City Prosecutor, a representative of the Chief Constable, the Administrator of the Vancouver General Hospital, a representative of the Department of Psychiatry, Faculty of Medicine and the Medical Director of Riverview Mental Hospital. After considerable discussion it was conceded that the basic need is for a facility which has capability for holding persons for examination and treatment of mental illness to which the Police Departments and the Courts have access and which has significant assessment capabilities for determining the nature and degree of mental problems.

It was agreed that the Vancouver General Hospital was not equipped to detain dangerous patients and, therefore, could not provide proper assessment at the existing facilities. The City Jail was not suitable for proper assessment of the mentally ill patient although it is necessary to carry out screening examinations at this location. Riverview Mental Hospital is not readily accessible because of distance and because of treatment pressures which do not always guarantee immediate access.

It is therefore RECOMMENDED that a facility of approximately 15 to 20 beds be established to serve the needs of the Police Departments and the Courts as a centre for appropriate assessment of the potentially mentally ill persons and to provide a centre for initial treatment pending Court and medical decision regarding the definitive location and/or treatment plan in each case.

There was considerable discussion concerning location. The choice rested between a special unit at Vancouver General Hospital and a specialized extension of the infirmary or hospital part of the new Remand Centre on Powell Street, which is scheduled to replace Okalla Prison. It was agreed that the latter location was preferable. Although extensive equipment and sophisticated support service must be supplied by temporary transfer of patients to Vancouver General Hospital, the location on Powell Street would profoundly simplify the major transportation problem of transporting prisoners to the Courts from the Treatment Centre. As it is suggested that this be operated by the Provincial Government as part of the Justice Administration system, there would be no problem of holding persons in this facility who had been charged for various offences or remanded by the Judge for report. This facility would also provide a brief holding service pending medical commital processes to Riverview or Orders-in-Council for detention at Riverside. Such a facility would provide an environment far superior to the Jail and would be far less likely to seriously aggravate the psychiatric condition.

It is intended that the assessment process carried out in this facility would be done by Psychiatrists either employed by the Attorney-General or assigned by the Provincial Mental Health Branch, or contracted for with the Greater Vancouver Metropolitan Board of Health Mental Health Project or with the Vancouver General Hospital. In any case, a working agreement with the Vancouver General Hospital for supportive diagnostic service is indicated and practical. The process of assessment would also make recommendations re the

cont'd ....

Clause No. 4 (cont'd)

best pattern of medical management. The Judge would then be in a position to take this into account in making a decision. In this way, this information made available to the Judge may, in fact, prevent any unnecessary order to Riverview Mental Hospital. With decreased pressure on the Hospital it is more likely that rapid commitment to Riverview when indicated would be possible.

Medical opinion favours a five-day assessment period with the probability that simpler more straight forward problems could be sorted out within a day or two. The Police Department estimates that approximately three persons per day are picked up by the Police who note the possibility of mental disturbance. This forms the basis of the estimated 15 to 20 beds.

The meeting also favoured the availability, pending the development of this facility, of a psychiatrist to the City Jail on a daily basis."

The above report was discussed in detail with representatives of the Mental Patients Association, the Medical Health Officer and Staff Inspector Brown, Police Department. Staff Inspector Brown endorsed the Medical Health Officer's suggestion that a psychiatrist be available at the city jail on a daily basis. At the present time psychiatric assessment is available at the jail twice a week, on Tuesdays and Thursdays and this leads to delays of up to two weeks between the time a person is charged, receives psychiatric assessment and is referred for necessary treatment.

The Medical Health Officer stated that the facilities at Vancouver General Hospital are inadequate to handle the dangerous patient. There is a 15 bed assessment unit with four cell-like rooms. In addition, the Vancouver General Hospital's facilities are heavily overloaded and understaffed.

The Greater Vancouver Federated Anti Poverty Groups protested the proposal set forth in the Medical Health Officer's report.

Your Committee briefly discussed this matter with representatives of the Mental Patients Association and the consensus was that in addition to the facility for managing the dangerous patient there still remains the problem of the emotionally ill person who has not been charged but who is nevertheless in need of immediate treatment. Dr. Bonham referred to the Metropolitan Board of Health's mental health project. Mental Health Teams are under way in six areas of the City and two more have been budgeted for. However, this will not greatly alleviate the problem of the person in need of emergency treatment particularly after hours and the consensus of the Committee was that the whole health care system has a responsibility to develop needed facilities. Following further discussion of this item, it was

RECOMMENDED

A. THAT the Council of the City of Vancouver request the Attorney-General to develop an assessment centre for potentially mentally ill persons as part of the Remand Centre to be located across from the new Courts;

B. THAT the Provincial Government be asked to appoint or fund daily psychiatric services for the City Jail as soon as possible.

INFORMATION

5. Vancouver Indian Centre Requests for Assistance

A. Request for Space at North Area Service Unit

Vancouver Indian Centre submitted a request that a room be made available in the North Area Service Unit for use by their two home-school co-ordinators in the Grandview-Strathcona area.

RESOLVED

THAT the Director of Social Planning investigate the availability of a room at the North Area Service Unit for use by the home-school co-ordinators of the Vancouver Indian Centre.

B. Request for Surplus City-owned Car

The Vancouver Indian Centre also requested a car be made available to the Centre for use by Mrs. A. Dennis, Home-school co-ordinator. Mrs. Dennis' work involves visiting various schools, as well as homes of the children on her case load. Due to lack of private transportation, she has to use the bus and finds this mode of transportation most inconvenient and time consuming.

RESOLVED

THAT the Director of Social Planning investigate the possibility of a surplus City-owned car being made available to the Vancouver Indian Centre for use by Mrs. Dennis, Home-school co-ordinator, with a report back to the Committee as soon as possible.

6. Grant Request - Vancouver Peoples' Law School

Representatives of the Vancouver Peoples' Law School appeared before your Committee in support of their request for a grant of approximately $16,800 for a one year period, these monies to be used as follows:

Salaries of two workers - Managing Director	$7,200.00
- Media Director	7,800.00
Approximately 1/3 of their annual operating costs	1,800.00
	$16,800.00

It was noted that in their initial submission, the Vancouver Peoples' Law School had requested a grant equivalent to the salary of ONE worker plus a share of the operating costs. The delegation before your Committee today indicated that the organization was requesting funding of the additional salary for a Media Director because of the increased demands from School Boards, Educational T.V. Programmes, etc. for law education programmes, booklets, etc. The group had previously submitted a budget for information of the Committee, copy of which is attached.

Your Committee discussed with the delegation the present funding of the school -- the Vancouver Law Foundation gives them a grant of $5,000 plus an additional $5,000 subject to their obtaining grants on a matching basis; $5,000 from the Department of Citizenship; funding from O.F.Y. in the amount of $5,000. In addition, the Provincial Attorney-General has indicated he will give favourable consideration to a grant request from this group. Mr. Denofreo agreed to discuss the Vancouver Peoples' Law School grant with the Attorney-General.

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Clause No. 6 (cont'd)

The point was made that the Vancouver Peoples' Law School serves not only the City of Vancouver but the rest of the Province, particularly with respect to their educational component.

RESOLVED

THAT the grant request from the Vancouver Peoples' Law School be referred to the Director of Social Planning for evaluation for an early report back to the Committee with recommendations, these recommendations to include cost sharing.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 284, 285

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

January 31, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 31, 1974 at 1:45 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

COMMITTEE CLERK: M. Sharkey

INFORMATION:

1. Store Closing Hours

On November 8, 1973 the Finance and Administration Committee requested the Director of Permits and Licenses to submit a report and recommendations regarding Store Closing Hours regulations.

The Director of Permits and Licenses reported as follows:

"The Committee has asked for suggestions for more uniform enforcement of existing by-laws. Enforcement is now carried out by the Police Department and the Chief Constable advises:

> "It must be appreciated that in order to have an effective compliance with the by-law that it would require steady enforcement practices on all offending premises. This would involve considerable time."
>
> "It would seem appropriate if we are to enforce the by-law we should proceed on the basis of complaint similar to the procedure we recommended in the case of Barber Shop Closing."

To provide more uniform enforcement of the present regulations would require additional staff time be provided by the Police Department or hiring special inspectors attached to the License Office.

The Committee also asked for suggestions for revising the categories of exempted stores. The present exempted categories include drug stores, service stations, record stores (providing the retail selling price of electrical appliances does not exceed $10.00) plus other categories. The Law Department advises:

> "With the advent of large drug super markets, such as London Drugs, in the City of Vancouver, we have a unique situation of that store selling anything from leather goods to stereophonic sound systems worth up to $1,000 at any hour up to the time they choose to close, which could be midnight or later. In short, the listing or unlisting of items which may or may not be sold during specified hours has become virtually impossible to regulate. We are not aware of all the problems of enforcement involved in this by-law but we can anticipate a few, and our conclusion is that at this point in time the cost of enforcement of this by-law would be prohibitive and completely ineffectual."

The Chief License Inspector advises from reading newspaper ads and from personal observation during evening visits, it is obvious that the provisions of Closing Hour By-law No. 4462 are not being complied with by some merchants.

Some lower mainland municipalities have no closing by-law, and others do. The City of Victoria repealed all closing hour by-laws some years ago, and the Chief License Inspector has been informed that they have had no problems as a result.

Cont'd . . .

The following information has been received from the City Clerk:

> Our survey included the District of North Vancouver, the Corporation of the District of Burnaby, the District of West Vancouver, the City of New Westminster, the Corporation of the Township of Richmond, the Cities of Port Coquitlam and Port Moody, and the Districts of Port Coquitlam, Delta and Surrey. The first four of these Municipalities' by-laws state, in one way or another, that shops must close Monday, Tuesday, Wednesday and Saturday not later than six o'clock in the afternoon and on Thursday and Friday not later than nine o'clock in the afternoon. The latter seven Municipalities have unrestricted or wide-open shopping hours excepting for those imposed by the Lord's Day Act. Two of the Districts mentioned an exception, for Barber Shops and Beauty Salons where hours are still restricted to closing at six o'clock in the afternoon.

In view of the above there appears to be two alternatives:

1. To repeal all closing by-laws.

2. To rigidly enforce the existing by-law. As noted above this procedure would require additional staff time to be provided by the Police Department or hiring special inspectors attached to the License Office.

It is suggested that the Committee may wish to obtain the views of interested parties before considering these two alternatives further.

The Committee agreed that the problem of Store Closing Hours regulations had been outstanding for a number of years and a public meetin had previously been held and briefs presented.

Inequities exist in the present By-law regulations allowing some neighbourhood service stores, to stay open 7 days a week until 11 p.m., while other stores such as specialty shops and Department stores have rigidly controlled closing hours. In order to enforce the present By-law it would be necessary to increase manpower substantially.

Other municipalities in the G.V.R.D. have removed all closing hour regulations and have experienced no difficulties.

In addition to the two alternatives suggested in the report of the Director of Permits and Licenses in enforcement the present by-law might remain in force with no amendments or changes. The Lord's Day Act is still in force and, unless amended or repealed, controls the store closing hours on Sundays.

Another suggested method of gaining public opinion would be by plebiscite at the next election.

It was felt by the Committee that various groups, unions, merchants and public groups should be allowed to voice opinions at a public meeting on whether it is advisable to change the present by-law regulations.

The Committee RESOLVED ,

Cont'd . . .

"THAT this Committee hold a public meeting in the evening, in one month's time in the Council Chamber, City Hall, to discuss the question of Store Closing Hours. All persons who attended a previous meeting to be notified and notice of the meeting to be advertised. Written submissions will be invited from individuals."

RECOMMENDATION

2. Civic Grants - Social Services

The Director of Social Planning presented a report to this Committee reviewing the present civic grant procedures for health, services and recommends changes in four aspects of procedure; budgeting, timing, criteria and public information.

" The Director of Finance would point out to the Committee that the net cost to the City in 1971-73 for these grants was:

		% Increase
1971	$136,882	
1972	187,126	36.7%
1973	288,517	54.2%

The recommended options of the Director of Social Planning are for grants of $426,000 or $510,000 for 1974, either of which represents a very significant increase over 1973.

With respect to civic grants, the present procedure is to review the previous year's civic grant budget and increase it by ten percent, more or less, depending on increased programme costs and increased number of civic grant requests.

A few well-established organizations have received the lion's share of the civic grant budget in the last few years. For example, in 1973, two organizations, Nieghbourhood Services Association and Family Services Centre, received about 35% of the total allocated. Appropriate budget limitations might assure a wider and more equitable distribution of civic funds to organizations and citizen groups throughout the City. More formal civic grant procedural guidelines and an improved arrangement for processing civic grant requests in co-operation with the Provincial and Federal Governments and United Community Services are desireable.

TIMING

The procedure for processing civic grant applications is time consuming and costly. Staff seldom have sufficient time to fully review and evaluate requests. United Community Services has found that by moving their entire grant process forward a year, they have been able to overcome the problem of "grant lag". For example, they were already reviewing 1974 grant requests of UCS affiliated agencies while the City was just completing its 1973 allocations. Our system causes anxiety on the part of applying agencies because grant requests are not approved until April. If the agency or group is not self-sufficient and its programme and staff are dependent upon funding effecitve in January, it must borrow money, seek funds elsewhere or wait in limbo until a decision is made by the City in March or April.

Most agencies applying for City grants are already committed to an expenditure of funds in the first quarter of the year, part of which they anticipate getting from the City. A grant becomes an after the fact 'must'to help them out of financial difficulties. Our timing works against objective evaluation, and encourages reliance on precedent rather than priority. Lack of sufficient leadtime also makes it more difficult for us to prune or redirect civic grants without appearing to be punitive. It hinders proper programme evaluation by City staff. Two years ago, City Council approved an exception to the

Cont'd . . .

rule for Information Centres, permitting their civic grant to run from April to March 31,

In addition to grant requests received prior to budget approval in April of each year, requests are received during the year. Between April 1 and December 31, eleven were received in 1972 and fifteen were received in 1973. Each must be handled on an individual basis. A request for $1,000 may cost the City half as much again for staff services and reporting to City Council.

CRITERIA

During a joint meeting of the Committee on Finance and Administration and Social Services (March 15, 1973), some Aldermen expressed the view that civic grants should be used to encourage new and innovative programmes. A general viewpoint expressed at that meeting of the Committee was that organizations should not expect to receive civic grants year after year. The priority and quality of the programme are more important factors than the precedent of having received a grant.

PUBLIC INFORMATION

The public is generally unaware of the civic grant system. In the past, applications for civic grants have been sent only to those organizations which received grants the previous year, or to those who specifically requested application forms. New organizations with new ideas and new programmes should be incouraged to compete with established organizations for civic grants.

A number of recommendations regarding changes in the civic grant procedure follow. If they are adopted by City Council, they should receive wide public circulation in brochure form."

After considering the recommendations contained in the report and quoted as follows, the Committee took action as noted.

"The Director of Social Planning RECOMMENDS:

1. a. 1974 civic grant applications be received by February 28 and reviewed by the Standing Committees of Council on Finance and Administration and Social Services in March for recommendation to Council, as in previous years.

1. b. The recommendations shall be within the budget limitations established for such grant requests as proposed in this report, recommendation #3.

c. Each grant application shall be considered individually and shall require eight (8) votes of City Council for final approval as required by the City Charter.

2. a. 1975 grants be dealt with on a new schedule, starting early Fall, 1974. The recommendations of the Standing Committees of Council on Finance and Administration and Social Services be completed by the second week in December, 1974, and be dealt with at the second Council meeting in 1975.

b. This become the on-going annual procedure."

Cont'd . . .

I. THE COMMITTEE RECOMMENDS,

THAT the recommendations of the Director of Social Planning for 1a, and 1c; 2a and 2b be approved, and that 1b not be considered for this year.

The Director of Social Planning submits items 3a and 3b for CONSIDERATION of this Committee:

3. Vancouver City Council establish:

   a. A maximum civic grant budget (gross) of $1.00 per resident population of Vancouver (i.e. $426,000 maximum - 1972).

   - or -

   b. A maximum civic grant budget of one half of one percent of the City's operating budget of the preceeding year (i.e. $510,000 maximum - 1972).

4. a. That 10% of a civic grant budget be approved and reserved for requests involving new requests received after the formal civic grant process has been completed.

   b. The Finance Committee recommend a way to process small grant requests more economically and expeditiously.

II. THE COMMITTEE RECOMMENDS,

THAT items 3a and 3b not be considered for this year.

FURTHER THAT item 4a not be considered for this year.

FURTHER THAT item 4b be withdrawn.

5. <u>That the following criteria for civic grants be adopted</u>:

   a. Civic grants are to be used in or for the residents of the City of Vancouver.

   b. Only non-profit organizations be eligible for civic grants.

   c. Civic grant applicants must show financial responsibility; e.g. produce annual financial statements and show evidence of proper financial accountability. Organizations receiving civic grants shall agree to provide annual written descriptions and assessments of their programmes for distribution to City Council and the general public. Grants are not restricted to established and well-organized agencies. Where financial and organizational expertise are lacking, City officials will offer assistance.

Cont'd . . .

III. THE COMMITTEE RECOMMENDS,

THAT items 5a and 5b be approved.

FURTHER THAT item 5c be amended as follows and approved as amended:

Civic grant applicants must show financial responsibility; e.g. produce annual financial statements and show evidence of proper financial accountability. Organizations receiving civic grants shall agree to provide annual written descriptions and assessments of their programmes for distribution to City Council and the general public. Grants are not restricted to established and well-organized agencies. Where administrative, financial and record keeping assistance is lacking, Social Planning officials will offer assistance.

5. d. Grants will be for new and innovative programmes as well as established programmes, with approximately 60% of the civic grant budget going to established programmes and 40% designated for new and innovative programmes.

IV. THE COMMITTEE RECOMMENDS,

THAT item 5d be amended and approved as amended:

Grants will be for new and innovative programmes as well as established programmes.

e. As a general rule, a new agency or new programme may be funded in whole or in part by the City for three years, following which time, permanent funding from the Provincial Government is to be sought.

V. THE COMMITTEE RECOMMENDS,

THAT item 5e be amended, and approved as amended:

As a general rule, a new agency or new programme may be funded in whole or in part by the City for a maximum period of three years, following which time, permanent funding from the Provincial Government is to be sought.

f. The City may wish to fund certain programmes on a longer term basis, but these are to be the exceptions.

VI. THE COMMITTEE RECOMMENDS,

THAT item 5f be approved.

Cont'd . . .

g. The maximum grant to any one agency or service will not exceed 10% of that year's civic grant budget.

VII. THE COMMITTEE RECOMMENDS,

THAT item 5g be withdrawn.

h. Organizations receiving unilateral funding from the Provincial and Federal Governments or United Community Services, without prior consultation with the City, will not be funded by the City when the other funding terminates.

i. Council authorise the Director of Social Planning to prepare an information card or brochure setting out the City's policy regarding civic grants for social services.

VIII. THE COMMITTEE RECOMMENDS,

THAT items 5h and 5i be approved.

6. A four-level Grant Review Committee immediately be established, comprised of officials from United Community Services, the City, Provincial Government, Federal Departments of Manpower and Immigration and the Secretary of State, chaired by the Director of Social Planning for the purpose of:

a. Sharing information, prior to grant decisions, of all grant requests in and for the City of Vancouver, dealt with by the above-mentioned parties.

b. developing policy positions concerning areas of responsibility and cost-sharing arrangements for certain types of grant requests for consideration by the respective political bodies."

IX. THE COMMITTEE RECOMMENDS,

THAT items 6a and 6b be approved.

INFORMATION

3. Cultural Grants

A request had been received from Mr. Locke, Chairman of the Cultural Advisory Committee, that Council reconsider its decision not to allocate a certain sum for the distribution of grants to small cultural organizations.

After some discussion THE COMMITTEE RESOLVED,

THAT Mr. Locke of the Cultural Grants Advisory Committee be informed that the Finance and Administration Committee cannot make a committment of monies for grants at this time, and

FURTHER THAT this Committee request the Cultural Grants Advisory Committee to give a priority rating for grants to small organizations, and

FURTHER THAT Mr. Locke may assume that monies provided for such grants will be at least 10% above those provided for Cultural Grants in the 1973 budget.

4. Preliminary 1974 Operating Budget Priority Review

This Committee continued to review the 1974 Preliminary Operating Budget Priority Rating Review.

After consideration and discussion of items the Committee RESOLVED:

A. THAT the 1974 Budget Review Program Priority Rating prepared by City Departments of Personnel Services Department, City Planning Department, Vancouver Police Department, Probation Services, Juvenile Detention Home, Provincial Court, Social Planning Department, Welfare and Rehabilitation Services be accepted for the information of this Committee to be reviewed at the time of budget finalization.

B. THAT the Chief Constable be requested to attend a meeting of this Committee to more fully explain the following items of the Police Department budget:

Item 3 - Marine Squad (p. 77)

- explanation of impact of reducing the costs of this service

Item 4 - Mounted Squad

- possibility of the City recovering a portion of the cost of extra services for special events from the promoters of such events.

Item 5 - Bicycle Registration

- possibility of recovering costs of this service through increased license fees.

Parking Squad (p. 90)

- ways and means to effect savings by different methods of enforcement.

C. Extra Policing Services

THAT the Pacific National Exhibition be requested to prepare a report for this Committee on possible ways in which the City may be able to recover costs for extra police services for events at the P.N.E. grounds.

D. Vancouver Police Department (pages 83 & 84)

THAT the Police Commission be requested to report on budget items:

(1) Morality Squad
(2) Liquor Squad
(3) Gambling Squad
(4) Narcotic Squad

on the degree in which these services should be supported by senior levels of Government.

E. Vancouver Police Department (p. 91)
School Boy Patrol:

THAT this item be moved from priority 3 to priority 4.

Cont'd . . .

F. Vancouver Police Department (pages 94 to 100)
Jail:

THAT the priority rating and set budget amounts for staffing and maintenance of the City Jail, Probation Services, Juvenile Detention Home, Criminal and Traffic Division, and Family Court, be deferred pending negotiations for funding with the Provincial Government.

G. West End Planning Program (p. 103)

THAT the Director of Planning and the Director of Social Planning present a report to a joint meeting of the Standing Committee on Civic Development and Standing Committee on Community Development on the progress of the West End Planning function and the possible phasing out of this function.

The meeting adjourned at 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 285

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

FEBRUARY 5, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, 3rd Floor, City Hall, on Tuesday, February 5, 1974 at 9:00 a.m.

PRESENT: Alderman Hardwick, Chairman
Alderman Massey
Mayor Phillips

ABSENT: Alderman Bowers
Alderman Pendakur (on leave)

The Minutes of January 17, 1974 were approved.

RECOMMENDATIONS:

1. False Creek -- 1974 Capital Budget

Under date of January 28, 1974 the Board of Administration submitted a report on the Capital Budget for the year 1974 for the City Owned Lands development in False Creek and the Board and the Director of Finance recommended as follows:

"1. The staff and office budget for 1974 of $125,405 be approved in advance of the 1974 Capital Budget,

2. The amount of $76,550 be allocated from the 1973 Capital Budget - Consultant services, for expenditures incurred for the design team fees and expenses, developer proposal expenses, per diem consultants, Area 6 Noise Study, 6th Avenue Design Study, with the Development Consultant having discretionary authority to expend these funds, subject to normal City budget procedures.

The Director of Finance RECOMMENDS that the staff and office budget, when approved, be provided for in the 1974 Supplementary Capital Budget, For the purposes of control, these expenditures will initially be reflected in the Revenue Budget and then transferred in total to the Capital Budget."

The Development Consultant advised the meeting that it was his opinion that the amount of $125,000 would cover the salaries and office operation expenses but that $76,000 allocated for design team expenses would not be sufficient.

The Committee, in considering the report had reference to the Board of Administration report dated February 1, 1974 entitled "Staff Organization for False Creek - Planning and Development" and noted that Council would be considering it at today's meeting.

After further consideration your Committee;

RECOMMENDS

THAT the 1974 Capital Budget for False Creek as detailed in the report of the Board of Administration dated January 28, 1974 be approved and;

Clause 1 cont'd

THAT this clause of the Committee's report be considered by Council at the same time as the Board of Administration report dated February 1, 1974 re "Staff Organization for False Creek - Planning and Development".

2. Citizens' Advisory Panel

Under date of January 31, 1974 the Development Consultant submitted a report entitled "Appoint of Citizens' Advisory Panel for Design of City Owned Lands False Creek

The report ended with recommendations which were considered by the Committee. The recommendations of the Design Consultant are as follows:

"1. The number of members on the Citizens' Advisory Panel be a maximum of 20.

2. The 14 whose names appear below be invited by Vancouver City Council in a letter from the Development Consultant to serve on the Citizens' Advisory Panel.

3. Up to an additional six members be invited by the Development Consultant on approval of the Chairman of the Standing Committee of Council re Civic Development, based on the response to the current advertisements."

The Development Consultant explained to the members of the Committee the philosophy behind his recommendations and choice of participants.

After further consideration the Committee;

RECOMMENDS

A. The number of members on the Citizens' Advisory Panel be a maximum of 20.

B. Members be invited by the Development Consultant on approval of the Chairman of the Standing Committee of Council re Civic Development, based on the response to the current advertisements.

The Committee referred consideration of the second recommendation to an "In Camera" meeting of the Committee.

3. Procedure for Public Involvement in the Selection of a Design Concept and Identification of People Interested in Living in False Creek.

Under date of January 31, 1974 the Design Consultant submitted a report on a procedure for public involvement and the identification of persons interested in living in False Creek.

Attached is a copy of the report.

The Committee considered the recommendations in their two sections and in connection with recommendations 1 - 14 re Public Involvement in the Selection of a Design Concept the Committee;

RECOMMENDS

"1. Our schedule calls for the three design concepts with plans, models and perspectives to be completed by the 22nd April.

2. The Citizens' Advisory Panel will provide advice to the design teams during the development of the three design concepts.

3. The three design concepts will be explained at Council 23rd April to be attended by the Citizens' Advisory Panel, City staff, Park and School representatives, City Planning Commission and any others deemed appropriate. This would be an information session.

4. The Citizens' Advisory Panel would be requested to prepare and submit to the Development Consultant evaluations including recommendations on the three concepts, for forwarding to the Director of Planning by 21st May.

5. Following the Council meeting 23rd April, the models and appropriate descriptive material of the three concepts will be displayed over a four week period at various locations around the City, during which time individual citizens will be invited to review the concepts and record their opinions. The Development Consultant will collect and summarize these opinions and submit them to the Director of Planning by the 21st May.

6. Following the Council meeting 23rd April, the Park Board, the School Board and the Vancouver City Planning Commission will be invited to evaluate the three concepts and submit their evaluation and recommendations to the Director of Planning by the 21st May.

7. Following the Council meeting 23rd April, the Director of Planning will commence an internal evaluation of the three concepts following the normal process with the Technical Planning Board, Design Panel etc. This review should be complete by 21st May.

8. Following the 21st May the Director of Planning will summarize for report to Council the internal and external inputs as described above.

9. The various recommendations and inputs will be reviewed under the chairmanship of the Director of Planning by a five person group consisting of the Director of Planning, an Architect, the Development Consultant and two others representing the development and engineering fields.

10. The Director of Planning will submit the report of the group described in 9. together with his report described in 8. to Council, to be considered by Council on 11th June.

11. Vancouver City Council taking into account the reports from the Director of Planning and any other relevant material will make a decision as to the concept which will be advanced for public hearing.

12. It is anticipated that the public hearing will be called and a decision reached on rezoning before the end of June.

13. It is anticipated that the CD1 zoningby-law will have some controlled flexibility, as for example the division of building areas into uses.

14. It is hoped that applications from Marathon and Area 10 can be advanced to the public hearing at the same time."

The Committee, in considering the second set of regulations, "The Identification of Cooperatives and Senior Citizens' and Special Housing Sponsors";

RECOMMENDS

"1. It is proposed that the United Housing Foundation be asked to seek, identify and record the names and addresses of people interested in cooperatives in Area 6, False Creek. This procedure to commence immediately.

2. When the design process is far enough advanced to identify the number of cooperatives the Development Consultant will work with the United Housing Foundation or other qualified agencies to organize the cooperative associations and to commence the financing, design and construction procedure.

3. It is proposed that the Development Consultant seek, identify and record potential sponsors of senior citizens' housing or other specialized housing as defined in Federal or Provincial assistance programmes. This procedure to start immediately.

4. As early as possible in the development process the Development Consultant will work with the sponsors of senior citizens' and special housing in the processing of financing, design and construction procedures.

5. As the cooperative associations are identified and the sponsors of senior citizens' housing are identified these will be reported to City Council."

6. That the Development Consultant initiate and maintain a register of persons interested in housing in Area 6 both for "market" housing and other types.

The Committee adjourned at 10:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

February 5, 1974

A meeting of the Standing Committee of Council on Housing was held in the #1 Committee Room, 3rd floor, City Hall, on Tuesday, February 5, 1974 at approximately 10:30 a.m.

PRESENT:	Alderman Harcourt, Chairman Alderman Rankin Alderman Volrich
ALSO PRESENT:	Alderman Marzari
ABSENT:	Alderman Massey (at Civic Development Committee meeting)
COMMITTEE CLERK:	D. Bennett

The Minutes of the meeting of January 15, 1974 were adopted.

RECOMMENDATION

1. Senior Citizens Housing Site
Association of Benevolent Craftsmen

Mr. Wm. Rees, President of the Association of Benevolent Craftsmen, appeared before the Committee and requested that the City sell to their Association one of four sites in order that they may construct a senior citizens housing unit. Their preference was for Site No.1 which is located on the West Side of Renfrew Street between 5th and 6th Avenues. The Association assured the Committee that they are in a sound financial position and would be able to complete this project. On this site the Association propose to build 52-1 bedroom units of 420 sq. ft. and 42 bachelor units of 340 sq. ft., three storeys in height of wood frame construction with a F.S.R. of 0.75.

After discussion on this proposal it was

RECOMMENDED

That this Committee approve in principle the sale of Site No.1 being on the West Side of Renfrew Street between 5th and 6th Avenues to the Association of Benevolent Craftsmen or to the Provincial Government for lease back to the Association subject to a report back on the conditions of sale.

cont'd .....

INFORMATION

2. Acquisition of Land at 22nd and Crown for a Co-operative Housing Proposal

Mrs. L. Duprey appeared on behalf of the Penta Co-operative Housing Committee, filed a brief and requested that the City of Vancouver lease the property, designated as Lots 1-3, Block 42, D.L.139, located on Crown Street between 21st and 22nd Avenues, to their Society for the purpose of constructing five housing units. Mrs. Duprey advised that other sites had been investigated in the area, particularly at 20th and Camosun, but this property was considered too boggy for such a development.

Mr. R. Youngberg and Mr. J. Aitken when speaking to the matter advised that the property requested has been designated by Council as a potential park site, that the soil conditions are not good and that soil tests must be taken. Furthermore, the general area is single family zoning. Mr. Youngberg recommended that the Penta Co-operative Housing Committee look at the site north of 21st Avenue on Camosun.

After due consideration it was

RESOLVED

That the matter of the City leasing Lots 1-3, Block 42, D.L.139, to this Society be deferred so that the Penta Co-operative Housing Committee can investigate the site north of 21st Avenue for development.

It was suggested that should the Penta Co-operative Housing Committee decide on a larger site that they give consideration to a larger development. Also that they should investigate the possibility of the Provincial Government buying the site they are interested in and leasing it back to them. It was agreed that the Supervisor of Property and Insurance and Mr. Youngberg would arrange for soil tests to be taken in the area north of 21st Avenue and would discuss costs of the development with the developers.

(Alderman Marzari was present during the consideration of Clause 2)

3. Anchor Hotel

At the request of Mr. W. A. Bruce, General Manager, Liquor Administration Branch, Victoria, the Medical Health Officer submitted a report dated January 21, 1974 on the conditions of the Anchor Hotel at 103 Columbia Street, Vancouver. The M. H. O. confirmed in his report that difficulty respecting conditions has been experienced and that charges initiated by his department led on January 7, 1974 to a fine of $250 for failure to maintain the premises in a clean and sanitary condition.

Mr. D. A. Morgan, Director of Environmental Health, advised the Committee that the management is slowly improving the premises, however, the Committee was of the opinion that rapid improvement was required.

After discussion it was agreed that Mr. Morgan should re-inspect the Anchor Hotel advising the management that quicker and more positive action must be taken to bring these premises up to standard if they wish to retain their rooming house license; Mr. Morgan to report back to the Committee in two weeks' time.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 7, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, February 7, 1974 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Gibson and Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
Mr. R. Butler, Assistant Director, Community Resources, Department of Human Resources

CLERK: M. Kinsella

The Minutes of the meetings of January 21 and January 24, 1974 were adopted.

RECOMMENDATION

1. Probation Services Department and Provincial Courts (Family Division) - Re-organization

Vancouver City Council at its meeting of January 15, 1974, when considering the report of the Board of Administration dated January 11, 1974 quoted below, passed the following motion:

"THAT (a) this clause be received, and

(b) this clause be referred to the Standing Committee on Social Services for consideration, further,

(c) the Standing Committee discuss the matter with Probation Officers and other related personnel."

The Assistant Chief Probation Officer and members of the Probation staff discussed the following report in detail with your Committee:

"Your Board has had an examination made of the Probation Services Department and the Provincial Courts (Family Division) to eliminate the causes of complaints received during 1973, the principal complaints being: (1) the length of time elapsing between the date of making an application under the Family Relations Act and the date of the Court Hearing, and (2) the backlog of work accumulated by the Probation Officers dealing with Family matters.

The attached report has now been received; the recommendations are as follows:

A. Reciprocal Enforcement of Maintenance Orders (REMO)- (See Page two of attached report for details)

(i) On receipt of documents, a summons to be issued with a returnable date five working days ahead of issue date (instead of 21 days as at present).

cont'd ....

Clause No. 1 (cont'd)

(ii) A letter of explanation to be sent with each summons.

(iii) The husband will not be interviewed by a Probation Officer prior to the Court Hearing and the Probation Officer will not become involved unless so ordered by the Judge.

(iv) All reasonable steps will be taken by the Court Administrator before returning the documents to the Attorney General "not able to locate".

(v) The Provincial Courts Department to process "REMO" items; the "Probation Assistant" position to be transferred to that Department for that purpose.

B. Assault Charges - (See Page four of attached report for details)

A Probation Officer will be present in Court but will not conduct a "pre-Court" interview or become involved unless so instructed by the Judge hearing the case.

C. Family Relations Act and other Cases - (See Page five of attached report for details).

The Supervisor, when assigning cases, will set a date by which the case should appear before a Judge of the Family Division and will review cases periodically with each Probation Officer.

D. Integration of Services -(See Page six of attached report for details)

The Probation Service be organized into five (5) District Teams comprised of both Family and Juvenile Probation Officers. The Departmental Staffing establishment will then be:

District		
Burrard	6	Probation Officers
North	6	" "
East	5	" "
South	5	" "
West	5	" "
	27	

Intake			
	Juvenile	1	
	Family	2	3 Probation Officers
Chief Probation Officer			1
Asst. " "			1
Clerk Steno IV (Secretary)			1
Total Establishment			33

E. Additional Staff Requirement and Estimated Costs - (See Page eight of attached report for details).

(i) To implement the recommendation "D" the following additional positions be established.

1 - Probation Officer III
2 - " " II
1 - " " I

(ii) Estimated Costs - Additional

Salaries & Fringe Benefits	$50,720
Auto Allowances	2,340
Paging Devices	3,000
	$56,060

F. The positions be classified by the Director of Personnel Services and submitted to the Board of Administration for approval.

G. If this report is approved, the additional costs to be included in the 1974 Departmental Budget of Expenditures and authorization granted for expenditure of necessary funds prior to approval of the budget.

NOTES (a) This report has been discussed with the Business Manager of the Municipal and Regional Employees Union. He concurs herein.

(b) This report has been reviewed by His Honour, District Judge L.S. Eckardt and the Administrator of the Provincial Courts. They concur with the recommended procedures."

Clause No. 1 (cont'd)

The representatives of the Probation Department stressed the need for additional staff because of the continuing crisis situation due to lack of adequate staff. Following further discussion it was

RECOMMENDED

A. THAT Council approve recommendation E, Additional Staff requirement and estimated cost, subject to written confirmation from the Provincial Probation Services Department that they are willing to assume the full cost of this additional staff;

B. THAT recommendations A, B, C, and D quoted above be referred to the Provincial Chief Probation Officer for consideration.

INFORMATION

2. C.P.I.C. System and Probationers

The Standing Committee on Social Services at its meeting of October 25, 1973, resolved

"To receive the report of the Chief Probation Officer and instruct the Chief Probation Officer to forward copies of his report to the City Prosecutor, District Judge Eckardt, the Attorney-General, the Minister of Human Resources, Children's Aid Society, Judge Murphy at the Family Court, and the Civil Liberties Union, as well as various members of the Bar, for discussion and comment, with a report back to this Committee on their comments."

Your Committee considered the following report of the Chief Probation Officer dated January 31, 1974:

"As a result of this resolution correspondence and/or verbal contact was carried out with all the above individuals and representatives of the agencies, and replies received as follows: Office of the City Prosecutor, City of Vancouver; Office of the District Judge, City of Vancouver; Office of the Attorney-General, Province of British Columbia (Chief Judge of the Provincial Court); Children's Aid Society; Provincial Court (Family Division), City of Vancouver, Senior Judge; Civil Liberties Association; Mr. H. D. Boyle, Barrister & Solicitor; Mr. M. F. Harcourt, Barrister & Solicitor; Community Legal Assistance Society (Mr. Harvey Field, Barrister & Solicitor); Legal Aid Society (Mr. Frank Maczko, Barrister & Solicitor); Office of the Chief Constable, City of Vancouver.

The extent of the opinions contained in the reactions of the above sources has been most gratifying and the contributors are to be congratulated for the enthusiasm reflected in their remarks. I wish to report that over 70% of the opinions received were opposed to the proposal of introducing Probationers into the C.P.I.C. system. Although not explicitly stated in each and every case, I am of the opinion, however, that most if not all of the contributors would agree that the alternative involving the use of Probation Services being made available after the usual working hours of the day be investigated and pursued further.

In view of the majority dissent to the proposal, as well as the particular concerns expressed by the Chief Judge regarding individual rights, confidentiality, and privacy of matters concerning juveniles, it is the request of the Chief Probation Officer to withdraw the original proposal placed before the Committee.

cont'd .....

Clause No. 2 (cont'd)

FURTHER RESOLVED

That the Children's Aid Society and the Chief Probation Officer be requested to report back to this Committee within a month on more effective alternatives to the proposal to distribute information Canada wide on terms of probation of juvenile offenders.

In view of the results obtained from Resolution Number One, coupled with the pending inclusion of the Probation Services, City of Vancouver, under the offices of the Attorney-General, and the imminent "takeover" of the Children's Aid Society by the Department of Human Resources, discussions involving the possible alternatives have been also discontinued because any further considerations it is felt would have been somewhat redundant under the circumstances. Therefore, there is nothing further to report to this Committee regarding this resolution at this point in time."

RESOLVED

THAT the above report of the Chief Probation Officer dated January 31, 1974 be received for information.

3. Shelter - Emergency Accommodation Service Operated by the Provincial Government

Your Committee received the following report from Margaret Davies, part-time temporary worker, Vancouver Welfare Department:

"The need for emergency accommodation is recognized already by the provision of public funds to support programmes attempting to meet the need. In Vancouver, programmes meeting different aspects of the need are provided by the Crisis Centre, the YWCA, the Welfare Department, at least two information centres (The Red Door and The West End Information Centre) and some hostels for transient youth. Some programme operators wish to expand and are seeking public funds for their purposes. There is, at present, no co-ordination of these services.

Following a recent examination of the programmes, this report RECOMMENDS:

1. That the minister sets up in his department an emergency accommodation service branch to be called SHELTER.

2. That SHELTER:

a. Co-ordinates all emergency accommodation services receiving public funds.

b. Regulates the operation of emergency accommodation services. (*)

c. Establishes and provides funds for new emergency accommodation services as, from time-to-time, they are requested or for which need is established.

d. Encourges the setting-up of, provides funds for and co-ordinates the day-to-day operations of local area housing registries. (**)

e. Maintains close and continuous liaison with Community Resource Boards.

3. That the provincial government buys a motel in Vancouver and operates it principally but not exclusively for the use of families in critical need of short-term accommodation. (***)

NOTES

(*) The regulations would deal with matters such as; hours of operation, locations of services (at the same places where applications for social assistance are made, wherever possible), staff effectiveness (continuity of workers is most important). As is the case now with funding local information centres, certain minimum operating standards must be set, but operating styles must be adapted to meet the needs of those using the services.

Clause No. 3 (cont'd)

(**) The registries must provide, as a public service designed to meet a basic human need, an effective alternative to the commercial enterprises currently operating in this field.

(***) It must have at least 25 units. Most of these must have kitchen facilities. A grocery store operated by the management would be an advantage to those directed to the motel by the social service agencies. The motel should be close to a day-care centre with which special arrangements should be made.

It was noted that at its meeting of January 10, 1974, the Committee when considering relocation services referred this matter back to the Director of Social Planning for further review and report back to the Committee with specific recommendations. The consensus was that Mrs. Davies' report should be considered in conjunction with the Director of Social Planning's report on the housing relocation service and that Mrs. Davies be requested to be present when the Committee is considering this item. It was suggested that consideration could be given to possible use of the Armed Forces accommodation at Jericho as emergency accommodation. Alderman Gibson undertook to look into this matter for report back to the Committee. Following further discussion, it was

RESOLVED

THAT consideration of this matter be deferred pending receipt of the report of the Director of Social Planning on housing relocation service, at which time Mrs. Margaret Davies be requested to be present.

The meeting adjourned at approximately 1:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 287

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

February 7, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, February 7, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

The Minutes of the meeting held January 17, 1974 were adopted as amended by Council on February 5, 1974, and the Minutes of January 24, 1974 were adopted.

INFORMATION

1. Public Meetings

The Chairman advised that public meetings had been arranged as follows:

Kitsilano Local Area Planning Program
Wednesday, February 20, 1974 at 7:30 p.m.
in the Kitsilano Secondary School

and

"Illegal Suites" Policy
Thursday, February 28, 1974 at 7:30 p.m.
in the Council Chamber

RESOLVED

That the foregoing public meetings be approved.

2. Grandview-Woodland Planning Program

Representatives of the Grandview Woodland Area Council headed by Mr. George Legebokoff appeared before the Committee and presented a brief which dealt with the immediate neighbourhood concerns, the urban trends affecting Grandview-Woodland, their objectives and recommendations.

Mr. Legebokoff reviewed the brief and the Committee discussed with the delegation the following recommendations contained in the brief:

cont'd .....

Clause No.2 continued

" (i) That the Grandview-Woodland Area Council be authorized by City Council to develop, in cooperation with City Council, recommendations regarding community goals and policies for adoption by City Council. It is suggested that an alderman acceptable to both the Area Council and City Council should be assigned to assist the Area Council in this process.

(ii) That planning staff and other required resources be made available to the Area Council to assist it in developing these community goals and policies.
Role of the Planning Staff:
In order to develop a cooperative approach to planning it is agreed that staff should be members of the planning department who are assigned to work with the Area Council. This will facilitate communication and information exchange. The staff should be hired jointly by the Area Council and the Director of Planning. It will be their responsibility to work with the Area Council in developing community goals and policies and working out programs to implement these.

(iii) That all planning matters relating to the Grandview-Woodland area be referred to the Area Council for its recommendation to City Council.

(iv) That the City apply for funds to carry out a Neighbourhood Improvement Program in the Grandview-Woodland area within the framework of the palnning process outlined above. "

Mr. R. Youngberg advised the Committee that he had discussed the brief with the Grandview-Woodland Area Council and they agreed in principle that some local area planning program should be established for this area. However, he felt the Committee should discuss staff resources if consideration is given to implementing this program. The Committee discussed the possibility of obtaining resources through the Neighbourhood Improvement Program, and after considerable discussion it was

RESOLVED

That the Grandview-Woodland Area Council be authorized by this Committee to establish community goals and policies for a local area planning process.

FURTHER RESOLVED

That we approve in principle the Grandview-Woodland area for a local area planning program with planning resources to be made available to develop community goals and policies and that we request the Director of Planning to report back on such a program, the budgeting of such a program, and the recommendations of the Area Council as presented in their brief and quoted above.

3. Champlain Heights Advisory Committee

Alderman Volrich advised that he would like this matter deferred to the next meeting as he would have more relevent information available at that time.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 288

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 14, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, February 14, 1974 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson and Hardwick
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

RECOMMENDATION

1. Vancouver Indian Centre - Request for Use of Space at North Area Unit

The Standing Committee on Social Services at its meeting of January 31, 1974 resolved

> "THAT the Director of Social Planning investigate the availability of a room at the North Area Service Unit for use by the home-school co-ordinators of the Vancouver Indian Centre."

Mr. D. Purdy, Social Planner, advised that he had met with Dr. K. Saunders, Assistant Medical Health Officer, North Unit office, on this matter. There is a vacant office available at the unit for use by the Vancouver Indian Centre. However, there is no phone in this office nor is it furnished.

RECOMMENDED

THAT Council authorize the North Area Service Management Team to make available to the Vancouver Indian Centre a room at the North Unit for use by their home-school co-ordinators;

FURTHER THAT Council approve grants to the Vancouver Indian Centre

(a) equivalent to the cost of installation and rental of telephone services in the office allocated to them at the North Area Service Unit;

(b) equivalent to the purchase of surplus office furniture and equipment from the City's surplus stock at Manitoba Yards and that the Purchasing Agent be authorized to immediately release the required items to the Vancouver Indian Centre.

2. Vancouver Indian Centre - Request for Surplus City-owned car

The Standing Committee on Social Services at its meeting of January 31, 1974 resolved

> "THAT the Director of Social Planning investigate the possibility of a surplus City-owned car being made available to the Vancouver Indian Centre for use by Mrs. Dennis, Home-school co-ordinator, with a report back to the Committee as soon as possible."

Mr. D. Purdy, Social Planner advised that there is a 1965 standard shift car with low mileage available from the City Engineer's current vehicle replacement programme at a cost of approximately $200.00.

RECOMMENDED

THAT Council approve a grant to the Vancouver Indian Centre of a 1965 standard shift car which would normally be replaced in the City Engineer's current vehicle replacement programme and that the City Engineer's current replacement account be credited with the value of the car (approximately $200.00).

FOR COUNCIL ACTION SEE PAGE(S) 287

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

February 14, 1974

A meeting of the Standing Committee of Council on Community Development was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday February 14, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Harcourt
Alderman Rankin

ABSENT: Alderman Marzari

CLERK: D. Bennett

RECOMMENDATION

1. Appreciation of Neighbourhood Improvement Program

The Committee had before it a report of the Director of Planning dated February 12, 1974 attached to which was a report dated February 1974 from the City Planning Department entitled Neighbourhood Improvement in Vancouver. The attached report was an appreciation of how the City of Vancouver would utilize the Neighbourhood Improvement Program to improve its communities.

Mr. Geach, Assistant Director, Community Planning Division, advised that the Chairman of the Community Development Committee together with the Director of Planning, the Director of Social Planning and certain other staff members met with the senior levels of Government on January 17, 1974 to explain the City's policy relating to the Neighbourhood Improvement Program and ascertain the senior levels of Government's present position and intentions. The City was informed at this meeting that the first step would be for the City to forward to the senior levels of Government an "appreciation" of how the Neighbourhood Improvement Program would be used in Vancouver. This appreciation is to be received by the Provincial Government no later than February 28, 1974. Allocations will then be made to the individual municipalities based on the appreciations that are received.

Mr. D. Janczewski, Planner, reviewed for the information of the Committee the City Planning Department's report dated February 1974, a copy of which is attached, and after consideration of the recommendations contained in the covering report of the Director of Planning dated February 12, 1974, it was

RECOMMENDED THAT:

(a) the attached report be adopted, and forwarded to the Province of British Columbia and Central Mortgage & Housing Corporation, as an appreciation of how the City of Vancouver would utilize the Neighbourhood Improvement Program to improve its communities.

(b) the City request the Province to allocate $1,000,000 of Provincial funds and $2,000,000 of Federal funds for the Neighbourhood Improvement Program.

(c) the City allocate $1,000,000 as its share of the program from Urban Renewal Funds.

INFORMATION

2. Champlain Heights Advisory Committee

The Chairman advised that he had not yet received the information

Cont'd . . .

required in order to orally report on the subject matter. The Committee agreed to postpone consideration of this item until a subsequent meeting.

The meeting adjourned at approximately 4:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 288

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, February 26, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting, with the exception of the 'In Camera' portion, dated February 19, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Grant re Local Improvement Taxes: Vancouver College

At a previous meeting the Council deferred an application by Vancouver College for a grant in respect of Local Improvement taxes for street lighting, pending receipt of information from the College on the basis of financial need.

The Board of Administration submitted a report dated February 1, 1974, from the Director of Finance giving the historic position and setting out information furnished by the College.

Representatives of the Vancouver College appeared in respect of the grant request and commented upon the latest report of the Director of Finance.

MOVED by Ald. Rankin,
THAT a grant equal to the commuted value of the local improvement taxes for street lighting, as applied against the Vancouver College, be approved.

- LOST
(not having received the required majority)

(Aldermen Bowers, Massey and Pendakur voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Parking Requirements: Downtown Development Permit Applications

MOVED by Ald. Hardwick,
THAT the Departmental Report dated February 20, 1974, submitted by the Chairman of the Technical Planning Board on the subject of parking requirements: downtown development permit applications, be referred to the Standing Committee on Civic Development for consideration with other downtown parking considerations.

- CARRIED UNANIMOUSLY

DELEGATIONS, UNFINISHED BUSINESS & DEPARTMENTAL REPORTS

Demolition: Birks Building

The Council considered report of the Corporation Counsel and the Director of Planning contained in Clause 2 of Departmental report (Building and Planning matters), dated February 22, 1974, in respect of the present position from a legal and planning point of view regarding the whole matter of Vancouver Centre development, including the Birks Building.

In the report the following is set out:

"It is the conclusion of the Corporation Counsel and the Director of Planning that:

(i) From the administrative point of view the matter is proceeding totally in accord with the approval and authority which have been granted; and

(ii) From a legal point of view the developers are totally in accord with the requirements and obligations imposed upon them.

The Corporation Counsel is of the opinion, having regard to all of the above, that there is not now available to Council any action by Council which would or could require the developer to refrain from demolishing the remaining building (the Birks Building) in accordance with duly authorized existing authority. Any such action would not be enforceable in a Court of law."

Mr. J. Oliphant, representing a group wishing to save the Birks Building from demolition appeared and asked questions in respect of the Special Committee appointed by Council at the last meeting to meet with representatives of the Development Company, and urged approval of the proposed lease agreement with the development company be deferred until Council has communicated with Victoria on the whole question and examined the matter in greater detail.

Alderman Harcourt advised, on behalf of the Special Committee, that a meeting was held with representatives of the Vancouver Centre Development Limited. The Corporation Counsel's opinion of the present position on the matter was before the Special Committee and the representatives of the Company advised they were committed to the project and were not prepared to change their plans but would proceed on the basis of the development permit issued.

The Council also had before it for approval Board of Administration report dated January 28, 1974, setting out report of the Corporation Counsel in respect of the matter of lease agreement between the City and the Vancouver Centre Development Limited.

cont'd....

DELEGATIONS, UNFINISHED BUSINESS & DEPARTMENTAL REPORTS (cont'd)

Demolition: Birks Building (cont'd)

It is noted that the Board of Administration recommends that the following recommendation of the Corporation Counsel be adopted:

> "that the said Agreement to Lease between the City and Vancouver Centre Development Limited be approved and that when completed in final form the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto and FURTHER that the Corporation Counsel be authorized to make application for an Order-in-Council permitting the registration of the said Block 53 Undersurface Lease when the same is executed by the parties".

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel set out above in respect of approval of the proposed lease agreement between the City and the Vancouver Centre Development Limited be approved.

(tabled)

MOVED by Ald. Pendakur,
THAT the motion of Alderman Harcourt be tabled and that the following Special Committee, Chaired by Alderman Gibson, be appointed to meet with representatives of the Vancouver Centre Development Limited, including other representatives such as of the Birks family as considered advisable by the Committee:

Alderman Gibson (Chairman)
Alderman Bowers,
Alderman Linnell,
Alderman Rankin,
Alderman Volrich

- CARRIED

(Aldermen Bowers, Harcourt and Massey voted against the motion)

B. Departmental Report, February 22, 1974

Building and Planning matters (February 22)

Birks Building (Clause 2)

MOVED by Ald. Harcourt,
THAT the information submitted by the Corporation Counsel and the Director of Planning in this clause be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1.
Proposed Sign By-law

The Council noted communications from Neon Products Ltd. and the Sheet Metal Workers' International Association asking an opportunity to appear before Council in connection with a proposed Sign By-law.

MOVED by Ald. Bowers,
THAT these delegations be heard but when the proposed draft Sign By-law is before Council for consideration.

(amended)

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Sign By-law (cont'd)

MOVED by Ald. Rankin, in amendment,
THAT the words after "be heard" in the motion of Alderman Bowers be struck and the following substituted therefor:

"in the usual manner as arranged by the City Clerk but the delegations are to appear on the specific item of the billboard issue and to be advised that the remarks should be restricted to a period of 15 minutes."

- CARRIED

(Aldermen Bowers and Massey voted against the amendment)

The motion of Alderman Bowers, as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT these delegations be heard in the usual manner as arranged by the City Clerk but the delegations are to appear on the specific item of the billboard issue and to be advised that the remarks should be restricted to a period of 15 minutes".

2. Appointment: Vancouver Resources Board
Alderman Rankin

MOVED by Ald. Harcourt,
THAT, pursuant to recommendation of the Mayor, Alderman Rankin be appointed to the Vancouver Resources Board as the City's representative; it being noted Alderman Marzari represents the Metropolitan Board of Health on the Resources Board.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. BOARD OF ADMINISTRATION
General Report, February 22, 1974

Works and Utility Matters (February 22)

Watermain Installations: 1973 Capital Budget

MOVED by Ald. Volrich,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (February 22)

Strata Title Application: New Construction
391 East 7th Avenue, Oakwood Properties Ltd.

MOVED by Ald. Hardwick,
THAT the application of Oakwood Properties Ltd., under the Strata Titles Act re new apartment development at 391 East 7th Avenue, be approved subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, Feb. 22, (cont'd)

Finance Matters

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Purchase of Jericho - 38 acres
Cl. 2: Tender for Supply of 1974 Police and Firemen's Uniforms
Cl. 3: Vancouver and District Labour Council Suggestions for Tax Reform
Cl. 4: Luncheon Request: B.C. Rugby Union
Cl. 5: Dinner Request: Volunteer Bureau of Greater Vancouver

The Council took action on this report as follows:

Purchase of Jericho - 38 acres (Clause 1)
Tender for Supply of Police and Firemen's Uniforms (Clause 2)

MOVED by Ald. Gibson,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Vancouver and District Labour Council:
Suggestions for Tax Reform (Clause 3)

MOVED by Ald. Rankin,
THAT, pursuant to request received, a delegation from the Vancouver and District Labour Council be heard on this matter and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

Luncheon Request: B.C. Rugby Union (Clause 4)

MOVED by Ald. Bowers,
THAT no action be taken on the request from the B.C. Rugby Union for a luncheon in connection with the visit of the New South Wales Country Rugby Team from Australia, playing in Vancouver March 9th through 14th, 1974.

- CARRIED UNANIMOUSLY

Dinner Request: Volunteer Bureau of Greater Vancouver (Clause 5)

MOVED by Ald. Bowers,
THAT no action be taken on the request from the Volunteer Bureau of Greater Vancouver for a grant in order to have a dinner for those attending the Founding Conference of the Canadian Association of Volunteer Bureaus to be held at the University of British Columbia, June 13, 14 and 15th, 1974.

- CARRIED UNANIMOUSLY

Property Matters (February 22)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Lease - Commercial Drive Street-end North of Powell Street
Cl. 2: Sale of Lot 22, N/S of 3100 block School Avenue, between McKinnon and Kerr Streets

Lease: Commercial Drive Street-end (Clause 1:

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters (cont'd)

Sale of Lot 22 N/S of 3100 Block School Avenue (Clause 2)

It was agreed to withdraw this clause pursuant to request received from the Supervisor of Property and Insurance.

DEPARTMENTAL REPORT, February 22 (cont'd)

Building and Planning Matters (February 22)

The Council again considered this report which contains two clauses identified as follows:

Cl. 1: Local Area Planning Program
Cl. 2: Birks Building

Local Area Planning Program (Clause 1)

MOVED by Ald. Volrich,
THAT this clause be referred to the Standing Committee on Community Development for consideration.

- CARRIED

(Alderman Gibson voted against the motion)

Birks Building (Clause 2)

The Council took action on this clause earlier this day. (see pages 2 and 3)

D. Report of Standing Committee on Social Services, February 14, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Meeting with Board and Staff of the Neighbourhood Services Association
Cl. 2: Termination Grant: Helping Hand Council

The Council took action as follows:

Meeting with Board and Staff of the Neighbourhood Services Association (Clause 1)

MOVED by Ald. Rankin,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

Termination Grant - Helping Hand Council (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

E. Report of the Standing Committee on Housing, February 19, 1974

The Council considered this report on the subject of Strata Title Applications, and took the following action:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, February 19, 1974 (cont'd)

MOVED by Ald. Harcourt,
THAT the Committee's recommendations (a) and (c) be approved;

FURTHER THAT the Committee's recommendation (b) be approved after deleting the last word "permitted" and substituting therefor the word "considered".

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on
Community Development, February 20, 1974

The Council considered this report on the matter of Kitsilano Local Area Planning and took the following action:

MOVED by Ald. Volrich,
THAT,

(1) the recommendation of the Committee that Council approve in principle A, B, AND C as set out on page two of the report be approved;

(2) the recommendations D and F of the Committee set out for approval in principle be referred to the Board of Administration;

(3) the recommendation E submitted for approval in principle be referred back to the Standing Committee on Community Development for further consideration;

(4) the last recommendation of the Committee reading as follows be approved:

"how the Planning Group is to be selected and the terms of reference for the Kitsilano Planning Committee be deferred for consideration at a meeting of this Standing Committee on March 7, 1974".

- CARRIED UNANIMOUSLY

G. Illegal Suites - Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of February 22, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Pearl Thompson (owner), 2261 East 45th Avenue
Mrs. Aurora DeHaas (tenant), 1965 West 15th Avenue
Mrs. B. Fletcher (tenant), 19 North Renfrew Street
Shirley McGavin (tenant), 4295 Sophia Street

(b) the following applications be approved for one year from the date of this Resolution:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites - Hardship Cases (cont'd)

Brent Palmer (tenant), 505 West 63rd Avenue
Lewis Zenk (tenant), 3366 West 26th Avenue
Caroline J. Stirling (tenant), 4259 West 16th Avenue
Edward W. O. Peck (tenant), 3606 West 33rd Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Lim Kun-Jo (tenant), 165 S. W. Marine Drive
Richard A. Wilkinson (tenant), 3643 West 1st Avenue
Meredyth Savage (tenant), 3773 West 18th Avenue
Wm. Maule (tenant), 1411 East 21st Avenue
John Corbett (tenant), 1411 East 21st Avenue
Norman Hillsworth (tenant), 1410 Nanaimo Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

G. S. Dhillon (owner), 7763 Victoria Drive
Ajit Singh Chohan (owner), 2637 Duke Street
William Alan McLeod (tenant), 2465 East 23rd Avenue
Randell Floyd Murdoch (tenant), 2796 East 14th Avenue
Azhar Huda (owner), 374 East 32nd Avenue "

MOVED by Ald. Hardwick,
THAT the foregoing report of the Special Committee dated February 22, 1974, and containing Clauses (a) to (e) be approved.

- CARRIED UNANIMOUSLY

H. Engineering Department Staff:
Visit to Calgary re Transit System

The Board of Administration, under date of February 25, 1974, submitted the following report:

The City Engineer reports as follows:

"This report recommends that the City pay $130 in travel, food and accommodation expenses to allow one of our Traffic Division staff members, Mr. S.S. Maynes, to spend two days in Calgary on a joint trip with the Assistant Director of the Provincial Bureau of Transit Services, Mr. B.E. Sullivan.

The purpose of the trip is to examine Calgary's transit system, particularly their Blue Arrow Express Bus, which is a Federally supported project, and their mile long exclusive 'reversed' bus lane in the downtown.

Mr. Maynes and Mr. Sullivan will fly to Calgary and spend March 4th and 5th in that City. Arrangements have been made to meet Calgary's Transportation Engineer, Mr. H.A. Swanson.

It is RECOMMENDED that Council approve the following expenses (under Account No. 7090/929) to send Mr. Maynes to Calgary for two days:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Engineering Department Staff:
Visit to Calgary re Transit System (cont'd)

Return Air fare	$ 82.00
Hotel (for one night)	20.00
Ground Transportation	8.00
Meals	20.00
Total	$130.00"

Your Board RECOMMENDS approval of the foregoing report.

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of the Standing Committee on Finance and Administration, February 21, 1974

The Committee considered this report which contains four clauses identified as follows:

Cl. 1: Preliminary Report on the 1974 Revenue Budget Estimates
Cl. 2: Health Department: Preliminary 1974 Budget Review
Cl. 3: Twice Yearly Tax Billings
Cl. 4: Park Board Budget Review

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 1 of this report be approved and the information submitted in Clauses 2, 3 and 4 be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes (Lane south of 4th Avenue between Manitoba and Ontario Streets)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,

1. THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes the South Half of "A", north of Lots 10, 11 and 12, Block 22, District Lot 200A, Plan 197.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Parking Problem: Area Surrounding Pacific National Exhibition

Notice was called on the following motion at the meeting on February 19, 1974:

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT WHEREAS there is a severe parking problem in the area surrounding the Pacific National Exhibition;

AND WHEREAS Council has had the problem of numerous delegations to City Hall in respect of this issue;

AND WHEREAS the solution can only be accomplished by major renovations to the PNE parking set up;

AND WHEREAS the problem is created by the PNE as a traffic generator;

THEREFORE BE IT RESOLVED THAT Council instruct the PNE Board to prepare and design a traffic plan which will resolve this problem within a two-year period on the following basis:

6 months for design work and 18 months to construct and develop such a plan.

The motion was put and, - CARRIED UNANIMOUSLY

3. Property Taxes re Hospitals

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT WHEREAS the Provincial Government has recently announced a rationalization of the taxation system in the Province of B.C., and is moving to abandon exemptions from property tax for Crown Corporations;

AND WHEREAS no similar move is proposed for property taxes on hospitals;

AND WHEREAS the presence of hospitals gives rise to a wide variety of expenditures for the use of City services, which expenditures have to be borne by other property owners;

AND WHEREAS the distribution of hospital facilities is not uniform throughout the Province, but is concentrated in regional centres such as Vancouver;

AND WHEREAS the taxable value of hospitals in the City in 1974 is $52,647,000, which would yield $790,000 in property taxes (at 15.0 mills);

THEREFORE BE IT RESOLVED THAT the Provincial Government be requested to enact legislation which will enable municipalities to collect property taxes on all property held by hospitals;

AND FURTHER THAT the Union of B.C. Municipalities be asked to support this request.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - Helicopter Landings within the City

raised the question of the Council views in respect of helicopter landings on downtown areas. It is advised the Ministry of Transport is not prepared to approve applications without advice from the City.

It was agreed that the whole matter be referred to the Standing Committee on Waterfront for report.

Alderman Rankin - Use of Carports, garages, and other accessory buildings in rear yards

advised that some time ago the Council referred for report, requests for the use of carports, garages and other accessory buildings in rear yards for boat storage, etc.

Commissioner Ryan reported this is an item included in the general development permit report being prepared for Council; however, he suggested this particular matter could be the subject of a separate report.

The Mayor directed the Director of Planning be instructed to bring in a separate report to Council on this matter as soon as possible.

Alderman Rankin - Motorcyclists in the Kerr Road dump area

advised of the annoyance to neighbours caused by the use of the Kerr Road dump area by motorcyclists and urged early action be taken.

The Mayor at a previous meeting reported on taking the matter up with the Park Board in an endeavour to find a solution.

The Mayor agreed to report to the next meeting on the question and would arrange for the Superintendent of Parks to be present if considered advisable.

Alderman Volrich - Proposed Office Tower: 1200 block West 73rd Avenue

advised of the interest of the Marpole-Oakridge Area Council in respect of a proposed office tower in the 1200 block West 73rd Avenue and asked the Board of Administration report to the next meeting on the nature of the development and its status; further, that any issuance of the development permit be delayed.

The Mayor requested Alderman Volrich to make arrangements accordingly with the Board of Administration.

The Council recessed at approximately 4:00 p.m. to reconvene 'In Camera' in the Mayor's Office.

***

The foregoing are Minutes of the Regular Council meeting of February 26, 1974, adopted by Council on March 5th, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION

1. Water Main Installations - 1973 Capital Budget

The City Engineer reports as follows:

"The following water mains require replacement:

WATER MAIN PROJECT 323

Street	From	To
Clarendon Street	34th Avenue	37th Avenue
Culloden Street	55th Avenue	59th Avenue
44th Avenue	Joyce Street	Tyne Street

WATER MAIN PROJECT 324

Ontario Street	18th Avenue	21st Avenue
7th Avenue	Ash Street	Cambie Street
10th Avenue	Prince Albert Street	St. Catherines Street

WATER MAIN PROJECT 325

Pender Street	Clark Drive	Vernon Drive
Glen Drive	Pender Street	50 ft. South
Georgia Street	Glen Drive	Vernon Drive
Venables Street	Glen Drive	Vernon Drive

Project 323 and 324 installations are to replace leaking steel mains and some 4" cast iron pipe. About 70% of this work is to be done prior to 1974 paving.

Project 325 installations are for the purpose of providing improved fire protection in industrial areas.

Cost estimates for Projects 323, 324 and 325 are $38,000. $40,000 and $34,000 respectively.

I RECOMMEND that the above described projects be approved and that the required funds be appropriated from 1973 Water Works Capital Accounts as follows:

(a) Project 323 - $38,000 from Account No. 128/7903 - 'Prior to Paving Unallocated'.

(b) Project 324 - $40,000 from Account No. 128/7901 - 'City Subdivisions - Unallocated'.

(c) Project 325 - $34,000 from Account No. 128/7901 - 'City Subdivisions Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction
391 East 7th Avenue - Lot "A", Block 40, D.L.200A
21 Dwelling Units - Oakwood Properties Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from Oakwood Properties Ltd., for approval of a Strata Plan for a new 3 storey with basement, wood frame apartment building, containing 21 dwelling units at 391 East 7th Avenue.

The applicants have submitted a prospectus which provided the following information under the appropriate sections of the regulations.

N.B: See Appendix 'A' for site plan.

Section 1(2) - Financing:

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The True Interest On Any Financing

The prospectus states that interim financing for the construction is being provided by Canadian Imperial Bank of Commerce. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revision according to prevailing market rates.

Second mortgage financing is available through the British Columbia Provincial Government or other financial institutions to qualified applicants.

(b) - Any Bonusing of Financing

The prospectus states that there is no mortgage bonus or incentive provision.

(c) - Details of a Management Contract & Monthly Servicing

Management Contract

A management contract has been negotiated with Gillespie Investments Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is $5.50 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

cont'd ....

Clause No.1 continued

Monthly Maintenance Costs

The estimated monthly assessments for each unit is as follows:

Unit	Sq.Ft.	Estimated Cost per Month.
101	664	32.07
102	846	40.85
103	640	30.90
104	559	27.00
105	616	29.75
106	820	39.60
107	601	29.03
201	664	32.07
202	846	40.85
203	640	30.90
204	825	39.84
205	616	29.75
206	820	39.60
207	647	31.25
301	664	32.07
302	846	40.85
303	640	30.90
304	825	39.84
305	616	29.75
306	820	39.60
307	647	31.25

The above estimates include the following items:

General operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts and security.

General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elavator, parking and miscellaneous.

Utilities - electricity, gas, water, garbage, intercom and laundry.

General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes & All Other Costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the homeowner's Grant, is as follows:

101	$162.01
102	206.39
103	156.14
104	136.41
105	150.30
106	200.05
107	146.64
201	162.01
202	206.39
203	156.14
204	201.28
205	150.30
206	200.05
207	157.88

cont'd ....

Clause No.1 continued

Subsection (d)
Continued.

301	$162.01
302	206.39
303	156.14
304	201.28
305	150.30
306	200.05
307	157.88

The estimated taxes as shown only apply if the Strata Lot owner is qualified to receive the Provincial Home Owners Grant.

Other than property taxes and the monthly assessment referred to above, there are no other anticipated common expenses.

Subsection (e) - Shared Facilities & Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Parking

There are 29 parking spaces provided in the underground parking garage which is common property. Each one of the 21 Strata Lots will be assigned the exclusive use of one parking space and the 8 additional spaces are available at additional cost.

Patios & Balconies

i) Each ground floor Strata Lot will be granted exclusive use of the paved patio area contiguous to its living-dining room.

ii) The balconies attached to and directly accessible to the Strata Lot are for the exclusive use of that Strata Lot.

Storage Lockers

Each Strata Lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

Laundry Rooms

The laundry room on each floor shall be for the exclusive use of the Strata Lots on that floor.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lots.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from the office of Wilfred D. Buttjes and Associates, Architects, in which he confirms that the quality of construction and finishes of this project compare favourably with the quality control requirements of Central Mortgage & Housing Corporation, as required by the Canadian Code for Residential Construction."

Your Board submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 364

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Jericho - 38 acres

The Director of Finance reports as follows:

"Council previously approved the purchase of 38 acres at Jericho from the Federal Government, for $388,000. On December 7, 1973 the Prime Minister of Canada visited Vancouver and signed formal documents respecting the transfer of the 38 acres to the City of Vancouver. The exact source of funds for the purchase of Jericho was never specified by Council and I would recommend that the $388,000 be charged to Parks Acquisition Fund in the 1976 - 80 Five Year Plan, which is now in the preparation stage, and in the interim that the funds be provided from the Land Purchase Fund. In 1976 this Fund would then sell the property to the Parks Acquisition Fund for the $388,000. This has been discussed with the Superintendent of Parks who has no objection."

Your Board RECOMMENDS the above report of the Director of Finance be approved.

2. Tender No. 12-74-1 - Supply of 1974 Police and Firemen's Uniforms

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on February 18, 1974.

Funds for this purchase will be included in the 1974 revenue budget.

Two bids were received:-

Gordon Campbell Ltd., Vancouver, B.C.	-	$120,250.00
Sainthill Levine Uniforms, Toronto, Ont.	-	$136,031.00

RECOMMENDATION

We recommend acceptance of the overall low bid submitted by Gordon Campbell Ltd. for the supply of 1974 Policemen's and Firemen's Uniforms at an estimated cost of $120,250.00, plus 5% Provincial Sales Tax."

Your Board RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved.

CONSIDERATION

3. Vancouver and District Labour Council Suggestions for Tax Reform

The Director of Finance reports as follows:

"By letter dated January 30, 1974 the Vancouver and District Labour Council submitted to the City Clerk a number of suggestions for tax reform based on the following premis, which introduces their submission.

'Our program for tax reform for Vancouver is based on the proposition that homes should not be taxed for general revenue required by the City, and that the bulk of all taxes should be paid by revenue producing property, and business, based on the principle of ability to pay. In other words, the bigger the business, the bigger the taxes.'

Cont'd . . . .

Clause #3 continued:

Their submission then lists a number of items, which can presumably be considered as suggestions for tax reform. The Council also is requesting permission to make representations to City Council on this subject.

For me to properly comment on the Labour Council's suggestions would require a great deal of work which I cannot do at this time, and I would suggest that Council leave these suggestions with me for further study.

For the consideration of Council:

The request of the Vancouver and District Labour Council to appear before Council to make representations regarding their suggestions."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

DELEGATION REQUEST: Vancouver and District Labour Council

4. Luncheon Request - B.C. Rugby Union

The City Clerk reports as follows:

"A letter has been received in this office from the B.C. Rugby Union dated February 6, 1974. They advise that New South Wales Country Rugby Team, from Australia, will be playing in Vancouver from March 9th through 14th and they are requesting that the City consider sponsoring a dinner for the team on the evening of Monday March 11th or a luncheon. The size of the New South Wales party is 27 members.

Council has dealt with similar requests in the past as follows:

Nov. 20/73	B.C. Volleyball Assoc.	Luncheon during Volleyball Championships	not approved
Nov. 30/71	B.C. Rugby Union	Luncheon for Australian National Rugby Team	approved $250.00"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

5. Dinner Request - Volunteer Bureau of Greater Vancouver

The City Clerk reports as follows:

"A letter has been received in this office from the Volunteer Bureau of Greater Vancouver dated January 29, 1974. They advise that the founding conference of the Canadian Association of Volunteer Bureaus is to be held in Vancouver, June 13th, 14th and 15th. The Secretary of State's Department is sponsoring the conference and there will be an attendance of about 150 Canadian Bureau representatives and 50 National Voluntary Organization representatives. They are requesting that Council consider sponsoring a dinner for those attending the conference, which will be held at the University of B.C., Walter Gage Conference Centre. As the conference is at U.B.C., they would like to hold the dinner at the Faculty Club and have been advised that a grant of $1,500.00 would cover the costs involved.

Cont'd . . . .

Clause #5 continued:

Council has dealt with similar requests in the past as follows:

Nov. 20/73	Catholic Women's League of Canada	Luncheon during Conference	not approved
Oct. 23/73	Canadian Federation of Business & Professional Women's Clubs	Dinner during Conference	not approved"

Your Board submits the foregoing report of the City Clerk for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 365

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease - Commercial Drive Street-end, North of Powell Street

The Supervisor of Property & Insurance reports as follows:-

"Commercial Drive Street-end, north of Powell Street, has been leased to the owners of the property abutting both sides of the street-end since 1941, for access and loading purposes only in conjunction with their operations adjoining the street-end. The street-end has always remained open to the public for access to water lots, and is paved and maintained by the lessee.

The last renewal lease was approved by Council on February 20, 1973 to Acklands Leasehold Properties Limited for a term of ten years, with five year renewal reviews and subject to three months notice of cancellation if required for civic purposes. Acklands Leasehold properties have now sold their interest in the properties adjoining each side of the street-end and in view of the fact that the properties are no longer under one ownership, the Law Department has suggested that Acklands surrender their lease and the City enter into new leases with the abutting owners on the following basis, to which the new owners have agreed:-

Commercial Drive Street-end be leased for a nine year period, January 1, 1974 to December 31, 1982, (being the balance of the term approved to Acklands) as follows:

East Half of Commercial Drive Street-end: to Sun Life Assurance Company of Canada.
West Half of Commercial Drive Street-end: to Omnipian Development Limited.

Rental:	East Half, $720.00 per annum plus taxes. West Half, $720.00 per annum plus taxes.
Review:	Rental subject to review on January 1, 1978.
Use:	Parking, access and loading purposes.
Maintenance:	Lessees to maintain blacktop surfaces in a manner satisfactory to the City Engineer.
Buildings:	None allowed
Cancellation:	City may cancel on 30 days notice.
Access:	The street-end to be left open for public access to the water lots.

RECOMMENDED That the current lease in the name of Acklands Leasehold Properties Limited be surrendered and that the East and West halves of Commercial Drive Street-end be leased for a nine year period, January 1, 1974 to December 31, 1982, on the foregoing basis, subject to documentation to the satisfaction of Corporation Counsel."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

Cont'd . . .

2. Sale of Lot 22, Blocks 24 and 25, D.L. 37, Plan 5411, North Side of 3100 Block School Ave. between McKinnon and Kerr Streets

The Supervisor of Property and Insurance reports as follows:-

"On September 11, 1973 Council was advised that an application to purchase City-owned Lot 22, Blocks 24 and 25, District Lot 37, situated on the northern side of School Avenue between McKinnon and Kerr Streets had been received from the owner of the abutting Lot 23. As the City-owned land was a corner lot being held for street widening and lane purposes, the Supervisor of Property and Insurance recommended that the balance of the lot, after reserving the portion required by the Engineer, be sold to the abutting owner for consolidation with his Lot 23 to form one parcel. These were conditions contained in the applicant's offer to purchase which he forwarded with a deposit cheque for $200. Council approved the recommendations on September 11, 1973.

We are now in receipt of a letter from the purchaser stating that he wishes to cancel the sale as he did not fully understand the conditions under which he submitted his offer. He is also requesting that his deposit of $200 be returned.

As the purchaser has listed his house for sale, it is considered advisable to allow him to cancel his purchase of the City's lot. However, an inspection of the site shows that the purchaser has spread fill over the City's lot with the result that it is now approximately five feet above street grade and extends into the boulevard and street allowance. In addition, the sale required a survey by the City and the preparation of the subdivision plan. Survey work has been completed and the deposit of $200 could go towards defraying the expense of the survey work. It is therefore,

RECOMMENDED:-

1. That the owner of Lot 23 be requested to remove the excess fill from the City's lot and clear the road and road allowance.

2. That the sale of Lot 22, Blocks 24 and 25, District Lot 37 to the owner of abutting Lot 23 be cancelled.

3. That the deposit of $200 be retained to reimburse the City for survey work done on behalf of the purchaser."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 365, 366

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Local Area Planning Program

The Director of Planning reports as follows:

A letter dated January 8, 1974, was received by the Director of Planning from the Chairman of the Mt. Pleasant Area Council. The letter is attached as an appendix to this report. The letter, in effect, supports a proposal to establish a local area planning program for the Mt. Pleasant area.

The Director of Planning has had a number of discussions with the Mt. Pleasant Area Council and has partaken in field trips with the Chairman, to examine, at first hand, some of the problems created by the physical changes of the area and to discuss the social effect this is having on the Mt. Pleasant community.

The Director of Planning, in response to the local area residents' initiative, hired Mr. Stanley King to do an attitude survey in the Mt. Pleasant area. This is being presently undertaken and will be completed by the end of June. This survey is conducted through funds provided out of Consultant Services General budget.

Mt. Pleasant, together with the Grandview-Woodland area, and the other communities within the inner area of the City of Vancouver are on the list of priorities for the 1974 Local Area Planning Program to be submitted in some detail to City Council at the end of February.

It is RECOMMENDED that City Council, endorse in principle, the establishment of a local area planning program for Mt. Pleasant, and the Director of Planning be instructed to report on the details pertaining to staffing and financial resources.

INFORMATION

2. Birks Building

The Corporation Counsel and the Director of Planning report as follows:

At its meeting on February 19th, 1974, Council asked for a report from the Director of Planning and the Corporation Counsel on the present status of the Vancouver Centre, on the options available to Council with respect to the last remaining building (the Birks Building), and the effect of any attempted action to prevent its demolition.

The present status is as follows:

a. A Development Permit for the complex as approved by Council (including the sub-street development) was issued on December 21, 1973, after various preconditions had been satisfactorily met.

b. Building permits were issued during October and November permitting demolition of all buildings on the site. (At this date only the Birks Building remains.)

c. Due to timing of the Mall construction and the impact of City-imposed penalty clauses and financial security demands, the developers were permitted to commence work on Granville and Georgia Streets, earlier this year.

cont'd .....

Clause No.2 continued

d. The matter is currently before Council solely for the purpose of formally approving and arranging for the execution of documents which embody and bring into effect all Council's requirements.

It is the conclusion of the Corporation Counsel and the Director of Planning that:

(i) From the administrative point of view the matter is proceeding totally in accord with the approval and authority which have been granted; and

(ii) From a legal point of view the developers are totally in accord with the requirements and obligations imposed upon them.

The Corporation Counsel is of the opinion, having regard to all of the above, that there is not now available to Council any action by Council which would or could require the developer to refrain from demolishing the remaining building (the Birks Building) in accordance with duly authorized existing authority. Any such action would not be enforceable in a Court of law.

The foregoing report is submitted for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 366

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 14, 1974

A meeting of the Standing Committee of Council on Socials Services was held on Thursday, February 14, 1974 in the No. 1 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson and Hardwick
ALSO PRESENT:	Mr. J. Denofreo
CLERK:	M. Kinsella

INFORMATION

1. Meeting with Board and Staff of the Neighbourhood Services Association

Representatives of the Neighbourhood Services Association appeared before the Committee to discuss the following proposal and to specifically request increased funding of their organization by the City of Vancouver:

"The following are major reasons why City Council should favourably consider our proposal of a grant of $20,000 to N.S.A. for each area of the city for which it operates.

(a) The City can utilize an agency which has credibility and flexibility and is intimately in touch with people to develop services in relation to changing neighbourhoods and needs.

(b) The agency serves all age groups and its services cut across all political, social, economic, ethnic and religious lines. It emphasizes neighbourhood and family and its services are varied with group and individual techniques being used by skilled and experienced staff.

(c) The Association coordinates its work with the public, education, recreation, welfare and health systems. It is supplementary to these public systems and can undertake programmes and services which are not generally accepted by governments.

(d) The City Council, in approving funds to N.S.A., does not get locked in to a general public programme with on-going administrative responsibility and increasing financial commitment. At the same time, the Council can hold the Association accountable and can contract in a much more flexible manner. It also means that when a programme is generally accepted as a public responsibility, the City Council can ensure that it is transferred to the appropriate civic or provincial department. This allows time for negotiation.

Clause No. 1 (cont'd)

(e) Since N.S.A. is an approved agency for C.A.P. funding the City can recover at least one-half of the funds it approves. This means that the cost to the City for any area would only be $10,000 which can generate volunteers and projects up to $100,000 for each area.

(f) We submit this request for $60,000 for Kitsilano, West End, Cedar Cottage areas where we have neighbourhood houses. We would also like to make submissions at a later date for $40,000 for Sunrise Skeena and Riley Park areas of the City."

Mrs. Kristiansen, President, was the main spokesman for N.S.A., with other representatives answering questions from the Committee on specific areas of the organization's operation. N.S.A. representatives gave a thorough review of the operation of their neighbourhood houses in Kitsilano, West End and Cedar Cottage areas. They also spoke in support of their request for consideration by the City of a grant of $20,000 each to Sunrise Skeena and Riley Park areas of the City.

A delegation of concerned parents from the Franklin School area, the Principal of Franklin School and the N.S.A. worker for the area submitted a request for funding of an additional recreation and counselling worker for Franklin School. This worker is needed to enable the teenagers in the area to be involved in the programme. At the present time, the lack of staff precludes formal teenage involvement in the programme. The delegation outlined some of the problems in the area for the information of the Committee:

- Franklin School is situated in the Northeast corner of the City and is completely isolated from all community services in the area;

- because of its location and the heavy traffic on Hastings Street and Cassiar (Highway 401), Franklin School is the only public building in this area;

- a programme is presently operated through the Hastings Community Association, with two L.I.P. workers. This programme is mainly for children from 6 - 13 years of age with some family activities in the evening;

- the school has a high vandalism incidence, however, since inception of the programme at Franklin School, there has been a significant decline of vandalism in the area.

Mr. J. Kaplan, Community Worker for N.S.A., outlined his activities with youth in the area. He has organized and is involved in the operation of a number of hockey, skiing, volleyball and other recreation programmes for youth in the area. Some of these programmes are operated in co-operation with the local community centres. Mr. Kaplan supported the request of the delegation from Franklin school and stressed the need for an additional community worker to assist him in his work with the youth in the area.

RESOLVED

To receive the presentation of Neighbourhood Services Association, including that of the delegation from Franklin School and that consideration of their requests be deferred to a later date.

RECOMMENDATION

2. Termination Grant - Helping Hand Council

The Director of Social Planning submitted the following report dated February 5, 1974 on a termination grant to the Helping Hand Council:

"Vancouver City Council voted not to continue its funding of the Helping Hand Council at its meeting of December 18, 1973.

As a result, the organization has terminated. The organization was run by Captain E. Ted Liberty who is in ill health and is a recipient of a handicap allowance. In closing the organization, Captain Liberty informed the Social Planning Department that he had bills outstanding in the amount of $311.83 (see attached).

As the financial resources of the organization are nil and since personal payment of the bills by Captain Liberty would result in undue financial hardship, it is recommended that Vancouver City Council make a grant payment toward the enclosed bills in the amount of $311.83 on behalf of the extinct Helping Hand Council."

RECOMMENDED

THAT City Council approve a termination grant of $311.83 to the Helping Hand Council towards payment of outstanding bills (see attached letter dated January 24, 1974 from Captain E. Ted Liberty, detailing bills outstanding).

FOR COUNCIL ACTION SEE PAGE(S) 366

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

February 19, 1974

A meeting of the Standing Committee of Council on Housing was held in the No.1 Committee Room, third floor, City Hall, on Tuesday, February 19, 1974, at approximately 11:15 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held January 15, 1974 were adopted as amended by Council on January 22, 1974, and the Minutes of January 22, 1974 were adopted.

RECOMMENDATION

1. Strata Title Applications

On January 15, 1974, the Committee had before it a report of the Board of Administration dated January 11, 1974, attached to which was a report of the Board of Administration dated August 24, 1973. The Committee also noted a report on Burnaby Guidelines for Residential Condominiums and Conversions. At that meeting it was

"RESOLVED

That the Board of Administration Report dated January 11, 1974, and the Burnaby Guidelines for Residential Condominiums and Conversions be received and forwarded to interested organizations for further consideration at the Committee's meeting on February 19, 1974. "

The following delegations were present and submitted briefs:

B. C. Association of Strata Corporation
- Mr. Jean Pierre Daem

Greater Vancouver Regional District dated February 11, 1974
- Mr. Ian Birtwell

Vancouver and District Labour Council in conjunction with the B.C. and Yukon Territory Building and Construction Trades Council dated February, 1974
- Mr. Cy Stairs, President

cont'd ....

Clause No.1 continued

Briefs were also received from the Real Estate Board of Greater Vancouver dated February 12, 1974, and from the Greater Vancouver Apartment Owners' Association dated February 15, 1974.

Mr. Peter Brown, lawyer, advised that his client, in his opinion, had been unduly delayed from the time the Development Permit was obtained to the time of the Strata Title Application approval, which was to be considered by Council this day. He felt the administrative system at the City Hall was inadequate and requested that an endeavour be made to handle these applications in a speedier manner.

The delegations made suggestions as to ways and means of improving the regulations and procedures to be followed in dealing with applications under the Strata Titles Act.

The Committee briefly discussed the Burnaby Guidelines with representatives from the Burnaby Planning Department and a general discussion followed with all those present at the meeting.

After due consideration it was

RECOMMENDED

(a) That the briefs presented from the various organizations be received.

(b) That City Council extend the present moratorium on conversions for a period of one year beyond the present expiry date of June 26, 1974 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be permitted.

(c) That the Board of Administration, through its officials be requested to report back to the Committee on the following matters:

(i) Pre-selling of units in a Strata Title building.

(ii) Re-consideration of the consultant's report.

(iii) The optimum size of condominiums.

(iv) An outline of operating costs as part of the prospectus.

(v) Designating condominium buildings as adult or family buildings.

(vi) Financial prospectus of costs.

(vii) The recommendations regarding a warranty system with the alternative of requiring that performance bonds be posted.

(viii) Persons owning the condominiums having to pay for the removal of garbage.

(ix) The new C.M.H.C. guidelines which will be published in April.

(x) The use of electrical plugs rather than boxes in the wall with respect to assisting in soundproofing.

cont'd .....

Clause No.1 continued

(xi) An applicant being permitted to apply for a development permit for a Strata Title and filing a prospectus at the same time.

(xii) The relationship of parking to be provided in conjunction with the number of units.

The meeting adjourned at approximately 1:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 366, 367

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

February 20, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Kitsilano Secondary School, 2550 West 10th Avenue on Wednesday, February 20, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATION

1. Kitsilano Local Area Planning

The Chairman in his opening remarks advised the chief purpose of the meeting was to discuss the process by which planning is going to take place in the Kitsilano area. i.e. the process whereby people in the area will have a say in the planning of Kitsilano. He stated there will be a Citizens' Planning Committee that will play a major role in effecting the planning of Kitsilano. This Committee will work in conjunction with the City Planners to develop a local area planning scheme.

Mr. D. Janczewski, Planner, advised that any group within the neighbourhood should be participants on the Committee and when the plan comes, major policy decisions will be made by the community at large. He further advised that the area under discussion is from Burrard Street on the east to Alma Road on the west and from the waterfront on the north to 16th Avenue on the south. He then briefly reviewed a draft City Planning Department report dated December 3, 1973, which concluded with the following recommendations:

1. City Council approve this report as the basis for establishing a Local Area Planning Programme in the Kitsilano local area.

2. City Council endorse the principle of a Kitsilano Planning Committee composed of residents and owners of the area who will give direction to the Local Area Planning Programme.

3. City Council establish a liaison with the Kitsilano Planning Committee by assigning an Alderman to take part in the Local Area Planning Programme.

4. The Supervisor of Property & Insurance, in consultation with the Director of Planning, investigate possible locations for a site office in the Kitsilano area and the Board of Administration be authorized to approve a suitable lease arrangement.

5. The recommendations of the Director of Personnel Services re classification of the two temporary positions which have been concurred by the Business Manager of the V.M.R.E.U. be approved.

6. All civic departments co-ordinate their work with the Kitsilano Local Area Planning Office on proposals affecting Kitsilano, and be requested to assist the efforts of this programme.

7. The budget for the Kitsilano Planning Programme estimated at $42,128 for the period January 1, 1974 to December 31, 1974 be approved.

The following delegations representing organizations in the community were heard:

a. Kitsilano Ratepayers & Burrard Lions - Mr. Harold Kidd

b. Committee for Neighbourhood Government - Mr. Saul Arbess

c. Kitsilano Ratepayers Association - Mr. George Moul

d. Vancouver Burrard N.D.P. - Mr. Ron Johnson; brief dated February 20, 1974 filed

e. West Broadway Citizens Committee - Mr. Frank Hyde; a brief containing recommendations filed

f. Urban Transportation Committee - Mrs. A. George

g. Kitsilano Planning Centre - Mr. Dave Todd; brief filed

h. Kitsilano Area Resources Association - Ms. Maggie Camfield

Eight other individuals commented briefly on the matter.

After due consideration your Committee

RECOMMENDED

THAT Council approve in principle

A. The endorsement of a Kitsilano Planning Committee composed of residents of the area who will give direction to the Local Area Planning Program.

B. A liaison with the Kitsilano Planning Committee by having an Alderman, suitable to the Committee, take part in the Local Area Planning Program.

C. That the Supervisor of Property and Insurance, in consultation with the Director of Planning, investigate possible locations for a site office in the Kitsilano area and the Board of Administration be authorized to approve a suitable lease arrangement.

D. That the recommendation of the Director of Personnel Services re classifications of the two temporary positions which have been concurred by the Business Manager of the V.M.R.E.U. be approved.

E. That all Civic Departments co-ordinate their work with the Kitsilano Local Area Planning Office on proposals affecting Kitsilano and be requested to assist the efforts of this program.

F. That the budget for the Kitsilano Planning Program estimated at $42,128 for the period of January 1, 1974 to December 31, 1974 be approved.

FURTHER RECOMMENDED THAT

how the Planning Group is to be selected and the terms of reference for the Kitsilano Planning Committee be deferred for consideration at a meeting of this Standing Committee on March 7, 1974.

The meeting adjourned at approximately 10:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 367, 368

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

February 21, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday February 21, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: M. Clark

The Minutes of the meeting held January 31, 1974 were adopted.

RECOMMENDATION:

1. Preliminary Report on the 1974 Revenue Budget Estimates

Mr. Peter Leckie, Director of Finance, presented to the Committee a Board of Administration Preliminary Report on the 1974 Revenue Budget Estimates, a copy of which is attached. The summary shows estimated revenues of $112,131,571 and estimated expenditures of $113,945,810, resulting in a budget deficit of $1,814,239 before review of the budget detail. Several significant factors were commented upon by Mr. Leckie.

Expenditure estimates of Departments and Boards have not been reviewed in detail as yet, and it is not known how much of the "Variable" expenditure increases can be reduced. Mr. Leckie pointed out that if the 1974 Revenue Budget is to be balanced at not more than a 9% increase in the general tax levy on the average single family residence (before adjustment for the Greater Vancouver Regional District levy) substantial reductions in the requested expenditure estimates must be made to eliminate the deficit.

It is possible that certain Administration of Justice related functions such as the Prosecutor's Department, Coroner's Department and the Juvenile Detention Home, will be taken over by the Provincial Government on April 1, 1974. This would reduce the City's costs by about $850,000 in 1974. No adjustment has been made in the preliminary budget for this, pending clarification by the Provincial Government.

The announcement in the Provincial Legislature that the Province will take over Ambulance Services will reduce the City's cost in this area by approximately $300,000 if the cut-off date is July 1, 1974, as anticipated.

There are many other unknowns that could have a considerable effect on the $1,814,239 deficit, as well as the extent of the Provincial Government takeover in various areas. One of these is the National Harbours Board property which is on the assessment roll. Another is the fluctuating interest rate which has a considerable effect on interest revenues on temporary investments.

Mr. Leckie is hopeful that reductions in the basic operating budget can be made during the budget review procedure with Department Heads and Boards, providing funds for maintaining current standards of service but eliminating those requests for increases in those standards from the supplemental estimates excepting where they are essential because of increased volume of work or increased operating efficiency. If, following the budget review by the Board of Administration and the Director of Finance, "a better than balanced position" can be arrived at, maintaining current levels of service, then the Council would be in a position to make decisions on its own priorities for increasing levels of services.

Cont'd . . .

The Committee discussed the possibility of increasing by ¼ of one mill the annual transfer to Reserve, if the $1,814,239 could be effectively lowered. The Committee was of the opinion that an increase in supplemental capital each year would be a worthwhile goal.

The Board of Administration report concluded with the following recommendations:

"That the Board of Administration and the Director of Finance be instructed to meet with Department Heads and Boards to

(a) review the 1974 Revenue Budget Estimates as submitted

(b) make such reductions in the basic operating budget estimates as are necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council

(c) eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board

(d) report to the Committee on Finance and Administration all adjustments made to the budgets during reviews."

Your Committee,

RECOMMENDS

THAT the foregoing recommendations of the Board of Administration be approved.

INFORMATION:

2. Health Department - Preliminary 1974 Budget Review

At the request of the Committee, Dr. G.H. Bonham Medical Health Officer, appeared to report on several items from the Preliminary 1974 Budget Review Priority Ratings. Dr. Bonham discussed Adult Immunization, Mental Health Services, Youth Health Services, Nutrition Services, and Environmental Health.

A. Adult Immunization

The Medical Health Officer presented, as requested, break-down figures on the cost per person to provide the adult immunization service. The objective was to determine whether or not the costs were recoverable.

The services are mainly to persons travelling outside of Canada who require, by statute, that the Health Department stamp their international certificates of vaccination. Therefore, even if the immunization was done by a private practitioner, the Health Department would still be involved.

This is an item that if carried out by the private practitioner is recoverable through Medicare. The practitioner's fee is $2.00, 90% of which is paid by Medicare.

At present, the Health Department does approximately 25,000 free adult immunizations each year.

B. Mental Health Services

The mental health field is one which is changing and expanding

Cont'd . . .

rapidly at the moment. Presently 80% of the cost is recoverable through Medicare and the School Board so that the net cost to the City is minimal.

C. Youth Health Services

Dr. Bonham described the services offered through this program and the consensus of your Committee was that it is a most worthwhile service. The cost is presently shared with the Province paying 71.70% and the City 28.3%.

The program was begun as a three-year federal pilot program. When the federal government dropped out, the City provided the additional funds to maintain the service. The Mayor has requested that the service be maintained at the level of the federal project.

Reference was made by the Medical Health Officer to the fact that within the near future it will no longer be possible for the trailer which houses the Youth Clinic to remain at its present site at 8th and Pine. Therefore it will be necessary to locate an alternate suitable site or failing that, obtain suitable premises for the Youth Clinic.

D. Nutrition Services

The nutrition services of the City Health Department are primarily in the area of providing information. The three nutritionists on city strength allow the equivalent of a one-half time nutritionist for each health unit.

E. Environmental Health

Approximately 90% of this work is related to the Health Act and its regulations. The costs involved are built into the license fee structure for recovery. It was agreed that this was not really a budget item but rather an administrative item.

Following discussion, the Committee

RESOLVED

(a) THAT the Medical Health Officer carry out discussions with the Medicare Commission regarding recovering the costs of adult immunization and exploring the possibilities of charging back through Medicare on the same basis as Private Practitioners or, alternatively, charging adults a fee for the stamping of the international certificate of vaccination;

(b) THAT the Medical Health Officer report back to the Committee on his efforts to locate a suitable site for the location of the youth health services trailer; and

(c) THAT the Mayor be requested to report back to the Committee on the results of his negotiations with the Province regarding funding of the Youth Health Programme.

3. Twice Yearly Tax Billings

Twice yearly tax billings will take effect in 1975 (providing the Charter Amendments presently before the Provincial Legislature are passed). The Committee felt that taxpayers should be fairly warned that beginning next year they will receive tax billings in January and July rather than a single billing in July as in the past. The Director of Finance was asked to look into the possibility of having a note on this year's tax bills to this effect. It was also felt that

Cont'd . . .

a media campaign should be considered to be conducted through the Social Planning Department.

4. Park Board Budget Review

The estimated increase in the Park Board Budget was discussed, especially in regard to allowing that Board to have some idea of where it stands as they prepare for their summer programmes. It was

RESOLVED

THAT your Committee meet with representatives of the Park Board to discuss their budget items as soon as possible after the Board of Administration and the Director of Finance have conducted their review.

The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 369

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 5, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, March 5, 1974, at 7.30 p.m for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin, and Volrich.

ABSENT. Alderman Gibson (On Civic Business)

CLERK TO THE COUNCIL. R Henry.

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY.

1. North side of Richelieu Avenue, immediately west of the lane west of Oak Street.

An application was received from M. Charkow to re-zone Lots 12 and 13, Block 52, D.L. 526 situated on the north side of Richelieu Avenue immediately west of the lane west of Oak Street.

From - RS-4 One Family Dwelling District

To - RS-1 One Family Dwelling District.

The Technical Planning Board recommended that the application be not approved as rezoning in isolation in the RS-4 One Family Dwelling District should not be entertained until a study on the overall re-subdivision has been commenced and completed after discussion with the owners of property within the RS-4 One Family Dwelling District and the Shaughnessy Heights Property Owners Association.

The City Planning Commission recommended approval of the application.

COUNCIL heard delegations as follows:-

(a) Mr. Keir, an adjacent property owner,

opposed the application and remarked on the condition of the property over a great number of years.

(b) Mr. F. Gibson,

spoke in support of the application because, if development occurred, it would clean up the property.

North side of Richelieu Avenue,
immediately west of the lane west of Oak Street.

(c) Mr. Charkow, ,the applicant,

spoke in favour of the rezoning and urged the Council to rezone to permit sub-dividing the two lots in question to 3 - 67' Lots.

There being no further Delegations, it was

MOVED by Ald. Bowers,

THAT the application by Mr. Charkow be approved.

- CARRIED
(Ald. Pendakur and Volrich voted against the Motion)

MOVED by Ald. Bowers,
THAT the Approving Officer by advised that it is Council's wish that the property in question should not be sub-divided into more than 3 parcels.

- CARRIED UNANIMOUSLY

2. Amendment to District Schedules -
Local Area Activity Centre.

An application was received from the Director of Planning

to amend the RA-1, RS-1, RS-2, RS-3, RS-4, RT-1, RT-2, RM-2, RM-3A, RM-3, RM-4, RM-4A, CRM-2, CRM-3 District Schedules by adding the use 'local area activity centre' as a conditional use in accordance with the draft by-law.

The Technical Planning Board and City Planning Commission both recommended approval of the application.

MOVED by Ald. Hardwick,

THAT the application by the Director of Planning to amend the foregoing District Schedules by adding the use 'local area activity centre' as a conditional use in accordance with the draft by-law, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell, (in amendment)

THAT the following words be added to Alderman Hardwick's motion -

"and that Council consider each application after report from the Technical Planning Board and the City Planning Commission".

- LOST
(Mayor Phillips,
Aldermen Bowers, Harcourt,
Hardwick, Marzari, Massey,
Pendakur, Rankin, and Volrich
voted against the Amendment.)

MOVED by Ald. Hardwick,
THAT when any such conditional uses be received by the Approving Officer, Council be notified for information.

- CARRIED UNANIMOUSLY

West side of Wallace Street between
West 4th Avenue and West 2nd Avenue.

An application was received from the Greater Vancouver Regional District to rezone Block D, D.L. 538, situated on the West Side of Wallace Street between West 4th and West 2nd Avenue

From - RS-1 One Family Dwelling District

To - RM-3A Multiple Dwelling District.

The Technical Planning Board and the City Planning Commission recommended approval of the application.

Mr. Low Beer addressed the Council and

spoke in favour of this proposed Senior Citizens House Project and commended the Council and the Greater Vancouver Regional District officials by involving citizens during the planning stages.

MOVED by Ald. Harcourt
THAT the foregoing application of the Greater Vancouver Regional District be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8.30 p.m.

The foregoing are Minutes of the Special Council Meeting of March 5th, 1974, adopted by Council on March 12th, 1974.

A. Phillips
MAYOR

D. H. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 5, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson (on civic business)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend Phillip Hewitt, Civic Chaplain.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Vancouver City College under the direction of Mrs. Coates.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting dated February 26, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 1, 1974

Harbours and Parks Matters (March 1)

Van Dusen Botanical Gardens: Proposed Floral Hall Administration Building

In regard to this report of the Board of Administration, the Chairman of the Park Board, and the Superintendent, spoke and gave particulars of the project with the aid of a model. Commissioner Cowie advised that the support of the Provincial Government in regard to additional funding for this project is presently being sought, that application will follow for Federal funds through forgiveness under Winter Capital Projects Fund and that further funds are expected from the private sector.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Van Dusen Botanical Gardens: Proposed
Floral Hall Administration Building (cont'd)

Following a number of questions put to the Park Board representatives, it was,

MOVED by Ald. Rankin,
THAT this whole matter be deferred for report by the Park Board on: :

(a) a firm financial commitment from private sources and the Provincial Government and advice respecting Federal funding;

and/or

(b) the Park Board submitting a re-design of the project more in line with the amount of funds already authorized by Council.

- CARRIED UNANIMOUSLY

Works and Utility Matters (March 1)

City Lane, Royal Centre Development (Clause 12)

The Council received a report reference from the Deputy City Engineer in detailed explanation of the City Engineer's report on this subject in which two possibilities to resolve the lane issue are set out.

MOVED by Ald. Rankin,
THAT the Royal Centre be required to purchase the land from the City at $43,860 and carry out the works between MacMillan Bloedel and Royal Centre, as per their agreement with MacMillan Bloedel;

FURTHER THAT should Royal Centre not purchase, MacMillan Bloedel be requested to excavate the land to appropriate grade for the lane and remove the existing steps.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari, Massey and the Mayor voted against the motion)

MOVED by Ald. Bowers,
THAT the Royal Centre be required to pay for half the lane and grant the other half of the lane to MacMillan Bloedel at no cost to them, since this land originally came from them as part of the 1966 arrangement. This would, however, place that land on the MacMillan Bloedel tax roll and would be a cost to them.

- CARRIED

(Aldermen Harcourt, Pendakur and Rankin voted against the motion)

COMMUNICATIONS OR PETITIONS

1. Rent and Housing Matters

MOVED by Ald. Pendakur,
THAT, pursuant to request received, a delegation be heard from the Vancouver Tenants Council on the matters of Rent and Housing, and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Motorcycle Disturbance of Residents of Champlain Heights area

The Mayor submitted the following communication under date of March 1, 1974:

" Last week, I indicated I would report to Council today on a possible solution to the problem of the disturbance of residents of the Champlain Heights area by motorcyclists using the old Kerr Road dump site.

The meeting was held in my office on February 28th which included representatives from the Police Department, Planning Department, Properties Department, Park Board as well as two local residents, Mrs. Prigl and Mrs. Hitrec and Mr. Barry Wilson from the Greater Vancouver Motorcycle Club.

The problem of enforcement is two-fold. One the Police cannot remove people from vacant land but they could if the area was designated as a park. Two, the area is large and has many access points so that even though it was designated as a park, it would be very difficult to control.

It was decided that the best course of action over the short run was to designate the area as a park, protect the area closest to the houses and shift the motorcycle activity farther south in the same area. If this works, it will only be a temporary solution for two or three years. The only long-term solution is to find other areas in the Greater Vancouver Regional District suitable for motorcycling.

I would therefore like to recommend the following resolutions:

1. That portion of Lot A except parts included in Plans 13993, 14240 and 14633, D.L. 334, Plan 13992, bounded on the north by the southern boundaries of Lots 167-203, D.L. 334, and a line projected due east from the s/e corner of Lot 203; on the south by S.E. Marine Drive;

   on the west by Kerr Street; and on the east by a line drawn parallel to 2600ft.± east of Kerr Street, be turned over to the care and custody and maintenance of the Park Board on the basis that:

   (a) Funds are made available in Park Board Park Purchase Program - 5 Year Plan (1976 - 1980).

   (b) The boundaries outlined above will be adjusted on completion of development plans for the remainder of Champlain Heights and completion of registrable plans.

2. That the Greater Vancouver Regional District be asked as an urgent priority to develop a site or sites suitable for motorcycle activity within the next two years. "

MOVED by Ald. Volrich,

THAT that portion of Lot A except parts included in Plans 13993, 14240 and 14633, D.L. 334, Plan 13992, bounded on the north by the southern boundaries of Lots 167-203, D.L. 334, and a line projected due east from the s/e corner of Lot 203; on the south by S.E. Marine Drive; on the west by Kerr Street and on the east by a line drawn parallel to 2600 ft. ± east of Kerr Street, be turned over to the care and custody and maintenance of the Park Board on the basis that:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Motorcycle Disturbance (cont'd)

(a) Funds are made available in Park Board Park Purchase Program - 5 Year Plan (1976 - 1980)

(b) The boundaries outlined above will be adjusted on completion of development plans for the remainder of Champlain Heights and completion of registrable plans.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Greater Vancouver Regional District be asked as an urgent priority to develop a site or sites suitable for motorcycle activity within the next two years.

- CARRIED

(Alderman Volrich voted against the motion)

3. Request for Public Meeting re False Creek

Alderman Hardwick submitted the following report under date of March 1, 1974:

On Tuesday, February 19th I itemized the reports which had been prepared by consultants and City Hall staff on False Creek. All of these reports were presented first to open meetings of the False Creek Committee and then to open Council over a period of 18 months.

At all times it has been our intention to keep the public informed on all facets of the redevelopment of the Creek. In our considerations we have tried to balance the results of the input from our finance, planning and engineering departments, as well as from citizens groups concerned with housing, parkland, marinas and a myriad of other topics. Council has reiterated its belief in the program which was adopted on November 20, 1973. The community, however, seems uncertain of how all these concerns were fitted together into a workable action plan for the redevelopment of the Creek.

I would, therefore, suggest that the Mayor and City Clerk be authorized to arrange for a public meeting at which a report reference would be given by representatives of the Engineering Department, Finance Department, Planning Department and the Development Consultant. In this way, I hope the community will become more aware of the reasons why the present scheme for False Creek was adopted.

MOVED by Ald. Hardwick,
THAT a public meeting as proposed in the foregoing report be approved.

- CARRIED UNANIMOUSLY

4. 68th and Granville Street

MOVED by Ald. Rankin,
THAT, pursuant to request received, a delegation be heard from the Marpole Area Council Traffic Committee on March 12, 1974, and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1, 1974 (cont'd)

Works and Utility Matters (cont'd)

The Council considered this report which contains 12 clauses identified as follows:

Cl. 1: Closure of Portion of Road S/E corner of 22nd Avenue and Boyd Diversion
Cl. 2: Closure of Lane North of Pandora Street, West of Victoria Drive
Cl. 3: Closure of Portion of Hudson Street, South of 73rd Avenue and lanes East of Hudson Street
Cl. 4: Closure of Portion of Waverley Avenue, East of Vivian Street
Cl. 5: Closure of Lane, North of 2nd Avenue, West of Trimble Street
Cl. 6: Extension of Heather Street Outfall
Cl. 7: Tender - Front Loader Packer Refuse Bodies
Cl. 8: Tender - Trucks
Cl. 9: Tender - Curbs and Pavements on Sundry Streets and Pavements on Sundry Lanes
Cl.10: Block 42/52 - Relocation Costs, Underground Utilities
Cl.11: Charges for Supervision on Outside Work done by the Engineering Department
Cl.12: City Lane - Royal Centre Development

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 11 inclusive of this report be approved.

- CARRIED UNANIMOUSLY

(Council action in respect of Clause 12 of the report is shown on Page 2)

Building and Planning Matters (March 1)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Janitorial Services: Main City Hall Building and Voters List Building
Cl. 2: Proposal: Civic use of Provincial Court House

Janitorial Services: Main City Hall
Building and Voters List Building (Clause 1)

MOVED by Ald. Massey,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Proposal: Civic use of Provincial
Court House (Clause 2)

MOVED by Ald. Massey,
THAT the recommendations of the Board of Administration contained in this clause be approved after adding the following words to recommendation B of the report:

"and that the Terms of Reference be developed by the Board of Administration in consultation with the Vancouver Art Gallery Association, the Library Board and other appropriate agencies."

- CARRIED

(Alderman Linnell voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1, 1974 (cont'd)

Fire and Traffic Matters

Furniture for New Firehalls

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters (March 1)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Extension of City's Liability Insurance Policy
Cl. 2: (A) Improvement in program "Volunteers in Nursing and Boarding Homes"
(B) West End Activation Program
(C) Completion of Volunteer Coordinator Program in remaining three Service Areas
Cl. 3: Civic Luncheon: International Personnel Management Association Conference
Cl. 4: Grant Request: Killarney Junior Band
Cl. 5: Grant Request: International Peach Arch Association

The Council took action as follows:

Extension of City's Liability Insurance Policy (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

(A) Improvement in program "Volunteers in Nursing and Boarding Homes"
(B) West End Activation Program
(C) Completion of Volunteer Coordinator Program in remaining three Service Areas
(Clause 2)

MOVED by Ald. Marzari,
THAT recommendations (a) to (g) of the Director of Social Planning and the Medical Health Officer contained in this report be approved;

FURTHER THAT the Provincial Government be requested to provide the staff requested in Sections (A) and (B) since these programs were supported through the Welfare and Rehabilitation Department in the past and,

FURTHER THAT the Provincial Government be requested to contribute an additional 25% of the salaries of all staff approved by this report if they do not accept full responsibility for staff in Sections (A) and (B) or 25% of the salaries in Section (C) if the Provincial Government do agree to provide the staff requested in sections (A) and (B). This would be consistent with the Government's current policy of paying 25% of the Department's C.A.P. shareable items.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1 (cont'd)

Finance Matters (cont'd)

Civic Luncheon: International Personnel
Management Association Conference (Clause 3)

MOVED by Ald. Bowers,
THAT the City host a luncheon up to an amount of $1,250 for the Canadian Regional Conference of the International Personnel Management Association May 21 - 24, 1974 in Vancouver.

- CARRIED

(Alderman Pendakur voted against the motion)

Grant Request:
Killarney Junior Band (Clause 4)

MOVED by Ald. Bowers,
THAT no action be taken on the request of the Killarney Junior Band for a grant to assist in travel expenses.

- CARRIED UNANIMOUSLY

Grant Request: International
Peace Arch Association (Clause 5)

MOVED by Ald. Pendakur,
THAT a grant of $100 be approved to the International Peace Arch Association for the purpose of expenses incurred during the annual celebration at Peace Arch Park.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Personnel Matters (March 1)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Appointment to Royal Commission on Family and Children's Law
Cl. 2: Attendance - One Employee: "How to Develop a Job-Related Training Program"
Cl. 3: Loan of Systems Analyst to Provincial Government

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in these three clauses be approved.

- CARRIED UNANIMOUSLY

Property Matters (March 1)

The Council considered this report which contains 7 clauses identified as follows:

Cl. 1: East Side Nootka Street - Adanac to Venables Street
Cl. 2: 3645 Moscrop Street
Cl. 3: Acquisition for Knight Street Widening
Cl. 4: Sale of City-owned Lot: S/S East 5th Avenue between Brunswick and Scotia Streets
Cl. 5: Rental Review: S/E corner Main and Terminal
Cl. 6: Acquisition of Property: 415 West 10th Avenue
Cl. 7: Sale of Properties

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1 (cont'd)

Property Matters, March 1 (cont'd)

The Council took action on the foregoing report as follows:

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration contained in clauses 1 to 6 inclusive of this report be approved.

- CARRIED UNANIMOUSLY

Sale of Properties (Clause 7)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Alderman Marzari voted against the motion)

B. DEPARTMENTAL REPORT
March 1, 1974

Works and Utility Matters (March 1)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Waterworks 1971-1975 Five Year Plan: Capital Funds
Cl. 2: Loading and Street Widths in the West End

Waterworks 1971-1975 Five Year Plan (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this clause be approved.

- CARRIED UNANIMOUSLY

Loading and Street Widths in the West End (Clause 2)

MOVED by Ald. Marzari,
THAT this whole matter be referred to a meeting to be arranged by Alderman Linnell, with the West End Planning Team and the Fire Chief, for report back in one week's time.

(amended)

MOVED by Ald. Bowers,
THAT the words 'in one week's time' in the motion of Alderman Marzari be struck.

- CARRIED UNANIMOUSLY

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT this whole matter be referred to a meeting to be arranged by Alderman Linnell, with the West End Planning Team and the Fire Chief, for report back."

The Council recessed at approximately 4:15 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 5:00 o'clock with the same members present with the exception of Aldermen Pendakur and Volrich.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT, March 1 (cont'd)

Social Service and Health Matters

Interim Standards for Marinas

MOVED by Ald. Hardwick,
THAT the interim standards for marinas, as recommended by the Medical Health Officer, be approved after striking out Clauses (h) and (i) of Section 1 entitled "General" of the interim standards set out in the attachment to this report.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Extension of Time for Sunday Sports
Cl. 2: Vanport Hotel - 645 Main Street

MOVED by Ald. Hardwick,
THAT the information submitted by the Corporation Counsel and the Medical Health Officer in these two clauses be received.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters

Litter from Trucks:
Marpole-Fraser Area

MOVED by Ald. Bowers,
THAT a minimum fine for violation of Section 99 (2) (a) of the Street and Traffic By-law be set at $25.00.

(amended)

MOVED by Ald. Linnell, in amendment,
THAT the figure '25' in the motion of Alderman Bowers be deleted and the figure '50' be substituted therefor.

- CARRIED

(Aldermen Harcourt, Hardwick and Rankin voted against the amendment)

The motion as amended, and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT a minimum fine for violation of Section 99 (2) (a) of the Street and Traffic By-law be set at $50.00".

C. Staff Organization for False Creek Planning and Development

The Board of Administration submitted the following report under date of March 1, 1974:

At its meeting of February 5, 1974 Council considered a report of the Board of Administration dated February 1, 1974 concerning the above subject. A letter had been received from the V.M.R.E.U. expressing concern on some aspects of the recommended changes and Council accordingly passed the following resolution:

"That this whole matter be referred to the Board of Administration for discussion with the V.M.R.E.U., and the letter from the Union be received on the understanding that the Union if it still wishes may appear before Council following its discussions with the Board of Administration."

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Staff Organization for False Creek
Planning and Development (cont'd)

Discussions with Union representatives have revealed that their area of concern relates to Recommendation A (3) of the subject report, wherein it is recommended that 5 positions in the Planning Department be abolished. The Union does not quarrel with the abolition of the positions but has raised questions with respect to the administration of the application of Clause 10.7 of the Collective Agreement to the incumbents of the two Planning Assistant II positions.

The matter has now been resolved as follows:

1. The two Planning Assistant II's, Mr. R. Sheppard and Mr. A. Cadeau will be given one month's notice as required by Section 163 of the Vancouver Charter.

2. During this one month period, they will receive priority consideration for other employment with the City in accordance with Clause 10.7 of the Collective Agreement.

3. For six months following the expiry of this one month period, they will be allowed to compete on an equal basis with permanent in-service applicants for vacancies which may occur during that time. (It has been agreed that this arrangement is peculiar to these two employees and is not intended as a precedent to govern similar situations which may occur in future.)

The Business Manager of the V.M.R.E.U. agrees with the above procedure and indicated that he now does not wish to appear before Council on this matter.

Your Board RECOMMENDS:

A. THAT Council approve the procedure recommended above with respect to the treatment of the two Planning Assistant II's whose positions are to be abolished.

B. THAT the recommendations contained in the Board of Administration report of February 1, 1974 be approved, with the following variations with respect to Recommendation A.(2).

(i) Council, at its meeting of February 19, 1974 has already approved the position of Planner III.

(ii) The Planner II position is now vacant.

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

Board of Administration report dated February 1 referred to, on file in City Clerk's Office.

D. Child Care Facility for Civic Employees

The Board of Administration, under date of March 1, 1974, submitted the following report:

Your Board has received a report from the Supervisor of Property and Insurance concerning a Child Care Facility. A copy is on file in the City Clerk's Office.

In summary, the report states:

1. There are several possible locations within reasonable distance of City Hall. Each location has some problem regarding use, access, size, zoning, etc. However, a City-owned vacant lot in the 500 Block, West 16th Avenue, and an area in the Model School Site, West 12th Avenue, are suitable but both require a building erected for the purpose. (The School Board have been approached informally and have indicated that a formal request would receive favourable consideration).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Child Care Facility for Civic Employees (cont'd)

2. A survey by the Director of Personnel Services indicated a probability of 22 children using the facility initially; 15 of these are now less than 2 years old.

3. Staffing

For 1½-3 years of age.

2 - Supervisors @ $477 per month	$ 954
4 - Assistants @ $368 per month	1,474
Fringe Benefits -	243
	$2,671

For 3-5 years of age.

2 - Supervisors @ $477 per month	$ 954
Fringe Benefits -	95
	$1,049

Estimated Salary Costs	$3,720
Estimated Provincial Subsidies	2,200
Estimated Net City Salary Cost per month -	$1,520

4. Certain equipment must be provided and some operating costs will be incurred which cannot at this time be established with certainty and will be addition to salary costs above.

Your Board RECOMMENDS that:

(a) the establishment of a Child Care Facility for children of Civic Employees be approved in principle.

(b) the Superintendent of Property and Insurance, and the Assistant Director of Building, Construction and Maintenance, be authorized to select a site (on West 12th Avenue or West 16th Avenue), prepare a plan, obtain a Development Permit, establish costs for construction and equipping the facility, and report through your Board on the matter; such report to include estimates for staffing and operating costs.

(c) the Medical Health Officer be requested to assist with establishing the facility and advising the Supervisor of Property and Insurance, and the Assistant Director of Building, Construction and Maintenance, on equipment, licensing requirements, Provincial sibsidies, and staffing.

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

E. Research & Systems Analysis Function

The Board of Administration submitted a report dated March 1, 1974, concerning research and systems analysis function. The report concluded with a summary of recommendations as follows:

Your Board recommends that:

(a) Research and Systems functions in the City should be continued on a decentralized basis, with staff positions (including new positions set out at (d) below) in the following Departments:

Board of Administration		1	
Finance - Data Processing	4		
Other	2	6	
Fire		1	
Permits & Licenses		1	
Engineering		4	
		13	
Police Department		6	
Library		1	20

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Research & Systems Analysis Function (cont'd)

Note: Park Board - recommended by Kates, Peat, Marwick & Co. not yet established) 1

(b) Departments to continue to obtain required Research and Systems assistance from the Data Processing Division for computer related systems or through the services of the Administrative Analyst for non-computer systems or for organizational matters.

(c) The Research and Systems Committee be discharged, as its function has not been found necessary in the decentralized system.

(d) The following positions be established:

Police:	2 Corporals 1 Clerk Stenographer
Engineering:	2 Engineers I
Finance:	2 Systems Analysts

(e) The estimated costs for 1974, amounting to $99,760 for Salaries, and $4,865 for Furniture and Equipment, be provided in the Departmental budgets and approval be given for necessary expenditures prior to adoption of the budget.

(f) Classification of positions be completed by the Director of Personnel Services.

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the Board of Administration be approved, on the understanding that the existing staff shown in the tabulation will be transferred from their present positions to the new R & S group;

FURTHER THAT a review of this whole matter be made in six months time for report to Council.

- CARRIED UNANIMOUSLY

F. Burial of Indigents:
Extension to Existing Contract

The Board of Administration submitted the following report under date of February 19, 1974:

'Your Board has received the following from the Assistant Director of Welfare and Rehabilitation:

"On February 6, 1973, City Council adopted a recommendation of the Board of Administration and awarded the contract for funeral services for deceased indigents to Glenhaven Memorial Chapel Ltd.

This contract terminates at 12:00 midnight, Thursday, February 28, 1974.

Inasmuch as the burial of indigents remains a municipal responsibility and as no bids have been invited to continue this essential service during the period of transition of the welfare function from the City of Vancouver to the Vancouver Resource Board, a request has been made of Glenhaven Memorial Chapel Limited to continue the service for an interim period.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burial of Indigents:
Extension to Existing Contract (cont'd)

Glenhaven Memorial Chapel has agreed to extend the service, within terms of the contract, for a one year period on the condition that the price for a complete funeral service (Item 1 of page 4 of the current contract) be increased by an amount of $8.00 per service.

The increase amounts to approximately 6% and is considered reasonable in view of increased costs in other areas, and would increase the cost of a 'Complete Funeral Service' to $153.00 which is cost shared by the Federal, Provincial and Municipal Governments on a 50 - 40 - 10 basis.

Recommendations

It is recommended therefore -

1) THAT the existing contract for funeral services for deceased indigents, presently in force with Glenhaven Memorial Chapel Limited, be extended for a twelve month period, to terminate February 28, 1975.

2) THAT the requested increase of $8.00 per complete funeral service be approved as a fair and reasonable increase."

Your Board RECOMMENDS that the foregoing recommendations be adopted. '

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committees on Civic and Community Development February 19, 1974

MOVED by Ald. Hardwick,
THAT the information submitted in this report of the Standing Committees on the matter of West End Plan be received.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on Social Services, February 20, 1974

MOVED by Ald. Rankin,
THAT the action of the Committee contained in this report on the matter of West End Community Services Centre be approved, after inserting the following words after the words "Manager's job" in part B of the resolution:

"including to whom or where the Manager is to report".

- CARRIED UNANIMOUSLY

I. Proposed Office Building:
1200 block West 73rd Avenue

The Board of Administration submitted the following report under date of March 4, 1974:

The Director of Planning reports as follows:

In City Council meeting of February 27, 1974 ....

"Alderman Volrich advised of the interest of the Marpole-Oakridge Area Council in respect of a proposed office tower in the 1200 block West 73rd Avenue and asked the Board of Administration report to the next meeting on the nature of the development and its status; further, that any issuance of the development permit be delayed.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Proposed Office Building:
1200 block West 73rd Avenue (cont'd)

The Mayor requested Alderman Volrich to make arrangements accordingly with the Board of Administration."

Bain, Burroughs, Hanson, Raimet, Architects on December 20, 1973 filed Development Permit Application No. 65161 to erect a 13 storey office building with the main and second floors providing retailing, bank, post office, restaurant and professional offices.

The site is located on the south side of West 73rd Avenue between Hudson and S.W. Marine Drive. The site has a 500' frontage on West 73rd Avenue and a depth of approximately 160'.

The site is zoned as a C-2 Commercial District and as the height of the building exceeds 40' - being 171' high (13 stories) - the development is subject to the approval of the Technical Planning Board on report from the Director of Planning and after consultation with the Vancouver City Planning Commission and after notifying the adjoining owners.

The Urban Design Panel on February 4, 1974 recommended that:

"The Technical Planning Board approve this design subject to addition of street furniture and proper sign control to the satisfaction of the Director of Planning."

The Technical Planning Board have deferred consideration of the recommendation of the Urban Design Panel until the Development Permit Application is dealt with, with regard to all other aspects.

The Development Permit Application was laid over by the Technical Planning Board on February 15, 1974 for the notification of adjacent property owners and the local area group.

The Technical Planning Board on March 1, 1974 considered a letter from the Marpole/Oakridge Area Council requesting an extension of time to comment and seek a meeting....

"with City Council or the appropriate Civic Committee at your earliest possible convenience and, of course, believe this meeting should take place prior to the granting of the Development Permit."

The Technical Planning Board resolved that consideration of the Development Permit Application be deferred until a date no later than March 29, 1974, in order that the Marpole/Oakridge Area Council may make a submission on this Development Permit Application.

Your Board submits the foregoing report for Council's **INFORMATION** In view of the request by the Marpole/Oakridge Area Council, City Council may wish a meeting arranged to allow representatives of the Marpole/Oakridge Area Council; the applicants for the development permit and any other interested persons to be heard.

MOVED by Ald. Hardwick,
THAT the foregoing report of the Board of Administration be received for information and the matter be referred to the Standing Committee on Community Development to arrange a meeting on the basis referred to in the report.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

The Mayor advised of a meeting held with the Minister of Municipal Affairs on transit matters and stated that it was agreed there would be no rails on Granville Street. The Mayor stated, however, in reply to Mr. Lorimer he had pointed out some minimum rail arrangements on other downtown streets could be examined, but this must be considered an interim measure only as the objective must be for an appropriate light transit system.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G.V.R.D. matters (cont'd)

The Mayor also advised that he is endeavouring to arrange for the Minister of Municipal Affairs to agree to regular meetings with appropriate Provincial, Regional and City officials.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3711, BEING A BY-LAW TO PERMIT PERSONS TO ENGAGE IN CERTAIN PUBLIC GAMES AND SPORTS FOR GAIN ON THE LORD'S DAY

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS

1. Closing and Stopping-up of Lane on block Bounded by Homer Street, Georgia Street, Hamilton Street and Robson Street

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The Dominion Government is the owner of all the lands in the block bounded by Homer Street, Georgia Street, Hamilton Street and Robson Street (Block 56, District Lot 541, Plan 210);

3. The Government intends to erect a Government Office complex over the site;

4. The Crown has made application for the intervening lane in the block which is now surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing and Stopping-up Lane (cont'd)

THEREFORE BE IT RESOLVED that all that portion of lane lying between the easterly production of the northerly limit of Lot 1, Block 56, District Lot 541, Plan 210, and the easterly production of the southerly limit of Lot 20, save and except the south 7 feet of said Lot 20, said Block 56. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 20th, 1973, and marginally numbered LF 6805, a print of which is attached hereto, be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada;

AND BE IT FURTHER RESOLVED that the said closed portion of lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

2. Closure of Lane West of Macdonald Street, South from 8th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

THAT WHEREAS,

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane west of MacDonald Street, South from 8th Avenue abutting the East Half of Subdivision 7, except the South 15 feet, now lane, of Lot 3, Plan 1582, and Lot 9, except that part included in Reference Plan 8284, now lane of Lot 1, of Lots 2 and 4, Plan 4637, all of Block 32, District Lot 192, is surplus to the City's highway requirements;

3. The portion of said Lot 9 included in Reference Plan 8284 was established for highway;

4. The remainder of the surplus portion of lane was dedicated by the deposit of Plan 4637;

5. The owner of said Lot 9 does not wish to acquire any portion of the dedicated lane provided he can acquire the portion of Lot 9 included in Reference Plan 8284;

6. The owner of the said East Half of Subdivision 7 wishes to acquire portion of surplus lane which was dedicated by Plan 4637;

THEREFORE BE IT RESOLVED THAT the portion of Lot 9 included in Reference Plan 8284, Block 1, Lots 2 and 4, Block 32, District Lot 192, be closed, stopped up and conveyed to the owner of said Lot 9, except portion included in said Reference Plan 8284; and

BE IT FURTHER RESOLVED that all that portion of lane lying between the easterly productions of the northerly and southerly limits of the East Half of Subdivision 7, except the South 15 feet, now lane, of Lot 3, Block 32, District Lot 192. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 3rd, 1973, and marginally numbered LF 6819, a print of which is hereto annexed, be closed, stopped up and conveyed to the owner of the said East Half of Subdivision 7 and

BE IT FURTHER RESOLVED that the said portions of closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Massey - Attendance at Conference on "How to Plan and Build your Downtown Mall"

as Chairman of the Granville Mall Committee advised that at the last meeting, the Committee recommended the Deputy City Engineer and the Project Coordinator attend a conference to be held in New York, entitled "How to Plan and Build your Downtown Mall".

The Alderman requested that three days leave of absence with pay be approved and an amount of $1,316 be expended from Granville Mall contingency account for air fares, registration fees, etc.

MOVED by Ald. Massey,
THAT the officials referred to be authorized to attend the Conference in New York.

- LOST

(Aldermen Harcourt, Hardwick, Linnell, Marzari, Rankin and the Mayor voted against the motion)

Alderman Rankin - Maximum Use of Rear Yards

raised the matter of maximum use of rear yards and referred to an application by Mr. Dyck of 6915 Culloden Street which had been rejected by the Board of Variance. The Alderman also referred to Edith Johnstone and Theresa M. Branch of 6808 Inverness Street who had received a letter from the Housing Control Coordinator ordering a reduction in the size of accessory buildings in their back yard.

It was requested that these two matters be held in abeyance and no action be taken on either until a report is submitted by the Director of Planning on the matter of maximum permitted uses in rear yards.

The Mayor agreed to this request and instructed the City Clerk to so inform the Director of Planning.

The Council adjourned at approximately 5:30 p.m.

****

The foregoing are Minutes of the Regular Council Meeting of March 5th, 1974, adopted after amendment, by Council on March 12th, 1974.

A. Phillips
MAYOR

S. T. Lidd
CITY CLERK

WORKS & UTILTIY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Road S.E. Corner of 22nd Avenue and Boyd Diversion, N.W.¼, Section 48, T.H.S.L.

The City Engineer reports as follows:

"City Council on September 11, 1973 approved the sale of the surplus portion of highway on the S.E. corner of 22nd Avenue and Boyd Diversion. The surplus portion of road to be added to the abutting lots to form a site for a senior citizens housing project.

I RECOMMEND that the portion of road outlined red on plan marginally numbered LD 1429 be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

(a) The value of the closed road to be $8,000 as approved by City Council.

(b) The closed road to be subdivided with abutting lands.

(c) The purchaser to grant a Public Utility Right-of-Way to the City over portion of the closed road.

(d) An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Lane North of Pandora Street, West of Victoria Drive Block 2 of Block E, D.L. 183

The City Engineer reports as follows:

"Opportunity Rehabilitation Workshop own the property on both sides of portion of the lane north of Pandora Street, west from Victoria Drive. The Workshop has applied to acquire part of the lane separating their holdings in order to enlarge their building. Portion of this lane is surplus to the City's highway requirements. The Workshop is prepared to dedicate the east 7 feet of their lot on the northwest corner of Pandora Street and Victoria Drive for the future widening of Victoria Drive.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF 6897 containing 2460 square feet be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

(a) The Workshop to dedicate the east 7 feet of Lot 32, Block 2, Block E, D.L. 183 for street widening (854 square feet).

(b) The Workshop to dedicate a turn around satisfactory to the City Engineer at the westerly end of their holdings on Pandora Street (805 square feet).

(c) The value of the closed portion of lane be set at $6000 in accordance with the recommendation of the Supervisor of Property and Insurance.

(d) The Workshop to arrange for the removal or re-routing of utilities in the lane and pay all costs to effect the lane closure. The estimated cost of this work is $6,800.00.

(e) The closed lane to be consolidated with the abutting lands.

(f) The Workshop to provide a subdivision plan satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Portion of Hudson Street, South of 73rd Avenue and Lanes East of Hudson Street, South of 73rd Avenue, Block A, D.L. 318

The City Engineer reports as follows:

"The lane at the rear of Lot D, Subd. 3, Block A, D.L. 318 was closed by Council on July 31, 1973. The abutting owner has extended his holdings to Hudson Street and plans to erect an office building and Commercial complex. An application for acquisition of the lanes separating his holdings has been received. The lanes will be surplus to the City's highway requirements if the abutting lots are consolidated to form one parcel. The west 7 feet of Lots 4 to 6, Subdivision 8, Block A, D.L. 318, Plan 2937, established for road are surplus to the City's highway requirements as Hudson Street is to remain 66 feet in width.

I RECOMMEND that the lanes coloured yellow, red, green and the portion of road coloured blue on plan marginally numbered LE 3984 be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

(a) The value of the closed portions of highway to be $98,945 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to pay all costs to effect the physical closure of the lane.

(c) The applicant to pay for the removal or rerouting of all utilities.

(d) The applicant to arrange for the preparation and registration of a subdivision plan of the closed road and lanes and the abutting lands in a manner satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closure of Portion of Waverley Avenue, East of Vivian Street, Adjacent to Lot 1, Block 12, N.W.¼, D.L. 337

The City Engineer reports as follows:

"Waverley Street used to be a 66 foot street between Vivian Street and Raleigh Street. In 1969 the City closed portion of the street from the lane east of Vivian Street to Raleigh Street and made a 22 foot lane in its place. This was done to enable the City to subdivide their lands into marketable size lots. The 66 foot street from Vivian to the lane east is surplus to our highway requirements and should be reduced to a 20 foot lane. The owner of abutting Lot 1, Block 12, N.W.¼, D.L. 337 wishes to acquire 6 feet of the surplus street. This would leave a balance of 40 feet that the City could place on the market as a buildable site. Such a subdivision could not take place without the owner of Lot 1 quit claiming his rights to 33 feet of the street.

I RECOMMEND that all that portion of Waverley Street shown outlined red and yellow on plan marginally numbered LF 6895 be closed, stopped up, the southerly 6 feet to be conveyed to the owner of abutting Lot 1 and title be taken to the remainder, subject to the following conditions.

(a) The subdivision to be done by the City at no cost to the owner of Lot 1.

(b) The 6 feet be conveyed to the owner of Lot 1 and added to his lot to create one parcel at no cost to the owner.

(c) The City to relocate the fire hydrant presently located in front of Lot 1 from the front of his property. The estimated cost of this is $650 and would be chargeable to the Property's Office as a Subdivision cost.

(d) The City to relocate the utility pole to the new property line at an estimated cost of $600 also chargeable as a subdivision cost.

(e) Items (c) and (d) to be charged to Account Code 4812/-".

Your Board RECOMMENDS that the foregoing be approved.

5. Lane Closure, North of 2nd Avenue, West of Trimble Street, Block 133, D.L. 540

The City Engineer reports as follows:

"The owner of the property at the northwest corner of 2nd Avenue and Trimble Street wishes to subdivide his property. To provide the required depth for the lots being created he has applied to acquire the 10 foot lane at the rear of his property. This lane is surplus to the City's highway requirements.

I RECOMMEND that the portion of lane at the rear of Lot B, Block 133, D.L. 540 the same as shown outlined red on plan marginally numbered LF 6896 be closed, stopped up and conveyed to the owner of said Lot 1, subject to the following conditions:

(a) The value of the closed lane to be $15,500 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane be subdivided with the abutting Lot B in a manner satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

6. Extension of Heather Street Outfall

The City Engineer reports as follows:

"On December 14, 1973, the City Engineer advised the Special Committee on False Creek on the status of the Area 6 Marina. This report, among other things, stated the following facts

(a) Assistance in funding for the Marina has been approved in principle by the Federal Department of the Environment.

(b) The Heather Street Outfall must be extended by the G.V.R.D.

The following information is now being provided in addition to that previously reported:

(a) Approval in principle for funding assistance has been given by the Department of the Environment. Formal application, including detailed plans of the Marina, has been submitted to the Small Craft Harbour Branch of the Department of the Environment for Federal assistance, estimated by the Department of Public Works at $350,000, under the Marina policy.

(b) The G.V.R.D. must extend their Heather Street Outfall for a distance of 800 ft. As this is being done to facilitate a City development, the cost of the extension, estimated at $600,000 is a direct cost to the City. Because works related to the Marina project must be done in conjunction with the sewer, a credit to cover these Marina works can be obtained as part of the overall Marina project cost.

I RECOMMEND that the extension of the Heather Street Outfall and related works be approved at an estimated cost of $600,000, with a credit of $152,000 coming from the Marina project. Since no provision was made in the 1973 Sewers Capital Budget for this work, funds must be provided elsewhere; $448,000 can be appropriated from Sewers Capital Budget Account 111/6216, 'Sewer Separation in Kitsilano', as the False Creek work is of a higher priority than the separation work in Kitsilano. This will leave a balance of $152,000 for the separation work in Kitsilano, with the remainder to be made up in the 1974 and 1975 Sewers Capital Budgets.

The $152,000 cost which is attributable to the Marina project can be provided from Supplementary Capital Funds.

This proposed financing is expected to be an interim measure, pending Provincial Legislative Approval of our authority to borrow from C.M.H.C. and C.M.H.C. approval of this item as being a proper item for inclusion in the $10,000,000 of Federal funding.

The Director of Finance concurs with the above interim financing."

Your Board RECOMMENDS that the foregoing be approved.

7. Tender No. 41-73-4
Front Loader Packer Refuse Bodies

Tenders for the above were opened by your Board on February 4, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

Two bids were received for this Tender. We recommend acceptance of Bid No.1(low bid)from F & F Equipment Ltd. for Six (6) only front loader packer refuse bodies, Maxon model FP 1834 at a total cost of $119,436.00 ($19,906.00 each) plus 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

8. Tender No. 39-73-5, Trucks

Tenders for the above were opened by your Board on December 10, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Items 14 and 19.

ITEM NO. 14 - Conventional Cab Tandem Axle Chassis

Four Bids were received.

Bid No. 1	Johnston Motors	Dodge CNT 800

This bid is not acceptable because the City's experience with the engine model offered has not been acceptable. The rebuild life of the engine offered has been about 50-60,000 miles.

The recommended bid has an engine which is expected to have a rebuild life of 100,000 miles. The difference in cost between Bid No. 1 and the recommended bid will be more than offset by the deferred rebuild cost.

Bid No. 2	International Harvester	IHC F2050A

The optional extra price for a thirteen speed transmission was requested. Two of the three chassis being purchased are for Roads Branch Dump Trucks and the 13 speed transmission will facilitate sand and gravel spreading for road construction. This transmission offers extra low gearing which in turn will allow the truck to move at as slow a speed as required to produce satisfactory materials spreading. The optional extra cost of $275.50 will be offset by increased operating efficiency resulting from more controlled materials spreading.

We RECOMMEND acceptance of Bid No. 2 from International Harvester Co. for three (3) only Cab and Chassis IHC Model F2050A at a total cost of $58,181.33 ($19,210.11 each plus $275.50 each for two 13 speed transmissions) plus 5% Provincial Sales Tax (P.S.T.).

ITEM NO. 19 - Tilt Cab Tandem Axle Chassis

Three bids were received.

Cont'd . . .

Clause 8 cont'd

Bid No. 1	Musgrove Ford	Ford CT8000

This bid is not acceptable because an automatic transmission is not available as specified.

Bid No. 2	International Harvester	IHC COF1950B

We RECOMMEND acceptance of Bid No. 2 from International Harvester Co. for six (6) only Cab and Chassis IHC model COF1950B at a total cost of $123,868.20 ($20,644.70 each) plus 5% P.S.T."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

9. Tender No. 741 - Curbs and Pavements on Sundry Streets and Pavements on Sundry Lanes

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets and pavements on sundry lanes in the City of Vancouver were opened on February 4, 1974 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of the low tenders. Tabulations of Tender No. 741, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department and the total cost of the contract may vary according to actual quantities measured during construction.

Project A - The paving of Terminal Avenue is financed by the Canadian National Railways in accordance with the 1972 Agreement. All other projects included in this tender were approved by Council at Courts of Revision held either on August 16, 1973 or November 29, 1973.

As can be seen from the statistical information supplied, contract costs had substantially decreased over the past three years, however the unit prices received on this tender show a reversion to 1970 rates. When these projects were estimated in early 1973, prior to the Courts of Revision, allowance was made for the anticipated inflationary increase in cost and although the unit prices contained in these tenders are generally 2%-8% higher than estimated, the tenders are considered fair, reasonable and competitive in the light of recent economic trends. As a result of the increased tenders the anticipated additional cost to the City's share of the work amounts to $160,000 which can be financed from the 1973 Streets Capital Budget - Unallocated.

Project A - Terminal Avenue from Main Street to Grandview Viaduct was tendered requesting alternate bids for A-1 and A-2. Project A-1 specified an asphaltic concrete pavement while project A-2 called for a Portland Cement concrete pavement. As can be seen from the tabulation the bids received for A-2 were considerably higher than for A-1. It is not considered that the benefit to be derived from the P.C. Concrete pavement would justify the additional expenditure, therefore, the low tenderer on project A-1 is recommended and consequently no recommendation is made for A-2.

The City Engineer RECOMMENDS that:-

(a) Contracts be awarded to the low tenderers as follows:

Standard General Construction Ltd.
Granville Island, Vancouver 9, B. C.

Project 'A-1' - Terminal Avenue -
Main Street to Grandview Viaduct..... $ 169,797.50

Cont'd . . .

Clause 9 cont'd

Project 'B' - Boundary Road - Hastings St. to Charles St.
- Knight St. - 26th Ave. to 33rd Ave.
- Renfrew St. - 14th Ave. to 25th Ave.
- Rupert/Kerr Sts. - 41st Ave. to 51st Ave.
- 49th Ave./Imperial Connector - Tyne St. to Boundary Rd..... $ 527,422.50

Project 'D' - Asphaltic concrete pavements and surfacing on sundry streets.....$ 657,970.00

Project 'F' - Asphaltic concrete pavements and surfacing on sundry streets.....$ 646,670.00

Castle Concrete Ltd.
4781 Byrne Road, Burnaby, B.C.

Project 'C' - P.C. Concrete curbs and gutters on sundry streets.....$ 506,490.00

Jack Cewe Ltd.
1850 Hillside Avenue, Coquitlam, B.C.

Project 'E' - P.C. Concrete curbs and gutters on sundry streets.....$ 457,442.00

Columbia Bitulithic, a Division of Ashland Oil Canada Ltd.
Granville Island, Vancouver 9, B.C.

Project 'G' - Asphaltic concrete lane pavements on sundry lanes.....$ 235,920.00

(b) Contracts satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned.

(d) Funds in the amount of $160,000 be appropriated from the 1973 Streets Capital Budget Account Code No. 148/7906 'Multiple Dwelling Streets - Unappropriated' to finance the anticipated overexpenditure. "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

10. Block 42/52 - Pacific Centre Ltd. Relocation Costs - Underground Utilities

The City Engineer reports as follows:

"On July 9, 1968, the City of Vancouver entered into an agreement with the Fairview Corporation Limited, Pacific Centre Ltd., and Cemp Holdings Limited, which provides for the granting of a lease of land for structures to extend under certain portions of Howe Street, Georgia Street, Robson Street and Granville Street.

The terms of the lease include a requirement that the City discontinue and/or relocate certain underground utilities so that the developers may have free access to complete the underground structures within these streets.

On December 17, 1971 a report was submitted to Council outlining the estimated cost of relocating utilities from the Block 42/52 working site.

A. British Columbia Telephone Ducts

B.C. Telephone estimated the cost to relocate their ducts as follows:

a. On Robson Street $102,000 - the actual cost is $107,355.33 - an additional $5,355.33 is required.

b. On Georgia Street and the Block 42 lane $140,000 - the actual cost is $132,180.56 - this is less than anticipated by $7,891.44.

B. British Columbia Hydro Ducts

The cost to remove the B.C. Hydro gas and power from the Block 42 lane

Cont'd . . .

Clause 10 cont'd

was not included in our December 17, 1971 report. Corporation Counsel advises that invoices of $351.63 and $7,269.00 respectively are the City's obligation under Section 25 of the Agreement to lease dated July 9, 1968.

C. Other Utilities

The City's cost to remove and/or relocate City-owned utilities including sewer, water, street lighting, traffic signals, trolley, communications and fire alarm was estimated to be $49,000.

Revised estimates indicate that because of extra work required, these City costs will increase to $69,000, that is, an additional $20,000.

The Director of Finance advises that:-

a. The additional funds for the B.C. Telephone duct on Robson Street ($5,355) and the B.C. Hydro gas and power in the Block 42 lane ($7,621) may be provided from Account Number 535/4108 which is underexpended ($7,891 Cr.) as noted in A(2) above, and the balance of $5,085 from Account Number 535/4109 - Block 42/52 Development Miscellaneous.

b. An additional sum of $20,000 for other utilities can be allocated from appropriate capital funds recommended by the City Engineer.

The City Engineer RECOMMENDS:

I. That $7,891 of the additional cost of B.C. Telephone work on Robson Street and the B.C. Hydro power and gas work in the Block 42 lane be provided from Account Code No. 535/4108, and the balance of $5,085 from Account Code No. 535/4109.

II. That funds of $20,000 for the utility work relating to the Block 42/52 agreement be provided from the following capital appropriations and reserve:

	Item	Estimate	Source of Funds
(i)	Synchronizing Cable, Traffic Lights, Pedestrian Signals	$ 6,000	Traffic Control Reserve
(ii)	Luminnaires, Lamp Standards, Underground Conduits	$ 8,000	Street Lighting Unspecified Projects Unapprop. 218/7906
(iii)	Sewers - Howe/Georgia/ Dunsmuir	$ 5,000	Sewers - Reconstruct & Relief Unapprop. 118/7904
(iv)	Hydro overhead on Howe	$ 1,000	Streets - Miscellaneous Projects - Unapprop. 148/7916
		$20,000	

"

Your Board RECOMMENDS the above report of the City Engineer be approved.

11. Charges for Supervision on Outside Work Done by the Engineering Department

Your Board has received the following report from the City Engineer and Director of Finance:

"The Finance and Administration Committee of Council, during its consideration of the preliminary 1974 Budget, directed that further study be given to consideration of increasing the percent charged by the City for supervision and overhead on outside work done by the

Cont'd . . .

Clause 11 cont'd

Engineering Department. This is work done for contractors and private citizens, etc., for which the City then charges. The percent charge for supervision and overhead at the present time is ten percent.

The Engineering Department has done a further and somewhat more detailed analysis of supervision and overhead costs and is of the opinion that the percent can properly be increased to fifteen percent.

We therefore RECOMMEND that the charge for supervision and clerical work, etc. on Sundry Debtor work be increased from ten percent to fifteen percent, effective for all new work. This would result in increased charges, on a full year basis, of $50,000. The amount will, of course, be less than this for 1974, as some work has already been done and the Engineering Department has issued estimates for additional work being done based on the old percent. The Revenue Budget will be adjusted for a portion of this estimate for 1974."

Your Board recommends that Council approve the recommendation of the City Engineer and Director of Finance.

CONSIDERATION:

12. City Lane - Royal Centre Development

The City Engineer reports as follows:

"History

Prior to the MacMillan Bloedel development, an east-west lane existed in the block in question. To permit the MacMillan Bloedel development, the western half of the lane was closed and exchanged for a north-south leg just east of the MacMillan property, as shown in Figure (i) (dotted). This included a 12 foot lane widening (A) to facilitate turning at the corner. At the end of this transaction in 1966, MacMillan owned the property "shaded" and the City owned the lane "dotted".

More recently, the Royal Centre development involved a similar lane closure in the eastern portion of the block. Royal Centre purchased the east-west lane, leaving the north-south leg of the lane and the widening strip (A) in City hands (Fig. ii). Royal Centre excavated the north-south lane some 4 feet deeper than expected , thereby exposing parts of the MacMillan building. In the area marked (A), such exposure would have been detrimental to the appearance of the MacMillan building and an agreement was reached between Royal Centre and MacMillan Bloedel to develop that area as a plaza connecting the two centres at the original non-excavated grade level. MacMillan Bloedel states that the agreement stipulates that Royal Centre will bear all costs of this. One of the unforeseen costs is the value of the City land (A) on which the Property & Insurance Division has placed a market value of $43,860. Royal Centre has refused to pay for this land. Mayor Phillips, in an effort to resolve this and other contingent problems, discussed the matter with both Centres and obtained the promise of half the costs from Royal Centre if MacMillan Bloedel would pay the remainder. MacMillan Bloedel have stated that they do not intend to do this in view of their agreement. Since then the Mayor has sent a letter to Royal Centre informing them that the responsibility appears to be theirs.

Since this matter is tied up with other matters in an interim agreement related to Melville Street, it would be desirable for this issue to be resolved so that all remaining outstanding works could be completed. Two possibilities exist for resolving the lane issue as follows:

(a) Require Royal Centre to purchase the land from the City at $43,860 and carry out the works between MacMillan Bloedel and Royal Centre, as per their agreement with MacMillan Bloedel -

(b) Require Royal Centre to pay for half the lane and grant the other half of the lane to MacMillan Bloedel at no cost to them, since this land originally came from them as part of the 1966 arrangement. This would, however, place that land on the MacMillan Bloedel tax roll and would be a cost to them."

Your Board submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 402

HARBOURS AND PARKS MATTERS

A-9

CONSIDERATION

1. Van Dusen Botanical Gardens - Proposed Floral Hall Administration Building

Your Board has received the following report from the Director of Finance.

"Background

February 6, 1973 - City Council approved a report from City Engineer that recommended adding the Floral Hall Administration Building to the Winter Capital Projects Fund applications, on the basis of a proposal from Vancouver Parks Board, with an estimated total cost of $300,000, with expectation of $150,000 of that cost being provided by private donation and (as later adjusted) Federal forgiveness under Winter Capital Projects Fund of $92,000, leaving $58,000 as the City's share. This $58,000 was subsequently provided for in the 1973 Supplementary Capital Budget.

March 5, 1973 - Vancouver Parks Board Meeting Minutes estimated the cost of the Hall at $390,000.

September 6, 1973 - Vancouver Parks Board estimated the cost as $450,000 in an application to the Provincial Government for Community Recreation Facilities Fund Grant. To the best of our knowledge the Province has not approved such a grant at this time.

Current Situation

The Chairman has now sent a letter to the Mayor and Members of Council regarding the latest position on the Floral Hall Administration Building. The letter states that on February 11 the Parks Board received four bids for the project with a low bid from Key Construction Company Limited in the amount of $1,097,608. The Van Dusen Botanical Advisory Board has suggested that the amount of $1,200,000 is needed for the contract, architect's fees, etc. It is also suggested that the cost should be split three ways between the City of Vancouver, the Provincial Government, and the private donor. The Board was also advised that the Vancouver Foundation through the generosity of Mr. W. J. VanDusen has agreed to provide $400,000 as a one-third share of the cost of the project providing the City of Vancouver and the Provincial Government each contribute $400,000, similarly to the original provision of funds for purchase and development of the Botanical Gardens.

The Parks Board is now requesting City Council to put up $400,000 as a special grant for this project on the understanding that it would be reduced by forgiveness of on site labour credits under the Winter Capital Projects Program of the Federal Government, by approximately $166,000, which would reduce the City's input to $234,000. As the City has already provided $58,000 in the 1973 Supplementary Capital Budget (as noted in background section above) it appears the Parks Board is requesting an additional $176,000 at this time. This does presume that the Federal Government will agree to a modification in the Winter Capital Projects funding.

The Chairman of the Parks Board further points out that there is a great deal of urgency in raising the funds for the project as the low bidder has advised that he will require an additional $61,920 if he holds his tender open for an additional 30 days beyond the holding date of March 10. The Chairman points out that he has made application to the Provincial Government for a special $400,000 grant so the project may proceed. This grant request is presumably outside of the Provincial Recreation Facilities Fund Grants which cannot exceed 1/3 of a million dollars.

cont'd.....

Clause No.1 continued

There is no indication in the letter from the Chairman of the Parks Board as to what has caused this very large increase in the cost of the project over the last year. Presumably some of this can be attributed to the increase in construction costs that have affected all projects, but it does appear that possibly the original concept of the Hall has been much expanded. Council may or may not desire to have further details on this from the Parks Board.

The following is submitted for Council Consideration:

The request of the Parks Board for an additional $176,000 from 1974 Supplementary Capital Budget as the balance of the City's share towards a $1,200,000 cost of the Floral Hall Administration Building for the Van Dusen Botanical Gardens. Such approval would presumably be subject to the Province and private donations of $400,000 each as the other two-thirds of the cost. The Chairman of the Parks Board points out in his letter that Commissioner DuMoulin and the Superintendent would be pleased to appear before City Council together with a large model of the project, if so requested.

Special Note: Re: 1974 Supplementary Capital Budget

Commitments or expected commitments for the 1974 Capital Budget now total approximately $5,700,000 and with the inclusion of the above $176,000, amount to approximately $5,880,000. Funds apparently available so far, for the financing of the 1974 Supplementary Capital Budget, amount to approximately $5,300,000, leaving a shortfall of some $580,000. I expect to be able to transfer some funds from other sources to cover this shortfall, but nevertheless the 1974 Supplementary Capital Budget situation is very tight. We will not have an accurate picture of the 1974 Supplementary Capital Budget for a short while, but Council should nevertheless be aware that the situation is tight."

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

(Representatives of the Park Board will be present to discuss the matter with Council.)

FOR COUNCIL ACTION SEE PAGE(S).....

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Janitorial Services -
   Main City Hall Building & Voter's List Building

The Director of Permits and Licenses reports as follows:

"Prior to 1959, City owned buildings were cleaned by janitorial staff employed by the City and in that year it became policy to obtain comparative costs for janitorial services from private cleaning firms. Subsequently, contracts have been awarded to commercial firms for cleaning services for a majority of City buildings. This policy has been implemented on a gradual basis so that permanent City employees would not suffer loss of employment. Permanent staff from buildings changing to Contract Cleaning were relocated in the main City Hall building with the intention that eventually the janitorial services for this building would also be provided by outside contract.

On June 17th, 1969, City Council approved the transfer of six of the remaining permanent janitorial staff to the Centennial Museum and Planetarium leaving four permanent janitorial staff at City Hall. It was then possible to consider Contract Janitorial services for the City Hall without affecting the job positions of the remaining permanent staff, however it was considered advisable to delay the request for tenders until the majority of the alteration work planned for the City Hall was completed for the disruptive conditions that exist during renovations are not conducive to proper tendering or to subsequent enforcement of the cleaning specification.

The present janitorial situation at City Hall is most unsatisfactory. Since 1959 all new janitorial staff have been employed on a temporary basis to facilitate the intended change to contract cleaning. This "temporary" policy has been demoralizing for the janitorial staff and has made it difficult to retain proficient employees.

Now that the alterations to the City Hall are near completion, it is necessary to determine if janitorial services for the City Hall-Main Building are to be provided by contract or by City staff employed on a permanent basis.

The cost comparisons that follow show that janitorial services can be provided at less cost by contract than by City staff. The major factor for this cost difference is the lower salary range paid by the contract firms.

We are convinced however that service can be better obtained through a permanent staff of City employees to provide a level of service to which the City Hall should be maintained. Our direct involvement with their employment, training and direction, coupled with their continuing familiarity with the requirements of City Hall would lead to maximum work results. A 'permanent' status will reduce the high staff turnover, which is normal in this field, and should add significantly to the reliability of the employee and consequently provide a higher level of security. This security is a major consideration for City Hall and is of increasing importance. This can best be supplied by a reliable staff familiar with the buildings and its functions.

Prior to 1971 the total janitorial staff at City Hall was 21, comprising of one Building Service Worker II and 20 Building Service Worker I's. Because of the renovation work carried out in the years 1971-72-73, there were areas in the Main Building which would not require janitorial services, consequently three janitorial positions were not included in the operating budgets for those years.

cont'd .....

Clause No.1 continued

In order to supply a reasonable level of janitorial service for the Main Building, we must bring our staff complement back to the 1970 level of 21. Of this 21, 16 are required to provide the regular night janitorial work, on which an outside contractor would tender. The remaining five Building Service Workers are required to provide daytime janitorial services in the City Hall and East Wing, emergency relief for elevator operators, wash windows, unlock the City Hall Complex, move furniture, etc.

COMPARATIVE COST ESTIMATES - For Main City Hall and Voter's List Buildings

A) Contract Janitorial Cleaning:-

a) For the purpose of this Report only, a Contract Cleaning firm has submitted the following estimates for the work, which include wages, fringe benefits, equipment and cleaning material:

City Hall Main Building	$115,800.00
Voter's List Building	7,680.00
SUB TOTAL	$123,480.00

b) Watchman I - from the hours of 11:00 p.m. to 7:00 a.m.

52 x 40 x $3.24 per hour $ 6,739.20

The City janitorial staff provide necessary security while they are working in the building. Contract Cleaning firms cannot be relied on to provide this security service because of the transitory nature of their employees, therefore an additional watchman must be employed for this period.

TOTAL $130,219.20 per annum

B) City Employees' Janitorial Cleaning

a) Salaries - (Night Staff only)

1 working Supervisor (BSW II) $720.00 x 12	$ 8,640.00
15 Building Service Worker I's 15 x $628.00 x 12	113,040.00
Vacation Relief:	
1 Building Service Worker II 1 month @ $659.00 per month	$ 659.00
3 Building Service Workers I 4 months @ $574.00 per month	6,888.00
Salaries taken at mid-scale with exception of Vacation Relief at minimum.	
Salary Sub Total	$129,227.00
b) Fringe benefits @ 12%	15,507.00
c) Janitorial Supplies	4,000.00
d) Depreciation and repairs to equipment	1,200.00
TOTAL	$149,934.00 per annum

cont'd ....

Clause No.1 continued

e) In addition to this annual recurring cost an initial capital outlay is necessary to replace outworn and outdated equipment. $4,200.00

Note: The prime purpose of this report is to resolve the method of service to be provided to the Main City Hall Building. The East Wing is cleaned by a Contract Cleaning firm and it is intended that this method of cleaning be retained at this time in the East Wing.

Should Council approve the recommendations of this report, the following funds will be required:

a) Purchase of new equipment $4,200.00

b) Salaries for re-instatement of three B.S.W. I to establish full complement of 21. Funds required for balance of 1974.

3 B.S.W. I @ $574.00 for 10 months

plus 12% fringe benefits 19,286.00

The Comptroller of Accounts advises that if the Report recommendations are approved, the required funds will be included in the 1974 Permits and Licenses Department Budget.

It is RECOMMENDED that:

a) for the reasons stated in the body of this Report, the janitorial services and security in the City Hall Main Building and the Voter's List Building be performed by permanent staff, rather than contracting this work out;

b) the complement of janitorial staff for the City Hall Main Building be re-established as one Building Service Worker II and 20 Building Service Worker I's;

c) the sum of $23,486.00 be included in the Department's 1974 Budget to cover the costs of salaries for the three vacant positions and new cleaning equipment.

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

This report has been discussed with the Business Manager of the Vancouver City Hall Employees Association who is in agreement with the recommendations.

2. Proposal - Civic Use of Provincial Court House

City Council at its regular meeting of January 22, 1974, received a request for a supplementary grant from the Vancouver Art Gallery to be applied to the costs of a study of space requirements in light of present needs and of the Gallery's forecast of future requirements. After debate, it was moved:

"THAT this whole matter be referred to the Board of Administration for report back to Council."

Subsequent to Council's decision to refer the matter to the Board of Administration, the Administrative Analyst was instructed to review the material. On January 31st he held a meeting with Mr. Bell, President of the Association, Mrs. Shadbolt a Trustee, and Mr. Emery, Director. During the course of the meeting and from subsequent enquiries, the following facts have emerged:

cont'd .....

Clause No.2 continued

a. The space now available to the Art Gallery is totally inadequate. From an engineering report prepared in 1969, the present Art Gallery building has 32,650 sq.ft. of space.

b. In addition to the Vancouver Art Gallery Association's own collections, other material is made available from time to time for display.

c. Recently the National Museum Association entered into an agreement with the Vancouver Association to fund from April 1, 1974, on an annual basis a series of special programs. These programs necessitate hiring a number of additional staff and require a considerable amount of space for exhibition, educational purposes, preparation and storage.

d. The Department of Public Works has advised that there is a total of 78,600 sq.ft. of floor space available in the Provincial Courts Building. Approximately 14,000 sq.ft. is below grade, and each of the First and Second Floors has approximately 20,000 sq.ft.

e. The Assistant Director of Building, Construction and Maintenance reports that:

> "Unless a sprinkler system were installed throughout the present Art Gallery building, vertical expansion of this building would not be permitted under current building regulations.
>
> If sprinklers were installed, some vertical expansion might be permitted but detailed examination would need to be made before a recommendation could be made on such a proposal.
>
> Structural drawings for the addition built in 1948 suggest that a future addition of some 3600 sq.ft. to the second storey was contemplated along the easterly side of the building as this portion of the roof structure is reinforced concrete. The Gallery roofs are of timber construction."

PROPOSAL FOR USE OF PROVINCIAL COURT HOUSE

It is understood that the intention of the Provincial Government is to make the Provincial Court House available to the City for civic purposes (after construction of new Provincial buildings). After considering the present crowded condition, the location and future requirements of the Art Gallery, your Board propose that the Provincial Court House Building be renovated for use as a multi purpose civic centre. This centre could house the Vancouver Art Gallery, together with a branch of the Vancouver Public Library, a number of various sizes meeting rooms for rental to a variety of public societies and institutions, a civic display centre and an area which could be adapted for certain civic ceremonies.

cont'd ....

Clause No.2 continued

RECOMMENDATIONS

Your Board recommends that:

A. A preliminary examination of the Provincial Court House be undertaken with a view to adapting the building as a multi purpose civic centre containing the Art Gallery, a branch of the Public Library, a Civic Display Centre, Meeting Rooms, and an area capable of use for certain civic ceremonies.

B. An Architect be appointed to undertake the preliminary examination and to prepare a report with recommendations and cost estimates.

C. A fee, not to exceed $20,000, be authorized for this examination, to be negotiated by the Board of Administration and reported to City Council for information.

NOTE

After receipt of the Architects report, City Council would then be in a position to proceed at the appropriate time with the appointment of an Architect to undertake the detailed construction drawings and preparation of the tender calls for renovation.

FOR COUNCIL ACTION SEE PAGE(S).....

A-6

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Furniture for New Firehalls

The Director of Permits and Licenses reports as follows:

"Council has approved reports authorizing the expenditure of funds for the construction of four new firehalls designated as No. 1, No. 2, No. 7 and No. 8. As noted in the reports, the estimates did not include costs for new furniture or moving expenses.

A list of required new and replacement furniture has been received from the Fire Chief. The existing furniture in Firehalls No. 1 and 2 has been declared by the Purchasing Agent to be not suitable for re-use in the new firehalls, and should be declared surplus.

Funds are also required for moving equipment and stores from the old halls to the new, and transporting surplus furniture to the Central Stores.

The estimates for furniture and moving costs are as follows:

	Furniture	Moving	Total
No. 1 Firehall, 900 Heatley Avenue	$41,000.	$6,000.	$47,000.
No. 2 Firehall, 1090 Haro Street	9,000.	-	9,000.
No. 7 Firehall, 895 Hamilton Street	7,000.	-	7,000.
No. 8 Firehall, 199 Main Street	7,000.	600.	7,600.
TOTAL:	$64,000.	$6,600.	$70,600.

The Comptroller of Accounts advises that, if Council approves the recommendation of this report, the funds should be provided for in the 1974 Supplementary Capital Budget.

It is RECOMMENDED that Council:

Authorize the purchase of new furniture and moving services, the funds in the amount of $70,600. to be provided from the 1974 Supplementary Capital Budget."

Your Board RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 403

FINANCE MATTERS

A-7

RECOMMENDATION

1. Extension of City's Liability Insurance Policy

The Director of Finance reports as follows:-

"On February 27th, 1973, Council authorized an extension of the City's liability insurance coverage for a period of one year. The intent of the extension was to provide sufficient time for an established committee of officials and the City's insurance consultant to continue with their analysis of the City's liability insurance requirements for submission to Council prior to April 1st, 1974.

Progress of the review has always been contingent upon a substantial input from the Law Department and last year it appeared that the Law Department would be in a position to proceed. However, an unforeseen staff shortage and heavy work load in the Law Department prevented any significant participation. The Corporation Counsel has indicated that the necessary Law Department involvement will be available shortly and the review of the City's liability insurance could then be resumed and a satisfactory conclusion reached this year.

The existing liability insurance policy expires April 1st, 1974, and underwriters are prepared to extend the policy for a twelve month period from April 1st, 1974 to April 1st, 1975. The premium for the extension would be $15,818.00, which reflects a 10% decrease in premium over the 1973-74 term.

RECOMMENDED that the General Accident Assurance Company be requested to extend the existing liability insurance policy for twelve months from April 1st, 1974 to April 1st, 1975 for a premium of $15,818.00."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

2. (A) Improvement in program "Volunteers in Nursing and Boarding Homes" (formerly known as Co-ordinator of Volunteers for Seniors).

(B) West End Activation Program

(C) Completion of Volunteer Coordinator Program in remaining three Service Areas.

The Medical Health Officer and the Director of Social Planning report as follows:

" Section (A)

A Coordinator of Volunteers for Seniors was appointed on April 1, 1970 and has administered a program whereby teams of volunteers are recruited, trained and deployed to several of the boarding and personal care homes in the City of Vancouver. A Clerk Typist II position was also established for this program.

With the advent of an area Coordinator of Volunteers in the South Unit in July 1970, the Coordinator of Volunteers for Seniors worked with the area Coordinator to develop programs for three rest homes in the district. From this experience

Cont'd . . . . . .

Clause #2 continued:

the Advisory Committee to the area Coordinator of Volunteers concluded that "The Volunteers in Nursing and Boarding Homes Program is best maintained as a separate specialized function". (See: Recommendation to the Board of Administration for Council Report, July 31, 1972.)

At various times through requests for Municipal Initiative Program funds by the Department of Welfare and Rehabilitation, the Coordinator of Volunteers in Nursing and Boarding Homes has had support services to assist her in working with the teams of Volunteers in the actual programs provided in the homes. Most recently, from late January to June 1973, there were three such workers, and from July 1973 until November there have been two such workers. These persons have worked with the teams providing the weekly programs and in promoting activities for some individuals in the homes that could be on-going between the weekly visits of the volunteers. Because of the additional help the program has been able to widen its scope, and increasingly residents are taken out to enjoy the sights and sounds that for some have been denied for 10 or 15 years.

The L.I.P. M.I.P. funding has been helpful but has now been discontinued. The need for assistance for the Coordinator of Volunteers in Nursing and Boarding Homes has certainly been demonstrated as being beneficial to the program.

The Medical Health Officer and the Director of Social Planning therefore, recommend that Council approve:

THAT two "Activity Directors" be employed to assist the Coordinator of Volunteers in Nursing and Boarding Homes in providing recreational and diversional activities for residents of boarding and personal care homes in the City of Vancouver.

The estimated cost for March 1, 1974 to December 31, 1974 (based on 1973 salary rates) are:

SALARY: 2 Positions Activity Director @ P.G.15 - $659.00 per month	$13,180.00
Fringe Benefits - @ 10%	1,318.00
Transportation - (2 x $30 per month)	600.00
Supplies	500.00
Furniture - 2 single Pedestal Desks @ $175.00 ea.	350.00
2 swivel Arm Chairs @ $120.00 ea.	240.00
total	16,188.00
LESS: C.A.P. Sharing (50%) of salaries, fringes and transportation	7,549.00
1974 CITY SHARE	$8,639.00

Section (B) Activation Program for Seniors West End

Older persons are at considerable risk from inactivity. In particular, lack of physical activity leads to a gradual loss of independence. The West End with its concentration of single older persons, many of whom lead a lonely, isolated existence, is an area where this problem is particularly apparent.

In 1973, seniors in West End highrise for the elderly, with the voluntary assistance of a concerned recreational therapist, undertook to reverse the deterioration evident in some of the inactive residents. This team effort proved that it was possible to entice many of these people into programs which promoted "an easy and natural use of muscles which they had forgotten they possessed".

Cont'd . . . . . .

Clause #2 continued:

Recognizing that the need extends beyond this one highrise, the Health Department proposes that the program be established on a sound footing for six months and be extended to all persons over 60 years of age in the West End who are at risk from inactivity. Special equipment will not be required. The services will be provided in the education centre of the West End sub-office of Burrard Unit and in space available in some of the senior citizen residences in the West End.

The estimated costs for March 1, 1974 to August 31, 1974 are:

Coordinator of Volunteers (Activation Therapist) 6-½ days per week @ $20 per ½ day - P.G.22)	$3,132.00
Supplies	100.00
total	$3,232.00
LESS: C.A.P. Sharing (50%)	1,566.00
1974 CITY SHARE	$1,666.00

Section (C)

Coordinators of Volunteers, each with full time clerical assistance have been established in South and East Service Areas. A report on this highly successful program is available from the Health Department.

It is now proposed that this program be made available to the other 3 Service Areas (Burrard, North and West).

1974 costs are as follows (based on 1973 rates)

3 - Coordinators of Volunteers @ $903 per month April 1 - December 31, 1974	$24,381.00
3 - Clerk Typists II at $503	13,581.00
Fringe Benefits @ 11%	4,176.00
Transportation for Coordinators @ $50 per month	1,800.00
Supplies	1,200.00
Furniture - 3 single pedestal desks @ $175 ea.	525.00
3 swivel armchairs @ $120 ea	360.00
3 steno desks @ $280 & 3 chrs @ $65	1,035.00
3 typewriters	1,800.00
total	48,858.00
LESS: 50% C.A.P. on Salaries, Fringe benefits and transportation	22,104.00
1974 CITY SHARE	$26,754.00

The Director of Social Planning and the Medical Health Officer recommend as follows:

(a) Two "Activity Directors" be hired to assist the Coordinator of Volunteers (Boarding and Nursing Homes), from March 1, 1974.

(b) The establishment of a temporary, part-time position of Coordinator of Volunteers (Activation Therapist) for the West End area (6 half days per week for six months). The classification of the above positions to be recommended by the Director of Personnel Services to the Board of Administration for approval.

(c) That 3 Coordinators of Volunteers and 3 Clerk Typist II be hired from April 1, 1974, to establish Volunteer programs in Burrard, North and West Service Areas.

Cont'd . . . . .

Clause #2 continued:

(d) That all the foregoing positions be hired on the establishment of the Social Planning Department and seconded to the Health Department for incorporation into the existing Volunteer Service Program.

(e) That funds in the amount of $37,059.00 be provided from Contingency Reserve.

(f) That the foregoing positions be established on the condition that 50% C.A.P. sharing be assured from the Department of Human Resources in Victoria.

(g) That an evaluation report be prepared for Council by May 1, 1974, based on the experience of the West End program to determine whether the program should be permanent and/or extended outside of the West End area. "

Your Board note that all three requests constitute an increase in the standard of services and therefore submit them for the consideration of Council. Council may wish to request the Provincial Government to provide the staff requested in Sections (A) and (B) since these programs were supported through the Welfare & Rehabilitation Department in the past. The Provincial Government should be requested to contribute an additional 25% of the salaries of all staff approved by this report whether or not they accept full responsibility for staff in Section (A) and (B). This would be consistent with their current policy of paying 25% of the Department's C.A.P. shareable items.

3. Civic Luncheon - Canadian Regional Conference International Personnel Management Association May 21 - 24, 1974, Vancouver, B.C.

The Director of Personnel Services reports as follows:

"The above named conference is being held in the new Hyatt Regency Hotel with an anticipated attendance of 450 to 500 Personnel Administrators from the three levels of government across Canada.

The City of Vancouver is invited to share with other Lower Mainland municipalities in sponsoring a luncheon during the conference. Based on an estimated cost of $2,500 for the luncheon, the Conference Committee requests that Vancouver pay up to $1,250 depending upon the number of sponsoring municipalities.

In 1967, the International Conference of the Public Personnel Association was held in Vancouver and the City of Vancouver made a grant of $2,000 to the Local Chapter for the entertainment of delegates.

As Co-Chairman of the Conference Committee and your Director of Personnel Services I would recommend that the Council approve the Conference Committee's request."

Your Board submits the foregoing recommendation of the Firector of Personnel Services for Council's CONSIDERATION.

4. Grant Request - Killarney Junior Band

The City Clerk reports as follows:

"A letter has been received from the Killarney Junior Band dated February 21, 1974. They advise that they have been invited to participate in the 1974 World's Fair in Spokane, Washington representing Vancouver. They are also wishing to send their 65 member band to the Edmonton Klondike Days. This trip would take

Cont'd . . . . . .

Clause #4 continued:

place over a period of ten days. The amount required to cover these expenses, which is anticipated to be approximately $7,000.00, is beyond the band's fund-raising abilities. Therefore, they are requesting a grant from the City to assist with their trip.

Council has previously dealt with similar requests as follows:

May 8/73	John Oliver Choir	Travel assistance to Eastern Canada	not approved
Sep. 15/72	Lower Mainland First Aid Champions	First Aid Championships in London, England	not approved"

Your Board submits the foregoing report of the City Clerk for Council's CONSIDERATION

5. Grant Request - International Peace Arch Assoc.

The City Clerk reports as follows:

"A letter has been received from the International Peace Arch Association dated January 20, 1974. They are requesting a grant from the City in the amount of $100.00. In the past, this grant, along with other grants, has gone towards paying the expenses incurred during the annual celebration of the Association. This year's event will take place on Sunday, June 9th at the Peace Arch Park.

Council has dealt with this request in the past as follows:

Apr. 17/73	Int. Peace Arch Assoc.	approved a grant of $100
Mar. 28/72	Int. Peace Arch Assoc.	approved a grant of $100"

Your Board submits the foregoing report of the City Clerk for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 403, 404

PERSONNEL MATTERS

RECOMMENDATION

1. Appointment to Royal Commission on Family and Children's Law

The Medical Health Officer reports as follows:

" Miss Deanna Silvester, Social Work Consultant I, Health Department, has been invited to participate for approximately 10 months in the recently appointed Royal Commission on Family & Children's Law chaired by Mr. Justice Berger of the B.C. Supreme Court.

The Honourable Dennis Cocke has requested that she be seconded to the Family Court Project to be located in Surrey and Richmond. Miss Silvester will be a community development worker for the Lower Fraser Valley Judiciary District which includes Richmond, Surrey, Delta and Langley and will assist in the planning and implementation of the new integrated Family Court Project which is beginning on March 1, 1974. The Minister has requested that Miss Silvester commence work on March 11, 1974.

It is proposed to request the hiring of a temporary replacement Social Work Consultant I for the position temporarily vacated by Miss Silvester. In this connection, we have obtained verbal approval from the Department of the Provincial Secretary for quarterly billing for the services of Miss Silvester seconded to the Royal Commission on Family & Children's Law.

RECOMMENDED:

(a) That leave of absence without pay be granted to Miss Deanna Silvester for the period of March 11, 1974 for approximately 10 months.

(b) That the Department of the Provincial Secretary be billed quarterly for the services of Miss Silvester.

(c) That approval be given to the hiring of a temporary replacement at the Social Work Consultant I level for a period of up to 10 months.

The Business Manager of the V.M.R.E.U. concurs with this recommendation."

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. "How to Develop a Job-Related Training Program" - Attendance: One Employee - Personnel Services Dept.

The Director of Personnel Services reports as follows:

"A series of workshops on the above subject are being offered in various cities by Manpower Management Institute until April, 1974. The closest location is San Francisco from March 18 to 22nd, 1974. From previous experience we know that Manpower Management Institute workshops are most effective. They not only provide an opportunity to learn concepts, but also to gain experience and practice techniques through simulated situations related to "back-home" situations. No similar courses are available in the Vancouver area.

This particular workshop focuses on learning and practicing specific techniques in
- identifying and analyzing varieties of internal and external training resources
- creating a Training Program Matrix (TPM) form which training programs can be developed
- applying TPM in training programs which are appropriate to specific jobs and job tasks AND are oriented to broader mobility and career advancement opportunities (Manpower Planning & Development)
- evaluating and redesigning both specific and broader training programs in the light of past results and new resources, i.e. in a context of time and change.

cont'd ...

Clause No. 2 (cont'd)

The workshop is intended for those who have responsibility for developing, implementing and evaluating training programs related to successful job performance, and staff and management development and I wish one of my staff to attend who has operational responsibilities in these areas:

D. R. Nightingale - Training Co-ordinator

The total cost to the City will be approximately $611.00 and five (5) days leave of absence with pay:

- Registration fee	$275.
- Air fare	136.
- Ground transportation	15.
- Hotel (6 nights)	120.
- Meals	55.
- Tips & Misc.	10.
	$611.

The Comptroller of Accounts advises that the required amount will be available from Appropriation 7090/933 - Administrative and Technical Courses - All Departments.

The required amount exceeds $500. and the request is therefore, submitted to Council (Regulation 248-2).

As the request of the Director of Personnel Services is in accordance with Personnel Regulation 248, Your Board RECOMMENDS approval.

3. Loan of Systems Analyst to Provincial Government

Your Board has received the following report from the Director of Finance:

"A request from Mr. M. A. Matheson, Chairman, Justice Co-ordinating Council, for the Provincial Government, has been received asking for the loan of Mr. D. H. Mead, Systems Analyst in the Data Processing and Systems Division. As the Provincial Government is proceeding with the implementation of planning and improving the Administration of Justice throughout the Province, they are seeking the use and services of people who are specially qualified. The Province is asking for his services for a period of six months and will reimburse the City for his salary while he is on loan. While this arrangement has some disadvantages for the City, we are of the opinion that we should co-operate fully with the Province in their takeover of various appropriate functions.

I would therefore recommend that Council approve the loan of Mr. D. H. Mead, Systems Analyst in the Data Processing and Systems Division to the Justice Planning and Research Unit, of the Provincial Government for a six month period and that the Province be billed in total for salary and fringe benefits."

Your Board RECOMMENDS Council approve the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 404

PROPERTY MATTERS

RECOMMENDATIONS

1. Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., Sit. East Side Nootka St., Adanac to Venables Sts.

The Supervisor of Property and Insurance reports as follows:-

"Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., were acquired by the City by City Tax Sale and have been reserved from sale pending a decision on the possible east-west freeway. This reservation has now been lifted and the Director of Planning has recommended that these four lots be resubdivided to create three larger lots.

The City Engineer has prepared a plan of subdivision and it is, therefore,

RECOMMENDED That the Mayor and the City Clerk or their Deputies be authorized to sign the plan of subdivision of Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., into Lots A, B & C, Block A, N.E. ¼ Section 24, T.H.S.L., marginally-numbered LD 1379 on behalf of the City of Vancouver."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. 3645 Moscrop St. - Formally Lots 8 & 9, N.E. ¼ Block 89, D.L. 36 & 51

The Supervisor of Property and Insurance reports as follows:-

"August 28, 1962, Council approved the acquisition of the dwelling known as 3645 Moscrop Street, situated on Lots 8 and 9, N.E.¼ Block 89, District Lots 36 and 51. The lots were acquired for replotting purposes and it was intended that the four-roomed dwelling would be demolished once resubdivision of the area had taken place. The single-family residential lots created by the resubdivision are now ready for marketing and as the condition of the house is below acceptable minimum living standard, it is proposed to proceed with the demolition of the dwelling as originally planned. It is therefore,

RECOMMENDED

That the Supervisor of Property and Insurance be authorized to call for tenders for demolition of the dwelling known as 3645 Moscrop Street."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

Cont'd . . . .

3. Acquisition for Knight St. Widening
East 7 feet of Lots 16 & 17, Sub. 4 of Block 5, District Lots 391 & 392; N/W Corner of 33rd Ave. & Knight St.

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement through to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owner of Lots 16 and 17, Sub. 4 of Block 5, District Lots 391 and 392, has agreed to convey the east 7 feet of the said lots on the following basis:-

(1) Loss of land:-

East 7 feet of Lot 16 --	735 sq. ft. (zoned C-1 Commercial) --	$4,410.00
East 7 feet of Lot 17 --	231 sq. ft. (zoned RS-1, Residential)	462.00
		$4,872.00

(2) City to erect a new cut-stone retaining wall and fence at the new property line of Lot 17 - Estimated Cost -------- $ 600.00

(3) City to grant an encroachment agreement as the store building on Lot 16 will encroach approximately 4 3/4 inches, after the widening strip is conveyed to the City; the agreement to be for the life of the building at no cost to the owner.

(4) Property taxes on land to be adjusted as of January 1, 1974.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code No. 141/2806."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Sale of City-owned Lot 5, Block 28, D.L. 200A; Situated: South Side of East 5th Ave., Between Brunswick & Scotia Sts.

The Supervisor of Property and Insurance reports as follows:-

"The above tax sale lot, (Lot 5, Block 28, District Lot 200A), was acquired in 1936 and was reserved from sale for many years because of a watercourse running through the lot. The lot measures 49.5' by 122', and is zoned R.M.-3 Multiple Dwelling.

It has been leased to Furnace Oil Supply Companies since 1956. The last lessee, (Furnace Oil Supplies) was taken over by Standard Oil Company who own vacant lots 4 and 6 on either side of the City lot. These lots measure 49.5' x 122' each and are zoned R.M.-3. The lease of the City lot was cancelled in February, 1974, and the Director of Planning has released the City lot for sale, subject to consolidation with Lots 4 and 6 to create an apartment site approximately 149' x 122'.

The proposed consolidation enhances the market value and will create a better development than the construction of three separate apartments.

Cont'd . . . .

Clause 4 Cont'd

Discussions with Standard Oil regarding the joint marketing of the consolidated site have resulted in the following proposal:-

(a) Standard Oil convey Lots 4 and 6 to City

(b) City to consolidate Lots 4 to 6 into one parcel

(c) City to advertise consolidated parcel for sale on terms of quarter cash, balance in three equal payments in six, twelve and eighteen months with interest as 9½% per annum. Purchaser to pay proportion of 1974 taxes, registration fees and cost of documentation.

(d) Conditions of sale:-

(I) Highest or any offer not necessarily accepted

(II) Lots contain an abandoned storm sewer and City not responsible for any drainage condition.

(e) Lots to be advertised for sale by City on June 4, 1974, (i.e., 90 days after the non-conforming use ceased).

(f) Prior agreement to be reached by City and Standard Oil as to minimum price acceptable.

(g) In the event that the highest bid is less than the minimum, City to have right to accept subsequent offers equal or higher than the floor price. If lot is not sold within three months the City will re-advertise.

(h) City to receive one-third of the principal and interest and Standard Oil two-thirds

(i) City to bear one-third of the cost of survey, plans, cost of registration of plans, registration fees for conveyance of Lots 4 and 6 to City and advertising. Standard Oil to bear two-thirds.

(j) City to remit to Standard Oil two-thirds of principal and interest when received, less expenses.

The Supervisor of Property and Insurance is of the opinion that this method of marketing will produce the best return to the City.

RECOMMENDED that Lot 5, Block 28, D.L. 200A, situated on the South Side of 5th Avenue, between Brunswick and Scotia Streets, be marketed as suggested above."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

5. Rental Review, Lots 13 & 14, Block A2, District Lot 2037, Situated: S.E. Corner of Main St. and Terminal Ave.

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lots 13 & 14, Block A2, District Lot 2037), was leased to B. A. Oil Limited for 21 years from September 1, 1952, for gas station purposes, at a rental of $250.00 per month plus taxes as if levied. Gulf Oil Canada Ltd., (successors to B. A. Oil), have asked for an extension of the lease to December 31st, 1988, which is the common expiry date of City leases in the immediate area.

The Director of Planning recommends that an extension of the lease be granted to December 31, 1988.

Cont'd . . . .

Clause 5 Cont'd

Negotiations with the lessee have resulted in the following proposal:-

Use ----------	Gas station
Lease Term ----------	15 years and 4 months from September 1, 1973
Rental ----------	$717.00 per month plus 1/12th annual taxes as if levied, for the first five years
Review ----------	Rental subject to review on September 1st, 1978, and every 5 years thereafter, and to be based on 8½% of the market value of lands and improvements plus taxes as if levied.
Fixtures ----------	Lessee to have right to remove fixtures and underground tanks on expiry of lease. City to have the right to request the lessee to properly remove all underground tanks on expiry of lease. Removal to take place within 60 days of the last day of occupation by the lessee.
Outgoings & Repairs --	Lessee to keep building in good repair and to pay all outgoings
Insurance ----------	City to insure the buildings against fire in an amount equal to the replacement cost. Lessee to carry public liability insurance in an amount satisfactory to Corporation Counsel.

Lease to be drawn to the satisfaction of Corporation Counsel.

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents market value.

RECOMMENDED that the lease of Lots 13 & 14, Block A2, D.L. 2037, to Gulf Oil Canada Ltd., be extended to December 31, 1988, as per the conditions set out above."

Your Board
RECOMMENDS that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

6. Acquisition of Property
415 West 10th Ave., Lot 10, Block 360A, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"On February 13th, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 & 10, Block 360A, District Lot 526, for future civic purposes.

In a report to Council on February 5th, 1974, Lot 10 in conjunction with adjoining Lot 9, was suggested as a possible exchange for a site in Champlain Heights for the development of a Senior Citizens' High Rise apartment and a new Church Hall and Bible School.

The following was adopted at that time:-

(a) The proposal and form of development be discussed with Champlain Heights Planning Advisory Committee;

(b) The Supervisor of Property & Insurance be given authority to negotiate with the Society on a land exchange, plus a cash payment to the City, for any difference in market value;

(c) City officials report further on this matter.

Cont'd . . . .

Clause 6 Cont'd

Lot 10 is described as follows:-

The property contains a 2½ storey frame dwelling with a main floor area of 932 sq. ft., erected in 1910 on a site 49½' x 125', zoned RM-3. The dwelling contains 13 rooms, 13 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by an oil fired hot water system. This dwelling is in good condition for age and type.

Following negotiations with Mr. Banning, the owner of Lot 10, he has agreed to sell for the sum of $70,000.00 as of February 28th, 1974, subject to an agreement that this acquisition will be made without prejudice to the Open Bible Chapel Society and further that they may continue negotiating with the City without losing any increment accruing to the larger assembled site of 99'. This price represents a fair and reasonable value for the property. The Society would like to rent the property from the City on a month-to-month basis until it is required by the City.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $70,000.00, chargeable to Code #561/3106."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. Sale of Properties

A. RE: Lots E & F of Lot 1, Block 28, D.L. 392, S/S King Edward Avenue, West of Glen Drive. Zoned: RS - 1.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Terry Louie	E	49.5' x 108'	$38,159.00	City Terms at 9½%	No guarantee given as to soil conditions -- Lots have been filled.
Felix Yang	F	49.5' x 108'	$38,150.00	City Terms at 9½%	No guarantee given as to soil conditions -- Lots have been filled.

B. RE: Lots B & E, Block 32, D.L. 332 (Fraserview) W/S Harrison Drive. South of Ancaster Cresc. Zoned: RS - 1.

Curkovic Nediljko	B	Irregular	$41,090.00	City Terms at 9½%	------
Bruno Palitti	E	Irregular	$40,000.00	City Terms at 9½%	------

Your Board

RECOMMENDS that the foregoing sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

FOR COUNCIL ACTION SEE PAGE(S) 404, 405

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Water Works 1971-1975 Five Year Plan - Capital Funds

The City Engineer reports as follows:

"The current Five Year Plan Waterworks Program has been reanalyzed in view of rapidly changing conditions. It has been determined that the existing capital program will be inadequate to carry out the necessary waterworks in the remaining two years of this five year program. The inadequacies of the original Five Year Program are as follows:

(a) Inflation has been considerably higher than was estimated at the time the last Five Year Plan was prepared.

(b) Changes have been necessitated in methods of construction and levels of water service.

(c) Major new projects have been undertaken by the City which were not visualized nor provided for in the Five Year Plan.

Inflation

At the time the Five Year Plan was prepared, inflation was forecast to be 25% at the median date of the five year period. At that time this was a reasonable increase to forecast, however, the actual increase in costs has been approximately 60%. Graph I attached illustrates this disparity in inflation rates. Examination of Engineering News Record construction cost index figures shows that this is the situation across the country and is not peculiar to Vancouver.

A careful review has been made of the planned waterworks, and it is found that only a small reduction in the program can be made without a significant weakening in service and pressure to our customers. Because the water system, due to corrosion, has a continuing falling capacity, continual additions and replacements are required if the existing standard is to be maintained.

Other Changes

As the program has progressed it has been found necessary to utilize new improved materials. For example, we have switched to ductile iron from cast iron pipes as these became available because the likelihood of bursting is considerably less. A very important change has resulted from the increasing number of high rise buildings, particularly in areas such as the West End. Such buildings require more sophisticated sprinkler and deluge systems. The Fire Department has changed from 1050 to 1500 gpm pumpers to improve fire protection in these changing areas. The water system must accommodate such changes which have occurred since the original Five Year Program was planned. As an indicator of the importance of maintaining an adequate water supply, almost 50% of the fire insurance rating depends on the adequacy of the water system.

It has been determined in this re-analysis that an increase of $1,718,000 must be provided for the final two years of the program (1974-1975) to provide for the increased inflation ($1,400,000) and other changes noted above. This would alter the original program from $5,050,000 to $6,768,000.

New Waterworks Projects

A number of major projects have been undertaken by the City since the last Five Year Plan was prepared. Accordingly, funding for them is not provided in the Five Year Capital Program. The following description of such new projects excludes any funds that were provided in certain cases for parts of the projects.

Cont'd . . .

Clause 1 cont'd

The new projects are:

(a) West End Improvement for Fire Protection - $980,000

West End policy guidelines require a much more rapid redevelopment of the West End than was planned. This, together with larger capacity fire pumpers, has necessitated advancing our program of watermain replacement in the West End so that these works can be carried out prior to any surface works that will be required in the West End soon. These works can be spread over a longer period than the two years remaining in the program but this would delay implementation of the guidelines.

(b) False Creek Development - $770,000

The latest proposals for Areas 10, 6 & 7 related to the False Creek development, indicate that major additional waterworks will be required almost immediately to service this development. In Area 6 it is proposed to have units under construction this year. These will require water service very soon.

The breakdown and the total cost estimate is as follows:

Area 10	$200,000
N/S False Creek (City part of Marathon Development)	70,000
7th Avenue Watermain	330,000
Services to Enclaves N. of 6th Avenue (Area 6)	170,000
Total - False Creek	$770,000

The total figure shown above is the best estimate that can be produced at this time. The breakdown of the costs is only tentative since design and development details are not yet fully available. Accordingly, the total funds are required at this time with the distribution to the various False Creek projects and the setting up of appropriations to follow when it is known, more precisely, what the detailed designs are.

Five hundred thousand dollars ($330,000 + $170,000) has already been approved for False Creek Area 6 as part of the $10,000,000 to be provided from the C.M.H.C. loan to the City. Seventy thousand dollars of this amount has already been appropriated for part of the 7th Avenue watermain installation. Thus, approval for these amounts has already been made by Council but they are included to provide a complete picture of servicing costs in the False Creek projects (Areas 6, 7 & 10). It has been agreed with the Director of Finance that all of these costs will be covered in Engineering Department capital accounts although those related to False Creek will have separate appropriations so that the economics of projects in False Creek can be evaluated.

(c) Block 42-52 Watermain Relocation - $24,000

This amount, which was not anticipated in the Five Year Plan, has already been expended as part of works involved in the Pacific Centre Development.

SUMMARY

The changes required in the current Five Year Waterworks Plan are therefore:

Present Five Year Plan Budget	$5,050,000
Extra costs due to inflation and other changes (about 1.4M of this due to inflation)	1,718,000

Cont'd . . .

Clause 1 cont'd

New Projects

West End fire protection	$980,000	
False Creek	770,000	
Block 42-52	24,000	
Revised 1971-75		$1,774,000
5 Year Plan Total		$8,542,000
Extra funds required		3,492,000
Already approved for False Creek (C.M.H.C. loan)		- 500,000
Additional approval required		$2,992,000

A breakdown of these cost increases by types of works is shown in the attached Table 1.

The City Engineer RECOMMENDS that Council approve the additional Waterworks expenditures for the remainder of the current Five Year Plan noted in the summary above."

The Director of Finance reports as follows:

"The water distribution system is treated as a self-supporting utility, that is, the water rates revenue structure is established at a level sufficient to recover all costs related to the system. These costs are, 1) purchase of water from the Greater Vancouver Water District, 2) debt charges on capital funds borrowed to build the system (the subject of this report), 3) maintenance of the system, and 4) billing, clerical and engineering design costs related to the water system.

Normally, the rate structure (flat rates and meter rates) is established on a three year cycle such that a profit is anticipated for the first year, a break-even condition for the middle year, and a loss for the third year. The evening out process is accomplished through the Water Rates Stabilization Reserve, thereby generally eliminating any effect on the General Revenue Budget.

The water rates structure was last revised upwards in 1971 but because of an unanticipated decrease in the unit purchase cost of water from the G.V.W.D. the system has not reached a loss position (approximately $400,000 profit in 1973, with the Stabilization Reserve now standing at approximately $800,000). Under normal circumstances this would probably mean that the water rates would not have to be increased for a number of years. The effective dollar cost of water to the citizens of Vancouver has been steadily declining, which is of course a most satisfactory situation.

The proposed increase of $3,492,000 in the capital borrowing for waterworks under the 1971-75 Five Year Plan will result, when borrowed, in additional debt charges of approximately $410,000 per year. This must be recovered through the rate structure. However, given the present slight profit position of the water utility system plus the positive position of the Stabilization Reserve it could still be several years before a rate increase is necessary. The additional debt charges represent a 6% increase in the operating cost of the system but would not actually turn up in the system's costs until 1975 and 1976.

As stated in the City Engineer's report $500,000 was included in the $10,000,000 of financing requested from CMHC for financing the development of Area 6. This $500,000 represented a preliminary estimate. It should be recognized that until the exact form of development in Area 6 is specified it is impossible to produce a final estimate. We do not expect the final estimate for Area 6 to be greater than $500,000.

Until full design analysis has been done by CMHC we cannot be certain that they will allow the entire $500,000 to be included in the $10,000,000 of Federal funding. Whether or not the whole $500,000 is borrowed from the

Cont'd . . .

Clause 1 cont'd

Federal Government or some of it is borrowed in our normal issues of debentures in the bond market, and even though the debt charges are recovered through the water rates revenues, the costs related to the waterworks needed for Area 6 of False Creek have been and will continue to be included in the economic analysis and justification for the development of Area 6 of False Creek.

Borrowing for waterworks is authorized under Sec. 242 of the Vancouver Charter and does not require voter approval by plebiscite.

I RECOMMEND that City Council approve the City Engineer's recommendation to increase the borrowing for Waterworks authorized under the 1971-75 Five Year Plan (authority Sec. 242 of the Charter) by $3,492,000 less borrowing for waterworks for False Creek eventually approved by CMHC from the $10,000,000 approved for Area 6, and any later loans from CMHC applied for by City Council and approved by the Province and CMHC relative to Areas 7 and 10, where the amounts needed are included in the $3,492,000."

CONSIDERATION AND INFORMATION:

2. Loading and Street Widths in the West End

The City Engineer reports as follows:

"INTRODUCTION

On January 15th Council resolved that West End streets be repaved to 'existing widths only' and that 'the City Engineer report back on loading bays where absolutely necessary'. This report contains a recommendation regarding loading bays, and a restatement for Council's information of the basic factors underlying our earlier street width recommendation.

ON-STREET LOADING

The curb area in the West End is required for loading, since most buildings in the area rely on large doors fronting the street for delivery of furniture or other bulky items. While the West End Plan proposes that new buildings provide a major access to the lane, the existing situation will continue for a long time. The need for vehicles to stop at the curb will continue and the high resident population will mean a relatively high frequency of this type of curb use.

Local widenings for on-street loading bays would have to be situated at a number of places along each block to provide a reasonable level of service to the fronting properties. This would result in two or three bays being located on the length of the block at positions determined by local building size and tree spacing. A bay would only require to be 3 feet wider than the 24 foot pavement to provide the clearances referred to below, and some 40 feet in length to accommodate trucks. Utilization of the boulevard would downgrade the appearance of the street by alterations to the curb alignment and the necessary five additional signs. It is my view that it is better to maintain the loading opportunity uniformly along the street as is the case now.

The provision of loading bays by selected 3 foot widenings on West End local residential streets is submitted for CONSIDERATION.

THE QUESTION OF STREET WIDTHS

A variety of factors, including the requirement for loading at the curb, were considered before our street width recommendations were made. Since in our view, significant reductions in public safety result from the adoption of existing street widths rather than our recommended widths, we feel obliged to present, for Council's information, the factors underlying our earlier recommendation.

PARKING ON-STREET

The parking problem in the West End was identified by the West End Opinion Poll (1972) as the major source of dissatisfaction to the residents. Parking proposals for the West End will, of course, be dealt with by having full public participation, and the final scheme cannot be anticipated in detail; however, on-street parking in most areas will certainly continue for some time into the future. For example, in the area west of Denman, now under consideration for local improvement, on-street parking will be required unless residents and visitors are to walk long distances (1-2 blocks). This affects the roadway width (clearance) available for normal road users and emergency vehicles.

Cont'd . . .

Clause 2 cont'd

ROADWAY CLEARANCES

A typical parked car takes up 7 feet from the curb; a loading truck takes up 8-9 feet from the curb. With a 24 foot pavement, clearance between a parked truck and a car pulled as far as practical to the far side of the street will be only 8 feet.

For the following discussion, the 8 foot clearance will be assumed since the combination of a car on one side and a truck on the other is fairly common.

CONSEQUENCES OF TIGHT CLEARANCES

On local access streets where vehicle flows are low, a high level of service is not required for drivers. Low speeds are appropriate to the short local journeys being made by them and the environmental needs of the residents with respect to traffic noise and conflict should be paramount. The development of the West End barrier scheme by this department demonstrates how this approach has been engineered to effect the environmental improvements defined in the West End Policy Guidelines.

The necessity to preserve the boulevard trees in this case, justifies reducing the 36 foot wide pavement normally required for a high density area; however, we believe that there are real disadvantages to a 24 foot pavement as opposed to a nominal 27 foot pavement, and these disadvantages are not offset by any substantive benefits. The genuine public concern expressed over the issue stems, in our view, from the history of the issue and from the simplistic 'trees vs streets' position taken by the West End Planning Team to publicize the question.

The existing streets do not provide adequate access for fire apparatus, which are normally 8 feet wide plus 2½ feet for rear view mirrors. These mirrors are regularly knocked off in moving through tight quarters in the West End. Fire Chief Konig has advised us that he has also encountered situations with the present street widths where fire apparatus on calls have been unable to use their normal route due to narrow clearances.

He is concerned that the decrease in choice of access routes as a result of construction of mini parks, together with the chance of finding 24 foot streets effectively blocked by parked and stopped vehicles, will lead to fire or inhalator calls being answered too late.

The use of lanes as access routes for fire trucks is not appropriate because of the difficulty in maneuvering into the lanes from the street and because of the undesirability from a safety standpoint of using lanes as a route for any distance. Fire fighting personnel must, in any case, rely on the street entrances to identify buildings and gain access.

A 3 foot increase in overall street width, from 24 feet to 27 feet, provides an additional 30-35% of driving room between stopped vehicles and a 20% increase in driving room even when only a loading truck is at the curb. This change would substantially improve reliability of access for fire apparatus in the critical high rise area. This is the major argument in favour of 27 foot streets.

CRITICISMS OF THE PROPOSED 27 FOOT WIDTH

In my view, there are no disadvantages to the 27 foot width; the disadvantages suggested by the citizen briefs are discussed below:

'Extra Cost'

The curbs on 27 foot streets in the West End require renewal and over 50% of the curb sidewalks on Gilford and Chilco Streets are to be replaced as part of the mini park/pathway system. There will, therefore, not be any significant reduction in cost due to the narrower width; based on present contract prices, the saving would be about 5%, or 10 to 15 cents per foot on the local improvement.

'Fear of Increased Car Volume and Speed and Increased Accidents'

These criticisms are essentially the same since the reasons advanced for expecting a higher accident frequency are higher vehicle volume and speed. The present barrier system excludes extraneous and through traffic

Cont'd . . .

Clause 2 cont'd

from the area, leaving the street systems to be used only by local traffic. The mini parks and further barriers being planned will continue the restrictive effect. This will control both volume and speed on these streets, and this control, coupled with the increase in visibility and increase in clearance offered by the extra 3 feet in width, should result in a reduction in accidents on local streets. Certainly, our data do not support any accident increases; for example, accidents from January 1971 to mid 1973 are lower on Nicola (30 feet wide) than on Broughton (24 feet wide) without any barrier treatment.

'Damage to Trees'

The nominal 27 foot width we proposed would not have affected the West End trees. As pointed out in one of the citizen briefs, quoting Dr. Neill from the Department of Horticulture at U.B.C., a two foot clearance between trunk and the proposed curb would be adequate to ensure healthy trees. The widths proposed in our report were specifically selected to provide two feet clearance between tree and curb while providing as close to a 27 foot width as possible. We have considerable experience in pavement construction on treed streets without damage to trees.

SUMMARY

The proposed width of local residential streets in the West End was determined by considering parking and loading service needs and establishing minimal clearances for fire emergency vehicles. It was not determined by giving undue weight to the convenience of motorists, although this is enhanced by slightly wider streets. The wishes and preferences of local residents were properly recognized and appropriate attention was given to maintaining the healthy development of the existing boulevard trees. Since in our opinion the essential service and public safety needs of the area are not adequately safeguarded by the 24 foot width, I and the Fire Chief feel compelled to advise Council of the background to my earlier recommendation, and of our present concerns."

FOR COUNCIL ACTION SEE PAGE(S) 405

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Interim Standards for Marinas

The Medical Health Officer reports as follows:

"At the October 16th meeting of the Committes (Special Committee of Council re False Creek and Standing Committee of Council on Waterfront and Environment) it was "RESOLVED that the Medical Health Officer be advised that the joint Committees approve in principle the matter of interim standards for marinas pending the enactment of regulation by the Provincial Government and that the suggested interim standards considered this day be referred back to the Medical Health Officer for amending as per the instructions for report back to the Committee and that such report contain comment on the matter of retroactivity of application of interim standards."

Appended to this report are the revised "Interim Standards Governing Marinas and Waste Disposal from Watercraft". Only minimal revisions were required (following the last meeting of the Joint Committee) as the Coast Floating Homes Association has met with us further and withdrawn many of the objections to the proposed Standards. A letter from the Coast Floating Homes Association is attached.

On the issue of retroactivity, it is my understanding that the standards represent a policy proposal to Council, which, if accepted by Council, constitute an instruction to the Medical Health Officer for approval of development permits on new installations within the City. They do not in themselves, therefore, have the force of law, and the question of retroactivity is, therefore, not relevant. Should the Provincial Government pass Marina Regulations under the Health Act, then the question of retroactive application to existing development would be another matter altogether."

The Medical Health Officer RECOMMENDS that Council approve the interim standards for Marinas.

FOR COUNCIL ACTION SEE PAGE(S) 406

LICENSES AND CLAIMS MATTERS

B-5

INFORMATION

1. Extension of Time for Sunday Sports

The Corporation Counsel reports as follows:

At its meeting on February 19th, 1974, Council passed the following resolution:

"THAT this report of the Corporation Counsel be received; it being understood that the Corporation Counsel will report further on sports activities not being restricted to concluding at 6:00 p.m., as referred to in the following excerpt from By-law No. 3711, Section 3(b):

'no such game or sport shall be commenced before half past one o'clock in the afternoon or be continued after six o'clock in the afternoon.'"

The time limits are prescribed under section 206A of the Vancouver Charter which limits the time that a person may provide for or engage in any public sport as being between 1.30 and 6.00 p.m., and it is for this reason that the By-law section reads as it does. It cannot be amended as suggested in the resolution.

The above is submitted for the INFORMATION of Council.

2. Vanport Hotel - 645 Main Street

The Medical Health Officer reports as follows:

City Council at its meeting on February 5, 1974 moved that:

"Liquor Control Board be requested to suspend the Vanport Hotel liquor license until such time as the premises meet the requirements of the Vancouver City Health Department."

The Medical Health Officer reports that an inspection on February 18, 1974 indicated that the Vanport Hotel now meets minimum standards required by the City Health Department.

The above is submitted for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 406

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Litter From Trucks - Marpole-Fraser Area

The Corporation Counsel reports as follows:

"The following communication has been received by the City Clerk from the Secretary to the Police Commission:

'I wish to advise you of the following Resolution passed by the Board of Police Commissioners at its meeting of February 14th, 1974:

"A letter was received from the Marpole-Fraser Chamber of Commerce complaining about the litter from trucks travelling from mill to mill, particularly on Kent Street. They stated that they had made complaints over the last 6 months, but they appeared to be ignored. They requested the Board to make representation to have the penalty for infractions of the Litter Act increased, and that the area in question be policed on a regular basis.

The Chief Constable advised that the Truck Squad had been giving special attention to the area of Kent Street, from Main to Fraser, on a twice weekly basis for the past year, and 14 Summonses had been issued under Section 99(2)(a) of the Street and Traffic By-law. He said the fine for such violations had recently been increased from $10.00 to $15.00.

MOVED:

A. THAT City Council be requested to consider increasing the present fine for the first violation of Section 99(2)(a) of the Street and Traffic By-Law and increasing it further for subsequent violations.

B. THAT the Marpole-Fraser Chamber of Commerce be advised of the present enforcement action taken by the Truck Squad, and that the Board has requested City Council to consider increasing the present fine for violations of Section 99(2)(a). - CARRIED."'

The request of the Commission can be met in part, in that Council can impose a minimum fine for an offence under any particular by-law. Section 99(2)(a) referred to by the Commission creates an offence for failure to keep a truck box securely covered so as to prevent spillage.

A Minimum fine for the offence could be enacted by Council, but there is no power to set a scale of fines related to the frequency of offences."

The foregoing report is submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 406

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

February 19, 1974

A Joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, third floor, City Hall, at 9:00 a.m.

PRESENT:	Aldermen Hardwick (Chairman), Massey, Volrich, Rankin, Marzari, Harcourt.
ABSENT:	Alderman Bowers Alderman Pendakur on leave
COMMITTEE CLERK :	M. Clark

INFORMATION:

1. West End Plan

At a Joint Meeting of the Standing Committees of Council on Civic & Community Development on December 11, 1973, the following was passed:

"RESOLVED that the West End Plan - draft II (general plan) be accepted as a progress report and subject to -

(a) further refinement by Civic Officials as noted

(b) the input of various Committees as per the referrals today

(c) a public meeting of this Joint Committee in the West End.

the final report be submitted to Vancouver City Council.

FURTHER RESOLVED that the West End Team be instructed to report back in February, 1974, such report to contain firm recommendations for new zoning regulations reflecting the neighbourhood plans and such other matters as may be needed for further implementation."

The meeting of the Joint Committees held this date received the report of the West End Team, "West End Zoning", as well as a report from the Director of Social Planning of the same title. These reports and the attached draft by-laws were previously circulated to each member of Council and are on file in the City Clerk's Office.

It was accepted that both reports contained many similarities. They each stress the necessity of urban design guidelines; greater administrative discretion in the hands of the Director of Planning; a concern for the conservation of usable open space and of historic structures; a commercial-residential mix in standard residential communities; and the addition of townhouses as an allowed new use.

Mr. Jonathan Baker presented the report on behalf of the Director of Social Planning and reviewed the draft by-law. The report cited criticisms of conventional zoning by-laws:

(1) Inflexibility discourages innovative design.

(2) Control of density, via the floor space ratio, provides an incentive to produce the maximum number of units on any site. This results in a proliferation of small bachelor suites, amenity areas are discouraged, and administration is complex.

(3) The bonus system has been criticized both for economic reasons and for the fact that incentives to provide such amenities as plazas or parking tend to remain in effect too long.

(4) Site and setback regulations result in unused or unusable open space.

(5) Parking requirements, which greatly increase costs, are not related to demand.

(6) Exclusion of commercial uses creates zones of monotonous repetition.

The special features of the draft by-law submitted by the Director of Social Planning were itemized as follows:

(a) Density is measured by units per acre, rather than floor space ratio. Floor space ratio encourages more and smaller units in order to provide maximum return per square foot of development: thus, it provides an incentive for increased density in terms of persons and units. Floor space ratio really becomes another form of bulk control, rather than population control.

(b) While small-scale developments would remain residential as at present under RM-4A, large-scale Planned Unit Developments could occur in sites over one-half block in which a predetermined mix of commercial and residential uses would be allowed.

(c) Conservation of the facades of old buildings would be encouraged by permitting certain commercial uses, such as restaurants or offices.

(d) Procedurally, the City would become involved in the site planning processes at an earlier stage of development.

Mr. John Coates reviewed the report of the West End Planning Team on behalf of the Team. Again, concerns regarding the current zoning were expressed.

(a) the uniformity of set backs

(b) the unusable nature of resulting open areas around buildings

(c) the difficulties of developing on small site of 8,600 sq.ft. and smaller. Included in the latter is the fact that townhousing is not presently a permitted use.

(d) the narrow corridors, small public areas and small balconies which are considered to result from the inclusion of such items in the measurement of density.

(e) the 'blanket zoning' approvals which have not recognized the uniqueness of certain sites and areas. e.g. although high rise development is considered desirable for most areas of the West End, such use is not desirable along waterfront areas where much of it has developed under CM-4 zoning.

Highlights of this report included:

1. A form of administrative discretion be vested in the Director of Planning;

2. The formation of a Local Planning Commission to work with a local planner to provide local advice upon discretionary development permit applications.

3. New zoning schedules, some uniquely designed for application to the West End.

4. New uses such as townhouses and convenience commercial uses in residential areas.

5. New regulations would eliminate current incentives for underground parking; permitted building height would be set at 40 feet with discretionary approval of additional height vested in the Director of Planning;

6. Residential density be measured in units per acre in combination with a maximum floor space ratio.

7. Current incentives for low site coverage be eliminated.

8. An urban design consultant be appointed to work with the West End Planning Team to formulate detailed regulations.

Committee members expressed concern in regard to the resultant effect of some of the proposals in the reports:

- the considerable discretionary power placed in the hands of the Director of Planning.

- the lack of an upper limit on the height of buildings in the West End.

- the effect of measuring density by units per acre rather than by floor space ratio.

- a Local Planning Commission might slow down development permit applications.

City Consultant Brahm Wiesman made several points in commenting on the two reports, stressing that both draft by-laws are in skeleton form and require the preparation of urban design guidelines. The proposal to measure density by a different method would cause, he suggested, both technical and social problems, the latter being an area that only council could comment on, not the professionals. The inference he drew from the report of the Director of Social Planning was that densities may be increased, an area that would have to be explored.

After considerable discussion, the Joint Standing Committees of Council on Civic and Community Development;

RESOLVED:

THAT the report of the West End Planning Team entitled "West End Zoning" and the report of the Director of Social Planning entitled "West End Zoning" be received;

FURTHER, THAT the subject reports be referred to Brahm Wiesman, Consultant, for analysis and report back to the Joint Committees; and

FURTHER, THAT the question of the appointment of an urban design consultant to work with the West End Planning Team be referred to City Council "In Camera".

The meeting adjourned at 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 410

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 20, 1974

A meeting of the Standing Committee of Council on Social Services was held on Wednesday, February 20, 1974 in the West End Community Services Centre, 1655 Robson Street at approximately 12:15 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson and Marzari
ALSO PRESENT:	Mr. R. Butler, Department of Human Resources
CLERK:	M. Kinsella

RECOMMENDATION AND INFORMATION

1. West End Community Services Centre

This special meeting of the Social Services Committee was to provide an opportunity for the Committee to discuss with the staff of the West End Community Services Centre various problems which have arisen with respect to the physical plant, location and management of the facility. Attached for the information of Council are relevant reports from Dr. J. Blatherwick, Burrard Unit Medical Officer; Mr. R. A. Dunbar, Burrard Unit-West End and the Police Department. All of these reports made comment on the poor location of the building, which is further complicated by the lack of adequate signing -- the only sign at present is a small make-shift sign in the window at the entrance. Other items raised by the reports and discussed in detail by your Committee with the staff of the West End Community Services Centre, the Medical Health Officer and Mr. Butler were:

(a) Security of Building: at present the West End Unit does not have any City security staff -- janitorial service is provided for two hours every second night. A 63-year old V.O.P. worker is used for evening pre-natal classes. No person is available for weekend security, therefore the building is unable to be used by the community on weekends or, in fact, most evenings.

(b) Receptionist position: there is a great need for a well-trained perceptive staff person in this position. However those present at the meeting maintained that the current classification of the position (P.G. 7) is not conducive to attracting the calibre of person required for this job. Also it was suggested that In-service training is necessary for the person filling the receptionist position.

cont'd ....

Clause No. 1 (cont'd)

(c) Management of the Centre: there is a management team comprised of representatives from Health, Welfare, Health Care and Aging, Probation, V.O.N., and Police, which meets once a month to discuss common problems and plans for general programmes. However, there is no one person with actual responsibility for the on-going effective management of the centre. Staff continually experience frustration because of the need to go through set administrative channels in order to obtain approval for innovative programmes, needed equipment, departures from staff procedures laid down by the various departments operating from the centre, the need for the Welfare Department to conform to the new wervice boundaries which were established some time ago in order to make delivery of service more efficient. Mr. Butler advised that it is anticipated that the Welfare Department will be working within the amended boundaries within the near future.

(d) Clerical Staff: responsibility for clerical staff should be vested in one department rather than at present where two of the staff are the responsibility of the Health Department with a third person being employed by the Welfare Department.

(e) Front Area: At present the front entrance area is hazardous particularly during wet weather. Several people, including some pregnant women, have fallen in this area. A non-skid mat has been installed at the front entrance area, but once off the mat, the slippery condition remains. The Management Team has on numerous occasions requested carpet for this area.

(f) Information Pamphlet: the Management Team prepared an information pamphlet six months ago, but this has not yet been approved by the Health Department. Staff present felt that a pamphlet of this type would generate considerable public interest and use of the facility.

There was general discussion on the means of resolving the problems raised by staff of the West End Community Services Centre. Your Committee also heard from a representative of the Police Department who stated that the Police Department had wished to use space in the centre for a drop-in office, however there is not enough foot traffic in the area, parking is difficult to obtain and the location of the office is not clearly visible to the public. Therefore this facility is not suitable for use by the Police Department.

The staff advised that they will shortly be submitting a request to the Official Traffic Commission for a crosswalk at Robson and Cardero to facilitate public access to the building.

There was consensus on the need for a position of Manager of the West End Community Services Centre. This person should be responsible for the day-to-day management of the centre. However, in order for him to be effective, all staff currently working out of the unit should be seconded to the West End Community Services Centre and put under the supervision of the Manager. It was also agreed that while the Manager would have responsibility for delivery of services from the unit, staff would still be responsible

cont'd ...

Clause No. 1 (cont'd)

to their departmental supervisor on questions of programme qualification. Both Dr. Bonham and Mr. Butler were in agreement with the proposal that their staff be seconded to the West End Community Services Centre. It was also agreed that the Manager of the Services Centre have access to appropriate department heads in order to facilitate efficient operation of the centre and ensure full utilization of the facility by the public.

RECOMMENDED

THAT Mr. R. A. Dunbar, Social Work Consultant, Health Department, be appointed Manager of the West End Community Services Centre and that the Medical Health Officer assign him to the Centre on a full-time basis.

Following further discussion it was

RESOLVED

A. THAT the Manager and the Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services as soon as possible a budget detailing the items necessary to improve the delivery of service to the public, e.g. security staff, receptionist upgrading and carpet for the front area;

B. THAT the Manager and the Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services in one month's time a report outlining the objectives of the unit, proposed terms of reference for the Manager's job. There should also be a report back on objectives of the various departments and agencies operating out of the West End Community Services Centre to assist the Manager and the Management Team in relating management at the unit level to departmental objectives.

The meeting adjourned at approximately 2:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 410

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 12, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Council acknowledged the shamrocks that were displayed in the Chamber, courtesy of the Park Board, in recognition of St. Patrick's Day. The Clerk was requested to convey Council's appreciation.

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation Class of Vancouver City College, under the direction of Mrs. MacDonald, and students from the Prince of Wales Mini-School, under the direction of Mr. Dane Clarke.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day with the exception of one, a report from the Standing Committee on Housing dated February 26, 1974. It was, therefore, agreed the report would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting dated March 5, 1974, with the exception of the 'In Camera' portion, be adopted after amending the resolution re Waterworks 1971-1975 Five Year Plan: Capital Funds, on Page 8, to read as follows:

"THAT the recommendation of the Director of Finance contained in this clause be approved."

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Minutes of the Special Council meeting (Public Hearing) dated March 5, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

DELEGATIONS

1. Request for Pedestrian Actuated Signal - 68th and Granville

As agreed to by Council on March 5, 1974, a delegation was heard from the Marpole Area Council Traffic Committee (Mrs. J. Kjargaard) speaking with respect to pedestrian crossing difficulties at 68th and Granville Street, and urging the installation of a pedestrian operated traffic signal at the location on or before June 3, 1974. A brief was filed by the delegation.

The Council noted Clause 7 of the Official Traffic Commission report dated February 28, 1974, dealing with this matter.

The Assistant City Engineer, Traffic and Transportation Division, further explained the situation to Council and indicated that there were approximately 45 similar situations in the City being examined by the Department.

MOVED by Ald. Pendakur,
THAT a pedestrian actuated traffic signal be installed at 68th and Granville Street in conjunction with the opening of the new Branch Library in the area approximately July 1974.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
THAT a $300,000 appropriation be provided in the City Engineer's Budget to provide pedestrian actuated signals in similar locations throughout the City.

(Referred)

MOVED by Ald. Pendakur,
THAT the foregoing motion by Alderman Rankin be referred to the Official Traffic Commission for report.

- CARRIED.

(Alderman Hardwick voted against Alderman Pendakur's motion)

DELEGATIONS AND COMMUNICATIONS

1. Proposed Senior Citizens Housing Project - 6th and Maple

The Council received a delegation from the Royal Canadian Legion, Shalom Branch 178, speaking in support of its letter dated February 22, 1974, wherein the Legion was appealing to the Council to change its resolution of January 23, 1973, to permit the development to be finalized under the National Housing Act as an alternative to the Elderly Citizens' Housing Act.

Mr. Loomer, the Legion representative, advised that the property in question, has been purchased and registered in the Land Registry Office.

cont'd.....

DELEGATIONS AND COMMUNICATIONS (cont'd.)

1. Proposed Senior Citizens Housing Project - 6th and Maple (cont'd.)

A representative of the West Broadway Citizens Committee addressed the Council opposing approval of the Legion's request and suggesting that concerned parties meet before any further decisions are made.

MOVED by Ald. Bowers,
THAT the request of the Royal Canadian Legion to permit the development to be financed under the National Housing Act, be granted.

- CARRIED.

(Aldermen Harcourt, Marzari, Massey and Rankin voted against the motion).

- - - - - - - - - - - - - - -

During consideration of the foregoing matter, Alderman Volrich arrived at the meeting.

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MOVED by Ald. Gibson,
THAT this matter be deferred for one month at which time a final decision on this whole matter will be made.

- LOST.

(The Mayor, Aldermen Bowers, Hardwick, Linnell, Pendakur, Rankin and Volrich voted against Alderman Gibson's motion).

2. Vancouver's Dance City Ltd. Dance Studio License No. 19648

The Council noted a letter from the Chief License Inspector concerning the manner in which Vancouver's Dance City Ltd., 556 Granville Street, is conducting its business. The Chief License Inspector recommended that City of Vancouver License No. 19648 issued to Vancouver's Dance City Ltd. be cancelled.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
THAT the Vancouver's Dance City Ltd. be requested to appear before Council to show just cause why License No. 19648 should not be cancelled.

- CARRIED UNANIMOUSLY.

3. Loans re Housing

A letter dated March 5, 1974, was received from the United Fishermen and Allied Workers' Women's Auxiliary, urging the three levels of Government to co-operate in establishing a method of low or interest-free loans for the purpose of upgrading existing homes and construction of new dwellings.

MOVED by Ald. Rankin,
THAT the communication be received.

- CARRIED UNANIMOUSLY.

4. Control of Beer Parlours and Other Premises in the Downtown Eastside - Progress Report

Council noted a letter dated February 26, 1974, from the Vancouver Police Department, submitted as a result of Council's instruction on November 27, 1973, where certain actions were taken regarding the operation of beer parlours and other premises. The letter from the

cont'd.....

DELEGATIONS AND COMMUNICATIONS (cont'd.)

4. Control of Beer Parlours and Other Premises in the Downtown Eastside - Progress Report (cont'd.)

Police Department commented on the Parlour Dance Hall, New Pender Cafe, Broadway Hotel Public House, Columbia Hotel Public House, Dominion Hotel Public House, New Dodson Hotel Public House, Steam Hot Dogs, Rainier Hotel Public House and the Commercial Hotel Public House.

MOVED by Ald. Rankin,
THAT the report from the Police Department be received and the operators of the Dominion Hotel Public House and the New Dodson Hotel Public House be requested to appear before Council to show just cause why their public house license should not be cancelled or suspended.

- CARRIED UNANIMOUSLY.

5. VanDusen Botanical Gardens: Floral Hall/Administration Building Project

The Council noted the following letter dated March 11, 1974, from the Chairman of the Board of Parks and Public Recreation:

> " We learned on Friday that the Provincial Cabinet will support the project with an unconditional grant of $333,333.33, to be paid one-half in 1974 and the other in 1975. The Cabinet would have contributed the $400,000.00 requested but evidently they have a policy of a maximum grant of $333,333.33 to any project.
>
> I hope you will consider the matter again tomorrow and urge Council's support of at least $333,333.33 for a reduced project and approval to award a contract. The Vancouver Foundation have agreed to match funds. The City will receive at least $150,000 in on site Federal labour credits.
>
> Please let me know if we can appear and provide additional information. "

Commissioner Brown spoke to this subject and circulated an information sheet on the Botanical Gardens. The Superintendent of the Board of Parks and Public Recreation advised on reductions made at this time compared to the previous submission. Dr. Long, Vice-President of the Botanical Gardens and Provincial Government representative on the Advisory Board, also addressed the Council.

MOVED by Ald. Gibson,
THAT the Council approve an additional amount of $125,000 towards the project in order that a contract can be awarded forthwith, on the understanding that a concerted effort will be made to obtain funds from other sources to be applied against this additional $125,000.

- CARRIED.
(Aldermen Bowers, Harcourt, Hardwick, Massey and Rankin voted against the motion).

MOVED by Ald. Pendakur,
THAT this whole matter be referred to a Special Committee comprising Aldermen Gibson, Massey and Bowers for further consideration, taking into account the opinions expressed this day, and

cont'd.....

COMMUNICATIONS (cont'd.)

5. VanDusen Botanical Gardens:
Floral Hall/Administration
Building Project (cont'd.)

FURTHER THAT as stated by Council resolution March 5, 1974, the Special Committee also consider the matter of the Park Board submitting a re-design of the project more in line with the amount of funds already authorized by Council.

- LOST.

(The Mayor, Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Rankin and Volrich voted against Alderman Pendakur's motion).

The motion to refer having lost, the motion by Alderman Gibson was put and - CARRIED.

MOVED by Ald. Linnell,
THAT the communication from the Vancouver School Board in support of the Botanical Gardens search for funds, be received.

- CARRIED UNANIMOUSLY.

6. Rent Increases - Greater Vancouver
Apartment Owners' Association

MOVED by Ald. Harcourt,
THAT the letter from the Greater Vancouver Apartment Owners' Association, requesting to appear as a delegation at the same time as the Tenants' Council on the matter of rent increases, be approved, and that arrangements be made by the City Clerk.

- CARRIED UNANIMOUSLY.

- - - - - - - - - - - - - -

The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:30 p.m. in open session with the same members present.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 8, 1974

Works and Utility Matters (March 8, 1974)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Lease of Portion of the West Side of Granville Street, South of Beach Avenue
Cl. 2: Closure of Lane in Block 71, D.L. 541 - Lane between Howe St. & Hornby St., South of Smithe

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in these two clauses, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Building and Planning Matters (March 8)

Larwill Park Bus Depot

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause in the matter of Larwill Park Bus Depot, be approved.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters (March 8)

Dance Halls - Extension of Closing Hours

MOVED by Ald. Harcourt,
THAT, pursuant to request received, permission be granted for a delegation to be heard on this matter, and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

Fire and Traffic Matters (March 8)

Truck Routes and Bridge Capacity

MOVED by Ald. Harcourt,
THAT the information submitted by the Board of Administration in the matter of Truck Routes and Bridge Capacity, be received.

(Alderman Marzari requested a report on interim measures on overweight and oversized trucks utilizing residential streets. The Mayor undertook to request the City Engineer to report on this matter.)

Finance Matters (March 8)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1: Investment Matters (Various Funds) January, 1974
Cl. 2: Equipment Purchase - Financial Analyst
Cl. 3: Ambulance Service Contract
Cl. 4: Change of Keypunch Equipment
Cl. 5: Liaison Co-ordinator - B.C. Centre Project
Cl. 6: Tender Awards

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration as contained in Clauses 1 - 5 incl. be approved, and the information set out in Clause 6, be received.

- CARRIED UNANIMOUSLY.

Personnel Matters (March 8)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Hiring Preference - Permanent Employees, Provincial Court, Probation Services, Prosecutor's and Coroner's Departments
Cl. 2: Travel by Buyer to Toronto - Combines Investigation Trial

The Council took action as follows:

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Personnel Matters (March 8) (cont'd.)

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration contained in these two clauses, be approved.

- CARRIED UNANIMOUSLY.

Property Matters (March 8)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1: Lease Renewal - Situated 1800 Blk. W. 7 Ave.
Cl. 2: Extension of Property Insurance Policy
Cl. 3: Sale of Properties
Cl. 4: Alterations to Comply with New Fire By-law Requirements, Englesea Lodge - 2046 Beach Ave.
Cl. 5: Demolitions

The Council took action as follows:

Clauses 1, 2 and 5

MOVED by Ald.Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved and the information as set out in Clause 5 be received.

- CARRIED UNANIMOUSLY.

Clause 3 - Sale of Properties

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED.
(Alderman Marzari voted against this motion).

Clause 4 - Alterations to Comply with New Fire By-law Requirements, Englesea Lodge - 2046 Beach Avenue

MOVED by Ald. Harcourt,
THAT the following recommendations of the Board of Administration as contained in this clause, be approved:

"It is RECOMMENDED that the Supervisor of Property and Insurance be authorized to retain consultants to prepare plans and specifications, and to obtain comparative quotations for the Fire By-law requirements, for later report to Council.

It is further RECOMMENDED that the Supervisor of Property and Insurance be authorized to implement rental increases as noted in the above report."

(Amended)

MOVED by Ald. Rankin in AMENDMENT,
THAT the second recommendation be deleted and the following be substituted:

"THAT the rentals referred to in the report be increased by 9.3% after the required notice to tenants instead of the overall average of 10.6% suggested in the report."

(Carried)
(Mayor Phillips, Aldermen Bowers, Harcourt, Massey and Volrich voted against the amendment)

The amendment having carried, the motion as amended and reading as follows was put and - CARRIED.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

Clause 4 - Property Matters (cont'd.)

THAT the following recommendations of the Board of Administration as contained in this clause, be approved:

It is RECOMMENDED that the Supervisor of Property and Insurance be authorized to retain consultants to prepare plans and specifications, and to obtain comparative quotations for the Fire By-law requirements, for later report to Council.

THAT the rentals referred to in the report be increased by 9.3% after the required notice to tenants instead of the overall average of 10.6% suggested in the report..

B. DEPARTMENTAL REPORT, March 8, 1974

Works and Utility Matters (March 8)

15th Avenue - Commercial Drive to Victoria Drive, Pavement Width

At the request of the City Engineer, the Council agreed to withdraw this report.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

B. DEPARTMENTAL REPORT,
March 8, 1974 (cont'd.)

Fire and Traffic Matters (March 8)

Street Closure - Alexander Street from
Main Street to Maple Tree Square

MOVED by Ald. Pendakur,
THAT the recommendation of the City Engineer contained in this report in the matter of Street Closure - Alexander Street from Main Street to Maple Tree Square, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Assessment Appeals
Cl. 2: Harbour Park Developments Limited

The Council took action as follows:

Assessment Appeals

MOVED by Ald. Hardwick,
THAT the recommendation of the Corporation Counsel and the Assessment Commissioner contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Harbour Park Developments Limited

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Finance and Corporation Counsel contained in this clause be approved.

- CARRIED UNANIMOUSLY.

C. Report of Standing Committee on
Housing, February 26, 1974

The Council considered this report which contains three clauses, identified as follows:

Cl. 1: Anchor Hotel
Cl. 2: Senior Citizens Housing Site - Association of Benevolent Craftsmen - Conditions of Sale
Cl. 3: Activities for Greater Vancouver Regional District

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the information as contained in Clauses 1 and 3 of this report be received and the recommendation of the Standing Committee as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY.

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

D. Report of Standing Committee on Social Services, February 28, 1974

The Council considered this report which contains six clauses, identified as follows:

Cl. 1: Use of City-owned lands for Day Care
Cl. 2: Child Care Facility for Civic Employees
Cl. 3: Mental Patients Association
Cl. 4: Alternate Accommodation to the Bridge 'Y'
Cl. 5: Grant Request - B.C. Association for the Advancement of Coloured People
Cl. 6: Problems Encountered by Recipients of V.O.P. Cheques

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations of the Committee as contained in Clauses 1 - 3 incl. be approved and the information of the Committee as contained in Clauses 4 - 6 incl. be received.

- CARRIED UNANIMOUSLY.

E. Report of Standing Committee on Community Development, February 28, 1974

MOVED by Ald. Volrich,
THAT the information submitted in this report of the Standing Committee on the matter of Illegal Suites be received.

- CARRIED UNANIMOUSLY.

F. Report of the Official Traffic Commission, February 28, 1974

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1: Taxi Use of Downtown Streets
Cl. 2: School Crosswalks on Multi-laned Streets
Cl. 3: On-Street Parking Adjacent to Schools
Cl. 4: Financing of Traffic Signals
Cl. 5: Traffic Signal Controls - Proposed New Locations and Modifications
Cl. 6: P.N.E. Parking
Cl. 7: Request for Pedestrian Actuated Signal at 68th and Granville

The Council took action as follows:

Clause 1 - Taxi Use of Downtown Streets

MOVED by Ald. Marzari,
THAT this clause be referred back to the Official Traffic Commission to hear representation from the Taxi operators on the subject.

- CARRIED UNANIMOUSLY.

Clauses 2, 3 and 4

MOVED by Ald. Marzari,
THAT the recommendations of the Official Traffic Commission contained in these clauses be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

F. Report of the Official Traffic Commission, February 28, 1974 (cont'd.)

Clause 5 - Traffic Signal Controls - Proposed New Locations and Modifications

MOVED by Ald. Marzari,
THAT the part of the clause proposing signal modification at Cassiar and Hastings Streets contained on Page 8, be deferred for further explanation by the City Engineer, and the balance of clause 5 be approved.

- CARRIED
(Mayor Phillips and Alderman Bowers voted against the motion).

Clause 6 - P.N.E. Parking

MOVED by Ald. Marzari,
THAT the recommendation of the Official Traffic Commission contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Clause 7 - Request for Pedestrian Actuated Signal at 68th and Granville

For action on this clause, see Page 2 of these Council minutes.

G. Street Widths and Loading Bays - West End

The Council noted the following report submitted by Alderman Linnell dated March 8, 1974, which was amended by the Alderman with the agreement of Council:

" The Council, at its meeting on March 5, 1974, when considering Departmental Report dated March 1, 1974 from the City Engineer passed the following motion:

"THAT this whole matter be referred to a meeting to be arranged by Alderman Linnell, with the West End Planning Team and the Fire Chief, for report back".

On March 8, 1974, at 10:00 a.m. I met with the following staff to discuss this matter:

Fire Chief Konig
Deputy Fire Chief Tuning
Ken Dobell, Jack Lisman, Bob Mcdonald, Lynn Uibel, Myra Cristall, John Coates, Barbara Lindsay

There was a full discussion of all possibilities open to the City and it was,

RECOMMENDED that a pilot project West of Denman Street be undertaken on local access streets, subject to the following criteria:

1. All present healthy trees to be preserved.

2. It is essential that fire equipment access be maintained.

3. A 2-foot minimum "rear of curb' be applied to preserve trees within the nominal standard of 27 feet for local access streets.

4. Maintain on-street parking except for the 2000 block Comox Street and the 1900 and 2000 blocks Pendrell Street. If the width in these three blocks does not meet adequate fire requirements it may be necessary to ban parking. If so, delegations should be heard before this decision is taken.

5. Loading bays will not be necessary.

6. Corners to be curbed.

7. Wheel chair ramps will be built at all corners ."

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Street Widths and Loading Bays - West End (cont'd.)

MOVED by Ald. Harcourt,
THAT this report, expanded to include reference to position re Robson, Nelson, Chilco and Lagoon Drive, be referred back to the Committee to convene a public meeting in the area for discussion of the Committee's report with citizens concerned, for report back to Council.

- CARRIED.

(Aldermen Linnell and Rankin voted against the motion).

H. Report of Standing Committee on Social Services, March 7, 1974

MOVED by Ald. Rankin,
THAT the recommendation of the Standing Committee as contained in this clause on the matter of Steams Hot Dogs - Extension of Hours of Operation, be approved.

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee on Housing, February 26, 1974

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: City-owned Lands for Housing
Cl. 2: Provincial Land Acquisition Program

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the information submitted in Clause 1 by the Standing Committee be received and the recommendation of the Standing Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

MOTIONS

1. Allocation of Land for Highway Purposes
1395 East 33rd Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 16 except the North 10 feet and except the South 7 feet now road and the East 7 feet of Lot 17 except the West 10 feet now lane, Subdivision 4, Block 5, District Lots 391 and 392,

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed by, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY.

2. Closing and Stopping up of Lane West of Howe Street between Smithe Street and Nelson Street

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The Provincial Government is acquiring all the lands including the lane allowance in Block 71, District Lot 541, for a development on the site;

3. The lane in the block is surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that all that portion of lane lying between the production easterly of the northerly limit of Lot 1, Block 71, District Lot 541, and the easterly production of the southerly limit of Lot 19, said Block 71, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 4th, 1974, and marginally numbered LF 6904, a print of which is attached hereto, be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed lane be consolidated with the abutting lands to form one parcel; and

BE IT FURTHER RESOLVED that the consolidated parcel be conveyed to Her Majesty the Queen in the Right of the Province.

- CARRIED UNANIMOUSLY.

MOTIONS (cont'd.)

3. Vancouver City Planning Commission - Functions

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,

THAT WHEREAS the Vancouver City Council has always recognized the need for the City to obtain planning advice from outside sources;

AND WHEREAS the City Council, in 1960, established the Town Planning Commission and its terms of reference as follows:

"(1) to consider and report to the City Council on

(a) any development plan, prepared under Section 561 of the Vancouver Charter, prior to the adoption of the same as an official development plan or as a revision thereof;

(b) any proposed zoning by-law or proposed amendment to a zoning by-law before adoption by the City Council.

(2) To submit a recommendation to the City Council or to the Technical Planning Board, as the case may be, relative to any application for a development permit involving a conditional use, as prescribed by the Zoning and Development By-law, requiring the application to be referred to the Commission.

(3) To bring to the attention of the City Council any matter relating to the planning and development of the city which in the opinion of the Commission merits action on the part of the Council."

AND WHEREAS it is thought that the effectiveness of this Civic body could be improved;

THEREFORE BE IT RESOLVED THAT the Mayor appoint a Committee of Council to examine various ways and means whereby this important function could be improved.

(Notice)

Notice was called and recognized by the Chair.

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Discussion with Minister of Health	expressed concern that she has been unable to meet with the Minister of Health concerning cemetery matters. The Mayor undertook to call the Minister and arrange a meeting on behalf of Alderman Linnell.
Alderman Volrich - City's Parking Garage - Block 52	requested a report on the financial situation with respect to the City's Parking Garage in Block 52. The Mayor directed the Board of Administration arrange for a report on this matter.

ENQUIRIES AND OTHER MATTERS (cont'd.)

Alderman Rankin -
Meeting with the Attorney-General
re Rent Increases

enquired when the Council will be meeting with the Attorney-General concerning rent increases. The City Clerk reported that he was awaiting notification of such a meeting having telephoned the Attorney-General's office and confirmed the request by letter.

Alderman Volrich -
indicated that he had discussed the matter with the Attorney-General and advised the Attorney-General was prepared to meet with the Council in Vancouver.

The Council adjourned at approximately 5:55 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of March 12th, 1974, adopted by Council on March 19th, 1974.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of the West Side of Granville Street, South of Beach Avenue (Under Granville Street Bridge)

The City Engineer reports as follows:

"Bordignon Masonry Ltd. manufacture T-Beams adjacent to Granville Street under the bridge. At present they have beams, forms, timber, etc. stored on the street allowance under the bridge without authority. There is a surplus portion of road that could be leased to the Company.

I RECOMMEND that the portion of road shown outlined on plan marginally numbered LF 6898 be closed, stopped up and leased to Bordignon Masonry Ltd. subject to the following conditions:

(a) All stored and surplus material presently on the street to be first removed to the satisfaction of the City Engineer.

(b) Term of the Lease to be for 5 years with a one year notice of cancellation.

(c) The rental to be $100 per month plus taxes as if levied.

(d) The area to be used for access and storage.

(e) A concrete wall 6 feet in height to be constructed along the outer limits of the lease area in a manner satisfactory to the City Engineer. The wall to have an opening 35 feet in width at the northern end of the wall and a 30 foot opening at the southerly end of the wall for ingress and egress.

(f) No material to be stored higher than the 6 foot concrete wall.

(g) The lease area to be temporarily vacated when required by the City Engineer for bridge maintenance purposes including painting and sand blasting.

(h) The lessee to assume liability in respect to the use and occupancy of the lease area including objects or substances dropped or falling from the bridge.

(i) The lessee to indemnify and save harmless the City from all loss and damage to the structure and its appurtenances resulting from the lessee occupancy of the premises.

(j) Site treatment including grading, surfacing and draining, etc. are to be to the satisfaction of the City Engineer.

(k) An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Lane in Block 71, D.L. 541 - Lane Between Howe Street and Hornby Street, South of Smithe Street

The City Engineer reports as follows:

"City Council on February 5, 1974 approved the sale of Lots 1 to 38, Block 71, D.L. 541 and the adjacent lane to the Provincial Government. The proposed development makes the lane in this block surplus to the City's highway requirements.

I RECOMMEND that the lane in Block 71, D.L. 541 as shown outlined red on Plan LF 6904 be closed, stopped up and title taken thereto, subject to the following conditions:

(a) The Provincial Government to pay the cost of removal or rerouting of all utilities.

Cont'd . . .

Clause 2 cont'd

(b) The closed lane to be subdivided with the abutting lots to form one parcel.

(c) The subdivision plan to be executed by the City and registered in the Land Registry Office.

(d) The consolidated site to be conveyed to the Provincial Government for the agreed price of 4.6 million dollars."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 463

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Larwill Park Bus Depot

The Director of Permits and Licenses reports as follows:

"On October 23, 1973 Council approved the following recommendation of a Board of Administration Report (Property) matters:

'That the rental payable by B.C. Hydro for the period January 1, 1974 to December 31, 1978 be increased to $190,396.43 per annum plus taxes on land and improvements as if levied.'

When approving the recommendation Council passed the following motion:

'MOVED

That the recommendation of the Board of Administration as contained in this clause be approved, but that the B.C. Hydro and Power Authority be requested to upgrade the passenger waiting rooms at the depot.'

The Assistant Director, Construction & Maintenance, reports that B.C. Hydro has submitted the following proposal to upgrade the passenger waiting rooms:

a) construct a one storey extension to the existing Depot Building of approximately 3,300 sq. ft. in area, which would be used to accommodate baggage storage and offices;

b) increase the size of the women's washroom by adding a lounge and a separate wash area;

c) renovate the remainder of the public area by moving the lockers out of the existing waiting space;

d) provide a new suspended acoustic ceiling with indirect lighting;

e) carpet the waiting space;

f) repaint and apply wall coverings to walls;

g) replace existing wood benches with modern waiting room furniture.

The estimated cost to do the work is approximately $100,000.00.

B.C. Hydro and Power Authority have now requested that they have assurance that their proposal is satisfactory to City Council.

It is our opinion that the proposal submitted by B.C. Hydro clearly meets Council's request to upgrade the passenger waiting rooms at the Depot.

It is RECOMMENDED that Council:

Accept the proposal of B.C. Hydro and Power Authority to upgrade the Depot waiting area as shown on drawings and specifications submitted to the Assistant Director, Construction & Maintenance."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 464

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Dance Halls - Extension of Closing Hours

A letter has been received from Mr. Sam Yehia requesting an amendment to the License Bylaw to permit Dance Graduation Parties to extend beyond the present closing times.

The Chief License Inspector reports as follows:

"Section 15 of the License Bylaw does not permit dancing in dance halls after 2 A.M..

The Chief License Inspector may grant a special permit to a responsible person, organization or society to extend the hours beyond the 2 A.M. closing hour.

The bylaw does not permit a person under the age of eighteen to be in a dance hall unless accompanied by a parent or guardian. City Council may grant a permit to the licensed operator of a dance hall to allow persons between fourteen and eighteen years of age to attend the dance hall subject to certain restrictions. One restriction provides for a closing hour not later than midnight. Mr. Yehia is not a licensed operator of a dance hall and would not be eligible for this permit.

A letter has been received from the Deputy Manager of Provincial Liquor Administration Branch suggesting that if the request of Mr. Yehia is approved there could be problems created for his inspectors and city authorities.

The Chief Constable reports this matter as follows:

'Reference the attached file and letter to City Council dated January 17th, 1974 from Mr. Sam Yehia. The problems enumerated by Mr. Yehia appear to be overstated. A check of traffic records for the City of Vancouver in the months of May and June since 1959, do not substantiate his "cold blank fact" regarding traffic casualties. While there is some increase in required police activity associated with some of the 'Graduation' celebrations, they cannot be considered to be a major police problem.

I question the benefits of organized all night dances because many of the more adventurous youth would not wish to participate in the structured and controlled activity.

It is presently within the power of the Chief License Inspector to grant special permit for extended hours for the over 18 youth. I do not believe that a change in the existing by-law is required or advisable.

A check of Central Records, Vice Section and P.A.S. shows only one reported incident involving Mr. Sam Yehia. On Dec. 8-9, 1973, members had occasion to attend at 'Image 1' - 661 Hornby St. regarding excessive drinking by youths at a 'pre grad' party for some 180 Vancouver Technical School students. The premises were checked by members of the Y.P.S. with Sgt. B.M. Smith and at that time Sam Yehia identified himself as the promoter and person in charge. He gave his age as 18 yrs. (dob Feb. 28/55) and address as 32 Glenmore Dr. W. Vancouver: - Phone - 922 9601. He stated that he owned his own company "Universal Promotions". (Copies of PCs reports attached).

cont'd ....

Clause No.1 continued

A check of B.C. Telephone Information shows no listing for Universal Promotions or for Sam Yehia. The telephone no. - 922 9601 given by Mr. Yehia and shown on his letterhead, is listed to Edward Yehia at 815 Andover Cres. W. Vancouver. City Directory lists Edward Yehia as President of 21st Century Bldrs. s/a. 21st Century Bldrs. are not listed."

It is felt that the present bylaw regulation concerning the operation of dance halls provides the desired level of control.

RECOMMEND: That Mr. Yehia's request for an amendment be refused. I have informed Mr. Yehia of this recommendation and he still wishes the matter be considered by City Council.

Your Board RECOMMENDS that the report of the Chief License Inspector be approved.

DELEGATION REQUEST - MR. S. YEHIA

FOR COUNCIL ACTION SEE PAGE(S) 464

A-6

FIRE & TRAFFIC MATTERS

INFORMATION

1. Truck Routes and Bridge Capacity

The City Engineer reports as follows:

"On July 17th, 1973 City Council adopted a report from the City Engineer concerning truck operations in Vancouver. This report recognized two major tasks as follows:

A. 'Amend our by-law to be compatible with Provincial regulations governing the movement of trucks within the province, and ensure that regulations contained in the by-law are realistic in terms of conditions existing today on Vancouver's streets.

B. Critically examine Vancouver's truck route network with regard to the needs of the trucking industry and the effect of truck routes on adjacent residential areas, businesses, etc. From this examination, revise our truck route network to best serve the trucking industry at minimum public inconvenience.'

Part A concerning truck sizes and weights was dealt with in the July 17th report. However, in that report it was suggested that a further report covering Part B (Truck Routes) should be deferred until November 1973 to allow time to collect more data on truck movements, carry out further studies, and allow more contact with the truckers themselves.

In the last few months there has been a considerable amount of public concern over the use of certain streets by large trucks, which has been expressed mainly in the form of letters to various Aldermen and City Officials.

At this time further technical information is required concerning the load capacities of several bridges in the City. This bridge information must be considered during the truck route study because it could be a controlling factor in determing the location of some of the truck routes. A report is being forwarded to Council requesting authorization to hire consultants to carry out the bridge analysis. It is anticipated that if Council approves this report, bridge capacity studies will be completed in about three (3) months time. Under these circumstances the truck route report should be completed by about July of this year. The aforementioned letters would be dealt with immediately after the truck route network is approved. In the meantime, each person or agency who has written the City in the past four months on this matter will be furnished with a copy of this information report.

Your Board submits the foregoing report of the City Engineer for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 464

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) January, 1974

(a) Security Transactions during the month of January 1974

(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposits Receipts and Government Notes						
Jan.10	Mercantile Bank of Canada	Jan.14/74	$1,496,424.94	$1,494,885.00	4	9.40
10	" " " "	Jan.14/74	994,793.72	993,770.00	4	9.40
14	" " " "	Jan.31/74	1,500,000.00	1,493,537.70	17	9.29
18	Bank of British Columbia	Jan.28/74	1,002,479.45	1,000,000.00	10	9.05
18	Mercantile Bank of Canada	Jan.21/74	985,469.36	984,716.66	3	9.30
21	" " " "	Jan.24/74	493,210.97	492,838.30	3	9.20
21	" " " "	Mar.22/74	1,015,534.25	1,000,000.00	60	9.45
31	Mercantile Bank of Canada	Feb.15/74	996,870.77	993,197.30	15	9.00
31	" " " "	Feb. 1/74	999,088.46	998,821.10	1	9.77
31	Ontario Hydro Commission	Mar.22/74	989,555.27	977,887.60	50	8.71
			$10,473,427.19	$10,429,653.66		

****

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT JANUARY 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$24,095,464.50	$23,497,533.93
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for January, 1974 be approved.

2. Equipment Purchase - Financial Analyst

The Director of Finance reports as follows:

"The 1974 Finance Department Budget contains a request for an electronic calculator for the Financial Analyst who is attached to the Director of Finance Office.

The Analyst is heavily involved in the Five Year Plan and the False Creek Development and requires constant use of a calculator. Presently the Analyst must leave his office and attempt to locate a machine not in use in some other area. The Purchasing Agent has provided an estimate of $575 for a calculator required for this type of work.

Cont'd . . . .

Clause #2 continued:

Therefore it is recommended that approval in advance of the 1974 Budget be given to purchase immediately an electronic calculator at an estimated cost of $575."

Your Board recommends that the foregoing recommendation of the Director of Finance be approved.

3. Ambulance Service Contract

Your Board has received the following report from the Director of Finance:

"The current contract with Metropolitan Ambulance Services Limited expires March 31, 1974. However, the Province has recently indicated it will be taking over ambulance services effective July 1, 1974. In view of this announcement, we are recommending a continuation of our current contract on a month to month basis. This position is also being taken by Burnaby and New Westminster, who have agreed to continue the current sharing formula at least until July 1, 1974. Should the takeover not become effective in July 1974, New Westminster wishes to review the cost sharing formula between the three participating municipalities. A further report at that time would be required in that event.

Based on the budgets submitted by Metropolitan for years ending March 31, 1974 and March 31, 1975 the costs to Vancouver in comparison to past years actual expenses would be as follows:

Year Ending	Vancouver Portion of Total Expenditures	Subsidy Cost to Vancouver	Percentage Increase over Prior Year
March 31, 1972	$ 805,289	$336,605	
March 31, 1973	994,359	519,195	54.2%
March 31, 1974 Est'd	1,107,442	618,328	19.1%
March 31, 1975 Est'd	1,275,984	757,035	22.4%

Therefore costs to Vancouver for the full calendar year 1974 would be $722,356. (¼ x 618,328 + 3/4 x 757,035). Anticipating that the Province takes over Metropolitan operations as of July 1, 1974 the subsidy cost to the City in 1974 is expected to be $361,178.

It is therefore recommended that:

(a) the current contract be extended by exchange of letters agreeing to a month to month extension of the present sharing basis between Vancouver, Burnaby and New Westminster.

(b) the City make a final settlement with Metropolitan as of the date of the Provincial Government takeover, based upon the Internal Auditor's audit of operations to that date to the satisfaction of the Director of Finance.

(c) all receivables and liabilities of the Company continue with the company in the transfer to the Province without any further commitment to or from the company in respect of the assets and liabilities of the company being considered as assets or liabilities of the City. In other words the City will not claim any equity in nor assume any responsibility for the assets or liabilities of Metropolitan Ambulance Services Ltd., beyond the contractual agreement to share in net operating costs of the operation in Vancouver."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be approved.

Cont'd . . . . .

4. Change of Keypunch Equipment

The Co-ordinator of Data Processing & Systems reports as follows:

"The Data Processing and Systems Division currently has a Key Edit Key Punch System supplied by Consolidated Computer Inc. costing $2,121 per month including PST. Consolidated is now selling a new version of the Key Edit System that is superior to the machine that the City currently has and will simplify some of our work. The monthly rental on the new machine would be $1,938 including PST for a one-year lease or $1,753 for a three-year lease.

It is recommended that the new Key Edit System be leased for a three-year period at a monthly cost of $1,753, an annual saving of $4,416, the machine to be installed in July, 1974.

There are two one-time costs involved in the acquisition of the new machine:

(a) transportation of the old and new machine to and from Toronto - approximately $800.
(b) The new machines require a new type of working desk. Nine of these desks would be required at an approximate total cost of $1,675.

RECOMMENDATIONS:

I recommend that:

A. The new Key Edit Keypunch System be leased to replace the present system, the length of the lease term to be three years, at a monthly cost of $1,753.

B. The transportation cost of approximately $800 be approved.

C. Nine new keypunch desks be purchased at an approximate cost of $1,675.

D. The Equipment Rentals Account (7030/308) be reduced appropriately for 1974.

E. The Mayor and City Clerk be authorized to sign a three-year lease contract with Consolidated Computer Inc., after the contract has been reviewed and approved by Corporation Counsel."

Your Board RECOMMENDS that the recommendations of the Co-ordinator of Data Processing and Systems be approved.

5. Liaison Co-ordinator - B.C. Centre Project

The City Engineer reports as follows:

"One of the requests of the Provincial Government in negotiations with the City on Blocks 51, 61 & 71 was that the City provide a special liaison coordinator for this project. Since most dealings with B.C. Centre during the remaining design and construction stages of the project are of an engineering nature, it has been decided that the co-ordinator should be in the Engineering Department. The Engineering Department has a Project Engineer working with Vancouver Centre but this is only one of his many duties and he cannot provide full time service as the Province has requested. Accordingly, since the City has agreed to provide the special liaison, it is now proposed to add an employee to the Engineering Department at Civil Engineer I level Pay Grade 28, for this purpose.

The City Engineer RECOMMENDS that a Civil Engineer I be added to the Engineering Department - Projects Section, at an annual cost of $13,000 - $16,000 (1973 Rates) and that $700 be provided for furniture and accommodation.

The Director of Personnel concurs with this recommendation."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

Cont'd . . .

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Communication Multi-Conductor Cable
Supply and Delivery of 24" and 30" Water Pipe
2 - 30" Butterfly Valves
Tabulating Cards
Riding Type Greens Mowers

Copies of the details of these tender awards are attached.

Your Board submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 464

PERSONNEL MATTERS

RECOMMENDATION

1. Hiring Preference - Permanent Employees, Provincial Court, Probation Services, (including Juvenile Detention Home) Prosecutor's and Coroner's Departments

On April 1, 1974 the Provincial Government will be assuming responsibility for the above mentioned Departments and the staff involved will become employees of the Province.

The Vancouver Municipal and Regional Employees' Union has requested that priority be given to those permanent employees of these Departments who might prefer to return to work for the City of Vancouver.

Following discussions with the Business Manager of the Union, agreement has been reached on the practices to be followed.

It is recommended that effective April 1, 1974, and for a two year period thereafter, applications for employment with the City of Vancouver, the Board of Parks and Public Recreation and civilian positions under the Board of Police Commissioners, received from permanent employees of these Departments, who as of April, 1974 were permanent employees of these Departments, be given equal consideration to that given to applications from permanent employees of the City, the Board of Parks and Public Recreation, and non-uniformed staff under the Board of Police Commissioners.

These arrangements are similar to those which Council approved for employees of the Welfare and Rehabilitation Department at its meeting of February 25, 1974.

YOUR BOARD RECOMMENDS that the foregoing recommendation be approved.

2. Travel by Buyer to Toronto - Combines Investigation Trial

The Director of Finance reports as follows:

"A senior buyer of the Purchasing Division, Mr. Jim Sydenham, has been informed that he will be subpoenaed to appear as a Crown witness in a combines investigation trial to be held shortly in Toronto.

Within the last month the City has on request supplied copies of bids received over a four year period for tenders on lamps, ballasts and luminaires. Subsequently we were advised that it will be necessary to have the person responsible for the processing of the above noted tenders to appear in Toronto and give evidence. Mr. Sydenham dealt with the majority of the tenders and it is anticipated the he will be required in Toronto for approximately seven days.

Costs

The information received to date is that the Federal Government will pay the return air fare and an allowance of $35.00 per day for food and accommodation. There is no provision for salary costs lost by the City while Mr. Sydenham is absent.

cont'd ...

Clause No. 2 (cont'd)

It is RECOMMENDED that since Mr. Sydenham will be incurring expenses related to his employment with the City that his travel expenses should be based on normal City allowance and that any minor expenses not recoverable from the Federal Government be paid for by the City."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 464, 465

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease Renewal - 10' Portion of Lane Adjacent to Lots 15 & 16, Block 287, D.L. 526
Situated 1800 Block West 7th Ave.

The Supervisor of Property and Insurance reports as follows:

"The B.C. Teachers Federation dedicated for lane purposes, the North 10' of Lots 15 & 16, Block 287, D.L. 526, situated in the 1800 block West 7th Avenue. By resolution of Council, dated March 9, 1965, the ten foot strip was leased back to the Federation for a five year term at a rental of $1.00 per annum, subject to a 30 day notice of cancellation.

The lease has now expired, and in response to a request for a renewal, the City Engineer has approved a further term of five years, commencing March 1, 1974, at an annual rental of $160.00, and on the same terms and conditions as the previous lease. The B.C. Teachers Federation has agreed to the foregoing terms and it is therefore

RECOMMENDED that the portion of lane formerly the North 10 feet of Lots 15 & 16, Block 287, D.L. 526, be leased to B.C. Teachers Federation for a five year term, commencing March 1, 1974, at a rental of $160.00 per annum, subject to the same terms and conditions as contained in the lease dated March 9, 1965.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Extension of Property Insurance Policy

The Supervisor of Property and Insurance reports as follows:-

"On July 3rd, 1973, City Council approved the quotation submitted by Reed Shaw Osler Limited to renew the City's Property Insurance Policy for a three year term expiring August 1st, 1976.

Upon receipt of major insurance policies, it is customary to forward copies of the contract wording to the Legal Department and to Mr. D. Macdonald, the City's insurance consultant, prior to acceptance by the City. In this instance, Mr. Macdonald, in conjunction with the Law Department, reported that "the renewal policy is completely in line with the Broker's quotation in regard to coverage and premium."

In addition, Mr. Macdonald noted relevant points which were revealed in the course of renewing the insurance, all of which have now been taken under advisement or resolved except for the following in which he states:-

"The new policy requires the City to provide a review of values following each annual anniversary date of the insurance. Provision is also made for a three month grace period following the August 1st anniversary, i.e., November 1st.

This policy condition would not be considered too inconvenient until the three year renewal comes due. On these three year occasions, it would be desirable that the presentation to underwriters be made available some three months prior to the actual expiration of the policy, i.e., May 1st and should be as current as possible.

Cont'd . . . .

Clause 2 Cont'd

It has been suggested that a more convenient time for renewal, allowing for conditions in the insurance industry as a whole, as well as the valuation problem, would be April 1st.

This objective could be accomplished by extending the existing policy by eight months to expire April 1st, 1977."

In view of the foregoing, the Supervisor of Property and Insurance contacted Reed Shaw Osler Limited to seek their reaction to the proposal. (The firm has recently merged with a large eastern company and is now Reed Shaw Stenhouse Limited).

A letter has now been received from Mr. B.R. Sibbald, Vice President, Reed Shaw Stenhouse Limited, stating that underwriters would be prepared to accept an eight month extension of the policy to expire on April 1st, 1977. The additional premium for the eight month period would be $52,860.00, based on a pro-rata premium extension on current insurable values.

Your officials are of the opinion that the policy extension as proposed by Reed Shaw Stenhouse Limited would resolve the problem of valuation deadlines without upsetting the existing low premium rating.

It is, therefore,

RECOMMENDED that the proposal submitted by Reed Shaw Stenhouse Limited to extend the City's Property Insurance Policy to April 1st, 1977 be accepted."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of Properties

RE: Lot H, Block 32, D.L. 332, Plan 14614,
S/S Ancaster between Fraserview & Harrison
Zoned: RS - 1

NAME	LOT	APPROX. SIZE	SALES PRICE	E.M.V.	TERMS	CONDITIONS
Starlight Construction Ltd	H	Irregular	$40,600.00	$37,000	City Terms at 9½%	------

Your Board

RECOMMENDS that the foregoing sale by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

Cont'd . . . .

4. Alterations to Comply with New Fire By-Law Requirements, Englesea Lodge -- 2046 Beach Ave.

The Supervisor of Property and Insurance reports as follows:-

"The Englesea Lodge is an older 45 unit suite, six-storey apartment block, located on the waterfront side of Beach Avenue, adjacent to the entrance to Stanley Park.

City Council, on March 14, 1967, approved the acquisition of the property for park purposes, for the sum of $375,000.00 on the following basis:-

a. 50% of the purchase price to be provided from Parks By-Law Funds in the 1966 to 1970 Five-Year Plan by deferment of other purchases presently anticipated.

b. the balance of 50% to be provided from the Land Purchase Fund for Future Civic Purposes, this Fund to be reimbursed as far as possible from the annual net revenue, after taxes, obtained from the operation of the Lodge, pending its demolition.

c. that the balance remaining as a charge against the Land Purchase Fund at the time when it is determined that the building should be demolished, be a charge against Park By-Law Funds beyond 1970.

It was further recommended that:-

'Council continue to operate the property as an apartment until the Land Purchase Fund has been fully reimbursed or for a period of ten years, whichever is the greater.'

A petition dated November 13, 1967, was addressed to His Worship the Mayor and City Council, protesting a proposed increase in suite rentals. An extensive survey of comparable rentals was carried out for report to Council and on April 23, 1968, Council approved a program of increasing those rent which were low, to properly relate the rentals within the building, by $10.00 per month at 8 or 12 month intervals and thereafter to increase rents on existing tenancies by 10% per annum until a market or economic rent is established. All new rentals to be set on the basis of market rental.

In accordance with Council's instructions, a rental structure was established to allow for the deferred maintenance, renovations and repairs to put the building in condition to operate for a ten-year period and to reimburse the Land Purchase Fund. To maintain this rental level, increases have been implemented at various intervals. The average annual increase since 1969 has been 4.5%, and the last general increase took place in June, 1972. A further increase with an overall average of 10.6% is due at this time.

We are now faced with the additional expense for the alterations and installations required to comply with the new Fire By-Law, for which there are two alternatives:-

A. To alter the building to provide two enclosed stairwells and a one-hour fire resistance rating in all corridors and egress ways:

B. To provide an approved sprinkler system to all rooms and areas throughout the building.

Preliminary surveys and costs estimates have been carried out and costs in the realm of $67,000.00 are indicated for either alternative.

This expenditure, while mandatory, cannot reasonably be passed on to the tenants by an additional rental increase, but can be recaptured from revenue, by operation of the apartment for an estimated three years past the original target date of 1977.

It is RECOMMENDED that the Supervisor of Property and Insurance be authorized to retain consultants to prepare plans and specifications, and to obtain comparative quotations for the Fire By-law requirements, for later report to Council.

It is further RECOMMENDED that the Supervisor of Property and Insurance be authorized to implement rental increases as noted in the above report."

Cont'd . . . .

Clause 4 Cont'd

Your Board
RECOMMENDS that the foregoing Recommendations of the Supervisor of Property and Insurance be approved.

INFORMATION

5. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
545 E. Cordova Street, Lot 24, Block 53, D.L. 196	Public Housing For Single People	P. Blackall	$ 940.00	565/1301
1502 Rupert Street, Lot 1, Blk. 3, Sec. 29, T.H.S.L.	Rupert Park Extension	Litchfield Bulldozing & Demolition Ltd.	$ 515.00	4189
378 E. Cordova Street, Lot 14 Amd., Blk. 56, D.L. 181-196	Public Housing For Single People	George Muys	$ 950.00	565/1202
1521-23 Parker Street, Lot 21, Block 24, D. L. 264A	Britannia Community Services Centre	John Bulych	$ 595.00	5830/428
2321 Guelph Street, N.½ of E.½ of Blk. 104, D.L. 264A	Park Site No. 10	F. T. Gormley	$ 675.00	4189/
274-78 Union St. & 809 Gore Avenue, Lots 30 & 31, Blk. 21, D.L. 196	Georgia Viaduct Replacement	Johnston & McKinnon Demolitions Ltd.	$2,900.00	172/1120

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 465, 466

B-1

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. 15th Avenue - Commercial Drive to Victoria Drive, Pavement Width

The City Engineer reports as follows:

"Alderman Rankin requested a report on the proposed pavement width for 15th Avenue between Commercial Drive and Victoria Drive because of a concern raised by the residents about the pavement width. The local improvement petition form sent to residents stated that the proposed width was to be 36 feet from Commercial Drive to the lane east and 27 feet from the lane east of Commercial Drive to Victoria Drive. The residents want the pavement width to be 'not less than 33 feet'.

This report outlines the current conditions on 15th Avenue, discusses the philosophy of pavement widths in general and recommends a pavement width for 15th Avenue.

Current Conditions

15th Avenue is classified a local residential street in the City street system and has a strip pavement approximately 30 feet wide from Commercial Drive to Findlay Street and a spray cap surface approximately 18 feet wide from Findlay Street to Victoria Drive. The immediate area is zoned RT-1 (two family dwellings). Approximately three-quarters of the properties on the south side of 15th Avenue are double fronting on 15th Avenue and 16th Avenue. The properties on the north side of 15th Avenue have lane access and a number of properties have garages off the lane. The physical layout is shown on the attached sketch. This section of 15th Avenue extends from Commercial Drive to the lane east of Victoria Drive.

Pavement Widths In General

The determination of pavement widths on residential streets must take into consideration the overall concept of the City's transportation system. The pavement width standard for local streets (27 feet) has been developed with the objective of limiting such a street to use by local traffic and not encouraging through traffic. The attached report (submitted to Council in 1966) sets out in detail the philosophy behind this standard residential pavement width in the City. Unusual conditions do result in modifications to the standard; for example, when a local street intersects an arterial street that has other than residential use (commercial, etc.) a wider width (36 feet) is established on the local street for a short length back from the arterial to accommodate the additional parking and circulation that takes place.

Pavement Width Recommended For 15th Avenue

Our review of 15th Avenue found no conditions that indicated a wider than standard residential pavement width was required east of the 36 feet recommended from Commercial Drive to the lane east. On-street parking density (which is the major factor in the convenience for driving on local streets) was checked and found to be from 25% occupancy in mid-afternoon to 40% occupancy in mid-evening. Such densities allow sufficient gaps in parked vehicles to allow two cars to pass with a minimum of inconvenience. In actual fact because of the double fronting properties between 15th Avenue and 16th Avenue some of the residents have a higher than normal level of service related to street access.

Accordingly, it is RECOMMENDED that the pavement width for 15th Avenue from Commercial Drive to Victoria Drive be 36 feet from Commercial Drive to the lane east and 27 feet from the lane east of Commercial Drive to Victoria Drive."

FOR COUNCIL ACTION SEE PAGE(S) 466

B-6

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Street Closure - Alexander Street from Main Street to Maple Tree Square

The City Engineer reports as follows:

"In a letter dated February 26, 1974, the St. Patrick's Day Parade Committee request that Alexander Street from Main Street to Maple Tree Square be closed to vehicular traffic on Sunday, March 17, 1974 from 12:00 noon to 6:00 p.m.

The purpose of the street closure is to provide an area where Irish music, singing and dancing may be staged following a St. Patrick's Day Parade which is planned for the same day. The closure will also provide a dispersal area for the Parade floats.

There are no objections to the proposal from a Police Department or Traffic Engineering standpoint, and transit is not affected.

Vancouver Supply Company at 25 Alexander Street and H.A. Borgerson Ltd. at 41 Alexander Street were opposed to similar street closures in June, 1973 but were cooperative provided that vehicular access to their premises was maintained.

Arrangements can be made with the Committee to supervise and be responsible for the maintenance of this access.

Accordingly, it is RECOMMENDED that the St. Patrick's Day Parade Committee be permitted to close to vehicular traffic, Alexander Street from Main Street to Maple Tree Square on Sunday, March 17th, 1974 from 12:00 noon to 6:00 p.m. subject to the following conditions:

A. The applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from the street closure.

B. The cost of temporary traffic controls be borne by the applicants.

C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicants.

D. Any electrical fittings on the street be to the approval of the City Engineer.

E. That the St. Patrick's Day Parade Committee be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained."

FOR COUNCIL ACTION SEE PAGE(S) 467

FINANCE MATTERS

B-7

RECOMMENDATION

1. Assessment Appeals

The Corporation Counsel and the Assessment Commissioner submit the following report:

"For the year 1974 (as was done in 1972 and 1973), the Assessment Commissioner placed three companies, which have contracts with the National Harbours Board, on the assessment roll as occupiers of Crown lands. The companies and the areas are as follows:

Empire Stevedoring Co. Ltd.	-	Crown property as shown on N.H.B. Plan No. 5-B-2-842
Canadian National Railways	-	Crown property as shown on N.H.B. Plan No. 5-B-2-843
Casco Terminals Limited	-	Crown property as shown on N.H.B. Plan No. 5-B-1-513 and Crown property as shown on N.H.B. Plan No. 5-B-1-512A

These areas are commonly known as Centennial West, Centennial East, Lapointe and Ballantyne Piers.

At the 1974 Court of Revision hearings each of these companies and the Department of Justice appealed the Commissioner's decision, and by a two to one decision the Court of Revision decided that the aforementioned companies were not in fact "occupiers" of the above mentioned lands.

The Corporation Counsel and the Assessment Commissioner are of the opinion that the decision of the Court of Revision is not correct, and the consent of Council is required to bring an appeal. Accordingly

IT IS RECOMMENDED that Council consent to the Assessment Commissioner appealing the decision in respect of each of the above properties to the Assessment Appeal Board, and that all necessary fees be paid in compliance with the Assessment Equalization Act.

2. Harbour Park Developments Limited

The Director of Finance and Corporation Counsel reports as follows:

As Council is aware, the City of Vancouver is the sole owner of the shares of Harbour Park Developments Limited, following the plebiscite in 1973 and Council's actions to acquire the Company thereafter. Plans are proceeding for the disposal of a portion of the property in accordance with Council's action, in order to recover the cost of the Company over and above $2,000,000 for parks. The Mayor, Director of Finance, and the Corporation Counsel are the City's Board of Directors for Harbour Park Developments Limited.

Because of the largely vacant nature of the site owned by Harbour Park Developments Limited, plus the fact that the Company is leasing a portion of the property from the National Harbours Board, and further the necessity for the Company to pay property taxes to the City of Vancouver on the property, amounting to approximately $140,000 in 1974, the Company operates at a fairly substantial net loss per year. This of course is another reason to implement Council's proposal for the property as soon as possible.

Cont'd . . . . .

Clause #2 continued:

Under the special legislation which was obtained at the fall session (being the Vancouver Enabling Act 1973) the City has all the powers necessary to deal with Harbour Park Developments Limited and implement Council's policies with respect to the properties. This power also includes that necessary for the City to loan money to Harbour Park Developments Limited for operating purposes. An analysis of the expected operating loss of Harbour Park Developments Limited for approximately the next year (even though it is hopedthat the property will be disposed of before then and the Company wound up) indicates a net operating loss of approximately $170,000.

We therefore RECOMMEND that the City Council approve the City of Vancouver advancing operating funds up to $200,000 to Harbour Park Developments Limited, as required to cover the Company's operating deficit, including the payment of real property taxes to the City. The Company will issue a proper debt instrument to the City and the Board of Directors of the Company have passed the necessary resolution authorizing such borrowing from the City.

Special Note: If the eventual wind-up of the Company results in net cost to the City in excess of the $2,000,000 for the park portion, then the City will have to absorb that loss, probably in the Supplementary Capital Budget.

FOR COUNCIL ACTION SEE PAGE(S) 467

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

February 26, 1974

A meeting of the Standing Committee of Council on Housing was held in the #2 Committee Room, third floor, City Hall, on Tuesday, February 26, 1974, at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Rankin
Alderman Massey (arrived later in the meeting)

COMMITTEE CLERK: R. Demofsky

Adoption of Minutes

The Minutes of the meeting on February 5, 1974 were adopted.

INFORMATION

1. Anchor Hotel

On January 7, 1974, the management of the Anchor Hotel was fined $250 for failure to maintain the premises in a clean and sanitary condition. At a meeting of your Committee on February 5, 1974, Mr. D. A. Morgan, Director of Environmental Health, advised that the Anchor's management was slowly improving the premises. However, the rate at which improvements were occurring was unsatisfactory to your Committee, and Mr. Morgan was instructed to reinspect these premises advising management that quicker and more positive action was required to bring these premises up to standard if they were to retain their rooming house license.

At today's meeting, Mr. Morgan reported that upon last inspection definite improvements had occurred. He reported that the rooms were warm, the bedding was clean, the plumbing was in working order and that 2 floors had been newly painted. It was also reported that 100 matresses needed replacing. In conclusion, Mr. Morgan stated that the living conditions in this hotel had reached minimal standards and recommended that the hotel be allowed to retain its rooming house license. He also pointed out that major renovations required will be covered in the requirements of the Fire and Lodging House Bylaws. After a brief discussion your Committee

RESOLVED

That further consideration of this matter be deferred pending report back from the Director of Environmental Health in one month's time, on further improvements in the management of the Anchor Hotel.

cont'd .....

RECOMMENDATION

2. Senior Citizens Housing Site
Association of Benevolent Craftsmen - Conditions of Sale

The attached Planning Department report dated February 19, 1974, was presented. This report recommended the following conditions of sale:

a. The price agreeable to the City of Vancouver to be negotiated by the Supervisor of Property and Insurance.

b. Lots 10 to 24 and the east 13 feet of Lot 25 plus the adjacent lanes be consolidated into one legal parcel at the expense of the Association.

c. The Association enter into any necessary bulkhead or easement agreements with the City of Vancouver.

d. The Association pay for the relocation of existing sewers (estimated at $25,000) or alternatively enter into appropriate easement agreements.

e. The Association pay for the cost of securing a 10 ft. x 10 ft. cut-off of Lot 26 for lane purposes.

f. The Association secure the necessary rezoning. It is proposed that the Association would make the necessary rezoning application and, prior to public hearing, take steps to advise the adjoining community of its intentions.

g. The Association obtain a development permit. The development shall be subject to the approval of the Technical Planning Board and shall be subject to a maximum Floor Space Ratio = 0.75 (to be measured in accordance with the RM-3 District Schedule) and a height limit of two storeys plus a cellar, or one storey plus a basement.

h. An option to repurchase the land at the net sales price in favour of the City of Vancouver should construction not commence within twelve months from the date Council approves the recommendations in this report. Commencement of construction shall be considered to be the point where the foundations have been poured and completed.

i. Date of sale to be ninety days from the date of approval of this report or the date of issurance of the development permit, whichever is the sooner."

After a brief discussion your Committee

RECOMMENDED

That Council approve the sale of city-owned land on the west side of Renfrew Street between 5th and 6th Avenues, being Lots 10 to 24 and the East 13 ft. of Lot 25, plus city lanes, to the Association of Benevolent Craftsmen, subject to recommendations as outlined in report of Planning Department above.

Further that Council permit the project to proceed on a grant-in-lieu of taxes basis, but that the Provincial Government be urged to change its policy in regards to senior citizen housing to permit municipalities to receive municipal taxes on senior citizen housing.

cont'd .....

INFORMATION

3. Activities for Greater Vancouver Regional District

The Committee had before it the Greater Vancouver Regional District Housing Department Report - 1973 for discussion. A general discussion took place regarding the financing of modest income housing and it was

RESOLVED

That representatives of C.M.H.C., G.V.R.D. and the Provincial Government meet with the Standing Committee on Housing to discuss:

(a) Funds available under Sections 43 and 15 of the National Housing Act;

(b) Funds available for development of:

(i) apartment houses (1 to 3 bedrooms)

(ii) town houses

(iii) other area e.g. single family dwellings.

The Committee recessed at approximately 11:05 a.m. to reconvene In-camera.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 467

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL COMMUNITY DEVELOPMENT

FEBRUARY 28, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Council Chamber, Thursday, February 28, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Volrich
Aldermen Harcourt and Rankin

ABSENT: Alderman Marzari (on civic business)

CLERK TO THE COMMITTEE: R. Henry

INFORMATION

1. Illegal Suites

When dealing with the matter of Illegal Suites the Committee on January 7, 1974 passed the following resolution:

"THAT the Committee meet with interested groups and persons to discuss the existing "Illegal Suite" policy as it particularly relates to the following areas:

Hastings Sunrise
Kensington Cedar Cottage
Riley Park
Kitsilano
West Point Grey
Woodlands Grandview

The foregoing appear to be the areas now having a large number of secondary suites and the areas which may be interested in the consideration of a new zoning category to permit such secondary suites as either conditional or outright use."

Pursuant thereto, the Committee arranged for advertising to appear in daily and local newspapers and as a result of the ads held a public meeting this day.

The Chairman opened the meeting by reviewing the existing policy and giving the history of the situation. The meeting was advised that the present vacancy rate in the City is .2%, whereas in 1963 it was 3.7%. The Chairman went on to explain that it was the intention of Council that where the residents of an area do not wish a change in zoning to permit secondary suites as either conditional or outright use, then the wishes of the residents would be respected.

Following the Chairman's remarks delegations were heard as follows:

a) West Point Grey Civic Association (Mr. James Frew)

Clause 1 cont'd

- West Point Grey should remain as a single family dwelling area within the provisions of the existing by-law. Sympathetically support giving relaxation to hardship cases where the resident home owner is depending upon income, but oppose relaxations in favour of landlords who are not residing on the premises. Temporary hardship permits should not be continued after the property has been sold or the status of the home owner has improved. (brief filed.)

b) Mr. T. F. Davie

- Proposed that the present hardship policy be abolished and referred to specific properties where he felt inspection should be carried out.

c) North-West Point Grey Home Owners Association (Mr. T. Hilmington)

- Objected to present policy and suggested a referendum be held to permit voters to register their views on illegal suites.

d) West Broadway Citizens' Committee (Mr. Jack Khouri)

- Related the history of the illegal suite situation and referred to the shortage of housing and proposed that suites be controlled. He referred to the residential character of Kitsilano and emphasized that families should be encouraged to remain in the area, and opposed apartments being built that do not provide for families. Housing should be provided where the need is most acute and quality of wuites or housing should meet all by-law standards. Resident ownership of illegal suites should be permitted only. Local area planning process should be utilized to obtain opinion as opposed to a referendum.

e) Carol Schmidt

- Suggested Council had lost control of the planning process. She gave an example of a house in a single family area that bought for $28,000 3 years ago with poor accommodation in the basement suite and sold recently for $60,000. Proposed existing standards be improved and any costs charged to the person selling the property or real estate agent. Recreational and schooling needs should be examined if additional conversions are planned.

f) Mr. Glen

- Commented on the housing shortage. Also suggested that owners have residency on the premises.

g) Mr. William Hallom

- Referred to the West End high density and suggested illegal suites should be allowed to continue and referred to the lack of safety in high rises should fire occur.

Clause 1 cont'd.

h) Mrs. Piggott

- Suggested that illegal suites be permitted where hardship is proven. The standard of suites should examined. Plebiscite is the only fair way to determine residents wishes before zoning.

i) Mr. Glen Robertson

- Referred to the lack of control with substandard suites and suggested that owners be taxed according to the revenue from the suites and also indicated the necessity for suites because of the housing shortage.

j) Mrs. M. Mitchell (Frog Hollow Information Centre)

- Suites to meet a standard to be set by a Housing Committee of Council. Inspection to be carried out by City inspectors with the cost borne by registration fee. The registration fee to be utilized for a free central housing registry. Provincial Government to be approached to assist home owners upgrade existing suites or create new suites. More rental units to be provided at a reasonable cost. (Brief filed)

The Committee then adjourned after explanation by the Chairman that officials and the Committee would be giving further consideration to this illegal suite policy.

The Committee adjourned at approximately 9:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 468

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

February 28, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, February 28, 1974 in the No. 1 Committee Room, third floor, City Hall, at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson, Hardwick and Marzari
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	M. Kinsella

The Minutes of the meetings of February 7 and 14, 1974 were adopted.

RECOMMENDATION

1. Use of City-owned lands for Day Care

The Committee at its meeting of January 24, 1974, when considering a report from the Supervisor of Property & Insurance dated January 18, 1974 listing various City-owned sites which might be made available by the City for Day Care, referred the list to the Day Care Information Centre for review in conjunction with appropriate day care groups and the Community Care Facilities Licensing for report back to the Committee with comments on their suitability and recommendations re use of specific sites amongst those listed in the report.

Mr. Paul Murphy, Day Care Information Centre, advised that, to date, a number of City-owned sites have been inspected by representatives of the Day Care Information Centre and the day care group from the area concerned. Before any decisions can be made with respect to the suitability of these sites, inspections are required by the Community Care Facilities Licensing office. It is hoped that these inspections will be carried out within a week or so.

Mr. Murphy made specific reference to the Fairview Slopes Day Care group's activities with respect to location of a suitable site for day care. There are three sites currently under consideration by this group, some of which are on Provincially owned land. Mr. Murphy hopes to have a recommendation before the Committee from the Fairview Slopes Day Care group within the near future. He will also report back at that time on the results of the negotiations with the Province on the use of their land for day care.

Mr. Murphy advised that the Board of Parks & Public Recreation has submitted to him a number of sites which could be considered for use for day care. He is presently awaiting a report from the School Board with respect to use of school premises and land for day care. The Committee requested that this matter be expedited for an early report back to the Committee on Park and School Board sites for use by day care.

Clause No. 1 (cont'd)

The Day Care Information Centre has completed a survey of day care needs in the West End. The West End Planning Team have indicated their willingness to meet with the Committee and representatives of the Day Care Information Centre to discuss the survey of day care needs in the West End.

Mr. Murphy advised that the City-owned land, Lots 14 and 15, Block 265, D.L. 526, situated on the northwest corner of 6th Avenue and Maple Street, has been inspected by representatives of the Day Care Information Centre and the Kitsilano Day Care Society for use for day care. Mr. Murphy, on behalf of the Kitsilano Day Care Society, requested City approval for the use of this site for a day care centre.

Following further discussion, it was

RECOMMENDED

A. THAT Council make available to the Kitsilano Day Care Society the City-owned site at 6th Avenue and Maple Street (Lots 14 and 15, Block 265, D.L. 526) for day care on the basis of a two year lease at $1.00 per year and request the City Engineer to submit estimates on the costs of servicing this site

B. THAT the Standing Committee on Social Services meet with representatives of the Day Care Information Centre and the West End Planning Team at an early date to consider the West End Day Care Survey;

C. THAT the oral report of Mr. P. Murphy, Day Care Information Centre, be received.

2. Child Care Facility for Civic Employees

Alderman Marzari queried the Director of Permits and Licenses and other officials present on progress with respect to establishment of a child care facility for civic employees. It was noted that part of the model school site at 12th Avenue and Ash Street may be available for use by the City for a day care site. Your officials have had some exploratory discussions with the School Board, who seem amenable to the proposal. However, the property is owned by the Province and therefore their concurrence to the proposal should also be obtained.

RECOMMENDED

THAT Council request the School Board to approve use of part of Model School site for use as a day care facility for civic employees, subject to the concurence of the appropriate Provincial Government Department.

3. Mental Patients Association

Representatives of the Mental Patients Association appeared before your Committee to discuss problems encountered with the Department of Permits and Licenses. The following list of inspections by

cont'd ...

Clause No. 3 (cont'd)

the Department of Permits & Licenses was submitted to support their contention that their programmes are being impeded by City Inspectors:

Dec. 10, '73:	M.P.A. Residence, 1754 West 11th - visited by Mr. Jim Curran, Dept. of Permits & Licenses.
Jan. 24, '74:	M.P.A. Residence, 141 East 7th - visited by Mr. Hipperson, Dept. of Permits & Licenses, and by a representative of the Fire Marshal's Dept.
Jan. 28, '74:	M.P.A. Residence, 1838 West 3rd - visited by Mr. Haughey, Dept. of Permits & Licenses.
Jan. 29, '74:	M.P.A. Residence, 141 East 7th - visited by Mr. A. Granger, District Housing Inspector, Dept. of Permits & Licenses.
Jan. 29, '74:	M.P.A. Residence, 2620 West 12th, - visited by Mr. Haughey, Dept. of Permits & Licenses.
Jan. 31, '74:	former M.P.A. Residence, 369 East 21st - visited by Mr. Haughey, Dept. of Permits & Licenses.
Feb. 11, '74:	M.P.A. Residence, 1838 West 3rd - visited by W. B. Hampton, Public Health Inspector.
Feb. 12, '74:	M.P.A. Residence, 1656 East 4th - visited by A. Granger, District Housing Inspector, Dept. of Permits & Licenses.
Feb. 20, '74:	M.P.A. Drop-In Centre, 1982 West 6th - visited by representative of Permits & Licenses who wanted to know if we were still operating as a Drop-In. Through the Standing Cmte. on Social Services we were granted an eviction reprieve until March 1, '74. We may soon receive another notice to vacate and our new Centre will not be ready until at least April 1.

The Director of Permits and Licenses reviewed these inspections with your Committee as follows:

1754 West 11th: There are still several requirements out-standing under the Building By-law, i.e. minor alterations required such as the doors being altered to comply with the Fire By-law regulations. Representatives of the Mental Patient's Association undertook to carry out the necessary requirements.

141 East 7th: Inspections of this property resulted from neighbours complaints. It was found that the number of people residing there was in contravention of the number permitted in a one-family dwelling, as defined by the Zoning and Development By-law. On being advised by the Director of Permits and Licenses that any person may make application for a development permit, the Mental Patients Association representatives undertook to do so.

1838 West 3rd: Inspection resulted from a complaint to the Fire Warden's office. On inspection by the Building Inspector, it was referred to the Health Department because of the untidy condition of the premises. The Mental Patients Association representatives undertook to maintain this property in a better condition.

2620 West 12th: This was a routine inspection by the Department of Permits and Licenses.

1982 West 6th: This was inspected by representatives of the Department of Permits and Licenses to determine whether the Mental Patients Association would be vacating the premises on February 1st as indicated to the Standing Committee on Social Services on November 15, 1973.

cont'd ...

Clause No. 3 (cont'd)

With respect to the property at 1982 West 6th Avenue, the Mental Patients Association advised that they had hoped to vacate the premises by February 28, 1974, however, they have encountered some problems in locating alternate accommodation and would request the Committee grant them an extension of occupancy until April 1st. The Director of Permits and Licenses advised that there is a development permit application on file for this property which has not been dealt with because of Council's decision to permit continued occupancy of these premises by the Mental Patients Association to February 1st. If the development permit is proceeded with on March 1st, the Mental Patients Association will be given 30 days to cease and desist operating the premises as a boarding home and therefore no further action is required of the Committee.

There was further discussion on the premises at 141 East 7th Avenue, on which the Mental Patients Association have 21 days to bring the property up to the requirements of the City's By-laws. The Director of Permits and Licenses indicated that consideration would be given to extending this period.

The Mental Patients Association indicated their willingness to make any renovations necessary to any of their premises in order to comply with the requirements of the Health and Fire By-laws. However, they would like some consideration given to relaxing some of the other City By-laws because of the financial hardship imposed on the Association to comply with them. It was pointed out that their group homes are solely supported by the people residing in them, most of whom are on welfare and therefore limited funds are available for renovations.

There followed discussion on possible means by which the renovations might be funded.

RECOMMENDED

THAT the Director of Permits and Licenses report back to the Committee in three weeks on a proposed new definition within the Zoning and Development By-law to permit the Mental Patients Association to operate half-way houses in single family areas: this definition to only require compliance with those City regulations which affect health and safety;

FURTHER THAT Council request Mr. Denofreo, Executive Assistant to the Minister of Human Resources, to convey to the Minister of Health, or other appropriate Cabinet Minister, a request that monies be made available to the Mental Patients Association to permit the Association to make minimal needed renovations and modifications to their premises as required under the relevant City By-laws; the Mental Patients Association to be given the power to enter into contracts for the necessary repairs and to draw from the monies granted by the Province any funds needed to cover the cost of those renovations and/or repairs.

INFORMATION

4. Alternate Accommodation to the Bridge 'Y'

Representatives of the Y.W.C.A. appeared before your Committee to discuss the following proposal with respect to alternate housing for the Bridge 'Y':

cont'd ...

Clause No. 4 (cont'd)

" Why is alternate housing for the Bridge Y.W.C.A. considered a priority?

- One year ago the decision was made to move the Bridge Y.W.C.A. Hostel program from the Continental Hotel, since the service was not making full use of the 200-bed capacity, and the building and area itself did not provide the ideal setting for the program.

How does the alternate plan compare with the financial operation of the Bridge?

- The Bridge operating cost for 1973 = $268,422
  The Mariners Club Denham Court Complex = $267,205

  HOWEVER, the alternate plan includes a yearly rent figure of $120,000 -- an amount which was not part of the Bridge budget.

  THEREFORE, the comparable operating expenses are not just $9,950 less, but $129,950 less.

What was the occupancy rate and how many residents were housed at the Bridge in 1973?

- 1,382 residents were housed which averaged 62 per month or 31% occupancy rate.

How many people could be housed in the alternate plan?

- The Mariners Club could house 40 in single or double accommodations, plus another 20 on a regular basis in sleeping bag accommodation for people who stay only one or two nights.

  The Deham Court Apartment Block can accommodate up to 50 young women. These could include women originally on Room & Board who could be put on cash assistance, women just starting to work and requiring support, and women with babies who are either waiting to be accommodated in Group Homes for single mothers or need an alternate arrangement.

- Total regular accommodation is established at 110. In addition, the Mariners Club Annex could be used for additional sleeping bag space during the summer months.

Are there any capital expenditures required in the alternate housing plan?

- A figure of $15,000 for some furnishings for Denham Court has been included in the budget. The Mariners Club can be rented with furnishings. Discussions need to be held regarding use of present furnishings at the Bridge.

  The total budget figure of $302,485 including the furnishings item and $20,280 contingency estimate for time to move and get the program in full operation is $9,950 less than the 1973 Bridge Y.W.C.A. budget.

* * * * *

SUMMARY

There is an urgency to act on this matter, because Denham Court is now ready for rental and the owner wishes to proceed immdediately.

The Board of Directors of the Y.W.C.A. has given full approval to proceed with this plan, providing the financing of the project is assured for the duration of the lease.

We are able to lease both buildings for 2½ years with an option to renew for 2½ years. It is our view that this arrangement gives us ample opportunity for a regular review of the program and provides us with time to plan for other alternatives, should the need for this be indicated. "

cont'd ....

Clause No. 4 (cont'd)

The delegation from the Y.W.C.A. discussed the proposal with the Committee and reviewed their proposed operating budget for the Mariners' Club, Denham Court complex (attached for information). It is proposed to put the transient group, i.e. those who stay only 2 - 3 nights, in the Mariners' Club, with the longer staying people being housed in Denham Court. The Denham Court accommodation would also be used for accommodation for some single mothers with children, and would also provide a means of teaching girls to look after themselves. This would be for girls with jobs and also for those on cash assistance.

The Chairman made reference to the original proposal re alternate accommodation to the Bridge 'Y' which the Y.W.C.A. had submitted to the Committee on October 18, 1973. This proposal was that 4 or 5 houses be established in various parts of the City, each adequate for a group of ten girls. The group homes would have daily programmes designed to develop as rapidly as possible personal and group responsibility and serve as a home base from which the girls could take training programmes to qualify them for work and prepare them for independent living. At that time, further discussion on this matter was deferred pending further input from the Y.W.C.A.

Representatives from the Y.W.C.A. advised that the present proposal resulted from a re-evaluation of the population of the Bridge 'Y' in January of this year. At that time, it was determined that the original proposal re group homes would not meet the needs of the population and therefore the proposal before your Committee this date was developed.

Reference was made to the Y.W.C.A.'s need to act quickly on their option on the property -- Denham Court is now ready for rental and the owner wishes to proceed immediately; the Mariners' Club is occupied to the end of March and an offer should be made prior to that time. Mr. Denofreo undertook to take this proposal to the Minister of Human Resources for consideration and decision. However, he could not commit the Minister to an early deadline with respect to his decision. Following further discussion, it was

RESOLVED

THAT the Standing Committee on Social Services write to Adams Properties, who represent the owners of Denham Court and the Mariners' Club, advising that the Y.W.C.A. proposal is under consideration by the Minister of Human Resources and his decision re funding the proposal should be given to the Standing Committee on Social Services by March 15, 1974 and requesting that Adams Properties give the Y.W.C.A. letters of undertaking

(a) from the owners of Denham Court that they will keep the Y.W.C.A.'s option on this building open until March 15, 1974;

(b) from the owners of Mariners' Club that they will keep the Y.W.C.A.'s option on this building open until March 30, 1974.

5. Grant Request - B.C. Association for the Advancement of Coloured People

The Board of Administration submitted the following report of the Director of Social Planning dated February 22, 1974 for the consideration of the Committee:

cont'd ....

Clause No. 5 (cont'd)

"The City of Vancouver has received a grant request from the B.C. Association for the Advancement of Coloured People for a grant of $1,000 to pay rent and phone expenses for a six (6) month period for their office located at #300 - 146 East Broadway.

They request funding for that period of time because they are of the opinion they can sustain themselves financially after that period.

The Association is operated by volunteers and their objectives are to promote better understanding between the races and to promote the well-being of the black population in B.C. The black population in B.C., the majority of whom live in the Greater Vancouver area, is roughly estimated at 5,000.

The BCAACP were responsible for the organization of the recent Miss Black B.C. contest. They organize classes for black young people in black history, etc. They operate an employment registry service and offer personal assistance to black people in need.

The Director of Social Planning RECOMMENDS that the Social Services Committee recommend to Vancouver City Council the approval of a civic grant in the amount of $1,000 to the BCAACP."

It was noted that no representatives of the Organization were present to discuss this matter with the Committee. Mr. Purdy, Social Planner, advised that the Organization was contacted by the Social Planning Department with respect to todays meeting, however, Mr. Purdy pointed out that the organization is run by volunteers and the person contacted works during the day time and therefore may not have been able to attend the meeting.

RESOLVED

TO defer consideration of this grant request to the meeting of the Committee and request a representative of the B.C. Association for the Advancement of Coloured People be present at that time;

FURTHER THAT the Director of Social Planning submit to the Committee a breakdown of the B.C. Association for the Advancement of Coloured People's budget.

6. Problems Encountered by Recipients of V.O.P. Cheques

Ms. D. Saunders, Co-ordinator, Grandview-Woodland Information Centre, and representatives of the V.O.P. were present to discuss the following communication with the Committee:

" I am writing re: our conversation of Feb. 25, when I explained to you problems encountered by three women regarding V.O.P. cheques.

Mrs. A. Smith, 1404 Parker, (Smi. 48/04/03) left her husband in July of 1973, and since then was living with friends. She applied for furniture, bedding, dishs, etc to move into her own suite on Feb.1, 1974. She was given a voucher for 2 bunk beds, a table and chairs (kitchen), chesterfield suite, coffee table, lamp, and two unfinished dressers.

She has no dishs, silverware, pots & pans, bowls,iron etc. She also has no bedding (what good are beds with out sheets) and no curtains, or towels. When she asked for these items she was told to buy them out of her opportunities check. She had only been on V.O.P. for a matter of two weeks and had not even recieved a check from them yet.

I spoke with her and she estimated that she could manage to buy these necessitys with $ 150.00 - 200.00 dollars. This situation is urgent, this family is eating off of tin plates, and sitting on a folded mattress on the floor.

cont'd .....

Clause No. 6 (cont'd)

Mrs A. Tasker (TAS 51/03/28), # 102,-2290 E. 25th, and her two children, all sleep on mattresses on the floor. When she applied for three beds, she was told to buy them out of her V.O.P. cheque. She has only been on the program for two months. She estimated beds at 69.95 each for the children and 79.95 for herself. Mrs Tasker is expecting another child and it is imparitive that she have a decent bed to sleep on !

Mrs Lynn Hutchinson applied for a washing machine and two beds. (Hut 46/05/17) 1446 Grant. She estimated the cost as being $ 225.00.

Because Mrs Hutchinson was left with all the furniture when her husband and her separated, she was told that she didn't need anything and if she did to once again buy it from her V.O.P. cheque. She has three children, and another expected, a washing machine is very badly needed, and two of the children need beds. Because her home is reasonably wall furnished otherwise,she cannot make them understand the need for these articles.

I trust that you will give this your immediate attention, (specially Mrs Smith.) If you need any further information please call me at 255-9358

Mr. Toombs, Department of Welfare and Rehabilitation, advised that he and Mr. Butler, Assistant Director of Community Services, Department of Human Resources, have recently been meeting with V.O.P. representatives to discuss problems of this nature with the hope of resolving the situations.

There was discussion on the Welfare Department's policy re the Special Needs Allowance. Mr. Toombs confirmed the Committee's understanding that a person on the V.O.P. programme should not be required to use the V.O.P. allowance to buy items needed to re-establish a household. Mr. Toombs also confirmed that a Special Needs Allowance can be granted by a Social Worker, up to a maximum of $500.00. He advised, however, that before the Special Needs Allowance was increased to a maximum of $500.00, the Department of Welfare and Rehabilitation were advising people that they would be epxected to use their V.O.P. payments to help them acquire small household items. The current policy is that people requiring the Special Needs Allowance make their request to a Financial Aid Worker and then a Social Worker is required to visit the applicant to discuss their needs in order to reach agreement on the amount required. The Worker then submits a recommendation on the required Special Needs amount. Mr. Toombs indicated there still is a lag between the time a Financial Aid Worker sees an applicant for Special Needs and the Home Aid Section fulfill the request.

RESOLVED

THAT Mr. Toombs, Department of Welfare and Rehabilitation, review the three situations outlined in Ms. D. Saunders letter with a view to resolving these situations as soon as possible with a report back to the Committee;

FURTHER THAT the Department of Human Resources be requested to establish a policy that, where a special need request is received for re-establishment of household effects, V.O.P. not be considered as being available to meet the Special Need; that Special Needs grants be divorced from any V.O.P. payments received by the applicant and that the Financial Aid Workers be instructed to interpret the Special Needs grant more liberally.

FOR COUNCIL ACTION SEE PAGE(S) 468

The meeting adjourned at approximately 3:25 p.m.

DISTRIBUTED MONDAY

REPORT TO COUNCIL

F

OFFICIAL TRAFFIC COMMISSION

February 28, 1974

A meeting of the Official Traffic Commission was held on Thursday, February 28, 1974 at approximately 7:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Marzari (Chairman)
Alderman Pendakur
Mr. B. Donald, City Prosecutor's Office
Trustee H. Boyce, Vancouver School Board
Mr. K. Dobell, Traffic Engineer
Supt. D. W. McRae, Police Department

ABSENT: Commissioner Ryan

ALSO PRESENT: Mr. R. McLachlan, Vancouver School Board
Mr. E. R. Thompson, B.C. Hydro

The minutes of the meeting of January 10, 1974 were adopted.

RECOMMENDATION

1. Taxi Use of Downtown Streets

At the last meeting of the Official Traffic Commission, the Chief Constable submitted a report recommending that Taxis be permitted to use bus lanes on West Georgia Street. At that time, the Commission resolved

"THAT the report of the Chief Constable dated December 12, 1973 be forwarded to the Bureaus of Transit Services and the Amalgamated Transit Union for comment and that consideration of this matter be deferred to the next meeting of the Official Traffic Commission, at which time a representative from the Bureau of Transit Services and the Amalgamated Transit Union should be present."

The City Engineer submitted the following report under date of February 22, 1974:

"The Vehicles for Hire Board on December 5, 1973 referred the matter of sharing of the bus lanes on West Georgia, and the prohibition of right turns on traffic eastbound on Georgia Street at Gilford and Chilco, to the City Engineer and Chief Constable for report to the Official Traffic Commission. The Chief Constable submitted a report on the matter dated December 12th. At the meeting of the Official Traffic Commission on January 10th, 1974 it was moved and approved that the report of the Chief Constable be forwarded to the Bureau of Transit for comment and that consideration of this matter be deferred to the next meeting of the Official Traffic Commission to which a representative from the Bureau of Transit would be invited.

The report that follows has been prepared by the City Engineer and deals with the two particular items raised at the Vehicles for Hire Board.

cont'd ....

Clause No. 1 (cont'd)

1. **Sharing Bus Lane on West Georgia**

Since the time of the Vehicle for Hire Board motion exclusive bus lanes in the downtown have also been introduced for several blocks along both Seymour and Howe Streets. In the future there is a good chance that more exclusive bus lanes will be incorporated on other downtown streets. Therefore it seems appropriate that any decision on the sharing of the bus lane by taxis on West Georgia should be considered in this larger context of taxis sharing exclusive bus lanes on any downtown streets.

The one advantage of such an arrangement is that taxis would have more direct access to destinations in the downtown if their route is on exclusive bus lane streets. Such an advantage would yield some time savings to taxis.

However, this scheme has several disadvantages. Firstly taxis, even in limited numbers, would significantly impede the free movement of buses in the exclusive lanes. Observations to date on Seymour and Howe Streets show that automobile use of exclusive bus lanes seriously reduces bus flow. These delays would be increased if taxis were permitted to stop in the bus lane in order to load or unload passengers. Bus delays would be compounded when taxis, attempting to make right turns, are delayed by crossing pedestrians. Such delays to buses are not consistent with the City's transportation policy which places emphasis on improving transit transportation. A second disadvantage is that the physical presence of taxis in exclusive bus lanes would suggest to some motorists that there is no exclusive bus lane thereby encouraging more automobiles to use the bus lane illegally. A third factor is the loss of effectiveness of the exclusive bus lane signs. Another message would have to be added to each sign advising of taxi use. The resulting sign would take an unusually long time to be read by motorists thereby seriously reducing the effectiveness of such signs.

A special access situation will exist along the Granville Mall. A two (2) lane bus transitway will exist along the complete length of the Mall. There are a few hotels located along Granville Street and within the Mall proper and they depend to a major extent on taxi service. In view of this situation,use of the Granville Mall Transitway by taxis is under review, and proposals will be reported to the Granville Mall Committee in the near future.

In conclusion, your officials think that the advantages of prohibiting taxis from using exclusive bus lanes on downtown streets that also have normal traffic lanes, far outweigh the advantages of permitting such an operation.

2. Turns on Georgia Street at Gilford and Chilco

Presently eastbound automobiles (including taxis) and truck traffic are prohibited from making right turns from Georgia Street onto Gilford and Chilco Streets. These turning movements were prohibited on June 18th, 1973 as part of the West End traffic diversion program. The prohibition of these turns significantly reduces "cross town" traffic from using local streets thereby improving the residential amenity.

The advantage of permitting taxis from making such movements is that they save a small portion of travel time. On the other hand permitting taxis to use these streets would attract more automobiles onto the local streets, regardless of signs. This negative impact is undesirable and inconsistent with present Council policy. The alternative to taxis is to proceed easterly a maximum of two blocks on Georgia Street and turn right on Denman. This route is slightly longer but offers a good level of roadway service.

It is concluded that in the interest of preserving residential amenity in the north-west segment of the West End, eastbound taxis travelling along Georgia Street should not be permitted to make right turns at Gilford and Chilco Streets. Such a situation should not create significant hardships for the taxi industry.

The Police Department has reviewed the foregoing two items in this report and concur with the findings of the Engineering Department.

cont'd ....

Clause No. 1 (cont'd)

It is **RECOMMENDED** that:

1. On downtown roadways which have exclusive bus lanes and normal traffic lanes, taxis should continue to be prohibited from using the exclusive bus lanes.

2. The prohibition of right turns to all eastbound traffic including taxis, on Georgia Street at Gilford and Chilco Streets should continue to apply."

Representatives of the Amalgamated Transit Union and the Bureau of Transit Services concurred with the City Engineer's recommendations. Superintendent McRae also concurred with these recommendations.
RECOMMENDED

THAT the following recommendations of the City Engineer be approved:

(a) That on downtown roadways which have exclusive bus lanes and normal traffic lanes, taxis should continue to be prohibited from using the exclusive bus lanes;

(b) That the prohibition of right turns to all eastbound traffic including taxis, on Georgia Street at Gilford and Chilco Streets should continue to apply.

2. School Crosswalks on Multi-laned Streets

The City Engineer submitted the following report under date of February 19, 1974:

"On October 3, 1973 the Commission considered a report from the City Engineer recommending supplemental signing of school crosswalks on multi-laned streets. At the same time the Commission considered a letter from the Board of School Trustees enumerating nine (9) school crosswalk locations that had been of concern to parents and residents of the areas.

At that time it was resolved:

"(i) that the Chairman present a position paper for discussion by the Commission on the question of the nine intersections or any other number the Chairman wishes to include, and the type of actions to be taken in each case, at its next meeting.

(ii) further that the City Engineer's report be received and the recommendation be considered for inclusion in the Chairman's position paper."

Subsequently at a meeting on October 29th, 1973 the Chairman produced a draft report on school crossing protection criteria, setting out the various types of crosswalks and special intersections that required attention.

The Commission, then resolved:

"To receive the draft report submitted by the Chairman and refer it to the members of the Official Traffic Commission for comment."

The single matter of treating school crosswalks on multi-laned streets has recently been reviewed with the Chairman of your Commission and it was agreed that it is suitable to deal now, and separately, with the aforementioned report regarding school crosswalks on multi-laned streets.

cont'd ....

Clause No. 2 (cont'd)

The position of the Engineering Department remains the same as stated in the report originally considered by the Commission on October 3, 1973 (a copy of which is attached). The matters of numbers of crosswalks to be treated and their costs has however changed in the interim. The widened paving of Knight Street in particular, has increased the total number of such crosswalks from 43 to 48.

The total estimated cost of supplemental signing at the 48 crosswalks involved is $31,000. Due to material supply shortages, the work cannot begin until approximately August 1, 1974, and will continue throughout the fall of 1974 and the spring of 1975. However, it is proposed that all the material be purchased in 1974. Material costs constitute approximately 50% of the $31,000, hence estimated expenditure in 1974 would be $23,000 with the balance of $8,000 to be provided for in the 1975 Revenue Budget.

Accordingly, it is RECOMMENDED that:

(a) at all school crosswalks with side-mounted signing only, on streets carrying, or capable of carrying, 3 lanes of traffic in each direction or 2 lanes of traffic plus parking in each direction, supplemental overhead signing be installed for each direction of travel.

(b) such supplemental signing be installed in 1974 and 1975 and the sum of $23,000 be added to the 1974 budget to cover the cost of these installations."

RECOMMENDED

THAT the above recommendations of the City Engineer be approved.

3. On-Street Parking Adjacent to Schools

The City Engineer submitted the following report under date of February 19, 1974:

Introduction

In areas contiguous to certain schools in the City, complaints have been received from residents about school generated parking usurping the resident's parking amenity. In these areas on-street parking had been prohibited adjacent to schools, although often on-street parking was permitted on the opposite side of the street. The Board of School Trustees approached the City with a proposal to permit a degree of on-street parking adjacent to some schools to alleviate the problem. On October 5, 1971, Council approved an experimental installation of signs permitting parking adjacent to certain schools and a by-law amendment that was considered necessary to implement the arrangement. Subsequently on February 15, 1972 Council also approved an arrangement whereby the School Board and the City would each contribute 50% of the capital costs involved.

The purpose of this report is to:

(a) Review the operation of experimental "Parking Permitted" zones installed adjacent 20 schools in the fall of 1972,

(b) Comment on the School Board's current request to extend these zones to other schools,

(c) Suggest a modification to a Council resolution dealing with Street and Traffic By-Law revisions incidental to installing these zones.

Operation

Application of financial arrangements, practical difficulties in sign wording and by-law application delayed installation until October 1972. The Engineering Department had been instructed to review the arrangement after one school year which meant after October 1973.

Clause No. 3 (cont'd)

Observations indicate that existing zones are generally used and well understood by motorists. Although there was some parental concern prior to installation of the 20 experimental zones, no further adverse reactions have been received since that time. The School Board advises that the principals' and teachers' assessment of these zones have been favourable. The Police advise that they have received no complaints, nor experienced any difficulties from an enforcement standpoint.

Current Request

In view of the success of these zones, the School Board have submitted a request that we install zones at 10 more schools, which they feel meet the requirements as laid down by Council. School Board Officials have also indicated their intention to apply for further signing as the need arises. The School Board has agreed to continue to provide 50% of the capital cost while the City remains solely responsible for maintenance. In concurrence with the School Board, it is proposed to expand the program, subject to conditions previously adopted by Council, handling each request routinely. The required conditions for installation of these zones are as follows:

(a) School parking on neighbouring streets is causing inconvenience to residents

(b) Further development of off-street parking facilities would result in a serious loss of playground facilities

(c) School grounds are adequately fenced with a chain-link fence, with a minimum number of gates

(d) Roadways are of sufficient width to accommodate parking on the school side of the street

By-law Revision

In the initial report, as adopted by Council on October 5, 1971, it was recommended that Section 22 (6) of the Street and Traffic By-law be amended as follows:

"No person shall between the hours of eight o'clock in the morning and six o'clock in the afternoon park any vehicle on any street abutting any premises used for residential, commercial or educational purposes for more than three hours unless such premises are the property of such person or his employer".

Signing of "Parking Permitted" zones as proposed at that time included reference to this by-law, and accordingly an amendment was thought necessary to bring the by-law into effect on streets abutting property used for educational purposes. After Council had agreed to the aforementioned By-law amendment further discussions with the School Board, the Law Department and Engineering Department resulted in a simpler signing technique which eliminated the need to amend the By-law. As a result of this situation the Law Department did not proceed and amend the By-law.

Accordingly, it is RECOMMENDED that:

(a) The existing experimental "Parking Permitted" zones be retained and,

(b) Further installations be handled routinely under the City Engineer's authority, subject to the aforementioned conditions and,

(c) The sum of $1,000 be added to the 1974 departmental budget to include about another 10 schools in the program and,

(d) The Council resolution of October 5, 1971 as quoted herein, be rescinded."

cont'd ....

Clause No. 3 (cont'd)

RECOMMENDED

THAT the above recommendations of the City Engineer be approved.

4. Financing of Traffic Signals

The City Engineer submitted the following report under date of February 22, 1974:

"**Introduction**

Funds to support the annual traffic signal program have been financed through the Traffic Control Reserve (TCR) fund. The monies in the Traffic Control Reserve fund are provided from the net revenue derived from the City parking meters. More specifically 25% of the net revenue from the parking meters is allocated annually to the TCR fund. The remaining 75% of net parking meter revenue is allocated to the Parking Sites Reserve (PSR) fund.

Past Arrangement

Up until a few years ago the annual contributions to the TCR fund regularly exceeded the cost of the annual traffic signal program. This situation meant that there were always sufficient funds to cover the cost of traffic signal installations and modifications.

Current Situation

At present the TCR is virtually without funds. This situation has come about in the last few years mainly because of increases in the magnitude of the annual signal work and the inflationary effect of costs on both traffic signal material and labour. At same time the PSR fund is in excess of $2 million.

In 1973 the total signal program amounted to approximately $180,000. The main cost components in this program were as follows:

1.	Annual Engineering Department Program	$100,300
2.	Additional Signals (Usually Pedestrian Actuated) Approved by Council through the OTC.	25,000
3.	Rail Crossings (Two)	30,000
4.	Traffic Counters	6,000
5.	Minor Modifications	5,000
6.	Overages	$ 13,000
	TOTAL	$179,300

The 25% contribution from the net parking meter revenue to the TCR fund in 1973 was about $78,000, a contribution comparable to each of the last three years.

Future Situation

Costs

The Engineering Department has prepared a signal program for 1974 consistent with programs and policies developed in recent years. On that basis it is estimated that this should cost $103,000 (an increase of 3% over 1973). In addition, it is anticipated that one railway crossing signal will be required at a cost of $20,000. Overages have been assumed to be the same as 1973, namely an additional $13,000. Over and above the foregoing it is also

Clause No. 4 (cont'd)

expected that several pedestrian actuated signals will be installed in 1974 (three of which have already been approved) at the request of members of Council. For estimating purposes nine (9) signals have been assumed at a total cost of $54,000. On the basis of these cost components the total 1974 signal program is estimated to cost approximately $190,000, an increase of about 3% over the 1973 program.

Beyond 1974 there are presently no reasons to expect significant changes in the total cost of the annual signal program.

Funding

Over the next several months contributions to the TCR from the net parking meter revenue are not expected to change from recent years. However, within the next year as part of our parking program a review is intended to be undertaken of parking meter rates with a view towards proposing increases. Nevertheless, at this time it is difficult to forecast with any definiteness the timing and magnitude of the impact of higher meter parking rates on the TCR fund.

Seventy percent (70%) of the net parking meter revenue in 1974 should be sufficient to cover the cost of the anticipated signal program.

Because there is already over $2 million in the Parking Sites Reserve, and because the Traffic Control Reserve is essentially exhausted it is proposed that seventy percent (70%) of the net parking meter revenue in 1974 be allocated to the TCR fund. This arrangement would be re-examined in one year's time after the meter parking rates have been considered. In this way the costs for this program would not add to the normal 1974 city budget costs, thereby having no adverse effect on the tax payer.

The Director of Finance was consulted and he requested that the change proposed in this report be brought to the specific attention of Council.

It is **RECOMMENDED**:

1. That seventy percent (70%) of the net parking meter revenue be allocated to the Traffic Control Reserve fund in 1974.

2. That this allocation arrangement of net parking meter revenues to the Traffic Control Reserve fund be re-examined within one year's time after the parking meter rates have been reviewed."

RECOMMENDED

THAT the above recommendations of the City Engineer be approved.

5 . Traffic Signal Controls - Proposed New Locations and Modifications

The City Engineer submitted the following report under date of February 22, 1974:

"1. Proposed New Signals

Detailed studies have now been completed to determine which intersections warrant signal controls. On the basis of these studies, it is proposed that traffic control signals be installed as follows:

	Estimated Cost
A. Vehicular Control Signals	
(i) Kerr Street and 54th Avenue	$13,600

Clause No. 5 (cont'd)

B. Pedestrian Control Signals

(i)	Skeena Street and Hastings Street	$ 3,600
(ii)	Lakewood Street and 12th Avenue	$ 6,100
(iii)	Columbia Street and 2nd Avenue	$ 9,500

2. Modifications to Existing Signals

A. Vehicular Control Signals

Because of changing traffic patterns at several locations, and a need to facilitate turning movements, it is desirable that extensive modifications be made to the signals at the following three locations. It is planned that items (ii) and (iii) will be on a 50/50 cost sharing basis with the Municipality of Burnaby. Their Engineering Department concurs with this cost sharing proposal and although the Burnaby City Council has not yet considered this matter, their approval is anticipated. The proposed signal modifications are as follows:

		Vancouver's Share	Burnaby's Share	Estimated Total Cost
(i)	Cassiar Street and Hastings Street			$29,000
(ii)	Boundary Road and Grandview Hwy.	$8,800	$8,800	$17,600
(iii)	Boundary Road and Marine Drive	$3,600	$3,600	$ 7,200

B. Pedestrian Control Signals

Over the past several years pedestrian signal heads have been installed on a staged basis at most intersections in the downtown core in order to facilitate pedestrian movements. There are approximately 17 intersections which still require pedestrian heads. In this year's program it is planned to provide pedestrian signal heads at the following seven (7) locations:

(i) Cambie Street and Georgia Street
(ii) Cambie Street and Pender Street
(iii) Columbia Street and Cordova Street
(iv) Hornby Street and Smithe Street
(v) Main Street and Powell Street
(vi) Thurlow Street and Davie Street
(vii) Hamilton Street and Robson Street

Estimated Cost $14,700

3. Minor Modifications Expenditure for 1974

Each year funds are allocated from the Traffic Control Reserve Fund for minor modifications to traffic signal equipment. Minor modifications include cam and pin adjustments, signal head relocations and dial changes. Such modifications improve operational components of the traffic signal which ensure that a proper amount and frequency of green time is available in the signal cycle. It is convenient that these small items are lumped into a single account. In August, 1973, $5,000 was allocated from the Traffic Control Reserve Fund for the remainder of that year. The normal annual expenditures for minor modifications is $15,000. It is desirable that the sum of $15,000 be allocated for this year's minor modifications.

4. Summary of Costs

Estimated total cost of program	$116,300
City of Vancouver's 1974 Signal Program Costs	$103,900
Municipality of Burnaby's Share	$ 12,400

The Traffic Control Reserve Fund is presently depleted. A separate report has been prepared recommending certain changes to deal with the future funding of the Traffic Control Reserve Fund. Approval of this report on the 1974 Traffic Signal Program is contingent upon approval of this separate report.

Clause No. 5 (cont'd)

It is RECOMMENDED that:

1. **The foregoing signal work be approved.**

2. **The sum of $103,900 be allocated from the Traffic Control Reserve Fund for this work."**

RECOMMENDED

THAT the above recommendations of the City Engineer be approved.

6. P.N.E. Parking

Council at its meeting of February 5, 1974 passed motions approving the following recommendations:

"THAT the Director of Permits and License be instructed to enforce the terms of the Zoning By-law in the vicinity of the P.N.E. with respect to parking on private property;

THAT the Resident Parking Only zones be extended to the west to provide a total of two blocks of 100% RPO zones for a trial period of six months;

THAT a non-recurring expenditure of $3,500 to implement the 100% RPO program defined above, be approved in advance of budget;

THAT the Police Department be asked to give special consideration to this 100% RPO zone in order to provide a satisfactory level of enforcement and report back;

THAT the foregoing extended RPO program be re-examined in six months' time;

THAT the P.N.E. be requested to consider installing large, illuminated entry signs at the north and east entry gates with a view towards approving and implementing this proposal as soon as possible and to give urgent consideration to other means of greater utilization of Pacific National Exhibition parking facilities to solve this parking problem.

THAT the matter if increasing the minimum fine of $5.00 to $25.00 and making provision for a tow-away' regulations be referred back to the Official Traffic Commission for further consideration in conjunction with the City Prosecutor and the Corporation Counsel and report back in due course."

Mr. Donald, City Prosecutor's office, indicated that the present $5.00 fine is a policy which has been established by the District Judge for certain offences, including parking, where a person wants to come before a J.P. and plead guilty. This is not therefore a minimum fine because if the person were to go before a Judge, he could be fined less than $5.00 or up to $100 and/or two months in jail. On the whole, Judges are reluctant to impose minimum fines because they are not in favour of this practice. The Chairman agreed to contact District Judge Eckardt on this matter.

cont'd ....

Clause No. 6 (cont'd)

At the request of the Chairman, the Director of Permits and Licenses, the Chief Constable and the City Engineer submitted the following report dated February 22, 1974 on the results of the implementation work by the above mentioned departments:

"At a meeting of City Council on February 5th, 1974 a number of recommendations were made on this subject. Certain departments were to implement some of these recommendations. These departments were the Department of Permits and Licences, Police Department and the Engineering Department. On February 12, 1974 the Chairman of the Official Traffic Commission requested a report on the results of the implementation work by the three aforementioned departments. The City Engineer was asked to co-ordinate this report. This tri-departmental report follows.

The Director of the Department of Permits and Licences advises the following:

"On February 5, 1974 City Council instructed the Director of Permits and Licences to enforce the regulations of the Zoning and Development By-law with respect to parking in the vicinity of the P.N.E. However, this Department had commenced inspection procedures in January at which time some offenders were found.

On February 9th and 10th, 1974, 8 inspectors were assigned to an area bounded by Slocan Street on the west and Renfrew and Lillooet Streets on the east, from Georgia Street on the south to Wall Street on the north. Of an approximate 750 sites inspected, a total of 31 sites were found to be used for parking. Of these 7 had discontinued the use when reinspected on February 10th after being notified on the 9th. Twenty had been notified as a result of the inspections in January and had discontinued using the site for parking. Of the 4 remaining, 2 made an application for a Development Permit as the sites were situated in a C-1 District and the other 2 were referred to the City Prosecutor.

On February 15th and 16th, further inspections were carried out when it was found that there were 12 violations of the By-law. Of these, 4 had been previously notified. Evidence was obtained in these cases and the matter will be referred to the City Prosecutor. The remaining 8 will be served notices to discontinue the use of the site for parking purposes, and be subject to reinspection. The two weekends referred to above involved National Hockey League games.

On February 13th and 19th when World Hockey League games were being played, inspection was made of the area when only 1 site was being used for parking purposes. This owner had been previously notified. Evidence was obtained and the matter has been referred to the City Prosecutor. It was noted that the parking problem was much less than during National Hockey League events.

As of February 20, 1974, charges have been requested in 4 cases and evidence has been obtained for 5 more which will be referred to the City Prosecutor."

The Police Department reports as follows:

"During the period of February 9th to 19th inclusive, there were seven events at the Pacific National Exhibition Coliseum that required additional Police manpower, due to the parking complaints received from residents, and observed by Police members in the area.

The following is a breakdown of Police enforcement. I will first deal with citizens' complaints, as they pertain to the Resident Parking Only.

February 9th - 1 complaint
February 10th - 14 complaints
February 13th - 3 complaints
February 14th - 9 complaints

Clause No. 6 (cont'd)

February 15th - 6 complaints
February 16th - 7 complaints
February 19th - 3 complaints

A total of 43 citizens' complaints.

Regular on-view Police enforcement, pertaining to corner clearance, fire hydrants, No Parking Anytime, driveways obstructed, etc. received the following attention:

February 9th - 61 Traffic Offence Notices issued - 1 impounded
February 10th - 48 Traffic Offence Notices issued - 2 impounded
February 13th - 9 Traffic Offence Notices issued - 0 impounded
February 14th - 61 Traffic Offence Notices issued - 20 impounded
February 15th - 83 Traffic Offence Notices issued - 19 impounded
February 16th - 54 Traffic Offence Notices issued - 3 impounded
February 19th - 5 Traffic Offence Notices issued - 0 impounded

A total of 321 Traffic Offence Notices issued, and 45 vehicles impounded.

With reference to the Resident Parking Only parking complaints, our records indicate that only twelve residents are listed as complainants during this period. During this same period there were several Resident Parking Only complaints attended by the Police, where the resident complained wrongly and pointed out a vehicle for enforcement action when, in fact, the vehicle belonged to another resident.

There was also one incident where a citizen had a disagreement with a resident who was allowing vehicles to park on his property, and a fight took place.

The misuse of the Resident Parking Only zone was observed by Police, whereby a resident was allowing a citizen to park in front of his house. The resident barricaded the area in front of his home, and gave permission for a motorist, who was in fact a hockey patron, to park in the area.

In conclusion, I would repeat my statement of February 8th, 1974, in a report to the Official Traffic Commission, wherein I report that the present system of Resident Parking Only does not provide the Police with the proper means for enforcement; and this observation is once again strengthened by our experience for the period February 9th to 19th inclusive."

The City Engineer reports as follows:

A number of actions were initiated by Council on February 5th to deal with the traffic and parking problems on residential streets near the Pacific National Exhibition. There were two items in which the Engineering Department was directly involved namely:

A. Traffic Routes on Residential Streets

B. Extension of the Residential Parking Only (RPO) Zones.

In regard to item 'A' above, wooden barricades have been placed at the easterly end of the local streets which intersect with Renfrew Street. In the period between February 9th and February 22nd the barricades were located on-street on seven (7) occasions, just prior to the end of the major Coliseum events.

During these times observations indicated that the barricades were generally effective in limiting the use of the local streets by automobiles when supplemented by Police enforcement. At the same time, traffic using Renfrew Street took longer to disperse than prior to the introduction of the barricades. The maximum duration of heavy vehicular activity on Renfrew Street was about 45 minutes. The cost of carrying out the barricading program has been about $90 per event.

In regard to item B, namely extension of the RPO zones, the signs and posts for these on-street regulations are being prepared and should be installed by March 8th. Therefore, it is not possible to judge the effectiveness of these on-street regulations until they are installed.

Clause No. 6 (cont'd)

The Police pointed out in their section of this report that the Resident Parking Only does not provide the proper means of enforcement. The Engineering Department recognizes the difficulties associated with this on-street parking regulation in residential areas with heavy parking pressure and is examining this regulation in detail in consultation with the Law Department and the City Prosecutor with a view towards resolving the difficulties."

In addition, the Chief Constable submitted a separate report dealing with problems in enforcing a Residents Parking Only zone in the vicinity of the P.N.E. and suggested means by which this zone could be made more effective:

"In a report to City Council, dated February 5th, 1974, the Engineering Department suggested that should a higher level of police enforcement be provided to the Resident Parking Only zones in the vicinity of the P.N.E., the zones would be more effective.

I have expressed concern over this matter before, and under the circumstances, I must once again make the Police Department's position clear, as there appears to be some misunderstanding as to the existing problem.

In my opinion, the assignment of additional Police members for the enforcement of Resident Parking Only zones as they presently exist, is not the answer. The present signing restricting parking for the use of residents only leaves much to be desired from an enforcement point of view, as we are limited to the following procedure:-

1. The complaint of illegal parking must come from a resident of the block concerned;

2. The reporting resident must be prepared to state that the offending vehicle does not belong to any other resident within that block.

3. The complainant must also give his, or her name and address, and express their willingness to attend Court as a witness, should the Traffic Offence Notice be contested.

4. if the complainant agrees to the foregoing, the Constable will issue a Traffic Offence Notice for the violation, listing the complainant's name and address on the Court Clerk's copy, in the event the information is required for Court purposes.

While this procedure may appear cumbersome, it is necessary, as the Police member has no other means of identifying those vehicles that are parked legally, or otherwise.

The matter has been discussed with the City Prosecutor, who agrees with our present policy in dealing with the problem.

While illegal parking in these zones is a matter of great concern to the residents of the area, the assigned Police members report that complaints have been received, but not many of the residents are prepared to follow through with their complaint, once they are made aware of the procedure that must be followed.

Residents can not be expected to have knowledge of the make and model of every neighbour's automobile, and there have been instances where complaints have been received from a resident against a resident.

If the Police are expected to take enforcement action, then some means of identifying vehicles must be instituted, otherwise the problem will continue.

Therefore I am recommending that consideration be given to the following:-

Clause No. 6 (cont'd)

1. Resident Parking Only zones be identified with a colour patch, or similar identification to each sign within each block;

2. Residents to apply annually for a Resident Parking Only decal, to be issued by Engineering, or Permits and Licenses Department;

3. The decals should correspond to the identification mark on the signs within each block;

4. Decals should be issued on presentation of proof of residency by the applicant, preferably by producing their motor vehicle registration;

5. Decals to be of sufficient size, and placed in a conspicuous position on the windshield of the vehicle, on the left side, to assist the Police members in enforcement;

6. Ensure that all residents have obtained decals before enforcement action is taken.

While this is only a suggestion to assist in identifying those vehicles that are legally parked in Resident Parking Only zones, it will at least give our Police members some means of taking prompt enforcement action against any vehicle that does not carry a decal, as required.

It should also be noted that if this, or any similar recommendation is accepted, it would provide parking for residents of a particular block only. There will be no provision for service vehicles, or visitors. This, in itself, may cause dissension among residents in the area.

In the event that the suggestion to introduce decals is not acceptable, I would request that immediate steps be taken to ensure that some other means of identification is undertaken to assist the Police Department in the policing of this area, as the present system does not provide the Police with proper means for enforcement.

Mrs. P. Alfeld and other residents in the area adjacent to the P.N.E. urged that Council institute a $25.00 fine and 'tow-away' of vehicles violating RPO parking. Mrs. Alfeld also suggested that the P.N.E. be asked to announce at each and every Coliseum event that vehicles parking in R.P.O. zones would be fined $25.00 and would be subject to tow-away. The P.N.E. should also undertake to urge its patrons to take advantage of the on-site parking provided.

The Director of Permits and Licenses stated that because of the increased enforcement of the Zoning By-law by his inspectors, the overtime costs for the department were $925 for February and it is estimated that overtime for March will be approximately $2059. If this high level of enforcement were maintained for the remainder of the year, the total overtime costs would be over $10,000.

Superintendent McRae elaborated on his reasons for recommending Residents Only Parking decals for residents of the area. There have been incidences of cars being wrongly identified and therefore a person being unjustly fined.

In response to a query from the delegation, the City Engineer advised that in his opinion, barricading the residential streets prior to commencement of events at the P.N.E. would not solve the situation and, in fact, would create a number of problems. He advised that the cost of the present barricading is $2,00 per month.

Reference was made to a meeting held recently at the P.N.E. with Aldermen Linnell and Volrich and representataves of the Engineering and the Police Departments on the matter of P.N.E.

Clause No. 6 (cont'd)

This meeting tentatively agreed that a comprehensive study of the problems with parking at the P.N.E. be undertaken, some of the items to be covered in this study would be:

- Means by which motorists could be encouraged to park on-site at the P.N.E.;

- Improved transit service for P.N.E. events etc.

The goal is for implementation of the study recommendations within six months.

RECOMMENDED

A. THAT Council authorize the expenditure of a further $2,000 by the City Engineer to continue the barricading programme on the residential streets adjacent to the P.N.E. for a further month

B. THAT the Police Department and the Director of Permits and Licenses be instructed to maintain a reasonable enforcement level in the area adjacent to the P.N.E. during P.N.E. events;

C. THAT the Chief Constable report back to the next meeting of the Official Traffic Commission with a detailed proposal on implementing a decal system;

D. THAT the City Engineer, in conjunction with the Chief Constable, City Prosecutor and the Director of Permits and Licenses, report back to the next meeting of the Official Traffic Commission on possible extension of the Residential Parking zones on streets adjacent to the P.N.E.;

E. THAT the City Engineer give a progress report on the proposed study of resolving parking problems at the P.N.E.

INFORMATION

7. Request for Pedestrian Actuated Signal at 68th and Granville

Mrs. Joan Kjargarrd, Mr. B. Rice and Mr. J. B. Fulton appeared on behalf of the Marpole/Oakridge area Council to request a pedestrian actuated signal at 68th and Granville. They submitted a petition containing 2085 signatures in support of this request. The following are some of the justifications for a signal put forward by the delegation:

- concern for children crossing this intersection at any time;
- many of the senior citizens in the area are confined to one side of Granville Street because of their fear of crossing the intersection;
- this local community shopping area is divided by Granville, the main arterial road, and a pedestrian actuated signal at this corner would facilitate shoppers in the area;

Clause No. 7 (cont'd)

- a branch library will be opened in June in part of the Shoppers Drug Mart building on the southeast corner of 68th and Granville;

- children from kindergarden up to Grade 3 living west of Granville must cross Granville at 68th to attend David Lloyd George main school. There is a school patrol at this intersection, but children who are late leaving school or because of having been 'kept-in' or doing reference work do not have any one to see them safely across;

- because of the distance between traffic signals on this part of Granville Street, signals are at Park Drive and at 70th, motorists tend to 'speed' through this intersection.

Other citizens in the area spoke in support of this request.

The City Engineer submitted the following report dated February 20, 1974:

" INTRODUCTION

This report was initiated as a result of a petition submitted by the Traffic Committee of the Marpole/Oakridge Community represented by Mr. J.B. Fulton, School Principal; Mr. B. Rice, business merchant in the area; and Mrs. J. Kjargaard, resident. This group feels a Pedestrian Actuated Signal is required to assist pedestrians to cross Granville Street safely at 68th Avenue.

BACKGROUND

The Engineering Department has had this area under close review since Mr. Rice contacted the Traffic Division in October of last year. Subsequently, members of the Traffic Division met with representatives of the Marpole Traffic Committee on Wednesday morning (8:00-9:30) October 31, 1973 to observe traffic conditions jointly. Further, at the request of Mr. Rice, traffic data was recorded during the evening peak hour on Friday, November 9, 1973. On that date an abnormal situation on Oak Street Bridge created an accumulation of traffic west from Oak on 70th Avenue, extending north on Granville Street to 68th Avenue. The observations were consequently cancelled and rescheduled at Mr. Rice's request for Friday, December 13th; during the evening rush hour on that date no abnormal accumulation occurred.

SITE CONDITIONS

The land development on Granville Street has commercial frontage from 71st Avenue to approximately 66th Avenue; the surrounding area is medium density residential with David Lloyd George Elementary School situated two blocks east of Granville Street on 67th Avenue.

At the north end of the shopping area there are two T intersections (67th and 68th Avenues) that provide four legal crosswalks for pedestrian crossing activity. The heaviest crossing activity occurs at the south crosswalk of 68th Avenue which is marked and signed "SCHOOL STOP WHEN OCCUPIED". At the south end of the shopping area the crossing activity occurs at 70th Avenue where a full traffic signal assists both pedestrian and vehicular movements through the intersection.

Granville Street in this area has a north to south down gradient of approximately 4% with no break in grade; the sight distance is essentially unlimited.

TRAFFIC SITUATION

At the time of the Engineering assessment between October and December, 1973 there were no noted problems related to pedestrian crossing at 68th Avenue. The Police Department advises that the School Patrol operates most

Clause No. 7 (cont'd)

efficiently during hours of school crossing and experiences no difficulty with vehicular volumes. In the opinion of the Police Department the School Patrol is an adequate form of control to assist students safely across Granville Street under present circumstances.

Representatives of the Marpole Committee expressed concern for crossing difficulties outside of school crossing periods, particularly during the peak evening hour of traffic flow. In this regard, detailed studies were undertaken on the aforementioned December 13th, when the following traffic data was examined:

1. Traffic Flow, two way (4:00 p.m. to 6:00 p.m.)
2. Frequency and Distribution of Safe Crossing Gaps - in the traffic flow.
3. Pedestrian Crossing Activity.
4. Vehicular Speeds.

A summary of the criteria measured shows:

Traffic Flow -

In the peak hour, two way traffic volumes on Granville Street at 68th Avenue during the average weekday are 1600 vehicles. For comparison purposes the two way volume currently on Oak Street is in excess of 3000 vehicles per hour.

Pedestrian Crossing Activity-

During the p.m. peak hour approximately 130 cross at 68th Avenue and another 40 cross mid-block south of 68th Avenue. At the time of these observations the pedestrians were not unduly delayed in their crossings.

Gaps-in-Traffic Flow -

In the peak hour approximately 50 adequate crossing opportunities (gaps) were recorded and in the maximum 30 minute period of traffic flow, 23 crossing opportunities were observed. The distribution of the gaps was relatively uniform and of an average frequency of approximately one gap per each minute and one-half. From an engineering standpoint the magnitude and frequency of these vehicular gaps are considered adequate for the safe crossing by pedestrians at this intersection.

Further observations were also undertaken during non-rush hours when vehicular volumes are considerably lower. On each occasion there were longer and more frequent gaps in the lighter traffic flow.

Vehicular Speeds -

A police radar unit was assigned to this area during the data collection period and recorded the following range of vehicle speeds southbound approaching 68th Avenue:

Speed Range	% of Vehicles
15 mph or less	11
26 mph - 30 mph	22
31 mph - 35 mph	52
36 mph - 40 mph	14
40 mph and over	1

Accident History -

A review of the past three year accident history recorded from 1971 to 1973 shows one pedestrian injury accident in each of 1971 and 1973. This accident record is not indicative of an adverse traffic situation.

Future Considerations -

It is anticipated that the vehicular traffic volumes on Granville Street in the area will increase with the opening of the Hudson Street Bridge. The bridge is scheduled to open in approximately

Clause No. 7 (cont'd)

13 months' time. The estimated peak period traffic volumes on Granville street at 68th Avenue after the opening of the Hudson Street Bridge are between 2000 and 2500 vehicles per hour. These forecast traffic volumes are expected to reduce the number of safe pedestrian crossing opportunities to the point where a pedestrian signal control will be warranted.

CONCLUSION

From an engineering standpoint the traffic situation at the intersection of 68th Avenue and Granville Street does not warrant a Pedestrian Actuated Signal at this time. However, we intend to install such a signal prior to the opening of the Hudson Street Bridge since we expect that the bridge should add sufficient vehicular traffic to this portion of Granville Street to require a Pedestrian Actuated Signal.

The current average cost of installing Pedestrian Signals at locations similar to Granville Street and 68th Avenue is approximately $6500.

RECOMMENDATION

It is RECOMMENDED that a Pedestrian Actuated Signal be installed at the intersection of 68th Avenue and Granville Street approximately one month prior to the opening of the Hudson Street Bridge.

The Chairman referred to a study currently underway by the Traffic Engineer of a number of intersections to develop criteria for evaluation of crosswalks not controlled by pedestrian actuated signals.

RESOLVED

TO receive the report of the City Engineer and the submission of the residents.

FURTHER that the City Engineer keep this intersection under surveillance for report back to the Official Traffic Commission at the time he submits his report on criteria for evaluation of crosswalks.

DELEGATION: Marpole/Oakridge Area Council

The meeting adjourned at approximately 10:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 468, 469, 470

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

H.

March 7, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, March 7, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Gibson and Marzari
ABSENT:	Alderman Hardwick
CLERK:	M. Kinsella

RECOMMENDATION

1. Steams Hot Dogs - Extension of Hours of Operation

History:

City Council at its meeting of November 27, 1973, when dealing with the control of beer parlours and other premises in the Downtown eastside area, passed the following motion with respect to Steams Hot Dogs:

"THAT no further action be taken to cancel City of Vancouver 1973 Restaurant License No. 14163 issued to Harscol Enterprises Ltd., 50 East Hastings Street, as operators of Steams Hot Dogs, provided the following conditions are adhered to forthwith:

'No entry be permitted into the restaurant after 12 o'clock midnight and the premises be vacated by 12:30 a.m.'"

The Chief Constable on January 7, 1974 submitted a report to Council on the operation of the premises since the hours of operation were restricted on November 27, 1973. This report indicated that since the restriction of hours, there had been a noticeable decrease in the number of patrons frequenting the premises during the hours of operation, and in particular the 'Street Kids'. The loud speaker and the flood lights on the front of the premises had been shut off. The Management had been using one of the employees as a doorman to keep drunks and trouble makers off the premises, which resulted in a decline of Police involvement and since the restriction on the hours of operation, there were no reportable Police incidents.

. . . . . .

cont'd ...

Clause No. 1 (cont'd)

Mr. Tom Young, Operator, Steams Hot Dogs, appeared before your Committee today in support of his application for extension of hours of operation of Steams Hot Dogs from the present closing time of 12 o'clock midnight. In a letter dated February 7, 1974, Mr. Young argued that the Management of Steams has been accepting greater responsibility, exercising more control on their patrons and that this has produced a noticeable decline of incidents of Police involvement. They suggested that the Committee give consideration to, perhaps, extended hours of operation on a three-month trial with a voluntary review at the end of this period.

Inspector J. S. V. Lake, who is responsible for the policing of the core area, submitted the following report dated February 22, 1974 for the Committee's consideration:

> "You will recall that as a result of a police report, City Council, on November 27th, 1973, unanimously passed the following edict.
>
> > "No entry be permitted into the restaurant after 12 o'clock midnight and the premises be vacated at 12:50 a.m."
>
> Since the early closing, problems have decreased considerably in the unit block East Hastings St. Steams was a focal point for a young delinquent group to mill about until the early hours of the morning. The early closing of Steams has resulted in this group being displaced, hopefully to a more satisfactory environment.
>
> Having enjoyed the results of this early closing, I am reluctant to favour any extension of hours. In all fairness to the owners of Steams, I must report that they have operated in a very responsible manner since November 27th, 1974. There have only been two reportable incidents in connection with this restaurant. January 5th, an assault on the premises and on January 30th, a person was arrested for being intoxicated on the premises.
>
> If the City Council feels that because of this favourable report an extension is indicated, I earnestly request hours of operation be extended only one hour, i.e. to 1:00 a.m."

Inspector Lake discussed this matter with your Committee and reiterated his statement that the hours of operation be extended only one hour, i.e. to 1:00 a.m. Sgt. B. Smith, the officer responsible for patroling the area from Gore to Cambie, Keefer to the Waterfront, testified to the improved operation of Steams Hot Dogs and supported their request for an extension of hours.

During discussion of this matter, your Committee discussed with the representatives of the Police Department and a number of youth workers from the downtown area, the youth problem in the area. Sgt. Smith stated that a number of the 11-14 year olds who frequent the area are those who have come to town with their parents and are staying in hotels in the area. A high proportion of these youth are native Canadians, some of whom are run-aways. One of the problems is the lack of adequate resources to deal with the special problems of these youth, e.g. a type of family group home.

The Chairman requested the youth workers to give consideration to practical means by which the youth problems in the area could be remedied and to report back to the Committee as soon as possible.

cont'd ....

Clause No. 1 (cont'd)

Following further discussion, it was

RECOMMENDED

THAT the hours of operation of Steams Hot Dogs be extended to 1:00 a.m. and that the premises be vacated by 1:30 a.m. with a report back from the Chief Constable in three months on the operation of the premises under the extended hours.

FOR COUNCIL ACTION SEE PAGE(S) 470

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

February 26, 1974

An In-Camera meeting of the Standing Committee of Council on Housing was held in the #2 Committee Room, third floor, City Hall, on Tuesday, February 26, 1974, at approximately 11:05 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Rankin
Alderman Massey

COMMITTEE CLERK: R. Demofsky

INFORMATION

1. City-owned Lands for Housing

The attached progress report on potential housing sites in the next 5 years, dated February 13, 1974, was explained by the Supervisor of Property and Insurance. After a brief discussion your Committee

RESOLVED

That the progress report of the Supervisor of Property and Insurance dated February 13, 1974, be received.

The Supervisor of Property and Insurance advised that the School Board no longer required the land at 13th and Victoria (vicinity of John Hendry Park) and has offered it to the Park Board. (This property is now surplus to School Board needs, more suitable property having been acquired in the area.)

Your Committee

RESOLVED

That the Supervisor of Property and Insurance, together with the Director of Planning, report back to the Standing Committee on Housing, on the most appropriate use of this property.

RECOMMENDATION

2. Provincial Land Acquisition Program

The attached report from the Supervisor of Property and Insurance on Provincial Land Acquisition Program dated January 30, 1974 was presented.

cont'd ....

Clause No.2 continued

(a) S/S Semlin; N/S Pandora Street
between Semlin & Lakewood Drives

The Director of Housing, G.V.R.D., reported that this property is under active consideration by G.V.R.D. for development with approximately 40 family housing units (2 to 3 bedroom units), including a day care centre.

(b) Block bounded by 1st and 2nd Avenues
Cassiar and Skeena Streets

Alderman Harcourt advised that studies were presently under way and a report is expected shortly from Harry Web of Justice & Web, a Landscape & Architectural firm.

(c) S/S 7th Avenue
between Windsor & St. Catherines Streets

City Council, at its meeting of January 22, 1974, approved the use of this property for day care on the basis of a 2 year lease.

(d) W/S Renfrew
between 5th & 6th Avenues

At this meeting your Committee recommended that Council approve the sale of city-owned land on W/S of Renfrew Street between 5th and 6th Avenues, being Lots 10 to 24 and the East 13 ft. of Lot 25, plus city lanes, to the Association of Benevolent Craftsmen.

(e) S/S Grandview Highway
between Penticton & Slocan Streets

The Supervisor of Property & Insurance reviewed the status of this land with your Committee.

(f) N.W. Corner Ash Street & S.W. Marine Drive

Mr. Casson, Director of Housing, G.V.R.D., advised that work is progressing and G.V.R.D. will report back to your Committee by the end of March, on the suitability of this property for a personal care home, etc.

(g) 4th Avenue & Wallace Street

Mr. Casson indicated that G.V.R.D. is endeavouring to obtain a suitable group to sponsor this senior citizens project. (apparently this is a requisite under the terms of National Housing Act). He will report back to the Standing Committee on Housing as soon as possible.

(h) Grandview/Renfrew Area

The Director of Housing, G.V.R.D., reviewed the status of this land with your Committee.

cont'd .....

Clause No.2 continued

RECOMMENDED

(i) That the Supervisor of Property & Insurance report back to the Standing Committee on Housing, after discussion with Park Board, on the history of land on S/S Grandview Highway between Penticton and Slocan Streets.

(ii) That the site on the N/S of 14th Avenue between Renfrew and Nootka Streets be reserved, for the G.V.R.D. for a period of 1 year for development by a non-profit housing corporation.

Further that G.V.R.D. produce plans for this area to meet your Committee's approval.

The meeting adjourned at approximately 12:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 410

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 19, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Council acknowledged the presence in the Council Chamber of students from the Law Enforcement Class of Vancouver City College under the direction of Mr. Watts, and also students from Grade 10, Windermere Secondary School.

'IN CAMERA' MEETING.

The City Clerk reported that the 'In Camera' Committee approved the items for an 'In Camera' meeting later this day, with the exception of one which will be determined in the 'In Camera' Meeting.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council Meeting dated March 12, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

Robson International Village.

The Director of Planning introduced the Chairman of the Robson International Village Community Co-operative Mrs Hilda Kristiansen who proceeded to explain the purpose of the Co-operative which is to develop for the use of its members, residential accommodation with stores of the existing type, all as part of a village community. Mr. H. Weinreich showed films of the area and was followed by remarks from Mr. J. A. Murchie, a merchant in the area.

MOVED by Ald. Pendakur,
THAT the oral representations be received for information.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

It was agreed to defer the following items of business for consideration after hearing delegations later this day:

Dance Halls: Extension of Closing Hours.

Proposed Sign By-Law

Rent and Housing Matters

1. Report of the Special Committee re Orpheum Theatre, dated March 15, 1974.

The Special Committee re Orpheum Theatre comprising:-

Alderman Bowers,
Alderman Gibson,
Alderman Massey,

submitted the following report under date March 15, 1974 as amended this day by the Chairman:

March 15, 1974.

" REPORT TO COUNCIL

Special Committee re Orpheum Theatre

On February 19, 1974, Council considered the attached report from its Special Committee on the Orpheum Theatre. That report contained three recommendations:-

A. That Council exercise the option granted to it by Famous Players to purchase the Orpheum Theatre through payments as follows:-

In July, 1974	1.0 million
In July, 1975	1.5 million
In Jan. 1976	1.4 million

and that the Mayor and City Clerk be authorized to sign a contract with Famous Players to implement this purchase, such contract to be to the satisfaction of Corporation Counsel;

B. That the sum of $900,000 be placed in the 1974 Supplemental Capital Budget towards the cost of purchase;

C. That the following funds be designated as back-up for the remaining $3,000,000:-

1973 Operating Budget Surplus	$2,000,000
Special Property Sales Reserve	$1,000,000

such funds to be re-imbursed by donations, grants from Senior Governments, and future Supplemental Capital budgets.

It was then moved
THAT the Special Committee's recommendations A, B and C, as set out above in the report dated February 18, 1974, be approved:

Cont'd. . .

UNFINISHED BUSINESS (Cont'd)

Report of the Special Committee
re Orpheum Theatre, dated March 15, 1974 (Cont'd)

FURTHER THAT the Council pursue its request to the Federal and Provincial Governments for funds:

(a) to replace the back-up funds which are urgently required for other purposes including the City's land banking program,

(b) to finance the cost of the restoration of the Orpheum Theatre

This motion was TABLED as follows:-

(a) the motion of Alderman Bowers be tabled for the time being;

(b) a request be made to the owners of the Orpheum Theatre for an extension of the present option to March 20,1974 at no cost to the City;

(c) in the meantime, the Council's Special Committee and the Mayor be requested to pursue vigorously efforts to obtain firm commitments from the Senior Governments.

CARRIED

The Owners thereupon agreed to extend the option on the theatre to March 20, and the Special Committee has continued to seek assistance from Senior Governments, as reported below:-

Subsequent to the Resolution of Council on February 19, further discussions were held in an effort to secure government assistance with the purchase of the Orpheum Theatre, as follows:-

On March 4, Mayor Phillips and Ald. Bowers, Harcourt and Massey met in Victoria with back-bench M.L.A.'s and also with the Attorney-General.

Mayor Phillips met with Hugh Faulkner, Secretary of State, in Ottawa on March 8.

Ald. Bowers and the Civic Auditorium Board met with Mr. Boucher, Deputy to the Secretary of State, on March 9.

Mayor Phillips had breakfast with Jack Davis, Minister of the Environment, on March 15.

In addition, there were countless telephone conversations with Federal and Provincial politicians.

We can now report that the Federal Government announced on March 15, a grant of $1 million towards the purchase of the theatre, on condition that it be used as a home for the Vancouver Symphony Orchestra. In addition, they have undertaken to contribute $ 1 million towards the renovation costs, over the next two or three years.

The Provincial Government has not been able to make a firm commitment for any particular grant. However, individually virtually all members of the Cabinet and the Vancouver M.L.A's have expressed sympathy towards the project, and the Committee still has hopes for a substantial contribution from the Provincial Government.

In view of the above developments, I recommend that Council now exercise its option to purchase the theatre, by passing the motions tabled on Feb.19, but amended now as follows:

A. *That Council approve the City's purchase of the Orpheum Theatre from Famous Players through payments as follows:-

In July, 1974	1.0 million
In July, 1975	1.5 million
In Jan. 1976	1.4 million

and that the Mayor and City Clerk be authorized to sign a contract with Famous Players to implement this purchase, such contract to be to the satisfaction of Corporation Counsel:

B. That Council accept the contribution of the Federal Government of $1 million towards the purchase price:

C. That the sum of $900,000 be placed in the 1974 Supplemental Capital Budget towards the cost of purchase:

Cont'd. . .

UNFINISHED BUSINESS(Cont'd)

Report of the Special Committee
re Orpheum Theatre, dated March 15, 1974 (Cont'd)

D. That the sum of $2 million from the 1973 Operating Revenue Surplus be designated as back-up funds for the remaining cost of purchase, such funds to be reimbursed from donations, possible grants from the Provincial Government, and future Supplemental Capital budgets:

E. FURTHER THAT Council pursue its request to the Provincial Government for a grant to -

(a) replace the back-up funds which are needed for other purposes, and

(b) to assist in the restoration of the Orpheum Theatre.

F. * That the Council's Special Committee on the Orpheum be asked to continue its existence as liaison with the Senior Governments and with the private fund raising drive which will now commence."

* Changes made this day by Chairman.

MOVED by Ald. Pendakur
THAT the recommendations of the Special Committee set out in its foregoing report, as changed this day, be approved.

- CARRIED

(Ald. Rankin voted against the Motion.)

MOVED by Ald. Pendakur
THAT the Mayor be requested to express the Council's appreciation to the Secretary of State The Hon. Mr. Hugh Faulkner, The Minister of the Environment The Hon. Mr. Jack Davis, and the Minister of State for Urban Affairs The Hon. Mr. Ron Basford, for their assistance in respect of the Orpheum Theatre matter.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS.

1. Budget Surplus, 1973.

MOVED by Ald. Bowers,
THAT the following report dated March 13, 1974, in respect of Budget Surplus, 1973, be received for information:-

- CARRIED UNANIMOUSLY

" re: Budget Surplus, 1973

You may be interested in the following summary of the city's operating budget for 1973, based on the figures just released by the Director of Finance as "Final, subject to Audit".

CITY OF VANCOUVER, OPERATING BUDGET 1973, in $ Millions

	REVENUES	EXPENDITURES	SURPLUS
Budget (compiled in April, 1973)	102.04	102.04	0
Actual	104.21	101.66	2.55
Excess	2.17	-0.38	

Due to interest on temporary investments. Increase	+1.15	Largest over-runs were:-	
Fees & Fines	+ .55	Welfare & Rehabilit.	+ .20
Business Tax	+ .27	General Government	+ .12
Other	+ .20	Largest under-runs were:-	
		Streets (Incl.Snow & Ice Control)	- .14
		Planning Dept.	- .10

Cont'd. . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

1. Budget Surplus, 1973 (Cont'd)

It would be prudent to retain a portion of this surplus as a cushion against possible unforeseen deficits in future operating budgets, due to excessive snowfall or other emergencies. In the meantime, such funds can be used as temporary financing of a vast range of projects, under Local Improvements, under Federal Winter Works, or other programs.

However, some of the surplus may be expended by Council for one-time capital projects that are not included in our regular or our supplemental capital budgets."

2. Zoning Regulations
Copp's Credit Acceptance Corporation Ltd.

MOVED by Ald. Marzari
THAT the request of Copp's Credit Acceptance Corporation Ltd., of The Warehouse, 996 Homer, Vancouver, requesting an opportunity to appear before Council in respect of certain zoning matters affecting their business, be approved and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

3. Western Canada "Amateur Boxing"
Championships, Request for Banquet.

Council noted a request from the British Columbia Amateur Boxing Association that the City of Vancouver host a banquet in connection with the 1974 Western Canadian "Amateur Boxing" Championships to be held at the P.N.E.on May 10 and 11, 1974.

MOVED by Ald. Linnell,
THAT the request be received and no further action taken.

- CARRIED UNANIMOUSLY.

4. Participation in National
Hockey Event.

Under date of March 8, 1974, the Council received an invitation from the Mayor of Winnipeg for the Vancouver Council Members to participate in a National Hockey Event.

MOVED by Ald. Hardwick
THAT the invitation be received and suitably acknowledged.

- CARRIED UNANIMOUSLY.

5. Vehicle Noise Control Standards.

The City Clerk of the Corporation of the City of North Vancouver by letter dated February 27, 1974, submitted the following resolution of that City's Council and requested Vancouver's endorsement:

"THAT WHEREAS one of the principal causes of noise pollution is the unnecessary and excessive noise caused by faulty or illegal mufflers on motor vehicles by irresponsible owners and drivers;

AND WHEREAS the Provincial Minister of Highways has promised as far back as late 1971 to install noise level testing devices in the Provincial Vehicle Inspection Stations;

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Vehicle Noise Control Standards (Cont'd)

AND WHEREAS until such testing devices are installed and levels established enabling Police Officers to apprehend and summons offenders, the law cannot be enforced;

THEREFORE BE IT RESOLVED THAT the Council of the City of North Vancouver strongly urge the Minister to immediately implement vehicle noise control standards as a means to eliminate and rectify the situation, and further that we send copies of this resolution to the surrounding municipalities and to the U.B.C.M. for their endorsement;

AND FURTHER THAT the Provincial Government be urged to build a motor vehicle testing station equipped with a noise level testing device, on the North Shore as soon as possible."

MOVED by Ald. Bowers,
THAT the Vancouver City Council strongly endorse the resolution of the City of North Vancouver quoted above.

- CARRIED UNANIMOUSLY.

6. Safeway Development, 41st Avenue, between Dunbar and Collingwood.

MOVED by Ald. Harcourt
THAT the request of Mrs I.B. McCrum of 3549 West 40th Avenue, to appear before Council in connection with the proposed development by Safeway Ltd., in respect of property on 41st Avenue between Dunbar and Collingwood Streets, be approved and arrangements made by City Clerk.

- CARRIED UNANIMOUSLY.

7. Marine Drive Foreshore Park - Spanish Banks Erosion Project.

A communication was received from the Park Board under date March 19, forwarding a Minute of the Board in respect of the Spanish Banks Erosion Project, giving an historic position in respect of the matter and referring to the action of protestors. It stated, however, that members of the Alumni Association at U.B.C. reported concern if the project were delayed further. The Park Board resolved as follows:-

"That the Superintendent, on behalf of the Board, is hereby authorized to remove those persons obstructing the performance of the work authorized to be done by the Board on the Point Grey foreshore, and to engage such persons as he sees fit to assist him, and further, that City Council, on behalf of the City of Vancouver, be requested to endorse the aforesaid resolution."

MOVED by Ald. Marzari
THAT the delegation present, representing the Committee for the Preservation of Wreck Beach, be heard at this time.

- CARRIED
(Ald. Pendakur, Massey, and Hardwick voted against the Motion)

COMMUNICATION & PETITIONS (Cont'd)

7. Marine Drive Foreshore Park-
Spanish Banks Erosion Project.(Cont'd)

Mr. P. Chataway of the Preservation Committee spoke against the Park Board resolution.

Park Commissioner DuMoulin spoke in support and in explanation of the Park Board Resolution.

MOVED by Ald. Harcourt,
THAT the Park Board be authorized to obtain an injunction, on behalf of the City and the Park Board, to restrain the parties involved, from obstructing the performance of the work authorised by the Park Board on the Point Grey Foreshore.

- CARRIED

(Ald. Bowers, Volrich, Massey and Gibson, voted against the Motion.)

****

PRESENTATION.

MR. ROBERT C. STIRMAN.

The Mayor presented a Civic Recognition Award Medal to Mr. Robert C. Stirman, a Civic employee, in recognition of bravery shown in an incident where he rescued an elderly lady from a smoke-filled house. The citation was read by the Mayor and also presented to Mr. Stirman.

The Council recessed at approximately 4 p.m. and, following an 'In Camera' meeting in the Mayor's office, recessed to re-convene in Open Council.

The Council reconvened in open session in the Council Chamber at approximately 4:15 p.m., with the same members present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 15, 1974.

Works and Utility Matters, March 15, 1974

The Council considered this report which contains eight clauses identified as follows:-

Cl. 1: Kent Avenue North Between Crompton and Borden Street.
Cl. 2: Sewer Separation in Area Tributary to South Branch of North Arm Interceptor.
Cl. 3: Sewer Reconstruction 'Prior to 1974 Paving' - Phase I
Cl. 4: Sewer Separation Downtown Between Burrard Street and Columbia Street.
Cl. 5: Sewer Separation in Area Bounded by the Great Northern Cut, Glen Drive, Broadway and Commercial Drive.
Cl. 6: Flat Rates for Property Owners' Share of Complete Local Improvement Projects.
Cl. 7: Tender Number 743 - Kerrisdale Beautification Project.
Cl. 8: Local Improvements by "Petition"

The Council took action as follows:-

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (March 15, 1974)

Scheme 3.0 Alignment Status
(Burrard Inlet Crossing)

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Planning submitted by the Board of Administration in this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters (March 15, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Retaining Outside Legal Counsel to Prepare and Argue Case
Cl. 2: Grant Request: Canadian Institute of Surveying

The Council took action as follows:

Retaining Outside Legal Counsel
to Prepare and Argue Case (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report (March 15, 1974)
(cont'd)

Finance Matters (March 15) cont'd.

Grant Request: Canadian
Institute of Surveying (Clause 2)

The Council considered a request of the Canadian Institute of Surveying for a grant to assist in defraying certain costs in connection with the annual general meeting of the Institute to be held at the Hotel Vancouver, April 3rd to 5th inclusive.

MOVED by Ald. Pendakur,
THAT a grant to assist in defraying a budget item of $350.00 be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari, Massey, Rankin and the Mayor voted against the motion)

Personnel Matters, March 15, 1974.

The Council considered this report which contains two clauses identified as follows:-

Cl. 1: Organization and Staffing - Planning Department.
Cl. 2: Leave of Absence - Mrs A.Derby, Plan Checking Assistant I

The Council took action as follows:-

Organization and Staffing:
Planning Department (Clause 1)

MOVED by Ald. Hardwick,
THAT the following recommendation of the Board of Administration on this matter be approved:

"THAT the two positions of Associate Director which are described on page 29 of the report, be established. This will enable the Director of Planning to commence recruitment for these two senior positions. The classification of these two positions will be dealt with in the normal manner if they are authorized by Council";

FURTHER THAT the documents in connection with the subject be referred to a joint meeting of the Civic Development and Community Development Standing Committees for further consideration and,

FURTHER THAT when the joint committees are considering the subject, all members of Council be invited to be in attendance if they so wish.

- CARRIED UNANIMOUSLY

Leave of Absence:
Mrs. A. Derby,
Plan Checking Assistant I (Clause 2)

MOVED by Ald. Massey,
THAT the following requests of Mrs. A. Derby, Plan Checking Assistant I in the Department of Permits and Licenses, be approved, in connection with her recent appointment as a member of the Canada Pension Plan Advisory Committee:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 15 (cont'd)

Personnel Matters (cont'd)

Leave of Absence:
Mrs. A. Derby (Clause 2 continued)

(i) Leave of absence with pay on May 8, 1974 and leave of absence without pay on May 9 and 10, 1974 to permit her attendance in Ottawa at a meeting of the Canadian Pension Plan Advisory Committee.

(ii) Leave of absence with pay in lieu of one day's annual leave taken on February 22, 1974 for the purpose of participating in the Subcommittee on Escalation of Private Pension Plans.

(iii) A maximum of two days additional leave of absence with pay prior to May 8 on dates to be specified, for the purpose of attending Subcommittee meetings on Escalation of Private Pension Plans.

- CARRIED UNANIMOUSLY

Property Matters, March 15, 1974.

The Council considered this report which contains two clauses identified as follows:-

Cl. 1: Lane Establishment - North of 4th Ave., East of Lakewood Dr. Establishment of the North 25' of the West 12' of Lot 9, Block 2-5.Sub A. Block 148. D.L. 264A for Lane Purposes St. Lane North of 4th Ave., East of Lakewood Drive.

Cl. 2: Lease to Standard Oil Co., Lots 3 & 4 of C.Block 14, D.L. 196 Carrall & Pender Streets.

The Council took action as follows:-

MOVED by Ald. Massey,
THAT the recommendations of the Board of Administration contained in these two clauses be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL REPORT
March 15, 1974

Works and Utility Matters

City Bridges

MOVED by Ald. Rankin,
THAT the recommendation of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (March 15)

Langara Consultants:
Terms of Reference

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning contained in this report be approved, after amendment to Appendix A. "Terms of Reference", as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Langara Consultants:
Terms of Reference (cont'd)

(i) 1. DEVELOPMENT PROPOSAL

(b) Housing (second and third paragraphs to read as follows)

"The consultant will present the alternatives to both the Civic Development Committee and to the Citizens' Committee on Langara and will be present as required for community discussion before a final proposal is prepared for Council and subsequent development bids.

In conjunction with the Planning Department, the consultant may consider using City-owned Park land other than Langara and within one block of the boundary, to repay the $4,500,000, if such uses are approved by the Park Board."

(ii) 3. CONTACT WITH THE COMMUNITY (to read as follows)

" The consultant will work with the committee in assessing community requirements as they relate to the proposed development. This includes identifying requirements for recreation facilities, assessing input and ideas from the community as received from the committee, and determining the acceptability of the final proposals to the community. It is the responsibilty of the Civic Development Committee and the Citizens' Committee on Langara, not the consultant, to develop a program of community contract.

(Underlining indicates changes) - CARRIED UNANIMOUSLY

Finance Matters (March 15)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Claim of Lee You Koy
Cl. 2: Claim of Mr. and Mrs. Albert Chinn
Cl. 3: Claim of Dr. Robert McNaughton

MOVED by Ald. Rankin,
THAT the recommendations of the Corporation Counsel contained in the three clauses of this report be approved.

- CARRIED UNANIMOUSLY

C. Britannia Community Services Centre
Ice Rink

The Board of Administration submitted the following report under date of March 14, 1974:

" The Director of Planning reports:

Following the approval of the plebiscite on ice rinks last year, Council appointed the firm of Downs/Archambault + Britannia Design, who are the architects for the Community Services Centre, to be the architects for the ice rink at Britannia. The architects and the Britannia Planning Advisory Committee have developed sketch plans based on the rink originally outlined for the Britannia Centre, but also bearing in mind the budgetary limitations. The plan which has been prepared is for a rink designed for hockey with ice surface to National Hockey League standards. With the exception of the West End rink, all of the Parks Board rinks have been developed to approximately to this standard, which has proved to be the most useful, and to generate the most use. There are bleachers for approximately 400 people. The ice equipment and surface is designed so that the ice can be kept in place for 12 months of

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Britannia Community Services Centre:
Ice Rink (cont'd)

the year. There are no frills and an economical construction system has been used whereby ancillary spaces such as change rooms, skate rentals, and concessions are located as much as possible under the bleachers. The total gross estimated cost, which has been developed by the architects in consultation with Northern Construction, who are the contractors for the remainder of the Community Services Centre, is $1,157,477. This includes fees and furniture and equipment, and the detailed estimate is attached as Appendix A.

The Britannia Steering Committee (who are responsible for supervising the contract on the Britannia Community Services Centre) has discussed with the architects the most appropriate way of handling the contract for the ice rink. It is their unanimous recommendation that Northern Construction, who are the contractors for the rest of the Centre, should be asked to carry out the work under a management contract with an upset price. Under this arrangement Northern Construction would be paid a management fee and would be bound to carry out the work for no more than the upset price to which they had agreed. They would work with the architects in completing the working drawings and specifications to achieve the greatest possible economies. Northern Construction's component of the contract would be at an agreed price, and the sub-trades would be tendered. It is estimated by the architects that the sub-trades represent approximately 70% of the total cost of the contract. This system means that the City would have benefit of a price which would not be exceeded, and at the same time would have benefit of competitive bidding on the sub-trades which will almost certainly result in a final contract price less than the upset price.

This system is recommended because the contractor is already operating on the site, because he has proved to be a reliable and efficient contractor, because this system results in the speediest possible start (which probably means also the lowest cost), and because the majority of the cost can, in fact, be the subject of competitive bidding.

To take advantage of this system, the construction must start by June 30 this year, with the working drawings completed by April 30th. The architects are on schedule for their part of the work.

As mentioned earlier, if this arrangement is accepted, Northern Construction would work with the architects during the completion of the working drawings to achieve maximum economy. It is suggested that there should be a fee of $5,000 to Northern for this work which would form part of their management fee if the contract proceeds, or would be paid as a separate item if the work does not proceed.

If the By-law money is divided equally between the five ice rinks, and if the Provincial one-third contribution (which is payable on the first million dollars of each project) is obtained, the total allocation for this rink would be $877,633, ($544,300 + $333,333). The Parks Board and their consultants are presently considering plans for the total ice rink program, and until this has been developed it is uncertain what proportion of the money from the By-law will be allocated for Britannia. In the meantime, and in the light of almost certain continuing increase in construction costs, it is recommended that the architects and Northern Construction proceed with developing prices for the ice rink in Britannia on the basis of the management system outlined above.

The appropriate time for actually awarding the contract is as soon as possible after completion of the working drawings. The contract would be based on the upset price, the management fee, and the agreed price for the general contractor's part of the work. The sub-trades would be bid after the award of the contract. A contract could be awarded in mid May.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Britannia Community Services Centre:
Ice Rink (cont'd)

The Director of Planning, RECOMMENDS, therefore THAT:

1. Downs/Archambault + Britannia Design be instructed to carry on with preparing the working drawings in consultation with Northern Construction.

2. Council approve a fee of $5,000 for assistance by Northern Construction in developing final working drawings leading towards management contract, and on the understanding that if the contract proceeds, this $5,000 will be absorbed in the management fee.

3. Council agree to the system of a management contract with upset price arrangement for the Britannia ice rink.

4. Northern Construction be requested to submit an upset price, a management fee and a price for the general contractor's part of the work.

The Director of Finance reports:

On October 24, 1973, the voters approved the provision of borrowing authority of $2,750,000 for 'Establishing, equipping and furnishing Community Ice Rinks, with the inference that this would be for five ice rinks located in:

Britannia Community Services Centre
Champlain Heights Area
Langara Area
Point Grey Area
One other undesignated area.

In December 1973 Council approved the expenditure (at the request of the Park Board) of $28,500, from the $2,750,000 for engaging an 'Ice Rink Study Group' on the understanding that this amount would include any design costs.

If the indicated price for Britannia (for a National Hockey League standard rink) is $1,157,477, less a yet to be applied for Provincial Recreation Facility Fund Grant of $333,333, or a net City cost of $824,144, holds for all of the rinks then it is obvious that only three rinks can be built with the available funds. We can undoubtedly assume that the balance of the rinks will cost more than the Britannia rink because of escalating construction costs.

The Director of Planning's report suggests still thinking in terms of five rinks and proposes proceeding with Britannia without specification of where the balance of City funds ($279,844) should come from. I suggest that we cannot legitimately proceed with a capital project without properly specifying the source of all the funds required and in that sense I RECOMMEND that we recognize that the City is only going to be able to build three rinks of National Hockey League standard with the funds approved by the voters. If five rinks are needed then the other two should be included in the 1976-80 Five Year Plan.

If the Province fails to approve Recreation Facility Fund grants for the rinks then we only have funds for slightly over two rinks."

Your Board notes that the precise wording of the plebescite was as follows:

"It is proposed that the project consist of five community ice rinks located as follows:"

Your Board submits the recommendations of the Director of Planning and the Director of Finance for CONSIDERATION of Council."

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Britannia Community Services Centre:
Ice Rink (cont'd)

MOVED by Ald. Pendakur,
THAT this whole matter be referred to the Park Board with the request that Board report back to Council in two weeks with a total plan for community ice rinks as being considered by the Park Board;

FURTHER THAT a copy of the plebiscite wording on the subject, as approved by the electorate on October 24, 1973, be forwarded to the Park Board for information;

AND FURTHER THAT, in the meantime, the architects be authorized to continue preparing the working drawings.

- CARRIED

(Alderman Linnell voted against the motion)

MOVED by Ald. Marzari,
THAT the Mayor request the Provincial Government to raise the ceiling in respect of Provincial Recreational Funds to $1,500,000.

- CARRIED UNANIMOUSLY

D. 21 North Renfrew Street
2884 Oxford Street

The Director of Permits and Licenses submitted a report dated March 15, 1974, in respect of the use of property at 21 North Renfrew Street and 2884 Oxford Street for the parking of private cars while owners are attending P.N.E. functions. It is noted Mr. Borovich is requesting to appear before the Council on the matter.

MOVED by Ald. Harcourt,
THAT Mr. Borovich be heard as a delegation this evening if possible, but the appropriate City officials be instructed to proceed with enforcement action.

- CARRIED UNANIMOUSLY

E. Report of the Standing Committee on
Finance and Administration, February 28, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Mayor and Aldermanic Indemnities: 1974
Cl. 2: Functions of the Chief License Inspector

Mayor and Aldermanic Indemnities: 1974
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this clause be approved, effective January 1, 1974, after being expanded to include the Deputy Mayor; the actual indemnities to be as follows:

Mayor	$2,200 per month
Deputy Mayor	$1,320 per month
Aldermen	$ 660 per month

- CARRIED

(Aldermen Hardwick and Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Finance and Administration
February 28, 1974 (cont'd)

Functions of the Chief License Inspector
(Clause 2)

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Community Development, February 28, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lands along the Fraser between Arbutus and Barnard Streets
Cl. 2: Office furniture for Non-Profit Organizations
Cl. 3: Street Vending

The Council took action on this report as follows:

Lands along the Fraser between Arbutus
and Barnard Streets (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee be approved after being changed to read as follows:

"A. THAT Council authorize the Chairman of the Committee, along with the Chairman of the Waterfront Committee, to negotiate with the Provincial Government for a grant from Green Belt, or other funds, and for cooperation with the City for development of the area.

B. THAT, if the Provincial Government indicates that such funds will be made available, Council authorize the Supervisor of Property and Insurance to negotiate for the purchase of the Steel Bros. property on behalf of the City."

- CARRIED UNANIMOUSLY

Office Furniture for Non-profit Organizations
(Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Street Vending (Clause 3)

MOVED by Ald. Volrich,
THAT the information submitted by the Committee in this report be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd.)

G. Report of Standing Committee on Social Services, March 7, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Greater Vancouver Helpful Neighbour Society
A. Grant Request
B. Development Permit, 1806 Victoria Drive
Cl. 2: Grant Request: B.C. Association for the Advancement of Coloured People
Cl. 3: Request for Community Development Worker for Strathcona Area
Cl. 4: Report on Inspection by City Staff of Dwelling at 436 East 24th Avenue

The Council took action on this report as follows:

Greater Vancouver Helpful Neighbour Society (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Grant Request: B.C. Association for the Advancement of Coloured People (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Request for Community Development Worker for Strathcona Area (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved, after change to read as follows:

"THAT Council approve a full-time Community Development Worker for the Strathcona area for a period of one year from April 1, 1974 to March 31, 1975 at an estimated cost of $13,200, subject to the Director of Social Planning negotiating satisfactory cost-sharing arrangements with the Department of Human Resources; and report back to the Committee on satisfactory cost sharing;

FURTHER THAT the Strathcona Community Development Worker be employed on a pro-tem basis by the Community Development Unit of Neighbourhood Services Association until such time as the Community Resource Board is established for the Strathcona area."

- CARRIED UNANIMOUSLY

(underlining indicates change)

Report on Inspection by City Staff of Dwelling at 436 East 24th Avenue (Clause 4)

MOVED by Ald. Rankin,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of the Standing Committee on Civic Development and The Vancouver Heritage Advisory Board, March 7, 1974

MOVED by Ald. Hardwick,
THAT the information submitted in this report on the matter of the Vancouver Heritage Advisory Board, be received.

- CARRIED UNANIMOUSLY

I. Report of the Standing Committee on Community Development, March 7, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Kitsilano Local Area Planning
Cl. 2: Street Vending (as revised)
Cl. 3: Marpole-Oakridge Area Council
Cl. 4: Fairview Slopes

The Council took action as follows:

Kitsilano Local Area Planning (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this clause be approved, after changes to the Chairman's report dated March 7, 1974, as follows:

"II-Role and terms of reference for Citizens' Planning Committee: (pages 1 and 2

The following be added as (9):

"to consider and bring in recommendations on final zoning for the Kitsilano area"

(Alderman Pendakur voted in the negative on this aspect)

V- Structure of the Citizens' Planning Committee (page 3)

'Kitsilano Neighbourhood House' be added to section (2) of the recommendation in respect of composition of the Committee, thereby increasing the membership to eleven"

- CARRIED

Street Vending (Clause 2)

MOVED by Ald. Volrich,
THAT the information submitted by the Committee in this revised clause, be received.

- CARRIED UNANIMOUSLY

(see new Committee report dated March 7, in substitution)

Marpole-Oakridge Area Council (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fairview Slopes (Clause 4)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of the Standing Committee on Waterfront, March 7, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Okanagan Helicopters request for Heliport on Waterfront
Cl. 2: Old Immigration Building: North foot of Thurlow Street
Cl. 3: Floating Developments and Floating Homes on the Waterfront

The Council took the following action:

Okanagan Helicopters request for Heliport on Waterfront (Clause 1)

MOVED by Ald. Pendakur,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

Old Immigration Building: North foot of Thurlow Street (Clause 2)

MOVED by Ald. Pendakur,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Aldermen Bowers and Rankin voted against the motion)

Floating Developments and Floating Homes on the Waterfront (Clause 3)

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this clause be approved, after changes as follows:

"delete recommendation (a)(iii) and in lieu therefor substitute the following:

'The City Treasurer and Collector be requested to develop procedures for the collection of amounts due under the agreements'"

- CARRIED UNANIMOUSLY

K. Report of the Standing Committee on Finance and Administration, March 12, 1974

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this report be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

L. Report of Special Committee re Birks Building, March 14, 1974

The Special Committee re Birks Building submitted the following report under date of March 14, 1974:

" A Special meeting of the Special Committee of Council re Birks Building was held at approximately 4:00 p.m. on Thursday, March 14, 1974 in No. 2 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Gibson, Chairman Alderman Linnell Alderman Rankin Alderman Volrich
ABSENT:	Alderman Bowers
ALSO PRESENT:	Alderman Pendakur

Vancouver Centre Development:
Retention of Birks Building

This meeting was called to discuss what action, if any, is open to Council to prevent demolition of the Birks Building in light of the telegram received March 12, 1974, from Henry Birks and Sons Ltd., Montreal, stating it was completely impossible to reverse the present direction of the development.

The Chairman noted the City has no legislation under which the Birks Building could be declared an historic building, and preservation required on that account. Alderman Gibson further advised that a number of interested citizens have been in touch with Provincial Cabinet Ministers and particularly with the Minister of Public Works on this matter. Several Ministers have expressed interest in preservation of the building and possible use of part of the renovated interior for government offices. However, before any government action could be considered Council would have to strictly indicate to the Provincial Government that they wish them to intervene.

The Chairman has had some discussion with Alderman Sam Bawlf of Victoria who estimates that he could renovate the Birks Building at a cost of $15.00 a square foot. Alderman Bawlf, who renovated Belmont House in Victoria is confident that he could restore the Birks Building into one of the finest buildings in Vancouver.

The consensus of your Committee was that the only hope for preservation of the Birks Building, is for the Provincial Government to designate it as an historic structure under the Historic Sites Protection Act. It was suggested that, in addition to Council as a whole appealing for Government intervention, support would be solicited from individual Ministers and M.L.A.'s.

The Committee agreed to refer any further citizen inquiries re preservation of the Birks Building to the Provincial Government.

RECOMMENDED,

THAT since Vancouver City Council presently lacks the power to prevent the demolition of any historic building, your Committee recommends that, at its meeting on March 19th, 1974, Council request the Provincial Government, which has such power, to designate the Birks Building as a structure to be preserved under the Historic Sites Protection Act. "

MOVED by Ald. Gibson,
THAT the Committee's recommendation, set out in the report above, be approved.

(amended)

(cont'd.)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Special Committee re
Birks Building, March 14, 1974 (cont'd)

MOVED by Ald. Pendakur, in amendment,
THAT all the words after 'recommends that' in the recommendation of the Committee be struck and the following words be inserted in lieu thereof:

"Council request the Provincial Government to buy the Birks Building for their own uses or other purposes"

- CARRIED

(Aldermen Hardwick, Linnell and Rankin voted against the motion)

The Motion, as amended, and reading as follows, was put and CARRIED:

"THAT the Committee's recommendation, set out in the report above, be approved after change to read as follows:

'THAT since Vancouver City Council presently lacks the power to prevent the demolition of any historic building, your Committee recommends that Council request the Provincial Government to buy the Birks Building for their own uses or other purposes'"

- CARRIED

(Aldermen Bowers, Hardwick and the Mayor voted against the motion)

Appreciation: Mrs. Lil White

Alderman Linnell paid tribute to the services rendered to the City in the City Clerk's Office by Mrs. Lil White while occupying the position of Secretary to the City Clerk, and therefore, it was,

MOVED by Ald. Linnell,
THAT the Council record its appreciation for the services rendered by Mrs. Lil White, Secretary to the City Clerk for the past several years, and an appropriate letter of thanks be extended to her.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6:00 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened at approximately 7.30 p.m., the Deputy Mayor, Alderman Volrich in the Chair and the following members present:

PRESENT: Deputy Mayor, Alderman Volrich, Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur & Rankin.

ABSENT: The Mayor (On Civic Business)
Aldermen Linnell (On Civic Business)

ACKNOWLEDGMENT.

The Chairman acknowledged the presence in the Council Chamber of members of the 94th Cub Pack, East Vancouver, together with their Pack Leader, Mr. Marne Pederson.

DELEGATIONS

1. Dance Halls: Extension of Closing Hours. (S. Yehia)

The Council further considered Board of Administration Report (Licenses & Claims matters) dated March 8, 1974, respecting request of Mr. S. Yehia for extension of dance halls closing hours.

Mr. Yehia appeared before Council in support of the request.

MOVED by Ald. Hardwick
THAT the recommendation of the Board of Administration be approved, and therefore, Mr. Yehia's request for a By-law amendment to permit Dance Graduation parties to extend beyond the present closing times, be refused.

- CARRIED UNANIMOUSLY.

2. Georgia Hotel - Traffic Situation.

The City Engineer submitted the following report in respect of the traffic difficulties encountered by the Georgia Hotel.

"INTRODUCTION

A 'brief' dated February 19, 1974 was submitted to the City regarding traffic difficulties encountered by the Georgia Hotel. The Engineering Department has carefully examined the concerns of the Georgia Hotel and made some changes which overcome some of their difficulties. Other concerns have not been resolved to their satisfaction. A summary of our study is noted below.

THE PROBLEMS

The problems raised by the Georgia Hotel may be identified as follows:

1. On-street Loading - Howe Street - permitted only 9:00 a.m. to 11:00 a.m. and between 11:00 p.m. and 6:00 a.m. The hotel finds this arrangement inadequate.

2. On-street Loading - Georgia Street - presently a bus zone, a taxi zone, and a passenger zone occupy the total curbside frontage on Georgia Street adjacent to the hotel. The hotel finds this loading area 'accessible only at great inconvenience'.

3. Garage Access/Egress - the hotel advises that at certain times of the day long lines of transit buses in the exclusive lane make it impossible to enter into and exit from the garage.

4. No Right Turn Permitted - Howe to Georgia - the hotel is opposed to this traffic regulation, since it restricts access to the hotel. Although their brief only requests a right turn for buses and commercial vehicles, they now feel cars should also be permitted to turn.

Contd. . . .

DELEGATIONS. (Cont'd.)

2. Georgia Hotel - Traffic Situation(Cont'd)

In reviewing these problem areas, we have decided to make the following changes:

A. rearrange the curb use on the half block on Georgia west of Howe to provide 24 hour a day passenger drop-off, and 22 hour a day loading,

B. permit a right turn onto Georgia for buses only. This will permit tour buses to turn onto Georgia for loading and unloading.

These changes will provide the hotel, in our view, with reasonable access. We oppose the provision of a bay, since it significantly reduces pedestrian amenity in this heavily used area, and creates an undesirable vehicle movement crossing the bus lane to and from the loading bay. We also believe that an unrestricted right turn onto Georgia would increase car conflict with buses and is unnecessary. Our present turn locations at Dunsmuir and Robson meet a greater need than would a turn at Georgia. The problem of access to the car park is a result of the heavy utilization of the bus lane, and should ease when Granville Mall opens. It should be noted that automobile right turns at Georgia would delay buses and increase this access problem.

A representative of the Georgia Hotel has stated the changes on Georgia are acceptable, but they still wish to have the full right turn and loading bay.

The City Engineer RECOMMENDS that the request of the Georgia Hotel for a 'cut-in' loading bay and an unrestricted right turn be denied."

Mr. F. McGinley, Director of the Hotel Georgia, spoke strongly in support of the provision of a loading bay on the hotel's Howe Street frontage. The Council had before it correspondence from the Hotel Georgia on the traffic situation.

The Director of Traffic explained the Engineer's report to Council and why the Hotel Georgia's request for the loading bay at the Howe Street frontage could not be recommended.

MOVED by Ald. Harcourt
THAT the following be approved as set out in the Engineer's report.

"A. rearrange the curb use on the half block on Georgia west of Howe to provide 24 hour a day passenger drop-off, and 22 hour a day loading.

B. permit a right turn onto Georgia for buses only. This will permit tour buses to turn onto Georgia for loading and unloading.

- CARRIED UNANIMOUSLY.

MOVED by Ald.Rankin
THAT the Georgia Hotel's request for a loading bay at the hotel's Howe Street frontage be approved, subject to the approval of the City Engineer, but restricted to commercial vehicles such as Airport limousines and taxis, with no private vehicles being allowed in that bay; the expense for the construction of the loading bay to be the responsibility of the Hotel Georgia.

- CARRIED
(Ald. Harcourt, Marzari, Massey and Pendakur voted against the Motion)

MOVED by Ald. Harcourt
THAT the foregoing motion of Alderman Rankin be tabled until the City Engineer is able to ascertain from provincial authorities, future transit plans for Howe Street after the opening of the Granville Mall, as well as ascertaining bus-routing details for the Downtown area.

- LOST
(Ald. Bowers, Gibson, Hardwick, Rankin and Volrich voted against the Motion.)

DELEGATIONS (Cont'd)

2. Georgia Hotel - Traffic Situation (Contd.)

(The Motion of Alderman Rankin was put and Carried)

3. Proposed Sign By-law - Bill-boards.

A representative of the Sheet Metal Workers Association appeared and filed a brief setting out the organisations concerns in respect of the proposals re bill-boards, in an information pamphlet distributed by the City's Waterfront Committee.

MOVED by Ald. Pendakur
THAT the representations of the Organisation be received for information.

- CARRIED UNANIMOUSLY.

4. Parking of Private Cars:
21, North Renfrew Street,
2884 Oxford Street.

Earlier in the proceedings the Council agreed to hear Mr. Borovich in respect of his use of property at 21 North Renfrew Street and 2884 Oxford Street for the parking of private cars by people in attendance at P.N.E. entertainments. However, the Council instructed that the appropriate officials of the City proceed with enforcement, pursuant to the Council action of February 5, 1974 in respect of such parking in the area of the P.N.E.

Mr. Boravich appeared and requested he be permitted to continue his operation to the end of the Hockey Season, namely April 3, 1974.

MOVED by Ald. Rankin
THAT the motion of Council passed earlier this day be amended by adding the following words thereto - "after April 3, 1974",.

- LOST

(Ald. Bowers, Gibson, Marzari, Massey, Pendakur and Volrich voted against the Motion.)

MOVED by Ald. Hardwick
THAT the representations of the delegation on this matter be received.

- CARRIED UNANIMOUSLY.

5. Rent and Housing Matters.

Mr. Bruce Yorke, Secretary of the Vancouver Tenants Council appeared requesting the Council proceed to meet with the Attorney-General as the Council has already determined, and that the Council conduct an investigation of the real causes for the rise in accommodation rentals in the City.

The City Clerk reported on progress in endeavouring to arrange a meeting between the Attorney-General and the Council on this matter, pointing out that word is yet to be received from the Attorney-General who is committed at present in business of the Legislature.

Alderman Harcourt reported progress pointing out a Committee of Council had met with the Attorney-General and expressed the Council's views on the subject.

MOVED by Ald. Pendakur
THAT the representations of the Vancouver Tenants Council be received.

- CARRIED UNANIMOUSLY.

The Council also received representations on this subject from the Greater Vancouver Apartment Owners' Association (Mr. B. Innes).

DELEGATIONS (Cont'd)

5. Rent and Housing Matters (Cont'd)

The Organisation filed a brief dated March 19, 1974, requesting the Council immediately act to exempt rental units in the City from the provisions of the Rent Stabilization Act.

MOVED by Ald. Pendakur
THAT the representations of this Organization be received.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS.(Cont'd)

M. Illegal Suites - Hardship Cases.

The Special Committee concerning Illegal Suits - Hardship Cases, submitted the following report under date of March 15, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Stanley A. Campbell (tenant), 757 East 10th Avenue
Mrs. Vera E. Newman (owner), 3811 West 13th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Jim McKenzie (tenant), 2891 West 29th Avenue
Gary McPhee (tenant), 2891 West 29th Avenue
Jo-Ann L. Giles (tenant), 2005 West 59th Avenue
Larry J. Barr (tenant), 2109 West 35th Avenue
Michael J. Lawrence (tenant), 2109 West 35th Avenue
Loa Davidson (tenant), 3155 East 16th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Ajaib Singh Shokar (owner), 4995 Inverness Street
Alexander Joncas (tenant), 910 East 13th Avenue
Sohan S. Kooner (owner), 361 West 18th Avenue
Richard Leon French (tenant), 1107 East 27th Avenue
John Dea (tenant), 1824 Stephens Street
Vicki L. Wickham (tenant), 834 East 58th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Felix Kalle (owner), 2607 McKenzie Street
Art Dyck (tenant), 1383 East 64th Avenue

MOVED by Ald.Hardwick
THAT the foregoing report of the Special Committee dated March 15, 1974, and containing Clauses (a) to (e) be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd.)

Board of Administration Report dated March 15, 1974.

O. Seminar on Food Poisoning in Ottawa.

The Board of Administration submitted the following report on March 15, 1974:

The Medical Health Officer reports as follows:
"Mr. D.A. Morgan, Director, Environmental Health, has been authorized by the Deputy Minister of Health to attend a Food Poisoning Seminar in Ottawa April 2 - 5, 1974, at the Provincial Health Dept.'s expense.

It is proposed that while Mr.Morgan is in the East he take the opportunity to visit public markets, sidewalk cafes and other premises of current interest to the Vancouver Health Department in Ottawa, Montreal and Toronto.

In addition to these matters it would be desirable that Mr.Morgan spend two days at Ryerson Institute in Toronto to interview a number of applicants for Public Health Inspector positions for the City of Vancouver. The proposed itinerary and cost of such a trip are listed below:

April 2 - 5 4 days leave of absence to attend Food Poisoning Seminar in Ottawa - travelling and expenses paid by Provincial Government.

PROPOSED
April 6 - 10 Ottawa, Montreal and Toronto to look at sidewalk cafes, public markets etc. and other food premises. Visit Ryerson College to interview applicants for future Public Health Inspectors.

APPROXIMATE COST

Air Fare Vancouver - Ottawa	138.00
Seminar Registration Fee	40.00
Train Fare Ottawa - Montreal	7.00
Train Fare Montreal - Toronto	12.60
Air Fare Toronto - Vancouver	131.00
Hotel and meals April 2 - 10th 9 days @ $50.00 per diem	450.00
Approximate cost of above	778.60
LESS Provincials Govt.Grant	460.00
APPROXIMATE COST TO CITY	$318.60

Your Board RECOMMENDS that Mr.D.A.Morgan, Director of Environmental Health, be granted 7 days leave of absence with pay to attend a Food Poisoning Seminar in Ottawa followed by visits to Montreal and Toronto April 2 - 10 in order to conduct interviews and to look at sidewalk cafes, public markets and other food premises; costs to the City in the amount of $318.60 to be an addition to the 1974 Departmental Budget (6801/140)."

MOVED by Ald. Hardwick
THAT the foregoing recommendations of the Board be approved.

- CARRIED UNANIMOUSLY.

P. Report of the Standing Committee on Social Services, March 14, 1974.

Grant Request - City School.

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this report be approved.

(Ald. Bowers, Hardwick, Pendakur and Volrich voted against the Motion.)

- LOST
(Not having received the required majority)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Q. Report of Director of Planning
March 14, 1974.

False Creek Area 6 - Seawall.

The Director of Planning submitted the following report under date of March 14, 1974:-

The winterworks project for the construction of a seawall along City lands in False Creek was approved by the senior governments in the fall of 1972. The project was to be spread over three winter periods. However, all the VIEW and other leases had not been terminated, and there was at that time no approved design. Consequently no work was undertaken during the winter of 1972/73.

In the fall of 1973 it was proposed that the project be carried out on the following basis:

1973/74 winterworks -	$1.8 million
1974/75 winterworks -	$1.7 million
	$3.5 million

The work proceeded on this basis and designs were prepared accordingly. However, the design teams, now preparing concepts for stage one, feel that the seawall design details, including the walkway, planting plan, etc., would place undue constraints upon their work. They feel that until the concepts are complete, work behind the actual seawall should be kept as simple and flexible as possible.

Federal approval for the winterworks project was granted on the firm understanding that two-thirds of the cost would be for labour and one-third for other expenditures. The City Engineer advises that he is unable to maintain the Federal/Civic cost-sharing arrangement if he cannot proceed with that part of the walkway which is associated with the seawall. In addition, in order to come closer to this year's objectives, it is necessary to extend the seawall approval for this winter.

SEAWALL EXTENSION

City Council approved the seawall design as illustrated on the attached plan #1, on October 30, 1973. The water's edge alignment for the proposed Heather Street Marina was determined in January,1972 after discussions with the Parks Board. However, the final alignment has not been formally approved by City Council. The final alignment is illustrated on the attached plan #2.

In order to expand the reduced winterworks program, it is now proposed that approval be granted for the section illustrated on the attached plan #1. The cross-section and other design criteria will be similar to the approved portion of seawall to which this extended portion is joined. The City Engineer advises that this additional work can proceed concurrently with the extension of the Heather St. storm-sewer outfall.

WALKWAY BEHIND THE SEAWALL

In order to maintain the Federal/Civic expenditure balance and the high labour content, it is necessary to proceed with the laying of part of the walkway behind the seawall. Therefore, it is proposed that a simple walkway, extending 15 feet back from the top of the seawall, be laid. This walkway will consist of 6" x 12" seeded paving stones and will be level. A wider area will be prepared with sand bed suitable for paving in the 1974/75 winterworks program. However, the details will depend upon subsequent designs.

Some parts of this 15-foot walkway may be modified in the 1974/75 winterworks program depending upon the selected design concepts for Area 6.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Q. Report of Director of Planning,
March 14, 1974.
False Creek Area 6 - Seawall (Cont'd)

DESIGN FOR 1974/75 WINTERWORKS PROGRAM

In order to be adequately prepared for the 1974/75 winterworks program, it is important to proceed immediately with the design of the remaining portions of the seawall. It is therefore proposed that a consultant be engaged to work with City staff. The area for which no design has so far been prepared is illustrated on the attached plan #1.

Cost estimates have not been obtained for the consultant work. Therefore, it is proposed that an amount of $3,000 be allocated to the Development Consultant to cover the costs of this work on negotiated per diem rates. It is proposed that this amount be allocated in advance of the 1974 Supplementary Capital Budget as an interim measure (pending Provincial legislative approval of our authority to borrow from CMHC and CMHC's approval of this item as being a proper one for inclusion in the $10,000,000 of Federal funding).

The scope of the winterworks program anticipated for this winter has been cut back with the exclusion of the full walkway, tree planting and other details. It may be that winterworks funding will still be required for seawall construction in Area 10 in 1974/75. In view of this factor, and of the short time left to prepare for the 1974/75 winterworks program, it would be appropriate to obtain a full report on the whole winterworks program from the City Engineer.

RESPONSIBILITY

The scope and nature of all of the design work associated with the seawall in Area 6 has a direct effect upon the work of the Development Consultant. Therefore, it is proposed that he be directly responsible for this work. Planning Department and Engineering Department staff will be available to assist in this work as required.

RECOMMENDATIONS

It is recommended that:

A. The water's edge alignment proposed for the Heather Street Marina be approved as illustrated on the attached plan #2;

B. The length of seawall in the 1973/74 winterworks program be extended as illustrated on the attached plan #1;

C. A 15-foot walkway, of simple design, be laid immediately behind the finished seawall as part of the 1973/74 winterworks program;

D. The preparatory design work for the westerly portion of Area 6 waterfront be undertaken immediately and that a design consultant be engaged for that purpose;

E. An amount of $3,000 be provided, in advance of the 1974 Supplementary Capital Budget, to the Development Consultant to cover the costs of the consultant proposed in recommendation #4 above;

F. The Development Consultant assume direct responsibility for the design work associated with the seawall on City lands; and

G. The City Engineer be requested to report fully on the status of the winterworks program with particular reference to the expenditures and the deadlines involved.

MOVED by Ald. Hardwick
THAT the recommendations in the foregoing report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

R. Report of the Planning Department, dated March 18, 1974.

Hodson Manor, 1417 West 8th Avenue.

The Director of Planning submitted the following report under date of March 18, 1974:

"The owner of Hodson Manor and adjacent property has requested a Development Permit for an office building on the site. Construction of the proposed structure would require demolition of Hodson Manor.

Historically: The house dates from 1894, the year the water application was made. William Hodson, the owner, was the proprieter of the old Hotel Metropole from 1898 to 1901. Members of his family continued to live in the home through 1914. The Hodson residence is one of the earliest buildings in Fairview.

Architecturally: The building is an exceptional example of the "Carpenter Gothic" style. The detail on the patterned shingles and the carved panels indicate that the architect (unknown) was skillful in the use of his chosen material. The majority of the buildings of this style which remain in the City are the small homes in the Strathcona Area. The Hodson Manor is the largest remaining good example of the style left in the City.

Present Situation: The house is on a site which is to be included in a parcel for an office building development. The Development Permit Application has not yet been granted. The developer has indicated his willingness to give the building to the City as long as it is moved from its present location.

Possible Location: The City owns Lot A of Block 313, which is on the south side of the 1200 block of West 7th Avenue. The lot is 60 feet by 120 feet and would be suitable as a site for the building. The 1200 block of West 7th Avenue contains old houses with the exception of Lot A which is vacant. This block portrays the historical and architectural character which once existed throughout Fairview Slopes. Moving the Hodson home into the block would fill the gap, protecting the existing homes from uncomplimentary developments and preserving Hodson Manor in a sympathetic environment.

Costs: The City owns Lot A and the developer will give the building to the City so that the only costs will be those involved in moving the building and renovating it. The moving costs are estimated to run between $25,000 and $50,000. Renovation costs could run another $25,000 to $50,000. Total costs would, therefore, involve between $50,000 and $100,000.

If the City were to lease the house and property for $1.00 per annum on the condition that the lessor were to move and renovate the building to standards set by the City, no direct cost would acorue to the City. The lessor would pay all the costs and the City would lose only the revenue it might be able to receive from Lot A at some unspecified time in the future. In order to protect the investment of the lessor, a 30 year lease should be granted.

The Director of Planning therefore recommends that:

The City offer to lease Lot A of Block 313, District Lot 526 and the building presently located at 1417 West 8th Avenue for a 30 year period for the sum of $1.00 per annum on the condition that the lessor move the building and renovate and maintain it to standards set by the City."

MOVED by Ald. Hardwick

THAT the Director of Planning, in consultation with the Supervisor of Property and Insurance, request proposals for moving the building from 1417 West 8th Avenue to City Lot A of Block 313, D.L. 526, including the terms of lease of City land, and report back.

FURTHER THAT the report include the possibility of the Property and Insurance Department moving the building and operating it.

Cont'd. .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

R. Report of the Planning Department
dated March 18, 1974,
Hodson Manor, 1417 West 8th Avenue.(Cont'd)

FURTHER THAT the Vancouver Heritage Advisory Board be requested to consider whether this building is one which should be preserved,

AND FURTHER THAT the appropriate officials be requested to not issue a Demolition Permit for the building in the meantime.

- CARRIED

(Ald. Rankin voted against the Motion)

S. Report of the Standing Committee
on Waterfront, March 14, 1974.

Funds for Waterfront Planning Study
Public Display at Royal Centre.

MOVED by Ald. Pendakur
THAT the recommendations contained in this report be approved.

- CARRIED

(Ald. Rankin voted against the Motion)

T. Reorganization of the Police Force.

Council noted a communication dated March 15, 1974 setting out a Resolution of the Police Commission in respect of recommendations of the Assistant Chief Constable relating to the re-organization of the Police Force.

MOVED by Ald. Pendakur
THAT this matter be deferred for consideration at the next Council Meeting.

- CARRIED

(Ald. Bowers voted against the Motion)

G.V.R.D. Matters.

This matter was on the Agenda but no discussion ensued.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $87,361.12

MOVED by Ald. Bowers,
SECONDED by Ald.Gibson.
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

BY-LAWS (Cont'd)

By-law to contract a debt by the issue and sale of Debentures in the aggregate principal amount of $87,361.12 (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

The By-law was deemed read accordingly.

MOTIONS.

A. Establishment of Land for Highway Purposes. Lane - North of 4th Avenue, East of Lakewood Drive.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,

WHEREAS the City of Vancouver is the registered owner of the North 25 feet of West 12 feet of Lot 9, Blocks 2 to 5, Subdivision A, Block 148, District Lot 264A, Plan 1771, now known as Parcel A, (Reference Plan 773) of Lot 9 of Lots 2 to 5, Subdivision A of Block 148, District Lot 264A, Plan 1771;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as lane;

THEREFORE BE IT RESOLVED that Parcel A, (Reference Plan 773) of Lot 9 of Lots 2 to 5, Subdivision A of Block 148, District Lot 264A, Plan 1771 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY.

1. Vancouver City Planning Commission - Functions.

On March 12, 1974, a Notice of Motion was submitted on this subject which, after being changed, is now submitted as follows:-

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,

THAT WHEREAS the Vancouver City Council has always recognized the need for the City to obtain planning advice from outside sources;

AND WHEREAS the City Council, in 1960, established the Town Planning Commission and its terms of reference as follows:

MOTIONS (Cont'd)

1 Vancouver City Planning Commission - Functions. (Cont'd)

"(1) to consider and report to the City Council on

(a) any development plan, prepared under Section 561 of the Vancouver Charter, prior to the adoption of the same as an official development plan or as a revision thereof;

(b) any proposed zoning by-law or proposed amendment to a zoning by-law before adoption by the City Council.

(2) To submit a recommendation to the City Council or to the Technical Planning Board, as the case may be, relative to any application for a development permit involving a conditional use, as prescribed by the Zoning and Development By-law, requiring the application to be referred to the Commission.

(3) To bring to the attention of the City Council any matter relating to the planning and development of the city which in the opinion of the Commission merits action on the part of the Council."

AND WHEREAS it is thought that the effectiveness of this Civic body could be improved;

THEREFORE BE IT RESOLVED THAT the Mayor appoint a Committee to examine various ways and means whereby this important function could be improved.

The Motion was put and - CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - False Creek Information.

as Chairman of the Special Committee on False Creek advised that in the month of April the following will be submitted to Council:

April 2nd - A review of the basin-wide situation.
April 9th - A report reference by Marathon Realty in respect of development of the North Side.

April 23rd- Development Proposals re Area 6.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Marzari - Barricades re P.N.E. Traffic Situation.

raised the matter of extending the barricading of residential streets at Renfrew Street for the remaining Hockey Games and, therefore, it was

MOVED by Ald. Marzari
SECONDED by Ald. Gibson
THAT Council authorize the necessary expenditure to extend the barricading of residential streets at Renfrew Street from just prior to the end of Coliseum hockey games to approximately one half-hour before such games begin, with the exception of Dundas Street, which is considered an arterial-type street.

MOVED by Ald. Bowers - in amendment
SECONDED by Ald. Pendakur
THAT the following words be added to the main motion "However, such barricading be for only four of the remaining eight hockey games, and be determined by the City Engineer.

- CARRIED UNANIMOUSLY.

The Motion, as amended was put as follows and - CARRIED UNANIMOUSLY.

"THAT Council authorize the necessary expenditure to extend the barricading of residential streets at Renfrew Street from just prior to the end of Coliseum hockey games to approximately one half-hour before such games begin, with the exception of Dundas Street, which is considered an arterial-type street. However, such barricading be for only four of the remaining eight hockey games, and be determined by the City Engineer."

The Council adjourned at approximately 10.40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 19th, 1974, adopted on April 2nd, 1974.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Kent Avenue North Between Crompton and Borden Streets

The City Engineer reports as follows:

"Kent Avenue North between Crompton Street and Borden Street is not at the present time an open thoroughfare. Almost half the length of this roadway lies within the recently constructed Knight Street Bridge right-of-way. The bridge work has been completed and it would now be in order to grade, gravel and install surface drainage facilities on Kent Avenue North. This opening coupled with pedestrian access across the tracks at the Knight Street Bridge right-of-way would give the general public access to the Fraser River waterfront as well as allowing for a through traffic flow between Crompton Street and Borden Street. (The B.C. Hydro have given approval in principle to a pedestrian access across the railway tracks.)

I RECOMMEND the above street opening be undertaken.

The estimated cost of the above work is $16,000 and funds are available in the 1973 Capital Budget A/C #148/7914 'Grading Unallocated'".

Your Board RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Sewer Separation in Area Tributary to South Branch of North Arm Interceptor

The City Engineer reports as follows:

"The 1973 Sewers Capital Budget included a provision of $100,000 for sanitary sewer construction in the area tributary to the South Branch of the North Arm Interceptor. This phase of sewer construction in the area is now nearing completion.

In order to further reduce the pollution load reaching the Fraser River from this area, it is proposed to carry on with a second phase of sewer separation in the area at this time. The majority of the second phase work will be in the vicinity of Manitoba Street between Marine Drive and Kent Avenue.

The estimated cost of this additional work is $168,000.

I RECOMMEND that $168,000 be credited to Sewers Capital Account 111/6219, 'Sewer Separation in Area tributary to the South Branch of the North Arm Interceptor'. Funds for this work should be appropriated as follows:

(a) $18,000 from Sewers Capital Account 117/6932, '68th Avenue from Manitoba to 350 feet west'.

This work will now be incorporated as a part of the overall project.

(b) $150,000 from Sewers Capital Account 118/7905, 'Pollution Control - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved

3. Sewer Reconstruction 'Prior to 1974 Paving' - Phase I

The City Engineer reports as follows:

"Current television inspection records show that sewers on the following streets are in very poor condition and should be reconstructed prior to these streets being paved under the 1974 paving program:

Cont'd . . .

Clause 3 cont'd

(a) Pandora Street from Woodland to Commercial.

(b) Franklin Street from Woodland to Commercial.

(c) Charles Street from Odlum to McLean.

The estimated total cost of this work is $96,000. A second phase of prior to paving reconstruction will be advanced when the current television inspection program has been completed.

I RECOMMEND that $96,000 be appropriated for 'Reconstruction Prior to 1974 Paving - Phase I' from Sewers Capital Account 118/7903. 'Prior to Paving-Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

4. Sewer Separation Downtown Between Burrard Street and Columbia Street

The City Engineer reports as follows:

"The 1973 Budget included a provision of $400,000 in Sewers Capital Account 111/6218 for sewer separation work in the Downtown Core Area between Burrard and Columbia Streets. In addition to this, there is an unexpended balance of $331,736 remaining in the 1972 Sewers Capital Account 118/6104 for sewer separation work in the area bounded by Columbia, Georgia, Granville and Water Streets.

In order to provide greater flexibility in scheduling so that City sewer separation work in areas where major redevelopment work is taking place may be done at the same time as work is being done at the expense of the developers, the balance of Account 118/6104 should be credited to Account 111/6218.

I RECOMMEND that the remaining balance of $331,736 in Sewers Capital Account 118/6104, 'Sewer Separation in Area Bounded by Columbia, Georgia, Granville and Water Streets' be credited to Sewers Capital Account 111/6218, 'Sewer Separation Downtown between Burrard Street and Columbia Street'."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer Separation in Area Bounded by the Great Northern Cut, Glen Drive, Broadway and Commercial Drive

The City Engineer reports as follows:

"The 1973 Sewers Capital Budget included a provision of $300,000 for sewer separation work in the area bounded by the Great Northern Cut, Glen Drive, Broadway and Commercial Drive. The first phase of construction in this area is now underway. In order to further reduce the pollution load which reaches False Creek, the second and final phase of work in this area should now commence so that construction can be completed prior to the beginning of the 1974 bathing season.

The estimated cost of this second phase of sewer construction is $200,000.

I RECOMMEND that $200,000 be credited to Sewers Capital Account 111/6217, 'Sewer Separation in Area bounded by Great Northern Cut, Glen Drive, Broadway and Commercial Drive'. Funds for this work are available from Sewers Capital Account 111/2001. 'Champlain Heights Areas E and F'. These funds may be used at this time as construction of sewers in Champlain Heights Areas E and F will not commence until 1975."

Your Board RECOMMENDS that the foregoing be approved.

Cont'd . . .

6. Flat Rates for Property Owners' Share of Complete Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in the following table are derived from the actual cost of the work, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1973, have been developed in accordance with the provisions of the Vancouver Charter and Local Improvement Procedure By-law.

Flat Rates for Property Owners' Share of Local Improvements Completed in 1973

P.C. CONCRETE SIDEWALKS 5' WIDE

Projects as Identified on the Assessment Commissioner's Schedules			Flat Rates Per Foot to be Applied to the Assessable Property in the Projects
Court of Revision	Schedule Number	Item Number	
Nov.4/71	408	99,100	$5.01
Nov.16/72	417	35,36,37,38, 39,40	$5.01
May 17/73	419	73,74,75,76, 77,78,79,80, 81,82,84,85	$5.01
Aug.16/73	421	2,3,4,5,6, 7,8,9,10	$5.01
		P.C. CONCRETE SIDEWALKS 6' WIDE	
May 11/72	413	5	$6.01

I RECOMMEND that the table of flat rates shown above be approved."

Your Board RECOMMENDS that the foregoing be approved.

7. Tender Number 743 - Kerrisdale Beautification Project

The City Engineer reports as follows:

"Tenders for the 'Kerrisdale Beautification Project' consisting of removal of existing surfaces, regrading, construction of new brick sidewalks, pedestrian crossings and landscaping were opened on February 25, 1974 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of tender No. 743 have been circulated to Council. These bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Capital City Construction Co. Ltd. in the amount of $155,529.80.

Tender No. 743 included work to be done to the pavement adjacent to the curb which it is deemed desirable and expedient to do in conjunction with the beautification work. The cost of this work is $23,000 and is attributable to funds budgeted but not appropriated in the Streets Capital Budget.

The tender amount is within the departmental estimate and it is anticipated that the overall cost, including utility and street furniture installations and adjustments and engineering overhead changes, will approximate the budgeted funds as approved at the Court of Revision held on October 30th, 1973.

Cont'd . . .

Clause 7 cont'd

The City Engineer RECOMMENDS that

a) A contract be awarded to the low tenderer as follows:

Capital City Construction Co. Ltd.,
230 Brunette Street
New Westminster, B. C.

Contract No. 743 - $155,529.80

b) A contract satisfactory to the Corporation Counsel be entered into.

c) The bid bonds of the unsuccessful tenderers be returned.

d) Funds in the amount of $23,000 be appropriated from the 1973 Streets Capital Budget Account Code No. 148/7906 ' Multiple Dwelling Streets Unappropriated' to finance the concurrent paving work."

Your Board RECOMMENDS the foregoing recommendations of the City Engineer be approved.

8. Local Improvements by "Petition"

First Step

The Deputy City Engineer reports as follows:

"Petitions for

- Pavement and Curbs, Local Residential
- Pavement and Curbs, Higher Zoned
- Lane Pavements, Residential Standard
- Lane Pavements, Higher Zoned
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated March 15, 1974.

The City's share of these improvements is available, subject to Council approval, in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's report dated March 15, 1974.

The estimated total cost of these improvements is $1,141,930, and the City's share of the cost is $658,249.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council approval of the 1974 Streets Capital Budget."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

Cont'd . . .

Clause 8 cont'd

a. The reports of the Deputy City Engineer and that Director of Finance be approved together with the details of the Second Step Report on file in the City Clerk's Office.

b. The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law.

- Crown St., 20th Ave. to the lane north of 20th Ave.
- Doman St., 53rd Ave. to 54th Ave.
- Eddington Dr., Valley Dr. to Yew St.
- Knight St., 54th Ave. to 55th Ave.
- Penticton St., 23rd Ave.to the lane south of 23rd Ave.
- Penticton St., 24th Ave., to the lane north of 24th Ave.
- Slocan St., William St. to the lane south of William St.

c. The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

d. The Court of Revision for projects listed in the attached schedule dated March 15, 1974, be held at 7:30 PM on Thursday, May 2, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 538

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Scheme 3.0 Alignment Status
(Burrard Inlet Crossing)

The Director of Planning reports as follows:-

"In December 1969, during the studies of a Third Crossing of Burrard Inlet, the alignment of the approach to the facility through the Downtown area of the City was defined and given the title, Scheme 3.0 (see attached map).

As a practice, the Planning Department and the Department of Permits and Licences, have reviewed all applications for development permits within the limits of Scheme 3.0, and in cases of major developments, information has been presented to Council, requesting a decision on the issuance or non-issuance of a development permit. Since December 1972, no major development has been proposed within the Scheme 3.0 alignment to require a report to Council, however, the Planning Department is presently in discussions with owners whose property, if developed, will cut-off the possibility of the tunnel as an approach to a road crossing to the North Shore as proposed in the Swan Wooster-CBA study of 1970 (Scheme 3.0).

During the past year negotiations and discussions with the Federal Government about the Crossing have been discontinued. The Premier of the Province, in his budget speech of February 1974, announced the transfer, to transit purposes, of the $27 million, fund set up to help finance the approaches to the Third Crossing of Burrard Inlet. It now seems apparent that the construction of the Crossing, as studied, is indefinitely postponed.

Discussions by City staff related to rapid transit location in the Downtown indicate that a first phase of development would not impinge on the Thurlow Street area, however, studies related to transit connections to the North Shore from Downtown have not been made.

Without the support of funds from senior levels of government to help purchase properties it is not feasible for the City to continue to protect this tunnel approach. It seems appropriate to eliminate the necessity of reporting major developments in the Scheme 3.0 area if there is no longer a need to protect the approach alignment.

It is recommended that Council instruct the Director of Planning and the Director of Permits and Licences that reports on development in the Scheme 3.0 alignment are no longer required."

Your Board submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 538

FINANCE MATTERS

A-7

RECOMMENDATION

1. Retaining Outside Legal Counsel to Prepare and Argue Case

Mr. Bland, the City's Labour Negotiator, reports as follows:

"Owing to the predicted work load related to Labour Negotiations, I find that I may not have the time necessary to fulfil all of the responsibilities I am required to perform as a member of the Law Department during the next six to eight weeks.

The work load of other members of the Law Department prevents them from assuming my responsibilities. In order to insure that all litigation matters are properly attended to, I would recommend that the Corporation Counsel be authorized to retain outside Counsel to take over the preparation and conduct of one of the Appeal Cases presently under way, should he consider it necessary."

Your Board RECOMMENDS that the above recommendation be approved.

CONSIDERATION

2. Grant Request - Canadian Institute of Surveying

The City Clerk reports as follows:

"A letter has been received from the Canadian Institute of Surveying dated February 26, 1974. They advise that the 67th Annual General Meeting of the Canadian Institute of Surveying will be held this year at the Hotel Vancouver, April 3 - 5 inclusive. Delegates and speakers are coming from the United States, Australia and hopefully some from China, and other countries in the 'Pacific Rim'. Financial assistance has been granted by the Government of British Columbia by their sponsorship of their annual luncheon and by the Corporation of Land Surveyors of the Province of British Columbia through the sponsorship of other social events. They are requesting a grant from the City of Vancouver to help defray the budget item of $350.00 which has been set aside to present to each delegate's wife some small memento of the City of Vancouver.

The Canadian Institute of Surveying is a voluntary Association of Professional and technical people who are united in a common interest in the profession of surveying and mapping. The institute is the only national organization in the surveying and mapping field and the members make immeasurable contributions to furthering the professional and technical competence of its members. Mr. A. Burhoe, Engineering Department, is one of the co-ordinators in this programme.

Council has dealt with similar requests in the past as follows:

Aug. 14/73	Canadian Institute of Surveying	Support 67th Annual Meeting	not approved
Oct. 24/72	Pacific Northwest Sector American Water Works	Conference - Local Arrangements	approved $300.00"

Your Board submits the above report of the City Clerk for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 538

PERSONNEL MATTERS

RECOMMENDATION

1. Organization and Staffing - Planning Department

The Director of Planning reports as follows:

Your Board has received a report "Shaping the Future" from the Planning Department, and this report is circulated for consideration of City Council. The Director of Planning notes that the report was prepared mainly by a Staff Task Force drawn from all parts of the Department. As well as describing a suggested programme for future planning activity, the report discusses the role of the Department and describes a number of objectives which the staff should aim to achieve in the coming months. It also suggests some restructuring of the Department. The report has been set up in such a way that Council can vary the programme where it decides adjustments are needed.

The Board has received a further report from the Director of Planning dealing with organization and staffing matters deemed desirable by the Director of Planning to implement the concepts outlined in the report "Shaping the Future".

Your Board is reviewing the organization report and will report thereon as soon as possible. In the meantime, Council may wish to discuss the concepts outlined in the report "Shaping the Future" with the Director of Planning, having in mind that if all the programmes outlined are implemented simultaneously that significant staff increases will be necessary.

Page 19 of the report "Shaping the Future" illustrates a broad organizational structure which has been discussed at length with the Director of Planning.

Your Board is in general agreement with this proposed organization, and RECOMMENDS that the two positions of Associate Director which are described on page 29 of the report, be established. This will enable the Director of Planning to commence recruitment for these two senior positions. The classification of these two positions will be dealt with in the normal manner if they are authorized by Council.

CONSIDERATION

2. Leave of Absence - Mrs. A. Derby, Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"By letter dated August 1, 1973, His Excellency the Governor General in Council on the recommendation of the Minister of National Health and Welfare has appointed Mrs. Adeline I. Derby, Plan Checking Assistant I, to be a member of the Canada Pension Plan Advisory Committee. The appointment is for a term of two years effective October 12, 1973."

There are two annual meetings of the Advisory Committee held in Ottawa, Ontario. The first meeting was in November, 1973 for which Mrs. Derby was granted the necessary leave by resolution of Council on October 19, 1973.

The second annual meeting will be held in Ottawa on May 9 and 10, 1974. In order to arrive at her destination, Mrs. Derby will be required to be absent from the City on May 8, 1974. She therefore requests leave of absence with pay on May 8 and leave of absence without pay on May 9 and 10, 1974.

As part of her duties, Mrs. Derby has been asked to sit as a member of the Subcommittee on Escalation of Private Pension Plans. This committee first met in Vancouver on February 22, 1974, and due to the short notice of

Cont'd . . . .

Clause #2 continued:

meeting, she took one day of her annual leave to enable her participation. She has been advised that there will be a maximum of two more meetings of the Subcommittee prior to the national meeting.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested by Mrs. Derby. Therefore, the following request of Mrs. A. Derby is placed before City Council for consideration:

(i) Leave of absence with pay on May 8, 1974 and leave of absence without pay on May 9 and 10, 1974 to permit her attendance in Ottawa at a meeting of the Canadian Pension Plan Advisory Committee.

(ii) Leave of absence with pay in lieu of one day's annual leave taken on February 22, 1974 for the purpose of participating in the Subcommittee on Escalation of Private Pension Plans.

(iii) A maximum of two days additional leave of absence with pay prior to May 8 on dates to be specified, for the purpose of attending Subcommittee meetings on Escalation of Private Pension Plans.

City Council is advised that in the event it gives the foregoing requests favourable consideration, it will be possible under normal circumstances to reallocate a number of Mrs. Derby's duties in such a manner as to maintain the present standard of Public Service.

Your Board submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 539

PROPERTY MATTERS

RECOMMENDATIONS

1. Lane Establishment - North of 4th Ave., East of Lakewood Dr.
   Establishment of the North 25' of the West 12' of Lot 9, Block 2-5, Sub A, Block 148, D.L. 264A for Lane Purposes
   Sit. Lane North of 4th Ave., East of Lakewood Drive

The Supervisor of Property and Insurance reports as follows:-

"On July 31, 1973, Council approved the expropriation of the North 25' of the West 12' of Lot 9, Block 2 - 5, Sub A, Block 148, D.L. 264A, to provide a through-lane in this block, connecting to an existing lane.

This lane has not been formally established as such in the Land Registry Office and it is therefore,

RECOMMENDED That the North 25' of the West 12' of Lot 9, Block 2 - 5, Sub A, Block 148, D.L. 264A be established as lane and that the formal resolution establishing the same be passed by Council."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be adopted.

2. Lease to Standard Oil Co.
   Lots 3 & 4 of C, Block 14, D.L. 196
   Carrall & Pender Sts.

The Supervisor of Property & Insurance reports as follows:-

"Linwa Investments entered into a 30 year lease with a 5 year rental review clause on the above property, plus Lot 1, with the City on June 1, 1957. Standard Oil Co. Ltd. financed a new Service Station on Lot 4 at that time and were given a sub lease on Lots 3 & 4. The head lessee got into financial difficulties in 1971 and Standard Oil Co. Ltd. assumed the lease on Lots 3 & 4.

The rental was open for review on August 1, 1973, with the rental at that time being $14,784.00 per annum plus 1973 taxes of $8,056.11.

Negotiations for a new rental have been protracted because of many problems associated with possible changes to the Pender-Keefer Diversion and the Columbia-Quebec Connector. Early last year discussions were held with the Company to obtain a corner cut-off which would have required the replacement of the Service Station Office along with other changes. The Company applied for a development permit to alter their Station to allow an automatic car wash. There were many delays and the permit was never issued as discussions on the alterations and replacement of the Service Station Office were terminated when Council rescinded their previous approval of Scheme "G" for the Columbia-Quebec Connector on June 12, 1973. The presentation to Council of the Chinese Community regarding a Chinese Cultural Centre on the site has further complicated the matter.

The sub lessee is unable to plan his operation due to the uncertainties and cannot afford to pay an increased rental. At the present time Standard Oil Co. is paying the City a greater rent for the bare land than they are able to charge the operator for the land, buildings and equipment. Taking into consideration the projected substantial rent increase by the City, Standard Oil Co. has come to the conclusion that the land has become too valuable for the economic operations of a Service Station.

In view of the foregoing the company has asked consideration in allowing them to relinquish their lease as of July 31, 1974. If the City agrees to allow them to relinquish the lease they would propose to follow the Company Policy of demolishing the Service Station, thereby preventing

Cont'd . . .

Clause 2 Cont'd

the unsightly appearance that abandoned Service Stations present if allowed to remain vacant.

If the City allows the company to surrender the lease, it is not anticipated there would be any difficulty in leasing the land for parking on a short term basis for at least the equivalent rent obtained at this time. In addition if the property were required for another use, such as the Chinese Cultural Centre, we would not have the land encumbered by a lease.

Inasmuch as the company has concluded that they cannot pay the economic rental on the land and this has been brought about at least partially through the Citys actions it is

RECOMMENDED that

1. The City accept the surrender of the lease of Lots 3 & 4 of C, Block 14, D. L. 196 from Standard Oil Co. Ltd. as of July 31, 1974.

2. The City accept the company offer to demolish the buildings ar ' leave the site in a neat and tidy condition. "

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 540

WORKS & UTILTIY MATTERS

RECOMMENDATION:

1. City Bridges

The City Engineer reports as follows:

"On July 17, 1973, Council approved a critical examination of Vancouver's truck routes for the purpose of updating the Streets and Traffic By-Law 2849 so the routes would be of minimum inconvenience to area residents and still be compatible with the needs of truck operators. As some of the more convenient routes involve bridges, it was necessary to determine if these structures could take the *additional loads.* The Burlington Northern Railways have advised on their bridges and placed load restrictions on five of them. This matter is being pursued further with officials of the Railway Transport Committee of Canada to resolve City responsibility regarding these structures and will be detailed in a later report.

A study is required to determine if the City owned bridges can carry the heavier loadings. Further, as the need for increased public transportation may require types of transit vehicles other than those presently used, it would be desirable to know if the bridges are capable of carrying these alternate vehicle loads. Since a study for this purpose is similar to the one for truck loads, considerable savings can be gained by doing both studies at the same time and avoiding duplication.

Our initial investigations indicate that the bridges may not be capable of taking increased loads and a more detailed examination is required. As we do not have the personnel or time to carry out this study it is felt that it should be turned over to consultants.

The cost of this study is estimated to be $17,000. Of this amount $9,500 has been submitted in the Basic Revenue Budget for 1974 in the maintenance accounts for City bridges. If this recommendation is approved, this amount could be deleted from the accounts during budget review.

As the information from this study is required to determine truck routes immediately and the feasibility of operating other types of transit vehicles over City bridges, I RECOMMEND that the amount of $17,000 be appropriated for this study prior to Council's approval of the Revenue Budget.

*Provincial Department of Highways raised axle loads from 18,000 to 20,000 lbs. on single axles and from 32,000 to 35,000 lbs. on tandem axles.

FOR COUNCIL ACTION SEE PAGE(S) 540

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Langara Consultants - Terms of Reference

The Director of Planning reports as follows:

At its meeting on February 26, 1974, Council 'In Camera' passed the following resolution:

"That the architectural group headed by Mr. Allan H. Waisman be appointed the Langara Consultants re the future use of Langara lands subject to report by the Director of Planning and approval by Council in respect of details of Terms of Reference including costs."

The Terms of Reference have been thoroughly discussed with Mr. Waisman and with the Committee, and the outcome is a proposal attached as Appendix "A".

The work to be carried out is described in these terms of reference and the responsibility is described. It is noted that the City will supply the consultant with certain basic information and with a survey plan. The City will also be responsible for reproducing the final report and for blowing up any graphic material into display form.

The consultant's work will be charged at the standard hourly rate of the Architectural Institute of B.C. but will not exceed $20,000. There is no provision in this amount for other consultants. The Superintendent of Parks has indicated that he is willing to undertake any golf course re-design with his own resources, but it may be desirable to obtain a golf course architect for part of the work. In addition, there may be a small input required for such special consultants as park specialists or landscape architects. It is proposed, therefore, that in addition to the fee of $20,000 for the main consultant, which is reasonable in relation to the amount of work to be done, an amount of $5,000 should be made available for possible other consultants to be approved by the Director of Planning, on recommendation of the main consultant and in consultation with the Langara Citizens' Committee.

It is RECOMMENDED, therefore, THAT:

1. Council approve the terms of reference for the Langara consultant attached as Appendix A.
2. Council approve the expenditure of up to $20,000 for fees for this work; the scale of fees to be the standard minimum scale of the Architectural Institute of B.C.
3. An additional amount of up to $5,000 be approved for special consultants; such special consultants to be appointed by the Director of Planning on recommendation of the main consultant, and in consultation with the Langara Citizens' Committee.
4. The City Engineer to either provide or have provided, a survey plan of the Langara area, and the Planning Department to assume the cost of reproducing the report and any display reproduction out of its normal budget.
5. The $25,000 required for consulting fees would be provided from the 1974 Supplementary Capital Budget.

FOR COUNCIL ACTION SEE PAGE(S) 540

FINANCE MATTERS

B-7

RECOMMENDATION

1. Claim of Lee You Koy

The Corporation Counsel reports as follows:

" The claimant Lee You Koy has submitted a claim in the amount of $1,523.57 representing the cost of repairing his basement floor and for chattels stored in the basement of his premises at 4240 Beatrice Street being flooded on the 25th of December, 1972.

A report from the Engineering Department indicates that the cause of the flooding was ground roots originating on City property blocking the sewer connection. The claimant's basement floor suffered extensive damage as well as a great many articles in the basement being damaged by the aforesaid flooding. Through the claimant's solicitor, Mr. Patrick Hood, we have negotiated what I consider a reasonable settlement subject to Council's approval.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and the claimant has substantiated his claim for $1,523.57."

Accordingly, I RECOMMEND payment of $1,523.57 in full settlement of this claim.

2. Claim of Mr. & Mrs. Albert Chinn

The Corporation Counsel reports as follows:

" The claimants Albert and Susan Chinn have submitted a claim in the amount of $2,203.50 representing the cost of repairing the basement floor and for chattels stored in the basement of their premises at 4220 Beatrice Street being flooded on the 25th day of December, 1972.

A report from the Engineering Department indicates that the cause of the flooding was ground roots originating on City property blocking the sewer connection. The claimants' basement floor suffered extensive damage as well as a great many articles in the basement being damaged by the aforesaid flooding. Through the claimants' solicitor, Mr. Patrick Hood, we have negotiated what I consider a reasonable settlement subject to Council's approval.

It is the opinion of the Corporation Counsel that the City is liable to the claimants and the claimants have substantiated their claim for $2,203.50."

Accordingly, I RECOMMEND payment of $2,203.50 in full settlement of this claim.

3. Claim of Dr. Robert McNaughton

The Corporation Counsel reports as follows:

" Dr. Robert McNaughton has submitted a claim in the amount of $690.00 representing the cost of installing a sump and replacing lost top soil at the rear of his property at 3535 West 48th

Cont'd . . . .

Clause #3 continued:

Avenue, both of which were necessitated because of work done on the claimant's property during October of 1973.

A report from the Engineering Department indicates that the City had requested a 10' x 10' easement on the N.W. corner of the claimant's property and that this easement was negotiated on the understanding that a necessary manhole would be located on an adjacent lot and not on the claimant's lot and that the claimant would only have underground piping put on his property. The Engineering Department report also indicates that the City completed the sewer extension but in error constructed the manhole on the claimant's property and during this construction the City forces removed the natural drainage that existed on Dr. McNaughton's lot, thereby causing the flooding of his property. It is also indicated that during the construction of the sewer the City crew removed top soil from the claimant's property and filled in our excavations with it.

The Engineering Department has confirmed that the amount of Dr. McNaughton's claim is not unreasonable.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the claimant has substantiated his claim for $690.00."

Accordingly, I RECOMMEND payment of $690.00 in full settlement of this claim.

FOR COUNCIL ACTION SEE PAGE(S) 541

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

February 28, 1974

An "In Camera" meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 28, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell
Mayor Phillips

CLERK: M. Clark

RECOMMENDATION:

1. Mayor and Aldermanic Indemnities, 1974

It was agreed at the outset, that only a routine adjustment would be made at this time bearing in mind that a major review of Council salaries is to be undertaken during 1974, with any proposals for major change to take place no earlier than January 1, 1975.

Following discussion, it was

RECOMMENDED,

THAT indemnities for the Mayor and Aldermen for 1974 be increased by 9.6%.

(It is understood that Council may wish to consider at this time indemnity for the position of the Deputy Mayor.)

INFORMATION:

2. Functions of the Chief License Inspector

Mr. M.M. Harrell, Chief License Inspector, arrived at 2:10 p.m. to discuss the functions of the Chief License Inspector, the position he is retiring from in May of this year. His comments dealt with the organization of the Department of Permits and Licenses as it will be following his retirement. The authority of the Chief License Inspector at that time will be vested in the Director of Permits and Licenses. Mr. Harrell's replacement will have the title City License Inspector, but will not have the authority that is vested in Mr. Harrell as Chief License Inspector. Mr. Harrell's point was that the function should be reviewed so that the man out in the field has the authority of Chief License Inspector.

After consideration, the Committee

RESOLVED,

THAT the matter be referred to the Board of Administration for consideration; and

FURTHER THAT they take into their purview the points raised this day.

The meeting adjourned at approximately 2:45 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 544

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

February 28, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, February 28, 1974 in No. 2 Committee Room, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: T. Burns

The Minutes of the meetings of February 7, 1974 and February 14, 1974 were adopted.

RECOMMENDATIONS:

1. Lands Along the Fraser Between Arbutus and Barnard Streets

History

The history of action on the subject area indicates that the land east of Angus Drive is City-owned and part of the land west of Angus Drive is privately owned. The land described as Steel Bros. property is leased by Horner Developments Ltd. This area is currently zoned M-1. A proposal to rezone this land to C-1 was turned down at a public meeting in 1971. The information contained in the minutes of the Committee meeting of July 5, 1973 (see copy attached) provides the essential background, including the three schemes for development submitted by the Director of Planning.

. . . . . .

The Chairman confirmed that the ultimate plans are keyed to the purchase of Steel Bros. property and suggested three alternatives for consideration and investigation:

(a) develop all the land (28 acres) for a park with a walk way along the Fraser to Angus Drive;

(b) develop all lands for a park with a walk way along the Fraser, except for minimal single family dwellings along the north boundary of the City-owned property;

(c) develop Steel Bros. property for park together with a 100 foot strip walk way along the Fraser, utilizing the area behind for some light industrial development.

He indicated that the co-operation of the Park Board would be required as the cost of development of the private property must be from their budget.

Mr. Horner, of Horner Developments Ltd., presented his proposals and position to the Committee and requested clarification of the Committee's position relative to the Steel Bros. property.

Mr. Youngberg, Planning Department, diagramed the current status of the land parcel and pointed out, for the information of the Committee, that the western sector, i.e. the Steel Bros. property, is in the area designated Floodplain by the Provincial Government and in consequence, residential zoning is not permitted.

Cont'd . . .

The Chairman submitted the following proposals for the Committee's consideration:

(a) That the Supervisor of Property and Insurance be authorized to negotiate for the purchase of Steel Bros. property;

(b) That Council make representation to the Provincial Government to provide funds and co-operate with the City for development of the area;

(c) That no residential development take place on City-owned land;

(d) That a policy be established with respect to area for recreational use.

Following further discussion, it was

RECOMMENDED,

A. THAT Council authorize the Supervisor of Property and Insurance to negotiate for the purchase of the Steel Bros. property on behalf of the City;

B. THAT Council authorize the Chairman of the Committee to negotiate with the Provincial Government for a grant from Green Belt funds and for co-operation with the City for development of the area.

2. Office Furniture for Non-Profit Organizations

RECOMMENDED,

THAT the recommendation of the Director of Social Planning and the City Purchasing Agent, regarding furniture and equipment for the following non-profit organizations

Grandview Terrace Winter Recreation
Dunbar-West Point Grey Information Centre
Riley Park Area Youth Committee

as contained in their report (attached) be approved.

INFORMATION:

3. Street Vending

Miss Pauline Oulette, on behalf of the street vendors, requested deferment of any action on this matter until next week, as she was unable to make a presentation due to short notice.

The Chairman noted that a number of delegations were present to present their briefs on street vending and agreed to hear the following delegations:

Mr. Barry Burkitt (store in Gastown plus mobile vendors)

Mr. Andy Smit (shop at 900 Granville Street)

Mr. T. E. Martin (Chairman, Granville Mall Committee)

Mr. H. Sjogren (hot dog vending carts plus plant on Robson Street)

Mr. Roy Yacht (representative of Robson Street merchants)

Cont'd . . .

Summary

All delegations supported the right of operating by the street vendors. In cases where an application was denied or a permit was revoked, the Chairman confirmed that provision is made for right of appeal to City Council. Concern was expressed over the quality of presentation of goods offered for sale, and of the goods themselves. It was a consensus of opinion of the merchant delegates that the license fee is too low and that it should equate to the charges on a square footage basis assessed against established merchants. A fee in the order of $10.00 per square foot was suggested.

It was determined that there was varied opinion as to term of vending operations. Mr. Sjogren indicated that six to eight months per year would be a maximum viable operation. Granville Mall representative, Mr. Martin, declared a preference for year round vending operation.

RESOLVED,

THAT any action on this matter be deferred until Thursday, March 7, 1974 when representatives from all departments involved in the authorization of street vending operations could be present and further briefs would be heard.

The meeting adjourned at approximately 5:10 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 545

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

March 7, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, March 7, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Gibson and Marzari

ABSENT: Alderman Hardwick

CLERK: M. Kinsella

RECOMMENDATION

1. Greater Vancouver Helpful Neighbour Society

A. Grant Request

Your Committee had for consideration a report from the Board of Administration dated February 20, 1974, which read as follows:

"Representatives of the Greater Vancouver Helpful Neighbour Society have written the City of Vancouver requesting financial assistance in the amount of $11,400.00 to continue their work in the City. The organization provides free clothing, appliances and furniture to the public. Any person can walk into their free store, presently located at 1806 Victoria Drive, and choose what is available. People are also referred by social agencies, public health nurses and friends. The Police and Fire Departments also refer individuals and families who have been burned out. The furniture, clothing and appliances are donated by the public and these materials are transported by donated trucking services. The organization also arranges to pick up goods remaining from rummage sales.

The programme, incorporated under the Societies Act, was originated in 1971 by volunteers. In January, 1972, the group received a Federal LIP grant which ended in November, 1973. Although favourably regarded by Manpower officials, a decision was made to direct funds elsewhere by the Constituency Advisory Group.

The programme is presently staffed by five volunteers, who have carried on despite their terminated LIP salaries, and thirty-three people working on the Vancouver Opportunities Program. The operation appears to be a well managed resource in the City. Their records show the extent to which the store is visited, as follows:

Number of people who have obtained goods from this store:

June 12 - 30, 1973	664
July 3 - 31, 1973	738
Aug. 1 - 31, 1973	777
Sept. 4 - 28, 1973	759
Oct. 1 - 31, 1973	922
Nov. 1 - 30, 1973	960
Dec. 3 - 21, 1973	533
Jan. 8 - 10, 1974	170
TOTAL	5,523

cont'd ....

Clause No. 1 A (cont'd)

The resource is apparently highly regarded by community agencies, as demonstrated by the letters of support (see attachment #1).

Their present location is 1806 Victoria Drive. They occupy these premises on a conditional permit extension granted by the Technical Planning Board. These premises are inadequate and they must move elsewhere. The group will be required to make permit application for the use of premises at the new locale.

The organization presently is seeking approximately $50,000.00 from the Provincial Department of Human Resources to pay for staff positions to continue its worthy work. The local group's request awaits investigation and recommendation to the Minister of Human Resources by Mr. Dick Butler (see attachment #2).

The revised grant request from the Greater Vancouver Helpful Neighbour Society is appended as attachment #3. I would suggest the following amendments:

	Revised Grant Request	Suggested
Rent	$650	$650
Hydro	75	75
Phone	25	25
Instructors	100	-
Materials	100	-
Monthly Total	950	$ 750
Yearly Total	$11,400	$9,000

This grant is not cost shareable under the Canada Assistance Plan."

NOTE: Attachments referred to are on file in the City Clerk's office.

Mrs. M. Morris appeared before your Committee to discuss the Association's grant request. She advised that the Association is currently endeavouring to locate more appropriate premises. Mr. D. Purdy, Social Planning Department, spoke in support of the Helpful Neighbour Society's grant request. Your Committee noted a number of letters from various agencies supporting the Greater Vancouver Helpful Neighbour Society programmes.

RECOMMENDED

A. THAT Council approve a grant of $7,500.00 to the Greater Vancouver Helpful Neighbour Society to cover the purchase of rent, hydro and phone services for a ten month period, effective March 1 to December 31, 1974, on condition that:

(a) the Department of Human Resources financially supports all or part of the grant request, and

(b) the new location meets the basic requirements of the Technical Planning Board;

B. THAT Council request the Minister of Human Resources to assume financial responsibility for the above services should the organization continue its operation in 1975.

1-B Development Permit, 1806 Victoria Drive

On August 10, 1973, development permit No. 63178 was issued permitting the use of the building at 1806 Victoria Drive as an institution of a philanthropic character for a limited period of time, expiring December 31, 1973.

Mrs. M. Morris, on behalf of the Society, requested the Committee's consideration of an extension of this permit for a further six months to enable them to obtain suitable alternate accommodation.

RECOMMENDED

THAT Council instruct the Director of Permits and Licenses to further extend to the end of June the development permit No. 63178, issued to the Greater Vancouver Helpful Neighbour Society, permitting use of the building at 1806 Victoria Drive as an institution of a philanthropic character.

2. Grant Request - B.C. Association for the Advancement of Coloured People

The Committee at its meeting of February 28, 1974 passed the following resolution:

"TO defer consideration of this grant request to the next meeting of the Committee and request a representative of the B.C. Association for the Advancement of Coloured People be present at that time;

FURTHER THAT the Director of Social Planning submit to the Committee a breakdown of the B.C. Association for the Advancement of Coloured People's budget."

A representative from the B.C. Association for the Advancement of Coloured People was present and discussed their grant request with your Committee. Your Committee considered the report from the Director of Social Planning which read as follows:

"The City of Vancouver has received a grant request from the B.C. Association for the Advancement of Coloured People for a grant of $1,000 to pay rent and phone expenses for a six (6) month period for their office located at #300 - 146 East Broadway.

They request funding for that period of time because they are of the opinion they can sustain themselves financially after that period.

The Association is operated by volunteers and their objectives are to promote better understanding between the races and to promote the well-being of the black population in B.C. The black population in B.C., the majority of whom live in the Greater Vancouver area, is roughly estimated at 5,000.

The BCAACP were responsible for the organization of the recent Miss Black B.C. contest. They organize classes for black young people in black history, etc. They operate an employment registry service and offer personal assistance to black people in need.

The Director of Social Planning RECOMMENDS that the Social Services Committee recommend to Vancouver City Council the approval of a civic grant in the amount of $1,000 to the BCAACP."

cont'd ....

Clause No. 2 (cont'd)

RECOMMENDED

THAT Council approve a grant of $1,000 to the B.C. Association for the Advancement of Coloured People.

3. Request for Community Development Worker for Strathcona Area

Your Committee had for consideration a request for a Community Development Worker for the Strathcona area. This submission was from S.P.O.T.A., MacLean Park Residents Association, Strathcona Community Centre Association, Chinese Elderly Citizens Association and Ray-Cam Co-operative Association. Representatives of these Associations appeared before the Committee to discuss their request. The brief read in part as follows:

" There are over 8000 persons residing in the Strathcona area. This includes the 400 unit MacLean Park Housing Project and the 375 unit at Ray-Cam. A large number of the residents are Chinese, many are non-English speaking, elderly, immigrant, and low-incomed. The area also has many Italian and Portuguese residents. There are several senior citizens complexes in Strathcona; two at MacLean Park, Chau Lun Tower, Christ Church of China, and Ray-Cam. A senior citizen organization has developed during the last few years; and now the Chinese Elderly Citizens Association with 500 members meets regularly at the Strathcona Community Center.

There are about 40 service agencies and organizations in the Strathcona area. Some of these include Pender YWCA, Strathcona Community Center, Gibbs Boys Club, Strathcona Manpower Outreach, Community Home Improvement Center, Kiwassa Neighbourhood House, Chinese United Church, First United Church, Chinese Catholic Church, Prince of Peace Luthern Church and Children's Aid Society.

III PROPOSAL FOR A COMMUNITY DEVELOPMENT WORKER FOR THE STRATHCONA AREA.

Many social and physcial development are taking place, and will take place which will have major impact for the future of the citizens of the area. A community development worker is requested by the citizens and citizens groups of Strathcona to assist them to meet these forthcoming developments.

IV. RESPONSIBILITIES AND DUTIES OF THE COMMUNITY DEVELOPMENT WORKER.

COMMUNITY AND SOCIAL DEVELOPMENT.

-to encourage resident initiatives and participation in citizens groups and in the broad socio-cultural aspects of their community.

-to assist the groups to analyze community and group structures and processes; and help them acquire the skills of problem solving, priority setting and self-evaluation.

-to promote cross-communication and a sharing of experiences and resources among the citizens groups (SPOTA, MacLean Park, Chinese Elderly Citizens, Strathcona Community Center Assoc., Ray-Cam) and foster a community spiritness among the groups as they prepare for these changes in government structures and processes.

HOUSING AND PARK DEVELOPMENT:

-to ensure that the social development component is intergrated with the physical development aspects of new housing, rehabilitation, park development and new public works.

cont'd ....

Clause No. 3 (cont'd)

-to assist in the communication process between the citizens non-profit housing association and the prospective clients (many of whom will be non-English speaking Chinese); in particular in the understanding of such terms as "co-operative", "non-profit housing", "controlled condominium", "Strata-title associations" and the like.

- to assist in the social settlement of the new housing occupants and to ensure their social and community well-being. To acquaint the new occupants with the responsibilities of home ownership, home maintenance, and membership in co-operative and Strata-title associations.

-to assist in the programming, planning and architectural process of the designing of the comprehensive Strathcona Site C&D plan. To foster communication between the two groups which will jointly develope the Site; and to assist in the communication between the builders and the new occupants; in particular senior citizens and those persons who will be residing in the personal care facilities.

STRATHCONA REHABILITATION PROJECT.

-to act as a community resource person, for the Strathcona Rehabilitation Project as it continues this year and into 1975; and also for the second phase of the SRP Evaluation Study which will assess the social and community impact of the Rehabilitation Project."

The Delegation advised that there are a number of future developments in the areas of housing, Strathcona Rehabilitation project, park development, integration of social services, community facilities, etc. and a community development worker is needed to assist the citizens with these future developments. The delegation submitted the following qualifications of the Community Development worker:

He should be
- a mature and experienced person who can engender the trust and respect of the citizens and citizens groups in Strathcona; and who possesses the skills, talents and personal qualities to work well with the various citizens groups;
- bilingual (including the various local resident dialects of Cantonese) and be familiar with not only the language but the customs and life-styles of the different groups of residents in Strathcona;
- familiar with local voluntary and social service agencies and organizations in Strathcona;
- familiar with government processes and programmes as they affect Strathcona, in particular Federal and Provincial housing programs, City planning structures, and Provincial and Municipal social service programs and agencies.

It was stressed by the delegation that this is the first time all residents in the area have come together to request a Community Development worker. All other workers in the area are from outside agencies and were not placed in the area at the request of the citizens.

Clause No. 3 (cont'd)

RECOMMENDED

THAT Council approve a full-time Community Development Worker for the Strathcona area for a period of one year from April 1, 1974 to March 31, 1975 at an estimated cost of $13,200, subject to the Director of Social Planning negotiating satisfactory cost-sharing arrangements with the Department of Human Resources;

FURTHER THAT the Strathcona Community Development Worker be employed on a pro-tem basis by the Community Development Unit of Neighbourhood Services Association until such time as the Community Resource Board is established for the Strathcona area.

INFORMATION

4. Report on Inspection by City Staff of Dwelling at 436 East 24th Avenue

On January 24, 1974, during consideration of a request from People on Welfare for weekend services from the Department of Human Resources, the Committee passed the following recommendation in relation to a dwelling occupied by a welfare recipient:

"THAT Council instruct the Director of Permits and Licenses to carry out all appropriate inspections of the dwelling at 436 East 24th Avenue (i.e. from the point of view of wiring, plumbing, fire prevention, etc.) with a report back to the Standing Committee on Social Services as soon as possible."

This dwelling had been damaged by fire in December, 1973 and the delegation contended that no obvious repairs seemed to have been made by the owner.

The Director of Permits and Licenses submitted the following report dated February 28, 1974:

"Inspections have been carried out as requested at 436 East 24th Avenue as follows:

Housing Inspection: A dwelling unit installed without permits was found on the lower level of this building. This is a single family dwelling area and the owner has been ordered to discontinue the use of the lower floor as separate living quarters.

Building Inspection: Some slight fire damage was found in a room on the second floor, however, the rear stairs were more severely damaged during a recent fire. The owner is carrying out the necessary repairs to the rear stairs.

Plumbing Inspection: Minor faults have been found in the plumbing on the lower level of the building which have been ordered to be corrected.

Electrical Inspection: A number of faults have been found in the electrical system, which have been ordered to be corrected."

cont'd ....

Clause No. 4 (cont'd)

Mr. E. Ford, Permits and Licenses Department, advised the Committee that the staff member who had carried out the inspection had indicated that he believes the owner will undertake the necessary repairs of his own volition. However, there will be a re-inspection by the Department of Permits and Licenses to ensure that all necessary repairs have been carried out.

RESOLVED

TO receive the report of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 546

JOINT REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
CIVIC DEVELOPMENT AND THE VANCOUVER HERITAGE ADVISORY BOARD

March 7, 1974

A joint meeting of the Standing Committee of Council on Civic Development and the Vancouver Heritage Advisory Board was held in the Mayor's Office at 12 noon, Thursday, March 7, 1974.

PRESENT:	Civic Development Committee	Vancouver Heritage Advisory Board
	Alderman Hardwick	Mr. Barry Downs
	Alderman Bowers	Mr. F. J. Grant
	Alderman Massey	Mr. Mitchell H. Groper
	Alderman Pendakur	Mr. Harold Kalman
		Mr. Abraham Rogatnick
		Mr. Ronald Thompson
ABSENT:		Mr. John Raybould
		Mr. Michael Seelig

CLERK: Marilyn Clark

INFORMATION:

1. Vancouver Heritage Advisory Board

The Vancouver Heritage Advisory Board was created by By-law #4729 in October, 1973. This meeting was the inaugural meeting of the recently appointed Board. Its forerunner was the Historic Area Advisory Board, whose primary interest was in the Chinatown-Gastown areas.

A joint meeting was called so that members of the Civic Development Committee and the Vancouver Heritage Advisory Board could meet and exchange views on the function of the Board and its relationship with the Civic Development Committee.

Following the introduction of the members, Alderman Hardwick spoke briefly on the question of historical buildings, emphasising that this Board was a nucleus group who could be called upon to work with both the Civic Development Committee and the Planning Department to provide advice to Council. The Vancouver Heritage Advisory Board will also become involved in the legislative area, i.e. what legislation is necessary in the designation of historic sites; advising the Council as to civic and provincial legislation required.

Two members of the Planning Department were present and gave the Board an outline of the preliminary work that has been done by that Department during the past year. Preliminary reconnaissance work has been undertaken; legislation in other cities has been gathered. The Planning Department has already looked at portions of the City which have been ignored to date as to heritage value, starting in the Hastings-Sunrise area. This information will be available to the Board providing them with a starting point from which they can develop their own criteria. It was pointed out that the Heritage Advisory Board will be involved in more than simply saving old buildings. They will be looking, with Vancouver's heritage in mind, at parks, streets of trees, facades of houses, as well as historic structures.

It is anticipated that sub-committees of the Vancouver Heritage Advisory Board will be formed, such as the Historic Area Advisory Board for Gastown. There may be separate sub-committees such as a Chinatown Advisory Committee, a Residential Advisory Committee, an Industrial Building Advisory Committee, even a Legislative Committee.

The possibility of working with the Archives and with the Museums was discussed so that background information may be obtained from those sources.

Cont'd . . .

Considerable discussion took place on the approach which should be taken by the Board. Policy and guidelines must be determined. Procedures have to be outlined for the designation of historic areas and buildings and, as well, for the reverse process. The effect must be considered of what designation means to the owner of the building and what incentives will be provided him. The question of transfer of building rights of designated buildings must also be considered.

It was determined that the group would choose their own chairman at the next meeting. Mr. Kalman volunteered to make the arrangements for that meeting, which was eventually scheduled for 4:00 p.m., Monday, March 18, 1974.

The meeting adjourned at approximately 1:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 541

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

March 7, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, March 7, 1974 in No. 1 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Harcourt

CLERK: T. Burns

The minutes of the meeting of February 20, 1974 were adopted.

RECOMMENDATIONS:

1. Kitsilano Local Area Planning

The Chairman referred to the recommendations contained in the minutes of the public meeting of February 20, 1974 and City Council's subsequent action at the regular Council meeting of February 26, 1974. He noted that Council had approved in principle recommendations A, B and C; that recommendations D and F were referred to the Board of Administration; that recommendation E be referred back to the Committee for further consideration and that the last recommendation i.e. method of selection and terms of reference for the Kitsilano Local Area Planning, be considered at this meeting.

The Chairman submitted for consideration a report outlining selection criteria for establishing the Local Area Committee and terms of reference under which it would operate. (Report attached.) During discussion following the presentation a concern of the Local Area representatives was expressed by Mr. Janczewski that the proposed composition of the Committee was too restrictive as to representation. He was assured by the Committee that the essential aim is to get started and that latitude for expansion as required is provided for in Para (lV) (6) of the terms of reference proposed by the Standing Committee.

RECOMMENDED,

THAT Council adopt the Chairman's report of March 7, 1974 as being the basis for operation of the Kitsilano Area Planning Committee.

2. Street Vending

The Chairman referred to the Corporation Counsel report dated February 1, 1974 and draft by-law related to occupancy of streets and street vending and invited discussion and presentations from the delegations present. Mr. Friedel, representing the street vendors, after detailed review of the draft by-law, indicated general acceptance for all clauses except 5 and 6 of Division I. Primary points of contention centered on the specifics of issuing permits to the individuals operating the street vending carts; on the issue of permits on a first come first served basis as opposed to protecting vested interests of current operators; and on the concentration of carts in prime locations.

The majority of street vendor representatives present supported the principle of issuing permits only to persons behind the carts.

Cont'd . . .

Dissenting opinion was expressed by Mr. Sjogreu (hot dog vendor) who contends that high staff turnover would impose unreasonable financial burden for permit renewal for replacement operation.

Mr. Harrell, Chief License Inspector, confirmed that no applications for permits were on file. The Chairman reviewed the discussion and advised that the Committee would deal with the regulations after further considering the petitions. In the interim names of those desiring permits could be submitted to the Department of Permits & Licenses.

Concern was expressed by delegations over the method and terms of reference for issue of permits. Mr. Friedel spoke for the principle of first come first served while those who have operated for a number of years at specific locations contended a vested right. It was confirmed by the Committee that each permit would be issued for a specific location. This matter to be further considered by the Committee.

On the subject of numbers of carts in one general location in Gastown, Granville Mall, Robson Street, considerable discussion ensued. Little conflict was apparent in discussion of side by side carts along the street in the Gastown area, however opposing opinions were presented regarding concentration of carts in the Granville Mall and Robson Street areas. Mr. Baker of the Granville Mall Authority re-interated his previously stated position and requested a two month time lag after the mall opening to permit a survey of vending cart locations available. He opposed unrestricted access and further recommended limits to type of merchandise sold.

Mr. Curtis, Deputy City Engineer, presented general guidelines and controls which would be applied.

Carts - not permitted at intersections
- off curbs
- at loading zones
- in front of doorways
- which interfere with the free flow of traffic

Mr. Morgan, of the Health Department stated that with regard to food vending, an approved base of operations for pre-wrapping would be required and his department would insist on controls remaining in force.

RECOMMENDED,

THAT Council approve the draft by-law (Street Vending By-law) of the Corporation Counsel with the exception of Division I items 5 and 6, and

FURTHER THAT these items be referred back to the Corporation Counsel for redraft.

3. Marpole-Oakridge Area Council

Approval of a development permit application #65161 for a project consisting of an eleven storey office tower plus a two storey base for a commercial-retail complex at 1200 West 73rd Avenue has been deferred pending submission of a brief (attached) by the Area Council. The proposed building will exceed the height limitation for area zoning.

Mr. Calder, representing the Area Council, observed that the area planners had not been informed of the development. It was not intended to hold up the development which has received favourable acceptance in the area. Since submitting the Area Council's brief he has learned that a library and an information centre have been approved for the area and that as the Day Care Centre requirement is still at issue

Cont'd . . .

within the Area Council these three items were no longer a matter for consideration with respect to the development. He stated he was prepared to withdraw his request for further deferment of approval of the application and to negotiate directly with the developer on the two remaining items. His primary concern was the shortage of public facilities and recreational areas and requested the Committee to give consideration to these matters in the Marpole-Oakridge District.

Mr. Juliani, Developer, pointed out that he was unaware that the Area Council was still a viable operation. He further was not advised that further delays on his application for a development permit were being effected. He reviewed the background leading to his application and indicated that further delays would involve financial hardship. He stated that he was prepared to negotiate with the Area Council to seek resolution to their requirements and act in good faith.

The Committee after further discussion,

RECOMMENDS,

(a) THAT the Director of Planning approve the application for a development permit at 1200 West 73rd Avenue, and

FURTHER THAT the Technical Planning Board action this application at an early date.

(b) THAT the Social Planning Department determine, in consultation with the Area Council and the developer, what facilities could appropriately be included in the development and report back to the Committee.

(c) THAT the Social Planning Department carry out a survey of the requirements of the Marpole-Oakridge area and report back to the Committee.

4. Fairview Slopes

The Chairman reviewed the report of the Director of Planning (attached). Mr. John Coates, Planning Department, spoke on the report indicating the items of primary concern necessary to establish the Fairview Planning Advisory Committee. He advised that two new organisations have been formed and wished to take part in the selection of the Committee. It was pointed out that the proposed structure of the Committee provided for their input in the selection process. The Chairman advised that no fundamental changes would be made to the report and that the elections should now be held so that the project can progress.

RECOMMENDED,

THAT funds in the amount of $4,800 be made available to the Director of Planning in order that Mr. R. Rabnett of the Sussex Group may be appointed to do special economic studies on the feasibility of conserving portions of the Fairview Slopes, and

FURTHER THAT A1, A2 and A3 of the appendix I of the report be the terms of reference for the economic consultant.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 547

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

March 7, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, March 7th, 1974, in No. 1 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Rankin
Alderman Marzari
Alderman Harcourt

CLERK: T. Burns

INFORMATION:

2. Street Vending

The Chairman referred to the Corporation Counsel report dated February 1, 1974 and draft by-law related to occupancy of streets and street vending and invited discussion and presentations from the delegations present. Mr. Friedel, representing the street vendors, after detailed review of the draft by-law, indicated general acceptance for all clauses except 5 and 6 of Division I. Primary points of contention centered on the specifics of issuing permits to the individuals operating the street vending carts; on the issue of permits on a first come first served basis as opposed to protecting vested interests of current operators; and on the concentration of carts in prime locations.

The majority of street vendor representatives present supported the principle of issuing permits only to persons behind the carts. Dissenting opinion was expressed by Mr. Sjogreu (hot dog vendor) who contends that high staff turnover would impose unreasonable financial burden for permit renewal for replacement operation.

Mr. Harrell, Chief License Inspector, confirmed that no applications for permits were on file. The Chairman reviewed the discussion and advised that the Committee would deal with the regulations after further considering the petitions. In the interim names of those desiring permits could be submitted to the Department of Permits & Licenses.

Concern was expressed by delegations over the method and terms of reference for issue of permits. Mr. Friedel spoke for the principle of first come first served while those who have operated for a number of years at specific locations contended a vested right. It was confirmed by the Committee that each permit would be issued for a specific location. This matter to be further considered by the Committee.

On the subject of numbers of carts in one general location in Gastown, Granville Mall, Robson Street, considerable discussion ensued. Little conflict was apparent in discussion of side by side carts along the street in the Gastown area, however opposing opinions were presented regarding concentration of carts in the Granville Mall and Robson Street areas. Mr. Baker of the Granville Mall Authority re-interated his previously stated position and requested a two month time lag after the mall opening to permit a survey of vending cart locations available. He opposed unrestricted access and further recommended limits to type of merchandise sold.

Clause 2 Continued

Mr. Curtis, Deputy City Engineer, presented general guidelines and controls which would be applied.

Carts - not permitted at intersections
- off curbs
- at loading zones
- in front of doorways
- which interfere with the free flow of traffic

Mr. Morgan, of the Health Department stated that with regard to food vending, an approved base of operations for pre-wrapping would be required and his department would insist on controls remaining in force.

RESOLVED:

THAT the Committee refer the draft Street Vending By-law to the appropriate officials for comment and report back with respect to limitation as to number of carts, allocation of areas, etc.

FURTHER THAT on receipt of the reports requested from the appropriate officials, the Corporation Counsel prepare a re-draft of the Street Vending By-Law for consideration of the Committee.

NOTE:

This replaces Clause 2 of the original report of the Standing Committee of Council on Community Development, dated March 7th, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 547

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

March 7, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the #2 Committee Room, third floor, City Hall, on Thursday, March 7, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ALSO PRESENT: Alderman Bowers

COMMITTEE CLERK: R. Demofsky

INFORMATION

1. Okanagan Helicopters Request for Heliport on Waterfront

The Director of Planning submitted the following report dated February 27, 1974, for your Committee's consideration:

"An application has been received from Okanagan Helicopters Ltd. to establish and use a heliport at the old Pier 'H' west of the north foot of Columbia Street for a six month (renewable) period.

The plans indicate a landing area of approximately 100' x 50' with a 50' x 30' parking area.

The site is located in an (M-2) Industrial District where an 'Aircraft Landing Place' is a use which may be granted by the Technical Planning Board after consultation with the Vancouver City Planning Commission.

Mr. R. Mann, Project Manager, Waterfront Planning Study has been consulted and he is of the opinion that at the moment he could not support the application because it seems to attempt to contribute without reference to a planned framework. He cannot see the wisdom in spreading heliports along the beach, especially as the frequency of use is so intermittent. He suggests that this operation could be combined with the one already existing at Pier A. Mr. Mann further suggests that Okanagan Helicopters be asked to await the debate on the Waterfront Planning Study - Stage Two. This situation could then be reviewed.

A Development Permit, approving a temporary helicopter landing site at Pier A was issued on August 13, 1973. The arrangement for use of this property is a private agreement between Doman Industries and Marathon Realty, the owners of the property. It was not the intention of Marathon Realty, in leasing the property, that it become a site for frequent helicopter landings by a multiplicity of companies and especially a company that is in the business of transporting passengers for hire. It is recognized that the waterfront planning process should include an investigation of the desirability and the feasibility of establishing a public airport site in this section of the waterfront for general aviation use to transport persons by helicopter to and from the Central Business District, and possibly to accommodate seaplane traffic.

cont'd .....

Clause No.1 continued

As the waterfront study is not scheduled to be completed before six months, and implementation of proposals will require a longer time, permitting the landing site on a 6 month (renewable) period could establish a use pattern which could be disruptive to the objectives of the Historic Area Plan and encourage additional traffic in an area now subject to excessive vehicle travel. The Director of Planning agrees that the use should be discouraged pending the outcome of study proposals, including public reaction to the reports scheduled for the end of March.

In keeping with the practice being followed, this report is submitted to the Standing Committee on Waterfront for consideration. It is suggested the applicant be invited to meet with the Committee when this report is discussed."

Mr. Hayward, Planning Department, by means of a map pointed out that present locations of Air West Airlines Ltd. seaplane terminal, Doman Industries helipad on Pier "A", and the site which Okanagan Helicopters Ltd. has applied to locate a helipad on Pier "H", west of north foot of Columbia Street. Mr. Hayward advised that the Project Manager of the Waterfront Planning Study suggests that this operation could be combined with the one presently existing at Pier "A". Also, the Project Manager is awaiting a report back on the public's reactions to helipad in the City.

In response to questions from the Committee Mr. Blackman of Okanagan Helicopters Ltd. advised that his company has a class IV charter, and clientele will be forest products, mining, etc., personnel.

The Chairman pointed out that the Doman helipad on Pier "A" was approved by City Council in August, 1973, for a one-year period, and to date usage of this helipad is light. Following further discussions your Committee

RESOLVED

THAT the Standing Committee on Waterfront encourage Okanagan Helicopters Ltd. to enter into negotiations with Doman Industries and Canadian Pacific Railway with respect to using the existing helipad on Pier "A".

FURTHER THAT Okanagan Helicopters Ltd. report back to the Standing Committee on Waterfront on results of their negotiations.

RECOMMENDATION

2. Old Immigration Building
North Foot of Thurlow Street

The Director of Planning submitted a report dated February 20, 1974, for your Committee's consideration. This report reviews the historical and architectural aspects, the owners intention, and the City's legal position with regard to the Old Immigration Building. Accompanying this report were several letters from various organizations pro and con the demolition of this building. From the varying attitudes expressed in the letters it is apparent that the community is not of one mind about the demolition of this building.

cont'd ....

Clause No.2 continued

The Canadian Pacific Railway applied for a demolition permit on December 19, 1973, and plan to demolish the Old Immigration Building in order to extend its existing parking lot to improve their car and truck loading facilities. It was the consensus of your Committee that this was undesirable and that this building should be retained at least until the waterfront study has been completed.

The matter of the City's legal position in this respect was raised. It was noted that the powers required to stop a demolition are presently being sought by the City through a charter amendment. After further discussion your Committee

RECOMMENDED

THAT the matter of preserving the Old Immigration Building at the north foot of Thurlow Street be referred to the Vancouver Heritage Advisory Board for an early report back to the Standing Committee on Waterfront.

3. Floating Developments & Floating Homes on the Waterfront

(a) Floating Developments

At its meeting on June 21, 1973, the joint Special Committee on Burrard Inlet Waterfront and False Creek resolved as follows:

> "THAT the Director of Finance, Director of Planning and Civic Development and City Engineer prepare and submit positive reports to the Committee on the means of developing the appropriate fees to be levied on floating developments in lieu of taxes, as approval conditions for the connection of City facilities."

At a meeting of the same Committee on August 30, 1973, it was further resolved:

> "THAT Corporation Counsel report back to the Standing Committee on Waterfront on the legal aspects of how the City can collect either the equitable (SIC) or real property taxes or business licenses from the floating homes and developments, as well as a means of control over them."

Your Committee had before it a report from the Director of Finance, City Engineer, Director of Planning and Corporation Counsel outlining the relevant information pertaining to this matter.

The Director of Finance spoke to this report and advised that the most desirable approach to taxation of commercial floating developments was to enter into a private agreement with each development owner. However, taxation of these commercial floating developments presents a severe legal problem. Authority for regulation of floating developments on the Vancouver waterfront lies with the National Harbours Board. The Director of Finance stated that a meeting was held in Vancouver with the National Harbours Board in November, 1973, and they were willing to support the City's proposal of entering into a private agreement with each commercial floating development owner.

cont'd ....

Clause No.3 continued

This was then referred to the National Harbours Board lawyers in Ottawa, but to date nothing further has been heard.

It was pointed out that these developments would have to conform to applicable city bylaws; e.g. provisions for parking and loading zones, disposal of garbage and connection to sewage and water facilities.

The elements of the proposed agreement were discussed. The Director of Finance advised that through analysis it has been determined that the average tax for general purposes is almost equivalent to the business tax. Taxes would be on improvements (Note: Taxes are already collected on water lot for general, school and Regional District purposes, and on the improvements for School and Regional District purposes.)

(b) Live-Aboard Boats

The Director of Finance in speaking to this report, advised that there are approximately 100 live-aboard boats moored in Vancouver Harbour. It was pointed out that authority for regulation of moored vessels in Vancouver waterfront lies with the National Harbours Board. He stated, however, that the Coast Floating Homes Association is willing to pay taxes like everyone else. They want to be considered as good tax-paying citizens.

Since most of the live-aboard boats in Vancouver Harbour are moored in marinas, and since marinas are subject to some control by the city, they could be subjected to charges under the licensing bylaw. The recommended approach is to collect a fee from the marina operators based on the number of live-aboard boats in the marina during the licensing period. The length of the boat to be the proxy for taxation.

After further discussion your Committee

RECOMMENDED

(a) (i) That Council approve the proposed charge to be levied on the commercial floating developments in lieu of general purposes and business taxes.

(ii) The Corporation Counsel be directed to prepare an agreement for each commercial floating development owner for the taxation and regulation of their development, in line with the terms outlined in the report from the Director of Finance, City Engineer, Director of Planning and Corporation Counsel on floating developments and floating homes on the Waterfront.

(iii) The Director of Permits and Licenses be requested to develop procedures for the collection of the license fee.

(b) (i) That Council approve a license fee to be levied on marina owners, and to be based on the length (as a proxy for the value) of each live-aboard boat moored in the marina at the commencement of the licensing period.

cont'd ....

Clause No.3 continued

(b) (ii) The Council approve the suggested fee schedule, with annual fees ranging from $144.00 to $252.00.

(iii) The Corporation Counsel be requested to draft an appropriate bylaw to enable the City to levy the proposed fee.

(iv) The Director of Permits and Licenses be requested to develop procedures for the collection and enforcement of the license fee.

FURTHER RECOMMENDED that this fee be reviewed two years after it is instituted.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 548

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 12, 1974

A Special meeting of the Standing Committee of Council on Finance and Administration was held in the Council Chamber on Tuesday, March 12, 1974, at 7:30 p.m., to discuss specifically the matter of shops closing hours.

PRESENT: Alderman Bowers, Chairman
Aldermen Harcourt, Linnell and Volrich

ALSO PRESENT: Aldermen Hardwick, Gibson, Pendakur and Rankin

CLERK TO THE COMMITTEE: Marilyn Clark

INFORMATION
Shops Closing Hours

At its meeting on November 6, 1973, the Council, after consideration of a report from the Board of Administration dated November 2, 1973, passed the following motion:

"THAT the recommendation of the Board of Administration contained in this report be approved and therefore, the whole matter of store closing hours be referred to the Standing Committee on Finance and Administration and all interested parties be advised when the Committee will have this matter under discussion".

The matter stemmed from a report of the Chief License Inspector stating that a violation of the Shops Closing By-law by Olympic Sports had come to his attention.

This Committee, on November 8, 1973, dealt with the matter and asked for a report from the Director of Permits and Licenses to include suggestions for uniform enforcement of existing by-laws; suggestions for revising the categories of exempted stores and suggestions for revising hours based on present regulations, enforcement and practices in adjacent municipalities. Following receipt of a report of the Director of Permits and Licenses, the Committee resolved:

"THAT this Committee hold a public meeting in the evening, in one month's time, in the Council Chamber, City Hall, to discuss the question of store closing hours. All persons who attended a previous public meeting regarding the Store Closing Hours By-law to be notified, and notice of the meeting to be advertised in the newspapers. Written submissions will be invited from individuals".

The public meeting held this day was advertised in the daily newspapers and persons who had indicated interest in the matter previously were notified by letter.

Alderman Bowers described for the benefit of those present the three alternatives the Committee was considering:

1. Stricter enforcement of existing by-laws, with fines to recover the costs of enforcement.

2. Leaving the by-laws as they are, and continuing enforcement only on complaint basis.

3. Adopting the practice of our neighboring municipalities of New Westminster, Richmond, Delta, Surrey, Coquitlam and Port Moody, where stores determine their own closing hours, except on Sundays, when they are governed by the Lord's Day Act.

cont'd....

Mr. M.M. Harrell, Chief License Inspector, gave a brief history of the Shops Closing By-law and the changes that had taken place over the years. He indicated there was considerable difficulty in enforcing the present by-law and, in fact, it is not being enforced except on a complaint basis. Mr. Harrell stated his view as being that if there is a by-law on the books it should be enforced.

Several groups had submitted written briefs prior to the meeting. The following spoke to the issue at this meeting, the majority favouring no change in the present by-law, many urged the continuance of the present enforcement on a complaint method, while others emphatically pronounced that the by-law as it is should be rigidly enforced:

1. Miss Bancroft, representing Woodwards Staff Advisory Council

   - The present by-law provides a form of regulation and protects retail clerks from a disrupted family life.

   - Because of the cost factor of opening stores for longer hours, difficulty of getting staff and the effect on service that longer hours would have, the by-law should be retained as at present.

   - submitted to the Committee a petition containing 1750 names backing up her report.

2. Mr. Ross Douglas, representing the Retail Merchants Association of Canada

   - The By-law should be maintained as it is.

   - The Provincial Government has been approached by the Retail Merchants Association of Canada to take over the matter of store closing hours so that it would be uniform throughout the Province.

3. Mr. Ken Browes, representing Olympic Sports.

   - Indicated that Olympic Sports was prepared to obey City By-laws but a By-law must be made to work. Why should one store close when another, selling the same merchandise, was allowed to stay open.

   - Suggested increasing fines for violation of the Shops Closing By-law in the area of $1,000 to $2,000 per violation.

4. Mr. Andrew Joe, representing the Chinatown Property Owners and Merchants Association

   - All levels of government should do what is best for the largest number of people.

   - Contended that the majority would be inconvenienced if store hours were changed; therefore no changes should be made in the present By-law.

5. Mr. Harold Kidd, representing Lifeline Industries

   - Suggested that the problem of store hours should be left to each individual merchant to determine depending upon his particular business.

   - Suggested that the Committee recommend to Council adopting the practice of those neighboring municipalities who had no restriction on store hours.

cont'd....

6. Mr. Douglas Jung, representing the Lower Mainland Grocers Cooperative Association, and the B.C. Lower Mainland Independent Grocers Association, speaking on behalf of 151 grocery store operators who are members of the above two associations.

- Contended that there was no demonstrated need for extending store hours.

- The small corner store has a traditional role in society; they would be put out of business.

- The present Shops Closing By-law should be maintained and should be enforced.

- Stores should be required to obtain business licenses to sell what it is they stock.

7. Mr. Hill, representing Hill's Department Store.

- Because of the difficulty already in obtaining staff to work in retail stores, and the change in social order that would result, the present Shops Closing By-law should be maintained.

8. Mr. Lanser

- The Shops Closing By-law should be maintained as it is.

9. Mr. Ferson, an employee of a large department store.

- Conducted anunofficial poll of his fellow employees, numbering in the area of approximately 1,500 and indicated they were overwhelmingly in favour of maintaining the present store hours.

- If any change were indicated he suggested stores should close at 5:30 rather than the present 6:00 p.m., Monday, Tuesday, Wednesday and Saturday.

10. Mr. Marx, a member of the Master Hairstylists Association

- Presently, specific regulations in the Shops Closing By-law regulate the hours of work of barber shops. These regulations state that a barber shop must close for one full day during the week. Mr. Marx asked that the same hours be given to men's hairstylists as were presently allowed for ladies' hairstylists.

11. Mr. Henry Chung, representing the Chinese Benevolent Association.

- Spoke of the concern of the Chinese community at the possibility of longer store hours. So many of these people are the operators of small corner stores. His Association is in favour of retaining the current controls on store closing hours.

12. Mr. John E. Richardson, representing the Barbers' Union, Local 120, speaking on behalf of 200 barber shops in Vancouver.

- Suggested the existing By-law should be retained and fines should be assessed violators such that they would absorb the costs of enforcement.

13. Mr. Shakespeare, representing the Commission Salesmen's Association of Woodwards Stores

- Felt the present By-law should be maintained and enforced.

cont'd....

14. Mr. Walter Griffiths,

- Suggested that since both large operators and small operators indicated they wanted controls, that the Committee resolve the question once and for all.

15. Mr. Al Principi.

- The barber profession is now the hairstyling profession.

- Asked that men's hairstylists be allowed the same hours of work as ladies' hairstylists.

Following the hearing of the above delegations some members of the Committee indicated they would be in favour of leaving the Shops Closing By-law as it is and were prepared to vote on the issue at this time. However, it was determined by the Chairman that the question of the amount of enforcement and the kind of enforcement of the present By-law would still have to be determined and, therefore, the matter should be referred to a future meeting of the Committee for final determination. The Chairman did, however, reassure the large number of persons present that, because of their strong opposition to removing the restrictions on store hours, this alternative would no longer be considered.

The Committe adjourned at 9:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 548

REPORT TO COUNCIL

SPECIAL COMMITTEE OF COUNCIL RE BIRKS BUILDING

March 14, 1974

A Special meeting of the Special Committee of Council re Birks Building was held at approximately 4:00 p.m. on Thursday, March 14, 1974 in No. 2 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Gibson, Chairman Alderman Linnell Alderman Rankin Alderman Volrich
ABSENT:	Alderman Bowers
ALSO PRESENT:	Alderman Pendakur
CLERK:	M. Kinsella

Vancouver Centre Development:
Retention of Birks Building

This meeting was called to discuss what action, if any, is open to Council to prevent demolition of the Birks Building in light of the telegram received March 12, 1974, from Henry Birks and Sons Ltd., Montreal, stating it was completely impossible to reverse the present direction of the development.

The Chairman noted the City has no legislation under which the Birks Building could be declared an historic building, and preservation required on that account. Alderman Gibson further advised that a number of interested citizens have been in touch with Provincial Cabinet Ministers and particularly with the Minister of Public Works on this matter. Several Ministers have expressed interest in preservation of the building and possible use of part of the renovated interior for government offices. However, before any government action could be considered Council would have to strictly indicate to the Provincial Government that they wish them to intervene.

The Chairman has had some discussion with Alderman Sam Bawlf of Victoria who estimates that he could renovate the Birks Building at a cost of $15.00 a square foot. Alderman Bawlf, who renovated Belmont House in Victoria is confident that he could restore the Birks Building into one of the finest buildings in Vancouver.

The consensus of your Committee was that the only hope for preservation of the Birks Building, is for the Provincial Government to designate it as an historic structure under the Historic Sites Protection Act. It was suggested that,in addition to Council as a whole appealing for Government intervention, support would be solicited from individual Ministers and M.L.A.'s.

The Committee agreed to refer any further citizen inquiries re preservation of the Birks Building to the Provincial Government.

RECOMMENDED,

THAT since Vancouver City Council presently lacks the power to prevent the demolition of any historic building, your Committee recommends that, at its meeting on March 19th, 1974, Council request the Provincial Government, which has such power, to designate the Birks Building as a structure to be preserved under the Historic Sites Protection Act.

The meeting adjourned at approximately 4:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 549

DISTRIBUTED TUESDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT

March 14, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.1 Committee Room, third floor, City Hall, on Thursday, March 14, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey
Commissioner DuMoulin

COMMITTEE CLERK: M. Kinsella

RECOMMENDATION

1. Funds for Waterfront Planning Study
Public Display at Royal Centre

Your Committee had for consideration the following memorandum dated March 11, 1974, from the Project Manager requesting City approval of $1,500 towards the costs of a Public Display with respect to the Waterfront Planning at the Royal Centre:

"On a previous occasion, the Project Manager broached the possibility of requesting extra funds for the purpose of publically displaying planning models, and providing an "information service", in order to maximize communication with the public. The Committee agreed to encourage the Manager to proceed with arrangements.

As the Vancouver Public Library corner requires booking a year in advance, (and is currently booked by the Antique Auto Club) the Manager sought alternative space in downtown office buildings.

The Royal Bank, Royal Centre, has agreed to provide space for two weeks starting March 15th, and the N.H.B. has agreed to provide an information "person".

As previously discussed, the Federal Ministry of Urban Affairs has agreed to contribute 2/3 the cost of the display itself, and the understanding that City Council will contribute 1/3. The cost of the display (show case rentals, art work, photographs, bunting, etc.) will be $4,500.00.

The Project Manager recommends the arrangements described above.

As the Federal Government has deposited $3,000 with the City Treasury, the Project Manager hereby requests $1,500."

cont'd .....

Clause No.1 continued

The Chairman noted that the Standing Committee on Waterfront had previously approved in principle the expenditure of funds for a Public Display.

RECOMMENDED

That Council approve an amount of $1,500 being the City share of the cost (1/3 of $4,500) of the Public Display at Royal Centre.

Further that these funds be approved in advance of the 1974 budget.

FOR COUNCIL ACTION SEE PAGE(S) 559

* * * * * *

March 15, 1974

DEPARTMENT OF PERMITS AND LICENSES

TO: Vancouver City Council

SUBJECT: 21 North Renfrew Street
2884 Oxford Street

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"Mr. J. T. Borovich, the registered owner has requested permission to appear as a delegation with respect to the use of the above sites as parking lots. Mr. Borovich has informed one of our staff that he will be requesting enforcement action be withheld until the end of the hockey season.

Inspections were made of both of the above sites in January, 1974, where it was found that a residence existed at 21 North Renfrew and that the rear yard of this residence was being used for the parking of automobiles of persons other than those residing on the site. The site at 2884 Oxford Street was found to be a vacant lot which was used as a parking lot. Development Permits were applied for in both cases but the Technical Planning Board refused the applications on February 7, 1974. To the best of our knowledge Mr. Borovich has not made application to the Board of Variance.

Reinspection of the subject sites on March 8, 1974 disclosed that they were still improperly used for parking. A notice was delivered to the owner to discontinue this use immediately. Reinspection of the sites again on March 9, 1974 found no change.

On February 5, 1974, City Council when considering a report on parking in the vicinity of the P. N. E., instructed the Director of Permits and Licenses to enforce the regulations of the Zoning and Development Bylaw.

CONSIDERATION: As Mr. Borovich has requested to appear as a delegation, enforcement action has been withheld pending consideration of the matter by City Council."

DELEGATION REQUEST: MR. J.T. BOROVICH

FOR COUNCIL ACTION SEE PAGE(S) 553

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

March 14, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, March 14, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson
Alderman Hardwick
Alderman Marzari

COMMITTEE CLERK: R. Demofsky

RECOMMENDATION

1. Grant Request - City School

Representatives from City School appeared before your Committee for its consideration of a $1,000 grant request to assist in a student exchange program with a secondary school in Quebec. City School consists of 120 pupils and is sponsored by Vancouver School Board. This program would include 20 pupils and 2 teachers. The grant of $1,000 as requested is as follows:

Total funds required . . . . . (Transport of 22 pupils @$170 return)		$3,740.00
Less: Promised from Sec. of State	$2,000	
Raised by Pupils ($50 each pupil)	1,100	3,100.00
		640.00
Plus: Food		360.00
Total Grant Request		$1,000.00

Representatives of City School stated that they applied to the School Board and were advised that funds were not available for student travel programs. Also, that due to the small size of this school, raising of funds is extremely difficult.

Following a brief discussion your Committee

RECOMMENDED

That Council approve a grant of $500 to City School to assist with their student exchange program with a secondary school in Quebec.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 2, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT. Mayor Phillips.
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The City Clerk reported that the 'In Camera' Committee approved the items for the 'In Camera' meeting to be held later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur
SECONDED by Ald. Gibson.
THAT the Minutes of the Regular Council Meeting dated March 19, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

VARIATION OF AGENDA.

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick
THAT the Agenda be varied to permit consideration of Motions at this time.

- CARRIED UNANIMOUSLY.

MOTION.

Spanish Banks Erosion Project.

MOVED by Ald. Harcourt
SECONDED by Ald. Bowers.

"THAT WHEREAS the City and Board of Parks and Public Recreation have commenced an action in the Supreme Court of British Columbia against Peter Chataway et al under Action No. 30248;

AND WHEREAS the City and the Board of Parks and Public Recreation have applied for an interlocutory injunction in the said action to restrain the Defendants from entering upon, watching and besetting and from harassing, hindering, obstructing and/or interfering with the Plaintiffs, their agents, servants, employees, contractors and others in the conduct of its operations and activities, on or about that part of "Wreck Beach" more particularly described in the Notice of Motion;

AND WHEREAS in order to obtain an interlocutory injunction as set forth above it is necessary for the City of Vancouver to give its undertaking to abide by any Order the Supreme Court of British Columbia may make as to damages should the Court be of the opinion that the Defendants or any of them have suffered damages as a result of the Order of the Court;

THERFORE BE IT RESOLVED that the City of Vancouver hereby undertakes to abide by any Order the Supreme Court of British Columbia may make as to damages should the said Court hereafter be of the opinion that the Defendants in the action or any of them shall have suffered any damages by reason of the Court granting an interlocutory injunction in the said action."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Linnell.
SECONDED by Ald. Hardwick.
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Safeway Development Application
41st Avenue between Dunbar and Collingwood.

Mr. James McCrum, of 3549 West 40th Avenue, appeared before Council and filed a brief asking that current application of Canada Safeway Ltd., for certain development at 3535 West 41st Avenue be refused and the C-2 local commercially zoned area be down-zoned to C-1, including the area between Collingwood on the East, to the lane between Dunbar and Alma on the West, and from 39th Avenue, on the North to the lane between 42nd Avenue and 41st Avenue on the South, with the exception of Lot 43 and Lot 44, in Block 8, which be re-zoned from C-2 Commercial to RS-1. Certain other requirements of Canada Safeway are requested in the brief. The delegation submitted a petition signed by just under one hundred persons in support of the position taken.

A Memorandum of information on the development was filed by the Zoning Planner under date of April 2, 1974.

MOVED by Ald. Volrich,
THAT this whole matter be referred to the Community Development Committee for consideration and to meet with parties concerned as considered advisable.

- CARRIED UNANIMOUSLY

2. Re-organization of Police Force.

The Council further considered the following communication under date March 15, 1974, from the Board of Police Commissioners; Acting Chief Constable Winterton speaking in explanation of the matter:

Re: Reorganization of the Police Force

I wish to advise you of the following Resolution passed by the Board of Police Commissioners at its meeting of March 14th, 1974:

"Assistant Chief Constable Winterton submitted for the consideration of the Board a revised organizational structure of the Force. He said that the Board had previously approved an increase in the number of Deputy Chief Constables from one to three and further changes were required to clearly define the duties and responsibilities of the various divisions and sub-divisions of the Force. He furnished the Board with copies of a Proposed Organization Chart and explained the reasons for the proposed changes. He recommended the following additions and alterations to the authorized establishment:

1. The authorized establishment of Inspectors to be increased from twenty-one to twenty-three - one to be assigned to the Planning and Research Section and one to be assigned to the Communications Section. The position of Staff Sergeant in the Planning and Research Section to be abolished, effective April 1st, 1974.

2. The establishment of the position of Inspector - Administrative Aide to the Patrol Superintendent. The position of Staff Inspectors i/c Patrol Operation to be abolished, effective April 1st, 1974.

CONTD.....

UNFINISHED BUSINESS

Re-organization of the Police Force.(Contd)

3. The establishment of the position of Staff Inspector i/c Staff Development Division, effective when the Jail and Court Functions are transferred to the Provincial Government. The position of Staff Inspector i/c Detention and Services to be abolished at the same time.

4. The position of Inspector i/c Information and Communications to be reclassified to Staff Inspector, effective April 1st, 1974.

5. The reclassification of four positions in the Field Operations Division from Sergeant to Staff Sergeant to provide a second in command in each of the four Patrol Districts, effective April 1st, 1974.

6. The establishment of an additional Clerk Stenographer position to be assigned to the office of the Deputy Chief Constable i/c Field Operations, effective April 1st, 1974.

7. The position of Supervisor of the Records Branch of the Information and Communications Section to be reviewed for the purpose of establishing classification and salary.

8. The sum of $2,175 to be provided for furniture and equipment for the office of the Deputy Chief Constable i/c Field Operations.

MOVED,

'THAT the recommendations of the Assistant Chief Constable with regard to the reorganization of the Force be approved and that City Council be requested to consider authorizing the additional funds required.'

- CARRIED"

MOVED by Ald. Bowers,
THAT, pursuant to recommendation of the Police Commission, the recommendations of the Acting Chief Constable set out in the foregoing communication, with regard to re-organization of the Police Force, be approved, and the additional funds required be appropriated accordingly.

- CARRIED UNANIMOUSLY.

Vancouver Centre Development Ltd.

Further consideration was given to motion of Alderman Harcourt laid on the table on February 26, 1974, and after due consideration it was again presented by him as follows:-

MOVED by Ald. Harcourt
THAT the following recommendation of the Corporation Counsel in respect of approval of the proposed lease agreement between City of Vancouver and the Vancouver Centre Development Limited, be approved:

CONTD. . . .

Vancouver Centre Development Limited (Contd.)

"Recommended that the said Agreement to Lease between the City and Vancouver Centre Development Limited be approved and that when completed in final form the same be executed by the Mayor and the City Clerk and the seal of the City affixed thereto and FURTHER that the Corporation Counsel be authorized to make application for an Order-in-Council permitting the registration of the said Block 53 Undersurface Lease when the same is executed by the parties."

- CARRIED

(Ald. Gibson, Linnell, Rankin and Volrich voted against the Motion.)

During consideration of the foregoing item, a communication was received from Douglas, Symes & Brissenden, Solicitors for the Vancouver Centre Development Ltd., commenting on the whole matter.

MOVED by Ald. Hardwick
THAT this communication be received.

- CARRIED

(Ald. Bowers, Gibson, Linnell and Rankin voted against the Motion)

COMMUNICATIONS OR PETITIONS.

1. Vancouver College - Grant.

A request was received from Vancouver College for an opportunity to be heard by Council again in connection with a grant request regarding Local Improvement taxes.

MOVED by Ald. Volrich
THAT a grant equal to the commuted value of the Local Improvement taxes for Street Lighting as applied against the Vancouver College, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Bowers, Massey and Pendakur voted against the Motion)

2. West Broadway Citizens Committee
Condominium Development in Kitsilano

A request was received from the West Broadway Citizens Committee for an opportunity to appear before Council in respect of High-rise and Condominium Development in Kitsilano.

MOVED by Ald. Harcourt
THAT this communication be referred to the Kitsilano Local Area Planning and Steering Committee and the Director of Planning, as one of the early items for consideration in the Kitsilano Local Area Planning.

- CARRIED UNANIMOUSLY.

3. Fire Safety in High-rise Buildings.

A resolution was received from the Corporation of the City of Hamilton asking Council's endorsement in respect of sprinkler systems in High-rise buildings.

MOVED by Ald. Volrich
That this communication be deferred for consideration when a report is received from the Council's Special Committee appointed on December 11, 1973, in respect of fire safety in High-rise buildings.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (Contd.)

4. Vancouver Heritage Advisory Board

(a) Appointment of Council Member.
(b) Secretarial Honorarium.
(c) Out-of-pocket expenses.

The Council noted a resolution from the Vancouver Heritage Advisory Board asking consideration be given to a Council member being appointed to that Board, subject to the prevailing by-law being changed accordingly.

MOVED by Ald. Hardwick
THAT the Corporation Counsel be requested to prepare amendments to the Vancouver Heritage Advisory Board By-law as follows, for Council consideration:

(a) to provide for a Council member to be appointed to the Vancouver Heritage Advisory Board,

(b) to provide for the payment of an honorarium to a Board member acting as Secretary,

(c) the payment of out-of-pocket expenses to Board members.

- CARRIED

(Ald. Rankin voted against the Motion)

5. Ice Rinks - Britannia and other Rinks.

On March 19, 1974, Council received a report in respect of the Britannia Community Services Centre Ice Rink, including reference to other Ice Rinks, as approved by the plebiscite to the voters on October 24, 1973, and referred the whole matter at that time to the Park Board for a report back to Council with a total plan for Community Ice Rinks as being considered by that Board. The Park Board responded by letter dated March 27, resolving as follows:

"That the Ice Rink Study Group be advised the Board wants to hold a special meeting to which members of the City Council will be invited as soon as possible to hear a representation by the Ice Rink Study Group on final recommendations for ice rinks."

MOVED by Ald. Bowers
THAT the Park Board be advised Council wishes to meet with them on this matter as soon as possible, and at such meeting community interested groups be invited to be present.

- CARRIED UNANIMOUSLY

In the Park Board letter the following resolution is also noted:

"That the design and construction of the Britannia Ice Rink proceed with the intent that the project costs be kept to $1,000,000."

MOVED by Ald. Bowers,
THAT the foregoing resolution of the Park Board respecting design and construction of the Britannia Ice Rink be approved,

CONTD.....

COMMUNICATIONS OR PETITIONS (Contd)

FURTHER THAT

'1. Downs/Archambault + Britannia Design be instructed to carry on with preparing the working drawings in consultation with Northern Construction.

2. Council approve a fee of $5,000 for assistance by Northern Construction in developing final working drawings leading towards management contract, and on the understanding that if the contract proceeds, this $5,000 will be absorbed in the management fee.

3. Council agree to the system of a management contract with upset price arrangement for the Britannia Ice Rink.

4. Northern Construction be requested to submit an upset price, a management fee and a price for the general contractor's part of the work.'

- CARRIED UNANIMOUSLY.

6. Appointment of Special Committee
re Vancouver City Planning Commission

The Council at its last meeting appointed a Special Committee to examine the role of Vancouver City Planning Commission. In this regard the Mayor, by letter of March 28, 1974, recommended members be appointed to the Special Committee as follows:

Alderman Massey (Chairman)
Aldermen Bowers, Hardwick and Pendakur.

MOVED by Ald. Hardwick
THAT, pursuant to recommendation of the Mayor, the foregoing members of Council be appointed to the Special Committee accordingly.

- CARRIED UNANIMOUSLY.

7. Appointment of Civic Chaplain.

MOVED by Ald. Pendakur
THAT, pursuant to recommendation of the Mayor, the Reverend George A. Baxter of Trinity Baptist Church be appointed Civic Chaplain for the quarter commencing April, 1974.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 29, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1 Water Main Installations - West End
Cl. 2 Tender No. 35-73-13 Item 3 - 85 Horsepower Tractor-Hoe-Loaders

The Council took action as follows:

Water Main Installations - West End (Clause 1)

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Tender No. 35-73-13 Item 3 - 85 Horsepower Tractor-Hoe-Loaders (Clause 2)

MOVED by Ald. Linnell,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Aldermen Bowers, Gibson and Pendakur voted against the motion)

Building and Planning Matters (March 29th, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1. 1971 Census Tract Data
Cl. 2 Revisions to Entrance to City Hall and Additional Parking Space
Cl. 3 Centennial Museum & Planetarium Workshop

The Council took action as follows:

1971 Census Tract Data (Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Revisions to Entrance to City Hall and Additional Parking Space (Clause 2)

In considering this clause, it was
MOVED by Ald. Bowers,
THAT the Board of Administration be granted authority to employ consultants to carry out the investigations referred to at an estimated cost of $3,000.00.

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

BOARD OF ADMINISTRATION
General Report (March 29, 1974)
Continued

Building & Planning Matters (March 29) Cont'd

Centennial Museum & Planetarium
Workshop (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters (March 29, 1974)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1 City Clerk's Department - Staffing Requirements
Cl. 2 Permits and Licenses Department - Plumbing Inspections, Staffing Requirements
Cl. 3 Finance Department - Revenue and Treasury Division
Cl. 4 Consultant Services - 1974 Capital Budget, False Creek
Cl. 5 North Fraser Harbour Commissioners 1973 Audited Statements
Cl. 6 Lodging House By-law - Downtown East Side Area Enforcement
Cl. 7 Implementation Twice Annual Tax Billing System.

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 4, 6 and 7 be approved, and Clause 5 be received.

- CARRIED UNANIMOUSLY

Personnel Matters (March 29, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1 Business Orientation Programme
Cl. 2 E.D.P. Audit Course - Attendance Two Employees Finance Dept.

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in these clauses be approved.

- CARRIED UNANIMOUSLY

(Property Matters (March 29, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1 Rental Review - Lot 6, Block 48, D.L. 182 & 2037, Situated East Side Glen Drive, South of William Street.
Cl. 2 Sale of 47th Avenue, East of Collingwood St.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

BOARD OF ADMINISTRATION
General Report (March 29, 1974)
Cont'd

Property Matters (March 29) Cont'd

Cl. 3 Execution of modification of Option to Purchase on 1470 & 1474 East 49th Avenue
Cl. 4 Lease Renewal - 475 Main Street
Cl. 5 Demolitions

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive, be approved, and Clause 5 be received.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL REPORT
March 29, 1974

Building and Planning Matters

The Council considered this report which contains two clauses identified as follows:

Cl. 1 Submissions on the Report "Downtown Vancouver - Proposed Goals"
Cl. 2 Execution of Modification Agreement Lot "B", Blks 13 & 14 of Blk 1 South, D.L. 526 and of D.L. 316, Plan 13922

The Council took action as follows:

Submissions on the Report "Downtown Vancouver - Proposed Goals" (Clause 1)

In this clause the Director of Planning recommends the following:

"It is recommended that the report on submissions to Downtown Vancouver - Proposed Goals be received for information and be made available to all those interested in Downtown planning."

MOVED by Ald. Hardwick,
THAT the foregoing recommendation of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

Execution of Modification Agreement
Lot "B" Blocks 13 & 14 of Blk 1 South,
D.L. 526 and of D.L. 316, Plan 13922 (Clause 2)

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Legal Services contained in this report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

DEPARTMENTAL GENERAL REPORT
(March 29, 1974) Cont'd

License & Claim Matters (March 29)

Re Insurance Requirements
for Vehicles for Hire

In this report the Corporation Counsel recommends Section 14 of the Vehicles for Hire By-law and relating to City's Insurance Requirements be repealed.

MOVED by Ald. Harcourt,
THAT the recommendation of the Corporation Counsel be approved.

- CARRIED UNANIMOUSLY

C. Kitsilano Local Area Planning Office

The Board of Administration submitted the following report, under date of March 29th, 1974:

"City Council at its meeting of February 26, 1974 when dealing with the Minutes of the Standing Committee on Community Development of February 20, 1974 resolved that:

"The recommendations (d) and (f) of the Committee set out for approval in principle be referred to the Board of Administration."

Recommendation (d) of the Standing Committee reads:

"That the recommendation of the Director of Personnel Services re. classification of the two temporary positions which have been concurred by the Business Manager of the V.M.R.E.U. be approved."

AND Recommendation (f) reads:

"That the budget for the Kitsilano Planning Program estimated at $42,128.00 for the period of January 1, 1974 to December 31, 1974, be approved."

Your Board has reviewed the requirements of the Kitsilano Local Area Planning Office and submits the following revised estimate of costs for 1974 and an indication of annual costs.

These costs do not include the salary of the permanent Planner II who will be assigned as Project Head. At the mid-range of Pay Grade 30 the annual cost including fringe benefits of this permanent employee amounts to $19,561.00. For the eight month period in 1974 the salary and fringe benefits for the Planner II are estimated to amount to $13,041.00.

The Supervisor of Property & Insurance has located a suitable "store front" office at 2384 West 4th Avenue. In order to hold the premises for the City's purposes, rent for the month of April in the amount of $600 has been agreed upon. Subject to City Council approval, a lease is to be executed on the following terms and conditions:

- Lease term to be 2 years with right of renewal for a further 2 years.

- Rent payable to be $600 per month commencing April 1, 1974.

- City of Vancouver to be responsible for payment of heat, light, water rates, janitor services, and taxation escalation over the base year 1974.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Kitsilano Local Area Planning Office
(Cont'd)

- The Lessor to pay property taxes, building and plate glass insurance, and be responsible for building maintenance.

- The Lease to be drawn to the satisfaction of the Corporation Counsel and the Supervisor of Property and Insurance.

Certain items of deferred maintenance are to be carried out to the satisfaction of the Assistant Director, Building Construction & Maintenance Division, prior to the commencement of the Lease term.

The floor area is approximately 1900 sq.ft. and the rental amounts to approximately $3.50 per sq.ft. per annum. The Chief Fire Warden has inspected the premises and has agreed that small meetings not exceeding 25 persons can be held in these office premises. The larger meetings must be held elsewhere.

REVISED ESTIMATE OF COSTS

	1974 8 Months	Annual
Salaries - Additional Temporary Positions*		
Planning Asst. III, PG.21, ($883-1056)	$ 9,064	$10,596
Clerk-Steno II, PG.10, ($559-644)	4,472	6,708
Fringe Benefits 8%	1,082	1,384
	$14,618	$18,688
Overtime - Pl'r II & Pl'r Asst. III) Temporary Help (2))	2,250	3,000
Auto allowances	150	200
	$17,018	$21,888
Consultants - use of consultants and retainers to be established as program develops.		
Insurance	$ 50	$ 50
Rent of Premises $600 p.m. (A)	5,400	7,200
Utilities	450	600
Janitor Services	400	600
Telephone $70 p.m.	560	840
Miscellaneous	150	200
Rental of Meeting Halls	400	400
	$ 7,410	$ 9,890
Office & Drafting Supplies	$ 450	$ 600
Printing & Advertising	4,500	6,000
	$ 4,950	$ 6,600
(A) Rental effective April 1, 1974 Total Operating Budget) excluding Permanent Staff)	$29,378	$38,378
New & Non-Recurring		
Telephone Installation	$ 110	
Moving costs	150	
Furniture & Equipment (B)	3,300	
Partitions	2,000	
Initial Drafting Supplies	300	
Painting rented premises	500	
	$ 6,360	

* Temporary for a two year period.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Kitsilano Local Area Planning Office
(Cont'd)

(B) Includes new and used furniture, drafting equipment, desk lamps and mats.

Total Estimate for 1974 - excluding permanent staff	$35,738

Your Board RECOMMENDS that the sum of $35,738.00 be provided from Contingency Reserve for the Kitsilano Local Area Planning Office in 1974 and further, that Corporation Counsel be authorized to draw a Lease for the use of the premises at 2384 West 4th Avenue in accord with terms outlined above.

A copy of this report has been given to the Business Manager of the Vancouver Municipal & Regional Employees' Union.

MOVED by Ald. Volrich,
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

D. Report of the Standing Committee on Social Services, March 14, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1 Alternate Accommodation to the Bridge "Y"
Cl. 2 Bayview Community School Director
Cl. 3 Lookout Bus Tours - Grant Request
Cl. 4 Y.W.C.A. & Vancouver Rental Aid Housing Relocation Proposals
Cl. 5 Emergency Accommodation

The Council took action on this report as follows:

Alternate Accommodation to the (Bridge "Y")
(Clause 1)

In connection with this clause, Alderman Rankin reported that the Minister of Human Resources has advised the Government is agreeable to utilizing the Continental Hotel (Bridge "Y") Building for Single Persons over 60, and to the operation of the Mariners Club Building by the Y.W.C.A. as a hostel for young women, both schemes to be subject to satisfactory financial arrangements.

MOVED by Ald. Rankin,
THAT the information contained in this clause be received.

- CARRIED UNANIMOUSLY

Bayview Community School Director
(Clause 2)

MOVED by Ald. Rankin,
THAT the first recommendation in this clause approving the recommendation of the Director of Social Planning re $10,000.00 grant to the Vancouver School Board, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Linnell voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Standing Committee on Social Services, March 14, 1974 (Cont'd)

Bayview Community School Director (Clause 2)

MOVED by Ald. Rankin,
THAT the FURTHER recommendation in this clause respecting a meeting between the School Board and the Social Services Committee, be approved.

- CARRIED UNANIMOUSLY

Lookout Bus Tours - Grant Request (Clause 3)

MOVED by Ald. Rankin,
THAT the first recommendation in this clause re a grant in the amount of $400.00 per month for a two month period, effective April 1st, 1974, to enable "Lookout" to continue and expand its bus tours,be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Linnell voted against the motion)

MOVED by Ald. Rankin,
THAT the further recommendation of an additional grant of $400.00 per month from June 1st, 1974 to December 31st, 1974, be approved.

- LOST
(Not having received the required majority)

(Aldermen Bowers, Hardwick, Linnell and Pendakur voted against the motion)

MOVED by Ald. Rankin,
THAT the second further recommendation respecting the Director of Social Planning reporting back to the Social Services Committee in two months' time, be approved.

- CARRIED UNANIMOUSLY

Y.W.C.A. & Vancouver Rental Aid Housing Relocation Proposals (Clause 4)

MOVED by Ald. Bowers,
THAT the following be approved:

"THAT the YWCA be given a grant of $40,000.00 (as per budget attached in Appendix 1 of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974) to develop and expand their present housing registry and relocation services over the next 12 months.

FURTHER THAT YWCA grant be conditional on agreement from them to:

(a) extend service priorities to senior citizens, handicapped persons, families on low and fixed incomes, and persons in emergency situations.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Standing Committee on Social Services, March 14, 1974 (Cont'd)

Y.W.C.A. & Vancouver Rental Aid Housing Relocation Proposals (Clause 4 Cont'd)

(b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Centres.

(That this grant also be conditional upon appropriate sharing arrangements with the Provincial Government as suggested in Appendix 11 of the Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974.)

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT the grant recommendation of $33,310.00 to the Vancouver Rental Aid as contained in this clause, together with the recommended conditions set out therein, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Hardwick and Linnell voted against the motion)

Emergency Accommodation (Clause 5)

MOVED by Ald. Rankin,
THAT the information contained in this clause be received.

- CARRIED UNANIMOUSLY

****

During consideration of the foregoing report, other business was dealt with as follows:

PRESENTATION

MR. FREDERICK WELLINGTON "CYCLONE" TAYLOR

Civic Recognition was given to Mr. Fred Taylor, conferred upon him by Resolution of Council on February 5th, 1974.

Formal Recognition was given to this honour at today's meeting by the presentation to Mr. Taylor of a copy of the Page of the Civic Merit Book, in which his achievements are cited in respect of services in fields of public service, together with a Civic Recognition Medal. The Mayor, having made these presentations to Mr. Taylor, then gave him an opportunity of replying. Mr. Taylor expressed his appreciation.

At this point the Council recessed at approximately 4:00 p.m., and, following an 'In Camera" meeting in the Mayor's Office, recessed to re-convene in Open Council.

The Council reconvened in Open Session in the Council Chamber at approximately 4:40 p.m., with the same members present.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

E. Report of the Standing Committee on Waterfront, March 14, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1 Marathon Realty Proposal for City Centre Waterfront
Cl. 2 D.P.A. No. 65814 and No. 65816, 2115 Commissioner Street
Cl. 3 D.P.A. No. 65844, 2415 Commissioner Street

Marathon Realty Proposal for City Centre Waterfront (Clause 1)

MOVED by Ald. Pendakur,
THAT this clause be received for information after striking out in the first part of the Resolution, the words, "in 3 weeks time".

- CARRIED UNANIMOUSLY

(This part of the Resolution, therefore, as amended, will read as follows:

"THAT the Marathon Realty Report (Phase 3) be referred to the Board of Administration for review, in consultation with appropriate officials and the Bureau of Transit, for report back to the Standing Committee on Waterfront with comments, at which time the Committee would give further consideration to the proposal.")

D.P.A. No. 65814 and No. 65816, 2115 Commissioner Street, B.C. Ice and Cold Storage Ltd. (Clause 2)

MOVED by Ald. Pendakur,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

D.P.A. No. 65844, 2415 Commissioner Street Passenger Facilities at Terminal Dock (Clause 3)

MOVED by Ald. Pendakur,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

F. Report of the Standing Committee on Housing, March 19, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1. Progress Report: Enforcement of fire By-law in Skid Road
Cl. 2 Anchor Hotel
Cl. 3 (a) Skid Road - Communication of Requirements of New Lodging House By-law to Chinese-Speaking Lodging House Operators in the Downtown Eastside

Report of the Standing Committee on
Housing, March 19, 1974 (Cont'd)

(b) Petition to Remove Section 7(f) from the Lodging House By-law
Cl. 4 Semlin Drive Family Housing Scheme

The Council took action on this report as follows:

Progress Report: Enforcement of Fire By-law in Skid Road
(Clause 1)

MOVED by Ald. Harcourt,
THAT the Resolution of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Anchor Hotel
(Clause 2)

MOVED by Ald. Harcourt,
THAT the information submitted by the Committee in this clause be received.

- CARRIED UNANIMOUSLY

Skid Road - Communication of Requirements of New Lodging House By-law to Chinese-Speaking Lodging House Operators in the Down-Town Eastside (Clause 3 a)

MOVED by Ald. Harcourt,
THAT the information submitted by the Committee in Part (a) of this clause be received.

- CARRIED UNANIMOUSLY

Petition to Remove Section 7(f) from the Lodging House By-law
(Clause 3 b)

MOVED by Ald. Harcourt,
THAT the information submitted by the Committee in Part (b) of this clause be received.

- CARRIED UNANIMOUSLY

Semlin Drive Family Housing Scheme
(Clause 4)

MOVED by Ald. Harcourt,
THAT this clause be tabled to the next Council meeting in order that the appropriate officials may be present.

- CARRIED UNANIMOUSLY

G. Report of the Standing Committee on Social Services, March 21, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1 Mental Patients Association
Cl. 2 Coast Foundation Society
Cl. 3 Request for Space in North Area Unit Building
Cl. 4 Management of West End Services Centre
Cl. 5 Killarney Community Centre

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of the Standing Committee on
Social Services, March 21, 1974 (Cont'd)

The Council took action on this report as follows:

Mental Patients Association
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Coast Foundation Society
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Request for Space in North Area
Unit Building (Clause 3)

MOVED by Ald. Rankin,
THAT the information contained in this clause be received, after the Resolution is changed to read as follows:

"THAT the delegation from Child Care Federation be received."

*Underlining indicates change.

- CARRIED UNANIMOUSLY

Management of West End Services Centre
(Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Killarney Community Centre
(Clause 5)

MOVED by Ald. Harcourt,
THAT the information submitted by the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

H. Report of the Standing Committee on
Finance and Administration, March 21, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1 Cultural Grants (A to F)
Cl. 2 Store Closing Hours
Cl. 3 Potential Changes in Taxation Policy
Cl. 4 Dog Pound Operation
Cl. 5. Analysis of City's Accident Cost Experience from 1969 to Date & Activities of Safety Division

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Finance and Administration, March 21, (Cont'd)

The Council took action as follows:

Cultural Grants (Clause 1)

Part A

MOVED by Ald. Bowers,
THAT, with the exception of the applications of:

Anna Wyman
Vancouver East Cultural Centre

the Committee's recommendation of approval in respect of various grants named in Clause 1 A, be approved, subject to the various conditions attached by the Committee in its report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT any of the organizations affected by the foregoing action of Council wishing to appeal Council's decision, be granted the opportunity to do so at the next meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT in respect of the Anna Wyman and Vancouver East Cultural Centre grant applications, such be deferred to the next meeting of Council for consideration, and the organizations be granted an opportunity of appearing at that time if they so wish.

- CARRIED UNANIMOUSLY

Part B

MOVED by Ald. Bowers,
THAT the Committee's recommendations in Clause 1, Part B in respect of a grant to the Vancouver Art Gallery, be approved.

- CARRIED UNANIMOUSLY

Part C & D

MOVED by Ald. Bowers,
THAT the actions of the Committee as set out in Clause 1, Parts C & D, respecting the Metropolitan Co-operative and the Vancouver Symphony Society, be received for information.

- CARRIED UNANIMOUSLY

Part E

MOVED by Ald. Bowers,
THAT Clause 1, Part E, in respect of miscellaneous grants not being recommended by the Committee, be received for information, and the organizations set out therein be given an opportunity of appearing before Council if they so wish.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Finance & Administration, March 21 (Cont'd)

Part F

After considering this part of the Clause, it was,

MOVED by Ald. Volrich,
THAT a grant of $400.00, be approved for the Kiwanis Club.

- CARRIED

(Aldermen Bowers, Linnell and Massey voted against the motion)

Store Closing Hours (Clause 2)

In considering this clause, the Council noted a communication from the Barbers' Union Local 120 expressing concern with the Committee's recommendation insofar as hours of Barber Shops are concerned, and asking deferment until a delegation is received from them.

MOVED by Ald. Bowers,
THAT this clause be tabled until delegation arrangements are made with the Union.

- CARRIED

(Alderman Harcourt voted against the motion)

Potential Changes in Taxation Policy (Clause 3)

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this Clause, be received.

- CARRIED UNANIMOUSLY

Dog Pound Operation (Clause 4)

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this Clause, be received.

- CARRIED UNANIMOUSLY

Analysis of City's Accident Cost Experience (Clause 5)

MOVED by Ald. Bowers,
THAT the information submitted by the Committee in this Clause, be received.

- CARRIED UNANIMOUSLY

I. Report of the Standing Committee on Civic Development, March 21, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1. Meeting with Citizens' Committee on Langara
Cl. 2 Administration of Heritage Areas

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Civic Development, March 21, 1974 (Cont'd)

Cl. 3 West End Parking
Cl. 4 Draft Interim By-law for Signs and Zoning in the Historic Area
Cl. 5 Proposed Parking Policy in the Downtown Commercial Area

The Council took action as follows:

Meeting with Citizens' Committee on Langara (Clause 1)

MOVED by Ald. Hardwick,
THAT the Resolutions in this clause be received for information after changing the second part thereof to read as follows:

"FURTHER that the Director of Planning have discretion to make funds available for any necessary advertising, rental of meeting rooms, etc., with respect to these public meetings."

- CARRIED UNANIMOUSLY

Administration of Heritage Areas (Clause 2)

MOVED by Ald. Hardwick,
THAT the information submitted by the Committee contained in this clause, be received.

- CARRIED UNANIMOUSLY

West End Parking (Clause 3)

MOVED by Ald. Hardwick,
THAT the information submitted by the Committee contained in this clause, be received.

- CARRIED UNANIMOUSLY

Draft Interim By-law for Signs and Zoning in the Historic Area (Clause 4)

MOVED by Ald. Hardwick,
THAT the recommendation in Clause 4 A., be approved, subject to certain clerical changes to be made in the attachment submitted and relating to the recommendation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Resolution submitted by the Committee in Clause 4 B., be received for information.

- CARRIED UNANIMOUSLY

Proposed Parking Policy in the Downtown Commercial Area (Clause 5)

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee in Clause 5 A., be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Civic Development, March 21 (Cont'd)

MOVED by Ald. Hardwick,
THAT recommendation 5 B. (i), "No parking be permitted in the historic area", be referred back to the Standing Committee on Civic Development for further consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT Committee's recommendations, Clause 5. B. (ii) and (iii), be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee in Clause 5. C., be approved.

- CARRIED UNANIMOUSLY

J. The Playhouse Theatre Centre of B.C.
Arrears of Theatre Rental, April 1, 1974

The Board of Administration submitted the following report:

" **The Director of Finance reports as follows:**

The Manager of the Queen Elizabeth Theatre has advised your Board that the City Grant of $30,000 in Theatre rental time to The Playhouse Theatre Centre for their 1973-74 season was used up about the end of February 1974. Rentals owing to the City as at March 25, 1974 amounts to $5,560 and additional rental time scheduled to the end of their 1973-74 season will amount to about $6,650.

The Playhouse Theatre Centre of B.C. advises that they have no funds to pay the $12,210 in theatre rental time which will be in arrears by the end of their current season (June 1974).

In 1967 Council authorized a write-off of $11,755 in unpaid rentals owing by The Playhouse Theatre Centre and again in 1970 approved a special $20,000 cash grant to the Centre to help them meet certain financial obligations. The Playhouse officials were advised by Council on these occasions that they were to re-structure their operation so that these situations would not recur.

Your Board submits to Council for Consideration the following alternative courses of action:

1. Approve an additional grant to the Playhouse Theatre Centre of up to $12,210 in additional theatre rental time for their 1973-74 season and advise the Centre officials that the Centre in future will be required to pay cash in advance for theatre rentals and other charges when the City grants have been used up.

* 2. Authorize the Centre to incur the projected indebtedness of $12,210 in theatre rental time to the end of their 1973-74 season and apply the amount of such indebtedness as a first charge against the City grant to the Centre re theatre rental time for their 1974-75 season, with the proviso that the Centre pay cash in advance for theatre rental time and other charges when the City grants in 1974 and future years have been used up. "

MOVED by Ald. Bowers,
THAT Alternate 2* set out above in the Board's report for Council's consideration, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

K. "Step 74" Student Summer Employment

The Board of Administration submitted the following report, dated April 1st, 1974:

"The City Engineer reports as follows:

The British Columbia Department of Labour has announced a multi-faceted program, 'CAREERS '74' to assist Student Summer Employment. STEP '74 is one facet. It was originally intended for Regional Districts but the G.V.R.D. has 'farmed out' the greater part of its allocation to its member communities.

Very briefly, STEP '74 provides provincial subsidies to municipalities employing students for the summer:

- They must be employed in new jobs which would not exist without this funding.
- STEP '74 is aimed at post-secondary students.
- It runs 16 weeks, May through August.
- The Province will pay
  - $100 to $125 per week per student, (depending on University Year)
  - $5 per week extra for those students who supervise others
  - vacation pay
  - plus 15% for administration.

The City's allocation from the G.V.R.D. (in proportion to population) is 204 students. This might be increased if others do not take up their allocations.

The Board of Administration has assigned the coordination of this program to the City Engineering Department. All city departments and boards are being canvassed for proposals.

It may be expected that, as with the Local Initiatives Program, some proposals will be fully covered by the provincial contributions and some will require partial City funding. This depends on the wage rates applicable to the type of work, and on whether materials, transportation, etc. will exceed 11% (15% less 4% fringe benefits). To give some scale — if the City's program utilizes the 204 students presently allocated, and if the projects undertaken are similar to the City's L.I.P. projects, then the City's cost might be between $100,000 and $200,000. We must emphasize that this is a rough guess, made before the department's proposals have been seen.

The Director of Finance suggests that the benefits are not likely to justify more than a minimal financial participation by the City, and recommends that City funding, if any, not exceed a total of $50,000.

Time is extremely short. Applications are due in Victoria on Friday 5 April (although a few days extension has been negotiated). For university students, recruiting should already be underway. The following recommendations are made to expedite the processing of the proposals received from the departments and boards.

Note: 'SWEEP '74' is a second facet of the provincial program. It is for environment enhancement projects in July and August and is aimed primarily at secondary school students. Details are not yet available; a preliminary canvass of departments and boards is underway; and a report will be made as soon as possible.

I RECOMMEND for STEP '74:-

1. That the Board of Administration review, and be authorized to approve on behalf of the City, departmental proposals:
   (a) Where the full cost will be covered by the provincial contributions, or
   (b) Where the City's cost can be covered within the department's budget.

2. That Council authorize the Standing Committee on Finance and Administration to review proposals not meeting 'a' or 'b' of '1', and to approve such proposals on behalf of the City up to a total amount of City's cost determined by Council.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

"Step 74" Student Summer Employment
(Clause K)(Cont'd)

3. That, if the total number of students in proposals approved under '1' and '2' exceeds the allocation from the G.V.R.D. (presently 204), that Standing Committee be authorized to set priorities. (These would indicate to the Province which applications are submitted against our allocation from the G.V.R.D. and which against possible additional numbers if some districts do not use their allocations.).

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be adopted, and that Council establish the total City cost limit covered by the authority in '2'. "

MOVED by Ald. Marzari,
THAT the foregoing recommendation of the Board of Administration, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Gibson,
THAT the total amount of the City's cost involved in the Board of Administration recommendation 2, above, approved by Council, be set at $50,000.00.

- CARRIED UNANIMOUSLY

L. West End Street Widths,
March 27th, 1974

MOVED by Ald. Massey,
THAT the report of Alderman Linnell under date of March 27, 1974, on behalf of the Special Committee re West End Street Widths, be tabled to the next meeting.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:05 p.m. to reconvene in Open Session in the Council Chamber at 7:30 p.m.

The Council reconvened at approximately 7.30 p.m., with the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich.

ABSENT. Alderman Pendakur.

Information re False Creek Development and particularly City- owned land - Area 6.

By previous instruction the Council directed an informational meeting be held with respect to False Creek Development. In this regard information was given by the following:

Director of Planning and Associate Director of Planning.
Deputy City Engineer. (Memorandum filed)
Director of Finance. (Memorandum filed)
Development Consultant - Mr. D. Sutcliffe (Memorandum filed)

D E L E G A T I O N S

The Council heard delegations on the subject from organisations as shown below,,with briefs being filed as indicated.

Community Arts Council - Mr. Carey
Board of Trade. (Brief Filed)
Citizens Council on Civic Development - Mr. Nixon (Brief Filed)
Warnett Kennedy.
Citizens Advisory Committee on False Creek - Mr. Moody.
Patrick F. Graham.
Vancouver Planning Commission (Brief Filed)
C.O.P.E. (Brief Filed)
Civic Non Partisan Association - Mr. Puil (Brief Filed)
Save our Parkland Association - Mr. Baynes
Dr. Richard Seaton.
William S. Harvey.
Junior League of Vancouver - Mrs Schloss.
Greater Vancouver Housing Coalition - Mr. Whaley.
Craig Campbell
Vancouver & District Public Housing Tenants Association - Mr. Cross.
Downtown Business Association - (Brief Filed)
United Housing Foundation - Shirley Schmid.
West Broadway Citizens Committee
Jim Land.
Paul H. Russell.
J.S. Shakespeare. (Brief Filed)
Real Estate Board (Mr. Schuss) (Brief filed)

MOVED by Ald. Hardwick
THAT the representations, briefs and staff reports submitted be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Volrich
THAT the report of the Committee of the whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO REPEAL SECTION 14 OF THE VEHICLES FOR HIRE BY-LAW DEALING WITH REQUIREMENTS FOR INSURANCE.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

2. BY-LAW TO AMEND BY-LAW No. 2849 TO PROVIDE FOR A $50.00 MINIMUM FINE AGAINST OPERATORS WHO PERMIT SAWDUST OR GARBAGE TO FALL ONTO CITY STREETS.

MOVED by Ald. Bowers,
SECONDED by Ald Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald.Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

The By-law was deemed read accordingly.

3. BY-LAW TO INTRODUCE THE USE OF A LOCAL AREA ACTIVITY CENTRE.

MOVED by Ald. Marzari
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Marzari
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

BY-LAWS (Contd.)

4. BY-LAW TO REZONE TWO PROPERTIES - (North Side Richelieu and West Side Wallace).

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was.

MOVED by Ald. Gibson
SECONDED by Ald. Hardwick
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich voted in the negative in respect of that part of the By-law referring to the North side of Richelieu Avenue, immediately west of the lane west of Oak Street - Lots 12 and 13, Block 52, D.L.526)

5. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN 1974, FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS (Hastings, Fraser, Kerrisdale)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick.
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

6. BY-LAW TO AMEND CLAUSE (c) OF THE VEHICLES FOR HIRE BY-LAW 4299. RE STAFF TITLE CHANGE.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

MOTIONS

A. Closing and Stopping up of Lane South of Belmont Avenue, west from Trimble Street.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The portion of lane abutting Lot "B", Block 133, District Lot 540, Plan 11991 is surplus to the City's highway requirements;

3. The owner of said Lot "B" has made application to acquire this portion of lane for subdivision with his lands.

THEREFORE BE IT RESOLVED THAT all that portion of lane lying between the production northerly of the easterly limit of Lot "B", Block 133, District Lot 540, Plan 11991 and a line drawn parallel to the easterly limit of said Lot "B" through the northwesterly corner of said Lot "B" the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 21st, 1974, and marginally numbered LF 6896, a print of which is attached hereto, be closed, stopped up and conveyed to the owner of said Lot "B", and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting said Lot "B".

- CARRIED UNANIMOUSLY

B. Closing and Stopping up of lane south of 75th Avenue, East of Hudson Street.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The portion of lane adjacent to Lots 1 to 5 and 29 to 33, Block 2 of Block "Y", District Lot 318, Plan 3069 is surplus to the City's highway requirements;

3. The owners of said Lots 1 to 5 and 29 to 33 have made application to purchase this portion of lane for consolidation of their site.

THEREFORE BE IT RESOLVED THAT all that portion of lane lying between the northerly production of the easterly limit of Lot 1, Block 2 of Block "Y", District Lot 318, Plan 3069, and the northerly production of the westerly limit of Lot 5, said Block 2, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 11th, 1974, and marginally numbered LF 6854, a print of which is attached hereto, be closed, stopped up and conveyed to the abutting owners and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Contd)

C. Closing and stopping up of lanes and streets south of 73rd Avenue, east of Hudson Street.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portions of street and lanes in Block "A", District Lot 318 are surplus to the City's highway requirements;

3. The owner of lands abutting these surplus portions of highway has made application to acquire the said surplus portions;

THEREFORE BE IT RESOLVED THAT the west 7 feet of Lots 4, 5 and 6, Block 8, Block "A", District Lot 318, Plan 2937 established as road be closed, stopped up and conveyed to the abutting owner of the remainder of said Lots 4, 5 and 6; and

BE IT FURTHER RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 4700 lying to the south and to the west of Lot "D" of Lot 3, Block "A", District Lot 318, Plan 4700, and being bounded on the north by the westerly production of the northerly limit of said Lot "D"; AND all that portion of lane dedicated by the deposit of Plan 4016 lying to the south of Lots "A" to "D" of Lot 7, Block 8 of Block "A", District Lot 318, Plan 4016 and lying to the east of said Lot "D" of said Lot 7 and being bounded on the north by the easterly production of the northerly limit of said Lot "D" of said Lot 7; AND all that portion of lane dedicated by the deposit of Plan 2937 lying between the easterly production of the northerly limit of Lot 1 and the easterly production of the southerly limit of Lot 6, except the west 7 feet, all of Block 8 of Block "A", District Lot 318, Plan 2937; the same as shown outlined yellow, red and green respectively on plan prepared by A. Burhoe, B.C.L.S., dated February 4, 1974 and marginally numbered LE 3984 a print of which is hereto annexed be closed stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT all the foregoing closed portions of highway be consolidated with abutting lands.

- CARRIED UNANIMOUSLY

Expenses of Alderman Gibson:
Trip to Montreal re Birks Building.

MOVED by Ald. Bowers,
THAT the expenses of Alderman Gibson in the amount of $495.17 resulting from trip to Montreal March 5th and 6th to discuss with the Principals of Birks, the possibility of saving Birks Building, be approved for payment.

- CARRIED UNANIMOUSLY.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Four Seasons Site.
Area near Stanley Park.

MOVED by Ald. Rankin

THAT WHEREAS proposals are being entertained for the development of 4½ acreas at the Four Seasons site at the entrance to Stanley Park;

AND WHEREAS the referendum of the City of Vancouver, which was put to the voters in December 1973, suggested a development of a limited density on this site;

THEREFORE BE IT RESOLVED that the City of Vancouver offer up this site to the Provincial Government for the purpose of building senior citizens housing and such other housing as may be suitable in this particular area.

(Notice)

2. Charter Section 156.
An examination into the problems of speculation re buildings.

MOVED by Ald. Rankin

THAT WHEREAS there has been a whole series of buying of buildings, rent raises, re-mortgaging of buildings in the City of Vancouver;

AND WHEREAS this form of speculative practice has become commonplace in the City of Vancouver and that it is necessary for the City Council to take steps to prevent an increase of this kind of action which has driven up both rentals and house prices;

THEREFORE BE IT RESOLVED that the City Council, empowered by Section 156 of the Charter, set up a Committee to examine into this problem.

(Notice)

The Council adjourned at approximately 12 midnight.

* * * * *

The foregoing are Minutes of the Regular Council meeting of April 2, 1974, adopted on April 9, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installations - West End

The City Engineer reports as follows:

"On March 5, 1974, Council approved funds for the improvement of fire protection in the West End. This work has been included in the 1974 Water Works Program. Installations will take place in the area between Denman and Burrard Streets.

To prevent disruption of our construction program, advance approval is requested for this part of the 1974 Capital Budget.

I recommend that $980,000, already approved by Council, be appropriated in advance from the 1974 Capital Budget, Reference No. 10-01-01 for the work listed above."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 35-73-13 Item 3 - 85 Horsepower Tractor-Hoe-Loaders

Tenders for the above were opened by your Board on January 14, 1974, and referred to the City Engineer and Purchasing Agent for report.

The officials concerned report as follows:

"This tender called for three items. This report deals only with Item 3, 85 Horsepower Tractor-Hoe-Loaders. A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the 1974 Equipment Replacement Account.

Seven bids were received for this item.

Bid No. 1 from Butler Brothers does not meet specifications.

Bid No. 2 from Bingham Equipment does not meet specifications.

An abbreviated tabulation for Bids 3 - 6 is included for convenience.

Bid 3	Bid 4	Bid 5	Bid 6
Rollins Machinery Ford 7500	F & F Equipment Pettibone 2215	Walkem Machinery Case 780	IMCL Equipment Dynahoe 140B
$21,800.00	$23,735.00	$25,972.00	$26,430.00

Bids No. 3, 4 and 5 meet specifications but are not recommended because they do not offer the best dollar value to the City of Vancouver for the following reasons:

Bid No. 3 - Ford 7500

(a) The City of Vancouver has operating and maintenance experience with both a model 4500 Ford tractor-hoe-loader and a Dynahoe 140B (same as recommended machine). This experience indicates that the recommended machine should provide an additional 100 hours of operating time per year over the Ford due to reduced downtime. This represents an operating saving of $1,400.00 per year ($8,400 per 6 year life) based on renting a replacement machine. In addition, extra downtime will occur because the Ford machine is a new model (4 sold to date in B.C.) and has not been proven under actual operating conditions. The City's workload puts a 100% demand on our tractor-hoe-loader fleet and the $4,630.00 price difference between Bid No.3 and the recommended machine will be more than offset by the ability of the recommended machine to stay on the job with a minimum of downtime.

Cont'd . . .

Clause 2 cont'd

Bid No. 4 - Pettibone 2215

(a) Maneuverability is essential because of the amount of work performed in confined areas. The Bid No.4 machine is 13% less maneuverable than the recommended machine and not suitable for use in the restricted municipal work areas.

(b) The Bid No.4 machine is just being introduced to the West Coast and no machines of this make and model have been sold in B.C. As stated earlier, our workload creates a 100% demand for these machines and the $2,500 price difference between Bid No.4 and the recommended bid will be more than offset by the extra downtime costs that usually occur with an unproven machine and a new dealership.

Bid No. 5 - Case 780

(a) Maneuverability of this machine is 15% less than the recommended machine and not suitable for working in confined areas.

(b) The visibility from the recommended machine is superior because the operator is located on the centreline of the backhoe and not off to one side as in the case of the Bid No. 5 machine. In addition, the boom width of the Bid No.5 machine is wider than the boom of the recommended machine thus further obstructing visibility. Because of the number of underground utilities encountered during trenching, good visibility is essential to maintain maximum trenching speed.

We RECOMMEND acceptance of the bid to offer the best dollar value, Bid No. 6, from IMCL Equipment Ltd. for four (4) only tractor-hoe-loaders, Dynahoe Model 140B, at a total price of $105,880.00 ($26,430.00 each plus $40 each for extra large backhoe hinge pins) plus 5% Provincial Sales Tax."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and Purchasing Agent be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 7

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. 1971 Census Tract Data

The Director of Planning reports as follows:-

"The Planning Department through the Greater Vancouver Regional District now has the capability to plot 1971 Census Tract data by computer. The resulting maps are useful for analytical purposes, and for conveying visual impressions about distributions of people, by certain characteristics.

Of greatest use, however, would be the capability to display detailed population information by any desired grouping of Census Enumeration Areas. Approximately 800 Enumeration Areas cover the City, thus each Local Area Planning group would be able to analyze, compare, and display information to the block level in many parts of the City. The Department of Social Planning has also displayed considerable interest in obtaining such capability.

As outlined in the attached correspondence, Mr. Peter George of the Greater Vancouver Regional District has offered to carry out the necessary work. If compatibility with the IIPS and GVRD derived Geographical Information and Display System is to be maintained, it is desirable that such additions to the System be carried out by persons completely familiar with it.

It is therefore recommended that $2,500 be provided in advance of the 1974 Budget for the work specified in the attached letter of agreement, and that the funds be allotted from the 1974 Consultants General Account.

When the digitizing is completed, mapping at the Enumeration Area level will be handled by Planning Department staff using the U.B.C. computer, in the same manner that census tract maps are being produced right now. Funds for this will be provided from the Department's 1974 Computer budget which has been approved by the Budget Review Committee. Maps produced for other city departments will be funded by the department involved."

Your Board recommends that the RECOMMENDATION of the Director of Planning be approved.

CONSIDERATION

2. Revisions to Entrance to City Hall and Additional Parking Space

Suggestions have been made that the entrance and landscaped area at the 12th Avenue entrance to the City Hall be redesigned and improved. Concurrently, it would seem advisable to investigate the provision of additional parking spaces under this area.

It is noted that 172 spaces are currently rented from the Provincial Government on the parking lot immediately west of Cambie Street and this rental is on a month-to-month basis.

Your Board request authority to employ consultants to carry out these investigations at an estimated cost of $3,000. The consultants will provide estimates and preliminary sketch plan layouts for the CONSIDERATION of Council.

cont'd.....

RECOMMENDATION

3. Centennial Museum & Planetarium Workshop

The Director of Permits and Licenses reports as follows:

"On January 8, 1974 City Council approved the recommendations of the Board of Administration Report, Building and Planning Matters, dealing with alterations in the Workshop area in the Centennial Museum.

One of the approved recommendations was to:

"(a) Authorize the Assistant Director of Construction & Maintenance Division to retain consultants to complete working drawings for the modifications of the Museum's workshop area and call for tenders and report back to Council."

The original Consulting Engineering firm for the Centennial Museum, Phillips, Barratt, Hillier, Jones and Partners, were retained to complete the necessary working drawings. Tenders have now been received for the work and are listed below:

Allan & Viner Construction Ltd.	-	$42,090.00
Amundson Construction Co. Ltd.	-	$42,378.00
Halse Martin Construction Co. Ltd.	-	$44,485.00
Hodgson, King & Marble Ltd.	-	$45,400.00

All tenders have been examined and found to be in order and all provided the appropriate bid bond or certified cheque. It is recommended that Council accept the lowest tender, that of Allan & Viner Construction Ltd.

On the basis of the low tender, the total cost of the work is estimated as follows:

Contract amount	-	$42,090.00
Allowance for Fumigant Controls - This is an allowance to provide a control mechanism to release fumigants into the Fumigation Room. The work was not included in the original tender proposal because the details had not yet been agreed with the Workmen's Compensation Board.	-	$ 2,000.00
	Total:	$44,090.00

The Comptroller of Accounts advises that the necessary funds were provided for in the 1971 Supplementary Capital Budget for this project.

It is RECOMMENDED that:

(a) The contract for the alterations be awarded to Allan & Viner Construction Ltd. in the amount of $42,090.00, such contract to be to the satisfaction of the Corporation Counsel.

(b) Authorization be given for the expenditure of approximately $2,000.00 for Fumigant Control Equipment.

(c) The total cost of $44,090 be charged against the Supplementary Capital Funds provided in 1971 for this work.

(d) Council authorize the City Treasurer to return the bid bonds to the unsuccessful bidders."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 7

FINANCE MATTERS

A-7

RECOMMENDATION

1. City Clerk's Department - Staffing Requirements

The present permanent establishment of the City Clerk's Department is:

	Position	
City Clerk	1	
Deputy City Clerk	1	2
Committee Clerks		
Supervisor	1 *	
Committee Clerks	4 *	
Clerk V (Office Supervisor)	1 *	
Secretary to City Clerk	1 *	
Clerk Steno III	1 *	
Clerk Steno II	5 *	
Clerk Typist II	3 *	16
Information Clerks	2	
Aldermen's Secretariat	3	
Rental Grievance Board)		
Clerk Stenos	2	
Voters List and Elections-Total	5	
City Archives - Total	7	19
		37

This report is concerned with the 16 positions (marked * above) comprising the staff group responsible for preparation of Council and Standing Committee reports, agendas, correspondence, minutes and other related matters.

A. COMMITTEE CLERKS

The date of establishment of the positions and the present incumbents are:

	Date Established	Incumbent
	January 1949	R. Demofsky
	March 1963	D. Bennett
	July 1972	M. Cross
	July 1973	Vacant
Supervisor-Committee Clerks	January 1949	M. Kinsella

Over the past eighteen (18) months the workload has increased by reason of increased frequency of meetings and introduction of night meetings.

The Committee Clerks now accept Departmental "Technical" reports which require careful processing and preparation for Council. Similarly, the Committee Clerks have a responsibility to communicate to Department Heads and interested parties, resolutions of Council subsequent to Council meetings.

Committee Clerk duties include:

a) Co-ordination of various items on behalf of the Chairman in Sub-Committees comprised of civic officials and representatives of the public.

b) Research and other administrative assistance for the Chairman in respect of various aspects of Committee work, including receiving instruction from Chairmen outside of actual Committee Meetings.

Cont'd . . . .

Clause #1 continued:

c) Public information work on behalf of various Standing Committees now required due to increased community involvement.

The situation is now that the Committee Clerks are over employed and cannot effectively discharge their duties with the promptitude and quality necessary to maintain the level of service needed.

As an example, the letters of advice to Department Heads and members of the public affected by Council and Committee Resolutions normally issued within 48 hours of the meeting date, are now not ready for dispatch until five or six working days after the meeting or even later. This delay infringes upon the work of preparation for the next weeks series of meetings and is a cause of grave concern to the City Clerk and other affected parties.

In 1973, the Committee Clerk staff including the City Clerk and Deputy were unable to complete 1973 vacations and eight weeks were brought forward to 1974. In this current year 32 vacation weeks should be provided if there is to be no carryover into 1975. In 1973, 200 working days (40 weeks) were lost by sickness and approximately 125 days were paid for or taken as compensating time off for 865 hours of overtime.

It is recommended that one (1) additional permanent Committee Clerk position be established. The incumbent will alleviate the difficulty of providing proper service during vacation and sickness absences and should reduce the incidence of individual overtime. The cost of this position will be offset by a reduction of the expensive cost of overtime services.

B. CLERK STENOGRAPHERS

There are six (6) stenographers concerned with Council and Committee matters. These comprise:

1 -	Clerk Steno	III	re-classified	Aug.'71*
1 -	" "	II	established	Jan.'49
1 -	" "	II	"	" '49
1 -	" "	II	"	" '49
1 -	" "	II	"	Aug.'58
1 -	" "	II	"	Feb.'73

* formerly a Clerk Steno II position established prior to Jan.'49.

It can be seen that no increase in these positions occurred for almost fifteen years (1958-1973) but during that period three (3) additional Committee Clerk positions were established (March 1963, July 1972 and July 1973). These stenographers receive dictation and instruction from the Committee Clerks in respect of meeting preparation, agendas, letters answering enquiries, letters of advice, minutes and reports.

They also answer verbal and telephone enquiries concerning meetings and resolutions, arrange distribution of material to Committee members, officials and the public involved. They assist in making arrangements for meetings of Committees and Public Hearings.

City Council has now established the 'Vancouver Heritage Advisory Board'. The Secretary of this Board will require stenographic assistance to prepare and circulate agendas, minutes and other material.

During the five days ending March 8, 1974 the activity of the stenographic group was monitored. The following illustrates the volume of material handled weekly:

Cont'd . . . . .

Clause #1 continued:

Letters received and distributed	627	
" typed " "	415	
Council Material prepared, printed, collated and distributed (including minutes and agendas - Council and Committees	)	15,950 sheets
Telephone calls received	808	
Counter enquiries	128	

Collating Council minutes and other material absorbed more than 30 hours of stenographer's time.

Committee Clerks report that filing is not up to date and that consequently follow up of outstanding items is not being properly carried out.

To enable the incumbents of these positions to carry out the present duties with minimum delays (see comment on delays under 'Committee Clerk' heading) and be able to better assist Committee Clerks, it is recommended that two (2) additional Clerk Stenographer positions be established.

C. ESTIMATE OF COSTS - (1974 Rates)

	8 Months 1974	Annual
1 Committee Clerk, PG.20 ($842-1011)	$ 6,736	$10,104
2 Clerk-Steno III, PG.13 ($622-738)	9,952	14,928
	$16,688	$25,032
Fringe Benefits 12½%	2,086	3,129
Total salary estimate	$18,774	$28,161

Equipment

1 Desk	$ 365
1 Chair	110
2 Steno Desks @ $250 ea.	500
2 " Chairs @ $70 ea.	140
2 Electric Typewriters	1,430
Total	$2,545

D. NOTES

(a) Classification of these positions to be referred to the Director of Personnel Services.

(b) If approved, the Departmental budget to be adjusted to include the above costs and authority granted for expenditure of necessary funds prior to adoption of the 1974 budget by City Council.

(c) A copy of this report has been given to the Business Manager of the Municipal & Regional Employees' Union for information.

E. SUMMARY OF RECOMMENDATIONS

It is recommended that:

a) One (1) permanent position of Committee Clerk be established.

Cont'd . . . .

Clause #1 continued:

b) Two (2) permanent positions of Clerk Stenographer be established.

c) The Director of Personnel Services report to the Board of Administration on classification of these positions.

d) Estimated costs for 1974 totalling $21,319 be included in the Departmental budget and authority be granted for necessary expenditures prior to adoption of the budget.

2. Permits and Licenses Department - Plumbing Inspections, Staffing Requirements

The Director of Permits and Licenses has submitted the following report. In summary it recommends the extension of one temporary Plumbing Inspector I position for a period of 10 months ending December 31, 1974 and the establishment of one new position to enable the department to carry out its responsibilities in connection with the changeover in several large areas of the City from a single sewer system to a twin sewer system, to undertake the inspection of sprinkler installations and to complete the check on cross connections begun under a local improvement program.

His report is as follows:

A. Temporary Position of Plumbing Inspector I

"City Council at its meeting of December 19, 1972 received a report concerning establishment of additional inspectional staff positions for the purpose of implementing the 1970 National Building Code.

The additional staff approved by City Council at that time was:

Permanent Staff - 3 Structural Engineers
1 Plan Checking Assistant
4 Building Inspectors
1 Clerk Typist

Temporary Staff - 1 Plumbing Inspector

Due to the program of implementation the temporary Plumbing Inspector position was not filled until October 15, 1973 and expired on February 28, 1974.

There is still much work to be done in connection with Plumbing Inspection under the new National Building Code including:

(a) Inspection of subsoil drainage (drain tile)) for all new
(b) Damp proofing of exterior foundation walls) construction.

and I therefore recommend that this position be re-established on a temporary basis terminating December 31, 1974.

B. Twin Sewer Installations

The City Engineer has been engaged in an extensive sewer separation program in the West End, the Mount Pleasant and the Fairview Districts, and is surveying other areas.

In accordance with City Council policy approved in July 1971, storm sewers are to be installed to carry off storm water separately.

Cont'd . . . . .

Clause #2 continued:

The program requires inspection of every property connected to the sewer to ensure that the sewer lines are divided and that each property reconnects its sewer system to provide the separation of storm water from sanitary wastes.

This work must be undertaken by a Plumbing Inspector. As there are approximately 5700 properties to inspect and each property will require approximately four inspections:

(i) Preliminary survey and information to owners.
(ii) Installation of sump.
(iii) Inspection of lines.
(iv) Inspection of final connections

This imposes a heavy load in addition to the normal influx of work for the Plumbing Inspectors. It will therefore require additional manpower.

C. Sprinkler Installation

In the past, Fire Wardens and Plumbing Inspectors have checked sprinkler installations to a limited degree in accordance with the Fire Bylaw and the Building Bylaw Regulations. New requirements in the two Bylaws will result in an increased number of sprinkler installations. It will be the Plumbing Inspector's responsibility to see that the installations are completed properly.

Certain installations are examined by representatives of the Canadian Fire Underwriters Association on an annual basis to ensure the sprinkler systems are operative.

The interest of these persons is the establishment and maintenance of fire insurance rates but it is anticipated that duplication of annual re-inspections can be kept to a minimum by making a working agreement between the City and the Insurance Underwriters Association for which purpose discussions in this regard have been commenced.

The Fire Wardens will also check sprinkler systems plans before installation to see that they comply with the requirements, but it will be necessary for a Plumbing Inspector to examine the installations to ensure that they comply with the Plumbing Bylaw. The Plumbing Inspectors must also check that safety valves have been properly installed to ensure no possible contamination of the potable water system can occur and that the system conforms to approved plans.

Additional manpower will be required to carry out this increased level of service.

D. Cross Connections

Commencing with an L.I.P. Program approved by City Council on February 22, 1972, an examination of all "cross connections" was commenced. To this date, 368 surveys have been completed. However, there are 134 more surveys in which inspections have been commenced but in which the work has not been completed.

A large number of properties in the City require similar surveys and it is recommended that additional manpower be authorized so that this important safety service can be completed.

Cont'd . . . . .

Board of Administration, March 29, 1974 . . . . . (FINANCE - 6)

Clause #2 continued:

E. Estimate of Costs

To undertake the inspectional services outlined above, one permanent Plumbing Inspector I position and one temporary position are recommended.

Cost estimates are:

	1974 8 Months	Annual
Salaries		
Plumbing Inspector I ($1121-1225)		
1 - Permanent	$ 8,968	$13,452
1 - Temporary	8,968	-
Fringe benefits 10%	1,794	
" " 12½%		1,682
Auto Allowance $80 per mth. for each position	1,280	960
	$21,010	$16,094

No additional furniture required.

F. Report of the Director of Personnel Services

The Director of Personnel Services has reviewed this report and confirms that the classification of Plumbing Inspector I is correct.

G. Recommendations

It is recommended that:

(a) one (1) additional Plumbing Inspector I position be established on a permanent basis and the temporary position be extended to December 31, 1974. This will permit inspections and surveys for:

(i) the twin sewer installation
(ii) fire sprinkler installation
(iii) continuing the cross connection examinations
(iv) continuing work re. National Building Code

(b) auto allowance for both positions be granted on the regular allowance basis.

(c) if approved, required funds estimated at $21,010 be included in the departmental budget and authority granted for necessary expenditures prior to adoption of the 1974 budget.

(d) a report on these two positions and the work achievements in connection with the above, be submitted to City Council in December, 1974.

Notes: A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union in accordance with the requirements of the Collective Agreement.

3. Finance Department - Revenue & Treasury Division

Your Board has received a report from the Director of Finance which is on file in the City Clerk's office.

Cont'd . . . .

Clause #3 continued:

The report recommends a reorganization of staff in anticipation of commencement of twice-annual tax billing for the 1975 taxation year. The reorganization must be implemented during the current year in order to achieve the objectives of:

(a) Successful implementation of the twice-annual tax billing system commencing in 1975.

(b) An increased concentration and control related to the reporting of City cash flows for short term investment purposes.

As the Division will be using a fully computerized tax enquiry process, it will be necessary for the staff to be trained in the use of video terminals. It is expected that the installation of these terminals will commence in May 1974. It will also be necessary to train the staff in the application of the new systems as they are developed during the coming year for the twice-annual tax billing system.

In previous years, during the months of June and July, the incoming mail has not been processed on a current basis. In order to have an immediate update of daily tax payments and to obtain maximum use of cash for short term investments, it is recommended that temporary assistance be employed using procedures similar to those introduced in the Permits & Licenses Department during receipt of business license payments earlier this year. This temporary assistance is expected to cost approximately $4,000 in 1974.

Some office alterations are required and the Assistant Director of Building Construction & Maintenance Division estimates the cost at $1,500.00.

STAFF CHANGES

It is recommended that:

(i) One (1) new position of 'Deputy City Treasurer & Tax Collector' be established.

(ii) One (1) new position of 'Accounting Clerk' be established.

(iii) One (1) new position of 'Staff Officer' be established terminating in approximately 2½ years.

(iv) The 'Clerk V' position in the Water & Scavenging Collections Branch be reclassified to compensate for additional responsibilities proposed in the report.

(v) The position of 'Collector II' in the Collections Branch be reclassified to compensate for additional supervisory duties relating to parking meter collection functions.

(vi) The present position of 'Supervisor of Water Rates & Scavenging Billing' be abolished upon appointment of the incumbent to the 'Staff Officer' position.

(vii) The position of 'Bookkeeping Machine Operator II' be abolished effective December 31, 1974 when the work formerly performed by this operator will have been absorbed by computer procedures.

Cont'd . . . .

Clause #3 continued:

The positions noted above require classification by the Director of Personnel Services. It is also recommended that all existing positions affected by the reorganization be also reviewed and reclassified by the Director of Personnel Services and that a review of all the positions in the Property Tax Branch be again undertaken by the Director of Personnel Services six months after the installation of the new system.

The Director of Finance estimates that, at 1973 rates, for 8 months ending December 31, 1974 increased salary costs (excluding temporary assistance) will amount to approximately $20,037, and in a full year $20,868. With the retirement of the 'Staff Officer' the ultimate annual increased permanent salary cost will be approximately $6,625.00.

FURNITURE AND EQUIPMENT

Some additional furniture, equipment and minor alterations are required, details of which are given in the report. The estimated cost in 1974 for provision of this furniture is $4,250.00.

RECOMMENDATIONS

The Director of Finance recommends that:

(a) City Council approve the report on the reorganization of the Revenue and Treasury Division of the Finance Department.

(b) The following new permanent positions be established:

(a) Deputy Treasurer and Tax Collector
(b) Accounting Clerk

(c) The present position of Treasury Supervisor (Deputy Treasurer) be retitled to 'Supervisor of Treasury and Cash Control' and that a two month overlap be authorized to allow for training due to the retirement of the present incumbent as at May 31, 1974.

(d) The present position of Revenue Supervisor (Deputy Collector) be retitled to 'Supervisor of Property Tax'.

(e) The present position of Collector II be reclassified to 'Supervisor of Collections'.

(f) A position of 'Staff Officer' be established and that the present Supervisor of Water Rates and Scavenging Billing be transferred to this position at the same pay classification that he presently receives, the position to terminate upon retirement of the incumbent.

(g) The present Clerk V in the Water Rates and Scavenging Billing assume the duties of the Supervisor of Water Rates and Scavenging and that the Director of Personnel Services review the classification. The present position of Supervisor of Water Rates and Scavenging Billing be abolished.

(h) The position of Bookkeeping Machine Operator II be abolished as at December 31, 1974. The incumbent will receive priority consideration for other employment within the City per Section 10.7 of this collective agreement between the City and the Vancouver Municipal & Regional Employees' Union.

(i) The Director of Personnel Services report to the Board of Administration on the classification of the new positions and existing positions affected by the reorganization in the normal manner and further that the Director of Personnel

Cont'd . . .

Clause #3 continued:

Services review the balance of the positions in the Property Tax Branch 6 months after the installation of the new system.

(j) Funds estimated at $28,287 for 1974 be approved in advance of the 1974 Estimates to provide for the increased salary cost and the provision of furniture, equipment and alterations.

Note:
A report on video terminals for the Tax Office is yet to be prepared and it will be forwarded to Council when ready.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal & Regional Employees' Union.

Your Board RECOMMENDS that the report of the Director of Finance be adopted.

4. Consultant Services - 1974 Capital Budget, False Creek

The Development Consultant reports as follows:

"On February 5, 1974 Council approved a report of the Development Consultant regarding the engagement effective February 11, 1974 of the consultants required for the Design Teams.

On February 12, 1974 Council approved a report of the Development Consultant concerning the 1974 Capital Budget - False Creek. In that Budget the balance of the consulting services remaining in the 1973 Capital Budget - False Creek amounting to $76,550 was included on a preliminary basis for Consultant Services pending estimates from the design teams. Previously, on December 18, 1973, $13,000 was approved for miscellaneous consulting.

Now that the design teams have been selected, estimates for consultant services and related costs up to the time of the public hearing have been prepared and are submitted herewith.

Accordingly, the Development Consultant requests approval of the following additional appropriations:

	Total Consultant Requirements up to Public Hearing	Funds Previously Appropriated	Recommended Additional Appropriation
Consultant Services	$197,100	$ 89,550	$107,550

These are itemized on the Appendix attached.

In the report of the Development Consultant of February 12, 1974 - Capital Budget - False Creek it was stated that a revised economic feasibility analysis would be forthcoming. It is proposed to submit this after the current design process is completed.

RECOMMENDATIONS

THAT a Consultant Services appropriation in the amount of $107,550 be allocated in advance of the 1974 Supplemental Capital Budget for the consultant services in addition to the $89,550 previously appropriated, for a total of $197,100. The previous appropriations totalling $89,550 to be reallocated in accordance with the detailed budget shown in the Appendix, along with the $107,550.

Cont'd . . . .

Clause #4 continued:

The Director of Finance RECOMMENDS that the appropriations for Consultant Services when approved, be provided for in the 1974 Supplementary Capital Budget.

This proposed financing is expected to be an interim measure pending Provincial Legislative Approval of our authority to borrow from Central Mortgage and Housing Corporation and the C.M.H.C. approval of these items as being properly included in the $10 million of Federal financing."

Your Board RECOMMENDS that the recommendations of the Development Consultant and the Director of Finance be approved.

INFORMATION

5. North Fraser Harbour Commissioners -- 1973 Audited Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commissioners for the year ended December 31, 1973, have been received and a copy is available in the Director of Finance's Office.

The operating surplus for the year 1973 is reported as $44,002 which along with 1973 investment earnings of $36,909, has been added to the Reserve for Future Harbour Development.

This Reserve amounted to $445,206 at December 31, 1973.

The Reserve for Ice Breaking and Emergencies was established several years ago at $150,000 and remains at that amount as at December 31, 1973.

Section 16 of the Fraser Harbour Commissioners' Act provides that any surplus profits shall be divided equally amongst the Municipalities of Richmond, Burnaby and the City of Vancouver.

However, as has been reported to Council annually, the earnings have been retained by the North Fraser Harbour Commissioners each year, and the balance of the earnings remaining unexpended at December 31, 1973 amounting to $595,206, is represented by the Reserve for Ice Breaking and Emergencies $150,000 and the Reserve for Harbour Development $445,206 as noted. "

Your Board submits the above report of the Director of Finance for the INFORMATION of Council.

RECOMMENDATION

6. Lodging House Bylaw - Downtown East Side Area Enforcement

Your Board has received a report from the Medical Health Officer concerning enforcement of the Lodging House Bylaw in the Downtown East Side area. In summary, his report is as follows:

"Since the Lodging House Bylaw was passed by City Council on November 6, 1973, a program of inspection with emphasis on maintaining basic public health factors has been continued.

One hundred and twenty (120) letters have been sent to lodging houses in the Skid Road area, together with a copy of the new Lodging House Bylaw.** Form letters state that all premises must comply with this Bylaw and that a re-inspection is to be made within sixty days.

** In conjunction with Fire Wardens' inspections.

Cont'd . . . .

Clause #6 continued:

An additional 61 letters have been sent to operators containing immediate or short-time orders to correct such conditions as maintenance problems, defective plumbing, lack of heat, etc. In addition to the above, many of the 1500 inspection reports issued by the Public Health Inspectors in the area also constitute a written order. Information has been given to the City Prosecutor concerning four lodging houses since January 1, 1974. None of these cases have reached conclusion in the Courts.

At December 11, 1973, 400 rooms had been closed and since that date a further 303 have been closed. Details are shown on Schedule 'A' attached. In addition, approximately 100 additional rooms in other buildings have been closed for various reasons, bringing the total of rooms now out of service to approximately 800."

A copy of the Medical Health Officer's report is on file in the City Clerk's Office.

Your Board note that the permanent establishment of Public Health Inspectors is 29 and that 2 are permanently stationed in the Downtown East Side area for housing inspections and 2 others for housing in the larger Core area. Due to retirements and long illnesses among the Public Health Inspectors, the MHO states that he has not been able to re-locate Public Health Inspectors from other duties into the Downtown East Side and Core areas in order to enforce the Lodging House Bylaw in an estimated 800 premises now operating. The Fire Wardens, when making an inspection for Fire Bylaw purposes, contact the Health Inspectors and letters are then sent from both Departments notifying the owners of both Fire and Lodging House Bylaw requirements.

The opinion has also been expressed by the Medical Health Officer that should the program continue to result in numbers of rooms being closed, the full effect of the program will not be apparent until next Fall. Many seasonal workers leave the city for agricultural, mining and forestry jobs during the summer months and on closure of the various camps return to the city in the Fall. If this pattern occurs this year, it is likely that many of these seasonal workers will not find shelter in the city during the winter of 1974/75.

The Medical Health Officer, in conjunction with the Recruiting Division of Personnel Services, has been actively seeking replacements to fill Public Health Inspector vacancies and reports that one replacement will be available on April 1, 1974, and two on July 2, 1974. There are now three senior Public Health Inspectors absent who may not return to duty but have not yet given formal notice of their intention to retire, one who has retired but continues to work on a month-to-month basis, one on loan to Community Care Facilities of the Human Resources Department, and one vacancy at the Public Health Inspector I level. (A total of 6 vacancies and long-term absences).

Arrangements have been made for the Division Head to meet prospective Public Health Inspectors who are now students at the Ryerson Institute. It is hoped that successful recruitment there will enable all Public Health Inspector I and II vacancies to be filled effective July 1, 1974.

Your Board recommend that the establishment of Public Health Inspectors be increased by 4 Public Health Inspectors I or II

Cont'd . . . .

Clause #6 continued:

for the express purpose of enforcing the Lodging House Bylaw. The personnel will probably be recruited on a permanent basis from the Ryerson students and therefore will not be available until July 1, 1974, which leaves three (3) months available for Lodging House inspections prior to the effective date of October 1, 1974 for compliance with the Bylaw and issue of "Operators Permits" in the Core area.

Upon formal retirement or resignation of a Public Health Inspector currently employed, the position be reviewed by your Board with a view of reducing the complement over a period of approximately 18 months by 4 positions, returning the total establishment to 29. (Excluding Community Care Facilities positions).

In addition, one Clerk-Typist position be established to assist with the additional correspondence, report writing, and filing, generated by this increased program. This position to be reviewed and continuation or abolishment recommended prior to December 1975.

The Director of Personnel Services reports as follows:

"I have reviewed the duties of the proposed new positions in the Health Department. These duties and responsibilities of the four (4) new Public Health Inspector positions fall within Class Specification No.467, Public Health Inspector II, Pay Grade 23 ($963-1157) and I recommend that they be classified accordingly. As potential applicants may not be available with the qualifications of a Public Health Inspector II, it may be necessary to appoint, initially, at the Public Health Inspector I level."

The duties of the position of Clerk-Typist will involve typing and clerical work of limited complexity. Duties include typing reports, filing, answering telephone calls, and referring visitors. These duties and responsibilities fall within Class Specification No.003, Clerk-Typist II, Pay Grade 9 ($540-622) and I recommend that it be classified accordingly.

ESTIMATE OF COSTS

	1974 6 Months	Annual
(2 - P.H.I. I PG.23 ($963-1157)	$ 5,778	$11,556
(2 - P.H.I. II PG.25 ($1056-1264)	6,336	12,672
(Estimated only - starting level will depend upon qualification of selected candidate.		
1 - Clerk-Typist II, PG.9 ($540-622)	3,240	6,480
Fringe benefits 12½%	1,919	3,838
Auto allowance, say $75 p.m. each	1,800	3,600
Total Personnel Cost Estimate	$19,073	$38,146

New and Non-Recurring Costs

4-Single Pedestal Desks & Chairs	$ 1,160	) Priced as new.
1-Steno Desk & Chair	345	) Some saving may
1-Electric Typewriter	550	) result from use
	$ 2,055	) of surplus furni-
5% Sales Tax	103	ture from Pur-
	$ 2,158	chasing Stores.

Cont'd . . . .

Clause #6 continued:

Preparing and printing Operators Manuals and Permits.		
Printing Lodging House Bylaw.		
	say -	5,000
		$ 7,158
Total 1974 Estimate		$26,231

RECOMMENDATIONS

Your Board RECOMMENDS that:

a) Four (4) Public Health Inspector I or II positions and one (1) Clerk-Typist II position be established on a permanent basis in accordance with the report of the Director of Personnel Services for immediate enforcement of the Lodging House Bylaw. Auto allowance for the P.H.I.'s to be on a regular basis.

b) Upon retirement or resignation of currently employed Public Health Inspectors, the vacancy be not filled until reviewed by the Board of Administration. The numbers of Public Health Inspector positions, by this report increased by four (4) from twenty-nine (29) to thirty-three (33), be reduced to twenty-nine (29) over the next 18 months.

c) The Clerk-Typist II position be reviewed and continuation or abolishment recommended prior to December 1975.

d) The funds required for 1974 estimated at $26,231 be provided from Contingency Reserve.

NOTE: A copy of this report has been given to the Business Manager of the Vancouver Municipal & Regional Employees' Union for his information.

7. Implementation Twice Annual Tax Billing System

The Director of Finance reports as follows:

I. Introduction

"In September, 1973 Council approved a report from the Director of Finance which recommended that a) the City change from an annual billing and collection system for real property taxes to a twice annual system, and b) the Director of Finance report back to Council on specific detailed recommendations for the implementation of this change.

In November, 1973 Council received and approved a subsequent report which presented the actual computer costs and which indicated that two further reports on the requirements of the new property tax system would be forwarded to Council early in 1974. The time constraints on implementation meant that a series of reports and recommendations had to be processed to Council, within a conceptual framework rather than totally designing the system and dealing with it as a single package. It appears that so far the design, implementation and costs are generally within the framework approved by Council, with the exception that the installation of the computer is behind schedule because of a trucking strike and internal construction delays. This should not affect the 1975 tax billing but will delay the computer conversion schedule by six to eight weeks. This delay will require the City to retain the present computer longer than anticipated, at $14,000 extra cost. This cost has been included in the 1974 budget estimates.

Cont'd . . . .

Clause #7 continued:

This report, one of the two indicated above, presents our position to date regarding the design, development and conversion to the twice annual tax billing system and recommends specific system and equipment requirements (mentioned in previous reports) which requires immediate approval to keep this project on schedule.

II. A. General Activities Leading to the Implementation of the Twice Annual Tax Billing System

	Activities	Progress to Date
i.	Research and document existing procedures	completed
ii.	Define and analyze system reporting requirements	on schedule
iii.	Review and re-design source documents	on schedule
iv.	Detail design of new tax system	on schedule
v.	Define equipment requirements (tax office)	completed
vi.	Define staff training requirements (tax office)	on schedule
vii.	Define computer programs for new tax system	on schedule
viii.	Design and code computer programs	on schedule
ix.	Test computer programs	not started
x.	Implement new clerical and automated procedures beginning June 1/74 in preparation for interim 1975 tax bill production in November/74	not started
xi.	Installation of new computer system	behind schedule

B. Recommendations on Specific System and Equipment Requirements

i. Computer Terminals

All property tax information will be stored on the computer file and clerical reference to this information will be made through computer terminals situated in key locations in the property tax office. It is proposed that we lease six Honeywell video terminals and one B.C. Telephone printer terminal at a total monthly rental of $1,517, and an additional one-time cabling and installation charge of approximately $2,100 as estimated by the Electrical Division. The printer terminal will be used to print tax certificates, tax receipts, and tax search information. The video terminals will be used for general inquiry purposes and will be situated as follows: two terminals for tax counter work, two terminals for phone inquiry handling, and two terminals for general tax work and staff training.

The recommendation for lease rather than purchase of this equipment is made because of the high obsolescence factor and because as the staff gain experience with the equipment, it is possible that other types of terminals will better suit the City's needs.

The total annual cost is $8,000 more than that projected in the November report because three more machines are required.

ii. Microfilm

In the event of computer breakdown, precautions must be taken to ensure that the property tax information will still be available and accessible to the property tax clerks. It is proposed that a microfilm service bureau prepare a microfilm copy of the property tax file directly from the computer file. This copy would be taken once a year after the May tax billing run and would cost about $2,500. Additional status reports would be microfilmed at quarterly intervals at a cost of $500 each. The annual continuing cost of this microfilm backup will be approximately $4,000. Associated with this microfilm backup will be a requirement for the purchase of a microfilm reader and printer unit at a one-time cost of $1,550. The print unit will be used to produce duplicate tax statements and other historical hardcopy references which currently are manually prepared by a tax clerk.

Cont'd . . . .

Clause #7 continued:

The Systems Analyst, City Treasurer-Collector, and the Co-ordinator of Data Processing & Systems have examined the need for and means of providing appropriate record back-up in the event of computer failure and have concluded that the microfilm procedure is most appropriate.

iii. Contract for Mailing 1974 Tax Bills

The process of preparing tax bills for mailing by the property tax clerks normally requires eight man weeks of work over a three week period. However, this year it will be important to make some time available for the training of the property tax clerks in the operation of the new system and equipment. Therefore, it is proposed for this year only, that this mailing operation be contracted out to a private mailing company. The estimated cost of this service contract is $3,000 excluding the City's normal costs for postage, envelopes, and information inserts. There are several firms in the City who could complete this entire operation in two to three days upon receipt of all the tax bills.

iv. External Keypunching Requirement

The success of the property tax system is predicated on the ability to expedite tax payments and other information which affect the property tax file. The objective is to process payment data within one day of receipt and to update the computer file daily. Initially it was planned to have a more automated method for converting this information into computer form, but there was not sufficient time to complete this study prior to the 1974 tax billing period. However, a Systems Analyst will be assigned to this project and a report regarding this matter will be prepared and submitted to Council at a later date. As a result of the delay it will be necessary to contract the key punching of the property tax data to a keypunch service because the City's keypunch section cannot handle this additional workload within the required time constraint. This is not an entirely satisfactory solution due to transportation and security problems and the sensitivity of our source documents, but until we can recommend a more feasible alternative it appears to be the best solution. The anticipated cost for keypunching this tax data for 1974 is $2,500.

v. External Computer Services for Project Scheduling

The very tight schedule for implementation of this system required that special attention be devoted to planning and scheduling the project activities. There are approximately 300 separate activities to monitor and control. In order to assist the Systems Analyst in this function, we have used the services of Tetrad Computer Applications and their Critical Path Project Planning System. The anticipated cost for this service to project completion is $1,000.

C. Further Reports

Council will have received or will shortly be receiving another report on the subject of the twice annual property tax billing system and that report deals with the reorganization of the Revenue and Treasury Division pursuant to this new system.

A report of the machine requirements for automatically recording tax payments will be presented to Council in the 4th quarter 1974. A further report will be forthcoming shortly dealing with the bylaw changes necessary for prepayments, penalties on late payment of taxes, and general procedural information for Council. We are holding this until the Legislature deals with the Charter amendments.

Cont'd . . . .

Clause #7 continued:

D. Summary of Costs

	1974 Non-Recurring	1974 Optg & Mtce	Full Year Annual Recurring
i. Computer terminals	$ 2,100	$12,100	$18,204
ii. Microfilm backup	1,550	3,500	4,000
iii. Mail contract	3,000	-	-
iv. Keypunching tax data	2,500	-	-
v. Critical Path project scheduling	1,000	-	-
	$10,150	$15,600	$22,204
		10,150	
Total 1974		$25,750	

E. Recommendations:

It is recommended that:

(a) The City, commencing May 1, 1974 lease:

6 Honeywell 7700 VIP terminals	$ 990
6 Honeywell 7710 memory expansion units	180
1 Honeywell interface unit	100
1 B.C. Tel Terminet Printer	174
Provincial Sales Tax	73
Total Monthly Cost	$1,517

(b) $2,100 be allocated for the purchase and installation of cable to connect the terminals to the computer.

(c) A microfilm viewer and printer be purchased at an approximate cost of $1,550 and that $3,500 be provided in 1974 for the purchase of microfilming services.

(d) Approximately $3,000 be provided for the purchase of mailing services for the 1974 Tax Bills.

(e) Approximately $2,500 be provided for keypunching Tax Payments for 1974.

(f) $1,000 be provided for the purchase of assistance for project scheduling.

(g) An amount of $25,750 be provided in the 1974 Revenue Budget for $10,150 non-recurring and $15,600 operating costs for the balance of 1974.

(h) The Mayor and City Clerk be authorized to sign the rental contracts after approval by the Corporation Counsel."

Your Board RECOMMENDS that the report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

PERSONNEL MATTERS

RECOMMENDATIONS:

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 29th through May 3, 1974. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Regional and Municipal Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students."

Your Board RECOMMEND that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. "E.D.P. Audit Course - Attendance Two Employees Finance Dept.

The Director of Personnel Services reports as follows:

"The Cadmus Education Foundation of the Institute of Internal Auditors Inc. is offering a course in E.D.P. auditing in San Diego April 15-18, 1974. The course offered is "E.D.P. Audit and Control" dealing with Controls, Systems, Security, and Audit Opportunities and is designed to acquaint the auditor with advancing computer technology, expose the problems created for the auditor, and outline profitable areas of audit activity.

The Director of Finance has requested that two employees of the Internal Audit Division be allowed to attend this course. The City's recent acquisition of more sophisticated E.D.P. equipment and proposals for computerization of more systems with development of on line access, will require that more audit staff be trained in this field to insure that control characteristics of the systems proposals are adequate, and efficient audit methods are developed for the implemented systems. The two employees selected are Messrs. D. Reid, Assistant Internal Auditor and W. Edwards, Auditor II. As the course content is closely related to their day-to-day work there will be immediate benefit to the City by their attendance. There is no comparable course available locally.

The cost of attendance of the two employees would be:-

Registration Fees	$395.00	
Air Fare	$180.00	
Accommodation	$100.00	
Meals, Etc.	$ 60.00	
	735.00 x 2 =	$1,470.00

Plus leave of absence (2 x 5 days) of 10 days

Funds will be available in Account 7090/933, Administrative and Technical Courses - All Departments, for this purpose.

The required amount exceeds $500. per employee and the request is therefore submitted to Council (Reg. 248-2).

As the request of the Director of Finance is in accordance with Personnel Regulation 248, your Board RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 8

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review - Lot 6, Block 48, D.L. 182 & 2037
   Situated East Side Glen Drive, South of William St.

The Supervisor of Property and Insurance reports as follows:

"In 1968, the above property was advertised for lease for a term of 20 years, subject to two years notice of cancellation after the first eight years, if the property was required for civic purposes. One offer was received from Westglen Holdings Limited, the abutting owners to the south, in the amount of $780.00 per annum plus taxes ($1,208.36). This was considered to represent a fair rental value for unimproved property at that time, and a lease was approved and executed, subject to review on October 1, 1973.

Negotiations have now been concluded and agreement reached with Westglen Holdings Limited to a rental increase from $780.00 per annum plus taxes, to $6,240.00 per annum, plus taxes as if levied, and to include recommendation by the City Engineer that the current lease be ammended to a three year notice of cancellation after September 30, 1981.

The Supervisor of Property and Insurance is of the opinion that the proposed amount represents a fair market rental value for the improved property.

By correspondence dated March 15, 1974, Westglen Holdings Limited have requested consent to sub-lease their interest to Bowell-McLean Motor Company Limited, for a five year term, commencing April 1, 1974.

RECOMMENDATION

That the rental for the above property be increased to $6,240.00 per annum plus all taxes as if levied, the lease be ammended to a three year notice of cancellation after September 30, 1981, and consent be given to sub-lease to Bowell-McLean Motors Company Limited for a five year term as of April 1, 1974.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Sale of 47th Ave.
   East of Collingwood St.

The Supervisor of Property and Insurance reports as follows:-

"47th Avenue, East of Collingwood Street, is 66 feet in width and 147.2 feet in depth and is dead-ended at its easterly extremity. It is not now, and never has been developed as a road, and is not used by the two abutting owners who take access to their premises from Collingwood Street. With respect to this subject, Council on July 18, 1972, adopted the following resolution:-

(1) That the portion of street known as 47th Avenue, East of Collingwood Street, that was acquired by dedication for highway purposes by Plan 2788 without any payment therefor and abutting Lot 2 except the south 20 feet and Lot 3, Block 2, District Lot 314, Group 1, New Westminster District, Plan 2788 and extending from the southerly production of the westerly boundary of said Lot 3 to the southerly production of the easterly boundary of said Lot 3 be stopped up. (Hereinafter referred to as the closed road).

Cont'd . . .

Clause 2 Cont'd

(2) That the said closed road be disposed of and offered for sale to the two abutting owners as provided for in section 291A on the Vancouver Charter.

(3) That the sale price of the said closed road be $28,000 in accordance with the recommendation of the Supervisor of Property and Insurance, and the said closed road be divided into the North half and the South half.

(4) That the said North half of the closed road be offered for sale to the owners of said Lot 3 at a sale price of $14,000 on the condition that the same be consolidated with the said Lot 3 to form one parcel.

(5) That the said South half of the closed road be offered for sale to the owners of said Lot 2 except the South 20 feet at a sale price of $14,000 on the condition that the same be added to and consolidated with the said Lot 2 except the South 20 feet to form one parcel.

(6) That each owner be advised that if he does not exercise his right to purchase his respective portion of the said closed road within three months after August 1, 1972, the Council may dispose of that portion of the said closed road to any other person at the same or greater price.

The abutting owners were offered the half of the street abutting their respective lots but neither party exercised his right.

Before proceeding with the advertising of the portion of land for sale, it was necessary to apply for an amendment to the Vancouver Charter and Council on January 16, 1973, approved that the application be made. Amending legislation has now been obtained and before offering this parcel of land for sale to other than abutting owners as set out in Item 6 above, it is suggested that the abutting owners be given another opportunity to purchase the lands. The present market value has been estimated at $46,550 and it is

RECOMMENDED

That the abutting owners be given another opportunity to purchase the respective portions of street at the current market value of $23,275 each, the right to be exercised within a period of one month from the date Council approves this report, and that each owner be advised that if he does not exercise his right to purchase his respective portion of the said closed road within this one month period, the Council may dispose of that portion of the said closed road to any other person at the same or greater price."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

3. Execution of modification of option to purchase on 1470 and 1474 East 49th Ave., Lots "A" and "B" of Lot 2, East Half of District Lot 738, Plan 15094

The Corporation Counsel reports as follows:

"The City acquired an option to purchase seven feet of the above-described property for the purpose of road widening. This option was registered in the Land Registry Office as a first charge against the property.

The present owner, R.M. Lee Construction Co., Limited, wish to place a mortgage on the property through National Life Assurance Company of Canada, and it is necessary that the whole property, including the optioned portion, be charged under the mortgage. The option agreement does not make provision for such an arrangement.

In situations of this kind the practice has been for the City to execute a modification agreement providing that the owner may mortgage the whole property on the condition that if the City should exercise its option, the mortgagee will agree to provide the City with a discharge of mortgage for the optioned area.

The net effect is that the City's legal position is unchanged, but as this document requires formal execution, it is recommended that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing agreement between the City, R.M. Lee Construction Co., Limited and National Life Assurance Company of Canada as mortgagee."

Your Board recommends that the above RECOMMENDATION of the Corporation Counsel be approved.

4. Lease Renewal - 475 Main St.

City Council at its meeting of May 26, 1970 adopted a Recommendation that the Supervisor of Property & Insurance be authorized to renew the Lease for a term of 5 years expiring September 30, 1974.

By the terms of the original Lease, it is necessary that the City give notice of its wish to renew the Lease 6 months prior to the expiration of the Lease.

The Attorney-General's Department has requested that steps be taken to acquire an extension of the Lease for a period of at least 1 year and the Police Department continues to require the space they now occupy for the use of the Police Traffic Division.

Your Board instructed the Supervisor of Property & Insurance to notify the owners of the property of the intention to renew the Lease and this notice was delivered by the Supervisor of Property & Insurance to the owners on March 22, 1974.

Your Board RECOMMEND that the Supervisor of Property and Insurance be authorized to negotiate a renewal of the Lease in conjunction with a representative of the Attorney-General's Department and report with recommendations as soon as possible.

Board of Administration, March 29, 1974 .....(PROPERTIES - 4)

INFORMATION

5. Demolitions

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
4471 Knight Street & 1392 E. 28th Avenue, Lots 26 & 27, Blk. 17, D.L.'s 391 & 392	Knight Street Widening	J. Olar	$ 550.00	141/2806
1517 & 1537 Parker St., Lots 19 & 22, Blk. 24, D.L. 264A and 935 Woodland Dr. & Con Block Bldg. Rear 1483 Parker St., Lots 9 & B, Blk. 25, D.L. 264A	Britannia Community Services Ltd.	Bob's Power Demolition Ltd.	$3,100.00	5830/428
368 & 372 E. Cordova Street; Lots 11, 12 & 13, Blk. 56, D.L. 196	Public Housing For Single People	George Muys	$1,575.00	565/1204
2340 Prince Edward St. Lot E, Block 104, D.L. 264-A	Park Site No. 10	Frank Gormley	$ 865.00	4189/
527 E. Cordova Street Lot 27, Blk. 53, D.L. 196	Public Housing For Single People	Frank McCamley	$ 875.00	565/1302
3645 Moscrop Street Lots 8 & 9, N.E. Ptn. Block 89, D.L.'s 36 & 51	Re-plotting (Bd/Admin, Property Matters, March 1/74) (R/C March 5, 1974)	John Bulych	$ 495.00	4912/452

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 8 & 9

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Submissions on the Report "Downtown Vancouver - Proposed Goals"

The Director of Planning reports as follows:

"BACKGROUND

In May 1973 the report 'Downtown Vancouver - Proposed Goals' was published and 1,150 copies were distributed for public reaction.

The purpose of the report was to obtain opinions from the public on future goals and objectives for Downtown preparatory to detailed measures, such as new controls on development, being introduced.

Twenty-two submissions were received, representing a wide range of opinions from groups and individuals. These submissions have been summarized and brought together in a report, which is being circulated separately to Council for information.

Reference should be made to this report for analysis and complete text of the submissions.

SUMMARY OF SUBMISSIONS

Taking the replies as a whole, the impressions which emerge are:

- a general endorsement of the Goals as presented with certain clarifications;

- a desire to proceed with specific programs.

By category of reply, attitudes can be summarized as follows:

Citizen Groups

(Autoban
Citizens Council on Civic Development
Community Arts Council
Junior League of Vancouver)

Attitudes: General concurrence with the main ideas in the report.

Individual Citizens

(Anonymous, Mr. C. J. Christopherson, Mr. R. Gates, Mr. W. Hall, Mr. R. Iredale, Mr. V. N. Shaw, Mr. D. Todd)

Attitudes: A mixed response, with several replies questioning the relevance of the report to solving problems such as feelings of alienation.

Business

(a) Groups

(B. C. Hotels Association
Building Owners and Managers Association
Downtown Business Association
Greater Vancouver Real Estate Board
Vancouver Board of Trade)

cont'd ....

Clause No.1 continued

(b) Individuals

(B. C. Telephone, KVOS-TV)

Attitudes: General agreement with the goals suggested. However, a majority felt the need to go beyond the goal setting process to acting on ideas previously discussed.

Government

- The Parks Board felt a greater emphasis on Downtown parks was needed.
- The City Planning Commission generally agreed with the goals suggested.
- The Provincial Government had no comment.

CONCLUSIONS

The 'Goals' report was published to inform the general public on the City's basic objectives for Downtown planning, so that any fundamental differences of opinion could be recognized before detailed proposals were introduced.

As such the report has been a successful exercise. By and large the proposed goals have been endorsed as worthwhile by a cross-section of concerned citizens. The replies largely confirm impressions gained in previous citizen reactions in 1970.

It is therefore felt that the goals, as restated below, can be used by the City in preparing planning policies for the immediate future.

GOALS (as amended by Submissions received)

Goal 1 "Encourage the selective growth of Downtown Vancouver as a major centre in Western Canada for specialized offices, services, cultural and tourist activities."

Goal 2 "Promote high standards of environment in Downtown."

Goal 3 "Make Downtown a place for pedestrians."

Goal 4 "Expand housing opportunity on the Downtown Peninsula."

Goal 5 "Improve the mobility of people and goods to and within Downtown."

Goal 6 "Require development proposals to meet overall community goals."

Goal 7 "Increase the public presence Downtown."

Goal 8 "Reinforce the distinctive character of special areas within the Downtown Peninsula."

Goal 9 "Establish a program for Downtown development."

RECOMMENDATION

It is RECOMMENDED THAT the report on submissions to Downtown Vancouver - Proposed Goals be received for information and be made available to all those interested in Downtown planning."

cont'd...

Departmental Report, March 29, 1974 . . . . . (BUILDING - 3)

2. Execution of Modification Agreement
Lot "B", Blocks 13 and 14 of Blk. 1 South,
D.L. 526 and of D.L. 316, Plan 13922

The Director of Legal Services reports as follows:

"As a condition of subdivision of a parcel of property at the corner of Balsam and South West Marine Drive, the Approving Officer required that the owner grant the City an Option to Purchase the Southerly seventeen feet for the possible widening of South West Marine Drive. An option in favour of the City was drawn and registered as a first charge. The parcel was subsequently subdivided into three lots. The owner of one of the parcels now wishes to mortgage the property, and the mortgagee wishes to have a charge on the whole of the property including the Southerly seventeen feet, but the option agreement does not make provision for such an arrangement.

The solicitors for the owner have suggested that the option be modified to provide that the owner may grant a mortgage over the whole of the area including the optioned area on the condition that if the City should exercise the option, the mortgagee would agree to provide the City with a discharge of the mortgage for the optioned area.

The net legal effect is that the City's position is unchanged, but the necessary document requires formal execution by the City.

IT IS THEREFORE RECOMMENDED that the Mayor and the City Clerk be authorized to execute the appropriate agreement to embody the foregoing arrangement.

IT IS FURTHER RECOMMENDED that in all future cases of this type where property over which the City has an Option to Purchase is to be encumbered, but the Director of Legal Services is satisfied that the City's rights will be unimpaired, that the Director of Legal Services and the City Engineer be empowered to authorize the execution of the necessary legal documents.

FOR COUNCIL ACTION SEE PAGE(S) 9

Departmental Report, March 29, 1974 . . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

B-5

RECOMMENDATION

1. Re Insurance Requirements for Vehicles for Hire

The Corporation Counsel reports as follows:

"The City License Inspector and the City Solicitor had a meeting on January 8th, 1974, with representatives of the Insurance Corporation of British Columbia with respect to the effect of the provision of the new Automobile Insurance Act on the insurance requirements for vehicles operated for hire.

The representatives assured them that the limits of coverage for taxis, buses and other vehicles for hire are higher than imposed by our Vehicles for Hire By-law and that a license would not be issued for any such vehicle until the prescribed insurance had been obtained. The representatives have since supplied them with a copy of the regulations made under the Act which confirm their assurances.

In the light of this new legislation which became effective on March 1st of this year, the provisions of section 14 relating to the City's insurance requirements have not only become redundant but possibly ultra vires and I would RECOMMEND that this section be repealed.

FOR COUNCIL ACTION SEE PAGE(S) 10

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

March 14, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, March 14, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson
Alderman Hardwick

COMMITTEE CLERK: R. Demofsky

The Minutes of the meeting on February 28, 1974, were adopted.

INFORMATION

1. Alternate Accommodation to the Bridge "Y"

At a meeting of the Standing Committee on Social Services, February 28, 1974, Mr. Denofreo, Executive Assistant to the Minister of Human Resources, undertook to take the proposal of the YWCA re Alternate Accommodation to the Bridge "Y" to the Minister of Human Resources for consideration and decision and report back to your Committee at the next meeting.

At today's meeting the Chairman advised that Mr. Denofreo was unable to attend due to illness. Also, that he had not had a chance to discuss the matter with the Minister.

Your Committee was in agreement with this proposed package deal (Mariners Club and Denham Court). The Chairman advised that in view of the time shortage he would telephone the Minister of Human Resources this day, conveying the enthusiasm of the Members of this Committee and in hope of getting a decision by March 15, 1974, the option deadline for Denham Court. The Chairman undertook to contact the YWCA by March 15, 1974, regarding the Minister's decision.

RECOMMENDATION

2. Bayview Community School Director

The Director of Social Planning submitted the following report dated February 20, 1974, for the Committee's consideration:

"On September 11, 1973, Vancouver City Council approved $5,000 to pay the salary of the Bayview Elementary Community School Director for a four month period from funds available in the Social Planning Department's POSER account.

cont'd .....

Clause No.2 continued

This project was undertaken jointly by the Vancouver School Board and the City's Social Planning Department. A Director, Mr. Terry Pyper, was hired by a joint committee of officials and citizens of the Bayview area. He is paid through the Vancouver School Board.

Mr. Pyper has an office at the Bayview School. He is responsible to the School Principal and an elected citizens' body, composed of residents who were elected at a meeting at the school, attended by some 200 community residents. This citizen group, plus active participants and innumerable community contacts, provide the basis for the programme development activities and issues of the Bayview area and the Bayview Community School (see attached brochures).

The concept of community schools has been gaining wide acceptance by active neighbourhood citizen groups and community oriented educators who are aware of the potential the school has as an important vehicle in the lives, not only of children, but of every member of the community.

The School Board has made provision for the hiring of three Community School Directors in its 1974 budget for the development of three community schools in three elementary schools in the City of Vancouver commencing in September, 1974. This decision can, in part, be attributed to the success of the Bayview Community School to date.

There is still much work to do at Bayview to offer a variety of opportunities to an even greater proportion of the Bayview residents.

A grant of $10,000 is required to continue the salary of the Bayview Community School Director until September, 1974.

Therefore the Director of Social Planning RECOMMENDS:

That Vancouver City Council approve a final grant of $10,000 to the Vancouver School Board to continue the salary of the Bayview Community School Director until August 31, 1974, at which time the funding of this position will be assumed by the Vancouver School Board."

Your Committee

RECOMMENDED

THAT the recommendation of the Director of Social Planning be approved.

FURTHER that the Vancouver School Board be requested to meet with the Standing Committee on Social Services to discuss the programs offered in the Bayview Community School projects in comparison with the programs offered in the Champlain Heights Community School project, and the matter of transferring Champlain Heights Community School Director to the jurisdiction of Vancouver School Board.

cont'd .....

3. Lookout Bus Tours - Grant Request

The Director of Social Planning submitted the following report dated March 8, 1974, for the Committee's consideration:

"Lookout operates a thirteen bed emergency shelter and provides assistance and/or overnight accommodation to distressed older people in the Eastside area. Clients are referred through contacts or brought in by the night patrol.

Lookout also provides free three hour scenic bus tours for low income senior citizens in rest homes and hotels in four areas of the City. This grant request is for financing of the tours. These tours are greatly enjoyed and appreciated by the recipients and many of their letters and signatures accompany the grant request.

At present, $200 per month is spent on bus rental (eight to ten trips per month, twenty persons per trip). However, due to increasing costs and demand for the service, it is becoming difficult to continue it without sacrificing other services.

Lookout has been funded by LIP grants for the past two years. The current six month grant of $38,000 runs out May 31, 1974. The group has applied to the Department of Human Resources for continued funding of the shelter.

The Director of Social Planning recommends that a grant in the amount of $400 per month for a two month period. starting April 1, be approved for the purpose of enabling Lookout to continue and expand the tours. The end of the two month period will coincide with the termination of the LIP grant.

Further, that an additional civic grant of $400 per month be provided the Lookout for the period of June 1 to December 31, 1974, on condition that the Department of Human Resources finances the Lookout organization in whole or in part.

Total cost of this grant will be $3,600. It is fully cost-shareable under the Canada Assistance Plan. Therefore, the net cost to the City of Vancouver will be $1,800.

Further, that the Director of Social Planning explore with representatives of the Lookout New Horizons funding possibilities and report back to the Social Services Committee on the progress of these explorations."

When questioned as to what ongoing program this organization fits into (Community Centre program, etc.) representatives of Lookout Bus Tours reported that they were an entirely separate entity providing, what they have proven to be, a much needed service; providing those elderly people who, because of physical handicaps, cannot make use of other forms of transportation i.e. city bus systems, special Greyhound tours, etc. The Lookout representatives also stated that they have sent proposals to various levels of Government requesting funds to continue operations. They also pointed out that the Provincial Government was interested in their organization. (Their LIP grant has been continuing for 2½ years.) However, they were requesting that the City give financial support for the bus trips so that the Provincial

cont'd .....

Clause No.3 continued

Government would not have to finance them 100%. The organization advised that the Provincial Government favoured a 50/50 cost sharing split.

Mr. Purdy, Social Planning Department, advised that his department has urged Lookout to become affiliated with an existing organization. His department has confirmed that the services Lookout provides are very necessary. He further suggested that this service could be co-ordinated with the Parks Board. It was pointed out that this service only touches a small portion of the population.

The Chairman stated that the Committee is looking for organizations which will remain established and continue providing a useful service. He also advised that he would like the Social Planning Department to look into long range plans of such organizations.

Following further discussions your Committee

RECOMMENDED

THAT a grant in the amount of $400 per month for a two-month period, starting April 1, 1974, be approved for the purpose of enabling Lookout to continue and expand its bus tours. (The end of this two-month period will coincide with the termination of the LIP grant);

FURTHER that an additional civic grant of $400 per month be provided to Lookout for the period of June 1, 1974, to December 31, 1974, on condition that the Department of Human Resources finances the Lookout organization in whole or in part;

FURTHER that the Director of Social Planning report back to the Standing Committee on Social Services in two month's time with an evaluation of the bus tours as part of the program for senior citizens, and how this program could be co-ordinated with the Parks Board.

4. Y.W.C.A. & Vancouver Rental Aid
Housing Relocation Proposals

City Council, at its meeting on January 22, 1974, approved the following recommendations of the Standing Committee on Social Services:

"THAT Council endorse the principle of a continuing housing relocation service for the City of Vancouver; and

FURTHER that the Director of Social Planning be instructed to meet representatives of the Rental Aid and the YWCA Rooms Registry, to explore whether or not a formal relationship could be established between the two groups with respect to joint operation of a single housing relocation service. For early report back to the Committee."

The Director of Social Planning submitted the attached report dated March 11, 1974, for the Committee's consideration.

contd .....

Clause No.4 continued

This report reviews the strengths and weaknesses of both the YWCA and Vancouver Rental Aid Housing Registries and points out that while both parties recognized the strengths and weaknesses of the other; neither could agree on a decision making and working arrangement that would allow a combination of strengths to be realized in one service. The report concludes by recommending separate budgets for both organizations.

The Chairman advised that the objective of the City of Vancouver was to have established a single community based rental agency dealing with information channelled to and from the information centres. It was noted that if Rental Aid were to have one full-time person in every information centre the grant would not be sufficient, however, to have one or two people whose job it is to train people in the information offices to register and handle inquiries and to send those inquiries to the central office, would be more desirable. It was also noted that Rental Aid is presently operating on a LIP grant, and receives no funds from the City. Also, that as of September 1973, YWCA has been receiving interim funding from the Provincial Government with the understanding that they obtain a cost sharing formula with the City of Vancouver.

The following resolution resulted in a tie vote and is therefore submitted for Council's CONSIDERATION:

"THAT the YWCA be given a grant of $40,000 (As per budget attached in Appendix I of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974) to develop and expand their present housing registry and relocation services over the next 12 months.

FURTHER THAT YWCA grant be conditional on agreement from them to:

a) extend service priorities to senior citizens, handicapped persons, families on low and fixed incomes, and persons in emergency situations.

b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Centres.

(That this grant also be conditional upon appropriate sharing arrangements with the Provincial Government as suggested in Appendix II of the Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974).

RECOMMENDATION

THAT Vancouver Rental Aid be given a City Grant of $33,310 (for budget particulars see Appendix I of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974) to develop and expand their programs

cont'd ....

Clause No.4 continued

of placing VOP volunteers in local Information Centres, in providing co-ordination of such local services.

FURTHER THAT Vancouver Rental Aid grants be conditional on agreement from them to:

a) work towards the development of community based voluntary housing registries in Vancouver's various local areas.

b) act as the liaison between the housing registries in various Information Centres and the central registry and services offered by the YWCA.

(That this grant also be conditional upon appropriate sharing arrangements with the Provincial Government as suggested in Appendix II of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974).

INFORMATION

5. Emergency Accommodation

At the meeting of the Standing Committee on Social Services of February 7, when your Committee was dealing with emergency accommodation services operated by the Provincial Government Alderman Gibson undertook to look into the matter of using armed forces accommodation at Jericho, for report back to this Committee.

Your Committee was advised that following discussions with the Armed Forces regarding the possible use of their buildings for emergency accommodation, they do not have any housing space available.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 12-14

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

March 14, 1974

A meeting of the Standing Committee of Council on Waterfront was held on Thursday, March 14, 1974, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Alderman Gibson
Commissioner DuMoulin

COMMITTEE CLERK: T. Burns

Minutes of the meeting of January 31, 1974, were adopted.

INFORMATION

1. Marathon Realty Proposal for City Centre Waterfront

History

Following the formation of the City Waterfront Committee in January 1973 the Marathon Consultant Group was formed in February to develop ideals for waterfront development and to consider various land usages. The Federal-Municipal Waterfront Study was announced in May 1973 and interim guidelines established for waterfront development by the Municipal Waterfront Committee in June 1973.

The first Marathon presentation to the Waterfront Committee was made in June 1973. At this meeting Marathon confirmed agreement with the interim guidelines and identified specific land usages within the City Centre Waterfront.

Proposed usages
- Hotel
- Tower II Project 200
- B.C. Telephone proposal
- Pier B & C rehabilitation
- C.P.R. Station rehabilitation
- Gastown block

The second Marathon presentation in August 1973 further elaborated on planning guidelines and suggested vehicular and pedestrian systems for the area which were approved in principle by the Committee which also requested consideration for ferry and interurban transit as well as preservation of the C.P.R. Station, Pier B & C and the Immigration Building.

cont'd .....

Clause No.1 continued

The first study by Marathon was received in December 1973; the second study in March 1974.

. . . . . .

Mr. J. McLernon and Mr. A. Parker, Marathon Realty representatives, were invited to inform the Committee of their present plans. Mr. McLernon, by means of a scale model drawings slides and a brochure on the third stage study (distributed to members of Council on Friday, March 15) diagramed his proposals. He informed the Committee the work had begun on the Gastown Block. He noted that maximum pedestrian linkage between the city and the waters edge was an important objective and that Granville Square was the key to this objective and the heart of the development project. The three major structures, the C.P.R. Hotel, the B.C. Telephone Building and the 2nd Tower for Granville Square all have clients committed to the development providing early approval can be obtained. Construction could commence by the end of the year with completion dates within a 3-5 year time frame. The proposed park could be co-ordinated within the same time frame as the hotel construction.

With regard to Piers B & C, co-ordination is required with the National Harbours Board to develop this phase of the project either for renovation or rebuilding.

The C.P.R. Station will be the hub of the total transit system, rail, ferry, interurban, rapid transit, etc., and co-ordination with the C.P.R., Bureau of transit services and the National Harbours Board is required to establish a workable development program which can be integrated into the main project. Resolution on this item is critical to the project.

Mr. McLernon referred to vehicular traffic flow and environmental studies which have taken place and are continuing. He requested further guidelines from the Committee.

The Chairman suggested that, because of the size and scope of the project no decisions or proposals would be made at this meeting. He indicated that the project should be reviewed in detail by city staff and their reports be submitted to the Committee within three weeks.

Mr. D. Mann, making comment on the presentation, raised issue on a number of points and presented eight questions for the Committee's consideration.

Mr. Spaxman spoke briefly on the traffic constraints and the need for integration of the transit system.

RESOLVED

That the Marathon Realty Report (Phase 3) be referred to the Board of Administration for review, in consultation with appropriate officials and the Bureau of Transit, for report back to the Standing Committee on Waterfront with comments in three weeks time, at which time the Committee would give further consideration to the proposal.

Further that the Chairman of the Standing Committee on Waterfront write to the Port Authority to obtain comments from their Land Use and Environment Committee for this report.

cont'd .....

2. D.P.A. No. 65814 and No. 65816
2115 Commissioner Street
B.C. Ice and Cold Storage Ltd.

In accordance with agreed on procedure, the Director of Planning, under date of March 12, 1974, reported that development permit applications have been received from Dominion Construction Ltd., on behalf of B.C. Ice & Cold Storage Ltd., to add to the existing buildings.

One of the additions is an enclosing reconstructed transfer platform between a 2-storey and a 3 and 4 storey building.

The second addition is a two-storey building (33' x 98'6") which will create an enlarged fish-processing area on the main floor and additional offices on the second floor.

The Director of Planning in his report recommended that the Committee approve the processing of these development permit applications in the usual manner.

RESOLVED

THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Applications No. 65814 and No. 65816 be deferred to the next meeting of this Committee and that these development permit applications be referred to the Project Manager for consideration and report back to the next meeting of the Committee.

3. D.P.A. No. 65844
2415 Commissioner Street
Passenger Facilities at Terminal Dock

In accordance with agreed on procedure, the Director of Planning, under date of March 12, 1974, advised that development permit application No. 65844 has been received from Mr. E. Geisler, architect, on behalf of Empire Stevedoring Co. Ltd., requesting to use the existing building as a passenger terminal during the summer months.

The Director of Planning, in his report, recommended that the Committee approve the processing of this development permit application in the usual manner.

The Chairman noted that Council recently authorized the Corporation Counsel to appeal the Court of Revision decision with respect to property taxes to the City by Empire Stevedoring Co. Ltd. It was agreed that before a decision is made with respect to this development permit application, your Committee should have before it for consideration a report from the Corporation Counsel with respect to any possible legal implications re this development permit application.

RESOLVED

THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Application No. 65844 be deferred and that this matter be referred to the Corporation Counsel for report back to the next meeting of the Committee on any possible legal implications for the City with respect to this application;

cont'd ....

Clause No. 3 (cont'd)

FURTHER THAT this development permit application be referred to the Project Manager for consideration and report back to the next meeting of the Committee.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 15

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

March 19, 1974

A meeting of the Standing Committee of Council on Housing was held in the #1 Committee Room, third floor, City Hall, on Tuesday, March 19, 1974, at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Rankin
Alderman Massey
Alderman Volrich

COMMITTEE CLERK: R. Demofsky

The Minutes of the meeting on February 26, 1974, were adopted.

INFORMATION

1. Progress Report : Enforcement of Fire Bylaw in Skid Road

An interim report on hotel upgrading dated March 18, 1974, was submitted by the Fire Chief for the Committee's consideration.

This report reviewed the number of hotels the Fire Wardens Branch has dealt with since January 1, 1974, the progress being made and some of the problems being encountered in enforcing the Fire Bylaw. In his report the Fire Chief referred to the problem of getting tenders from Sprinkler Companies due to the shortage of qualified Sprinkler Companies in the City, and the Chairman suggested setting up a meeting with the Fire Chief, Sprinkler Companies and the Standing Committee on Housing to clarify the present situation.

The Fire Chief stated that a very close watch is being kept on the progress of each hotel with regard to the 60 days reinspection. Also that he felt most of these hotels have made a sincere effort to obtain sprinkler tenders. However, he did point out that there were 8 hotels which expressed a hostile attitude towards the Fire Bylaw requirements and 3 had indicated that they will resist to the point of court action.

It was noted that the deadline for having sprinklers installed in hotels is July 1, 1974.

The Director of Environmental Health reported that out of the total 7,000 rooms available in Skid Road Area approximately 800 have been closed over the past three years. He further noted that general clean up requests on the part of his department have caused landlords to give vacate notices to tenants and close the rooms.

cont'd .....

Clause No.1 continued

The Medical Health Officer reported that room closures are escalating because of Fire Bylaw enforcement, but despite this his department will continue stringent enforcement of this Bylaw. He advised that many hotels must be upgraded considerably and this could cost as much as $500 per room.

Your Committee expressed satisfaction with the progress to date and instructed the Fire Chief and Medical Health Officer to maintain the present level of bylaw enforcement.

Following further discussions your Committee

RESOLVED

That the Chairman be instructed to write to those hotel owners who showed a hostile attitude towards complying with the Fire Bylaw requirements, advising that they will not be given any consideration after July 1, 1974, the due date for enforcing the Fire Bylaw.

Further that the report of the Fire Chief dated March 18, 1974, on hotel upgrading be received.

2. Anchor Hotel

At the meeting of the Standing Committee on Housing on February 26, 1974, your Committee resolved

> "THAT further consideration of this matter be deferred pending report back from the Director of Environmental Health in one month's time on further improvement in the management of the Anchor Hotel."

The Director of Environmental Health reported that on reinspection of the Anchor Hotel progress was still in effect to improve livability. The clean up was still proceeding on the third floor. He noted that 20 new mattresses had been ordered but no bedding orders had been placed. He has received no major commitment from the hotel, to date, as to when their standards will reach the desired level required by the Lodging House Bylaw. He advised that food storage and refrigeration (2 cu. ft. per room as in new Lodging House Bylaw) would have to be installed in some rooms, and also that renovations were required in the two community kitchens (replace sinks etc.) representing an approximate cost of $20,000. The Medical Health Officer reported that laundry and reading rooms were also required and would represent additional expenses. It was noted that many of the Skid Road hotels were purchased several years ago and very few, if any, renovations have been done to them. Mr. Wohlgemuth, Manager of the Anchor Hotel, advised that he has taken delivery of 20 new mattresses and that he has a standing order for good secondhand mattresses to be delivered when they are available. He felt that he was doing everything he could to confer with the Bylaw within his financial means.

Following brief discussions your Committee

RESOLVED

That the Director of Environmental Health together with the Manager of the Anchor Hotel prepare for report back to the Standing Committee on Housing a schedule outlining the time required to obtain proper matresses, proper remodelling of community kitchen facilities and to achieve satisfactory compliance with the Lodging House Bylaw.

cont'd .....

Clause No.2 continued

Further that the Director of Environmental Health submit to the Standing Committee on Housing a report on other hotels in the Skid Road Area detailing the time required by these hotels to meet requirements of the Lodging House Bylaw.

3. a) Skid Road - Communication of Requirements of New Lodging House Bylaw to Chinese-Speaking Lodging House Operators in the Downtown Eastside

Lynne Phipps, a community worker with the 1st United Church, submitted a brief dated March 18, 1974, for the Committee's consideration. This report outlines that Chinese-speaking Lodging House Operators in the Downtown Eastside were unaware of the requirements of the new Lodging House Bylaw due to the language barrier.

It was noted that amendments to the Lodging House Bylaw was still with the City Prosecutor, and as soon as he finished with them, the Lodging House Bylaw could be printed in large volume and distributed to lodging house owners. Following a brief discussion your Committee

RESOLVED

That the Medical Health Officer in conjunction with the Fire Chief organize a translated instructional workshop on the new Lodging House Bylaw for the Chinese-speaking Lodging House Operators in the Downtown Eastside area, to ensure that these operators are aware of the requirements outlined in the new Lodging House Bylaw.

b) Petition to Remove Section 7(f) from the Lodging House Bylaw

Lynne Phipps submitted a brief dated March 18, 1974, for the Committee's consideration. Also, she submitted a petition signed by approximately 1,100 residents and workers of the Downtown Eastside area who want the Lodging House Bylaw to be strictly enforced. Also, because Section 7(f) cannot be strictly enforced it should be withdrawn from the Lodging House Bylaw.

The brief claims that 77% of the rooms in this area are sleeping rooms, without provisions for cooking or refrigeration and thus affected by Section 7(f) [Section 7(f) of the Lodging House Bylaw states that "no person shall store perishable food in any sleeping units"]. The people living in them are on social assistance and only receive $2.14 per day and consequently cannot afford rooms with cooking and refrigeration facilities. Lynne Phipps in support of the brief suggested that the Bylaw, as written, should be a standard of enforcement and that if a clause cannot be enforced it should not be in the Bylaw.

The Director of Environmental Health advised that stringent enforcement is extremely difficult with people having hot plates in their rooms. He also stated that he was aware of these hot plates in sleeping rooms, but was mainly concerned about storage of perishable foods (food which supports the growth of micro-organisms) without refrigeration, however,

cont'd .....

Clause No. 3(b) continued

a real effort has been made to upgrade the standards in these rooms. He further stated that the Bylaw would not be enforced to the degree to cause undue hardship to anyone and he had not yet prepare a policy of enforcement for the inspectors to use as guidelines.

The Chairman stated that it is premature to make a major decision on this matter at this time. Following further discussions your Committee

RESOLVED

That the request of the petitioners to have Section 7(f) of the Lodging House Bylaw removed be tabled for 90 days in order to await reaction from landlords and tenants to the new Lodging House Bylaw.

RECOMMENDATION

4. Semlin Drive Family Housing Scheme

At a meeting of the Standing Committee on Housing on October 16, 1973, your Committee resolved

"THAT the Director of Housing of G.V.R.D. investigate the possibilities of developing low rental housing on City-owned sites on the

a) S/E corner of Triumph and Semlin Streets

b) N/E corner of Pandora and Semlin Streets

c) S/E corner of Pandora and Semlin Streets."

The Director of Housing, G.V.R.D., presented your Committee with sketches of proposed plans for low rental family housing in this area. Following a brief discussion your Committee

RECOMMENDED

That Council approve in principle the sale of the following City-owned lands for a price of $225,000 to G.V.R.D. for the developments of low rental family housing:

(i) S/S of Triumph Street between Semlin and Lakewood Drive; Lots 1 - 3, Block 29, D.L. 184

(ii) N/S of Pandora Street between Semlin and Lakewood Drive; Lots 14 - 16, Block 29, D.L. 184.

The meeting adjourned at approximately 12:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 15 & 16

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

March 21, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, March 21, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Hardwick
Alderman Marzari

ABSENT: Alderman Gibson

CLERK: R. Demofsky

The Minutes of the March 7, 1974, meeting were adopted.

RECOMMENDATION

1. Mental Patients Association

At a meeting of the Standing Committee on Social Services on February 28, 1974, your Committee recommended:

> "THAT the Director of Permits & Licenses report back to the Committee in three week's time on a proposed new definition within the Zoning and Development Bylaw to permit the Mental Patients Association to operate half-way houses in single family areas: this definition to only require compliance with those City regulations which affect health and safety."

This recommendation was adopted by City Council on March 12, 1974.

The Director of Permits & Licenses submitted a report dated March 18, 1974, for the Committee's consideration. This report suggests a definition for rehabilitation homes and concludes by stating that for immediate solution to the problem it is suggested that the Mental Patients Association occupy their homes as single family dwellings as presently defined in the Zoning and Devleopment Bylaw, or if the properties are situated in an RT-2 or RM-3 District, application be made for a Development Permit for a boarding house, prior to the building being used as such.

Following brief discussions, your Committee

RECOMMENDED

> THAT Council adopt in principle the report of the Director of Permits & Licenses dated March 18, 1974.

cont'd .....

Clause No.1 continued

FURTHER THAT this report be referred to the Director of Planning and Corporation Counsel to be appropriately phrased and an amendment to the Zoning and Development Bylaw be submitted for Council's consideration.

2. Coast Foundation Society

Peter Tomlinson, Director of Coast Foundation Society, submitted a letter dated February 7, 1974, for the Committee's consideration, requesting the City of Vancouver to lease to C.F.S. a house in the area bounded by Oak Street, Alma Road, Cornwall and 12th Avenues for conversion into an Activity Centre.

The Supervisor of Property & Insurance also submitted a report dated March 5, 1974, for the Committee's consideration. This report advised that the City does not have a vacant building within the specified area, nor an extension of the area.

Mr. Tomlinson advised that in lieu of the City having no homes available to lease, C.F.S. has contacted C.M.H.C. re mortgage of an Activity Centre. He stated that C.M.H.C. will mortgage 2/3 of this project and that the Department of Recreation and Conservation will mortgage 1/3. (However, the Provincial Government has made no definite commitment to date.) However, the City of Vancouver must first approve this project in principle.

In response to a question from your Committee Mr. Tomlinson noted that the services of Mental Patients Association and Coast Foundation Society overlap to a very small extent (approximately 5%).

He stated that the M.P.A. deals mostly with younger people while C.F.S. deals with people of ages 35 to 65. The Medical Health Officer stated that C.F.S. was an extending variety of care resource. The Medical Health Officer and Dr. McQueen, Director of Mental Health, heartily endorsed C.F.S. and stated it was a good organization providing a valuable community need.

Following further discussions your Committee

RECOMMENDED

THAT Council approve in principle the Coast Foundation Society program for self-help rehabilitation to residents of psychiatric boarding homes in Vancouver.

INFORMATION

3. Request for Space in North Area Unit Building

A letter dated February 27, 1974, was submitted by the Child Care Foundation requesting space in the North Area Unit Building for office space, meetings, and child care during these meetings. The Medical Health Officer advised that Dr. Sanders of the North Area Unit wanted to consider all requests for space in the North Unit before making a decision. Also, the staff and services provided from the North Unit are extending, and by June there will not be enough space.

cont'd .....

Clause No.3 continued

A representative of Child Care Foundation advised that this organization consisted of all parental co-ops, information centres, etc., who are involved in child care. They presently operate in the Lower Mainland but hope to spread their services throughout the Province in future. It was noted that C.C.F. is a federation of various groups and due to the time required for each group to pass the relevant resolutions (re affiliation) they are still unincorporated. However, later this year the organization would be incorporated and at that time would have a better chance of securing operating grants to lease space.

The Chairman suggested that C.C.F. locate a modest office in telephone set up and report back to this Committee with a proposal by September. At that time the Committee will consider this matter further.

Following brief discussions your Committee

RESOLVED

THAT the delegation from Child Care Federation be approved.

RECOMMENDATION

4. Management of West End Services Centre

At a meeting of the Standing Committee on Social Services on February 20, 1974, your Committee resolved:

"A. THAT the Manager and Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services as soon as possible a budget detailing the items necessary to improve the delivery of service to the public, e.g. security staff, receptionist, upgrading and carpet for front area;

B. THAT the Manager and Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services in one month's time a report outlining the objectives of the Unit, proposed terms of reference of Manager's job, including to whom or where he is to report. There should also be a report back on objectives of the various departments and agencies operating out of the West End Community Services Centre to assist the Manager and Management Team in relating management at the unit level to departmental objectives."

A report was submitted by the Management Team of the West End Services Centre dated March 19, 1974, for the Committee's consideration. (A copy of this report is on file in the City Clerk's Office.)

Part I of this report contains an itemized capital budget for physical improvement of the building, and specific definition of additional clerical and security personnel required for the immediate upgrading of the facility. The total amount of this budget is approximately $15,000.

cont'd .....

Clause No.4 continued

Part II contains a proposed management philosophy and terms of reference for the West End Services Centre.

Part III contains a specific definition of additional professional staff required to adequately service the current case load of existing services at the Centre. Furthermore, a thorough and comprehensive study of health care and social services in the West End is proposed, as well as a development of an on-going evaluation of service programs operating out of the centre. This report also points out that the integration of health care and social services at the local area level will greatly depend upon the spirit of cooperation of the staff of the facility, and their desire to make it a completely successful operation. Therefore, it is necessary for the Manager of the Centre to exercise a final choice over the selection of personnel to be working at the facility.

Mr. Dunbar of the present Management Team advised that the planning and management process of such a facility should have three inherent characteristics; perceptivity, creativity and flexibility. He stated that this Centre is located right in the community and to function effectively should be responsive to the community's needs.

The Medical Health Officer suggested that the budget of this Centre should be unified. In this way there is one budget covering all the expenses of the departments operating out of the West End Services Centre.

Commissioner Ryan pointed out that the management role is two-fold:

(i) A management of physical plan;

(ii) Integrating of staff and facilities.

He advised that as far as physical plan management is concerned the major user of the centre is usually responsible. Also, that he was not in favour of appointing a manager to manage the 10 (or less) people working in this centre. However, a co-ordinator is important.

The Chairman advised he was in favour of a working manager who had full control of this service centre.

Following further discussion your Committee

RECOMMENDED

THAT the report be received and referred to the Board of Administration for consideration and discussion with the departments involved, for report back to the Standing Committee on Social Services as soon as possible.

INFORMATION

5. Killarney Community Centre

At a meeting of the Standing Committee on Social Services and Finance and Administration of January 24, 1974, it was recommended:

"THAT Council approve in advance of 1974 Parks Board Budget:

cont'd .....

Clause No.5 continued

(a) The establishment of a recreational complex manager at the Killarney Community Centre to co-ordinate and manage on a full time basis, the centre, pool, rink, and related programs in Killarney Secondary School, feeder schools and Community Halls, with salary and classification to be determined by the Board of Administration.

(b) The establishment of two additional permanent community workers at Killarney Community Centre and one temporary recreational worker for a period of one year, with salary and classification to be determined by the Board of Administration.

(c) An interim budget of $3,500 for supplies, etc. for the Killarney Community Centre.

FURTHER THAT Council instruct the Board of Administration to expedite classification, salary and appointment of the 3 community workers referred to in (b) above.

This recommendation was approved by City Council on February 5, 1974.

When questioned why the staff has not yet been hired Commissioner Ryan advised that the matter of classification was presently before the Parks Board.

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 16 & 17

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

March 21, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday March 21, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

The Minutes of the "In Camera" meeting dated February 28, 1974 and Special Meeting on Store Closing Hours dated March 12, 1974 were adopted.

RECOMMENDATION AND CONSIDERATION:

1. Cultural Grants

In dealing with cultural grants this day, your Committee had for its information a report from the Director of Social Planning for consideration and a letter from the Director of Finance in regard to the Vancouver Art Gallery grant request, both of which are attached.

Following discussion, your Committee took action as follows and RECOMMENDS the following grants be approved:

A.

Name of Organization	1974 Request	1973 Grant	1974 Recommendation
Early Music Society	4,000	1,500	1,800
New Music Society	2,000	-	500
Chamber Choir	3,000	500	600
*Gallery Singers	635	125	635
*Condition: One hundred and thirty-five dollars to be used to defray half the cost of the rental of the Playhouse Theatre for performances and $500 for the purchase of 125 tickets for each of four concerts at senior citizens' rates of $4 each.			
City Hall Choristers	350	350	350
Anna Wyman	(unspecified)	-	3,000
Paula Ross	15,863	-	500
Vancouver Opera Assoc.	27,000	15,000	16,800
**Playhouse Theatre	45,000	30,000	33,600
**This grant for the 1974-75 operating season.			
City Stage	9,110	5,000	8,000
(The Director of Social Planning to discuss with City Stage the possibility of outdoor performances on the Granville Mall.)			
Theatre in the Park	5,000	2,500	2,000
Shakespeare in the Park	7,500	5,000	2,500
Tamahnous Theatre Workshop	2,000	-	500
New Play Centre	5,000	-	500
Arts Club Theatre Society	10,000	-	500
Native Daughters	600	600	600
Community Music School	10,000	8,500	9,500
(If possible this general grant to be used to make bursaries available.)			

Cont'd . . .

Name of Organization	1974 Request	1973 Grant	1974 Recommendation
Jr. Club for Performing Arts	1,000	-	1,000
Vancouver East Cultural Centre	25,600	29,400	25,600

B. In the case of the Vancouver Art Gallery, the Committee had for its consideration a memo from the Director of Finance. The Committee RECOMMENDS:

THAT an amount of $155,050 be granted the Vancouver Art Gallery, $150,269 to be provided for operating costs and $4,781 for major repairs, new and non-recurring, and

FURTHER THAT the Art Gallery be notified that $979 of unexpended City funds from the 1973 grant is still on hand.

C. The recommendation of the Director of Social Planning, that a $500 grant be provided the Metropolitan Co-operative was tabled pending a report from the Director of Finance on the tax exempt status of this group as a non-profit society.

D. The grant request of the Vancouver Symphony Society was deferred pending hearing of that group at the meeting of this Committee on April 4, 1974.

E. Your Committee

RECOMMENDS:

THAT grants not be provided the following organizations;

	1974 Request
Vancouver Radio Orchestra	1,500
Trinidad Cavaliers	1,500
Ballet Horizons	3,820
Breadbakers Puppets	2,400
Community Arts Council	100
Metro Community Council	1,500
Media Free Press	(unspecified)

F. CONSIDERATION:

In dealing with the grant request from the Kiwanis Club, the motion put to the Committee to grant $400 resulted in a tie vote and therefore, is submitted for Council CONSIDERATION.

RECOMMENDATION:

2. Store Closing Hours

A special meeting of the Finance and Administration Committee was held in the Council Chamber on March 12, 1974 to hear delegations in respect to the above. There was at that meeting overwhelming support for the retention of the existing Shops Closing By-law. The decision on the matter was referred to a future meeting of the Committee for final determination. Enforcement of the present by-law, it was agreed, is very difficult. However the majority of the people speaking to the issue indicated they wanted no change.

Men's hairstylists were the one group of shop keepers attending that March 12, 1974 meeting, who requested a change be made to the present by-law. They have been operating within the provision of

Cont'd . . .

Part II of the Shops Closing By-law No. 4462, which regulates the hours of business of barber shops. This section restricts those hours of business to five days in each week and provides for those shops to be closed for one whole business day in each and every week of the year.

Your Committee RECOMMENDS:

THAT no further action be taken in regard to the Shops Closing By-law except for Part II which regulates the hours of business of barber shops and in that regard the Corporation Counsel be instructed to draft an amendment to the by-law which will repeal the requirement that barber shops be closed for one full business day each week.

INFORMATION:

3. Potential Changes in Taxation Policy

In October, 1973 the Finance and Administration Committee considered the report of the Director of Finance regarding possible changes in taxation policies under the following subject headings:

i) Special area/special purposes tax - essentially a differential mill rate by use and/or area.

ii) Parking tax - on parking spaces downtown

iii) Taxation of improvements at 100% of value

iv) Added value tax - a tax on value added through rezoning

A staff committee was established with representation from the Departments of Finance, Planning, Law and Engineering to pursue these items in depth. Because of the work load and staff changes in the various departments it will be several months before a report could be forthcoming. The Director of Finance, at this meeting, was seeking some direction from the Committee.

Because of the importance of the issue and the far reaching effects, the Committee Members felt that there should be input from the community in regard to these changes. Discussion centered around whether consultants should be hired, whether a commission should be established to examine the matter, or whether, perhaps, a joint staff and citizens' committee should deal with the issue.

It was finally RESOLVED:

THAT the Director of Finance will investigate the possibility of hiring consultants to work with the city staff and prepare a report for this Committee on i, ii, and iv above and that the city staff continue preparation of a report on item iii.

4. Dog Pound Operation

The Standing Committee on Finance and Administration meeting of January 24, 1974, while reviewing the budget of the Permits and Licenses Department, City Pound section, it was RESOLVED:

THAT Mr. Bethell be asked to report on the 'patrol of city for picking up dogs' and the possibility of saving 30% of the amount designated for this service and what changes would have to be made in order to implement this saving.

A report of the Board of Administration dated March 14, 1974 on the Dog Pound operation was presented to the Committee for its consideration this day.

Cont'd . . .

The report included comments of the Director of Permits and Licenses as follows:

"The control of dogs in the City has been a continuing problem for many years resulting in many complaints from the public. This reached a peak during 1972 to the point where Council, on April 10, 1973, granted an additional sum of $50,000 to the Pound Budget in order to hire more Pound Officers particularly for the summer months, as well as other administrative changes. To eliminate the temporary summer help, which in effect is reducing the staff to the 1972 level, will not give the amount of coverage found to have been necessary in 1972. Even with the higher level of service, a large number of complaints are still being received.

The fee structure was increased at this time to provide the additional sum of money referred to above. This procedure was in keeping with the policy which has been in effect for many years whereby license fees are set amounts sufficient to cover operating costs. To increase the fees again while lowering the service being provided would be a change in this concept and could result in Citizen complaints."

The Committee RESOLVED:

To receive the report of the Board of Administration and expressed their satisfaction with the operation as it presently stands.

5. Analysis of City's Accident Cost Experience from 1969 to Date and Activities of Safety Division

The Board of Administration report dated March 18, 1974 was received following the request of the Finance and Administration Committee at their meeting of October 4, 1973 for such a report. The report included history, activities and cost of the Safety Division of the Personnel Services Department.

It was RESOLVED:

THAT the report of the Board of Administration submitted for information be received.

Note: Time of meetings:

It was determined that the next two meetings of the Committee to be held April 4 and April 11, begin at 1:00 p.m. in order that cultural grant appeals and departmental budget appeals may be fully heard.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 17-19

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

March 21, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, March 21, 1974 at approximately 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Hardwick (Chairman) Alderman Bowers Alderman Massey
ABSENT:	Alderman Pendakur
ALSO PRESENT:	Alderman Rankin
CLERK:	M. Kinsella

INFORMATION

1. Meeting with Citizens' Committee on Langara

The Civic Development Committee, at a public meeting on December 17, 1973, established a Citizens' Committee to act in an advisory capacity to the Standing Committee and to Council re development of Langara lands.

Representatives of the Citizens Committee on Langara discussed with the Committee their present position with respect to the proposed development of Langara lands. The Citizens Committee is concerned that the present plans for development Langara, e.g. an ice rink, Y.M.C.A. complex, cultural centre, etc., could result in over development of the area and could interfere with other outdoor recreation facilities such as trails, lawn bowling etc. The Citizens' Committee also urged that Council reconsider its decision to develop twenty acres of housing at Langara until other means of raising the $4.5 million have been fully explored.

Mr. Pulle, Chairman of the Committee, advised that they have been actively exploring with their local M.P. and M.L.A. the possibility of Federal-Provincial assistance in maintaining the total area for recreational use. Mr. Pulle suggested that the present timing re the development of the lands -- a public hearing in July and re-payment of the $4.5 million to the City by December -- places a number of difficult restrictions upon the Committee with respect to developing plans for alternate development proposals; undertaking a community survey of recreation needs for the area etc.

Another concern of the Committee is lack of funds to ensure active community participation with respect to any development of the lands, public notices etc. The Chairman advised that Council on March 19, 1974 approved a recommendation of the Director of Planning in his report dated March 14, 1974 on Langara Consultants, Terms of Reference, with respect to approval of an additional amount of up to $5,000 for special consultants and suggested that some of this money might be made available for expenses incurred with respect to public meetings.

cont'd ...

Clause No. 1 (cont'd)

Other members of the Citizens Committee spoke in support of the Committee's position on development of the Langara lands. In addition, Mrs. H. Moran, representative of Golfers, asked for and received assurance from civic officials that the proposed golf course will be regulation size (6,000').

The Citizens' Committee also submitted the following time-table with respect to development of these lands:

Now — March 18, 1974

April

Waisman to produce drawings, concepts and related figures for some alternatives.

Preliminary contact (through students groups, recreation people, and the Committee)

Preparation of needed data and facts and figures

Preparation of publicity material

15 — First set of proposals, drawings, figures made available from Waisman

May

-possible preparation of printed material for distribution

-meetings with groups on attached list and with others, as requested

-Committee members and/or Waisman to explain drawings and proposals and to get "gut" reactions.

-mention to be made of May 15th meeting at all of these meetings

May 1st, 1974 — posters, newspaper ads, public service ann. etc. to publicize May 15th meeting.

? 13 — T.V. program to present proposals and publicize meeting (Channel 10)

15 — PUBLIC MEETING (V.C.C. LANGARA)

-get "gut" reactions of people to proposals and modify as necessary

-generate NEWS stories from meeting for T.V., radio, papers

-possible radio talk shows

June

1 — -start posters, mailings to groups interested, ads, public service announcements etc.

12 — PUBLIC MEETING (V.C.C. LANGARA)

-present modified proposals, get further reaction

-get opinions on order of preference among proposals

July — possibility of further meetings, development of implementation study

*N.B. Council Civic Development Committee to be involved throughout, as they see fit.

Cont'd ....

Clause No. 1 (cont'd)

RESOLVED

THAT the Standing Committee on Civic Development concurs with the time-table for development of Langara lands as submitted by the Citizens' Committee on Langara and further agrees that it will meet further with the Committee prior to the public meetings of May 15 and July 12;

FURTHER THAT the Director of Planning make funds available to the Citizens Committee on Langara for any necessary advertising, rent of meeting rooms, etc., with respect to these public meetings.

2. Administration of Heritage Areas

Under date of March 21, 1974, the Director of Planning submitted the following memo on administration of heritage areas:

"The process of preserving heritage buildings or areas falls roughly into two parts. The first part consists of identifying those areas or buildings and then designating them. The second, and perhaps in many ways more difficult part, involves securing the continued existence of these areas and buildings, seeing that they are well maintained, and that the character which caused their designation in the first place is consistently upheld.

With the impending amendment to the City Charter to give the City the power to designate heritage buildings or areas, the recently established Heritage Advisory Board is the appropriate body to carry out the function of identifying and recommending any designations on a City-wide basis. The Historic Area Advisory Board (HAAB) was originally set up to oversee a specific area designated under provincial legislation. It is suggested that the second part of heritage preservation should continue to be performed in the case of Gastown and Chinatown, by Advisory Boards to follow in the tradition of H.A.A.B. It is suggested further that there should be two Boards, one for Gastown and one for Chinatown, to reflect the different characters of the two areas. These Boards would, in fact, correspond to Local Area Planning Committees, and would have an extended function than purely of heritage preservation. The present proposal of the Planning Department is that heritage preservation should not be treated as a separate issue but should, in fact, be considered as part of a Local Area Planning program.

Some structural changes are appropriate if this general policy is to be followed. For example, at the present time, the Director of Planning or his nominee is Chairman of the H.A.A.B. It seems appropriate that the Board should elect a Chairman from among its membership. A Planning Department staff member should work with the Board and should act as secretary. It might also be appropriate to have a representative from each of the two new Boards on the Heritage Board, because of the special historical significance of Gastown and Chinatown. It would not be appropriate to have representation from all Local Area Planning Committees represented on the Heritage Board."

RESOLVED

THAT the Director of Planning report back to the Standing Committee on Civic Development on the composition and function of the proposed Gastown and Chinatown Historic Area Planning Committee.

3. West End Parking

The City Engineer submitted a report dated March 5, 1974 on West End Parking. This report is directly related to West End Policy Guideline #9

> "Increase the use and availability of off-street parking. Reduce heavy on-street parking."

The report put forward a number of proposals with respect to revised parking regulations in the West End. These were as follows:

"a. No change

Not changing the existing regulations would imply a continuation of the high level of street utilization. While various external factors may affect the level of car ownership, it would be more reasonable to assume that the current condition would prevail for some time to come.

b. "Parking Time Limit 2 Hours - 8 a.m. to 6 p.m."

Such a regulation on streets adjacent to commercial areas would drive the all-day worker-parker either into commercial lots, into off-street apartment parking, onto transit or deeper into the residential area. It seems most likely that, given the relatively low rates charged for off-street apartment parking as compared to off-street commercial parking, the worker would rent off-street space in apartment buildings. Inasmuch as the off-street supply in the areas adjacent to the commercial districts is insufficient to meet the tenant demand, this reaction from the worker parker could tend to reduce the overall inventory available to the West End resident. While the restriction may be acceptable for some areas in principle, past experience indicates that it is difficult to enforce.

c. The installation of parking meters adjacent to commercial streets

The implications of installing meters would be even more severe than a time restriction, since some of the shoppers may be tempted to occupy the "free" street space which would bo available deeper within the residential area. The enforcement of parking meter regulations is relatively simple, and the effects would be felt immediately."

The report also noted that it is proposed to refer the above proposals to the West End Team to obtain public input. Upon analysis of the public input and in conjunction with the data presently available, the City Engineer proposes to prepare a final block-by-block plan for revised parking regulations in the West End.

RESOLVED

THAT the City Engineer report back to the Standing Committee on Civic Development as soon as possible with specific area-by-area West End parking recommendations, taking into consideration West End Policy Guideline #9:

> "Increase the use and availability of off-street parking. Reduce heavy on-street parking."

FURTHER THAT following discussion of this report with the Committee, that the City Engineer obtain, in conjunction with the West End Team, public response to the proposed area-by-area West End parking recommendations.

RECOMMENDATION AND INFORMATION

4. Draft Interim By-law for Signs and Zoning in the Historic Area

A. Proposed Sign By-laws for Chinatown and Gastown Historic Areas

The Director of Planning submitted for consideration draft sign by-laws for the Chinatown portion of the Historic area (H-A.1) and for the Gastown portion of the Historic area (H-A.2). The Deputy Director of Planning advised that Planning Department staff are currently working on amendments to the Zoning By-law with respect to signs throughout the City.

The draft by-laws before the Committee this date are specific outlines of proposals with respect to signs in the H-A.1 and H-A.2 historic areas. These proposals were originally developed in conjunction with the Historic Area Advisory Board. The Deputy Director of Planning requested the Committee's approval of the draft sign by-laws for the two historic areas as interim guidelines for staff in administering the sign by-law. These two draft by-laws will eventually be incorporated into the new Zoning By-law which is under preparation.

RECOMMENDED

THAT Council approve the draft sign by-laws for the Chinatown portion of the Historic area (H-A.1) and the Gastown portion of the Historic area (H-A.2) as interim guidelines for the administration of the Sign By-law in these areas pending development of the new Zoning By-law.

B. Proposed Zoning By-laws for Chinatown and Gastown Historic areas

Your Committee had for consideration draft Zoning By-laws submitted by the Director of Planning with respect to the Chinatown Historic Area Schedule H-A.1 and the Gastown Historic Area Schedule H-A.2. These proposed by-laws were discussed in detail with the Deputy Director of Planning and other Planning staff present at the meeting.

It was noted that neither of the proposed By-laws contain any outright uses for the area. The Deputy Director of Planning explained the reason for making all proposed housing discretionary is to ensure that the shape and form of the building has due regard to the historic character of the areas. Following discussion, the consensus of the Committee was that the draft by-laws be amended to include some outright uses. Other minor amendments were also suggested by your Committee.

RESOLVED

THAT the Standing Committee on Civic Development approves in principle the proposed Zoning By-laws for the Chinatown Historic Area Schedule H-A.1 and the Gastown Historic Area Schedule H-A.2;

FURTHER THAT the Director of Planning be instructed to submit to Council for approval, as early as possible, draft Zoning By-laws for the H-A.1 and the H-A.2 historic areas as amended this date by the Standing Committee on Civic Development and that at the same time, the Director of Planning also request Council approval to submit the draft by-laws to a public hearing.

RECOMMENDATION

5. Proposed Parking Policy in the Downtown Commercial Area

Your Committee had for consideration the following report from the Director of Planning and the City Engineer dated March 15, 1974:

"INTRODUCTION

History

During 1973, the Civic Development Committee considered the question of a Downtown Parking Policy to recognize and enhance the City's stated goal of increasing transit use downtown. Proposals for developers providing cash payments to the City in-lieu-of providing parking were considered. The Committee adopted the following policies in principle:

1. The parking space needs should be based on both the anticipated changes in transportation modes from the automobile to transit for downtown trips and the limited anticipated roadway capacity over the planning period.

2. Regular long term (all day) parking for commuters should be discouraged. To discourage long term parking, office uses be required to provide up to 33% of their demand, at the discretion of the City.

3. Parking space should be available primarily for short term business and shopper use.

4. The off-street parking space provision for all new developments, with the exception of office buildings, should be sufficient to meet their anticipated peak parking needs or a less amount as determined by the City.

5. As a further amenity control, parkades should not be permitted in the downtown core. However, parkades should be permitted as a conditional use in most other downtown zones.

6. (a) Developers may be required to make a cash payment to the City in-lieu-of providing all, or a portion of, their parking space provisions. This cash payment per parking stall be in accordance with the following formula:

$$\text{Cash Payment} = \frac{90}{100}\left(S + \frac{L \times 325}{6}\right)$$

Where - $\frac{90}{100}$ represents the portion which the City will tax away,

S represents the current estimated construction cost per parking stall,

L represents the current estimated value of land per square foot in the downtown peninsula,

325 represents the approximate number of square feet per parking space

6 represents the assumption that the parking facility will be six stories in height.

(b) The proposed charge on future office developments in lieu of reduced parking requirements (as detailed in the report to this Committee on December 6th from the Finance, Engineering and Law Departments and referred to as the ODPC) be referred to the Finance and Administration Committee for examination in conjunction with other proposed taxation policies in the downtown. This proposal had contemplated a levy on future office developments in lieu of the reduction in parking provision from 100% to 33% of future demand (1 space per 800 sq. ft. to 1 in 2400 sq. ft.). The levy was to be based on a fixed percentage of the capital cost of a parking stall, for each stall not required by virtue of the reduced requirements.

cont'd ....

Clause No. 5 (cont'd)

(c) Use of these funds was to be specified by Council rather than earmarked for any purpose.

7. On-street parking space and on-street loading space should be phased out as necessary to assist in providing sufficient space to accommodate the peak demands of moving vehicles or pedestrians, depending on the street concerned.

The City Engineer and Director of Planning were directed to report further on the proposals, including a mechanism for implementing the required by-law(s).

Present Status

The above proposals incorporated the Committee's desire for flexibility and discretion in setting the amount of parking to be provided, with the developers making a cash payment in-lieu of providing parking. However, this approach extends beyond the City's present taxation powers as contained in the Charter, since the City may not legislate different regulations for identical uses in the same area. The Corporation Counsel has advised us that the implementation of the above proposals would require a Charter amendment. If the pay-in-lieu policy were to be enforced through the specific provisions of a new by-law, it would be a form of taxation which is presently unauthorized. If it was to be applied at the developers' discretion, it would be equivalent to 'selling a relaxation of the by-law', which is also presently not authorized by the Charter.

Proposal

The following proposal was prepared to provide a basis for public discussion, on the assumption that Council will ultimately decide to seek a charter amendment to implement a pay-in-lieu policy. The proposal includes:

(a) establishment of parking guidelines, based on parking demands for various land uses. (These assume a modal shift to 60% transit, 40% automobile.)

(b) establishment of interim parking provisions for various land uses, varying according to the location, which may be lower than the guidelines and in some locations even zero.

(c) application of the principle of payment in-lieu of parking construction (PPPC) at the developer's option if he wishes to provide less parking than required in the provisions in (b).

(d) consideration be given to levying a charge on all developers in those instances where parking provisions (from 'b') are below the parking guidelines (from 'a'). This is a generalization of the principle of the ODPC which when previously proposed had pertained to office developments only.

This proposal provides the flexibility the Committee wishes, since special areas such as the Historic Area can be identified and accorded special treatment under (b). It maintains a distinction, which seems important to your officials, between parking policy (with planning and transportation objectives) and taxation policy. The taxation implications of the generalized ODPC in section (d) should be included in the Finance and Administration Committee's review of the ODPC.

A proposal such as this, involving both optional and mandatory payment as a substitute for construction of parking, may have significant effects on certain types of development, particularly alterations and changes in use. Your officials suggest that it would be appropriate to adopt the interim parking guidelines as attached, without immediate application of the PPPC or the ODPC. These aspects of the proposal, as well as its overall impact on developments, should be referred to interested parties for comment.

This proposal is compatible with Alternative #1 of the Technical Planning Board report dated February 20th, 1974.

cont'd ....

Clause No. 5 (cont'd)

There was intensive discussion on the contents and recommendations of this report with all those present. The report concluded with five recommendations which were considered by your Committee, amended, and recommended to Council as follows:

RECOMMENDED

A. THAT the following be approved as parking guidelines for the Downtown area:

PARKING DEMAND

USE	PARKING SPACES One space per:
Hotel/Motel	1.8 units
Offices	800 sq. ft.
Retail	1500 " "
Public House	125 " "
Meeting Facility	100 " "
Restaurant	200 " "
Department Store	425 " "
Other Uses	As set out in Schedule 'B' of the Zoning & Development By-law

NOTE: Although some uses generate their greatest demand for parking in the evening, the above requirements are predicated upon normal mid-day demands, when the parking inventory is highly utilized.

B. THAT approval be given to guidelines for a maximum parking provision as follows:

(i) no parking be permitted in the "historic area";

(ii) in the CM-2 core, the parking provisions should be that a developer not be permitted to develop more than 50% of the demand for uses other than offices and 16% of the demand for office use;

(iii) in the remainder of the downtown the provision should be 100% of the guidelines for non-office uses and 33% of the guidelines for offices.

C. THAT the following items be referred to the Standing Committee on Finance and Administration for consideration:

(i) the generalized ODPC proposal

(ii) the Corporation Counsel be instructed to seek a Charter amendment to permit payment-in-lieu of parking requirements at the option of the developer;

The meeting adjourned at approximately 5:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 19-21

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 9, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer offered by the Reverend George A. Baxter, Civic Chaplain.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from the Van Horne School, under the direction of Miss Audrey Bradley.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting to be held later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT the Minutes of the Regular Council Meeting dated April 2, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE.

False Creek Development - North Side.

Mr. John Webster, Project Manager - False Creek, representing Marathon Realty Company Limited, spoke in explanation of a letter from the Company dated April 5, 1974, and a document entitled "False Creek Housing", which accompanied the letter and is a preliminary draft of an application for rezoning the property owned by the Company on the North side of False Creek.

MOVED by Ald. Hardwick
THAT the submission be referred to the Board of Administration for processing and comments by the civic staff and subsequent consideration by the Standing Committee on Civic Development for report to Council.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

It was agreed that the Unfinished Business items on the following topics be deferred until later this day pending the hearing of delegations:

1. Cultural Grants - 1974.
2. Boat Shelter - 23 South Renfrew Street.
3. Vancouver & District Labour Council Suggestions for Tax Reform.

.4 Semlin Drive Family Housing Scheme.

The City Council on April 2,1974 deferred Clause 4 of the report of the Standing Committee on Housing, dated March 19, 1974, concerning Semlin Drive Family Housing Scheme, so that appropriate officials could be present during discussion of the matter. Alderman Harcourt, as Chairman of the Housing Committee advised that at the meeting of his Committee held this day, he had discussed this subject with Mr. Casson of G.V.R.D. who had suggested the matter be tabled again pending further information being submitted on project costs, etc. Alderman Harcourt also requested that the recommendations of his Committee on March 19, 1974, be amended to include the South-east corner of Pandora Street and Semlin Drive Lots 1,2, & 3, Block 36, D.L.184.

MOVED by Ald. Harcourt
THAT the recommendations of the Housing Committee dated March 19, 1974, as amended, be tabled, pending a report from Mr. Casson of Greater Vancouver Regional District, through the Standing Committee.
- CARRIED UNANIMOUSLY.

5. West End Street Widths.

At the Council Meeting on April 2, 1974, the report of Alderman Linnell re West End Street Widths and dated March 27, 1974, was tabled until this meeting.

Following further consideration of Alderman Linnell's report it was

MOVED by Ald. Linnell
THAT the following recommendations contained in Alderman Linnell's report be approved, and the Council resolution of January 15th relating to the City Engineer's Departmental Report on the subject, be amended accordingly.

RECOMMENDED that a pilot project West of Denman Street be undertaken on local access streets, subject to the following criteria:

1. All present healthy trees to be preserved.

2. It is essential that fire equipment access be maintained.

3. A 2-foot minimum "rear of curb" be applied to preserve trees within the nominal standard of 27 feet for local access streets.

4. Maintain on-street parking except for the 2000 block Comox Street and the 1900 and 2000 blocks Pendrell Street. If the width in these three blocks does not meet adequate fire requirements it may be necessary to ban parking. If so, delegations should be heard before this decision is taken.

5. Loading bays will not be necessary.

6. Corners to be curbed.

7. Wheel chair ramps will be built at all corners. "

- CARRIED.
(Ald. Harcourt and Marzari voted against the Motion)

COMMUNICATIONS OR PETITIONS

1. Request for Funds re former Kerr Road Dump.

The Council noted the following letter from the Park Board dated March 27, 1974, on the matter of the former City Kerr Road Dump, and motor-cycle disturbance in the area.

"On March 5 City Council turned over care, custody and management of the area to the Board on the understanding that purchase funds will be made available from the 1976-1980 Park Board Five Year Plan. It was reported that sturdy signs have been erected putting the area adjacent to houses out of bounds to motorcyclists and we have awarded a contract in the amount of $15,541 for construction of 3,800 ft. of five foot chain link fence that will fence off 29.3 acres of the former dump area so that motorcyclists will not be allowed closer than 450 ft. of the residences. It was also reported that ten acres within the fence could be landscaped on an interim basis for an estimated $50,000.

"It was regularly moved and seconded,

"RESOLVED: That the Board request City Council for the $15,541 for the fence contract and endeavour to get Winter Works funds to carry out minimum landscaping and/or clean-up within the fenced area.

- Carried.

"It was regularly moved and seconded,

"RESOLVED: That the Board endorse City Council's request that the Greater Vancouver Regional District establish a site in an isolated area for use of motorcyclists.

- Carried."...

MOVED by Ald. Bowers
THAT the request of the Park Board for an amount of $15,541, as indicated in this resolution, be granted.

- CARRIED UNANIMOUSLY.

2. W.C.T.U. Brief re Alcohol Problem.

The Council noted a letter from the Woman's Christian Temperance Union dated April 1, 1974, in which the organization requested to appear before Council as a delegation and obtain Council's endorsement of its Brief entitled - "Alcohol is Canada's Most Serious Non-medical Drug Use Problem".

MOVED by Ald.Rankin
THAT the request of the W.C.T.U.,to appear as a delegation, be granted, and arrangements left in the hands of the City Clerk.

- CARRIED

(Ald. Bowers, Linnell, Massey and Pendakur voted against the Motion.)

COMMUNICATIONS OR PETITIONS (Contd.)

3. Statements of Social Planner.

The Council noted a letter from the Downtown Eastside Residents Association requesting to appear before Council to call for the disciplining of Social Planner - Jonathan Baker, as a result of statements made by him.

MOVED by Ald. Bowers
THAT the communication be received and the present policy (quoted hereunder) re civic officials making public statements be re-affirmed.

"In presenting information to the public, employees must make quite clear that matters of policy in all cases are established by City Council and that where material is presented that has not been approved or authorized as Council policy, any comments are those of the official only, and should not be construed as representative of City policy."

- CARRIED.

(Ald. Marzari and Rankin voted against the Motion)

4. Invitation to attend 'Vancouver Day' at the World's Fair in Spokane, May 20, 1974.

The Council noted a letter from the Mayor of the City of Spokane, Washington, inviting members of Council and their wives to attend 'Vancouver Day' at the World's Fair - May 20, 1974.

MOVED by Ald. Bowers
THAT the Mayor of Spokane be thanked for his invitation and authorization be granted to any members of Council who may wish to attend. Expenses in this regard to be based on one day and one night in Spokane, and travel by air economy class.

- CARRIED

(Ald. Hardwick and Rankin voted against the Motion)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, April 5, 1974.

Works and Utility Matters.(April 5,1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Tender No.57-73-21, Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Lids.
Cl. 2. Installation of Permanent Storm Drainage Facilities for ~~the~~ Proposed Pavement on the West Roadway of Boundary Road from Hastings Street to Charles Street.

The Council took action as follows:

Tender No.57-73-21. Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Lids (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Installation of Permanent Storm Drainage Facilities for the Proposed Pavement on the West Roadway of Boundary Road from Hastings Street to Charles Street(Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.(Contd)

BOARD OF ADMINISTRATION
General Report, April 5, 1974.

Building & Planning Matters(April 5, 1974)

Law Department Alterations (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters,(April 5,1974)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1. Investment Matters (Various Funds) February,1974
(a) Security Transactions during the month of February,1974.
(b) Summary of Securities held by the General and Capital Accounts.
Cl. 2. Interest Rates Charged on Property Sales.
Cl. 3. L.I.P. Artists' Gallery.
Cl. 4. Professional Liability Insurance.
Cl. 5. P.N.E. Parking Enforcement.
Cl. 6. Technician - Materials Testing Laboratory.
Cl. 7. United Nations Exposition on Human Settlements Conference.
Cl. 8. Parks Board Administration Building Addition.

The Council took the following action:

Investment Matters (Various Funds) February 1974.(Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Interest Rates Charged on Property Sales (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

L.I.P. Artists' Gallery (Clause 3)

MOVED by Ald. Marzari.
THAT the recommendations of the Director of Social Planning contained in this clause be approved.
(Ald.Hardwick & Rankin voted against the Motion) - CARRIED

Professional Liability Insurance.(Clause 4)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

P.N.E. Parking Enforcement (Clause 5)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this clause be approved, and the Pacific National Exhibition be requested to compensate the City to the amount of $9,465 for the costs involved in parking enforcement.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION
General Report, April 5, 1974 (Contd.)

Technician - Materials Testing Laboratory (Clause 6)

MOVED by Ald.Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

United Nations Exposition on Human Settlements Conference. (Clause 7)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Park Board Administration Building Addition (Clause 8)

In considering this clause Council was advised that the Park Board, by resolution of April 8, 1974, are recommending that the low bid of Creighton Construction in the amount of $248,825 be approved. Alderman Bowers advised that the Park Board had authorized an additional $150,000 to be included in the 1974 capital plan allocations from park development funds.

MOVED by Ald. Pendakur
THAT this matter be referred to the Board of Administration for report back following discussions with the Park Board as soon as possible.

- CARRIED

(Ald. Bowers and Massey voted against the Motion)

Property Matters (April 5,1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1. Rental Review of Rupert Street-End North of C.P.R. Right-of-Way to Original High Water Mark.
Cl. 2. Request from Mount Pleasant Area Council for Children's Play Area.
Cl. 3. Acquisition for Re-Plotting Purposes Lots 11 & 12, Block 93, D.L. 264A 673 and 677 East 5th Avenue.

The Council took action as follows:

Property Matters (April 5, 1974)

Rental Review of Rupert Street-End North of C.P.R. Right-of-Way to Original High Water Mark (Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Request from Mount Pleasant Area Council for Children's Play Area (Clause 2.)

MOVED by Ald. Marzari
THAT this clause be referred to the Community Development Committee for consideration and report back as soon as possible.

- LOST.

(Ald.Bowers, Harcourt, Hardwick, Massey, Pendakur Rankin, Volrich and the Mayor voted against the Motion.)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

RECOGNITION - MR. COLIN LOWERY, EXECUTIVE ASSISTANT TO THE MAYOR

At this point in the proceedings the Council paid tribute to Mr. Colin Lowery, Executive Assistant to the Mayor who is retiring after thirty-four and a half years service with the City. A presentation of a gold watch was made and Mr. Lowery expressed his appreciation to the Council.

The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in the Mayor's Office, recessed to re-convene in Open Council.

BOARD OF ADMINISTRATION
General Report (April 5,1974)(Contd)

Property Matters (April 5,1974)(Contd)

Acquisition for Re-Plotting Purposes
Lots 11 & 12, Block 93, D.L.264A
673 and 677 East 5th Avenue.

MOVED by Ald. Harcourt
THAT the City Council proceed with the acquisition of the two properties referred to in this report and, therefore, the recommendation of the Board of Administration contained in the report be approved.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT GENERAL REPORT
April 5, 1974.

Works and Utility Matters.(April 5,1974)
Champlain Heights - Noise Study.

MOVED by Ald.Marzari
THAT the recommendations of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY.

Building & Planning Matters.(April 5,1974)
Housekeeping Unit - 4157 West 14th Avenue.

MOVED by Ald. Harcourt
THAT this report be deferred pending the hearing of a delegation as requested. The City Clerk to make the necessary arrangements.

- CARRIED UNANIMOUSLY.

Abandoned Vehicles

MOVED by Ald. Linnell
THAT the recommendation of the Corporation Counsel contained in this report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

C. Consultants for Space Requirements Study
Vancouver Police Department.

The Council considered the following report of the Board of Administration dated March 28,1974 concerning Consultants for Space Requirements Study,Vancouver Police Department.

On October 23rd last, Council passed the following resolution:

"THAT Council authorize the provision of funds for a space requirement study of the Vancouver Police Department by a Program Consultant (to be appointed by the Board of Administration), in close consultation with Harrison, Plavsic & Kiss, Architects, the Chief Constable and other civic officials involved, such study to investigate and advise on the cost and space requirements after analysis of an adequate building to house the Vancouver City Police Department, the Coroner's Courts, the Morgue and City Analyst, and this building to have provision for expansion;

FURTHER THAT a separate report be prepared by the consultants before the major report on the costs of renovation to 312 Main Street to provide space for the Vancouver City Police Department during planning and construction of a new facility, if so approved by Council;

AND FURTHER THAT such funds be provided from Account Code No. 445/7901 in an amount not to exceed $10,000.00."

Your Board has had several discussions with the Architects and a Program Consultant, Graham Brawn & Associates Ltd. A copy of a proposal for the facility program is circulated for the information of Council. Council will note on page 8 of this proposal the estimated costs range between $47,000 and $60,500.

The separate report dealing with the renovations to 312 Main Street would result from completion of Phase 1, which is estimated to cost $9,500 as an upset price and falls within the $10,000 authorized in the foregoing Council resolution.

As stated in the proposal, the interim accommodation design fee would be a separate contract between the City and the Architect. Since this will not provide for the long-range planning of the Police Department requirements it has been necessary to extend the Consultant's scope as outlined in the proposal.

Your Board RECOMMEND that Phase 1 of the proposal, being a joint exercise between Graham Brawn & Associates Ltd. and Harrison Plavsic & Kiss, Architects, be proceeded with at a cost not to exceed $9,500.

Your Board FURTHER RECOMMEND that sufficient funds be authorized to cover the costs of Phase 2, 3 and 4 of this Study at an estimated cost of between $37,500 and $51,000; such expenditures not to exceed $51,000, it being understood that authorization to proceed with each phase will be at the discretion of the client committee to be established pursuant to the Consultant's proposal. Funds for Phase 2, 3 and 4 of the Study would be provided from the 1974 Supplementary Capital Budget, in accordance with the recommendation of the Comptroller of Accounts.

CONTD. . .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

C. Consultants for Space Requirements Study
Vancouver Police Department. (Continued)

MOVED by Ald.Rankin
THAT the foregoing recommendations of the Board of Administration be approved.

- (amended)

MOVED by Ald. Linnell (in amendment)
THAT the following words be added to the motion of Alderman Rankin - "except that in respect of proceeding with phase 2, 3 and 4 of the Study, authorization to proceed with each phase will be at the discretion of the City Council on advice of the client committee."

- CARRIED

(Ald. Rankin and Marzari, and the Mayor voted against the Motion)

The amendment having carried, the Motion, as amended, and reading as follows, was put and carried.

MOVED by Ald. Rankin,
THAT the foregoing recommendations of the Board of Administration be approved, except that in respect of proceeding with Phase 2, 3 and 4 of the Study, authorization to proceed with each phase will be at the discretion of the City Council on advice of the client committee.

- CARRIED UNANIMOUSLY.

D. Proposed Senior Citizens' Home on
Maple Street between 6th & 7th Avenues.

Council considered a report from the City Engineer dated April 5, concerning a proposal from the Shalom Branch of the Royal Canadian Legion to purchase part of Maple Street, between 7th Avenue and railway right-of-way to be used as part of a site for a Senior Citizens' Home. The report commented on the proposal with respect to Traffic, Development Opportunity and Utilities. Council also noted a letter from Adolph Ingre, Consulting Engineers for the Royal Canadian Legion applying for the sale of this part of Maple Street for one dollar. The letter indicated that the Provincial Government is prepared to support a development of three or four storeys in height with a grant of one-third of costs on an enlarged site. This would lead to a substantial reduction in rents as compared to a previously proposed high-rise development on the original site.

MOVED by Ald. Bowers,
THAT the City sell the site, as per request from the Shalom Branch of the Royal Canadian Legion, for one dollar, to allow construction of a Senior Citizens' Home to take place, subject to -

(a) the satisfaction of the City Engineer in relation to utilities services,
(b) the Organization paying any re-location costs involved,
(c) the project proceeding as proposed.

- CARRIED UNANIMOUSLY.

E. Additional Travel Allowance for Recruitment.

The Council considered the following report of the Board of Administration dated April 8, 1974, concerning additional travel allowance to the Deputy City Engineer for recruitment purposes.

CONTD....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

E. Additional Travel Allowance for Recruitment (Contd.)

The City Engineer reports as follows:

"Finding suitable applicants for two positions in the Research Branch of the Planning and Control Division of the Engineering Department involves recruitment in Eastern Canada. The Deputy City Engineer will be attending a National Research Council meeting in Ottawa on April 22nd, and will be able to interview applicants in Ottawa. Travel and other expenses for the National Research Council meeting will be paid by the National Research Council. It would be advantageous to the City to have the Deputy City Engineer return via Toronto, and spend the necessary time to interview applicants there. The expense would involve 2 nights hotel accommodation and two days per diem at an estimated cost of $95.00.

It is recommended that:

1. The Deputy City Engineer be authorized to extend his Ottawa trip to return via Toronto to interview applicants.

2. Travel expenses estimated at $95.00 be allocated from Account No. 7090/929 'Travel Expenses Staff Officials' for this purpose."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

MOVED by Ald. Hardwick
THAT the foregoing report of the Board of Administration be approved.
FURTHER THAT the Board of Administration be authorized to approve travel and other expenses for recruitment trips, including travel to Vancouver for applicants for positions.

- CARRIED UNANIMOUSLY.

F. Allotment Gardens.

The Council considered the following report of the Director of Planning dated April 8, 1974, concerning the establishment of allotment gardens in the vicinity of Adanac Park.

The Director of Planning reports as follows:

"The attached letter was received from David D. Stupich, Minister of Agriculture, respecting the use of a portion of the land in the vicinity of Adanac Park for the purposes of establishing Allotment Gardens.

The proposal is that the B.C. Department of Agriculture would lease land from the City of Vancouver for a nominal fee and would in turn allot individuals space for growing gardens. It is our understanding that the operation would be supervised. It is also our understanding that the Provincial Government would pay for the cost of a one inch water connection from the property line.

A member of my Department met with a member of the Department of Agriculture and explored the above noted site and a number of others and was advised by telephone on April 5th, that the Provincial Government were interested in the land east of Slocan Street on both sides of 14th Avenue (lot 7, block A and lot 1, block B, Sec 44, T.H.S.L.) including the reopened portions of 14th Avenue and the lane north of 14th Avenue.

This particular property is know to have poor soil conditions and is not suitable at this time for development. It is the opinion of this Department therefore, that the property should be leased to the Department of Agriculture for the purposes of establishing the Allotment Gardens.

Contd. . .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

F. Allotment Gardens (Contd)

These gardens would be in operation by May 1st. It is RECOMMENDED that:

1. Council approve the lease of the above described property to the Provincial Government Department of Agriculture for the current growing season for the purpose of establishing an Allotment Garden Program. This is done on the understanding that the Department of Agriculture:

a) guarantees that this program will be implemented at no cost to the City of Vancouver;

b) ensures the necessary insurance certificate to free the City of any liability is provided;

c) the site at expiry of lease is left in a satisfactory condition.

2. The Supervisor of Property Insurance be authorized to lease the above property at a nominal sum."

MOVED by Ald. Bowers
THAT the foregoing report of the Director of Planning be approved.

- CARRIED UNANIMOUSLY.

G. Watermain - 41st Avenue, West Boulevard to Yew Street.

The Council considered the following report of the Board of Administration dated April 5, 1974, concerning replacement of a Watermain on 41st Avenue, between West Boulevard and Yew Street.

The City Engineer reports as follows:

"41st Avenue is being paved very shortly as part of the Kerrisdale Beautification program.

We have, today, learned that the above watermain is a steel main (our records did not show this 'Pt. Grey' installed main as steel) which can be expected to leak in the near future and therefore must be replaced prior to paving.

The total cost is estimated at $26,000.

Funds for this work are available in the 1973 Water Works Capital Account No. 128/7902 'Short Notice Projects - Unallocated'.

I RECOMMEND approval of the above."

Your Board RECOMMENDS the above report of the City Engineer be approved.

MOVED by Ald. Harcourt
THAT the foregoing report of the Board of Administration be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

H. Youth Health Services Shared Funding with Province of British Columbia.

The Council considered a report of the Board of Administration concerning Youth Health Services shared funding with Province of British Columbia.

The Medical Health Officer reports as follows:

"City Council at its meeting of October 23, 1973, resolved to provide funds as outlined in the recommendations of the Medical Health Officer in a submission dated October 19, 1973, to continue the operation of the Youth Health Service facility in advance of the 1974 revenue budget, to March 31, 1974.

Council also resolved that approaches be made by Council to the Provincial Government with respect to better cost sharing formula for Youth Health Service.

These approaches have been made and negotiations are underway at this time. Your Medical Health Officer has obtained oral agreement from the Provincial Government for continued funding at current level until negotiations can be completed.

Your Medical Health Officer recommends that the current level of funding by City Council be continued (as outlined in report of October 23, 1973) for approximately one month or until negotiations with the Provincial Government can be completed."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

MOVED by Ald. Pendakur
THAT the foregoing report of the Board of Administration be approved.

- CARRIED UNANIMOUSLY.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY.

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

BY-LAWS (Contd.)

2. BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY.

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

MOTIONS

1. Four Seasons Site
Area near Stanley Park.

On April 2, 1974, Alderman Rankin gave notice of the following Motion, seconded this day by Alderman Marzari.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari,

THAT WHEREAS proposals are being entertained for the development of 4½ acres at the Four Seasons Site at the entrance to Stanley Park;

AND WHEREAS the referendum of the City of Vancouver, which was put to the voters in December 1973, suggested a development of a limited density on this site;

THEREFORE BE IT RESOLVED that the City of Vancouver offer up this site to the Provincial Government for the purpose of building senior citizens housing and such other housing as may be suitable in this particular area.

- (tabled)

MOVED by Ald. Pendakur
SECONDED by Ald. Linnell
THAT the foregoing motion by Alderman Rankin with respect to the Four Seasons Site be tabled, pending a report being submitted by the Director of Planning respecting guide lines on the development of this particular site.

- CARRIED.

(Ald. Hardwick and Rankin voted against the tabling Motion)

MOTIONS (Contd.)

2. Charter Section 156
An examination into the problems
of speculation re buildings.

On April 2, 1974, Alderman Rankin gave notice of the following Motion, seconded this day by Alderman Harcourt.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt

THAT WHEREAS there has been a whole series of buying of buildings, rent raises, re-mortgaging of buildings in the City of Vancouver;

AND WHEREAS this form of speculative practice has become commonplance in the City of Vancouver and that it is necessary for the City Council to take steps to prevent an increase of this kind of action which has driven up both rentals and house prices;

THEREFORE BE IT RESOLVED that the City Council, empowered by Section 156 of the Charter, set up a committee to examine into this problem.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Harcourt, Linnell Massey, Pendakur, Volrich and the Mayor voted against the Motion.)

3. Reduction of Local Improvements Assessments.

a. Construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street.

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 11, District Lot 318, Group One, New Westminster District and Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lots") flank the said project;

AND WHEREAS the said lots are zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and have constructed thereon single family dwellings;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

CONTD....

MOTIONS (Contd)

a. Construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street. (Contd.)

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lots in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lots flank the said project, they may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lots been zoned for residential use;

AND WHEREAS the special annual assessments for the said project to be imposed on the said lots for a period of fifteen (15) years are the amounts set forth opposite the same:

Lot 1, Block 11, District Lot 318	$207.14
Lot 1, Block 12, District Lot 318	$171.28

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lots for the year 1974 as if they were used for residential purposes, that is to say:-

Lot 1, Block 11, District Lot 318	$69.05
Lot 1, Block 12, District Lot 318	57.07.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amounts of the reduced special assessment for the year 1974 only. The difference in the special annual assessment that would have been imposed on the said lots and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Contd.)

3 b. Construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street.

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich
THAT

WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W.1/2 N. of R of W	258 & 329	83.43
A.	-	69	258 & 329	52.21
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

CONTD. . . .

MOTIONS (Contd)

3 b. Construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street. (Contd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1974 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W.1/2 N. of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1974 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 c. Construction of pavement twenty(20) feet wide on the lane south of Broadway from Birch Street to Oak Street.

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich
THAT WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

CONTD. . .

MOTIONS (Contd)

3 c Construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street. (Contd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $51.34, and that the special annual assessment be reduced for the year 1974 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1974 only. The difference in the said amounts shall be provided out of the general funds of the City.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1974 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 d Construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides.

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich
THAT WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District, (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned CD-1 (Comprehensive Development) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

CONTD. . . .

MOTIONS (Contd)

3 d. Construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides. (Contd.)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1974, as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 e. Construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue.

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

" a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

CONTD. . . .

MOTIONS (Contd)

3 e. Construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue.

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1974 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 f Construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive.

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

CONTD.

MOTIONS (Contd)

3 f Construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (Contd.)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1974 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1974 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 g. Construction of pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides, and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue.

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT

WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

CONTD. . . .

MOTIONS (Contd)

3 g Construction of pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides, and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue. (Contd.)

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $49.48 for a period of fifteen years;

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1974 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3 h Construction of Street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street.

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

CONTD. . .

MOTIONS (Contd.)

3 h Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street. (Contd.)

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1974 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1974 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOTIONS (Contd)

4. Airport Strike

MOVED by Ald. Volrich
SECONDED by Ald. Pendakur
THAT the Council of the City of Vancouver views with great concern the continuation of the shutdown of operations at the Vancouver International Airport and urgently requests the Minister of Transport and Chairman of the Treasury Board to take realistic and immediate steps to resolve the present dispute with the fire-fighters and to enter into discussions with them without further delay.

(carried)

MOVED by Ald. Rankin
SECONDED by Ald. Pendakur (in amendment)
THAT the following words be added to Alderman Volrich's motion "and further, Council recommends that the airport firefighters be offered parity with the firefighters in the various municipalities surrounding the airport."

- LOST

(Ald. Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Volrich and the Mayor voted against the Motion)

The amendment to the Motion having been lost, the Motion was put and

- CARRIED

(Ald.Bowers, Harcourt, Massey & Rankin voted against the Motion)

5. Inaccurate Surveys in Older Residential Areas. .

MOVED by Ald. Rankin
SECONDED by Ald. Linnell
THAT WHEREAS a great number of surveys are being done in older residential areas of the City of Vancouver.
AND WHEREAS the surveys being done today are much more accurate than in the past and indicate in many instances that all houses in a block can be out anywhere from 3' to 5' because of faulty surveys carried out in the past
AND WHEREAS there have been numerous complaints from citizens concerning the expenditure of hundreds of dollars on moving buildings, garages, carports, fences, etc.;

THEREFORE BE IT RESOLVED that the City Council requests the Provincial Government to pass some enabling legislation such as the Quieting Titles Act, whereby inaccurate surveys when they cover a whole residential block, can remain as they are as most of the land involved is city-owned, being streets or city boulevards.

- (referred)

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT this motion be referred to the Corporation Counsel for consideration and report to Council.

- CARRIED UNANIMOUSLY.

ENQURIES AND OTHER MATTERS

Demolition of Waterfront Sheds.

Alderman Massey expressed concern on the action taken by Mr. Rathie of the National Harbour Board in having certain waterfront sheds demolished without reference to the City officials. The site was under consideration by Council in connection with a proposed fisherman's wharf.

MOVED by Ald. Massey
SECONDED by Ald. Pendakur

THAT the Mayor be requested to write to local Members of Parliament, including the Hon. Ron Basford and The Hon. Jack Davis protesting and deploring the action taken by Mr. Rathie with respect to the demolition of these waterfront sheds.

- CARRIED UNANIMOUSLY.

Van Dusen Botanical Gardens. Donation from MacMillan Bloedell Limited.

Alderman Pendakur referred to the meeting of the Park Board last evening, in which it was announced that MacMillan Bloedel Limited will build and maintain a Forest and Forestry Exhibit on a 3½ acre site in the Van Dusen Botanical Gardens.

Vanier Park - Proposed Restaurant.

Alderman Pendakur referred to an informal proposal received by the Park Board to construct a restaurant in Vanier Park.

Increased Admission, Vancouver Aquarium.

Alderman Pendakur referred to a proposal by the Aquarium to increase its admission prices for children and senior citizens.

The Mayor undertook to request the Park Board to appear before Council in explanation of the foregoing matters.

Council recessed at approximately 5.45 p.m. to reconvene in the Council Chamber at 7.30 p.m.

The Council reconvened at approximately 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, and Rankin

ABSENT: Alderman Volrich

DELEGATIONS & UNFINISHED BUSINESS

Boat Shelter:
23 South Renfrew Street

City Council on February 19, 1974, deferred consideration of a report from the Director of Permits and Licenses dated February 15, 1974, on the matter of a boat shelter at 23 South Renfrew Street pending the appearance of Mr. Antongiovanni, the owner of the boat shelter.

Mr. Antongiovanni appeared this day and filed a letter dated April 8th, requesting permission to retain the boat shelter, although his Development Permit Application had been refused as a condition imposed by the Technical Planning Board had not been met.

The report of the Director of Permits and Licenses proposed a number of alternatives and recommended that the By-law be enforced.

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT no further action be taken at this time with respect to the boat shelter constructed at 23 South Renfrew Street pending submission of a report from the Director of Planning regarding maximum uses permitted in rear yards.

- CARRIED UNANIMOUSLY

Suggestions for Tax Reform

City Council on February 26, 1974, when considering a brief on Tax Reform from the Vancouver and District Labour Council, agreed to hear a delegation from the organization.

Mr. F. Kennedy, representing the Labour Council, spoke in support of the brief answering questions and updated certain figures contained in his brief.

Council noted comments from the Director of Finance contained in the Board of Administration report of February 22nd, on the matter.

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the following three clauses in the Labour Council's brief be referred to the Director of Finance for consideration and report to the Standing Committee on Finance and Administration:

"(3) The 9.5% business tax now levied on the rental value of business properties should be replaced with a graduated business tax ranging from 6% to 20%, with small business enterprises paying the 6%, and large business enterprises (banks, insurance companies, breweries, etc.) paying the full 20%.

(7) The City should grant a flat exemption of $10,000 on all homes whose assessed value does not exceed $30,000. This would benefit the small home owner the most.

(8) An added-value tax of 100% should be levied against any increase in land values due to rezoning by City Council."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Suggestions for Tax Reform (continued)

FURTHER THAT the remaining clauses contained in the brief be referred to the Standing Committee on Finance and Administration for consideration and report to Council.

- CARRIED UNANIMOUSLY

Cultural Grants: 1974

The Council at its meeting on April 2, 1974, when dealing with a report of the Standing Committee on Finance and Administration on Cultural Grants, directed that organizations affected by Council's action that day be granted the opportunity of appealing if they so wished. Recommendations of the Committee with respect to Anna Wyman Dance Theatre and the Vancouver East Cultural Centre were deferred to this meeting of Council for consideration.

The Council took action as follows, and in each case heard delegations speaking with respect to their particular grant request:

(a) Vancouver East Cultural Centre

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT a grant of $25,600.00 for 1974, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(b) Anna Wyman Dance Theatre

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT a grant of $3,000.00 for 1974, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(c) Paula Ross Dancers

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT a total grant of $1,000.00 for 1974, be approved, and the Council resolution of April 2, 1974, be amended accordingly.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Hardwick voted against the motion)

(d) Playhouse Theatre

MOVED by Ald. Massey,
SECONDED by Ald. Gibson,
THAT a total grant of $54,000.00 be approved, $12,000 to cover the arrears for rental of the Queen Elizabeth Playhouse (as referred to in the motion of Council of April 2nd) and $42,000 to be considered payment in advance for rental of the Playhouse for the forthcoming season.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Hardwick and Pendakur voted against the motion)

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Cultural Grants: 1974
(continued)

Playhouse Theatre
(continued)

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT a total grant of $42,000.00 be approved, $12,000 to cover the arrears for rental of the Queen Elizabeth Playhouse during the 73 - 74 season as referred to in the Council Minutes of April 2, 1974 (page 18), and $30,000 to be considered payment in advance towards the rental of the Playhouse for the 74 - 75 season, and the Council resolution of April 2, 1974 (page 18) be amended accordingly.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Hardwick and Pendakur voted against the motion)

(e) Arts Club Theatre

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT a total grant of $2,500.00 for 1974, be approved towards a children's theatre program, and the Council resolution of April 2nd, 1974, be amended accordingly.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(f) Shakespeare in the Park

MOVED by Ald. Pendakur,
SECONDED by Ald. Gibson,
THAT a total grant of $5,000.00 for 1974, be approved, and the Council resolution of April 2, 1974, be amended accordingly.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bowers and Hardwick voted against the motion)

MOVED by Ald. Linnell,
SECONDED by Ald. Massey,
THAT Council recommend strongly to the Park Board that the Shakespeare in the Park Theatre group be granted rental of Malkin Bowl, under its own auspices, on the same basis as the "Theatre in the Park" organization, on the understanding this arrangement does not conflict with "Theatre in the Park" performances.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(g) Tamahnous Theatre Workshop Society

MOVED by Ald. Gibson,
SECONDED by Ald. Linnell,
THAT a total grant of $2,000.00 for 1974, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Pendakur and Rankin voted against the motion)

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT a total grant of $1,000.00 for 1974, be approved, and the Council resolution of April 2, 1974, be amended accordingly.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Cultural Grants: 1974
(continued)

(h) Vancouver Theatre Co-Op
(Breadbakers Puppets)

MOVED by Ald. Marzari,
SECONDED by Ald. Pendakur,
THAT a grant of $2,400.00 for 1974, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(i) Vancouver Society for Early Music

MOVED by Ald. Massey,
SECONDED by Ald. Harcourt,
THAT a total grant of $4,000.00 for 1974, be approved on the understanding that $2,200 of this amount will be utilized for senior citizens program.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Gibson, Linnell, Marzari, Pendakur, Rankin and Mayor Phillips voted against the motion)

MOVED by Ald. Marzari,
SECONDED by Ald. Linnell,
THAT a total grant of $2,000.00 for 1974, be approved, and the Council resolution of April 2, 1974, be amended accordingly.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(j) National Council of the Metropolitan Opera

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,
THAT a grant of $150.00 to be applied against the rental of the Queen Elizabeth Theatre for the organization's auditions in January, 1975, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(k) Vancouver Opera Association

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT a total grant of $18,800.00 for 1974, to be applied against rental and staffing requirements of the Queen Elizabeth Theatre, be approved, and the Council resolution of April 2, 1974, be amended accordingly.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(l) Vancouver Radio Orchestra

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT a grant of $1,500 for 1974, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Alderman Pendakur and Mayor Phillips voted against the motion)

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Cultural Grants: 1974
(continued)

Vancouver Radio Orchestra
(continued)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT a grant of $1,000.00 for 1974, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers and Pendakur voted against the motion)

MOVED by Ald. Pendakur,
SECONDED by Ald. Massey,
THAT a grant of $500.00 for 1974, be approved.

- CARRIED UNANIMOUSLY ~~AND~~ BY THE REQUIRED MAJORITY

The Council adjourned at approximately 9:35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of April 9, 1974, adopted on April 23, 1974.

A. Phillips
MAYOR

B. Little
CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Tender No. 57-73-21, Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Lids

The City Engineer and Purchasing Agent report as follows:-

"**On** December 10, 1973, tenders were received for the supply and delivery of reinforced concrete sewer pipe and manholes. Tenders were received from 3 firms as follows:

PIPE TENDER					MANHOLE TENDER	
Name of Firm	Total Bid Price *	Items on Which Low Bidder	Lowest Combined Bid	Remarks	Total Bid Price *	Remarks
Ocean Construction Supplies Ltd.	$345,572.00	15", 27" 60",& 72"	$344,026.00	Quotations received on all items	$221,362.58	To City Specifications
Lafarge Concrete Ltd.	$206,836.00	18",21", 24",20", 36",42", 48",54"		No quotations on 3 major items (approx. Value $137,000)	$223,834.90	To City Specifications
Island Precast	-	-		No quotations on pipe.	$212,807.95	Tender not in accordance with City specifications

* Based on "Local Content" price and includes all freight charges but excludes 5% Provincial Sales Tax.

CONCRETE PIPE

As shown in the tabulation, the lowest combined bid for concrete pipe is $344,026.00 based on estimated quantities of pipe to be used over the next year. This would mean that Ocean Construction Supplies would provide all the 15", 27", 60" and 72" pipe and LaFarge Concrete would supply all the 18", 21", 24", 30", 36", 42", 48" and 54" pipe over the next 1-year period. However, for an additional $1,410.00 the total concrete pipe supply contract could be awarded to Ocean Construction Supplies Ltd. Ocean Construction Supplies Ltd. has a history of good service with the City. They have provided us with prompt delivery and good technical service. Therefore, it is felt that the additional cost of $1,410.00 will be more than off-set by their good service and the simplifications resulting from having one supplier for all items in concrete pipe supply contract.

CONCRETE MANHOLE BARRELS AND LIDS

The low bid for manhole barrels and lids was received from Island Precast Concrete Ltd. of Parksville. Their tender was based on manufacturing to a specification different from that which the City called for.

The City has always specified spun manhole barrels which have step rungs welded to the reinforcing cage and cast into the concrete at the time of spining. The end product is a high density concrete barrel made to the same specifications as the sewer pipe and having a useful life equal to that of the sewer pipe.

The manhole offered by Island Precast Concrete is made by the vertical cast process. In this process, holes are cast in the barrel and after the molds have been stripped, step rungs are driven into these holes with cement grout being used as a bonding agent. We have some doubt as to the long term reliability of manholes made by this method.

Cont'd . . .

Clause 1 Cont'd

Spun maholes can be purchased from Ocean Construction Supplies for an additional sum of $8,555.13.

We feel that this additional expenditure is justified when weighed against the long term benefits.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for supply and delivery of Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Lids be awarded to Ocean Construction Supplies Ltd. at a total cost of $577,749.50 excluding 5% Sales Tax ($565,834.58 'local content' price) based on estimated requirements for the next one-year period."

Your Board RECOMMENDS that the recommendation of the City Engineer and the Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

2. Installation of Permanent Storm Drainage Facilities for the Proposed Pavement on the West Roadway of Boundary Road from Hastings Street to Charles Street

The City Engineer reports as follows:

"At the Court of Revision on August 16, 1973, City Council approved the paving of the west roadway of Boundary Road from Hastings Street to Charles Street.

Because there are no permanent storm drainage facilities on Boundary Road at Charles Street and William Street it will be necessary to extend the storm sewer north on Boundary Road from Kitchener Street to William Street and install required catch basins at an estimated total cost of $23,000.00.

I recommend that the required storm drainage facilities be installed prior to paving and funds in the amount of $23,000.00 be appropriated from Streets Capital Budget Account Code No. 148/7906 'Multiple Dwelling Streets - Unappropriated'."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 93

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Re Law Department Alterations

The Director of Legal Services reports as follows:

"On December 4, 1973, Council approved additional staff for the Law Department and at the same time approved as a portion of the total additional cost an amount of $3,500 to cover renovations.

The work is now being done and since that approval it has been decided that it would be advantageous to move the entrance of the office at an additional cost of $1000.00.

In order that this may be done at this time while the work is going on, it is recommended that the total renovation costs approved at $3,500.00 by Council on December 4, 1974, be increased by $1,000.00 and approval be given for expenditure in advance of Budget approval."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 94

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) February, 1974.
   (a) Security Transactions during the month of February, 1974
   (b) Summary of Securities held by the General and Capital Accounts

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(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Feb. 6	Bank of Montreal	Mar.22/74	$1,010,668.49	$1,000,000.00	44	8.85
12	Mercantile Bank of Can.	Feb.15/74	2,001,479.45	2,000,000.00	3	9.00
15	Mercantile Bank of Can.	Feb.25/74	999,451.96	996,980.00	10	9.05
25	Can. Imperial Bank of Commerce	Mar. 4/74	984,352.58	982,675.30	7	8.90
			$4,995,952.48	$4,979,655.30		

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CEMETERY PERPETUAL MAINTENANCE FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield %
Debentures							
Feb. 20	City of Vancouver 6%	June 15/80	$1,000.00	$84.50	$ 845.00	6/4	9.30
25	City of Vancouver 8%	April 1/91	4,000.00	90.50	3,620.00	17/1	9.10
			$5,000.00		$4,465.00		

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TAYLOR MANOR TRUST FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Annual Yield %
Debentures							
Feb. 13	Greater Van. Sewerage & Drain. Dist. 5½%	Mar.1/81	$1,000.00	$81.66	$816.60	7/1	9.08

****

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT FEBRUARY 28, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$13,120,864.98	$12,738,190.83
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$398,000.00	$401,525.59

RECOMMENDATION

RECOMMENDED by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for February, 1974 be confirmed.

Cont'd . . . .

2. Interest Rates Charged on Property Sales

Your Board has received the following report from the Director of Finance:

"On August 19, 1969 City Council adopted a policy regarding the establishment of interest rates to be charged on property sales, upon recommendation of the Director of Finance and Board of Administration. The policy actually passed by Council was as follows:

'Recommended that the Director of Finance be authorized to establish interest rates with respect to property sales as outlined in the foregoing report. Further, that he be authorized to review at six month intervals and adjust if necessary the lending rate.'

The foregoing report referred to summarized the situation as 'based on present market conditions it is felt that a satisfactory interest rate can be derived by adding 1¼% to the prime bank lending rate, thus creating an interest rate of 9 3/4%.'

The current rate charged is 9½%, which is now approximately six months old and is in need of change.

In 1969 the interest rate structure was such that adding 1¼% to the prime bank lending rate produced an appropriate rate for the City to charge on property sales. However, today's interest rate structures are somewhat different. The prime bank rate at this time is 9½% and adding 1¼% would produce an interest rate of 10 3/4% which is higher than any of the appropriate mortgage rates, and is not appropriate for the City to charge on property sales, where City policy is that if a person wishes to buy property on time they put 1/4 down and pay 1/4 of the balance at 6, 12 and 18 months.

In view of the fact that interest rate structures now tend to ignore historical patterns, the rigid policy approved in 1969 is no longer appropriate. Our interest rate should be related to a number of interest rates such as N.H.A. mortgage rates, short term money market interest rates, bank prime rate, etc. Under these circumstances I think that my office plus the Property and Insurance Office have to basically use an intuitive mixture of these interest rates in the periodic reassessment of the rate we should use on property sales.

I would therefore recommend that the interest rate to be charged on property sales be reviewed every six months (or more often if necessary) by the Director of Finance and the Supervisor of Property & Insurance and that the actual rate be established on the basis of their judgment after examining other current interest rates in the market."

Your Board RECOMMENDS Council approval of the report of the Director of Finance.

CONSIDERATION

3. L.I.P. Artists' Gallery

The Director of Social Planning reports:

When the L.I.P. Artists' Programme was extended for 1974, City Council provided a City contribution of $18,300.00, to a total budget of $94,998.00.

Federal contribution to the Artists' Programme is expected to terminate on May 31, 1974.

I recommend that the unexpended balance of the City contribution ($17,600.00) be used to extend the programme beyond that date for the following purposes:

1. To exhibit and sell some of the stock of art that has been accumulated by the City. The proceeds from sales would be put back into the programme to sustain it.

Cont'd . . . .

Clause #3 continued:

B. To continue operation of the Artists' Gallery, at 555 Hamilton Street, where local artists will be able to exhibit and sell works. The City would receive works from artists in lieu of payment for the use of this facility.

C. To organize art shows throughout the year, including the highly successful "Artlatch", on a continuing basis. Art shows along the Granville Mall are being planned.

D. For payment of salaries of Director and Assistant Director.

The Director of Social Planning RECOMMENDS that the balance of funds in Materials Fund #704/23 that remains unexpended as of May 31, 1974 (estimated to be $17,600.00) be carried forward to November 30, 1974, for the foregoing purposes.

In September of this year, I will make recommendations to Council regarding future auspices and finances of this programme, in the event we decide to ask that it be continued.

Your Board submits the recommendations of the Director of Social Planning for Council's CONSIDERATION.

RECOMMENDATION

4. Professional Liability Insurance

The Director of Finance, the Director of Permits & Licenses and the City Engineer report as follows:

"The subject of professional liability insurance was first introduced to Council in a report dated May 9, 1972. Council at that time approved the necessary liability coverage for both professional and non-professional members of the Health Department. The other members of the City's various departments were to be considered in the proposed overall liability insurance policy when the Insurance Committee, made up of City officials, completed its final report on the subject.

The Committee is concerned with the possibility of litigation against professional staff particularly in view of a recent local experience, and in view of the trend in the United States and England where employees have been subject to actions for third party liability. The professional staff have also expressed real concern respecting the lack of protection especially in view of the actions against such employees in recent years. Such concern can only be detrimental to efficiency and productivity.

In view of the foregoing, the Committee of City officials is of the opinion that there is now justification for reconsidering the protection of professional staff through a policy of professional liability insurance until such time as a suitable overall municipal form of liability insurance is obtained. A preferable alternative to obtaining such insurance to protect all staff would be to follow the procedure adopted by the Insurance Corporation of British Columbia. The ICBC Act provides:

'23.(2) No action or other proceeding lies against any person other than the corporation for the purpose of enforcing any claim or right in relation to the operations engaged in or carried on pursuant to this Act or the Regulations or any insurance plan established under this or any other Act.

(3) No action or other proceeding whatever may be commenced against any person in respect of any bona fide act or omission in connection with the administration or carrying out of this Act or the Regulations, or any insurance plan established under this or any other Act.'

Cont'd . . . .

Clause #4 continued:

It would appear that this whole question of liability for employees could be handled by an amendment to the City Charter similar to the wording of the section in the ICBC Act. It seems reasonable that if the Government is prepared to protect the employees of the ICBC, they should also not find any difficulty in protecting employees of the City.

In respect to interim insurance coverage for professional staff, the staff referred to are as follows:

Engineers	-	62
Architects	-	2
Surveyors	-	5
TOTAL		69

In order to obtain an indication of the premium, the holding broker for the City's liability insurance, Macaulay Nicholls Maitland, were requested to see quotations for liability limits of $1,500,000.

After prolonged negotiations with three large underwriting companies, only one submitted a proposal. This is as follows:

Primary

Underwriter:	-	Simcoe & Erie
* Limits:	-	$250,000 per individual per year
	-	$500,000 aggregate limit per year
Deductible:	-	$ 1,000
Premium:	-	$ 10,450 per year

Excess

Underwriter:	-	Lloyds, London
* Limits:	-	$1,250,000 excess of primary $250,000
	-	$1,000,000 aggregate excess of primary aggregate
Premium:	-	$ 6,375 per year

TOTAL ANNUAL PREMIUM: $16,825

* This coverage is applicable to professional staff only and does not include the City of Vancouver as an insured.

The Committee is of the opinion that the primary coverage would be suitable pending the overall coverage mentioned above which it is anticipated may be available later this year or the Charter amendment which may be granted in the fall to give protection similar to that provided by ICBC. Accordingly, it is RECOMMENDED that:

A. Corporation Counsel be instructed to apply for a Charter amendment that would be similar to clauses 23.(2) and (3) of the ICBC Act;

B. the proposal for insurance and the quotations submitted by Macaulay Nicholls Maitland on behalf of the Simcoe and Erie Insurance Co. be accepted."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Finance, the Director of Permits & Licenses and the City Engineer be approved.

5. P.N.E. Parking Enforcement

The Director of Permits and Licenses reports as follows:

"Resolution of Council March 12th, 1974, adopted a report of the Official Traffic Commission:

'(B) THAT the Police Department and the Director of Permits and Licenses be instructed to maintain a reasonable

Cont'd . . .

Clause #5 continued:

enforcement level in the area adjacent to the P.N.E. during P.N.E. events.'

In order to comply with this instruction, it is necessary to deploy existing staff on an overtime basis as we have done in the past on an intermittent scheduling of inspections. To provide a reasonable level of inspection on a continuing basis, events taking place at the P.N.E. will require an increase in the man hours given to this function.

Costs already accrued for overtime for this purpose to the end of March 1974 are $2,002.00. We have carefully reviewed the list of scheduled events for the remainder of the year and it is estimated that a further amount of $7,463.00 will be required for overtime enforcement.

In past years, we have been instructed not to enforce parking regulations during the Pacific National Exhibition. We are, however, including this period as being part of instruction and therefore our estimates include enforcement costs during the exhibition.

RECOMMENDED: That City Council approve an amount of $9,465.00 in advance of the 1974 Budget as a new and non-recurring item for 'P.N.E. Parking Enforcement', Account No. 6741/790."

Your Board RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

6. Technician - Materials Testing Laboratory

The City Engineer and Director of Personnel Services report as follows:

"The Materials Testing Laboratory, which is situated in Cambie Yard, contains testing facilities for asphalt, concrete, aggregates and other construction materials used by the Engineering Department or by contractors working for the City, primarily on road construction. Although the facilities, equipment and supervision are provided by the Engineering Department, the laboratory technician is supplied by the Health Department, an arrangement which has existed since the days when materials testing for the Engineering Department was carried out in the City Analyst's Laboratory.

Since all the testing performed in the Materials Testing Laboratory is undertaken for the Engineering Department, the City Engineer feels it is desirable to place the laboratory technician under the direct control and supervision of the Engineering Department. This would also provide a more flexible operation in that various field tests and procedures which are now performed by Engineering Department staff can be undertaken by the laboratory technician during slack periods when he is available for this work.

The incumbent laboratory technician is resigning on March 31, and this is an appropriate time to transfer this position from the Health Department to the Engineering Department. Accordingly, it is recommended that the Laboratory Technician II position in the City Analyst's Laboratory be abolished and a new position be created in the Engineering Department, and that $8,100 be transferred from the Health Department budget to the Engineering Department budget for salary and fringe benefits for the remaining nine months of the year as follows:

Account No. 8005/602	Salaries	$7,300
Account No. 8005/611	Fringe Benefits	$ 800

The Medical Health Officer concurs in this recommendation.

At this time, it is estimated that 20% of the technician's time would be distributable to other accounts, and therefore Account No. 8005/607 - "Credits From Inspection Function" - should be increased by $1,500. This position also requires auto allowance, for which funds are available in the budget.

The Director of Personnel Services has reviewed this position and reports as follows:

Cont'd . . . .

Clause #6 continued:

At the request of the City Engineer I have reviewed the duties of the above noted position.

This position performs technical work of some complexity. Duties include conducting standard laboratory materials tests on asphalt paving and portland cement mixes, soils and other construction materials, conducting field materials tests, recording results, and performing related work as required.

These duties and responsibilities fall within Class Specification No. 200-1, Engineering Technician, Pay Grade 19, ($806-$963), and I recommend that it be classified accordingly.

Summary

Incumbent	Proposed Classification	Effective Date
One New Position	Engineering Technician Pay Grade 19, ($806-$963)	When Approved

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees' Union, who concurs with the above recommendation.

Accordingly, it is RECOMMENDED that:

(a) The Laboratory Technician II position in the City Analyst's Laboratory be abolished.

(b) One new Engineering Technician position be established in the Engineering Department.

(c) $8,100 be transferred from the Health Department salaries budget to the Engineering Department budget for salary and fringe benefits."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and Director of Personnel Services be approved.

7. United Nations Exposition on Human Settlements Conference

The Sub-Committee on the 1976 United Nations Demonstration Project, chaired by Alderman Massey, is in the process of developing projects to be submitted in a National competition for demonstration at the subject Conference. Projects that are successful are eligible for funding from the one hundred million dollar fund that has been established by the Federal Government.

In order to develop and expand on projects selected by the Sub-Committee, it will be necessary to employ consultants with expertise in a variety of disciplines. The selected project, or possibly projects, must be put in a form for presentation to the Selection Committee of the Federal Government by September of this year.

Your Board RECOMMENDS that it be given authority to employ such consultants in consultation with the Sub-Committee on the 1976 United Nations Conference Demonstration Project, and that an amount of $15,000 be provided for this purpose out of Contingency Reserve in advance of approval of the 1974 budget.

CONSIDERATION

8. Parks Board Administration Building Addition

The Director of Finance has submitted the following report to your Board for Council consideration.

"The following letter (quoted in full) from the Superintendent of the Parks Board to the Board of Administration deals with the question of the addition to the Parks Board administration building.

Cont'd . . . .

Clause #8 continued:

'On Monday, March 25, 1974 the following tenders were opened by the Board and referred to the Superintendent for report:

a.	Creighton Construction Ltd.	$263,363
b.	Bengal Construction Co. Ltd.	266,800
c.	Allan & Viner Construction Ltd.	278,000
d.	Bent Construction Ltd.	347,831

As the amount exceeded the original estimate we requested the architects to check possible deletions from the project. He has negotiated reductions totalling $14,538 and has recommended that we enter into a contract for $248,825 with the low bidder Creighton Construction Ltd. I am enclosing copy of the architect's letter dated April 3.

We presently have $150,000 in 1973 Five Year Plan Capital allocation for the project approved by City Council and an additional amount of $150,000 was included in our 1974-75 Capital allocations of our Five Year Plan development funds to complete the addition. The balance of $51,175 left after awarding a contract will be used for architectural and consulting fees, landscaping, furnishings and alterations to existing space.

The building addition project is included in the Federal Capital Works program totalling $1,000,000 approved for park developments general utilizing remaining Five Year Plan park development funds. The City should realize a minimum of $25,000 for on-site labour forgiveness on the project. I will be recommending that the Park Board approve the reduced contract on Monday, April 8, and it would be appreciated if you could process this matter so that the City Council can consider it on Tuesday, April 9. Advance approval of the Board's 1974-75 Capital allocation in the amount of $150,000 to complete the administration building addition is required. Approval by City Council of the Legal Department entering into a contract with Creighton Construction Ltd. in the amount of $248,825 on behalf of the Park Board is also required.

Your assistance in processing this matter as soon as possible would be appreciated.'

The letter is basically self-explanatory. The Park Board does have a $150,000 approved last year in their Five Year Plan capital funds for Park development for the addition to the administration building and has requested $150,000 to be included in the 1974 capital plan allocations from park development funds. At the time this report is written the Park Board has not dealt with the item as Superintendent points out in his letter that he will be recommending approval to the Parks Board on Monday night, April 8th and I assume the City Clerk can inform Council as to the Parks Board action at the time Council is considering this report.

Submitted for Council Consideration:

The request of the Park Board for advance approval of a $150,000 capital allocation for their 1974 Capital Budget, Park Development Funds, to complete the administration building addition. Also noted is that if the Park Board has approved the item on Monday, April 8th, and Council agrees with the action, that Council should authorize the entering into the contract for the work."

Your Board submits the above report for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 94-95

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review of Rupert Street-End North of C.P.R. Right-Of-Way to Original High Water Mark

The Supervisor of Property and Insurance reports as follows:-

"This property comprises 6,534 square feet and is leased to Alberta Pool Elevators for 10 years from September 24, 1968, at a current rental of $457.00 per annum plus taxes. The property is utilized for access and some parking.

The rent was subject to review as of September 24, 1973, and after negotiation the lessees have agreed to pay an increased rental of $835.00 per annum plus taxes.

The Supervisor of Property and Insurance is of the opinion that this rental represents market rental value. It is therefore,

RECOMMENDED

That the rental for the period September 25, 1973, to September 24, 1978 be increased to $835.00 per annum plus taxes as if levied."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Request from Mount Pleasant Area Council for Children's Play Area

The Director of Planning reports as follows:

" At a meeting of Council on December 18, 1973, a delegation from the Mount Pleasant Area Council presented a brief requesting the use of 99 feet on the west side of the city-owned land on the north side of 5th Avenue between Carolina and Fraser Streets (i.e.the Carolina Street end (66 feet), and Lot No.1, Block 93, D.L. 264A, (33 feet), for a children's play area. (See Appendices I & II).

Council resolved "that the Director of Planning and the Supervisor of Property and Insurance report back on the suitability of the Carolina Street end and other suitable properties for the type of neighbourhood park as requested by the organization."

The 66 foot street end, as requested, is not available for a children's play area. Since May, 1971, the City has been involved in negotiations with a developer who wishes to purchase 33 feet of the subject street end. The developer will consolidate this land with his property to the west and erect an apartment building.

A development permit for this building has been obtained, subject to the developer acquiring a 33 foot portion of the street end from the City. (Further details of these negotiations are shown in Appendix III).

Cont'd . . .

Clause 2 Cont'd

In view of the foregoing events, it can be considered that only 33 feet of the requested street end could be made available for a children's play area. The spokesman for the Mount Pleasant residents insists that a width of only 33 feet would be inadequate for a play area. Since there is no alternative site available in the immediate area, it is suggested that the remaining 33 feet of the Carolina Street end, plus the adjacent 33 foot City-owned lot to the east, be made available, temporarily to the Mount Pleasant Area Council for a children's play area.

The developer of the aforementioned apartment building has indicated on his plans that a five foot high wooden fence will be constructed along the eastern boundary of his project. This fence will effectively separate the proposed children's play area from the service vehicle access route on the apartment site.

The Supervisor of Property and Insurance does not concur with the recommendation that the 33 foot City-owned lot (along with the east 33 feet of the Carolina Street end) be leased for a play area. He indicated that, when Council dealt with the original request from the Mount Pleasant Area Council to use this lot, it refused same, on the basis that assembly of a housing site had first priority. He believes that the situation has not changed.

The subject property could be leased to the Mount Pleasant Area Council until the land is developed for housing. At that time, the City could consider requiring the developer to provide a children's play area (to serve his project and the surrounding area) in conjunction with his development. Some cost-sharing arrangment could be worked out between the developer and the City regarding the development and maintenance of the required play area.

It is therefore RECOMMENDED THAT:

(A) The City lease for $1.00 per year, the easterly 33 feet of the Carolina Street end, plus the adjacent 33 foot City-owned Lot 1, Block 93, D.L. 264A, to the Mount Pleasant Area Council for development, on a temporary basis, as a children's play area, subject to the following conditions:

a) The City be relieved of all liability;

b) The lessee to provide the City with evidence of current liability insurance in an amount satisfactory to the Supervisor of Property and Insurance.

c) The play area to be the responsibility of the lessee;

d) The leased area to be kept at all times, in a neat and tidy condition;

e) The City reserve the right of entry at all times for the installation and repair of all utilities;

f) A lease agreement satisfactory to the Corporation Counsel and City Engineer, for the period from March 1, 1974 to December 31, 1974, and thereafter on a year-to-year basis, subject to a 90 day cancellation clause.

(B) When the City-owned land is marketed, the City consider the provision of a children's play area in conjunction with the redevelopment of the subject site."

Reference is made to Board of Administration (Property Matters) report of April 1st, 1974, dealing with the remaining privately owned Lots 11 and 12, Block 93, D.L. 264A.

Your Board Recommends that the foregoing Recommendations of the Director of Planning be adopted.

CONSIDERATION AND RECOMMENDATION

3. Acquisition for Re-Plotting Purposes
Lots 11 & 12, Block 93, D.L. 264A
673 and 677 East 5th Avenue

The Supervisor of Property and Insurance reports as follows:-

"The City presently owns Lot A and Lots 1 to 10 inclusive in Block 93, D.L. 264A. Reference is made to Item 3, Property Matters, June 15th, 1973, confirmed by Council on June 19th, 1973, wherein the Supervisor of Property and Insurance was authorized to negotiate the acquisition of the two remaining privately owned properties in this block for future housing purposes.

Lot 12, Block 93, D.L. 264A.
677 East 5th Avenue

These premises comprise a single-storey frame and brick building plus a full basement with a main floor area of 2,240 square feet, erected in 1910 on a lot 33' x 122', zoned RM-3. This building contains commercial, office and warehouse areas which, due to rezoning of the area some years ago, by the City, are non-conforming in use. There are 7 rooms on the main floor, which are used as offices by four different companies and the basement is used for warehouse and storage facilities. The building also contains 4 plumbing fixtures, has roll-roofing and tar and gravel roof, wood siding and brick exterior, and heat is supplied by electrical heat panels and an automatic gas-fired furnace. This building has been well maintained and is in good condition.

Following negotiations with the owners, they are prepared to sell for the sum of $60,000.00 as of April 30th, 1974. This purchase price is considered to be fair and equitable and is representative of market value.

It is the view of the Supervisor of Property & Insurance that it is highly desirable to acquire and remove the non-conforming use structures on Lot 12. However, in order that this lot could subsequently be included in a resub-division scheme, it will be necessary to also acquire Lot 11, by Expropriation.

Lot 11, Block 93, D.L. 264A
673 East 5th Avenue

These premises comprise a single storey frame dwelling, plus a full basement, erected in 1910 on a lot 33' x 122', zoned RM-3. The dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior and heat is supplied by an automatic gas-fired furnace.

The owner of this property does not wish to be disrupted and refuses to negotiate, therefore, if the City wished to proceed with the acquisition, expropriation will be necessary.

If City Council wishes to proceed with the acquisition of the two aforementioned properties, it is then,

RECOMMENDED:

(a) That the Supervisor of Property & Insurance be authorized to acquire the property, legally described as Lot 12, Block 93, D.L. 264A and known as 677 East 5th Avenue, for the sum of $60,000.00 as of April 30th, 1974, chargeable to Code 4954/826;

Cont'd . . .

Clause 3 Cont'd

(b) (i) That since the City has been unable to negotiate the acquisition of the property, legally described as Lot 11, Block 93, D.L. 264A, and known as 673 East 5th Avenue, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed;

(ii) That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of said expropriation;

(c) That the Supervisor of Property and Insurance be authorized to demolish both buildings when vacant."

Your Board submits the foregoing report of the Supervisor of Property and Insurance for Council's CONSIDERATION and RECOMMENDATION.

REFERENCE IS MADE TO DIRECTOR OF PLANNING'S REPORT PRESENTLY BEFORE COUNCIL RE REQUEST FROM MOUNT PLEASANT AREA COUNCIL FOR CHILDREN'S PLAY AREA.

FOR COUNCIL ACTION SEE PAGE(S) 15

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Champlain Heights - Noise Study

The City Engineer reports as follows:

"Members of the Traffic and Transportation Division recently attended meetings of the Champlain Heights Planning Advisory Committee to discuss the arterial street system in the area and noise problems along Boundary Road. The Committee requested this Department to carry out a noise study and propose noise abatement measures, since they do not have a budget to have such a study done.

The Committee requires the information before the end of April so that it can be incorporated into the planning study now in progress for areas E and F in Champlain Heights. This Department agrees that such a study would be desirable and timely. The study should:

a) establish typical present noise levels along Boundary Road between Imperial and Marine Drive

b) comment on the implications of existing noise levels

c) propose possible treatments along Boundary Road to reduce the impact of noise in the adjacent community

d) propose possible subdivision and building construction requirements to reduce the impact of noise on the community.

It is anticipated that a study of this kind could be carried out by consultants for less than $5,000. If the study is authorized the money will be made available from the Contingency Reserve Fund.

The City Engineer RECOMMENDS that Council authorize:

a) the expenditure of up to $5,000 for this purpose

b) the City Engineer to call for proposals and retain a consultant to do the above discussed study."

FOR COUNCIL ACTION SEE PAGE(S) 96

BUILDING AND PLANNING MATTERS

B-4

CONSIDERATION

1. Housekeeping Unit
4157 West 14th Avenue

The Director of Permits and Licenses reports as follows:

"A letter has been received from a Mrs. C. Razzell who wishes to appear before Council as a spokesman for a delegation against the retention of a housekeeping unit in the basement of the above building.

On November 22, 1973, our Inspection Services reported that the above building was occupied as a two-family dwelling having one housekeeping unit in the basement and one dwelling unit on the combined main and attic floors.

As a result of a notice sent to the owner to restore the use of the building to a one-family dwelling, the tenants of the basement housekeeping unit have made application to City Council for consideration under the Hardship Policy. The Hardship Committee has considered the request, and as the tenants are U.B.C. students on a very limited income, the Committee has recommended that enforcement action be withheld for a period of one year, but as there is a delegation request, this matter is submitted for CONSIDERATION.

DELEGATION REQUEST - MRS. C. RAZZELL

FOR COUNCIL ACTION SEE PAGE(S) 96

FIRE & TRAFFIC MATTERS

B-6

RECOMMENDATION

1. Re Abandoned Vehicles

The Corporation Counsel reports as follows:

"The Police Department have indicated that there are some 400 unlicensed or abandoned vehicles parked on the City streets.

Up until the present time they have been using Section 179 of the Motor Vehicle Act. This section covers a number of 'unlawful' situations where cars may be impounded, but the procedure for disposal is quite complicated and involves the use of the 'Warehousemen's Lien Act'.

Another Statute, the 'Highways (Scenic Improvement) Act', has specific provisions for dealing with vehicles which are actually abandoned and the procedure is less complicated. The Act, however, requires a specific resolution of Council before it can be used. The Police Department are anxious to use this Statute in the case of truly abandoned vehicles. If Council agrees with this, I RECOMMEND that the Chief Constable, or his nominee on his behalf, be authorized to deal with abandoned vehicles as provided in Section 8 of the 'Highways (Scenic Improvement) Act'."

FOR COUNCIL ACTION SEE PAGE(S) 96

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 23, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of a group of six Malaysian business men who are visiting Vancouver as guests of the Rotary Club, and also the presence of students from the Prince of Wales Mini-school, under the direction of Mrs Pat Robertson.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of two reports of the Standing Committee on Civic Development dated April 4th and April 11th,1974. It was, therefore, agreed that these reports would be considered in Open Council this day.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the Minutes of the Regular Council Meeting dated April 9, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

VARIATION OF AGENDA

It was agreed to vary the Agenda to consider Board of Administration Report dated April 19, 1974, concerning Park Board Administration Building Addition.

Board of Administration Report
dated April 19, 1974.

Park Board Administration Building Addition.

Council, on April 9, 1974, when considering a report of the Board of Administration on Allocation of Additional Funds for the Park Board Administration Building Addition, referred the matter to the Board of Administration for report back following discussions with the Park Board.

CONTINUED . . .

Park Board Administration Building Addition (Contd.)

Pursuant thereto, the Board submitted a report dated April 19, 1974, on the subject, giving space and allocation details, style and finish of proposed addition, possible cost reductions and the history of this matter.

The Board of Administration Report concluded with the following recommendations:

(a) the tender of Creighton Construction Ltd., in the adjusted amount of $248,825 be accepted. The Director of Legal Services be authorized to complete the necessary contract documents for signature by the Mayor and City Clerk.

(b) A further $150,000 be made available from Park Board Five Year Plan Capital Funds for this project.

MOVED by Ald. Pendakur
THAT the foregoing recommendations of the Board of Administration be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATION OR PETITIONS.

1. Canadian Federation of Mayors and Municipalities Annual Convention.

Council noted the following communication from the Mayor dated April 11, 1974.

" This year the Annual Convention will be in Winnipeg, June 3rd to June 6th inclusive. They have tightened up the agenda somewhat and made much better provision for the consideration of Resolutions.

I have been asked to chair the Session on the afternoon of the first day and have accepted. I think that Alderman Volrich, as our UBCM representative, should also go if he can.

I would like to recommend that any other members of Council who wish to go should be entitled to go and should be entitled to the normal expense arrangements.

I believe that it would be useful to organize sessions with members of Councils of other large cities in the country on an informal basis. Some members of the Toronto Council have indicated interest in getting together in such a way. If it is agreed to send a few members of Council, I will attempt to line up a couple of informal meetings with other Councils. "

The Mayor also recommended that Commissioner Ryan as, in the past, be given authority to attend the Conference.

MOVED by Ald. Bowers,
THAT the recommendation of the Mayor be approved and authority for Commissioner Ryan to attend the Conference be given, and FURTHER THAT the Council Meeting scheduled for June 4, 1974, be cancelled.

- CARRIED

(Ald Rankin voted against the Motion)

CONTD.....

COMMUNICATIONS OR PETITIONS (Contd.)

2. G.V.R.D. Seminars, May 8, 1974.

Council noted a letter from the Greater Vancouver Regional District, advising of three Workshop Seminars on Regional Policies to be held May 8th, at 4 p.m. at the Vancouver Airport Hyatt House, in Richmond.

MOVED by Ald. Pendakur
THAT the foregoing letter from the G.V.R.D. be received.

- CARRIED UNANIMOUSLY.

3. Neighbourhood Services Association
Withdrawal of Community Development Workers.

MOVED by Ald. Rankin
THAT, pursuant to the request received from the Neighbourhood Services Association in its letter dated April 18, 1974, permission be granted for representatives of the Association to appear as a delegation on April 30th, 1974.

- CARRIED UNANIMOUSLY.

4. Development of Vancouver Waterfront from Main Street, West.

Council noted a letter from the International Longshoremen's & Warehousemen's Union, under date of April 5, 1974, requesting that Council receive a delegation from Local 500 of the International Longshoremen's & Warehousemen's Union and the Vancouver Labour Council, with respect to the development of the Vancouver Waterfront.

MOVED by Ald. Harcourt
THAT the request to appear as a delegation be granted and the necessary arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT, AND OTHER REPORTS.

A. BOARD OF ADMINISTRATION
General Report, April 19, 1974.

Works and Utility Matters, (April 19, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1. Water Main Installation - 1973 Capital Budget.
Cl. 2. Tender No. 57-74-5, Supply of Extra Strength Clay Sewer Pipe and Fittings.
Cl. 3. Vanier Park Sewage Pump Station.
Cl. 4. Plumbing Changes for Pollution Control - Cambie Yard Buildings.

MOVED by Ald. Pendakur
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

BOARD OF ADMINISTRATION
General Report, April 19,1974.

Building & Planning Matters (April 19,1974)

The Council considered this report which contains 3 Clauses identified as follows:

Cl. 1. Relocation of Zoning Section of Planning Department
Cl. 2. 2405 West 7th Avenue.
Cl. 3. Strata Title Application - New Construction,
2336 Wall Street - Lot 'D', Block 2, D.L.184
40 Dwelling Units
Landmark Projects Corp. Ltd.,
330 West Hastings Street, Vancouver, B.C.

The Council took the following action.

Relocation of Zoning Section of Planning Department.(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Board of Administration contained in this Clause be approved.
- CARRIED UNANIMOUSLY.

2405 West 7th Avenue.(Clause 2)

MOVED by Ald. Rankin
THAT the request by Mr. G. Zerbinos to be heard as a delegation be granted, and the necessary arrangements left in the hands of the City Clerk.
- CARRIED UNANIMOUSLY.

Strata Title Application - New Construction
2336 Wall Street, - Landmark Projects Corp.Ltd.(Clause 3)

MOVED by Ald. Rankin
THAT the application of Landmark Projects Corp. Ltd., under the Strata Titles Act re new Apartment Development at 2336 Wall Street, be approved, subject to application of relevant By-laws.
- CARRIED UNANIMOUSLY.

Licenses and Claims Matters (April 19, 1974)

Claim No. 14719
Coquitlam Equipment & Rentals Ltd.

MOVED by Ald. Bowers
THAT the recommendation of the Board of Administration contained in this report be approved.
- CARRIED UNANIMOUSLY.

Fire and Traffic Matters (April 23, 1974)

Block 52 Parking Garage - Financial Status

MOVED by Ald.Pendakur
THAT the report of the Board of Administration be received for information.
- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Finance Matters. (April 19, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Vancouver Public Library - Automation of Acquisition Procedures .
Cl. 2. Grant Equal to Annual Taxes - Vancouver Peretz School.

Council took the following action:

Vancouver Public Library
Automation of Acquisition Procedures. (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Grant Equal to Annual Taxes
Vancouver Peretz School. (Clause 2)

MOVED by Ald. Marzari
THAT a grant in lieu of 1972 and 1973 taxes by approved to the Vancouver Peretz School.

- (tabled)

MOVED by Ald. Bowers
THAT this whole matter be tabled and the request of the Vancouver Peretz School to appear as a delegation be granted, but the organization be asked to provide a copy of its latest Financial Statements and prove financial need in respect of this grant request in lieu of taxes.

- CARRIED UNANIMOUSLY.

Personnel Matters (April 19, 1974)

Salary and Classification Review,
One Position Medical Health Officer II,
Dr. Duncan Black, Health Department.

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY.

Property Matters (April, 19, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1. Assignment of Leases
A. Lots 20 & 21, Block 64, D.L. 541
Situated N.W. Corner Richards and Smithe Streets.
B. Overhead Vehicular Ramp above the Lane between Richards and Seymour Streets, North of Smith St. Between Lots 14 and 15 and Lots 24 and 25, Block 64, D.L. 541.
Cl. 2. Bridge Insurance.
Cl. 3. Acquisition for Potential Housing Site, Lot 4, Blocks 6 to 8, District Lot 195 3688 Hull Street.
Cl. 4. Lot 63 North of Right-of-Way, D.L. 258 and 329 Situated South Side Marine Drive, Jellicoe to Kerr.

The Council took the following action:

CONTD. . . . .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Property Matters (April 19, 1974) (Contd.)

Assignment of Leases.
A. Lots 20 & 21 Block 64, D.L. 541
Situated N.W.Corner Richards and Smithe Street.
B. Overhead Vehicular Ramp above the Lane between Richards and Seymour Streets, North of Smithe Street, Between Lots 14 & 15 and Lots 24 & 25, Block 64, D.L. 541.

MOVED by Ald. Volrich
THAT this clause be deferred pending further information being obtained from the Board of Administration with respect to these leases.

- CARRIED UNANIMOUSLY.

(Ald. Volrich agreed to meet with the Supervisor of Property and Insurance to explain the information required.)

Bridge Insurance.

MOVED by Ald. Bowers
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Acquisition for Potential Housing Site, Lot 4, Blocks 6 to 8, District Lot 195, 3688 Hull Street.

MOVED by Ald. Bowers
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Lot 63 North of Right-of-Way, D.L. 258 and 329
Situated South Side Marine Drive, Jellicoe to Kerr.

MOVED by Ald. Bowers
THAT a site of approximately 200 to 300 feet in D.L.258 & 329 adjacent to the Company's lands be sold to Tonecraft (B.C.) Ltd., for consolidation with its own property to the west, subject to a scheme of development satisfactory to the Director of Planning and a method of disposal of waste satisfactory to the Director of Permits and Licenses, and any other conditions which may be pertinent to the site. The Supervisor of Property and Insurance to negotiate a purchase price based on market value, for report back to Council.

- (deferred)

MOVED by Ald. Marzari
THAT consideration of this whole matter be deferred, and the Supervisor of Property and Insurance be requested to explore the advisability of leasing this property, and report back to Council.

- CARRIED

(Ald. Bowers, Hardwick and Pendakur voted against the Motion to defer)

B. DEPARTMENT GENERAL REPORT
April 19, 1974.

Works and Utility Matters (April 19, 1974)
Residential Lane Paving.

MOVED by Ald. Hardwick
THAT this report of the City Engineer be received for information.

- CARRIED UNANIMOUSLY.

CONTINUED.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Social Service and Health Matters (April 19, 1974)

Central and Oliver Hotels

MOVED by Ald. Harcourt
THAT the recommendations of the Director of Social Planning contained in this report be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters (April 19, 1974)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1. Deletion of Building Lines.
Cl. 2. Rezoning Application: Southwest corner of School Avenue and Tyne Street, Lot 2, Block B of Block 21 D.L. 50.
Cl. 3. Rezoning Application: Northeast corner of Columbia and Keefer Streets. Lot 2 of 'A'. Block 15, D.L. 2037 and 196.
Cl. 4. Rezoning Application: Block bounded by Burrard and Pine Streets, 6th and 7th Avenues, Block 288. D.L.526
Cl. 5. Development Permit Application No.65093, 1720 Rupert Street.
Cl. 6. Development Permit Application No. 64999 8884 Granville Street.
Cl. 7. Stanley Park Neighbourhood Local Improvement.
Cl. 8. Area 6 Review and Recommendation Committee.

MOVED by Ald. Hardwick
THAT the recommendations of the Director of Planning contained in Clauses 1, 5, 6, 7 and 8 of this report be approved.
, AND FURTHER THAT the recommendations of the Director of Planning referring re-zoning applications to a Public Hearing, as contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY.

Fire and Traffic Matters (April 19, 1974)

D.P.C. Parking Rates.

MOVED by Ald. Bowers
THAT the recommendation of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY.

Finance Matters.(April 19, 1974)

B.C. Telephone Company,
Rate Structure Application.

MOVED by Ald. Rankin
THAT Council express its opposition to the proposed increase in telephone rates and the Corporation Counsel be authorized to communicate this fact to the Canadian Transport Commission

- CARRIED UNANIMOUSLY.

D. Report of Standing Committee on Waterfront, April 4, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. D.P.A.No.65844.Empire Stevedoring Co., Ltd.
Cl. 2. D.P.A.No.65814 and 65816, B.C. Ice and Cold Storage Ltd.
Cl. 3. Re-zoning of City Centre Waterfront from M-1 Industrial to Urban.
Cl. 4. Draft Sign Control Bylaw.
Cl. 5. Vanterm - Access.

The Council took the following action:

CONTINUED...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS. (Contd)

D.P.A. No.65844.
Empire Stevedoring Co.Ltd. (Clause 1)

MOVED by Ald. Pendakur
THAT Clause 1 be approved after adding the following words to the recommendation of the Committee: "but that the Development Permit be valid for one year only from date of issue".

- CARRIED
(Ald. Hardwick and Linnell voted against the motion)

D.P.A. No.65814 and No.65816
B.C. Ice and Cold Storage Ltd. (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur
THAT the recommendations of the Committee contained in Clauses 3 & 4 be approved and Clause 5 be received for information

- CARRIED UNANIMOUSLY.

During consideration of Clause 3 concerning an application to the Regional District to re-zone the area from M-1 to Urban use, the Council was advised of a letter circulated from the - Save the Entrance to Stanley Park Committee - commenting on the Committee's recommendation.

E. Report of Standing Committee on
Finance & Administration, April 4,1974.

The Council considered this report which contains five clauses identified as follows:

Cl. 1. Cultural Grants 1974 - Vancouver Symphony Society.
Cl. 2. 1974 Budget Appeals - Departments and Boards.
Cl. 3. Downtown East Side Recreation Project.
Cl. 4. Grandview Community Centre.
Cl. 5. Old Museum Building.

The Council took the following action:

Cultural Grants 1974
Vancouver Symphony Society. (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

1974 Budget Appeals -
Departments and Boards. (Clause 2)

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in Clauses 2A,B(i) and C, be approved.

The Council noted that in respect of Clause B(ii) concerning supplemental budget items of $150,000 in the Park Board Budget, the Finance Committee had submitted the item for Council consideration because of a tie-vote which had resulted in the Committee.

CONTD.....

1974 Budget Appeals -
Departments and Boards (Contd.)

MOVED by Ald. Bowers
THAT supplemental budgetitems amounting to $150,000 be allocated to the Park Board for Community and Recreational programmes, as outlined in the Board of Administration Report to the Committee, dated April 2, 1974, (Schedule 1, Clause 3)

MOVED by Ald. Linnell (in amendment)
THAT the $150,000 be allocated as outlined in Schedule 1, Clause 3, items ,C,E,N,2,3,4,5 & 6, of the Board of Administration Report to the Finance Committee dated April 2, 1974.

- LOST

(Ald.Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion)

The Amendment having Lost, the Motion was put and -

- CARRIED UNANIMOUSLY.

Downtown East Side Recreation Project.(Clause 3)

MOVED by Ald. Bowers
THAT the recommendation of the Committee be approved after amending it to read as follows:
"That funds for one month's operation be added to the 1974 Park Board Budget pending the evaluation of the program to take place during that month, for report back to the Standing Committee on Social Services".

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers
THAT Clauses 4 and 5 of the Standing Committee's report be received for information.

- CARRIED UNANIMOUSLY.

F. Report of Standing Committee on
Social Services, April 4, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Day Care - City of Vancouver.
Cl. 2. Use of Smith-Grant Manor Lithographers Ltd.,Building, 1110 East 15th Avenue, Vancouver.
Cl. 3. Commercial Rental Agencies
Cl. 4. Child Care Federation.
Cl. 5. Grandview Community Centre.

The Council took the following action:

MOVED by Ald. Rankin
THAT the resolutions contained in Clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY.

Commercial Rental Agencies. (Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED

(Ald. Linnell, Volrich and the Mayor voted against the motion)

Child Care Federation. (Clause 4)

MOVED by Ald. Rankin
THAT the recommendations contained in Clause 4 be approved

- LOST (NOT HAVING THE REQUIRED MAJORITY)

(Ald. Bowers, Linnell, Massey, Pendakur and Volrich voted against the Motion)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Grandview Community Centre. (Clause 5)

MOVED by Ald. Rankin
THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

G. Report of Standing Committee on Civic Development, April 4,1974.

Council considered this report which contains three Clauses, identified as follows:

Cl. 1. Downtown Planning Programme: 1974.
Cl. 2. Citizens' Guidance Panel - Downtown Planning Programme.
Cl. 3. Relocation of 6th Avenue Railway Line - Area 6.

The Council took the following action:

Downtown Planning Programme: 1974. (Clause 1)

Council in considering Clause 1, noted the following recommendations of the Committee:

"A. THAT Council approve the Downtown Planning Programme: 1974, outlined in the attached report of the Director of Planning dated April 4, 1974;

B. THAT Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of $15,562;

C. THAT Council authorize the Director of Planning to employ TEAG consultant services;

D. THAT Council refer the total budget to the Board of Administration for review and report back to Council. "

Pursuant to recommendation 'D' the Board of Administration submitted a report, dated April 22, 1974 which recommended changing the amount of $15,562, as contained in 'B' above, to $12,011, and concluded with the following recommendations:

(a) Consultant Costs:

The net cost of consultant services for the 4-month Downtown Study is estimated at $86,660 including a 10% contingency.

(b) Staff Costs:

Most staff who will be working on the 1974 Downtown Planning Program are included in the 1974 regular Department budget and in funds carried over from 1973 when the Downtown group was established.

Two temporary positions of Planning Assistant III and Clerk Steno. III expire at the end of May, and it is recommended that these positions be extended to the end of the year. The cost of these temporary staff and related office expenses is estimated at $12,011.

Details of the $12,011 cost for staff expenses follow:

Total costs (excluding regular budget items)	$31,483
Less: Unexpended funding carried over from 1973	19,472
Equals additional funding required	$12,011

CONTD. . . .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Downtown Planning Programme, 1974. (Contd)

Total Costs include:

- Temporary positions		
Planning Asst. III	$10,938	
Clerk Steno. III	7,728	
Fringe benefits	1,867	$20,533
- Overtime		3,500
- Guidance Panel		2,500
- Office Operation		3,750
- Car allowance		200
- Printing and Reproduction		1,000
TOTAL COST:		$31,483

The Director of Finance advises that if Council approves this report, funds will have to be provided from Contingency Reserve.

MOVED by Ald. Hardwick
THAT
A. Council approve the Downtown Planning Programme: 1974 outlined in the attached report of the Director of Planning dated April 4, 1974.

B. Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of $12,011.

C. Council authorize the Director of Planning to employ TEAG consultant services, and other consulting services as outlined in the Director of Planning report to the Committee dated April 4, 1974.

D. Council authorize the budget as contained in the Board of Administration Report dated April 22, 1974, outlined above.

- CARRIED UNANIMOUSLY.

Citizens' Guidance Panel,
Downtown Planning Programme. (Clause 2)

MOVED by Ald.Hardwick
THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

Relocation of 6th Avenue Railway Line - Area 6. (Clause 3)

MOVED by Ald. Hardwick
THAT the recommendation in Clause 3 be approved, after adding the following: "that the City Engineer be instructed to investigate the funding sources through the Canadian Transport Commission, the Railway Grade Crossing Funds and the proposed Railway Relocation Legislation, in respect of False Creek and the Waterfront.

- CARRIED UNANIMOUSLY.

(During consideration of the foregoing, the Council recessed at 3.50 p.m. for an 'In Camera' Meeting in the Mayor's Office and re-convened in Open Council at approximately 4.30 p.m.)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

H. Report of Standing Committee on Community Development, April 4, 1974.

Council considered this report which contains four Clauses identified as follows:

Cl.1. Dunbar-Southlands Area Planning.
Cl.2. Furniture Requests - Non-Profit Organizations.
Cl.3. Interim RM-3A Zoning in Kitsilano; Expenses incurred by the West Broadway Citizens' Committee.
Cl.4. Charles/Adanac Lands.

Council took the following action:

Dunbar-Southlands Area Planning.(Clause 1)

MOVED by Ald. Volrich
THAT Clause 1 be deferred pending a report from the Director of Planning on this whole matter of Local Area Planning.

- CARRIED UNANIMOUSLY.

Furniture Requests - Non-Profit Organizations.(Clause 2)

MOVED by Ald. Volrich
THAT the recommendations contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Interim RM-3A Zoning in Kitsilano: Expenses incurred by the West Broadway Citizens' Committee. (Clause 3)

MOVED by Ald. Volrich
THAT the recommendation contained in this Clause be approved.

(Ald. Bowers, Hardwick, Linnell, Massey, Pendakur and the Mayor voted against the Motion,) - LOST (NOT HAVING RECEIVED THE REQUIRED MAJORITY

Charles/Adanac Lands.(Clause 4)

MOVED by Ald. Volrich
THAT the recommendations contained in this Clause be approved.

- CARRIED

(Ald. Linnell and Massey voted against the Motion)

I. Report of Standing Committee on Housing, April 9, 1974.

Council considered this report which contains four Clauses identified as follows:

Cl.1. Housing Funds available in the National Housing Act.
Cl.2. B.C. Housing Foundation.
Cl.3. Single Women's Housing Project - Nicola Street.
Cl.4. Semlin Drive Family Housing Scheme.

Council took the following action:

Housing Funds Available in the National Housing Act.(Clause 1)

MOVED by Ald. Harcourt
THAT the resolutions of the Standing Committee contained in this Clause be received for information.

- CARRIED

(Ald. Pendakur voted against that section of the Clause concerning officials meeting with representative of the Government to discuss the possibilities of the City forming a Housing Society.)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (CONTD.)

B.C. Housing Foundation (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Single Women's Housing Project - Nicola Street. (Clause 3.)

MOVED by Ald. Harcourt
THAT the resolution of the Committee, contained in this Clause be received for information.

- CARRIED UNANIMOUSLY.

Semlin Drive Family Housing Scheme. (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY.

J. Report of Standing Committee on Finance & Administration and Social Services, April 11,1974.

1974 Civic Grant Requests - Social Services.

MOVED by Alderman Rankin
THAT the recommendations and resolutions contained in this report be approved, except those recommendations proposing 'No Action' be received.
FURTHER THAT any of the Organizations named in the report be permitted to appear before Council, if they so wish, to appeal against the decisions made this day. The necessary arrangements for the hearing of delegations to be left in the hands of the City Clerk.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald.Volrich, Pendakur voted against the recommendation re Outward Bound)
(Ald. Hardwick, Pendakur and Volrich voted against the recommendation re Family Place.)

K. Report of Standing Committee on Social Services, April 11,1974)

Council considered this report which contains seven Clauses, identified as follows:

Cl.1. Day Care Priority Sites.
Cl.2. Lengthy Delays Encountered by People Applying for Mincome.
Cl.3. Emergency Shelter for Native Young People.
Cl.4. Length of Stay of Clients in Catholic Charities.
Cl.5. Continental Hotel - Bridge 'Y'
Cl.6. Proposed Demolition of Homes and Eviction of Tenants - 1400 Block Kitchener and Odium Drive.
Cl.7. Family Court Committee.

Council took the following action:

CONTINUED.

K. Report of Standing Committee on Social Services (Continued)

MOVED by Ald. Rankin
THAT Clauses 1 and 6 contained in this report be approved, and Clauses 2, 3, 4, 5, and 7, be received for information.

- CARRIED UNANIMOUSLY.

L. Report of Standing Committee on Finance and Administration, (April 11,1974)

Council considered this report which contains four clauses identified as follows:

Cl. 1. "Step '74" Student Summer Employment
Cl. 2. 1974 Departmental Budget Appeals.
Cl. 3. Old Museum Building.
Cl. 4. Miscellaneous Grants - 1974.

Council took the following action:

"Step '74" Student Summer Employment. (Clause 1)

MOVED by Ald. Bowers
THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

1974 Departmental Budget Appeals. (Clause 2)

MOVED by Ald. Bowers
THAT the recommendations and resolutions of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Old Museum Building. (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendations contained in this Clause be approved, and
FURTHER THAT the Board of Administration be directed to investigate the sale or lease of the old Museum Building and obtain tenders, on the condition that the exterior appearance of the building be retained.

- CARRIED UNANIMOUSLY.

Miscellaneous Grants - 1974.

MOVED by Ald Bowers,
THAT the recommendations contained in this Clause be approved on the understanding that the grant of $637,100 to the Vancouver Museums and Planetarium Association is on the basis of the formula agreed upon and which includes an amount for fringe benefits as determined by the Director of Finance.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Marzari voted against the motion in respect of the Salvation Army grant)
(Ald. Gibson and Pendakur voted against the motion in respect of the Museums and Planetarium Association grant)

During consideration of the item in this clause concerning the Museum and Planetarium Association's grant, Alderman Gibson, on behalf of Council, undertook to discuss future grants with the Association.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

M. Report of Standing Committee on Waterfront, April 11,1974.

Council considered this report which contains six Clauses identified as follows:

Cl. 1. Port of Vancouver Leasing Arrangements.
Cl. 2. Work Schedule Stage III Waterfront Planning Study.
Cl. 3. Public Access to Fraser River under Knight Street
Cl. 4. Policing Factors - Waterfront Planning Study. (Bridge)
Cl. 5. Vanterm - Access.
Cl. 6. Correspondence.

Council took the following action:

MOVED by Ald. Pendakur
THAT Clauses 1 & 2 of this report be approved and 3,4,5 & 6 be received for information.

- CARRIED UNANIMOUSLY.

N. Report of Standing Committee on Community Development, April 11,1974.

Neighbourhood Improvement Program Detailed Selection of Areas.

MOVED by Ald. Volrich
That the recommendations of the Committee, contained in this report be approved.

- CARRIED UNANIMOUSLY.

O. Report of Standing Committee on Finance and Administration, April 18, 1974.

The Council considered this report which contained eight clauses, identified as follows:

Cl. 1. 1974 Department Budget Appeals
Cl. 2. Miscellaneous Grants 1974
Cl. 3. 1974 Revenue Budget Estimates
Cl. 4. Mayor's Fund
Cl..5 Special Review - Preliminary Budget Estimates.
Cl. 6. City Engineer - Sewer
Cl. 7. City Proportion of T.B. Patient Costs.
Cl. 8. Metered Water Rates.

The Council took the following action:

1974 Departmental Budget Appeals. (Clause 1)

A. Social Planning Department.

MOVED by Ald. Bowers
THAT the recommendations contained in Clause 1.A. be approved.

- CARRIED

(Ald. Pendakur voted against the motion in respect of continuation of the "Urban Reader")
(Ald. Hardwick, Pendakur and Rankin voted against the motion in respect of continuation of Downtown Information Service.)
(Ald. Rankin voted against the motion in respect of Purchase of Information Service Fund.)

CONTINUED.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (CONTD)

B. Library Board.

(i) Books and other Library Material.

MOVED by Ald. Bowers
That the recommendation of the Committee contained in this Clause be approved, for inclusion in the 1974 Budget.
- CARRIED UNANIMOUSLY.

(ii) Six-day opening of Branches.

MOVED by Ald. Bowers,
That the recommendation of the Committee contained in this Clause be approved.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Gibson
THAT Council accepts the principle of 6 days per week operation of branch libraries, but in line with fiscal responsibility approves a trial period of such operation from September 1,1974 to December 31,1974 at one east-side and one west-side branch, the results thereof, to be reported soon thereafter to the Finance and Administration Committee.
- CARRIED UNANIMOUSLY.

Miscellaneous Grants. (Clause 2)

A. Greater Vancouver Visitors & Convention Bureau.

MOVED by Ald. Bowers
THAT the recommendation contained in this Clause be approved.

(Ald.Gibson, Hardwick, Marzari, Pendakur and Rankin voted against the Motion) - LOST (NOT HAVING RECEIVE THE REQUIRED EIGHT VOTES)

MOVED by Ald. Hardwick
THAT an amount of $100,000 be granted to the Greater Vancouver Visitors and Convention Bureau for 1974.
- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

B. Vancouver Sea Festival.

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this Clause be approved.
- CARRIED UNANIMOUSLY

C. Folk Fest 1974.

At this point in the proceedings the Council agreed to hear a delegation from Folk Fest organization speaking in support of its grant request of $20,000. A brief was filed with Council.

MOVED by Ald. Volrich
THAT a grant of $20,000 be approved for 1974 to the Folk Fest.

(Ald. Gibson, Linnell, Marzari and Rankin voted against the motion.) - LOST (NOT HAVING RECEIVED THE REQUIRED MAJORITY

CONTINUED.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Folk Fest 1974 (Contd)

MOVED by Ald. Hardwick
THAT a city grant of $10,000 be approved to the Folk Fest and an additional amount of up to $10,000 be granted on a matching basis with local merchants.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Linnell
THAT this matter be tabled for one week.

- LOST

(Ald. Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion.)

The Motion to table having lost, the Motion by Alderman Hardwick was put and

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

1974 Revenue Budget Estimates (Clause 3)

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

MOVED by Ald. Linnell (in amendment)
THAT the provision for capital purposes referred to in the Committee's recommendations, be increased to 1.60 mills and the 1974 mill-rate be set at 15 mills.

- LOST

(Ald. Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the motion.)

The amendment having Lost, the motion by Alderman Bowers was put and

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6.20 p.m. to re-convene in the Sheraton Plaza 500 at 7.30 p.m.

The Council reconvened at approximately 7:30 p.m. in the Cambie Room of the Sheraton Plaza 500 with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

REPORT REFERENCE & DELEGATIONS

Design Concepts: Phase One - Area Six
False Creek Development Project

The Mayor called the meeting to order and at this point handed the proceedings over to Mr. E.D. Sutcliffe, Development Consultant in respect of the City's False Creek Development Project.

Mr. Sutcliffe, in his introductory remarks, commented on the background to the presentations to be made by the three design teams. A copy of his remarks are on file.

The three design teams then proceeded in the following order, determined by the Mayor prior to the meeting on an 'at random' basis, and explanations were given of the design concepts for the first stage of development for the City land area from Ash Street to Alder Street.

Team 'B'

Architectural Site Planning & Design	Downs, Archambault - Britannia Design (A consortium)
Landscape Architect	Jongejan/Gerrard & Associates
Marketing	Western Realasearch
Structural Engineer	Bush Bohlman
Building Technology Cost Estimating	John Downward
Social Sciences	Britannia Design

Team 'C'

Architectural Site Planning & Design	Thompson, Berwick, Pratt & Partners
Landscape Architect	H. Haggart
Structural Engineer	C.B.A. Engineering
Building Technology Cost Estimating	Hanscombe, Roy Ltd.
Social Sciences	Sussex Group
Developer Expertise	Y & R Properties

Team 'A'

Architectural Site Planning & Design	Bain, Burroughs, Hanson, Raimet
Facility & Environmental Programming	Graham Brawn & Associates Ltd.
Landscape Architect	Justice and Webb
Structural Engineering	Read, Jones Christoffersen Ltd.

cont'd....

REPORT REFERENCE & DELEGATIONS (cont'd)

Design Concepts: Phase One - Area Six
False Creek Development Project (cont'd)

Team 'A' (cont'd)

Building Technology Cost Estimating Developer Expertise	Stanzl Construction Ltd.
Social Sciences	Dr. J. Collins

Each of these teams used models and slides in their presentations.

MOVED by Ald. Hardwick,
THAT these presentations be received and submitted to the review process.

- CARRIED UNANIMOUSLY

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After a short recess, the Council continued with the balance of its regular agenda business.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance and Administration
April 18, 1974 (continued)

Mayor's Fund (Clause 4)

After considering this clause, it was

MOVED by Ald. Bowers,
THAT the Mayor's fund be increased by $4,000 (to $14,000) on the basis that all travel expenses incurred by the Mayor will be charged to this fund rather than general government/travel expenses.

- CARRIED UNANIMOUSLY

Special Review - Preliminary Budget
Estimates (Lane Oiling Program)
(Clause 5)

MOVED by Ald. Bowers,
THAT consideration of this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the information contained in Clause 6 be received and the recommendations of the Committee contained in Clauses 7 and 8 be approved.

- CARRIED UNANIMOUSLY

O(ii) 1974 Revenue Budget Estimates
Exclusive of School and Regional
District Levies

The Board of Administration under date of April 22, 1974, submitted the following report:

"The Director of Finance reports as follows:

"In accordance with requirements contained in the City Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1974, which is attached as Schedule "A" and which:

(a) gives affect to the adjustments made during budget reviews and as recommended by the Committee on Finance and Administration on April 4th, 11th and 18th

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive of School & Regional District Levies (continued)

(b) is based on a tax rate of 14.9 mills for general tax purposes as recommended by the Committee on Finance and Administration on April 18th.

The adjustments made to the 1974 Revenue Budget Estimates as originally submitted by Civic Departments and Boards, which produced a balanced budget at a tax rate of 14.9 mills, are summarized below.

1974 Revenue Estimates

Estimated revenues as originally submitted		$112,131,571
Add: Sundry rental re City-owned buildings occupied by Welfare Staff		151,000
		112,282,571
Less: Decreased general tax levy re reduced assessments by Court of Revision	$394,984	
: Decrease in the general tax levy by reducing the tax rate from 15.0 mills (rate used in original report) to 14.9 mills	390,866	
: Reduced business taxes	144,600	
: Other sundry adjustments (net)	16,184	
		946,634
Total 1974 Revenue Estimates as revised		$111,335,937

1974 Expenditure Estimates

Expenditure estimates as originally submitted after deducting $5,873,694 re Welfare, Justice and Ambulance functions taken over by the Province		$112,798,803
Add: Increased Provision for Capital Purposes from 1.25 mills to 1.50 mills	$944,250	
: Contingency Reserve adjustment to balance the budget	10,575	
		954,825
		113,753,628
Less: Net reductions made during budget reviews and by the Committee on Finance and Administration		2,417,691
Total 1974 Expenditure Estimates as revised		$111,335,937

Supplementary Information

General Tax Levy

1. The tax rate required to produce a balanced budget in 1974, after amending the Revenue and Expenditure Estimates for adjustments recommended by the Committee on Finance and Administration is 14.9 mills. This is a reduction of .7 mills from the tax rate of 15.6 mills levied in 1973.

2. The reduced tax rate of .7 mills

   (a) eliminates the Greater Vancouver Regional District costs from the general tax levy since these costs will be levied as a separate rate on the tax bills this year.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive of School and Regional District Levies (continued)

(b) partially off-sets the higher than average increase in taxable assessed values. The assessed value of the average single family residence increased by 11.4% over 1973. The tax payable for general purposes on this residence would increase by 6.4% over 1973 at the reduced tax rate of 14.9 mills or by 8.6% on a comparable basis with 1973 if the new Greater Vancouver Regional District levy is included.

Grants

A provision of $900,000 was included in the 1974 Revenue Budget Estimates to provide for grants. At the date of this report all grants have not yet been considered by Council and any difference between the amount of grants finally approved and the $900,000 provision will be adjusted through Contingency Reserve.

Board of Parks and Public Recreation

The Parks Board budget estimates include a sum of $150,000 for additional supplementary items which was Moved by the Finance Committee and resulted in a tie vote. If Council approves a sum other than the $150,000 the difference will be adjusted through Contingency Reserve.

Provision for Capital Purposes

Provision is made in the revenue budget to provide the funds necessary to finance part of the Basic Capital Program and the full Supplementary Capital Program.

Due to the anticipated heavy Supplementary Capital Program this year, the Committee on Finance and Administration has amended the Provision for Capital Purposes from 1.25 mills (1973) to 1.50 mills (1974) which is applied to taxable assessed values for general purposes. This will increase funds available for financing capital programs from $4,330,000 (1973) to $5,863,000 (1974).

Contingency Reserve

The provision for contingencies amounting to $8,110,575 was estimated as follows:

1. Estimated provision for 1974 salary and wage increases plus fringe benefits	$6,900,000
2. Estimated provision for additional costs expected to be incurred during the year VIS grants, additional staff, new equipment and supplies, etc. - (expended 1973 - $1,300,000)	1,200,000
	8,100,000
3. Adjustment to balance budget	10,575
Total	$8,110,575

Budget Review Adjustments and Appeals

As instructed by Council, the Board of Administration and Director of Finance reviewed budget estimates submitted by Civic Departments and Boards. These budget estimates were adjusted to allow funds required to maintain current standards of service, to cover increased volumes of work and for items which would clearly increase the operating efficiency of departments and boards.

Certain items not approved during budget reviews were appealed to the Committee on Finance and Administration who recommended approval of the items shown in the following summary.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive of School and Regional District Levies (continued)

Reductions made during reviews:			
Basic Estimates		$1,210,745	
Supplemental Estimates		1,659,214	
			$2,869,959
Less:			
Appealed items subsequently approved by Finance Committee -			
Parks Board			
1. Additional funds for major repairs and equipment replacement	$ 35,000		
2. Supplementary funds to be used at the discretion of the Parks Board (Motion to Council re tie vote)	150,000		
		185,000	
Health Department			
1. Three slide projectors	$ 435		
2. Carpeting for conference room	840		
3. Sign on South Unit	300		
		1,575	
Civic Theatre			
1. Air-conditioning office		13,500	
Planning Department			
1. Provision for general consultants	$ 15,000		
2. Chinatown beautification, report and translation costs	10,000		
		25,000	
Police Department			
1. Portable radio equipment		161,750	
Social Planning Department			
1. Preparation of "Urban Reader" publication	$ 19,140		
2. General information service	6,500		
3. Downtown information service	2,753		
		28,393	
Library Board			
1. Increased book stock	$ 30,000		
2. Two branch libraries - 6 day opening	7,050		
		37,050	
Total appeals recommended - Note 1			452,268
Total net reduction			$2,417,691

Note 1 - Each of these items have been submitted to Council for approval.'

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

1974 Revenue Budget Estimates Exclusive of School and Regional District Levies (continued)

RECOMMENDATION

Your Board and the Director of Finance recommend approval of:

1. a tax rate for general purposes of 14.9 mills as recommended by the Committee on Finance and Administration.

2. the resolution adopting the 1974 Revenue Budget Estimates which are summarized on Schedule 'A' attached."

(Schedule 'A' referred to is on file in the City Clerk's Office)

MOVED by Ald. Bowers,
THAT recommendation (1) of the Board of Administration report respecting the mill rate be received, having been dealt with by Council earlier in the day while dealing with the Finance and Administration report of April 18, 1974;

FURTHER THAT recommendation (2) of the Board of Administration report, be approved.

- CARRIED UNANIMOUSLY

P. Report of Official Traffic Commission, April 10, 1974

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Taxi Use of Downtown Streets
Cl. 2: Stop Sign at 12th Avenue and Discovery Street
Cl. 3: Street Sign Policy
Cl. 4: P.N.E. Traffic and Parking
Cl. 5: Pedestrian Signalization on Oak Street
Cl. 6: Pedestrian Crossing Study
Cl. 7: Grant - Annual School Patrol Banquets
Cl. 8: Resignation of Representative of the City Prosecutor's Office

The Council took action as follows:

MOVED by Ald. Marzari,
THAT the recommendations of the Official Traffic Commission contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Resignation of Representative of the City Prosecutor's Office (Clause 8)

In respect of the vacancy in the membership of the Official Traffic Commission due to the City Prosecutor's Office no longer being in existence in this respect, the Official Traffic Commission recommended the Council review the constitution of the Commission.

MOVED by Ald. Marzari,
THAT the Council review the constitution of the Official Traffic Commission.

(amended)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Official Traffic Commission
April 10, 1974 (continued)

Resignation of Representative
of the City Prosecutor's Office
(Clause 8) (continued)

MOVED by Ald. Linnell in amendment,
THAT all the words after the word 'Council' in Alderman Marzari's motion, be struck and the following substituted therefor:

"receive the Official Traffic Commission's recommendation and Alderman Marzari report to Council on the advisability of whether or not the vacancy on the Commission should be filled."

- CARRIED

(Aldermen Harcourt and Marzari voted against the motion)

The motion as amended and reading as follows was put and carried unanimously.

"THAT the Council receive the Official Traffic Commission's recommendation and Alderman Marzari report to Council on the advisability of whether or not the vacancy on the Commission should be filled."

Q. Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of April 19, 1974:

"The Committee of Officials has considered the following requests under the Policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Frederick Higginbotham (tenant), 3630 West King Edward Avenue
Victoria Ann Lytle (owner), 4504 Beatrice Street
Florence Atanasov (tenant), 244 East 17th Avenue
Anne McRae (tenant), 2948 Carolina Street
Donna Willett (tenant), 585 East 56th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Philip G. Coan (tenant), 2912 Discovery Street
Victoria Dawn McCullough (tenant), 2912 Discovery Street
Lynne Johnson (tenant), 2436 West 1st Avenue
Mr. B. S. Shokar (owner), 4150 Elgin Street
Salvatore Mancuso (tenant), 2609 West 1st Avenue
Laney Abramson (tenant), 456 West 21st Avenue
Steven Cale (tenant), 1746 MacDonald Street
Victoria Baranowski (owner), 3880 Clark Drive

(c) the following applications be approved for six months from the date of this Resolution:

Garth Green (tenant), 5164 Fairmont Street
Samuel C. & Peggy Taylor (tenants), 1715 East 15th Avenue (rear)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

Georgios Haralambopoulos (owner), 2566 West 7th Avenue
John Stancato (owner), 375 Skeena Street
Julio A. Raimundo (owner), 565 East 58th Avenue
Denis Moorhead (owner), 3331 West 26th Avenue "

MOVED by Ald. Bowers,
THAT the recommendations contained in the foregoing Special Committee report dated April 19, 1974, be approved, except that in the case of the applications of Georgios Haralambopoulos (owner), 2566 West 7th Avenue and John Stancato (owner), 375 Skeena Street, approval be given to these owners for an extension of one year.

- CARRIED UNANIMOUSLY

R. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the forthcoming Regional District meeting is concerned.

S. Report of Standing Committee on Civic Development April 4, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: False Creek - Area 10 - Economic Analysis of City-Owned Land
Cl. 2: Johnston Terminals - False Creek

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

T. Report of Standing Committee on Civic Development, April 11, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: False Creek - Area 10
Cl. 2: Johnston Terminals - False Creek

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in Clause 1 be approved after striking out of recommendation F, the phrase 'in the 3-1 ratio';

FURTHER THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. 1974 Revenue Budget Estimates Exclusive of School & Regional District Levies

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT

WHEREAS the Board of Administration and the Director of Finance were instructed by Council on February 26, 1974 to review estimated Revenues and expenditures of the City for the year 1974 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1974 Estimates prepared by the Board of Administration and the Director of Finance dated April 4th, 11th and 18th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1974, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, and the Greater Vancouver Regional District purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to $111,335,937;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1974 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to $53,096,787;

AND WHEREAS the amount of the General Tax Levy so required is $58,239,150;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the Board of Administration as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF CERTAIN AREAS OF THE WEST END OF THE CITY & BASIS OF ASSESSMENT

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO LEVY RATES ON ALL TAXABLE PROPERTY

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Allocation of Land for Highway Purposes:
2130 - 2136 West 4th Avenue (Lot 13)
2130 - 2136 West 4th Avenue (Lot 14)
1615 William Street (Lot 21)

MOVED by Ald. Pendakur,
SECONDED by Ald. Massey,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South Two feet of Lot 13, except the North 7 feet shown on Plan 3932, now road, Block 244, District Lot 526, Plan 590.

   (2130 - 2136 West 4th Avenue)

2. South 2 feet of Lot 14, except the North 7 feet shown on Plan 3932, now road, Block 244, District Lot 526, Plan 590.

   (2130 - 2136 West 4th Avenue)

3. all that portion of Lot 21, Block 38, District Lot 264A, Plans 717 and 1771, described as follows:

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes:
2130 - 2136 West 4th Avenue (Lot 13)
2130 - 2136 West 4th Avenue (Lot 14)
1615 William Street (continued)

COMMENCING at the northeasterly corner of said Lot 21, THENCE S 0° 19' 20" W, 14 feet, following in the easterly limit of said Lot 21;
THENCE N 35° 19' 10" W, 17.16 feet, more or less, to intersection with the northerly limit of said Lot 21 at a point 10 feet westerly from the northeasterly corner of said Lot 21;
THENCE East, 10 feet, following in the northerly limit of said Lot 21, to the point of commencement.

(1615 William Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

3. Closing and Stopping Up of Lane South of Broadway, East of Clark Drive

MOVED by Ald. Volrich,
SECONDED by Ald. Massey,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane abutting Lots 1 to 26, Subdivision "A", Block 160, District Lot 264A, Plan 1217 and Plan 1771 is surplus to the City's highway requirements;

3. The City of Vancouver is the owner of the said abutting Lots 1 to 26;

4. The City is desirous of consolidating said Lots 1 to 26 and the closed lane to form one parcel;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by Plan 1217 abutting Lots 1 to 26, Subdivision "A", Block 160, District Lot 264A, Plans 1217 and 1771; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated October 31st, 1973, and marginally numbered LF 6754, a print of which is hereto annexed; be closed, stopped up and title taken thereto and BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the said Lots 1 to 26.

(closing lane south of Broadway, east of Clark Drive)

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair.

1. Park Board Plans for Major Buildings

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Park Board present plans for major buildings to Council or a designated committee of Council and the Board of Administration before any project goes to tender.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - School Tax	requested an explanation of the School Tax and information was furnished by the Mayor and Alderman Bowers.

The Council adjourned at approximately 10:20 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of April 23, 1974, adopted on April 30, 1974.

A. Phillips
MAYOR

B. T. Lund
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The following water main should be replaced prior to scheduled 1974 paving:

WATER MAIN PROJECT 326

Street	From	To
6th Avenue	Quebec Street	Scotia Street

This installation is to replace an old 4" cast iron pipe which has lost most of its flow capacity.

The estimated cost of this project is $25,000.

I RECOMMEND that Project 326 be approved and that the required $25,000 be appropriated from the 1973 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

2. Tender No. 57-74-5, Supply of Extra Strength Clay Sewer Pipe and Fittings

The City Engineer and Purchasing Agent report as follows:

"On February 25, 1974, tenders were received for the supply and delivery of vitrified clay sewer pipe and fittings.

Tenders were received from 4 firms as follows:

TENDER	TOTAL BID PRICE *	NO. OF ITEMS ON WHICH NO QUOTATIONS RECEIVED (TOTAL = 82) (TENDER ITEMS)	APPROX. VALUE OF ITEMS ON WHICH NO PRICES QUOTED	REMARKS
Canadian Johns-Manville Co. Ltd.	$232,101.68	58	$140,000	Tendered on P.V.C. pipe - Not to specifications.
Flex-Lox Industries Ltd.	$297,417.68	Nil	Nil	Tendered on Clay pipe - Meets Specifications.
Atlas Asbestos Co. Ltd.	$270,735.35	28	$6,100	Tendered on Asbestos Cement pipe - Not to specification.
I.X.L. Industries Ltd.	$248,692.67	22	$4,300	Tendered on Clay pipe - Not to specification.

* Based on 'local content' price; 5% sales tax is excluded.

Cont'd . . .

Clause 2 cont'd

Discussion of Tenders

A. Canadian Johns-Manville Co. Ltd.

This firm tendered on the supply of 4", 6" and 8" P.V.C. (polyvinyl chloride) plastic sewer pipe and fittings manufactured in Fort Saskatchewan, Alberta. Their tender is not in accordance with the City specifications and they do not offer a full line of either pipe or fittings.

B. Flex-Lox Industries Ltd.

This firm tendered on supplying the full range of vitrified clay pipe and fittings called for. All products are manufactured in Abbotsford, B.C. in full accordance with City specifications.

C. Atlas Asbestos Company

This firm tendered on supplying the full diameter range in asbestos cement pipe together with the fittings necessary for their pipe. The City has never accepted asbestos cement sewer pipe and it is not in accordance with the specifications of this tender.

The City has used clay sewer pipe for over 70 years and during this time period many improvements have been made, particularly in the method of jointing. This pipe has proved to be extremely durable; a substantial portion of our sewer system still consists of clay pipe installed in the first decade of this century.

Asbestos cement pipe, on the other hand, does not have this long history of good performance. In our opinion, it is much less resistant to chemical attack than glazed clay pipe. Therefore, we feel that the additional expenditure of approximately $20,000 (7%) for Flex-Lox vitrified clay pipe is justified on the basis of its durability.

D. I.X.L. Industries Ltd.

This firm tendered on supplying a full range of vitrified clay pipe and an almost complete line of vitrified clay fittings, all of which are manufactured in Medicine Hat, Alberta. However, neither the pipe nor the fittings meet City specifications for the following reasons:

(a) the pipe is unglazed.

(b) the joint is not satisfactory.

The Flex-Lox pipe is a superior product for the following reasons:

(a) The joint - Flex-Lox has a factory installed bell and spigot type joint. Installation only requires insertion of the spigot end into the coupling on the pipe. The. I.X.L. Industries coupling is a band type, which requires two screws per joint to be tightened to a specified degree. This method is far less foolproof than the bell and spigot style joint. In addition to this, the Flex-Lox joint will carry shear loads, whereas the I.X.L. joint will not.

(b) The glazing - the glazing on the pipe and fittings, gives the pipe a much smoother surface and better flow characteristics than the I.X.L. Industries pipe. Also, the glazing makes the pipe much more resistant to chemical attack.

(c) Labour savings - Substantial savings in labour are a direct result of the more easily installed Flex-Lox joint and the longer pipe lengths. (Flex-Lox pipes are approximately 30% longer).

(d) Delivery - a large stock of I.X.L. pipe and fittings would have to be maintained, as supplies from Medicine Hat, Alberta, require longer delivery time. Deliveries from Abbotsford are made in one day.

Although Flex-Lox pipe will cost approximately $44,000 (17.5%) more than I.X.L. Industries pipe, it does offer the City the best dollar value.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for supply and delivery of vitrified clay sewer pipe and fittings be awarded to Flex-Lox Industries Ltd. at a total cost of $313,071.24 excluding

Cont'd . . .

Clause 2 cont'd

5% Sales Tax ($297,417.68 'local content' price) based on estimated requirements for the next one-year period."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to Corporation Counsel.

3. Vanier Park Sewage Pump Station

The Director of Permits and Licenses reports as follows:

"The sanitary sewage system serving the Centennial Museum, City Archives and Civic Marina, is pumped into the City sewer by a pump station which is housed in a small wooden building in Vanier Park.

The existing pumping equipment is old and unreliable and must be replaced with a new packaged unit.

When the equipment is replaced, it is desirable that it be housed in a new concrete underground structure and that the existing unsightly building be removed.

The estimated cost to carry out this proposal is as follows:

Pumping equipment	-	$17,500.
Building and installation	-	15,000.
Electrical	-	1,500.
Demolition and clean-up	-	4,000.
		$ 38,000.

The Parks Board have agreed to provide all the necessary backfill and landscaping as their share of the project, since the pump station serves the Parks Board Civic Marina.

The responsibility for maintenance of the existing equipment has been that of the Engineering Department, however the cost of such maintenance has been the responsibility of the Museum. Upon completion of the new pumping facility, the Engineering Department is prepared to accept the pump station and ancillary piping as part of the City sewage system at an annual maintenance and operational cost of approximately $2,000.00 per year.

Funds: In the capital funding for the Centennial Museum Complex an amount was included for extension of a large storm sewer. Significant savings were realized in this part of the work by co-ordination with the Parks Board in the recent development of the Vanier Park shoreline. The balance of this account is $17,000.00.

The Comptroller of Accounts recommends that, should Council approve the recommendations of this report, the balance of $17,000.00 in the Centennial Museum Capital Account for Extension of the Storm Sewer be re-allocated and that the additional funds in the amount of $21,000.00 be provided from the following sources:

- from funds appropriated for the Archives - $7,000.
- from the Sewers Capital Budget - $14,000.

It is RECOMMENDED that:

a) Council authorize the construction of a new Sewage Pump Station at Vanier Park at the estimated cost of approximately $38,000.00.

b) Council assign the responsibility of maintaining the pump station and ancillary piping to the Engineering Department and that $1,000. for six months maintenance in 1974 be included in their 1974 Budget."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

4. Plumbing Changes for Pollution Control - Cambie Yard Buildings

The City Engineer reports as follows:

"The Industrial Waste Control Officer of the Department of Permits and Licences has advised us that additional drains and traps must be installed in the Traffic Paint Shop plumbing system to comply with City standards. These changes will control discharges from our steam cleaning and lye bath operations to ensure they do not reach False Creek.

The cost of these modifications is estimated at $2500. This information was not received in time for inclusion in our 1974 Budget submissions; the Comptroller of Accounts advises that funds can be provided from Contingency Reserve if Council approves this report.

The City Engineer RECOMMENDS that Council approve the expenditure of $2500 from Contingency Reserve for plumbing improvements in Cambie Yard as requested by the Department of Permits and Licences."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 139

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Relocation of Zoning Section of Planning Department

The Director of Permits and Licenses reports as follows:

"On December 11, 1973 Council approved the recommendation of a Board of Administration Report dated December 7, 1973 dealing with a summary of recommendations covering procedural and By-law changes, departmental reorganization and clarification of administrative authority concerning applications, processing and issuance of Development Permits.

Funds in the amount of $54,600.00 were approved for renovation work on the 2nd and 3rd floors of the East Wing necessary for the implementation of the proposals.

Item A

The Zoning Administration is now located on the 3rd floor of the East Wing in space too small to accommodate the additional staff authorized. In order to be effective, the Zoning Administration must be located on either the 2nd or 3rd floor of the East Wing. There is no space on the 2nd floor but there is adequate space on the 3rd floor if Committee Room No. 3 is converted to office use. It is therefore proposed that alterations be carried out to use Committee Room No. 3 as office space for the Zoning Administration, and funds provided in the above estimate for this purpose.

The space presently occupied by the Zoning Administration Group (approximately 500 sq. ft.) will be required in the near future to meet the additional space needs of both the Social Planning and Planning Departments.

Item B

Committee Room No. 3 does receive substantial use and appears necessary for the proper operation of many City Departments, however it need not be as large as it is at present, 856 sq. ft.

A space of adequate size, 725 sq. ft., could be made available as a Committee Room on the 4th floor of the East Wing. At present it houses the Downtown Planning Group of the Planning Department on a temporary basis. The space is now too small for the Downtown Planning Group and they should be located in leased premises outside of City Hall.

It is proposed that a new Committee Room be developed on the 4th floor of the East Wing. The cost of conversion will be approximately $500.00.

Item C

The Downtown Planning Group require approximately 1,600 sq. ft. of office space. Suitable space has been found at 456 West Broadway and the owners have agreed that it can be leased on a short term basis, month-to-month if necessary. The rental will be approximately $2.75 per square foot per year , including light and heat. It is estimated that the full cost of operation, including janitorial, telephones, etc. will be approximately $600.00 per month commencing April 15, 1974. Capital costs to install telephones, relocate tackboards and move furniture is estimated at $1,000.00 and the sum of approximately $ 6,100.00 will therefore be required for the balance of 1974.

The Director of Planning agrees with this proposal.

Funding: The Comptroller of Accounts advises that if Council approves the recommendations of this report, it will be necessary to transfer the total required amount of $6,600.00 from Contingency Reserve.

cont'd ...

Clause No.1 continued

It is RECOMMENDED that Council approve:

1) The conversion of No. 3 Committee Room to offices for the Zoning Administration;

2) The relocation of the Downtown Planning Group to rented premises at a total cost of $6,100.00 for the balance of 1974.

3) Space on the 4th floor of the East Wing be altered for the use of a Committee Room at a total cost of $500.00.

4) The necessary funds be provided from Contingency Reserve."

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

INFORMATION

2. 2405 West 7th Avenue

A letter has been received from Mr. George Zerbinos, requesting to appear before City Council as a delegation for the retention of an accessory building. The Director of Permits and Licenses reports as follows:

Our Inspection Services reported that a garage had been demolished and was being rebuilt along the property line of the flanking street without a Building Permit and in contravention of the Zoning and Development By-law. An application was made for a Development Permit which was approved by the Technical Planning Board but with the condition that "prior to the issuance of the Permit, the plans be amended to indicate the minimum of 5' setback to be maintained from Balsam Street which is the flanking street and that the mean height was not to exceed 10'."

On August 9, 1973 the Development Permit was refused as the owner had not complied with the condition. An Appeal was made to the Board of Variance and on October 10, 1973 the Board refused this application. After further notification to remove the garage, re-inspection found that no change had been made.

A charge has been laid against Mr. George Zerbinos and the matter has been adjourned by the Courts until April 25, 1974.

Your Board submits the foregoing for the INFORMATION of Council.

DELEGATION REQUEST - MR. GEORGE ZERBINOS

CONSIDERATION

3. Strata Title Application - New Construction
2336 Wall Street - Lot 'D', Block 2, D.L. 184
40 Dwelling Units
Landmark Projects Corp. Ltd.
330 West Hastings Street, Vancouver, B. C.

The Director of Planning and the Director of Finance report as follows:

cont'd ....

Clause No.3 continued

"In accordance with the City's current regulations governing the approval of Strata Titles Applications for new buildings, an application has been received from Landmark Projects Corp. Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing forty (40) dwelling units, at 2336 Wall Street.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations: -

N.B. See Appendix "A" for site Plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following: -

Subsection (a) - The true interest on financing

Financing

Financing for the first mortgage has been arranged through:

Investors Syndicate
211 Pemberton Building
744 West Hastings Street
Vancouver, B.C.
Mr. H.G. Marshall: Branch Manager

The interest rate is 10% per annum with a 5 year term and a 30 year amortization period. The lender will loan up to 75% of the purchase price subject to Investors Syndicate approval of the purchaser's application.

Second mortgage financing of $5,000.00 is available to those who qualify through:

B.C. Government
Department of Housing
Home Acquisition Branch
827 Fort Street
Victoria, B.C.
Mr. S. Hamilton, Provincial Administrator

The interest rate is 8 3/4% per annum with no term and an amortization period equal to that of the first mortgage (in this case thirty (30) years).

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

A $50.00 application fee is charged by Investors Syndicate upon approval of the first mortgage application.

Subsection (c) - Details of a management contract and monthly servicing

Attached to the prospectus is a copy of the proposed contract under which Landmark Projects Corporation Limited undertakes to manage the project for the Strata Corporation for a period of one year. The Strata Corporation will pay a management fee of four thousand eight hundred dollars ($4,800.00) per year which is equivilant to ten dollars ($10.00) per suite per month. The Strata Corporation is entitled to terminate the management contract upon three (3) months notice in accordance with provincial legislation.

cont'd ....

Clause No.3 continued

The building manager will arrange for all mainenance duties (hallways, grounds, etc.) and monthly bills (water, hydro, etc.) will be routed to Landmark Projects head office where they will be paid from the monthly maintenance assessments collected on behalf of the Strata Corporation.

Monthly maintenance assessments are based upon the proposed operating budget and are listed below:

SUITE NUMBER	AMOUNT
#101	$61.00
#102	$60.00
#103	$50.00
#104	$50.00
#105	$60.00
#106	$62.00
#201	$62.00
#202	$60.00
#203	$55.00
#204	$60.00
#205	$60.00
#206	$62.00
#207	$60.00
#208	$52.00
#209	$52.00
#210	$60.00
#211	$60.00
#212	$52.00
#213	$52.00
#214	$62.00
#301	$62.00
#302	$60.00
#303	$55.00
#304	$60.00
#305	$60.00
#306	$62.00
#307	$62.00
#308	$50.00
#309	$50.00
#310	$60.00
#311	$60.00
#312	$50.00
#313	$50.00
#314	$62.00
#401	$62.00
#402	$65.00
#403	$55.00
#404	$55.00
#405	$65.00
#406	$62.00

The purchaser is responsible for his light, telephone and cablevision bills.

The proposed operating budget for the building is as follows:

Fixed Costs	
Management fees	$ 4,800.00
Insurance	3,000.00
Annual Meeting	100.00
Audit	100.00

cont'd ....

Clause No.3 continued

Operating Costs

Heat and light	$ 7,200.00
Water	720.00
Scavenging	720.00
Laundry	1,000.00
Intercom	550.00
Caretaker	4,800.00
Maintenance and Repairs	1,800.00
Elevator	600.00
Reserve	$ 2,438.00
	$27,828.00
Annual Receipts from monthly assessments	$27,828.00

Subsection (d) - Taxes and all other costs

Taxes are estimated as follows:

SUITE NUMBER	AMOUNT
#101	$350.00
#102	$330.00
#103	$255.00
#104	$255.00
#105	$330.00
#106	$370.00
#201	$370.00
#202	$330.00
#203	$315.00
#204	$330.00
#205	$320.00
#206	$370.00
#207	$335.00
#208	$250.00
#209	$250.00
#210	$340.00
#211	$340.00
#212	$250.00
#213	$250.00
#214	$370.00
#301	$370.00
#302	$330.00
#303	$315.00
#304	$330.00
#305	$320.00
#306	$370.00
#307	$370.00
#308	$250.00
#309	$250.00
#310	$340.00
#311	$340.00
#312	$250.00
#313	$250.00
#314	$370.00
#401	$390.00
#402	$430.00
#403	$285.00
#404	$285.00
#405	$430.00
#406	$390.00

cont'd ....

Clause No.3 continued

The Provincial Home-Owners Grant currently at $200.00 will reduce gross taxes by $200.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. The additional $50.00 Home Owner Grant is available to those who qualify as senior citizens plus a new $30 to $40 school tax removal and Resource Grant new in 1974.

There are no other costs that we are aware of.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

Common Property

All common property not specified in the registered Strata Plan as included in a purchaser's Strata Lot is maintained and administered as 'common property'. This includes:

Hallways and Lobby Areas

All common areas and walkways within the building are designed for the use of all strata lot owners.

Parking

There are 60 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking, storage, etc. at the discretion of the Strata Corporation.

Laundry Room

All common property located in the underground lot, this large room contains the laundry machines and facilieties and is designed for the exclusive use of the Strata Lot Owners.

Locker Room & Storage

All common property with one locker being assigned to each Strata Lot Owner for his exclusive use. Storage space to be allotted at the discretion of the owners.

Miscellaneous Rooms

These include the boiler, electrical, elevator and garbage rooms all located in the underground area and all common property to be used at the discretion of the Strata Corporation.

Patios

All outside patios are drawn in the Strata Plan as pertaining to individual strat lots. Patios are for the exclusive and private use by each Strata Lot Owner of a main floor suite.

Patios are not common property.

Balconies

Balconies are also included in the Strata Lot area, thus, they are designed for the private and exclusive use by their Strata Lot owners. (2nd and 3rd floor purchasers)

Balconies are not common property.

Clause No.3 continued

Exterior Side-yards

Exterior side-yards (excluding suite patios) are common property and are for the exclusive use of all strata lot owners.

Attached to the prospectus also is a copy of by-laws proposed for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C. (Central Mortgage and Housing Corporation), as contained in the Canadian Code for residential Construction."

Your Board submits the foregoing report of the Director of Planning and the Director of Finance for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 140

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Claim No. 14719
Coquitlam Equipment & Rentals Ltd.

The Director of Legal Services reports as follows:

" Coquitlam Equipment & Rentals Ltd. rented numerous rock drills to the City of Vancouver (Engineering Department) for use on the False Creek Seawall. On January 29, 1974 a representative of the Company checked the rented equipment and found one to be missing. A claim for $745.00 for the used rock drill was made.

A report from the Engineering Department indicates that the equipment was supposed to be locked in sheds in the False Creek area every evening and checked by foremen. The last check prior to loss indicated all equipment was accounted for and in the shed. There was no evidence of any breaking or entering of the shed. There was no insurance coverage on this equipment. The estimated value of $745.00 is reasonable.

In the circumstances we believe the machine was either left outside or stolen in an internal theft and the City of Vancouver is liable."

Accordingly, I recommend payment of $745.00 in full settlement of this claim."

Your Board RECOMMENDS the above recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 140

FIRE AND TRAFFIC MATTERS

A-6

INFORMATION

1. Block 52 Parking Garage - Financial Status

The City Engineer reports as follows:

"The revenue from the Block 52 Parking Garage has increased in recent months, and is expected to increase further during 1974.

The 1973 costs and anticipated 1974 expenditures are as follows, on a per month basis:

	1973	1974
Rental	$31,547	$31,316
The rental is established by the Pacific Centre Agreement on the basis of the total spaces. Twenty-five spaces will be taken out in the fall, reducing the average rental.		
Proportion of Taxes Assumed 10% increase	$ 6,838	$ 7,522
Insurance Assumed 6% increase	419	444
Signage Repairs	300	50
Signage repairs will be kept to a minimum pending the completion of the Block 42 portion of the garage at which time a major signage program will be required.		
Operating Expenses	12,758	13,800
The major 1973 Operating Expenses were Wages ($5,916), Business License ($1,500), and Heat, Light, Telephone ($1,250). Total effect of 1974 increases is expected to be $1,000 per month; for a total increase over the year of $12,000.		
Management Fee	833	811
The current management contract expires on September 30, 1974, near the date of opening Block 42. The anticipated fee increase at that time will be allocated over the larger operation, thereby reducing the Block 52 proportion.		
TOTAL	$52,695	$53,943

While the operation lost $70,690 in 1973, on a total revenue of $561,656; the prospects for 1974 are considerably brighter. During the first quarter, revenue was up more than $38,000 over the same period in 1973 (33.3%).

	1973	1974
January	$24,357	$51,241
February	42,397	47,700
March	47,730	53,745 (est'd)
TOTAL	$114,484	$152,686

Clause No.1 continued

The continued phasing out of parking in Blocks 61/71 is expected to further enhance the revenue generation."

Your Board submits the foregoing report for Council INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 140

FINANCE MATTERS

A-7

RECOMMENDATION:

1. Vancouver Public Library - Automation of Acquisition Procedures

Your Board has received the following from the Director of the Vancouver Public Library.

> "At its regular meeting on December 12, 1973, the Library Board approved the reorganization of the Acquisitions Division and the installation of a Datapoint 2200 terminal for the preparation of book orders....subject to the authorization of the necessary funds by City Council".

The Acquisitions Division, Bookkeeping-Bookordering Sections, of the Vancouver Public Library, employ 6 clericals, who manually prepare book orders, receive books and compile book budget controls. The volume of Library material ordered, has increased an average of 74% since 1968. This increase, along with the opening of additional branches, has resulted in the 6 clericals spending 30% of their time on budgetary compilation and manual file manipulation. This is causing delays in the processing of received material. The delay also creates additional enquiries by the public divisions as to the status of ordered material.

The Datapoint 2200 terminal will be used to prepare book orders on paper and in computer-readable form. The computer will then be used to prepare on: order files, budgetary figures and eliminate 50% of the manual filing. Current status reports will also eliminate enquiries from the public divisions.

The re-structuring of the work flow and the different job functions necessitates the reorganization of the staffing in the Acquisitions Division.

The mechanization of the Book purchase order writing and reorganization of the work flow will allow a more effective use of staff; efficient and speedier processing of material; and provide a current control of budget expenditure.

The annual cost estimates at 1974 rates is as follows:-

ANNUAL

Cost Estimate - 1974 rates (contract to be ratified)

1 Library Clerk IV - PG 16 (703-842)	$10,104.
Fringe Benefits 12½%	1,263.
3 Library Clerk II - PG 9 (540-622)	22,392.
Fringe Benefits 12½%	2,799.
1 Library Clerk I - PG 4 (462-523)	6,276.
Fringe Benefits 12½%	784.
Rental - Datapoint 2200 unit - $972. monthly (includes 5% Provincial Tax and maintenance)	11,664.
Rental - City Hall computer - Annually	5,000.
	$60,282.
LESS: 2 Library Clerk IV - PG 16 (703-842)	$20,208.
Fringe Benefits 12½%	2,526.
LESS: 2 Library Clerk II - PG 9 (540-622)	14,928.
Fringe Benefits 12½%	1,866.
LESS: 2 Library Clerk I - PG 4 (462-523)	12,552.
Fringe Benefits 12½%	1,568.
	$53,648.

Cont'd . . .

Clause #1 continued:

ANNUAL ESTIMATED NET INCREASE IN COST	$ 6,634.

As the Datapoint 2200 unit will not be available until October 1974, the increase in annual operating cost will not occur until January 1975. Some installation expense will be incurred, as follows:-

Non-Recurring Costs for 1974 for conversion to the proposed system.

Installation - Datapoint 2200 unit	$ 900.
Rental - 3 months at $972 per month	2,916.
Programming Datapoint 2200 and computer	6,000.
Magnetic tapes	200.
2 Library Clerk II - PG 16 (540-622) (for conversion to proposed system mid range 1974 rates - 3 months fringe benefits 12½%	3,438.
	430.
NON-RECURRING COSTS FOR 1974	$13,884.

SUMMARY OF RECOMMENDATIONS

	Present Classification	Proposed Classification	Effective Date
Abolish 2 clerical positions	1 Lib.Clk.IV PG 16 (703-842) 1 Lib.Clk I PG 4 (462-523)		3 months after installation of the Datapoint 2200
Establish 1 clerical position		1 Lib.Clk.II PG 9 (540-622)	3 months after installation of the Datapoint 2200

The installation of the Datapoint 2200 and use of the City Hall computer will allow a more effective use of staff in the processing of Library material.

The proposed change has been discussed with the President of the Vancouver Public Library Staff Association, Local 391 CUPE. He concurs herein.

Your Board RECOMMENDS the necessary funds, amounting to $13,884. be provided to the Vancouver Public Library for installation of a Datapoint 2200 for the Automation of the Acquisition procedures.

CONSIDERATION

2. Grant Equal to Annual Taxes - Vancouver Peretz School

The Director of Finance reports as follows:

"Vancouver Peretz School in a letter dated January 3, 1974 has requested to appear before Council to make a request for a grant under Section 206 of the Vancouver City Charter in an amount equal to their annual taxes.

The Vancouver Peretz School had previously requested that their property be considered as exempt property but were advised by the City Director of Legal Services and Corporation Counsel that the property in question did not qualify for exemption under Section 396 of the Vancouver City Charter.

The following is submitted to City Council for their information while considering this grant request.

Cont'd . . .

Clause #2 continued:

Annual Taxes

The annual taxes levied on the property at 6184 Ash Street for the years 1972 and 1973 are as follows:

1972	$4,875.03
1973	$5,138.99

The local improvement taxes for each year amounted to $154.74. It is noted that grants approved under Section 206 of the City Charter are not of a continuing nature i.e. grants cannot be approved now for future years annual taxes.

Vancouver Peretz School - Explanation of nature of school

The Vancouver Peretz School forwarded the following letter dated June 7, 1973 when requesting consideration for exemption of property taxes. The letter supplies some explanation of the nature of the school and of the institute:

'The Executive of the Vancouver Peretz Institute is writing to you on behalf of a large community of people to ask your support for a change in the tax status of our School.

The Vancouver Peretz Institute is a non-profit educational and cultural centre incorporated in November 1945 which has not yet been granted City tax exemption as an educational institution. We are asking for an exemption or tax alleviation because we perform an important educational service.

It is unique in several ways. It is the only school in Vancouver which offers regular classes in Yiddish to youngsters (at afternoon sessions). It also offers evening classes in Yiddish to adults. It sponsors the Vancouver Yiddish Reading Circle, a group of advanced readers of the language who have been meeting regularly once a week for nearly three years. The school is now about to initiate two new programs of language instruction, both experimental:

1) Instruction in Yiddish for children of kindergarten age, sessions to be taught jointly by the parents of the children, on Sundays through the summer, starting June 24.

2) Introductory Yiddish for groups of families in evening sessions, starting with the Fall semester.

Both these new programs introduce communal learning, which we feel necessary for transmission of the language. This technique, as well as our active concern with the Yiddish language, is unique to the Peretz School.

The Peretz School is also the only secular Jewish school in Vancouver, The other Jewish schools in the city are religious. The Peretz School provides instruction in Jewish leteratrue and history, and in Jewish ethics for the secular Jew. Specifically, the school maintains two pre-school classes for three and four year olds, an afternoon and Sunday program for youngsters, and adult classes in Yiddish. The pre-school, in addition to a more general purpose, prepares children for the Jewish festivals. Education at the upper levels aims at the continuity of cultural identity for Jews who are not religious; and this purpose makes it unique among the Jewish schools in Vancouver.

The Peretz School also functions as an important cultural centre, through lectures, programs of Yiddish language films, and through its very popular Ergetz-Vu evenings (evenings of Yiddish folksong, music and dramatic recitation; a video tape of one of our Ergetz-Vu programs was shown on Channel 10 on March 20 of this year), through its new Fraytog tzu Nachts (Friday night) gatherings, and its highly successful Third Seder, a secular celebration of Passover, held this year on April 19. This year, in addition, the school reached out to a large miscellaneous audience through its successful production of the play, The King of the Schnorrers.

Cont'd . . .

Clause #2 continued:

While we fully realize that the City Charter differs from the Municipal Act, as an institution licensed under the Community Care Facilities Licensing Act, our School would be eligible for permissive exemption from taxation.

Because of its importance as a cultural centre and because of its uniqueness as a secular Jewish school and because we are a Community Care Facility, we are asking a tax alleviation for the Peretz School. This alleviation is essential to the survival of the School. The School raises money through tuition, rentals, affairs, bequests and donations and receives some support from the Jewish Community Fund. Despite these sources of income, for the past several years the School's deficit has approximated the taxes and this debt is accumulating.

We ask for this exemption because we provide a real and very important service as an educational institution and cultural centre for the Jews of Vancouver.

We thank you in advance for considering the above matter.'

Copies of the January 3, 1974 letter from the Vancouver Peretz School and a letter dated December 20, 1973 from the Jewish Community Fund and Council in support of the grant request is circulated for the information of Council."

Your Board submits the foregoing report of the Director of Finance for the CONSIDERATION of Council.

DELEGATION REQUEST: VANCOUVER PERETZ SCHOOL

FOR COUNCIL ACTION SEE PAGE(S) 141

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Salary and Classification Review, One Position Medical Health Officer II, Dr. Duncan Black, Health Department

The Acting Director of Personnel Services reports as follows:

"At the request of the City Medical Health Officer, I have reviewed the duties of the above noted position and report as follows.

Since December 1st, 1973, Dr. Black, presently classified as a Medical Health Officer II, has taken on the added responsibility of communicable disease control. This responsibility involves serving as a departmental consultant to the Unit staff, community hospitals and private physicians, and attending at the Infectious Disease Unit at Vancouver General Hospital. These duties and responsibilities fall within Class Specification No. 292, Medical Health Officer III, Pay Grade 44($2425-2872), and I recommend that it be temporarily reclassified from Medical Health Officer II to Medical Health Officer III, effective December 1st, 1973 for an indefinite period of time.

The additional funds required for 1974 (including retroactive payment) in the amount of approximately $3,305.00 are not available in the Departmental Budget. The Comptroller of Accounts advises that approval of this request will necessitate a transfer of funds in the amount of $3,305. from Contingency Reserve.

This report has been discussed with the City Medical Health Officer who concurs with the above."

SUMMARY

Incumbent	Present Classification	Proposed Classification	Effective Date
Dr. D. Black	Medical Health Officer II P.G. 42($2228-2639)	Medical Health Officer III P.G. 44($2425-2872) on a temporary basis	December 1st,

YOUR BOARD RECOMMENDS that the foregoing recommendation of the A/Director of Personnel Services be adopted

FOR COUNCIL ACTION SEE PAGE(S) 141

PROPERTY MATTERS

RECOMMENDATIONS

1. Assignment of Leases

A. Lots 20 & 21, Block 64, D.L. 541
Situated N.W. Corner Richards and Smithe Streets

B. Overhead Vehicular Ramp above the Lane between Richards and Seymour Streets, North of Smith St. Between Lots 14 & 15 and Lots 24 & 25, Block 64, D.L. 541

The Supervisor of Property and Insurance reports as follows:-

"The City of Vancouver owns Lots 20 and 21, Block 64, D.L. 541 situated on the North-West Corner of Richards and Smithe Streets. These lots are currently under lease to Kings Parking Company (Canada) Limited for a five year term commencing January 1, 1973, and are used in conjunction with the Company's own property to the North and across the Lane to the West, being Lots 14 to 19 and 22 to 27 inclusive. The City also has under lease to the Company for a term expiring October 13, 1988, air space above the Lane which permits an overhead open-decked vehicular ramp to connect the properties owned by the Company and on which the Company operates a car park, in conjunction with the City's Lots 20 and 21. Assignment of either of these leases requires the consent of the City of Vancouver.

The interest of Kings Parking Company (Canada) Limited has now been acquired by Adams Properties Ltd, and the latter Company has requested the City's consent to the assignment of both leases. It is,

RECOMMENDED

That the City consent to the assignment of the following leases from Kings Parking (Canada) Limited to Adams Properties Ltd, subject to the forms of assignment being satisfactory to the Supervisor of Property and Insurance and the Director of Legal Services.

(a) Lease of Lots 20 and 21, Block 64, D.L. 541, dated December 19, 1972.

(b) Lease of air space above the Lane between Richards and Seymour Streets, North of Smithe Street connecting Lots 14 and 15 with Lots 24 and 25, Block 64, D.L. 541, dated December 19, 1972."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

2. Bridge Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"The City's three year Bridge Insurance Policy expires on July 1st, 1974. This insurance currently provides coverage for the City's bridges and viaducts on a replacement cost value of $52,485,000.00 against loss or damage from fire, impact, explosion, subsidence, earthquake and other specified perils. In addition, the policy contains a deductible clause consisting of 1% of the value of the damaged bridge or viaduct. The holding broker, Macaulay Nicolls Maitland Insurance, have placed this insurance on behalf of Underwriters at Lloyds.

Historically, there is a very restricted market prepared to accept a risk of this magnitude. After discussing the matter with Mr. Douglas MacDonald, the City's Insurance Consultant, it is our opinion that in view of the limited market, a publicly advertised tender competition at this time would not be in the best interest of the City. It is also our opinion, that a competition between two large firms capable

Cont'd . . .

Clause 2 Cont'd

of separately approaching the world insurance markets would be desirable.

With the view that this form of competition would produce the most favourable results, the Supervisor of Property and Insurance contacted the firm of Reed Shaw Stenhouse Limited, present Broker for the City's main Property Insurance Policy, to seek their reaction to a proposal of this nature. They have agreed, subject to Council's approval, to approach the insurance market and develop a proposal in competition to that of the Holding Broker, Macaulay Nicolls Maitland Insurance.

For insurance purposes, the firm of Choukalos, Woodburn, McKenzie, Maranda Ltd, Consulting Engineers, have again been retained to produce a current replacement cost value of the City's bridges. In this regard, it is expected that the appraisal will reflect a considerable increase in value over previous years.

RECOMMENDED that City Council agree to the selection of both Macaulay Nicolls Maitland Insurance and Reed Shaw Stenhouse Limited, representing the City, to approach world insurance markets with a view to submitting firm proposals to renew the City's expiring bridge insurance coverage."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property & Insurance be approved.

3. Acquisition for Potential Housing Site
Lot 4, Blocks 6 to 8, District Lot 195
3688 Hull Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Resolution of Council, 'In Camera', December 11, 1973, authorizing the Supervisor of Property and Insurance to negotiate the acquisition of Lots 1 to 6, Blocks 6 to 8, District Lot 195, for report back to Council. The Regular Council meeting, 'In Camera', of February 19, 1974, approved an exchange of City-owned property for Lots 1, 2, 3, 5, and 6, Blocks 6 to 8, District Lot 195, known as 3660 Hull Street, which left Lot 4, Blocks 6 to 8, District Lot 195, known as 3688 Hull Street still to be acquired.

These premises comprise a single storey frame dwelling plus full basement with a perimeter floor area of 955 square feet, erected in 1945 on a lot 33' x 82', zoned R.S.-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the owners, they are prepared to sell for the sum of $40,000.00 in full settlement as of April 30, 1974. This price is considered to be fair and equitable and represents market value.

The buildings on the aforementioned Lots 1, 2, 3, 5, and 6 will be vacated on or before July 31, 1974. It is proposed to give 'Notice to Vacate' on or before July 31, 1974, to the tenant of this property, who is renting on a month-to-month basis, and then demolish all the buildings at the same time.

Cont'd . . .

Clause 3 Cont'd

RECOMMENDED:
That the Supervisor of Property and Insurance be authorized to acquire the above property, (Lot 4, Blocks 6 to 8, D.L. 195), for the sum of $40,000.00 on the foregoing basis, chargeable to Code No. 4960/905. "

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION AND CONSIDERATION

4. Lot 63 North of Right-of-Way, D.L. 258 & 329
Situated South Side Marine Drive, Jellicoe to Kerr

The Supervisor of Property and Insurance and the Director of Planning report as follows:-

"I have been asked to report on a letter dated February 7, 1974, to the Mayor and City Council from Tonecraft (B.C.) Limited, requesting that they be allowed to purchase Lot 63 North of Right-of-Way, D.L. 258 & 329, to expand their existing facilities to the west of the City-owned lot. The Company wishes to consolidate both lots and commence construction of additional facilities by summer of this year.

Tonecraft (B.C.) Limited have approached the City on other occasions requesting the purchase of Lot 63 and they have been advised that South-East Marine Drive is under study and that until a policy is established for South-East Marine Drive industrial lands, including zoning, marketing arrangements and servicing, the City would be unable to consider their request. Once these policies have been established and the City's land properly serviced, consideration might then be given to a long term lease.

The study of South-East Marine Drive by the Director of Planning to devise a plan of development for the area between Boundary Road and Victoria Drive, was approved by Council on July 17, 1959, and all City-owned property within the study area (including Lot 63) has been reserved from sale pending completion of the report. The study is presently under review, but due to other pressing commitments and because of the lack of sewer and other services in the area, it has been given a low priority rating.

The Supervisor of Property and Insurance and the Director of Planning support, in principle, expansion of existing developments and as the proposal submitted by Tonecraft is in line with the wholesale warehousing and light manufacturing uses which are proposed for this area, consideration could be given to the sale of a site of approximately 200 to 300 feet in width. However, we would like to stress at this time that the Company has problems associated with the disposal of existing waste from their paint manufacturing operation and expansion of such operation would only add to that problem. For this reason, the Department of Permits and Licenses is not in favour of expansion of the existing operation.

This matter is submitted to Council for CONSIDERATION.

If Council is in favour of a sale to Tonecraft (B.C.) Limited then it is

RECOMMENDED

That a site of approximately 200 to 300 feet in D.L. 258 & 329 adjacent to the Company's lands be sold to the Company for consolidation with its own property to the west, subject to a scheme of development satisfactory to the Director of Planning and a method of disposal of waste satisfactory to the Director of Permits and Licenses, and any other conditions which may be pertinent to the site. The Supervisor of Property and Insurance to negotiate a purchase price based on market value, for report back to Council."

Cont'd . . .

Clause 4 Cont'd

Your Board submits the foregoing to Council for its CONSIDERATION. If Council is in favour of the sale to Tonecraft (B.C.) Limited, then your Board Recommends that the RECOMMENDATIONS of the Supervisor of Property and Insurance and the Director of Planning be adopted.

MR. W.G. STRONGMAN, VICE-PRESIDENT OF TONECRAFT (B.C.) LTD. HAS REQUESTED PERMISSION TO APPEAR AS A DELEGATION SHOULD COUNCIL CONSIDER REFUSING HIS REQUEST TO PURCHASE THE ABOVE PROPERTY.

FOR COUNCIL ACTION SEE PAGE(S) 141-2

WORKS & UTILITY MATTERS

INFORMATION:

1. Residential Lane Paving

The City Engineer reports as follows:

"In May, 1972, Council adopted a report from the Engineering Department which recommended that the City initiate a program of low-cost paving of local residential lanes. This report is to advise Council of the progress of that program to date.

Prior to 1972, very little residential lane paving was done in the City because the higher standard of construction at that time resulted in high local improvement assessments for lane pavements. Accordingly, no petitions for residential lane paving were received prior to 1964, and only 35 petitions were received between 1964 and 1972.

Under the new low-cost program wherein the City pays for grading and the property owner for the asphalt alone, lanes were paved in 38 residential blocks in 1973, and 146 residential blocks are scheduled for paving in 1974. It is anticipated that approximately 200 blocks will be paved under this program in 1975.

The construction work in local residential lanes is carried out by City forces using our own equipment and asphalt. The City asphalt plant has capacity to provide the required quantities (approximately 12,000 tons in 1974). The work is completed each year by the end of May when City forces commence street maintenance work such as surface treatments and overlays."

FOR COUNCIL ACTION SEE PAGE(S) 142

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Central and Oliver Hotels

The Director of Social Planning reports:

"City Council, at its meeting of November 20, 1974, when considering the report of the Standing Committee on Social Services dated November 1, 1973, approved the following motion:

"MOVED

THAT Council approve in principle the estimates of capital expenditures for equipment and renovations for the combined dining, bathing and recreation facilities to be located in the Central & Oliver Hotels as contained in the amended report from the Director of Social Planning, and,

FURTHER THAT Council authorize the Committee to meet at the earliest opportunity with the Honourable Norman Levi to negotiate cost sharing of the proposed facility and

FURTHER THAT following the meeting with the Honourable Norman Levi, the matter of providing meals in the hotels be reviewed and considered further.

- CARRIED "

Provincial Share of Costs

The Chairman and Deputy Chairman of the Social Services Committee met on January 8 with the Honourable Norman Levi, who, on January 14 telexed as follows:

"I agree with the (cost) sharing outlined in your telex of January 9, 1974; that is, the province to pay an amount not to exceed $200,000.00 per year in sharing the cost to cover the meal service and the bathing facility, the city to meet the recreation costs and the general operating costs."

Although the telex from the Minister does not respond specifically to the last paragraph in Alderman Rankin's telex regarding annual adjustments in the $200,000 to reflect inflationary cost increases, we have verbal assurances from the Deputy Minister that the Province will accept appropriate increases in the $200,000.

Copies of these telexes and a summary of the annual costs which formed the basis of the negotiation are attached. (Appendices I, II, III).

Rental Lease
City and United Housing Foundation

United Housing Foundation (UHF) will borrow funds under a CMHC mortgage to renovate the ground level and basement floors of the Central and Oliver Hotels for the three functions to be housed there. The basic rent, at $3.00 per square foot for the ground floor (5,044 sq ft) and $1.00 per square foot for the basement (3,960 sq ft), was earlier established by UHF at $19,092.00 per

cont'd ....

Clause No. 1 (cont'd)

annum. The food services portion being $15,000.00, bathing facility portion $2,300.00 and recreation facility portion $1,700.00. Thus, the cost sharing for rent would be Provincial, $17,300.00 and City, $1,700.00. The rent is subject to review every second year, based on fair market rent.

The capital renovation costs (amortized over ten years) will be included in the lease and are estimated as follows: food services, $27,686.00; bathing facilities, $3,806.00, recreation facilities, $3,115.00. The cost sharing here would be Provincial and City. These are 1973 costs and cannot be more precise until working drawings are completed and bids on the work received.

The equipment costs of $67,162 (amortized over 5 years) will be included in the lease and are estimated as follows: food services, $9,377 and bathing facility, $7,074. These are 1973 costs and cannot be more precise until closer to time of purchase. These amortization costs are a responsibility of the Province within the $200,000 (plus inflation) limit.

The formal lease between the City and UHF, when approved by both parties, will facilitate acquisiton of a CMHC mortgage for renovations of the ground floor and basement by UHF and amortization of the equipment costs. It is presently being negotiated by Law Departement and UHF.

Architectural Services

Mr Jonathan Yardley is the architect for the alteration of the upper floors of the Central and Oliver Hotels and is thoroughly familiar with the two buildings and their services. He has already become involved with the Multi-Use Facility in adapting his present contractual work to provide for sufficient service capacity, rough-in connections, etc, to allow for the future development on the lower floors.

It is our opinion that the overall program would be best served if Mr Yardley was appointed as architect to provide a preliminary proposal and cost estiamtes, sufficiently detailed to put the project out to tender or to enable the contractor for the hotels' renovations to proceed with alterations to the ground floor and basement levels. These would, in fact, constitute working drawings.

It is anticipated that the architect's fees, including fees for a quantity surveyor and a food services consultant, for this preliminary phase of the work will be approximately $21,000.00; the breakdown being as follows: architect, $18,000.00; quantity surveyor, $750.00; food services consultant $2,250.00; the Province agrees to pay these charges.

The Director of Permits and Licenses and the Director of Social Planning prefer the appointment of Mr Jonathan Yardley as architect for the first phase of the development of the Multi-service Facility -- Central and Oliver Hotels.

Operational Auspices

The City's lease with UHF does not include operating expenses. This is to be the subject of a separate agreement between the City and an operating group or organization still to be selected. It was recommended by the Social Services Committee that the Downtown Community Health Centre Society (DCHCS) operate the facilities, but this was not approved by City Council.

The Director of Social Planning recommends to Council that proposals be invited from non-profit organizations to manage and operate the bathing facility and food services. The Recreation Department of the Parks Board will operate the recreation program with present staff.

cont'd ....

Clause No. 1 (cont'd)

Exact figures on sharing arrangements with the Province for operational costs are not possible for us to specify at this point. The operating costs for the facility (shown totalling $169,887) will almost certainly be higher than indicated when the facilities become operational in late 1974 or early 1975.

Advisory Committee

In order to protect the City and Provincial interests in the renovations and development of three facilities and services at the Central-Oliver location, it is recommended that an Advisory Committee be formed. The Committee to comprise representatives from the City Departments of Health, Recreation, Finance, Social Planning, Board of Administration and representatives from the Human Resources Department, the operating group, UHF and DERA The Committee would function during the renovation period and program development phases. Its purpose would be to advise the architect appointed by UHF on renovations and to advise the operators of the food services (along with specialist consultants in this field) and bathing and recreation facilities on the development of these programs. The Chairman of this Committee to be selected by its members.

RECOMMENDATIONS:

The Director of Social Planning recommends that City Council approve:

A. Cost sharing formula agreed to by the Honourable Norman Levi, Minister of Human Resources, including the increase in inflation costs.

B. The establishment of an Advisory Committee comprised of the representatives listed and for the purpose outlined above.

C. Inviting bids from interested non-profit organizations to operate the facilities and programs -- food services, bathing and recreation. Such bids to be screened and recommended to Council by the Advisory Committee.

D. The appointment of Mr. Jonathan Yardley as architect for the development of this Multi-service Facility at the Central-Oliver hotels to prepare working drawings at a cost not to exceed $18,000.00; chargeable to the Province.

E. Consultant costs for a quantity surveyor at $750.00 and a food services consultant at $2,250.00; chargeable to the Province. The food consultant to be selected by City Council, on recommendation of the Advisory Committee.

F. A lease agreement between United Housing Foundation and the City, to be prepared by the Law Department and executed to the satisfaction of the Director of Legal Services, Director of Finance and Director of Social Planning.

G. The City's share of operational costs be treated as a social services grant and that the non-profit organization which is awarded the contract to manage and operate the facility be required to submit annual financial operating statements to the Director of Social Planning for his review and comment, and transmission to the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 143

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Deletion of Building Lines

The Director of Planning reports as follows:

"The City Engineer has requested that Schedule E - Building Lines, Part 1, of the Zoning and Development By-law be amended to delete the following building lines for the reasons cited.

a. 8th Avenue: Alma to Blanca - Both Sides

Marine Drive, 16th, 10th, and 4th Avenues are the existing arterials leading to the University area. Because of 8th Avenue's proximity to 10th Avenue and the recent opening of the 4th Avenue/ Chancellor Boulevard connection, it is not appropriate to consider 8th Avenue as a potential arterial. Approximate number of affected properties - 162; number of dedications - 2.

b. 19th Avenue: Oak to Cambie - Both Sides

This street was originally suggested as a continuation of 16th Avenue via Marpole, Wolfe, Douglas Crescent to Cambie Street. These streets, however, more appropriately form a route between Oak Street and Hemlock Street serving the Granville Bridge. During recent consideration of the pavement width for 19th Avenue east of Oak Street, it was agreed that a 27 width was appropriate and that the street was not, nor would not, function as an arterial. Approximate number of affected properties - 126; number of dedications - 8.

c. Discovery Street: South of 8th to 18th - Both Sides

It is not likely that this street will be developed as an arterial. Even with the possible use of this street as an access to a significant development on the University Endowment Lands it would be very difficult to justify a six-lane arterial for the ten block length of Discovery. If Discovery is to be an arterial, a four lane width will be adequate. Approximate number of affected properties - 36; number of dedications - 2.

d. Larch Street: 33rd to 49th - Both Sides

Approximate number of affected properties - 136; number of dedications - 12.

Marine Crescent: 49th to S.W. Marine - Both Sides

Approximate number of affected properties - 17; number of dedications - 1.

Both of these streets were proposed as part of a major link between Broadway and S.W. Marine via MacDonald, Puget, Larch and Marine Crescent. If this were retained as a major street route the existing 66-foot allowance would be sufficient.

e. Crown Street: 10th Avenue to 41st Avenue - Both Sides

Present planning is for Camosun Street to be developed as the secondary arterial street west of Dunbar. This can presently be done on a 66-foot street. Therefore, Crown Street is expected to be developed as a residential street 66 feet in width. Approximate number of affected properties - 134; number of dedications - 14.

cont'd ....

Clause No.1 continued

The Director of Planning has reviewed these proposals in the light of the long range planning programme and concurs with the City Engineer that the building lines should be removed.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the Director of Planning make application to amend Schedule E - Building lines of the Zoning and Development By-law, such application to be referred direct to Public Hearing after a report thereon from the City Planning Commission.

The City Planning Commission at its meeting held on February 22, 1974, adopted the motion:

That the Commission approve the deletion of building lines and thereby concur with the Technical Planning Board recommendation of February 8, 1974 and THAT before any action is taken regarding Camosun Street, the Planning Department be requested to supply the Commission with information in regard to any proposed changes to the status of Camosun Street.

f. Powell Street: Carrall to Gore - Both Sides

Traffic studies have resulted in the conclusion that the Powell-Cordova one-way couplet should continue as a major artery and there is no foreseeable reason for changing Powell Street to a two-way pattern. Thus the need for widening Powell Street due to vehicular traffic is no longer a necessity.

Part of this section of Powell Street is in the Historic Area where the retention of existing buildings is of primary concern. With traffic travelling in one direction, it is considered that there is sufficient sidewalk space to take care of the need of pedestrians, and that the interest of the City would be best served by removal of the building line from the street.

The Technical Planning Board at its meeting held on July 28, 1972, recommended that the Director of Planning and Civic Development be instructed to make an application to amend Schedule E of the Zoning and Development By-law to remove the 7 foot building line from the north side and the south side of Powell Street between Carrall Street and Gore Avenue and the application be referred direct to a Public Hearing after report from the Vancouver City Planning Commission.

The City Planning Commission at its meeting held on August 4, 1972, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that reports of the Technical Planning Board and Vancouver City Planning Commission be received and that the Director of Planning be instructed to make application to amend the Zoning and Development By-law, such application to be referred direct to a Public Hearing."

2. Rezoning Application: Southwest corner of School Avenue and Tyne Street, Lot 2, Block B of Block 21, D. L. 50

The Director of Planning reports as follows:

"An application has been received from R. William Wilding, Architect, 2574 Vine Street, Vancouver, B.C., on behalf of the Calling Foundation, requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

cont'd ....

Clause No.2 continued

"Erecting senior citizens' housing to include self-contained and personal care units plus some limited special care facilities."

History

In April 1969, an application was filed by Bann Holdings Limited for the rezoning of Lots 1-7, 9-11, 13-15 of Parcel A, Blk. 21, D.L. 50, Plan 2120 and Lots W.1 acre and E.1.3 acres of Parcel B, Block 21, D.L. 50, Plan 1511 A, being on the south side of School Avenue between Tyne and Latta Streets. This application was requesting a change from an RS-1 One Family Dwelling District to an RM-2 Multiple Dwelling District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the scheme. At a Public Hearing on July 10, 1969, Council approved the application subject to a number of conditions with respect to lands dedication, consolidation and approval of the detailed scheme by Technical Planning Board. However, these conditions were not fulfilled and the amendment to the by-law was not enacted.

On January 27, 1972, an application was made by the Calling Foundation requesting the site located on the southwest corner of School Avenue and Tyne Street, East 1.3 acres of Parcel B, Block 21, be rezoned to RM-2 from the current RS-1 for senior citizens housing development of a two storey structure and a ten storey highrise.

On February 18, 1972, the Technical Planning Board recommended that the application be denied because the proposed project would:

(1) Establish an isolated RM-2 Multiple zone in a single-family dwelling district.

(2) Prejudice a greater development for multiple-family dwellings in this immediate area.

The City Planning Commission considered this application on April 24, 1972, and its relationship to the District Centre as identified in the Planning Department's Suburban Commercial Study of December 1971, and recommended that the application be approved.

Council, at a Public Hearing on August 31, 1972, after hearing some objections did not approve the application and instructed the Director of Planning and Civic Development to submit a report on the rezoning of the general area.

The Planning Department report, after approval of the Technical Planning Board, was submitted to Council on March 27, 1973, with the recommendation:

"that should the Calling Foundation apply for rezoning of Lot E.1.3 acres of Parcel B, Blk. 21, D.L.50, Plan 1511A from RS-1 Family Dwelling District to RM-1 Multiple Dwelling District;

that Lot W. 1 acre of Parcel B, Blk. 21, D.L. 50, Plan 1511A be rezoned from RS-1 One Family Dwelling District to RM-1 Multiple Dwelling District "

subject to dedication of lands for the widening of School, Tyne and the provision of a lane.

Council in considering the above report, resolved:

"that the matter be deferred pending a report from the Deputy Director of Planning on the question of the City expropriation of the necessary additional adjacent land to give a full Senior Citizens' Housing site in the area when joined with the property involved in the Calling Foundation rezoning application."

cont'd....

Clause No.2 continued

This report was not submitted as the Calling Foundation has acquired all of the subject lots except for approximately 4800 square feet and consolidated these for a total site of 1.703 acres. This consolidation has been approved for registration in the Land Registry Office in accordance with the recommendations respecting dedication of lands except for a 10' rather than 20' lane dedication.

Proposal Description

The architect's drawings, prepared by W. Wilding, and forming part of the application marked "received by the City Planning Department December 6, 1973" indicate two structures; a three storey building comprising a south and a north wing with some underground parking (personal care) and a ten storey tower, these buildings connected by an enclosed passageway.

The structures maintain a minimum setback of 35 feet from the lane to the south, a 20-foot setback from Tyne Street, a 20-foot setback from School Avenue, and a minimum of approximately 18 feet from the western property line. All setbacks are from widened streets as per new subdivision.

The drawings indicate the north wing is to be used as a special care unit, the south wing as a personal care unit, and the tower for personal care and self-contained units. The three storey structure contains 94 personal care units (on a call to the applicant he concurs that personal care and special care units are used as personal care units), and 1 one-bedroom suite (staff use). The high-rise structure contains 32 personal care units, 52 bachelor suites and 2 one-bedroom suites (staff use).

The main floor of the low-rise structure indicates some care units with several lounge and recreation areas, office, kitchen, and dining areas. The second and third floors are composed mainly of care units with some lounge area. The total floor of the low-rise structure indicated on the drawings is 42,000 square feet.

The main floor of the high-rise structure indicates some care units, staff quarters, lounge areas, and service areas. The second to fourth floors indicate 16 personal care units per floor with a lounge area. The fifth to tenth floors indicate 9 bachelor living units per floor. (Only 8 units are provided on the fifth floor. The space for the ninth unit is indicated as a lounge area.) The total floor area of the high-rise structure indicated on the drawings is 46,210 sq.ft.

The finished basement area of the tower is indicated at 2000 sq.ft.

The total gross floor area of the proposed structures indicated on the drawings is 90,210 square feet excluding underground parking on a site area of 74,188 sq.ft. for a f.s.r. of 1.22.

Parking

Off-street parking is provided as follows:

Surface parking - 21 stalls for visitor use
- 9 stalls for staff use

Underground parking - 21 stalls (undesigned)

Two loading bays plus one drop-off area are also indicated on the submitted plans.

The parking and loading location using 43rd Avenue is considered undesirable.

cont'd ....

Clause No.2 continued

Analysis

The Planning Department report of March 23, 1973, referred to above, recommended RM-1 zoning for the subject site which allows a maximum floor space ratio of .75 with no bonuses and a maximum height of two storeys plus a cellar, or one storey plus a basement.

The RM-1 zone was recommended because it was considered a lower density and permitted height was required in this area to provide the optimum transition between the commercial area and the single family residences and still remain compatible with the character of the neighbourhood. Under circumstances of normal multi-family dwellings, the recommendation of RM-1 would still be appropriate. However, in this instance, the senior citizen complex at a slightly higher density and height would appear to be an acceptable transitional use having regard to its close proximity to the commercial development on Kingsway and the projected occupancy.

The highrise is not considered an appropriate form of development in this location in isolation. But an acceptable form could be designed and built providing the building was appropriately located on the site not exceeding three storeys in height and a floor space ratio of 1.0 having particular regard for the single family dwellings on the west and south.

Following the Planning Commission meeting on the application when the applicant was present and was advised of the Technical Planning Board's recommendation the applicants met with the Zoning Planner and discussed the revised sketches they had prepared which generally met the form of development as recommended by the Technical Planning Board.

Recommendation

It is recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 by-law restricting the development as follows:

(a) Uses - senior citizens dwelling units, personal care units and uses customarily accessory thereto.

(b) Floor Space Ratio - not to exceed 1.0.

In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer

(ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

cont'd .....

Clause No.2 continued

(c) Height - not to exceed three storeys nor 35 feet measured from the average street elevation on School Avenue established by the City Engineer not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas including ambulance, loading and refuse.

(2) All parking, loading, ambulance and service areas to have acceptable ingress/egress with no vehicular ingress/egress from 43rd Avenue. Such surface areas to be adequately screened, paved and lighted.

(3) Parking provided at a ratio of one space for every 6 personal care units and one space for every 6 senior citizens dwelling units.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

The City Planning Commission at itsmeeting held on February 15, 1974, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing."

3. Rezoning Application: Northeast corner of Columbia and Keefer Streets, Lot 2 of 'A', Block 15, D.L. 2037 and 196

The Director of Planning reports as follows:

"An application has been received from Mrs. B. Leung, Secretary, Vancouver Chinatown Development Association, 627 Main Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from CM-1 Commercial District (General) to CD-1 Comprehensive Development District for the purpose of constructing:

"A building containing some retail on the main floor off Columbia and Keefer Streets frontage, and the remainder of the building containing accommodation for senior citizens".

Description of Site

The site is an L-shaped parcel fronting on to both Columbia Street and Keefer Street, adjacent to southern boundary of the Chinatown Historic Area, and having a total site area of approximately 12,070 square feet.

cont'd ....

Clause No.3 continued

There are two old brick structures on the subject property containing, according to the applicant, 39 one room units with common plumbing, occupied by approximately 50 low income senior citizens. The applicants advise these structures are in poor condition and this application is to demolish the existing structures in order to rehouse the present tenants and provide additional housing for senior citizens.

On the immediate N/E corner of Columbia and Keefer is a site of approximately 60 x 100 presently developed with an older gasoline service station. In discussions with the applicant and architect, it had been suggested that they acquire this property in order to provide a more comprehensive development. They have advised that many efforts have been made, but they have been unable to acquire the property. But the proposed development has been designed so that this property could be added to their site if it were acquired in the future and a structure built to tie in with the present proposal.

Description of Proposal

The architect's drawings, prepared by W. Tong, architect, and forming part of the application marked "received City Planning Office August 24, 1973" indicate an L-shaped structure, one storey in height, built to the property line, except for the loading and service area, and an 8' setback on Columbia Street with a tower 9 storeys in height (total 10 storeys and approximately 100 feet) and the remainder of roof area in garden use.

The drawings indicate the ground floor containing a foyer, lobby, restaurant, delicatessen, barber shop, laundramat, with an arcade through joining the Keefer Street and Columbia Street frontages.

The nine floors of the tower portion are shown as comprising 77 dwelling units, of a typical area per unit of 380 square feet designed for senior citizens accommodation.

The total floor area shown on the submitted plans is 47,435 square feet excluding underground parking, mechanical and locker room with a total floor space ratio shown as 3.94. Of this total floor space .62 is for commercial use and 3.32 for senior citizens housing.

Off-street parking is shown on the submitted plans as follows:

Underground parking - 19 stalls
Two loading bays (1 of adequate size including suitable area for refuse containers is considered acceptable).

Analysis

The subject property is zoned CM-1 Commercial and under the current provisions of the Zoning and Development By-law, residential use is not permitted. Studies are, however, in progress, as it is considered desirable that some residential uses be permitted in the CM-1. Furthermore, it is believed there is a need to provide housing for senior citizens in the Chinatown area. This proposal will provide a superior form of housing than is now provided in the existing two buildings on the site and will provide additional accommodation.

It is also considered important to establish and maintain commercial continuity along Keefer and Columbia Streets and is not considered desirable to have living accommodation on the main floor abutting the pedestrian way.

cont'd ....

Clause No.3 continued

Under the CM-1 zones, as amended by Council on September 11, 1973, a floor space ratio of 1.0 is permitted outright with the opportunity to increase this to 5.0 subject to the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings, the provisions of off-street parking and loading, its overall design and the general amenity desired for the area. This floor area, which may be permitted, is by by-law related to commercial development. The scheme as proposed is considered excessive in floor space ratio as the residential portion would be greater than the highest density multiple district of the City, RM-4A (West End).

The City Building Inspector advised that the lay out of the arcade and exit systems would not be permitted under the Building By-law.

Urban Design Panel

The Urban Design Panel in considering this application on February 4, 1974 recommended:

> "That the rezoning for the specifically proposed uses be approved but that the design of the building be referred back for more information and improvements."

Recommendation

It is recommended that the application to rezone the subject lands from CM-1 Commercial District (General) to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

(a) Uses: Main Floor: retail stores, restaurant, barber shop or beauty shop, laundramat office

Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto.

(b) Floor Space Ratio

Not to exceed 3.0. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured tothe extreme outer limits of the building), except for the following:

i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

ii) Balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

cont'd ....

Clause No.3 continued

(c) Height

Not to exceed 10 storeys nor 100 feet measured from the mean curb level of Keefer Street to the top of the structures not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission.

(2) The Technical Planning Board in addition to having regard to the design of the building, the treatment of the arcade, and roof levels, shall have particular regard to the provision of suitable off-street parking, including vehicle ingress/egress, one adequate off-street loading bay, and refuse container area.

(3) That the owners, at their cost, relocate the existing sewer through the subject property to service Lot 'A', Block 15, D.L. 2037 and 196 through alternative means to the satisfaction of the City Engineer, to allow release of the existing 6' ultility easement.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

The Vancouver City Planning Commission at its meeting held on March 1, 1974, adopted the motion: that the Commission support the Feb. 8/74 recommendation of the Technical Planning Board, and further recommend:

(1) That the detailed scheme of development show appropriate access to the roof garden;

(2) That the shopping arcade and pedestrian area be excluded from floor space ratio calculations.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing."

4. Rezoning Application: Block bounded by Burrard and Pine Streets, 6th and 7th Avenues, Block 288, D.L. 526

The Director of Planning reports as follows:

'An application has been received from the Waisman Architectural Group, 1111 West Hastings, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RM-3 Multiple Dwelling District and M-1 Light Industrial District to CD-1 Comprehensive Development District for the purpose of "the erection of a building containing wholesale, office and commercial rental areas and an automobile dealership...".

cont'd ....

Clause No.4 continued

History

At a Public Hearing on June 28th, 1965, City Council considered the rezoning of Lots 1-4 and 17-20 of Block 288, D.L. 526, from RM-3 Multiple Dwelling District to C-2 Commercial District, following which Council resolved:

"THAT the application by the City of Vancouver be approved, subject only to the passage of the By-law being deferred until the following two conditions are met:

i. that the westerly 7' of those lots abutting Burrard Street be first dedicated to the City for highway purposes

ii. that the scheme of development for these commercial sites adjacent to Burrard Street be first approved by the Technical Planning Board."

The conditions were not met and the amendment to the Zoning and Development By-law was not enacted.

On February 6, 1973, an application was received from Waisman Architectural Group to amend the Zoning and Development By-law to rezone Block 288 from RM-3 and M-1 to C-2 for "the erection of a building containing offices, retail shops, and an automobile showroom under the terms of the C-2 Zoning Classification".

This application was discussed in the Planning Department with the applicant being advised that the Department could not support a predominantly commercial use in this area.

Discussions were held with the applicant regarding a more appropriate use and on April 4, 1973, the applicant was advised that the Planning Department believed that application should be to rezone the lands from RM-3 Multiple Dwelling District and M-1 Industrial District to CD-1 Comprehensive Development District.

The application was amended with new drawings forwarded on May 8/73. After further discussion revised drawings were submitted Nov. 27/73.

Description of Site

The site is an unconsolidated City block, measuring 240' x 500 = 120,000 sq.ft. bounded by Burrard and Pine Streets, 6th & 7th Avenues.

There is approximately a 10 foot rise in grade along 7th Avenue from Burrard to Pine; approximately a 6 foot drop in grade along 6th Avenue from Burrard to Pine; approximately a 17 foot rise in grade from 6th to 7th Avenue along Burrard and approximately a 12 foot rise in grade from 6th to 7th Avenue along Pine.

The site has been cleared of all structures and is presently vacant.

Proposal Description

The architect's drawings, forming part of the application and marked "received City Planning Office, November 27, 1973", indicate a structure measuring 4 storeys in height along 6th Avenue and 3 storeys along 7th Avenue.

cont'd .....

Clause No.4 continued

A letter submitted with the application states, in part:

"The present design utilizes the large slope on Burrard and Pine to achieve two separate and distinct levels of warehousing and showrooms leading directly off 6th and 7th Avenues. Thus each of the basic floor areas are totally self-contained with respect to parking and truck loading."

The drawings indicate uses as follows:

Level 1 (6th Avenue at grade)

- auto dealership	23,500 sq.ft.
- showroom/offices	14,400 sq.ft.
- warehouse	35,500 sq.ft.
- stairwells	300 sq.ft.
	73,700

Parking

- outdoor (Burrard Street frontage - 47 spaces
- covered - 45 spaces (approx. 21,000 sq.ft.)

Total 94,700 sq.ft.

Level 2 (7th Avenue at grade)

- retail/wholesale (Beaver Lumber)	41,800 sq.ft.
- warehouse	16,400 sq.ft.
- showroom/office	5,830 sq.ft.
- stairs-elevator	1,200 sq.ft.
- ramp	1,080
	66,310

Parking

- covered - 96 spaces (approx. 40,000 sq.ft.)

Total 105,230 sq.ft.

Level 3

- offices 61,500 sq.ft.

(The offices form a band around the perimeter of the building with parking inside, this ring of office use is partially open to the roof.)

Parking

- 108 spaces (gross 43,350 sq.ft.)

Total 104,850 sq.ft.

Level 4

- offices	76,350 sq.ft.
- inside perimeter walk-way	11,050 sq.ft.
Total	87,400 sq.ft.

(The office use again forms a ring around the perimeter of the structure with the centre being open to the floor below.)

cont'd ....

Clause No.4 continued

The totals for each use are as follows:

Office and Showroom	158,080 sq.ft.
Retail	65,300 sq.ft.
Warehouse	51,900 sq.ft.

The gross area of the structure shown on the drawings is 393,260 square feet on a site area of 120,000 square feet for a floor space ratio of 3.27.

Analysis

The area surrounding the subject property to the north and east is M-1 Industrial zoned and developed in like manner. To the south is the Broadway corridor and C-2 zone. Burrard is strip zoned C-2 on the western edge from 2nd Avenue to Broadway. The area is basically a service industrial area and is suitably located to serve downtown in this capacity. The subject property is readily accessible along Burrard Street. With respect to office use, its close proximity to Broadway will allow office and other staff to make full use of transit for journey to work trips, and will be a major consideration in parking provisions.

Urban Design Panel

The Design Panel dealt with this application on February 4, 1974, and reported to the Technical Planning Board:

"The Panel questions a number of aspects presented by this proposal. Although the Panel favours the low profile and the architectural treatment of the receding upper floors, the magnitude of this proposal raises a number of questions:

1. The Panel feels that the impact of the large car dealership facing Burrard Street is undesirable from both a traffic and pedestrian amenity standpoint - the Mercedes Benz and Clark Simpkins Car dealerships facing the proposal are by comparison small in scale.

2. The Panel is critical of the introverted character of the building. It provides no public space facing out at street level.

   The building presents parked cars topped by long blank walls to both 7th and 6th Avenues. (This aspect is worse to 6th, where the blank wall is higher).

   The Panel suggests that the arrangement should be reversed and that the parking be situated inside and commercial space be placed at the perimeters.

3. The Panel feels that a considerable amount of tree planting be done to soften the impact of this large building on the neighbourhood.

4. The Panel would like to see a reduction in the apparent importance of the automobile and more attention given to human values.

RECOMMENDATION: That the Technical Planning Board approve the proposed re-zoning on the condition that basic changes are made to the design character and scale of the building as outlined above."

cont'd ....

Clause No.4 continued

The Technical Planning Board on February 8, 1974, resolved "That the minute of the Design Panel on this item be received".

Recommendation

It is recommended that the application to rezone the subject lands from RM-3 Multiple Dwelling District and M-1 Industrial District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

(a) Uses - auto dealership not to exceed 50,000 sq.ft.
- warehouse, retail, wholesale
- office

(b) Floor Space Ratio - not to exceed 3.3. In computing the floor space ratio the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings measured to the extreme outer limits of the building, except for the following:

i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting street as established by the City Engineer

ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed 4 storeys nor 70 feet measured from the mean curb level of 6th Avenue to the top of the structure not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with Vancouver City Planning Commission, the Technical Planning Board having particular regard to the provision of off-street parking, off-street loading, landscaping, roof treatment.

(2) That no vehicular ingress/egress be allowed off Burrard Street.

(3) That the westerly 7 feet of Lots 1 and 20 be dedicated for highway purposes and the balance of Block 288 be consolidated into one legal parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting held on February 8, 1974, recommended that the rezoning application be approved subject to the above conditions.

cont'd ....

Clause No.4 continued

The City Planning Commission at its meeting held on February 15, 1974, endorsed the recommendation of the Technical Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and Vancouver City Planning Commission be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.'

5. Development Permit Application No. 65093
1720 Rupert Street

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Limited have filed Development Permit Application NO. 65093 to rebuild the existing gasoline service station at this location. The gasoline service station would become self-serve.

The site is located at the south east corner of Rupert Street and 1st Avenue and is in a C-1 Commercial District.

The site size for the proposed facility would be increased by including one additional 33' x 127' lot to the east of the existing gasoline service station site. An existing one-family dwelling on that site would be demolished.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station at this location and the expansion of existing gasoline service station site provided, in the opinion of the Technical Planning Board, such expansion would not be detrimental to existing retail shopping facilities.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application Number 65093 be approved in accordance with the submitted application such plans and information forming part thereof, thereby permitting the rebuilding of the existing gasoline station on this site (the new facility to become self-serve) subject to the following conditions:

A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

(a) detailed landscaping drawings

(b) size of the parking spaces

(c) exact location of the fencing

(d) No vehicular ingress or egress from the lane, but provision on site for garbage pick-up the satisfaction of the City Engineer.

B. The three off-street parking spaces and one off-street loading and unloading space shall be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

cont'd ....

Clause No.5 continued

C. All landscaping and treatment of the open portions of the site shall be completed, in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the site and thereafter to be permanently maintained.

The Zoning Planner in discussions with the Petroleum Committee ascertained that at this time approximately 7% of the existing gasoline service stations in the City are self-serve.

It is RECOMMENDED that the Development Permit Application No. 65093 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

6. Development Permit Application No. 64999
8884 Granville Street

The Director of Planning reports as follows:-

"The Standard Oil Company of B.C. Ltd., have filed Development Permit Application Number 64999 to rebuild the existing gasoline service station on the subject site. The gasoline service station would become self-serve.

The site is located on the east side of Granville Street just south of West 77nd Avenue and is in a C-2 commercial district.

The site area for the new facilities will be decreased as a portion of the previous gasoline service station site has been taken to widen the street as part of the Hudson Street Bridge facility.

A previous Development Permit Application had been approved to rebuild the gasoline service station on this site, but was not proceeded with.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The proposed development is to consist of a gasoline service station building, approximately 22.67' x 12', with a canopy extending over the two proposed pump islands. Approximately 25% of the site area is to be landscaped.

The Technical Planning Board and the Vancouver City Planning Commission recommended that Development Permit Application Number 64999 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a self serve gasoline service station on this site, subject to the following conditions:-

'A. Prior to the issuance of the Development Permit, revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating -

(a) detailed landscape drawings
(b) size of the parking space
(c) details of the screening.

cont'd ....

Clause No.6 continued

B. Four (4) off-street parking spaces and one (1) off-street loading and unloading space shall be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings, within six (6) months from the date of any use or occupancy of the site and thereafter to be permanently maintained.

D. The development is to be carried out and maintained in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

The Zoning Planner in discussion with the Petroleum Committee ascertained that at this time approximately 7% of the existing gasoline service stations in the City are self-serve.

It is RECOMMENDED that the Development Permit Application No. 64999 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

7. Stanley Park Neighbourhood Local Improvement

The City Engineer reports as follows:

"The Council, on 18 December 1973, approved certain recommendations of a report 'Local Improvement Project: Stanley Park Neighbourhood, West End' including:

'That ..... the Corporation Counsel be requested to bring forward the necessary Special Local Improvement Procedure By-law.'

In the planning of the project since then, two points have arisen which should be reflected in that by-law:

a. Plans for a mini-park on Morton Avenue have been dropped and, since Morton Avenue is already paved, it should be excluded from the project.

b. The December report failed to recognize that Alberni Street from Denman Street to Chilco Street was paved in 1971 and the local improvement is still current. In the new project, therefore, the Alberni Street frontage should not pay for paving, but only for its share of the mini-parks, pedestrian pathways and sidewalk.

A third change does not affect the by-law but, if approved by Council, will be reflected in the local improvement cost sharing:

c. The December report recommended that:

'The Property Owners pay the full cost of .... the mini-parks, except for normal flankage and intersections ....'

cont'd ....

Clause No.7 continued

The intent was that the City would contribute the same amount to the mini-parks as it would have if these sections of street had been paved. This would have covered a number of items in addition to the two in the underlined words above (one inch of paving thickness, break-out costs, sidewalk and boulevard restoration etc.). This change would represent an additional City cost of approximately $18,000.

The West End Planning Team has considered this report and concurs.

I RECOMMEND:

1. That the changes '1' and '2' above be approved, and that the Council pass the 'Stanley Park Neighbourhood, West End, Local Improvement Procedure By-law', which has been drawn on this basis and which will come before Council later this day.

2. That the change '3' above be approved."

8. Area 6 Review and Recommendation Committee

The Development Consultant, False Creek, reports as follows:

" Purpose of the Committee

Vancouver City Council by motion on 5 February 1974 directed that a five person committe consisting of the Director of Planning who will be Chairman, the Development Consultant, an Architect, and two others representing the development and engineering fields, be set up to review the three concepts developed by the three design teams and to submit a report and recommendation to Council.

The purpose of this doucument is to recommend the terms of reference and the procedure for the Review and Recommendation Committee.

Background

The design teams commenced work on the 11th February at which time they were given their terms of reference, copy attached.

The three design concepts will be explained at a meeting of Vancouver City Council on 23rd April for information purposes.

Following the 23rd April, the three concepts will be explained to and evaluated by the general public over a four week period at various locations around the City and as well will be evaluated by the Citizens' Advisory Panel, the Park Board, the School Board, the Vancouver City Planning Commission and interested citizens. In addition, the Director of Planning will be making an internal evaluation following the normal process with the Design Panel, Technical Planning Board, etc.

All these inputs and evaluations will be submitted to the Director of Planning by 21st May, and made available to the Review and Recommendation Committee.

cont'd ....

Clause No.8 continued

Terms of Reference of the Review and Recommendation Committee

The Review and Recommendation Committee is requested to review the three concepts; to review the terms of reference given to the Design teams; to review the various inputs and evaluations received from the Citizens' Advisory Panel, the Vancouver City Planning Commission, the Park Board, the School Board, the Design Panel, the Technical Planning Board, City staff and the general public; and to recommend to Vancouver City Council a concept or a concept with modifications.

The Committee should note that the teams were requested to follow the False Creek Policy Guidelines and to be guided by Scheme 2, both endorsed by Council on 20th November 1973.

The Committee is requested to consider in their deliberations the following:
- design/liveability/innovation/quality considerations
- open space considerations
- economics and marketability
- social viability
- effect on neighbours
- treatment of 6th Avenue and noise abatement

The material for the Committee will be available on the 21st May, and the Committee is requested to complete their report by 31st May.

Procedure.

Full descriptions of each concept and all inputs and evaluations from the general public and review agencies are to be in the hands of the Director of Planning and available to the Review and Recommendation Committee as of May 21st.

Immediately following the 21st May, the Review and Recommendation Committee will be convened by the Director of Planning. A meeting room for this purpose has been arranged at the Sheraton Plaza 500 Hotel at Cambie and 12th Avenue.

The Committee will complete its review and recommendations by May 31st.

Secretarial services for the Committee will be provided by the City.

The Development Group will be available to provide assistance to the Committee.

It is anticipated that the report of the Committee will be relatively brief, since it will be the responsibility of the Director of Planning to submit the background material to Council.

The Director of Planning will submit the Committee report, plus the background material and the various inputs and evaluations, to the City Clerk by 6th June for consideration of Council on 11th June.

It is anticipated that Vancouver City Council will then make a decision as to the concept to be advanced for public hearing for rezoning at the end of June.

cont'd ....

Clause No.8 continued

It is anticipated that the rezoning will be CDI, and that the rezoning by-law will have controlled flexibility, as for example with respect to the division of building areas into uses."

Recommendation

It is RECOMMENDED that the above terms of reference and procedure be approved.

FOR COUNCIL ACTION SEE PAGE(S) 143

Departmental Report, April 19, 1974 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

B-5

RECOMMENDATION

1. D. P. C. Parking Rates

The City Engineer reports as follows:

"Under the terms of the City's agreement with the Downtown Parking Corporation, the authority for establishing rates was vested in a Parking Commission. When the Parking Commission was eliminated, its authorities were transferred to the City Engineer. After a review of the downtown parking rate structure the Engineering Department recommends an increase in the current D.P.C. rates. The current rates for parking at D.P.C. lots are:

First hour	- $ .15
Second hour	- .20
Subsequent hours	- .25

The maximum daily rate varies from lot to lot, between $1.10 and $2.35 depending upon the clientele being catered to.

The review of D.P.C. rates was carried out with three primary objectives in mind:

1) To favor transient parking over long term parking,

2) To ensure a financially viable operation,

3) To maintain an administratively simple operation.

These objectives are to some extent in conflict, and have to be balanced against each other in setting new rates. To achieve these objectives so far as possible, we propose the following policies:

1) Charges should be based on half hour rather than one hour intervals (this favours the short term parker who stays just over the one or two hour period).

2) Rates per half hour should be kept constant on each lot, rather than increasing with length of stay as in the past (this maintains operational simplicity).

3) Maintain D.P.C. short term rates at or slightly below nearby competitive facilities, and D.P.C. all day rates at or slightly above nearby competitive facilities (this should maintain financial viability while retaining a bias in favour of short term parkers).

Proposal for Revised Rate Structure

The proposed rate structure is outlined below on a lot by lot basis. The following rates were arrived at after consultation with D.P.C. management. They concur with this proposal.

Lot No. 1 - 535 Hornby Street (south of Pender Street)

Current Maximum	- $2.35
Proposed Maximum	- 3.00
Proposed Rates	- 0.20 per half hour

This lot is the busiest of all D.P.C. operations, often filled to capacity, and always containing a few long term parkers. The proposed rates are higher than at any other D.P.C. location. Competitive rates are near $0.35 per hour, $2.50 per day.

cont'd ....

Clause No.1 continued

Lot No. 2 - 150 West Pender Street (at Cambie Street)

Current Maximum - $1.10
Proposed Maximum - $1.50
Proposed Rates - $0.15 per half hour

Seldom at capacity, this lot can retain a fairly low maximum.

Lot.No. 3 - 535 Richards Street (south of Pender Street)

Current Maximum - $1.60
Proposed Maximum - $2.00
Proposed Rates - $0.15 per half hour

On this small surface lot, the all day parker is placed along the property lines and transient parkers are parked in the middle and 'stacked' in the aisles. Competitive rates are $0.25 per hour, $1.50 per day.

Lot No. 5 - 520 West Georgia Street (at Richards Street)

Current Maximum - $2.35
Proposed Maximum - $2.00
Proposed Rates - $0.15 per half hour

The 340 spaces are seldom fully utilized. Reconstruction at Georgia and Granville Streets will reduce the transient demand. Adjacent rates are $0.25 per hour, $2.00 maximum and $0.35 per hour, $1.50 maximum.

Lot No. 8 - 65 West Cordova Street

Current Maximum - $1.10
Proposed Maximum - $2.00
Proposed Rates - $0.15 per half hour

As with Lot No. 3, this surface lot is usually well filled, but with a significant flow of transients. Adjacent parking properties are under-utilized. The proposed rates should drive out most of the all day parkers, making more space available for transients.

Evening Rates

Rates charged after 6:00 p.m. vary from $0.35 to $0.50 for the full evening depending upon the lot. No change is proposed at this time in these rates. "

RECOMMENDATION

The City Engineer RECOMMENDS that Council approve the rate structure set out in this report.

FOR COUNCIL ACTION SEE PAGE(S) 143

FINANCE MATTERS

B-7

CONSIDERATION

1. B.C. Telephone Company:
Rate Structure Application

The Director of Legal Services reports as follows:

"I have received a copy of an application and submission of the B.C. Telephone Company to the Canadian Transport Commission to put into effect various rate increases. (The submission is available in the Law Department.)

It is noted that any persons wishing to intervene to oppose, support or modify the application are required to file their submissions with the Secretary of the Commission on or before May 10th, 1974.

In two previous rate applications, namely April and September of 1958, the Provincial Government opposed the applications and the Council decided to join with the Union of B.C. Municipalities in financial support of the Government's opposition. The City's share of the cost was pro-rated among the municipalities by the U.B.C.M. on a per-capita basis.

In a further application in 1971 the Council passed the following resolution:

'That the City Council present a strong brief before the hearings in respect of this application, expressing opposition to the proposed increases in telephone rates; such brief to be prepared by the Board of Administration for Council consideration.'

The above is submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 143

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

April 4, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 4, 1974, at approximately 10:40 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

COMMITTEE CLERK: M. Cross

The Minutes of the meeting of March 14, 1974, were adopted.

RECOMMENDATION

1. D.P.A. #65844
Empire Stevedoring Co. Ltd.

At its meeting of March 14, the Committee resolved:

> "THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Application No. 65844 be deferred and that this matter be referred to the Corporation Counsel for report back to the next meeting of the Committee on any possible legal implications for the City with respect to this application."

The Corporation Counsel reported to the Committee in a report dated March 18, 1974.

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, on March 18, advised that he had met with Mr. Spoke, Port Manager, and they were both of the opinion that passenger facilities were better located near the Foot of Granville Street rather than the proposed location which is at the easterly end of the waterfront.

Mr. J. H. Hopkins, Managing Director of Empire Stevedoring Co. Ltd., advised that they had been approached by two Steamship lines to provide passenger facilities at Terminal Dock as they had found the foot of Granville facilities inadequate. Empire Stevedoring agreed to provide the facilities and made application to the City to use the existing building as a passenger terminal for the summer months and to install sprinklers and upgrade the second floor lounge at a cost of $30,000 to $40,000.

cont'd ....

Clause No.1 continued

Alderman Pendakur noted that Council is on record as desiring passenger facilities for ocean transit to be centralized in the foot of Granville area.

The Committee were reluctant to grant the Development Permit Application but they felt they had no other course of action.

RECOMMENDED

THAT the report of the Director of Planning be approved and that the Development Permit Application be processed in the normal manner.

2. D.P.A. No. 65814 and No. 65816
B. C. Ice and Cold Storage Ltd.

At its meeting of March 14, 1974, the Committee resolved:

"THAT consideration of the Director of Planning's report dated March 12, 1974 on Development Permit Application No. 65814 and 65816 be deferred to the next meeting of this Committee and that these development permit applications be referred back to the Project Manager for consideration and report back to the next meeting of the Committee."

The Project Manager on March 18, 1974, reported that he has no objection to the additions proposed by B.C. Ice and Cold Storage.

RECOMMENDED

THAT the recommendation of the Director of Planning in his report dated March 12, 1974 be approved.

3. Re-zoning of City Centre Waterfront from M-1 Industrial to Urban

Alderman Pendakur, by memorandum of April 1, 1974, advised that the basic assumption of the Waterfront Planning Study is that the area will be returning to urban uses. He felt that an application should be made to the Regional District to re-zone the area from M-1 to Urban. The next deadline for submitting requests for amendments to the Regional Paln is May 29, 1974.

Alderman Pendakur therefore recommends that the Director of Planning be instructed to apply for the necessary amendments to the Regional Plan to make it possible for the waterfront area from Stanley Park to Main Street to be available for non-industrial urban uses, commensurate with assumptions and objectives of the Waterfront Study.

RECOMMENDED

THAT the recommendation of the Chairman be approved.

4. Draft Sign Control Bylaw

Messrs. D. M. Hickley, L. Cheng and H. Wong of the Planning Department were present to describe the two reports to the Committee.

cont'd ...

Mr. Hickley advised that the report entitled "Sign Control, Summary of Responses - March 1974" contained a summary of the responses, as well as copies of the original submissions, received to the Information Pamphlet on Sign Control which was sent out on February 5, 1974. He advised that the second report "Sign Control - Bylaw Proposal, March 1974" was to be considered a draft as it was not written in legal language and the input from the Department of Permits & Licenses and the Vancouver City Planning Commission had not been incorporated. He noted that the City has been operating under a 1934 Sign Bylaw.

Mr. Wong advised that the Information Pamphlet had been sent to 121 public bodies including the sign industry, labour unions, business associations, professional and civic organizations, local area and residents' organizations and the news media He advised that only 18 responses were received i.e. 3 from the sign industry, 6 from the labour unions and 4 from civic organizations. The responses indicated that the question of billboards is the major item for Council's consideration.

Mr. Cheng commented on the Draft Bylaw Proposal. He outlined items that might be of concern to the Committee and to Council and commented as follows:

(a) Definition - "Sign Areas"

The definition of "Sign Area" means the entire area of the sign on which copy could be placed. Previously, sign area covered the area of one side of the sign only.

(b) Projecting Signs

This section states "no sign shall project to less than 3' from the curb or 10' from the building face.". Mr. Cheng advised that the Vancouver City Planning Commission stated that only one half of the width of the side walk should be allowed.

(c) Awning Signs

The Committee has expressed a desire to encourage more awning signs. The size of such signs has not been regulated in the Draft Bylaw.

(d) Roof Signs

Roof signs will be allowed only under special conditions.

(e) Special Approval

This section provides for flexibility in the size, height and location of any new sign on the advice of the Director of Planning and will provide for the design of innovative of signs.

(f) Criteria for Granting Variance and Special Approval

This section outlines the criteria for evaluating "good design" as the basis for giving special approvals and granting of variance from the Sign Bylaw.

cont'd ....

Clause No.4 continued

(g) General Provision

This section states that no third party advertising should be permitted.

(h) Length of Permit

Every permit will be issued for a period of 5 years and have to be renewed thus allowing a review of the signs to reflect any change that may occur in the Sign Bylaw and to ensure that the sign is still appropriate.

(i) Appeal

The Information Pamphlet stated that appeals would be considered by the Advisory Sign Panel, but it was felt permits could be dealt with more expeditiously by the Director of Planning who could obtain advice of other appropriate bodies before making a recommendation to Council.

Mr. Cheng outlined the section on "schedules" stating that at the beginning of each schedule general guidelines for each district are set out.

RECOMMENDATIONS

(1) THAT the Director of Planning be instructed to circulate the draft Sign Control Bylaw to interested groups with particular reference to those who responded to the Information Pamphlet.

(2) THAT the City Clerk be requested to insert appropriate advertisements notifying interested parties that the Committee will be receiving delegations at an evening meeting at 7:30 p.m., Thursday, April 25, 1974.

(3) THAT all members of Council be invited to attend this special committee meeting.

5. Vanterm - Access

Consideration of this report from the City Engineer dated March 26, 1974, was deferred to the next meeting.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 143-4

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 4, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 4, 1974 at 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

The Minutes of the meeting of March 21, 1974 were adopted.

RECOMMENDATIONS:

1. Cultural Grants 1974 - Vancouver Symphony Society

Consideration of this grant to the Vancouver Symphony Society was deferred until this meeting so that representation could be made to the Committee by the Symphony Society.

Mr. Robert Brodie, President of the Association, made a presentation to the Committee requesting that the City of Vancouver provide, by grant, the rental charges in the Queen Elizabeth Theatre. Mr. Brodie reviewed the 1973-1974 budget of the Society and that of the 1974-1975 season.

The Committee Members discussed, at length, the policy of cultural grants to major groups in the City being sufficient to cover the cost of the rental of the Queen Elizabeth Theatre. Further discussion took place at the meeting with regard to other municipalities in the Greater Vancouver Area contributing their share towards the Symphony Orchestra, since it was felt that the Symphony performs for the benefit of the entire area, not exclusively for residents of the City of Vancouver.

Following discussion your Committee RECOMMENDS,

THAT for this year, an amount of $100,266 be approved as a rental grant to the Vancouver Symphony Society to cover unpaid rentals owing the Queen Elizabeth Theatre as at December 31, 1973 of $15,131 and an amount of $85,135 to be applied to rentals for the 1974 calendar year, providing the number of performances do not exceed those planned for the season as outlined for the Committee.

FURTHER THAT City Council request the Greater Vancouver Regional District to consider setting up an annual allocation for grants to cultural groups serving the Regional District.

2. 1974 Budget Appeals - Departments and Boards

Your Committee heard representatives of the following Departments and Boards appealing decisions of the Budget Review Committee in respect of specific budget items:

Department or Board	Appeal for Budget Increase
Auditorium Board	$ 17,500
Park Board	289,285
Health Department	6,605

Cont'd . . .

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to the above requests, your Committee RECOMMENDS as follows:

A. Auditorium Board

Recommended that the following be approved for inclusion in the Civic Auditorium Board's 1974 budget:

Airconditioning for the Queen Elizabeth Theatre office and Board Room $13,500

B. Park Board

Recommended that the following be approved for inclusion in the Park Board's 1974 budget:

(i) Non-recurring repair and replacement items . . $35,000

CONSIDERATION:

(ii) Supplemental budget items $150,000

A motion was put to your Committee to allow the Park Board $150,000 for supplemental budget items to be spent at the discretion of the Park Board, with that Board reporting back to Council at the end of the year on how the amount was expended. This motion resulted in a tie vote in the Committee and is submitted to Council for CONSIDERATION.

RECOMMENDATION:

C. Health Department

Recommended that the following be approved for inclusion in the Health Department's 1974 budget:

(i) Three slide projectors $435

(ii) Carpeting for Conference Room 3, South Unit 6405 Knight Street $840

(iii) Sign on South Unit building $300

3. Downtown East Side Recreation Project

Representatives from the Downtown East Side Recreation Project attended the meeting seeking an extension of their funding which expired on March 31, 1974. Theirs was a pilot project which was to have undergone an evaluation.

The Committee RECOMMENDS,

THAT funds for one month's operation be charged to the 1974 Park Board Budget and evaluation of the program take place during that month for report back to the Standing Committee on Social Services.

INFORMATION:

4. Grandview Community Centre

During discussion of the Park Board Budget appeal items,

Cont'd . . .

Alderman Marzari arrived at the meeting and advised of a letter from the Grandview Community Centre which had been received by the Standing Committee on Social Services. The letter, stating that the 1974 Park Board budget did not allow for increase in services at the Community Centres, was read to the Committee. The Chairman pointed out that following the approval by Council of an increase in the supplemental budget items in the Park Board budget there should be some increased funds for the Community Centres.

5. Old Museum Building

This item was deferred until the next meeting of the Standing Committee on April 11, 1974.

The meeting adjourned at approximately 10:45 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 144-5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 4, 1974

A meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 4, 1974 at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson
Alderman Hardwick

CLERK: R. Demofsky

The Minutes of the meetings of March 14, and March 21, 1974 were adopted.

INFORMATION:

1. Day Care - City of Vancouver

A. Day Care Requirements in the West End

A representative of the West End Planning Team submitted a report on "Day Care Possibilities in the West End" for the Committee's consideration.

In speaking to this report he suggested that an incentive needs to be provided to apartment owners to provide day care in existing apartment buildings. He also stated that approximately five or six vacant lots exist in the West End which are large enough to accommodate portable day care units. However, due to high rental rates for commercial property in the West End, this possibility for day care centres could be ruled out.

The report suggested various City owned or controlled property for proposed day care centres.

A representative of the Day Care Information Centre advised that the West End presents a real problem for day care facilities due to the limited land available. He further advised that the "Cats Meow" would be operating in the very near future and would accommodate 17 children, and also the "Zoo" which will accommodate approximately twenty children. He noted that the Marrigold, a private day care centre near Davie and Robson Streets, had recently applied for a permit to accommodate sixty additional children.

Following group discussion your Committee

RESOLVED,

I. THAT the Supervisor of Property and Insurance report back to the Social Services Committee as soon as possible on three or four sites for proposed portable day care centres along the north side of the 1000 Block Beach Avenue.

II. THAT the Supervisor of Property and Insurance report back to the Social Services Committee as soon as possible on suitability of Park Site #19 (Roede House) situated on this site, the Park Superintendent's Residence - Lagoon Drive and north-west corner of First and Cassiar for day care centres.

III. THAT the City Engineer, in conjuction with the West End Planning Team, be instructed to investigate street closures in the West End area east of Denman Street, for possible use of portable day care centres.

IV. THAT the Director of Social Planning, in conjunction with the West End Planning Team, be instructed to contact the Park Board to determine whether portable day care centres could be placed on or near the parking lot located south of the 1100 Block Beach Avenue exits. (Sunset Beach).

Cont'd

V. THAT the Director of Permits and Licenses, ~~and other~~ appropriate officials be requested to appear before the Social Services Committee as soon as possible to explain why the Lord Roberts Elementary School could not be used as a day care centre after school hours for children three to five years of age.

B. Proposed Sites For Temporary Day Care Centres

A representative of the Day Care Information Centre submitted a report on proposed sites for temporary Day Care Centres for the Committee's consideration. This report outlined several proposed temporary day care sites.

It was noted that these sites had been approved by the Supervisor of Property and Insurance.

Following further discussion your Committee,

RESOLVED,

THAT these sites be approved for temporary day care centres, and

FURTHER THAT representatives of the Day Care Information Centre report back to the Standing Committee on Social Services with a list of priority day care properties for consideration.

C. Fairview Slopes

Representatives from the Fairview Little Peoples Society and Fairview Information Centre submitted a report on a local activity centre for Fairview Slopes dated April 2, 1974 for the Committee's consideration.

This report referred to a lot in the 1200 Block 7th Avenue, and stated that it was ideally suited for day care purposes. When speaking to this report a representative of the Fairview Information Centre stated that on March 19, 1974 Council agreed to make this same City owned lot available for proposals to move the "Hodson Manor" at 1417 West 8th Avenue on to it. The developer has agreed to give the building to anyone who is willing to move it off his property.

The Chairman advised that a report from the Planning Department on "Hodson Manor" would be coming to the Social Services Committee in approximately two weeks time.

Following discussion, it was

RESOLVED,

THAT this matter be tabled for two weeks pending a report to the Standing Committee on Social Services from the Planning Department on "Hodson Manor", and

FURTHER THAT representatives of the Fairview Information Centre be present when this report comes to this Committee.

D. Foursquare Church

A representative of the Foursquare Church advised your Committee that when the Church applied for a day care permit the application was turned down by the Technical Planning Board and the Board of Variance. He further advised that the church has recently renovated its ground level room. The church is located at the south-west corner of Nanaimo and Pender Streets.

Cont'd . . .

Following group discussion, your Committee

RESOLVED,

THAT the Standing Committee on Social Services urge the Foursquare Church to reapply for a day care permit due to the existing need in the neighbourhood, with the understanding that a solid fence would be constructed for day care purposes.

FURTHER THAT the Chairman of the Social Services Committee request the Board of Variance to meet with a member of this Committee to discuss this matter.

2. Use of Smith Grant-Manor Lithographers Ltd. Building
1110 East 15th Avenue, Vancouver

Reverend G. Whitford, Chairman of the Action Now Committee submitted a letter on the above topic dated April 1, 1974 for the Committee's consideration. When speaking to this letter, Reverend Whitford advised that this building has now been vacated by Smith Grant-Manor Ltd. and they plan to demolish it and construct five duplexes. He felt that this building could lend itself to many uses such as community oriented teenage employment and alternate education facilities, rehabilitation programs for the disadvantaged, which could include real work activity and educational activity for chronic alcoholics, ex-inmates, parolees, probationers, and people who find it difficult to acquire and retain regular employment.

The letter concludes by stating that this presentation is to acquaint City Council with what is proposed and to request their approval in principle.

The Chairman noted that there are some alcoholic rehabilitation programs operating in the City, such as the Detox. Centre.

Following brief discussion it was,

RESOLVED,

THAT the delegation be received and this matter be referred to the Director of Social Planning for discussion with Reverend Whitford and report back to the Standing Committee on Social Services.

RECOMMENDATION:

3. Commercial Rental Agencies

Two letters were submitted for your Committee's consideration; one from Downtown Eastside Residents' Association dated March 21, 1974, and requesting the City of Vancouver to investigate operations of Commercial Rental Agencies; one from Vancouver Centre Constituency Association of N.D.P. of B.C. dated March 21, 1974, urging that the City of Vancouver investigate the possibility of establishing a publicly funded rental accommodation information centre.

Following brief discussions your Committee

RECOMMENDED

(a) THAT Council approve sufficient funds for the purpose of advertising a public meeting on Commercial Rental Agencies. Details of the advertisement to be left in the hands of the City Clerk.

(b) THAT representatives of the Federal and Provincial Departments of Consumers Affairs and representatives of Commercial Rental Agencies be invited to attend this public meeting.

Cont'd . . .

Copies of the letters referred to were ciruclated to members of Council.

4. Child Care Federation

A representative of the Child Care Federation was present and advised the Committee that they had located office space on 6th Avenue. This consisted of two 10' x 12' rooms plus one smaller room. The monthly rent would be $145 plus $20 for telephone.

RECOMMENDED,

(a) THAT Council approve a grant of $1485 ($165 per month for nine months) to pay for an office set up for the Child Care Federation from April 1, 1974 to December 31, 1974.

(b) THAT the Director of Social Planning report back to the Standing Committee on Social Services on progress.

INFORMATION:

5. Grandview Community Centre

The Chairman referred to a letter which he had received from the Grandview Community Centre dated March 29, 1974, requesting an additional $6,000 in funds.

Alderman Marzari undertook to discuss this matter at a meeting of the Standing Committee on Finance of this day for report back to the Standing Committee on Social Services.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 145-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

April 4, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 4, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. Downtown Planning Programme: 1974

Submitted to this Committee by the Director of Planning for information and recommendation was a report dated April 4, 1974 on Downtown Planning Programme: 1974. This report reviewed the present status of the Downtown group, programme and budgetary requirements for 1974. The report proposed the following work programme:

"April 1 - July 31, 1974

(1) Undertake a Downtown Study resulting in:

(a) Overall Downtown development planning guidelines.
(b) A development control process to implement the guidelines,
(c) More detailed guidelines for some of the character areas identified during the Study.

(2) Continue the on-going day to day work by staff in:

(a) Discussion and review of development proposals under the present "interim" Zoning By-law.
(b) Liaison with other groups, agencies and members of the public.
(c) Specific negotiations with developers and review of development permit and rezoning applications.

August 1 - December 31, 1974

Once the overall Downtown development planning guidelines have been reviewed with the several public and official authorities, there will be an immediate need for adjustments and additions to respond to the directives of Council, and the perceptions and requirements of other interested parties as approved by Council. After these changes have been incorporated in the material presented in July, the process of creating the By-law will be continued in three parallel efforts:

a) Continued detailed application of the guidelines to the remaining character areas of downtown. This will be done by the Downtown Study Team.

b) Development of final legal wording for the By-law, for clearance through the Corporation Counsel and submission to Council and Public Hearing, approximately September 1974.

Clause No. 1 (cont'd)

c) **Testing of the above two as they are further refined, using historical and current development proposals to give realism and practicality to the evaluation process.**

The above programme was developed by Planning Department staff in conjunction with a firm of consultants, TEAG - The Environmental Analysis Group, Ltd. This programme takes into account the need to use consultants to manage the study and supply a range of special expertise.

The Director of Planning advised that a major area of concern is the limited staff time which can be spent on the study compared with other duties and the fact that at present, due to staff changes, there is no senior planner co-ordinating this programme.

The report requests authority for the Director of Planning to hire TEAG to provide the services of programme management, including integration of sub-consultants, scheduling of studies and report production. TEAG will also supply sub-consultants to contribute expertise in methods of regulation, urban and developer economics, open space, noise and air pollution.

Other consultants to the Study Team, co-ordinated by the prime consultant but hired by the City, would provide knowledge of local conditions affecting development costs, transportation, zoning, social planning, wind effects, and public health. The estimated cost of the consultant's services for the four month Downtown Study is $85,360 ($77,600 plus 10% for contingency).

In addition, the Director of Planning requested approval of extension to the end of 1974 of two temporary positions of Planning Assistant III and Clerk-Stenographer II, expiring at the end of May. The estimated cost of these temporary staff and related office expenses is $15,562.

Following fairly extensive discussion of this report with the Director of Planning and members of his staff present, your Committee

RECOMMENDS

A. THAT Council approve the Downtown Planning Programme: 1974, outlined in the attached report of the Director of Planning dated April 4, 1974;

B. THAT Council approve an extension of the temporary positions of Planning Assistant III and Clerk-Stenographer II to the end of 1974 at an estimated cost of $15,562;

C. THAT Council authorize the Director of Planning to employ TEAG consultant services;

D. THAT Council refer the total budget to the Board of Administration for review and report back to Council.

INFORMATION

2. Citizens' Guidance Panel - Downtown Planning Programme

Your Committee noted reference in the report of the Director of Planning on Downtown Planning Programme: 1974 to a Citizens' Guidance

cont'd ....

Clause No. 2 (cont'd)

Panel. This Panel was established through the City Planning Commission to guide the Study Team and to provide communication between the on-going study and its "clients".

The Panel consists of 18 members representing workers, residents, business, development, cultural and other interests. The Panel has held six meetings to date and is examining ways of involving the public in the study.

Your Committee expressed concern with respect to the terms of reference, relationship to neighbourhood planning, selection of the panel, as well as whether or not it is truly representative of the Downtown "clients".

RESOLVED

THAT the Director of Planning report back to the Standing Committee on Civic Development on the composition, terms of reference, degree of representation, etc. of the Guidance Panel for the Downtown Planning Study.

RECOMMENDATION

3. Relocation of 6th Avenue Railway Line - Area 6

The Area 6 "Development Opportunity" report approved by Council on November 20th, 1973 assumed a relocation of the railway closer to 6th Avenue (page 13 of the report). The City Engineer and the Development Consultant submitted a report advising a preliminary new alignment plan showing elevation and grades has been prepared by the City Engineer and has been discussed with C.P.R. and B. C. Hydro. The preliminary costs are within the estimate reported to Council by the Development Consultant in November, 1973.

In order to complete this relocation, the City Engineer and the Development Consultant requested authority, along with other relevant City departments, to proceed with resolution of the following:

(a) the extent of the realignment
(b) the location of vehicular access points
(c) an exchange of property
(d) an agreement of work to be performed

The extent of the relocation and location of vehicular access points can best be determined after three design concepts have been presented to Council on April 23, 1974. However, it is necessary to commence negotiations immediately on property exchanges and to establish specifications for the new right-of-way to permit staff to have a final report for Council shortly after April 23, 1974.

RECOMMENDED

A. THAT Council authorize the City Engineer, in conjunction with other relevant City departments, to commence negotiations for appropriate exchange between the C.P.R. and the City to permit realignment of the 6th Avenue railway in Area 6 with a report back to Council by the City Engineer when an agreement has been reached;

cont'd .....

Clause No. 3 (cont'd)

B. THAT Council instruct the City Engineer to request the Canadian Transport Commission to include any crossing involved in the relocation of this railway line in the existing railway crossing fund.

At this point, the meeting adjourned to an "In Camera" session at 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 146-1

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

April 4, 1974

A meeting of the Standing Committee of Council on Community Development was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 4, 1974 at approximately 3:45 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

The Minutes of the meeting held March 7, 1974 were adopted.

RECOMMENDATIONS:

1. Dunbar-Southlands Area Planning

Mr. Peter Brown, Chairman of the Dunbar Planning Committee, appeared as a delegation, presented a brief and requested the establishment of a Local Area Planning office in Dunbar-Southlands and the allocation of funds for its operation.

The Chairman advised the group that at the present time we have a number of Local Area Planning programmes going on and others under consideration, all of which involves expense as additional Planners have to be hired and other expenses are incurred.

The delegation pointed out that they merely wanted to go on record as requesting consideration of this matter and after discussion it was

RECOMMENDED,

THAT we agree in principle to the establishment of Area Planning in the Dunbar-Southlands Area and request the Director of Planning to report back on an appropriate budget and appropriate resources in terms of manpower for that particular area.

2. Furniture Request - Non-Profit Organizations

In June of last year the City Council adopted certain procedures for the distribution of City-owned surplus furniture to non-profit organizations involved in community work. In brief, the organization requesting furniture was to pay 10% of the auction value of the furniture and sign a contract with the City which would allow the City to buy back the furniture at the same price when either the organization wished to return it or the City requested its return. Each furniture request required Committee and Council approval.

The number of requests from various organizations is reaching 2 per week. The approval procedure is averaging 1½ to 2 months. As this process is somewhat unwieldy, the Director of Social Planning and the Purchasing Agent in a report dated February 28, 1974 suggest the following alternative:

" a. The Director of Social Planning receives the various requests, and satisfies himself that the purchaser is a legitimate non-profit organization, engaged in community work and that the amount of furniture requested reflects a realistic need.

Cont'd . . .

b. The request, if meeting the requirements of a., be forwarded to the Purchasing Department (Manitoba Yards) to see which request items are available and surplus to the present and future needs of the City.

c. The Manitoba Yards fill the order, as per stock on hand, fill in contracts and distribute the furniture.

d. The Director of Social Planning report quarterly to the Standing Committee on Community Development on furniture sold in this manner.

It is also suggested that the following guidelines govern the above procedure:

A. Each furniture request be limited in value to $300 (auction value).

B. Requests for furniture with a value over $300 be referred to the Standing Committee on Community Development, for approval.

C. No more than one request from each organization to be processed, as described above, in any one calendar year. Further requests in the same calendar year, from the same organization, would be referred to the Committee.

D. The following limitations apply to each organization relevant to furniture requests, in order to allow an equitable distribution of surplus items that are in high demand, but low supply:

1. 2 typewriters
2. 3 desks and 3 steno chairs
3. 2 worktables
4. 6 office chairs
5. 2 filing cabinets.

E. The attached notice, or a similar notice, describing this furniture service provided by the City and the guidelines through which it is made available, be distributed in the future to organizations interested in acquiring furniture.

The Director of Social Planning and the City Purchasing Agent RECOMMEND that the Community Development Committee request City Council to:

1. Rescind the present procedure, adopted June, 1973, with regard to furniture requests;

2. Approve the above-described procedure and guidelines."

Your Committee

RECOMMENDS,

THAT the foregoing recommendations of the Director of Social Planning and the Purchasing Agent be approved.

Cont'd . . .

3. Interim RM-3A Zoning in Kitsilano; Expenses Incurred by the West Broadway Citizens' Committee

In a Board of Administration report dated March 4, 1974 the Director of Planning advised the West Broadway Citizens' Committee, acting on their own to inform the residents of the Kitsilano area on the rezoning, conducted an extensive notification programme. The Director of Planning noted in this report that these activities contributed significantly to the high degree of community involvement evident at the Public Hearing. The cost of this publicity amounted to $315 and the Director of Planning recommended that Council approve a grant of $275 ($315 less $40 for color slides which were used primarily for the Committee's presentation at the Public Hearing) to the West Broadway Citizens' Committee for expenses in publicizing the large-scale rezoning in the Kitsilano area in January, 1974.

The Director of Planning points out it will not be a continuing practice of giving grants to neighbourhood groups for the publicity of rezoning prior to Public Hearings.

Your Committee

RECOMMENDS,

THAT a grant of $275 be given to the West Broadway Citizens' Committee to cover the cost of the extensive advertising done in connection with the Public Hearing in the Kitsilano area.

4. Charles/Adanac Lands

A delegation headed by Mr. Buster Foster and Mrs. Peggy Distefano appeared before your Committee in respect to development of the Charles/Adanac Lands. A brief was presented together with a plan of development for the area dated March 29, 1974 (a copy of which is attached).

Considerable discussion followed with respect to the development of this area and the following action was recommended by Mr. Ron Youngberg in a report dated March 19, 1974 entitled "Plan for the Adanac Area".

"a. Council can authorize the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.), duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in the matter of design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement).

b. Council instruct the Director of Planning to make the necessary zoning application. This could be done almost immediately.

c. Council should instruct the staff to prepare a subdivision in line with the plans. Those single family lots which are serviced and already subdivided can be marketed immediately for single family housing.

d. Staff should be instructed to investigate further the details of subdivision, the feasibility of marketing and developing the land in the southeast corner of the Adanac/Charles area and report back. This could be done through Alderman Harcourt, Chairman Pro-tem, Adanac Planning Advisory Committee.

e. The Supervisor of Property & Insurance should be instructed to negotiate for the purchase of Lots 15 and 16 in Block 2, southeast ¼ of Section 27, T.H.S.L.

Cont'd . . .

f. Council should approve in principle at this time that a consultant be hired to prepare landscape plans for the treatment of the buffer area along 401 Cassiar and Charles Street and the development of playground facilities.

g. Council should approve in principle that the cost of development of these buffer areas and playground facilities will come out of receipts from the sale of property in the Charles/Adanac area, or from an alternative source as may be proposed by the Director of Finance. The costs and maintenance of these areas will also have to be accounted for.

It is possible that portions of Charles Street used for screening can be consolidated with the personal care and family housing sites. The purpose of this would be that the developer would develop his own landscaping in accordance with plans approved by the City, and would maintain the same, at no expense to the City."

In dealing with this matter your Committee

RECOMMENDS,

(i) THAT Council approve in principle the authorization of the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.), duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement).

(ii) THAT Council instruct the Director of Planning to make the necessary zoning application.

(iii) THAT Council instruct the Director of Planning to prepare a subdivision in line with the subdivision proposal as outlined in the Citizen's plan dated March 29, 1974.

(iv) THAT Council approve in principle the establishment of a senior Citizens personal care complex as set out in the Citizen's plan dated March 29, 1974.

(v) THAT the Supervisor of Property and Insurance be instructed to negotiate for the purchase of Lots 15-16 in Block 2, southeast $\frac{1}{4}$ of Section 27, T.H.S.L.

(vi) THAT Council approve in principle that a consultant be hired to prepare, in consultation with the community, landscape plans for the treatment of the buffer area along 401 Cassiar and Charles Streets and the development of playground facilities, such plans to include a noise barrier on the east side of Cassiar and 401.

(vii) THAT Council approve in principle that the cost of development of these buffer areas and playground facilities will come out of receipts from the sale of property in the Charles/Adanac area, or from an alternate source as may be proposed by the Director of Finance after discussion with the Park Board. The cost and maintenance of these areas will also have to be accounted for.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 148

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

April 9, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, April 9, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

A meeting of the Standing Committee of Council on Housing was to be held in the No. 2 Committee Room, Third Floor, City Hall, on Tuesday, April 2, 1974, at approximately 10:30 a.m., but there being no quorum present, Alderman Harcourt, Chairman, submits the following items to the Standing Committee on Housing at todays meeting for their consideration.

I. Housing funds available in the National Housing Act

II. Report on neglected housing (Block-Busting)

III. Lodging House By-law (Section 7f)

The Committee considered these clauses and took action as follows:

INFORMATION:

1.I. Housing Funds Available in the National Housing Act

At a meeting of the Standing Committee of Council on Housing of February 26, 1974, your Committee resolved:

"THAT representatives of C.M.H.C., G.V.R.D. and the Provincial Government meet with the Standing Committee on Housing to discuss:

(a) Funds available in Sections 15 and 43 of the N.H.A.

(b) Funds available for development of:

(i) apartment houses (1 to 3 bedrooms)

(ii) town houses

(iii) other areas, e.g. single family dwellings."

Representatives of C.M.H.C., G.V.R.D. and the Provincial Government were present to discuss this with your Committee.

The Chairman advised that the City of Vancouver is very interested in getting involved in housing in Vancouver, and at present is awaiting a charter amendment which will give the City the power to borrow money from the National Housing Act for the development of housing. This charter amendment is presently before the Private Bills Committee of the Provincial Government.

It was noted that if the City wished to participate in the development of housing under Section 15 of the National Housing Act, it would first have to become a non-profit society to be eligible for 100% financing.

A representative of C.M.H.C. stated that presently C.M.H.C. provides a maximum of $20,000 per senior citizen's housing unit and a maximum of $30,000 for a single family dwelling.

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In view of the present situation in Vancouver these figures were considered unrealistic and it was suggested that the Housing Committee apply to the Federal Government to have the Maximum mortgage limits increased.

Reference was made to a workshop which will be held in the near future to deal with senior citizens and single family housing, with representatives from C.M.H.C., G.V.R.D, Provincial Government, Design Panel, non-profit organizations, etc. present.

The Chairman stated that a rental accommodation problem for the whole population will be facing the City of Vancouver over the next couple of years, and this workshop will hopefully result in some solutions to this problem.

Following brief discussions your Committee,

RESOLVED,

THAT the Director of Finance and Director of Legal Services meet with representatives of C.M.H.C. and Provincial Government to discuss the possibility of the City of Vancouver forming a non-profit society, thus allowing it to become involved in housing developments, and report back to this Committee.

II. Report on Neglected Housing (Block-Busting)

The Director of Permits & Licenses submitted a report on neglected housing dated March 27, 1974 for the Committee's consideration. This report stated that inspectors of the Department of Permits & Licenses have been reminded to report housing, either single houses or groups of houses, where there is a possibility of "block-busting" tactics being employed. Also, that building and site neglect or dilapidation occurred for the following reasons:

(a) Fire Damage

Following a fire of some proportions, damage can and does occur to buildings and contents which result in the entire site becoming unsightly, littered and generally an eye-sore. In most cases a certain time lag is inevitable until insurance adjusters have assessed the damage and settlement has been reached with the owners to enable them to carry out a clean-up.

(b) Lack of Finances

These cases are generally revenue properties with absentee owners, who may have "over-bought", and have nothing for maintenance.

(c) Age

There are a number of properties in the City which, through age, fair wear and tear, and years of neglect have reached a state of dilapidation where it is uneconomical to spend money on them so the present owners rent to individuals who do not care about appearances and the building goes further into disrepair. In these cases the property is usually in or near a commercial area. The owner has bought for speculation purposes, and the offending building will eventually be demolished as the real value rests in the land.

Cont'd . . .

(d) Careless Owners

Some people choose not to maintain their property at a high standard. These people can be urged to upgrade their premises, but the City does not possess the power to order them to take such action.

(e) Corporate "Block-busting"

It is not felt that this is a widespread practice in the City. There have been isolated instances where this has occurred, but it certainly is not general. This is the group to which Inspectors are particularly directing their attention.

When speaking to this report the Director of Permits & Licenses advised that corporate "block-busting" is very difficult to detect.

The Chairman stated that he wanted a more effective way of cleaning up untidy areas. Also, that the City is presently trying to get an amendment to the charter which would give it more power to prevent block-busting tactics.

The Committee felt that block-busting tactics were definitely being practiced in the City of Vancouver at present.

The Medical Health Officer advised that from a health point of view Section 12 of the Provincial Sanitation Regulations only allow his department to deal with extreme cases.

Following further discussions your Committee,

RESOLVED,

A. THAT the report of the Director of Permits & Licenses on neglected housing dated March 27, 1974, be received.

B. THAT the Director of Permits & Licenses be instructed to continue having his inspectors report housing, either single houses or groups of houses, where there is a possibility of "block-busting" tactics being employed.

C. THAT a suitable by-law to more effectively control "block-busting" tactics be prepared for use when the charter amendment is granted.

III. Lodging House By-law (Section 7f)

A brief dated April 2, 1974, was submitted by Lynn Phipps, a community worker of the First United Church, for the Committee's consideration.

The brief suggests that the wording of Section 7(f) of the Lodging House By-law be changed. Presently, 7(f) states that "no person shall store perishable food in a sleeping room". The suggestion was to substitute the word "unwholesome" for the word "perishable".

It was noted that at a Standing Committee on Housing meeting on March 26, 1974, the Committee resolved to table this matter for 90 days in order to await reaction from landlords and tenants to the new Lodging House By-law.

The Medical Health Officer advised that the term "perishable" had a specific meaning (supports the growth of micro-organisms), but that "unwholesome" had a very general meaning, and would make this section very difficult to enforce. He further

Cont'd . . .

stated that Section 7(f) was put in the Lodging House By-law to control the accumulation of "perishable" foods, which when perishing, can be dangerous to the health.

It was noted that a translated instructional workshop on the new Lodging House By-law for Chinese-speaking lodging house operators in the Downtown Eastside area would be held in approximately one month's time.

Following brief discussion your Committee,

RESOLVED,

THAT this matter be tabled for ninety days in order to await reaction from landlords and tenants to the new Lodging House By-law.

2. B. C. Housing Foundation

At a meeting of the Housing Committee on January 15, 1974 when dealing with the request from the B. C. Housing Foundation for City owned land for a Senior Citizens Housing Project,

Your Committee RECOMMENDED,

THAT Lots A-G and Lot 10, after acquisition, and a portion of the N/S lane being on the south side of Venables east of Renfrew Street be sold to the Provincial Government for lease back to the B. C. Housing Foundation for the purpose of a Senior Citizen's Housing Development.

A representative of the B. C. Housing Foundation was present to discuss City assistance in acquiring property at the south-east corner of Renfrew and Venables Streets, being Lot 10, Block 2, north-west ¼, Section 24 for Senior Citizen's Housing Project.

He advised that the property owner had a language barrier, however she was willing to sell her property provided that the City would move her house.

It was noted that the City owned two lots adjacent to this site and that the most appropriate action would be to move this house to the east side of the site (from Lot 10 to Lot 15), however, this may not be economically feasible.

Following brief discussion your Committee,

RECOMMENDED,

THAT Council authorize the Supervisor of Property and Insurance to negotiate, and expropriate if necessary, for acquisition of property at the south-east corner of Renfrew and Venables Streets, being Lot 10, Block 2, north-west ¼, Section 24, for the purpose of a Senior Citizen's Housing Project.

3. Single Women's Housing Project - Nicola Street

A representative from the West End Planning Team gave an oral report on the background of the proposed housing project at 1280 Nicola Street. In this report she advised that on September 1, 1971, Mr. Norman Jones on behalf of the Society for the Christian Care of the Elderly filed an application for a development permit to construct a Women's Residence at 1280 Nicola Street. The project was intended to provide hostel type accommodation for single women in the 40 to 65 year age group who are living on Social Welfare.

Cont'd . . .

That development permit application was refused on December 6, 1971 because the proposed development was not a use permitted by the RM-4 Multiple Dwelling District Schedule of the Zoning and Development By-law.

Later the West End area encompassing the site of this project was rezoned to RM-4A. This rezoning had a sizeable impact on this proposal, reducing the allowable floor area by nearly 50%.

As a result of involvement of the West End Planning Team, Mr. Jones was advised to make three significant changes to the earlier proposal.

a. Bring the proposal within RM-4A zoning.

b. Eliminate all shared spaces (excepting lounges) and make each unit self-contained.

c. Include some one bedroom units for, say single parent with one child.

The West End Planning Team support the revised proposal.

Mr. N. Jones, architect, showed your Committee sketches of the proposed building. He advised that the proposed site was a 66' x 131' lot located at 1280 Nicola Street. Presently there is a rooming house with five or six suites on this site.

When this proposed project commenced in 1971, the building was designed to provide hostel type accommodation for 70 people with a total development cost of $591,000 (approximately $8,400 per person). The floor space ratio was 2.74. The latest proposal is a five storey building with five self-contained suites per floor accommodating 25 people. Total development cost is $685,000. (approximately $27,000 per person). The present floor space ratio in the RM-4A zoning is 1.55.

Mr. Jones expressed some frustration in view of the fact that this project is now in its third year, and has yet to get off the ground, and requested endorsation of this project by the Housing Committee and also confirmation of a Provincial grant.

Your Committee advised that it could endorse the project, however, it would be very difficult to justify placing only 25 people in such an expensive building and thus the Provincial Government probably would not give financial support. Your Committee noted that to qualify for a Provincial Government grant, this project would need at least 45 units at a cost of approximately $8,4000 per person.

Following discussion your Committee,

RESOLVED,

THAT this matter be deferred pending report back from the West End Planning Team with a recommendation for a proposed (financially justifiable) housing project with at least 45 units.

4. Semlin Drive Family Housing Scheme

At a meeting of the Standing Committee on Housing on March 19, 1974 your Committee recommended,

THAT Council approve in principle the sale of the following City-owned lands for a price of $225,000 to G.V.R.D. for the developments of low rental family housing:

(i) S/S of Triumph Street between Semlin and Lakewood Drive; Lots 1 - 3, Block 29, D.L. 184

Cont'd . . .

(ii) N/S of Pandora Street between Semlin and Lakewood Drive; Lots 14 - 16, Block 29, D.L. 184

(iii) S/E corner of Pandora Street and Semlin Drive Lots 1 - 3, Block 36, D.L. 184.

A general discussion ensued regarding the selling price of this property for a proposed family housing project.

It was noted that if the selling price was too high in proportion to the buildings being constructed the density might be increased to get the unit price down, and this could result in sub-standard housing. Also, the mortgage rates would be too high.

Following discussion it was,

RECOMMENDED,

THAT this matter be deferred pending further report back from the G.V.R.D. on project costs and other matters for consideration of the Standing Committee on Housing.

The meeting adjourned at approximately 12:00 noon.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 148-9

REPORT TO COUNCIL

JOINT MEETING

STANDING COMMITTEES ON FINANCE & ADMINISTRATION AND SOCIAL SERVICES

APRIL 11, 1974

A joint meeting of the Standing Committees of Council on Finance and Administration and Social Services was held at approximately 11:30 a.m., in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari and Volrich

ABSENT: Alderman Gibson

CLERK TO THE COMMITTEE: M. Kinsella

RECOMMENDATIONS

1974 Civic Grant Requests - Social Services

The Committees considered the report of the Director of Social Planning dated April 3, 1974 on Civic Grant Requests - Social Services. These grants were reported on in three parts.

RECOMMENDED THAT grants be approved as follows subject to:

(a) the conditions outlined in the attached report of the Director of Social Planning.

(b) any further conditions set by the Standing Committees and noted below.

(c) the agencies obtaining cost sharing under Canada Assistance Plan where applicable and noted in the attached report of the Director of Social Planning.

ORGANIZATION	1974 REQUEST	1974 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
1. Legal Aid and Education			
- B.C. Civil Liberties Association	$10,000	no action	
- Vancouver Peoples Law School	16,800	no action	
- Vancouver Community Legal Assistance Society (V-CLAS)	20,000	$16,500	
2. Neighbourhood Services			
- Kitsilano Day	858	850	
- Kiwassa Neighbourhood Service Less CAP approved	6,500	6,500 3,250-	
- West End Landlord Tenant Association	8,085	8,085	It was suggested the Association investigate the possibility of funding under the new Provincia Government Landlord and Tenant Act
Neighbourhood Services Association Neighbourhood Houses Less CAP approved	54,400	54,400 27,200-	
3. Family, Youth and Senior Citizen Services			
- Y.W.C.A Sunset Less CAP approval estimate	12,438	12,438 6,219-	
- Strathcona Less CAP approval estimate	11,152	11,152 5,576-	
- Family Service Centres Less CAP approved	42,400	42,400 21,200-	
- Salvation Army Less CAP approved	17,500	17,500 8,750-	

Cont'd . . .

ORGANIZATION	1974 REQUEST	1974 COMMITTEES RECOMMENDATIONS	FURTHER CONDITIONS
- St. James Social Service	$ 7,000	$ 7,000	
- National Council of Jewish Women Less CAP approval estimate	8,000	8,000	
- Y.M.C.A. Youth Employment Services	4,200	4,200	
- St. James United Church	7,500	no action	
- Outward Bound	8,500	5,000	Outward Bound Subject to Social Planning Dept negotiating an agreement with Outward Bound to provide scholarships for specific boys as the need arises.
- Boys Clubs of Vancouver Less CAP approved	10,000	10,000 5,000-	
- Big Brothers Less CAP approved	19,852	19,852 9,926-	
- Meals on Wheels Less CAP approved	5,000	5,000 2,500-	
- New Hope Centre Less CAP approval estimate	8,040	8,040 4,020-	
- Dugout Day Centre Less CAP approved	8,000	8,000 4,000-	
- Vancouver Indian Centre Less CAP approved	29,379	16,500 8,250-	
- Family Place Less CAP approval estimate	20,000	20,000 10,000-	
4. Services for the Handicapped			
- Canadian Paraplegic Assoc. less CAP approved	15,000	15,000 7,500-	
- Vancouver Resource Society for the Physically Disabled	3,972	3,972	Vancouver Resource Society for the Physically Disabled The Director of Social Planning to investigate accommodating this service with similar existing services.
- 3-H Society less CAP approval estimate	10,600	7,950 3,975-	
- Vancouver Neurological Centre	8,050	8,050	
- Canadian Diabetic Assoc. less CAP approved	2,500	2,500 1,250-	Canadian Diabetic Association Subject to Social Planning Dept negotiating an agreement with Canadian Diabetic Association to provide scholarships for specific children as the need arises.
- Western Institute for the Deaf	12,000	no action	
- Canadian Cultural Society for the Deaf	200	no action	
5. Mental Health Services			
- Vancouver Emotional Emergency Centre	6,450	6,450	
- Mental Patients Assoc.	15,000	15,000	
- Coast Foundation	3,385	3,385	
- Se-Cure	1,000	500	
- Elizabeth Fry Society less CAP approval estimate	12,975	no action	
- Crisis Centre less CAP approved	15,000	15,000 7,500-	
- Activator Society of B.C. less CAP Approved	10,000	2,500 1,250-	
6. Miscellaneous			
- S.P.E.C.	10,000	no action	
- S.P.C.A.	9,000	6,600	
- B.C. Borstal Assoc.	3,600	no action	

Cont'd . . .

Community Development Services (NSA)

The Committee noted the comments of the Director of Social Planning in his report with respect to Community Development Services (NSA). The Director of Social Planning made no recommendation on the grant request of the Neighbourhood Services Association for $57,500 for community development services. It was noted that the Social Planning Department disagreed with the present role and performance of Neighbourhood Services Association Community development Department staff.

Letters in support of funding for the Neighbourhood Services Association Community Development Services were noted by your Committee. In addition a number of people present at the meeting from various community organizations spoke in support of this service. The consensus was that prior to reaching a decision on this grant a detailed outline of the work of the Neighbourhood Services Association Community Development Services should be received.

RESOLVED,

REFER the matter of funding of NSA Community Development workers to the Director of Social Planning for assessment and report to Council in two weeks, this report to be on a programmed budget basis.

(NOTE: Subsequent to the meeting the Director of Social Planning advised his report will not be available until the April 30th Council meeting.)

Information Centres

Representations were heard from representatives of a number of information centres urging that their grant requests be increased to reflect the higher operating costs, e.g., rent, light, etc.

RESOLVED,

TO refer the portion of the report on funding of information centres back to the Director of Social Planning for revision of the grant recommendations to reflect the increased operating costs, for early report to Council.

The meeting adjourned at approximately 1:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 149

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 11, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, April 11, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson Alderman Marzari
ABSENT:	Alderman Hardwick
CLERK:	R. Demofsky

RECOMMENDATION

1. Day Care Priority Sites

At its meeting of April 4, 1974, the Standing Committee on Social Services resolved

"THAT representatives of Day Care Information Centre report back to the Standing Committee on Social Services with a list of priority property for proposed day care sites."

Mr. P. Murphy, Day Care Information Centre, submitted the following list of proposed city-owned sites for day care centres to your Committee:

(a) West End: Lot B of 22-25, lots 26-30, Blk. 14, D.L. 185 (1000 Block Beach Street)

(b) Renfrew-Collingwood: Lots 34-35 of Blk. 104-106, D.L. 36 and 51 (S/E Hoy Street, 29th Avenue to Moscrop Street)

(c) Kensington/Cedar Cottage: Lots 9-11, Blk. 168, D.L. 264A (Victoria Drive and 13th Avenue)

(d) Kensington/Cedar Cottage: Lots 12-13, Blk. H, D.L. 301 (N/W Corner, King Edward and Windsor Street)

(e) Kensington/Cedar Cottage: Lots A and B of 14 and 15, Blk. 124, D.L. 741 (S/W corner, 24th Avenue and Brant Street)

(f) Fraserview-Mount Pleasant: Lots 13-24 of A, Blk. 159, D.L. 264A plus Lots 13-24 of B, Blk. 159, D.L. 264A (park site N/S 10th Avenue between Clark and Glen Drives)

(g) Fraserview-Mount Pleasant: Lots 1-12 of A, Blk. 159, D.L. 264A plus Lots 1-12 of B, Blk. 159, D.L. 264A (China Creek Park, south of Broadway)

(h) Kitsilano: Lots 19-20 excluding right-of-way, Blk. 305, D.L. 526 (N/E corner, 8th Avenue and Arbutus)

cont'd ....

Clause No. 1 (cont'd)

(i) Cambie-Riley Park: Lot C of 1-3, Blk. E, D.L. 301 (N/E corner, King Edward and Carolina Streets)

(j) Sunset-Victoria-Killarney: Lots D, E, and F of A, Blk. 31, D.L. 313 (S/E corner 64th Avenue & Buscombe Street)

With respect to 1000 Block Beach Avenue, Mr. Murphy advised that day care children will be moved out of their present day care centre in approximately one month and requested that Council expedite this matter as quickly as possible. He further advised that sites (a) through (j) had been inspected by Community Care Facilities Licensing, Day Care Information Centre and other respective groups in the area and all agreed that these sites were suitable for day care centres. Following further discussion, it was

RECOMMENDED

A. THAT Council approve the proposed ten sites for day care centres, including water, sewer and electrical connections and a two-year lease at $1.00 per year for each site;

B. THAT Council instruct the Supervisor of Property and Insurance to submit his report on 1000 Block Beach Avenue directly to Council.

INFORMATION

2. Lengthy Delays Encountered by People Applying for Mincome

A letter dated April 5, 1974 from the Department of Welfare and Rehabilitation on the above subject was submitted for the Committee's consideration. The letter advised that the delay in completing Mincome applications no longer exists. However, the delay between completing the application and receiving the first cheque still exists and is the result of a method presently used processing the cheques in Victoria. The Department of Welfare and Rehabilitation has sent a proposal to Victoria in which a cheque is issued by the Vancouver office on a Mincome Imprest Account for the period up to the first cheque being issued by Victoria. However, to date, no reply had been received. Following brief discussion, it was

RESOLVED

THAT the Standing Committee on Social Services endorses the principle of a Mincome Imprest Account, whereby the initial cheque for Mincome would be issued from the Vancouver office with subsequent cheques issued from Victoria, and requests the Minister of Human Resources to implement this proposal immediately.

3. Emergency Shelter for Native Young People

Mr. S. Butterworth, Department of Human Resources, advised the Committee that the B.C.A.N.S.I. has had a three-year lease on a house on Prior Street for over a year. When questioned why this house has not been renovated, he advised that it is the responsibility of the B.C.A.N.S.I. to submit plans to the departments concerned, and these plans have not been submitted yet. Following further discussion, it was

cont'd .....

Clause No. 3 (cont'd)

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested to speak to a member of the B.C.A.N.S.I. with respect to their appearing before the Standing Committee on Social Services with their plans and also with any problems they are encountering with City Departments.

4. Length of Stay of Clients in Catholic Charities

A letter from the Department of Welfare and Rehabilitation dated April 5, 1974 on the above noted subject was submitted for the Committee's consideration. This letter stated that the Catholic Charities hostel is used in a number of ways. In summary, it stated that two definite groups use Catholic Charities:

(a) Short Term: Those who requested the hostel while awaiting their welfare cheque (average stay of approximately 7 days).

(b) Long Term: No ID, no address. Though given two weeks initially, it is found that the majority do not wait that long (average stay of approximately 10 days).

Mr. S. Butterworth, Department of Human Resources, advised that last month there was 98% occupancy. He further suggested that 20% more beds could be obtained if cash assistance was given.

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested to report back to the Standing Committee on Social Services with an inventory of beds available and the number expected to be required over the next few months.

5. Continental Hotel - Bridge 'Y'

A letter from the Minister of Human Resources dated April 3, 1974 on the above subject was submitted for the Committee's consideration. This letter stated that the Department of Human Resources would participate in the usual way in funding the Y.W.C.A. for a hostel accommodating up to 40 girls at a per diem rate of $8.00, but that the hostel to only provide accommodation and food and not extra services such as social services and counselling. Representatives from the Y.W.C.A. stated that they were not interested in a hostel programme unless counselling could also be provided. However, they did state that they would be willing to work with another group.

The Chairman advised that under the terms of the lease, the Y.W.C.A. has been given notice to terminate occupancy of the Continental Hotel - Bridge 'Y'. It was noted that the Mariner's Club-Denham Court complex would cost approximately $175.00 per month per girl. It was further noted that unless accommodation could be obtained at a fairly low rate it would be extremely difficult to operate for $8.00 per diem per person. Any building acquired will require renovations to bring it up to Community Care standards. Following further discussion, it was

cont'd ....

Clause No. 5 (cont'd)

RESOLVED

THAT Mr. S. Butterworth, Department of Human Resources, be requested, in conjunction with other interested groups, to locate a building suitable for providing hostel accommodation for 40 girls (or possibly two buildings accommodating 20 girls each) and to contact a number of non-profit organizations who would be prepared to submit proposals on such a project, with a report back to the Standing Committee on Social Services.

RECOMMENDATION

6. Proposed Demolition of Homes and Eviction of Tenants - 1400 Block Kitchener and Odlum Drive

The Chairman referred to a letter he had received stating that Koffman Foods is constructing a warehouse in the area of 1400 Block Kitchener and Odlum Drive. This property is zoned M-1 (light industrial). This proposed construction will mean demolition of homes and eviction of tenants.

RECOMMENDED

THAT Council authorize the Chairman of the Standing Committee on Social Services to discuss this matter with representatives of Koffman Foods and report back to Council with a recommendation.

INFORMATION

7. Family Court Committee

At a meeting of the Standing Committee on Social Services on August 30, 1973, when dealing with a report of the Family Division Committee of the Family and Juvenile Court, your Committee made seven recommendations. To date, some of the action recommended remains outstanding. The Committee felt that these recommendations should be reviewed at the next Social Services meeting, at which time representatives of the Family Court Committee could be present to discuss these matters with the Committee.

The meeting adjourned at approximately 2:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 149-156

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 11, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 11, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

INFORMATION

1. "STEP '74" Student Summer Employment

On April 2, 1974 City Council approved the following Board of Administration recommendation in regard to "STEP '74":

"A. That the Board of Administration review, and be authorized to approve on behalf of the City, departmental proposals:

a. Where the full cost will be covered by the provincial contributions, or

b. Where the City's cost can be covered within the department's budget.

B. That Council authorize the Standing Committee on Finance and Administration to review proposals not meeting 'a' or 'b' of 'A', and to approve such proposals on behalf of the City up to $50,000.

C. That, if the total number of students in proposals approved under 'A' and 'B' exceeds the allocation from the G.V.R.D. (presently 204), that Standing Committee be authorized to set priorities. (These would indicate to the Province which applications are submitted against our allocation from the G.V.R.D. and which against possible additional numbers if some districts do not use their allocations.)"

The Committee had for its consideration a report dated April 8, 1974 from the City Engineer outlining the proposals from various City Departments and Boards which would have employed a total of 162 students. This figure was less than the City's allocation of 204 so no priority rating was necessary. Eighteen of the projects, accounting for 89 student jobs, fell into categories Aa and Bb, those with the cost fully covered by the Province or where the City's cost is to be absorbed in the present departmental budget.

Twenty projects were considered by the Committee, employing a total of 73 students.

The following were approved by the Committee:

Proj. No.	Department	Name of Project	Number of Students
19	Finance	Payroll & Billing Clerks	2
20	Park Board	Day Trips - Handicapped	3
21		Sports Camp - Retarded	4
22		Handicapped Teens	5
23		Day Camping for Elder Citizens	3

Cont'd . . .

Proj. No.	Department	Name of Project	Number of Students
24		Drop-In - Handicapped	3
26	Engineering	Transportation Survey	14
27		Water Quality Control	1
28		Street Restoration Survey	2
30	Library	Library Action '74	17
31	Permits and Licenses	Civic Building Drawing	1
32		Special Summer Relief	2
34	Personnel	Personnel File Conversion	2
35		Employee Handbook	1
36	Planning	City Planning Project	5
37	Social Planning	Grant Request System	1

Tables I and II attached show the estimated cost of the projects and the cost break-down.

Your Committee RESOLVED,

THAT the above 66 student positions be approved for a City expenditure of $18,531, and

FURTHER THAT, in the case of projects 31 and 32 in the Department of Permits and Licenses, that that department be approached to see if they could use more students from the program to cope with any work backlog they may be experiencing.

RECOMMENDATIONS

2. 1974 Departmental Budget Appeals

Your Committee heard representatives of the following two Departments, appealing decisions of the Budget Review Committee in respect of certain budget items:

Department	Appeal for Budget Increase
Police	$163,400
City Planning	$ 69,106

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to the above requests, your Committee RECOMMENDS as follows:

A. Police Department

Recommended that the following be approved for inclusion in the Police Department's 1974 budget:

Purchase of Portmobiles and Portable Radios $161,750

FURTHER THAT the Department's 1974 Supplementary Capital Budget request for $100,000 to convert radio equipment to the new frequencies be reduced by $37,350.

Cont'd . . .

B. City Planning Department

Recommended that the following be approved for inclusion in the City Planning Department's 1974 budget:

(i) Consultants - General $15,000

(ii) Chinatown Beautification -
Translator and Report $10,000

Subject to details of expenditure being approved by the Community Development Committee.

The Committee RECOMMENDS,

THAT the request of the Director of Planning for $3,000 for study trips for staff members be referred to the Mayor for discussion with Department Heads.

No action was taken on the request for carpet in the large open area in the Planning Department. Following discussion, it was RESOLVED,

THAT the matter of carpeting in City Hall be referred to the Board of Administration for report to the Standing Committee on a possible program for carpeting in the City Hall in those areas where it is felt to be necessary.

3. Old Museum Building

City Council, on June 5, 1973 adopted the recommendations of the Finance Committee dated May 24, 1973 in regard to the Old Museum Building. The recommendations were;

"A. That the preservation of the Old Museum Building and renovations and additions as detailed in the report of the Director of Permits & Licenses dated May 7, 1973 shown as Scheme "A" (renovation cost estimate $697,300.00) be approved in principle.

B. Further, that because of the historical aspect of the building and because of the involvement of the Provincial Government in respect of the Health & Welfare Services to be provided from this building the City, through Alderman Bowers, approach the Provincial Government with a view to the Government assisting in the financing of these renovations and additions.

C. Further, that the Board of Administration report on the services and staff to be relocated in this building at an optimum allocation of space."

Your Committee had this day, for its consideration, a report of the Board of Administration dated April 1, 1974. The Board stated that of the five Departments originally allocated space (Police, Social Planning, Probation Services, Health & Fire) Welfare and Probation have become Provincial Departments. Of the three remaining with the City only the Health Department enthusiastically request renovation of the Old City Museum Building to proceed. The Board noted that the Health Department may, within the foreseeable future also become a Provincial responsibility.

Cont'd . . . . .

In regard to renovation 'B' above there has been no positive response from the Premier in regard to Provincial Government assistance in the financing of renovations and additions. The Minister of Human Resources has declined to use space in the building for Welfare Service and it's compensation for use by the Probation Service has yet to be negotiated. It would appear unlikely that assistance would be made available.

The Board also reported that the Assistant Director, Building Construction and Maintenance Division has advised that construction costs continue to rise.

Your Committee,

RECOMMENDS,

i) THAT the plan to add office space and a elevator on the south side of the building be canceled;

ii) THAT it is considered desirable to retain the building, renovations to be limited to minimal;

iii) THAT Alderman Sam Bawlf of Victoria be requested to come over to give the City a second opinion as to what kind of use might be made of the building and, in discussion with the architects, suggest what kind of renovations would be practicable;

iv) THAT other organizations and agencies, including the Parks Board and First United Church, be requested to submit suggestions for other possible uses for the building.

4. Miscellaneous Grants - 1974

Your Committee considered a Board of Administration report dated April 8, 1974 which included Miscellaneous Grant requests which had not been previously dealt with as cultural or social service grants.

Your Committee,

RECOMMENDS, That the following grants be approved,

a) Salvation Army (Capital). . . . . $ 25,000

City Council in 1971 approved a grant of $25,000 for capital improvements and recommended to succeeding Councils that similar grants of $25,000 be made up to and including 1974 for a total of $100,000.

b) City Planning Commission . . . . . .$ 17,600.58
(pending a report on the reorganization of the City Planning Commission.)

c) Grants in lieu of Taxes . . . . . $ 75,000

d) Vancovuer Museums and Planetarium Associations
. . . . . $637,100

The meeting adjourned at approximately 3:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 150

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

April 11, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.2 Committee Room, third floor, City Hall, on Thursday, April 11, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Alderman Gibson
Commissioner DuMoulin

COMMITTEE CLERK: M. Cross

RECOMMENDATION

1. Port of Vancouver Leasing Arrangements

In a letter dated March 11, 1974, Mr. F. J. N. Spoke, Port Manager, Port of Vancouver, wrote to Mayor Phillips requesting the City's views regarding short-term leases in the Waterfront area between Granville and Columbia Streets. Mr. Len Carlyle, representing Port of Vancouver, advised that the applications received are for people-oriented uses such as marinas, harbour tours and mooring historic vessels.

RECOMMENDED

THAT Council withhold any action on leases in the Waterfront area until the Waterfront Planning Study is completed.

FURTHER THAT the Chairman write to Mr. F. J. N. Spoke requesting that he send a representative to the meetings of the Standing Committee on Waterfront as an observer.

2. Work Schedule Stage III Waterfront Planning Study

The Chairman reviewed the work schedule for Stage III of this study as outlined in the Project Manager's memo dated April 5, 1974. A discussion followed with regard to responses to the Pamphlet, number of alternatives to be developed, cost-benefit ratio, etc.

RECOMMENDED THAT Council

(a) Approve in principle, Work Schedule Stage III Waterfront Planning Study.

cont'd ....

Clause No.2 continued

(b) Authorize the Committee to receive all responses to the Pamphlet "Waterfront Planning Study Stage II Alternatives" and refer them to the Project Manager to incorporate into the next stage proposals.

(c) Defer consideration of the report from the Board of Administration on the Marathon Realty proposal for the City Centre Waterfront until such time as the Project Manager presents his proposals.

(d) Instruct the Project Manager to develop two proposals i.e. Alternative IV - mixed activities, and a variation of Alternative IV which highlights the recreational aspects of Alternative I.

(e) Instruct the Project Manager to develop a model depicting the final two proposals.

(f) Approve the budget outlined on Page 2 of the memo from the Project Manager dated April 5, 1974.

INFORMATION

3. Public Access to Fraser River under Knight Street Bridge

In a report dated April 9, 1974, the City Engineer outlined the status of negotiations which have been carried out with the Department of Highways and B. C. Hydro Railway officials for the development of a public access area to the Fraser River and a fishing platform under the Knight Street Bridge.

The Chairman advised that the Minister of Highways had agreed to share the cost of landscaping the area but that they are now not prepared to approve the proposals for the fishing platform in view of the public liability for which the Department would be responsible. The Engineering Department has developed an alternate scheme to provide a fishing platform which will overcome the Department of Highways' objections. The estimated cost of the alternate scheme is $8,500. Mr. S. Townsend, Assistant City Engineer, Streets and Structures, advised that the figure should be revised to $10,000 to include a protective railing around the fishing platform.

The Committee agreed that the Engineering Department should revise their report to reflect this change and ask Mr. Townsend to approach the Department of Highways with the scheme with a view to obtaining 1/3 financing.

RESOLVED

THAT this matter be deferred to the next meeting at which time a revised Engineering Department Report will be available.

4. Policing Factors - Waterfront Planning Study

The Committee had before them a letter from Acting Chief Constable Winterton enclosing staff reports dealing with policing factors for the Waterfront Planning Study.

Inspector J. Lake was present and outlined the factors of concern to the Police Department.

cont'd .....

Clause No.4 continued

RESOLVED

THAT the reports on Policing Factors for the Waterfront Planning Study be received for information and referred to the Project Manager for discussion with Inspectors Hornell and Lake.

5. Vanterm - Access

In a report dated March 26, 1974, the City Engineer advised that the National Harbours Board are considering access to Vanterm via an overpass at the north end of Clark Drive. Mr. Brian Wallace, Transportation Engineer, outlined the study done by the National Harbours Board indicating that specific closures of the existing at-grade crossings are still subject to a detailed study and the technical aspects have to be dealt with in the next detailed design phase.

The Chairman suggested that a joint steering committee comprising representatives of the Engineering Department and the National Harbours Board be set up to establish cooperation between the two agencies to work together on the next detailed design study.

It was agreed that the report would be revised to reflect the Committee's discussion.

RESOLVED

THAT this matter be deferred for two weeks pending submission of a revised report from the Engineering Department.

6. Correspondence

The Committee were in receipt of a memo from the Project Manager dated March 25, 1974, suggesting that some guidelines should be revised. The Committee received the memo for information and referred it to the Project Manager to include in the next stage of the study.

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 151

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

April 11, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 11, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATION:

1. Neighbourhood Improvement Program
Detailed Selection of Areas

The Director of Planning advised in his report dated April 5, 1974 (copy of which is attached) that the Province has allocated funds to the City of Vancouver as follows:

Provincial Grant	-	$ 750,000
Federal Grant	-	1,500,000
Federal Loan	-	750,000
TOTAL:		$3,000,000

The report dealt with the subject matter under the following headings:

(a) Introduction
(b) Selection Process
(c) Request for Contributions from the Senior Governments for the Selection Process

and concluded with the following recommendations:

"It is RECOMMENDED, therefore, that the Standing Committee on Community Development endorse the above report and the attached estimate of funds required for neighbourhood selection as estimated in Appendix 'C' for submission to the Province and Central Mortgage and Housing Corporation, as the City's request for contributions in the amount of $2,625 from the Province and $5,250 from Central Mortgage and Housing Corporation towards the cost of neighbourhood selection.

It is further RECOMMENDED that Council approve the appropriation of $2625 for the City's share of this work from the $1,000,000 allocation of Urban Renewal funds previously approved by Council for Neighbourhood Improvement Programs, in advance of Council consideration of the 1974 Capital Budget."

With respect to the $3,000,000 allocated, it was the general feeling of the Committee that possibly 2 areas, one large and one small, or 2 medium-sized areas might benefit from this allocation of monies, and it was suggested that the Director of Planning come back with suggestions as to one or 2 priority areas. Mr. Geach advised that this can likely be done by the middle of May.

After due consideration and direction to the Officials, it was

RECOMMENDED,

THAT the recommendations quoted above be approved.

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 151

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE & ADMINISTRATION

April 18, 1974

A meeting of the Standing Committee on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 18, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich
Alderman Linnell

CLERK: Marilyn Clark

RECOMMENDATIONS:

1. 1974 Departmental Budget Appeals

Your Committee heard representatives of the following two Departments and Boards appealing decisions of the Budget Review Committee in respect of certain budget items:

Department	Appeal for Budget Increase
Social Planning	$ 51,867
Library Board	$ 73,697

Attached is a copy of the Board of Administration report giving details of these amounts. After giving due consideration to these requests, your Committee RECOMMENDS as follows:

A. Social Planning Department

Recommended that the following be approved for inclusion in the Social Planning Department's 1974 budget:

i) Continuation of the "Urban Reader" . . . . . $ 27,067

This funding is provided for this year only on the understanding that the Department of Social Planning seek CAP funding for the publication of the Urban Reader and on the condition that possibilities be explored whereby the publication become more self-supporting.

It was FURTHER RECOMMENDED,

THAT that portion of the $27,067 allocated for salaries be increased by 12% to bring them in line with 1974 salary awards.

During the course of discussion Alderman Harcourt agreed to act as a liaison on behalf of the Committee to look into additional sources of funding for the Urban Reader and report back to the Committee in 3 month's time.

ii) Continuation of the Downtown Information Service . . . . . $ 4,800

iii) Purchase of Information Service Fund $10,000

This to be a discretionary fund with the Director of Social Planning submitting to Council semi-annual reports of the expenditure of the funds.

cont'd . . . .

B. Library Board

Recommended that the following be approved for inclusion in the Library Board's 1974 Budget:

i) Books and other Library Material . . . . . $ 30,000

ii) Six-Day opening of Branches . . . . . .$ 7,000

The Library Board has been considering opening Community Branches of the Vancouver Public Library on a 6-day basis to commence in 9 of the branch libraries on September 1, 1974.

After considerable discussion on the basic philosophy of whether or not libraries should be open six days a week to increase the availability, it is

RECOMMENDED,

THAT the sixth day opening be tried in two branches, specifically Mount Pleasant and Kitsilano, beginning in September 1974 and

FURTHER, that the Library Board report back to the Committee in January 1975 on the success in these two branches.

2. Miscellaneous Grants 1974

A. Greater Vancouver Visitors and Convention Bureau.

In dealing with the grant request of the Greater Vancouver Visitors and Convention Bureau in January 1974 your Committee resolved:

"That the City of Vancouver present a request to the Provincial Government for additional financial assistance for revenue for the Greater Vancouver Visitors and Convention Bureau.

Further, that the Greater Vancouver Visitors and Convention Bureau present a report to this Committee giving facts and figures that would assist the City in making its presentation to the Provincial Government.

Further, that the Chairman and representatives of this Committee and representatives of the Visitors and Convention Bureau meet with the Honourable Mr. Hall, the Provincial Minister of Tourism to present to him a brief and discuss the present situation of the Visitors and Convention Bureau in the City of Vancouver."

The meeting referred to, with the Honourable Mr. Hall, Provincial Minister of Tourism has not yet taken place. It was reaffirmed in the meeting however, that the Chairman and representatives of the Committee would request a meeting with the Honourable Mr. Hall requesting the Provincial Government to provide additional financial assistance for the Bureau.

The Committee had for its information this day a letter from Mr. Hugh B. Main, General Manager of the Bureau in which he stated the more important areas of inflationary cost increases in the year 1974 over 1973 in the servicing and information section of the Bureau. These increases amount to $26,100. On the basis of this information and the fact that the grant to the Visitors Bureau has been constant at $100,000 for the last several years it is,

RECOMMENDED,

THAT an amount of $125,000 be granted to the Vancouver Visitors and Convention Bureau for 1974.

B. Vancouver Sea Festival

In 1973 City Council approved a grant of $10,000 to be made to the Vancouver Sea Festival with a further $10,000 to be matched by funds raised from other sources and that the organization be advised that it was Council's intention that that be the last year for a grant of this nature.

The program for the 1974 Sea Festival is being planned for the end of July although some part of their program has been transferred to the beginning of that month to co-incide with Folk Fest 1974.

Your Committee determined that they had insufficient information to make a grant recommendation. Following discussion your Committee,

RECOMMENDS,

THAT a delegation on behalf of the Vancouver Sea Festival be invited to appear before Council to speak to the matter.

C. Folk Fest 1974

Folk Fest 1974 is being held in the first week of July in conjunction with the opening of the Granville Transit Mall. Again, your Committee felt there was insufficient information to recommend a civic grant. Your Committee,

RECOMMENDS,

THAT, representatives of Folk Fest 1974 be invited to appear as a delegation before Council to speak to the matter.

3. 1974 Revenue Budget Estimates

Your Committee had for its information and consideration a report of the Board of Administration dated April 11, 1974. This report summarized the current budget position.

It is,

RECOMMENDED,

THAT the 1974 Revenue Budget Estimates as amended by your Board and the Director of Finance during budget reviews be approved;

THAT the provision for capital purposes be increased from 1.25 mills to 1.50 mills;

FURTHER, that the 1974 mill rate for General Purposes be set at 14.9 mills and,

THAT the Director of Finance be authorized to adjust, through contingency reserve any balance of surplus or deficit remaining after adjusting for grants and items appealed this day.

cont'd . . .

4. Mayor's Fund.

Your Committee considered a request from the Mayor to increase the Mayor's Fund from $10,000 to $12,000 on the basis that all travel expenses incurred by the Mayor will be charged to this fund rather than general government/travel expenses.

It is,

RECOMMENDED,

THAT the Mayor's Fund be increased by $2,000 on that basis.

CONSIDERATION

5. Special Review - Preliminary Budget Estimates

Several items were set aside during the Finance Committee's review of the Preliminary 1974 Budget Estimates submitted by the Director of Finance in November 1973.

At that time the Committee wished to further review these items during the final consideration of the 1974 Revenue Budget. It was felt that the Committee at this time would be in a better position to determine whether or not there would be a necessity to cutback on services and that the general financial situation would be better understood. The items were such that they do not involve increasing service and therefore, had been included in the 1974 financial budget. Your Committee determined to take no action in all but one of these areas.

In the Engineering Departmental budget an amount of money is allocated for the lane oiling program. It had been stated that an amount of 31,000 dollars could be reduced if this program were cut back. A motion in Committee that the City Engineer report on the possibility of the lane oiling program being done entirely at the expense of residents involved resulted in a tie vote and is therefore submitted to City Council for CONSIDERATION.

INFORMATION

6. City Engineer - Sewer

During budget review a total of $213,000 for sewer equipment was deleted from the budget and will be reported on to Council at a later date after checking availability of funds in the Plant Account Replacement Reserve.

7. City Proportion of T. B. Patient Costs.

The Finance Committee had requested the Director of Finance to provide a more detailed breakdown of the catagory "Other General Government (7090)". That breakdown was provided and an item of $100,000 for the City proportion of T. B. Patient Costs was noted. It was,

RESOLVED,

THAT the U. B. C. M. be requested to make representation to the Provincial Government to take over the Municipal proportion of T. B. Patient Costs.

8. Metered Water Rates.

The Director of Finance had been asked to provide a report to the Committee as to what loss of interest revenue would occur from less frequent billing of metered water rates. The Director of Finance stated that the present system of collection seems to be the optimum situation and that a change to some other level of collection did not appear worthwhile.

It was therefore,

RESOLVED,

THAT there be no change in the frequency of reading and billing metered water accounts.

The meeting adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 151-370 155

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

April 10, 1974

A meeting of the Official Traffic Commission was held on Wednesday, April 10, 1974 at approximately 8:00 p.m. in the No. 1 Committee Room, Third floor, City Hall.

PRESENT:	Alderman Marzari (Chairman) Commissioner Ryan Mr. K. Dobell, Traffic Engineer Supt. D. W. McRae, Police Dept. Mr. C. Fleming, Director of Legal Services Trustee H. Boyce, Vancouver School Board Mr. B. Donald, City Prosecutor's Office
ABSENT:	Alderman Pendakur
ALSO PRESENT:	Mr. W. Reese, Vancouver Safety Council Mrs. E. Robinson, Vancouver Parent-Teacher Council
CLERK:	D. Bennett

The Minutes of the meeting held February 28, 1974 were adopted.

RECOMMENDATIONS

1. Taxi Use of Downtown Streets

At the last meeting of the Official Traffic Commission, the Commission recommended

"(a) THAT on downtown roadways which have exclusive bus lanes and normal traffic lanes, taxis should continue to be prohibited from using the exclusive bus lanes;

(b) THAT the prohibition of right turns to all eastbound traffic including taxis, on Georgia Street at Gilford and Chilco Streets should continue to apply."

When considering this recommendation on March 12, 1974, the Vancouver City Council passed the following motion:

"THAT this clause be referred back to the Official Traffic Commission to hear representation from the Taxi operators on the subject."

Mr. Bill Smith, Manager of Black Top Cabs and Director of the Vancouver Taxi Owners' Association, together with Mr. Thomas Scarr, President and General Manager of the Yellow Cab Company, presented a brief suggesting that the following conditions apply:

(a) taxis be allowed to make right hand turns from eastbound on 71st Avenue to go south on to Oak Street Bridge from 4 - 6 p.m.;

(b) taxis be permitted to use bus lanes for right hand turns on Seymour and Howe Streets;

cont'd ....

Clause No. 1 (cont'd)

(c) taxis be permitted to make a right hand turn going south on Howe Street at Georgia Street;

(d) change the present signing on the downtown streets to read Transit Vehicles Only.

The delegation objected to the fact that turn restrictions make a two block trip at least six or seven blocks and that if Robson Street is closed from Howe Street to Hornby Street, this would disrupt their service.

Mr. Bill Link, representing the Amalgamated Transit Union, disagreed with the suggestions made by the Vancouver Taxi Owners' Association and stated that in order to maintain bus schedules, the present conditions that apply should remain in force.

After due consideration, it was

RECOMMENDED

THAT suggestion (a), i.e. that taxis be allowed to make right hand turns from eastbound on 71st Avenue to go south on to Oak Street bridge from 4 - 6 p.m. be not permitted;

FURTHER THAT the balance of the suggestions be deferred and that the City Engineer report to the next meeting of the Commission on bays and taxi stands in the core area.

2. Stop Sign at 12th Avenue and Discovery Street

Mr. Peter N. Moogh appeared before the Commission and presented a brief dated April 10, 1974. He suggested that to alleviate the hazardous condition in the area of 11th, 12th and 13th Avenues and Discovery Street, that at least five additional stop signs be placed on 11th - 13th Avenues, making Discovery a through street in this area.

In a report dated April 5, 1974, the City Engineer advised that as the accident trend has increased at 12th Avenue and Discovery Street and as there is a relatively steep downhill grade on the east leg of the intersection coupled with a sight restriction in the form of three trees on private property in the south-east quadrant of the intersection, a stop sign will be placed on Discovery at 12th Avenue under the City Engineer's authority.

RECOMMENDED

THAT the report of the City Engineer dated April 5, 1974 be received.

3. Street Sign Policy

The City Engineer submitted a report entitled "Policy re Stop Sign Control" (copy of which is attached to these minutes). Your Commission

RECOMMENDS

THAT the report of the City Engineer entitled "Policy re Stop Sign Control" be received.

4. P.N.E. Traffic and Parking

At the last meeting of the Commission on February 28, 1974, amongst other recommendations, it was recommended

"THAT the Chief Constable report back to the next meeting of the Official Traffic Commission with a detailed proposal on implementing a decal system;

THAT the City Engineer, in conjunction with the Chief Constable, City Prosecutor and the Director of Permits and Licenses, report back to the next meeting of the Official Traffic Commission on possible extension of the Residential Parking zones on streets adjacent to the P.N.E.;

THAT the City Engineer give a progress report on the proposed study of resolving parking problems at the P.N.E."

The City Engineer under date of April 3, 1974, submitted the following report:

"1. Decal System

Representatives of the Law, Police and Engineering Departments and the City Prosecutor's office agreed that a decal system appears feasible and that it would overcome the present enforcement difficulties with the "Residential Parking Only" arrangement. Under this decal program each residence would be entitled to one decal annually. Each decal would show a serial number, and possibly the vehicle licence number, and the street block number. The decal would be obtained by the residents from the Engineering Department (Traffic Division) at City Hall. Additional decals would be granted if a resident proves that he has no off-street parking space and an automobile ownership in that household greater than one. Visitor parking would be permitted essentially along the streets running north-south which are generally on the flankages of the corner houses. Some visitor parking would also be possible in the lanes. Accurate costs of this proposed system were not available at the time this report was written but they would include signing (initial "once-off" cost), decal preparation, and administration. When costs are finalized, it is planned to propose that the PNE be requested to bear both initial and ongoing costs.

The proposal is to apply this decal system initially to the area on the west side of the PNE. In order to try to ensure that the complete area is covered it is proposed that decal parking apply to the area within four (4) blocks of the PNE from Hastings Street northerly. Approximately 1000 residences are included in this area.

The Commission may wish to recommend the implementation of this decal system at this time since the various officials who examined this system thought that it would be more effective than the present system.

However, your officials also think that the decal system has certain disadvantages which some residents may find more undesirable than the present "Residential Parking Only" parking arrangement. For example, many residents may be displeased with the fact that they have to go to City Hall each year to obtain a decal. Therefore, as an alternative to approving the decal system immediately this Commission may wish to consider recommending the preparation of a questionnaire on the subject for distribution to the area residents so that a clearer indication of their collective desires is known. The printing and mailing costs for such a survey total approximately $400. It is noted that the professional hockey season is now over so there should be much less parking pressure on the west side of the PNE for the next five months.

2. Extension of Resident Parking Only (RPO) Zone

On February 5, 1974 City Council approved increasing the coverage of the RPO to a 100% zone, within two (2) blocks of the west side of the PNE, on an experimental basis. At that time it was agreed by Council that the effectiveness of this arrangement should be assessed about six (6) months after implementation. Subsequently, it was decided that the RPO system should be improved possibly by

cont'd ....

Clause No. 4 (cont'd)

the use of decals. An examination of the decal system has determined that this arrangement is feasible. Based upon this examination and other aspects in item 1 in this report it seems more appropriate that the matter of extending the existing RPO not be considered at this time, since the decal system if implemented will extend to 4 blocks west of Renfrew Street.

3. Proposed Study by PNE

As an immediate step to deal with the traffic and parking situation the PNE decided to introduce free parking for the remaining professional hockey games. As part of this scheme the utilization of the off-street PNE parking areas is being reviewed and compared with the use when the 50¢ charge was in effect.

In conjunction with the aforementioned change, City Council decided to extend the barricading of local streets intersecting with Renfrew Street between Hastings Street and McGill Street. Previously City Council authorized barricading to commence about one-half hour prior to the end of major Coliseum events. This extension meant that barricading was to be introduced about one-half hour prior to the beginning of the event and extend past the completion of the event. This extended barricading was to apply to four (4) professional hockey games. Barricades are limiting the use of these local streets by automobile traffic travelling to and from the PNE.

Traffic and parking observations have been made relating to the free parking program and the barricading, and the results of these surveys will be reported to the next OTC meeting.

RECOMMENDATION

In view of some of the disadvantages associated with the decal system, the Commission may feel it is desirable to survey residents who would be affected by the proposal, before approving its implementation. Accordingly, two alternative strategies are outlined below:

Strategy 1 - Immediate approval of Decal System

1) The Commission approve the implementation of a decal system in the area bounded by Renfrew, Hastings, Kamloops, Trinity, Kaslo, Wall and McGill Streets, subject to the PNE accepting the cost of the proposal.

2) The City Engineer be instructed to request the PNE to absorb all costs of the decal program, when a firm estimate can be provided.

3) The City Engineer be instructed to report back to the Commission when the PNE has responded to the request for financial support.

Strategy 2 - Survey residents before approving Decal System

1) The residents in the area within four blocks west of the PNE be surveyed to determine their views on the on-street traffic and parking situation.

2) $400 be appropriated to carry out this survey.

3) The survey findings be reported back to the Official Traffic Commission.

4) The existing 100% Resident Parking Only zones on the west side of the PNE not be extended at this time.

With respect to the decal system, Mrs. E. Rivett, 2840 Dundas Street, requested that, as she has no car and is elderly and requires a parking space for doctors or nurses to park, she be given special consideration and a parking space be allotted to her in front of her home.

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Clause No. 4 (cont'd)

Mrs. P. Alfeld appeared and again reiterated that she was of the opinion that a fine of $25.00 and "tow-away" of vehicles violating R.P.O. parking should be instituted. She and other residents of the area adjacent to the P.N.E. felt that the parking problems were not being handled in an expeditious manner. They objected to the fact that the decal system would give them only one parking space in front of their homes and guests would be required to park on surrounding side streets.

The Commission reviewed Strategy 2 and Mr. K. Dobell expressed the belief that the survey of the residents would take approximately six weeks to record and complete. He pointed out that if the decal system was adopted, the signs in the area would all have to be changed and that it would be about 3½ months before the system could be in operation. He also pointed out that placing of culs-de-sac in the area are being considered. In reply to Mrs. Alfeld, he advised that the Police find it difficult to enforce the R.P.O. and the decal system appeared to be a solution, although there are disadvantages. After considerable discussion, it was

RECOMMENDED

THAT Strategy 2 quoted above be approved.

5. Pedestrian Signalization on Oak Street

The City Engineer advised in a report dated April 5, 1974 that in the past several months, requests for pedestrian actuated signals have been received at the following three locations:

(a) Oak Street and 27th Avenue
(b) Oak Street and 37th Avenue
(c) Oak Street and 59th Avenue

The City Engineer stated that at the present time, the Engineering Department is carrying out a pedestrian crossing study for the City and approximately 45 locations are being considered. This detailed examination should be completed in less than two months and he advised that the three locations on Oak Street should be included in the City-wide pedestrian crossing review rather than being considered independently at this time. It was noted that the Engineer plans to forward a copy of this report dated April 5, 1974 to the people and groups associated with the Oak Street pedestrian signal requests and they will be advised when the overall report is to be forwarded to the Commission. Your Commission

RECOMMENDS

THAT the information contained in the City Engineer's report dated April 5, 1974 be received.

6. Pedestrian Crossing Study

In an oral report, the Assistant City Engineer, Traffic and Transportation, advised that they are progressing on their pedestrian crossing study of 47 locations in the City. To date, they have collected data on 40 of these crossings and analysed 30 of them covering pedestrian volumes, vehicle volumes, gaps between vehicles, accident history, etc., and are now trying to tie in more qualitative information like view obstruction, driver perception at the intersections etc. Data has been accumulated from all across

cont'd ...

Clause No. 6 (cont'd)

Canada on the practices in other Cities in this regard and it is anticipated a report will be before the Official Traffic Commission in about six weeks time.

RECOMMENDED

THAT the oral report presented by the Assistant City Engineer, Traffic and Transportation, be received.

7. Grant - Annual School Patrol Banquets

In a communication dated March 28, 1974, Superintendent McRae requested that a grant in the amount of $2,800 (the same as was given last year) be made for the annual School Patrol banquets; the money to be used for the purchase of badges and efficiency awards for the school patrol members.

RECOMMENDED

THAT Council approve a grant of $2,800 for the annual School Patrol banquets.

8. Resignation of Representative of the City Prosecutor's Office

Mr. B. Donald advised the Commission that the City Prosecutor's office ceased to exist on March 31, 1974 and that a representative would no longer be a member of the Official Traffic Commission. He stated that the new Crown Counsel's office would assist with advice as it pertains to prosecutions, but no representative would attend meetings in the future unless requested to do so as a reserve person. He requested that the agenda and material be forwarded to the Crown Counsel's office.

As a result of this resignation, it was

RECOMMENDED

THAT Council review the constitution of the Official Traffic Commission.

The meeting adjourned at approximately 9:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 159-160

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

April 4, 1974

An "In Camera" meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 4, 1974 at approximately 4:15 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. False Creek - Area 10 -
Economic Analysis of City-Owned Land

On December 14, 1973, Council approved a recommendation of the Standing Committee on Civic Development that the Director of Finance and the Development Consultant report as soon as possible on an economic examination of Sub-area 10.

Under date of March 28, 1974, the Development Consultant, Director of Finance and the Director of Planning submitted a report which presented the results of their economic analysis of the development of the City-owned land in Area 10, plus an analysis of the economic viability of a marina operation in this area. The report estimates the total expenditures being considered by the City for land acquisition, planning, servicing and seawall construction for the City-owned land in Area 10 will approximate $2.0 million. Development of a 125 boat marina plus parking facilities would entail an additional net cost to the City of approximately $600,000.

The report sets out two development alternatives:

Alternative 1 (75 D.U.A.)

Would be compatible with the proposed B.C.C.C.U. development in density and land use; would have provision for family accommodation and would meet the False Creek Guidelines. However, it would involve a financial loss to the City.

Alternative 2 (possible 125 D.U.A.)

Would not comply with all of the False Creek Guidelines but would be economically more viable.

cont'd ....

Clause No. 1 (cont'd)

The report contains details re open space; the expenditures, economic and planning considerations of a marina development; options for seawall treatment; financing capital expenditures, etc.; and concludes with the following recommendations:

1) Council approve in principle the development of the City-owned lands in Area 10 in a predominately residential scheme compatible with the proposed B.C.C.C.U. development and with residential densities of approximately 75 dwelling units per acre, contingent upon agreement with B.C.C.C.U. to proceed.

The Director of Finance is not a party to Recommendation #1 because of the implied capital loss to the City if the recommendation is approved. He is of the opinion that Council, when considering the form of development, should also consider the financial loss aspect.

2) The City not construct a marina in the area, and that the seawall be built under the suggested Winter Works Program in the 1974-75 season.

3) The Director of Planning be directed to commence work immediately for the location of the seawall for the City-owned lands in Area 10, and in collaboration with the Development Consultant to prepare a design adequate to obtain a two-thirds cost contribution from the Federal Government under the Winter Works Program.

4) The City Engineer be directed to make necessary arrangements for the construction of the seawall under the Winter Works Program during the 1974-75 season.

5) The City Engineer be directed to notify the Federal Government that the City will not be building a marina in Area 10 under the Marina Policy.

6) The Director of Finance be directed to investigate possible sources of financing for City expenditures in Area 10.

7) Council recind its previous motions of February 27, 1973 and November 6, 1973 to terminate Mr. Clay's tenancy of City-owned land and water lots.

8) The Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City.

9) The City give priority to berths in the Heather Street Marina to the long term tenants of Clay's marina.

Your Committee discussed this report and the recommendations in some detail. However, it was AGREED to defer further consideration of the contents of the report to the next meeting of the Committee when the Development Consultant could be present to join the discussion. The Committee also considered that more information is required with respect to the development proposals of B.C.C.C.U. and Western Outboard and it was AGREED to invite representatives of these two developers to meet with the Committee at its next meeting to discuss their plans for Area 10.

Your Committee considered it advisable, however, to deal today with the question of the City-owned land occupied by Clay's Marina. It was noted that Mr. Clay has been operating the marina rent free since October 31, 1973.

cont'd .....

Clause No. 1 (cont'd)

RECOMMENDED

THAT the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City.

INFORMATION

2. Johnston Terminals - False Creek

Due to lack of time, consideration of the Director of Planning's report dated March 28, 1974 was deferred to the next meeting of the Committee.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 161

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

April 11, 1974

An In Camera meeting of the Standing Committee of Council on Civic Development was held on Thursday, April 11, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room.

PRESENT:	Alderman Hardwick (Chairman) Alderman Bowers Alderman Pendakur
ALSO PRESENT:	Mayor Phillips
ABSENT:	Alderman Massey
CLERK:	M. Kinsella

RECOMMENDATION

1. False Creek - Area 10

The Committee on April 4, 1974, when considering a joint report from the Development Consultant, Director of Finance and the Director of Planning on False Creek - Area 10 - Economic Analysis of City-owned land agreed to invite representatives of B.C.C.C.U. and Western Outboard to today's meeting to discuss their development plans for Area 10. The Chairman today stated that he now considers it more appropriate for staff to meet with these owners at this time.

The Development Consultant advised that he had had discussions with representatives of B.C.C.C.U. and Western Outboard over the last week and he submitted a report dated April 11, 1974 containing comments resulting from these meetings.

The Committee on April 4, 1974 deferred consideration of the technical report on False Creek - Area 10 - Economic Analysis of City-Owned land to today's meeting for discussion with the Development Consultant. The Committee gave detailed consideration to the report of the Development Consultant. The following are some of the comments contained in this report:

> "2. BCCCU would like to increase their density above their proposed 75 DUA and alter the 90,000 sq. ft. office building and related developments so as to do two things: increase the open space and improve the economics.
>
> 3. BCCCU are working with a Developer on a redesign of their office building (taller building, smaller ground cover) and on a Retirement Home for senior citizens. This will require more land than the 6± acres which they now own.
>
> 4. BCCCU wish to make an agreement with NHB regarding the replacement of their sheds and air rights and would like the City's assistance in the negotiations.
>
> 5. BCCCU are interested in discussing with the City co-operative development of their land and the City's land - for example the lease of City land, joint venture with the City, - co-ordinated design of the two properties, etc.

cont'd .....

Clause No. 1 (cont'd)

6. Western Outboard now own approximately 0.91 acres of land with some water access.

7. Western Outboard want approximately 70,000 sq. ft. of yard and 40,000 sq. ft. of building with access to the water, 120 boat-berths, plus the right to build above for commercial rental to others.

8. Western Outboard are prepared to sell their land to the City and lease back other land plus water area and finance their development, or purchase and develop. They could be interested in participating in a larger development as originally proposed by their architects Henriquez and Todd, but this is less likely now.

9. Western Outboard want to relocate as quickly as possible."

In the ensuing discussion, it was noted that careful consideration would have to be given to the type of commercial development in Area 10 because of the limited traffic access to the area at Fir Street and 2nd Avenue. The City Engineer indicated that there are no plans to increase the access to the Area.

With respect to Western Outboard's desire to acquire 120 boat-berths, the representatives of the Planning Department indicated they were strongly opposed to this proposal, which would result in "wall to wall boats". The Committee suggested that the City Engineer investigate the extent to which Western Outboard has dredged this area for their boats.

There was some discussion with respect to the City-owned land presently occupied by Clay's Marina. It was noted that the Committee on April 4, 1974 passed the following recommendation:

"THAT the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr. Clay for the rental of City-owned land and water for the purpose of operating the present marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr. Clay has agreed to certain conditions satisfactory to the City."

The Chairman requested the Director of Finance to work out an economic rent for the Clay Marina area to provide guidance to the Supervisor of Property and Insurance in his negotiations with Mr. Clay's lawyer.

The Development Consultant's report concluded with ten recommendations, most of which are complementary to the recommendations contained in the report of the Development Consultant, Director of Finance and the Director of Planning on False Creek - Area 10 - Economic Analysis of City-owned land which were not acted upon by the Committee. The recommendations of the Development Consultant were considered by your Committee, amended, and are recommended to Council as follows:

RECOMMENDED

A. THAT the Development Consultant be authorized to participate with the B.C.C.C.U. in meetings with the N.H.B. re air rights, land use and future use of water area of N.H.B. land in Area 10;

cont'd ....

Clause No. 1 (cont'd)

B. THAT the Development Consultant in consultation with the Director of Planning, the City Engineer and the Director of Finance be authorized to develop a strategy and procedural plan for redevelopment of the entire Area 10, recognizing the False Creek Policy Guidelines, the "Area 10 Concept Plan" adopted for discussion purposes by Council in August, 1973, the economic and other concerns of B.C.C.C.U., N.H.B., and Western Outboard, the economics of development of the City land, and the willingness of the City to consider co-operative design leasing and/or financing procedures;

C. THAT the strategy is to include the method of developing Area 10 so as to best serve the intersts of the B.C.C.C.U., Western Outboard, the N.H.B. and the City;

D. THAT the procedural plan is to include land uses, mixed building uses, densities, the seawall location and the effect on the rate of return on the City's investment in services land;

E. THAT the Development Consultant in consultation with the Director of Finance and the Director of Planning will report on the options and recommend a rate or recapture of the City's investment for consideration by the Committee;

F. THAT the seawall be built primarily in the 3-1 ratio under the Winter Works Programme in the 1974-75 season and the City Engineer be directed to make the necessary arrangements;

G. THAT the Director of Finance be directed to investigate possible sources of financing for City expenditure in Area 10;

H. THAT Council recind its previous motions of February 27, 1973 and November 6, 1973 to terminate Mr. Clay's tenancy of City-owned land and water lots;

I. THAT the City give priority to berths in the Heather Street Marina to the long term tenants of Clay's marina and a similar policy be established re long term tenants of West Coast Salvage (it was noted that no statement of commitment has been given with respect to relocation of liveaboards).

INFORMATION

2. Johnston Terminals - False Creek

On February 18, 1974, Council approved a number of recommendations from the Standing Committee on Civic Development in which specific reference was made to Johnston Terminals. One of these recommendations was:

"THAT the Director of Planning report to Council on the basin-wide planning implications of permitting Johnston Terminals to redevelop their 16-acre site utilizing additional property to the south and north;"

cont'd ....

Clause No. 2 (cont'd)

Under date of March 28, 1974, the Director of Planning submitted a report outlining the existing situation with respect to Johnston Terminals, options for the future, railway implications, zoning, use of the waterfront by the Company, traffic generation, and concluded with the following summary:

"1. The storage distribution function provided by Johnston's Terminals is both appropriate and necessary in a False Creek location to serve the central area of Vancouver.

2. Johnston Terminals will continue to operate a storage and distribution business on property that they own in False Creek's Area 6. However, expansion or redevelopment for industrial purposes should not be permitted, except after careful consideration of the implications by City Council.

3. City lands which are not directly required by the City for redevelopment, as identified in the report, "Area 6 - The Development Opportunity", may be leased to Johnston Terminals. However, such leases as are negotiated should be for a period not beyond the mid-1980's.

4. Johnston Terminals should be made aware of the City's proposed alignment for a replacement for the Connaught Bridge.

5. The Johnston Terminals property should be rezoned, along with City-owned and other False Creek lands. However, provision should be made in the rezoning for continued operation of existing industrial businesses.

6. No long-term commitment should be given to Johnston Terminals with respect to any lease for the waterfront area. The City will retain the option to construct a public walkway along the waterfront at an appropriate time.

7. The City Engineer should maintain a watching brief on traffic conditions as they will be affected by changes in the area surrounding Johnston Terminals."

Your Committee considered it desirable, prior to taking any further action with respect to Johnston Terminals' tenancy on False Creek, to meet with representatives of the Company to discuss their plans for future operations. It was also suggested that the Committee be supplied with information with respect to the number of trucks, barges and coastal vessels in and out of the terminal points of origin and destination and the length of time goods are kept at the False Creek site.

RESOLVED

THAT the report of the Director of Planning be received and the Development Consultant be instructed to prepare a confidential background paper on Johnston Terminals operation, containing the points raised by the Committee and to convene a meeting of the Committee with representatives of Johnston Terminals as soon as possible, the background paper to be before the Committee at that time.

The meeting adjourned at approximately 10:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 161

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, April 30, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.
Ald. Hardwick arrived at 3.15 p.m.

ABSENT: Ald. Gibson.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for the 'In Camera' meeting later this day with the exception of one item. It will be determined at the 'In Camera' meeting, if this matter should be considered in Open Council.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT the Minutes of the Regular Council Meeting dated April 23, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS.

1. (i) Sale of City-owned land,
S/W Corner of 49th Avenue and Boundary Road;
Proposed B.C. Hydro Sub-station Site.

At its meeting on May 8th, 1973, Council deferred consideration of a report of the Board of Administration Property Matters dated May 4, 1973, on the sale of city-owned land, S/W corner of 49th Avenue and Boundary Road, pending a report explanation from either B.C. Hydro and Power Authority or the City Engineer, on the B.C. Hydro plans for the area in addition to the actual design of the proposed facility.

Mr. Gill, representing B.C. Hydro, with the aid of drawings, explained the B.C. Hydro's position and, in general, the need for a sub-station site at this location.

Continued....

UNFINISHED BUSINESS (Contd)

1. (ii) De Cosmos Village Housing Co-operative.
(Sale of City-owned Land)

Council noted a letter dated April 18, from the De Cosmos Village Housing Co-operative and the Chairman of the Park Place Strata Council, requesting Council to postpone any agreement with the B.C. Hydro until residents of the area have had a chance to review plans for this land and communicate their views to the City. It was suggested that this be done through the medium of the Advisory Planning Committee recently organized for areas E & F of Champlain Heights.

MOVED by Ald. Marzari
THAT this whole matter be referred for discussion with the Champlain Heights Advisory Planning Committee, and the Civic Design Panel, for comments, following which the matter be reported back to Council in one month's time.
- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari
THAT the communication from the De Cosmos Village Housing Co-operative be received.
- CARRIED UNANIMOUSLY.

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

2. Housekeeping Unit,
4157 West 14th Avenue.

3. Retention of Accessory Building,
2405 West 7th Avenue.

4. Dominion and New Dodson Hotels.

5. Special Review - Preliminary Budget Estimates
(Lane Oiling Programme)

City Council, on April 23, 1974, when considering a clause of the Finance Committee from its report dated April 18, on the subject of Lane-Oiling Programme, deferred consideration until this meeting. After further discussion it was -

MOVED by Ald. Linnell
THAT the entire costs of oiling lanes be a charge against the abutting property owners.
- LOST

(Ald.Bowers, Harcourt, Marzari, Massey, Pendakur, Rankin, Volrich and the Mayor voted against the Motion)

(No further action was necessary with respect to this clause, as it was advised that the funds for a lane-oiling programme have been included in the Engineering Department budget.)

COMMUNICATIONS OR PETITIONS.

1. Retirement of M.M. Harrell, Chief License Inspector and Business Tax Collector.

The Council noted a letter from the Chief License Inspector and Business Tax Collector, Mr. M.M. Harrell, informing Council of his retirement effective June 1st 1974.

MOVED by Ald. Volrich
THAT Council express its appreciation to Mr. Harrell for his dedicated service to the City and wish him well in his years of retirement.

- CARRIED UNANIMOUSLY.

2. Appointment of Revising Judge: Voters List Court of Revision for 1974.

Council noted a letter from the City Clerk dated April 22, 1974, as follows:

" Mr. R. S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision re Voters' List for the past several years, and is prepared to serve again for the 1974 Voters' List at the rate of $40.00 an hour.

In 1972, Mr. Thorpe was paid $400.00 for ten hours of Sittings.

I would recommend that Mr. Thorpe be appointed accordingly for the 1974 Voters' List Court of Revision at the rate of $40.00 an hour whilst carrying out duties as Revising Judge for this Court. "

MOVED by Ald. Pendakur
THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY.

3. British Columbia Hospitals' Association Grant Request.

MOVED by Ald. Marzari
THAT no action be taken with respect to the letter from British Columbia Hospitals' Association dated April 4, 1974, requesting a grant to assist in defraying the cost of a banquet during their National Conference which will be held in Vancouver on June 5th to 7th.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

BOARD OF ADMINISTRATION
GENERAL REPORT, April 26, 1974.

Works and Utility Matters (April 26, 1974)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Contract 732-C.
Cl. 2. Local Improvements on the 'Initiative Principle'.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Works & Utility Matters, (April 26, 1974) (Contd)

The Council took the following action:

Contract 732-C

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Local Improvements on the 'Initiative Principle"

MOVED by Ald. Bowers
That this clause be approved, with the exception of those local improvement paving projects in the Stanley Park Neighbourhood.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Bowers
THAT the local improvement paving projects in the Stanley Park Neighbourhood be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Marzari voted against the Motion)

Social Service & Health Matters (April 26, 1974)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Request for Extension of Time - Participation in Trial of New Polio Vaccine.
Cl. 2. Continental Hotel.
Cl. 3. West District Office Furnishings - 3998 Main Street.

The Council took the following action:

MOVED by Ald. Rankin
THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 of this report be approved.

- CARRIED UNANIMOUSLY.

Continental Hotel.

When considering Clause 2, the Board of Administration advised Council that the very approximate estimates were prepared about 6 months ago and that vacant possession of the building will not be until October 31st, 1974. In view of the very rapidly escalating building and furnishing costs during this period, it is likely that the renovation costs will exceed the estimates.

The Board further advised that this proposal be based on Housing 90 single people. The economics of financing could be improved by housing some married couples in the larger rooms and Council may wish to have this matter investigated further for discussion with the Department of Human Resources.

MOVED by Ald. Rankin
THAT the recommendation contained in this Clause be approved, after adding a recommendation (h) as follows:

"That discussions be held between the Department of Human Resources and the Board of Administration on the economics of having some married couples occupying the larger rooms in the building."

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Building & Planning Matters, (April 26, 1974)

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Processing Development Permit Applications - Vancouver General Hospital.
Cl.2. Strata-Title Application - Conversion of Premises at 1509-1533 Harwood Street.
Cl.3. Allocation of Funds for Printing & Distribution - Champlain Heights Local Area Planning Program.

Council took the following action:

Processing Development Permit Applications - Vancouver General Hospital.

MOVED by Ald. Harcourt,
That this Clause be received for information.

- CARRIED UNANIMOUSLY.

Strata-Title Application -Conversion of Premises at 1509 - 1533 Harwood Street.

MOVED by Ald. Bowers
THAT the application of Carros Investments Ltd., under the Strata Titles Act re new Apartment Development at 1509-1533 Harwood Street, be approved, subject to application of relevant By-laws.

- CARRIED

(Ald. Rankin voted against the Motion)

Allocation of Funds for Printing and Distribution- Champlain Heights Local Area Planning Programme

MOVED by Ald. Marzari,
That the recommendation of the Board of Administration contained in this Clause, be approved.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters (April 26, 1974)

Analysis of Request from Taxi Industry for Fare Increase and Further with regard to Analysis of the Value of Taxi Licenses.

MOVED by Ald. Volrich
THAT the following recommendation of the Board of Administration contained in this Clause be approved.

" I therefore recommend that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds."

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur.
THAT the second recommendation in this Clause be approved after amendment, as follows:-

" In the meantime, I would recommend that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board.
* On the understanding the Vehicles for Hire Board will report back to Council with its recommendations. "

- CARRIED

(Ald. Marzari voted against the Motion)

* Underlining denotes amendment.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

Finance Matters (April 26, 1974)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. City's Borrowing Needs - 1974.
Cl. 2. Engineering Assistant I, Materials Branch - Creation of Permanent Position.
Cl. 3. City Costs related to P.N.E. Activities.
Cl. 4. Additional Part-time Dental Hygienist and Dental Assistant I - Jericho Hill School Programme.
Cl. 5. "Step '74" Student Summer Employment - Third Report.
Cl. 6. Tender Awards.

The Council took the following action:

City's Borrowing Needs - 1974.

MOVED by Ald. Bowers
THAT Clause 1 be approved in principle, after changing the text in the fourth paragraph, Page 2, to read - "... consultation with the Mayor and/or Chairman of the Finance and Administration Committee or, if not available, their respective Deputies . . . . . ."

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt
THAT the recommendations of the Board of Administration contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY.

"STEP '74" Student Summer Employment - Third Report.

MOVED by Ald. Bowers
THAT the "STEP '74" project re Social Planning Department be authorized and, therefore, the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Tender Awards.

MOVED by Ald. Bowers
THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY.

Personnel Matters (April 26, 1974)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Stenographer Training (Shorthand)
Cl. 2. Travel Expenses and Authorities - Staff and Officials.

Stenographer Training (Shorthand)

MOVED by Ald. Marzari
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY.

Travel Expenses and Authorities - Staff and Officials.

MOVED by Ald. Harcourt
THAT the Travel Expenses Budget be increased by $5,000 and the Board of Administration be granted authority to approve travel of officials and staff outside of the Lower Mainland and Vancouver Island in place of the present Council-required approval.

- CARRIED

(Ald. Rankin voted against the Motion)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Property Matters (April 26, 1974)

The Council considered this report which contains nine clauses, identified as follows:-

Cl. 1. Transfer of 5.6 acres of Strip Parks in Champlain Heights to the Care and Custody of the Parks Board.
Cl. 2. Lease - V.M. Dafoe Machine Shop Ltd., Portion of W½ of Easterly 66' of D, North of Lots 1-6, Block 1, D.L. 182, Front Rogers Street End.
Cl. 3. National Harbours Board, Lease of 8,936 Square Feet Adjoining Stanley Park.
Cl. 4. Acquisition of Property for Street Widening, Portions of Lots A & 4, of the S.W.¼ of Block 17, District Lot 50; and of Lot 9, N.W.¼ of Block 17, District Lot 50.
E/S of Kerr Street, Between 43rd and 45th Aves.
Cl. 5. Rental Review - Lot C, Block 270, D.L.526
S/S 5th Avenue, Between Fir and Granville Streets.
Cl. 6. Additional Space - Welfare Department Management and Accounting Groups 2006 West 10th Avenue.
Cl. 7. Acquisition of Replotting, Lots 15 & 16, Block 2, S.E.¼ S.Ptn of Section 27, T.H.S.L. 1249 Boundary Road.
Cl. 8. Lease of Lot 5, Block 48, D.L.182 and Lots 1 to 6 Subdivision 48 Block F W½, D/L. 182.
Cl. 9. Demolitions.

MOVED by Ald. Linnell
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 4, 5, 6, 7 & 8 of this report be approved and Clause 9 received for information.

- CARRIED UNANIMOUSLY.

National Harbours Board
Lease of 8,936 Square Feet Adjoining Stanley Park.

MOVED by Ald. Pendakur
THAT Clause 3 be referred to the Waterfront Committee for consideration and report.

- CARRIED UNANIMOUSLY.

(During consideration of the foregoing reports Alderman Hardwick arrived at the Meeting.)

B. DEPARTMENT GENERAL
REPORT, April 26, 1974.

Works & Utility Matters (April 26, 1974.)

The Council considered this Report which contains two clauses, identified as follows:

Cl..1. 15th Avenue - Commercial Drive to Victoria Drive, Pavement Width.
Cl. 2. Purchase of Additional Trucks and Heavy Equipment.

MOVED by Ald. Pendakur
THAT the recommendations of the City Engineer contained in Clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd.)

Building and Planning Matters (April 26, 1974)

The Council considered this report which contains eight Clauses, identified as follows:

Cl.1. Rezoning Application: Southeast corner of 1st Avenue and Garden Drive, Lots D, E, F, G, Block 141, D.L. 264A.
Cl.2. Rezoning Application: Northwest corner of East 22nd Avenue and Slocan Street, Lot 18, Block F Sec. 45, T.H.S.L.,Plan 11660.
Cl.3. Rezoning Application: Northeast Corner of Marine Drive and Main Street, Portion of Lot 'M', Block 3 D.L. 313 (formerly Lots 45 and 46, Block 3, D.L.313)
Cl.4. Rezoning Application: South side Ferndale between Victoria and Semlin, Lot 15 except W. 33', Block 48 D.L. 264A.
Cl.5. Rezoning Application: Northeast corner of Oak Street and 17th Avenue, Lot 33, Block 496, D.L.472. Plan 1618.
Cl.6. Development Permit Application No. 64998, 3250 McDonald Street.
Cl.7. Development Permit Application No. 65094, 3290 East Broadway.
Cl.8. Hodson Manor - 1417 West 8th Avenue, Lot 14, Block 311 D.L. 526.

Council took the following action:

MOVED by Ald. Rankin
THAT the recommendations of the Director of Planning contained in Clauses 1 - 5, referring the re-zoning applications to a Public Hearing, be approved.
AND FURTHER THAT the recommendations of the Director of Planning contained in Clauses 6, 7 and 8 be approved.
- CARRIED.

(Ald Pendakur voted against Clause 3 re North-East corner of Marine Drive and Main Street.)

Fire and Traffic Matters (April 26, 1974)

Bus Route Changes.

MOVED by Ald. Hardwick
THAT the recommendations of the City Engineer contained in this report be approved.
- CARRIED UNANIMOUSLY.

C. Special Report of Social Planning Department, April 24, 1974.

Civic Grant Request ($57,500)
Community Development.

MOVED by Ald. Hardwick
THAT consideration of this matter be deferred, pending further explanation from the Director of Social Planning later this day, during the hearing of delegations.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (contd)

D. Report of Standing Committee on Social Services. (April 18, 1974)

The Council considered this report which contains three Clauses, identified as follows:

Cl.1. Spring Street Project.
Cl.2. Family Division Committee of the Family and Juvenile Court.
Cl.3. Orchard Park Housing Project.

Council took action as follows:

MOVED by Ald. Rankin
THAT Clause 1 of this report be received for information,

THAT the proposals for the consideration of the Provincial Government as contained in Clause 2, be received for information,

THAT the recommendation contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY.

E. Report of Standing Committee on Civic and Community Development (April 18,1974)

Planning Department Staffing and Budget.

MOVED by Ald. Hardwick
THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY.

F. Report of Standing Committee on Housing, (April 23, 1974)

Council considered this report which contains four clauses, identified as follows:

Cl.1. Management Function - Downtown East Side Area
Cl.2. Specialty Housing..
Cl.3. 1976-80 Five Year Plan.
Cl.4. Adanac Site.

Council took the following action:

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved, and Clause 3 be received for information.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick
THAT Clause 4 be received for information after amending the resolution to read as follows:

"That this matter be referred to the*Adanac/Charles Planning Committee, and the City of Vancouver Planning Department for report back to the Standing Committee on Housing."

- CARRIED UNANIMOUSLY.

* Underlining denotes amendment.

Freedom of the City - Earle Gordon Adams.

At this point in the proceedings, Council recognized former Alderman Earle Gordon Adams, who was granted the Freedom of the City of Vancouver. The Mayor presented Mr. Adams with the Freeman's Badge, Parking Plaque and a copy of the Formal Resolution of Council. Mr. Adams responded accordingly, following which Mrs Adams was presented with a corsage.

* * * * * * * *

Council recessed at 3.40 p.m. and, after an 'In Camera' meeting in the Mayor's Office, re-convened in Open Council in No.1. Committee Room.

The Council reconvened at approximately 5:50 p.m. in the No. 1 Committee Room, third floor, City Hall with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Gibson
Alderman Pendakur

REPORT REFERENCE

Design Concepts: Phase One - Area Six
False Creek Development Project

Mr. E. D. Sutcliffe, Development Consultant, False Creek, reviewed presentations made to Council by the three Design Teams on April 23, 1974, with respect to development of City-owned lands from Ash Street to Alder Street. Mr. Sutcliffe reviewed the design concept and implementation procedure of each proposal, following which Mr. E. Roffey, False Creek Team, reported on the development economics of the three design concepts (copy of the remarks are on file).

The Development Consultant concluded with the following recommendations:

" 1. The Development Group enter into discussions with the Province and CMHC in the following areas:

(a) to have the Province amend the Strata Titles Act to allow for condominiums on land leased by the City,

(b) to have the Province extend the 4% lease rate for co-ops to land leased by the City,

(c) to have the Province purchase co-op shares to provide rental accommodation to low income households,

(d) to get CMHC to raise the limit on Assisted Home Ownership mortgages and to generally lower the interest rate for co-operative housing,

(e) to get CMHC and the Province to consider innovative financing arrangements such as ballooning mortgages tied to control of resale,

(f) to have CMHC consider a development assistance grant.

2. The Development Group in conjunction with the Finance and Law Departments study

(a) methods of ballooning lease rates and controlling speculative profit in the development process and in the resale of units,

(b) the various management/implementation techniques described by the design teams, including a development commission and a federation of cooperatives, a management contract, a development corporation, and others. "

MOVED by Ald. Massey,
THAT the report reference of the False Creek Development Consultant be received and that the recommendations quoted above be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 6:55 p.m. to reconvene in the Council Chamber at 7:30 p.m.

- - - - -

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the same members present with the addition of Alderman Pendakur.

DELEGATIONS AND UNFINISHED BUSINESS

Housekeeping Unit:
4157 West 14th Avenue

Council on April 9, 1974, deferred consideration of a report from the Director of Permits and Licenses dated April 5, 1974, concerning a housekeeping unit at 4157 West 14th Avenue, pending the hearing of a delegation.

Mrs. C. Razzell, on behalf of a number of neighbours in the area, filed a brief containing 11 signatures protesting the illegal suite at 4157 West 14th Avenue, and siting a number of complaints caused by the occupants of the suite.

The City's Hardship Committee had recommended that enforcement action be withheld for a period of one year under the Hardship Policy.

MOVED by Ald. Linnell,
THAT the recommendation of the Hardship Committee in respect of the housekeeping unit at 4157 West 14th Avenue, be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Department of Permits and Licenses be instructed to make periodic checks on these premises to determine that the appropriate by-law in respect of the number of persons permitted in this dwelling is being upheld, with particular attention being paid to the complaints listed by the neighbours.

- CARRIED UNANIMOUSLY

Dominion and New Dodson Hotels

Council on March 12, 1974, when considering a progress report from the Chief Constable dated February 21, 1974, requested the operators of the Dominion Hotel Public House and the New Dodson Hotel Public House to appear before Council to show just cause why their Public House Licenses should not be cancelled or suspended.

Council this day took the following action in connection with both hotels:

(a) Dominion Hotel

Mr. T.C. Marshall, Counsel for the proprietors of the Dominion Hotel Public House, gave details of the present operation of the Hotel indicating the steps that have been taken to correct problems which had been stated in the Chief Constable's report of February 21st.

Inspector Lake of the Police Department advised Council that the operation had improved and was acceptable at this time and had been over the past two months.

The Council noted a letter from the Liquor Administration Branch of the Department of the Attorney-General advising that the Hotel's Public House License had been suspended from February 20th to 27th, 1974, for unsatisfactory operation.

MOVED by Ald. Bowers,
THAT, by reason of the comments from the Police Department this day and the previous suspension by the Liquor Administration Branch, no further action be taken at this time with respect to the suspension or cancellation of the Dominion Hotel's Public House License.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Dominion and New Dodson
Hotels (continued)

(b) New Dodson Hotel

Mr. R.W. Brewer, Counsel for the proprietors of the New Dodson Hotel Public House, spoke with respect to the improvements that had been carried out recently at the Hotel to correct certain problems.

Inspector Lake of the Police Department advised that there had been a satisfactory improvement in the operation of the Hotel the last two months which was acceptable to the Police Department at the present time.

The Council noted a letter from the Liquor Administration Branch of the Department of the Attorney-General advising that the Hotel's Public House License had been suspended from February 20th to 27th, 1974, for unsatisfactory operation.

MOVED by Ald. Volrich,
THAT, by reason of the comments from the Police Department this day and the previous suspension by the Liquor Administration Branch, no further action be taken at this time with respect to the suspension or cancellation of the New Dodson's Public House License.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the communication from the Liquor Administration Branch dated April 18, 1974, be received.

- CARRIED UNANIMOUSLY

Inspector Lake advised that the Police Department will be submitting a further report on hotels in the Skid Road area in approximately four months' time.

Retention of Accessory Building
2405 West 7th Avenue

Council on April 23, 1974, deferred consideration of a Board of Administration report dated April 19, 1974, regarding the retention of an accessory building at 2405 West 7th Avenue pending the hearing of a delegation.

Mr. Zerbinos appeared before Council this day, filed a brief and answered questions with respect to the garage which had been rebuilt along the property line without a building permit and in contravention of the Zoning and Development By-law.

It was noted in the report that a charge had been laid against Mr. Zerbinos and the matter had been adjourned by the Courts.

MOVED by Ald. Rankin,
THAT Council request the City Prosecutor to enter a Stay of Proceedings with respect to this matter and civic officials concerned take no action with respect to this accessory building at this time.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request:
Community Development

Council considered the following report of the Director of Social Planning dated April 24, 1974, concerning a Civic grant request from the Neighbourhood Services Association Community Development Unit:

"On Thursday, April 11th, 1974, the Director of Social Planning forwarded the civic grant request of the Neighbourhood Services Association Community Development Unit to the Standing Committees of Council on Finance and Social Services without recommendation including a brief comment as follows:

"The Director of Social Planning places the grant request for Community Development Services from Neighbourhood Services Association before the Committees for consideration, and without recommendation.

In 1973, the Department recommended no increase in the grant to Community Development Services. Council increased the recommended grant from $35,000 to $45,000, (as requested by NSA).

To date in 1974, community development grants to Downtown Eastside Residents Association ($14,250), a coalition of groups in Strathcona ($13,200), Fraserview Killarney Area Council ($4,500) have been approved by Vancouver City Council, totalling $31,950. In the grant to the DERA, the Social Planning departmental recommendation was rejected, and in the Strathcona proposal, the department was not consulted.

With one or two notable exceptions, the Social Planning Department disagrees with the present role and performance of NSA Community Development Department staff. We both have responsibilities to encourage citizens to participate in the decision making process for the purpose of improving conditions in their neighbourhoods. Our respective attitudes towards this responsibility, including our modus operandi, are in conflict. Our roles should be complementary; but are not. Further, our responsibility for judging their grant request has added to the conflict. In view of these issues, the Social Planning Department wishes the Committees and Council to judge on the merits of the grant request from the NSA Community Development Department."

The combined amount of funds requested of, and already approved by the City specifically for Community Development Services is $84,950. Of that amount, $27,450 has already been approved and is to be administered by NSA and the $57,500 grant request maintains the present level of service already being given to citizen groups. The total anticipated 1974 budget is $216,550. (See attached).

The Committees on Finance and Social Services resolved to "refer the matter of funding of NSA Community Development workers to the Director of Social Planning for assessment and report to Council in two weeks, this report to be on a programmed budget basis."

The activities of community development staff are not costed on a program budget basis. United Community Services is performing a program budget review of the Community Development Unit, the results of which will be available in September 1974.

However, it is the opinion of the Director of Social Planning that the funding of community development is not only a matter of reviewing, on a program budget basis, the activities of the NSA Community Development Unit. Such a review must address five additional critical questions:

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request: Community Development (continued)

(1) When do communities and/or citizen groups require assistance?

(2) What forms of assistance do citizen groups require?

(3) Where do City staff responsibilities and independent organizers' responsibilities begin?

(4) Where and how do the responsibilities and activities differ?

(5) What forms of assistance and funds are reasonable responsibilities of City Government for local community assistance towards self-betterment?

The answers to these questions will provide a reasonable set of guidelines for future funding assistance to communities and citizen groups.

Therefore, the Director of Social Planning recommends that:

(1) With officials from the Department of Human Resources and United Community Services, the Director of Social Planning meet with the NSA Community Development Board and staff and citizens groups to address the above matters and report back to the Standing Committees of Council on Finance, Community Development and Social Services on or before June 15th, 1974, with his findings and recommendations.

(2) Vancouver City Council approve a civic grant of $38,340 (two-thirds of the requested $57,500) for NSA Community Development staff services to cover the period January 1st to August 31st, 1974."

Ms. C. Walters representing the Organization, filed a brief and spoke in support of the grant request. A number of other delegations supporting the grant also addressed Council and a number of documents relating to the subject matter were circulated. The Director of Social Planning also spoke in explanation of the matter.

MOVED by Ald. Pendakur,
THAT the recommendations of the Director of Social Planning contained in his report be approved, except that a grant of $57,500 be approved subject to cost-sharing under C.A.P.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Hardwick, Linnell and Mayor Phillips voted against the motion)

MOVED by Ald. Bowers,
THAT the recommendations of the Director of Social Planning be approved after amendment as follows:

"(1) With officials from the Department of Human Resources and United Community Services, the Director of Social Planning and the Chairman or Vice-Chairman of the Community Development Committee chair the meeting with the NSA Community Development Board and staff and citizens groups to address the above matters and report back to the Standing Committees of Council on Finance, Community Development and Social Services on or before June 15th, 1974, with findings and recommendations.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Civic Grant Request: Community Development (continued)

(2) Vancouver City Council approve a civic grant of $38,340 (two-thirds of the requested $57,500) for NSA Community Development staff services to cover the period January 1st to August 31st, 1974, subject to the usual cost-sharing under C.A.P."

- CARRIED

(Alderman Hardwick voted against the motion)

(underlining indicates amendment)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Part Report of Standing Committee on Social Services, April 25, 1974

Council agreed to consider a report of the Standing Committee on Social Services dated April 25, 1974, which had been circulated this day containing one clause on the matter of the Lee Building - 175 East Broadway.

MOVED by Ald. Rankin,
THAT WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H.A. Roberts Ltd., agents for the owner Steve Katsafanas;

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974;

AND WHEREAS the owners since that time by coercion etc., have forced the tenants to pay rent increases at the end of April through totally illegal notices;

THEREFORE BE IT RESOLVED THAT Council instruct the owners to abide by the Landlord and Tenant Act regarding proper notice of rent increases and not to evict tenants resisting illegal rent increases;

AND THAT failing which he is to show cause why his license should not be revoked.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the City Inspectors be instructed to observe the premises of 175 East Broadway to see what repairs need to be made to bring the building up to standard, and report back.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Park Board Plans for Major Buildings

On April 23, 1974, Alderman Hardwick gave notice of the following motion seconded by Alderman Linnell:

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender.

- CARRIED UNANIMOUSLY

2. Amendment to Section 27 (b)(iii) of the Municipal Superannuation Act

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT WHEREAS Section 27 of the Municipal Superannuation Act states in part:

"27(b) the Trustees shall not make any investment except

(i) in the debentures or other securities of, or guaranteed by, Canada, or any province of Canada; and

(ii) in the capital stock of any corporation; and

(iii) in the debentures or other securities of the Municipal Finance Authority of British Columbia,

or in any of them";

AND WHEREAS the City of Vancouver, which does not market its debentures through the Municipal Finance Authority, would also appreciate the opportunity of selling its debentures to the Municipal Superannuation Fund;

THEREFORE BE IT RESOLVED THAT this Council request the Minister of Finance to introduce legislation to amend the Act by adding to Section 27 (b)(iii) the words "or of the City of Vancouver".

- CARRIED UNANIMOUSLY

3. City's Borrowing Needs: 1974

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT WHEREAS pursuant to Sections 236, 242 and 245 of the Vancouver Charter, the Council has the authority to contract debts by the borrowing of money for various projects including those set forth on Schedule "A" hereto;

AND WHEREAS the Council of the City of Vancouver deems it desirable and expedient to proceed with the aforesaid projects and to contract debts and borrow money by the issue of debentures in the respective principal amounts and for the respective objects more particularly set forth in Schedule "A" hereto;

AND WHEREAS in view of the high rates of interest prevailing in the bond market and the unpredictability of funds being available at acceptable interest rates, it is necessary and desirable that the City be able to accept offers of money at acceptable rates as quickly as possible;

cont'd....

MOTIONS (cont'd)

City's Borrowing Needs:
1974 (continued)

THEREFORE BE IT RESOLVED THAT the City proceed with the projects, or any of them, set forth in Schedule "A" and that the Director of Finance be instructed to obtain money in the respective principal amounts for the respective objects set forth in Schedule "A" at an interest rate or rates not exceeding 9% per annum and at a yield or yields to the purchaser not exceeding 9¼%;

BE IT FURTHER RESOLVED THAT upon the Director of Finance obtaining money for the aforesaid projects or any of them, debentures in respect thereof forthwith be issued in accordance with the provisions of the Vancouver Charter.

- CARRIED UNANIMOUSLY

(Schedule "A" referred to is on file in the City Clerk's Office)

4. Leave of Absence:
Alderman Linnell

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT Alderman Linnell be granted leave of absence from Council from May 7 - 14, 1974, May 28, 1974, and June 10 - 14, 1974.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 9:50 p.m. to reconvene 'In Camera' in the Mayor's Office.

The foregoing are Minutes of the Regular Council meeting of April 30, 1974, adopted on May 7, 1974.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Contract 732-C

The City Engineer reports as follows:

"Standard General were successful bidders on the paving work associated with this contract. As this contract was awarded late in the paving season last year, the Contractor who installed the curbs (Capital City Ltd.) did not finish his work and thus Standard General could not carry out their contract. In the interim, the oil crisis adversely affected the supply and cost of fuels and asphalt. This Contractor was advised by letter that as the matter was beyond the control of the City and the Contractor, the firm could apply to cancel the contract.

After examining the matter, the Contractor advised that he would like to cancel the projects under last year's contract. He is, however, low bidder on similar paving work for this year and would do the work as an extension to this contract, (No. 741). Our Law Department advises that this would be in order, subject to Council's approval.

The cost of the uncompleted 1973 paving work amounts to approximately $200,000 in 1974 dollars. This amount is available in the established 1973 appropriations covering paving work.

I RECOMMEND that the remaining obligations of Standard General under Contract 732-C be cancelled and assumed under Contract 741. (A list of the streets affected is on file in the City Engineer's Office)."

Your Board RECOMMENDS that the foregoing be approved.

2. Local Improvements on the 'Initiative Principle'

FIRST STEP

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects shown on the attached schedule dated April 26, 1974, are advanced to Council on the 'Initiative Principle'.

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5 percent ofthe City's streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following two projects involve traffic considerations:

(a) Burrard Street, from Beach Avenue to approximately 300 feet north is being advanced to encourage pedestrians to use this street to walk safely at night to the new Vancouver Aquatic Centre.

(b) 4th Avenue from Blanca Street to Trimble Street is being advanced because the present lighting is inadequate for the traffic needs. This lighting, which is suspended from Hydro poles, was installed at the City's expense 22 years ago. New street lights were recently installed, together with a pedestrian signal, at the 4th and Trimble intersection because of complaints by residents. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Special Light Standard Projects

These projects are being advanced as special post top lights to match similar lighting in their areas.

cont'd....

Clause No. 2 continued

Lane Lighting Projects

On September 19, 1973 Council recommended that these projects be advanced on the initiative principle. Projects in this group have been reported by the Police Department as requiring special attention.

Pavement and Curbs (Local Residential)

The project on Adanac Street is being initiated on instructions of Council following the Court of Revision on November 29, 1973, when Council required the Engineer to advance a longer project on Adanac Street than was then being petitioned.

The project on 59th Avenue is being initiated as the best way to overcome drainage problems which have been the subject of complaints by residents in the area.

Stanley Park Neighbourhood Local Improvement

This project is advanced under the 'Stanley Park Neighbourhood, West End, Local Improvement Procedure By-law' approved by Council on April 23, 1974.

The City's share of the various types of improvements is available, as follows:

Lighting Projects	- 1974 Street Lighting Capital Budget
Paving Projects	- 1974 Streets Capital Budget
Stanley Park Neighbourhood	- 1974 Streets Capital Budget

All subject to Council's approval of these budgets."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated April 26, 1974.

The estimated total cost of these improvements is $1,561,087 and the City's share of the cost is $635,216.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council's approval of the 1974 Streets and Street Lighting Capital Budgets."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for projects listed in the attached schedule dated April 26, 19/4 be held at 7:30 p.m. on Thursday, July 11th, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 276

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATIONS

1. Request for Extension of Time - Participation in Trial of New Polio Vaccine

The Medical Health Officer reports as follows:

"On December 5, 1972, Council approved a report of the Board of Administration, Social Service and Health matters, dated December 1, 1972, authorizing the Health Department to participate in a Trial of a New Polio Vaccine.

On August 28, 1973, Council approved the recommendation of the Board of Administration and the Medical Health Officer dated August 24, 1973, to continue the trial to its completion date at approximately March 31, 1974.

The vaccine trial programme which required 300 cases for participation has reached its objectives and will be complete by approximately May 6, 1974. Because of the success of the new polio trial project in Vancouver, Connaught Medical Research Laboratories have asked the City of Vancouver Health Department to continue the project for an additional 150 cases. The time schedule estimated for this additional case study is seven months. We feel it would be beneficial to request authorization to December 31, 1974.

The Connaught Medical Research Laboratories have agreed in writing to accept the additional expenses necessary to complete this project. A summary of the revised estimates accepted by the Connaught Medical Research Laboratories is as follows:

		Bugetted Jan.-Mar./74	Additional Apr.-Dec./74	Difference
Salaries (3356/501)				
Public Health Nurse		$ 2,547.00	$ 7,641.00	$ 5,094.00
Clerk-Driver (Clk Typist II)		680.00	2,422.00	1,742.00
Fringe Benefits	(3356/505)	310.00	1,183.00	873.00
Travel	(3356/507)	300.00	700.00	400.00
Supplies & Materials	(3356/510)	350.00	1,080.00	730.00
Administrative Services	(3356/512)	419.00	1,322.00	903.00
TOTAL		$ 4,606.00	$14,348.00	$ 9,742.00

The Medical Health Officer recommends that approval be given to extend the participation of the Health Department in the Trial of a New Polio Vaccine to December 31, 1974, on the understanding that all expenses are fully recoverable from the Connaught Medical Research Laboratories."

Your Board RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

2. Continental Hotel

The Standing Committee of Council on Social Services at its meeting held on December 18, 1973 considered the future use of the Continental Hotel, now used as a hostel for girls under a management contract with YWCA.

The Committee considered the Continental Hotel being renovated for use as accommodation for older persons (sixty and up) with operation by a non-profit organization.

Subsequently, on January 9, 1974 the Chairman of the Committee sent the following letter to the Minister of Human Resources:

" 'Continental Hotel'

Further to yesterday's discussion, subject to agreement by City Council, the use of the "Continental Hotel" is to be changed. The agreement with the Y.W.C.A. will have to be terminated in accordance with the agreement between the

Cont'd . . .

Clause #2 continued:

City and the Y.W.C.A. by giving 6 months notice, effective February 1, 1974.

The building will be converted for use as a residence for a maximum of 90 older people for which purpose additional repairs to the structure and heating system must be carried out, furniture supplied, and a sprinkler system and other fire safety measures carried out in accordance with the report of the Fire Warden.

It has been estimated that this additional capital expenditure will be at least $200,000. Final cost will be subject to a tender call.

Financing Proposal

The City will advance a capital sum sufficient to carry out the renovations and supply furniture and will add it to the unamortized balance of approximately $275,000 now outstanding. The whole sum then to be amortized over the balance of the original amortization period (approximately 7 years remain from April 1974) with interest at 8½%. The rental of $700 per month plus taxes to continue.

The residents to be charged $65 per month rent and $50 per month for food.

The cost per person based on full occupancy of 90 occupants is $303 per month, less recovery for food and rent, leaves a net subsidy of $188 per month. After amortization has been completed this subsidy will reduce by approximately $82 per month per person to a net of $106 per month.

The annual costs are:

General Operating and Admin.	$154,500
Food Service	64,800
Amortization, rent, etc.	70,500
Amortization, new furnishing, renovation	37,900
	$327,700
Less: Revenue $115 per person per month	124,200
Annual Subsidy	$203,500
Less amortization cost completed after 7 years	88,300
Annual Subsidy after April 1981	$115,200

Operating

It is proposed that the operation be carried out under the control of the Property & Insurance Department of the City in the same manner as the Oppenheimer Lodge and that a non-profit society be responsible for selection of tenants and program operation.

All monthly operating costs, including amortization, etc. less revenues, will be paid by the City and billed to the Provincial Department of Human Resources for reimbursement."

The Minister replied on January 14, 1974 as follows:

"I refer to our meeting in your office on Tuesday, January 8, 1974, and your telex on January 9, regarding the agreement reached at the meeting in connection with the proposal to operate the Continental Hotel as an older persons home.

Cont'd . . .

Clause #3 continued:

I agree that the operation be carried out under the control of the Property and Insurance Department of the city in the same manner as the Oppenheimer Lodge and that a non profit society be responsible for selection of tenants and program operation. Also that all monthly operating costs, including amortization, et cetera, less revenues, be paid by the city and billed to the provincial Department of Human Resources for reimbursement on the usual sharing basis.

I foresee problems in connection with the charging for maintenance. The charge is reasonable for the individual in receipt of $140.00 per month Social Allowance but for the person having an income from Mincome of $213.00 per month the subsidy is too extreme.

I would like further discussion regarding the food and room charge."

Since that date there have been a number of discussions and meetings as a result of which the Minister of Human Resources sent the following letter on April 3, 1974:

"I refer to our various discussions and meetings regarding the Continental Hotel-Bridge "Y" and this confirms my conversation with you March 28, 1974, when it was agreed that we would participate in the usual way in funding the YWCA for a hostel for up to 40 girls. The hostel is merely to provide accommodation and food. It will not provide extra services, such as social services or counselling services.

This will also confirm my request to you that the City give notice to the YWCA of termination of occupancy of the Continental Hotel-Bridge "Y", and confirm my statement that the province will participate in renovation costs for the Continental Hotel in order to bring it into use for aged persons, an estimate of cost to be presented to me prior to work being undertaken.

I know that you plan to contact Sheila McDiarmid regarding practicability of program for the Continental Hotel when it is occupied by senior citizens and that she will confer with your people who will be examining the building for renovation and as to whether or not hot plates and/or small cooking units of some type can be installed on certain floors or in certain rooms.

I hope that planning and renovations can be completed by September 1, 1974, for occupancy by aged persons.

I would like to take this opportunity of thanking you for your kind cooperation in our endeavours to utilize all facilities for the maximum benefit of the persons concerned."

Recommendations.

Your Board RECOMMENDS that:

(a) The YWCA be given notice of termination immediately with termination of occupancy and management, effective on October 31, 1974.

(b) Funding arrangements of the unamortized balance of approximately $250,000 now outstanding and further renovation costs be

Cont'd . . .

Clause #2 continued:

reconfirmed with the Minister of Human Resources by your Board.

(c) An architect be retained to prepare drawings and tender forms for the additional renovations and furnishings necessary, at a fee of approximately $27,000 including electrical and heating Consultants' fees (this fee is based on the anticipation of renovation expenditures of approximately $200,000). The source of funds for renovation to be provided from Supplementary Capital Budget and $27,000 fees be specifically provided for in 1974 Supplementary Capital Budget.

(d) The architect submit tenders to your Board for approval of the Minister of Human Resources.

(e) Your Board report to Council on costs and financing arrangements agreed with the Minister prior to undertaking actual renovations.

(f) The Director of Social Planning review with the Department of Human Resources the appointment of a non-profit society for program operation and

(g) Your Board review the proposed scale of monthly charges for rent and food service payable by the residents.

3. West District Office Furnishings -- 3998 Main Street

The Medical Health Officer reports as follows:

"City Council at its meeting of November 27, 1973 received a report recommending purchase of property at 3998 Main Street then under construction.

The report noted: 'Your Board is unable to give firm estimates covering the cost of interior partitioning and furnishings required ... it seems probable that the employees operating from this location can be supplied with furniture they are using at their present location.'

Health Personnel are to be transferred from several other unit locations where they now share furniture and equipment with staff that will be staying in the existing units. The City Purchasing Agent advises that no suitable furnishing is available from surplus furniture stores.

In consultation with the Assistant Director Construction and Maintenance Division and the Purchasing Agent, a careful review of furnishing needs has been made. It is estimated that to furnish the consulting rooms, clerical office, nurses' area (including V.O.N.), the clinical room and waiting area, the cost will be $13,500.

In addition a meeting room, lunch room, and employees' lounge, which are areas to be shared with the Department of Human Resources, also require furnishing at an estimated cost of $3,000 (the shared areas are included in the lease arrangements to be made with the Provincial Department).

Cont'd . . .

Clause #3 continued:

The Comptroller of Accounts advises that if this expenditure is approved, funds will be made available from Contingency Reserve.

The Medical Health Officer recommends that funds in the amount of $16,500 be approved from Contingency Reserve for the purchase of furnishings required at 3998 Main Street."

Your Board RECOMMENDS that the above recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 247

BUILDING AND PLANNING MATTERS

A-4

INFORMATION

1. Processing Development Permit Applications - Vancouver General Hospital

The Director of Planning reports as follows:

"Dr. Key, Acting Executive Director, Vancouver General Hospital, by letter dated March 21, 1974 advises Members of Council of the concern of the Board of Trustees of the Vancouver General Hospital regarding " ..... the lengthy time period required to process permits for the development of certain Hospital facilities. .....".

Dr. Key makes specific reference to three items:-

1. 795 West 13th Avenue
Development Permit Application No.65106
Request to Erect a One-Storey Surgical Day Care Building

Development Permit Application No.65106 was filed December 17, 1973 by Donald Erb & Associates, Architects, on behalf of Vancouver General Hospital.

The development permit application was processed by the Planning Department in February. Certain questions required first resolving as to the form of development in relation to the conditions of the existing CD-1 Zoning as approved by City Council at public hearing on June 26, 1969.

A letter of explanation on the proposed development was received March 12, 1974. The application was approved by the Technical Planning Board on March 22, 1974 subject to prior compliance with certain conditions.

The required further information was received April 8, 1974 and the development permit was issued April 17, 1974.

2. 805 West 12th Avenue
Development Permit Application No.65463
Request to Carry Out Minor Exterior and Interior Structural Alterations and Additions to the Willow Pavilion Building

Development Permit Application No.65463 was filed January 23, 1974 by the Vancouver General Hospital.

The development permit application was processed by the Planning Department and was approved by the Technical Planning Board March 8, 1974 subject to prior compliance with certain conditions.

The required further information was received March 29, 1974 and the development permit was issued April 17, 1974.

3. Fire Doors - Various Buildings
Building Permit Application No.68377

The Department of Permits and Licences advises that a building permit application was filed February 18, 1974 to install fire doors to six different buildings in the Hospital Complex. The building permit was issued March 20, 1974.

cont'd ....

Clause No.1 continued

I have instructed that processing of the development permit applications for the Vancouver General Hospital be not delayed. However it will be appreciated that the complexity of each application may differ. I note that a development permit application to add a second storey to an existing reproductive research centre at 811 West 10th Avenue was approved by the Technical Planning Board within 33 days from submission of the application in February 1974. The application was filed February 5, 1974; approved by Technical Planning Board subject to prior compliance with certain conditions March 8, 1974; when the required information was received the development permit was issued April 9, 1974."

Your Board submits the foregoing report for Council's INFORMATION, and note that the new procedure for issuing development permits approved by Council on December 11, 1973, will be subject to review by the Board of Administration in November, 1974.

CONSIDERATION

2. Strata Title Application - Conversion of Premises at 1509 - 1533 Harwood Street, 4 side-by-side dwelling units,
Legal: South 56 ft. of Lot 'C', Block 51, D.L. 185
Owner: Carros Investments Ltd., 6450 McCleery Street, Vancouver, B. C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the consideration of Strata Titles Applications for the CONVERSION of existing buildings, an application has been received from CARROS INVESTMENTS LTD., for approval of a Strata Plan for an existing one-storey wood-frame building containing four (4) side - by - side dwelling units, erected in 1942.

The applicants state that this building was remodelled and unoccupied when purchased on January 21, 1974.

City records indicate that the previous owners, Monarch Construction Ltd., made application on September 7, 1973 for approval of this four (4) suite conversion and submitted all relevant information before withdrawing their application on December 3, 1973 in view of their intention to dispose of the property.

Under Section 2 (1) of this report - dealing with notice to tenants- it will be necessary to incorporate the statements given by Monarch Construction Ltd. who caused the tenants to vacate the building.

The present owner - applicant has submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus from the point of view of Council's regulations regarding:

(a) the true interest on any financing.
(b) any bonusing of financing.
(c) details of the management contract and monthly servicing.
(d) taxes and all other costs

cont'd .....

Clause No.2 continued

and finds the prospectus states the following:

FINANCING THE STRATA UNITS TO THE PURCHASER

1. The financing of the Units will be on an individual basis, that is the prospective purchasers will apply to the financial institution of their choice for long term financing. The Vendor will direct the prospective purchaser to institutions that have funds available at the time of the sale of the units, but will not personally supply long term financing.

2. Because of the Condominium's excellent location and condition (effective age), the Units will qualify for the long term Lender's current prime interest rate. The prime rate refers to the lowest interest rate that a long term Lender is willing to charge for long term funds. The current long term prime interest rate for residential mortgages is between 10% and 10¼%. A long term Lender such as the Royal Trust Company has funds available for the Condominiums at 1509 - 1533 Harwood Street.

3. Provided the purchaser meets the qualifications set out by the Provincial Government, a second mortgage provided by the Provincial Government in the amount of $2500 at 8 3/4% is available to the purchasers of the Strata Units at 1509 - 1533 Harwood Street.

4.. There will be no bonusing involved in the financing of the Condominiums at 1509 - 1533 Harwood Street. The term bonusing refers to the practice of advancing less funds than the principal amount stated on the mortgage. The result of this situation is that the effective interest rate (true interest rate) is greater than that of the stated rate of interest on the mortgage.

MANAGEMENT

The Montreal Trust Company will be used to manage the Units. The cost will be $8.00 per unit per month or $32.00 per month for the project.

MAINTENANCE COSTS

The Condominium units are completely self contained with separate heating and power meters. The only common costs anticipated would be management, garden maintenance, water and light exterior maintenance.

The following is a budget for the year for the Common expenditures for the four strata units.

Management	$384.00
Garden Maintenance	300.00
Water	50.00
Scavenging	75.00
Exterior Maintenance	96.00
	$900.00
Cost per unit per year	$225.00
Cost per unit per month	$ 18.75

TAXES

The taxes cannot be determined until the units are reassessed. Using the 1973 Taxes, a rough approximation would be a tax load of $500.00 per unit.

cont'd ...

Clause No.2 continued

For those who qualify, a homeowner grant in the form of a tax credit is available from the Provincial Government. The amount is $200.00 for those under 65 years of age and $250.00 for those over 65 years of age.

TOTAL MONTHLY COSTS

Using the rough estimate for taxes of $500.00 per unit and the maintenance estimate given, the total monthly costs exclusive of mortgage payments could be:

	Purchaser under 65	Purchaser over 65
Maintenance	$18.75	$18.75
Taxes (Net)	25.00	20.83
Total	$43.75	$39.58

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

COMMON AREAS

The units are completely self contained with separate front and rear entrances and exits and separate heating sources. The common area of the Strata Corporation would consist of the outside garden area.

There are no off-street parking facilities available or possible on this property.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Neil J. Pelman Associates, Architects, in which he states the above building compares facourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction.

Section 2 (1) - Notice to tenants

Copies of notices to vacate these premises, attached to the previous application made by the previous owners - Monarch Construction Ltd., - on September 7, 1973, indicate the following:

(a) Mrs. Helen Fekete - 15 days notice (April 30 - May 15, 1973) vendor.
(b) Mr. & Mrs. Gerlinger - 31 days (April 30 - June 1, 1973)
(c) Mr. & Mrs. Marwriski - 31 days (April 30 - June 1, 1973)
(d) Mr. & Mrs. Reid - 31 days (April 30 - June 1, 1973)

N.B. Tenants (b), (c), and (d) above accepted in writing the company's offer of rent free accommodation for the month of June and agreed to vacate on or before June 30, 1973.

(City's Strata Title regulations adopted on June 26, 1973)

It was further stated that tenant (a) above, the vendor, had moved out of the premises of her own accord on May 15, 1973 and that the premises had been vacant subsequent to July 1, 1973, when extensive renovations were commenced to upgrade the building.

cont'd ....

Clause No.2 continued

Section 2 (2) - Reduced occupancy prior to notice to vacate premises

Not applicable in view of notices to vacate referred to above.

Section 2 (3) - Inspection of premises

The City Building Inspector advises that all work required under the Building By-law, and the Plumbing and Gas By-laws, had now been completed."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

It is noted that the building is vacant and there are no tenants involved. Council, on February 26, 1974, extended the moratorium on conversions for a period of one year beyond June 26, 1974, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

RECOMMENDATION

3. Allocation of Funds for Printing & Distribution - Champlain Heights Local Area Planning Program

The Director of Planning reports as follows:

"The Champlain Heights Local Area Planning Program, with a Citizens' Planning Advisory Committee was established without funds by Council resolution of December 18th, 1973.

It has been found that the operation of this planning program entails the preparation and distribution of a considerable amount of printed matter: such as weekly minutes of Advisory and Sub-Committee meetings; distribution of consultants' working papers, etc. Information sheets will also be prepared from time to time for distribution to the Killarney-Champlain Heights community and approximately 5,000 copies will be required for each printing.

This is not a major printing and distribution effort, but even so costs of this size were not contemplated when the Department budget was prepared in November and December. The cost of this work for the balance of 1974 is estimated at $1,685, as indicated below, and if it is to proceed additional funds must be allocated.

Weekly: From Feb. 1 - July 31/74
3 Committee meetings - 45 copies of minutes of each

26 weeks X 3 X 45 X 2.5 sheets each = 8775 sheets at 1½¢ each.		$135.00
Public information sheets 3 issues 50.00 each	Printing $150 X 3	450.00
	Postage 3¢ each	450.00
Printing copies of Consultants Reports say 150 copies at $1.00 each		150.00
Printing copies of Consultants "work sheets"		500.00
Estimated Total		$1,685.00

cont'd ....

Clause No.3 continued

It is therefore recommended that the sum of $1,685 be allocated from Contingency Reserve to the Planning Department to cover the printing and distribution costs which it is estimated will be incurred in the operation of the Champlain Heights Local Area Planning Program for the balance of 1974."

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 248

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Analysis of Request from Taxi Industry for Fare Increase and Further with regard to Analysis of the Value of Taxi Licenses

It is quite obvious that for the Vehicles for Hire Board and, in turn Council, to arrive at rational solutions to the present questions before the Vehicles for Hire Board with regard to the request for fare increases and with regard to the question of the City issuing further taxi licenses at some as yet undetermined price, that the Vehicles for Hire Board must have a thorough and comprehensive analysis not only of the financial conditions pertaining in the taxi industry, but also with regard to the operating conditions in the industry.

The financial analysis leading to a rationalization of a proper fare structure is complex and has not really been done before, with the result that we do not have a pattern to follow. The question of what taxi licenses are worth in the hands of an owner or in the hands of the City, if new licenses are to be issued, is an unknown. We are not even certain as to the factors that should properly enter into such a valuation. We definitely do not know why, in the face of the industry's claims regarding high operating costs and low profits, the transfer value of taxi license should be rising at such a precipitant rate. Under normal circumstances persons are not prepared to pay out $25,000 to $40,000 for an asset unless that asset has an earning capacity commensurate with the risk. Therefore there are anomalies in this situation which need to be studied and reconciled.

There is further the situation of an apparent shortage of drivers because of inadequate earning rates. There is the whole question of the way the industry is operating in Vancouver, the question of how many additional licenses should be issued considering the length of time since the number of licenses was increased and the changing traffic problems in the City. The operating structures of the various companies, and the multitudinous variation of ownership driver combinations further complicate our review.

It is my opinion that we must review not only the financial side but also the operating side of this industry and in a comprehensive manner that will allow the Vehicles for Hire Board to make the appropriate recommendations to Council for the proper regulation of the industry. Such a comprehensive review would also provide the means of rationalizing future requests for fare increases and meeting future regulatory needs for the taxi industry.

I have discussed this matter with the Director of Finance and he and I recommend that the City hire an outside consulting firm to perform a comprehensive review of the financial and operating sides of the taxi industry in Vancouver to include recommendations regarding fare increases, the value of taxi licenses, the question of regulating the operations of the industry, and in such a manner that the review procedure developed can be utilized in the future.

As such a study requires not only financial but non-financial capabilities it would appear that the best source for consultants would be one of the companies that are offshoots of the major chartered accountants' firms.

cont'd ....

Clause No. 1 (cont'd)

I therefore RECOMMEND that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds.

When Council was debating the last fare increase I suggested that we employ an economist to advise with respect to the extent of the increase, but no action was taken on this suggestion.

In the meantime, I would RECOMMEND that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board.

FOR COUNCIL ACTION SEE PAGE(S) 278

FINANCE MATTERS

RECOMMENDATION

1. City's Borrowing Needs - 1974

Your Board has received the following report from the Director of Finance:

"Council has the authority to borrow, by issuance of debentures, under Five Year Plans approved by the Voters, and for Sewers and Waterworks under the authority of the Charter. Unfinanced borrowing authority exists under the 1966-70 and 1971-75 Five Year Plans. The total unfinanced borrowing authority currently existing, approved by the voters and by Council, is approximately $39,600,000. It is anticipated that these funds will be borrowed in the years 1974 to 1977 as work progresses under the annual capital budgets approved by Council each year.

Council establishes an annual capital budget each year upon recommendation of the Departments and the Board of Administration. Debenture financing does not follow the capital budget exactly but is based on my assessment of when funds are required as projects approved in the particular capital budget for a year may not start immediately or, particularly in the case of Spring debenture issues, I may anticipate the upcoming capital budget. However, in no event can funds be spent without formal Council approval.

The normal procedure for debenture issues is for I, as Director of Finance, to assess the need for funds at the appropriate time, and prepare a report for Council approval, recommending that we proceed with a debenture issue, usually but not always, by means of public tender. This process tends to take several weeks.

The City's borrowing needs for its regular capital program during 1974 will be on the order of $16,000,000. In addition to this there will be approximate borrowing on the order of $10,000,000 from the Federal Government for False Creek development, assuming legislative approval of the appropriate Charter amendments. The $16,000,000 of borrowing referred to is under the authority of the last two Five Year Plans approved by the voters plus sewer and water borrowing for which Council has authority under the City Charter.

My judgement as to the particular capital categories for which the City will have to borrow during 1974 is shown in column 2 of the following table. Column 1 shows the existing unfinanced borrowing authority.

Table I

	Column 1	Column 2
Streets	$5,177,207	$2,500,000
Street Lighting	705,000	400,000
Parks Development	2,049,892	1,000,000
Parks Acquisition	900,000	300,000
Public Open Space	400,000	400,000
Harbour Park	2,000,000	2,000,000
Ice Rinks	2,750,000	1,000,000
Britannia Community Centre	1,600,000	1,600,000
Other Community Service Centres	750,000	300,000
Swimming Pools	460,000	200,000
Libraries	210,000	
Health & Social Service Facilities	910,000	300,000
Housing	500,000	500,000
Sewers	12,897,676	4,400,000
Waterworks	5,692,000	1,100,000
Urban Renewal	2,600,000	
Totals	$39,601,775	$16,000,000

If the need arises later in the year I would be recommending changes to Column 2.

cont'd ....

Clause No. 1 (cont'd)

The Canadian bond market, and in fact all of the world bond markets, are in very poor shape from the borrower's point of view and there is every indication that this condition will last at least for the balance of the year and probably during 1975 as well. If the City of Vancouver was to come to the market with a bond issue in Canada at this time, it would cost us approximately 9 3/4% to 10% in interest rate, if the money was available at any price.

Given our borrowing needs and the fact that we cannot delay borrowing on a regular basis, basically regardless of how bad the bond market is, it may be necessary for the City to move quickly as funds become available, rather than going through the normal tendering process.

There is some chance that special funds may turn up, with a significant saving in interest cost, but where action is required within a period of one or two hours at best. This does not allow time for normal Council action and the loss of such funds could represent a large cost to the City.

I am recommending that Council approve the resolution at the end of this report, drafted by the Director of Legal Services, so that the City can take advantage of special circumstances if they arise. The authority would only be used if a real saving would result, and would involve consultation with the Mayor and/or the Chairman of the Finance and Administration Committee. The authority would be limited to the amount of funds shown in Column 2 of the above table (and described for legal purposes in Schedule A attached to this report) and to the project categories indicated, as these might be amended from time to time by Council upon report from myself.

I am currently investigating the desirability and advantages of the City appointing a Fiscal Agency to handle its normal borrowing operations during this probably extended period of a very bad bond market. A report on this will be forthcoming shortly.

I RECOMMEND that Council pass the following resolution.

RESOLUTION

RE CAPITAL BORROWING

WHEREAS pursuant to sections 236, 242 and 245 of the Vancouver Charter the Council has the authority to contract debts by the borrowing of money for various projects including those set forth on Schedule "A" hereto;

AND WHEREAS the Council of the City of Vancouver deems it desirable and expedient to proceed with the aforesaid projects and to contract debts and borrow money by the issue of debentures in the respective principal amounts and for the respective objects more particularly set forth in Schedule "A" hereto;

AND WHEREAS in view of the high rates of interest prevailing in the bond market and the unpredictability of funds being available at acceptable interest rates, it is necessary and desirable that the City be able to accept offers of money at acceptable rates as quickly as possible;

THEREFORE BE IT RESOLVED that the City proceed with the projects, or any of them, set forth in Schedule "A" and that the Director of Finance be instructed to obtain money in the respective principal amounts for the respective objects set forth in Schedule "A" at an interest rate or rates not exceeding 9% per annum, and at a yield or yields to the purchaser not exceeding 9¼%;

BE IT FURTHER RESOLVED that upon the Director of Finance obtaining money for the aforesaid projects or any of them, debentures in respect thereof forthwith be issued in accordance with the provisions of the Vancouver Charter.

Dated this day of 1974."

Your Board RECOMMENDS that the above report of the Director of Finance be approved.

2. Engineering Assistant I, Materials Branch - Creation of Permanent Position

The City Engineer reports as follows:

"On January 23, 1973, Council approved a report from the City Engineer which recommended additional control measures on building contractors whose construction activities encroach onto City streets. In addition to authorizing the establishment of two permanent Engineering Technician positions for field examination and control of these building activities, Council authorized two temporary positions for the additional work load anticipated during the initial implementation period.

This system has now been in operation for one year and it has been found necessary to retain one of the temporary Engineering Assistants in order to maintain an adequate level of field inspection. Since the workload is expected to continue at least at its present level, it is felt that this position should be created as a permanent Engineering Assistant I.

Based on 1973 experience, there are approximately 1,000 building sites under inspection by the Engineering Department at any one time. (In the first 3 months of 1974, however, this number has steadily climbed to 1,200 building sites.) Of these, approximately 60% are single-family dwellings, while the remainder are apartments, office buildings, commercial developments, etc. Although fewer in number, these latter building sites demand most of the two inspectors' attention, because of their greater potential for problems related to excavations, trucking activity, muddy streets, disruption of pedestrian traffic, etc.

The two permanent inspectors are each able to visit from 20 to 35 building sites per day. Since complaints are attended to the same day they are received and some of the larger or more troublesome sites require attention every day or two during critical periods of their construction, this means that many sites, and most single family dwellings, are only visited by an inspector once or twice a month. While the larger building sites are being kept under reasonably good control because of the frequency of inspection, the single-family dwellings continue to be a source of many complaints, and it is felt that the current level of inspection provides the minimum acceptable level of service.

In addition to the above, each day there is an average of five preliminary inspections (prior to commencement of construction activity at a site) and approximately two hours of paper work in the office, making out work orders, recording, filing, checking for permits, etc. These latter items have been the full-time duty of a temporary Engineering Assistant I, and since no reduction in this essential work is foreseen, this position should be made permanent. Without the assistance of this Engineering Assistant I, the two inspectors would each have to devote half of their time to preliminary inspections and clerical duties, leaving insufficient time for a minimum level of site inspection and control. (For example, it would not be possible to visit many single-family dwellings even once during construction, and some complaints, messy street conditions and hazards could not be attended to within a couple of days of being brought to our attention.)

The Director of Personnel Services agrees that the above mentioned preliminary inspections and clerical work fall within the scope of an Engineering Assistant I class specification.

Although this position was authorized by Council only for the first year (1973), this temporary employee has been kept on in 1974 in view of the work load. Funds have not been provided in the 1974 Departmental Budget, and if Council approves this permanent position, funds must be provided as follows:

Account No. 8005/602	Salary	$6,685
Account No. 8005/611	Fringe Benefits	$735

This position also requires auto allowance, for which funds are already provided in the budget.

It is noted that the report approved by Council in January 1973 on the Control of Building Contractors Operations on City Streets recommended that 'the cost of (the increased) continuing (building site) control measures be charged to developers through inspection and permit fees'.

cont'd .....

Clause No. 2 (cont'd)

The building permit fee structure was revised accordingly, effective September 1, 1973, and if Council approves the creation of this permanent position, the additional cost should be included in the next revision of permit fees.

In view of the foregoing, I RECOMMEND that the temporary Engineering Assistant I position in the Materials Branch, Engineering Department, currently occupied by J. Douglas, be made a permanent position, and that $7,420 be allocated from the Contingency Reserve Fund for salary and fringe benefits. It is also RECOMMENDED that the Director of Permits and Licenses be instructed to include this cost in any future revision of building permit fees.

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employee's Union, who concurs with the above recommendation."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

3. City Costs related to P.N.E. Activities

Your Board has received the following report from the Director of Finance:

"The Engineering Department each year incurs some cost related to the activities of the P.N.E. but which are paid for by the City. Based on 1973 experience, plus provisions for the Grey Cup Parade and Game, the Engineering Department estimates 1974 costs as follows:

1.	P.N.E. General	$2600
2.	P.N.E. Parade	2200
3.	Stadium Events	1200
4.	Coliseum Events	2000
5.	Grey Cup Events	2000

It is my opinion that the City should be reimbursed by the P.N.E. for these expenditures, as they occur during 1974, and I would therefore recommend that I be authorized to bill the P.N.E. for the City's actual costs related to the above items in 1974."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

4. Additional Part-time Dental Hygienist and Dental Assistant I - Jericho Hill School Programme

The Medical Health Officer reports as follows:

As part of the negotiated service component at Jericho Hill School with the Province of British Columbia, it is necessary to establish positions for Dental Services. This service provides Dental assessment and preventive services to the Student Group enrolled at the School.

On the advice of the Director of Dental Services, City of Vancouver, the staffing should consist of:

	Cost 1974 6 months	Annual 10 months
One Dental Hygienist (3/5 time @ $883.00)	$3,178.80	$5,298.00
One Dental Assistant I (3/5 time @ $573.00)	2,062.80	3,438.00
	$5,241.60	$8,736.00

The cost of the above positions is totally recoverable from the Province of British Columbia for services at Jericho Hill School.

CONT'D .....

Clause No. 4 (cont'd)

Your Medical Health Officer recommends that:

(a) Two positions for Jericho Hill School be established on 3/5 time
One Dental Hygienist
One Dental Assistant I

The Director of Personnel Services concurs with the classification of these positions. The Business Agent for the V.R.M.E.U. also concurs in this action.

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

RECOMMENDATION AND CONSIDERATION

5. "STEP '74" Student Summer Employment - Third Report

The City Engineer reports as follows:

"The Standing Committee on Finance and Administration, on 11 April, considered a group of proposals for projects under STEP '74. Details of one of these were not available at that time and it was not approved:

(38) 'Social Planning - 2'

Details are now available and are attached.

On behalf of the Director of Social Planning, I submit this proposal for the CONSIDERATION of Council.

I RECOMMEND that the Deputy City Engineer be authorized to sign the application form on behalf of the City for the project if approved by Council."

Your Board submits the Project for Council's CONSIDERATION, and if approved, your Board RECOMMENDS that the Deputy City Engineer be authorized to sign the application form on behalf of the City for the project.

INFORMATION

6. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/Purchasing Agent:

Decorative Street Lighting Luminaires
1 Only Air or Hydraulic Backhoe Mounted Breaker
Tractor Loaders and Tractor Hoe Loaders
3 Cu. Yd. Street Sweeper 3-Wheel Type
Cast Steel Trench Jacks
One 25-Ton Dozer Compactor
Traffic Signal Equipment
3-Gang Mowing Units
Policemen's and Firemen's Shirts
Oxfords & Boots - Policemen and Firemen
Scotchlite Sheeting

Copies of the details of these tender awards are attached.

Your Board submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 279

PERSONNEL MATTERS

RECOMMENDATION

1. Stenographer Training (Shorthand)

The Director of Personnel Services reports as follows:

"A serious shortage of stenographic personnel exists in the Lower Mainland and City and civic administration has been hampered by the effect of this shortage.

It has become clear that a program for training our own clerical personnel who wish to upgrade their skills has had to be developed. The proposed program, see attached, has been approved by Mr.R.Ross Business Manager of the Vancouver Municipal & Regional Employees' Union and will be brought to the attention of Department Heads when approved by Council.

In accordance with personnel policy we will give City employees who qualify, first consideration for the proposed training. However, if this does not meet our needs we will consider outside applicants.

My staff have contacted Advance Business College, Duffus School of Business, Pitman Business College, Vancouver City College, and Dave Gordon Systems Ltd., to determine which of these could offer us the best and quickest program of training at least inconvenience and cost to the City or it's employees.

The organization that has been selected for the training of potential stenographers is Dave Gordon Systems Ltd. at 395 West Broadway.

The advantages of this selection are:

a) Dave Gordon Systems has a 90% success rate in terms of students starting the program and successfully completing it.

b) The school is within two blocks of City Hall; thereby enabling attendance without significantly increasing employee transportation difficulties.

c) The quality of his students is high.

d) He would arrange programs enabling attendance of five people from 8 - 10 a.m., each weekday; and of five additional people from 4 - 6 p.m. each weekday. This will permit our employees to attend one hour on their own time and one hour on City time without significantly disrupting the work day.

The cost to the City of such training is $1.00 per hour per student plus $10.00 for two books, plus one hour's leave of absence with pay per day for the employees attending. The average duration of the training is one and one-half to two months with an attendance of five two-hour sessions per week. Therefore, the total average per student cost of training would be $70.00 to $80.00, plus 30 - 40 hours leave of absence with pay. Each employee will contribute their own time equal to that provided by the City. In the case of outside applicants, the training will be done entirely on their own time. Furthermore, they will be required to sign a commitment to pay the full cost of training should they leave the City before they have completed 12 months service.

In view of the benefits to be derived by the City from such a program, I recommend that money be appropriated as necessary from Appropriation 7090/933 - Administrative & Technical Courses, All Departments for the purpose of permitting selected employees and outside applicants to undertake stenographic training at Dave Gordon Systems Ltd., 395 West Broadway, Vancouver 10, B.C."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 279

CONSIDERATION

2. Travel Expenses and Authorities - Staff and Officials

Your Board has received the following report from the Director of Finance, resulting from a meeting of the Department Heads with the Mayor.

"The present structure of travel authority for staff and officials is as follows:

1) Department Heads have the authority to approve travel for themselves and staff on any City business in the Lower Mainland and Victoria,
2) Travel outside of the Lower Mainland and Vancouver Island on City business requires a report to Council and approval by Council,
3) Roster conferences and the associated costs are approved in the budget each year and for this travel, authority rests in the budget and does not require further Council action,
4) Expenditures for the roster conferences of a number of departments are built into those departmental budgets, however, there is a single account to which all travel expenses for all civic officials on City business, plus roster conference expenses for the Board of Administration, Finance Department, Personnel Services Department, Law Department and City Clerk's Office, are charged. These expenses for the last 6 years are as follows:

1968	$ 6,264
1969	10,310
1970	10,870
1971	11,155
1972	8,918
1973	13,542

This provides Council with an indication of the approximate level of travel expenses.

During a regular meeting of the Mayor with the Senior Department Heads discussion arose regarding the desirability of changing the existing policy with respect to travel outside of the Lower Mainland and Vancouver Island. It was felt by the meeting that there should be some degree of expanded travel by department heads and senior staff for specific purposes, but nevertheless subject to proper control. It was felt that an appropriate approval could rest with the Board of Administration and thus avoid the necessity of Council dealing with a number of miscellaneous travel requests each year.

The Board of Administration could deal satisfactorily with the travel requests presently submitted through the Board to Council, and with some degree of expanded travel for worthwhile purposes.

It is therefore submitted for Council CONSIDERATION the concept of increasing the travel expenses budget by $5,000 and give the Board of Administration authority to approve travel of officials and staff outside of the Lower Mainland and Vancouver Island in place of the present Council required approval."

Your Board submits the above report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 274

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Transfer of 5.6 Acres of Strip Parks in Champlain Heights to the Care and Custody of the Parks Board

The Supervisor of Property and Insurance reports as follows:

"In accordance with Council's Resolution of October 26, 1971, the Director of Finance was to include allocations from the 1971-1975 Capital Plan for Council approval in the 1972 basic capital budget for the acquisition of strip parks in Champlain Heights in the amount of $308,000.00.

The $308,000.00 has now been charged to the Parks Board and the Supervisor of Property and Insurance

RECOMMENDS that the 5.6 acres of strip parks situated in Champlain Heights be turned over to the care, custody and control of the Parks Board."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease - V.M. Dafoe Machine Shop Ltd.
Portion of W½ of Easterly 66' of D, North of Lots 1-6, Block 1, D.L. 182
Fronting Rogers Street End

The Supervisor of Property and Insurance reports as follows:-

"That portion of W½ of Easterly 66' of D, North of Lots 1 - 6, Block 1 District Lot 182, measuring approximately 33' x 380', is leased to V.M. Dafoe Machine Shop Ltd. for 20 years, from January 1, 1969, at a rental of $1,341.29 per annum, plus taxes, subject to the rental being reviewed on January 1, 1974 and every five years thereafter.

The lease document sets out an area comprising 6,000 square feet of upland and 3,090 square feet of water. However, inspection indicates that the area of water actually being used by the lessee is approximately 12,045 square feet, or 8,955 square feet more than is covered by the agreement.

Negotiations with the lessee have resulted in his agreement to pay a rental for the next five-year period, of $2,700 per annum, plus taxes, as of January 1, 1974, with the lessee being responsible for all repairs and outgoings; the lease to be amended to include the additional area being used by the lessee.

The Supervisor of Property & Insurance is of the opinion that the proposed rent represents market rental value for the area in use. It is therefore,

RECOMMENDED

First; that the rent for the period January 1, 1974 to December 31, 1978 be $2,700 per annum, plus taxes as if levied.

Second; that the lease be amended to incorporate the additional water utilised, such amendment to be satisfactory to the Director of Legal Services."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

3. National Harbours Board
Lease of 8,936 Square Feet Adjoining Stanley Park

The Supervisor of Property and Insurance reports as follows:-

"On January 15, 1974, Council had before it for information a report of the Board of Administration which advised that the City had exercised its option to renew the lease from the National Harbours Board of 8,936 square feet adjoining Stanley Park. The report stated the area was sub-leased to the Vancouver Yacht Club and Council resolved that the Park Board be requested to report on the boat sheds in view of the feeling that they are not attractive and this report be made to Council before any renewal lease arrangements are entered into.

After discussions with the Park Board, it was determined that this area was originally leased to accommodate a building purchased by the Park Board from the War Assets Corporation, and later used by 'The Theatre Under The Stars'. The building has since been demolished, and the Park Board advise that as they no longer require the area in question, they recommend the lease be not renewed. This area has never been sub-leased to the Royal Vancouver Yacht Club, which holds its own lease from the National Harbours Board. It is therefore,

RECOMMENDED

That the City advise the National Harbours Board that it does not wish to renew the lease of the 8,936 square feet adjoining Stanley Park".

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

4. Acquisition of Property for Street Widening
Portions of Lots A & 4, of the S.W.¼ of Block 17, District Lot 50; and of Lot 9, N.W.¼ of Block 17, District Lot 50.
E/S of Kerr Street, Between 43rd & 45th Aves.

The Supervisor of Property and Insurance reports as follows:-

"The City Engineer has received a request to pave Kerr Street between 43rd and 45th Avenues. The width of Kerr Street is planned to be 66 feet. However, adjacent to three lots, Kerr Street is only 52 feet wide and it would be necessary to acquire the 14-foot strips to complete widening of the street prior to any street improvements.

The owners of the above-mentioned properties, (Lots A & 4 of the S.W.¼ of Block 17, D.L. 50, and Lot 9, N.W.¼ of Block 17, D.L. 50), have been contacted regarding the acquisition of the necessary widening strips. Following negotiations, the owners have agreed to convey the required strips to the City on the following basis:-

(a) Lots A & 4 of the S.W.¼ of Block 17, D.L. 50
-- 5946 Kerr Street

1. Loss of Land - (Westerly 14' ± As shown on Plan M/N LF 6802),
- 1,498 square feet ---------- $2,996.00

2. City to replace the existing fence on Lot 4 to the new property line -- Estimated Cost - $ 350.00

(b) Lot 9, N.W.¼ of Block 17, D.L. 50
-- 5890 Kerr Street

1. Loss of Land - (Westerly 14' ± As shown on Plan M/N LF 6803),
- 462.5 square feet ---------- $ 925.00

Cont'd . . .

Clause 4 Cont'd

The City Engineer concurs with the acquisition of the widening strips on the foregoing basis and confirms that funds for this acquisition are available in the 1973 Streets Capital Budget Account No. 148/7916, Miscellaneous Projects -- Unallocated.

RECOMMENDATION:

That the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

5. Rental Review - Lot B, Block 270, D. L. 526
S/S 5th Avenue, Between Fir and Granville Streets

The Supervisor of Property and Insurance reports as follows:

"Lot B, Block 270, D.L. 526, is presently leased to Price Holdings Limited for a 21 year term, May 1, 1954 to April 30, 1975, at a rental of $1,260.00 per annum, plus all taxes as if levied. The property is utilized for a building material storage yard and some parking.

The rental is subject to review as of May 1, 1974, and Price Holdings Limited have agreed to a new rental of $2,940.00 per annum plus all taxes as if levied. The Supervisor of Property and Insurance is of the opinion that this sum represents fair market rental value and it is therefore

RECOMMENDED

That the rental for the period May 1, 1974, to April 30, 1975, be set at $2,940.00 per annum plus all taxes as if levied."

Your Board RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

6. Additional Space -- Welfare Department Management and Accounting Groups 2006 West 10th Avenue

The Supervisor of Property and Insurance reports as follows:-

"City Council on June 12th, 1973, approved the recommendations of the Administrative Analyst in a report dated June 8th, 1973, authorizing the Supervisor of Property and Insurance to lease area for a five year period to accommodate the above Welfare Department Offices, (Management & Accounting Groups), at 2006 West 10th Avenue.

Accordingly, a satisfactory lease was executed for 7,854 square feet at the above premises effective August 1st, 1973, for a period of five years, with an option to renew for a further five years.

By letter dated March 22nd, 1974, (addressed to Mr. R. K. Butler, Assistant Executive Director of Community Services), Mr. Everett L. Northup, Associate Deputy Minister of the Provincial Department of Human Resources, has confirmed the renting of additional space at this location and requested this office to carry out lease negotiations on behalf of the Provincial Government for the balance of the second floor at 2006 West 10th Avenue amounting to 4,200 square feet.

Negotiations have resulted in the agent for the owner agreeing to lease this area under the same terms and conditions as apply to the existing lease.

Clause 6 Cont'd

The Director of Legal Services has advised that this additional space can be incorporated into the existing document or the existing lease can be cancelled and a new document executed.

RECOMMENDATION:

1. That the Supervisor of Property and Insurance be authorized to lease the balance of the second floor of 2006 West 10th Avenue at the same rental rate, terms and conditions as apply to the existing lease, such lease to ultimately be assigned to the Provincial Government;

2. That the Director of Legal Services prepare the necessary document to incorporate the additional 4,200 square feet into the existing lease."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. Acquisition for Replotting
Lots 15 & 16, Block 2, S.E.¼ S. Ptn. of Section 27, T. H. S. L.
1249 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, January 4, 1974, confirmed by Council on January 8, 1974, authorizing the Supervisor of Property and Insurance to consider a possible partial exchange of a portion of City-owned Lot B, Block 113, Sections 28 & 29, T.H.S.L., for the above property, (Lots 15 & 16, Block 2, S.E.¼ S. Ptn. of Section 27, T.H.S.L.). It is noted that this is the only privately-owned property in the block bounded by Boundary Road, Charles, Kootenay, and William Streets.

These premises comprise a single-storey non-basement frame dwelling with a perimeter area of 653 square feet, erected in 1922 on a lot 33' x 98.9', plus an additional lot 33' x 98.9', both zoned C-1. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The dwelling is only in fair condition.

Negotiations with the owners are continuing on the basis of Council's resolution, however, no agreement has been reached.

As this property is now listed for sale on the open market, and is the only privately-owned property in Block 2, S.E. ¼, S. Ptn. of Section 27, T.H.S.L., it is recommended that the Supervisor of Property and Insurance be authorized to acquire these lands at this time.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to negotiate the acquisition of the property legally described as Lots 15 & 16, Block 2, S.E. ¼, S. Ptn. Section 27, T.H.S.L. and known as 1249 Boundary Road."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

8. Lease of Lot 5, Block 48, D.L. 182 and Lots 1 to 6 Subdivision 48 Block F W½, D.L. 182

The Supervisor of Property & Insurance reports as follows:-

"Bowell McLean Motor Co. Ltd. are leasing City property north of 6th Avenue west of Laurel Street for storage and servicing of autos. They have been notified to vacate this property by July 1st, 1974 as it is required for False Creek Development. They have been endeavouring to locate other buildings for their service operation and have now made arrangements to lease buildings in the 1300 Block Glen Drive. There is insufficient storage space at this site and they have requested a 10 year lease on the above property for storage purposes.

The property they wish to lease has no access and will require some fill to bring it up to grade and is completely isolated by railway tracks. The area is basically triangular in shape and is situated between the "Y" track of the Burlington Northern and Canadian National Railway tracks on the north, south and west. To the east, it is bounded by the Burlington Northern tracks which connect the False Creek Flats with Burrard Inlet.

Glen Drive is opened to a point immediately north of the "Y" track. From this point south, the road is dedicated but not open. To obtain access to the above lots, the company has made application to the Burlington Northern Railway for a private crossing on Glen Drive.

If permission is obtained for the crossing, it may take some time to have the crossing installed and it is proposed that the effective date for commencement of the lease will be when the crossing is completed and the fill on the lots is substantially complete.

The lessee will have to pay for the crossing and it appears may also have to install gates at the crossing in addition to levelling and surfacing of the area.

In view of these expenditures, it is,

RECOMMENDED:

1. That Lot 5, Block 48 D.L. 182 and Lots 1 to 6 Subdivision 48 Block F W½, D.L. 182, be leased for a period of 10 years subject to Bowell McLean Motor Co. obtaining permission to install a crossing over the railway tracks;

2. The initial 2 years of the lease for the sum of $9,555.00 per year plus taxes as if levied and the next 3 years for the sum of $12,738.00 per year plus taxes as if levied. Payments to be made on a monthly basis with a 5 year review to apply from the date of commencement;

3. The lease to be drawn to the satisfaction of the Director of Legal Services."

Your Board

RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

INFORMATION

9. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
936 McLean Drive S.½ of N.½ of Sub. 10-12, Blk 25, D.L. 264A	Britannia Community Services Centre	Phillip Blackall	$ 820.00	5830/428
Weigh Scales, 1255 Main Street Ptn. of Lot 33, D.L. 2037	B/Ad. Finance Matters of Sept. 7/73 - Item 5 - Adopted by Council Sept. 11/73	Paul Bulych	$ 695.00	4812/75
2316 Prince Edward St. Lot A Ex. N. 63.25', Blk. W.½ 104, Sub. B & C, D.L. 264A	Park Site No. 10	Johnston & McKinnon Demolitions Limited	$3,750.00	4189/
421 East 8th Avenue Pcl G, Blk 104, D.L. 264A	Park Site No. 10	John Bulych	$1,345.00	4189/
2344 Prince Edward St. Lot F, Block 104, D.L. 264A	Park Site No. 10	George Muys	$ 845.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 286

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. 15th Avenue - Commercial Drive to Victoria Drive, Pavement Width

The City Engineer reports as follows:

"Alderman Rankin requested a report on the proposed pavement width for 15th Avenue between Commercial Drive and Victoria Drive because of a concern raised by the residents about pavement width. The local improvement petition form sent to residents stated that the proposed width was to be 36 feet from Commercial Drive to the lane east and 27 feet from the lane east of Commercial Drive to Victoria Drive. The residents want the pavement width to be 'not less than 33 feet'.

This report outlines the current conditions on 15th Avenue, discusses the philosophy of pavement widths in general and recommends a pavement width for 15th Avenue.

Current Conditions

15th Avenue is classified a local residential street in the City street system and has a strip pavement approximately 30 feet wide from Commercial Drive to Findlay Street and a spray cap surface approximately 18 feet wide from Findlay Street to Victoria Drive. The immediate area is zoned RT-1 (two family dwellings). Approximately three-quarters of the properties on the south side of 15th Avenue are double fronting 15th Avenue and 16th Avenue. The properties on the north side of 15th Avenue have lane access and a number of properties have garages off the lane. The physical layout is shown on the attached sketch. This section of 15th Avenue extends from Commercial Drive to the lane east of Victoria Drive.

Pavement Widths in General

The determination of pavement widths on residential streets must take into consideration the overall concept of the City's transportation system. The pavement width standard for local streets (27 feet) has been developed with the objective of limiting such a street to use by local traffic and not encouraging through traffic. The attached report (submitted to Council in 1966) sets out in detail the philosophy behind this standard residential pavement width in the City. Unusual conditions do result in modifications to the standard; for example, when a local street intersects an arterial street that has other than residential use (commercial, etc.) a wider width (36 feet) is established on the local street for a short length back from the arterial to accommodate the additional parking and circulation that takes place.

Pavement Width Recommended for 15th Avenue

Our review of 15th Avenue found no conditions relative to the standard residential pavement width philosophy described above that indicated a wider the lane east. However, because of the existing physical development of the street (pavement and gravel shoulders 36 to 40 feet wide) and the concern expressed by the local residents, our earlier recommendation has been revised to a 32 foot pavement for the block from Commercial to Findlay instead of the 36 foot - 27 foot combination. The block from Findlay to Victoria has no unusual characteristics justifying a change from our established policy.

Accordingly, it is RECOMMENDED that the pavement width for 15th Avenue from Commercial to Victoria be 32 feet from Commercial to Findlay and 27 feet from Findlay to Victoria."

(Copy of the sketch of 15th Avenue - Commercial Drive to Victoria Drive and the Board of Administration report of July 18, 1966 is attached for information.)

2. Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.)

The City Engineer reports as follows:

"The expanded sewer program being carried out by the Engineering Department has resulted in an increased use of heavy equipment. The present City fleet of equipment is not adequate to meet these needs, and hired equipment has been used extensively to meet the sewer program requirements. A review of the 1973 hired equipment rentals and operating hours shows that it would be more economical for the City to purchase the following equipment immediately:

Belt Feeder/Conveyor System	$ 8,000
One Tractor Hoe Loader	35,000
One Mobile Hydraulic Crane	60,000
One Large Hydraulic Backhoe on Tracks	110,000
Total	$ 213,000

The Belt Feeder/Conveyor System is a custom design system to be used in conjunction with the Tractor Backhoe to load 9-yard dump trucks when digging sewer trenches in narrow back lanes. The proposal will speed up the limiting operation (excavation) and permit greater productivity. An increase in crew productivity of only about 1/10% will pay the annual cost of this proposal.

Purchase of the heavy equipment items would eliminate hiring and because the hiring costs are greater than ownership costs, purchase of this equipment will provide direct annual savings (including 8% interest on capital) as follows:

Tractor Hoe Loader	$ 1,300/year
Hydraulic Crane	10,000/year
Hydraulic Backhoe on Tracks	18,000/year
Total	$ 29,300/year

In the Sanitation Branch, additional equipment is also required as follows:

Three new electric carts $ 12,000

One machine is required for night shift to provide the more elaborate service required in Gastown and Chinatown. Two machines are required on the day shift to provide more coverage for major streets (Knight Street) and new shopping malls (54th and Kerr). Increased traffic congestion (West End diversion) and upgraded shopping areas (e.g., Kerrisdale) create difficulties which multiply because of increasing density of illegally parked vehicles.

One street sweeper $ 21,000

An additional mechanical street sweeper is required for sweeping the additional miles of curbed pavement constructed in the past few years. When Knight Street is completed in 1974, a total of 14 lane miles of pavement will have been added for Knight Street alone. In residential areas during the four years of 1970 to 1973, close to 100 curb miles of pavement were constructed. In order to maintain a reasonable standard of service on residential paved streets, 12 cleanings per year is the minimum that will maintain the standard, with increased activity needed during the leaf removal season. The present fleet of six sweepers is not sufficient to do the work required.

The total cost of this additional equipment is $246,000. These particular items of heavy equipment were originally submitted as part of the Department's 1974 Supplemental Budget. During Budget review, the Budget Review Committee recommended that these items be financed from the P.A.T.H.E. reserve, subject to Council approval. This proposal does not affect the mill rate.

cont'd....

Clause No. 2 continued

In addition to the equipment listed above, there is a need to purchase further trucks and equipment to reduce the high annual rental costs and provide the most economical truck and equipment costs for the City. With the expanded capital programs, particularly in sewers, in the past two years the annual costs of rental have increased from $200,000 in 1971 to $600,000 in 1972 and $1,000,000 in 1973. A study of hiring versus ownership of trucks and equipment in 1971 indicated an economical City fleet size. A detailed study is now being undertaken to determine the additional trucks and equipment that would be economical for the City to own, and will take a number of months to complete. However, a preliminary review indicates that a minimum of $400,000 should be established for further truck and equipment purchases to avoid delays in final purchase and delivery. This and the $246,000 items that were in the revenue budget will reduce the annual rental costs to approximately $600,000. When the current study of hiring versus ownership is completed later this year, the details of type and quantity of trucks and equipment to be purchased with the $400,000 will be reported to Council for approval and allocation of funds.

In reviewing the question of financing this additional equipment, we have examined the Truck and Equipment Replacement Reserves. These reserves accumulate funds for replacement of trucks and equipment. Since the entire fleet never requires replacement at the same point in time, these reserves can reach the point where they contain enough funds to finance the purchase of additional units. This has been done several times in the past. After reviewing long-term projections of cash requirements, we have concluded that $646,000 can be transferred from the Truck and Equipment Replacement Reserves to the reserve for Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.). The Director of Finance concurs with this proposal.

Accordingly, it is RECOMMENDED:

(a) that $646,000 be transferred from the Truck and Equipment Replacement Reserves to the reserve for Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.);

(b) that funds be allocated from P.A.T.H.E. and accounts be set up for the purchase of additional equipment as follows:

Belt Feeder/Conveyor System	$ 8,000
One Tractor Hoe Loader	$ 35,000
One Mobile Hydraulic Crane	$ 60,000
One Large Hydraulic Backhoe on Tracks	$110,000
Three New Electric Carts	$ 12,000
One Street Sweeper	$ 21,000
Total	$246,000 "

FOR COUNCIL ACTION SEE PAGE(S) 286

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application: Southeast corner of 1st Avenue and Garden Drive, Lots D, E, F, G, Block 141, D.L. 264A

The Director of Planning reports as follows:

"An application has been received from Leung Chun Kwong and Leong Fuell Chew, 6088 Fremlin Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of the 'development of town housing'.

Description of Site

The subject property is located at the S/E corner of 1st Avenue and Garden Drive. The site is comprised of 4 lots with a frontage of 33 feet each and a depth of approximately 110 feet. The property south of the lane behind 1st Avenue, north of 1st Avenue and west of Garden Drive is zoned RS-1 One Family Dwelling District and developed with single family dwellings.

The remaining property on 1st Avenue between Garden Drive and Nanaimo Street is zoned C-1 Commercial and developed with a gasoline service station. Both sides of Nanaimo Street from Graveley to 2nd Avenue are zoned C-1 Commercial and contain 2 additional gasoline service stations, 2 store buildings, and the remaining land is developed with dwelling units or vacant.

There is approximately a six foot grade rise running west to east and approximately a two foot grade rise north to south.

Proposal Description

The architect's drawings, prepared by W. Tong, and forming part of the application, marked 'received by the City Planning Department, August 24, 1973' indicate a structure two storeys and cellar in height with nine carports adjacent to the lane with a covered walkway connecting them to the main building.

The structure maintains a twenty-two foot set-back from 1st Avenue and a thirty-four foot set-back from the back of the principal structure to the rear property line. A side yard of seven feet four inches is provided on the east side and ten feet on the west side.

The Architect's plan indicates the structure is divided into nine dwelling units of approximately 1300 square feet each for a total floor space ratio of .82 excluding areas used for parking, heating, laundry and ancillary storage.

Analysis

In reviewing this application consideration was given to its location, surrounding development and topography. It was agreed that a small, well-designed townhouse development would be acceptable in this particular location.

Recommendation

It is recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-law restricting the development as follows:

cont'd .....

Clause No.1 continued

(a) Uses - townhouses and uses customarily accessory thereto including underground parking.

(b) Floor Space Ratio - not to exceed 0.60. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade

(ii) balconies, canopies, sundecks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate set-backs (similar to the RM-1 District Schedule requirements).

(2) Off-street parking to be provided underground at a ratio of one parking space for every 725 squarefeet of gross floor area of all floors of the building.

(3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing. "

cont'd ....

2. Rezoning Application: Northwest corner of East 22nd Avenue and Slocan Street, Lot 18, Block F, Sec. 45, T.H.S.L., Plan 11660

The Director of Planning reports as follows:

"An application has been received from J. Konrad, 3259 E. 48th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from C-1 Commercial District to RS-1 One Family Dwelling District for the purpose of 'building two single family dwellings'.

The subject property is currently zoned C-1 Commercial as is the northeast corner of Slocan and 22nd which is developed with an older grocery store. The surrounding area is developed with single family dwellings with the exception of one non-conforming grocery store at Penticton and 22nd.

The general area has numerous C-1 Commercial zoned properties such as on Slocan immediately north of Vanness, at Renfrew and 22nd and on Nanaimo between 21st and 20th. There is, therefore, more than ample C-1 zoned land to serve the day-to-day needs of the residents within walking distance of the subject property.

Application was made on November 13, 1973, to construct two single family dwellings on the subject property as conditional uses in the C-1 Commercial zone. The Technical Planning Board has granted approval to construct single family dwellings on the site subject to:

(a) the subdivision of the lot must be first approved and registered in the Land Registry Office to the satisfaction of the Director of Planning

(b) a letter is to be first submitted by the applicant to the satisfaction of the Director of Planning confirming that the applicant wishes his application for rezoning to RS-1 One Family Dwelling District to proceed.

Condition (b) to be met on or before December 31st, 1973.

With respect to Condition (a) the Subdivision Approving Officer has granted preliminary approval of the subdivision into two lots.

With respect to Condition (b) a letter was received on December 19, 1973, confirming the desire for rezoning and the application under consideration attests to this.

The permits for the two single family dwellings have been issued and the dwellings are currently under construction.

It is recommended that the application to rezone the subject lands from C-1 Commercial District to RS-1 One Family Dwelling District be approved.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd ....

3. Rezoning Application: Northeast corner of Marine Drive and Main Street, Portion of Lot 'M', Block 3, D.L. 313 (formerly Lots 45 & 46, Block 3, D.L. 313)

The Director of Planning reports as follows:

"An application has been received from Mr. A.R. Cooper, of Texaco Canada Limited, requesting an amendment to the Zoning and Development By-law, whereby the above-described property be rezoned from an RS-1 One-Family Dwelling District to a C-1 Commercial District for the purpose 'to demolish existing buildings and erect thereon a self-service service station'.

History

An application was made on June 14, 1971, by Mr. A.R. Cooper, Texaco Canada Limited, to rezone Lots 45 and 46, Blk.3, D.L.313 from RS-1 One Family Dwelling District to C-1 Commercial District. This property has since been consolidated with amended Lot 6, Block 3, D.L.313 and is now legally described as Lot "M", Block 3, D.L.313.

The purpose of the rezoning application was 'to demolish existing buildings, consolidate the property, and erect thereon a modern, 2-bay "community" type service station.'

The Technical Planning Board, on November 5, 1971, recommended that the application be approved, subject to prior compliance by the owners with conditions regarding consolidation and the detailed scheme subject to approval by the Technical Planning Board within 180 days.

At a Public Hearing held on February 10, 1972, Vancouver City Council approved the rezoning application from Texaco Canada Limited, subject to the conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

The amendment to the Zoning and Development By-law was not enacted. The quorum that approved the rezoning application no longer sits in Council and, therefore, enactment cannot now go forward.

Description of Site

On July 20, 1972, the consolidation of amended Lot 6, Block 3, D.L. 313 with Lots 45 and 46, Block 3, D.L.313 was approved, creating Lot "M", Block 3, D.L.313. This new parcel has a frontage of 187.10 feet on S.E. Marine Drive and a depth of 66.01 on Main Street. The easterly boundary has a depth of 83.91 feet (formerly the eastern property line of Lot 45).

The westerly portion of Lot "M", located on the north-east corner of the intersection of Main Street and S.E. Marine Drive, is zoned C-1 Commercial District and has been occupied by a small, old, service station for many years.

The easterly portion of Lot "M" located on S.E. Marine Drive, is presently zoned RS-1 One Family Dwelling District. There is in existence a vacant one-family dwelling on this portion of Lot "M". There is also in existence a five-foot sewer easement running north-south, approximately located on the easterly boundary of the westerly portion of Lot "M".

The property to the north and east is zoned RS-1 and developed with single family dwellings. The easterly side of Main Street between 65th Avenue and S.E. Marine Drive is zoned C-1 Commercial. Its uses include a bank and a restaurant. The west side of Main Street from 64th Avenue to S.E.Marine Drive is zoned C-1 Commercial and its uses include a restaurant, a bank and a grocery store. The south-east corner is zoned C-1 Commercial with a restaurant and the south-west corner is zoned M-2 Heavy Industrial with a combination car wash and gas station.

cont'd ...

Clause No.3 continued

Description of Proposal

The site plan of the proposed development, submitted with the application, indicates the service station building being located adjacent to the lane running north-south on the westerly portion of Lot "M". There are two pump islands running parallel to S.E. Marine Drive. The easterly portion of Lot "M" for the most part is proposed to be used for ingress to the pump islands and off-street parking for eight vehicles. In a letter to the Planning Department Texaco has stated it is the intention to limit the parking of vehicles to those being serviced, or awaiting service, or to parking as required by staff.

The basic differences between the new proposal and the proposal previously approved by Council are:

(a) from a "community" type service station to a self-service station and

(b) an addition of one pump island.

With regard to the question of the number of self-serve stations, a recent letter from the applicant states: 'As for our own Company, we have one self-serve facility in operation at 2nd Avenue and Main Street and should our rezoning application be approved at 205 S.E. Marine Drive, we will be erecting a self-serve facility at that location. Other facilities would be erected if our surveys indicate there is a demand for such a facility...'.

Recommendation

It is recommended that the application to rezone the subject property from RS-1 One Family Dwelling District to C-1 Commercial District be approved subject to prior compliance by the owners with the following condition:

(1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, and off-street parking.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8,1974 recommended that the application be approved.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd .....

4. Rezoning Application: South side Ferndale between Victoria & Semlin, Lot 15 except W. 33', Block 48, D.L. 264A

The Director of Planning reports as follows:

"An application has been received from Mrs. Dora Albrecht, 1922 Ferndale Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from C-2 Commercial District to RS-2 One Family Dwelling District for the purpose of establishing:

> 'One consistent zoning as RS-2 for the whole of the property which is used solely for residential purposes. Such amendment will correct the anomaly which has existed since the lots were subdivided which resulted in the west half remaining zoned as C-2 Commercial and the east half remaining zoned as RS-2 Residential.'

Attached to the application is a sketch plan of the property.

Description

The subject property is situated on a double fronting site facing Turner and Ferndale. The dimensions of the whole property are 33' x 132' with 16½' now zoned RS-2 and 16½' zoned C-2. The split zoning on the property was created by the subdivision of former lots 14 and 15 being subdivided into 3 lots.

The lot west of the subject property is presently zoned C-2 Commercial. The existing house is presently vacant with approved use as a two family dwelling. (Development Permit No.37204 - January 12, 1966) An application for a Development Permit (63381) to use the building for a wholesale business was refused by the Technical Planning Board of July 19, 1973 on the grounds that theproposed development was considered an unsuitable form of development at this location adjacent to residentially zoned and occupied property.

The property to the east of the subject property is presently zoned RS-2 One Family Dwelling District, its use being a multiple conversion dwelling.

It is recommended that the application to rezone the subject lands from C-2 Commercial District to RS-2 One Family Dwelling District be approved.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

cont'd .....

5. Rezoning Application: Northeast corner of Oak Street and 17th Avenue, Lot 33, Block 496, D.L. 472, Plan 1618

The Director of Planning reports as follows:

" An application has been received from Mr. Syling Gelfer of 1307 7th Avenue, New Westminster, requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from an RS-2 One Family Dwelling District to RM-3 Multiple Dwelling District for the purpose of:

> 'RM-3 Building Development. The back lane which is between the RM-3 to One Family proposed for Rezoning Lot belongs to the owner and has been bought from the Vancouver City Hall. The house at 981 West 17th Avenue is an old one and I consider it would be more useful for the RM-3 zone for which I apply.'

History

An application was made on October 18, 1972, by Mr. Syling Gelfer of 780 West 53rd Avenue to rezone Lots 1, 2, 3, 4, and 33, Block 496, D.L. 472 from RS-2 One Family Dwelling District and RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of building "retail and residential block".

The Technical Planning Board on November 17, 1972 recommended that the application be not approved because it considered that there was 'ample commercially zoned property in the area to adequately serve the immediate neighbourhood."

The Vancouver City Planning Commission, on December 1972, endorsed the foregoing recommendation of the Technical Planning Board.

The application was subsequently withdrawn.

Analysis

The applicant currently owns Lots 1 to 4 and Lot 33, Block 496, D.L. 472 and has acquired the 16 foot lane running north-south just east of Oak Street, between Lot 1-4 and Lot 33 of Block 496, D.L. 472. The acquisition of the lane as recommended by the Board of Administration in their report to Council dated March 30, 1973 was subject to the following conditions:

> '(a) The value of the closed lane to be $17,568.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
>
> (b) The applicant to pay all costs to effect the physical closing of the lane.
>
> (c) The applicant to arrange for the preparation and registration of a subdivision plan consolidating the closed lane and the abutting lands into one parcel.'

Vancouver City Council, on April 3, 1973, approved the recommendations of the Board of Administration.

The development proposal for the subject property is to demolish the existing buildings and erect an apartment. Lots 1, 2, 3 and 4 front on Oak Street and have approximately 30 foot frontage each for a total frontage of approximately 120 feet with a depth of 88 feet. These properties are zoned RM-3 Multiple Dwelling District. Lot 33 is 33 feet in width and 122 feet in depth, currently zoned RS-2 One Family Dwelling District.

cont'd ....

Clause No.5 continued

There currently exists C-1 and C-2 Commercial zoned properties on both sides of Oak Street, between the lane north of 15th Avenue and the lane south of 16th Avenue. The zoning along both sides of Oak Street from the lane south of 16th Avenue to 21st Avenue is RM-3 Multiple Dwelling District. The zoning due east of the subject properties is RS-2 One Family Dwelling District. The properties approximately north-east of the subject properties and running east to Willow Street are zoned RT-2 Two Family Dwelling.

Recommendation

It is recommended that the application to rezone the subject property from RS-2 One Family Dwelling District to RM-3 Multiple Dwelling District be approved subject to the following condition:

(1) Lots 1 to 4, Lot 33 and the lane north of 17th Avenue adjacent to Lot 33 be consolidated into one parcel.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 120 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 8, 1974, recommended that the application be approved subject to the above condition.

On February 22, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

6. Development Permit Application No. 64998
3250 McDonald Street

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. Ltd. have filed Development Permit Application No. 64998 to alter the existing gasoline service station by installing two new pump islands and canopies to replace the existing pump islands and canopies; installing a new fascia **on the existing gasoline service station building and providing landscaping.**

The site is located on the south side of West 16th Avenue between McDonald Street and McDonald Diversion and is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968, permits the alteration of the existing gasoline service station building and facilities.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 64998 be approved in accordance with the submitted application such plans and information forming a part thereof thereby permitting the alteration of the existing gasoline service station by installing two new proposed pump islands and canopies, installing a new fascia around the **existing building for the gasoline service station and providing landscaping, subject to the following conditions:**

cont'd ....

Clause No.6 continued

1. Prior to the issuance of the Development Permit:

   (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating the size of the required off-street parking spaces and the size of the required loading and unloading space;

   (b) landscaping details are to be to the satisfaction of the Director of Planning.

2. Required off-street parking and loading and unloading spaces shall be provided and maintained in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. The development is to be carried out and maintained in accordance with approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 64998 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

7. Development Permit Application No. 65094
3290 East Broadway

The Director of Planning reports as follows:

"The Standard Oil Company of B.C. have filed Development Permit Application No. 65094 to replace a pump island and canopy on the east side of the property occupied by an existing gasoline service station.

The site is located at the south west corner of East Broadway and Rupert Street and is in a C-1 Commercial District.

The gasoline service station policy as adopted by City Council in October 1968, permits the alteration of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 65094 be approved in accordance with the submitted application such plans and information forming a part thereof thereby permitting replacement of a pump island and canopy on the eastern side of the property occupied by an existing gasoline service station subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating the relocation of the existing building for Presto Logs from the north west corner of the site to the south west corner of the site.

   (b) Information is to be first submitted to the satisfaction of the Director of Planning that the use of the site for preservicing of automobiles has permanently ceased.

2. The off-street parking spaces and the off-street loading and unloading spaces are to be maintained in accordance with Sections 12 and 13 of the Zoning and Development By-law.

3. Any proposed signs are to be to the satisfaction of the Director of Planning.

cont'd ....

Clause No.7 continued

4. The site shall only be developed and maintained in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 65094 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

8. Hodson Manor - 1417 West 8th Avenue
Lot 14, Block 311, D.L. 526

The Director of Planning reports as follows:

"At its March 19, 1974 meeting, City Council requested that the Director of Planning report back with more information on Hodson Manor.

The Vancouver Heritage Advisory Board on April 1, 1974 resolved that:

> 'Hodson Manor at 1417 West 8th Avenue has strong architectural merit and important historical significance and warrants preservation as a means of preserving a reminder of the early character of the Fairview Slopes.'

The land value of Lot A, Block 313, D.L. 526 is estimated at $75,000. The cost of moving the building from its present location to Lot A is estimated to be in the order of $50,000. The combined estimate for moving, foundation and minimum restoration to use is $100,000.

Two proposals for the use of the building have been received:

(a) The Local Area Activity Centre for Fairview Slopes has submitted a proposal that the building be utilized for several of the area needs: Day Care, Community Information Centre, Local Area Planning Office and a Community Craft Guild. Two different options for utilization of the space are included in the attached proposal. City land is usually leased for Day Care purposes at a nominal $1 a year rent.

The Province normally provides a $20,000 start up grant to Community Day Care Centres. This $20,000 could be applied to bringing the area for day care up to a standard of use. That would reduce the City's cost to approximately $80,000.

Annual income from such uses is estimated by the proposal to be from $14,200 to $16,800. This would be a return of approximately 17% on the city's $80,000 cost of moving and restoration, or 9% of the combined cost of land and restoration of $155,000 (net).

It is probable that annual income would be somewhat lower than the proposal estimates. It might range from $8,000 to $11,000 per year for a return of 11 3/4% on the $80,000 cost of moving and restoration or 6¼% on the combined cost of land and restoration of $155,000 (net). These rents are net to the City and do not include heat, light, building maintenance or property taxes.

cont'd ....

Clause No.8 continued

(b) A second use would be for private office purposes. A proposal has been submitted to the effect that the city would move the house to Lot A and the lessee would undertake restoration at his expense. Upon completion of restoration of the building to useable condition, the lessee would rent the property at 10% of the cost of moving the house plus the land value. A ten year to fifteen year lease is requested.

The property would be open to the public as a restored Heritage Site at certain times and by appointment. The cost of moving the house would be the total city investment. The return on this amount plus the land value would be of the order of $12,500 per year (10%).

Both proposals are subject to the house being moved to Lot A, Block 313, D.L. 526. The developer is waiting to begin a major project at the corner of 8th and Hemlock. If Hodson Manor is to be spared from demolition it must be moved from its present site as soon as is possible.

Both proposals have merit in different directions. In the first case, not only is the building retained but it is retained to serve functions which are needed by the City in the area in any event.

The City also has more direct control over the building.

A disadvantage of the first proposal is that the degree of restoration would not be as complete as in the second proposal. The second proposal as well as probably providing a better and fuller reconstruction would probably focus attention on the heritage significance of the house to a greater extent that the first proposal. It is likely that the income of the second one might be slightly higher.

On balance the Director of Planning favours the first proposal on the basis that it is a more direct way of preserving the house and leaves more options for future use open than the second proposal.

In addition the social uses which would be served would have to be located elsewhere if not within the Hodson house. Before the first proposal can be firmly tied down, various approvals are needed, such as approval from the Provincial Government and a Development Permit for the various uses. In addition, the preliminary estimates will need to be matured and verified and firm design proposals developed.

The Assistant Director of the Building Construction and Maintenance Division confirms that the appropriate fees for an architect to prepare a preliminary proposal together with cost estimates for the work would not exceed $5,000.

It is suggested that the most important and immediate thing to do is to move the house and to investigate in more detail, its conversion as a Local Area Activity Centre.

If for any reason the Local Area Activity Centre proves on detailed investigation to be not feasible, then the second option can be taken up.

cont'd .....

Clause No.8 continued

The proposal has been made to include a sum of money in the next 5 Year Plan for preservation of historic buildings, but in the meantime, the Director of Finance reports that funds for the moving and restoration will have to come from 1974 supplementary capital budget, which may present some problems as the supplementary capital budget has not been established yet but we do know that it is going to be tight.

Accordingly it is RECOMMENDED that:

(a) Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D.L. 526.

(b) The Assistant Director of the Building Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre.

(c) All the necessary approvals be sought for the operation of the Local Area Activity Centre.

(d) The funds for this work to be provided from 1974 supplementary capital budget."

FOR COUNCIL ACTION SEE PAGE(S) 281

FIRE & TRAFFIC MATTERS

B-6

RECOMMENDATION

1. Bus Route Changes

The City Engineer reports as follows:

"The 'Round the Park' Stanley Park Bus Service

In previous years, this summer service (Sundays and holidays only) has been routed from the Stanley Park bus loop north on Chilco Street to enter the Park via a left turn at Georgia Street and use of the Causeway. Last year, in connection with street alterations in the West End, the intersection of Georgia and Chilco Streets was physically altered, and this routing is no longer desirable or practical.

As a result, a routing avoiding the use of Georgia Street entirely has been agreed to in discussions with the Transit Authority and the Park Board. The proposed routing is to have the bus turn south on Chilco Street from the bus loop and enter Stanley Park via Lagoon Drive. Only minor physical improvements are necessary, and it is felt the new route will be more attractive to bus patrons.

Fast Bus Service

At present, these services reach their downtown terminus on Hornby Street north of Smithe Street, from Hastings Street via Burrard and Smithe Streets. The route then continues north on Hornby Street and via Robson and Burrard Streets to their separate routings in the City. Experience has shown that it would be desirable to have the terminus on the south side of Nelson Street between Burrard and Hornby Streets. From there the buses would proceed north on Hornby Street from Nelson to Smithe Streets, to reach the existing route. These portions of Nelson and Hornby Streets have not previously been used by transit vehicles.

Accordingly, it is RECOMMENDED:

1. That the 'Round the Park' bus service be permitted the use of Chilco Street between the Stanley Park bus loop and Lagoon Drive, and the use of Lagoon Drive between Chilco Street and Stanley Park.

2. That the Fast Bus service be permitted the use of Nelson Street between Burrard and Hornby Streets, and Hornby Street between Nelson and Smithe Streets."

RECOMMENDED that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 281

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 18, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, April 18, 1974 at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Marzari Alderman Gibson
ABSENT:	Alderman Hardwick (Civic Business)
CLERK:	R. Demofsky

INFORMATION

1. Spring Street Project

Vancouver City Council at its meeting on December 18, 1974 moved that the Director of Social Planning report on future financing and auspices of the Spring Street Project, provided it continues, by January 31, 1974, including results of the evaluation research.

The Director of Social Planning submitted a report on Spring Street Project: Final Evaluation Research Report and Project's Future dated April 1, 1974, for the Committee's consideration. Representatives of Spring Street Project were present.

The report outlined the need for a City wide program like Spring Street. It also reviewed the related expenses and program effectivity. In speaking to the report, Mr. Purdy, Social Planning Department, advised that the funding of the Spring Street Project has been assumed by the Department of Human Resources. However, the accounting procedures and personnel matters remain with the City under an agreement between the City and the Province. The report concluded with the following recommendations:

1. The final research report, "Spring Street Project: An Evaluation", be received for information and approval.

2. City and Human Resource Board representatives meet to work out details as required to develop a city-wide Youth Service Bureau in and for the City of Vancouver, including cost-sharing arrangements and a report back to Vancouver City Council, the Vancouver Human Resource Board and the Minister of Human Resources within 90 days.

3. The Consultation Centre of the Federal Department of the Solicitor General be requested to participate with the City and the Province in the planning and development of a Youth Service Bureau in Vancouver.

4. The Vancouver School Board be notified of the research findings respecting shortcomings within the school system to assist this population of young people in conflict with the law.

Clause No. 1 (cont'd)

A representative of Spring Street stated that under this program, they tried to keep the children in their own neighbourhood to familiarize them with the facilities available in that neighbourhood.

It was also noted that when the program commenced, the Park Board made certain facilities available to the Spring Street Project (complimentary passes for swimming pools, planetarium, etc.) however, since being assumed by the Provincial Government these privileges have been withdrawn. The Committee agreed that Provincial takeover of Spring Street should have nothing to do with restricting privileges previously provided and requested the Director of Social Planning to investigate this and report back to the Standing Committee on Social Services as soon as possible.

In the discussion which ensued on the submitted report, discussion centred around Spring Street's position in relation to the Vancouver Resource Board and the thirteen Community Resource Boards. The following points were noted:

- Spring Street might operate with the thirteen Community Resource Boards on a contract basis, i.e. the Community Resource Board could buy that service into their community package;

- the Vancouver Resource Board would take on the function of the Youth Services Bureau and as various communities asked for the workers they would go into the communities;

The Executive Assistant to the Minister of Human Resources stated that he had discussed this with the Minister prior to the meeting, and the Minister felt that the Youth Service Bureau would be a duplication of the Vancouver Resource Board.

Following brief discussion, it was

RESOLVED

A. THAT the report of the Director of Social Planning on Spring Street Project: Final Evaluation Research Report and Project's Future, dated April 1, 1974, be received for information;

B. THAT Mr. D. Purdy, Social Planning Department, meet with the Vancouver Resource Board staff for preliminary discussions on some sort of Youth Service Bureau and submit recommendations resulting from this preliminary meeting to a regular meeting of the Vancouver Resource Board for discussion.

RECOMMENDATION AND INFORMATION

2. Family Divison Committee of the Family and Juvenile Court

At a meeting of the Standing Committee on Social Services on August 30, 1973, when dealing with the report of the Family Division Committee of the Family and Juvenile Court, your Committee made the following seven recommendations. To date, some of these recommendations remain outstanding. At a meeting of the Social Services Committee on April 11, 1974, it was resolved to review these seven recommendations with representatives of the Family Court Committee present.

The recommendations are as follows:

cont'd ...

Clause No. 2 (cont'd)

"(a) authorize that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc. and that there be a report back as soon as possible to the Standing Committee on Social Services on additional staff needs of the Family and Juvenile Court.

(b) authorize a new person to be appointed as administrator of the Family Division Court with remuneration commensurate with the demands of a highly responsible position; such a person should be given clear direction that he or she is to run the whole system, except, of course, for any interference with the judges.

(c) authorize the Standing Committee on Social Services to meet as soon as possible with the City Prosecutor and District Judge Eckardt to obtain their views on the Family Division Committee's recommendations that

(i) Family and Juvenile Court Judges, Prosecutors and Administrators be independent of the Criminal Division; the Judges to be directly responsible to the Chief Judge of the Provincial Court; the prosecutors and administrators to be responsible to City Council.

(ii) Prosecution and administration of the Family Court by the City Prosecutor's office be terminated and that instead there be established positions of Child Welfare Counsel and staff to assume the present responsibilities of the Prosecutor at Family and Juvenile Court. These staff should be orientated towards the prevention concept of child care rather than the crime-responsibility punishment concept which presently exists.

(d) authorize the Family Division Committee to form a sub-committee to maintain liason with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community. It is suggested that this sub-committee meet with the foregoing representatives on a monthly basis.

(e) instruct the Provincial Court Administrator to delegate an appropriate official at the Family Court to schedule cases for trial on a realistic basis and to experiment with appointments being given for the hearing of cases, with a report back in due course to the Standing Committee on Social Services on the success or otherwise of this experiment.

(f) instruct the Director of Personnel Services, in conjunction with the Provincial Court Administrator, to establish a new classification of "Information Officer", who would act as a general Court officer, and, in addition, would meet persons entering the Court and advise them of Court procedure and when the case would be heard. This person would also be responsible for the reception area.

(g) instruct the Provincial Court Administrator to immediately implement the installation of food and beverage vending machines in the Family and Juvenile Courts."

NOTE: To date, recommendations (a), (e), (f) and (g) have been implemented.

cont'd ....

Clause No. 2 (cont'd)

The Committee discussed these recommendations with representatives of the Family Division Committee, and the following are notes taken during the discussion:

(a) the Committee was advised that the Family and Juvenile Court has been assumed by the Provincial Government. A representative of the Family Division Committee advised that to date, only one additional staff member has been hired;

(b) the Committee agreed that the Family and Juvenile Court should be separate and distinct from the Criminal Court Division in the City of Vancouver and that there should be an administrator for each division;

(c) (ii) the Executive Assistant to the Minister of Human Resources advised the Committee that the Burger Commission was working towards accomplishing recommendation (c) (ii) of the Family Division Committee (quoted above);

RECOMMENDED

I. THAT Council approve in principle that the staff of the Family and Juvenile Court be increased to the extent necessary to enable the Probation Officers to effectively carry out their functions and to clear the backlog of cases which have accrued through the expanded jurisdiction of the Family Court into custody, maintenance, etc.;

II. THAT a Child Welfare Counsel be established and the positions be advertised separately for work exclusively with the Family Court;

III. THAT the Family Division be authorized to form a sub-committee to maintain liaison with the Court Administrator, Child Care and Family Agencies, the Police Department, the legal profession and the Community; also that this sub-committee meet with the foregoing representatives on a monthly basis to facilitate screening, diversion and other functions;

IV. THAT the Deputy Attorney General be requested to attend a Social Services meeting to discuss plans for the Family Division Committee and how the Standing Committee on Social Services can assist until the program is fully implemented by the Provincial Government.

RECOMMENDATION:

3. Orchard Park Housing Project

A letter on the above matter from the B. C. Housing Management Commission dated April 9, 1974 was submitted for the Committee's consideration. The letter advised that a prefab recreation building located on the project at the north-west corner of Nanaimo Street and 45th Avenue was partially destroyed by fire last fall.

RECOMMENDED,

THAT Council approve the demolition and removal of the building from this site.

The meeting adjourned at approximately 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

April 18, 1974

A joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 18, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Aldermen Bowers, Harcourt, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK: D. Bennett

RECOMMENDATION:

1. Planning Department Staffing and Budget

The Committees had before them for consideration a report dated February, 1974, entitled "Shaping the Future" - the City Planning Department's Goals and Objectives for 1974. The Board of Administration submitted for consideration a report of the Director of Planning dated April 9, 1974 (copy of which is attached) entitled "Planning Department Staffing and Budget".

In the Board of Administration report the Director of Planning

RECOMMENDED,

"(1) Approve the Department organization as shown on Appendix A.

(2) Approve hiring additional staff as shown on Appendix B.

(3) The Director of Personnel Services to report on Classification to the Board of Administration for approval.

(4) Auto allowance (at intermittent rate of .13¢ per mile) for positions shown on Appendix B (marked Auto allowance) be approved.

(5) that the position of Assistant Director and Planning Analyst - Advance Planning be abolished when vacated.

(6) That a design consultant be appointed to prepare a floor plan and obtain estimates. Fee not to exceed $5,000.

(7) That $40,000 be approved for the Director of Planning to obtain special consultant services when required. Funds to be provided from contingency reserve.

(8) Funds for 1974, estimated at $269,782. to be provided from contingency reserve as advised by the Comptroller of Accounts for salaries, operating and new and non-recurring costs as detailed in Appendices C and D."

However, the Board of Administration made no recommendations in this report as it was felt that Council should decide on the extent of expansion of the Planning Department including the number of additional permanent positions for Local Area Planning. The Board had not reviewed the total staffing requirements and noted there are items in the budget submitted by the Director of Planning that require further review including the $40,000 for consultants in Recommendation (7). The Board advised that when Council has decided on the additional functions to be performed by the Planning Department, the budget should be referred back to the Board of Administration for further review.

Attached to the Board of Administration report was an organizational chart which set out the positions presently in existence and the pro-

Cont'd . . . . .

posed new position. It was noted that the Director of Planning was requesting an additional 33 employees.

The Committees discussed the future role of the Planning Department, Local Area Planning and staffing at length and after due consideration it was

RECOMMENDED,

(a) THAT the general structure of the organizational chart be approved.

(b) THAT the question of staffing for the various parts of the program be referred to the Board of Administration for report

(c) THAT the Director of Planning be requested to report to the next meeting of the Committees some more precise comments in view of the discussion which has taken place today including possible outside sources of funds for parts of the program

(d) THAT the next two areas for Local Area Planning be Mount Pleasant and Grandview Woodlands.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

April 23, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, April 23, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATION:

1. Management Function - Downtown East Side Area

A letter from the Greater Vancouver Regional District dated April 3, 1974 re Proposed Downtown Hard to House Facility was submitted for the Committee's consideration. The letter focused on the management issue of the proposed Hard to House Facility. This particular subject has been in limbo for well over twelve months, and has now reached a point where progress on the design drawings has been ordered halted by C.M.H.C. pending a solution to the management question.

The Supervisor of Property and Insurance advised that the senior companies would co-operate with the City in development of this project with the understanding that management of this hostel is to be under the control of the City of Vancouver. He further advised that this project could be administered through his department.

RECOMMENDED,

THAT the City of Vancouver take on the complete management of the Downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer Lodge system.

RECOMMENDATION AND INFORMATION:

2. Specialty Housing

A progress report on Oppenheimer Lodge, Oppenheimer II, the Downtown East Side Residential Facility, and the Grandview-Woodlands Single Women's Facility from the G.V.R.D. dated April 18, 1974 was submitted for the Committee's consideration.

Discussion ensued as follows:

Oppenheimer Lodge

When speaking to this report a representative of the G.V.R.D. advised that this project is a Federal/Provincial undertaking, with the City of Vancouver assuming the managerial responsibility. This facility will provide a total of 147 units and will hopefully be in operation by June or July.

Oppenheimer II

The Committee was also advised that land had been acquired by the City for Oppenheimer II on Cordova Street. Also, at a co-ordinating Committee meeting of the G.V.R.D., both C.M.H.C. and the Provincial Government recommended that funds not be allocated until such time as some experience has been gained from the operation of Oppenheimer Lodge. It was noted that Council on September 11, 1973, approved the following recommendations of the Housing Committee:

cont'd....

Clause No. 2 continued

i) The City request the G.V.R.D. to undertake the necessary work involved in design, working drawings, tender calls and construction phases of public housing within the City of Vancouver;

ii) Procedures initiated by the City for involving potential residents and residents of affected areas in the development of this housing be continued;

iii) The Regional District undertake any necessary applications for rezoning, subdivision and related matters as required.

Council on October 30, 1973, approved the following recommendations of the Housing Committee:

THAT City Council endorse the development in the Skid Road area of a further public housing project similar to Oppenheimer Lodge (FP 19); development of the proposed project to be on the usual Federal-Provincial-Municipal cost sharing basis for such projects with the City acquiring land for same.

The Committee agreed that the development of Oppenheimer II and Oppenheimer III should proceed as soon as possible.

Downtown East Side Residential Facility

A representative of the G.V.R.D. advised that the Downtown East Side Facility has been progressing slowly for the past twelve months. The G.V.R.D. was requested to initiate and co-ordinate development on August 28, 1973. Since that time architects have been retained and have prepared a design which will accommodate 75 individuals. This has been approved by both the Province and C.M.H.C. Architects are now about to begin working drawings on this subject which will take approximately two months, following which tenders will be called and construction should start some time in mid or late summer.

At the previous meeting, the Provincial Government clearly stated their unwillingness to manage this facility, and recommended that the City assume this responsibility, similar to Oppenheimer Lodge.

Grandview-Woodlands Single Women's Project

Two parcels of City-owned land were located in the Grandview-Woodlands area. The site will accommodate of total of 44 units. It is anticipated that the projects will be ready for tendering in late summer with construction starting some time during fall.

Senior Citizen's Housing Project at 4th Avenue and Wallace Street

The Committee was advised that this site has been appropriately zoned, and the G.V.R.D. is presently obtaining estimates from construction companies.

cont'd....

Clause No. 2 continued

Small Family Apartment (East Vancouver)

The Committee was advised that this project with 18 one and two bedroom suites would be occupied by the end of April, 1974.

14th and Nootka Street Townhouse Scheme

The Director of Planning-G.V.R.D. submitted a site plan for this proposed townhouse project containing 21 three bedroom and 4 four bedroom townhouses. The proposed site area is 2.11 acres.

Semlin Drive and Pandora Street - Family Housing Scheme

The Committee was advised that there has been no development on this project to date.

Following brief discussion, your Committee,

RECOMMENDED

A. THAT the progress report of the G.V.R.D., on Oppenheimer Lodge, Oppenheimer II, Downtown East Side Residential Facility, Grandview-Woodlands Single Women's Project, and other projects in the City of Vancouver dated April 18, 1974, be received for information.

B. THAT the site plan of the 14th and Nootka Street townhouse scheme as submitted by the Director of Planning-G.V.R.D., be received for information, and referred to the Director of Planning and Supervisor of Property and Insurance for report back to the Standing Committee on Housing.

C. THAT Council reiterate the position taken in its resolutions of August 30, 1973, and October 11, 1973, (and quoted above) and urge the Provincial Government to proceed with the development of Oppenheimer II and Oppenheimer III immediately, with a similar management basis as the Oppenheimer Lodge.

RECOMMENDATION:

3. 1976-80 Five Year Plan

The Chairman submitted a report recommending that the Housing Committee endorse in principle the provision of $12.5 million for the creation of housing in the next Five Year Plan.

Break-down of funds as follows:

- Neighbourhood Improvement Program	$5,000,000
- Revolving Housing Fund	$2,500,000
- Special Grants	$5,000,000
	$12,500,000

RECOMMENDED,

THAT Council approve in principle the sum of $12,500,000, for the development of housing in the City of Vancouver,to be included in the preliminary budget requests for the next Five Year Plan.

INFORMATION:

4. Adanac Site

The Director of Planning-G.V.R.D. submitted a site plan for this proposed patio housing project, (Attached family housing.) This proposed site is located on the north side of Adanac Street.

RESOLVED,

THAT this matter be referred to the G.V.R.D. Planning Committee and the City of Vancouver Planning Department for report back to the Standing Committee on Housing.

The meeting adjourned at approximately 11:30 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 283

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 25, 1974, at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT: Alderman Hardwick

CLERK: M. Cross

RECOMMENDATION

1. Lee Building - 175 East Broadway

The Chairman advised that he had received a report dated April 18, 1974, from the Vancouver Rental Accommodation Grievance Board stating that they had been receiving complaints from tenants of the Lee Building with respect to notices of rent increase.

H. A. Roberts, Agents for the owners, wrote to the tenants approximately March 11, 1974, advising them of rent increases, giving the required three months'notice. On March 29, 1974, the tenants of the Lee Building received a notice from Mr. S. Katsafanas indicating that H. A. Roberts were no longer agents for the building.

The Chairman advised of letters sent to the Grievance Board indicating that Mr. Steve Nazos, agent for the owner, had been approaching the tenants indicating that the rental increases were due on May 1, 1974, and threatening them with eviction if they did not agree to sign a new lease agreement.

A representative of the tenants of the Lee Building and a representative of the Vancouver Tenants Council appeared before the Committee and advised that each tenant was faced with a rent increase of roughly 28% i.e. increases varying from $20 to $60 per month.

A discussion followed wherein it was pointed out that the written notice from H. A. Roberts was not illegal, but the increase was much greater than the proposed 8% and that the demands of Messrs. Katsafanas and Nazos were in contravention of the Landlord and Tenant Act.

cont'd ....

Clause No.1 continued

RECOMMENDED

THAT Council adopt the following resolution:

"WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H. A. Roberts Ltd., agents for the owner Steve Katsafanas

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974

AND WHEREAS the owners since that time by coercion etc. have forced the tenants to pay rent increases at the end of April through totally illegal notices

THEREFORE BE IT RESOLVED THAT City Council instruct Steve Katsafanas they intend to ask him to show cause why his license should not be cancelled for breaching the Landlord and Tenant Act

AND THAT our Inspectors be instructed to look the premises over to see what repairs need to be made to bring the building up to standard

AND FURTHER THAT the Director of Legal Services study all the documents with a view to preventing any evictions and determining what legal action is to be taken against the owner for breaching the Landlord and Tenant Act."

The various letters referred to in this report are on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 289

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 7, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, and Volrich.

ABSENT: Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee had approved the items for the 'In Camera' meeting this evening.

ILLNESS: SUPERINTENDENT OF PARKS

The Mayor informed the Council that he had been advised that Mr. Lefeaux, the Superintendent of Parks, was presently ill in hospital.

MOVED by Ald. Gibson,
SECONDED by Ald. Pendakur,
THAT the Council express to Mr. Lefeaux its best wishes for his speedy recovery.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Minutes of the Regular Council Meeting dated April 30, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

1. Park Board:
Various Matters

At the Council meeting of April 9, 1974, the following subjects were brought to the attention of Council, and the Park Board was requested to appear before Council in explanation of these matters:

(a) Vanier Park - Proposed Restaurant

Commissioner McCreery advised that a request had been received from a private restaurant owner to locate a restaurant in the general area of Vanier Park. The Park Board had requested the staff to assess the request and report on the feasibility and desirability of locating restaurants in the parks system.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Park Board: Various Matters (continued)

(b) Increased Admission - Vancouver Public Aquarium

Commissioner McCreery explained that the Aquarium had asked the Park Board to increase the present admission fees for children and senior citizens from 25¢ to 50¢ per child and from 10¢ to 25¢ for senior citizens. The group rate for children had also been increased from 10¢ to 25¢. It was explained that the Park Board had previously rejected an increase in admission but after an explanation, finally agreed to the increase.

MOVED by Ald. Rankin,
THAT the Park Board be urged to not permit an increase of admission fees to the Aquarium for children and senior citizens.

- CARRIED

(Aldermen Bowers, Massey and Mayor Phillips voted against the motion)

(c) Van Dusen Botanical Gardens - Donation from MacMillan Bloedel Limited

Commissioner McCreery introduced representatives from MacMillan Bloedel Limited and the architect responsible for the proposed forest and forestry exhibit which will be built and maintained in the Van Dusen Botanical Gardens. Slides were shown, a model displayed and an illustrative proposal circulated on the project.

Council was advised that MacMillan Bloedel will be responsible for the basic upkeep of the project on a continuing basis and that a detailed submission in this regard will be made to the Park Board.

MOVED by Ald. Massey,
THAT the Council extend a vote of appreciation to MacMillan Bloedel Limited for its generous gift of a forestry exhibition for the Van Dusen Botanical Gardens.

- CARRIED UNANIMOUSLY

2. Store Closing Hours

Council on April 2, 1974, deferred consideration of a clause of the Finance and Administration Committee report on store closing hours, pending the hearing of a delegation from the Barbers' Union Local 120. Mr. J. Richardson, Secretary of the organization, appeared and spoke against changing the existing by-law which requires that barber shops be closed for one full business day each week.

Two representatives of men's hairstylist shops also addressed Council. Mr. G. Passegger suggested that the matter be referred back to the Finance and Administration Committee for futher study because he was unprepared to speak in detail to the matter. The other representative urged the Council to repeal the existing by-law with respect to barber shops hours of business.

MOVED by Ald. Bowers,
THAT, as recommended by the Finance and Administration Committee, no further action be taken in regard to the Shops Closing By-law, except further consideration be given to Part II of the By-law.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Store Closing Hours
(continued

MOVED by Ald. Bowers,
THAT in regard to Part II of the By-law that regulates the hours of business of barber shops, the Corporation Counsel be instructed to draft an amendment to the By-law which will repeal the requirement that barber shops be closed for one full business day each week.

- LOST

(Aldermen Gibson, Hardwick, Marzari, Massey, Rankin and Volrich voted against the motion.)

(Alderman Harcourt was given permission by Council to abstain from voting because of his previous business involvement with the parties concerned.)

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

3. W.C.T.U. Brief re Alcohol Problem

4. 1974 Civic Grant Requests: Social Services - Appeals

5. Civic Grant Request: Appeal Folkfest '74.

COMMUNICATIONS OR PETITIONS

1. Setting of Date re License Appeal:
Tattoo Parlour, 15 Blood Alley

The Council noted the following communication dated May 2, 1974, from Mr. Bryan Zuk:

"I wish to appeal the decision of the Chief License Inspector who has turned down my application to carry on the business of a tattoo parlour at 15 Blood Alley, Vancouver. I am enclosing a photocopy of the letter of Mr. Harrell to indicate the basis for his refusal.

I have all my equipment purchased and at the present time, in answer to the medical question which appears to be based on the fact that tattooing under unsanitary conditions causes infectious hepatitis, I can assure you that this is well-known to tattoo artists and at the present time we now have sterilizing equipment which absolutely ensures that all the needles will be used under the most sterile conditions.

I would wish to appear in person before City Council to contest this rejection of my licence."

MOVED by Ald. Hardwick,
THAT Mr. Zuk be permitted to appear before Council to speak against the rejection of his license application, and the arrangements in this regard be left in the hands of the City Clerk.

- CARRIED UNANSIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Delegation Request re Use of New Provincial Courts Building

Council noted a letter from the Downtown Eastside Residents' Association dated April 28, 1974, requesting to appear before the Council as a delegation on the use of the new Provincial Courts Building for low-income and elderly citizens' housing. Following discussion regarding the new building, it was

MOVED by Ald. Rankin,
THAT the City of Vancouver express to the Provincial Government its preference for the use of this building as a Courthouse and;

FURTHER THAT the Provincial Government be requested to purchase the building at cost from the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the letter from the Downtown Eastside Residents' Association be received.

- CARRIED UNANIMOUSLY

3. Grant Request: Variety Club Telethon

The Council noted a copy of a letter from the Variety Club Telethon dated November 16, 1973, in which the organization is requesting a grant of $13,000 in connection with the fund-raising concert which was held early this year in the Queen Elizabeth Theatre. Council was advised that the organization is requesting to appear as a delegation on the matter.

MOVED by Ald. Pendakur,
THAT the delegation request of the Variety Club Telethon be granted and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION GENERAL REPORT, May 3, 1974

Works and Utility Matters (May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of Portion of Maple Street between 6th and 7th Avenues
Cl. 2: Street Closure - Columbia Street from Alexander Street to Powell Street

The Council took action as follows:

Closure of Portion of Maple Street between 6th and 7th Avenues (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works and Utility Matters
May 3, 1974 (continued)

Street Closure - Columbia Street from Alexander Street to Powell Street (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(May 3, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Street Naming Committee
Cl. 2: Strata Title Application - New Construction at 444 East 6th Avenue
Cl. 3: Strata Title Application - New Construction at 2255 West 5th Avenue
Cl. 4: Strata Title Application - New Construction at 813 East Broadway

The Council took action as follows:

Street Naming Committee
(Clause 1)

MOVED by Ald. Gibson,
THAT no action be taken with respect to the renaming of the portion of Granville Street referred to in this Clause.

- CARRIED

(Alderman Bowers and Mayor Phillips voted against the motion)

Strata Title Application - New Construction at 444 East 6th Avenue (Clause 2)

MOVED by Ald. Pendakur,
THAT the application of J.H.D. Investments Limited, under the Strata Titles Act re new Apartment Construction at 444 East 6th Avenue, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction at 2255 West 5th Avenue (Clause 3)

MOVED by Ald. Pendakur,
THAT the application of Pacific Strata Services Ltd., under the Strata Titles Act re new Apartment Construction at 2255 West 5th Avenue, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction at 813 East Broadway (Clause 4)

MOVED by Ald. Pendakur,
THAT the application of C.K. Developments Ltd., under the Strata Titles Act re new Apartment Construction at 813 East Broadway, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) March, 1974
Cl. 2: Social Planning Department, Staffing Requirement

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(May 3, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Position of Chief License Inspector
Cl. 2: Summer Hours, 1974 - Inside and Related Staff
Cl. 3: City Engineer - Retirement

The Council took action as follows:

Position of Chief License Inspector
(Clause 1)

MOVED by Ald. Hardwick,
THAT the first paragraph of the recommendation of the Board of Administration contained in this Clause be referred back to the Finance and Administration Committee for further consideration and report, and that Dr. Bryson be appointed Acting Chief License Inspector and Business Tax Collector in the interim.

- CARRIED

(Aldermen Bowers, Harcourt and Rankin voted against the motion)

Summer Hours, 1974 - Inside and
Related Staff (Clause 2)

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

City Engineer - Retirement (Clause 3)

MOVED by Ald. Hardwick,
THAT this clause be received for information, and the Council express to Mr. G. Lawson the Council's appreciation for his long and valuable service to the City, and

FURTHER THAT the Mayor arrange for an appropriate occasion to recognize Mr. Lawson's service.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Property Matters
(May 3, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Rental Review, City Lots 17-19, Block A2, D.L. 2037 260 Terminal Avenue
Cl. 2: Authority to Demolish 3675 Ellis Avenue

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT, May 3, 1974

Finance Matters
May 3, 1974

MOVED by Ald. Marzari,
THAT the recommendation of the Director of Social Planning contained in this report with respect to Information Centres, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

C. Report of Standing Committee on Social Services, April 25, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Inventory of Temporary and Emergency Accommodation in Vancouver
Cl. 2: Grant Request - Opportunities Rehabilitation Workshop
Cl. 3: D.E.R.A. Request for Temporary Use of Proposed 'Hard to House' Residence Site as Allotment Garden
Cl. 4: Possible Day Care Sites
Cl. 5: God's Rescue Mission - 1974 Grant Request

The Council took action as follows:

Inventory of Temporary and Emergency Accommodation in Vancouver (Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Grant Request - Opportunities Rehabilitation Workshop (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, April 25, 1974 (continued)

D.E.R.A. Request for Temporary Use of Proposed 'Hard to House' Residence Site as Allotment Garden (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Possible Day Care Sites (Clause 4)

It was noted in this Clause that Alderman Marzari had agreed to look at the Park Superintendent's residence as to its suitability for a day care centre. Alderman Marzari reported this day that it was most suitable and would be most appropriate as a day care centre.

MOVED by Ald. Marzari,
THAT in respect to the Park Superintendent's residence on Lagoon Drive, the Supervisor of Property and Insurance meet with the Park Board with a view to obtaining approval to convert the premises for use as a day care centre with appropriate leasing arrangements.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the remaining recommendation of the Committee in this Clause be approved, and the resolution be received for information.

- CARRIED UNANIMOUSLY

God's Rescue Mission - 1974 Grant Request (Clause 5)

MOVED by Ald. Rankin,
THAT a grant of $4,000 to the God's Rescue Mission for 1974 be approved subject to cost-sharing under C.A.P.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Massey and Volrich voted against the motion)

MOVED by Ald. Bowers,
THAT the recommendations as contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(During consideration of the foregoing report, Alderman Pendakur left the meeting.)

RECOGNITION - Mr. Milton M. Harrell, Chief License Inspector & Business Tax Collector

At this point in the proceedings, the Council recognized Mr. Milton M. Harrell, the City's Chief License Inspector and Business Tax Collector who was accompanied by Mrs. Harrell and their two daughters.

The Mayor commended Mr. Harrell on his contribution to the City and his years of service, and presented him with gold cuff links and an appropriate certificate.

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Council recessed at approximately 3:45 p.m.

The Council reconvened at approximately 4:05 p.m. in open session in the Council Chamber with the same members present with the exception of Alderman Pendakur.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Report of Standing Committee on Community Development, April 25, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Rivtow Straits
Cl. 2: Urban Open Space - West Broadway and MacKenzie Streets
Cl. 3: Condition for the Sale of Lots in the Adanac Area

The Council took action as follows:

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

E. Report of Standing Committee on Waterfront, April 25, 1974

MOVED by Ald. Rankin,
THAT this report of the Committee with respect to a Draft Sign By-law be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Finance & Administration, May 2, 1974

The Council considered this report which contains six clauses identified as follows:

Cl. 1: "Step '74" Student Summer Employment
Cl. 2: Potential Changes in Taxation Policy
Cl. 3: Property Tax Exemption - Metropolitan Co-operative Theatre Society
Cl. 4: Proposed Major Study re Indemnities for Mayor and Aldermen
Cl. 5: Indemnities for 1974 for Park Board Commissioners
Cl. 6: V.T.R. Equipment Presentation

The Council took action as follows:

MOVED by Ald. Bowers,
THAT Clauses 1, 4 and 6 of this report be received for information.

- CARRIED UNANIMOUSLY

Potential Changes in Taxation Policy (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gibson, Hardwick and Rankin voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, May 2, 1974 (continued)

Property Tax Exemption - Metropolitan Co-operative Theatre Society (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Indemnities for 1974 for Park Board Commissioners (Clause 5)

MOVED by Ald. Massey,
THAT the Provincial Government be requested to amend the Vancouver City Charter whereby the limit of the indemnities to the Park Board Commissioners will be removed and left to the discretion of Council by means of a By-law.

- LOST

(Aldermen Gibson, Hardwick, Marzari, Rankin and Volrich voted against the motion)

MOVED by Ald. Hardwick,
THAT the Provincial Government be requested to amend the Vancouver City Charter to increase the indemnities to Park Board Commissioners up to an amount of $2,000.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing report, Alderman Pendakur returned to the meeting.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAW (cont'd)

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO REGULATE THE POSSESSION OF KNIVES ON STREETS

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closure of Portion of Maple Street Between 6th and 7th Avenues

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Shalom Branch No. 178 Building Society is the owner of the property on the west side of Maple Street, namely Lot "E", Block 285, District Lot 526, Plan 15315 upon which they are going to erect a Senior Citizens' Home.

3. If a portion of Maple Street between 6th Avenue and 7th Avenue adjacent to said Lot "E" is added to said Lot "E" to create a larger site, the Provincial Government is prepared to support a development for Senior Citizens on the enlarged site.

4. A portion of Maple Street between 6th Avenue and 7th Avenue is surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED THAT the hereinafter described portion of road be closed, stopped up and conveyed to the owner of abutting Lot "E", Block 285, District Lot 526, said portion of road described as follows:

cont'd....

MOTIONS (cont'd)

Closure of Portion of Maple Street
Between 6th and 7th Avenues (continued)

COMMENCING at the southeasterly corner of Lot "E", Block 285, District Lot 526, Plan 15315;

THENCE North 240.08 feet, more or less, following in the easterly limit of said Lot "E" to the northeasterly corner of said Lot "E",

THENCE S 89° 59' 40" E, 40 feet, following in the easterly production of the northerly limit of said Lot "E".

THENCE South 112.08 feet, following in a line drawn parallel to the easterly limit of said Lot "E".

THENCE southeasterly in the arc of a tangential incular curve of radius 18 feet, 28.27 feet.

THENCE East 22 feet more or less to intersection with the westerly limit of Lot 20, Block 286 said District Lot 526 at a point 2 feet south of the northwesterly corner of said Lot 20.

THENCE South 110 feet, more or less, following in the westerly limit of said Lot 20 to the southwesterly corner of said Lot 20.

THENCE West 80 feet more or less to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 25, 1974 and marginally numbered LE 3999 a print of which is hereunto annexed.

AND BE IT FURTHER RESOLVED THAT the said closed road be subdivided with adjacent said Lot "E".

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Hardwick - G.V.R.D. Regional Planning Strategy

reminded the Council of a meeting re G.V.R.D. Regional Planning Strategy to be held on Wednesday, May 8, 1974, and suggested that all members of Council attend if possible, as a number of the items to be discussed are pertinent to Vancouver planning, e.g., transit routes.

The Council recessed at approximately 4:40 p.m. to reconvene 'In Camera' at 7:15 p.m.

The Council reconvened at approximately 7.35 p.m. in the Council Chamber, with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT:, Alderman Linnell (Leave of Absence)

UNFINISHED BUSINESS AND DELEGATIONS

1. Woman's Christian Temperance Union

Mrs H.S. Rogers of the W.C.T.U. appeared before Council as a delegation, speaking in support of her Organization's brief on the topic " Alcohol is Canada's Most Serious Non-Medical Drug Use Problem". It was advised that copies of this submission had been forwarded to the Provincial and Federal Governments, and particular reference was made to the following recommendations contained in the submission:

1. That a province-wide and/or nation-wide educational campaign, similar to Canada's anti-smoking, and France's anti-alcohol campaigns be started.

2. That those families with an alcoholic member be recognized and treated before he and all the other members of his family are severely damaged.

3. That the Liquor Industry be requested to assume some responsibility for the social damage caused by the sedative-hypnotic drug, alcohol..

4. That the Liquor Industry be compelled to label the contents of all Canadian and imported bottles and cans containing alcohol, with the warning that alcohol is a sedative-hypnotic drug..

5. That a ban on tobacco and alcohol advertising be reconsidered.

6. That Business and Industry be encouraged to detect and arrest alcoholism in the early stages.

7. "The federal health department is anxious to finance alcohol-related research and rehabilitation programs." (Sun,Feb 12/1974, p.12) That action be taken in this respect by the B.C. Government.

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin
THAT the submission from the Woman's Christian Temperance Union be received and recommendations 1 - 7 as quoted above, be endorsed,

- (amended)

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Bowers
THAT the foregoing motion by Alderman Pendakur be amended by excluding recommendations 4 and 5 from the endorsation.

- CARRIED

(Ald. Gibson, Rankin and Harcourt voted against the motion)

CONTINUED.

Woman's Christian Temperance Union (Contd)

The Motion, as amended and reading as follows, was put and CARRIED:

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin
THAT the submission from the Woman's Christian Temperance Union be received and the following recommendations be endorsed:

- That a province-wide and/or nation-wide educational campaign, similar to Canada's anti-smoking, and France's anti-alcohol campaigns be started.

- That those families with an alcoholic member be recognized and treated before he and all the other members of his family are severely damaged.

- That the Liquor Industry be requested to assume some responsibility for the social damage caused by the sedative-hypnotic drug, alcohol.

- That Business and Industry be encouraged to detect and arrest alcoholism in the early stages.

- "The federal health department is anxious to finance alcohol-related research and rehabilitation programs." (Sun,Feb 12/1974, p.12) That action be taken in this respect by the B.C. Government.

- CARRIED

(Ald. Bowers and Massey voted against the motion as amended)

2. 1974 Civic Grant Requests
Social Services - Appeals.

Council, on April 23, 1974, when considering a joint report from the Finance and Administration and Social Services Committees dated April 11, 1974, received recommendations in the report proposing "no action" on certain grant requests. Council also agreed to hear any organizations who wished to appeal the decisions of Council made on April 23, 1974.

Pursuant thereto, Council heard the following delegations and took action as noted:

a. Vancouver People's Law School.

Mrs Diana Davidson, representing the organization, spoke in support of its request for $16,800, and answered questions with respect to the functions of the school.

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT a grant of $16,800 be approved to the Vancouver People's Law School, for one year, on a non-recurring basis.

- LOST

(Ald. Bowers, Massey, Pendakur, Volrich and the Mayor, voted against the motion)

MOVED by Ald. Bowers
SECONDED by Ald. Massey

THAT a grant of $10,000 be approved to the Vancouver People's Law School, for one year, on a non-recurring basis.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

b. B.C. Civil Liberties Association.

Dr. Robson, representing the organization, spoke in support of its $10,000 grant request and gave details of the group's budget.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin
THAT a grant of $5,000 to the B.C. Civil Liberties Association be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

c. Society for the Prevention Cruelty to Animals. (S.P.C.A.)

Council on April 23, 1974 had approved a grant of $6,600 to this organization. Mr. Holmes requested consideration of an additional grant of $2,400 to permit the organization to continue its operation within the City. On a question raised, Mr. Holmes indicated his organization would be prepared to take over the operation of the City Pound, providing certain existing policies were changed.

MOVED by Ald. Hardwick
SECONDED by Ald. Rankin
THAT an additional grant of $2,400 to the Society for the Prevention of Cruelty to Animals, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

d. Elizabeth Fry Society.

Mrs Allerdice gave details of the functions of the organization and advised that a grant of $12,975 requested was primarily for rehabilitation of shoplifters.

MOVED by Ald. Marzari
SECONDED by Ald. Gibson
THAT a grant of $10,000 to the Elizabeth Fry Society be approved on a one year non-recurring basis, subject to C.A.P. cost-sharing.

- LOST

(Ald. Bowers, Harcourt, Hardwick, Pendakur, Rankin, Volrich and the Mayor, voted against the motion)

e. Western Institute for the Deaf.

Dr. Robinson, representing the organization, spoke in support of its grant request for $12,000, and gave particulars of funding from the senior governments.

MOVED by Ald. Rankin
SECONDED by Ald. Hardwick
THAT a grant of $7,700 to the Western Institute for the Deaf, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

f. B.C. Borstal Association

Mr. K. Maddison, representing the association, spoke in support of its request for a $3,600 grant, advising that it was for capital improvements and, therefore, the request would not be on an annual basis.

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson
THAT a grant of $3,600 to the B.C. Borstal Association be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3. Folkfest '74.

Council, on April 23, 1974, when considering a grant request from the Folkfest '74 organization, passed the following motion:

"That a city grant of $10,000 be approved to the Folkfest and an additional amount of up to $10,000 be granted on a matching basis with local merchants."

Mr. Rogan, representing the organization, addressed Council, appealing its decision with respect to this grant and requesting an outright grant of $20,000.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers
THAT the motion of Council of April 23, 1974, on this matter be amended by deleting the conditions re the additional amount of $10,000, so that a total grant of $20,000 is contributed by the City.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Rankin voted against the motion)

NEW BUSINESS

Vancouver Police Union - Strike Notice.

Council discussed a news media report which indicated that the Vancouver Police Union intends serving 72 hour strike notice on the City, as talks between the Union and the mediator had broken down. Concern was expressed on the possibility of a walk-out by the City's police force.

The Council adjourned at approximately 9.15 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of May 7, 1974, adopted on May 14, 1974.

A. Phillips

MAYOR

R Henry

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Maple Street Between 6th and 7th Avenue

The City Engineer reports as follows:

"The following is an excerpt from Council minutes of April 9, 1974:

'Council considered a report from the City Engineer dated April 5, concerning a proposal from the Shalom Branch of the Royal Canadian Legion to purchase part of Maple Street, between 7th Avenue and railway right-of-way to be used as part of a site for a Senior Citizens' Home. The report commented on the proposal with respect to Traffic, Development Opportunity and Utilities. Council also noted a letter from Adolph Ingre, Consulting Engineers for the Royal Canadian Legion applying for the sale of this part of Maple Street for one dollar. The letter indicated that the Provincial Government is prepared to support a development of three or four storeys in height with a grant of one-third of costs on an enlarged site. This would lead to a substantial reduction in rents as compared to a previously proposed high-rise development on the original site.

MOVED by Ald. Bowers,

That the City sell the site, as per request from the Shalom Branch of the Royal Canadian Legion for one dollar, to allow construction of a Senior Citizens' Home to take place, subject to:

(a) the satisfaction of the City Engineer in in relation to utilities services,

(b) the Organization paying any re-location costs involved,

(c) the project proceeding as proposed.'

CARRIED UNANIMOUSLY

Both the City Engineer and Adolph Ingre understood at the time the report was prepared that C.M.H.C. were developing the east side of Maple Street between 6th Avenue and 7th Avenue. This is not so as they are only building from the south side of the lane, south of 6th Avenue to 7th Avenue. With private ownership of the lot on the southeast corner of 6th Avenue, the closing of any part of the Maple Street - 6th Avenue intersection is not practical and access has to remain over the east half of Maple Street from 6th Avenue to the lane south. Mr. Ingre is aware of these changes and is in agreement with them.

I RECOMMEND that the motion passed April 9th, 1974 be rescinded.

I further RECOMMEND that all that portion of road shown outlined red on plan marginally numbered LE3999 be closed, stopped up and conveyed to the abutting owner on the west side of Maple Street subject to the following conditions:

(a) The cost of the closed road be one dollar.

(b) A right-of-way be granted the City for underground utilities.

(c) The cost of removal or rerouting of any utilities and all costs to physically effect the closing of the street to be to the applicants account.

(d) The surplus portion of road be added to the abutting property on the west side of the street by a subdivision plan satisfactory to the Approving Officer.

(e) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Street Closure - Columbia Street from Alexander Street to Powell Street

The City Engineer reports as follows:

"In a letter dated April 22, 1974, Seventh Wave Films Limited, 1251 Howe Street, Vancouver, B. C. requested that Columbia Street from Alexander Street to Powell Street be closed to vehicular traffic on Sunday May 12, 1974 from 7:00 a.m. to 2:00 p.m.

The purpose of the street closure is to provide an area where a traffic 'jam' may be staged and filmed for inclusion in a feature film.

There are no objections to the proposal from a Police Department or Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that Seventh Wave Films Limited be permitted to close to vehicular traffic, Columbia Street from Alexander Street to Powell Street on Sunday May 12, 1974 from 7:00 a.m. to 2:00 p.m. subject to the following conditions:

1. The applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from the street closure.

2. The cost of temporary traffic controls be borne by the applicant.

3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 350

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Street Naming Committee

The City Clerk reports as follows:

"A meeting of the Street Naming Committee was held on Thursday, April 18, 1974. The Committee was requested by the City Engineer's representative to consider changing the name of that portion of Granville Street presently under construction for the Granville Transit Mall to the Granville Mall.

The Committee RECOMMENDS that that portion of Granville Street from the North side of Nelson Street to the South side of Cordova Street be renamed Granville Mall and that the Corporation Counsel be requested to prepare the necessary amending by-law to By-Law No. 4054, being the Street Naming By-Law."

Your Board RECOMMENDS the foregoing recommendation of the Street Naming Committee be approved.

CONSIDERATION

2. Strata Title Application - New Construction
444 East 6th Avenue - Lot 'A', Block 102,
D.L. 264A, Plan 15108
30 Dwelling Units
J.H.D. Investments Ltd.
119 - 4232 Sardia Street, Burnaby, B. C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Titles Applications for new buildings, an application has been received from J.H.D. Investments Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing thirty (30) dwelling units at 444 East 6th Avenue.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

The developer will endeavor to make available for purchasers mortgage financing at prevailing interest rates with no bonusing. However, the customer is entirely free to negotiate any mortgage he may wish.

Up to $5,000.00 for second mortgage financing would be available through the British Columbia Homeowner Assistance Plan to those who qualify.

cont'd ....

Clause No.2 continued

Subsection (b) - Any bonusing of Financing

NIL - see above

Subsection (c) - Details of a management contract and monthly servicing

A management contract has been negotiated with Strataco Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office.

The contract is terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

Monthly Maintenance Costs

The monthly maintainance assessment ranges from a low of $33 to a high of $55 per suite and includes the cost of the following items:

General operating

-- insurance
-- management fee
-- legal fees
-- audit fee
-- stationery and bank charges

General Maintenance

-- cleaning
-- decorating
-- structural
-- electrical
-- plumbing
-- heating
-- elevator
-- parking and miscellaneous

Utilities

-- electricity
-- gas
-- water
-- garbage
-- intercom
-- laundry

General Reserve

-- reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units, net of the Homeowners' Grant, range from a low of $176 net per year to a high of $295 net per year.

The taxes given only apply to those qualified to receive the Homeowners' Grant.

Other than property taxes referred to above and the monthly assessment referred to in paragraph four above, there are no other anticipated common expenses.

cont'd ....

Clause No.2 continued

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

a) Parking

Each Strata lot will be assigned the exclusive use of one parking space in the underground parking garage. A limited number of additional spaces are available at additional cost.

b) Patios and Balconies

1) Each ground floor Strata lot will be granted exclusive use of the paved patio area contiguous to its' living-dining room.

2) The balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

Other common areas are:

c) Storage Rooms

d) Laundry Room

e) Lobby

f) Elevator

g) Corridors & Stairs

h) Outside Areas

Attached to the prospectus is a copy of by-laws proposed for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

3. Strata Title Application - New Construction
2255 West 5th Avenue - Lot 'C', Block 243, D.L. 526, Plan 15302. 45 Dwelling Units
Owner: Giacinto Bonan

The Director of Planning and the Director of Finance report as follows:-

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Pacific Strata Services Ltd., 302 - 145 West 15th Street, North Vancouver, for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing forty-five (45) dwelling units at 2255 West 15th Avenue.

cont'd ....

Clause No.3 continued

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:-

N.B.: See appendix "A" for Site Plan.

SECTION 1 (2) - FINANCING

The Director of Finance has reviewed the prospectus with regard to the finance information and finds the following:-

Subsection (a) THE TRUE INTEREST ON ANY FINANCING

Subsection (b) ANY BONUSING OF FINANCING

Units in Villa Fiorita may be purchased clear title or purchasers may arrange their own mortgages. Royal Trust Company will offer mortgages to qualifying purchasers at the interest rate current at the time of application and without bonusing.

B.C. Homeowner Assistance Plan second mortgages of up to $5,000 will be available to qualifying purchasers.

Subsection (c) DETAILS OF A MANAGEMENT CONTRACT AND MONTHLY SERVICING

Property management is currently by Pacific Strata Services Ltd., a professional condominium management company.

Pacific Strata Services Ltd. agrees to offer the Strata Corporation full management services at $5 per month for occupied units and $3 per month for unoccupied units still unsold and owned by the developer.

The duties and obligations of the property manager and of the Strata Corporation are as detailed in the attached proposed management contract. According to recent amendment to the Strata Titles Act, any management contract may be cancelled on a 3 months' notice by the Strata Corporation.

The estimated monthly operating expenses to Strata lot owners range from a low of $26.00 to a high of $49.00.

Estimated monthly operating expenses are based on the proposed annual budget; amounts allowed are considered adequate by Pacific Strata Services Ltd. Individual strata lots are assigned their share of operating costs according to unit entitlement.

ESTIMATED ANNUAL OPERATING COSTS

B. C. Hydro:	electricity for common areas plus heating for units and common areas	$7,155.00
Insurance:	common property including liability	912.00
Maintenance, Janitorial, gardening and supplies		5,520.00
Water Service		673.00
Elevator Maintenace		350.00*
Repairs:	estimated for first year only during building warranty period	200.00
B. C. Tel Enterphone		530.00
Laundry:	leased equipment including repairs and replacement	720.00

cont'd ....

Clause No.3 continued

Garbage:	City of Vancouver	600.00
Property Management		2,700.00
Initial Supplies & Equipment		170.00
Contingencies		200.00
		$19,730.00

* Elevator maintenance will be $350.00 for the first year and an estimated $600.00 per year for subsequent year. Low cost for first year is due to warranty.

Cablevision is not included.

A proposed management contract with Pacific Strata Services Ltd. is attached to the prospectus.

Subsection (d) TAXES AND ALL OTHER COSTS

Purchasers who qualify for the B.C. Homeowner's Grant will receive a tax reduction of $200.00 and $50.00 additional if over age 65, plus $30.00 to $40.00 for the recently added school tax removal and resources grant.

Estimated annual gross taxes for strata lots range between a low of $226.00 to a high of $341.00. The basis for the tax figure is information from the City of Vancouver tax department regarding the 1973 taxes for a comparable condominium. A 10% increase over this 1973 figure has been added.

Expenses estimated above represent the total cost to a purchaser for taxes, maintenance of the common property, and operation of the Strata Corporation.

Subsection (e) SHARED FACILITIES AND COMMON AREAS

The Director of Planning has examined the prospectus and plans and finds the following:-

The common property of the Strata Corporation consists of all land contained within the Strata Plan plus all that portion of the building not comprised into Strata Lots, and includes the following facilities:

- Underground parking structure with space for 45 cars

- Elevator, two stairwells, and hallways

- Lobby

- Recreation room and two saunas

- Three laundry rooms, one per floor, with equipment leased as outlined in the proposed budget (see above)

- Locker room with 46 lockers

- Garbage, electrical and mechanical rooms

- Patios and balconies

cont'd ....

Clause No.3 continued

The limited common property consists of that portion of the common property which is assigned for the exclusive use of the owner and occupier of a particular Strata Lot, namely, for each and every Strata Lot:

one parking stall in the underground parking structure

one storage locker in the basement locker room

one balcony or patio, specifically the balcony or patio adjacent to the Strata Lot.

SECTION 1 (3) QUALITY OF CONSTRUCTION

The City Building Inspector advises that he has received a letter from R. Rapske, Architect, in which he states that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

4. Strata Title Application - New Construction
813 East Broadway - Lot 'A', Block 117,
D.L. 264A, Plan 15097,
17 Dwelling Units,
C.K. Developments Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from C.K. Developments Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing seventeen (17) dwelling units at 813 East Broadway.

The applicants have submitted a prospectus which provides the following information under the appropriate sections of the regulations:

N.B: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchase monies have been arranged through the Bank of Montreal, 10th Avenue and Granville Street Branch, Vancouver, British Columbia. Purchase mortgages to qualifying purchasers may be arranged to a maximum of ninety-five per cent (95%) of value, appraised by Mortgage Insurance Corporation of Canada, of each Strata Lot with payment amortized over a period of twenty-five (25) years, subject to repayment within five (5) years. The true interest charge with respect to such purchase mortgages shall be ten per cent (10%) per annum, calculated half-yearly not in advance. The Purchasers shall be entitled to arrange their own purchase mortgages if they so desire.

cont'd ..

Clause No.4 continued

Subsection (b) - Any bonusing of Financing

No bonus or like cost will be charged with respect to purchase mortgage financing arranged through the Bank of Montreal, aforesaid.

Subsection (c) - Details of a management contract and monthly services

Immediately upon filing of the Strata Plan the undersigned will enter into a management contract with Block Bros. Realty Ltd., which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

i) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of Nine dollars ($9.00) per Strata Lot per month (aggregate charge for such services shall not exceed One hundred fifty-three dollars ($153.00) per month);

ii) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;

iii) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;

iv) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of accounts properly incurred by or on behalf of the Strata Corporation;

v) the Manager shall repair and maintain the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance garbage collection, janitorial services, property insurance, etc.,

vi) the Manager shall maintain at its own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Corporation monthly management accounts with respect thereto;

vii) the Manager shall prepare an estimated budget, at least once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The Purchasers' attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46 of the Statutes of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any Purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the undersigned.

cont'd ....

Clause No.4 continued

Monthly Maintence Costs

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet of Strata Lot as to living areas	As to parking areas	Unit Entitlement	Estimated Cost Per Month	Per Annum
1	763	157	92	$ 26.07	$ 312.40
2	793	157	95	26.88	322.60
3	756	151	91	25.75	309.00
4	1038	151	119	33.68	404.10
5	1062	151	121	34.24	410.90
6	763	151	92	26.03	312.40
7	793	151	95	26.88	322.60
8	756	151	91	25.75	309.00
9	1038	157	119	33.68	404.10
10	712	157	86	24.33	292.00
11	738	157	89	25.19	302.20
12	763	157	92	26.07	312.40
13	793	151	95	26.88	322.60
14	756	151	91	25.75	309.00
15	1038	151	119	33.68	404.10
16	712	151	86	24.33	292.00
17	738	151	89	25.19	302.20

The above estimates include the following:

- General operating - caretaker, building insurance, management fee;
- General maintenance - cleaning, decorating, structural, electrical, plumbing, heating, parking and miscellanious;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common area building entrance, etc.

Purchasers shall be responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to

(a) heating of living areas of each Strata Lot,
(b) electricity,
(c) telephone and cablevision.

Subsection (d) - Taxes and all other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that real property taxes attributable to the respective Strata Lots for the 1974 taxation year, net of home owners' grant, if available, shall be as follows:

Strata Lot	Unit Entitlement	
1	92	$ 188.20
2	95	194.34
3	91	186.16
4	119	243.44
5	121	247.58
6	92	188.20
7	95	194.34
8	91	186.16
9	119	243.44
10	86	175.93
11	89	182.06
12	92	188.20
13	95	194.34
14	91	186.16
15	119	243.44
16	86	175.93
17	89	182.06

cont'd ...

Clause No.4 continued

The undersigned is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

Subsection (e) - Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Storage Lockers

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building;

(b) Laundry Room

The laundry room and facilities situated on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lot.

(c) Parking

Within each Strata Lot is contained an area of either 151 square feet or 157 square feet, situated on the undergound floor of the building, intended and available for the parking of one motor vehicle.

(d) Balconies and Patios

Within each Strata Lot is contained a balcony or patio area attached to and contiguous to the respective living and dining room areas of each Strata Lot.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Lort & Lort, Architects, in which they state that the above building compares favourably with the quality control standards set by the C.M.H.C. as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 351

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) March, 1974

The Director of Finance reports as follows:

"(a) Security Transactions during the month of March, 1974.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 4	Alberta Treasury Bills	Mar.8/74	$ 978,008.11	$ 977,060.50	4	8.85
4	Bank of British Columbia	Mar.5/74	2,000,424.66	2,000,000.00	1	7.75
5	Royal Bank of Canada	Mar.15/74	1,503,501.37	1,500,000.00	10	8.52
6	Provincial Bank of Can.	Mar.22/74	795,629.91	792,587.84	16	8.75
8	Royal Bank of Canada	Mar.15/74	991,604.20	989,941.10	7	8.76
			$6,269,168.25	$6,259,589.44		

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DEBT CHARGES EQUALIZATION FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 1	Mercantile Bank of Canada	Apr. 30/74	$ 450,000.00	$443,576.25	60	8.81

****

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Costs	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
Mar. 1	MercantileBank of Canada	April 1/74	$1,493,164.58	$1,482,075.00	31	8.81

****

CEMETERY PERPETUAL CARE MAINTENANCE TRANSACTIONS (PURCHASES)

Date	Type of Securities	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Debentures							
Mar. 8	City of Vancouver 6%	June 15/80	$2,000.00	$84.50	$1,690.00	6/3	9.30
27	City of Vancouver 5½%	Mar.1/78	1,000.00	88.65	886.50	3/11	9.00
			$3,000.00		$2,576.50		

****

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT MARCH 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$7,085,873.56	$6,777,627.93
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59 "

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for March, 1974, be approved.

2. Social Planning Department - Staffing Requirement

Your Board has received the following report from the Administrative Analyst:

"A review of the clerical and secretarial staffing requirements of the Social Planning Department has now been completed. There are three (3) established positions:

1 - Clerk Steno IV
1 - Clerk Steno III
1 - Clerk Typist II

At the present time a vacancy exists for the Clerk Typist II position but because of the secretarial requirements for the Granville Street Mall Committee, the position has been filled temporarily at the Planning Assistant II level, P.G.17 ($738-883).

The Clerk - Steno IV provides secretarial services to the Director and at least one Social Planner. The Clerk - Steno III provides secretarial services to the 'Social Services Planning Division' headed by Mr. Purdy.

The Planning Assistant II provides, in addition to providing services to the Granville Street Mall Committee, secretarial services to the Social Planners of the 'Social Development Division' headed by Mr. Baker.

This arrangement has been in effect since March 1, 1974 and a similar arrangement was in effect for two months prior to that date. The experience of the department is that the senior stenographers are being constantly interrupted by the need to answer telephone calls and the enquiries of persons attending at the Social Planning office.

In order to overcome the difficulties encountered, it is recommended that one additional position of Clerk Stenographer be established on a permanent basis. This position can then be used as the position against which the temporary Planning Assistant II position is held, thereby releasing the permanent Clerk Typist II position to be filled immediately.

The Director of Personnel Services reports as follows:

'I have reviewed the duties and responsibilities of the new position recommended by the Administrative Analyst, and report as follows:

I find that the duties and responsibilities fall substantially within Class Specification No. 011, Clerk Stenographer III, Pay Grade 13 (622-738) and recommend that it be classified as such.

The estimated annual recurring cost of this proposal based on the first step of the 1974 range, and including fringe benefits at 10%, will be approximately $8,200. This report has been discussed with the Business Manager of the Vancouver Municipal & Regional Employees' Union, who concurs with the classification.'

cont'd ....

Clause No. 2 (cont'd)

The secretarial and clerical positions, if approved, will then be:

1 - Clerk Steno IV - Secretary to Department Head.

1 - Clerk Steno III - Secretary - Social Development Division & Granville Street Mall Committee.

1 - Clerk Steno III - Secretary - Social Services Planning Division.

1 - Clerk Typist II - Reception and general office duties.

To provide space for this position, a partition and filing cabinets must be moved and a desk, chair and typewriter provided.

It is also recommended that the Department use open shelf filing to conserve space and reduce time spent filing material.

Estimate of Costs - 1974

1 - Clerk Steno III, PG.13 - $622/7 mths.		$4,354
Fringe benefits 12½%		544
		$4,898
Less Fed. & Prov. Cost Sharing 45%		2,204
		$2,694
1 - Steno Desk	$280	
1 - Steno Chair	60	
1 - Electric Typewriter	715	
Move partition and telephone	275	
2 - 42" Sections open shelf filing) File covers and sundries)	700	
Changeover cost, say	750	$2,780
	Total:	$5,474

The Comptroller of Accounts recommends that if this report is approved, the necessary funds be made available from Contingency reserves."

Your Board RECOMMENDS adoption of the recommendations of this report.

FOR COUNCIL ACTION SEE PAGE(S) 352

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Position of Chief License Inspector

City Council, on February 27, 1973, adopted a report concerning re-organization of the Licencing section of the Department of Permits and Licences. One of the recommendations approved on that date read:

> "Effective upon retirement of the incumbent, the position of Chief Licencing Inspector and Business Tax Collector be abolished and at that time the title be transferred to the Department Head."

The incumbent, Mr. M.M. Harrell, in a memorandum of April 11, 1974 confirmed that his retirement date is June 1, 1974 and that he will be proceeding on vacation on May 6, 1974.

Your Board RECOMMENDS that the position of Chief License Inspector and Business Tax Collector be abolished effective June 1, 1974 (the retirement date of the incumbent) and that the title be transferred to Dr. H. Bryson, the Department Head of the Department of Permits and Licenses, effective upon that date.

FURTHER THAT Dr. H. Bryson be appointed Acting Chief License Inspector and Business Tax Collector from May 6 to May 31, 1974.

2. Summer Hours, 1974 - Inside and Related Staff

The Acting Director of Personnel Services reports as follows:

"Summer hours of work for employees who normally work 9:00 a.m. - 5:00 p.m. were adjusted to 8:30 a.m. - 4:30 p.m. on a trial basis for the months of June, July and August of 1973 as a result of a demand by the Vancouver Municipal & Regional Employees' Union during 1972 contract negotiations. The Union has asked that summer hours be instituted again in 1974.

A survey of Department Heads was conducted in July, 1973 to evaluate the positive and negative effects of summer hours as they related to efficiency, service to the public and cost.

The results indicated that the change to 8:30 a.m. - 4:30 p.m. did not have a great deal of impact one way or the other, but that on balance, the positive effects outweighed the negative ones. The costs to the City were minimal and the majority reaction of Department Heads was favourable. The effects on service to the public appeared to be negligible.

The change to summer hours for June, July and August of 1974 has been discussed with the Department Heads. Most have no objection to the change. However, it has been agreed that the following groups will maintain their winter hours:

1. Queen Elizabeth Theatre - all staff
2. Health Department - Health Inspectors
3. Police Department - a few clerical police support staff.

Also inside employees of the Parks Board would work from 8:45 a.m. to 4:30 p.m. with the regular 45 minutes for lunch, as was the case last summer.

I recommend that the hours of work for employees under the jurisdiction of the VMREU who normally work between 9:00 a.m. and 5:00 p.m. be adjusted to 8:30 a.m. - 4:30 p.m. for the months of June, July and August of 1974 with the above noted exceptions.

I further recommend that this arrangement be extended to Excluded and Senior Staff, Electrical Inspectors, Electrical Technicians, (The Fire Chief has advised that it would not be practical to adjust

Cont'd . . .

Clause #2 continued:

the hours of the Fire Wardens).

The above recommendations have been discussed with the Unions involved who have indicated their agreement."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

INFORMATION

3. City Engineer - Retirement

Your Board has received the attached letter of retirement from Mr. Gordon Lawson, the City Engineer.

The usual posting and advertising to fill the vacant position will be done in advance of Mr. Lawson's leaving the service should filling the position create further vacancies within the Department.

FOR COUNCIL ACTION SEE PAGE(S) 352

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review
City Lots 17-19, Block A2, D.L. 2037
260 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lots 17-19, Block A2, D.L. 2037), is leased to Fontile Corporation Limited for 21 years as of January 1, 1968, and is improved with a two-storey warehouse. The current rental is $1,050.00 per month plus taxes. The rental is subject to review and the lessees have, after negotiation, agreed to pay a rental of $1,625.00 per month plus taxes as of January 1, 1974.

The Supervisor of Property and Insurance is of the opinion that the proposed rental is realistic.

RECOMMENDED:

That the rental on the above premises be increased to $1,625.00 per month plus taxes as if levied, as of January 1, 1974."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Authority to Demolish
3675 Ellis Avenue

The Supervisor of Property and Insurance reports as follows:-

"The subject property, legally described as Lots 68 & 69, Subdivision of Lots 3-10, 12, 15, 16, 19, 21 to 32 and 34, Blocks 24 to 29, D.L. 330 & 331, was acquired October 27th, 1961 as per Resolution of City Council, October 17th, 1961, for future Re-plotting purposes in the South-East Sector (now part of Champlain Heights Replotting Area).

Improvements on the site consist of a one-storey 675 sq. ft. dwelling and garage erected in 1910. The dwelling has been rented continuously since its acquisition by the City. Ellis Avenue is not open at this point and access is by a dirt trail, which is not usable during snowfall.

The dwelling has recently become vacated and is in a deteriorated condition due to age and extreme vandalism at the time of vacating.

Considerable expenditure, in excess of $7,000.00, is required for new concrete foundations, heating, roof, plumbing and septic tank, before the dwelling could be rerented. It is not considered reasonable to expend these sums in view of the limited life of the building, since it will have to be demolished in the process of redevelopment of this portion of Champlain Heights.

Cont'd . . .

Clause 2 Cont'd

It is, therefore,

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to call for tenders and to award the contract for demolition of the dwelling known as 3675 Ellis Avenue."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 353

B-7

FINANCE MATTERS

RECOMMENDATION

1. Information Centres

The joint meeting of the Standing Committees of Council on Finance and Social Services held on April 11, 1974 resolved:

"To refer the portion of the report on funding of information centres back to the Director of Social Planning for revision of the grant recommendations to reflect the increased operating costs, for early report to Council."

The Director of Social Planning reports that after consultation with Information Centre representatives, the revised recommended grant for Information Centres for the four month period, April to July is $18,720. (See attached table for a breakdown by Information Centre.) This represents an increase of $2,985 over the original recommendation.

Before the end of this interim four month period, the Director of Social Planning will report to Council on the results of meetings with Information Centres and the Department of Human Resources re future funding of the centres.

Therefore, the Director of Social Planning RECOMMENDS approval of a grant of $18,720 for the four month period, April to July, to pay for rent, phone, heat, light and associated expenses for thirteen Information Centres. Further, that the Director of Social Planning report back to Council before the end of this four month period on future funding of Information Centres.

FOR COUNCIL ACTION SEE PAGE(S) 353

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

April 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, April 25, 1974, at approximately 1:40 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT: Alderman Hardwick

CLERK: M. Cross

The Minutes of the meetings of April 4 and 11 were adopted.

INFORMATION

1. Inventory of Temporary and Emergency Accommodation in Vancouver

At its meeting on April 11, 1974, the Committee requested Mr. Steve Butterworth, Department of Human Resources, to report back with an inventory of all temporary and emergency accommodation available in Vancouver as well as the hostel accommodation expected to be required over the next few years.

In a report dated April 19, 1974, Mr. Butterworth provided a comprehensive list of all temporary and emergency accommodation service in Vancouver and their occupancy rates. He advised that Vancouver was in need of another hostel, without counselling facilities, which would provide 200 beds. This would provide adequate accommodation for the next 4 or 5 years.

RESOLVED

THAT the report be deferred pending submission of recommendations on the question of accommodation and hostels by Messrs. Steve Butterworth, Department of Human Resources, and D. Purdy, Social Planning Department.

FURTHER THAT the report on the Indian Centre be submitted concurrently.

(The comprehensive listing of all temporary and emergency accommodation services in Vancouver and their occupancy rates is on file in the City Clerk's Office.)

cont'd ....

RECOMMENDATION

2. Grant Request - Opportunities Rehabilitation Workshop

In a report dated April 11, 1974, the Director of Social Planning reported that the Opportunities Rehabilitation Workshop is requesting a non-recurring grant of $12,800 from the City of Vancouver to cover the cost of re-routing utilities and related costs entailed in the closure of a lane between their present facility and the proposed new facility located north of Pender Street and west of Victoria Drive. The City Engineer's report recommending this closure, subject to conditions, was approved by Council on March 5, 1974.

Representatives of the Opportunities Rahabilitation Workshop were present and submitted a financial statement as of December 31, 1973.

RECOMMENDED

THAT Council approve a non-recurring grant of $12,800 for the Opportunities Rehabilitation Workshop.

3. D.E.R.A. Request for Temporary Use of Proposed "Hard to House" Residence Site as Allotment Garden

In a letter Mr. Bruce Eriksen, President of Downtown Eastside Residents' Association, requested the Committee to consider leasing the open lot in the 300 Block, East Cordova, designated as the "hard to house" residence site, to residents of the area for a garden.

A report dated April 24, 1974, from the Supervisor of Property and Insurance was distributed at the meeting. It reads in part:

"The subject property was acquired during the past year, the dwellings demolished approximately the end of February, 1974.

The Greater Vancouver Regional District has been given the responsibility of this project from preliminary design through to completion of construction. I have today (April 23, 1974), discussed the matter with Mr. Jim Moodie of the Regional District and he advises that working drawings are now underway but that physical possession of the site would not be earlier than the end of August, 1974.

Title to the property is still with the City. There would therefore, appear to be no reason that the property should not be made available for Garden Permits. There are 5 lots involved, on which permits could be issued individually. If, however, it is intended to break the site down into small individual garden plots, then I would suggest that the application for Garden Permit be made by the Downtown Eastside Residents' Association or some such body, who could then arrange for the reallocation of garden plots. The only charge is a fee of $32.50 for a site not exceeding half an acre. However, if a permit were applied for, for each lot on an individual basis, the fee would be $11.50 per lot for permit holder. The permit holder or holders are required to make their own arrangements for the supply of water."

cont'd .....

Clause No.3 continued

RECOMMENDED

THAT the City-owned Lots 10 to 14 amended, Block 56, D.L. 196, south side Cordova Street between Gore and Dunlevy Streets be leased to D.E.R.A. at no cost until August 31, 1974, at which time the site be turned back to the City in a neat and tidy condition.

FURTHER THAT the City Engineer provide suitable water service to the site, at no cost.

4. Possible Day Care Sites

On April 4, 1974, the Committee instructed the Supervisor of Property & Insurance to report back as soon as possible on sites for proposed day care centres in the following locations:

(a) Along the north side of the 1000 Block Beach Avenue.

(b) Park Site No.19.

(c) Park Superintendent's Residence.

(d) North west corner of 1st Avenue and Cassiar Street.

The Supervisor of Property & Insurance circulated a report dated April 24, 1974, for the information of the Committee.

With respect to the 1000 Block Beach Avenue Mr. Aitken advised that Lot B is reserved from sale because of ultimate possible requirement for a Thurlow Street connector to Burrard Bridge. Lot C, located under the Bridge, is leased for parking purposes for a term of 15 years from January 1, 1973. Lot B is a very large parcel and could accommodate both day care facilities and the parking which would be required for off-street parking facilities for the Crystal Pool Replacement located across Beach Avenue.

RECOMMENDED

THAT Council make available a portion of the City-owned Lot B, Block 14, D.L. 185, immediately abutting Beach Avenue for day care on the basis of a two-year lease at $1 per year; with a suitable detailed report being submitted by the Supervisor of Property & Insurance, Superintendent of Parks & Public Recreation and the City Engineer.

FURTHER THAT the remainder of Lot B, Block 14, D.L. 185, be leased for parking subject to the conditions set out by the Director of Planning to the Supervisor of Property & Insurance in a memorandum dated September 12, 1972.

With respect to Park Site No.19 Mr. Aitken advised that all City-owned lots in the block bounded by Nicola, Haro, Broughton and Barclay Streets had been acquired on behalf of the Park Board, and the existing dwellings are all rented. This site would not seem to be appropriate as a report is being prepared for Council on expending funds to bring dwellings into compliance with new Fire Bylaw regulations.

cont'd ....

Clause No.4 continued

With respect to the Park Superintendent's Residence Mr. Aitken advised that Mr. Lefeaux would be reporting directly to the Committee on the conditions of the structure. It was felt that quick action was desirable on this particular site as the house is presently vacant. Alderman Marzari agreed to look at the residence and report back on its suitability for a day care centre.

RECOMMENDED

THAT Council make available the Park Superintendent's Residence on Lagoon Drive for a day care centre for 40 children on the basis of a two-year lease at $1 per year subject to a report from Mr. S. Lefeaux, Superintendent of Parks and Public Recreation, on the condition of the structure.

With respect to the property at the N/W corner of 1st Avenue and Cassiar Street Mr. Aitken advised that this lot had been acquired for parking purposes and its use for a day care centre should be checked with the Park Board.

RESOLVED

THAT Messrs. P. Murphy of the Day Care Information Centre and J. F. Aitken, Supervisor of Property & Insurance, inspect the property (Lot 22, Block 3, Section 29) and report back to the Committee with a recommendation on its suitability for a day care centre.

5. God's Rescue Mission - 1974 Grant Request

The following report of the Director of Social Planning dated April 17, 1974, was received at the meeting by the Committee:

"The Director of Social Planning reports that, through an oversight, the grant request from God's Rescue Mission was not included in the 1974 Civic Grant Request report to the Standing Committees of Council on Finance and Social Services.

God's Rescue Mission provides food, counselling and emergency shelter in the Skid Row area.

The 1973 request was for $5961; Council approved $2000. The 1974 request is for $4000.

The Director of Social Planning recommends a grant of $2500 to be used for counselling services. Estimated CAP recovery is $1250; net cost to the City, $1250."

RECOMMENDED

THAT the recommendation of the Director of Social Planning as quoted above, be approved.

FURTHER THAT Rev. Malinda Thorne be invited to be present in Council during the discussion of this grant request.

(Note: The Committee has requested Rev. Malinda Thorne to be present in Council for Clause 5.)

The meeting adjourned at approximately 2:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 353

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

April 25, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 25, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held April 4, 1974 were adopted.

RECOMMENDATIONS

1. Rivtow Straits

The Vancouver City Council on September 11, 1973 adopted the following recommendations of its Standing Committee of Council on Community Development dated August 16, 1973:

"(1) RECOMMENDS that City Council continue to lease the Victoria Street end to Rivtow Straits Ltd. on the basis that the use of the first 150' in depth will be for parking, shipping, receiving and material storage, and the remainder of the street end and water lot will be used for servicing but not to include construction of vessels; on the understanding that:

(a) Rivtow, within one year, will remove the propeller operation and move it into a completely sound-proofed building, or a building improved suitably and located to minimize disruption to the adjacent residential neighbourhood.

(b) landscaping is provided, the design of which is satisfactory to the Director of Planning; and the citizens will be afforded the opportunity to comment and make suggestions with respect to landscaping.

(c) parking is provided in locations as indicated on the plan attached as Appendix I to this report.

(2) RECOMMENDS that Council approve in principle, the retention of two principal buildings on Lot 10, provided that the propeller grinding operation is not conducted in either of the two buildings.

(3) RECOMMENDS that Victoria Drive south of Marine Drive be declassified as a truck route and to accomplish this the Engineer be authorised to make the necessary parking and street construction adjustments to allow the use of Argyle Street and Kent Avenues North and South as an alternative truck route to service this area."

Representatives of the Planning Department were present and advised that Rivtow Straits had, in their opinion, met the foregoing conditions and the officials were prepared to issue a development permit. However, Sam Vint, President of Fraserview Homeowners' and Tenants' Association, advised that the residents in the area were not satisfied with the proposed landscaping plan and suggested that a six-foot high burm be placed

Cont'd . . .

Clause #1 continued:

along Kent Street where landscaping is proposed and in conjunction with the landscaping. The Committee discussed this proposal at length; however, it was the general feeling that a burm would not be a satisfactory solution as it would take up too much space and permission would have to be sought from B.C. Hydro for use of part of their right-of-way on which to place this burm. The Committee then discussed other means of reducing the noise by placing a wall or screen along the north face of the two easterly buildings on the site. It was thought that this, together with the landscaping, would assist in reducing the noise factor which emanates from the propeller shop. Mr. N. R. Cosulich of Rivtow, was also present and discussed the problem with the Committee.

The Planners advised that it is proposed to plant trees along the north face of the two buildings to assist in eliminating the noise factor.

Mr. Vint also brought to the Committee's attention the fact that West Coast Salvage are building a shipyard on the east side of the Rivtow Development. The Planning officials advised that West Coast Salvage have applied for a development permit and as this is an outright use, the Planning Department have no alternative but to issue the permit.

It was RECOMMENDED,

THAT with respect to the landscaping, the planting of trees on the north face of the two easterly buildings on the site proceed as recommended by the Planners with the suggestion of a screen or wall in the area being referred to the Planning Department for consideration.

2. Urban Open Space: West Broadway and MacKenzie Streets

On June 5, 1973 the City Council authorised the construction of a mini-park at West Broadway and MacKenzie Streets on a trial basis and the mini-park was to be made permanent if successful. The mini-park was built to provide a pleasant place for pedestrians, a "first step" in the eventual beautification of the West Broadway Commercial District. With respect to this Urban Open Space, the Director of Planning, in a report dated March 26, 1974, advised as follows:

"This urban open space has been in operation for seven months and a period of evaluation has been completed. The following points and their effect on the area were considered to be significant in the evaluation of the project:

a) Would become a hang-out for "rowdies". This has definitely not occurred.

b) Would become an untidy area. The Parks Board and Sanitation Department have taken good care of the mini-park so that it has been in a clean condition.

c) Loss of parking space: The mini-park has used space that could be used for four cars. A Planning Department survey indicates that although there are periods of high demand, this is not a significant problem as there is presently adequate on-street parking in the area. Additionally, proposed buildings adjacent to the park will be providing additional off-street parking spaces.

d) Curtailment of access to rear of stores from Broadway. This has occurred and is a problem.

e) Community acceptance. Users of the park were asked their opinion on the park and over 95% of the approximately 500 responses were in favour of its continuance. Merchants surveyed in the immediate area were about 65% in

Cont'd . . .

Clause #2 continued:

favour of the park's continuance. Those opposed were generally so because of the lack of access to rear of stores and loss of parking.

The mini-park is generally believed to be successful and a desirable improvement to the West Broadway commercial area. Its primary benefit has been to shoppers in the area by improving the pedestrian environment with a place to rest and relax and is subsequently a benefit to merchants. With proposed modifications, any apprehension some merchants may feel should be alleviated.

PROPOSED CHANGES

A development permit for the construction of a three storey office/retail building directly west of the mini-park has been issued. Also, there has been discussion of a new building immediately east of the park. These buildings will undoubtedly generate additional automobile traffic on MacKenzie Street. The proposed commercial developments on either side of the mini-park will increase the off-street parking at this location from approximately ten spaces to seventy spaces. It is, therefore, desirable to have access to the off-street parking facilities indirectly from West Broadway, via the short section of MacKenzie Street adjacent to the park. If this is not provided, increased traffic destined for the off-street parking will occur in the residential areas on 10th Avenue and MacKenzie Street.

A proposed modification to this mini-park will allow two-way traffic and improved access to the parking. This modification would reduce the size of the park so that its primary function would be an open area for resting.

The City Engineer advises that the cost of these alterations would be in the vicinity of $1,200 which could come from the Beautification Capital Funds. A complete removal of the facility is $1,000. The Parks Board has included in its 1974 Budget, sufficient funds for continued maintenance purposes.

It is considered desirable for the long term enhancement of the West Broadway area and the City that the continuance of this small urban, open space be approved.

WEST BROADWAY PLANNING COMMITTEE

The Community Development Committee established the West Broadway Planning Committee to discuss all aspects affecting the area. This group has considered the proposed modification and considers it desirable to maintain the mini-park with the recommended changes."

The Director of Planning recommended that City Council authorise the expenditure of $1,200 from the Beautification Capital Fund for alterations to the West Broadway open space.

Your Committee RECOMMENDS,

THAT the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

3. Condition for the Sale of Lots in the Adanac Area

In a communication dated April 18, 1974 Mr. Harold Foster and Mrs. Peggy Distefano, representing the Adanac residents, requested that the following conditions for the sale of lots in the Adanac area be approved by City Council.

"(1) The City should stipulate that there must be no resale of lots for speculation. Any resale of lots should be at the same price as was established by the City in the original purchase.

(2) Persons purchasing lots should be required to show evidence of a substantial start on building within sixty days of receiving permits."

The Chairman recommended that the City could, in marketing these properties, retain an option to repurchase the property at the original price and if construction has been commenced or completed, property could be purchased at the original price plus the actual cost of construction in the event that the purchaser does not complete the building the first year and remain in tenancy for at least one year. After due consideration,

It was RECOMMENDED,

THAT the general principle of the recommendation of the Chairman be approved - i.e. where City-owned lots become available for sale for residential construction purposes the City retain the right to repurchase the property at the original price and require construction to commence within one year and actual residency to continue for five years with provision to deal with special circumstances and that this become a general policy in the marketing of City-owned residential lots for sale including the Adanac/Charles area;

FURTHER THAT the matter be referred to the Supervisor of Property and Insurance and the Director of Legal Services for consideration and report.

The meeting adjourned at approximately 4:15 p.m..

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FOR COUNCIL ACTION SEE PAGE(S) 355

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

April 25, 1974

A public meeting of the Standing Committee of Council on Waterfront was held in the Council Chamber, third floor, City Hall, on Thursday, April 25, 1974, at approximately 7:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey
Commissioner DuMoulin

CLERK: M. Cross

INFORMATION

1. Draft Sign By-law

The Chairman advised that at the direction of the Standing Committee on Waterfront and City Council the Planning Department was requested to prepare a Draft By-law for controlling and administering signs in the City. He stated that the purpose of the public meeting was to allow the Committee to hear the concerns of various groups and individuals throughout the City. The comments and briefs would be compiled and considered when a comprehensive study of the By-law is undertaken by the Committee and the Planning Department. Representatives of the sign industry and union will be invited to participate in the detailed discussions. Following this detailed study the Draft By-law will be presented to Council and will be available to all those concerned when Council considers the Draft By-law. If anyone still has concerns they will be able to present themselves to explain their views. If Council agrees to the Draft By-law presented by the Committee it will be referred to a public hearing at which time persons may again make representations if they so wish.

The following briefs and delegations were received by the Committee:

(a) Wallace Neon Ltd.

A written brief was received from Mr. P. Hangasmaa, General Manager, stating that it was their opinion that the current proposed sign legislation is unduly restrictive and complex to the point of being unworkable.

(b) Citizens' Council on Civic Development

Dr. T. Alden spoke to the brief submitted indicating that the C.C.C.D. strongly supports action by City Council to eliminate billboards and out-door advertising generally.

cont'd ....

Clause No.1 continued

(c) Vancouver City Planning Commission

A brief was submitted by Mr. E. Crowley, Chairman, stating that the matter of sign control is of concern to the Commission and their study of the detailed proposals is continuing.

(d) Claude Neon Ltd.

Mr. R. A. Banni spoke to the brief presented by Claude Neon. Concerns raised were:

(i) Rather than prohibit third-party advertising there should be control in terms of site planning and aesthetics.

(ii) Question of discretionary power to the Director of Planning.

(iii) Unacceptability of 5-year length for permits.

(iv) If leasing of signs was discontinued there would be a question of maintenance.

(e) Urban Design Panel

Mr. Henry Hawthorn, Chairman, presented the brief. He stated that the Panel feels a Sign Control By-law is long overdue and urges Council to support the limitations on the scale of signs and prohibition of billboards and third-party advertising.

(f) Neon Products Ltd.

Mr. R. Oliphant presented the brief. Their major concern was limiting the life of the sign permit to 5 years.

(g) Mr. J. Konst

Mr. Konst supported the brief presented by the Urban Design Panel.

(h) Nomad Signs

Mr. Dave Yanor presented the brief stating that he was in the process of establishing a portable sign rental business and outlined the inequitable method limiting the size of portable signs.

(i) Seaboard Advertising Co. Ltd.

Mr. J. Finlayson spoke to the brief presented by Seaboard with respect to billboards. He described the automated billboard known as a "trio" which would replace billboards on roof tops. He submitted a brochure indicating before and after pictures of intersections where "trios" had been erected and billboards removed.

(j) Sheet Metal Workers Union

Mr. Fred Campbell expressed the concern that Sheet Metal Union Workers have with respect to the elimination of signs in the City.

cont'd .....

Clause No.1 continued

(k) Sign-O-Lite

A brief from Mr. D. R. Armitage, President and General Manager, was submitted expressing such concerns as the extremely restrictive proposals, the 5 year life of the sign and restrictions on signs in Gastown and Chinatown.

(l) West End Planning Team

A brief from Mr. J. Lynn Uibel, Co-ordinator, was presented to the Committee. The brief stated that while the proposed Sign By-law reflects the concerns of the Planning Team adequately, they would like consideration to be given to signs in Waterfront districts.

(m) Imperial Oil Ltd.

A letter dated April 25, 1974, from Mr. S. Ruocco was presented to the Committee opposing the 5 year conditional use of signs and the amount of discretionary power invested in the Director of Planning.

Employees of Wallace Neon were in the audience and expressed their concern. The Chairman suggested that they submit a brief to the Committee or directly to Council for consideration when they examine the Draft By-law.

The Chairman thanked those who had submitted briefs and appeared as delegations. He summarized the main points of contention in the brief as follows:

(i) Elimination of billboards.

(ii) Amortization period for signs.

(iii) If Council does away with the leasing of signs how would maintenance be controlled.

(iv) The amount of discretionary power invested in the Director of Planning.

He advised that the Committee would be thoroughly reviewing the Draft By-law, prior to submission to Council.

RESOLVED

THAT the foregoing briefs and presentations be received and further consideration be deferred to a future meeting of the Committee.

The meeting adjourned at approximately 9:10 p.m.

(NOTE: The written briefs which were submitted to the Committee are on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 355

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

MAY 2, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, May 2, 1974, at 1:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Linnell and Volrich

ABSENT: Alderman Harcourt

CLERK TO COMMITTEE: Marilyn Clark

INFORMATION

1. "Step '74" Student Summer Employment

The Committee had for its consideration 2 reports from the City Engineer recommending approval of an additional 3 students to be hired on the "Step '74" Student Summer Employment Program.

The proposals advanced all fell into Type 2 requiring city funding and were catagorized as follows:

Project No.	Department	Name of Project	No. of Students
40	Engineering	Cable Splice Computerization & Traffic Signal Records	1
41	Engineering	Street Lighting Inventory	1
42	Board of Admin.	Revision of Administrative Manual	1

Your Committee,

RESOLVED,
THAT the above three student positions be approved for a City expenditure of $2,703.00 plus additional costs of $1800.00 for materials and vehicle rental for the Engineering Assistant I required for the Street Lighting Inventory Project.

RECOMMENDATION

2. Potential Changes in Taxation Policy

Your Committee considered, on March 21, 1974 a report from the Director of Finance in regard to the status of a study on potential changes in taxation policy in the following areas:

Cont'd .....

Clause 2 Cont'd

1. Special Area/Special Purposes Tax - essentially a differential mill rate by use and/or area.

2. Parking Tax - on parking spaces downtown.

3. Taxation of Improvements at 100% of Value.

4. Added Value Tax - tax on value added through rezoning.

The Committee at that time resolved,

"That the Director of Finance will investigate the possibility of hiring consultants to work with the City staff and prepare a report to this Committee on 1, 2, and 4 above and that the City staff continue preparation of a report on item 3."

The Committee had for its consideration this day, a report from the Director of Finance outlining a method to deal with this study. The Director of Finance reported that following discussion with Professor Michael Goldberg of the Faculty of Commerce and Business Administration and Professor Craig Davis of the School of Community and Regional Planning at U.B.C. that Dr. Goldberg and Dr. Davis would be willing to take on a study of Item 2 and 4 above. He reported that in respect of Item 1, the Special Area /Special Purposes Tax, they felt the subject was not researchable in the normal sense and could see no better alternative than trial policies initiated by City Council in selected areas. These might then be monitored to get some feeling for their impact and success, given the Council's goals and objectives for different parts of the City. As part of the research proposal, Drs. Goldberg and Davis would be asked to expand on this for clarification.

The report of the Director of Finance proposed that Dr. Goldberg and Dr. Davis clearly define the two study areas, being the Parking Tax and the Added Value Tax, specify appropriate research frameworks and methodologies, develop a preliminary annotated bibliography and identify suitable students to carry out the research. He reported that the feeling was that the definition and methodology could be defined within two or three weeks and that at the most 3 graduate level students would be required for the summer to do the research and analysis with a report to be ready at the end of the summer.

The Director of Finance indicated that the study, if approved, would take place in direct liaison with the Finance Department and that both he and the Director of Planning would be involved throughout.

Your Committee,

RECOMMENDS,

THAT the City proceed with the study as outlined by the Director of Finance and that $10,000 be provided from Contingency Reserve for the cost of the study.

FURTHER, that there be a report back to an informal meeting of the Committee in approximately 3 weeks, as the framework for the study develops.

.....3

3. Property Tax Exemption - Metropolitan Co-operative Theatre Society.

When dealing with Cultural Grants on March 21, 1974 your Committee tabled the recommendation of the Director of Social Planning to provide a grant of $500.00 to the Metropolitan Co-operative Theatre Society pending a report from the Director of Finance on the tax exempt status of this group as a non-profit society.

Your Committee received this day, a report from the Director of Finance and the Director of Legal Services advising that the Metropolitan Co-operative Theatre Society is not exempt from property taxes and noted the Society's request for a grant of $3,331.00, an amount equal to their 1973 taxes.

Your Committee also noted that the grants approved by City Council in 1973 and 1972 were $3,327.00 and $3,780.77, respectively.

The Committee discussed the merits and demerits of tying grant amounts to such things as property taxes and following discussion,

RECOMMENDS,
THAT an amount, based on financial need, of $3,000.00 be approved for 1974, as a Cultural Grant to the Metropolitan Co-operative Theatre Society.

INFORMATION

4. Proposed Major Study re: Indemnities for Mayor and Aldermen

On March 6, 1973 City Council approved the following recommendation of the Committee with respect to indemnities to members of Council:

a) that a major review of Council salaries be undertaken in 1974, when possible changes in civic government will have been decided on.

b) that no major changes in such salaries proposed by this Council take effect before January 1, 1975.

Your Committee had for its consideration a suggestion by the Chairman that the Vancouver Board of Trade and the Vancouver and District Labour Council be requested to undertake a joint study of the indemnities of elected officials, and to recommend to Council by September 1974 a scale of indemnities for Mayor and for Aldermen effective January 1975, which would be appropriate to the work and responsibilities of these offices and permit a wide range of citizens to run for these offices.

Considerable discussion ensued as to whether an indemnity to an elected official was not in fact an honorarium that had little relation to the duties, responsibilities and the hours involved. It has not been a city policy, it was pointed out, to pay elected officials for the time they put in.

On the other hand, perhaps there are qualified people interested in running for office, who cannot because their particular vocation or profession would suffer and the Aldermanic indemnity alone would not provide a livable income.

.....4

Clause 4 Cont'd

It was concluded that, in considering the indemnity as an honorarium, perhaps there was no need for such a study as recommended by the Chairman at this time.

It was,
RESOLVED,
THAT no action be taken at the present time and that the topic will be discussed again in Committee in two or three weeks, giving members an opportunity to consider the matter further.

RECOMMENDATION

5. Indemnities for 1974 for Park Board Commissioners

A request had been received from the Park Board that their indemnities be increased from $1,000.00 to $2,000.00 per year, which would bring them to the same level as School Board Trustees.

Your Committee,
RECOMMENDS,
THAT Park Board Commissioners' indemnities be increased to $2,000.00 per year, effective in 1974.

INFORMATION

6. V.T.R. Equipment Presentation

A letter was received from the Medical Health Officer requesting one half hour at a future meeting of the Committee to present a demonstration of V.T.R. equipment.

The Committee did not allow the recent budget appeal of the Health Department when they requested approval of funds for the purchase of V. T. R. equipment.

It was noted that the value of the equipment was not being questioned but rather the amount of use it would receive. Commissioner Ryan noted that there was a request for similar equipment being considered for a different civic department at the moment.

It was,
RESOLVED,
THAT the Medical Health Officer's request for presentation be declined and that it be suggested to him that a log be kept over the next 6 month period of when equipment is needed, when it is available and when it is not available.

The Committee adjourned at 2:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 355-6

CITY OF VANCOUVER

REGULAR COUNCIL MEETING.

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 14, 1974, commencing in No.1. Committee Room at 2. p.m.

PRESENT: Mayor Phillips.
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Linnell (Leave of absence.)

CLERK TO THE COUNCIL: R. Henry.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting dated May 7, 1974, the Minutes of the Special Council Meeting dated May 2,1974, and the Minutes of the 'In Camera' Meetings dated April 30,1974 and May 7, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

REPORT REFERENCE

1. Planning Matters Relating to Greater Vancouver Region.

The Council received an oral report from Mr. H.N. Lash, Director of Planning, Greater Vancouver Regional District, with respect to the sharing and management of growth in the region. Mr. Lash commented on the autonomy of the municipality's growth allocation and a proposed six-month freeze on Downtown development as a step towards de-centralization and implementation of a regional Town Centre programme. Various comments were made on questions raised by members of Council on this whole subject, following which it was -

MOVED by Alderman Hardwick
THAT the report reference given this day by Mr. Lash and other Greater Vancouver Regional District officials present, be received.

- CARRIED UNANIMOUSLY.

A brief recess was observed, following which Council re-convened at 3.05 p.m. in the Council Chamber, still in Committee of the Whole, with the same members present.

2. External Auditors - 1973 Financial Statements.

The Council heard a report reference from Mr. R.F. Gardiner, representing Riddel, Stead and Company, the City's External Auditors. Mr. Gardiner referred to the 1974 Financial Statements submitted by his Company and made general comments in this regard.

MOVED by Ald. Hardwick
THAT the report reference from the External Auditors be received for information.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

It was agreed to defer consideration of the following Unfinished Business Items, pending the hearing of delegations this evening.

1. Development of Vancouver Waterfront from Main Street, West.

2. Vancouver Sea Festival.

3. License Appeal - Tattoo Parlour.

COMMUNICATIONS OR PETITIONS.

1. Conversion of Apartment Blocks from Monthly Tenancies to 99 Year Leases.

MOVED by Ald. Bowers
THAT the request by Mrs Borzyszkowski for the West-End Landlord Tenant Centre to appear as a delegation this evening with respect to the conversion of apartment blocks from monthly tenancies to 99 year leases, be granted, and the owners of the apartment blocks concerned be invited to appear if they so desire.

- CARRIED UNANIMOUSLY.

2. Playhouse Theatre Company- Further Grant.

The Council noted a letter from the Playhouse Theatre Company dated May 1, 1974, requesting to appear as a delegation with respect to an additional grant in view of Council's action regarding the Vancouver Symphony grant.

MOVED by Ald. Marzari
THAT the request of the Playhouse Theatre Company to appear as a delegation be granted, and the necessary arrangements left in the hands of the City Clerk.

- CARRIED
(Ald. Bowers, Hardwick and Pendakur voted against the Motion)

3.. Library Board Resignation - Park Board Representative - Commissioner Robertson.

The Council noted a letter dated May 2, 1974 from Commissioner Robertson, tendering his resignation as the appointed Park Board representative to the Library Board. Council also noted a resolution from the Park Board dated March 13, 1974, in which it was stated the Board was of the opinion that a Park Board representative on the Library Board is extraneous.

MOVED by Ald. Hardwick
THAT the resignation be accepted and a letter of appreciation be sent thanking Commissioner Robertson for his past services;
FURTHER THAT the part of the motion of Council dated April 14, 1970 requesting the Park Board to nominate a representative to the Library Board for Council consideration, be amended by deleting this requirement;
AND FURTHER THAT the City Clerk be authorized to request nominations for this vacancy from various sources for consideration of Council.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

4. Canadian Amateur Swimming Association - Grant Request.

The Council noted a letter from the Canadian Amateur Swimming Association giving details of the recent lease by the Park Board of the old Crystal Pool to the Canadian Amateur Swimming Association for $1.00 per year, provided there is no additional cost to the Park Board. The organization is requesting a grant of up to $6,000.00 for this initial operation, and asked to appear as a delegation should Council consider refusing this request.

Council was advised that the Park Board had extended, to July 1, 1974, use of the pool to the organization.

MOVED by Ald. Bowers,
That no action be taken with respect to the Canadian Amateur Swimming Association's request until the organization can demonstrate to Council means of raising funds from other sources.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin
THAT the Park Board be asked to submit a report to Council on the allocation of swimming time in public pools to the Dolphin Swim Club and the Canadian Amateur Swimming Association, particularly as it affects public use of the pools.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION REPORT, May 10, 1974.

Works and Utility Matters, May 10, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl.1. Closure of Portion of Lane abutting Lots A and B of Lots 11 and 12, Block 335, D.L. 526, Northwest Corner of Oak Street and Broadway.
Cl.2. Lease of C.P.R. Right-of-Way for Granville Bridge Footings.
Cl.3. Kerr Road P.R.V. Station Replacement - Closing of Capital Account.
Cl.4. Reconstruction of the Sewer beneath the Lakewood Drive Bridge.
Cl.5. Sewer Reconstruction Prior to 1974 Paving -Phase II.

The Council took action as follows:

MOVED by Ald. Hardwick
THAT the recommendations of the Board of Administration contained in Clauses 1 - 5 of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Building and Planning Matters,
May 10, 1974.

Strata Title Application - New Construction,
1825 West 8th Avenue, Lot 'F', Block 307,
D.L. 526, Plan 15144, 27 dwelling units.
Block Bros. Contractors Ltd.

MOVED by Ald. Hardwick
That the application of Block Bros. Contractors Ltd., under the Strata Titles Act re new Apartment Construction at 1825 West 8th Avenue, be approved, subject to application of relevant by-laws.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters,
May 10, 1974.

New Headquarters Firehall

MOVED by Ald. Hardwick
THAT this report be received for information.

- CARRIED UNANIMOUSLY

Finance Matters,
May 10, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl.1. Neighbourhood Improvement Programs: Planning Department Staff Arrangements.
Cl.2. City Liability Insurance.
Cl.3. Request for Budget Increase - Map Books.
Cl.4. Automobile Fleet Premium Insurance.
Cl.5. Electronic Control Gates at Central Library.

The Council took action as follows:

MOVED by Ald. Hardwick
THAT the recommendations of the Board of Administration contained in Clauses 1 - 4 of this report be approved.

- CARRIED UNANIMOUSLY

Electronic Control Gates at
Central Library (Clause 5)

MOVED by Ald. Bowers
THAT the Library Board be authorized to install the electronic control gates at a cost of $42,420.00 as proposed in this clause.

- CARRIED
(Ald. Hardwick, Marzari, Pendakur and Volrich voted against the Motion)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Property Matters
May 10, 1974.

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Lease - Rental Review.
Lots 50, 50A, 51, 51A, 52, 52A, D.L.2064 - Columbia Street-end.
Cl.2. Sale of Lots A,B,C,D,E,F,1,2 & 3. Block 58, D.L. 541 S/S Georgia Street, Between Cambie and Beatty Streets.
Cl.3. Sale of City Lands by Tender.
Lots A & B, Blocks 10 to 13 & 22 to 25. D.L. 391 & 392 S/S King Edward Avenue, West of St. George Street Zoned: RS - 1.

The Council took action as follows:

MOVED by Ald. Harcourt
THAT the recommendations of the Board of Administration contained in Clauses 1 - 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL
REPORT, May 10, 1974.

Building & Planning Matters
May 10, 1974.

Subdivision of Lot 'A' of Lots 15 and 16
Block 1, 2 and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak.

MOVED by Ald. Hardwick
THAT consideration of this clause be deferred and the request of Dr. Huculak to appear as a delegation be granted, and if possible arranged for later this evening.

- CARRIED UNANIMOUSLY.

C. Board of Administration Report
May 10, 1974.

Accommodation for Personnel Services Department.

MOVED by Ald. Harcourt
THAT the recommendation of the Board of Administration contained in this report be approved.

- CARRIED UNANIMOUSLY

D. Report of Standing Committee on
Social Services, May 2, 1974.

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. New Hope Lodge Society - Housing Proposal.
Cl.2. Lee Building - 175 East Broadway.
Cl.3. Hodson Manor.
Cl.4. Glen Hospital.
Cl.5. Day Care Centres.
Cl.6. Cedar Cottage - Kensington Youth Services - Progress Report.
Cl.7. Lengthy Delays Encountered by People applying for Mincome.

The Council took action as follows:

CONTINUED.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

D. Report of Standing Committee on
Social Services (Continued)

MOVED by Ald. Rankin
THAT Clause 1 of this report be received for information.

- CARRIED UNANIMOUSLY.

Lee Building -
175 East Broadway (Clause 2)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be approved, after amendment, to read as follows:

"THAT the Chairman write to Mr.S. Katsafanas, requesting
* him to appear before City Council in two weeks' time to resolve all matters regarding the operation of the Lee
* Building, to the satisfaction of City Council, at which time Council have before it a report from the Director of Permits and Licenses on the matter."

- CARRIED

MOVED by Ald. Bowers
THAT the matter of Mr. Katsafanas appearing before City Council be deferred pending a report from the Director of Permits and Licenses in two weeks.

- LOST

(Ald. Gibson, Harcourt, Marzari, Pendakur and Rankin voted against the Motion to defer)

A Tie-vote ensued and, therefore, the motion to defer was Lost.

The motion of Alderman Rankin was, therefore, put and carried.

(Ald. Bowers, Massey and Volrich voted against the main Motion)

Hodson Manor (Clause 3)

MOVED by Ald. Rankin
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

Glen Hospital (Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved, after adding the following words after the figures $15.50 in the first paragraph of the recommendation - "as an interim measure".

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers (in amendment)
THAT the amount and the words "as an interim measure" be struck and the amount of $20.50 be inserted in Alderman Rankin's motion.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Marzari, Rankin and the Mayor voted against the Motion)

Alderman Rankin's motion was, therefore, put and carried unanimously.

* Underlining denotes change.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Social Services (continued)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clause 5 be approved, and Clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Volrich and Mayor Phillips voted against Clause 5)

E. Report of Standing Committee on
Civic Development, May 2, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Transit for False Creek Areas 6 & 10
Cl. 2: Proposed Parking Site Location - Dawson School
Cl. 3: Vancouver Heritage Advisory Board - Various Resolutions

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

Proposed Parking Site Location -
Dawson School (Clause 2)

MOVED by Ald. Hardwick,
THAT this clause be deferred pending final determination by the Provincial Government who have indicated an interest in acquiring the property.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on
Community Development, May 2, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Safeway Development Application: 41st Avenue between Dunbar and Collingwood
Cl. 2: Street Vending

The Council took action as follows:

MOVED by Ald. Volrich,
THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Street Vending (Clause 2)

MOVED by Ald. Volrich,
THAT this clause be deferred pending a complete report on the whole question of street vending from the Committee.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G. Report of Standing Committee on Social Services, May 9, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Relocation of Youth Health Services
Cl. 2: Cedar Cottage-Kensington Youth Services Project: Evaluation Report and Future Funding

The Council took action as follows:

Relocation of Youth Health Services (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved subject to a formula for funding being established on an ongoing basis with the Provincial Government that is satisfactory to the City Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

H. Illegal Suites: Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of May 3, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Lillian E. Smith (tenant), 2085 East 47th Avenue
Mrs. Marie Ebbeson (tenant), #4 - 6128 Chester Street
Merete Kantonen (tenant), 687 West 71st Avenue
Mrs. Alice McCauley (tenant), 3248 Coleridge Street
Eva Hontaiuk (owner), 1725 East 15th Avenue
Mrs. Gertrude Ulph (owner), 1375 Park Drive
Florence M. Derlak (tenant), 875 West 15th Avenue
Patricia Ann Pylypiak (owner), 5137 Rupert Street
Hazel Lee (tenant), 1974 Turner Street

(b) the following applications be approved for one year from the date of this Resolution:

Ed Garner (tenant), 772 East 37th Avenue
Fred Loewen (tenant), 4605 West 8th Avenue
Amrat Lal Bhulabhai (owner), 1167 East 19th Avenue
Helen Ching (tenant), 39 East 39th Avenue
Verna Pyplacz (tenant), 2607 MacKenzie Street
Timothy P. Leadem (tenant), 2486 West 8th Avenue
Daniel Olson (tenant), 174 West 21st Avenue

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(c) the following application be approved for six months from the date of this Resolution:

Melnick Robert (tenant), 3484 Oxford Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the Policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

B. Joan McIlwee (tenant), 3656 Point Grey Road
Saroop S. Baweja (tenant), 7958 Osler Street
Gus Bourpoulas (owner), 965 East 64th Avenue
Ernie Malamas (owner), 3276 Ontario Street "

MOVED by Ald. Bowers,
THAT the recommendations contained in the foregoing Special Committee report dated May 3, 1974, be approved, except that in the case of the application of Gus Bourpoulas (owner), 965 East 64th Avenue, approval be given for an extension until the end of June, 1974, and in the case of the application of Ernie Malamas (owner), 3276 Ontario Street, approval be given for an extension of one year.

- CARRIED UNANIMOUSLY

I. Report of Vehicles for Hire Board, May 8, 1974

The Council noted the following report from the Vehicles for Hire Board dated May 8, 1974, with respect to interim taxi rate increase, which was amended after agreement to read as follows:

1. Interim Taxi Rate Increase

Council, on April 30, 1974, passed the following motion:

"MOVED,
THAT the following recommendation of the Board of Administration contained in this Clause be approved.

'I therefore recommend that Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above mentioned study, for report back to Council and provision of funds.'

MOVED,
THAT the second recommendation in this Clause be approved after amendment, as follows:-

'In the meantime, I would recommend that the Vehicles for Hire Board consider an interim rate increase to the fare structure based on 50% or 75% of the increase now requested by the industry. The interim increase is a purely arbitrary one, as was the last increase, and the amount could be the subject of further debate by the Vehicles for Hire Board. On the understanding the Vehciles for Hire Board will report back to Council with its recommendation.' "

Representatives of the Vancouver Taxi Owners Association were present and reiterated their requested rate increases as outlined in the report from the Vancouver Taxi Industry submitted to the Vehicles for Hire Board at its meeting of April 17, 1974 as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Vehicles for Hire Board
May 8, 1974 (continued)

i) Flag increase from 55¢ to 75¢

ii) Rate increase from 50¢ per mile to 60¢ per mile

iii) Waiting time rate increase from $6.00 per hour to $8.00 per hour

It was noted that the flag increase would mean an approximate $4.00 gross increase per shift, the increased mileage rate would mean an approximate $8.00 gross increase per shift, and the increase in the waiting rate would mean an approximate $1.00 gross increase per shift. The total gross increase being approximately $13.00 per shift.

In reply to a question from the Board, representatives of the Taxi Owners Association advised that drivers presently get 45% to 50% of the gross take. However, if their requested increase was granted, the taxi companies operating in the City of Vancouver would pay their drivers a minimum of 50% of the gross take across the board, plus fringe benefits.

Following brief discussion, your Committee

RESOLVED,

A. THAT interim taxi rate increases be granted to the Vancouver Taxi Industry as follows:

a. Flag increase of 10¢ (55¢ to 65¢)

b. Rate increase of 10¢ per mile (50¢ per mile to 60¢ per mile)

B. THAT the Taxi Owners Association submit a letter to the Vehicles For Hire Board stating that the drivers of taxi-cabs in the City of Vancouver would receive a minimum of 50% of the gross take plus fringe benefits, <u>before</u> the interim rate increases becoming effective.

C. THAT the Vehicles For Hire Board approve in principle an additional twenty-five taxi licenses; the method of distribution to be established after the results of a study of the Vancouver Taxi Industry by an outside consulting firm have been submitted to Council.

(underlining indicates amendment)

MOVED by Ald. Rankin,
THAT the foregoing report of the Vehicles for Hire Board dated May 8, 1974, be approved as amended.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT Resolution C be deferred pending the results of the consulting firm's study.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin, and Mayor Phillips voted against the motion)

The motion of Alderman Volrich to defer having lost, Alderman Rankin's motion was put and carried unanimously.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Special Committee on the Orpheum Theatre, May 13, 1974

The Special Committee on the Orpheum Theatre under date of May 13, 1974, submitted the following report:

"On March 19, 1974, Council approved a recommendation

'THAT the Special Committee on the Orpheum be asked to continue its existence as liason with Senior Governments and with the private fund-raising drive which will now commence.'

The fund-raising drive is now well under way, particularly a lottery which is expected to net $ 400,000 , and the Committee will be reporting progress to Council in due course. In addition there was last Saturday the first of a series of weekly Open House tours of the theatre, conducted by volunteers. This proved to be very popular.

At its meeting of April 16, the Special Committee considered other steps that will be necessary to complete the project of acquiring the theatre as a second auditorium for live performances. The most urgent of these is the planning of the restorations to commence in 1975.

This will involve decisions on consultants and architects, and compromise between the desires of the Symphony Orchestra on the one hand, and those who would like to keep the theatre as originally designed on the other.

THE COMMITTEE RECOMMENDS

THAT Council extend the terms of reference of its Special Committee on the Orpheum and ask that in addition to its concern with fund-raising, the Special Committee consider all aspects of the work of restoring the theatre, and report to Council recommendations on

a) the appointment of consultants, architects and contractors
b) detailed plans for the restoration, including costs and schedules.

INFORMATION

In anticipation of Council's agreement to this, The Special Committee established a 'Clients' Committee' to consider the technical details and to work with such architects and consultants as Council may appoint.

It asked Ald. Massey to chair the committee, and the following to serve:
- a representative of the Community Arts Council
- a representative of the Vancouver Symphony Orchestra
- a representative of the Stagehands' Union
- Ian Dobbin
- Hugh Pickett,

with power to add.

If Council is in agreement with this function, then it is suggested that the 'Clients' Committee' will report to Council through the Special Committee on the Orpheum."

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes (5946 Kerr Street)

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes all that portion of Lot 4, and Lot "A" of the South West Quarter of Block 17, District Lot 50, Plan 2950, described as follows:

1. COMMENCING at the southwesterly corner of said Lot 4;
THENCE N0° 01° 20" W, 117.40 feet, more or less, following in the westerly limit of said Lots 4 and "A" to the northwesterly corner of said Lot "A";
THENCE S89° 40E, 13.32 feet, following in the northerly limit of said Lot "A";
THENCE S0° 28' 30" W, 117.34 feet, more or less, to intersection with the southerly limit of said Lot 4 at a point 12.32 feet easterly from the southwesterly corner of said Lot 4;
THENCE N89° 57' 30" W, 12.32 feet, following in the southerly limit of said Lot 4 to the point of commencement. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 15th, 1973, and marginally numbered LF 6802.

(5946 Kerr Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 5:10 p.m., to reconvene in open session in the Council Chamber at 7:30 p.m.

The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair with the same members present with the exception of Alderman Marzari who was absent on other Civic Business.

DELEGATIONS AND UNFINISHED BUSINESS

Development of Vancouver Waterfront from Main Street West

Council received a delegation from Mr. R.C. Smith, President of the International Longshoremen's & Warehousemen's Union who spoke to his brief concerning the waterfront planning study being carried out by the City and the Federal Government. Various questions were raised by members of Council on statements made in the brief, following which, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,
THAT the submission from the International Longshoremen's and Warehousemen's Union be received and referred to the Project Manager for consideration and incorporation in the next stage of the waterfront planning study.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Vancouver Sea Festival

City Council at its meeting on April 23, 1974, deferred consideration of a grant request of $10,000 from the Vancouver Sea Festival Society pending the hearing of a delegation.

Representatives of the organization addressed Council, gave details of their proposed program advising that their budget is estimated at $30,000 for this year. An audited financial report for 1973 was filed.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT a grant of $10,000 be approved to the Vancouver Sea Festival Society, subject to the Director of Finance approving the organization's records and accounting arrangements.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur, Rankin and Mayor Phillips voted against the motion)

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT a grant of $6,000 be approved to the Vancouver Sea Festival Society, subject to the Director of Finance approving the organization's records and accounting arrangements.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Massey, Pendakur, Rankin and Mayor Phillips voted against the motion)

No further action was taken with respect to this grant request.

Appeal re Tattoo Parlour
License Application

Council received a delegation from Mr. Bryan Zuk appealing the decision of the Chief License Inspector who had rejected his application to carry on a business of a tattoo parlour at 15 Blood Alley. Mr. Zuk explained that there were two other existing tattoo parlours in the City who have been existence for a number of years.

The Medical Health Officer advised Council, in medical terms, the possibilities of skin diseases, allergies and other harmful diseases which can be contracted from this type of activity.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer.

- CARRIED

(Alderman Gibson voted against the motion)

Conversion of Apartment Blocks from Monthly
Tenancies to 99 Year Leases

The Council received a delegation from the West End Landlord - Tenant Centre speaking with respect to the conversion of apartment blocks in the City from monthly tenancies to 99 year leases. A brief was filed giving details of conversions in the West End. A spokesman for various tenants of the buildings also addressed Council.

The Council also noted a letter dated May 14, 1974, from the First Canadian Land Corporation, owners of the apartment blocks affected.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Conversion of Apartment Blocks from Monthly Tenancies to 99 Year Leases (continued)

The Mayor advised that he had written to the Attorney-General requesting that the matter be examined and suggested Council may wish to pursue the matter further with the Attorney-General.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council advise the Attorney-General its strong opposition to conversion of rental units to long term leases, and urge that the appropriate legislation be brought in during this session of the Legislature to prevent such practices.

- CARRIED UNANIMOUSLY

Subdivision of Lot 'A' of Lots 15 & 16, Block 1, 2 and 3, D.L. 321
2991 West 42nd Avenue

Earlier this day, Council agreed to hear a delegation from Mr. Huculak speaking with respect to Departmental Report, Building and Planning matters, dated May 10, 1974, re the subdivision of 2991 West 42nd Avenue.

Mr. Huculak referred to his letter of February 13th, which had been circulated previously giving the reasons for the request to subdivide and requested approval.

Following an explanation by the Zoning Planner on the details of the application, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,
THAT Council advise the Approving Officer it has no objections to the subdivision of this property, subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

1. Proposed Public Officials and Employees Disclosure Act

MOVED by Ald. Volrich,
THAT this Council express its strong disapproval of the proposal in Bill 85, the Public Officials and Employees Disclosure Act, which requires elected officials to file a disclosure statement with the City or Municipal Clerk and which requires that this disclosure statement be made available to the public at large.

(Notice)

The Council recessed at approximately 9:45 p.m. to reconvene 'In Camera' in the Mayor's Office.

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 2, 1974

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 2, 1974, in No. 1 Committee Room at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Harcourt, Hardwick, Massey, Rankin and Volrich

ABSENT: Aldermen Bowers, Gibson, Linnell, Marzari and Pendakur

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements by Petition

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Pavements and Curbs, Lane Pavements, Sidewalks by Petition Schedule #425

The Court received from the Assessment Commissioner, Schedule #425 listing a number of Local Improvement projects at various locations by petition, which had been requested by the majority of the assessed owners by means of sufficiently signed petitions.

The Assessment Commissioner requested the Court to adjust the measurements as noted below with respect to Project #4, the installation of pavements and curbs on both sides of Beatrice Street, from 22nd Avenue to the lane south of 22nd Avenue.

"Frontage assessed (Residential) - From 1,431.71' to 1,068.59'	ORIGINAL ESTIMATED COSTS		ADJ. ESTIMATED COSTS	
	City	$11,317.	City	$14,353.
Frontage exempt (Residential) - From nil to 363.12'	Property Owners	12,245.	Property Owners	9,209.
	TOTAL	23,562.	TOTAL	23,562.

The properties on the west side of Beatrice Street also abut Commercial Street. (Two Street Frontage) Under Part I Section 6 (2) of the Local Improvement Procedure By-law, Equitable Adjustments, the City shall contribute fifty percent (50%) of the cost of the project as would otherwise be specially assessed against properties where the front and rear boundaries each abut on a street. We request the Court of Revision to adjust the measurements as noted above."

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Project #4, Schedule 425, be amended as requested by the Assessment Commissioner.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT Schedule 425 as submitted by the Assessment Commissioner and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt
SECONDED by Ald. Hardwick
THAT the Court of Revision rise and report

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure - Schedule 425

The Council received the following representations speaking to the projects listed:

	Sch. No.	Project No.	Comments
Messrs. Deglau & Wilson	425	18	Opposed reduction of pavement from 33' to 32' and requested the City install a 36' wide pavement.
Mrs. Lussier	425	54	Opposed. Additional assessment would impose a financial hardship on her. Also, two of the petitioners have since sold their homes and moved away
Messrs. Bonin & Leptick	425	42	Opposed to proposed 27' pavement. Would support if pavement were 32' wide.
Mr. J. Traill	425	54	Opposed cost of additional assessment involved.
Mr. Hock	425	62	Opposed. His property is situated on the short end of this 'T' lane, which portion will not be paved at this time. Also complained of drainage problems.
Mrs. Clark, Messrs. Coleman & Nelson	425	72	Commented re ditch and poor drainage conditions. Also referred to youth of canvasser.
Mrs. Jakes	425	90	Concerned with respect to drainage problems and ditch.
Mr. Malkoc	425	97	In favour of the project.

Local Improvement Subsequent Procedure -
Schedule 425 (cont'd.)

	Sch. No.	Project No.	Comments
Mr. Molenda	425	105	Opposed cost of additional assessment involved.
Mr. Bell	425	112	Spoke on behalf of 18 affected owners who do not wish the project to proceed unless speed bumps are installed in the lane at time of paving.

A letter from Mr. R. R. Wicks, Project #91, Schedule 425, objecting was noted by the Council.

MOVED by Ald. Hardwick,
SECONDED by Ald. Rankin,
THAT the letter referred to above be received.

- CARRIED UNANIMOUSLY.

Council also noted a report from the Board of Administration dated April 24, 1974 recommending certain projects be undertaken. Council took action on the various projects as follows:

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT Project 18, Schedule 425, be approved but that the pavement width be amended to 36'.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Project 28, Schedule 425, not be proceeded with at this time.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT Project 42, Schedule 425, be approved, but that the pavement width be amended to 32'.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT Council approve the following cost-sharing formula with respect to installation of speed bumps in lanes:

Initiated by the City	-- the City to pay the full cost
Requested by the Property Owners	-- the cost to be born 2/3 City, 1/3 affected property owners.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Project 112, Schedule 425, be approved, but the City Engineer take no action to proceed at this time, pending the result of Mr. Bell's canvass of the affected property owners with respect to their paying 1/3 of the cost of installing speed bumps in this lane.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the balance of the Petition Projects in Schedule 425 be undertaken as amended.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 8:50 p.m.

The foregoing are Minutes of the Special Council Meeting of May 2, 1974, adopted on May 14, 1974.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane Abutting Lots A and B of Lots 11 and 12, Block 335, D.L. 526, Northwest Corner of Oak Street and Broadway

The City Engineer reports as follows:

"On the 25th of November 1969, City Council adopted the following report.

'The lane at the rear of the above mentioned Lots A & B is 22 feet in width. The normal requirements are for a 20 foot lane. The owner of Lots A & B wishes to acquire the 2 foot surplus portion of lane.

I RECOMMEND that the 2 feet of lane at the rear of Lots A & B be closed, stopped up and conveyed to the owner of Lots A & B subject to the following conditions:

(a) The value of the 2 foot strip to be $1,575 in accordance with the Supervisor of Property and Insurance.

(b) The closed lane, together with Lots A & B, to be consolidated to form one parcel.

(c) A Bulkhead Agreement satisfactory to the Corporation Counsel and the City Engineer.'

The acquisition of the 2 foot surplus lane was not completed. A new application has been received to acquire this surplus portion of lane. The value of the land has increased since 1969.

* I RECOMMEND that the 1969 Minute of Council be rescinded, and

I further RECOMMEND that the 2 feet of lane at the rear of Lots A & B of Lots 11 and 12, Block 335, D.L. 526 be closed, stopped up and conveyed to the owner of said Lots A and B subject to the following conditions:

(a) The value of the 2 foot strip be set at $3,750.00, in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane be consolidated with the abutting said Lots A and B to form one parcel.

(c) A Bulkhead Agreement, over the new parcel, satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

*NOTE: Two-thirds majority of those present required for rescinding motion.

2. Lease of C.P.R. Right-of-Way for Granville Bridge Footings

The City Engineer reports as follows:

"Footings for the Hemlock ramp of the Granville Bridge encroach on Canadian Pacific Railway property. The area covered by the encroachment has been leased from the railway since 1954 on a yearly basis. The railway advised in January, 1974 that the rent on the above property would be raised from $20 a year to $60 a year commencing March 1, 1974. The Supervisor of Property and Insurance advised that this is a reasonable rental. Funds are available for this purpose in Account 8021/1850.

I RECOMMEND that the Mayor and City Clerk be authorized to execute an addendum to the present agreement which will set the annual rental at $60.00."

Your Board RECOMMENDS that the foregoing be approved.

3. Kerr Road P.R.V. Station Replacement - Closing of Capital Account

The City Engineer reports as follows:

"The replacement of the Kerr Road pressure reducing valve station was part of the 1973 Water Works Construction Program and funds had been set up and appropriated accordingly.

Detailed design has shown, however, that the required work on this station cannot be done without seriously affecting the service to the industries south of Marine Drive.

It has, therefore, been decided to delay this work until an alternative feed along Boundary Road can be used which is to be constructed as part of the Champlain Heights development.

Until this occurs and to make the allotted $35,000 available for other work, Capital Account 121/5214 should be closed out at this time.

I therefore RECOMMEND that account 121/5214, 'Kerr Road P.R.V. Station Replacement' be closed out and that the appropriated $35,000 under this number be transferred to Water Works Capital Account No. 128/7902, 'Short Notice Projects-Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

4. Reconstruction of the Sewer beneath the Lakewood Drive Bridge

The City Engineer reports as follows:

"There is a sewer suspended beneath the Lakewood Drive Bridge which spans the Burlington Northern Railway cut. This sewer is in a bad state of repair and must be rebuilt as soon as possible.

The estimated cost of reconstructing this sewer on Lakewood Drive between 11th and 12th Avenue is $25,000.

I RECOMMEND that the construction of this sewer be approved, and that $25,000 be appropriated from the 1973 Sewers Capital Budget, Account 118/7904, 'Reconstruction and Relief - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

5. Sewer Reconstruction Prior to 1974 Paving - Phase II

The City Engineer reports as follows:

"Recent television inspection shows that sewers on the following streets are in poor condition and should be reconstructed prior to paving under the 1974 Paving Program:

(a) Lane south of 7th Avenue from Alberta to Columbia.
(b) Lane south of 8th Avenue from Alberta to Columbia.
(c) Quebec Street from 13th Avenue to 14th Avenue.
(d) 18th Avenue from Heather to Ash Streets.

The estimated total cost of this work is $60,000.

I RECOMMEND that $60,000 be appropriated for 'Sewer Reconstruction, Prior to 1974 Paving - Phase II' from Sewers Capital funds as follows:

(a) $26,000 from Account 118/7903, 'Prior to Paving - Unallocated',

(b) $34,000 from Account 118/7904, 'Reconstruction and Relief - Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 399

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Strata Title Application - New Construction
1825 West 8th Avenue, Lot 'F', Block 307,
D.L. 526, Plan 15144, 27 dwelling units,
Block Bros. Contractors Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Block Bros. Contractors Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 27 dwelling units at 1825 West 8th Avenue.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchase monies have been arranged through the Bank of Montreal, 10th Avenue and Granville Street Branch, Vancouver, British Columbia, payment whereof to be amortized over a period of twenty-five (25) years, subject to repayment within five (5) years. The true interest charge with respect to such purchase mortgages shall be nine and three-quarters per cent (9 3/4%) per annum, calculated half yearly not in advance. The Purchasers shall be entitled to arrange their own purchase mortgages if they so desire.

Subsection (b) - Any bonusing of Financing

No bonus or like cost will be charged with respect to purchase mortgage financing arranged through the Bank of Montreal aforesaid.

Subsection (c) - Details of a management contract and monthly Services

Immediately upon filing of the Strata Plan the undersigned will enter into a management contract with Brock Bros. Realty Ltd., which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

(i) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of Nine dollars ($9.00) per Strata Lot per month (aggregate charge for such services shall not exceed Two hundred and forty-three dollars ($243.00 per month);

(ii) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;

(iii) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;

cont'd .....

Clause No.1 continued

(iv) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of accounts properly incurred by or on behalf of the Strata Corporation.

(v) the Manager shall repair and maintain the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance, garbage collection, janitorial services, property insurance, etc.;

(vi) the Manager shall maintain at its own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Corporation monthly management accounts with respect thereto;

(vii) the Manager shall prepare an estimated budget, at least once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The Purchasers' attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46 of the Statutes of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any Purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the undersigned.

Monthly Maintenance Costs

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet of Strata Lot	Unit Entitle-ment	Estimated Cost Per Month	Estimated Cost Per Annum
1	599	281	$ 28.07	$ 336.84
2	1078	491	49.05	588.60
3	1031	482	48.15	577.80
4	683	323	32.27	387.24
5	680	323	32.27	387.24
6	737	350	34.97	419.64
7	733	350	34.97	419.64
8	680	318	31.77	381.24
9	683	318	31.77	381.24
10	919	427	42.66	511.92
11	1088	491	49.05	588.60
12	1050	482	48.15	577.80
13	684	323	32.27	387.24
14	684	323	32.27	387.24
15	741	350	34.97	419.64
16	739	350	34.97	419.64
17	686	318	31.77	381.24
18	686	318	31.77	381.24
19	919	427	42.66	511.92
20	1088	491	49.05	588.60
21	1050	482	48.15	577.80
22	684	323	32.27	387.24
23	684	323	32.27	387.24
24	741	350	34.97	419.64
25	739	350	34.97	419.64
26	686	318	31.77	381.24
27	686	318	31.77	381.24

cont'd ....

Clause No.1 continued

The above estimates include the following:

- General operating - caretaker, building insurance, management fees;
- General maintenance - cleaning, decorating, structural, electrical, plumbing, heating, parking, elevator and miscellanious;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common area building entrance etc.,

Purchasers shall be responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to (a) heating of living areas of each Strata Lot,
(b) electricity,
(c) telephone and cablevision.

Subsection (d) - Taxes and all other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that real property taxes attributable to the respective Strata Lots for the 1974 taxation year, net of home owners' grant, if available, shall be as follows:

Strata Lot	Unit Entitlement	
1	281	$ 200.00
2	491	310.00
3	482	310.00
4	323	200.00
5	323	200.00
6	350	220.00
7	350	220.00
8	318	200.00
9	318	200.00
10	427	310.00
11	491	310.00
12	482	310.00
13	323	200.00
14	323	200.00
15	350	220.00
16	350	220.00
17	318	200.00
18	318	200.00
19	427	310.00
20	491	310.00
21	482	310.00
22	323	200.00
23	323	200.00
24	350	220.00
25	350	220.00
26	318	200.00
27	318	200.00

The undersigned is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

cont'd .....

Clause No.1 continued

Subsection (e) - Shared facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:-

(a) Parking:

Each Strata Lot will be assigned the exclusive use of one parking space in the underground parking garage;

(b) Patios and Balconies:

(i) Each ground floor Strata Lot will be granted exclusive use of the patio area contiguous to its living-dining room;

(ii) The balconies attached to and directly accessible to the respective Strata Lots will be for the exclusive use of the owners of each Strata Lot;

(c) Storage Lockers:

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building;

(d) Laundry Room:

The laundry room and facilities situated on each floor of the building shall be for the exclusive use of the owners of the Strata Lots located on that floor.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outline in (a) to (d) above following deposit of the Strata Plan in the Vancouver Land Registry Office and prior to conveyance of any Strata Lot.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Lort & Lort, Architects, in which they state that the above building compares favourably with the quality control standards set by the C.M.H.C., as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

FIRE & TRAFFIC MATTERS

A-6

INFORMATION

1. New Headquarters Firehall

The Director of Permits and Licenses reports as follows:

"On October 30, 1973, the City Council approved a report of the Board of Administration dated October 25, 1973, on the subject of the new Headquarters Firehall.

In adopting the report's recommendations, Council approved the addition of approximately 1,900 square feet of floor space for a physical fitness workout area, part of which is being finished as a handball court.

The Vancouver Firefighters Athletic Club, through the Fire Chief, have requested the installation, at their cost, of showers, a toilet and a sauna in part of the now unallocated area next to the handball court. They have also requested the construction of a small spectators' gallery at the back of the court.

The Architect has provided a plan of these additions, a copy of which is attached. The extra costs as received from the Contractor are as follows:

For a "roughed-in" facility, i.e. no fixtures, wall, or floor finishes (firemen to do finishing work):

Viewing gallery	-	$1,717.18
Washroom and Sauna	-	7,328.77
Total:		$9,045.95

Architect's fees, at 8½%, would amount to an additional $770.00.

The Vancouver Firefighters Athletic Club, after reviewing the above costs, have given us a letter (attached), indicating their willingness to accept the cost of the work.

The proposed alterations will take up about 200 square feet of space, but as the facility is being built in an area with a ceiling height of about 18 feet, the ceiling of the new facility will become useable space, possible for storage.

As the Vancouver Firefighters Athletic Club will bear all costs of this work, authority to proceed has been given to the Contractor."

Your BOARD SUBMITS the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

FINANCE MATTERS

A-7

RECOMMENDATIONS

1. Neighbourhood Improvement Programs: Planning Department Staff Arrangements

The Director of Planning reports as follows:

I. INTRODUCTION

The Neighbourhood Improvement Program is a shared cost program providing federal and provincial contributions to assist municipalities in improving living conditions in deteriorated neighbourhoods. Rehabilitation of housing within such areas would be financed through the Residential Rehabilitation Assistance Program. This is a National Housing Act program which does not involve provincial and municipal financial contributions.

The Standing Committee on Community Development has been involved in the preliminary work required to initiate this program in the City and following submission to the senior governments of the Committee's report of February 14, 1974, which forwarded the Planning Department's report "Neighbourhood Improvement in Vancouver," an allocation of federal and provincial funds has been made to the City. The Province, by letter of March 13, 1974, to the Mayor, has advised that $1,500,000 by way of Federal Grant and $750,000 by Federal Loan, and $750,000 Provincial Grant have been allocated to Vancouver.

These funds are for selection and planning of Neighbourhood Improvement Programs and their implementation. The City's share of the cost of this work (25% for some items and 62½% for others) is provided from the unexpended balance of current Urban Renewal Funds. It is understood that there will be annual allocations of funds by the senior governments up to March 31, 1978. Section 27.7 of the National Housing Act states that no applications for such funds may be approved after that date. Council, by resolution of February 19, 1974, has allocated $1,000,000 from City Urban Renewal Funds for its share of the program.

2. STAGES OF WORK AND TIME LIMITS

Work is proceeding now, with the existing staff, on refining the selection process to identify possible areas of priority for early consideration by the Standing Committee on Community Development. The explanatory documents from Central Mortgage and Housing Corporation and information obtained from discussion with C.M.H.C. staff stress the need for this work and project planning to be done expeditiously. It is believed also that subsequent annual fund allocations from the senior governments will be influenced by the performance of the municipality in the previous year. For these reasons, the planning work required should start immediately following confirmation by the City of the neighbourhoods selected.

3. INTEGRATION OF NEIGHBOURHOOD IMPROVEMENT PROGRAM PLANNING AND AREA PLANNING

As noted in Section 3 of the report "Neighbourhood Improvement in Vancouver," it is anticipated that Neighbourhood Improvement Programs will be appropriate methods of achieving many of the objectives of Area Planning Programs described in the Planning Department's report "Shaping the Future," of February, 1974. However, in some areas it is probable that Area Planning Programs will not be in operation before a Neighbourhood Improvement Program is initiated. It is likely also that areas covered by Neighbourhood Improvement Programs will be smaller than the "local areas" for which the Area Planning Programs will be undertaken.

All phases of Neighbourhood Improvement Programs will be integrated with the Area Planning Programs to the maximum extent possible. Due to the time requirements indicated above, however, it may be necessary in some cases to give priority to the preparation of Neighbourhood Improvement Program plans over other elements of the Area Planning Program.

Cont'd . . .

Clause #1 continued:

4. SHAREABLE COSTS

The Agreement of December 7, 1973, between the Province and C.M.H.C., covering operation of the Neighbourhood Improvement Program in British Columbia, includes a statement of the elements of the work eligible for contributions and the scale of contributions from C.M.H.C. The contributions from the Province are 50% of the C.M.H.C. contribution.

The agreement provides for a contribution from C.M.H.C. of 50% of the cost of neighbourhood selection and neighbourhood planning. The Province's contribution at 50% of the C.M.H.C. rate is therefore 25%. The maximum amounts set for these phases of the work are:

(1) For neighbourhood selection:

2% of the commitment to the municipality.

(2) For neighbourhood planning:

8% of the amount allocated to neighbourhood (or neighbourhoods) selected for its improvement program.

Qualifying project costs for such work, as set out in explanatory notes provided by C.M.H.C., may include:

(a) For neighbourhood selection:

costs of such activities as meetings, surveys, staff salaries, rental of meeting places, advertising.

(b) For neighbourhood planning:

costs of such activities as meeting costs, rental of meeting places, the salaries of municipal staff delegated to work with area residents, consultants' fees, and cost of providing support for resident organizations and involvement.

On the basis of:

	$
Federal Grant	$1,500,000
Provincial Grant	750,000
Total	$2,250,000

the applicable maximum amounts available would be:

	From Senior Governments (75%)	$	From City (25%)	Totals
For neighbourhood selection	2% of 2,250,000 =	45,000	15,000	60,000
For neighbourhood planning	8% of (2,250,000 less 45,000)	176,400	58,800	235,200
Totals - Selection and Planning		221,400	73,800	295,200

5. IMMEDIATE STAFF NEEDS

The completion of the selection process, which should be reported to the Standing Committee on Community Development about mid-May, could result in Council approving possibly two areas for early action. At that time we should be ready to prepare the necessary plans without delay.

Some of the requirements of a neighbourhood plan, as described in the C.M.H.C. explanatory notes, e.g. plans to secure the future land use patterns of the area in conformity with the neighbourhood plan; budget, with estimated costs and federal contribution for each element; rehousing program, if applicable, indicate that this stage will require sustained intensive effort.

Cont'd . . .

Clause #1 continued:

Estimates prepared for the City's 1976-1980 Capital Program are based on the assumption that there could be six to eight Neighbourhood Improvement Programs in various stages of activity throughout that period, with corresponding demands on staff.

To meet these demands, it is recommended that the appointment of two Planners, one Planning Assistant, and one Clerk-Stenographer from the Area Planning Group, as proposed in the Planning Department's report, submitted with the Board of Administration's report "Planning Department Staffing and Budget" of April 9, 1974, be authorized immediately.

6. COST ESTIMATES	1974 (7 Months)	Annual
2 Planners @ $1,446	20,244	34,704
1 Planning Assistant @ $806	5,642	9,672
1 Clerk Stenographer @ $598	4,186	7,176
Fringe Benefits @ 12½%	3,759	6,444
Auto Allowances	230	400
Staff Costs	34,061	58,396
Less Grants(1)		
Federal (50%)	17,030	29,198
Provincial (25%)	8,515	14,599
Net Cost to City (from Capital Funds) (25%)	8,516	14,599
Furniture & Equipment Desks, Drafting Tables & Equipment, Typewriter, Chairs, etc.	7,500	
N.B. Furniture prices as new. Any furniture pieces available from Central Stores would reduce this amount.		
Estimated Total Net Expense to City in 1974	16,016	

(1) It is estimated that, if the program proceeds continuously, as indicated by the explanatory material provided by C.M.H.C., contributions for staff costs should be available through until approximately 1978-1979, the amounts in each year being dependent on the number of programs and degree of staff involvement each year.

The detailed estimates in the Board of Administration report of April 9, 1974, on Planning Department Staffing and Budget would be adjusted to reflect any approvals which Council may give in regard to the staff described in this report.

If it is necessary to have these people located in a Local Area Planning office, operating expenses of $1,375 per month and certain new and non-recurring items such as telephone installation, partitions, will be reported to the Board of Administration.

7. RECOMMENDATIONS

(A) That Council approve the establishment of the following positions, subject to classification by the Director of Personnel Services, in advance of other actions on staff identified in the Board of Administration report of April 9, 1974 on Planning Department Staffing and Budget:

2 Planners
1 Planning Assistant
1 Clerk Steno

Cont'd . . .

Clause #1 continued:

(B) That funds to provide the net City's share of these staff costs for 1974, estimated at $8,516, be provided from Urban Renewal Capital Funds, already allocated to the Neighbourhood Improvement Program.

(C) That funds for furniture and equipment, estimated at $7,500 be provided from Urban Renewal Capital Funds already allocated to the Neighbourhood Improvement Program.

(D) That automobile allowances at the intermittent rate of $0.13 per mile be approved for the two planners (1974 estimated cost $230).

Your Board RECOMMENDS approval of the foregoing recommendations.

2. City Liability Insurance

Your Board has received the following report from the Director of Finance:

"It was pointed out to the Finance and Administration Committee in 1973 that the City's Liability Insurance coverage is seriously deficient and that a staff committee had been attempting to improve the situation for some time. However, due to the lack of staff and work overload in the Law Department we had only been able to proceed to a certain point. Council, on the advice of the Finance and Administration Committee put a high priority on theimprovement of the City's liability coverage.

The previous Council in 1972 instructed the officials to proceed on an open tender basis in the acquisition of new liability coverage. Mr. Douglas Macdonald, the City's insurance consultant, states that such an open tender procedure will not work to the City's advantage and probably would not succeed in any sense in providing the City with proper coverage. Such open competition for the significantly large and complicated coverage required by the City would only disturb the markets available as there is a generally restricted market for this type of coverage.

However, the City definitely wants competition in the acquisition of major liability insurance and we would therefore propose the following procedure.

The two firms, Macaulay Nicolls, Maitland Insurance and Reed Shaw Stenhouse Limited have, over the years, proven their merit in their efforts to obtain first rate and least cost physical asset insurance for the City. The two firms are very large and between them are competent to cover all available world markets. Their competition in 1973 for the City's major physical asset insurance ($130,000,000 worth of coverage) demonstrated 1) a very definite and strong competition and 2) that they could in fact cover all world markets. I would therefore recommend that these two firms be asked to approach the world insurance markets with a view to preparing competitive liability insurance proposals for the City.

Prior to the two companies approaching the markets we would need to define our needs as we see them, define our relationship to other organizations such as the School Board, Hospital, P.N.E., Park Board, etc. We would also need to determine coverages in the general sense, ones that must have coverage and others that could be optional. We would further need to indicate to the companies our idea of insurance limits and deductibles that the City could support. Major contract exposures on the part of the City also have to be indicated to the companies.

We had originally thought that we would need to define exactly our needs, but recognized that we could not do so. Therefore under the recommended competitive situation we will provide the brokers with a great deal of information and indications of our needs, but we will ask brokers to tell us what they think we need and can get, within our general guidelines.

The timing is such that Finance, Law and some other departments need to do a month or two of preliminary work followed by submission of the information to the brokers and the brokers in turn would require two to three months to approach the markets and prepare their proposals for the City. These proposals would then be reviewed and submitted to the Finance and Administration Committee for action.

Cont'd . . .

Clause #2 continued:

To avoid either broker from tying up particular markets by virtue of prior knowledge or earlier knowledge of this recommendation I will inform both brokers of my recommendation to Council at the time of submitting this report to Council, but indicate that this procedure is subject to Council approval.

Therefore, I would RECOMMEND to Council that it appoint Macaulay Nicolls, Maitland and Reed Shaw Stenhouse to separately approach the world insurance markets with a view to replacing and improving the City's existing liability insurance."

Your Board RECOMMENDS Council approval of the recommendation of the Director of Finance.

3. Request for Budget Increase -- Map Books

The Supervisor of Property & Insurance reports as follows:-

"The Property and Insurance Office periodically arranges for the printing of map books showing all properties within the limits of the city. Various civic departments request these books from time to time and the balance are sold to the public for a fee of $7.50 plus tax.

At the time budget estimates were being prepared, it was considered that the existing supply of map books was sufficient for this year. However, there has been an unanticipated increase in the demand for the books from the public, and it will be necessary to re-order the books this year. It is estimated that the re-printing will cost $3,500.00. However, the major portion of this amount will be recovered from the sale of the books over the next two or three years. It is therefore,

RECOMMENDED

That the sum of $3,500.00 for the re-printing of map books be transferred from the contingency reserve to Account Code 7051/572."

Your Board RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Automobile Fleet Premium Insurance

The Supervisor of Property and Insurance reports as follows:-

"On March 1st, 1974, all licensed vehicles owned by the City were insured through the Insurance Corporation of British Columbia (I.C.B.C.). In 1973, the last year of competitive conditions, the City's insurance premium for automobile insurance was $186,000.00.

The coverage was as follows:-

Third Party Liability and Passenger Hazard, $1,000,000.00 inclusive limits.

Non-owned automobile with Third Party Liability, $1,000,000.00 inclusive limits.

The City has been successful in obtaining basically the same form of coverage under I.C.B.C. with the exception of compulsory collision insurance for passenger vehicles, 1967 or newer, or commercial vehicles, 1967 and newer and under 8,000 pounds G.V.W.

Initially, under I.C.B.C., the City's 1,206 licensed vehicles generated a basic premium of $214,982.00. This sum was offset by a 40% deferred payment offered to large fleets as a safe driving incentive, which the City has taken advantage of,

Cont'd . . .

Clause #4 continued:

resulting in a "deposit" premium of $128,989.00. After March 1st, 1975, I.C.B.C. will determine the claims experience applicable to the City fleet and, if the experience is good, the deferred payment is forgiven; if it is poor, all or part of the deferred payment becomes due and payable to I.C.B.C. upon demand.

Historically, the City's loss experience has not been good. The loss average for the past three years is $108,000.00 without accounting for collision costs, which now apply to approximately one-third of the City fleet.

In view of the foregoing, the firm of Reed Shaw Stenhouse Limited have offered to insure the 40% deferred payment through a reliable market available to them. The actual premium will depend on the I.C.B.C. statement after March 1st, 1975, however, a deposit premium of $21,498.00 would be required upon acceptance by the City.

An example using the City's average loss experience of $108,000.00 per year, would produce the following results:-

40% deferred I.C.B.C. premium	$ 85,993.00
Plus average claims	108,000.00
Adjusted premium	$193,993.00
Less initial "deposit" premium	128,989.00
I.C.B.C. assessment at March 1st, 1975	$ 65,004.00

In summary, the Reed Shaw Stenhouse proposal would provide insurance protection against the near certainty of the I.C.B.C. calling upon the City to pay the deferred premium of $85,993.00 after March 1st, 1975. In addition, the I.C.B.C. offer a 10% "no claims" bonus to fleets where no loss experience has been recorded. Insurers confirm that the City would also be entitled to claim for a "loss of bonus" which would be 10% of the basic premium or $21,498.00.

It could be expected from the foregoing, that this form of "premium indemnity insurance" will not be made available at such a reasonable rate after the first year's experience is made known. It is, therefore,

RECOMMENDED that the proposal offered by the firm of Reed Shaw Stenhouse Limited on behalf of Commonwealth Insurance Company by Reinsurance and Excess Limited to insure that portion of the automobile fleet insurance premium "deferred" by the Insurance Corporation of British Columbia be accepted."

Your Board,

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION

5. Electronic Control Gates at Central Library

The Director of the Vancouver Public Library reports as follows:

" 1. The losses of books from the Central Library are undermining our ability to provide an effective information or lending service. Losses are estimated at about 10,000 books annually, which are equivalent to one-third of the year's Central Library purchases, and they are often, of course, the books in greatest demand.

Cont'd . . .

Clause #5 continued:

2. Losses consist of (a) books charged out and not returned (6,250 p.a.)

   (b) books removed without being charged out and not returned (3,750 p.a.)

   The losses under (a) are despite the use of a collection agency to whom in 1973 we referred 7,211 cases (11 - 12,000 books) of which they recovered about 50%. A reduction in this category would require major changes in our pattern of service.

3. It is possible to reduce losses in category (b) above by the installation of electronic control gates at the main entrance of the Central Library. The make favoured is Tattle Tape manufactured by the 3M Company. This system involves placing a narrow strip of sensitized tape in the spine of certain books, specifically reference books, new books, and other high risk books. If these books are carried past a control point without being charged out, the gates lock shut.

4. The experience of other libraries has shown the mechanism to operate effectively. When the alarm goes the person is questioned as to any books in his possession. If he denies having any concealed, or in a bag, the matter is not further pursued, except in rare cases of persistent offenders. Normally the deterrent effect is sufficient. No doubt some losses would continue, but savings should be of around 2,500 books p.a., worth over $20,000. to the Library.

5. Estimated costs:

1974 Cost		
Two Tattle Tape Units		$ 26,000.
Additional remodelling Main Floor Circulation		2,000.
1 sensitize/desensitize unit		2,100.
Permanently sensitizing all reference books not in closed stacks	20,000 @ 12.6¢	2,520.
Desensitizable strips for Division Circulation books	50,000 @ 12.6¢	6,300.
Labour	70,000 @ 5¢ per book	3,500.
		$ 42,420.

Annual Cost		
	6,000 reference @ 12.6	$ 756.
	5,000 circulation @ 12.6	630.
Labour	11,000 @ 5¢	550.
Annual servicing cost		400.
		$ 2,336. "

The Comptroller of Accounts advises that the 1974 cost of $42,420. would be provided from Contingency Reserve if the report is approved.

Your Board submits the matter of Electronic Control Gates to Council for CONSIDERATION, it being noted that the Library Board states that these control gates are expected to save 2,500 books per annum worth about $20,000.

FOR COUNCIL ACTION SEE PAGE(S) 400

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease - Rental Review
   Lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064
   -- Columbia Street-end

The Supervisor of Property and Insurance reports as follows:-

"The above property, Lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064, which is approximately 10½ acres, was leased to Western Bridge and Steel Fabricators Ltd. for a term of 30 years from September 24th, 1958. This lease was assigned with the City's consent to Canadian Iron Foundries Limited on October 31st, 1961.

The lease provides for a rental revision at 5 year intervals and was subject to review as of September 24th, 1973. Negotiations on a revised rental were commenced with the Company in June, 1973.

The property is used for engineering, steel fabricating, etc. There are a number of buildings on the site, some of which are obsolete and were here before the lease commenced. The terms of the lease require the lessee to remove the buildings on termination.

The present rental is $26,790.60 per annum plus taxes.

The Company, through their Solicitors, have now agreed to pay an escalating rental for the present 5 year term. The initial year's rent would be $50,000.00 plus taxes, and escalate $5,000.00 per year.

The Supervisor of Property and Insurance is of the opinion that the rental can be recommended as realistic. It is, therefore,

RECOMMENDED:

That the rental for the 5 year period commencing September 24th, 1973 be:-

$50,000.00 for the 1st year, plus taxes
$55,000.00 for the 2nd year, plus taxes
$60,000.00 for the 3rd year, plus taxes
$65,000.00 for the 4th year, plus taxes
$70,000.00 for the 5th year, plus taxes"

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Sale of Lots A,B,C,D,E,F,1,2 & 3, Block 58, D.L. 541
   S/S Georgia Street, Between Cambie & Beatty Streets

The Supervisor of Property & Insurance reports as follows:-

"City Council on July 18, 1972, approved the sale of the following City-owned lots: Lots A,B,C,D,E,F,1,2 & 3, Block 58, D.L. 541, S/S Georgia Street, between Cambie & Beatty Streets. Subsequently, on December 11, 1973, Council approved the exchange of that portion of the north end of the lane adjacent to these lots for property owned by the purchaser, for use as a hotel and store complex.

Cont'd ....

Clause 2 (cont'd)

The purchaser was required to consolidate the lands into one parcel by depositing a new subdivision plan and this has been prepared. It was also a condition of sale that the purchaser provide the City with an option to repurchase the lots at the net sales price in the event that construction had not started by October 16, 1974.

We are informed that the Land Registry will not accept the option for registration since the exercise of the option would require a resubdivision to restore the consolidated site to its previous configuration. The Registrar is not prepared, by accepting the option for registration, to presume a resubdivision would receive the consent of the Approving Officer. An alternative procedure which would give the City the same protection would be to prepare a Statutory Covenant for registration requiring thepurchaser to commence construction by October 16, 1974.

The purchaser has requested that the agreement contain a protection for an extension of time in the event that a prolonged construction strike interferes with the progress of construction and this is considered to be a reasonable request. It is therefore

RECOMMENDED

That the condition of sale requiring the purchaser to grant the City an option to repurchase, be changed to require the purchaser to provide a Statutory Covenant to achieve the same result, and that the agreement include a provision for an extension of time in the event a prolonged construction strike interferes with the progress of construction."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of City Lands by Tender

RE: Lots A & B, Blocks 10 to 13 & 22 to 25, D.L. 391 & 392
S/S King Edward Avenue, West of St. George Street
Zoned: RS - 1

The Supervisor of Property and Insurance reports as follows:-

After advertising certain City-owned lands for sale, tenders were opened in public. Listed below is the highest offer (above the upset price) received for each lot.

NAME	LOT	APPROX. SIZE	SALES PRICE	TERMS	CONDITIONS
Knight Realty Ltd	A	48' x 99.89'	$37,800.00	City Terms at 9½%	Subject to Bulkhead Agr ment -- Lot above grade.
Knight Realty Ltd	B	48' x 99.90'	$37,760.00	City Terms at 9½%	Subject to Bulkhead Agr ment -- Lot above grade.

Your Board

RECOMMENDS that the foregoing sales by tender, received by the Supervisor of Property and Insurance, be approved under the terms and conditions set down by City Council.

FOR COUNCIL ACTION SEE PAGE(S) 401

BUILDING AND PLANNING MATTERS

B-4

INFORMATION

1. Subdivision of Lot 'A' of Lots 15 and 16, Block 1, 2, and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak

The Director of Planning reports as follows:

" A letter has been received from Mr. Mir Huculak dated February 13, 1974, regarding the above.

City records indicate that the existing dwelling on Lot 'A' and located in a One-Family Dwelling District was permitted to be remodelled into four (4) dwelling units by the Zoning and Development By-law Board of Appeal (now the Board of Variance), under their decision of April 1, 1954, subject to the condition that Lot 16 and the west half of Lot 15 were first consolidated into one parcel of land. Lot 16 containing the dwelling measured 75' x 135' and the vacant W1/2 Lot 15 measured 37' x 135'.

On July 24, 1963, an application by Dr. M. Huculak to subdivide Lot 'A' into the original lot sizes was refused by the Approving Officer who stated:

> "While the existing building on Lot 'A' contains four (4) separate dwelling units, the condition of consolidation imposed by the Appeal Board cannot be disregarded by this office."

The owner subsequently made application to the Board of Appeal, requesting a revision to Appeal No. 10729, in order that the condition calling for consolidation could be rescinded.

The Board decided at its meeting of April 20th, 1967, that it was without jurisdiction to hear the appeal.

On July 6th, 1967, the Board disallowed an appeal which requested permission to subdivide the existing site into two lots.

On September 24th, 1973, the Approving Officer refused an application to subdivide Lot 'A' into two lots, for the same reason given on July 24th, 1963, as quoted above.

On October 4th, 1973, Dr. M. Huculak met with the Approving Officer to discuss the question of subdividing his Lot 'A'.

On October 31st, 1973, the Approving Officer wrote to Dr. M. Huculak advising him of the appropriate Section of the Vancouver City Charter which provides for an appeal from the Approving Officer's decision and also sent him a form for filing a further appeal to the Board of Variance, should he wish to do so.

On January 23rd, 1974, the Board of Variance disallowed appeal #19363, by Dr. M. Huculak for reconsideration of the condition calling for consolidation of Lot 16 & W 1/2 Lot 15, imposed under appeal #10729.

It is to be noted that the Board of Variance has in the past granted many appeals to convert large one-family dwellings into multiple dwellings, subject to a site consolidation, which ensured a greater open space for the increase in the number of occupants.

cont'd .....

Clause No.1 continued

As Approving Officer, I would not wish to undermine the Board's authority by approving the subdivision of such a consolidated site, even though the City's Subdivision Control By-law #3334 does not instruct the Approving Officer to have regard to any decision of the Board of Variance."

The foregoing is submitted to Council for INFORMATION.

DELEGATION REQUEST - DR. MICHAEL HUCULAK

FOR COUNCIL ACTION SEE PAGE(S) 401

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 2, 1974

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 2, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari

ABSENT: Alderman Gibson
Alderman Hardwick

CLERK: M. Cross

There being no quorum present Aldermen Rankin and Marzari submit the following recommendations for Council's consideration.

INFORMATION

1. New Hope Lodge Society - Housing Proposal

The Chairman advised that he had received a letter from Mr. A.L. Chipman, Chairman of the New Hope Lodge Society, describing the present rented facilities of their Halfway House and requesting the assistance of the City in acquiring City land on which to build a permanent facility. A spokeswoman advised that the Society was funded by the Department of Human Resources and a grant from the Alcohol and Drug Commission which expires in September. The Commission may not continue its funding unless more permanent facilities are located. It was felt if the City could provide land at a nominal sum, the Society would be able to utilize C.M.H.C. mortgage funds to enable them to build permanent facilities for 14 - 20 persons.

The Medical Health Officer asked whether the Foundation would be willing to pay an increased amount for rented accommodation in a more permanent facility. The spokeswoman felt they would, but that it would prove to be more economic to build a permanent facility rather than spend money to refurbish an existing building.

After discussion it was

RESOLVED

THAT the Director of Social Planning and the Medical Health Officer meet with representatives of the New Hope Lodge Society, the Alcohol and Drug Commission and the Provincial Health Minister on the question of the difference in financing of

(a) refurbishing an existing structure;

(b) construction of new facilities.

and report back to the Committee.

cont'd .....

2. Lee Building - 175 East Broadway

The Chairman advised that City Council on April 30, 1974, passed the following motions:

"THAT WHEREAS the tenants of the Lee Building have received legal notice of rent increase from H. A. Roberts Ltd., agents for the owner Steve Katsafanas;

AND WHEREAS the owners have terminated the services of the agents as of April 3, 1974;

AND WHEREAS the owners since that time by coercion etc., have forced the tenants to pay rent increases at the end of April through totally illegal notices;

THEREFORE BE IT RESOLVED THAT Council instruct the owners to abide by the Landlord and Tenant Act regarding proper notice of rent increases and not to evict tenants resisting illegal rent increases;

AND THAT failing which he is to show cause to Council why his license should not be revoked."

and

"THAT the City Inspectors be instructed to observe the premises of 175 East Broadway to see what repairs need to be made to bring the building up to standard, and report back."

He advised that he received a letter dated April 30, 1974, from Mr. Steve Katsafanas, owner of the Lee Building, stating that he agreed to abide by the provisions of the Landlord and Tenant Act whereby the three-month notice of rental increase served on his tenants by H. A. Roberts, would stand and there would be no rent increases until July 1, 1974. It was pointed out that this agreement was only one part of the Council resolution and that Mr. Katsafanas should be requested to appear before Council to resolve the remaining matters to the satisfaction of City Officials.

RESOLVED

THAT the Chairman write to Mr. S. Katsafanas, requesting him to appear before City Council to resolve all matters regarding the operation of the Lee Building, to the satisfaction of City Council.

3. Hodson Manor

The Chairman advised that on April 4, 1974, the Committee requested the Director of Planning to report on Hodson Manor. Before the report came to the Committee, the owner advised that April 30th was the deadline for a commitment for the City to move the building, therefore the Director of Planning reported direct to Council.

On April 30, 1974, Council passed the following motions:

"a. THAT Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D.L.526. (S/S 1200 Block West 7th Avenue)

cont'd .....

Clause No.3 continued

"b. THAT the Assistant Director of the Building Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre.

c. THAT all the necessary approvals be sought for the operation of the Local Area Activity Centre.

d. THAT the funds for this work to be provided from 1974 supplementary capital budget."

With respect to (b) above, Alderman Marzari wished to ensure that the Assistant Director of Building Construction and Maintenance discussed the appointment of the architect with representatives of the Fairview Little People's Society who have requested to use Hodson Manor for a local area activity centre.

RESOLVED

THAT Alderman Marzari meet with the Assistant Director of Building Construction and Maintenance and representatives of Fairview Little People's Society to discuss the appointment of an architect to prepare a preliminary proposal and cost estimates for the necessary alterations to Hodson Manor; such discussion to reflect the views of the community for the local area activity centre.

RECOMMENDATION

4. Glen Hospital

Dr. H. G. Weaver, President, Glen Hospital Ltd., presented a brief to the Committee advising of the difficulties being faced in the operation of the private hospital as an Extended Care facility. He advised that the hospital's present basic cost is in excess of the present welfare rate of $13.20 per day received from the Province. He outlined comparative costs for 1972 and 1974 paid to Glen Hospital and to Banfield Pavillion (V.G.H. Extended Care Unit) i.e.:

1972 -	Glen	$10.25	&	Banfield	$16.70
1974 -	"	$13.20	&	"	$26.70

which results in an increase of 28.8% for Glen Hospital and 59.9% for Banfield Pavillion.

Dr. Weaver advised that in a letter dated April 3, 1974, to Miss Sheila McDiarmid of the Department of Human Resources he stated that to allow the Hospital to continue operation the minimum per diem rate for welfare patients would have to be raised to $15.50. Further increased costs since that time necessitate a per diem rate of at least $20.50 or the Hospital will have to close. Rather than close Glen Hospital, Dr. Weaver stated they were willing to sell or lease to the Provincial Government or the City, or operate on a fee basis for either government.

cont'd .....

Clause No.4 continued

Miss Sheila McDiarmid advised that the provincial rate paid to Private Hospitals is $13.20 which is not adequate to allow them to pay salaries comparable to public institutions. Consequently, staff shortages result in inadequate care and force many private hospitals to close.

After discussion the Committee

RECOMMENDED

THAT City Council urge the Provincial Government to immediately increase the per diem rate for Level III Care (i.e. Private Hospitals) to $15.50.

FURTHER THAT a meeting of the Minister of Human Resources, the Minister of Health and the Standing Committee on Social Services be arranged as soon as possible to discuss the question of inadequacies of Level III Care for Private Hospitals.

5. Day Care Centres

Alderman Marzari advised that on February 5, 1974, Council, when considering an extract of the Standing Committee on Social Services meeting of January 24, passed the following motion:

" .... B. THAT Council instruct the Director of Planning to report back to the Committee as soon as possible on criteria for bonusing apartment or condominium developments which include day care facilities in their plans;

C. THAT Council instruct the Director of Planning to give priority to development permit applications for day care centres where these are a conditional use. "

To date, nothing had come back to the Committee with regard to providing incentives for developers who include day care facilities in their developments. Alderman Marzari proposed the following, more specific resolution for adoption by Council:

RECOMMENDED

THAT WHEREAS Council has in the past supported the need for day care facilities in the City of Vancouver, and has been willing to examine various avenues towards the provision of these services, Council approve, in principle, the concept of providing incentives in the Zoning By-law to bonus new developments where suitable day care facilities are built in as an integral part of the development.

AND THAT the Director of Planning and the Director of Legal Services report back within one month with a report designating those zoning schedules within which the bonus should apply, the nature, extent and scale of the bonus, and a draft amendment to the Zoning By-law.

cont'd .....

INFORMATION

6. Cedar Cottage - Kensington Youth Services - Progress Report

The Chairman advised that an informal discussion would take place with respect to the above, with a formal report to be submitted to the next Standing Committee meeting (May 9) by John Jessup of the Social Planning Department. He stated that because the funding for the Project had run out, the report would be submitted to the May 14th Council meeting.

Mr. Jessup explained that the Cedar Cottage area contained approximately 3,600 persons aged 15-19, the highest percentage for that age group in the City. He stated that 60% of the Grant went towards Youth Employment Program, 25% to Youth Recreation Program and 15% to Family Counselling.

A number of persons involved with the Cedar Cottage - Kensington Youth Services Program; including representatives from the School Board and Canada Manpower, a recreation counsellor, a probation officer and a family counsellor; were present to explain to the Committee their various roles.

During discussion of the Program, the following points were raised:

(a) The program is more than just getting jobs for youths - it has changed to include counselling at the family level and attempting to get the youths to go back to school.

(b) Some youths need work experience but a 40-hour work week is too much so they are employed on a teen opportunity program; i.e. carpentry jobs, creating an adventure playground, etc., based on a shorter work week.

(c) There is a follow-through process necessary to get someone a job and then make sure he tries to keep it.

(d) The recreation program is operated through the Grandview Community Centre - a fee is paid to Park Board and school space is rented at a cost of $2,700.

(e) Counselling service is provided on the basis of 3/5 of a counsellor, i.e. 2 days per week.

(f) 8 probation officers are working in and out of the area.

Mr. Jessup stated that the grant request of $71,000 consisted of $48,000 for employment, $8,000 for counselling and $15,000 for recreation.

Alderman Rankin thanked the representatives from the Cedar Cottage-Kensington Youth Services Program for appearing and providing background material for the Committee to consider when they receive the report from the Social Planning Department.

RESOLVED

THAT the Committee receive the delegation from the Cedar Cottage-Kensington Youth Services Program pending a report from the Social Planning Department for the Committee meeting of May 9, 1974, such report to be submitted to Council May 14.

cont'd .....

7. Lengthy Delays Encountered by People Applying for Mincome

On April 11, the Committee resolved:

> "THAT the Standing Committee on Social Services endorses the principle of a Mincome Imprest Account, whereby the initial cheque for Mincome would be issued from the Vancouver office with subsequent cheques issued from Victoria, and requests the Minister of Human Resources to implement this proposal immediately."

Mr. Bill Hennessy, Community Development Worker for the Downtown Eastside, advised that the Department of Human Resources was in favour of the initial Mincome cheque being issued by the Vancouver office but the Treasury Board were not.

After a brief discussion it was

RESOLVED

> THAT the Chairman write to the Treasury Board, enclosing a copy of the resolution of the Standing Committee on Social Services of April 11, 1974, received by Council on April 23, 1974; indicating the resolution has the support of the Minister of Human Resources; and requesting their cooperation by issuing the initial Mincome cheque from the Vancouver office.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 401-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

May 2, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 2, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Hardwick (Chairman) Aldermen Bowers and Massey
ABSENT:	Alderman Pendakur
CLERK:	M. Kinsella

RECOMMENDATION

1. Transit for False Creek Areas 6 & 10

Under date of April 10, 1974, the City Engineer and the Development Consultant submitted a report on transit for False Creek Areas 6 and 10. The stated objective of the report is to propose enhanced public transportation services to these areas of False Creek as a means of reducing the usage and parking requirements of private automobiles and in accordance with Council policy of November, 1973.

This report discussed a number of matters related to transit in Areas 6 and 10, including disincentives for peak hour automobile use such as reduced street widths and lower parking standards; existing transit services and transit objectives for the area. It was noted that the current modal split for inner city transit is:

Peak hours	30% by transit
Off-peak hours	15-20% by transit

when special services are not provided. In order to reduce automobile usage and parking requirements in Areas 6 and 10, the following modal split is proposed:

Peak hours	40-45% by transit
Off-peak hours	30-35% by transit

A split of this scale would reduce peak hour auto usage by about 20% and parking requirements by at least 10%.

The report outlined and discussed a number of transit operations, e.g. special routes, dial-a-bus service, rail-rapid transit, special buses, shuttle bus service etc. The report suggested a preliminary service be considered, based on an estimated requirement of four buses. The following are the cost estimates in 1974 dollars:

Capital Cost	mini-buses: $150,000 full size: $250,000
Operating cost per month	22,000
Depreciation and interest	3,000
Total monthly cost	25,000
Fare box revenue	18,000
Subsidy per dwelling unit	$3.00 per month, Areas 6 & 10

cont'd .....

Clause No. 1 (cont'd)

Your Committee discussed this report in detail with the officials present. The consensus of your Committee was that it would be premature at this point to reach any decisions with respect to amounts of transit subsidy required. It was further agreed that any transit subsidy should be borne by the Provincial Government rather than the City of Vancouver.

The report concluded with a number of recommendations which were considered by your Committee, augmented and are recommended to Council as follows:

RECOMMENDED

A. THAT Council endorse a shuttle bus service as the preferred method of providing transit in Areas 6 and 10, with a minimum frequency of 10 minutes;

B. THAT Council authorize the City Engineer and the Development Consultant to discuss and negotiate with the Bureau of Transit, B.C. Hydro, C.M.H.C., B.C.C.C.U., and the Citizens' Advisory Board regarding type of vehicle, operations, and financing;

C. THAT Council instruct the City Engineer and the Development Consultant to report back to the Standing Committee on Civic Development with firm recommendations as soon as recommendation B is resolved;

D. THAT Council encourage as future options a ferry service on the Creek, dial-a-bus, and LRT service to downtown;

E. THAT Council authorize the City Engineer to enter into discussions with the Bureau of Transit on extension of existing City transit services to Vanier Park for early report back to the Standing Committee on Civic Development.

2. Proposed Parking Site Location - Dawson School

The City Engineer under date of April 11, 1974 submitted the following report:

"At a meeting with the Granville Mall Committee on February 27th, it was suggested that we investigate the possibility of using the Dawson School site as a parking facility to relieve the pressure on the parking facilities adjacent to Granville Mall.

The Dawson School occupies Block 80 and is across the street from both the B. C. Hydro building and St. Paul's Hospital. Furthermore, it is diagonally opposite Block 71 and would accommodate the anticipated influx of construction workers from Block 61 and 71.

A brief discussion with the Secretary/Treasurer of the School Board indicated that the property was available although subsequently the Provincial Government has expressed an interest in acquiring the site.

Because some of the parking areas near the south end of Granville Mall are being eliminated in the near future, a parking deficiency is anticipated in the short term. The construction of a major parking structure in the area of the Mall, combined with the greater availability of transit services, will alleviate the parking problem in future years. The utilization of Block 80 as a parking site during the interim period would relieve some of the pressures on the current parking inventory while generating some funds from otherwise untaxed land. Demolition of the major buildings on the site is not proposed. Preliminary estimates indicate about 260 stalls could be provided by removing only the wood frame buildings on the east side of the site."

Clause No. 2 (cont'd)

Following discussion of this report with officials present, your Committee

RECOMMENDS

THAT Council authorize the City Engineer and the Director of Finance to negotiate terms for Council consideration for short term (2-3 years) use of Block 80 as a parking site.

3. Vancouver Heritage Advisory Board -- Various Resolutions

Your Committee had for consideration a number of resolutions of the Vancouver Heritage Advisory Board, which were considered and dealt with as follows:

A. Representation on Local Area Planning Boards

The Vancouver Heritage Advisory Board at its meeting of March 18, 1974, passed the following resolution:

"THAT City Council be asked to consider favourably giving the Vancouver Heritage Advisory Board authority to have representation in such form as the Board decides on local area planning boards to provide liaison and effective coordination of the functions of these and other local boards, and the by-law setting up the Board be changed accordingly."

RECOMMENDED

THAT Council advise the Vancouver Heritage Advisory Board that it is considered advisable that they have representation on the proposed Gastown and Chinatown Historic Area Planning Committee, however with respect to representation on any other local area planning boards, the Standing Committee on Civic Development be instructed to ensure liaison of these Boards with the Vancouver Heritage Advisory Board and therefore representation from the latter Board would not be necessary.

B. Designation of Sites in Historic Area

The Vancouver Heritage Advisory Board, on March 18, 1974, passed the following motion:

"THAT it be recommended to the City Council that the Director of Planning be asked to notify persons affected in the Historic area of Gastown/Chinatown of the designation of sites in that area and the effect of such designation; which notification might take the form of a written information sheet or suitably placed advertisements in appropriate newspapers."

RECOMMENDED

THAT Council approve the foregoing recommendation of the Vancouver Heritage Advisory Board after deletion of the phrase "or suitably placed advertisements in appropriate newspapers".

cont'd ...

Clause No. 3 (cont'd)

C. Inventories of Historic Buildings & Sites

At its meeting of April 1, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT the Board recommend to the City Council that it instruct the appropriate officials not to issue development permits or building or demolition permits affecting structures or sites contained in the list prepared by the Federal Government, known as the Canadian Inventory of Historic Buildings and the lists prepared by the City of Vancouver Department of Planning on Historic Buildings and Sites, without first advising the Vancouver Heritage Advisory Board so that it may be in a position to make such recommendations to Council as it feels appropriate."

RECOMMENDED

THAT the above recommendation of the Vancouver Heritage Advisory Board be referred to the Director of Planning and the Director of Permits and Licenses for report back to the Standing Committee on Civic Development on mechanism for implementation of this proposal.

D. Inventories of Historic Buildings & Sites - Notification to Persons Interested

At its meeting of April 1, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT it be recommended to the City Council that Civic Departments concerned make known to any person requesting information about the zoning and/or planning of properties whether or not such property or properties are marked for review by the Vancouver Heritage Advisory Board."

RECOMMENDED

THAT the above recommendation of the Vancouver Heritage Advisory Board be approved.

E. Street Lighting

At its meeting of April 22, 1974, the Vancouver Heritage Advisory Board passed the following motion:

"THAT the Vancouver Heritage Advisory Board express its concern on the disappearance of incandescant street lights and unique styles of standards on which they have been mounted."

It was noted that the Vancouver Heritage Advisory Board will shortly receive a review by the City Engineer on street lighting in the City. Therefore, your Committee

RECOMMENDED

THAT the resolution of the Vancouver Heritage Advisory Board with respect to street lighting be received for information.

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 403

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

May 2, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 2, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held April 11, 1974 were adopted.

INFORMATION

1. Safeway Development Application:
41st Avenue between Dunbar and Collingwood

Council on April 2, 1974, after hearing a presentation by Mr. James McCrum, referred the whole matter to this Committee for consideration and to meet with parties concerned as considered advisable.

The following spoke in opposition to the proposed development by Canada Safeway on 41st Avenue between Dunbar and Collingwood Sts.:

Mr. James McCrum
Mr. C. Aspinall, Chairman of the Southlands Action Committee - Brief dated May 2, 1974 filed.
Mr. J. A. Howden - Brief dated May 2, 1974 filed.

Mr. K. E. Horwood, Real Estate representative for Canada Safeway Limited, filed a brief dated May 2, 1974 and with the aid of plans outlined the proposed development by Canada Safeway. He stated that two of the six houses owned by Safeway on the south side of 40th Avenue were sold and the balance would be sold and therefore this area was no longer part of the development.

Mr. Gray, Zoning Planner, advised the issuance of the development permit is awaiting the outcome of this meeting, the development is an outright use under the By-law, the present zoning is C-2 and the proposed development will be just under 32,000 square feet with a floor space ratio of 0.40. It was noted that if the area was down-zoned to C-1, the development as proposed could still proceed.

After considerable discussion it was

RESOLVED THAT the Chairman of the Community Development Committee meet with the Citizens' Committee and the representatives of Canada Safeway with a view to resolving this matter; the Chairman to report back to a subsequent meeting of this Committee.

RECOMMENDATION

2. Street Vending

When this matter was last considered by the Committee on March 7, 1974, the following resolution was approved:

Cont'd . . .

Clause #2 continued:

"THAT the Committee refer the Street Vending By-law to the appropriate officials for comment and report back with respect to limitation as to the number of carts, allocation of area, etc.

FURTHER THAT on receipt of the reports requested from appropriate officials, the Corporation Counsel prepare a redraft of the Street Vending By-law for consideration of the Committee."

The Chairman pointed out that at a meeting on March 7th, the street vendors were heard and that the merchants had been heard at a previous meeting. He stated that it is important to determine a reasonable set of rules and regulations to govern the street vendors activities and presented a memorandum dated April 30th, 1974 for consideration by the Committee. He further stated that the staff officials are not yet in a position to present final recommendations because of the many complexities that exist in the situation.

The Committee reviewed the memorandum and considered the first three clauses, headed as follows, seriatum:

(1) Restrictions on Goods to be Sold

(2) Control by Merchants' Association

(3) Location of Vendors' Carts

It was accordingly

RECOMMENDED

(1) that there be no restrictions on the type of goods to be sold.
(2) that the relegation of authority over the use of streets should stay with City Council.

(3) that vendors should not be permitted to "set up shop" in the same block as a retail store selling principally the same kind of goods and, at the minimum, the street vendors should be a distance of 100' from such a store.

FURTHER RECOMMENDED

that consideration of the balance of the clauses in the memorandum be deferred for further consideration in two weeks, at which time the City Engineer and other officials will present their report.

The meeting adjourned at approximately 5:05 p.m.

* * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 403

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 9, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, May 9, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson
Alderman Hardwick

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Cross

RECOMMENDATION

1. Relocation of Youth Health Services

In March 1973, the Medical Health Officer reported to the Standing Committee on Social Services recommending that on termination of the Federal Government grant for the operation of the medical clinic on 8th Avenue and Pine Street, negotiations be undertaken with the Provincial Government suggesting that the City be responsible for facility and administrative costs and the Province be responsible for service staff costs. On April 3, 1973, City Council approved the report of the Medical Health Officer and allocated $25,000 for a mobile unit for housing this clinic.

The Medical Health Officer on May 2, 1974, reported on the relocation of this clinic. Dr. H.E. McLean advised that National Building Code standards prohibit a mobile unit to be located on a given site for more than 12 months. The mobile unit is presently located at 8th Avenue and Pine Street, but the owner of the property wishes to develop it in the near future and requires that the mobile unit be removed. Because of the new National Building Code standards the Supervisor of Property & Insurance has been investigating possible sites for a permanent clinic. Dr. McLean advised that the building at 1985 West 4th Avenue is a suitable location for this clinic. The Medical Health Officer recommends as follows:

(a) The Supervisor of Property & Insurance be authorized to conclude lease negotiations on terms satisfactory to himself and the Board of Administration.

(b) The additional funds required for building improvements, to a maximum of $24,325 be provided from Contingency Reserve.

cont'd .....

Clause No.1 continued

(c) The Assistant Director, Building Construction and Maintenance be authorized to undertake the necessary improvements and furnishing of this clinic, the maximum cost to the City not to exceed $49,325.

(d) $1,385 be approved for the operation of this new unit for the balance of 1974.

After discussion it was felt that the permanent clinic would better suit the requirements of the Medical Health Officer than a mobile unit.

RECOMMENDED

THAT the recommendations of the Medical Health Officer be approved.

FURTHER THAT the Director of Permits & Licenses report to the Standing Committee on Social Services on the rationale behind the National Building Code standard re length of time a mobile unit may be placed on a site; bearing in mind the fact that the Committee has endorsed the use of portable units for day care centres.

2. Cedar Cottage-Kensington Youth Services Project: Evaluation Report and Future Funding

A report dated May 8, 1974, from the Director of Social Planning on the above subject was distributed at the meeting.

Mr. J. Jessup of the Social Planning Department summarized the report, outlining the three major components of the Cedar Cottage-Kensington Youth Services Project i.e. youth employment program, youth recreation program and family counselling services.

On October 30, 1973, City Council passed the following motion:

"THAT a joint evaluation of the Cedar Cottage Youth Services Program by civic and provincial officials be effected immediately and results be reported in late March to this Standing Committee (of Council on Social Services) and the Province as a basis for continued program funding."

The Social Planning Department report contains the conclusions of the joint evaluation of the project by their department and the Provincial Department of Human Resources.

Representatives of the Cedar Cottage-Kensington Youth Services Project were present, as well as the two policemen who work in the Cedar Cottage-Kensington Community, who stated that in their opinion the project has assisted in controlling the gang disturbances which existed before the start of the project.

After discussion it was

RECOMMENDED

(a) THAT City Council approve 50% of the costs of the proposed 11-month extension of the Youth Employment Program to the Provincial fiscal year ending March 31, 1975, amounting to $22,019.25 (or $11,009.63 net after C.A.P. recovery);

cont'd ....

Clause No.2 continued

(a) cont'd

this funding to be contingent upon the Provincial Government's funding the remaining 50% of the costs of the program.

(b) THAT City Council approve the costs of the proposed 11-month extension of the Youth Recreation Program up to March 31, 1975, amounting to $13,872.83 (none of which is recoverable through C.A.P.).

(c) THAT the Social Planning Department be authorized to complete negotiations with the Provincial Department of Human Resources in order to (i) have the family counselling component of the project provided directly through the Vancouver Resource Board; and (ii) confirm the Province's share in the cost of the proposed 11-month extension of the Youth Employment Program.

(d) THAT an evaluation report of the project be submitted to the Social Services Committee by the Social Planning Department in conjunction with the Department of Human Resources, early in December 1974.

(e) THAT the services of the Probation Officer be continued as part of the team for the Youth Employment Program.

FOR COUNCIL ACTION SEE PAGE(S) 404

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 28, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Gibson (Arrived 5:45 p.m.), Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Bowers (Civic Business)
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Bridge River Elementary School, Shalath, B.C., under the direction of the Principal, Mr. K.A. Hood.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of a clause in the report of the Standing Committee on Civic Development dated May 9, 1974, regarding the Citizens' Guidance Panel - Downtown Planning Study. It was agreed this one clause would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Volrich,
THAT the Minutes of the Regular Council Meeting dated May 14, 1974, be adopted, with the exception of the 'In Camera' portion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Grant Request: Chimo Volleyball Club of B.C.

The Council noted a letter from the Chimo Volleyball Club of B.C. requesting a grant of $1,000 to assist the organization with the expenses involved in hosting and accommodating the Chinese National Volleyball Team who will be visiting Vancouver as part of a Canadian tour.

MOVED by Ald. Hardwick,
THAT no action be taken with respect to this grant request.

- CARRIED

(Alderman Marzari voted against the motion)

COMMUNICATIONS OR PETITIONS (cont'd)

2. Sponsorship of Luncheon

A letter from the National Indian Brotherhood was noted requesting that the City host a luncheon during the organization's Fourth Annual General Assembly which will be held in Vancouver, August 6, 7 and 8, 1974.

MOVED by Ald. Marzari,
THAT as requested by the National Indian Brotherhood, the City host a luncheon at a cost not to exceed $500.00.

- CARRIED

(Aldermen Pendakur, Volrich and Mayor Phillips voted against the motion)

3. Grant Request:
B.C. Handball Association

MOVED by Ald. Hardwick,
THAT no action be taken on the request from the B.C. Handball Association for a grant to assist in sending a team of Vancouver handball juniors to the Canadian Championships in St. John's, New Brunswick.

- CARRIED UNANIMOUSLY

4. Grant Request:
Grey Cup, 1974

The Council noted a letter dated May 16, 1974, from the 1974 Grey Cup Committee requesting a grant of $10,000 to assist the Committee in planning the Grey Cup Festival events which will be held from November 17th to 24th, 1974.

The previous grants given by the City to the Committee in 1966 and 1971 were noted. Council was also advised of a previous resolution of Council appointing the Committee and reference was made to an invitation extended by Council to the Canadian Football League in 1972 to hold the game in Vancouver this year.

MOVED by Ald. Marzari,
THAT the letter from the Grey Cup Committee be received and no further action be taken.

(tabled)

MOVED by Ald. Volrich,
THAT this whole matter be deferred for further consideration in two weeks' time.

- LOST

(Aldermen Hardwick, Marzari, Pendakur and Rankin voted against the motion)

A tie vote resulted and, therefore the motion to defer was declared lost.

MOVED by Ald. Volrich,
THAT this whole matter be tabled.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Proposed Development:
Sands Motor Hotel

The Council noted a letter from Mr. Heath Beggs, representing a group of West End residents and businessmen, requesting to appear as a delegation to discuss the proposed development of the Sands Motor Hotel.

MOVED by Ald. Rankin,
THAT the delegation be heard and arrangements be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

6. Meeting with Transportation
Function Study Committee

Under date of May 15, 1974, the Greater Vancouver Regional District submitted the following letter:

> " The attached position paper of the Transportation Function Study Committee was circulated to members of your Council with the papers on the Second Seminar on the 'Management of Growth.'
>
> The ultimate paragraph in Mayor Vander Zalm's letter requests that your Council meet with members of the Transportation Function Study Committee to discuss the position paper. Would you request your Council to set a suitable date before the middle of June for this purpose and advise Miss Nancy Grant of our staff [731-1155, local 143]. Your assistance in this matter is much appreciated. "

(The position paper referred to is on file with the City Clerk)

MOVED by Ald. Hardwick,
THAT the position paper of the Transportation Function Study Committee be considered by Council at its next regular meeting, and following consideration, Council's action be forwarded to the Transportation Function Study Committee.

- CARRIED UNANIMOUSLY

7. Landlord & Tenant Act:
Proposed Changes

The Council noted the following report dated May 23, 1974, submitted by Mayor Phillips:

"I have received the new Landlord and Tenant Act and the submission dated May 1st, 1974 from the Vancouver Rental Accommodation Grievance Board and wish to make the following recommendations to Council:

(a) That Vancouver City Council request the following changes in the Landlord and Tenant Act.

Section 25 (2) should be clarified to provide that a rent increase can be made after the first year of tenancy provided notice is given at least three months before the date the rent increase is to be effective.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Landlord & Tenant Act:
Proposed Changes (continued)

Section 29 (1)(b) provides that a Council may apply to establish a municipal rent review bureau with all the powers of the Rentalsman under Section 28 (rent review powers). The Act should be changed to provide that municipal bureaus also have the necessary powers to settle disputes between landlords and tenants and enforce all landlord-tenant regulations (as Council has previously requested).

Part VI provides for security deposits of up to one month's rent and that deposits be held by the Rentalsman without interest. The Act should be amended to provide that security deposits be limited to one-half month's rent rather than one month's rent. Tenants should receive interest at 8% on their deposits and the deposits should be held by the landlord.

(b) That Vancouver City Council apply immediately under Section 29 (b) of the Act, for permission to establish a 'municipal rent review bureau' - to be called the Vancouver Rental Accommodation Grievance Board and to have the necessary powers to settle disputes and enforce all Landlord-Tenant regulations."

MOVED by Ald. Rankin,
THAT the recommendations of the Mayor as contained in his report of May 23, 1974, be approved.

- CARRIED UNANIMOUSLY

8. Proposed Public Officials and Employees Disclosure Act

The Council noted a letter dated May 13, 1974, from Mayor R.G. Marks, President of the Union of British Columbia Municipalities with respect to the proposed 'Public Officials and Employees Disclosure Act'. Mayor Marks strongly rejected certain provisions in the proposed legislation and requested Council to consider the matter and so advise the Attorney-General.

In considering this subject, the Council agreed to bring forward the Notice of Motion of Alderman Volrich which was submitted on the topic at the last Council meeting.

With the agreement of Council, Alderman Volrich's motion was changed to read as follows:

MOVED by Ald. Volrich,
THAT the Attorney-General be urged to amend the Public Officials and Employees Disclosure Act, as follows:

(a) by requiring a public statement of disclosure of land holdings and other relevant business interests in the Regional District, and

requiring a statement of other assets to be filed with the Attorney-General, with information therefrom to be made public only on reasonable cause being shown;

(b) by postponing the effective date for the legislation to December 31, 1974;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Public Officials and
Employees Disclosure Act (continued)

(c) by requiring that candidates for public office should also similarly be required to file the public statements referred to.

- CARRIED

Council dealt with the clauses in this resolution separately.

(Aldermen Harcourt, Marzari and Rankin voted against the motion in respect of (a)).

(Aldermen Marzari and Rankin voted against the motion in respect of (b) and (c)).

MOVED by Ald. Volrich,
THAT the letter from the President of the U.B.C.M. be received and he be advised of the foregoing action taken by Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

Report of Standing Committee
on Waterfront, May 23, 1974

Proposed Sign By-law
(Clause 1)

Council noted a letter from the Seaboard Advertising Co. Ltd., requesting to be heard as a delegation on the matter of billboards, the subject of which is contained in Clause 1 of the report of the Standing Committee on Waterfront dated May 23, 1974.

Council agreed to consider the Standing Committee's report at this time and hear the delegation.

Mr. Finlayson, representing the various persons affected, addressed the Council and filed a brief dated May 28, 1974, advising that Seaboard Advertising Co. Ltd., was in agreement with the 'criteria for approving billboards' referred to in the report of the Committee.

Reference was also made in the submission on the removal of billboards in certain areas.

After giving consideration to the submission and to the Standing Committee's report, it was

MOVED by Ald. Pendakur,
THAT the following recommendation of the Committee be approved:

(a) THAT the parties concerned; the Sign Industry, the Union and the Planning and Legal Departments; be commended on their co-operation with respect to drafting the proposed Sign By-law and requested to continue discussions;

- CARRIED

(Alderman Massey voted against the motion)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Waterfront, May 23, 1974 (continued)

Proposed Sign By-law
(Clause 1) (Continued)

MOVED by Ald. Massey,
THAT, in accordance with the Committee's recommendations, billboards not be a permitted use.

- LOST

(Aldermen Harcourt, Hardwick, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Pendakur,
THAT the following criteria for approving billboards be incorporated into the proposed by-law, including provisions for a mechanism for turning billboard lights off at midnight:

(a) The maximum copy size of the billboard is 210 sq. ft.

(b) The maximum height of the billboard is 16 ft. above grade or the height of the front wall of buildings on adjoining properties, whichever is less.

(c) The support consists of no more than two poles properly anchored to the ground. Other structural elements are properly concealed.

(d) Sources of illumination are properly concealed to eliminate glare; with particular reference being given to controlling late night illumination.

(e) The site on which the billboard is constructed is landscaped and properly maintained.

(f) No more than one billboard structure located on the same site.

(g) No part of the billboard is closer to the street line than the front line of the nearest building, or a line drawn between two building fronts when it is located between two buildings.

(h) No 'view' is obstructed by the billboard.

(i) The billboard is located in areas compatible with its functions, i.e. general-commercial and industrial districts.

(j) When a billboard is located next to a residential district on the same street, a distance of 200 feet is maintained between the billboard and the residential district.

(k) Roof top signs will generally not be allowed; exceptions to be at the discretion of the Director of Planning.

FURTHER THAT there be a five year phasing out of non-conforming billboards and signs under the proposed new by-law;

AND FURTHER THAT the completed draft Sign By-law be submitted to Council by mid July and a Public Hearing be held on the matter in early September, 1974.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on
Waterfront, May 23, 1974 (continued)

The Council also took the following action on Clauses 2 and 3 of the Standing Committee report:

End of Main Street and
Adjoining Foreshore (Clause 2)

Correspondence (Clause 3)

MOVED by Ald. Pendakur,
THAT the recommendation of the Committee contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

9. Programme for Transit
Improvements in Vancouver

The Council noted the following letter dated May 21, 1974, received from the Minister of Municipal Affairs:

" I am pleased to write you concerning our programme for immediate transit improvements in Vancouver.

We are pleased with the assistance from your staff in arrangements for our revisions to the Pacific Stage Lines route to gain access to the Oak Street Bridge. We are hopeful that we can change over to the new Cambie-Marine Drive route in the coming week.

We are also acting at this time, to restore late night service in downtown Vancouver. We plan to institute services to leave downtown at 1:40, 2:10, 2:40 and 3:10 a.m. on all trunk transit routes. This will be welcome news to many persons in the City of Vancouver.

In response to a number of requests, we are also restoring service on the Beach to provide evening service to midnight.

I am hopeful that our B.C. Hydro operations people will be able to make these improvements in early July.

We do intend to meet with you to pursue our planning for the next stage of transit services in downtown Vancouver after this session of the Legislature. In the meantime, we understand staff discussions are continuing on the waterfront plan and the proposed ferry terminal for Burrard Inlet.

I shall be pleased to be in further touch with you at the earliest we are free of current obligations."

MOVED by Ald. Rankin,
THAT the communication be received.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

A. BOARD OF ADMINISTRATION
GENERAL REPORT, May 24, 1974

Works & Utility Matters
(May 24, 1974)

The Council considered this report which contains four clauses, identified as follows:

Cl.1. Closure of East 13 Feet of Spruce Street from 7th Avenue to a Point 120 Feet North.
Cl.2. Closure of Lane West of Bidwell Street, North of the Lane South of Comox Street, Block 60, D.L.185.
Cl.3. Proposed Pedestrian Overpass - 1000 Block, West Hastings Street.
Cl.4. Landscaping Centre Boulevard on Boundary Road North of Hastings Street.

The Council took action as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Proposed Pedestrian Overpass -
1000 Block West Hastings Street
(Clause 3)

Mr. Charles T. Paine of Paine & Associates, at the request of Council, spoke re this proposed pedestrian overpass, proposing only a nominal sum as rent be charged, and filed a letter dated May 24, 1974.

MOVED by Ald. Hardwick,
THAT with the exception of (e)(i) dealing with rental, recommendations (a) to (e) of the Board of Administration contained in this Clause, be approved, after adding the Director of Planning to recommendation (a) and rephrasing (e)(iii) to read as follows:

"City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required <u>by the City</u>."

- CARRIED

(Alderman Rankin voted against the motion)

(Underlining indicates change)

MOVED by Ald. Massey,
THAT the following be a condition of approval re pedestrian overpass:

"That rental be $1.00 per annum, subject to review of the width of the overpass by the Director of Planning for report back to Council with comments from the Design Panel."

- CARRIED

(Aldermen Marzari, Pendakur and Rankin voted against the motion)

- - - - -

The Council recessed at 3:55 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened at 5:25 p.m. in open session in the Council Chamber.

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DELEGATIONS

Interim Taxis Rate Increase

At this point in the proceedings, the Council agreed to hear a delegation from Mr. Nigel Gow representing a Taxi Drivers Committee, speaking with respect to the interim fare increase authorized recently by Council and which will be the subject of an amendment to the Vehicles for Hire By-law later this day.

Mr. Gow read and filed a submission together with three affidavits from Committee members.

Commissioner Ryan advised the Council on the current position of the Administration with respect to setting guidelines and obtaining information for consultants.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. Multi-Purpose Facility:
Haro Park Site

The Council received the following report dated May 14, 1974, from the West End Planning Team on the matter of a multi-purpose facility at the Haro Park site:

"On July 17, 1973 Vancouver City Council adopted the recommendation of the Standing Committee of Council on Finance and Administration which stated:

1. 'That Council approve in principle the creation of a multi-purpose facility and appropriate housing project under the FP Program on the Haro Park Site;

2. that the West End Planning Team meet with B'nai B'rith, representatives of the FP Partnership and the West End Housing Action Committee for the purpose of submitting to the Council, the best possible multi-purpose housing project scheme and that in one month's time, a time-table be submitted projecting when the development may be completed.

3. that B'nai B'rith be considered as the principal sponsoring agency for this project.'

BACKGROUND

In March, 1973 the City offered for sale to the Provincial Government the property at the northwest corner of Haro and Bute for the purpose of the Provincial Government developing specified housing on the property. In the same month the B'nai B'rith organization proposed to the Municipal and Provincial Government to develop this site for public use.

In June, 1973 the Honourable James G. Lorimer informed the City of the Government's agreement to construct a multi-purpose facility for senior citizens on the site; its development and management to be entrusted to the B'nai B'rith organization.

The Special Projects Committee of the B'nai B'rith with its Chairman Mr. Ted Goodson and Mr. J. Gordon charged Mr. A. Ingre, a Consulting Engineer, to undertake the co-ordination of the project and subsequently its engineering and Mr. George Furnadjieff, an Architect, to provide the architectural design. At the same time, the Netherlands Association with its President Mr. S. Oosterhuis was independently trying to develop a Senior Citizens Service Centre in the West End.

The West End Planning Team in its comprehensive planning efforts of implementing the West End Policy Guidelines #13 (Improve Accessibility of Social Services to Residents) and #14 (Joint Planning of Community Facilities), suggested that the two independent proposals be combined to produce a multi-purpose facility for West End seniors on the Haro Park Site.

Both the Netherlands Association and the B'nai B'rith Society accepted this combined approach and have continued cooperatively with numerous other agencies and West End organizations since then to develop the proposal to its present state.

Upon receipt of Council's instruction, the West End Planning Team has since sponsored and chaired with assistance of B'nai B'rith, Netherlands Association and the Provincial Department of Housing, several meetings. These meetings involved federal, provincial and city officials, B'nai B'rith, Netherlands Association, West End community groups and other associated agencies (see Appendix IV for list of all involved groups) to begin formulating development proposal for this property; to refine this proposal to its present state; to determine types and quality of services to be offered; to define space requirements; and to determine necessary funding for capital costs, furnishings, equipment and annual operating costs.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Multi-Purpose Facility: Haro Park Site (continued)

In addition to those agencies directly associated with the Planning Committee for this facility, discussions have occurred with various City of Vancouver Aldermen; Vancouver Centre M.L.A. Emery Barnes; and more recently on April 23, 1974 with the Honourable Ministers Cocke, Levi and Nicholson.

The enclosed proposal was presented at the Provincial Conference on Aging, May 6 and 7, 1974. A task force committee originating from this Conference met on the evening of May 7, 1974 to further examine the proposal in detail. Further conferences will be scheduled.

The envisaged multi-purpose facility is now considered by many government agencies, Central Mortgage and Housing Corporation, the Provincial Department of Housing, the West End Planning Team, West End community groups and West End agency field staff to be able to play an important part in providing social, health and housing services to senior citizens, reducing investment in new senior citizens' housing and providing an opportunity for seniors to remain in their own environment, by means of the Outreach Services which form part of this proposal.

SUMMARY OF PROPOSAL

The objectives of the proposal are: (see Appendix I for expanded proposal)

1. to provide a comprehensive facility with medical and social service components available to all seniors in the West End (8,000 - 13,000) (see Appendix V for demographic information) in order to seek a better method of delivery of services to the aged and a more responsive attitude toward life after sixty;

2. to provide various types of housing accommodation on site for approximately 210-260 seniors;

3. to provide a communication network and 'age-adjusted dwelling units' for approximately 1,000 seniors presently residing within a 2-3 block radius of the proposed Centre in order to permit these seniors to remain living in their present accommodations thus partially reducing the need for new senior citizen housing.

To achieve the above objectives, the physical composition (see Appendix III for architectural sketches) of the total project is proposed as follows:

1. Senior Citizens Service Centre on 2 Main Floors containing:

   a. restaurant, coffee shop, outdoor eating area and accompanying kitchen facilities
   b. lobby containing lounge, exhibition and performance areas and an information centre
   c. library
   d. communication centre
   e. learning, education and research centre
   f. rehabilitation, activity and workshop rooms and therapeutic pool
   g. medical and counselling offices.

2. Semi Commercial and/or Convenience Outlets on the Main Floor and Basement.

3. A Personal Care Facility of 30 units and an Intermediate Care Facility of 20 units and a Sick Bay with 10 units for short stay (4-5 days) on the Third and Fourth Floors

4. Residential Accommodation for 150 - 200 seniors in a Tower above the Personal Care Facility.

The total capital costs for the above are estimated to be: (see Appendix 11 for cost estimates)

1. Residential, Personal & Intermediate Care Facilities plus pro-rated recreational facilities	$ 4,328,580.00
2. Service Centre and components	$ 3,096,420.00
Total	$ 7,425,000.00

TIMETABLE

The total complex could be in operation within two years (Summer, 1976) if the concept is accepted by the Province and the funding granted for capital and operating costs for the Service Centre component. (C.M.H.C. has unofficially committed the monies necessary for the Residential, Personal and Intermediate Care Facilities).

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Multi-Purpose Facility:
Haro Park Site (continued)

RECOMMENDATIONS

The West End Planning Team recommends that:

1. Council receive this report for information;

2. Council approve in principle this senior citizen proposal as the best possible multi-purpose scheme for the property located at the northeast corner of Haro and Bute Streets in the West End;

3. Council notify (a) the Provincial Government namely the Ministers Levi, Cocke, Nicholson, Dailey and Radford (b) the Vancouver Centre M.L.A.s Barnes and Honourable Lauk and (c) the Vancouver Centre M.P. of Council's approval in principle of this scheme;

4. that Council request the appropriate Committee of Council to explore methods by which the City of Vancouver could contribute financially to this project;

5. that Council request the Special Committee re Vancouver Demonstration Project for 1976 U.N. Conference, to investigate the possibility of recommending this proposed scheme to the Urban Affairs Ministry as a suitable demonstration project for the U.N. Conference."

MOVED by Ald. Harcourt,
THAT the recommendations of the West End Planning Team be approved after amendment to read as follows:

(1) Council receive this report for information;

(2) Council approve in principle this senior citizens proposal as the best possible multi-purpose scheme for the property located at the northeast corner of Haro and Bute Streets in the West End;

(3) Council notify (a) the Provincial Government namely the Ministers Levi, Cocke, Nicholson, Dailey and Radford (b) the Vancouver Centre M.L.A.s Barnes and Honourable Lauk (c) the Vancouver Centre M.P. and (d) the Minister of Urban Affairs of Council's approval in principle of this scheme;

(4) That Council request the appropriate Committee of Council to explore methods by which the project could be financed;

(5) That Council request the Special Committee re Vancouver Demonstration Project for 1976 U.N. Conference, to investigate the possibility of recommending this proposed scheme to the Urban Affairs Ministry as a suitable demonstration project for the U.N. Conference.

- CARRIED UNANIMOUSLY

(Underlining indicates amendments)

Works & Utility Matters
(May 24, 1974) (continued)

Landscaping Centre Boulevard on Boundary Road North of Hastings Street (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Social Service & Health Matters
(May 24, 1974)

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in this report with respect to By-law No. 2405 being the 'Old People's Home By-law', be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 24, 1974)

Strata Title Application - New Construction
at 2450 Cornwall Street (Clause 1)

MOVED by Ald. Pendakur,
THAT the application of Margaz Enterprises (1968) Ltd., under the Strata Titles Act re new Apartment Construction at 2450 Cornwall Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 24, 1974)

MOVED by Ald. Harcourt,
THAT the recommendation of the Board of Administration contained in this report with respect to Street Closure - Laurel Street from 57th Avenue to 59th Avenue, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(May 24, 1974)

The Council considered this report which contains eight clauses, identified as follows:

Cl.1. Kitsilano Local Area Planning Office.
Cl.2. One Additional Stenographic Position - Data Processing and Systems Division.
Cl.3. Establishment of Housing Co-ordinator Position - City Planning Department.
Cl.4. Art Gallery Library.
Cl.5. Additional Typewriter for Mayor's Office.
Cl.6. D.P.C. Parking Rates - Lot No.6, (415 West Pender Street)
Cl.7. Police Motorcycles.
Cl.8. Tender Awards.

The Council took action as follows:

Kitsilano Local Area
Planning Office (Clause 1)

Council was advised that the reference to the square footage per month in Condition (f) and in the recommendation should read per year.

MOVED by Ald. Marzari,
THAT the recommendation of the Board of Administration contained in this Clause be approved, after amendment to read as follows:

"Your Board RECOMMENDS that the Vancouver Resource Board be allowed the use of 200 square feet of office space at 2384 West Fourth Avenue until June 30, 1974, at a rental cost of $3.50 per square foot per <u>year</u>."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(May 24, 1974)(continued)

Police Motorcycles
(Clause 7)

MOVED by Ald. Harcourt,
THAT the recommendations of the Police Commission as contained in this Clause to replace three Yamahas with three Harley Davidsons, be approved, and the $10,500 costs be appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in Clauses 2 to 6 inclusive be approved, and that Clause 8 be received for information.

- CARRIED UNANIMOUSLY

(Clause 4 was Carried by the Required Majority)

(During consideration of the foregoing report, Alderman Gibson arrived at the meeting)

Property Matters
(May 24, 1974)

The Council considered this report which contains four clauses, identified as follows:

Cl.1. Acquisition for Replotting Lot E, Block H, District Lot 753, 3256 Commercial Drive.
Cl.2. Acquisition for Replotting Parcel 1, North Pt. of Block J, D.L. 753, 3291 Findlay Street.
Cl.3. Sale of City-owned 'East 1 foot of West 17 feet of Sub.19, Block 315, District Lot 526' North Side 1000 Block West 8th Avenue, Between Oak and Spruce Streets.
Cl.4. Southwest Corner of Gore and Union, Puccini's Italian Restaurant Ltd.

The Council took action as follows:

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 3 inclusive, be approved.

- CARRIED UNANIMOUSLY

Southwest Corner of Gore & Union
Puccini's Italian Restaurant Ltd.
(Clause 4)

MOVED by Ald. Volrich,
THAT the request of Puccini's Italian Restaurant Ltd., to be heard as a delegation, be approved, and the arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. DEPARTMENT GENERAL REPORT
May 24, 1974

Building & Planning Matters
(May 24, 1974)

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. Development Permit Application #66103, 8605 Kerr Street, Vancouver.
Cl.2. Development Permit Application #66289, 1910 East Kent Avenue South, Vancouver.
Cl.3. Use of Building - 724 Kingsway, Located South Side of Kingsway between Fraser Street and East 17th Avenue. Development Permit Application #65590
Cl.4. Subdivision of Amended Lots 17 and 19, Blocks 1 to 4, D.L.37, 2756 and 2768 Ward Street, Vancouver, B.C. Mrs Doreen Bucoviz.
Cl.5. Rezoning Application - N/S E. 11th Avenue between Commercial & Victoria. Lots 4-12, Block 162, D.L. 264A.
Cl.6. Development Permit Application #66689 at 1550 Rand Street.
Cl.7. Processing Development Permit Application for Development along the Fraser River.

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and that the recommendations of the Director of Planning contained in Clauses 2, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of Clauses 3, 4 and 5 pending the hearing of delegations later this day.

Fire & Traffic Matters
(May 24, 1974)

MOVED by Ald. Hardwick,
THAT this report with respect to Traffic Arrangements on Seymour Street for B.C. Telephone work, be received for information.

- CARRIED UNANIMOUSLY

D. Lee Building -
175 East Broadway

It was agreed to defer consideration of this report pending the hearing of a delegation later this day.

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The Council recessed at approximately 6:10 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Deputy Mayor Alderman Hardwick in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Hardwick
Aldermen Gibson, Harcourt, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Bowers (Civic Business)
Alderman Linnell (Leave of Absence)

DELEGATIONS

Development Permit Application re 724 Kingsway (Copp Credit Acceptance Ltd.)

In connection with Clause 3 of the Departmental Report (Building and Planning matters), dated May 24, 1974, relating to Development Permit Application #65590 and use of building at 724 Kingsway for a furniture showroom and retail sales, the Council heard a delegation representing Copp Credit Acceptance Ltd., and a brief was filed in support. The historic details are set out in the clause including the reasons for refusal by the Technical Planning Board and the Board of Variance.

After due consideration, it was

MOVED by Ald. Rankin,
THAT this Development Permit Application be approved for a period of one year on the understanding that eleven parking spaces will be provided on the site of the Union 76 Service Station at the northeast corner of Kingsway and Fraser Street.

- CARRIED

(Alderman Volrich voted against the motion)

Subdivision Application: 2756 and 2768 Ward Street

Mrs. Doreen Bucoviz appeared in support of an application for subdivision of amended lots 17 and 19, Blocks 1 to 4, D.L. 37 (2756 and 2768 Ward Street).

It is pointed out in Clause 4 of the Department Report (Building and Planning matters), dated May 24, 1974, that the Approving Officer has not the authority to create lots below a width of 33 feet and an area of 3,600 square feet.

MOVED by Ald. Rankin,
THAT this application be approved in principle, and the Director of Planning be requested to report further with a proposed draft by-law amendment to include authority for the Director of Planning to approve the type and design of any buildings which may be constructed on such subdivided property.

- CARRIED UNANIMOUSLY

Lee Building: 175 East Broadway

The following report dated May 24, 1974, was submitted by the Department of Permits and Licenses in connection with the condition of the Lee Building at 175 East Broadway:

cont'd....

DELEGATIONS (cont'd)

Lee Building: 175 East Broadway
(continued)

"Council, on May 14th, 1974, when considering the clause of the Standing Committe on Social Services with respect to the Lee Building, passed the following motio

'THAT the Chairman write to Mr. S. Katsafanas, requesting him to appear before City Council in two weeks' time to resolve all matters regarding the operation of the Lee Building, to the satisfaction of City Council, at which time Council have before it a report from the Director of Permits & Licenses on the matter.'

The Director of Permits and Licenses reports as follows:

BUILDING INSPECTION

This 60 year old building consists of 7 storeys of essentially non-combustible construction and is in an acceptable structural condition. Fire separations between the floors is satisfactory and the building meets all of the requirements which were applicable at the time of its construction.

Inspections were carried out in a number of the suites on the 5th, 6th and 7th floors. Some evidence of moisture was found as well as some rusted steel window frames and an accompanying deterioration of the plaster around the frames. There is evidence of peeling wall paper, chipped plaster at ceiling and walls near the exterior of the building, as well as some damaged floor coverings. It is considered that the possible causes of this dampness could be:

(a) Normal condensation on windows and/or some leakage through cracked window panes.

(b) Deterioration of cement parging on exterior walls, particularly those facing North and East.

(c) Deterioration of the roof covering which was found to be in a questionable state.

(d) Spilled water in the laundry room located on the 8th floor penthouse.

It is further considered that these are maintenance items which could reasonably be expected in a building of this age.

ELECTRICAL INSPECTION

A search of our records indicates that the electrical vault suffered damage some time ago in a fire. A complete new service was installed in the electrical room. At the time of the installation of the new service, the entire building was surveyed and certain deficiencies were found. In the meantime, the building ownership changed. Action is being taken to force the present owner to upgrade the wiring throughout the building.

PLUMBING AND GAS INSPECTIONS

The gas installation in the building has been completely renewed and tested and complies with the By-law. All of the plumbing in the building was properly installed under the By-law at that time and is in a condition which might be expected in a building of this age. There is significant low water pressure in one cold water supply pipe supplying several suites which would indicate that the line may be blocked with scale or rust. It was also observed that some maintenance is required on a number of faucets and packing glands of valves to prevent leakages.

cont'd....

DELEGATIONS (cont'd)

Lee Building: 175 East Broadway
(continued)

FIRE INSPECTIONS

The Fire Warden's Office reports that this building will require an upgrading of the fire escape system when the Fire By-law becomes effective July 1st, 1974. Also, the fire alarm system will require upgrading. The Fire Warden's Office is following normal enforcement procedures on both of these items.

HEALTH INSPECTION

The Medical Health Officer reports that extensive redecorating and refurbishing in a large number of the suites in the building is required. The restoration of water pressure is also necessary in several suites. Orders to the above effect will be expedited by the Health Department and normal enforcement procedures followed.

This report is submitted to Council for INFORMATION."

Mr. Nazoz, on behalf of Mr. Katsafanas, addressed the Council indicating that certain improvements were being made to the building but because of financial circumstances, Mr. Katsafanas had not yet been able to make the various alterations to the building necessary to bring it up to standard. Following a brief explanation by the Medical Health Officer and the City Building Inspector, it was

MOVED by Ald. Marzari,
THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits and Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards.

- CARRIED UNANIMOUSLY

Rezoning Application: N/S East
11th Avenue between Commercial & Victoria

Council received a delegation from Dr. Nathan Batt for Southwest Consultants Ltd., in respect of a rezoning application referred to in Clause 5 of the Departmental Report (Building and Planning matters), dated May 24, 1974. Dr. Batt filed supporting material with respect to the proposed development to be on the north side of East 11th Avenue between Commercial & Victoria Drives.

MOVED by Ald. Volrich,
THAT the Standing Committee on Community Development arrange for a Public Meeting to be held in the area to obtain the views of the residents respecting the proposed development by Southwest Consultants Ltd.

- CARRIED

(Deputy Mayor Alderman Hardwick voted against the motion)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Report of Standing Committee
on Civic Development, May 9, 1974

The Council considered this report which contains four clauses, identified as follows:

Cl.1. Proposal for the Development of Marathon Realty's Lands in Sub-area 2.
Cl.2. Chinese Cultural Centre.
Cl.3. Langara Citizen's Committee.
Cl.4. Downtown Study Team - Progress Report.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Civic Development, May 9, 1974 (continued)

Proposal for the Development of Marathon Realty's Lands in Sub-Area 2 (Clause 1)

MOVED by Ald. Massey,
THAT the recommendation of the Committee in this Clause be deleted and the balance of the Clause be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT Clauses 2, 3 and 4 of this Report be received for information.

- CARRIED UNANIMOUSLY

F. Report of Standing Committee on Social Services, May 9, 1974

The Council considered this report which contains four clauses, identified as follows:

Cl.1. Civic Grant Request - Vancouver East Lacrosse Association.
Cl.2. Child Care Facility for Civic Employees.
Cl.3. Chimo Terrace Recreation Project.
Cl.4. Mental Patients' Association.

The Council took action as follows:

Civic Grant Request - Vancouver East Lacrosse Association (Clause 1)

MOVED by Ald. Rankin,
THAT this clause be deferred to the next regular Council meeting and, in the meantime, the Director of Social Planning investigate and report on possible funding sources from the B.C. Amateur Sports Council and the Board of Parks and Public Recreation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Clauses 2 to 4 inclusive of this Report, be received for information.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Finance & Administration, May 9, 1974

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this report with respect to Supplementary Capital Program - 1974, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

H. Report of Standing Committee on Waterfront, May 9, 1974

The Council considered this report which contains six clauses, identified as follows:

Cl.1. Vanterm - Access.
Cl.2. Marathon Realty Proposal - Waterfront between Burrard and Seymour Streets.
Cl.3. Public Access to Fraser River under Knight Street Bridge.
Cl.4. Request for Additional Funds - Project Manager, Waterfront Study.
Cl.5. Old Immigration Building - North Foot of Thurlow Street.
Cl.6. Street Lighting.

The Council took action as follows:

Public Access to Fraser River under Knight Street Bridge (Clause 3)

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this Clause be approved, after amending the City Engineer's recommendations 3 and 5 contained in his report dated May 7, 1974 (referred to in recommendation A, Page 3) to read as follows:

"(3) The Mayor request the Minister of Recreation and Conservation to give a grant equalling one-third of the project's estimated 'other costs', namely $8,950.00 from the Community Recreation Facility Fund or any other fund he sees fit.

(5) The City Engineer be authorized to proceed with the detailed design of the structure and acquisition of materials necessary while awaiting approval of grants from the Provincial Government."

- CARRIED

(Aldermen Marzari, Massey and Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Social Services, May 9, 1974

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this report with respect to Liveable Needs of the Handicapped, be approved, after making the following amendments:

I(a) Delete "to 10%" and insert in lieu thereof, the word "substantially".

III, IV, V

That these recommendations be prefaced with the words "That the Minister of Human Resources be requested to consider the following"

VII That the Board of Administration report on the installation of washroom facilities for physically handicapped people in the Queen Elizabeth Theatre, and eventually in the Orpheum Theatre, according to By-law No. 4721.

XI That the Board of Administration contact the architect to see whether washroom facilities for physically handicapped people would be included in renovations to the third floor of City Hall.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

J. Report of Standing Committee on Housing, May 14, 1974

The Council considered this report which contains five clauses, identified as follows:

Cl.1. The Chinatown Property Owners and Merchants Association
Cl.2. Progress Report - Nicola Street Housing Project.
Cl.3. Progress Report - Enforcement of Fire By-law.
Cl.4. Housing Policy Paper.
Cl.5. Short-Lease Hotels.

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT Clauses 1, 3, 4 and 5 of this report be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee on Social Services, May 16, 1974

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. Yukon Apartments - 2137 Yukon Street.
Cl.2. East Hotel - 445 Gore Avenue.
Cl.3. Drop-in Centre Program for Youth in the Downtown area - Request for Funding.
Cl.4. Civic Grant Request - Native Information Centre.
Cl.5. Infractions of the Liquor Act.
Cl.6. St. Michael's Day Care - 409 East Broadway.
Cl.7. Day Care Centre - 3328 East 1st Avenue.

The Council took action as follows:

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clauses 2 to 7 inclusive, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on Community Development, May 16, 1974

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Street Vending.
Cl.2. Mount Pleasant Area Council & Ratepayers' Association.
Cl.3. Illegal Suites.

The Council took action as follows:

MOVED by Ald. Volrich,
THAT Clauses 1 and 2 contained in this report be received for information.

- CARRIED UNANIMOUSLY

Illegal Suites (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved, except that recommendation (1) in Alderman Volrich's memorandum of May 16, 1974, re the test plebiscite, be approved 'in principle'.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

M. Report of Special Committee re Detoxification Centre Society Unit, May 16, 1974

Council noted the following report dated May 16, 1974, submitted by the Chairman of the Special Committee re Detoxification Centre Society Unit re further development of Detoxification Centres in Vancouver:

"I met with the Alcohol and Drug Commission May 16, 1974. The plan is to establish four 20-bed units for Detoxification Centres in the City of Vancouver. One unit will be at our China Creek Park site, one unit is to be in the Cordova Street area, one unit is to be attached to the General Hospital and one unit is to be in the City Jail. It is noted that the cost of these units will be entirely the Provincial Government's responsibility.

It would be my recommendation that we turn over the China Creek Park site to the Alcohol and Drug Commission for one dollar a year on a lease basis. The proposal would be to build a pre-fab unit, meeting City by-Laws, with an opportunity of expanding the centre from a 20-bed unit to a 40-bed unit. The Alcohol and Drug Commission sees this as a top priority; the China Creek Park unit to be completed by the end of September and the others by the end of the year. This may be an optimistic view but I am all in favour of their sense of urgency in what is a crisis situation.

I am enclosing, for the Council member's perusal, a report from Mr. R. E. Cutler, Consultant, prepared for the Alcohol and Drug Commission."

MOVED by Ald. Rankin,
THAT the China Creek Park Site be leased to the Alcohol and Drug Commission for $1.00 a year for the purpose of constructing a pre-fab Detoxification unit on the understanding that this action is not a precedent;

FURTHER THAT three months notice be given to tenants affected by the unit to be located in the China Creek Park Site, and the Properties Department assist in relocating the tenants.

- CARRIED UNANIMOUSLY

N. Illegal Suites: Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under dated of May 24, 1974:

"The Committee of Officials has considered the following requests under the Policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Dow Myong Oh (owner), 1076 West 41st Avenue
Mrs. Carole Boyle (tenant), 3838 Nanaimo Street
Helen Richards (owner), 2542 East 4th Avenue
Pota Chronopoulos (owner), 517 East 13th Avenue
Rose Anne C. Jewell (tenant), 174 West 19th Avenue
Cyril H. Howard (tenant), 7525 Selkirk Street

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(b) the following applications be approved for one year from the date of this Resolution:

Marsha Irwin (tenant), 2050 Alma Road
Mervin V. Hanson (tenant), 3642 West 22nd Avenue
Erma Joyce Fox (owner), 3792 West 12th Avenue
Mrs. Margaret Kalaski (tenant), 6944 Quebec Street
Brittain P. Ladouceur (tenant), 3525 West 8th Avenue
Lorna Hawes (tenant), 3182 West 3rd Avenue
Michael Ron (owner), 481 West 40th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Harbinderjit & Surinder Sangha (owner), 1061 East 40th Avenue
Stephen Hilts (tenant), 31 West 11th Avenue
William Cockette (tenant), 2590 West 5th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

A. J. Tomkinson (tenant), 2161 West 6th Avenue
Menno Falk (tenant), 1383 East 64th Avenue "

MOVED by Ald. Rankin,
THAT the recommendations contained in the foregoing Special Committee report dated May 24, 1974, be approved.

- CARRIED UNANIMOUSLY

O. Report of Standing Committee on Civic Development, May 9, 1974

MOVED by Ald. Rankin,
THAT this report of the Committee with respect to Citizens' Guidance Panel - Downtown Planning Study, be received for information.

- CARRIED UNANIMOUSLY

P. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for May 29, 1974, is concerned.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO REPEAL BY-LAW NO. 2405, BEING THE "OLD PEOPLE'S HOME BY-LAW"

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,746,670.88 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law by introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO AMEND THE VEHICLES FOR HIRE BY-LAW (Seating Capacity)

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND THE VEHICLES FOR HIRE BY-LAW (Interim Taxi Rate Increases)

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Massey,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Consolidation with the Abutting Lands, of Portion of Lane North of Pandora Street, west of Victoria Drive

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Portion of the lane north of Pandora Street, west of Victoria Drive is surplus to the City's highway requirements and the abutting owners have made application to acquire this portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by Plan 5155 lying between the southerly production of the easterly limit of Lot 31, except the east 7 feet, now road, Block 2, Subdivision "E", District Lot 183, Plan 5155 and a line drawn parallel to and 123 feet westerly from the said southerly production. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated the 22nd day of February, 1974, and marginally numbered LF 6897, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Highway Purposes (5890 Kerr Street)

MOVED by Ald. Pendakur,
SECONDED by Ald. Rankin,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 9, North West Quarter of Block 17, District Lot 50, Plan 3316, described as follows:

COMMENCING at the southwesterly corner of said Lot 9;
THENCE N0° 01' 20" w, 32.95 feet, more or less, following in the westerly limit of said Lot 9 to the north westerly corner of said Lot 9;
THENCE S 89° 45' E, 14.18 feet, following in the northerly limit of said Lot 9;
THENCE S 0° 28' 30" W, 32.96 feet, more or less, to intersection with the southerly limit of said Lot 9 at a point 13.89 feet easterly from the southwesterly corner of said Lot 9;
THENCE N 89° 42' 30" W, 13.89 feet, following in the southerly limit of said Lot 9 to the point of commencement.
The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 15, 1973, and marginally numbered LF 6803.

(5890 Kerr Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich - University Endowment Lands

expressed concern that the Council had received no reply from the Provincial Government to Council's resolution of February 5, 1974, re the development of the University Endowment Lands.

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the Mayor be requested to write to the Provincial Government reiterating Council's position with respect to the University Endowment Lands and requesting a meeting as a matter of urgency.

- CARRIED UNANIMOUSLY

Deputy Mayor Hardwick - Recreational Study: Langara Lands

requested consideration of an additional appropriation of $1,000 for the purpose of a recreation study which is required in connection with Langara Lands.

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT an additional appropriation of $1,000 be allotted to the Director of Planning for the purpose of a recreational study in connection with Langara Lands.

- CARRIED

(Alderman Rankin voted against the motion)

The Council adjourned at approximately 10:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of May 28, 1974, adopted on June 11, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of East 13 Feet of Spruce Street from 7th Avenue to a Point 120 Feet North

The City Engineer reports as follows:

"On August 15th, 1972 Council considered the following report and approved the City Engineer's Recommendation:

'R.C. Purdy Chocolate's plant is on the northwest corner of 7th Avenue and Spruce Street. The company has renovated the factory and landscaped the front of their property. The access to the plant has been off Spruce Street for over 20 years. This access has been improved by the company.

Spruce Street is not open to vehicular traffic except for the Purdy access, because of the excessive grade from 7th Avenue to 6th Avenue. The City has a bulkhead midway between 7th Avenue and 6th Avenue with steps alongside for pedestrian traffic. A pathway meanders down Spruce Street from 7th Avenue to the steps. The east 13 feet of the street is fenced in by the owner of the property on the northwest corner. The remainder of the street is in a rather unkept condition with a dirt area used by children to play on.

Purdy Chocolates has requested a lease of the portion of street abutting their property. They wish to improve their access, to landscape the balance of the lease area, provide a more satisfactory pathway for pedestrian traffic and have a small area for a childrens' playground.

Spruce Street north of 7th Avenue is surplus to the City's normal highway requirements.

I RECOMMEND that the west 53 feet of Spruce Street between 7th Avenue and the northerly limit of Purdy Chocolates property (Lot 11, Block 294, D.L. 526) be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to the following conditions:

(a) The lease area to be used only for access of Purdy's, pedestrian access to the stairway, landscaping and children's play area all to the account of the lessee.

(b) The term of the lease to be 15 years at a nominal rental of $15.00 for the term and subject to renewal.

(c) Cancellation of the lease on a one year notice if the street is required for municipal purposes.

(d) Pedestrians to have access over the lease area on a well kept pathway to existing stairway.

(e) The existing stairway and bulkhead are excluded from the lease as they remain the responsibility of the City.

(f) Any childrens' play area to be provided as a responsibility of the lessee.

(g) The City to be relieved of all liability.

(h) The leased area always to be kept in a neat and tidy condition.

(i) The City to maintain the right of entry at all times for the installation and repair of all utilities and the bulkhead.

(j) The existing barricades at 7th Avenue to remain.

Cont'd . . .

Clause 1 cont'd

(k) An agreement satisfactory to the Corporation Counsel and City Engineer.'

The east 13 feet of Spruce Street was not included in the street closure at that time because of the ownership of the property on the northeast corner of 7th Avenue and Spruce Street. R.C. Purdy Chocolates Ltd. now own this property, namely Lot 20, Block 295, D.L. 526, Plan 590 and in arranging to draw up the lease referred to above, they have made application to have this portion of street included in their childrens' play area. Their use of this surplus portion of Spruce Street is providing a good neighbourhood area for children.

I RECOMMEND that the east 13 feet of Spruce Street between 7th Avenue and the westerly production of the northerly limit of Lot 20, Block 295, D.L. 526, Plan 590 be closed, stopped up and leased to R.C. Purdy Chocolates Ltd. subject to all the conditions for leasing of the west 53 feet of the street. The $15.00 rental to apply to the full width of street."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of the Lane West of Bidwell Street, North of the Lane South of Comox Street, Block 60, D.L. 185

The City Engineer reports as follows:

On September 9th, 1969 Council approved the following item:

'The lane west of Bidwell Street northerly from the lane south of Comox Street is surplus to our highway requirements. An application has been received for the acquisition of this lane from the abutting owner.

I RECOMMEND that the lane west of Bidwell Street, north of the lane south of Comox Street be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed lane to be $6,240 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane to be consolidated with the abutting lands.'

The applicant at that time did not carry on with his proposed development and no further action was taken on the lane closure. The conditions were not met.

A further request was made by a different applicant in June 1973 to acquire this portion of lane. The value of the lane at that time was set at $15,575.00. No action was completed.

A new applicant has now requested the surplus lane be closed and conveyed.

I RECOMMEND that the lane at the rear of Lots B, C, and D of Lots 8 and 9, Block 60, D.L. 185, Plan 5223 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the closed lane be $23,154 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to provide a subdivision plan showing the closed lane consolidated with the abutting properties in a manner satisfactory to the Approving Officer.

(c) The applicant to pay the City $50.00 for City documentation.

(d) The applicant to deposit the subdivision plan in the Land Registry Office and pay all costs of registration."

Your Board RECOMMENDS that the foregoing be approved.

3. Proposed Pedestrian Overpass - 1000 Block West Hastings Street

The City Engineer reports as follows:

"British Pacific Building Limited, 1055 West Hastings Street, one of the Guinness Family Companies have applied, as part of the development of Oceanic Plaza, to construct a pedestrian overpass across Hastings Street between the new Plaza and the existing Guinness Tower also owned by the same company.

The structure would be a single open deck pedestrian overpass 12.17 ft. wide approximately 230 ft. west of Burrard Street. Minimum clearance over the street would be 18 ft.

The points affecting the City with regard to this structure have been carefully considered. A rental rate has been recommended by the Supervisor of Property and Insurance.

I RECOMMEND approval on the following conditions:

a. That detailed plans satisfactory to the City Building Inspector, Fire Chief and City Engineer be submitted.

b. That construction and maintenance of the structure be in accordance with all City By-laws and satisfactory to the City Building Inspector, Fire Chief and City Engineer.

c. That the owner bear the cost of any alteration to utilities necessitated by this installation.

d. That no advertising matter be put on the structure .

e. That a lease agreement be entered into satisfactory to the Corporation Counsel and City Engineer, including the following provisions, in addition to points a, b, c and d above:

i. Rental to be $2,673.00 per annum, plus an annual amount in lieu of land taxes based on adjoining land assessments.

ii. Rental to be reviewed every five years.

iii. City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required for civic purposes.

iv. The lessee to cover the structure in a manner satisfactory to the City Engineer if, in the opinion of the City Engineer, its use as an open overpass proves to be unsatisfactory.

v. The lessee to indemnify the City from all damages, lawsuits, etc.

vi. Term of agreement to be 30 years.

vii. Lessee to remove structure at end of term of agreement or upon prior cancellation. Removal to be at no cost to the City. If lessee fails to remove structure, City may remove it and charge cost to lessee."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

4. Landscaping Centre Boulevard on Boundary Road North of Hastings Street

The City Engineer reports as follows:

"There are eleven City street blocks of Boundary Road between Hastings Street and Edinburgh Street, the north extremity of developed Boundary Road.

With the exception of minor curb installations on the Burnaby side of the center boulevard, which Burnaby will complete this spring, all of the eleven blocks on both the east and west roadways are now improved with curbs and pavements.

Cont'd . . .

Clause 4 cont'd

The center boulevard dividing the two roadways has been landscaped with grass on seven of the eleven blocks. The landscaping of the four blocks was deferred pending complete pavement improvement of the east and west roadways.

In past years complaints were received from residents on the Vancouver side of Boundary Road regarding the condition of the center boulevard. The Vancouver residents on the improved blocks felt that having made their contribution by way of local improvement taxes towards the improvement of Boundary Road, they should be entitled to a landscaped boulevard similar to the area between Hastings and Joyce Streets.

In view of the complaints from the residents, discussions were held with the Municipal Engineer of Burnaby who agreed that Burnaby would contribute 50% towards the cost of landscaping the centre boulevard on the blocks of Boundary which are improved, on the Vancouver side with pavements and curbs.

The estimated cost of landscaping the four blocks is $7,500.00 which would be shared equally between the City and Burnaby. Funds for the City share of this estimate are available in Streets Capital Fund Appropriation No.148/7915, 'Landscape Islands and Boulevards - Unappropriated'.

On completion of this landscaping, the boulevard grass would be regularly mowed in keeping with the area south of Hastings Street and the seven blocks north of Hastings Street.

I RECOMMEND that:

An appropriation in the amount of $3,750 be established as the City's share of the cost of landscaping the centre boulevard on four improved blocks of Boundary Road between Eton and Edinburgh Streets, this work to be undertaken by City forces when an equal amount has been provided by the Municipality of Burnaby as their share of the cost."

Your Board RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 456

SOCIAL SERVICE & HEALTH MATTERS

A-2

RECOMMENDATION

1. Re By-law No. 2405: "Old People's Home By-law"

The Director of Legal Services reports as follows:

"The By-law above referred to was enacted in 1936 and is therefore nearly 40 years old. It was enacted to establish Taylor Manor and laid down the rules governing admittance and its operation.

Mr. D. Butler, Executive Director of Community Services, has written to me pointing out that by today's social assistance criteria it is not only out of date but in fact violates certain of them. For example, the by-law requires any person being admitted to turn over all his assets to the City, whereas today's regulations allow a person to have $1,500 and yet still be eligible for care.

A by-law is not necessary in order to operate and maintain Taylor Manor, and since the by-law is in fact so out of date Mr. Butler requests, and I concur, that it should be repealed so that it can be operated in an ordinary administrative fashion in accordance with such rules as may be established from time to time.

Accordingly I recommend that By-law No. 2405 be repealed."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted by Council.

FOR COUNCIL ACTION SEE PAGE(S) 460

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Strata Title Application - New Construction
2450 Cornwall Street - Lot 'B', Block 191
D.L. 526, Plan 15268
Margaz Enterprises (1968) Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from MARGAZ ENTERPRISES (1968) LTD., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 41 dwelling units at 2450 Cornwall Street.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:-

Subsection (a) - The true interest on Financing and
Subsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by Mercantile Bank of Canada. Mortgage financing is available to purchasers through Royal Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Arrangements have been made with the Royal Trust Company to facilitate mortgage loans for approved purchasers based on the Royal Trust Company's prime mortgage lending rate prevailing at the time of purchase. The Royal Trust mortgages do not provide for bonuses or other similar provisions. The developers have made no arrangements for secondary financing and will not carry any 2nd mortgages. Second mortgage financing, up to $5,000 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or other financial institutions.

Subsection (c) - Details of a management contract and monthly servicing

A management contract has been negotiated with Westerham Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata Lot Owners is $7.00 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act. A copy of the proposed contract is attached to the prospectus.

cont'd .....

Clause No.1 continued

Estimated Monthly Maintenance Assessments payable in respect of each Strata Lot to the Strata Corporation:

Apt. #	Strata Lot #	Gross Sq.ft. of Strata Lot	Approx. sq.ft.of Strata Lot	# Parking Stalls incl. Gross sq.ft. of Strata L.	Estimated Maintenance Cost per Year	Est. Maint. Cost per Month
107	1	1415	954	2	$ 612.72	$51.06
108	2	1106	625	2	390.72	32.56
109	3	1102	625	2	390.72	32.56
110	4	633	441	1	257.52	21.46
111	5	1150	613	2	381.84	31.82
113	6	1569	992	2	630.48	52.54
202	16	852	430	1	248.64	20.72
203	17	895	596	1	364.08	30.34
204	18	957	596	1	364.08	30.34
205	19	1470	886	2	568.32	47.36
206	20	707	521	1	293.04	24.42
207	7	1433	959	3	630.48	52.54
208	8	842	625	1	408.48	34.04
209	9	828	625	1	417.36	34.78
210	10	645	441	1	266.40	22.20
211	11	839	625	1	417.36	34.78
212	12	822	625	1	417.36	34.78
213	13	1402	959	3	683.76	56.98
214	Com.	Property	521	3	Com. Property	
215	14	1465	886	2	577.20	48.10
216	15	1405	596	2	488.40	40.70
301	31	776	532	1	328.56	27.38
302	32	729	430	1	248.64	20.72
303	33	813	596	1	364.08	30.34
304	34	826	596	1	364.08	30.34
305	35	1256	886	2	568.32	47.36
306	36	715	521	1	310.80	25.90
307	21	1415	959	3	666.00	55.50
308	22	979	625	2	461.76	38.48
309	23	986	625	2	461.76	38.48
310	24	645	441	1	328.56	27.38
311	25	990	625	2	479.52	39.96
312	26	973	625	2	479.52	39.96
313	27	1404	959	3	754.80	62.90
314	28	711	521	1	319.68	26.64
315	29	1278	886	2	577.20	48.10
316	30	826	596	1	364.08	30.34
PH 1	40	2016	1021	3	834.72	69.56
PH 2	41	2953	1559	4	1118.88	93.24
PH 3	37	2886	1559	4	1056.72	88.06
PH 4	38	1989	963	3	799.20	66.60
PH 5	39	1319	649	2	532.80	44.40

The above estimates include the following items for the common property only:

General Operating - caretaker, insurance, management, legal and audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas (fuel), water, garbage and intercom. General Reserve - reserves for replacement of roof and common area carpeting, etc.

(The assessments do not cover electricity for each Strata Lot which are on separate meters.)

cont'd .....

Clause No.1 continued

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various Strata Lots for 1975, gross without the Homeowners' Grant, is as follows:

Apt. #	Taxes	Apt. #	Taxes
107	$ 696.00	301	$ 360.00
108	444.00	302	300.00
109	444.00	303	432.00
110	300.00	304	432.00
111	444.00	305	660.00
113	744.00	306	360.00
202	300.00	307	780.00
203	432.00	308	540.00
204	432.00	309	540.00
205	660.00	310	360.00
206	360.00	311	540.00
207	744.00	312	540.00
208	480.00	313	900.00
209	480.00	314	360.00
210	300.00	315	720.00
211	480.00	316	432.00
212	480.00	PH 1	960.00
213	840.00	PH 2	1320.00
214	Com.	PH 3	1260.00
215	720.00	PH 4	948.00
216	600.00	PH 5	600.00

The taxes shown are gross without Homeowner Grant, owner may, if qualified, apply to receive the Homeowner's Grant in the amount of $200.00 plus $50.00 extra for Senior Citizens, plus $30.00 to $40.00 School Tax removal and Resource Fund Grant.

Other than property taxes referred to above and the monthly assessment referred to in paragraph 4 above, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

A total of three parking spaces are common property.

(All other parking stalls are part of individual Strata Lots.)

(b) Storage Lockers

Each Strata Lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(c) Laundry Rooms

The laundry room on each floor shall be for the exclusive use of the Strata Lots on that floor. Laundry equipment is leased and coin operated and the Strata Corporation will receive a portion of the gross income.

(d) Caretaker Suite

Suite 214 is common property including adjoining patio.

cont'd .....

Clause No.1 continued

(e) Sauna

The sauna area is common property.

All property of the Strata Plan is to be common property except 41 Strata Lots to be owned by the individual owners.

(f) Patios and Balconies

Each Strata Lot has a balcony or patio which forms part of the Strata Lot.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lot.

Also attached to the prospectus is a copy of by-laws prepared for the Strata Corporation.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he is in receipt of a letter from Mr. W. R. Lort, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Lort undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section I (3) of the Council policy."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 460

FIRE & TRAFFIC MATTERS

A-6

RECOMMENDATION

1. Street Closure - Laurel Street from 57th Avenue to 59th Avenue

The City Engineer reports as follows:

"In a letter dated April 30, 1974, Mr. A. F. Clark, Principal of Sir Wilfred Laurier Elementary School, 7350 Laurel Street, Vancouver, B.C. requested that Laurel Street from 57th Avenue to 59th Avenue be closed to vehicular traffic on Friday June 14, 1974 from 12:00 noon to 3:00 p.m.

The purpose of the street closure is to enable the school to hold a Soap Box Derby on the street. There will be approximately 25 participants with approximately 300 spectators composed of students, teachers and parents.

The event will be supervised by the teachers and the Police Department have agreed to provide two police officers to act as Marshalls. The street can be barricaded in a manner which will provide a 'buffer' zone north of 59th Avenue to ensure that the participants do not travel out of the closed off area. The teachers will also ensure that the Derby is conducted in a safe manner.

There are no objections to the proposal from a Police Department or a Traffic Engineering standpoint, and transit is not affected.

Accordingly, it is RECOMMENDED that Mr. A. F. Clark, Principal of Sir Wilfred Laurier Elementary School, be permitted to close to vehicular traffic, Laurel Street from 57th Avenue to 59th Avenue on Friday June 14, 1974 from 12:00 noon to 3:00 p.m. subject to the following conditions:

(a) The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from the street closure.

(b) The cost of temporary traffic controls be borne by the applicant.

(c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

(Copies of the communication from Mr. A. F. Clark dated April 30, 1974 to the Chief Constable are circulated for information.)

FOR COUNCIL ACTION SEE PAGE(S) 460

FINANCE MATTERS

RECOMMENDATION

1. Kitsilano Local Area Planning Office

The Director of City Planning reports as follows:

"Vancouver City Council at its meeting of April 2, 1974, approved the establishment of the Kitsilano Area Planning Program in premises at 2384 West Fourth Avenue.

This site office has an area of approximately 1900 square feet. At the present time, the space requirements for civic staff operating out of this location is approximately 1500 square feet. Thus, there is a surplus of approximately 400 square feet for the present time.

In budgeting for space in the site office, approximately 200 square feet was allocated for the use of community groups on a temporary basis.

At the present time arrangements are being made by the Vancouver Resource Board (responsible for the integration and decentralization of Social Services in Vancouver) for an election on June 25, 1974 to establish the Kitsilano Resource Board. A Task Force has been established by this organization of the Department of Human Resources to publicize and conduct the election.

They are in need of approximately 200 square feet on an interim basis to conduct their operations from. This would involve two staff people: a secretary and communication specialist in office operation.

As the Kitsilano Area Planning Program is to be a comprehensive planning effort involving both physical and social aspects of the community, it appears desirable to have the Kitsilano Resource Board who will be conducting Social Planning in the area, utilize the presently available space.

Discussions have been conducted with the Resource Board and they are willing to operate in these premises on the following conditions:

a) The use of the premises will terminate on June 30, 1974.

b) The Department of Human Resources through the Vancouver Resource Board will be responsible for any damage or theft occurring during their activities.

c) The operation will be primarily an office function with occasional committee meetings.

d) The City Planning Department as operator of this office will be responsible for the conduct and operation of their activity.

e) Any signs they place on the windows will be limited to approximately four square feet.

f) The Vancouver Resource Board pay rental at the rate of $3.50 per square foot per month (the cost to the City being $58.00 per month)."

Your Board RECOMMENDS that the Vancouver Resource Board be allowed the use of 200 square feet of office space at 2384 West Fourth Avenue until June 30, 1974, at a rental cost of $3.50 per square foot per month.

2. One Additional Stenographic Position - Data Processing and Systems Division

Your Board has received the following report from the Director of Finance and the Co-ordinator of Data Processing and Systems.

"The Data Processing and Systems Division has one stenographic position to support the needs of forty staff members. The work load has grown in the past year to such an extent that one stenographer cannot adequately service this Division's clerical requirements. There are a number of reasons which have caused this increase in the work load.

(i) In 1973 the programming staff was increased from four to sixteen. This increase has resulted in an increase of typing and related clerical work.

(ii) The Supervisor of Data Processing Operations has traditionally been responsible for ordering all supplies and looking after the accounting for the Division. A few years ago these duties took very little time, but the volume grew until these duties began to infringe upon the time required to adequately perform his supervisory duties. Consequently, in February, 1974, the accounting and ordering tasks were transferred to the Division's Clerk Stenographer III.

(iii) Two systems analysts who have been working at the Police Department will be returning to work in the City Hall and will require clerical services here, rather than at the Police Department.

(iv) We are no longer able to have typing done in the Director of Finance's Office because the two stenographers there have no free time.

For the last two months, we have been assisted by a part-time typist for four hours per day, but this is not sufficient and a full-time clerical position is required immediately.

The Director of Personnel Services has examined the work of the proposed position and has classified the work as that normally done by a Clerk-Stenographer II.

COST:

The annual cost for a Clerk-Stenographer II at 1974 rates and including fringe benefits is $7,920. The cost for the remainder of 1974 is $4,300. There would be a one-time cost of approximately $1,050 for a desk, chair, and typewriter.

The Comptroller of Accounts advises that the necessary funds for the remainder of 1974 can be provided from Contingency Reserve.

This report has been discussed with the Business Agent for the MREU.

I recommend that:

A. a new Clerk-Stenographer II position be created in the Data Processing and Systems Division at an additional annual cost of $7,920.

B. $4,300 be provided for salaries for the remainder of 1974, and

C. that $1,050 be provided for furniture and a typewriter."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems Division be approved.

3. Establishment of Housing Co-ordinator Position - City Planning Department

The Director of Planning reports as follows:-

"At a recent meeting with Alderman Harcourt, the urgent necessity of co-ordinating the City's housing efforts was discussed. The conclusion was reached that it would be desirable to have a Housing Co-ordinator on the Overall Planning Staff of this department. The need for an emphasis on housing policy was stressed in the City Planning Department report 'Shaping the Future' and the suggested Co-ordinator would undertake this work. This would entail the examination of the City's present stock of residential accommodation in relation to need, suggest distribution of types within the context of the population allocation in the G.V.R.D. Liveable Region Plans, and suggest other methods of providing housing and the necessary control measures.

In our report of April 9, 1974, 'Planning Department Staffing and Budget', two new Planner II positions were proposed for the Overall Planning Division. It is suggested that the Housing Co-ordinator position should be one of these.

Because of the housing crisis it is recommended that this position be established as soon as possible without waiting for the final decision on the balance of the April 9, 1974, report.

Summary of additional costs are as follows:-

Salaries		1974 (6 months)	Annual
Housing Co-ordinator	@ $1,327	$7,962	$15,924
Fringe Benefits	@ 12½%	1,000	1,990
Auto Allowance	@ .13¢ per mile	100	200
Total Salary Costs		$9,062	$18,114

New and Non-Recurring		
1 Desk	$366	
1 Chair	100	
2 Side Chairs @ $55 each	110	
1 Lay-out Table	120	
1 Bookcase	100	
1 Filing Cabinet	150	
1 Transcriber	150	
1 Calculator	250	
Miscellaneous (wastebaskets, etc.) etc.)	54	$1,400
		$10,462

The Comptroller of Accounts advises that funding is not provided within the 1974 Departmental Budget. If this report is approved, the source of funding should be from the Contingency Reserve.

A copy of this report has been given to the Business Manager of the Vancouver Municipal and Regional Employees' Union.

It is therefore RECOMMENDED that Council -

(A) Approve the hiring of a Housing Co-ordinator;

(B) The Director of Personnel Services to report on the classification to the Board of Administration for approval;

(C) Auto Allowance (at intermittent rate of .13¢ per mile) for this position be approved;

(D) Funds for 1974, estimated at $10,462, to be provided from Contingency Reserve. "

Your Board RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Art Gallery Library

The Director of the Vancouver Art Gallery has had correspondence with the Chairman of the Vancouver Library Board and others concerning the greater public use of the Art Gallery Library. At the present time, the Vancouver Art Gallery Library is open 2 days each week and during that time approximately 150 persons make use of the material in the Art Gallery Library for reference purposes.

The material consists of approximately 6,000 volumes and the Art Gallery subscribes to 60 periodicals. The material held is of a technical nature and is not generally duplicated by either the Public Library collection or the material held at the University Library.

In order to make the Art Gallery Library material available to the public on a 5 day per week basis, it is recommended that the City make a supplementary grant available to the Art Gallery at the rate of $8,000 per annum, effective July 1, 1974, so that the grant for 1974 will be increased by $4,000.

It is further recommended that the Director of the Art Gallery consult with the Director of the Vancouver Public Library concerning the purchase of library materials, cataloging, indexing and staffing matters (Mr. M. Jordan, Director of the Vancouver Public Library has agreed to render appropriate assistance to the Art Gallery when requested). If the recommendations of this report are approved the Comptroller of Accounts recommends funds be provided from Contingency Reserve.

Your Board RECOMMENDS that the recommendations contained in this report be approved.

5. Additional Typewriter for Mayor's Office

Your Board has received the following report from the Director of Finance:

"The administrative restructuring of the support staff in the Mayor's Office has resulted in three staff members requiring typewriters by virtue of the nature of their work,in place of the two previous. Both for convenience and in light of the distribution of workload all three of these staff members should have their own typewriters.

I recommend that Council approve the provision of $660 from Contingency Reserve to provide a typewriter and typing stand for the position occupied by Mrs. Pat Barby."

Your Board RECOMMENDS approval of the recommendation of the Director of Finance.

6. D.P.C. Parking Rates - Lot No. 6
(415 West Pender Street)

The City Engineer reports as follows:

"Because insufficient data on the duration of stay for Lot No. 6 was available prior to the previous D.P.C. Rate Report, rates for this lot were not dealt with.

The short-term utilization of the lot is high, so a major long-term parking increase is not required. The current maximum daily rate is $1.60. The proposed rate structure is:

Maximum Daily Rate	$1.75
Transient Rate	$ .15 /half hour

cont'd ....

Clause No. 6 (cont'd)

The completely changed rate structure for all D.P.C. lots will become effective on June 3, 1974.

The management of the Downtown Parking Corporation concurs with this report.

The City Engineer RECOMMENDS that Council approve the proposed rates for Lot No. 6."

Your Board RECOMMENDS that the recommendation of the City Engineer be approved.

CONSIDERATION

7. Police Motorcycles

The Chief Constable and City Engineer report as follows"

"On February 28, 1974, the Vancouver Board of Police Commissioners recommended that the three Yamaha motorcycles purchased in 1973 on a trial basis be replaced with Harley Davidson motorcycles.

A copy of the report from the Traffic Superintendent to the Police Commissioners on this matter is attached. In brief, one Yamaha motorcycle has been put into service, and during the first six weeks it was operated by twelve members of the Traffic Division. Each Constable was required to complete an evaluation report. In general, the Yamaha motorcycle was found to be uncomfortable to ride and unsuitable for Police enforcement in Vancouver. The officers reported back pain and other discomforts from using the machine. Even with modifications designed to make the motorcycle more suitable, it does not meet Police operational needs.

The following background is necessary in considering the Board of Police Commissioners' recommendation.

Background

Motorcycle maintenance costs have been a source of concern for several years. As a result of these concerns, expressed by the Director of Finance and Board of Administration as well as senior Police officials, the Engineering Department has studied two methods of reducing motorcycle costs:

a) by replacing the Harley Davidson motorcycle at its minimum cost life;

b) by utilizing a less expensive make of motorcycle (e.g., Yamaha, Honda, MotoGuzzi, etc.).

The Harley Davidson motorcycles are now replaced according to the minimum cost life (report to Board of Administration dated February 12, 1971). After consultations between the Engineering Department and the Police Department, it was decided to try an alternative motorcycle to the Harley Davidson; several makes of machines used elsewhere for Police work are available. It was agreed that one motorcycle for comparison would not be a suitable test, and that three units of one type should be evaluated.

Tenders were called for alternative motorcycles, and three Yamaha motorcycles were ordered. These three motorcycles were to be used on a trial basis to establish if there were any cost savings to be realized, and to establish if these motorcycles were suitable for City of Vancouver Police work. The Yamaha motorcycles were delivered in the spring of 1973, and one motorcycle has been outfitted for the Police and put into service.

cont'd ....

Clause No. 7 (cont'd)

The only argument for the purchase of foreign motorcycles is cost reduction. Several Cities have advised us that they use foreign motorcycles and that, in their opinion, the costs are lower than can be obtained using Harley Davidson machines. We have also been told that performance of the foreign motorcycles is equivalent or superior to the Harley Davidson. While the short trial of the Yamaha machine in Vancouver provides little basis for life-cost comparison, data we have obtained from Los Angeles provide a relative indication of the operating costs of a similar foreign machine, and we have used this information to generate the following approximate cost comparison, in 1973 dollars:

	Import Motorcycle		Harley Davidson
	Vancouver Costs	Los Angeles Costs	Vancouver Costs
Annual Purchase & Outfitting Costs (including 8% interest)	$ 900 *	$ 900	$1,300 *
Annual Operating and Maintenance Costs	$1,450 **	$1,400 ***	$1,750 ****
Total Annual Costs	$2,350	$2,300	$3,050

* Annual purchase and outfitting costs are based on a 4-year life for both the imports and Harley Davidson machines.

** City of Vancouver's operating and maintenance costs are based upon 4,400 miles of operating history on one 1973 Yamaha motorcycle.

*** City of Los Angeles operating and maintenance costs are based upon 900,000 miles of operating history from 130 Honda and MotoGuzzi motorcycles.

**** City of Vancouver's Harley Davidson motorcycle operating and maintenance costs are based upon 25,000 miles of operating history on four 1973 Harley Davidson motorcycles.

On the basis of the above information, the Engineering Department felt that from a mechanical and cost control point of view only, foreign motorcycles might produce some cost savings.

The trial period, in the Engineers' opinion, was not adequate to evaluate the economics of using Yamahas in Vancouver.

However, operating considerations must also be included in the decision. The Police Department, as set out in the report from the Traffic Superintendent, has criticized the sensitive clutch action, 5-speed transmission in lieu of 4-speed transmission, and overheating of engine as well as comfort.

On these grounds, a Harley Davidson is superior, and the Chief Constable considers the foreign motorcycles unsuitable for police enforcement in Vancouver.

In December, 1973, a joint report from the City Engineer and Chief Constable was submitted to the Board of Administration recommending replacement of the three Yamaha motorcycles with Harley Davidson motorcycles. The Board did not authorize the purchase of three additional Harley Davidson motorcycles, and suggested that if the Chief Constable wished to pursue the matter further, it should be taken up with the Police Commission for recommendation to City Council.

cont'd ....

Clause No. 7 (cont'd)

The matter has been considered by the Police Commission, and they have recommended that provision be made in 1974 Police estimates for the replacement of 3 Yamaha motorcycles with 3 Harley Davidson motorcycles.

This matter is being submitted to City Council for consideration. If Council approves the Police Commission recommendation, $10,500 is required from the 1974 Contingency Reserve for the purchase and outfitting of three Harley Davidson motorcycles to replace the existing 3 Yamaha motorcycles purchased in 1973. (The estimated cost to purchase and outfit a Harley Davidson motorcycle is $4,500, and the expected trade-in or auction credit for the Yamahas is $1,000, resulting in a net cost of $3,500 to replace each of the 3 Yamahas.)"

Your Board submits the above report of the Chief Constable and City Engineer to Council for CONSIDERATION.

INFORMATION

8. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City officials:

Stationery Supplies
50 H.P. Tractor
Supply and Installation of an Automatic Black & White Film Processor
Hand Shovels

Copies of the details of these tender awards are attached. "

Your Board submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 460

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Replotting
   Lot E, Block H, District Lot 753
   3256 Commercial Drive

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lot E, Block H, District Lot 753, known as 3256 Commercial Drive), has been offered for sale to the City. On July 3, 1973, City Council 'In Camera' approved the acquisition of two properties in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block was under consideration as a future potential housing site. The Director of Planning concurred in the acquisition of the private properties. The subject property is also located in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1914 on a lot 41.15' x 139'± zoned R.S.-1. The dwelling contains 4 rooms on the main floor plus a 2-room self-contained in-law suite in the basement, 8 plumbing fixtures, has a patent shingle roof, shingle and siding on exterior walls and a concrete foundation. Heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the representative for the owner, she is prepared to sell her property for the sum of $44,500.00 as of May 31, 1974, subject to retaining rent-free possession until July 31, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

RECOMMENDED:
That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $44,500.00 on the foregoing basis, chargeable to Code #4910/404 - Property Purchases for Resale."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Replotting
   Parcel 1, North Pt. of Block J, D.L. 753
   3291 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Parcel 1, North Pt. of Block J, D.L. 753, known as 3291 Findlay Street), has been offered for sale to the City. On July 3, 1973, City Council 'In Camera' approved the acquisition of two properties in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block was under consideration as a future potential housing site, and the Director of Planning concurred in the acquisition of the private properties. The subject property is also located in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1910 on a lot 25' x 103'± zoned R.S.-1. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, asbestos siding on exterior walls and a wood and concrete foundation. Heat is supplied by an automatic gas-fired furnace. The dwelling is only in fair condition as a result of infrequent maintenance.

Cont'd . . .

Clause 2 (cont'd)

Following negotiations with the representative for the owners, they are prepared to sell their property for the sum of $29,000.00 as of May 31, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

RECOMMENDED:
That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $29,000.00 on the foregoing basis, chargeable to Code #4910/403 - Property Purchases for Resale."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Sale of City-owned 'East 1 foot of West 17 feet of Sub. 19, Block 315, District Lot 526' North Side 1000 Block West 8th Avenue, Between Oak and Spruce Streets

The Supervisor of Property and Insurance reports as follows:-

"The property legally described as 'East 1 foot of the West 17 feet of Subdivision 19, Block 315, District Lot 526', situated on the North Side of the 1000 Block West 8th Avenue between Oak and Spruce Streets, was acquired by the City by Tax Sale in 1932. This property is 1 foot by 120 feet, zoned C.R.M.-2, Commercial/Multiple Dwelling District. Due to its restricted size, this property can only be utilized in conjunction with the adjoining property.

The owners of The East 33 feet of Lot 19 except the East 5 feet, Block 315, District Lot 526, which adjoins the City lot immediately to the east, have submitted an application to purchase the City-owned property. This privately-owned property is 28 feet by 120 feet, zoned C.R.M.-2, Commercial/Multiple Dwelling District and is improved with a 1-3/4 storey frame dwelling, erected in 1908.

Following discussions, the owners have offered to purchase the City lot for the sum of $1,050.00 inclusive of current year's taxes, administration, registration and legal fees, and survey costs subject to:-

(a) the City lot and privately-owned lot being consolidated to form one parcel, approximately 29 feet by 120 feet;

(b) the owners to grant the City a 21-year Option to repurchase the north 10 feet of the consolidated site for lane purposes for the sum of $1.00;

(c) the owners to grant the City a bulkhead agreement.

It is, therefore,

RECOMMENDED That City-owned 'East 1 foot of the West 17 feet of Subdivision 19, Block 315, District Lot 526' be sold to the adjoining owners of The East 33 feet of Lot 19 except the West 5 feet, Block 315, District Lot 526, for the sum of $1,050.00 inclusive of current year's taxes, administration, regiistration and legal fees and survey costs, subject to the foregoing conditions (a), (b) and (c)."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION

4. Southwest Corner of Gore and Union
Puccini's Italian Restaurant Ltd.

The City Engineer reports as follows:

"A communication has been received from Mr. George W. Ponack, on behalf of Puccini's Italian Restaurant Ltd. requesting an appointment to appear before City Council to seek permission to use City-owned property on the southwest corner of Gore Avenue and Union Street as a parking lot.

On June 8, 1971, in a report concerning the Site and Landscape Development for the Georgia Viaduct Replacement, Council considered two alternatives involving this property. These alternatives were:-

(a) To leave the property under its present ownership, thereby requiring a new sewer on Gore Avenue at an estimated cost to the City of $14,000.

(b) To acquire the property at an estimated cost of approximately $85,000, demolish the buildings when vacant and landscape the area at the extra cost of $4,681.41 (plus the possibility of extra claims by the landscaping contractor should acquisition take longer than one year.)

The consultants for the Viaduct, Phillips, Barratt, Hillier, Jones and Partners, recommended alternative (b) as it was felt this would give an improved approach to the Viaduct and would provide additional open space adjacent to Strathcona. The Director of Planning supported this recommendation. The Board of Parks and Public Recreation is also on record that the buildings 'should be removed and the area landscaped to improve the viaduct approach appearance'.

Council accepted alternative (b). The property has subsequently been acquired and the buildings demolished for a total cost of $89,000 and on March 4, 1974, the consultants were advised that it was in order to proceed with the balance of the landscaping contract.

Mr. Ponack has applied previously to the City for permission to use this area as a parking lot. On May 11, 1973, the Department of Planning and Civic Development advised Mr. Ponack that the creation of this landscaped public area was the result of a Council decision and that it could not support a recommendation to review this decision and allow a parking lot."

Your Board

Submits the foregoing report of the City Engineer for CONSIDERATION.

DELEGATION REQUEST - PUCCINI'S ITALIAN RESTAURANT LTD.

FOR COUNCIL ACTION SEE PAGE(S) 461

BUILDING AND PLANNING MATTERS

B-4

INFORMATION

1. Development Permit Application #66103
8605 Kerr Street, Vancouver

The Director of Planning reports as follows:-

"Development Permit Application No. 66103 for the development of a hot-mix storage system, at 8605 Kerr Street, located on the Fraser River, was approved by the Technical Planning Board on April 19, 1974.

City Council, in April 1973, as a result of discussions with respect to creating mini-parks on street-ends along the Fraser River, resolved:-

> 'THAT the Director of Planning notify Council of any Development Permits respecting property within the adjacent area of the waterfront'.

This Development Permit is for an addition to an existing asphalt mixing plant. The applicant is prepared to provide suitable tree planting along the City boulevard. Since there was no basis on which to hold up the permit, the Director of Planning authorized the issuance of the Development Permit Application."

The above report is for the INFORMATION of City Council.

RECOMMENDATION

2. Development Permit Application #66289
1910 East Kent Avenue South, Vancouver

The Director of Planning reports as follows:-

"The above Development Permit Application was received for the use of an existing building on the site for the manufacturing of aluminum windows and doors. It is noted that the previous use of this building was for a sawmill prior to 1956. This Development Permit has been reviewed by the Development Permit Sub-committee of the Technical Planning Board and this Sub-committee is recommending that, prior to the issuance of the Development Permit, revised drawings are submitted, amended to the satisfaction of the Director of Planning, clearly indicating:-

(a) Provision of six off-street parking spaces and two off-street loading and unloading spaces, including surfacing and curbing details.

(b) A ten foot landscape area be provided along South Kent Avenue.

The report of the Sub-committee was circulated to the Technical Planning Board and action was delayed to conform with Council's resolution of May 1973 that instructed -

> 'THAT the Director of Planning notify Council of any Development Permits respecting property within the adjacent area of the waterfront.'

cont'd .....

Clause No.2 continued

This resolution was the outcome of a recommendation to Council from its Environment Committee respecting the provision of public access to the Fraser River.

It is the Director of Planning's view that the Development Permit Application is for a change in use of an existing building and that with the provision of the landscape set back along East Kent Avenue South, the Development Permit Application should be approved.

It is therefore RECOMMENDED

THAT Council authorize the issuance of Development Permit Application No. 66289, 1910 East Kent Avenue South."

INFORMATION

3. Use of Building
724 Kingsway - Located South Side of Kingsway between Fraser Street and East 17th Avenue
Development Permit Application #65590

The Director of Planning reports as follows:

"Mr. Sheldon Kopelow has by letter dated March 15, 1974 requested permission to appear before City Council as:

'It has been suggested by a member of your Technical Planning Board that we request permission to appear before City Council to rectify what we believe is an injustice to us as residents of the City of Vancouver, namely, having obtained a business license to conduct a business and having started that business are now denied the right to conduct this business because of Zoning Regulations we were first informed of after obtaining the business license and started to operate the business.

We herewith respectfully request the earliest opportunity to place our case before you in person. Any communication regarding this matter should be addressed to Mr. Bernard Cobin. Tel. No. 688-2484 .'

Council on March 19, 1974, agreed to hear the delegations.

The letter from Mr. Kopelow refers to the use of an existing building at 724 Kingsway.

The building is located on the south side of Kingsway between Fraser Street and East 17th Avenue. The 60' wide by 122' deep site is within a C-2 Commercial District and is occupied by a one-storey building covering the entire site. There is a 20' lane at the rear.

City records indicate that the building has been used for a considerable number of years as a Warehouse. This use is non-conforming in a C-2 District. The building is also non-conforming as to regulations in that 3 offstreet parking spaces and 2 offstreet loading and unloading spaces would be required for a building of this size and occupancy subsequent to June 18, 1956.

In December 1972 a Development Permit Application #60789 was filed to use the existing building for a restaurant and a banquet room. The development would have required 28 offstreet parking spaces and two offstreet loading and unloading spaces. None were provided. The application was REFUSED as the Technical Planning Board were not prepared to relax the required offstreet parking spaces to nil.

cont'd .....

Clause No.3 continued

A Development Permit #61124 was issued January, 1973, APPROVING the alteration and the use of the building for a restaurant. Approved plan of development indicated demolition and reconstruction of a portion of the building to provide the six offstreet parking spaces and the one offstreet loading and unloading space as required for the development as approved. This development did not proceed.

In November 1973 Development Permit Application #64922 was filed on behalf of Copp's Auction & Sales to use the existing building for an auction room and retail store. The development as proposed would have required a maximum of 18 offstreet parking spaces and 2 offstreet loading and unloading spaces. None were proposed. The Technical Planning Board REFUSED this application as it considered that there was insufficient peculiarity of site or development to relax the required offstreet parking and loading and unloading spaces to nil.

Subsequent to this refusal an appeal was filed to the Board of Variance, appealing aginst the decision of the Technical Planning Board. With the appeal a statement was filed, explaining why the applicants believed that they should not have to provide offstreet parking and offstreet loading and unloading facilities; that a license had been applied for and received; and that they were not aware or informed that a development permit was required.

The appeal was given a hearing by the Board of Variance on January 9, 1974 but was DISALLOWED, and the decision of the Technical Planning Board unheld.

In February 1974 Mr. Cobin of Copp Credit Acceptance Ltd. filed Development Permit Application #65590 to use the building for a furniture showroom and retail sales. With this application information was submitted that 11 parking spaces would be provided on the site of the Union 76 Service Station at the North-east Corner of Kingsway and Fraser Street.

The parking agreement was for a period of one year with an option to continue for a second year.

The use of the building at 724 Kingsway for a furniture showroom and retail sales required 11 offstreet parking spaces and 2 offstreet loading and unloading spaces.

The applicant advised that the use as now proposed was for a retail furniture showroom. Furniture would be on display. Customers would choose their merchandise and the goods ordered would be delivered direct from a warehouse. The furniture displayed in this showroom would only be changed very infrequently. Loading and unloading would be done from a side loading truck on the City lane and "will not interfere with the traffic flow in the alley way".

The application was for a one year period only initially. The applicant verbally advised that during this year period it was hoped to demonstrate that the proposed use of the building as was would not cause any offstreet parking or offstreet loading and unloading problem.

The proposed offstreet parking on the service station site was 198' distance from the furniture store (maximum distance 150' permitted by Regulations of Zoning and Development By-law). Further, it was considered that there was insufficient space available on the service station site to allow for the permanent assignment of 11 offstreet parking spaces as proposed. The open areas of the service station were observed to be used for the parking of trailers and cars.

cont'd .....

Clause No.3 continued

The Technical Planning Board REFUSED Development Permit Application #65590 in that "The offstreet parking as proposed to be provided on the neighbouring gasoline service station site is considered unsatisfactory, having regard to the distance (198') from the subject site and the lack of sufficient space on the service station site. Further, it is considered that there is insufficient peculiarity of site or development to otherwise warrant the relaxation of the required eleven (11) offstreet parking spaces and the relaxation of the required two offstreet loading and unloading spaces to nil."

The decision of the Technical Planning Board was appealed. The appeal was given a hearing by the Board of Variance on April 3, 1974 but was DISALLOWED, and the decision of the Technical Planning Board was upheld.

The Zoning Planner and separately the Members of the Board of Variance have suggested to the applicant that he should make some permanent provision for offstreet parking and offstreet loading and unloading facilities on site. Consideration should be given to reconstructing the rear portion of the building so as to provide some offstreet parking and offstreet loading and unloading facilities adjacent to the lane.

The Technical Planning Board did indicate that some relaxation in numbers could be considered, recognising that the existing building is completely deficient.

The Technical Planning Board normally requires the provision of the additional number of offstreet parking spaces as assessed for any change in use of the building.

In other developments this has been achieved by:

a) Reducing the size of the building, i.e. removing rear of building by 20' to allow for offstreet parking with access from lane;

b) Acquiring adjacent or nearby property for a permanent off-street parking area;

c) Obtaining a long-term lease on existing offstreet parking spaces either in suitably located parking areas or parking garages where such parking spaces are in excess to any requirements of the Zoning and Development By-law.

The Director of Permits and Licenses advises that the 1973 Business License for a Retail Dealer at 724 Kingsway was issued as the premises are situated in a C-2 Commercial Area. At the time of issue the inspector was not aware that the building was not suitable for this use because of insufficient parking facilities.

Applications for new business licenses are normally checked through the Zoning Division to insure the proposed business will conform with the Zoning and Development By-law. A business license is issued subject to the business complying with all relevant city by-laws.

The 1974 business license was a straight renewal of the previous year's license.

DELEGATION THIS DAY

cont'd .....

4. Subdivision of Amended Lots 17 and 19
Blocks 1 to 4, D.L. 37
2756 and 2768 Ward Street, Vancouver, B.C.
Mrs. Doreen Bucoviz

The Director of Planning reports as follows:

"A letter dated March 11th, 1974 has been received from Mrs. Doreen Bucoviz re the above.

Our records indicate that the two lots described above measure 49.5' x 102' each and the resubdivision proposed by the owner would create three lots, each having a width of 33', a depth of 102' and an area of 3366 square feet.

Under Section #38 of the City's Subdivision Control By-law No. 3334, the Approving Officer is permitted to create lots below the minimum width of 40' and 4800 square feet but not below a width of 33' and an area of 3600 square feet.

The Approving Officer, therefore, does not have the authority under the existing by-law to approve the resubdivision proposed by Mrs. Bucoviz.

However, City Council may wish to consider a suitable amendment to the by-law, which would permit the creation of lots smaller than prescribed under Section #38 of the by-law.

It would be unwise to do this, however, without a detailed study of the ramifications of such a decision and a knowledge of how much smaller the lots might eventually be reduced to. In this respect I am concerned that the type of development we are currently obtaining on the prescribed width subdivisions is doing little to enhance the appearance of the City and in many instances I believe are detracting from the character of the surrounding area."

The foregoing report is submitted for the INFORMATION of City Council.

DELEGATION THIS DAY

CONSIDERATION

5. Rezoning Application -
N/S E. 11th Avenue between Commercial & Victoria
Lots 4-12, Block 162, D.L. 264A

The Director of Planning reports as follows:

"On December 6, 1973, an application was received from Dr. Nathan Batt for Southwest Consultants Ltd., 1750 E. 10th Avenue, Vancouver, B. C. to amend the Zoning and Development By-law from RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing a six storey commercial-residential modern design building; ground floor facilities; a) Day Care b) Health Centre and self-owned apartments and senior citizens rental suites .

Attached to the application is one set of preliminary plans and an explanatory brochure. The covering letter of the brochure addressed to City Council states, in part:

cont'd ....

Clause No.5 continued

The nine lots of property owned by Southwest Consultants consist of older type houses having two or more rental suites in each house. This land was acquired in 1969 with a view of developing a complementary para-medical structure.

The Grand View Terrace represents several years of thought and study. It is a Commercial-Residential six storey building of modern design with two underground levels of parking. The terrace gardens in each suite will complement the tastefully landscaped grounds and area under cover on the main floor.

On the west corner of the main floor, a health centre specializing in the treatment of health problems: lectures on weight control; advise on special diets for diabetics; or those with heart disease, etc; and exercise facilities will be open to those in the building and the general public.

On the east corner of the main floor, a much needed Day Care Centre for forty children is provided (Plans). Approval for this facility is expected in due course. To complement the community minded centre for young people, Southwest Consultants propose to earmark ten to twelve low rent suites for senior citizens throughout the building. The remaining five upper floors will be self-owned terrace apartments, featuring twenty-four one bedroom suites and twenty-four two bedroom units.

As a part of the submitted brochure is a petition supporting the development, signed by 49 persons employed in the East Van Medical Building immediately across the lane, previously rezoned to CD-1 Comprehensive Development District.

Description of Site

The site includes nine (9) lots each with a frontage of 33' for a total frontage of 297 feet, and a depth of 127 feet, presently developed with older 2 storey frame structures which, according to the applicant's submission, contain twenty (20) housing units. The total site area is shown as 37,720 sq. ft.

West of the subject property, generally between Commercial and Main Street north of Broadway to Great Northern Way, there is approximately 33 acres of land zoned RM-3 Multiple Dwelling District.

North of the subject property, generally between Grandview Highway N. and Venables and west of Commercial Drive to Clark Drive, there is approximately 24 acres of land zoned RM-3 Multiple Dwelling District.

The area immediately surrounding the subject property is zoned RT-2 Two Family Dwelling District with the exception of a C-2 Commercial strip along Commercial Drive and a fairly extensive C-2 Commercial zoned area around Broadway and Commercial. Two blocks east of the subject property, the RS-1 zone commences. Across the lane from the subject property is a new 5-storey medical building zoned CD-1.

The Technical Planning Board recommended refusal but City Council, after Public Hearing, enacted the amendment to the By-law on August 11, 1970.

Description of Proposal

The architect's drawings marked "received City Planning Office, December 4, 1973" indicate a terraced structure measuring seven (7) storeys in height along the average grade of the fronting street (11th Avenue) and approximately 250 feet in length.

cont'd .....

Clause No.5 continued

The drawings indicate the first level being totally underground (parking area and storage space); level 2 shows a health centre of 4096 sq. ft. (at grade) and parking and storage underground. The 3rd level shows a small area of underground parking and, above grade, a recreation court and some residential use. The 4th level shows a 5120 sq.ft. day care centre at grade and the remainder of the floor for residential use. The 5th to 9th level are used exclusively for residential use. A total of 48 dwelling units are provided.

A total of 98 underground parking stalls are provided.

The architect's resume shows a total floor area as follows:

Suites	- 41,784	(48 suites are indicated of various sizes ranging from 576 sq.ft. to 865 sq.ft. Senior Citizens suites are not indicated on plans.)
Corridors, Lobbies	- 15,184	
Health Centre	- 4,096	
Day Care Centre	- 5,120	
TOTAL	66,184	

This is a F.S.R. of 66,184 ÷ 37,720 = 1.78

It was noted by the Technical Planning Board in considering the application that this proposal would not be permitted in the RM-3 Dwelling District Schedule.

Analysis and Recommendation

The presently zoned RM-3 Multiple Dwelling lands in the general area of the subject property are extensive and not fully developed. Commercial Drive from 15th Avenue to Venables is zoned C-2 Commercial. There exists vacant commercial sites in the immediate area suitable for development of the commercial component of this proposal. It is recommended that this application be not approved for the following reasons:

(a) There is extensive RM-3-zoned property in the general area.

(b) A great deal of the C-2 Commercial zoned lands on both sides of Commercial Drive are either vacant, underdeveloped, or contain very old buildings, all requiring redevelopment.

It should be noted, however, that the Technical Planning Board offers three alternatives for the subject property:

(a) Retain the dwelling units as they are.

(b) The Technical Planning Board would give favourable consideration to a development permit application for upgrading the current structures as conversions as conditional uses of the current RT-2 Two Family Dwelling District.

(c) The Technical Planning Board would give favourable consideration to a development permit application, after notification of the adjoining property owners, for town-houses or garden apartments subject to the RM-1 Multiple Dwelling District regulations as a conditional use in the current RT-2 District.

The Technical Planning Board at its meeting of February 8, 1974 recommended that the rezoning application be refused.

cont'd ....

Clause No.5 continued

The City Planning Commission at its meeting held on February 22, 1974 adopted the motion that the Commission view this project with favour, but defer approval until the submitters of this application have gained further evidence of support from other bodies concerned with planning in the area.

The City Planning Commission at its meeting held on April 10, 1974 tied on the motion that the rezoning application be not approved at this time."

The foregoing report of the Director of Planning is submitted for the CONSIDERATION of Council.

DELEGATION LATER THIS DAY

RECOMMENDATION

6. Development Permit Application #66689 at 1550 Rand Street

The Director of Planning reports as follows:

" Development Permit Application #66689 has been received to construct a Resin Disaster Pit on the property at 1550 Rand Street on the Fraser River.

This development is a minor addition to the existing Borden Chemical Plant. A Resin Disaster Pit is used for holding resin which is dumped from kettles (distillation towers) in case of water or power failure. The Disaster Pit allows the re-introduction of resin into the process.

The application is being reported to City Council in accordance with its resolution of May 1973, which requested the Director of Planning to report Development Permit applications along the Fraser River to City Council.

The Director of Planning is prepared to recommend the issuance of the above Development Permit.

It is RECOMMENDED that City Council endorse such action."

7. Processing Development Permit Application for Development along the Fraser River

The Director of Planning reports as follows:

" In May, 1973 Council, as a result of a recommendation from the Environmental Committee, re the establishment of public access to the Fraser River resolved:

'That the Director of Planning notify Council of any development permits respecting property within the adjacent area of the waterfront'.

It should be noted that the above resolution was passed to provide Council with a monitor on developments along the Fraser River and, particularly, to afford opportunities to improve the physical form of development along the river and to assess opportunities to provide public access to the Fraser River.

cont'd ..

Clause No.7 continued

The reporting of development permit applications in this way is somewhat onerous at times and causes delay in the processing of development permits. It is recommended that in order to retain the monitoring of development along the Fraser River but to eliminate the delay in processing development permit applications, the process of monitoring be changed.

It is proposed that on the receipt of development permit applications that these applications, with a brief description and a recommendation from Planning staff, be reported to the Chairman of the Waterfront Committee, with copies to his Members.

If the Chairman or Members of the Committee disagree with the recommendations then the development permit application can be held and discussed in greater detail by the Waterfront Committee and City Council.

It is RECOMMENDED that the above procedure be adopted by City Council as an amendment to its resolution of May, 1973."

FOR COUNCIL ACTION SEE PAGE(S) 462

FIRE & TRAFFIC MATTERS

B-6

INFORMATION

1. Traffic Arrangements on Seymour Street for B.C. Telephone Work

The City Engineer reports as follows:

"INTRODUCTION

The B.C. Telephone Company has requested permission to construct an underground telephone duct on Seymour Street to provide telephone services to a large number of residential and commercial customers. B.C. Tel has advised that this project is of paramount importance in their 1974 construction program, and must be completed this year.

The work involves the construction of a large underground tunnel (approximately 8 feet in width by 8 feet in height) along Seymour Street from the north side of the Nelson Street intersection to about 175 feet north of Robson Street.

The Engineering Department has carefully considered this proposed project with a view towards minimizing impact on traffic and at the same time avoiding very costly construction procedures. Both the timing of the work and the work methods to be used were considered.

TIMING

Work during the summer period would mean that the tourist traffic would be adversely affected; however, peak period traffic is lower and construction conditions are better during this time. If work commences in September, only a small portion of the tourist trade would be affected, but work would probably continue into the pre-Christmas rush period. Furthermore, construction progress would be slower and peak hour traffic demands would be at a maximum. It was concluded that this tunnel work should commence just following the completion of the Granville Mall and the work should be completed within 3½ months so that it is finished as expeditiously as possible. As an additional condition, the work must be completed by November 15, 1974.

TRAFFIC ARRANGEMENTS

During construction, traffic restrictions will be as follows:

(a) At Robson, Smithe and Nelson Intersections and on Seymour Street for 100 Feet North and South of the Intersecting Streets

Within these areas no traffic restrictions will be permitted between 7:00 a.m. and 6:00 p.m. Monday through Saturday. At night and on Sundays the two curb lanes (of a total of four lanes) must be available for traffic on Seymour Street, and at least one lane must be available on the cross streets. These requirements mean that construction in these locations will be by underground tunnelling, or by open trench with plating over the open sections.

(b) Mid-block on Seymour Street Between the Areas Mentioned in 1

Within these mid-block areas, two lanes (the east and west curb lane) must be available for traffic at all times, i.e. the B.C. Telephone Company will occupy the two centre lanes on Seymour Street for the duration of their project from Nelson to about 175 feet north of Robson.

Arrangements have been made with the Bureau of Transit Services to allow automobiles and commercial vehicles to share the 'exclusive bus lane' between Robson and Nelson Streets and to relocate bus stops clear of the construction area, for the duration of this project. In addition, arrangements have been made with the Bureau so that transit volumes on Seymour Street during peak travel periods will be reduced substantially.

The B. C. Telephone Company is presently carrying out detailed design on the underground tunnel to accommodate the construction procedures we have specified."

The City Engineer submits the above report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 462

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

May 9, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, May 9, 1974 at approximately 10:10 a.m. in the No. 1 Committee Room.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: M. Kinsella

RECOMMENDATION

1. Proposal for the Development of Marathon Realty's Lands in Sub-area 2

Council at its meeting of April 9th, 1974, after considering a report reference of Marathon Realty of a preliminary draft of the proposed plan for Area 2 in False Creek, resolved:

"THAT the submission be referred to the Board of Administration for processing and comments by the civic staff and subsequent consideration by the Standing Committee on Civic Development for report to Council."

Your Committee had for consideration today a Board of Administration report dated May 2, 1974 which was prepared following meetings with Marathon Realty and appropriate City officials. The report reviewed Marathon Realty's proposal under a number of headings, namely:

Housing,
Open Space
Commercial
Transportation
Utilities
Water Area
Stage 1
Financial Aspects

and concluded with the following summary:

"Marathon Realty officials have indicated a willingness to consider and discuss the many aspects outlined in this report. In addition, as a result of discussions with City staff, they are currently preparing a revised draft of their preliminary plan for submission to the City. Some of the points referred to in the text of this report have been outlined to Marathon and may be taken care of in the revised plan.

While it may be appropriate to establish the rezoning of Marathon's lands on the basis of a preliminary plan, it is nevertheless important that the City have available

cont'd ....

Clause No. 1 (cont'd)

considerably more information than will be required for the rezoning of City lands. Specific references are made to the need for detail along these lines in the body of this report."

Mr. D. Hickley, Planning Department, Commissioner McCreery, Board of Parks and Public Recreation, and representatives of Marathon Realty discussed this report in detail with your Committee. Some of the points raised were:

- City officials indicated concern with respect to the proposed lake to be established in the Creek, as they felt that this could substantially affect the width of the Creek and create difficulties for marine traffic. Therefore, your Committee requested further details with respect to the proposed lake, including its effect on boating, width of the Creek, hydraulics, etc.

- it was noted that the Parks Board has some concerns with respect to the accessibility of the waterfront to Senior Citizens and other people who cannot walk long distances and it was suggested that consideration be given to parking within the development to provide easy access to the waterfront.

- Marathon's representatives advised that, as Vancouver Community College has not picked up its option on the site reserved for development as a downtown campus, it is assumed that this development will not be included in the plans. City officials stated that, in view of this, they would need assurance from Marathon Realty that the arrangements previously worked out with respect to the proposed new Cambie Bridge would still be compatible with any new future plans for this area.

- the Fire Chief has expressed concern with the street layout with respect to access and movement of emergency vehicles within the development.

Following further consideration, it was

RECOMMENDED

THAT, subject to the discussion this day on all the particular and detailed recommendations contained in the Board of Administration report dated May 2, 1974 and clarification of the points they refer to, Marathon Realty be given every encouragement to proceed with the development of their lands in Area 2 - False Creek.

2. Chinese Cultural Centre

The Committee had for consideration three reports with respect to the proposed Chinese Cultural Centre:

(a) Board of Administration report dated April 29, 1974 advised that the following parcels of land would have to be assembled:

Lot 1 of C, Block 14, District Lot 196
Lot 2 of C, Block 14, District Lot 196

cont'd ....

Clause No. 2 (cont'd)

Lot 3 of C, Block 14, District Lot 196
Lot 4 of C, Block 14, District Lot 196
Pcl.1 of A, Block 14, District Lot 196
Pender-Keefer Diversion (That is the 66' Road)

The only property of the above not owned by the City is Parcel 1 of A, Block 14, District Lot 196."

The estimated market value of the established site as of this date is $3,060,000.

(b) Board of Administration report dated April 22, 1974 contained comments from the Director of Planning on the proposed Chinese Cultural Centre. This report concluded as follows:

"(1) The Planning Department supports in principle the initial Phase 1, stage of the Cultural Centre concept, as presented to Council, on January 22, 1974. This development would provide a major contribution to improving the quality of life both for the Chinese Community and the City as a whole. However, further information and discussions are necessary to study the overall implications of the project, and particularly its longer term False Creek redevelopment aspects.

(2) There is a need for a major Transportation/goods movement study concerned particularly with False Creek Area 3. Until the problem of the relocation of the C.P.R., B.C. Hydro rail facilities, and C.P. Transport's truck terminal, is resolved the total C.C.C. concept will be impossible to implement.

(3) The proposed closing of the Pender-Keefer Diversion is necessary and desirable in order to allow for the growth and development of the Chinatown area. In the long term, a transportation policy solution which eliminates through vehicular traffic from the Chinatown area is a desirable objective.

(4) The Chinese Cultural Centre will fulfill major social needs of the community and also will benefit the prosperity of the existing Chinatown Commercial area.

(5) Because of recent Chinese immigration and other factors, there seems to be a need for housing adjacent to the Chinatown area, which this development could help to provide.

(6) Historic buildings adjacent to the proposed C.C.C. site should be preserved and redeveloped for housing and other compatible commercial uses."

With respect to the above report, the Board of Administration noted that while the Planning Department supports in principle the initial Phase I, they qualify this support by indicating further study is needed, particularly of transportation and transit needs of the whole area.

cont'd ....

Clause No. 2 (cont'd)

(c) Report from the City Engineer dated April 29, 1974 dealing with the traffic implications of the proposed Chinese Cultural Centre. This report dealt with the present situation and future plans with respect to the street system and traffic flows, evaluation of development proposals, the downtown transportation and transit plan, and the effect of the proposed development on all of these and concluded with the following summary:

> "A number of alternative plans have been brought forward for a Chinese Cultural Centre some of which propose closing or downgrading street connections in the neck of the downtown peninsula. These proposals come on top of Gastown/Chinatown beautification and pedestrianization proposals which would restrict traffic, and a probable requirement for a total of four exclusive transit lanes in this same area. The neck area is an important access corridor to the downtown and a good connection between the wide portion of Pender Street west of Chinatown and Columbia-Quebec/Main Street is required; elimination of this connection may result in the loss of transit and pedestrianization options as well as excessive traffic congestion and delays. The Engineering Department, Planning Department and the Bureau of Transit are working on transportation, zoning and transit plans which will cover this area but these plans will not be ready until this summer. At the present time, the recent proposal for a 'pedestrian bridge' over the existing Pender-Keefer Diversion is the most acceptable of the development schemes, but the schemes cannot be fully evaluated before the above studies have progressed further."

Discussion centred on the traffic problems in the "neck" of the downtown peninsula. Hastings, Pender, Cordova and Water Streets carry more traffic in and out of the downtown peninsula than do any of the bridges, and almost all downtown transit routes pass through this "neck". It was suggested that the City Engineer explore the possibilities of a new major route through the area in the vicinity of the Georgia Viaduct.

Representatives of the Chinese Cultural Centre Committee indicated that they were proposing that the City lease the proposed site of the Chinese Cultural Centre to their organization on the basis of a 99-year lease for $1.00, as this facility would serve all the people of Vancouver and not just the Chinese community. The Chinese Cultural Centre Committee would be willing to meet any Federal-Provincial Government grants for capital costs on a matching basis. It was suggested that the Chinese Cultural Centre Committee consider combining the land acquisition and capital costs and seek grants from all levels of Government towards this, with the Chinese community matching any grants on an equal basis.

In response to a request from the representative of the Chinese Cultural Centre Committee that the City assign a staff member to act as liaison, it was AGREED that Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation Division, would act in this capacity.

cont'd ....

Clause No. 2 (cont'd)

RECOMMENDED

A. THAT the reports of the Board of Administration dated April 22, 1974 and April 29, 1974 and the report of the City Engineer dated April 29, 1974 be received;

B. THAT Council defer a decision on the detailed layout for the Chinese Cultural Centre until later this year, when downtown transportation plans will be better developed;

C. THAT the City Engineer and the Director of Planning, in consultation with the Chinese Cultural Centre Committee, consider alternative means of handling traffic problems in this area for report back to the Committee before the end of August, with interim progress reports back to the Committee in the interval.

INFORMATION

3. Langara Citizens' Committee

At its meeting of March 21, 1974, the Standing Committee on Civic Development agreed to meet further with the Citizens' Committee prior to public meetings of May 15 and June 12, 1974.

Mr. Pulle, other representatives of the Committee, and the consultant, Mr. Waisman, were present to acquaint your Committee with progress to date with respect to the Langara lands. Mr. Waisman advised that the project was well under way and that in his opinion, the timetable could be met. He further advised that the Langara Citizens' Committee has decided to locate the proposed housing adjacent to the Langara campus on 49th Avenue and Cambie and he has been authorized to prepare sketch plans.

The Langara Citizens' Committee submitted for the information of your Committee a copy of the Community Information Guide and questionnaire. The Citizens' Committee is presently tabulating the replies received to this questionnaire, however, to date, the results have not been too significant. Your Committee suggested that a further survey be conducted in order to obtain a representative sampling of the community's wishes with respect to type of housing and other developments on this land. The Citizens' Committee were advised to obtain professional help with the preparation of this questionnaire, polling methods, etc.

Mr. Pulle, on behalf of the Citizens' Committee, invited all members of Council to be present, and particularly members of the Standing Committee on Civic Development, at the May 15th Public meeting on the future of the Langara lands. In response to a request from the Citizens' Committee, Alderman Hardwick AGREED to chair this public meeting.

Park Commissioner McCreery, on behalf of the Board of Parks and Public Recreation, indicated a willingness to discuss shared recreational facilities on this land.

cont'd ....

Clause No. 3 (cont'd)

RESOLVED

THAT the consultant to the Langara Citizens' Committee, Mr. Waisman, in consultation with the Director of Planning, develop a questionnaire for circulation within the community in order to obtain the community's wishes with respect to housing and other developments on this land.

4. Downtown Study Team - Progress Report

Council at its meeting of April 23, 1974 authorized the Director of Planning to employ The Environmental Analysis Group (TEAG) Ltd. as consultants for the Downtown Planning Programme.

Mr. Gerald Davies, one of the principals of TEAG, appeared before your Committee to advise of progress. To date, consensus of objectives, work schedules, etc. have been developed and agreed upon. They are presently working on a set of guidelines to test their application. Mr. Davies advised that TEAG considers the Citizens' Guidance Panel as a useful resource for them. In conclusion, TEAG requested an opportunity to again meet with the Committee on May 23,1974, two weeks after that and then July 18th, to discuss their progress with the Downtown Plan.

RESOLVED

THAT the report of Mr. Davies be received.

The meeting recessed at approximately 12:00 noon to reconvene 'In Camera'.

FOR COUNCIL ACTION SEE PAGE(S) 465-6

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 9, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, May 9, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Gibson, Hardwick and Marzari

ALSO PRESENT: Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: M. Cross

RECOMMENDATION

1. Civic Grant Request - Vancouver East Lacrosse Association

Mr. Stan Oliver, President of the Vancouver East Lacrosse Association, advised that the Association was requesting a grant to purchase lacrosse equipment to be loaned to children of low-income or welfare families. He advised that funds for this purpose were not available from the Provincial Departments of Human Resources and Recreation & Conservation. The Board of Parks and Public Recreation also does not have funds for this purpose.

The Director of Social Planning under date of May 2, 1974 submitted a report which concluded with the following recommendations:

"(1) That a grant of $2,500 be made to the Vancouver East Lacrosse Association to purchase 50 sets of lacrosse equipment for use by disadvantaged children in the East end;

(2) That the Department of Social Planning, in conjunction with the Department of Recreation and the B.C. Sports Federation, investigate the need for, and means of establishing, a fund to assist children to participate in amateur sports."

After discussion, the Committee

RECOMMENDED

THAT the recommendations of the Director of Social Planning quoted above be approved;

FURTHER THAT Mr. S. Oliver, President of the Vancouver East Lacrosse Association, be requested to appear in Council when this item is to be discussed.

At a later point in the meeting, Mrs. S. Anderson, Social Planning Department, agreed to contact Mr. Oliver to advise him that funds might possibly be available from the Vancouver Foundation or the P.A. Woodward Foundation.

INFORMATION

2. Child Care Facility for Civic Employees

On March 5, 1974, City Council approved in principle the establishment of a Child Care Facility for children of civic employees and authorized the Assistant Director of Building Construction and Maintenance to select a site, prepare a plan and obtain a development permit.

The Assistant Director, Building Construction and Maintenance, advised that two available sites have been inspected and several proposals are being developed. The most promising proposal would appear to be erecting a portable day care centre on the Model School site close to 12th Avenue. Before investigations are completed, a question with regard to the operation of the day care centre must be answered. The following is an extract of the Board of Administration report dated May 2, 1974:

> "The Director of Information for Day Care Centres, Mrs. Marjorie Phelps, advises that the City of Vancouver would not be eligible to receive the $20,000.00 Government Capital Grant or the $110.00 monthly subsidy for each child if the Day Care Centre were to be managed or operated under the direct control of the City. According to Provincial regulations, grants are available only to non profit organizations whose members shall not have any interest in the property, funds or assets of the Centre.
>
> In order to comply with this requirement and before application can be made for any required licenses or permits, it will be necessary to form a society in accordance with the Societies' Act and duly registered in Victoria. The Society's Board of Directors should be composed of a minimum of five persons of which two members are parents.
>
> It is a further requirement that the membership must not be solely restricted to Civic Employees but must be open to outsiders, however priority could be given to City Hall employees."

After discussion, the Committee

RESOLVED

THAT the Board of Administration report dated May 2, 1974 be received;

FURTHER THAT the Director of Social Planning meet with representatives of the Vancouver Municipal and Regional Employees Union and C.U.P.E. Local #1004 to discuss the question of the two Unions forming a Society for day care for civic employees under the Societies' Act, duly registered in Victoria, with report back to the Committee.

3. Chimo Terrace Recreation Project

Alderman Marzari advised that Mrs. L. Rodrigues, President of the Chimo Terrace Tenants Association, had contacted her with respect to the lack of action on the above recreation project.

cont'd .....

Clause No. 3 (cont'd)

On January 21st, 1974, the Standing Committee on Social Services met with the Provincial Minister of Housing and the following was recommended to Council by the Committee:

"A. THAT Council approve a long term lease of City-owned lands to the Province as follows:

(i) Block 16, Lots 1, 2, 3, 4, 5, and 6, D.L. 184 and Block 18, Lots A, 1, 2, 3, and 4, D.L. 184 for development as an adventure play ground and playing field for older children;

(ii) Block 19, Lots 7 and 8, D.L. 184 on Oxford Street for development as a park with a report back from the Director of Planning on the proposal re use of Lot 6 for expansion of the adjacent office building;

B. THAT Council authorize the closure of the road area on both Oxford and Cambridge Streets from the lane to Wall Street;

C. THAT Council instruct the Director of Planning to report back to the Standing Committee on Social Services within two weeks on the matter of the lumber yard adjacent to the City-owned lots on the north side of Wall Street with particular reference to the safety of the children using the adjacent land as a playground."

Council approved the above recommendations on February 5, 1974.

At the January 21st meeting, the Honourable Lorne Nicolson agreed that his department would supply funds to enable the Urban Design Centre to develop plans for the proposed recreation facility; such plans to include estimates on what portions of the design should be developed for use by the community as a whole. It was also agreed that the Standing Committee on Social Services would invite the Urban Design Centre to submit their designs for the proposals to the Committee for consideration and that any discussions on cost sharing between the City and the Province would be left until firm plans have been developed and approved by the residents and others concerned. After discussion, it was

RESOLVED

THAT the Chairman write to the Honourable Lorne Nicolson, Minister of Housing, outlining Council's resolution of February 5, 1974 and requesting that his Department release the necessary funds to the Urban Design Centre to enable them to carry out the feasibility study necessary to fix the exact boundaries of the recreation proposal.

4. Mental Patients' Association

A letter dated May 9th, 1974 from Mr. B. Coull, Office Co-ordinator, Mental Patients' Association, was received at the meeting. The letter outlined the problems the Association is encountering with respect to "occupying their homes as single family dwellings as presently defined in the Zoning and Development By-law".

cont'd ....

Clause No. 4 (cont'd)

The Department of Permits and Licenses, by letter of May 2, 1974, has ordered the Mental Patients Association to cease operation of the half-way house at 1838 West 3rd Avenue as the Association does not qualify as a "family". The letter states that a development permit application should be filed to use the dwelling as a boarding house.

RESOLVED

THAT the Chairman write to Mr. N. McClellan, Housing Control Co-ordinator, Department of Permits and Licenses, requesting him to appear before the Standing Committee on Social Services to discuss the matter further.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 466

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

MAY 9, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday May 9, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Harcourt
Alderman Volrich

ABSENT: Alderman Linnell (on leave of absence)

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATIONS

1. Supplementary Capital Program - 1974

Your Committee had for its consideration the attached Board of Administration report dated May 3, 1974, dealing with the 1974 Supplementary Capital Program.

The Director of Finance discussed the report, breaking it down into three sections; namely, those projects already approved by Council; those projects yet to be approved by Council; and those funds available for the Supplementary Capital Program.

a) Approved Projects

Your Committee dealt with those items in the section of the report entitled Approved Project Detail individually, and

RECOMMENDS

THAT Supplementary Capital Funds be allocated for Items 1 to 18, outlined on Pages 1, 2, 3, and 4 of the attached Board of Administration report dated May 3, 1974, and entitled Approved Project Detail, with the following two exceptions:

Item 3, City Hall Renovations - that amount be decreased from $300,000 to $250,000

Item 15, City Hall Day-Care Facility - that amount be decreased from $65,000 to $40,000

b) Projects Not Yet Considered By Council

The Committee considered the 13 projects itemized in the report, all of which are projects which have been requested by various departments, but not yet submitted to Council for approval. Your Committee,

RECOMMENDS

THAT City Council approve the allocation of supplementary capital funds for the following projects, subject to receipt of detailed reports to Council:

i. Installation of sanitary sewers in Manitoba and Cambie Yards $ 277,500

. . . . Cont'd

ii.	First year of proposed program to replace the overhead portions of the traffic signal interconnections system in the Downtown area with underground installations.	$ 18,000
iii.	Kerrisdale Community Centre renovations and Templeton Park fieldhouse replacement	60,000
iv.	A sprinkler system in the Maritime Museum requested by the Federal Government	27,000
v.	Establishment of a Personnel Training Facility at the Stanley Park Pavilion	35,000
vi.	More extensive work than anticipated will be required to City properties as a result of the Fire By-Law revisions (original estimate - $185,000)	150,000
	Total Estimated Cost of Projects	$ 567,500

c) Source of Funds

The Director of Finance reported that the total funds available for the 1974 Supplementary Capital Program are $5,012,975.

Your Committee,
RECOMMENDS

THAT $4,650,239 be allocated as outlined above for the 1974 Supplementary Capital Program, subject to project costs and detail being reported to Council as required, and

THAT $362,736 be left unallocated as Supplementary Capital Funds which may be used for future projects.

The Committee adjourned at approximately 2:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

May 9, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, May 9, 1974, at approximately 3:30 p.m.

PRESENT:	Alderman Pendakur (Chairman) Alderman Gibson Alderman Massey Commissioner DuMoulin
ABSENT:	Alderman Linnell
CLERK:	M. Cross

RECOMMENDATION

1. Vanterm - Access

Mr. Brian Wallace outlined the report of the City Engineer dated April 19, 1974 which stated that the National Harbours Board have carried out a study of access requirements to the Vanterm container-handling development on the Burrard Inlet Waterfront. The study recommended an overpass of the railway tracks be built at the north end of Clark Drive with subsequent closure of some of the at-grade crossings. The National Harbours Board are providing public viewing facilities as part of the access complex. Mr. Wallace stated that because of the effect of this overpass on the City street system, the Engineering Department should liaise closely with the National Harbours Board on the detailed engineering design of the overpass they now wish to undertake. After discussion the Committee

RECOMMENDED,

A. THAT Council approve in principle the concept of access to the Vanterm development via an overpass at the north end of Clark Drive and the subsequent closure of certain at-grade crossings;

B. THAT Council support the provision of public viewing facilities and possibly public tours as part of the Vanterm plan subject to further study of the details;

C. THAT Council instruct the City Engineer to report back and seek Council approval of the terms of reference for the detailed engineering design study.

D. THAT Council request the National Harbours Board to include the City Engineer as part of a Steering Committee during the consultant's study so that Council can be kept informed of the progress of the study.

2. Marathon Realty Proposal - Waterfront between Burrard and Seymour Streets

The Chairman advised that at the meeting on March 14, 1974, the Committee instructed the Board of Administration to comment on the proposals of Marathon Realty Ltd. for the Burrard Inlet

Cont'd . . .

Clause No. 2 continued:

waterfront. The Board of Administration in a report dated May 3, 1974, advised that the comments on the proposals have been prepared by City officials and the Waterfront Consultant in consultation with representatives of the National Harbours Board, Greater Vancouver Regional District, Bureau of Transit and Marathon Realty.

The Chairman pointed out that a correction should be made on Page three of the report with respect to Pier B-C. The Comment should read "at the moment there are no plans being developed."

Rather than going through the interim guidelines at the present time, the Chairman suggested that these be dealt with in detail after the waterfront study is completed.

During discussion questions arose as to the timing of the waterfront study. The Chairman stated that when Stage III is finalized he would be presenting it for three or four weeks of public discussion with a possibility of the completed study going to Council at the beginning of July. It was

RECOMMENDED,

THAT the report of the Board of Administration dated May 3, 1974 be received for information prior to the completion of the waterfront study.

FURTHER THAT City officials and the Waterfront Committee continue to meet with the National Harbours Board, Provincial Bureau of Transit, Greater Vancouver Regional District and Marathon Realty with respect to developments on the waterfront in the area covered by the Marathon Realty proposal.

3. Public Access to Fraser River Under Knight Street Bridge

On April 11, 1974 the Committee deferred consideration of the Engineering Department report on the above subject pending negotiations between Alderman Pendakur and the Provincial Department of Recreation and Conservation; the outcome of such negotiations to be reflected in a revised report to the Committee. The Engineering Department report dated May 7, 1974 now incorporates these negotiations. Other points noted in the report are

A. B.C. Department of Highways will bear the $14,000 cost of landscaping the public access area and the $500 cost to construct a safety fence on the bridge pier to be used as a fishing platform.

B. Other costs would be

- $9,500 to construct a footbridge and railing to provide access to the pier from the north bank of the river.
- $1,000 for a protective chain link fence to be constructed at the top of the river bank between existing fences on both side boundaries of the public access site.
- $350 for directional and informational signs for the public at key intersections in the general area
- $16,000 for opening Kent Avenue north between Crompton and Borden Streets to provide vehicular access and parking.

Cont'd . . .

Clause #3 continued:

The total costs would be $26,850 and would be shared 1/3 ($8,950) by the Department of Recreation and Conservation and 2/3 ($17,900) by the City.

With respect to maintaining the landscaping in the public access area the Chairman suggested that because the Department of Highways were willing to bear the cost of landscaping the Board of Parks and Public Recreation should maintain it.

RECOMMENDED,

A. THAT the recommendations of the City Engineer in his report dated May 7, 1974 be approved.

B. THAT the Board of Parks and Public Recreation be requested to maintain the landscaping of the public access area and that funds be provided from the 1974 Supplementary Capital Budget for this purpose.

C. THAT the Minister of Highways be thanked for his co-operation with respect to this public access area.

4. Request for Additional Funds - Project Manager, Waterfront Study

On April 11, 1974 the Committee instructed the project manager to develop a model depicting the final two proposals for the Waterfront Study.

Mr. Mann, Project Manager, stated that to produce this model and prepare an audio-visual presentation for civic and citizen groups, he would require an additional $2,500.

In the discussions re public meetings the Chairman asked to be kept informed of all the meetings to be arranged as at least one member of the Committee should be present at all the public meetings.

RECOMMENDED,

A. THAT the additional $2,500 required by the project manager to produce a model of the Waterfront Study and prepare an audio-visual presentation, be approved.

B. THAT the Ministry of State for Urban Affairs be requested to contribute their share (2/3 of $2,500) of the additional funds required.

C. THAT $1,200 be transferred from the Harbour Park account to the Waterfront Study account for services rendered in March, 1974 by Mr. R. C. Mann.

5. Old Immigration Building - North Foot of Thurlow Street

The Vancouver Heritage Advisory Board was requested to consider whether, in its opinion, the Old Immigration Building should be preserved. On April 1, 1974 the Board passed the following motion:

"THAT, in view of its importance in the social history of this City and its uniqueness in providing architectural contrast with other existing buildings in the area, the City Council be advised that it is the opinion of this Board that the Old Immigration Building should be preserved."

Cont'd . . .

Clause #5 continued:

RESOLVED,

THAT the report of the Vancouver Heritage Advisory Board dated April 1, 1974 be received.

FURTHER THAT the Committee consider whether or not the building will be preserved, and its use, when it considers the Marathon Realty Ltd. proposals on completion of the Waterfront Study.

6. Street Lighting

Mr. Ralph Kelman outlined to the Committee his proposal for an in-depth short-term lighting study for the City of Vancouver to include such things as light pollution in relation to health and documentation of the current street lighting systems and their relationship to the design of the City. He discussed the use of incandescent lighting versus incorrected mercury vapour lighting. Mr. Kelman advised that he was leaving for a Light Probe tour of North America and would be returning in late August. He agreed to contact the Committee on his return.

In the discussion that followed it was pointed out that there were problems of economics and maintenance to be considered with respect to type of lighting used.

RESOLVED,

THAT the City Engineer be requested to provide the Committee with an information report with respect to types of lighting used in Vancouver, outlining problems incurred with the various lighting types.

FURTHER THAT on his return to Vancouver Mr. Kelman contact the Committee with a proposal outlining costs for the lighting study.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 467

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 9, 1974

A special meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 9, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Gibson
Alderman Hardwick

ABSENT: Alderman Marzari (civic business)

CLERK: R. Demofsky

RECOMMENDATION:

1. Liveable Needs of the Handicapped

Representatives of the International Society of the Handicapped were present to discuss their recommendations in their report submitted for the Committee's consideration. The report dealt with recommendations in the following areas:

i) Housing
ii) Transportation
iii) Finance
iv) Household Effects
v) Personal Care
vi) Medical Prescriptions
vii) Public Facilities

Discussion ensued as follows:

A. Housing

Mr. J. Olldym, President of the International Society of the Handicapped, advised the Committee that there was presently a drastic need for accommodation for physically handicapped people. He noted, for example, that an apartment being built in the West End would have twenty suites, of a total of five hundred, suitable for handicapped persons. (Approximately 4%.)

B. Transportation

The Committee was advised that transportation for physically handicapped people was supplied by Easter Seal Busses, which had to be booked days in advance. The Committee noted that in the Citizen's Advisory Brief presented to the G.V.R.D. Planning Committee public transportation was one of the topics outlined.

C. Finance

The Committee was advised that H.P.I.A. (Handicapped Persons Income Assistance) has been replaced by M.H.B. (Mincome Handicapped Benefit). Further, that if a handicapped person earned over $50 per month, the amount of his disability pension was reduced by a proportionate amount. This disability pension is $217.17 per month.

D. Employment Discrimination

The Committee was advised that physically handicapped people were discriminated against by employers.

Cont'd . . .

E. Household Effects

Representatives of the Handicapped Society advised the Committee that a real need existed for a Household Effects Allowance for physically handicapped people in need of household effects.

F. Personal Care

Your Committee was advised that the services provided by the Homemaker Service were not adequate. Also, that in order to stretch their individual food budgets, freezers were required.

G. Medical Prescriptions

Representatives of the International Society of the Handicapped noted that in many instances when drugs were prescribed, free of charge, the name brand drug was substituted with another brand. The Committee reassured them that the drug they received was equally as good as the brand name drug.

H. Public Facilities

The Committee advised representatives of the Handicapped Society that the City of Vancouver had a continuing, yearly program in effect to ramp all City sidewalks, The Committee noted that all the City sidewalks in the City of Vancouver which have yet to be ramped, would be ramped as quickly as possible.

With regard to washroom facilities, it was noted that Section 1.16.7.10 (Toilet Rooms) of By-law No. 4721 covered this.

It was noted that the International Society of Physically Handicapped would undertake to write to the major department stores in Vancouver advising of their meeting this evening with the Social Services Committee, and pointing out the requirements for washroom facilities for handicapped people stated in By-law No. 4721.

I. Recreational Facilities

Representatives of the Handicapped Society advised the Committee that the Riley Park Community Centre had recently started a recreational program for physically handicapped people, every Sunday, with all facilities available.

J. Housing Registry

It was noted that City Council on April 23, 1974 approved a grant of $3,972 to the Vancouver Resource Society for the Physically Disabled for the provision of a housing registry for physically handicapped.

Following discussion, your Committee

RECOMMENDED,

I. (a) THAT the City of Vancouver urge the Public Housing Sector of both the Provincial and Federal Governments to increase to 10% the percentage of appropriately equipped accommodation units required to be made available to physically handicapped persons, such units to be one bedroom suites (for single persons) because of special health problems these people have.

(b) FURTHER THAT availability of such suites not be tied to age,

(c) FURTHER THAT where accommodation for physically handicapped people is provided, ramping be available to provide access to all public facilities in the building.

Cont'd . . .

II. THAT the Provincial Government and Bureau of Transit be requested to provide an adequate specialized transportation service for physically handicapped people, who are unable to use regular transit facilities, at the regular fare.

III. (a) THAT the M.H.B. (Mincome Handicapped Benefit) be made into a pension. Most handicapped people are permanently disabled and therefore should be on a permanent basis as the senior citizen.

(b) FURTHER THAT the ceiling on earnings for people on fixed income be removed, and at the same time those in the category of 60 - 64 years of age be allowed to earn monies as they are able; this to be on the same basis as the senior citizens who are on the O.A.P.

(c) FURTHER THAT the words "permanently unemployable" be deleted from the elegibility clause in order to obtain M.H.B.

IV. THAT regulations be implemented to provide handicapped people with the same benefits for household effects as persons on Social Assistance. ($500.00 allowance).

V. (a) THAT those on special diets, as recommended by their doctors, have an extra allotment to cover costs of said diets,

(b) FURTHER THAT freezers be provided so that the handicapped persons can stock up on supplies when they are on sale and so make full use of their allowance,

(c) FURTHER THAT the publicly financed Homemakers Services supplied to handicapped people be instructed and required to provide the following services:

a. Washing and waxing floors
b. Vacuuming of all floor surfaces
c. Cooking and serving of meals when needed
d. Cleaning windows, stoves, fridges, cupboards, floors and wall surfaces
e. Washing and ironing.

VI. THAT when the City of Vancouver Engineering Department is working on new curbing or recurbing in a residential area, sidewalk ramps be installed at that time.

VII. THAT a recommendation be made to the Auditorium Board to install washroom facilities for physically handicapped people in the Queen Elizabeth Theatre, and eventually in the Orphuem Theatre, according to By-law No. 4721.

VIII. THAT Council look into providing access to public libraries for physically handicapped people.

IX. THAT Council look into accessibility of public telephones to physically handicapped people.

X. THAT the Federal and Provincial Governments be urged to grant an annual cost of living increment to physically handicapped people, equal to the annual increase in the cost of living index.

XI. THAT the architect be contacted to see whether washroom facilities for physically handicapped people would be included in renovations to the third floor of City Hall.

The meeting adjourned at approximately 8:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 467

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

May 14, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, May 14, 1974 at approximately 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Volrich
Alderman Rankin

CLERK: H. Dickson

INFORMATION:

1. The Chinatown Property Owners and Merchants Association

Mr. Quon Wong, Co-chairman of the above association, appeared as a spokesman for the eighty member, three week old, Vancouver Apartment and Rooming House Association to request relief from the Fire and Lodging House By-laws.

He said the Association membership rents to persons who pay an average rent of $50 per month, and that ninety percent of these tenants are welfare recipients.

While agreeing with the intent of the two by-laws, Mr. Wong said many association members cannot afford to comply with deadline dates, and many are considering closing.

Specifically, Mr. Wong noted that the Health By-law requires at least one hand basin for every three sleeping units; mechanical refrigeration containing food storage space of not less then two cubic feet for each lodger in each house-keeping room and house-keeping unit; a laundry area of not less than 50 square feet for the use of lodgers and equipped with not less than a double laundry tray and running hot and cold water; a reading room; each such reading area shall have a mimimum of light intensity of fifty foot candles at floor level.

Mr. Wong said the number of hand basins required is excessive, that few operators could afford to install washing facilities and refrigerators in each room and provide laundry areas and reading areas. He said many operators would have to sacrifice rental space to provide laundry and reading rooms.

On the Fire By-law, Mr. Wong said many owners cannot understand specifically what they must do to meet the by-law requirements, and that they need advice and guidance. He also complained there are only four sprinkler installation companies, and claimed they require cash in advance of installation work.

Mr. Wong asked an extension of one year on the deadline for compliance with the Fire By-law and said his association would conduct training classes for rooming house operators. He also requested establishment of an appeal board for rooming house operators who cannot afford to upgrade their buildings to meet the by-law and more police assistance in dealing with rowdy and alcoholic tenants.

During discussion it was noted that the Standing Committee of Council on Housing on March 19, 1974, resolved that the health officials, in conjunction with the Fire Chief, organize a translated instructional workshop on the new Lodging House By-law for the Chinese speaking lodging house operators in the downtown east side area to assure that these operators are aware of the requirements outlined in the new Lodging House By-law.

Cont'd . . .

The Chairman noted the Standing Committee on Housing is willing to hear appeals by the hardship cases with City Council acting as a final appeal body. However, he stated it is the Committee's intent to abide by the deadline dates and by-law requirements.

It was noted that four detoxification centres are planned by the Provincial Government to deal with the problem of alcoholics.

It was RESOLVED,

THAT the Chairman of the Standing Committee on Housing, together with Health and Fire Department officials, meet with owners and operators of lodging houses in the downtown east side area to implement a training workshop and report back to the Housing Committee.

During discussion of the above matter Alderman Rankin left the meeting.

RECOMMENDATION:

2. Progress Report - Nicola Street Housing Project

The Standing Committee of Council on Housing on April 9, 1974 resolved "that the 1280 Nicola Street Housing Project be deferred pending report back from the West End Planning Team with a recommendation for a proposed (financially justifiable) housing project with at least 45 units."

On April 19, 1974 the West End Planning Team met with the West End Resource Council and the West End Housing Action Committee to discuss alternatives for the development of this housing project which would meet with the criteria put forth in the above-stated resolution.

In view of the likely possibility that rezoning for the West End would occur during early summer, it was decided at this meeting to approach Norman Jones, architect for the project, with guidelines and ask him to revise his drawings and financial estimates accordingly.

A representative of the West End Planning Team submitted, for the Committee's consideration, a report on architect Norman Jones' plans for a 63 unit, 12 storey apartment for low-income and senior citizens at 1280 Nicola Street.

The building will cost an estimated $1,022,000. The Society for the Christian Care of the Elderly has applied to C.M.H.C. for a grant of $102,200, a C.M.H.C. loan of $536,800, and a Provincial grant of $333,000.

The West End Planning Team's report recommended that the Housing Committee:

a. Endorse the 1280 Nicola Street Housing Project as presented as suitable accommodation for low-income and senior citizens; and

b. Recommend to the Federal and Provincial funding agencies that they assist this project financially.

It was RECOMMENDED,

THAT the above recommendations of the West End Planning Team be approved.

INFORMATION:

3. Progress Report - Enforcement of Fire By-law

Fire Chief Arman Konig, submitted a further progress report dated May 7, 1974. In the progress report of March 18, 188 of 228 hotels surveyed needed upgrading and 88 were in varying stages of completion, 98 had no progress, 2 were closed and 8 were hostile towards the by-law.

Cont'd . . .

Since then all hotels were again surveyed and 142 have started work, signed contracts for work or are getting estimates. Three have vacated, making a revised total of 185.

The major concern of the Housing Committee on March 18, 1974 involved 98 hotels where no commitment had been made for compliance with the Fire By-law or they were hostile towards the by-law. This figure has now been reduced to 43.

During discussion it was noted that sprinkler installation companies had been extremely busy and any installation work is now delayed by the construction strike.

The Chairman stated that what the Housing Committee is seeking is a firm commitment by the hotels that they plan to meet the by-law requirements and a program with an estimated completion date.

Chief Konig said all hotels in the downtown east side area have been visited three times by the Fire Department and that Granville Street is the next priority area. The Fire Chief said plans for sprinkler installations are submitted to his department for approval and that prices quoted do not seem exorbitant.

The Chairman said he would write to owners of the hotels hostile towards the by-law, urging them to meet the by-law requirements.

It was RESOLVED,

A. THAT the Chairman of the Housing Committee write to the owners of the hotels where progress has stopped, informing them of a fourth and final visit from the Fire Department and a final report to the Housing Committee on these hotels.

B. THAT Mr. McLennan of C.M.H.C. be asked to report to the Housing Committee as soon as possible on the status of the following hotels whose owners claim to be seeking financial assistance from the Strathcona Redevelopment Program:

Delmar Rooms	St. Elmo Rooms
Keefer Lodge	Arlington Rooms
Kirby Block	Adora Court Rooms

C. THAT the owners of the hotels where there has been no progress since January, 1974, be sent a double registered letter from the Chairman of the Housing Committee warning that they will be prosecuted if they do not make efforts to meet the by-law requirements by July 1, 1974;

FURTHER THAT copies of letters sent to hotels which have licensed premises be sent to Mr. Bruce of the Liquor Control Board.

4. Housing Policy Paper

The Chairman of the Housing Committee presented his annual report (a copy of which is on file in the City Clerk's Office), and it was

RESOLVED,

THAT the Chairman's report be received for future consideration.

5. Short-Lease Hotels

Alderman Rankin advised that he would have a report on this topic at the next meeting of the Housing Committee.

The meeting adjourned at 11:48 a.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 468

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 16, 1974

A meeting of the Standing Committee of Council on Social Services was held in the #1 Committee Room, third floor, City Hall, on Thursday, May 16, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson
Alderman Hardwick

ABSENT: Alderman Marzari

CLERK: H. Dickson

RECOMMENDATION

1. Yukon Apartments - 2137 Yukon Street

Health Inspector W. C. Hutton outlined the Health Department's inspections to date including orders to the owner, Mr. Rajjinder Roopra, on May 10, 1974, that he had "24 hours to restore heat and hot water and repair malfunctioning plumbing; and a 7-day order to repair the leaking roof".

A report from the Vancouver Rental Aid detailing faults found with the building and rent increases averaging 70% since May 1, 1974, was read by the Chairman. A spokesman for the tenants outlined their concerns and copies of rent receipts were presented to the Committee. The Chairman noted that emergency accommodation had been found for some of the tenants while the heat was off.

The Chairman reported that he had written to Mr. Roopra on May 14, 1974, warning his license would be cancelled unless he complies with City By-laws, but no reply had been received. The Committee endorsed the Chairman's action.

It is RECOMMENDED

THAT reports of the City Health Inspector and Vancouver Rental Aid and copies of tenants' rent receipts be received.

FURTHER THAT all City of Vancouver inspection services be instructed to proceed immediately with legal action against Mr. Roopra, owner of the Yukon Apartments, 2137 Yukon Street, for any infractions of the applicable acts and by-laws enforced by the City of Vancouver.

INFORMATION

2. East Hotel - 445 Gore Avenue

Health Inspector W. C. Hutton reported the hotel, which has 72 rooms, was inspected over a month ago and found to be deficient in meeting Health Department By-laws.

cont'd .....

Clause No.2 continued

In particular, mattresses and bedding were found to be in poor condition. He said the operator had failed to maintain the building in a satisfactory condition, and that the Health Department ordered improvements to be made. Structural changes are not required to bring the building up to standard.

Bruce Eriksen of Downtown Eastside Residents' Association presented a report from the tenants which explained they had been given notice to vacate the premises by June 30, 1974. Mr. Eriksen pointed out that 5 years ago the City turned down an application for the owner to convert the building to another use and that the tenants are under the impression the building must continue as a hotel. A spokesman for the tenants said the residents do not want to move out and to be split up.

Following discussion the Committee

RESOLVED

THAT the owners of the East Hotel, Foo Bor and Wing Shing Fu (Wayne Fu), be asked to appear before the Committee on May 23, 1974, and explain why the building has not been brought up to Health Department's standards and why tenants had been given notice to vacate.

FURTHER THAT Dr. Bryson, the Director of Permits and Licenses be asked to report on the feasibility of having all civic notices sent to hotel proprietors in the Downtown Eastside area printed in both Chinese and English.

3. Drop-in Centre Program for Youth in the Downtown Area - Request for Funding

A report dated May 10, 1974, was presented by A. Mears of Vancouver Police Department and the Director of City Centre Youth Resources outlining a proposal for a youth drop-in centre to be located near Granville Mall.

Currently there are no facilities that will accommodate young people on a drop-in basis in the downtown area.

The Centre would have a budget from June to middle October of $15,000 and would be staffed by a manager and 4 workers, backed by volunteers and others loaned from other agencies, particularly City Centre Youth Resources. The proposal has been endorsed by the Vancouver Police Department, the Executive of the Downtown Business Association, the Gastown Businessmen's Association, the Department of Human Resources and City Centre Youth Resources.

It was stated the Provincial Government has made a commitment it will pay half of the proposed budget.

During discussion concern was expressed that such a facility might attract youth to the area who might otherwise not be there, but it was felt the Centre was needed as it would be a place for youths to go other than hanging around.

cont'd .....

Clause No.3 continued

A spokesman for the Downtown Business Association said the Association has been impressed with the City Centre Youth Resources' similar centre at 52 Water Street, because branches of all social agencies dealing with youth are included in that centre.

Mr. Doug Purdy advised that the Social Planning Department had not seen the proposal and is unable to comment at this time. The Committee

RESOLVED

THAT the proposal for a youth drop-in centre in the downtown area be referred to the Director of Social Planning for report, in consultation with J. Denofreo, Executive Assistant to the Minister of Human Resources, and representatives of other relevant departments; such report to be presented to the Standing Committee on Social Services meeting of May 23, 1974.

4. Civic Grant Request - Native Information Centre

The Committee considered the following Board of Administration report dated May 10, 1974:

"The Native Information Centre at 584 Nelson Street has been operating on L.I.P. funds since opening in March 1972. The L.I.P. grant expires on May 31st and the centre has applied to the City for an "Information Centre" grant of $3,654 to cover the cost of facilities (June to December).

Although the NIC refers to itself as an Information Centre, they provide other kinds of services such as arranging recreational activities and operating a drop-in centre (pool-room, TV lounge). Some of these activities and functions duplicate those of the Vancouver Indian Centre (VIC) on Vine Street. A loosely organized street patrol also operates out of the NIC. The Vancouver City Police (District 1) say they prefer to use the services offered by the VIC on Vine Street as they have encountered numerous problems with the Nelson Street centre which they feel has become a focal point of the native problems in the upper Granville Street area. Representatives of the Vancouver Indian Centre, the Native Court workers and Vancouver City Centre Youth Services (Gastown Children's Aid) indicate they feel the centre's programme suffers mainly from lack of direction and supervision of the personnel.

The Director of Social Planning recommends:

(1) that no grant be given to the Native Information Centre;

(2) that the Department of Social Planning, in conjunction with the Vancouver Indian Centre, B.C. Association of Non-Status Indians (Sponsors of NIC) and representatives from other interested parties, explore ways of more effectively assisting the native population in the downtown area."

During discussion Inspector Hornell of the Police Department said the department has received little cooperation from the Centre and it apparently has no connection with the Vancouver Indian Centre on Vine Street.

cont'd .....

Clause No.4 continued

It was noted that the B. C. Association of Non-Status Indians is responsible for the Information Centre.

The Chairman expressed concern that there appeared to be a lack of control and management of the Centre by the B. C. Association of Non-Status Indians. A police spokesman agreed a well-managed centre would be a desirable facility in the area. The Committee

RESOLVED

THAT the Chairman write to Mr. Fred House, President of the B. C. Association of Non-Status Indians, requesting that he appear before the Committee at its meeting on Thursday, May 23, 1974, to assure that management and control of the Information Centre will be competently handled.

5. Infractions of the Liquor Act

A letter was received from the Downtown Eastside Residents' Association expressing concern that the Police Department is not enforcing Section 129 and 130 of the Government Liquor Act which requires charges to be laid against drinking premises operators who permit offences of the Liquor Act on their licensed premises. D.E.R.A.'s correspondence included complaints of Liquor Act violations in several Downtown Eastside licensed premises.

Inspectors Hornell and Lake and Sergeant B. Smith and representatives from the Liquor Control Board were in attendance to answer questions from the Committee.

A Liquor Control Board representative advised that it receives copies of complaints and they are examined by the Board.

Following discussion the Committee

RESOLVED

THAT the Downtown Eastside Residents' Association's letter be received.

6. St. Michael's Day Care - 409 East Broadway

A copy of a letter to Rev. W. Hillary of St. Michael's Church from the Department of Permits and Licenses was received by the Committee.

Bonnie Roberts, who operates the Day Care Centre for 25 children, advised that the Day Care Centre has lost the use of a sleeping room and gymnasium on the second floor because they do not meet standards required by the Department of Permits and Licenses for day care centres. She said the church is not prepared to pay for necessary renovations.

Following discussion the Committee

RESOLVED

THAT the Chairman visit the premises and report back to the Committee at its meeting on Thursday, May 23, 1974.

cont'd .....

7. Day Care Centre - 3328 East 1st Avenue

A Mr. Golac appeared before the Committee to express his concerns with respect to the refusal of his development permit application for a private day care centre. The permit was refused for the following reasons:

" - The proposed development is considered to be unsuitable having particular regard to the location;

- Form of development;

- Restrictive vehicular accesses on East 1st Avenue, particularly for pick-up and drop-off for children;

- Overall lack of suitable off-street parking."

Discussion followed as to why the application would be refused for lack of off-street parking. The Committee

RESOLVED

THAT a representative from the Department of Permits and Licenses be requested to appear before the Committee on May 23, 1974, to explain more fully the reasons why the development permit application had been refused.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 468

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

May 16, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 16, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Rankin
ABSENT:	Alderman Marzari
CLERK:	D. Bennett

Adoption of Minutes

The minutes of the meeting held May 2, 1974 were adopted.

INFORMATION

1. Street Vending

The Committee had before it for consideration a report of the City Engineer, the Director of Legal Services and the Director of Social Planning dated May 8, 1974 entitled "Street Vending By-law" (copy of which is attached).

Mr. Bill Curtis, Deputy City Engineer, discussed the report and in reviewing this report, under the following headings, certain minor changes were made by your Committee which are noted below:

(A) Background

(B) Type and Number of Vendors

(C) Mobility - This paragraph was changed to read as follows:

As noted above, peddlers would continue to be mobile and would not be assigned stationary locations. Street vendors would generally be stationary and would not be permitted in locations other than those covered on their permits. One exception to this is recommended. During special events such as parades, mobile vendors should be permitted to sell balloons etc. Permits for such mobile vendors would be issued only for the duration of the parade or event involved. It is expected these would be on a daily basis.

(D) Goods to be Sold - This paragraph was referred back to the officials for further consideration and refinement of language.

(E) Size of Permit Area - Item (d) reading as follows was struck from this paragraph:

"Mobile vendors - restricted to specified block"

(F) Local Authorities

(G) Permit Fees -

(a) Your Committee questions the amount of $5.00 per day for mobile vendors and referred this back to the officials for further consideration.

Cont'd . . .

Clause #1 continued:

(b) Mr. Curtis advised that the staff officials were of the opinion that certain priority areas should be charged a rental on a square foot basis; however, this section was referred back to the officials for further consideration.

(H) Enforcement

(I) Guidelines - Section 3 under"Guidelines" was changed to read as follows:

Where in the opinion of the City Engineer, the type of merchandise that would be detrimental to adjacent merchants and the character of the area, the street occupancy applications can be refused. There will be no other limitations on goods sold.

Item No. 7 should read No. 6 as the guidelines were misnumbered.

Mrs. Gladys Chong, who owns G & J Flowers at 1523 Commercial Drive, spoke in opposition to the street vendors being permitted to sell flowers from a cart in front of her store. She was assured that when the new By-law comes into effect, street vendors selling the same type of goods will not be permitted to locate in the same block as a store carrying on a similar business.

Mr. Bill Friedel, representing a group of street vendors, requested that he be permitted to speak in opposition to the officials' report; however, the Chairman advised him that representations would not be heard this day but at a subsequent meeting.

After considerable discussion, it was

RESOLVED,

THAT the report of the City Engineer, the Director of Legal Services and the Director of Social Planning dated May 8, 1974, as amended above, be received and that the street vendors be given an opportunity of reviewing the officials' report, and submitting their objections in writing prior to the next consideration of the matter which will be in two week's time.

2. Mount Pleasant Area Council & Ratepayers Association

Mr. A. R. Thornber appeared before the Committee and stated that a loosely-knit group of people known as the Mount Pleasant Area Council were operating in that area. He stated that they were using the funds, grants, equipment, etc. which had been allocated to the Mount Pleasant Area Council & Ratepayers Association which is a duly constituted body with a constitution and By-laws,while the Mount Pleasant Area Council has no constitution and no paid-up members. He was of the opinion that this group should not be receiving monies and representing the area unless they are a duly constituted organization and the funds given to them were being policed.

Mr. E. Snijders, representing the Mount Pleasant Area Council, appeared before the Committee and confirmed that this group is not a membership organization and that they do not have a constitution. He stated that they have now formed a committee to draw up a constitution and were endeavouring to get organized in a proper manner.

Cont'd . . .

Clause #2 continued:

The Chairman offered to attend a meeting of this group to assist them in becoming properly organized, and after due consideration it was

RESOLVED,

THAT the proposed action of the Chairman be approved.

RECOMMENDATION

3. Illegal Suites

The Committee had before it for consideration a memorandum from the Chairman (copy of which is attached) entitled "Illegal Suites Policy" dated May 16, 1974 and a report of the Director of Permits and Licenses dated May 10, 1974 (copy of which is also attached).

The Chairman advised that it is necessary that we recognize the reality of the situation in certain parts of the City where secondary suites have been a fact of life for a long time. These areas may be interested in the consideration of a new zoning category; however, in any local area careful consideration must be given to the impact of any new policy on services, schools, park facilities and other amenities. At all times we should strive to preserve the single family home atmosphere. Areas which want no change can be easily identified and their wishes should be recognized. He stated that there should be a two-third majority for approval in any local area before a zoning change is considered. The Chairman suggested that our present polling districts provide a convenient basis for determining these areas. He further suggested that a plebiscite be held in the designated areas where each property owner would have a vote. He recommended an annual license fee of $25 for each suite. Requiring a license of all suites will give us a good means of control and information and any owners not complying with the new requirements should be strictly dealt with by way of fines. There should be strict enforcement of the by-laws against any new illegal suites not covered by the new policy.

The Chairman concluded his report with the following five recommendations:

"1. That a "test" plebiscite be carried out in four selected polling areas in the city, namely - Kitsilano, Riley Park, Kensington-Cedar Cottage and Woodlands-Grandview, to obtain public reaction to the acceptability of the proposed new zoning policy.

2. That the licensing fee be set at $25 per year in order to adequately cover the costs of inspection and supervision.

3. That a registry of home suites be set up by the City.

4. That the "test" plebiscite require a 2/3 majority approval of property owners resident in the area before the matter be referred to a public hearing.

5. That a Charter amendment be requested to bring the date specified in Section 565-A of the Charter (presently April 1, 1964) to April 1, 1974."

The Director of Permits and Licenses in his report discussed illegal suites under the following headings:

(a) Licensing

(b) Procedure

(c) Accommodation in Basements

Cont'd . . .

Clause #3 continued:

(d) Existing Accommodation
  (i) Poor Accommodation
  (ii) Fair Accommodation
  (iii) Good Accommodation

(e) Consultation with Interested Groups,

and concluded with the following recommendations:

(1) Only one additional dwelling unit be permitted in a one-family dwelling existing at the date of adoption of the amendment to the Zoning and Development By-law.

(2) No structural changes to increase the present outside perimeter of the building for the purpose of adding a suite be permitted except for additions to provide exits as may be required and in a manner which will preserve the 'one-family dwelling' appearance of the building in keeping with the character of the area concerned.

(3) A building shall be of sufficient size and layout suitable for conversion to permit the addition of one dwelling unit.

(4) The owner of the property to be converted shall maintain his residence therein.

(5) The license fee for the additional suite shall be $10.00.

NOTE: The Director of Finance suggests this be considered in greater depth by the Standing Committee prior to any decision.

(6) Additional dwelling units be permitted in basements subject to the following minimum standards:

(a) The floor area of the dwelling unit shall have a minimum floor area of 400 sq. ft. except as provided for in Section 11(8) of the Zoning and Development By-law;

(b) No dwelling units shall be used or occupied by more than one family;

(c) The floor area of the dwelling unit shall be not more than 12" below grade of adjoining area; however, the Technical Planning Board may, dependent upon a satisfactory standard of accommodation, consider units where the floor is a depth not exceeding a maximum of 2'6" below the grade of the adjoining ground; where the foundation wall of the basement is more than 2'6" below grade of the adjoining ground, any portion of the dwelling unit shall be set back from such wall to the satisfaction of the Technical Planning Board;

(d) The standard of daylight and ventilation shall not be below that applicable to elsewhere in the building;

(e) Provision of off-street parking facilities, if suitable space available.

(7) Existing accommodation shall meet the time requirements as noted under existing accommodation on page 4 of the report."

Commissioner Ryan suggested that rather than hold a plebiscite, consideration be given to using a "petition" process.

Cont'd . . .

Clause #3 continued:

After due consideration it was RECOMMENDED,

(a) THAT the recommendation contained in Alderman Volrich's memorandum dated May 16, 1974 and quoted above be approved with the exception that recommendation (3) be approved in principle and referred to the Director of Permits and Licenses for report.

FURTHER THAT recommendation (5) be referred to the Director of Legal Services for the necessary Charter amendment.

(b) THAT the Committee give further consideration to the "petition" process.

(c) THAT the recommendations of the Director of Permits and Licenses contained in his report dated May 10, 1974 and quoted above be approved with the exception that recommendation (5) be changed to read as follows:

The license fee for the additional suite shall be $25.00.

The meeting adjourned at approximately 5:10 p.m.

* * * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 468

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

May 23, 1974

A meeting of the Standing Committee of Council on Waterfront was held on Thursday, May 23, 1974, in the No.1 Committee Room, third floor, City Hall at approximately 11:00 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Massey

ABSENT: Alderman Linnell
Commissioner DuMoulin

CLERK: M. Cross

RECOMMENDATION

1. Proposed Sign By-law

The Committee had before it a report of the Director of Planning dated May 17, 1974, including a revised draft Sign By-law. The draft By-law is on file in the City Clerk's Office.

The Chairman advised that since the Committee heard representations from the sign industry and other interested parties on April 25, 1974, meetings had been held between the Planning Department and the sign industry to come up with a Sign By-law acceptable to the City and the industry. Arising from these discussions, the principal change was curtailing the discretionary authority of the Director of Planning.

Discussion re billboards followed. The Committee agreed that the definition of billboard would be:

> "BILLBOARD" means a third party off premises sign over 150 square feet that advertises goods, products, services, or facilities or directs persons to a different location from where the sign is installed.

The Committee considered the criteria for approving billboards and agreed to the following, without prejudice:

(a) The maximum copy size of the billboard is 210 sq. ft.

(b) The maximum height of the billboard is 16 ft. above grade or the height of the front wall of buildings on adjoining properties, whichever is less.

(c) The support consists of no more than two poles properly anchored to the ground. Other structural elements are properly concealed.

(d) Sources of illumination are properly concealed to eliminate glare; with particular reference being given to controlling late night illumination.

cont'd ....

Clause No.1 (continued)

(e) The site on which the billboard is constructed is landscaped and properly maintained.

(f) No more than one billboard structure located on the same site.

(g) No part of the billboard is closer to the street line than the front line of the nearest building, or a line drawn between two building fronts when it is located between two buildings.

(h) No "view" is obstructed by the billboard.

(i) The billboard is located in areas compatible with its functions, i.e. general-commercial and industrial districts.

(j) When a billboard is located next to a residential district on the same street, a distance of 200 feet is maintained between the billboard and the residential district.

(k) Roof top signs will generally not be allowed; exceptions to be at the discretion of the Director of Planning.

The question arose as to whether billboards should be permitted in the City. After discussion it was

RECOMMENDED

THAT the parties concerned; the Sign Industry, the Union and the Planning and Legal Departments; be commended on their co-operation with respect to drafting the proposed Sign By-law and requested to continue discussions.

FURTHER THAT billboards not be a permitted use in the City; existing billboards to be removed in accordance with the provisions of Section 571A of the Vancouver Charter.

(Alderman Pendakur voted against the second portion of the motion.)

2. End of Main Street and Adjoining Foreshore

The Director of Planning in a report dated May 7, 1974, reports as follows:

"Development Permit Application Number 66200 has been received from Fraser River Pile Driving Co. Ltd. to construct a barge ramp and berth in water lot 6072. This ramp is to service a proposed concrete products development by Lafarge on their property which is immediately upland (Development Permit Number 66376). The westerly 66' of water lot 6072 abuts the end of Main Street (See attached diagram).

In accordance with Council policy to encourage public access to the river, we recommend that the aforementioned 66' portion of the water lot 6072 be deleted from the North Fraser Harbour Commissioners lease renewal to Lafarge.

The North Fraser Harbour Commissioners have been advised of this objective and are withholding the lease until hearing officially from the City.

The end of Main Street (owned by the City), which provides access to the foreshore, is currently leased to Evans Products Ltd. for eleven years and eight months, January 1, 1968 to August 31, 1979 subject to twelve months' notice of cancellation.

cont'd ....

Clause No.2 (continued)

Evans Products is in the process of finalizing sale of their property to Block Bros. Contractors. Block Bros. Contractors is applying to the City for a re-assignment of the lease. The City is not obligated to make such a transfer.

RECOMMENDATIONS:

1. That the City officials be instructed to apply to the North Fraser Harbour Commissioners to obtain the westerly 66' of water lot 6072 abutting the Main Street end.
2. That City officials be instructed to give 12 months' notice to cancel the Main Street end lease.
3. That Development Permits 66376 and 66200 be approved with the following conditions:
   - Lafarge maintain its own access road for the concrete products development;
   - Fraser River Pile Driving move the proposed site of their development approximately 100' east."

(The diagram referred to is on file in the City Clerk's Office.)

RECOMMENDED

THAT the recommendations of the Director of Planning in his report dated May 7, 1974, be approved.

INFORMATION

3. Correspondence

(a) A letter dated May 14, 1974, has been received from Mr. F.J.N. Spoke, Port Manager, National Harbours Board, indicating that Mr. L. Carlyle will attend meetings of the Waterfront Committee as the representative of the National Harbours Board.

RESOLVED

THAT the Chairman write to Mr. F.J.N. Spoke, Port Manager, to thank the National Harbours Board for their positive interest in the Waterfront Committee.

(b) A memo dated May 6, 1974, has been received from Mr. R.C. Mann, Project Manager, the resolution of Council dated April 23,1974 be amended so that 'M-1' reads 'M-2' and 'City Centre Waterfront' reads 'from Cardero to Dunlevy Street'.

RESOLVED

THAT the memo dated May 6, 1974, from the Project Manager be referred to the Director of Planning for consideration in his application to the G.V.R.D.

The meeting adjourned at approximately 11:40 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 453-5

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 30, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, May 30, 1974 at 7:40 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Harcourt, Marzari, Massey, Pendakur and Volrich

ABSENT: Alderman Bowers (Civic Business)
Aldermen Gibson, Hardwick and Rankin
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Northwest corner of East 22nd Avenue and Slocan Street

An application was received from Mr. J. Konrad to rezone Lot 18, Block F, Section 45, Plan 11660 being property situated on the northwest corner of East 22nd Avenue and Slocan Street. The present zone is C-1 Commercial, the requested zone is RS-1 Family Dwelling District.

The application was approved by the Technical Planning Board and also by the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Volrich,
THAT the application be approved.

- CARRIED UNANIMOUSLY

2. 1922 Ferndale Street

An application was received from Mrs. D. Albrecht to rezone the westerly half of Lot 15, except western 33' and Lot 14 except eastern 33', Block 48, D.L. 184, situated on the south side of Ferndale Street between Victoria and Semlin Drives (commonly known as 1922 Ferndale). The present zone is C-2 Commercial, the requested zone is RS-2 One Family Dwelling District.

The application was approved by the Technical Planning Board and also by the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Block bounded by Burrard and Pine Streets, 6th and 7th Avenues

An application was received from Waisman Architectural Group to rezone Block 288, D.L. 526, being the block bounded by Burrard and Pine Streets, and 6th and 7th Avenues. The present zone is RM-3 Multiple Dwelling District and an M-1 Industrial District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - auto dealership not to exceed 50,000 sq. ft.
- warehouse, retail, wholesale
- office

(b) Floor Space Ratio - not to exceed 3.3. In computing the floor space ratio the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings measured to the extreme outer limits of the building, except for the following:

i) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning are similar to the foregoing, where such floors are below the lowest building grade of the abutting street as established by the City Engineer

ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed 4 storeys nor 70 feet measured from the mean curb level of 6th Avenue to the top of the structure not including minor roof structures containing ventilation or mechanical equipment.

and subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with Vancouver City Planning Commission, the Technical Planning Board having particular regard to the provision of off-street parking, off-street loading, landscaping, roof treatment.

(2) That no vehicular ingress/egress be allowed off Burrard Street.

(3) That the westerly 7 feet of Lots 1 and 20 be dedicated for highway purposes and the balance of Block 288 be consolidated into one legal parcel and so registered in the Land Registry Office.

cont'd ....

Block bounded by Burrard and Pine
Streets, 6th and 7th Avenues (continued)

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

Mr. A. Waisman, on behalf of the applicant, expounded on the proposed development and answered questions from Council on this matter.

MOVED by Ald. Harcourt,
THAT the application be approved subject to the conditions of the Technical Planning Board.

- CARRIED UNANIMOUSLY

4. South-west corner of School Avenue and Tyne Street

An application was received from Mr. R. W. Wilding on behalf of the Calling Foundation to rezone Lot 2, Block B of Block 21, D.L. 50 being the south-west corner of School Avenue and Tyne Street. The present zone is RS-1 One Family Dwelling District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - senior citizens dwelling units, personal care units and uses customarily accessory thereto.

(b) Floor Space Ratio - not to exceed 1.0. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

(ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

cont'd ....

South-west corner of School Avenue
and Tyne Street (continued)

(c) Height - not to exceed three storeys nor 35 feet measured from the average street elevation on School Avenue established by the City Engineer not including minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas including ambulance, loading and refuse.

(2) All parking, loading, ambulance and service areas to have acceptable ingress/egress with no vehicular ingress/egress from 43rd Avenue. Such surface areas to be adequately screened, paved and lighted.

(3) Parking provided at a ratio of one space for every 6 personal care units and one space for every 6 senior citizens dwelling units.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

Mrs. F. Norris, 3320 School Avenue, spoke to this application, raising concerns with respect to the future widening of School Avenue and also the matter of increasing use of School Avenue by automobiles and the possible traffic hazards to residents of the area and of the proposed senior citizens housing development.

Mr. R. W. Wilding, on behalf of the applicant, illustrated by means of slides, the proposed design and land-scaping of the development.

MOVED by Ald. Harcourt,
THAT the application be approved subject to the conditions of the Technical Planning Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the City Engineer report back to Council on the possibility of widening School Avenue in the area adjacent to the proposed development and also on the matter of traffic problems in the area, with particular reference to the proposed senior citizens development and the surrounding streets.

- CARRIED UNANIMOUSLY

5. South-east corner of First Avenue and Garden Drive

An application was received from Leung Chun Kwong and Leong Fuell Chew, 6088 Fremlin Street, to rezone Lots D, E, F, and G, Block 141, D.L. 264A being the south-east corner of First Avenue and Garden Drive. The present zone is RS-1 One Family Dwelling District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - townhouses and uses customarily accessory thereto including underground parking.

(b) Floor Space Ratio - not to exceed 0.60. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade.

(ii) balconies, canopies, sundecks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate set-backs (similar to the RM-1 District Schedule requirements).

(2) Off-street parking to be provided underground at a ratio of one parking space for every 725 square feet of gross floor area of all floors of the building.

(3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

cont'd ....

South-east corner of First Avenue
and Garden Drive (continued)

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board.

Council noted a petition submitted by Mrs. E. Rummel on behalf of 12 residents of the 2300 Block First Avenue North and 2300 Block Second Avenue North, opposing the proposed rezoning. Mrs. Rummel spoke to the matter and expressed concern with the possible increase in the noise level resulting from the proposed development and also the concern that the proposed development would break the view of the surrounding residents. She advised that the residents in the area would favour single family dwelling units being erected on this property.

Mrs. Leung, on behalf of the applicants, also spoke to this matter. It was suggested that the applicant hold discussions with the neighbourhood on the proposed development following which the scheme could be redesigned and further discussions held with the Urban Design Panel and the Planning Department on this proposal.

MOVED by Ald. Volrich,
THAT consideration of this application be deferred to a future Public Hearing to be held within four months from this date.
- CARRIED UNANIMOUSLY

6. North-east corner of Columbia
and Keefer Streets

An application was received from Mrs. B. Leung, Secretary, Vancouver Chinatown Development Association, to rezone Lot 2 of A, Block 14, D.L. 2037 and 196, being the property which abuts the north-east corner of Columbia and Keefer Streets - L-shaped - having a frontage of approximately 60' on Columbia Street and approximately 50' on Keefer Street. The present zone is CM-1 Commercial District, the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - Main floor: retail stores, restaurant, barber shop or beauty shop, laundromat office
- Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto.

(b) Floor Space Ratio - not to exceed 3.0. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens

cont'd ....

North-east corner of Columbia
and Keefer Streets (continued)

locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

(ii) Balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed 10 storeys nor 100 feet measured from the mean curb level of Keefer Street to the top of the structures not including minor roof structures containing ventillation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission.

(2) The Technical Planning Board in addition to having regard to the design of the building, the treatment of the arcade, the roof levels, shall have particular regard to the provision of suitable off-street parking, including vehicle ingress/egress, one adequate off-street loading bay, and refuse container area.

(3) That the owners, at their cost, relocate the existing sewer through the subject property to service Lot A, Block 15, D.L. 2037 and 196 through alternative means to the satisfaction of the City Engineer, to allow release ofthe existing 6' utility easement.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board and further recommended:

(1) That the detailed scheme of development show appropriate access to the roof garden;

(2) That the shopping arcade and pedestrian area be excluded from floor space ratio calculations.

cont'd ....

North-east corner of Columbia
and Keefer Streets (continued)

Mrs. Leung, on behalf of the applicant, elaborated on the proposed development for the information of Council.

MOVED by Ald. Pendakur,
THAT the application be approved subject only to those conditions listed by the Technical Planning Board.
- CARRIED UNANIMOUSLY

7. 983 West 17th Avenue

An application was received from Mr. S. Gelfer to rezone Lot 33, Block 496, D.L. 472, Plan 1618, being the property situated on the north side of 17th Avenue east of Oak Street, commonly known as 983 West 17th Avenue. The present zone is RS-2 One Family Dwelling District, the requested zone is RM-3 Multiple Dwelling District.

The application was approved by the Technical Planning Board, subject to the following condition:

(1) Lots 1 to 4, Lot 33 and the lane north of 17th Avenue adjacent to Lot 33 be consolidated into one parcel.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending by-law within 120 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendation of the Technical Planning Board.

MOVED by Ald. Massey,
THAT the application be approved subject to the condition of the Technical Planning Board.
- CARRIED UNANIMOUSLY

8. North-east corner of Marine Drive
and Main Street

An application was received from Mr. A. R. Cooper, Texaco Canada Ltd., to rezone a portion of Lot M, Block 3, D.L. 313 (formerly Lots 45 and 46) being the property situated at the north-east corner of Marine Drive and Main Street. The present zone is RS-1 One Family Dwelling District, the requested zone is C-1 Commercial District.

The application was approved by the Technical Planning Board subject to prior compliance by the owners with the following condition:

(1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, and off-street parking.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

cont'd ....

North-east corner of Marine Drive
and Main Street (continued)

The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board.

MOVED by Ald. Pendakur,
THAT the application be approved subject to the conditions of the Technical Planning Board and the Vancouver City Planning Commission amended as follows:

(1) The detailed scheme of development be first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping of the site, particularly on the site of the property zoned RS-1 One Family Dwelling District, and off-street parking.

- CARRIED UNANIMOUSLY

(the underlining indicates change)

9. Building Lines - Schedule E - Part I

An application was received from the Director of Planning to amend Schedule E - Building Lines - Part I, to delete the following established building lines:

(i) 8th Avenue, both sides, from Alma Road to Blanca Street 40'

(ii) 19th Avenue, both sides, from Oak Street to Cambie Street 40'

(iii) Discovery Street, both sides, south of 8th Avenue 40'

(iv) Larch Street, both sides, from 33rd Avenue to 49th Avenue 40'

(v) Crown Street, both sides, from 10th Avenue to 41st Avenue 40'

(vi) Marine Crescent (formerly Elm Street), both sides, from 49th Avenue to S.W. Marine Drive 40'

The application was approved by the Technical Planning Board. The application was also approved by the Vancouver City Planning Commission, who endorsed the recommendation of the Technical Planning Board and further recommended:

THAT before any action is taken regarding Camosun Street, the Planning Department be requested to supply the Commission with information in regard to any proposed changes to the status of Camosun Street.

MOVED by Ald. Pendakur,
THAT the application of the Director of Planning be approved subject to the conditions of the Vancouver City Planning Commission.

- CARRIED UNANIMOUSLY

10. Building Lines - Schedule E - Part II

An application was received from the Director of Planning to amend Schedule E - Building Lines - Part II, to delete the following established building line:

(i) Powell Street, south side, from Carrall Street to Gore Avenue

and

Powell Street, north side, from Carrall Street to Gore Avenue

The application was approved by the Technical Planning Board. The application was also approved by the Vancouver City Planning Commission.

MOVED by Ald. Pendakur,
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

. . . . . .

During consideration of the above matters, Council noted a delegation of residents of the East Hotel, 445 Gore Street, who were present on the matter of Notices to Vacate being given to all residents of this hotel.

MOVED by Ald. Massey,
THAT the delegation from the residents of the East Hotel be heard this date.

- CARRIED UNANIMOUSLY

Mr. Lee, spokesman for the residents, made representation to Council for intervention by Council in this matter. It was noted that the Standing Committee on Social Services currently has this matter before it for consideration and resolution.

The Mayor requested that Alderman Harcourt meet with the owners of the East Hotel to discuss with them the requirements of the new Fire By-law. The Mayor also requested that Alderman Rankin pursue all other matters relating to the East Hotel which have been discussed at previous meetings of the Standing Committee on Social Services.

MOVED by Ald. Pendakur,
THAT the owner of the East Hotel be requested to appear before Council on June 11, 1974 to discuss the matter of Notices to Vacate being given to all residents of this hotel.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:35 p.m.

* * * * * * * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 30, 1974, adopted on June 11, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, June 11, 1974, in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Pendakur.
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Rev. G.A. Baxter, Civic Chaplain.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from the Strathcona School, under the direction of Mrs C. Turley.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick
SECONDED by Ald. Volrich
THAT the minutes of the Regular Council Meeting dated May 28, 1974, with the exception of the 'In Camera' portion, and the minutes of the Special Council Meeting (Public Hearing) dated May 30, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS.

Council agreed that the following unfinished business items be deferred, pending the hearing of delegations this evening:

1. Playhouse Theatre Company.
2. Vancouver Peretz School.
3. Sands Hotel.
4. Vancouver Indian Centre Society.
5. Puccini's Italian Restaurant.
6. Hotel East, 445 Gore Avenue.

UNFINISHED BUSINESS

7. G.V.R.D. Transportation Function Study Committee.

Council on May 28, 1974 received a letter from the G.V.R.D. dated May 15, 1974, respecting the position paper of the Transportation Function Study Committee, and agreed to consider the position paper at this meeting.

The following extract from the position paper was considered by Council seriatum:

" Therefore the Regional District requests that the Provincial Government provide Letters Patent and/or necessary legislation to enable it to carry out the following role and functions:

1. A. For the Regional District to be responsible, in collaboration with the Provincial Transportation Departments and Agencies, and with member municipalities, for the preparation and adoption of comprehensive transportation plans and programs for the movement of people and goods for those elements of transportation which are within the jurisdiction of the Province, its agencies and municipalities, and for collaboration with the appropriate Federal Ministries and Agencies for those elements which are within the jurisdiction of the Federal Government,

OR

B. For the Provincial Government to establish a Transportation Planning Authority consisting of Ministers of Provincial Departments responsible for Transportation, and representatives of the Regional District acting on behalf of member municipalities who would collectively be responsible to the Provincial Cabinet and the Regional Board, for the preparation and adoption of comprehensive transportation plans and programs as in 1. A. above.

2. For the Regional District to act on behalf of its member municipalities in joint planning operations for the preparation of comprehensive transportation plans and programs with Provincial and Federal agencies.

3. A. To establish a Regional Technical Transportation Committee consisting of representatives of the Regional District, member municipalities, [engineers and planners], and Provincial Transportation Agencies to:

a) participate jointly with the Regional Technical Planning Committee in the preparation of transportation plans,

b) prepare annual and five-year transportation improvement programs and strategies for achieving these plans,

c) recommend the above programs and strategies to the appropriate Provincial Ministers and to the Regional Board, and

d) prepare reasonably common standards and procedures for traffic engineering throughout the Region for adoption by the Regional Board,

OR

B. For the Transportation Planning Authority [outlined in 1. B. above] to establish a Technical Transportation Committee composed of representatives and for the purposes outlined in 3. A. above.

Continued.....

UNFINISHED BUSINESS (Contd)

G.V.R.D. Transportation Function Study Committee (Contd.)

4. For the Regional District to designate transportation corridors [both potential and final], and to recommend to member municipalities, appropriate land uses in these corridors.

5. To provide the Regional District with powers similar to those of the municipality, to acquire lands in transportation corridors and to plan, design and develop these lands for commercial, industrial, institutional, and transportation purposes in terminal, station and regional town centre areas in these transportation corridors.

6. For the Regional District to inform, publicize, promote and make regulations as may be deemed necessary [i.e. over car-poolings, staggered hours, etc.] so as to influence the travel habits of the public and bring them into conformity with adopted transportation strategies.

7. For the Regional District to raise sufficient funds to carry out these transportation planning and co-ordinating functions as defined in the Letters Patent received for these purposes.

8. For the Regional District to be empowered to raise funds by borrowing, to levy member municipalities, and to receive contributions from Senior Governments for the purposes of carrying out agreed upon major arterial improvement programs, and for the Regional District to disperse such funds to member municipalities to carry out such agreed upon arterial programs. This enabling provision should be subject to a satisfactory master agreement being reached on this matter between the Province, the Regional District and the member municipalities, which would provide for an improved financial position to the Regional District and member municipalities in regard to financing of arterials."

MOVED by Ald. Hardwick
THAT Council endorse Clauses 1.A and 3.A, subject to appropriate financing formula being developed with the senior governments, Clauses 2, 4, 5 and 8 be referred to the Board of Administration for comment on the implications involved, and Clauses 6 and 7 be endorsed.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

Vancouver Square - Simpson Sears Building.

At this point in the proceedings Council agreed to hear Mr. P.W. Butler, Solicitor, representing Polaris Development, regarding a project involving construction of a building on the old Eaton's building site on Hastings Street. A letter was noted from Mr. Butler, dated June 11, 1974, requesting Council's opinion on the tower which is part of the project. Council noted that the Technical Planning Board had no objection to the proposed relocation of the tower, provided certain conditions were met. The Director of Planning elaborated on the Technical Planning Board's position.

Mr. Hawthorn, Chairman of the Design Panel, also addressed Council and gave the Design Panel's views and concern respecting the height of the tower.

MOVED by Ald. Gibson,
THAT this matter be referred back to the Technical Planning Board for further consideration with a view to attempting to scale down the tower, and the Director of Planning report back to City Council before any further action is taken.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS (Contd)

8. Civic Grant Request,
Vancouver East Lacrosse Association.

Council, on May 28, 1974, deferred consideration of a clause in the report of May 9, 1974, from the Social Services Committee with respect to a grant request from the Vancouver East Lacrosse Association to purchase lacrosse equipment. The Director of Social Planning was instructed to investigate and report on possible funding sources. Pursuant thereto, the Council noted a memorandum from the City Clerk of June 7, 1974, giving details of the various organizations contacted by the Director of Social Planning. No grants were available.

MOVED by Alderman Rankin
THAT the following recommendations of the Director of Social Planning, as contained in the Social Services report of May 9,1974, be approved.

1. That a grant of $2,500 be made to the Vancouver East Lacrosse Association to purchase 50 sets of lacrosse equipment for use by disadvantaged children in the East end:

2. That the Department of Social Planning, in conjunction with the Department of Recreation and the B.C. Sports Federation, investigate the need for, and means of establishing, a fund to assist children to participate in amateur sports.

CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS

Chimo B.C. International
Volleyball Game.

Council on May 28, 1974, when considering a grant request from Chimo Volleyball of B.C. in connection with an International Women's Volleyball Game with the People's Republic of China, passed a motion taking no action with respect to the grant request. Pursuant thereto, a further letter from the organization was received, dated June 5, 1974, requesting that the City sponsor a dinner honouring the visit of the Chinese Team.

MOVED by Ald. Harcourt
THAT the City of Vancouver host a luncheon or dinner in honour of the visit of the People's Republic of China Volleyball Team , up to a maximum cost of $500.

- CARRIED.

(Alderman Bowers opposed)

Revision of Election Rates - Minimum Wage.

Council noted a letter dated May 27, 1974, submitted by the City Clerk concerning Revision of Election Rates as follows:

CONTINUED....

COMMUNICATIONS OR PETITIONS (Contd)

Revision of Election Rates. (Contd.)

" Enclosed is a schedule of recommended payments in respect of Deputy Returning Officers, Assistants and their clerks, which are increased by application of the $2.50 per hour Minimum Wage Act requirements, effective June 3, 1974.

If Council adopts these rates, the Election Budget for 1974 will require the addition of a further amount of $10,267.00. The reason for this increase over budget is that it was not anticipated as being necessary to reflect the minimum wage increase at the Deputy Returning Officer and Assistants level but, in checking with the Minimum Wage Act authorities, we have been told that the provisions of the Act apply throughout the entire Election staff.

It is recommended the attached schedule of rates * for Election Staffs, as indicated, be approved, and the City Clerk's Election Budget be increased accordingly."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Clerk be approved.

*(The Schedule of Rates referred to is on file in the City Clerk's Office.)

- CARRIED UNANIMOUSLY.

Vancouver People's Law School.

Council noted a letter dated June 5, 1974 from Vancouver People's Law School advising that the organization is applying to become an incorporated society under the B.C. Society Act. In accordance with the terms of the Act, only Council can grant permission for the use of "Vancouver" in the name "Vancouver People's Law School". The organization is seeking permission to use the word "Vancouver" in its title.

MOVED by Ald. Marzari,
THAT the request of the Vancouver People's Law School for permission to use the word "Vancouver" in the name "Vancouver People's Law School" be granted.

- CARRIED UNANIMOUSLY.

Sunday Racing at Exhibition Park.

A letter was received from the Pacific National Exhibition under date of June 6, 1974, advising of the following motion of the Board of Directors:

" That the PNE request the City of Vancouver to approach the Provincial Government to change the Section of the Charter regarding Sunday Racing at the earliest possible time, to allow for this trial to take place in July."

MOVED by Ald. Bowers
THAT Council advise the P.N.E. and the B.C. Jockey Club that it has no objection to this request, and the Provincial Government be, therefore, requested to amend the Vancouver Charter to make Sunday Racing in July possible, on a trial basis.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin, Volrich, and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

Plans for Major Buildings.

A letter, dated May 29, 1974, from the Park Board was noted concerning a reply to Council's direction of April 30, 1974, "that the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender".

The Park Board, by resolution, advised that it did not appreciate, nor deem it to be correct, that Council should continue their erosion of the role of the Park Board in conducting its official functions as a duly elected body in the City of Vancouver.

Council was reminded that this topic is contained in the report of the Standing Committee on Finance and Administration, dated May 23, 1974, which will be considered later this day.

MOVED by Ald. Gibson,
THAT the letter from the Park Board be received.

- CARRIED UNANIMOUSLY.

COMMUNICATION, DELEGATION AND REPORT OF COMMITTEE

Street Vending.

Council noted a letter from Mr. W. Friedel, requesting to appear as a delegation this day concerning the proposed regulations re street vending.

Council agreed at this time to hear Mr. Friedel opposing certain regulations contained in the report of the Community Development Committee dated May 30, 1974. After hearing the delegation, Council considered the Community Development Committee's report on Street Vending and action was taken as follows:

Report of Standing Committee on Community Development (Clause 2)

A. Background.

MOVED by Ald. Volrich
THAT this clause be approved.

- CARRIED UNANIMOUSLY.

B. Type and Number of Vendors.

MOVED by Ald. Volrich
THAT this clause be approved, after deleting the following words from the officials' report dated May 8, 1974 - 'your officials recommend four as a maximum'.

- CARRIED UNANIMOUSLY.

C. Mobility

MOVED by Ald. Volrich
THAT this clause be approved.

- CARRIED

(Ald. Marzari opposed)

D. Goods to be Sold

MOVED by Ald. Volrich
THAT this clause be approved.

- CARRIED

(Ald. Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt
THAT Clause 'D' be deferred for further consideration by the Committee.

- LOST

(Ald. Bowers, Hardwick, Massey, Volrich and the Mayor opposed)

COMMUNICATION,
DELEGATION AND REPORT OF
COMMITTEE (Contd.)

Report of Standing Committee
on Community Development (Clause 2)(Contd.)

E. Location of Vendors

MOVED by Ald. Volrich
THAT this clause be approved; however, if the vendor is not satisfied with the allocation of space by the City Engineer then the vendor can appeal to the Standing Committee on Community Development for decision.

- CARRIED

(Ald. Gibson, Marzari and Rankin opposed)

F. Size of Permit Areas

MOVED by Ald. Volrich
THAT this clause be approved.

- CARRIED

(Ald. Marzari opposed)

G. Local Authorities

MOVED by Ald. Volrich
THAT this clause be deleted. - CARRIED UNANIMOUSLY

H. Permit Fees

MOVED by Ald. Rankin
THAT there be no fee per square footage this year, and the flat permit fee, as recommended by the Committee, be approved except, for this year only, half the $200 fee be charged.
FURTHER THAT the pro-rata type of fee for stands and carts on Granville Mall and Gastown areas only, be referred back to the officials to prepare a schedule, which will be presented to Council for final approval.

- CARRIED UNANIMOUSLY.

I. Administration

MOVED by Ald. Volrich
THAT this clause be approved but that the same preference be extended to present holders of Pedlers' Licenses.

- CARRIED UNANIMOUSLY.

J. Enforcement

MOVED by Ald. Volrich
THAT this clause be approved. - CARRIED UNANIMOUSLY.

MOVED by Ald. Massey (in amendment)
THAT the impoundment procedure be included
(Ald. Gibson, Hardwick, Marzari and Rankin opposed)

A tie-vote resulted and, therefore, the amendment was - LOST

The motion by Ald. Volrich was put and carried unanimously.

(Ald. Harcourt was not present when this Clause was considered.)

K. Guidelines

MOVED by Ald. Volrich
THAT this clause be approved. - CARRIED.

(Ald. Marzari opposed)

During consideration of the foregoing matter, Council recessed at approximately 4 p.m. and, following an 'In Camera' meeting in the Mayor's office, re-convened in Open Session in the Council Chamber with Alderman Gibson absent.

COMMUNICATION,
DELEGATION AND REPORT OF
COMMITTEE

Street Vending (Contd)

MOVED by Ald. Harcourt,
THAT the Street Vending By-law not be put into effect until it can be effectively administered and until the Granville Mall is in operation.

- LOST

(Ald. Bowers, Massey, Volrich and the Mayor opposed)
A tie-vote resulted and therefore the motion was - LOST.

In considering the foregoing subject of Street Vending, Council also noted a report, dated June 5, 1974, submitted by the City Engineer, Director of Legal Services and Director of Social Planning.

Neighbourhood Improvement Program
Riley Park Area - (Clause 1)

Council, at this time, considered Clause 1 of the report of the Standing Committee on Community Development, dated May 30,1974 on the matter of Neighbourhood Improvement Program for Riley Park Area.

MOVED by Ald.Volrich
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

Demolition of four houses,
Odlum Drive/Kitchener.

Council noted a letter, dated May 17, 1974, from Colette French, on behalf of certain low-income families, requesting to appear as a delegation this evening on the matter of demolition of four houses on Odlum Drive and Kitchener Street.

MOVED by Ald. Harcourt,
THAT the delegation be heard later this day.

- CARRIED UNANIMOUSLY.

Vancouver Kitsilano Boys' Band.

Council noted a letter from Vancouver Kitsilano Boys' Band, requesting a grant of $1500 towards assisting the Band on its forthcoming European tour.

MOVED by Ald. Rankin
THAT a grant of $1500 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Damage to Property,
1915 East Georgia Street.

Council noted a letter dated May 27, 1974, from Lawson, Lundell, Lawson and McIntosh, Solicitors, requesting to appear as a delegation on the matter of damage to the home of Mr. and Mrs Sokugawa.

Council was advised the Director of Legal Services will be submitting a report on the matter to the Council meeting on June 25, 1974.

MOVED by Ald. Harcourt
THAT the delegation request be granted for the Council Meeting on June 25, 1974.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (Contd.)

Study of Transit Systems in Europe - Council Representative.

Council noted the following letter, dated May 30, 1974, submitted by Mayor Phillips.

I believe it would be useful for a member of Vancouver City Council to accompany The Honourable Jim Lorimer to Europe to check out transit systems and equipment. You will see by the enclosed letter that he has invited members of the Board. The GVRD Board decided to send a member on this trip and it will probably be the Chairman, Allan Kelly. I think that Vancouver City Council should send a member of Council at our expense.

I would like to recommend Alderman Walter Hardwick.

MOVED by Ald. Volrich
THAT Alderman Hardwick, and the City Engineer, or his appointee be authorized to accompany Regional District and Provincial Government officials to tour certain European cities - to view transit systems.
FURTHER THAT if Alderman Hardwick is unable to take the trip, the Mayor be authorized to name an alternate member of Council.

- CARRIED

(Ald. Marzari and Rankin opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

Phase 1, City Lands, Area 6, False Creek.

The Council considered a report, dated June 4, 1974, from the Review and Recommendation Committee which was appointed by Council on April 23, 1974 for the purpose of recommending to Council a concept with modifications for Phase 1, City Owned Lands, Area 6, False Creek. The Committee comprises:

Mr. Ray Spaxman, Director of Planning - Chairman
Mr. Larry Bell, Director of Research, United Way of Greater Vancouver
Mr. Ian Davidson, Architect.
Mr. Alvin Narod, President Narod Construction Ltd.
Mr. Doug. Sutcliffe, Development Consultant.

MOVED by Ald. Hardwick
THAT , as recommended by the Committee, the concept described in Scheme "C" be adopted in principle, as the concept to be advanced for public hearing for re-zoning.
FURTHER THAT the following modifications be considered with respect to design and implementation.

- CARRIED UNANIMOUSLY

- Re-design dwellings to achieve liveability at the density of approximately 28 dwellings per gross acre, and to achieve economy.

- Respond to the Fire Chief's request for non-combustible exterior cladding and roofing materials.

- Use a housing module as small as 16 feet in a small number of the dwellings only.

CONTINUED

Phase 1, City Lands,
Area 6, False Creek (Contd.)

- Re-design the underground parking to reduce walking distances to dwellings, to preserve security and to achieve economy.
- Re-design the parking for the public spaces.
- Provide a second access route to the eastern residential cluster.
- Re-design the access to the dwellings to ensure adequate facilities for garbage collection, deliveries, passenger drop-offs, fire trucks, and emergency vehicles.
- Designate more specifically the activities and functions of the public open space, to make it an attractive place to visit.
- Delete the beach.
- Re-design the marina for at least 325 boats.
- Re-design the bridge connections across 6th Avenue to make them more inviting.
- Re-design the commercial facilities to provide for concentration rather than dispersal.
- Consider north-south transportation linkage between a focus of interest, such as a town centre, and Broadway.
- Review noise abatement measures, and make improvements as necessary, as for example in the western enclave.
- Review timetable for design and construction to achieve completion as quickly as possible.

Council, after reviewing the modifications in the recommendation, agreed to delete the reference to non-combustible cladding and roofing materials and suggested that the officials review the amount of open space between the buildings and the water, particularly at the eastern part of the development. There was general agreement with respect to the balance of the modifications suggested.

Explanations were given by the Director of Planning, Mr Hickley, and the Development Consultant, Mr. Sutcliffe, with the aid of plans.

Proposals for CD Zoning,
False Creek Basin

Council also noted the "Proposal for a CD Zone for the False Creek Basin" prepared for the Planning Department by Johnston Associates Management Limited, together with a memorandum from the Director of Planning, commenting on the proposal.

MOVED by Ald. Hardwick
THAT this proposal by Johnston Associates Management Ltd., including any related reports, be referred to a public hearing to be held at 7.30 p.m., June 27, 1974, after substituting new pages for pages 3/ 3.1 to 3.6.

- CARRIED UNANIMOUSLY.

During consideration of the foregoing, Alderman Marzari left the meeting.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION REPORT, June 7, 1974.

Works and Utility Matters
(June 7, 1974)

The Council considered this report which contains six clauses, identified as follows:

Cl.1. Closure of Portion of St. George Street and Carolina Street, between Great Northern Way and 5th Avenue.
Cl.2. Reconstruction of Sewer on 13th Avenue between Quebec and Main Streets Prior to Paving.
Cl.3. Seymour Street Sewer and B.C. Telephone Duct.
Cl.4. Local Improvements by "Petition".
Cl.5. Connection Rates for Underground Wiring, Local Improvements.
Cl.6. Tender No. 41-73-4. Front Loader Packer Refuse Bodies.

The Council took the following action:

MOVED by Ald. Bowers
THAT the recommendations contained in Clauses 1 to 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

(Clause 6 was carried by the required majority)

Social Service and Health Matters
(June 7, 1974.)

Youth Health Services - Request for Maintenance of Current Funding Formula.

MOVED by Ald. Volrich
THAT the recommendation of the Board of Administration contained in this report, be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters,
(June 7, 1974.)

The Council considered this report which contains five clauses, identified as follows:

Cl.1. Strata Title Application - New Construction 588 East 5th Avenue, Lot 1, Block 87, D.L. 264A. Farmers & Merchants Trust Co., Ltd.,
Cl.2. Strata Title Application - New Construction 1540 East 4th Avenue, Vancouver, B.C. Lot 1 of Lots 37 to 39, Blk 145, D.L. 264A Plan 2365, Seccia Brothers, 4732 Ridgelawn Drive, Burnaby
Cl.3. Strata Title Application - New Construction 1825 Comox Street - Lot 39, Block 69, D.L.185 Mike Gaska Construction Co.,
Cl.4. Strata Title Application - New Construction 1165 Burnaby Street-Lot 13, Block 25, D.L. 185, Plan 92. West Coast Enterprises Ltd.,
Cl.5. Proposed Renovation of Office/Retail Building, 615 West Hastings Street.

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the Strata Title applications described in Clauses 1 - 4 above, under the Strata Titles Act re new apartment construction, be approved, subject to application of the relevant By-laws.

- CARRIED UNANIMOUSLY

CONTINUED.....

BOARD OF ADMINISTRATION
REPORT DATED June 7,1974 (Contd.)

Building and Planning Matters,
(June 7, 1974) (Contd.)

Proposed Renovation of Office/Retail
Building, 615, West Hastings Street.(Cl.5)

MOVED by Ald. Hardwick,
THAT the application by Egest Construction Corporation Ltd., to renovate the interior of 615 West Hastings Street be approved.

- CARRIED UNANIMOUSLY.

Strata Title Application
1484 Charles Street.

The Council noted a Strata Title application for a new construction at 1484 Charles Street, submitted by Landmark Projects Corporation Ltd., as contained in Board of Administration report.

MOVED by Ald. Hardwick,
THAT the application of Landmark Projects Corporation Ltd., under the Strata Titles Act, re new construction at 1484 Charles Street, be approved, subject to the relevant By-laws.

- (deferred)

MOVED by Ald. Volrich
THAT this whole matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY.

Finance Matters,
(June 7, 1974.)

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. 1974 Basic Capital Program.
Cl.2. Traffic Paint Shop Staffing.
Cl.3. Establishment of 1 Temporary Library Assistant II Position - Catalogue Division.
Cl.4. Investment Matters (Various Funds) April, 1974.
Cl.5. Additional Staff - Permits and Licenses Department.
Cl.6. Auto Allowances for City Employees.
Cl.7. Bridge Insurance.

The Council took the following action:

MOVED by Ald. Volrich
That the recommendations of the Board of Administration contained in Clauses 1 - 7 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(June 7, 1974.)

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Personnel Regulation #50 - Court Attendance and Jury Duty.
Cl.2. Training Policy and Program.
Cl.3. National Conference - Harry Seneca College, Toronto - June 18-20/74.

The Council took the following action:

MOVED by Ald. Volrich
THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 be approved, and that Clause 2 be deferred pending the hearing of a delegation from the Municipal and Regional Employees' Union, as requested in their letter of June 7, 1974.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT OR OTHER REPORTS (Contd)

Property Matters,
(June 7, 1974)

The Council considered this report which contains eight clauses, identified as follows:

Cl.1. Lots 4 - 6, Block 122, D.L. 541, 1420 Howe Street.
Cl.2. Rental Review - Encroachments from Lots 8 - 13 inclusive and Parcel A, Block 43, D.L.200A, situated West side Scotia Street, between 7th and 8th Avenues.
Cl.3. Rental Review - East 66' of Cromwell Street, South of Kent Avenue.
Cl.4. Vancouver Sewerage and Drainage District, Sewer Easement over City-owned Lot E, Block 111, D.L.264A (China Creek Park) Sit. N/S 8th Avenue, Keith to Glen Drives.
Cl.5. Lot 96, D.L.339, Situated 6600 Block Arlington Street.
Cl.6. Demolitions.
Cl.7. False Creek - Area 10, Clay Marina.
Cl.8. City of Vancouver - P.N.E. Lease.

The Council took action as follows:

MOVED by Ald. Volrich
THAT the recommendations of the Board of Administration contained in Clauses 1 to 5, be approved, and that Clause 6 be received for information.

False Creek - Area 10,
Clay Marina (Clause 7)

In considering this clause the Council agreed to hear Mr. Clay's representative, urging that Council give a long-term lease to Mr. Clay, or at least permit him to continue occupancy until definite alternative plans have been formulated for the area.

Council was advised by the officials why it was necessary to have this site vacated by the end of September.

MOVED by Ald. Massey
THAT the Director of Legal Services be instructed to take action to have Mr. Clay vacate the site in question not later than September 30, 1974.

- CARRIED

(Alderman Rankin opposed)

City of Vancouver - PNE Lease (Clause 8)

MOVED by Ald. Volrich
THAT this clause be referred to the Director of Finance to meet with the Manager of the Pacific National Exhibition, to discuss the lease arrangements for report to the Finance Committee, which will review the entire leasing policy.

- CARRIED UNANIMOUSLY.

Council recessed at approximately 6.10 p.m. to re-convene in open council in the Council Chamber at 7.30 p.m.

* * * * * * * * * * * *

The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present.

PRESENT: Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich.

ABSENT: Alderman Pendakur.
Alderman Linnell (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

D E L E G A T I O N S

Playhouse Theatre Company

Council, on May 14, 1974, agreed to hear a delegation from the PlayhouseTheatre Company requesting an additional grant in view of the amount of the grant received by the Vancouver Symphony Orchestra. Mr. Christopher Newton, the Artistic Director, addressed the Council and filed a letter, dated June 11, 1974, giving details of the Playhouse rental, expenditure and attendance.

MOVED by Ald. Massey
THAT an additional grant of $12,000 towards rental of the Playhouse Theatre, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Bowers opposed)

Vancouver Peretz School

City Council, on April 23, 1974, when considering a Board of Administration report regarding a grant equal to taxes for the Vancouver Peretz School, agreed to hear a delegation from the organization and requested that it provide a copy of its latest financial statements and prove financial need.

Pursuant thereto, the organization submitted a letter dated May 16, 1974, showing its current financial position and filing financial statements requested.

Mr. Oberg and Dr. Hestrin spoke in support of the grant request.

MOVED by Ald. Harcourt
THAT a grant of $6,600 be approved to be applied against the 1974 taxes.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Sands Hotel.

Mr. Heath Beggs, representing a group of residents and businessmen, addressed the Council with respect to the development of the Sands Hotel. Following an explanation given by members of Council to the delegate re the Development Permit, it was

MOVED by Ald. Hardwick
THAT the delegation be received.

- CARRIED UNANIMOUSLY

DELEGATIONS (Contd.)

Vancouver Indian Centre Society.

Mrs Cantryn addressed the Council requesting reconsideration of the Society's original request for a grant of $29,379. The organization had received a civic grant of $16,500(less $8,250 CAP). Mrs Cantryn filed a brief, dated June 11, 1974, on the activities of the Society.

MOVED by Ald. Rankin
THAT an additional grant of $12,879 be approved.

- deferred

MOVED by Ald. Massey
THAT this whole matter be referred to the Social Services Committee to obtain a report from the Director of Social Planning re budget and other funding sources, as well as information regarding what additional services the City may be prepared to fund.

- CARRIED UNANIMOUSLY

Puccini's Italian Restaurant.

Council, on May 28, 1974, deferred consideration of the Board of Administration report dated May 24, 1974, re property at the South-west corner of Gore and Union Streets, pending the hearing of a delegation from Puccini's Italian Restaurant Ltd.

Mr. John Tate, the Proprietor, addressed the Council and filed a petition (33 signatures) from various businessmen in the area, requesting Council to allocate the property as a parking lot. Mr. Tate referred to the critical parking situation in the area.

Council also noted a letter from the Park Board, dated June 11, 1974, advising that the Park Board does not wish this property for park purposes and approving in principle it being used for a parking lot. The Park Board also suggested that any revenue received by the City for rent on the property, be turned over to the Park Board for the construction of a mini-park in the area.

MOVED by Ald. Bowers
THAT the request by Puccini's Italian Restaurant Ltd., to use this City-owned property at the South-west corner of Gore and Union Street as a parking lot, be granted.

- deferred

MOVED by Ald. Hardwick
THAT this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the evaluation of the various alternative uses of the property.

- CARRIED UNANIMOUSLY

Hotel East

At the Special Council Meeting, on May 30, 1974, after having heard representatives from the residents of the Hotel East, it was resolved that the owner of the Hotel East be requested to appear before Council to discuss the matter of Notices to Vacate being given to all residents of this hotel.

Mr. Gifford, Counsel for the owners, addressed Council, filed a brief and gave details of the situation. He advised of the plan to convert the building to restaurant and office use.

CONTINUED. . .

DELEGATIONS (Contd)

Hotel East (Contd)

MOVED by Ald. Hardwick
THAT this whole matter, and the possibility of retaining the hotel by leasing to a non-profit organization be referred to the Housing Committee for early consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation 'A' of the report of the Social Services Committee, dated June 6, 1974, and reading as follows:

"That Council direct the Development Permit sub-committee of the Technical Planning Board, the Technical Planning Board and the Vancouver City Planning Commission to not relax the requirements which the Hotel East must meet to obtain a development permit to convert the building to another use."

be also referred to the Housing Committee.

- CARRIED

(Alderman Hardwick opposed)

Demolition of four houses,
Odlum Drive/Kitchener Street.

Mrs Colette French, on behalf of residents of 1416, 1410, 1404 Odlum Drive and 1416 Kitchener Street, addressed the Council concerning the proposal by Koffman Foods to demolish these four houses for the purpose of constructing a warehouse. The delegation enquired if Council could stop the demolition because of the eviction of tenants, which will take place soon. Alderman Rankin advised that he had discussed the matter with representatives of Koffman Foods, who own the property, and also advised that no Demolition or Development Permit application has been received to date.

Mr. Freedman, representing Koffman Foods, also addressed the Council, stating that it is intended to construct a refrigerated warehouse on the site.

MOVED by Ald. Rankin,
THAT the Corporation Counsel and the Director of Planning report to Council in two weeks time on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.

- CARRIED UNANIMOUSLY.

Development Permit Application #63200
141 Keefer Street.

Council received a delegation from Mr. Delgatty, Architect and Mr. and Mrs Leung, Owners, re a proposed hotel plan for 141 Keefer Street. Clause 3, Department Report (Building and Planning Matters) dated June 7, was noted in this respect.

The delegation referred to a sketch of the project and Mr. Hawthorn, Chairman of the Design Panel, and the Deputy Director of Planning, both gave their opinions on the matter.

MOVED by Ald. Massey
THAT Council does not favour a beer parlour in this development, and the developer be requested to examine the new Liquor Act regarding appropriate arrangements other than those in the proposed scheme.

- deferred

CONTINUED....

DELEGATIONS (Contd

Development Permit Application #63200
141 Keefer Street. (Contd)

MOVED by Ald. Volrich
THAT the foregoing motion and the question of a beer parlour be referred to the Community Development Committee for report back to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey
THAT the application to construct a hotel on this site be referred back to the Director of Planning to consider further with the owner, the following conditions submitted by the Design Panel.

a) That it would not overshadow the surrounding area and be built in a lower form.

b) That the sidewalk and lower floor use not be dominated by vehicle access and storage.

c) That it recognize the vital need for pedestrian amenity in the general Chinatown area.

(amended)

MOVED by Ald. Hardwick (in amendment)
THAT condition (a) in Alderman Massey's motion be deleted.

- CARRIED

(Ald. Gibson, Massey, Rankin opposed)

The motion as amended, and reading as follows, was put and

-CARRIED UNANIMOUSLY

MOVED by Ald. Massey
THAT the application to construct a hotel on this site be referred back to the Director of Planning to consider further with the owner, the following conditions submitted by the Design Panel,

That the sidewalk and lower floor use not be dominated by vehicle access and storage.

That it recognize the vital need for pedestrian amenity in the general Chinatown area.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

B. DEPARTMENT GENERAL REPORT
June 7, 1974

Building & Planning Matters
(June 7, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Development Permit Application #66060: 1720 Nanaimo Street - Alterations to Existing Gasoline Service Station at the S/E Corner 1st Avenue & Nanaimo Street

Cl. 2: Hydro Substation Site, 49th Avenue & Boundary Road
Cl. 3: Development Permit Application #63200: 141 Keefer Street
Cl. 4: Rezoning Application - W/S Renfrew Street between 18th and 19th Avenues
Cl. 5: Proposed Zoning By-law for Chinatown and Gastown Historical Areas

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Director of Planning contained in Clauses 1, 2, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was dealt with earlier this day. For Council action see page 16)

C. Alterations to City-Owned Multiple Dwellings for Compliance with the Fire By-law

Council noted a Board of Administration report under date of May 15, 1974, with respect to a number of City-owned multiple dwellings affected by amendments to Fire By-law No. 2139, which requires the buildings to be altered to comply with the new regulations by July 1, 1974.

Council considered the contents of this report and the recommendations contained therein, and took action as follows on specific matters detailed in the report:

The Englesea Lodge - 2046 Beach
(Clause 1)

MOVED by Ald. Hardwick,
THAT the retention of the Englesea Lodge as an apartment building for an estimated period of three years beyond the original target date of 1977, be confirmed;

FURTHER THAT the Supervisor of Property and Insurance proceed with alterations for compliance with the Fire By-law, subject to Council approval of the bids received (as authorized by Council, March 12, 1974).

- CARRIED UNANIMOUSLY

Nelson School & Park Site
No. 7 (Clause 2)

With respect to Clause 2, Council noted a letter from the West End Planning Team on this matter.

MOVED by Ald. Hardwick,
THAT Clause 2 be referred for discussion between the School Board, Park Board and the West End Planning Team for report back to Council.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Alterations to City-Owned Multiple Dwellings for Compliance with the Fire By-law (continued)

Park Site No. 19 (Clause 3)

MOVED by Ald. Volrich,
THAT the existing housing be given priority consideration and the Supervisor of Property and Insurance be authorized to proceed with alterations to the City-owned buildings on Block 45, D.L. 185, for compliance with the Fire By-law at an estimated cost of $122,600;

FURTHER THAT the buildings on Block 45, D.L. 185 be retained for a minimum of five years with a further review at that time.

- CARRIED UNANIMOUSLY

Point Grey Road Development: Seagate Manor - 2831 Point Grey Road (Clause 4)

The Board of Administration report sets out the following alternative courses of action:

(a) to rescind the one-year extension and give the tenants notice to vacate by July 1, 1974. While the Landlord and Tenant Act only requires 30 days notice to vacate, it has been the City's policy, wherever possible, and when a number of tenants are involved, to try to give a minimum of 90 days notice.

(b) to carry out the alterations for compliance with the Fire By-law at an estimated cost of $26,000.00 and retain the buildings for a period of five years with a further review at that time.

(c) to carry out the required alterations at this time, and demolish the building in April, 1975.

Your officials recommended approval of alternative (b).

MOVED by Ald. Hardwick,
THAT no action be taken with respect to this clause.

- CARRIED

(Aldermen Bowers, Rankin and Volrich voted against the motion)

Park Site No. 9 and Burrard Arbutus Connector (Clause 5)

MOVED by Ald. Hardwick,
THAT the alterations for compliance with the Fire By-law be carried out at an approximate cost of $92,000.00 and the buildings be retained pending completion of the transportation and Kitsilano local planning study, with a further review at that time.

- CARRIED UNANIMOUSLY

Future Development: One Duplex - 316 East 8th Avenue (Clause 6)

MOVED by Ald. Hardwick,
THAT the alterations for compliance with the Fire By-law be carried out at an estimated cost of $4,850.00.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Alterations to City-Owned Multiple Dwellings for Compliance with the Fire By-law (continued)

Civic Purposes: 455 and 467 West 10th Avenue (Clause 7)

MOVED by Ald. Massey,
THAT the alterations for compliance with the Fire By-law be carried out and the buildings be demolished when the site is required for redevelopment.

- CARRIED UNANIMOUSLY

Property for Resale: 1216 East 7th Avenue (Clause 8)

It was noted that on May 28, 1974, Council passed a resolution leasing this site to the Alcohol and Drug Commission for $1.00 a year for the purpose of constructing a pre-fab Detoxification Unit.

MOVED by Ald. Rankin,
THAT in view of Council's action quoted above, no action be taken with respect to this Clause.

- CARRIED UNANIMOUSLY

Hiring of George T. Carkner (Clause 9)

MOVED by Ald. Volrich,
THAT the hiring of George T. Carkner (former property negotiator), be authorized at a cost of $1,389.00 per month, plus car allowance, for a period not to exceed six months from April 1, 1974, to assist the staff in carrying out detailed inspections of each property as necessary and to obtain plans for renovations and realistic estimates of the costs, salary to be chargeable to Account Codes 4257/-(Englesea Lodge) and 9407/182 (Sundry Rental Disbursements).

- CARRIED UNANIMOUSLY

Authority to Contract Out (Clause 10)

MOVED by Ald. Volrich,
THAT the Supervisor of Property and Insurance be authorized to assign the work to reputable contractors where the estimated cost on each building is not expected to exceed $6,500.00. This authority to be limited to work required for compliance with the Fire By-law on those buildings presently city-owned and on future acquisitions where demolition is to be delayed.

- CARRIED UNANIMOUSLY

D. Central Files Staff: Engineering Department

The Board of Administration submitted the following report under date of June 7, 1974:

"Your Board has received the attached report from the City Engineer, recommending that three (3) additional positions of Clerk II be established, at an estimated cost of $13,988 in 1974, and that temporary staff already engaged in bringing the central filing system to a current basis, be retained in 1974 within funds already approved in the budget.

The Administrative Analyst has reviewed the filing situation in the City Engineering Department and reports that until recently, much of the filing material was kept on a divisional basis. City Council, in 1972, approved the installation of an open shelf central filing system. Work has proceeded, commencing in April, 1973, on this during the past year but the task has proven to be more time consuming than anticipated.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Central Files Staff: Engineering Department (Continued)

The serious backlog of unfiled material is being cleared with the aid of temporary staff, including six university students employed under the STEP programme.

It is also necessary to complete a file indexing system and prepare a filing manual for distribution to the department. Arrangements have been made with the City Clerk for the Records Manager of the Archives Division to work with a member of the Engineering Research Branch, to complete this portion of the work.

It is noted that there has been no increase in the permanent staff in the records section of the department (other than the addition of a Clerk Typist I for mail delivery) for more than 12 years.

It is also noted that there has been a considerable amount of absenteeism, due to sickness, in the staff of the records section. This has created additional problems in the matter of completing the change-over to a centralized filing system.

While there are no records of material being generated in the department, a check of the registration of inward material reveals the following approximate annual volume of items:

1964 - 7,600 items received in the year;
1969 - 9,500 items received in the year;
1973 - 11,900 items received in the year;
1974 - 11,200 items received in the year (estimate).

These figures are indicative of the increased need for record section staff and it is therefore

RECOMMENDED that three (3) additional Clerk II positions be authorized as permanent staff in the records section of the Engineering Department, and that funds for salaries and furnishings, estimated at $13,988, be provided from Contingency Reserve.

FURTHER, that the condition of the filing system and the adequacy of staffing levels be reviewed and reported on in April, 1975.

Your Board RECOMMENDS that the above recommendations be approved."

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

(Copy of the City Engineer's report referred to is on file in the City Clerk's Office)

E. Report of Standing Committee on Civic Development, May 23, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Downtown Study
Cl. 2: False Creek Public Evaluation

MOVED by Ald. Hardwick,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Report of Standing Committee on Social Services, May 23, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Civic Grant Request: Native Information Centre
Cl. 2: St. Michael's Day Care: 409 East Broadway
Cl. 3: Hotel East: 445 Gore Avenue
Cl. 4: Yukon Apartments: 2137 Yukon Street
Cl. 5: Day Care Centre: 3328 East First Avenue

The Council took action as follows:

MOVED by Ald. Rankin,
THAT Clauses 1 to 4 inclusive be received for information and the recommendation of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Finance and Administration, May 23, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: New Aquatic Centre
Cl. 2: Park Board Plans for Major Buildings
Cl. 3: Park Board Reorganization

The Council took action as follows:

MOVED by Ald. Bowers,
THAT Clause 1 be received for information.

- CARRIED UNANIMOUSLY

Park Board Plans for Major Buildings (Clause 2)

MOVED by Ald. Bowers,
THAT Council endorse the resolution of the Committee contained in this Clause.

- CARRIED UNANIMOUSLY

Park Board Reorganization (Clause 3)

Council noted a letter from the Municipal & Regional Employees' Union dated June 10, 1974, requesting deferment to permit the Union an opportunity of considering this matter further.

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be referred to the Board of Administration for discussion with the Municipal & Regional Employees' Union for report back to Council.

- CARRIED UNANIMOUSLY

H. Report of Standing Committees on Civic and Community Development, May 23, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Planning Department Program "Shaping the Future"
Cl. 2: West End Zoning

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT recommendation (A) contained in Clause 1 of the Committee report be received for information and recommendation (B) be approved, and

FURTHER THAT Clause 2 contained in the Committee's report be received for information.

CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing, May 28, 1974

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Strata Title Applications
Cl. 2: Minimum Standards - Maintenance and Occupancy
Cl. 3: Housing for the Physically Handicapped
Cl. 4: Oppenheimer Lodge - Organizer-Consultant
Cl. 5: Short Lease Hotels
Cl. 6: Wicklow Hotel
Cl. 7: Housing Policy Paper

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT Clauses 1, 2, 6 and 7 be received for information and the recommendations of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

Housing for the Physically Handicapped (Clause 3)

MOVED by Ald. Harcourt,
THAT the resolutions of the Committee contained in this Clause be received for information.

MOVED by Ald. Harcourt,
THAT recommendation (A) of the Committee contained in this Clause be amended to read as follows:

"That Council endorse the concept of a Group Home Project for young adult handicapped persons in the False Creek Area and instruct the False Creek Development Consultant to report back on how this project can be incorporated into the False Creek Area Six Development Proposals."

FURTHER THAT recommendation (B) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Oppenheimer Lodge - Organizer-Consultant (Clause 4)

MOVED by Ald. Harcourt,
THAT recommendation (A) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT recommendation (B) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee on Social Services, May 30, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Downtown Eastside Recreation Project
Cl. 2: Lord Roberts Elementary Day Care Centre
Cl. 3: Downtown Eastside Residents' Association - Rent Increases
Cl. 4: Greater Vancouver Federated Anti-Poverty Groups

The Council took action as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, May 30, 1974 (continued)

MOVED by Ald. Rankin,
THAT Clauses 2 and 4 be received for information.

- CARRIED UNANIMOUSLY

Downtown Eastside Recreation Project (Clause 1)

MOVED by Ald. Rankin,
THAT recommendations (a) and (c) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT with respect to recommendation (b) of the Committee contained in this Clause, the sum of $22,535 to fund this project, be appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents' Association - Rent Increases (Clause 3)

Alderman Rankin advised that representatives of the Hampton Hotel appeared before the Standing Committee on Social Services and advised they have withdrawn their rent increase notices.

MOVED by Ald. Rankin,
THAT the owners and operators of the Olympia Hotel, 341 East Hastings, the Colonial Hotel, 122 Water Street and the Orange Apartments, 341 Gore be requested to appear before the Standing Committee on Social Services to show why their Business Licenses should not be cancelled.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the following recommendation of the Committee contained in this Clause be approved:

"Further that Council refer the complaints of rent increases to the Attorney-General's Department for study by the Department as to whether charges can be laid against the owners and operators of the three hotels for violating the Rent Stabilization Act."

- CARRIED UNANIMOUSLY

The Council noted for information that the Standing Committee on Social Services will be holding a Public Meeting at 7:30 p.m., Thursday, June 13, 1974, in the Council Chamber with respect to commercial rental agencies.

K. Report of Standing Committee on Waterfront, May 30, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: National Harbours Board Lease of 8936 Sq. Ft. Adjoining Stanley Park
Cl. 2: Point Grey Road Waterfront
Cl. 3: Proposed Sign By-law

The Council took action as follows:

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Waterfront, May 30, 1974 (continued)

National Harbours Board Lease of 8936 Sq. Ft. Adjoining Stanley Park (Clause 1)

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers and Massey voted against the motion)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in Clause 2 be approved and that Clause 3 be received for information.

- CARRIED UNANIMOUSLY

L. Part Report of Standing Committee on Social Services, June 6, 1974

The Council considered this part report of the Committee with respect to Hotel East - Conversion to a New Use.

MOVED by Ald. Rankin,
THAT recommendation (B) of the Committee contained in this report be approved, after amendment to read as follows:

"That similar applications for development permits to convert hotels to other uses in the downtown eastside area, be brought before the Standing Committee on Housing."

FURTHER THAT recommendation (C) of the Committee contained in this report be withdrawn.

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

(For Council action on recommendation (A) of this report, see page 16)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Local Area Activity Centre)

MOVED by Ald. Marzari,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO REGULATE THE OCCUPANCY OF STREETS AND THE USE THEREOF FOR VENDING

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT Section 8 of Division II of the By-law be amended to read as follows:

"8. Any person desiring to obtain a street vending permit shall make application on the form provided for such purpose to the Director of Permits and Licenses and, at the same time, shall pay the appropriate fee prescribed herein which shall be refunded if the permit is refused.

$100.00 for the year 1974 and $200 per annum thereafter for all vendors, excluding blind vendors and mobile vendors;

$ 1.00 per annum for blind vendors;

$ 1.00 per annum for mobile vendors

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Section 6(b) of Division I of the By-law be deleted.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Sections 10 and 11 of Division III of the By-law be amended by deleting the amount of $50.00 in each Section and inserting the amount of $10.00 in place thereof.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Section 16 of Division III of the By-law be amended to read as follows:

"THAT this By-law shall come into force and take effect on and after August 30, 1974."

(amended)

MOVED by Ald. Massey in amendment,
SECONDED by Ald. Hardwick,
THAT in the motion of Alderman Rankin, seconded by Alderman Marzari, the date of August 30, 1974, be changed to read July 15, 1974.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against the motion)

cont'd....

BY-LAWS (cont'd)

BY-LAW TO REGULATE THE OCCUPANCY OF STREETS AND THE USE THEREOF FOR VENDING (continued)

The motion as amended and reading as follows was put and Carried:

"THAT Section 16 of Division III of the By-law be amended to read as follows:

'THAT this By-law shall come into force and take effect on and after July 15, 1974.'"

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin voted against the motion)

MOTIONS

A. Closing, Stopping Up and Conveyance of Property at the S/E Corner of 22nd Avenue and Renfrew Street

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The subdivision of the property at the southeast corner of 22nd Avenue, Renfrew Street and Boyd Diversion created an exceptionally large intersection to accomodate an existing large watercourse. Since the subdivision a large portion of the ravine has been piped and filled. This has made portions of the intersection surplus to the City's highway requirements;

3. The owners of Lots 1 to 3, NW¼ Section 48, T.H.S.L., Plan 7436 have made application to acquire portions of the surplus highway adjacent to the said Lot 1;

THEREFORE BE IT RESOLVED THAT all that portion of road outlined red included in a plan sworn to by A.R. Turner, B.C.L.S., on the 29th day of January, 1974, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owners of Lots 1 to 3, NW¼ Section 48, T.H.S.L., Plan 7436; and

BE IT FURTHER RESOLVED THAT the said closed portion of road be consolidated with said Lots 1 to 3 to form one parcel.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Demoliton of Rental Units

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS a great number of demolitions of rental units are taking place to make way for new condominiums and other developments;

AND WHEREAS most of these units are tenanted by people on limited incomes;

AND WHEREAS the new accommodation that is being built in these areas is rented at prices well beyond the means of these citizens;

THEREFORE BE IT RESOLVED THAT this Council instruct the Director of Legal Services to prepare the necessary By-law allowing City Council to have discretionary powers to prevent the demolition of housing which affords accommodation for low income tenants in appropriate areas of the City.

(Notice)

NEW BUSINESS

Summer Council Meetings

The Mayor asked Council's preference with respect to day meetings of Council during the Summer months.

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
THAT the Council meetings scheduled for the months of July and August commence at 9:30 a.m., with delegations generally being heard at 2:00 p.m.;

FURTHER THAT the previous action of Council in respect of scheduling of Council meetings be varied accordingly.

- CARRIED

(Aldermen Marzari and Volrich voted against the motion)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Collingwood Towers Senior Citizens Project

referred to the Collingwood Towers Senior Citizens Housing Project (Collingwood United Church) which has encountered a number of delays. He requested that the Zoning Planner and Mr. Stewart Morley, representing Collingwood United Church, appear before the next regular meeting of Council.

The Council so agreed.

Alderman Rankin - Complaint: Mr. & Mrs. Hazuda

raised the matter of complaints recently received from Mr. and Mrs. Hazuda with respect to the problem of large trucks using the lane south of 14th Avenue west from Fraser Street which abuts the rear of their property, and requested that the City Engineer investigate this matter with a view to resolving the situation for report back.

The Mayor directed accordingly.

The Council adjourned at approximately 11:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of June 11, 1974, adopted on June 25, 1974.

A. Phillips
MAYOR

K. D. Little
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of St. George Street and Carolina Street between Great Northern Way and 5th Avenue

The City Engineer reports as follows:

"Negotiations have taken place and a Development Permit has been obtained for a housing development on the north side of 5th Avenue between St. George Street and Carolina Street, Block 92, D.L. 264A. The development takes in the remaining 33 feet of St. George Street and the west 33 feet of Carolina Street. Both of these portions of street are surplus to the City's highway requirements. There has been some delay in the processing of the closure of these streets on account of the request by the Mount Pleasant Area Council for a small park site over portion of Carolina Street. City Council on April 9, 1974 approved a recommendation that the west 33 feet of Carolina Street be used for the housing scheme and the east 33 feet be leased to the Centre for park purposes.

I RECOMMEND that the portions of street outlined green and red on plan marginally numbered LF 6820 be closed, stopped up and conveyed to the owner of Block 92, D.L. 264A, Plan 10548, subject to the following conditions:

(a) The total value of the portions of street outlined green and red be $62,531.25 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The two portions of street be added to Block 92.

(c) A public utility easement be granted to the City over the westerly 17 feet of the closed portion of St. George Street.

(d) A public utility easement be granted to the City to accommodate the sewer manhole on Carolina Street. The exact size and location of the easement to be determined after the site has been surveyed.

(e) The applicant to provide a subdivision plan consolidating the site.

(f) The applicant to pay any costs to effect the closure.

(g) Agreements to be to the satisfaction of the Director of Legal Services and the City Engineer.

I further RECOMMEND that the east 33 feet of Carolina Street be closed, stopped up and leased, together with the west 33 feet of Lot A and Lot 1, Block 93 to the Mount Pleasant Area Council for park purposes subject to all the conditions as approved by Council on April 9, 1974."

Your Board RECOMMENDS that the foregoing be approved.

2. Reconstruction of Sewer on 13th Avenue between Quebec and Main Streets Prior to Paving

The City Engineer reports as follows:

"Subsequent to starting construction on 'Sewer Reconstruction Prior to Paving - Phase II', it has been found that the sewer on 13th Avenue between Main and Quebec Streets is in very poor condition. As this street is to be paved under the 1974 Paving Program, the sewer should be reconstructed as soon as possible.

The estimated cost of this work is $28,000.

I RECOMMEND that the appropriation for Sewers Capital Account 111/3602, 'Sewer Reconstruction Prior to Paving - Phase II' be increased by $28,000 so that this sewer on 13th Avenue may be reconstructed. Funds are available from Sewers Capital Account 118/7906, 'Miscellaneous-Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

3. Seymour Street Sewer and B.C. Telephone Duct

The City Engineer reports as follows:

"The B.C. Telephone Company will be constructing a major duct on Seymour Street between Georgia Street and Nelson Street commencing as soon as Granville Mall is opened to transit traffic.

It is also necessary for the City to reconstruct the existing 10-inch sewer on Seymour Street between Robson and Smithe Streets. In order to save money and to avoid further disruptions on Seymour Street in that block, the Engineering Department has suggested to the B.C. Telephone Company that they include the sewer replacement in their Contract, with the sewer being placed within their duct excavation. The B.C. Telephone Company has agreed to this on the basis that,'the City will accept a reasonable price for the sewer works, as submitted by the successful bidder on the B.C. Telephone portion of the project.' We feel that this is a reasonable approach in view of the fact that the sewer is a minor portion of the total project cost.

The estimated cost of the sewer work is $6,000 if this method is followed. Funds are already available in Sewers Capital Account 111/6218, 'Sewer Separation Downtown'. Council should be aware that a new sewer must also be constructed on Seymour Street between Georgia and Robson Streets. Due to a number of physical constraints, the same sort of construction procedure is not possible in tnat block and it will be necessary to construct that sewer by conventional methods after B.C. Telephone Company has completed their work.

I RECOMMEND that authority be granted to the Engineering Department to have the sewer construction on Seymour Street between Robson and Smithe Streets included in the B.C. Telephone contract and to accept a 'reasonable' price for the sewer works as submitted by the successful bidder on the B.C. Telephone portion of the project."

Your Board RECOMMENDS that the foregoing be approved.

4. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"A petition for a lane lighting project, sufficiently signed by affected property owners, has been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the project as a Local Improvement.

The project is for lighting the lane between Wales Street and Rhodes Street from 38th Avenue to 40th Avenue."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 31, 1974.

The estimated total cost of this improvement is $990.00. The City bears no share of the cost for this particular project.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake this project and RECOMMENDS that:

a. The reports of the City Engineer and Director of Finance be approved together with the details of the Second Step Report on file in the City Clerk's office.

b. The Court of Revision for this project be held at 7:30 p.m. on Thursday, July 11, 1974. (This time and date has already been approved for "Initiative" lighting projects).

c. Because of the substantial cost of advertising this one project, Council direct the Assessment Commissioner to post the advertisement in the City Clerk's office.

5. Connection Rates for Underground Wiring, Local Improvements

The City Engineer reports as follows:

"The Council on August 15th, 1972 approved my report dated August 7th, 1972 on Local Improvements for Underground Wiring, which, among other things, established guide lines for setting rates for underground wiring projects installed under the Power and Telephone Line Beautification Fund Act. The Local Improvement Bylaw was subsequently amended to implement the recommendations of the report. The Bylaw provided that the owners will be assessed a portion of the costs of undergrounding the utility plant on the street on the basis of a "line" rate to be charged according to the footage of assessable property abutting the project and a portion of the cost of undergrounding the service connection on the basis of existence of a service connection and the electrical capacity of the connection.

The guidelines set forth on the August 1972 Report are as follows:

'(a) Line Rates for each Zoning would be set so that on a typical or average project, the Municipal Third of the cost would be shared equally between the Property Owners and the City-at-large.

(b) The Connection Rate for 100 ampere Residential service (plus telephone) would be set, similarly, so that the Municipal Third of the cost is shared equally between the Property Owners and the City-at-large.

(c) The Connection Rates for Other types and sizes of service would be derived from the 100 ampere residential, with the City contributing the same amount and the property owners thus bearing the additional cost of serving their greater needs.'

An undergrounding Local Improvement Project is to be undertaken on Water Street at the same time as a Beautification Project. This will be the first undergrounding project requiring connection rates to be set.

Calculation of proposed connection rates for Water Street in accordance with the guidelines of the August 1972 Report has now been carried out. It appears that in business areas the cost of undergrounding connections will be high, owing to technical changes required to be made to the services, beyond the control of the property owners. So that the burden on the owners will not be unduly great, it is proposed that guideline (c) in the August 1972, Report be amended to that the Connection Rate for all service connections will be shared on the same basis as the line rate.

A comparison of typical business connection rates for the most common service sizes, calculated both ways is made in the following table:

	Service Size			
Guideline	100 amp	200 amp	400 amp	600 amp
August 1972 Report	$430	$530	$1170	$1670
Recommended this Report (50% of Municipal Third)	$270	$320	$630	$830

Accordingly I recommend that the guidelines to be followed for setting rates for local improvements for underground wiring as set forth in the August 7, 1972, Report be amended as follows:

(c) The Connection Rates for other types and sizes of services would be set similarly so that the "Municipal Third" of the cost is shared equally between the property owners and the City-at-large."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

6. Tender No. 41-73-4
Front Loader Packer Refuse Bodies

The City Engineer and Purchasing Agent report as follows:

"On March 5, 1974, a report was submitted to Council for the purchase of six front loader packer bodies. Two bids were received on February 4, 1974, as follows:

F & F Equipment Ltd.	Reliance Truck & Equipment
$19,906.00 each	$22,028.00 each

Council subsequently approved the purchase of six front loader packers from F & F Equipment Ltd. at a total cost of $119,436.00 plus 5% Provincial Sales Tax. A purchase order dated March 13, 1974, was issued to F & F Equipment Ltd. On May 28, 1974, we were notified by F & F Equipment that they were unable to supply the units ordered because the manufacturer had ceased fabricating these units.

This tender asked for prices to remain firm for 90 days (i.e., to May 4, 1974). Reliance Truck and Equipment Ltd. was contacted and has agreed to supply the units at an additional cost of $840.00 per unit more than their original bid price of $22,028.00. Reliance Truck & Equipment Ltd. also indicated that to obtain delivery of these bodies before 1975 and to receive price protection requires that a purchase order be issued by June 14, 1974.

The truck chassis for these bodies have already been ordered and delivery is expected in November, 1974. Retendering for bodies at this time would result in the following:

i) increased costs due to inflation.

ii) delayed deliveries into June, 1975, resulting in excessive maintenance costs to the old units being replaced.

The City will be incurring extra costs due to the cancellation of this order and the Engineering Department has requested that the Corporation Counsel try to recover the added costs from the responsible parties.

Funds for this purchase are provided in the truck replacement fund.

WE RECOMMEND:

A. That Council rescind its motion of March 5, 1974 awarding Tender No. 41-73-4 to F & F Equipment Ltd., at a total cost of $119,436.00 plus 5% Provincial Sales Tax.

B. Acceptance of the revised bid from Reliance Truck and Equipment Ltd. for six (6) front loader packer refuse bodies HEIL model HFL-30 at a total cost of $137,208.00 ($22,868.00 each) plus 5% Provincial Sales Tax.

(NOTE: Two-thirds of Council present required to rescind motion.)

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Corporation Counsel.

FOR COUNCIL ACTION SEE PAGE(S) 562

SOCIAL SERVICE & HEALTH MATTERS

A-2

RECOMMENDATION

1. Youth Health Services - Request for Maintenance of Current Funding Formula

The Medical Health Officer reports as follows:

"City Council on October 23, 1973, accepted the recommendations of the Medical Health Officer in his October 19, 1973 submission and resolved to provide funds necessary for the operation of the Youth Health Services facility to April 1, 1974. Council further resolved that approaches be made by Council to the Provincial Government with respect to better cost sharing formula for Youth Health Services.

As negotiations with senior government over this program were still underway at the end of the 1973-74 fiscal year, Council at its April 8, 1974 meeting resolved that the current level of funding by City Council be continued for approximately one month or until negotiations with the Provincial Government could be completed.

These negotiations have now been completed. The Province of British Columbia has agreed to assume for 1974-75 and to continue to assume on an on-going basis those program costs which it has previously accepted temporarily; Provincial Government will supply physicians services for 884 sessions per year, currently costing $56,576, through Medical Services Commission; further, senior government will fund full salary and fringe benefits for two public health nurses, one medical office assistance and one clerk typist I as well as provide $5,000 annually for medical supplies. The cost of these staff and ancillary benefits and supplies is $45,265 which, with medicare payments, make a total program contribution of $101,841 from Provincial Government for the 1974-75 fiscal year.

It is now necessary to confirm the ongoing City support for the remaining program staff and expenses. The staff positions and expenses requiring City funding are as follows for 1974-75: (these are the same costs approved on a temporary basis by Council in its October 23, 1973 and April 9,1974 meetings pending further negotiations with the Provincial Government).

I.	STAFF	
	1. Public Health Nurse I (full-time)	$11,411
	2. Nutritionist I (half-time)	7,047
	3. Dentist I (2-3 sessions per week)	5,616
	4. Dental Assistant I (2-3 sessions per week)	1,755
	5. Counselling Psychologist (half-time)	8,352
II.	Fringe Benefits for these positions	1,369
III.	Transportation for Nursing Staff @ $30 per month	1,080
IV.	Drugs (for dispensation to patients lacking adequate resources)	750
		$37,380

Pursuant to City Council decision of May 7, 1974 and in light of confirmation of guaranteed partial funding by the Provincial Government of major costs, your Board has authorized the signing of a lease for premises at 1985 West 4th Avenue, Vancouver. A full report of final costs and required budget adjustments will be contained in a further report.

Your Medical Health Officer recommends that:

1. The positions funded by the City of Vancouver
   - Public Health Nurse I (full-time)
   - Nutritionist I (half-time)
   - Dentist I (2 sessions per week plus one extra session per week in June, July and August).

Cont'd . . .

Clause #1 continued:

- Counsellor (half-time)
- Dental Assistant I (2 session per week and one extra session per week in June, July and August)

be added to the Health Department staff complement.

2. Funds in the amount of $37,380 be approved for the above service staff costs and expenses for the 1974-75 fiscal year.

3. Staff funded by the Provincial Government also be added to the Health Department staff complement. Positions include:
   - Two Public Health Nurse I (full-time)
   - One Medical Office Assistant I (full-time)
   - One Clerk Typist I (full-time)
   - 884 sessions of physician time per year."

Your Board RECOMMENDS that the recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 562

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Strata Title Application - New Construction
588 East 5th Avenue, Lot 1, Block 87, D.L. 264A
Farmers & Merchants Trust Co. Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Farmers & Merchants Trust Co. Ltd., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 54 dwelling units at 588 East 5th Avenue.

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing
Subsection (b) - Any bonusing of Financing

First mortgage financing will be available from Farmers & Merchants Trust Co. Ltd., mortgage division, to purchasers of any Strata lot on the following basis:

(a) The interest rate will be calculated semi-annually, not in advance and will be equal to conventional mortgage rates prevailing at the time of sale.

(b) Mortgages shall be for a term of 5 years from the date of advance and payments will be based on a 25 or 30 year amortization.

(c) The maximum amount of the first mortgage will be 75% of the lesser of the sale price of each Strata lot or 90% if the purchaser so requests, under Mortgage Insurance Corporation of Canada terms, in which case there will be an insurance charge equal to 1% of the gross loan.

(d) The minimum first mortgage acceptable to the Mortgagee will be $5,000.00.

(e) The Mortgagee has the right to reject applications for mortgages for persons who do not meet normal standards as to credit and income for first mortgage loans.

(f) The Purchaser must pay at least 10% of the Purchase Price and may provide the balance from the Province of British Columbia Second Mortgage if qualified.

(g) The Purchasers will pay the Mortgage Application fee of $50.00 and legal costs.

(h) Purchasers are not required to accept financing and may make their own arrangements to pay cash.

(i) There will be no bonuses paid by Purchasers on financing.

cont'd ...

Clause No.1 continued

(j) The Developers have made no arrangements for secondary financing and will not carry second mortgages. Secondary financing may be available through B.C. Government second mortgages but it is the responsibility of the Purchaser to obtain such a mortgage.

Subsection (c) - Details of a management contract and monthly services.

A management contract has been entered into with "Arbutus Management Co." 2081 West 27th Avenue, Vancouver, telephone no. 736-5494, a professional management firm, to administer the day to day servicing needs of the building and to assist at Strata Council meetings and in preparation of budgets and to advise the Council. A copy of the management contract is available for inspection at 588 East 5th Avenue, Vancouver. Under Provincial legislation a management contract can be cancelled on ninety (90) days notice.

The prospectus also indicates a monthly service cost ranging from $30.75 to $44.75 per month.

Subsection (d) - Taxes and Other Costs

It is estimated that gross taxes, before Homeowners Grants, will be $269.00 for one bedroom suites and $365.00 for two bedroom suites calculated on present estimated values and mill rates but the Developers cannot warrant the accuracy of these estimates. Each Strata Lot will be assessed and taxed separately including the unit entitlement to the property.

The 1974 Provincial grants to Homeowners consist of a $200.00 Homeowner grant plus $50.00 if the owner is a senior citizen plus a grant of between $30.00 and $40.00 being the school tax removal and resources grant.

These grants are available to owners who meet provincial regulations.

Subsection (e) Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Sixty-six stalls are provided, all underground Each Strata Lot will have one designated parking stall. All parking stalls are part of the common property.

(b) Storage Lockers

Each Strata Lot is designated locker storage facility. All lockers are part of the common property.

(c) Laundry Facilities

One laundry room containing washer and dryer facilities is available for all owners in the basement and is part of the common property.

(d) Patios and Balconies

The patios or balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

cont'd ...

Clause No.1 continued

(e) Other Common Property

All property of the Strata Plan will be common property except fifty-four Strata Lots to be owned by individual owners. The common property will include parking, lockers and laundry facilities described above, passageways, service areas and grounds. The owner, developer and builder, after selling the fifty-four Strata lots, will own no part of the development.

A copy of the By-law is available for inspection on request.

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from Daine M. Sarter, Architect, in which he states that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for CONSIDERATION of Council."

2. Strata Title Application - New Construction
1540 East 4th Avenue, Vancouver, B. C.
Lot 1 of Lots 37 to 39, Blk. 145, D.L. 264A, Plan 2365
Seccia Brothers, 4732 Ridgelawn Drive, Burnaby

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Seccia Bros. Ltd., for the approval of a strata plan for a new three storey with basement, wood frame apartment building, containing 12 dwelling units at 1540 East 4th Avenue.

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Subsection (b) - Any bonusing of financing

Interim financing for construction is being provided by the Bank of B.C. and Heller-Natofin . Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of this Company and is entirely free to negotiate any mortgage he may wish. Interest rate is at the prevailing rate and there is no mortgage bonus or incentive provision.

Second mortgage financing up to $5,000.00 would be available through the British Columbia Homeowners Assistance Plan, to those who qualify.

cont'd ...

Clause No.2 continued

Subsection (c) - Details of a management contract and monthly Services

Several management companies have been contacted in this respect and they have indicated that due to its size they would not be interested in negotiating a contract at this time. However, the building is constructed in such a manner as to require a minimum of maintenance and in the best interests of the new owners it would be to their advantage to make their own arrangements in this respect. Rusin Bros. Realty Ltd., agents for the owners, will convene the first general meeting of all the owners and educate them to the principles of Strata Condominium living and also assist them in forming a council.

The estimated monthly assessments for each unit is as follows:

101	1056	sq.	ft.	estimated	cost	per	month	$16.91
102	1137	"	"	"	"	"	"	18.92
103	1393	"	"	"	"	"	"	19.87
104	1143	"	"	"	"	"	"	18.85
205	854	"	"	"	"	"	"	17.70
206	853	"	"	"	"	"	"	17.69
207	848	"	"	"	"	"	"	17.67
208	849	"	"	"	"	"	"	17.68
309	853	"	"	"	"	"	"	17.69
310	853	"	"	"	"	"	"	17.69
311	866	"	"	"	"	"	"	17.75
312	866	"	"	"	"	"	"	17.75

The above estimates include the following items:

General operating; Insurance;
General Maintenance cleaning, decorating, structural, electrical, parking and miscellaneous
Utilities; electricity, gas, water, garbage, intercom, laundry.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the Homeowners Grant is as follows:

101	$120.00		
102	165.00	311	$145.00
103	185.00	312	145.00
104	165.00		
205	150.00		
206	150.00		
207	145.00		
208	145.00		
309	150.00		
310	150.00		

The taxes shown only apply to those qualified to receive the Homeowners Grant of $200.00 Senior citizens are entitled to an additional $50.00 Homeowners Grant and all owner occupiers will be entitled to a $30.00 to $40.00 School Tax Removal and Resource Fund Grant.

Other than property taxes referred to above and the monthly assessments referred to in paragraph 1 above, there are no other anticipated common expenses.

cont'd ...

Clause No.2 continued

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Each Strata lot will own one parking space in the underground parking garage. One additional space to be allocated by the Strata Council.

(b) Patios and Balconies

Each ground floor Strata lot will own the patio contiguous to its living-dining room. The balconies attached to and directly accessible to the Strata lot are owned by the Strata lot.

(c) Storage lockers

Each Strata lot will own one locker located in the locker room in the basement of the building.

(d) Laundry room

The laundry area is located on the main floor and shall be for the exclusive use of the Strata lots on all floors.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

A copy of the By-law is available for inspection on request.

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from the office of Lort & Lort, Architects, in which they state that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for CONSIDERATION of Council."

3. Strata Title Application - New Construction
1825 Comox Street - Lot 39, Block 69, D.L. 185
Mike Gaska Construction Co.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from M. Gaska Construction Co., for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 24 dwelling units at 1825 Comox Street.

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing
Subsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by Vancouver City Savings Credit Union. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revision according to prevailing market rates. There is no mortgage bonus or incentive provision.

Second mortgage financing, up to $5,000.00 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or other financial institutions.

Subsection (c) - Details of a management contract and monthly services

A management contract has been negotiated with the general contractor-builder, Mike Gaska, and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is $6.00 per unit per month.

The contract is for two years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

The estimated monthly assessments for each unit is as follows:

Unit	Sq. Ft.	Estimated Cost per Month
101	412	$20.60
102	400	20.00
103	560	28.00
104	410	20.50
105	410	20.50
106	560	28.00
107	435	21.75
108	412	20.60

cont'd ...

Clause 3 continued

Unit	Sq.Ft.	Estimated Cost Per Month
201	412	20.60
202	560	28.00
203	560	28.00
204	410	20.50
205	410	20.50
206	560	28.00
207	560	28.00
208	412	20.60
301	412	20.60
302	560	28.00
303	560	28.00
304	410	20.50
305	410	20.50
306	560	28.00
307	560	28.00
308	412	20.60

The above estimates include the following items:

General Operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts, and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 net of the Homeowners' Grant, is as follows:

Apt. #	Taxes
101	$ 65.50
102	58.20
103	155.48
104	64.28
105	64.28
106	155.48
107	79.49
108	65.50
201	65.50
202	155.48
203	155.48
204	64.28
205	64.28
206	155.48
207	155.48
208	65.50
301	$ 65.50
302	155.48
303	155.48
304	64.28
305	64.28
306	155.48
307	155.48
308	65.50

The taxes shown only apply to those qualified to receive the $200 Homeowner's Grant. Applicants may also be entitled to a $50 additional Homeowner's Grant and a $30 to $40 School Tax Removal and Resource Grant.

cont'd ...

Clause 3 continued

Other than property taxes referred to above and the monthly assessment referred to on page 2, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

The building has 18 underground parking spaces which will be assigned to strata lots as required.

(b) Patios and Balconies

The patios or balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot.

(c) Storage Lockers

Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(d) Laundry Rooms

The laundry room shall be for the exclusive use of all the Strata lots.

NOTE: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata Lots.

The prospectus states that the copy of the proposed By-laws will be available for inspection on request

Section 1 (3) - Quality of Construction

'The City Building Inspector advises that he has received a letter from the office of Chercover Engineering Ltd. in which they state that the quality of construction and finishes of this project compares favorably with the quality control requirements of Central Mortgage & Housing Corporation as contained in the Canadian Code for Residential Construction.'

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be received for the CONSIDERATION of Council."

4. Strata Title Application-New Construction
1165 Burnaby Street-Lot 13, Block 25, D.L. 185, Plan 92
West Coast Enterprises Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from West Coast Enterprises Ltd., for approval of a Strata Plan for a new twelve (12) storey with two basement levels, reinforced concrete apartment building containing 22 dwelling units at 1165 Burnaby Street.

N.B.: See appendix "A" for site plan.

cont'd ...

Clause No.4 continued

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing.

Interim financing for the construction is being provided by Continental Estates Corporation Ltd. and Crescentview Enterprises Ltd. Mortgage financing is available to purchasers through Canada Permanent Trust Company but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rates on these mortgages are subject to prevailing market rates.

Second mortgage financing, up to $5,000.00 would be available through the British Columbia Homeowner Assistance Plan, to those who qualify; in some cases the provincial government homeowners grant of $1,000.00 may be taken in lieu of the $5,000.00 second mortgage.

Subsection (b) - Any bonusing of Financing.

There is no mortgage bonus or incentive provision.

Subsection (c) - Details of a management contract and monthly Services.

A management contract has been negotiated with Canada Permanent Trust Company and will be executed when the Strata Plan has been deposited at the Land Registry Office. The fee payable to the Manager by the Strata lot owners is $6.25 per unit per month.

The contract is for one year terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

Monthly Maintenance Costs.

The estimated monthly assessments for each unit is as follows:

Unit	Square Feet	Estimated Cost per Month
101	1,001	$54.00
102	953	52.50
203	1,001	52.50
204	953	52.50
305	1,001	52.50
306	953	52.50
407	1,001	52.50
408	953	52.50
509	1,001	52.50
510	953	52.50
611	1,001	52.50
612	953	52.50
714	1,001	52.50
715	953	52.50
816	1,000	52.50
817	952	52.50
918	999	52.50
919	951	52.50
1020	998	52.50
1021	950	52.50
1122	997	52.50
1123	949	52.50

The above estimates include the following items:

General operating - caretaker, insurance, management fee, legal fees, audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - Reserves for replacement of roof and common area carpeting, etc.

cont'd ...

Clause No.4 continued

Subsection (d) - Taxes and all other costs

An estimate of the property taxes attributable to the various units for the year 1974 is as follows:

101	$440.00	612	$439.10
102	430.48	714	460.00
203	440.00	715	449.60
204	430.48	816	460.00
305	448.00	817	449.60
306	439.10	918	460.00
407	448.00	919	449.60
408	439.10	1020	460.00
509	448.00	1021	449.60
510	439.10	1122	460.00
611	448.00	1123	449.60

The $200.00 Homeowner's Grant and the $30 - $40 School Tax Removal and Resource Fund Grant are deductible from the gross taxes indicated for those homeowners qualified to receive the grants. Senior citizens will also be eligible for an additional grant of $50.00

Other than property taxes referred to above and the monthly assessment referred to above, there are no other anticipated common expenses.

Subsection (e) - Shared facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Parking. Each Strata lot will be assigned the exclusive use of one parking space in the underground parking garage. A limited number of additional spaces are available.

Patios and Balconies. The balconies attached to and directly accessible to the Strata lot are for exclusive use of the Strata lot but have been indicated as common for control of anything that may be considered unsightly.

Storage Lockers. Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the lobby of the building.

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

Attached to the prospectus also is a copy of by-laws prepared for the Strata Corporation.

Section 1(3) - Quality of Construction.

The City Building Inspector advises that he is in receipt of a letter from D.M. Sarter, Architect, advising that he is inspecting the project to ensure that the building compares favorably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Sarter undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section 1(3) of the Council policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance, be received for the CONSIDERATION of City Council."

cont'd ...

5. Proposed Renovation of Office/Retail Building
615 West Hastings Street

The City Building Inspector reports as follows:

"I have received an application from Egest Construction Corporation Ltd. to renovate the interior of the above mentioned building.

It was erected as a 5-storey office building early in this century. Present day use is retail occupancy on the street level floor with the upper floors unoccupied. The building is non-conforming with respect to the Building By-law regulations.

The applicant is prepared to carry out extensive repairs and alterations which include the fire-proofing of floors, the provision of adequate exit facilities and the installation of a sprinkler system throughout the building. The work would also include filling in the existing light well, replacing the existing elevator, re-wiring, air conditioning, and general decoration necessary to convert the upper floors to office use.

The cost of this work is estimated to be approximately $210,000 and the assessed value of the building is $28,000. Under Section 1.4.9 of the Building By-law the Building Inspector may permit alterations to a non-conforming building, provided the cost does not exceed the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

In this case, in view of the proposal by Egest Construction Corporation Ltd., I would not be opposed to the interior renovations, assuming all reasonable structural requirements can be satisfied."

Your Board submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 562-3

FINANCE MATTERS

RECOMMENDATION

1. 1974 Basic Capital Program

Your Board and the Director of Finance have reviewed the 1974 Basic Capital Program requested by Civic Departments and Boards and report as follows:

Capital Program

The net City's cost of the 1974 Basic Capital Program amounts to $13,777,478 after deducting credits of $2,792,919 as detailed below:

Gross Cost of 1974 Basic Capital Program		$16,570,397
Less Credits Receivable		
(a) Property owners' share of local improvements	$1,806,000	
(b) Federal-Provincial Governments share of Urban Renewal and Neighbourhood Improvement Projects	156,003	
(c) Recreational Facilities Fund grant	176,666	
(d) Portion of sewer work recoverable from C.N.R.	79,250	
(e) Fees recoverable re water service pipes and meter chambers	205,000	
(f) Burnaby and property owners' share of Boundary Road improvements	270,000	
(g) Burnaby's share of Central Park improvements	25,000	
(h) Federal share of Stanley Park Seawall	35,000	
(i) Fire insurance recovery - Community Hall	40,000	
		2,792,919
Net Cost of 1974 Basic Capital Program		$13,777,478

These capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1974 Basic Capital Program-Project Detail".

Project Detail

Approval by Council of the 1974 Basic Capital Program authorizes departments and boards to proceed with the individual projects except where it is noted, in the separate "Project Detail" report, that the item will be referred back to Council for specific approval.

Our review is to ensure that the projects requested are generally in accordance with the programs authorized in the 1971-1975 Five Year Plan, as amended.

Financing the 1974 Basic Capital Program

The method of financing the 1974 Basic Capital Program, as recommended by the Director of Finance, is summarized below and shown by program on Schedule 1 of this report.

cont'd ....

Clause No. 1 (cont'd)

Source of Funds:

1. Authorized by-law funds (debentures)		$ 9,589,970
2. Revenue funds appropriated for capital purposes - 1974	$1,895,000	
- 1975 (advance)	1,363,868	
		3,258,868
3. Other funds		928,640
Total Funds Required		$13,777,478

1971-1975 Five Year Plan Allocation

The allocation of the present Five Year Plan Funds is summarized below and shown by program on Schedule 2 of this report:

Original 1971-1975 Five Year Plan	$56,810,000
Increased borrowing authorized by Council and by plebiscite (1971 and 1973)	16,670,000
Total Five Year Plan, as revised	73,480,000
Less allocations approved by Council during 1971 to 1973	51,506,039
	21,973,961
Allocation required for 1974 Program (Note 1)	12,705,174
Balance unallocated - Available for 1975 Program	$ 9,268,787

Note 1 - The amount of 1971-1975 Five Year Plan funds required for the 1974 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan Funds	$12,705,174
1966-1970 Five Year Plan Funds re the Urban Renewal Program	143,664
Other funds (see Schedule 1 for detail)	928,640
Total Funds Required	$13,777,478

Your Board and the Director of Finance RECOMMEND that the 1974 Basic Capital Program amounting to $13,777,478 and the method of financing this program, as summarized on Schedule 1, be approved subject to individual projects being submitted to Council for specific approval where indicated in the "1974 Basic Capital Program - Project Detail" report.

2. Traffic Paint Shop Staffing

The City Engineer reports as follows:

"Our Traffic Paint Shop is responsible for sign construction, installation and maintenance, painting roadmarkings throughout the City, and other related functions. A portion of the employees are represented by the VMREU, and the remainder are represented by CUPE Local 1004.

As is the case throughout the Department, we are able to adjust our hourly (i.e. CUPE) work force to meet changing workloads, within the normal limitations of budget. However, Council policy requires similar adjustments in the number of monthly paid staff be authorized by Council.

An increase in monthly paid staff in the Traffic Paint Shop is required at this time for the following reasons:

cont'd ....

Clause No. 2 (cont'd)

a) there has been a shift away from the type of work done by hourly staff to that done by salaried staff,

b) vandalism of signs (particularly street name signs) has increased substantially,

c) signing for special projects (e.g. Granville Mall, provincial complex, etc.) has increased significantly.

Over the last three years our full time hourly labour force has decreased by three; one man year/year has been added by using temporary help, so there has been a net staff decrease of two. Prior to these recent changes, staff in the Shop remained unchanged over about a fifteen year period. Increasing workload was met by improved methods. However, in view of the present situation, hiring an additional Traffic Painter I and an additional Traffic Painter II is required to meet the increased work arising out of sign vandalism and out of special projects.

The cost of these two positions totals $24,642 per year; these costs would be fully distributed to accounts for roadmarking and sign work.

These staff changes were included in our budget planning. In general, the costs of these positions are covered in the existing budget, or by charges to outside agencies, or accounts for special projects. One requested budget increase of $5,500 (Account 8053/3822, Sign Maintenance) was not approved by the Budget Committee, pending Council's consideration of this report. This $5,500 is the only increase required in the budget to cover these positions.

The Comptroller of Accounts advises that funds can be provided from Contingency Reserve to cover this cost.

The City Engineer RECOMMENDS:

A) Council authorize the addition of a Traffic Painter I and a Traffic Painter II,

B) Council authorize the transfer of $5,500 from Contingency Reserve to Account No. 8053/3822, Maintenance of Signs and Standards."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

3. Establishment of 1 Temporary Library Assistant II Position - Catalogue Division

The Acting Director of Personnel Services reports as follows:

"At its meeting on April 11th, 1974, the Administrators' Committee of the Greater Vancouver Library Council authorized the employment of one Library Assistant II by the Vancouver Public Library for the period May 20th, 1974 to March 31st, 1975.

Establishment of this position was recommended by the Federation Information Network Committee in order that member libraries may refer by telephone to the Vancouver Public Library to ascertain the availability of books and other material. It is intended that the incumbent of this position will be added to the complement of Library Assistants II in the Catalogue Division and that telephone service will be made available from 9:30 a.m. to 9:00 p.m. weekdays and 9:30 a.m. to 5:00 p.m. Saturdays.

The estimated cost of this proposal including 10% for fringe benefits amounts to approximately $6,000. Total cost of this position is to be charged to the Greater Vancouver Library Council.

This report is concurred in by the President of the Vancouver Public Library Staff Association, Local 391 C.U.P.E. I endorse this report and recommend that it be approved."

SUMMARY

	Classification	Effective Date
Establish one temporary position (May 21/74-Mar.31/75)	Library Assistant II Pay Grade 9 ($540-622)	May 21, 1974

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

4. Investment Matters (Various Funds) April, 1974

The Director of Finance reports as follows:

(a) Security Transactions during the month of April, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) Sale of Bank Discount Notes by Sinking Fund to General and Capital Account

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Apr. 1	Banque Can. Nationale /	June 3, 1974	$1,900,000.00	$1,874,536.58	63	7.87

/ Disposal by sinking fund to general and capital account to provide in part funds for sinking fund maturity due April 1, 1974 and funds for purchase of direct issue local improvement debenture by sinking fund.

****

Sinking Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Apr. 1	City of Van. 8½% *	Apr. 1/84	$87,361.12	$100.00	$87,361.12	10/0	8.50

* Direct issue of Local Improvement Debenture to Sinking Fund

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(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT April 30, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$8,250,000.00	$7,952,164.51
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$401,525.59

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for April, 1974 be approved.

5. Additional Staff - Permits and Licenses Department

The Director of Permits and Licenses reports as follows:

"The 1970 National Building Code was adopted by Council on May 8th, 1973, and since that time, further amendments have been approved. As with all other legislation, it is imperative that the implication of the legislation be transposed into understandable work patterns and policies on a continuing basis for staff charged with reviewing plans on a day-to-day basis. To do this requires that the specialists concerned must program training sessions for the staff involved.

In this instance, the magnitude and the importance of the undertaking is such that the specialists referred to cannot adequately carry out this function and carry out their day-to-day duties at the same time. Some training of key personnel has taken place, however, the time available

cont'd ....

Clause No. 5 (cont'd)

for the specialists on a continuing basis cannot be found with our present personnel. This problem is further aggravated as the need for detailed interpretations are not always immediately discernible and are generally found on a day-to-day basis as new projects are presented. In this latter area, contractors and developers often request the incorporation of design features which require detailed study with respect to By-law requirements. This study, will at the same time, form the policy of future departmental interpretations.

Other examples of similar nature requiring detailed study, in addition to the foregoing matters, are the requirements for the handicapped, the requirements for fire safety in high buildings, and the various revisions to the National Building Code emanating from the National Research Council through the Associate Committee on the National Building Code. It is very clear that the present specialists in our Development Division and the City Building Inspector, do not have sufficient time to devote to this work and carry out their current duties at the same time.

I am recommending that a new position of Codes Engineer be established. The need for this position is further emphasized, for in the very near future, two of my Assistant Directors, one of whom is also the City Building Inspector, will in all likelihood be retiring. To date, these two incumbents have carried out the duties referred to but, in latter year particularly, these duties have increased greatly in both volume and detail. The need for a Codes Engineer to be appointed now while both incumbents are still on staff is necessary to maintain proper continuity.

Estimate of Cost	5 Months 1974	Annual Cost
Salary	$ 8,375	$ 20,100
Fringe Benefits @ 12½%	1,047	2,512
	$ 9,422	$ 22,612
Auto Allowance @ $50.00 per month	250	600
	$ 9,672	$ 23,212

Furniture (New and Non-Recurring)	
1 - Desk and credenza	534
1 - Chair	200
	$ 734

In view of the foregoing, I recommend:

(a) THAT a new position of a Codes Engineer be established in the Development Division of the Department of Permits & Licenses.

(b) THAT the Acting Director of Personnel Services be authorized to review and classify this position.

(c) THAT the necessary funds for 1974 as outlined in the foregoing report be provided from Contingency Reserve. The Comptroller of Accounts concurs with this recommendation."

Your Board RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

6. Auto Allowances for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since July 1, 1973 and does not reflect current operating costs especially the significant increase in gasoline prices.

The revised schedule is attached to this report as Appendix I.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 13¢ to 15¢ per mile.

The annual increase in cost to the City is estimated at $27,300. Based on an effective date of June 1, 1974 the 1974 cost would be approximately $16,000, which will be provided from Contingency Reserve upon approval of this report.

A copy of the report has been sent to the Municipal & Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C. each of which have some members affected.

RECOMMENDED that:

(1) The revised schedule of auto allowances as per Appendix I be approved effective June 1, 1974.

(2) The casual auto allowance rate be increased from 13¢ to 15¢ per mile effective June 1, 1974.

(3) The estimated increase for 1974 amounting to $16,000 be provided from Contingency Reserve.

(4) The Vancouver Public Library, The Board of Parks and Public Recreation and the Police Commission be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

Your Board recommends that the foregoing report of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerk's Office.)

7. Bridge Insurance

The Director of Finance and the Supervisor of Property & Insurance report as follows:-

"On April 23rd, 1974, Council approved the appointment of Macaulay Nicolls Maitland Insurance and Reed Shaw Stenhouse Limited as Brokers, representing the City, to submit separate competitive quotations for the renewal of Bridge Insurance expiring July 1st, 1974.

The Bridges are re-appraised annually by Choukalos Woodburn McKenzie Maranda Ltd., Consulting Engineers. The May 1st, 1974 New Replacement Values (no depreciation) are:-

Granville Bridge	$ 28,500,000.00
Burrard Bridge	11,600,000.00
Cambie Bridge	7,550,000.00
Grandview Viaduct	2,020,000.00

cont'd ....

Clause No. 7 (cont'd)

Hastings Viaduct		2,010,000.00
New Georgia Viaduct		10,000,000.00
Georgia Ramp:	$4,500,000.00	
Dunsmuir Ramp:	5,500,000.00	
		$ 61,680,000.00

The comparable 1973 total value was $52,485,000.00 showing an increase for '73 -'74 of $9,195,000.00.

Separate quotations were received May 22nd, 1974 and analysis by the Insurance Committee, including Mr. Douglas Macdonald, the City's insurance consultant, produced the following conclusions:-

A. The competition has been intense and covered an exhaustive list of available markets;

B. The total amount of Earthquake Insurance required continued as a major marketing problem;

C. Coverage:- The principal difference is:

Macaulay Nicolls proposed a separate amount of insurance of 80% of New Replacement Value on each bridge, plus an additional $500,000.00 Debris Removal on each bridge, subject in total to an overall limit in any one occurrence of $50,000,000.00.

Reed Shaw proposed one total amount of insurance applicable to any loss, including Debris Removal of $61,800,000.00 (the full value of all bridges).

Both brokers propose the broadest available form of insurance, i.e., "All Risks" including Debris Removal.

D. Deductibles: The mandatory amount to be self-insured by the City and which is deducted from each claim:-

Macaulay Nicolls proposed the dollar equivalent of 1% of 80% of value for each bridge.

Reed Shaw proposed the dollar equivalent of 1% of value for each bridge but instead of treating the new Georgia Viaduct as one object, treated it as two seperate ramps, thereby reducing the applicable deductible by roughly 40% on each seperate ramp.

E. Premiums: Both Brokers quoted on a New Replacement Cost basis with premiums for a three-year term policy with annual instalment payments.

If the expiring insurance had been subject to the new values, it has been projected the 3-year Instalment premium on $46,120,000.00 would have been $162,395.50 calculated on the rates and terms of the expiring policies.

The renewal quotations are:-

	Appraisal Values	Amount of Insurance	3 Year Premium Annual Instalments
Macaulay Nicolls	$61,680,000.00	$50,000,000.00	$103,687.50
Reed Shaw	61,680,000.00	61,680,000.00	87,432.00
		Difference 15.8% -	$ 16,255.50

cont'd ....

Clause No. 7 (cont'd)

RECOMMENDATION:

After weighing the merits of the differences in coverage, deductibles and premiums between the two quotations, it is recommended that the proposal of Reed Shaw Stenhouse Ltd. be accepted and the City give them a firm order for the completion of the three year insurance coverage of the City's bridges, effective July 1st, 1974."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance and the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Personnel Regulation #50 - Court Attendance and Jury Duty

The Acting Director of Personnel Services reports as follows:

"The Personnel Department is currently undertaking a complete review of the Personnel Regulations, in order to make them consistent with current policies and practices.

In this regard I have revised Regulation #50 "Court Attendance and Jury Duty" deleting those portions which are now covered by collective agreement and changing editorial content where applicable."

YOUR BOARD RECOMMENDS approval of the revised regulation copy attached.

2. Training Policy and Program

The Acting Director of Personnel Services reports as follows:

"On March 7, 1972 City Council approved the establishment of a Training Co-ordinator position for the City of Vancouver. This position was filled on August 1, 1972. Since then the Training Co-ordinator has carried out training and training related activities. Simultaneously he has been involved with departments in formulating a City Training Policy, revisions to Personnel Regulation #248 - Training, and in determining an initial training program and costs, all of which are now being submitted for Council approval.

A. POLICY AND REGULATION

1. Training Policy

The Training policy (Appendix I) is being submitted for the approval of Council. It is based on the following rationale, developed during Departmental meetings:

"The City of Vancouver, like any other organization, has available to it three (3) basic resources; namely, monetary, material and human resources. Historically the monetary and material resources administered by the City's administrative organization have been well managed. However, human resource development and utilization has received insufficient management and supervisory attention. It is our conclusion that improved development and utilization of civic human resources can and should bring about further improvement in management of the City's monetary and material resources."

2. Personnel Regulation #248 - Training

This regulation has been revised and is being submitted as Appendix II for the adoption of Council.

B. TRAINING PROGRAM AND EXPENDITURES

1. External Training

At the Departmental meetings the need for continuous and increased external training was identified and resulted in an increase in the 1974 Appropriation for "Administrative and Technical Courses - All Departments".

2. Internal Training

A need for internal training was also identified during Departmental meetings and priorities were established.

Cont'd . . .

Clause #2 continued:

The agreed upon top priority is Training in Managerial and Supervisory Skills and Techniques. Evidence of the problem in this area was very clear during the Performance Review Training Course for supervisors, approved by Council in September, 1973. The trainers in the situation were constantly faced with the observation that supervisors were too busy with the work of their sections to adequately supervise, or that the workloads of their sections required them to forego supervising and actually to do the work of their subordinates. Unless this situation can be turned around, regular work and special projects assigned to many civic departments will be slowed simply because of the inability of the Supervisory group to get work that must be done at subordinate levels down to where it belongs. Delegation of responsibility and authority will be handled in depth during supervisory training courses in an attempt to increase overall efficiency and individual effectiveness.

An initial three year cost estimate for meeting many of the identified City-wide managerial and supervisory training needs amounts to approximately $30,000.00. A breakdown of this figure is as follows:

- Managerial and Supervisory Principles and Techniques Training Programmes.	$15,870
- Civic Labour Relations (Contract Administration Workshop)	$ 2,160
- Continuing Performance Review Programme Training. .	$ 1,000
- Personnel Administration Practices Workshop	$ 960
- Public Relations and Related Communications Training.	$ 4,200
- Instructional Techniques Training	$ 4,250
- New Employee Orientation Training	$ 600
- Civic Budgeting Practices Workshop.	$ 960
TOTAL.	$30,000

Of this total, $5,340 is required for training programmes planned for commencement in the fall of 1974, or earlier. The development of several of these programs has already been started. The breakdown of this 1974 estimate is as follows:

- Managerial and Supervisor Training Course	$ 3,700
- Civic Labour Relations (Contract Administration Workshop) and continuation of Performance Review Programme Training for new supervisors	$ 1,000
- Personnel Administration Practices Workshop for departmental Administrative Officers to whom certain personnel administrative matters are assigned.	$ 320
- Civic Budgeting Practices Workshop for departmental staff concerned with budget preparation	$ 320
	$ 5,340

Cont'd . . .

Clause #2 continued:

The request that this amount of $5,340 be appropriated to "Appropriation No. 7048/496 - City-wide Training" is now being submitted for the approval of Council.

C. CIVIC TRAINING FACILITY

In order to undertake effective continuing internal staff training, a Civic Training Facility is required which should meet the following criteria:

- It should be large enough to provide one main classroom capable of holding up to 35 people; 4 smaller working group rooms each capable of holding up to 7 people; and offices to accommodate training staff. The Safety Officer now located in the Personnel Services Department might also be placed in this location, should his present office be required at a later date.

- It should be located in an environment conducive to learning and be as free of automobile noise and other distractions as possible.

- It should be available to the Training Section on a full-time basis.

- It should have ample near-by parking facilities for course participants at no cost to the participants or to guest lecturers.

- It should have in-house or near-by low cost, good quality eating facilities.

- It should not result in a significantly great outlay of money per square foot of space built, purchased or renovated.

A number of alternative concerning potential facilities have been investigated, including visits to near-by hotels, the U.B.C. Executive Programmes training facilities, the Queen Elizabeth Theatre and the Main (Stanley Park) Pavilion of the Parks & Public Recreation Department. Investigations were also carried out concerning the possible renovation and use of homes purchased by the City on Tenth Avenue, near City Hall.

The one facility which meets all the above criteria is the Main Pavilion in Stanley Park and discussions were undertaken with the Superintendent of Parks & Public Recreation to acquire the use of the top one and one-half floors for a training facility.

The Board of Parks & Public Recreation agreed, on February 25, 1974, that the facility can be made available for a minimum period of five years and for annually renewable use thereafter.

The cost of remodelling and furnishing of this facility is estimated at approximately $24,809. Cost of training equipment is estimated at approximately $4,400. Details of these costs are shown in Appendix III.

At those times when the training equipment may not be in use by the Training Section, it would be available to departments and the Safety Officer for training and training related activities on request.

Furniture and equipment could be transferred to a new training location should the Stanley Park Pavilion have to be vacated after five (5) years or more.

The Assistant Director, Building Construction & Maintenance, Department of Permits & Licenses, states: "..... it appears this building would be very satisfactory; sanitary, and meal facilities are available. Access and parking are good. Relatively remote location would permit a good training atmosphere."

Consequently the approval by Council for establishment of the Civic Training Facility and the required funds for this purpose is being requested.

Cont'd . . .

Clause #2 continued:

D. STAFFING

On November 20, 1973 Council approved two positions for the Training Section in addition to the Training Co-ordinator. One of these positions, a Personnel Assistant I, who also assists the Safety Officer has been filled permanently.

The second position, a Personnel Officer II, has been filled on a temporary basis only on instruction of the Board of Administration, pending submission of this report. Authority for the temporary appointment will expire on May 31, 1974. Funds, however, have already been budgeted for the entire year.

One professional employee, the Training Co-ordinator, is unable:

1. to develop, present and evaluate already identified needs for a variety of supervisory and managerial courses, AND

2. to meet the increasing demands for development, presentation and evaluation of training activities for specialized groups of employees (e.g. City Clerk's; Permits & Licenses), AND

3. to evaluate, from a training point of view, the newly developed and recently introduced Supervisory Performance Review Program and take required action, AND

4. to assist with the training related aspects of other personnel activities (e.g. Employee Attitude Study), AND

5. to respond quickly to requests from Department Heads for assistance with unforeseen problems which require an immediate response from the Training Section.

The present temporary incumbent of this already approved permanent position by far was the most suitable applicant in an extensively advertised competition. In the last six months he has met all expectations and would be difficult to replace.

For the above reasons Council authority is requested to fill the position of Personnel Officer II in the training section on a permanent basis.

E. SUMMARY OF RECOMMENDATION

I therefore RECOMMEND:

1. THAT the Training Policy be approved

2. THAT the amended Personnel Regulation No. 248 - Training be approved.

3. THAT in addition to currently approved training staff salaries, the amount of $5,340 be approved for 1974 City-wide training activities,

4. THAT the alteration of the space at the Stanley Park Pavilion be undertaken after an agreement, approved by Corporation Counsel has been entered into between the City and Parks Board, at an estimated cost of $24,809, including furnishings.

5. THAT funds in the amount of $4,400 be approved for the purchase of training equipment.

6. THAT authority be granted to fill the position of Personnel Officer II, Training Section, established by City Council on November 20,1973, on a permanent basis.

The Comptroller of Accounts advises that the required funds of $34,549 would be provided from Contingency Reserve.

Your Board RECOMMENDS that the foregoing recommendations of the Acting Director of Personnel Services be approved except Item 6.

Cont'd . . .

Clause #2 continued:

Your Board is not prepared to recommend filling the position of Personnel Officer II at this time, but RECOMMENDS that the requirement for this position be reassessed six months after the Division moves into the new facility. Meanwhile, your Board RECOMMENDS that an amount of $2,000.00 be added to the Personnel Services Department budget to provide for temporary assistance from time to time to assist in providing courses. Funds are available for this in the Departmental salary budget.

3. National Conference - Harry Seneca College
Toronto - June 18-20/74

The Director of Planning and the Director of Social Planning have been invited to participate, on behalf of the City, in the above Conference, along with Mayor Phillips and Alderman Harcourt. Travel and accommodation expenses are to be paid by the Conference.

The above officials request that leave of absence with pay be approved for the period June 17 to 20, inclusive.

Your Board RECOMMENDS approval of the foregoing request of the Director of Planning and the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 563

PROPERTY MATTERS

RECOMMENDATIONS

1. Lots 4 - 6, Block 122, D.L. 541
   1420 Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lots 4 - 6, Block 122, D.L. 541 and improvements, known as 1420 Howe Street, was purchased in 1952 for Granville Street Bridge approaches. The one storey frame and masonry building is located partially under Howe Street ramp.

The land and building are divided into two sections - the front portion is leased to William A. Sutch for five years expiring June 20, 1974, at a rental of $182.00 per month plus a portion of taxes, and the rear portion is leased to Jarvis Electric Limited for the same period at a rent of $146.00 per month plus taxes.

The lessees have asked for five-year lease renewals and the City Engineer concurs with their requests. Negotiation has resulted in the following proposal:

Term:	**Five years from July 1, 1974**
Rent:	**William A. Sutch - $375.00 per month plus 54% of taxes as if levied**
	Jarvis Electric - $300.00 per month plus 46% of taxes as if levied
Review:	**December 31, 1976, and to be based on market rental value**
Repairs:	**Lessees to make all repairs except to structure and roof**
Outgoings:	**Lessees to pay all outgoings**

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents market value.

RECOMMENDED that Lots 4 - 6, Block 122, D.L. 541 be leased to William A. Sutch and Jarvis Electric Limited on the foregoing basis."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Rental Review - Encroachments from
   Lots 8 - 13 inclusive & Parcel A, Block 43, D.L. 200A
   Situated West Side Scotia Street, Between 7th & 8th Avenues

The Supervisor of Property and Insurance reports as follows:

"A 30 year encroachment agreement exists between the City of Vancouver and Weston Bakeries Limited, permitting a portion of the walls and foundation of a building to encroach from Lots 8-13 inclusive and Parcel A, Block 43, D.L. 200A, situated west side Scotia Street, between 7th and 8th Avenues, onto the City's streets and lanes approximately 31.5 square feet. Under the terms of this agreement, the annual rental is subject to review and adjustment at five year intervals; the current review date being May 1, 1974. Accordingly, the rental has been reviewed and Weston Bakeries Limited, by letter dated May 3, 1974, concur with the recommendation of the Supervisor of Property and Insurance that the rental should be increased from $15.00 per annum to $35.00 per annum for the next five year term.

Cont'd . . .

Clause 2 (cont'd)

RECOMMENDED that the rental to Weston Bakeries Limited for encroachment onto City streets and lanes, Lots 8-13 inclusive and Parcel A, Block 43, D.L. 200A, for the period May 1, 1974, to April 30, 1979, be set at $35.00 per annum."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

3. Rental Review - East 66' of Cromwell Street, South of Kent Avenue

The Supervisor of Property and Insurance reports as follows::

"The East 66' of Cromwell Street-end, south of South Kent Avenue is leased to MacMillan Bloedel Industries Limited for a term of ten years and ten months, as of January 1, 1968, at a rental of $1,106.65 plus all taxes as if levied. It is utilized as access to the lessee's operations.

The rental was subject to review as of January 1, 1973, and the lessees have now agreed to a rental of $2,496.00 per annum plus all taxes as if levied. The Supervisor of Property and Insurance is of the opinion that the suggested rental represents market value.

RECOMMENDED that rental of the East 66' of Cromwell Street, South of Kent Avenue, for the period January 1, 1973 to December 31, 1977 be set at $2,496.00 plus all taxes as if levied."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Vancouver Sewerage and Drainage District Sewer Easement over City-Owned Lot E, Block 111, D.L. 264A (China Creek Park) Sit. N/S 8th Avenue, Keith to Glen Drives

The Supervisor of Property and Insurance reports as follows:-

"Lot E, Block 111, D.L. 264A forms part of China Creek Park and is in the care, custody and control of the Park Board.

The Park Board, on May 27, 1974, passed a resolution granting to the Greater Vancouver Sewerage and Drainage District permission to install a sewer across this lot and the District has submitted a right-of-way agreement to the City for execution.

As the Park Board does not have the authority to execute the document it is,

RECOMMENDED that a right-of-way agreement covering this sewer installed through Lot E, Block 111, D.L. 264A, be signed on behalf of the City of Vancouver, the agreement to be to the satisfaction of the Director of Legal Services."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

5. Lot 96, D.L. 339, Situated 6600 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:

"A request has been received from the Vancouver Association for the Mentally Retarded for an extension of time in which to commence construction of their development in Champlain Heights.

On November 17, 1970, City Council approved the sale of Lot 96, D.L. 339, situated on the west side of Arlington Street, in the 6600 Block, to the Vancouver Association for the Mentally Retarded.

A condition of this sale was an option to repurchase in favour of the City, should construction of this project fail to commence by April 1, 1973. The Association was unable to commence construction within the allotted time and requested and received extensions to April 1. 1974.

The Association has encountered various unavoidable delays, but has now obtained the necessary zoning amendments and have reached a point where most of the problems have been resolved.

This Office has kept in touch with the Association regarding progress on this project and they are actively engaged in preparations to commence as soon as possible. We have contacted our Planning Department and they concur with our recommendation that a further extension would be justified. It is therefore

RECOMMENDED that the Association be granted a further six months extension to October 1, 1974, with the usual period of three months following that date in which the City retains its right to exercise its option. This extension to be subject to any documentation deemed necessary by our Director of Legal Services."

YOUR BOARD

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1987 West 7th Avenue, Lot 19, Block 286, District Lot 526.	Kitsilano Senior Citizens' Project	Phillip Blackall	$865.00	565/1011
3675 Ellis Avenue, Lots 68 & 69, Sub. of Lots 3-10, 12, 15, 16, 19, 21-32, and 34; Blocks 24 to 29, D.L.'s 330 and 331.	Future Replotting, as per Bd/Admin. Property Matters May 3, 1974 and R/C of May 7, 1974.	John Bulych	$550.00	4902/10
416 East 7th Avenue, N.½ & E.½ of 104, D.L. 264-A	Park Site No. 10	Paul Bulych	$865.00	4189/

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Cont'd . . .

Clause 6 (cont'd)

YOUR BOARD

Submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

CONSIDERATION

7. False Creek - Area 10
Clay Marina

The Supervisor of Property and Insurance reports as follows:-

"City Council at its meeting of April 23, 1974, approved the following recommendation of the Standing Committee on Civic Development:-

> That the Supervisor of Property and Insurance be authorized to negotiate a lease with Mr Clay for the rental of City-owned land and water for the purpose of operating the present Marina, this lease to be on a month-to-month basis, vacant possession to be obtained after 30 days notice has been provided, and vacant possession not to be later than September 30, 1974. This lease is only to be granted after Mr Clay has agreed to certain conditions satisfactory to the City.

This office received a letter on May 22, 1974, from Mr Clay's Solicitor containing the following:-

> Mr Clay advises us that he feels unable to enter into any formal agreement to vacate the property by September 30, 1974. However, he would be pleased to begin once again paying his rent, and is anxious to enter into a long term lease of the property and settle the question of back rent at such time as it is determined by the City that no other use is proposed for the area which he is now occupying.

Mr. Clay has not paid any rent on the property since October 31, 1973, and there are now approximately 85 more boats in the Marina than were there at October 31, 1973.

In light of the foregoing City Council may wish to instruct the Director of Legal Services to take action to have Mr Clay vacate the site.

The Supervisor of Property and Insurance submits the foregoing report to Council for CONSIDERATION."

YOUR BOARD

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

8. City of Vancouver - P.N.E. Lease

Your Board has received the following report from the Director of Finance.

"The P.N.E. leases its property from the City under an agreement that is subject to review of the terms and conditions of the lease in the years 1975, 1980, 1985 and 1990. Intention to review the terms of the lease must be indicated at least one year prior to the 19th of May in each of the indicated years. The Property and Insurance Office has informed the P.N.E., prior to May 19th, 1974 that the City may wish to change some terms of the lease. This was done not with any definite intentions of change on the part of your officials, but only to protect Council's position if Council felt that some changes were desirable. The following list of items summarizes the terms of the lease as it exists:

DEMISED LAND: additional land has been acquired and some surrendered. Additional land acquired by lessee becomes the property of lessor to be included in new agreement.

Cont'd . . .

Clause 8 (cont'd)

RENT: $1.00 per year plus payment of water rates. Lease dated December 10, 1963 expires May 19, 1975. Extension agreement dated June 1, 1964 provides for review of rental payments.

TERM: extension agreement provides for a term of 19 years from May 20, 1975 to May 19, 1994.

REVIEW: extension agreement provides that representatives of the lessor and lessee shall commence a review of the terms, (including the provisions for payment of rent), at least one year prior to the 19th day of May in each of the years 1975, 1980, 1985, and 1990; not later than 6 months after, representatives to deliver a report in writing setting forth any amendments, alterations, etc. If parties cannot agree on terms by April 19 in the years 1975, 1980, 1985, and 1990, Council of the lessor shall amend lease as it considers fair and reasonable.

N.B. Above does not apply to review of payment of rent on basic lease or sub-leases granted by the Pacific National Exhibition. Arbitration proceedings would take place if agreement is not reached by lessor and lessee.

REPAIRS: Pacific National Exhibition to be responsible for all repairs.

INSURANCE: Pacific National Exhibition to pay for same under City's package policy.

ASSIGN: Lessee will not assign without leave.

SUB-LEASES: Lessee will not sublet for any industrial, commercial, or business object not related to the objects and powers set forth in Schedule "B" without consent of lessor. If lessor's consent obtained, the lessee will pay as additional rent, the following:-

(a) a sum equal to 12% of the gross rent (In 1973 this amounted to $1,676.50)
(b) a sum equal to all taxes on improvements constructed by any person or corporation other than lessor and lessee.

Lessor confirms sub-lease dated June 3, 1958, to Home Oil Distributors Limited for 15 years commencing June 1, 1958. Consent does not extend to any renewal of said sub-lease beyond May 19, 1975. Leased area, 22,500 square feet at N/W corner of Hastings and Cassiar Streets.

TERMINATION: may be terminated for good cause by either party giving one year's notice in writing to the other party.

In addition to the terms set out in the lease and extension, by agreement established in July of 1964, the P.N.E. agreed to pay taxes and local improvement charges for properties purchased by the P.N.E. and conveyed to the City of Vancouver. In each year the P.N.E. pays to the City all taxes including local improvement charges on all improved properties and local improvement charges on vacant properties. In 1973 these amounts were $7,764.52 and $864.97 respectively. These properties lying west of Cassiar Street have not as yet been developed as part of the P.N.E. operation pending completion of the acquisition program. In the meantime, the P.N.E. has jurisdiction over maintenance, control, and collection of revenues from these properties.

The only items that occur to me that Council might wish to consider, given the existing profit position of the P.N.E., are those relating to rent, which is currently $1.00 per year, and the question of the rental from the sub-leases. At present the only sub-lease appears to be one to Home Oil Distributors for 22,500 sq. ft. at the N.W. corner of Hastings and Cassiar Street. The City receives 12% of the gross rent received by the P.N.E. for this sub-lease and it

Cont'd . . .

Clause 8 (cont'd)

is my opinion that, given the fact that the City is leasing the total property occupied by the P.N.E. to the P.N.E. for $1.00 per year that it would be more reasonable for the City to receive a full sub-lessee rental for commercial activities such as the Home Oil operation.

Home Oil is the only term sub-lease. However, during the year, especially when the exhibition is not in operation, miscellaneous sub-leases on a short term basis provide additional revenue for the P.N.E.

The above information is submitted to Council for information and direction."

YOUR BOARD

Submits the report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 564

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Development Permit Application #66060
1720 Nanaimo Street - Alterations to Existing Gasoline Service Station at the South East Corner of 1st Avenue and Nanaimo Street

The Director of Planning reports as follows:

"Standard Oil of B.C. Limited has filed DPA #66060 to install new facia treatment to the existing building and canopies on this site occupied by a gasoline service station and to install an additional pump.

The site is in a C-1 Commercial District at the south east corner of 1st Avenue & Nanaimo Street.

The gasoline service station policy as adopted by City Council in October, 1968, permits the alterations to the existing gasoline service station at this location.

DPA #56999 was approved by City Council on December 14, 1971, after recommendation from the Technical Planning Board and Vancouver City Planning Commission permitting the expansion of the site to provide additional 12 off-street parking spaces.

The Technical Planning Board and the Vancouver City Planning Commission recommended that DPA #66060 be approved in accordance with the submitted application such plans and information forming a part thereof, thereby permitting the installation of new facia treatment to the existing building and canopies on this site occupied by a gasoline service station and the provision of an additional pump subject to the following conditions:

1. The landscaping is to be maintained as approved by Development Permit No. 56999.

2. All surfacing and screening of the off-street parking areas and the open portions of the site are to be permanently maintained as approved by Development Permit No. 56999.

3. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

4. While there are adjacent residential properties, no automatic car washing facilities to be permitted on the site.

It is RECOMMENDED that DPA #66060 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

2. Hydro Substation Site, 49th Avenue & Boundary Road

The Director of Planning reports as follows:

"I. History

Council on April 30, 1974, received a letter from the De Cosmos Village Housing Co-operative and the Park Place Strata Council dated April 18, 1974, (attached as Appendix A), requesting that the sale of City land to B.C. Hydro for a substation be deferred until area residents have an opportunity to review the plans for this land.

cont'd ...

Clause No.2 continued

Council resolved "that this whole matter be referred for discussion with the Champlain Heights Advisory Planning Committee, and the Civic Design Panel, for comments, following which the matter be reported back to Council in one month's time." The report of the Property and Insurance Office, dated May 4, 1973, (before Council on April 30, 1974) was tabled pending receipt of this report.

The site in question was designated for a hydro substation in the original 1968 plan for the Southeast Sector. By 1971, B. C. Hydro had acquired all ten privately-owned lots on the site. However, construction of the substation is not scheduled until about 1978.

Since 1968, the substation site has been mentioned at a number of public meetings held to discuss Champlain Heights planning. On January 27, 1974, a meeting was held to elect the Champlain Heights Planning Advisory Committee. (Both De Cosmos Village and Park Place have a resident on this Committee). At that meeting, a resident of Park Place enquired about the disposition of the substation site and suggested that a children's play area be accommodated on that property. A member of the Planning Department indicated that this possibility could be investigated.

At the Champlain Heights Planning Advisory Committee meeting on April 11, 1974, a resident of Park Place made a formal presentation to the Committee requesting that a children's play area be accommodated on the substation site. The following excerpt from the minutes of that meeting (adopted by the Advisory Committee) indicates the outcome of the request for a play area:

> '. . . it was explained that it would be unlikely that the substation site could be moved, but that it might be possible to accommodate a small play area in conjunction with the substation facility. After considerable discussion on the matter, it was the consensus of the Committee that the Planning Department should pursue, with B. C. Hydro, the possibility of providing a children's play area in conjunction with the substation facility.'

On April 22, 1974, the Planning Department sent a letter to B. C. Hydro requesting that Hydro and the City discuss the possibility of establishing a play area on the substation site. On May 3, 1974, Hydro indicated that with the generous landscaping buffer intended for the facility, there was a good possibility that a play area for young children could be suitably accommodated on the site. The possibility of providing a temporary play area, to be removed when substation construction begins, was discussed. A permanent play area could then be provided on the site. Hydro wants to investigate further the details of the substation design, after which it will give a more definite indication of the possibility of providing a play area on the site.

Considering that the Champlain Heights Planning Advisory Committee has already thoroughly discussed the disposition of the substation site, and the Planning Department has followed up the Committee's suggestion with considerable success, it is the opinion of this Department that no further contact with area residents regarding this matter is necessary before Council releases the substation site to B. C. Hydro.

cont'd ....

Clause No.2 continued

In 1972, the Planning Department requested B. C. Hydro to forward preliminary plans showing the layout of the substation, proposed landscaping provisions, and the relationship of the project to abutting property. Preliminary plans were received and were considered acceptable. Until B. C. Hydro applies for a Development Permit (1978), development plans will be too indefinite to conduct a detailed analysis. It is suggested, therefore, that referral of the matter to the Design Panel is premature.

Since area residents have discussed the substation site, and preliminary development plans have been examined, it is the opinion of the Planning Department that there is no reason for delaying the disposal of the substation site to B. C. Hydro.

II. DAY CARE FACILITIES

On the basis that this property would be conveyed to B. C. Hydro in keeping with the original plan for the Southeast Sector approved by Council in 1968, negotiations have been carried out between B. C. Hydro and the Planning Department with respect to the provision of a day care centre on the site. A tentative agreement has been reached whereby, once the land has been conveyed, the City will lease from B. C. Hydro a portion of the site approximately 245' x 250' in the northeast corner, on the following conditions:

(A) The portion to be sublet to the Department of Human Resources for day care facilities.

(B) Rental: $1.00 per year

(C) Term: 4 years definite, thereafter on a year-to-year basis with a 6 months cancellation clause.

(D) All costs involved in development of the day care centre to be born by the sublessee, including provision of utilities. (On other day care sites, the City has agreed to assume the minimal costs of utility connections. However, in this case a lengthy sewer extension is required at an approximate cost of $10,000.)

(E) The sublessee to maintain a minimum 30 foot setback from the northern and eastern boundaries of the site in order to preserve existing trees as a buffer for the future substation.

(F) B. C. Hydro construction survey crews to have unimpeded access to the site.

(G) The site to be vacated prior to commencement of construction of the substation and to be left in a clean and tidy condition, with the buildings and foundations removed at the expense of the sublessee.

(H) All liability to be assumed by the sublessee.

(I) The sublessee to obtain necessary development permits.

It is **RECOMMENDED:-**

(1) That the City conclude the sale of the substation site at 49th Avenue and Boundary Road with B. C. Hydro by approving the recommendation of the Supervisor of Property & Insurance contained in his report of May 4, 1973. **(Attached as Appendix B)**

(2) That a lease, based on the foregoing conditions, be entered into with B. C. Hydro to provide day care facilities on the substation site. "

cont'd ...

CONSIDERATION

3. Development Permit Application #63200
141 Keefer Street

The Director of Planning reports as follows:

"Development Permit Application No. 63200 was filed on June 12, 1973 to construct a hotel on this site containing a restaurant, licensed lounge, coffee shop, beverage room and 110 hotel units.

The application was filed just subsequent to Council resolving that an application be made to amend the downtown zoning and was held pending the results of that application.

When the development permit application was first submitted on a cursory check the floor space ratio was calculated at 6.30. Unfortunately some months later in a discussion with the developer, it was discovered that an error occurred in the first analysis of the development and in fact the floor space ratio was approximately 11.30 including the above ground off-street parking levels.

Subsequently several meetings were held with the developer and the architect to attempt to bring the development closer to the amended CM-1 Regulations. The developer did co-operate and reduced the development somewhat.

On April 5, 1974 the Technical Planning Board approved the development permit application subject to several prerequisite conditions which included a scaled down development of floor space ratio to 7.5, and with a condition that the design be first approved by the Technical Planning Board after receiving advice from the Urban Design Panel.

The developer is prepared to meet the prerequisite conditions, however the matter of design has not been resolved and is therefore referred to City Council for consideration.

This application was referred to the Urban Design Panel who recommended that the Technical Planning Board refuse the design on the grounds that it, if executed, would adversely affect public amenity. The Panel was critical of the design on the following points:

'A. The scale and size of the building in relation to the low profile surrounding area and with specific regard to its impact on the adjoining historical area.

B. The Keefer Street elevation which is dominated by vehicular access and use and would be intimidating the pedestrians.

C. The unrelated mass of elements used in the facade of the building.

D. It shows no recognition or respect for the smaller buildings flanking it.

The Panel has no objection to a hotel in this area and in fact feels that such a use could stimulate activity and vitality. Such development would have to be subject to the following conditions:

a) That it would not overshadow the surrounding area and be built in a lower form.

b) That the sidewalk and lower floor use not be dominated by vehicle access and storage.

c) That it recognize the vital need for pedestrian amenity in the general Chinatown area.

cont'd ....

Clause No.3 continued

The Panel is of the opinion that this design needs considerable reworking to meet with the foregoing criticism and conditions.'

The Technical Planning Board on May 31, 1974, on reviewing the recommendation of the Design Panel, resolved:

'In view of the fact that compliance with the comments of the Urban Design Panel would involve a major restructuring of the proposed development, the Technical Planning Board cannot accept the recommendation of the Panel and therefore refer the matter to Council for consideration; noting, however, that an attempt will be made to secure improvements to the vehicular access in so far as pedestrian amenity is concerned.'

In accordance with Council's policy, the Technical Planning Board cannot approve this design against the recommendation of the Design Panel. The matter is therefore submitted for the CONSIDERATION of Council."

RECOMMENDATION

4. Rezoning Application -
West Side of Renfrew Street between 18th & 19th Avenues
Lots 14-20, Block L, Section 44, T.H.S.L.

The Director of Planning reports as follows:

"An application has been received from Mrs. Mary F. Kelly, 5756 Alma Road, Vancouver, B. C. requesting an amendment to the Zoning and Development By-Law whereby the above-described property be rezoned from RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District for the purpose of "Senior Citizens Housing".

On January 22, 1974, Council adopted the recommendations of the Standing Committee of Council on Housing dated January 15, 1974, as amended, which read as follows:

'That lots 14 - 20, Blk. L, Section 44, THSL being on the west side of Renfrew Street between 18th and 19th Avenues be sold directly to the Society or sold to the Provincial Government for lease back to the East Enders Society and the Amherst Lions subject to the following conditions of sale:

a) Price agreeable to City Council.

b) Rezoning Approval - Application for CD-1 zoning to be made by East Enders Society and Amherst Lions. Their responsibility should include the discussion of their plans with local area residents prior to public hearing.

c) Development Permit Approval - The conditions of development should include maximum F.S.R. = 0.75 and maximum height of two storeys. The floor space ratio is subject to examination by the officials to determine whether the design fits in with the surrounding neighbourhood. Before development is issued the site should be consolidated into one legal parcel.

d) Development should commence within 12 months from the date approval is granted by City Council to release the site for Senior Citizens development, failing which the land will revert to the City.'

cont'd ....

Clause No.4 continued

It was noted that a portion of the site had been filled and therefore, the applicants should satisfy themselves as to the soil conditions.

The revised plans received by the City Planning Department June 4, 1974, indicate a two storey structure with a gross building area of 23,062 sq. ft. and a site coverage of 44% including the building, driveways and parking. The development contains 20 studio, and 20 one bedroom apartments. The plans have not been fully examined.

The building maintains a 25' set back from Renfrew Street, 15 feet from 18th Avenue and from 19th Avenue and approximately 26 feet from the rear property line.

It is RECOMMENDED that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

(a) Uses - dwelling units for senior citizens and customarily ancillary uses.

(b) Floor Space Ratio - not to exceed 0.75.

In computing the floor space ratio, the floor area of the building includes the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker room or uses which in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

(ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area.

(c) Height - not to exceed two storeys nor 25 feet measured from the average grade on Renfrew Street as established by the City Engineer not including suitable minor roof structures containing ventilation or mechanical equipment.

And subject also to the following:

(a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas, loading and refuse.

(b) Parking provided on site at a ratio of one space for every 6 senior citizens dwelling units.

(c) Lots 14-20, Block L, Section 44, T.H.S.L. be consolidated into one legal parcel and so registered in the Land Registry Office.

cont'd ....

Clause No.4 continued

(d) Compliance with the conditions as set by Council resolution of January 22, 1974.

Should the above conditions not be complied with by the owner in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board at its meeting of February 22, 1974 RECOMMENDED that the application be approved subject to the above conditions.

The City Planning Commission at its meeting held on May 8, 1974 concurred with the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a Public Hearing."

5. Proposed Zoning By-law for Chinatown and Gastown Historical Areas

The Director of Planning reports as follows:

"At its meeting on April 2, 1974, Council approved the following recommendations of the Standing Committee of Council on Civic Development:

'That the Standing Committee on Civic Development approves in principle the proposed Zoning By-laws for the Chinatown Historic Area Schedule H-A 1 and the Gastown Historic Area Schedule H-A.2;

Further that the Director of Planning be instructed to submit to Council for approval as early as possible, draft Zoning By-laws for the H-A.1 and the H-A.2 historic areas as amended this date by the Standing Committee on Civic Development and that at the same time, the Director of Planning also request Council approval to submit the draft by-laws to a public hearing.'

The Technical Planning Board on May 3, 1974, recommended further amendments to the drafts and passed the motion that the draft H-A.1 and H-A.2 District Schedules with amendments be approved. The draft schedules as amended are attached.

In February, 1971, the Provincial Government designated two adjacent areas of the City of Vancouver as historic areas under the Archaeological & Historic Sites Protection Act. (See Map 2.)

In the case of Gastown, the designated area contains within its boundaries most of the area acknowledged as being part of Gastown; but in the case of Chinatown only approximately one half of the area seen as within the sphere of influence of Chinatown was included The boundaries of these Provincially designated areas did not form natural, recognisable physical boundaries in many instances; often the boundaries formed lot/building boundaries through the middle of a block.

The proposed H.A.1 - Chinatown and H.A.2 - Gastown boundaries have been based upon the areas designated by the Provincial Government with boundary modification to reflect more consistent regulation within the Chinatown Gastown areas. (see Map 4)

cont'd ....

Clause No.5 continued

In the Technical Planning Board consideration it was noted that because parking was treated as a conditional use under Section 2 (c) of the draft schedules, Section 12(1) of the Zoning and Development By-law requires amendment to include the H-A 1 and H-A.2 districts as districts wherein the required vehicular parking space regulations of the Zoning By-law do not apply.

The City Planning Commission on May 8, 1974, adopted the motion that the H-A.1 and H-A.2 District Schedules be approved

It is RECOMMENDED that Council instruct the Director of Planning to make application to amend the Zoning and Development By-law to create the H-A.1 and H-A.2 District Schedule as contained in Appendix A and to rezone the Chinatown area to H-A.1 and the Gastown area to H-A.2 as shown on the attached maps It is further RECOMMENDED that the application include an amendment to Section 12(1) of the Zoning and Development By-law to exclude the H-A.1 and H-A.2 Districts from required parking regulations and such applications be referred direct to Public Hearing."

FOR COUNCIL ACTION SEE PAGE(S) 569

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
CIVIC DEVELOPMENT

May 23, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974 at approximately 9:00 a.m.

PRESENT: Alderman Hardwick, Chairman
Alderman Bowers
Alderman Massey
Alderman Pendakur

CLERK: R. Demofsky

INFORMATION:

1. Downtown Study

At a meeting of the Standing Committee on Civic Development on May 9, 1974, the Committee agreed to further discussions with representatives of T.E.A.G., with respect to the Downtown Study.

Mr. G. Davis, of T.E.A.G., was present and submitted for the Committee's consideration:

a. a preliminary draft dated May 21, 1974 outlining Values, Planning Principles, Guidelines for Vancouver, and Goals for Implementation

b. a draft outline of the report for July, dated May 22, 1974

c. a draft of "Alternate Futures for Downtown Vancouver"

(Copies of these reports are on file in the City Clerk's Office.)

In the discussion which ensued, Mr. Davis advised that the downtown area should be divided into approximately twenty districts, with each district having its distinct characteristics and goals. Controls over each district would vary to a certain extent. However, he expressed concern in the type of by-law amendment which would be required to rezone the entire downtown area. He further advised that a five year cycle would be the most desirable method to work on, with the Planning Department giving a routine progress report on the downtown area, so that the people could be kept up to date on all progress, and changes in zoning. Also, with a five year cycle the changes would be more modest and anticipatable, and thus, easier for the community to deal with. The Committee advised that the City is presently working on a twenty year cycle.

Mr. Davis outlined briefly the report on Values, Planning Principle Goals for Vancouver, and Guidelines for Implementation, stating that it included nineteen value statements mainly about people and activities From these nineteen value statements were derived planning principles which lead to several goals and guideline categories.

When asked what the next stage of this study would be, Mr. Davis advised that he would implement one page of information for each guideline category. Also, that he would outline the relevancy of each guideline category to each of the twenty proposed districts, the target being to recommend to Council the most relevant category guidelines for each area. He further noted that each area would have related incentives and restrictions, and that this subject would be expounded in a later report to your Committee.

Mr. Davis also referred to an intermediary appeal body, which, depending upon circumstances, could hear appeals which would otherwise take up Council's time.

When asked if this type of system is operating anywhere else, Mr. Davis advised that the proposed system is an amalgamation of other systems which have worked successfully in other areas.

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The Committee members agreed to read over the goals outlined in the preliminary draft of Values, Planning Principles, Goals for Vancouver, and Guidelines for Implementation, dated May 21, 1974 and submitted this day, and give Mr. Davis some constructive feedback. It was also agreed that Mr. Davis would submit, to each member of the Committee, a map of the general area being discussed. Also, that he would meet with each Committee member individually to discuss the Downtown Study.

Following brief discussion, it was

RESOLVED,

THAT the reports submitted by T.E.A.G., as outlined above, be received.

2. False Creek Public Evaluation

Mr. D. Sutcliffe, Development Consultant of the False Creek Planning Team, was present to submit a brief dated May 22, 1974 outlining public evaluation of the three design concepts, City owned land, Area 6, False Creek, for the period April 25, 1974 to May 21, 1974

He advised that the models of the three design concepts had been on display at the Public Library, Pacific Centre Mall, and Denman Place during this time period. He further advised that approximately ten thousand people had passed by the model in the three locations, and got at least, a general impression of it. Out of the one thousand questionnaires handed out, approximately 490 were returned, and since the questionnaire took approximately fifteen minutes to complete, respondents were obviously interested in the concepts.

Following discussion, it was

RESOLVED,

THAT the report of the Development Consultant of the False Creek Planning Team, on public evaluation of the three design concepts, City owned land, Area 6, False Creek, for the period April 25, 1974 to May 21, 1974 dated May 22, 1974 be received.

The meeting adjourned at approximately 10:15 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 572

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 23, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974, at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson Alderman Hardwick
ABSENT:	Alderman Marzari
ALSO PRESENT:	Mr. J. Denofreo
CLERK:	H. Dickson

INFORMATION:

1. Civic Grant Request - Native Information Centre

At the request of the Committee, Fred House, President of the British Columbia Association of Non-Status Indians, appeared to discuss management of the Native Information Centre, 548 Nelson Street, which has requested a grant of $3,654 to cover the cost of facilities from June to December.

The Director of Social Planning had previously recommended:

a. THAT no grant be given to the Native Information Centre

b. THAT the Department of Social Planning, in conjunction with the Vancouver Native Centre, B.C.A.N.S.I. (sponsors of N.I.C.), and representatives from other interested parties explore ways of more effectively assisting the native population in the downtown area.

Mr. House said the philosophy of N.I.C. is to help people help themselves, particularly native people new to the City who are unaware of various services. He said there are 175 local groups in B. C. which report to B.C.A.N.S.I., one of which is the Skid Road group. An Advisory Group responsible to the Skid Road group will be set up to supervise the N.I.C., but some assistance from the City and Department of Human Resources is required. This Advisory Group would also report directly to the Provincial Board of B.C.A.N.S.I.

During discussion, Committee members pointed out the N.I.C. is presently operating without effective leadership, and that no grant would be approved until the Committee has assurance that the Centre will be competently managed. It was suggested that if B.C.A.N.S.I. is the sponsoring agency of N.I.C., there should be someone from B.C.A.N.S.I. acting as a liaison person with the Centre. The Committee did agree, however, there is a need for the N.I.C.

It was RESOLVED,

THAT the report of Mr. Fred House, President of B.C.A.N.S.I. on the operation of N.I.C. be received.

2. St. Michael's Day Care - 409 East Broadway

The day care centre which operates primarily on the first floor has been denied use of two second floor areas of the church because the building does not meet Fire By-law requirements for day care centres.

Fire Warden Birnie reported the building is lined with vee-joint and plywood and highly combustible materials. He said the separation between the first and second floors has a fire spread rating of between 100 and 150, when the rating of 70 is required, and

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that any fire would spread quickly in the building.

He warned that small children aged three to five do not always react in a fire situation the same as adults.

City Building Inspector D. A. Matheson said he concurs with Warden Birnie that the potential fire hazard with small children is greater.

Warden Birnie said that for the building to conform to safety standards, the walls and ceilings must be equipped with non-combustible materials, the floor of the second floor brought up to a 3/4 hour, fire resistant standard and exits improved.

During discussion the Committee agreed it could not overrule the advice of its Fire Warden and Building Inspector.

It was RESOLVED,

THAT Building Inspector Matheson report back in writing to the Committee within two weeks on what is required to bring the building up to day care standards,

FURTHER THAT this report be discussed by the Committee with Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, as to what funds are available to pay for the required improvements.

3. Hotel East - 445 Gore Avenue

The Committee previously heard from a spokesman for the 72 tenants of the 57 room hotel that they have been given notice to vacate by June 30, 1974.

Lawyer Martin Gifford appeared with owner Wayne Fu and Manager George Fu and presented a 19 page brief (copy of which is on file in the City Clerk's Office) explaining why the hotel is being converted to other uses.

The brief noted:

- since purchasing the hotel in October, 1970, the Fus have spent in excess of $20,000 to bring the building up to City Lodging House By-law requirements.

- the hotel has been operating at a loss since the current management takeover.

- the owners now face estimated expenditures of $85,910 to meet the Fire and Lodging House By-law requirements.

- management of the hotel has asked tenants to vacate so it can prepare plans to use the premises for an economically viable purpose.

The brief concluded that if Fire and Lodging House By-laws are waived for two months, the tenants could remain at the Hotel East until August, 1974.

During discussion it was noted the hotel is leased by owners Foo Bor of Hong Kong and Wing Shing Fu (Wayne Fu) to manager George Fu for $1,000 a month whose loss statement would include this $1,000 per month payment.

In answer to a question, Mr. Gifford said the hotel might break even if the $1,000 monthly lease was not required.

Cont'd . . .

It was revealed during discussion the hotel now faces four charges laid under the Lodging House By-law.

The Chairman suggested the hotel could make a profit and asked if the City could examine the financial status of the hotel.

It was RESOLVED,

THAT the report of Mr. Gifford on the Hotel East be received and that the Chairman discuss with the Director of Finance whether the City could do a financial analysis of the operation of the Hotel East.

4. Yukon Apartments - 2137 Yukon Street

The Committee had received complaints from tenants of the building of a lack of heat and hot water. Charges were laid against the owner, Mr. Rajinder Roopra, who was asked to appear before the Committee.

Mr. Roopra said he purchased the building four months ago and found he could not afford to pay the caretaker, who was subsequently released from his responsibilities.

Two tenants claimed the problem of heat and hot water began when Mr. Roopra purchased the building. Mr. Roopra maintained he did not turn off the heat.

Mr. Roopra said he cannot afford to operate the building with rent increases of only a maximum 8% established by the Rent Stabilisation Act.

The Chairman said that the cost of the building to Mr. Roopra, reflected the need for repairs; that if the building was in good condition the price would have been higher.

The Committee repeatedly warned Mr. Roopra that unless he supplies proper heat and hot water to the tenants, the Committee will recommend his license be revoked.

RECOMMENDATION:

5. Day Care Centre - 3328 East First Avenue

The application for a new two storey building for a Day Care Centre and dwelling was made, and the application, No. 66177 was refused because: the proposed development was considered to be unsuitable having particular regard to the location; form of development; restricted vehicular access on East First Avenue particularly for pick up and drop off for children; overall lack of suitable offstreet parking.

Mr. Floyd of the Department of Permits and Licenses told the Committee First Avenue has a no parking restriction in front of the proposed building from 7:00 a.m. to 6:00 p.m. and there are only two parking spaces planned at the rear of the building. He said the main concern is lack of a safe area to pick up and drop off the 25 children who would use the centre.

The applicants, Mr. and Mrs. Golac, said it is their experience that only about half the children would be transported to and from the centre by car.

It is RECOMMENDED,

THAT Council request the Technical Planning Board to approve the development permit application for the Day Care Centre at 3328 East First Avenue.

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 573

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

MAY 23, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday May 23, 1974 at 2:00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Harcourt (arrived 2:25 p.m.)

ABSENT: Alderman Linnell (leave of absence)

COMMITTEE CLERK: Marilyn Clark

Several members of the Park Board administration were present at the meeting on this date, along with Commissioner DuMoulin and Mr. Roger Chilton, Peat Marwick & Partners. The main topic on the agenda was the reorganization of the Park Board. The Park Board representatives, however, discussed two other items first.

INFORMATION

1. New Aquatic Centre.

The Park Board representatives indicated that there were additional pieces of equipment that were necessary for the new Aquatic Centre in order to bring it up to standard for international competition. The major item is an electric timer , costing in the neighborhood of $92,000.

No action was taken in this regard, since it was determined that a comprehensive report would be prepared for City Council.

2. Park Board Plans for Major Buildings

At the City Council meeting on April 30, 1974 the following motion was approved:

"THAT the Park Board present plans for major buildings both to Council or a designated committee of Council and the Board of Administration before any project goes to tender."

The purpose of this was to prevent the Park Board and City Council from last minute surprises in regard to increased costs of proposed buildings.

Following discussion it was,
RESOLVED,
THAT the Park Board be requested to present guidelines or a method of administering this policy of giving Council the opportunity to examine plans before they go out to tender.

RECOMMENDATION

3. Park Board Reorganization

The Committee had for its consideration a Board of Administration report dated May 17, 1974 on the organization study of the Park Board as conducted by Peat, Marwick and Partners. This report is circulated. The Peat, Marwick and Partners' summary report is on file in the City Clerk's Office.

City Council had previously approved the study and the necessity for reorganization of the Vancouver Park Board. As noted in the Board of Administration report, minor changes were made by the Board to the organization structure as suggested by the consultants. Organization charts are also circulated showing the present and proposed organization. The recommendations of the Board and of the Consultants differed for the following positions:

a. Manager, Building Services and Maintenance and Facility Development Manager.

The Board of Administration report indicates that these two positions are now carried out by the incumbant of the position of " Director of Works and Buildings", who has been a member of the Park Board staff since 1946. This report stated that "there is no doubt that, ultimately, the duties of Building Services and Maintenance must be divorced from those of Facility Development but for an interim period of two years, and thereafter subject to review, it is recommended that no change be made in the present arrangement."

The Consultants proposed that the position should be divided with the Manager, Building Services and Maintenance reporting to the Director of Operations, Services and Maintenance, and the Facility Development Manager reporting to the Director, Planning and Development.

b. Manager, Operational Systems.

The Consultant reported that this position would be responsible for providing operating systems and maintenance standards. This would give the Park Board the in-house capability of improving their own systems and operations. The Consultant reported that the right person in this position should be able to save, for the Park Board, his own salary many times over.

The Board of Administration report did not recommend the establishment of this position at this time.

c. Area Recreation Managers.

The Consultant's report calls for the establishment of five Area Recreation Managers, although they state "the actual number of positions created should reflect the plans and objectives of the Vancouver Park Board in providing recreation services and the most logical geographic and administrative division of the City, relative to other public bodies and agencies."

Commissioner DuMoulin stated that the Area Recreation Managers are vital to evaluate the recreation needs in an area. The community's needs, he stated, vary from sector to sector throughout the City. The Consultant stated that one of the major problems has been lack of management for people out in the field in the recreation area. The Area Managers would look at their entire area and consider which facilities are available and therefore, plan for optimum use of these facilities within the area.

The Board of Administration report recommended the establishment of two Area Recreation Managers at this time.

d. Administrative Assistant.

The position of Administrative Assistant to the Superintendent of Parks was established in February 1967. The Board of Administration noted that even with the appointment of 4 division heads, the Superintendent will continue to find himself concerned with a large number of administrative matters, and recommended the retention of this position. The Peat, Marwick and Partners report suggested the position, under the new organization, was unnecessary and therefore should be abolished.

e. Ice-Rink Co-ordinator.

This person is presently responsible for the effective operation of four ice-rinks. With the passage, in October 1973, of a By-Law to provide an additional five ice-rinks, it was considered, by the Board of Administration, advisable to retain the position of Ice-Rink Co-ordinator.

The reorganization as presented by the Consultants would eliminate the position of Ice-Rink Co-ordinator since the Area Recreation Managers would be responsible for the operation of the total recreation facilities in the area.

It was noted by the Committee that this was not a complete reorganization. Further examination of Park Board objectives and evaluation of workload is required, particularly in the Recreation Services and Planning and Development Divisions, which could result in additional staff positions being requested.

Following considerable discussion, your Committee RECOMMENDS the following:

A) THAT, at this time, the following positions be established:

i) Budget Officer and Systems Analyst
ii) Park Development Manager
iii) Director of Public Information
iv) 2 Clerk Stenographers
v) Riley Park Complex Executive Director
vi) 2 Area Recreation Managers

B) THAT 2 new positions be approved, namely, Facility Development Manager and Manager, Building Services and Maintenance, which, in effect, divides the workload of the present position entitled Director of Works and Buildings.

C) THAT the position, Manager, Operational Systems be approved with the Park Board reporting back to the Committee on the savings that result from this establishment.

D) THAT the following positions be abolished:

i) Administrative Assistant
ii) Ice-Rink Co-ordinator

E) THAT the following positions be reclassified:

i)	Accountant - Park Board	to	Chief Accountant
ii)	Purchasing Officer	to	Manager, Purchasing & Stores
iii)	Assistant Director of Recreation	to	Manager, Central Recreation Services
iv)	Manager, Beaches and Pools	to	Manager, Acquatics, Beaches and Outdoor Poo

Clause 3 - Park Board Reorganization Cont'd

F) THAT the Acting Director of Personnel Services classify the positions of A, B, C, and E above and submit his recommendations to the Board of Administration for approval.

G) THAT the necessary funds, approximately $61,210 for 6 months in 1974, be provided from Contingency Reserve for salaries, fringe benefits and auto allowances, and $9,500 be provided for furnishings and equipment.

H) THAT Auto Allowances be granted on a regular basis for the following positions:

i) Manager, Operational Systems
ii) Facility Development Manager
iii) Manager, Building Services and Maintenance
iv) Park Development Manager
v) Director of Public Information
vi) Riley Park Complex Executive Director
vii) 2 Area Recreation Managers

FOR COUNCIL ACTION SEE PAGE(S) 573

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC AND COMMUNITY DEVELOPMENT

May 23, 1974

A meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 23, 1974 at approximately 3:45 p.m.

PRESENT:	Alderman Hardwick (Chairman) Mayor Phillips Aldermen Harcourt, Massey, Pendakur, Rankin and Volrich
ABSENT:	Alderman Bowers Alderman Marzari
CLERK:	D. Bennett

RECOMMENDATION

1. Planning Department Program "Shaping the Future"

At the last meeting of the Committees, when considering the subject matter, it was resolved, among other things;

"THAT the Director of Planning be requested to report to the next meeting of the Committees some more precise comments in view of the discussion which has taken place today including possible outside sources of funds for parts of the program."

The Committees had before them for consideration a report of the Director of Planning entitled "Planning Department Program - Shaping the Future" dated May 17, 1974. This report dealt with the subject matter as follows:

" I. What role does the Planning Staff have in development of policy?

Some confusion has been caused by the use of the word "policy". Policy making is clearly the responsibility of City Council. However, many plans do involve policies and long range or overall plans can almost be regarded as statements of Council policy. Appendix A in the report "Shaping the Future" lists a series of such policies.

Whereas it is clearly not the responsibility of the Planning Department to decide policy, it is the responsibility of the Planning Department to advise Council on alternative policies which may be followed and on the consequences of those policies which have a bearing on the development of the City.

Perhaps if the word "planning" had been used instead of "policy" the problem encountered at the meeting might not have arisen.

II. and III. What role should the Planning Department have in relation to other departments; and how should City achieve co-ordination in planning?

The role seen for the Planning Department is described in "Shaping the Future". It is seen as a co-operative one and is best co-ordinated in the City planning scale by the Technical Planning Board. Appendix A is the Technical

Cont'd . . .

Clause #1 continued:

Planning Board By-law. Of particular note is clause 3a concerning the preparation of a development plan for the City, and clause 8 prescribing that the Director of Planning shall be the Chairman of the Board. "Shaping the Future" states, "the Technical Planning Board is a valuable resource most cities lack. It can facilitate exchanges of information between departments, synthesise co-operative advice for Council's benefit, and co-ordinate work programmes - all of which contribute to a system of joint accountability of civic programmes."

IV. Size of Local Area Planning Program

Since the beginning of 1973 a total of 37 new staff positions have been added to the Planning Department, including 11 transferred from the Department of Permits and Licenses. 5 positions have been or are about to be abolished or transferred for a net increase of 32. 8 are temporary positions, though some of these may ultimately become permanent.

This increase reflects a general increase in tempo and activity but more particularly the increased involvement necessary as the area planning program expands.

With the exception of the 11 people transferred from the Department of Permits and Licenses, there has been a net increase of only 1 permanent new position in the last 8 months.

The reason for this is that except for emergency situations, no requests have been made for extra staff pending the preparation of a program for the department, represented now in "Shaping the Future".

The program suggested in "Shaping the Future" has been described in all covering reports and in the presentation made by the Director of Planning as something to aim towards. It has been explained as a program which will not be achieved quickly for a number of reasons, ranging from the availability of suitable staff, to the specific nature and working arrangements yet to be made with local areas themselves.

On the basis of the discussion at the Committee, the following program is a reasonable one to pursue:

(1) Proceed as planned with Kitsilano, Fairview, Killarney and Champlain Heights local area planning studies.

(2) Initiate local area planning programs in Mount Pleasant and Grandview Woodlands in accordance with the areas and resources indicated in the Planning Department's suggested program.

(3) Develop a better understanding of the Neighbourhood Improvement Program areas with a view to initiating a local area planning

Cont'd . . .

Clause #1 continued:

program in Cedar Cottage (a prerequisite of N.I.P. funding), without commitment at this time to staffing or other procedures. This to be the subject of further deliberation of the Community Development Committee. The costs of this should be covered by the N.I.P. funding.

(4) Continue discussions with the B. C. Medical Centre on the area planning needs caused by the Shaughnessy Hospital expansion in the knowledge that the B. C. Medical Centre has agreed to pay the costs of that program.

(5) From the discussion at the Committees, it appears that they do not wish to proceed with Local Area Planning in the South East Downtown area at this time.

(6) Any additional requests for local area planning should be discussed by the local area Council, the Chairman of the Community Development Committee and the Director of Planning before a recommendation is made to Council through the Committee.

(7) With regards to the duration of local area programs it is suggested that where local area planning programs are to be initiated and after local area committees have been formed, they be informed that it is Council's wish to keep costs and timing to a minimum and request the local area committee as a first task to report to Council on the work programs and costs anticipated by the Committee.

(8) These matters have been discussed with the Chairman of the Community Development Committee and have his general agreement on the points noted here.

If local area planning programs are to be undertaken they should be undertaken seriously and with the fullest intention of involving local people in the preparation of local area plans. Inevitably this is time consuming.

It is suggested very strongly that the local area planning program should cover only those areas for which Council feels staff resources can be made available. To attempt a program with inadequate resources is worse than no program at all.

V. Terms of Reference for Local Area Planning Committees

Appendix B is the terms of reference for the Kitsilano local area planning committee which, while not necessarily being appropriate in every detail for all areas,are generally acknowledged by those concerned, and certainly by the Director of Planning, to provide a very sound set of guidelines from which future local area committees can develop.

Cont'd . . .

Clause #1 continued:

Appendix C is an extract from a recent publication of the Canadian Council of Resource and Environmental Minutes on the Man and Resources Conference. It speaks for itself.

The emergence of local area resource boards was mentioned at the meeting. These boards are set up with the intention of assisting with the delivery of social services and are answerable to the Provincial Government.

While there will inevitably be some overlap of interest, the appropriate structure and organization for local area planning is quite different and it would not be appropriate to attempt to load the responsibility for local area planning onto local area resource boards as they are presently constituted.

VI. Appendix D is an extract from a report approved by City Council in March 19th, 1974, on the work involved in the Kitsilano area.

This gives an idea of the program which the staff will likely be involved in. The issues will vary from area to area, but the areas suggested in "Shaping the Future" are those which have a large number of issues which need to be resolved through a planning process.

OUTSIDE SOURCES OF FUNDS

The joint committees also asked for future information on the possibility of obtaining funds from outside sources.

1. Local Area Planning Programming

Neighbourhood Improvement Program funding will be available in the equivalent of two local areas each year. It can be assumed therefore, that something in the order of 75% of the costs of these two studies over one year could be eligible for the Neighbourhood Improvement Program cost sharing. This could amount to having the monthly cost of a basic planning office operation reduced from about $3,400 to about $1,700 per month. The results of this as applied to cost estimates for the Planning Department budget are shown in Appendix E.

2. Beautificaton

When beautification projects are approved, the staff costs involved in preparing the plans and organizing and administering the programs are charged to the capital cost of the project which in almost all cases is shared on the local improvement basis with the property owners in the area.

In recent beautification projects the usual property owners' share of the cost has averaged about one-third.

Cont'd . . .

Clause #1 continued

3. Local Initiatives Program

The Department has received assistance from time to time under the local initiatives program and this has been used to fill out work already being done by permanent staff members. The only project at the moment is a survey of historic buildings, which comes to an end at the end of May. The four staff members involved are not listed in any of the organization charts.

4. Shaughnessy

The local area planning program proposed for the Shaughnessy Hospital area (to be the B.C. Medical Centre) is put forward on the basis that the development of this massive centre will bring with it a whole series of consequenses for its immediate neighbourhood and also for the Vancouver General Hospital and its neighbourhood.

The B.C. Medical Centre, has agreed to bear the costs of a local area planning operation in this area."

and concluded with the following recommendations:

"(i) Council determine the scale of the program as soon as possible.

(ii) The Director of Planning in consultation with the Board of Administration and other departments involved, report back on the arrangements necessary to give effect to that program."

The Committees noted that at the last joint meeting the question of staffing for the various parts of the program was referred to the Board of Administration for report; however, this report is not as yet ready for presentation to the Committees.

After considerable discussion and deliberation the Committees

RECOMMENDED

THAT the following actions be taken on the Director of Planning's report "Shaping the Future", dated May 17, 1974:

A. The following items be received:

I. What role does the Planning Staff have in development of policy?

II. and III. What role should the Planning Department have in relation to other departments; and how should City achieve co-ordination in planning?

V. Terms of Reference for Local Area Planning Committees

VI. Appendix D and the item entitled

Outside Sources of Funds dealing with Local Area Planning Programming, Beautification, Local Initiatives Program and Shaughnessy.

cont'd ....

Clause #1 continued

B. THAT the following action be taken with respect to:

Item IV - Size of Local Area Planning Program

(a) That Council receive Sections (1) and (3);

(b) That Council approve Section (2) as amended to read as follows:

Initiate local area planning programs in Mount Pleasant and Grandview Woodlands and the Board of Administration report back on Staffing and Budget.;

(c) That with respect to Section (4) Council approve the following resolution of the Committee:

That with respect to the Shaughnessy Hospital expansion the costs be borne by the B.C. Medical Centre which would employ the staff and which would be seconded to our Planning Department.;

(d) That Council approve Section (5)

(e) That Council approve Section (6) as amended to read as follows:

Any additional requests for local area planning should be discussed by the local area committee or other appropriate citizens group, the Chairman of the Community Development Committee and the Director of Planning before a recommendation is made to Council through the Committee.;

(f) That Council approve Section (7) as amended to read as follows:

With regards to the duration of local area programs it is suggested that where local area planning programs are to be initiated after local area committees have been formed, they be informed that it is Council's wish to keep costs and timing to a minimum and request the Director of Planning in consultation with the local area committee as a first task to report to Council on the time table, work programs and costs anticipated by the program.;

(g) The Committees took no action with respect to Section (8).

The Mayor and Alderman Pendakur left the meeting during discussion of the foregoing matter.

INFORMATION

2. West End Zoning

The Joint Commitees on Civic and Community Development on February 19, 1974 resolved that the West End Zoning reports be referred to Brahm Wiesman "for analysis and report back to the Committee".

Mr. Brahm Wiesman, Consultant, submitted his report on the subject matter (copy of which is attached) and reviewed the report commenting on each section.

The Chairman pointed out that this report was being presented at this time merely for discussion purposes and after presentation by Mr. Wiesman, it was

RESOLVED

THAT the matter of West End Zoning be referred to the Director of Planning and that Mr. Wiesman's report be brought back to the Committees for further discussion when the draft by-law comes forward.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 573

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

May 28, 1974

A meeting of the Standing Committee of Council on Housing was held on Tuesday, May 28, 1974 in the No. 1 Committee Room, Third Floor, City Hall at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin

ABSENT: Alderman Volrich (civic business)

CLERK: R. Demofsky

The Minutes of the meetings of March 19, April 9, and April 23, 1974, were adopted.

INFORMATION:

1. Strata Title Applications

a. City Council, on February 26, 1974, when considering the recommendations of the Standing Committee of Council on Housing dated February 19, 1974, passed the following motion:

"THAT the Board of Administration, through its officials, be requested to report back to the Committee on the following matters:

- Pre-selling of units in a Strata Title building.
- Re-consideration of the consultant's report.
- The optimum size of condominiums.
- An outline of operating costs as part of the prospectus.
- Designating condominium buildings as adult or family buildings.
- Financial prospectus of costs.
- The recommendations regarding a warranty system with the alternative of requiring that performance bonds be posted.
- Persons owning the condominiums having to pay for the removal of garbage.
- The new C.M.H.C. guidelines which will be published in April.
- The use of electrical plugs rather than boxes in the wall with respect to assisting in soundproofing.
- An applicant being permitted to apply for a development permit for a Strata Title and filing a prospectus at the same time.
- The relationship of parking to be provided in conjunction with the number of units. "

Commissioner Ryan was present to submit a report on Strata Title applications dated April 9, 1974, for the Committee's consideration.

The Chairman noted that there was presently a bill before the

Cont'd . . .

Provincial Legislature, which would result in changes to the Strata Titles Act, and it was agreed to table discussions on the Board of Administration report until the bill was circulated to the Committee members.

b. The Chairman referred to a letter from Mr. L. Koopman dated February 7, 1974 complaining of poor soundproofing of his condominium at 12 Pines (Granville West). As a result, a meeting was held with Mr. Koopman and with Mr. Barron of Barron and Strachan Acoustical Engineers present, to discuss this problem. Present today, was Mr. Barron of Barron and Strachan, who reiterated on soundproofing problems with respect to three storey walk-up condominiums.

Following brief discussion, it was

RESOLVED,

THAT the City Building Inspector review with Mr. Barron, of Barron and Strachan, the matter of poor noise control in three storey walk-up condominiums, following which the City Building Inspector report back to the Committee on the recommendations and amendments to the National Building Code which could rectify this situation.

2. Minimum Standards - Maintenance and Occupancy

The Director of Permits and Licenses was present to advise the Committee of progress to date on the Minimum Standards of Maintenance and Occupancy By-law. He advised that he was reviewing a model by-law as outlined in a document entitled "A Better Place to Live" (which was printed by the Ontario Department of Municipal Affairs). A similar by-law is being used by some municipalities in Ontario, and he has written to these municipalities in hopes of getting some constructive feedback.

He concluded by advising the Committee that he was hopeful of drafting a by-law on the Minimum Standards of Maintenance and Occupancy later this year.

INFORMATION AND RECOMMENDATION:

3. Housing for the Physically Handicapped

Representatives of handicapped organizations in the City of Vancouver were present, and submitted reports for the Committee's consideration. Mr. P. Russell of the Lower Mainland Society for Residences of Physically Handicapped advised of a pilot project this organization was proposing, being a group home to house approximately twenty-four persons nineteen years of age and over, with much attended care. (Hopefully a one to one ratio). The capital cost of this project would be approximately $300,000 with a maintenance cost of approximately $250,000 per year (including staff salaries). He requested approval in principle of this proposal and indicated a site in False Creek would be very acceptable.

Mr. L. Watson, of the Handicapped Resource Centre, advised that this organization did housing placement on a one to one basis for handicapped people of all ages. Also that the present housing shortage is a major concern, and agreed with the group home project as outlined above.

Mr. T. DuMoulin, Cheshire Homes Society of B. C., advised that Mr. W. Casson, Director of Housing, G.V.R.D., had located a site for another handicapped home.

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Mr. Casson submitted a report dated May 24, 1974 outlining a site of City owned land; northwest corner of Ash Street and southwest Marine Drive. The Cheshire Homes Society wanted this housing project to be on the home concept with approximately one housekeeper per eight people. It would consist of 45 residential units in five houses with a common community centre and would require approximately 40,000 square feet (approximately 1 acre).

Mr. M. Lipson, Co-ordinator, Group Home Project, Vancouver Resource Society for the Physically Disabled, submitted a report outlining yet another group home project. The Committee was advised that this organization presently had funds from C.M.H.C. for a co-ordinator, and was presently looking for a house for this project.

Ms. M. Smith of the Department of Human Resources advised the Committee that the department wants details of accommodation required by the handicapped people, such as:

- group homes (2 to 24 residents)
- public housing
- intermediate care, etc.

Also, that handicapped people should have a say in the type of accommodation provided.

It was reiterated by the other organizations present that housing accommodation was urgently required.

Following brief discussion, it was

RESOLVED,

A. THAT representatives of the Group Home Project of the Vancouver Resource Society for the Physically Disabled report back to this Committee at a later date with progress on this particular group home project.

B. THAT the Supervisor of Property and Insurance report back to the Standing Committee on Housing, on future plans for the City owned land between Ash and Lord Streets, Southwest Marine Drive and 65th Avenue, (D.L. 311).

RECOMMENDED,

A. THAT Council endorse the concept of a group home project for young adult handicapped persons in the False Creek Area and instruct the False Creek Development Consultant to report back on a suitable site for this project.

B. THAT Council make available, at a price agreeable to the City, the City-owned site at the northwest corner of Ash Street and Southwest Marine Drive, to the Cheshire Homes Society for the development of housing for severely disabled persons, subject to the Society making application for rezoning and discussing the development plans with the adjoining neighbours.

RECOMMENDATION:

4. Oppenheimer Lodge - Organizer-Consultant

Council on April 3, 1973 approved funds in the amount of $6,000 to the First United Church for the position of organizer-consultant; cost sharing to be sought from Senior Governments. A letter dated May 24, 1974 from the First United Church requesting an extension of the position of Oppenheimer Lodge Organizer-Consultant, was submitted to the Committee for consideration. Also submitted to the Committee was a report from Mr. T. Hoffman, present organizer-consultant of Oppenheimer Lodge, dated May 22, 1974, outlining problems

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being encountered due to the lengthy delays in completion of the Oppenheimer Lodge. It was noted that these lengthy delays were detrimental to organizing the residents association.

Following brief discussion, it was

RECOMMENDED,

A. THAT Council grant an additional $3,000 to the First United Church, to permit the position of Oppenheimer Lodge Organizer-Consultant to be extended from October 15, 1974 to April 15, 1975.

B. THAT the Chairman of the Standing Committee on Housing request the Mayor of the City of Vancouver to use his good auspices to expedite this project, once the construction strike is settled.

5. Short Lease Hotels

Alderman Rankin advised the Committee that the problem arising from short-term leases is that people who are presently leasing, and have only a few years left on their leases are being required to conform to Fire By-law regulations and install sprinkler systems, etc., at a very high cost. These leasees would be willing to conform to the requirements if their leases would be extended approximately five years. However, the owners are not willing to grant extensions on the leases because they want to convert their rental premises into other uses.

The Committee agreed that present owners should be prevented from converting their rental premises into other uses.

RECOMMENDED,

A. THAT Council authorize one member of the Standing Committee on Housing to meet with those owners of hotels who are presently leasing on a short term basis, to request that they extend their existing leases, thus permitting the present leasees to amortize the cost of installation of sprinkler systems, etc., as required in the Fire By-law.

B. THAT the Director of Planning and City Building Inspector be requested to submit a report to the Standing Committee on Housing, as soon as possible, outlining how conversion of rental premises into other uses can be prevented; and also guidelines to be followed.

INFORMATION:

6. Wicklow Hotel

Mr. Reardon, owner of the Wicklow Hotel was present and submitted a letter dated May 9, 1974 regarding Fire By-law regulations for the Committee's consideration. Also submitted was a letter from Mr. T. Dennis Devitt dated May 9, 1974 regarding disputed ownership of the Wicklow Hotel.

Both letters requested that the Fire By-law regulations requiring fire sprinkler installation be relaxed until the ownership of this hotel has been legally settled.

The Committee advised Mr. Reardon that regardless of who owned this hotel, a sprinkler system would have to be installed. The Chairman outlined that the Housing Committee was seeking a firm commitment, from the hotels in the downtown eastside area, that they plan to meet the by-law requirements, and a program outlining an estimated completion date.

Cont'd . . .

RESOLVED,

THAT no action be taken on Mr. Reardon's request at this time.

7. Housing Policy Paper

Due to lack of time this item was tabled for further consideration at a later meeting of the Standing Committee of Council on Housing.

The meeting adjourned at approximately 12:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 574

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

May 30, 1974

A meeting of the Standing Committee of Council on Social Services was held in No.1 Committee Room, Third Floor, City Hall, on Thursday, May 30, 1974, at approximately 1.30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Hardwick

ALSO PRESENT: Mr. J. Denofreo (Executive Assistant to the Minister of Human Resources)

CLERK: H. Dickson.

RECOMMENDATION:

1. Downtown Eastside Recreation Project.

The Committee had before it a report on this subject, dated May 16, 1974, from the Board of Administration, which stated in part that:

" Within the limited time the program has been in operation, the following objectives have been achieved:

1) We have worked closely with individual citizen groups as well as residents in determining the interests and needs of the downtown east side residents;

2) Programs have been implemented;

3) Close liaison has been maintained with the various organizations and agencies functioning in the downtown east side to ensure:

(a) that we were not duplicating programs,
(b) that we were keeping them informed of recreational programs being offered in the area.

We estimate, at this stage of our development, that approximately 500 different individuals have been involved in various program opportunities. Time has not permitted us to make effective contact with many of the physically handicapped people in the area, and we have had limited involvement with the "non-problem low-income resident". The program has been well received and endorsed by not only the participants but also by such agencies as:

The Downtown Community Health Society,
The Downtown East Side Residents Association, and
The First United Church.

Details of the proposed budget for the period April 1 to December 31, 1974 are as follows:

Full-time recreation worker	$ 8,100
Part-time staff	6,100
Fringe benefits	1,510
Rental of facilities	1,150
Supplies, equipment, etc.	4,900
Transportation	500
Telephone	275
Total - 9 months	$22,535 "

Continued.....

Your Board submits to the Standing Committee on Social Services for CONSIDERATION

(a) approval of the continuation of the Downtown Eastside Recreation Project at a cost of $22,535 for the 9 months ending December 31, 1974

(b) provision of the funds ($22,535) from the $150,000 discretionary sum allotted to the Parks Board in 1974 for miscellaneous projects or from the City's Contingency Reserve

(c) that this be a continuing project in the recreation budget of the Parks Board in future years. "

Mr. Bruce Eriksen of Downtown Eastside Residents' Association said the program is well used by Downtown residents.

During discussion it was noted that "b" contains two alternative sources of funds for continuation of the program.

There was discussion on how much money remains in each fund and on which of the two sources should be used for continuation of the Downtown Eastside Recreation Project.

Your Committee RECOMMENDS,

(a) THAT Council approve the continuation of the Downtown Eastside Recreation Project at a cost of $22,535 for the nine months ending December 31, 1974,

(b) THAT the Director of Finance attend the Council Meeting to advise on the status of $150,000 discretionary sum allotted to the Park Board in 1974 for miscellaneous projects, and the City's Contingency Reserve, following which Council decide which fund should be the source of funds for the project.

(c) THAT this be a continuing project in the recreation budget of the Park Board in future years.

INFORMATION.

2. Lord Roberts Elementary Day Care Centre.

At the request of the Committee the Department of Permits and Licenses reported on the issuance of a Day Care Permit at Lord Roberts Elementary School.

The report is as follows:

"Our records show that on February 4, 1974, an application was made for a Development Permit to use the school as a Day Care Centre. Inspections were made by the Building, Plumbing, Fire, Electrical and Health Inspectors and on March 4, 1974, notification was sent to the applicant outlining the required alterations for this proposed new use (copy attached).

Our records further show that the Technical Planning Board approved of the proposed use as a Day Care Centre for a maximum of 30 children and Development Permit No. 65583 was issued on April 8, 1974.

From the above, it is our opinion that there has been no delay or refusal for the use of the school as a Day Care Centre, provided the required alterations outlined in the letter are completed."

It was RESOLVED,

THAT the report of the Director of Permits and Licenses be received.

RECOMMENDATION.

3. Downtown Eastside Residents' Association - Rent Increases.

Copies of instances of rent increases above the 8% limit set by the Rent Stabilization Act imposed by the Hampton, Olympia and Colonial Hotels and the Orange Apartments, were presented to the Committee by the Downtown Eastside Residents' Association.

The following increases were alleged:

An increase in rent of 20%, from $75 to $90 per month, on one day's notice, for one room, imposed by Ker and Ker, rental agents, for the Orange Apartments, 341 Gore Avenue;

An increase of over 15%, from $60 to $70, imposed by the management, for a room at the Olympia Hotel, 341 East Hastings Street;

An increase of 33%, from $45 to $60 charged for a room at the Hampton Hotel, 124 Powell Street;

An increase of about 19%, from $53 to $63 for a room at the Colonial Hotel, 122 Water Street.

During discussion tenants of one of the hotels reported their complaints had also been sent to the Attorney-General's Department.

RECOMMENDED,

THAT the owners and operators of the Hampton Hotel, 124 Powell Street, the Olympia Hotel, 341 East Hastings Street, the Colonial Hotel, 122 Water Street, and the Orange Apartments, 341 Gore Avenue, be asked to appear before Council and show why their Business Licenses should not be cancelled;

FURTHER THAT Council refer the complaints of rent increases to the Attorney-General's Department for study by the Department as to whether charges can be laid against the owners and operators of the four hotels for violating the Rent Stabilization Act.

4. Greater Vancouver Federated Anti-Poverty Groups.

Joan Morelli and Elsie Ostremier, representing the Greater Vancouver Federated Anti-Poverty Groups, presented the Committee with a brief, dated April 16, 1974, (copy of which is attached) which was earlier presented to the Vancouver Resource Board.

They emphasized the recent increase of %20 in Welfare rates applies equally to single persons as well as families.

During discussion it was noted the Resource Board intends to request a meeting with the Minister of Human Resources to discuss the Welfare rates.

Your Committee RECOMMENDS,

THAT Council receive the brief of the Federated Anti-Poverty Groups and indicate to the Minister of Human Resources its dissatisfaction at the increase in Welfare rates and the disbursement of the increase;

FURTHER THAT members of Council attend the meeting of the Vancouver Resource Board and the Minister of Human Resources on Welfare rates.

INFORMATION.

The Committee agreed to hold a Public Meeting on commercial rental agencies at 7.30 p.m., Thursday, June 13, 1974, in the Council Chamber.

The meeting adjourned at 2.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 574-5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

May 30, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the #2 Committee Room, third floor, City Hall, on Thursday, May 30, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Massey

ABSENT: Alderman Linnell
Commissioner DuMoulin

CLERK: M. Cross

The Minutes of the May 9 and 16 meetings were adopted.

RECOMMENDATION

1. National Harbours Board Lease of 8936 Sq. Ft. Adjoining Stanley Park

On April 26, 1974, the Board of Administration (under Property Matters) recommended to Council that the City advise the National Harbours Board that it does not wish to renew the lease of the 8936 sq. ft. adjoining Stanley Park as the Park Board no longer requires the area. When dealing with the report Council on April 30, 1974, referred the matter to the Waterfront Committee for consideration and report.

Discussion of the area in question followed wherein Commissioner Ryan advised that the lease expired on March 23. The Committee felt that the land should continue to be leased and therefore

RECOMMENDED

THAT the City advise the National Harbours Board that it wishes to renew the lease of 8936 sq. ft. adjoining Stanley Park for a nominal sum of $100 per year.

(Alderman Massey voted against the motion.)

2. Point Grey Road Waterfront

The Chairman advised that he had requested the Planning Department to prepare a report showing the historical aspects with regard to the Point Grey Road acquisition program. The Director of Planning submitted a report dated May 24, 1974.

In view of the Local Area Planning Program in the area and the requirements of the 5-year plan, the Chairman felt the Committee should review the existing policy and make recommendations to Council.

Cont'd ....

Clause No.2 continued

Three schemes exist for a waterfront road from approximately Balsam to Alma Streets.

(a) Uplands scheme i.e. acquisition over a period of time of all private waterfront property, when opportunities arise, for view and continuous beach access.

(b) Lower Road scheme i.e. property owners who object to acquisition of their property called for a low level road and park strip requiring the City to obtain Crown leases to the foreshore and the riparian rights from property owners.

(c) The developed beach and walkway including park and access - Council in June 1968 requested that this proposal also be evaluated.

Mr. D. Janczewski of the Planning Department stated that the existing policy is

(a) To buy properties as they become available in the three priority areas;

(b) Not to add to the value of the existing properties in these priority areas;

(c) Approve outright and conditional uses in the remaining areas;

(d) No purpose designed apartment buildings will be permitted;

(e) The present RS-2 and RT-2 zoning to be maintained.

On November 28, 1972, Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area. Two such applications are contained in the Director of Planning's report dated May 24, 1974.

The Committee agreed that Development Permit Application #66543 to move the existing single family residence at 2505 Point Grey Road should be issued. Mr. Pelman, Architect, spoke with respect to Development Permit Application #66138 to alter the premises at 3019 Point Grey Road. He stated that the alterations were to update the kitchen and the bathroom, provide a stairway, and convert a studio suite into a one-bedroom suite, thus reducing the number of suites in the dwelling by one. The Committee discussed the question of riparian rights and it was agreed that the Development Permit Application would be issued if the owner agreed to dedicate the most northerly five feet of his property to the City for $1.

After discussion the Committee agreed that it would be advisable for them to adopt the interim policy of maintaining the present zoning and not approving any purpose designed apartments and to request the Director of Planning to report further to the Waterfront Committee on an appropriate development scheme for the area.

RECOMMENDED

(1) THAT the Director of Planning be instructed to report back to the Waterfront Committee on alternative development schemes for this area with recommendations on implementation and zoning.

cont'd ....

Clause No.2 continued

(2) THAT the existing City Council policy of maintaining the present zoning of the area and not approving any purpose designed multiple dwellings under the conditional use sections of the RS-2 and RT-2 district schedules of the Zoning and Development By-law be adhered to.

(3) THAT no conditional uses or relaxations be approved on the north side of Point Grey Road between Trafalgar and Alma Streets pending the completion of the development plan for the area.

(4) THAT Development Permit Application #66543 be issued as an outright use in the RT-2 (2 family) dwelling district schedule.

(5) THAT Development Permit Application #66138 be issued subject to the owner dedicating to the City for $1 the most northerly five feet of his property.

INFORMATION

3. Proposed Sign By-law

Representatives of the Legal Department, Planning Department and the Sign Industry were present for the discussion of this item.

One of the major questions that concern the industry is whether or not illustrations would be incorporated into the Sign By-law. The Legal Department advised that no illustrations could form part of the By-law. The Chairman suggested that he wanted as many illustrations, photographs and sketches as possible to accompany the By-law in whatever form necessary so there would be no questions in anyone's mind as to what is meant by the wording of the By-law.

Mr. Hickley distributed the further draft of the Sign By-law entitled "Revised Penultimate Draft" and went over the additions and deletions of the previous draft with the Committee.

In the Section on DEFINITIONS, the following were brought to the attention of the Committee:

Billboards - Delete "over 150 sq. ft."

Sign Area - Add "or embellishment" after "including any frame"

Street - The definition of street should be changed to coincide with the definition in the Charter and in the Street and Traffic By-law.

With respect to APPLICATION, change "invisible" in (3) to "not visible". Add (4) "This bylaw shall not apply to (a) signs installed by the City Engineer for the control of traffic, parking, direction or street names, (b) street decoration installed or authorized by the City Engineer, or (c) signs required by the Elections Act."

Under SIGN SPECIFICATIONS, Facia Sign, Mr. Hickley is to check whether "or parapet" should be included. The Section on Location should be changed to read "Content of a sign consists of prestigious advertising, such as logos and names of buildings or principal tenants and date of erection". With respect to Projection, after "so as to disfigure the architecture of the building to which the sign is attached" add "The Administrator may refer any application to the Director of Planning for advice".

cont'd ....

Clause No.3 continued

Under Location Projecting Signs, the last sentence should read "For a one-storey building, the top of a projecting sign shall not exceed 20 ft. from the street grade or 6 ft. above the parapet, whichever is less.". Sign Combination should read "Businesses may vertically combine their projecting signs ....".

After the Section on Mansard Roof Signs, a new Section (8) containing the criteria for billboards will be added.

A lengthy discussion evolved around Section (7) Variances and Special Approval. A fifth type of sign i.e. rotating sign, was added to the list of those to be approved on the recommendation of the Director of Planning. It was suggested that Section (4) be re-written to state "Special approvals shall only be granted when the proposed sign does not conflict with any construction, electrical and fire safety requirements."

The Committee wished to consider this section further and agreed that a meeting would be held on June 6, 1974, under the chairmanship of Alderman Massey, to continue discussion on this section and the remainder of the Sign By-law.

RESOLVED

THAT the Committee receive advice from the Permits and Licenses and Legal Departments as to whether or not "Special Approvals" would conflict with any other City By-laws.

FURTHER THAT the Section on Variances and Special Approval be re-written for consideration of the Committee at its meeting on June 6, 1974.

The meeting adjourned at approximately 6:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 515

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 6, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 6, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (chairman) Alderman Gibson Alderman Marzari
ABSENT:	Alderman Hardwick
ALSO PRESENT:	Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	H. Dickson

RECOMMENDATION

1. Hotel East - Conversion to a New Use

The Standing Committee on Social Services previously learned that residents of the Hotel East, 445 Gore Avenue, have been given notice to vacate by June 30th, 1974 and that the owners, unable to meet additional expenses of operating the hotel, plan to convert the building for another use. The tenants have told the Social Services Committee they do not wish to move.

Mr. M. Egan of the Planning Department, reported orally to the Committee that an application for a development permit was made for the Hotel East on May 13th to convert it to restaurant and office use.

Mr. Egan stated the Hotel East does not meet three requirements for the proposed new use:

(a) the building has an excessive floor space ratio of 4.6 where a ratio of 1.0 is required;

(b) the hotel does not have the required 23 off-street parking spaces;

(c) the hotel does not have the required four loading bays.

These requirements would have to be waived or relaxed by the Development Permit Sub-committee of the Technical Planning Board, the Technical Planning Board itself and the Vancouver City Planning Commission for the development permit application to be approved. It was the consensus of the Committee that it is in the social interest that the Hotel East remain a residential premise and it is therefore

cont'd ....

Clause No. 1 (cont'd)

RECOMMENDED

A. THAT Council direct the Development Permit Sub-Committee of the Technical Planning Board, the Technical Planning Board and the Vancouver City Planning Commission to not relax the requirements which the Hotel East must meet to obtain a development permit to convert the building to another use;

B. THAT similar applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Standing Committee on Social Services;

C. THAT Council refer to the Director of Social Planning for report back to Council the matter of printing in both Chinese and English the civic notices on Health and Fire By-law requirements sent to operators of hotels in the downtown eastside area.

FOR COUNCIL ACTION SEE PAGE(S) 576

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, June 25, 1974, in the Council Chamber, at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson
Alderman Hardwick

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the report of the Standing Committee on Housing dated June 11, 1974, regarding Housing Relocation Service and the report of the Standing Committee on Civic Development dated June 13, 1974, regarding Johnston Terminals. It was agreed that these reports would be considered in open Council this day.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council meeting dated June 11, 1974, with the exception of the 'In Camera' portion and the Minutes of the Special Council meeting dated June 17, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

The Council agreed to vary the Agenda to consider the report of the Official Traffic Commission dated June 5, 1974.

Report of Official Traffic Commission, June 5, 1974

The Council considered this report of the Commission which contains seven clauses identified as follows:

Cl. 1: Pedestrian Crossing Study
Cl. 2: Taxi Use of Downtown Streets
Cl. 3: P.N.E. Traffic and Parking
Cl. 4: Crosswalk - 58th Avenue and Argyle
Cl. 5: Traffic Controls: Blenheim and 16th Avenue
Cl. 6: Tisdall Street/45th Avenue-Oakridge Traffic
Cl. 7: Driver Pedestrian Safety Program

The Council took action as follows:

cont'd....

Report of Official Traffic Commission, June 5, 1974 (continued)

Taxi Use of Downtown Streets (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the Commission contained in this Clause be approved after amendment as follows:

"THAT the recommendation of the City Engineer against the construction of bays for taxis as contained in his report of June 4, 1974, be approved;

FURTHER THAT the recommendations on suggestions put forward by Mr. W.R.M. Stevens not be accepted at this time, but Items IV (c) re left turn phase at Beatty-Pender-Abbott and IV (d) re Drake and Granville, be referred to the Engineering Department for further review;

FURTHER THAT a meeting be held between the City Engineer, Amalgamated Transit Union, Taxi Cab Owners and the Transit Bureau for further report to the Official Traffic Commission on the question of bays."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

P.N.E. Traffic and Parking (Clause 3)

In considering Clause 3, it was

MOVED by Ald. Marzari,
THAT the present parking restrictions be retained and no changes be made in the street system.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the practice of barricading streets during events be retained.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Massey, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Bowers,
THAT, as recommended by the Commission, the practice of barricading streets in the area during events be discontinued.

- CARRIED

(Alderman Marzari voted against the motion)

Balance of Report

MOVED by Ald. Marzari,
THAT the recommendations of the Commission contained in Clauses 1, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Assignment of Leases:
   (a) N/W Corner Richards & Smithe Streets
   (b) Overhead Vehicular Ramp above Lane Between Richards & Seymour, North of Smithe Street

City Council on April 23, 1974, deferred consideration of a Board of Administration report dated April 19, 1974, concerning assignment of leases of the north-west corner of Richards and Smithe Streets and an overhead vehicular ramp above the lane between Richards and Seymour north of Smithe Street, pending discussion between Alderman Volrich and the Supervisor of Property and Insurance.

MOVED by Ald. Volrich,
THAT the following recommendations of the Board of Administration as contained in its report of April 19, 1974, be approved:

"That the City consent to the assignment of the following leases from Kings Parking (Canada) Limited to Adams Properties Ltd., subject to the forms of assignment being satisfactory to the Supervisor of Property and Insurance and the Director of Legal Services:

(a) Lease of Lots 20 and 21, Block 64, D.L. 541, dated December 19, 1972;

(b) Lease of air space above the Lane between Richards and Seymour Streets, North of Smithe Street connecting Lots 14 and 15 with Lots 24 and 25, Block 64, D.L. 541, dated December 19, 1972."

- CARRIED UNANIMOUSLY

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Council agreed that the following unfinished business items be deferred pending the hearing of delegations later this day:

2. Training Policy and Program
3. Park Board Reorganization
4. Variety Club Telethon
5. Collingwood Towers Senior Citizens Project
6. Damage to Property: 1915 East Georgia Street.

- - - - -

7. Demolitions: Odlum Drive and Kitchener Street

The Council noted the following letter as submitted by the Director of Legal Services dated June 20, 1974:

"At its meeting on June 11th the Council passed the following motion:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

Within the time specified in this motion it has not been possible for the Director of Planning and myself to get together on this subject. However, I have indicated in the past that an applicant for a demolition permit is entitled to receive the same where he complies with by-law requirements. I know of no existing legislation that would allow us to prohibit demolition 'as an interim measure for a temporary period'."

Mr. Freedman representing Koffman Foods, addressed the Council advising that his firm has been refused a demolition permit and that one empty house, owned by his company, is being severely vandalized.

cont'd....

UNFINISHED BUSINESS (cont'd)

Demolitions: Odlum Drive and
Kitchener Street (continued)

MOVED by Ald. Bowers,
THAT the foregoing report of the Director of Legal Services be received on the understanding that a further report will be submitted to Council as soon as possible.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Appointment - Vice-Chairman:
Family Court Committee

City Council on February 19, 1974, when dealing with the appointment of a Chairman and Deputy Chairman for the Family Court Committee, re-appointed Mrs. Helen McRae, Chairman, and asked that the Committee recommend to Council a Deputy Chairman.

Subsequently, a letter was received from the Chairman of the Committee recommending that Council appoint Mrs. K.E. Meredith as Deputy Chairman.

MOVED by Ald. Pendakur,
THAT the foregoing recommendation of the Family Court Committee be approved.

- CARRIED UNANIMOUSLY

2. Sponsorship of Dinner

Under date of June 17, 1974, the Vancouver Women's Field Hockey Association submitted a letter requesting Council host a dinner in honour of the visit of an English touring women's field hockey team.

MOVED by Ald. Pendakur,
THAT the request by the Vancouver Women's Field Hockey Association for the City to host a dinner, be received.

- CARRIED UNANIMOUSLY

3. Registration Period re Voters'
List: Use of Library Facilities

The Council noted the following letter from the City Clerk dated June 17, 1974, concerning the registration period for the Voters' List:

"The registration period in respect of the 1974 Voters' List, and when the List is available for examination, is August 8th, to and including August 21st, of this year. This registration has taken place for many years in the Voters' List Office at Broadway and Yukon Streets.

To make the registration more available throughout the City, it is proposed that the facilities of the Main Library and its branches, numbering 11 in all and located in most areas of the City, be used.

Mr. M. P. Jordan, Director of the Vancouver Public Library, has been most co-operative and is prepared to make the library facilities and required staff available.

As this proposal represents an extension of the existing service and would cost approximately $500.00 for the printing of additional resident Voters' Lists through the Data Processing Division, the matter is submitted to the Council for consideration and if approved, authorization of the required expenditure from the Finance contingency account."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Registration Period re Voters' List:
Use of Library Facilities (continued)

MOVED by Ald. Pendakur,
THAT authorization of the required expenditure of approximately $500.00 be approved for the purpose of extending the existing Voters' registration facilities and required funds be appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

4. Old Crystal Pool: C.A.S.A.
Grant Request

Council noted a letter from the Park Board dated May 29, 1974, on the matter of a Policy Report on Park Board Swimming Pools and also concerning a previous grant request by the Canadian Amateur Swimming Association re the use of Crystal Pool.

MOVED by Ald. Pendakur,
THAT, at the request of the City Clerk, this matter be tabled to the next meeting of Council pending distribution of the Policy Report referred to in the Park Board's letter.

- CARRIED UNANIMOUSLY

5. R.C.M.P. Property -
3875 Point Grey Road

Council considered the following letter from the Park Board dated June 11, 1974:

"The following is an excerpt from the last meeting of the Board held on June 10, 1974:

...'R.C.M.P. Property - 3875 Point Grey Road

The Honourable J.E. Dube, Minister of Public Works, in a letter dated May 21, 1974, advised that he will be contacting the City of Vancouver to negotiate the disposition of this and other property of mutual interest.

Board members discussed a report prepared by the Director of Planning and Development dated June 7, 1974, recommending that acquisition of the R.C.M.P. property be pursued. Commissioner Brown noted that Alderman Gibson has been appointed to negotiate with the Minister of Public Works for this property.

It was regularly moved and seconded,

RESOLVED: That the Park Board again advise City Council of its desire to acquire this waterfront R.C.M.P. property and that a Board member be appointed to enter into negotiations with Alderman Gibson for acquisition of this valuable property immediately.'

- Carried."

MOVED by Ald. Volrich,
THAT the letter from the Park Board be received and approval be given to the request to appoint a Board member to enter into negotiations with Alderman Gibson for acquisition of 3875 Point Grey Road, it being understood that the representatives will be reporting to Council on the matter.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. Subdivision of 2893-95
Point Grey Road

The Council noted the following resolution of the Save Our Parkland Association as contained in a letter from the organization dated June 17, 1974:

" In view of the recent decision of the Court of Appeal overruling the refusal of the City Approving Officer to approve subdivision of property at 2893-95 Point Grey Road,

Be it resolved that :

Save Our Parkland Association strongly urges City Council of Vancouver to procede forthwith to acquire this property before any construction commences by

(a) purchase at a reasonable price, or, failing this,

(b) expropriation, which will provide for an arbitrated price."

With the agreement of Council, Commissioner DuMoulin, a member of the Association, addressed the Council suggesting that the City acquire the property and, failing negotiations, expropriation procedures be carried out.

MOVED by Ald. Rankin,
THAT

(i) the Director of Legal Services apply for a Stay of Execution regarding the decision of the Court of Appeal and file Notice of Appeal to the Supreme Court of Canada re the property at 2893-95 Point Grey Road;

(ii) the Board of Administration be directed to submit a full report on this property;

(iii) the Director of Planning be requested to take the required action on lot sizes to ensure no further subdivisions in the area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Mayor appoint a member of Council and, with the assistance of the Save Our Parkland Association, discuss with the owner the possiblity of acquiring the property at 2893-95 Point Grey Road.

- CARRIED

(Alderman Rankin voted against the motion)

7. Leases: Canem Systems Limited and
West Coast Salvage & Contracting

The Council noted a letter from Canem Systems Limited dated May 28, 1974, requesting a short extension of its present rental agreement of the property located at 895 West 6th Avenue. Notice to Vacate by June 30, 1974, has already been given, however, because of the strike by local construction trades, Canem Systems Limited is unable to relocate to their new building.

Mr. Sutcliffe, the Development Consultant, addressed the Council and advised that both he and the City Engineer recommended as follows:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Leases: Canem Systems Limited and West Coast Salvage and Contracting (continued)

"(a) With respect to Canem Systems Ltd., the Property Department, the City Engineer and the Development Consultant to negotiate an extension beyond 30th June, 1974, as soon as the construction trades strike is terminated, with the objective of having Canem Systems Ltd., vacate at the earliest date possible, having in mind the requirements of the City Engineer with respect to grading and installation of services.

(b) That the Property Department, the City Engineer and the Development Consultant be authorized to meet with West Coast Salvage and Contracting as soon as the construction trades strike is terminated to determine the earliest possible date for vacant possession of the property, the objective being to hold to the 31st October, 1974, date, but if that is not possible, the earliest date consistent with the 1974-75 Winter Works Program.

(c) The Property Department, the City Engineer and the Development Consultant to report back to City Council on the outcome of these negotiations."

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the City Engineer and the Development Consultant be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Training Policy and Program

At the Council meeting on June 11, 1974, when considering the Board of Administration report (Personnel Matters) respecting the Training Policy and Program, the Council deferred consideration pending the hearing of a delegation from Vancouver Municipal and Regional Employees' Union.

Pursuant thereto, Mr. Derby representing the Union spoke in support of the report, except he suggested that the position of Personnel Officer II referred to in the report be filled on a permanent basis. The Board of Administration is recommending against filling the position at this time but re-assessing the matter in six months.

MOVED by Ald. Marzari,
THAT the following recommendations as contained in the Board of Administration report of June 7, 1974, be approved:

(a) That the Training Policy be approved;

(b) That the amended Personnel Regulation No. 248 - Training be approved;

(c) That in addition to currently approved training staff salaries, the amount of $5,340 be approved for 1974 City-wide training activities;

(d) That the alteration of the space at the Stanley Park Pavilion be undertaken after an agreement, approved by Corporation Counsel has been entered into between the City and Parks Board, at an estimated cost of $24,809, including furnishings;

(e) That funds in the amount of $4,400 be approved for the purchase of training equipment.

- CARRIED UNANIMOUSLY

cont'd....

UNFINISHED BUSINESS (Cont'd)

Training Policy and
Program (continued)

MOVED by Ald. Marzari,
THAT authority be granted to fill the position of Personnel Officer II, Training Section, established by City Council on November 20, 1973, on a permanent basis.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Massey, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

MOVED by Ald. Pendakur,
THAT the following statement and recommendation of the Board of Administration contained in the report of June 7, 1974, be approved:

"Your Board is not prepared to recommend filling the position of Personnel Officer II at this time, but RECOMMENDS that the requirement for this position be reassessed six months after the Division moves into the new facility. Meanwhile, your Board RECOMMENDS that an amount of $2,000.00 be added to the Personnel Services Department budget to provide for temporary assistance from time to time to assist in providing courses. Funds are available for this in the Departmental salary budget."

- CARRIED UNANIMOUSLY

Park Board Reorganization

City Council on June 11, 1974, when considering Clause 3 of the report of the Standing Committee on Finance and Administration dated May 23, 1974, received a letter from the Vancouver Municipal and Regional Employees' Union requesting deferment of this Clause to permit the Union an opportunity of considering the matter. Council referred the Clause to the Board of Administration for discussion with the Union for report back.

With the agreement of Council, Mr. Ross, representing the Union, spoke to the matter and suggested that the Ice Rink Co-ordinator and the Administrative Assistant positions not be abolished as is recommended in the report. Mr. Ross advised that the Union is reserving its position on this whole matter. He requested that when major personnel matters are considered at the Committee level, the Union be invited to be present.

Commissioner Ryan reported orally on the matter, generally supporting the comments made by the Union regarding the two positions referred to in the previous paragraph, but suggested that the title and functions of the two Area Recreation Managers may be subject to change when the study of the Park Board Recreation Department by the Director of Social Planning is completed.

MOVED by Ald. Bowers,
THAT recommendations A to H, with the exception of D(ii), as contained in Clause 3 of the Finance and Administration report dated May 23, 1974, be approved, on the understanding that the title and functions of the two Area Recreation Managers referred to in recommendation A(vi), may be subject to change upon completion of the study of the Park Board Recreation Department by the Director of Social Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year.

- CARRIED UNANIMOUSLY

The Council recessed at 3:40 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened at 4:55 p.m. in open session in the Council Chamber.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. Fire Safety in Highrise Buildings

The Council considered a Board of Administration report dated June 13, 1974, containing a report of the Special Committee appointed re Fire Safety in Highrise Buildings.

The Special Committee recommended as follows:

"RECOMMENDS that Council take not further action at this time to amend Building By-law No. 4702, with respect to the requirements for sprinkler protection in high office buildings;

FURTHER RECOMMENDS that Council instruct the City Building Inspector to bring to its attention any changes to the requirements for fire safety in high buildings that appear in future editions or revisions of the National Building Code of Canada."

A Board of Administration report dated May 30, 1974, containing recommendations of the Fire Chief on the same topic was also noted.

The Fire Chief recommends that City Council

"Redefine office high rise buildings to be any type which exceeds 75 feet;

Incorporate into the City By-law, a By-law requiring all office high rise buildings to conform to Measure (A) of the National Building Code."

In considering the aforementioned reports, the Council noted a resolution of the City of Hamilton on the subject matter which had been deferred by Council on April 2nd, pending receipt by Council of the recommendations of the Special Committee previously mentioned.

Mr. John Davies, as Chairman of the Special Committee, the Fire Chief and the City Building Inspector each addressed the Council on the matter.

MOVED by Ald. Volrich,
THAT the following recommendation of the Fire Chief as contained in the Board of Administration report of May 30th, be approved:

"That City Council redefine office high rise buildings to be any type which exceeds 75 feet."

- CARRIED

(Aldermen Marzari and Massey voted against the motion)

MOVED by Ald. Volrich,
THAT the following recommendation of the Fire Chief as contained in the Board of Administration report of May 30th, be approved, after amendment as follows:

"That City Council incorporate into the City By-law, a By-law requiring all new office high rise buildings to conform to Measure (A) of the National Building Code."

- CARRIED

(Mayor Phillips, Aldermen Marzari and Massey voted against the motion.)

(Underlining indicates amendment)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Fire Safety in Highrise Buildings (continued)

MOVED by Ald. Rankin in amendment,
THAT the word "new" as contained in Alderman Volrich's motion be struck out.

- LOST

(Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Volrich and Mayor Phillips, voted against the motion)

MOVED by Ald. Volrich,
THAT a Committee be appointed by the Board of Administration to report back to Council on procedures for existing highrise buildings meeting the proposed highrise fire protection standards.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the letter from the City of Hamilton dated March 27, 1974, asking endorsation of its Council's resolution re installation of automatic sprinklers in all highrise buildings, be received.

- CARRIED UNANIMOUSLY

B. Request for the Use of the Granville Mall and Street Closures in the Central District

The City Engineer submitted the following report under date of June 21, 1974:

"The Folkfest '74 Committee, 1525 West 8th Avenue, request permission to stage a Folk Festival on Granville Mall from Georgia Street to Nelson Street on Monday, July 1, 1974 from 12:00 noon to 9:00 p.m. The Committee also requests that Robson Street and Smithe Street from the lane west of Granville Street to the lane east of Granville Street be closed to vehicular traffic for the same period.

The Festival events will consist of approximately sixty-five ethnic song and dance folk groups performing on two stages which will be located on Granville Street north of Robson Street and north of Smithe Street. The folk performances will be followed by street dancing throughout the day. In addition, there will be a display by Vancouver artists and craftsmen and the sale of ethnic foods.

Transit service will be affected by the street closures; however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for the event.

The Granville Mall Committee has no objections to the proposal.

The area of the Mall to be used for the Festival has the curbs and transitway completed on two and one-half blocks, except at the intersections. The City's contractor, Jack Cewe Ltd., under an agreement with the I.B.E.W., resumed electrical work on the Mall on June 17, 1974; however, pickets from the Oppenheimer Tenants Association appeared on June 18 to protest the resumption of work. As a result the I.B.E.W. workers walked off the job. When the contractor is able to resume work he will try to complete as much of the Mall as possible for the event.

If the Folkfest is staged on the Mall the work outlined below must be undertaken to make the area suitable for the event. The estimated cost of this work is $2,000 - $3,500 depending on the work the Mall contractor is able to complete prior July 1. The Folkfest '74 Committee have agreed to pay up to $2,000 to cover the cost of cleaning up the area; the remaining amount is available from the Granville Mall Contingency fund, account number 0525/1260.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Request for the Use of the Granville Mall and Street Closures in the Central District (continued)

1. Construct hoarding to protect the public from the Vancouver Centre construction area south of Georgia Street.

2. Fill various areas at intersections which have been prepared for concrete installation.

3. Remove construction materials.

4. Remove gravel and rubble.

5. Cover light-pole foundations to reduce the 'trip' hazard.

6. Fill areas around trolley pole foundations which are one foot below grade.

Should Council approve the applicant's request to:

(a) stage a Folk Festival on Granville Mall from Georgia Street to Nelson Street on Monday, July 1, 1974 from 12:00 noon to 9:00 p.m.; and

(b) close to vehicular traffic, Robson and Smithe Streets from the lane west of Granville Street to the lane east of Granville Street on Monday, July 1, 1974 from 12:00 noon to 9:00 p.m.;

such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City and its Contractors against all claims or damages arising directly or indirectly from the proposed Folk Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver and Jack Cewe Limited, and its Associated Companies are named insured. Also the insurance policy must contain a cross-liability clause.

2. Access be provided for emergency vehicles.

3. Costs of temporary traffic controls be borne by the applicant.

4. Cost of any additional street cleaning over and above normal street cleaning be borne by the applicant.

5. Cost of providing any sanitary facilities be borne by the applicant.

6. Cost of any 'special' electrical installations that may be required be borne by the applicant.

7. Cost of making the Mall as suitable as possible for the event be borne by the applicant.up to a maximum of $2,000; any remaining costs to be charged to Granville Mall Contingency account number 0525/1260.

8. Any electrical fittings on the street be approved by the City Engineer.

9. Licences required by the Department of Permits and Licences be obtained prior to the Festival.

10. All food concessions be approved by the Medical Health Officer."

MOVED by Ald. Pendakur,
THAT the request of the Folk Fest '74 Committee be approved subject to the conditions as detailed in the foregoing report of the City Engineer;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Street Closure - Broadway from MacDonald Street to Waterloo Street

The City Engineer submitted the following report under date of June 21, 1974:

"Mr. N. Zapantis of the Hellenic Community of Vancouver, 4500 Arbutus Street requests that Broadway from Macdonald Street to Waterloo Street be closed to vehicular traffic on Sunday, June 30, 1974 from 5:00 p.m. to 12:00 midnight.

The purpose of the closure is to provide an area where street dancing and stage performances may be held. It is also proposed to set up outdoor cafes and to display handicrafts within the closed area.

Transit service will be affected by the street closure; however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Broadway from Macdonald Street to Waterloo Street on Sunday, June 30, 1974 from 5:00 p.m. to 12:00 midnight; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

2. Access be provided for emergency vehicles.

3. Costs of temporary traffic controls be borne by the applicant.

4. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.

5. Any electrical fittings on the street be approved by the City Engineer."

MOVED by Ald. Pendakur,
THAT the request of the Hellenic Community of Vancouver be approved subject to the conditions as detailed in the foregoing report of the City Engineer;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

D. Temporary Closures of Alexander Street (Gastown)

The City Engineer submitted the following report under date of June 21, 1974:

"During the summer of 1973 The Gastown Merchants Association had permission to close Alexander Street to vehicular traffic every Sunday for a 'farmers market'. This particular event was one of a number that was permitted in the Gastown area.

We are advised by Mr. Al Bowen of the Gastown Merchants Association that they propose doing the same this year, commencing June 30, 1974. The proposal is to close Alexander Street to vehicular traffic, between Carrall and Columbia Streets. This closure would be effective from 9:00 a.m. to 8:00 p.m. each Sunday. Last year the period of time involved was from July 1st through September 30th. The applicants request that permission this year also be through to the end of September although they anticipate it will not be totally utilized. The reason for this is that they are negotiating for off-street space and should they finalize their arrangements during the summer, the farmers market would be moved to the off-street site.

Transit is not affected by this closure and there are no objections to the proposal from a Police or Traffic Engineering standpoint.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Temporary Closures of Alexander Street (Gastown) (continued)

It is therefore RECOMMENDED that the Gastown Merchants Association be permitted to close to vehicular traffic, Alexander Street from Carrall Street to Columbia each Sunday during the time 9:00 a.m. to 8:00 p.m. and for the period June 30th to September 29th, 1974 for purposes of holding a Farmers Market. Such permission to be subject to the following conditions:

1. the applicants enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against any claims that may arise from holding the activity.

2. the cost of temporary traffic controls be borne by the applicant.

3. the cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

4. that licences required by the Department of Permits and Licences be obtained prior to the closure.

5. any food concessions be approved by City Health Department.

6. that the Gastown Merchants Association be responsible for providing supervision to ensure that vehicular access, for those merchants requiring the same, is provided and maintained."

MOVED by Ald. Linnell,
THAT the foregoing recommendations of the City Engineer be approved;

FURTHER THAT the prevailing policy regarding the sale of food on City streets, be re-affirmed.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:50 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Alderman Gibson
Alderman Hardwick

DELEGATIONS AND UNFINISHED BUSINESS

Collingwood Towers Senior Citizens Project

City Council on June 11, 1974, agreed that a member of the Planning Department and a representative of the Collingwood United Church appear before this meeting of Council to discuss the delays encountered with the proposed senior citizens project on Harold Street near Joyce Road and Kingsway.

Mr. Jarvis representing the Collingwood United Church addressed the Council and filed a brief giving details and history of the project and asking if Council would assist the organization in permitting this development to proceed without delay.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Collingwood Towers Senior
Citizens Project (continued)

Mr. Ron Youngberg, Associate Director - Area Planning, explained the reasons for the delay in processing the development and the involvement of the Regional District Housing Division.

MOVED by Ald. Harcourt,
THAT this matter be referred to the Chairman of the Housing Committee for discussion with the Greater Vancouver Regional District's Director of Housing and representatives of the Collingwood United Church in an endeavour to bring this matter to a successful conclusion.

- CARRIED UNANIMOUSLY

Variety Club Telethon

Council on May 7, 1974, agreed to hear a delegation from the Variety Club Telethon requesting a grant of $13,000 in connection with the Telethon held last February, 1974.

Mr. Barnett addressed the Council and requested the matter be tabled until a full Council is present.

Council agreed to leave this matter with the City Clerk to raise the question and arrange for the delegation at the appropriate time.

Damage to Property -
1915 East Georgia Street

Council on June 11, 1974, agreed to hear a delegation from Mr. Vogel, Counsel for Mr. and Mrs. Sokugawa, concerning damage to their property at 1915 East Georgia Street.

Mr. Vogel addressed the Council, referred to his letter of May 27th, and asked Council to exercise discretion and pay the claim in respect of damage to Mr. and Mrs. Sokugawa's home.

Council noted a report from the Director of Legal Services dated June 19, 1974, containing a number of suggestions re payment.

MOVED by Ald. Volrich,
THAT the claim of Mr. and Mrs. Sokugawa in the amount of $7,452.85 be approved without prejudice and without admission of liability;

FURTHER THAT the Provincial Government be again requested to compensate the City for the amount involved;

AND FURTHER THAT the Director of Legal Services be authorized to negotiate a settlement in the matter of costs.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. BOARD OF ADMINISTRATION
GENERAL REPORT, June 21, 1974

Works & Utility Matters
(June 21, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: High Water Mark at Yale Street and Windermere Street adjacent to C.P.R. Right-of-Way in Hastings Townsite
Cl. 2: Easement through Finning Tractor Property
Cl. 3: Reconstruction of Manholes and Sewerage System Modifications in Still Creek and Vivian Creek Drainage Areas

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works & Utility Matters
(June 21, 1974)(continued)

Cl. 4: Tender No. 742 - Curbs and Pavements on Sundry Streets
Cl. 5: Roadmarking Paint - Tender No. 55-74-1

The Council took action as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 5 inclusive, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 21, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Strata Title Application - New Construction, 2330 Maple Street (Erwin Radke)
Cl. 2: Strata Title Application - Non-Residential Conversion, 3456, 3458, 3468 and 3470 Dunbar

The Council took action as follows:

Strata Title Application - New Construction at 2330 Maple Street
(clause 1)

MOVED by Ald. Pendakur,
THAT the application of Erwin Radke Construction, under the Strata Titles Act re new Apartment Construction at 2330 Maple Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - Non-Residential Conversion at 3456, 3458, 3468 and 3470 Dunbar Street
(Clause 2)

MOVED by Ald. Bowers,
THAT the application of Boughton and Company under the Strata Titles Act re non-residential conversion of 3456, 3458, 3468 and 3470 Dunbar Street, be approved;

FURTHER THAT the resolution of Council dated June 26, 1973, be amended whereby the policy set out therein shall not apply to non-residential premises being converted for non-residential purposes.

- CARRIED UNANIMOUSLY

Finance Matters

The Council considered this report which contains three clauses identified as follows:

Cl. 1: City of Vancouver Debenture Borrowing for 1974-75
Cl. 2: Additional Staff - Home Care Project
Cl. 3: Rental of Stage Lighting Equipment Units to Theatre in the Park and Shakespeare in the Park

The Council took action as follows

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(June 21, 1974)(continued)

MOVED by Ald. Volrich,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Rental of Stage Lighting Equipment Units to Theatre in the Park and Shakespeare in the Park (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the Theatre Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(June 21, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Meeting with Federal Department of Justice on 'Breath Alcohol Tests' - Ottawa Attendance: E.J. Fennell, Health Department
Cl. 2: Leave of Absence with Pay - Fireman Babcock
Cl. 3: Student Summer Employment - SWEEP '74

The Council took action as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Student Summer Employment
SWEEP '74 (Clause 3)

MOVED by Ald. Rankin,
THAT this Clause be referred to the Standing Committee on Social Services to discuss the matter with Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees.

- CARRIED UNANIMOUSLY

It was suggested that Alderman Bowers, Chairman of the Finance Committee may wish to attend the Committee meeting when it considers the foregoing matter.

Property Matters
(June 21, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Acquisition for Senior Citizens' Housing Project Lot 10, Block 2, N.W.¼ Section 24, T.H.S.L., Known as 2912 Venables Street
Cl. 2: Acquisition for Park Site #26 - Lot 92, Blocks 1 & 2, D.L. 311, 565 S.W. Marine Drive and Lot 93, Blocks 1 & 2, D.L. 311, 575 S.W. Marine Drive
Cl. 3: Lot 63, North of Right-of-Way, D.L. 258 and 329, Situated S/S of S.E. Marine Drive, East of Jellicoe

The Council took action as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

(Alderman Marzari voted against Clause 3)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. DEPARTMENT GENERAL REPORT
June 21, 1974

Works & Utility Matters
(June 21, 1974)

Sewer Separation on Private Property

MOVED by Ald. Volrich,
THAT the recommendations (i) and (ii) of the City Engineer and the Director of Permits and Licenses contained in this report be referred to the Standing Committee of Council on Finance and Administration for consideration.

- CARRIED

(Alderman Bowers voted against the motion)

MOVED by Ald. Bowers,
THAT recommendation (iii) of the officials as contained in the report be approved.

- CARRIED UNANIMOUSLY

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At this point Mayor Phillips left the meeting and Alderman Linnell took the Chair.

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Social Services & Health Matters
(June 21, 1974)

Steam Baths - By-Law Amendment

MOVED by Ald. Harcourt,
THAT the recommendations of the Director of Permits & Licenses contained in this report with respect to Steam Baths - By-law Amendment be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 21, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Proposed Zoning By-law Amendments for both sides of Granville Street, between Drake and Cordova Streets
Cl. 2: Development Permit Application No. 64577 - 1015 West 7th Avenue
Cl. 3: 5392 Victoria Drive (N/E Corner Victoria Drive and 38th Avenue) - Development Permit Application No. 66506
Cl. 4: Development Permit Application No. 65010 - 1081 West 8th Avenue
Cl. 5: Request to Keep a Maximum of Six Horses on Site at 7025 Balaclava Street - Development Permit Application No. 61408

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Director of Planning contained in Clauses 1, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Building & Planning Matters
(June 21, 1974) Cont'd

Development Permit Application
No. 64577 - 1015 West 7th Avenue
(Clause 2)

Council was advised that the applicant is no longer interested in this project and therefore wishes his Development Permit Application to be cancelled.

MOVED by Ald. Bowers,
THAT this Clause be received for information and no further action be taken thereon.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 21, 1974)

Closure of Robson St. Between Howe and Hornby Street

MOVED by Ald. Pendakur,
THAT the recommendation of the City Engineer contained in this report with respect to Closure of Robson Street Between Howe and Hornby Street, be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Waterfront, June 6, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Development Permit Application No. 66462
Cl. 2: Proposed Sign By-Law

The Council took action as follows:

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in Clause 1 be approved, and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

H. Part Report of Standing Committee on Social Services, June 6, 1974

The Council considered this report of the Committee which contains eight clauses identified as follows:

Cl. 1: Mental Patients' Association - Permits for Halfway Houses
Cl. 2: Rent Increase at Hampton Hotel, 124 Powell Street
Cl. 3: First United Church - Grant Request
Cl. 4: Youth Services Drop-in Centre, Granville Mall Area
Cl. 5: Natural Gas Connections for Day Care Centres
Cl. 6: Rent Increase - Cobalt Hotel, 917 Main Street
Cl. 7: Lookout - Emergency Shelter and Services for Seniors
Cl. 8: Hard to House Facility, 300 Block East Cordova Street

The Council took action as follows:

MOVED by Ald. Rankin,
THAT Clauses 1, 2, 6, and 7 contained in the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Part Report of Standing Committee
on Social Services, June 6, 1974 Cont'd

First United Church -
Grant Request
(Clause 3)

MOVED by Ald. Rankin,
THAT Council approve a grant of $150.00 towards the $300.00 cost of a bus trip and picnic for the 145 future residents of Oppenheimer Lodge.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Balance of Report

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 4, 5, and 8 be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Civic Development,
June 6, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Major Planning Reports Scheduled for 1974
Cl. 2: TEAG - Downtown Planning Study
Cl. 3: Vancouver Heritage Advisory Board - Retention of Historic Buildings
Cl. 4: False Creek Zoning

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 3 and 4 be approved and that Clause 2 be received for information.

- CARRIED UNANIMOUSLY

J. Report of Standing Committee
on Housing, June 11, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Renovation and Operation of the Central and Ferry Hotels
Cl. 2: Letters on Downtown Eastside Residential Facility and Grandview-Woodlands Single Women's Housing
Cl. 3: Balmoral Hotel

The Council took action as follows:

Renovation and Operation of the
Central and Ferry Hotels
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Housing, June 11, 1974 Cont'd

Balance of Report

MOVED by Ald. Harcourt,
THAT Clause 2 and 3 contained in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

K. Report of Standing Committee
on Social Services, June 13, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Ray-Cam Recreation Centre - Activity Room
Cl. 2: Lookout - Request for Funding
Cl. 3: St. Michael's Day Care - 409 East Broadway
Cl. 4: Day Care Operation at West End Community Centre
Cl. 5: Shaughnessy Lodge, 1298 West 10th Avenue - Rent Increases

The Council took action as follows:

Ray-Cam Recreation Centre -
Activity Room, (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations A and B of the Committee contained in this Clause be tabled until the discussions referred to in recommendation "C" have taken place.

- LOST

(Aldermen Harcourt, Linnell, Marzari, and Rankin voted against the motion.)

MOVED by Ald. Rankin,
THAT recommendations A and B of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers, Massey, and Volrich voted against the motion)

MOVED by Ald. Rankin,
THAT recommendation C of the Committee contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

Lookout - Request for Funding
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur and Volrich voted against the motion.)

Balance of Report

MOVED by Ald. Rankin,
THAT Clauses 3, 4, and 5 contained in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

L. Report of the Standing Committee on Housing, June 11, 1974

Housing Relocation Service

The Chairman requested, and obtained permission to delete Recommendation D of the Committee from this report.

MOVED by Ald. Harcourt,
THAT Recommendations A, B, C, and E of the Committee contained in this report be tabled and the matter of relocation, housing registry and computer time be referred to the Board of Administration for report.

- CARRIED UNANIMOUSLY

M. Report of Standing Committee on Community Development, June 13, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Knight Road Area Delegation
Cl. 2: Thunderbird Neighbourhood Planning Project and City-Owned Land

The Council took action as follows:

Knight Road Area Delegation (Clause 1)

MOVED by Ald. Volrich,
THAT Recommendation (i) of the Committee contained in this Clause and the report of the Director of Finance dated June 17, 1974, on Elimination of Property Owners Share of Local Improvement Charges Related to Widening of Knight Street, be tabled for consideration at a future full Council meeting.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT Recommendations (ii), (iii), (iv), and (v) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood Planning Project and City-Owned Land (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

N. Report of Standing Committee on Social Services, June 13, 1974

Commercial Rental Agencies

MOVED by Ald. Rankin,
THAT consideration of this report be tabled until Council has before it for consideration, a further report of the Standing Committee on Social Services on this matter.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

O. Part Report of Standing Committee on Social Services, June 20, 1974

Septic Tank for Day Care Centre at B.C. Hydro Sub-Station, 49th Avenue and Boundary Road

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause with respect to Septic Tank for Day Care Centre at B.C. Hydro Sub-Station, 49th Avenue and Boundary Road, be approved.

- CARRIED

(Alderman Linnell voted against the motion.)

P. Report of Standing Committee on Community Development, June 20, 1974

Neighborhood Improvement Program

During consideration of this report Council heard a delegation and brief from Mr. Larry Bantleman on behalf of the Downtown Eastside Residents urging Council to not approve the recommendations of the Committee contained in the above report. (Council also noted a letter from the Downtown Eastside Residents Association, dated June 21, 1974 with respect to this matter.)

MOVED by Ald. Marzari,
THAT a further recommendation (j) be added to the Committee's recommendations as follows and approved:

(j) Council request the Federal Government to reconsider its criteria, re: stability of neighborhood for eligibility for N. I. P. Programs.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT Recommendations (a) to (i) of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

Q. Report of Special Committee for 1976 United Nations Conference, June 21, 1974

Council noted the following report dated June 21, 1974 from Alderman Massey, Chairman of the Special Committee for 1976 United Nations Conference:

"The Special Committee for 1976 United Nations Conference was formed to consider possible demonstration projects for the City of Vancouver that could be funded through the $100 million fund of the Federal Government for Demonstration Projects. As well as myself as Chairman, the members of the Committee are:

Alderman Pendakur
Commissioner Ryan
Park Commissioner Cowie
Mr. Maurice Egan, Director of Social Planning
Mr. G. H. Lawson, City Engineer
Mr. P. D. Leckie, Director of Finance
Mr. R. J. Spaxman, Director of Planning

The Committee has met on a number of occasions to consider suggestions for City of Vancouver Demonstration Projects, both from City staff and outside organizations. The Committee will continue to consider suggested projects as they are presented to them.

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Special Committee for
1976 United Nations Conference,
June 21, 1974 Cont'd.

Last week, the Canadian Urban Demonstration Programme application was received and circulated to Council. The Ministry of State for Urban Affairs will be considering applications as they are received and for this reason, the applications for the City of Vancouver demonstration projects should be submitted as soon as possible.

The projects fall into three categories:

Category 1 -- Recommended for Immediate Application

False Creek - Area 6 Package
The Committee recommends to Council that the False Creek - Area 6 proposal be endorsed as a Demonstration Project. The False Creek Development Team will prepare the application and submit it to the Committee for transmittal to Council for endorsation as soon as possible.

Aquatic Improvement - False Creek
The Committee was allocated $15,000 for the hiring of consultants to work up proposals that the Committee felt had possibilities for Demonstration Projects. One such proposal was the clean-up of the water in False Creek through innovative methods which would produce significant results in a short period of time. The City Engineer is submitting concurrently, a report dated June 19th, 1974, which outlines in detail, the extent of the project.

Category 2 -- Recommended for Further Investigation and Report Back to the Special Committee re 1976 UN Conference

Non-capital Methods of Improving Transportation
This proposal would involve contacting employers in the Central Business District to obtain support in staggering work hours as well as determining innovative ways to set up an information system for car pooling. The Committee requested the Board of Administration to authorize $3,000 of the $15,000 for consultants, for the City Engineer to hire consultants to work up a firm proposal.

Multi-Cultural Centre
The Committee originally rejected the idea of the multi-cultural centre as a City of Vancouver Demonstration Project as the centre would commit the City to high on-going operating costs. It was felt that if the sponsors of the centre were willing to prepare the application, it would be referred back to the Committee for reconsideration.

Installation of Secondary Suites
This proposal would provide for more rental housing in the City almost immediately, by providing financial assistance for people who wish to install secondary suites of a high standard, in their homes. The Board of Administration will assist in working up a proposal for submission to the Committee and then Council.

Transit Proposals
No progress has been made on any of the City of Vancouver's proposals for transit as the City received no reply to the request to meet with the Minister with regard to transit. It is my understanding that the Bureau of Transit Services is considering various transportation proposals for submission but they have not informed us as to the nature of these proposals. It is hoped that this matter will be pursued when the Minister and Mr. Parker return from their European tour.

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Report of Special Committee for
1976 United Nations Conference,
June 21, 1974 Cont'd.

Multi-purpose Facility - Haro Park

The Committee felt that it would be more appropriate for the sponsors of the multi-purpose facility to submit the actual application to the Ministry of State for Urban Affairs. The sponsors were asked if they would be willing to prepare the application, in consultation with appropriate City staff, for submission to the Committee for endorsation and transmittal to Council for recommendation. The sponsors have indicated verbally that they are willing to prepare the application and this will be forwarded to Council for consideration after the Committee reviews it.

Category 3 -- Rejected

There have been numerous projects presented to the Committee which have been eliminated because they do not fit the criteria or are inappropriate for further action.

RECOMMENDATION:

The Special Committee re Vancouver Demonstration Project for 1976 United Nations Conference RECOMMENDS

THAT Council endorse the following projects for immediate submission to the Ministry of State for Urban Affairs as City of Vancouver demonstration projects:

False Creek - Area 6 Package
Aquatic Improvement - False Creek

FURTHER THAT the Committee report back to Council on the projects listed in Category 2."

MOVED by Ald. Massey,
THAT the Committee's recommendations contained in the above report be approved.

- CARRIED

(Alderman Rankin voted against the motion)

Council also noted a report from the City Engineer dated June 19, 1974 detailing the proposed Demonstration Project - Aquatic Improvements-False Creek.

MOVED by Ald. Massey,
THAT the report of the City Engineer be received for information.

- CARRIED

(Alderman Rankin voted against the motion)

R. Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of June 21, 1974:

"The Committee of Officials has considered the following requests under the Policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Illegal Suites:
Hardship Cases Cont'd.

(a) The following applications recommended for approval by the Sub-Committee be approved:

Sylvia Makaroff (tenant), 4605 West 12th Avenue
Elsa Jackson (owner), 2183 West 47th Avenue
Despina Pantelidis (owner), 123 West 12th Avenue
John Brotherton (tenant), #7 - 305 West 11th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Peter Ng (tenant), 1354 East 18th Avenue
Balwant Singh Bapla (owner), 969 East 59th Avenue
Abdul Rahemtula (owner), 737 East 21st Avenue
Catherine Hirst (tenant), 35 West 17th Avenue
Brenda J. Colling (tenant), 3550 West 1st Avenue
Gurcharn Rattan (tenant), 1005 East 54th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Joseph & Linda Mason (tenants), 1303 East 26th Avenue
Lachman S. Khangura (owner), 8050 Prince Edward Street
Wan Ying Lew (owner), 1536 East Broadway
James G. Darlington (tenant), 2532 East 16th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the Policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Ian Robert Gillis (tenant), 173 S. W. Marine Drive
Alex N. MacDonald (owner), 250 West 44th Avenue
Thalman Lidder (owner), 332 East 38th Avenue
Santokh Dhillon (owner), 4539 Beatrice Street
Tarlochan Singh Ranu (owner), 783 West 62nd Avenue
Harold Epp (owner), 1511 West 63rd Avenue "

MOVED by Ald. Bowers,
THAT recommendations (a), (b), (c), and (d) contained in the foregoing Special Committee report dated June 21, 1974 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the applications detailed in recommendation (e) contained in the foregoing Special Committee report dated June 21, 1974 be approved for one year from the date of this resolution.

- CARRIED

(Alderman Volrich voted against the motion.)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

S. Development Permit Application
5508 Tyne Street

Council considered the following report from the Director of Planning and Supervisor of Property and Insurance:

" A Development Permit Application (#67209) has been received for a single family development on Lot 20, Block 1, District Lots 36 & 49. This property is within a potential housing site reported to City Council in June of 1973.

It is RECOMMENDED that the Supervisor of Property & Insurance be authorized to negotiate for the purchase of Lot 20, Block 1, District Lots 36 & 49."

MOVED by Ald. Pendakur,
THAT the recommendation of the Director of Planning and the Supervisor of Property & Insurance contained in the above report be approved.

- CARRIED UNANIMOUSLY

T. Report of Standing Committee on Civic Development, June 13, 1974

Johnston Terminals

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

U. Custom Gaskets Ltd. - Request for Temporary Parking Spaces

Council noted the following letter from Custom Gaskets Ltd., requesting a number of temporary parking spaces in the City:

" Custom Gaskets Ltd, as our name implies, has been manufacturing gaskets in Vancouver for ten years. We also represent Lunkenheimer Canada Ltd., a manufacturer of valves.

Lunkenheimer Canada Ltd. have a mobile training unit which demonstrates by Audio and Visual means the basic functions of the various types of valves.

This unit is a valuable source of information for Engineering and Mechanical people involved in the handling of valves.

The unit is available to our company for only three days in Vancouver. In order to make the best use of this time we are asking for your approval of the following parking spaces.

(1) Wednesday, June 26th for Sandwell Engineers
Time: 8:30 A.M. to 12:00 Noon
Southwest corner 1600 block Alberni at Cardero,
First two parking spaces on South side facing East.

(2) Wednesday, June 26th for Chematic Engineers
Time: 12:30 P.M. to 5:00 P.M.
Two parking spaces on West 2nd Avenue,
1700 block next to Burrard facing East.

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (Cont'd)

Custom Gaskets Ltd. - Request
for Temporary Parking Spaces, Cont'd

(3) Thursday, June 27th for Wright Engineers
Time: 9:00 A.M. to 12:00 Noon
Two parking meters West side 400 block
Thurlow: Meter numbers 65-04-07 and 65-04-05

(4) Thursday, June 27th for H.A. Simon Engineers
Time: 12:30 P.M. to 5:00 P.M.
Two parking meters West side 400 block Carrall
Street; Meter numbers 53-04-09 and 53-04-11.

(5) Friday, June 28th, again at H.A. Simon Engineers
Time: 9:00 A.M. to 12:00 Noon
Same two meters, numbers 53-04-09 and 53-04-11.

The unit will return to our own parking lot each evening at 8431 Main Street.

The above information has been given to Mr. Murray Kidner of the City Traffic Engineering Department.

Custom Gaskets Ltd. will reimburse the City for any charges incurred in connection with the above requests.

Trusting this matter will meet with your approval, "

MOVED by Ald. Rankin,
THAT the temporary parking spaces requested by Custom Gaskets Ltd., and detailed above, be approved, subject to the requirements of the City Engineer.

- CARRIED UNANIMOUSLY

V. G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 3, 1974 is concerned.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Pendakur,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Confirmation of Acting-Mayor
Tuesday, June 18, 1974

MOVED by Ald. Pendakur,
SECONDED by Ald. Volrich,
THAT Alderman Geoffrey Massey be confirmed as Acting-Mayor, on Tuesday, June 18, 1974.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

Demolitions: Odlum Drive/Kitchener Street

Consideration was again given to the matter of Demolition of Houses: Odlum Drive/Kitchener Street. A delegation of residents appeared and expressed their concern re demolition of this housing which they are renting and requested Council to take immediate action to assist them in this matter.

Council noted a letter on this matter from the Director of Legal Services, dated June 20, 1974 wherein he stated:

"At its meeting on June 11th the Council passed the following motion:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

Within the time specified in this motion it has not been possible for the Director of Planning and myself to get together on this subject. However, I have indicated in the past that an applicant for a demolition permit is entitled to receive the same where he complies with by-law requirements. I know of no existing legislation that would allow us to prohibit demolition "as an interim measure for a temporary period"."

Mr. Freedman, representing Koffman Foods, advised Council of certain proposals made by his company to the tenants, to assist them in relocating. He expressed concern because of vandalism to the empty house at 1416 Kitchener Street.

Council advised the delegation that in view of the Director of Legal Service's comments, the City is unable to prevent demolition of these particular houses.

- - - - - -

2. Demolition of Rental Units

On June 11, 1974, Alderman Rankin gave notice of the following motion seconded by Alderman Marzari:

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS a great number of demolitions of rental units are taking place to make way for new condominiums and other developments;

AND WHEREAS most of these units are tenanted by people on limited incomes;

AND WHEREAS the new accommodation that is being built in these areas is rented at prices well beyond the means of these citizens;

THEREFORE BE IT RESOLVED THAT this Council instruct the Director of Legal Services to prepare the necessary By-law allowing the City Council to have discretionary powers to prevent the demolition of housing which affords accommodation for low income tenants in appropriate areas of the City.

- LOST

(Aldermen Bowers, Linnell, Massey, Pendakur, and Volrich voted against the motion.)

MOTIONS (Cont'd)

3. Closing, Stopping Up and Conveyance of Lane west of Bidwell Street, north of the Lane south of Comox Street

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane at the rear of Lots "B", "C" and "D" of Lots 8 and 9, Block 60, District Lot 185, Plan 5223 is surplus to the City's highway requirements;

3. The owner of said Lots "B" "C" and "D" wishes to acquire this surplus lane for consolidation with his abutting lands;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 5223, be closed, stopped up and conveyed to the owner of abutting Lots "B", "C" and "D" of Lots 8 and 9, Block 60, District Lot 185, Plan 5223; and

BE IT FURTHER RESOLVED THAT the said closed lane be consolidated with the abutting land.

(closing lane west of Bidwell Street, north of the lane South of Comox Street).

- CARRIED UNANIMOUSLY

4. Closing, Stopping Up and Conveyance of Portion of Waverley Avenue, East of Vivian Street

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. There is a 66 foot street abutting the north boundary of Lot 1, Block 12, North West Quarter District Lot 337, Plan 2535;

3. The South 46 feet of this street is surplus to the City's highway requirements;

4. The owner of the said Lot 1 has made application to acquire the surplus portions of road;

THEREFORE BE IT RESOLVED THAT all those portions of road dedicated by the deposit of Plan 2535 and Plan 3092 outlined yellow and red respectively lying to the north of Lot 1, Block 12, North West Quarter District Lot 337, Plan 2535. The same as shown included in plan prepared by A. Burhoe, B.C.L.S., dated February 18th, 1974, and marginally numbered LF 6895, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of abutting said Lot 1; and

BE IT FURTHER RESOLVED THAT the said closed portions of lane be subdivided with the adjacent said Lot 1.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

5. Closing, Stopping Up and Conveyance of Portion of Lane East of Granville Street, South from Georgia Street

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The proposed development on the south side of Georgia Street, between Granville Street and Seymour Street makes the lane east of Granville Street at the rear of Lots 1 to 6, Block 53, District Lot 541, Plan 210, surplus to the City's highway requirements;

3. The Bank of Nova Scotia by resolution has consented to this portion of lane being closed, conveyed and consolidated with the abutting said Lots 1 to 6.

THEREFORE BE IT RESOLVED THAT all that portion of lane lying between a line joining the north easterly corner of Lot 1, Block 53, District Lot 541, Plan 210; and the north westerly corner of Lot 40, said Block 53, and a line joining the south easterly corner of Lot 6, said Block 53, and the south westerly corner of Lot 35, said Block 53. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 13, 1973, and marginally numbered LF 6471, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of Lots 1 to 6, said Block 53; and

BE IT FURTHER RESOLVED THAT the lane so closed be consolidated with said Lots 1 to 6 to form one parcel.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair:

Police Disputes - Compulsory Arbitration

MOVED by Ald. Volrich,
THAT WHEREAS:

(a) The Provincial Government has restored to the police force of the City of Vancouver the unrestricted right to strike;

(b) A strike of the police force would bring the most serious consequences to the citizens of Vancouver and leave them open to damage and injury without protection;

(c) It is decidedly against the public interest that the police should have the right to strike, and compulsory arbitration is the appropriate process for resolving any disputes between the police force and the Police Commission;

(d) It is the City of Vancouver that has the responsibility of paying the cost of policing in our city, and its position on the matter of the right to strike should have the serious consideration of the Provincial Government;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government to amend present legislation so as to provide for compulsory arbitration in police disputes.

(Notice)

The Council adjourned at approximately 11:10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of June 25, 1974, adopted on July 9, 1974.

A Phillips
MAYOR

E N. Little
CITY CLERK

SPECIAL COUNCIL MEETING

A Special meeting of Council was held on Monday, June 17, 1974, at approximately 10:00 a.m., in the No. 1 Committee Room with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Gibson, Linnell, Massey, Pendakur and Volrich

ABSENT: Alderman Bowers
Alderman Harcourt
Alderman Hardwick (Civic Business)
Alderman Marzari
Alderman Rankin

CLERK TO THE COUNCIL: Mrs. M. Kinsella

UNFINISHED BUSINESS

1. Strata Title Application - New Construction
1484 Charles Street, Vancouver, B. C.
Landmark Projects Corporation Ltd.

Council considered the report from the Board of Administration dated June 7, 1974, with respect to a Strata Title Application - new construction at 1484 Charles Street, having deferred consideration of the application on June 11, 1974.

The report indicates that the Director of Finance, Director of Planning and the City Building Inspector have reviewed the prospectus for this application with respect to the financing evaluation, shared facilities and common areas and quality of construction respectively.

MOVED by Ald. Volrich,
SECONDED by Ald. Gibson,
THAT the application of Landmark Projects Corporation Ltd., under the Strata Titles Act re new Apartment Construction at 1484 Charles Street, be approved, subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

2. Consultants: Taxi Rates

The Board of Administration under date of June 14, 1974, submitted the following report:

"On May 14, 1974, Council approved the following recommendation of the Board of Administration:

'THAT Council authorize the Board of Administration to contact two or three of the major consulting firms with a view to receiving proposals and prices for the above-mentioned study, for report back to Council and provision of funds.'

Since Council will not meet again until June 25, and since proposals are currently being received, your Board RECOMMENDS that Council authorize the Board of Administration to appoint a Consultant; the necessary funds to be provided from Contingency Reserve.

A further report will be provided for the information of Council if a Consultant is appointed prior to June 25."

MOVED by Ald. Pendakur,
SECONDED by Ald. Gibson,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:05 a.m.

* * * * *

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

June 5, 1974

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Wednesday, June 5, 1974 at approximately 7:30 p.m.

PRESENT:	Alderman Marzari (Chairman) Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation Mr. R. G. Jackson for Director of Legal Services Supt. D. W. McRae, Vancouver City Police
ALSO PRESENT:	Mr. W. Reese, Vancouver Safety Council Mr. R. M. McLachlan, Vancouver School Board Mrs. E. Robinson, Vancouver Parent-Teacher Council
ABSENT:	Alderman Pendakur (on City Business) Commissioner Ryan (on City Business) Mrs. H. Boyce
CLERK:	D. Bennett

Adoption of Minutes

The minutes of the meeting held April 10, 1974 were adopted.

RECOMMENDATIONS

1. Pedestrian Crossing Study

In a report dated May 29, 1974 (copy of which is attached) the City Engineer reported on the pedestrian crossing study which was carried out by his Department to revise the current warrant for the installation of pedestrian signals. He advised the Engineering Department is recommending a warrant based primarily on the number of pedestrians who will have to wait more than a minute for a reasonable crossing opportunity. The report dealt with the subject matter under the following headings:

(a) Background

(b) Community Concerns

(c) Nature of the Warrant

(d) Results of the Review Program

(e) Cost of the Program,

and concluded with the following recommendations of the City Engineer:

"(a) that the evaluation process described in this report for evaluation of pedestrian crossing signalization be endorsed;

(b) that the installation of pedestrian signals at the following locations be authorized:

1. Main Street and 28th Avenue
2. Cambie Street and 18th Avenue

Cont'd . . .

Clause #1 continued:

3. 41st Avenue and Ontario Street
4. Victoria Drive and Waverley Avenue
5. Oak Street and 37th Avenue
6. 41st Avenue and Selkirk Street
7. Hastings Street and Templeton Drive
8. 4th Avenue and Trafalgar Street
9. Kingsway and Gladstone Street
10. Nanaimo Street and Charles Street
11. 41st Avenue and Willow Street
12. 4th Avenue and Arbutus Street
13. Broadway West and Manitoba Street
14. 6th Avenue and Commercial Drive
15. Broadway East and Prince Edward Street

(c) that the expenditure of $97,500 from the Traffic Control Reserve for these signals be authorized;

(d) that 100% of the net parking meter revenue be allocated to the Traffic Control Reserve Fund in 1974."

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, reviewed the report for the information of the members of the Commission and brought to the attention of the Commission three errors which had appeared in Figure 3 under Crossing Difficulty Index. He stated that because of the high crossing difficulty rate at 10th and Sasamat he would recommend that this intersection also be signalized in addition to the fifteen recommended in the City Engineer's recommendations. He further stated that if 100% of the net parking meter revenue is allocated to the Traffic Control Reserve Fund in 1974 there would be sufficient monies to take care of the installation of the pedestrian crossing signals at the sixteen locations. He noted that 4th and Yew also had a high crossing difficulty rate but as there was a signal one block away he did not recommend signalizing this intersection at this time.

Several members in the audience commented on the need for these pedestrian crossing signals in their particular locale.

After considerable discussion it was

RECOMMENDED

THAT the recommendations contained in the City Engineer's report dated May 29, 1974 and quoted above be approved.

FURTHER THAT a pedestrian crossing signal be placed at the intersection of 10th and Sasamat, at a cost of about $6500 which would come from the Traffic Control Reserve Fund in 1974.

2. Taxi Use of Downtown Streets

The Commission had before it for consideration a report of the City Engineer dated June 4, 1974 (copy of which is attached). The City Engineer advised that on April 23, 1974 City Council instructed the City Engineer to report to the Official Traffic Commission on existing taxi stands and proposed sidewalk bays for taxis in the central business district. Further on May 13, 1974 the City Engineer was asked to report on a request for special traffic regulations for taxis raised in a letter from Mr. W. R. M. Stevens of Black Top and Blue Cabs (1960) Ltd.

Streets in the central business district provide thirty taxi stands; an additional five stands have been authorized but are temporarily displaced by construction work. The thirty existing stands are tabulated in Attachment I, showing location, number of taxi spaces and times available. Thirteen locations for taxi bays proposed by Mr. B. Smith and Mr. T. Scarr are tabulated in Attachment II. Attachment III shows both the existing and the proposed locations on a downtown street map. In-

Cont'd . . .

Clause #2 continued:

dividual consideration of the thirteen proposed bays is detailed in Attachment IV.

The City Engineer recommended against the construction of bays for taxis.

The City Engineer advised that Mr. W. R. M. Stevens suggested the following changes aimed at increasing speeds and eliminating traffic restriction for taxi operators:

" I - Unrestricted left turn permission for taxis

Exemption of taxi drivers from turning regulations would imply permission being granted to other drivers, particularly professional or commercial drivers. More complex signing would be required everywhere. The vehicles turning would have a disproportionate effect on traffic flows.

II - Removal of on-street parking

It is City policy to provide on-street parking privileges until vehicle volumes reach a level where the additional lane is required to cope with the traffic flow. Removal of this parking would significantly affect not only the viability of some downtown businesses, but also reduce the level of service accorded to the vast majority of drivers. Furthermore, parking and stopping is currently prohibited on the majority of streets in the C.B.D. during peak periods.

III - Taxi use of exclusive bus lanes

As we have noted in previous reports, taxi use, or any non-transit use, of the bus lanes will result in a proliferation of offenders. At a time when the efficient operation of the public transit system is of paramount concern, such conflicts are unacceptable.

IV - Various intersection turning problems

(a) Burrard and Hastings

The current intersection volumes and individual vehicle movements indicate the full time "NO LEFT TURN" prohibition (SB - EB) is the appropriate control to promote the best overall vehicular flow through this intersection.

(b) Howe and Georgia

The right turn prohibition from Howe Street was initiated as part of the bus lane strategy, which prohibited right turns at locations where a reasonable alternative route was available.

(c) Left turn phase at Beatty-Pender-Abbott

The present signal control sequence at these two intersections was introduced at the time of the opening of the Georgia Street Viaduct and the initiation of the two-way on Pender Street. This arrangement best suited traffic flows and patterns at that time and favoured the E/B flow. These signal timings will be reviewed to determine if a change is warranted.

(d) Drake and Granville

The left turn prohibition at this location was introduced in 1971 to correct an adverse accident condition at this bridgehead location. The construction of Granville Mall will likely reduce the traffic density at this intersection. When the Mall is completed and traffic patterns have stabilized, the prohibition will be reviewed."

Cont'd . . .

Clause #2 continued:

The City Engineer recommended that the suggestions put forward by Mr. W. R. M. Stevens not be accepted but Items IV (c) and IV (d) be referred to the Engineering Department for further review.

Mr. Bill Link of the Amalgamated Transit Union, Mr. T. Scarr, President and General Manager of Yellow Cabs, Mr. Bill Smith, Manager, Black Top and Blue Cabs (1960) Ltd. and Mr. W. R. M. Stevens appeared before the Commission and discussed the report with the members. Of particular concern was the turning restrictions at Georgia and Howe Streets and the fact that the taxis could not easily service the Georgia Hotel.due to these turning restrictions. The taxi drivers have to drive many blocks to reach this hotel.

The Chairman requested that Messrs. Scarr, Smith and Link be present at the Council meeting on June 25, 1974 when these Minutes are under discussion in order that the problem at Georgia and Howe Streets can be considered by the full Council (These representatives of the Taxi Industry and the Amalgamated Transit Union will be present during discussion of this item by Council).

After much deliberation it was

RECOMMENDED

THAT the recommendation of the City Engineer against the construction of bays for taxis as contained in his report of June 4, 1974 be approved.

FURTHER THAT the recommendations on suggestions put forward by Mr. W. R. M. Stevens not be accepted but Items IV (c) and IV (d) quoted above be referred to the Engineering Department for further review be approved.

3. P.N.E. Traffic and Parking

At the last meeting of the Commission Strategy 2 reading as follows was approved:

"1) The residents in the area within four blocks west of the P.N.E. be surveyed to determine their views on the on-street traffic and parking situation.

2) $400 be appropriated to carry out this survey.

3) The survey findings be reported back to the Official Traffic Commission.

4) The existing 100% Resident Parking Only zones on the west side of the P.N.E. not be extended at this time."

A survey was conducted of all residents between the P.N.E. grounds and Kamloops Street in the area north of Hastings Street. The survey results were segmented into four zones:

Zone 1 being residents within one block of the P.N.E.;

Zone 4 residents 4 blocks from the P.N.E.;

Zones 2 and 3 intermediate blocks.

The City Engineer submitted the following report dated May 29, 1974:

"Response

As shown in the following table, the residents nearest the PNE expressed the greatest degree of concern. Furthermore, the high level of response indicates that the residents are aware of the traffic and parking problems.

Area	Response
Zone 1	54%
Zone 2	52%
Zone 3	23%
Zone 4	25%

Cont'd . . .

Clause #3 continued:

Moving Traffic

The following table summarizes the results of the survey with regard to limiting moving traffic by dead ending streets at Renfrew.

Area	% of Responses: Leave As Is or No Comment	% of Responses: Dead End Favoured
Zone 1	63.5%	36.5%
Zone 2	46.6%	53.4%
Zone 3	48.0%	52.0%
Zone 4	50.0%	50.0%
Total	52.6%	47.4%

From the foregoing results, it appears that the people who are most in favour of dead-end streets are those whose regular use of the street will be least affected. The majority of residents, particularly in the block affected, are against cul-de-sacs. Consequently, it can be concluded that the majority of people are not particularly concerned about moving traffic. The written responses from some residents indicated that they are more concerned about the delay in clearing traffic from the area after a major PNE event in order to reduce the duration of their inconvenience.

Parking

The following table summarizes the results of the survey with regard to parking:

Area	Leave As Is or No Comment	No Restrictions	Decal System	Visitor Decal Proportion
Zone 1	44.2%	9.3%	46.5%	40.0%
Zone 2	34.7%	8.7%	55.6%	45.2%
Zone 3	35.3%	12.7%	52.0%	35.0%
Zone 4	51.5%	4.7%	43.8%	32.0%
Total	40.6%	9.1%	50.3%	40.0%

From the foregoing, it can be seen that the proportion in favour of a decal system varied from 44% to 56%, the variation being independent of distance from the PNE. The balance of the respondents were principally in favour of the current restrictions, with a reasonable proportion favouring no restrictions whatsoever. Inasmuch as only 37% of the residents responded to the questionnaire, it is reasonable to assume that a significant proportion of the silent 63% are content with present restrictions. Furthermore, 40% of those who prefer a decal system stipulated that they would require decals for their visitors. The working group of representatives from the Law, Police and Engineering Departments and the Prosecutor's office believe that this is not feasible. Consequently it is not possible to confirm that a majority of the residents would favour the proposed decal system, which does not include visitor decals.

Comment

The principal comments from the residents in the peripheral area have related to the legibility of the questionnaire and the restriction of the survey to the area west of the PNE. Every effort was made to make the questionnaire as simple and straight-forward as possible, and there seems to be little evidence that a significant proportion of the people were unable to understand the questions. The 54% response from the people in Zone 1 indicates that this was not a serious problem. The lower response (23%) from more distant residents gives a clear indication of lack of interest, rather than lack of understanding. While the questionnaire survey was experimental, only designed to deal with problems relating to events which occur on the west side of the PNE, any expansion of the survey area would be dependent upon the attitudes of the residents in this, the most seriously affected peripheral area."

and concluded with the following recommendation:

" Recommendation

Since both the cul-de-sac and decal system proposals represent significant departures from past practice, and limit the traffic flexibility of residents, we believe a solid majority in favour of these proposals is

Cont'd . . .

Clause #3 continued:

required. Accordingly, the City Engineer RECOMMENDS that, based upon the results of a survey of the residents on the west side of the PNE, the present parking restrictions be retained, no changes be made in the street system, and the practice of barricading streets during events be discontinued."

Mr. and Mrs. Alfeld and Mrs. Gillian Campbell appeared on behalf of the residents adjacent to the P.N.E. and spoke in opposition to the City Engineer's report. They questioned the clarity of the questionnaire for the survey (copy of which is attached) and were of the opinion that the results indicated that the decal system and cul-de-sacs should be initiated. The Chairman also expressed the opinion that she did not concur with the City Engineer's recommendation quoted above.

After much discussion your Commission

RECOMMENDS

THAT based upon the results of the survey of the residents on the west side of the P.N.E., the present parking restrictions be retained, no changes be made in the street system, and the practice of barricading streets during events be discontinued.

4. Crosswalk - 58th Avenue and Argyle

At a meeting on December 13, 1973 the Official Traffic Commission dealt with the matter of pedestrian safety at 58th Avenue and Argyle Street. At that meeting the Commission recommended the installation of illuminated crosswalk signs with flashers. This was completed on February 8, 1974. The Commission also discussed the effect of the new bridge opening on traffic on Argyle Street and requested the City Engineer to report back after the bridge was opened.

The City Engineer in a report dated April 26, 1974 advised that observations and traffic counts taken since the bridge opened show an increase in traffic volumes on 57th Avenue and on Argyle north of 57th Avenue. However, on Argyle Street south of 57th Avenue the overall traffic volumes are down slightly which makes pedestrian crossings at 58th Avenue less of a problem than they were last fall. From this information, it has been concluded that no change should be instituted in the present traffic control devices.

It was

RECOMMENDED

THAT the report of the City Engineer dated April 26, 1974 be received.

5. Traffic Controls: Blenheim and 16th Avenue

The City Engineer submitted a report dated May 24, 1974 which was in response to a petition from residents of the area who feel further traffic controls are required at this intersection. This petition was prompted by the pedestrian fatality which occured on January 30, 1974.

The City Engineer in a report dated May 24, 1974 advised that the principle concern of the petitioners is the speed of eastbound vehicles on 16th Avenue. The Traffic Superintendent, after checks had been taken, reported that the speeds are comparable to operating speeds on other through streets in the suburbs and this intersection is included in the annual review of non-signalized major intersections. The 1973 data shows conditions at Blenheim Street and 16th Avenue to be well below the minimum warrant for a traffic control signal. A review of the accident history for the past five years shows the recent fatality to be the only reported pedestrian accident at this intersection. The light pedestrian accident history is contributed to the relatively light traffic volumes, good sight distances and visibility at the

Cont'd . . .

Clause #5 continued:

intersection and good crossing opportunities brought about by the centre median. With the wide centre median, pedestrians need only be concerned with one direction of traffic at a time when crossing 16th Avenue.

The City Engineer stated that they do feel however, that this centre median on 16th Avenue and the resultant wide intersection is a contributing factor in the motor vehicle accident patterns. In view of this accident history, arrangements are being made under the City Engineer's authority, to install north/south stop signs on the centre median.

Mr. K. Dobell reviewed the report of the City Engineer which was submitted for information.

After due consideration it was

RECOMMENDED

THAT the report of the City Engineer dated May 24, 1974 be received

6. Tisdall Street/45th Avenue - Oakridge Traffic

The City Engineer submitted a report on the subject matter dated May 24, 1974, however, the Clerk brought to the Commission's attention a communication received from Woodwards' Stores (Vancouver) Ltd. dated June 3, 1974 wherein it was requested that as they had not had sufficient time to study the proposed changes at the Oakridge shopping centre entrances and exits they requested that this matter be postponed to a later date.

RECOMMENDED

THAT the report of the City Engineer dated May 24, 1974 dealing with Tisdall Street/45th Avenue - Oakridge Traffic be tabled to the next meeting of the Commission.

7. Driver Pedestrian Safety Program

Mrs. Marlene F. Hier of U.B.C. submitted for the information of the Commission the following report entitled "An Evaluation of the Effectiveness of Traffic Safety Programs":

" The major objective of traffic safety programs, conducted and financed by all levels of government and private organizations, is assumed to be the reduction in the numbers of and severity of traffic accidents. Although substantial resources have been expended on remedial action traffic safety continues to be a major problem, especially in urban areas.

Previous studies in traffic safety have attempted to assess the costs, benefits and effectiveness of isolated road safety measures. However, these studies have been deficient in that they neither controlled for the many factors associated with accidents nor accounted for the possibility of interaction affects among the various accident countermeasures. Furthermore, no evaluations have been made of the over-all effectiveness of the many programs and actions directed at all three components of the road transport system, the driver, the vehicle, and the pedestrian. The 1971 report, "Road Safety Campaigns:Design and Evaluation", prepared by an OECD Road Research Group, listed as one of its major priority recommendations for future research:

> ...the comparative efficiacy of publicity campaigns conducted in...combination with other actions on the level of engineering changes and/or law enforcement.

Cont'd . . .

Clause #7 continued:

Therefore, the objectives of this research are to:

-Determine the magnitude of the traffic accident problem in the City of Vancouver, the trends in incidence and prevalence over a four year period (1970-1973).

-Identify those contributory variables whose presence and interaction result in traffic accidents.

-Assess the effectiveness of specific countermeasures and other modifications of the system: the relative contribution of each and the over-all interaction in terms of effect on the traffic accident picture.

-Provide a statistical model which will aid decision-makers in planning rationally and in determining the best allocation of resources in the reduction of traffic accidents.

-Point out information that, while relevant to accident analysis, is not presently collected by various data-gathering agencies.

-Define problems on which further research is needed.

The research methodology utilized in this study will be that of multivariate statistical analysis. This type of analysis allows simultaneous study of the effects of a wide range of factors and their interaction on the incidence of accidents. The technique aims to indicate the extent of the contribution of each factor to the accident situation by providing a mathematical equation representing the number of accidents as some function of the factors considered. The parameters of the equation indicate whether a given factor or a specific group of factors contibute a large or small amount to the total accidents.

The countermeasures to be assessed which are of particular relevance to the City of Vancouver can be broadly categorized under the following headings:

- Physical characteristics of the traffic network
  - various forms of traffic control devices
  - intensity and type of artificial lighting
- Law enforcement activities
  - levels of enforcement (deployment of manpower)
  - strictness of enforcement
  - road safety educational programs in the schools
  - school patrols
- Driver training and retraining programs
- Public safety campaigns such as mass media campaigns

The above countermeasures, together with those instituted by senior levels of government, will be assessed to determine their relative contributions to road safety and their interactive effects."

She stated that through the co-operation of the Engineering Department, the Police Department and Mr. Reese of the Vancouver Safety Council, she was obtaining data which will be analysed and she hopes to be able to submit some ideas on driver pedestrian safety program to the Commission in about three months time.

RECOMMENDED

THAT the above report presented by Mrs. Hier be received.

The meeting adjourned at approximately 9:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 654

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. High Water Mark at Yale Street and Windermere Street Adjacent to C.P.R. Right-of-Way in Hastings Townsite

The City Engineer reports as follows:

"The original titles to the properties along Burrard Inlet are based on Plan 100 in the Land Registry Office. This plan is a composite plan rather than a subdivision plan. The Canadian Pacific Railway own a right-of-way along the edge of Burrard Inlet in the vicinity of Windermere Street end and the right-of-way plan shows the location of High Water Mark in a different location to that shown on Plan 100 at Yale Street and Windermere Street. High Water Mark as shown on Plan 100 would make part of both Yale Street and Windermere Street part of the bed of Burrard Inlet rather than road allowance.

The C.P.R. wish to transfer Lots 1, 42 and 43 Hastings Townsite to their real estate branch - Marathon Realty. At present the titles are Absolute Titles and before the lots can be conveyed they must have an Indefeasible Title. Before the Registrar of Titles will convey land he assures himself that he can issue a good, safe, marketable title. He cannot do this with these 3 lots at the present time as there is conflict as to the lot boundaries because of the variation of the location of High Water Mark according to the subdivision and right-of-way plans on file in his office.

At this time the land has been filled beyond old High Water Mark and it is impossible to define this old boundary. The only practical solution is for an agreed boundary between the interested parties - the Canadian Pacific Railway, the National Harbours Board and the City of Vancouver.

A plan has been prepared by Mr. A.T. Holmes, B.C.L.S. sworn to on the 6th day of November, 1973, showing his determination of old High Water Mark which could be agreed upon by all three parties.

The High Water Mark shown on this plan adjacent to Lots 1, 42 and 43 Hastings Townsite does not injuriously affect the City and the City could agree to and accept the boundaries for High Water Mark adjacent to the said Lots 1, 42 and 43. When all three parties above sign the plan it will be filed in the the Land Registry Office.

Therefore, I RECOMMEND that the City of Vancouver agrees to and accepts the location of High Water Mark insofar as it affects Lots 1, 42 and 43, Hastings Townsite, as shown on the said plan of survey attested to by Mr. A.T. Holmes, B.C.L.S., and that the Mayor and City Clerk be empowered to sign this plan on behalf of the City."

Your Board RECOMMENDS that the foregoing be approved.

2. Easement Through Finning Tractor Property

The City Engineer reports as follows:

"In order to install a major sewage force main through Finning Tractor's main site on Great Northern Way (Lot D of D.L.'s 200A, 264A and 2037, Plan 13525), it is necessary to modify the agreement for the existing easement (Land Registry #368196-M).

The City Engineer RECOMMENDS that the Director of Legal Services be authorized to draw up a suitable easement agreement and that the Mayor and City Clerk be authorized to execute said agreement."

Your Board RECOMMENDS that the foregoing be approved.

3. Reconstruction of Manholes and Sewerage System Modifications in Still Creek and Vivian Creek Drainage Areas

The City Engineer reports as follows:

"The 1973 Sewers Capital Budget included a provisional sum of $100,000 for reconstruction of manholes in the Still Creek drainage area.

Cont'd . . .

Clause 3 Cont'd

In accordance with common practice of the times, manholes in this area were constructed as 'common' manholes, ie. although there are separate storm drainage and sanitary sewage collection systems, both storm drains and sanitary sewers flow through the same manhole. Under heavy storm flow conditions an interchange of flow can take place between the two pipes in these common manholes, thus causing pollution of the storm drainage with sanitary sewage. This necessitates the reconstruction program. In addition to the manhole reconstruction work, it may also be necessary to make minor modifications to the sewer system at various points in order to correct deficiencies permitting the entry of sanitary sewage into the storm sewer system.

Recent surveys carried out by the Engineering Department indicate that similar work should also be carried out in the Vivian Creek drainage area.

In order for these works to be carried out, it will be necessary to hire an Engineering Assistant IV on a temporary basis to do in-field design and supervision because of the unusual nature of the work. It will also be necessary to rent a vehicle for his use.

The estimated cost of the project is $150,000.

I RECOMMEND that:

(a) An additional $50,000 be allocated to Sewers Capital Account 111/5802, 'Still Creek Manholes'. These funds may be appropriated as follows: $31,985 from Sewers Capital Account 118/7906, 'Miscellaneous-Unallocated' and $18,015 from Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'.

and

(b) authority be granted for the Engineering Department to hire a temporary Engineering Assistant IV and rent a vehicle for his use for the duration of this project, with all costs being distributed to this project.

Your Board RECOMMENDS that the foregoing be approved.

4. Tender No. 742 - Curbs and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets in the City of Vancouver were opened on May 27, 1974 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No.742, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council.

Projects included in this tender were approved by Council at a Court of Revision held on May 2, 1974.

The City Engineer RECOMMENDS that:

(a) A contract be awarded to the low tenderer as follows:-

Columbia Bitulithic
P.O. Box 34225, Postal Station 'D'
Vancouver, B.C. V6J 4N7

Project 'A' - Construction of P.C. Concrete Curbs and Gutters, A.C. Street Pavements and A.C. Street Surfacing. - $539,055.00

(b) A contract satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

5. Roadmarking Paint - Tender No. 55-74-1

The City Engineer and Purchasing Agent report as follows:

"Tenders for the supply of road-marking paint were opened on May 13, 1974, and referred to the Purchasing Agent and City Engineer for report.

This tender is within the category that can be approved by the Board of Administration, but is being referred to Council because a substantial price increase over previous years has resulted in insufficient funds being budgeted for the purchase of the 1974-1975 supply of road-marking paint. However, a report recommending acceptance of low bid was submitted to the Board of Administration on May 31, 1974, due to the following circumstances:

A. The low bid supplier would guarantee his bid prices only until June 5, after which date there would be a 7% price increase.

B. There was no Council meeting on June 4, and insufficient time to process the tender for submission to the May 28 Council meeting.

Extension of the supplier's deadline to June 12, to enable a report to Council, would have increased the City's cost by $4,547 due to the 7% price increase.

A copy of the report approved by the Board of Administration is attached for Council's information.

This report is intended to provide background information on the tender, and detail the need for additional funds.

The following supply options were called for to allow the bidders some flexibility and consequently provide a lower cost to the City:

a) Paint manufactured and delivered as and when required over a twelve-month period.

b) One year supply of paint, manufactured and delivered at one time, and stored by the City.

c) One year supply of paint, manufactured in one run, stored by the supplier and delivered as required.

The low bid was submitted by General Paint Co. Ltd. for option (b) for $64,959.50 plus 5% tax. This is low bid by $11,378.00; however, since it is an alternate method of supply, acceptance of this bid requires expenditures for storage, handling and agitation that have not been necessary in previous years. These additional expenditures are estimated as follows:

(i)	Initial non-recurring equipment expense		
	Purchase and installation of an agitator for remixing the paint prior to use		$1,500
(ii)	Annual expense		
	Security for storage area at Cambie Yard	$ 500	
	Agitation and handling costs	$3,000	
	TOTAL ANNUAL COST		$3,500

Addition of the annual cost and depreciation of the agitator to low bid still results in an annual saving of $7,600 over the next bid.

The cost/gallon for road-marking paint has been in the $2.50 to $3.00 range since 1966. However, the 1974 price has increased 103% over the 1973 price ($6.44/gallon versus $3.17/gallon). The Provincial Department of Highways has also experienced a similar price increase, so it appears that all purchasers are faced with substantially increased costs, which are primarily related to shortages of raw materials.

Cont'd . . .

Clause 5 Cont'd

In the past, the City has paid for the paint as and when delivered throughout the contract year, and we have budgetted accordingly. However, in this case, the lowest bid requires delivery and payment now for the total paint supply until June, 1975. In effect, this means that one and one-half year's paint supply must be paid out of the 1974 budget. Since paint costs have increased phenomenally over the past year, and are expected to continue to rise substantially, this is more economical than re-tendering for the six-month period to the end of this calendar year.

A review of the roadmarking budget indicates that the amount budgetted for the supply of paint is deficient by $51,000 ($46,000 for the purchase of the paint and $5,000 for the storage and handling of the paint).

The 1974 increase in paint costs could be accommodated within the current budget by cutting the annual roadmarking program by 25%, but this is not felt to be an acceptable course of action, in view of the adverse public reaction when traffic paint lines wear out. Council has also expressed concern over the level of service of roadmarking in the past, and has indicated a reluctance to lower this level of service.

In view of the above, it is recommended that additional funds be provided in the roadmarking budget to cover the unanticipated increased paint cost, as outlined above.

The Comptroller of Accounts advises that funds for the purchase can be provided from Contingency Reserve.

Accordingly, it is recommended that $51,000 be transferred from Contingency Reserve to account #8053/3821 to cover the additional cost of purchasing and storing the 1974-1975 supply of traffic roadmarking paint."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 667-8

BUILDING & PLANNING MATTERS

A-4

CONSIDERATION

1. Strata Title Application - New Construction
2330 Maple Street - Lot 'E', Block 306, D.L. 526, Plan 590
Erwin Radke, 6712 Neal Street, Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Erwin Radke Constuction,for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 35 dwelling units at 2330 Maple Street.

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Subsection (b) - Any bonusing of Financing

Interim financing for the construction is being provided by the owner. Mortgage financing is available to purchasers through the Bank of Nova Scotia but it is not a requirement that the purchaser make use of the arrangement through this company and is entirely free to negotiate any mortgage he may wish. Interest rate on these mortgages is fixed on a thirty day period whereupon it is subject to revisions according to prevailing market rates. There is no mortgage bonus or incentive provision.

Second mortgage financing, up to $5,000.00, would be available through the British Columbia Homeowner Assistance Plan, to those who qualify, or through other financial institutions.

Subsection (c) - Details of a management contract and monthly Services

There is no management contract contemplated by the present owners. The estimated maintenance costs set out below include a projected salary for a resident caretaker-manager. It is anticipated that the building will be managed by the caretaker-manager on the instructions of the Council of the Strata Corporation.

The estimated monthly assessments for each unit and for taxes are as follows:

Lot Number	Suite Number	Square Feet	Estimated Maintenance Cost per Month	Estimated Annual Taxes Gross
1	101	726	$38.00	$428
2	102	490	25.65	287
3	103	749	39.21	440
4	104	701	36.70	410
5	105	605	31 67	352
6	106	478	25.02	281
7	107	697	36.49	410
8	108	467	24.45	275
9	109	749	39.21	440
10	110	724	37.90	422
11	111	958	50.15	563

Cont'd . . .

Clause #1 continued:

Lot Number	Suite Number	Square Feet	Estimated Maintenance Cost per Month	Estimated Annual Taxes Gross
12	201	721	37.74	422
13	202	490	25.65	287
14	203	749	39.21	440
15	204	701	36.70	410
16	205	730	38.21	428
17	206	478	25.02	281
18	207	712	37.27	416
19	208	536	28.06	316
20	209	749	39.21	440
21	210	724	37.90	422
22	211	738	38.63	440
23	212	505	26.44	293
24	301	721	37.74	422
25	302	490	25.65	287
26	303	749	39.21	440
27	304	701	36.70	410
28	305	730	38.21	428
29	306	478	25.02	281
30	307	712	37.27	416
31	308	536	28.06	316
32	309	749	39.21	440
33	310	724	37.90	422
34	310	738	38.63	440
35	312	505	26.44	293

The above noted maintenance costs include the following items:

General Operating - caretaker-manager, insurance, management fee legal fees, audit fee, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevator, parking and miscellaneous. Utilities - electricity, gas, water, garbage, intercom and laundry. General Reserve - reserves for replacement of roof and common area carpeting, etc.

Subsection (d) Taxes and other costs

The above estimates of taxes are exclusive of any allowance for those qualifying for Homeowners' Grants and are estimates only and based on the 1973 tax assessments and without actual knowledge of the 1974 mill rate. It is likely the 1974 taxes will be less than the estimates above as the building was not completed until approximately April 1, 1974. The Provincial Homeowners' Grant is presently $200.00. There is, available to Senior Citizens, an extra Homeowners' Grant of $50.00 and an estimated $30.00 to $40.00 School Tax Removal and Resource Grant. There are no other anticipated expenses.

Subsection (e) Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Parking

Each strata lot will be assigned the exclusive use of one parking space in the underground parking garage.

(b) Patios and Balconies

(i) Each ground floor Strata lot will be granted exclusive use of the paved patio area contiguous to its living-dining room,

(ii) The balconies attached to and directly accessible to the Strata lot are for the exclusive use of the Strata lot.

Cont'd . . .

Clause #1 continued:

(c) Storage Lockers

Each Strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building.

(d) Laundry Rooms

A laundry room is provided in the basement for the common use of all Strata lot owners

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any Strata lots.

The prospectus states that the copy of the proposed By-Laws are available for Inspection on request.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Peter Kaffka, Architect, in which he states that the above building compares favourably with the quality control standards set by the Central Mortgage and Housing Corporation, as contained in the Canadian Code for Residential Construction."

Your Board RECOMMENDS that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

2. Strata Title Application - Non-Residential Conversion
3456, 3458, 3468, and 3470 Dunbar Street
Lot A of 4, Block 28, D.L. 139

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications an application has been received from Boughton & Co., Barristers & Solicitors, for approval of a Strata Plan for a one storey wood framed building erected in 1928 and containing four retail stores to be strata titled.

This building does not contain any residential accommodation whatsoever. Following discussions with the Director of Legal Services and the City Building Inspector, it is our opinion that City Council did not intend buildings in this category to comply with the full requirements of the City's Strata regulations - in particular the submission of a prospectus and declaration from a qualified consultant as to the quality of construction.

The applicants have, however, submitted a short-version prospectus which is attached as Appendix "A" and it is recommended that this application be approved and that future applications of a similar nature be submitted for the consideration of City Council without requiring a prospectus or declaration pertaining to the quality of construction "

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 668

FINANCE MATTERS

RECOMMENDATION

1. City of Vancouver Debenture Borrowing for 1974-75

Your Board has received the following report from the Director of Finance:

"On April 30, 1974 City Council dealt with a report from myself which indicated that of the existing unfinanced borrowing authority of the City, some $39,600,000 remains to be borrowed, and of this sum approximately $16,000,000 needs to be borrowed during 1974. The balance would need to be borrowed during 1975 and 1976. The report dealt with on April 30 by City Council referred to the possibility of some particularly inexpensive funds possibly being available and requested authority for the Director of Finance to move very quickly if such funds became available. City Council agreed to this authority but it should be recognized that the chance of such funds becoming available is probably fairly remote and that the authority exists only so that if such funds became available we could move quickly enough to obtain them. The authority did not apply to the City's normal borrowing activities.

Bond market conditions throughout the world are not good. There is a distinct lack of funds, with lenders mainly compressing their funds into the short term markets, interest rates are exceptionally high and both lenders and borrowers are very concerned with the effects of continuing inflation and its affect on the whole concept of long term borrowing. Even when more normal borrowing conditions return it must be recognized that enormous demands will be made on capital markets throughout the world. In Canada, financing will be required for development of the Athabasca tar sands and the James Bay Hydro project to mention but two.

The City of Vancouver normally borrows long term funds by means of one or two public tender sales of bond issues each year. When bond market conditions are stable this is a successful method of obtaining long term funds, but in periods of rapidly changing markets it is not necessarily advantageous to the City. The City has also used a fiscal agency in the past for both U.S. pay bond issues and in Canada when the market has been particularly bad or the City's requirements have been particularly heavy. The City last had a Canadian fiscal agency in 1970.

I am at this time recommending that the City again establish a fiscal agency for its bond issues, for 1974 and 1975. This would, in my opinion, greatly help the City in obtaining the borrowed funds that we must have, even in the face of a most unsatisfactory bond market and given the currency and capital market problems throughout the world. A fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favorable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day-to-day basis. Such sensitivity is necessary for successful placement of debenture issues in the type of bond market we have now and will probably have for some time, and it is one of the responsibilities of the Fiscal Agent to keep abreast of markets and to advise the City in this regard.

If the City was in a position to stay out of bond markets until they improved then this would obviously be advantageous, but the City has a constant ongoing need for borrowed funds and must borrow on a regular basis. Therefore, we must structure our borrowing procedures to best fit market conditions as they exist.

A fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a syndicate of underwriters that the borrowers requirements will be handled in a certain manner. The agreement is cancellable on 60 days' notice and the terms and conditions, etc. applicable to each debenture issue are subject to mutual agreement between the City and the syndicate. The formal items of contract refer to such things as expenses and commissions on any mutually agreed debenture issue. Appendix I attached to this report lists the items that appear in a normal fiscal agency agreement.

cont'd ....

Clause No. 1 (cont'd)

I am recommending that A. E. Ames & Co. Limited be appointed as the fiscal agency manager for the City and that they be requested to establish an appropriate underwriting syndicate for the City's borrowing needs for 1974-75. A. E. Ames & Co. Limited has a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues. They have also been the dealer that has maintained the best contact with the City and have been most diligent in providing the City with good information and advice over the years. They are one of the largest Canadian investment dealers with well established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I recommend that:

A) City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A. E. Ames & Co. Limited, along the lines of the terms and conditions indicated in Appendix I, for a period ending December 31, 1975, subject to cancellation by either party on 60 days' notice.

B) Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and Board of Administration, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and Board of Administration.

C) The Director of Legal Services be instructed, upon advice of the Director of Finance, to prepare the necessary bylaws authorizing the issues, for submission to Council.

This action will result in the cancellation of the fiscal agency agreement between the City and Wood Gundy Limited whereby Wood Gundy has the authority to arrange one bond issue in Switzerland, subject to the terms being agreeable to the City. The Swiss Central Bank has halted all external loans for an indefinite period of time, which, coupled with steadily rising interest rates, makes the Swiss market an unlikely source of funds for the City. Wood Gundy Limited is expected to have a major position in the proposed syndicate."

Your Board recommends Council approval of the recommendations of the Director of Finance.

2. Additional Staff - Home Care Project

The Medical Health Officer reports as follows:

"On July 3, 1973, City Council approved the recommendation of the Medical Health Officer to establish two Public Health Nurse I positions to perform liaison duties essential for the Home Care Project. Funds were allocated and are totally recoverable from the Province of British Columbia through the Metropolitan Board of Health of Greater Vancouver.

The program is now serving five acute hospitals in Vancouver. Referrals have grown steadily, and greatly exceed the number of patients who can be admitted according to the present criteria. Admissions in May 1974 were 92. Since December 1973, it has been necessary to augment the Public Health Nurse liaison time to cope with peak referral loads.

At its meeting on March 27, 1973, the Metropolitan Board of Health recommended the establishment of a third full time Public Health Nurse Liaison position (P.H.N. I) as of April 1, 1974. We now have approval from the Assistant Deputy Minister of Health for the position (copy attached)."

Your Medical Health Officer recommends:

		1974
(a) One permanent P.H.N. I position be established April 1 - December 31, 1974	**(6801/10)**	**$8,379**
(b) Vacation and Illness Relief 48 days	**(6801/10)**	**2,054**

Clause No. 2 (cont'd)

(c)	**Fringe Benefits**	**(6801/23)**	**1,005**
(d)	**Automobile Allowance** **9 @ $20.00 per month**	**(6801/305)**	**180**
			$11,618

Since these amounts are totally recoverable, Account No. 6810/414 will be increased by $11,618.

Your Board recommends that the recommendations of the Medical Health Officer be approved.

CONSIDERATION

3. Rental of Stage Lighting Equipment Units to Theatre in the Park and Shakespeare in the Park

The Theatre Manager reports as follows:

"During the last four years The Queen Elizabeth Theatre has rented lighting units to Theatre in the Park to assist them in their summer productions.

The amount of rental has been held as a credit so that Theatre in the Park can use an equivalent amount of free rental of rehearsal space.

Last year, a new group, Shakespeare in the Park, were given permission to rent the lighting units which were already in place in the Malkin Bowl for the week following the end of the Theatre in the Park season. This year the same situation obtains.

The Theatre Manager, with the concurrence of the Chairman of the Vancouver Civic Auditorium Board, recommends that lighting units be rented to Theatre in the Park and Shakespeare in the Park under the care and supervision of the Queen Elizabeth Theatre Lighting Console Operator. In return, the sum of $3,600.00 will be paid in advance by Theatre in the Park and $1,000.00 by Shakespeare in the Park and held as a rental credit to offset rentals of the rehearsal rooms in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse. Any unused amount of the credit will accrue as theatre rental, and rentals in excess of the amounts stated above and all other charges will be paid by Theatre in the Park and Shakespeare in the Park."

Your Board submits this matter for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 668-9

PERSONNEL MATTERS

A-8

RECOMMENDATIONS

1. Meeting with Federal Department of Justice on "Breath Alcohol Tests" - Ottawa Attendance: E.J. Fennell, Health Department

The Acting Director of Personnel Services reports as follows:

"On October 19th, 1971, the City Council approved a request to have the City Analyst, Mr. E.J. Fennell, attend a meeting, October 21st and 22nd, 1971, with the Federal Department of Justice concerning "Breath Tests for Blood Alcohol Levels".

The Federal Department has again called a meeting of the representatives on the"Canadian Forensic Society Special Committee for Breath Alcohol Tests", on which Mr. E.J. Fennell is the sole representative for British Columbia. The meeting is scheduled for June 20th and 21st, 1974 in Ottawa, with all expenses other than salary paid by the Department of Justice. The only expense to the City will be 3 days leave of absence with pay.

As Director of the Vancouver Police Breathalyzer programme it is vitally important that Mr. Fennell ensure the policies of the City do not conflict with R.C.M. Police procedures, as well as attempting to establish a uniform policy across Canada. Included in the agenda are two major items -

(a) An investigation of a new breath testing device to determine its suitability for approval by the Attorney-General of Canada.

(b) Development of a "suitable container" for the use of the accused.

The development of a "suitable container" is a very critical issue which could ultimately affect the survival of the recent legislation. It is essential that the City Analyst receive up-to-date and firsthand information on all developments in order that the Vancouver Police will be well prepared and trained in the handling of these containers and other new developments.

Due to the lack of lead time provided by the organizers of the meeting, combined with June 18th being a skip Council date, it was necessary for the Board of Administration to verbally approve Mr. Fennell's attendance.

The City Medical Health Officer requested three (3) days leave of absence with pay for Mr. Fennell because this meeting is of importance to the Breathalyzer work for the Vancouver Police Force and except for being retroactive, this request is in accordance with Personnel Regulation 45-2, Non-roster Conferences, and I recommend that leave of absence with pay for Mr. E.J. Fennel for June 19, 20, and 21st, 1974 be retroactively approved."

YOUR BOARD RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Leave of Absence With Pay
Fireman Babcock

The Fire Chief reports as follows:

Fireman R. Babcock has been chosen to represent Canada as a member of Lacrosse Canada in the World Lacrosse Tournament in Australia, June 22 - July 8, 1974.

All travel expenses for the trip will be paid by Lacrosse Canada, but to participate, Fireman Babcock would require

Cont'd . . .

Clause #2 continued:

leave of absence for eight duty shifts. A replacement will not be required and there will be no additional cost to the City.

As this fireman will be representing Canada in this world tournament, the Fire Chief recommends leave of absence with pay for eight duty shifts be granted to Fireman Babcock.

Your Board RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

CONSIDERATION

3. Student Summer Employment - SWEEP '74

The City Engineer reports as follows:

"SWEEP '74 is a provincially subsidized program for the municipalities to employ high-school students for July and August on 'Environmental Enhancement' which is not part of normal municipal operations. The province would pay $400 per student per month, any other costs are the responsibility of the municipality.

The City departments have been canvassed for project suggestions. None meeting the requirements of the program was advanced.

The province requires that each application be approved by the appropriate union and both the 'inside' and the 'outside' unions take the position that the established wage and salary rates for the type of work should apply. The City would thus have to make a substantial addition to the Provincial subsidy.

CONSIDERATION:

In view of the absence of project proposals and the substantial share of the cost which would fall to the City, Council may wish to advise the province that the City of Vancouver will not be participating in SWEEP'74."

Your Board submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 669

A-9

PROPERTY MATTERS

RECOMMENDATIONS

1. Acquisition for Senior Citizens' Housing Project
Lot 10, Block 2, N.W.¼ Section 24, T.H.S.L.,
Known as 2912 Venables Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Standing Committee of Council on Housing, April 9, 1974, confirmed by Council on April 23, 1974, authorizing the Supervisor of Property and Insurance to negotiate the acquisition of the property known as 2912 Venables Street to permit the consolidation of this land with the abutting City-owned land, for the development of Senior Citizens' Housing.

These premises comprise a single storey frame dwelling plus a full basement, with a main floor area of 884 square feet, erected in 1957 on a lot 33' by 146.75', zoned R.S.-1. This dwelling contains four rooms and dining area on the main floor, a 4-room self-contained in-law suite in the basement, 9 plumbing fixtures, has a patent shingle roof, stucco and siding exterior and heat is supplied by an automatic gas-fired furnace.

Following negotiations with the owner, she is prepared to sell for the total sum of $64,500.00 in full settlement as of June 30, 1974, on the understanding that she be permitted to retain rent-free possession to August 31, 1974. This settlement price is considered to be fair and equitable and it is proposed to put the dwelling up for sale for removal when vacant, or demolish same if it cannot be sold.

RECOMMENDED:
That the Supervisor of Property and Insurance be authorized to acquire Lot 10, Block 2, N.W.¼ Section 24, T.H.S.L., known as 2912 Venables Street, for the sum of $64,500.00 on the foregoing basis, chargeable to Code No. 565/1401."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Park Site #26
Lot 92, Blocks 1 & 2, D.L. 311, 565 S. W. Marine Drive,
and Lot 93, Blocks 1 & 2, D.L. 311, 575 S. W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"Park Site #26 is presently listed in Table II of 'Park Site Purchases Program, 1971 - 1975', and as such allows for protective purchasing in accordance with Resolution of Council (Harbour & Parks Matters), dated December 15, 1970.

The above-described properties (565 S. W. Marine Drive and 575 S. W. Marine Drive), represent the only privately-owned sites in the proposed park, and constitute the following:-

565 S. W. Marine Drive

This property consists of a 1½-storey frame dwelling and basement with a main floor area of 1,056 square feet, erected in 1925, situated on a single family R.S.-1 lot having a width of 66 feet with an

Cont'd . . .

Clause 2 (cont'd)

average depth of 235 feet, resulting in a site area of 15,528 square feet. The dwelling contains 6 large rooms, 5 plumbing fixtures, patent shingle roof, wood siding and stucco exterior, concrete foundation, and is heated by an automatic gas fired hot water furnace. There is a single garage located on the site. This dwelling is in good condition for age and type and is occupied by the owners.

575 S. W. Marine Drive

This property consists of a one-storey frame dwelling and basement, with a floor area of 939 square feet, erected in 1924, and situated on a lot zoned R.S.-1 single family, having a width of 66 feet and an average depth of 280 feet, resulting in an area of 18,457 square feet. The dwelling contains 5 rooms, 5 plumbing fixtures, patent shingle roof, wood shingle and siding exterior, concrete foundation, and is heated by an automatic gas-fired hot air furnace. There is a single garage located on the site. This dwelling is in fair condition for age and type, and is tenant occupied.

In November of 1973, Mr. Lionel Mercier of Mercier Appraisals & Investments Ltd., as agent for the owners, advised that his clients were prepared to sell their respective properties.

Following negotiations, the owners' agent by letter dated June 4, 1974, has confirmed that the owners have agreed to sell their properties on the following basis:-

565 S. W. Marine Drive	(Lot 92)	-------	$ 91,500.00
575 S. W. Marine Drive	(Lot 93)	-------	$ 90,500.00
			$182,000.00

The sale date is to be June 30, 1974, for both properties.

It is considered that this price is fair and equitable and represents market value for this type of property, and further, the Superintendent of Parks & Public Recreation has endorsed this acquisition. It is proposed that the property will be rented until required by the Board of Parks & Public Recreation.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire Lots 92 and 93, Blocks 1 & 2, D.L. 311, for the total sum of $182,000.00 on the foregoing basis, chargeable to Code # 4189/- Park Board Clearing Account."

Your Board RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. Lot 63, North of Right-of-Way, D.L. 258 & 329 Situated South Side of S.E. Marine Drive, East of Jellicoe Street

The Supervisor of Property & Insurance and the Director of Planning report as follows:-

"Reference is made to the report of the Supervisor of Property & Insurance and the Director of Planning to the Board of Administration dated April 19, 1974 confirmed by Council April 23, 1974 wherein the Supervisor of Property & Insurance was requested to explore the advisability of leasing the above property (Lot 63, north of right-of-way, D.L. 258 & 329, situated south side of S.E. Marine Drive, east of Jellicoe Street) to the abutting owner and report back to Council.

Cont'd . . .

Clause 3 (cont'd)

Originally the abutting owner which is Tonecraft (B.C.) Ltd. wished to purchase the entire lot as described above for expansion purposes. They have now revised their plans and only want to acquire a .7 acre strip along their east boundary line measuring approximately 70 feet on S.E. Marine Drive and approximately 100 feet on Kent Avenue North. Their preliminary development plans show an addition to the existing building extending across the present east boundary line to the proposed new easterly boundary line. Following Councils' instructions the leasing rather than the direct sale was explored with the owners. As the owners plans were to extend their present building onto the City land, a lease would mean that a wall would have to be constructed along the present boundary line. This would alter the owner's plans to such an extent that they would not be able to carry out their proposed expansion. Also, this .7 acre site, because of its size and shape, would not be a readily marketable lot in the future and would not blend in with any proposed resubdivision plan of this entire area.

Therefore the Supervisor of Property & Insurance and Director of Planning recommend that a portion of Lot 63, North of Right-of-Way, D.L. 258 & 329 consisting of .7 acres be sold to Tonecraft (B.C.) Ltd. on the following basis:

1. Purchase Price $94,225.00

2. Portion of Lot 63 consisting of .7 acres to be consolidated with Lot 64 which is owned by Tonecraft (B.C.) Ltd.

3. Purchaser to bear all necessary survey and legal costs and portion of 1974 taxes.

4. Subject to the purchaser obtaining a development permit within 12 months.

5. Subject to method of disposal of waste satisfactory to Director of Permits and Licenses.

RECOMMENDED that the foregoing recommendation of the Supervisor of Property & Insurance and Director of Planning be approved."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 667

INFORMATION & RECOMMENDATION:

1. Sewer Separation on Private Property

The City Engineer and the Director of Permits and Licenses report as follows:

"INTRODUCTION

This report deals with problems which arise on private property, in the City's sewer system. It outlines briefly the nature of the City's present sewer system, sewer construction program, and the implications of this program for property owners. Specific areas of the City where problems arising from works on private property have been encountered are discussed.

City Sewer System

The City sewer system consists principally of two types, either combined or separate:

A. Almost ninety percent of the total system has been constructed on the combined sewer basis. In this system, domestic and industrial sewage are carried in the same pipe as storm drainage water. The main disadvantage of this type of system is that during rainfall periods the resulting combined flow is too large to be carried to or treated by the sewage treatment plant. As a result, overflows of the mixed sanitary sewage and storm water are spilled into the receiving waters during periods of relatively heavy rainfall.

B. About 12 percent of the City's system has been constructed on a separate sewer basis. Under this system, domestic and industrial sewage are carried in one pipe and storm water is carried in a separate pipe. This enables the sanitary sewage to be conveyed to a treatment plant at all times without dilution by storm water, and prevents contamination of the storm flow by domestic and industrial waste.

City of Vancouver Sewer Program 1971 to 1975

The City's current five year program is directed toward upgrading our system for both capacity and pollution control capability. It will increase the separated area of the City to about 20% by 1976, and significantly reduce overflows of sanitary sewage into False Creek and English Bay. It will also eliminate present continuous sewage discharges to the Fraser River and to the Harbour. This program of sewerage improvements is being undertaken by the City and the Greater Vancouver Sewer District at a total cost of 30 million dollars and is scheduled for completion in early 1976.

(a) Greater Vancouver Sewer District Work

The Sewer Board portion of the program, totalling approximately 10 million dollars, consists of construction of interceptor sewers designed to pick up dry weather sanitary flow from the City's system and carry it to the primary treatment plant at Iona Island which has been expanded to handle increased flows. All dry weather flow from the City is scheduled to be carried to the treatment plant by mid-1974 with the exception of a small area in the south of the City, near the Fraser River. However, as previously mentioned, overflows of combined sewage will still occur during storm periods at the outfalls operated by the City and the Greater Vancouver Sewerage and Drainage District.

Cont'd . . .

Clause 1 Cont'd

(b) City Work

The City's program, which totals approximately 20 million dollars, consists of the construction of new separate sewer systems in the West End, a large portion of the Downtown, the False Creek flats, Kitsilano, the area bounded by Main Street, Broadway, Great Northern Way and Commercial Drive and the area between Marine Drive and the Fraser River extending from Granville Street to Boundary Road. The main aims of this program are to reduce the amount of sanitary sewage which now discharges to the waters of False Creek, English Bay, and the Fraser River, and to replace systems in poor condition or inadequate in size.

Effect of Sewer Separation Program on Private Property

Whenever a combined sewer system in an older area is replaced with a new separate sewer system, a major problem arises in separating the sanitary sewage and storm flow from existing buildings. Many of the older buildings have internal combined plumbing systems, in which water from the roof and foundation drains is mixed with the sanitary flow. If these sewer systems on private property are not separated, the pollution control benefits of a separate system will largely be lost, and frequency of flooding of private properties from an overloaded sanitary system will be increased. The City's sanitary system in a separated area does not normally have the capacity to carry all the storm water flows which reach it through combined connections. This will cause surcharging of the sanitary sewer, overloading sanitary pumping stations, creating flooding conditions and overflows of sanitary sewage to receiving waters. In order to separate the sanitary flow from the storm runoff flow, it will therefore be necessary for the owners of these buildings to separate their private plumbing systems. This may result in considerable expense for the property owner.

In certain isolated instances in higher zoned areas, buildings with deep basements exist which now have gravity combined connections. These buildings may have to install sump pumps to pump storm water up to a sewer when a new separate system is installed. This will only be done in situations where the cost of building a new storm sewer sufficiently deep to provide a gravity connection becomes prohibitive.

The Plumbing By-law states in Section 1.4.23 that:

> 'In a separate system area no storm water drainage shall be conveyed from any premises into a sanitary sewer, nor shall any sewage be conveyed from any premises into a storm sewer. Where both sanitary and storm sewers are available, the owner of any premises shall be required to provide separate building (house) sewers for conveying sewage and storm water drainage to the building (house) sewer extensions.'

Section 1.6.4. of the By-law makes provision for the City to pay the cost of the work of connecting the storm sewer from the building to the City's connection and the cost may then be paid to the City by the owner in five, ten, or fifteen equal annual instalments including a cost for interest charges. In this way the owner is spared from the necessity of making one lump sum payment. The cost of such work for one and two family dwellings varies greatly but can be expected to lie in the $400 to $800 range.

It should be noted that in the period from 1964 to 1966 the Building Department conducted an enforcement program in part of the Still Creek area which was reasonably effective but which resulted in strong objections from some citizens. As a result, Council on December 20th, 1966, resolved that the Plumbing By-law should not be enforced unless it could be established clearly that a cross-connection is in existence between the storm and sanitary systems on a subject property. Attached as Appendix 'A' is a memorandum by The City Building Inspector which describes the 1964-66 program in greater detail.

Cont'd . . .

Clause 1 Cont'd

It has not been found possible, in a practical way, to find evidence of this nature which would be acceptable in court. Nevertheless it is believed that cross-connections do exist and that the only way to deal with them is to enforce the Plumbing By-law. It is believed that if the By-law is enforced, there will be a significant drop in the coliform counts in local waters and in particular, in False Creek and Still Creek.

Problem Areas in the City

As noted earlier, separation work is planned or has taken place in False Creek Flats, Strathcona, the West End, Downtown, Kitsilano, and the area bounded by Broadway, Great Northern Way, Main and Commercial.

In addition, there is a large area of existing separate system in the Still and Vivian Creek drainage areas which shows pollution problems originating from improper systems on private property. Each of these areas is discussed briefly below.

False Creek Flats

The sewerage system in this area is being updated after many years without work, as a result of the City-C.N. agreement covering the area. Many of the existing properties discharge septic tank effluent and industrial waste to the storm sewer system and into False Creek. Not only are we bound by the conditions of our Pollution Control Branch permit to eliminate these discharges, but our own False Creek cleanup program makes this essential.

West End

The very high population densities in the West End, the proximity of bathing beaches and limited capacity of the Greater Vancouver Regional District pumping stations and interceptors make sewer separation desirable here. Fortunately, in this zoning new buildings have been required for the past five years to bring separate connections to the property line. However, many older buildings will still require internal alterations.

Downtown

The situation in the Downtown is similar to that in the West End. Much of the Downtown area discharges to False Creek, and for this reason must be separated. The intensity of development makes it important that the Downtown area be handled properly.

Kitsilano

Although actual separation work has not begun in Kitsilano, it is important that the City work which is done be accompanied by work on private property. Once again, densities are high and discharge takes place in recreational waters.

Strathcona

Among the areas listed here, Strathcona is unique. The City system is new, and sized for assumed future RM-3 development. The buildings in the area are old, many have no roof drains; on many more the foundation drain system is plugged and not functioning. As a result, a relatively small quantity of storm water finds its way into the sanitary system.

We can, therefore, tolerate the present situation so long as all new developments and any significant renovations connect properly to the separate system.

Area Bounded by Broadway, Great Northern Way, Main, Commercial Drive

Much of this area is tributary to False Creek, and has recently been largely developed for high density uses. This combination of circumstances makes it necessary that all existing and new developments other than existing single family dwellings connect properly to the new separate system.

Cont'd . . .

Clause 1 Cont'd

Still Creek Drainage Area

The separate system in the Still Creek Area was constructed over a period of years to avoid pollution of Still Creek with sanitary sewage. At the present time a pollution survey is being carried on throughout the area by G.V.R.D. and City forces. This survey has identified some areas within the system where the storm flow is contaminated by sanitary sewage. There are also areas where the City has paid flooding claims which arise as a result of storm water entering the sanitary system. The Engineering Department and the Department of Permits and Licenses should proceed with house to house checking to identify the source of these problems. Property owners will be required to take corrective measures to eliminate any cross connections between the storm and sanitary systems on private property. The Engineering Department will, at the same time, correct any deficiencies located in the City system. (A separate item in the City Engineer's report requests allocation of funds to reconstruct substandard manholes in this area.)

Council may wish to note that the Permits and Licenses Department did undertake a similar program in the Still Creek Area between 1961 and 1968, and after representations from property owners, the scope of the program was reduced and thus was never brought to satisfactory completion.

Vivian Creek Drainage Area

The Vivian Creek Drainage Basin is sewered on the separate system basis. Storm water from this area drains to Vivian Creek and thence to the Fraser River and sanitary sewage is directed to Iona Island for treatment. A pollution survey was carried out in the area last summer and the results indicate that there are some local areas within the overall system where sanitary sewage is entering the storm drainage system. The Engineering Department and the Department of Permits and Licenses should proceed with house to house checking in order to locate the exact sources of this pollution.

Property owners will be required to take corrective measures to eliminate any cross connections between storm and sanitary sewers which are located on private property. The Engineering Department will, at the same time, correct any deficiencies located in the City's system.

In both the Still and Vivian Creek areas it may be found, in some instances, that there are no direct cross-connections but rather that a transfer of sanitary sewage into the storm line takes place by percolation as a result of deterioration of the pipe joints. In such situations it will be necessary to require the owner to repair or replace this defective plumbing in order to eliminate a source of pollution of the storm drainage system. The resultant cost could be somewhat higher than that referred to on page 2 of this report.

The preceding report is presented for Council's INFORMATION.

The City Engineer and the Director of Permits and Licenses RECOMMEND:

(i) The Plumbing By-law be amended to allow the City to pay the cost of separation of sewers on private property for one and two family dwellings and place this cost on the Tax Roll; the owner then having the option to repay the same in a manner similar to that which now applies to storm sewer connections (Sub-sections 1.6.4 and 1.6.5).

(ii) That Council endorse the proposed action of the Director of Permits and Licenses and the City Engineer in their efforts to obtain the necessary sewer separation on private property and thus reduce pollution of storm water with sanitary sewage.

(iii) $15,000 be appropriated from Sewers Capital Account 118/7905 'Pollution Control - Unallocated' to cover the cost of temporary staff and testing work for tracing pollution sources in the Still and Vivian Creek Drainage Areas."

FOR COUNCIL ACTION SEE PAGE(S) 670

SOCIAL SERVICES & HEALTH MATTERS

RECOMMENDATION

1. Steam Baths - By-law Amendment

The Director of Permits & Licenses reports as follows:

"Subsection 5 of Section 26 of the License By-law states:

'No person shall operate or maintain any steam bath or massage parlour which contains cubicles or compartments intended to be occupied by patrons thereof:

(a) unless there is an entrance to each of such cubicles or compartments of a width at least equivalent to two-thirds of the length of the side of the cubicle or compartment in which such entrance is; and

(b) unless such entrance is free of any curtain screen, door or other obstruction; and

(c) unless at all times a clear view of the interior of each such cubicle or compartment is afforded through such entrance.'"

The Medical Health Officer advises as follows:

"At some time in the past, Subsection 5 of Section 26 of the Licensing By-law was written at the request of Dr. J.L. Gayton, Medical Health Officer for the City of Vancouver at that time.

It has now become apparent that this Section has lost its value as a V.D. Control measure and I now feel that you should consider taking action to have the Licensing By-law amended to delete the above section to permit a more realistic approach to the approving of new Steam Bath license applications."

In view of the foregoing, I RECOMMEND that the Director of Legal Services be requested to prepare an appropriate By-law amendment to delete Subsection 5 of Section 26 of the License By-law.

FOR COUNCIL ACTION SEE PAGE(S) 670

B-4

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Proposed Zoning By-law Amendments for both sides of Granville Street, between Drake and Cordova Streets

The Director of Planning reports as follows:

"On February 19, 1974, I reported to City Council that physical construction of the Granville Street Transit Mall had commenced and it was advisable to incorporate the intentions regarding development into the Zoning and Development By-law. To this end I made application dated February 6, 1974 to amend the Zoning and Development by-law to create two new zones, namely CM-1A and CM-2A. This will limit the uses that may be permitted, both outright and conditional, on both sides of Granville Street between Drake and Robson Streets (CM-1A) and Robson and Cordova Streets (CM-2A). The boundaries (Drake and Cordova Streets) are beyond the limits of the mall, but I consider that the extensions will further protect the quality of the mall.

The draft schedules were considered and endorsed by the Granville Mall Interim Authority at its meeting held on February 13, 1974.

The Technical Planning Board considered the draft schedules on April 26, 1974 and on June 14, 1974 with the recommendation that the application to create the new district schedules be approved and that the areas shown on the attached maps be rezoned accordingly.

It is RECOMMENDED that the application to create the CM-1A and CM-2A District Schedules and to rezone the lands shown on the attached maps be referred for consideration of Council at a Public Hearing after receiving a report thereon from the City Planning Commission.

2. Development Permit Application No. 64577
1015 West 7th Avenue

The Director of Planning reports as follows:

This is a development permit application to construct a building 3 storeys in height with off-street parking facilities in the basement. The building would contain offices on the main floor and seven dwelling units on the second and third floors. There would be 25 off-street parking spaces provided in the basement.

The site (Size 100' x 120') in this CRM-2 District is located at the north-west corner of West 7th Avenue and Oak Street.

49 per cent of the building area would be occupied by offices with the remaining 51 per cent occupied for residential purposes.

COMMERCIAL CONTENT FOR DEVELOPMENT IN THE FAIRVIEW SLOPES

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning:

> " ... the intent in writing the Regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first draft of the Regulations, in fact, provided for a maximum of 25 per cent commercial content in each case, but as a result of representations by the Vancouver City Planning Commission this 25 per cent was deleted and the Regulations were approved with no specific limitation on the proportion of commercial ..."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee considered the issue and resolved:

> THAT the Technical Planning Board adopt as a policy a limitation of approximately 25 per cent on the commercial content in any

Cont'd . . .

Clause #2 continued:

development either new development or the conversion of the existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes.

An area planning programme is being initiated in the Fairview area. As first steps, an area planner is being recruited and an area planning committee will be established.

The programme is expected to include recommended changes to existing CRM-3 Zoning Schedules, including refinement of the existing restriction of commercial uses to 25% or less of any single development. The Technical Planning Board has adopted this interim development control policy, due to the high proportion of development permit applications which have been submitted for predominantly commercial uses. The intention of existing zoning and present planning is to create a primarily residential environment.

Section 3 of the CRM-2 District Schedule which Regulations are subject to special approval by City Council states:

"In order to encourage the development of buildings designed to take advantage of this deep north facing slope, the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of this discretion the Council shall also have due regard to the following:

a) the provision of private outdoor living space; daylight; landscaping; the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design;

b) for buildings approved under this clause only Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above.

In no case, however, shall:

i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 District Schedule and

ii) the height of a building exceed 35 feet, nor 25 feet measured from the centre line level of the nearest street directly southward.

The Technical Planning Board and the Vancouver City Planning Commission recommend that this development permit application be refused for the following reason:

The amount of the commercial space within this development is considered excessive having regard to this site being located in a CRM-2 District.

It is RECOMMENDED that this development permit application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. 5392 Victoria Drive (North-East Corner of Victoria Drive and 38th Avenue) - Development Permit Application No. 66506

The Director of Planning reports as follows:

Shell Oil Canada Limited has filed Development Permit Application No. 66506 to construct a gasoline service station (self-service) and demolish the existing gasoline service station on the site at the north-east corner of Victoria Drive and 38th Avenue. The site is in a C-2 Commercial District.

Cont'd . . .

Clause #3 continued:

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 66506 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a gasoline service station (self-service) and the demolition of the existing gasoline service station on the site subject to the following conditions:

1. Prior to the issuance of the development permit, revised drawings are to be submitted to the satisfaction of the Director of Planning clearly indicating the provision of landscaping at the corners of the site abutting streets and between points of ingress and egress and the provision of trees and shrubs between the rear of the building and the easterly property line, with a fence around the rear of the property.

2. Prior to the issuance of the development permit the crossings are to be first approved by the City Engineer.

3. All landscaping to be provided in accordance with the approved drawings within six months from the date of any use of the approved development and thereafter to be permanently maintained in good condition at all times.

4. The development including the use of all open portions of the site to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 66506 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

4. Development Permit Application No. 65010
1081 West 8th Avenue

The Director of Planning reports as follows:

This is a development permit application to alter and use the existing 2 storey plus basement one-family dwelling on this site for offices.

This site (Size 28' x 120') in this CRM-2 District is located on the north side of West 8th Avenue between Oak Street and Spruce Street.

The existing building is at variance to the Regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio; setbacks and off-street loading and unloading facilities would not be provided.

The building would have a floor space ratio of 0.57 in lieu of the 0.45 as permitted by Section 1 of the Schedule. The building would be totally occupied by offices with no provision for residential accommodation.

COMMERCIAL CONTENT FOR DEVELOPMENTS IN THE FAIRVIEW SLOPES

On October 5, 1973, the Technical Planning Board on being informed by the Director of Planning:

" ... the intent in writing the Regulations initially was to provide for mainly a residential district within which commercial development would be permitted. It was clearly the intent that residential use would dominate and that commercial use would be secondary. The first draft of the Regulations, in fact, provides for a maximum of 25% commercial content in each case, but as a result of representations by the Vancouver City Planning Commission

Cont'd . . .

Clause #4 continued:

> this 25% was deleted and the Regulations were approved with no specific limitation on the proportion of commercial ..."

and the concern expressed by the Chairman of the Civic Development Committee and the False Creek Committee considered the issue and resolved:

> THAT the Technical Planning Board adopt as a policy a limitation of approximately 25% on the commercial content in any development either new development or the conversion of the existing buildings; this policy to take effect immediately and continue until the adoption of a revised by-law for the Fairview Slopes.

An area planning programme is being initiated in the Fairview area. As first steps, an area planner is being recruited and an area planning committee will be established.

The programme is expected to include recommended changes to existing CRM-3 Zoning Schedules, including refinement of the existing restriction of commercial uses to 25% or less of any single development. The Technical Planning Board has adopted this interim development control policy, due to the high proportion of development permit applications which have been submitted for predominantly commercial uses. The intention of existing zoning and present planning is to create a primarily residential environment.

Section 3 of the CRM-2 District Schedule which Regulations are subject to special approval by City Council states:

> "In order to encourage the development of buildings designed to take advantage of this deep north facing slope, the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received a report thereon from the Technical Planning Board and after consultation with the Vancouver City Planning Commission. In the exercise of this discretion the Council shall also have due regard to the following:
>
> a) the provision of private outdoor living space; day light; landscaping; the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design;
>
> b) for buildings approved under this clause only Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above.
>
> In no case, however, shall:
>
> i) the maximum floor space ratio exceed 1.5 computed as described in Section 1(g) of the CRM-2 District Schedule and
>
> ii) the height of a building exceed 35 ft.nor 25 ft. measured from the centre line level of the nearest street directly southward."

The Technical Planning Board and the Vancouver City Planning Commission recommend that this development permit application be refused for the following reason:

> The amount of commercial space within this development is considered excessive having regard to this site being located in a CRM-2 District.

It is RECOMMENDED that this Development Permit Application No. 65010 be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

5. Request to Keep a Maximum of Six Horses on Site
7025 Balaclava Street
Development Permit Application No. 61408

The Director of Planning reports as follows:

Development Permit Application No. 61408 was filed by Miss Caroline Weeks to construct a 32.25' x 10.25' stable at the north-west corner of this site and to keep a maximum of six horses.

This site is located in a RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses be subject to the approval of City Council.

The Technical Planning Board approved this development permit application permitting the construction of a 32.25' x 10.25' stable at the north-west corner of this site and the keeping of six horses on the site, subject to conditions one of which being that approval of City Council be first obtained for the keeping of six horses on the site.

The Director of Planning recommends that City Council approve the keeping of six horses on this site.

IT IS RECOMMENDED THAT the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 610

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Robson Street Between Howe Street and Hornby Street

The City Engineer reports as follows:

"A decision is required on procedure for closing Robson Street between Howe and Hornby Streets for construction of the proposed B.C. Building. This report reviews the traffic and transit implications of this closure, and recommends on the timing.

Background

The final design of the proposed new Provincial Government buildings on Block 51, 61, 71 emphasizes north-south pedestrian continuity between the blocks with multi-level pedestrian connections somewhat in the manner of the 'linear park' concept.

Smithe Street is overpassed with a rooftop plaza connection that drops down in stepwise fashion to a sunken plaza underpassing Robson Street. To de-emphasize Robson Street traffic and open up the sunken pedestrian plaza as much as possible the Provincial Architects proposed narrowing Robson Street in this area and changing its character from a major traffic artery to a pedestrian and transit-only bridge.

On January 8, 1974 Council 'In Camera' approved this proposal and directed the Mayor to write to the Honourable W.L. Hartley, Minister of Public Works agreeing that -

> 'The proposal as presented by the Department of Public Works and Arthur Erickson for development of the three (3) blocks is endorsed and accepted. Robson Street will be closed between Howe and Hornby Streets except for two transit lanes of traffic. The 80 foot width of Robson Street would be retained as a dedicated street allowance and be available for additional traffic lanes in the future if the two proposed lanes prove to be inadequate.'

By letter to the Mayor of January 25, 1974 the Minister replied -

> 'Your recommendations with regard to Robson Street being closed but the retention as a dedicated street allowance and provision for additional traffic lanes in the future, is one which we had discussed and we can incorporate and agree to. It would be your discretion, in the future, as to whether or not these additional lanes would be provided and the responsibility at that time would of course, be yours.'

Your officials have discussed the proposed construction with Concordia Management Company Limited who are handling this work for the Provincial Government. Concordia has said that to complete the Robson Street portions of the work by their target date of late spring 1976, two alternatives are available:

(a) to construct the extensive areas beneath and adjacent to Robson Street while maintaining traffic at all times - construction operations would need to begin in early November 1974. This method would not only entail numerous relocations of the subject two lanes to allow construction to proceed but as well, would incur substantial cost and time premiums.

(b) to construct beneath and adjacent to the subject Robson Street section, which would be closed to all traffic. In this case construction would need to start in February 1975.

cont'd ....

Clause No. 1 (cont'd)

Except for the convenience of transit, there is not much point in maintaining traffic at all times during construction and then closing this section of Robson Street to automobiles. The very limited Robson Street transit can be rerouted and a full closure at the start of construction would simplify and shorten the work so that it need not start until after the pre-Christmas heavy traffic period. In view of Council's commitment, alternative (b), i.e. full closure at the start of construction in February 1975, appears to be best.

Traffic Effects of Granville and Robson Closures

In the downtown area there are more north-south routes than east-west routes. In addition, the north-south streets have longer blocks, a better balanced one-way pattern, and are generally better connected (particularly at the Granville Bridge) than the east-west streets. However, more traffic enters the downtown on the east-west streets. Because of this and the heavy bus traffic that has been on Granville Street for many years, the volume of cars on Granville was relatively light, particularly in comparison to some of the east-west streets. The ability of other north-south streets to carry additional traffic, the direct connections of Seymour and Howe with the Granville Bridge on the south, and the fact that Granville Street dead-ends at the waterfront on the north made it a 'natural' for closure from a traffic point of view.

A similar situation does not exist with regard to Robson Street. The traffic effects of the proposed closure of Robson at the Court House are somewhat comparable to the closure of Howe Street at Block 52 in 1970/71, except that traffic volumes were generally lower at that time, Granville Street was fully open, and as pointed out already the north-south streets taken together have more capacity and less traffic than the east-west streets.

A great deal of the traffic coming into the downtown via the Cambie Bridge leaves Robson Street before reaching Howe Street, but an analysis of traffic patterns indicates that approximately 60% of the traffic using Robson Street in one manner or another will be disrupted by the proposed closure between Howe and Hornby. In absolute terms, the 1300 vehicles now using this block of Robson Street in the peak hour will have to divert to other east-west streets, primarily Georgia, Dunsmuir and Nelson, via the north-south streets principally Howe, Seymour, Richards and Homer. This will result in a significant increase in congestion on these streets and more circuitous routing for the detoured traffic.

The Engineering Department will monitor this situation and report back if appropriate.

Transit Considerations

The following table shows the present orientation of the bus system by peak hour volume for the various east-west streets:

EXISTING PEAK HOUR BUS VOLUME

Street	Eastbound	Westbound
Smithe	11	-
Robson	-	11
Georgia	50	50
Dunsmuir	-	60
Pender	73	51
Hastings	73	81
Cordova	28	-

Only one bus route with a volume of 11 buses in the peak hour uses Robson Street at this time. To make efficient use of the east-west street system while reserving Robson Street, or portions thereof, for buses only would require a substantial reorganization of bus routes within and entering the downtown. The Bureau of Transit Services has given no indication that any such major changes are contemplated.

cont'd .....

Clause No. 1 (cont'd)

Under the existing orientation of the bus system, other east-west streets require exclusive bus lanes much more urgently than Robson, but the loss of automobile lanes on Robson will make it more difficult to take other lanes away from automobiles.

The Bureau's preliminary assessment made last year indicated that the critical need they saw was for four exclusive transit lanes on the Granville and Hastings corridors. In staff discussions with the Bureau the only indication of possible transit intensive use of Robson Street has been in reference to streetcars.

Summary

The closure of Robson Street at the Court House will cause considerable traffic problems, significantly more than the previous closure of one block on Howe Street. Under the existing orientation of the bus system, other east-west streets require exclusive bus lanes much more urgently than Robson, but the loss of automobile lanes on Robson will make it more difficult to take other lanes away from automobiles. A major reorganization of downtown bus routes would be required for buses to make efficient use of the transit lanes being provided on Robson and this has not been contemplated.

The Provincial Government's construction management consultants have proposed two alternative methods for the agreed construction on and under Robson between Howe and Hornby Streets, i.e. either close this block of Robson completely in February 1975 for the start of construction; or start construction earlier, in November 1974 but maintain two lanes of traffic at all times.

In view of Council's retention of an option to restore vehicle traffic, it seems appropriate to combine the benefit of complete closure (construction speed and construction after Christmas) with an evaluation of the impact of the closure.

Recommendation

In view of Council's commitment to the Provincial Government in this matter, the City Engineer RECOMMENDS that Council approve the closure to all traffic of Robson Street between Hornby and Howe Streets in February, 1975 for construction, with the Engineering Department to evaluate the impact of the closure for report to Council."

FOR COUNCIL ACTION SEE PAGE(S) 671

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT

June 6, 1974

A meeting of the Standing Committee of Council on Waterfront was held in the No.1 Committee Room, Third Floor, City Hall, on Thursday, June 6, 1974, at approximately 10:30 a.m.

PRESENT: Alderman Massey (Acting Chairman)
Alderman Gibson
Commissioner DuMoulin

ABSENT: Alderman Linnell
Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION

1. Development Permit Application #66462

A memorandum from the Director of Planning dated June 5, 1974, was distributed at the meeting.

Mr. T. Nonay of the Planning Department advised that the Development Permit Application was to erect a 20' x 30' waiting room for the aircraft landing base at the north foot of Jervis Street. The Committee endorsed a previous development permit application on October 8, 1973, for the retention of a 20' x 30' one storey building on this site to be used as an office in conjunction with an aircraft landing base, and to retain a 10' x 40' marine gangway, and a 15' x 230' marine float at this location for a further limited period of one (1) year, expiring October 31, 1974.

The Director of Planning recommends that Development Permit Application #66462 be endorsed by the Committee for the same time limit as the previous development permit application.

RECOMMENDED

THAT Development Permit Application #66462 be approved for a limited period of time expiring October 31, 1974.

FURTHER THAT the Director of Planning be instructed to process the Development Permit Application in the usual manner.

INFORMATION

2. Proposed Sign By-law

On May 30, 1974, the Committee discussed in detail a portion of the Proposed Sign By-law and agreed to continue the discussions at the next meeting.

Mr. Hickley distributed copies of the pages that had been re-written as a result of the meeting on May 30th.

cont'd ...

Clause No.2 continued

With respect to the re-written section on Special Approval, under "(e) Rotating Signs" it should be stated that rotating signs do not include trios which are covered under another section. Section (2) will have to be re-written in legal language to permit the Administrator to refer applications to appropriate City departments for advice as to aesthetics or safety.

Mr. Jackson of the Legal Department suggested that Section (9) Appeal be re-written as follows:

> "If a sign application has been refused or otherwise rejected, the applicant may appeal to Council, or a body designated by Council, which, in the exercise of its discretion may authorize the issuance of the permit. Any such decision shall be final and conclusive."

With respect to Section (8) Application and Issuance of Permits, "(7) Biennial Inspection" will have to be re-written as there is still no concensus of opinion between the Sign Industry and the Planning Department with respect to the review period of two years because of the 5-year renewal period in the Sign Industry.

Mr. Nicholson, City Electrician, suggested the inclusion of a section to deal with flashing beacons on signs, such section to state light frequencies.

Under Section 7(a) General Provisions, (3) should be changed to read "No sign painted directly on a wall shall be permitted except as provided under the section on Special Approval."

The question of lawn signs was raised and it was felt that Section 323 of the Vancouver Charter might be amended to include something on controlling visual pollution.

Under Schedule (A) Residential Areas, it is suggested that in (7) Temporary Displays, the time limit should be 30 days. It was agreed by the Committee (8) Temporary Signs related to political campaigns or civic, non-commercial, health, safety or welfare campaigns ... should be limited to 6 sq. ft. on private property, shall be no more than 4 ft. in height, and shall not be placed further than 1 ft. in the ground.

A memorandum dated June 5, 1974, from Mr. Matheson, City Building Inspector, was distributed at the meeting. The memorandum expressed the concerns of the Permits and Licenses Department with respect to enforcement of the By-law. Mr. Matheson wished to record the fact that he was opposed to wood being used in projecting signs because of the fire hazard.

After discussion the Committee

RESOLVED

> THAT the City Building Inspector, in consultation with the Chief Fire Warden, prepare a report for the Committee on maximum area, structural and safety requirements for wooden projecting signs.
>
> FURTHER THAT the Director of Legal Services consider the matter of amending Section 323 of the Vancouver Charter to include a provision with regard to possibly controlling visual pollution; and report back to the Committee.

The meeting adjourned at approximately 12:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 671

PART REPORT TO COUNCIL

Standing Committee of Council on Social Services

June 6, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 6, 1974 at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson Alderman Marzari
ABSENT:	Alderman Hardwick
ALSO PRESENT:	Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources
CLERK:	H. Dickson

INFORMATION

1. Mental Patients' Association - Permits for Halfway Houses

Council on April 2, 1974 adopted a report dated March 18, 1974 from the Director of Permits and Licenses which suggested a definition for rehabilitation homes and concluded by stating that for immediate solution to the problem it is suggested that the Mental Patients' Association occupy their homes as single family dwellings as presently defined in the Zoning and Development By-law, or if the properties are situated in an RT-2 or RM-3 district, application be made for a development permit for a boarding house prior to the building being used as such.

Representatives of the Mental Patients' Association appeared before the Committee to reiterate their previous complaints that their halfway houses, residences for former mental patients and other socially disadvantaged people, do not meet City zoning by-law requirements and that the City has not been able to define and therefore permit such use under the existing zoning by-law.

The representatives suggested the City amend its zoning by-law by including the category "Halfway House" and that this use be permitted in all zones. They presented a brief to this effect (copy of which is attached).

Mr. McClellan, Housing Control Co-ordinator, Department of Permits and Licenses, reported that an application by MPA for a halfway house at 1754 West 10th Avenue was referred to Council which instructed it be treated as a boarding house. A permit for such use was eventually issued by the Technical Planning Board to MPA.

During discussion it was noted the City Planning Department is currently working on a new definition for halfway houses. It was

RESOLVED

THAT the submission of the Mental Patients' Association be received and referred to the Director of Planning;

FURTHER THAT the Committee indicate it regards the matter of permitting halfway house use as urgent and that the Director of Planning report to the Standing Committee of Council on Social Services on this matter as soon as possible.

2. Rent Increase at Hampton Hotel, 124 Powell Street

The Committee, at its meeting of June 30, 1974, recommended that owners of the Hampton, Colonial, and Olympia Hotels and the Orange Apartments appear before Council to show why their business licenses should not be cancelled for alleged violations of the Rent Stabilization Act.

Cont'd . . .

Clause #2 continued:

Subsequently Lionel Edwards, operator and part-owner of the Hampton Hotel, was permitted to appear before the Social Services Committee rather than Council.

The Downtown Eastside Residents' Association brought to the Committee's attention two cases of rent increase at the Hampton Hotel above the limit of 8% established by the Rent Stabilization Act.

Mr. Edwards stated the Hampton Hotel faces an expenditure of $20,000 to install a sprinkler system to meet the City fire by-law. He said the Hotel issued notices of rent increase prior to the passage of the Rent Stabilization Act and that when the Act was proclaimed the Hotel withdrew these notices and rent increases within the 8% limit were negotiated.

However, a few of the original notices were left outstanding and upon learning two of these tenants' complaints had been brought by DERA to the Social Services Committee, the Hotel sent notices (copies of which are attached) to these tenants withdrawing the original rent increases.

During discussion the Committee said it is not pleased that there is no provision for enforcement of the Rent Stabilization Act and that tenants won't complain to landlords whose rent increase exceeds 8% for fear of eviction. The Committee

RESOLVED

THAT the undertaking of Mr. Edwards that rent increases at the Hampton Hotel comply with the Rent Stabilization Act be accepted.

RECOMMENDATION

3. First United Church - Grant Request

Mr. Roy Stobie of First United Church appeared before the Committee to request a City contribution of 50% towards the $300 cost of a bus trip and picnic for 145 future residents of the Oppenheimer Lodge who have become despondent over delays in the opening of their new home. It is

RECOMMENDED

THAT Council approve a grant of $200 towards the $300 cost of a bus trip and picnic for the 145 future residents of Oppenheimer Lodge.

4. Youth Services Drop-in Centre, Granville Mall Area

The Committee had before it for consideration the undated report (copy of which is attached) of the Director of Social Planning on this subject.

During discussion, it was noted there is a lack of social services for all people in the Granville Mall area, that the West End Community Council has suggested that all social service agencies be united in their approach to the area, and that social services are required, not just in the summer months, but year-round.

Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources, said the Resources Board, after consulting with the West End Community Council would make recommendations for a social services program and request funding from the Department of Human Resources for any new staff required. Mr. Tony Mears, P.C. 368, presented a report for the month of May from City Centre Youth Resources, 52 Water Street, (copy of which is attached).

Cont'd . . .

Clause #4 continued:

Other points raised in discussion:

- City Centre Youth Resources, 52 Water Street, may be required to open a branch office to serve youths in the Granville Mall area;

- That the existing drop-in centre in the area, Native Information Centre on Nelson Street, has been a failure,

- That drop-in centres become the focal point of problems rather than alleviating these problems,

- That it may be difficult for police to ask persons to disperse from the mall area when there is nowhere else for them to go;

- That the opinion of the Police Department is that there should not be a drop-in centre until such a need is demonstrated.

It is

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

A. "The Vancouver Resources Board in consultation with the West End Community Council come forward with a proposal for the delivery of social services for the Granville Mall/Davie Street area (Central Business District).

B. An Advisory Committee be formed for the program, composed of representatives from the Granville Mall Authority, the West End Community Resources Council, The Vancouver Police Department, the Vancouver Resource Board and the Social Planning Department to:

a) advise on area problems and needs

b) advise on staff goals and activities

c) advise on future program directions

C. The Granville Mall Information Kiosk provide information on hostel accommodation, youth and social services, recreation, health and employment services, in addition to tourism information.

D. The City of Vancouver and the Provincial Department of Human Resources jointly establish a recreation-focussed program budget in the amount of $5000 ($2500 by each party) to be administered by the Assistant Director, Finance and Administration, Welfare and Rehabilitation Division, Department of Human Resources, and made available to the youth service team."

5. Natural Gas Connections for Day Care Centres

Mr. Paul Murphy of Day Care Information Centre, told the Committee that while Council has agreed to pay for electrical, water and sewer hook-ups for day care centres, it has not agreed to pay for natural gas connections.

Following discussion it was

RECOMMENDED

THAT in addition to electrical, water and sewer connections, the City pay for natural gas connections to buildings to be used as day care centres.

Cont'd . . .

INFORMATION

6. Rent Increase - Cobalt Hotel, 917 Main Street

The Downtown Eastside Residents' Association presented to the Committee a complaint of a rent increase in excess of the 8% ceiling established by the Rent Stabilization Act, imposed on a tenant at the Cobalt Hotel. Bruce Eriksen of DERA also told the Committee there have been health and lodging house by-law violations at the Cobalt Hotel.

Mr. and Mrs. Dorush, operators of the hotel, assured the Committee that no rent increases above 8% would be charged at the Cobalt Hotel. Following discussion it was

RESOLVED

THAT the undertaking of Mr. and Mrs. Dorush that there would be no rent increases above the 8% limit established by the Rent Stabilization Act at the Cobalt Hotel be received;

FURTHER THAT the Medical Health Officer report back to the Committee in two weeks on any health by-law infractions at the Cobalt Hotel.

7. Lookout - Emergency Shelter and Services for Seniors

Mrs. Susan Anderson of the City Social Planning Department informed the Committee the Department of Human Resources has refused to provide funds for the continuation of this service which has operated in the Skid Road area under a LIP grant since January 1, 1972 (see attached letter).

Mrs. Anderson said the Social Planning Department supports the service which has also received a grant of $400 per month for April and May of which half is recoverable under the Canada Assistance Plan, to cover the cost of bus tours. The bus tour grants expired at the same time as the LIP funds.

She suggested representatives of the Department of Human Resources, National Health and Welfare Department, Drug and Alcohol Commission, City Health Department, Downtown Community Health Society, Strathcona Community Care Team, City Social Planning Department and Lookout appear before the Social Services Committee to discuss this program. It was

RESOLVED

THAT the Department of Human Resources, National Health and Welfare Department, Drug and Alcohol Commission, City Health Department, Downtown Community Health Society, Strathcona Community Care Team, City Social Planning Department and Lookout appear before the Social Service Committee to discuss this program.

RECOMMENDATION

8. Hard to House Facility, 300 Block East Cordova Street

The Chairman reported he has received complaints that plants grown by downtown eastside area residents on this plot of City-owned land are being stolen.

RECOMMENDED

THAT the City supply fencing for the property for the Hard to House Facility in the 300 Block East Cordova Street.

The meeting adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 611-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

June 6, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 6, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey

ABSENT: Alderman Pendakur

CLERK: M. Cross

Adoption of Minutes of May 9, 1974.

RECOMMENDATION

1. Major Planning Reports Scheduled for 1974

In a report dated June 4, 1974, the Director of Planning listed information on all planning matters requiring action by Standing Committees and Council in the period June to December 1974. With the aid of a flow chart Mr. Spaxman went through the list of items with the Committee. The following are some of the major points of discussion.

With respect to Downtown, he advised that the Committee would receive the report on guidelines and zoning technique by the end of July for a Public Hearing in September/October. It was agreed that the latest date for presentation to Council would be September 17th.

The historic area rezoning applications will go to Council on June 11th with the Public Hearing to be held as soon as possible thereafter. Stage III of the Waterfront Study should be completed in August with Stage IV being completed in September. The amendment to the regional plan changing the Waterfront zoning from Industrial to Urban will go before the G.V.R.D. in July.

Reports on the Harbour Park and Marathon Developments should go to Council in September.

The Waterfront Study should be considered with respect to the Downtown Study and the Planning Department is working out some inter-relationships between the two studies.

The report on West End Rezoning should go to Council August 27th for a Public Hearing on September 10th. This Public Hearing should be held at the King George Secondary School.

The Neighbourhood Improvement Program Area Selection report will go to the Standing Committee on Community Development on June 20th with the concept plan going to Committee in mid September. It was pointed out that senior government approval must be obtained by November or the funds would be lost.

cont'd ....

Clause No.1 continued

Mr. Spaxman pointed out that Mount Pleasant, Grandview Woodland and the Downtown Eastside have requested area planning programs.

The Consultant's report for Areas E and F in Champlain Heights will go to Committee at the end of July with discussions being held in the community in August. The plan approval should go to Committee in October.

If Cedar-Cottage is approved as one of the areas for NIP funding the area planning program will start in July with the concept plan going to Committee in mid September.

The Thunderbird Neighbourhood Planning Project report will go to the Standing Committee on Community Development at the end of June with the site plan going to Committee in September.

The Charles-Adanac report on density and land price will go to Committee July/August with the rezoning going to Public Hearing September/October.

The proposal for the Langara lands will be presented to Council in mid July with the Public Hearing slated for early September.

The final report on sign control will be submitted to the Standing Committee on Waterfront in mid July with the Public Hearing being held in September.

With respect to "interim policy" departmental task force, the department is working on the appropriate zoning for West Broadway and alternative forms of housing in RM-3 zones.

After discussion the Committee

RECOMMENDED

THAT the report of the Director of Planning be received and the appendix be distributed to the Standing Committees on Waterfront and Community Development for information.

INFORMATION

2. TEAG - Downtown Planning Study

Mr. Gerald Davis of the Environmental Analysis Group, was present to give the Committee a further progress report on the Downtown study. He distributed two preliminary draft reports to the Chairman on "Alternative Futures for Vancouver Downtown" and "Development Control Process and Bylaw Revision Process".

(These reports are on file in the City Clerk's Office.)

Mr. Davis advised that the number of special zoning districts in the study area was being cut with 20 remaining in the C.B.D. and the area Main to Gore, and that the Urban Designer was now transferring the written material into diagram form. Work is under way on loading points for various forms of transportation. Contact has been made with the Vancouver Heritage Advisory Board with respect to key heritage buildings downtown and a meeting is to be set up for June 24th.

cont'd ....

Clause No.2 continued

The Chairman advised that he had obtained a copy of a comprehensive report being done for Downtown Toronto containing detailed discussion of the problems involved including environmental and traffic matters. The report was prepared by the Toronto City Council and the Citizens' Advisory Committee. It was felt that the objectives and policy statements in the report should be reviewed by members of the Civic Development Committee, the Downtown Team and the Citizens' Advisory Committee.

It was agreed that copies of the report would be made and distributed as follows:

1 - Civic Development Committee (On file in the City Clerk's Office)

1 - Planning Department

1 - Downtown Team

1 - Citizens' Advisory Committee

Mr. Davis stated that they were now at the stage where they would be able to get input from various committees, i.e. Granville Mall Committee, for incorporation into their study.

RESOLVED

THAT the Committee receive Mr. Davis' progress report.

RECOMMENDATION

3. Vancouver Heritage Advisory Board - Retention of Historic Buildings

The Vancouver Heritage Advisory Board at its meetings of May 6th and 27th, considered the following buildings:

Marwell Building - 1500 West Georgia
975 Lagoon Drive - Residence
Simpson Block - Corner of Davie and Denman Streets

With respect to the Marwell Building, the V.H.A.B. recommended that Council explore the possibilities of negotiating with Rhone and Iredale to retain and incorporate the Marwell Building into its new development. With respect to the Park Superintendent's Residence, 975 Lagoon Drive, the V.H.A.B. requested that Council take whatever steps necessary to prevent the demolition of this residence and that any use of the building should not be inconsistant with the Board's endeavour to retain the premises and its characteristics as a historic building.

In dealing with the Simpson Block the V.H.A.B. recommended that the developer be asked to consider the inclusion of the Simpson Block generally in its present form in the new development. The extracts of the V.H.A.B. Minutes on the above three buildings are attached for information.

Mrs. Nancy Oliver of the Planning Department was requested to obtain information from the Director of Legal Services on the status of the Charter amendment and to obtain from the V.H.A.B. their priority list of heritage buildings, for report back to the Committee.

cont'd ....

Clause No.3 continued

After discussion, the Committee

RECOMMENDED

a. THAT the Committee feels the Park Superintendent's Residence at 975 Lagoon Drive is of heritage quality and any plans for renovation or redevelopment be discussed with the Vancouver Heritage Advisory Board.

b. THAT the V.H.A.B. recommendations on the Marwell Building, 1500 West Gerogia, and the Simpson Block, Corner of Davie and Denman Streets, be received.

c. THAT Mrs. Nancy Oliver of the Planning Department, report back to the Committee on the matter of the Charter amendment and the V.H.A.B. priority list of heritage buildings.

4. False Creek Zoning

Mr. G. Sixta of Johnston Associates presented to the Committee his report on a proposal for a CD-zone for the False Creek Basin. He advised that this comprehensive zone would be different from any presently enforced in Vancouver, and would have no specific plans on which comprehensive development is based. The new zoning should lay the foundations for future development and end the present industrial zoning in the False Creek Basin. The zoning of the Basin is a three-step process - establish a CD-zone specifying conditional land use, densities and the approximate location of areas to be developed and areas to be left open - develop detailed area plans - proceed with detailed development following the standard development permit procedure.

Mr. Spaxman advised that the Technical Planning Board could deal with the matter on June 21st and the City Planning Commission could deal with it at their next regular meeting. He suggested the report go to Council for information, stating that it was being discussed by the Technical Planning Board and Planning Commission, so that the public could be informed. It was suggested that the draft bylaw be circulated by the Director of Planning and go to the Technical Planning Board and City Planning Commission for report to Council on June 25th with the Public Hearing to be set for July 9th.

RECOMMENDED

a. THAT the report on "Proposal for a CD-zone for the False Creek Basin" be received and that Council be informed by the Chairman of the timing with respect to the schedule for rezoning of the False Creek Basin.

b. THAT the per diem Consultant Fund for the Assistant Director, Civic Development, be increased by $2,000.

The meeting adjourned at approximately 6:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 672

STANDING COMMITTEE OF COUNCIL
ON HOUSING

June 11, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 11, 1974, at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey (civic business)

CLERK: R. Demofsky

The Minutes of the meeting of May 14, 1974 were adopted.

RECOMMENDATION:

1. Renovation and Operation of the Central and Ferry Hotels

Representatives of the United Housing Foundation and Downtown East Side Housing Association were present to discuss a letter dated June 6, 1974 regarding housing in the downtown east side area, and a progress report dated March 27, 1974 on the renovation and operation of the Central and Ferry Hotels; submitted for the Committee's consideration. (This progress report is on file in the City Clerk's Office.)

The letter expressed concern that some hotel owners in the downtown east side area would not conform to the Fire and Lodging House By-law regulations, and would convert these premises to commercial uses. Further, that the United Housing Foundation should be active in the preservation of existing downtown east side housing. It referred to a study being done on the Gastown housing problems, and concluded by requesting that the City of Vancouver help finance this study.

The Chairman advised that the takeover of the Central and Ferry Hotels by the United Housing Foundation was an experimental project.

The Committee was advised that the Vancouver Opportunities Program (V.O.P.) volunteer workers which the United Housing Foundation originally intended to have work in this facility, in order to keep rental rates within the means of the residents, and to effect significant savings which would minimize any required subsidies, could not be used effectively. Therefore, the only effective way to operate this much needed facility would be to have the City of Vancouver subsidise it.

It was noted that such services as twenty-four hour supervision, weekly clean-ups, daily inspection, complete laundry change weekly by the staff, and regular (daily if possible) removal of garbage from rooms, were provided, resulting in increased operating costs.

The Committee was advised that the major problems being encountered were management, and building standards required by both C.M.H.C. and the City of Vancouver. The Committee commended the United Housing Foundation on the good job they had done to date, and offered encouragement to continue with this project.

RECOMMENDED,

A. THAT Council approve a grant of $3,000 to the United Housing Foundation, being one-half of the total amount required to have the management consultant firm of Pannell, Kerr, Forster, and Associates do a study on "The Effective Management Structure, and Building Standards Allowing Renovations to be Economically Feasible", on the Central and Ferry Hotels.

Cont'd . . .

B. THAT the United Housing Foundation report back to the Committee when the results of this study are available.

C. THAT the progress report by the United Housing Foundation on the Central and Ferry Hotels dated March 27, 1974 be received.

INFORMATION:

2. Letters on Downtown Eastside Residential Facilily and Grandview-Woodlands Single Women's Housing

Submitted for the Committee's consideration were two letters from the G.V.R.D. Co-ordinating Committee, both dated May 29, 1974.

The first letter advised that the G.V.R.D. Co-ordinating Committee at its meeting on May 8, 1974, agreed to purchase a site in the East End of the City for development of a single man's housing unit. The site consists of: Lots 10-14, Block 56, D.L. 196, Plan 196. The Supervisor of Property and Insurance advised that no problem would be encountered in acquiring this land, and that the purchase price would be lower than originally anticipated.

The second letter advised that the G.V.R.D. Co-ordinating Committee at its meeting on May 8, 1974, also agreed to purchase two sites in the Grandview-Woodlands community for the development of a single women's housing unit:

Site A: Lots 22-27, Blk. 2 of C and 33, 34 of Blk. 2 of D of 146 D.L. 264A.

Site C: Lots A and B of Blk. 9 of C, D.L. 183.

RESOLVED,

THAT the two letters referred to above be received.

3. Balmoral Hotel

The Committee had before it for consideration a letter from McNeill Realty Ltd., dated May 30, 1974 advising that they had written to the Minister of Human Resources offering to sell the Balmoral Hotel to the Province of British Columbia for possible use as a residence for older men who live in that area of the City of Vancouver.

Following brief discussion, the Committee

RESOLVED,

A. THAT this matter be referred to the Supervisor of Property and Insurance for report back to the Committee on the existing rental situation, and present market value of the Balmoral Hotel.

B. THAT the United Housing Foundation be approached to see if they would be willing to take over operation of this facility.

The meeting adjourned at approximately 11:30 a.m.

* * * FOR COUNCIL ACTION SEE PAGE(S) 672

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 13, 1974.

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 13, 1974, in the No. 1 Committee Room, Third Floor, City Hall, at 1:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Gibson
Alderman Hardwick

ALSO PRESENT: Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources

CLERK: H. Dickson

RECOMMENDATIONS:

1. Ray-Cam Recreation Centre - Activity Room

The Committee had before it for consideration a report dated May 30, 1974, from the Director of Social Planning (a copy of which is attached) which pointed out the cost of the basement activity room, showers, and sauna, of which the City must pay two-thirds, has risen from $90,000 to $161,850, and that $39,000 towards this cost has been made available by the Department of Recreation and Conservation under the Recreation Facilities Funding Act. This leaves $122,850 to be paid by the City, double Council's earlier commitment.

Ray Young of the Social Planning Department appeared and spoke to this matter. He pointed out the Social Planning Department has made no comment on the Ray-Cam Co-operative Association's management proposal which would cost $173,680 for a year (a copy of which is attached).

A representative of C.M.H.C. indicated the local C.M.H.C. office approves of its increased share of the cost.

The Committee questioned the high cost of management and the Ray-Cam Co-operative Association's request for autonomy in the operation of the building. A spokesman for Ray-Cam Co-operative Association said the management figure is a primary one, and that management of the facility should be discussed.

During discussion it was noted the Ray-Cam Co-operative Association's management proposal does not include representatives of the Park or Library Boards and some reservation was expressed on the creation of new bodies whose function duplicates an existing service.

It is RECOMMENDED,

A. THAT the City reaffirm its commitment to the basement activity room, showers, and sauna, at the new estimated cost of $122,850.

B. THAT the City commit itself to pay 30% annually to all utility and maintenance costs for the Ray-Cam building, this percentage being equal to the City's share of the capital cost; subject to a definite figure on this cost being made available to the Social Planning Department for report to Council.

C. THAT discussions be held by the Social Planning Department and the Ray-Cam Co-operative Association on the following points:

Cont'd . . .

a. The management proposal, submitted by the Ray-Cam Association, requiring an annual City grant for operating, programs, and staff costs of $165,880 (approximately), plus normal annual increments over the life of the facility.

b. The following principles inherent in the management proposal:

(i) the complete independence of the Ray-Cam Association in the administration and management of the facility with no role for either the Vancouver Parks Board or the Vancouver Public Library.

(ii) a double subsidy for the food co-operative, including the rent free space provided by the Federal-Provincial Partnership, as well as City funding for staff, equipment and administration costs for the store.

(iii) use of the facility by Ray-Cam Association members only, with the potential for an additional user fee to be charged, if the Association deems necessary;

(iv) a City subsidy for a substantial portion of all equipment and furnishings.

2. Lookout - Request for Funding

Karen O'Shannacery, Director of Lookout, appeared in support of Lookout's appeal for assistance and presented a revised budget of $80,970 (a copy of which is attached) for the operation of this service which provides emergency assistance for older persons suffering from various social problems.

The service has operated from January 1, 1972 to May 31, 1974 under L.I.P. funds and Lookout's application to the Provincial Department of Human Resources for continued funding was refused. The service is now operated by volunteers and rent is being paid by donations.

Mr. Joe Denofreo of the Department of Human Resources stated his department received 141 applications for continuation of funds previously provided by the Federal L.I.P. program and all were evaluated and 67 applications were approved, Lookout excluded.

A spokesman from the Non-medical Use of Drugs Division of the Department of National Health and Welfare said the Lookout service is a good one, and that the Federal Department might be willing to pay for salaries of three or four staff members, depending upon what other public bodies are willing to contribute to the program.

Ms. O'Shannacery indicated Lookout is optimistic it may be able to acquire some funds from the Provincial Drug and Alcohol Commission.

Representatives of the Strathcona Community Care Team and St. Paul's Church also spoke favourably of the Lookout program.

During discussion it was suggested the Committee should obtain a copy of the Provincial Department of Human Resources' evaluation of the Lookout program.

It was RECOMMENDED,

THAT Council approve a grant of $10,500 to cover rent, utilities, food, transportation and miscellaneous expenses to Lookout for twelve months; subject to a favourable report being received from the Department of Human Resources and subject to the Provincial Alcohol and Drug Commission and

Cont'd . . .

the Department of National Health and Welfare, sharing in the cost of salaries for eight staff members.

INFORMATION:

3. St. Michael's Day Care - 409 East Broadway

The Committee had before it for consideration a report from the Department of Permits and Licenses (a copy of which is attached) on what alterations are required to permit the day care centre to use the upper floor of the church.

During discussion it was noted the report concludes with the statement the church might not want the work done regardless of the source of funds.

Paul Murphy of the Day Care Information Centre said it would not be wise to spend $12,000 to $18,000 if the church does not want the renovations. He was supported in this statement by Mr. Joe Denofreo, Executive Assistant to the Minister of Human Resources.

Bonnie Roberts, operator of the Day Care Centre told the Committee there is a waiting list of eighty for this particular day care centre.

Following discussion, it was

RESOLVED,

THAT the Committee request Reverend W. Hillary of St. Michael's Church, 409 East Broadway, to appear before the Committee to present any objections the church might have to renovations made to the church at the Province's cost. Church renovations would permit the day care centre currently using the building to make use of the second floor within provisions of the City Fire By-law.

4. Day Care Operation at West End Community Centre

Marilyn Sarti of the West End Community Centre Association told the Committee there has been some problem in resolving the issue of how many children are to be accommodated in the day care operation planned for the centre, now under construction.

She said she believes the centre was approved by the voters on the basis that it included day care service for fifty children (two day care units of twenty-five children). However, only 33 1/3 children have been provided for in the floor area allocation for day care.

Following discussion, it was

RESOLVED,

THAT the Committee request members of the Park Board and the West End Community Centre Association to appear before it with copies of plans for the West End Community Centre and the original cost sharing agreement between the Province and the Park Board for the building,

FURTHER THAT the architect, Joe Wai, of Thompson, Berwick, Pratt and Partners be requested to also appear.

5. Shaughnessy Lodge, 1298 West 10th Avenue - Rent Increases

Mary Anderson, Vice-President of the Vancouver Tenants Council, and tenants of Shaughnessy Lodge appeared on behalf of the 65 residents

Cont'd . . .

of the Lodge and complained they were given notices on April 1, 1974 of rent increases ranging from 17% to 25%. They said the building is owned by Mrs. Stroshin, of #1, 1201 Georgia Street.

Mary Anderson also pointed out the Rent Stabilisation Act does not safeguard against tenants being evicted for non-payment of rent increases above 8% and she said the V.C.T. receives more complaints of people being evicted then ever before.

During discussion it was suggested the notices of rent increases should have been presented on March 31, 1974 rather than April 1, 1974.

Following discussion it was

RESOLVED,

THAT Mrs. Stroshin, owner of Shaughnessy Lodge, 1298 West 10th Avenue, be requested to appear before the Committee to explain why she is not abiding by the Rent Stabilization Act.

FURTHER THAT the clerk supply the Committee with a list of other properties owned by Mrs. Stroshin, and that the Committee be provided with copies of the new landlord and tenants regulations announced this day by Attorney-General Alex Macdonald.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 673

STANDING COMMITTEE OF COUNCIL
ON HOUSING

June 11, 1974

An "In Camera" meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 11, 1974, at 11:30 a.m.

PRESENT: Alderman Harcourt
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey (civic business)

CLERK: R. Demofsky

RECOMMENDATION:

1. Housing Relocation Service

Submitted for the Committee's consideration was the attached report from the Department of Social Planning regarding Housing Relocation.

The Committee was advised that the staff of the Red Door Information Centre, which is presently providing a housing relocation service in Vancouver, would be incorporated into this program. This would result in an overall housing relocation service which would provide the necessary information regarding available accommodation, and also transport people in search of accommodation, (as the Red Door presently does). However, it was noted that the other private rental agencies would remain in operation.

The Chairman advised that he had talked with the Minister of Human Resources about this matter, and that he preferred having this relocation service run by a non-profit organization and possibly funded by the Provincial Government.

RECOMMENDED,

A. THAT the Director of Social Planning be authorized to enter into detailed negotiations with Timesavers with regard to (a) the cost of the company; (b) the contract for computer services.

B. THAT the Chairman of the Housing Committee be authorized to negotiate with the appropriate Provincial Ministers to share in the cost of Timesavers and in the operating cost of the service on a non-profit basis.

C. THAT the Director of Social Planning report back on the question of a suitable non-profit agency, either already established or to be newly established, that would be responsible for the operation of the non-profit housing service.

D. THAT the Relocation Service Proposal outlined in this report be approved in principle, subject to an early report back to the Committee from the Director of Social Planning; this report to include full details on:

(a) a suitable price for Timesavers

(b) a suitable cost sharing formula with the Province

(c) a suitable non-profit sponsor

E. THAT the Board of Administration circulate copies of this report to the relevant departments of the City of Vancouver for their comments.

The meeting adjourned at approximately 11:40 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 674

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

June 13, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 13, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The minutes of the meeting held May 30, 1974 were adopted.

RECOMMENDATIONS

1. Knight Road Area Delegation

Mr. Fred Miller, Chairman of the Knight Road Committee, appeared on behalf of residents of the area and asked that consideration be given to the following requests of the residents in this residential district:

"(a) A retroactive cancellation of the improvement taxes levied for unwanted and unasked for 'improvements'.

(b) Stringently enforced speed controls.

(c) Pushbutton controlled traffic lights on marked crosswalks. (29th., 37th., and 62nd. in particular.)

(d) A well regulated traffic flow.

(e) Noise control.

(f) Payment for incurred damages to homes caused by increased traffic.

(g) Enforced truck restrictions."

He expressed concern with respect to these various items and commented that traffic controls will be required in the area of the park which is to be located in the vicinity of the Knight Road Bridge on the south side of Marine Drive.

The Committee discussed request (a) dealing with the retroactive cancellation of the improvement taxes levied and noted a report of the Board of Administration dated June 13, 1974 (copy of which is attached). In speaking to this report Mr. H. Urquhart advised that all the property owners on Knight Street had been assessed the property owners' share of the paving and curbing improvements with the exception of the section between 26th and 33rd Avenues. This section was brought to a Court of Revision and Council, on August 16, 1973, passed a motion that this project not be proceeded with as a local improvement but that it be carried out and the cost be charged against General Revenue and the 1973 Basic Capital Budget be adjusted accordingly. Mr. Urquhart stated the cost of the property owners' share from 12th Avenue and Clark south to 63rd Avenue on Knight Street totalled $134,026.42. He further stated that the section between 12th Avenue and Clark to 26th Avenue is on a by-law which expires in 1976 and that portion represented $47,335.61 which was included in the total property owners' share of $134,026.42. Because of the fact that the by-law expires in 1976 that for practical purposes this amount should be deducted from the

Cont'd . . .

Clause #1 continued:

previously mentioned total. The Committee was of the opinion that a report setting out the actual cost should be obtained from the Director of Finance.

In discussing other requests of the delegation the Assistant City Engineer, Traffic and Transportation, advised that there will be a report on truck traffic in July and until this report comes forward, no action can be taken on this particular matter.

The residents of the area expressed concern with respect to controlled traffic lights at various locations and suggested 47th and Knight should also be considered as an intersection requiring signalization.

After due consideration of the requests of the delegation it was

RECOMMENDED

(i) THAT forgiveness of local improvement taxes be made to the property owners from 12th Avenue and Clark Drive to 26th Avenue on Knight Street and from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue on Knight Street.

FURTHER THAT the Director of Finance report simultaneously with this report going to Council as to the precise cost of the forgiveness of these local improvement taxes.

(ii) THAT requests of the delegation numbered (b), (c), (d) and (g) and quoted above be referred to the Official Traffic Commission for further consideration.

(iii) THAT Item (e) quoted above be referred to the Chairman who will investigate and report to a subsequent meeting.

(iv) THAT Item (f) be received.

(v) THAT the Assistant City Engineer, Traffic and Transportation, be requested to consider what traffic safety measures can be implemented when the park is completed in the Knight Road Bridge area on the south side of Marine Drive.

Alderman Volrich is recorded as voting against Recommendation (i).

2. Thunderbird Neighbourhood Planning Project and City-Owned Land

The Director of Planning submitted for the Committee's consideration a report dated May 23, 1974 (copy of which is attached) which set out a history of Council's action and action taken by the community with respect to the two parcels of land known as Thunderbird Island Community; one parcel being bounded by Skeena Street, Highway 401 and 2nd and 5th Avenues zoned M-2 Heavy Industrial, and the second parcel bounded by Cassiar Street, Skeena Street and 1st and 2nd Avenues zoned RS-1 Single Family Dwelling.

Mr. R. Youngberg reviewed the report for the information of the Committee and suggested a minor change be made in the recommendations contained in the report.

After due consideration it was

RECOMMENDED

(a) THAT Council approve in principle the proposal to develop the approximately 11 acres of City-owned land in the Thunderbird Island for uses including some form of community

Cont'd . . .

Clause #2 continued:

open space, Day Care Centre(s), Church, a Community Centre and a warehouse.

(b) THAT Council endorse the process undertaken by the Planning Department to pull together a site plan which will meet with the approval of the local residents and participating developers.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 6-14

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 13, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 13, 1974 at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Alderman Hardwick Alderman Marzari
ABSENT:	Alderman Gibson
CLERK:	H. Dickson

INFORMATION

1. Commercial Rental Agencies

This public meeting was called to hear submissions from the public and from commercial rental agencies on the operations of these types of businesses in the City.

The following persons appeared before the Committee and following are some notes taken during their submissions:

(a) Mr. B. Eriksen, on behalf of Downtown Eastside Residents Association

- listings of suites and homes for rent by commercial rental agencies are useless -- he says he has heard of cases of only 1 out of 50 listings being available for rent;

- read a brief questioning whether the City is interested in acquiring one of the agencies;

(b) Mr. L. Bantleman (works for D.E.R.A.)

- said he registered as a client with Rentex nine months ago and used the service on several occasions;

- claimed there is a great deal of secrecy; that clients are given a secret number; that clients have to go to the agency's office to see lists of accommodation available;

- said several times he had found listed accommodation had already been rented and landlords surprised that more potential renters were coming;

(c) Shelley Rivkin of Consumer Action League

- read a brief and added that she received a recent complaint from a woman who was given 30 listed accommodations by an agency and all were rented. The woman cancelled her cheque to the agency and then allegedly received a threatening phone call from the agency;

cont'd ....

Clause No. 1 (cont'd)

(d) Mr. Haggart of Homehunters of Canada

- said 600 people who signed a petition during recent picketing of Homehunters office were merely passersby on the street who probably knew nothing of the agency's business;

- said in the 1½ years of Homehunters operation, there have only been about 3 or 4 complaints from over 30,000 people who have been served by Homehunters;

- staff works until 11:00 or 12:00 at night finding accommodations, switchboard and counsellors are available 7 days a week, 40-50% of listings are exclusive and there are four phone lines coming in;

- said many landlords do not call the agency to inform it if a home or suite has been rented and should be delisted;

- has up to 220 new listings per day coming in or about 1,000 new listings per month;

- Homehunters does not charge its $20.00 fee for finding accommodation for senior citizens;

(e) Irene Cavaliero of Vancouver Rental Aid

- read a brief and advised of two complaints of lack of service from clients of Homehunters and Rentex;

(f) Steve Hegdes

- paid $20.00 to Timesavers; claimed he was shuffled into a back room full of files and six phones, and had to phone the listings himself to see if they were available;

- paid $60.00 per week to stay in a motel with his wife and son, found a place on his own but the landlord was taking bids from potential tenants, the highest bid over $130.00 would receive the apartment -- he rented the apartment for $150.00 a month when it had been advertised for $130.00;

- got no satisfaction from Timesavers;

(g) Margaret Davies of the Human Resources Housing Aid

- claimed that the agencies are not needed;

- suggested a free agency combining the operations of Vancouver Rental Aid, West End Landlord Tenant Centre and the Human Resources Housing Aid, which should be run by City Hall as a free service;

(h) Stephan Mochnacki, Student Housing Committee of the Alma Mater Society, U.B.C.

- read a brief; in response to questions from the Committee, he said his Housing Committee gives priority to students from out of town and his agency is seeking additional funding;

cont'd .....

Clause No. 1 (cont'd)

(i) David Johnson of the Central Housing Registry

- read a brief and stated the Central Housing Registry handles 50 persons per day;

(j) Bruce Innes, Greater Vancouver Apartment Owners Assoc.

- represents owners of 40,000 suites in the Greater Vancouver area;

- stated the Association is opposed to taxpayers' money going toward the operation of a rental agency;

- the Association members do not employ rental agencies but apartment managers put out vacancy signs or have a waiting list of future tenants;

- said he does not believe Pacific Apartment Management Association, representing owners of 20,000 suites, uses commercial rental agencies;

(k) Tom Hansen, Vancouver Area Council of the N.D.P.

- read a brief which recommended that the City work along with the non-profit groups, who have experience in this field, in setting up a free public owned rental listing agency;

(l) George Attridge of Rentex

- read a brief;

- stated Rentex has had 8,063 clients this year, 30-40% of listings are phoned in to the agency by apartment managers;

- stated that, by far, the vast majority of customers are satisfied;

- in answer to a question, he said Rentex encountered serious problems collecting bills when it operated on a fee for service basis;

- Rentex listings are obtained from apartment managers phoning in, from newspapers, and realtors;

- Rentex is operated on a franchise basis;

(m) Greg Mason

- read a brief and stated he has a Ph.D. in Economics and has spent considerable time studying commercial rental agencies;

- pointed out there has been a drop in advertising of suites and homes by owners in daily newspapers;

- spoke in opposition to taxpayers' money being used to operate a rental agency and suggested the "front end fee" should be eliminated;

cont'd ....

Clause No. 1 (cont'd)

(n) Vince Forbes, Better Business Bureau

- stated Timesavers is the oldest business in operation in Vancouver, having been established in August, 1972, followed by Homehunters in May, 1973, Rentex in June, 1973 and Dial-a-Home a month ago;

- stated the Bureau has received six complaints on Timesavers eight on Homehunters and two on Rentex;

- Rentex was the only company which made adjustments as a result of these complaints;

- he illustrated the declining number of unfurnished suites advertised for rent by apartment managers by citing the Saturday, June 8th edition of the Vancouver Sun, which listed 123 unfurnished suites advertised by owners compared with 392 listed by rental agencies;

- stated the Bureau has also received a number of telephone complaints and suggested that paying in advance for a service is not a good practice.

(Copies of all the briefs are on file in the City Clerk's office.)

The Chairman informed those present that the topic would be discussed at a future meeting of the Social Services committee.

The meeting adjourned at approximately 10:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 674

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 20, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, June 20, 1974 at approximately 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson Alderman Marzari
ABSENT:	Alderman Hardwick (Civic Business)
CLERK:	H. Dickson

RECOMMENDATION

1. Septic Tank for Day Care Centre at B.C. Hydro Sub-station, 49th Avenue and Boundary Road

The Committee had before it for discussion an extract from the Department report, Building & Planning matters, dated June 7, 1974 (attached for information), which was considered by Council at its meeting of June 11, 1974. The Committee noted that Council approved the following recommendations:

"(a) That the City conclude the sale of the substation site at 49th Avenue and Boundary Road with B.C. Hydro by approving the recommendation of the Supervisor of Property and Insurance contained in his report of May 4, 1973.

(b) That a lease, based on the foregoing conditions, be entered into with B.C. Hydro to provide day care facilities on the substation site."

The Director of Environmental Health stated that a septic tank, at a cost of not more than $2,500, would be acceptable as an alternative to a sewer connection.

Mr. P. Murphy, Day Care Information Centre, requested that in addition to the septic tank, the City pay for installation of water, gas and electrical services, as has been done at other day care centres. Following discussion, it was

RECOMMENDED

THAT the City pay up to $2,500 for installation of a septic tank, as well as paying for water, gas and electrical connections for a day care centre located at the site of a future B.C. Hydro substation at 49th Avenue and Boundary Road.

FOR COUNCIL ACTION SEE PAGE(S) 675

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

June 20, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 20, 1974 at approximately 3:40 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Marzari Alderman Rankin
ABSENT:	Alderman Harcourt (on Civic Business)
CLERK:	D. Bennett

RECOMMENDATION

1. Neighbourhood Improvement Program

The Community Development Committee considered the Neighbourhood Improvement Program on April 11, 1974 and at that meeting the Director of Planning was requested to come back to the Committee with suggestions as to one or two priority areas under this program.

The Committee had for consideration a report of the Board of Administration dated June 14, 1974 (copy of which is attached) which set out information respecting the program under the following headings:

A. The NIP Process

B. Review of Previous Actions by the City and Senior Governments

C. Completion of the Selection Process

D. Areas Recommended for 1974

E. Occupancy and Maintenance Standards

F. Estimates of Planning Costs

G. Foreseeable Problems and Recommended Changes in the Neighbourhood Improvement Program

The Officials from the Planning Department reviewed the report and it was noted that Kitsilano and part of Cedar Cottage are the areas recommended for selection for the 1974 NIP program. Members of the Committee questioned why these areas were chosen and the Officials explained that due to the limited time in 1974 to get this program under way these two areas most nearly met the required criteria, in particular in the matter of stability in terms of uses and density.

RECOMMENDED THAT

"(a) the City confirm the selection of the Kitsilano area and part of the Cedar Cottage area, as identified generally on the maps attached to this report, as Neighbourhood Improvement Program areas to be assisted through the contributions from the senior governments allocated by the Province of British Columbia in 1974.

(b) the Province and Central Mortgage and Housing Corporation be requested to approve the selected areas.

(c) the Province be requested to contribute the following amounts towards planning costs of the areas:

(a) Kitsilano: $23,250

(b) Cedar Cottage: $30,250

Cont'd . . .

Clause #1 continued:

(d) Central Mortgage and Housing Corporation be requested to contribute the following amounts towards planning costs of the areas:

(a) Kitsilano: $46,500

(b) Cedar Cottage: $60,500

(e) Council approve the appropriation of $53,500, being the City's share (25%) of these planning costs from the $1,000,000 allocation of Urban Renewal Funds previously approved by Council for Neighbourhood Improvement Programs."

(f) the staffing of the Kitsilano and Cedar Cottage Neighbourhood Improvement Program be in lieu of the staff approved by City Council on May 14, 1974

(This report approved four positions: 2 Planners II, one Planning Assistant III and one Clerk-Stenographer II)

(g) a Planner II and a Planning Assistant III be appointed for Cedar Cottage Neighbourhood Improvement Program commencing on dates to be established by the Director of Planning

(h) the matter of accommodation and stenographic help for the Cedar Cottage program be referred to the Board of Administration

(i) Council urge the Federal Government to have the Residential Rehabilitation Assistance Program available throughout the City wherever the eligibility criteria are met.

(Alderman Marzari is recorded as voting against the recommendations of the Committee.)

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 675

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

June 13, 1974

An 'In Camera' meeting of the Standing Committee on Civic Development was held on Thursday, June 13, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Mayor Phillips

ABSENT: Alderman Bowers
Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION

1. Johnston Terminals

On April 11, 1974, the Committee considered a report from the Director of Planning and resolved that the Development Consultant be instructed to prepare a confidential report on the Johnston Terminals' operation.

The Development Consultant in a report dated June 6, 1974, outlined the information requested from the Committee on the number of trucks, barges and coastal vessels in and out of the terminal; the points of origin and destination, and the length of time goods are kept on the False Creek site. The Development Consultant states that the Johnston Terminals' operation is an essential function.

It was suggested that the operation continue to be located in the False Creek area, but in the long term, the operation should be moved east of Cambie Street, preferably east of Main Street, when the leases on the City land in that area expire in the late 1980's.

The lease on the 24 acres of property immediately west of Johnston's should be discontinued and as an interim measure, the land immediately south of the Johnston property between the tracks and 6th Avenue could be leased to Johnstons as well as the parcel east of Main Street.

The Committee was advised that Johnston Terminals want to have a meeting with City officials. The Property Division requested to be included in all meetings so that they can be kept informed.

After discussion, the Committee

cont' d.....

Clause No. 1 (cont'd)

RECOMMENDS

A. THAT the reports of the Development Consultant and the Director of Planning be received;

B. THAT City officials be instructed to negotiate with Johnston Terminals, such negotiations to include the provision of public access to the waterfront;

C. THAT the whole question of the operation of Johnston Terminals and lease negotiations be reviewed by the Civic Development Committee in twelve months.

The meeting adjourned at approximately 9:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 679

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CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 27, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, June 27, 1974 at 7:30 p.m., for the purpose of holding a Public Hearing re amendment the Zoning and Development By-Law and re approval of the official development plan for False Creek, between Connaught Bridge and Burrard Bridge and the Area Development Plans for a portion of Area 6 and Area 2 of False Creek.

PRESENT: Mayor Phillips
Aldermen Bowers Harcour, Hardwick, Linnell, Marzari, Massey, Rankin, and Volrich.

ABSENT: Aldermen Gibson and Pendakur

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-Law and the Official Development Plan for False Creek, between Connaught Bridge and Burrard Bridge and the Area Development Plans for a portion of Area 6 and Area 2 of False Creek.

1. False Creek between Connaught Bridge and Burrard Bridge

An application was received from the Director of Planning to rezone False Creek between Connaught Bridge and Burrard Bridge. Present zoning is M-1, M-2, and CD-1 and the requested zone is False Creek Comprehensive Development District. Approval was also requested for an Official Development Plan for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans for a portion of Area 6,False Creek, and Area 2, False Creek.

Submitted for consideration of Council by the Director of Planning, this date, was a report detailing certain further changes to the report "Proposal for Rezoning of that portion of False Creek West of Connaught Bridge together with proposed Area Development Plans for part of Area 6 and all of Area 2 in False Creek". These suggested changes are recommended by the Vancouver City Planning Commission and the Technical Planning Board.

The Director of Planning and the False Creek Development Consultant spoke to the proposals. The Assistant Director of Civic Development gave a detailed explanation of the proposed rezoning and the Development Plans. Mr. J. McLernan, Marathon Realty outlined his company's development plan for Area 2, False Creek.

The following persons spoke to the proposed rezoning and Development Plans:

Patrick Graham, representing N.P.A. - not in favour of housing on Area 6. Made a plea for public open space and public amenities in the area.

Commissioner May Brown, Acting Chairman, Board of Parks & Public Recreation - presented a brief outlining the Park Board policy with respect to the Development Plans for Area 2 and 6.

Warnett Kennedy, N.P.A. - Directed his comments to the Area Development Plan for Area 6. In favour of establishment of a development corporation and suggested the rezoning be delayed until this corporation is established.

Cont'd....

False Creek between Connaught
Bridge and Burrard Bridge, Cont'd.

Mr. Watkinson, Real Estate Board - Expressed concern re development of marina facilities and suggested that consideration be given to additional commercial activities in the area.

Mr. Tanner, Vancouver Board of Trade - Urged establishment of independent corporation to oversee development of the entire False Creek basin. The Board does not support any of the development concepts for Area 6.

Chris Shelton, C.O.P.E. - More park area required in Area 2.

Mr. J.R. Bentley, Teachers Investment and Housing Co-operative - Submitted a brief requesting Council to exclude their property at 186 - 196 Smithe Street (Parcel "H" reference plan 2152, D.L. 541 and D.L. 5603) from the proposed rezoning. This property is presently zoned M-2 and if it were rezoned into the CD-1 zone, the present uses of the building at this site could presumably become nonconforming.

The Director of Planning advised that exclusion of this parcel of land would not adversely affect the development plans for the False Creek Area.

Mr. R. Sterne, resident of the Fairview Slopes Area - The proposed development for Area 6 is too dense. All buildings should be kept well back from the water. Not in favour of floating developments. Area 2 - density in this area is too high, particularly in comparison with Area 6. Delay rezoning until the developer undertakes to provide adequate park and public open space.

Ron Walkey - By means of a map, illustrated the effect the proposed development in Area 2 would have on the Vancouver skyline and the environment.

Nigel Nixon, C.C.C.D. - Submitted a brief stating the C.C.C.D. is favourably impressed with the general approach for the proposed development for False Creek, particularly the proposed introduction of the Development Plan concept. Suggested that any decision or action on the specific area development plans be deferred to permit further consideration of the implications by citizens and organizations.

Mr. A. Wilson - Sigurdson Millwork, 6th Avenue - His firm is in favour of the Development Plan and is prepared to relocate at some date in the near future. Asked for reassurance from Council that his firm could continue to operate in its present location for the next 3 - 5 years to permit appropriate relocation plans to be made. Mr. Hickley, Planning Department, reassured Mr. Wilson that his firm could remain in its present location for the requested period of time.

Mr. Ted Baynes - Made a plea for preservation of False Creek as open space, eg. playing fields, playgrounds, tennis courts, etc.

Mr. B.F.R. Carey, Community Arts Council - Was critical of both development plans.

Byron Olson - Suggested a process is needed to ensure incorporation of the conditions outlined in the development plans into the development designs and that an ongoing review body be established for the whole False Creek area to ensure development in compliance with the guidelines set out in the Area Development Plan.

Cont'd....

False Creek between Connaught
Bridge and Burrard Bridge, Cont'd.

Mrs. Schmidt, United Housing Foundation - Complimented Council on the development proposals and the progress made to date.

Mr. D. Garnett, resident of the Fairview Slopes - endorsed comments made earlier by Mr. Sterne.

Mr. F. Wiles - commended Council for the proposed income mix in Area 6.

Mr. John Stearman - Questioned Marathon Realty's representative with respect to the shoreline in Area 2 and was advised that the proposed development will result in a net loss of 1 acre of shoreline.

MOVED by Ald. Hardwick,
THAT the application by the Director of Planning to rezone the area of False Creek between Connaught Bridge and Burrard Bridge from M-1, M-2, and CD-1 to False Creek, Comprehensive Development District be approved, excluding 186 - 196 Smithe Street (Parcel 'H' reference plan 2152, D.L. 541 and D.L. 5603)

AND THAT Clause 5 of the Draft Zoning By-Law be amended to read as follows:

"In considering any application for a development permit the Technical Planning Board, before granting any approval, shall first consult with the Vancouver City Planning Commission and shall refer the application to the Urban Design Panel and shall have regard to any specific area development plans that may from time to time be adopted by Council after a Public Hearing thereon."

- CARRIED UNANIMOUSLY

2. Official Development Plan

MOVED by Ald. Hardwick,
THAT the Official Development Plan, outlined in Part 2 of The Proposal for Rezoning of that portion of False Creek West of Connaught Bridge be approved as amended by the report of the Director of Planning submitted this day, except the reference in the Director of Planning's report, to the second paragraph of page 42 of the Proposal for Rezoning, be amended to read as follows:

"The waterfront edge shall be continuously accessible to the public around False Creek."

(Deferred)

MOVED by Ald. Linnell,
THAT this whole matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

3. Area Development Plans for a portion of Area 6 and Area 2 of False Creek

MOVED by Ald. Hardwick,
THAT further consideration of the Area Development Plans for a portion of Area 6 and Area 2 of False Creek be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Cont'd....

Area Development Plans for a portion of Area 6 and Area 2 of False Creek

MOVED by Ald. Harcourt,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law with respect to creating a False Creek Comprehensive Development District.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:55 p.m.

* * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of June 27, 1974, adopted on July 9, 1974.

A. Phillips
MAYOR

B. N. Field
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 9, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips.
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ADOPTION OF MINUTES.

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the Minutes of the Regular Council Meeting dated June 25, 1974, and the Minutes of the Special Council Meeting (Public Hearing) of June 27, 1974, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

Knight Road Area and Elimination of Property Owners' Share of Local Improvement Charges Related to Widening of Knight Street.

Council, on June 25, 1974, deferred to a full Council Meeting the following recommendation of the Standing Committee on Community Developmen dated June 13, 1974, when dealing with the matter of the Property Owners' share of Local Improvement Charges in respect of the widening of Knight Street:

"That forgiveness of local improvement taxes be made to the property owners from 12th Avenue and Clark Drive to 26th Avenue on Knight Street and from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue on Knight Street."

In respect of this matter, the Council also considered Department Report dated June 17, 1974, from the Director of Finance.

After due consideration it was
MOVED by Ald. Volrich
WHEREAS the opening of the Knight Street Bridge and the consequent widening of Knight Street, has altered the essential character of the street, to the detriment of the residents thereon,
THEREFORE BE IT RESOLVED THAT from 1975, forgiveness of local improvement taxes for paving and curbing, be made to the property owners from 33rd Avenue to 63rd Avenue on Knight Street on the same basis as was given to the property owners between 26th Avenue and 33rd Avenue o Knight Street.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CONTINUED...

UNFINISHED BUSINESS (Contd)

Knight Road Area and Elimination of Property Owners' Share of Local Improvement Charges Related to Widening of Knight Street (Contd)

MOVED by Ald. Rankin (in amendment)
THAT the forgiveness include 12th Avenue and Clark Drive to 26th Avenue on Knight Street'.

- LOST

(Ald. Bowers, Gibson, Hardwick, Linnell, Massey, Volrich and the Mayor voted against the amendment)

MOVED by Ald. Volrich
THAT the required funds be approved from the 1975 Supplementary Capital Budget and the accurate adjustment take place after the amount of the commutation value has been determined.
FURTHER, the Corporation Counsel and Director of Finance be instructed to bring in the required Resolution and Schedules.

- CARRIED UNANIMOUSLY.

Commercial Rental Agencies.

It was agreed that the following documents on this subject be deferred to the next meeting of Council, when a delegation of Timesavers Services Ltd., will be heard as per request received:

(i) Standing Committee report on Social Services, dated June 13, 1974,
(ii) Clause 7, Standing Committee report on Social Services, dated June 20, 1974.

Development Permit Application
1081 West 8th Avenue.

This matter was deferred pending the hearing of a delegation later this day.

Old Crystal Pool - Grant Request
from Canadian Amateur Swimming Association

Council on May 14, 1974, passed the following motion:

"That no action be taken with respect to the Canadian Amateur Swimming Association's request until the organization can demonstrate to Council means of raising funds from other sources. Further that the Park Board be asked to submit a report to Council on the allocation of swimming time, in public pools, to the Dolphin Swim Club and the Canadian Amateur Swimming Association, particularly as it affects public use of the pools."

It was noted that no information had been received from the Association demonstrating means of raising funds from other sources.

The Park Board, by letter dated May 29, 1974, submitted its Policy Report on Swimming Pools under date May 22, 1974, and requested the Council re-consider its decision on the Association's request for funds to maintain and operate the old Crystal Pool until the Olympics in 1976.

MOVED by Ald. Bowers,
THAT no action be taken on the request of the Canadian Amateur Swimming Association for a grant up to $6,000 towards the operation and maintenance of the old Crystal Pool for a Provincial/Civic Aquatic Training Centre; it being understood the Association may continue to use the Pool until the Olympics in 1976, if they are in a position to make the required payments in connection with the use of the Pool.

- CARRIED UNANIMOUSLY.

CONTINUED..

UNFINISHED BUSINESS (Continued)

Percy Norman Memorial Pool

MOVED by Ald. Hardwick
THAT the Percy Norman Pool revert to a community pool and be integrated with other community facilities on that site.

- CARRIED UNANIMOUSLY.

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge, and Area Development Plans.

MOVED by Ald. Hardwick
THAT this item be deferred for consideration early in the afternoon Council agenda, following the Public Hearing and Delegations.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

Extension of Implementation of the new Fire By-law.

A request was received from Downtown Eastside Residents' Association by letter dated July 3, 1974, that a delegation be heard on the Fire By-law and the matter of extending implementation of certain by-law provisions to October 1, 1974. It was noted that Clause 1 of the Standing Committee report on Housing, dated June 25, 1974, referred to the matter, and it was agreed that the delegation be heard later this day.

(Ald. Bowers and Pendakur - opposed)

Water Street Beautification Project

A request was noted from Mr. W. Bodner , 348 Water Street, to appear as a delegation in connection with the Water Street Beautification Program referred to in Board of Administration Report dated July 3, 1974 to be considered by Council this day. It was agreed the delegation be heard later this day.

Kitsilano Rezoning.

A request was received from Mr. Andras Molnar to appear before Council when consideration is being given to the proposed interim re-zoning of the Kitsilano RM- 3A District referred to in Department Report, Building and Planning, dated July 5, 1974. The Council agreed to this delegation being heard later this day.

Request for Complimentary Tickets to certain Civic Displays.

MOVED by Ald. Bowers
THAT the request from Mr. Barry Church, Sponsor of the Young Voyageur Group, that tickets be provided for visiting Young Voyageurs from various parts of Canada, to attend in the period July 3 - 10, and July 28 - August 5, the Aquarium, Museum, Planetarium and Bloedel Conservatory, be approved.

- CARRIED UNANIMOUSLY.

- - - - - - - - -

At this point, Aldermen Linnell and Harcourt left the Meeting to attend the G.V.R.D. Meeting.

COMMUNICATIONS OR PETITIONS (Continued)

Rental Accommodation Grievance Board

The following communication under date July 4, 1974, was received from the Mayor:

" The Provincial Government has revised the first draft of the Landlord and Tenant Act and made some important changes. One of them clarifies Section 25(2) which referred to annual rent increases. No action was taken with respect to our recommendations regarding security deposits.

We had asked for a broadening of the powers of Municipal Rent Bureaus. Unfortunately, the Provincial Government rejected that recommendation and amended Section 29 to actually reduce the involvement of Municipal Councils. Previously, Section 29(3) had indicated that where a Council passes a bylaw establishing a Municipal Rent Review Bureau, the Council would assume the powers of the Lieutenant-Governor in Council under Section 28 (Rent Review Powers), and the Municipal Rent Review Bureau would assume the powers of the Rentalsman. The new Act simply refers to the assumption of the Rentalsman's powers by the Municipal Rent Review Bureau. Municipal Councils are left out.

I have had a meeting with Mr. Barrie Clark, the new Rentalsman for the Province, and discussed this situation with the Attorney-General. It is quite clear that they believe that it should be a Provincial function.

Under the circumstances of the revised legislation which now has been passed by the Provincial Government, it makes no sense for us to establish a Municipal Rent Review Bureau. Council would have no say over the activities of the Bureau and the Bureau's Terms of Reference would be much too narrow.

I therefore RECOMMEND we drop our application under Section 29(1)(b) of the Act for permission to establish a Municipal Rent Review Bureau and discontinue the operations of our Bureau as soon as the Rentalsman is operating in the City of Vancouver."

MOVED by Ald. Pendakur
THAT, while the City still is of the view this should be a municipal function, the City drop its application under Section 29(1)(b) of the Act for permission to establish a Municipal Rent Review Bureau.

- CARRIED
(Ald. Gibson, Hardwick, Marzari and Rankin voted against the Motion)

MOVED by Ald. Pendakur
THAT the Council discontinue the operations of its Rental Accommodation Grievance Board as soon as the Rentalsman is operating in the City of Vancouver.

- (deferred)

MOVED by Ald. Hardwick
THAT the motion of Alderman Pendakur be deferred until October of this year.

- CARRIED
(Ald. Bowers, and the Mayor voted against the Motion to defer)

COMMUNICATIONS OR PETITIONS (Contd)

Pedestrian Day and
Walk a Measured Mile.

The Mayor, under date of July 2, 1974, submitted the following communication:

> The first Monday in August will henceforth be a Statutory Holiday, B. C. Day. This year it falls on August 5th. I thought we should celebrate it in a special way.
>
> I recommend that we declare August 5th "Pedestrian Day" in downtown Vancouver and use the holiday to illustrate the pedestrian network that we are developing, linking the four areasof heaviest pedestrian activity - Chinatown, Gastown, Granville Mall and Robson Street.
>
> I recommend the closure of the following streets - Pender, Carrall, Water, Cordova and Robson, along with the Granville Mall as illustrated in the attached map. Presumably one block of Alexander and Powell Streets would also be closed leading to Maple Tree Square.
>
> I have talked with some representatives of each of the areas and they are very interested in getting involved. I visualize an unstructured event with no program and no speeches. Each area can work out what they want to do if anything. People will be able to start anywhere and end anywhere - simply enjoying a vehicle-free atmosphere in this network of downtown streets.
>
> The exercise should be useful in learning how people move around thedowntown area and in giving us some information on possible future pedestrian areas.
>
> WAMM - Walk A Measured Mile
>
> We have also been approached by a group called the Walk A Measured Mile Committee requesting that the City of Vancouver designate certain areas as measured miles. This is part of a physical fitness program sponsored by the Federal and Provincial Governments.
>
> They would like to use Pedestrian Day, August 5th, as the day in which they could publicize their program which would follow from August 6th to the 9th inclusive. The second report from the Engineering Department refers to the nine measured miles that would be laid out in the downtown and the West End.
>
> Recommendation: I recommend that we declare Monday, August 5th as "Pedestrian Day" and support the program WAMM for the days of August 6th through the 9th. The total cost of both programs, as outlined in the attached reports, is estimated to be approximately $5,000.

In this regard a report was noted from the Board of Administration under date of June 20, 1974.

MOVED by Ald. Pendakur
THAT the recommendations of the Mayor contained in the foregoing communication be approved.

- CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS (Contd)

"Shaping the Future" and the
Vancouver City Planning Department.

Under date of July 5, 1974, the Mayor submitted the following communication:

"Shaping the Future" focuses on a number of specific planning problems. I believe the Council must make policy decisions in the following areas:

1. Policy Planning
2. Local Area Planning
3. Development Permit Application Procedure
4. Long Range Planning
5. Staffing

1. Policy Planning

The primary responsibility of City Council is to define overall policy direction clearly. It is necessary for Council to have staff input and advice in developing detailed programs which implement this policy. The new Committee System is policy oriented and close co-operation and communication between staff, Committee Chairmen and Committees is essential. In the past, provision of development and planning advice to Council has traditionally come from the Technical Planning Board.

The City Charter was recently amended to give the Director of Planning the responsibility for Conditional Uses and other administrative functions formerly handled by the Technical Planning Board. These tasks are best handled by the Director of Planning as both authority and responsibility for the decisions are clearly defined.

The advisory function, formerly held by the Technical Planning Board, I believe could best be done by a much smaller Management Advisory Committee headed by the City Commissioner and consisting of five or six senior Department Heads. It would be in the scope of the Chairman of the Management Advisory Committee to include staff members of various departments and Boards in doing specific tasks in specific periods of time. No additional staff complement to the Board of Administration is envisaged. Such a Management Committee would make the existence of the Technical Planning Board unnecessary and it should be abolished.

I RECOMMEND that this general approach be endorsed and the Commissioner report back to Council with the administrative arrangements.

2. Local Area Planning

It is clear from the West End experience that Local Area Planning is most effective in the first six months. Experiences in Hamilton, Los Angeles, New York, San Francisco, and a number of other cities suggest that it is time for a change in focus from one of long range comprehensive planning to that of short range action oriented programs. In discussing the Toronto experience with a number of members of Toronto's Council, they told me frankly that most of their local area planning programs were failures and those they regarded as relatively successful had not yet produced any tangible results. The City of Hamilton on the other hand has won a National Award for its program of Neighbourhood Planning which has a very specific task force approach. I propose that we model our area planning programs along the lines of the Hamilton experience as well as our False Creek experience since the arrival of the Development Consultant. This approach is necessarily tailored to conform to limited time, staff and fiscal resources while trying to achieve specific goals in the neighbourhood.

In most cases a Neighbourhood Planning Program should last six to eight months, with a maximum time frame of one year. This will ensure concentrated public input and also removes the necessity of extra staff. A Neighbourhood Program would include the following steps:

"Shaping the Future" and the
Vancouver City Planning Department (Contd)

1. A survey or questionnaire of each resident and owner in the neighbourhood to see if a program is wanted and what its orientation should be.

2. Precise definition of the tasks to be done and a timetable to do them in.

3. The establishment of a Neighbourhood Plan Review Committee (See Appendix I).

I RECOMMEND this approach, as further outlined in Appendix I, be endorsed and that the Board of Administration and Director of Planning report back outlining the details of such a program.

3. Development Permit Application Process

The Development Permit Application process has been the subject of continuing concern to both Council and the public. I RECOMMEND the Finance and Administration Committee carry out a full scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1st, 1974.

4. Long Range Planning

Long-range planning will increasingly involve closer co-ordination with the GVRD. The long-range planning section of the Planning Department should contain a small number of individuals who will be responsible particularly for liaison with the GVRD in order that our planning input is available to them and theirs to us. If at times special long-range planning tasks appear necessary for the City to undertake, I would suggest consultants rather than line positions be used to carry out the tasks.

I RECOMMEND the Board of Administration and Director of Planning examine the possibility of cutting back the long-range planning section with this approach in mind.

5. Staffing

The present complement of the Planning Department is 84. Of that 84 there are, at this time, 16 vacancies. In view of the recommendations I have made in this report, I believe that it is unnecessary to add any additional planning staff to the department at this time. Before proceeding with any local area program, the Director of Planning will report back to Council and at that time it may be appropriate to adjust the department's priorities to avoid employing additional staff for this function.

The review of the Development Permit Application Procedure, the limited time Task Force approach to Neighbourhood planning and, the possible cut back in Long Range Planning staff may possibly suggest a decrease rather than an increase in the present level of Planning staff. At any rate, until the Department is brought up to full strength there can be no justification for creating new planning department vacancies.

I RECOMMEND Council approve no further additions to the Planning Department at this time.

Related to this discussion was a report submitted by the Board of Administration, under date of June 27, 1974, particularly on the aspect of Staffing.

- Continued.

"Shaping the Future" and the
Vancouver City Planning Department (Continued)

After due consideration it was
MOVED by Ald. Pendakur
THAT the following recommendations of the Mayor contained in the foregoing communication be dealt with as noted hereunder:

Recommendation 1 - 'Policy Planning'
be REFERRED to the Board of Administration for report.

Recommendation 3 - 'Development Permit Application Procedure'
be REFERRED to the Standing Committee on Finance and Administration

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick
THAT Recommendation 2 - 'Local Area Planning' and
Recommendation 5 - 'Staffing', in the Mayor's communication,
be REFERRED to a special meeting of Council for full discussion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT Recommendation 4 - 'Long Range Planning' in the Mayor's communication, be REFERRED to the Director of Planning for further comments in respect of the role of the Long Range Planning Division and reference to the aspect of co-ordination with the Greater Vancouver Regional District.

- CARRIED UNANIMOUSLY.

- - - - - - - - - -

In respect of the Board of Administration report of June 27, 1974, particularly on the Staffing aspect, with regard to the Planning Department, action was taken as follows on the recommendations contained therein

MOVED by Ald. Hardwick
THAT the following be APPROVED:

B. OVERALL PLANNING DIVISION - Page 2.

Recommendations (i) to (v) inclusive.

C. AREA PLANNING - Pages 3 and 4.

Recommendation (b) (iii)
Recommendation (d) - Page 4 (Secretary for Associate Director)

D. SPECIAL SERVICES DIVISION - Page 4.

F. STAFF SERVICES DIVISION - Pages 4 and 5.

Recommendations (i) to (v) inclusive

H. CLASSIFICATION OF POSITIONS - Page 6.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT the following recommendations be DEFERRED for the time being:

C. AREA PLANNING - Pages 2 and 3.

Recommendations:

(a) Downtown and other Groups.
(b) Local Area Planning - (i) and (ii)
(c) Clerk Stenographers in Local Area Offices - (i) (ii) & (iv)

- CARRIED UNANIMOUSLY

The balance of the items in the Board of Administration report were noted by the Council.

The Council recessed at 12:00 noon, and, following a Public Hearing at 2:00 p.m., reconvened in the Council Chamber at approximately 3:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS

Development Permit Application #65010 - 1081 West 8th Avenue

On June 25, 1974, the Council adopted a recommendation of the Director of Planning that Development Permit Application #65010 to alter and use the existing two storey plus basement one-family dwelling at 1081 West 8th Avenue for offices, be refused in accordance with recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Mr. M. Grover of the firm of Grover, Elliott and Company Limited appeared in support of the application and filed a brief in this regard under date of May, 1974.

MOVED by Ald. Bowers,
THAT the Council resolution of June 25, 1974, which refused this application, be rescinded.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

No further action was taken on this matter.

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans

On June 27, 1974, when a Public Hearing was held on various matters pertaining to False Creek, the following was referred for consideration at this time:

(a) Official Development Plan

(b) Area Development Plans for a Portion of Area 6 and Area 2 of False Creek.

In connection with these three matters, the Director of Planning submitted a report with relevant documents.

The three matters are separately dealt with below:

I OFFICIAL DEVELOPMENT PLAN

The Council's attention was drawn to the updated amended Official Development Plan for False Creek (Schedule A). After due consideration, it was

MOVED by Ald. Hardwick,
THAT the amended Official Development Plan submitted this day be approved.

(Amended)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans (continued)

MOVED by Ald. Bowers in amendment,
THAT on page 42 - 7.1 (a) 'Public Access', the following words be added:

"except as approved by City Council for specific area development plans."

- CARRIED

(Aldermen Hardwick, Linnell, Marzari and Rankin voted against the amendment)

The motion as amended and reading as follows was put and
- CARRIED

"THAT the amended Official Development Plan submitted this day be approved, except that on page 42 - 7.1 (a) 'Public Access', the following words be added:

'except as approved by City Council for specific area development plans.'"

(Alderman Linnell voted against the motion as amended)

MOVED by Ald. Hardwick,
THAT the Director of Legal Services be instructed to prepare and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not having attended the Public Hearing on June 27, 1974)

II PROPOSED AREA DEVELOPMENT PLANS FOR PART OF AREA 6 (CITY-OWNED LANDS)

In considering the document 'False Creek Area Development Plan, Phase 1, Area 6', the Council AGREED to the following amendments therein:

On the page headed Area 6 Neighbourhoods: Spruce -

Item 7 be changed to read -

"Number of buildings above three storeys - none"

Item 9 be changed to read -

"Site coverage in Development Areas above three storey height - not applicable"

On the page headed Area 6 Neighbourhoods: Heather -

Item 9 be changed to read -

"Site coverage in Development Areas above three storey height - 7%"

MOVED by Ald. Massey,
THAT the entire narrow green area around Heather Point be widened to an additional 10 to 20 feet.

(not put)

MOVED by Ald. Hardwick in amendment,
THAT the entire narrow green area around Heather Point be widened to provide an open space of approximately 200 feet.

- CARRIED

(Aldermen Bowers, Harcourt, Marzari, and Massey voted against the amendment)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans (continued)

The amendment having carried, the motion of Alderman Massey was not put.

MOVED by Ald. Hardwick,
THAT the False Creek Area Development Plan, Phase 1, Area 6 (City-owned lands), be approved as submitted and amended this day as noted above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Director of Legal Services be instructed to prepare and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not having attended the Public Hearing on June 27, 1974)

III AREA DEVELOPMENT PLAN FOR MARATHON LANDS IN AREA 2

In considering the document 'Area Development Plan for Marathon Lands in Area 2", the Council AGREED to the following amendments:

On the page headed False Creek Area 2

Item 1 - strike the word 'approximately'.

Item 2 - Strike the word 'approximately'.

Item 5 - Reword to read as follows:

"Not to exceed 1,500,000 sq. ft. (which may include commercial, offices, sports facilities, cultural centre, school, community centre, community facilities) on the understanding that the office and retail component in the 1,500,000 square foot provision will not exceed 500,000 sq. ft."

Delete the following paragraph:

"Whereas the above statistics are the overall maximums for the entire site, there will be a 20% latitude (10% + or -) in the allocation of these amounts among the following four neighbourhoods."

On the page headed Area 2 Neighbourhoods: Richards

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 10%"

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Official Development Plans for False Creek between Connaught Bridge and Burrard Bridge and Area Development Plans (continued)

On the page headed Area 2 Neighbourhoods: Yale Lake

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - none."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

On the page headed Area 2 Neighbourhoods: Roundhouse Square

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 12½%."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

On the page headed Area 2 Neighbourhoods: Cooper's Court

Item 9 - Reword to read as follows:

"Site coverage in Development Areas above eighth-storey height - 11%."

Delete the following paragraph:

"Flexibility margin of 20%, i.e. 10% above or below these established amounts, may be accepted when final development applications are made."

MOVED by Ald. Hardwick,
THAT the proposed Area Development Plan for Marathon Lands in Area 2, as submitted and amended this day as noted above, be approved.

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

MOVED by Ald. Hardwick,
THAT the Director of Legal Services be instructed to prepare and bring in the required By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Pendakur were excused from voting, not having attended the Public Hearing on June 27, 1974)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

Report of Standing Committee on Housing, June 25, 1974

Fire By-law: Enforcement Date (Clause 1)

The Council considered Clause 1 of the report of the Standing Committee on Housing dated June 25, 1974, containing the following recommendation:

"Recommended that the Fire Chief be instructed to enforce, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver."

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Fire By-law: Enforcement Date (continued)

A protest was filed from the Downtown Eastside Residents' Association under date of July 3, 1974, in which it was requested a delegation be heard in respect of the enforcement date being extended to October 1, 1974.

MOVED by Ald. Harcourt,
THAT the recommendation of the Standing Committee set out above, be approved after amendment, by inserting the following words after the words 'to enforce' in the recommendation:

"by the July 1st deadline."

- CARRIED UNANIMOUSLY

The recommendation of the Standing Committee, therefore, as approved, will read as follows:

"Recommended that the Fire Chief be instructed to enforce, by the July 1st deadline, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver."

(Underlining indicates amendment)

Water Street Beautification Programme

The Council noted a Departmental Report under date of July 3, 1974, re Water Street Beautification Programme from which the following is extracted:

" III. CONSIDERATION

Council is asked to Consider:

a) The alternatives for applying the Federal/Provincial contributions to the surface work project:

(1) Alternative (a) - applying Federal/Provincial contributions to total project cost.
(2) Alternative (b) - applying Federal/Provincial contributions to City's share of project.

b) Advancing the Surface Work Project local improvement by 'Special Grounds' upon representation from the property owners.

IV. RECOMMENDATIONS

The Director of Planning and the City Engineer RECOMMEND:

A) THAT the design be approved as shown.

B) THAT the cost-sharing on the Water Street Beautification - Surface Works Project be

- two-thirds (2/3) by the property owners;
- one-third (1/3) by the City.

C) THAT the property owners' share be assessed on the basis of their footage along Water Street.

D) THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B), C) and E) if required and to reflect Council's decision in the matter of applying the Senior Government contributions.

E) THAT if Council choose alternative (a) for applying the Federal/Provincial contribution (that is against the total cost of the project) the $70,000 required be diverted from unexpended Urban Renewal funds.

F) THAT should Council wish the Surface Work local improvement to proceed by 'Special Grounds' the Director of Legal Services be instructed to bring forward the necessary formal resolution."

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Water Street Beautification
Programme (continued)

Mr. W. Bodner, a property owner at 348 Water Street, appeared protesting the front foot Water Street assessment basis.

MOVED by Ald. Pendakur,
THAT the following be approved:

"The Federal/Provincial contributions to the surface work project apply to the total project cost."

- CARRIED

(Aldermen Marzari and Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the surface work project local improvement be advanced on special grounds.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT recommendations IV (A) and (B) be approved and (C) re design and cost sharing be referred back to the City Engineer and the Director of Planning for a further report to the next meeting of Council to include alternative methods of assessing property owners.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the $70,000 required in respect of application of Federal/Provincial contribution against the total cost of the project, be diverted from unexpended Urban Renewal funds.

- CARRIED

(Alderman Rankin voted against the motion)

MOVED by Ald. Pendakur,
THAT the Director of Legal Services be requested to bring forward the necessary By-law at the appropriate time to give effect to Council's final determination of the whole matter and bring in the required formal resolution in respect of surface work local improvement by special grounds.

- CARRIED

(Alderman Rankin voted against the motion)

BOARD OF ADMINISTRATION
GENERAL REPORT, July 5, 1974

Finance Matters
(July 5, 1974)

Columbia Cultural Society
Grant Request (Clause 8)

Mr. Harvey Adams appeared on behalf of the Columbia Cultural Society in support of an application for a grant of $5,200 to provide pops concerts in several areas of the City.

MOVED by Ald. Pendakur,
THAT this grant request for $5,200 be approved and a further application be made by the City to the Musicians' Union for an additional $1,800.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS (cont'd)

Grant Request:
Grey Cup '74

On May 28, 1974, when considering a request from the Grey Cup '74 Committee for a grant of $10,000 in connection with the Grey Cup festival events November 17th to 24th, 1974, the matter was tabled. It was, therefore

MOVED by Ald. Volrich,
THAT this question be raised from the table.

- CARRIED UNANIMOUSLY

A representative of the Grey Cup '74 Committee appeared and advised that financial information now indicates an application to Council should be for a grant of $15,000.

MOVED by Ald. Volrich,
THAT a grant of $12,500 be approved for this purpose.

(Amended)

MOVED by Ald. Bowers in amendment,
THAT the figure in the motion of Alderman Volrich be changed to read $10,000.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin voted against the motion)

MOVED by Ald. Marzari in amendment to the amendment,
THAT the figure be $5,000.

(Not Put)

The motion as amended and reading as follows was put and

- CARRIED BY THE REQUIRED MAJORITY

"THAT a grant of $10,000 be approved for this purpose."

- - - - -

At this point, the Council recessed at approximately 5:45 p.m. for a short 'In Camera' meeting and reconvened at approximately 6:00 p.m. to continue with the regular Council business with the same members present.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL
REPORT, July 5, 1974

Building and Planning
matters (July 5, 1974)

Interim Rezoning of the Kitsilano
RM-3A District (Clause 3)

Earlier in the proceedings, the Council agreed to hear a delegation from Mr. Andras Molnar with respect to this clause. However, at this particular time when the delegation was called, Mr. Molnar was not present.

The following extract and recommendation of the Director of Planning contained in this Clause is noted:

"The Director of City Planning believes that the best way to preserve the options for the future of the community is to rezone the area on an interim basis. It is therefore RECOMMENDED:

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Interim Rezoning of the Kitsilano RM-3A District (continued)

"Recommended that the Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission.'"

MOVED by Ald. Harcourt,
THAT the foregoing recommendation of the Director of Planning be approved.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey, Pendakur, Volrich and Mayor Phillips voted against the motion)

No further action was taken on the matter.

A. False Creek Development
Marina Phase 1, City-owned Land, Area 6

The Board of Administration submitted the following report under dated of July 4, 1974:

"The Development Consultant reports as follows:

'City Council approved on 30th October, 1973, the location of a civic marina at the Heather Street bay, and authorized the Engineering Department to apply to the Federal Government with respect to financial assistance. Engineering has now received approval from the Federal Government.

Scheme C calls for a marina in the bay at the foot of Heather Street, and City Council on 11th June, 1974, specified that the marina be at least 325 boat capacity in order to be economically viable and to fit comfortably within the bay.

The operators of the marinas at Clay's in Area 10 and the West Coast Salvage and Contracting in Area 6 are under notice by the City to vacate by the 30th September and the 31st October, 1974 respectively. The City has committed to give priority at the Heather Street Marina to the longer term non-houseboat tenants at Clay's and at West Coast Salvage.

The City and the Park Board have agreed that the Heather Street Marina will be operated as a civic marina by the Park Board. Vancouver City Council has directed that the City will develop the Heather Street Marina, make the decisions regarding the priorities for berthing and will turn over the completed marina to the Park Board for operation.

The objective therefore, is to get the Heather Street Marina designed, built and operating as quickly as possible. The earliest date estimated by the Engineering Department is January/February with double shifting and late Spring/early Summer with single shifting.

The Development Group has prepared terms of reference for design and construction and Thompson, Berwick, Pratt and Partners have submitted a proposal in response. These documents are attached to this report.

Thompson, Berwick, Pratt and Partners propose using C.B.A. Engineering (a member of their original design team), Peter Welsh of Fishermen's Cove Marina, Mitch Taylor of False Creek Marinas, and John Sanderson of Penticton and Kamloops Marinas together with the public space consultants who will be involved in the design of the public open space.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Development, Marina Phase 1,
City - owned Land (continued)

The proposal contains flexibility so that we can go for competitive bids or negotiated bids, can divide the work into components such as pile driving, construction of berths, shore facilities etc., and will permit temporary installation of docks along the seawall to accommodate boats from Clay's and from West Coast Salvage until the Heather Bay is ready.

The upset figure for design, documentation and supervision of construction, but excluding disbursements and costs associated with gaining approvals, is $24,500. The charges would be submitted on a per diem rate and disbursement basis but not to exceed this upset figure. Disbursements are estimated at $2,500. These costs will become part of the capital investment on which a return will be sought through moorage fees.

It is RECOMMENDED:

1. THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of the proposal submitted by that firm and that $27,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.

2. THAT a Review Committee be set up to advise the Development Consultant and through him the design team consisting of the following:

   - a staff representative of the Park Board,
   - representatives of the Engineering Department,
   - representatives of the Planning Department, and,
   - potential users of the facility.'

Your Board RECOMMENDS that the above recommendations of the Development Consultant for the False Creek Development be approved."

(Documents referred to are on file with the City Clerk)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

B. False Creek Development, Seawall
Phase 2, City-Owned Land, Area 6

The Board of Administration submitted the following report under date of July 4, 1974:

"The Development Consultant reports as follows:

'The Engineering Department has authority to continue the seawall in Phase 2 under Winter Works Program 1974/75. The work is to commence 1st December, 1974, and must be completed by the 31st May, 1975.

The Development Consultant was authorized by Council on 19th March, 1974, to assume authority for the design work associated with the location of the seawall, Phase 2, Area 6.

In order to meet the timetable it is necessary to establish the location of the seawall by the end of July, 1974. This will give the Engineering Department sufficient time to do the preparatory work such as detailed designs and specifications, clearing and dredging prior to the commencement of the Winter Works Project itself.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

False Creek Development, Seawall
Phase 2, City-Owned Land (continued)

Now that Scheme C is endorsed as a basis of the proposed Area Development Plan for Phase 1, Area 6, it is appropriate to locate the seawall in Phase 2.

The seawall in Phase 2 should be located in conformity with Scheme 2, which was approved on 20th November, 1973, by City Council as a guide for development of Area 6, and with due regard to soil conditions and costs. It is also desirable that the seawall be located so as to keep options open for variations to Scheme 2 arising out of the experience gained in the development of the 1st Phase of Area 6.

The Development Group prepared terms of reference for the location of the seawall having these factors in mind and requested Thompson, Berwick, Pratt and Partners to submit a proposal which has now been received. Both these documents are attached to this report.

Thompson, Berwick, Pratt and Partners propose using the same team as was used for the 1st Phase of Area 6 with the possible addition of the public open space consultants who will be retained for the public space design.

Thompson, Berwick, Pratt and Partners propose an upset figure for the location of the seawall, preliminary design of the seawall, budget feasibility and preliminary land use study for adjacent lands in the balance of Area 6 of $18,300, excluding disbursements. Disbursements are estimated at $1,700.

They would submit their charges on a per diem rate up to the above stated upset figure, plus direct cost of disbursements.

The team will be able to complete the assignment by the end of July subject to refinements in the succeeding two or three weeks.

It is RECOMMENDED:

1. THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that $20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.

2. An advisory group be set up to advise the Development Consultant and through him the design team consisting of the following:

   - representatives of the Engineering Department,
   - representatives of the Planning Department, and,
   - representatives of the Area 6, Citizens' Advisory Panel.'

Your Board RECOMMENDS that the above recommendations of the Development Consultant for the False Creek Development be approved."

(Documents referred to are on file with the City Clerk)

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

C. Space Requirements - Social Planning Department

The Board of Administration submitted the following report under date of July 2, 1974:

" The Director of Permits and Licenses reports as follows:

"On August 28, 1973 and May 7, 1974 Council approved reports dealing in part with increased staff and a new filing system for the Social Planning Department. One of the approved recommendations was:-

'That the Assistant Director, Construction and Maintenance, review office space requirements of the Social Planning Department and report separately to the Board of Administration on this matter.'

In the review of the office space requirements the Assistant Director reports that the space now occupied by the Social Planning Department is most inadequate. The area now occupied by the Department is 1,586 sq. ft. whereas the review indicates that approximately 2,366 sq. ft. are required to provide acceptable accommodation.

The additional 780 sq. ft. should be provided in the space north and adjacent to the Social Planning Department, presently occupied by the Overall Planning Division of the Planning Department. The Overall Planning Division would be relocated to a similar size space which will soon be vacated by the Zoning Division.

In order to use the Social Planning space most effectively the Director of Social Planning has agreed to develop an internal area in the form of 'open planning' offices. The Social Planners in this area require a degree of privacy for interviews and it is therefore proposed to provide acoustic screens and carpet in this office area to reduce sound levels.

The cost estimates are as follows:

Office alterations and acoustic screens	$12,300
Electrical and communications	2,900
Carpeting of open area offices	1,400
TOTAL	$16,600

The estimate given above includes the cost to move the Overall Planning Division to permit the northward expansion of the Social Planning Department.

A preliminary review based on new staffing proposals for the Planning Department indicates adequate floor area remaining on the third floor for this department. It is now intended to review their requirements in detail. This review may indicate additional expense which will be reported to Council at a later date.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds will be made available from Contingency Reserve.

It is recommended that Council approve the expenditure of funds in the amount of $16,600 for alterations on the third floor of the East Wing to provide additional office space for the Social Planning Department. Such funds to be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be adopted, and notes the probability of the relocation of the Planning Commission office from the third floor of the East Wing. "

Following this report are the comments of the Director of Planning with respect to the proposed relocations.

The alternatives to the ones being recommended are relocation of the Social Planning Department or the Health Department outside the City Hall. Your Board is currently investigating the possibility of relocating the Health Department since such a relocation would provide the most space for further expansion of other departments (approximately 6,000 square feet). Relocating part of the Social Planning Department would be undesirable, and would provide very little expansion space.

There is a further requirement for additional space for other departments in the East Wing, and having regard for all considerations, your Board is of the opinion that the foregoing recommendation is the most appropriate one at this time.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Space Requirements - Social
Planning Department (continued)

COMMENTS OF THE DIRECTOR OF PLANNING:

"While appreciating the problems of the Social Planning Department, the Director of Planning cannot agree to a move which solves these problems while at the same time creating problems for the Planning Department in the immediate future, and overlooks existing problems.

The move would result in the Planning Department having approximately the same space as at present, but without any possibility of expansion. In some parts of the Department, conditions are overcrowded at the present and there are three new positions already approved by Council for which space is not available. The Board report on staffing for the Planning Department is likely to add more.

Already to alleviate overcrowding, the Downtown Team had to be located in rented premises on Broadway. For a Department which relies heavily on contacts with other Departments in City Hall, this is inefficient and to be avoided except in special cases such as the local area offices.

It should also be noted that for some time now parts of the Planning Department have been operating with an 'open planned' office. A previous request to have this areacarpetted was referred to the Board of Administration. To overlook this matter would further aggravate the Planning Department's concerns.

The Planning Department concludes therefore that the suggested move would lock it into already inadequate space at a time when it is known that there are going to be more people to accommodate. To make a decision on space allocations without taking these matters into account seems at best to be premature."

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED

(Aldermen Linnell and Marzari voted against the motion)

D. BOARD OF ADMINISTRATION GENERAL REPORT, July 5, 1974 (continued)

Works and Utility Matters
(July 5, 1974)

The Council considered this report which contains five clauses, identified as follows:

Cl.1. Lease of Portion of Lane, South of 8th Avenue, West of Alder adjacent to Lots 5 to 16, Block 333, D.L. 526.
Cl.2. Areaway at 578 Beatty Street.
Cl.3. Sewer Construction on Bentley Street, 75th Avenue and Milton Street.
Cl.4. Supply of Cover Material - Delta Landfill.
Cl.5. Maintenance Payments - Granville Island.

The Council took action as follows:

Clauses 1 - 4 inclusive

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive be approved.

- CARRIED UNANIMOUSLY

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works and Utility Matters
(July 5, 1974)(continued)

Maintenance Payments - Granville Island (Clause 5)

Council considered the information in this Clause upon the request of Central Mortgage and Housing Corporation that the Council continue maintenance payments and present fire alarm and street lighting services in connection with Granville Island as had been the case for many years prior to the control of Granville Island being transferred from the National Harbours Board to the Central Mortgage and Housing Corporation.

It is noted in the report that following discussions with Central Mortgage and Housing Corporation, that body is agreeable to the suggestion of payment of $9,000 per year in respect of maintenance payments, the amount to be reviewed from time to time to reflect the changes on the Island as it is redeveloped, and the payment to Central Mortgage and Housing Corporation be effective from the beginning of 1974.

It is also suggested by the City Engineer that fire alarm service and minimal street lighting on the Island be continued for the present pending decision as to redevelopment, the annual cost being $1,000 to $1,500.

MOVED by Ald. Bowers,
THAT the aforementioned proposals of the City Engineer be approved in respect of maintenance payments to Central Mortgage and Housing Corporation and continuation of present fire alarm and street lighting services.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 5, 1974)

Addition to the Existing Hotel and Apartment Building at 500 West 12th Avenue (Development Permit Application No. 65098) (Clause 1)

MOVED by Ald. Hardwick,
THAT the requests of Mr. J.A. Pentland and Mr. Ben Wosk, to be heard as delegations, be approved, and the arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Central/Oliver Hotels - Renovations Dining - Bathing - Recreation Facilities (Clause 2)

MOVED by Ald. Hardwick,
THAT the recommendation of the Board of Administration contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 5, 1974)

Fire Department - Apparatus Replacement Program (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters
(July 5, 1974)

The Council considered this report which contains eleven clauses, identified as follows:

Cl.1. Takeover of Assessment Functions by British Columbia Assessment Authority.
Cl.2. Investment Matters (Various Funds) May, 1974.
Cl.3. Queen Elizabeth Theatre - Maintenance.
Cl.4. Library Board - Directory Information Service.
Cl.5. Staffing - Property & Insurance Division, Finance Department.
Cl.6. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1,1974 to August 31, 1975.
Cl.7. Parking Rates - The Queen Elizabeth Theatre Parking Garage.
Cl.8. Columbia Cultural Society Grant Request - $5,200.
Cl.9. Resolutions for Submission to U.B.C.M. Annual Convention Vernon, B.C. September 18th to 20th, 1974.
Cl.10. Charter Amendments; Heritage Advisory Board.
Cl.11. Appointment of Consultants re Vancouver Taxi Industry.

The Council took action as follows:

Clauses 1 - 7 inclusive

MOVED by Ald. Hardwick,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 7 inclusive, be approved.

- CARRIED UNANIMOUSLY

Resolutions for Submission to
U.B.C.M. Annual Convention
(Clause 9)

MOVED by Ald. Volrich,
THAT this Clause be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY

Charter Amendments: Heritage
Advisory Board (Clause 10)

MOVED by Ald. Volrich,
THAT this Clause be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY

Appointment of Consultant re
Vancouver Taxi Industry
(Clause 11)

MOVED by Ald. Hardwick,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(For Council action on Clause 8, see page 14)

Personnel Matters
(July 5, 1974)

The Council considered this report which contains three clauses, identified as follows:

Cl.1. British Columbia Business Show - Employee Participating and Attendance.
Cl.2. Proposed Non-Union Casual Wage Rates - Parks Board.
Cl.3. British Columbia Day Act.

The Council took action as follows:

cont'd

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Personnel Matters
(July 5, 1974)(continued)

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

British Columbia Day Act
(Clause 3)

MOVED by Ald. Bowers,
THAT a holiday with pay be granted to all Excluded and Senior Staff and to those unionized civic employees whose Collective Agreements do not now contain a provision regarding the first Monday in August, subject to the provisions for Statutory Holiday eligibility contained in those Agreements;

FURTHER THAT the Library Board, Park Board and Police Commission be advised accordingly.

- CARRIED UNANIMOUSLY

Property Matters
(July 5, 1974)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Lease of Portions of City Blocks 112 & 113, D.L. 541, Situated within the Cloverleaf Area, North End Granville Bridge (Leach Holdings Limited)
Cl. 2: Lease of Portions of City Blocks 112 & 113, D.L. 541, Situated within the Cloverleaf Area, North End Granville Bridge (Dominion Vancouver Motor Limited)
Cl. 3: Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24 to 29, D.L.'s 330 & 331, 3623 Ellis Avenue
Cl. 4: Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except Right-of-Way all in Block 267, D.L. 526 - 1830 West 5th Avenue
Cl. 5: Acquisition for Widening of 37th Avenue between Fraser and Inverness Streets, Lot 19, Block 4, D.L.'s 668 - 670, 5333 Prince Albert Street
Cl. 6: Lease Renewal - Encroachment: Area Fronting Sicks' Capilano Brewery Ltd., 1550 Burrard Street
Cl. 7: Acqusition for Park Site #10 - Mount Pleasant West 43 feet of South half of East half except North 10 feet now lane, of Block 104, D.L. 264-A Known as 407-411 East 8th Avenue
Cl. 8: Sale of Lot 25 to 29, Block 76, D.L. 181 to Provincial Government - N/S Keefer Street, between Heatley and Hawks Avenues
Cl. 9: Food Management Consultant: Continental Hotel - Senior Citizens' Residence.

The Council took action as follows:

MOVED by Ald. Pendakur,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 9 inclusive, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. DEPARTMENTAL GENERAL REPORT
July 5, 1974 (continued)

Works & Utility Matters
(July 5, 1974)

Chestnut Street, Adjacent to
Vanier Park (Clause 1)

After considering this Clause, it was

MOVED by Ald. Bowers,
THAT the proposal of the City Engineer as contained in this Clause in respect of improvements to Chestnut Street, be approved, and he be authorized to initiate the installation of pavement and Curbs and the sidewalk under the Local Improvement procedure.

- CARRIED UNANIMOUSLY

Inaccurate surveys in Older
Residential Areas (Clause 2)

MOVED by Ald. Bowers,
THAT this Clause be referred to the Standing Committee on Social Services for consideration.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 5, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Proposed Interior Alterations at 535 Homer Street for Department of Human Resources
Cl. 2: Temporary Parking Lot, 151 West 10th Avenue
Cl. 3: Interim Rezoning of the Kitsilano RM-3A District

The Council took action as follows:

Proposed Interior Alterations at
535 Homer Street for Department
of Human Resources (Clause 1)

Consideration was given to the report of the City Building Inspector contained in this Clause in regard to an application from Sjorgren Construction Ltd., to renovate the interior of 535 Homer Street to provide office accommodation for the Department of Human Resources.

The City Building Inspector advised he would not oppose the interior renovations subject to the applicant obtaining a Development Permit for change of use.

MOVED by Ald. Linnell,
THAT approval be given to these proposed interior alterations.

- CARRIED UNANIMOUSLY

Temporary Parking Lot
151 West 11th Avenue
(Clause 2)

It is noted in this Clause that the Metropolitan Tabernacle request enforcement action be withheld to allow temporary use of a parking lot at 151 West 11th Avenue.

MOVED by Ald. Volrich,
THAT enforcement action be withheld until January 30, 1975, as per request received.

- CARRIED UNANIMOUSLY

(For Council action on Clause 3, see pages 15 and 16)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 5, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Additional Bus Stop on Davie Street at Denman Street
Cl. 2: Regulation of Granville Transitway

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the City Engineer contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 5, 1974)

Estate of Major J.S. Matthews,
Deceased (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendation of the Director of Legal Services contained in this Clause be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

F. Report of Standing Committee on Waterfront and Environment, (June 27, 1974)

The Council considered this report of the Committee which contains six clauses identified as follows:

Cl. 1: Reorganization of the North Fraser Harbour Commission
Cl. 2: Recreational Potential - Fraser River Waterfront
Cl. 3: Dogs at Large
Cl. 4: Embyr Enterprises Ltd. - Lease of Land and Waterfront
Cl. 5: Waterfront Planning Study - Stage 3
Cl. 6: Correspondence

The Council took action as follows

Clauses 1, 3, 4, 5 & 6.

MOVED by Ald. Pendakur
THAT the recommendations and resolutions of the Committee contained in Clauses 1, 3 and 4 of this report, be approved, and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Recreational Potential - Fraser River Waterfront (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the Committee contained in this Clause be approved, with Council agreeing to share the cost, with the Provincial Government paying 50% and the three municipalities involved paying 50%; the municipal share of the Study to come from the North Fraser Harbour Commission Municipal Surplus.

- CARRIED UNANIMOUSLY

G. Report of Standing Committee on Civic Development (June 13,1974)

Langara

MOVED by Ald. Hardwick
THAT this report be received for information.

- CARRIED UNANIMOUSLY.

H. Part Report of Standing Committee on Social Services, (June 20, 1974)

The Council considered this report of the Committee which contains seven clauses identified as follows:

Cl. 1: St. Michael's Day Care - 409 East Broadway
Cl. 2: West End Community Centre - Day Care Facility
Cl. 3: Lefeaux House - 975 Lagoon Drive - Day Care Centre
Cl. 4: Shaughnessy Lodge - 1298 West 10th Avenue - Rent Increases
Cl. 5: Mount Pleasant Area Council - Grant Request
Cl. 6: Cobalt Hotel - 917 Main Street
Cl. 7: Commercial Rental Agencies - Chairman's Report

The Council took action as follows:

Clauses 1, 3, 4 & 6.

MOVED by Ald. Rankin
THAT the resolutions of the Committee contained in Clauses 1, 3, 4 and 6 of the report, be received for information.

- CARRIED UNANIMOUSLY.

CONTINUED..

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Part Report of Standing Committee on Social Services (June 20, 1974) (Cont'd)

West End Community Centre - Day Care Facility (Clause 2)

MOVED by Ald. Rankin
THAT this clause be received, after deleting all the words in the resolution after the name of the organization 'West End Community Centre Association'.

- CARRIED UNANIMOUSLY

The Committee's resolution, therefore, will read as follows:

" THAT the Committee receive the submission from Architect Joe Wai and members of the West End Community Centre Association".

Mount Pleasant Area Council Grant Request (Clause 5)

MOVED by Ald. Rankin
THAT a grant of $1,000 to the Mount Pleasant Area Council to cover the cost of materials for a children's play area at 5th Avenue and Carolina Street, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Commercial Rental Agencies - Chairman's Report (Clause 7)

For Council action on this Clause, see page 2.

I. Report of Standing Committee on Housing (June 25, 1974)

The Council considered this report of the Committee which contains seven clauses identified as follows:

Cl. 1: Fire By-law
Cl. 2: City-owned Property on South West Marine Drive and Ash Street
Cl. 3: Seventy-five Unit Hard to House Facility
Cl. 4: Progress Report on Lodging House By-law Enforcement
Cl. 5: Open Bible Chapel - Champlain Heights
Cl. 6: Hotel East
Cl. 7: Chairman's Reports

The Council took action as follows:

Fire By-law (Clause 1)

For Council action on this Clause see page 3, 12 & 13.

Clauses 2,3,4,6 & 7.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in Clause 3 of this report be approved, and Clauses 2,4, 6 and 7, be received for information.

- CARRIED UNANIMOUSLY.

Open Bible Chapel - Champlain Heights (Clause 5)

MOVED by Ald. Volrich
THAT this Clause be referred back to the Committee for further consideration.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

J. Report of Standing Committee on Social Services (June 27, 1974)

The Council considered this report of the Committee which contains four clauses identified as follows:

Cl. 1: Steam's Hot Dogs, 150 East Hastings Street - Extension of Hours
Cl. 2: West End Services Centre, 1650 Robson Street
Cl. 3: Student Summer Employment - SWEEP '74
Cl. 4: Discussion on Day Care Regulations

The Council took action as follows:

Steam's Hot Dogs, 150 East Hastings Street, Extension of Hours (Clause 1)

In considering this resolution it was
MOVED by Ald. Rankin
THAT the resolution of the Committee, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers (in amendment)
THAT the time of '1.a.m.' closing, be changed to read '3 a.m.', subject to the conditions laid down by the Police Department, and a further review to be made in six months' time.

- LOST

(Ald. Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and the Mayor voted against the amendment)

Clauses 2, 3 & 4.
MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in Clause 2 be approved, and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY.

K. Report of Standing Committee on Community Development, (June 27, 1974)

The Council considered this report of the Committee which contains five clauses identified as follows:

Cl. 1: Busy Bee Car Wash
Cl. 2: Britannia Centre Society
Cl. 3: Adanac North Plan - Hastings Sunrise Action Council
Cl. 4: Presentation re Location of Major Hotel in the Chinatown Area
Cl. 5: Delegation Request - Denman Street Neighbourhood Pub

The Council took action as follows:

Clauses 1 - 5 inclusive.
MOVED by Ald. Volrich
THAT Clauses 1 to 5 inclusive, contained in this report, be received for information.

- CARRIED UNANIMOUSLY

L. Report of Standing Committee on Finance and Administration. (July 4, 1974)

1976 - 1980 Five Year Plan Publicity

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

M. East Hotel, 455 Gore Avenue.

Council considered a report by Alderman Harcourt in connection with the East Hotel, 455 Gore Avenue, having been asked by Council to meet with the owners and/or representatives, together with City Officials and appropriate non-profit agencies. The result of carrying out these discussions is detailed in the report. The Alderman advised of action the owners are prepared to take to assist the tenants in re-location. Alderman Rankin raised the question of discussion of the purchase of this Hotel with Central Mortgage and Housing Corporation.

MOVED by Ald. Volrich
THAT this report be referred back to the Standing Committee on Housing for further consideration.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW (New Steam Bath Applications)

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Contd)

2. A BY-LAW BEING A ZONING AMENDMENT BY-LAW (False Creek Comprehensive Development District)

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

MOTIONS

Police Disputes - Compulsory Arbitration

It was agreed that the Motion of Alderman Volrich in respect of Police Disputes - Compulsory Arbitration, be deferred for consideration at the next meeting of Council.

The Council adjourned at approximately 7.30 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council meeting of July 9, 1974, adopted on July 23, 1974.

A. Phillips
MAYOR

CITY CLERK

781 184

BOARD OF ADMINISTRATION June 27, 1974

TO: Vancouver City Council

SUBJECT: Planning Department - Staffing (SUMMARY REPORT)

CLASSIFICATION: RECOMMENDATION

On April 18, 1974, the Standing Committees of Council on Civic and Community Development held a joint meeting and received from the Board of Administration a report, entitled "Planning Department Staffing and Budget, and after due consideration, it was recommended, inter alia:

(a) that the general structure of the organizational chart be approved;

(b) that the question of staffing for the various parts of the programme be referred to the Board of Administration for report.

City Council, at its meeting on April 30, 1974, approved the recommendations.

Your Board has examined with the Director of Planning the question of staffing for the various parts of the programme, and submits the following summary report. The Director of Planning is in general agreement with these recommendations. A more detailed report was prepared and is on file in the Board of Administration office.

A. STAFFING SUMMARY

Division	Authorized Establishment	Additions (Deletions) Recommended by: Director of Planning	Additions (Deletions) Recommended by: Board of Admin.	Memo of Present Vacancies (June 18/74)
Director Deputy & Secretaries	4	-	-	-
Overall Planning				
Associate Director	1	-	-	1
Assist. Director	1	(1)	(1)	-
Secretary	-	1	1	-
Research Group	4	1	1	1
City Planning Group	4	2	-	2
	10	3	1	4
Area Planning				
Assoc. Director	1	-	-	-
Secretary	-	1	1	-
Downtown Group	10 (A)	-	-	2
False Creek	3	1	-	2
Local Area Groups	12	18	15 (C)	5
	26	20	16	9
Special Services	10 (B)	1	-	-
Zoning	15	-	-	1
Staff Services	19	3	(1)	2
TOTALS:	84	27	16 (D)	16

Notes

(A) Includes 3 temporary positions terminating December 31, 1974.
(B) Includes 3 temporary positions terminating December 31, 1975.
(C) Final number dependent upon:
  (i) Use of existing City or Park Board facilities already available in local areas;
  (ii) Reappraisal of objectives and time required to complete initial studies;
  (iii) The reduction of 3 positions reflects the agreement reached with the B. C. Medical Centre that the staffing costs for Shaughnessy will be borne by them.
(D) Note that net additional staff increase occurs in Area Planning Division only.

B. OVERALL PLANNING DIVISION

Recommendations

Your Board RECOMMENDS that:

(i) A professional librarian be hired at a fee of approximately $6,000.00, to catalogue the existing library, establish a library routine, and train a staff member to operate the library and maintain the cataloguing and indexing.

(ii) To operate the Library (estimated 50% time available) and to assist the Administrative Officer with control of supplies and various budget matters, one (1) Clerk II position be established and that the workload and effectiveness of this position be evaluated 12 months from date of appointment.

(iii) No change be made in the "City Planning Group" (now four established positions) until a decision has been made on the extent of the effort needed to develop an Overall Plan within the period of time that will meet the expectations of Council.

(iv) The position of Assistant Director, Advance Planning, be absolished.

(v) The existing Clerk Stenographer III, formerly providing secretarial services to the Assistant Director, now provide secretarial service to the Associate Director.

C. AREA PLANNING

Recommendations

(a) Downtown and Other Groups

Your Board RECOMMENDS that:

In December, 1974, a review of staffing requirements be undertaken by the Director of Planning, and he will report on re-allocation of functions of the Downtown Group, the False Creek Group, the Historic Area and Beautification Group, and the Planner I from the West End Team.

(b) Recommendations re Local Area Planning

(i) Your Board has considered other "groupings" for the Local Area Planning Sections and concurs with the Director of

Planning that his proposal for three (3) sections be adopted.

Your Board therefore RECOMMENDS establishment of:

1. Inner Area West Section
   Kitsilano
   Fairview
   West End (subject to review).

2. Inner Area East Section
   Mount Pleasant
   Grandview/Woodlands
   Downtown East Side.

3. Outer Area Section
   Champlain/Killarney
   Cedar Cottage/Kensington
   All other areas.

(ii) Your Board notes that on May 14, 1974, City Council approved four (4) positions for N.I.P. start-up, but at that time no areas had been designated.

As Kitsilano and Cedar Cottage have now been recommended for N.I.P., your Board RECOMMENDS that the approval of the four (4) positions be held in abeyance as the three (3) positions for the Kitsilano programme were approved on April 9, 1974. For Cedar Cottage, your Board RECOMMENDS establishment of the Planner II position and the Planning Assistant III position, and that the question of location and clerical assistance be referred to the Board.

(iii) Your Board notes that Local Area Planning has been approved by City Council for:

Fairview,	Kitsilano,
Mount Pleasant,	Cedar Cottage/Kensington,
Grandview/Woodlands,	
Champlain/Killarney,	

and staffing levels recommended by your Board include the establishment necessary for this. However, your Board RECOMMENDS that before proceeding with local area planning in these areas, other than that already underway and the two N.I.P. programmes, the Director of Planning report on the subjects to be studied in each area (e.g., zoning, densities, replotting, desirable changes, etc.), and indicate the approximate length of time required for such studies; and that Council then reconsider the programmes, and staffing levels.

(iv) Your Board RECOMMENDS a position of Planning Assistant be established in the "Outer Area Section" to review and advise on the release of City lands.

(c) Clerk Stenographers in Local Area Offices

As an alternative to placing a Clerk Stenographer in each local area office, your Board RECOMMENDS that:

(i) In certain instances, arrangements be made to use available space and clerical services in City buildings or Park Board Community Centres. In such cases, an appropriate cost sharing basis would need to be approved, and it is recommended that such arrangements be referred to your Board for approval. (Cedar Cottage is an example where such arrangement could be initiated.)

(ii) The Planner and Planning Assistant be provided with dictating equipment, compatible with the equipment in the central office, and that an arrangement be made with a dispatch service to pick up and deliver material to the local area offices from the central office. Material requiring stenographic services will be attended to in the central office, and delivered to the local area offices, as required.

(d) Secretary for Associate Director

Your Board RECOMMENDS that a Clerk Stenographer position be established, to be generally but not exclusively available to the Associate Director.

D. SPECIAL SERVICES DIVISION

Your Board RECOMMENDS that no additional positions be established in this division, but rather, that the existing permanent staff undertake the work required in connection with the conferences being held in the next two years. This may require adjusting some priorities within the Department. The Director of Planning will report at a later date on the departmental requirements in connection with these conferences, having regard for the fact that Vancouver is the host city in both cases.

E. ZONING DIVISION

No further review of the Zoning Division has been undertaken at this time as this division was the subject of reports to Council in the latter months of 1973. A review to evaluate changes is to be undertaken in November, 1974.

F. STAFF SERVICES DIVISION

Recommendations and Comments

Your Board RECOMMENDS that no additional positions be established at this time; however

(i) As noted in Section B above, a Clerk II position be established in the Research Section, to work part time with the Library, and assist the Administrative Officer with supplies and budget matters.

(ii) As an alternative to establishing a Clerk Stenographer position, experience be gained in the use of "memory typewriters." (See (iv) below).

(iii) The Planning Assistant I position was proposed so that the Department would have a staff person available to deal with requests for immediate transmittal of reports within the Department and between itself and other departments. To pick up/deliver material for printing and deal with large packages not carried through regular mail distribution, as well as to deliver supplies to Local Area Offices.

Your Board RECOMMENDS the use of a Dispatch Service for external deliveries/pickups (see below), and notes that the City Purchasing Agent has been requested to report on implementation of a delivery service within "City Hall."

(iv) Equipment

In order to provide better service to the professional groups, it is also RECOMMENDED that this division be equipped with "memory typewriters." These typewriters are operated with magnetic tape or computer storage devices, so that typewritten material can be reproduced at very high speeds. This facility will enable preparation of reports and revisions of such reports to be completed very much more quickly than at present.

These machines can also be used for production of individually typewritten letters in reply to enquiries from students and others, concerning planning programmes of the City. The basic letter would be stored in the machine, to be reproduced as required, with inserts manually typed in, adapting each reply to the actual circumstances.

Experience in this type of letterwriting has been gained in the Permits and Licenses Department and has been found to be very successful.

The approximate cost of a "memory typewriter" is $6,150.

Your Board RECOMMENDS that the City enter into a rent-to-purchase agreement for one machine, at $190 per month, of which 50% will apply to the purchase.

The Department may thereby gain six months' experience of the use of this type of machine before the City makes a commitment to purchase.

(v) Dispatch Service for Local Area Planning Offices

Your Board RECOMMENDS that a contract for a dispatch service be entered into (an approximate cost of $5.50 per day has been quoted for each local area office) for transmittal of material to and from these offices. It is noted that daily service may actually not be required, and until experience has been gained, the service should be "as required."

G. SUMMARY OF COST ESTIMATES

		5 mos. 1974.	Annual Cost
17 new positions	$	79,940	$ 192,144
1 abolished		10,235	24,564
16 positions	$	69,705	$ 167,580
Add: Salary cost for 2 Associate Directors not previously provided	$	20,470	$ 49,128
Fringe benefits		11,705	33,217
Auto Allowances (11)		2,200	5,280
	$	104,080	$ 255,205
Add: Furniture and Equipment	$	16,700	$ -
Local Area Office			
Operating		28,400	68,160
Set-up		13,200	-
Library set-up		6,000	-
Rental of "memory typewriter"		1,150	
	$	169,530	$ 323,365

Note:

(i) Salary costs shown are estimated and may vary when classification of positions has been completed.

(ii) Furniture and Local Area Operating Expenses taken from Director of Planning report, dated April 9, 1974.

(iii) Furniture for Local Area Offices priced as new. Cost will be reduced if used furniture is purchased from Surplus Stores.

(iv) Local Area Office costs will be less if City-owned or Park Board space is made use of.

H. CLASSIFICATION OF POSITIONS

Your Board RECOMMENDS that when the new positions have been approved by Council, the Acting Director of Personnel Services review the classifications and submit to the Board of Administration for approval.

Your Board notes that the incumbents of the positions of Assistant Director - Civic Development and Assistant Director - Community Planning have now been assigned other duties. These positions should also be reviewed by the Acting Director of Personnel Services and new classifications prepared.

...7

I. SOURCE OF FUNDS

The Comptroller of Accounts reports that due to position vacancies, an estimated sum of $100,000 is available in the Planning Department salaries appropriation.

The balance of funds required would be provided from Contingency Reserve.

J. V.M.R.E.U.

Your Board notes that this report has been made available to the V.M.R.E.U.

K. REPORT OF CITY ENGINEER:

"The Area Planning proposals by the Director of Planning will require significant involvement by the Engineering Department. As noted on page 3, Council's approval of six Local Planning Areas will result in eighteen additional Planning staff members operating from six Local Offices in these areas.

The Engineering Department will be involved in aspects of traffic and transportation, street improvements, beautification, utilities, and local improvements, both at the planning and implementation stages. The Board is recommending that before proceeding with planning in these areas, the Director of Planning report on the subjects to be studied in each area (e.g., zoning, densities, replotting, desirable changes, etc.) and indicate the approximate length of time required for such studies, and that Council then reconsider the programs and staffing. The Engineering Department can effectively respond to the initial stages of the Local Area programs as proposed. However, when the Director of Planning reports on planning content and timing, the Engineering Department staff requirements will be reviewed and reported on. It is noted that traffic aspects will obviously be a major part in each area, and additional Engineering Department staff will likely be required to complement the Planning Department staff proposals effectively.

With respect to the organizational procedure to be followed by the Department in Local Area planning programs, we do not propose to place personnel in the Local Offices. Because of the varied involvements and responsibilities in the Department, the most appropriate procedure to follow will be for each Division Head to advise on any existing problems and the effect that various planning proposals will have on the work for which that Division is responsible."

L. REPORT OF DIRECTOR OF SOCIAL PLANNING:

"In June, 1973, the Director of Social Planning established his Department's position on Local Area Planning. The Social Planning Department's position, much of which has already been shared with the Board of Administration, the Director of Planning and the City Engineer, is summarized here.

...8

The major responsibility for planning within the city lies with the Planning Department. However, the Engineering Department and the Social Planning Department also assume planning responsibilities. Many are city-wide, while others are local area oriented.

The Director of Social Planning feels that his staff are more efficiently used on a Project or Issue basis. This is particularly true where assignments are well defined and time horizons are clear. Staff resources of the Social Planning Department, while purposely few in number, are deliberately diverse in training and experience. With backgrounds in planning, architecture, law, social work, systems analysis and communications, they work as a small, manageable team to develop and launch various new projects and programs. These programs are usually later adopted by other Departments and Agencies under whose auspices they would normally fall. A few examples are: Strathcona Rehabilitation Project, a former N.I.P. now under the Planning Department; West End Local Area Planning Program, a forerunner of local area planning now under the Planning Department; Community Services Centre Concepts in Britannia and Fraserview, now under the Joint Management of Participating Agencies; participation in Planning and Funding of Neighbourhood Services Centres in Strathcona, Thunderbird and Champlain Heights elementary schools, now under joint Park and School Board auspices; Spring Street Program, now under the Provincial Government; Granville Mall Project, soon to be turned over to the Granville Mall Advisory Authority.

The Social Planning Department will continue to incubate and develop new projects and programs, either on a City wide or local area basis. Generally, these arise by direction from City Council, referral from the Board of Administration or on initiatives from within our own Department.

It is not envisaged that Social Planning staff will be decentralized for long periods of time to local areas of the City. It is the Director's experience that the most profitable citizen participation social planning efforts have been project or issue oriented; where the objectives were clear, the roles of City staff and citizen participants were clear, the roles of City staff and citizen participants were defined; and where time limits were established. Our difficult experience with the West End Planning Team confirms the Departmental position with respect to Local Area Planning.

The Director of Social Planning has prepared a more detailed report on the West End experiment for the Standing Committee of Council on Finance and Administration at their request."

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Lane, South of 8th Avenue, West of Alder adjacent to Lots 5 to 16, Block 333, D.L. 526

The City Engineer reports as follows:

"Lots 5 to 16, Block 333, D.L. 526 are either leased or owned by Lawson Oates Ltd. Portions of the lane at the rear of these lots have been under lease to Lawson Oates Ltd. since 1964. The balance of the east-west lane is presently only used by Lawson Oates. The lane is surplus to the City's highway requirements as long as the abutting lands are controlled by the applicant.

I RECOMMEND that the lane at the rear of Lots 5 to 10, Block 333, D.L. 526 be closed, stopped up and leased to Lawson Oates Ltd. subject to the following conditions:

(a) The term of the lease be for 13 years with a one year notice of cancellation;

(b) The rental be $3,600 per annum subject to review every 3 years;

(c) No buildings to be erected or placed on the lease area;

(d) Access at any time for utility work if required;

(e) The City be relieved of all liability;

(f) An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Areaway at 578 Beatty Street

The City Engineer reports as follows:

"The areaway slab at 578 Beatty is in a deteriorated condition structurally and as such constitutes a hazard to the public. This areaway is the subject of an encroachment agreement and is a registered charge against the abutting property. The owner has been contacted on many occasions with verbal and written communications, urging him to make repairs. To date he has done nothing.

Encroachment By-law 4243 authorizes the City Engineer to make necessary repairs and bill the owner for the costs.

I RECOMMEND that:

(a) The City Engineer be authorized to:

(i) appoint a consulting engineer to determine and design necessary repairs to the above areaway;

(ii) appoint a contractor to carry out the work.

(b) The costs be recovered from the owner in a manner determined by the Director of Legal Services."

Your Board RECOMMENDS that the foregoing be approved.

3. Sewer Construction on Bentley Street 75th Avenue and Milton Street

The City Engineer reports as follows:

"In the area of 75th Avenue, Milton Street and Bentley Street, there are no storm sewers. These sewers are required and should be constructed

Cont'd . . .

Clause 3 cont'd

prior to paving work to be done in the area as part of the 1974 Paving Program. This construction will also provide some local sewer separation and relieve the surcharge on the Marine Drive sewer at Granville Street.

The estimated cost of the necessary sewer work is $92,000.

I RECOMMEND that $92,000 be appropriated from Sewers Capital Budget Account 118/7913, 'CNR False Creek Flats Contributions'. These CNR contributions are for projects which have already been completed as part of the 1972 False Creek Flats Agreement using Sewers Capital Funds."

Your Board RECOMMENDS that the foregoing be approved.

4. Supply of Cover Material - Delta Landfill

The City Engineer reports as follows:

"On February 19, 1974, Council considered a report of the City Engineer which outlined a proposal for purchasing sand cover material for the Delta sanitary landfill. That report pointed out the advantages of excavating and recovering sand from the landfill site itself, as compared with our present method of trucking sand from private stockpiles near the Fraser River. It was also indicated that Mr. Poschner, a contractor with considerable experience and demonstrated competence, was available and interested in excavating and supplying the City's daily cover material requirements from the landfill site.

Council adopted the recommendation that "the City Engineer be authorized to enter into an agreement with Mr. Poschner for the recovery of cover material for the Delta landfill at a rental rate of $600 per day for a period up to three years."

Having obtained Council's approval to an agreement, Mr. Poschner has been working on the site, developing the pit from which the sand cover will be obtained.

However, in negotiating the terms of the agreement, Mr. Poschner does not feel the rate of $600 per day can be firm for three years, because of inflation, increasing fuel and labour costs, etc. Furthermore, a one-year agreement is not acceptable to him because of the heavier investment in equipment that has proven to be necessary in his efforts to date to develop the pit.

The City Engineer feels that a three-year agreement, with options to renegotiate the price over (or below) the original $600 per day in the second and third years, is reasonable and is still expected to result in considerable savings to the City. The annual cost saving for sand will still be approximately $15,000, if the renegotiated costs are tied to the Highway Construction Index in the second and third years, since the cost of sand from our present source is also expected to increase each year.

Accordingly, it is RECOMMENDED that the City Engineer be authorized to enter into a three-year agreement with Mr. Poschner for the recovery of cover material for the Delta landfill at a rental rate of approximately $600 per day for the first year, with negotiated increases in the second and third years tied to the appropriate construction cost index."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

CONSIDERATION:

5. Maintenance Payments - Granville Island

The City Engineer reports as follows:

"Background

For many years the City has made an annual payment to the National Harbours Board representing the estimated costs of maintenance and reconstruction of sewers, water works and roadways on Granville Island. This followed from a 1939 agreement based on the logic that the tenants on the industrial sites paid City Taxes and that the City should, therefore, provide normal municipal services. Instead of performing the work, the City paid the N.H.B. to do so. The payment in 1972 was $29,500.00.

Cont'd . . .

Clause 5 cont'd

Transfer

In June of 1973, control of Granville Island was transferred from the National Harbours Board to the Central Mortgage and Housing Corporation.

Meetings have been held with officials of CMHC. They agree that, in view of the proposed redevelopment of the island, it would be inappropriate for the City to make further payments towards the long-term replacement of the works. They have requested, however, that the matter of continuing the payments towards year-to-year maintenance be brought before Council.

Discussion

This was an arrangement peculiar to Granville Island. Elsewhere the City accepts no responsibility for services beyond the point where property meets the City Street system. (The roadways on the island are not dedicated streets)

The Law Department advise that the 1939 agreement was with the N.H.B. and contained no provision for succession. There is thus no obligation on the City to make any payment to C.M.H.C.

On the other hand it can be argued that the change from N.H.B. to C.M.H.C. was, in essence, just an administrative transfer from one Federal agency to another.

Amount

The amount of the payment to N.H.B. was established at $10,000 per year in 1954. This has been inflated by the Engineering News-Record Construction Cost Index but a sounder basis might have been the City's basic wage rate. This would have given $27,000 (1973). Of this $18,000 would represent year-to-year maintenance.

If the Council decides to make a payment to C.M.H.C., it is suggested that $9,000 per year would be a reasonable compromise between a full continuation of the maintenance payments and, on the other hand, the absence of legal obligation to make any payment. C.M.H.C. are agreeable to this figure. The amount would be reviewed from time to time to reflect the changes on the island as it is redeveloped.

It is further suggested that any payment to C.M.H.C. should be effective from the beginning of 1974

Funds are available in the departmental accounts to cover any payment decided upon by Council up to $15,000.

Other Works

The City provides Fire Alarm service and minimal Street Lighting on the island. In view of the likely changes on the island and the complexity of separating these few alarm boxes and lights from the City's system it is suggested that this be continued for the present, pending decision as to the redevelopment. The annual cost is approximately $1,000 to $1,500.

Your Board submits the request of CMHC for the continuation of the maintenance payments and the matter of continuing present fire alarm and street lighting services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 773

BUILDING & PLANNING MATTERS

A-4

RECOMMENDATION

1. Addition to the Existing Hotel and Apartment Building at 500 West 12th Avenue. (Development Permit Application No. 65098)

The Director of Planning reports as follows:

"Development Permit Application No. 65098 has been filed to develop these lands by constructing additions to the existing hotel and apartment building on this site.

The site of the development is located on the west side of Cambie Street between 12th Avenue and 13th Avenue.

The portion of the site on which the existing building is located is in a CD-1 Comprehensive Development District and the site upon which the addition would be constructed is in a C-2 Commercial District.

HISTORY

City Council at a public hearing on March 26, 1970, rezoned the lands at the south-west corner of 12th and Cambie to CD-1 Comprehensive Development District subject to several conditions which included:

> Floor space ratio not to exceed 2.99 as submitted by the applicant and measured on gross floor area of the building excluding areas used for parking, balconies not to exceed 8% of the permitted floor space ratio.

Subsequently on May 28, 1970, Development Permit No. 52116 was issued after approval of the Technical Planning Board thereby permitting the erection of a 16-storey hotel/apartment and commercial complex containing professional offices, restaurant, lounge, retail stores, beauty parlour, barber shop, 6 floors of hotel units, 8 floors of apartment units, display areas and other hotel/apartment ancillary facilities subject to certain conditions.

Further on December 22, 1970, at a public hearing, City Council amended the CD-1 By-law to permit a beverage room in the building.

The current development permit application is to:

a) construct a three storey with a basement and two levels of underground parking addition to the south of the existing building; the addition to contain retail stores, offices, relocated beverage room, banquet room facilities and forty additional hotel sleeping units;

b) the extension of the licensed lounge area from 559 sq. ft. to 1,519 sq. ft.;

c) relocation of the beverage room from the existing building to the basement of the addition (area of existing beverage room is 2,786 sq. ft. - new beverage room 2,450 sq. ft.);

d) extension northward of a portion of the existing northerly wall on the main floor level thereby slightly expanding the existing licensed lounge area and the existing dining room facilities.

The Technical Planning Board and the Vancouver City Planning Commission after considering the development permit application recommended that it be approved subject to several conditions. Before issuance of the development permit, however, the Technical Planning Board and the Vancouver City Planning Commission recommended that the matter of the floor space ratio be first reported to City Council.

Cont'd . . .

Clause #1 continued:

Mr. J. A. Pentland of 526 West 13th Avenue has submitted a letter requesting to appear as a delegation regarding this matter.

The City Engineer reports as follows:

"An application has been received from the owner of the hotel at the southwest corner of 12th Avenue and Cambie Street to acquire a portion of the lane at the rear of the hotel. The owner wishes to construct an addition which will occupy a portion of the existing lane."

A. The Director of Planning RECOMMENDS

That in view of the lower floor space ratio of 2.95 on the total site (C-2 portion and the CD-1 portion) that the development as now proposed be APPROVED in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

B. "The City Engineer RECOMMENDS that the portion of the lane outlined in red on the plan marginally numbered 'LF 7056' (Appendix A) be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

(a) The dedication of a lane 20 ft. wide over the westerly portion of the lands being added to the hotel site.

(b) Either the entire 10 ft. of the new site to be dedicated for the future widening of Cambie Street and upon request by the applicant the 10 ft. strip so dedicated be closed and leased back for a term of 20 years subject to a one-year notice of cancellation, the rental for the term to be $20; or satisfactory arrangements to be made for a 21-year option for the City to acquire the 10 ft. strip for the sum of $1.

(c) The applicant arrange for the removal or re-routing of utilities in the lane and pay all cost to effect the lane closure. The estimated cost of this work is $39,600.

(d) The closed lane be consolidated with the abutting lands to form one parcel.

(e) Commute all 1974 and later payments of local improvements for paving in the portion of the lane to be closed.

(f) Any required agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS approval of the foregoing recommendations.

DELEGATION REQUESTS: Mr. J. A. Pentland
Mr. Ben Wosk

2. Central/Oliver Hotels - Renovations
Dining - Bathing - Recreation Facilities

The Director of Social Planning reports as follows:-

The architect, Jonathan Yardley, employed by the City to renovate the ground level and basement floors of these hotels to accommodate the above mentioned facilities, has recommended to the Advisory Committee of City and Provincial officials and Community representatives that the contractor, Bourrie and McLennan, presently engaged to renovate the rooms in the hotel, be employed under a negotiated tender to also carry out renovations on the ground floor and basement level. Reasons in support of this recommendation are as follows:-

The contractor, Bourrie and McLennan has been working on these premises on behalf of the United Housing Foundation for the past nine months and is thoroughly familiar with the building's physical characteristics. The contractor has already, in good faith, carried out work in the basement and on the ground floor that ties in with the renovations on the floors above. Examples are - consolidation of mechanical equipment; installation of the elevator to the basement level; electrical service from the basement to the top floor. The multi-use centre requires vertical duct shafts for ventilation of the kitchen, laundry, bathrooms and recreation areas on the ground and basement levels. These jobs have to be performed simultaneously with the renovation work on the upper levels.

The front elevation of the ground floor should be completed at one time and not in two separate sections at different times. The present contract on the hotel also calls for installation of sprinklers to the ground floor and basement levels. In addition, experience indicates that there are few, if any, contractors presently interested in renovating old buildings of the Central/ Oliver type in the Skid Row area.

Under a negotiated tender arrangement the contractor Bourrie and McLennan will provide the Advisory Committee with full costs of renovations to the ground and basement levels, together with all sub-trade bids that are accepted.

It is, therefore, recommended that on the basis of the foregoing recommendations of the architect, which are supported by the Advisory Committee, the contractor, Bourrie and McLennan, be employed on a negotiated tender basis to complete the renovations to the ground floor and basement levels of the Central/Oliver hotels to accommodate the dining, bathing and recreation facilities approved by Council Resolution dated April 24, 1974; the negotiations to be carried out by the Director of Social Planning in consultation with the Assistant Director, Construction & Maintenance, Permits & Licenses Department.

YOUR BOARD

RECOMMENDS approval of the foregoing recommendations of the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 714

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

" In February 1970, City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that

2 triple combination pumpers; and
1 100 foot aerial ladder truck

be purchased in accordance with the approved 1975 replacement schedule.

Delivery time quoted by manufacturers is 90 weeks for firefighting apparatus. Experience has shown that these units will not be delivered until 1977 if purchasing procedures cannot be carried until final budget approval is given in April, 1975. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another 2 years of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a delivery date in late 1975.

Estimated costs

Pumper	$ 61,000
Pumper	61,000
100' aerial ladder truck	93,000
	$215,000
plus 5% sales tax	10,750
Total estimated costs of Recommended equipment	$225,750

Provision of Funds

The Comptroller of Accounts reports as follows:

Funds for the 1975 equipment replacement program estimated at $225,750 will be provided in the 1975 Revenue Budget.

As Fire Chief I RECOMMEND that:

(i) Two triple combination pumpers and one 100 foot aerial ladder truck be approved in advance of the 1975 budget.

(ii) The City Purchasing Agent be authorized to call for tenders upon adoption of this report.

(iii) Funds (estimated to amount to $225,750) be provided in the 1975 Revenue Budget. "

Your Board RECOMMENDS the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 174

FINANCE MATTERS

RECOMMENDATION

1. Takeover of Assessment Functions by British Columbia Assessment Authority

Your Board has received the following report from the Director of Finance:

"As Council is aware the Province has presented legislation that will create an independent British Columbia Assessment Authority. This Authority will assume the assessment functions related to real property for the entire Province for the purposes of rationalizing and equalizing such assessment.

The Assessment Division of the Finance Department of the City of Vancouver will be included in this takeover, with the possible exception of the Local Improvements and Business Tax functions. It has not yet been decided what should be done about these latter two functions. It is somewhat unclear at this moment as to the exact date of takeover but it is expected to be July 1st, 1974. Under the new Act and presumably under the regulations to be established under the Act, cost sharing arrangements will be made whereby the Province will assume some of the costs of assessing and the balance of the costs will be distributed by a mill rate on all real property in the Province. It is also probable that these cost sharing arrangements will also apply July 1st. However the situation at this time is not clarified and the administrative structure is not yet established.

In view of the above Mr. W. P. Wright, Provincial Assessment Commissioner, wrote to the Mayors and Councils and Chairmen and Directors of Regional Boards within the Province, as follows:

"With reference to the Assessment Authority of British Columbia Act (Bill 147) presently before the Legislature, the kind consideration of yourself and your Council or Board to the following matters would be very much appreciated.

These matters have already been discussed with His Worship Mayor Ross Marks, President of the Union of British Columbia Municipalities and with Mr. Jeff McKelvey, Executive Director of the Union, and they have been most helpful in working with us with a view to the most acceptable and orderly method of implementing the Act being conceived.

The task of organizing the orderly transition of assessment from the present jurisdictions to the Assessment Authority is clearly one of some magnitude. I feel it would be in the best interests of all concerned if the Municipal and Regional sectors affected would continue to pay the salaries of assessing and clerical staff and to provide office accommodation, furniture, equipment and other facilities. When the Interim Board has been appointed, no doubt early consideration will be given to all facets of the transition.

Section 21 of Bill 147 (as introduced) contains provision to reimburse municipalities.

I am very conscious that in many instances the assessment function is not completely divorced from certain other municipal operations and it is my hope that, to the extent that assessment efficiency is not impaired, the disturbance of present internal arrangements should be minimal.

I would appreciate hearing from you as soon as possible especially with reference to my suggestion in the third paragraph. I am in constant touch with the U.B.C.M. to ensure effective co-ordination prior to the appointment of the Interim Board. I would ask for your understanding and co-operation during the transitional period which we will experience in the next few weeks."

Mr. Wright, in the third paragraph of his letter, is requesting Municipal and Regional sectors to continue to operate their assessment functions, pay staff, etc. until arrangements are established and he further points out that the Act does include provision to reimburse municipalities in an as yet undetermined manner. I am of the opinion that we should co-operate wholeheartedly with the Province and the about to be established Authority, with respect to the assessment function and

cont'd ....

Clause No. 1 (cont'd)

I therefore

RECOMMEND that the City of Vancouver continue to pay the salaries of assessing and clerical staff, and to provide office accommodation, furniture, equipment and other facilities, in accordance with the request of the Assessment Commissioner."

Your Board RECOMMENDS Council approval of the recommendation of the Director of Finance.

2. Investment Matters (Various Funds) May, 1974

The Director of Finance reports as follows:

(a) Security Transactions during the month of May, 1974
(b) Summary of Securities held by the General and Capital Accounts
(c) City of Vancouver Promissory Notes issued pending collection of 1974 Taxes

(a) Cemetery Perpetual Maintenance Funds Transactions (Purchase)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
May 10	City of Vancouver 8%	Apr 1/91	$10,000.00	$83.82	$8,382.00	16/11	10.00
10	City of Vancouver 6%	Jun 15/80	2,000.00	83.00	1,660.00	6/1	9.75
			$12,000.00		$10,042.00		

****

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT MAY 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$8,250,000.00	$7,952,164.51
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59

****

(c) City of Vancouver Promissory Notes Issued for Temporary Financing Pending Collection of 1974 Taxes

1974 Issue Date	Due Date	Maturity Value	Proceeds	Term Days	Effective Interest Rate per Annum	Note Number
May 3	May 6	$2,000,000.00	$1,998,337.00	3	10.125	186
May 24	May 27	650,534.25	650,000.00	3	10.00	187
May 24	May 27	2,000,000.00	1,998,357.60	3	10.00	188
May 31	June 3	2,000,000.00	1,998,357.60	3	10.00	189
		$6,650,534.25	$6,645,052.20			

"

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for May, 1974 be approved.

3. Queen Elizabeth Theatre - Maintenance

In January, 1974, the Manager of the Queen Elizabeth Theatre requested establishment of one additional position of Building Maintenanceman, for the Queen Elizabeth Theatre. An examination of the standard of maintenance and the need has been examined by the Administrative Analyst and the Assistant Director, Building Construction and Maintenance, and they report as follows:

The present maintenance and janitorial establishment is:

Building Services Supervisor	1
Building Maintenanceman I	2
Maintenance Electrician	1
Building Service Workers	4
TOTAL	8

In addition, casual help is hired, as required, and women cleaners are employed on a "permanent-part time basis."

Background

No additional positions have been added since the original staff establishment was approved in 1959.

The two Maintenance men work on a revolving roster, one from 7 a.m. to 3 p.m., and the second from 3 p.m. to 11 p.m. These men, who are working a 5-day week, are not adequately able to fill the needs for maintenance, and are not available during performances on Saturdays or Sundays.

The work now undertaken by the two maintenance men includes the maintenance of the three boilers, removal of seats for repair and maintenance, painting and furniture repair, maintenance of fire extinguishers, adjustment and repair of doors, removal of seats to permit wheelchair patients to attend performances, and other maintenance items.

As the building is now 15 years old, more maintenance work is required, including electric motor and fan cleaning, painting, seat repair, plumbing and heating services.

As noted below, the air conditioning requires manual operation. This involves, during performances, checking temperatures at various points in the building, ensuring doors are closed (or opened) at certain places, and resetting switches to counteract sudden changes of temperatures brought about by entrance or exodus of a large number of people to the theatre and the heat generated by lighting.

The Building Services Supervisor worked 413 hours overtime in 1973, and in 1974 to date, has worked 140 hours overtime, in order to properly maintain the heating and other building equipment.

Use of Theatres

Annual number of Performances	1973	1961	Increase	Percentage
Q.E.T.	271	197	74	37
Playhouse	304	160	144	90
	575	357	218	61

cont'd ....

Clause No. 3 (cont'd)

Comment: The total increase of the building by numbers of performances is 61% in 1973 over 1961, of which the Playhouse Theatre has had the greatest increase, being 90% more use in 1973 over 1961.

Air conditioning

The air conditioning system is not fully automatic, and requires manual operation and observation by a staff member. Close examination of the system discloses that existing controls and filter systems are not operating satisfactorily, and it is recommended that these controls and systems be repaired prior to an extensive study of the air conditioning being carried out by the Supervisor of Maintenance Services (a member of the City Building Construction and Maintenance Division).

The estimated cost for the complete check of controls and replacement of defective parts is $4,000.00, including parts and labour.

Heating System in Lobbies

Except for the hot summer season when the heating system is shut down, the problems of air conditioning of the main auditorium areas are made more difficult by heat generated from the lobbies. The heating of the lobby area is by hot water forced flow units, with thermastatically-controlled fans. There are no automatic controls on the heating coils and the hot water flows through the units even when the fans are not operating. The most effective method to overcome this problem is to install thermastatically-controlled regulator valves on each heater.

The cost for this work is estimated at approximately $3,000 for the valves and $1,000 for labour, a total of $4,000.

Drape Cleaning

The drapes are now washed by city employees, in laundry tubs, and hung back in place to dry, with a high moisture content in the material. Excess water drips on the carpet and is mopped up by the staff. The Assistant Director, Building Construction and Maintenance, reports that this present method of cleaning is not the most satisfactory, and is examining alternative methods. He recommends that any additional cost be included in the 1975 budget submissions.

Recommendation

It is RECOMMENDED that one (1) additional position of Building Maintenanceman I be established for the Queen Elizabeth Theatre, with a condition of employment being that two of the five working days be on a Saturday and Sunday, working on an afternoon shift basis.

Cost Estimates

	5 mos. 1974.	Annual
Salary and Fringe Benefits:		
1 Building Maintenanceman I		
Pay Grade 15 ($678-$806)	$ 3,390	$ 8,136
Fringe Benefits 12½%	424	1,017
	$ 3,814	$ 9,153
Air Conditioning Repairs	$ 4,000	

cont'd ....

Clause No. 3 (cont'd)

Lobby Heat Unit Regulators	$ 3,000	
Labour	$ 1,000	
Drape Cleaning by Contract	-	
	$ 11,814	$ 9,153

The Comptroller of Accounts recommends that the funds for the balance of 1974 be provided from Contingency Reserve.

A copy of this report has been provided to the Business Manager, of the Vancouver Municipal and Regional Employees' Union, for his information.

The Acting Director of Personnel Services has reviewed this report and the duties required of the incumbent of the new position, and confirms the classification of Building Maintenanceman I.

Your Board RECOMMENDS adoption of the recommendations of this report.

4. Library Board - Directory Information Service

The following report has been received from the Director of the Vancouver Public Library:

"At its meeting on July 17th, 1973 City Council approved the construction of a re-designed Directory Centre, the installation of a telephone system and the establishment of one new position of Library Clerk II.

Experience has shown that the most efficient use of available staff is obtained by the employment of two 1/2 time Library Clerks II to cover this position. However, as Provincial labour legislation requires that staff be employed for a minimum of 4 working hours a day, actual coverage of this position totals 40 hours per week. Accordingly, the Library Board, at its meeting of May 15, 1974, agreed to replace one regular Library Clerk II position with 40 hours per week of part-time employment.

ANNUAL COST ESTIMATE (1974 rates)

Abolish 1 regular position Library Clerk II		$6,480
Fringe benefits @ 10%		648
		$7,128
Establish 40 hours per week Library Clerk II	$7,384	
Fringe benefits @ 8%	591	7,975
Additional Cost		$ 847

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association, Local 391 C.U.P.E.

SUMMARY:

	Classification	Effective Date
Abolish 1 regular position	Library Clerk II Pay Grade 9 ($540-622 mo.)	Jan. 1/74
Establish--part-time 40 hours per week	Library Clerk II Pay Grade 9 ($3.55-4.09 hr.)	"

cont'd ....

Clause No. 4 (cont'd)

No additional funds are required for 1974.

As Director of the Vancouver Public Library, I recommend the above change in established positions."

RECOMMENDATION

Your Board RECOMMENDS approval of the above recommendations.

5. Staffing - Property & Insurance Division, Finance Department

Your Board has received the following report from the Director of Finance:

"The responsibilities of the Property & Insurance Division can be briefly described as the acquisition of property for civic purposes, the sale or rental of City-owned property, the maintenance of City-owned property not used for civic purposes and the management of insurance matters for the City.

This report is concerned with the responsibilities of property management, the negotiation of acquisitions, leases, and appraisals of properties.

The land sales and rental operations of this office are an important part of the revenue operation of the City. In the years 1972 and 1973, more than 8.5 million dollars in sales of City lands was achieved exclusive of redevelopment; more than 4.8 million dollars was collected in gross rentals.

A. Property Management

There are two property management officers in the Division, one position having been established in January, 1949, the second in September, 1968. At the present time, there are 70 large residential rental properties, such as Englesea Lodge, and approximately 35 other residential properties which require the attention of the two property management officers.

In recent months, they have been concerned with the alterations necessary to conform with the requirements of the new Fire and Lodging House By-laws. The officers are responsible for the maintenance of the properties and are also responsible for hiring and the supervision of caretakers and, in some instances, for collection of rentals.

In recent months, they have been involved in the preparation for the opening of Oppenheimer Lodge. This has required numerous meetings with other governmental officials and the various private organizations involved. The problems of staffing, accounting, management procedures, policies and regulations have been reviewed and necessary arrangements have been developed for the management of this facility.

It is anticipated that other housing schemes of a similar nature will become the responsibility of this Division. City Council, on April 30, 1974, adopted a recommendation that the Supervisor of Property & Insurance be Manager of

cont'd ...

Clause No. 5 (cont'd)

the Continental Hotel when converted to an older persons' residence. Of necessity, the Supervisor or a Property Management Officer will be required to meet with the architect during the next few months.

It is recommended that one additional position of property management officer be established, to be responsible to the Supervisor of Property & Insurance for the overall management programme.

B. Property Negotiations

To carry out the duties of appraisals, acquisitions, negotiation of leases where the City is the lessee and of term leases where the City is the lessor, the Division has the following positions:

One Property Negotiator III
Ten Property Negotiators II
One Property Negotiator I

One Property Negotiator II position has been held vacant for more than 12 months and will continue to be so held.

In addition, the services of the negotiators are in constant demand by various departments for valuation of both City and privately-owned lands and improvements which departments anticipate may be required for approved or proposed projects. They have also assisted in location of rental facilities for a variety of City projects.

With the introduction of the Land Banking System, more time than formerly is spent in reviewing market values to keep the inventory up to date.

During the 1960's, the City, in partnership with the senior governments, embarked on the Urban Renewal programme which required the acquisition, demolition, management, resubdivision and resale of substandard properties within specified areas. This programme necessitated the hiring of 5 Property Negotiators II and 2 clerical positions. The redevelopment programme was abandoned in 1968, but other major projects replaced it and the Urban Renewal staff were kept fully and continuously employed on civic matters. The necessity for retaining the staff has been justified and confirmed each year. The current review again confirms full employment for these staff members; therefore, the urban renewal designation is no longer applicable.

These staff members have been continuously occupied on City affairs for the past 5 years and will continue to be required for other civic purposes.

The incumbent of the Property Negotiator III position recently retired. Review has indicated that a considerable amount of routine clerical work, relative to property appraisals, negotiations and acquisitions, had been undertaken by him, in addition to the supervisory aspects of his work.

It is recommended that the Property Negotiator III position be posted and filled in the regular manner, but it is further recommended that to enable the Property

cont'd ....

Clause No. 5 (cont'd)

Negotiator III to undertake his supervisory role and other required duties, and to provide assistance to the Property Negotiators II, a clerical position be established.

The incumbent of the clerical position to be assigned the record keeping aspects of property negotiations and be supervised by the Chief Property Clerk. In addition, the incumbent of the position to assist, when required, with the Divisional clerical duties connected with sales and redevelopment records."

C. Report of Acting Director of Personnel Services

"At the request of the Administrative Analyst, I have reviewed the duties and responsibilities of the above-noted positions.

1. One New Position, Clerk II

This position will perform a variety of repetitive clerical tasks of limited complexity. Duties will include maintaining property acquisition records, calculating the property disbursements based on the date of purchase, preparing property title cards, annotating all data relevant to the transaction, notifying utilities of property transfers and notifying the Accounting Section of holdback cheques to be released to owners.

These duties and responsibilities fall within Class Specification No. 023, Clerk II, Pay Grade 12 ($598-703) and I recommend that it be classified accordingly.

2. One New Position, Property Management Officer II

This position will be responsible for supervising a small staff of Property Management Officers and residence management staff. The incumbent will be directly involved in all stages of the planning and development of City-managed residences, and be responsible for their administration on completion of construction.

I have prepared a new Class Specification No. 127, Property Management Officer II, and in accordance with internal salary structures, I recommend that it be classified at Pay Grade 28 ($1327-1446)*.

I further recommend that both these positions be reviewed six months from filling.

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Clerk II, Pay Grade 12 ($598-703)	When approved
One New Position	Property Management Officer II, Pay Grade 28, ($1327-$1446)*	When approved.

*Personnel Regulation 160-1-(a)(2).

This report has been discussed with the Business Manager of the Vancouver Municipal and Regional Employees Union, and the Supervisor of Property and Insurance, both of whom concur with the above."

cont'd ....

Clause No. 5 (cont'd)

D. Estimate of Costs

		5 mos. 1974	Annual
Salaries:			
Senior Property Management Officer - P.G. 28 ($1327 - $1446)	$	6,635	$ 15,924
Clerk II - P.G. 12 ($598 - $703)		2,990	7,176
	$	9,625	$ 23,100
Fringe benefits - 12½%		1,204	2,887
Auto Allowance - Sr. Property Management Officer at $70 per month		350	840
	$	11,179	$ 26,827
Equipment:			
1 office desk	$	366	
1 office chair		120	
1 steno desk		280	
1 steno chair		60	
1 electric typewriter		675	
TOTAL - Current Year	$	12,680	

E. Notes

(i) The Comptroller of Accounts recommends that, if the recommendations of this report are approved, funds be provided from Contingency Reserve.

(ii) A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

F. Summary of Recommendations

It is recommended that:

(a) The positions of Senior Property Management Officer and Clerk II, as recommended by the Acting Director of Personnel Services, be established, effective when filled.

(b) The funds required for salaries and equipment be provided, in accordance with the recommendation of the Comptroller of Accounts, from Contingency Reserve.

(c) The incumbent of the Senior Property Management Officer position receive an Auto Allowance on the regular basis.

Your Board RECOMMENDS approval of the above recommendations.

6. Changes to Schedule of Rental Rates, The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1, 1974 to August 31, 1975

The Theatre Manager reports as follows:

"To offset the expected rise in operating costs in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, it is proposed that rental rates be increased.

The proposed schedule sets out the higher rates which represent an overall increase of approximately 12½%.

Other than the several rate changes, Clause 11 has been changed to read as follows:

"The Manager may permit additional temporary seating to be placed in the Theatre orchestra pit, the set-up and take-down to be at the Licensee's expense."

A new Clause 12 is to be added, as follows:

"When an event presented by a Licensee who qualifies for Class II rate is commercially sponsored, such rate shall not be affected if the Licensee is a Registered Canadian Charitable Organization pursuant to the provisions of the Income Tax Act."

The Vancouver Civic Auditorium Board approved the new rate schedule at its meeting on June 7, 1974.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1974 to August 31, 1975."

Your Board RECOMMENDS approval of the Theatre Manager's report.

The attached letter from the Theatre Manager shows the effect of the new rates, including the new Clause 12, and also shows the estimated deficit for 1974.

7. Parking Rates - The Queen Elizabeth Theatre Parking Garage

The Theatre Manager reports as follows:

"Reflecting the recent change in the Downtown Parking Corporation Ltd. parking rates, the Theatre Manager recommends the following rates be charged in The Queen Elizabeth Theatre Parking Garage effective June 1, 1974:

Each Half Hour		15¢
Matinee Rate		75¢
All Day	(8:00 a.m. to 6:00 p.m. maximum)	$1.25
Evening Rate	(after 6:00 p.m.)	$1.00
Monthly Rate	(8:00 a.m. to 6:00 p.m. - (Monday to Saturday incl.)	$18.00

The Vancouver Civic Auditorium Board approved the above rates at its meeting on June 7, 1974."

Your Board RECOMMENDS approval of the Theatre Manager's report and FURTHER RECOMMENDS that the rates be reviewed in one year's time.

CONSIDERATION

8. Columbia Cultural Society
Grant Request - $5,200

The Director of Social Planning reports:

"Several weeks ago Mr Harvey Adams and other representatives of the Columbia Cultural Society advised Jonathan Baker, Senior Social Planner, of their intention to apply for a grant to provide pops concerts in several areas of the city.

Mr Adams and most of the members of the 39-piece orchestra are members of the Vancouver Symphony Orchestra. Mr Baker suggested that they seek additional sources of funds and was today (June 21, 1974) advised that the Musicians' Union Trust Fund will in effect contribute 50% to the costs of performances and that Pacific Centre will contribute over $4,000.

In light of the excellence of the performers and the fact that the free concerts will probably reach a broad population, including children and Senior Citizens, I RECOMMEND that a civic grant be awarded in the requested amount of $5,200. "

Your Board submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

9. Resolutions for Submission to U.B.C.M.
Annual Convention, Vernon, B. C.
September 18th to 20th, 1974

The City Clerk reports as follows:

"In Accordance with established practice, this office circulated all Members of Council and City Departments for any proposed resolutions they might wish Council to consider for submission to the U.B.C.M. Annual Convention. The following resolution has been received from the Director of Planning and is submitted for your consideration:

'THAT the Provincial Government be requested to amend assessment legislation to permit tax assessments on buildings of historic or architectural merit to be relaxed or waived by municipalities;

FURTHER THAT the Federal Government and Provincial Governments be requested to provide grants to municipalities covering 75% of the cost of tax exemptions for historic buildings.'

No other resolutions have been received."

Your Board submits the foregoing for Council's CONSIDERATION.

10. Charter Amendments: Heritage Advisory Board

The Director of Legal Services reports as follows:

"I have been advised that our Charter Amendments sought at the last Session of the Legislature have received Royal Assent and the City is now in a position to exercise the powers that were obtained.

cont'd ....

Clause No. 10 (cont'd)

One of the amendments empowers Council, by by-law, to designate Heritage Buildings, control and hold up demolition of potential Heritage Buildings, and establish a Heritage Advisory Board.

I would appreciate Council's instructions now that the amendment is in force."

Your Board submits the foregoing for Council's CONSIDERATION.

INFORMATION

11. Appointment of Consultants
re Vancouver Taxi Industry

Your Board reports that, in accordance with Council resolution of May 14, 1974, and resolution of June 17, 1974, your Board received proposals from three management consultants concerning the study of the Vancouver Taxi Industry.

Your Board selected The Thorne Group Ltd. as consultants for the study. The Terms of Reference for the study indicate that the consultants should report in two parts:

Part I - re fare increases;

Part II - re additional license distribution and license fees.

The Thorne Group Ltd. have been requested to complete Part I on or before July 31, 1974, and the report on Part II of the study should be available on or before September 30, 1974.

Your Board submits this report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 167, 175

PERSONNEL MATTERS

A-8

RECOMMENDATIONS

1. British Columbia Business Show - Employee Participating & Attendance

The Acting Director of Personnel Services reports as follows:

"The City has been invited to participate in and support the above event sponsored by the Administrative Management Society, Vancouver Chapter, through encouraging Staff with typing skills to participate in the "Fastest Fingers on the Coast" Contest and administrative staff to visit the exhibition.

The Contest will take place on the second day of the Show, (Thursday, October 17/74) in the afternoon and typists wanting to participate would need part of the afternoon off. Arrangements can be made that there would be no delay in testing after their arrival.

I consider it good employee relations to give our typists the chance to show their skills. By early publicising the contest within the service, those who wish to participate doubtlessly will practise and in the process, improve their skills. In terms of public relations we would try to get some publicity should a fair size group decide to compete. One of our typists winning first ($75.00) or any of the other prizes, would not hurt the image of our staff and might support recruiting.

The General Manager of the Show has also requested that a list of senior administrators, administrative officers, office managers or chief clerks be provided to him. He would like to extend personal invitations to these individuals who could visit the show; there would be no charge for tickets and no need for time off during office hours.

To prepare the list of the appropriate employee group for invitations would be a minor task. It would be advantageous to inform this group and keep it up-to-date on current office equipment and services.

Your Board RECOMMENDS that the Acting Director of Personnel Services be authorized:

A. to make arrangements with the management of the British Columbia Business Show for City employees with typing skills to participate on a voluntary basis in the "Fastest Fingers on the Coast" typing contest in the afternoon of Thursday, Oct. 17, 1974 with leave of absence with pay

B. to make available to Show Management a list of employees who would benefit from information on current office equipment and services to obtain personal invitations and free passes to visit this event after office hours.

2. Proposed Non-Union Casual Wage Rates - Parks Board

The Acting Director of Personnel Services reports as follows:

"At the meeting of the Board of Parks and Public Recreation held on June 26, 1974 it was resolved that 'the recommended wage increases for 1974 be approved for all non-union casual employees". The recommended wage increases referred to are attached to this report as Appendix I.

It was further resolved that "the Chairman meet with the Mayor to request that the review of rates for non-union casual employees in relation to rates paid by surrounding municipalities be conducted by the City Personnel Department immediately so that future rates be established on time".

I note that in past years the normal procedure has been for the Parks Board to either grant the negotiated union increase to the

Cont'd . . .

Clause #2 continued:

non-union staff or to grant them no increase at all. This year the Board have departed from this practice by granting increases in excess of 12% in most cases and up to 66% in one case.

I further note that the non-union casual rates have been developed over a number of years by the Parks Board on an ad hoc basis to meet a number of differing situations. These rates have not, up to now, been subjected to an orderly review, nor are they necessarily consistent with either internal rates or external rates paid by other municipalities for comparable work. To conduct such a review would be time consuming and the Parks Board Officials advise us that there is a degree of urgency in granting the increases to non-union staff.

Under these circumstances, I am at this time able only to recommend a 12% increase, or such an increase as is necessary to bring all rates up to the Provincial minimum wage, whichever is greater. These rates to be effective January 1st, 1974. I except from this recommendation the Playground Leader positions where a survey of surrounding municipalities' rates has already been undertaken. In this case I recommend approval of the Parks Board proposed rates. Appendix II is attached containing our complete list of proposed rates.

We plan to subsequently review the entire non-union casual wage structure. If it then appears that increases in excess of 12% are indicated by both internal and external comparison, we will return to Council with appropriate recommendations at that time.

The approximate cost of the proposal as outlined in Appendix II is approximately $45,000 based on 1974 rates.

Your Board RECOMMENDS approval of the above recommendation of the A/Director of Personnel Services.

CONSIDERATION

3. British Columbia Day Act

The A/Director of Personnel Services reports as follows:

"At its last session, the Provincial Legislature passed the 'British Columbia Day Act', Clause 1 of which reads as follows:

> "Throughout the Province of British Columbia, in each and every year the first Monday of August is a legal holiday and shall be kept and observed as such under the name 'British Columbia Day'."

Clause 3 of the Act amends Section 2 of the 'Annual and General Holidays Act' by adding 'British Columbia Day' to the definition of "general holiday". The latter Act does not in itself require employers to give their employees a holiday with pay. These requirements are contained in the 'Regulations Made Pursuant to Annual and General Holidays Act'. These Regulations exempt from their application employees covered by a collective agreement. The Act itself excludes certain registered professional groups, e.g. Engineers, Doctors, Chartered Accountants, Lawyers.

In other words, the City is not bound to grant a holiday with pay on British Columbia Day to those of its employees who are excluded from the Act by reason of their profession, or to its unionized employees unless their respective Unions have negotiated the holiday and it is thus contained in their Collective Agreements.

The following Unions have successfully negotiated the first Monday in August as a Statutory Holiday:

Vancouver Firefighters' Union
Vancouver Policeman's Union
International Association of Theatrical & Stage Employees
Vancouver Public Library Staff Association

Cont'd . . .

Clause #3 continued:

The remaining City Unions, including the Inside and Outside Workers, either did not negotiate the Holiday or have not yet concluded negotiations.

If Council were to grant the Holiday to these remaining Unions and the relevant excluded employees on August 5, 1974, there would be an extra cost of approximately $33,200 since certain employees in the Parks and Engineering Departments would be required to work on that day and/or the following Saturday at premium rates. Also, there would be the obvious cost of one day's lost production from the majority of civic staff and the possibility that subsequent overtime might be necessary.

In order to ensure fair and consistent treatment to all our employee groups, I RECOMMEND that a holiday with pay be granted to all Excluded and Senior Staff and to those unionized civic employees whose Collective Agreements do not now contain a provision regarding the first Monday in August, subject to the provisions for Statutory Holiday eligibility contained in those Agreements.

Your Board submits the above recommendation of the Acting Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 775-6

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Portions of City Blocks 112 & 113, D.L. 541
Sit. within the Cloverleaf Area, North End Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Block 112 and 113, D.L. 541, lying within the Cloverleaf area, at the North End of the Granville Street Bridge, are presently leased to Leach Holdings Limited for a five year term, January 1, 1972, to December 31, 1976, subject to a rental review as of July 1, 1974.

Negotiations have been finalized and by letter dated June 17, 1974, Leach Holdings Limited have agreed to a rental increase from $502.50 per month to $595.00 per month.

The Supervisor of Property and Insurance is of the opinion that the proposed rental increase represents market rental value.

It is,

RECOMMENDED

That with respect to the lease of Portions of Blocks 112 and 113, D.L. 541, to Leach Holdings Limited, the rent for the period July 1, 1974, to December 31, 1976, be established at $595.00 per month."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease of Portions of City Blocks 112 & 113, D.L. 541
Sit. within the Cloverleaf Area, North End Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Blocks 112 and 113, D.L. 541, lying within the Cloverleaf area, at the North end of Granville Street bridge,are presently leased to Dominion Vancouver Motors Limited for a five year term, January 1, 1972 to December 31, 1976, subject to a rental review as of July 1, 1974.

Negotiations have been finalized and by letter dated June 12, 1974, Dominion Vancouver Motors Limited have agreed to a rental increase from $502.50 per month to $615.00 per month.

The Supervisor of Property and Insurance is of the opinion that the proposed rental increase represents market rental value.

It is,

RECOMMENDED

That, with respect to the lease of portions of Blocks 112 and 113, D.L. 541, to Dominion Vancouver Motors Limited, the rent for the period July 1, 1974, to December 31, 1976, be established at $615.00 per month."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

3. Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24 to 29, D.L.'s 330 & 331
3623 Ellis Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property, Lot 70 of 3 to 10, 12, 15, 16, 19, 21 to 32 & 34, Blocks 24 to 29, D.L.'s 330 & 331, known as 3623 Ellis Avenue, which forms part of the overall plan of subdivision for the South-East Sector, has been offered for sale to the City. This property is one of two remaining private holdings required to complete the City's ownership in this block. The expanded program of redevelopment in the South-East Sector was authorized by City Council on June 21st, 1968.

These premises comprise a single storey non-basement frame dwelling, erected in 1941 on a lot 33' x 188.77', zoned RT-2. The dwelling contains 3 rooms, 3 plumbing fixtures, has a patent shingle roof, wood shingle exterior, a wood post foundation, and heat is supplied by a wood and coal stove. Thedwelling is only in fair shape.

Following negotiations with the owners' representative, they are prepared to sell for the sum of $30,000.00, as of June 30th, 1974, subject to retaining rent-free possession until July 31st, 1974. These premises are presently rented and it is proposed to carry on renting these premises on a month-to-month basis until such time that the City is prepared to develop the site. It is considered that the above price is fair and equitable and represents market value in the area.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $30,000.00 on the foregoing basis, chargeable to Code #4902/34 - Replotting Purposes."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except Right of Way all in Block 267, D.L. 526 -- 1830 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lots 7 to 9, the South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233) and Lots 14 & 15 Except Right of Way all in Block 267, D.L. 526, known as 1830 West 5th Avenue, was acquired for the Arbutus-Burrard Connector as per Council Resolution of July 17th, 1973.

This property is developed with a two-storey non-basement masonry building and occupied by three major tenants.

One of the tenants occupied 6,000 square feet on the main floor known as 1830 West 5th Avenue. The 10 year lease on these premises expired on May 31st, 1974 and the tenant moved to larger quarters.

A new tenant, Burrard Design Complex Limited, has asked to rent these premises from July 1st, 1974 to December 31st, 1976, at a monthly rental of $1,250.00 plus payment of tax escalation and heat and light. It is noted that one major tenant is acting as building manager until December 14th, 1975 and is responsible for all expenses including taxes. Also by letter dated April 23rd, 1974 the City Engineer has suggested this property can be leased until December 31st, 1976 pending a decision re the Kitsilano Area Plan.

Cont'd . . .

Clause 4 (cont'd)

The Supervisor of Property & Insurance is of the opinion that the proposed rental represents an economic rental for this area and it is, therefore,

RECOMMENDED that 1830 West 5th Avenue be leased to Burrard Design Complex Limited on the foregoing basis with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

5. Acquisition for Widening of 37th Avenue
Between Fraser and Inverness Streets
Lot 19, Block 4, District Lots 668 - 670
5333 Prince Albert Street

The Supervisor of Property and Insurance reports as follows:-

"On September 21, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50-foot street. In this connection, the above property, Lot 19, Block 4, District Lots 668 - 670, known as 5333 Prince Albert Street, which is required for the widening of 37th Avenue, has been offered for sale by the owner, to the City.

These premises comprise a single storey frame dwelling, plus a full basement, with a main floor area of 1,026 ± square feet, erected in 1911 on a lot 33' x 110', zoned R.S.-1. The dwelling contains 4 rooms plus a dining area, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. This dwelling has been well maintained and is in good condition. There is also a garage at the rear of the property.

Following negotiations with the owner, she is prepared to sell for the sum of $42,500.00 as of June 30, 1974, subject to retaining rent-free possession until July 31, 1974. These premises are to be offered for rent when the present owner vacates. It is considered that the above price is fair and equitable and represents market value in the area.

RECOMMENDED:
THAT the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $42,500.00 on the foregoing basis, chargeable to Code #561/2904 - For Street Widening."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

6. Lease Renewal -- Encroachment
Area Fronting Sicks' Capilano Brewery Ltd.
1550 Burrard Street

The Supervisor of Property and Insurance reports as follows:-

"Sicks' Capilano Brewery Ltd (now Molson Brewery B.C. Ltd) have leased approximately 8,963 square feet of landscaped area fronting Burrard Street for a twenty-one year term, March 30, 1953, to March 29, 1974, subject to six months notice of cancellation at a rental of $1.00 per annum. The area is fenced, landscaped and maintained by the lessee.

Cont'd . . .

Clause 6 (cont'd)

In response to a request by Molson Brewery B.C. Ltd, the City Engineer has advised that he concurs with their request favouring a twenty-one year lease under the same terms as contained in the present lease. It is,

RECOMMENDED

That the area described in a lease dated the 30th day of March, 1953, in the name of Sicks' Capilano Brewery be leased for a further twenty-one year term commencing March 30, 1974, to Molson Brewery B.C. Ltd, subject to the same terms as contained in the present agreement, except that a nominal sum of $10.00 be charged for the term of the lease.

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

7. Acquisition for Park Site #10 - Mount Pleasant
West 43 Feet of South Half of East Half Except
North 10 Feet now lane, of Block 104, D.L. 264-A
Known as 407 - 411 East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"The above property, West 43 Feet of South ½ of East ½ Except North 10 Feet now lane, of Block 104, District Lot 264-A, (known as 407-411 East 8th Avenue), forms part of Park Site #10, which is listed under Table I of Park Site Purchases Program 1971-1975, confirmed by City Council on December 15, 1970. It is noted that this property is the last remaining property to be acquired in the Block bounded by Prince Edward Street, 7th Avenue, Guelph Street, and 8th Avenue.

These premises comprise a two-storey frame dwelling, plus a full basement, with a main floor area of approximately 1,312 square feet, erected in 1940 on a lot 43' x 122', zoned R.M.-3. The dwelling contains 16 rooms, (divided into 6 rental units), 21 plumbing fixtures, has a patent shingle roof, stucco exterior, a concrete foundation, and is heated by an automatic-oil-fired hot water heating system. This dwelling has been well maintained and is in good condition. One rental unit is occupied by the owners and the rest have been occupied by tenants on a month-to-month basis. A garage, which is in good condition, is located at the rear of the property.

Following negotiations with the owners' solicitor, they are prepared to sell their property to the City on the following basis:-

(1) Purchase price to be $89,000.00

(2) City to bear the cost of taxes and water rates for the year 1974

(3) Sale date to be June 30, 1974.

(4) Owners to retain rent-free possession until July 31, 1974.

It is considered that the above settlement price is fair and equitable and represents market value in the area. It is proposed to demolish the dwelling when vacant in order that the site can be developed for park purposes.

RECOMMENDED:

THAT the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $89,000.00 on the foregoing basis, chargeable to Code #4189/- Park Site #10."

Your Board
RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

8. Sale of Lot 25 to 29, Block 76, D.L. 181
To Provincial Government
N/S Keefer Street, Between Heatley & Hawks Avenues

The Supervisor of Property and Insurance reports as follows:-

"On December 19, 1972, City Council approved in principle the sale of certain City-owned lands in the Strathcona area on the following conditions:-

1. Agreement on price satisfactory to City Council.

2. An agreement being entered into with respect to the Provincial Government honouring the normal development permit procedures, rezoning, etc.

3. The Provincial Government by agreement granting an option to the City to repurchase if development does not proceed within 18 months.

4. Satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved.

Among the properties approved for sale were Lots 25 to 29, Block 76, D.L. 181, situated on the North Side of Keefer Street between Hawks and Heatley Avenues. The sales subsequently were completed with the exception of these five lots which were held back pending determination of their use for park purposes.

On February 19, 1974, Council instructed that the matter of selling these five lots to the Provincial Government be now pursued.

Negotiations on purchase price have now been concluded and the Provincial Government is prepared to purchase the five lots for the sum of $66,000.00. This is considered to be fair and equitable.

It is therefore,

RECOMMENDED

That Lots 25 to 29, Block 76, D.L. 181, be sold to Her Majesty the Queen in Right of the Province of British Columbia for the sum of $66,000.00 on the following terms and conditions:-

1. An agreement being entered into with respect to the Provincial Government honouring the normal development permit procedures, rezoning, etc.

2. The Provincial Government by agreement granting an option to the City to repurchase if development does not proceed within 18 months.

3. Satisfactory agreement with respect to taxes or grant in lieu of taxes on these lands when purchased and when improved.

4. A bulkhead agreement being entered into with respect to the lots which are all below street grade."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

9. Food Management Consultant
Continental Hotel - Senior Citizens' Residence

The Supervisor of Property and Insurance reports as follows:-

"The Continental Hotel together with the Central and Oliver Multi Use Centre and the Hard-to-House Facility will be providing a cafeteria style food service facility.

Discussions have been held with the Multi Purpose Centre Advisory Committee and, subsequently, with a food service consultant to consider the feasibility of co-ordinating all three projects by providing a central commissary and food preparation centre.

Cont'd . . .

Clause 9 (cont'd)

Because of the differing concepts, hours of operation and menu requirements for each project, it is considered unlikely that the central commissary would be a satisfactory arrangement. It is recommended, however, that one consultant firm should be retained to consider all three operations.

Following investigations of several consultant firms by both the Advisory Committee and the Property and Insurance Office, it was mutually agreed, that Canadian Food Service Management Limited was suitable for this purpose. This firm has since been retained by the architect as consultant on the Multi Use Centre.

An amount of $227,000.00 was set aside in the 1974 Supplementary Capital Budget for alterations to the Continental Hotel for conversion to a Senior Citizens' Residence.

It is,

RECOMMENDED

That $1,125.00 be appropriated from the above funds, and the Supervisor of Property and Insurance be authorized to retain Canadian Food Service Management Limited, as consultant on the Continental Hotel, at a fee not to exceed $1,125.00, chargeable to Account Code 453/1601."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 776

CONSIDERATION:

1. Chestnut Street, Adjacent to Vanier Park

The City Engineer reports as follows:

"The Mayor's report to Council on the Community Music School for Vanier Park, November 13, 1973, asked the City Engineer to report back on widening of Chestnut Street and on installing an appropriate sidewalk. This had been requested by the residents in the area.

Chestnut Street north of Greer Avenue is the main access to the Park Board Marina, the Museum/Planetarium and the Maritime Museum. Chestnut Street has a substandard street allowance (43 feet). In the original negotiations with the Federal Government for the use of this land, 10 feet was obtained off the west side of the site to increase the Chestnut Street allowance from 33 feet to 43 feet.

Rather than renegotiate for additional allowance, it is recommended that a 30 foot pavement width be installed and that parking be prohibited on the park side to ensure an adequate clearance for the cars with boat trailers and charter buses using this street. The pavement would be offset so a 10 foot boulevard with a standard 5 foot sidewalk could be provided on the residential (west) side. This, along with minor modifications at Greer Avenue to increase the turning radius and offset the direct alignment with Chestnut Street south of Greer Avenue, will provide an access route of reasonable standards and help to minimize the use of other streets in the area.

The total cost of the sidewalk, curb and gutter and pavement between Greer Avenue and 230 feet north of Ogden Avenue would be approximately $70,000. Such improvements are normally constructed under local improvement procedures with the abutting property owners paying for their share of curb and gutter (approximately $4,000) and the sidewalk (approximately $1,500). The City would bear the cost of the pavement and flankage relief applicable in the project. Funds for the City's share of the cost would be made available in the Streets Capital Budget.

Council may wish to authorize the City Engineer to initiate the installation of pavement and curbs and the sidewalk under the Local Improvement Procedure.

This matter is submitted to Council for CONSIDERATION."

INFORMATION:

2. Inaccurate Surveys in Older Residential Areas

The Director of Legal Services reports as follows:

"On April 9, 1974 City Council passed a resolution whereby it was resolved that it request the Provincial Government to pass some enabling legislation such as the Quieting Titles Act, whereby inaccurate surveys when they cover a whole residential block, can remain as they are as most of the land involved is City-owned, being streets and city boulevards. We have been asked to report on this resolution.

We have looked at the Special Surveys Act, RS 1948, Chapter 322, Section 1 and amendments thereto, which provides that where any error appears in any or any doubt exists as to the accuracy of any existing survey or plan, the Attorney General, upon the request of the Council of the Municipality within which the land affected is situate, by resolution, undertaking to pay the cost of the special survey either directly or by way of advance or upon request of two or more registered owners of lands affected, may order a special survey of any lands to be made by a British Columbia Land Surveyor approved by the Surveyor-General, and may require a survey to be made and a plan to be prepared in accordance with this Act.

Clause 2 cont'd

The Act also provides that in making a survey it shall be the aim of the Surveyor to re-establish as nearly as possible the existing survey, but he may depart from existing boundaries in order to establish boundaries in agreement with occupation and improvements.

We therefore are of the opinion that no special legislation is necessary and that the Special Surveys Act is adequate to deal with the situation as it exists in Vancouver."

The Director of Legal Services submits this matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 777

BUILDING & PLANNING MATTERS

B-4

CONSIDERATIONS

1. Proposed Interior Alterations at 535 Homer Street for Department of Human Resources

The City Building Inspector reports as follows:

"I have an application from Sjogren Construction Ltd. to renovate the interior of the above-mentioned building to provide office accommodation for the Department of Human Resources.

This building was previously used by the City of Vancouver as a hostel and is now unoccupied. It is a 4-storey, masonry-walled structure with heavy timber floors and roof, and is non-conforming with respect to the present Building By-law regulations.

The cost of the conversion is estimated to be approximately $150,000 and the assessed value of the building is $90,000. Under Section 1.4.9 of the Building By-law the Building Inspector may permit alterations to a non-conforming building, provided the cost does not exceed the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed office occupancy will tend to improve the fire safety of the building compared with its previous use as a hostel, I would not be opposed to the interior renovations, subject to the applicant obtaining a Development Permit for the change of use."

The foregoing report is submitted for the CONSIDERATION of Council.

2. Temporary Parking Lot
151 West 11th Avenue

A letter has been received from W. Clayton, Pastor of the Metropolitan Tabernacle, requesting enforcement action be withheld, thus permitting the above site to continue to be used as a temporary parking lot. The Director of Permits and Licenses reports as follows:

The property is situated in an RT-2 Two Family Dwelling District and if an application is made for a Development Permit, the Technical Planning Board may approve the use as a parking area, but only if the site is black-topped and suitably landscaped.

Reverend Clayton has been advised by letter of the requirements of the By-law and of his Right of Appeal as set out in Section 573 of the Vancouver City Charter. Council may wish to instruct the Director of Permits and Licenses to:

(a) Withhold enforcement action until January 30, 1975, as per Reverend Clayton's request.

(b) Advise Reverend Clayton to examine his Right of Appeal to the Board of Variance.

The foregoing report is submitted for the CONSIDERATION of Council.

DELEGATION REQUEST if the Council does not see fit to grant the Church's application.

(Copies of the communication from the Metropolitan Tabernacle are circulated for the information of Council.)

RECOMMENDATION

3. Interim Rezoning of the Kitsilano RM-3A District

The Director of Planning reports as follows:

"Since March 19, 1974, the local area planning program has been operating in the Kitsilano community. A site office has been established at 2384 West Fourth Avenue. The committee that has been established by Vancouver City Council has met twice and is beginning to develop a program of planning for the future development of the Kitsilano community.

I. The Kitsilano Planning Committee Recommendation

The Kitsilano Citizens Planning Committee has examined the present trend in development occuring in the area under the terms of reference established by City Council on March 19, 1974:

"the community will have a meaningful role in planning for the areas future and in dealing with current planning issues."

and

"matters such as rezonings, development permits, conditional uses, recreation facilities, open space areas, parking, traffic, housing, are all matters that are of proper concern to the community..."

and

"to consider and bring in recommendation on final zoning for the Kitsilano area."

In light of this framework, they have requested that the Director of Planning apply to rezone all of the presently zoned RM-3A area: 1) north of Fourth Avenue to the waterfront and bounded by approximately Burrard to Larch; and 2) south of Fourth to Broadway and bounded by approximately Burrard and Vine; to RT-2 two-family dwelling district. (Appendix 1) The committee felt that the rezoning should be regarded by all concerned as an interim step until the development of an area plan is complete. The committee hopes that this will be complete in about six months time.

The committee expressed the view:

A. That the present trend in condominium development is not providing moderately priced rental accommodation. At this time it is felt by the members that this area of Kitsilano should be primarily rental units.

B. That the final plan and zoning of the area may encourage a different type of development than is occuring now. If a large number of three-storey condominiums are built before the plan is complete, other options such as high-rises, townhouses and other forms of low-density apartments would be precluded.

C. That the danger of a drastic change in the type of people in the area could occur through this form of development. It is not known who we should be planning for at this time. Until this is determined we should maintain the social character of Kitsilano.

D. The RT-2 holding action will be for a relatively short period of time and will not seriously affect the future quality of the area. The benefit to the community is worth the delay.

This decision was agreed upon at the Committee Meeting on June 12, 1974, by the representatives of the:

a) Kitsilano Community Centre Association
b) Kitsilano Area Resources Association
c) Kitsilano Neighbourhood House
d) Point Grey Road (North Side) and Cameron Avenue Ratepayers Association
e) West Broadway Citizens Committee
f) Kitsilano Ratepayers Association
g) The representative of the Chamber of Commerce was also contacted and supports the proposal.

II. Need for an Interim Zoning

In the apartment areas referred to, approximately 160 acres are presently zoned for medium-density multiple use (RM-3A). On January 1, 1974 the development situation in the area was as follows:

Cont'd . . .

Clause #3 continued:

	Apartment Developed acres	Total Net Acres	Percentage Developed as Apts.
North Apartment Area	55.20	90.33	61%
South Apartment Area	25.58	69.76	37%
TOTAL	80.78	160.09	50%

(See Appendix 2)

However, since January 1st, an additonal eleven applications for the construction of multiple-family units has occurred. From recent development trends it is expected that these units will be developed as condominiums.

This apartment area is approximately one-sixth of the Kitsilano local area. Of this, approximately fifty percent is undeveloped at the present time, therefore any rezoning action would involve only one-twelfth of the Kitsilano local area.

A. Loss of Development Options for the Future of the Community

An increase in the number of apartments (rental and owned) that could occur in the near future in Kitsilano is believed to be undesirable. City Council has requested that an implementation scheme for the Kitsilano Area Plan be completed by January 13, 1975. However, with the increasing number of apartments that may occur in the area before a final implementation scheme is devised, alternative options for the future of the area may be lost. This would reduce the impact of any new form of development that could occur in the area as a result of the plan.

The present form of development has been criticized as creating a neighbourhood that is uniform and monotonous from both a design and social point of view.

An aspect of Kitsilano that appears desirable to strengthen is its design and social diversity; however, the continuation of the form of the three-storey development that is now occuring is jeopardizing this. This is especially significant, when it is realized that this apartment area is a parcel of sixty square blocks.

III. Effect of the Rezoning

A. The interim rezoning will of course, have a negative effect on the construction of multi-unit developments for at least the next six months.

B. This temporary "stop-gap" method will allow the development of a zoning, along with other implementation programs, that will produce a better overall community environment.

C. An intermediate positive effect with respect to housing will be the retention of dwelling units in conversions and older homes. This housing provides accomodation for lower income families and senior citizens, among others. Of course this is not a long term solution to the problem. A program of providing reasonable priced housing through public sponsored programs will be investigated through the area planning program.

IV. Interim Rezoning of January 31, 1974

City Council previously adopted an interim rezoning in Kitsilano on January 31, 1974. This lowered the allowable height of buildings in the apartment area to 35 feet from 120 feet. The purpose of this rezoning was to maintain a similar holding action on development until the completion of an area plan.

However, with the increasing number of condominiums that may be occurring in the area, this rezoning which established a height limit is not believed to be effective in maintaining options for the future of Kitsilano.

V. RT-2 Zone

An interim zoning of this area to RT-2 will allow improvements and alterations to the existing multi-family units to occur as an outright use. At the same time new construction of apartments under RM-3A regulations (rental and owned) will be prohibited.

Cont'd . . .

Clause #3 continued:

The Director of City Planning believes that the best way to preserve the options for the future of the community is to rezone the area on an interim basis. It is therefore RECOMMENDED:

The Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission.

FOR COUNCIL ACTION SEE PAGE(S) 768, 777

FIRE AND TRAFFIC MATTERS

B-6

RECOMMENDATION

1. Additional Bus Stop on Davie Street at Denman Street

The City Engineer reports as follows:

"Elimination of through traffic west of Denman Street as a result of the West End Project has increased traffic on Denman itself, and accordingly parking has been removed from the east side of the street and some loading restricted on the west side. To further improve this situation, the two bus layover points on the east and west sides of Denman Street, south of Pendrell Street are being moved to the north and south sides of Davie Street east of Denman Street.

There is already a bus stop on the north side of Davie Street at this location, but it will now be necessary to establish a bus stop on the south side of Davie Street, east of Denman Street to provide this laypoint.

Accordingly, it is RECOMMENDED that a bus stop be established on the south side of Davie Street east of Denman Street."

2. Regulation of Granville Transitway

The City Engineer reports as follows:

"This report recommends regulations to allow restricted use of the Granville Mall/Transitway by taxis and commercial vehicles, and to permit use of the transitway by pedestrians.

PEDESTRIANS

With regard to pedestrian control the Mall design incorporates only the existing pedestrian traffic signals at all intersections. Mid-block pedestrian signals were originally provided on the Nicollet Mall in Minneapolis but their use has been discontinued. The experience in that City was that with a narrow 24 foot pavement pedestrians completely ignore mid-block signals but jaywalking has not caused serious conflict with the buses.

Therefore, your officials feel that jaywalking may be permitted on the Mall/Transitway, but the onus should be on pedestrians to yield right-of-way to buses.

USE OF THE TRANSITWAY

The Mall Committee and Consultant report to Council of September 25, 1973 indicated that for the sake of pedestrian amenity and unimpeded bus service, all vehicular traffic would be banned from the Granville Mall/Transitway except for taxis and some commercial vehicles servicing businesses without any alternative access.

TAXIS

Even with relatively unrestricted taxi usage, the actual number of taxis using the Transitway at a particular moment will be relatively small while providing essential transportation services for tourists, hotel patrons, the sick and the crippled.

However, it would take only a small number of vehicles to delay buses when taxis stop to pick up passengers, or upset bus loadings by getting caught between two buses at a bus stop. Considerable delays may also be experienced if a taxi blocks the bus lane while the driver is making change when dropping off passengers, or when the taxi must wait to pick up a call.

Therefore, bearing these considerations in mind, all passenger loading and unloading must be done in the quickest possible manner, and taxis must pull up into the pedestrian area (mountable curbs) sufficiently for the buses to get around them. The transitway must not be used as the waiting area for passenger pick ups.

cont'd ...

Clause No.2 continued

Overtaking of vehicles moving in the same direction should be prohibited on the Transitway for safety and to discourage unnecessary taxi usage of the Mall.

To eliminate delays to transit from turning vehicles, taxis should be only allowed to make the following movements:

(a) enter via either end of the Transitway or at Smithe, Robson or Dunsmuir Streets;

(b) exit Transitway via Granville Street (no turnoffs permitted between Nelson and Hastings Streets, including these streets).

Only taxis with passengers to drop off, or with prearranged pickups, should be permitted on the Transitway.

SERVICE VEHICLES

The blocks along Granville are approximately 500 feet long. Those businesses without rear access and more than 150 feet from a cross-street may be permitted commercial loading privileges from the Mall without causing significant delay to buses or interference with pedestrian amenity if commercial vehicles are restricted to:

(a) a gross vehicle weight of less than 5 tons (10,000 pounds);

(b) use of the Mall/Transitway during the hours 1:00 a.m. to 6:00 a.m. and 9:00 a.m. to 11:00 a.m;

(c) servicing only those businesses permitted Mall loading;

(d) loading only where vehicles pull up on the sidewalk sufficiently for buses on the Transitway to pass easily;

(e) the following movements:-

(i) enter via either end of the Transitway or at Smithe, Robson or Dunsmuir Streets;

(ii) exit Transitway via Granville Street (no turn offs permitted between Nelson and Hastings Streets, including these streets).

On the basis set out above, businesses on the Granville Mall may apply through the trucking agency to the City Engineer for a Mall service letter of permit for each truck. This permit would be on a continuing basis and would be renewed annually. This permit could also be made out for a single trip if appropriate. The permit would be obtained by the driver of the truck.

EMERGENCY VEHICLES

The general exemption of emergency vehicles from the provisions of the Street and Traffic By-Law should also apply to the Mall/Transitway.

SPECIAL SITUATIONS

From time to time, oversized commercial vehicles may be required to use the Mall to transport large pieces of goods, etc. to and from the establishments along the Mall. Such activities will be permitted as long as they do not interfere with the buses and the pedestrian amenity of the area, (in general, under a single trip permit between the hours of 1:00 a.m. to 6:00 a.m. and between 9:00 a.m. and 11:00 a.m. daily,on the condition that these vehicles have origins or destinations along the Mall). Special permits would have to be obtained from the Engineering Department to permit these trucking activities; any other special circumstances could also be met by issue of a special permit.

RECOMMENDATIONS

It is RECOMMENDED that:

(a) Pedestrians be required to yield the right-of-way to buses between intersections on the Transitway, but otherwise be allowed unrestricted crossing except at intersections controlled by traffic signals.

(b) Overtaking of vehicles moving in the same direction be prohibited on the Transitway.

cont'd ....

Clause No.2 continued

(c) Taxis and service vehicles be prohibited from entering the Transitway except via either end or at Smithe, Robson and Dunsmuir Streets.

(d) Only taxis with passengers to drop off, or with prearranged pickups be permitted on the Mall.

(e) Taxi passenger and commercial vehicle loadings and unloadings be performed in the quickest possible manner by pulling up over the mountable curb and clearing the Transitway as far as practically possible to allow bus traffic to pass.

(f) Taxis and service vehicles be prohibited from turning off or exiting from the Transitway i.e. may exit only by going straight through the intersection at the end of the transitway.

(g) Commercial vehicles with a gross vehicle weight of more than 5 tons (10,000 pounds) be prohibited from using the Mall/Transitway except under special permit as noted below.

(h) Service vehicles be prohibited from the Mall/Transitway except during the following hours: 9:00 a.m. to 11:00 a.m.
1:00 a.m. to 6:00 a.m.

(i) Service vehicles be prohibited from the Mall/Transitway except to service those businesses with a letter of permit from the City Engineer.

(j) Letters of permit for Mall service be granted only to those businesses located more than 150 feet from a cross-street, and without rear access.

(k) Oversize commercial vehicles may be allowed on the Mall/Transitway between the hours of 1:00 a.m. to 6:00 a.m. and 9:00 a.m. to 11:00 a.m. provided special single trip permits have previously been obtained from the City Engineer for these trucking activities.

(l) The Corporation Counsel be requested to prepare a by-law to effect the above proposals for Granville Mall traffic regulations."

FOR COUNCIL ACTION SEE PAGE(S) 778

FINANCE MATTERS

RECOMMENDATION

1. Estate of Major J. S. Matthews, Deceased

The Director of Legal Services reports as follows:

"In March, 1973, an agreement was concluded between the Province of British Columbia, the City of Vancouver, and the Executors of the Estate of Major Matthews with respect to the disposition of much archival material in his possession.

The Executors have also been holding three bank accounts which Major Matthews used for archival purposes, totalling $2,363.10. They propose turning these over to the City pursuant to an agreement to use the funds for archival purposes and agreeing to indemnify the Executors if any other claimant comes forward.

The proposals seem reasonable and I RECOMMEND:

a) the funds be accepted for Archival purposes;
b) the City Clerk and Archivist be authorized to expend from these funds in accordance with the agreement to be executed;
c) the Mayor and the City Clerk be authorized to sign and seal the said agreement.

FOR COUNCIL ACTION SEE PAGE(S) 778

PLANNING AND ENGINEERING DEPARTMENTS

3 July, 1974.

TO: Vancouver City Council

CONSIDERATION AND RECOMMENDATION

Water Street Beautification Program

The Director of Planning and the City Engineer report as follows:

"I. BACKGROUND

On August 28, 1973, City Council resolved that the beautification of Water Street from Carrall Street to Cordova Street should proceed as one project as soon as possible.

Since that time, a number of meetings have been held among the Water Street Property Owners, B.C. Hydro, B.C. Telephone and City Staff to resolve the various problems associated with the Beautification Program. The major problems were:

- Undergrounding of existing utilities on Water Street.
- Conversion of existing electrical services within the buildings to be compatible with the new underground distribution system.
- Reduction of the Water Street roadway from four to two lanes.
- Adjustments to existing commercial loading facilities.
- Development of a rear access lane servicing the buildings to the north of Water Street.

These problems have been satisfactorily resolved and the Beautification Program is now ready for the start of the appropriate Local Improvement procedures.

II. PRESENT STATUS

A. Design

The design of the Water Street Beautification is now complete. Improvements to Water Street will be compatible with those in Maple Tree Square with brick sidewalks, trees, ornamental lighting, bollards, and miscellaneous street furniture. The roadbed will be reduced to two lanes, eliminating all on-street parking, and will be surfaced with concrete interlocking blocks.

Turning lanes, loading bays and drop off bays have been provided where required (See Appendix A).

Reduction of the roadbed will necessitate the development of an access lane to the north of Water Street. The City has been negotiating with Marathon Realty for the land required for this lane. Agreement in principle has been reached for a lease which will be including the following general terms:

- Duration of 99 years.
- Rent of $1.00 per year.
- Payment of taxes by City.

This lease will be the subject of a separate report to Council.

Overhead Utilities (Hydro and Telephone lines) will be replaced by a new underground distribution system.

The beautification design has been developed by City Staff in consultation with the property owners and the utility companies, and is acceptable to the Property Owners' Committee.

B. Cost Sharing

The Water Street Beautification Program is to be undertaken through two local improvement procedures:

1. Surface Works Project, and
2. Utilities Undergrounding Project.

The cost sharing formulas for local improvements vary depending on the type of work being done. The cost sharing on past beautification projects had been based on a combination of the established sharings for component parts (sidewalks, lighting, etc.) along with a certain amount of ad hoc logic. This has resulted in the costs being shared roughly 1/3 City and 2/3 Property Owners. For this reason, the 1/3 - 2/3 split has come to be used in producing the initial estimates of the City's and the Property Owners' costs.

A meeting on the Water Street Project was held on June 3, 1974 between Planning, Engineering and the Property Owners. At that meeting, the property owners resolved that they endorse this 1/3 - 2/3 split for the Surface Work Local Improvement as being a fair reflection of the proportioned benefit of the Beautification Program derived by the property owners on one hand, and the people of Vancouver on the other.

In addition, the property owners resolved that their share of the Surface Work cost be divided among themselves solely on the basis of their Water Street footage. There would be no assessment on the side streets and no adjustment for frontage, etc. The basis for this method of assessment is that the benefit derived by the properties on Water Street is general and comprehensive, and is not necessarily assessable by virtue of the peculiarities of any specific property.

C. Costs

The estimated costs for the Water Street Beautification Program are:

1. Undergrounding Project	$ 750,000
2. Surface Work Project	$1,411,000
	$2,161,000

D. Source of Funds

The Surface Work Project will be financed with monies from the property owners and the City, Provincial, and Federal Governments.

The arrangements which were made with the Provincial and Federal Governments in 1971 were for contributions of $35,000 per year each for a period of 5 years. This was in recognition of the fact that the area was designated as an historic area and was on the basis that the City also provided a matching contribution. The arrangement was never finally worked out as a formal agreement and only one Federal contribution and two Provincial contributions have been received. In the cases of both the Provincial and Federal contributions diversions from their Strathcona allocation will probably be necessary to complete the arrangement and there are ample funds available without affecting other projects such as Britannia and N.I.P. Discussions are under way both with the Province and C.M.H.C. to up-date and complete the arrangement. This will probably require a further report to Council.

There are two ways of applying the contributions from the Senior governments:

a) The first alternative involves applying the senior governments' contributions against the total costs of the project. This has the effect of dividing the senior governments' contributions between the property owners and the City by the 1/3 - 2/3 split, resulting in financial relief to each party in proportion to its commitment to the project.

b) The second alternative involves applying the senior government contributions against the City's costs of the project. All financial relief, therefore, accrues to the City at large.

Alternative Funding For the Surface Work Project

	Without Senior Government	Alternative a)	Alternative b)
Property Owners.....	$ 941,000	$ 754,000	$ 941,000
City	$ 470,000	$ 377,000	$ 190,000
Senior Governments	$ -	$ 280,000	$ 280,000
TOTAL	$1,411,000	$1,411,000	$1,411,000

There are no completely related precedents for one alternative over the other, for example.

The Federal/Provincial contribution to Maple Tree Square was applied entirely against the City cost because there was no property owners share in this case.

In the Strathcona Rehabilitation Project, the Senior Government contributions were applied against the total local improvements so that the Property Owners' and City's shares were reduced proportionally.

In the other Urban Renewal Projects (which were in multiple dwelling and business areas) the Property Owners were given partial relief but not to the full proportion.

Senior Government contributions under the Winter Works Incentive Program, the Municipal Development and Loan Act and the Winter Capital Projects Fund (with one early exception) have been applied entirely against the City's share of Local Improvements.

On the above basis, since Federal/Provincial contributions are directed specifically to the Gastown/Chinatown historic area it would not be inappropriate to apply contributions for the Water Street project against the total cost of the project, rather than just against the City's share.

Under alternative a) beautification funds required are:

$128,250	presently allocated to Water Street.
$178,750	presently unallocated.
*$ 70 000	from unexpended Urban Renewal funds
$377,000	Total City share

There is approximately $100,000 of Urban Renewal funds previously allocated to the Strathcona project which will not be required. It is recommended that $70,000 of these unused funds be diverted to this beautification project to complete the necessary funding under alternative (a). A two-thirds vote of Council is required to approve the diversion by-law.

If the first alternative is chosen, Water Street will require its own allocation, the whole of the unallocated balance and still require an additional $70,000. It would thus exhaust the capital funds for Beautification except the $150,000 presently allocated to West Broadway (which will probably be sufficient to do the job) and the $103,000 presently allocated to Chinatown (which will merely permit a token start).

If alternative b) is chosen, Water Street can be covered by its own allocation plus $61,750 of the $178,750 unallocated amount. Therefore, $117,000 of the unallocated amount would still be available for Chinatown or other projects.

The Director of Planning and City Engineer make no specific recommendations on the alternative funding arrangements.

The undergrounding project will be financed under the Provincial Power and Telephone Line Beautification Fund Act. The cost sharing is:

Province.....	$250,000
Utility Companies.....	$250,000
City (From Supplementary Capital Budget).....	$160,000
Property Owners.....	$ 90,000
TOTAL	$750,000

E. Implementation Schedule

The present Water Street Beautification schedule (see Appendix C) was developed to allow for the major construction being completed by May 30, 1975. This would minimize any disruption due to street work during the summer season when the area is most heavily used.

Accordingly, the schedule shows the following construction sequence:

- B.C.Telephone civil work from late August to mid November, 1974.
- North Lane improvements during October, 1974.
- * Christmas break from mid-November, 1974 to mid-January, 1975.
- B.C. Hydro civic work from mid-January to mid-April, 1975.
- City street work from mid-March to late May, 1975.
- B.C. Hydro electrical wiring, any remaining brick work, and tree planting from late May to early September, 1975.

*(Restriction on construction on downtown City streets within this period).

The property owners expressed some concern at the June 3rd meeting over the fact that this schedule shows the formal undertaking of the two local improvement procedures about two months apart - the Undergrounding Project in August and the Surface Work Project in October. They are concerned that when the utilities Undergrounding Project is approved, they could have no assurance that thw Surface Work Project would be approved by the City two months later. Accordingly, the property owners resolved that the Surface Work Project local improvement be advanced by 'Special Grounds' so its approval would coincide with that of the Undergrounding Project local improvement.

Under this procedure Council can undertake the Surface Works Project without any formal Local Improvement notices being mailed and without any formal return (petitions for, or, or objections against) from the property owners. This will enable the Surface Work local improvement to coincide with the Undergrounding local improvement, but will not shorten the project nor advance the completion date.

The property owners intend to make representation to Council to have the Surface Project undertaken on 'Special Grounds'.

This procedure will require eight affirmative votes of Council for approval.

III. CONSIDERATION

Council is asked to Consider:

a) The alternatives for applying the Federal/Provincial contributions to the surface work project:

   (1) Alternative (a) - applying Federal/Provincial contributions to total project cost.
   (2) Alternative (b) - applying Federal/Provincial contributions to City's share of project.

b) Advancing the Surface Work Project local improvement by 'Special Grounds' upon representation from the property owners.

IV. RECOMMENDATIONS

The Director of Planning and the City Engineer RECOMMEND:

A) THAT the design be approved as shown.

B) THAT the cost-sharing on the Water Street Beautification - Surface Works Project be

   - two-thirds (2/3) by the property owners;
   - one-third (1/3) by the City.

C) THAT the property owners' share be assessed on the basis of their footage along Water Street.

D) THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B), C) and E) if required and to reflect Council's decision in the matter of applying the Senior Government contributions.

E) THAT if Council choose alternative (a) for applying the Federal/ Provincial contribution (that is against the total cost of the project) the $70,000 required be diverted from unexpended Urban Renewal funds.

F) THAT should Council wish the Surface Work local improvement to proceed by 'Special Grounds' the Director of Legal Services be instructed to bring forward the necessary formal resolution."

FOR COUNCIL ACTION SEE PAGE(S) 766

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

June 13, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, June 13, 1974, at approximately 9:30 a.m.

PRESENT:	Alderman Hardwick (Chairman) Alderman Massey Mayor Phillips
ABSENT:	Alderman Bowers Alderman Pendakur
CLERK:	M. Cross

INFORMATION

1. Langara

Representatives of the Langara Citizens' Committee requested to meet with the Committee to provide a progress report. Those present were:

Mr. Paul Pulle
Dr. J. J. Denholm
Mrs. Helen Moran
Mr. Waisman
Mr. L. Oates

A brochure printed for the Public Meeting to be held on Wednesday, June 19, 1974, at the Langara Campus, was distributed at the meeting.

The Mayor pointed out that the City purchased the remaining 66 acres of the Langara Golf Course from Marathon Realty to prevent 66 acres of housing. The City now has to recover the $4.5 million by November. One of the ways would be to lease approximately 20 acres for housing with the remaining for recreational facilities. The City would be prepared to sell any, or all of the land to the College for their purposes. He advised that he had just turned down a request from the College for a further extension of time for them to advise the City on their needs.

Mr. Waisman advised that the Langara Citizens' Committee favours the 20 acres being left in "green, open space", but if housing was inevitable the plan of development which had been developed in conjunction with the citizens had agreement in principle.

The Public Meeting to be held on June 19th was discussed. It was felt that Alderman Harcourt, Deputy Mayor, should be requested to attend.

Mr. Pulle discussed a number of questions he had with respect to terms of reference for selection of a developer.

With respect to the Public Hearing, the timing would be approval in principle of the development plan by Council in mid July with referral to Public Hearing in late August or early September.

RESOLVED

THAT the delegation of the Langara Citizens' Committee be received.

The meeting adjourned at approximately 11:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 779

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 20, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 20, 1974, at approximately 1:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Gibson Alderman Marzari (Items 3 to 8 only)
ABSENT:	Alderman Hardwick (Civic Business)
CLERK:	H. Dickson

INFORMATION

1. St. Michael's Day Care - 409 East Broadway

The Committee had before it for discussion the attached report of the Building Inspector which sets forth alterations which must be made by the church to permit the Day Care Centre now using the main floor to also use the second floor.

Rev. W. Hillary told the Committee the church authorities a year ago permitted the Day Care Centre to use the main floor only and that the church is opposed to any alterations which would permit use of the second floor by the Day Care Centre. He said the church is opposed regardless of the source of funds for the alterations.

He offered an alternate additional area for the day care operation. He said an area of 20' x 30' on the ground floor is available to the day care operators, but some work may be required to this area.

Following discussion it was

RESOLVED

THAT the Fire Marshal, City Building Inspector, and Paul Murphy of Day Care Information Centre inspect the 20' x 30' area on the ground floor and prepare a cost report on what changes are necessary to permit the Day Care Centre to use this area; such report to be presented to the Social Services Committee.

2. West End Community Centre - Day Care Facility

At the Committee's request, representatives of the West End Community Centre Association and West End Community Centre Architect, Joe Wai, appeared before the Committee to discuss this item.

cont'd ...

Clause No.2 continued

The Chairman read a letter from Commissioner May Brown, Acting Park Board Chairman, which explained the Park Board Commissioners were not in attendance at the meeting because the Board feels this item should be handled by the Community Affairs Committee of the Park Board. (Copy of letter attached.)

Concern had been expressed by Paul Murphy of Day Care Information Centre that space to accommodate two day care units of 25 children each has not been allocated in the Community Centre.

Architect Joe Wai explained planning the Community Centre and senior citizens' complex has been extremely difficult with three levels of government, the Park Board, Library Board, School Board and various community organizations involved. He said as he remembers the community organizations requested day care space for 50 children in the building. Provincial regulations require 30 sq. ft. per child and this was provided, but it was later learned kitchen and washroom space must be subtracted from this leaving space for only 25 children.

Cathy Overton of the West End Community Centre Association said she herself has been campaigning for day care, but that other members of the Association Board are not so inclined.

During discussion the Committee pointed out that talks were held before the building was started and before the association was formed and that directions for day care capacity of 50 children were issued.

Paul Murphy of Day Care Information Centre said surveys in the West End indicate the need exists for group day care and the Department of Recreation and Conservation recommends 50 children be accommodated in day care at the West End Community Centre.

Architect Joe Wai explained that to provide for 50 children, space for the additional twenty-five must be provided in another area of the building and this would require drastic changes to the building, now under construciton.

The Committee noted the Community Centre is in the hands of the Park Board and that while the Committee hesitates to interfere it was unfortunate Board members chose not to attend this meeting.

It was RESOLVED

THAT the Committee receive the submission from Architect Joe Wai and members of the West End Community Centre Association and indicate to the Park Board it is the understanding of the Social Services Committee that day care facilities for 50 children are to be provided in the West End Community Centre.

3. Lefeaux House - 975 Lagoon Drive - Day Care Centre

The Committee had before it for consideration reports dated June 4, 1974, from the City Health Department, copy of which is attached, setting forth what is required for this building to be used as a day care centre.

cont'd ....

Clause No.3 continued

The Committee was presented a brief, copy of which is attached, by persons planning to operate day care in this building which sets forth their objections to certain City requirements. They estimated alterations required by the City would cost $45,000, while the alterations they are prepared to carry out would cost $38,000.

Cost, however, is not their primary objection to the alterations but rather a desire to retain the homelike atmosphere.

Mr. D. A. Matheson, City Building Inspector, stated that day care centres are considered as institutions under the National Building Code and that requirements numbered 1, 2, 6 and 7 in the inspection report are clear requirements of the National Building Code.

Following discussion it was

RESOLVED

THAT the applicants for a day care centre at Lefeaux House, 975 Lagoon Drive, meet with the City Building, Fire and Health Inspectors to discuss whether any of the City's requirements for the building to be used as a day care centre can be relaxed and that conclusions of this discussion be reported back to the Social Services Committee.

4. Shaughnessy Lodge - 1298 West 10th Avenue - Rent Increases

At the request of the Committee, Mrs. W. Stroshin, owner, appeared with a spokesman to answer allegations brought forward by Vancouver Tenants Council of rent increases in excess of the 8% limit set by the Rent Stabilization Act.

Mr. L. Guozd, on behalf of Mrs. Stroshin, told the Committee he believes there is a personality conflict involved in the complaints, but that no enforcement measures were taken by his client to collect a 15% rent increase imposed in December.

Mary Anderson of Vancouver Tenants Council reported she received several phone calls from tenants of Shaughnessy Lodge complaining of harassment by the owner.

Mr. Guozd promised the Committee his client would abide by the Rent Stabilization Act. Following discussion it was

RESOLVED

THAT the Committee receive the undertaking of Mr. Guozd, on behalf of Mrs. Stroshin, owner of Shaughnessy Lodge, 1298 West 10th Avenue, that she will abide by terms of the Rent Stabilization Act.

RECOMMENDATION

5. Mount Pleasant Area Council - Grant Request

The Committee had before it for consideration a report dated June 10, 1974, from the Board of Administration and a request for $1,000 grant from the Area Council. (Copies attached)

cont'd ....

Clause No.5 continued

Following a brief description of the work to be done to create a children's play area at 5th Avenue and Carolina Street it was

RECOMMENDED

THAT Council grant $1,000 to the Mount Pleasant Area Council to cover cost of materials for a children's play area at 5th Avenue and Carolina Street.

INFORMATION

6. Cobalt Hotel - 917 Main Street

The Committee on June 6, 1974, requested the Health Department to report on the condition of this hotel following information from Downtown Eastside Residents' Association that the hotel is not abiding by Health Department regulations.

Environmental Health Director Dave Morgan reported that considerable progress had been made by this 98-room hotel in its upgrading to meet City Health Department's standards. He reported that as of June 11, 1974, 17 of the required 19 mattresses to be replaced had been installed, 25 of the 42 rooms requiring painting had been completed, water closets on the first and second floors had been repaired, the plumbing for the laundry areas had been roughed in and the general maintenance has improved - two chamber-maids and a janitor are employed to carry out routine maintenance.

Following discussion it was

RESOLVED

THAT the report of the Director of Environmental Health on the Cobalt Hotel, 917 Main Street, be received, and that there be a further report on this hotel to the Social Services Committee in one month.

RECOMMENDATION

7. Commercial Rental Agencies - Chairman's Report

Following the Public Meeting held by the Social Services Committee on June 13, 1974, at which time submissions were received from rental agencies, the public and various committee organizations, Chairman Rankin prepare a report and recommendations on this topic.

This report was presented for consideration by the Committee. Alderman Rankin read the report stressing certain aspects and following discussion it was

RECOMMENDED

THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner.

The meeting adjourned at approximately 3:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 779-780

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

June 27, 1974

A meeting of the Standing Committee on Social Services was held on Thursday, June 27, 1974, at approximately 1:30 p.m., in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Hardwick (Clauses 2 to 4)

CLERK: H. Dickson

INFORMATION

1. Steam's Hot Dogs,
150 East Hastings Street:
Extension of Hours

Council on March 12, 1974, approved an extension of the closing time of this business from midnight to 1:00 a.m., and requested the Chief Constable to report back in three months on the operation of this business.

The Committee had before it a letter (attached) from Mr. Tommy Young, operator of Steam's Hot Dogs, requesting a further extension to the original closing time of 3:00 a.m. Also before the Committee was a report from the Police Department on the operation of this business (attached).

During discussion, it was pointed out that Steam's was ordered by Council to close by midnight following complaints that youngsters were hanging around the establishment. The Committee noted it would need some convincing to allow a further extension of hours.

Mr. Bruce Ericksen of the Downtown Eastside Residents' Association pointed out the reason for ordering the establishment to close at midnight was to prevent youngsters from hanging around the area and that later hours would again attract more young people to East Hastings Street.

Sgt. Bernie Smith said the number of "street kids" has dwindled in the area in recent months.

It was the opinion of the two Aldermen present that the existing hours of noon to 1:00 a.m. are sufficient and that there is no compelling reason to extend these hours.

It was

RESOLVED that there be no change in the present noon to 1:00 a.m. hours of operation at Steam's Hot Dogs at 150 East Hastings Street.

There being no quorum present during consideration of the foregoing Clause, it is submitted for Council's consideration.

Alderman Hardwick joined the meeting at this point.

RECOMMENDATION

2. West End Services Centre
1650 Robson Street

The Committee had before it for consideration the attached report of the Board of Administration dated June 24, 1974, on the operation of this multi-agency office.

The report recommends:

(a) The management team be established consisting of one representative each from the

City Health Department
City Police Department
Provincial Department of Human Resources
Provincial Correction Services

cont'd....

Clause 2 continued

to: (i) undertake co-ordination and development of authorized programs

(ii) consider the needs of individuals and the community

(iii) report to the appropriate department with recommendations on the need for new or enlarged services

(iv) develop liaison with private and voluntary agencies operating in the West End.

(v) meet with the Health Department Unit Services Supervisor as required to assist in budget preparation and review and control expenditures.

(b) The Chairman of the management team to be appointed by members of the management team and the Chairman to be the representative of the West End Services Centre on the larger "Burrard Service Area" management team.

(c) The Health Department Unit Services Supervisor be responsible for preparation and maintenance of the budget including provision of all clerical positions; with cost sharing by using City or Provincial Departments being adjusted annually, based on numbers of staff using the building.

The budget items, now in other Departmental budgets be transferred to a budget account to be set up in the Health Department budget for this service centre.

(d) The clerical services, now comprised of a Clerk Typist II position in the Health Department and a Telephone Operator Typist position in the Provincial Department of Human Resources, be increased by two additional positions, one of which to be an "Information Clerk" position. The classifications to be reviewed by the Director of Personnel Services and approved by the Board of Administration.

(e) The attached schedule of interior changes and additional furniture and equipment estimated to cost $7,900 be approved.

(f) The estimate of costs at item 6 above be approved.

(g) The necessary funds for the balance of 1974 (estimated at $17,655) for operating costs and interior changes, furniture and equipment, be provided from Contingency Reserve.

(h) Your Board be authorized to negotiate cost sharing arrangements with the Provincial Departments concerned and the Director of Finance arrange billing procedures.

(i) A Departmental representative continue to be on hand for evening or weekend programs subject to the Police patrol car calling at the Centre at approximately the close of evening or other sessions.

(j) The Service Centre to be available to the Police Department on a 24 hour/7 day basis.

(k) The Minister of Human Resources be requested to establish a complete financial assistance program in the West End as soon as possible.

(l) Your Board review the space requirements with a view to obtaining more suitable premises upon expiration of the current lease.

cont'd....

Clause 2 continued

(m) YOUR BOARD ARRANGE WITH INVOLVED DEPARTMENT HEADS AND PROVINCIAL OFFICIALS FOR A RESEARCH TEAM TO BE SET UP WITH REPRESENTATIVES FROM:

SOCIAL PLANNING DEPARTMENT
HEALTH DEPARTMENT
CITY POLICE DEPARTMENT
PROVINCIAL DEPT. OF HUMAN RESOURCES
PROVINCIAL ATTORNEY-GENERAL'S DEPT.

The Chairman expressed reservations on the team management concept stating there should be one individual in charge and responsible for the entire operation.

Dr. Bonham, Medical Health Officer, said the Board report proposes unifying what can be unified at the centre, but the management problem is unique in that several agencies, subject to their own particular policies, operate in the centre.

He added the report's recommendations do provide for unification of the clerical staff. The Director of Social Planning pointed out the Department Heads involved, had met only the previous Monday on this topic and that his Department agrees to the report on the condition that recommendation (m) remains in the report. He said his Department agrees the team management project is a difficult one.

During discussion, the Committee noted that Department Heads have spent considerable time discussing the management of this centre and this expenditure of staff time may not be warranted. Instead, a unit manager may be a better approach.

A Police Department spokesman said policemen have found it difficult to relate to anyone at the centre and that the Police Department disagrees with a team management concept.

The Committee expressed concern that a management team should be required for a small staff of 13 or 14 persons. It was

RECOMMENDED that recommendations (c) to (m) of the Board of Administration, be approved;

FURTHER RECOMMENDED that consideration of recommendations (a) and (b) regarding formation of a management team be deferred for further discussion in two weeks and that Mr. Dick Butler of the Department of Human Resources and Mr. Bob Dunbar of the West End Services Centre be requested to appear to discuss this matter in two weeks.

INFORMATION

3. Student Summer Employment:
SWEEP '74

Council on June 25, 1974, deferred this matter to the Social Services Committee to discusss with representatives of the Canadian Union of Public Employees (CUPE) and Vancouver Municipal and Regional Employees' Union (VMREU) which have stated that any students to be hired for summer work, must be paid union wages.

The Provincial Government SWEEP '74 Program subsidises students' salaries up to $100.00 per week.

The Vancouver Municipal and Regional Employees' Union was unable to send a representative to this meeting, but submitted the attached letter setting forth its position on this matter.

During discussion, the Committee noted the City cannot afford to pay union rates for additional summer employees. A spokesman for CUPE said the Union cannot support any program which has not been negotiated under the City's contract with the Union.

cont'd....

Clause 3 continued

It was pointed out there are 120 student summer employees working for the City's Health Department who are paid directly by the Provincial Government and a further 169 student summer employees working for the City under the STEP '74 Program.

It was the concensus of the Committee that the City has participated as fully as possible in available subsidised programs for student summer employment with over 250 student employees at work for the City and that it is unfortunate the City cannot afford to also participate in SWEEP '74.

4. Discussion on Day Care Regulations

Alderman Marzari said she had been planning a report which follows a day care centre permit application through the various procedures to the final issuance of the permit, but that it became a very complicated process.

Mr. Paul Murphy of Day Care Information Centre advised the Day Care Information Centre is preparing such a written report on the processing of a day care application made February 12th, and the centre is to open in early July.

It was pointed out that day care centres come under the Provincial Community Care Licensing Act and are also governed by fire, health, building, plumbing, electrical and zoning regulations.

The City Building Inspector explained his Department becomes involved under terms of the Provincial Act. Mr. B. McDonald of Community Care Facilities Licensing, advised that his Department is now the licensing authority for day care centres as a pilot project in Vancouver which may be expanded throughout the Province.

He explained an applicant is required to submit four sets of building plans to his Department and that three sets are then sent to the City Building Department which arranges for inspections of the premises. Reports from Building, Fire, Plumbing, Electrical and Health Inspectors are submitted and co-related into a report which is sent to the applicant. After modifications are to be made to the building, it is then re-inspected and a permit is issued when it complies to all requirements.

It was noted that the Technical Planning Board and the Board of Variance are also involved with day care centres and that it takes a considerable length of time to process an application for a day care permit.

Mr. Paul Murphy of Day Care Information Centre said delays of 1½ to 2 months discourages parents of children waiting for a day care centre to open and that it would be helpful if the application processes could be streamlined. He added the high cost of renovations required to meet By-law requirements sometimes prevents day care centres from being opened.

The Committee noted there is no single manual listing all requirements a building must meet to qualify as a day care centre, and that applicants have no way of knowing what is legally required and what demands are made at the discretion of the individual inspector. It was also noted there is no appeal process for unsuccessful day care permit applicants.

It was

RESOLVED that Mr. B. McDonald of Community Care Facilities Licensing begin working on a draft manual setting forth all requirements which must be met before a building can be licensed as a day care centre.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 781

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

June 27, 1974

A meeting of the Standing Committee of Council on Community Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, June 27, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held June 13th and 20th were adopted.

INFORMATION

1. Busy Bee Car Wash

This matter dealt with noise pollution and operation on Sundays at Busy Bee Car Wash. A delegation had been requested to appear before the Committee to show cause why their Business License should not be cancelled. In a communication from Mr. Robert Sewell, Solicitor on behalf of the Busy Bee Car Wash, the writer informed the Chairman that the operation of the business on Sundays had ceased.

It was noted that the delegation which had been requested to be present at this meeting was not in attendance and the Committee agreed to defer this matter.

2. Britannia Centre Society

The Constitution and By-laws of the Society had been distributed to the Members of the Committee for consideration at this meeting. However, the Chairman advised that a report is required from our officials on this Constitution and By-laws before the Committee can appropriately deal with the matter. It was therefore

RESOLVED

THAT consideration of the Constitution and By-laws of the Britannia Centre Society be deferred for two weeks when a report will be on hand from the officials.

3. Adanac North Plan -
Hastings Sunrise Action Council

A delegation headed by Mr. Jim Cork, Chairman of the Hastings Sunrise Action Council presented a plan for the Adanac North Area and a brief dated June 27, 1974.

cont'd ....

Clause No.3 (cont'd)

Mr. Cork requested that the City sell, at a reduced cost of $40,000 to $60,000 per acre, 13 acres of land on the South East Corner of Charles and Adanac to the Provincial Government; i.e. below market value, which will allow houses to be built for low and medium income people. He requested that the Adanac North Plan which was developed by the Hastings Sunrise Action Council with the assistance of the Urban Design Centre be endorsed by the Committee.

Mr. Bob Mandeville, Trustee from the Adanac Housing Co-operative Society presented a brief dated June 27, 1974, wherein it was advised that the Adanac Co-op supports the Adanac North Plan in principle.

The Committee considered the plan and the briefs and after considerable discussion it was

RESOLVED

(a) THAT the Adanac North Plan and the briefs be received.

(b) THAT the Supervisor of Property and Insurance and Mr. George Chatterton, Associate Deputy Minister in the Housing Department of the Provincial Government be requested to meet with the Committee and present concrete figures with respect to the price of the land.

(c) THAT representatives of the Hastings Sunrise Action Council and the Adanac Housing Co-operative Society be present at this meeting.

(d) THAT Mr. Bob Mandeville of the Adanac Housing Co-operative Society obtain confirmation from the Provincial Government and their approval of their 4% leasing rate.

(e) THAT the Planning Department give the Committee a memorandum as to how this plan differs from other similar Co-op plans and the action of Council thereon.

4. Presentation re Location of Major Hotel in the Chinatown Area

The Committee had arranged to hear Mr. Gerald Hamilton on a proposal for a major hotel in the Chinatown area. As Mr. Hamilton was not present it was agreed to defer this matter to a subsequent meeting of the Committee.

5. Delegation Request - Denman Street Neighbourhood Pub

The Chairman advised that as legislation respecting Neighbourhood Pubs had just come to hand, this matter would be considered at a subsequent meeting of the Committee.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 781

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

June 27, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the No.2 Committee Room, third floor, City Hall, on Thursday, June 27, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey

ABSENT: Alderman Gibson

CLERK: M. Cross

Minutes of the meetings of May 6th & 13th were adopted.

INFORMATION

1. Re-organization of the North Fraser Harbour Commission

The North Fraser Harbour Commission by letter dated March 25, 1974, indicated that the Commission wished to come under the Harbour Commission Act of 1964 instead of continuing under the Act of Incorporation of 1913. The Director of Finance and the Director of Legal Services were requested to report on the transfer, the aspect of whether or not the Commission would be a newly constituted board and the matter of surplus revenue. The officials' report dated May 7, 1974, was considered by the Committee.

Mr. Jackson of the Law Department advised that it would be a smooth transition from the 1913 Act to the 1964 Act. Although there would be no actual "winding up" of the Commission, the Director of Finance feels that no agreement to the transfer should be given by the City of Vancouver until the surplus revenue amounting to $595,206 is distributed equally among the three Municipalities, i.e. Vancouver, Burnaby and Richmond.

Commissioner K. F. Fraser, the City of Vancouver's representative on the North Fraser Harbour Commission, and Mr. N. D. Eastman, Port Manager, were present to explain the Harbour Commission's position. Commissioner Fraser advised that he felt all harbour commissions in Canada should come under the 1964 Act. The appointments of commissioners would ultimately change from four federal and one municipal appointees under the 1913 Act to three federal and two municipal appointees under the 1964 Act. Commissioner Fraser outlined some of the projects proposed for 1974, i.e. provision of additional scow mooring facilities in the Point Grey area; reconstruction and improvements to the North Arm jetty, acquiring additional dredge spoil disposal sites in the vicinity of Boundary Road, etc.

Out of the $100,000 Contingency Reserve Funds, $50,000 would be utilized for debris disposal, research and technology, and $50,000 allocated for public launching ramps, mini-parks and development of street ends.

cont'd ....

Clause No.1 continued

The representatives of the Harbour Commission left copies of financial material with the Committee. This material is on file in the City Clerk's Office.

The Chairman advised that the idea of the Harbour Commission transferring to the 1964 Harbour Commission Act was good because it means that two local representatives instead of one would be nominated jointly by the three Municipalities. However, because of the large residential section abutting both sides of the River it was felt that the Municipalities should divide the surplus revenue or request the Harbour Commission to commit a substantial portion to the kinds of developments the Committee is considering for the Fraser River waterfront.

The Committee felt that the Municipalities could divide equally the $595,206 surplus revenue with the City of Vancouver loaning back their share, on a properly repayable basis to the Harbour Commission. Another option would be to set up a special fund for the surplus revenue as the North Fraser Harbour Commission's share of the studies to be undertaken with respect to the Fraser River waterfront.

The Committee was advised that the Municipalities of Burnaby and Richmond have already endorsed the North Fraser Harbour Commission's transition to the Harbour Commission Act of 1964.

After discussion the Committee

RESOLVED

THAT the Chairman be authorized to meet with representatives of the Municipalities of Burnaby and Richmond to discuss the equal division of the $595,206 surplus revenue of the North Fraser Harbour Commission.

FURTHER THAT the Chairman and representatives of the Finance and Law Departments meet with the North Fraser Harbour Commission to discuss the matter further.

RECOMMENDATION

2. Recreational Potential - Fraser River Waterfront

The Chairman by memorandum dated June 24, 1974, advised the Committee of his discussions with the Minister of Recreation and Conservation regarding a study of the recreational potential of the Fraser River Waterfront. Council has expressed a policy of providing waterfront access to the public for recreational purposes, i.e. pedestrian, equestrian and cycle pathways, small parks, picnic and lookout areas, marinas, boat launching areas, etc. The Chairman stated that such a study should be comprehensive and involve the Provincial Government, the North Fraser Harbour Commission and the Municipalities of Vancouver, Burnaby and Richmond.

After discussion the Committee

RECOMMENDED

THAT Council approve the following recommendations of the Chairman of the Standing Committee on Waterfront and Environment:

(a) THAT Council endorse the Provincial Government undertaking a study of the Recreational Potential of the Fraser River in co-operation with the Municipalities of Burnaby, Richmond and Vancouver and the North Fraser Harbour Commission; and

cont'd ...

Clause No.2 continued

FURTHER THAT the Council endorse in principle the attached suggested terms of reference for the study.

(b) THAT the City of Vancouver participate and assist in the study.

(c) THAT a Technical Committee for the study be constituted and include the Director of Planning of the City of Vancouver, or his nominee.

(d) THAT a Policy Committee for the study be set up to include representatives of the Municipal Councils, the North Fraser Harbour Commission and the Minister of Recreation and Conservation; the City of Vancouver representative being the Chairman of the Standing Committee on Waterfront and Environment.

(e) THAT the Chairman of the Standing Committee on Waterfront and Environment be authorized to discuss with the Honourable Jack Radford, Minister of Recreation and Conservation, the above recommendations for the purpose of getting the study under way as soon as possible and request, because of various jurisdictions and the fact that the river bed is legally owned by the Provincial Government, that the funding and the leadership for this study come from the Provincial Government.

(f) THAT the Chairman of the Standing Committee on Waterfront and Environment report to Council, after discussion with the Minister, the ways and means of Vancouver's input into the proposed study.

3. Dogs at Large

The Chairman advised that two petitions had been received with respect to dogs at large; one dealing with a complaint in the area of 25th Avenue and Crown Street and the other in the vicinity of Dunbar and 30th Avenue. These petitions are on file in the City Clerk's Office.

Dr. Bryson, Director of Permits & Licenses, Mr. D. Winkler, City Prosecutor, and Mr. Galye, Chief Pound Officer, were present to answer the Committee's questions.

Dr. Bryson advised that his department and the Park Board would be undertaking a study to experiment in the use of a tranquillizer gun by trained pound staff on vicious animals, as well as the response time of the staff.

Mr. Winkler advised that enforcement of dog control is extremely difficult. The pound officers attend the scene and talk to the people who complain, as well as the owner of the dog. They ask the persons who complain if they wish to swear an Information against the dog owners and then the owners are summonsed to court if the complaint is justified. When dogs are taken to the pound they are released the same day upon payment of the required impounding fee.

After discussion the Committee

RECOMMENDED

THAT the Director of Permits & Licenses prepare a comprehensive report for submission to the Committee by the end of September, 1974; such report to include:

cont'd ...

Clause No.3 continued

(a) Review of pound fees, with particular emphasis on escalating fees for dogs who are impounded on more than one occasion.

(b) The results of the study; to be undertaken by representatives of the Department of Permits & Licenses and the Board of Parks & Public Recreation; on the use by trained pound staff of tranquillizer guns on vicious animals.

INFORMATION

4. Embyr Enterprises Ltd. - Lease of Land & Waterlot

A letter dated June 11, 1974, from Mr. L. W. Marks, Manager, Real Estate, Port of Vancouver, was considered by the Committee. The letter advised that Mr. Doug Emery of Embyr Enterprises Ltd. has applied for a lease of land and waterlot area for the purpose of operating harbour tour facilities. The Port of Vancouver is willing to lease on a month-to-month basis if the City of Vancouver would support a short-term lease.

The Committee Members felt that as the applicant is agreeable to a month-to-month lease and the operation is of the type which the Committee wishes to see in the waterfront area, the lease should be granted.

Mr. R. C. Mann, Waterfront Project Manager, stated that he would like to offer his assistance to Mr. Emery in his operation.

RESOLVED

THAT the Chairman write to the Port of Vancouver stating that the Committee endorses the lease application of Embyr Enterprises Ltd. on a month-to-month basis.

5. Waterfront Planning Study - Stage 3

The Members of the Committee had received the Waterfront Planning Study Stage 3 brochure prior to the meeting. The Chairman stated that it would be widely circulated to the public and that a comprehensive written report from the Project Manager would be presented to Council on July 9th.

RESOLVED

THAT the Committee receive the Waterfront Planning Study Stage 3 brochure.

6. Correspondence

The following correspondence was referred to the Committee and the Committee took the following actions:

-- Letter dated May 15, 1974, from Waterfront Conference Committee.

-- Letter dated June 3, 1974, from Junior League of Vancouver.

-- Letter dated May 30, 1974, from Vancouver City Planning Commission re Waterfront Planning Study.

-- Letter dated June 18, 1974, from Vancouver Rowing Club.

cont'd ....

Clause No.6 continued

RESOLVED

THAT the Committee receive the above correspondence and refer same to the Project Manager for consideration.

-- Letter dated June 13, 1974, from the Park Board re Point Grey Road --

In view of the following recommendations endorsed by the Committee on May 30, 1974:

(a) That the Director of Planning be instructed to report back to the Waterfront Committee on alternative development schemes for this area with recommendations on implementation and zoning.

(b) That the existing City Council policy of maintaining the present zoning of the area and not approving any purpose designed multiple dwellings under the conditional use sections of the RS-2 and RT-2 district schedules of the Zoning and Development By-law be adhered to.

(c) That no conditional uses or relaxations be approved on the north side of Point Grey Road between Trafalgar and Alma Streets pending the completion of the development plan for the area.

the Committee felt that a meeting should be arranged with Park Commissioners Robertson and McCreery to discuss the situation with respect to recommendations for Point Grey Road waterfront policy.

RESOLVED

THAT the Chairman and Vice-chairman of the Standing Committee on Waterfront and Environment meet with Park Commissioners Robertson and McCreery to discuss recommendations for a policy for the Point Grey Road waterfront.

-- Letter dated June 13, 1974, from the Park Board re Carrington Street Wharf --

RESOLVED

THAT the Chairman write to Mr. Marshal Smith, Acting Superintendent of Parks, to advise him of the Committee's recommendations with respect to access to the Fraser River.

FURTHER THAT the Chairman meet with representatives of B.C. Packers who have requested to purchase the Carrington Street Wharf.

-- Letter dated June 21, 1974, from Planning Department re Proposed Sign By-law and Letter dated June 24, 1974, from Vancouver City Planning Commission re Point Grey Road --

RESOLVED

THAT the Committee receive the above correspondence.

The meeting adjourned at approximately 5:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 779

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 4, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 4, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Linnell

ABSENT: Alderman Harcourt

CLERK TO THE COMMITTEE: Marilyn Clark

RECOMMENDATION:

1. 1976 - 1980 Five Year Plan Publicity

During the considerable discussion on the report of the Director of Finance on the 1976 - 1980 Five Year Plan, the Committee gave consideration to the necessity for information being made available to the public in regard to the Plan prior to its presentation to the Electors in the November 20th election.

Public relation firms have been engaged in the past for this purpose.

Your Committee,
RECOMMENDS,
THAT the Board of Administration in consultation with the Chairman of the Standing Committee on Finance and Administration be authorized to appoint a Public Relations Consultant for the 1976 - 1980 Five Year Plan,

AND FURTHER, that funds be allocated up to $25,000.00 for that purpose to be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 781

STANDING COMMITTEE OF COUNCIL
ON HOUSING

June 25, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, June 25, 1974 at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of May 28, 1974 were adopted.

RECOMMENDATION:

1. Fire By-law

The Fire Chief was present to seek guidance from the Committee with regard to Fire By-law enforcement. The deadline date for compliance with this by-law is July 1, 1974. Some progress has been made to date, but there are still approximately 1,000 buildings outside of the downtown eastside area which will also have to conform. He advised that normally, when a by-law is in effect, a ninety day notice is given to premises not complying with the regulations, and if they do not comply, or attempt to comply, within this time period, they are prosecuted under the Fire By-law.

To date, eleven premises in the downtown eastside area were planning to appeal under Section 42B (by eliminating a sufficient number of rooms so that the building is not classified as a hotel). Fourteen premises would forward a letter of intent to comply with the Fire By-law before July 1, 1974. Three others would either vacate, or convert their use, and two premises would not comply.

The Committee was advised that the construction strike and shortage of sprinkler equipment were making it very difficult for those wanting to conform to by-law provisions. Also, that the Fire Chief would submit a detailed progress report on Fire By-law enforcement in the downtown eastside area, and other areas of the City of Vancouver, at a later housing committee meeting.

RECOMMENDED:

THAT the Fire Chief be instructed to enforce, in the normal way, compliance with the Fire By-law regulations in the downtown eastside area of the City of Vancouver.

INFORMATION:

2. City-Owned Property on South West Marine Drive and Ash Street

At the meeting of the Housing Committee on May 28, 1974, when dealing with proposed sites for handicapped housing, it was RESOLVED:

THAT the Supervisor of Property and Insurance report back to the Standing Committee on Housing on future plans for City-owned land between Ash and Lord Streets, south-west Marine Drive and 65th Avenue (D.L. 311).

The Supervisor of Property and Insurance submitted a report on the above matter dated June 7, 1974, for the Committee's consideration.

The report, which is on file in the City Clerk's Office, stated that the north 2.4 acres of this site were conveyed to the School Board in 1969, and the balance of this site had been reserved for park site 26 as instructed by Council.

Cont'd . . .

Mr. W. Casson, G.V.R.D. advised that the Cheshire Homes Society of B.C., which was originally interested in this site, was satisfied with a proposed False Creek site approved by Council on June 11, 1974.

RESOLVED,

THAT the report of the Supervisor of Property and Insurance referred to above be received and the matter of future disposition of City-owned land on south-west Marine Drive and Ash Street, be referred to the Standing Committee on Waterfront for consideration.

RECOMMENDATION:

3. Seventy-five Unit Hard to House Facility

On April 30, 1974, Council approved the following recommendation of the Housing Committee:

"THAT the City of Vancouver take on the complete management of the downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer Lodge system."

On June 11, 1974, the Housing Committee received, for information, a letter from the G.V.R.D. dated May 29, 1974, advising that their co-ordinating committee had agreed to purchase the site in the Eastside community for single men's accommodation; this site consisting of lots 10 to 14, Block 56, D.L. 196, Plan 196.

The Supervisor of Property and Insurance submitted a report on the above matter dated June 13, 1974, for the Committee's consideration (this report is on file in the City Clerk's Office). The report stated in part,

"Under C.M.H.C. regulations and the Partnership Agreement, financing and shared funding is provided for housing purposes only. It is acknowledged by both C.M.H.C. and the Province, that this project is a departure from the usual, and they concur that some office space can be utilized for special purposes. It is also recognized that it will be desirable to make available such services and assistance as interviewing and counselling, and to encourage participation in rehabilitation programs. Funding for such special services would have to be obtained from the appropriate Provincial Departments."

RECOMMENDED,

THAT the City submit a request to the Alcohol and Drug Commission for funding of extensive assistance, counselling and consulting services for the proposed 75 unit Hard to House Facility.

INFORMATION:

4. Progress Report on Lodging House By-law Enforcement

Submitted for the Committee's consideration was a report from the Health Department dated June 18, 1974, (on file in the City Clerk's Office), advising that the Health Department has carried out initial inspections of 549 lodging houses in the downtown core area, which had resulted in 1,017 rechecks. Prosecutions had commenced against 11 premises, and a total of 57 premises, comprising 447 rooms, had closed. In addition, 10 other premises, with a total of 249 rooms, had stated their intention of closing prior to June 30, 1974, as a result of Lodging House By-law enforcement action, bringing the total units

Cont'd....

closed to June 30, 1974 to 696.

The report also advised that at this time it was planned that applications for Operators Permits along with the Operators Manual could be forwarded to all operators by September 1, 1974. The Division of Environmental Health would be able to commence issuing Operator Permits by October 1, 1974 to a limited number of premises. It would be possible for those premises still in the upgrading process to be issued an interim permit for varying periods of time which would enable them to continue operating legally under the Lodging House By-law. The report concluded by stating that with a practical application of the Lodging House By-law the majority of premises in the core area could be brought into reasonable compliance with the Lodging House By-law by December 31, 1974.

RESOLVED,

A. THAT the report referred to above be received.

B. THAT the Chairman, in conjunction with the Medical Health Officer, prepare a report on the 57 premises which have closed since January 1, 1974 for the next Housing Committee meeting.

RECOMMENDATION:

5. Open Bible Chapel - Champlain Heights

Submitted for the Committee's consideration was a letter regarding Open Bible Chapel - Champlain Heights dated May 28, 1974, from Mr. N. Jones, Architect (letter on file in the City Clerk's Office).

The letter outlined that a conceptual development scheme for the Open Bible Chapel had been prepared. It noted that this scheme was originally to be constructed on a site at 10th Avenue and Yukon Street. However, the City Council made known to the Open Bible Chapel that they intended to purchase the property in that block for future parking requirements of City Hall. Negotiations, therefore, commenced for an exchange of sites with the Property and Insurance Department of the City of Vancouver.

Mr. Jones made a presentation to the Committee with a model and sketches. The proposed site for this complex is in Area 6 of Champlain Heights near 56th Avenue and Kerr Street, and south of Champlain Mall. This site encompasses three highrise zoned lots (CD). The complex would include two 13 storey towers; one housing senior citizens, and one for low income families; and a lowrise church facility which would include a cafeteria, drop in centre, day care facilities, auditorium, meeting hall, and an educational facility. This complex would provide approximately 295 housing units. There would be parking space for 30 cars in the centre of the complex, and underground parking for another 130 cars. Site coverage would be approximately 15%.

It was noted that this matter had been taken to the Champlain Heights Citizen's Advisory Committee on June 6, 1974 and that their attitude was positive.

RECOMMENDED,

A. THAT Council approve in principle the conceptual development scheme for the Open Bible Chapel Complex.

B. THAT the Supervisor of Property and Insurance be instructed to proceed with negotiations for exchanging, with the Open Bible Chapel, the site at 10th Avenue and Yukon Street for the proposed site near 54th Avenue and Kerr Street on the south side of the new Champlain Mall development.

Cont'd . . .

C. THAT a public hearing be held as soon as possible to amend the Zoning By-law, thus allowing a church and educational facility to be constructed on this site.

INFORMATION:

6. Hotel East

The Chairman advised that he had met with representatives of the United Housing Foundation, Supervisor of Property and Insurance, the Director of Environmental Health, and Mr. Gifford (lawyer for the Hotel East) on June 14, 1974, to discuss the possibility of having the United Housing Foundation acquire this hotel. Another meeting would be held on June 26, 1974. Once the Health Department had thoroughly inspected this hotel, the United Housing Foundation had spoken with the accountants and checked the books, and after Mr. Gifford had discussed this matter with his clients, a further report would be prepared and submitted to this Committee.

RESOLVED,

THAT the verbal progress report of the Chairman on the Hotel East be received.

7. Chairman's Reports

The Chairman advised that he would report on the Senior Citizen Housing Workshop held on June 12, 1974, and the C.F.M.M. Conference, at the next meeting of this Committee.

He further advised that two workshops on the Lodging House By-law had been held on June 13, and June 20, 1974, at the First United Church, 320 East Hastings Street, to review all requirements outlined in the Lodging House By-law so that all owners, operators, and managers of Lodging Houses in the core area of the City of Vancouver were familiar with these by-law provisions. Copies of reports on each workshop were submitted to the Committee members for their consideration.

RESOLVED,

THAT these reports be received.

The meeting adjourned at approximately 11:50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 165 & 180

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 9, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, July 9, 1974, at 2:00 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Harwick, Linnel, Marzari, Massey, Pendakur, Rankin & Volrich

CLERK TO THE COUNCIL: M. Cross

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. West Side of Renfrew Street between 18th & 19th Avenues

An application was received from Mrs. M. Kelly, on behalf of the East Enders Society and the Amherst Lions to rezone Lots 14-20, Block L, Section 44, T.H.S.L. being property situated on the West Side of Renfrew Street between 18th & 19th Avenues. The present zone is RS-1 One Family Dwelling District and the requested zone is CD-1 Comprehensive Development District.

The application was approved by the Technical Planning Board with the CD-1 by-law restricting development as follows:

(a) Uses: dwelling units for senior citizens and customarily ancillary uses.

(b) Floor Space Ratio: not to exceed 0.75.

In computing floor space ratio, the floor area of the building includes the total space of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following.

(i) Areas of floors used for off-street parking and loading, heating and mechanical equipment, senior citizens locker rooms or uses which, in the opinion of the Director of Planning are similar to the foregoing and where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

(ii) balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement, provided that the total floor area of all such excluded items does not exceed eight percent of the permitted floor area.

cont'd ....

West Side of Renfrew Street
between 18th & 19th Avenues
(continued)

(c) Height: not to exceed two storeys nor 25 feet measured from the average grade of Renfrew Street as established by the City Engineer not including suitable minor roof structures containing ventillation or mechanical equipment.

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open space, landscaping, adequate provision for suitable service areas, loading and refuse.

(2) Parking provided on site at a ratio of one space for every six senior citizens' dwelling units.

(3) Lots 14 - 20, Block L, Section 44, T.H.S.L. be consolidated into one legal parcel and so registered in the Land Registry Office.

(4) Compliance with the conditions as set by Council resolution of January 22, 1974.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The Urban Design Panel recommended that the Technical Planning Board approve this rezoning application without "freezing" the proposed development into the form as submitted.

The application was also approved by the Vancouver City Planning Commission who endorsed the recommendations of the Technical Planning Board.

Mr. Gray, Zoning Planner, advised that when this rezoning application was considered by Council on June 11, 1974, the conditions of development stated that the maximum F.S.R. should be 0.75. The development as now proposed has a F.S.R. of 0.785.

Mr. Roy Lisogar, on behalf of the applicant, explained that one of the reasons for the increased F.S.R. was that under the new Fire By-law regulations fire exits were required at each end of the building. The entrance to the development is in the centre of the building for the convenience of senior citizens, so the developers have provided a third fire exit in the centre of the building.

It was noted that the Urban Design Panel were in favour of the intended use, but wished to see a different site layout. Mr. Gray advised that if when the development permit application is processed, there is still a difference of opinion between the Technical Planning Board and the Urban Design Panel, the matter will be reported to Council.

cont'd ...

West Side of Renfrew Street
between 18th & 19th Avenues
(continued)

MOVED by Ald. Harcourt,
THAT the application be approved subject to the conditions of the Technical Planning Board, with the following amendment:

Floor Space Ratio: not to exceed 0.79

- CARRIED UNANIMOUSLY

(the underlining indicates change)

2. A. To amend Zoning & Development By-law #3575 to establish the CM-1A and CM-2A Commercial District Schedules
B. (i) Both Sides Granville St. between Drake & Robson Streets
(ii) Both Sides Granville St. between Robson & Cordova Streets

An application was received from the Director of Planning to

(A) amend the Zoning and Development By-law #3575 to establish two new district schedules known as CM-1A Commercial District and CM-2A Commercial District in accordance with the attached draft by-law, including consequential amendments.

(B) rezone:

(i) both sides of Granville Street between Drake and Robson Streets to a depth of 120'± as set out in the attached draft by-law.

- present zone is CM-1 Commercial District and the requested zone is CM-1A Commercial District.

(ii) both sides of Granville Street between Robson and Cordova Streets to a depth of 120'± as set out in the attached draft by-law.

- present zone is CM-2 Commercial District and the requested zone is CM-2A Commercial District.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission. The Commission recommended that dwelling units be added as an outright use in both draft schedules.

Mr. Gray advised that the By-law does not include new residential as a permitted use; only the retention of existing dwelling units as a conditional use.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Linnell,
THAT the application be approved.

FURTHER THAT the Director of Planning be instructed to make application as soon as possible to include residential dwelling units as a permitted use in the CM-1A and CM-2A Commercial District Schedules.

- CARRIED UNANIMOUSLY

cont'd ...

3. A. To amend Zoning & Development By-law #3575 to establish the HA-1 and HA-2 District Schedules
B. (i) Area commonly known as Chinatown
(ii) Area commonly known as Gastown

An application has been received from the Director of Planning to:

(A) amend the Zoning and Development By-law #3575 to establish two new district schedules known as HA-1 Chinatown Historic Area District and HA-2 Gastown Historic Area District in accordance with the attached draft by-law including consequential amendments.

(B) rezone:

(i) the area commonly known as Chinatown from a CM-1 Commercial District and a M-2 Industrial District to a HA-1 Chinatown Historic Area District.

(ii) the area commonly known as Gastown from a CM-1 Commercial District and a M-2 Industrial District to a HA-2 Gastown Historic Area District.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. David Freeman, solicitor, on behalf of Woodham Developments, presented a brief to Council indicating that Woodham Developments Ltd. are the owners of two parcels of land included in the proposed HA-1 District. They feel these parcels have no identity with the character of Chinatown and requested they be excluded.

Mr. David Rathie, representing Marathon Realty Ltd., requested that the C.P.R. Station be excluded from the proposed rezoning as Marathon feels redevelopment of the Station should be considered as part of the whole Waterfront Study and not as part of the Gastown Historic Area.

Mr. H. S. Freeman, Secretary Treasurer of Fleck Brothers, requested that their property be excluded as a portion of their overall development would not be included in the proposed zoning.

Mr. Ted Young, a tenant in the Chinatown area, presented a brief to Council requesting that Members of Council and the City Planning Department work closely with local community groups in Chinatown with respect to the formation of a Chinatown Historic Area Planning Committee.

MOVED by Ald. Pendakur,
THAT the application be approved subject to the following amendment in Schedule 2 - Gastown Historic Area Schedule (HA-2):

Section 2(c) should read "any other building or use including parking <u>and other transportation facilities</u> which <u>are</u> not specifically listed in this schedule ...

- CARRIED UNANIMOUSLY

(the underlining indicates change)

MOVED by Ald. Bowers,
THAT the C.P.R. Station be excluded from the proposed HA-2 Gastown Historic Area District.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the properties described as Lot 5, Block 13, D.L. 196 and Lot 30, Block 8, D.L. 196 be excluded from the proposed HA-2 Gastown Historic Area District.

- CARRIED UNANIMOUSLY

3. Continued

MOVED by Ald. Linnell,
THAT the Director of Legal Services be instructed to draft a by-law designating the C.P.R. Station as an heritage structure under the City's new Charter amendment.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the report of the Committee of the Whole be adopted, and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 3:00 p.m.

The foregoing are Minutes of the Special Council meeting (Public Hearing) of July 9, 1974, adopted on July 23, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 11, 1974

A Special Meeting of the Council of the City of Vancouver was held on Thursday, July 11, 1974 in the Council Chamber at 7:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari, Massey, and Rankin

ABSENT: Alderman Hardwick
Alderman Pendakur
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements on the Initiative and by Petition

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

Street Lighting, Lane Lighting, Pavements and Curbs, Stanley Park Neighbourhood Improvements on the Initiative	Schedule #426
Lane Lighting by Petition	Schedule #427

The Court received from the Assessment Commissioner, Schedule #426 listing a number of Local Improvement projects at various locations on the initiative. The Court also received from the Assessment Commissioner, Schedule #427 listing a Local Improvement project by petition, which had been requested by the majority of the assessed owners by means of sufficiently signed petition.

In respect of Schedule #426, the Assessment Commissioner requested the Court to approve an annual adjustment of the special assessment to reflect a residential zone. The properties concerned in the West End are detailed below, as well as the effect of the proposed adjustment:

"Lot 2 W. Hlf., Blk. 69, D.L. 185 — Reference No. 602-606-109-76

This parcel is an inside site with a frontage of 33 feet on the project. (4,323 sq. ft.)

Cost at present zoning	- $4.49 per foot (33' x $4.49)	= $148.17 Estimated Annual Payment
Adjusted Cost	- $2.42 per foot (33' x $2.42)	= $ 79.86 Estimated Annual Payment

Lot 33 N. Hlf., Blk. 70, D.L. 185 — Reference No. 602-109-607-57

This parcel is an inside site with a frontage of 65.50 feet on the project. (4,323 sq. ft.)

Cost at present zoning	- $4.49 per foot (65.50' x $4.49)	= $294.10 Estimated Annual Payment
Adjusted Cost	- $2.42 per foot (65.50' x $2.42)	= $158.51 Estimated Annual Payment"

cont'd ....

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the annual special assessment of the above properties with respect tc improvements in the Stanley Park neighbourhood, Schedule #426, be amended as requested by the Assessment Commissioner.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin
THAT Schedules #426 and #427 as submitted by the Assessment Commissioner and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Bowers,
SECONDED by Ald. Massey,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure - Schedules #426 and #427

The Council received the following representations speaking to the projects listed:

	Sch. No.	Project No.	Comments
Mrs. Young	426	2	Opposed the proposed street lighting as this area of Balaclava (from 51st to 53rd Avenue) is rural in nature with most properties being in the area of 2½ acres.
Mr. H.J. Rempel (Macaulay Nicolls)	426	65	Representing the owners of 7 properties in the West End, all of whom are opposed to the entire project.
Mr. Black	426	65	Objected to the total project, stating the assessment rate unfair.
Mr. Wood	426	65	Representing the Panorama Co-operative Assoc., stated all members of the Co-operative are opposed to the Project as it would result in a high increase in their taxes for the next 15 years.
Mr. R.C. Bryfogle	426	65	Tenant in the West End; spoke in support of mini parks as space adjacent to apartments generally not suitable for residents of the area to sit in.

cont'd ....

	Sch. No.	Project No.	Comments
Mr. P. Stratton	426	65	Resident of the area; not in favour of the location of one of the proposed parks as it is located only one block from Stanley Park (Haro at Lagoon Dr.)
Mrs. Whelan	426	65	Opposed to the proposed street widening. She also raised the question of who would be responsible for maintenance of the mini parks.
Com. McCreery	426	65	Presented the Parks Board's view on this project. The Board does not approve the street widening but is in favour of the remainder of the project.

A number of letters from owners and residents in the West End with respect to Project #65, Schedule #426 were noted by the Council.

MOVED by Ald. Linnell,
SECONDED by Ald. Rankin,
THAT the letters referred to above be received.
- CARRIED UNANIMOUSLY.

Council also noted the following report of the Board of Administration dated June 25, 1974:

The City Engineer reports as follows:

"GENERAL

Projects for works on the 'Initiative Principle' and 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on July 11, 1974.

The projects are listed by the Assessment Commissioner as follows:

	Schedule	Item	Type
Initiative	426	1 to 48	Street Lighting
		49 to 62	Lane Lighting
		63 and 64	Pavement and Curbs, Local Residential
		65	Stanley Park Neighbourhood Area Improvements
Petition	427	1	Lane Lighting

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
426	5,8,10,16, 17,18,24,25, 29,38,39,42, 45	Street Lighting

REDUCTION IN SCOPE

Schedule 426, Item 22 - Street Lighting on Kent Avenue South from Main Street to Chester Street

The portion of Kent Avenue South between Fraser Street and Chester Street has been leased from the City by Weldwood of Canada Limited and access by the public is limited. Lighting of this section of Kent Avenue South is not required and the project should be reduced in scope.

The revised estimated costs are:

	P.O. Share	City's Share	Total Cost
As advanced	$14,236	$5,616	$19,852
Revised	$12,530	$4,634	$17,164

SPECIAL ITEMS

(1) Schedule 426, Item 47 - 55th Avenue from 390 feet west of Oak Street to the W.P.L. of Lot 9, Sub. 5, Block 17A, D.L. 526.

This project should be deleted because the developer of this section of the street has paid the full cost of a street lighting project.

(2) A project for pavement and curbs 'by Petition' on Adanac Street from Nootka Street to Lillooet Street was advanced to the November 29, 1973, Court of Revision (Schedule 423, Item 3). The project was not undertaken pending the initiation by the City of a paving project on Adanac Street from Renfrew Street to Rupert Street (except between Nootka Street and Lillooet Street).

Since the required project has been initiated in the current Court of Revision (Schedule 426, Item 63), the project on Adanac Street from Nootka Street to Lillooet Street can now be undertaken.

CAPITAL FUNDS

The City's Share of the recommended projects is available in approved capital budgets.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

(1) The 'Initiative Projects' in Schedule 426, except the defeated items 5,8,10,16,17,18,24,25,29,38,39,42 and 45, and except item 47 (deleted) be undertaken.

(2) The 'Petition' project in Schedule 427 be undertaken.

(3) The 'Petition' project from the November 29, 1973, Court of Revision, Schedule 423, Item 3, be undertaken.

(4) The 'Initiative' project on Schedule 426, Item 22, for Street Lighting on Kent Avenue South from Main Street to Chester Street be reduced in scope by deleting the portion of the project from Fraser Street to Chester Street so that the new limited and determinable area is:

Kent Avenue South from Main Street to Fraser Street; and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be adopted.

cont'd ....

MOVED by Ald. Bowers,
SECONDED by Ald. Gibson,

THAT the recommendations of the City Engineer contained in the Board of Administration report dated June 25, 1974 be approved, except in respect of Item 2, Schedule #426, which be not proceeded with (a separate motion was submitted on Project 2 and carried unanimously).

- CARRIED

In respect of Project 65, Schedule #426, dealing with improvements in the Stanley Park Neighbourhood (pavements, pathways and mini parks), separate motions were submitted with negative votes being registered as follows:

Pavements - Aldermen Gibson, Harcourt and Marzari opposed
Pathways - Aldermen Bowers and Rankin opposed
Mini Parks - Mayor Phillips, Aldermen Bowers and Rankin opposed.

The Council adjourned at approximately 8:55 p.m.

The foregoing are Minutes of the Special Council meeting of July 11, 1974, adopted on July 23, 1974.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 23, 1974, in the Council Chamber at approximately 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber young people from the Mount Pleasant Baptist Church Camp, under the direction of their Counsellor, Dale Barkman.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council meeting dated July 9, 1974, with the exception of the 'In Camera' Minutes, the Minutes of the Special Council (Public Hearing) dated July 9, 1974, and the Minutes of the Special Council meeting dated July 11, 1974, be adopted, after changing the record in the Minutes of the Regular Council meeting of July 9, 1974, on page 15 (Grant Request - Grey Cup '74) to show Alderman Marzari voting against Alderman Bowers' amendment.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Transit in Europe

Alderman Hardwick gave a detailed report in explanation of his memorandum of July 19, 1974, which referred to a recent trip taken by representatives of the Provincial Government, Transit Bureau, Regional District, City of Vancouver Engineering Department and himself to study public transit systems in various cities in Europe. The Alderman, with the aid of a slide presentation, gave examples of various types of transit systems.

MOVED by Ald. Hardwick,
THAT the memorandum from Alderman Hardwick dated July 19, 1974, re transit in Europe, be received and submitted to the Council's Special Committee on Transit.

- CARRIED UNANIMOUSLY

REPORT REFERENCE (cont'd)

2. West End Traffic Scheme - Phase II

Mr. Ken Dobell, Assistant City Engineer - Traffic and Transportation, gave a report explanation of the following report of the City Engineer dated July 18, 1974, on the matter of West End Traffic Scheme - Phase II:

"Background

Following the adoption of the West End Policy Guidelines, Council on May 8, 1973, approved the West End Traffic Scheme - Phase I which came into operation on Monday, June 18, 1973. The major effect of this operation was to remove the heavy through traffic from Chilco and Gilford Streets and transfer it to Georgia and Denman Streets. A minor, but important, effect was the reduction in traffic movements by West End traffic also travelling through the neighbourhood, particularly at night time.

The environmental objectives of the First Phase have been realized and no major problems have developed. On the basis of its acceptance by residents, a permanent street closure pattern was designed and formed part of the Stanly Park Local Improvement.

Since the scheme was first introduced, a barrier was erected two blocks east of Denman Street at the Cardero/Haro intersection, to eliminate the over-use of Cardero Street; and parking has been prohibited on the east side of Denman Street to ease local and transit movements.

Proposed Phase II - Area East of Denman Street

This phase proposes to reorganize the movement of local traffic in the street system to minimize traffic flows on most residential streets. This is to implement the W.E.P.G. #8, i.e. 'divert local traffic from residential streets to collector streets' by adopting a street pattern based on a hierarchy principle, and installing traffic diverters and other measures to direct traffic into its use. Figure 1 shows the main features of the proposal. The area east of Denman is divided into a set of small 'environmental areas' within a pattern of district arterial and local distributor streets. Through traffic movements are carried on the district arterials, with Nelson and Nicola Streets serving as local distributors and guaranteeing emergency vehicle access to all areas. Thurlow Street from Pacific to Nelson is changed from one-way to two-way operation relieving Bute Street of its heavy traffic load. Non-essential traffic is removed from the western flank of Nelson Park with benefits to the park users and the large number of pedestrians. Speed bumps are proposed in lanes where present and future use by fast cars is a nuisance and hazard to local residents.

The proposed street pattern recognizes and caters to the demand for local movement in the north-south direction (shown for the p.m. peak hour in Figure 5) by putting Nicola Street into the category of local distributor and permitting increased traffic flows on it, particularly from Davie to Robson Streets. The north and south three blocks of Bute Street are left open as is Jervis Street to provide for local journeys between Davie and Nelson Streets. The anticipated traffic flows will be observed that in the p.m. peak hour, all streets will carry some local traffic, generally serving two or three blocks and consisting mainly of resident commuters returning home. Outside of peak hours the flows will be very much lighter on the local access streets, approaching those of low density residential areas.

Public Response to Phase II

In October, 1973, the scheme was publicized and a public meeting held. Very little reaction occurred and this caused concern as it provided little basis for advice to Council on the acceptability of the proposal.

It was decided to ask householders directly and a reply paid questionnaire with a map of the scheme and some explanation was distributed to all West End households, by the postman's walk method (see Figure 3).

Of the 23,600 questionnaires sent out, 3,088 replies were received, representing 13.4% of households. Responses from car drivers were higher than those people without cars so the results indicate the greater interest by drivers in the proposal. Eliminating this bias makes no significant change in the result.

The support/non-support varied from neighbourhood, being most favourable west of Denman and least favourable south of Davie, west from Nicola, (see Figure 4 attached).

For the total replies the results indicated 56% in favour, 41% against and 3% undecided. Drivers were about 50:50 and non-drivers were 73% in favour.

Replies from the area east of Denman Street indicated 51% in favour, 46% against and 3% undecided. Drivers were 44 % in favour and non-drivers 77% in favour of the scheme.

cont'd....

REPORT REFERENCE (cont'd)

West End Traffic Scheme -
Phase II (continued)

The questionnaire provided a place for comments and many of these were helpful in indicating driver needs and difficulties, and suggesting modifications to the pattern to make it more acceptable. This led to deleting the two barriers at Bidwell/Burnaby and Harwood/Cardero and replacing them with one at Cardero/Burnaby; introducing two-way operation of Thurlow from Beach to Nelson; the removal of daytime parking from the east side of Denman and the introduction of speed bumps on certain lanes.

The Citizen and Community groups were advised of the scheme and all replies were favourable. At the October public meeting, taxi-cab operators expressed opposition to the scheme based on their experiences west of Denman Street and several residents had referred to taxi driver threats to boycott the West End if further barriers were installed. It is intended to give full information to all taxi drivers in the form of maps indicating barrier positions and the best routings, their problem having been recognized as one of knowledge of the system.

The New Barriers

The new style of barriers, called temporary diverters, have been designed to suit the Fire Department operational needs. The major feature is a wide step 8" high, which will not permit the passage of cars, but will allow all the fire trucks to cross. This design will enable fire trucks to travel through all parts of the West End street system without the need to memorize routes.

Installation of the Scheme

The changes to parking regulations, street signing and traffic signals, could start by mid-August with the first diverter being installed early in September. The diverters could be placed, and the total scheme fully operational by early October.

Cost

The scheme comprises the following features and their estimated costs are indicated as follows:

a)	10 temporary diverters (with trees and shrubs)	$27,500
b)	1 cul-de-sac (1100 Comox)	10,000
c)	2 street-end closures	8,000
d)	42 speed bumps	15,500
e)	new street signs, painting, signal modifications	9,500
f)	maintenance in 1974	2,000
	Total	$72,500

West End Planning Team Position

The West End Planning Team is in favour of this proposed traffic scheme for the following reasons:

a) It will implement West End Policy Guideline #8 relating to local traffic.

b) The proposed street pattern meets the environmental needs of the recognized neighbourhoods in the West End.

c) The scheme anticipates and provides necessary experience for the future development of street parks and permanent closures.

d) Public support is good with the opinion survey indicating high acceptance of the present barrier system by local residents west of Denman Street. This indicates that on the basis of eight months' experience the majority of residents approve of barriers and suggests that familiarity increases acceptance.

e) The earlier scheme annomced was modified in response to suggestions made by the survey respondents and will increase its acceptability to many people previously opposed.

Accordingly, the West End Planning Team RECOMMENDS that Council adopt the proposed Traffic Scheme Phase II.

cont'd....

REPORT REFERENCE (cont'd)

West End Traffic Scheme -
Phase II (continued)

Finance

This scheme was developed subsequent to the approval of the 1974 Revenue and Supplementary Capital Budgets. The Comptroller of Accounts and the Acting City Engineer have concluded that the temporary diverters ($27,500) and new street signs, painting, signal modifications ($9,500) are properly Revenue Budget items for which funds must be provided from Contingency Reserve. The $2,000 for 1974 maintenance has already been provided in the Revenue Budget. The remaining items, the cul-de-sac ($10,000), two street-end closures ($8,000), and 42 speed bumps ($15,500) are capital items which should be provided from Streets Capital Funds but unallocated funds are not available at this time.

In the event that Council desires the project to proceed immediately, funds could be advanced from the appropriation in the 1974-75 Street Basic Capital budget for the construction of curbs and gutters and pavements on major streets in the 1975 construction season. Normally these projects are advanced to a Court of Revision in November to obtain Council's approval in order that any alteration to utilities and other prior work can be authorized well in advance of the paving work.

This year's Capital Budget includes funds to cover the City's share of the cost to construct a permanent pavement with curbs on Boundary Road between Vanness Street and Dubois Street with Burnaby contributing half the cost. Due to problems which Burnaby cannot readily resolve, the project will not be advanced to a Court of Revision until 1975.

If Council wishes the project to proceed, $37,000 must be allocated from Contingency Reserve and $33,500 borrowed from the Boundary Road project; the funds borrowed from the Capital Budget would be restored from the 1975 Supplementary Capital Budget. The Director of Finance concurs with these proposals.

Consideration

The Fire Chief has commented that he will be able to cross over the diverters but his vehicles will have to slow down and it will increase response time.

The Police Chief advises that although the proposals will necessarily affect police response time, they are acceptable and in his opinion will have a beneficial effect on problems of traffic noise.

The proposed scheme will implement Guideline #8 and reduce traffic in the local access streets; however, there is a substantial number of residents opposed to the proposal and accordingly the Acting City Engineer submits the proposed scheme to Council for CONSIDERATION."

MOVED by Ald. Pendakur,
THAT Council adopt the proposed Traffic Scheme Phase II as described in the foregoing report with the funds being allocated at an estimated cost of $72,500 as outlined.

- CARRIED

(Aldermen Bowers and Hardwick opposed)

MOVED by Ald. Bowers in amendment,
THAT the proposed barriers located south of Davie Street be deleted from the Traffic Scheme at this time.

- LOST

(Aldermen Gibson, Harcourt, Linnell, Marzari, Massey, Pendakur and Rankin opposed)

The amendment having lost, the motion by Alderman Pendakur was put and CARRIED.

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At this point in the proceedings, Council varied the agenda to consider Board of Administration report A-7 (Clause 7).

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION
GENERAL REPORT, July 19, 1974

Finance Matters
(July 19, 1974)

Improvements to Third Floor
of the City Hall (Clause 7)

Mr. Kovach, representing the Design Consultants, and Mr. Langley of the Department of Permits and Licenses, gave explanations of questions asked relating to this matter, and, after due consideration, Council considered each proposal contained in the clause as follows:

(a) Main Hall Circulation Area
($38,537.00)

MOVED by Ald. Bowers,
THAT the proposed renovations as contained in this Clause be approved.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin opposed)

(b) Council Chambers
($45,000.00)

MOVED by Ald. Bowers,
THAT renovations to the Council Chambers be not proceeded with at this time.

(referred)

MOVED by Ald. Massey,
THAT the question of renovations to the Council Chambers be referred to the Finance and Administration Committee for consideration and report.

- CARRIED

(Aldermen Bowers, Hardwick, Pendakur and Rankin opposed)

(c) Aldermen's Corridor, Offices
and Lounge ($63,233.00)

MOVED by Ald. Bowers,
THAT the renovations to the Aldermen's corridor, offices and lounge be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(d) Committee Rooms #1 and #2
($20,246.00)

MOVED by Ald. Bowers,
THAT the renovations to Committee Rooms #1 and #2 be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(e) City Clerk Furnishings
($29,451.00)

MOVED by Ald. Bowers,
THAT the basic standard of furniture as is provided in other departments of the Civic service, be approved for the City Clerk's Office.

- CARRIED

(Alderman Massey opposed)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Finance Matters (July 19, 1974)
(continued)

Improvements to Third Floor
of the City Hall (Clause 7)
(continued)

MOVED by Ald. Massey,
THAT the matter of furniture for the City Clerk's Office be referred to the Finance and Administration Committee for consideration and report.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin, Volrich and Mayor Phillips opposed)

(f) (i) Air Conditioning, etc. ($16,200.00)

(ii) Contingency Electrical ($5,000.00)

(iii) General Contingency ($20,000.00)

MOVED by Ald. Bowers,
THAT the matter of air conditioning, etc., contingency electrical and general contingency be referred to the Finance and Administration Committee for consideration and report.

- CARRIED UNANIMOUSLY

(g) One New Handicapped Washroom Facility ($4,000.00)

MOVED by Ald. Bowers,
THAT a new handicapped washroom facility as proposed, be approved.

- CARRIED UNANIMOUSLY

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At this point, Council observed a short recess.

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COMMUNICATIONS OR PETITIONS

1. Development Permit Application:
Spiritual Chapel, 112 West Broadway

The Council noted a letter from Alderman Bowers concerning a request by Mr. Aceman, on behalf of the Spiritual Chapel, to appear as a delegation to appeal a decision of the Technical Planning Board of July 5, 1974.

The Board had turned down Mr. Aceman's application for a Development Permit on the grounds of insufficient parking.

With the agreement of Council, Mr. Aceman briefly addressed the Council and referred to a letter he had circulated to the members advising that he had made certain arrangements for parking in the vicinity.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Development Permit Application:
Spiritual Chapel, 112 West Broadway
(continued)

Mr. Gray, the Zoning Planner, circulated a memorandum giving the history of the property and suggesting that in view of the new information supplied by Mr. Aceman on parking, that he submit a new application giving information on parking facilities and providing the Technical Planning Board with certain assurances re the use of the premises.

MOVED by Ald. Pendakur,
THAT this matter be referred to the Technical Planning Board for processing on the basis of the new information provided by Mr. Aceman.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following unfinished business items were deferred pending the hearing of delegations later this day:

1. Addition to Existing Hotel and Apartment Building at 500 West 12th Avenue

2. Commercial Rental Agencies.

3. Police Disputes - Compulsory Arbitration

Council at its meeting on July 9, 1974, deferred a motion by Alderman Volrich regarding compulsory arbitration re the Police Force to this meeting of Council. After due consideration, it was

MOVED by Ald. Volrich,
THAT WHEREAS

(a) The Provincial Government has restored to the police force of the City of Vancouver the unrestricted right to strike;

(b) A strike of the police force would bring the most serious consequences to the citizens of Vancouver and leave them open to damage and injury without protection;

(c) It is decidedly against the public interest that the police should have the right to strike, and compulsory arbitration is the appropriate process for resolving any disputes between the police force and the Police Commission;

(d) It is the City of Vancouver that has the responsibility of paying the cost of policing in our City, and its position on the matter of the right to strike should have the serious consideration of the Provincial Government;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Provincial Government to amend present legislation so as to provide for compulsory arbitration in police disputes.

CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

2. 49th Avenue Cross-Town Bus

The Council noted a letter from the Marpole-Oakridge Area Council dated July 3, 1974, requesting to appear as a delegation before Council on the matter of an additional east-west bus service on 49th Avenue. In this regard, Council also noted a copy of the Mayor's memo dated July 4, 1974, advising that the Provincial Government has agreed to a 49th Avenue cross-town bus and outlining the proposed route.

Council was advised that the Bureau of Transit is also examining an extension of the Marine Drive service through 70th Avenue to give better transit service to the Marpole area.

MOVED by Ald. Hardwick,
THAT the request of Mr. E.J. Ruddell, Chairman - Transit Committee of the Marpole-Oakridge Area Council to be heard as a delegation be approved, and the arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

3. Quorum of the Vancouver Heritage Advisory Board

The Council noted a letter from the Vancouver Heritage Advisory Board dated July 15, 1974, as follows:

> "I wish to inform you of the following extract from the Minutes of the Vancouver Heritage Advisory Board meeting of June 24, 1974:
>
> > 'The Board at present consists of 8 appointed members and anticipates that a Council member will be added officially to the Board in the immediate future. Problems are arising in meeting the quorum requirements which are, by by-law, set at a majority of a number of members. It is felt that it would be desirable to reduce the quorum requirements and therefore, it was,
> >
> > MOVED AND SECONDED,
> > THAT Council be requested to modify the Vancouver Heritage Advisory Board By-law to provide that three members shall constitute a quorum.'"

Alderman Hardwick advised that Mr. J. Raybould, a member of the Board, had advised him personally that he was unable to serve on the Board and therefore wished to be relieved of his duties.

It was explained that if another member was appointed soon, this would relieve the quorum problems until the new By-law is submitted, in which it is intended a member of Council will be added to the Board.

MOVED by Ald. Hardwick,
THAT Mr. Raybould's resignation be accepted and the City Clerk obtain nominations as soon as possible.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Steams Restaurant - Request to Extend Business Hours

The Council noted a letter dated July 2, 1974, from Mr. Tommy Young of Steams Restaurant, 50 East Hastings Street, asking Council to reconsider its decision of July 9, 1974, concerning the extension of hours of Steams Restaurant and permit the restaurant to remain open until 3:00 a.m. instead of 1:00 a.m.

The City Clerk advised that subsequently, the owners of Steams Restaurant have requested that Council defer action on the letter for two months.

MOVED by Ald. Gibson,
THAT, as requested by Steams Restaurant, reconsideration of this matter be deferred for two months.

- CARRIED UNANIMOUSLY

5. Changes in Police Manpower

The Council noted the following letter dated July 11, 1974, submitted by the Mayor and Alderman Bowers concerning changes in Police manpower:

"The recent Provincial takeover of the Courts and Police training activities has a number of ramifications for the City Police Department. The Provincial Government is creating a corps of Sheriffs to handle Court policing and transportation duties. The effect of these moves will be to relieve 114 Vancouver City Policemen for other duties over the next year or two.

Over the same period of time, the Provincial Government, in co-operation with Vancouver City Police, will be creating an organized Crime Task Force. About 60% of the 114 above-mentioned policemen will be assigned to this Task Force. They will remain on the payroll of the Vancouver City Police Force and under its command.

The remaining 40% of the 114 policemen will be available for re-assignment. Because of these changes, it is not anticipated the Police Commission will be asking for any additional manpower for several years. Some 40 additional policemen will therefore be available for community policing over the next year or two. It is the intention of the Police Commission, and the Police Chief, to concentrate this additional manpower on community policing. It is also the desire of the Provincial Government that this be done. These developments are being brought before Council as they represent an increase in the level of service. We will be reporting to Council as additional information is available.

RECOMMENDATION: We recommend that Council approve these planned shifts in manpower allocation in principle."

MOVED by Ald. Bowers,
THAT there be no reduction in the total compliment of the Police Department on the changes made as a result of the Provincial Government takeover of the Courts and Police Training activities.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. Lease of Premises at 570 Carrall Street

Council noted a letter from Hood, Joe and Chong dated July 11, 1974, requesting to appear before Council as a delegation on behalf of Mid-east Enterprises Limited concerning the lease of premises at 570 Carrall Street.

MOVED by Ald. Bowers,
THAT the request of Hood, Joe and Chong to be heard as a delegation this day be approved.

- CARRIED UNANIMOUSLY

7. Portable Signs - Mr. David Yanor

The Council noted a letter from Mr. David P. Yanor of Porta Sign Ltd., requesting to appear as a delegation before Council regarding the portable sign section of the draft Sign By-law.

MOVED by Ald. Harcourt,
THAT the request of Mr. David P. Yanor to be heard as a delegation be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

8. Grant Appeal - Greater Vancouver Convention and Visitors Bureau

The Council noted a letter from the Greater Vancouver Convention and Visitors Bureau dated July 17, 1974, requesting to appear as a delegation appealing the Civic grant to the organization, approved earlier this year.

MOVED by Ald. Harcourt,
THAT the request of the Greater Vancouver Convention and Visitors Bureau to be heard as a delegation be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

9. Water Street Beautification Program - Delegation Request from Mrs. D. Gould

MOVED by Ald. Harcourt,
THAT the request of Mrs. Doris Gould to appear as a delegation later this day concerning Water Street Beautification Program, be approved.

- CARRIED UNANIMOUSLY

10. Fruit Vendors

Council noted the following memorandum submitted by Alderman Bowers dated July 19, 1974:

"The following suggestions arose out of the incidents involving Mr. Kennedy, but have far wider implications.

Council is on record as favouring the establishment of a Farmer's Market and also has permitted the selling of fruit in Gastown under a Street Market permit. In addition we find, at this time of year, fruit vendors appearing sporadically at various points in the city.

I believe that it is in the public interest that these be permitted in suitable locations and with appropriate regulations. At least Council should decide whether to prohibit them, to tolerate them, or to license them.

At the moment, most of them operate illegally. A few that have applied for permission recently have been issued temporary mobile street vendor's permits at $1 per day. These permits were designed for such ventures as selling balloons on the day of a parade, but the City License inspector has no other appropriate permits to cover such vendors. He would appreciate some direction on the matter.

cont'd

COMMUNICATIONS OR PETITIONS (cont'd)

Fruit Vendors
(continued)

There is some concern over the number of possible individual applicants and the inability of our staff to screen them properly. The whole matter is related to the availability of a week-round Farmer's Market in the city.

I RECOMMEND

1) that the city step up its efforts to find a site for a week-round farmer's market, and that in particular the Mayor be asked to negotiate with the National Harbours Board for the temporary use of the site north of Alexander Street

2) that in addition an effort be made to enable fresh produce be sold by growers in other parts of the city: that representatives of Planning, Engineering and of the United Fruit Growers meet to consider suitable smaller locations.

3) that United Fruit Growers be invited to supervise the allocation of such sites to fruit growers, not necessarily members of their association.

4) that the Department of Permits and Licenses recommend to Council suitable permits and fees for such sites, either to United Fruit Growers, or to individual applicants, and that they prepare a simple set of regulations to be given to applicants.

5) that the temporary mobile street vendor permits not be used for fruit vendors stationed on or off the highways in the city.

INFORMATION concerning Mr. Kennedy's permit at Grandview & Slocan

The incidents culminating in the arrest and jailing of Mr. Kennedy have been well recorded and reported. By Friday afternoon, July 19, he was back at the site while out on bail, selling fruit with the aid of several assistants, but without having his truck parked on the site.

I viewed the site and consulted at length with the Chief Constable and with the officials in Permits and Licences, in Engineering and in the Law Departments, who had been concerned with the case. It appeared that the city was prepared to issue him a mobile street vendor's permit, though preferably at another location, and only reluctantly at his present location (and on condition that he stay well clear of Slocan Street). On the other hand, Mr. Kennedy was unwilling to come to city hall to apply for it, and was inviting further confrontations.

As a peace-making gesture, I applied for a permit on his behalf and delivered it to him at 5 p.m. The permit is good for 7 days, i.e. until Friday, 26 July, and, of course, does not exempt him from complying with health or traffic regulations.

My action was taken in response to a very large number of calls to the Mayor's office expressing concern over the escalation of hostilities, no matter how they were provoked. It was also intended to regularise the situation for the period of one week to give Council time to consider its policies and regulations concerning fruit vending.

It should not be interpreted as condoning the actions of Mr. Kennedy in selling fruit without a licence, or in provoking the officials and police officers who were charged with enforcing our laws. He still will be facing in Court the charges arising from this."

MOVED by Ald. Bowers,
THAT the recommendations contained in the foregoing memorandum, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION GENERAL
REPORT, July 19, 1974 (continued)

Works & Utility Matters
(July 19, 1974)

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Local Improvement - Reduction in Scope
Cl. 2: Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 and 10 D.L. 185 - St. Paul's Hospital
Cl. 3: Lane North of Grandview Highway West of the Lane West of Commercial Drive, Lot 1, S½, Block B, Block 154, D.L. 264A - Lease
Cl. 4: Rental Increase for Nanaimo Street Footbridge on National Harbours Board lands

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Works & Utility Matters
(July 19, 1974) (continued)

Cl. 5: Rental Increase for Sewer Outfall at Slocan Street End
Cl. 6: Rental Increase for Lease for Granville Bridge Footings
Cl. 7: Closure of Ontario Street, South of South Kent Avenue, D.L. 322
Cl. 8: Closure of Portion of Carolina Street between Great Northern Way and 5th Avenue
Cl. 9: Tender No. 56-74-1 - Automotive Gasoline and Diesel Fuel Oil
Cl. 10: Tender No. 58-74-2 - Ready Mixed Concrete
Cl. 11: Tender No. 58-74-1 - Mineral Aggregates

The Council took action as follows:

Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 and 10 D.L. 185 - St. Paul's Hospital (Clause 2)

MOVED by Ald. Bowers,
THAT this Clause be approved after changing recommendation (b) to read as follows:

"(b) The closed road be conveyed to either or both of the abutting owners at a reasonable price."

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the Board of Administration submit a report for the information of Council on the details of the extension planned for St. Paul's Hospital.

- CARRIED UNANIMOUSLY

Closure of Ontario Street, South of South Ken Avenue, D.L. 332 (Clause 7)

MOVED by Ald. Pendakur,
THAT this Clause be approved after changing recommendation (b) to read as follows:

"(b) The value of the difference in area between the closed street and the new street to be $31,500 in accordance with the recommendation of the Supervisor of Property and Insurance and that the applicant be required to pay this cost."

- CARRIED UNANIMOUSLY

(Underlining indicates change)

Balance of Report

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1, 3 to 6 inclusive and 8 to 11 inclusive, be approved.

- CARRIED

(Alderman Marzari opposed Clause 8)

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Building & Planning Matters
(July 19, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Strata Title Application - New Construction, 1429 Williams Street, Vancouver, B. C. (Landmark Projects Corporation Limited)
Cl. 2: Strata Title Application - New Construction, 8107 - 8167 Cambie Street, Vancouver, B.C. (M.L. & S. Investments)
Cl. 3: Strata Title Application - New Construction, 1123 - 1145 West 8th Avenue, Vancouver, B.C. (Fairview Environmental Concepts Limited)

The Council took action as follows:

Strata Title Application - New Construction at 1429 Williams Street (Clause 1)

MOVED by Ald. Harcourt,
THAT the application of Landmark Projects Corp. Ltd., under the Strata Titles Act re new construction at 1429 Williams Street, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction at 8107-8167 Cambie Street (Clause 2)

MOVED by Ald. Harcourt,
THAT the application of M.L. & S. Investments, under the Strata Titles Act re new construction at 8107 - 8167 Cambie Street, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Strata Title Application - New Construction at 1123-1145 West 8th Avenue (Clause 3)

MOVED by Ald. Harcourt,
THAT the application of Fairview Environmental Concepts Ltd., under the Strata Titles Act re new construction at 1123 - 1145 West 8th Avenue, be approved subject to application of relevant By-laws.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(July 19, 1974)

Sidewalk Cafes on Granville Mall (Clause 1)

MOVED by Ald. Pendakur,
THAT this Clause be received, but applications for a sidewalk cafe be submitted to the Engineering Department for processing.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 19, 1974)

Closure of Exhibition Park Before and After Pacific National Exhibition, 1974 (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the Board of Administration contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 19, 1974)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Appropriation 7045/487 - Advertising
Cl. 2: Expenses - Clients' Committee - Orpheum Theatre
Cl. 3: Replacement of Fire Dispatching System
Cl. 4: Re-roofing at Vancouver Library Building and Queen Elizabeth Theatre
Cl. 5: Staffing Requirements: Health Department
Cl. 6: Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival
Cl. 7: Improvements to Third Floor of City Hall

The Council took action as follows:

Clauses 1 to 4 inclusive

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED

(Alderman Pendakur opposed Clauses 1)

Staffing Requirements - Health Department (Clause 5)

In considering this Clause, Council was advised that the Board of Administration has requested that the following recommendation be also included in this Clause:

"(c) The Acting Director of Personnel Services classify any new positions approved in this report and submit his recommendations to the Board of Administration."

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in this Clause, including the foregoing recommendation, be approved;

FURTHER THAT the position of psychologist as recommended by the Medical Health Officer and the Director of Mental Health Services be established, effective when filled, on a cost-sharing basis.

- CARRIED UNANIMOUSLY

Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival (Clause 6)

MOVED by Ald. Volrich,
THAT the Vancouver Fire Department Band be authorized to participate in the Penticton Peach Festival on August 3, 1974, with the bandsmen providing their own transportation and the City providing a subsidy of $10.00 each to cover the cost of gasoline (a total cost of $350.00).

- CARRIED UNANIMOUSLY

(For Council action on Clause 7, see page 5)

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The Council recessed at approximately 12:15 p.m. to reconvene in the Council Chamber at 2:00 p.m.

Council reconvened in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

DELEGATIONS, UNFINISHED BUSINESS, COMMUNICATIONS AND REPORTS

Addition to the Existing Hotel and Apartment Building at 500 West 12th Avenue, (Development Permit Application No. 65098)

Council on July 9, 1974, deferred consideration of the Board of Administration Report, Building and Planning Matters dated July 5, 1974, pending hearing of delegations on this matter.

Mr. Ben Wosk, owner of the building in question, addressed Council and filed a brief dated July 19, 1974, giving details of the proposed expansion. He also stated that if necessary he would be willing to leave the beer parlour in its present location and to either withdraw his request for a lane, or agree to the lane being 'one way' only.

Mr. J.A. Pentland, representing the property owners and tenants in the 500 Block, West 13th Avenue, addressed the Council and filed a brief, dated July 18, 1974, objecting to the proposed expansion and relocation of lane on the basis that it would increase existing problems pertaining to parking, litter and noise , particularly between midnight and 1.30 a.m. Mr. Roy Paulson spoke on behalf of the owners of the Camellia Court Apartment which is situated on 13th Avenue, adjacent to the existing hotel and apartment building. He stated the owners and tenants of the apartment block are opposed particularly to the beer parlour and lane being relocated, on the grounds that it would generate a substantial increase in traffic, parking problems, noise, litter, etc.

Council also noted a letter of objection dated May 8, 1974, from Mrs D.W. Dawson, co-owner of the Camellia Apartments.

The Assistant City Engineer, Traffic and Transportation, and the Zoning Planner spoke to the Board of Administration report of July 5, 1974 on the subject.

MOVED by Ald. Volrich
THAT this matter be referred to the Board of Administration and the Technical Planning Board to consider and report back to Council on what conditions may be imposed to regulate traffic and parking, particularly on 13th Avenue; this report to include further consideration of the following:

1) Exits on to Cambie and 13th Avenue
2) Lane arrangement.
3) Commercial Loading arrangements
4) Noise.
5) Entrance to Beer Parlour
6) On-site parking.
7) Commutation of payments re local improvements for paving of lane.

- CARRIED UNANIMOUSLY.

(Aldermen Gibson, Marzari, Massey and Rankin opposed)

DELEGATIONS (Cont'd)

Commercial Rental Agencies

Council on July 9, 1974 deferred consideration of the reports of the Standing Committee on Social Services dated June 13 and June 20, 1974, pending the hearing of a delegation from Timesavers Services Inc. Mr. Jim Patterson, Timesavers, addressed the Council and filed a brief dated July 22, 1974 refuting various allegations made against Timesavers, and containing certain proposals. He also stated that Timesavers would be willing to discuss the use of their computer by non-profit rental agencies and negotiate other aspects.

MOVED by Ald. Rankin
THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner.

(amended)

MOVED by Ald. Linnell (in amendment)
THAT the words "except for a registration fee of $5.00" be inserted following the second 'that' in the above motion.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

The motion of Alderman Rankin as amended and reading as follows was put and CARRIED.

"THAT Council request the Director of Legal Services to draft, under the City Licensing Bylaw, an amendment which requires that, except for a registration fee of $5.00, no rental agency may charge in advance for service rendered; that the rental agency must find accommodation for the tenant and then bill the tenant in the normal manner."

(Ald. Pendakur and Volrich opposed)

*Underlining denotes amendment.

MOVED by Ald. Rankin
THAT the report of the Standing Committee on Social Services dated June 13, 1974, be received for information.

- CARRIED UNANIMOUSLY

Water Street Beautification - Basis of Assessment.

Council on July 9, 1974 when considering Department report dated July 3, 1974, re Water Street Beautification program approved recommendations IV (a) and (b) and referred recommendation (c) re design and cost sharing to the City Engineer and the Director of Planning for further report to include alternative methods of assessing property owners.

Council noted a report dated July 9, 1974 from the Acting City Engineer on Water Street Beautification - Basis of Assessment. This report set out the following alternative methods of assessment:

1. Give no relief, assessing strictly by frontage.

2. Reduce the assessable frontage in the same proportion as the average depth is less than 100 feet. This would be, in effect, the assessment of these shallow parcels on the basis of area.

3. (A middle position between '1' and '2') reduce the assessable frontage by one-half of the proportion which the average depth is less than 100 feet.

Cont'd.....

DELEGATIONS (Cont'd)

Water Street Beautification - Basis of Assessment.(Cont'd)

4. (A more generous compromise than '3') reduce the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.

Mrs D. Gould, property owner in the area, addressed Council and opposed the project because of increased property taxes. Mr. McLean represented a number of property owners in the area and spoke in support of the project. He stated that he and those he represents would favour alternative '3' quoted above. Mr. W. Bodner also addressed Council on this matter stating his objections to the proposed project because of increased property taxes.

MOVED by Ald. Bowers
THAT alternative '4' in the City Engineer's report, quoted above, be approved.

- CARRIED UNANIMOUSLY.

Lease Surrender - Standard Oil Co.Ltd.
570 Carrall Street.

Earlier this day Council agreed to hear a delegation from Mr. H.L. Cashman, Hood, Joe and Chong, on behalf of Mid East Enterprises Ltd., which is a sub-lessee of the certain portion of the premises at 570 Carrall Street which are scheduled to be demolished by July 31, 1974. Mr. Cashman put forward the following proposal for Council's consideration:

"That the existing Service Station building, pumps and tanks, on this site be demolished effective July 31, 1974, but that the other building on the property, which is located some distance away from the Service Station and presently occupied by Mid East Enterprises, be permitted to remain until such time as the City requires this site. Mid East Enterprises would guarantee to demolish the building and leave the site in a neat and tidy condition when required."

Council also noted a report from the Board of Administration dated July 18, 1974, setting out a number of alternatives for dealing with this matter.

MOVED by Ald. Rankin
THAT consideration of the report of the Board of Administration dated July 18, 1974, be deferred pending a report back from the Supervisor of Property and Insurance on the proposal submitted this day by Mr. Cashman on behalf of Mid East Enterprises.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Contd)

G. Day Care; 99 year lease;
Development Permit 67042
Hudson Marine Plaza.

Council considered the following report, dated July 19, 1974, from the Director of Social Planning:

" On March 7, 1974, the Standing Committee of Council on Community Development, in reference to a commercial office tower development in Marpole. and the request from the Marpole/Oakridge Area Council to include community facilities in the complex, recommended: (excerpt)

"b) That the Social Planning Department determine in consultation with the Area Council and Developer what facilities could appropriately be included in the development, and report back to the Committee."

With regard to the above recommendation it was agreed between the Marpole/Oakridge Area Council, the developer (Hudson Marine Holdings Limited), the Provincial Day Care Officials and the Social Planning Department, that day care was a suitable use for the Hudson Marine Plaza.

Hudson Marine Holdings Ltd. offered the City a 99 year Lease for the sum of $1.00 on 2,000 square feet of indoor space and roughly 2400 square feet of outdoor space for day care use. In return they wished an additional storey on the office tower without further parking requirements.

After discussion with the Mayor and Alderman Volrich, Chairman of the Community Development Committee, it was agreed to put the proposal forward to the Technical Planning Board for the required approval. On May 31, 1974, after discussion the Technical Planning Board approved the following resolution:

"THAT Development Permit application #67042 be approved in accordance with the application and such plans and information forming part thereof, thereby permitting an additional storey to the building approved by Development Permit #65161 up to a maximum total floor space ratio of 3.19 and the relaxation of the parking requirements from 493 off street parking spaces to 471 subject to the developer entering into a satisfactory lease arrangement with the City to provide space needed for a day care centre."

It was agreed that the action of the Technical Planning Board on this application should be reported to City Council for their approval on lease arrangements.

On June 7, 1974, the Technical Planning Board adopted the following further recommendation of the Zoning Planner:

"THAT the Technical Planning Board's approval of Development Permit Application #67042 on May 31, 1974, be amended by addition of the following condition:
'A letter of undertaking to be first submitted to the satisfaction of the Director of Planning and the Medical Health Officer that the proposed Day Care Facility will be provided and maintained to the standards required by the Provincial and Municipal authorities for day care facilities'"

A further requirement was that a registered lease should be entered into before the permit was issued. This has not yet been done. The building structure has now been totally erected including the extra floor.

As the new development permit has not been issued, subsequent structural and building permits have also been delayed. The non-issuance of these various permits is now resulting in an inability on the developers' part to get plumbing and other inspections that are necessary to keep work continuing on the project.

cont'd....

Day Care: 99 year lease;
Development Permit 67042
Hudson Marine Plaza. (Cont'd)

The Technical Planning Board, at its meeting on the 19th of July amended its motion requiring actual registration of the Lease before issue of the necessary permits and substituted instead Council's approval of the basic arrangement and the designation on the new development permit that the space in question be reserved for day care use.

The plans for the day care space have been the subject of detailed discussion between Day Care Licensing authorities and the building Architect over the past 2 months. The day care will be provided up to the required Provincial and Municipal standards for such facilities.

Although detailed lease arrangements await the negotiation of the Director of Legal Services, Hudson Marine Holdings has agreed to give the City rights to sub-lease. A newly organized day care society "The Shannon Day Care Society" is ready and prepared to move into the space upon completion of the building. They have already entered into preliminary discussions themselves with the Day Care Licensing Division and the project's Architect with regard to arranging the details of their operation and occupation of the premises.

The Director of Social Planning recommends that:

1. Council approve in principle a lease arrangement between Hudson Marine Holdings Ltd. and the City of Vancouver covering 4,400 square feet of day care space for 99 years (or the life of the building) at the sum of $1.00 in the Hudson Marine Plaza.

2. Council authorize the Director of Legal Services to complete a detailed lease arrangement to his satisfaction.

3. Council approve the following two major components of the lease arrangement:

   a) Should at some future date the City decide that day care would no longer serve a useful function in the Hudson Marine Plaza, any other public use would be subject to mutual agreement between the building's owner and the City;

   b) The City or its sub-lessee to pay its share, based on percentage of total building area occupied, of taxes and utilities.

MOVED by Ald. Marzari,
THAT the recommendations of the Director of Social Planning contained in the above report be approved.

- CARRIED UNANIMOUSLY

At this point the Council recessed for an 'In Camera' Meeting in the Mayor's office, and re-convened in the Council Chamber at 5.20 p.m.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

BOARD OF ADMINISTRATION
REPORT, July 19, 1974.

Personnel Matters (July 19, 1974)

Personnel Regulation #70 -
Documentation on Employment.

MOVED by Ald. Linnell
THAT the recommendation of the Board of Administration contained in this report be approved but that the requirements of a marriage certificate for female employees be deleted if this deletion does not conflict with any statutory requirements.

- CARRIED UNANIMOUSLY.

Property Matters
(July 19, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Amendment to Rental Review - Lot 6, Block 48, D.L. 182 & 2037 Sit. E/S Glen Drive, South of William Street
Cl. 2: Lease Renewal - Portion of W/S Granville Street, South of 66th Avenue, Formerly the Easterly 10' of Lots 1 - 3 of Lot 2 of Block 4 and Lot 1 of Block 5, D.L. 325
Cl. 3: Right-Of-Way Easement, D.L. 6330, Situated S/S False Creek, East of Granville Street
Cl. 4: Lot 95, D.L. 339, Situated 6700 Block Arlington Street
Cl. 5: National Harbours Board Lease Adjacent to Stanley Park
Cl. 6: Surrender of Lease - South Foot of Main Street between Kent Avenue South and the Fraser River City of Vancouver to Evans Products Co. Ltd.

The Council took action as follows:

MOVED by Ald. Gibson
THAT the recommendations of the Board of Administration contained in Clauses 1 - 5 of this report be approved.

- CARRIED UNANIMOUSLY

Surrender of Lease - South Foot of Main Street
between Kent Avenue South and the Fraser River
City of Vancouver to Evans Products Co.Ltd. (Clause 6)

MOVED by Ald. Bowers
THAT the request of Evans Products Co.Ltd., for surrender of lease on the subject property to be effective July 31,1974 be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL
REPORT, July 19, 1974.

Works and Utility Matters
(July 19, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl.1. Water Street Beautification - Basis of Assessment.
Cl.2. City Bridge Study.

The Council took action as follows:

MOVED by Ald. Hardwick
THAT the report of the City Engineer contained in Clause 2 of this report be received for information.

- CARRIED UNANIMOUSLY

(For Council action on Clause 1 - see page 16)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Social Service and
Health Matters (July 19, 1974)

Tattoo Parlours

Council had before it for consideration the following report of the Medical Health Officer:

" City Council, at its meeting of May 14, 1974, did not uphold the recommendation of the Medical Health Officer that no new Tattoo Parlour licenses be granted in the City of Vancouver. Council passed the following resolution:

"THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer."

The Medical Health Officer reports as follows:

"Since the Council decision of May 14, the following happened:

(1) There has been an additional request to the City License Inspector for the operation of a Tattoo Parlour. This has not been acted upon due to the specific nature of the Council resolution of May 14, and the desire to clarify Council policy more adequately in this matter.

(2) Mr. Bryan Zuk has completed renovations to his premises to meet Health Department requirements. Consistent with the discussion before Council, an investigation of the dyes has taken place, and it is established that Mr. Zuk's red dye contained over 60% mercury sulphide. The use of this material was established in scientific literature to be the cause of light sensitive allergic reactions whereby the red portion of tattoos swell up in the sunlight often requiring surgical removal. Mr. Zuk has been advised to seek an alternative red dye and further tests by the City Analyst's Laboratory will be necessary to determine whether alternative dyes also contain mercury. The knowledge that red dye contained mercury was not known to Mr. Zuk as the supplier did not identify the composition. One of the two other tattoo parlours was using a mercury-based red dye. He has been requested to change to a mercury-free red dye.

(3) Information from the B. C. Hospital Insurance Service has indicated that in the last full year of analyses of hopitalizations (1972) tattoo related skin diseases totalled 28, with 20 of the 28 hospitalizations occurring in Greater Vancouver hospitals. To investigate this more adequately by reviewing individual patient records will require several weeks because access to records will have to be negotiated. It is not known whether these hospitalizations were related to the use of tattooing in covering unsightly skin defects or whether they were related to actual tattoo complications or for surgical removal.

(4) There has been consultation with the Law Department indicating that the City in regulating tattooing would be able to insist on proper sterilization and other sanitary techniques to prevent infection. It is also possible to prohibit certain dye ingredients (although this would have to be checked by the City Analyst's Laboratory periodically). It is possible for children under the age offull majority to be excluded from

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Tattoo Parlours (Cont'd)

the tattoo procedure and for a registry of customers, giving name, age, etc., to be required. This latter measure would permit establishing any connection between infection and any individual operator. After discussion, it was considered impractical to prevent individuals under the influence of alcohol and drugs from being tattooed. Although alcohol is a significant factor in reports from other centres, the policing of this would be impossible and, therefore, it would be impractical to include this in any By-law.

In view of the foregoing and on the assumption that Council has decided not to prevent the practice of tattooing in the City of Vancouver, I would like guidance on the following alternatives:

(i) No more tattoo licenses be granted in the City until a fuller investigation establishes the experience in British Columbia. If no further tattoo licenses are granted, then it would be possible with only three operators in the City to monitor their methods consistent with the foregoing concerns so as to minimize the danger of infection or allergy. The occasional development of tumours would not, of course, be prevented by any supervised and regulated tattooing.

(ii) Adopt a policy of permitting additional tattoo licenses. If this were the case, then it would be necessary to establish a By-law, and, accordingly, it is requested that Council instruct the City Law Department to prepare a Tattoo Parlour By-law including the features under (4) above. " "

MOVED by Ald. Bowers
THAT alternative (ii) contained in the report of the Medical Health Officer, and quoted above, be approved.

- CARRIED

(Ald. Linnell, Marzari, Volrich and the Mayor opposed)

Building & Planning Matters
(July 19, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Development Permit Application No. 66503
3114 East 49th Avenue (S/E Corner of 49th Avenue and Kerr Street)
Cl. 2: Demolitions: Odlum Drive/Kitchener Street

The Council took action as follows:

MOVED by Ald. Bowers
THAT the recommendation of the Director of Planning contained in Clause 1 be approved.

- CARRIED

(Aldermen Gibson, Marzari and Rankin opposed)

MOVED by Ald. Linnell
THAT Clause 2 of this report be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(July 19, 1974)

Federal Winter Capital Projects Program Financing.

MOVED by Ald. Pendakur
THAT the recommendations of the Director of Finance contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Report from Clients' Committee re
Space Requirements of Vancouver Police Department.

Council noted a report from the Clients' Committee re Space Requirements of Vancouver Police Department, setting out various options for improved utilization of the existing Police Station at 312 Main Street and moving the Traffic Division of the Police Department into this building from its present rented quarters at 475 Main Street.

The report concluded with the following resolution and recommendation for Council's consideration.

RESOLVED

THAT Graham Brawn and Associates be asked to submit for Council's consideration a further report on the advantages and disadvantages of constructing a new Police Station compared with the complete renovations of 312 Main Street (Option 4) and a report on costs and the various means of providing the required parking facilities for the existing Police Station, such reports to be submitted to the Council meeting of July 30th.

RECOMMENDED

THAT Council make a decision at its meeting of July 30th on this latest report from Graham Brawn and Associates.

MOVED by Ald. Bowers
THAT the resolution of the Committee contained in this report be received for information and that the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

D. Britannia Community Services Centre Ice Rink.

Council noted the following report dated July 17, 1974, from the Director of Planning:

On April 2, 1972 Council approved the following recommendations:

"1. Downs/Archambault + Britannia Design be instructed to carry on with preparing the working drawings in consultation with Northern Construction.

2. Council approve a fee of $5,000 for assistance by Northern Construction in developing final working drawings leading towards management contract, and on the understanding that if the contract proceeds, this $5,000 will be absorbed in the management fee.

3. Council agree to the system of a management contract with upset price arrangement for the Britannia Ice Rink.

4. Northern Construction be requested to submit an upset price, a management fee and a price for the general contractor's part of the work.";

with the request also that "the design and construction of the Britannia Ice Rink proceed with the intent that the project costs be kept to $1,000,000.

CONTINUED...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Britannia Community Services Centre Ice Rink.(Cont'd)

The Architect's estimate at the time of the April 2, 1972 resolution was made up as follows:

Total building cost	$1,034,863
Consultants fees	77,614
Furniture, equipment & sundary	45,000

The Architects have completed their working drawings and specifications to the point that a firm proposal has now been made for a management contract with a total upset price of $1,016,057 from Northern Construction, which includes a $50,000 management fee.

A copy of the letter submitting this bid from Downs/Archambault + Britannia Design together with a breakdown of the sub-contract prices and various suggested deletions is attached.

The upset price contained in the Downs/Archambault letter includes all of the deletions noted by their Appendix B.

This proposal has been discussed with the Superintendent of Construction and Maintenance for the School Board, Don Sutherland and Ian Frew who is responsible for Construction and Maintenance for the Park Board and it is our conclusion and recommendation that to delete the special dasher boards and plastic shields for a saving of $8,500 would be false economy, leading to higher subsequent management costs.

Accordingly, it is recommended that a management contract be awarded to Northern Construction with an upset price $1,024,557, including a management fee of $50,000.

Additional funds for the project will be required for fees, furniture and equipment with a summary total as follows:

Building contract	$1,024,557
Consultants fees	77,000
Furniture and equipment	40,000
Total	1,141,557

As noted in the letter from Downs/Archambault, Northern Construction have in fact obtained firm sub-trade prices for most of the amounts which they cannot hold beyond the end of July. Undoubtedly the cost will increase after that date.

Accordingly it is RECOMMENDED:

1. That Council approve the award of a management contract to Northern Construction Company with an upset price of $1,024,557 including a $50,000 management fee.

2. That the contract with Northern Construction be to the satisfaction of the Director of Legal Services and the Superintendent of Construction and Maintenance for the School Board.

3. That the necessary funds be appropriated from the Ice Rink By-law funds, bearing in mind the Provincial one-third contribution, for a total amount of $1,141,557 to include fees and furniture, as well as construction contract.

CONTINUED....

Britannia Community Services Centre Ice Rink (Continued)

Comments from Director of Finance

1. The voters approved $2,750,000 in the fall of 1973 for Ice Rinks, with an indication that this would provide five rinks.

2. The net cost of the Britannia Rink is expected to be $808,000 (being $1,141,000 less $333,000 Recreation Facilities Fund grant from the Province). This leaves a balance of $1,942,000 from the $2,750,000.

3. If the assumption is that $1,942,000 will only construct two more rinks for a total cost of $2,608,000 (being $1,942,000 + $666,000 grants) then Council should be aware of this. At today's prices it is not unreasonable to assume that the $2,608,000 will only buy two more rinks.

4. It is my understanding that the Park Board will be dealing with this question on July 22, 1974.

MOVED by Ald. Marzari
THAT the recommendations of the Director of Planning contained in the above report be approved.

- CARRIED UNANIMOUSLY

E. Langara Lands

Council had for consideration report from the Director of Planning dated July 18, 1974, dealing with the consultants' report on the development of these lands; the report also outlined priorities established by the Citizens' Committee on Langara, and put forward for Council's consideration the following alternative methods of financing housing on this site.

(i) It could be developed under normal financial arrangements and in this case underground parking would be appropriate and consistent with normal city requirements. Rents for the Family housing would be $793.

(ii) If the cost of the units is reduced by excluding underground parking, advantage can be taken of the special Provincial and CMHC financial arrangements to give a rental of $370 per month for Family housing.

The Director of Planning's report concluded with the following recommendations:

(i) THAT subject to there being no provincial purchase of land for college extension or recreation purposes, Council approve the development of 20 acres of housing generally as recommended by the consultant;

(ii) THAT following the decision on the method of disposal of the Family and Single housing, he report further on the details of the required re-zoning and methods of disposal;

(iii) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Board of Parks & Public Recreation;

(iv) THAT should Council release two acres of the twenty acres proposed for development to the Y.M.C.A. the matter of location and siting of the facility be referred to the Planning Dept. for consideration in the overall plan.

(v) THAT the matter of the recreation facilities, (taking into account Council's decision on the Y.M.C.A.), also be referred to the Board of Parks & Public Recreation."

Alderman Bowers advised that he had attended a recent Park Board meeting where this matter was discussed and he had been asked by the Park Board to convey to Council the Park Board's request that action on this matter be deferred pending the decision of the Minister of Recreation and Conservation on the use of this land for recreational purposes.

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Langara Lands (Cont'd)

MOVED by Ald. Bowers
THAT recommendation (i) of the report of the Director of Planning be approved.

- CARRIED

(Alderman Marzari opposed)

MOVED by Ald. Hardwick
THAT recommendations (ii) to (v) and alternatives (i) and (ii) with respect to financing of housing, be referred to the Standing Committee on Civic Development for consideration.

- CARRIED UNANIMOUSLY.

F. Reorganization of the North Fraser Harbour Commission.

Council noted the following report dated July 9, 1974, from Alderman V.S. Pendakur, Chairman of the Standing Committee on Waterfront and Environment.

On July 9th, Council approved a recommendation of the Standing Committee on Waterfront and Environment, dated June 27, 1974, that the Chairman be authorized to meet with representatives of Burnaby and Richmond to discuss the equal division of the $595,206 surplus revenue of the North Fraser Harbour Commisssion. I have met with the representatives of the Councils of Burnaby and Richmond and discussed the situation regarding the retained profits, and further have discussed what I believe to be Council's wishes regarding the use of these funds.

I believe Vancouver Council has clearly indicated that in its opinion, and according to the legal and financial advice received, funds belong to the three municipalities, and further that the three municipalities should not agree to the transfer of the North Fraser Harbour Commission from the 1913 Act to the 1964 Act until disposition of the funds has been settled. I further believe that Council is of the opinion that the funds should be used for recreation and development along the Fraser River, with the three municipalities co-operating as far as practicable to derive the maximum benefit in recreational facilities.

After our discussion, the representatives of the Burnaby and Richmond Councils agreed to report to their respective Councils on Monday, July 22nd with recommendations similar to those that follow. If all three Councils agree, then a united position will be put to the North Fraser Harbour Commission and to Ottawa.

I, therefore, RECOMMEND that Council

A. Advise the North Fraser Harbour Commission that the municipality firmly considers the funds to belong to the three municipalities;

B. Request the North Fraser Harbour Commission to neither spend nor commit the $595,206 or any portion thereof;

C. Request the North Fraser Harbour Commission to advise the municipalities how they wish to hand over the funds (question of timing and cash versus investments); and

D. Request the Mayor to advise the Federal Minister of Transport and the Federal Minister of Urban Affairs of Council's position.

MOVED by Ald. Pendakur
THAT a further recommendation 'E', reading as follows, be added to the above recommendations:

E. That the municipalities of Burnaby and Richmond be advised of Council's action on this matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur
THAT recommendations 'A' to 'E' of the above report be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Waterfront and Environment, July 4, 1974.

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl.1. Pollution 'Status Report'
Cl.2. Major Planning Reports which had to be dealt with at Standing Committee level in 1974.

MOVED by Ald. Pendakur
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY.

II. Report of Standing Committee on Social Services, July 4, 1974

The Council considered this report of the Committee which contains nineclauses identified as follows:

Cl. 1: Day Care Centre at Burrard View Park
Cl. 2: Delays Encountered by People Applying for Mincome
Cl. 3: Lumberland Building Materials Limited - Request to Acquire City Land
Cl. 4: Factory-Built Buildings (Mobile Units)
Cl. 5: Downtown Eastside Residents' Association - Complaints of Rent Increases
Cl. 6: Lee Building - 175 East Broadway
Cl. 7: Hotel East - Owners' Refusal to Accept Rent Cheques
Cl. 8: Downtown Eastside Residents' Association - Proposal for Carnegie Library at Main and Hastings Streets
Cl. 9: Downtown Eastside Residents' Association - Neighbourhood Improvement Program in the Downtown Eastside Area

The Council took action as follows:

MOVED by Ald. Rankin
THAT Clauses 1 and 4 be approved, and Clauses 2,3,5 and 9 contained in this report be received for information.

- CARRIED UNANIMOUSLY

Lee Building - 175 East Broadway(Clause 6)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Hotel East - Owners' Refusal to Accept Rent Cheques (Clause 7)

MOVED by Ald. Harcourt
THAT this resolution be referred to the Standing Committee on Housing for further consideration.

(referred)

Downtown Eastside Residents' Association Proposals for Carnegia Library at Main and Hastings Streets.(Clause 8)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this Clause be approved but that the recommendation of the Committee contained in this same Clause be withdrawn.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance and Administration, July 4, 1974

The Council considered this report of the Committee which contains three clauses identified as follows:

Cl. 1: Position of Chief License Inspector
Cl. 2: 1976 - 80 Five Year Plan
Cl. 3: Committee Meetings to Review Five Year Plan Submissions

The Council took action as follows:

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in Clause 1 be approved.

- CARRIED

(Alderman Hardwick, Linnell and Marzari opposed)

MOVED by Ald. Bowers
THAT Clauses 2 and 3 of this report be received for information.

- CARRIED UNANIMOUSLY.

IV. Report of Standing Committee on Civic Development (July 8, 1974)

False Creek Rezoning.

MOVED by Ald. Hardwick
THAT this report be received for information.

- CARRIED

(Alderman Linnell opposed)

V. Joint Report of Standing Committees on Social Services and Finance and Administration (July 11, 1974)

MOVED by Ald. Bowers
THAT recommendation 'A' of the Committee contained in this report be approved.

- CARRIED AND BY THE REQUIRED MAJORITY.

(Alderman Hardwick opposed)

MOVED by Ald. Bowers
THAT recommendation 'B' be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers
THAT recommendation 'C' be approved.

- (amended)

MOVED by Ald. Pendakur (in amendment)
THAT the following words be added to recommendation 'C'

FURTHER THAT the City discontinue funding of information centres from December 31, 1974 onwards.

- CARRIED

(Alderman Harcourt, Marzari, Volrich and Mayor Phillips opposed)

Recommendation 'C' as amended by Ald. Pendakur and reading as follows was put and CARRIED.

"That the Minister of Human Resources be asked to undertake an evaluation of information centre funding, operation and jurisdiction and that Area Resource Boards, the City's Social Planning Department, the Social Services Committee and the information centres themselves provide information for this evaluation, and that the City will discontinue funding of information centres from December 31, 1974 onwards."

(Alderman Harcourt, Marzari, Volrich and Mayor Phillips opposed)

Aldermen Harcourt, Marzari and Pendakur
left the meeting at this point.

Report of Standing Committee on
Social Services, July 11, 1974

The Council considered this report of the Committee which contains six clauses identified as follows:

Cl. 1: Landlord-Tenant Problem - 8692 French Street
Cl. 2: Downtown Eastside Residents' Association - Rent Increases at Downtown Eastside Area Hotels
Cl. 3: West End Services Centre, 1650 Robson Street
Cl. 4: Civic Grant Request - McLean Park Recreation Project
Cl. 5: Lee Building - 175 East Broadway
Cl. 6: Fairview Day Care Society - Hodson Manor

The Council took action as follows

Landlord-Tenant Problem
8692 French Street, (Clause 1)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey and Volrich opposed)

(At this point Aldermen Harcourt and Marzari rejoined the Meeting.)

Downtown Eastside Residents Association
Rent Increases at Downtown Eastside Area Hotels. (Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be received for information.

- CARRIED

(Alderman Marzari opposed)

West End Services Centre,
1650 Robson Street (Clause 3)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee contained in this Clause be amended by the addition of the following as recommendation
* (c) "The Chairman of the Management Team be responsible for the administration of the office."

- CARRIED UNANIMOUSLY

* Underlining denotes amendement.

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause and as amended this day be approved.

- CARRIED UNANIMOUSLY.

Civic Grant Request - McLean Park
Recreation Project. (Clause 4)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Social Services, July 11, 1974. (Cont'd)

Lee Building,
175 East Broadway (Clause 5)

MOVED by Ald. Rankin
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fairview Day Care Society
Hodson Manor. (Clause 6)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be referred to the Assistant Director of Construction and Maintenance for consideration and incorporation into his report to Council on the future use of Hodson Manor.

- CARRIED UNANIMOUSLY

VII Report of Standing Committee on
Finance and Administration,
July 11, 1974

The Council considered this report of the Committee which contains three clauses identified as follows:

Cl. 1: Aldermanic Indemnities
Cl. 2: Sewer Separation on Private Property
Cl. 3: STEP '74 - Student Summer Employment Program

The Council took action as follows

Aldermanic Indemnities (Clause 1)
MOVED by Ald. Bowers
THAT Clause 1 of this report be received for information.

- CARRIED UNANIMOUSLY

Sewer Separation on Private Property (Clause 2)

(a) Maintenance of Separate Sewer Connections on Private Property in Existing Separate Sewer Areas.

MOVED by Ald. Bowers
THAT the recommendation of the Committee on this matter be approved.

- CARRIED UNANIMOUSLY

(b) Corrections to Storm Sewers in Existing Separate Sewer Areas.

MOVED by Ald. Linnell
THAT the recommendation of the Committee on this matter be approved.

- CARRIED

(Alderman Bowers opposed)

(c) Conversion of combined Sewer Connections to Separate Sewer Connections on Private Property.

In this regard Council noted a report dated July 18, 1974 from the Acting City Engineer setting out estimated cost should Council consider approving the recommendation of the Committee . Also submitted for Council consideration was a

CONTINUED

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Sewer Separation on Private Property (Cont'd)

report dated July 19, 1974 from the City Building Inspector informing Council of some of the implications of the change in policy proposed by the Committee.

MOVED by Ald. Volrich
THAT the matter of conversion of combined sewer connections to separate sewer connections on private property and the reports of the Assistant City Engineer and the City Building Inspector be referred back to the Standing Committee on Finance and Administration for further consideration.

- LOST

(Aldermen Bowers, Gibson, Linnell, Massey and Mayor Phillips opposed)

A tie vote resulted and, therefore the motion of Ald. Volrich was declared lost.

MOVED by Ald. Hardwick
THAT consideration of this matter be deferred to the next meeting of Council for report reference by the City Engineer.

- CARRIED UNANIMOUSLY

Step '74 - Student Summer Employment Program (Clause 3)

MOVED by Ald. Bowers
THAT this Clause of the report be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Community Development, July 11, 1974

The Council considered this report of the Committee which contains seven clauses identified as follows:

Cl. 1: Kitsilano Area Planning Program Committee Membership
Cl. 2: Party Identification By-law
Cl. 3: Hospital By-law
Cl. 4: Liquor Permit Applications
Cl. 5: Consultant's Request for Additional Funds for Champlain Heights Planning
Cl. 6: Britannia Centre Society Constitution and By-laws
Cl. 7: Presentation re Location of Major Hotel in the Chinatown Area

The Council took action as follows:

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in Clauses 3 and 5 - be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY.

Kitsilano Area Planning Program Committee Membership (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Hardwick and Mayor Phillips opposed)

CONTINUED....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Development. (Cont'd)

Party Identification By-law (Clause 2)

Council noted a letter from the Vancouver Area Council of the N.D.P. submitted this day, opposing the requirement in the proposed By-law that before political affiliation can be shown on the ballot a political party must be a registered society.

MOVED by Ald. Volrich
THAT this matter be referred back to the Standing Committee on Community Development to permit representatives of the Area Council of the N.D.P. to appear before the Committee.

- CARRIED UNANIMOUSLY.

Liquor Permit Applications (Clause 4)

(a) 141 Keefer Street,
Development Permit Application No. 63200

MOVED by Ald. Volrich
THAT recommendation (a)as contained in this Clause be approved

- CARRIED

(Alderman Massey and Mayor Phillips opposed)

(b) 811 Richards Street,
Development Permit Application No. 60825.

and 1110 Granville Street
(c) Development Permit Application No. 65920.

MOVED by Ald. Volrich
THAT recommendations (b) and (c) contained in this Clause be approved.

- referred

MOVED by Ald. Massey
THAT the above Development Permit Applications be referred back to the Standing Committee on Community Development for report to Council in greater detail on number and location of existing beer parlours adjacent to the proposed developments and other relevant details.

- CARRIED

(Aldermen Hardwick and Linnell and Mayor Phillips opposed)

Presentation re Location of Major Hotel
in the Chinatown Area. (Clause 7)

MOVED by Ald. Volrich
THAT the resolution of the Committee contained in this Clause be received after amendment to read as follows:

'That the presentation by Mr. Hamilton be received.'

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

IX Report of Standing Committee on Civic Development, July 11, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Proposed Development - Nelson Park Site
Cl. 2: Downtown Planning Study

The Council took action as follows

MOVED by Ald. Hardwick
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and Report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AUTHORIZE TEMPORARY BORROWING PENDING SALE OF DEBENTURES.

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

NOTICE OF MOTION

The following Notice of Motion was submitted and recognized by the Chair.

MOVED by Ald. Massey
WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas.
AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work
BE IT RESOLVED that the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed charter amendment.

ENQUIRIES AND OTHER MATTERS

Alderman Rankin Widening of Findlay Street.	referred to a complaint from a citizen on the matter of widening Findlay Street in the vicinity of Victoria Drive, and requested a report from the City Engineer on this matter. The Mayor so directed.
Alderman Bowers Appointment of Public Relations Consultant - Five Year Plan.	advised that Mr. Bud Elsie has been appointed as Public Relations Consultant with respect to the forthcoming Five Year Plan.

The Council adjourned at approximately 7.10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of July 23, 1974, adopted on July 30, 1974.

O. Phillips
MAYOR

CITY CLERK

BOARD OF ADMINISTRATION

ii

TO: VANCOUVER CITY COUNCIL

SUBJECT: LEASE SURRENDER -- STANDARD OIL CO. LTD.
Lots 3 & 4 of C, Block 14, D.L. 196
-- 570 Carrall Street

CLASSIFICATION: Recommendation

The Supervisor of Property and Insurance reports as follows:-

"On July 12, 1974, a letter was received from Mr. Harris L. Cashman, Solicitor for Mid-East Enterprises Ltd., a sub-tenant of Standard Oil Co. Ltd.'s operator, asking to be exempted from delivering up vacant possession on July 31, 1974.

On March 19, 1974, City Council approved the surrender of a lease with Standard Oil Co. Ltd. as of July 31, 1974. A copy of this report is attached.

Standard Oil Co. Ltd. has signed the surrender documents which were registered in the Land Registry Office, May 16, 1974. They agree to demolish the buildings, remove the underground tanks, and leave the site in a neat and tidy condition, within 60 days of July 31, 1974, at no cost to the City.

Standard Oil Co. Ltd. had kept their Operator in the discussions regarding the surrender and gave him official notification on May 16, 1974. They have a demolition contract with Cloverdale Demolition to remove the building by August 15, 1974.

Mid-East Enterprises, as a sub-tenant of the Operator, was occupying a portion of the premises without City consent which is not allowed under the terms of the lease between the City and Standard Oil Co. Ltd.

It would appear that there are three alternatives:-

1. Allow Standard Oil Co. Ltd. to proceed as per the Agreement to demolish and clear the site.

2. Allow Standard Oil Co. Ltd. to proceed with the work required by the Surrender Agreement. Mid-East Enterprises could apply for a development permit for a temporary office trailer on a portion of the site out of the way of the demolition contractor, and be allowed to remain for a limited time on a month-to-month rental.

3. Instruct the Supervisor of Property & Insurance to negotiate with Standard Oil Co. Ltd. to cancel that portion of the surrender agreement dealing with the demolition, removal of tanks and clean up of the site.

Standard Oil Co. Ltd. are obligated to fulfil the Surrender Agreement and they wish to demolish the buildings. They have received criticism in the past for abandoning service stations and it is their policy to demolish them and clean up the site.

If the Company agreed to leave the buildings and tanks, there would be an obligation to the demolition contractor and the City would then be liable for the demolition and removal of tanks which would cost approximately $4,000.00. If the City did lease to Mid-East Enterprises Ltd., they should require a bond of $6,000.00 to cover any costs.

The Supervisor of Property and Insurance RECOMMENDS that Council confirm their Resolution of March 19, 1974 by accepting alternative Number 1. However, they may wish to consider the other alternatives."

Your Board
RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

WORKS & UTILITY MATTERS

A-1

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The Acting City Engineer reports as follows:

"At a Court of Revision held on November 29, 1973 Council approved a project for lane paving on Lane North of Hastings Street from McLean Drive to Clark Drive (Schedule 422, Item 83).

The easterly 240 feet of this block had an existing pavement which was to have been resurfaced as part of the project. This resurfacing has now been found to be unnecessary and the project should be reduced in scope.

The revised estimated costs are:

	P.O. Share	City's Share	Total Cost
As advanced	$ 6,030	$ 6,648	$ 12,678
Revised	$ 5,064	$ 6,510	$ 11,574

I RECOMMEND that the project on Schedule 422, Item 83, for lane pavement on the lane north of Hastings from McLean Drive to Clark Drive be reduced in scope by deleting the easterly 240 feet from the project so that the new limited and determinable area is:

Lane north of Hastings Street from approximately 240 feet west of McLean Drive to Clark Drive;

and that portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Pendrell Street between Burrard Street and Thurlow Street, Blocks 9 & 10, D.L. 185 - St. Paul's Hospital

The Acting City Engineer reports as follows:

"A request has been received from the Greater Vancouver Regional Hospital District to have Pendrell Street closed between Burrard Street and Thurlow Street. The request is being made in order that the Hospital District can proceed with plans for an extension to St. Paul's Hospital. To assemble the site it will be necessary for the Hospital District to acquire the church site at the north east corner of Thurlow Street, the apartment site on the south side of Pendrell Street, and the service station at Burrard Street. This means an outlay of a large amount of money. Before purchasing the site the Hospital District wants assurance that Council will close the street.

The City in the past has conveyed closed highway to hospitals for the nominal sum of one dollar with the restriction that the highway be used for hospital purposes only. This constitutes a grant from the City of the value of the street. In the event that the highway is no longer used for hospital purposes, it shall again be dedicated to the City at no cost.

I RECOMMEND that Pendrell Street between Burrard Street and Thurlow Street be closed, stopped up and conveyed to either the Hospital District or St. Paul's Hospital subject to the following conditions:

a. All the lands on both sides of Pendrell Street between Burrard and Thurlow Street be first registered in the name of the Hospital District or the owners of St. Paul's Hospital.

cont'd ....

Clause No.2 continued

b. The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for Hospital purposes.

c. The closed road and abutting lands to be subdivided in a manner satisfactory to the Approving Officer.

d. The applicant to pay all costs for the removal or rerouting of all utilities and all other costs to effect the closure of the street.

e. All ingress and egress to the new site to be to the satisfaction of the City Engineer.

f. Any rights-of-way for underground utilities or any other purposes to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Lane North of Grandview Highway West of the Lane West of Commercial Drive, Lot 1 S½ Block B., Block 154, D.L. 264A - Lease

The Acting City Engineer reports as follows:

"The Estonian United Church has made application to lease portion of the lane at the rear of their site in order to keep the area tidy and to provide more off street parking. The Church is totally exempt from taxes.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF7102 be closed, stopped up and leased to the Estonian United Church subject to the following conditions:

a. The term of the lease to be for 10 years subject to a 6 month notice of cancellation if the area is required for municipal purposes.

b. The rental to be $10.00 for the term.

c. No buildings to be erected on the lease area.

d. The lease area to be used for church parking only.

e. At the termination of the lease or the extension thereof the area to be returned to the City in a condition satisfactory to the City Engineer.

f. An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

4. Rental Increase for Nanaimo Street Footbridge on National Harbours Board Lands

The Acting City Engineer reports as follows:

"For many years the City has leased an area of 955 square feet from the National Harbours Board for the northerly footing and stairs of the Nanaimo Street footbridge over the C.P.R. tracks. The lease has been on a year to year basis with an annual rental of $25.00. The lease provides for its cancellation by either party on six months notice. National Harbours Board have given notice for the cancellation of the existing lease. They are prepared to renew the lease on the same basis as the previous lease but with the annual rental of $150.00 and the rental to be reviewed every three years.

cont'd ...

Clause No.4 continued

I RECOMMEND that the Mayor and the City Clerk be authorized to execute a new agreement for the lease from the National Harbours Board for the footing and stairs of the Nanaimo Street footbridge under the same conditions as the previous lease with an annual rental of $150.00 and that the rental be reviewed every three years.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

5. Rental Increase for Sewer Outfall at Slocan Street End

The Acting City Engineer reports as follows:

"The City has a sewer overflow outfall in Burrard Inlet at the end of Slocan Street. This outfall has been under lease from the National Harbours Board for many years. The current annual rental has been $25.00. The agreement provides for a rental review for the period commencing July 1, 1974 and terminating June 30, 1980. The rental is to be increased to $150.00 per annum.

I RECOMMEND that the Mayor and City Clerk be authorized to execute a new agreement with rental for the lease with National Harbours Board for the sewer outfall at the north end of Slocan Street be increased from $25.00 per annum to $150.00 per annum for the period commencing July 1, 1974 and terminating June 30, 1980.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

6. Rental Increase for Lease for Granville Bridge Footings

The Acting City Engineer reports as follows:

"Footings for Fir Street ramp of the Granville Bridge are on C.P.R. property. The lease of the area occupied by the footings provides for the rental to be reviewed and become effective August 1, 1974. The proposed rental is to be increased from $20.00 per annum to $60.00 per annum.

I RECOMMEND that the Mayor and City Clerk be authorized to execute an agreement whereby the rental for the lease with Marathon Realty for the portions of C.P.R. lands leased for the Fir Street Ramp of Granville Bridge be increased to $60.00 per annum.

Funds are available for this purpose in account 8021/1850."

Your Board RECOMMENDS that the foregoing be approved.

7. Closure of Ontario Street, South of South Kent Avenue, D.L. 322

The Acting City Engineer reports as follows:

"The owner on both sides of Ontario Street, south of Kent Avenue has made application to acquire this portion of the street to consolidate their holdings. They are prepared to dedicate a 66 ft. road allowance on the west side of their property making the above mentioned portion on Ontario Street surplus to the City's highway requirements.

This development has been processed through the Standing Committee of Council on the Waterfront.

cont'd ...

Clause No.7 continued

I RECOMMEND that all that portion of Ontario Street, south of South Kent Avenue be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

a) The westerly 66 feet of Block 11, south of right-of-way, D.L. 322 be dedicated for road.

b) The value of the difference in area between the closed street and the new street to be $31,500 in accordance with the recommendation of the Supervisor of Property & Insurance.

c) The applicant to pay the actual cost of the following:

1. Ontario Street sewer work estimated at $26,000.
2. Applicants share of surfacing South Kent Avenue estimated at $11,500.
3. Excavate, fill and surface the newly located Ontario Street estimated cost $28,000.

d) A public utility easement be provided for the power poles on the present Ontario Street or the applicant make necessary arrangements with B.C. Hydro to relocate the power lines at no cost to the City.

e) The closed road be consolidated with the abutting lands.

f) The applicant provide and register a subdivision plan satisfactory to the Approving Officer.

g) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

8. Closure of Portion of Carolina Street between Great Northern Way and 5th Avenue

The Acting City Engineer reports as follows:

"On June 11, 1974 Council approved the closure of the east 33 feet of St. George Street and the west 33 feet of Carolina Street, between Great Northern Way and 5th Avenue. One of the conditions of the approval was a public utilities easement be granted to the City to accommodate the sewer manhole on Carolina Street. This provision was in error as the east 5 feet of the closed portion of the street is also required for sewer right-of-way.

The Supervisor of Property & Insurance has advised that because of the right-of-way the value of the streets at $62,531.25 is too high. The value should now be $59,812.50.

I RECOMMEND that as a condition for the closure of St. George Street and Carolina Street the applicant grant the City a right-of-way over the east 5 feet of the closed portion of Carolina Street and the value for the closed portions of St. George Street and Carolina Street between Great Northern Way and 5th Avenue be reduced from $62,531.25 to $59,812.50 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

9. Tender No.56-74-1 - Automotive Gasoline & Diesel Fuel Oil

Tenders for the above were opened by your Board on June 17, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Engineering Department Equipment Branch Operating Account.

cont'd ...

Clause No.9 continued

This tender called for the supply of both automotive gasoline and diesel fuel, each will be dealt with separately.

Automotive Gasoline

Five bids were received.

Prices were requested for both regular gasoline and low or no-lead gasoline. The price for low or no-lead gasoline was requested in the event that any 1975 model year vehicles should require this type of gasoline to validate warranties. Any quantity of low or no-lead gasoline purchased will be in lieu of regular gasoline. The recommended bidder is the low bid for both types of gasoline.

We RECOMMEND acceptance of the low bid to meet specifications from Standard Oil Company of British Columbia for the supply of automotive gasoline at a unit cost of 45.6¢ per gallon ($456,000.00 based on an estimated 1,000,000 gallons per year) including all taxes.

Diesel Fuel - Land Deliveries

Five bids were received.

We RECOMMEND acceptance of the low bid from Texaco Canada Limited for the supply of diesel fuel at a unit cost of 48.6¢ per gallon ($97,200.00 based on estimated 200,000 gallons per year) including all taxes.

Diesel Fuel - Marine Deliveries

Five bids were received.

We RECOMMEND acceptance of the low bid from Standard Oil of British Columbia for the supply of marine diesel fuel at a unit cost of 35.7¢ per gallon ($2,856.00 based on estimated 8,000 gallons per year) including all taxes."

Your Board RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved.

10. Tender No. 58-74-2 Ready Mixed Concrete

Tenders for the above were opened by your Board on June 10, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

General Information

Provision was made in the tender document for the City to award one or more contracts so that material may be obtained for each job from the depot that produced the lowest on-site cost after hauling costs are considered.

Approximately 60% of the material will be delivered by the supplier. The remaining 40% will be picked up from the suppliers' depots by City trucks. City trucks pick up material because all suppliers levy a surcharge on loads under 6 cubic yards, and, in many instances, it is more economical to pick up small loads than it is to have them delivered (the surcharge ranges from $5.00 to $18.00 per load depending upon load size).

It is recommended that that portion of the ready-mixed concrete which is to be delivered by the supplier, be awarded to the low bidder.

It is also recommended that each of the five bidders be awarded an unspecified portion of the material which is to be picked up by City trucks, so that the material for each job can be picked up from the firm that produces the lowest on-site cost for that particular location (taking into account the City's hauling costs).

cont'd ....

Clause No.10 continued

Recommendations

The City Engineer and Purchasing Agent recommend acceptance for the bids as follows:

A. Kask Bros. Ready-Mix Ltd.

All of the City's requirements for ready-mix concrete which is to be delivered by ready-mix trucks and an unspecified portion of the ready-mix concrete which is to be picked up by City trucks, as and when required for a 12-month period. The total estimated cost is $180,000.

B. (a) Lafarge Concrete Ltd.

(b) Ocean Construction Supplies Ltd.

(c) Econo Mix Ltd.

(d) Canwest Concrete Ltd.

An unspecified portion of the ready-mix concrete which is to be picked up by City trucks, as and when required for a 12-month period. The total estimated cost is $110,000.

The above costs include all taxes and charges except the Provincial 5% S.S. Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

11. Tender No. 58-74-1 Mineral Aggregates

Tenders for the above were opened by your Board on June 3, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Ideal Cement Company submitted an alternate material (crushed limestone) for item 13 (3" minus crushed tailings). They were lower in cost than the second lowest bidder by $12,200. on a volume of 10,000 tons. However, the material is not suitable for our needs as it does not meet our grading specifications.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bids meeting specifications and aggregate handling restrictions as follows:

A. Construction Aggregates Ltd.

All items except 7, 10, and 11 for a twelve-month period, at a total estimated cost of $804,400. The material is to be delivered and unloaded on City stockpiles at Cambie Yards. Part of items 9, 12, and 17 will be picked up at the supplier's stockpile.

B. Rivtow Straits Ltd.

Items 7, 10, and 11 for a twelve-month period, at a total estimated cost of $30,750. The material is to be delivered and unloaded on City stockpiles.

The above costs include all taxes and charges."

cont'd ...

Clause No.11 continued

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer.

FOR COUNCIL ACTION SEE PAGE(S) 916-7

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction,
1429 Williams Street, Vancouver, B.C.
Lot 1, Block 32, Subdivision 'J', D.L. 182
Landmark Projects Corporation Limited

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Landmark Projects Limited, for approval of a Strata Plan for a new three storey with basement, wood frame apartment building, containing 16 dwelling units at 1429 Williams Street."

N.B. See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Financing for the first mortgage has been arranged through

Montreal Trust Company
466 Howe Street
Vancouver, B.C.
Attention: Mr. J. Dean

The interest rate is 11½% per annum with a 5 year term and a 30 year amortization period. The lender will loan up to a maximum of 75% of the purchase price subject to Montreal Trust's final approval of the purchaser's application.

Second mortgage financing of $5,000.00 is available to those who qualify through

B.C. Government
Department of Housing
Home Acquisition Branch
827 Fort Street
Victoria, B.C.
Attention: Mr. N. Goldie

The interest rate is 8 3/4% per annum with no term and an amortization period equal to that of the first mortgage.

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

A $50.00 application fee is charged by Montreal Trust Company upon approval of the first mortgage application.

Subsection (c) - Details of a management contract and monthly services

Immediately upon filing of the Strata Plan the developer will enter into a management contract with Dominium Strata Management Services Limited which said management contract will have an initial term of one (1) year and will contain, inter alia, the following terms and conditions:

(1) management fees payable to the Manager during the initial term of twelve (12) months shall not exceed an average of ten (10) dollars per Strata Lot per month (aggregate charge for services shall not exceed one hundred sixty ($160.00) dollars per month);

Cont'd . . .

Clause #1 continued:

(2) the Manager shall be charged with carrying out the day to day management of the property and to report to the Strata Council from time to time with respect to details and costs of services provided and any recommendations with respect thereto;

(3) the Manager shall be charged with enforcing the By-laws of the Strata Corporation and the rules and regulations regulating the use of the common property;

(4) the Manager shall collect and receive all monies payable by the Strata Lot owners to the Strata Corporation under the By-laws and shall hold the same in trust for the Strata Corporation and to apply the same in payment of Accounts properly incurred by or on behalf of the Strata Corporation;

(5) the Manager shall maintain and repair the property on behalf of the Strata Corporation and will arrange and pay for water and sewer services, garden maintenance, garbage collection, janitorial services, property insurance, etc.;

(6) the Manager shall maintain at his own expense a comprehensive system of records and proper books of account reflecting all dealings and transactions involved in the management of the property and to render to the Strata Corporation monthly management accounts with respect thereto;

(7) the Manager shall prepare an estimated budget at lease once in each twelve (12) month period, setting forth an itemized statement of the estimate of all common expenses of the Strata Corporation for the ensuing year.

The purchaser's attention is drawn to Section 6, Subsection 6, of the Strata Titles Act, Chapter 46, of the Statues of British Columbia, 1966, as amended, wherein the Strata Corporation shall be entitled to terminate any management agreement upon three (3) months notice. Any purchaser shall be entitled to receive a full copy of the management agreement, without charge, upon request in writing to the Landmark Project Corporation Limited.

Monthly Services

The estimated monthly assessments for each Strata Lot are as follows:

Strata Lot	Square Feet	unit entitlement	estimated maintenance
1	1056	105	$ 56.00
2	1278	127	43.00
3	1483	148	45.00
4	1465	146	43.00
5	1294	129	56.00
6	806	80	43.00
7	827	82	43.00
8	931	93	50.00
9	838	83	43.00
10	809	80	43.00
11	843	84	50.00
12	806	80	43.00
13	1295	129	60.00
14	1300	130	60.00
15	809	80	43.00
16	843	84	50.00

The above estimates include the following:

-General Operating - caretaker, building insurance, management fee;

-Utilities - fuel and electricity for heating and lighting of common areas, water, scavengine, etc.;
(Laundry facilities and enterphone system included)

Cont'd . . .

Clause #1 continued:

-General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, miscellaneous;

-General Reserve - reserves for replacement of roof, common areas carpeting, common building entrance, etc.

Purchasers are responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to electricity, telephone and cablevision.

Subsection (d) - Taxes and other costs

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver. It is estimated that the real property taxes (gross) attributable to the respective Strata Lots for the 1975 taxation year shall be as follows:

Strata Lot	Unit Entitlement	Est. Gross Taxes
1	105	$ 375.00
2	127	400.00
3	148	450.00
4	146	450.00
5	129	400.00
6	80	350.00
7	82	350.00
8	93	375.00
9	83	350.00
10	80	350.00
11	84	350.00
12	80	350.00
13	129	400.00
14	130	400.00
15	80	350.00
16	84	350.00

The Provincial Home-Owners Grant currently at $200.00 will reduce gross taxes by $200.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. The additional $50.00 Home-Owners Grant is available to those who quality as senior citizens plus a new $30.00 to $40.00 school Tax Removal and Resource Grant new in 1974.

The Landmark Projects Corporation Limited is not aware of any further costs to purchasers excluding those costs normally incurred by purchasers such as cost of conveyance, personal insurance, etc.

Subsection (e) - Shared Facilities and Common Area

The Director of Planning has examined the prospectus and plans and finds the following:

All Common property not specified in the registered Strata Plan as included in the purchasers Strata Lot is maintained and administered as 'common property'. This included the following:

HALLWAYS AND LOBBY AREAS

All lobby areas and walkways within the building are designed for the use of all Strata Lot owners.

PARKING

There are 21 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking, storage, etc., at the discretion and vote of the Strata Lot owners.

Cont'd . . .

Clause #1 continued:

LAUNDRY ROOM

The laundry room and facilities situated on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lots.

STORAGE LOCKERS

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floor of the building.

MISCELLANEOUS ROOMS

These include boiler, electrical and garbage rooms all located on the underground floor of the building and all common property to be used at the discretion of the Strata Lot owners.

PATIOS AND BALCONIES

Within each Strata Lot is contained a balcony or patio area attached to and contiguous to the respective living and dining areas of each Strata Lot.

Patios and Balconies are not common property.

EXTERIOR SIDE-YARDS

Exterior side-yards (excluding suite patios) are common property and are intended for the exclusive use of all Strata Lot owners.

The prospectus states that the copy of the proposed By-Laws are available for inspection on request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from the office of Daine M. Sarter, Architect, in which he states that the quality of construction and finishes of this project compares favourably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

2. Strata Title Application - New Construction
8107 - 8167 Cambie Street, Vancouver, B.C.
Lot 19 of Parcel 'x' of Block 1 and 2, D.L. 311
M.L. & S. Investments, 208 East Hastings Street
Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from M.L. & S. Investments, for the approval of a strata plan for a new two storey with cellar , wood frame apartment building, containing 16 dwelling units at 8107 - 8167 Cambie Street."

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Cont'd . . .

Clause #2 continued:

Subsection (a) - The true interest on financing

Interim construction financing has been provided by City Trust. Units will be offered to prospective purchasers with a clear title. Mortgage financing will be offered to purchasers with one of the major mortgage finance companies at the current prevailing rate. Sales will not be subject to a purchaser taking such a mortgage and they may finance with a company of their choice.

Second Mortgage financing is also available through the Provincial Government for qualified applicants. The amount available being $5,000.00 which is currently at 8 3/4% per annum interest.

Sales will be conducted by Arbutus Management Ltd., Licensed Realtors. The commission rate is 5% of the sale price.

Subsection (b) - Any bonusing of financing

Mortgages will not contain any bonus financing.

Subsection (c) - Details of a management contract and monthly services

A management contract has been negotiated with Arbutus Management Ltd. and will be executed when the Strata Plan has been deposited at the Land Registry Office.

The fee charged for professional management is $250.00 per month payable by the Strata Corporation.

The individual cost per unit of the management fee is arrived at as controlled by the Strata Titles Act by taking:

$$\frac{\text{The total cost}}{\text{The total U.E.}} \quad \frac{\$250.00}{18628} = \$0.0134206 \text{ per U.E. of } 1$$

Therefore the total cost per unit =

Unit #	Address	U.E.	Management per month
522 W	West 65th Ave.	986	$13.2327
516	"	1010	13.5548
510	"	1676	22.4929
8107	Cambie Street	1206	16.1852
8113	"	1276	17.1247
8119	"	1276	17.1247
8125	"	1265	16.9770
8129	"	1252	16.8026
8131	"	1279	17.1649
8137	"	1279	17.1649
8139	"	1279	17.1649
8132	"	966	12.9643
8145	"	966	12.9643
8155	"	966	12.9643
8161	"	966	12.9643
8167	"	980	13.1522

Yearly Budget

General & Administrative

Audit	200
Bank charges	100
Insurance	1,250
Management Fee	3,000
Stationery	100
	4,650

Cont'd . . .

Clause #2 continued:

Repairs & Maintenance

Cleaning Contract	2,000
Electrical	125
Landscaping	2,115
Miscellaneous	200
Plumbing	200
Structural	150
	4,790

Utilities

Electricity	720
Garbage	420
	1,140

Total Operating Disbursements	10,580
GENERAL RESERVE	385
Annual Total:	$10,965

COMMON EXPENSES PER YEAR

Address	U.E.	Common Expenses per year	Common expenses per month
#522 West 65th Ave.	986	$581.74	$48.48
#516 West 65th Ave.	1010	595.90	49.66
#510 West 65th Ave.	1676	988.84	82.40
#8107 Cambie Street	1206	711.54	59.29
#8113 Cambie Street	1276	752.84	62.74
#8119 Cambie Street	1276	752.84	62.74
#8125 Cambie Street	1265	746.35	62.20
#8129 Cambie Street	1252	738.68	61.55
#8131 Cambie Street	1279	754.61	62.88
#8137 Cambie Street	1279	754.61	62.88
#8139 Cambie Street	1279	754.61	62.88
#8143 Cambie Street	966	569.94	47.50
#8145 Cambie Street	966	569.94	47.50
#8155 Cambie Street	966	569.94	47.50
#8161 Cambie Street	966	569.94	47.50
#8167 Cambie Street	980	578.20	48.18

At this point in time there is no historical accounting records for this project and therefore the figures shown in various expense accounts are based on experience from operating similar projects.

During the first year many items are covered by warranty and the total costs could be less than those shown, but, to illustrate the expenses the owners can usually expect, a typical year's budget has been prepared.

At the end of the Strata Corporation's fiscal year all accounts have to be adjusted to reflect the actual costs.

In accordance with the Strata Titles Act, common expenses are payable according to the Unit Entitlement. The total Unit Entitlement for this project equals 18,628. This figure divided by the total expenses of $10,965.00 equals a yearly cost of $.59 per Unit Entitlement of one.

This figure of $.59 is then multiplied by the Unit Entitlement of each individual townhouse and the total yearly and monthly costs for individual units are shown above.

Subsection (d) - Taxes and other cost

It is estimated that property taxes for 1975, the first year,

Cont'd . . .

Clause #2 continued:

in which the project will be completed and taxable at the full rate will be approximately:

	Gross	Less H.O. Grant	Per Annum	Per Month
2 Bed	950	200	750	62.50
3 Bed	1,200	200	1,000	83.33
4 Bed	1,550	200	1,350	112.50

In addition to the B.C. Home-owners grant, property taxes may be reduced further if the owner occupant is entitled to claim the senior citizens grant of $50.00. Also for 1974 the School Tax Removal and Resource Grant which ranges from $30.00 to $40.00 per unit may be claimed on the same basis as the home owners grant.

Subsection (e) - Shared Facilities and Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

There are no recreation facilities provided on the common property of the Strata Corporation.

Parking

28 off-street parking spaces are provided in the underground parking garage and each of the 16 Strata lots will be assigned the exclusive use of one parking space; the remaining 12 parking spaces to be assigned at the discretion of the Strata Council.

Storage

Sixteen storage lockers will be provided and located in two separate rooms in the basement of the building.

Patios and Balconies

Each town house unit will be granted exclusive use of the patio area contiguous to the living room - dining area.

Surface Area

The exterior surface areas will be fully landscaped with lawn, shrubs, pathways, etc.

The prospectus states that a copy of the By-law will be available for inspection upon request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from Sidney C. Suen, Architect, in which he states that the quality of construction and finishes of this project compare favorably with the quality control requirements of Central Mortgage and Housing Corporation."

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council.

3. Strata Title Application - New Construction
1123 - 1145 West 8th Avenue
Lot 1, Block 314, D.L. 526
Fairview Environmental Concepts Limited
100 West 7th Avenue, Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Fairview Environmental Concepts Limited, for approval of a Strata Plan for a new 4 level structure, constituting a 2 storey wood frame residential structure containing 11 dwelling units over office and parking levels at 1123 - 1145 West 8th Avenue.

N.B.: See Appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

Purchasers may arrange first mortgages through Yorkshire Trust Company at current interest rates amortized over 25 years with a five year term or arrange their own financing.

A $412,000 mortgage with interest at 10% is held by Yorkshire Trust. This will be replaced with Purchasers Financing as each unit is sold.

Second Mortgages of up to $5,000 are available to those who qualify from the Government of British Columbia.

The unit entitlement and expenses are shared equally between the office space title - which shall have one half of the costs and entitlement, and the eleven residential units which share equally the remaining entitlement and costs.

Subsection (b) - Any bonusing of financing

There is no bonusing of financing.

Subsection (c) - Details of a management contract and monthly services

A Management Contract for one year between A.E. Services and the Strata Corporation will be entered into.

Under the Strata Titles Act a Management Contract may be terminated on 90 days notice, at the option of the owners.

Management fee will be $6 per residential unit per month and $66 per month for the office space title.

A.E. Services Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the Common Area of the Strata Corporation.

Estimated Monthly Servicing Costs:

Office space - approximately $232.66 per month

Residential units - approximately $ 22.00 per month

Included in the above are salaries for Caretaker, Electricity for Common areas, Insurance, Management fee, City of Vancouver Scavenging cost. Allowance for Repairs and Maintenance to the Common Area.

There is no reserve for replacement or major repairs in the Budget; however, each owner shall pay $50 when purchasing his

Cont'd . . .

Clause #3 continued:

unit which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest-bearing Bank Account, to be used at the discretion of the Strata Corporation owners.

Subsection (d) - Taxes and other costs

Office space - approximately $5,000 gross

Each Residential Unit - approximately $ 454 gross

The Provincial Government provides the Home Owners Grant of $200 per year for owners who reside in the Strata Unit as their primary residence. Senior Citizens are entitled to a home owner grant of $250. The School Tax Removal and Resource Board Grant of $30 to $40 is available on the same basis as the home owner grant. The amount of the applicable Home Owners and other applicable Grants, etc., would be deductible from the estimated gross taxes for those who qualify.

Budget for Servicing Costs

CARETAKER (to sweep walks, shovel snow, water and weed planters and planted areas on one day per week)	$1,200
GARDEN MAINTENANCE CONTRACT	400
ELECTRICITY FOR COMMON AREAS	240
INSURANCE	725
REPAIRS AND MAINTENANCE - COMMON AREA	1,000
VANCOUVER SCAVENGING SERVICE	200
	$3,765
CONTINGENCY	235
22 Units @ $181.81 per year - 15.15 per month	$4,000
MANAGEMENT ($6 x 22 Units x 12 months)	1,584
22 Units @ 21.15 per month	$5,584
TAXES ESTIMATED PER YEAR	$10,000

To the best knowledge of Fairview Environmental Concepts Limited, there are no costs other than those stated above of which they are aware of.

Subsection (e) - Shared Facilities and common area

The Director of Planning has examined the prospectus and plans and finds the following:

Storage Lockers

One locker on the parking level will be assigned to each residential owner.

Parking

The parking is included in the shared facilities. One parking space will be assigned to each residential owner. The remaining 16 spaces will be assigned to the office space owner.

Cont'd . . .

Clause #3 continued:

Balconies and Patios

Walkways and patios are part of the common area and not part of the individual Strata lots. Each Residential Strata lot owner will have the exclusive use of the adjacent patio.

The prospectus states that a copy of the proposed By-laws are available for inspection on request.

Section 1 (3) - Quality of Construction

"The City Building Inspector advises that he has received a letter from Rhone & Iredale, Architects, in which they state that the above building compares favourably with the quality control standards set by the Central Mortgage and Housing Corporation, as contained in the Canadian Code for Residential Construction."

"Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for the CONSIDERATION of Council."

FOR COUNCIL ACTION SEE PAGE(S) 918

LICENSES & CLAIMS MATTERS

A-5

INFORMATION

1. Sidewalk Cafes on Granville Mall

The Director of Social Planning and the City Engineer report:

" On May 28, 1974, a meeting between Alderman Volrich, officials of the Engineering, Health, Social Planning, Police Departments, the Canadian Restaurant Association, and the Liquor Control Board was held to discuss policies relating to sidewalk cafes on Granville Mall and in other areas.

Mr. V. Woodland, Liquor Control Board, advised that existing legislation prohibits the service of alcoholic beverages in sidewalk cafes without food. If City Council feel that a change in the Act is desirable, an official request should be forwarded by the City.

Mr. Woodland confirmed that all that would be required by the Liquor Control Board in connection with the extension of existing licenses would be a letter from the City, together with a sketch showing the area of the proposed sidewalk cafe.

Mr. Woodland pointed out that present regulations do not allow service of food or drinks from disposable plastic or paper plates and utensils. However, after considering the problems of theft, the weapon potential of glass, and the Health Department's expressed preference for plastic or paper, Mr. Woodland advised that the Liquor Control Board would permit disposable service on the sidewalk. It should be noted that sidewalk cafes on Ottawa's Spark Street Mall serve beer in disposable containers.

It was agreed that cafe areas should preferably be defined by some form of barrier, although tables with umbrellas and folding chairs placed on the sidewalk may be acceptable. Rather than the City setting special standards for Granville Mall, applications for cafes will be received and negotiated on an individual basis and these will be discussed with the Mall Committee. It is anticipated that this will be productive of fresher treatments.

Existing by-laws administered by the Engineering and Health Departments now cover sidewalk cafes and no revisions are needed at this time. To date sidewalk cafes have been permitted through lease arrangement and the Director of Legal Services feels this is the appropriate way to continue.

An applicant for a sidewalk cafe will apply to the Engineering and Health Departments. The application shall include site drawings, an indication of the number of chairs and tables, and sketches of any structures to be erected. If approved, the applicant will enter into a lease agreement with the City Engineer for the sidewalk space. The Liquor Control Board will issue a license to an applicant within 24 hours of receipt of information relating to the lease."

Your Board submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 878

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Exhibition Park Before and After Pacific National Exhibition, 1974

The City Engineer reports as follows:

"It is the annual custom of the Pacific National Exhibition to request the City to close the Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during setting up and dismantling of the exhibits. The request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED that in accordance with the request of the Pacific National Exhibition dated May 9, 1974, Exhibition Park be closed to general vehicular and pedestrian traffic except for a walkway through the park on the general line of Windermere Street, from midnight Saturday, August 10th, until midnight Friday, September 6th, 1974."

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 879

FINANCE MATTERS

A-7

RECOMMENDATION

1. Appropriation 7045/487 - Advertising

The Acting Director of Personnel Services reports as follows:

"To advertise vacant Civic positions $28,000. was included in the 1974 departmental budget. This amount has been depleting at a rapid rate because of rising advertising costs and the number of professional vacancies which necessitated advertising in newspapers and journals with national distribution. As of the end of May, there was just over $2,900 left in this account and the appropriation is expected to be near or in a deficit position by the beginning of July. Similar situations have occurred in previous years as expenditures are governed by conditions over most of which we have no control.

In the near future we expect to commence recruiting for positions created by re-organization in the Parks Board and to fill vacancies in the Planning and Engineering Departments. This will require us to advertise in Eastern Canada. In addition, there will be other positions to be advertised Canada wide, or in British Columbia and the Lower Mainland only.

In order to be able to attract suitable applicants to the Civic Service, I recommend that $20,000 be added to Appropriation 7045/487. The Comptroller of Accounts advises that this amount would be provided from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Expenses - Clients' Committee - Orpheum Theatre

The Director of Finance reports as follows:

"City Council on May 14th approved a recommendation of the Special Committee on the Orpheum that its terms of reference be expanded to include all aspects of the work of restoring the Orpheum Theatre, and report to City Council on recommendations for the appointment of consultants architects and contractors. In order to carry out this function the special committee has established a 'client's committee' to work with the architects and consultants as appointed by City Council.

Mr. Ian Dobbin, Manager of the Queen Elizabeth Theatre has been appointed to the clients committee and advises that approximately $500 in miscellaneous expenditures for the balance of 1974 will be incurred by the committee for meetings with consultants and architects, long distance telephone calls and other miscellaneous expenditures.

I have reviewed this request and recommend that a $500 expense account be included in the Queen Elizabeth Theatre's 1974 budget for miscellaneous expenditures incurred by the client's committee, with all expenditures to be approved by the Manager of the Queen Elizabeth Theatre. The funds are to be provided from Contingency Reserve."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Replacement of Fire Dispatching System

The City Engineer and the Fire Chief report as follows:

The performance of the fire dispatch system which provides direct communication from the fire alarm headquarters to all firehalls, has deteriorated to such an extent that the messages giving the location and nature of the fires often can not clearly be heard. The equipment which is a "loud speaking" type, has the disadvantages of having to compete with the other noises in the firehall and permits one-way conversation only so that the officer receiving the message is unable to question the dispatcher until the full dispatch has been given.

After examining the operational requirements of the system, we are of the opinion that a telephone type system is required because the handset will eliminate the extraneous noises in the firehall and two-way conversation will be possible so that the officer can interrogate the dispatcher when the message is not clear.

The B.C. Telephone Company has estimated that it will take three months to design a permanent system and an additional five months to purchase and install the equipment.

Because of the importance of clarity in the dispatches, the Fire Chief requests that an interim system be installed immediately to avoid any misunderstanding of the dispatch. The B.C. Telephone Company can install within a month a direct "ring-down" telephone system in all halls for the primary means of dispatching until such time that a new system can be installed. The cost of this system is a non-recurring installation charge of $1400.00 and a $630.00 per month rental.

In addition to the system, certain features of the old system must be retained such as the "tone alert", "all-hall call" and the public address systems in each Hall. Modification of the present system is required to retain these features and improve their operation. The estimated cost of this work is $1500.00.

There are not sufficient funds in the operating accounts to cover the cost of this work.

We recommend:-

(a) That the B.C. Telephone Company be authorized to install an interim telephone system for fire dispatching at a non-recurring installation cost of $1400.00 and a monthly cost of $630.00 until the new system is installed.

(b) That the existing system be modified to retain the necessary communication facilities and improve its performance at an estimated cost of $1500.00.

(c) That $5750.00 be provided for the costs in 1974 from the Contingency Reserve and $2200.00 for rental in 1975 be approved in advance of the 1975 Budget.

Your Board RECOMMENDS the aforementioned recommendations of the City Engineer and Fire Chief be approved.

4. Re-roofing at Vancouver Library Building and Queen Elizabeth Theatre

The Director of Permits and Licenses reports as follows:

"Funds were approved in the 1974 Revenue Budget for renewal of the roofing membrane on both the main roof of the Public Library Building, 750 Burrard Street and the roof over the lobbies at the Queen Elizabeth Theatre, 649 Cambie Street.

Tenders for the two projects were called and bids have been received. In both cases the lowest tender is in excess of funds approved and additional funds must be authorized before the contracts can be awarded.

cont'd ....

Clause No. 4 (cont'd)

The present position is as follows:

(a) Vancouver Public Library -

Five contractors took tender documents, but two only submitted bids as follows:

Jackson Sheet Metal & Roofing Ltd.	$39,770 - low bid
Bollman Roofing Ltd. - $42,349.00	
Budget Funds approved	$30,000
Additional funds required	$ 9,770

(b) Queen Elizabeth Theatre -

Five contractors took tender documents, but one only submitted a bid:

Jackson Sheet Metal & Roofing Ltd.	$25,550
Budget funds approved	$22,000
Additional funds required	$ 3,550

The original estimates for budget submission were obtained from competent roofing contractors. The tenders now received reflect an exceptional rapid increase in prices in the roofing trade caused by an approximate 100% increase in material costs and a 20% increase in labour costs since October 1973 when the original estimates were obtained.

The Director of the Library and the Manager of the Queen Elizabeth Theatre advise that they have reviewed their budgets and have no surplus funds in other accounts that could provide the additional funds required.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds could be provided from Contingency Reserve.

It is RECOMMENDED that:

A) Additional funds in the amount of $9,770 be approved for re-roofing at the Main Vancouver Public Library Building and the contract be awarded to the low tenderer Jackson Sheet Metal & Roofing Ltd.

B) Additional funds in the amount of $3,550 be approved for re-roofing at the Queen Elizabeth Theatre and the contract be awarded to Jackson Sheet Metal & Roofing Ltd.

C) The additional funds in the amount of $13,320 be provided from Contingency Reserve."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

CONSIDERATION AND RECOMMENDATION

5. Staff Requirements: Health Department

The Medical Health Officer reports as follows:

A. BACKGROUND:

"In recent years, there has been a growing trend to the decentralization of the delivery of health services and to integrate health services in the community. This has resulted in a need for increased program planning, coordination and integration at the unit or local area level".

cont'd .....

Clause No. 5 (cont'd)

B. WEST UNIT:

The Health Department will commence operations in a new facility at 3998 Main Street in July, 1974. The West Unit area is the largest of the five Health Unit Service areas. The Main Street location will be a sub-office to augment the existing West Unit office in the Kerrisdale Community Centre.

Statistics for the five Health Unit areas are as follows:

	Staff	Population	SCHOOLS Annexes	Elementary	Secondary	School Pop.
West Unit	49	127,165	8	26	8	36,785
East Unit	42	63,885	6	14	3	22,390
South Unit	40	58,140	6	18	3	20,255
North Unit	51	66,815	-	8	2	21,320
Burrard Unit	40	114,205	-	6	2	16,110

The approximate number of staff working out of these offices will be:

Kerrisdale: Professional - 30 Clerical - 4
Main St.: Professional - 23 Clerical - 3

Among the 30 Professionals at Kerrisdale, six will be working from Main Street also, and are not counted in the Main Street total. However, they will require clerical service in each location. Recent experience in decentralizing North and Burrard to sub-offices has necessitated an increase in clerical staff in each location due to the increased workload of all health personnel.

C. CLERK SERVICE: STAFF REQUIREMENTS

The Health Department will transfer one Clerk-Typist II from Kerrisdale to Main Street. The Health Department is asking for one permanent Clerk-Typist II position and one temporary Clerk-Typist for six months. By agreement, the latter position will be cost-shared with the Probation Services.

For information, the Main Street telephone operator will also be funded on a cost-sharing basis and supplied by the Provincial Department of Human Resources.

D. PSYCHOLOGISTS: STAFF REQUIREMENTS

The Director of Mental Health Services recommends the establishment of an additional Psychologist position to provide leadership at the local level in the development of clinical Psychological services as part of a preventive and interventive mental health program, development and planning at the Unit level and coordination of Unit programs with community agencies. Also, to provide leadership in the evaluation of programs in terms of community service as well as providing supervision over subordinate clinical Psychological staff assigned to the Unit in order to provide increased clinical Psychological services at the community level. Initially, it is proposed that this position be established at the level of higher training to further develop the standard of Psychological services in the largest area - West Health Unit.

The Director of Mental Health Services reports that "our clinical psychologist at West Health Unit has had to refuse 70% - 75% of the requests for service by stating, 'please do not refer any more individuals or their families to the psychologist as the psychologist is fully booked.' This is particularly so because of the large number of board and non-board schools and day care centres in the West Service Area. The average work day could include 10 - 12 consultations, or 4 - 6 interviews, or 4 - 6 assessments a day, or any combination thereof. Many of these would take place in the community, agencies, schools or the Heath Unit.

cont'd .....

Clause No. 5 (cont'd)

Between the large number of schools as well as the decentralization of services there has been a marked increase in the demand for psychological services. It is only with additional senior staff at the local office levels that these requests for services can be adequately met. A large percentage of the psychologists' time is oriented towards the schools, therefore, 83.52% of the costs are covered by the School Board.

E. SUMMARY:

Incumbent	Proposed Classification	Effective Date
One new position	Clerk-Typist II	When approved
One new position (temporary)	Clerk-Typist II	When approved
One new position	Psychologist III Pay Grade 30 ($1327-$1588)	When approved

F. ESTIMATE OF COSTS:

Salaries:	1974	Annual
Psychologist P.G. 30 ($1327-1588) - 4 months	$ 5,308	$ 15,924
1 Clerk-Typist P.G. 11 (6 mos. @ $573)		
1 Clerk-Typist (temporary) P.G. 9 (6 mos. @ $540)	6,678	6,876
	$ 11,986	$ 22,800
Fringe benefits 12½%	1,498	2,850
Auto Allowance Psychologist, at $50 per month	200	600
Less School Board share Psychologist expenses (83.52%)*		- 15,463
Net Cost Estimate	$ 13,684	$ 10,787

* The School Board participates on an 'annual basis' only and therefore, costs of the psychologist services would be carried by the City for the remainder of 1974.

Equipment:

2 electric typewriters	890	890
TOTAL - Current Year		$ 14,574

G. NOTES:

(i) The Comptroller of Accounts recommends that, if the recommendations of this report are approved, funds be provided from Contingency Reserve.

(ii) A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

Your Board submits for the CONSIDERATION of Council,

The position of Psychologist as recommended by the Medical Health Officer and the Director of Mental Health Services be established effective when filled.

cont'd .....

Clause No. 5 (cont'd)

Your Board RECOMMENDS that:

(a) The positions of Clerk-Typists, as recommended by the Medical Health Officer be established effective when filled.

(b) The funds required for salaries and equipment be provided, in accordance with the recommendation of the Comptroller of Accounts, from Contingency Reserve.

CONSIDERATION

6. Attendance of the Vancouver Fire Department Band to the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade on August 3, 1974.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

A.	i	By Charter Bus (S.M.T.)	$475.00
	ii	Lunch while travelling	70.00
			$545.00

or as an alternative:

B The men would provide their own transportation as has been done in the past two years with the City providing a subsidy of $10.00 each to cover the cost of gasoline (a total cost of $350.00).

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and Esprit de Corps of the Band; which for years has provided excellent performances for Civic functions."

Your Board submits the foregoing report of the Fire Chief for the CONSIDERATION of Council.

7. Improvements to Third Floor of City Hall

The Director of Permits and Licenses reports as follows:

'The Assistant Director, Construction and Maintenance Division, was instructed to engage interior design consultants to study the third floor of City Hall with a view to improving the public areas, Committee Rooms, Aldermanic offices, Mayor's secretarial offices and Council Chamber, and to providing a new Committee Room near the Aldermen's offices with facilities for receiving visitors.

The firm of Hopping, Kovach, Grinnell Design Consultants Ltd. was engaged for this purpose and instructed to present recommendations with cost estimates for each area, for Council consideration. The consultants' report is submitted herewith as the Appendix.

In their report the consultants demonstrate that a new Committee Room, conveniently located for Aldermen and the public, could be provided in the southerly area now used for Aldermen's offices, which would be replaced with new offices located in the easterly end of the building. This proposal is outlined in a sketch plan.

cont'd .....

Clause No. 7 (cont'd)

With respect to other areas, the consultants report that improvements can be achieved without structural alterations, and recommend specific measures designed to make the facilities more comfortable and useful, and to establish a uniformly high standard of appearance.

In the preparation of his report, the design consultant conferred with Mr. Ross Ritchie, who is the Architect responsible for the renovations presently in progress in City Hall, and if Council approves the consultants' recommendations, it is recommended that Mr. Ritchie be retained to prepare working drawings and supervise construction of those portions of the program which involve building alterations, and that Hopping, Kovach, Grinnell be retained to act in the capacity of interior design consultants to the architect, their fees for this service to be shared equally by the architect and the City.

It is proposed that Council authorize payment of Hopping, Kovach, Grinnell at per diem rates for their report; and their being retained to act as the City's design consultants in regard to selection of the furniture, miscellaneous furnishings and graphics required to complete the program approved by Council.

The estimates reported by the consultants, amounting to $241,667 do not include their fees or those of the architect and his electrical and mechanical consultants. The total cost of the program including fees, will be approximately $272,000.

The Director of Finance advises that the sum of $250,000 has been provided in the 1974 Supplementary Capital Budget for renovations of the City Hall. Approximately $160,000 of these funds will be required to complete previously approved work in other areas of the building, leaving approximately $90,000 available for other Capital Improvements. In addition, the sum of $22,000 has been provided for replacement of furniture in the City Clerk's offices.

SUMMARY OF ESTIMATES & FUNDS

Estimated costs including City Clerk's furniture	$241,667		
Provision for Designers' & Architect's fees	30,000		
Total Estimates		$271,667	
Less Funds Available:			
1974 Supplementary Capital Budget, approx.	$ 90,000		
1974 Furniture Budget	22,000		
Total Funds Available		$112,000	
Additional Funds Required to Complete Total Program			$159,667

The Director of Finance advises that the additional funds amounting to $159,667 are available in the 1974 Supplementary Capital Budget.

This report and its Appendix are submitted for Council's consideration, with the request that Council indicate its wishes with respect to the program as a whole, or individual proposals contained in the program, in order that appropriate further action may be taken, funds to be provided in the 1974 Supplementary Capital Budget."

Your Board submits the foregoing report of the Director of Permits and Licenses for CONSIDERATION of Council, but notes that the furniture being recommended for the City Clerk's staff is of a higher standard than that provided in the remainder of the civic service. Your Board is unable to support this proposal except in the public waiting area.

FOR COUNCIL ACTION SEE PAGE(S) 879

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation #70 - Documentation on Employment

The Acting Director of Personnel Services reports as follows:

The Personnel Services Department is currently undertaking a review of the Personnel Regulations in order to make them more consistent with current policies and practices.

In this regard, I have revised Regulation #70, "Documentation on Employment" so that it more accurately reflects the present practice of this procedure.

YOUR BOARD RECOMMENDS approval of the revised regulation. A copy is attached.

FOR COUNCIL ACTION SEE PAGE(S) 885

PROPERTY MATTERS

RECOMMENDATIONS

1. Amendment to Rental Review
   Lot 6, Block 48, D.L. 182 & 2037
   Sit. E/S Glen Drive, South of William Street

The Supervisor of Property and Insurance reports as follows:-

"The City currently leases to Westglen Holdings Limited, Lot 6, Block 48, D.L. 182 and 2037, situated on the East Side of Glen Drive, South of William Street, the term of the lease expiring September 30, 1988. On April 2, 1974, Council approved the recommendation of the Supervisor of Property and Insurance that this property be sub-leased to Bowell McLean Motor Company Limited for a five year term commencing April 1, 1974.

We are now advised by the Solicitors for Bowell McLean Motor Company Limited that a five year term is not suitable for their needs and they request consent to the re-wording of the sub-lease to include the following:-

> **"The Lessee shall have the right to sub-let the aforesaid parcel or tract of land to Bowell McLean Motor Company Limited for the balance of the Lessee's term."**

There would appear to be no objection to the sub-lease of the property for the balance of the Lessee's term and it is therefore,

RECOMMENDED

That the sub-lease be amended to read,"The Lessee shall have the right to sub-let the aforesaid parcel or tract of land to Bowell McLean Motor Company Limited for the balance of the Lessee's term."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Lease Renewal
   Portion of the W/S of Granville Street, South of 66th Ave.
   Formerly the Easterly 10' of Lots 1-3 of Lot 2 of Blk. 4
   & Lot 1 of Blk. 5, D.L. 325

The Supervisor of Property and Insurance reports as follows:-

"A widening strip, formerly the Easterly ten feet of Lots 1 to 3 of Lot 2 of Block 4 and Lot 1 of Block 5, D.L. 325, was dedicated to the City of Vancouver in April 1964, for the widening of Granville Street. The strip was leased back to the owner, Standard Oil Company, for a ten year term expiring on July 31, 1974, subject to six months' notice of cancellation if required for civic purposes.

In response to a request by the Lessees, the City Engineer has advised that he approves a further ten year lease under the same terms as contained in the present lease. It is,

RECOMMENDED

That that portion of Granville Street which formerly comprised the Easterly ten (10) feet of Lots 1 to 3 of Lot 2, Block 4, and Lot 1 of Block 5, D.L. 325, be leased to Standard Oil Company of B.C. Limited for a further ten year term commencing August 1, 1974, subject to the same terms as contained in the present agreement, at the nominal sum of $10.00 for the term."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

3. Right-Of-Way Easement, D.L. 6330
Situated S/S False Creek, East of Granville Street

The Supervisor of Property and Insurance reports as follows:-

" District Lot 6330 is part of the overall False Creek properties conveyed from the Provincial Government to the City of Vancouver on November 7, 1969. The Agreement provides that the City is bound by the terms of a right-of-way easement between the Government and the B.C. Hydro with respect to power, transmission and telephone lines. The Provincial Government and the Hydro have requested that the existing agreement be cancelled and a new agreement be entered into between the City and the Hydro directly. This will simplify the record keeping of all parties in the future. It is therefore,

RECOMMENDED

That a new easement agreement, satisfactory to the Director of Legal Services, be entered into between the City and British Columbia Hydro and Power Authority. The agreement to contain generally the same conditions and terms as that in the existing agreement, between the Government and the Hydro, with the following exceptions:-

a) That the City accept a lump sum payment of $166.67 instead of an annual payment of $10.00.

b) That the agreement contain a clause requiring Hydro to indemnify the City from any negligence of the Hydro in connection with their rights under the agreement."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Lot 95, D.L. 339
Situated 6700 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from W. & R. Properties Ltd (formerly Southland Development Ltd), for an extension of time in which to commence construction of their development in Champlain Heights.

On October 17, 1972, City Council approved the sale to the Company, of Lot 95, D.L. 339, situated on the West Side of Arlington Street in the 6700 Block.

A condition of this sale was an option to repurchase in favour of the City should construction of this project fail to commence by April 16, 1974, after which date the City to have three months in which to exercise its option.

The Company has encountered various delays, with the recent building trades' strike adding considerably to their difficulties. However, most problems have been resolved and a recent inspection of the site confirms that excavations are completed, with some concrete poured for the footings.

As the Company has given every indication of proceeding with the development as quickly as possible, and as the reasons for the delay appear justified, it is,

RECOMMENDED

That W. & R. Properties Ltd be granted an extension of six months to October 16, 1974, in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option. This extension to be subject to any documentation deemed necessary by the Director of Legal Services."

Cont'd . . .

Clause 4 (cont'd)

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

IN THE EVENT COUNCIL DOES NOT WISH TO EXTEND THIS OPTION, THE COMPANY REQUESTS TO APPEAR AS A DELEGATION TO THE NEXT COUNCIL MEETING TO SUPPORT THE EXTENSION REQUEST.

5. National Harbours Board Lease
Adjacent to Stanley Park

The Supervisor of Property and Insurance reports as follows:-

"On June 11, 1974, City Council approved the recommendation of the Standing Committee on Waterfront:

'That the City advise the National Harbours Board that it wished to renew the lease of 8,936 square feet adjoining Stanley Park for a nominal sum of $100.00 per year.'

When the original lease was drawn by the National Harbours Board in March of 1954, an error was made in the square footage, as approximately 4,921 square feet of the 8,936 square feet total was already included in the Stanley Park lease. This error will be corrected by the National Harbours Board when the renewal lease is drawn, and the size of the leased area will therefore be reduced to 4,015 square feet.

The National Harbours Board by letter dated July 4, 1974, has advised that their stated nominal rental of $100.00 was in error. Nominal rental on leases held by the City and being used for municipal purposes, has recently been established at $150.00 per year. It is therefore,

RECOMMENDED

That the resolution approved by City Council on June 11, 1974, be amended to read, 'That the City advise the National Harbours Board that it wishes to renew Lease No. V1238(2) at the reduced square footage of 4,015, being an area adjoining Stanley Park, for a nominal sum of $150.00 per year.'"

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION

6. Surrender of Lease -- South Foot of Main Street Between Kent Avenue South & the Fraser River
City of Vancouver to Evans Products Company Limited

The Supervisor of Property and Insurance reports as follows:-

"The South Foot of Main Street between Kent Avenue South and the Fraser River is leased to Evans Products Company Limited for a term expiring August 31, 1979, subject to 12 months notice of cancellation. Evans Products is in the process of finalizing sale of their property to Block Bros. Contractors and on April 19, 1974, applied to the City for consent to assign their lease of Main Street.

City Council on May 28, 1974, approved the recommendations of the Standing Committee on Waterfront that Evans Products be served 12 months notice to vacate the lease area. Accordingly, the Property and Insurance Office issued the notice to vacate requesting vacant possession on or before July 1, 1975.

Cont'd . . .

Clause 6 (cont'd)

A formal request has now been received from Evans Products for an immediate surrender of the current lease due to the fact that the proposed assignment of the lease and further development cannot now be accomplished.

The Supervisor of Property and Insurance has reviewed the Lessee's request for an immediate surrender of the subject area and is of the opinion that they have a valid reason in view of recent developments. Date of surrender to be July 1, 1974.

This matter is submitted to Council for,

CONSIDERATION"

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 885

WORKS AND UTILITY MATTERS

B-1

CONSIDERATION

1. Water Street Beautification - Basis of Assessment

The Acting City Engineer reports as follows:

"Council on 9 July 1974 considered a report of the Director of Planning and the City Engineer 'Water Street Beautification Programme' which included among its recommendations:

'c) THAT the property owners' share be assessed on the basis of their frontage along Water Street.'

Council also heard one of the property owners, Mr. Bodnar, who pointed out that his property was substantially shallower than most and felt it would be inequitable to assess it at the same rate per front foot as the full depth lots. The above recommendation was referred back for further report 'to include alternatives.'

Recommendation "C" encompassed two points. One was that the extensions of the brick walks etc. for short distances along the side streets and the development of the lane north of Water Street were incidental to the work on Water Street rather than having a justification and a benefit of their own. It was recommending, therefore, that the property owners' share of these costs should be assessed along with the Water Street costs.

The other point was that the distribution of the Water Street costs among the parcels should be on a front foot basis. This is the point in question.

The probable benefits of the beautification to the abutting properties would be that the more attractive appearance of the street surface and furniture would complement and enhance the appearance of the buildings and would also attract more pedestrians to the area. Both of these seem reasonably to be related to the extent of the building which would be so enhanced and which would be exposed to those pedestrians.

It can also be argued that the frontage which any parcel presents to Water Street 'creates a need' for a corresponding amount of the beautification works, and that assessment by frontage is therefore equitable.

The lots abutting Water Street range in depth from 100 feet to about 143 feet, with the exception of a few lots on the south side where Water Street meets Cordova Street. These are less than 100 feet deep, tapering down to only 10 feet. (See sketch attached.) The above arguments for assessing by frontage are probably valid for the normal range of lot depths, but some adjustment may be indicated in the case of the unusually shallow lots.

Possible approaches are:

A. Give no relief, assessing strictly by frontage.

B. Reduce the assessable frontage in the same proportion as the average depth is less than 100 feet. This would be, in effect, the assessment of these shallow parcels on the basis of area. (See table below.)

C. (A middle position between '1' and '2') reduce the assessable frontage by one-half of the proportion which the average depth is less than 100 feet.

D. (A more generous compromise than '3') reduce the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.

cont'd ...

Clause No.1 continued

Comparing these four:

AVERAGE DEPTH	PERCENTAGE OF FRONTAGE ASSESSABLE "1"	"2"	"3"	"4"
100 feet	100 %	100%	100%	100%
80	100	80	90	85
60	100	60	80	70
40	100	40	70	55
20	100	20	60	40

Other formulae could be devised but simplicity is desirable and the above alternatives seem to cover an appropriate range."

The above report is submitted for Council's CONSIDERATION.

2. City Bridge Study

The City Engineer reports as follows:

"On March 19, 1973, Council approved a study by a consultant to determine if the City-owned bridges can carry the heavier vehicular loads permitted under the B. C. Department of Highway regulations and also the vehicular loads which would result from a public transit system requiring rails.

The consulting Engineering firm of Choukalos, Woodburn, McKenzie, Maranda Ltd. was retained to make the study after receiving submissions from three consulting Engineering firms. The results of this firm's study are contained in two reports which are available in the City Clerks office.

Comments by the Engineering Department on the Consultant's findings will be contained in subsequent reports to Council. "

The above report is reported to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 825

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION

1. Tattoo Parlours

City Council, at its meeting of May 14, 1974, did not uphold the recommendation of the Medical Health Officer that no new Tattoo Parlour licenses be granted in the City of Vancouver. Council passed the following resolution:

> "THAT Mr. Bryan Zuk be granted a license to operate a tattoo parlour until the end of the year at which time the matter be reviewed and a report be submitted by the Medical Health Officer."

The Medical Health Officer reports as follows:

"Since the Council decision of May 14, the following happened:

(1) There has been an additional request to the City License Inspector for the operation of a Tattoo Parlour. This has not been acted upon due to the specific nature of the Council resolution of May 14, and the desire to clarify Council policy more adequately in this matter.

(2) Mr. Bryan Zuk has completed renovations to his premises to meet Health Department requirements. Consistent with the discussion before Council, an investigation of the dyes has taken place, and it is established that Mr. Zuk's red dye contained over 60% mercury sulphide. The use of this material was established in scientific literature to be the cause of light sensitive allergic reactions whereby the red portion of tattoos swell up in the sunlight often requiring surgical removal. Mr. Zuk has been advised to seek an alternative red dye and further tests by the City Analyst's Laboratory will be necessary to determine whether alternative dyes also contain mercury. The knowledge that red dye contained mercury was not known to Mr. Zuk as the supplier did not identify the composition. One of the two other tattoo parlours was using a mercury-based red dye. He has been requested to change to a mercury-free red dye.

(3) Information from the B. C. Hospital Insurance Service has indicated that in the last full year of analyses of hopitalizations (1972) tattoo related skin diseases totalled 28, with 20 of the 28 hospitalizations occurring in Greater Vancouver hospitals. To investigate this more adequately by reviewing individual patient records will require several weeks because access to records will have to be negotiated. It is not known whether these hospitalizations were related to the use of tattooing in covering unsightly skin defects or whether they were related to actual tattoo complications or for surgical removal.

(4) There has been consultation with the Law Department indicating that the City in regulating tattooing would be able to insist on proper sterilization and other sanitary techniques to prevent infection. It is also possible to prohibit certain dye ingredients (although this would have to be checked by the City Analyst's Laboratory periodically). It is possible for children under the age offull majority to be excluded from

cont'd .....

Clause No. 1 (cont'd)

the tattoo procedure and for a registry of customers, giving name, age, etc., to be required. This latter measure would permit establishing any connection between infection and any individual operator. After discussion, it was considered impractical to prevent individuals under the influence of alcohol and drugs from being tattooed. Although alcohol is a significant factor in reports from other centres, the policing of this would be impossible and, therefore, it would be impractical to include this in any By-law.

In view of the foregoing and on the assumption that Council has decided not to prevent the practice of tattooing in the City of Vancouver, I would like guidance on the following alternatives:

(i) No more tattoo licenses be granted in the City until a fuller investigation establishes the experience in British Columbia. If no further tattoo licenses are granted, then it would be possible with only three operators in the City to monitor their methods consistent with the foregoing concerns so as to minimize the danger of infection or allergy. The occasional development of tumours would not, of course, be prevented by any supervised and regulated tattooing.

(ii) Adopt a policy of permitting additional tattoo licenses. If this were the case, then it would be necessary to establish a By-law, and, accordingly, it is requested that Council instruct the City Law Department to prepare a Tattoo Parlour By-law including the features under (4) above. "

The foregoing report is submitted for Council's CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 886

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application No. 66503
3114 East 49th Avenue (South-east Corner of 49th Avenue and Kerr Street)

The Director of Planning reports as follows:

Shell Oil Canada Ltd. has filed Development Permit Application No.66503 to alter the existing gasoline service station on this site and to use it as a self-service operation.

The alterations include minor exterior alterations to the existing building, new canopy and new pump islands.

The site is located at the south-east corner of 49th Avenue and Kerr Street and is in a C-1 Commercial District.

The building was constructed in 1958 and a development permit was issued in 1970 after consideration by City Council permitting alterations to the development.

Less than 10% of existing gasoline service stations in the City are now self-serve.

The gasoline service station policy as adopted by City Council in October 1968 permits the alteration of the existing gasoline service station at this location.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 66503 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the alterations to the existing gasoline service station and the use of it for a gasoline service station (self-service), subject to the following conditions:

1. All landscaping is to be maintained in accordance with the approved drawings at all times.

2. The development, including the use of all open portions of the site, is to be maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 66503 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

INFORMATION

2. Re Demolitions: Odlum Drive/Kitchener Street

The Director of Legal Services and the Director of Planning report as follows:

"On June 11th, 1974, Council passed the following resolution:

'THAT the Corporation Counsel and the Director of Planning report to Council in two weeks on interim measures for a temporary period, to prevent the demolition of residential properties in the area Clark Drive to the Industrial-zoned boundary East of Clark, Hastings to Broadway.'

The only provisions in existence in the Charter respecting demolitions and our power to control them was legislation

Cont'd . . .

Clause #2 continued:

obtained at the last session of the Legislature relating to heritage buildings. Any person wishing to demolish a building has every right to apply for and obtain a demolition permit and, upon payment of his fee, and on complying with any regulatory by-laws, he would be entitled to his permit. We do not have in our Charter at this time any specific power which would accomplish the intent of Council's resolution.

Rezoning, as a means of controlling land use in the general interest of the City, might well discourage demolition by controlling the form of development which would replace the existing development, but this, of course, cannot apply where a Development Permit has already been applied for or issued under the existing zoning. The only firm method of clearly preventing demolition for a specified period of time to preserve rental accommodation would be to acquire the sites in question and continue their existence until such a time as might be determined by Council and then dispose of the sites for ultimate redevelopment."

The foregoing report is submitted by the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 887

B-7

FINANCE MATTERS

RECOMMENDATION

1. Federal Winter Capital Projects Program Financing

The Director of Finance reports as follows:

"Under the Federal Winter Capital Projects Program the City is assisted in constructing capital facilities and, in some cases, can borrow funds from the Federal Government at preferred rates. In most of the projects the City receives forgiveness of a portion of the labour cost incurred. Council some time ago approved various projects for inclusion in the program and the Federal Government approved these projects. Such items as a portion of the VanDusen Gardens, beach and park restoration, False Creek Seawall, Granville Mall, streets work, etc. were the items approved.

The procedure with the Federal Government requires that the City do the work, apply for a combination of loan and forgiveness from the Federal Government, and finally issue debentures for the loan portion. The loan portion does not present any problem as it is a part of our Five Year Plan and effectively results in the City obtaining a preferred interest rate compared to having to borrow the same amount in the bond market.

The procedure results in the City temporarily borrowing money from the Federal Government prior to the actual issue of a debenture or the reimbursement of the forgiveness of labour amount. During this short period of time the City is in a borrowing position with the Federal Government and our Charter requires us to provide coverage of such borrowing, similarly to the temporary borrowing by-law and authority used by the City prior to the main property tax money coming in during July.

The Director of Legal Services has prepared the attached by-law authorizing the temporary borrowing. I am recommending that Council provide for the temporary borrowing by appropriating $2,000,000 of revenue surplus and through estimated forgiveness. This is only a temporary use of revenue surplus and does not result in its expenditure.

I therefore RECOMMEND

A. That Council approve the attached by-law from the Director of Legal Services, and

B. That Council approve the appropriation of $2,000,000 of revenue surplus as temporary financing backup for amounts to be borrowed from the Federal Government under the Winter Capital Projects Program, pending forgiveness of the approved portion of the labor content and/or the issuance of regular City debentures to the Federal Government."

FOR COUNCIL ACTION SEE PAGE(S) 888

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

July 4, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #1 Committee Room, third floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

ABSENT: Commissioner DuMoulin

CLERK: Marnie Cross

RECOMMENDATION

1. Pollution 'Status Report'

The Chairman advised that he had requested the City Engineer to prepare a report on pollution sources and controls which would bring the committee up to date with respect to the status of pollution control in Vancouver. The City Engineer has submitted a report dated April 25, 1974, dealing with pollution under the following headings: noise, air, sewage and oil pollution.

Noise Pollution:

The Committee noted that the Greater Vancouver Regional District had obtained draft Letters Patent for their Noise By-law and that if the by-law comes into effect, City and Municipal By-laws will cease to exist. Mr. R. C. Boyes, Assistant City Engineer, Engineering Planning and Control, advised that the G.V.R.D. draft Letters Patent excluded vehicular noise. A Technical Sub-Committee under the Chairmanship of the City of Vancouver's Medical Health Officer was set up to review the draft Letters Patent, including the possibility of the Municipalities proceeding on their own.

The Committee felt that the G.V.R.D. Technical Sub-Committee should review the draft Letters Patent, with the City Engineer reporting back to the Committee on the results of the study, indicating whether any elements of noise pollution with respect to the City of Vancouver have been missed, i.e. if vehicular noise is excluded, the Committee would have to discuss how to control truck noise. Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, reported that the Engineering Department was presently preparing a report on truck routes in the City which would have a bearing on the control of truck noise.

Air Pollution:

Mr. Boyes stated that the Provincial Pollution Control Act, administered by the G.V.R.D., governs air pollution. This legislation became a G.V.R.D. responsibility in 1972 at which time the City of Vancouver air pollution control staff were transferred to the G.V.R.D. Mr. Dobell advised that as a check on the enforcement on air pollution, a monitoring system of sampling has been set up. The data is available and the City of Vancouver periodically gets the results.

cont'd ...

Clause No.1 continued

Sewage Pollution:

Mr. Dobell advised that sewage pollution is controlled in the following ways:

- The Department of Permits and Licenses, through the Industrial Wastes section, regulates the discharge from commercial and industrial premises.

- The Health Department monitors pollution of public beaches and reports to Council. The Medical Health Officer has prepared a report on swimming beaches.

- Environment Canada enforces problems falling under Federal jurisdiction, including pollution of 'waters frequented by fish'.

- The Pollution Control Board operates under the Provincial Pollution Control Act which requires that all sewer outfalls be registered. New sewer construction must be approved by this agency.

- The G.V.R.D. operates treatment plants and deals with pollution control at the treatment level i.e. quality of sewage being discharged into the system.

The Committee was advised that the G.V.R.D. is preparing guidelines and setting standards on sewage pollution. It was the feeling of the Committee that the Medical Health Officer and representatives of the G.V.R.D. should be invited to a future meeting when pollution is discussed.

In response to a question from the Chairman, Mr. Dobell indicated that there was only one outfall in the City of Vancouver along the Fraser River below Marine Drive, which discharged raw sewage.

Mr. Dobell advised that any treatment at Iona Island would be financed by the City paying an assessment to the G.V.R.D.

With respect to toxic waste disposal, the Committee was advised that the G.V.R.D. and the City have standards to regulate the discharge into the sewers.

The question of combination storm and sanitary sewers was discussed. If there is no rainfall, there is 100% discharge to Iona Island. After a heavy rainfall, there is an increase in overflow. The only way to eliminate the overflow would be sewer separation which at the moment is only provided for in certain critical areas of Vancouver close to the water, i.e. West End and False Creek.

With respect to debris floating in the Fraser River, the Committee was advised that this was the responsibility of the North Fraser Harbour Commission.

Oil Pollution:

City officials have met with representatives of Environment Canada to establish a co-ordinated communication system so everyone is notified immediately an oil spill occurs. Cost sharing arrangements for clean up of oil spills still has not been agreed upon. The Committee feels that oil spills are the responsibility of the Federal Government and they should be required to pay for the clean up. It was suggested that the Federal Government should be the storehouse and provide the machinery necessary for the clean up.

cont'd ...

Clause No.1 continued

It was pointed out that the problem of litter pollution was not included in the City Engineer's report. It was felt that perhaps a by-law could be written to make the merchants responsible for the cleanliness of the street boulevard and sidewalks in front of their premises.

The Committee received a memorandum dated July 4, 1974, from the City Engineer requesting that the following be inserted in the report as part of the section relating to the Health Department's enforcement of Sewage Pollution [Sec. 4(b) on Page 4]:

> "The Health Act regulations require all discharges too small for the Pollution Control Board (5,000 G.P.D.) to be approved by the Medical Health Officer. Developments on land not served by sewers must therefore have a disposal system approved by the Medical Health Officer. Other regulations under the Health Act permit the Medical Health Officer to order abatement of pollution to land ditches and waters."

RECOMMENDATIONS

THAT the City Engineer prepare a comprehensive report on pollution for submission to the Standing Committee on Waterfront and Environment at the beginning of September, 1974; such report to include:

- the results of the G.V.R.D. Technical Sub-Committee report on Noise By-law as it relates to noise pollution in the City of Vancouver
- whether or not the degree of enforcement by the G.V.R.D. with respect to air pollution is satisfactory
- what would need to be done to expedite the program of sewer separation
- what would need to be done to expedite the elimination of the sewer outfall along the Fraser River which discharges raw sewage
- what could be done to eliminate floating debris in the Fraser River
- what could be done to enforce litter pollution

FURTHER THAT the Mayor be instructed to write to the Federal Government to obtain assurance that they would take executive and financial responsibility for all oil spills in navigable waters and on the shorelines; such correspondence to offer the City of Vancouver's assistance in any way possible in the clean up of oil spills.

2. Correspondence

The Committee considered an extract of the Minutes of the Standing Committee on Civic Development held on June 6, 1974, with respect to major planning reports which had to be dealt with at the Standing Committee level in 1974.

It was the feeling of the Committee that the Standing Committee on Waterfront and Environment should be taking a leadership role in any studies having to do with waterfront areas i.e. the Harbour Park and Marathon developments. With respect to the Champlain Heights area it was hoped that provision for access could be made from the residential areas to the Fraser River waterfront.

cont'd ...

Clause No.2 continued

RECOMMENDED

THAT the Director of Planning be requested to appear before the next meeting of the Committee to discuss the various reports coming forward from the Planning Department with respect to waterfront areas.

The meeting adjourned at approximately 11:35 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 892

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

July 4, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, July 4, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Gibson

ABSENT: Alderman Marzari
Alderman Hardwick

CLERK: H. Dickson

There being no quorum present the following report is submitted for Council's consideration.

RECOMMENDATION

1. Day Care Centre at Burrard View Park

Mr. Murray Stark of Day Care Information Centre appeared to request that the City pay the costs of servicing (including sewer, water, electrical and gas) a Day Care Centre at Burrard View Park, bounded by Wall, Yale, Slocan and Penticton Streets, as has been the practice on other day care centres in the City.

Following discussion it was

RECOMMENDED

THAT the City pay the costs of installing sewer, water, electrical and gas services to the Day Care Centre at Burrard View Park.

INFORMATION

2. Delays Encountered by People Applying for Mincome

The Committee on May 14, 1974, wrote to the Treasury Board on this matter and received the attached reply.

Mr. W. Hennessy, Community Worker at First United Church, addressed the Committee on this matter and presented the attached brief. He said he knows personally of at least 20 persons who have experienced serious delays in receiving their Mincome cheques upon becoming eligible.

He introduced Arlene Wilson of #306 - 917 Main Street, who told the Committee she was cut completely off welfare upon becoming eligible for Mincome March 4th, but to date she has not received a single Mincome cheque by mail.

She explained each time her monthly Mincome cheque is due she must report to the Issuing Office at 1538 West 8th Avenue and wait between two to three hours before collecting her cheque.

cont'd ....

Clause No.2 continued

Following discussion it was

RESOLVED

THAT the Committee write to the Minister of Human Resources expressing the view that the Committee feels that when an individual becomes eligible for Mincome, a procedure should be implemented immediately for his Mincome cheques to be mailed to him.

3. Lumberland Building Materials Limited - Request to Acquire City Land

Mr. Kenneth Peterson, Assistant General Manager of Lumberland Building Materials, appeared to discuss his company's interest in acquiring Lots 1, 2, 3 and 4 of Block 18, totalling approximately 200' x 60' adjacent to Lumberland Building Materials' establishment at Wall and Powell Streets. (See attached letter)

During discussion it was noted all four lots are included in plans now nearing completion for the Chimo Terrace playground. A representative of the Planning Department said the four lots in question being slated for a teenagers' recreation area covering about one-third the entire area of the Park.

It was also noted during discussion there is no other vacant land in the area which Lumberland might acquire for its parking lot.

Mr. Peterson said his company approached the City Property and Insurance Division two years ago with a view to purchasing the four lots for parking once renovations to their building were completed. He said parking is a critical aspect of the lumber business, and at present large trucks cannot get proper access to Lumberland. He said a parking lot would remove trucks which now must park along the street.

Following discussion it was

RESOLVED

THAT the comments from Mr. Peterson of Lumberland Building Materials and those from representatives of the Planning Department be received and that a decision on this matter be reserved until the final plans for the Chimo Terrace Park are submitted to the Social Services Committee.

RECOMMENDATION

4. Factory-Built Buildings (Mobile Units)

The Committee had before it for consideration the attached report of the Director of Permits & Licenses dated June 24, 1974, on this topic.

During discussion it was revealed by the City Building Inspector Mr. Matheson, that the Provincial Government contacted his department twice by telephone prior to calling tenders for supply of a number of such buildings which will be situated in Vancouver for day care centre use. However, the Department has not seen any plans for these buildings.

Clause No.4 continued

Mr. Matheson said he told the Provincial Government representative that if the buildings are supplied by a manufacturer from outside B. C., they probably will not meet City requirements and that there is only one manufacturer in B. C. whose product meets Canadian Standards Association's (CSA) requirements.

Mr. J. Denofreo, Executive Assistant to the Minister of Human Resources, advised that seven companies bid on the contract to supply these units to the Provincial Government and that a contract has been let.

Following discussion it was

RECOMMENDED

THAT Council request the Manager of the Provincial Government's Day Care Project to meet with the City Building Inspector to discuss the City's regulations on Factory-Built Buildings (Mobile Units) to prevent any irrevocable steps being taken.

INFORMATION

5. Downtown Eastside Residents' Association - Complaints of Rent Increases

The Committee on May 30, 1974, heard allegations of

(a) an increase in rent of 20%, from $75 to $90 per month, on one day's notice, for one room, imposed by Ker and Ker, rental agents for the Orange Apartments, 341 Gore Avenue;

(b) an increase of over 15%, from $60 to $70, imposed by the management for a room at the Olympia Hotel, 341 East Hastings Street;

(c) an increase of about 19% from $53 to $63 for a room at the Colonial Hotel, 122 Water Street.

These complaints were referred by the Committee to Council, and Council on June 11, 1974, referred the three hotels back to the Social Services Committee.

Mr. Bruce Eriksen of D.E.R.A. told the Committee the complainant at the Orange Apartments has been given a refund of a rental increase above the 8% limit.

Following discussion it was

RESOLVED

THAT the Committee request Downtown Eastside Residents' Association to check tenants of the Orange Apartments, the Olympia Hotel and the Colonial Hotel, to determine whether rent increases above the 8% limit set by the Rent Stabilization Act have been refunded, and report back with this information to the Social Services Committee in two weeks.

6. Lee Building - 175 East Broadway

At the Committee's request Mr. S. Katsafanas, owner of the Lee Building, and his spokesman Mr. Nazos appeared to answer allegations of illegal rent increases.

cont'd ...

Clause No.6 continued

The Committee reminded the two gentlemen they had appeared before Council previously on this matter and were told to abide by the Rent Stabilization Act and the City's Bylaws. However, two complaints of rent increases above 8% have been received since then.

The Chairman emphasized strongly the Rent Stabilization Act regulations pertaining to rent increases and told Mr. Nazos and Mr. Katsafanas that the Lee Building must abide by the Act.

Mr. Nazos indicated that Mr. Katsafanas is losing money on the building and cannot afford to make necessary improvements to it.

Lionel Mercier of Mercier Appraisals & Investments told the Committee he has examined the financial status of the Lee Building and found that it is losing $20,000 a year. He said Mr. Katsafanas is not in a position to continue renting the building. The Committee indicated its desire to examine Mr. Mercier's analysis of the building and he replied he would provide this information to the Committee.

Health Inspector Mr. C. Hutton reported the City Health Department checked the Lee Building on June 28, 1974, and found that nothing had been done since the previous monthly inspection save for one room being repainted by a tenant. He said a water pressure problem continues and one toilet will not flush. Moisture continues to be a problem in the building which also requires general redecorating and electrical work.

Mrs. Coplin, a tenant of the Lee Building, reported that Medical Health Officer Dr. Bonham recently inspected her suite, and following this inspection Mr. Katsafanas told her she would require a notice from the Medical Health Officer to stay in the building.

Following discussion it was

RESOLVED

THAT Medical Health Officer Dr. Bonham send a letter to Mrs. Coplin to the effect that her rented accommodation in the Lee Building, 175 East Broadway, meets City regulations.

7. Hotel East - Owners' Refusal to Accept Rent Cheques

The Committee previously heard the owners had given notice for tenants to vacate this building, 445 Gore Avenue, by June 30, 1974. The tenants, however, plan to remain in the building.

Mr. Larry Bantleman and Libby Davis of D.E.R.A. told the Committee the owners of the Hotel, which is being considered by the Standing Committee of Council on Housing for possible purchase, have now refused to accept tenants' rent for the month of July and have told the tenants the Hotel is now closed.

The Committee advised that tenants should not give up their tenancy and that a trust fund bank account should be opened by the tenants as a Committee and rental deposited in the account. It was explained that in order for the owners to take possession of the building an application must be made to Small Claims Court for possession.

cont'd ...

Clause No.7 continued

The landlord is not permitted to discontinue electricity or water or lock tenants' doors in the building before the Judge has issued a notice of possession to the owners.

Following discussion it was

RESOLVED

THAT the Chairman of the Standing Committee on Social Services write in English and Chinese to the tenants of Hotel East, in care of Downtown Eastside Residents' Association, 616 East Cordova Street, explaining the tenants' legal position and recommending that they form a Committee, open a bank account and deposit their rent.

8. Downtown Eastside Residents' Association -
Proposal for Carnegie Library at Main and Hastings Streets

The Committee had before it for consideration the attached proposal that the Carnegie Library be sold to the Provincial Government for renovation and subsequent use as an office for City and Provincial Government Departments.

During discussion it was pointed out that the building had recently be advertised for sale by the City in accordance with Council's motion of April 23, 1974.

Following discussion it was

RESOLVED

THAT Downtown Eastside Residents' Association examine the building and come forward with a more detailed proposal for its use.

It was

RECOMMENDED

THAT the Carnegie Library not be sold by the City.

9. Downtown Eastside Residents' Association -
Neighbourhood Improvement Program in the Downtown Eastside Area

The Committee had before it for consideration the attached proposal from D.E.R.A. for a Neighbourhood Improvement Program in the area bounded by Main, Heatley, Hastings and the rail tracks on the north.

Following discussion it was

RESOLVED

THAT Downtown Eastside Residents' Association consider its proposal more carefully and come before the Standing Committee on Social Services again with a more detailed proposal.

The meeting adjourned at approximately 3:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 892

III

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 4, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 4, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Linnell

ABSENT: Alderman Harcourt

CLERK TO THE COMMITTEE: Marilyn Clark

RECOMMENDATION

1. Position of Chief License Inspector

The Committee had for its consideration a Board of Administration report dated May 23, 1974, on the postion of the Chief License Inspector.

With the retirement of the Chief License Inspector, Mr. M.M. Harrell, on May 6, 1974, City Council on May 7, 1974 received a recommendation from the Board, that effective June 1, 1974 the position of Chief License Inspector and Business Tax Collector be abolished and that that title be transferred to Dr. H. Bryson, the Director of Permits & Licenses.

In dealing with the recommendation City Council resolved that the first paragraph of the recommendation of the Board of Administration be referred back to the Finance and Administration Committee for further consideration and report,and that Dr. Bryson be appointed Acting Chief License Inspector and Business Tax Collector in the interim.

The Board report noted that the license inspection function has been an integral part of the Department of Permits and Licenses since its inception. The Administrative function of the License Branch is under the supervision of the Department's Administrative Officer who reports to the Director, providing overall administrative control. Some of the inspections, formerly undertaken by the Chief License Inspector and Business Tax Collector are now being undertaken by the District Inspectors leaving a smaller number requiring adjudication at a higher level. The City License Inspector, it was noted, would undertake some of these and assist the Director in carrying out an overall review of By-law requirements and advise the Director on any changes considered necessary, thus relieving the Director of many day-to-day details which fall within prescribed policy.

The report noted that the license inspection function combined with the need for overall supervision of the total department, requires the Chief License Inspector and Business Tax Collector position to be vested in the Director of Permits and Licenses.

Cont'd....

Clause 1, Cont'd.

Following discussion, your Committee,
RECOMMENDS
approval of the Board of Administration recommendation:

THAT the position of 'Chief License Inspector and Business Tax Collector' be vested in the Director of Permits and Licenses in order that he may discharge the Statutory Duties of the position as required by Part VI of the Vancouver Charter,

FURTHER, that an Assistant Director be reclassified as Deputy Director, to assume the Director's responsibilities in his absence.

INFORMATION

2. 1976-80 Five Year Plan

Your Committee had for its consideration, a report of the Director of Finance on the 1976-80 Five Year Plan which itemized the submissions of Civic Departments and Boards and Community Organizations. The report also covered the economic and financial implications to the City of a 1976-80 Five Year Capital Plan. The detailed submissions of the Departments, Boards, and Community groups were submitted under separate cover in a booklet entitled, "1976-80 Capital Programme."

It was noted at the outset that a review team composed of senior Civic Officials representing the Department of Finance, the City Planning Department, the City Engineer, the Social Planning Department, and the Board of Parks and Public Recreation had examined these submissions. Their report will be prepared in time for the July 18 meeting of this Committee. The review team have catagorized the submissions by priority.

Discussions in Committee on this day, centered around the philosophy and wisdom of Five Year Capital Programmes; the review process in general, and the schedule for this summer and fall so that public opinion could be sought prior to the Five Year Plan going to the electors in the November Civic Election.

The Chairman agreed to prepare a schedule for the compilation of the plan, taking into account the necessary Committee review, Council approvals and public participation.

In discussing his report, the Director of Finance noted that his outlook was based on the assumption that there would be a continuation of the inflation trend of the period 1967 through 1974, not the inflation trend presently being experienced in the shorter 1973-1974 term. It was his contention that a Five Year Capital Plan is not supportable if the present inflation rate continues. On the other hand, he notes the continuation of the 1967-74 level of inflation although meaning a continuing high cost of money, would also mean increased revenues available to support all costs of Municipal Government including debt servicing costs.

The Director of Finance emphasized that Annual Debt Charges are a major item in the operating budget. Therefore, the Committee must determine what level of borrowing can be supported by the taxpayers. He recommended to the Committee that they should first establish an upper limit in dollars for the size of the plan and then determine the projects that could be included within that

Cont'd....

Clause 2, Cont'd.

upper limit. He suggested that it would seem a valid policy to establish some percentage, such as 15 percent of the net operating budget, as a limit over which debt charges should not rise.

The Director of Finance's Report included various options ranging from an $80,000,000 1976-80 Five Year Plan to a $150,000,000 1976-80 Five Year Plan, and in each case indicated the effect of that option on the debt charges (as percent of revenue); on the Debt Charges Equalization Fund and on the increase in the annual rate of debt charges borne by the average single family residence.

The Committee discussed the merits of changing the structure of five year capital programs to the extent that a long range five or ten year program would be a very flexible plan with only the first year or two of the plan firm, and subject to review by Council annually or bi-annually. These reviews would then firmly determine the next short term period within the five or ten year plan. The Director of Finance pointed out that long range capital planning causes no difficulty when the economy is stable; however, we do not have a stable economy.

The Committee reaffirmed its interest in the "pay-as-you-go" philosophy whereby a part of the capital program is paid for each year out of current revenues and the desire was expressed to increase that amount of the capital budget being paid for out of the Revenue Budget. In his report, the Director of Finance noted that if a large 1976-80 Five Year Plan is required, then it would probably be impossible to proceed any further in the direction of "pay-as-you-go."

It was noted by the Committee that the report of the Director of Finance excluded the property owners share of local improvements when considering available revenues for supporting debt servicing costs, and treated the self-supporting waterworks utility separately from all other categories. It was also noted that no allowance was made for an expenditure for a major transit-transportation system in the Five Year Program under discussion, as neither costs nor cost sharing are known. It was suggested that perhaps some debt room should be left should the City be required to contribute capital funds to such a system.

Following a lengthy discussion, your Committee

RESOLVED

(a) to receive the report of the Director of Finance on the 1976-80 Five Year Plan; and

(b) that some type of informational brochure on the Five Year Plan should be mailed to the Voters along with their notice of poll in October, prior to the November 20 election.

3. Committee Meetings to Review Five Year Plan Submissions

It was determined that meetings of this Committee should be held on July 18 and July 25 to study the report of the Staff Review group on the 1976-80 Capital Program and that Departments and Boards would be invited to discuss their particular submissions. Both these meetings will begin at 12:30 p. m.

The Committee adjourned at approximately 3:30 p. m.

FOR COUNCIL ACTION SEE PAGE(S) 2073

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

July 8, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.2 Committee Room, third floor, City Hall, on Monday, July 8, 1974, at approximately 2:00 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers

ABSENT: Alderman Pendakur

CLERK: M. Cross

INFORMATION

1. False Creek Rezoning

At the Public Hearing on June 27, 1974, City Council deferred consideration of Area Development Plans for Area 6 and Area 2 to the next meeting of Council. The following three reports were submitted to the Civic Development Committee for consideration prior to submission to Council:

(a) Proposed Official Development Plan By-law for False Creek

(b) Proposed Area Development Plan for Area 2 - Marathon lands

(c) Proposed Area Development Plan for Area 6 - City-owned lands

Mr. D. Hickley, Assistant Director, Civic Development, went through the three reports describing the amendments which had been made since the meeting of June 27, 1974. The major changes to the three reports are as follows:

Official Development Plan

Page 15 - Sec. 2.1 (b) - this section, related to the maximum residential population, is deleted.

Sec. 2.1 (g) - this section on Noise Outdoor Environment relates to Site Planning and as such the section now becomes a new Sec. 1.1(a).

Page 34 - Sec. 6.1 (a) the section on Adequate Open Space will be rewritten into 2 parts

(i) Open space shall be sufficient in area, size and continuity to provide openness between building complexes, and to serve the area population;

(ii) Required public open space should not include school grounds, marinas, and water areas.

Sec. 6.2 (a) the section on Neighbourhood, Community and Public Parks is deleted.

cont'd ....

Clause No.1 (continued)

Page 42 - Sec. 7.1 (a) the section on Public Access should be reworded to: 'The waterfront edge shall be continuously accessible to the public around False Creek, except as approved by City Council for specific Area Development Plans.

Area Development Plan - Area 2

In the section on Overall Statistics two views were expressed with respect to the wording of Development areas

(a) Not to exceed 51 acres, and

(b) Approximately 51 acres (but not more than 52 acres).

Council would have to decide on the wording.

The section on Non-Residential Building should be changed from "Approximately" to "Not to exceed 1,500,000 sq. ft."

The explanation for Overall Statistics will be rewritten to be more specific re overall maximums noting that numbers in any particular neighbourhood can vary 10%, above or below, so long as they add up to the overall statistics. The explanation would not be needed on each page.

In the Area 2 Neighbourhoods Sections, Sec. 9 re Site Coverage in Neighbourhood Areas above 8th Storey Height may vary throughout. Mr. Hickley and representatives of Marathon will recheck the figures.

Area Development Plan - Area 6

In the section on Overall Statistics, in (1) Total Land Area, the word "approximately" is deleted.

In the section on the Spruce Neighbourhood, (7) Number of Buildings Above 8 Storeys should read "None (maximum is 3 storeys)".

With respect to the section on Heather Neighbourhood, Sec. 9 should read "Site Coverage in Development Areas above three-storey height - 7%."

Mr. Sutcliffe, Development Consultant, advised that since the meeting on June 27, 1974, discussions had been held with Thompson, Berwick Pratt & Partners and the Director of Planning to discuss some of the concerns expressed by Members of Council at the Public Hearing. Mr. Richard Rabnett of Thompson, Berwick Pratt & Partners appeared at the meeting and outlined possible solutions to some of these concerns.

After discussion the Committee

RESOLVED

THAT the proposed Official Development Plan, the proposed Area Development Plan for Area 2 and the proposed Area Development Plan for Area 6 be received.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 893

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
SOCIAL SERVICES AND FINANCE & ADMINISTRATION

July 11, 1974

A joint meeting of the Standing Committees of Council on Social Services and Finance & Administration was held on Thursday, July 11, 1974 at 1:00 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari and Volrich

ABSENT: Alderman Hardwick

CLERK: H. Dickson

RECOMMENDATION

1. Information Centres

The two Committees met jointly to consider the attached Board of Administration report dated July 4, 1974, which recommends:

"(1) that the 13 Information Centres currently being funded by the City be funded until the end of 1974, (i.e., for rent, phone, heat, light, and associated expenses). This represents a grant of $22,815, bringing the total nine-month grant for 1974 to $41,535. See Appendix A for a breakdown by Information Centre;

(2) after this time, no Information Centres in areas which elected Community Resource Boards in 1974, (i.e. Vancouver South, Kitsilano, Dunbar-West Point Grey, Hastings-Sunrise) will be eligible for civic grants;

(3) Information Centres in areas electing Community Resource Boards in 1975 will be eligible for civic grants until three months after election of the Community Resource Board, at which time they become ineligible for funding;

(4) the City should continue to support the Community Information Centre (Crisis Centre) and Downtown Information Service (Vancouver Public Library);

(5) the City will fund no new Information Centres."

A letter on this topic from the Honourable Norman Levi, Minister of Human Resources, was received this day by the Committees and read by the Chairman. In it, the Minister comments as follows on the above recommendations of the Board of Administration:

"My response is as follows:-

(1) Your continued funding until the end of 1974 is accepted. I realize that your different fiscal year will require discussion regarding financing for the three months to the end of our fiscal year.

(2) I most certainly agree with this recommendation.

(3) I am in agreement with this recommendation.

(4) I am in agreement with this recommendation.

(5) I agree with this recommendation.

cont'd ....

Clause No. 1 (cont'd)

I would hope to arrange to have an evaluation group look at the whole question. In view of the number of Information Centres that presently exist, and the pressures being brought on us to create additional Centres. "

It was noted the Department of Social Planning suggests Information Centres should be funded through the new Community Resource Boards as they are established. It was also noted the Provincial fiscal year ends in March, 1975, three months after the end of the City's fiscal year and this will mean some decision as to funding for the first three months of 1975 will have to be made.

A representative of an information centre requested that the City ensure the information centres will receive funding, from one source or another, for 1975.

The Committees agreed the functions of Community Resource Boards have not been established and there is consequently no guarantee they will be willing to fund information centres. There also remains to be established the relationship between the Community Resource Boards and local Area Councils.

It was suggested the City could retain some control over or input into information centres only by funding them or entering into a cost-sharing arrangement, however minimal the City's contribution might be.

There was also the suggestion the City's libraries could provide the services now provided by information centres.

The Committees questioned the assumption that information centres are a logical function of the Resource Boards when the functions of these Boards have yet to be established.

Alderman Rankin, who is Chairman of the Vancouver Resource Board, told the meeting the Provincial Act on Resource Boards has now been determined and will be the topic of discussion at the July 24th meeting of the Vancouver Resource Board with Human Resources Minister Norman Levi and that information centres could be discussed at that time.

Representatives of the Social Planning Department stated information centres are useful but they should come under the auspices of the Resource Board as the City is no longer responsible for provision of social services and that the Social Planning Department has not attempted an evaluation of the services of information centres, that each centre is unique, and that there is no definition of the functions of information centres.

The Committees expressed some hesitation on the City stating flatly that it will no longer contribute financially to information centres after the end of this year as the centres can serve useful functions for the City.

It was suggested that if the Human Resources Department does an evaluation of information centres, the City should have input to such an evaluation.

cont'd ....

Clause No. 1 (cont'd)

RECOMMENDED

(A) THAT the thirteen (13) Information Centres currently being funded by the City be funded until the end of 1974, (i.e. for rent, phone, heat, light and associated expenses). This represents a grant of $22,815, bringing the total nine-month grant for 1974 to $41,535;

(B) THAT the City should continue to support the Community Information Centre (Crisis Centre) and Downtown Information Service (Vancouver Public Library);

(C) THAT the Minister of Human Resources be asked to undertake an evaluation of information centre funding, operation and jurisdiction and that Area Resource Boards, the City's Social Planning Department, the Social Services Committee and the information centres themselves provide information for this evaluation.

The meeting adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 873

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

July 11, 1974

A meeting of the Standing Committee of Council on Social Services was held in #1 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974, at 2;00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Gibson
Alderman Hardwick (Clauses 3 - 6 only)

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Landlord-Tenant Problem - 8692 French Street.

The Committee had before it for consideration the attached letter from Mrs G. Busch and a circulated letter from Mr. and Mrs F.J. Hart, of the above address, which outlined their complaints on the management of this building.

The Committee noted there appeared to be a conflict between the co-managers, leading to harassment of tenants of the building.

Following discussion it was

RESOLVED

THAT the Chairman write to the co-managers of 8692 French Street stating it is the view of the Committee that their conduct in harassing tenants is in violation of the Landlord-Tenant Act and advising them to cease behaviour which disturbs tenants.

RECOMMENDATION

2. Downtown Eastside Residents Association - Rent Increases at Downtown Eastside Area Hotels.

Mr. Larry Bantleman of the Downtown Eastside Residents' Association appeared to request that the item regarding rent increases at the King Edward Hotel, 420 East Hastings Street be deferred to the next meeting of the Social Services Committee.

He added however, that it is DERA's understanding that tenants of the Hampton Hotel, 124 Powell Street, which the Committee dealt with on June 6th, will not receive refunds of rent increases above the 8% limit until after the Provincial Rentalsman becomes functional. The Committee informed Mr. Bantleman that Mr. Edwards, owner of the Hampton Hotel, had promised the Social Services Committee he would make refunds to tenants illegally levied increases of more than 8%.

Mr. Bantleman said that of the tenants who were living at the Olympia Hotel, 341 East Hastings, when the complaints were made, only two remain and it is unknown whether there are new rental rates exceeding the 8% limit.

He also stated rent increases at the Cobalt Hotel, 917 Main Street, are within the 8% limit but tenants did not receive the the required three months' notice.

He told the Committee, complainants of illegal rent increases at the Orange Apartments, 341 Gore Avenue, have been given refunds of the amounts exceeding 8%.

Cont'd.

Downtown Eastside Residents Association -
Rent Increases at Downtown Eastside Area Hotels. (Cont'd)

He said one complainant at the Colonial Hotel, 122 Water Street, has been given a refund, but the Association is unaware as to whether all tenants at the Colonial entitled to a refund have received them. He added the Association could encounter difficulty in obtaining this information without official authorization by the City. Brief discussions ensued as to which City Department is regularly in the Downtown east side area.

RECOMMENDED

(a) That the Social Services Committee write to Mr. Edwards, owner of the Hampton Hotel, 124 Powell Street, stating it is the Committee's understanding that he was to refund to his tenants any rent increases above the 8% limit set by the Rent Stabilization Act and that if this has not been done, the Social Services Committee will take appropriate action;

(b) That the Social Services Committee write to the manager of the Olympia Hotel, 341 East Hastings Street, requesting that tenants charged rent increases of more than 8% be refunded the amounts exceeding 8% and that he provide to the Social Services Committee lists of rental rates both before the present tenants moved in as well as the present rental rates;

(c) That the Social Services Committee write to the Manager of the Cobalt Hotel, 917 Main Street, explaining terms of the 8% limit on rent increases and the requirement of three months' notice of any rent increases and requesting the management to send to the Social Services Committee copies of notices of the latest rent increases at the Cobalt Hotel;

(d) That the Management of the Colonial Hotel, 122 Water Street, provide to the Social Services Committee proof that any tenants charged rent increases of more than 8% since the beginning of this year have been refunded the amounts exceeding 8%, such information to be obtained by Public Health Inspector Carl Hutton of the North-Abbott Unit of the City Health Department.

RECOMMENDATION

3. West End Services Centre, 1650 Robson Street

The Committee had before it for consideration the attached report of the Board of Administration dated June 24, 1974.

At a previous meeting the Committee recommended that Council approve recommendations (c) to (m) of the Board report and defer recommendations (a) and (b) to this meeting for further consideration.

The Medical Health Officer, Dr. Bonham, presented the attached brief at the meeting, outlining the Health Department's position on the management of the West End Services Centre which is that the Management Team be retained and an Administrative Co-ordinator be appointed, rather than a Program Manager.

Senior Social Planner, Mr. D. Purdy, also presented a brief (attached) at the meeting, which states the Social Planning Department believes the roles of Facility Manager and Program Co-ordinator could be combined in one person, perhaps a senior professional person operating out of the Centre.

Cont'd..

West End Services Centre, 1650 Robson Street (Cont'd

Dr. Bonham spoke at length on this topic emphasizing that the Management Team can operate the Centre while a single person manager would have problems working in the five different jurisdictions which use the Centre.

Carlos Charles of the Department of Human Resources stated that it would not be wise for the Human Resources Department to commit itself as favouring a Manager for the Centre, when a West-End Resources Board has been established.

The representatives of the Health Department and Social Planning Department admitted they did not agree with each other's position as to the management of the West-end Services Centre.

The Committee noted Council has encountered difficulty in the past in amalgamating services as staffs have been reticent about such proposals.

It was stated a Manager, responsible for the entire Centre is necessary.

The Chairman of the Management Team for the North Unit stated that the North Unit Centre is beginning to function well after some initial start-up problems.

Following discussion it was
RECOMMENDED

(a) The management team be established consisting of one representative each from the

City Health Department
City Police Department
Provincial Department of Human Resources
Provincial Correction Services

to: (i) undertake co-ordination and development of authorized programs

(ii) consider the needs of individuals and the community

(iii) report to the appropriate department with recommendations on the need for new or enlarged services

(iv) develop liaison with private and voluntary agencies operating in the West End

(v) meet with the Health Department Unit Services Supervisor as required to assist in budget preparation and to review and control expenditures.

(b) The Chairman of the Management Team, to be named the Program and Facility Manager, to be appointed by the members of the Management Team and the Chairman to be the representative of the West End Services Centre on the larger "Burrard Service Area" management team.

4. Civic Grant Request - McLean Park Recreation Project.

The Committee had before it for consideration the attached report, dated June 24, 1974 from the Board of Administration in which the Director of Social Planning recommends an interim grant of $4,155 for three months to Kiwassa Neighbourhood Services.

Contd....

Civic Grant Request - McLean Park Recreation Project.

A representative of the McLean Park Recreation Project told the Committee the program continues to operate despite the discontinuance of Local Initiative Project funds.

Mr. D. Purdy of the Department of Social Planning told the Committee the Social Planning Department feels the McLean Park Association's request for a program totalling $14,443. is excessive and that the persons presently working with about 25 troublesome children in the area need assistance from Kiwassa Neighbourhood Services.

Following discussion it was

RECOMMENDED

1. That Council approve an interim grant of $4,155.00 for a three (3) month period to Kiwassa Neighbourhood Services for the purpose of:

   a. providing one full-time youth worker to the McLean Park project;

   b. providing monies for the purchase of supportive staff time;

   c. providing monies for program budgets.

2. That the grant should be disbursed on the following basis:

a. - one full-time staff @ $650.00 per month	=	$ 1,950.00
- 10% benefits @ $65.00 per month	=	$ 195.00
b. - 100 hrs. per month for support staff @ $2.50 per hr.	=	$ 750.00
- 8% benefits @ $20.00 per month	=	$ 60.00
c. 5 hrs. per month consulting fee @ $10.00 per hr.	=	$ 150.00
d. programs budget, transportation and supplies @ $350.00 per mo.	=	$ 1,050.00
TOTAL	=	$ 4,155.00

C.A.P. Shareable	=	$4,155.00
C.A.P. Recoverable	=	$2,077.50
CITY SHARE	=	$2,077.50

3. That Council approve the grant based on agreements between the the Director of Social Planning and Kiwassa Neighbourhood Services to the following:

   a. that the grant be administered by Kiwassa Neighbourhood Services and all staff be accountable to them.

   b. that Kiwassa Neighbourhood Services consult with the MacLean Park Residents Association regarding its involvement with youth in MacLean Park.

   c. that the Social Planning Department assist the MacLean Park Residents Association and Kiwassa Neighbourhood Services to explore with the Department of Human Resources, avenues of on-going funding and report back to committee before the termination of the interim grant on the results of those discussions.

   d. that the Social Planning Department in conjunction with Kiwassa Neighbourhood Services report back to the Social Services Committee regarding the progress and results of the MacLean Park youth project.

5. Lee Building - 175 East Broadway

The attached report from the Board of Administration was presented to the Committee for information.

It was
RESOLVED
THAT the report be received and filed.

6. Fairview Day Care Society - Hodson Manor.

A representative from the above Society appeared before the Committee to state there has been some delay encountered by the Society in its plans to operate a Day Care Centre in Hodson Manor, which was moved by the City recently to a new site at 1254 West 7th Avenue. The representative indicated the matter is now before the Board of Variance and requested an indication that the City favours use of Hodson Manor as a Day Care Centre.

Following discussion it was
RECOMMENDED
THAT Council re-iterate its feeling that Hodson Manor, 1254 West 7th Avenue be used as a Day Care Centre and that this desire be expressed to the Board of Variance with a suggestion that this matter be proceeded with as soon as possible.

The meeting adjourned at approximately 3:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 874

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

JULY 11, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974, at 2.00 p.m.

PRESENT: Alderman Bowers, Chairman.
Alderman Volrich,
Alderman Harcourt,
Alderman Linnell.

COMMITTEE CLERK: Marilyn Clark.

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1. Aldermanic Indemnities.

The Committee reviewed a memorandum from Mayor Phillips dated July 3, 1974 in regard to increasing the present indemnity for Aldermen. The Mayor recommended in his memo that Aldermanic pay be increased to between $12,000 and $14,000 per year, to be effective January 1, 1975, so that members of next year's Council would be the first to benefit from the increase.

Considerable discussion centred around the proposal that Aldermanic indemnities should be 50% of the Mayor's indemnity; presently the indemnity is approximately 30% of the Mayor's.

It was
RESOLVED
THAT a decision on increased indemnities for Aldermen be deferred pending obtaining further information for comparison from other municipalities.
AND FURTHER THAT the Executive Assistant to the Mayor be asked to gather and tabulate this information for the Committee as soon as possible.

2. Sewer Separation on Private Property.

City Council, on June 25, 1974, when dealing with recommendations of the City Engineer and Director of Permits and Licenses in regard to sewer separation on private property, referred recommendations (i) and(ii) to the Standing Committee of Council on Finance and Administration for consideration.

"(i)The Plumbing By-law be amended to allow the City to pay the cost of separation of sewers on private property for one and two family dwellings and place this cost on the Tax Roll; the owner then having the option to repay the same in a manner similar to that which now applies to storm sewer connections (Sub-sections 1.6.4. and 1.6.5.)

(ii)That Council endorse the proposed action of the Director of Permits and Licenses and the City Engineer in their efforts to obtain the necessary sewer separation on private property and thus reduce pollution of storm water with sanitary sewage. "

Cont'd.....

2. Sewer Separation on Private Property (Cont'd)

The Committee had, for its information, a supplementary report from the City Engineer and Director of Permits and Licenses giving further information for its consideration this day.

(a) Maintenance of Separate Sewer Connections on Private Property in Existing Separate Sewer Areas.

The City Engineer reported that a situation exists in the Still Creek and Vivian Creek drainage area, where existing sewers were originally constructed as separate systems and property owners would have originally hooked-up to the sewer with separate sanitary and storm water connections. Because of deterioration in connections or because of improper connections, some of these private connections now carry storm water to the sanitary sewer or sanitary sewage to the storm system. In order to correct the overloading of the sanitary system and associated flooding problems, and to correct pollution problems in the storm water discharges, faulty connections on private property must be remedied.. The work involved is basically maintenance on private property and is in no way associated with the reconstruction of the City sewer system.

Following discussion it was
RECOMMENDED
THAT, where pollution is being caused from faulty connections or a defect in the sewer system on private property, the property owner be asked to bring his system up to City standards, the cost of such corrections to be borne by the property owner,
AND FURTHER THAT he be given the opportunity to have the cost of such corrections financed through the City, if he so wishes.

(b) Corrections to Storm Sewers in Existing Separate Sewer Areas.

In the Still Creek Drainage Area there are approximately 12,000 houses, many of which are not connected to the storm sewer system which was installed after the original sanitary installation. There is no connection fee involved; the storm sewer correction has been carried to the property line; the cost to the property owner would be for the line on his own property, estimated to be in the region of $400 to $800.

Concern was expressed by the City Building Inspector in regard to the present Plumbing By-law in which Section 1.6.4. states:

"Where a storm sewer is laid in any street separately from a sanitary sewer and a connection has been installed by the City opposite each taxable parcel of real property abutting on such street and having thereon any building, then a connection shall be made by the owner from such building to the connection installed by the City, provided that in the case of one and two-family dwellings as defined by the Zoning and Development By-law constructed prior to the first day of November, 1961, any work upon the said parcel necessary to join the dwelling effectively to the City's connection shall be done by the owner when the City's connection is installed and the cost of the work necessary to join the said dwelling to the said storm sewer may be paid in five, ten or fifteen equal annual instalments in accordance with the provisions of subsection (4) of Section 1.6.3."

Cont'd...

2. Sewer Separation on Private Property (Cont'd)

City Council, on December 20, 1966, resolved that the Plumbing by-law should not be enforced unless it can be established clearly that a cross-connection is in existence between the storm and sanitary systems on the property. The City Building Inspector requested the Committee to consider having the By-law changed so that he would be absolved of any responsibility in not enforcing the By-law.

It is
RECOMMENDED
THAT the 12,000 homes involved should be circularized with information on the availability of the storm sewer system in the area and that the home owners should be asked to voluntarily hook-up to the storm system; and
FURTHER THAT the Director of Legal Services be asked to bring forward an amendment to the Plumbing By-law so that property owners will not be obliged to connect to a storm sewer system as long as there is no pollution problem involved.

(Alderman Bowers opposed the recommendation)

(c) Conversion of Combined Sewer Connections to Separate Sewer Connections on Private Property.

Separate sewer systems are presently being constructed in several areas of the City which are largely developed with commercial and multiple dwelling buildings, particularly in the West-end, Downtown Business District, False Creek Flats and an area bounded by Main Street, Broadway, Great Northern Way and Commercial Drive. In this area a combined sewer system has been in use and the buildings have been satisfactorily connected to this combined system. In order to obtain pollution control in the Flase Creek and English Bay areas, which would be in the interest of the whole City, these properties are going to be converted to a separate system.

It is RECOMMENDED
THAT, where the City is changing from a combined system to a separate sewer system, and where a property was satisfactorily connected to that combined system and it is now required to make separate connections, the total cost of such conversion shall be borne by the City

(Alderman Bowers opposed the recommendation)

INFORMATION

3. STEP '74 - Student Summer Employment Program.

City Council, on April 2, 1974, authorized the Standing Committee of Finance and Administration to approve project proposals, on behalf of the City, up to a total City share of $50,000, for Step '74 Student Summer Employment Program.

The Committee had for its consideration a report dated July 5, 1974, the fifth report in a series on the 'Step '74' program. It reported on a number of necessary adjustments to the original costs submitted as being the City's share, which are itemized as follows:

Cont'd....

Step '74 - Student Summer Employment Program.(Cont'd)

Subject.	Submitted City Cost	Adjusted City Cost.
	$	$
Waterworks Record Project.	- -	523
Transportation Survey.	1,160	1,660
Employee Handbook.	565	615
Grant Request System.	147	207
'Social Planning - 2'	293	668

Your Committee

RESOLVED

THAT the adjusted costs as tabulated, in the amount of $1,508, be approved as 'Step '74' expenditures.

The Committee adjourned at approximately 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 845

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

July 11, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 11, 1974 at approximately 3:55 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

RECOMMENDATIONS

1. Kitsilano Area Planning Program Committee Membership

The Director of Planning advised in a report dated June 25, 1974 that the Kitsilano Planning Committee which was established by City Council on March 19, 1974 has representation from the following area groups:

"a) Kitsilano Area Resources Association.
b) Kitsilano Ratepayers Association.
c) Point Grey Road (North Side) Cameron Avenue Ratepayers Assoc.
d) West Broadway Citizens Committee.
e) Kitsilano Neighbourhood House.
f) Kitsilano Chamber of Commerce.
g) Kitsilano Community Centre Association."

Council had previously indicated that there would be four additional openings on the Committee; however, the Director of Planning recommended that there be representation from the following six sources:

"a) The Greek Community.
b) Representative of Kitsilano High School Student Council.
c) Liaison member of the Kitsilano Community Resource Board.
d) Urban Transportation Committee.
e) Senior Citizens Representative.
f) If possible, a tenant representative."

It was RECOMMENDED,

THAT six additional positions on the Kitsilano Planning Committee from the recommended groups as listed in a) - f) above, be approved.

2. Party Identification By-law

The Committee had for consideration a by-law to provide for identifying political affiliation on ballot papers. The City Clerk requested that the third paragraph being Section 2 be amended to read as follows:

Any society duly incorporated under the laws of the Province of British Columbia which endorses one or more candidates in an election, may request the Returning Officer to indicate such endorsement on the ballot papers by delivering to the Returning

Cont'd . . .

Clause #2 continued:

Officer fourteen days prior to twelve o'clock noon on nomination-day a statutory declaration sworn by a director of the society in the following form, it being understood however, that such declaration form may be amended by letter from the society delivered to the Returning Officer and in his hands not later than twelve o'clock noon on nomination-day.

It was RECOMMENDED,

THAT the By-law to provide for identifying political affiliation on ballot papers be approved as amended above.

3. Hospital By-law

The Committee had for consideration a by-law to provide for the casting of votes by hospital patients.

Your Committee RECOMMENDS,

THAT the by-law to provide for the casting of votes by hospital patients be approved.

4. Liquor Permit Applications

The Zoning Planner submitted the following report dated June 25, 1974 with respect to liquor permit applications:

a) 141 Keefer Street
Development Permit Application No. 63200

b) 811 Richards Street
Development Permit Application No. 60825

c) 1110 Granville Street
Development Permit Application No. 65920

It is reported on behalf of the Director of Planning that the above-noted development permit applications have been filed to construct new hotels which contain new liquor outlets.

The Technical Planning Board approved these applications subject to a number of conditions to be met prior to the issuance of the development permits, one condition being:

That the matter of the proposed liquor outlet be first reported to Council's Committee.

a) The development at 141 Keefer Street would have a beverage room of approximately 3,600 square feet of area used for public assembly. The proposed development on this site would contain a restaurant, small retail area, the beverage room and 110 hotel units.

Council will recall that at its meeting of June 11, 1974 when dealing with this development on a point of design, the matter of the beverage room was referred to the Community Development Committee for report back to Council, it being noted:

"That Council does not favour a beer parlour in this development, and the developer be requested to examine the new Liquor Act regarding appropriate arrangements other than those in the proposed scheme."

b) The development at 811 Richards Street would contain a licensed lounge of 458 square feet of assembly area and a beverage room of 2,400 square feet of assembly area.

Cont'd . . .

Clause #4 continued:

The proposed development on this site would contain the beverage room, the licensed lounge, a restaurant, small retail stores, meeting rooms, offices and 215 hotel units.

c) The development at 1110 Granville Street would contain a beverage room of 1,432 square feet of assembly area.

The proposed development on this site would contain the beverage room, retail stores, a restaurant and 108 hotel units.

These developments are all in the downtown area in the CM-1 District.

(a) 141 Keefer Street
Development Permit Application No. 63200

Mr. and Mrs. Leung appeared before the Committee and advised that the beer parlour in the proposed development at 141 Keefer Street had been reduced to accommodate 250 people and the cocktail lounge had been reduced to accommodate 80 people. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour licence at 141 Keefer Street with a maximum seating capacity of 250.

(No action was taken with respect to the cocktail lounge.)

(b) 811 Richards Street
Development Permit Application No. 60825

Mr. Gerald Hamilton, representing the principals, advised that the proposed seating capacity would be 160 seats in the beer parlour and 40 seats in the cocktail lounge. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour and cocktail lounge licence at 811 Richards Street with a maximum seating capacity of 160 in the beer parlour and 40 in the cocktail lounge.

(c) 1110 Granville Street
Development Permit Application No. 65920

Mr. Gerald Hamilton, representing the principals, advised that this development would have a seating capacity of approximately 100. After discussion it was

RECOMMENDED,

THAT Council approve the proposed location for a beer parlour licence at 1110 Granville Street with a maximum seating capacity of 100.

5. Consultant's Request for Additional Funds for Champlain Heights Planning

The Committee had for consideration a report of the Director of Planning dated July 11, 1974 reading as follows:

Cont'd . . .

Clause #5 continued:

"On December 18, 1973, City Council passed a resolution establishing a local area planning program for the preparation of a development plan for Areas E and F in Champlain Heights. The following motion was passed regarding the retaining of consultants to assist in this program:

That the Director of Planning be authorized to utilize the services of Downs/Archambeault at a total sum of $30,290, to produce a useable development plan for Areas E and F, Champlain Heights, said plan to be completed by July 31st, 1974, and that this committee will not consider expenditure of any additional funds which may be incurred beyond the period of the study and submission of the final documentation".

The Planning Department received a letter from the consultants dated May 30th, 1974 (see Appendix I) requesting additional funds for the planning process in Areas E and F. The consultants based their request for more funds on the following:

That the process involves, "...a substantially different consultant role and citizen process than originally envisioned. The actual process, the need to inform and, in a sense, educate the board and its sub-committees, has resulted in a gross consumption of the consultants time in the program stages, leaving too little of the allotted funds for comprehensive implementation plan." (This is documented in appendix "A" of the consultants letter).

The consultants exhausted their funds by May 31, 1974. Although they intend to carry the project to completion, they have requested an additional $15,000, without which they could not produce a properly documented detailed plan with implementation guidelines, and attend sufficient meetings with the Planning Advisory Committee. By way of a detailed cost breakdown, the consultants indicate that the additional funds requested would only partially cover their expenses for June and July which are estimated at $21,540 (See Appendix II).

The Planning Advisory Committee received a copy of the consultants request for additional funds and the resulting discussion was recorded in the Committee minutes of May 30, 1974, as follows:

"The Committee decided to receive the letter from the consultants but took no position on their request for additional funds. The Committee wants a good plan for Areas E and F. They feel the process to date has been fruitful and that things are being accomplished."

The Planning Department appreciates the difficulties and time consuming nature of the Champlain Heights planning process. Considerable time was spent in February to orient members of the Advisory Committee to the task, recommend the Council appointees to that Committee, and establish the nature and composition of two sub-committees. This organizational process should have preceded the hiring of the consultants.

The bulk of the consultants' time has been consumed in the preparation of working papers which served to inform and educate the Advisory Committee. Several excellent information papers were prepared . We recognize the necessity of this educational process but suggest that on the basis of previous experience, the consultants should have assumed this process and budgeted accordingly.

In summary, we believe the problem is essentially one of underestimating the efforts involved in an innovative and complex planning process.

The consultants have asked for an additional $15,000 to partially offset their actual expenditure of $21,540 for June and July. This sum would bring the total allocation for Champlain Heights planning to about $45,000 (original allocation was $30,290).

Cont'd . . .

Clause #5 continued:

> It should be pointed out that the consultants for Langara were allocated $26,000. We believe that the scope and complexity of Champlain Heights planning is considerably greater than that of Langara, yet the allocation for the former was only $4,290 greater than for Langara.

Mr. Barry Downs, Consultant, briefly spoke to this report and after due consideration it was

RECOMMENDED,

THAT the Planning Consultants for Areas E & F in Champlain Heights (Downs, Archambault and Urban Program Planners) be allocated additional funds in the amount of $15,000 to:

(a) complete a properly documented, measured site plan (to form the basis for the preparation of a registerable plan), with implementation, guidelines, and

(b) to have sufficient interaction with the Advisory Committee and other area residents to ensure adequate citizen input to, and acceptance of, the final plan.

INFORMATION

6. Britannia Centre Society
Constitution and By-laws

At the last meeting of the Committee consideration of the constitution and by-laws of the Britannia Centre Society was deferred pending a report from the Officials. The Director of Legal Services in a report dated July 2, 1974 advised in part as follows:

> "I have been instructed by your Committee and the Board of Administration to report on the Constitution and By-laws of the Britannia Centre Society.
>
> I have reviewed these documents in a summary way and have no real criticism so far as they represent a model for a private organization. However, I do note what appears to be an underlying expression which tends to suggest that the Society is the proprietory body responsible for the Centre, whilst the City has only a reversionary interest. I do not think this could have been intended, but it does appear that way in the objects on pages 1 and 2.
>
> The constitution can in no way, of course, be binding on the City, so that many of the matters expressed in the documents cannot restrict the City's control.
>
> I would also suggest that many of the by-laws appear overly restrictive and regulatory for a society which probably ought to be very public in orientation rather than private as is the case in an ordinary club or group.
>
> Much depends on just what role the City expects the Society to play."

Mr. Michael Clague of the Society and the Deputy Director of Planning reviewed the constitution and by-laws with the Committee. It was noted that several amendments were required in this document and the Chairman offered to assist in making these amendments. After due consideration it was

RESOLVED,

THAT the report of the Director of Legal Services be received

Cont'd . . .

Clause #6 continued:

and that the Constitution and By-laws of the Britannia Centre Society be referred back to the Society for amendment and report back to the Committee.

7. Presentation re Location of Major Hotel in the Chinatown Area

Mr. Gerald Hamilton, Architect, advised that he had clients who were willing to build a major hotel in an area between Keefer and Pender east of Carrall Street. It was noted that this proposed development was approximately 1½ blocks from the major hotel proposed by Mr. and Mrs. Leung at 141 Keefer Street. Mr. Hamilton pointed out that it was his opinion that a major hotel in this proposed location would help to solidify the area. Mr. Joe Wai, Architect with Thompson, Berwick and Pratt, advised the Committee that it would not be desirable to have a major hotel right next to the Chinese Cultural Centre which has been proposed for this area. After due consideration it was

RESOLVED,

THAT the presentation by Mr. Hamilton be received, that he have further discussions with the people involved in the Chinese Cultural Centre and that further representations on the matter be directed to the Civic Development Committee.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 876

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

July 11th, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers

ABSENT: Alderman Pendakur

CLERK: M. Cross

RECOMMENDATION

1. Proposed Development - Nelson Park Site

Representatives of

The Board of Parks and Public Recreation
Jones, Haave, Delgatty, Architects
Nelson Park Advisory Committee
Vancouver School Board
West End Planning Team

were present to discuss the proposal.

Mr. Norman Jones, Architect, with the aid of illustrations and a model, outlined the design concept for an integrated development of park, school, community and residential facilities for the two-block area known as Nelson Park. He advised that the design concept arose out of discussions with representatives of the School Board, Park Board, West End Planning Team and organizational representatives of the community. A questionnaire describing the development was sent out to the community for their response. He advised that once the development permit stage is completed, it was hoped that construction could start in Spring, 1975 with completion in mid-1976.

Some of the specific elements of the scheme mentioned by Mr. Jones were:

seven classrooms for the elementary school annex
parks and recreational space integrated with the school
day care facilities for 50 children
15,000 square feet of community use facilities available for the community at large
residential development of 148 two-bedroom units for families with children.

Allowing a F.S.R. of 3.0, the development could be built under the proposed RM-6 guidelines for the West End. Mr. Jones stated that the development would be built in phases so that all the surrounding houses would not need to be demolished immediately.

cont'd.....

Clause No. 1 Continued

The representatives of the School Board expressed a desire for this development to go ahead as quickly as possible. They advised that once the exchange of land is negotiated by the Supervisor of Property and Insurance, it is the School Board's responsibility to take the initiative to find non-profit organizations willing to construct the housing.

The West End Planning Team were in favour of the development mix but had concerns about the design and number of family units.

A representative of the Nelson Park Advisory Committee advised that the Committee, comprising City and community representatives, developed a questionnaire for distribution to the community and set out development principles.

On April 3rd, the design concept including 90 dwelling units, was presented. On April 8th, the Committee presented the following recommendations to the Park Board:

(1) That this Committee approve in principle the total concept as designed by the two architectural teams
(2) That the Committee make representation to the appropriate boards to speed up the development of the entire two block portion
(3) That the housing be retained in the form presented but be increased as far as possible to 150 units.

The Park Board representative advised that the Park Board had agreed with the integrated development in principle but that the scale and size of the building and the additional density that would arise were not suitable in this particular neighbourhood and they preferred a low profile scheme.

Some concern was expressed by the Chairman and other members of the Standing Committee that the 148 two-bedroom units, while providing accommodation for families, was not well designed for family living.

After discussion, the Committee

RECOMMENDED:

A. THAT Council reaffirm its intention for comprehensive development of this site

B. THAT the Supervisor of Property and Insurance negotiate with the Vancouver School Board for the transfer of land

C. THAT City officials be requested to process the School Board's Development Permit Application in the normal way, having regard to the density and other restrictions of the West End Guidelines; with particular emphasis on the suitability of the development for housing families with children

D. THAT the landscaping be carried out to standards acceptable to the Superintendent of Parks.

cont'd ....

2. Downtown Planning Study

Mr. Gerald Davis of The Environmental Analysis Group and Messrs. John Winsor and Andrew Malczewski of the Downtown Study Team presented a progress report to the Committee.

Mr. Winsor indicated that the Study Team had been working to a timetable of presenting draft material to the Civic Development Committee every two weeks with a full report to City Council on September 7th, 1974 and a Public Hearing in October. He advised that they had developed good working relationships with the Citizens' Guidance Panel; the Provincial Government's architect for Blocks 51-61-71; the City Engineer; the transportation Consultant, Mr. Frank Nader; and the G.V.R.D. Planning Department with respect to making the report compatible with the G.V.R.D. report on growth options.

Mr. Winsor advised that there was enough building construction already planned for the Downtown to bring in 50,000 additional people without even considering what will happen in 1976-77.

Mr. Malczewski, with the aid of illustrations, outlined how the Team proposed to get a residential/office/commercial mix in the Downtown. He explained that the problem of growth in the Downtown revolves around two elements -- how much employment is going to be permitted and how much residential will we get into the Downtown to minimize vehicular trips into the Downtown. He suggested that Hastings, Pender, Water, Robson and Granville Mall should become pedestrian-oriented streets with traffic links developed around them. Traffic in the Core should be limited by presupposing the provision of parking areas around the outside of the transit loops, underground transit.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, indicated that there would have to be a 70% modal split downtown, i.e. 70% transit and 30% automobiles.

It was the feeling of the Committee that the Downtown Study Team should make a presentation to Council of the five scenarios for the Downtown Study and describing the character areas i.e. what they are, which guidelines should apply to each area, etc.

After discussion, the Committee

RECOMMENDED

(A) THAT the progress report of the Downtown Study Team be received.

(B) THAT the Downtown Study Team present a report reference on the five scenarios for the Downtown Study to Council at its meeting of July 30, 1974.

The meeting adjourned at approximately 6:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 878

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 30, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Alderman Bowers (Deputy Mayor)
Aldermen Gibson, Harcourt, Linnell, Marzari, Pendakur, Rankin and Volrich

ABSENT: Alderman Massey — Leave of Absence.
Alderman Hardwick)
Mayor Phillips) On Civic Business.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the item to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell
SECONDED by Ald. Gibson
THAT the Minutes of the Regular Council Meeting dated July 23, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Gibson
THAT the Council resolve itself into Committee of the Whole, Alderman Bowers (Deputy Mayor) in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Sewer Separation on Private Property.

Council, at its meeting on July 23, 1974, deferred consideration of Clause (c) of the section dealing with the matter of Sewer Separation on Private Property contained in the report of the Standing Committee on Finance and Administration dated July 11, 1974, pending a Report Reference from the City Engineer at this meeting of Council.

Pursuant thereto, the Acting City Engineer spoke in explanation of the subject matter and Council noted a further report from the Board of Administration dated July 26, 1974, as follows:

Continued.....

UNFINISHED BUSINESS (Cont'd)

Sewer Separation on Private Property (Cont'd)

"This report provides statistics which should aid Council in making a decision regarding who should pay the cost of sewer separation on private property in areas where the City converts the sewer system from combined to separate. It will be accompanied by a Report Reference.

As stated in previous reports, the principle areas affected are the West End and Downtown (mainly south of Georgia Street), False Creek Flats and the area south to Broadway, a portion of the Kitsilano area and an area between Marine Drive and the Fraser River.

Statistics

In this total area there are approximately 1,400 buildings which will be affected. The estimated average cost per building is $5,000.

The following tabulation provides a breakdown regarding the various building types and costs.

Type of Building	Estimated No. of Each Type Affected	Estimated Cost Per Building			Estimated Average Cost Per Suite	Estimated Total Cost
		Maximum	Minimum	Average		
Apartment	500	$15,000	$ 500	Small apartments $2,000 Large apartments $9,000 Overall $5,000	$ 100	$2.5 M
Commercial or Industrial	900	$15,000	$ 500	$5,000	N/A	$4.5 M
TOTAL	1,400 buildings					$7.0 M

It should be appreciated that such cost estimates are very difficult to make since the detailed internal plumbing design of every building is different and separation costs are entirely dependent on these details.

Future Program

As stated in our report to the Finance Committee, there will be some additional separation work in the next 5-Year Capital Program. This separation work will be less extensive than the current program and most work will take place in the same general area as the current program.

Possible Options

Some possible options are:

1) Property owners to pay the full cost of separation on private property.
   a) with no financing provided;
   b) with financing provided by the City over a 5, 10 or 15-year period at the property owner's option.

2) City to pay the full cost of separation on private property with the estimated cost to the City being $7 M.

3) City to pay the full cost of separation on private property for apartments only - estimated City cost of $2.5 M.

4) City to pay the cost of all work between the property line and the building with property owners paying for all changes inside buildings - estimated City cost of $2 M.

The Director of Finance has not had an opportunity to review the financial implications of the above suggestions, but he is extremely concerned about the potential costs to the City and the precedent that would be set if the City were to pay the costs of this work on private property."

Continued...

UNFINISHED BUSINESS (Cont'd)

Sewer Separation on Private Property (Cont'd)

MOVED by Ald. Rankin
THAT option No.4. in the Board of Administration report dated July 26, 1974, be approved.
AND FURTHER THAT all property owners be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt (in amendment)
THAT the following words be added to the first paragraph of Alderman Rankin's motion - "in respect of apartment properties only and that commercial and industrial property owners pay the full cost of separation on private property"
FURTHER THAT the last paragraph of Alderman Rankin's motion be struck and the following substituted -

"FURTHER THAT the Director of Finance report back on alternative ways and means to assist apartment, commercial and industrial owners in financing their respective costs regarding sewer separation, to include the 5, 10 or 15 year financing proposal."

- LOST
(Ald. Bowers, Linnell, Rankin and Volrich opposed)

A tie-vote resulted and, therefore, the amendment was declared LOST.

Lease Surrender - Standard Oil Co.,Ltd., 570 Carrall Street.

City Council, on July 23, 1974, after considering a report of the Board of Administration on the matter of lease surrender - Standard Oil Co.,Ltd., - 570 Carrall Street, and after having heard a proposal submitted on behalf of Mid East Enterprises Ltd., which sub-leases a portion of the premises, deferred consideration of the report pending a report back from the Supervisor of Property and Insurance.

Council this day noted a report from the Board of Administration dated July 29, 1974, containing further information submitted by the Supervisor of Property and Insurance. After due consideration it was,
MOVED by Ald. Linnell
THAT Mid East Enterprises be permitted to occupy a portion of the premises at 570 Carrall Street on a month-to-month basis, at an economic rental, until such time as the City requires the site,
AND FURTHER THAT Mid East Enterprises Ltd., guarantees to demolish the building and leave the site in a neat and tidy condition when required, and, in this regard, post a bond.

- CARRIED
(Ald. Bowers and Volrich opposed)

The following Unfinished Business items were deferred pending the hearing of delegations this afternoon.

49th Avenue Crosstown Bus.

Portable Signs.

Greater Vancouver Convention and Visitors' Bureau - Grant Request.

The Unfinished Business Item concerning Space Requirements of Vancouver Police Department was also deferred, pending a Report Reference later this day.

COMMUNICATIONS OR PETITIONS.

1. Neighbourhood Services Association
Community Development Budget.

MOVED by Ald. Rankin
THAT the request of the Neighbourhood Services Association to appear as a delegation later this day regarding the Association's Community Development Budget, and which is contained in the Joint Standing Committee report dated July 25, 1974, be granted.

- CARRIED UNANIMOUSLY.

2. Folkfest '74

Council noted a letter from Folkfest '74 expressing its appreciation to the Council, Engineering Department and Vancouver Police Department, as a result of the success of the recent Folkfest Week.

MOVED by Ald. Linnell
THAT the letter from the Folkfest '74 be received.

- CARRIED UNANIMOUSLY.

3. Vancouver Bach Choir - Grant Request.

Council noted a letter dated July 18, 1974, from Vancouver Bach Choir, requesting a grant equal to rental of the Queen Elizabeth Theatre for a performance on Sunday, December 15, 1974 and a rehearsal the previous day.

MOVED by Ald. Pendakur
THAT a grant equal to rental for the Queen Elizabeth Theatre at an approximate cost of $450, to the Vancouver Bach Choir, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

4. Vancouver Tenants Council.

Council noted a letter dated July 24, 1974, from the Vancouver Tenants Council asking to appear before a full meeting of Council at the earliest possible evening session, with regard to the City passing a by-law which would establish a Municipal Rent Review Bureau.

MOVED by Ald. Rankin
THAT the request of the Vancouver Tenants Council to appear as a delegation at an evening Council Meeting, be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
REPORT, July 26, 1974.

Works and Utility Matters,
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

Cl.1. Construction of Storm Sewer on Vernon Drive - Adanac to Georgia Street.
Cl.2. First Aid Supplies.

Council took action as follows:

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters (Cont'd)

MOVED by Ald. Pendakur
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

Building and Planning Matters
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

Cl.1. Strata Title Application - New Construction
621 East 6th Avenue, Lot 'C'
Block 86, D.L.264A Plan 14993, Daon Development
1050 West Pender Street, Vancouver, B.C.
Cl.2. Cedar Cottage Neighbourhood Improvement Program
Site Office, Staffing, R.R.A.P. Administration.

Council took action as follows:

Strata Title Application - New Construction
621 East 6th Avenue,
Daon Development, 1050 West Pender Street,
Vancouver, B.C. (Clause 1)

MOVED by Ald. Volrich
THAT the application of Daon Development, under the Strata Titles Act re new construction at 621 East 6th Avenue, be approved, subject to application of the relevant by-laws.

- CARRIED UNANIMOUSLY.

Cedar Cottage Neighbourhood Improvement Program,
Site Office, Staffing, R.R.A.P. Administration. (Clause 2)

MOVED by Ald. Marzari
THAT the recommendations of the Board of Administration contained in this clause be approved after changing recommendation (b) to read as follows:

"That the City request C.M.H.C. to administer the R.R.A.P., publicise and promote the benefits of this program."

- CARRIED UNANIMOUSLY.

(Underlining denotes change.)

Finance Matters,
July 26, 1974.

Council considered this report which contains three clauses, identified as follows:

Cl.1. Alcoholic Hospital.
Cl.2. Tender Awards.
Cl.3. Award of Contract for new No.8 Firehall,
199 Main Street. Alterations to No.3. Firehall,
2800 Quebec Street.

Council took action as follows:

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in Clause 1 of this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Clause 2 of this report be received for information, and the recommendations of the Board of Administration contained in Clause 3, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
July 26, 1974.

Leave of Absence - Mrs A. Derby,
Plan Checking Assistant I.

MOVED by Ald. Pendakur
THAT leave of absence with pay on October 2, 1974, and leave of absence without pay on October 3 and 4, 1974, to permit her attendance in Ottawa at a meeting of the Canada Pension Plan Advisory Committee, be granted to Mrs A. Derby, Plan Checking Assistant I.

- CARRIED UNANIMOUSLY

Property Matters
July 26, 1974.

Council considered this report which contains two clauses, identified as follows:

Cl.1. Acquisition for Replotting, Lots B & C, Block H, District Lot 753, 3243 Findlay Street.
Cl.2. Strathcona Area - Expropriation of 626 East Pender St.

Council took action as follows:

Acquisition for Replotting,
D.L. 753, 3243 Findlay Street. (Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this Clause be approved.

Strathcona Area
Expropriation of 626 East Pender St. (Clause 2)

MOVED by Ald. Harcourt
THAT this matter be referred to Alderman Harcourt to pursue the subject further with the Provincial Government in an endeavour to make available a Provincial Government-owned lot in the Strathcona Area for Mr. Dai Foon Soon, and the Alderman report back to Council.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL REPORT, July 26, 1974.

Works and Utility Matters July 26, 1974.

Underground Traffic Signal Interconnection Cable on Homer Street from Robson to Hastings Street.

MOVED by Ald. Volrich
THAT the recommendation of the City Engineer contained in this report be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters, July 26, 1974.

Council considered this report which contains seven clauses, identified as follows:

Cl.1. Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown.
Cl.2. Rezoning Application. S/E East Broadway between Woodland and Commercial Drives (1636 East Broadway) Lot 13, Block 161, D.L. 264-A.
Cl.3. Rezoning Application. North Side of S.E. Marine Drive between Fraser Street and Poplar Street. Lot G. Subdivision of Lots 13 - 15 and D - F, of E, Block 30, D.L.313.
Cl.4. Rezoning Application. North-east Corner of Semlin and Triumph, Lot 16, Block 26, D.L. 184
Cl.5. Development Permit Application No. 57887 515 West Hastings Street, (Vancouver Square)
Cl.6. Rezoning Application. West Side Cambie Street (7500 Block) Lot 50, Except West 7 Feet of Centre Portion of D.L.323.
Cl.7. Britannia Community Services Centre Building Contract.

Council took action as follows:

Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown. (Clause 1)

MOVED by Ald. Volrich
THAT the recommendations of the Director of Planning, contained in this clause, be approved.

- tabled

MOVED by Ald. Harcourt
THAT this clause be tabled until the next regular meeting of Council and, in the meantime, the Director of Planning discuss the matter with the Strathcona Owners and Tenants Association including the Strathcona Rehabilitation Committee and report back, particularly with regard to a proposed expansion of the Community Centre.

AND FURTHER THAT the organizations appear before Council as a delegation on this matter if they so desire.

- CARRIED UNANIMOUSLY

At this point in the proceedings Alderman Gibson was of the opinion that permission of Council should be granted with respect to the recording of the proceedings by Cooperative Radio, who had this day been recording the proceedings on a trial basis.

MOVED by Ald. Gibson
THAT permission be granted to Cooperative Radio to record the proceedings of this meeting of Council.

- CARRIED

(Alderman Pendakur opposed)

Council recessed at 10.45 a.m. and, after an 'In Camera' meeting the the Mayor's office, reconvened in the Council Chamber at 11.15 a.m.

DEPARTMENT GENERAL
REPORT, July 26,1974(Cont'd)

Building and Planning Matters
July 26, 1974. (Cont'd)

Clauses 2, 3 and 6.

MOVED by Ald. Harcourt
THAT the delegation requests contained in these three clauses be granted.

- CARRIED UNANIMOUSLY

Rezoning Application
North-east Corner of Semlin and Triumph
Lot 16, Block 26, D.L. 184 (Clause 4)

MOVED by Ald. Volrich
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No.57887
515 West Hastings Street(Vancouver Square)
(Clause 5)

MOVED by Ald. Marzari
THAT this application be not approved and the developer be asked to submit a new Development Permit Application.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Linnell, Pendakur, Rankin and Volrich opposed)

MOVED by Ald. Pendakur
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED

(Alderman Marzari opposed)

Britannia Community Services Centre
Building Contract (Clause 7)

MOVED by Ald. Linnell
THAT the recommendation of the Director of Planning contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Fire and Traffic
Matters, July 26, 1974,

Council considered this report which contains two clauses, identified as follows:

Cl.1. Street Closures in Gastown to Accommodate a Bicycle Race.
Cl.2. Traffic Arrangements During Construction of Hudson Street Bridge.

Council took action as follows:

Street Closures in Gastown to
Accommodate a Bicycle Race (Clause 1)

MOVED by Ald. Rankin
THAT the request of the Gastown Merchants Association for street closures in Gastown to accommodate a bicycle race as set out in this clause, be approved subject to the following conditions proposed by the City Engineer:

A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

B. The cost of temporary traffic controls be borne by the applicant.

C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

- CARRIED UNANIMOUSLY

Traffic Arrangements During Construction
of Hudson Street Bridge. (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendations of the City Engineer contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters
July 26, 1974.

D.A.Brown, Claim No. 15097

MOVED by Ald. Rankin
THAT the recommendation of the Director of Legal Services contained in this report, be approved

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Special Report from City Planning Department. July 26, 1974.

Future Scenarios for Downtown Vancouver.

It was agreed to defer consideration of this report pending a Report Reference later this day.

D. Business Licence Suspension - 1833 Victoria Diversion

The Council considered the following report from the Chief License Inspector:

"At 1833 Victoria Diversion, a bottle depot is under licence to Mr. R.E. Admiral (#24069). The City Engineer advises that in the operation of this business, numerous City By-laws have been broken, and continue to be broken, after repeated warnings from both our inspectors and the Police. The following infractions have been brought to the operator's attention, but continue to persist:

a) use of unlicenced fork-lift on City lane and boulevard,

b) use of the boulevard for storage of, and sorting of beer bottles - often for a distance of 20 feet from the property line,

c) use of the boulevard for unloading light delivery vehicles in a location where there is no constructed crossing, thereby breaking down the adjoining curbing.

Because this operation was brought to your officials' attention by citizens' complaints in the summer of 1972, and more recently by separate memos from both Mayor Phillips and Alderman Rankin, and because the operation has persisted in ignoring requests to comply with the law, an inspector was assigned to take photographs of the violations and method of operation on Friday, July 26, 1974. When he was taking photos at 5:00 p.m. on that date, he was approached by one of the employees of the bottle depot. An altercation took place, as a result of which assault charges have been laid by the City employee.

In view of the foregoing, the City Engineer requests that Mr. Admiral's licence be cancelled and the Chief Licence Inspector RECOMMENDS that Mr. Admiral show cause why his business licence should not be cancelled."

MOVED by Ald. Rankin
THAT the recommendation of the Chief License Inspector contained in this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

I. Report of Standing Committee on Community Development, July 16, 1974

Rezoning Application - N/S East 11th Avenue between Commercial and Victoria (Clause 1)

MOVED by Ald. Volrich,
THAT the resolution of the Committee contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the applicants be advised that Council is not in favour of rezoning the area involved and, therefore, their rezoning application be not sent to a Public Hearing.

(tabled)

MOVED by Ald. Linnell,
THAT the foregoing motion by Alderman Rankin be tabled pending a further report on this matter from the Standing Committee on Community Development.

- CARRIED

(Alderman Rankin opposed)

II. Report of Standing Committee on Finance and Administration, July 18, 1974

The Council considered this report of the Committee which contains three clauses identified as follows:

Cl. 1: Review of the 1976-1980 Five Year Plan Submissions
Cl. 2: Request for Allocation of Funds in the 1976-80 Five Year Plan for Access to the Fraser River
Cl. 3: Toward Pay-As-You-Go Capital Financing

The Council took action as follows:

MOVED by Ald. Volrich,
THAT Clauses 1 to 3 inclusive contained in this report be received for information.

- CARRIED UNANIMOUSLY

III. Joint Report of Standing Committees on Community Development, Finance & Administration and Social Services, July 25, 1974

Future Funding - Neighbourhood Services Association Community Development Department and Citizen Groups (Clause 1)

Council agreed to defer consideration of this matter pending the hearing of a delegation later this day.

G.V.R.D. Matters

Alderman Gibson requested that the Council representatives on the G.V.R.D. urge the Regional District Board to oppose a development proposal affecting Bowen Island, as he was of the opinion that normal procedures were being 'short circuited'.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (To impose a fee of between $144,00 - $252.00 on all live-aboard boats within the City)

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROVIDE FOR THE CASTING OF VOTES BY HOSPITAL PATIENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Cleaning Sidewalks in Commercial Areas

The following Notice of Motion was submitted by Alderman Massey at the Council meeting on July 23, 1974, and was seconded this day by Alderman Linnell,

MOVED by Ald. Massey,
SECONDED by Ald. Linnell,
THAT WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas;

AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work;

THEREFORE BE IT RESOLVED THAT the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment.

(tabled)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the foregoing motion be tabled until Alderman Massey returns from Leave of Absence.

- CARRIED UNANIMOUSLY

2. Leave of Absence: Alderman Massey

MOVED by Ald. Linnell,
SECONDED by Ald. Marzari,
THAT, as requested, Leave of Absence be granted to Alderman Massey from July 30, 1974, to August 13, 1974, inclusive.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 11:40 a.m. to reconvene in the Council Chamber at 2:00 p.m.

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The Council reconvened in the Council Chamber at approximately 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Rankin, and Volrich

ABSENT: Alderman Massey (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

49th Avenue Crosstown Bus

Council on July 23, 1974, agreed to hear a delegation from the Marpole-Oakridge Area Council on the matter of the proposed east-west bus service along 49th Avenue. Council at that time noted a memorandum from the Mayor dated July 4, 1974, advising that the Provincial Government had agreed to a crosstown bus route.

Mr. E.J. Ruddell addressed the Council and filed a brief in which reference was made to a petition with 24,770 signatures from residents in the Marpole, Sunset, Fraserview-Champlain and U.B.C. areas. The petition was filed with the City Clerk this day. The brief submitted by the delegation proposed a specific route and asked the Council "to take whatever steps it can to have the proposed bus service inaugurated".

MOVED by Ald. Pendakur,
THAT City Council endorse in principle the 49th Avenue bus route proposed by the organization and request the Minister of Municipal Affairs to implement the service as soon as possible;

(not put)

FURTHER THAT the petition submitted by the organization be forwarded to the Minister.

(see below)

MOVED by Ald. Hardwick,
THAT the request of the organization, i.e., for a direct crosstown bus service on 49th Avenue (U.B.C. via Marine Drive to 41st Avenue and Dunbar Street, Dunbar Street, Marine Drive, 49th Avenue, Kerr Street, 54th Avenue, Type Street, 49th Avenue, Imperial, Nelson, Kingsway and return), be referred to the City Engineer for detailed information by way of a report reference;

FURTHER THAT the second part of Alderman Pendakur's motion be approved, i.e., that the petition submitted by the organization be forwarded to the Minister.

- CARRIED UNANIMOUSLY

Portable Signs

As agreed to by Council at its meeting on July 23, 1974, a delegation was heard from Mr. David P. Yanor on the matter of the portable sign section of the Sign By-law. Mr. Yanor submitted a brief and requested that certain proposals detailed in his brief be included in the Sign Control By-law under Section 6.

MOVED by Ald. Pendakur,
THAT the foregoing submission be referred to the Waterfront and Environment Committee for consideration and recommendation in respect of Mr. Yanor's request to incorporate his proposals in the Sign By-law.

- CARRIED UNANIMOUSLY

Greater Vancouver Convention and Visitors' Bureau: Grant Appeal

As agreed to by Council at its meeting on July 23, 1974, Mr. John E. Hoegg addressed Council appealing the City's civic grant request of $100,000 approved earlier this year. Mr. Hoegg referred to his brief which had been circulated to Council previously requesting an additional $50,000 and certain other proposals.

MOVED by Ald. Linnell,
THAT an additional grant of $50,000 to the Greater Vancouver Convention and Visitors' Bureau be approved.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Pendakur, Rankin and Mayor Phillips opposed)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Greater Vancouver Convention and Visitors' Bureau: Grant Appeal (continued)

MOVED by Ald. Bowers,
THAT an additional grant of $25,000 to the Greater Vancouver Convention and Visitors' Bureau be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Hardwick, Marzari and Rankin opposed)

DELEGATIONS AND REPORTS

III. Joint Report of Standing Committees on Community Development, Finance & Administration and Social Services, July 25, 1974

Future Funding - Neighbourhood Services Association Community Development Department and Citizen Groups (Clause 1)

Council heard representation from the Neighbourhood Services Association speaking in support of its request as contained in Clause 1 of this report, which had been deferred earlier this day.

Mr. Ken Leitch, Miss Cindy Walter and Mr. Richard Clarke expressed their views with respect to services being carried out by the Association.

MOVED by Ald. Volrich,
THAT the City continue funding the Neighbourhood Services Association - Community Development Department until December 31, 1974, by providing an additional grant of $6,500.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Rankin and Mayor Phillips opposed)

A tie voted resulted and therefore the motion was declared lost.

MOVED by Ald. Volrich,
THAT recommendation (b) of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bowers and Linnell opposed)

MOVED by Ald. Volrich,
THAT recommendation (c) of the Committee contained in this Clause be approved after amendment as follows:

"THAT financial assistance as requested by citizens groups be submitted to Council through the Standing Committee of Council on Community Development on the following basis:

(i) To assist citizens to organize themselves around specific neighbourhood and community issues and neighbourhood projects

(ii) To assist citizen groups to obtain and use expert technical and professional advice on how best to achieve the results they desire."

- CARRIED

(Alderman Marzari opposed)

cont'd....

DELEGATIONS AND REPORTS (cont'd)

Future Funding - Neighbourhood Services Association Community Development Department and Citizen Groups (Clause 1) (continued)

MOVED by Ald. Volrich,
THAT recommendation (d) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gibson and Marzari opposed)

MOVED by Ald. Volrich,
THAT recommendation (e) contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT this matter of the Neighbourhood Services Association be referred to the Community Development Committee to:

(a) carry out an evaluation of the effectiveness and usefulness of past and present community development activities carried out under N.S.A., and the future role and relationship as between Council and N.S.A. in the area of community development work;

(b) present recommendations as to the extent to which N.S.A. should continue to be funded for community development programs;

(c) as part of any new arrangement, to establish a procedure of periodic reporting to the Community Development Committee as to the state and progress of these programs.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND UNFINISHED BUSINESS

Space Requirements of Vancouver Police Department

Council on July 23, 1974, when considering a report from the Clients' Committee re Space Requirements of the Vancouver Police Department, agreed to consider a report from Graham Brawn & Associates Ltd., the Consultants. Pursuant thereto, Mr. Brawn addressed the Council and gave further explanation to his report headed "Vancouver City Police - Interim Accommodation Needs, Headquarters and District 1 and 2".

The Chief Constable also addressed Council and answered questions on the subject.

MOVED by Ald. Bowers,
THAT Option 5 as contained in the submission from Graham Brawn & Associates Ltd., and referred to on pages 9 and 11, be approved, with the funds being appropriated from the proceeds of the sale of the new court building.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Bowers,
THAT Council recognizes the need for improved parking for the Public Safety Building and therefore request the Board of Administration to report, in consultation with Graham Brawn & Associates Ltd., and Departments concerned, on the whole parking situation, such report to include consideration of the use of the vacant site behind the Public Safety Building with an ultimate conversion to office space if required.

- CARRIED UNANIMOUSLY

Transit Matters: Meeting with
Minister of Municipal Affairs

At this point in the proceedings, the Mayor reported orally as a result of a meeting held this day between Mr. Lorimer, Transit Bureau, Regional District representatives, Alderman Hardwick and himself.

The Mayor outlined two interim transit proposals which had been presented by the Minister and which the Mayor advised that both he and Alderman Hardwick had expressed their disapproval. The Mayor advised that he had reminded Mr. Lorimer and the Transit Bureau of the Council's desire to have a subway system downtown and not a surface railway system.

The Mayor advised that a further meeting between the Council's Special Committee on Transit, the Minister and the Transit Bureau has been scheduled for Wednesday, September 4, 1974.

REPORT REFERENCE AND REPORTS (cont'd)

Future Scenarios for
Downtown Vancouver

Council considered the following report of the Director of Planning dated July 26, 1974, regarding future scenarios for Downtown Vancouver:

"At the Civic Development Committee meeting on July 11, 1974, the Downtown Study Team presented a progress report on work to date. The critical importance of the assumptions on future growth rates to development regulations and to transportation planning was discussed.

On the suggestion of the Chairman, the Committee agreed that the question of future scenarios for Downtown Vancouver was of such importance that draft material extracted from the Study Team's forthcoming report should be circulated for information to all members of Council.

Accordingly a draft chapter from the Downtown Study entitled "Future Scenarios for Downtown Vancouver" is attached herewith for information of Council. Informal comments of members of Council will be welcomed, and should be directed either to the Civic Development Committee or directly to Mr. Gerald Davis, the City's consultant on Downtown planning.

It should be noted that the subject matter of future growth of the Downtown is of direct concern to the G.V.R.D. which has the Livable Region Plan under preparation.

A letter dated July 18, 1974 (copy attached) has been received from the G.V.R.D. notifying the City of a G.V.R.D. Board resolution adopted on May 29, 1974 as follows:

> 'Request the City of Vancouver to estimate the amount of development it wishes to proceed with in the Downtown and Broadway areas; what amount it is prepared to see diverted to Regional Town Centres; and what means it would employ to assist in accomplishing this diversion.'

The letter requests that the City, preferably the Council rather than staff, supply the information requested by August 22, 1974.

Since neither the final Downtown Study nor the forthcoming Planning Department report on central Broadway rezoning will be in Council's hands before September, a letter will be sent to to the G.V.R.D. informing them that Council cannot review these questions by the requested date. In the meantime, staff liaison with the G.V.R.D. Planning Department is being maintained on the question of central area growth and decentralization.

These items are forwarded for the INFORMATION of Council."

Mr. Gerald Davies representing the Downtown Study Team gave an explanation of the Team's draft submission appended to the Director of Planning's report, and referred to scenarios (a), (b), (c), (d) and (e) outlined in the report advising that the Study Team has a preference for scenario (c).

cont'd....

REPORT REFERENCE AND REPORTS (cont'd)

Future Scenarios for Downtown Vancouver (continued)

MOVED by Ald. Hardwick,
THAT the report of the Director of Planning be received and forwarded to the Greater Vancouver Regional District and the Regional District be advised that Council's preference at this time is scenario (c) as contained in the Downtown Study Team's draft submission.

- CARRIED

(Aldermen Harcourt and Pendakur opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 5:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of July 30, 1974, adopted on August 13, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Construction of Storm Sewer on Vernon Drive - Adanac to Georgia Street

The Acting City Engineer reports as follows:

"The present sewer on Vernon Drive, from Adanac to Georgia Street, is inadequate in size to handle the storm runoff. A new sewer should be constructed to handle the storm runoff and to complete the twin sewer system in the area.

The estimated cost for this sewer construction is $15,000.

I RECOMMEND that $15,000 be appropriated from Sewer Capital Account 118/7913, 'C.N.R. False Creek Flats Contributions', so that this sewer on Vernon Drive may be constructed. These C.N.R. contributions are for projects which have already been completed as part of the 1972 False Creek Flats Agreement using Sewer Capital Funds."

Your Board RECOMMENDS that the foregoing be approved.

2. First Aid Supplies

The Acting City Engineer reports as follows:

"The Workmen's Compensation Board has recently introduced new regulations covering First Aid service in industry in the province. The overall effect is an increase in the amount of service which we must provide. A review of our obligation in this regard shows that we will have to supply 200 additional first aid kits and re-stock our existing first aid kits in the field, for a total cost of $4,000.00.

This expense was not anticipated in the preparation of the budget and it will be necessary to provide additional funds.

I RECOMMEND tnat $4,000.00 be appropriated from contingency reserve and credited to Account 8008/945, 'First Aid Supplies and Services', to cover the supply of additional first aid kits."

Your Board RECOMMENDS the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 977

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction
621 East 6th Avenue, Lot 'C'
Block 86, D.L. 264A, Plan 14993
Daon Development, 1050 West Pender Street,
Vancouver, B.C.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from DAON Development Corporation, for approval of a Strata Plan for a new (3) three storey with two levels of underground parking, wood frame apartment building containing 47 dwelling units at 621 East 6th Avenue."

N.B.: See appendix "A" for site plan.

Section 1 (2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The true interest on financing

First Mortgages in the amount not to exceed 90% of the appraisal price may be arranged through the Bank of Montreal, Main Branch, Bentall Centre, at current interest rates for a five-year term and a 25-year amortization period. Purchasers may arrange their own financing at no extra cost.

Second Mortgages of up to $5,000 are available to those who qualify from the Government of British Columbia. The mortgages are insured by the Mortgage Insurance Company of Canada at 1% of the mortgage amount.

Subsection (b) - Any bonusing of financing

There is no bonusing of financing.

Subsection (c) - Details of a management contract and monthly services

A Management Contract for one year between D.D.L. Management Ltd. (a wholly owned subsidiary of DAON Development Corporation) and the Strata Corporation will be entered into.

Under the Strata Titles Act, a Management Contract may be terminated on 90 days' notice, at the option of the owners. Management Fee will be $8.00 per unit, per month. D.D.L. Management Ltd. will be responsible to the Strata Corporation for the operations and maintenance of the common areas of the Strata Corporation.

Monthly Services:

1 - Bedroom approximately $41.40 per month

1 1/2 - Bedroom approximately $48.90 per month

2 - Bedroom approximately $54.25 per month

Cont'd . . .

Clause #1 continued:

Included in the above are salaries for Resident Caretaker, cost of carrying his suite, Fuel, Electricity for Common Areas, Insurance, Management Fee, Water, Sewer, Garbage removal, Allowance for Repairs and Maintenance fees will commence November 1, 1974. All normal operating costs up to that time will be absolved by DAON.

There is no reserve, but each owner shall pay $100.00 fee when purchasing his unit, which will be credited to the Strata Corporation Reserve Fund. This Reserve Fund will be placed in an interest-bearing bank account, to be used at the discretion of the Strata Corporation owners.

Subsection (d) Taxes and other costs.

1 - Bedroom approximately $450.00 gross

1 1/2 - Bedroom approximately $500.00 gross

2 - Bedroom approximately $550.00 gross

The Provincial Government provides the Home Owner's Grant of $200.00 to owners who reside in the Strata unit as their primary residence, as well as the School Tax Removal and Resource Fund Grant in the amounts of $30.00 to $40.00. Resident owners, 65 years of age or older, may qualify for an additional Home Owner's Grant of $50.00. The total amount of the applicable Grants would be deducted from the estimated gross taxes for those who qualify.

Other than the monthly servicing costs and property taxes referred to above there are no other charges that DAON is aware of.

Subsection (e) - Shared Facilities and Common Areas.

The Director of Planning has examined the prospectus and plans and finds the following:

(a) Laundry and storage The Laundry Room and the Locker Room are provided for the use of the Strata Corporation owners. One locker will be assigned to each owner.

(b) Parking There are 62 parking stalls included in the underground lot. One stall is assigned to each purchaser for his exclusive use. The remaining stalls may be used for guest parking at the discretion and vote of the Strata Lot owners.

(c) Balconies and patios Balconies and patios are part of the common area and not part of the individual strata lots. Each strata lot owner will have the exclusive use of the adjacent balcony or patio.

The prospectus states that the copy of the proposed By-Laws will be available for inspection on request.

Section 1 (3) - Quality of Construction

The City Building Inspector advises that he is in receipt of a letter from Mr. I. Cohen, Architect, of DAON Corporation, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Cont'd . . .

Clause #1 continued:

Mr. Cohen undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of this project with reference to Section 1 (3) of the Council policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for CONSIDERATION of Council.

RECOMMENDATION

2. Cedar Cottage Neighbourhood Improvement Program
Site Office, Staffing, R.R.A.P. Administration

The Director of Planning reports as follows:

"On June 25, 1974, Council designated all of Kitsilano and a portion of Cedar Cottage as Neighbourhood Improvement areas for 1974, and requested senior government approval and contributions towards the costs of planning the Neighbourhood Improvement Programs. This approval was received on July 17, 1974. The matter of accommodation and stenographic help for the Cedar Cottage program was referred to the Board of Administration.

A. Background

On June 27, 1974, a public meeting was held in Cedar Cottage initiating the Neighbourhood Improvement and Residential Rehabilitation Assistance Programs in that area. At this meeting, volunteers came to serve on an ad hoc Citizens' Advisory Committee (see Appendix I). This Committee is made up of representatives of various area groups and individuals. The Planning Department believes it represents a good cross section of the Neighbourhood Improvement Program community. The first meeting of this Committee was held on July 10.

The role of this Committee is to generate ideas; test out feasibility; select a semi-final list of priorities which would be presented as recommendations to the community at public meetings set for September 11 and October 2. A final project list by the community and staff would be recommended to Council.

It was also determined that the Committee would be open-ended, and would disband upon the formation of a permanent Citizens' Committee that would deal with Neighbourhood Improvement Programs and possible Local Area Planning activity.

With the formation of this Advisory Committee, the Neighbourhood Improvement Program planning process has begun in earnest in Cedar Cottage, and Council is asked to endorse the process as described.

B. Neighbourhood Improvement Program

The Neighbourhood Improvement Program is intended to improve the overall character of a neighbourhood by upgrading social/recreational amenities and engineering services, removing non-conforming uses, and providing funds for land acquisition for housing and community facilities. The Planning Department intends to work with the Advisory Committee in determining the greatest priorities for improvement in the area, to help in determining the feasibility to the proposed projects and to initiate public discussion leading towards a final decision.

Cont'd . . .

Clause #2 continued:

C. Residential Rehabilitation Assistance Program

One of the primary aims of the Neighbourhood Improvement Program is the rehabilitation of housing through the Residential Rehabilitation Assistance Program. Whereas N.I.P. deals with the physical services in a neighbourhood, R.R.A.P. deals specifically with the housing stock. Although it was the original intention to have both N.I.P. and R.R.A.P. programs administered by the municipality, it has become clear that few municipalities, including Vancouver, have the staff resources or experience to administer such a program. Since R.R.A.P. is a wholly federal program which is in effect a loan program similar to other N.H.A. programs, it would facilitate the R.R.A.P. aspect of Neighbourhood Improvement if it were administered by the C.M.H.C., consulting with the City N.I.P. staff as required. Representatives of C.M.H.C. in Vancouver have agreed, subject to a formal request from the City.

D. Site Office

The purpose of the Site Office is to house personnel of the Planning Department and Central Mortgage and Housing Corporation, providing a base in the area from which the two programs can be directed and information to local residents be made available. C.M.H.C. has already begun to entertain a number of R.R.A.P. applications from the Cedar Cottage area and is prepared to locatestaff to deal with these applications in an area office when one is ready.

Locating the Site Office in the Grandview Community Centre has been considered. The intention here would be to share stenographic and telephone services already present at the Community Centre and to use existing City property. However a survey of the Centre's facilities showed that no adequate space could be easily made available immediately. A survey of the general area found a number of suitable sites at reasonable rents that would be available immediately and the Property and Insurance Division has made verbal arrangements with the owners of property at 3378 Findlay Street for 1200 sq.ft. at $250 per month ($2.45 per sq.ft. per year).

All furniture for this office is to be supplied on loan from the City's Central Stores. The R.R.A.P. (C.M.H.C.) would contribute to the renting of this Site Office according to the amount of space required.

It is anticipated that the full time services of a clerk-typist would be required to serve the two programs (reports, letters, memos, minutes, etc. for N.I.P.; letters and applications for R.R.A.P.). Although it is difficult to estimate the exact proportions of this service that will be used for N.I.P. or R.R.A.P., an approximate estimate at the present time would be 50% - N.I.P., 50% - R.R.A.P. The actual hours worked by the clerk-typist will be recorded on a time sheet as is currently done by the Planner and Planning Assistant. Since the Neighbourhood Improvement Program is essentially a municipal program (C.M.H.C., to administer the federal R.R.A.P., will be renting space in an N.I.P. office), it is advisable that the clerk-typist be a municipal employee.

E. Time Span

A preliminary N.I.P. plan must be completed in time to allow for its approval by the City and submission to the senior governments with sufficient time for them to consider it and confirm eligibility of implementation funds before November 30, 1974. Following this, there will be further refining of the plan, the supervision of implementation and, possibly, initiation of a Local Area Planning program for the larger Cedar Cottage/Kensington area. The office would therefore be in existence for at least one year. Recommendations in regard to functioning of the office during the N.I.P. implementation stage will arise out of the planning work now being started. The period August 1 to December 31, 1974, would be entirely N.I.P. activity. In 1975, there may be Local Area Planning activity as well if, after the N.I.P. process the residents of Cedar Cottage/Kensington request it, and this would affect the cost sharing arrangements for that period. The Director of Planning will report on this matter towards the end of the year.

Cont'd . . .

Clause #2 continued:

F. A copy of this report has been sent to the Personnel Services Department and the V.M.R.E.U. for information.

G. Recommendations:

(a) That City Council endorse the planning process as described (i.e. ad hoc Advisory Committee until actual N.I.P. project selection) to assist in the preparation of the Neighbourhood Improvement Plans.

(b) That the City request C.M.H.C. to administer the R.R.A.P.

(c) That City Council authorize the hiring of one Clerk-Typist II to serve the Cedar Cottage Neighbourhood Improvement Program with salary sharing arrangements to be made with Central Mortgage and Housing Corporation.

(d) That City Council authorize the Supervisor of Property and Insurance to secure suitable Site Office space and conclude lease negotiations within the guidelines of this report on terms suitable to himself and the Board of Administration and to finalize rent sharing arrangements with Central Mortgage and Housing Corporation."

(e) That Council approve the estimate of $8,948 for the Cedar Cottage Neighbourhood Improvement Program for 1974, to be charged to the N.I.P. planning costs approved by Council on June 25, 1974.

Your Board supports the RECOMMENDATIONS of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 978

FINANCE MATTERS

A-7

RECOMMENDATION

1. Alcoholic Hospital

Your Board has received the following report from the Director of Finance:

"In past Supplementary Capital Budgets, City Council has provided $600,000 as a potential contribution to the Alcoholic Receiving Hospital facilities, subject to eventual cost sharing arrangements with the Province.

The City had four tax sale lots with one privately owned lot in the centre, these lots being considered ideal in size and location for the hospital unit. The City therefore purchased the single privately owned lot by resolution of Council July 17, 1973. The amount of $34,752.27 is therefore the only charge existing against the $600,000.

I believe the current arrangement is that the City will lease the five lots to the Provincial Government for the Alcoholic Hospital purposes for a nominal amount, but not otherwise provide any funds towards the hospital. Value of the lots is of the order of $160,000 to $200,000.

It would therefore appear that the balance of the $600,000 can be brought back into Supplementary Capital Budget unallocated. Alderman Rankin, as Chairman of the Council Committee dealing with this subject, has agreed to this.

I would therefore RECOMMEND that the amount of $34,752.27 be charged against the capital appropriation for the Alcoholic Hospital and that the balance of the $600,000 be returned to Supplementary Capital Budget unallocated."

Your Board RECOMMENDS Council approve the foregoing recommendation of the Director of Finance.

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City officials:

Bolts, Nuts, Washers & Fasteners
Ride-On Sweeper
Police All Weather Coats
Ride-On Power Sweeper
Unit Substation, Motor Control Centre and Control Panel
Continuous Stock Forms
Electric Carts
Base Stations for Police Dept. Radio Systems
Roadmarking Paint
Extra Light Coloured Wiping Rags
Dump Box Hoists
Street Lighting Steel Mast Arms
Fabrication & Installation of Dump Truck Bodies
Supply of Air Compressor
Motorcycles

Copies of the details of these tender awards are attached."

Your Board submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

3. Award of Contract for New No. 8 Firehall, 199 Main Street
Alterations to No. 3 Firehall, 2800 Quebec Street

The Director of Permits and Licenses reports as follows:

"New No. 8 Firehall

On October 30th, 1973 City Council approved a report of the Board of Administration dated October 25th, 1973 authorizing the calling of tenders for a new No. 8 Firehall.

Tenders have been received and analyzed. One tender, that from Manatec Enterprises Ltd. in the amount of $407,612, was substantially incomplete, and was so declared at the tender opening. On advice from the Law Department this tender has been returned to the bidder as unacceptable.

The following are the acceptable tenders received:

Smith Bros. & Wilson Ltd.	$428,711
Dawson & Hall Ltd.	507,938
Barnett-McQueen Co. Ltd.	576,000

The Architect recommends the award of the contract to the low bidder, Smith Bros. & Wilson Ltd. He has also recommended the acceptance of certain alternate prices submitted, resulting in an increase of the low bid by $5,330 to $434,041. We concur in the recommendations of the Architect.

On the basis of the low tender the estimate of project costs is as follows:

Building Contract	$434,041
Architects' and Consultants' Fees	37,400
Communications Systems, Alarm Equipment, Traffic Warning Devices	22,950
Crossings and Sidewalks	5,200
Soils and Materials Testing, Misc. Costs	4,925
Landscaping	2,200
Contingency Allowance	1,084
Total	$507,800

In preparing the 1974 Supplementary Capital Budget, $580,000 was provided for construction of the new No. 8 Firehall. Approval of the estimated cost of $507,800 would therefore result in a surplus of $72,200.

No. 3 Firehall Renovations

Funds in the amount of $6,200 were approved in the 1973 Supplementary Capital Estimates for improvements to staff facilities and relocation of the alarm centre and electrical services.

A review of the alteration resulted in a revised estimate of $12,900. The increase of $6,700 results from an original low estimate, cost escalations and the recommendation from the Assistant City Engineer, Electrical Division that at this time the electrical and communications equipment be upgraded to the standards established for the new firehalls.

The Comptroller of Accounts recommends that the additional funds of $6,700 for No. 3 Firehall, if approved, be provided from the surplus funds from No. 8 Firehall, the remainder of $65,500 to be transferred to 1974 Unallocated Capital Funds.

RECOMMENDATIONS

It is recommended that Council:

A. Accept the low tender of Smith Bros. & Wilson Ltd. for the construction of No. 8 Firehall and enter into a contract with them for the sum of $434,041, such contract to be satisfactory to the Director of Legal Services and Corporation Counsel;

cont'd .....

Clause No. 3 (cont'd)

B. Authorize the City Treasurer and Collector to return the bid bonds to the unsuccessful bidders;

C. Approve the additional funds of $6,700 required for No. 3 Firehall renovations;

D. Authorize the transfer of $65,500 from the new No. 8 Firehall capital account back to 1974 Unallocated Capital Funds."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 978-9

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence - Mrs. A. Derby, Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

" 'By letter dated August 1, 1973, His Excellency the Governor General in Council on the recommendation of the Minister of National Health and Welfare has appointed Mrs. Adeline I. Derby, Plan Checking Assistant I, to be a member of the Canada Pension Plan Advisory Committee. The appointment is for a term of two years effective October 12, 1973.'

Mrs. A. Derby advises that the next meeting will be held in Ottawa, Ontario on October 3 and 4, 1974.

Mrs. Derby will be required to be absent from the City on October 2, 1974 in order to arrive at her destination on these dates.

It is noted that City Council has previously approved her requests for leave for this purpose in the spring of this year.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested by Mrs. A. Derby. Therefore, the following request of Mrs. Derby is placed before City Council for consideration:

> Leave of absence with pay on October 2, 1974 and leave of absence without pay on October 3 and 4, 1974 to permit her attendance in Ottawa at a meeting of the Canada Pension Plan Advisory Committee.

City Council is advised that in the event it gives the foregoing requests favourable consideration, it will be possible under normal circumstances to reallocate a number of Mrs. Derby's duties in such a manner as to maintain the present standard of Public service."

Your Board submits the foregoing report of the Director of Permits and Licenses for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 979

A-3

PROPERTY MATTERS

RECOMMENDATIONS

1. ACQUISITION FOR REPLOTTING
Lots B & C, Block H, District Lot 753
3243 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"Lots B & C, Block H, District Lot 753, (known as 3243 Findlay Street), have been offered for sale to the City. On May 28, 1974, City Council approved the acquisition of two properties in this triangular block which is bounded by 16th Avenue, Findlay Street, and Commercial Drive, and which block is under consideration as a future potential housing site. The Director of Planning concurs in the acquisition of the private properties in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1924 on a lot 27.65' x 110' plus an additional lot 27.29' x 110', both zoned R.S.-1. The dwelling contains 4 rooms on the main floor plus a bedroom in the basement, 5 plumbing fixtures, has a patent shingle roof, wood shingle exterior walls, concrete foundation, and is heated by an automatic gas-fired furnace. The interior of the dwelling has recently been redecorated throughout, also new plumbing has been installed. As a result of continued maintenance, the dwelling is in good condition.

Following negotiations with the representative for the owners, they are prepared to sell their property for the sum of $66,500.00 as of July 31, 1974, subject to retaining rent-free possession until September 30, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to rent this dwelling until the City requires the land.

RECOMMENDED
That the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $66,500.00 on the foregoing basis, chargeable to Code #4910/405, -- Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

2. Strathcona Area
Expropriation of 626 East Pender St.

The City Clerk, under Memo of June 5, 1974 has forwarded a letter from the Strathcona Property Owners & Tenants Association respecting the expropriation of Mr. Dai Foon Soon's property, formerly known as 626 East Pender Street. A request that Mr. Soon be given further consideration, possibly by the sale of a City-owned lot in the Strathcona Area is supported by two petitions.

The Supervisor of Property & Insurance reports as follows:

Con't .....

Clause 2 (Con't)

"Following extensive negotiations the City in October, 1966 expropriated the property known as 626 East Pender Street and since that time Mr. Dai Foon Soon has submitted numerous letters and briefs to City Council and Senior Government officials. I am attaching copy of Board of Administration, Property Matters, reports dated August 29, 1968 and October 29, 1971, which give a full account of the history of this matter.

It is to be noted that in February, 1966, Mr. Soon purchased a property known as 1328 East 37th Avenue on a larger lot and a much newer dwelling. The City's offer on 626 East Pender St. was quite realistic and compared favourably with the value of the 37th Avenue property.

The petition from the Strathcona Property Owners and Tenants Association refers to a promise that Mr. Soon might be relocated in the 300 or 400 Block East Pender Street. The initial redevelopment plan for these blocks did envision sites for private residential (multiple unit) development but the developer, Orientif Properties Ltd., who purchased the sites, failed to complete construction and in accordance with Resolution of Council of August 10, 1971 and December 7, 1971, the City expropriated the sites for civic purposes. The City has now agreed in principle to the sale of this property to organizations who will be providing Senior Citizens and Personal Care facilities.

It is noted that all the individual City-owned lots in the Strathcona Area were withheld from sale for some time at the request of the Strathcona Property Owners & Tenants Association and were then sold to the Provincial Government in accordance with Resolution of Council December 19, 1972 and July 5, 1974.

It is the opinion of the Supervisor of Property & Insurance that the City has dealt realistically with Mr. Dai Foon Soon. He is also of the view that if Mr. Soon still wishes to move back into the Strathcona Area he may enter into negotiations with the Provincial Department of Municipal Affairs to acquire a residential building lot. The sale of his present dwelling on East 37th Avenue should provide Mr. Soon with the necessary funds to re-establish himself in Strathcona or help to finance the construction of a new home."

Your Board

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 979

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Undergrounding Traffic Signal Interconnection Cable on Homer Street from Robson to Hastings Street

The Acting City Engineer reports as follows:

"Council approved subject to a detailed report being submitted the sum of $18,000 in the 1974 supplementary capital budget as a start of a program to underground traffic signal interconnection cables. The detailed report follows:

In the downtown area there are 98 signalized intersections operated by local controllers. These controllers are kept in step and their settings changed several times a day to expedite the inbound, outbound and average traffic flows. This is accomplished by using interconnecting cables connecting them to a "Master" controller.

Approximately 75% of the interconnection cables are supported on poles in the streets and lanes. One of these cables runs in the lane east of Seymour Street and forms a major connection to an "undergrounded" system running east along Hastings Street. Because of the importance of the function performed by this cable, it should be installed underground. Removing this cable from the lane east of Seymour Street between Robson and Georgia Street will also enable us to remove all poles in this block.

The estimated cost of installing the duct and cable and removing the existing aerial cable is $18,000.

I RECOMMEND that the traffic signal interconnecting cable in the lane east of Seymour Street be replaced with underground on Homer Street from Hastings Street to Robson Street and that the $18,000 which is allocated in the 1974 Supplementary Capital Budget (Communications) for extending the underground traffic signal interconnection system, be appropriated for this project."

FOR COUNCIL ACTION SEE PAGE(S) 980

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Urban Renewal Funds - Strathcona, Britannia Gastown and Chinatown

The Director of Planning reports as follows:

The Strathcona Rehabilitation Project is now in its final phase and it is possible to determine what the final costs will be. The original total allocated for Strathcona was five million dollars from which $70,000 was deducted for the Gastown Historic Area Beautification Project.

The Strathcona agreement provided for the balance to be allocated as follows:

Grant loans	$2,000,000
Public Works	$2,000,000
Administration	$ 500,000
Contingencies	$ 430,000

C.M.H.C. and the Province agreed to some reallocation last year partly to cover extra costs for public works and partly to cover such other items as the development of the Linear Park.

The final expenditures (estimated as outside figures) are likely to be as follows:

Grant loans	$ 800,000
Public Works	$2,300,000
Administration	$ 300,000
Contingencies	$ 300,000
TOTAL	$3,700,000

The Britannia Urban Renewal Project which was approved at about the same time as the Strathcona Project was for a total net amount of $1,000,000.

At the time both these projects were approved by the Provincial and Federal Governments, they put the limit of $3,000,000 on Federal contributions and $1,500,000 on Provincial contributions on Urban Renewal projects in the City of Vancouver during the then current financial period.

They noted however, that the distribution of the urban renewal funds between projects within Vancouver was discretionary with the City.

The Britannia project is now almost completed and it appears that the cost will exceed the $1,000,000 by about $300,000. This is due almost entirely to the unprecedented and unanticipated increase in property values during the period of the agreement. To make up this amount, it is proposed that the City should apply to the Province and to C.M.H.C. to transfer $75,000 and $150,000 respectively from their uncommitted shares of the Strathcona funds. The City's $75,000 will have to be allocated from unappropriated urban renewal funds.

Cont'd . . .

Clause #1 continued:

The Gastown and Chinatown areas were designated as historic areas under the Historic and Archaeological Sites Preservation Act in 1971. Following this designation, financial assistance was requested from the Provincial and Federal Governments and some commitments were made for $35,000 per year for a period of five years from each government, provided that the City matched with an equal amount. The city contributions have in fact been substantially greater than those of the senior governments. With the exception of an agreement for the first Federal contribution there has been no formal agreement between the City and the two senior governments. Two Provincial contributions have been received with a commitment of another contribution in 1975, for a total of $105,000 from a source other than urban renewal funds. One Federal contribution has been received and the understanding from C.M.H.C. is that further contributions must come as far as they are concerned from other parts of its urban renewal allocation for Vancouver.

When the first beautification proposals were made, a five-year program was contemplated and the estimated costs were considerably less than have recently been encountered. The present program envisions completing the Water Street development in 1975 and making a token start on Chinatown. The financing recently approved for the Water Street project proposes using the balance of the committed beautification funds from the Provincial and Federal Governments and it is suggested that their funds uncommitted from the Strathcona Project should be diverted for this purpose.

A decision to divert City funds from Strathcona has already been made.

In summary, the relation of the Gastown beautification project to urban renewal funds would be as follows:

C.M.H.C.	Committed in 1971 -	$175,000
	Paid	35,000
	Suggested further transfer from Strathcona:	140,000
Province	Committed in 1971	175,000
	Paid from other sources	$ 70,000
	Committed from other sources for 1975	35,000
	Suggested transfer from Strathcona :	70,000
City	Transferred from Strathcona:	70,000

With the transfer to Britannia and with the proposed transfers to Gastown, the uncommitted amounts for the Strathcona project for C.M.H.C. and the Province are as follows:

C.M.H.C.	$465,000 less $140,000 to Gastown: $325,000
Province	$232,500 less $ 70,000 to Gastown: $162,500

A recent report on Water Street noted that the remaining funds in the beautification capital budget for Chinatown was $105,000.

Cont'd . . .

Clause #1 continued:

This was indicated as being enough to make merely a token start on Chinatown.

It is suggested that representation be made to C.M.H.C. and the Province that the balance still remaining in the Strathcona Project after the transfers should be held in abeyance in the hope that a significant project can be developed in Chinatown as this is also a historic area and comes within the intent of the original promise of assistance from the Provincial and Federal governments.

It is RECOMMENDED that:

1. The Provincial Government and C.M.H.C. be requested to extend the total amount covered by the Britannia agreement from $1,000,000 to $1,300,000 by additional commitments of $150,000 from C.M.H.C. and $75,000 from the Province.

2. The Provincial Government be requested to contribute $70,000 to the Gastown Beautification project in 1975 from their funds allocated for the Strathcona project which will not now be required.

3. C.M.H.C. be requested to contribute $140,000 in 1975 to the Water Street project from their allocation for the Strathcona project.

4. The Provincial and Federal Governments be asked to leave unallocated the balance remaining in the Strathcona project ($325,000 in the case of the Federal and $162,500 in the case of the Province) pending further developments on the Chinatown Beautification project.

2. Rezoning Application
S/E East Broadway between Woodland and Commercial Drives (1636 East Broadway)
Lot 13, Block 161, D.L. 264-A

The Director of Planning reports as follows:

An application has been received from Romes, Kwan and Associates, 1770 Burrard Street, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above described property be rezoned from RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of:

"the rezoning and consolidation of the above (Lot 13 and 14, Block 161, D.L. 264A) into one single commercial district C-2. The above two 50 ft. lots are under one ownership and comprise two zoning districts C-2 and RM-3. The properties are both underdeveloped. The properties on both sides of these lots are well developed as an apartment building to the west and a bowling alley to the east. Under restriction of the size and zoning difference, we feel that the rezoning of the 50 foot RM-3 portion to C-2 is necessary in order to have a viable scheme."

Description of Site

The subject property has frontage of 50 feet and a depth of 122 feet for a site area of 6100 ft. The adjoining parcel proposed to be consolidated is the same size for a total site area of 12,200 square feet.

There is approximately a ten foot rise in grade from the front to the rear of the site.

Cont'd . . .

Clause #2 continued:

The subject property is presently developed with an older one family dwelling and the C-2 property is developed with an older commercial structure currently vacant.

West of the subject property along both sides of Broadway and north of Broadway for approximately four blocks is zoned RM-3 Multiple Dwelling. To the south of Broadway the land is zoned RT-2 Two Family Dwelling District. East of the subject property on both sides of Broadway to approximately Victoria Drive is zoned C-2 Commercial and both sides of Commercial Drive from 15th Avenue to Venables is zoned C-2 Commercial.

Description of Proposal

The Architects' drawings forming part of the application, marked "Received City Planning Department, February 27, 1974," indicated a three storey structure with commercial and residential uses. The building shown on the drawings show three levels fronting onto Broadway and three levels plus a basement (used for underground parking) at the lane elevation.

The first floor consists of commercial retail (4300 sq. feet) on the Broadway frontage and underground parking at the rear. The second floor consists of office space (4600 sq. feet) on Broadway and four dwelling units at the rear. The third floor indicates eight dwelling units plus a roof terrace on Broadway.

Under the by-law 24 parking spaces would be required, 25 are provided in the proposed development, with vehicular ingress and egress from East Broadway.

Analysis

The proposed development is situated adjacent to the commercial zoning at Broadway and Commercial Drive. While there is some refurbished commercial development at this corner there is much underdeveloped commercially zoned land in the immediate vicinity along Commercial Drive.

There is no evidence to support the need for additional commercial zoning in this area, however, it should be noted that favourable consideration would be given to rezoning Lot 14 from a C-2 Commercial District to a RM-3 Multiple Dwelling District.

The City Engineering Department advises that it is highly undesirable to have access from Broadway and suggest that if at all possible should be from the lane.

It should also be noted that with the exception of a small roof terrace there is no useable open space for the residents.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject lands be not approved.

The City Planning Commission at its meeting on July 3, 1974, endorsed the recommendation of the Technical Planning Board not to approve the foregoing rezoning application.

It is RECOMMENDED that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Mr. Vincent Kwan

3. Rezoning Application
North Side of S. E. Marine Drive between Fraser Street and Poplar Street
Lot G, subdivision of lots 13 - 15 and D - F, of E, Block 30, D.L. 313

The Director of Planning reports as follows:

An application has been received from W. R Lort, 456 West Broadway, Vancouver, B. C. requesting an amendment to Zoning and Development By-law No. 3575 whereby the above described property be rezoned from C-1 Commercial Development to CD-1 Comprehensive Development District for the stated purpose of "an extension to the Blue Boy Motor Hotel located at 695 S. E. Marine Drive."

History

The Blue Boy Motor Hotel annex located on the north west corner of S. E. Marine Drive and Fraser Street, to which the current application proposes an extension, was rezoned from a C-1 Commercial District to a CD-1 Comprehensive Development District in 1966. The rezoning was conditional upon the detailed scheme of development to be first approved by the Technical Planning Board and floor space ratio not to exceed 1.20. The floor space ratio was set at 1.20 as the same permitted in the C-1 Commerical District. A development permit application was filed for development with a floor space ratio of 1.36. The Technical Planning Board recommended that the application be refused as it was in excess of the maximum permitted floor space ratio by City Council upon rezoning the site. City Council of that day, however, approved the development permit application.

The subject property was previously zoned RS-1 One Family Dwelling District, however, at the time of widening S. E. Marine Drive, a portion was taken from the site leaving lots of only 85 feet in depth. This was considered to be too shallow for single family homes. A request was made by an oil company to develop a small gasoline service station on the property and was rezoned to C-1 Commercial. The gasoline service station was approved subject to conditions, erected and used, but has since been vacated.

Development of Site

The subject property has a frontage of approximately 85.09 feet on Poplar Street and a depth of 214 feet along S. E. Marine Drive for a total site area of 18,209 square feet. The site has approximately a 5 foot grade rise from S. E. Marine to the lane to the north and is virtually flat from Poplar Street to the rear of the site.

The lands at the north-west and north-east corners of S. E. Marine and Fraser are zoned CD-1 Comprehensive Development District and are developed with the Blue Boy Motor Hotel. The south-west corner of S. E. Marine and Fraser is zoned C-1 Commercial and developed with a gasoline service station while the south-east corner is zoned M-2 Industrial District and developed with a gasoline service station. The lands south of Marine Drive are zoned M-1 and M-2 Industrial. The lands north of the S. E. Marine Drive are zoned RS-1 One Family Dwelling District with the exception of the Fraser Street frontage. Immediately north of the Blue Boy annex on the west side of Fraser is C-1 and developed with a parking garage and the corner of 63rd Avenue and Fraser Street is zoned C-1 and developed commercially, the east side of this block is zoned RT-2 Two Family Dwellings. The remainder of Fraser Street north of 63rd Avenue on both sides is zoned RT-2 Two Family Dwelling District.

Cont'd . . .

Clause #3 continued:

Description of Proposal

The architects' drawings, forming part of this application, marked "Received City of Vancouver, May 3, 1974" indicate a three storey structure with 17 dwelling units on the ground floor (448 square feet typical size). Twenty dwelling units on the second and third floors, very similar in design to the existing Blue Boy Annex. Underground parking is indicated with 31 spaces The floor space ratio of the proposed development is 1.88. Accompanying the application is a letter from Morris J. Wosk which states, in part, that the "parking structure(underground) will accommodate 31 spaces of the required number and the remaining 25 spaces will be located on the adjoining site at 65th Avenue and Fraser Street. This structure was built in 1969 to accommodate 55 cars of which only 27 are actually required for the existing building."

The letter also states in part: "This is an extremely shallow lot of only 85' in depth totally unsuitable for any mercantile development both because of its peculiar size and the fact that it is on an arterial, non-stop, no parking street. However, it is strategically located along the tourist route between two main approaches to the City. The additional 56 units will provide the much needed and long overdue expansion of our existing facilities. The facilities will be used mainly by transient tourists on a short-term basis, businessmen not wishing to stay in regular hotel rooms for a week at a time and by some families in the interim period between moves and transfers. Access to the motel from Marine Drive will be from the existing driveway only and it is not proposed that any additional crossings to Marine Drive be established."

"All of the motel units will be fully self-contained and completely furnished. There will be no public areas such as coffee shops, restaurants, etc. which would generate additional traffic to the site "

Analysis

There exists a traffic island for left turns off S. E. Marine Drive, which renders it difficult to turn left at Poplar Street for access tc the development. Consequently, access would be from Poplar Street approaching from the east along Southeast Marine Drive and from the lane off Fraser Street, both of these adjacent to the single family homes.

Across the lane to the north the land is zoned for and developed with one family dwellings. The form of the proposed extension would have serious detrimental effects on the family area. The floor space ratio is considered to be too high giving a building of too much bulk and height on the site.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject lands be not approved

The City Planning Commission at its meeting on July 3, 1974, endorsed the recommendation of the Technical Planning Board not to approve the foregoing rezoning application.

It is **RECOMMENDED** that the application be not approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

DELEGATION REQUEST: Mr. W. R. Lort

4. Rezoning Application
North-east Corner of Semlin and Triumph
Lot 16, Block 26, D.L. 184

The Director of Planning reports as follows:

"An application has been received from Mr. D. Lucyk of Goldcrest Properties Ltd., #45 - 1243 Thurlow Street, Vancouver, B. C. requesting an amendment to the Zoning and Development By-Law whereby the above described property be rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District for the purpose of consolidating the lot with adjoining four parcels to the east and developing a three storey frame apartment on the total site. A letter from Juris Bergin, Architect for the applicant, states that 'Our preliminary study indicates a development consisting of 18 two-bedroom suites and 36 one-bedroom suites. The above number and type of suites are based on the property being 122' x 250' and the estimated floor space ratio of approximately 1.45.'

Description of Site

The subject property has a frontage of 49.5' and a depth of 122' for a site area of 6039 square feet. Consolidated with the adjoining four parcels gives a frontage of 247.5' and site area of 30,195 square feet.

The subject parcels to the east which are included in the proposed development are zoned RM-3 and currently developed with older type two and one-half storey homes. (These houses have since been demolished). The above property immediately across Triumph Street to the south is vacant City-owned land currently under study for use as housing.

(A Development Permit has been applied for on June 18, 1974 to develop the said site and the four adjoining parcels to the east).

Immediately across the lane north is zoned M-1 and M-2 Industrial as is the property east of Semlin Drive from Hastings Street to the waterfront. From the subject property to the lane north of Hastings Street along the east side of Semlin Drive, the property is zoned C-2 Commercial with remainder to the east for approximately four blocks being zoned RM-3 Multiple Dwelling.

Analysis

The C-2 Commercial zoning along the Semlin Drive strip has existed for many years but is not developed commercially with the exception of a restaurant immediately north on Hastings Street.

The Technical Planning Board at its meeting on May 24, 1974 recommended that the application to rezone the subject property from C-2 Commercial District to RM-3 Multiple Dwelling District be approved subject to:

Prior to the enactment of the amending by-law, Lots 12 to 16, Block 26, D.L. 184 be consolidated into one legal parcel and so registered in the Land Registry Office.

The City Planning Commission on June 5, 1974, endorsed the recommendation of the Technical Planning Board to approve the foregoing rezoning application. The Commission also expressed its concern over the lack of open space for children's playgrounds and other recreational facilities in the immediate area and moved that this concern be conveyed to City Council in the hope that Council will give its attention to the lack of family amenities when considering the aforesaid rezoning application.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

5. Development Permit Application No. 57887
515 West Hastings Street (Vancouver Square)

The Director of Planning reports as follows:

Council will recall this development permit to construct a retail addition to the former Eaton's building on this site and to construct an office tower with revolving restaurant and observation deck above.

The applicants in February of this year submitted revised plans to alter the design of the building previously approved and to relocate the tower. The Urban Design Panel was critical of the revised scheme and the Technical Planning Board concurred with the recommendation of the Urban Design Panel.

Subsequently City Council on June 11, 1974 resolved:

"That this matter be referred back to the Technical Planning Board for further consideration with a view to attempting to scale down the tower and the Director of Planning to report to City Council before any further action is taken."

Further revised drawings have now been submitted which indicate that the overall height of the building to the top of the revolving portion will be lowered by eighty-one feet. The under side of the revolving portion of the building would now be located sixty feet from the roof of the office tower in lieu of the one hundred and forty-four feet as previously submitted.

These latest drawings were considered by the Urban Design Panel and their recommendation was as follows:

"That the Technical Planning Board approve the design dated June 24, 1974, subject to the satisfaction of the Director of Planning on the above three conditions."

The conditions outlined by the Panel are as follows:

1. That the restaurant be placed at the lowest possible level as indicated on the drawings.

2. That the facing of the office tower be deeply recessed as indicated on the drawings.

3. That the colour and texture of the metal cladding to the restaurant be treated to harmonize and blend with the other building finishes.

The Technical Planning Board at its meeting of June 12, 1974 recommended that the Director of Planning report to Council as requested and advise Council that the Technical Planning Board would be prepared to approve the substitution of the plans received on June 27, 1974, in lieu of the plans originally approved forming part of Development Permit No. 57887 dated November 24, 1972, including all previous applicable conditions with the following additional conditions all to be met to the satisfaction of the Director of Planning prior to the issuance of any building permit:

a) Clarification that the floor space ratio does not exceed 10.06 as calculated originally.

b) Clarification on the plans that the glass line is recessed 12".

The Vancouver City Planning Commission were consulted at its meeting of July 17, 1974 and have endorsed the recommendations of the Technical Planning Board and the Urban Design Panel.

IT IS RECOMMENDED THAT plans submitted June 27, 1974 be substituted for the plans originally approved forming part of Development Permit No. 57887 in accordance with the recommendations of the Technical Planning Board.

CONSIDERATION

6. Rezoning Application
East Side Cambie Street (7500 Block)
Lot 50 Except West 7 Feet of Centre Portion of D.L. 323

The Director of Planning reports as follows:

"An application has been received from Mr. Alistair Gordon for Sidney Suen, Architect, 1885 West Broadway, Vancouver, B. C. requesting an amendment to Zoning and Development By-Law whereby the above described property be re-zoned from RS-1 One Family Dwelling District to RT-1 Two-Family Dwelling District for the purpose of 'erecting a duplex (two-family) type of single storey residential unit.'

History

In 1956, the lands south of the subject property on both sides of Cambie Street were rezoned from RS-1 One-Family Dwelling District to RT-1 Two-Family Dwelling District. In 1971, an application was made to rezone the subject property to C-1 as part of a proposed commercial development of the C-1 lands immediately adjacent to the north. The extension of C-1 could not be supported but an alternative was suggested that the subject site and adjacent C-1 Commercial property be rezoned to CD-1 for townhouses or garden apartments with a floor space ratio of approximately 0.50 with underground parking. The applicant did not take up the suggestion but obtained a development permit for stores and dwelling units on the C-1 property leaving the subject property as RS-1 and somewhat isolated.

Site

The subject property has a frontage of 65.72 feet and depth of 118.02 feet for a total site area of 7756 square feet.

The lands immediately south of the subject property on both sides of Cambie Street to 63rd Avenue are zoned RT-1 Two-Family Dwelling District and developed with two-family semi-detached dwellings. The lands immediately north of the site on the south-east corner of Cambie and 59th Avenue are zoned C-1 Commercial and developed with commercial uses and dwelling units. Across from the site on the west side of Cambie between 59th Avenue and 60th Avenue is zoned C-1 Commercial and developed with a gasoline service station and other commercial uses.

The lands to the north and east are zoned RS-1 One-Family and the block bounded by Cambie, Heather, 57th and 59th Avenues is zoned RT-2 Two-Family and developed with Pearson Hospital. Immediately to the north of Pearson Hospital on the west side of Cambie is Langara Gardens development consisting of high rise apartments, townhouses and some local retail.

Analysis

The required site area for a two-family dwelling in an RT-1 District is not less than 4200 square feet per dwelling unit or a total of 8400 square feet. The subject property is 644 square feet short of the required size. This fact was understood at the time of rezoning the lands to the south to RT-1.

The RS-1 properties across the lane are approximately 45 x 113 for site areas of 5085 square feet and many RS-1 properties immediately west of Cambie Street are approximately 46 x 120 for site areas of 5620 square feet.

The Technical Planning Board on June 28, 1974, recommended that the application to rezone the subject property be refused.

At their meeting on July 3, 1974, the Vancouver City Planning Commission did not endorse the recommendation of the Technical Planning Board. The Commission did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two-Family District Schedule.

Cont'd . . .

Clause #6 continued:

It is recommended that the reports of the Technical Planning Board and the Vancouver City Planning Commission be referred to Council for their CONSIDERATION.

DELEGATION REQUEST: Sidney Suen

RECOMMENDATION

7. Britannia Community Services Centre Building Contract

The Director of Planning reports as follows:

The Building contract between the City and School Board and Northern Construction for the construction of the Britannia Community Services Centre (excluding the ice rink) includes an amount of $45,966 as the City's share of a contingency allowance.

The building contract is being administered on behalf of the partnership by the Director of Construction for the School Board with the Director of Planning being the contact on behalf of the City.

Contingencies approved up to the present total $19,700 and change orders being currently processed total $31,500. The architect and the Director of Construction for the School Board anticipate that a further $13,000 may be needed to complete the contract for a total charge against the contingency amount of $64,200.

The reasons for the anticipated extra contingencies are mainly:

1. Some changes were needed to the plans as a result of the application of the National Building Code.

2. Extensive rock excavation, which was not indicated on the test drillings, was needed in the swimming pool area.

An extra amount of $25,000 should more than adequately cover the money needed to complete the contract.

The Director of Finance notes that this should come from supplementary capital.

Accordingly, it is RECOMMENDED the appropriation for the City's share of the contract for the Britannia Community Services Centre be increased by $25,000 to be applied against contingency and that these extra funds be supplied from supplementary capital.

FOR COUNCIL ACTION SEE PAGE(S) 980

FIRE & TRAFFIC MATTERS

B-6

CONSIDERATION

1. Street Closures in Gastown to Accommodate a Bicycle Race

The City Engineer Reports as follows:

"In a letter received on July 17, 1974, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Sunday, August 11, 1974 from 10:00 A.M. to 3:00 P.M. to accommodate a bicycle race. The streets requested to be closed are:

Powell Street from Columbia Street to Carrall Street
Water Street from Carrall Street to Abbott Street
Abbott Street from Water Street to Cordova Street
Cordova Street from Abbott Street to Columbia Street
Columbia Street from Cordova Street to Powell Street
Carrall Street from Cordova Street to Maple Tree Square

The event will be composed of a preliminary Celebrity race and the major race involving around 60 bicycles. The latter will involve a routing along Water Street, Abbott Street, Cordova Street, Columbia Street and Powell Street.

The proposed race is similar to one which was held last year and no problems were encountered.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Transit will be affected by the street closure but B.C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to the arrangement used last year.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Sunday, August 11, 1974 from 10:00 A.M. to 3:00 P.M.; such approval should be subject to the following conditions:

A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

B. The cost of temporary traffic controls be borne by the applicant.

C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

CONSIDERATION

2. Traffic Arrangements During Construction of Hudson Street Bridge

The City Engineer reports as follows:

"Introduction

Construction of the Hudson Street Bridge has now progressed to the point where the normal flow of traffic along Marine Drive, in the vicinity of Hudson Street, will probably be disrupted about the middle of next month. It has been estimated that this disruptive situation will last about twelve months, assuming that no serious problems are encountered during that time such as significant strikes.

This report briefly outlines the temporary traffic arrangements that are required during this construction period and recommends Council's endorsement of some interim changes related to the transit operations.

General Traffic

Automobiles and trucks on Marine Drive will be diverted onto a paved area immediately north of the existing roadway. A minimum of one traffic lane will be maintained in each direction.

Pedestrians will be accommodated on walkways on both sides of Marine Drive.

Local access will be maintained to the businesses on the south side of Marine Drive as well as to Hudson Street south of Marine Drive.

Transit Traffic

Four transit routes are affected by this temporary construction work because access to the Marpole Bus Loop is not possible.

During the planning of these temporary bus route changes, B.C. Hydro advised that it was desirable to introduce these modifications in early July to coincide with their reassignment of routes to bus drivers which would occur in the first half of July. This reassignment of bus routes generally occurs three to four times a year. The B.C. Hydro request was reasonable so it was approved by the Engineering Department.

The details of the alternative transit route arrangements for these affected transit routes are as follows:

(a) The Granville service normally operates south on Granville Street east on Marine Drive to the Marpole Loop. It returns from the Loop west on Marine Drive to north on Granville. This service has been short turned at an existing off-street bus loop at 63rd and Granville. This service has required the establishment of a bus stop and lay point on the west side of Granville Street, north of 63rd Avenue. Extension is provided by a temporary diesel shuttle service operating from a temporary lay point on Granville Street south of 63rd Avenue. The shuttle service operates south on Granville Street, east on Marine Drive, north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue, and south on Oak Street to a temporary lay point on Oak Street at 72nd Avenue. It returns south on Oak Street to west on Marine Drive, north on Granville Street, thence via the existing off-street bus loop at 63rd Avenue to the temporary lay point on Granville Street south of 63rd Avenue. This operation involves using Hudson Street and 72nd Avenue as new (temporary) transit routes. The service also has required establishment of bus stops. The extensive use of the off-street bus loop at 63rd Avenue and Granville Street has also created the need for a lay point on 63rd Avenue west of Granville Street. This temporary lay point is for the Arbutus service and it normally stops and lays over in the off-street loop.

cont'd .....

Clause No. 2 (cont'd)

(b) The Oak Street service normally operates south on Oak Street to west on Marine Drive to the Marpole Loop. It returns east on Marine Drive, north around the Oak Street Bridge cut-off road to Oak Street. This service has been short turned at Oak and Marine, and operates south on Oak Street to east on Marine Drive and north on the cut-off road to Oak Street again. This service also makes use of a temporary new bus stop and lay point on the west side of Oak Street at 72nd Avenue.

(c) The Richmond Express bus normally operates from the Oak Street Bridge via the east cloverleaf road to Marine Drive, west on Marine Drive and north on Granville Street. It returns south on Granville Street to east on Marine Drive, north on Osler Street, east on 71st Avenue and thence south on Oak Street to the Bridge. The inbound routing from Richmond has not changed. The outbound routing is from east on Marine Drive to north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue and thence via Oak Street to the Bridge.

(d) The Marpole-Marine bus service normally operates west on Marine Drive to the Marpole Loop. It returns east on Marine Drive from the Marpole Loop. This service now operates west on Marine Drive to Hudson Street, north on Hudson Street, east on 72nd Avenue, north on Osler Street, east on 71st Avenue and south on Oak Street to a temporary lay point at 72nd Avenue. From there it proceeds south to Marine Drive and east on Marine to its normal routing.

Because the estimated duration of these interim bus route changes is about twelve months, it is desirable that Council endorses these arrangements.

Therefore, it is RECOMMENDED that:

A. The temporary transit routes along Hudson Street from Marine Drive to 72nd Avenue, and 72nd Avenue from Hudson Street to Osler Street be approved.

B. The temporary bus stops on the west side of Granville Street north of 63rd Avenue, on the south side of 63rd Avenue west of Granville Street, on the east side of Hudson Street at Marine Drive, and on the south side of 72nd Avenue at Hudson Street be approved.

C. The temporary bus stop lay points on the west side of Granville Street north and south of 63rd Avenue, on the south side of 63rd Avenue west of Granville Street and on the west side of Oak Street north and south of 72nd Avenue be approved."

FOR COUNCIL ACTION SEE PAGE(S) 982

FINANCE MATTERS

B-7

RECOMMENDATION

1. D. A. Brown, Claim No. 15097

The Director of Legal Services reports as follows:

"The claimant has submitted a claim totalling $961.45 for replacement of carpeting severely damaged in a basement food on May 23, 1974.

A report from the Engineering Department indicates that the backup of sewerage into the basement of the claimant was caused by City tree roots cutting off the sewer extension to the claimant's property. The carpeting was expensive and severely damaged because water seeped into the rubber backing ruining large areas of the carpet. The carpet was glued down and removal caused irreparable damage to the carpet backing. It subsequently had to be replaced.

A bill for $961.45 has been submitted by the claimant for removal of the old carpet, preparation of the floor surface and laying of a new carpet comparable to that of the old. The amount of the claim is not unreasonable in the circumstances.

Since the cause of the sewer backup were roots from trees under City control, we believe the City is liable for the damage caused to the claimant's basement. I therefore RECOMMEND that this claim be paid.

FOR COUNCIL ACTION SEE PAGE(S) 782

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

July 16, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Laura Secord Elementary School, 2500 Lakewood Drive, on Tuesday, July 16, 1974 at approximately 7:45 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Rankin
ABSENT:	Alderman Marzari
CLERK:	D. Bennett

INFORMATION

1. Rezoning Application - North Side East 11th Avenue Between Commercial and Victoria

Council on May 28, 1974, when considering a Departmental report, Building and Planning matters dated May 24, 1974, and after hearing a delegation from Dr. Nathan Batt in support of the rezoning application, passed the following motion:

"THAT the Standing Committee on Community Development arrange for a public meeting to be held in the area to obtain the views of the residents respecting the proposed development by Southwest Consultants Ltd."

At the public meeting held in the area this evening approximately 50 persons were present. The Chairman advised that this was not a public hearing but merely a public meeting to hear the views of the residents in the area on the proposed development.

Dr. R. H. Rogers, President of Southwest Consultants Ltd., with the aid of architect's drawings, explained the proposed development stating that it would be a seven-storey, commercial-residential building of modern design containing a day-care and health centre, 48 suites - 38 of which would be self-owned and 10 would be senior citizens rental suites. There would be two levels of underground parking which would accommodate 95 cars. This site contains nine lots, each with a frontage of 33 feet for a total frontage of 297 feet and a depth of 127 feet presently developed with older two-storey frame structures with two or more rental suites in each house.

Mr. H. W. Gray, Zoning Planner, explained that the Technical Planning Board had recommended refusal of this rezoning application on the grounds that the surrounding property is zoned RT-2, that there is extensive RM-3 zoned property and a great deal of C-2 commercially zoned land on both sides of Commercial Drive which are vacant, underdeveloped or contain very old buildings, all requiring redevelopment.

It was noted that the City Planning Commission, when considering this application, tied on the motion that the rezoning application be not approved.

The following residents from the area spoke in opposition to the proposed development:

Mr. Chris Shelton
Mr. Fowler
Mrs. Leslie McKinley, 1757 East 11th Avenue

Cont'd . . .

Clause #1 continued:

Mr. S. Worobetz, 1734 East 11th Avenue
Mr. C. Baker, 1743 East 11th Avenue
Unidentified man and lady.

The following spoke in favour of the proposed development:

Mrs. A. W. Dodson, 2404 East 3rd Avenue
Dr. D. W. Panton, Developer, 1750 East 10th Avenue

Several of the residents that spoke in opposition to the development were tenants in the homes that were owned by Southwest Consultants Ltd. and their main objection was that they could not find similar residences at comparable rents.

Dr. Rogers advised that several of the houses have been put on the market for sale as the developers had come to the conclusion that the rezoning application would not be approved; however, he stated that if Council saw fit to grant this rezoning application, they were still prepared to proceed with the development.

The Chairman advised the meeting that Council would be considering this matter again in the near future and if Council decided to refer the matter to a public hearing, the people in the neighbourhood would be duly notified.

RESOLVED,

THAT the representations made this evening by interested parties be received.

The meeting adjourned at approximately 9:05 p.m.

* * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 951

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 18, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday July 18, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Volrich
Alderman Linnell
Alderman Harcourt

CLERK TO THE COMMITTEE: Marilyn Clark

INFORMATION

1. Review of the 1976-1980 Five Year Plan Submissions

This was the first of a series of meetings held by the Committee to review the 1976-80 Five Year Plan submissions of Civic Departments and Boards. Following these meetings a proposed Five Year Capital Plan will be submitted for Council consideration. Allowance is made in the time schedule for public input, and the Capital Program as approved by Council will be submitted to the electors at the civic election on November 20, 1974.

The Committee had for its information and consideration a report of the Staff Review Group dated July, 1974, on the 1976-80 Capital Program. This team of senior Civic Officials had reviewed the submissions of Civic Departments and Boards to be included in the 1976-80 Five Year Plan. Their report was primarily a priority rating of requested projects. It was noted that the team had not reviewed the submissions of public organizations in that they were primarily an expression of opinion.

In summarizing the team's report for the Committee, the Director of Finance noted that there was no dollar target in respect of the various priorities. He called particular attention to those items which were included in the Initial Deletions column by the review team. These were items, that in the opinion of the team, did not properly belong in a Five Year Capital Program; in many cases these were items that should be considered as part of the Supplementary Capital Budget when the department involved is in a position to support them as supplementary capital expenditures.

In assigning priorities the review group used the following criteria:

a) Priority 1 - essential projects
b) Priority 2a - most desirable projects
c) Priority 2b - very desirable projects
d) Priority 2c - desirable projects
e) Priority 3 - "nice to have" projects
f) Priority 4 - projects recommended for deletion

CONT'D

Clause 1, cont'd

In considering the priority ratings as submitted by the review group, the Chairman noted that projects considered as Priority 1, following Committee and Council approvals, could be considered as being definitely in the proposed Five Year Plan. Those projects in 2B, 2C, 3 and 4 would not be included in the Five Year Capital Program. Items placed in Priority 2A will be considered in the 'maybe' category. Their inclusion in the total program will depend upon the total amount for which Council determines the electors should be asked to authorize borrowing.

It was noted that over one-half of Priority 1 at this time is taken up by the Sewer Program, much of which is considered essential because of the requirements of the Pollution Control Board. It was further noted that borrowing for this program need not have the approval of voters.

Your Committee, this day, considered the following sections of the report:

I. Beautification and Preservation
II. Cultural Facilities
III. Community Recreation Facilities
IV. Parks

The Committee will be reviewing the balance of the Departmental submissions at its next meeting on July 25, 1974.

2. Request for Allocation of Funds in the 1976-80 Five Year Plan for Access to the Fraser River

A memorandum from Alderman Pendakur dated July 16, 1974 requesting the Committee include an amount of $2,000,000.00 in the Five Year Plan for the development of bikeways, walkways, and equestrian paths along the Fraser River from Point Grey to Boundary Road was received.

This matter will be considered at the next meeting of the Committee when Alderman Linnell, Vice-Chairman of the Standing Committee of Council on Waterfront and Environment will report back on plans for access to the Fraser River.

3. Toward Pay-As-You-Go Capital Financing

A memorandum dated July 10, 1974 in regard to Pay-as-you-go Capital Financing was received from Alderman Bowers, Chairman.

It was RESOLVED,
THAT the Director of Finance be requested to check out the feasibility of cutting in half our debt charges as percentage of revenues by 1985 and report back to the Committee at the next meeting, July 25, 1974.

The meeting adjourned at approximately 3:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 254

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY DEVELOPMENT. FINANCE AND ADMINISTRATION AND SOCIAL SERVICES

July 25, 1974

A joing meeting of the Standing Committees of Council on Community Development, Finance and Administration and Social Services and Health was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Bowers Alderman Harcourt Alderman Hardwick (4:05 p.m.) Alderman Marzari Alderman Rankin
ABSENT:	Alderman Linnell (At Waterfront Committee meeting) Alderman Gibson
CLERK:	D. Bennett

RECOMMENDATION AND CONSIDERATION

1. Future Funding - Neighbourhood Services Association Community Development Department and Citizen Groups

The Committees had for consideration a report of the Director of Social Planning dated July 19, 1974 (copy of which is attached) together with appendices, a memorandum from Alderman Harcourt dated July 25, 1974 and three communications as follows:

(a) Letter from United Way of Greater Vancouver dated July 22, 1974 supporting continued funding of Neighbourhood Services Association - Community Development Department.

(b) Letter from Grandview-Woodlands Area Council dated July 18, 1974 requesting support for the continued funding of Neighbourhood Services Association - Community Development Department.

(c) Letter from Neighbourhood Services Association dated July 16, 1974 requesting permission to appear before Council as a delegation when this report is before Council.

Mr. M. Egan, Director of Social Planning, reviewed the Departmental report and advised that on Council's instruction, a Committee chaired by Alderman Harcourt, was set up; the purpose of which was to report back to Council on:

A. the future focus and extent of funding of community development services by the City of Vancouver;

B. the need for and relationship of community development services to:

(i) Local Area Councils and Information Centres;

(ii) Local Area Planning and Neighbourhood Improvement Programmes;

Cont'd . . .

Clause #1 continued:

(iii) Provincial Department of Human Resources newly established Community Resource Boards;

(iv) civic departments, in particular, Planning and Civic Development and Social Planning;

(v) other citizen and special interest groups in the City."

In the Departmental report it was advised:

"It is our conclusion that at this point in time, given the diverse community involvements of many civic departments that it is time for the City of Vancouver to move into a different form of assistance to local communities and citizen groups to reflect these changing conditions. It is suggested that funding or other assistance to citizen groups in need of organizational and technical aid on specific projects or matters directly related to the jurisdiction of the City of Vancouver be funded directly by the Vancouver City Council. Further, where these projects and matter affect or concern the City, communication and feedback should be directly back to City Council or the appropriate Standing Committee of Council."

The report concluded with several recommendations of the Director of Social Planning which he discussed with the Committees.

Alderman Harcourt in speaking to his memorandum (copy of which is attached) advised that he did not agree with the recommendations of the Director of Social Planning and suggested that before Council takes any further action, a meeting should be held with the Minister of Human Resources to discuss his Department report on NSA-CD which will be ready in August. Council should also have the results of the inter-governmental Committee on which Mr. Egan is participating, discussing such diverse programs as LIP, OFY, LEAP, Student Employment programs and their general effect on local government.

Mrs. Mary Knox, Chairman and President of the NSA-CD Department, appeared as a delegation and advised that she did not feel funding should be made directly to citizen groups but that it should be made through an agency such as Neighbourhood Services Association. Other community groups were present and they, with the exception of DERA, requested that funding be continued to the NSA-CD Department. After considerable discussion it was

RECOMMENDED,

(a) THAT we continue funding the Neighbourhood Services Association - Community Development Department as requested to December 31, 1974.

A tie vote resulted and the above Recommendation is therefore submitted to Council for CONSIDERATION.

(b) THAT an additional grant of $4,802, the City's share of the NSA-CD budget requested for 1974, be provided NSA-CD to enable them to phase out staff as required by October 15, 1974.

(c) THAT financial assistance be available to citizen groups directly through an appropriate Standing Committee of Council on the following basis:

(i) To assist citizens to organize themselves around specific neighbourhood and community issues and neighbourhood projects

Cont'd . . .

Clause #1 continued:

(ii) To assist citizen groups to obtain and use expert technical and professional advice on how best to achieve the results they desire.

(d) THAT such financial assistance be for a specific time period, not to exceed one year.

(e) THAT the communications from United Way of Vancouver dated July 22, 1974 and from the Grandview-Woodlands Area Council July 18, 1974 be received and that the necessary delegation arrangements from Neighbourhood Services Association be made.

[Alderman Marzari is recorded as voting against Recommendations (c) and (d).]

The meeting adjourned at approximately 5:30 p.m.

* * * * * * * * * *

NOTE: If Council agrees, the delegation will appear on July 30, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 984

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 1st, 1974

A Special Meeting of the Council of the City of Vancouver was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, August 1st, 1974 at 9:30 a.m. to discuss Local Area Planning.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Pendakur and Rankin

ABSENT: Aldermen Harcourt and Volrich
Alderman Massey (Leave of Absence)

CLERK TO THE COUNCIL: M. Cross

MOVED BY Ald. Linnell
SECONDED BY Ald. Pendakur

THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider the matter of Local Area Planning.

- CARRIED UNANIMOUSLY.

The Mayor advised that at the Council meeting of July 9th, 1974 the question of Local Area Planning and Staffing of the Planning Department was referred to a Special Meeting of Council for full discussion. By memorandum of July 11th, the Mayor requested the Director of Planning, the City Engineer and the Director of Social Planning to provide him with comments on local area planning. These comments had been distributed prior to the meeting.

A memorandum from the Mayor dated July 31st, 1974, containing recommendations which co-incided with most of those he had received from staff, was distributed at the meeting.

Discussion followed with respect to the 'pre-planning', 'planning' and 'implementation' processes. It was agreed that the time limit to be imposed would be related to the 'planning' process only.

The Mayor stated that his memorandum of July 31st reflected the three processes as follows:

pre-planning - Step 1
planning - Steps 2 - 6
implementation - Step 7.

With respect to identifying needs and problems, it was stated that the best method of obtaining public opinion is by the use of surveys but in order to get a survey that shows no bias, it should be done either by an independent market analysis firm or a task force of officials to see that biases are balanced. It was felt that the Social Planning Department should be assigned the task of preparing surveys. The Director of Social Plannning stated that he was willing to have the Planning Department the Department responsible for neighbourhood planning and the co-ordination of the identification of needs and problems but he wanted assurance that his Department would still be allowed to initiate research projects and pass the information along to Council.

"Steps in the Planning Process" as outlined in the Mayor's memorandum of July 31st were considered and the following action

was taken:

MOVED by Ald. Linnell

THAT the Planning Department, through the Community Development Committee, co-ordinate the identification of needs and problems, including questionnaires and/or surveys, with input from members of Council and consultation with local citizens and citizens groups.

- CARRIED UNANIMOUSLY

Pre-Planning

MOVED by Ald. Linnell

THAT Council, with the advice of the Board of Administration, decide on objectives, exact area of study, schedule, budget and advisability of opening a neighbourhood office, in consultation with local citizens and citizen groups.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT Council formally establish an Advisory Planning Committee of local citizens, with clear Terms of Reference.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT alternative recommendations be prepared for various objectives, in co-operation with the Advisory Committee and Civic Departments, and made available to citizens for information and comment.

- CARRIED UNANIMOUSLY

Planning

MOVED by Ald. Linnell

THAT a Task Force of senior officials from several civic departments, co-ordinated by the Board of Administration, review the recommended alternatives.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT the report from the Task Force on recommended alternatives be submitted to the Advisory Committee for review.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT Council make decisions based on all available information.

FURTHER THAT minority views from all advisory bodies be presented to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT when the neighbourhood planning process is completed, the Planning Department continue its normal servicing of the neighbourhood.

- CARRIED UNANIMOUSLY

Implementation

Consideration was given to the recommendations set out in the first page of the Mayor's memorandum of July 31st and the following action was taken:

MOVED by Ald. Gibson

THAT the Planning Department be the department responsible for neighbourhood planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur

THAT Council, on advice of the Planning Department and the Community Development Committee, make the selection of neighbourhoods.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the target for completion of the planning process be one year, as described in the 'Steps in the Planning Process', previously approved this day.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick

THAT consideration of the number of neighbourhood planning programmes to be undertaken at any one time be deferred pending a report from the Director of Planning having regard to the comments made this day.

FURTHER THAT the questions of staffing of the Planning Department and budget requirements be referred to the Board of Administration and the Planning Department for further report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell

THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur
SECONDED by Ald. Linnell

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 11:45 a.m.

The foregoing are Minutes of the Special Council Meeting of August 1, 1974, adopted on August 13, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 13, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick
Linnell, Marzari, Pendakur and Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Vacation)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting to be held later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the Minutes of the Regular Council Meeting dated July 30, 1974 (with the exception of the 'In Camera' portion) and the Minutes of the Special Council Meeting held on August 1, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer the following items of Unfinished Business for consideration following delegations later this day.

1. Business License Suspension - 1833 Victoria Diversion

2. Rezoning Application - S/E Corner East Broadway between Woodland and Commercial Drives (1636 East Broadway.

3. Rezoning Application - North Side of S.E. Marine Drive between Fraser Street and Poplar Street.

4. Rezoning Application - East Side of Cambie Street (7500 Block).

5. Urban Renewal Funds.

COMMUNICATIONS OR PETITIONS

1. Proposed Regulation of Rental Agencies (Rentex)

2. Townhouse Development at Vine and 8th Avenue

It was agreed to hear delegations from the following later this day.

Owen, Bird (Barristers & Solicitors) on behalf of Rentex,

Mr. Graeme Vickery re Townhouse Development.

3. Community Recreational Facilities Fund

MOVED by Ald. Pendakur
THAT the following communication from the Minister of Recreation and Conservation - The Hon. Jack Radford, be received for information and an appropriate reply be forwarded by the Mayor.

" I am pleased to inform you that your application for a grant of $333,333.00, has been approved for your Orpheum Theatre project.

As outlined in the guidelines, progress payments will be made in the following manner: 45% upon written notification that the project has commenced; 45% upon certification by the project sponsor that 50% of the work has been completed; and 10% upon receipt of a certificate of completion signed by an auditor.

We are sure that the above project will be a valuable addition to the recreational amenities of your community, and hope that you and your fellow citizens will receive many years of use from this facility. "

- CARRIED UNANIMOUSLY

4. Surrender of Lease - Evans Products Company Limited

MOVED by Ald. Hardwick
THAT the resolution of Council dated July 23, 1974, respecting Surrender of Lease - Evans Products Company Limited. be amended by change of the effective date of surrender to July 1, 1974 from July 31, 1974, and therefore, the resolution in its amended form shall read as follows:

"THAT the request of Evans Products Company Limited, for surrender of lease on the subject property to be effective July 1, 1974, be approved."

- CARRIED UNANIMOUSLY

5. Use of Hodson Manor (Petition)

MOVED by Ald. Pendakur
THAT the letter and petition received from Mr. V. Hansen objecting to certain proposed uses in respect of Hodson Manor be referred to the Director of Planning for discussion with the parties concerned.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Continued)

6. Park Board Plans for Major Buildings

The Park Board, under date of July 25, 1974, submitted the following letter:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, July 22, 1974:

..."PARK BOARD PLANS FOR MAJOR BUILDINGS

"On May 27, 1974, the Board passed the following motion which was received by City Council on June 11 for information:

..'That the strongest possible communication go back to City Council expressing this Board's opinion that it does not appreciate, nor deem it to be correct, that City Council should continue their erosion of the role of the Park Board in conducting its official functions as a duly elected body in the City of Vancouver'..

"The City Clerk in a letter dated June 17, 1974, advised that City Council on June 11 passed the following motion when dealing with a report of the Standing Committee of Council on Finance and Administration dated May 23, 1974:

..'That the Park Board be requested to present guidelines or a method of administering this policy of giving Council the opportunity to examine plans before they go out to tender'..

"Commissioner DuMoulin stated he felt it was not necessary to put plans to City Council before they go out to tender as we now have a very capable Director of Planning and Development. It was noted that the City's Director of Planning is aware of Park Board plans as the Board must apply for a Development Permit for each project and City Council should direct their enquiries to the Planning Department.

"It was regularly moved and seconded,

"RESOLVED: That the resolution of Council dated June 11, 1974, be received.

- Carried."...

MOVED by Ald. Hardwick
THAT this communication be received.
- CARRIED UNANIMOUSLY.

7. Grant Request - Jokers Field Hockey Club

A communication, dated August 8, 1974, was noted from the Jokers Field Hockey Club requesting financial assistance towards the cost of hosting visiting hockey teams from Munich, Germany.

MOVED by Ald. Bowers
THAT the request for financial assistance be received and no further action taken, with advice to the organization that applications should be made to the B.C. Physical Fitness and Amateur Sports Fund for assistance.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Continued)

8. Langara Lands and

Standing Committee Report on Civic Development, August 1,1974.

A request was received from Mrs H. Moran, Acting Chairman for the Citizens'Committee on Langara, that her organization be heard on the matter of use of Langara Lands.

It was agreed to hear the delegation and at this time to consider the Standing Committee's report on Civic Development.

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Heritage Inventories
(Clause 1)

MOVED by Ald. Hardwick
THAT Clause 1 of the Standing Committee's report, be received for information.

- CARRIED UNANIMOUSLY

Langara Lands
(Clause 2)

When considering this clause, a delegation was heard from Mrs H. Moran on behalf of the Langara Citizens Committee expressing views on the matter and particularly that any plebiscite, in respect of 7 acres for park purposes, should be on a city-wide basis.

After due consideration, it was

MOVED by Ald. Hardwick
THAT the resolution in Clause 2 respecting a telegram sent by the Mayor to the Minister of Recreation and Conservation re plebiscite, be approved

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT the recommendations (a) to (e) inclusive, in the clause be approved after amendment and rewording to read as follows:

(a) THAT if the housing option is pursued, the selling price of the land be $260,000 per acre with the extra $700,000 being made available for reconstruction and rehabilitation of the Golf Course.

(b) THAT, on the assumption that 20 acreas are available for housing, the Director of Planning be instructed to look into:

(i) possibility of providing approximately 130 units of single and family housing at free market value,

(ii) approximately 140 units of single and family housing in cooperative housing being developed in conjunction with the Provincial Government,

(iii) provision of approximately 100 units for senior citizens housing; the Planning Department to seek out an appropriate Charitable Organization for this development,

and the Director of Planning report back on details of the required rezoning and methods of disposal.

CONTINUED.

COMMUNICATIONS OR PETITIONS (continued)

Langara Lands
(Clause 2) (continued)

(c) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Director of Planning for consultation with the Board of Parks and Public Recreation and the Langara Golf Course Citizens' Sub-Committee.

(d) THAT Council release two acres at $225,000 per acre to the Y.M.C.A. and the question of location and siting of the facility be referred to the Director of Planning; the question of public access to the facility to be negotiated to the satisfaction of the Board of Parks and Public Recreation and City Council.

FURTHER THAT it be clearly understood that the City is under no obligation with respect to capital funding in the construction of the Y.M.C.A. facility, although the Council supports the Y.M.C.A.'s application to the Provincial Government for capital funding of the project.

(e) THAT the matter of other recreation facilities be referred to the Director of Planning for consultation with the Board of Parks and Public Recreation and report back.

- CARRIED

(Alderman Marzari voted against the Motion)

MOVED by Ald. Marzari
THAT this whole report be tabled for consideration after August 31, 1974.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Pendakur, Volrich and the Mayor voted against the Motion)

9. Planning of University Endowment Lands - Endowment Lands Regional Park Committee

A request was received from Mr. Ian Bain - Co-chairman Endowment Lands Regional Park Committee, to be heard by Council in the matter of planning of the University Endowment Lands, concern being expressed in respect of an article in the quarterly review of the Planning Department on this question.

MOVED by Ald. Gibson
THAT delegation arrangements be made for this organization to be heard by Council at 2. p.m. at the next regular meeting on August 27, 1974.

- CARRIED UNANIMOUSLY

(The Mayor agreed to arrange for the detailed report of the Planning Department, in respect of University Endowment Lands, to be circulated to members of Council)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

BOARD OF ADMINISTRATION
REPORT, August 9, 1974

Works and Utility Matters,
August 9, 1974.

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Closure of Portion of Lane South of 14th Avenue, West of Hemlock Street - Block 451, D.L.526.
Cl. 2. Supply and Installation of 30-Inch Diameter Casing Pipe under B.N.I. Railway Tracks in vicinity of Chess Street, 300' South of Malkin Avenue - False Creek Flats.
Cl. 3. Tenders for Street Lighting Contract No. 105.
Cl. 4. Local Improvements on the "Initiative Principle"
Cl. 5. Easement Through City Property at Cassiar and Bridgeway for Greater Vancouver Sewerage and Drainage District Sewer.
Cl. 6. Tender No. 747 - Stanley Park Neighbourhood Streets, Mini-Parks and Pedestrian Pathways.

Council took action as follows:

Clauses 1, 2,3,5 & 6.

MOVED by Ald. Harcourt
THAT the recommendations of the Board of Administration contained in Clauses, 1,2,3,5 and 6 be approved.

- CARRIED

(Note: Alderman Pendakur voted against Clause 1)

Local Improvements on the
'Initiative Principle' (Clause 4)

MOVED by Ald. Hardwick
THAT the recommendations of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Building and Planning
Matters, August 9, 1974.

Strata Title Application - New Construction,
1146 Harwood Street, Vancouver, B.C.
Lot F, Block 27, D.L.185, Plan 15423.
Laxford Development Corporation Ltd. (Clause 1)

MOVED by Ald. Volrich
THAT the application of Laxford Development Corporation Ltd., under the Strata Titles Act re new construction at 1146 Harwood Street, be approved, subject to application of the relevant by-laws.

- CARRIED UNANIMOUSLY

Arbutus Village Phase II -
Street Names (Clause 2)

MOVED by Ald. Hardwick
THAT the first part of the Committee's recommendation, i.e. approval of certain street names within the development, be approved.

FURTHER THAT the second part of the recommendation, i.e. signs indicating private property, be deferred for a further report, and Marathon Realty, who have requested to appear, be given an opportunity to do so when the report is available to Council.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Fire and Traffic Matters
August 9, 1974.

St. Roch Fire Protection
(Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Ald. Volrich voted against the motion)

Fire Department Training
Platform on Burrard Bridge
(Clause 2)

MOVED by Ald.Linnell,
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters,
August 9, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Vancouver Library Board - Staffing Requirements for new Branch Library.
Cl. 2. Vancouver Library Board - Staffing Requirements Historic Photograph Section.
Cl. 3. Staff Changes in Water Works Operations Branch.
Cl. 4. Additional Overtime Funds for Fire and Rescue.
Cl. 5. Request for Class II Rate Shawnigan International Festival

Council took action as follows:

Clauses 1 - 4.

MOVED by Ald. Volrich
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Request for Class II Rate -
Shawnigan International Festival
(Clause 5)

MOVED by Ald. Bowers
THAT, pursuant to request received, the Class II rate of $270.00 per evening, in respect of use of the Playhouse by the Shawnigan International Festival on the evenings of August 26 and 27, 1974, be applied..

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Property Matters
August 9, 1974.

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Anavets Senior Citizens Housing Society. Situated 900 Block East 8th Avenue.

Cl. 2. Acquisition for Replotting. East Side of Tyne Street between Euclid and Foster Avenues.

Cl. 3. Priority Agreement on Strathcona Mortgage Chun Chau Tsui and Sau Tsui.

Cl. 4. Acquisition for Arbutus- Burrard Connector. 1822 West 2nd Avenue

Council took action as follows:

Clauses 1 - 3

MOVED by Ald. Volrich
THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Acquisition for Arbutus-Burrard Connector.
1822 West 2nd Avenue (Clause 4)

MOVED by Ald. Hardwick
THAT the Supervisor of Property and Insurance be authorized to acquire 1822 West 2nd Avenue, in accordance with the report of the Supervisor of Property and Insurance submitted by the Board of Administration under date of August 9, 1974, for the sum of $40,500.00, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector.

- CARRIED UNANIMOUSLY

(It was agreed that when the Council receives a report on the Kitsilano Area Plan, a Report Reference will be given at that time in respect of the Arbutus-Burrard connector)

DEPARTMENT REPORT
August 9, 1974

Works and Utility Matters,
August 9, 1974.

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. X-Kalay Foundation Society Cooperative Housing Project.

Cl. 2. Street Cleaning - 700 Block East Hastings Street.

Cl. 3. Street Lighting on Gore Avenue, from Hastings Street to the Waterfront.

Continued.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Works and Utility Matters
August 9, 1974. (continued)

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Linnell
THAT the recommendation of the Director of Planning contained in Clause 1, be approved, and Clauses 2 and 3 received for information.

- CARRIED UNANIMOUSLY

Building and Planning
Matters, August 9,1974.

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Development Permit Application No.67355, 1390 East 33rd Avenue.
Cl. 2. Development Permit Application No. 67336, 6459 Main Street.
Cl. 3. Development Permit Application No. 67356, 985 West 41st Avenue.
Cl. 4. Amendment to Parking Policy in the Downtown Commercial Area.

Council took action as follows:

Clauses 1 - 4.

MOVED by Ald. Pendakur
THAT the recommendations of the Director of Planning, contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
August 9, 1974.

Lee Building, 175 East Broadway,
(Clause 1.)

MOVED by Ald. Gibson
THAT the report of the Director of Permits and Licenses, be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
August 9, 1974

Straits Towing Limited
(Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the Director of Legal Services contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Representation on the
Technical Planning Board
(Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation of the Director of Planning and the Director of Legal Services, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

C. Board of Administration
Report, August 9, 1974.

Branch Library - 12th & Granville Street,
Lease of Premises.

Council considered the following report from the Director of Finance:

'The present Five Year Capital Plan for Libraries includes the establishment and equipping (including the purchase of books and other materials) of a Branch Library in rental premises in the vicinity of 12th & Granville Street. City Council has previously approved funds for the acquisition of books for the proposed Branch.

The Director of the Vancouver Public Library has forwarded a resolution of the Library Board that City Council approve the lease of a portion of the premises at 12th and Granville and that additional costs incurred be provided from their unallocated Library Capital Funds.

I have reviewed this request with the Director and report as follows:

"The Library Board with the assistance of the Property & Insurance Office have located a site in a new building to be constructed by the Toronto Dominion Bank at 12th and Granville St. It is anticipated construction will be completed in March 1975. The Bank have advised that the deadline for their acceptance of the low tender is noon Wednesday, August 14, 1974, and require a decision from the city prior to that date. Negotiations have been held with the bank for lease of an area of 2425 sq. ft. and a rate of $6.00 a sq. ft. ($14,550 per annum) has been arrived at.

In order to complete the area to the full requirements of the Library Board including the provision of a passenger elevator there is an excess cost to the Bank of $17,761 including architect's fees, etc. This is over and above the finishing work being provided by the Bank in the $6.00 per sq. ft. rate.

The Library Board at their meeting of August 7th when considering this matter has recommended that a ten year lease at $14,550 be approved and that the additional funds be provided from their unallocated balance (amounting to 65,000) of the Five Year Capital Plan. They also wish to bring to Council's attention that the unallocated balance was earmarked for development in West Pt. Grey. However, due to the uncertainty created by the question of possible development of the University Endowment Lands, the Library Board is of the opinion that the branch library in West Pt. Grey cannot be considered at this time.

The Supervisor of Property & Insurance has been involved in the negotiations and advises that in view of the location and the facilities provided that the gross rental rate including the amortization cost is realistic.

Since the request of the Library Board is in accordance with the present Five Year Capital Plan, that the location is considered ideal, and that the lease figure is realistic, it is RECOMMENDED that

1) City Council approve in principle the foregoing arrangement to lease the area from the Toronto Dominion Bank and
2) That a lease, satisfactory to the Director of Legal Services, be entered into with the Toronto Dominion Bank along the lines mentioned in the report
3) the additional funds amounting to $17,761 be provided from the unallocated balance of the Library Board Five Year Capital funds" '

Your Board recommendsthat the foregoing report of the Director of Finance be approved.

MOVED by Ald. Bowers
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

I. Report of the Official Traffic Commission, July 24, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Tisdall Street/45th Avenue - Oakridge Traffic.
Cl. 2. 1700 Block East 3rd Avenue.
Cl. 3. Roadway Lighting on Oak Street at 46th Avenue.
Cl. 4. Truck Route Report.
Cl. 5. Deployment of Police Manpower.

Council took action as follows:

Tisdall Street/45th Avenue - Oakridge Traffic, (Clause 1).

MOVED by Ald. Marzari
THAT the Commission's recommendation 'A' in this clause be received and the balance of the recommendations 'B' to 'E' be approved.

- CARRIED UNANIMOUSLY

1700 Block, East 3rd Avenue. (Clause 2)

MOVED by Ald. Pendakur
THAT the Commission's recommendation contained in this clause, be approved.

- CARRIED

(Alderman Marzari voted against the Motion)

Clauses 3 and 4.

MOVED by Ald. Marzari
THAT the recommendations of the Commission contained in these two clauses, be approved.

- CARRIED UNANIMOUSLY

Deployment of Police Manpower, (Clause 5)

MOVED by Ald. Marzari
THAT the recommendation of the Commission contained in this clause be approved, after being re-worded as follows:

"THAT Council ask the City Engineering Department together with the Police Department to again review for further report the matter of use of other than Police personnel in respect of parking meter enforcement."

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing, July 24, 1974.

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. Development Proposals for Senior Citizens Housing.
Cl.2. Amendment to the Lodging House By-law.
Cl.3. Fire and Lodging House By-law Appeals - Arlington Rooms.
Cl.4. East Hotel.
Cl.5. Fire By-law Enforcement.
Cl.6. Lodging House Closures.
Cl.7. Chairman's Reports.

Continued .

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Report of Standing Committee on Housing, July 24, 1974. (Continued)

Council took action as follows:

Clauses 1 - 7.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in Clauses 1,2,3,and 4, be approved, and Clauses 5,6 and 7 be received for information.

- CARRIED UNANIMOUSLY

D. Urban Demonstration Proposal - Project "Turn Down Traffic Volume".

Council considered the following report from the City Engineer:

"Introduction

On June 25, Council approved the recommendation of the Special Committee for 1976 United Nations Conference, that two demonstration projects be immediately submitted to the Ministry of State for Urban Affairs. The above project on Non-Capital Methods of Improving Transportation was one of four approved for further development and resubmission to Committee. A firm proposal has now been prepared, and is submitted for Council approval.

Project Outline

'Turn Down Traffic Volume' would bring about a substantial reduction in Vancouver's peak hour traffic congestion and overcrowding on buses, by means of a major public campaign to encourage staggered working hours, car pools, the four-day week, and transit and car pool incentives. Backing up the publicity campaign would be a computerized car pool matching service with a downtown office. Similar projects have been tried in a number of other cities on an experimental basis, and have brought about a measurable improvement in traffic conditions. The predicted improvement in Vancouver peak traffic conditions, together with transit improvements would permit a substantial increase in downtown employment to be accommodated with fewer major capital expenditures for new roadway facilities.

The estimated total cost of the demonstration project is $970,000 over a 30 month period. Federal financing is being requested for those portions such as staff and advertising that will require funding. As the local share of the project, there will be community contributions of free publicity, employer participation, and so on; the City of Vancouver's participation will consist primarily of the use of staff in existing positions for project design and management, personnel services, and so on, and the use of available over-night computer time. For purposes of the proposal, the cost has been allocated as follows:

Federal contribution requested:	$671,000
Community participation:	160,000
City of Vancouver participation:	139,000

The project will generate economic and transportation benefits far in excess of its cost; operating savings alone could amount to $3.7 million per year for car pooling drivers and B.C. Hydro. The project satisfies the criteria established by the Ministry of State for Urban Affairs for approval of proposals.

Continued.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (continued)

Urban Demonstration Proposal -
Project "Turn Down Traffic Volume". (continued)

Procedure

It is understood that the Ministry of State for Urban Affairs is approving proposals on a first come - first served basis. Since this project will be in competition with similar proposals from at least one other city, and in view of the delay that following normal procedure would involve during summer operating schedules, the attached preliminary report is being submitted directly to Council for approval. The final report will be available from the printers on Friday, August 16, 1974.

Recommendation

The City Engineer RECOMMENDS that Council approve immediate submission of project 'Turn Down Traffic Volume' to the Ministry of State for Urban Affairs under the Urban Demonstration Program." "

MOVED by Ald. Pendakur
THAT the recommendation of the City Engineer be approved, and the Director of Finance be requested to report on sources of funds for the City's share of the project, if necessary.

- CARRIED UNANIMOUSLY.

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Council recessed at approximately 11.00 a.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.30 a.m.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

III. Report of Standing Committee on Civic Development, July 25, 1974

The Council considered this report which contains twelve clauses identified as follows:

Cl. 1: Area 10 False Creek - Western Outboard
Cl. 2: False Creek Area 6 Front End Costs and Economic Feasibility
Cl. 3: Proposal for Design of the Public Open Space City-owned Land, Area 6, False Creek
Cl. 4: Heather Street Marina, Area 6, False Creek, Priority Moorage List
Cl. 5: Termination of Canem Systems Ltd. Lease, City-owned Land, Area 6, False Creek
Cl. 6: Seawall Location, Area 10, False Creek
Cl. 7: False Creek Development, Area 6, Per Diem Consultants Budget
Cl. 8: False Creek - Area 5 (South Shore East of Cambie Street Bridge)
Cl. 9: West End Parking
Cl. 10: Signs Adjacent to the Granville Street Bridge
Cl. 11: Vancouver Heritage Advisory Board
Cl. 12: Resolutions for Submission to U.B.C.M. Annual Convention

The Council took action as follows:

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in Clauses 1, 4, 5, 6, 7, 8 and 10 be approved and that Clauses 2 and 12 be received for information.

- CARRIED UNANIMOUSLY

Proposal for Design of the Public Open Space City-owned Land, Area 6, False Creek (Clause 3)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation (a) to read as follows:

"(a) That the Development Consultant be authorized to retain Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that up to $20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds."

- CARRIED UNANIMOUSLY

West End Parking (Clause 9)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this Clause be approved after amendment as follows:

"RECOMMENDED THAT the following restrictions be referred to the West End Planning Team to obtain public reaction and report back:

(a) Parking on-street be prohibited from 4:00 a.m. to 9:30 a.m.

(b) Decal parking for residents only be established in the lanes, by the purchase of decals.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Civic Development, July 25, 1974 (continued)

West End Parking (Clause 9) (continued)

(c) The following areas be used for a trial:

(i) West of Denman Street between Nelson Street and Alberni Street;

(ii) South of Davie Street between Broughton Street and Bute Street;

(iii) East of Bute Street between Robson Street and Pendrell Street.

FURTHER THAT the City Engineer be instructed to investigate the possibility of hiring persons other than police constables for enforcement of parking violations; with the suggestion that habitual parking offenders be towed away, and report back on an appropriate fine in respect of over-parking."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Vancouver Heritage Advisory Board (Clause 11)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation (a) to read as follows:

"THAT consideration of designating 698 West Hastings Street as a heritage structure be referred to an advertised Public Meeting of Council."

- CARRIED UNANIMOUSLY

Clay's Marina

During consideration of Clause 4 of the Standing Committee on Civic Development dated July 25, 1974, the Council discussed the matter of Mr. Clay, the owner of Clay's Marina, and it was

MOVED by Ald. Linnell,
THAT endeavours be made to find ways and means whereby Mr. Clay will continue his relationship with marine operations in False Creek.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Social Services, July 25, 1974

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Cobalt Hotel, 917 Main Street
Cl. 2: Rent Increases at Lugano Apartments, 875 Laurel Street
Cl. 3: Downtown Eastside Residents Association - Rent Increases at King Edward Apartments, 420 East Hastings
Cl. 4: Downtown Eastside Residents Association - Rent Increases at 159 - 161 East Cordova
Cl. 5: Pofi Bar, 1716 Charles Street - Complaints of Neighbours

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee on Social Services, July 25, 1974 (continued)

Cl. 6: Inaccurate Surveys in Residential Areas
Cl. 7: Fencing at Day Care Centres
Cl. 8: Native Information Centre, 548 Nelson, Grant Request for $3,854.00
Cl. 9: Activator Society - Request for Grant of $7,500.00

The Council took action as follows:

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Marzari,
THAT Clauses 1 to 5 inclusive contained in this report, be received for information.

- CARRIED UNANIMOUSLY

Inaccurate Surveys in Residential Areas (Clause 6)

MOVED by Ald. Marzari,
THAT the resolution of the Committee contained in this Clause be approved after amendment as follows:

"THAT the Clerk prepare a letter for Mr. Nomm to Adam Burhoe, as Secretary of the Council of B.C. Land Surveyors, asking the Council of B.C. Land Surveyors to examine the two different surveys undertaken in the 3100 Block East 52nd Avenue and attempt to resolve the issue at no cost to the City."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Fencing at Day Care Centres (Clause 7)

MOVED by Ald. Marzari,
THAT the recommendation of the Committee contained in this Clause be approved after amendment as follows:

"THAT the City pay the costs of providing fencing at the ten day care centres listed above up to an amount of $500.00 per centre."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(Underlining indicates amendment)

Native Information Centre, 548 Nelson, Grant Request for $3,854.00 (Clause 8)

In considering this Clause, the Mayor advised that following discussions with the Police Department and former Police Commissioner Mrs. Cantryn, he was advised that neither the Police nor certain Indian groups favour the proposed site at 548 Nelson Street.

MOVED by Ald. Marzari,
THAT this Clause be referred back to the Standing Committee on Social Services for further consideration and report on funding and location details.

- CARRIED UNANIMOUSLY

Activator Society - Request for Grant of $7,500.00 (Clause 9)

MOVED by Ald. Marzari,
THAT the recommendation of the Committee contained in this Clause be approved, i.e., that no grant be made to the Activator Society.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 12:20 p.m., and reconvened in the Council Chamber at approximately 2:00 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Pendakur and Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Vacation)

DELEGATIONS AND UNFINISHED BUSINESS

Business License Suspension: 1833 Victoria Diversion

City Council at its meeting on July 30, 1974, approved a recommendation of the Chief License Inspector contained in his report dated July 29, 1974, that Mr. Admiral, who operates a bottle depot at 1833 Victoria Diversion, show cause why his business license should not be cancelled because numerous City By-laws had been and continue to be broken.

Mr. Admiral addressed the Council and answered questions put by Council members. The Assistant City Engineer - Traffic and Transportation gave further details of infractions and circulated photographs of the premises and the area.

MOVED by Ald. Volrich,
THAT Mr. Admiral be given one month to comply with the City By-laws, and the appropriate City Inspectors carry out further inspections in one month's time and report back to Council;

FURTHER THAT Mr. Admiral be advised he must continue thereafter to comply with all relevant By-laws.

- CARRIED UNANIMOUSLY

Rezoning: East Broadway between Woodland and Commercial Drives (1636 East Broadway)

Council at its meeting on July 30, 1974, deferred action on a rezoning application for 1636 East Broadway pending hearing of a delegation from the applicant.

Mr. V. Kwan addressed the Council in support of the application to rezone the property to C-2 Commercial District, and advised of his attempts to create a viable scheme for the proposed commercial/residential building.

Mr. Crickmore representing the Planning Department further explained the application which was outlined in the Director of Planning's report of July 26th. The Technical Planning Board had recommended that the application to rezone the subject lands be not approved, and the City Planning Commission had endorsed this recommendation.

MOVED by Ald. Pendakur,
THAT this matter be referred back to the Director of Planning with a view to the preparation of an application by the applicant for rezoning the property to CD-1, and the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to a Public Hearing.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Rezoning: N/S S.E. Marine Drive
between Fraser and Poplar Streets

City Council at its meeting on July 30, 1974, deferred action on a rezoning application as contained in the Director of Planning's report of July 26th, respecting the north side of S.E. Marine Drive between Fraser and Poplar Streets.

Mr. Lort the applicant and Mr. Wosk the owner, both addressed the Council and filed a brief supporting the application which is to permit an extension to the west end of the existing Blue Boy Motor Hotel Annex.

Mr. Crickmore representing the Planning Department, gave details of the application and Council was advised that the Technical Planning Board and the City Planning Commission recommended that the application be not approved because of the reasons stated in the Director of Planning's report of July 26th.

Council noted that both the Technical Planning Board and the City Planning Commission recommended against rezoning from C-1 Commercial Development to CD-1 Comprehensive Development District.

MOVED by Ald. Pendakur,
THAT the application be forwarded to a Public Hearing on the understanding that the applicant will provide for motel use only and for C-1 densities;

FURTHER THAT the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to Public Hearing.

- CARRIED UNANIMOUSLY

Rezoning: E/S Cambie Street
(7500 Block)

City Council at its meeting on July 30, 1974, deferred action on a rezoning application for the east side of Cambie Street (7500 Block), pending the hearing of a delegation.

The application is for the purpose of erecting a duplex and rezoning the property from RS-1 One Family Dwelling District to RT-1 Two Family Dwelling District as detailed in the Director of Planning's report of July 26th. The Technical Planning Board recommended that the application be refused but the City Planning Commission did not endorse the Technical Planning Board's recommendation, but did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two Family District Schedule.

The applicant was unable to be present, but, Mr. Crickmore representing the Director of Planning, advised that the Director of Planning now suggests the application be forwarded to a Public Hearing for consideration and, dependant upon the final decision, it would guide the Technical Planning Board in similar situations.

MOVED by Ald. Harcourt,
THAT the foregoing application be forwarded to a Public Hearing.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown

Council on July 30, 1974, deferred a report from the Director of Planning dated July 26, 1974, on the matter of urban renewal funds involving Strathcona, Britannia, Gastown and Chinatown, pending a further report from the Director of Planning re the proposed extension of the Strathcona Community Centre. Council also agreed at that time to hear a delegation from S.P.O.T.A., if they so desired. Pursuant thereto, the Council heard a delegation representing S.P.O.T.A., who filed a brief dated August 13, 1974, and noted the following report of the Director of Planning dated August 9th:

"On July 30th, Council considered a report from the Director of Planning on the re-allocation of funds from the Strathcona project to Britannia and Gastown and Chinatown.

Council passed the following motion:

'THAT this clause be tabled until the next regular meeting of Council and, in the meantime, the Director of Planning discuss the matter with the Strathcona Property Owners' & Tenants' Association including the Strathcona Rehabilitation Committee and report back, particularly with regard to a proposed expansion of the Community Centre.

AND FURTHER THAT the organizations appear before Council as a delegation on this matter if they so desire'.

This matter was discussed by the Strathcona Rehabilitation Committee at its meeting on 31st July, and representatives from the Strathcona Community Centre Association and the Park Board were present.

The nature and extent of the proposed addition to the Community Centre has not been fully examined, and there will be problems due to the confined nature of the site. Cost estimates are therefore not possible at this time, but it is likely that the order of magnitude of the contemplated extension will be $250,000.

With the proposed diversion of funds from the Strathcona project recommended in the July 26th report (copy of which is attached), there would still remain uncommitted amounts from CMHC of $325,000 and the Province of $162,500. The City would need to provide an amount to match whatever the Provincial contribution was. If there is full agreement to include an extension to the Community Centre as part of the rehabilitation project, a total amount of up to $650,000 would be available as outlined above. This would apparently be more than enough to carry out the contemplated extension.

The proposed Ray-Cam development contains similar facilities to those proposed for the Community Centre extension, but the Community Association representative and the Park Board representative feel that the community as a whole would not be adequately served by the Ray-Cam development, and that even when that project is built, the extension to the Community Centre will still be required.

The Strathcona Rehabilitation Committee was generally sympathetic to the idea of including an extension to the Community Centre as part of the rehabilitation project, provided that it was feasible on the site and provided that it could be demonstrated that it was not duplicating facilities which may be provided in the Ray-Cam project. The Strathcona agreement currently drawn, however, does not provide for cost sharing on buildings. Before the senior Governments can share in the cost of such a facility, an amendment to the agreement will be necessary. Such amendment to the agreement would not commit the City. This is a necessary first step, which must be undertaken if the City wishes to contemplate an extension to the Community Centre as part of the rehabilitation project.

Concurrently, a more detailed examination of feasibility and cost of the proposed extension should be undertaken by the Park Board.

Because the likely cost of the extension is somewhat less than half of the amount which could be made available from the Strathcona Rehabilitation Project, after the transfer recommended in the July 26th report, there seems no reason to hold up a decision on these transfers.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown (continued)

It is RECOMMENDED that:

1) Council request the Provincial Government and CMHC to agree to amend the Strathcona agreement and to provide for cost-sharing of recreational buildings and to provide for the necessary time extension to the project;

2) Council request the Park Board to thoroughly investigate possible extensions to the Strathcona Community Centre, including feasibility, cost and possible duplication with Ray-Cam, with a target construction cost of $250,000;

3) Council approve the recommendations 1-3 of the July 26th report which are repeated as follows:

   i) The Provincial Government and CMHC be requested to extend the total amount covered by the Britannia agreement from $1,000,000 to $1,300,000 by additional commitments of $150,000 from CMHC and $75,000 from the Province.

   ii) The Provincial Government be requested to contribute $70,000 to the Gastown Beautification project in 1975 from their funds allocated for the Strathcona project which will not now be required.

   iii) CMHC be requested to contribute $140,000 in 1975 to the Water Street project from their allocation for the Strathcona project .

Recommendation 4 should be held in abeyance until the matter of the Community Centre extension is resolved.

4) The Provincial and Federal Governments be asked to leave unallocated the balance remaining in the Strathcona project ($325,000 in the case of the Federal and $162,500 in the case of the Province) pending further developments on the Chinatown Beautification project.

The Director of Finance RECOMMENDS that the unused balance of senior government Strathcona urban renewal funds be retained to finance the City's beautification projects (see recommendation 4) and not used for a recreational project which will probably qualify for a one-third Community Recreational Facilities Fund grant.

CONSIDERATION

Council may also wish to direct that the unallocated Park Board Community Centre funds, which amounts to $116,000, be utilized for this project.

It is suggested that the method of financing the project be referred to the Director of Finance if Council approves recommendation 2."

MOVED by Ald. Harcourt,

THAT recommendations 1 and 2 contained in the foregoing report be approved, and recommendations 3 and 4, together with the brief submitted by S.P.O.T.A., be referred to the Standing Committee on Community Development for further consideration and report;

FURTHER THAT the unused balance of senior government Strathcona urban renewal funds be retained to finance the City's beautification projects and not used for a recreational project which will probably qualify for a one-third Community Recreational Facilities Fund grant;

FURTHER THAT the unallocated Park Board Community Centre funds amounting to $116,000, be utilized for the proposed extension of the Strathcona Community Centre and the method of financing the project be referred to the Director of Finance.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Regulation of Rental Agencies (Rentex)

As agreed to earlier this day, the Council heard a representation from Rentex, a rental agency, speaking against the proposed By-law on rental agency regulations which is being submitted for Council consideration later this day. The representatives gave details of the operation of their particular agency and also how strict controls could be enforced in regulating rental agencies other than the method proposed by Council.

MOVED by Ald. Marzari,
THAT the oral submission by the delegation be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the Provincial Government's Department of Consumer Services be requested to conduct a full-scale investigation on the practices of rental agency companies under the Trade Practices Act.

- CARRIED

(Aldermen Bowers, Pendakur, Volrich and Mayor Phillips opposed)

Townhouse Development: Vine and 8th Avenue

As agreed to earlier this day, the Council heard a delegation from Mr. G. Vickery representing G.J. Vickery and Associates Limited requesting that certain zoning requirements be relaxed on a proposed townhouse development at 2306, 2316 West 8th Avenue and 2415 Vine Street. Mr. Vickery filed a brief outlining his development permit application. Mr. Vickery advised the Council on the additional costs involved which would increase the unit price if underground parking, which is a requirement, is constructed.

Mr. Crickmore advised the Council that any request for relaxation of zoning requirements comes completely under the jurisdiction of the Board of Variance.

MOVED by Ald. Pendakur,
THAT the representation made by Mr. Vickery be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the principle involved in the matter submitted by Mr. Vickery, be referred to the Director of Planning for consideration and report.

- CARRIED UNANIMOUSLY

- - - - -

At approximately 4:05 p.m., Council observed a short recess.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

V Report of Standing Committee on Finance & Administration, July 25, 1974

Review of the 1976-1980 Five Year Plan Submissions

MOVED by Ald. Bowers,
THAT this report of the Committee be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Waterfront and Environment, July 25, 1974

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Proposed Amendment to Building By-law - Regulations for the Handicapped
Cl. 2: Helicopter Landing Facility - 1050 West Pender Street
Cl. 3: Major Planning Reports
Cl. 4: Highrise Container Facility
Cl. 5: City-owned Property on South-west Marine Drive and Ash Street
Cl. 6: Public Discussion on Waterfront Planning Study - Stage 3

The Council took action as follows

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved, and that Clauses 4, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Finance & Administration, August 1, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: 1976-1980 Five Year Plan
Cl. 2: Long Term Planning and Borrowing
Cl. 3: Availability of Grants
Cl. 4: Pay As You Go Financing

The Council took action as follows:

1976-1980 Five Year Plan (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations and resolutions of the Committee contained in this Clause be approved, after amendment to A(d) and D(c) as follows:

"A(d) Funds to Develop a Skills Producing Industrial Complex for Low Income People

RESOLVED THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submission to the Standing Committee of Council on Social Services for consideration.

AND, that the Standing Committee of Council on Social Services be requested to consider the lease of appropriate property for this purpose.

D(c) Report of the Staff Review Group

RECOMMENDED that the Council's policy of purchasing Point Grey waterfront property as and when it becomes available, be referred to the Standing Committee on Waterfront and Environment for re-consideration and the Committee consider a program whereby property would provide waterfront access and street end view spots."

- CARRIED UNANIMOUSLY

(Underlining indicates amendments)

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 1, 1974 (continued)

Clauses 2, 3 and 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII Report of Standing Committee
on Community Development,
August 1, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Party Identification By-law
Cl. 2: Grant Request - Willing Hands for Help
Cl. 3: Adanac North Plan/Hastings Sunrise Action Council

The Council took action as follows:

Party Identification
By-law (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved after adding the following to the recommendation:

"FURTHER THAT the Returning Officer have absolute discretion in determining party identification on the ballot in any case where some doubt is involved."

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell in amendment,
THAT the proposed provision as contained in the Committee's recommendation, for non-incorporated societies providing evidence to show it has been in existence for three months prior to nomination day, be changed to read six months prior to nomination day.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Volrich and Mayor Phillips opposed)

Grant Request - Willing Hands
for Help (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Adanac North Plan/ Hastings
Sunrise Action Council (Clause 3)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

IX. Report of Standing Committee on Waterfront & Environment, August 8, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Carrington Dock
Cl. 2: Wooden Projecting Signs
Cl. 3: Portable Signs
Cl. 4: Proposed Draft Sign By-law

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Portable Signs (Clause 3)

When considering stationary signs located on private property such as advertising signs on bus stop benches, as referred to in recommendation A of this clause, Alderman Pendakur now requested that this recommendation be withdrawn because of discussions he has had with the Administration.

The Council agreed to withdraw this recommendation.

MOVED by Ald. Pendakur,
THAT recommendation B of the Committee as contained in this Clause be approved.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari and Mayor Phillips opposed)

Proposed Draft Sign By-law (Clause 4)

In considering this Clause, the Chairman introduced a draft addendum to the Sign By-law concerning Sections 6(1)(h), 8(5) and (5)(a) of Schedule "B" as proposed by the Director of Legal Services.

MOVED by Ald. Pendakur,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D to read as follows:

"D. THAT an evening public meeting be held on the proposed Sign By-law, with the date to be arranged by the Clerk and the Chairman of the Waterfront and Environment Committee, sometime in September."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF WATER STREET AND OF ADJACENT PARTS OF OTHER STREETS AS A LOCAL IMPROVEMENT AND FOR PROVIDING THE BASIS OF ASSESSMENT WITH RESPECT THERETO

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3497, BEING THE TECHNICAL PLANNING BOARD BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (continued)

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Rental Agencies)

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Volrich opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich opposed)

5. BY-LAW TO PROVIDE FOR IDENTIFYING POLITICAL AFFILIATION ON BALLOT-PAPERS

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

6. BY-LAW TO REGULATE THE USE OF THE GRANVILLE MALL

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. CP Air: Allocation of Additional Routes

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the City Council express its concern over the fact that CP Air was not given more access routes to the U.S.A. in the recent allocation of routes and the Ministry of Transport be so informed.

- CARRIED

(Aldermen Bowers, Harcourt and Pendakur opposed)

2. Closing, Stopping Up and Conveyance South of South Ken Avenue

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. One owner has title to the properties on both sides of Ontario Street south of Kent Avenue South. The owner has made application for the relocation of the street to the westerly side of his property in order to consolidate his site for the development of a lumber mill;

3. Ontario Street in its present location south of Kent Avenue South is surplus to the City's highway requirements;

4. For Subdivision and Land Registry Office requirements, Ontario Street must be closed south of the southerly limit of the Canadian Pacific Railway Right-of-Way.

THEREFORE BE IT RESOLVED that all that portion of Ontario Street in District Lot 322 lying to the south of the southerly limit of the Canadian Pacific Railway Right-of-Way the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated July 31st, 1974, and marginally numbered LF 7124, a print of which is hereunto annexed, be closed stopped up and conveyed to the owner of the abutting parcel "B" (Reference Plan 146) except the north 33 feet, now road, Block 12 and part of Block 11 (Reference Plan 54), except the north 33 feet, now road, lying south of Vancouver and Lulu Island Railway, All in District Lot 322 and

BE IT FURTHER RESOLVED that the said closed road be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Truck Routes

advised that a report was expected shortly from the Administration on truck routes in the City and suggested that a Public Meeting be held when the report is before Council for consideration.

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT prior to Council considering a report on truck routes in the City, the general public be informed of the date and time of such a meeting and delegations be permitted if requested.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 13, 1974, adopted on August 27, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of 14th Avenue, West of Hemlock Street - Block 451, D.L. 526.

The Acting City Engineer reports as follows:

"The owner of the property on the west side of Hemlock Street between 14th and 15th Avenue has made application to acquire a portion of lane separating his holdings. The owner wishes to consolidate his lands with this portion of lane to form one parcel. This portion of lane is surplus to the City's highway requirements if a new lane outlet is provided.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF 6982 be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

(a) The applicant to dedicate the west 25 feet of Lot 20, Block 451, D.L. 526 for lane and the east 7 feet of his lands, to conform with the building line, for the future widening of Hemlock Street. The dedicated areas are greater than the area of lane to be acquired.

(b) The owner of the newly consolidated site to lease back the west 5 feet of said Lot 20, less a 5 foot by 5 foot corner cut-off at the south end, for permanent landscaping. The term of the lease to be for 20 years with a one year notice of cancellation if required for municipal purposes and the rental to be a nominal $20.00 for the term. The owner of the newly consolidated site shall maintain permanent landscaping of the leased area to the satisfaction of the City Engineer.

(c) The applicant be required to bear the actual cost of closing the existing lane and the opening of the new lane outlet with asphalt pavement. The estimated cost for this work is $9,850.00.

(d) The applicant to provide a right-of-way over the closed portion of lane for public utilities and bear the actual cost of relocating the overhead wires underground. The total estimated hydro and telephone costs for this work are $24,100.00.

(e) The applicant provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the site and dedicate the required lands for highway purposes.

(f) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS the foregoing be approved.

2. Supply and Installation of 30-Inch Diameter Casing Pipe under B.N.I. Railway Tracks in vicinity of Chess Street, 300' South of Malkin Avenue - False Creek Flats.

The Acting City Engineer reports as follows:

"An 18-inch sanitary sewer is to be installed beneath six railway tracks in the vicinity of Chess Street and 300 feet south of Malkin Avenue. This construction will require casing pipe to be jacked into place and soil to be bored out from within the casing.

Only one quotation was received for the supply and installation of the steel casing. The lump sum bid from Triumph Drilling Ltd. is $15,800 plus $48.00 per hour for all extra time involved should boulders, bedrock or other obstructions be encountered which require removal.

Cont'd . . .

Clause 2 cont'd

I RECOMMEND that:

(a) the bid of Triumph Drilling Ltd. be accepted so that construction in False Creek Flats in the vicinity of Chess Street may proceed.

(b) funds be appropriated from Sewers Capital Budget Account 112/5305, 'Line of Begg Street - Terminal to Malkin'."

Your Board RECOMMENDS that the foregoing be approved.

3. Tenders for Street Lighting Contract No. 105

The Acting City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 105 were opened at the meeting of the Board of Administration on August 6th, 1974, and referred to the Acting City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 105:

Ricketts-Sewell Electric Ltd.	$181,220.30
C.H.E. Williams Co. Ltd.	$187,015.25

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1974 Street Lighting Capital Budget.

The Acting City Engineer RECOMMENDS that

(a) the contract for the installation of street lighting on Contract No. 105 be awarded to the Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services;

(b) The Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bond be returned to the unsuccessful tenderer."

Your Board RECOMMENDS that the recommendation of the Acting City Engineer be approved.

4. Local Improvements on the "Initiative Principle"

First Step

The Acting City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for:

Pavements and Curbs (higher zoned)
Pavements and Curbs (Arterial Streets)
Pavements and Curbs (local residential)
Lane Pavements (higher zoned)
Lane Pavement (residential standard)
P. C. Concrete Sidewalk
P. C. Concrete Sidewalk on School Collector Streets

shown on the attached Schedule 'A' dated August 2, 1974, are advanced to Council on the 'Initiative Principle'.

The City's share of these improvements is available in 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

Cont'd . . .

Clause 4 cont'd

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Acting City Engineer's report dated August 2, 1974.

The estimated total cost of these improvements is $617,553 and the City's share of the cost is $362,481.

I have to report that the necessary financial arrangements can be made to carry out this work."

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Acting City Engineer and Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's Office.

(b) The streets listed on Schedule 'B' attached to this report be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law.

(c) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(d) The Court of Revision for projects listed in the attached schedule dated August 2, 1974 be held at 2:00 p.m. on Thursday, October 31st, 1974.

(e) The Granville Mall project on Special Grounds be advanced to this Court of Revision.

5. Easement Through City Property at Cassiar and Bridgeway for Greater Vancouver Sewerage & Drainage District Sewer

The Acting City Engineer and the Supervisor of Property and Insurance report as follows:

"The Greater Vancouver Sewerage and Drainage District requires an easement (total area .006 Ac) through a small parcel of City-owned property (Legal description: Lot A, Block L, Town of Hastings, Plan 13824) for a trunk sewer.

The Acting City Engineer and the Supervisor of Property and Insurance RECOMMEND that the Mayor and City Clerk be authorized to execute this easement agreement on behalf of the City."

Your Board RECOMMENDS the above report of the Acting City Engineer and the Supervisor of Property & Insurance be approved.

6. Tender No. 747 - Stanley Park Neighbourhood Streets, Mini-Parks & Pedestrian Pathways

The Acting City Engineer reports as follows:

"Tenders for the 'Stanley Park Neighbourhood Streets, Mini-Parks & Pedestrian Pathways' consisting of the removal of existing surfaces where necessary to permit street repaving and the creation of Pedestrian Pathways and Mini-Parks were opened on August 6, 1974, and referred to the Acting City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order. Tabulations of Tender No. 747 have been circulated to Council. These bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Castle Concrete Limited in the amount of $844,986.00.

The tender amount is within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges, will approximate the budgeted funds as approved at the Court of Revision held on July 11, 1974.

Cont'd . . .

Clause 6 cont'd

The Acting City Engineer RECOMMENDS that

(a) A contract be awarded to the low tenderer as follows:

Castle Concrete Limited
4781 Byrne Road
Burnaby 1, B.C.

Contract No. 747 - $844,986.00

(b) A contract satisfactory to the Corporation Counsel be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned.

Your Board RECOMMENDS the foregoing recommendations of the Acting City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 9

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Strata Title Application - New Construction
1146 Harwood Street, Vancouver, B.C.
Lot F, Block 27, District Lot 185, Plan 15423

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title Applications for new buildings, an application has been received from Laxford Development Corporation Ltd., for approval of a strata plan for a new (16) sixteen storey with two levels of underground parking, concrete structure apartment building containing 115 dwelling units at 1146 Harwood Street.

N.B.: See Appendix 'A' for site plan.

Section 1(2) - Financing

The Director of Finance has reviewed the prospectus with regard to the financing information and finds the following:

Subsection (a) - The True Interest on Financing

True Interest on Financing

Interim financing for the construction is being provided to Laxford Development Corporation Ltd. by the Canadian Imperial Bank of Commerce. Financing for the new first mortgages has been arranged through

A. E. LePage Western Ltd.
885 Dunsmuir Street
Vancouver, B. C.

Attention: Mortgage Department

The interest rate shall be the prevailing conventional rate in effect at the time the mortgage application is accepted. The term is five (5) years and the amortization period is twenty-five (25) years. The mortgage will lend up to a maximum of 75% of the purchase price subject to the final approval of the purchaser's application by A. E. LePage Western Ltd. The first mortgage is to be insured by the Mortgage Insurance Company of Canada at a fee paid by the borrower of 1¼% of the total amount of the mortgage.

Second mortgage financing of $5,000.00 with interest at 8 3/4 per cent calculated half-yearly not in advance and based on a twenty-five (25) year term and amortization period is available to those who qualify through

B. C. Government
Department of Housing
Home-Owner Assistance
Parliament Buildings
Victoria, B. C.

The purchaser has the option of arranging his own financing.

Subsection (b) - Any bonusing of Financing

There is no financing bonus. The only fee payable will be an appraisal fee of $70.00 charged by A. E. LePage Western Ltd. with respect to the mortgages arranged by them.

Subsection (c) - Details of a management contract and monthly Services

Cont'd . . .

Clause #1 continued:

Subsection (d) - Taxes and other costs

Immediately upon filing of the Strata Plan in the Vancouver Land Registry Office, the developer, Laxford Development Corporation Ltd., as owner of all the strata lots will cause the Strata Corporation to enter into a management contract with Grosvenor International Canada Limited which said management contract will have a term of one (1) year or terminate thirty (30) days after the first annual meeting of the Strata Corporation.

Under Provincial Legislation, a Management Contract can be cancelled on 90 days notice.

Monthly Maintenance Costs and Gross Annual Property Taxes

Laxford Development Corporation Ltd. will pay all maintenace expenses incurred up to October 1st, 1974 and Laxford Development Corporation Ltd. will pay all property taxes with respect to the 1974 calendar year.

The estimated monthly assessments for each Strata Lot and the estimated gross annual property taxes for the 1975 calendar year are as follows:

Estimated Gross Annual Property Taxes	Strata Lot	Square Feet	Unit Entitlement	Estimated Monthly Maintenance
$ 625.00	1	896	90	$ 52.71
490.00	2	707	70	41.00
525.00	3	748	75	43.92
350.00	4	494	50	29.28
413.00	5	595	59	34.55
413.00	6	593	59	34.55
350.00	7	501	50	29.28
350.00	8	501	50	29.28
413.00	9	583	59	34.55
413.00	10	595	59	34.55
350.00	11	494	50	29.28
350.00	12	494	50	29.28
413.00	13	595	59	34.55
413.00	14	593	59	34.55
350.00	15	501	50	29.28
350.00	16	501	50	29.28
413.00	17	583	59	34.55
413.00	18	595	59	34.55
350.00	19	494	50	29.28
350.00	20	494	50	29.28
413.00	21	595	59	34.55
413.00	22	593	59	34.55
350.00	23	501	50	29.28
350.00	24	501	50	29.28
413.00	25	583	59	34.55
413.00	26	595	59	34.55
350.00	27	494	50	29.28
350.00	28	494	50	29.28
413.00	29	595	59	34.55
413.00	30	594	59	34.55
350.00	31	499	50	29.28
350.00	32	499	50	29.28
413.00	33	584	59	34.55
413.00	34	595	59	34.55
350.00	35	494	50	29.28
350.00	36	494	50	29.28
413.00	37	595	59	34.55
413.00	38	595	59	34.55
350.00	39	497	50	29.28
350.00	40	497	50	29.28
413.00	41	585	59	34.55
413.00	42	595	59	34.55
350.00	43	494	50	29.28
350.00	44	494	50	29.28

Cont'd . . .

Clause #1 continued:

Estimated Gross Annual Property Taxes	Strata Lot	Square Feet	Unit Entitlement	Estimated Monthly Maintenance
$ 413.00	45	595	59	$ 34.55
413.00	46	595	59	34.55
350.00	47	497	50	29.28
350.00	48	497	50	29.28
413.00	49	585	59	34.55
413.00	50	595	59	34.55
350.00	51	494	50	29.28
350.00	52	494	50	29.28
413.00	53	595	59	34.55
413.00	54	595	59	34.55
350.00	55	497	50	29.28
350.00	56	497	50	29.28
413.00	57	585	59	34.55
350.00	59	494	50	29.28
350.00	60	494	50	29.28
413.00	61	595	59	34.55
413.00	62	595	59	34.55
350.00	63	497	50	29.28
350.00	64	497	50	29.28
413.00	65	585	59	34.55
413.00	66	595	59	34.55
350.00	67	494	50	29.28
350.00	68	494	50	29.28
413.00	69	595	59	34.55
413.00	70	595	59	34.55
350.00	71	497	50	29.28
350.00	72	497	50	29.28
413.00	73	585	59	34.55
413.00	74	595	59	34.55
350.00	75	494	50	29.28
350.00	76	494	50	29.28
413.00	77	595	59	34.55
413.00	78	595	59	34.55
350.00	79	497	50	29.28
350.00	80	497	50	29.28
413.00	81	585	59	34.55
413.00	82	595	59	34.55
350.00	83	494	50	29.28
350.00	84	494	50	29.28
413.00	85	595	59	34.55
413.00	86	595	59	34.55
350.00	87	497	50	29.28
350.00	88	497	50	29.28
413.00	89	585	59	34.55
413.00	90	595	59	34.55
350.00	91	494	50	29.28
350.00	92	494	50	29.28
413.00	93	595	59	34.55
413.00	94	595	50	29.28
350.00	95	497	50	29.28
350.00	96	497	50	29.28
413.00	97	585	59	34.55
413.00	98	595	59	34.55
350.00	99	494	50	29.28
350.00	100	494	50	29.28
413.00	101	595	59	34.55
413.00	102	595	59	34.55
350.00	103	497	50	29.28
350.00	104	497	50	29.28
413.00	105	585	59	34.55
413.00	106	595	59	34.55
350.00	107	494	50	29.28
350.00	108	494	50	29.28
413.00	109	595	59	34.55
413.00	110	595	59	34.55

Cont'd . . .

Clause #1 continued:

Estimated Gross Annual Property Taxes	Strata Lot	Square Feet	Unit Entitlement	Estimated Monthly Maintenance
$ 350.00	111	497	50	$ 29.28
350.00	112	497	50	29.28
413.00	113	585	59	34.55
413.00	114	595	59	34.55
350.00	115	494	50	29.28

The above monthly maintenance estimates include the following:

- General Operating - caretaker, building insurance, management fee, mortgage payments and property taxes for caretaker's suite;
- General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating and miscellaneous;
- Utilities - fuel and electricity for heating and lighting of common areas, water, scavenging;
- General Reserve - reserves for replacement of roof, common area carpeting, common building entrance, etc.

Each purchaser shall pay at completion the sum of $75.00 to be placed in a maintenance revenue fund to be held in trust until such time that the first Strata Council is elected.

Purchasers are responsible for the cost, to be directly metered or assessed to or against each Strata Lot, with respect to electricity, telephone and cable-vision.

Strata Lots will be individually assessed by the City of Vancouver with respect to real property taxes. It will be the responsibility of each Strata Lot owner to pay assessed taxes directly to the City of Vancouver.

The Provincial Home-Owner Grant currently at $200.00 and the School Tax Removal and Resources Grant currently at $30.00 to $40.00 will reduce gross taxes by $230.00 to $240.00 in cases where the owner occupies the suite; but if he rents to someone else, he would not be eligible. An additional $50.00 Home Owner Grant is available to those who qualify as senior citizens.

The Laxford Development Corporation Ltd. is not aware of any further costs to Purchasers excluding those costs normally incurred by Purchasers such as cost of conveyance, personal insurance, etc.

A one bedroom caretaker's suite will be offered for sale to the owners of the Strata Corporation for a $1.00 downpayment and the assumption of a mortgage of approximately $20,000.00 at a conventional interest rate.

Subsection (e) - Shared facilities and common areas

The Director of Planning has examined the Prospectus and plans and finds the following:

All common property not specified in the registered Strata Plan as included in Purchaser's Strata Lot is maintained and administered as 'common property'. This includes the following:

Hallways and Lobby Areas

All lobby areas and walkways within the building are designed for the use of all Strata Lot owners.

Parking

There are 98 parking stalls in the underground lots included in the common property. The stalls will be rented to purchasers by the Strata Corporation at

Cont'd . . .

Clause #1 continued:

an initial rental of $12.00 per month. These parking fees are subject to change as determined by the Strata Corporation from time to time. The parking fee income belongs to the Strata Corporation.

Laundry Room

The laundry room and facilities situate on the underground floor of the building shall be for the exclusive use of the owners of the Strata Lots.

Storage Lockers

Each Strata Lot will be assigned the exclusive use of one storage locker located in the locker room on the underground floors of the building.

Miscellaneous Rooms

These include boiler, electrical and garbage rooms all located on the underground floors of the building and all common property to be used at the discretion of the Strata Lot owners.

Balconies

Within each Strata Lot is contained a balcony attached to and contiguous to the respective living and dining areas of each Strata Lot.

Balconies are not common property.

Saunas, Roman Bath

Two saunas and one Roman Bath will be available for the use of the Strata Lot owners.

Exterior Yards

Exterior yards are common property and are intended for the exclusive use of all Strata Lot owners.

The prospectus states that the copy of the proposed By-Laws will be available for inspection on request.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he is in receipt of a letter from Mr. R.W. Wilding, Architect, advising that he is inspecting the project to ensure that the building compares favourably with the quality control requirements as contained in the Canadian Code for Residential Construction.

Mr. Wilding undertakes also to provide a certificate of compliance when the project is completed. This appears to be a reasonable ground for approval of the project with reference to Section 1(3) of the Council Policy.

Your Board recommends that the foregoing report of the Director of Planning and the Director of Finance be submitted for CONSIDERATION of Council.

RECOMMENDATION

2. Arbutus Village Phase II, Street Names

The Street Naming Committee reports as follows:

"At its meeting on June 14, 1974 the Street Naming Committee heard representation from Mr. Brian Kenning, Project Coordinator, Marathon Realty, Ltd.

Marathon had requested, by letter, that the existing City of Vancouver Street names, McBain Avenue, McMullen Avenue, King Edward Avenue, Yew Street, and Vine Street be approved for use within the Arbutus Village Development.

Cont'd . . .

Clause #2 continued:

Mr. Kenning indicated that the postal authorities had approved the use of these names and that these addresses had been used temporarily for permits and documents. Gate kiosks are being constructed at the entrance to this private development, making it apparent that the area is private property.

The Committee,

RECOMMENDS,

THAT the existing City of Vancouver street names, McBain, McMullen, Yew, Vine and King Edward be approved for use within the Arbutus Village Development and,

THAT Marathon Realty have signs erected, to the satisfaction of the City Engineer, at all entrances to Arbutus Village, indicating that it is private property. "

Your Board RECOMMENDS that the foregoing recommendation of the Street Naming Committee be approved.

DELEGATION REQUEST: Marathon Realty has requested permission to appear as a delegation, should Council consider not approving the above recommendatio

FOR COUNCIL ACTION SEE PAGE(S) 9

FIRE & TRAFFIC MATTERS

A-6

RECOMMENDATION

1. St. Roch Fire Protection

The Director of Permits and Licenses reports as follows:

"On January 21, 1965 an agreement was signed between the Federal Department of Indian and Northern Affairs and the City of Vancouver in which the Federal authorities agreed to carry out restoration of the St. Roch at an approximate cost of One Hundred Sixty Thousand Dollars ($160,000.00). The City's responsibility was laid out in Section 7 which reads as follows:

> 'The City will be responsible for the care, supervision and protection of the St. Roch and the shelter at all times.'

Included in the restoration program the Federal Government is installing a 1301 Halon fire protection system inside the boat. This system will protect the boat in case of fire within the hull but will not protect the exterior of the ship if the building caught fire. The Federal Government has requested that the City provide a sprinkler system for the frame shelter in line with the signed agreement.

It was necessary to have the St. Roch re-evaluated in order to increase the insurance on the vessel. The replacement value has been increased from $400,000 to $1,350,000. The Marine Surveyors and the Underwriter's Engineers who carried out the re-evaluation survey have both strongly recommended a sprinkler system be installed in the shelter to protect the vessel. These recommendations developed independent of the Federal Government's request for sprinklers and our subsequent investigations. We are now in the position that if the sprinkler system is not installed the insurance coverage may be prejudiced.

Estimated costs are as follows:

Sprinkler system	$12,000
Electrical connections	1,200
New service connections	5,300
Structural alterations	4,200
Design Consultants	2,300
Miscellaneous items & contingency	2,000
Total	$27,000

The Comptroller of Accounts advises that if Council approves the recommendations of this report, the funds are provided for in the Supplementary Capital Budget.

It is recommended that approval be given for the expenditure of $27,000 for installation of a sprinkler system at the St. Roch A-Frame Shelter."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Fire Department Training Platform on Burrard Bridge

The Acting City Engineer and Fire Chief report as follows:

"A wooden platform was installed under the Burrard Street Bridge in 1965 to meet the training needs of the Fire Department. Recent bridge maintenance required temporary removal of the platform. However, at that time it was found to be in such a deteriorated condition that it could not be moved in one piece and was therefore dismantled.

cont'd .....

Clause No. 2 (cont'd)

It is now proposed to install a permanent metal platform which, it is estimated, would cost $4,000. The new platform would be durable and portable and could be adapted to other bridges. For simplicity, it would be maintained as a part of normal bridge work.

As this item was not anticipated for replacement in 1974, funds were not budgetted. However, the Comptroller of Accounts has advised that funds are available in contingency reserve. As this platform is required now, we RECOMMEND that:

> the amount of $4,000 be appropriated from contingency reserve for the purpose of replacing the Fire Department training platform."

Your Board RECOMMENDS that the foregoing recommendation of the Acting City Engineer and the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

A-7

FINANCE MATTERS

RECOMMENDATION

1. Vancouver Library Board - Staffing Requirements for new Branch Library

City Council, at its meeting of June 11, 1974, approved the recommendation of the Board of Administration concerning the 1974 basic capital programme, authorizing departments and boards to proceed with individual projects. One of the projects is the opening of a new branch library in the Marpole area.

The basic capital appropriations budget provides for the purchase and preparation of books - $60,000 and purchase of furniture and equipment - $15,000.

Following negotiations by the Supervisor of Property and Insurance on behalf of the Library Board, a lease agreement has now been signed which provides for approximately 4,000 square feet of floor space at 68th Avenue and Granville Street. The branch will be ready for occupancy immediately and, therefore, the Library Board are requesting funds for the provision of staff and other operating costs.

At its meeting of May 15, 1974, the Library Board approved the following staffing requirement which is based on an initial book collection of approximately 9,000 to 12,000 volumes and a circulation of between 12,000 to 15,000 volumes per month. The staffing proposal, outlined below, is consistent with the staffing of other branch libraries of similar size.

Salaries:

Full-time Positions	Cost Per Annum	Cost in 1974 (5 months)
1 Librarian III	$17,040.	$ 7,100.
2 Librarian I	27,120.	11,300.
1 Lib. Ass't. III	8,436.	3,515.
2 Lib. Ass't. II	14,928.	6,220.
2 Lib. Ass't. I	12,552.	5,230.
1 Bldg. Maintenance Man I**	8,640.	4,030.
	88,716.	37,395.
**to be shared with Oakridge Branch		
Part time Positions		
19 hours per week Lib. Ass't. II	3,586.	1,787.
	$92,302.	$39,182
Fringe benefits	9,159.	3,882.
	$101,461	$43,064.
Less Contract Janitor service cancellation - Oakridge	3,900.	1,625.
	$97,561.	$41,439.

cont'd .....

Clause No. 1 (cont'd)

Operating Costs

	Cost Per Annum	Cost in 1974 (5 months)
Rental	$17,707.	$6,808.
Phone	315.	130.
Light, Heat & Water	1,380.	575.
Printing & Stationery	1,140.	475.
Janitor Supplies	420.	175.
Microfilm	300.	125.
Miscellaneous	720.	300.
Postage	480.	200.
Sign	840.	350.
	$23,302.	$9,138.
Total	$120,836.	$50,577.

Comment

This request has been reviewed by the Administrative Analyst. He reports that this branch will be operated on a five day week basis and will be open for 57 hours each week. The three librarians operate on a 37½ hour week each, thereby providing approximately 112 hours service each week. Nominally, this indicates that two librarians will be on duty at any one time but it is noted that their duties include visits to elementary schools and day care centres, or meeting with school groups that will visit the library. The senior librarian of the branch is also responsible for book selection and attends meetings at the central library for selection of new publications. The library assistants working 35 hours per week each, provide 175 duty hours each week indicating that three assistants are available at any one time. However, staff are required to commence duty either at 9:00 a.m. or 1:00 p.m. daily, thereby providing service during the twelve hours in which the library is open. The library assistants are responsible for receiving returned books, examining and replacing books on shelves and issuing books as required.

The Marpole area is now served by the Book Bus on one day each week. The Bus will be relocated to other areas after this branch commences operation. Adjacent branches are Oakridge and Kerrisdale. Each of these branches have a circulation in excess of 40,000 volumes per month. From information available, it appears unlikely that there will be any significant change in book circulation of these two branches as a result of establishment of the Marpole branch.

The Comptroller of Accounts recommends that if City Council approves these proposals, the necessary funds for staffing and operation (estimated at $50,577) for the balance of 1974 be provided from contingency reserve.

The president of the Vancouver Public Library Staff Association, Local 391, C.U.P.E. has been provided with a copy of these proposals by the Director of the Vancouver Public Library.

Recommendation

Your Board RECOMMENDS that:

> the staffing proposals and operating costs outlined above be approved and the necessary funds be provided from contingency reserve.

2. Vancouver Library Board - Staffing Requirements
Historic Photograph Section

The following report has been received from the Director of the Vancouver Public Library:

"The Vancouver Public Library recently received a grant of $25,000. from the Vancouver Foundation for the purchase of a large (25,000 to 30,000 approximately) collection of B.C. historical negatives, on the understanding that these would be incorporated into the existing V.P.L. collection.

The negatives received include some of the dangerous nitrate variety and it is urgent that these be isolated, reprocessed, and destroyed. When this has been accomplished, the entire collection must be sorted, identified, printed, etc. for incorporation into the main collection. It is estimated that this will take at least 2 years to complete. It is recommended, therefore, that a new temporary position be established for this period.

The incumbent of this position will perform a variety of technical photographic duties including sorting, identifying and preparing old negatives prior to printing; supervising the darkroom including developing negatives and preparing prints; and incorporating prints into the existing collection."

COMMENT

The present staff of the Historic Photograph Section consists of a curator and a library assistant III. The salary of the curator is included in the annual budget granted to the Vancouver Library Board while the salary of the library assistant III is defrayed from revenues received from the operation of the Historic Photograph Section. Prior to the purchase reported above the Historic Photograph collection consisted of more than 150,000 photographic negatives of which 10,000 have been completely catalogued and indexed. It is intended that the present staff continue with work on the existing collection. The incumbent of the new position will work exclusively on the collection purchased with the grant from the Vancouver Foundation. Included in the correspondence from the Vancouver Foundation and the Dominion Photographic Company from whom the negatives have been purchased, is a request for acknowledgment of the source of the material and the assistance of the Vancouver Foundation. Before incorporation of the negatives into the general collection it will therefore be necessary to complete identification of each negative, with some suitably worded acknowledgment, in addition to the cataloguing and indexing.

The salary cost for a two year period at 1974 rates is estimated at $22,300. and the approximate cost for 1974 is estimated at $7.800. No additional material costs or provision of equipment is required.

The Comptroller of Accounts recommends that if the establishment of this temporary position is approved that funds be provided from contingency reserve.

The president of the Vancouver Public Library Staff Association, Local 391, C.U.P.E., has received a copy of the proposal from the Director of the Vancouver Public Library Board.

RECOMMENDATION

Your Board RECOMMENDS that:

a temporary position be established for a period of two years for the purpose of sorting, cataloguing and indexing the collection of B.C. historical negatives recently purchased by a grant of $25,000. from the Vancouver Foundation.

Further, that the funds be provided from contingency reserve and the classification of the position be approved by the Board of Administration.

3. Staff Changes in Water Works Operations Branch

The City Engineer reports as follows:

"In March, 1974, Council authorized a substantial increase in Water Works Capital Installations to be constructed by the City by the end of the 1971 - 75 Five Year Plan. This expanded construction program is now underway. The compliment of construction foremen prior to the expanded capital program was; one permanent, and one temporary position.

In order to carry out its expanded program, it will be necessary to add one construction crew to the work force, for a total of three crews.

By providing capital funds, Council has provided the funds for temporary foremen positions which are charged directly to the capital works in progress, however, temporary positions can only be established for a one year period, and since it will take until July, 1976, to complete the current program, it is necessary to obtain Council's authority to make the temporary positions permanent. The annual cost of the additional Construction Foreman, at present rates, is about $16,000. This cost is charged directly to capital appropriations and no additional funds need be provided in the revenue budget.

Most of the additional trucks and equipment needed can be rented as required, however, the following items should be provided for the additional crew: one - ½ ton pickup truck and radio, one - gas powered pipe saw.

A pickup truck can be provided, without additional purchase, by transfer of the Superintendent I's, Mr. H. Burfitt, truck from the Sanitation Branch to the Water Works Branch, and by providing car allowance for Mr. Burfitt. Mr. Burfitt is in agreement that he use his private car for City purposes on regular car allowance. It will, however, be necessary to obtain an additional mobile radio at a cost of $750. Gas powered pipe saws cannot be rented economically, and one should be purchased at a cost of $400.

As might be anticipated, the substantially enlarged program has generated a considerable increase in clerical work. The present staff of three clerks in the Water Works General Office is not able to continue the normal costing and billing procedures as well as maintain the increased volume of payrolls, invoice handling and costing.

In keeping with the increase in construction crews by 50%, an increase of one clerk is required. The cost estimates for these positions given below are based on the Clerk III level, with a 7½ hour working day, in keeping with other clerk's in the Branch, however, the positions are subject to review by the Director of Personnel Services and the classification will be reported on to the Board of Administration. The clerical position will cost about $12,500. per year, at present rates. Provision must also be made for holiday relief, about $600. per year. An additional $300 for an office calculator will also be required.

All costs, with the exception of new and nonrecurring equipment, will be either billed or distributed to the capital program as tabulated below:

Item	Change	Costs	
2 - Foreman III positions	Temporary to Permanent	$32,000 per year, charged directly to capital appropriations	
1 - Clerical position	Additional	$12,500 per year, distributed to capital accounts	
1 - Mobile Radio	(initial cost)	$750)	Provided from Contingency Reserve
1 - Office Calculator (Victor 302 or equal)		$300)	
1 - Pipe Saw		$400)	

cont'd ....

Clause No. 3 (cont'd)

Vacation Relief	$600 per year distributed to capital accounts

This has been discussed with the Vancouver Municipal and Regional Employees' Union and the City of Vancouver Foremen's Association, who concur.

The Director of Finance advises that Contingency Reserve Funds can be provided to the sum of $1,450, for new and nonrecurring equipment, as outlined above.

The City Engineer RECOMMENDS that:

(a) The one additional and the one existing temporary Foreman position in the Water Works Operation Branch be made permanent,

(b) One additional clerical position be provided, for processing payrolls and billing, and maintaining costing and construction records.

(c) A regular car allowance for H. Burfitt, Superintendent I, Sanitation Branch be established; One 1/2 ton pickup truck be transferred from the Sanitation Branch to the Water Works Branch; and one additional mobile radio be purchased,

(d) One office calculator and one pipe saw be purchased,

(e) The costs for these changes be distributed as tabulated above".

Your Board RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Additional Overtime Funds for Fire and Rescue

The Fire Chief reports as follows:

"Several multiple alarm fires have occurred during the first six months with heavy manpower callouts, resulting in an over-expenditure of our overtime account.

The Fire Department callout appropriation this year was $10,080. Five Multiple Alarm requiring additional manpower cost approximately $11,000 and miscellaneous overtime requirements approximately $600, an overexpenditure of $1600.

The remainder of the Fire Department budget has been examined and found to have no additional funds available to cover the over-expenditure. The Comptroller of Accounts advises that funds are available in Contingency Reserve and that a further $4,400 shall also be transferred to Fire and Rescue Overtime (Account 7505/2) to provide monies for operation during the remainder of the year.

The Fire Chief recommends approval be given to transfer $6,000 from Contingency Reserve to Account 7505/2 - Fire and Rescue Overtime to cover the overexpenditure and provide operating funds for the remainder of the year.

Your Board RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

CONSIDERATION

5. Request for Class II Rate
Shawnigan International Festival

The Manager of the Queen Elizabeth Theatre reports as follows:

"Clause 12 of the Schedule of Rental Rates for The Queen Elizabeth Theatre and Playhouse adopted by City Council on July 9, 1974, reads as follows:

'When an event presented by a Licensee who qualifies for a Class II rate is commercially sponsored, such rate shall not be affected if the Licensee is a Registered Canadian Charitable Organization pursuant to the provisions of the Income Tax Act.'

The Shawnigan International Festival will be presenting 'Bela Siki' on August 26, 1974 and the 'Anna Wyman Dance Theatre' on August 27, 1974 in the Playhouse, a few days before the above new regulation comes into force. Air Canada has offered a modest sponsorship. The Shawnigan International Festival qualifies for the Class II rate as a British Columbia publicly supported organization and a Registered Canadian Charitable Organization.

The Vancouver Civic Auditorium Board at its meeting of July 5, 1974 concurred with the Manager's recommendation that the Class II rate of $270.00 per evening be levied rather than the Class I rate of $400.00 per evening, allowing them the benefit of the new provisions which will be in effect within a week of their presentations."

Your Board submits this matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 10

PROPERTY MATTERS

RECOMMENDATIONS

1. ANAVETS SENIOR CITIZENS HOUSING SOCIETY
Lot D, Block 109, D.L. 264A
Situated 900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from Anavets Senior Citizens Housing Society for an extension of time in which to commence construction of their development on the North Side of the 900 Block East 8th Avenue.

On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as D) Block 109, D.L. 264A. Situated on the North Side of 900 Block East 8 th Avenue.

A condition of this sale was an option to repurchase in favor of the City should construction of this project fail to commence by August 29, 1974, after which date the City to have three months in which to exercise its option.

The Society have encountered delays on this project, but have now received a Development Permit and are preparing to let tenders for construction.

As the Society has given every indication of proceeding with the development as quickly as possible and as the reasons for the delay appear justified it is:-

RECOMMENDED

That Anavets Senior Citizens Housing Society be granted an extension of six months to February 28, 1975 in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option. This extension to be subject to any documentation deemed necessary by the Director of Legal Services.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. ACQUISITION FOR REPLOTTING
Lots 18,19,20,Block 7, D.L.'s 36 and 49
--East side of Tyne Street between Euclid and Foster Avenues.

The Supervisor of Property and Insurance reports as follows:-

"The block bounded by Tyne and Melbourne Streets, Euclid and Foster Avenues, is a potential housing site reported to City Council in June of 1973. The City is the principal owner in this block with the exception of four lots which are still privately owned.

On June 25, 1974, Council authorized the Supervisor of Property and Insurance to negotiate for the purchase of Lot 20, Block 7, D.L.'s 36 and 49 which is located within the aforementioned housing site. A Development Permit application had been received for a new single family dwelling on this vacant lot. This property is 23' by 107.5', Zoned RS-1, One Family Dwelling District.

When contacted, the owner advised that he also owned the adjoining two lots, legally described as Lots 18 & 19, Block 7, D.L.'s 36 & 49. These two lots are 33' by 107.5' each, zone RS-1, One Family Dwelling District and there is an older single family frame dwelling situated over both lots. This dwelling erected in 1923 has 5 rooms on the main floor, 5 plumbing fixtures, a patent shingle roof, shingle and siding exterior walls, and a concrete basement and is heated by gas fired hot water. The dwelling is in average condition for age and type.

Con't

Clause 2 (Con't)

Following negotiations, the owner has confirmed that he is prepared to sell the three lots for the sum of $78,000.00 as of July 31, 1974. This price is fair and equitable and represents market value in the area.

The dwelling is presently rented and it is proposed to carry on renting the premises on a month to month basis until such time that the City is prepared to develop the site.

RECOMMENDED
That the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $78,000.00 on the foregoing basis, chargeable to Code 4952/ - Replotting Purposes."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. PRIORITY AGREEMENT ON STRATHCONA MORTGAGE
Lot 6, Block 101, D.L. 196
Chun Chau Tsui and Sau Tsui

The Supervisor of Property & Insurance reports as follows:-

"On November 2, 1972, the owners of Lot 6, Block 101, D.L. 196 known as 628 Union Street, applied for, and received a maximum grant/ loan of $3,000.00 under the Strathcona Rehabilitation Project. This mortgage was registered as a second charge on April 9, 1973, behind a first mortgage in favour of Vancouver City Savings Credit Union.

By letter dated February 4, 1974, the owners' solicitors have stated that the owners wish to re-finance their first mortgage and in order to do so it will be necessary for the City to sign a "Priority Agreement" allowing the new mortgage to be registered as a first charge. As the value of the improvements and the land will be more than double the value of the existing Strathcona mortgage of $3,000.00 and the new mortgage of $11,145.00, the signing of this priority agreement by the City will not endanger the City's position with regards to its mortgage.

The Director of Legal Services has advised that the form of the "Priority Agreement" is satisfactory and it is therefore,

RECOMMENDED that the Mayor and the City Clerk be authorized to sign the Priority Agreement and that this document be returned to the owners' lawyer for registration."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Con't

CONSIDERATION AND RECOMMENDATION

4. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
1822 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"1822 West 2nd Avenue, legally described as Lot 16, Block 227, D.L. 526, adjoins property required for the Arbutus-Burrard Connector and has been offered for sale by the owner. This site zoned C-2 adjoins the Flanders Installations Ltd. site at 1807 Burrard Street (Lots 17 to 20), also zoned C-2. The Flanders Installations site is improved with a 10,200 sq. ft. reinforced concrete office and warehouse building and in preliminary negotiations with the owners they have indicated they would prefer to remain at this location if the Arbutus-Burrard Connector was implemented. A loss of approximately 40' from their 100' site would make it difficult to relocate an acceptable building but the acquisition of this adjoining 25' site would make relocation more feasible. It is noted that property to the west of 1822 West 2nd Ave. is zoned RM-3A, making the subject a locked-in commercial site. Attached is a plan showing this property in relation to the surrounding area.

These premises comprise a 1 1/3 storey and full basement frame dwelling with a main floor area of 710 sq. ft., erected in 1912 on a site 25' x 120'. This dwelling contains 5 rooms, has 5 plumbing fixtures, a patent shingle roof, siding on exterior walls, a concrete foundation and is heated by an automatic gas hot air furnace. This improvement is in fair condition for age and type and is currently rented at $275.00 per month. If acquisition is approved, this rental would be continued until required for the project and at such future date the building would be demolished.

Following negotiations with the owners, they have agreed to sell for the sum of $40,500.00 as of August 31st, 1974. This price is considered fair and equitable and is representative of market prices in the area.

The foregoing report is forwarded for Council's CONSIDERATION and if same is approved, it is,

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $40,500.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus-Burrard Connector."

Your Board

Submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION and RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 11

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. X-Kalay Foundation Society Cooperative Housing Project

The Director of Planning reports as follows:

The attached letter from the X-Kalay Foundation Society dated July 17, 1974, was referred to me for a report.

On November 15, 1973, X-Kalay requested the Planning Department to re-open the matter of rezoning a site for its proposed development on S.E. Marine Drive immediately east of the Baptist Theological College.

The following resolution regarding this matter was approved by Council on January 8, 1974, "No action be taken regarding X-Kalay's request until such time as the Champlain Heights Planning Advisory Committee has had the opportunity to discuss and make recommendations regarding the location and method of disposal of sites for development by religious and philanthropic organizations."

Mr. Berner, Executive Director of X-Kalay, presented his development proposal to the Planning Advisory Committee. (A number of other groups have also sent correspondence or made presentations to this Committee).

When considering the nature of institutional uses in Champlain Heights, the Advisory Committee felt that these uses should be small in size and related functionally to the community.

The Advisory Committee believes that the most important component in Champlain Heights is housing. Therefore, it is proposed that the area east of the Baptist Theological College (comprising approximately 8 acres) would be better utilized for medium density housing (garden apartments) than for institutions.

There is also a 5 acre site west of the Baptist Theological College which may not be consolidated for some time. Because it is somewhat isolated, the Committee acknowledges that this site is more suited to some larger institutional use, such as that proposed by X-Kalay.

It should be pointed out, however, that several organizations desire large institutional sites in this area. The Baptist Theological College wants to expand its educational and housing functions and also intends to develop some form of personal care housing for the elderly. Other religious organizations have also expressed an interest in the area.

It is, RECOMMENDED, that the letter from X-Kalay be received, and that no action be taken on the disposal of any sites in Champlain Heights until a plan has been discussed and approved by City Council.

INFORMATION:

2. Street Cleaning - 700 Block East Hastings Street

The City Engineer reports as follows:

"A petition has been received from Mr. K. Lozawski of the Woodbine Hotel and others on the south side of the 700 block East Hastings Street, concerning the problem of sand and grit accumulating on the sidewalks.

Similar complaints have been received in the past in this and other areas in the City where the sidewalk abuts the curb and the curb lane is used by traffic, particularly during the 4 p.m. to 6 p.m. period.

In the case of the 700 and other blocks on East Hastings, a 7 a.m. to 9 a.m. parking restriction exists on the North side to permit incoming morning traffic use of the curb lane. As a result, few cars are parked on this side during the early morning hours and the Night Shift is

Cont'd . . .

Clause 2 cont'd

able to sweep to the curb regularly and the grit does not accumulate in the gutter to the same extent to be blown onto the sidewalk by moving traffic in the curb lane.

On the South side of East Hastings the "No Parking" restrictions are from 4 p.m. to 6 p.m. to permit use of the curb lane for outgoing traffic. For the remainder of the day and night the south side is continuously filled with parked cars to the point where little effective street cleaning can be accomplished in the parking strip or the gutter.

Possible solutions which have been considered are:

I. 7 a.m. to 9 a.m. Parking Prohibition

Provide 7 a.m. to 9 a.m. parking restrictions on the south side of East Hastings which would discourage all night parking sufficiently to permit night shift cleaning.

The Traffic Engineering Division has reviewed the Traffic volumes on Hastings Street and advise that the current 4 p.m. to 6 p.m. parking prohibition is all that is required at this time. A morning prohibition would present some inconvenience to adjacent property and cannot be justified for traffic reasons.

II. Temporary Posting

In 1973, on approximately 100 blocks of continuously parked streets where leaves and debris accumulated in the parking strip and gutter under the vehicles, it was necessary to post temporary parking restrictions in these blocks.

This is done in the following manner:

(a) About 3 p.m. of the day prior to sweeping, temporary 'No Parking Street Work' signs are placed in the block (s).

(b) Prior to the arrival of the mechanical sweeper, the blocks concerned are inspected and invariably cars are found to be still parked. An attempt is made to locate owners to have the cars moved, but varying degrees of success are obtained.

(c) When the mechanical sweeper arrives it takes approximately 5 minutes to clean the block, but the machine must sweep around the cars which are still parked. The signs are then removed.

Satisfactory results are not obtained since the temporary signing prohibition does not normally result in the removal of all vehicles. The cost of the temporary signing, about $25.00 per block, is very high for the results achieved.

This signing procedure was done on approximately 100 blocks where there is no other practical cleaning solution. Because of the increasing disregard for parking prohibitions, it is anticipated that during 1974 it will be necessary to post 150 blocks with equally unsatisfactory results. There are approximately 1,000 curb blocks of street in the City where there is a cleaning problem due to parked cars, equal to or worse than, the south side of the 700 block East Hastings Street. If a program of signing and posting all 1,000 problem blocks 4 times per year was begun, in order to improve the street cleanliness equal to the surrounding streets of each problem block, the cost of signing would be in the order of $100,000. per year and would still not provide the standard of cleanliness which the petitioners advocate.

Cont'd . . .

Clause 2 cont'd

III. Afternoon Rush Hour Cleaning

Certain of the arterial streets which have a 4 p.m. to 6 p.m. parking prohibition and which are heavily parked at all other times, could be swept during the rush hours when parking restrictions are in effect. This practice is subject to a number of operating inefficiencies:

(a) Excess equipment travel time to clean a short length of street.

(b) Overtime charges for operating beyond the normal work day.

(c) Interruptions to 'normal' work patterns and schedules.

(d) The slow travelling sweeper or flusher would interrupt the normal rush hour traffic flow in these lanes, particularly if more than two blocks are cleaned in each 'sweep'. There are approximately 70 curb blocks of street, located within approximately 2 miles of the Downtown core, which have problems similar to the 700 block East Hastings Street, these could be effectively cleaned during the early portion of the afternoon rush hour. The average cost to clean these 70 blocks during the afternoon rush hour, 50 times per year, is estimated at $14,000. per year.

IV. Additional Hand Cleaning

Hand cleaning is not effective where continuous parking problems exist because it is not possible to remove the material satisfactorily from under the parked vehicles. Hand sweeping of grit from the sidewalk would be effective if it were done approximately 5 times per week on the 70 blocks in question, the extra cost would be approximately $40,000. per year.

V. Other Considerations

Various types of general parking restrictions could be instituted in order to move cars from the curb side for street cleaning, for example:

(a) One side posted for 'No Parking on Tuesdays', the other side 'No Parking except Tuesdays'.

(b) Odd and even dates, where parking is permitted on odd and even sides respectively.

(c) Provide an overnight parking restriction one day per week.

Somewhat similar restrictions to (a), (b) and (c) above have been tried at specific locations in the past and have been dropped because of the difficulty in enforcing the regulation.

(d) Provide a 2 a.m. to 4 a.m. parking restriction in certain problem blocks (approximately 70).

The present Street & Traffic By-law, Section 22 (5 & 6) does provide generally that no person shall park a vehicle for more than 2 hours, between the hours of 1 a.m. and 6 a.m. on a curbed street, also between 8 a.m. and 6 a.m. no person shall park a vehicle abutting residential or commercial premises for more than 3 hours unless such premises are the property of such person or his employer.

Cont'd . . .

Clause 2 cont'd

In general, the problem blocks are commercially developed with very few residences and an early morning parking prohibition would not result in significant inconvenience. The prohibition would provide a good opportunity to complete street cleaning. We are proposing to introduce early morning parking restrictions in typical problem areas to evaluate the resulting problems, benefit to street cleaning, and the requirement for police enforcement.

CONCLUSIONS:

After examination of the above alternatives, it is concluded that all offer either a high cost and/or some disruption to onstreet parking in order to clean more thoroughly a relatively small portion of the streets.

Alternative 5. (d) above will provide a 'least cost/disruption' means of cleaning approximately 70 problem blocks in an area roughly bounded by Victoria, Burrard and 25th Avenue.

The restrictions will be imposed in trial areas to evaluate problems which may arise before it is adopted in all problem blocks.

Solutions to the cleaning of the remaining approximately 930 problem blocks in the City lie in various combinations of the above listed alternatives and will require, in most cases, budget and regulatory considerations.

Since we have not in the past introduced parking regulations solely for street cleaning purposes, this report is being submitted for Council's INFORMATION.

3. Street Lighting on Gore Avenue, from Hastings Street to the Waterfront

The Acting City Engineer reports as follows:

"A letter has been received from the United Fishermen and Allied Workers Union requesting a substantial upgrading of the street lighting on the section of Gore Avenue from Hastings Street to the waterfront and referring to the stabbing death of a foreman employed by the Canadian Fishing Company Ltd.

Gore Avenue from the C.P.R. Right of Way to Hastings Street has been lighted to City's standards and is adequate for this street.

The roadway extending north of the C.P.R. Right of Way is a private road on property leased by the Canadian Fishing Company. There is one incandescent light mounted on a B.C. Hydro pole which does not adequately light this road.

A copy of this report and the letter from the United Fisherman and Allied Workers Union have been sent to the Canadian Fishing Company and the National Harbours Board for their attention."

The foregoing report is submitted to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 11-12

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 67355
1390 East 33rd Avenue

The Director of Planning reports as follows:

Gulf Oil Canada Limited have filed Development Permit Application No. 67355 to construct a gasoline service station (self-serve). The proposed development will replace the existing gasoline service station on this site at the south-west corner of Knight Street and East 33rd Avenue. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67355 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-serve) on this site, subject to the following conditions:

1. Prior to the issuance of the development permit:

   a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

      i) the provision of a minimum of a 20'0" setback from the westerly property line;

      ii) the dimensioning of the three off-street parking spaces.

   b) The landscaping and treatment of the open portions of the site are to be first approved by the Director of Planning.

   c) The screening is to be first approved by the Director of Planning.

2. The three off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times, in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 67355 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Development Permit Application No. 67336
6459 Main Street

The Director of Planning reports as follows:

Imperial Oil Limited has filed a Development Permit Application No. 67336 to demolish the existing gasoline service station and construct a gasoline service station (self-service) at the north-west corner of Main Street and 49th Avenue. The site is located in a C-2 Commercial District.

Cont'd . . .

Clause 2 Cont'd.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 67336 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the demolition of the existing gasoline service station and the construction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the development permit:

   a) Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning clearly indicating deletion of all references to future pump islands and canopies.

   b) The landscaping and treatment of the open portions of the site are to be first approved by the Director of Planning.

   c) Crossings are to be first approved by the City Engineer.

   d) The applicant is to withdraw previous development permit.

2. The surfacing and screening of the site is to be completed in accordance with the approved drawings prior to any use or occupancy of the development.

3. All landscaping is to be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. All lighting used to illuminate the site is to be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining residential property.

5. The development is to be carried out and maintained at all times in accordance with the regulations of Section 11(10) of the Zoning and Development By-law.

IT IS RECOMMENDED THAT Development Permit Application No. 67336 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Development Permit Application No. 67356
985 West 41st Avenue

The Director of Planning reports as follows:

Gulf Oil Canada Limited filed a Development Permit Application No. 67356 to demolish the existing gasoline service station and construct a gasoline service station (self-service) on the existing gasoline service station site at the north-east corner of 41st Avenue and Oak Street. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that the Development Permit Application No. 67356 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

Cont'd . . .

Clause 3 Cont'd.

1. Prior to the issuance of the development permit, the landscaping and the treatment of the open portions of the site are to be first approved by the Director of Planning.

2. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

3. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.

IT IS RECOMMENDED THAT Development Permit Application No. 67356 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

4. Amendment to Parking Policy in the Downtown Commercial Area

The Director of Planning reports as follows:

"Background

On April 2, 1974 Council approved parking guidelines for the C-5, CM-1 and CM-2 zones in the Downtown Peninsula which prescribed a scale of parking space requirements. These guidelines apply to applications requiring conditional approval, under the present 'interim' zoning regulations which are under review by the Downtown Study Team.

The guidelines limit parking for office uses to 33% of demand in the C-5 and CM-1 zones, and to 16% of demand in the CM-2 zone. For other uses the guideline is 100% of demand in the C-5 and CM-7 zones, and 50% of demand in the CM-2 zone.

The main purpose of these guidelines is to discourage long term commuter parking for offices, while encouraging sufficient short term spaces necessary to serve other uses, and taking into account the future shift in travel mode from auto to transit.

Need for amendment

In discussions between the Planning and Engineering Departments it has been agreed that parking policy for the Downtown should be approached on a Peninsula basis, and that the guidelines should apply to all commercial areas of the Peninsula. There seems to be no logic in restricting office parking in one area of the Peninsula if a neighbouring development in the area not governed by guidelines may, under Schedule 'B' of the Zoning By-law, provide three times as much office parking.

Although the whole question of parking policy is being reviewed by the Downtown Study Team, there are two development proposals now being considered which suggest immediate amendment to the parking guidelines.

One is the expected Bayshore Inn expansion and a related development by the City in the waterfront area west of Cardero Street, now zoned CD-1. The other is an office development at 1670 Alberni (D.P.A. 66203) in the C-2A zone west of Cardero Street. The development, close to the boundary of C-5 zoning, proposes 144 parking spaces compared with the present requirement for 105 spaces and a maximum requirement of 23 spaces if the Downtown guidelines were to apply.

Suggested action

For the reasons outlined it is proposed that Council instruct the Technical Planning Board to extend the parking policy now operating in

Cont'd . .

Clause #4 continued:

the C-5 and CM-1 zones to the C-2A and CD-1 zones shown on the attached map. In the C-2A zone all uses are conditional except retail stores of less than 10,000 square feet in floor area.

This proposal has been discussed with the West End Planning Team who concur, with the one reservation that literal application of the policy would be onerous to small restaurants which are an asset to the West End local commercial areas.

It is suggested that this situation may be met when it arises by the exercise of discretion by the Technical Planning Board to relax the guidelines, as is possible for any case where the particular use and location warrant.

This report was approved by the Technical Planning Board on July 26, 1974.

Recommendation:

It is RECOMMENDED THAT

The Technical Planning Board in dealing with development permit applications requiring conditional approval in the C-2A zone and in the waterfront CD-1 zones between Cardero and Chilco Streets, (as shown on the attached map), restrict the parking spaces permitted to the guidelines approved for C-5 and CM-1 zones April 2, 1974."

FOR COUNCIL ACTION SEE PAGE(S) 12

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

"THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

Further to the report to Council dated July 4, 1974, the situation now is:

"Electrical Inspection

No further work has been done on the Electrical installations and we are now preparing to take court action in this regard.

Health Inspection

The Medical Health Officer reports that no improvement has taken place in this building relative to Health requirements and that they are now in the process of laying charges with the Prosecutor's Office against the owner, Mr. S. Katsafanas.

Fire Inspection

The Fire Warden's Office reports that on July 17 and 18, 1974, various orders were issued to the owner Mr. S. Katsafanas respecting requirements under the Fire By-law and the Fire Marshal Act. These are sixty (60) day notices and re-checks will be carried out.

This report is submitted to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 12

FINANCE MATTERS

B-7

RECOMMENDATION

1. Straits Towing Limited

The Director of Legal Services reports as follows:

"By Indenture dated 9 June 1955 the City leased to M.R. Cliff Tugboat Co. Ltd. that portion of the foreshore and land under Burrard Inlet shown as Parcel 'D' (Reference Plan 2347) lying in front of Lots 1 and 2, Block One, District Lot 184, for a term of 20 years subject to renewal for a further 10 years. This lease was assigned to Straits Towing Limited on 12 September 1957.

Straits Towing Limited et al have assigned by way of mortgage in favour of the Montreal Trust Company the said leasehold property, among other assets, to secure loans up to $14,000,000.00, all as more particularly set forth in a Deed of Trust and Mortgage dated 2 July 1974. The mortgage of the said leasehold property is subject to the approval of the City and the Company now requests such approval.

It is RECOMMENDED that the City give its consent to the mortgage of the lease provided that such consent be deemed not to waive the rights of the City under the lease to Straits Towing Limited, or to relieve Straits Towing Limited from the observance of the covenants and conditions of the lease; the consent to be prepared to the satisfaction of the Director of Legal Services and executed under the seal of the City."

2. Representation on the Technical Planning Board

The Director of Planning and the Director of Legal Services report as follows:

"Section 7 of the Technical Planning Board By-law reads as follows:

> "Any member of the Board may designate his deputy to act as his alternate at any particular meeting of the Board."

At the time the By-law was originally enacted in 1954, all Department heads had deputies. Since that time however, there has been an increasing tendancy to change the system, and at present six members of the Technical Planning Board do not have deputies.

This is really a serious problem only when matters of quorum and formal votes are important; but it is quite clear that the Technical Planning Board By-law should now be amended to permit other than formally designated deputies to act on behalf of the Department head.

It is RECOMMENDED that the Director of Legal Services prepare and bring forward an amendment to the By-law which will allow a full member to designate his substitute (being a senior member of his department) to attend the meeting of the Board when he is absent.

FOR COUNCIL ACTION SEE PAGE(S) 12

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REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

July 24, 1974

A meeting of the Official Traffic Commission was held in the No. 2 Committee Room, Third Floor, City Hall on Wednesday, July 24, 1974 at approximately 10:00 a.m.

PRESENT:

Alderman Marzari (Chairman)
Alderman Pendakur
Mr. G. H. Lawson, Acting Commissioner
Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation
Mr. R. G. Jackson for Director of Legal Services
Inspector G. K. Pinchin, Vancouver City Police
Trustee H. Boyce, Vancouver School Board

ALSO PRESENT:

Mr. W. Reese, Vancouver Safety Council
Mrs. E. Robinson, Vancouver Parent-Teacher Council
Mr. E. R. Thompson, B.C. Hydro
Mr. Don Pritchard, Vancouver School Board

CLERK:

D. Bennett

Adoption of Minutes

The Minutes of the meeting held June 5, 1974 were adopted.

1. Tisdall Street/45th Avenue - Oakridge Traffic

In December, 1973 letters were received from the Jamieson School Association and the Principal of Annie B. Jamieson School about traffic conditions on Tisdall Street created by two access points to Oakridge on 45th Avenue east of Tisdall Street. The Jamieson School Association suggested that 45th Avenue be closed at Tisdall to prevent Oakridge traffic from using this street.

In a report dated May 24, 1974 the City Engineer reported that traffic volumes on Tisdall Street are significantly higher than on a normal residential street. Traffic studies done in 1971 show that the 45th Avenue access points handle 1/3 of the traffic going through Oakridge and approximately 3/4 of that volume uses Tisdall Street.

The Police School Patrol has recently surveyed the situation and concluded that despite the relatively high traffic volumes the present controls are adequate and children are able to cross the street in complete safety from a traffic and transportation standpoint. However, the City Engineer feels the use of Tisdall Street by such traffic volumes is clearly undesirable.

The City Engineer suggested the following four possible courses of action:

(a) Do nothing

(b) Cul-de-sac 45th Avenue at Tisdall

(c) Cul-de-sac 45th Avenue and Ash Street

Cont'd . . .

Clause #1 (cont'd)

(d) Cancel the 45th Avenue crossing agreements and construct a new access on Cambie Street north of 45th Avenue (as was proposed in the Oakridge expansion plans)

In discussing the matter of costs the City Engineer advised that because the City action in closing the 45th Avenue access means denying a convenient access route to Oakridge for approximately 1/3 of its customers, it could be argued that the City should bear some of the cost in providing replacement facilities. The following cost-sharing arrangement is proposed:

(i) The City to construct a new median opening and storage lane on Cambie Street north of 45th Avenue. The estimated cost for this is $18,000.

(ii) Woodwards to enter into a crossing agreement for a new sidewalk crossing on Cambie Street and pay for same, the estimated cost for this is $4,100.

(iii) Crossing agreement for the two westerly crossings to Oakridge on 45th Avenue be cancelled and the crossings replaced and sidewalk and boulevard made good at an estimated cost of $1,500 to be borne by Woodwards ;

(iv) Woodwards to make suitable internal rearrangements within the parking lot.

The City Engineer stated that closure of the 45th Avenue access points and the provision of another access on Cambie Street is the best solution in terms of removing non-local traffic from Tisdall Street and maintaining reasonably good access to Oakridge for customers in the south and south-west.

The City Engineer RECOMMENDED,

(a) THAT the two westerly crossings on 45th avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodwards ;

(b) THAT a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodwards for the new sidewalk crossing.

The Commission noted a report dated February 25, 1974 from the Chief Constable wherein the opinion was expressed that the controls presently existing are adequate.

Mr. G. W. MacLaren of Woodwards appeared as a delegation and pointed out that as the Police Department report of February 25, 1974 indicated there was no problem with the children crossing to attend the Annie B. Jamieson School, he did not wish to see the two westerly crossings on 45th Avenue closed to traffic.

After considerable discussion it was

RECOMMENDED,

A. THAT The City Engineer's report dated May 24, 1974 be approved in principle.

B. THAT the Legal and Planning Departments be requested to examine the Woodwards original CD-1 zoning to see if there are any contradictions with Recommendation (a) in the Engineer's report.

C. THAT the City Engineer be requested to look at the off-street routing patterns as they affect the City system.

Cont'd . . .

Clause #1 (cont'd)

D. THAT the City Engineer's Department write to the residents in the vicinity of 45th Avenue (in the Oakridge area) to determine if there is any objection to the closure of the two westerly crossings on 45th Avenue.

E. THAT this whole matter be reported back to the next meeting of the Official Traffic Commission.

2. 1700 Block East 3rd Avenue

The City Engineer in a report dated June 10, 1974 advised as follows:

" On May 9, 1970 the Mayor instructed the City Engineer to report to the Official Traffic Commission on the traffic situation on East 3rd Avenue between Commercial Drive and Victoria Drive. The block in question is a "double block" including the 1700 and 1800 numbers.

The concern of Mr. O'Keefe (1788 East 3rd Avenue) was brought to the Engineer's attention September 12, 1972. Field investigations by staff, and extensive telephone conversations with Mr. O'Keefe, continued through the spring of 1973. At that time Mr. O'Keefe seemed satisfied that the traffic situation on East 3rd Avenue was no worse than in most other areas of the City.

Investigation included the following:

1. Formal traffic survey and analysis of flows from 4 to 6 p.m. on Friday, October 12, 1972;

2. In view of Mr. O'Keefe's concern, twelve to fifteen informal observations were carried out during the fall and winter;

3. Consultation with Captain Hall of the Fire Department regarding movements from their station at 2nd and Victoria, and their appraisal of the 3rd Avenue situation;

4. Investigation of accident histories in the block;

5. Formal traffic survey and analysis of flows from 4 to 6 p.m. on Thursday May 24, 1973;

6. Automatic traffic counters installed on both 2nd and 3rd Avenues from Friday, May 25 through Monday, May 28, 1973.

The foregoing investigations revealed that there was a significant increase in traffic in the late evening on Friday and Saturday nights due to three supper clubs located nearby. Other than that, a minor peak occurred between 8 a.m. and 10 a.m. on schooldays as parents drove their children to school. The weekday volumes during the 11 a.m. to 4 p.m. period, ranged from 50 to 70 vehicles per hour on both 2nd and 3rd. (This compares with 20 to 80 vehicles per hour on Hudson, north of 27th; 20 to 100 vehicles per hour on Graveley west of Templeton; 30 to 120 vehicles per hour on 29th west of Crown.) During both observation periods, no commercial vehicles used either avenue; 50% of the traffic entering the street had a destination on the street.

In view of Mr. O'Keefe's concern, consideration was given to the following solutions:

(a) oneway streets
(b) parking prohibitions
(c) diverters and barriers
(d) cul-de-sacs
(e) "local traffic only" signing
(f) revision of signal timings and provision of left turn bays at nearby major intersections

All of these considerations were either impractical or would actually encourage through traffic on the streets in question. Accordingly, it was concluded that the existing situation was the best possible and no action was

Cont'd . . .

Clause #2 (cont'd)

taken. Because all of these matters had been fully discussed with Mr. O'Keefe, and because Mr. O'Keefe did not initiate further contact, the investigation was concluded.

Upon receipt of Mrs. O'Keefe's recent letter of May 13th, the supervising engineer reviewed the history, and on May 23, 1974, observed the traffic conditions from 8:30 a.m. to 9:05 a.m. The following observations were made at that time:

(a) Eastbound traffic

A total of 21 vehicles entered 3rd Avenue from Commercial Drive; 10 of them had destinations within the block; 2 were commercial vehicles - a mail truck and a U-drive van.

(b) Westbound Traffic

A total of 14 vehicles entered 3rd Avenue from Commercial Drive; 11 of them having destinations within the block.

(c) The vehicles passing through the block appeared to be seeking a parking space near the school or the Commercial area on Commercial Drive. .While speeds were not measured, they were moderate.

In view of the foregoing series of observations, it is not apparent that traffic is using 2nd or 3rd Avenue extensively to avoid traffic signals at 1st Avenue. Because the block is "double length" it can be expected to generate twice as much residential traffic as an "average" block. At the western end of the block, parking is permitted on both sides of the street. The School Zone at the eastern end of the block (20 m.p.h. posted) continues this inhibition."

The City Engineer recommended no revision to the existing regulations on 3rd Avenue between Commercial Drive and Victoria Drive.

Mr. Ken Dobell, in discussing the Engineer's report, stated that the parking density is a little higher than on normal 24 foot wide streets. It was

RECOMMENDED,

THAT the recommendation of the City Engineer contained in his report of June 10, 1974 be approved.

(Alderman Marzari is recorded as being opposed to this recommendation.)

3. Roadway Lighting on Oak Street at 46th Avenue

Mrs. H. Cohen, in a letter received earlier this year, requested among other things, that an "extra bright" light be installed on Oak Street at 46th Avenue, similar to the lighting on Main Street at 35th Avenue for the Blind Institute.

The City Engineer in a report dated June 19, 1974 advised that the existing lighting on Main Street and on Oak Street from Broadway to Marine Drive consists of a "staggered" arrangement of 400 watt mercury vapour street lights mounted on trolley poles. To specially mark the Blind Institute crossing, an additional mercury vapour street light was installed opposite the existing light at the crossing, providing double the amount of light. "Golden" mercury vapour lamps were also installed to draw attention to the special nature of the crosswalk.

On June 11, 1974, Council approved a project in the Basic Capital Street Lighting Program to increase the existing staggered arrangement of lights to an opposite arrangement thereby doubling the present illumination to meet the increased vehicular traffic using Oak Street

Cont'd . . .

Clause #3 (cont'd)

and including the intersection at 46th Avenue. This work will be included with other street lighting projects on a contract to be installed early this Fall.

After due consideration it was

RECOMMENDED,

THAT the report of the City Engineer dated June 19, 1974, respecting Roadway Lighting on Oak Street at 46th Avenue be received.

4. Truck Route Report

The Acting City Engineer advised in a report dated July 16, 1974 that proposals for a truck route system for Vancouver have been developed over a period of time and are now being prepared for presentation to the members of the public and interested groups. Traffic volume counts on most major streets have been carried out and the Engineering Department has examined physical characteristics such as set-backs and street grades which affect the suitability of streets as a truck route. A report on the proposed truck route system is now being reviewed by the Police and it will be forwarded to interested groups in time for them to review the proposals before they are presented to the Official Traffic Commission in August.

The City Engineer advised that this report is submitted merely to advise the members of the Commission of the status of the truck route proposals. It was

RECOMMENDED,

THAT the report of the City Engineer dated July 16, 1974 respecting the truck route report be received.

5. Deployment of Police Manpower

The Chairman advised the Commission that the Mayor and Alderman Bowers had reported in a memo to Council that 40% of 114 policemen will be available for reassignment in the next year or two because of the recent provincial takeover of the courts and police training activities. She suggested that the Official Traffic Commission recommend to Council that some of these officers be deployed to the P.N.E. area to assist with the traffic problems that exist when special functions are being held at the P.N.E.

A brief discussion was held on this suggestion and it was

RECOMMENDED,

THAT Council ask the City Engineering Department together with the Police Department to again review for further report the matter of instituting meter-maids.

The meeting adjourned at approximately 11:10 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 14

II

STANDING COMMITTEE OF COUNCIL
ON HOUSING

July 24, 1974

A meeting of the Standing Committee of Council on Housing was held in the Council Chamber, third floor, City Hall, on Wednesday, July 24, 1974 at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of June 25, 1974, were adopted.

RECOMMENDATIONS:

1. Development Proposals for Senior Citizens Housing

The Committee had before it a report on Development Proposals for Senior Citizens and Personal Care Housing by Villa Cathay Care Home Society and The Chinatown Lions for consideration. (This report is on file in the City Clerk's Office.)

The report stated in part:

"The area of land bounded by Campbell, Union, Raymur and the Venables-Prior Diversion was listed as a potential site suitable for some form of low-density multiple housing in a joint report of the Supervisor of Property and Insurance and the Director of Planning, June 1973.

The Villa Cathay Care Home Society and The Chinatown Lions Club expressed to the Planning Department their joint interest in acquiring the above described site for the development of housing.

It is proposed that the east portion of this consolidated site be released to the Villa Cathay Care Home Society and the west portion of the consolidated site to the Chinatown Lions Club."

The Chairman advised that these proposals would accommodate approximately two to three hundred units of senior citizens housing.

RECOMMENDED,

A. THAT City Council approve the sale or lease of portions of the consolidated site in the area bounded by Campbell, Union, Raymur and Venables Streets to the Villa Cathay Care Home Society and The Chinatown Lions Club, subject to the Societies:

i. agreeing to price or lease agreements. In this regard, Council should determine whether it is agreeable to both these options;

ii. making the necessary rezoning application and obtaining rezoning for CD-1, to permit Senior Citizens Housing and Personal Care Home, with a maximum floor space ratio of 0.75;

iii. obtaining a development permit;

iv. entering into the necessary easement agreements, bulk head agreements, etc.

B. THAT the City prepare a subdivision for registration generally in accordance with the consolidated site as referred to above.

Cont'd . . .

2. Amendment to the Lodging House By-law

Submitted for the Committee's consideration was a report from the Medical Health Officer regarding "Amendment to Lodging House By-law No. 4738." (This report is on file in the City Clerk's Office.)

The Committee was advised that in order to empower the Medical Health Officer to issue interim permits to lodging house operators, an amendment to the Lodging House By-law would be required. Interim permits would be issued to operators who are, in the opinion of the Medical Health Officer, making satisfactory progress in up-grading their premises, but not able to comply with By-law requirements by the deadline date.

RECOMMENDED,

THAT the Director of Legal Services be instructed to prepare the necessary amendment to Lodging House By-law No. 4738, allowing issuance of interim operating permits to lodging house operators.

3. Fire and Lodging House By-law Appeals

- Arlington Rooms

Submitted for the Committee's consideration was a report from Mr. L. Burnham, Community Worker, Chinese United Church. (This report is on file in the City Clerk's Office.)

The report advised that on May 7, 1974 representatives of the City Health Department informed the Arlington Rooms that either the premises on the Main Floor comply with By-law No. 4738 or be vacated. Due to the location of the building the necessary alterations, as required by the Lodging House By-law, cannot be made. In view of this the owner has decided to close the rooms and informed the tenants of the necessity to vacate.

To date, several of the elderly tenants have not been able to find alternate accommodation.

- B. C. Rental Housing Council

Submitted for the Committee's consideration was a report dated July 24, 1974 outlining the problems that would be created by the City's new Fire By-law if it was to be strictly enforced. (This report is on file in the City Clerk's Office.)

RECOMMENDED,

A. THAT in view of the existing situation at the Arlington Rooms - 577 East Pender Street, the Health Department be instructed not to commence prosecution of these premises until October 31, 1974.

B. THAT the report of the B. C. Rental Housing Council dated July 24, 1974 be recieved and referred to the Fire Department for information.

Cont'd . . .

4. East Hotel

Council, on June 11, 1974, when dealing with the matter of the East Hotel, moved that this whole matter, and the possibility of retaining the hotel by leasing it to a non-profit organization, be referred to the Housing Committee for early consideration and report.

Submitted for the Committee's consideration was the attached report from the Chairman of the Housing Committee dated July 8, 1974, outlining meetings he had on June 11 and June 26, 1974, with representatives of the Property and Insurance Department, United Housing Foundation, and Mr. M. Gifford, Solicitor for the East Hotel.

A representative of the Downtown Eastside Residents Association was present and submitted a letter outlining Section 4A of the Archaeological and Historic Sites Protection Act which states that "no person or agency shall knowingly destroy, desecrate, deface, move, excavate, or alter, in any way, the designated site or remove from it an object." (The letter is on file in the City Clerk's Office.)

The Committee agreed that this building could not be demolished, and that conversion of this premise from residential to commercial should be prevented.

RECOMMENDED,

A. THAT the Chairman of the Housing Committee be instructed to discuss with representatives of C.M.H.C. and the Provincial Government the possibility of the City of Vancouver leasing or purchasing the East Hotel for residential use.

B. THAT the Planning Department report back to the Housing Committee on preservation, conversion possibilities, etc. for the East Hotel.

INFORMATION:

5. Fire By-law Enforcement

The Fire Chief submitted the attached report entitled "Third Interim Report on Hotel Upgrading" dated July, 1974 for the Committee's consideration. (The appendices referred to are on file in the City Clerk's Office.)

The report outlined the different stages hotels in all parts of the City of Vancouver are at with regards to conforming to the Fire By-law.

The Committee was advised that sprinkler contractors were fully committed, and thus could not handle all of the present workload. As long as hotel owners are progressing satisfactorly towards conforming with the Fire By-law the Fire Department would be reasonable and would not prosecute.

The Committee noted comments from several individuals who all stated that the Fire By-law was too demanding and economically impossible if fully enforced.

Following further discussion, it was

RESOLVED,

A. THAT the Fire Chief report back to this Committee, as soon as possible, with such recommendations as he may consider advisable as to the enforcement of the Fire By-law or as to any amendments thereto, which may allow it to be enforced in a more realistic and practical way outside of the Core Area of the City of Vancouver.

(Alderman Rankin was recorded as voting against this motion.)

Cont'd . . .

B. THAT the Fire Chief, in conjunction with the Director of Legal Services, report back to this Committee, as soon as possible, on establishing a technical body to hear Fire By-law appeals.

6. Lodging House Closures

At the meeting of the Housing Committee on June 25, 1974, it was

RESOLVED,

THAT the Chairman, in conjuction with the Medical Health Officer, prepare a report on the 57 premises which have closed since January 1, 1974 for the next Housing Committee meeting.

This report on lodging house closures (which is on file in the City Clerk's Office) outlined lodging house closures in the Core Area of the City of Vancouver since January 1, 1974.

RESOLVED,

THAT the report of the Medical Health Officer on lodging house closures since January 1, 1974, referred to above, be received.

7. Chairman's Reports

The Chairman submitted, for the Committee's consideration, reports on "Canadian Federation of Mayors & Municiaplities Convention June 4-6, 1974; and Sececa College National Housing Conference June 17-20, 1974," and Senior Citizens Housing. (These reports are on file in the City Clerk's Office.)

RESOLVED,

THAT these reports be received.

The meeting adjourned at approximately 12:40 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 14

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

July 25, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, July 25, 1974, at approximately 9:00 a.m.

PRESENT:	Alderman Hardwick (Chairman) Alderman Massey Alderman Bowers
ABSENT:	Alderman Pendakur
CLERK:	M. Cross

RECOMMENDATION

1. Area 10 False Creek - Western Outboard

On April 23, 1974, City Council passed the following motion regarding the redevelopment of Area 10 in False Creek:

> "THAT the Development Consultant in consultation with the Director of Planning, the City Engineer and the Director of Finance be authorized to develop a strategy and procedural plan for redevelopment of the entire Area 10, recognizing the False Creek Policy Guidelines, the 'Area 10 Concept Plan' adopted for discussion purposes by Council in August, 1973, the economic and other concerns of B.C.C.C.U., N.H.B., and Western Outboard, the economics of development of the City land, and the willingness of the City to consider cooperative design leasing and/or financing procedures."

Mr. Griggs of the Development Group - False Creek, reported that little progress had been made with respect to the interests of Western Outboard and the City and Western Outboard had requested a meeting with the Committee to resolve the problems.

Messrs. E. Paul and W. MacPherson of Western Outboard appeared before the Committee to request that they be provided with the details of the City's proposal i.e. land swap versus their present location and the amount and rental of water area.

After considerable discussion the Committee

RECOMMENDED

(a) THAT the Development Consultant be instructed to make a proposal to Western Outboard within two weeks which indicates

  (i) the exact area of water to be available

  (ii) the land area and access to it proposed for the exchange of property.

(b) THAT the Supervisor of Property & Insurance negotiate the terms of the exchange and financial arrangements when the above are established.

cont'd ...

Clause No. 1 (cont'd)

(c) THAT the Development Consultant and the Supervisor of Property & Insurance be instructed to proceed with negotiations to determine the terms for the exchange of property and use of water, taking into account that Western Outboard presently have ownership of 0.9 acres allowing a three-storey height limit compared to the possibility of a higher density on the alternate site; and report back to the Standing Committee on Civic Development.

2. False Creek Area 6 Front End Costs and Economic Feasibility

The Committee received a report dated July 23, 1974, from the Development Consultant and the Director of Finance on the above.

After a short discussion the Committee

RESOLVED

THAT the report of the Development Consultant and Director of Finance dated July 23, 1974, on Front End Costs and Economic Feasibility - Area 6 False Creek, be referred back to the officials for more detail and consultation with the City Engineer.

3. Proposal for Design of the Public Open Space
City-owned Land, Area 6, False Creek

Mr. Neil Griggs of the Development Group - False Creek, advised that Thompson,Berwick, Pratt and Partners had responded to the terms of reference for the design of the public open space in Area 6 prepared by the Development Group.

Thompson, Berwick, Pratt and Partners have recommended for inclusion on the team the Smith Williams Group, who are a firm of recreational planners with a wide range of discipline in their group.

Mr. Griggs advised that discussions with various people have pointed out that there should be more input from local landscape architects with respect to the design of this public open space. The Committee agreed that representatives of the B.C. Society of Landscape Architects should be added to the Advisory Group.

RECOMMENDED

(a) THAT the Development Consultant be authorized to enter into an agreement with Thompson, Berwick, Pratt and Partners along the lines of their proposal, and that $20,000 be appropriated for that purpose from the 1974 unallocated Supplementary Capital Budget funds.

(b) An advisory group be set up to advise the Development Consultant, and through him the design team, consisting of the following:

- representatives of the Park Board staff
- representatives of the Planning Department
- representatives of the Area 6, Citizens' Advisory Panel
- representatives of the Planning Commission
- representatives of the B.C. Society of Landscape Architects.

cont'd ...

4. Heather Street Marina, Area 6, False Creek, Priority Moorage List

The Committee considered a report dated July 19, 1974, from the Development Consultant and the Supervisor of Property & Insurance with respect to the priority moorage in the Heather Street Marina for long term tenants of Clay's Marina and West Coast Salvage and Contracting, who were moored at both marinas prior to October 31, 1973, not including liveaboards.

The Committee felt that 10% of the liveaboards having long term moorage should also be considered with respect to priority moorage.

RECOMMENDED

(a) THAT the Supervisor of Property & Insurance contact those boat owners at Clay's Marina and West Coast Salvage who were moored there prior to October 31, 1973, and who will still require moorage when notice to vacate comes into effect, and to enter into an agreement with them for temporary and eventually permanent moorage at the Heather Street Marina.

(b) THAT the Supervisor of Property & Insurance when preparing this list, make it clear to the long term liveaboards requiring moorage space that

(i) neither interim facilities nor the Heather Street Marina will be specifically designed for the provision of liveaboards

(ii) up to 10% of the facilities at the Heather Street Marina will be available for lease to liveaboards willing to accept the above condition

(iii) Council policy regarding liveaboards in False Creek applies only to motor or sailing vessels i.e. those primarily intended for the purpose of going to sea.

(c) THAT the Development Consultant, upon completion of this priority list, advise the Park Board of the remaining moorage space available.

5. Termination of Canem Systems Ltd. Lease, City-owned Land, Area 6, False Creek

In a report dated July 19, 1974, the Development Consultant, the City Engineer and the Supervisor of Property & Insurance advised that Canem Systems Ltd. have agreed to release all their leased lands by August 15, 1974, and their office building by November 30, 1974. The Committee

RECOMMENDED

THAT an agreement be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance with Canem Systems Ltd., releasing all their leased land by August 15, 1974.

FURTHER THAT the remainder of the property be vacated by November 30, 1974.

cont'd ....

6. Seawall Location, Area 10, False Creek

Mr. S. Cripps of the Planning Department advised that planning of the seawall in Area 10 had been done in close liaison with the Engineering Department, and that it meets the $500,000 budget approved by the Federal Government for the 1974-75 Winter Works Program.

After discussion, the Committee

RECOMMENDED

(a) THAT the seawall location be approved subject to final engineering design. (Diagram showing location on file in the City Clerk's office)

(b) THAT the Engineering Department be authorized to proceed with final design and construction under the Winter Works Program 1974-75.

(c) THAT the preparation of area development plan for Area 10 be deferred until consideration of the negotiations with Western Outboard have been reported back to the Committee.

7. False Creek Development, Area 6, Per Diem Consultants Budget

The Development Consultant advised that Council on April 2, 1974, approved consultant funds "up to the Public Hearing". In order to proceed with Phase I development, additional per diem consultants funds will be necessary. The Committee

RECOMMENDED

THAT an additional $44,810 be appropriated to the Area 6 Per Diem Consultant Services Account for the remainder of 1974; such funds to be provided from the 1974 Supplementary Capital Budget.

8. False Creek - Area 5 (South Shore East of Cambie Street Bridge)

Mr. D. Hickley, Assistant Director of Civic Development, advised that discussions had been held with a number of principal owners and tenants in Area 5.

With respect to Canron Ltd., Mr. Hickley advised that they had applied for a development permit application to erect a structure of 22,000 sq. ft., 45 ft. high. They have agreed to demolish one of the buildings on the site and to provide a 10 ft. pedestrian easement along the westerly boundary of their property.

Egmont Towing Ltd. have requested to build a new barge slip and negotiations with the Planning Department and Property and Insurance Division have resulted in approval for the lease of the City-owned water lot in front of the Hayes Trucks Ltd. site, as the latter does not use the water lot. Egmont Towing Ltd. have also agreed that if the waterfront walkway is extended eastward from Area 6, they will make provision for that walkway across their property.

Discussion followed with respect to long term considerations of the Creek and it was recognized that certain industries providing services to the inner city needed a False Creek location.

cont'd ...

Clause No.8 (cont'd)

RECOMMENDED

(a) THAT City Council be informed of Development Permit Application #67362 and of the understanding that the new building will be removed upon the expiry of Canron Ltd.'s lease with the City in 1988, unless other decisions are made between now and then.

(b) THAT the proposal for a new barge slip to serve Egmont Towing Ltd. be approved in principle and that the Supervisor of Property & Insurance be instructed

(i) to negotiate with that company to establish the appropriate leasing arrangement, which would ensure public access for a waterfront walkway.

(ii) to investigate the possibility of buying the Egmont Towing Ltd. property with lease back to Egmont for an appropriate period of time.

(iii) to report back on the value of the Hayes Trucks Ltd. property for the consideration of the Committee.

(c) THAT Development Permit Applications will be approved by the Director of Planning from time to time, for that portion of False Creek zoned M-2 east of Cambie Street Bridge, and that only those applications considered to be of major significance be reported to City Council.

(d) THAT the Committee consider the implications of the retention of appropriate industries in some parts of the False Creek basin on a long term basis and, if deemed appropriate, instruct the Director of Planning to bring back recommendations relating to compatibility criteria, waterfront walkway relationships and other matters arising from continued industrial use in the False Creek basin.

(e) THAT the Director of Planning be urged to continue to work towards Council guidelines of continuous public access, but in the interim, concentrate on the area west of Connaught Bridge and connections to it.

9. West End Parking

Mr. W. H. Curtis, Acting City Engineer, advised that the report dated July 16, 1974, on West End Parking was designed to implement West End Policy Guideline No.9, i.e. 'Increase the use and availability of off-street parking. Reduce heavy on-street parking.'

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that the proposed overnight parking prohibition in the three trial areas would be instituted from 4:00 a.m. to 9:30 a.m. and lane parking would be restricted only to residents, who would be issued decals which authorize them to park in the lane, but would not guarantee a parking spot. The main problem of enforement is that the penalty for overparking is not enough to be a deterrent.

RECOMMENDED

THAT the following restrictions be referred to the West End Planning Team to obtain public reaction and report back:

cont'd .....

Clause No.9 (continued)

(a) Parking on-street be prohibited from 4:00 a.m. to 9:30 a.m

(b) Decal parking for residents only be established in the lanes, with decals to cost $10 per year.

(c) The following areas be used for a trial:

(i) West of Denman Street between Nelson Street and Alberni Street;

(ii) South of Davie Street between Broughton Street and Bute Street;

(iii) East of Bute Street between Robson Street and Pendrell Street.

FURTHER THAT the City Engineer be instructed to investigate the possibility of hiring persons other than police constables for enforcement of parking violations; with the suggestion that habitual parking offenders be towed away.

10. Signs Adjacent to the Granville Street Bridge

The Chairman advised that no definite time limit had been imposed on the two signs at the southern end of the Granville Street Bridge, i.e. the Toyota Sign on the east side and the Canadian Imperial Bank of Commerce Sign on the west side.

RECOMMENDED

THAT the Supervisor of Property & Insurance be instructed to serve notice to vacate,as of September 30, 1974, to the tenants of the City-owned lands at the southern end of the Granville Street Bridge i.e. Neon Products with respect to the Toyota Sign on the east side and Sign-O-Lite with respect to the Canadian Imperial Bank of Commerce Sign on the west side.

11. Vancouver Heritage Advisory Board

(a) Bank of Commerce Building - 698 West Hastings Street

The Committee considered an extract of the Minutes of the Vancouver Heritage Advisory Board dated June 24, 1974, in which the Board felt the building and site at 698 West Hastings Street should be designated in whole as a Heritage Structure.

RECOMMENDED

THAT 698 West Hastings Street be designated as a Heritage Structure.

(b) Charter Amendments - Heritage Advisory Board

The Committee considered the report of the Director of Legal Services advising that Council is now empowered by bylaw, to designate heritage buildings, control and hold up demolition of potential heritage buildings and establish a Heritage Advisory Board.

cont'd ....

Clause No.11(b) continued

Ms. Nancy Oliver of the Planning Department informed the Committee that within a month the Vancouver Heritage Advisory Board would be presenting a list of approximately 20 buildings that they are recommending for designation as heritage structures.

RECOMMENDED

THAT the existing Vancouver Heritage Advisory Board, as established by the Vancouver Heritage Advisory Board Bylaw, be the responsible Board to recommend to Council the designation of heritage structures as referred to in the Charter Amendment.

FURTHER THAT before Council takes any action with respect to Heritage Structures, an appropriately advertised public meeting of Council be held to discuss the list of buildings recommended for designation by the Vancouver Heritage Advisory Board.

12. Resolutions for Submission to U.B.C.M. Annual Convention

City Council on July 9, 1974, referred the following clause of the report of the Board of Administration, Finance Matters, re the above to the Standing Committee on Civic Development for consideration:

"In accordance with established practice, this office circulated all Members of Council and City Departments for any proposed resolutions they might wish Council to consider for submission to the U.B.C.M. Annual Convention. The following resolution has been received from the Director of Planning and is submitted for your consideration.

'THAT the Provincial Government be requested to amend assessment legislation to permit tax assessments on buildings of historic or architectural merit to be relaxed or waived by municipalities;

FURTHER THAT the Federal Government and Provincial Government be requested to provide grants to municipalities covering 75% of the cost of tax exemptions for historic buildings.'

No other resolutions have been received."

The Chairman advised that a report on financial implications is being prepared by the Planning Department.

RESOLVED

THAT the above clause be referred to the Standing Committee on Finance and Administration for consideration.

The meeting adjourned at approximately 12:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 17-18

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

July 25, 1974

A meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974, at 1:40 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Marzari and Hardwick

ABSENT: Alderman Gibson

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Cobalt Hotel, 917 Main Street

The Health Department's regular monthly report on this hotel was before the Committee for discussion.

The Medical Health Officer, Dr. Bonham advised that renovations to the hotel are proceeding and good progress has been made. B. Ericksen Downtown Eastside Residents Association,alleged that the hotel does not have a janitor on weekends.

It was,
RESOLVED,
THAT the report of the Health Department be received and that regular inspections of the Cobalt Hotel by the Health Department continue.

2. Rent Increases at Lugano Apartments, 8755 Laurel Street

The Committee had before it for consideration the attached letter from tenants, Jean Tom and Mrs. Susan Yates. Tenant Betty Coldbeck appeared and said the other two tenants had paid only 8% of the 14% present rental increase but have been evicted.

Owner, Felix Silbur explained that on February 1st he gave notice of rent increases from $137.00 to $195.00 effective May 1st and accepted the tenants' payment of $186.84, which is $173.00 plus the 8%. He said the two complainants were evicted after the manager told him they were operating baby-sitting business'.

Mrs. Coldbeck replied the baby sitting was primarily for children living in the building and that Ms. Tom and Mrs. Yates had been baby-sitting in their suites for close to 3 years.

The Chairman informed Mrs. Coldbeck that current law regarding illegal eviction is weak in that a tenant must prove his claims in court,that the real reason for eviction was for objecting to an illegal rent increase.

It was,
RESOLVED,
THAT the delegation be received.

.....2

INFORMATION

3. Downtown Eastside Residents Association - Rent Increases at King Edward Apartments, 420 East Hastings

Chinese speaking tenants of this building, with their interpreter and Bruce Ericksen of D.E.R.A., spoke to this matter, stating tenants are being harassed by the owner, that verbal notice of rent increases (see attached) had been given and that tenants have been asked to pay $150.00 each for redecoration of their rooms, and that some tenants have been told they will be evicted. They said they understand the owner intends to re-divide their rooms. They also claim the roof leaks.

The Clerk advised that owner, Mrs. Ying Wong, had been advised that these complaints were being brought before the Committee. The Clerk said he spoke to Mrs. Wong's daughter, Anny Yew, who said her mother does not understand English and that she herself was unable to attend.

The Committee explained the terms of the Rent Stabilisation Act to the tenants, through the interpreter. It was also explained the owner cannot make changes to the building without a building permit and that tenants cannot be charged extra for decoration costs.

It was,
RESOLVED,
THAT the Health Department be asked to inspect the building,
FURTHER, that the Committee write in English and Chinese to the owner explaining the terms of the Rent Stabilisation Act, and notifying her that it is illegal to charge tenants a fee for redecoration, and that no structural changes can be made to the building without a permit.

4. Downtown Eastside Residents Association - Rent Increases at 159 - 161 East Cordova

The Committee had before it for consideration the attached information from D.E.R.A. which shows rent increases from $55.00 to $70.00 and $60.00 to $75.00 effective March 1st, 1974.

Landlord Dong Sai Hong appeared with his daughter as interpreter and explained that rents remained unchanged in his building at $35.00 per month from 1960 - 1970, that they went from $35.00 to $45.00 in November 1970, to $55.00 in January 1973, and to $70.00 on March 1st of this year. He pointed out that this is a 100% increase in 10 years, while taxes increased 121% in 5 years, from $807.27 in 1969 to $1,823.12 in 1974.

His daughter stated the building is zoned Commercial and claimed therefore, that the Rent Stabilisation Act does not apply.

The Committee explained zoning of the property has no bearing; that the Rent Stabilisation Act applies to all premises rented for persons to live in, regardless of zoning.

It was,
RESOLVED,
THAT the Committee write to David Chong, Solicitor for Dong Sai Hong, owner of 159 - 161 East Cordova, expressing its concern over the rent increases levied by Mr. Hong, setting forth terms of the Rent Stabilisation Act, and request him to so advise his client and refund all illegal rent increases collected this year.

.....3

INFORMATION

5. Pofi Bar, 1716 Charles Street - Complaints of Neighbours

The Committee had before it for consideration the attached petition from residents of the 1700 block Charles Street area, complaining of noise, gambling, parking and other problems caused by patrons of the Pofi Bar.

A spokesman for the Pofi Bar claimed there is no gambling and that he pays for 15 car parking spaces for his customers at a nearby gas station, and that there is no other off-street parking available. He said that he would be willing to pay for signs restricting parking in the 1700 block Charles to residents only.

One resident claimed his car, parked on the street, has been struck five times in the past two years, by passing vehicles.

Residents complained they are unable to sleep at night because of the noise from patrons of the Pofi Bar. The spokesman for the Pofi Bar said he would move the outside tables and chairs inside the premises at 11 p.m. each night in an effort to reduce noise.

It was,
RESOLVED,
THAT the Committee accept the the undertaking of the spokesman for the Pofi Bar, 1716 Charles Street, that the tables and chairs will be moved inside at 11 p.m. each night, and

THAT the matter of parking problems in the area be referred to the Official Traffic Commission.

6. Inaccurate Surveys in Residential Areas

The Committee had before it for consideration the attached report of the Director of Legal Services referred to the Committee by Council on July 9, 1974. Also before the Committee were the attached letters from Arthur Morrow, 3538 West 31st Avenue, and Mrs. L. Daisley, 3146 East 52nd Avenue, who have complained of discrepencies in recent surveys of their property.

Mrs. Daisley said a survey this year of lots in her block shows rear lot lines are out by 4 feet compared to a survey done in 1968.

Meinert Nomm of 3134 East 52nd, said he had the 1968 survey done by Morgan Stewart Company, and that survey pins from that survey are still in place.

City Surveyor, Adam Burhoe, stated a mistake had obviously been made and that the property owner who feels the latest survey goes against his interests could write to the Council of B.C. Land Surveyors asking that the matter be resolved.

Mr. Morrow told the Committee a new survey of lots in his block, by McElhanney Surveying & Engineering, show lots are 32.92 feet in width rather than 33 feet or .72 feet (8.64 in) for the nine lots in the block. He said if his fence is moved inside the new property line, there would only be 8 in. of space between the fence and his chimney.

Mr. Burhoe said, in such cases, the people involved can either resubdivide the block or ask the Attorney General's Department for a new survey under the Special Survey Act.

.....4

Clause 6, Inaccurate Surveys in Residential Areas
Cont'd:

Mr. Morrow stated a new house is being constructed in the block using the new lot survey lines and claimed the City had erred in issuing a Development Permit when he had challenged the survey.

Following discussion, it was,
RESOLVED,
THAT the Clerk prepare a letter for Mr. Nomm to Adam Burhoe,as Secretary of the Council of B. C. Land Surveyors, asking the Council of B. C. Land Surveyors to examine the two different surveys undertaken in the 3100 block East 52nd Avenue and attempt to resolve the issue.

RECOMMENDATIONS

7. Fencing at Day Care Centres

Mr. Paul Murphy, of Day Care Information Centre appeared and requested that the City, in addition to paying costs of sewer, water, electrical and gas connections for a group of 10 Day Care centres, also pay for fencing around these Day Care centres.

Council has approved paying for servicing to the following Day Care Centres:

a) West End (2 sites)
b) Kensington-Cedar Cottage Area, Victoria Drive and 13th Ave.
c) Kensington-Cedar Cottage Area, 24th Ave. and Brandt
d) Fraserview-Mount Pleasant, park site, 10th Ave. between Clark and Glen Drives
e) Kitsilano, NorthEast corner, 8th Ave. and Arbutus
f) Sunset-Victoria at Killarney, S.E. corner, 54th and Buscombe
g) Champlain Heights, 49th and Boundary
h) Burrard View Park, Pentiction and Yale
i) 10th and Clark Drive

The Committee said it understands the Park Board has expressed some reservations about certain types of fencing.

It is,
RECOMMENDED,
THAT the City pay the costs of providing fencing at the 10 Day Care Centres listed above.

8. Native Information Centre, 548 Nelson, Grant Request for $3,854.00

The Committee had before it for consideration the attached proposal from N.I.C. which includes a request for a grant of $3,854.00.

The Committee took no action on N.I.C.'s request on May 16, 1974 for a $3,654.00 grant, after noting, at that time, the centre was poorly managed.

The Chairman advised the Committee that since May, the B. C. Association of Non-Status Indians has become more directly involved with N.I.C. and indications are that the centre will be more effectively managed. The Committee noted the centre is well located and that there does exist a definite need for its services.

.....5

Clause 8, N.I.C. Cont'd:

A representative of the Police Department stated that if the centre is properly operated it can serve a useful purpose. He added there is no place to go for native persons, age 15 - 19 years, who congregate in the Granville Mall Area.

Representatives of the N.I.C. advised there will be recreation programs for this age group at the centre.

Following discussion, it was,
RECOMMENDED,
THAT Council grant $3,854.00 to Native Information Centre, 548 Nelson Street, to cover operating expenses to the end of 1974,

AND, that the Social Planning Department and the Police Department report back to the Standing Committee on Social Services, at the end of the year, on the operation of N.I.C., it being understood that the Police Department may report periodically, in the interim, if it feels it is necessary.

9. Activator Society - Request for Grant of $7,500.00.

The Committee had before it for consideration the attached Board of Administration report dated July 5, 1974, in which the Director of Social Planning recommends no grant be made.

The applicant did not appear at the meeting to appeal this recommendation, therefore, it is,

RECOMMENDED,
THAT no grant be made to the Activator Society.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 18 & 19

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

July 25, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall, on Thursday, July 25, 1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Volrich, Linnell, Harcourt

ALSO PRESENT: Alderman Pendakur (12:30 - 1:00 p.m.)

CLERK: Marilyn Clark

INFORMATION

1. Review of the 1976-1980 Five Year Plan Submissions

The Committee continued its review of 1976-1980 Five Year Plan Submissions of Civic Departments and Boards. At the meeting this day, the Committee reviewed the Departmental Submissions in the following sections of the report of the Staff Review Group, dated July, 1974:

V. Housing
VI. Neighbourhood Improvement Program
VII. Civic Buildings and Property
VIII. Health Department
IX. Sewers
X. Waterworks
XI. Works - General

The Medical Health Officer was present for part of the meeting to discuss the Health Departments space requirements. The submissions for the Health Department to be included in the Five Year Plan were not placed in a high priority by the Staff Review Group because of the high degree of uncertainty as to the future location of the Health Department in a functional responsibility sense, and it was considered by the Review Team, unwise to consider expending Capital Funds for the multi-service units. The Review Team also suggested that the Health Department, if it requires additional accommodation within the next period of time, should use rental accommodation. They also stated that the City Analysts Lab would be appropriately dealt with within the Supplementary Capital Budget.

The Medical Health Officer stated that he understood the position on Capital expenditures in regard to the Health Department, at this time, but did request a special meeting of the Committee to discuss and conduct a general review of the Department's space requirements. The Committee agreed to hold a meeting as soon as possible to do this review.

Alderman Pendakur was present for a part of the meeting to request the Committee to consider inclusion in the 1976-1980 Five Year Plan 2 million dollars for Fraser River access.

Cont'd ....

Review of the 1976-80 Five Year Plan Submissions, Cont'd

Following discussion, the Committee

RESOLVED,

THAT 2 million dollars for access to the Fraser River be included in the 1976 - 1980 draft Five Year Plan as Priority 1.

This meeting concluded the Committee's review of individual submissions. The total Five Year Plan, taking into consideration the Committee's changes of Priorities, will be examined at the next meeting of the Committee and submitted to Council for information.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 24

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

July 25, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held at Granville Square, 200 Granville Street, on Thursday, July 25, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Gibson

CLERK: M. Cross

The Minutes of the meeting of July 11, 1974, were adopted.

RECOMMENDATION

1. Proposed Amendment to Building By-law - Regulations for the Handicapped

The Committee considered a report of the City Building Inspector dated July 5, 1974, appended to which was a draft by-law containing amended regulations for the handicapped.

After discussion the Committee

RECOMMENDED

THAT the amendment to the Building By-law with respect to regulations for the Handicapped be approved and the Director of Legal Services be instructed to bring forward the necessary by-law.

2. Helicopter Landing Facility - 1050 West Pender Street

A report dated July 17, 1974, from the Director of Planning and a brief submitted by B.C. Forest Products Ltd. were considered by the Committee. The Chairman advised that the Downtown Planning Team considered this use to be unsuitable in this location as it would be a precedent for applications for other private heliports. The Team preferred to see private heliports group in central location on the Downtown Waterfront.

RECOMMENDED

THAT the Director of Planning be instructed to issue Development Permit Application #66559 to provide a helicopter landing facility on the roof of the existing office building at the site at 1050 West Pender Street for a trial period of one year.

FURTHER THAT the Director of Planning be instructed to pursue the matter of a central heliport on the waterfront with the Department of Transport in the context of the Waterfront Study.

cont'd ...

3. Major Planning Reports

On July 4, 1974, the Committee resolved:

> "THAT the Director of Planning be requested to appear before the next meeting of the Committee to discuss the various reports coming forward from the Planning Department with respect to the waterfront areas."

Mr. H. W. Pickstone, Deputy Director of Planning, reported that with respect to the Harbour Park development, the City, in conjunction with Mr. R. C. Mann, the Waterfront Project Manager, is developing proposal calls.

Mr. Youngberg, Associate Director, Area Planning, submitted a memo with respect to access to the Fraser River from Champlain Heights indicating that because MacMillan Bloedel occupy continuous waterfrontage between Kerr Street and Boundary Road the walkway system in Champlain Heights will connect to the proposed walkway system in the Municipality of Burnaby. The memo also noted that the Planning Department is endeavouring to develop the Kerr Street end for more attractive public access to the Fraser River.

RECOMMENDED

> THAT the verbal report of the Deputy Director of Planning be received and the memo dated July 24, 1974, from the Associate Director, Area Planning, be forwarded to the Standing Committee on Finance and Administration for inclusion of funds for public access to the Fraser River in the Five Year Plan.

INFORMATION

4. Highrise Container Facility

The Committee considered a letter and brief dated July 17, 1974, from R. A. Roberts & Associates Ltd. with respect to a proposal for a highrise container facility which would require less land and offer a faster rate of container handling. Captain Roberts, with the aid of drawings, outlined his proposal to the Committee.

After discussion the Committee

RESOLVED

> THAT the presentation of R.A. Roberts & Associates Ltd. be received.

5. City-owned Property on South-west Marine Drive and Ash Street

The Committee considered the following extract of the Standing Committee of Council on Housing dated June 25, 1974:

> "At the meeting of the Housing Committee on May 28, 1974, when dealing with proposed sites for handicapped housing, it was RESOLVED:
>
> > THAT the Supervisor of Property & Insurance report back to the Standing Committee on Housing on future plans for City-owned land between Ash and Lord Streets, south-west Marine Drive and 65th Avenue (D.L. 311).

cont'd ...

Clause No.5 continued

The Supervisor of Property & Insurance submitted a report on the above matter dated June 7, 1974, for the Committee's consideration.

The report, which is on file in the City Clerk's Office, stated that the north 2.4 acres of this site were conveyed to the School Board in 1969, and the balance of this site had been reserved for park site 26 as instructed by Council.

Mr. W. Casson, G.V.R.D. advised that the Cheshire Homes Society of B.C., which was originally interested in this site, was satisfied with a proposed False Creek site approved by Council on June 11, 1974.

Resolved,

That the report of the Supervisor of Property & Insurance referred to above be received and the matter of future disposition of City-owned land on south-west Marine Drive and Ash Street, be referred to the Standing Committee on Waterfront & Environment for consideration."

RESOLVED

THAT the extract be received and the matter of disposition of the City-owned land on South-west Marine Drive and Ash Street be considered in the proposed Fraser River Recreational Study.

6. Public Discussion on Waterfront Planning Study - Stage 3

The Chairman had invited representatives of various organizations to appear before the Waterfront Committee to air their opinions of Stage 3 of the Study.

Mr. Roy Smith of the Longshoremen's Union stated that the Longshoremen were not in favour of the fish market being located at the foot of Columbia Street and felt that it should be located in False Creek. He felt that area should be industrial dock and around Pier B-C, there should be development of a ferry terminus and facilities for cruise ships. They believe that the waterfront should be for all people and not contain expensive shops to attract the tourists. Mr. Smith felt that there should be two roads along the waterfront; a lower level road terminating at Cardero Street for commercial vehicles and people who work on the waterfront and an upper road for the public to observe the day to day operations on the waterfront. West of Pier B-C should be reserved for the hotels and housing. Rather than expensive housing there should be housing for senior citizens. He expressed the facts that the Longshoremen are not opposed to public access on the waterfront that does not interfere with industrial traffic, but they wanted to make sure that precautions were taken so the public could come down to the waterfront safely.

Mr. Griff Miles of the Board of Trade was present at the meeting, but stated that their comments were being drafted and would be before the Committee shortly.

RESOLVED

THAT the verbal submission of Mr. Roy Smith of the Longshoremen's Union be received.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 25

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 1, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, August 1, 1974, at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Volrich, Linnell, and Harcourt

CLERK TO THE COMMITTEE: Marilyn Clark

RECOMMENDATION AND INFORMATION

1. 1976-1980 Five Year Plan

The Committee reviewed, this day, the total Five Year Plan as it now stands after the two previous review sessions. It was noted that, should all of the items included in Priority 1 and 2A be included in the Five Year Plan, the City would be called upon to borrow $105.5 million. This was $5.5 million over the Committee's objective of limiting borrowing to $100 million for the 1976 - 1980 Five Year Capital Program.

Before determining what additions there were and what possible deletions, the Committee reviewed the items suggested by community organizations, that had not yet been considered in some way during its review of Departmental submissions.

The Draft Five Year Plan, attached for information, shows the total amounts suggested for inclusion, amounting to $271,541,000. Deletions were necessary. Those items listed in Priority 1 and 2A can be considered, at this time, as having Finance Committee approval for inclusion in the 1976-80 Five Year Capital Program.

A. Public Submissions

a) Rapid Transit

It was noted that no funds had been provided for rapid transit in this Five Year Plan. It was also noted that discussions are presently taking place in regard to a rapid transit system in Vancouver and there is no doubt that the City will be required to provide a portion of the capital funds for this item. However, Committee members had no detail as to what amount the City might be required to provide. After discussion it was

RECOMMENDED,
THAT, in any publicity regarding the Five Year Plan, it should be made very clear that this plan does not include funds for a rapid transit system, and that there may be, within the five year period, 1976 - 1980, a plebiscite needed to provide funds for a rapid transit system.

b) Major Convention Centre

The Committee discussed the need for a major convention centre in the City and possible sources of funds. After discussion it was

RECOMMENDED,
THAT no funds be included for a major convention centre in the draft 1976-1980 Five Year Plan.

c) Waterfront Development Funds

The Committee discussed the inclusion in this Five Year Plan of funds for the development of the waterfront. It was determined that much of the financing would be done privately by the developers of the area.

It was
RESOLVED,
THAT no action be taken at this time to include funds for the 1976 - 1980 Five Year Plan for the development of the waterfront; the item to be held in abeyance and drawn to the Council's attention when the final plans for the waterfront are submitted to Council.

d) Funds to Develop a Skills Producing Industrial Complex for Low Income People

The suggestion to include an amount of $350,000 in this Five Year Plan was submitted by the Vancouver and District Public Housing Tenants Association. Representatives of that group presented to the Committee their idea of developing a small industrial skills producing complex which would include such items as a service station garage complex; workshops for carpentry; tinsmithing; etc.; a hairdressing and homemaking complex and a bookkeeping and secretarial office manager complex.

Their intent is to give 'on the job' training to people who would engage themselves in the practical problems of the low-income people of the city. They were also requesting that the city lease a parcel of land for $1.00 a year, and specifically mentioned the city-owned property, E/S Nanaimo between 24th and 26th Avenues. They suggested, and the Committee agreed, that there would be considerable coordination necessary, among Provincial and Federal Departments, the School Board, and the City. Following discussion, the Committee,

RESOLVED,
THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submission to the Standing Committee of Council on Social Services for consideration,

AND, that the Standing Committee of Council on Social Services be requested to consider the lease of the aforementioned property for this purpose.

Alderman Harcourt agreed to assist in co-ordinating and to expedite the process along with the Director of Social Planning for the consideration of the Social Services Committee.

B. Additions to the Draft Plan

City Council, on July 30, 1974, considered a report from the City Engineer in regard to the cost of Sewer Separation on private property in areas where the City converts the sewer system from combined to separate. Council passed a resolution at that meeting whereby the City would pay the cost of all work between the property line and the building, with the property owner paying for all changes inside the building. The estimated city cost of this plan is $2 million and had to be considered for inclusion in this Five Year Plan.

C. Deletions

With the addition of $2 million for sewer separation work on private property, the Five Year Plan stood, at this point in the meeting, at $7.5 million over the Committee's objective of $100 million, and Committee members indicated that, if possible, they would like to present a plan to Council and the public that had some leeway for additions; in other words, they were looking at deletions amounting to more than $7.5 million.

Throughout the review meetings the Provincial Government's one-third grants for community recreation facilities were considered. It was estimated that approximately $2 million could be taken from Section III, Community Recreation Facilities, on the assumption that approximately that sum would be provided by the Provincial Government fund.

The two areas that comprised the largest percentages of the total plan were Sewers and Community Recreation Facilities and Parks Acquisition.

The Acting City Engineer was asked the effect on the schedule of upgrading the sewer system if only 3/4 of the amount requested in that area were included in the Five Year Plan. It was determined that if 3/4 of the amount requested were provided the rate of upgrading would be at approximately 75% of the plan. It was, therefore, determined that $6 million could be cut from the $23.3 million originally established as Priority 1 for upgrading the sewer system.

Several items in Community Recreation Facilities and Parks Acquisition were looked at as possible areas for deletion, and amounts were cut from the Community Services Centres (Extensions and Improvements); funds for one rather than two new Community Service Centres were included; the provision for funds for mini-parks in the downtown area was cut in half to $1 million and the Point Grey Waterfront purchase funds were cut back to $1 million.

D. Report of the Staff Review Group

There were some items that the Committee considered required special attention in the Report of the Staff Review Group.

(a) Library Branch Development

The Staff Review Group, when commenting on Library Branch Development, stated:

"We could not agree with the Library Board desire for an area branch that in our opinion effectively tried to duplicate some of the reference capabilities of the Central Library. We felt that if a sub-central reference facility is desirable, then it is desirable on a regional basis and almost certainly should not be within the boundaries of the City of Vancouver."

The Committee noted that it does not concur with the statement of the Review Group in the second sentence above.

(b) Community Recreation Facilities

It was noted that the Park Board submissions for items in this category made no allowance for land acquisition.

(c) Point Grey Waterfront

The Staff Review Team questioned the Council policy of purchasing land along the north side of Point Grey road as and when it becomes available. The team suggested that today's market makes this policy unrealistic and that perhaps Council should reconsider this policy.

D. Report of the Staff Review Group, Cont'd

Following discussion of this item, your Committee

RECOMMENDS

THAT Council reconsider its policy of purchasing Point Grey waterfront property as and when it becomes available, and consider a program whereby property which would provide waterfront access and street end view spots be considered.

E. Schedule of Further Steps

The Committee considered the schedule of submission of the plan to Council and the public for information. The plan, as adopted by the Committee and attached, is in draft form and will not be put to Council as a recommendation until both Council and the public have had an opportunity to comment. This Five Year Plan will be submitted for comment, to those public groups who have indicated interest in its formulation, following the August 13 Council Meeting.

Final consideration of the Five Year Plan at the Committee level will take place on September 5, 1974 and will be presented to Council as a recommendation on September 10, 1974. An evening meeting should be scheduled and delegations received.

2. Long Term Planning and Borrowing

During its review of the 1976 - 1980 Five Year Plan, the Committee considered whether or not the Five Year borrowing authority is the most appropriate for this city at this time, taking into account the uncertainty in the economy. The Committee, therefore, considered the advantages and disadvantages of a shorter term. Discussion centred around the necessity for more comprehensive Council review of the Five Year Plan on an ongoing annual basis, and that during this annual review, Council consider the balance of the Five Year Plan. The effect of this more detailed review would be more long range planning. Council would be determining annually what portion of the Five Year Plan should be carried out in that year.

In regard to borrowing for sewers, it was noted that unless the City borrows for a 20 year term, it cannot benefit from Provincial Government assistance.

Following discussion, your Committee

RECOMMENDS

(a) THAT City Council continue to forward to the voters a program for a Five Year Capital Program with regular comprehensive Council reviews of that program, to include consideration of the balance of the program, the Director of Finance to be requested to report back to the Committee on the periodic reviews.

(b) THAT the Provincial Government be requested to amend the Sewage Facilities Assistance Act so that where the Act now specifies that grants be made on debt charges of a 20 year term, that this term be unspecified.

3. Availability of Grants

Committee members expressed concern that perhaps, on occasion, the City was not taking advantage of grants that were available, particularly at the Federal level, for certain projects. It is extremely difficult to keep up with those items that the Federal Government determines are eligible for grants, and it was considered that perhaps the best source of information would be other municipalities who have had success in obtaining a grant for some particular purpose.

Availability of Grants Cont'd.

It is,

RECOMMENDED,

THAT the Mayor be asked to investigate the possibility of using Federal Grants for some of the items that are included in the Five Year Plan, perhaps through contact with other members of the Canadian Federation of Mayors and Municipalities, and benefiting from their experience.

4. Pay As You Go Financing

Consideration of this item was deferred until a future meeting of the committee.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 25

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

August 1, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 1, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari (3:50 p.m.)
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meetings held June 27, July 16 and July 25, 1974 were adopted.

RECOMMENDATIONS

1. Party Identification By-law

Council on July 23, 1974 resolved,

"THAT this matter be referred back to the Standing Committee on Community Development to permit representatives of the Area Council of the N.D.P. to appear before the Committee."

Mr. Phil Lyons, President of the Vancouver Area Council of the N.D.P. met with the Committee and discussed their objections to a By-law which indicates that before political affiliation can be shown on the ballot, a political party must be a registered society. He stated that according to their constitution they could not set up the Vancouver Area Council of the N.D.P. as an incorporated society.

Mr. John Mulberry of the Law Department and Mr. D. H. Little, City Clerk, expressed their opinions as to why they felt it was desirable to limit party affiliation on the ballot to an incorporated society.

After some deliberation it was

RECOMMENDED,

THAT the basic form of the By-law be approved which provides that any group incorporated as a Society under the laws of the Province of British Columbia shall be entitled, in accordance with the terms of the By-law, to have the candidates sponsored by the group identified on the ballot as to their party or group affiliation; provided also however, that any group which is not an incorporated Society shall be required to provide, for the purpose of having its sponsored candidates similarly identified on the ballot, reasonable evidence to the City Clerk that the Organization has been in existence for three months prior to nomination day, that its affairs have been administered during that time by duly elected officers and directors, and that the Organization consists of at least 25 members who pay dues or make some form of financial contribution to the Organization.

Cont'd . . .

2. Grant Request - Willing Hands for Help

The Committee had for consideration a report of the Director of Social Planning (copy of which is attached) where it was recommended that an interim Civic grant of $3,000 be given to the Willing Hands for Help towards the services currently being offered.

The report indicated that this is a non-profit society offering several services for senior citizens. A 24-hour telephone and emergency service is provided, which includes a daily telephone check of over 250 seniors, emergency transportation,assistance with moving and filling out forms and a referral service.

The Director, Mrs. Beatrice Winters, appeared before the Committee and advised that their current funding had expired as of July 31st and that funding for the program will not be forthcoming from the National Health and Welfare Department for approximately two months time. In the meantime United Way has given a short interim grant of $1,000 and an additional $3,000 interim grant is required from the City in order to carry on this work. After discussion it was

RECOMMENDED,

THAT an interim Civic grant of $3,000 be given to the Willing Hands for Help toward the costs of services currently being offered.

INFORMATION

3. Adanac North Plan/Hastings Sunrise Action Council

The Chairman announced that while arrangements had been made to meet with Mr. Chatterton today, the Associate Deputy Minister in the Housing Department had telephoned yesterday to say he could not make this meeting as he had another meeting out of the Province and therefore the arrangements with the delegations that were to be present, were cancelled. Mr. Chatterton had subsequently telephoned this morning to say he could attend this meeting today, however as all the arrangements had been cancelled, it was felt desirable to leave this matter in abeyance until August 15th, when Mr. Chatterton has said he can be present.

Alderman Volrich advised that he, the Mayor and Alderman Harcourt had met with Mr. Chatterton recently and amongst other things, considered the matter of the Adanac North Plan. The Chairman stated that Mr. Chatterton had felt there might be justification for selling these lands to the Province at less than market value. It was indicated that if this property (the 13 acres on the N.W. corner) was sold on the basis of RS-1 Zoning, the value would be in the neighbourhood of $1,387,000.00. It was suggested that perhaps the City would like to consider retaining a 30% equity in the property for 50 years.

RESOLVED,

THAT the Chairman's oral report be received and that the matter be deferred until the August 15th meeting of the Committee.

The meeting adjourned at approximately 4:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 26

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

August 1, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the No.2 Committee Room, third floor, City Hall, on Thursday, August 1, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Mayor Phillips
Alderman Bowers
Alderman Pendakur

ABSENT: Alderman Massey (Leave of Absence)

CLERK: M. Cross

INFORMATION

1. Heritage Inventories

The Committee considered a report dated July 25, 1974, from the Director of Planning and the Director of Permits & Licenses on control methods of notifying the Vancouver Heritage Advisory Board of development permit applications and building permits to demolish or carry out interior or exterior renovations to possible heritage structures.

The Chairman was of the opinion that this report had already been to Council and the recommendations approved. The Committee therefore:

RESOLVED

THAT the report dated July 25, 1974, of the Director of Planning and Director of Permits & Licenses be received for information.

INFORMATION & RECOMMENDATION

2. Langara Lands

On July 23, 1974, Council, when considering a report of the Director of Planning dated July 18, 1974, on the above subject, approved

"Recommendation (i) That subject to there being no Provincial purchase of land for college extension or recreation purposes, Council approve the development of 20 acres of housing generally as recommended by the consultants."

The two alternative methods of financing housing and the remainder of the recommendations were referred to the Civic Development Committee for consideration.

Mrs. Helen Moran, on behalf of the Langara Citizens' Committee, outlined the views of the Committee with respect to the recommendation of the Director of Planning which had been approved by Council.

cont'd .....

Clause No.2 (cont'd)

They felt the telegram of July 24, 1974, from the Honourable Jack Radford, Minister of Recreation and Conservation, should be considered a definite offer on the part of the Provincial Government to purchase 6 acres of the 20 acres for community college use and 7 acres for greenbelt land from the Greenbelt Fund. The Mayor stated that there was no definite offer to purchase in the telegram, but that if he received confirmation in writing from the Provincial Government stating they were prepared to buy 13 acres, the City would be prepared to sell it to them.

The Citizens' Committee felt that the Mayor should meet with the Cabinet informing them that the City would retain the remaining 7 acres for park. The Mayor advised that this area is a low priority area for acquiring more park.

The Mayor suggested that a Local Improvement Bylaw be put to the local citizens in the Langara area to raise the $1½ million necessary to purchase 7 acres of Langara for park purposes. He agreed to send a telegram to the Minister of Recreation and Conservation outlining this proposal.

Mrs. Moran presented to the meeting the Citizens Council on Langara's Recommendations to Council dated July 31, 1974, and a motion of the Committee of July 30, 1974, requesting that any decision with respect to releasing land to the Y.M.C.A. be deferred until a final decision is reached on the 7 acre - 7 acre - 6 acre disposition formula.

Mr. Peter Westlake, Trustee, Langara City College, indicated that the response received from the Provincial Government to their request for the 6 acres for college use was that the request was "before the Cabinet". It was suggested that either the Chairman of the College Council or Mr. Westlake personally contact Mrs. Dailly, Minister of Education, and request a commitment from her for the 6 acres.

Park Commissioner McCreery outlined the resolution of the Park Board of July 22, 1974, in which they urged City Council not to designate the land for housing and that the Park Board and City Council meet with the Honourable Jack Radford and the Honourable Eileen Dailly to discuss alternate financing to acquire the land for open space and playing fields for Langara City College. He advised that the Park Board had tentatively arranged to meet with the Ministers the first week in September.

Commissioner Puil agreed with the idea of a Local Improvement Bylaw and stated that the Park Board would offer assistance to the City in the determination of boundaries for the Bylaw.

The Chairman advised that the Y.M.C.A. is prepared to enter into an agreement with the City to reserve pool time two weekday evenings, plus Saturday and Sunday afternoons for public use, and would be prepared to schedule the time to complement the Percy Norman Pool hours. They are also prepared to fix the rate of admission the same as the Vancouver Park Board.

cont'd ...

Clause No.2 (cont'd)

The housing alternatives were discussed and it was agreed that out of the 270 Single and Family units there should be 130 units at free market value and 140 units of cooperative housing. The suggested 70 Single units would probably be accommodated in the cooperative housing.

RESOLVED

THAT the Mayor send the following telegram this day (Aug. 1st) to the Hon. Jack Radford, Minister of Recreation and Conservation.

"RE YOUR TELEGRAM OF JULY 24TH IF YOUR GOVERNMENT WOULD AGREE TO PURCHASE THIRTEEN ACRES FOR $2,925,000 FOR OPEN SPACE AND/OR COLLEGE CAMPUS USES, WE WOULD BE PREPARED TO PUT A LOCAL IMPROVEMENT BY-LAW TO THE CITIZENS OF THE AREA TO PURCHASE THE BALANCE OF THE PROPERTY IN THE LANGARA GOLF COURSE. WE MUST HAVE A REPLY AUGUST 31ST AT THE LATEST OR WE WILL HAVE PASSED THE POINT OF NO RETURN."

The Committee

RECOMMENDED

(a) THAT if the housing option is pursued, the selling price of the land be $260,000 per acre with the extra $700,000 being made available for reconstruction and rehabilitation of the Golf Course.

(b) THAT the Director of Planning be instructed to look into the possibility of providing approximately 130 units of Family housing at free market value and approximately 140 units of Single and Family housing in cooperative housing be developed in conjunction with the Provincial Government; and report back on details of the required rezoning and methods of disposal.

(c) THAT the matter of the reconstruction and rehabilitation of Langara Golf Course be referred to the Director of Planning for consultation with the Board of Parks & Public Recreation and the Langara Golf Course Citizens' Sub-committee.

(d) THAT Council release two acres to the Y.M.C.A. and the question of location and siting of the facility be referred to the Director of Planning; the question of public access to the facility to be negotiated to the satisfaction of the Board of Parks & Public Recreation and City Council.

(e) THAT the matter of other recreation facilities be referred to the Board of Parks & Public Recreation.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 7 & 8

PART REPORT TO COUNCIL

X

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

August 8, 1974

A meeting of the Standing Committee of Council Waterfront and Environment was held on Thursday, August 8, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Linnell

ABSENT: Alderman Massey (Leave of Absence)
Commissioner DuMoulin

CLERK: H. Dickson

RECOMMENDATION

1. Carrington Dock

The Committee had before it for consideration a report, dated August 2, 1974, from the Chairman, which explains that one acre of land and the Carrington Dock on Celtic Island in the Fraser River, purchased by the Greater Vancouver Sewerage & Drainage District in 1960, has now been declared surplus to G.V.R.D. requirements and is up for sale.

During discussion, the Chairman informed the Commitee there is approximately $82,000 remaining in the $100,000 fund referred to in his report.

The Committee felt that the one acre of land and the wharf would be a valuable addition to the property the City is acquiring for public access along the Fraser River. Following discussion, it was

RECOMMENDED

A. THAT Council approve in principle buying the Carrington Street Wharf and the property (approximately 0.9 acres) from the Greater Vancouver Regional District;

B. THAT Council instruct the Properties Department to negotiate a price and report directly back to Council;

C. THAT funds for this acquisition come from the unused portion of the $100,000 allocated in the 1974 Budget.

2. Wooden Projecting Signs

The Committee had before it for consideration a report dated July 22, 1974 from the City Building Inspector and the Fire Chief, which recommended a clause governing wooden projecting signs be incorporated in the proposed City Sign By-law.

A representative of the Sign Industry questioned the small size of 15 sq.ft. as the maximum allowable area proposed for this type of sign. The City Building Inspector, Mr. D. A. Matheson, explained his initial feeling was that no wooden projecting signs should be permitted as, with age, they begin to rot and become hazardous. However, he is prepared to recommend that 15 sq.ft. wooden projecting signs be permitted. Following discussion, it was

cont'd .....

Clause No. 2 (cont'd)

RECOMMENDED

THAT the following be included in the proposed Sign By-law:

Wood, leather or other similar combustible material (excepting approved combustible plastic) may be used as part of a projecting sign providing

(i) its area on one face is not greater than 15 square feet

(ii) it is attached to a metal frame capable of sustaining all loads borne by the sign.

3. Portable Signs

Council on July 30, 1974 received a brief from Mr. David Yanor of Porta Sign Ltd., asking that portable signs be included in the Sign By-law. Council referred this brief to the Standing Committee on Waterfront and Environment.

The Committee had before it for consideration Mr. Yanor's brief and a report from the Director of Planning dated August 1, 1974, which recommended that portable signs be permitted in Gastown and Chinatown and other special areas where there will be strict control.

During discussion, the Committee raised the question of advertising signs on public property such as bus stop benches.

Mr. D. Hickley, Assistant Director, Civic Development, Planning Department, explained there are two by-laws: the City Sign By-law and the Engineering Department's Street By-law which governs signs such as on bus stop benches.

It was the feeling of the Committee that such signs on public property should be provided for in the Sign By-law.

On the subject of portable signs, the Committee expressed concern over the type of large metal 'read-o-graph' sign on wheels which is being used in particular by service stations, drive-ins, etc. These signs, though considered portable and temporary, often become permanent fixtures and are frequently illuminated electrically and may not meet electrical safety requirements. Mr. D. Hickley advised these signs should not be permitted under the Sign By-law, but instead they be allowed only as stated in Gastown, Chinatown and other special areas where there is strict control. Following discussion, it was

RECOMMENDED

A. THAT staff be asked to draft regulations governing stationary signs located on public property such as advertising signs on bus stop benches, and incorporate these regulations in the proposed Sign By-law;

B. THAT portable signs be permitted in Gastown, Chinatown and other special areas where there will be strict control to ensure their quality and where they are used to achieve certain special effects.

4. Proposed Draft Sign By-law

The Committee had before it for consideration a report dated July 25, 1974 from the Director of Planning.

cont'd .....

Clause No. 4 (cont'd)

During discussion, a representative of the Planning Department produced a mock-up of a brochure which explains the proposed Sign By-law. He reported the estimated cost for 1,000 copies of the brochure is $4,800.

The Chairman said there has been good progress made in the four to five months spent working on preparation of the Sign By-law and he expressed thanks to representatives of the Sign Industry for their co-operation. He added that some signs are already being removed to conform to provisions of the proposed by-law.

A representative of the Sign Industry informed the Committee that some 30 signs located on rooftops along Burrard Street between Broadway and the Burrard Street Bridge are currently being removed. Following discussion, it was

RECOMMENDED

A. THAT the legal draft of the proposed Sign By-law with amendments pursuant to the Committee's action today (clause 3) be received;

B. THAT copies be made available to interested persons or groups who should at the same time be made aware of the proposal to publish an explanatory brochure;

C. THAT up to $5,000 be allocated for the production of 1,000 copies of an explanatory brochure;

D. THAT an evening public hearing be held on the proposed Sign By-law, the suggested date being Tuesday, September 10, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 27

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 27, 1974, in the Council Chamber, commencing at approximately 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Marzari.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the report on Proposed Broad Liability Insurance Coverage from the Board of Administration, and the Public Disclosure Act - Municipal Employees. It was agreed that these reports would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT the Minutes of the Regular Council Meeting dated August 13, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. University Endowment Lands.

It was agreed to defer consideration of this matter, pending the hearing of a delegation this afternoon.

DELEGATION THIS AFTERNOON.

COMMUNICATIONS OR PETITIONS

1. Fire By-law Upgrading Requirements.

It was agreed to defer consideration of this item pending the hearing of delegations from the following organizations this afternoon, at which time Report II, Standing Committee on Housing, Clause 6, will be considered.

(a) B.C. Rental Housing Council,

(b) Downtown Eastside Residents' Association,

(c) Vancouver Rooms and Apartment Owners' Association.

2. The East Hotel, 445 Gore Avenue.

Council agreed to hear a delegation from the Downtown Eastside Residents' Association later this day regarding this matter, which is the subject of Clause 3, Report II, Standing Committee on Housing.

3. U.B.C.M. Conference.

Council noted a letter from the Deputy City Clerk,dated August 23, 1974, advising that six members of Council and Commissioner Ryan will be attending the U.B.C.M. Conference in Vernon from September 18 - 20, with two of the members requiring to be in Vernon on September 16. Council was asked to consider whether they wish the meeting of Council scheduled for September 17, 1974, cancelled, or the commencement time varied.

MOVED by Ald. Gibson,
THAT the Council meeting of September 17, 1974, be cancelled and, therefore, the schedule of Council Meetings approved by Council on January 8, 1974, be varied accordingly.

- CARRIED UNANIMOUSLY

4. Lookout Emergency Aid Society - Grant Request.

Council noted a letter from the Lookout Emergency Aid Society dated August 19, 1974, appealing a decision of Council not to approve a grant to the organization.

The City Clerk advised Council that the organization has requested to withdraw their letter at this time.

MOVED by Ald. Hardwick
THAT the Lookout Emergency Aid Society's letter dated August 19, 1974, be withdrawn as requested.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. British Columbia Amateur Wrestling Association - Grant Request.

Under date of August 14, 1974, the B.C. Amateur Wrestling Association submitted a letter requesting a grant of $1,000 to help cover the cost of staging the 1975 Championships of the Association.

MOVED by Ald. Hardwick
THAT the letter from the British Columbia Amateur Wrestling Association be received, and the organization be advised of Council's policy in respect of such Sports grant requests.

- CARRIED UNANIMOUSLY.

6. National Youth Orchestra Association of Canada - Grant Request.

Under date of August 19, 1974, the National Youth Orchestra Association of Canada submitted a letter requesting a grant to the organization equal to the rental of the Queen Elizabeth Theatre, ($3,600 for three concerts). It was noted that Council had approved a similar grant request in 1973, subject to certain conditions.

MOVED by Ald. Massey.
THAT a grant in the amount of $3,600, equal to the rental of the Queen Elizabeth Theatre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Linnell,
THAT a grant equal to 50% of the rental of the Queen Elizabeth Theatre, based on the non-commercial rate, to the National Youth Orchestra Association, be approved.

- (not put)

7. Vancouver Society for Early Music - Grant Request.

The Council noted a letter from the Vancouver Society for Early Music, dated August 14, 1974, in which the organization is requesting an additional grant of $2,000 to rent premises at 2715 West 12th Avenue for the purpose of storage and rehearsal space. Council was advised that a grant of $2,000 had already been approved to this organization on April 9, 1974.

MOVED by Ald. Hardwick
THAT no action be taken on this grant request at this time and the organization be advised that Council is inclined to defer the request to next year when Annual Grants are again considered. However, if it so wishes, the organization has the right to appeal this decision.

- CARRIED

(Alderman Rankin - opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Vanier Park - Community Music School

The Council noted the following letter, dated August 22, 1974, submitted by the Mayor.

" The City owns Building 14 in Vanier Park and on November 20, 1973 Council agreed that we should lease that building to the Community Music School. The Music School wishes to refurbish the building so it compliments the present facilities in Vanier Park, so it is as unobstrusive as possible, and so it can be developed as a Community Music Centre.

The Music School has succeeded in obtaining $333,333.00 from the Provincial Government. Their private fund-raising has to this point come up with $125,000.00 and they hope to have $500,000.00 through private fund-raising by November 15, 1974. To the present the Federal Government has been reticent to aid the school. Evidently they feel they have already donated the land and building to the City.

Like a swimming pool, community centre, or skating rink, the Community Music School in Building 14 can become a valuable asset to the community.

The City should aid in financing the redevelopment of this valuable civic asset for a number of reasons. First, it will allow the disposition of Building 14 to be finally established and will allow us to complete Building 14's renovations as soon as possible. This was very important to the people in the surrounding neighbourhood. Further, a contribution will allow the school to continue with its excellent program uninterrupted. Finally, if the City makes a significant contribution to the redevelopment of Building 14, it will give the school's fund-raisers extra impetus in their dealings with both the federal and private sectors.

I therefore RECOMMEND that the City approve $333,333.00 toward the refurbishing of Building 14 and that the funds come out of the 1975 Supplementary Capital Budget. "

Council also noted a letter from the National Professional Music Teachers' Association, opposing the proposed civic grant to the Community Music School.

A further letter from the B.C. Registered Music Teachers' Association, dated August 24, 1974, was also before the Council, suggesting the matter be deferred until late September, when the organization can make an effective and personal representation.

Council's attention was also drawn to a report of the Director of Planning contained in Department Report, dated August 23, 1974, Building and Planning Matters, Clause 4, in which the matter of a Development Permit Application regarding the use of the building at 1170 Chestnut Street for the Music School was detailed.

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd)

Vanier Park - Community Music School (Cont'd)

MOVED by Ald. Hardwick

THAT the whole matter of the Community Music School project, including the Development Permit Application referred to in Clause 4, Department Report, Building and Planning Matters, dated August 23, 1974, be referred to the Finance Committee to consider:

(a) funding proposals;

(b) a review through the Board of Administration (and the Board with the appropriate City Officials) to ascertain the appropriateness of design of the project and in terms of cost, use, in part, for museum storage, in what way the project can be considered a continuing City asset with City financial participation;

(c) general policy involved.

FURTHER THAT

(a) the architects be requested to discuss with the Urban Design Panel, the objections of the Panel to the proposed landscaping;

(b) the Organizations asking to appear be heard by the Committee and subsequently by the Council, if the Organizations so request.

- CARRIED UNANIMOUSLY

9. New Provincial Legislation Relating to Assessments and Taxation.

Council noted a letter from Alderman Volrich, as the City's representative on the Union of British Columbia Municipalities, on the matter of New Provincial Legislation on Assessments and Taxation. The letter made general comments, present restrictions, the effects and future policies and concluded with the following recommendation:

"The City of Vancouver file a brief directly with the Special Committee of the Legislature and that the brief be prepared by the Director of Finance in consultation with the Board of Administration and the Finance Committee."

Council was advised that the Director of Finance is already preparing such a brief, which is expected to be on the Finance Committee's Agenda for consideration on Thursday, August 29, 1974.

The Mayor also advised that he has written to the Chairman of the Legislature's Special Committee, requesting the Committee to receive and consider the City's brief in September, which will be beyond the deadline for receiving briefs.

MOVED by Ald. Volrich

THAT the recommendation contained in Alderman Volrich's letter be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Disposal of certain City-owned Lands, East and West of former Jericho Defence Lands.

The Council noted a letter received from the Park Board dated August 22,1974, regarding the disposal of City-owned lands East and West of Jericho Defence Lands.

A letter from the West Point Grey Civic Association was also noted, requesting permission for a delegation to appear before Council concerning City-owned properties in Block 130 bounded by Trimble, Belmont, Sasamat and Hadden Streets.

MOVED by Ald. Pendakur
THAT this matter be deferred pending the hearing of a delegation from the West Point Grey Civic Association later this day.

- CARRIED UNANIMOUSLY.

11. Enforcement of Zoning By-law and Street and Traffic By-law in the area of the P.N.E.

MOVED by Ald. Pendakur
THAT the request of Mrs Phyllis Alfeld, as contained in her letter of August 26, 1974, to appear as a delegation later this day to discuss the matter of enforcement of by-laws in the P.N.E. area, be granted.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION REPORT, August 23, 1974.

Works & Utility Matters (August 23, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Lane South of 48th Avenue from Nanaimo Street to Clarendon Street and Lane East of Nanaimo Street from 48th Avenue to 49th Avenue
Cl. 2: B.N. Spur Track Across Glen Drive at Fifth Avenue
Cl. 3: Pavement Widening on Victoria Drive at North Approach to 54th Avenue
Cl. 4: Tender No. 56-74-1 - Supply of Asphalts - Liquid and Paving
Cl. 5: Street Width - 1700/1800 Blocks East 15th Avenue

The Council took action as follows:

Clauses 1, 2, 3, 4 & 5.

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration contained in Clauses 2, 3 and 4, be approved, and Clauses 1 and 5 be received for information.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Capital Budget: Policy.

When considering Clause 3, Board of Administration report, Works and Utility Matters, dated August 23, 1974, Commissioner Ryan advised of the policy of Council, approved in 1966, which gives the Board of Administration authorization to approve amounts up to $5,000 under the Capital Budget. Because of inflation, it was suggested that Council may wish to extend the authority up to an amount of $10,000.

MOVED by Ald. Bowers
THAT the Council policy of May 17,1966, in respect to the Board of Administration being authorized to approve Capital Budget items up to an amount of $5,000 be changed to cover an amount up to $10,000.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(August 23, 1974)

Illegal Accommodation - Hardship
Mr. Piara Singh Sandhu
875 West 63rd Avenue. (Clause 1)

MOVED by Ald. Bowers
THAT the Hardship Application from Mr. Piara Singh Sandhu be granted for a further period of six months.

- CARRIED

(Mayor Phillips - opposed)

Fire and Traffic Matters
(August 23, 1974)

Taxi Industry - Fare Increases
(Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the Board of Administration contained in this report be approved and the Vehicles for Hire Board be requested to report back to the next meeting of Council.

- CARRIED UNANIMOUSLY

Finance Matters
(August 23, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Quarterly Review of Revenues and Expenditures as at June 30, 1974
Cl. 2: Investment Matters (Various Funds) June, 1974
Cl. 3: Establishment of an Evening Key Punch Shift
Cl. 4: New Position - Junior Fire Alarm Operator-Helper
Cl. 5: Retaining of Outside Lawyers
Cl. 6: Pacific National Exhibition - 1974 Operating and Capital Budgets

The Council took action as follows:

Cont'd

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
August 23, 1974.(Cont'd)

Clauses 1 - 5.

MOVED by Ald. Pendakur
THAT the recommendations of the Board of Administration contained in Clauses 1, 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Pacific National Exhibition - 1974
Operating and Capital Budgets. (Clause 6)

MOVED by Ald. Pendakur
THAT the 1974 Capital Budget for the Pacific National Exhibition, as detailed in the Board of Administration Report, be approved and the 1974 Operating Budget for the Pacific National Exhibition be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(August 23, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Personnel Regulation #220 - Vancouver Employees' Savings Plan
Cl. 2: Employee Handbook

The Council took action as follows:

MOVED by Ald. Pendakur
THAT the recommendations of the Board of Administration contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 23, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Partial Exchange of Portion of City-owned - N/E Corner Highway 401 and 1st Avenue for 1249 Boundary Road
Cl. 2: Demolitions
Cl. 3: Disposal of Portions of Streets and Lanes

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Harcourt
THAT the recommendations of the Board of Administration contained in Clauses 1 and 3 of this report be approved, and Clause 2 be received for information.

- CARRIED

(Ald. Bowers and Pendakur - opposed Clause 3)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL
REPORT, August 27,1974.

Works & Utility Matters
(August 23, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Shinerama '74 For Cystic Fibrosis
Cl. 2: Proposed Foot Race in the West End
Cl. 3: Recycling Pilot Projects

The Council took action as follows:

Shinerama '74 for Cystic Fibrosis. (Clause 1)

MOVED by Ald. Gibson
THAT permission be granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 13, 1974, permission be subject to the following conditions:

i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.

ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

- CARRIED UNANIMOUSLY

Proposed Foot Race in the West End. (Clause 2)

Council was advised that the proposed Foot Race in the West End will not now take place, and the organizer, Mr. J. Brennan has requested that the matter be withdrawn.

MOVED by Ald. Gibson,
THAT, as requested, this Clause be withdrawn.

- CARRIED UNANIMOUSLY

Recycling Pilot Projects. (Clause 3)

In considering this Clause, Mr. Boyes, Assistant City Engineer, Planning and Control Division, gave a detailed explanation of the report with the aid of a map giving the legend of the various re-cycling projects.

MOVED by Ald. Bowers
THAT the weekly pilot recycling program be continued until February, 1975, at an estimated net cost of $32,000, during which period there would be experimental modifications to a limited number of our present vehicles and the recycling suitability of alternate type of vehicles would be investigated. The results of the program and feasibility of any new vehicles to be reported on, along with the results of the Recycling Depot, in March 1975.
FURTHER THAT the City Engineer approach the Federal and Provincial Governments in an endeavour to have these Governments assist financially in respect of this project.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 23, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Development Permit Application No. 67174
2970 Kingsway
Cl. 2: Development Permit Application No. 67174
3401 East Hastings Street
Cl. 3: Ray-Cam Proposal - Disposal of Site
Cl. 4: Development Permit Application No. 66706
1170 Chestnut Street
Cl. 5: Demolition of Buildings - 601 - 619, 623 - 627
Howe Street, and 832, 840 Dunsmuir Street
Cl. 6: Downtown Vancouver Study - Distribution of
Portion of the Draft for use in Public Discussion

The Council took action as follows:

Clauses 1 - 3.

MOVED by Ald. Hardwick
THAT the recommendations of the Director of Planning and the Deputy Director of Planning, contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No.66706,
1170 Chestnut Street. (Clause 4)

For Council action on this Clause, see Page 5.

Demolition of Buildings,
601 - 619, 623 - 627 Howe Street,
and 832, 840 Dunsmuir Street (Clause 5)

MOVED by Ald. Hardwick
THAT this Clause be deferred pending the hearing of a delegation from Mr. Thomas A. Dohm, Q.C., as requested, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Downtown Vancouver Study - Distribution
of Portion of the Draft for use in
Public Discussion. (Clause 6)

MOVED by Ald. Hardwick
THAT this whole matter be referred to the Civic Development Committee for consideration and report to Council.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters
August 23, 1974.

S.M. Anderson, Claim No. 14414
re Car Accident. (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Director of Legal Services contained in this report, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Policy Planning -
Management Advisory Committee.

Council considered the following Board of Administration Report, dated August 19, 1974.

" City Council, at its meeting of July 9, 1974, received a communication from the Mayor, stating:

"I believe the Council must make policy decisions in the following areas:

1. Policy Planning;
2. Local area planning;
3. Development Permit Application procedure;
4. Long-range planning;
5. Staffing."

Under "policy planning," the Mayor stated:

"The advisory function, formerly held by the Technical Planning Board, I believe could best be done by a much smaller management advisory committee, headed by the City Commissioner and consisting of five or six senior department heads...I recommend that this general approach be endorsed, and the Commissioner report back to Council with the administrative arrangements."

This proposal was referred to the Board of Administration for report.

I have examined the present civic organization, and the administrative and communication procedures now in use by City Council, civic departments and related Boards. I have also assessed the proposal in light of previous experience in the City organization and the development of municipal government elsewhere in Canada.

My proposals and recommendation are set out below.

The City organization consists of the Board of Administration and eleven departments, namely:

City Clerk, Engineering, Finance, Fire, Health, Law, Permits and Licenses, Personnel, Planning, Q. E. Theatre, and Social Planning.

Associated with the City organization are the following:

Board of Parks and Recreation;
Library Board;
Police Commission;
G.V.R.D.;
Museum and Planetarium Association;
Art Gallery Association;
Pacific National Exhibition;
and the Vancouver School Board.

While the School Board is a more independent body in many respects than the others named above, nevertheless, there are a number of administrative matters of common interest (such as, land use and location of schools, purchasing policies, employee relations and taxation).

The Board of Administration, on a number of previous occasions, has organized department heads' meetings on a regular basis, for discussion of matters of general interest. Over a period, such meetings have petered out as the department heads found themselves more fully occupied with specific problems in their own departments and could not spare time for meetings of a general nature, or which were attempting to deal with matters not related to their specific interests.

As an alternative, the Board of Administration has, as the necessity arose, called together specific department heads and officials of other Boards to deal with matters of common interest, and it is my experience that such an arrangement has proven to be the most expeditious and satisfactory manner in which to resolve the particular problem which had arisen.

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Policy Planning - Management Advisory Committee. (Cont'd)

Advice and resolution of problems are most frequently required in the areas of common interest and responsibility of the City Engineer, the Director of Planning, the Director of Finance, the Director of Legal Services, and the Director of Social Planning.

I propose to form a management committee composed of these officials. Any of these officials may propose agenda items. The agenda will indicate the members of the committee required to attend the meeting; the other members may or may not attend, as they choose. Such an arrangement would provide for maximum input without making unnecessary demands on the time and energies of officials not directly concerned with specific items.

Other department heads and officials of the civic Boards listed above may also propose items for the agenda, and where any item should concern such departments or Boards, they will be requested to attend the meeting of the committee.

The function of the Advisory Committee will be to advise the Board of Administration on policy and other matters, for recommendation and report to Council. Such matters would include: the capital expenditure programmes; intergovernmental matters; funding arrangements, including regional transportation; Harbours Board matters; major real estate developments; and special planning items, such as local area planning programmes. The Advisory Committee could also be called upon to establish guidelines for the annual revenue budget, and to prepare proposals for labour negotiations, now conducted on a regional basis.

A definite time and date will be established for meetings of the committee (say, 2:00 p.m., on the second and fourth Wednesdays of each month). Any special items arising would, of course, give rise to need for calling a special meeting.

If Council concurs with the foregoing proposal, your Board RECOMMENDS that the Technical Planning Board be abolished, and the Director of Planning deal with all zoning and development permit matters, in accordance with the recent change in Charter Amendments and Council action of November 6, 1973. The Board of Administration to report back to Council on steps necessary to implement this recommendation. "

MOVED by Ald. Hardwick
THAT the proposal and recommendation of the Board of Administration contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

Change of Title - Commissioner Ryan.

During consideration of the Board of Administration report of August 19, 1974, regarding Management Advisory Committee, the Council discussed the change of title of Mr. Ryan's position and it was

MOVED by Ald. Bowers
THAT the title of 'Commissioner - Board of Administration' be changed to 'City Manager', and the Director of Legal Services bring in the necessary amendments to the Board of Administration By-law.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 10.45 a.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council at 2.00p.m.

The Council reconvened at approximately 2:00 p.m., in the Council Chamber with Deputy Mayor Alderman Linnell in the Chair and the following members present:

PRESENT: Deputy Mayor Alderman Linnell
Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips
Alderman Marzari

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of ten young people from the Y.M.C.A. under the direction of Mr. Cochrane.

DELEGATIONS & UNFINISHED BUSINESS

University Endowment Lands

Council on August 13, 1974, agreed to hear a delegation from the Endowment Lands Regional Park Committee with respect to development of the University Endowment Lands.

Mr. Tom Hethrington addressed the Council and filed a brief requesting Council authorize the Park Board to assess the long term community benefits of major park development on the lands as opposed to the Provincial Government plan for high density housing over approximately 3/4 of the area.

Reference was made to the following motion which was passed by Council on February 5, 1974, with respect to this matter:

"THAT WHEREAS

a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver

b) It is important that the City of Vancouver, the University Community and the Greater Vancouver Regional District be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver, the University community and the Greater Vancouver Regional District as to the development of the University Endowment Lands and to accept the following statements of policy in the development of the said lands:

1) the major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes

2) the remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university

3) a study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

University Endowment Lands
(continued)

4) before any development plan is decided upon public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver, to invite submissions from interested groups and the general public

5) a special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University community

6) any lands allocated to housing or commercial development should be made available only on a lease basis.

- CARRIED UNANIMOUSLY."

MOVED by Ald. Gibson,
THAT a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter;

FURTHER THAT a motion be carried forward by our representatives on the G.V.R.D. at its meeting August 28, 1974, to urge such a meeting and to consider additional representation on behalf of the G.V.R.D. at such meeting, with the City of Vancouver's resolution of February 5, 1974, forming a basis for discussion.

- CARRIED UNANIMOUSLY

East Hotel, 445 Gore Avenue

As agreed to earlier this day, Council heard a delegation from Mr. Bruce Eriksen, President of the Downtown Eastside Residents Association, on behalf of the residents of the East Hotel.

Council noted a communication from Mr. Eriksen dated August 20, 1974, on this matter requesting that Council retain the East Hotel as residential accommodation and as an historical building.

Council considered Clause 3 of the report dated August 14, 1974, from Alderman Harcourt, Chairman and Alderman Volrich, Member, of the Standing Committee on Housing. This Clause concluded with the following resolutions:

"A. THAT the Social Planning Department be instructed to communicate to the tenants of the East Hotel that if they wish to relocate the Social Planning Department would find alternate accommodation for them.

B. THAT the Social Planning Department report back on relocations required as a result of closures of other hotels in the Downtown Eastside area of the City of Vancouver.

C. THAT the Social Planning Department report back with recommendations on extra financial and staffing assistance which would be required to establish presence in the Downtown Eastside area in order to relocate tenants when required."

MOVED by Ald. Harcourt,
THAT the foregoing resolutions be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the East Hotel be retained as a residential hotel.

- LOST

(Aldermen Bowers, Harcourt, Massey, Pendakur and Volrich opposed)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

East Hotel, 445 Gore Avenue
(continued)

MOVED by Ald. Rankin,
THAT the City lay charges on a daily basis against the owners of the East Hotel when relevant City By-laws are violated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the City make it clear that it is not taking any action to relocate the tenants from the East Hotel except when requested to do so voluntarily by any of these tenants.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing item, the Council observed a short recess.

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Fire By-law Upgrading
Requirements

As agreed to earlier this day, Council heard the following delegations with respect to Fire By-law upgrading requirements:

(a) Mr. R. Gibson representing the B.C. Rental Housing Council addressed the Council and filed a brief outlining the practical difficulties of the Fire By-law upgrading proposals and the cost impact on members of the B.C. Rental Housing Council and their tenants. This brief also put forward suggestions re retention of certain equipment and investigation of new technological improvements.

(b) Mr. Bruce Eriksen representing D.E.R.A. spoke in support of enforcement of the Fire By-law.

(c) Mr. Quon H. Wong representing the Vancouver Rooms and Apartment Owners' Association made a plea for relaxation of the Fire By-law upgrading requirements particularly with respect to sprinklers because of the economic hardship which would be imposed on members of his Association if the required upgrading were undertaken.

MOVED by Ald. Hardwick,
THAT

(a) the representations of the delegations be received and referred to the appropriate officials for comments to the Standing Committee on Housing;

(b) the Standing Committee on Housing consider the question of timetabling and priorities for implementation of the Fire By-law outside the core area;

(c) the Standing Committee on Housing meet with the delegations appearing this day to discuss with them their specific recommendations;

(d) the Committee consider new technological advances.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
THAT Council request the Provincial Rentalsman, when considering rent increases, to take into account the cost to owners and operators of rooming houses and apartments of meeting all applicable City By-laws.

- CARRIED

(Alderman Rankin opposed)

DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Sale of City-Owned Lands
in the Jericho/Locarno Area

As agreed to earlier this day, Council heard a delegation from Mr. Frew and Mrs. Piggott on behalf of the West Point Grey Civic Association. The delegation filed a brief and requested Council to retain, as park, City-owned lands being Lots 12, 13, 18 and 19, Block 130, D.L. 540 bounded by Trimble, Belmont, Sasamat and Hadden Streets and in addition, to acquire the balance of the property in this block for park purposes.

Reference was made to the resolution of Council 'In Camera' of July 9, 1974, that there be consultation with the Park Board with respect to maintaining these lots as part of the park system. Council also noted the following letter from the Park Board dated August 22, 1974:

"The following is an excerpt from the minutes of the last meeting of the Board held on August 19, 1974:

..."DISPOSAL OF CITY OWNED LANDS EAST AND WEST OF FORMER JERICHO DEFENCE LANDS, TO PROVIDE FUNDING FOR JERICHO PARK DEVELOPMENT

'Board members reviewed a report dated August 15, 1974, prepared by the Director of Planning & Development and Board of Administration report dated June 11, 1974, which suggested disposal of City and park lands to provide substantial funds for Park Board's development of the former Jericho Defence Lands.

'After discussion, it was regularly moved and seconded,

'RESOLVED: That the Board agree that the City dispose of City owned Lot 4, Block 133 in Area 3, and Lots 1-4 and 7-10 in Area 4 except for further consideration of retention for parking purposes of Lots 4 and 7; and that the City consider the possible closure of Trimble Street at N.W. Marine Drive and the possibility of a pedestrian easement through Lot 4 in Area 3.

- Carried.

'It was regularly moved and seconded,

'RESOLVED: That the Board agree to sale of Park Board and City owned lands in Area 1 (Blocks 129 and 130) except for lots 12, 13, 18 and 19 in Block 130 to be retained for park purposes for the present, on the understanding that funds generated as suggested in the Board of Administration report be put towards development of Jericho Defence Lands.

- Carried."...

MOVED by Ald. Harcourt,
THAT the representation by the delegation be received.

(amended)

MOVED by Ald. Hardwick in amendment,
THAT the representation by the delegation be received and that Lots 12, 13, 18 and 19, Block 130, D.L. 540, be retained for park purposes.

- CARRIED

(Aldermen Bowers and Harcourt opposed)

cont'd....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Proposed Sale of City-Owned Lands in the Jericho/Locarno Area (continued)

MOVED by Ald. Rankin in amendment to the amendment,

THAT the City-owned lands in Block 130 be retained for park purposes and the cost of the maintenance of these lots and any costs relating to acquisition of other property in this Block be allocated from the funds designated for development of the Jericho lands.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Massey, Pendakur, Volrich and Deputy Mayor Alderman Linnell opposed)

The motion of Alderman Harcourt as amended by Alderman Hardwick and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the representation by the delegation be received and that Lots 12, 13, 18 and 19, Block 130, D.L. 540, be retained for park purposes."

MOVED by Ald. Hardwick,

THAT the communication from the Park Board dated August 22, 1974, be received for information.

- CARRIED UNANIMOUSLY

P.N.E. Parking

As agreed to earlier this day, Council heard a delegation from Mrs. Phyllis Alfeld on parking in the vicinity of the P.N.E. Mrs. Alfeld addressed the Council and urged immediate enforcement of the Street and Traffic By-law and requested Council to instruct the Director of Permits and Licenses to immediately close down all illegal parking lots in the vicinity of the P.N.E.

In this regard Council noted Clause 4 of the report of the Standing Committee on Community Development dated August 15, 1974, on this matter which contained the following recommendation:

"THAT there be no relaxation of the Parking By-law in the area adjacent to the P.N.E. during the Exhibition."

MOVED by Ald. Volrich,

THAT the above recommendation of the Standing Committee on Community Development be approved.

(amended)

MOVED by Ald. Rankin,

THAT Council reaffirm enforcement of the Street and Traffic By-law and the Police Department be so instructed.

(not put)

MOVED by Ald. Hardwick in amendment,

THAT the following words be added after the motion:

"effective September 3, 1974."

- CARRIED

(Aldermen Harcourt and Rankin opposed)

The motion as amended by Alderman Hardwick and reading as follows was put and CARRIED:

"THAT the above recommendation of the Standing Committee on Community Development be approved effective September 3, 1974."

(Aldermen Harcourt and Rankin opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

D. Housing Registry and Relocation Service.

Council considered the following Board of Administration report, dated August 23, 1974:

"Vancouver City Council on June 25, 1974 passed the following motion when dealing with the Standing Committee on Housing report dated June 11, 1974. This motion read in part:

"That the matter of relocation, housing registry and computer time be referred to the Board of Administration for report".

BACKGROUND

Discussions on this topic have been going on for some time. In order to provide a common base for presenting this issue the following definitions are required:

Housing registry - listing of available accommodations categorized by area, type, cost etc. Registry would also include listings of legal suites.

"People" registry - listing of applicants grouped by family size, desired neighbourhood, services required, etc.

Computer system - automated system for sorting, categorizing and storing information required in both the above registries.

Relocation service - a transportation service oriented to those who find it difficult to reach units available for inspection. This would include senior citizens, handicapped people and families without cars.

The above functions and services have been recommended in staff reports, briefs and presentations to Council. The Social Services Committee, the Housing Committee and the Community Development Committee have also indicated support for one or more of the above functions.

A report from the Director of Social Planning was submitted to the Standing Committee on Housing outlining a proposal to acquire a private housing registry. This report was presented to Council June 25th and was referred to the Board of Administration for review.

Your Board has had discussions and has held meetings with various departments including Finance, Data Processing, Permits and Licenses and Social Planning. These discussions focused on methods of funding and operating a registry and relocation service and also examined the proposal to purchase "Timesavers". The following notes refer:

FUNDING

Sources of funding for registry and relocation services are as follows:

Federal government, although not interested in active participation, may fund the research or the establishment of such a program under provisions contained in the National Housing Act (Part V) or under the Canada Assistance Program.

- The Minister of Housing recently announced that annual grants are now available through his department to fund housing registries. These grants of up to 15 cents per capita will be available to such services operated by a regional district, municipality or non-profit society. The per capita grants would be subject to a municipality contributing up to 50 per cent of the Provincial grant.

- The Greater Vancouver Regional District, Housing and Planning Departments have discussed a housing registry in the past. The Regional District has recently received amendments to their "Letters Patent" which permit the establishment of regional, non-profit housing corporation. Such a corporation may well satisfy the provincial criteria concerning management by a non-profit organization.

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Housing Registry and
Relocation Service. (Cont'd)

OPERATION

Operation of a registry and relocation service could be undertaken at one of three different levels:

1. City of Vancouver
2. Greater Vancouver Regional District Non-Profit Housing Corporation
3. Non-profit Society (eg. Y.W.C.A., Vancouver Rental Aid,etc.)

All three alternatives would be eligible for the Provincial funding outlined previously.

TIMESAVERS PROPOSAL

In reviewing the proposal to acquire this agency it was initially agreed by staff that purchase of Timesavers had several disadvantages. These included:

- an inflated value for basic computer services
- a committment to high ongoing operating costs (estimated at a total of $121,860 per annum)
- the Provincial government's refusal to cost-share the endeavour if it was owned or operated by the City.

The principal advantage appeared to be the fact that acquiring Timesavers would provide an 'instant registry'. Staff, computer leases and office leases were included in the purchase price. No set-up time would be required and the service would be functional immediately.

On review of this proposal the situation has changed somewhat:

- the asking price for purchase of Timesavers has been reduced from $48,000 to $28,000 and
- the Provincial government through the Department of Housing will fund a registry owned or operated by the City.

In view of the foregoing, your Board is of the opinion that an analysis be made of the most recent offer. This analysis is to be carried out by the Planning Department and the Social Planning Department in conjunction with representatives from the Department of Housing and any other agency staff feel should be involved.

Y.W.C.A. AND VANCOUVER RENTAL AID HOUSING
RELOCATION PROPOSALS

Council, at its regular meeting, April 2, 1974 adopted the following motion:

"That the YWCA be given a grant of $40,000.00 (as per budget attached in Appendix I of Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974) to develop and expand their present housing registry and relocation services over the next twelve months.

Further that the YWCA grant be conditional on agreement from them to:

(a) extend service priorities to senior citizens, handicapped persons, families on low and fixed incomes, and persons in emergency situations.

(b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Centres.

(That this grant also be conditional upon appropriate sharing arrangements with the Provincial Government as suggested in Appendix II of the Social Planning Department report on YWCA & Vancouver Rental Aid Housing Relocation Proposals dated March 11, 1974)

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Housing Registry and
Relocation Service (Cont'd)

It was also moved:

"That the grant recommendation of $33,310.00 to the Vancouver Rental Aid as contained in this clause, together with the recommended conditions set out therein, be approved.

-CARRIED BY THE REQUIRED MAJORITY

Both these grants were for a twelve month period and were subject to a 'cost sharing' agreement with the Provincial Government. The Province did not support either request pending clarification of a general housing registry policy.

In view of the recently announced Provincial policy, Council may wish to reaffirm the motion of April 2, 1974 and ask that the Provincial Government make available funds to assist these two organizations until March 31, 1975. These funds could be pro-rated to cover the period from September 1, 1974 through to March 31, 1975.

YWCA pro-rated grant (period from Sept. 1/74-Mar. 31/75)	$23,331
City share (based on new Provincial Government program)	$ 7,777
Vancouver Rental Aid (period from Sept. 1/74-Mar. 31/75)	$19,425
City Share	$ 6,475

It is anticipated that the study on registries and relocation services would be completed by March, 1975 and Council would then be in a position to determine whether to continue to support the YWCA and Vancouver Rental Aid.

SUMMARY

Housing is a fundamental regional problem. Solutions therefore, should be oriented in a regional perspective. In studying the feasibility of a housing registry and relocation service City staff should work closely with Regional and Provincial officials as well as representatives from registries now in operation.

RECOMMENDATIONS

Your Board RECOMMENDS:

1. that the Planning Department and Social Planning Department together with representatives from the Regional District, the Provincial Government and related non-profit agencies meet and determine the most appropriate method of developing a registry and relocation service. This study to be co-ordinated by the Social Planning Department and to include an investigation of the most recent Timesavers proposal.

   On completion of the report the Planning Department and Social Planning Department report back to Council through the Board of Administration and the Housing Committee.

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Housing Registry and
Relocation Service (Cont'd)

CONSIDERATION

Your Board submits for CONSIDERATION:

That Council amend the motion of April 2, 1974 to read as follows:

1. that the YWCA be given a grant of $23,331 to develop and expand their present housing registry over the next seven months.

That Council amend the motion of April 2, 1974 to read as follows:

2. that Vancouver Rental Aid be given a grant of $19,425 to develop and expand their programs of placing VOP volunteers in local Information Centers and in providing co-ordination of such local services over the next seven months.

Further, that these two grants be conditional on the clauses adopted by Council April 2, 1974 when first considering these two grants and also that these two grants be subject to appropriate cost-sharing arrangements with the Provincial Government as suggested in the 'Funding' section of this report. "

MOVED by Ald. Rankin

THAT the recommendation of the Board of Administration contained in the foregoing report, be approved;

AND FURTHER THAT in respect to the Council resolution of April 2, 1974, as quoted in the Board Report, the Director of Finance be instructed to advance the City's share of the grant, based on the Government's recently announced policy for sharing.

- CARRIED UNANIMOUSLY.

E. Proposed Broad Liability Insurance Coverage.

Under date of August 20, 1974, the Board of Administration submitted a joint report from the Director of Finance, Director of Legal Services and the Supervisor of Property and Insurance, concerning the Proposed Broad Liability Insurance Coverage. The report outlined the history of the topic, Guidelines, Comparison of Brokers' Proposals, Summary and Conclusions and Comparison of Present and Proposed Insurance. The Civic officials concluded with the following recommendations which were endorsed by the Board of Administration.

(a) That in order for the City to obtain as broad Catastrophe Liability Insurance as possible the proposal of Reed Shaw Stenhouse be accepted for a three-year term at a cost of $43,569. per annum.

(b) That the present coverages with Macaulay Nicolls Maitland be cancelled pertaining to general liability, malpractice for the Health Department and Engineers and Architects' Errors and Omissions.

(c) That Reed Shaw Stenhouse be requested to endeavour to obtain additional coverage for Engineers and Architects to increase limits to 20 million dollars and that the cost be added to recommendation (a) if not excessive.

(d) That the final form of the policies be subject to approval of the Director of Finance and the Director of Legal Services."

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Proposed Broad Liability Insurance Coverage.(Cont'd)

MOVED by Ald.Rankin
THAT the recommendations as contained in the foregoing report of the Board of Administration, dated August 20, 1974, be approved.

- CARRIED UNANIMOUSLY

(Copy of the Board of Administration Report is on file in the City Clerk's Office.)

I. Report of the Standing Committee on Waterfront and Environment,(August 8,1974)

The Council considered this report of the Committee which contains three clauses identified as follows:

Cl. 1: End of Main Street and Adjoining Foreshore
Cl. 2: North Fraser Harbour Commission
Cl. 3: Development Permit Application No. 67608 - Alberta Wheat Pool

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in Clause 1 be approved, and Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Housing, (August 14, 1974.)

The Council considered this report, submitted by Aldermen Harcourt and Volrich, as members of the Housing Committee, due to the lack of a quorum.

The report contains seven clauses, identified as follows:

Cl. 1: Senior Citizens Housing Site
Cl. 2: Housing Corporation and Land Banking
Cl. 3: East Hotel
Cl. 4: Downtown Eastside Housing Study
Cl. 5: Open Bible Chapel
Cl. 6: Fire By-law
Cl. 7: Fire and Lodging House By-law Appeals

The Council took action as follows:

Clauses 1,2,4,5 and 7.

MOVED by Ald. Harcourt
THAT the resolutions of the Committee, contained in Clauses 1,2,4,5 and 7, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

East Hotel (Clause 3)

Fire By-law (Clause 6)

These Clauses were dealt with earlier in the day, see pages 14 and 15, respectively.

III. Report of the Standing Committee on Waterfront and Environment (August 15,1974)

The Council considered this report of the Committee which contains six clauses identified as follows:

Cl. 1: Development Permit Application #67608 - North Foot of Cassiar Street - Alberta Wheat Pool
Cl. 2: Development Permit Application #67589 - North Kent Avenue, Fraser River Area
Cl. 3: Development Permit Application #67599 - 8211 Borden, Fraser River Area
Cl. 4: Kent Avenue - Industrial Route
Cl. 5: Lease of Waterfront Lot North of Denman Street end
Cl. 6: Board of Trade Comment on Stage 3 Waterfront Planning Study

The Council took action as follows:

Development Permit Application #67608
North Foot of Cassiar Street -
Alberta Wheat Pool (Clause 1)

MOVED by Ald. Gibson
THAT the resolution and recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 6.

MOVED by Ald.Gibson
THAT the recommendations of the Committee contained in Clauses 2,3,4 and 5, be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

IV Report of the Standing Committees on Community Development and Finance and Administration, (August 15, 1974)

Adanac North Plan/Hastings Sunrise Action Council (Clause 1)

In considering this Clause, Alderman Volrich requested that the matter be referred back to the Committee for further consideration because of subsequent information received from the Provincial Government with respect to the purchase of the property involved.

MOVED by Ald. Volrich
THAT Clause 1, concerning Adanac North Plan be received and referred back to the Standing Committee on Community Development.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

V Report of Standing Committee on Community Development (August 15,1974)

The Council considered this report of the Committee which contains four clauses identified as follows:

Cl. 1. Neighbourhood Pub Applications - Terms of Reference.
A. Neighbourhood Pub - 2010 West 4th Avenue.
B. Neighbourhood Pub - 961 Denman Street.
C. Neighbourhood Pub - 7161 Victoria Drive.
D. Neighbourhood Pub - 848 East 28th Avenue.
E. Neighbourhood Pub - 7619 Nanaimo Street.

Cl. 2. Off-Street Parking in the West Broadway District.
Cl. 3. Liquor Permit Application - 141 Keefer Street.
Cl. 4. Parking in the P.N.E. Area during the Exhibition.

The Council took action as follows:

Neighbourhood Pub Applications
Terms of Reference. (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

A. Neighbourhood Pub - 2010 West 4th Avenue.

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Neighbourhood Pub - 961 Denman Street.

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this clause, be approved.

(amended)

MOVED by Ald. Hardwick (in amendment)
THAT the recommendation of the Committee, contained in the clause be amended whereby the applicant also provide a signed statement from the residents of the adjoining residential blocks within a one-block radius of the proposed pub, stating that they have no objections. - CARRIED
(Aldermen Gibson and Rankin - opposed)

The Motion of Alderman Volrich, as amended and reading as follows was put and - CARRIED

"MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this clause, be approved and the applicant also provide a signed statement from the residents of the adjoining residential blocks within a one-block radius of the proposed pub, stating that they have no objections."

(Aldermen Gibson, Hardwick and Rankin - opposed)

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Development (Cont'd)

Neighbourhood Pub Applications.

C. Neighbourhood Pub - 7161 Victoria Drive.

D. Neighbourhood Pub - 848 East 28th Avenue.

E. Neighbourhood Pub - 7619 Nanaimo Street.

When considering Clauses C and E the Chairman requested that the Committee's recommendations in each clause be changed so that the referendum be carried out in a four-block radius, rather than a two-block radius.

It was suggested that in considering the foregoing clauses and future Neighbourhood Pub applications, the Council have the benefit of a map of the location showing existing liquor establishments in the area, and photographs showing the proposed premises.

MOVED by Ald. Volrich
THAT Clauses C, D and E be referred back to the Community Development Committee for further explanation by way of maps and photographs, on the understanding that the referenda referred to, if carried out, will be on the basis of a four-block radius.

- CARRIED UNANIMOUSLY

Off-Street Parking in the
West Broadway District (Clause 2)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Liquor Permit Application
141 Keefer Street (Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED

(Alderman Massey - opposed)

Parking in P.N.E. Area During the Exhibition (Clause 4)

This Clause was dealt with earlier in the day - see pages 16 and 17.

G.V.R.D. Matters

There were no comments concerning G.V.R.D. matters with respect to the meeting to be held August 28, 1974.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4702
BEING THE BUILDING BY-LAW
(Sprinkler Systems in Office Buildings)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT BY-LAW.

The Council agreed to withdraw this By-law to a future meeting of Council as there were insufficient members of Council present who were eligible to vote on the matter.

MOTIONS

1. Cleaning Sidewalks in Commercial Areas.

The following Notice of Motion was submitted by Alderman Massey at the Council meeting on July 23, 1974, and tabled at the Council meeting on July 30, 1974, until Alderman Massey returned from Leave of Absence:

MOVED by Ald. Massey
SECONDED by Ald. Linnell

THAT WHEREAS the City incurs great cost cleaning the boulevards and sidewalks abutting private property in commercial areas;

AND WHEREAS the commercial property owners are to a large extent the beneficiaries of this work;

THEREFORE BE IT RESOLVED THAT the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. Closing, Stopping up and Conveyance of part of Lane North of Lots "A" and "B", Block 335, District Lot 526, N/W Corner Oak Street and Broadway.

MOVED by Ald. Rankin
SECONDED by Ald. Gibson

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The 2 feet of lane lying to the north of Lots "A" and "B" of Lots 11 and 12, Block 335, District Lot 526, Plan 8153, situated on the north west corner of Oak Street and Broadway is surplus to the City's highway requirements;

3. The owner of said Lots "A" and "B" has made application to acquire the surplus said 2 feet;

THEREFORE BE IT RESOLVED THAT 1) that part included in Explanatory Plan 10460 of Parcel "A" (Reference Plan 770) of Lot 11; and 2) that part included in Explanatory Plan 10460 of Lot 12 except the west ½, ALL of Block 335, District Lot 526 be closed, stopped up and conveyed to the owner of abutting Lots "A" and "B", said Block 335; and

BE IT FURTHER RESOLVED THAT the said closed portions of lane be consolidated with the said Lots "A" and "B".

- CARRIED UNANIMOUSLY

3. Vancouver Heritage Advisory Board Reappointment - Mr. John Raybould.

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell

THAT WHEREAS
Mr. John Raybould had advised that he was unable to serve on the Vancouver Heritage Advisory Board;

AND WHEREAS, Vancouver City Council on July 23, 1974, moved that Mr. Raybould's resignation be accepted;

AND WHEREAS, Mr. John Raybould has now advised that he is able to take on full responsibilities as a member of the Vancouver Heritage Advisory Board;

THEREFORE, BE IT RESOLVED, that Mr. John Raybould be reappointed as a member of the Vancouver Heritage Advisory Board.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 6.10 p.m.

The foregoing are Minutes of the Regular Council meeting of August 27, 1974, adopted on September 10, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

INFORMATION:

1. Lane South of 48th Avenue from Nanaimo Street to Clarendon Street and Lane East of Nanaimo Street from 48th Avenue to 49th Avenue.

The City Engineer reports as follows:

"At a Court of Revision on May 2, 1974, Council dealt with the above noted project, as follows:

'THAT Project 112, Schedule 425, be approved, but the City Engineer take no action to proceed at this time, pending the result of Mr. Bell's canvass of the affected property owners with respect to their paying 1/3 of the cost of installing speed bumps in this lane.'

A letter has been received from Mr. Bell stating that the property owners are not in favour of paying the additional cost of installing speed bumps in this lane.

I am therefore proceeding with the approved lane paving project."

Your Board submits this matter for Council's INFORMATION.

RECOMMENDATIONS:

2. B.N. Spur Track Across Glen Drive at Fifth Avenue

The City Engineer reports as follows:

"The Burlington Northern Inc. have applied to cross Glen Drive at Fifth Avenue with a spur track to serve Seacon Services on the east side of Glen.

I RECOMMEND that:

(a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.

(b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City after:

(i) the plan has been amended to his satisfaction;

(ii) the BNI has executed the said railway crossing agreement.

(c) The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

Your Board RECOMMENDS the foregoing be approved.

3. Pavement Widening on Victoria Drive at North Approach to 54th Avenue

The Acting City Engineer reports as follows:

"Complaints have been received about the inadequate traffic capacity of the existing pavement on Victoria Drive at the intersection of 54th Avenue.

Investigations of the traffic movements at this intersection show that the single lane for southbound traffic no longer has sufficient capacity to accommodate both the through and left turn movements. The left turn movement is opposed by a substantial northbound volume during peak hours resulting in significant delays to southbound traffic including transit vehicles.

Cont'd . . .

Clause 3 cont'd

It is proposed to widen the pavement to create two lanes of traffic southbound at this intersection which would relieve the congestion and enable the transit vehicles to maintain their schedules.

The work consists of modifications to the islands on the west side of Victoria Drive and the estimated cost including the necessary changes to the existing electrical plant is $7,210.00. Funds are available in the 1974 Capital Budget Account No. 148/7924 'Left Turn Bays Unappropriated'.

I RECOMMEND this widening be undertaken."

Your Board RECOMMENDS the above recommendation of the Acting City Engineer be approved.

4. Tender No. 56-74-1 - Supply of Asphalts - Liquid and Paving

The Purchasing Agent and the City Engineer report as follows:

"Tenders for the above supplies were opened by your Board on August 12, 1974 and referred to the City Engineer and Purchasing Agent for report.

Three bids were received and, based on a total estimated quantity for a one year period, the prices tendered are as follows:

Item	Standard Oil	Shell Canada	Imperial Oil
1. MC Grades	$133,200	$131,200	$134,440
2. RSI & RS2K Emulsions	$ 33,300	No Bid	No Bid
3. 85/100 Grade	$283,455	No Bid	$284,940

The 5% Provincial Sales Tax is in addition to all prices shown in this report.

Funds for all purchases, including a normal allowance for inflation are provided in the Revenue Budget. However, as indicated below, the increases over last year are in the order of 50% to 70%, and it may be necessary to report later on overexpenditure if any occur in the balance of the year.

GENERAL INFORMATION

Only Imperial Oil complied with the condition that 'Prices remain firm for a one year period'.

Item 1 - MC Grades of Asphalt

Shell Canada offered the low bid @ $0.328/gal. Comparing this price to the firm bid of $0.336/gal. offered by Imperial Oil, there is a difference of $0.0081 a gallon, or $3,320 per year.

These products are presently at a premium and prices have increased approximately 50% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

Item 3 - 85/100 Grade Asphalt

Standard Oil offered the low bid of $62.99/ton. Comparing this price to the firm bid of $63.32/ton offered by Imperial Oil, there is a difference of $0.33/ton or $1,485 per year.

This product is also at a premium and prices have increased approximately 70% over the past year. We believe it is to the City's advantage to accept the firm bid offered by Imperial Oil.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Cont'd . . .

Clause 4 cont'd

Imperial Oil Enterprises Ltd:

Item 1 - MC Grades - The firm bid at a total estimated price of $134,440.

Item 3 - 85/100 grade - The firm bid at a total estimated price of $284,940.

Standard Oil Co. of British Columbia

Item 2 - RSI & RS2K Emulsions - The only bid received, at a total estimated price of $33,300.

All awards to be for a 12 month period."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

INFORMATION:

5. Street Width - 1700/1800 Blocks East 15th Avenue

The City Engineer reports as follows:

"On September 20, 1973, a Local Improvement petition was circulated in the 1700 and 1800 blocks East 15th Avenue to pave the street to a 36 foot pavement width from Commercial Drive to the lane east of Commercial Drive, and to a 27 foot width from the lane east of Commercial Drive to Victoria Drive.

As a result of this petition residents made representation that a wider street should be constructed in this section. Council approved the City Engineer's report on April 30, 1974, recommending a 32 foot pavement from Commercial Drive to Findlay Street and a 27 foot pavement from Findlay Street to Victoria Drive. Alderman Rankin subsequently requested a report on this matter on July 23, as a result of further citizen comments to him. To date we have received no comment from the residents subsequent to forwarding the second petition form and information sheet calling for a 32 foot and 27 foot pavement width in the 1700 and 1800 blocks respectively.

A copy of our previous report to Council is attached. This situation is unchanged insofar as this department in concerned, from that which existed at the time of our previous report."

Your Board submits this matter for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 107

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Illegal Accommodation - Hardship
Mr. Piara Singh Sandhu
875 West 63rd Avenue

The City Building Inspector, as Chairman of the Illegal Suite/Hardship Committee, reports as follows:

"On October 27, 1970, Council considered an application from Mr. Piara Singh Sandhu for the withholding of enforcement action under City Council's hardship policy. In the original application, it was noted that a Building Permit had been obtained on December 31st, 1969 for the installation of a playroom, recreation room, bedroom and three-piece bathroom in the basement.

Inspection of the building in July of 1970 found that the basement was occupied as a separate housekeeping unit. Mr. Sandhu made an application for consideration under the hardship policy with the cost of the installation of the basement accommodation being shown as an outstanding debt ($2,000.00). The Hardship Committee felt that this was a flagrant violation of the Zoning and Development By-law and were inclined to recommend that the application be refused. The matter was placed before Council who resolved:

> 'THAT this illegal suite be permitted to be continued for a limited period of two years by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period.'

On November 30th, 1970, Mr. Sandhu gave a commitment in writing that the building will be restored to a one-family dwelling within a period of two years.

A further application was submitted to Council for consideration under the Hardship Policy and on May 29th, 1973, Council passed a motion which permitted the illegal suite to be permitted to continue for a further period of time of six months.

Reinspection of the building on December 11, 1973, and February 7, 1974, found that the illegal accommodation was still existing and occupied. Notice has been served on the owner, ordering the discontinuance of the illegal accommodation and as a result of this notice, the owner has now filed another application for consideration by Council. This new application indicates that the applicant is now separated from his wife, supporting two children and even after the discontinuance of the illegal accommodation would still receive $750 per month income.

A letter from Mr. Wallace T. Oppal, the applicant's Solicitor, is attached to this application. This letter states that Mr. Sandhu is temporarily unemployed and not expected to be re-employed for a period of one month.

Council may wish to:

(a) Grant the application for a further period of six months.

(b) Refuse the application and instruct the Building Inspector to enforce the regulations of the Zoning and Development By-law.

This report is submitted to Council for CONSIDERATION."

Your Board submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 108

FINANCE MATTERS

RECOMMENDATIONS

1. Quarterly Review of Revenues and Expenditures as at June 30, 1974

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1974 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates, and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted accordingly. The net amount of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

Grants in Lieu of Taxes

(a) Crown Dominion Properties - $246,700

The actual assessed values of Federal tax exempt properties included in our claim, was in excess of the estimated values used to compute the grant in lieu of tax revenue in the 1974 Revenue Estimates. The estimated additional revenue of $246,700 is subject to confirmation by the Federal assessors.

(b) National Harbours Board Properties - $80,000

The claim for a grant in lieu of taxes on the N.H.B. properties will exceed the originally estimated grant by about $80,000. The amount claimed is subject to confirmation by the Federal assessors.

(c) Insurance Corporation of B.C. - $53,000

The I.C.B.C. has agreed to pay full grants in lieu of taxes on their properties. This grant revenue, calculated at $53,000 for the year 1974 was not included in the original estimates.

Taxes on Property Sold by City - $4,000

The current taxes on property sold by the City is expected to exceed the estimate by $4,000.

Sundry Rentals - $8,400

Rentals received on Block 71 properties will amount to $8,400 in excess of the estimate.

Building Permits - $140,000

A significant increase in the cost of building construction, on which the permit fee is based, will increase Building Permit Fee revenue by $140,000 from $510,000 to $650,000

Interest on Temporary Investments, Etc. - $1,025,000

(a) Interest on temporary investments is expected to amount to $3,500,000 which is an increase of $1,000,000 over the original estimate, due to the current extremely high interest rates on short-term investments.

(b) Interest on property sales agreements will exceed the estimate by approximately $25,000.

cont'd .....

Clause No. 1 (cont'd)

Expenditure Variations

Interest Expense - $45,000

Interest expense on bank loans exceeded the estimate by $45,000 due to the higher than anticipated interest rate on short-term borrowings.

Canada Assistance Plan - Cost Sharing - $50,668

Each year, the amount recoverable under C.A.P. cost sharing is estimated and set up as a credit on the welfare budget. The difference between this estimate and the actual amount recoverable is normally adjusted in the following year's accounts. In 1974 however, the Welfare Department was taken over by the Province and the adjustment, which is a reduced credit of $50,668 due to staff vacancies, etc., will have to be provided for in the City's accounts this year.

Health Department - $570 (net)

The following adjustments are required in the Health Department budget appropriations:

(a) Budget reductions to reflect vacant positions and staff turnover -

Medical Staff	$ 25,000
Mental Hygiene	35,000
Dental Staff	30,000
Fringe Benefits	8,000
	98,000
Less reduced Medicare recovery re vacancies	30,000
Net reduction	$ 68,000

(b) Adjustments re recoveries for services to outside agencies -

School Board - reduction	$ 55,059
Jericho Hill School - reduction	18,000
Vancouver College - increase	(4,489)
	$ 68,570

Appropriation for Capital Purposes - $500,000

The Director of Finance is of the opinion that there is going to be a fairly extensive demand for Supplementary Capital Budget funds and since there are only limited funds available, he therefore recommends that $500,000 of the estimated 1974 current operating surplus be transferred to the 1974 Unallocated Supplementary Capital Budget.

Contingency Reserve

There is a balance remaining of $400,000 in Contingency Reserve, exclusive of funds required to provide for all 1974 salary and wage settlements. On the basis of expenditures from this reserve in previous years, it is expected that the funds remaining will be adequate to meet City needs to the end of the year.

Unadjusted Items

The following items will be adjusted in the September 30th budget review, at which time it is expected that more precise information will be available.

(a) Transfer of assessment function to the Province.

(b) Revenues due from the Province re use of Civic buildings, equipment, etc. in connection with the Provincial takeover of welfare services and certain justice functions.

(c) Planning Department staff vacancies VRS additional staffing to be approved.

cont'd .....

Clause No. 1 (cont'd)

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget, if the variations are significant.

Transfer of Appropriation in Excess of $500

The following departmental transfers of appropriation made by Board of Administration Authorization Minutes, are reported to Council for information:

(a) Other General Government

To	-	7096/1406	U.N. Expo Project - False Creek	$ 4,000
From	-	7096/1401	U.N. Expo Consultant Costs Unallocated	4,000

To provide funds for U.N. Demonstration Project - False Creek

(b) Other General Government

To	-	7095/1440	Interview of Applicants -	1,500
From	-	7090/959	Miscellaneous	1,500

To provide funds for the purpose of bringing selected employment applicants to Vancouver for interview.

(c) Planning

To	-	7305/3	Salaries - Overtime	25,000
From	-	7305/1	Salaries	25,000

To provide additional funds for Planning Department overtime.

(d) Property & Insurance

To	-	7050/553	Salaries - Overtime	1,300
From	-	7050/551	Salaries	1,300

To provide additional funds for Property & Insurance Department overtime.

(e) Other General Government

To	-	7096/1408	Turn Down Traffic Volume	$ 3,000
From	-	7096/1401	U.N. Expo Consultant Costs Unallocated	3,000

To provide funds for urban demonstration proposal project "Turn Down Traffic Volume".

The following departmental transfers of appropriation authorized by the Comptroller of Accounts:

(f) Engineering - Streets

To	-	8032/2737	Preparation for Lane Oiling	60,000
From	-	8034/2841	Mtce. of Gravel Lanes	60,000

Transfer of funds to consolidate lane oiling costs within one account.

cont'd .....

Clause No. 1 (cont'd)

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

A. The 1974 Revenue and Expenditure appropriations be adjusted as follows:

	Appropriations Increase $	Appropriations Decrease $
Revenues		
Tax Grants - Crown Dominion	246,700	
- National Harbours Board	80,000	
- Insurance Corp. of B.C.	53,000	
Taxes on Property Sold by City	4,000	
Sundry Rentals	8,400	
Building Permits	140,000	
Interest on Investments, etc.	1,025,000	
Revenue Increase	$1,557,100	
Expenditures		
Interest Expense	45,000	
C.A.P. Adjustment	50,668	
Health Department - net	570	
Appropriation for Capital Purposes	500,000	
Expenditure Increase	$ 596,238	
Excess of Revenue over Expenditure Increases	$ 960,862	

B. The excess of revenue increase over expenditure increase, which is estimated at $960,862 for the year 1974, be transferred to the Current Surplus on Revenue Account. "

Your Board RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Investment Matters (Various Funds) June, 1974

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
June 13	Bank of B.C.	Jun 14/74	$1,500,369.86	$1,500,000.00	1	9.00
19	Mercantile Bank of Can.	Jun 20/74	1,500,431.51	1,500,000.00	1	10.50
20	Mercantile Bank of Can.	Jul 31/74	1,500,000.00	1,481,264.50	41	11.26
20	Mercantile Bank of Can.	Jun 21/74	1,500,431.51	1,500,000.00	1	10.50
21	Bank of B.C.	Jul 31/74	2,024,109.59	2,000,000.00	40	11.00
21	Banque Canadienne Nat.	Aug 30/74	1,021,613.70	1,000,000.00	70	11.27
24	Bank of B.C.	Jun 25/74	2,000,547.95	2,000,000.00	1	10.00
24	Bank of B.C.	Jun 25/74	1,000,246.58	1,000,000.00	1	9.00
25	Banque Canadienne Nat.	Aug 1/74	3,540,623.97	3,500,000.00	37	11.45
25	Banque Canadienne Nat.	Aug 15/74	1,015,998.63	1,000,000.00	51	11.45
26	Banque Canadienne Nat.	Aug 1/74	1,516,791.78	1,500,000.00	36	11.35

cont'd ....

Clause No. 2 (cont'd)

26	Banque Canadienne Nat.	Aug 15/74	1,523,527.40	1,500,000.00	50	11.45
27	Toronto Dominion Bank	Jun 28/74	5,001,575.34	5,000,000.00	1	11.50
28	Banque Canadienne Nat.	Aug 1/74	1,010,526.03	1,000,000.00	34	11.30
28	Banque Canadienne Nat.	Aug 15/74	2,537,150.68	2,500,000.00	48	11.30
28	Banque Canadienne Nat.	Aug 19/74	812,878.90	800,000.00	52	11.30
			$29,006,823.43	$28,781,264.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT JUNE 30, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$16,503,220.68	$16,281,264.50
Medium Term		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59 "

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for May, 1974 be approved.

3. Establishment of an Evening Key Punch Shift

The Director of Finace and the Co-ordinator of Data Processing and Systems report as follows:

"The Data Processing and Systems Division of the City of Vancouver has a staff of eight key punch operators to punch all the data processed on the City's computer. To fulfill its commitments, Data Processing has had to rely on outside key punching agencies, outside key punching personnel, and overtime by our regular staff. During the first five months of 1974 this expenditure to the City totalled fifteen thousand ($15,000) dollars. We believe this money would be better used if three full-time key punch positions were established on an evening shift.

"The demand placed upon the key punch section has radically altered within this past year. There has been an increase in the key punching volume due to the new work and improved reporting systems. While control and report features of these systems have been enhanced, it has resulted in an increased volume of key punching. New work, such as the Health Inspectors Reports and the Engineering Sanitation Reports, has also increased the work load within the key punch section. Consequently, additional key punch operators are required.

"The absenteeism rate in the key punch section has been extremely high; for example, there have been 120 sick days since January, 1974. This is equivalent to operating without a key punch operator for a six month duration. The working environment, the type of job, and the pressure to meet deadlines are factors which have contributed to this problem. The strain of excessive overtime, however, is the major reason for the high rate of absenteeism. Also, there is a very high staff turnover within the key punch section. Of the eight permanent key punch operators in Data Processing, the most senior employee has only eight months of service. Recruiting staff for day-shift key punch positions takes approximately six weeks to complete. The shortage of day-shift key punchers is not indigenous to the City or the Vancouver area, but affects other areas across Canada.

"As a result, outside key punching agencies have been contracted to supplement staff turnover and to lift some of the overtime burden from the full-time operators. However, temporary operators on the day shift generally remain for only a few weeks before moving on. Each new temporary employee requires additional time to become

cont'd .....

Clause No. 3 (cont'd)

familiar with the different aspects of the key punching system, prior to performing at an acceptable level. The City has a wide variety of material to key punch, much of which is very detailed, and the learning period is therefore prolonged. Training new employees becomes an onerous task when considering the high staff turnover; and as such, new staff create distinct productivity problems. Also, outside key punch agencies experience the same problems in recruiting staff as does the City. The training period is extensive, the length of service is short and the cost of key punching through an agency varies between six and seven dollars per hour; consequently, we believe it would be more economical and efficient to establish an evening shift of City employed operators.

"The Personnel Services Department has assured us that key punch operators are more available for evening shift than day shift. Also, creating an evening shift is essential due to the lack of space which prohibits the installation of additional key punch stations. By utilizing the existing machines for a longer period each day, there would not be any additional machinery lease costs.

"We therefore, RECOMMEND that three additional positions and re-classification of a Key Punch Operator I to a Key Punch Operator II for supervisory responsibilities be added to the key punch complement, and that all positions be established on an evening key punch shift. To provide the necessary supervision, a day shift position must be reclassified to an evening-shift supervisory position. One of the present operators has volunteered to supervise the evening shift.

Cost:

"Permanent staff will provide much better results at less cost. The projected cost for Temporary Help and Overtime for key punching in 1974 is $30,000 which would be considerably in excess of the amounts approved in the 1974 Budget. By August 15, 1974, the Temporary Help account will be exhausted; and therefore, no funds can be transferred to Salaries to offset some of the additional salaries cost. The cost for the period covering August 15 to December, 1974 would be $10,000. The Comptroller of Accounts advises that funds are not available in the Departmental Budget and that the additional funds for 1974, amounting to $10,000 would be provided from Contingency Reserve.

"The Acting Director of Personnel Services advises that the evening shift, supervisor's position would be classified as a Key Punch Operator II. He also advises that all employees working a permanent evening shift would receive an additional two pay grades. The annual cost for an evening shift would then be:

a)	reclassification of a Key Punch Operator to a Key Punch Operator II	$ 1,375
b)	three Key Punch Operator I positions	25,500
	TOTAL	$26,875

"The Business Agent for the Municipal and Regional Employees Union has reviewed and approved this report.

"Recommendations

a) that three new Key Punch Operator I positions be created for an evening shift.

b) that a Key Punch Operator I position on day shift be reclassified to a Key Punch Operator II position on evening shift.

c) that ten thousand dollars ($10,000) be added to the Salaries account, 7030/301.

d) that the additional funds be provided from Contingency Reserve."

Your Board RECOMMENDS that the recommendations of the Director of Finance and the Co-ordinator of Data Processing and Systems be approved.

4. New Position - Junior Fire Alarm Operator-Helper

The City Engineer reports as follows:

"Vacations for the Fire Alarm Operators are scheduled each year so that a Junior and a Senior Fire Alarm Operator are away at the same time during the period from mid-March to mid-October. During this time two Junior Fire Alarm Operators are needed for vacation relief. One of these positions is a permanent position of Junior Fire Alarm Operator-Helper. The employee works as a Junior Fire Alarm Operator during the summer holiday period and is then transferred to the Electrical Operations Branch as an Electrician's Helper for the balance of the year. The other position is now classified as a temporary position to be filled each year. In the past it has been found difficult to find competent, dedicated people for a short term temporary job and considerable training is required to familiarize the temporary employee with the operating procedures.

Since 1968, the work load on maintenance and construction in City buildings has been steady and provides employment for the other relieving temporary Junior Fire Alarm Operator during the winter periods also.

Mr. D. W. Mitchell has worked in this temporary position since April 1968 and had also served as the temporary Junior Fire Alarm Operator in 1966 and 1967 while he was completing his education. Mr. Mitchell is an above average employee and in my opinion the best candidate for this position. I have spoken to the Business Manager of the Fire Fighters Union, who agrees that Mr. Mitchell should be placed in the position if it is made permanent.

The Acting Director of Personnel Services agrees with the classification and funds for the employee are included in the 1974 Budget.

I RECOMMEND that another permanent position of Junior Fire Alarm Operator-Helper be added to the Engineering Department complement and that Mr. D.W. Mitchell (198/6193) be employed to the new position because of his long experience and good performance."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

5. Retaining Of Outside Lawyers

The Director of Legal Services reports as follows:

"Mr. Walker, member of this Department assigned to litigation matters, has resigned effective August 31, 1974. It is anticipated that the vacancy cannot be filled immediately. Due to the pressure of other litigation it is not possible to re-assign all of Mr. Walker's September work load to other members of the Department. Mr. Walker has the conduct of a False Arrest Trial set for September which he has prepared and it would seem appropriate and in the best interests of the officers involved that he be retained to conduct this trial.

With the existing work load and Mr. Walker's resignation, the Department would find it extremely difficult to properly deal with any unanticipated litigation of a "rush" nature such as injunction applications or summary attacks on by-laws which might arise. Accordingly, I would recommend that Mr. Bland, with the approval of Commissioner Ryan, be authorized to retain outside Counsel if necessary."

YOUR BOARD recommends that the foregoing report be approved.

INFORMATION AND CONSIDERATION

6. Pacific National Exhibition - 1974
Operating and Capital Budgets

The Director of Finance reports as follows:

"The operating and capital budgets of the P.N.E. for 1974 have been received. The detailed statements from which the following figures were extracted are on file in the Office of the Director of Finance.

Operating Budget

	Summary of the Operating Budgets		
	Fourteen Months Ended November 30,1973		12 Months
	1973 Budget	1973 Actual	1974 Budget
Revenues (Exhibit A)	$5,520,430	$7,096,152	$6,960,150
Expenditures (Exhibit B)	5,051,335	6,109,420	6,025,172
Net Surplus	$ 469,095	986,732	934,978

Under the terms of the agreement between the City and the P.N.E. the operating and maintenance budget is submitted to Council for INFORMATION.

Capital Improvements Budget 1974

The proposed P.N.E. capital budget as approved by the P.N.E. Board of Directors to date consists in summary of the following items. The detailed explanations as supplied by the P.N.E. are attached herewith as Appendix I to this report.

Leasehold Improvements Budget (Funds to be provided for out of Operating Fund Surplus)

Engineering Electrical Supply	$10,000	
New doorway & ramp, N.W. corner of livestock building	7,500	
Rewire and redevelop Grid system of Fairtime Wiring Centre grounds	11,600	
Improve entrance gate lighting	7,000	
Improve ground lighting in parking & pedestrian areas	19,200	
Improve timber show lighting	12,000	
Roof over area between sheep & swine buildings	8,000	
Standing room divider rails and concrete platforms for standees at Pacific Coliseum	24,900	$100,200
Additional expenditure on equipment		257,615

Replacement and Renewal Items (Funds to be provided for out of Building Replacement Reserves.)

Empire Stadium	$37,500	
Forum (south end)	10,000	
Garden Auditorium	590	
Pacific Coliseum	17,100	
Renfrew Complex	7,900	
Permanent Concessions	6,200	79,290
Grand total of capital expenditure		$437,105

Leasehold Improvements

The following are future proposals for which estimates are available at this time and are listed here for information only. (No detailed explanations were provided for these proposals by the P.N.E.)

69KV Electrical System	$1,000,000
Trailer Park	90,000
Sprinkler System-Livestock Building	48,000
Air Conditioning-Food Building	42,000
Improve Ice Surface Lighting-Pacific Coliseum	200,000
Total	$1,380,000

As noted, the P.N.E. advises that the funds required for all items of a capital or major repair nature planned at the present time and outlined in the 1974 budget, will be provided for out of funds generated by the operation of the Pacific National Exhibition."

Your Board submits the 1974 Capital Budget of the P.N.E. for Council's CONSIDERATION and the 1974 Operating Budget for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 108-9

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Taxi Industry - Fare Increases

City Council, at its meeting of July 9, 1974, received for information, a Board of Administration report that "the Thorne Group Ltd.", had been requested to complete Part I of the study of the Taxi Industry concerning fare increases. The completion of the report to be on or before July 31, 1974.

The report of the Thorne Group Ltd. has now been received. A copy of the full report is available in the City Clerk's office. One copy of the report has been provided to the Chairman of the Vancouver Taxi Owners' Association and one copy to the Taxi Drivers' Association.

In summary, the consultants are recommending as follows:

1. FARE INCREASES

(see P. 5 of report)	Previous	Interim	Proposal by Consultant
Flag	45¢	55¢	65¢
Initial Mileage	(1/5) 10¢	(1/6) 10¢	(1/6) 10¢
Flag & Initial Mileage	55¢	65¢	75¢
Rate per Mile	50¢	60¢	60¢
Waiting time per Hour	$6.00	$6.00	$8.00

2. RESULTS OF INCREASE

a) Owners Gross Income**	$14,843	$16,254	$16,861
Increase over previous		9.5%	13.6%
**Revenue less Drivers' Wages (See P. 22 of report)			
b) Owners' profit before Financial & Management Charges (Revenue less Wages at 50% of revenue & operating expenses - see P. 23 of report)		$4,598	$5,181
c) Drivers' average Income (Including tips & Vacation Pay. - see P. 28 of report)	$8,100	$10,549	$10,961
Increase over previous		30.2%	35.3%

Your Board recommends that the report of the Thorne Group Ltd. be received and referred to the Vehicles for Hire Board.

NOTE: The Thorne Group have been authorized to proceed with Part II of the study concerning additional license distribution and license fees and it is expected that this will be completed by September 30, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 108

PERSONNEL MATTERS

A-8

RECOMMENDATION

1. Personnel Regulation #220 - Vancouver Employees' Savings Plan

The Acting Director of Personnel Services reports as follows:

"The Personnel Services Department is currently undertaking a complete review of the Personnel Regulations in order to make them more consistent with current policies and practices.

In this regard I have revised and retitled Regulation #220, "Vancouver Employees' Savings Plan", so that it more correctly reflects the present practices of this benefit."

YOUR BOARD RECOMMENDS approval of the revised regulation. A copy is attached.

2. Employee Handbook

The Acting Director of Personnel Services reports as follows:

"In connection with the STEP '74 Student Summer Employment Program, Council on April 2, 1974 authorized the Standing Committee on Finance and Administration to approve project proposals on behalf of the City up to a total City share of $50,000. One of the proposals subsequently approved by the Province was the Personnel Services Department's project of developing an Employee Handbook for the Inside Staff.

In our original proposal, no specific estimate was provided for printing costs. Since the exact size and format of the Handbook were not known at the time, any estimate would have had a low confidence level. However, it was noted in our application that once the Handbook had been developed, a report would be submitted to Council requesting funds for printing.

The Handbook has now been written and the format decided upon. A copy is available in the City Clerk's Department for the information of Council. It is intended that the Handbook be given to all new permanent Inside employees at the time they enter the service. Also, we wish to make a copy available to any Inside employee presently on staff who may request it. I estimate that 2000 copies would be an adequate supply to fulfill these needs for the next two years. Printing cost estimates have been obtained from a number of sources, including our own Printing Branch. It appears that an amount of approximately $2500 will be required.

I therefore RECOMMEND that Council approve an amount of $2500 in order to print 2000 copies of the Employee Handbook for Inside employees. The Comptroller of Accounts advises that the necessary funds could be provided from Contingency Reserve.

YOUR BOARD RECOMMENDS that the above recommendation of the Acting Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 109

PROPERTY MATTERS

RECOMMENDATIONS:

1. PARTIAL EXCHANGE OF PORTION OF CITY-OWNED
Lot B, Block 113, Sections 28 & 29, T.H.S.L.;
N/E Corner Highway 401 and 1st Avenue,
FOR:
Lots 15 & 16, Block 2, SE¼ S. Ptn. Sec 27, T.H.S.L.
1249 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, January 4th, 1974, confirmed by Council on January 8th, 1974, authorizing the Supervisor of Property and Insurance to consider a possible exchange with Inland Industries of a portion of City-owned Lot B, Block 113, Sections 28 & 29, T.H.S.L. for their Lots 15 and 16, Block 2, S.E.¼ South Portion of Section 27, T.H.S.L.

Inland Industries require the southerly portion of Lot B to enlarge their present new truck sales operation.

The City requires Lots 15 and 16 to complete the assembly of the block bounded by Boundary Road, Kootenay, Williams and Charles Streets for the proposed Personal Care Home and Senior Citizens' Housing.

With the completion of this partial exchange, the balance of Lot B can be advertised for sale for immediate development, and tenders called for, in the usual manner.

Negotiations have resulted in the following exchange offer:-

1. (a) Inland Industries to convey to the City Lots 15 & 16, Block 2, S.E.¼ S. Portion Section 27, T.H.S.L., known as 1249 Boundary Road; total lot size: 66' x 98.9', zoned C-1.

   These premises comprise a single-storey non-basement frame dwelling with an area of 653 square feet, erected in 1922. The dwelling contains 4 rooms, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, and is heated by an automatic gas-fired furnace. The dwelling is only in fair condition. The 1974 assessed value is $16,016.00 for land and $2,130.00 for improvements.

   (b) Inland Industries to pay to the City of Vancouver $20,000.00 on normal City terms

FOR

2. City of Vancouver to convey to Inland Industries the South portion of Lot B, Block 113, Sections 28 & 29, T.H.S.L., comprising an area of 23,228 square feet, zoned M-2, pro-rated assessment $43,000.00 on completion of 1.(a) and 1.(b) above and subject to the following conditions:-

   (a) Date of sale to be September 1st, 1974

   (b) Inland Industries to grant a 10-foot Public Utility easement over the East 10 feet of the southerly 224 feet of Lot B in favour of the City of Vancouver

   (c) Southerly portion of Lot B to be consolidated with Lot 2, Block 113, Sections 28 & 29, T.H.S.L. presently owned by Inland Industries.

Con't .....

Clause 1 (Con't)

2. (d) Inland Industries to bear all necessary survey and legal costs and portion of 1974 taxes on Lot B.

(e) Inland Industries to extend the four charges existing on Lot 2, Block 113, Sections 28 & 29 to the assembled parcel.

(f) Development to commence and be completed within a reasonable time.

RECOMMENDED:
THAT the Supervisor of Property and Insurance be authorized to acquire Lots 15 & 16, Block 2, S.E.¼ S. Portion, Section 27, (1249 Boundary Road), by a partial exchange with Lot B, Block 113, Sections 28 & 29, subject to the previously listed conditions."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION;

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1806 Granville Street, Water Lot -- False Creek	False Creek	Johnston & McKinnon Demolitions Limited	$4,250.00	4950/701
3688 Hull Street Lot 4, Blocks 6 to 8, D.L. 195	Potential Housing Site,, (Authority to demolish -- Min. of Bd/Ad, Apr. 19/74; R/C of Apr. 23, 1974	Frank McCamley	$ 589.00	4960/905
801 West 6th Avenue Lot B of Lot 3652, Block 277, D.L. 526	S/S False Creek Redevelopment	Merchants Contractors Limited	$7,435.00	4950/701
NOTE: Demolition includes a large amount of tanks and a complex of four large industrial buildings formerly occupied by Alberta Lumber Co. at 6th Avenue & Willow Street				
521 East Cordova St. Lot 28, Blk. 53, D.L. 196	Public Housing For Single People	John Bulych	$1,295.00	565/1303

Con't.....

Clause 2 (Cont'd)

Property	Project	Successful Bidder	City to Pay	Code NO.
404 East 7th Ave., N. 63' of A, Blk. W½ 104, D.L. 264A	Park Site No. 10	Litchfield Bulldozing & Demolition Ltd.	$1,165.00	4189/
825 West 6th Ave.; A of Lot 3652, Block 277, D.L. 526	S/S False Creek Redevelopment	Merchant Contractors Limited	$1,435.00	4950/701

NOTE:

Demolition of 1 Industrial Building formerly used as a Dry Kiln and recently leased to Bingham Equipment.

The above contracts have been confirmed by the Board of Administration and are reported to Council for INFORMATION."

Your Board,

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION:

3. Disposal of Portions of Streets and Lanes

The Supervisor of Property and Insurance reports as follows:-

"On July 24th, 1962, when considering a report of the Board of Administration pertaining to the disposal of strips of land acquired for future street and lane widenings where such strips are no longer required, Council resolved:

1) "Where the abutting owner can make money by obtaining the widening strip, the Supervisor of Property & Insurance will negotiate for a reasonable price and report to Council in the usual way:

2) Where the abutting owner cannot make money by buying the widening strip, such surplus land be conveyed for consolidation with the abutting property at the nominal sum of $50.00 to cover registration and other expenses."

Clause 1 of the above resolution refers to situations where, with the addition of the surplus widening strips, the abutting property can be put to a higher and better use, or where it would create a situation that would make it possible for the adjacent property to be resubdivided and an additional lot created to be sold by the owner. In such instances, the sale is based on market value and it is not proposed to change this policy.

Clause 2 of the resolution deals with the sale of such surplus portions to the abutting owner where the use of the land is not enhanced nor can it be resubdivided to create an additional, marketable lot. In these instances, the sum of $50.00 does not now cover the expenses involved in giving title to the consolidated site, and it is suggested that this fee be increased.

In addition to changes in Land Registry Office procedure and requirements, any dealings with ownership is not now as simple as it used to be, property being, in the majority of cases, encumbered with charges such as mortgages, agreements for sale, easements, and indemnity agreements. In such cases, when a portion of street or lane is sold to the abutting property owner, it is necessary to prepare extensions or releases of all charges against the property as well as the formal resolution closing the road, the deed of land and a statutory declaration with respect to citizenship. Registration fees are charged by the Land Registry to register each release or extension agreement as well as the formal resolution and the deed of land. It is considered that $100.00 would be sufficient to cover the preparation and registration of the deed, resolution and statutory declaration in most cases, and it is therefore RECOMMENDED that the second portion of the foregoing resolution of Council of July 24th, 1962, be rescinded and replaced by the following:-

Cont'd...

Clause 3 (Cont'd)

"Where the abutting owner cannot make money by buying the widening strip, such surplus land be conveyed for consolidation with the abutting property at the nominal sum of $100,00 to cover the preparation and registration of the formal resolution, the deed, consolidation, and the statutory declaration regarding citizenship; any other documentation and costs, including any necessary survey, to be the responsibility of the purchaser.

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 109

WORKS AND UTILITY MATTERS

CONSIDERATION:

1. Shinerama '74 For Cystic Fibrosis

The City Engineer reports as follows:

"As in previous years the Student Association of the British Columbia Institute of Technology and the Nursing Students of St. Paul's and Vancouver General Hospitals propose to hold a Shinerama or Shoe Shine day on Friday, September 13th, 1974, as a fund raising campaign to aid the Canadian Cystic Fibrosis Foundation. To accomplish this they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69(2) and 71(1) of the Street and Traffic By-Law. Approximately 1500 students are expected to participate and will be deploying themselves around the Greater Vancouver area.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If, as in previous years, permission is granted to the Student Association of the British Columbia Institute of Technology to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on September 13th, 1974, permission should be subject to the following conditions:

i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.

ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks."

The foregoing report is submitted for Council's CONSIDERATION.

2. Proposed Foot Race in the West End

The City Engineer reports as follows:

"Mr. J. Brennan, #51 - 1601 Comox Street, Vancouver, B. C., has requested by letter, that vehicular traffic be restricted on Burrard Street, Burrard Bridge, Pacific Avenue, Beach Avenue, Lagoon Drive and Chilco Street on Sunday, September 8, 1974 from 9:30 a.m. to 10:30 a.m. to accommodate a foot race.

Specific details of the proposal are as follows:

Date: Sunday, September 8, 1974
Time: 9:30 a.m. to 10:30 a.m.
Estimated number of participants: 500 to 750
Assembly: Seaforth Armories at Burrard Street and First Avenue
Route: Burrard Street - Burrard Bridge - Pacific Avenue - Beach Avenue Stanley Park - Lagoon Drive - Chilco Street - Stanley Park (Sea Wall)
Dispersal: Second Beach in Stanley Park

Trophies to be awarded to the winners of various categories.

To accommodate the race, it would be necessary to place barricades at most streets intersecting Pacific Avenue, Beach Avenue, Lagoon Drive and Chilco Street, just prior to starting time. The barricades would be removed as the race progressed. Some intersections would have to be controlled by the Police Dept.

The Police Dept. will provide special attention for the event and the B. C. Track and Field Association will provide Marshals to assist with organizing and officiating.

B. C. Hydro feel that the event can be accommodated with only minimal delays to buses.

The approval of the Board of Parks and Public Recreation will be required for those portions of the route which are on Park Board Property.

Cont'd . . .

Clause 2 cont'd

Should Council approve the applicant's request to restrict vehicular traffic on Burrard Street from First Avenue to Burrard Bridge, Burrard Bridge from Cornwall Avenue to Pacific Avenue, Pacific Avenue from Burrard Street to Beach Avenue, Beach Avenue from Pacific Avenue to Stanley Park, Lagoon Drive from Barclay Street to Chilco Street and Chilco Street from Lagoon Drive to Alberni Street on Sunday, September 8, 1974 from 9:30 a.m. to 10:30 a.m.; such approval should be subject to the following conditions:

i. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed foot race. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

ii. The cost of temporary traffic controls be borne by the applicant.

iii. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant."

The foregoing report is submitted for Council's CONSIDERATION.

3. Recycling Pilot Projects

The Acting City Engineer reports as follows:

"On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects to evaluate the citizen participation, market stability and operational difficulties that could be expected if a long-term, City-wide recycling program was undertaken. The two pilot programs were:

i. Recycling Depot at Manitoba Works Yard to be operational for a twelve-month period.

ii. Collection of paper (mainly newspaper) in selected areas of the City for a four-month period.

(A) Recycling Depot

$13,500 was appropriated for the establishment of a Recycling Depot at Manitoba Yard which was opened on February 25, 1974, and is planned to be operational for a one-year period. In order to minimize operational costs while maintaining supervision over the Depot, a management agreement was made with a private businessman familiar with recycling operations. This individual is supervising the Depot in return for the revenue obtained from glass brought to the Depot.

For the 19-week period prior to July 7, 1974, approximately 200 tons of paper and 50 tons of ferrous metals were brought to the Depot. The amounts of plastic and aluminum received have been minimal and none have been sold to date.

The initial start-up costs of $5,300 for labour, equipment and materials plus $4,500 for advertising and $660 for operating costs to date have been partially offset by revenue of $3,600 from the sale of paper and ferrous metals. If citizen participation and the selling price for paper had remained constant for the duration of the program, revenue from the sale of recycled material would have offset the start-up and operational costs and the Depot would have "broken even" economically. However, a recent weakening of the paper market has resulted in the paper price dropping from $16/ton to $5/ton. As a result, the Depot will be approximately $4,000 short of recovering the start-up, advertising and operating costs after one year of operation, if prices remain at their present level.

A final report will be made after the Depot has been operational for one year; however, this interim review indicates that the Recycling Depot is receiving relatively good citizen response and as a result may be the most effective, economic manner in which the City may participate in recycling.

Cont'd . . .

Clause 3 cont'd

(B) Paper Collection

(a) Background

$20,000. was appropriated for the collection of paper on regular refuse collection routes which began on a weekly basis on February 25, 1974, and covered four areas of the City. City forces are collecting paper in three areas and X-Kalay is collecting in the fourth area. These four areas are primarily residential in nature and contain approximately 13% of the City's population.

The X-Kalay organization had been collecting paper prior to the City's decision to experiment with a pilot paper recycling project and approached the City to participate in our pilot program. Council's approval for X-Kalay's participation was obtained on February 19, 1974, and they were assigned an area similar in size and composition to one of the areas selected for the City's pilot program. Collection also began in this area on February 25, 1974, on a weekly basis.

As the initial results showed high collection costs compared to revenue from the sale of recycled paper, and therefore a substantial weekly deficit, monthly paper collection was initiated on May 1 in an additional four areas to establish the variations in citizen participation and collection costs between weekly and monthly collection programs.

To July 7, 1974, $29,973 has been expended on this recycling project. The recycling account includes the $20,000 appropriated, plus $12,739 from the sale of recycled paper. Without further funding, the pilot programs will have to be terminated.

The recent weakening of the paper market and the resulting drop in selling price from $16/ton to $5/ton will adversely affect any expansion of the pilot project to City-wide paper collection.

(b) Summary Results

(i) City

A summary of the City's weekly and monthly programs is presented in the following tabulation:

	Weekly Collection	Monthly Collection
Duration	19 weeks	3 months
Tons of paper collected (total)	356	125
Tons of paper collected/beat/month	27.1	10.4
Proportion of refuse recycled	10%	4%
Collection Costs	$14,167.	$5,357
Advertising Costs	$ 2,954.	$2,894.
Resale Credits (based on $16/ton)	$ 5,688.	$1,999.
Deficit	$11,433	$6,252.

As indicated in the preceding tabulation, weekly collection is receiving much greater response than monthly collection (27.1 tons/beat/month versus 10.4 tons/beat/month).

Cont'd . . .

Clause 3 cont'd

An exact projection of City-wide collection costs, based on the pilot project costs, is difficult to estimate due to City-wide variations in density, type of development and citizen participation. However, City-wide collection is estimated to incur the following costs in 1974 dollars based on the most recent paper price of $5/ton:

- Weekly collection - annual net operating deficit of approximately $200,000., plus a capital expenditure of $266,000. for seven additional vehicles
- Monthly collection - annual net operating deficit of approximately $175,000., plus a capital expenditure of $190,000. for five additional vehicles

These projected costs include anticipated reductions in collection, relay and disposal costs. The relay and disposal cost savings should be realized immediately; however, the collection cost savings would require several years to incorporate a restructuring of the existing beats to reflect the amount of paper removed from the regular refuse.

(ii) X-Kalay

X-Kalay's collection costs appear to be comparable to the City's, although detailed information is not available. However, citizen participation and, as a result, the amount of paper being collected decreased to the stage where X-Kalay no longer wanted to continue collection. As the four-month trail period was almost completed, X-Kalay was allowed to discontinue their operation; however, City forces have taken over collection in the area to maintain continuity and citizen goodwill until the program is completed.

(iii) Telephone Survey

A telephone survey was also conducted, during the latter stage of the collection program, to determine the degree of citizen participation in the pilot recycling areas and to solicit any suggestions and comments that the householders may have regarding the program.

The survey indicated that 60% of the households were participating in the weekly collection program while only 33% were participating in the monthly collection program. These results confirm that weekly collection is receiving approximately twice the response of monthly collection as indicated by the weight of paper collected/beat/month (27.1 tons versus 10.4 tons).

Of the 40% not participating in the weekly program, 37% indicated that they were not aware of the pilot program, but would have participated, thereby increasing the participation percentage from 60% to 75%. Correspondingly, of the 67% not participating in the monthly program, 26% indicated that they were not aware of the pilot program but would have participated, thereby increasing the participation percentage from 33% to 50%.

(c) Conclusions

The pilot projects have been successful in that they have provided information on citizen participation, market stability and operational difficulties as intended. The following conclusions may be drawn from the pilot programs:

(i) Citizen Participation

As the recycling program was being carried out in limited areas, the program could not utilize the newspapers and radio for mass advertising but had to use circulars delivered from door to door. If City-wide recycling were instituted, the media could be utilized for a more effective advertising campaign; however, participation would have to increase to almost 100% for recycling to be economic.

Cont'd . . .

Clause 3 cont'd

- Weekly Collection

The telephone survey indicated that approximately 60% of the households are participating in the weekly collection program. At this level of participation, approximately 10% of the household refuse would be recycled through weekly backyard paper collection.

- Monthly Collection

At the 33% level of response indicated by the telephone survey, approximately 4% of the household refuse would be recycled through monthly backyard paper collection. The drop in participation between weekly and monthly collection (60% vs. 33%) is likely attributable to the increased effort required by monthly collection; the householder must store the paper longer which requires more space and must also remember to place the paper out on the designated collection day. If the day is missed, the paper must either be stored for another month or placed out for collection with the regular refuse and lost for recycling purposes.

As both programs received the same degree of advertising, it appears that the public would prefer weekly collection.

(ii) Market Stability

The market for recycled paper had remained at $16/ton for the initial four months of the pilot program and thereby appeared to be relatively stable. However, a sudden weakening of the paper market has resulted in the selling price dropping from $16/ton to $5/ton. At the present time, our buyer cannot confirm whether the price will stabilize at this level or fluctuate either higher or lower as the price is dependent on the export market. However, the market is expected to stabilize this fall once the current stockpiles have been depleted.

A weekly City-wide program would recycle approximately 11,000 tons of newspaper annually, which is approximately equal to the total annual requirement for our present customer. If paper collection were initiated on a City-wide basis, our present customer would continue to purchase all the paper collected by City forces and would export any paper surplus to their requirements. Alternatively, the City could locate other customers who would export all the paper. However, selling directly to the export market would require that the City separate the paper into several categories and bale it for shipment as opposed to our present method of selling without sorting or baling and thereby eliminating this time-consuming operation.

If City-wide paper collection were instituted, it would be in the City's best interest to enter into a multi-year contract for the sale of recycled paper in order to eliminate any short term price fluctuations. However, any long term fluctuations would still be reflected in any new or renewed contracts.

Fluctuations in the selling price of recycled paper will have a substantial effect on the economics of paper collection; however, the price will not likely rise to the level where paper collection becomes profitable as indicated in the following tabulation:

Paper Selling Price/Ton	Estimated Annual Net Cost for Weekly Collection
$ 5.	$200,000
$10.	$145,000
$15.	$ 90,000
$20.	$ 40,000
$25.	- $ 15,000

Cont'd . . .

Clause 3 cont'd

(iii) Operational Difficulties

A major limitation for a collection type recycling program is the lack of specialized equipment that enables collection to be carried out in the most economic manner. The City's present trucks do not have space where adequate built-in storage can be provided to permit the regular collection crews to collect the recyclable paper along with the regular refuse pick-up. As a result, separate crews which collect only recyclable paper also have to cover the area making this a relatively inefficient operation. On a City-wide basis, this type of collection is estimated to cost approximately $200,000 annually for weekly collection .

Simultaneous collection of recyclable material and household refuse would reduce collection costs substantially and optimize the collection of recyclable material. This would require a vehicle especially designed for the type of operation and having adequate storage areas for recyclable material. However, a vehicle having these features is not available at the present time. TheCity's present vehicles could be modified at an estimated cost of $30,000., however, this modification would not be as functional as specially designed recycling vehicles. Using modified vehicles it is estimated that weekly paper collection would incur an annual net deficit of $150,000. This cost includes a saving for relay and disposal costs, however, there would not be a saving for restructuring the regular beats.

Another problem being experinced is the "pirating" of paper placed out for City collection by private collectors. This reduces the amount of paper collected by City crews and correspondingly reduces credits from the sale of recyclable paper.

(d) Summary

The high collection cost, resulting from the unavailability of suitable vehicles for collection type recycling, is the major obstacle for paper collection; extension of this pilot project by either weekly or monthly collection, to be City-wide, will involve a substantial annual cost. If paper collection were instituted on a City-wide basis, the annual cost might be reduced as more experience is gained, when truck modifications are made, more appropriate collection vehicles are purchased, and if citizen participation increases. However, the stage where this type of recycling would be economically feasible or at least incur minimal losses is a number of years in the future, if ever. During this time there would be continuing operating deficits which would have to be absorbed.

(e) Options

The present vehicle limitations and high collection costs are resulting in a deficit operation. One option now available is to terminate the pilot programs until an innovation in the design of collection vehicles occurs which would increase efficiency and reduce operating costs. Discontinuing the program would result in a loss of continuity and citizen goodwill that has been established by the pilot programs. Alternatively, the pilot programs could be continued, with minor modifications made to several of our present collection vehicles in an attempt to reduce costs, while any new types of collection vehicles are investigated with regard to their suitability as recycling vehicles.

In order to maintain the public interest generated by the pilot programs, Council may wish to continue the weekly pilot collection program until the Recycling Depot pilot is completed (February, 1975). It is estimated that continuation of the pilot program in the four weekly areas would cost $32,000.

Cont'd . . .

Clause 3 cont'd

The Acting City Engineer submits the following for Council's CONSIDERATION:

I. The pilot paper collection programs be terminated immediately. Prior to the termination of the Recycling Depot pilot program in February 1975, the two modes of recycling - Depot and paper collection - will be examined and reported on, based on prevailing market conditions and outlook.

II. The weekly pilot recycling program be continued until February 1975, at an estimated net cost of $32,000. During this period there would be experimental modifications to a limited number of our present vehicles and the recycling suitability of alternate type of vehicles would be investigated. The results of the program and feasibility of any new vehicles would be reported on along with the results of the Recycling Depot in March, 1975.

111. The Comptroller of Accounts advises that if approved, the source of funding will be Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 110

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Application No. 67174
2970 Kingsway

The Director of Planning reports as follows:

IMPERIAL OIL LIMITED have filed Development Permit Application No. 67174 to re-construct a gasoline service station (self-service) on this site at the southwest corner of Kingsway and Rupert Street. The site is located in a C-2 Commercial District.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67174 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the re-construction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

      (i) The provision of an off-street loading and unloading space;

      (ii) Dimensioning of the off-street parking facilities and the off-street loading and unloading space;

   (b) The landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.

2. The four off-street parking spaces and the one off-street loading and unloading space are to be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-Law, WITHIN SIXTY (60) DAYS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained.

3. All landscaping is to be provided in accordance with the approved drawings WITHIN SIX (6) MONTHS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained in good condition at all times.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.

5. No roof signs shall be permitted on the proposed development.

IT IS RECOMMENDED THAT Development Permit Application No. 67174 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

2. Development Permit Application No. 67175
3401 East Hastings Street

The Director of Planning reports as follows:

IMPERIAL OIL LIMITED have filed Development Permit Application No. 67175 to re-construct an existing gasoline service station at the northeast corner of Cassiar Street and East Hastings Street. The site is located in a C-2 Commercial District.

Cont'd . . .

Clause 2 Cont'd.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67175 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the re-construction of an existing gasoline service station on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

      (i) The provision of one off-street loading and unloading space;

      (ii) The dimensioning of the two (2) off-street parking spaces and the one off-street loading and unloading space;

   (b) The landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.

2. The two off-street parking spaces and the one off-street loading and unloading space are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-Law WITHIN SIXTY (60) DAYS OF THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained.

3. All landscaping is to be provided in accordance with the approved drawings WITHIN SIX (6) MONTHS FROM THE DATE OF ANY USE OR OCCUPANCY OF THE PROPOSED DEVELOPMENT, and thereafter to be permanently maintained in good condition at all times.

4. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-Law.

5. No roof signs shall be permitted on the proposed development.

IT IS RECOMMENDED THAT Development Permit Application No. 67175 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

3. Ray-Cam Proposal - Disposal of Site

The Deputy Director of Planning, as Chairman of the Urban Renewal Co-ordinating Committee, reports as follows:

The proposal to build the Ray-Cam recreation project has been approved by the City Council and the Provincial Government, and is now awaiting final approval by the CMHC. The project is to be located adjacent to the Raymur housing project, on a site acquired as part of the Urban Renewal Program, at the southeast corner of Hastings Street and Campbell Avenue. Title to the site is held by the City for the Urban Renewal partnership.

A final decision has not yet been made on who will own the new facility, but as the property is adjacent to the Raymur housing project and is intended largely to serve the project, it is likely that the title finally will be vested in the same Federal/Provincial partnership which owns the housing project.

Cont'd. . .

Clause 3 Cont'd.

The disposition of the site has been discussed by the Urban Renewal Co-ordinating Committee and the Director of Social Planning, and it is a recommendation of the Committee that the City should dispose of its 25% share of the site to the other two Urban Renewal partners.

The land was purchased in three parts between July 1961 and February 1966; and the total cost was $93,353.00.

Accordingly, it is RECOMMENDED that the City request the Provincial and Federal Governments to buy out the City share of the site for the proposed Ray-Cam Development.

CONSIDERATION

4. Development Permit Application No. 66706
1170 Chestnut Street

The Director of Planning reports as follows:

VLADIMIR PLAVSIC & ASSOCIATES, Architects, have filed a Development Permit Application No. 66706 to make alterations and add to a building on this site and use it as a music school. The site is located in a RT-2 Residential District, being located in Vanier Park.

On June 28, 1974, the Technical Planning Board approved the Development Permit Application subject to several prerequisite conditions which included landscaping, to the approval of the Director of Planning, compliance with the conditions set down by the City Council at its meeting of November 20th, 1973, and the design to be first approved by the Technical Planning Board after advice from the Urban Design Panel.

The Urban Design Panel, at their meeting of June 24th, 1974, recommended refusal of the design.

The minutes of the Urban Design Panel meeting of June 24th, 1974, state:

"The Panel had viewed this concept at the previous meeting and had deferred final comment until more information was obtained on the future total development of Vanier Park. It had been decided to write Mr. Larry Foster, the new Parks Board Planner, to meet with the Panel to explain Parks Board policy and plans with respect to this proposed facility within the context of the development of Vanier Park.

"Mr. Foster advised the Panel that no fixed plans for the future of Vanier Park existed but that some thought had been given to developing the eastern portion of the park into an amphitheatre. He explained that the proposed parking area on the east side of the music school would have to be moved to the west side of the building in order not to spoil the opportunity to develop the eastern portion of the park.

"The panel is of the opinion that until a plan for Vanier Park is established and adopted no approval should be given to piecemeal development proposals such as the proposed community music school.

"The Panel raises the following questions:

1) Is Vanier Park to become a centre of cultural activities and if so, is this building as proposed an asset?

Cont'd. . .

Clause 4 Cont'd.

2) Does each facility have to provide its own parking? Three parking lots already exist; one of the Civic Marina, one for the boat launching ramp and one for the Museum-Planetarium-Archives complex.

3) Does the rigid berm landscaping as proposed, relate to the intended soft park landscaping?

4) To what extent will the Public benefit and derive enjoyment from the presence of this private institution in a Public Park?

"In attempting to answer these questions the Panel has come to the conclusion that the building appears to be insular and introverted. Interest and entertainment value of musical activity should possibly be revealed to passers-by or even spill out into the park so as to provide public enjoyment and enterainment.

"The Panel finds the parking lot an obnoxious intrusion into public park space and finds the angled flat berm landscaping too rigid.

"Unless consideration can be given the above criticism and a masterplan for Vanier Park is developed which justifies this private use of public park space, the Panel feels that it has no other option than to recommend refusal.

"This building and its related activity can be a great asset to Vanier Park. As presently proposed it is not.

"RECOMMENDATION: That the Technical Planning Board refuse this design on the grounds that it, if executed, would adversely affect public amenity."

In accordance with Council's policy, the Technical Planning Board cannot approve this design against the recommendation of the Design Panel. The matter is therefore submitted for the CONSIDERATION of Council.

INFORMATION

5. Demolition of Buildings
601 - 619, 623 - 627 Howe Street, and 832, 840 Dunsmuir St.

The City Building Inspector reports as follows:

"Mr. Thomas A. Dohm, Q.C. requests permission to appear before Council on behalf of certain tenants of the buildings addressed as 601-619, 623-627 Howe Street, and 832 and 840 Dunsmuir Street. These tenants have been advised by agents acting for the lessor of the building that they want vacant possession by October 31st, 1974. Mr. Dohm wants to know what is the status of the matter and wishes to make a presentation before Council on behalf of the tenants.

Permits have been issued for the subject site as follows:

Development Permit #60823 for 14 storey office tower - - issued July 25th, 1973

Development Permit #60823 extended by Director of Planning until October 25th, 1974

Building Permit #B69857 to demolish existing buildings - - issued June 7th, 1974.

Clause 5 Cont'd.

No application to this date has been received for a Building Permit for the office building.

I am not aware of any power which the City has to stop the developer from proceeding with demolition of the buildings.

This report is submitted for the INFORMATION of Council."

(Copies of Mr. Dohm's letter dated June 19, 1974 are circulated for the information of Council.)

DELEGATION REQUEST - MR. THOMAS A. DOHM

RECOMMENDATION

6. Downtown Vancouver Study - Distribution of Portion of the Draft for use in Public Discussion

The Director of Planning reports as follows:

"The full report on the Downtown Study is now expected to be transmitted to Council at its meeting on September 17, 1974. Council may then wish to hold public meetings on the report, and possibly to hold a public hearing to consider some changes to the present zoning By-Law.

The Chairman of the Civic Development Committee has suggested that public discussion on elements of the Study could be usefully encouraged to start before the publication of the main report. This could be achieved by obtaining Council approval for release of sections of the current Draft for public consideration and discussion, and then making such sections of the Draft freely available to anyone requesting a copy. Copies could also be circulated for comments to all persons and groups listed with the Study Team as having a specific interest in Downtown planning.

Accordingly, a section from the current Draft, entitled "Procedures for Control of Development" is attached for consideration by Council. This draft section describes a number of alternative ways of changing the present process for control of development, including the establishment of a Hearing Board to assume the present functions of the Technical Planning Board.

Discussion and consideration of this section of the Draft can usefully take place independently of the discussion of urban design and planning contained elsewhere in the Draft. The Chairman of the Civic Development Committee has requested that a Draft summary of the urban design concept and of the guidelines be similarly transmitted to Council at its next regular meeting.

It is suggested that when distributing this Draft report, the people receiving it be informed that Council will be considering the Full Report on the Downtown Study on September 17th and will then determine the timing and method of public discussion including the timing for receiving comments."

RECOMMENDATION: That City Council approve immediate distribution of the attached Draft, "Procedures for Control of Development" for public discussion and consideration.

FOR COUNCIL ACTION SEE PAGE(S) 111

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. S. M. Anderson
   Claim No. 14414 re Car Accident

The Director of Legal Services reports as follows:

"The Claimant, Mr. Sydney M Anderson, has submitted a claim in the amount of $1,322.50 representing the value of his car, after salvage of $620.00 has been deducted, which was totally demolished in an accident on the Georgia Viaduct on August 27, 1973.

A report from the Engineering Department indicates that prior to the accident, a City crew had applied oil to the surface of the Georgia Viaduct and that the protective traffic controls were removed before the oil was dry, and that this still-wet oil, combined with rain, created an extremely slippery surface on that part of the Viaduct in question. This slippery surface caused the Claimant's automobile to go out of control and collide with a lamp standard and another vehicle, which was also using the Viaduct at the time.

It is the opinion of the Corporation Counsel that the City is liable to the Claimant, and that the Claimant has substantiated his claim for $1,322.50. Therefore, payment of this claim is RECOMMENDED."

FOR COUNCIL ACTION SEE PAGE(S) 111

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 8, 1974.

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, August 8, 1974, at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Pendakur, Chairman Alderman Linnell Alderman Marzari
ABSENT:	Alderman Massey (Leave of Absence) Commissioner DuMoulin
CLERK:	H. Dickson

RECOMMENDATION:

1. End of Main Street and Adjoining Foreshore

The Committee had before it for consideration the attached report dated July 31, 1974, from the Planning Department, which suggests that a condition imposed by Council on a Development Permit Application be waived. (Council's action also attached.)

A representative of the Planning Department added to this report, stating Fraser River Pile Driving Co. Ltd. had already started work on the site at the foot of Main Street when Council specified the development site be moved 100 feet east of the Main Street End to preserve the view from the shore. The Planning Department spokesman said that if work continues in its present location it will not interfere with any City plans for the street end.

Following discussion, it was

RECOMMENDED:

THAT Council delete its earlier requirement that the Fraser River Pile Driving Co. Ltd. move its development 100 feet east of the Main Street end; provided that no aggregate piles be permitted on the site within 100 feet of the end of Main Street.

INFORMATION:

2. North Fraser Harbour Commission

The Committee had before it for consideration the attached letter dated July 25, 1974, from Commissioner J. S. Alsbury of the North Fraser Harbour Commission advising that the Commission does not have a Municipal Surplus Fund, but does have a fund in reserve for future harbour developments.

It was

RESOLVED:

THAT the letter dated July 25, 1974, from Commissioner J. S. Alsbury of North Fraser Harbour Commission be received.

3. Development Permit Application No. 67608 - Alberta Wheat Pool

The Committee had before it for consideration the attached report dated August 2, 1974, from the Deputy Director of Planning advising of Alberta Wheat Pool's plans for reconstruction work at its terminal

Cont'd . . .

at the north foot of Cassiar Street on Burrard Inlet.

The Committee observed the Wheat Pool has been a source of air pollution by wheat dust in the past. The Committee also expressed a desire that landscaping be provided.

Following discussion, it was

RESOLVED:

THAT Development Permit Application No. 67608, Alberta Wheat Pool, be processed by the Standing Committee of Council on Waterfront and Environment at its next meeting.

The meeting adjourned at approximately 5:10 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 123

II.

STANDING COMMITTEE OF COUNCIL
ON
HOUSING

August 14, 1974

A meeting of the Standing Committee of Council on Housing was held on Wednesday, August 14, 1974, at 10:30 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Volrich

ABSENT: Alderman Massey (Leave of Absence)
Alderman Rankin (Leave of Absence)

CLERK: R. Demofsky

The Minutes of the meeting of July 24, 1974 were adopted.

No quorum being present, the following report is submitted to Council for CONSIDERATION.

CONSIDERATION:

1. Senior Citizens Housing Site

City Council on March 12, 1974, approved the recommendation of the Standing Committee on Housing contained in a Planning Department report dated February 26, 1974, recommending that the City-owned land known as Lots 10 to 24 and the east 13 feet of Lot 25, plus City lanes all in Block 2, north half section 35 situated on the west side of Renfrew Street between 5th and 6th Avenues be sold to the Association of Benevolent Craftsmen for a Senior Citizens housing development.

Submitted for the Committee's consideration was an information report dated August 1, 1974 from the Supervisor of Property and Insurance regarding the above noted matter.

This report,which is on file in the City Clerk's Office, stated in part:

"The Supervisor of Property and Insurance notified the Association that the estimated value of the site was $485,000.

The Association now advised that they have carefully considered the costs of building, financing, overhead, together with the value of the land and have checked into alternative methods of financing. These factors, considered together with the building trades strike and the number of units they would be permitted to build, have brought them to the decision not to proceed with the development."

It concluded by advising that this site is within an almost entirely residential district, but is close to schools, bus, and commercial district, which make it a possible family housing site as well as a Senior Citizens site.

A representative from the Property and Insurance Department advised the Committee that the Provincial Government was interested in purchasing this site.

RESOLVED,

A. THAT no commitments be made for this site at this point in time.

B. THAT the Chairman be instructed to contact all Senior Citizens' groups and non-profit housing organizations in the City of Vancouver to determine whether any such organizations would be interested in the above noted site.

2. Housing Corporation and Land Banking

Submitted for the Committee's consideration were:

Cont'd . . .

a. a letter dated July 30, 1974, from C.M.H.C. outlining the way in which the City's proposed housing development corporation would relate to the various provisions in the National Housing Act for both project financing and land banking.

b. a report from the Director of Finance and the Director of Legal Services outlining the nature of a Housing Corporation, how it might be organized and directed, and also financed.

c. a report from the Director of Finance dated July 31, 1974 outlining the ways in which the City of Vancouver presently land banks.

(These are on file in the City Clerk's Office.)

It was noted that with regards to setting up a Housing Corporation, the Statutory Corporation, set up under a special act of the Legislature might be more effective than such a corporation set up under the Companies Act as outlined in the report of the Director of Finance and Director of Legal Services. The Committee was advised that the G.V.R.D. Housing Corporation was set up under the Companies Act and was quite satisfactory.

RESOLVED,

THAT further discussion on these matters be tabled pending receipt of more information on statutory corporations.

3. East Hotel

At a meeting of the Housing Committee on July 24, 1974, it was recommended:

"THAT the Chairman of the Housing Committee be instructed to discuss with representatives of C.M.H.C. and the Provincial Government the possibility of the City of Vancouver leasing or purchasing the East Hotel for residential use."

The Committee was advised that the Board of Administration had discussed with C.M.H.C. the possibility of having C.M.H.C. purchase the East Hotel. However, the owners were not interested in selling. Also, that C.M.H.C. thought that expropriation was too costly, and advised trying to negotiate the purchase price with the owners.

The Chairman advised that following lengthy talks on the East Hotel with a wide variety of interested parties, he was of the opinion that the two issues here are fate of the tenants, and the fate of the building.

He also advised that the tenants had two choices - to stay or to relocate. With regards to relocation a representative of the Social Planning Department advised the Committee that his department surveyed eleven hotels within a three block radius of the East Hotel, and found 63 vacancies. It was therefore concluded that the tenants of the East Hotel could be relocated within the immediate area. However, only one of the eleven hotels had shown intent to comply with the requirements of the Fire By-law, and the remaining ten hotels had been issued 60 to 90 day notices by the Fire Department. Also that two of the eleven hotels had given notice to vacate by August 31, 1974, to their tenants. This would bring the total number of tenants to be relocated to approximately 80, and a total of only 63 vacancies were found from this survey. Many of these tenants are very elderly, and not able to take care of themselves. The majority of the hotels surveyed advised that they would not be willing to take tenants who could not care for themselves.

Cont'd . . .

RESOLVED,

A. THAT the Social Planning Department be instructed to communicate to the tenants of the East Hotel that if they wish to relocate the Social Planning Department would find alternate accommodation for them.

B. THAT the Social Planning Department report back on relocations required as a result of closures of other hotels in the Downtown Eastside area of the City of Vancouver.

C. THAT the Social Planning Department report back with recommendations on extra financial and staffing assistance which would be required to establish presence in the Downtown Eastside area in order to relocate tenants when required.

4. Downtown Eastside Housing Study

Council on June 25, 1974, approved the following recommendation of the Housing Committee:

"THAT the United Housing Foundation report back to this Committee when the results of a study, on 'The Effective Management Structure, and Building Standards Allowing Renovations to be Economically Feasible on the Central and Ferry Hotels', are available."

Submitted for the Committee's consideration was a brief from the United Housing Foundation outlining future considerations for maintenance of housing in the Downtown Eastside. (The hotel study referred to herein is on file in the City Clerk's Office.)

Representatives of the United Housing Foundation, and the management consultant firm of Pannell, Kerr, Forster, and Associates were present, and outlined some of the items noted in the hotel study.

RESOLVED,

A. THAT the report from the United Housing Foundation outlining future considerations for maintenance of housing in the Downtown Eastside be received.

B. THAT Council approve in principle the items outlined in the above noted report.

C. THAT representatives of the United Housing Foundation, B. C. Housing Management Commission and the management consultant firm of Pannell, Kerr, Forster, and Associates meet with representatives of C.M.H.C. and the Provincial Department of Housing to discuss funding and management procedures of low income accommodation in the Downtown Eastside, and make formal presentation to the next Housing Committee meeting on September 10, 1974.

5. Open Bible Chapel

At the meeting of the Housing Committee on June 25, 1974 it was recommended:

A. THAT Council approve in principle the conceptual development scheme for the Open Bible Chapel Complex.

B. THAT the Supervisor of Property and Insurance be instructed to proceed with negotiations for exchanging, with the Open

Cont'd . . .

Bible Chapel, the site at 10th Avenue and Yukon Street for the proposed site near 54th Avenue and Kerr Street on the south side of the new Champlain Mall development.

C. THAT a public hearing be held as soon as possible to amend the Zoning By-law, thus allowing a church and educational facility to be constructed on this site.

Council on July 9, 1974, when dealing with this matter

RESOLVED,

"THAT this clause be referred back to the Housing Committee for further consideration."

Mr. N. Jones of Jones, Havve, Delgatty, Architects, was present.

In reply to a question from the Committee a representative of the Planning Department advised that rezoning would be required for the church portion of this complex.

It was noted that at a public meeting of June 26, 1974, dealing with preliminary plans for areas 4, 5 and 6 of Champlain Heights, this matter was raised and most of the people present were against high density dwellings being constructed in that area.

RESOLVED,

THAT this matter be referred to the Community Development Committee for a public meeting in the area.

6. Fire By-law

The Housing Committee at its meeting of July 24, 1974, when dealing with the above noted matter

RESOLVED,

"THAT the Fire Chief report back to this Committee as soon as possible with such recommendations as he may consider advisable as to the enforcement of the Fire By-law or as to any amendments thereto, which may allow it to be enforced in a more realistic and practical way outside of the Core Area of the City of Vancouver."

The Fire Chief submitted for the Committee's consideration a report dated August 8, 1974 on Fire By-law upgrading requirements.

Responding to a question from the Committee the Fire Chief advised that in view of the limited number of construction and sprinkler companies, an all out effort should be made to bring hotels and lodging houses in the core area up to the required Fire By-law standards, and then concentrate on the dwellings outside of the core area.

RESOLVED,

THAT the report of the Fire Chief dated August 8, 1974, on Fire By-law upgrading requirements be received.

7. Fire and Lodging House By-law Appeals

i. Mr. U. Kenklies, 227 Carrall Street

Submitted for the Committee's consideration was a letter from Mr. Kenklies, dated July 3, 1974, requesting that 8 of his 29 rooms be excused from the Lodging House By-law requirements

Cont'd . . .

until October, 1975, the date his lease expires.

Also submitted was a report from the Medical Health Officer dated July 17, 1974, advising that the 8 rooms referred to in Mr. Kenklies's letter were "unfit" for occupancy due to the lack of natural light and ventilation.

In the discussion which ensued it was noted that four of the eight rooms open on to a hallway, and had a sky light. Natural ventilation in these four rooms was possible, but impossible for the remaining four.

RESOLVED,

THAT the Medical Health Officer reconsider his order to close the four rooms which could be provided with natural ventilation, and report back to this Committee as soon as possible.

(All information referred to above is on file in the City Clerk's Office.)

ii. Mr. Suppa, Marble Rooms, 107 West Cordova Street

Submitted for the Committee's consideration was a letter from Mr. H. L. Cashman, Solicitor for Mr. Suppa, dated June 19, 1974, requesting that Mr. Suppa be exempted from the provisions of the Fire and Lodging House By-laws until December 1, 1974.

Also submitted was a report from the Chief Fire Warden dated June 27, 1974, advising that this property had been sold and Mr. Suppa had been given notice to vacate the premises.

RESOLVED,

THAT the matter of exempting the premises at 107 West Cordova Street from the Fire By-law requirements be referred to the Fire Chief.

(All information referred to above is on file in the City Clerk's Office.)

iii. Mr. G. R. Hill, Silverdene Apartments, 975 Denman Street

Submitted for the Committee's consideration was a letter from Mr. Hill dated July 9, 1974, advising that the above noted premise had a basement suite, and was thus put into the category of a three storey building. It requested permission to close off this basement suite and thus be classified as less than three storeys so not to be subject to Fire By-law requirements.

Also submitted was a report from the Chief Fire Warden dated July 26, 1974, advising that the two existing stairways in this premise could be easily enclosed to meet the Fire By-law requirements, and that the doors of the suites need to be upgraded to solid core doors.

RESOLVED,

THAT the Fire Chief inspect this premise at 975 Denman Street, and report back to this Committee.

(All information referred to above is on file in the City Clerk's Office.)

iv. St. Elmo Hotel, 429 Campbell Avenue

Submitted for the Committee's consideration was a letter from Kee Yin Tse and Elinor Wong Der, dated July 8, 1974, advising that the immediate installation of a sprinkler system

Cont'd . . .

in their premise at 429 Campbell Avenue was financially impossible.

Also submitted was a report from the Chief Fire Warden dated July 31, 1974, outlining recommendations to improve this building to a satisfactory fire safety standard.

Mr. Tse advised that the owners would be willing to comply with the Fire By-law requirements, however, that more time was required. Also, that he would contact the Fire Chief on or before August 31, 1974 with a schedule outlining when the required upgrading would be done.

RESOLVED,

THAT this matter be referred to the Fire Chief.

(All information referred to above is on file in the City Clerk's Office.)

The Chairman advised that Mr. Vileita of 2366 West 7th Avenue and Mr. U. Lam of the Lim Sai Hor Benevolent Association were not present to appeal, and would be heard at the next meeting of the Housing Committee.

The meeting adjourned at approximately 12:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 123

* * *

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 15, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the No.1 Committee Room, third floor, City Hall, on Thursday, August 15, 1974, at approximately 9:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Linnell

ABSENT: Alderman Massey (Leave of Absence)
Commissioner DuMoulin

CLERK: H. Dickson

INFORMATION & RECOMMENDATION

1. Development Permit Application #67608 - North Foot of Cassiar Street - Alberta Wheat Pool

The Committee had before it for consideration the attached memo dated August 2, 1974, from the Deputy Director of Planning.

A representative of the Planning Department told the Committee the Alberta Wheat Pool project is a recontruction job involving replacement of wooden trestles with concrete and replacement of the wooden drip shed with a steel one.

The Committee expressed concern over the appearance of the structures and during discussion reference was made to Columbia Containers' installation at 2755 Commissioner Street in which an indication was given to the City over a year ago that it would be painted. The facility, however, is not yet painted.

The Committee noted that Alberta Wheat Pool is relatively close to a park and the visual impact of a wheat pool is therefore of significant importance.

The Committee noted that as a Committee on environment it must exercise some influence on the environmental impact of developments and that there possibly should be some environmental guidelines drawn up and added to the City Zoning Bylaw.

Following discussion it was

RESOLVED

THAT the Director of Planning report to the next meeting of the Committee on why Columbia Containers' facility has not yet been painted.

FURTHER THAT the Director of Planning report to the next meeting of the Committee on whether there are features in the existing City Zoning Bylaw to provide for environmental considerations.

It was

RECOMMENDED

THAT Development Permit Application #67608, Alberta Wheat Pool, be approved, provided that

cont'd ...

Clause No.1 continued

(a) the materials, the appearance and landscaping of the project be compatible with the nearby public park.

(b) the Design Panel approves the project.

(c) the work involves no expansion of existing facilities at the Alberta Wheat Pool.

RECOMMENDATION

2. Development Permit Application #67589 - North Kent Avenue, Fraser River Area

The Committee had before it for consideration the attached memo dated August 7, 1974, from the Planning Department on a 151,050 sq. ft. warehouse.

A representative of the Planning Department said this warehouse brings to 377,066 sq. ft. the total floor area in a three-warehouse development on this site by Block Brothers.

During discussion the Committee expressed some concern about a "wall like" appearance of large warehouses and it was suggested this concern be considered by the joint City-Provincial study of the Fraser River area. Following discussion it was

RECOMMENDED

THAT Council approve Development Permit Application #67589 for a warehouse on North Kent Avenue between St. George and Prince Edward Streets.

3. Development Permit Application #67599 - 8211 Borden, Fraser River Area

The Committee had before it for consideration the attached memo dated July 31, 1974, from the Planning Department.

A representative of the Planning Department explained the application is for a rail loading and unloading facility.

Following discussion it was

RECOMMENDED

THAT Development Permit Application #67599, 8211 Borden, be approved.

4. Kent Avenue - Industrial Route

The Committee had before it for consideration the attached report dated August 14, 1974, from the Engineering Department which recommends the City continue to acquire land for the parallel twin roadway system along Kent Avenue, the two routes being north and south of the railway tracks.

During discussion the Committee noted that to encourage heavy industrial traffic along Kent by improving Kent as a through-way is not compatible with the principle of easy public access to the Fraser River waterfront area.

cont'd ....

Clause No.4 continued

Mr. K. F. Dobell of Traffic and Transportation Division of the City Engineering Department told the Committee that at present, with the portion south of the railway tracks not being a through route, emergency vehicle access to locations south of the railway tracks is critical.

It was stated a recent survey showed in an 8-hour period, 536 trucks with three axles or more used Marine Drive and that some of this traffic would use Kent if Kent is made into a through-way both north and south of the railway tracks. Also, continuous streets would provide better access to the industrial area, and parallel routes provide the means of vehicle access around trains. The City already owns 90% of the land required for a through route on the north side of the tracks and 70% on the south side.

It was also pointed out by the Engineering Department the railway tracks form a psychological blockade to the public which feels the area south of the tracks is strictly an industrial domain.

The Committee noted the City owns eight street ends and property worth an estimated $8 million in the area and that this land is currently eyed for public recreational use or for exchange for other lands for public use. In addition, funds were recently spent for the public fishing pier beneath Knight Street Bridge, and the Committee is reluctant to do anything such as adding to industrial traffic on Kent which would contribute to the fishing pier being a failure.

Following discussion the Committee

RECOMMENDED

(a) THAT the City retain its policy of acquiring land as it becomes available to make the south side of Kent a continuous route west of Knight Street Bridge and that in the area east of Borden Street to Boundary Road there be a continuous route on the north side only.

(b) THAT the Development Permit Application for Coast Ferries east of Knight Street Bridge be approved on the condition that south Kent not be made a through street west of Coast Ferries and that landscaping compatible with the adjacent park be carried out.

5. Lease of Waterfront Lot North of Denman Street end

The Committee had before it for consideration the attached report dated August 12, 1974, from the Director of Planning.

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, spoke to this topic suggesting that if the Committee approved the month-to-month lease, that it ensure that the proposed use could be removed within one month if necessary. He indicated that in month-to-month leases of waterfront land difficulties had been encountered when it becomes necessary for the lessee to move. There was some consideration given to the idea of requiring a bond to be posted.

The Committee was told the applicant, a Mr. Shaeffer, intends to operate a yacht repair business on the site. Following discussion, it was

RECOMMENDED

THAT considering the type of use the monthly agreement negotiated with Mr. Shaeffer for lease of the waterfront lot fronting the north end of Denman Street be approved.

cont'd ...

INFORMATION

6. Board of Trade Comment on Stage 3 Waterfront Planning Study

Mr. Terry Tanner appeared on behalf of the Board of Trade and told the Committee the Board is pleased with the concept of the Waterfront Study's Stage 3. He said, however, there could be some problems encountered in applying the recommendations to the Study, in particular, as it pertains to transportation and the role of the National Harbours Board.

The Committee pointed out the Federal Government was a partner in the Study and that the recommendations of the Study have been signed by the Minister of State for Urban Affairs. The Committee said the Waterfront Programme is at the same point now as the False Creek plans were two years ago.

The Chairman of the Committee requested that Mr. Tanner extend to the Civic Affairs Committee of the Board of Trade the Standing Committee of Council on Waterfront and Environment's thanks for the Board's cooperation and comment on the Waterfront Study. It was

RESOLVED

THAT the submission of Mr. Tanner on behalf of the Board of Trade be received.

The meeting adjourned at approximately 11:35 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 124

IV

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY DEVELOPMENT AND FINANCE & ADMINISTRATION

August 15, 1974

A joint meeting of the Standing Committees of Council on Community Development and Finance & Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, August 15, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Bowers, Harcourt, Linnell and Marzari

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: D. Bennett

RECOMMENDATION

1. Adanac North Plan/Hastings Sunrise Action Council

Council on April 23, 1974 adopted the following recommendation of its Standing Committee on Community Development:

"THAT Council approve in principle the authorization of the sale of the approximately 13 acres in the northwest corner of Charles/Adanac to the Provincial Government, for lease back to a housing co-operative society for the development of low density apartments, townhouses (all forms thereof, including patio clusters, etc.) duplexes and detached units (incorporating the concept of the zero side yards). It should be noted that in a co-operative housing development the zero side yards would exist only in design and not as a legal entity.

It is proposed that the density of development not exceed 25 units per acre, and the building not exceed two storeys in height, (i.e. 2 storeys plus a cellar or one storey plus a basement)."

At a meeting of the Standing Committee on June 27, 1974, it was resolved

"(a) THAT the Adanac North Plan and the briefs be received;

(b) THAT the Supervisor of Property and Insurance and Mr. George Chatterton, Associate Deputy Minister in the Housing Department of the Provincial Government be requested to meet with the Committee and present concrete figures with respect to the price of the land;

(c) THAT representatives of the Hastings Sunrise Action Council and the Adanac Housing Co-operative Society be present at this meeting;

(d) THAT Mr. Bob Mandeville of the Adanac Housing Co-operative Society obtain confirmation from the Provincial Government and their approval of their 4% leasing rate;

(e) THAT the Planning Department give the Committee a memorandum as to how this plan differs from other similar Co-op plans and the action of Council thereon."

cont'd ....

Clause No. 1 (cont'd)

The Committee had before it for consideration (copy of which is circulated) a report from the Director of Finance and Supervisor of Property & Insurance dated August 7, 1974 wherein it was stated that on June 12, 1974, the Supervisor of Property & Insurance advised Mr. Chatterton that, based on an RS-1 zoning and a hypothetical residential sub-division, he had arrived at a net value of $1,387,000 for approximately 10.9 acres. He further stated that this represents a considerable subsidy, when, in effect, the concept is for a development not to exceed 25 units per acre.

In a communication to the Mayor and Council dated July 30, 1974 (copy of which is circulated), Mr. Lorne Nicolson, Minister of Housing, has suggested that the City retain a 1/3 undivided interest in the property and that the Province would buy the remaining interest for the sum of $925,000. This offer was made on the following understanding:

> "The Province will dispose of the property only by way of a 4% lease to a non-profit society. The ground rent of 4% will come to the Province. At the end of the 50 year lease the City will retain 1/3 of the value of the property."

The Supervisor of Property & Insurance has reviewed this offer and states that since the City would in effect retain a 1/3 interest in the property, it should reasonably be credited with 1/3 of the rental. He would presume that the rental will be based on 4% of the $925,000.00 figure, the City should be entitled to 1/3 of such rental.

The Committee also had for consideration a letter from the Supervisor of Property & Insurance to Mr. Chatterton dated June 12, 1974, a letter from the Board of Administration to Mr. Chatterton dated August 8, 1974, a report from the Associate Director of Area Planning dated July 31, 1974 and a letter from Mr. Chatterton re the Old Girls' Industrial School site dated August 6, 1974 (copies of which are circulated).

Mr. Larry Bell, representing the Department of Housing, was present at the meeting and discussed proposals with the Committee. Representatives of the Adanac Housing Co-operative Society and the Hastings Sunrise Action Council were also present, Mr. Jack Allen being spokesman for the group. A brief dated August 15, 1974 was filed with the Committee.

The Committee asked the Adanac Housing Co-operative Society to clarify their position with respect to the United Housing Foundation as the Provincial Housing agent and report back to the Committee. It was

RECOMMENDED

THAT the City contact Mr. Lorne Nicolson, Minister of Housing to determine:

(a) If the Provincial Government would consider purchasing the whole of the property at a price of $1,387,000.00;

(b) In the event the Province does not wish to purchase the whole of the property as stated, and if the City were to retain a 1/3 undivided interest, would 1/3 of the ground rent be returned to the City;

(c) What terms and conditions would prevail in the event the City repurchases the property at a later date.

Upon receipt of the foregoing information, the matter will again be considered by the Committee.

The Joint meeting adjourned at 4:40 p.m. and the Standing Committee on Community Development convened at this time.

FOR COUNCIL ACTION SEE PAGE(S) 124

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

August 15, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, August 15, 1974 at approximately 4:40 p.m. in the No. 1 Committee Room, third floor, City Hall

PRESENT: Alderman Volrich (Chairman)
Aldermen Harcourt and Marzari

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held August 1, 1974 were adopted.

RECOMMENDATIONS

1. Neighbourhood Pub Applications

The Chairman outlined the following basic terms of reference for the Committee in dealing with new applications for licenses in line with guidelines previously approved by Council:

(a) To determine if the proposed location may be an appropriate one, having in mind the new Liquor Board regulations and the amenities, zoning, physical and social characteristics of the surrounding area;

(b) If the location may be considered to be an acceptable one, to indicate what process should be followed to determine the views of nearby residents and other persons who may be affected;

(c) All applications will, in any event, be subject to the requirements and decision of the Liquor Board.

The Chairman also outlined the administrative procedures which are to be followed in dealing with these applications as follows:

(a) An application form, available from the Permits & Licenses Department is to be completed by the applicant;

(b) A letter of acknowledgement is sent to the applicant, with a request that he contact the Health and other departments to be made aware of their requirements;

(c) An "amenity" report will be prepared by an official of the Department of Permits & Licenses relating to the nearby area;

(d) The matter will then come before the Committee for consideration of the proposed location and indication as to what process should be followed to determine the views of nearby residents;

(e) The applicant is also requested to appear before the Committee at the same time;

(f) The matter will then be reported to Council and if approved by Council, a copy of the particular motion will in each case be forwarded to the Liquor Board.

cont'd ....

Clause No. 1 (cont'd)

RECOMMENDED

THAT the basic terms of reference and procedures as outlined in the Chairman's oral report be approved.

(A) Neighbourhood Pub - 2010 West 4th Avenue

Mr. Peter Uram appeared before the Committee with respect to his application for a neighbourhood pub at 2010 West 4th Avenue.

The amenity report indicated that this location is a mix of residential and business premises and has older 1½ storey dwellings, new low rise apartments and old and new 2 storey wholesale businesses on 4th Avenue, some with suites above.

The application indicated that there would be six parking and one loading space at the rear of the site. The Committee reviewed the application and after discussion with Mr. Uram

RECOMMENDED

THAT the application of Mr. Uram for a neighbourhood pub at 2010 West 4th Avenue be approved in principle, subject to the applicant submitting a signed statement from the residents and merchants in the two blocks adjacent to the proposed location that they have no objections to the pub, and with the understanding that the applicant will comply with all applicable City legislation.

(B) Neighbourhood Pub - 961 Denman Street

Mr. Tom Hammond appeared before the Committee with respect to his application for a neighbourhood pub at 961 Denman Street.

The amenity report indicated that in all directions from this site for the two blocks surveyed is RM-4 - High Rise Apartment area with some older frame apartment buildings also existing. There are other commercial establishments abutting the site on Denman Street.

The application indicated that there will be 3½ parking spaces available. The Committee reviewed this application and after discussion with Mr. Hammond

RECOMMENDED

THAT this application be approved in principle and that approval be subject to the applicant providing a signed statement from the residents and business merchants in the 800, 900, 1000 Block Denman Street that they have no objections to this pub, and with the understanding that the applicant will comply with all applicable City legislation.

(C) Neighbourhood Pub - 7161 Victoria Drive

Mr. A. Mayervich appeared before the Committee in support of his application for a neighbourhood pub at 7161 Victoria Drive.

The amenity report indicated that the site is surrounded on three sides by Single Family dwellings, and on the north side has a small Commercial area consisting of some 3 or 4 neighbourhood stores and a Public Library.

It was noted in the application that parking would be provided at 7110 Victoria Drive. The Committee reviewed the application and after discussion it was

cont'd .....

Clause No. 1 (cont'd)

RECOMMENDED

THAT this application be approved in principle, however the applicant will be required to carry out a referendum in a two block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum being a charge against the applicant and if the referendum is successful, then the applicant will be subject to all applicable City legislation.

(D) Neighbourhood Pub - 848 East 28th Avenue

Mr. and Mrs. Reginald K. Jackson appeared before the Committee with respect to their application for a neighbourhood pub at 848 East 28th Avenue.

As the location of this proposed pub is not in a commercial area and is in the heart of a Single Family Dwelling district, the Committee

RECOMMENDED

THAT no action be taken on this application.

(E) Neighbourhood Pub - 7619 Nanaimo Street

Mr. Byron R. Wynne appeared before the Committee in support of his application for a neighbourhood pub at 7619 Nanaimo Street.

The amenity report indicated that this site is located in a small neighbourhood shopping area, consisting of some 3 or 4 stores and a service station.

It was noted that there is parking available for approximately 25 cars. The Committee reviewed the application and after discussion it was

RECOMMENDED

THAT the application be approved in principle, however the applicant will be required to carry out a referendum in a two block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum to be a charge against the applicant, and if the referendum is successful, then the applicant will be subject to all applicable City legislation.

2. Off-Street Parking in the West Broadway District

The Director of Planning and the City Engineer submitted the following report dated August 1, 1974:

"I - Introduction

Preliminary proposals for the beautification of the Broadway West Commercial District included the construction of sidewalk projections at certain crosswalk locations. These projections were intended to improve the crosswalks and make pedestrian crossing on West Broadway safer.

However, upon finalizing the beautification concept, the sidewalk projections have been deleted from the proposal. This deletion has occurred primarily because of an auto and pedestrian safety problem that would be created. Also, the City Engineer believes that it could be necessary sometime in the future to establish a peak-hour parking restriction on West Broadway.

cont'd ....

Clause No. 2 (cont'd)

II - Possible Peak-Hour Parking Restriction

The City Engineer advises that, for the foreseeable future, no parking restriction will be established on West Broadway. In fact, it is expected that no parking restriction will ever be required unless major changes occur in land use on the west side of the city or on the University Endowment Lands, or unless major changes in the transit system are introduced.

There is expected to be little intensification of land use west of Arbutus Street.

If a parking restriction would ever be required, it would probably not be before seven years. This is considered to be the maximum time period that a commitment like this can be made.

III - Community Impact

The merchants in the West Broadway area are concerned about a possible parking restriction. They believe it will be a damaging effect on both individual businesses and shopping district in general. This feeling is also shared by many community groups in the district.

Because of this feeling, there is some hesitance on the part of merchants to enter into a beautification program.

Vehicular parking is considered to be extremely important to the future of this area. Any proposal to restrict it in the future will be reviewed as to its appropriateness not only from a traffic point of view, but also its effect on the shopping area and the community. At the present time, not enough is known about the University Endowment Lands for a definite decision on curb-lane parking to be made. If any parking restriction, because of this development, is required, a comprehensive examination and recommended solutions to the problem would be required.

IV - Summary

The City Engineer does not expect a parking restriction to be required in the West Broadway area for a seven year period, if at all. The necessity of this action will depend on developments that cannot be foreseen at this time. If a restriction would occur, a solution to the parking problems of the area would be examined on a comprehensive basis.

It is, therefore, recommended THAT

1. On-street parking remain as a feature of the West Broadway Commercial District at this time.

2. The Director of Planning and the City Engineer carry out an investigation of parking policy for this area including possibilities of improved utilization of existing street parking, existing facilities, and possible off-street parking locations. "

After due consideration it was

RECOMMENDED

THAT the foregoing recommendations of the Director of Planning and the City Engineer contained in their report dated August 1, 1974 be approved.

3. Liquor Permit Application - 141 Keefer Street

The Committee had before it for consideration a report of the Zoning Planner dated August 14, 1974 with respect to a Liquor Permit application at 141 Keefer Street being Development Permit application #63200. This Development Permit Application is for an hotel containing retail, beverage room, cocktail lounge and restaurant with cocktail lounge, dining and dancing.

cont'd ....

Clause No. 3 (cont'd)

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit the request be referred to this Committee for consideration of the new liquor outlets.

The revised drawings received by the Department of Permits and Licenses on July 18, 1974 indicate the additional following proposed liquor outlets:

(a) Cocktail lounge on the main floor having approximately 511 square feet of area used for public assembly with a seating capacity of 80 people;

(b) Cabaret on the fourth floor having approximately 3,830 square feet of area used for public assembly with a seating capacity of 174 people.

The development is situated in the downtown area in the CM-1 Commercial District. After due consideration, it was

RECOMMENDED

THAT Council approve the proposed location for a Cocktail Lounge at 141 Keefer Street with a seating capacity of 80 people;

FURTHER THAT Council approve the proposed location for a Cabaret (restaurant and cocktail lounge with dine and dance) at 141 Keefer Street with a seating capacity of 174 people.

4. Parking in P.N.E. Area During the Exhibition

Alderman Marzari requested that this Committee go on record as recommending that the parking regulations which presently exist in the area adjacent to the P.N.E. be enforced during the Exhibition and that there be no relaxation of the By-law.

The Officials reported that a directive from the Board of Administration had indicated that this parking By-law would be relaxed during the fair. It was

RECOMMENDED

THAT there be no relaxation of the Parking By-law in the area adjacent to the P.N.E. during the Exhibition.

(Alderman Volrich is recorded as voting against this recommendation)

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 125

CITY OF VANCOUVER

Special Council

September 10, 1974

A Special Meeting of the Council of the City of Vancouver was held in No. 1 Committee Room, Third Floor, City Hall on Tuesday, September 10, 1974 at 1:30 p.m. to discuss the Proposed Capital Expenditure Program, 1976-1980, Community Recreation Facilities and Parks sections, with the representatives of the Park Board.

PRESENT: Deputy Mayor Massey
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Rankin, and Volrich

ABSENT: Mayor Phillips
Aldermen Harcourt and Pendakur

CLERK TO THE COUNCIL: Marilyn Clark

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Massey in the Chair, to consider the Proposed Capital Expenditure Program, 1976-1980, Community Recreation Facilities and Parks sections.

- CARRIED UNANIMOUSLY

1. 1976-80 Five Year Capital Expenditure Program: Park Board Submissions

Representatives of the Vancouver Board of Parks and Recreation were present to discuss the report of the Standing Committee of Council on Finance and Administration in regard to the 1976-1980 Capital Expenditure Program.

In a memorandum to Council the Board suggested the division into four major categories of the Community Recreation Facilities and Parks sections of the Five Year Plan:

1.	Park Acquisition	$ 7,073,000.00
2.	Development and Improvement of Parks	13,916,000.00
3.	Community Recreation Facilities	9,800,000.00
4.	Swimming Pools - Indoor and Outdoor	6,900,000.00
	TOTAL	37,689,000.00
	Less anticipated Provincial Gov't. Grant	2,000,000.00
	TOTAL	35,689,000.00

Council noted a communication from the Board with the following resolution of the meeting of the Board held on September 9, 1974:

"RESOLVED: As suggested by City Council, the Board approve $35,689,000 for the 1976-80 Five Year Plan, and request City Council to grant the Park Board latitude to move within the various categories and to decide priorities as they see fit.

- Carried."

MOVED by Ald. Bowers,
THAT City Council agree with the major categories as outlined in the Park Board's memorandum dated September 10, 1974, with regard to the 1976-1980 Five Year Plan allocations;

AND THAT the Park Board be requested to report back to Council within 2 weeks with their priorities within those categories.

- CARRIED UNANIMOUSLY

2. VanDusen Botanical Gardens

The Park Board, by way of resolution at their meeting on September 9, 1974 requested Council to approve an amount of $240,000 for expenditure out of the City's 1975 Supplementary Capital Funds for development of the VanDusen Botanical Gardens.

MOVED by Ald. Bowers,
THAT the Director of Finance and the Director of Legal Services be requested to prepare a report on the proposed allocation of funds for the VanDusen Botanical Gardens, for the consideration of the Standing Committee of Council on Finance and Administration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Committee rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 2:20 p.m.

The foregoing are Minutes of the Special Council meeting of September 10, 1974, adopted on September 24, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 10, 1974, in the Council Chamber, commencing at 2.25 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich.
Alderman Harcourt arrived at 4.15 p.m.

ABSENT: Alderman Pendakur

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the Board of Administration report on Purchase of R.C.M.P. Property - Point Grey Road. It was agreed that this report would be considered in open Council.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council Meeting dated August 27, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

CONDOLENCE.

Council was advised that the Reverend Dr. Turpin, a Freeman of the City and past Civic Chaplain, had passed away September 7,1974.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council express sincere condolences on behalf of the citizens of Vancouver to Mrs Turpin and other members of her family, and
THAT, in honour of Dr. George Turpin, Freeman of the City, a Civic Funeral be held.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Waterfront Planning Study - Stage 3.

Council heard a report reference from Mr. R.C. Mann, the Projects Manager of the Waterfront Planning Study, in explanation of the report from the Standing Committee on Waterfront and Environment, dated August 29, 1974, (Clause 1)

Mr. Mann referred to maps which showed the ownership of the properties along Burrard Inlet Waterfront, together with a map showing the various zoning areas.

The Council then took action as follows with respect to Clause 1 of the Standing Committee's report.

MOVED by Ald. Hardwick
THAT recommendation 'A(a)' of the Committee, be approved.

- amended

MOVED by Ald. Linnell (in amendment)
THAT the following be added as a further recommendation in the Concept Plan - Stage 3 Report:

"Floating homes or offices be severely limited"

- CARRIED

(Alderman Marzari opposed)

The amendment having carried, the motion of Alderman Hardwick, as amended and reading as follows, was put and - CARRIED UNANIMOUSLY.

THAT recommendation 'A(a)' of the Committee, be approved and the following be added as a further recommendation in the Concept Plan - Stage 3 Report - Floating homes or offices be severely limited.

MOVED by Ald. Linnell,
THAT the balance of the recommendations and resolution re the Waterfront Study, as contained in Cl.1 of the Standing Committee on Waterfront and Environment report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the Standing Committee on Waterfront and Environment be requested to review the 'old sub-area 5' to see if, in fact, it meets the guidelines Council approved in respect of view.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Proposed Capital Program - 1976 - 1980.

Council agreed to defer consideration of this item, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Vancouver Co-operative Radio.

Council received the following letter from Vancouver Co-operative Radio, dated August 20, 1974.

" As you know we have already done one test program of a city council meeting. We would like to continue taping these meetings on a regular basis and would like to receive official permission to do so.

Co-op Radio will be going on the air October 1st The first month will be a test period in which technical difficulties will be resolved. Hopefully we will be on the air full time in November.

At this point we cannot set a specific date that we will commence broadcasting council meetings regularly but we would like official recognition as press correspondents for that time. "

MOVED by Ald. Linnell
THAT approval be given to Vancouver Co-operative Radio to broadcast Council meetings on a regular basis, and the City Clerk report back to Council on the details involved in complying with their request.

- CARRIED

(Alderman Massey opposed)

2. Vancouver Chamber Choir - Grant Request.

Under date of August 23, 1974, the Vancouver Chamber Choir submitted a letter requesting a grant of $1,000, to assist them to participate in Contact '74 in Toronto.

MOVED by Ald. Linnell,
THAT the request of the Vancouver Chamber Choir for a Civic grant of $1,000 to assist the organization to participate in Contact '74 in Toronto, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Proposed Safeway Expansion - 41st Avenue and Dunbar.

Council noted a Progress Report dated September 4, 1974, from Alderman Volrich, as Chairman of the Standing Committee on Community Development, with respect to the proposed Safeway Expansion at 41st Avenue and Dunbar. A further report will be submitted to the Community Development Committee and Council on the matter in the near future, in the meantime, the issuance of a Development Permit continues to be held in abeyance.

MOVED by Ald. Volrich
THAT the report of Alderman Volrich, dated September 4, 1974, be received for information.

- CARRIED UNANIMOUSLY.

4. Public Officials Disclosure Act - Municipal Employees.

Under date of September 9, 1974, the Mayor submitted the following report with respect to the Disclosure Act as it affects civic employees.

" I wish to recommend the following civic officials be designated under Section 10 of the Public Officials and Employees Disclosure Act:

City Manager
Director of Legal Services
City Engineer
Director of Finance
Director of Planning
Director of Permits & Licenses
City Clerk
Director of Social Planning
Zoning Planner
Purchasing Agent
Supervisor of Property & Insurance "

MOVED by Ald. Bowers,
THAT civic officials of the City of Vancouver not be required to file Disclosure Papers, but that they notify the City Manager when a conflict of interest is apparent.

- LOST

Aldermen Gibson, Hardwick, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT the recommendations of the Mayor contained in his letter of September 9, 1974, be approved and, therefore, Disclosure Forms be filed with the Disclosure Clerk,
AND FURTHER THAT copies of the information be furnished to the Mayor to be made available for perusal to Members of Council upon request.

- CARRIED

(Alderman Bowers and Massey opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS.

A. BOARD OF ADMINISTRATION
REPORT, September 6, 1974.

Works & Utility Matters
(September 6, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Air Space Title
Cl. 2: Rupert Street Underpass at Vanness Avenue
Cl. 3: Champlain Heights - Noise Study

The Council took action as follows:

Air Space Title (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved, after adding the following words as paragraph (d):

"That the City have first refusal, with the price to be arbitrated if necessary."

- CARRIED UNANIMOUSLY

Rupert Street Underpass at Vanness Avenue (Clause 2)

MOVED by Ald. Hardwick
THAT this clause be approved after amending the recommendation of the Board of Administration to read as follows:

"(a) The City Engineer and the Director of Legal Services be authorized to negotiate an agreement with B.C. Hydro Railway covering the removal, and possible future* restoration of the Rupert Street underpass at Vanness in its present configuration or some alternate configuration to meet future needs.

(b) The Mayor and the City Clerk be authorized to execute the agreement on behalf of the City and the seal of the City thereto affixed."

- CARRIED UNANIMOUSLY

* Underlining denotes amendment.

Champlain Heights - Noise Study (Clause 3)

MOVED by Ald. Hardwick
THAT the recommendation of the Board of Administration contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RETIREMENT - MR. G. LAWSON.

At this point in the proceedings, the Mayor introduced Mr. Gordon Lawson, the City Engineer, Mrs Lawson and Mrs Paul Roths (Mr. Lawson's daughter). Mr. Lawson is retiring from the City service on September 30, 1974. The Mayor presented Mr. Lawson with a gold watch as a token of Council's esteem, and Mrs Lawson received a corsage from Alderman Linnell.

Cont'd...

Retirement - Mr. G. Lawson (Cont'd)

MOVED by Ald. Hardwick
THAT
WHEREAS on September 21, 1937, Gordon H.Lawson joined the staff of the City Engineer's Department, City of Vancouver -

AND WHEREAS on September 30, 1974, he will have completed thirty-seven years of continuous service, including service in the Royal Canadian Air Force -

AND WHEREAS he occupied the position of Deputy City Engineer from 1966 to 1971 and City Engineer from 1971 to 1974 -

THEREFORE be it resolved that the Council of the City of Vancouver be and is hereby recorded as extending to - Gordon H. Lawson - sincere appreciation and commendation for his thirty-seven years of loyal and devoted service.

- CARRIED UNANIMOUSLY

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At this point in the proceedings a short recess was observed, and, after an 'In Camera' meeting in the Mayor's office, Council reconvened in the Council Chamber at 4.15 p.m.

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Illegal Housekeeping Unit - 4157 West 14th Avenue
Cl. 2: Hodson Manor - 1254 West 7th Avenue - Lot A, Block 313, D.L. 526

The Council took action as follows:

Illegal Housekeeping Unit -
4157 West 14th Avenue (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Hardship Committee, as contained in this clause, be approved, i.e.the applications be approved for a period of one year.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(September 6, 1974) Cont'd)

Hodson Manor - 1254 West 7th
Avenue - (Clause 2)

MOVED by Ald. Bowers,
THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.
- carried

MOVED by Ald. Rankin (in amendment)
THAT the recommendations of the Board of Administration as contained in this clause, be approved.

- LOST

(Ald. Bowers, Hardwick, Linnell, Massey and Volrich opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

MOVED by Ald. Marzari
THAT the motion of Alderman Bowers be tabled until the next meeting of Council.

- LOST

(Ald. Bowers, Gibson, Hardwick, Linnell, Massey, Volrich and the Mayor opposed)

MOVED by Ald. Hardwick (in amendment)
THAT the following words be added to Alderman Bowers motion - " - including the maintaining of a Day-care Centre as one of its uses".

- LOST

(Ald. Bowers, Linnell, Massey, Volrich and the Mayor opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendments and motion to table having LOST, the motion by Alderman Bowers, reading as follows, was put and - CARRIED.

THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.

MOVED by Ald. Bowers,
THAT
(a) Council approve the preliminary budget figure of $79,676 for the minimal preservation phase of the work, as outlined in the Architect's report.

(b) Approval be given to site preparation costs.

(c) Approval be given for the commission of Rhone and Iredale as Architects as required for the preparation of working drawings and supervision, in respect of (a) and (b) above only.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

The Council agreed to vary the Agenda to consider Clause 3 of the Standing Committee on Finance and Administration Report, dated August 29, 1974, and in this regard, noted a memorandum from Alderman Bowers in further explanation of the costs involved.

II (i) Report of Standing Committee on Finance and Administration, dated August 29, 1974.

Third Floor Renovations (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendations re Council Chamber, in the amount of $19,900 be approved, with the addition of $1800 for carpets to be installed in the public area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT new carpeting for the Council Chamber, in the amount of $6,000 be approved.

- LOST

(Aldermen Gibson, Hardwick, Harcourt, Linnell, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Massey,
THAT doors to the balcony of the Chamber be installed and the City Manager report back on the extra cost involved.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Bowers,
THAT the recommendation concerning consultants preparing a plan and cost estimates re alternate seating arrangements in the Council Chamber, be received and no further action taken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the recommendation concerning Aldermen's Corridor, Offices and Lounge, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendations re #1 and #2 Committee Rooms, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendation re General Contingency, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT consultants' fees of $20,000 be approved.

- CARRIED UNANIMOUSLY

Cont'd.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Third Floor Renovations (Cont'd)

MOVED by Ald. Bowers,
THAT the total costs involved in Third Floor Renovations, be charged to the 1974 Supplementary Capital Program.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
THAT the new Committee Room to be constructed on the South side of the Council Chamber, be designated as No.3. Committee Room.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(September 6, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Request to Close a Street and Parking Lot, Sunset Area Council
Cl. 2: Lane South of 14th Avenue West from Fraser Street, Mr. & Mrs. Hazuda
Cl. 3: Request for Street Closure in Chinatown

The Council took action as follows:

Request to Close a Street and Parking Lot,
Sunset Area Council, (Clause 1)

MOVED by Ald. Bowers,
THAT the Sunset Area Council Society's request to close 46th Avenue, west of Fraser Street, and an adjacent parking lot, to vehicular traffic, and to attach decorative banners to utility poles, as detailed in this clause, be approved, subject to the conditions outlined in the report.

- CARRIED UNANIMOUSLY

Lane South of 14th Avenue West from
Fraser Street, Mr. & Mrs Hazuda. (Clause 2)

MOVED by Ald. Bowers,
THAT this clause be referred to the Director of Planning with regard to the possibility of a zoning change.

- CARRIED UNANIMOUSLY

Request for Street Closure
in Chinatown. (Clause 3)

MOVED by Ald. Bowers,
THAT the request of the Chinese Cultural Centre Building Committee to close Pender Street, from Main Street to Gore Avenue to vehicular traffic, and hang decorative banners and a public address system on the light standards, be approved, subject to the conditions outlined in the report.

- CARRIED UNANIMOUSLY

Cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Request for Street Closure
in Chinatown (Clause 3) Cont'd.

MOVED by Ald. Volrich
THAT a grant in the amount of $400 be approved to the Chinese Cultural Centre Building Committee, to assist in the payment of street service costs.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey, Rankin and the Mayor opposed)

MOVED by Ald. Marzari,
THAT, in the case of Community Functions involving street closures, the service costs of up to $500 be borne by the City.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Massey and the Mayor opposed)

Finance Matters
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) July, 1974
Cl. 2: Additional Staff - Finance Department

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers,
THAT the recommendations of the Board of Administration, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Extension of Time for Temporary Additional Electrical Inspector for Fire Alarm Inspections
Cl. 2: Leave of Absence Without Pay - Mr. L.T. Cooper

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT the recommendations of the Board of Administration contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
(September 6, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Acquisition for Park Site #19 (West End) - 924 Nicola Street
Cl. 2: Acquisition for Family Housing Project - 6270 Frontenac Street
Cl. 3: Acquisition for Family Housing - Site III 4823 Boundary Road
Cl. 4: Cheshire Homes Society of B.C. - Site for the Physically Handicapped - N/W Corner Ash Street and S.W. Marine Drive

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt,
THAT the recommendations of the Board of Administration contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY.

Cheshire Homes Society of B.C.
Site for the Physically Handicapped -
N/W Corner Ash Street and S.W. Marine Drive,
(Clause 4)

MOVED by Ald. Harcourt,
THAT Lots 1 - 4, Blks 1 & 2, D.L.311 and Lots 18-20, Blk.21, and Lot 20, Blk 22, D.L.319, etc. situated at N.W.Corner Ash Street and S.W. Marine Drive, be sold to the Cheshire Homes Society of B.C. for $210,000, as a home for the handicapped, subject to the conditions described in the report.

- carried.

MOVED by Ald. Bowers (in amendment)
THAT the figure of $210,000, in Alderman Harcourt's motion be struck, and the figure of $230,000 be inserted in lieu thereof.

- LOST

(Aldermen Gibson, Harcourt, Hardwick, Marzari and Rankin opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendment having lost, the motion of Alderman Harcourt was put and - CARRIED

(Aldermen Bowers, Hardwick, Linnell and Massey opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL
REPORT, September 6, 1974

Works and Utility Matters,
September 6, 1974.

Water Street Beautification Program (Clause 1)

MOVED by Ald. Linnell
THAT Council authorize B.C. Telephone to begin work, designated to form part of the cost of an anticipated local improvement, before the local improvement for the undergrounding project has been approved, and agrees to bear the full Municipal share (Approx. $45,670 City and $21,000 property owners) should the local improvement not be undertaken,

AND FURTHER THAT Council agree to underwrite the Provincial share of B.C. Telephone undergrounding costs as defined under the Provincial Power and Telephone Line Beautification Fund Act (approximately $66,670) pending formal approval by the Provincial Government.

- CARRIED UNANIMOUSLY.

Building & Planning Matters
(September 6, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 6786 Blenheim Street - Development Permit Application No. 67317
Cl. 2: Social Mix, City-Owned Land, Area 6, False Creek

The Council took action as follows:

6786 Blenheim Street -
Development Permit Application No. 67317
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained in this Clause, be approved.

- CARRIED UNANIMOUSLY.

Social Mix - City-owned Land,
Area 6, False Creek (Clause 2)

MOVED bv Ald. Hardwick
THAT the recommendation re Policy Guidelines, be approved.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Hardwick
THAT the recommendation re Dollar Ranges in Income Mix be amended to read as follows:

"That the Income Mix of the population be in equal parts of upper, middle and lower income groups."

- CARRIED

(Alderman Linnell and Rankin opposed)

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Social Mix - City-owned Land,
Area 6, False Creek (Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation re Number of Dwellings, be approved.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Hardwick
THAT the following recommendation re Control of Speculative Gains, be approved.

'Speculative Gain be controlled in the regulated market sector of the mix with the intention that where possible the public sector recover subsidies or retain the beneficial effect for subsequent residents.'

MOVED by Ald. Rankin (in amendment)
THAT the words "where possible" be deleted from the foregoing motion by Alderman Hardwick.

- CARRIED UNANIMOUSLY.

The Motion of Alderman Hardwick, as amended and reading as follows was put and - CARRIED

THAT Speculative Gain be controlled in the regulated market sector of the mix with the intention that the public sector recover subsidies or retain the beneficial effect for subsequent residents.

(Alderman Linnell opposed)

MOVED by Ald. Hardwick
THAT the recommendation concerning the Governing of Co-operatives be withdrawn.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Hardwick,
THAT the recommendation re Subsidies and Ownership of Land, be approved, but when negotiations are under way with respect to this recommendation, it be indicated to the senior governments that for planning purposes, Council considers it desirable that the land remain in the ownership of the City.

- CARRIED

(Aldermen Bowers and Linnell opposed)

MOVED by Ald. Rankin
THAT the recommendations re Overall Social Mix, be approved.

- CARRIED

(Alderman Linnell opposed)

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

Social Mix - City-owned Land,
Area 6, False Creek (Clause 2) Cont'd

After taking the foregoing action, during the proceedings, it was agreed that the balance of the recommendations, as follows, would be referred to the Development Consultants for further report to Council:

Demand.
Free Market and Regulated Market Mix.
Ownership and Rental.
Household Styles in Phase 1 and 2.

C. Board of Administration Report,
dated September 5, 1974.

500 West 12th Avenue,
Development Permit Application #65098.

The Council considered the following report of the Board of Administration, dated September 5, 1974, with respect to a Development Permit Application for 500 West 12th Avenue, Sheraton Plaza 500.

The Director of Planning and the City Engineer report that:

City Council on July 23, 1974 heard delegations regarding a proposed addition to the existing hotel at 500 West 12th Avenue (copy of extract from Minutes of City Council of July 23, 1974 and relevant Board of Administration Report attached).

Following the delegations from the building owner and objecting property owners, City Council resolved that:

"This matter be referred to the Board of Administration and the Technical Planning Board to consider and report back to Council on what conditions may be imposed to regulate traffic and parking, particularly on 13th Avenue; this report to include further consideration of the following:

1) Exits on to Cambie and 13th Avenue.

2) Lane arrangement.

3) Commercial loading arrangements.

4) Noise.

5) Entrance to Beer Parlour.

6) On-Site parking.

7) Commutation of payments re local improvements for paving of lane.

- CARRIED UNANIMOUSLY."

Subsequently the Assistant City Engineer - Traffic and Transportation, and the Zoning Planner have met with Mr. Wosk.

Cont'd...

500 West 12th Avenue,
Development Permit Application
#65098. (Cont'd.)

Having regard to the representations made to City Council, Mr. Wosk has now proposed a somewhat amended scheme to now provide:

- the existing beer parlour to remain in its existing location and not be changed. There will not then be the same pedestrian access as now existing. The beer parlour will maintain the present pedestrian entrance/exit on Cambie Street; a building will now occupy the area where the present lane exits onto Cambie Street and there will not now be any vehicular access to the parking areas from the lane. There will continue to be a controlled fire exit only from the beer parlour to the rear lane.

- the southerly addition on the C-2 commercial property will now provide:

- Underground

  2 underground levels of off-street parking for 64 cars (unchanged).

- Basement floor

  Retail stores and/or offices (previously retail stores and beverage room (beer parlour).

  Also west wall of building will now maintain a 24' setback from adjacent westerly apartment building rather than previous 20'.

- First floor

  Banquet room addition - unchanged except that west wall of building also reduced by 4'0" at this floor to provide 24' setback from westerly apartment site instead of previous 20'.

- Top two floors

  Total of 40 hotel sleeping units (unchanged).

- Roof

  Landscaped as roof garden (unchanged).

- Existing building

  The licensed lounge area will only now be increased by 549 sq. ft. to a total of 1108 sq. ft. (previously proposed increase to lounge area was 960 sq. ft.).

  The existing restaurant and entrance lobby will now be slightly increased in size.

  Proposed hotel office extension on second floor to be reduced by 4'0" at this floor to provide 24' actual available width for existing east/west 20' wide city lane to improve large vehicle manoeuverability.

  10 car customer/employee off-street parking area with direct access from existing east/west lane to be changed to approximately 7 car employee parking area only; with Security Chain to prevent use by other than authorized employee.

Following submission of these changes to the proposed development, the Assistant City Engineer - Traffic and Transportation, and the Zoning Planner met with certain surrounding property owners (Mr. Hill; Mr. Paulson; Mr. & Mrs. Sobotin) together with building owner (Mr. Wosk) and explained the revised development proposals and of the date (Tuesday, September 10) it was anticipated the revised proposals would be submitted to Council. Mrs. Dawson and Mr. Pentland could not attend the meeting.

Cont'd

500 West 12th Avenue,
Development Permit Application
#65098. (Cont'd)

With regard to the specific points mentioned by Council, it is advised that:

- What conditions may be imposed to regulate traffic and parking particularly on 13th Avenue.

The non-resident vehicular traffic presently using 13th Avenue is primarily related to the by-pass activity commonly found within a block of a major street intersection having traffic signal control. The proposed addition to the existing hotel complex is not expected to change this pattern significantly. Because restriction of this type of manoeuvre serves only to relocate, rather than to remove the problem; the most appropriate control is to ensure that the traffic using the signal is handled as efficiently as possible. It is felt the existing signal control provides a reasonable level of service for the present traffic conditions at the 12th Avenue and Cambie Street intersection.

Regarding parking conditions, at the present time parking is restricted to one side of 13th Avenue, and it was explained to representatives of the neighbouring residents that there is no existing form of control which will satisfy all of their concerns. Parking time limits or additional prohibition are considered overly restrictive and "resident parking only" zones, because of the residents' difficulty in differentiating between resident and non-resident vehicles are inappropriate for locations abutting multiple dwelling developments. It was noted, that while parking is heavy on 13th Avenue, over two-thirds of the vehicles appear to belong to residents of the adjacent apartment blocks.

One form of control which may prove acceptable is a parking decal system. Such a system is presently under consideration for the West End and if it is successfully implemented there, it could then be considered for this location.

1. Exits on to Cambie and 13th Avenue

The closure of the lane access to the surface parking, except for 7 employee parking spaces, combined with the denial of direct pedestrian access from the lane to the beer parlour will significantly reduce traffic circulation and parking in the lane. Vehicular activity in the lane should therefore be related only to the loading needs of the retail development, the employee parking and the normal residential usage.

2. Lane Arrangement

The "L" lane arrangement is desirable from a traffic standpoint as it will serve not only to remove the conflicts between buses leaving the farside 12th Avenue stop and the vehicles exiting from the existing lane but will also remove the conflicts caused by left and right turns off Cambie so close to a signalized intersection.

3. Commercial Loading Arrangements

The principal loading and unloading facility will continue to be in the existing location on the west side of existing building directly off the city lane, but separated from the existing parking area: Mr. Wosk has verbally advised that a compactor/shredder will be installed in basement of existing hotel to minimizing garbage handling.

The new retail stores and/or offices on Cambie Street will be serviced by a loading/unloading bay area with direct access from the proposed south lane diversion. This loading facility is to serve the new retailing/office area only.

4. Noise

Noise should be reduced as pedestrian movement along the lane to the existing hotel development and the proposed addition will be eliminated or considerably reduced.

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

500 West 12th Avenue,
Development Permit
Application #65098. (Cont'd)

5. Entrance to Beer Parlour

Already covered in this report - to remain unchanged. Also, controlled emergency fire escape doors only to lane.

6. On-Site Parking

All customer parking will have to enter and leave the development from West 12th Avenue as the existing parking area to the west of the hotel is to be controlled by wooden posts at the lane.

On site there will be:

- 16 surface parking spaces with access only from 12th Avenue (unchanged except for controlled ingress/egress).

- A 7 car staff parking area directly off the lane to south of existing hotel.

  This staff parking area will be chained to prevent use by hotel customers.
  (Changed - previously this was a 10 car parking area available to customers and/or employees).

- Existing underground parking garage below hotel for 112 cars with vehicular entrance and exit from West 12th Avenue.

- Underground parking garage below southerly addition - for 64 cars - as extension to existing underground parking garage with same West 12th Avenue entrance/exit.

NOTE: The total existing and proposed development as assessed by the Technical Planning Board would require 282 off-street parking spaces.

This includes an assessment of 1 off-street parking space for each 2 hotel dwelling units (same as for hotel sleeping units).

Schedule B of the Zoning and Development Bylaw requires 1 parking space for each hotel dwelling unit and 1 parking space for each 2 hotel sleeping units.

In the Downtown and Inner Core Areas it has been the practice to assess hotel dwelling units and sleeping units the same rate at 1 space per 2 units.

The Plaza 500 Development would provide a total of 48 hotel dwelling units and 40 hotel sleeping units.

In addition there are 64 apartment dwelling units for which parking has been assessed in accordance with Schedule B of the Zoning and Development Bylaw.

Cont'd...

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (Cont'd)

500 West 12th Avenue,
Development Permit
Application #65098. (Cont'd)

Parking Provided:

Hotel Site Surface Parking		
- General	16	spaces
- Employee only	7	spaces
Hotel Site		
- Underground Parking (existing)	112	spaces
(proposed)	64	spaces
Leased from and on Provincial Government Site	85	spaces
	284	spaces

It should be noted that a recent Engineering survey showed that, even during the peak period of demand, at least 35 on-site parking spaces were available to hotel patrons.

7. Commutation of Payments re Local Improvements for Paving of Lane

The developer has agreed to pay, at this time, all local improvement charges still outstanding (1975 and subsequent: $1,066.07) for the portion of the lane to be closed.

The Technical Planning Board on August 30 have re-examined and endorsed the proposed changes to the scheme of development as now being submitted to City Council.

Since no reasonable alternatives to the foregoing alterations to the proposed development have been developed, and since this property is zoned C-2, your Board RECOMMEND that the development permit be approved. Copies of this report were sent to the following interested parties on Friday, September 6:

Mr. Ben Wosk
Mr. J.A. Pentland
Mr. R.J. Paulson
Mrs. D. Dawson
Mr. Hill
Mr. & Mrs. R. H. Sobotin

The Council was advised that certain parties concerned with the issuance of a development permit had been sent copies of the report , and had also been advised that the report would be considered by Council this day.

MOVED by Ald. Volrich
THAT the recommendations of the Board of Administration contained in the foregoing report, be approved.

(Alderman Rankin opposed) - CARRIED

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Council recessed at 6.15 p.m. to reconvene in open Council in the Council Chamber at 7.30 p.m.

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The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Deputy Mayor Massey in the Chair and the following members present:

PRESENT: Deputy Mayor Massey
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Pendakur

DELEGATIONS & UNFINISHED BUSINESS

Proposed Capital Expenditure Program 1976-1980

Council on August 13, 1974, agreed to have the Proposed Capital Expenditure Program 1976-1980 submitted to the public for information and to hear delegations at the evening meeting this date.

The Director of Finance spoke to the following Proposed Capital Expenditure Program 1976-1980 submitted by the Standing Committee on Finance and Administration under date of August 1, 1974:

	Original Request	Escalated for Inflation	Proposed Plan
I BEAUTIFICATION AND PRESERVATION			
A BEAUTIFICATION			
DOWNTOWN AREA			
1. C.P.R. Station Square Scope of Maple Tree Square, to link together Water Street, new Simpsons' Store, C.P.R. Station, and Granville Mall. Property Owners' share $925,000	$ 500,000	$*500,000	-
2. 300 Block Granville Street One block of Granville Street (unspecified) to Granville Mall standards, to complete the Mall Gastown Pedestrian/Transit link. Property Owners' share $225,000	125,000	*125,000	-
3. Alexander Street Two blocks of Alexander Street from Maple Tree Square to Main Street picking up linkages to C.N.R. Pier and potential Fisherman's Wharf to standard of Water Street. Property Owners' Share $920,000?	500,000	500,000	-
4. Powell Street 1 block of Powell from Maple Tree Square to Columbia Street, to standard of Water Street. Property Owners' share $320,000	165,000	165,000	-
5. Old B.C. Electric Right-of-Way Approximately 1200 lineal feet of old B.C.E. Right of Way, from and including Pioneer Park to Alexander Street at Columbia, of M.T.S. standard. Property Owners' share $1,825,000.	2,925,000	2,925,000	-
6. Carrall Street 200 and 300 blocks of Carrall Street plus 1/2 to 1½ blocks of Cordova, integrating Maple Tree Square, Pioneer Park, the A. & N. development and S. & N.F. developments and B.C.E. Right-of-Way project, to a Water Street standard. Property Owners' share $1,205,000.	615,000	615,000	-
7. Cambie Street 2 blocks of Cambie from Water Street to Victory Square. Property Owners' Share $1,375,000.	675,000	675,000	-
* These items would be considered within the context of "Miscellaneous Other Areas"			
WEST END			
1. Denman, Robson and Davie (1600 & 1700 blocks) Allowance for a project within the above location. Property Owners' Share $1,200,000. Rough estimate.	$ 600,000	$600,000	-
2. Davie Street (1000, 1100 & 1200 blocks) Allowance for a project within the above location. Property Owners' Share $400,000. Rough estimate.	200,000	200,000	-
MISCELLANEOUS OTHER AREAS Allowance for projects in unknown areas Property Owners' Share $2,000,000. Rough estimate.	1,000,000	1,000,000	1,625,000
Sub-total of A	7,305,000	7,305,000	1,625,000

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
B. FLOWER BASKET PROGRAM IN CBD Flower baskets through downtown as in Victoria Half capital cost, half ongoing cost.	150,000	150,000	-
C. HISTORIC PRESERVATION A fund to aid the protection and preservation of heritage lands and structures.	3,000,000	3,000,000	-
D. FACADE EASEMENTS Funds to, effectively, purchase the facades of historic buildings, which does to some degree limit the use of the building on internal renovations.	5,000,000	5,000,000	-
TOTAL	15,455,000	15,455,000	1,625,000
II CULTURAL FACILITIES			
A. CENTRAL LIBRARY			
1. Book Lift Book conveyor lift to distribute material housed in stacks to public service floors.	$50,000	$ 84,000	-
2. Public Elevator Additional elevator in existing shaft to alleviate serious delays in vertical movement of people in Central Library	50,000	70,000	-
3. 150 Seat Theatre The library's developing involvement with the community means growing emphasis on lectures, film programs, various public meetings, etc.	300,000	334,000	-
	400,000	488,000	-
UPGRADE EQUIPMENT AND RENOVATE BUILDING Seven miscellaneous items.	191,000	307,000	-
ADDED LIBRARY SERVICES			
1. Upgrade Reference Collection Reference collection is weak in pre 1950 books, journals, etc.	375,000	535,000	-
2. Audio-visual Collection To acquire a collection of films, tapes, discs, etc. suitable to the needs of the City	350,000	567,000	-
	725,000	1,102,000	-
RENOVATION OF FLOOR To carpet 550 sq. yds. of the main entrance and display area.	16,000	24,000	-
B. LIBRARY BRANCH DEVELOPMENT			
1. Point Grey, Books and Equipment, Leased Premises	150,000	203,000	-
2. Riley Park, Books and Equipment, Leased Premises	100,000	136,000 }	-
3. Cedar Cottage, Books and Equipment, Leased Premises To develop conventional community branches in populated areas containing 25,000 to 40,000 people. Branch to be 4,000 to 6,000 sq. ft. with book stocks of 15,000 to 25,000	100,000	136,000 }	136,000
4. Area Branch South side of City, 25,000 sq. ft. with reference collection of 100,000 non fiction titles.	$ 4,275,000	$6,715,000	-
5. Kerrisdale Complete refurnishing	20,000	32,000	-
6. VanDusen Botanical Gardens Equipment only	13,000	20,000	-
7. Downtown Branch Large branch offering reading room and book lending facilities in the downtown core. No details until decision made as to location.	?	?	-
	4,658,000	7,242,000	136,000
TOTAL	5,990,000	9,163,000	136,000
III. COMMUNITY RECREATION FACILITIES			
A. VANDUSEN BOTANICAL GARDENS To complete the development of the Botanical Gardens	$800,000	$1,063,000	-
B. KITSILANO TIDAL POOL Reconstruction of the existing tidal pool to a recirculating pool to meet provincial health standards.	1,500,000	1,990,000	1,990,000
C. CAPILANO STADIUM To construct covered seating at the Stadium parallel to Ontarioto seat 3000 spectators for amateur soccer.	600,000	818,000	-
D. JOHN HENDRY PARK POOL To construct large outdoor pool.	1,200,000	1,638,000	1,638,000
E. COMMUNITY SERVICE CENTRES Extensions and improvements to existing facilities such as the older community centres, ice rinks, indoor pools such as Marpole, Sunset, Renfrew, Killarney, Grandview, Kitsilano, etc.	3,250,000	4,915,000	2,000,000

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
F. RESTAURANT AND REFRESHMENT OUTLETS New buildings, replacements and major renovations, to include the following - Prospect Point Coffee Shop, Ferguson Point Restaurant, Fraserview Club House, Langara Clubhouse, John Hendry Refreshment Booth, and Duck Pond Refreshment Booth	2,650,000	4,336,000	867,000
G. LIGHTED PLAYING FIELD One lighted artifical turf field with 1500 covered seats.	2,000,000	2,730,000	2,000,000
H. FIVE INDOOR SWIMMING POOLS AT MAJOR SECONDARY SCHOOLS To providecommunity swimming pools adjacent to secondary schools to be used by both students and general public.	5,000,000	8,180,000	3,272,000
I. COMMUNITY SERVICE CENTRES New centres at West Pt. Grey, S. E. Sector, and one otherlocation to be decided	3,000,000	4,929,000	1,643,000
J. NEW ICE RINKS	5,400,000	7,676,000	3,290,000
	25,400,000	38,275,000	16,700,000
Less: Anticipated Provincial Government recreational grants	2,000,000	2,000,000	2,000,000
	23,400,000	36,275,000	14,700,000
IV. PARKS			
A. PARKS ACQUISITION			
1. To complete acquisition of park land specified in Tables 1 and 2 several years ago.	$5,116,000	$7,112,000	$ 2,500,000
2. Miscellaneous Areas To acquire miscellaneous properties for park purposes. Special Note Nothing included for False Creek	4,161,000	4,918,000	185,000
3. Downtown Mini Parks To provide mini parks in downtown areas of Vancouver - no specific areas have been selected.	2,000,000	2,000,000	1,000,000
4. Pt. Grey Waterfront To continue purchase of high priority sites.	1,500,000	1,500,000	1,000,000
5. Jericho Defence Lands To reimburse land purchase fund for purchase of 38 acres.	388,000	388,000	388,000
6. Fraser River Waterfront	2,000,000	2,000,000	2,000,000
Sub total of A	15,165,000	17,918,000	7,073,000
B. PARK DEVELOPMENT To develop new parks on land acquired for park purposes. (Including False Creek - Area 6)	13,000,000	17,760,000	13,916,000
C. RENOVATION AND REDEVELOPMENT OF EXISTING PARKS AND FACILITIES To update facilities requiring major renovations or replacement.	7,500,000	11,070,000	
TOTAL	35,665,000	46,748,000	20,989,000
V. HOUSING			
A. HOUSING DEVELOPMENT AND REHABILITATION To acquire and assemble suitable sites for the building of major housing projects	$10,000,000	$10,000,000	$1,000,000
B. SPECIAL GRANTS To provide incentive and special grants as required in order to generate housing	2,500,000	2,500,000	
C. REVOLVING HOUSING FUND	5,000,000	5,000,000	
TOTAL	17,500,000	17,500,000	1,000,000
VI. NEIGHBORHOOD IMPROVEMENT PROGRAM To improve living conditions and the physical environment of deteriorated neighborhoods and to develop social and recreational amenities	5,980,000	$5,980,000	-
VII. CIVIC BUILDINGS AND PROPERTY			
A. CITY HALL ADDITION The City Hall complex is now virtually filled to capacity and additional facilities should be planned for.	$5,000,000	$7,400,000	-
B. RELOCATION OF FIRE HALLS Relocation of No. 14 and No. 17 Firehalls to provide a more uniform level of fire protection in the southern and north east section of the City	1,003,000	1,575,000	1,420,000
C. RECONSTRUCTION OF FIRE HALLS To reconstruct Fire Halls No. 19, 21 and 22 which are beyond economical repair and are too small to accommodate modern apparatus.	1,191,000	1,823,000	1,268,000 (#19 and 22)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
D. POLICE BUILDINGS			
1. Public Safety Building Replacement of present Public Safety Building	8,000,000	13,300,000	-
2. Oakridge Police Building Additional space required because of growth and change in police operation	205,000	302,000	-
E. VANCOUVER CITY POUND New Pound is required as it is not practical to make additions to the present building and for a number of other reasons.	450,000	635,000	635,000
F. ENGINEERING YARDS To upgrade existing facilities at the Yards to provide more effectively the required service to trucks and equipment, to separate repair and stores functions to facilitate security and control.	275,000	400,000	-
G. PROPERTY PURCHASE FUND FOR FUTURE CIVIC USE To enable the City to land bank property required for future civic use.	5,000,000	5,000,000	3,000,000
TOTAL	21,124,000	30,435,000	6,323,000
VIII. HEALTH DEPARTMENT			
A. MULTI-SERVICE UNITS	$2,448,000	$3,840,000	-
B. CITY ANALYST'S LAB New facilities (space)	160,000	265,000	-
TOTAL	2,608,000	4,105,000	-
IX. SEWERS			
A. SEWER SYSTEM REPLACEMENT Replacement of obsolete sewers; renewal or replacement of defective connections; refurbishing pumping stations	$4,750,000	$7,220,000	$5,583,000
B. NEW SERVICE AND RELIEF SEWERS Service to new subdivisions, provision for trunks sewers and system relief - Heather St. 68/Granville area.	3,000,000	4,500,000	4,250,000
C. UPGRADING SEWER SYSTEM Separating the combined system between Marine Drive and the Upper North Arm Interceptor, providing relief in the Still Creek sanitary system, extension of outfalls, construction of combined flow storage on trunk sewers, limited separation.	15,250,000	23,300,000	17,300,000
D. SEWER SEPARATION ON PRIVATE PROPERTY City's share of sewer separation on private property in commercial, industrial and multiple dwelling areas.	2,000,000	2,000,000	2,000,000
TOTAL	25,000,000	37,020,000	29,133,000
X. WATERWORKS			
A. EXTENSION AND REPLACEMENT - SPECIFIC AREAS Extension and replacement of old water mains in specific areas of high fire hazards.	$4,396,000	$6,600,000	-
B. EXTENSION AND REPLACEMENT OF WATER MAINS OTHER AREAS Extension and replacement in non specified locations.	600,000	900,000	-
C. CEMENT LINING OF WATER MAINS Economical means of significiantly extending the life of steel mains which are deteriorating	405,000	600,000	-
D. REPLACEMENT PRIOR TO PAVING Replacement of old steel or undersized cast iron pipes prior to paving of the streets.	500,000	750,000	-
E. REPLACEMENT OF STEEL MAINS Replacement of old leaking steel pipe.	200,000	300,000	-
F. FEED MAINS Construction of major feed mains at three locations	575,000	900,000	-
G. PRESSURE REDUCING VALVE STATIONS Installation of 5 new and replacement of 2 pressure reducing valve stations and installation of telemeter control in some parts of the water system.	547,000	850,000	-
H. MISCELLANEOUS IMPROVEMENTS TO SYSTEM Miscellaneous work of various kinds.	300,000	450,000	-
I. SERVICE REPLACEMENT Many individual services have reached the end of their useful life and must be replaced.	625,000	950,000	-
J. NEW SERVICES AND METERS Primarily for the purchase of meters and meter readouts.	400,000	600,000	-
TOTAL	8,548,000	12,900,000	-

Total waterworks expenditures will be financed separately in the waterworks account.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
XI. WORKS - GENERAL			
A. COMMUNICATIONS			
1. Facility Requirements and Undergrounding Point to point radio communication, cable carriers, back up transmitters, relocation and undergrounding of communication wires, cables and ducts.	$765,000	$1,201,000	$1,201,000
2. Digital Alarm and Dispatch Digital street fire alarm box system and traffic signal status indicator and fire dispatch system with terminals in fire halls and fire vehicles.	1,100,000	1,887,000	422,000 (dispatch)
3. Digital Police Terminals Digital information terminals in police vehicles.	400,000	576,000	-
Sub-total of A	2,265,000	3,664,000	1,623,000
B. UNDERGROUNDING OVERHEAD PLANT Undergrounding of overhead power communication and traffic signal control	2,700,000	4,536,000	1,680,000
C. REFUSE DISPOSAL			
1. Refuse Recycling Acquisition of property for the recycling of refuse.	500,000	780,000	-
2. Delta Disposal Scale An additional weigh scale required for the Delta Refuse disposal site.	20,000	29,000	-
3. Delta Disposal Site Leachate Acquisition of facilities to treat leachate from the Delta disposal site	500,000	806,000	806,000
4. Delta Disposal Site Material Acquisition of equipment to provide cover material for the Delta disposal site	500,000	755,000	-
Sub-total of C	$1,520,000	2,370,000	806,000
D. STREETS			
1. Street Paving Paving and curbing of streets of all classes and in all parts of the City, the vast majority of which would be streets now unpaved or with only a centre strip and gravel shoulder.	14,550,000	24,426,000	12,820,000
2. Lane Paving The paving of lanes with the objectives of eliminating dust, reducing maintenance and improving appearance.	$1,150,000	$1,932,000	$1,490,000
3. Sidewalks Construction of sidewalks where the abutting property owners petition, along with some walks abutting City properties	2,000,000	2,952,000	1,130,000
4. Left Turn Bays Installation of left turn bays at arterial intersections.	1,580,000	2,520,000	1,149,000
5. Hastings Viaduct Replacement for 1980 is necessary.	1,700,000	3,102,000	2,477,000
6. Burlington Northern Bridges Strengthen bridges over the Burlington Northern Railway cut to meet the needs of modern traffic.	500,000	660,000	660,000
7. Burrard-Arbutus Connector Additional property acquisition, plus cost of construction.	1,100,000	1,512,000	-
8. Cordova Street Extension To reduce congestion of turns at Hastings & Granville Streets. Howe to Burrard & Burrard to Thurlow also.	2,320,000	3,222,000	1,834,000
9. Other Items Opening new streets and lanes, landscaping centre boulevards and islands, bus shelters, miscellaneous property acquisition, legal costs, etc.	1,450,000	2,339,000	1,936,000
Sub-total of D	26,350,000	42,665,000	23,496,000
E. STREET LIGHTING			
1. Local Improvement Street Lighting City's share of installation of new or replacement lighting.	$570,000	$958,000	$660,000
2. Other Street Lighting Improvements Adding to or replacing existing inadequate lighting.	550,000	925,000	925,000
3. Undergrounding Street Lighting Services Removing street lighting services from wooden poles and connecting them to the B.C. Hydro underground system.	150,000	252,000	252,000
Sub-total of E	1,270,000	2,135,000	1,837,000

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

	Original Request	Escalated for Inflation	Proposed Plan
F. TRAFFIC SIGNALS Installation of detection and interfacing equipment for all traffic signal controllers and remote control for approximately one half the signals not connected to the present system in the downtown area.	300,000	590,000	-
TOTAL	34,405,000	55,960,000	29,442,000
TOTAL PROGRAM	195,675,000	271,541,000	103,348,000

The Council heard the following delegations on the above program:

(a) Vancouver Public Library Board

Mr. Peter Kitchen, Chairman, Vancouver Public Library Board addressed the Council and filed a brief requesting inclusion of the amount of $136,000 for Riley Park Branch Library and that an amount of $1 million be transferred from the Area Branch item, this money to be spent on reference material. Mr. M.P. Jordan, Director, also addressed the Council and answered questions put to him by the Council on this matter.

(b) West Point Grey Community Association

Mrs. Dorothy Gillis, Vice-President, West Point Grey Community Association addressed Council and advised that in view of Council's action earlier this day with respect to the Park Board portion of the Proposed Capital Expenditure Program, it was their Association's intent to defer their delegation until the matter of the Park Board allocations are being considered in two weeks' time.

(c) Strathcona Community Centre Association

Mrs. Wilma Steele spoke to Council on behalf of the Association requesting that the necessary funds for extension of the existing Strathcona Community Centre be allocated from the funds remaining in the Strathcona Rehabilitation project. It was noted that Council on August 13, 1974, when considering a report from the Director of Planning on Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown, passed the following motion with respect to funding of the extension of the Strathcona Community Centre:

"FURTHER THAT the unallocated Park Board Community Centre funds amounting to $116,000, be utilized for the proposed extension of the Strathcona Community Centre and the method of financing the project be referred to the Director of Finance."

Following the hearing of delegations, Council dealt with the Proposed Capital Expenditure Program 1976-1980 as follows:

I. Beautification & Preservation

MOVED by Ald. Bowers,
THAT Council approve the inclusion in the Plan of the sum of $1,625,000 for Beautification and Preservation - Miscellaneous Other Areas.

- CARRIED UNANIMOUSLY

II. Cultural Facilities

MOVED by Ald. Bowers,
THAT Council approve the inclusion in the Plan of the sum of $136,000 for library branch development.

(amended)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

Cultural Facilities (continued)

MOVED by Ald. Volrich in amendment,
THAT an additional sum of $136,000 be included in the Plan for establishment of a branch library in Riley Park.

- CARRIED UNANIMOUSLY

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the sum of $272,000 be included in the Plan for Cultural Facilities to provide branch library development in Riley Park and Cedar Cottage at an estimated cost of $136,000 each."

(III. Community Recreation Facilities &
(IV. Parks

Reference was made to a meeting earlier this day with the Park Board at which time Council passed the following motion:

"THAT City Council agree with the major categories as outlined in the Park Board memorandum dated September 10, 1974, with regard to the 1976-1980 Five Year Plan Allocations; and

FURTHER THAT the Park Board be requested to report back to the Council within two weeks with their priorities within those categories."

MOVED by Ald. Bowers,
THAT with respect to Community Recreation Facilities and Parks, the Plan shall include the amounts $14,700,000 and $20,989,000 respectively, the detailed allocation of these funds to be determined by Council after the proposed meeting with the Park Board in two weeks' time.

- CARRIED UNANIMOUSLY

V. Housing

MOVED by Ald. Bowers,
THAT the sum of $1,000,000 be included in the Plan for Housing.

(deferred)

MOVED by Ald. Rankin in amendment,
THAT the sum of $5,000,000 be included in the Plan, this amount to be dispersed on the following basis:

(i) Special Grants - $2,500,000

To provide incentive and special grants as required in order to generate housing

(ii) Revolving Housing Fund - $2,500,000

(not put)

MOVED by Ald. Volrich,
THAT consideration of the amount to be included for Housing in the Plan be deferred to the next meeting of Council for a comprehensive report back from the Standing Committee on Housing and the Director of Finance through the Standing Committee on Housing.

(Alderman Rankin opposed) - CARRIED

VI. Neighbourhood Improvement Program

Council noted the recommendation of the Standing Committee on Finance and Administration that there be no monies included in the Plan under this category.

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Capital Expenditure
Program 1976-1980 (continued)

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During consideration of the foregoing, the Mayor joined the meeting.

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VII. Civic Buildings & Property

MOVED by Ald. Bowers,
THAT the sum of $6,323,000 be included in the Plan for Civic Buildings and Properties, to be dispersed in accordance with the recommendations of the Standing Committee on Finance & Administration contained in the above report.

(not put)

MOVED by Ald. Hardwick in amendment,
THAT the amount of $635,000 for replacement of the Vancouver City Pound be deleted.

- LOST A TIE VOTE
HAVING RESULTED

(Aldermen Bowers, Harcourt, Massey, Volrich and Mayor opposed)

MOVED by Ald. Volrich,
THAT consideration of the inclusion in the Plan of a sum of $635,000 for the Vancouver City Pound replacement be deferred to the next meeting of Council;

FURTHER THAT the balance of the monies included in the Plan for Civic Buildings and Properties being $5,688,000, be approved.

- CARRIED UNANIMOUSLY

VIII. Health Department

Council noted the recommendation of the Standing Committee on Finance and Administration that there be no monies included in the Plan under this category.

IX. Sewers

MOVED by Ald. Bowers,
THAT the amount of $29,133,000 be approved for Sewer Expenditures over the next five years.

- CARRIED UNANIMOUSLY

X. Waterworks

It was noted that the sum of $12,900,000 for the Waterworks Expenditures will be totally financed separately in the Waterworks accoun and does not need to be included in the Plebiscite on the Proposed Capita Expenditures Program 1976-1980.

XI. Works - General

MOVED by Ald. Bowers,
THAT the sum of $29,442,000 for Works - General, be included in the Proposed Capital Expenditure Program 1976-1980, to be dispersed in accordance with the recommendations of the Standing Committee on Finance and Administration contained in the above report;

FURTHER THAT Item D8 be amended by striking out the words 'and Burrard to Thurlow also', thus amending it to read as follows:

'Cordova Street Extension

To reduce congestion of turns at Hastings and Granville Streets. Howe to Burrard.'

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS

49th Avenue Crosstown Bus

Council had before it for consideration a report from the City Engineer dated September 5, 1974, with respect to the 49th Avenue crosstown bus. This report outlined the history of the City's efforts to obtain bus service across 49th Avenue, the present Engineering Department position which states that extension of the route along 49th Avenue to Marine Drive is more acceptable than the Granville Street proposal, however it does not serve the major demand for access to Oakridge Shopping Centre. The City Engineer also stated that as an alternate, Cambie Street, 41st Avenue, Marine Drive to U.B.C. would still be preferrable to Granville as a route north to 41st Avenue.

The report concluded with the following recommendations:

"1. That Council accept, east of Cambie Street, a permanent routing of Imperial Street, 49th Avenue, Tyne Street, 54th Avenue, Kerr Street and 49th Avenue.

2. That Council consider which of the following routings west of Cambie Street best meets the overall needs of the City -

(a) Cambie Street, 41st Avenue, Marine Drive to U.B.C.

(b) 49th Avenue, Marine Drive, Dunbar Street, 41st Avenue, Marine Drive to U.B.C.

3. That Council accept the use of Doman Street instead of Tyne Street until appropriate improvements can be carried out on 54th Avenue.

4. That the Honourable James G. Lorimer be advised of whichever routing Council accepts.

5. That if these route arrangements are satisfactory to the Provincial Government, the Engineering Department immediately prepare a further report on bus stop locations and funds required for bus pull-offs and pavement strengthening for Council's approval."

Council also noted a letter from the Honourable James G. Lorimer, Minister of Municipal Affairs, indicating that the Provincial Government is now prepared, and wishes to proceed with at the earliest date possible, a City Bus Service on Imperial from Burnaby, 49th Avenue, Tyne Street, 54th Avenue, Doman Street, 49th Avenue, Marine Drive, Dunbar Street, 41st Avenue, Marine Drive to U.B.C., which route is basically the same as the route proposed by the Marpole-Oakridge Area Council, except in the Champlain Heights area.

The letter cites arguments supporting this routing as providing service to several areas in the City, providing connection to a series of north-south bus routes, and as well, providing an additional east-west service to link in with the future north-south light rail transit service on the Arbutus line.

Council heard the following delegations on this subject:

(a) Mr. E.J. Ruddell, Marpole-Oakridge Area Council, reiterated the Area Council's position in favour of a bus route across 49th Avenue to U.B.C. He also drew Council's attention to the fact that the Vancouver School Board unanimously endorses this proposed bus route.

(b) Mr. Tom Choboter, Sunset Area Council, advised Council that at a recently held public meeting called by the Sunset Area Council, the residents of the Sunset area were very strongly in favour of a direct crosstown route along 49th Avenue to U.B.C.

(c) Mr. Nathan Davidowicz, U.B.C. Alma Mater Society Transit Liaison Officer, supported the provision of a bus service across 49th Avenue to U.B.C. and suggested that this routing would provide access for students to accommodation on the southern slopes.

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

49th Avenue Crosstown
Bus (continued)

(d) Mr. John Lennon, 1166 West 49th Avenue, spoke to his communication to Council dated September 4, 1974, objecting to a bus route on 49th Avenue between Granville and Oak Streets. He stated that 56 residents in the 1100 Block West 49th Avenue have signed a petition against the proposed 49th Avenue crosstown bus.

(e) Miss Tanis Koffman, resident of 49th Avenue between Oak and Granville Streets, stated she is a student at U.B.C. and supported a 49th Avenue crosstown bus service as being a faster route to U.B.C. than a bus service across 41st Avenue.

(f) Mr. N. Read, Chairman of a new co-operative development in Champlain Heights, supported a 49th Avenue crosstown bus service directly into the University grounds.

(g) A representative of the residents at the Fairhaven Senior Citizens Home at 49th Avenue and Vivian urged Council to support a 49th Avenue crosstown bus.

(h) Mr. Cotterell, 1716 West 49th Avenue, appeared on behalf of the residents in this block who wished to be put on record as objecting to a bus route in front of their homes.

(i) A representative of Champlain Heights Area Council spoke in favour of a bus service across town to U.B.C., but considered implementatio of the service more important than the routing of the bus west of Cambie Street.

(j) Mr. J. Johnston, 1660 West 49th Avenue opposed the proposed routing across 49th Avenue west of Cambie and requested that consideration of this item be deferred pending further study and also to permit residents in the area to assess the situation more fully.

(k) Dr. Christianson, who resides at Marguerite and 49th Avenue, opposed the proposed routing of this service across 49th Avenue west of Cambie Street.

A number of other persons addressed the Council putting forth arguments pro and con the proposed routing of the 49th Avenue crosstown bus on 49th Avenue west of Cambie Street.

MOVED by Ald. Bowers,
THAT recommendations 1, 3, 4 and 5 of the City Engineer contained in his report dated September 5, 1974, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the City inform the Honourable James G. Lorimer, Minister of Municipal Affairs, of its wish that he implement, as soon as possible, a 49th Avenue crosstown bus service along 49th Avenue to Cambie Street, 41st Avenue, Marine Drive to U.B.C. and advise him that the City will undertake a survey within a few months to determine whether or not this service should be re-routed west of Cambie to continue along 49th Avenue, Marine Drive, Dunbar, 41st Avenue, Marine Drive to U.B.C.

- CARRIED

(Aldermen Harcourt and Marzari opposed)

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At this point in the proceedings, Council observed a short recess.

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DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the Marpole Area

Council had for consideration Clause 2 of the report of the Standing Committee on Waterfront and Environment dated August 29, 1974, on Noise By-law - Complaint re Buses on Osler Street between 71st and 72nd Avenues in the Marpole Area, and report from the City Engineer dated September 5, 1974, on Transit Routes in the Marpole Area.

The report of the Committee recommended:

"THAT the City Engineer

(a) request the Greyhound Bus Lines and Pacific Stage Lines to use Cambie Street/41st Avenue/Oak Street as the route for their buses.

(b) request B.C. Hydro

(i) to consider routing for the Richmond Express bus to be Hudson Street/71st Avenue/Oak Street

(ii) to consider using the bus travelling along Marine Drive from New Westminster as the Shuttle to Granville Street.

(c) be instructed to institute procedures for interim maintenance of the streets to be used as temporary bus routes."

The City Engineer's report dated September 5, 1974, outlined the present situation on Osler Street with respect to transit use of this Street and contained the following summary of approximate rush hour bus volumes on Osler Street:

	Pre July 1974	Post July 1974
Richmond Express	15/hr.	15/hr.
Pacific Stage Lines	1/hr.	1/hr.
Granville Shuttle	-	12/hr.
Marine Drive	-	2/hr.
	16/hr.	30/hr.

It was noted that the increased volume since July, 1974, is due to the construction of the Hudson Street Bridge.

The City Engineer advised that since the meeting of the Standing Committee on Waterfront and Environment on August 29th, his Department has been in contact with B.C. Hydro regarding the above and submitted the following information:

"1. B.C. Hydro indicate they would object to Pacific Stage Line buses being returned to a routing via 41st Avenue, Oak Street, Oak Street Bridge. This route was used by Pacific Stage Lines, however, it had to be abandoned due to delay caused by heavy traffic congestion on Oak Street coupled with the difficulty of making the left turn off 41st Avenue to go southbound on Oak Street. This frequently resulted in missed ferry connections, thus bringing about the present arrangements. The present route provides P.S.L. with a queue jumper at 71st Avenue which has cut down running time and ensured ferry connections.

In view of the relatively light volumes (approximately one bus per hour) and the consequent small effect on the overall noise problem, and the need to make ferry connections, we are sympathetic to B.C. Hydro in their request for P.S.L. buses to continue to use Osler Street. To reduce the noise from the P.S.L. buses, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated, and the buses now travel directly up Osler Street from Marine Drive.

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the
Marpole Area (continued)

2. B.C. Hydro have indicated that it is not operationally possible for the Marine Drive service to use the 63rd and Granville loop as the loop is already congested, and presently there is not sufficient running time to absorb the additional mileage. A further consideration is that passengers transferring from the Marine Drive to the Oak Street service would be carried past the transfer point and back again.

To reduce the noise from Marine Drive buses also, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated and the buses now travel directly up Osler Street from Marine Drive.

3. Regarding the permanent routing of the Richmond Express, B.C. Hydro have indicated the following as of September 4th:

> 'Ultimately, we hope to operate the 60 Richmond Express via Granville, 70th Avenue, Hudson, 71st Avenue, then via regular route over the Oak Street Bridge. This is pending a current investigation at Marpole to determine the number of people who transfer in this area. If a large volume of people transfer at Marpole, then the 60 Richmond Express will route via Granville, Marine, Hudson, 71st Avenue, then via regular route over the Oak Street Bridge.'

Since either permanent routing will involve 71st Avenue from Hudson to Osler, it now seems appropriate to declare Hudson Street, 71st Avenue a transit route, and upgrade 71st Avenue as required. A minimum treatment consisting of a paved strip 22 feet wide would cost $10,000 which funds are available in Streets Capital Funds. However, we would also initiate a curb and gutter petition on the street so the street could be fully developed.

Routing the Richmond Express via Marine Drive, Hudson Street, 71st Avenue, Oak Street, will involve approximately 110 residential units as opposed to 150 on the present routing. In addition, one less turn will provide better operating conditions. Residents on 71st Avenue between Hudson and Osler have been notified of this proposal.

4. For the Granville Shuttle to use 72nd Avenue from Osler to Oak Street, 72nd Avenue would need to be improved at a cost of approximately $1,000 for temporary improvements or $4,000 for permanent improvements. The expenditure does not appear justified for the temporary 10 month routing. To reduce the noise from the Shuttle buses also, within the last few days the turn from 72nd Avenue to Osler Street has been eliminated, and the buses now travel directly up Osler Street from Marine Drive. "

The City Engineer also advised of the following action which has been taken:

" Routing of the Richmond Express to Hudson Street, 71st Avenue on a permanent basis will be done as soon as the route is approved by Council. This will reduce present bus volumes on Osler Street to a level similar to those existing before construction of the Hudson Street Bridge.

Problems caused by the turn from 72nd Avenue to Osler Street on the Pacific Stage Line, Marine Drive and Shuttle services have already been eliminated. When construction is complete, only the Pacific Stage Line buses will use Osler if our recommendations are accepted."

The report concluded with the following recommendations:

(1) That Council approve Hudson Street from 72nd to 71st Avenues, and 71st Avenue from Hudson to Osler as a transit route;

(2) Further that funds be provided from the Streets Capital Funds to upgrade 71st Avenue as required, by transferring funds from appropriation 148/7916 'Miscellaneous Projects' to an account for this purpose. (A local improvement will be initiated subsequently by the City for curbs and gutters.)

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Transit Routes in the Marpole Area (continued)

Council heard a representation from Mrs. Flaata on behalf of approximately 65 residents of Osler Street between 71st and 72nd Avenues. She suggested that it would be feasible to re-route the Greyhound Bus Lines and Pacific Stage Lines buses to Cambie Street, 41st Avenue, Oak Street and also to re-route the Granville Shuttle to use 72nd Avenue from Osler to Oak Street.

MOVED by Ald. Linnell,
THAT recommendation (a) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT recommendation (b)(i) of the Committee contained in this Clause and recommendation (1) of the City Engineer contained in his report be approved.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Linnell,
THAT recommendation (b)(ii) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
THAT the City Engineer request B.C. Hydro to route the Granville Shuttle to use 72nd Avenue from Osler to Oak Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
THAT recommendation (2) of the City Engineer contained in his report be approved.

- CARRIED UNANIMOUSLY

Council considered the remaining Clauses of the report of the Standing Committee on Waterfront and Environment dated August 29, 1974, as follows:

Noise Workshops (Clause 3)

Progress Report - North Arm of the Fraser River (Clause 4)

MOVED by Ald. Linnell,
THAT Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

Waterfront Planning Study (Clause 1)

For Council action on this Clause, see page 2.

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

D. Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of August 23, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Blanche Anderson (tenant), 344 East 54th Avenue
Romao Narciso Almeida (tenant), 3409 East 25th Avenue
Abdul Gaffar (owner), 165 S. W. Marine Drive
Kate Evans (tenant), 1845 Dunbar Street

(b) the following applications be approved for one year from the date of this Resolution:

Susan E. Irvine (tenant), 999 West 20th Avenue
Sukhjit Singh Gosal (owner), 115 West 63rd Avenue
Allan I. Clark (tenant), 105 West 47th Avenue
Kwok Tai Chiu (tenant), 2648 Dundas Street
Kantilal Thakorlal (owner), 2692 East 45th Avenue
Kashmir S. Johal (tenant), 431 S. E. Marine Drive
Evelyn D. Engelking (tenant), #10 - 2846 Spruce Street

(c) the following application be approved for six months from the date of this Resolution:

Dan Barriscale (tenant), 2602 Ontario Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Jose Henrique Santos (tenant), 1496 East King Edward Avenue
Alexander Liechti (tenant), 2812 Alberta Street
Hazoora Singh Basran (tenant), 257 East 62nd Avenue
Thomas Barr (tenant), 2247 Oxford Street"

MOVED by Ald. Bowers,
THAT recommendations (a) to (e) inclusive contained in the foregoing Special Committee report dated August 23, 1974, be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

E. Implementation of Recommendation of Special Committee re Mountain View Cemetery

The Board of Administration submitted the following report under date of September 9, 1974:

"The Medical Health Officer reports as follows:

'Council on July 31, 1973 gave the by-law to amend by-law No. 4162, being the Cemetery By-law, first reading, approved it in principle, and deferred further consideration, being approval from the Provincial Minister of Health.

On August 13, 1974, City Council adopted the following five points which had been agreed between the Chairman of Mountain View Cemetery Committee and the Minister of Health:

1. That the 2,500 graves sold prior to 1918 but not used be released to the City for sale.

2. That the approximately 22,000 graves sold prior to 1928 be reclaimed providing the City satisfies all legal liabilities regarding these graves.

3. Perpetual Lease Plan (Section 2 of the brief).

4. Proposed Fee structure - this is the structure proposed in Exhibit A of the brief, plus an additional 10% because of the recent considerable cost escalation.

5. Section 21, Subsection 3 - re liners.

Council on August 13, 1974, instructed that these proposals were to be implemented effective September 1, 1974.

The Medical Health Officer therefore advises of the following implementation program based on discussion at the Mountain View Cemetery Committee meeting.

The provisions of Item 3 above regarding Perpetual Lease Plan are to take effect upon the adoption of the By-law. The Director of Legal Services advises that Perpetual Renewable License is a more appropriate term than Perpetual Lease Plan.

The Medical Health Officer and the Cemeteries Committee recommend the following policy regarding the Perpetual Renewable License:

> There be a Perpetual Renewable License available in respect to any grave-site. This 40 year License will be in force indefinitely subject to renewal, initially after 39 years of the original license signing. It is recommended that there be no charge for renewal of licence for continuing periods of 40 years. (The forms for use for this purpose are attached for City Council information).

Re: Item 4 above - The proposed By-law to amend By-law No.4162 being the cemetery by-law contains the fee schedule and is submitted for approval under by-laws in Council. The Superintendent of Mountain View Cemetery has been authorized to charge the new rates effective September 1, 1974. As the Minister of Health agreed to the rate schedule, the City Council recommendation to further add 10% was regarded by the Cemetery Committee as a matter to be taken up with the new responsbile Minister, The Honorable Phyllis Young, Minister of Consumer Affairs.

Section 2 contained in the first reading of the By-law has been deleted. This provision required the Cemetery gates to remain open but it was the wish of the Health Minister that our By-law remain in its current form.'

Yours Board RECOMMENDS that:

(a) The By-law to amend By-law No.4162 be considered by Council under By-laws later this day.

(b) The recommendation of the Medical Health Officer regarding the Administration of the Perpetual License be approved."

MOVED by Ald. Linnell,
THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

F. Purchase of R.C.M.P. Property:
Point Grey Road

The Board of Administration submitted the following report under date of September 6, 1974:

"I have received the following report from the Director of Finance and recommend that Council adopt his recommendation re Source of Funds for the Purchase of the R.C.M.P. Property:

'With reference to Council's 'In Camera' resolution of August 27, 1974, to the effect that the City make an offer to the Department of Public Works for acquisition of former R.C.M.P. Headquarters at 3875 Point Grey Road, being lots 12, 13 and 14 of east part of D.L. 448, I RECOMMEND that the source of funds be Point Grey Road Acquisition Capital Funds unallocated.'"

MOVED by Ald. Gibson,
THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on
Social Services, August 29, 1974

The Council considered this report submitted by Aldermen Hardwick and Gibson, as members of the Social Services Committee, due to the lack of a quorum, which contains six clauses identified as follows:

Cl. 1: Red Door Rental Aid - Complaint on Commercial Rental Agencies
Cl. 2: Downtown Eastside Residents Association - Complain of Health By-law Infraction at 322 Jackson Avenue
Cl. 3: Downtown Eastside Residents Association - Complaint of Rent Increase at the Columbia Hotel 303 Columbia Street
Cl. 4: Royal Rooms, 237 Main Street - Rent Increase
Cl. 5: Leisure Link - Request for a Grant
Cl. 6: West Broadway Citizens Committee - Conversion of a Building at 2366 York Avenue

The Council took action as follows:

Clauses 1 - 6 inclusive

MOVED by Ald. Hardwick,
THAT the resolutions contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

II. Report of Standing Committee on Finance & Administration, August 29, 1974

The Council considered this report of the Committee which contains six clauses identified as follows:

Cl. 1: Aldermanic Indemnities
Cl. 2: Supplementation of Federal Training Grant Honoraria for Physicians
Cl. 3: Third Floor Renovations
Cl. 4: Consideration of Real Property Taxation Legislation by the Select Standing Committee on Municipal Matters of the Provincial Legislature
Cl. 5: Development Permit Application Process
Cl. 6: Resolution for Submission to the U.B.C.M. Annual Convention

The Council took action as follows:

Aldermanic Indemnities (Clause 1)

In considering this Clause, Council noted a memorandum from the Chairman on this matter proposing certain amendments to the Committee's recommendation.

MOVED by Ald. Bowers,
THAT consideration of this Clause be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2, 5 and 6

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 2 be approved and Clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Third Floor Renovations (Clause 3)

For Council action on this Clause, see page 8.

Consideration of Real Property Taxation Legislation by the Select Standing Committee on Municipal Matters of the Provincial Legislature (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved, and that Council endorse the brief of the Director of Finance dated August 29, 1974, to the Select Standing Committee on Municipal Matters of the Provincial Legislature regarding the subject of municipal taxation.

- CARRIED UNANIMOUSLY

III. Part Report of Standing Committee on Social Services, September 5, 1974

Native Information Centre, 548 Nelson Street - Consideration of Grant Request and Location (Clause 1)

Mayor Phillips advised that he had had contact with Superintendent Oliver and another Police Officer with respect to the location of this Native Information Centre, and both officers were strongly opposed to a Native Information Centre in either the Granville Street or Gastown areas of the City.

He further advised that he had received letters from Mrs. Irene Allard and Mr. L. Demoray, Assistant Administrator, Union of B.C. Indian Chiefs, opposing the location of an information centre in this location.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Native Information Centre
(continued)

MOVED by Ald. Rankin,
THAT City Council grant $3,854 to Native Information Centre to cover operating costs to the end of 1974, contingent upon the Police Department submitting a monthly evaluation report on the operation of the Centre to the Standing Committee on Social Services.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Massey, Volrich and Mayor opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

The Council agreed to withdraw this By-law to a future meeting of Council as there were insufficient members of Council present eligible to vote on the matter.

2. BY-LAW TO AMEND BY-LAW NO. 4017, BEING THE BOARD OF ADMINISTRATION BY-LAW (City Manager)

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4702, BEING THE BUILDING BY-LAW (Handicapped Regulations)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 4162, BEING THE CEMETERY BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Mountain View Cemetery

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT WHEREAS Council on August 13, 1974, resolved that certain proposals with respect to Mountain View Cemetery be implemented effective September 1, 1975;

AND WHEREAS it was the intent of Council that these matters be implemented September 1, 1974;

THEREFORE BE IT RESOLVED THAT the Council Minutes of August 13, 1974, be amended by striking out 1975 and inserting in lieu thereof 1974.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Volrich and recognized by the Chair:

1. Buster's Auto Towing

MOVED by Ald. Volrich,
THAT WHEREAS

(a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;

(b) The said contract confers very valuable benefits on the Company;

(c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;

(d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a meeting of the Standing Committee on Finance and Administration to discuss with the Committee its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

(i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

(ii) Towing away vehicles from privately-owned areas.

(iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.

(iv) Charges and procedures for owners in recovering their vehicles.

(v) Towing away vehicles on complaints of citizens.

(Notice)

The Council adjourned 11:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of September 10, 1974, adopted on September 24, 1974.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Air Space Title

The City Engineer reports as follows:

"A request has been received on behalf of Famous Players Ltd. to purchase a title to Air Space over the portion of the City lane presently occupied by their crosswalk above the lane for the Capitol Theatre. The company is prepared to pay $18,500 for the Air Space Title. The area to be purchased would be over a portion of the lane which is 20 feet wide abutting their 25-foot lot. The space would be from approximately 14 feet above the lane grade to a point approximately 75 feet above the lane grade.

At the present time the crosswalks over City streets and lanes occupy air space that has been leased. The current rate for air space leased is $1.00 per square foot of highway covered by the structure over the street or lane. Woodward's Stores, who have a recent lease, also pay taxes which at present are approximately 65 cents per square foot.

Under the present lease arrangement, the City has tight control over what conditions the air space is leased under. Long term leases could be made subject to review every five years as to the rental rate.

The future requirements of the City's street and lane system are uncertain. They are changing rapidly in many parts of the City. With increasing private use of underground space below City streets, closure of streets and closures of lanes, remaining lane space both above and below surface level is becoming increasingly critical to our ability to service the City, particularly in the downtown area. Possibilities exist for certain forms of transit such as "people movers", pedestrian skywalks, now becoming common in such cities as Minneapolis, etc., that could occupy street and lane air space. Under lease arrangements the City would still have control over the air space above the highways which they would lose if parts were in private ownership. On the other hand, there is no reason why lease arrangements should not give property owners all the flexibility required for their purposes. It is this Department's view that to accommodate future possibilities for use of lane space, the City should not sell Air Space Titles over highways. If more revenue is desired, rentals can be raised.

I RECOMMEND that the City continue the policy whereby structures are permitted over portions of highway under lease arrangements which are first approved by City Council. However, as the agreement for the acquisition of the Orpheum Theatre by the City and the remodelling of the Capitol Theatre complex are interrelated and the agreement has indicated the City would create and sell an Air Space Title, Council may wish to make this one agreement a special exception to the policy noted. If this is Council's decision or if Council do not agree with the policy, then Council should proceed as follows:

(a) An Air Space Title be created over the lane east of Granville Street, South of Robson Street at the rear of the Capitol Theatre (Lot 5, Block 63, D.L. 541);

(b) The lower and upper elevations of the Air Space parcel to be to the satisfaction of the City Engineer.

(c) The Air Space Title be conveyed to Famous Players Ltd. for the sum of $18,500 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

2. Rupert Street Underpass at Vanness Avenue

The City Engineer reports as follows:

"This structure was erected in (about) 1910 and is owned by the B.C. Hydro Railway. It consists of two concrete abutments with wing walls and two concrete piers located on each side of the travelled 20 foot road

Cont'd . . .

Clause 2 cont'd

surface of Rupert Street. Pedestrian walks are provided in the 7 foot space between the piers and the abutments. Steel beams span the spaces between concrete supports and carry the B.C. Hydro Railway track over Rupert.

The underpass had a substandard clearance and even though adequate signs existed the underpass was struck on several occasions by motor vehicles and the City has paid a claim recently for damage to a vehicle.

In November, 1973 the overhead portion of the bridge was knocked down. As this portion of the rail line was not in use, the City Engineer requested that B.C. Hydro Railway postpone repairs for a period of time in which some permanent solution to the problem might be derived.

If the structure was restored in 1973, the City would have been obliged to lower Rupert Street.

The B.C. Hydro officials indicated that they were prepared to leave the structure down indefinitely on the understanding that the City would pay for restoration if and when the bridge was required by the B.C. Hydro Railway.

With the structure down, its two derelict piers and aging abutments still pose a hazard to motor vehicle and pedestrian traffic. As it is very unlikely that they would be used should the structure be renewed, it would be in the interests of safety to remove them. It is estimated that this could be done for $5,000.00 which is available in budgeted Street Capital Funds.

In view of the fact that this structure as it existed in 1973, represented a hazard to pedestrians and vehicles, it is to the City's advantage to leave it down and replace it, if and when required by B.C. Hydro for its railway operation.

Therefore, I RECOMMEND that:

(a) The City Engineer and the Director of Legal Services be authorized to negotiate an agreement with B.C. Hydro Railway covering the removal and restoration of the Rupert Street underpass at Vanness in its present configuration or some alternate configuration to meet future needs.

(b) The Mayor and the City Clerk be authorized to execute the agreement on behalf of the City and the seal of the City thereto affixed."

Your Board RECOMMENDS that the foregoing be approved.

3. Champlain Heights - Noise Study

The City Engineer reports as follows:

" On April 19, 1974, Council approved a recommendation that $5,000 be authorized for a study of noise problems along Boundary Road, the City Engineer to call for proposals and retain a consultant to do the study. The preliminary results of this study were discussed with the area planning consultants, and have been incorporated in the current land use schematics.

The acoustical consultants' final report has now been received, and is on file in the City Clerk's Office."

Your Board RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 185

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Illegal Housekeeping Unit
4157 West 14th Avenue

Applications have been received under the Hardship Policy from three tenants who occupy an illegal housekeeping unit in the basement of the above building. The Director of Permits and Licenses reports as follows:

"On April 30, 1974, City Council heard a delegation from Mrs. C. Razzell against the retention of a housekeeping unit in the basement of the above building. Council resolved:

'THAT the application be not approved and that the Department of Permits & Licenses be instructed to make periodic checks on these premises to determine that the appropriate by-law in respect of the number of persons permitted in this dwelling is being upheld, with particular attention being paid to the complaints listed by the neighbours.'

Following this decision, on May 8, 1974, the applicants and owner were notified that the use of the building must be restored to a One Family Dwelling within thirty days.

On June 12, 1974, a reinspection was made of the building where it was found that the basement was occupied as a separate housekeeping unit by new tenants, but that the total occupants in the building did not exceed five. There are three occupants in the basement housekeeping unit, each of whom have made an application to City Council for consideration under the Hardship Policy. The applications indicate that two of the occupants are students on a very limited income and the third is single, fully employed with an income of $520.00 per month and that neither age nor health are factors.

A further letter of complaint, objecting to the use of the building as a Two Family Dwelling has been received from W. E. Razzell. The Hardship Committee has considered these applications and recommend that they be approved for a period of one year."

Your Board submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

CONSIDERATION AND RECOMMENDATION

2. Hodson Manor - 1254 West 7th Avenue -
Lot A, Block 313, D.L. 526

The Director of Permits and Licenses reports as follows:

"Vancouver City Council at its meeting of April 30, 1974 approved the following recommendations of the Director of Planning in his report dated April 26, 1974:-

'(i) Hodson Manor be moved as soon as possible to the City owned property Lot A, Block 313, D. L. 526;

(ii) The Assistant Director, Construction and Maintenance Division be authorized to appoint an architect to prepare a preliminary proposal together with cost estimates for the necessary alterations for the Local Area Activity Centre;

(iii) All the necessary approvals be sought for the operation of the Local Area Activity Centre;

(iv) The funds for this work to be provided from 1974 Supplementary Capital Budget.'

Cont'd . . .

Clause #2 continued:

Hodson Manor was relocated on June 9, 1974 to the City-owned property at 1254 West 7th Avenue. It is set on temporary steel blocking owned by the moving company awaiting the installation of the foundations and basement. All the final costs associated with this moving phase of the work have not yet been received, however it appears that the total related costs will be $55,000 as compared to the $50,000 noted in the original report from the Planning Department.

On May 16, 1974 the Architectural firm of Rhone and Iredale was retained to prepare a preliminary proposal with associated cost estimates for the necessary work to restore Hodson Manor for use as a Local Area Activity Centre and to protect the building from further structural deterioration.

The Architect has now completed his report entitled 'Restoration and Use Study', a copy of which is circulated to Council.

In brief the report outlines estimated costs for minimal preservation of the building which includes construction of a new foundation, complete exterior restoration, partial interior restoration; bringing the house up to existing Building Code Standards, and exterior site development. A further breakdown outlines the proposed functional uses and space allocations together with related costs for a Local Area Activity Centre.

The following is a summary of space allocations and cost estimates as recommended in the Architect's report:

Minimum preservation work	$ 79,676
Site Development	15,198
Day Care Facility (accommodation for up to 17 children in the 3-5 years age group) on main floor	13,253
Community Assembly Room (restored to original character) on main floor	9,590
Local Area Planning Office and Local Area Information Office on second floor	6,600
Community Workshop (includes roughed in plumbing and other services) in basement	8,869
TOTAL	$133,186

Should Council, in the near future, approve the full implementation of the Architect's report, the financial analysis of the project is estimated as follows:

a) Complete alteration program as outlined in Architect's report	$133,186
b) Architect's fees for initial study, already expended	5,000
c) Moving expenses	55,000
d) Estimated land value of City-owned property	75,000
	$268,186
LESS - Provincial Government Capital Grant (The plans showing the proposed Day Care Centre have been approved in principle by the Provincial Day Care Information Officer and it can therefore be assumed that the $20,000 Capital Grant for the construction of a Day Care Facility will be recoverable from the Provincial Government) - deduct	20,000
FINAL COST	$248,186

Cont'd . . .

Clause #2 continued:

Funds available from Supplementary Capital Budget	$155,000
Additional Funds Required	$ 93,186

NOTE: If Council so desires, the Crafts Workshop and Historic Preservation phases of the report could be deferred to reduce the costs by $18,459.

The increase in the cost estimate from that previously reported to Council is substantial, and is due to a combination of a basically low first assessment of renovation work required; high escalation of construction costs; and certain unanticipated work required to meet By-law requirements such as a complete sprinkler system, a fire alarm system, the application of fire retardent plasterboard to exterior walls and vertical and horizontal fire separations.

An application has been made for a Development Permit for the use of Hodson Manor as a Local Area Activity Centre as outlined in the Architect's report. The Technical Planning Board notified the owners of surrounding properties of the intended use. On August 13, 1974 Council received a letter and petition from local residents who oppose certain of the proposed uses and Council referred the matter to the Director of Planning for discussion with the parties concerned. The Director of Planning advises that interviews are being carried out with the local residents and a report will be forwarded to Council as soon as possible.

The Architect's report has been circulated to the various potential user groups who have expressed general approval of the study. They have also expressed satisfaction with the performance of the Architect and agreement with his continued involvement with the project.

The Comptroller of Accounts advises that $155,000 was provided in the 1974 Supplementary Capital Budget to cover land acquisition and the relocation and minimal restoration of Hodson Manor, and if Council approves the total work, the extra funds in the amount of $93,186 would be provided from the 1974 Unallocated Supplementary Capital Budget.

This report and its appendix are submitted for Council's CONSIDERATION with the RECOMMENDATION that:

A. Council approve the preliminary budget figure of $79,676 for the minimal preservation phase of the work, as outlined in the Architect's report.

B. Approval be given to the full cost estimate of $248,186 if Council confirms its decision that Hodson Manor be used as a Local Area Activity Centre, pending a further report from t the Director of Planning regarding the results of interviews with local residents. The necessary additional funds in the amount of $93,186 be provided from the 1974 Unallocated Supplementary Capital Budget.

C. Approval be given for the commission of Rhone and Iredale as Architects for the preparation of working drawings and supervision.

D. The preparation of working drawings and call for tenders and report back to Council be authorized.

E. That the matter of establishing the method of management of the Local Area Activity Centre be referred to a Standing Committee for Consideration."

Your Board RECOMMENDS the foregoing report of the Director of Permits and Licenses be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 186

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Request to Close a Street and Parking Lot, Sunset Area Council

The City Engineer reports as follows:

"Mr. T. Choboter, Chairman of the Sunset Area Council Society, 6647 Fraser Street, has requested, by letter, permission to close 46th Avenue immediately west of Fraser Street, and an adjacent parking lot, so that they may hold a "Good Old Days" festival.

Details of the proposed closures and activities are as follows:

(i) 46th Avenue from Fraser Street to the lane west of Fraser Street on Friday, September 20, 1974, from 6:30 p.m. to 11:00 p.m. and Saturday, September 21, 1974, from 10:00 a.m. to 7:00 p.m. This closure is requested to provide an area where a stage can be constructed to facilitate square dancing and other special events. It is also proposed to decorate the street by hanging banners on utility poles.

(ii) The City owned parking lot west of the lane west of Fraser Street from 45th Avenue to 46th Avenue on Friday, September 20, 1974, from 6:30 p.m. to 11:00 p.m. and Saturday, September 21, 1974, from 10:00 a.m. to 7:00 p.m. This closure is requested to facilitate sales of food and merchandise, and to provide an area for groups of entertainers and a fast-draw shooting competition (using blank ammunition).

In conjunction with the festival, the Society also requests permission to hang decorative banners on utility poles along Fraser Street from 41st Avenue to 51st Avenue from September 16 to September 21, 1974.

The Police Department have no objections to the proposal and will provide special attention. They will also issue a permit and provide special attention for a parade which is planned for Saturday morning.

Transit is not affected by the proposed closure and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic the street and parking lot as outlined above and to attach decorative banners to utility poles as outlined above, such approval should be subject to the following conditions:

A) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures and the festival. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

B) The cost of temporary traffic controls be borne by the applicant.

C) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

D) Any items attached to City utility poles be to the satisfaction of the City Engineer.

E) Any electrical fittings on the street be approved by the City Engineer.

F) Permission for the shooting competition be obtained from the Chief Constable.

G) Licenses required by the Department of Permits and Licenses be obtained prior to the event.

H) All food concessions be approved by the Medical Health Officer."

Your Board submits the above report to Council for CONSIDERATION.

2. Lane South of 14th Avenue West from Fraser Street, Mr. & Mrs. Hazuda

The City Engineer reports as follows:

"At the Council meeting on June 11th, 1974, Alderman Rankin raised the matter of complaints recently received from Mr. & Mrs. Hazuda with respect to the problem of large trucks using the lane south of 14th Avenue West from Fraser Street which abuts the rear of their property. Alderman Rankin requested that the City Engineer investigate this matter with a view to resolving the situation for report back.

The Engineering Department's history of complaints begins shortly after the Hazudas purchased the property in July, 1963. They immediately placed old wood utility poles on the north side of the lane allowance to prevent vehicles from striking their house. Investigation of this complaint resulted in the installation of a "Dead End" sign at the entrance to the lane. Subsequent complaints dealt with a number of problems:

A. Excessive noise from car and truck doors slamming.

B. Excessive noise from the loading of a garbage container.

C. Vehicles backing out of the dead end lane onto Fraser Street.

D. Damage to the fence from reversing vehicles.

As a partial solution to the foregoing problems, the Hazuda's have, on two occasions, suggested re-zoning of their property to conform with the commercial properties across the lane. While the Hazuda's have written to various members of Council and to the Engineering Department seeking redress for what is essentially a civil matter, the Engineering Department has reacted by relaxing standards to the Hazuda's benefit as follows:

(i) Installed the "Dead End Lane" sign at the entrance to the lane in April, 1964. This was a departure since the dead-end was obvious.

(ii) Had a rail fence constructed along the lane property line of the parking lot when it belonged to the City. This fence was removed when the lot was sold.

(iii) Established a loading zone on 15th Avenue to attract loading away from the lane. This was also a departure since another loading zone had previously been established in the same block.

(iv) Frequently requested Police enforcement.

(v) Referred the matter to Council through the Official Traffic commission.

(vi) Not removed the illegal poles in the lane.

At this time, if the City is to assume responsibility for protecting this private property some possible solutions are:

a. Install a metal guard-rail extending the length of the fence. This guard-rail would encroach two feet on the lane, reducing the effective lane width to 10 feet, and cost approximately $3,500.

b. Erect a substantial concrete wall about four feet high along the property line at an estimated cost of $7,000 to $8,000.

c. Purchase the Hazuda property to widen the lane from its present 12 feet up to standard 20 feet. Since the lot is only 30 feet wide, and the house is three feet from the property line, demolition of the building would be required.

d. Re-zone the property to C-2 (suburban commercial district). This would enable the Hazuda's to sell their house for a reasonable price since they feel it is unsuitable as a residential property.

Of these solutions, the first three would not solve the problem of commercial vehicle noise generation from the adjacent properties. Furthermore, because similar problem situations exist throughout the city, special consideration to the Hazuda's would establish a precedent which could involve considerable expenditure.

Council may wish to refer this matter to the Director of Planning with regard to the possibility of a zoning change."

Your Board submits the foregoing report for Council's CONSIDERATION.

3. Request for Street Closure in Chinatown

The City Engineer reports as follows:

"In a letter dated August 16, 1974, the Chinese Cultural Center Building Committee advised that it is sponsoring a Mid-Autumn Festival on September 28, 1974.

The Committee requests that Pender Street from Main Street to Gore Avenue be closed to vehicular traffic during the festival to facilitate a Farmers Market during the day and a variety show in the evening.

The Committee also requests permission to hang decorative banners and to mount a Public Address System on the light standards on Pender Street from Main Street to Gore Avenue.

A further request for permission to use City property at the south-west corner of Pender Street and Jackson Avenue has been withdrawn.

The City of Vancouver has been asked, by letter dated August 28, 1974, to contribute to the Festival by providing certain services free of charge. The services are listed below with the estimated cost of each operation:

Service	Estimated Cost to City
Provide temporary signing and barricading	$300.00
License fee for Farmer's Market	$100.00
TOTAL	$400.00

In the past, all above normal costs incurred as a result of a street closure or parade, with the exception of the 1974 Chinese Spring Festival and the Chinese Benevolent Association 1974 Lion Dance, have been borne by the applicant. (This, of course, does not apply to the recognized 'Civic' parades of the P.N.E., Grey Cup and Remembrance Day.)

Transit service will be affected by the street closure, however, B.C. Hydro has agreed to re-route its buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for the event. The Police Department will also issue permission and provide special attention for a Lantern Parade which is planned for Saturday evening.

Should Council approve the applicant's request to:

(i) close to vehicular traffic, Pender Street from Main Street to Gore Avenue on Saturday, September 28, 1974, from 8:00 a.m. to 12:00 midnight.

(ii) attach decorative banners and a Public Address System on the light standards on Pender Street from Main Street to Gore Avenue; such approval should be subject to the following conditions:

A) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims that may arise from the proposed Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

B) Unrestricted access be provided for emergency vehicles.

C) Any items attached to City light standards be to the satisfaction of the City Engineer.

D) Any electrical connections on the street be to the satisfaction of the City Engineer.

E) Any food concessions be approved by the City Health Department.

F) Licenses required by the Department of Permits and Licenses be obtained prior to the event.

G) The costs of required licenses be borne by the applicant.

H) The costs of signing and barricading be borne by the applicant.

Should Council decide in favor of the applicant's request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case, conditions 7 and 8 of the above would not apply.

The Comptroller of Account advises that there are sufficient funds available in Contingency Reserve to provide for the cost of City services."

Your Board submits this matter for Council's CONSIDERTION.

FOR COUNCIL ACTION SEE PAGE(S) 189

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) July, 1974

The Director of Finance reports as follows:

" (a) Security Transactions during the month of July, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
July 2	Toronto Dominion Bank	Sept 30/74	$1,028,134.25	$1,000,000.00	90	11.41
2	Banque Canadienne Nat.	Oct 31/74	1,037,957.53	1,000,000.00	121	11.45
2	Toronto Dominion Bank	July 31/74	1,513,479.04	1,500,000.00	29	11.31
2	Toronto Dominion Bank	Aug 30/74	3,666,804.16	3,600,000.00	59	11.48
3	Toronto Dominion Bank	Oct 1/74	2,057,353.42	2,000,000.00	90	11.63
3	Toronto Dominion Bank	Oct 2/74	1,234,794.41	1,200,000.00	91	11.63
3	Bank of Nova Scotia	Sept 3/74	713,614.52	700,000.00	62	11.45
3	Bank of Nova Scotia	Sept 13/74	1,023,158.36	1,000,000.00	72	11.74
3	Bank of Nova Scotia	Sept 17/74	1,024,153.42	1,000,000.00	76	11.60
3	Bank of Nova Scotia	Sept 20/74	1,025,409.86	1,000,000.00	79	11.74
3	Bank of Nova Scotia	Sept 30/74	3,085,147.40	3,000,000.00	89	11.64
3	Bank of Nova Scotia	Oct 31/74	3,118,356.16	3,000,000.00	120	12.00
3	Bank of Nova Scotia	Nov 29/74	1,049,639.45	1,000,000.00	149	12.16
3	Can. Imperial Bank of Commerce	July 4/74	2,000,410.96	2,000,000.00	1	7.50
4	Toronto Dominion Bank	July 5/74	16,003,287.67	16,000,000.00	1	7.50
5	Toronto Dominion Bank	July 8/74	16,017,335.49	16,003,287.67	3	10.68
5	Toronto Dominion Bank	July 8/74	6,004,596.16	6,000,000.00	3	9.32
5	Toronto Dominion Bank	July 15/74	4,010,213.70	4,000,000.00	10	9.32
5	Bank of Montreal	July 8/74	1,000,554.79	1,000,000.00	3	6.75
5	Bank of Montreal	July 8/74	8,504,541.10	8,500,000.00	3	6.50
8	Bank of Montreal	July 9/74	2,000,356.16	2,000,000.00	1	6.50
8	Bank of Montreal	July 9/74	1,200,213.70	1,200,000.00	1	6.50
8	Bank of Montreal	July 9/74	4,500,770.55	4,500,000.00	1	6.25
8	Toronto Dominion Bank	Sept 30/74	3,078,983.01	3,000,000.00	84	11.44
8	Toronto Dominion Bank	Oct 17/74	1,031,517.53	1,000,000.00	101	11.39
8	Toronto Dominion Bank	Oct 18/74	1,031,885.48	1,000,000.00	102	11.41
8	Toronto Dominion Bank	Oct 31/74	3,107,847.95	3,000,000.00	115	11.41
8	Toronto Dominion Bank	Dec 20/74	6,849,958.22	6,500,000.00	165	11.91
8	Bank of B.C.	Oct 15/74	721,359.59	700,000.00	99	11.25
8	Can. Imperial Bank of Commerce	Nov 18/74	1,564,003.97	1,500,000.00	133	11.71
8	Royal Bank of Canada	Nov 29/74	7,117,904.66	6,800,000.00	144	11.85
8	Banque Canadienne Nat.	Dec 13/74	1,681,242.30	1,600,000.00	158	11.73
8	Banque Canadienne Nat.	Dec 2/74	2,618,103.42	2,500,000.00	147	11.73
8	Banque Canadienne Nat.	Dec 17/74	1,052,061.92	1,000,000.00	162	11.73
9	Bank of Montreal	Nov 1/74	2,073,726.03	2,000,000.00	115	11.70
9	Bank of Montreal	Nov 15/74	1,249,748.05	1,200,000.00	129	11.73
9	Bank of Nova Scotia	July 12/74	2,502,134.93	2,500,000.00	3	10.39
9	Bank of Nova Scotia	Dec 27/74	1,056,734.52	1,000,000.00	171	12.11
9	Bank of Nova Scotia	Dec 31/74	1,058,061.64	1,000,000.00	175	12.11
10	Can. Imperial Bank of Commerce	July 11/74	7,001,438.36	7,000,000.00	1	7.50
11	Can. Imperial Bank of Commerce	July 29/74	1,005,345.75	1,000,000.00	18	10.84
11	Can. Imperial Bank of Commerce	July 30/74	1,005,606.30	1,000,000.00	19	10.77
11	Banque Canadienne Nat.	Aug 1/74	2,013,071.78	2,000,000.00	21	11.36
11	Banque Canadienne Nat.	Aug 2/74	1,006,847.12	1,000,000.00	22	11.36
11	Toronto Dominion Bank	Aug 30/74	1,015,657.53	1,000,000.00	50	11.43
11	Toronto Dominion Bank	Sept 30/74	1,025,431.78	1,000,000.00	81	11.46
12	Mercantile Bank of Can.	July 17/74	500,710.62	500,000.00	5	10.375
12	Toronto Dominion Bank	Oct 31/74	1,035,520.00	1,000,000.00	111	11.68

cont'd .....

Clause No. 1 (cont'd)

12	Toronto Dominion Bank	Nov 29/74	1,046,065.75	1,000,000.00	140	12.01
12	Bank of Nova Scotia	Dec 31/74	1,057,066.30	1,000,000.00	172	12.11
17	Mercantile Bank of Can.	July 25/74	1,000,000.00	997,671.20	8	10.65
18	Banque Canadienne Nat.	Dec. 16/74	2,095,067.95	2,000,000.00	151	11.49
18	Bank of B.C.	July 29/74	1,002,712.33	1,000,000.00	11	9.00
25	Banque Canadienne Nat.	Nov 15/74	1,035,231.23	1,000,000.00	113	11.38
			$143,461,328.28	$141,000,958.87		

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Sinking Fund Transactions (Purchases)

Date	Type of Security Debentures	Maturity Date	Maturity Value	Price	Cost	Yrs/Mos	Annual Yield %
July 15	≠City of Van. 8½%	July 15/89	$1,746,670.88	$100.00	$1,746,670.88	5/0	8.50
18	City of Van. 6%	June 15/80	55,000.00	81.50	44,825.00	5/11	10.25
25	City of Van. 6%	June 15/80	7,000.00	83.00	5,810.00	5/11	9.875
29	City of Van. 6%	June 15/80	2,000.00	83.00	1,660.00	5/11	9.875
30	City of Van. 5%	May 1/78	100,000.00	85.77	85,770.00	3/9	9.60
30	City of Van. 6%	June 15/80	125,000.00	83.55	104,437.50	5/11	9.74
30	#City of Van. 6¼%	Apr 15/80	7,000.00	85.00	5,950.00	5/8	9.75
30	City of Van. 5%	May 1/78	1,000.00	85.375	853.75	3/9	9.75
31	#City of Van. 6¼%	Apr 15/80	100,000.00	85.375	85,375.00	5/8	9.64
31	City of Van. 6%	June 15/80	148,000.00	83.70	123,876.00	5/11	9.70
31	City of Van. 5%	May 1/78	75,000.00	85.75	64,312.50	3/9	9.61
			$2,366,670.88		$2,269,540.63		

≠ Direct issue of Local Improvement Debenture in Sinking Funds
Guaranteed by Province of British Columbia

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Cemetary Perpetual Maintenance Fund Transactions (Purchases)

Date	Type of Security Debentures	Maturity Date	Maturity Value	Price	Cost	Yrs/Mos	Annual Yield %
July 23	City of Van. 8%	Apr 2/93	$2,000.00	$79.625	$1,592.50	18/8	10.50
23	City of Van. 8%	Dec 15/86	5,000.00	82.75	4,137.50	12/5	10.50
			$7,000.00		$5,730.00		

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Taylor Manor Fund Investments (Purchases)

Date	Type of Security Debentures	Maturity Date	Maturity Value	Price	Cost	Yrs/Mos	Annual Yield %
July 23	City of Van. 8%	Apr 2/93	$3,000.00	$79.625	$2,388.75	18/8	10.50

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(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT JULY 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$79,666,731.76	$77,100,000.00

cont'd .....

Clause No. 1 (cont'd)

Medium Term

B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59"

Your Board RECOMMENDS that the foregoing report of the Director of Finance on Investment Matters (Various Funds) for July, 1974 be approved.

2. Additional Staff - Finance Department

The Director of Finance reports as follows:

"A mail messenger service was established early in 1969. It was designed to service City Hall and later expanded to include the new East Wing. The service provides for pick up and delivery of mail and distribution of inter-departmental material on a scheduled basis.

The volume of material and a need for additional services has increased to a level where one employee cannot adequately provide the required service. In addition, there is no back-up or standby employee in the event of absenteeism, and, in these instances, the duties are performed by senior personnel.

The annual cost, including fringe benefits, is estimated to be approximately $6,650. The cost for the last four months of the current year - $2200.00. There will also be a one time cost of approximately $600.00, and a $3.00 per month connection service charge for a telephone recorder to record requests for service which are 'phoned in when both messengers are out. No other furniture or equipment is required.

In view of the foregoing, I recommend:

(a) That one additional position of mail messenger clerk be established in the Purchasing Division of the Finance Department, at a salary to be established by the Director of Personnel Services.

(b) That the sum of $2,850.00 be provided to cover the continuing costs to the end of 1974, and the one time cost for the telephone recorder.

The Comptroller of Accounts advises that the required funds are available from Contingency Reserve."

Your Board RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

PERSONNEL MATTERS

RECOMMENDATIONS

1. Extension of Time for Temporary Additional Electrical Inspector for Fire Alarm Inspections

The Director of Permits & Licenses reports as follows:

"On July 31st, 1973, City Council approved a Board of Administration Report authorizing the appointment of a temporary Electrical Inspector for one year to carry out inspections of increased fire alarm systems. In November, 1971, the Fire By-Law was amended to require the owner or operator of hotels or lodging houses to install a fire alarm system if in the opinion of the Fire Chief such system is required for the safety of the occupants.

The Chief Fire Warden advises that there are in excess of 3,600 premises with the possible addition of approximately 1,500 more, which includes buildings of three storeys or more, requiring the installation of new fire alarm systems. To the present date, 1,500 orders have been issued involving fire alarm systems. The temporary Electrical Inspector has completed inspections of approximately 350 premises, and there are 100 Permits outstanding requiring inspections when the installations have been completed. Each installation has required several inspections because of the incompatibility between the existing and new components and the resistance of owners to install the system as directed. Through experience these problems are now being resolved.

A temporary Electrical Inspector I was added to the Electrical Inspection Branch on September 9th, 1973, for a period of one year subject to the position being renewed for a further period consistent to the remaining workload at that time. It is now realized there is well in excess of twenty-four man-months workload, as shown in the figures in the preceding paragraphs.

I therefore request that the temporary Electrical Inspector time be extended for two additional years to enable this Fire Alarm Inspection program to continue. During this time, I will examine the workload of the Inspector and the outstanding orders, in an effort to arrive at the more accurate period of time which will be required to complete the Fire Alarm Inspections resulting from the new orders being issued by the Chief Fire Warden.

It should be pointed out that the revenue from the Electrical Permits more than covers the cost of the Electrical Inspector's time. The cost of the salary and fringe benefits for the temporary Electrical Inspector for seven and a half months of 1974 has been provided in our budget, Account Number 6705/94, "Electrical Inspectors Temporary Help". The balance of funds required for this year can be provided from within the Inspectional Division Temporary Help accounts due to the fact that suitably qualified personnel for vacation relief are unavailable.

The cost of this appointment, inclusive of fringe benefits (12%) and auto allowance, for the twenty-four months, based on current rates, is $30,767. No funds for furniture and equipment are required."

The Director of Permits and Licenses RECOMMENDS that the present temporary Electrical Inspector position be continued for a further two years expiring on September 9th, 1976, subject to review and report as to a further extension of time or termination prior to the expiry of the period.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

2. Leave of Absence Without Pay - Mr. L. T. Cooper

The Director of Personnel Services reports as follows:

"A letter has been received from the Vancouver Civic Employees' Union (C.U.P.E. Local 1004) requesting a leave of absence without pay for Mr. L.T. Cooper from September 10, 1974 to December 31, 1974 for the purpose of performing his duties as an Officer of the Union. The Union further requests that should Mr. Cooper wish to return to his work with the City prior to the expiry date of the leave of absence, he will be allowed to do so provided that a reasonable advance notice is given. The Union has also asked that Mr. Cooper continue to be given the protection of the Traveler's Accident and Sickness Policy during this period, with the Union paying the full premium cost.

The requests for leave of absence and subsequent return to work are in accordance with Clause 11(a) of the Collective Agreement. The arrangement with Travelers would be identical to that which has been applied to other Union officials on leave of absence over the past few years. The Law Department advises that it would be necessary to attach a rider to the Travelers Policy to extend coverage to Mr. Cooper for this period.

I therefore RECOMMEND that:

1. Mr. L.T. Cooper be granted a leave of absence without pay from September 10, 1974 to December 31, 1974 for the purpose of performing his duties as an Officer of the Union.

2. Council authorize the Mayor and City Clerk to execute the necessary rider to the Travelers Policy when it is received and affix the seal of the City thereto."

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 190

PROPERTY MATTERS

RECOMMENDATIONS:

1. ACQUISITION FOR PARK SITE #19 (WEST END)
Parcel "B" of Lots 4 & 5, Block 45, D.L. 185
-- 924 Nicola Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, (legally described as Parcel 'B' of Lots 4 & 5, Block 45, D. L. 185 and known as 924 Nicola Street), located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets has been offered for sale to the City by the owner. This Park Site is listed in Table I of the Park Sites Purchase Program 1971-1975, confirmed by City Council, December 15, 1970.

These premises comprise a 1½ storey and full basement frame dwelling with a main floor area of 2,110 square feet, erected in 1900 on a site 52' x 99', zoned RM-4'A'. The dwelling has seven rooms on the main floor, three rooms occupied by the owner; a two room suite, and two sleeping rooms. There are three sleeping rooms on the upper floor. All sleeping rooms have kitchenettes. At present, three sleeping rooms are unoccupied.

This building has 14 plumbing fixtures, a patent shingle roof, siding and shingles on exterior walls, and a stone and concrete foundation. Heating is provided by an automatic gas-fired hot water system. Condition of this dwelling is average for age and type and it is intended to continue renting same until required for park development and at such time demolish the structure.

Negotiations with the owner confirm that he is prepared to sell for the sum of $78,000.00 including some furniture and equipment, as of September 15, 1974, subject to retaining rent-free possession of these premises until October 31, 1974. This price is considered to be fair and equitable and representative of property values in the area. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED
That the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $78,000.00 on the foregoing basis, chargeable to Code #4189/- ."

Your Board,

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR FAMILY HOUSING PROJECT
Lot 37, Blocks 3 & 4, D.L. 339 NE¼, Plan 1933
Known as 6270 Frontenac Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9th, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of 5 private parcels known as Lots 37, 38, 42, 54 and 55, Blocks 3 and 4, D.L. 339 NE¼. These properties are located in a potential site for family housing.

6270 Frontenac Street, legally described as Lot 37, Blocks 3 & 4, D.L. 339 NE¼, Plan 1933, comprises a 1 3/4 storey frame dwelling plus a full basement, with a main floor area of 646 sq. ft. ±, erected in 1905 on a lot 33' x 107.5', zoned R.S.-1. The dwelling contains 3 rooms on the main floor plus 3 rooms on the second floor, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been poorly maintained and is showing signs of wear and tear.

.....Cont'd

Clause 2 (Cont'd)

Following negotiations with the owner, he is prepared to sell for the total sum of $41,000.00 as of August 31st, 1974, subject to retaining rent-free possession to October 31st, 1974. This settlement price is considered to be fair and equitable and it is proposed to demolish the dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 37, Blocks 3 & 4, D.L. 339 NE¼, known as 6270 Frontenanc Street, for the sum of $41,000.00, on the foregoing basis, chargeable to Property Purchases for Resale Account."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. ACQUISITION FOR FAMILY HOUSING - SITE III
Lot 9 of Sub. A, Block 108, D.L.'s 36 & 51
4823 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"On July 9th, 1974, Council approved in principle, the site on the West side of Boundary between Tanner and Price Streets for Family Housing purposes and instructed the Supervisor of Property and Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

These premises comprise a single storey non-basement frame dwelling, with a main floor area of 624 square feet, erected in 1954 on a lot 33' by 125', zoned R.S.-1. This dwelling contains four rooms and a nook, 4 plumbing fixtures, patent shingle roof, wood siding, concrete foundation and is heated by an automatic gas fired furnace. The dwelling is in fair condition for age and type.

Following negotiations with the owners, they are prepared to sell their property for the sum of $38,600.00 as of September 15th, 1974, subject to retaining rent-free possession to Nov.15, 1974. This price is considered to be fair and equitable and represents market value in this area. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $38,600.00 on the foregoing basis, chargeable to Code 4912/-, Property Purchases for Resale."

Your Board

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

.....Cont'd

CONSIDERATION AND RECOMMENDATION

4. CHESHIRE HOMES SOCIETY OF B.C.
Site for the Physically Handicapped
Lots 1-4, Blks. 1 & 2, D.L. 311 and Lots 18-20, Blk. 21, and Lot 20, Blk. 22, D.L. 319 etc.
Situated N.W. Corner Ash Street & S.W. Marine Drive

The Supervisor of Property and Insurance reports as follows:-

"On January 22, 1974, City Council recommended a report from the Standing Committee on Housing, that Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 22, D.L. 319 etc. be sold to the G.V.R.D. for a Senior Citizen's Project at a price agreeable to the City Council, on the following conditions:-

(i) G.V.R.D. making application for re-zoning.

(ii) G.V.R.D. discussing plans with the officials and adjoining neighbours and

(iii) G.V.R.D. discussing the scheme of development with a service club.

and the G.V.R.D. by letter indicated their interest in the site. Council had previously on September 11, 1973, approved the sale to the Provincial Government on certain conditions and an estimated Market Value of $230,000.00 was placed on the site at that time.

Subsequently, on June 11, 1974, City Council approved another report from the Standing Committee on Housing that this site be made available to the Cheshire Homes Society of B.C. for severely disabled persons at a price agreeable to the City, and subject to the Society making application for re-zoning and discussing development plans with adjoining neighbours.

By way of a letter dated July 8, 1974, the Society offered the City $210,000.00 for the site, and on July 12, 1974, in a discussion with the Society's Representative, the Society was made aware of the City's market value of $287,000.00.

A review of the City's estimate has been made which confirms the figure of $287,000.00. However, the Society wishes its offer of $210,000.00 to be placed before Council, for consideration.

While there may be some room for re-negotiation, it is the opinion of the Supervisor of Property & Insurance that the sales price should not be below the original $230,000.00 quoted to the G.V.R.D. in September, 1973.

The Society's offer is placed before Council for CONSIDERATION.

In the event Council recommends sale to the Society, (at whatever price) the sale should be subject to the following conditions:

1. The Society discussing the development plans with the adjoining neighbours.

2. The Society obtaining the necessary re-zoning.

3. Consolidation of the lots to form one parcel at the expense of the purchaser; subject to lane outlet satisfactory to Director of Planning.

4. Date of sale to be 120 days from the date of Council's approval or the date of issuance of a development permit, whichever is the sooner.

.....Cont'd

Clause 4 (Cont'd)

5. Option to repurchase in favour of the City in the event construction has not commenced to the point of completion of the foundations within 12 months from the date of sale.

6. Option to repurchase for 21 years in favour of the City in the event the site is used for any other purpose than a home for the handicapped."

Your Board

Submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION, and if Council agrees to the sale of the property, recommends that the foregoing RECOMMENDATION be approved.

FOR COUNCIL ACTION SEE PAGE(S) 191

WORKS & UTILITY MATTERS

CONSIDERATION:

1. Water Street Beautification Program

The City Engineer reports as follows:

"On July 9, 1974, Council dealt with a report from the Director of Planning and the City Engineer which included the following implementation schedule (Section 'E' of the report) for this program:

- B.C. Telephone Civil work from late August to mid-November 1974.
- North lane improvements during October 1974.
- Christmas break from mid-November 1974 to mid-January 1975. (Restriction on all construction on downtown streets in this period).
- B.C. Hydro Civil work from mid-January to mid-April 1975.
- City street work from mid-March to late May 1975.
- B.C. Hydro electrical wiring, any remaining brickwork and tree planting from late May to early September 1975.

This schedule was based on bringing the local improvement project for the undergrounding before a Court of Revision on 29 August, and provided a ten-week uninterrupted construction period for B.C. Telephone from the end of August to mid-November.

The City mailed out information letters to all Water Street property owners and a form of petition to the property owners Committee on July 5, 1974. Circulation of the petition by the Committee took much longer than anticipated and was further delayed by being returned to the City improperly signed. The petition was finally received by the Assessment Commissioner's Office on August 15, and certified as being sufficiently signed on August 19, 1974.

As a result of this delay, together with some additional time required in the Assessment Division and a skip Council date, the Court of Revision is now scheduled for October 22, 1974. B.C. Telephone had planned their work to start immediately after Council approval of the local improvement on August 29, and so are ready to proceed but cannot do so without Council and Provincial Government approvals.

A delay until after October 22 will mean a new tender call by B. C. Telephone, an increase in cost, a delay in the undergrounding schedule, and a delay in the overall project completion. In particular, it would shift a fairly disruptive phase of the surface work into next summer's tourists season.

The undergrounding of the B.C. Telephone utilities is estimated to cost approximately $200,000 of the total undergrounding cost of $750,000, and is to be done under the Provincial Power and Telephone Line Beautification Fund Act. Cost sharing is 1/3 Province, 1/3 Utility Companies, and 1/3 'Municipal'. The 'Municipal' 1/3 is, in turn, shared between the Property Owners and the City-at-large under the local improvement procedure.

Application has been made for Provincial cost-sharing of the telephone undergrounding. Verbal approval has been received and written confirmation is expected shortly (possibly by the time this report comes before Council).

There is a means available which will enable B.C. Telephone to proceed and complete on schedule. A recent Charter amendment gives Council the power to authorize work designated to form part of the cost of an anticipated Local Improvement. Council could thus approve the start of the B.C. Telephone work prior to the Court of Revision on 22 October 1974. Should the local improvement not be undertaken, the City would have to bear the full 'Municipal third' of the cost but in view of the sufficiently signed petition this seems unlikely.

Cont'd . . .

Clause 1 cont'd

If Council wishes to overcome the delay described above, the following course of action is proposed:

a) Council authorize B.C. Telephone to begin work, designated to form part of the cost of an anticipated local improvement, before the local improvement for the undergrounding project has been approved, and agrees to bear the full Municipal share (approx. $45,670 City plus $21,000 property owners) should the local improvement not be undertaken.

b) Agrees to underwrite the Provincial share of B.C. Telephone undergrounding costs, as defined under the Provincial Power and Telephone Line Beautification Fund Act (approximately $66,670), pending formal approval by the Provincial Government.

The above matter is submitted for Council's CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 192

BUILDING & PLANNING MATTERS

B-4

RECOMMENDATIONS

1. 6786 Blenheim Street
Development Permit Application No. 67317

The Director of Planning reports as follows:

"Development Permit Application No. 67317 has been filed by VAN NUS LUMBER COMPANY LIMITED, to construct a 32'0" by 27'0" stable in the northeast portion of this site. The applicants also request permission to keep up to four horses on the site. The stable is to accommodate the horses, a tack room and a feed room.

The site is located in an RA-1 (limited agricultural) District. Section 10(16)(c) of the Zoning and Development By-Law requires that the keeping or housing of horses is subject to the approval of City Council.

On March 4th, 1974, Development Permit No. 65838 permitted the construction of a one-family dwelling on this site.

On August 16th, 1974, the Technical Planning Board approved Development Permit Application No. 67317 for the construction of a stable in the northeast portion of the site, subject to revised drawings being first submitted indicating that the proposed stable will be located 60'0" from the easterly property line, 60'0" from the 51st Avenue property line and 60'0" from the westerly property line, and also a letter by the owner of the property requesting the keeping of four horses on this site.

The required drawings and letter have now been received."

IT IS RECOMMENDED THAT City Council approve the keeping and housing of four horses in the proposed stable.

2. Social Mix, City Owned Land, Area 6, False Creek

The Development Consultant reports as follows:

" PURPOSE:

The purpose of this report is to obtain approval in principle of an approximate social mix for Phase 1, Area 6, to serve as a guide in the ongoing implementation process, so that we can proceed with the discussions with the senior governments, with the identification of sponsors and developers, with design, and with preparation of a procedure for implementation. (A procedure for implementation will be outlined in a separate procedures report.)

By social mix is meant the mix of households, incomes and forms of tenure.

INTRODUCTION

This report is organized under 10 headings, each of which contains a recommendation, followed by comments supporting the recommendation.

The following points should be noted.

1. The report presupposes that the mix will result in a development which will be economically as well as socially viable from the City's point of view. Before final commitments are made, the economics of the development will be re-stated and presented to Council.

2. It should be recognized that the City is providing a primary subsidy to the development by undertaking the proposed social mix and thereby foregoing the opportunity to recover full free market value. This should be explicitly recognized in discussions with the senior governments.

Cont'd . . .

Clause #2 continued:

1. POLICY GUIDELINES

It is RECOMMENDED THAT:

THE FALSE CREEK POLICY GUIDELINES ADOPTED IN NOVEMBER, 1973 AND CONTAINED IN THE OFFICIAL DEVELOPMENT PLAN FOR FALSE CREEK ADOPTED ON 27TH JUNE, 1974, TOGETHER WITH THE FOLLOWING SUPPLEMENTARY GUIDELINES, BE FOLLOWED IN ESTABLISHING THE SOCIAL MIX FOR CITY OWNED LAND, AREA 6, FALSE CREEK:

- TAKE INTO ACCOUNT THE DEMAND IN TERMS OF THE DEMOGRAPHICS, INCOME DISTRIBUTION AND PREFERENCES.
- CONTROL SPECULATIVE GAIN WHERE PUBLIC SUBSIDIES ARE INVOLVED.
- ATTEMPT TO RECOVER PUBLIC SUBSIDIES.
- MAINTAIN THE PRINCIPLE OF SELF SELECTION AS NORMALLY FOUND IN THE MARKET.
- AVOID THE IMAGE OF PUBLIC HOUSING.

Comments

The False Creek Policy Guidelines contain the following requirements which are followed in this document:

(a) In November, 1973 Council approved an income mix parallel to that of the Greater Vancouver Region, that is, one-third with household incomes below $9,600, one-third between $9,600 and $14,500 and one-third above $14,500, based on June, 1972 figures.

(b) In November, 1973 and in the subsequent rezoning Council directed that as a basin wide objective accommodation should be provided for the following household types:

- families with children	25%
- couples (young 15%, mature 10%)	25%
- elderly	15%
- singles	35%

Further to the Policy Guidelines, the technical report by Thompson, Berwick, Pratt + in support of Scheme C, the recommendations of the Review and Recommendation Committee, and the submissions to Council by the members of the Citizens' Advisory Panel and other interested citizens contained recommendations which are included in the above stated supplementary guidelines.

Cont'd . . .

Clause #2 continued:

2. DOLLAR RANGES IN INCOME MIX

It is RECOMMENDED THAT:

- DOLLAR RANGES OF THE INCOME MIX BE RESTATED FROM TIME TO TIME IN ACCORDANCE WITH AVERAGES IN THE GREATER VANCOUVER REGION.

Comments

It should be noted that the income mix was adopted by Council in November, 1973, using June, 1972 statistics, whereas we are anticipating occupancy of dwelling units two to three years later. In this interval some incomes will rise and costs of construction will certainly rise. Therefore, in this report the income categories are expressed in terms of the lower third, the middle third, and the upper third, rather than in terms of specific dollars of income. In order to maintain an appropriate balance between incomes, costs and subsidies, it is proposed that the dollar ranges of these categories should be restated from time to time in accordance with averages in the Greater Vancouver Region.

3. NUMBER OF DWELLINGS

It is RECOMMENDED THAT:

- FOR PURPOSES EXPRESSED IN THIS REPORT THE NUMBER OF DWELLING UNITS IN PHASES 1 AND 2 BE TAKEN AS 750 EACH.

Comments

Prior to the development of specific plans for Phase 1, Area 6, False Creek, City Council approved on 20th November, 1973 Alternative 2 as a guide for development of the City owned lands. Alternative 2 called for a total of approximately 1,560 dwelling units, of which approximately 740 would be in the area now identified as Phase 1, and 820 in the remaining area now identified as Phase 2.

The Area Development Plan for Phase 1, Area 6 approved by Council in July, 1974 limits the number of residential units in Phase 1 to 900 units.

Scheme C submitted by Thompson, Berwick, Pratt + for Phase 1 allowed for a built area that would accommodate as many as 900 units, but suggested we use a figure of approximately 750 dwelling units.

Scheme C is being reviewed in the list of the recommendations of the Review and Recommendation Committee and the requests and comments of Council, to establish the optimum built area.

It is proposed that for the purpose of establishing approval in principle now of an approximate social mix that the number of dwelling units in Phase 1 be taken as 750, allowing for upward adjustment within the limits imposed by the Area Development Plan and as found appropriate following the redesign study, and the number of dwelling units in Phase 2 also be taken as 750 subject to the consideration by Council of an Area Development Plan for Phase 2.

Cont'd . . .

Clause #2 continued:

4. CONTROL OF SPECULATIVE GAIN

It is RECOMMENDED THAT:

- SPECULATIVE GAIN BE CONTROLLED IN THE REGULATED MARKET SECTOR OF THE MIX WITH THE INTENTION THAT WHERE POSSIBLE THE PUBLIC SECTOR RECOVER SUBSIDIES OR RETAIN THE BENEFICIAL EFFECT FOR SUBSEQUENT RESIDENTS.

It is further RECOMMENDED THAT:

- AMENDMENTS BE SOUGHT TO THE REGULATIONS GOVERNING COOPERATIVES SO AS TO PERMIT A MEMBER IN GOOD STANDING TO RECOVER ON RESALE AT LEAST A PORTION OF HIS SHARE OF THE PAY OFF OF THE MORTGAGE.

Comments

Some form of control of resale and of speculative gain particularly in cases where there is a subsidy has been suggested by delegations to Council, the Citizens' Advisory Panel and the Review and Recommendation Committee.

The free market sector is expected to be primarily or entirely condominium units because the rental market is now less attractive to private investors than formerly. The prospect of gain is probably necessary to attract developers for this sector and to attract purchasers of the completed condominium units.

In the regulated market sector it is proposed that control be achieved as follows:

Rental units will be developed under the various government programs. The rental units are either owned or controlled by the senior governments. However, there are no means for recapturing the monthly rental supplements or other subsidies involved, although the monthly supplements geared to income will likely decline over time.

Cooperatives have a built-in mechanism for controlling resale and speculative gain in that sales can only be made through the Cooperative. However, a disadvantage of the cooperative procedure is that a member cannot participate in the enhancement of his equity through his contribution to amortization of the mortgage. We believe amendments should be sought to overcome or partially overcome this objection.

The Condominium principle under which a home owner can own a strata title has until recently not been available in the non-market sector. The Provincial Government by amending the Strata Titles Act and initiating a new mortgage program has established a means of making condominiums available to the same income range as cooperatives, with a control of resale. This program allows for the owner to build up equity and for the government to recover subsidies.

Cont'd . . .

Clause #2 continued:

5. SUBSIDIES AND OWNERSHIP OF LAND

It is RECOMMENDED THAT:

- DISCUSSIONS BE HELD WITH THE FEDERAL AND PROVINCIAL GOVERNMENTS TO SEEK AGREEMENT ON THE SUBSIDIES NEEDED IN THE NON-MARKET SECTOR OF THE MIX.

- WHERE ADVANTAGEOUS TO THE CITY IN MEETING THE CITY'S OBJECTIVES, THE CITY SHOULD RETAIN THE OPTION OF SELLING LAND TO THE PROVINCIAL GOVERNMENT OR OTHERS, PROVIDED THAT SUBSIDIES AND OTHER OBJECTIVES ARE MET, THAT THE CITY OBTAINS FULL REIMBURSEMENT FOR THE LAND, AND THAT THE CITY RETAINS CONTROL OVER THE DESIGN, CONSTRUCTION AND QUALITY.

- BEFORE FINAL COMMITMENTS ARE MADE, THE ECONOMICS FROM THE CITY'S POINT OF VIEW BE RESTATED AND REPORTED BACK TO COUNCIL.

Comments

Canadian studies of housing satisfaction show that one of the critical elements is mobility. First, allocation should not be arbitrary and imposed but should be applied to people rather than to dwelling units, a principle endorsed by the Review and Recommendation Committee, and by the Citizens' Advisory Panel. Second, there must be an opportunity for people who have become dissatisfied to move out. This implies there must be an adequate supply of alternate accommodation.

The Provincial and Federal governments are adopting realistic attitudes towards the programs and subsidies required to meet our objectives. One problem area is for rental units for young couples and elderly in middle and higher incomes, these groups are stranded by a lack of market supply and government programs. Another problem is the amount of subsidy which would be required in the various categories, but particularly for families with children (larger suites) in the lower income category. Another is to ensure that there will be rental accommodation for singles in the lower third of the income range. It is believed these problems can be solved satisfactorily to reasonably well meet the City's objectives.

Another problem is in connection with the ownership of the land.

Council policy, adopted on 20th November, 1973 is that the ownership of the land shall remain in the public domain. This has to date been interpreted as ownership by the City, with the land leased for appropriate lengths of time for approved uses.

Three policies of the Provincial Government regarding subsidies require ownership of the land by the Provincial Government, namely:

- In cooperatives, the Provincial Government will lease land at 4%, if they own the land.

- In Controlled Resale Condominiums, the Provincial Government will offer mortgages at rates sliding downward from 10% to 5% and land lease at rates sliding downward from 8% to 5%, based on the income of the occupant, if they own the land.

- The Provincial Proposal Call Housing Program is applicable to developments on land owned by the Province.

Cont'd . . .

Clause #2 continued:

It should be noted that the newly amended Strata Titles Act permits sale of Strata Titles on land leased by the City, but requires that on termination of the lease the Strata Title Owner be reimbursed for the value of the improvements. Thus at the end of the lease the land owner will have to buy the improvements in order to re-gain free title.

In the light of these facts and others, the City may find it advantageous to sell land to the Provincial Government or others, provided the City's objectives are met, quality of the development is preserved, and the City obtains full reimbursement for the land. The comments contained in the introduction on page 1 should be noted in this connection.

6. DEMAND

It is RECOMMENDED THAT:

- THE PERCENTAGES OF HOUSEHOLD STYLES AND THE PERCENTAGES OF INCOME MIX WILL BE BASED ON THOSE SPECIFIED IN THE POLICY GUIDELINES, WHILE THE ALLOCATION OF HOUSEHOLD STYLES SUCH AS FAMILIES TO EACH OF THE THREE LEVELS OF INCOME WILL BE BASED ON THE DEMOGRAPHICS, INCOME DISTRIBUTION, AND PREFERENCES OF THE REGIONAL POPULATION.

Comments

Demand is used here to mean preferences in relation to the demographics of the current housing market.

An analysis of demographics, income distribution, preferences, and the market indicates that there is a strong demand for all types of accommodation in this area, but that the demand varies for each combination of income and household type.

For example, for families with children the demand is numerically greater for those in the middle and higher incomes seeking ownership, while the secondary demand is for the low and medium income levels seeking rental. This is not to deny that the problem faced by low income families requiring housing is acute. But there are more families in the middle and upper income categories than in the low, who need accommodation.

For young couples, the primary demand is for ownership for the middle and higher incomes; and for rental for the lower incomes. There is an expressed need for mobility and an expectation for growth of family size.

For mature couples, the primary demand is for ownership for middle and high incomes, with preference for ownership of title.

For singles, the primary demand is for rental for low and middle incomes. There is also a preference for mobility and an interest in clustering.

For the elderly, the primary demand is for rental in the low and middle incomes. The secondary demand is for rental in the higher incomes. There is less interest in ownership and there is a desire to avoid sharing semi-private space with children.

The effect of this recommendation is that there would be fewer than one-third of the families, young couples and mature couples in the lower one-third of the income range and more in each of the middle third and upper third income ranges, and more singles and elderly in the lower income ranges and fewer in the middle and upper income ranges.

Cont'd . . .

Clause #2 continued:

7. FREE MARKET AND REGULATED MARKET MIX

It is RECOMMENDED THAT:

- SOMEWHAT LESS THAN ONE-THIRD OF THE DWELLING UNITS SHOULD BE PRODUCED FOR THE FREE MARKET AND SOMEWHAT MORE THAN TWO-THIRDS FOR THE REGULATED MARKET.

Comments

The upper one-third of the income mix has been considered generally applicable to the free market sector.

Thompson, Berwick, Pratt + assumed approximately one-third of the dwelling units would be marketed on the free market so as to both achieve the desired mix and to attract a developer who would be prepared to undertake the entire development, doing the regulated market two-thirds at cost.

The Review and Recommendation Committee endorsed Thompson Berwick, Pratt and Partners' proposal noting that it is an attractive proposition if it can be converted into a firm and practical proposal.

The free market sector is expected to be entirely condominiums (because the rental market is unattractive to private investors). With shortage of supply and costs of construction consistently climbing, many households with incomes in the lower range of the upper third are unable to afford to purchase on the free market.

Also, a significant portion of upper income elderly, young couples and singles are expected to prefer rental accommodation, but the free market sector is not expected to produce rental units.

Therefore, it may not be realistic to expect the free market to meet the preferences of all of those households in the upper third income category. Conversely, if all units in the upper third were free market, there could be a gap in the range of incomes, with only families, mature couples, and some young couples represented.

On the other hand, some households in the upper third income range may be able to make substantial equity payments, and thus afford more expensive units than suggested by their incomes.

In view of the uncertainties, we should be prepared for somewhat less than one-third of the units being "free" market. On the other hand we should be prepared to make adjustments in the mix - for example reducing the "singles" accommodation and increasing the "couples" - to keep the ratio close to one-third.

It should be noted that if "co-operatives" and "controlled resale condominiums" are added to "free market", the percentages will be considerably in excess of one-third in Phases 1 and 2 and in the total of Area 6.

Cont'd . . .

Clause #2 continued:

8. OWNERSHIP AND RENTAL

It is RECOMMENDED THAT:

- POLICIES BE DEVELOPED WITH RESPECT TO RENTAL UNITS TO ENCOURAGE PRIDE IN THE DEVELOPMENT AND HIGH STANDARDS OF MAINTENANCE, AS FOR EXAMPLE, LEASE RATHER THAN MONTH TO MONTH RENTAL, AND ONGOING MANAGEMENT/MAINTENANCE PROCEDURES.

Comments

Council policy adopted in November, 1973 and implicit in the official development plan for False Creek adopted in July, 1974, states that ownership of residential units should be encouraged.

We are assuming in this report that cooperatives and condominiums are both forms of ownership.

There are limits to the number of units which can be offered for ownership (e.g. many of the elderly, singles, and young couples prefer to rent).

It is expected that the target for the free market sector will be primarily condominium ownership.

It is expected that the targets for the regulated non-market sector be as follows:

- for families: primarily cooperatives (ownership), but some rental,
- for senior citizens: primarily F.P. rental,
- for singles: primarily rental,
- for young couples:
  in the lower income groups, primarily rental
  in the upper income groups, primarily controlled resale condominium (ownership),
- for mature couples: primarily controlled resale condominium (ownership).

The effect of the above would be to produce more rental than ownership in Phase 2 and in Area 6 overall but the reverse in Phase 1.

Authorities agree that we must strive to avoid the image of "public housing", by building in the first instance a quality development; through pride in the development, through the self-selection process, and through procedures which will encourage a high standard of maintenance of the buildings and of the public spaces. The feeling of belonging and of pride in the development may be augmented by leasing, rather than month to month rental. Management and maintenance may require some extra funding.

Cont'd . . .

Clause #2 continued:

9. HOUSEHOLD STYLES IN PHASE 1 AND 2

It is RECOMMENDED THAT:

- IN PHASE 1 THERE SHOULD BE PROPORTIONATELY MORE FAMILIES, MATURE COUPLES AND ELDERLY THAN IN PHASE 2.
- IN PHASE 2 THERE SHOULD BE PROPORTIONATELY MORE SINGLES AND YOUNG COUPLES.
- OVERALL, IN AREA 6, THE POLICY GUIDELINES SHOULD BE MET.

Comments

Council on July 9th, 1974 authorized Thompson, Berwick, Pratt + to establish the seawall location for Phase 2, City owned lands, Area 6 and in that connection to consider the land use in relation to the Official Development Plan and the seawall location.

Thompson, Berwick, Pratt + are of the opinion,and the Development Group concur, that Phase 2 should have proportionately more singles and young couples and fewer families and mature couples than Phase 1 because of the proximity to the bridges and Granville Island. Also Phase 1 should have proportionately more families, mature couples, and elderly because of its proximity to the public open spaces, school and commercial areas.

Accordingly, an allocation of life styles has been worked out between Phase 1 and Phase 2 recognizing these factors, but also in such numbers that the mix recommended for Phase 1 would be viable on its own without Phase 2, and the mix for Phase 2 would be subject to consideration by Council of an Area Development Plan for Phase 2.

It is proposed that the household styles be allocated to Phase 1 and, with the proviso just mentioned, to Phase 2 approximately as follows:

	Phase 1		Phase 2		Total	
Families	265	(35%)	110	(15%)	375	(25%)
Young Couples	70	(9%)	155	(21%)	225	(15%)
Mature Couples	105	(14%)	45	(6%)	150	(10%)
Singles	175	(24%)	350	(47%)	525	(35%)
Elderly	135	(18%)	90	(11%)	225	(15%)
	750		750		1,500	

It is recognized that it will be difficult to achieve such a precise mixture, but the numbers are shown to illustrate the objectives.

This mix of lifestyles is sufficiently flexible to permit inclusion of groups such as the physically handicapped, single parent, family within a family, etc.

Cont'd . . .

Clause #2 continued:

10. OVERALL SOCIAL MIX

It is RECOMMENDED THAT:

- THE FOLLOWING SOCIAL MIX FOR PHASE 1 BE APPROVED IN PRINCIPLE AS AN APPROXIMATE MIX TO SERVE AS A GUIDE IN THE ONGOING IMPLEMENTATION PROCESS, TO BE CONFIRMED BY COUNCIL WHEN THE SUBSIDIES AND ECONOMICS ARE FULLY WORKED OUT.

Phase 1

Rental

Controlled Rental (Federal and Provincial Programs)

	Low	Mid	High	Totals	
Families	10	15	5	30	
Couples	5	15	-	20	
Singles	115	30	10	155	
Sub Total	130	60	15		205 units

Senior Citizens Rental (Federal and Provincial Programs)

Elderly	50	55	10	115	
Sub Total					115 units
Total Rental	180	115	25		320 units

Ownership

Cooperative and Controlled Resale Condominium (Regulated Market)

	Low	Mid	High	Totals	
Families	10	130	60	200	
Couples	-	5	25	30	
Singles	-	-	10	10	
Elderly	-	-	-	-	
Sub Total	10	135	95		240 units

Market Condominium (Free Market)

Families	-	-	35	35	
Couples	-	-	125	125	
Singles	-	-	10	10	
Elderly	-	-	20	20	
Sub Total	-	-	190		190 units
Total Ownership	10	135	285		430 units
					750 units

Total Rental and Ownership

Summary

	Low	Mid	High	Totals	
Families	20	145	100	265	
Couples	5	20	150	175	
Singles	115	30	30	175	
Elderly	50	55	30	135	
Total	190	250	310		750 units

Cont'd . . .

Clause #2 continued:

Comments

The recommended mix can be fitted into the design concept prepared by Thompson, Berwick, Pratt +. Tenures will not be mixed within a single enclave.

The implications for Phase 2 and the total of City owned land, Area 6 would be as follows:

1. Income and Household Mix

(a) Anticipated Phase 2

	Low	Mid	High	Totals	
Families	25	75	10	110	
Couples	5	50	145	200	
Singles	235	90	25	350	
Elderly	45	35	10	90	
Total	310	250	190		750 units

(b) Anticipated Total Area 6

	Low	Mid	High	Totals	
Families	45	220	110	375	
Couples	10	70	295	375	
Singles	350	120	55	525	
Elderly	95	90	40	225	
Total	500	500	500		1,500 units

2. Tenure and Household Mix

(a) Anticipated Phase 2

	Rental	Ownership		Totals	
		Regulated Market	Free Market		
Families	30	75	5	110	
Couples	40	45	115	200	
Singles	340	5	5	350	
Elderly	80	-	10	90	
Total	490	125	135		750 units

(b) Anticipated Total Area 6

	Rental	Ownership		Totals	
		Regulated Market	Free Market		
Families	60	275	40	375	
Couples	60	75	240	375	
Singles	495	15	15	525	
Elderly	195	-	30	225	
Total	810	365	325		1,500 units"

FOR COUNCIL ACTION SEE PAGE(S) 192

STANDING COMMITTEE OF COUNCIL
ON
SOCIAL SERVICES

August 29, 1974

A meeting of the Standing Committee of Council on Social Services was held on Thursday, August 29, 1974, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Hardwick
Alderman Gibson

ABSENT: Alderman Rankin, Chairman
Alderman Marzari

In the absence of the Chairman it was agreed that Alderman Hardwick would chair the meeting.

There being no quorum, the following report is submitted for the CONSIDERATION of Council.

CONSIDERATION:

1. Red Door Rental Aid -
Complaint on Commercial Rental Agencies

The Committee had before it for consideration the attached letters, from Red Door, dated August 21, 1974, and August 29, 1974. A representative of the Red Door reminded the Committee that Council passed a By-law on August 13, 1974, prohibiting commercial rental agencies from collecting any fee in excess of five dollars prior to finding suitable accommodation for its clients, and that investigation by Red Door Rental Aid shows that none of the major rental agencies intend to comply with this By-law.

He said one private citizen filed a complaint with the prosecutor and a charge of violating the By-law has been laid against Rentex and a trial date of October 24, 1974 has been set.

Mr. D. A. Matheson, Acting Director of Permits and Licenses, advised that the By-law should be enforced,in this manner, by private citizens filing affidavits with the prosecutor.

The Red Door spokesman requested that the City staff should enforce this By-law.

The Committee replied the City may pass By-laws but is not responsible for enforcing them; that enforcement and the laying of charges is the responsibility of the prosecutor. The City itself cannot lay charges without having a signed citizen's complaint for each agency. Mr. Hansen was told Red Door Rental Aid could supply this material for Council.

Following discussion, it was

RESOLVED,

THAT the submission of Red Door Rental Aid be received and that Red Door Rental Aid be asked to appear at the next meeting of the Social Services Committee with affidavits or suitable evidence that the Rental Agency By-law is being ignored.

2. Downtown Eastside Residents Association -
Complaint of Health By-law Infraction at 322 Jackson Avenue

The Committee had before it for consideration the attached letter dated July 25, 1974, from D.E.R.A. which complains of cockroaches and bed-bugs found in a room at the above address.

A representative of the building owner appeared before the Committee and presented the attached City of Vancouver Health Inspector's

Cont'd . . .

report, and stated the owner was prepared to abide by the requirements of the report.

Following discussion, it was

RESOLVED,

THAT the submissions of D.E.R.A. and the representative of the owner of the building at 322 Jackson Avenue be received.

3. Downtown Eastside Residents Association - Complaint of Rent Increase at the Columbia Hotel 303 Columbia Street

The Committee had before it for consideration the attached report dated August 1, 1974, complaining of a rent increase of 23.5% for a room at the Columbia Hotel.

The Acting Chairman told the representative of D.E.R.A. that the association should submit further information on this matter, i.e. whether or not the tenant, Mr. Harris, has been reimbursed the amount of the rent increase in excess of 8%.

Following discussion, it was

RESOLVED,

THAT the Committee authorize the Chairman of the Committee to write to the owner of the Columbia Hotel, 303 Columbia Street, explaining the Interim Rent Stabilization Act, and requesting the owner to comply with it.

4. Royal Rooms, 237 Main Street - Rent Increase

Appearing before the Committee were the operator of the rooming house, Kwok Tong Quon, with his interpreter, a Miss Lowe, and the owner of the building, Dong Sai Hong, with his interpreter, his daughter. Miss Lowe told the Committee that Mr. Quon has leased the building from Mr. Hong since March, 1967. She gave statistics showing the amount the lease increased by reasonable amounts periodically, and that the most recent lease, at $575 a month, expired July 1, 1974, and that the owner is now demanding $990 a month.

She pointed out Mr. Quon can only increase his rent to the tenants by 8% and he is unable to pay the higher lease. She asked that the owner should accept the mandatory 8% increase in the lease and that the $990 paid for the lease for the month of August should also apply to a portion of the next month.

Mr. Hong's daughter replied her father has been faced with considerable expense in recent months and recently took out a bank loan of over $18,000 to pay for the installation of a sprinkler system for the building.

The Committee pointed out that $18,000 amortized over ten years works out to approximately $150 per month, and that this would be a reasonable increase in a monthly lease. The Committee also pointed out that as Mr. Quon can only increase the rent of the 54 rooms by 8% he is unable to pay the lease of almost double its previous amount and still make a living for himself. Mr. Hong maintained that if Mr. Quon cannot pay the new lease that he should retire in favour of a lessee who could then increase the rents now averaging $35 to $40 a month to $60 a month.

He was told by the Committee rents could not be increased more than 8%.

Cont'd . . .

Following discussion, it was

RESOLVED,

THAT the submissions of the two parties be received, and that Mr. Kwok Tong Quon be asked to submit a list of the rental rates for the 54 rooms at the next meeting of the Committee, and that this matter be discussed further at that time.

5. Leisure Link - Request for a Grant

The Committee had before it for consideration the attached submission dated July 1, 1974, from Leisure Link and the attached report dated August 7, 1974, from West End Services Centre.

Representatives of Leisure Link explained the program briefly to the Committee stating that it has received good response and that over 200 residents have signed up for this service. A spokesman for Leisure Link indicated the Provincial Government has said it will grant $1,500 towards the program and stated it would provide more funds if the Park Board contributes to the program.

The Committee suggested the program is a Park Board type service, and that the proposed budget of $36,000 is rather high.

Following discussion, it was

RESOLVED,

THAT the submission of Leisure Link and the report of the West End Services Centre be received and referred to the Director of Social Planning for report to the Committee as soon as possible.

6. West Broadway Citizens Committee - Conversion of a Building at 2366 York Avenue

The Committee had before it for consideration the attached letter dated August 26, 1974, from West Broadway Citizens Committee on behalf of tenants of three suites at 2366 York Avenue who have been given notice to vacate by August 31, 1974. A representative of West Broadway Citizens Committee told the Standing Committee the tenants brought the matter of eviction before the Small Claims Court and the judge ruled in favour of the owner Mr. Longpre. (Attached is a copy of the court judgement.) The spokesman said the tenants are planning an appeal of the judgement and asked that the City pay the court costs for this appeal on behalf of the tenants. Building owner Mr. Warren Longpre told the Committee he did not state in his notice of eviction he was definitely going to operate the building strictly as an apartment hotel.

He was told by the Committee that residential zoned areas are not commercial areas. He was told that if he operates a business not permitted in an RM 3 zone, and the City receives a complaint of this, that the owner would be asked to appear before Council to explain his action.

Following discussion, it was

RESOLVED,

THAT the submission of the West Broadway Citizens Committee and Mr. Longpre be received, and that the Acting Chairman speak to Alderman Rankin, Chairman of the Committee, to determine any further action the Committee may take on this matter.

The meeting adjourned at approximately 2:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 214

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 29, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, August 29, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Volrich and Linnell

ABSENT: Alderman Harcourt

COMMITTEE CLERK: Grace Barden

RECOMMENDATIONS:

1. Aldermanic Indemnities

The Committee reviewed a report prepared by the Executive Assistant to the Mayor, outlining a brief survey of eight of Canada's larger cities with respect to Aldermanic Indemnity.

The average per capita cost for Aldermanic Indemnity for the eight cities is 42.8¢.. If City Council were to approve an Aldermanic Indemnity equal to one-half of the Mayor's salary, ie., $13,200, the per capita cost in Vancouver would be 31.0¢. The Committee noted that the City of Vancouver has the lowest number of aldermen of comparable cities in the survey and the lowest financial load on the public.

Following further discussion on the increased responsibility and time involvement and the need to attract to public office persons of high calibre and ability, it was

RECOMMENDED

THAT Council recommend to the 1975 Council that consideration be given to increasing Aldermanic salaries to one-half the Mayor's salary (i.e. $13,200.00), and the Deputy Mayor's salary be increased an additional one-quarter of the Mayor's salary (i.e. $19,800.00), effective January 1, 1975.

2. Supplementation of Federal Training Grant Honoraria for Physicians

The Committee considered a report of the Medical Health Officer dated June 13, 1974 requesting a salary supplement to enable City Physicians to take graduate training in public health without suffering a loss of income for 9 months. To partly offset the lack of income for public health trainees the Federal Government, through Training Grants, pays tuition and a $300 per month stipend. The Provincial Health Department for over 20 years has found it necessary to hire physicians without this training and after one year's service they send their physicians to the University of Toronto and the Province supplements the Federal grant by an amount which would make up the full salary of a junior physician. For this reason the City Health Department is experiencing difficulty in recruiting and retaining physicians, as they are faced with loss of salary for 9 months if they wish to take the public health training course.

Cont'd.....

Clause 2
Supplementation of Federal Training Grant
Honoraria for Physicians Cont'd

The Medical Health Officer reports that Vancouver experiences a wide range of public health problems quite different from those in other parts of the Province and the public health training course is vital to physicians working for the City Health Department. Three options for salary supplementation were outlined as follows:

"(a) to match the Provincial Government's arrangement, a monthly supplement of $1367 for 9 months (1973 rates) would be required to supplement the $300 per month Federal Grant (total $1667 per month);

(b) to bring a medical salary to step I of the City's MHO I scale would require $1662.00 per month (+ $300 = $1962.00 total per month);

(c) to match hospital medical residents, salaries would require $705 per month (+ $300 = $1005). "

The Medical Health Officer strongly recommended the salary supplementation to an amount of $1,667.00 for 9 months to match the Provincial Health Branch.

The Committee expressed concern that approval of such a salary supplementation would set a precedent.

The Committee,
RECOMMENDED
THAT no action be taken on this request and a report be prepared requesting the Federal Government and the Provincial Government to increase the stipend for public health trainees indicating the City's willingness to grant leave of absence without pay.

Alderman Massey joined the meeting at this point.

3. Third Floor Renovations

City Council on July 23, 1974 considered a report of the Director of Permits & Licenses concerning improvements to the Third Floor of City Hall which presented a series of proposals by Hopping, Kovach, Grinnell Design Consultants Ltd. After considering each proposal Council approved; (a) Main Hall Circulation Area - $38,537.00 and (g) One New Handicapped Washroom Facility - $4,000.00. With respect to Item (e) City Clerk Furnishings, the Council moved that the basic standard of furniture as is provided in other departments of the Civic service, be approved for the City Clerk's Office.

The Council referred the following items to the Finance and Administration Committee for consideration and report: These were dealt with as follows:

(b) Council Chambers:

Considerable discussion took place on renovations to the Council Chambers and it was felt that some of the less essential items such as the tapestry could be deleted at present and added in the future. It was agreed that the public seating was very uncomfortable and should be revamped.

The Committee,
RECOMMENDED,
THAT renovations to the Council Chambers be approved as follows:

Door frame from Crush Hall (rebuild & finish)	$ 1,200.00
Make good existing panelling (allow)	800.00

Cont'd.....

Clause 3
Third Floor Renovations Cont'd

Furniture:

Refinish chambers furniture - allow) Replace lower gallery seating - allow)	$ 14,200.00	
New Public seating 48 @ $125. each		$ 6000.00
New upholstery for existing 16 @ $ 75. each		1200.00
New upholstery for 20 @ $ 50. each		1000.00
Contingency for equipment and cabinetry		5000.00
Additional press chairs 8 @ $125.00		1000.00
		$14,200.00

Electrical:

Miscellaneous details - allow	1,200.00
Contingency - allow	2,500.00
	$ 19,900.00

Carpet:

The Committee discussed new carpeting for the Council Chambers, and it was

RECOMMENDED
THAT new carpeting of the Council Chambers be eliminated.

Alderman Bowers wished to be recorded as voting in the negative.

It was,
RECOMMENDED
THAT the Consultants be requested to prepare a plan and cost estimates outlining alternate seating arrangements for the Mayor and Aldermen to improve visibility of the public.

Alderman Bowers wished to be recorded as voting in the negative.

(c) Aldermen's Corridor, Offices and Lounge:

Following discussion the Committee
RECOMMENDED
(i) THAT the Aldermen's lounge be constructed in the south wing and four new aldermanic offices be constructed in the east wing of the third floor, and carpets be provided in the corridors throughout the Aldermanic area,

(ii) THAT a report giving costs be prepared on air-conditioning and double-glazing the windows in the four new Aldermanic offices and air conditioning the Aldermanic Office on the Southeast corner.

(d) Committee Rooms No. 1 and No. 2:

Following discussion the Committee
RECOMMENDED
(i) THAT Committee Rooms No. 1 and No. 2 be renovated with deletions outlined in Mr. Skrimshire's letter of August 29, 1974, except that tackboards not be reduced and a chalkboard be provided and,

(ii) eliminate refinishing of the table in Committee Room No.1.

Cont'd.....

Clause 3
Third Floor Renovations Cont'd

(f) General Contingency:

RECOMMENDED
THAT the reduced estimate for general contingency in the amount of $17,500 be approved.

4. Consideration of Real Property Taxation Legislation by the Select Standing Committee on Municipal Matters of the Provincial Legislature

The City Council, on August 27, 1974, considered a letter from Alderman Volrich, as the City's representative on the Union of British Columbia Municipalities, which gave general comments, present restrictions, the effects and future policies on the matter of New Provincial Legislation on Assessments and Taxation. Following discussion, the City Council approved the following recommendation:

"The City of Vancouver file a brief directly with the Special Committee of the Legislature and that the brief be prepared by the Director of Finance in consultation with the Board of Administration and the Finance Committee."

The Committee was advised that the Chairman of the Select Committee is Mr. Carl Liden, M.L.A. He has asked that all interested parties present their views to the Committee, if possible by means of a written brief submitted by Friday, August 23rd, 1974. The Select Committee will study and review all briefs after which they will hold a series of public hearings in September. They will provide those persons who have submitted briefs with an opportunity to speak to and answer questions on their submissions.

The Committee noted that the Mayor advised the Council he has written to the Chairman of the Legislature's Special Committee requesting the Committee to receive and consider the City's brief in September, which will be beyond the deadline for receiving briefs.

The Director of Finance submitted a report and brief dated August 26, 1974 together with notes re Brief on Real Property Taxation dated August 29, 1974, for consideration of the Committee to be submitted by Council to the Select Standing Committee. The Committee discussed the report and brief at length and suggested several changes.

It was,

RECOMMENDED
THAT the Director of Finance prepare a report incorporating the changes suggested and the report be submitted to the Select Standing Committee with a covering letter stating the report is contingent on Council approval but was forwarded ahead because of time limitations.

INFORMATION

5. Development Permit Application Process

City Council on July 9, 1974 referred the following clause of a letter from the Mayor to the Standing Committee of Council on Finance and Administration:

"3. Development Permit Application Process

The Development Permit Application process has been the subject of continuing concern to both Council and the public. I RECOMMEND the Finance and Administration Committee carry out a full scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1st, 1974."

Cont'd.....

Clause 5
Development Permit Application Process, Cont'd

Alderman Bowers presented a report dated August 29, 1974 giving a summary of public responses received to his invitation to comment on the Development Permit Application Process, and a list of suggested improvements.

Alderman Bowers recommended the following:

(a) The City Manager be asked to appoint a small committee to consider the responses from the public, and suggested improvements and discuss them with staff.

(b) That the committee prepare proposals for changes in the processing of permits and present them to a special meeting of the Finance Committee held on the evening of Thursday, October 3, 1974.

The Committee noted that Alderman Bowers' questionnaire included the following question:

"Was the staff involved courteous, helpful and accessible?"

Most of the responses praised the work and attitude of the staff, often emphatically, and some letter writers were equally enthusiastic. The Committee felt that staff can be proud of the high esteem in which they are held.

It was
RESOLVED

(i) THAT the Vancouver Municipal and Regional Employees Union be requested to publish some responses in their union paper so that staff may be informed of the public's favourable reaction to the above question.

(ii) THAT the City Manager be asked to appoint a small committee to consider the list of suggested improvements and responses from the public, and discuss them with staff.

(iii) THAT the committee prepare proposals for changes in the processing of development permits and present them to a special meeting of the Finance Committee to be held on the evening of Thursday, October 3, 1974.

6. Resolution for Submission to the U.B.C.M. Annual Convention

A member of the Planning Department was present and advised that a report on this matter will be submitted shortly.

The Committee adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 188, 215

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

August 29, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, August 29, 1974, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Linnell (Chairman)
Alderman Gibson
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Pendakur

CLERK: M. Cross

The Minutes of the Meetings of August 8th and 15th 1974 were adopted.

INFORMATION AND RECOMMENDATION

1. Waterfront Planning Study

A. Minutes of Meeting - August 15th 1974

The Committee had for consideration the Minutes of discussions held at the meeting of August 15, 1974, with respect to the Waterfront Planning Study. These Minutes were not forwarded to Council but deferred for further clarification by the Director of Planning and the Project Manager. The extract from the Minutes of August 15, 1974, are attached.

After discussion, the Committee

RESOLVED

THAT the submissions of the Vancouver City Planning Commission and of the Project Manager, Waterfront Planning Study, be received.

RECOMMENDED

(a) THAT Council adopt as the basis for waterfront planning the 23 general recommendations contained in the Concept Plan Stage 3 except as amended below. (A copy of the Concept Plan Stage 3 is on file in the City Clerk's Office)

(b) THAT Council adopt the view protection and public areas map contained in the Concept Plan as a guideline for development.

(c) THAT the 17 zoning areas listed on the back page of the Concept Plan be reduced in number to 6 as follows:

- Zones 1, 2 and 3 be made Zone #1
- Zones 4, 5 and 6 be made Zone #2
- Zones 7, 8 and 9 be made Zone #3
- Zones 10, 11, 12 and 13 be made Zone #4
- Zones 14, 15 and 16 be made Zone #5
- Zone 17 be made Zone #6

cont'd ...

Clause No.1 continued

(c) continued

FURTHER THAT the Director of Planning be requested to submit revised wording appropriate to this reduction.

(d) THAT Council give approval in principle to the following regional concerns and so advise the G.V.R.D.:

" The future development or redevelopment of the area of Burrard Inlet Foreshore between Cardero Street and Main Street should:

(i) provide in the area the following key links in the regional transportation system

- berthing for ocean passenger liners
- station facilities for trans-continental and commuter passenger rail services
- terminal facilities for trans-inlet passenger ferries
- station facilities for light rapid transit either in area or not more than 500 feet from southern boundary of the area
- inter-city bus terminal facilities
- an integrated transportation terminal complex to allow for easy, convenient and interesting transfer of passengers between the following services:

  ferries
  ocean liners
  passenger rail
  commuter rail
  light rapid transit
  commuter and inter-city bus services
  taxi facilities
  (connections between the commuter rail, light rapid transit and ferry links are particularly critical)

(ii) project design to discourage dependence on the automobile for both internal and external circulation

(iii) provide for the enhancement of recreational and scenic values in the area including:

- the protection of views
- the provision of public areas
- the maintenance of the foreshore area from extensive filling
- the limitation of building sites

all of which are generally shown on the recommended plan, Public Information Report #3, June 1974

(iv) recuperating unintensively used industrial areas of the foreshore as per the Recommended Plan, but subject to resolution with the National Harbours Board and the Port of Vancouver authority as to the westerly end of the Centennial Pier complex and with the Canadian Pacific Railway as to the need for the railway yards space between Cardero and Main Streets

cont'd ...

Clause No.1 continued

(d) (v) the establishment of a 'ceiling' on the total amount of new employment potential to be created in this area in keeping with the regional policy of decentralization of offices from Downtown Vancouver and the establishment of regional town centres elsewhere

(vi) the provision of a balance between resident and workers in order to support the regional concept of living close to work

(vii) the preservation of the historic waterfront at the foot of Abbott north of Gastown (see report 1 & 2) as a regional conservacy. "

(e) THAT the Director of Planning report through the Standing Committee of Council on Waterfront and Environment on implementation recommendations, including zoning bylaw changes needed to implement the waterfront plan, and to ensure compliance with regional concerns; and that at this time the G.V.R.D. be requested to proceed with third reading of the amendment to the G.V.R.D. plan.

B. Economic Analysis

The Committee considered a memorandum dated August 23, 1974, from Mr. H. Creighton, Supervisor, Financial Analysis Branch, presenting results of a cost-benefit analysis for each of the options being considered in the Waterfront Planning Study.

Mr. P. Leckie, Director of Finance, advised that no provision had been made in the study for park acquisition costs and no funds were provided for in the 1976 - 1980 Five Year Plan for servicing or park acquisition and development. It was suggested that perhaps in the rezoning, provision should be made for dedication of parks.

RESOLVED

THAT the memorandum dated August 23, 1974, from the Supervisor, Financial Analysis Branch, be received.

RECOMMENDATION

2. Noise Bylaw - Complaint re Buses

A petition dated August 26, 1974, from approximately 65 residents of Osler Street between 71st and 72nd Avenues had been distributed to the Committee. Residents of the area appeared before the Committee and outlined their complaints with respect to the noise generated by the B.C. Hydro buses which have been re-routed on Osler Street due to construction for the Hudson Street Bridge. The complaints revolved around the re-routing of the Richmond Express, Granville/Oak Shuttle and Marine Drive from New Westminster buses. The residents stated that the first buses go by their homes at approximately 5:00 a.m. with the frequency in the afternoon rush hour ranging from 19 buses in the 3:00 p.m. to 4:00 p.m. period to 37 buses in the 5:00 p.m. to 6:00 p.m. period. As well as the noise of the buses, diesel fumes etc., residents felt that the frequency of the buses was a safety hazard to the children in the area.

Mr. W. H. Curtis, City Engineer, stated that the Noise Bylaw was passed in 1938, and was extremely hard to enforce. The proposed G.V.R.D. Noise Bylaw will be based on decibel ratings and will be easier to enforce.

cont'd ...

Clause No.2 continued

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that the City Council has to approve streets to be used for temporary bus routes, based on information obtained from the City Engineering Department, as to the suitability of the streets to stand up to the additional heavy traffic. He stated that other streets in the area would have to be built up if they were to be considered as temporary bus routes. The Committee

RECOMMENDED

THAT the City Engineer

(a) request the Greyhound Bus Lines and Pacific Stage Lines to use Cambie Street/41st Avenue/Oak Street as the route for their buses.

(b) request B.C. Hydro

(i) to consider routing for the Richmond Express bus to be Hudson Street/71st Avenue/Oak Street

(ii) to consider using the bus travelling along Marine Drive from New Westminster as the Shuttle to Granville Street.

(c) be instructed to institute procedures for interim maintenance of the streets to be used as temporary bus routes.

INFORMATION

3. Noise Workshops

A submission on noise workshops from S.P.E.C. was considered by the Committee. Ms. H. Westerkamp appeared before the Committee to outline their proposal to make people aware of the hazards of noise pollution. Letters of support for the noise workshops were presented at the meeting. Ms. Westerkamp stated that two people were presently working to set up an information centre and preparing a noise pamphlet for distribution to the general public.

The Committee felt that S.P.E.C. should be contacting the G.V.R.D. with respect to their workshops as the G.V.R.D. will be administering the Noise Bylaw. It was suggested that if the G.V.R.D. did not wish to undertake the noise workshops, S.P.E.C. could come back to the Committee with further clarifying information as to present funding, how long the project is to run, etc., and their proposal could be re-considered.

RESOLVED

THAT the submission of S.P.E.C. re noise workshops be received.

4. Progress Report - North Arm of the Fraser River

Due to lack of time the Committee agreed to defer consideration of the report of the Director of Planning dated August 23, 1974, to the next meeting.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 182, 211

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
SOCIAL SERVICES

September 5, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 5, 1974, at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Hardwick

CLERK: H. Dickson

RECOMMENDATION:

1. Native Information Centre, 584 Nelson Street, - Consideration of Grant Request and Location

The Committee on July 25, 1974, recommended a grant of $3,854 be made to the Centre to cover operating costs to the end of this year. Council on August 13, 1974, referred the matter back to the Committee for further consideration on funding and location details. (See attached Council and Committee action.)

There was considerable discussion on this item and the Committee pointed out its original concern was that the Centre was poorly managed. Upon learning management had been considerably improved the Committee had recommended a grant.

A spokesman for the Police Department stated the Centre is badly needed, but that there has been an increase in the use of "speed" in the area.

A representative of the Downtown Eastside Residents Association told the Committee a police officer informed him drug users are currently being moved from the Granville/Nelson area back to the East Hastings area. A spokesman for Native Information Centre reminded the Committee the Centre was originally located on Hastings but moved to Nelson Street when Indians began frequenting that area. He added a similar Native Information Centre may again be required on East Hastings Street.

Mrs. R.W. Cantryn, Executive Director, Vancouver Indian Society, was asked by the Chairman where the best location would be for the Native Information Centre.

She replied that when N.I.C. opened on Hastings Street it provided a needed service to people in the Skid Road area. She stated native persons continue to frequent East Hastings Street and there continues to be a need for a N.I.C. type service on East Hastings. She conceded that there is a large number of Indians currently frequenting the Nelson Place and Royal Hotels on Granville Street, and that they also frequent 'The Garage', a cabaret in the Granville/Nelson area.

During discussion the Committee concluded the Native Information Centre could be asked to move, but this would not mean native people would move from the Granville/Nelson area.

The Chairman, referring to the attached letter dated August 27, 197 from N.I.C., read excerpts from page 2 which quote the Committee and the Police Department as favouring the Nelson Street location for N.I.C.

A spokesman for Native Information Centre agreed, and added the Centre is on Nelson Street because that is where native persons congregate. Another representative of N.I.C. stated the Centre moved from East Hastings to Nelson specifically because young Indian persons were moving to that area.

Cont'd . . .

A spokesman for the Police Department said there is not a problem of minors being served liquor in hotels in the Granville/Nelson area and that The Garage Cabaret, which becomes popular when the hotels close, is very well operated.

The Committee concluded by unanimously agreeing that moving the Native Information Centre from its present location at 584 Nelson Stree will not mean native persons will move from the area and that the best policy is to take the service to the people.

It was,

RECOMMENDED,

THAT City Council grant $3,854 to Native Information Centre to cover operating costs to the end of 1974, and that the operation be re-examined at the end of this year.

FOR COUNCIL ACTION SEE PAGE(S) 215-6

* * * *

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special meeting of the Council of the City of Vancouver was held on Tuesday, September 24, 1974, in the No. 1 Committee Room at approximately 1:30 p.m.

PRESENT: Deputy Mayor Alderman Massey
Mayor Phillips (arrived at approximately 2:00 p.m.)
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: Mrs. M. Clark

COMMITTEE OF THE WHOLE

MOVED by Gibson,
SECONDED by Ald. Marzari,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Massey in the Chair.

- CARRIED UNANIMOUSLY

Proposed Capital Expenditure Program - 1976 - 1980 - Park Board Submissions

City Council at its meeting on September 10, 1974, passed the following motion:

"THAT City Council agree with the major categories as outlined in the Park Board memorandum dated September 10, 1974, with regard to the 1976-1980 Five Year Plan Allocations; and

FURTHER THAT the Park Board be requested to report back to the Council within two weeks with their priorities within those categories."

Representatives of the Park Board were present at this meeting to present the following revised priorities within the four major categories approved by City Council at its meeting September 10th:

1. Park Acquisitions: $ 7,073,000
   To include:
   Downtown Mini-Parks, Point Grey Road Waterfront, Jericho Defence Lands Reimbursement of Purchase, Fraser River Waterfront, Long Range Priority Purchase Plan, Miscellaneous Sites.

2. Development and Improvement of Parks: $13,916,000

   A. Development of New Parks to include:
   - Jericho Defence Lands, Stanley Park Entrance, Fraserview Major Park and Golf, Downtown Mini-parks, Champlain Heights - Area E & F, False Creek - Area 6, Miscellaneous community and neighbourhood parks.

   B. Redevelopment and Renovation of Existing Parks to include:
   - Fieldhouses, Playing Fields, Tennis Courts, Lacrosse Boxes, Playgrounds, Restrooms, Beach Service Buildings, Zoo Structures, Beach Improvements, Service Yards, Running Tracks, etc.

cont'd....

Proposed Capital Expenditure Program - 1976 - 1980 - Park Board submissions (cont'd)

3. Community Recreation Facilities: $ 9,800,000
To include:
- A new community centre for West Point Grey
- Extension and improvements to Marpole-Oakridge Community Centre, Percy Norman Pool, other old community centres, ice rinks and indoor pools
- A new community ice rink for Champlain Heights and one other location to be considered
- Lighted all-weather playing fields
- Replacement and renovations of restaurant and refreshment outlets.

4. Swimming Pools - Indoor and Outdoor: $ 6,900,000
To include:
- A new indoor pool at Churchill, Point Grey or Magee High School and one other location to be considered
- A new large outdoor pool at John Hendry Park
- Major renovations to Kitsilano Waterfront

TOTAL	$37,689,000
Less anticipated Provincial Government Grant:	2,000,000
	$35,689,000

The Park Board representatives informed Council there was a meeting scheduled later that day with representatives of the School Board after which a more specific location for the indoor pool at one of the high schools could be indicated.

MOVED by Ald. Bowers,
THAT the priorities within the four categories presented by the Park Board for inclusion in the Proposed Capital Expenditure Program - 1976 - 1980, be approved; and

FURTHER THAT the $2,000,000 in anticipated Provincial Government grants be deducted from the four categories in a ratio yet to be determined.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council adjourned at approximately 2:00 p.m. to reconvene in regular session in the Council Chamber.

* * * * *

The foregoing are Minutes of the Special Council Meeting of September 24, 1974, adopted on October 1, 1974.

O. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 24, 1974, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee approved the items for consideration at the 'In Camera' meeting later this day, with the exception of the City Manager's report with respect to Architects for Public Safety Building Renovations. It was agreed that this report would be considered in open Council.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting of September 10, 1974, and the Minutes of the Regular Council meeting of September 10, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

Council agreed to vary the agenda to complete the discussion on the Proposed Capital Expenditure Program 1976-1980, the topic of an earlier Special Meeting of Council this day.

Proposed Capital Expenditure Program 1976 - 1980 - Housing

Council passed the following motion on September 10, 1974:

"THAT consideration of the amount to be included for Housing in the Plan be deferred to the next meeting of Council for a comprehensive report back from the Standing Committee on Housing and the Director of Finance through the Standing Committee on Housing."

Council considered a report dated September 24, 1974, submitted by Alderman Harcourt, Chairman of the Standing Committee on Housing in regard to the City's land bank capacity, housing development corporation, and inclusion in the Five Year Plan of funds for housing.

Council also had before it for consideration a part report of the Standing Committee on Housing dated September 24, 1974.

cont'd....

Proposed Capital Expenditure Program
1976 - 1980 - Housing (continued)

MOVED by Ald. Volrich,
THAT this matter be deferred until after the afternoon recess so that all members of Council could have the benefit of an oral report from the Director of Finance with respect to the City's land banking capabilities.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

Park Board - Financial Services
Division - Staffing Requirements

The City Manager submitted the following report under date of September 20, 1974:

"The following report has been received from the Superintendent of Parks:

'Accounting and clerical functions have increased in volume and for a variety of reasons financial records and reports are in arrears at the present time. This situation is the result of:

1) Increased workload resulting from the growth of the Board's operations with the addition of new swimming pools, ice rinks and community recreation projects. Additional capital expenditures have been approved and more recreation facilities will commence operation in the next 12 months. Currently, this involves a considerable amount of staff time accounting for expenditures and controlling Capital Funds. As operations commence, the volume of payroll expenditures increases as new positions are created and filled and as revenues increase and operating expenditures arise more responsibility revolves upon the accounting staff.

2) Increased workload resulting from involvement in Federally and Provincially funded projects. In this instance, accounting documentation addition to regular Park Board records are required and prompt attention is essential as recovery of large expenditures, both capital and revenue, are dependent upon submission of such documents to the senior Governments.

3) Staff resignations and replacements which have severely hampered accounting and clerical routines; not only by the absence of the incumbents of the positions but by the added duties necessarily assumed by those remaining. Absenteeism by resignations has equalled approximately 2 positions (out of 14) throughout 1974. This has further been aggravated by vacations which coincide with the busiest season of the Park Board year.

I RECOMMEND establishment of three new positions. The duties of these positions will be as follows:

Position I:

A) Reconciliation and maintenance of all grants from outside Governmental bodies, such as: Community Recreational Facilities Grant, Staff Hiring Incentive Grant, Special Recreation Grant, Elderly Citizens Grants, Winter Capital Project Grant, Federal, Provincial cost sharing, L.I.P. Grant, etc.

B) Preparing detail for monthly statements.

C) Ongoing assistance in the accounting section in functions such as account reconciliation with City, lease and rental billing and specified areas of accounts receivable.

Position II:

A) Accounts payable duties in both general and income operations. An increased workload has resulted from expansion of Board operations such that payments to our suppliers has fallen behind by almost a month.

B) Processing warrants, cheques, filing of invoices etc.

C) Assist in income operators' retail check.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Park Board - Financial Services Division - Staffing Requirements (continued)

Position III

A) Relief duties to clerical positions when vacated because of sickness, vacation or vacant position.

B) To assist various sections during peak periods in payroll, budget preparation, etc.

Cost Estimates

Cost estimates for these new positions are as follows. (The Director of Personnel Services has not yet classified these positions and therefore, a figure indicative of the expected salary range has been used).

	Oct - Dec 1974	Annually
3 Positions	$6300.	$25,200.
Plus 12½% fringe benefits	800.	3150.
TOTAL SALARIES	$7100.	$28,350.
Cost estimates for furnishings 3 desks, 3 chairs, 3 file cabinets, 3 desk calculators, 1 typewriter	$2500.	--
TOTAL 1974 COST - SALARIES AND FURNISHINGS	$9600.	

No further funds are required as there are sufficient funds in the 1974 Park Board Salaries account.

This report and the circumstances giving rise to it, have been reviewed by the Administrative Analyst and he concurs herein.

A copy of this report has been made available to the Business Manager, Vancouver Municipal & Regional Employees Union for his information.

SUMMARY OF RECOMMENDATIONS

I RECOMMEND that:

a) 3 accounting and/or clerical positions be established in the Financial Services Division, Park Board at an estimated cost (including furnishings and equipment) of $9600. in 1974 and $28,350. annually for salaries .

b) funds be provided for 1974 from the 1974 Park Board Budget.

c) The City Manager approve the classification recommendations of the Director of Personnel Services for the 3 positions.'

The City Manager RECOMMENDS that the recommendations of the Superintendent of Parks be adopted. "

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 20, 1974

Finance Matters
(September 20, 1974)

Study Costs: Recreation Services Division
Board of Parks and Recreation by Social
Planning Department (Clause 2)

Commissioner May Brown, representing the Park Board, reported to Council on the benefit of the task force.

MOVED by Ald. Bowers,
THAT the recommendations of the Director of Social Planning and the Superintendent of the Board of Parks and Recreation contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Development,
September 12, 1974

Urban Renewal Funds - Strathcona,
Britannia, Gastown and Chinatown
(Clause 2)

The Council considered Clause 2 of the Standing Committee on Community Development's report dated September 12, 1974, concerning urban renewal funds for Strathcona, Britannia, Gastown and Chinatown.

Commissioner May Brown, representing the Park Board, commented on the priorities of the Park Board as it affected a proposal of an extension to the Strathcona Community Centre.

Mrs. Lee, a representative of SPOTA, addressed the Council and filed a brief dated September 24, 1974, in which it was requested that the Strathcona Rehabilitation Committee meet with respect to reviewing the Strathcona Project's budget including how uncommitted funds will be spent. The Community's priorities were listed in the organization's brief.

The Deputy Director of Planning also addressed the Council and gave further details of the subject matter.

MOVED by Ald. Volrich,
THAT Council approve a total cost of up to $250,000 for an addition to the Strathcona Community Centre on the understanding it is funded from urban renewal funds as outlined in the Council resolution of August 13, 1974, subject to approval of the School Board being obtained with respect to the land required for the extension.

- CARRIED UNANIMOUSLY

The Council continued its discussion with respect to the balance of funds available in the Strathcona Urban Renewal Program taking into consideration the recommendations of the Community Development Committee.

MOVED by Ald. Marzari,
THAT this whole matter of the balance of funds allocated for the Strathcona Urban Renewal Program be referred to the Strathcona Rehabilitation Committee for report back to Council as soon as possible, having in mind the discussions held this day with respect to the remaining priorities of the community and the estimated costs, including information on funds available and committed, and any other relevant information which will assist the Council in its deliberations.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council agreed to defer consideration of the following items pending the hearing of delegations this evening:

1. Demolition of Buildings, 601 - 619, 623 - 627 Howe Street and 832, 840 Dunsmuir Street

2. Vancouver Society for Early Music Grant Request - Appeal.

3. Aldermanic Indemnities

Council on September 10, 1974, when considering a report of the Standing Committee on Finance and Administration regarding Aldermanic Indemnities, noted a memorandum from the Chairman of the Committee proposing an amendment to the Committee's recommendation. The Council deferred consideration of the matter until this meeting of Council.

After due consideration, it was

MOVED by Ald. Linnell,
THAT the recommendation of the Committee as follows, be approved:

"THAT Council recommend to the 1975 Council that consideration be given to increasing Aldermanic salaries to one-half the Mayor's salary (i.e. $13,200.00), and the Deputy Mayor's salary be increased an additional one-quarter of the Mayor's salary (i.e. $19,800.00), effective January 1, 1975."

(amended)

MOVED by Ald. Bowers in amendment, that the motion by Alderman Linnell be amended to read as follows,

THAT the Director of Legal Services be instructed to bring in a By-law, at the first regular Council meeting in 1975, increasing Aldermen's indemnities to one-half the Mayor's indemnity and increasing the Deputy Mayor's indemnity to an additional one-quarter of the Mayor's indemnity.

- CARRIED

(Aldermen Hardwick, Linnell, Rankin and Volrich opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT the Director of Legal Services be instructed to bring in a By-law, at the first regular Council meeting in 1975, increasing Aldermen's indemnities to one-half the Mayor's indemnity and increasing the Deputy Mayor's indemnity to an additional one-quarter of the Mayor's indemnity"

(Alderman Rankin opposed)

(At current rates, this would give Aldermen $1,100 per month, and the Deputy Mayor an additional $550 per month in addition to his Aldermanic indemnity)

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The Council recessed at approximately 4:00 p.m. to reconvene 'In Camera' in the Mayor's Office.

Council reconvened in open session in the Council Chamber at approximately 5:00 p.m.

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VARIATION OF AGENDA

The Council agenda was again varied to consider the following report.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Vehicles for
Hire Board, September 11, 1974

Council considered the following report of the Vehicles for Hire Board dated September 11, 1974, concerning a survey of fare increases of the Vancouver Taxi Industry:

"Council on August 27, 1974, when dealing with a report from the City Manager on the above noted matter passed the following resolution:

'THAT the report of The Thorne Group Ltd. be received and referred to the Vehicles for Hire Board.'

Submitted for the Board's consideration was a report from The Thorne Group Ltd., Management Consultants, dated July, 1974. Mr. D. G. Usher of The Thorne Group Ltd. reviewed this report with the Board, touching on such high-lights as analysis of revenue, anticipated cost increases, return on owner investment, driver remuneration, and comparison of taxi fares with other municipalities. (This report is on file in the City Clerk's Office.)

Mr. Dawson, of the Vancouver Taxi Cab Owners Association, advised that his organization was satisfied with the recommendations outlined in the above noted report, with the exception of the Flag Rate, which he requested be eighty-five cents.

Also submitted for the Board's consideration was a brief from the Greater Vancouver Taxi Driver Employees Association dated September 11, 1974, requesting a meeting with the Traffic Safety Council to make proposals which could help ease the general flow of traffic, and consequently improve the taxi service in this City. (This report is on file in the City Clerk's Office.)

RECOMMENDED,

THAT Council approve the taxi fare increases as outlined in the Survey Report of the Vancouver Taxi Industry submitted by The Thorne Group Ltd., Management Consultants, being:

Flag Rate	$ .65	
Initial Mileage	.10	(1/6 mile)
Total Flag & Initial Mileage .	.75	(1/6 mile)
Rate Per Mile	.60	
Waiting Time	8.00	(per hour)

The Board was advised that The Thorne Group Ltd., Management Consultants, would be submitting a further report on the issuance of additional taxi licenses and price to be charged for these licenses, to this Board, in October of this year."

MOVED by Ald. Rankin,
THAT the recommendation of the Vehicles for Hire Board contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Community Recreational Facilities Fund

MOVED by Ald. Hardwick,
THAT the letter from the Minister of Recreation and Conservation dated August 19, 1974, advising that the City's application for a grant of $8,950.00 had been approved for a fishing platform and public area project on the north bank of the Fraser River, be received, and the Council express its appreciation to the Minister.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Locarno Beach - Sale of Property

MOVED by Ald. Harcourt,
THAT the request of the Vancouver Council of Women to appear before Council as a delegation regarding the sale of property at Locarno Beach, be granted and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

3. Civic Chaplain - October, November, December, 1974

MOVED by Ald. Hardwick,
THAT the recommendation of the Mayor that Reverend Kenneth Wotherspoon of Canadian Memorial United Church be appointed as Civic Chaplain for the months of October, November and December, 1974, be approved.

- CARRIED UNANIMOUSLY

4. Finances for Residential Development

MOVED by Ald. Harcourt,
THAT the letter from the City of Lethbridge, Alberta, requesting Council's support regarding the lack of available finances for housing development, be received.

- CARRIED UNANIMOUSLY

5. Illegal Suites Policy

The Council noted a memorandum from Alderman Volrich dated September 10, 1974, with respect to a policy to be followed regarding illegal suites.

MOVED by Ald. Bowers,
THAT the communication from Alderman Volrich regarding illegal suites policy be referred to the Standing Committee on Community Development for consideration and report.

- CARRIED UNANIMOUSLY

6. Interim Wage Increase

Council noted a letter dated September 11, 1974, from the Canadian Union of Public Employees, Local 1004 (Vancouver Civic Employees Union), requesting an interim wage increase of $50.00 effective September 1, 1974, for all employees of the City for which Local 1004 is the bargaining agent. It was stated that the Union's negotiators would be pleased to meet the City's bargaining representative at the earliest possible date.

MOVED by Ald. Bowers,
THAT the letter be referred to the G.V.R.D. Labour Relations Department for response.

- CARRIED UNANIMOUSLY

7. Vancouver Birth Centre

A letter dated September 20, 1974, was noted from Bonnie Nilsen, advising that a group was forming a society and wishing to call it the Vancouver Birth Centre. Permission was therefore sought of Council to use the name 'Vancouver'.

MOVED by Ald. Linnell,
THAT no action be taken to approve the organization's request to use the name 'Vancouver'.

- CARRIED

(Alderman Marzari opposed)

VARIATION OF AGENDA

The Council varied the agenda to continue its consideration of the Proposed Capital Expenditure Program 1976 - 1980.

(a) Housing
(continued)

The Director of Finance explained, by means of a chart, various sources of funds and land assembly.

MOVED by Ald. Harcourt,
THAT an amount of $5,000,000 be included for Housing in the Proposed Five Year Plan.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey, Volrich and Mayor opposed)

MOVED by Ald. Linnell,
THAT an amount of $4,200,000 be included for Housing in the Proposed Five Year Plan.

- LOST

(Aldermen Bowers, Hardwick, Massey, Volrich and Mayor opposed)

A tie vote ensued and therefore the motion of Alderman Linnell was declared LOST.

MOVED by Ald. Volrich,
THAT an amount of $3,000,000 be included for Housing in the Proposed Five Year Plan.

- CARRIED

(Alderman Bowers opposed)

(b) Civic Buildings

City Council at its meeting on September 10, 1974, when considering an amount of $635,000 for the Vancouver City Pound replacement as an inclusion in the Proposed Five Year Plan, deferred the matter to this meeting.

After due consideration, it was

MOVED by Ald. Gibson,
THAT City Council do not appropriate into the 1976 - 1980 Five Year Plan an amount of $635,000 for the replacement of the City Pound, but the Pound replacement be considered as part of the 1975 Supplementary Capital Budget, and the City Manager report, as soon as possible, to Council on the early construction of a new Pound in 1975.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Plan, as approved by Council on September 10th and September 24th, 1974, be submitted to the electors on November 20th, 1974, in accordance with Section 245 of the Vancouver Charter, and

FURTHER THAT the appropriate officials draft and submit for Council approval, the required ballot.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
SEPTEMBER 20, 1974 (cont'd)

Works & Utility Matters
(September 20, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Tender No. 29-74-13 for the Supply of Mercury Vapour Street Lighting Luminaires
Cl. 2: General Classification of Automobiles for Civic Use
Cl. 3: Water Main Installation - 1975 Capital Budget
Cl. 4: Local Improvements by 'Petition'
Cl. 5: Local Initiatives Program - 1974-1975
Cl. 6: 1000 Block Barclay Street - Tree Relocation for Crossing to Y.M.C.A. Addition

The Council took action as follows:

Clauses 1 - 3

MOVED by Ald. Linnell,
THAT the recommendations of the City Manager contained in Clauses 1 to 3 inclusive, be approved.

- CARRIED UNANIMOUSLY

Local Improvements by 'Petition'
(Clause 4)

MOVED by Ald. Linnell,
THAT the recommendation of the City Manager contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Local Initiatives Program -
1974-1975 (Clause 5)

MOVED by Ald. Bowers,
THAT the Standing Committee on Finance and Administration be authorized to make application for projects, on the City's behalf, subject to formal confirmation by Council, and at this time, the City's share of revenue budget funds be limited up to $150,000.00.

- CARRIED UNANIMOUSLY

1000 Block Barclay Street - Tree
Relocation for Crossing to Y.M.C.A.
Addition (Clause 6)

MOVED by Ald. Linnell,
THAT the tree in the area of the proposed crossing be relocated by the Park Board at the expense of the developer.

- CARRIED

(Alderman Bowers opposed)

Social Services & Health
Matters (September 20, 1974)

Group Trailer Parking
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building & Planning Matters
(September 20, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Development Permit Notification - Kitsilano Area
Cl. 2: Waterfront Planning Study - Ongoing Consultation with Project Manager

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Aldermen Hardwick, Linnell and Volrich opposed Clause 1)

Finance Matters
(September 20, 1974) (cont'd)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Twice Annual Tax Billing: Policy and Required By-laws
Cl. 2: Study Costs: Recreation Services Division Board of Parks and Recreation by Social Planning Department
Cl. 3: Social Planning Department Artists Gallery
Cl. 4: Worker's Compensation Board Requirements for Fire Department
Cl. 5: Twice Annual Tax Billing: Mailing of 1975 Tax Bills

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Study Costs: Recreation Services Division Board of Parks and Recreation by Social Planning Department (Clause 2)

For Council action on this Clause, see page 4.

Worker's Compensation Board Requirements for Fire Department (Clause 4)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Twice Annual Tax Billing: Mailing of 1975 Advance Tax Bills (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Council reconvened at approximately 7.30 p.m., in the Council Chamber with Deputy Mayor Massey in the Chair and the following members present:

PRESENT: Deputy Mayor Massey.
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Rankin and Volrich.

ABSENT: Mayor Phillips (Civic Business)
Alderman Pendakur.

DELEGATIONS AND UNFINISHED BUSINESS

Vancouver Tenants Council.

Council, on July 30, 1974, agreed to hear a delegation from the Vancouver Tenants Council with regard to the City passing a By-law to establish a Municipal Rent Review Bureau. Mr. B.Yorke, Secretary of the Vancouver Tenants Council, addressed the Council and filed a brief requesting that the City Council urge the Provincial Government to retain the Interim Rental Stabilization Act and also request that Section 29(b) of the new Landlord and Tenant Act be amended to give Municipal Councils authority to establish Municipal Rent Review Bureaux. The brief, however, is not in favour of Municipal Councils having the power to set rent levels.

Council noted that, at its meeting of July 9, 1974, when considering a memo from the Mayor recommending that the City drop its application under Section 29(1)(b) of the Act for permission to establish a Municipal Rent Review Bureau and discontinue the operations of our Bureau as soon as the Rentalsman is operating in the City of Vancouver, deferred until October of this year the following motion:

"That Council discontinue the operations of its Rental Accommodation Grievance Board as soon as the Rentalsman is operating in the City of Vancouver".

The following Notices of Motion were submitted by Alderman Rankin, and so recognized by the Chair:

1. That Vancouver City Council urge the Provincial Government to retain the Interim Rental Stabilization Act until such time as existing rent levels have been thoroughly investigated and justified, and that no rent increases be permitted until this study has been completed.

2. That Council request the Provincial Government to amend Section 29(b) of the new Landlord and Tenant Act to permit the Council of a Municipality to pass a by-law establishing the Municipal Rent Review Bureau with all the powers which shall be vested in the Rentalsman under this Act.

MOVED by Ald. Harcourt
THAT the representations from the delegation be received and that further consideration of this matter, and of the above Notices of Motion, be deferred until such time as Council is again considering the Mayor's memo of July 4, 1974 and the deferred motion of July 9, 1974.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Demolition of Buildings,
601-619, 623-627 Howe Street, and
832, 840, Dunsmuir Street.

Council, on August 27, 1974, deferred consideration of the matter contained in the following report of the City Building Inspector dated August 23, 1974, pending the hearing of a delegation by the Hon. T.A. Dohm, Q.C., on behalf of the affected merchants and tenants:

"Mr. Thomas A. Dohm, Q.C. requests permission to appear before Council on behalf of certain tenants of the buildings addressed as 601-619, 623-627 Howe Street, and 832 and 840 Dunsmuir Street. These tenants have been advised by agents acting for the lessor of the building that they want vacant possession by October 31st, 1974. Mr. Dohm wants to know what is the status of the matter and wishes to make a presentation before Council on behalf of the tenants.

Permits have been issued for the subject site as follows:

Development Permit #60823 for 14 storey office tower - - issued July 25th, 1973

Development Permit #60823 extended by Director of Planning until October 25th, 1974

Building Permit #B69857 to demolish existing buildings - - issued June 7th, 1974.

No application to this date has been received for a Building Permit for the office building.

I am not aware of any power which the City has to stop the developer from proceeding with demolition of the buildings.

This report is submitted for the INFORMATION of Council."

Mr. Dohm addressed the Council and requested that Council not approve any building permits for the proposed development on this site until such time as Block 42, which is immediately across the street from the affected premises, is completed. He stated that his clients have suffered loss of income due to the construction of Block 42 because of disruption to traffic patterns, etc.

MOVED by Ald. Rankin

THAT the developer and/or other such principals, be requested to appear before Council at its next meeting to supply further information with respect to this project, and that Mr. Dohm be invited to appear at the same time.

FURTHER THAT Council instruct the appropriate civic officials to report to Council within a reasonable time how Council can control the situation which now permits demolition of buildings without specific development of the property within a reasonable period thereafter.

-(amended)

MOVED by Ald. Volrich (in amendment)

THAT the following be added to the motion of Alderman Rankin -

'AND FURTHER THAT in the interim, Council request the Mayor to meet with the principals concerned to discuss the matter of obtaining some relief for the affected merchants and tenants, for report back to Council.

- CARRIED

(Aldermen Gibson, Marzari and Rankin opposed)

Cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Demolition of Buildings,
601-619, 623-627 Howe Street, and
832,840 Dunsmuir Street. (Cont'd)

The amendment having carried, the motion of Alderman Rankin, as amended and reading as follows, was put and - CARRIED UNANIMOUSLY

"THAT the developer and/or other such principals, be requested to appear before Council at its next meeting to supply further information with respect to this project, and that Mr. Dohm be invited to appear at the same time,
FURTHER THAT Council instruct the appropriate civic officials to report to Council within a reasonable time how Council can control the situation which now permits demolition of buildings without specific development of the property within a reasonable period thereafter,
AND FURTHER THAT, in the interim, Council request the Mayor to meet with the principals concerned to discuss the matter of obtaining some relief for the affected merchants and tenants, for report back to Council."

Vancouver Society for Early
Music - Grant Request.

Vancouver City Council on August 27, 1974, when considering a request from the Early Music Society for an additional grant of $2,000 towards rental of suitable premises for rehearsals, etc, passed the following motion:

"That no action be taken on this grant request at this time and the organization be advised that Council is inclined to defer the request to next year when Annual Grants are again considered. However, if it so wishes the organization has the right to appeal this decision"

Mr. David Skulski, President of the Society, filed a brief and addressed the Council on this matter. He stated that it is critical that the Society obtain an appropriate facility to centralize their operations at this time. An opportunity exists for the Society to rent the former Lutheran Church presently occupied by the Salvation Army at 2715 West 12th Avenue, at a rental of $200, plus $60 per month for utilities.

MOVED by Ald. Linnell
THAT Council approve an additional grant of $2,000 to the Vancouver Early Music Society, providing it is established that the owner pays full taxes on these premises.
-(amended)

MOVED by Ald. Gibson (in amendment)
THAT all wording after the word 'Society' be deleted from the motion of Alderman Linnell.
- CARRIED

(Alderman Linnell opposed)

The amendment having carried, the motion of Alderman Linnell, as amended, and reading as follows was put and - CARRIED BY THE REQUIRED MAJORITY.

THAT Council approve an additional Grant of $2,000 to the Vancouver Early Music Society.

(Alderman Linnell opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS

VARIATION OF AGENDA.

Council agreed to again vary the Agenda to consider Clause 4 of the report of the Standing Committee on Social Services, dated September 12, 1974.

VI. Report of Standing Committee on Social Services (September 12, 1974)

Family Place - Grant Request, $3,934 per month (Clause 4)

MOVED by Ald. Rankin
THAT Council approve a grant of $3,934 per month to the Family Place for the months of November and December 1974, subject to the organization obtaining cost-sharing under the Canadian Assistance Plan;
FURTHER THAT the Director of Social Planning submit an evaluation report on this organization, covering their activities to date, to Council through the Standing Committee on Social Services, and that this report be also made available to the Dunbar-West Point Grey Community Resource Board.

- CARRIED BY THE REQUIRED MAJORITY.

(Alderman Hardwick opposed)

III. Report of Standing Committee on Civic Development, September 5, 1974.

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Downtown Vancouver Study
Cl. 2: Heritage Designation - List of Buildings

The Council took action as follows:

Downtown Vancouver Study (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendations of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY.

Heritage Designation - List of Buildings (Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee contained in this clause, and reading as follows, be approved:

'THAT the list of 24 buildings be referred to a Public Meeting prior to Council designating them as heritage structures.'

FURTHER THAT the Heritage Advisory Board indicate at the Public Meeting whether facades only, or whether interiors, certain floors, etc., would be included in the heritage designation.

- (amended)

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Heritage Designation -
List of Buildings (Clause 2) Cont'd

MOVED by Ald. Harcourt (in amendment)
THAT Firehall No.2., 270 East Cordova, be deleted from the list of 24 buildings to be referred to a Public Meeting.
- CARRIED

(Alderman Hardwick and Marzari opposed)

The amendment having carried, the motion of Alderman Hardwick, as amended, and reading as follows was put and - CARRIED UNANIMOUSLY

'THAT the list of 24 buildings, with the exception of Firehall No. 2., 270 East Cordova, be referred to a public meeting prior to Council designating them as heritage structures;
AND FURTHER THAT the Heritage Advisory Board indicate at the Public Meeting whether facades only, or whether interiors, certain floors, etc., would be included in the heritage designation.'

XI. Report of Standing Committee on Waterfront and Environment September 19, 1974.

Amendments to Draft Sign By-law (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, contained in this report, be approved.
- CARRIED UNANIMOUSLY.

VARIATION OF AGENDA

At this point in the meeting, Council varied the Agenda to again consider the matter of:

Proposed Capital Expenditure Program, 1976 - 1980

MOVED by Ald. Bowers,
THAT WHEREAS Council has approved items in the five-year plan to be submitted to the electors totalling $75,580,000

AND WHEREAS it was the recommendation of the Finance and Administration Committee that there should be a contribution towards this out of current revenues amounting to $10,000,000

THEREFORE BE IT RESOLVED that the plebiscite to the electors be drawn up with items totalling $65,580,000

and that this be done by reducing the amount allocated for "Streets" from $23,496,000 to $13,496,000 on the clear understanding that the total sum allocated in the five-year period for streets is unchanged, and that the additional $10,000,000 will be provided out of current revenues:

FURTHER THAT the previous actions of Council be varied accordingly.
- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Personnel Matters
(September 20, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Personnel Regulation No. 95 - Gratuity Plan
Cl. 2: Conference - Canadian Rehabilitation Council for the Disabled; Attendance: One Health Department Member
Cl. 3: Proposed New Position of Claims Supervisor

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in these Clauses, be approved.

- CARRIED UNANIMOUSLY.

Property Matters
(September 20, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Lease Renewal - S/E Corner 41st & Granville Street
Cl. 2: Acquisition for Park Site #7 - 1140 Comox Street
Cl. 3: Acquisition for Replotting and Future Boundary Road Widening - 4561 Boundary Road
Cl. 4: Assignment of Lease - S/W Corner Main Street and Kent Avenue South
Cl. 5: Parking Rate Increase for City-owned Parking Site - E/S Richards Street between Robson and Georgia Streets.

The Council took action as follows:

Clauses 1, 2, 3, 4, & 5.
MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4 & 5 be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL
REPORT, September 20, 1974.

Building & Planning Matters
(September 20, 1974)

Point Grey Road Property
Acquisition Program (clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Director of Planning, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S , DEPARTMENT AND OTHER REPORTS (Cont'd)

Licenses & Claims Matters
(September 20, 1974)

Re P.C. #540 Blythe, T.E.,
Legal Expenses (Clause 1)

MOVED by Ald. Hardwick,
THAT Council, under the terms of Section 472 of the Vancouver Charter, approve the payment of the account of Mulligan, Hogan & Co., in the amount of $350, for professional services rendered by Mr. J.W. Hogan in connection with the defence of P.C. 540 Blythe, T.E., on a charge of Common Assault,

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(September 20, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Traffic Signal Modifications: Hastings and Cassiar Streets
Cl. 2: Traffic Arrangements During Construction of the Provincial Government Complex (Blocks 51, 61 and 71)

The Council took action as follows:

Clause 1.

MOVED by Ald. Hardwick
THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Traffic Arrangements during Construction
of the Provincial Government Complex
(Blocks 51, 61 and 71. (Clause 2)

MOVED by Ald. Linnell
THAT consideration of this clause be deferred to an early meeting of Council for report reference from the City Engineer to include a report on the powers of the City Engineer to stage construction programs in such a manner as to avoid simultaneous street closures.

- CARRIED UNANIMOUSLY.

C. Manager's Report,

Urban Demonstration Proposal - Project
- "New Space in Existing Areas"

The Council considered the following report from the City Manager, with respect to the Urban Demonstration Proposal re New Space in Existing Areas:

Council, on June 25, when considering the report from the Special Committee for the U.N. Conference, asked the Committee to further investigate several proposals.

Among the 'Category 2' items was a proposal for the 'Installation of Secondary Suites'. The proposal is designed to produce additional rental housing in the City by providing financial assistance for people who want to install secondary suites in their homes. The Office of the City Manager agreed to assist in working up a proposal for submission to the Committee and then to Council.

A draft submission has now been prepared and was approved by the Special Committee for the 1976 United Nations Conference, August 19. The following points outline the key features:

Objective

- the proposal is aimed at encouraging a better use of presently occupied residential land.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Urban Demonstration Proposal - Project
- "New Space in Existing Areas" (Cont'd)

Approach

- the program will provide the opportunity and the incentive for homeowners who wish to convert their single family dwellings to duplexes or for the installation of secondary suites.

  The program will not only apply to areas already zoned for multiple family dwellings but will also provide an approach whereby homeowners in a single family neighbourhood may petition for rezoning to permit duplexing or inclusion of secondary suites.

  The proposal will complement the Provincial Government 'conversion program' in that it will provide a potential increase in the numbers of those eligible. The proposal will also complement several Federal Government programs such as N.I.P. and R.R.A.P.

Advantages

1. Such a program would provide an excellent alternative to the current choice of either high-rise or suburbia.

   - it would help preserve the basic visual character of a neighbourhood;
   - it could provide owner-incentive to upgrade deteriorating properties.

2. Such a program could assist in controlling urban sprawl and would relieve some of the pressure from suburban communities.

3. A program of this nature would take advantage of existing services such as:

   - water
   - sewer
   - transit
   - schools
   - commercial facilities and
   - parks

4. This program would:

   - increase the rental stock
   - provide a source of revenue to low and moderate income homeowners
   - not require 'new' land
   - provide accommodation closer to the central business district.

Timetable

In order to create public awareness of this program, meetings would be held in the communities following approval by the Federal Government. As well, advertisements would be placed in newspapers and an information brochure would be available to interested homeowners.

The program would start in January, 1975. Applications would be considered from any area of the City. Areas where secondary suites or duplexes are now permitted would be immediately eligible. Residents of neighbourhoods zoned for 'single family' dwellings would first have to petition Council for relaxation of the Zoning By-law. This procedure would be similar to present rezoning procedures. In order to be considered by Council, a majority of the property owners involved would have to be in favour of the proposal. The City would hold a public hearing and subject to favourable outcome the rezoning would be granted.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Urban Demonstration Proposal - Project
- "New Space in Existing Areas" (Cont'd)

Budget

The estimated costs of this proposal over twelve months of operation are as follows:

	City of Vancouver Contribution	Federal Funding
Administration	$20,400	$91,000
Recoverable capital costs		$5,000,000

Summary

Vancouver has approximately 70,000 single family homes. If only 10% expressed an interest, accommodation could be provided for 7,000 families or senior citizens. This would be equivalent to injecting approximately fifty million dollars into the local housing stock. This would contribute very significantly towards relaxing the present rental accommodation shortage which exists. As well, this program would go a long way in educating the public towards a more responsible attitude of 'resource management'.

Copy of full report is available at the City Clerk's Office.

Recommendation

The City Manager RECOMMENDS that Council approve immediate submission of the proposal 'New Space in Existing Areas' to the Minister of State for Urban Affairs under the Canadian Urban Demonstration Program.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this report be approved.

- CARRIED UNANIMOUSLY.

E. Manager's Report
dated September 23, 1974.

Architects for Public Safety
Building Renovations.

The City Manager submitted the following report under date of September 23, 1974:

In April, 1971, Harrison, Plavsic, Kiss Associated Architects were appointed as architects for alterations to the Public Safety Building. Their proposal was submitted to Council in 1972. In 1973, Council instructed that a Program Consultant be appointed by the Board of Administration to work in close consultation with Harrison & Associates to advise on space requirements for the Police Department. In July of this year Council authorized complete renovations to the Public Safety Building.

Also in July of this year, Council instructed me to report in consultation with Graham Brawn & Associates Ltd. and departments concerned on the matter of parking facilities for the Public Safety Building. Staff meetings have been held in this regard and the current delay is caused by the inability to obtain a response from the Provincial Government with respect to the parking facilities for Police purposes currently being reserved at the Provincial Courts site. This delay need not prevent the appointment of architects and location of a site for this facility and further staff meetings will be held with respect to the site and size of the facility.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Architects for Public Safety
Building Renovations. (Cont'd)

The Police Department have requested that adequate provision be made for gymnasium facilities; such facilities could be provided in a number of ways:-

1. Add an additional storey to the existing building (this would require cost studies and relaxation of the Zoning By-law by the Board of Variance.)

2. Incorporate the gymnasium in the new garage facility.

3. Locate the gymnasium on some other site in close proximity to the Public Safety Building.

I recommend,

THAT Harrison, Plavsic, Kiss Associated Architects be reaffirmed as the architects for the renovations to the Public Safety Building, authorized by Council on July 30, 1974.

THAT, in carrying out the instruction of Council regarding parking facilities, I be authorized to employ Harrison, Plavsic, Kiss Associated Architects to the degree necessary to establish estimates for parking facilities and gymnasium facilities for the Police Department. The appointment of architects to prepare working drawings and specifications and call for tenders would be the subject of a further report to City Council.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Waterfront & Environment, September 5, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Progress Report - North Arm of the Fraser River
Cl. 2: Columbia Containers

The Council took action as follows:

Progress Report - North Arm of the Fraser River (Clause 1)

MOVED by Ald. Linnell
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Columbia Containers (Clause 2)

MOVED by Ald. Linnell,
THAT the recommendations of the Committee, contained in this clause, be approved, after adding as recommendation "c"

(c) THAT the Director of Planning notify by Registered Letter, the two community groups that appeared before Council that the Urban Design Panel has advised that the colour of the Columbia Container facility should be light grey and the Director of Permits & Licenses will be enforcing the condition of the Development Permit Application requiring the facility to be painted.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Social Services, September 5, 1974

The Council considered this report of the Committee which contains four clauses identified as follows:

Cl. 1: Vancouver Women's Health Collective - Zoning Problem
Cl. 2: Royal Rooms - 237 Main Street - Lease Increase
Cl. 3: Vancouver Indian Centre Society
Cl. 4: Residents of 400 Block East 15th Avenue - Eviction Notice

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Rankin

THAT Clauses 1 and 3 be received for information, and the resolution of the committee contained in clause 2 be approved.

- CARRIED UNANIMOUSLY

Residents of 400 Block East 15th Avenue - Eviction Notice. (Clause 4)

MOVED by Ald. Rankin,

THAT the resolution be approved and the recommendation of the Committee, contained in this clause in respect of the five houses, be received, and no further action taken in this matter.

- CARRIED UNANIMOUSLY

V. Report of Official Traffic Commission, September 11, 1974.

The Council considered this report which contains six clauses identified as follows:

Cl.1. Knight Road Area and Traffic Light at 47th and Knight.
Cl.2. Tisdall Street/45th Avenue - Oakridge Traffic.
Cl.3. Pedestrian Signals.
Cl.4. Pofi Bar - Charles Street and Commercial Drive.
Cl.5. Bus Route - No 21 Kerr Bus.
Cl.6. 49th Avenue and Cypress Street/School Crosswalk.

The Council took action as follows:

Clauses 1 - 6.

MOVED by Ald. Marzari

THAT the recommendations of the Commission, contained in clauses, 1,2,3,4,5 & 6, be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Social Services, September 12, 1974.

The Council considered this report, which contains six clauses, identified as follows:

Cl.1. Alleged Violations of City By-law No. 4790 (Commercial Rental Agencies)
Cl.2. Grant Request and Development Education Resource Centre.
Cl.3. Management of a Dangerous Patient.
Cl.4. Family Place - Grant Request, $3,934 per month.
Cl.5. Eviction Notices, Residents of 400 Block East 15th Avenue.
Cl.6. Vancouver Indian Centre Society - Grant Request $12,879.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY.

Management of a Dangerous Patient (Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in this Clause be approved;
AND FURTHER THAT the Mayor appoint a delegation of Council to meet with the appropriate Cabinet Minister to urge implementation of the recommendation of the Committee contained in this clause.

- CARRIED UNANIMOUSLY.

Family Place - Grant Request (Clause 4)

For Council action on this Clause see page 14.

Eviction Notices, Residents of 400 Block, East 15th Avenue, (Clause 5)

When considering this clause Council noted a report, dated September 23, 1974 from the Supervisor of Property and Insurance setting out the details of the City's procedure with respect to relocation of occupants in the Britannia Community Centre Project. The report stated in part:

'- there were a total of 77 individual acquisitions for the Britannia Community Services Centre project (including 35 Single family houses, and 38 Multiple conversions). While there were certain problems with individual tenants, these were dealt with as they occurred and it was possible, due to the length of time involved in the project and with the realms of assistance listed above, to arrange the vacant possession of all of the units to permit the project to proceed on a realistic time schedule.'

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Social Services, September 12,1974.(Cont'd)

Vancouver Indian Centre Society -
Grant Request $12,879. (Clause 6)

MOVED by Ald. Rankin
THAT consideration of this clause be deferred to the next meeting of Council to permit information re the budget to be submitted.

- CARRIED UNANIMOUSLY

VII Report of Standing Committee
on Civic Development, September 12,1974.

Council considered this report which contains three clauses, identified as follows:

Cl.1. Nelson Park Development.
Cl.2. Seawall Location, Phase 2, Area 6, False Creek.
Cl.3. West End Zoning.

Council took action as follows:

Nelson Park Development (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Seawall Location, Phase 2,
Area 6, False Creek (Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee, contained in this clause be approved, subject to report back from the Chairman of the Standing Committee on Civic Development on the matter of Sea-wall design alterations.

- CARRIED UNANIMOUSLY

West End Zoning (Clause 3)

MOVED by Ald. Hardwick
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

VIII.Report of Standing Committee on
Community Development,
September 12, 1974.

Council considered this report which contains five clauses, identified as follows:

Cl.1. Neighbourhood Pub Applications.
Cl.2. Urban Renewal Funds - Strathcona, Britannia, Gastown and Chinatown.
Cl.3. Kitsilano Area Planning Program - Progress Report
Cl.4. Champlain Heights, Areas E and F, Progress Report.
Cl.5. Neighbourhood Pub Application - 961 Denman Street.

Council took action as follows:

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Development. (Continued)

Neighbourhood Pub Applications (Clause 1)

MOVED by Ald. Volrich
THAT this clause be deferred for consideration at an early meeting of Council, when other similar applications, deferred bv Council are being considered

- CARRIED UNANIMOUSLY

Urban Renewal Funds - Strathcona,
Britannia, Gastown & Chinatown (Clause 2)

For Council action on this Clause, see page 4.

Clauses 3, 4 and 5.

MOVED by Ald. Volrich
THAT clauses 3 and 5 be received for information, and the resolutions of the Committee, contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY.

IX. Report of Standing Committee
on Housing, September 17, 1974.

Council considered this report, which contains five clauses, identified as follows:

Cl.1. Rental Accommodation.
Cl.2. United Housing Foundation - Acquisition of Property in Champlain Heights.
Cl.3. Lodging House By-law Amendment.
Cl.4. Room Closure at 227 Carrall Street.
Cl.5. Fire By-law Appeals.

Council took action as follows:

Clauses 1 - 5.
MOVED by Ald. Harcourt
THAT the recommendations of Alderman Harcourt, Chairman and Alderman Massey, Member of the Committee, contained in Clauses 1, 2,3,4 & 5, be approved.

- CARRIED UNANIMOUSLY

X. Report of Standing Committee
on Housing, September 17, 1974.

Reimbursement for Professional Services
Jonathan Yardley. (Clause 1)

MOVED by Ald. Harcourt
THAT the resolution of Alderman Harcourt, Chairman and Alderman Massey, Member of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

XII. Report of Vancouver Heritage Advisory Board, September 23, 1974.

Funding for Board Member to attend Meeting in Portland, Oregon. (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee contained in this clause be approved, subject to passage of the required By-law.

- (amended)

MOVED by Ald. Gibson (in amendment)
THAT the following be added to the motion of Alderman Hardwick -

'FURTHER THAT the attendance of the appropriate staff official at the conference be also approved'.

- CARRIED UNANIMOUSLY

The amendment having carried, the motion of Alderman Hardwick, as amended and reading as follows was put and - CARRIED UNANIMOUSLY.

'THAT the recommendation of the Committee contained in this clause be approved, subject to passage of the required By-law;
FURTHER THAT the attendance of the appropriate staff official at the conference be also approved.'

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Hardwick
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

3. BY-LAW TO CREATE THE "VANCOUVER HERITAGE ADVISORY COMMITTEE"

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO DESIGNATE CERTAIN MEMBERS OF CITY STAFF "MUNICIPAL EMPLOYEES" PURSUANT TO THE "PUBLIC OFFICIALS & EMPLOYEES DISCLOSURE ACT"

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Bowers opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bowers opposed)

/

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 4702,
BEING THE BUILDING BY-LAW
(Sprinkler Systems in Office Buildings)

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Marzari opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald.Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Marzari opposed)

6. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE BY-LAW
(Increased Taxicab Rates)

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

Council considered the following Notice of Motion, submitted on September 10, 1974, by Alderman Volrich and seconded this day by Alderman Bowers, reading as follows:

Cont'd.....

MOTIONS (Cont'd)

Buster's Auto Towing

MOVED by Ald. Volrich
SECONDED by Ald. Bowers

THAT WHEREAS

(a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;

(b) The said contract confers very valuable benefits on the Company;

(c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;

(d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a meeting of the Standing Committee on Finance and Administration to discuss with the Committee its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

(i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

(ii) Towing away vehicles from privately-owned areas.

(iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.

(iv) Charges and procedures for owners in recovering their vehicles.

(v) Towing away vehicles on complaints of citizens.

MOVED by Ald. Marzari (in amendment)
THAT the Company be requested to have its representative appear at a joint meeting of the Vehicles for Hire Board and Standing Committee on Finance and Administration.

- CARRIED

(Aldermen Bowers, Linnell and Volrich opposed)

The amendment having carried, the motion of Alderman Volrich, as amended and reading as follows was put and - CARRIED UNANIMOUSLY.

THAT WHEREAS

(a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;

(b) The said contract confers very valuable benefits on the Company;

(c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;

(d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

Cont'd...

MOTIONS (Cont'd)

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a joint meeting of the Vehicles for Hire Board and Standing Committee on Finance and Administration to discuss with the Committees its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

(i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

(ii) Towing away vehicles from privately-owned areas.

(iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.

(iv) Charges and procedures for owners in recovering their vehicles.

(v) Towing away vehicles on complaints of citizens.

A. Closing, Stopping up and Conveyance of the easterly 33 feet of St. George Street and the westerly 33 feet of Carolina Street, abutting Lot "A", amended Lot 92, District Lot 264A, to the owner of the said Lot "A" to form one parcel.

MOVED by Ald. Rankin
SECONDED by Ald. Hardwick.

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The easterly 33 feet of St. George Street and the westerly 33 feet of Carolina Street abutting Lot "A", amended Lot 92, District Lot 264A, Plan 10548 is surplus to the City's highway requirements;

3. The owner of said Lot "A" has made application to acquire these two portions of surplus highway for the construction of a housing development.

THEREFORE BE IT RESOLVED THAT the easterly 33 feet of St. George Street and the westerly 33 feet of Caroline Street, dedicated by the deposit of Plan 185, lying between the easterly and westerly extensions of the southerly and northerly limit of Lot "A", amended Block 92, District Lot 264A, Plan 10548 the same as shown outlined green and red respectively on a plan prepared by A. Burhoe, B.C.L.S., dated December 3, 1973, and marginally numbered LF 6820, a print of which is hereunto annexed; be closed, stopped up and conveyed to the owner of said Lot "A"; and

BE IT FURTHER RESOLVED THAT the said closed portions of road be consolidated with the said Lot "A" to form one parcel.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

Vancouver Heritage Advisory Committee
Appointment of Members.

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson

THAT the current members of the Vancouver Heritage Advisory Board be appointed to the Vancouver Heritage Advisory Committee until such time as appointments come up in the regular manner;

FURTHER THAT Alderman Massey be appointed as Council's representative on the Vancouver Heritage Advisory Committee.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Linnell
Department of Human Resources
Welfare Overages.

expressed concern at the Welfare Overages in the Budget of the Department of Human Resources, and the effect on the City of Vancouver.

MOVED by Ald. Linnell
SECONDED by Ald. Gibson

THAT the Mayor request the Minister of Human Resources and the Director of Finance to submit an explanation of details of the Welfare overages which occurred in the Budget of the Department of Human Resources and the consequences to the City of Vancouver.

- CARRIED UNANIMOUSLY.

The Council adjourned at approximately 10.40 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of September 24, 1974, adopted on October 1, 1974.

R. Phillips
MAYOR

CITY CLERK

A-1

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Tender No. 29-74-13 for the Supply of Mercury Vapour Street Lighting Luminaires

Tenders for the above were opened by your Board on June 24, 1974 and referred to the Deputy City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is in the office of the Purchasing Agent. The 5% Provincial Sales Tax is in addition to all prices shown in the report and in the tabulation.

Funds for the purchase of the luminaires required immediately are provided in the 1974 Street Lighting Capital Budget. Funds for purchase of luminaires required next Spring will be included in the 1975 Street Lighting Capital Budget.

General Information:

The tenderers were requested to submit prices on quantities of luminaires required immediately and for estimated additional quantities required during the next twelve months.

Powerlite Devices Limited quoted firm prices for a 12 month period. Westinghouse Canada Limited quoted prices which were firm for a six month period and subject to a one percent increase per month thereafter. Fleeton Electrical Supplies Limited quoted prices which were firm for a two month period.

WE RECOMMEND acceptance of the following bids:

Item 1.1, 1.2 and 1.3 Horizontal Mercury Vapour Luminaires - the bid from Powerlite Devices Ltd. be accepted for the supply of 735 luminaires immediately and approximately 650 next Spring at a cost of $56,891.25 and approximately $49,952.50 respectively.

The low bid was submitted by Fleeton Electrical Supplies Ltd. which was based on supplying older style luminaires. The cost of replacement parts and the need to purchase spares since we do not have any of these luminaires in service would make it more costly than the recommended bid and furthermore the Company will soon discontinue this style of luminaires.

The Powerlite Devices bid offers the best value since their price is firm for a full year.

Item 2.3 Post Top Mercury Vapour Luminaires - the low bid from Powerlite Devices Ltd. be accepted for the supply of 80-400 watt luminaires equipped with 250 watt ballasts and approximately 50 next Spring at an estimated cost of $7,344.00 and approximately $4,590.00 respectively.

Item 3.1 Pendant Mercury Vapour Luminaires - the lowest acceptable bid from WESCO Canada Ltd. be accepted for the supply of 160 luminaires with glass refractors immediately and approximately 100 next Spring at a cost of $10,886.40 and approximately $6,804.00 respectively."

The City Manager RECOMMENDS that the recommendation of the Deputy City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to the Director of Legal Services.

2. General Classification of Automobiles for Civic Use

The City Engineer reports as follows:

"The report recommends amendments to the report on the 'General Classification of Automobiles for Civic Use' dated February 9, 1967.

Over the last seven years experience has indicated that a revision of this classification is desirable. A table is attached which outlines the 'General Classifications of Automobiles for Civic Use' with all proposed amendments.

Cont'd . . .

Clause 2 Cont'd

The proposed amendments are:

(A) Reduction of number of classes to three types.

(B) Inclusion of Automatic Transmission as standard equipment.

(C) Inclusion of power steering and power disc brakes in automobiles for Police and Fire Departments.

(D) Provision of standard size sedans for Department Heads.

(A) REDUCTION OF CLASSES OF AUTOMOBILES

The previous classification called for four (4) classes of automobiles for Civic use as follows:

i.	Small Compact	- Envoy, Ford Cortina, Chevrolet Vega, Ford Pinto.
ii.	Compact (Standard Trans)	- Chevrolet, Chevy II, Ford Maverick, Plymouth Valiant.
iii.	Compact (Auto Trans)	- Chevrolet-Chevy II, Ford Maverick, Plymouth Valiant.
iv.	Large Compact	- Chevrolet Chevelle, Ford Fairlane, Plymouth Belvedere.

Our past experience indicates that the initial purchase price advantage of the small compact automobile is offset by increased maintenance cost over the vehicle life. In addition, the use of one class of automobile for City Hall applications would facilitate rotation of automobiles between users according to utilization, equalizing mileage and minimizing costs. In addition, the repair parts inventory for automobiles can be reduced and maintenance procedures simplified because of fewer types of automobiles.

The class of automobile recommended for City Hall use is a compact such as:

Chevrolet - Chevy II

Ford - Maverick

Plymouth - Valiant

(B) AUTOMATIC TRANSMISSION

The previous report required that at least one of the following four conditions be met before an automatic transmission could be purchased:

i. Multi-Drivers (3 or more)

ii. Annual Mileage greater than 8,000

iii. Use by Department Head

iv. If two-way radio equipped.

In general, people are now buying automatic transmissions in their private automobiles and are becoming less proficient in the operation of a standard transmission-equipped automobile to the point where many employees will not use a car without automatic transmission. Clutch and transmission repairs form a large part of the maintenance problems on Civic automobiles with standard transmissions.

The additional cost of an automatic transmission is between $180 and $250 (approx. $22 per year for a ten year life). This added cost is offset by lower maintenance costs, greater availability because of less downtime, and an increased resale value.

(C) INCLUSION OF POWER STEERING AND POWER DISC BRAKES IN AUTOMOBILES FOR POLICE AND FIRE DEPARTMENTS

In the past three years the specifications for police patrol cars have been written to obtain prices for power steering and power disc front brakes. In 1969 and 1970, Council approved purchase of cars with power disc brakes for patrol work and a few cars were equipped with power steering. Experience with these 1969 and 1970 models indicated that the extra costs of these options were partly offset by reduced maintenance (power disc brakes) and increased resale value.

Cont'd . . .

Clause 2 Cont'd

The power disc brakes option (at approx. $50) provides a brake system which eliminates two of our major brake problems; fading brakes and brake pull on the front axle. Power steering (approx. $100) provides additional safety for an emergency vehicle by increasing the car's response to steering wheel movement; allows the automobiles to be safely manoeuvered in the case of a front tire failure, and reduces driver fatigue during an eight hour shift. Power steering has been purchased on police cars since 1971, and power brakes since 1969.

(D) STANDARD SIZE AUTOMOBILES

In the past we have purchased standard size automobiles for Police and Fire Departments when they were offered at lower prices than the large compacts. It is recommended that the practice of selecting the lowest bid to meet specifications be continued and that standard size automobiles be purchased if they are low bid.

The Chief Constable, Fire Chief and other department heads have been supplied with standard size automobiles since these automobiles are used to transport a number of people and space is essential. These automobiles have not been purchased with the standard police options but have been equipped with more deluxe upholstery and trim. The extra cost of this type of automobile over a standard police car is partly offset by the extra resale value. It is recommended that this practice be continued.

SUMMARY

The four proposed amendments to the report "General Classification of Automobiles for Civic use" are;

(A) Reduction of number of classes to three types

(B) Inclusion of Automatic Transmission as standard equipment

(C) Inclusion of power steering and power disc brakes in automobiles for Police and Fire departments

(D) Provision of standard size automobiles for;

- police and fire department use where they are more economical

- department heads such as Chief Constable and Fire Chief".

The City Manager RECOMMENDS the above changes to the report on the "General Classification of Automobiles for Civic Use" be approved.

3. Water Main Installation - 1975 Capital Budget

The City Engineer reports as follows:

"Because of the present delays experienced in obtaining material, and the uncertainty of the scheduling of the water main installation for False Creek Area 6, an advance from the 1975 Water Works Capital Budget is requested. The advance would permit projects to be established that could be completed in the event that current projects are delayed.

The advance of 1975 Capital Funds will insure a continuous, uniform construction program over the remainder of the 1971-1975 Five Year Plan. The allocation of funds is necessary at this time to allow for the detailed planning of the construction work. The reallocation of 1974 Capital Funds when a delay of a project occurs would not allow time for the proper planning of work. The schedule of other projects allocated in the 1974 Budget are dependent on material supply, street paving, or area development and cannot be advanced.

The work to be advanced is for the replacement of water mains in the area bounded by Great Northern Way, 13th Avenue, Manitoba Street and Clark Drive. The work is required to maintain fire protection and replace leaking steel water mains. The majority of the water mains to be replaced are small

Cont'd . . .

Clause 3 Cont'd

diameter old cast iron, whose flow capacity has been reduced due to tuburculation so they can no longer provide adequate flow for fire fighting. Material for this work is available from our present stock.

The estimated cost of the water main replacement work is $345,000.

Unallocated Capital Funds for this work are available from the funds approved by Council on March 1st, 1974, for additional Water Works expenditures for the remainder of the 1971 - 1975 Five Year Plan.

I RECOMMEND that the above work be approved, and that $345,000. be advanced from the 1975 Water Works Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

(Requires affirmative vote of 2/3 of the Aldermen present.)

4. Local Improvements by "Petition"

First Step

The City Engineer reports as follows:

"Petitions for
- Pavements & Curbs, Local Residential
- Lane Pavements, Residential Standard
- P. C. Concrete Sidewalks
- P. C. Concrete Sidewalks on School Collector Streets

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated September 6, 1974.

The City's share of these improvements is available in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 6, 1974.

The estimated total cost of these improvements is $1,122,752 and the City's share of the cost is $744,467.

I have to report that the necessary financial arrangements can be made to carry out this work.

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

I. The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

II. The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-law:
- Crown Street, 41st Avenue to S.W. Marine Drive;
- Rupert Street, 5th Avenue to 6th Avenue;
- Slocan Street, Charles Street to the lane north of Charles Street.

III. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

Cont'd . . .

Clause 4 Cont'd

IV. The Court of Revision for projects listed in the attached schedule dated September 6, 1974, be held at 2:00 p.m. on Thursday, October 31, 1974."

V. Because of the considerable cost of advertising these projects, the Assessment Commissioner be instructed to post the list in the City Clerk's Office.

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

CONSIDERATION:

5. Local Initiatives Program - 1974-1975

The City Engineer reports as follows:

"On September 9, 1974 as was the practice in preceding years, application forms and guidelines were circulated by Engineering to City departments requesting submissions for Local Initiatives Program (L.I.P.) projects.

Since submission to the local Job Creation Branch must be post-marked no later than midnight October 1, 1974, we have requested that completed applications be returned to us by September 19, 1974 so that projects may be analyzed, tabulated and summarized for report.

In 1973, approximately 35 projects were reviewed; it is expected that at least this many will be returned for 1974.

A detailed review of all projects may be more than Council would wish to undertake at a regular meeting; we would suggest in view of the short time available, that Council submit the proposals to the Standing Committee on Finance and Administration with authority to make application for projects on the City's behalf. Applications authorized by the Standing Committee would be subject to formal confirmation by Council. The Director of Finance suggests that Council may also wish to limit the City share of Revenue Budget funds to a maximum of $150,000."

The City Manager submits the above matter to Council for CONSIDERATION.

(A list of applications with a brief summary will be on file in the City Clerk's Office for perusal.)

6. 1000 Block Barclay Street - Tree Relocation for Crossing to Y.M.C.A. Addition

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for CONSIDERATION'.

The YMCA located at 955 Burrard Street, is constructing an addition to the westerly end of their existing building which requires a sidewalk crossing on the south side of the 1000 Block Barclay Street for access to parking. There is a tree in the area of the proposed crossing.

As it is desirable to retain this tree and it is not practical to relocate the crossing satisfactorily because of the structural design constraints within the addition which would result in increased cost and a reduction in the number of parking spaces provided, the West End Planning Team recommends that the relocation of the tree be a condition of approval of the crossing. The Board of Parks and Recreation have advised that they will undertake the relocation of the tree at the expense of the developer.

The City Manager submits the above matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 273

SOCIAL SERVICE & HEALTH

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application was received by the Health Department on September 12,1974 from the Northwest International Horse Show, for the parking of a group of 10 (ten) or more trailers at the Pacific National Exhibition on September 23 - 28, 1974.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units, but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer.

Since the City Council was not convening prior to this date, the Medical Health Officer has permitted the parking of these thirty or forty campers and trailers in this area on the same arrangements as Council approved in the past."

The City Manager RECOMMENDS that the application of the Northwest International Horse Show for the parking of 10 (ten) or more trailers at the Pacific National Exhibition on September 23-28, 1974, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 213

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Development Permit Notification - Kitsilano Area

The Director of Planning reports as follows:

"The Department of Permits & Licenses is currently forwarding a copy of all development permit applications received to two Kitsilano groups; the West Broadway Citizen's Committee and the Kitsilano Area Resources Association.

This is being done to enable residents of Kitsilano to be aware of development that is occuring in their community. However, now that the Area Planning Program in Kitsilano has been initiated, the Kitsilano Planning Office is undertaking a program of public involvement and notification of all matters affecting the community. The Kitsilano Area Resources Association believes it is no longer necessary for them to be notified. However, the West Broadway Citizen's Committee still desires to be notified of Development Permits.

This matter has been discussed at the Kitsilano Citizen's Planning Committee, of which both these groups are members, and it has been agreed that Vancouver City Council be requested to forward all permit applications to the City Planning Office in Kitsilano, as well as the West Broadway Citizen's Committee.

It is therefore recommended:

A. THAT the furnishing of all development permit applications in the Kitsilano Area to the Kitsilano Area Resources Association be discontinued.

B. THAT all applications for development permits or demolition permits that are applied for within the Kitsilano area continue to be forwarded to the Kitsilano Planning Office and the West Broadway Citizen's Committee."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

2. Waterfront Planning Study - Ongoing Consultation with Project Manager

The Director of Planning reports as follows:

"The contract between the City and the Waterfront Planning Study Project Manager, Mr. R. Mann, expired on August 31, 1974.

While the four stages of the Study will be completed by that time, it is recommended that the City enter into a contract with Mr. Mann on a consultant basis, part time, to implement the recommendations of the Waterfront Planning Study.

Mr. Mann will be advising the Director of Planning on a number of items including the following:

1. Assist during passage of G.V.R.D. Regional Plan amendment.

2. Assist in review of D.P.A.'s in face of Waterfront guidelines.

3. Assist in review of G.V.R.D., NHB, CP Rail, and Transit Bureau area plans.

4. Transmit to City Hall information about the site (e.g. filling, temporary structures, entrepreneural activity, attitude of operating businesses, etc.)

Cont'd . . .

Clause #2 continued:

5. Assist in decisions regarding Stage 4 - Implementation.

6. Assist in design of planning regulations.

7. Assist in coordinating project plans and design.

Mr. Mann estimates that the costs for the above would be:

For September and October 1974

2 days a week @ $200 per day (consultant fee)
2 days a week @ $150 per day (office operations)*

$6,300

For November and December
1½ days a week @ $200 per day (consultant fee)
1½ days a week @ $150 per day (office operations)

$4,200

Total 1974 budget $10,500

*Office operations include clerical help

This has been discussed with the Ministry of State for Urban Affairs, who have shared in the cost of the Waterfront Study to date. They have indicated their willingness to consider sharing up to 50% of estimated $10,500 costs and the Director of Planning anticipates their formal agreement to this arrangement by the time of this Council meeting.

No funds are available within the Departmental budget and the Comptroller of Accounts advises that if this report is adopted funding sources will be from Contingency Reserve.

A further report will be made in late December of the Consultant's progress in implementing the recommendations made in Stage 4.

Accordingly, it is recommended:

A. THAT the City enter into a contract with Mr. R. Mann, on a consultant basis, for the period September 1 to December 31, 1974.

B. THAT funds be made available from Contingency Reserve in the amount of $5,250.00 to cover the City's share of the consultant's expenses.

C. THAT final contract arrangements be referred to the City Manager."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be endorsed subject to confirmation from the Ministry of State for Urban Affairs that they will share 50% of the costs of $10,500.00

FOR COUNCIL ACTION SEE PAGE(S) 214

FINANCE MATTERS

RECOMMENDATION

1. Twice Annual Tax Billing:
Policy and Required By-laws

The Director of Finance reports as follows:

"In September, 1973 City Council approved the concept of a twice annual tax billing system through a report submitted by the Director of Finance which recommended that

a) the Director of Finance report back to Council on specific detailed recommendations regarding the computerized implementations of this system, and

b) the Director of Legal Services draft Charter amendments giving Council much greater flexibility in the billing and collection of real property taxes.

In November, 1973 City Council received and approved a joint report submitted by the Director of Finance and the Co-ordinator of Data Processing and Systems which presented the actual computer selection and costs, and which indicated that further reports would be submitted to Council, as required, regarding policy matters and resource requirements pursuant to the implementation of the twice annual tax billing system. In this regard two reports were received and approved by City Council in April, 1974. One report dealt with organizational changes within the Revenue and Treasury Division, and the other dealt with specific system and equipment requirements needed to keep the implementation of this project on schedule. To-date the system design, the computer programming activities, and the implementation of associated procedural changes remain close to schedule.

Recently the 1974 Charter amendments as prepared by the Director of Legal Services received Legislative approval thereby eliminating a contingent factor which could have delayed the implementation of this system—that is the ability for Council to provide the by-law for the payment and collection of real property taxes and other charges more frequently than once a year.

This present report deals with policy matters and provides recommendations regarding:

1. The advance property tax billing By-law
2. Amendments to the tax prepayment By-law No. 4018
3. Amendments to the tax penalty By-law No. 4046

1. Advance Property Tax Billing By-law

A. Advance Tax Billing:

This process can be described as billing in advance of the real property tax levy a stated percentage of the previous year's net property taxes and charges. This advance billing will occur in late November of each year so that advance tax bills can be in the taxpayers' hands at least five full weeks ahead of the due date, proposed as the second working day in February of the applicable tax year. Tax payments made pursuant to the advance billing will be treated as payments on account and will reduce the outstanding tax liability as created by this billing process. If prior years taxes remain unpaid the payment will be applied to the oldest outstanding balance and, if greater, to the next oldest, etc. Any advance balance remaining unpaid after the February due date will be subject to a stated penalty charge as approved by Council. Payments received and applied to the advance billing will be deducted from the real property tax levy and charges during the main billing process to produce a final net tax bill in May.

cont'd....

Clause 1 continued

B. Considerations Regarding the Advance Property Tax Billing By-law:

The enabling legislation and authority for this by-law is section 416, as revised, of the Vancouver Charter which reads as follows:

"(1) Notwithstanding any provision of this Part, the Council may, by by-law, provide for the payment of real property taxes and other charges imposed or to be imposed, pursuant to this Act, by monthly, quarterly, or twice-yearly instalments.

(2) A by-law passed pursuant to this section may provide for the collection of taxes and other charges in advance of the passing of the rating by-law or preparation of the real property tax roll, and may provide for a penalty on any amounts unpaid on the date they become due and payable; provided, however, that any such penalty when combined with all other penalties imposed pursuant to Section 376 shall not exceed the limitation set out in Section 376.

(3) A by-law providing for the collection of taxes and other charges in advance of the preparation of the real property tax roll shall provide that the amount of the instalment payable in respect of such parcel of real property shall be a percentage of the amount of taxes and other charges payable on the real property tax roll for the immediately preceding year.

(4) For the purpose of this section, real property taxes and other charges shall include school taxes and all other taxes, levies and charges in respect of real property which the City is required to impose pursuant to any statute."

In consideration of the above authority and in order to provide a viable advance tax billing process, I recommend the following:

Recommendation:

(a) That the advance billing amount, for a parcel of real property, be calculated as 50% of the immediately preceding year's current taxes and charges after allowance for Provincial Grants.

(b) that the advance billing amount so calculated be rounded to the nearest dollar.

(c) that an advance billing floor limit of $25.00 be established to postpone the billing of small amounts until the final billing. An analysis of the properties affected indicates that the approximate loss in advance revenue by adopting this measure will be $90,000.00. The effective loss to the City would be the interest on this amount for 5 months.

(d) that parcels of real property not having previous year's taxes and charges because of subdivision and consolidation be exempted from the advance billing process.

(e) that parcels of real property, whose owners have made an election to defer real property taxes under the Provincial Tax Deferment Act, be exempted from the advance billing process.

(f) that a penalty rate applicable to the advance billing be established. The rate initially to be 4% and to take effect after the second business day of February. This penalty to be entered as a charge on the real property tax roll if unpaid at the time of the passing of the rating by-law pursuant to Part XX of the Vancouver Charter.

cont'd....

Clause 1 continued

2. Tax Prepayment By-law No. 4018

The enabling legislation and authority for this by-law is section 412 of the Vancouver Charter which reads as follows:

"The Council may by by-law provide for the acceptance by the Collector of moneys to be applied at a future date in payment of real property taxes, and may in such by-law provide terms and conditions upon which such moneys shall be accepted and held, and the rate of interest to be paid thereon."

A. Current System

The City of Vancouver has a prepayment plan that allows taxpayers to make payments at any time in any amount, on account, although these payments are not considered prepayments whenever outstanding tax balances are present, and further may not earn interest for the full period of prepayment. Thus, amounts paid to the City in such a manner between November 1 and March 31 of the next succeeding year, up to a total not exceeding the previous year's net taxes, will earn interest at a rate of 7% per annum from the date of payment to June 30th following. Any credit balances on account at the beginning of November are treated in a similar manner. Previous experience has indicated that even with an advertising campaign there appears to be only a small group of taxpayers who make tax prepayments, for the most part old-age pensioners. Tax payments collected in this manner in 1974 amounted to $1,475,000.

In conjunction with the tax prepayment plan the City also allows taxpayers to make tax deposits under the same terms and conditions as tax prepayments. This allows a taxpayer to deposit moneys with the City and later apply this sum to properties of his choice. A few taxpayers take advantage of this deposit facility, but rarely more than one or two a year.

B. Proposed System:

The tax prepayment plan is an excellent convenience for those taxpayers who wish to use it, and since its intent and purpose is financially sound I recommend that we retain this plan in conjunction with the twice annual tax billing system. The current prepayment plan is not structured to allow for advance billing and collection of property taxes, therfore for 1975 and subsequent years it must be modified to function around this advance billing process.

Recommendation:

The Tax Prepayment By-law be amended as follows:

(a) For the purpose of the taxpayer earning interest, allow prepayments to be made–
   (i) from November 1 to December 31 inclusive to earn interest to the advance billing due date in February of the next succeeding year, and
   (ii) from the advance billing penalty date in February to March 31 inclusive to earn interest to June 30th following.

(b) That prepayment interest be calculated from the date of receipt of the prepayment to the end of the applicable prepayment period.

(c) That payments received–
   (i) from January 1 to the advance billing due date in February inclusive, and
   (ii) from April 1 to October 31 inclusive not be considered prepayments.

(d) That credit balances created by overpayment of taxes earn interest under the same terms and conditions as described in (a) and (b) above.

cont'd....

Clause 1 continued

(e) That tax prepayments always be designated and applied to a specific tax account.

(f) That any one prepayment be a minimum of $10.00 except for credit balances which remain on file as above-indicated.

(g) That the current rate of interest be increased from 7% to 9% in light of current interest rates. This interest rate is subject to review and changes are recommended to Council as necessary.

3. Tax Penalty By-law No. 4046

The enabling legislation and authority for this by-law is section 376 of the Vancouver Charter which reads as follows:

"The Council may by by-law provide for percentage additions, not exceeding ten per centum, to be made to real property taxes levied by a rating by-law and any other charges lawfully imposed and inserted in the tax roll if not paid by certain times in the year in which they are levied, and may fix the times and percentages accordingly. The amounts so added shall be deemed to be part of such real-property taxes for the year in which they are added."

A. Current System:

The penalty structure as indicated in and by the tax penalty by-law is applied to current unpaid taxes as follows:

If current taxes, or any portion thereof remain outstanding after the,

-2nd	business day in	July	the penalty rate is	1%	on the unpaid balance	;
-	"	August	"	2%	"	;
-	"	September	"	3%	"	;
-	"	October	"	5%	"	;
-	"	November	"	8%	"	.

Refer to Appendix for a graph of our current penalty structure. This by-law also provides that tax payments by instalments of less than $1.00 need not be accepted.

B. Proposed System:

The progressive penalty structure adopted by the City acts as an incentive for taxpayers to make payment before the next penalty due date to avoid an increase in the penalty rate. The proposed penalty structure will therefore remain progressive but the penalty rates have been adjusted to compete with current investment rates paid by financial institutions such as banks, trust companies and credit unions. In effect a taxpayer can now borrow from the City, by deferring payment of property taxes until a later date, and offset the effect of any penalty charge. The proposed front-end adjustment of our penalty rates will make this investment alternative less attractive and thus encourage earlier payment of property taxes. The following chart presents a comparative analysis of the current tax penalty structures of neighbouring municipalities and the proposed City structure.

cont'd....

Clause 1 continued

Comparative Analysis of Tax Penalty Structures

Municipality	Penalty Date	Stated Penalty Rate %	Effective Compounded Penalty Rate %	Effective Cumulative Penalty Rate %
a) Burnaby	July	1	1	1
	August	2	2.02	3.02
	September	3	3.09	6.11
	October	4	4.24	10.35
b) New Westminster	August	5	5	5
	October	5	5	10
c) Coquitlam	July	7	7	7
	August	3	3.21	10.21
d) Vancouver (proposed)*	February	4	4.00	2.00**
	July	4	4.08	6.08
	August	5	5.10	7.10
	September	6	6.12	8.12

*This penalty structure adheres to the limitation as set out in Section 376 of the Vancouver Charter wherein the percentage additions to the current tax roll cannot exceed 10 per centum.

**The advance tax billing amount will be approximately 50% of the actual final bill.

Refer to Appendix for a graph of the proposed penalty structure.

Recommendation:

The Tax Penalty By-law be amended as follows:

a) that the penalty rate on the unpaid balance of current taxes be,

-4% after the 2nd business day of July to the 2nd business day of Aug.incl.
-5% " August " Sept."
-6% " September.

b) that the minimum payment for tax payments made in instalments be $10.00.

4. Report Recommendation

I recommend that City Council approve the detailed recommendations contained in this report and that the Director of Legal Services be authorized to draft an Advance Property Tax Billing By-law and to amend the Tax prepayment and Tax Penalty By-laws, as required, for Council approval at the earliest possible date."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

(Appendix showing graph of the proposed penalty structure is attached for Council's information.)

CONSIDERATION

2. Study Costs: Recreation Services Division
Board of Parks and Recreation
By Social Planning Department

The Director of Social Planning and the Superintendent of Parks and Recreation report as follows:

"On July 19th, 1974, the Board of Parks and Recreation approved the following resolution of Council:

'That the Board support the 'Recreation Services Study' to be carried out by the Social Planning Department and Park Board staff, with consultants to be engaged as necessary, and the study to proceed.'

Prior to that, Vancouver City Council had approved the sum of $65,500, of which $14,500 was to be spent on an analysis of the Recreation Services Division of the Board of Parks and Recreation.

The pertinent Council resolution was passed on February 5th, 1974, and reads as follows:

'That the sum of $65,500 be placed on the 1974 Park Board budget for consultant services on accounting and managing systems and on recreation needs.

And that the Board of Administration report back to this Committee on methods of purchasing these services after consulting with a new Park Board Directors of Finance and Recreation, as and when appointed.'

The Social Planning Department has agreed to undertake the Study. It is already underway and a completion date set for November 30th, 1974. The sum of $14,500 has proved inadequate to provide the information and recommendations required, given the escalating demand for and cost of new recreation facilities, additions to existing facilities and their effective management and programming. Preliminary investigation and data collection already undertaken by Social Planning has revealed additional problem areas not previously considered by Parks Board staff or their consultants, Peat Marwick. As a result, the scope of the study has turned out to be more extensive than originally contemplated. Additional monies are required in the amount of $12,066 from the Department of Social Planning's approved 1974 RESER and POSER budget.

STUDY COSTS BREAKDOWN

(1) Consultant's Salary - Park Board Funds

Richard Wagner Salary level per month: $1,208.00 to be on Social Planning staff from September 1st to December 15th, 1974	$4,228 .00

(2) Architectural Consultants - Interior/Exterior Design

Existing facilities have design problems, particularly in the following areas:

(a) relationship between site, parking, public walkways and facility entrances;

(b) design of office and reception areas, particularly where rink and pool facilities exist or have been added;

(c) socialization areas and "comfort zones" referring to entrance ways, reception areas and lounges;

cont'd....

Clause 2 continued

(2) Architectural Consultants /Cont'd

(d) layout of facilities, particularly older facilities in relation to present, changing programme demands and building use.

Architectural consultants would analyse all recreation facilities and recommend on alterations and improvements including estimated costs of proposed changes in each community centre and recreation complex. These consultants will prepare sketches of the work to be done, but the fee of $10,000.00 does not include working drawings nor the supervision of work undertaken. Costs for actual building renovations or changes are undetermined at this time. Additional costs for working drawings for such renovations and changes are an anticipated result of the architectural consultants' analysis. A priority list of facilities has been provided by Park Board officials.

- $10,000.00

(3) Public Opinion Survey (POSER)

A Public Opinion Survey of users and non-users of recreation facilities in the City will be undertaken.

- $ 5,000.00

(4) Analysis of Recreation Departments - Other Cities (POSER)

Information regarding management, operation and programming carried out in numerous cities has been gathered via correspondence. It is proposed that Mrs. Mae Brown, Commissioner, Mr. Marshall Smith, Director of Recreation, and Mr. D. Purdy, Senior Social Planner and Study Co-ordinator, visit the following cities: Halifax, Toronto, Milwaukee, Minneapolis and Calgary - as each has one or more new or different kinds of operation which will provide useful information for analysis and recommendations for changes in the present delivery of recreation services in Vancouver. The time required for this analysis is 10 days.

- $ 3,000.00

(5) Special Consultants (POSER)

These recreation consultants will be employed to offer their expertise and criticism of the data analysis and recommendations to ensure that the proposals are both implementable and workable. A list of 5 of the best recreation consultants available in the lower Mainland has been developed for the above purposes. These funds represent honoraria for their services.

- $ 1,500.00

(6) Programme Matrix Analysis (RESER)

An analysis of all programmes carried out by Community Centres, Complexes and Recreation Projects is underway by Social Planning Research staff. The object is to determine:

(a) scope of recreation programming;

(b) the depth and overlapping with other organizations in particular, Vancouver School Board

Coding, key-punching and computer costs for this aspect of the study are estimated to be:

- $ 1,500.00

cont'd....

Clause 2 continued

(7) Printing Costs (RESER)

Costs will be incurred for printing:	- $ 500.00

SUMMARY

Total cost of the Study: (excluding Social Planning staff time)	$25,728.00
Park Board share	$14,500.00
Social Planning Department share	$11,228.00

The Director of Social Planning and the Superintendent of the Board of Parks and Recreation recommend as follows:

(1) that the $14,500 approved in principle by Vancouver City Council on February 5th, 1974 now be available to the Social Planning Department from the Board of Parks and Recreation budget to carry out the Study of the Recreation Services Division and applied to the following study areas:

(a) one Consultants salary ($4,228.00)

(b) Architectural Consultants - Interior/Exterior Design ($10,000.00) subject to agreements satisfactory to Director of Legal Services

(c) Printing costs contribution ($272.00)

(2) that $9,500 from the Department of Social Planning's POSER Fund be approved by Vancouver City Council for payment of:

(a) the Public Opinion Survey

(b) Analysis of Recreation Departments - Other Cities

(c) Special Consultants

Council approval is required for individual expenditures from the Department of Social Planning's POSER Account in excess of $5,000.00.

(3) that the Director of Social Planning be authorized to approve the expenditure of funds as outlined in the preceding recommendations, including the Park Board funds.

N.B. The additional costs of funding the Programme Matrix Analysis ($1,500.00) and Printing Costs ($228) totalling $1,728.00 from the Department of Social Planning's RESER Account does not require Council approval.

The scope of the study will not examine the following components of the recreation network:

45 supervised playgrounds
Co-ordination of playing fields
Management of Stadiums

These elements will be the subject of a separate analysis by the Social Planning Department at no extra cost."

The City Manager submits the recommendations of the Director of Social Planning and the Superintendent of the Board of Parks and Recreation for Council CONSIDERATION.

INFORMATION

3. Social Planning Department
Artists Gallery

The Director of Social Planning reports as follows:

"On March 18th, 1974, Council approved my recommendation that the balance of funds in Materials Account #704/23 remaining unexpended as of May 31st, 1974 (estimated to be $17,600.00) be carried forward to November 30th, 1974, to allow the operation of the Artists Gallery in its new format.

I advised at that time that I would make recommendations to Council in September 1974 regarding future auspices and finances for this program.

As a result of economies in the operation of the Gallery and revenue from the sale of works of art, funds are available to continue the Gallery to the end of December 1974, at present levels of expenditure.

However, an interim report is in order:

(a) A majority of artists given their start with the Gallery have been able to move on to commercial galleries and many have become self sufficient and successful.

(b) Agents from the Provincial Government's Art Bank have expressed an interest in part of the collection for their acquisition program.

(c) A number of galleries have been using the Gallery's library of slides of local artists as a resource to discover new talent.

(d) Several of the artists who were given their start with the program have been appointed to teaching positions with the Vancouver School of Art and other educational institutions.

(e) Staff were extensively involved in organizing activities during Celebration '74 on Granville Mall.

I will be reporting to Council before the end of this year regarding future financing for this program in relation to the Departmental Budget."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

4. Worker's Compensation Board
Requirements for Fire Department

The Fire Chief reports as follows:

"The Worker's Compensation Board recently completed an inspection of all City Fire Halls with the purpose of ensuring that all building facilities and personal protective equipment meet the minimum standards laid down by the Accident Prevention Regulations as enacted by Provincial Parliament.

A review of the Board requirements reveals that the following new equipment and building alterations will be required:

Self contained breathing apparatus:-

The practice of the Fire Department has been to maintain gauges on the face piece of the equipment. However, the recently revised Provincial Regulations require gauges to be installed on each air tank in addition to the one of the face piece. This will require the immediate purchase of the following equipment:

cont'd....

Clause 4 continued

66	New Gauges @ $17.50 each plus tax	$1212.75
22	New Gauges (no Regulators) @ $17.50 + tax	404.25
40	Valves @ $48.50 each plus tax	2037.00
10	M.S.A. Ultra-view Face pieces @ $60.50 (tax included)	605.00
4	Scotteramic Face pieces @ $51.85 (tax incl.)	207.40

First Aid Supplies & First Aid Kits:-

The recently revised First Aid Regulations require the addition of larger bandages A, F and H to all existing First Aid Kits as well as the installation of First Aid Kits on 7 vehicles not previously required to carry them.

This necessitates the following:-

96	Packets "A", "F", and "H" Dressings, etc.	218.88
7	First Aid Kits @ $11.00	77.00

Modifications to Firetruck Exhaust Systems:-

The exhaust system on 24 firetrucks was found to be discharging in the area of the pump panel, in contravention of the new regulations. Exhaust extensions will be installed to divert the exhaust discharge to a safe area.

Units Requiring change-over 24 @ $40.00 each 960.00
(No labour charge as work being done internally)

Modifications to Fire Halls:-

The inspection showed that many of the scaffold planks and supports held at each fire hall did not meet the minimum requirements of the Provincial Regulations and thus it is recommended that instead of equipping all fire halls with new scaffolding, in order to minimize the cost of complying with the Board order, one set of metal scaffolding and step ladders be purchased for use throughout all fire halls.

Additional costs will be incurred as a result of a Board order to improve and repair where necessary tower ladders and platforms within the fire halls, this includes the installation of additional platform handrails and intermediary rails.

This carpentry work can not be handled by the existing staff, thus additional labour costs are involved.

Selected common Fir lumber	135.00
Scaffold Planks 30 - 2 x 12 rough 12' @ $9.00	270.00
Metal scaffolding complete with 6" skids	1874.88
Step ladders 4 @ $58.75	235.00
Labour costs 90 hours @ $9.49 per hour	854.10

Fire Coats & Helmets - Upgrading:-

The inspection showed that the current coat and helmet replacement program, the costs of which have been included in the annual budgets, has not kept pace with the depreciation through general wear and tear and thus an order was issued for the immediate replacement of 70 turn-out coats and the renewal of reflective tape on many others.

cont'd....

Clause 4 continued

70 coats @ $45.00	3150.00
Reflective tape - 3 rolls @ $38.00	114.00
50 rolls @ $ 7.50	375.00
Reflective tape - 2 rolls @ $22.50	45.00
	$12775.26

The City Safety Officer accompanied the Compensation Board Inspectors throughout their inspection and concurs with the items listed and states that all items are consistant with the generally accepted standards and precautions taken to reduce the incidence of injury causing accidents to firefighters both in maintenance and training exercises and at firefighting activities.

These expenses were not anticipated in the preparation of the budget and it will be necessary to provide additional funds to meet these legal requirements. A review of the Fire Department budget has been made and through internal transfers of funds, the requirements for "First Aid Supplies and Kits", "Modifications to Firetruck Exhaust Systems" and "Modifications to Fire Halls" can be met without additional funds. Additional funds in the amount of $8,150.40 will be required, however, to meet all requirements of the Worker's Compensation Board.

The Comptroller of Accounts advises that, if approved, the necessary funds will be made available from Contingency Reserve.

The Fire Chief Recommends that the sum of $8,150.40 be made available from Contingency Reserve to cover the purchase of equipment and protective clothing required by the Worker's Compensation Board."

The City Manager RECOMMENDS the foregoing be approved.

5. Twice Annual Tax Billing:
Mailing of 1975 Advance Tax Bills

The Director of Finance reports as follows:

"In April, 1974 City Council approved a report from the Director of Finance which contained a recommendation that the City purchase outside mailing services for the preparatory processing and subsequent mailing of the 1974 property tax bills.

Our first experience with this type of service has been very satisfactory. The entire mailing operation, completed within one week, consisted of folding and inserting 95,000 property tax bills and information brochures into envelopes; and stamping, sealing and delivering these envelopes to the Post Office. In the past this operation has required eight clerical weeks of effort over a three week period. The result of which has been a loss of general office efficiency and a lessening of our ability to provide adequate customer service within the Property Tax Branch.

In December of this year, the 1975 advance property tax bills will be ready for mailing. Because this is the first mailing associated with the twice annual property tax billing system we plan to include an explanatory information brochure and also a self-addressed business reply postage-paid envelope to encourage payment by return mail. In consideration of the planned volume, approximately 380,000 items, and the need for expeditious processing of this mailing in order to avoid conflict with the Christmas rush, I propose that the City contract this operation to an outside firm. It is also important to consider that at this time in the tax year, early December, the Property Tax Branch will be preparing for the annual year-end closing and reporting of tax data. The required demand in clerical effort, if in-house mailing were considered, would seriously hamper these on-going tax operations.

cont'd....

Clause 5 continued

I therefore recommend—

That City Council approve the purchase of outside mailing services for the 1975 advance tax billing at an approximate cost of $3,000, these funds to be provided from Contingency Reserve, and that in the future this service be provided in the Departmental budget and be subject to review by the Budget Committee."

Your City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 214

PERSONNEL MATTERS

A-8

RECOMMENDATIONS

1. Personnel Regulation No. 95 - Gratuity Plan

The Director of Personnel Services reports as follows:

"The Personnel Services Department is presently completing a review of the Personnel Regulations in order to more accurately reflect the current procedures.

In thus doing, I have revised Regulation No. 95, "Gratuity Plan". A copy is attached. Other copies have been forwarded to the Unions involved."

The City Manager RECOMMENDS approval of the revised regulation.

2. Conference - Canadian Rehabilitation Council for the Disabled; Attendance: One Health Department Member

The Director of Personnel Services reports as follows:

"In November of 1973, the Canadian Rehabilitation Council for the Disabled called a Conference in Toronto. Mrs. L.N. Foster, Co-ordinator, Volunteers in Nursing and Boarding Homes, attended for British Columbia. She was one of six persons to be appointed to a National Steering Committee which has met in Toronto, Winnipeg and Vancouver to carry out the mandate of the National Conference.

Mrs. Foster was requested to prepare a position paper on the needs of the Disabled in the field of Social Services. The opportunity to present her paper, as the only representative from Western Canada, to the Hon. Marc Lalond arose abruptly on August 15 & 16, 1974.

This was of particular benefit to the Co-ordinator of Volunteers' program concerning the elderly and disabled. Mrs. Foster had an opportunity to voice directly to the Minister many unmet needs apparent in the community.

The Medical Health Officer requests retroactive approval for Leave of Absence with Pay for August 14, 15 & 16, 1974 (Aug. 14 - travelling time to Ottawa) for Mrs. Foster's attendance at this meeting. All expenses were paid by the Federal Government.

This request is not covered by approved Personnel Regulations. I recommend retroactive approval of this leave of absence with pay."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

3. Proposed New Position of Claims Supervisor

The Director of Legal Services reports as follows:

"The handling of claims brought against the City has been a function of the Law Department and has generally been assigned to the junior solicitor in the Department. The work was not full time and therefore he was still able to perform his other duties of a more 'legal' character. One of the disadvantages was that as personnel changed, so changed the person doing the work.

Within the last two years the claims have doubled in volume. In addition, the recent insurance report, which was adopted by Council, now has the City self-insuring for the first $25,000.00 deductible. The insurance is directed more to the calamity than to the ordinary routine claims. Furthermore it is highly likely that the Law

Cont'd . . .

Clause #3 continued:

Reform Commission's recommendation that many existing defences available to municipalities should be eliminated will be adopted in some form or another.

The claims work now occupies a very substantial amount of the solicitor's time and eventually will be full time, and I do not feel that this is a sensible deployment of the efforts of a highly-trained legal specialist.

I believe that the volume and character of this function now justifies hiring a professionally-trained claims person who could take over the task from the solicitor, thus freeing him for work more in line with his training. I suggest, therefore, that an existing Solicitor I position be dropped and a Claims Supervisor position substituted. As the complement of the Department would remain the same, I see no apace or secretarial assistance problems.

I THEREFORE RECOMMEND:

A. that one existing Solicitor I position be dropped;

B. that a new position of Claims Supervisor be established;

C. that the Director of Personnel Services prepare a class specification and establish a pay scale subject to the approval of the City Manager."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved by Council.

FOR COUNCIL ACTION SEE PAGE(S) 280

PROPERTY MATTERS

RECOMMENDATIONS:

1. LEASE RENEWAL -
10' Widening Strips adjacent to
Lots 1 & 2, Sub. 1, Block 6, D.L. 526
Situated S/E Corner 41st & Granville Street

The Supervisor of Property & Insurance reports as follows:-

"Two widening strips formerly the Northerly 10' of Lot 1 and the Westerly 10' of Lots 1 & 2, Sub. 1, Block 6, D.L. 526, situated at the Southeast corner of 41st Avenue and Granville Street, were dedicated to the City of Vancouver by Home Oil Distributors Ltd. for future widening of 41st Avenue and Granville Street. These strips were leased back to Home Oil Distributors Ltd. for a 10 year term expiring on August 31, 1974 subject to six month's notice of cancellation if required for Civic purposes.

In response to a request from the lessees, the City Engineer has advised that he approves a 5 year extension subject to all the other conditions as contained in the present lease. The term has been reduced to five years as the physical widening of the street may be within that period.

RECOMMENDED that those portions of the South side of 41st Avenue and the East side of Granville Street formerly the North 10' of Lot 1 and the West 10' of Lots 1 & 2, Sub. 1, Block 6, D.L. 526 be leased to Home Oil Distributors Ltd. for a five year term commencing on September 1, 1974 subject to the same terms and conditions as contained in the present agreement, at the nominal sum of $10.00 for the term."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. ACQUISITION FOR PARK SITE #7
1140 Comox Street
W.½ of Lot 5, Block 23, D.L. 185

The Supervisor of Property and Insurance reports as follows:-

"The West Half of Lot 5, Block 23, District Lot 185, known as 1140 Comox Street, has been offered for sale to the City by the owner. This property forms part of Park Site #7, which is listed under Table II of Park Site Purchases Program 1971-1975, confirmed by City Council on December 15, 1970.

These premises comprise a 2½-storey frame dwelling with a main floor area of 1,120 square feet ±, erected in 1905 on a lot 33' x 131', zoned RM-4A. The dwelling contains 11 rooms, (divided into 9 rental units), 7 plumbing fixtures, has a patent shingle roof, wood siding exterior, concrete foundation, full basement, and is heated by an automatic oil-fired furnace. This dwelling is in fair condition. The units are being rented on a month-to-month basis and the rental of this property will continue until the land is required for park purposes.

Following negotiations with the representative of the owner, he has agreed to sell for the sum of $60,000.00 with the date of sale being August 31, 1974, and subject to the owner retaining rent-free possession until September 30, 1974. This price is considered to be fair and equitable. The Superintendent of Parks and Public Recreation concurs in the purchase of this property.

RECOMMENDED:

That the Supervisor of Property and Insurance be authorized to acquire the property known as 1140 Comox Street for the sum of $60,000.00 on the foregoing basis, chargeable to Code #4189/- Park Board Clearing Account."

Cont'd.....

Clause 2 (Cont'd)

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. ACQUISITION FOR REPLOTTING AND FUTURE BOUNDARY ROAD WIDENING
Lot 6, Blocks 104 to 106
District Lots 36 and 51.
4561 Boundary Road

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lot 6, Blocks 104 to 106, District Lots 36 and 51), which is one of seven remaining privately-owned properties facing Boundary Road between 29th Avenue and Moscrop Street, has been offered for sale to the City. At some future date, the East 34 feet of this property will be required for the widening of Boundary Road, with the balance of the property to be included in a new subdivision of this block.

These premises comprise a one and three-quarters storey frame dwelling, with full basement, and having a main floor area of 610 square feet, erected in 1910 on a lot 33' x 122', zoned R.S.1. The dwelling contains 3 rooms on the main floor plus 2 rooms upstairs, 5 plumbing fixtures, has a patent shingle roof, asbestos shake exterior, a concrete foundation, and is heated by an automatic gas-fired furnace. This dwelling has not been maintained and is in poor condition.

Following negotiations with the owner's representative, he has agreed to sell for the sum of $33,000.00 as of September 30, 1974, subject to the owner retaining rent-free possession to November 15, 1974. This price is considered to be fair and equitable. It is proposed to demolish the dwelling when vacant because of its poor condition.

RECOMMENDED
THAT the Supervisor of Property and Insurance be authorized to acquire the property known as 4561 Boundary Road for the sum of $33,000.00 on the foregoing basis, chargeable to Code #4912/458."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. ASSIGNMENT OF LEASE -
Spur Track Agreement, Crossing Kent Avenue South to serve Lot B, Block 13, D.L. 322, situated southwest corner of Main Street and Kent Avenue South

The Supervisor of Property and Insurance reports as follows:-

"On December 12, 1968, the City of Vancouver entered into an agreement with Evans Products Company Ltd., permitting the construction of a C.P.R. spur track across Kent Avenue South to serve Lot B, Block 13, D.L. 322, at the south-west corner of Main Street and Kent Avenue South.

Lot B, Block 13, D.L. 322 has been sold to Block Brothers Contractors Ltd. as of May 31, 1974, and their solicitors have requested consent to an assignment of the subject agreement in accordance with the terms as contained therein.

Cont'd.....

Clause 4 (Cont'd)

RECOMMENDED That
the City consent to the assignment of the agreement dated December 12, 1968, in the name of Evans Products Company Limited to Block Brothers Contractors Ltd., subject to the forms of assignment being satisfactory to the Supervisor of Property and Insurance and the Director of Legal Services."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

5. PARKING RATE INCREASE FOR CITY-OWNED PARKING SITE, Lots 24-32 inclusive, Block 35, D.L. 541 Situated on the northeast corner of Dunsmuir and Richards Streets, also Lots 12-16 inclusive, Block 55, D.L. 541, Situated East side Richards Street between Robson and Georgia Streets

The Supervisor of Property and Insurance and the City Engineer report as follows:-

"A. The City-owned parking site, Lots 24-32 inclusive, Block 35, D.L. 541, situated on the northeast corner of Dunsmuir and Richards Streets, was purchased out of the parking meter fund and developed by the City. Since purchase, it has been advertised by tender. The present lessee, Metro Parking Ltd., was awarded the management contract for a five year term, April 1st, 1971 - March 31st, 1976, at a flat rate of $3,500.00 per month, or 75% of the gross receipts per month, whichever is the greater.

B. City-owned parking site, Lots 12-16 inclusive, Block 55, D.L. 541, situated east side Richards Street between Robson and Georgia Streets was acquired in 1950 as part of the million dollar parking by-law. The site was put to tender at that time, developed and operated by Gillette Brothers, in conjunction with their privately-owned adjoining lots. The current lease is for a five year term commencing on January 19th, 1971 at a rental of $1,300.00 per month or 70% of 1/2 of the total gross parking revenue derived from the operation of the combined private and City site. Lease was recently assigned to Imperial Parking Ltd.

Both lots are operated at rates set down in accordance with the former Vancouver Parking Commission at that time, namely, 15¢ for the first hour, 20¢ for the second, 25¢ per hour thereafter, maximum daily charge $1.60. Evening parking rate and monthly contract parking rate to be left to the discretion of the operator.

By Resolution of Council dated April 23rd, 1974, five City-owned lots managed by theDowntown Parking Corporation and operating under the same terms as the above sites, were increased to 15¢ and 20¢ per 1/2 hour and varying maximum rates from $1.50 to $3.00 depending upon location. Both Metro Parking Ltd. and Imperial Parking Ltd. have indicated that rising costs due to inflation resulted in parking revenues barely meeting their rental obligations.

Cont'd.....

Clause 5 (Cont'd)

We, therefore, request that the rate structure set out in their original agreements be changed from the former Vancouver Parking Commission rates to the present rate structure charged by the Downtown Parking Corporation on Richards and Georgia Streets, that is 15¢ per 1/2 hour and a $2.00 maximum.

The Supervisor of Property and Insurance and the City Engineer have reviewed the lessees' requests and are of the opinion that they have a valid reason in view of recent developments, and

RECOMMENDED that the rate increase as shown above be approved."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 280

B-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Point Grey Road Property Acquisition Program

The Director of Planning reports as follows:

"On July 31, 1973 City Council resolved that the present policy of reporting all applications for development permits on the north side of Point Grey Road be continued.

A development permit application (#66377) dated April 8, 1974 has been received to add to a single-family dwelling at 3513 Point Grey Road; this is an outright use in the R5-2 zone.

On June 11, 1974 City Council instructed the Director of Planning to report back on alternative development schemes for this area. If any of the schemes introduced in this area involve property acquisition, approval of this development will make property acquisition more expensive at a later date.

On June 11, 1974 City Council also resolved that a development permit at 3019 Point Grey Road not be issued for a conditional use unless the northerly five feet of property was dedicated to the City for $1.00; this insured future public access to the beach.

The Kitsilano Planning Committee has reviewed this proposal and recommend it be approved, however, the owner be requested to dedicate to the City the northerly five feet of property."

The Director of Planning RECOMMENDS that the recommendation of the Kitsilano Planning Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 280

B-5

Department Report, September 20, 1974 . . . . . (CLAIMS - 1)

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Re P.C. #540 Blythe, T.E.: Legal Expenses

The Director of Legal Services reports as follows:

"The following resolution of the Police Commission has been received from the Secretary to the Commission:

'THAT the account of Mulligan, Hogan & Co. in the amount of $350. for professional services rendered by Mr. J. W. Hogan in connection with the defence of P.C. 540 Blythe, T.E., on a charge of Common Assault be submitted to City Council with a recommendation for payment under the terms of Section 472 of the Vancouver Charter.'

The circumstances surrounding this matter have been reported as follows:

'On April 8, 1973, two informations were laid alleging common assault by PC 540 Blythe as a result of an information affirmed by Martha Geisbrecht, (1) 04941 common assault, and, (2) 04940 assault causing bodily harm.

This incident arose out of the arrest of Martha Geisbrecht and the charging of this person with:

Count 1 - theft under $50.00
Count 2 - possession of stolen property under $50.00
Count 3 - assault of Police Constable #540 Blythe.

The Supreme Court Registry advises that on February 25, 1974, Martha Geisbrecht was tried by Judge and Jury. The Jury returned with guilty counts on Count 1 and Count 3. Judge Shultz sentenced Martha Geisbrecht on Count 1 to pay a fine of $200.00 or 2 months, and on Count 3 to suspend sentence and be placed on probation for 3 years.

On March 1, 1974, Assistant City Prosecutor Mr. Kerry Smith, discussed this case with City Prosecutor, Mr. A.S. McMorran, and a stay of proceedings was entered on each count against Police Constable #540 Blythe.'

The account, when compared with similar previous occurrences, does not appear out of line. If taxed, I doubt that the Taxing Officer would reduce it.

The above recommendation is therefore submitted for Council's CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 281

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Traffic Signal Modifications:
Hastings and Cassiar Streets

At the City Council meeting on March 12, 1974, a portion of clause five of the Official Traffic Commission report dated February 28, 1974, which dealt with proposed signal modification at the intersection of Hastings and Cassiar Streets as part of the 1974 Signal Program was deferred for further explanation by the City Engineer.

The City Engineer reports as follows:

"The intersection of Hastings and Cassiar Streets does not have the capacity to handle the freeway link traffic volumes (between the Freeway and the Second Narrows Bridge) along with the normal arterial street volumes. The congested situation along Cassiar Street was for some time considered a temporary condition which would be relieved when the Provincial Government undertook to construct either the freeway link or grade separation at the intersection of Hastings and Cassiar Streets.

During the past ten years we made repeated examinations of the traffic volumes and flows at Hastings and Cassiar Streets to determine the merits of providing separate signal control for the left turn movements. Each examination concluded that this form of traffic signal control during peak travel periods could add to both the overall vehicle delay along Cassiar Street and the congestion at the intersection of Hastings and Cassiar Streets; the reason for this is simply that during the period when each motorist receives a green indication specifically for left turns, three "through" motorists are being delayed.

This viewpoint is still valid, but it must now be tempered with the knowledge that conditions along Cassiar Street are no longer temporary. Now that we have been advised that the Provincial Government has no plans to construct either the freeway link or grade separation, we have reviewed the intersection control arrangement with a view to optimizing the signal equipment.

The proposed signal modifications should not be considered as a cure for conditions at this intersection. These changes will merely alter the relative delay between "left turning" and "through" motorists. Whereas the left turns now take place during the clearance or amber interval, and as a result are delayed, separate signal indications will permit more left turns (at the expense of delaying through motorists).

With the traffic control equipment now available, we can have the flexibility of satisfying the left turn demand for the most part of the day, with a different lesser allocation of time for the separate left turn movement during peak periods. This then means that the signal equipment will provide efficiently for all traffic movements, say for 20 hours each day, but during the peak a.m. and p.m. periods may have to function in a similar manner to the existing signal equipment. This flexibility permits us to have a situation which is equal to or better than the existing with respect to length of vehicle line-ups on the approach to Cassiar and Hastings Streets during heavy traffic flow.

By satisfying a greater portion of the left turn demand, there will be a reduction in the present practice of left turning motorists using residential streets to by-pass the intersection of Hastings and Cassiar Streets. An equally important benefit is that separate left turn signal control will reduce the unfavourable trend of accidents at this intersection involving left turning motorists. In 1973 alone, this intersection had 58 reported accidents of which 23 involved left turning vehicles and therefore, correctable by this form of signal modification. The property damage in these 23 accidents totalled $19,560.

It should also be noted that the traffic volume pressure felt along Cassiar Street might be lessened if a suitable means of metering the traffic volume onto Cassiar Street from the freeway could be found. Accordingly, we propose to examine this closely to see if this concept can be applied to this portion of Cassiar Street.

It is therefore RECOMMENDED that this matter of signal modifications deferred on March 12 be approved for installation as part of the 1974 Signal Program."

INFORMATION

2. Traffic Arrangements During Construction of the Provincial Government Complex (Blocks 51, 61 and 71)

The City Engineer reports as follows:

"Construction of the Provincial Government complex on Blocks 51, 61 and 71, including a truck tunnel under Howe Street, is scheduled to commence about October, 1974. The work will be carried out in several phases, and will involve significant disruption of normal traffic flows in the area. Construction arrangements have been worked out jointly between Concordia Management and the Engineering Department to minimize public inconvenience while permitting construction activity. This report outlines these traffic arrangements and provides approximate time schedules for the various phases.

Howe Street

With respect to the normal Howe Street alignment, generally the contractor will occupy the westerly sidewalk and curb lane with the exception of a bus stop which will be located north of Nelson Street. At the bus stop the hoarding will be located 8 feet behind the curb for a distance of 145 feet.

Occupation of the curb lane on Howe from Smithe Street to the Courthouse will be from early 1975 to late 1976. Occupation of the curb lane from Nelson to Smithe will be from early 1975 until late 1977. It will not be possible to make any provision to offset the loss of one traffic lane on Howe Street.

Hornby Street

Generally the contractor will occupy the easterly sidewalk and curb lane except for a bus stop just north of Nelson Street and a bus stop just south of Robson Street. At these bus stops the hoarding will be relocated 8 feet behind the curb for a distance of 110 feet at each location.

Occupation of the curb lane between Smithe and Robson will commence near the end of 1974, and between Robson and the Courthouse, around the middle of 1975. Use of the sidewalk and curb lane at these two locations will be returned to the public late in 1976. The contractor will occupy the curb lane between Nelson and Smithe from early 1975 to late 1977. The loss of the curb lane on the east side of Hornby Street will not reduce traffic capacity, since the present metered parking on the west side of Hornby will be denied during rush hours.

Nelson Street

The contractor will occupy the northerly sidewalk and curb lane (10 feet) between Howe and Hornby Streets from early 1975 until late 1977. There will not be any loss of traffic capacity, since the contractor will occupy the present parking lane.

Smithe Street

During various stages of construction, pedestrian and vehicular facilities on Smithe Street will be relocated to facilitate different phases of the work. However, a minimum of four traffic lanes (each lane to be 10 feet wide) and one pedestrian sidewalk will be maintained at all times.

Robson Street

On June 5, 1974, City Council approved the closure of Robson Street to all traffic from Hornby to Howe in February, 1975, to facilitate construction of the Provincial Government complex. This closure is now scheduled to take place in May of 1975, and will be permanent for automobile traffic. We see no way of preventing the congestion that will result from this closure.

During the construction closure, pedestrians on Robson Street will be diverted via a pedestrian walkway immediately south of the existing Courthouse. This pedestrian diversion will be required until a pedestrian sidewalk can be again provided on Robson Street, estimated to be around early 1976.

Bus operation should return to Robson Street around the middle of 1976.

On-street construction arrangements will be in accordance with the City of Vancouver Traffic Control Manual For Work On City Streets.

The City Engineer submits the above report to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 291

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

September 5, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, September 5, 1974, in #1 Committee Room, third floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Alderman Gibson

ABSENT: Commissioner DuMoulin

CLERK: M. Cross

The Minutes of the Meeting of August 29, 1974, were adopted.

RECOMMENDATION

1. Progress Report - North Arm of the Fraser River

Mr. Ross Macdonald of the Planning Department advised that the report of the Director of Planning dated August 22, 1974, is a progress report on the work carried out to date on a comprehensive study of the North Arm of the Fraser River. He stated that the interim policy guidelines in the report expanded on the policy for public access to the Fraser River adopted by Council on December 11, 1973.

The Committee

RECOMMENDED

THAT Council adopt the following interim policy guidelines for the development of the Fraser River shoreline:

(a) in future, development and/or redevelopment on the shoreline should be confined to water users or for recreation only.

(b) recreational amenities such as walkways, lookouts, setbacks and landscaping, etc., should be requested of existing industries, where possible, and encouraged.

(c) strategic land acquisition should be considered as opportunities arise: e.g. the City might purchase an existing industrial site and develop a compatible industrial/recreational use or try to encourage non-water users to relocate on available City-owned land in the south-east section of Marine Drive.

(d) for the immediate future, street end parks, walkways, viewpoints, cycle-paths, etc., should be developed in a few selected locations.

(e) the study area will include all lands south of Marine Drive.

cont'd ...

Clause No.1 continued

FURTHER THAT the Director of Planning be instructed to report back to the Committee with respect to amending the Zoning and Development Bylaw to provide for

(a) public access along the waterfront

(b) setbacks along the shoreline

(c) compatible landscaping to the satisfaction of the Director of Planning adjacent or nearby City-owned property

(d) view protection from existing streets when land consolidation by industries occurs.

2. Columbia Containers

At its meeting of August 15, 1974, the Committee resolved:

"THAT the Director of Planning report to the next meeting of the Committee on why Columbia Containers' facility has not yet been painted."

The Chairman stated that Columbia Containers had appeared before the Environment Committee and Council and had agreed to paint the facility. Council requested that the colour be to the satisfaction of the Urban Design Panel, who have since recommended a light grey colour. The Committee felt that the two community groups which appeared before Council should be informed that the Urban Design Panel has recommended light grey and that the Director of Permits and Licenses will be requesting Columbia Containers to comply with the condition of their development permit requiring them to paint the facility.

On August 15, 1974, the Committee also resolved:

"THAT the Director of Planning report to the next meeting of the Committee on whether there are features in the existing City Zoning Bylaw to provide for environmental considerations."

The Chairman noted that whenever the Committee considers the development permit application for a development in the waterfront areas they have to question why no landscaping has been provided. It was the opinion of the Committee that landscaping should be an automatic condition of any development along the Fraser River or on the Burrard Inlet waterfront.

Mr. Gray advised that with respect to outright uses there is no provision in the Bylaw to require landscaping. On conditional use developments landscaping could be required as one of the conditions of the development permit application.

RECOMMENDED

THAT the Director of Planning be instructed to

(a) require the provision of landscaping treatment as a condition of development permit applications for all conditional use developments along the Fraser River and the Burrard Inlet waterfronts.

(b) bring forward an amendment to the Zoning and Development Bylaw to require outright use developments along the Fraser River and Burrard Inlet waterfronts to enhance general amenity and public interest by providing landscaping, suitable planting and treatment of buildings.

The meeting adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 284

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
SOCIAL SERVICES

September 5, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 5, 1974, at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Hardwick (Civic Business)

CLERK: H. Dickson

INFORMATION:

1. Vancouver Women's Health Collective - Zoning Problem

The Committee had before if for consideration the attached letter dated August 26, 1974, and brief, which outlines the Vancouver Women's Health Collective's problem in that their house at 4197 John Street does not conform to existing by-laws. City Zoning Planner, H.W. Gray, appeared before the Committee and stated the Technical Planning Board has rejected the Collective's application for a development permit to remain there because an adjacent neighbour expressed opposition. He added the Collective has appealed this rejection to the Board of Variance.

Claudia MacDonald, spokesman for the Collective, told the Committee the Collective now has a letter of support from the neighbour who previously objected to the Collective's use of the building.

Following discussion, it was,

RESOLVED,

THAT the Vancouver Women's Health Collective be asked to withdraw their appeal to the Board of Variance, make a new application to the Technical Planning Board for a development permit for one year, subject to renewal, and that the Committee ask the Technical Planning Board to look favourably on the Collective's application for a one year permit to use the premises at 4197 John Street.

2. Royal Rooms - 237 Main Street - Lease Increase

Owner, Dong Sai Hong, has increased his lease to rooming-house operator, Kwok Tong Quan, from $575 a month to $990 a month. At its meeting on August 29, 1974, the Committee heard from both parties and resolved to defer the matter until a list of rental rates was submitted by Mr. Quan.

The Committee had before it for consideration a list of rental rates and letter from Miss Nora Lowe, Mr. Quan's representative. Also before the Committee was a letter from Mr. D. Chong on behalf of Mr. Dong Sai Hong.

During discussion the Committee noted the Interim Rent Stabilization Act does not apply to this type of commercial arrangement between the building owner and the building operator. The Committee told the operators it has no power to deal with this problem. It was noted that the 54 rooms are rented primarily to elderly welfare recipients and pensioners.

Following discussion, it was

RESOLVED,

THAT the Committee write to the B. C. Rentalsman and the

Cont'd . . .

Attorney General and ask that they examine this problem and determine a suitable length of lease period, and increase of lease, and whether there are funds available for a subsidy, and report their decision to the Social Services Committee as soon as possible.

3. Vancouver Indian Centre Society

Council in April approved a grant of $16,500 toward the Society's request for $29,379. Subsequently, the Society requested an additional grant of $12,879 and Council on June 11, 1974, referred this matter to the Social Services Committee.

The Chairman advised the Committee a meeting was held this morning and it was agreed additional information is required before the Committee can consider this additional grant. He advised that the item, therefore, is deferred to the Social Services Committee meeting of September 12, 1974.

INFORMATION AND RECOMMENDATION

4. Residents of 400 Block East 15th Avenue - Eviction Notice

Residents of five houses in the above block have been given notice to vacate by September 30, 1974, to permit an extension to Mount St. Joseph Hospital.

Mr. Norm Barth, Director of Hospital Planning for G.V.R.D. told the Committee Mount St. Joseph Hospital has been given approval by B. C. Hospital Insurance Services to proceed immediately with its construction-management extension program, and that the property is required October 1, 1974.

He said construction would start a week to ten days after the residents of the five homes have vacated, and that the hospital is currently interviewing candidates for the position of construction manager.

A representative of Canada Trust, which rents out the houses, stated residents were given as much notice as possible and that notice to vacate by September 30, 1974, was given August 7, 1974. He stated his company is attempting to find new accommodation for the residents.

Following discussion, it was

RESOLVED,

THAT consideration of this item be deferred to the next meeting, Thursday, September 12, 1974, and in the interim Mr. Barth provide the Committee with confirming evidence of the date of the beginning of construction and that the Supervisor of Property and Insurance advise the Committee on what assistance, financial or otherwise, the City may provide in relocating the residents.

And it was

RECOMMENDED,

THAT the City take the five houses in the 400 Block East 1st Avenue which are to be demolished for an expansion to Mt. St. Joseph Hospital off the Tax Roll at the end of 1974.

The meeting adjourned at approximately 2:30 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 284

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

September 5, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, September 5, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Massey
Alderman Bowers
Alderman Pendakur

CLERK: G. Barden

RECOMMENDATION

1. Downtown Vancouver Study

On August 27, 1974, City Council referred a section from the current draft of the Downtown Study entitled "Procedure for Control of Development" to the Standing Committee of Council on Civic Development for consideration and report prior to distribution for public discussion and consideration.

This draft section describes a number of alternative ways of changing the present process of control and development including the development of a Hearing Board to assume in part the functions of the Technical Planning Board and a Working Committee to expand the Development Permit Sub-Committee.

The Downtown Study Team presented a summary of the current draft on Section 2 "Procedures for Control of Development" dated September 4, 1974. (Copy circulated)

The Committee discussed the five steps proposed to provide an efficient economic procedure for control of development in the Downtown. These steps are described in detail in the summary noted above.

The Committee centred their discussion on the proposed "Working Committee" and "Urban Development Board" and made the following amendments:

(i) the Working Committee would consist of staff officials chaired by the Director of Planning or his nominee.

(ii) the Urban Development Board would consist of five members appointed by the City Council for three-year terms overlapping.

After further discussion, it was

RECOMMENDED

(a) THAT the section of the Downtown Study entitled "Procedure for Control of Development" as outlined in the summary be approved, as amended above, for circulation to the City Manager, other City Departments and interested public groups for reaction and comments to the Director of Planning.

Cont'd . . .

Clause #1 continued:

(b) THAT the Director of Planning report back to the Committee in 30 days on the comments received.

2. Heritage Designation - List of Buildings

The Committee had for consideration a report of the Vancouver Heritage Advisory Board dated September 3, 1974, with attached list of 24 buildings the Board was requesting Council to designate as heritage structures.

A memorandum from the City Manager dated September 5, 1974, was distributed at the meeting advising that the No.2 Firehall building at 270 East Cordova, included in the above list, is being sold. Funds from the sale would be used as part of the cost of construction of a new No.2 Firehall at Main and Powell Streets.

Discussion took place on heritage preservation of entire buildings or facades only and whether grounds, interiors, certain floors, etc. would be included. The Committee agreed that advertisements for the Public Meeting should advise that exteriors only would be designated for heritage preservation except where specifically noted in the list of buildings.

Following discussion, it was

RECOMMENDED

THAT the list of 24 buildings be referred to a Public Meeting prior to Council designating them as heritage structures.

The meeting adjourned at approximately 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 218

V

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

September 11, 1974

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall on Wednesday, September 11, 1974 at approximately 10:00 a.m.

PRESENT:	Alderman Marzari (Chairman) Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation Mr. R. G. Jackson for Director of Legal Services Trustee H. Boyce, Vancouver School Board Supt. D. W. McRae, Traffic Division, Vancouver Police Department
ALSO PRESENT:	Mr. W. Curtis, City Engineer Mr. J. McLewin, Traffic Operations Engineer
ABSENT:	Alderman Pendakur City Manager
CLERK:	G. Barden

Adoption of Minutes

The Minutes of the meeting held July 24, 1974 were adopted.

RECOMMENDATIONS

1. Knight Road Area and Traffic Light at 47th and Knight

On June 25, 1974 City Council in response to a delegation of the Knight Road Area Council referred the following items to the Official Traffic Commission for further consideration:

"1. Stringently enforced speed controls (on Knight Street)

2. Pushbutton controlled traffic lights on marked crosswalks (at 29th, 37th, 47th and 62nd Avenues)

3. A well regulated traffic flow

4. Enforced truck restrictions

5. The Assistant City Engineer, Traffic and Transportation, consider what traffic safety measures can be implemented when the park is completed in the Knight Road Bridge area on the south side of Marine Drive."

The City Engineer submitted a report dated September 3, 1974 entitled 'Request for Further Traffic Controls on Knight Street South of King Edward Avenue', and recommended the following:

"1. The Provincial Government be requested to reduce the bridge speed limit to 40 m.p.h.

Cont'd . . .

Clause #1 continued:

2. Installation of a pedestrian signal at 61st and Knight to be submitted to Council with the 1975 signal program

3. Other pedestrian signals requested on Knight not be approved at this time, pending a City wide review of similar situations."

Mr. Fred Miller, Chairman of the Knight Street Committee, urged that the Commission approve installation of a pedestrian signal at 37th and Knight. Mr. Dobell advised that the Engineering Department is presently investigating installation of additional signals on Knight Street in the second phase of their pedestrian signal study and this should be submitted to the Commission early in 1975. The installation of additional signals will have to be delayed as there is no equipment available at the present time. Mr. Dobell stated that overhead school signs are authorized for installation at 37th Avenue and felt no further treatment is required at present, although an illuminated sign with flasher could be installed if the Commission wished.

The Commission discussed the crossing problem at 37th and Knight and felt the situation was aggravated by a steep incline which presented a sight problem at this intersection.

With regard to the delegation's request for enforced truck restrictions Mr. Dobell advised that the matter has been under review in conjunction with a comprehensive investigation of the City's total truck system and a report will be presented directly to Council on October 1, 1974. Copies will be forwarded to all interested parties prior to the meeting.

The Police Department advised that they have been maintaining a high level of enforcement of speed controls on Knight Street including radar since the opening of the Knight Street bridge earlier this year. The Commission urged the Police Department to continue this surveillance until the report on Knight Street is completed. Supt. McRae assured the Commission that this surveillance would be continued.

Following further discussion it was

RECOMMENDED

1. The Provincial Government be requested to reduce the bridge speed limit to 40 m.p.h.

2. Installation of a pedestrian signal at 61st and Knight to be submitted to Council with the 1975 signal program

3. Other pedestrian signals requested on Knight not be approved at this time, pending a City wide review of similar situations.

4. THAT an overhead flasher be installed at 37th and Knight and the City Engineer review and report as to its effectiveness within a few months of installation, and funds up to $1,500 be approved from Contingency Reserve for this installation.

2. Tisdall Street/45th Avenue - Oakridge Traffic

The City Engineer in a report dated September 5, 1974 advised that on July 24, 1974 the Official Traffic Commission considered a City Engineer's report dated May 24, 1974 on traffic conditions at Tisdall Street and 45th Avenue and approved the report in principle.

Cont'd . . .

Clause #2 continued:

The Commission requested the City Engineer to examine off-street routing patterns and survey the residents in the area for their reaction to the proposed closure of 45th Avenue crossings. A questionnaire was sent out to the residents on August 23, 1974; however, to ensure an adequate response particularly from people who might have been on holidays, results of the questionnaire will not be available until mid-September.

The City Engineer advised that the matter will be reported on at the next meeting of the Official Traffic Commission.

RECOMMENDED

THAT the report of the City Engineer dated September 3, 1974 be received for information.

3. Pedestrian Signals

The City Engineer submitted an 'Information Report on Pedestrian Signal Installations' dated August 29, 1974. The report states in part as follows:

"In June of this year City Council approved an Official Traffic Commission recommendation for the installation of 16 pedestrian signals. These 16 locations coupled with the three approved earlier as part of the 1974 signal program, bring to 19 the number of pedestrian signals approved in 1974, but still waiting for installation.

At the present time, there is sufficient equipment on hand to equip five intersections with pedestrian signal control, with the remainder scheduled for installation upon delivery of the ordered equipment.

The expected delivery date for the signal equipment on order will be delayed up to six months as the signal manufacturing companies are behind schedule due to labour strikes, work stoppages and other unforseen delays.

Accordingly, we plan to have two locations equipped with pedestrian signal control for school opening this September, namely, 12th Avenue at Lakewood Street and Hastings at Skeena Street. Three other locations, 2nd Avenue at Columbia Street, Main Street at 28th Avenue and Cambie Street at 18th Avenue, will receive pedestrian signal control in September/October this year. Our work forces will proceed with preliminary installation work at the remaining 14 intersections so that the pedestrian signals will be installed and operating as soon as practical after delivery of equipment, now expected in early 1975."

Mr. Dobell noted that as a result of further delays in delivery of equipment, the two signals planned for school opening will now not be installed until early October.

Following discussion it was

RECOMMENDED

THAT the City Engineer's report dated August 29, 1974 be received for information.

4. Pofi Bar - Charles Street and Commercial Drive

The City Engineer in a letter dated September 5, 1974 reported on the 'Need for Reserved Resident Parking in the 1700 Block Charles Street'. A petition was received in February, 1974 requesting a Resident-Parking-Only zone in the 1700 Block Charles Street. The City Engineer reported that parking densities were quite high; however,

Clause #4 continued:

space was usually available on both sides of the street. Also, at least 50% of the vehicles parked on any evening belonged to residents of the block. The City Engineer reported further that there is lane access to both sides of Charles Street and most residences have space available off these lanes. During observations these off-street spaces were never more than 50% occupied. The petitioners were advised that Resident-Parking-Only zones would not be established and if on occasion the parking densities did reach 100%, they should make use of the available off-street space. The City Engineer in response to this most recent request made further observations in this block and found conditions are virtually unchanged and therefore would still recommend that Resident-Parking-Only zones not be established in this block.

After discussion it was

RECOMMENDED

(i) THAT the City Engineer's recommendation contained in his report dated September 5, 1974 that Resident-Parking-Only zones not be established in the 1700 Block Charles Street be approved.

(ii) THAT the matter be again reviewed next May and local residents be advised of this fact.

5. Bus Route - No. 21 Kerr Bus

A delegation of the Killarney Citizens for Action Committee submitted a complaint on the No. 21 Kerr bus using 45th Avenue instead of the original bus route on Kerr Street. They advised the situation is further aggravated by buses travelling west on 45th Avenue hitting a man-hole cover that is projecting up above the pavement. The pavement was built up around it previously but has since broken down.

The City Engineer advised that the matter of bus routes is presently being investigated with B.C. Hydro and a report will be submitted to Council as soon as possible.

The Commission requested that the Killarney Citizens for Action Committee be notified when Council will be considering the bus route report.

It was

RECOMMENDED

(i) THAT the City Engineer investigate the situation.

(ii) FURTHER THAT if it is possible to correct the problem by filling around the man-hole cover that this be done immediately.

6. 49th Avenue and Cypress Street/School Crosswalk

Trustee Boyce expressed concern that motorists are not paying enough attention to school children crossing 49th Avenue at Cypress Street to get to Maple Grove School and suggested that an overhead sign or crosswalk be installed.

RECOMMENDED

THAT the City Engineer investigate and report on the matter.

The meeting adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 285

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

September 12, 1974

A meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 12, 1974, at 1:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Gibson
Alderman Hardwick

COMMITTEE CLERK: H. Dickson

Adoption of Minutes May 9 to September 5, 1974.

Minutes of Social Services Committee meetings held between May 9 and September 5, 1974 were adopted.

INFORMATION

1. Alleged Violations of City By-law No. 4790 (Commercial Rental Agencies)

At its previous meeting Red Door Rental Aid complained commercial rental agencies are violating City By-law No. 4790. Red Door representatives were told the City could not lay charges without signed affidavits.

The Committee had before it for consideration affidavits alleging violations of By-law No. 4790 by Homehunters, Rentex, and Timesavers.

The Chairman read a memo dated September 11, 1974, from the Director of Legal Services advising that the Rentex company has initiated Supreme Court proceedings for an Order quashing this By-law. This hearing is set for September 26, 1974.

It was,
RESOLVED,
THAT the matter of the alleged violations of City By-law No. 4790 by Homehunters, Rentex, and Timesavers be deferred to the next Social Services meeting after September 26, 1974.

2. Grant Request and Development Education Resource Centre

The Committee had before it for consideration a report from the City Manager, concurring with the recommendation of the Director of Social Planning that no grant be made to the Development Education Resource Centre.

A representative of D.E.R.C. appeared to appeal this recommendation. She read a brief which explained Development Education Centre is made up of eight agencies and that the Centre's program will feature a library of films in a building at 2524 Cypress Street. She said that the Federal Government

Cont'd ...

has pledged financial support through Canadian International Development Agency, (C.I.D.A.) and an approach has been made to the Provincial Government for additional funding.

A representative of the Social Planning Department said that the department does not dispute the value of the proposed service but recommends no grant because the program is in the field of education.

Following discussion it was,

RESOLVED

THAT the application of Development Education Resource Centre for funding be deferred until D.E.R.C. has been incorporated as a society; has received a reply to their application to the Provincial Government for funding; and has made and received a reply to an application to the School Board for funding.

RECOMMENDATION

3. Management of a Dangerous Patient

City Council on February 19, 1974 when dealing with a report from the Social Services Committee which included a report from the Medical Health Officer on Management of the Dangerous Patient, passed the following recommendations:

A) "THAT the Council of the City of Vancouver request the Attorney-General to develop an assessment centre for potentially dangerous mentally ill persons as part of the Remand Centre to be located across from the new Courts;

B) THAT the Provincial Government be asked to appoint or fund daily psychiatric services for the City Jail as soon as possible."

Council early in 1974 expressed concern over an apparent lack of treatment for mentally disturbed persons. Council wrote to the Minister of Health and also requested a report on this topic from the City's Medical Health Officer.

The Committee had before it for consideration a report from Medical Health Officer, Dr. G. Bonham which stated that psychiatric and other professional staff from the Strathcona Mental Health Treatment Team has been assigned to the City Jail and that it has been determined a full time psychiatrist and one or two mental health workers should be assigned to the jail full time.

Dr. Bonham's report also pointed out a Forensic Commission headed by Dr. F.G. Tucker, Deputy Minister of Mental Health, has been established by the Provincial Government and that a treatment centre will be established by the Commission where police may take persons for an assessment prior to a court appearance.

Dr. Bonham pointed out, however, that this does not provide for the problem of non-criminal acts by psychologically disturbed persons. The Committee was told the Vancouver General Hospital handles about nine hundred psychiatric emergencies a month and facilities at V.G.H. are limited. The Medical Health Officer suggested the Committee should recommend that Council urge the Provincial Forensic Commission to proceed immediately with establishment of a treatment centre.

Cont'd...

Following discussion it was,

RECOMMENDED

THAT Council request the Provincial Forensic Commission to immediately provide funding for one psychiatrist and two mental health workers to be assigned full time to the City Jail and that the Forensic Commission proceed as soon as possible with establishment of an assessment and treatment clinic to take referrals from the Police Department.

4. Family Place - Grant Request, $3,934 Per Month

The Committee had before it for consideration an application dated September 6, 1974, for $19,670 to cover the cost of operation for the five months November, 1974 to March, 1975.

A representative of Family Place, a drop-in and counselling centre at 2505-21 Dunbar Street, reminded the Committee, Family Place appeared in April and was granted six months' interim funding by the City for $20,000 less $10,200 Canada Assistance Plan, to the end of October by which time it was expected the Resource Board would continue the financing.

However, the Community Resource Board for Dunbar - West Point Grey - Southlands, will not be able to make recommendations for funding until the fiscal year beginning April 1, 1975 and Family Place is seeking funding from Council for the period of November 1, 1974 to April 1, 1975.

A representative of the Social Planning Department pointed out Family Place is actually located on the fringe of what is known as the Dunbar - West Point Grey Community area.

The Social Planning Department spokesman indicated the lack of financial support of a number of organizations until April by the Vancouver Resource Board may cost the City a substantial amount. He stated the Social Planning Department currently has applications for grants totalling $200,000 and suggested Council should examine this overall issue.

Terry Pyper, of Bayview Community School stated Family Place is two blocks from Bayview and six blocks from Carnarvon School, both of which offer services similar to Family Place.

The Committee noted that by turning down the request for interim funding the City could in effect prejudice the application which ultimately will be made to the Resource Board.

Following discussion it was,

RECOMMENDED

THAT a grant of $3,935 per month be made to Family Place for the two months of November and December, 1974. (Alderman Hardwick was recorded as voting against this recommendation.)

5. Eviction Notices, Residents of 400 Block East 15th Avenue

The Committee at its last meeting heard from the residents of the 400 Block East 15th Avenue who claimed they have been given notice to vacate September 30, 1974 for an expansion of Mount St. Joseph Hospital and they are unable to find similar accommodation.

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The Committee had before it for consideration a letter dated September 9, 1974 from Mr. Norman Barth, Director of Hospital Planning, Greater Vancouver Regional District, which stated properties in question should be vacated no later than October 14, 1974.

Also before the Committee for consideration was a memo dated September 9, 1974 from the Supervisor of Property and Insurance (circulated) which stated:

> "It has been part of the responsibilities of the Property & Insurance Office when assembling and clearing a site for civic use, to provide whatever assistance necessary to the occupants, to obtain vacant possession.
>
> However, I must state that this assistance has never been extended to cover private redevelopments or developments undertaken by other governmental agencies. The Property & Insurance Office itself does not have the staff to provide these services, and as far as I am aware, City Council has never provided funds for such assistance."

During discussion it was noted the City's Property and Insurance Office provided assistance to residents who were displaced by the Britannia Community Centre Project.

Following discussion it was,

RECOMMENDED

THAT Council instruct the Supervisor of Property and Insurance to assist in providing new accommodation for the residents of the 400 Block East 15th Avenue who are being displaced by the expansion of Mount St. Joseph.

6. Vancouver Indian Centre Society, Grant Request $12,879

Council in April, 1974, provided a grant of $16,500 toward the Society's request for $29,379. Subsequently the Society requested an additional grant of $12,879 and Council on June 11, 1974, referred this matter to the Social Services Committee.

Representatives of the Vancouver Indian Centre Society appeared before the Committee to present information requested by Social Planning Department in support of this grant request.

A list of Staff and Salary scales totalling $106,944 was distributed to members of the Committee along with figures showing the Counsellors' case-load for July and August, 1974, which totalled 547. The treasurer of Vancouver Indian Centre Society told the Committee the native Indian population is currently growing at two and a half times the rate of the rest of the population and that the influx of native persons to Vancouver City is increasing considerably. He explained the Centre is applying for increased grants from all three levels of Government and is seeking increased donations from other sources.

Cont'd...

A list of Staff and Salary scales totalling $106,944 was distributed to members of the Committee along with figures showing the Counsellors' case-load for July and August, 1974, a total of five hundred and forty-seven. The treasurer of Vancouver Indian Centre Society told the Committee the native Indian population is currently growing at two and a half times the rate of the rest of the population and that the influx of native persons to Vancouver City is increasing considerably. He explained the Centre is applying for increased grants from all three levels of Government and is seeking increased donations from other sources.

A representative of the Social Planning Department indicated he understands the Department of Human Resources is prepared to grant $8,400 to the Centre. He pointed out the City's total contribution is more than twice this amount for a service which he said should be the responsibility of the Province.

During discussion the Committee noted the Centre's services fall into two broad categories: Social Welfare and Community Centre services, of which the first is a Provincial responsibility.

Following discussion it was,

RECOMMENDED

THAT Council grant $12,879 to the Vancouver Indian Centre Society to cover costs to the end of this year and that the Social Planning Department discuss with appropriate Officials of the Provincial Government its funding of the counselling and social services aspect of the Vancouver Indian Centre Society.

The meeting adjourned at 3:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 286

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

September 12, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, September 12, 1974, in the No. 1 Committee Room, third floor, City Hall at approximately 3:30 p.m.

PRESENT:	Alderman Hardwick (Chairman) Alderman Bowers Alderman Massey
ABSENT:	Alderman Pendakur
CLERK:	G. Barden

RECOMMENDATIONS

1. Nelson Park Development

A letter dated September 9, 1974 from the West End Planning Team requested the Standing Committee of Council on Civic Development to restate its intentions with respect to the following recommendation of July 11, 1974 which was approved by Council on July 23, 1974:

"That City Officials be requested to process the School Board's Development Permit Application in the normal way, having regard to the density and other restrictions of the West End Guidelines; with particular emphasis on the suitability of the development for housing families with children."

The request arose because of an inquiry on the part of the School Board as to which guidelines were to be followed with respect to the development of Nelson Park - the guidelines for Nelson Park Community Facilities development or the guidelines laid down by the West End Policy Guidelines approved by Council on October 17, 1972.

A representative of the West End Planning Team advised that the guidelines for Nelson Park Community Facilities development which are presently being considered by the Urban Design Panel, the Vancouver City Planning Commission and the Technical Planning Board were drafted by them in response to the above recommendation. These guidelines are considered as preliminary and will be finalized following input from the Urban Design Panel, the Vancouver City Planning Commission, the Technical Planning Board, the Park Board and the School Board.

After further discussion it was

RECOMMENDED

THAT Council reaffirm the Committee's recommendation of July 11, 1974, and indicate to the School Board that the guidelines to be followed with respect to the Nelson Park Community Facilities development are those developed by the West End Planning Team specifically for this development.

2. Seawall Location, Phase 2, Area 6, False Creek

The Development Consultant circulated at the meeting a report dated September 10, 1974 entitled "Seawall Location, Phase 2, Area 6, False Creek", (copies circulated). The report included descriptions, cost estimates and sketches of four seawall alternatives including seawall

Cont'd

Clause #2 continued:

location and edge treatment, prepared by Thompson, Berwick, Pratt +. Thompson, Berwick, Pratt + have concluded that any of their proposed seawall alternatives will accommodate approximately 750 dwelling units on City owned land in Phase 2 in addition to adequate neighbourhood park areas and this is in keeping with Scheme 2, Area 6, that Council adopted July 9, 1974 as a guide for development. The four alternatives were:

"A. A bay with a small fresh water lagoon;

B. A larger bay and no lagoon;

C. A system of two fresh water lagoons;

D. A channel joining a bay in Phase 2 with Area 10."

The Committee discussed the proposed marina with liveaboards and the need for extra facilities such as a channel or culverts to provide flushing and cleansing. The Development Consultant pointed out that it would be desirable to carry out further studies of the proposed flushing facilities in order to confirm costs and practicality of such measures. He noted that if they were found necessary, they could be included later. The report made the following recommendations:

"A. The bay and small lagoon alternative "A" for the shoreline treatment of Phase 2, Area 6 be approved without the culvert, subject to minor alterations by the City Engineering Department during detailed design so as to stay within the 1974-75 Winter Works budget.

B. The Engineering Department be authorized to proceed with the dredging and the City's portion of the bay under the 1974-75 Winter Works Program.

C. The Development Group be authorized to discuss with C.M.H.C. an early start on the shoreline treatment of the Granville Island portion of the bay.

D. The lagoon be included as an integral part of the land development plan for Phase 2.

E. The Development Group be requested to work with the Planning Department, the Engineering Department and the Medical Health Officer in establishing water quality standards for the intended uses in the bay and in monitoring the quality, for report back to Council in 1975 regarding water use in the bay."

Following further discussion it was

RECOMMENDED

THAT the above recommendations of the Development Consultant be approved.

INFORMATION

3. West End Zoning

The Committee had for consideration a draft Technical Planning Board report on West End Zoning submitted by the Director of Planning under date of September 9, 1974. The report reviewed the background

Cont'd . . .

Clause #3 continued:

and history of the proposed zoning, analysis of the proposals contained in the draft West End Zoning report which was also before the Committee this day (copy on file in the City Clerk's office). This analysis reviewed the undesirable features of the existing RM-4 zoning and criteria under which the proposed West End Zoning has been developed. The report put forward the following alternative methods of zoning controls:

(a) "preregulation"

(b) "discretion".

The report opted for Control (b).

The report also reviewed the recommended zoning, including a proposed development permit approval process, and contained a recommendation for a Development Permit Hearing Board which would be similar to that under consideration by the Downtown Planning Team for the downtown area, and suggested that a local planning committee comprised of residents of the area is desirable.

The Committee discussed the proposed West End Zoning with the Director of Planning and representatives of the West End Planning Team with the major portion of the discussion centering on the Development Permit Hearing Board, Urban Development Regulations and Urban Design Guidelines. It was suggested that the West End report and the Downtown Report be again considered by the Committee prior to October 15, 1974 at which time a Public Hearing date could be decided upon for the West End report in particular.

After further discussion it was

RESOLVED

THAT the Director of Legal Services report to the Committee on Charter amendments required should Council approve the Development Permit Hearing Board and the discretionary process.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 287

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

September 12, 1974

A meeting of the Standing Committee of Council on Community Development was held on Thursday, September 12, 1974 at approximately 3:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: H. Dickson

Adoption of Minutes

The Minutes of the meeting held August 15, 1974 were adopted.

RECOMMENDATIONS

1. Neighbourhood Pub Applications:

(A) Neighbourhood Pub Application - 1448 West Broadway

Mr. Ken Stauffer appeared before the Committee with respect to his application for a neighbourhood pub at 1448 West Broadway.

The amenity report indicated there is a considerable amount of commercial development in the immediate area along with two older two-storey dwellings and some low-rise apartments. There is one theatre within walking distance and no schools are located in the immediate vicinity.

During discussion the Committee noted there are four other liquor outlets within approximately one mile of this address. It was also noted the application is to convert an existing cabaret to a neighbourhood pub.

The Committee reviewed this application and after discussion with Mr. Stauffer,

RECOMMENDED

THAT the application of Mr. Stauffer for a neighbourhood pub at 1448 West Broadway be approved in principle subject to:

(a) The City conducting a referendum of residents and merchants in a four block area surrounding 1448 West Broadway, the cost of such referendum to be borne by the applicant, Mr. Stauffer.

(b) THAT the applicant comply with all applicable City legislation.

(c) THAT the applicant provide the Chairman of the Community Development Committee with pictures of the proposed location which the Chairman can present to Council.

(Alderman Rankin is recorded as voting against this recommendation.)

Cont'd . . .

Clause #1 continued:

(B) Neighbourhood Pub - 4473 West 10th Avenue

Mr. G. J. Martin appeared before the Committee with respect to his application for a neighbourhood pub at 4473 West 10th Avenue.

The amenity report indicated the location is in a small commercial area with one or two-storey buildings, some containing living quarters on the second floor. Some three blocks away there are some multi-storey buildings and high-rises. There are four churches located within a three block area but no schools are in the immediate vicinity.

The applicant presented pictures of the proposed location, the Committee reviewed the application and following discussion it was

RECOMMENDED

(a) THAT the application of Mr. Martin for a neighbourhood pub at 4473 West 10th Avenue be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin.

(b) THAT the applicant will comply with all applicable City legislation.

(C) Neighbourhood Pub - 2111 Main Street

Mr. M. Hirji, of City Centre Motor Hotel, 2111 Main Street, appeared before the Committee with respect to the hotel's application for a neighbourhood pub at 2111 Main Street.

The amenity report indicated most of the surrounding area is a mixture of commercial and light industrial operations with occassional multiple dwelling and apartment buildings. The amenity report indicated this location might be considered inappropriate for a neighbourhood pub.

During discussion it was noted there are eight licensed liquor outlets within one mile of the proposed pub location. The Committee reviewed this application and after discussion with the applicant no action was taken.

(D) Neighbourhood Pub - 4336 Dunbar Street

Mr. and Mrs. G. A. Walker appeared before the Committee with respect to their application for a neighbourhood pub at 4336 Dunbar Street.

The amenity report indicated the site is a commercial area, two blocks north and south are stores, offices, service stations and one theatre. East of the location are small family dwellings, west of the site are small family dwellings and one elementary school, one convent and two churches all within two blocks of the site.

Mr. Walker presented to the Committee written comments obtained from 100 persons residing in the immediate area, of which only one objected to the proposed neighbourhood pub.

During discussion it was noted the proposed location contains 4,000 sq. feet which could attract more than the 100 persons the pub is proposed to provide seating for. The Committee reviewed the application and following discussion it was

RECOMMENDED

THAT the application of Mr. and Mrs. Walker for a neighbourhood pub at 4336 Dunbar Street be approved in principle subject to:

Cont'd . . .

Clause #1 continued:

(a) The City conducting a referendum of residents and merchants in a four block area surrounding 4336 Dunbar Street, the cost of such referendum to be borne by the applicant, Mr. and Mrs. Walker.

(b) THAT the applicant will comply with all applicable City legislation.

(Alderman Volrich is recorded as voting against this recommendation.)

2. Urban Renewal Funds - Strathcona, Britannia, Gastown & Chinatown

Council on August 13, 1974, passed the following motion when dealing with the attached report:

"THAT recommendations 1 and 2 contained in the attached report of the Director of Planning dated August 9, 1974 be approved, and recommendations 3 and 4, together with the brief submitted by S.P.O.T.A., be referred to the Standing Committee on Community Development for further consideration and report;

FURTHER THAT the unused balance of senior government Strathcona urban renewal funds be retained to finance the City's beautification projects and not used for a recreational project which will probably qualify for a one-third Community Recreational Facilities Fund grant;

FURTHER THAT the unallocated Park Board Community Centre funds amounting to $116,000, be utilized for the proposed extension of the Strathcona Community Centre and the method of financing the project be referred to the Director of Finance."

The Committee had before it for consideration the report dated August 9, 1974 from the Planning Department (copy circulated) and a brief dated August 13, 1974 from Strathcona Property Owners and Tenants Association (S.P.O.T.A.).

Also before the Committee for consideration was a letter dated September 11, 1974 from the Acting Chairman of the Board of Parks and Recreation advising of the Board's meeting of September 9, 1974 at which it was resolved that the unallocated Park Board Community Centre funds totalling $116,000 be allocated in 1975 to Sunset Community Centre renovation work.

There was considerable discussion of this topic and it was pointed out that additional funds are being provided in urban renewal programs for other areas under new criteria established since the Strathcona program, one of the first in Canada, was negotiated.

It was also noted that the Ray-Cam Community Centre has yet to be built and this will be a major expense.

The extension to the Strathcona Community Centre is expected to cost an estimated $250,000 and the $116,000 appears to be the only available source of funds. The Comptroller of Accounts reported that of the City's funds for the rehabilitation program, $12,000 remains unallocated. Of the $232,000 City share for urban renewal, $150,000 was spent leaving a balance of $82,000 of which $70,000 was directed to the Gastown Beautification Program, leaving the $12,000.

Cont'd . . .

Clause #2 continued:

The City's one-quarter share of the $250,000 estimated cost of the Strathcona Community Centre's addition would be $61,500 and with only $12,000 available, $49,500 must be found to meet the City's share.

Following discussion it was

RECOMMENDED THAT

(A) The Director of Finance and the Director of Planning along with other appropriate City Officials study the Strathcona Urban Renewal Program and report back to the Community Development Committee on how provision can be made for an extension to the Strathcona Community Centre costing $250,000 with the City's share to be no more than one-quarter of the total cost.

(B) The balance of funds allocated for the Strathcona Urban Renewal Program not be diverted to other projects.

(C) The City liase with S.P.O.T.A. in determining final urban renewal program expenditures in the Strathcona area.

(Alderman Volrich is recorded as voting against Recommendation (C).)

INFORMATION

3. Kitsilano Area Planning Program - Progress Report

The Committee had before it for consideration a report, dated September 12, 1974, (copy circulated) from the Planning Department providing information on the Kitsilano Area Planning Program which will lead to preparation of a draft Zoning By-law for the area by January 21, 1975.

Following discussion it was

RESOLVED

THAT Progress Report No. 1 on the Kitsilano Area Planning Program, dated September 12, 1974, be received for information.

4. Champlain Heights, Areas E and F, Progress Report

The Committee had before it for consideration a memo dated September 12, 1974 from R. R. Youngberg, Associate Director, Area Planning, which advised that a detailed plan and implementation guidelines for Areas E and F in Champlain Heights has been submitted by the consultants and presented to the Champlain Heights Planning Advisory Committee. Copies of the plan were distributed to Committee members.

Following discussion it was

RESOLVED

THAT the following steps should be undertaken:

(a) Circulate the plan to relevant City departments and the Technical Planning Board for their analysis and comments.

(b) Discuss the various comments on the plan with the Champlain Heights Planning Advisory Committee.

Cont'd . . .

Clause #4 continued:

(c) Submit all comments on the plan, plus recommendations from the Champlain Heights Planning Advisory Committee and the Planning Department regarding amendments to the plan, to a special evening meeting of the Community Development Committee.

(d) Following the Community Development Committee's decision on the plan, the required modifications to the plan be undertaken.

5. Neighbourhood Pub Application - 961 Denman Street

Mr. Tom Hammond, applicant for a neighbourhood pub at 961 Denman Street appeared before the Committee and filed results of a public opinion poll taken in the area and photographs of the building along with a letter from Imperial Parking.

It was

RESOLVED

THAT the submissions of Mr. Hammond be received.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 287-8

STANDING COMMITTEE OF COUNCIL
ON HOUSING

September 17, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, September 17, 1974, at 10:30 a.m.

PRESENT:	Alderman Harcourt (Chairman) Alderman Massey	
ABSENT:	Alderman Rankin Alderman Volrich	Civic Business
CLERK:	R. Demofsky	

A quorum not being present, the following is submitted to Council for CONSIDERATION.

CONSIDERATION:

1. Rental Accommodation

Submitted for the Committee's consideration was a letter from Mr. B. Wosk, President, Wosk's Limited, dated August 2, 1974. The letter stated in part:

"As per our discussion, we will be ready to begin renting our 49 suite apartment at 950 Jervis, as soon as the elevator has passed the inspection, which we expect will be within a week or ten days. With the co-operation of City Council, if we get the approval for the extension of the Plaza 500, there will be another over 50 suites available for renting purposes.

We have preliminary plans to build over 700 rental suites in the City of Vancouver, and we get the co-operation of City Hall we will be able to do our part to some extent to eliminate the shortage in rental accommodation."

RECOMMENDED,

THAT the letter from Mr. B. Wosk dated August 2, 1974, regarding rental accommodation be received.

2. United Housing Foundation - Acquisition of Property in Champlain Heights

Submitted for the Committee's consideration was a letter from the United Housing Foundation dated September 9, 1974, regarding Champlain Heights. The letter stated in part that:

"I would like to have you consider and inform me how best we may make application for at least a further 10 acres in the Champlain Heights area for an additional co-operative housing development."

RECOMMENDED,

THAT this letter be referred to appropriate City Officials for report back to the Housing Committee as soon as possible.

3. Lodging House By-law Amendment

Submitted for the Committee's consideration was a report from the Law Department recommending amendments to the present Lodging House By-law. The Director of Environmental Health advised that these amendments would allow for more effective enforcement of this By-law.

Cont'd . . .

Also submitted was a report from the Health Department dated September 12, 1974, which stated in part:

"Although it is important that apartment buildings be included for other provisions of the Lodging House By-law, it seems preferable to exempt apartment buildings from the requirement of an Operator's Permit.

I would, therefore, recommend that a fifth clause be added to Section 18 of the Lodging House By-law to effect the living dwellings which are exclusively comprised of self-contained dwelling units be exempt from the requirement of an Operator's Permit."

RECOMMENDED,

a. THAT the Lodging House By-law amendments as recommended by the Law and Health Departments be approved in principle, and that the Director of Legal Services be instructed to bring forward the appropriate by-law amendment.

b. THAT the Medical Health Officer report back, as soon as possible, on Operator's Permits issued to date.

4. Room Closure at 227 Carrall Street

At a meeting of the Housing Committee on August 14, 1974, when dealing with the Lodging House By-law appeal of Mr. V. Kinklies, it was recommended:

"That the Medical Health Officer reconsider his order to close the four rooms which could be provided with natural ventilation, and report back to this Committee as soon as possible."

Submitted for the Committee's consideration was a report from the Health Department dated September 13, 1974, which stated in part:

"A reinspection of the four inside rooms on the second floor of the Fraser Hotel, 227 Carrall Street, to assess their suitability for human habitation confirm our previous opinion that they are not provided with adequate natural ventilation.

If these rooms are to be provided as living accommodation, natural ventilation will be required by means of sky-lights in each room."

RECOMMENDED,

a. THAT the report from the Health Department dated September 13, 1974, regarding room closure at the Fraser Hotel, 227 Carrall Street, be received.

b. THAT the Director of Environmental Health meet with Mr. V. Kinklies, and the owner of the Fraser Hotel to determine whether sky-lights could be installed in each of the four rooms.

5. Fire By-law Appeals

a. Arniston Apartments Ltd. - 2015 Haro Street

Submitted for the Committee's consideration was a letter from the President of Arniston Apartments Ltd. dated August 4, 1974, regarding Fire By-law No. 2193. Also submitted was a report from the Fire Department dated August 21, 1974, on the above noted premise. (This letter and report are on file in the City Clerk's Office.)

Cont'd . . .

A representative of Arniston Apartments Ltd. advised the Committee that their biggest concern was enclosing the front stairs. However, they were willing to install hard core doors.

RECOMMENDED,

THAT representatives of Arniston Apartments Ltd. meet with representatives of the Fire Department to discuss how best to bring this building up to Fire By-law standards, and the costs involved, and report back to this Committee as soon as possible.

Mr. J. Bartlett of the Apartment Tenant Owners Association presented a brief outlining excerpts from the Vancouver Fire By-law No. 2193.

RECOMMENDED,

THAT the brief submitted by Mr. Bartlett on the Vancouver Fire By-law, dated August 13, 1974, be referred to the Fire Chief for discussion with Mr. Bartlett and report back to this Committee.

b. Charles Apartments, 5774 Vine Street

Submitted for the Committee's consideration was a letter from Ms. Irene Makator and Mr. A. Kursik, dated July 2, 1974, regarding the Fire By-law No. 2193, a petition by several tenants of this premise, and a report from the Fire Department dated August 2, 1974, on the above noted building, stating that the suite doors needed to be changed to solid core doors, and the doors on the enclosed stairways be changed from hollow core doors to approved fire doors. (These reports are on file in the City Clerk's Office.)

RECOMMENDED,

THAT representatives of the Fire Department meet with the owners of Charles Apartments, 5774 Vine Street, to discuss how best to bring this premise up to Fire By-law standards.

c. Yee Fung Toy Society, 224½ East Georgia Street

Submitted for the Committee's consideration was a letter from Mr. W. A. Street, the solicitor for the above noted society dated August 6, 1974, regarding the premise at 224½ East Georgia Street. Also submitted was a report from the Fire Department dated August 26, 1974, and a report dated April 18, 1974, recommending the installation of a sprinkler system, and the provision of a fire separation door between the two buildings at the main floor.

RECOMMENDED,

THAT Mr. Street meet with representatives of the Fire Department to determine how best to bring the premise at 224½ East Georgia Street up to required Fire By-law standards.

d. Mr. B. Vileita, Station Hotel, 1012 Main Street

Submitted for the Committee's consideration was a letter from Mr. Vileita, dated August 29, 1974. Also submitted was a report from the Fire Department recommending that the owner of the Station Hotel install a sprinkler system.

RECOMMENDED,

THAT no action be taken on this matter at this time.

The meeting adjourned at approximately 12:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 288

X

STANDING COMMITTEE OF COUNCIL
ON HOUSING

An 'In Camera' meeting of the Standing Committee of Council on Housing was held in the No. 2 Committee Room, Third Floor, City Hall, on Tuesday, September 17, 1974, at 10:30 a.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Massey

ABSENT: Alderman Volrich } U.B.C.M. Conference
Alderman Rankin }

CLERK: R. Demofsky

No quorum being present the following is submitted to Council for CONSIDERATION.

INFORMATION:

1. Reimbursement for Professional Services - Jonathan Yardley

Submitted for the Committee's consideration was a letter from Mr. Jonathan Yardley, dated August 1, 1974, requesting reimbursement for professional services with regards to inspecting and preparing a report to the City of Vancouver on the Ford, State and Palms hotels.

Total amount of reimbursement requested was $187.50.

RESOLVED,

THAT Mr. Yardley be reimbursed the amount of $187.50 for professional services rendered to the City of Vancouver.

The meeting adjourned at approximately 12:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 288

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XI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

September 19, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, September 19, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Pendakur (Chairman) Alderman Gibson Alderman Massey Commissioner DuMoulin
ABSENT:	Alderman Linnell (Civic Business)
CLERK:	M. Cross

RECOMMENDATION

1. Amendments to Draft Sign By-law

The Committee considered a report of the Director of Planning dated September 17, 1974 and attached addendum to the Sign By-law containing changes to the By-law which will be considered at a public hearing on September 26, 1974.

Mr. D. M. Hickley, Assistant Director of Civic Development, outlined the proposed changes and distributed to the Committee a further page of amendments. The critical change was in the Special Approval section pertaining to special approval of signs located in special areas established by Council.

Mr. R. C. Boyes, Deputy City Engineer, outlined some of the concerns of the Engineering Department with respect to the proposed Sign By-law. Mr. Boyes stated that guidelines should be established whereby the Administrator shall not approve signs in special areas without consultation with the Director of Planning, the City Engineer and other appropriate City Departments.

The Committee expressed interest in determining the details of bench advertising.

RECOMMENDED

A. THAT the question of bench advertising be further considered by the Standing Committee of Council on Waterfront and Environment.

B, THAT Special Approval, Section 7(3) be amended to read as follows:

"(3) Special approval may be given by Council for a sign located in a Special Area established by Council (i.e. Gastown, Chinatown and the Granville Mall) which would exceed the limitations specified for that Special Area but which would contribute significantly to the character of the area, after consultation with the relevant special committee and/or Board for the particular area established by Council."

Cont'd . . .

Clause #1 continued:

C. THAT the existing addendum presently attached to the Draft Sign By-law be replaced by the revised addendum entitled "Revised, September, 1974".

D. THAT the revised addendum be referred to a Public Hearing on September 26, 1974.

E. THAT the third reading of the Draft Sign By-law be deferred until the final printed By-law has been brought forward by the Director of Planning and the Director of Legal Services.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 219

REPORT TO COUNCIL

VANCOUVER HERITAGE ADVISORY BOARD

September 23, 1974

A meeting of the Vancouver Heritage Advisory Board was held in Committee Room #2, 3rd Floor, City Hall at 4:00 p.m., Monday, September 23, 1974.

PRESENT: R. Harris (Acting Chairman)
B. Downs
R. Thompson
H. Kalman
M. Seelig
A. Rogatnick

ALSO PRESENT: N. Oliver, Planning Department

ABSENT: M. Gropper
F. Grant
J. Raybould
Ald. G. Massey

SECRETARY: H. Dickson

RECOMMENDATION

1. Funding for Board Member to attend Meeting in Portland, Oregon

The Board had before it for consideration, a letter dated September 18, 1974, from Board member Harold Kalman, requesting that the City contribute $190.00 toward the cost of his attending the annual meeting of the National Trust for Historic Preservation in Portland, Oregon, October 3rd - 6th. He would attend as an official representative of the Vancouver Heritage Advisory Board.

The Board felt it would be worthwhile for one of its members to attend this event and learn more about the techniques of historic preservation.

Following discussion it was,

RECOMMENDED that City Council grant $190.00 toward the cost of Board member Harold Kalman attending the annual meeting of the National Trust for Historic Preservation in Portland, Oregon, October 3rd - 6th, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 289

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 26, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, September 26, 1974 at approximately 7:30 p.m. for the purpose of holding a Public Hearing to consider and hear delegations on the proposed Sign By-law; to consider a proposed amendment By-law to Zoning and Development By-law #3575; and to consider the repeal of By-law #2341.

PRESENT: Deputy Mayor Massey
Aldermen Bowers, Harcourt, Linnell, Marzari, Pendakur, Rankin and Volrich

ABSENT: Mayor Phillips (Civic Business)
Aldermen Gibson and Hardwick

CLERK TO THE COUNCIL: M. Cross

MOVED by Ald. Rankin,
SECONDED by Ald. Pendakur,
THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Massey in the Chair, to consider and hear delegations on the Sign By-law; to consider a proposed amendment By-law to Zoning and Development By-law #3575 to delete all references to sign control; and to consider the repeal of By-law #2341, being the current City of Vancouver Sign By-law.
- CARRIED UNANIMOUSLY.

The Technical Planning Board on September 20, 1974 when dealing with the proposed amendments to Zoning and Development By-law #3575 recommended approval of the amendments to delete all references to signs.

The Vancouver City Planning Commission on September 25, 1974 when considering the proposed amendments to the Zoning and Development By-law #3575, resolved

"THAT the Commission approve the Amendment to Zoning and Development By-law #3575, to repeal or amend as indicated in the City Planning Department report on the new draft Sign By-law as presented to the Vancouver City Planning Commission at its meeting of September 25, 1974."

Further, the Vancouver City Planning Commission passed the following motions:

"THAT the Commission recommend that any free-standing signs of whatever proposed size and height shall be approved only at the discretion of the Director of Planning.

THAT the Commission recommend that projecting signs proposed to extend more than 5' over the sidewalk shall only be approved at the discretion of the Director of Planning."

Mr. D. M. Hickley, Assistant Director, Civic Development, described the process involved in the writing of the draft Sign By-law and commended the representatives of the Sign Industry for their co-operation. He advised that a brochure was being prepared which illustrated examples of acceptable signs and explains the contents of the draft Sign By-law in layman's language.

Mr. R. Oliphant of Neon Products stated that he felt that the draft Sign By-law was a workable one and would result in good sign control in the City of Vancouver.

cont'd ....

Mr. Walter Walmesley, Chairman of the Legislative Committee of the B.C. Petroleum Association, presented a brief outlining concerns of the Association with respect to the fee schedule and the fact there is no provision for standardization of sign size, logo and message required by national companies. One of the major concerns was that free standing signs were required to be located no closer than 100' from a residential district on the same street.

MOVED by Ald. Pendakur,
THAT where the site for any use is less than 100' in width, the Administrator of the By-law may permit a variation, provided the free standing sign is as far as possible from the residential area on the same street to ensure due care and attention to the retention of the residential environment.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers,
THAT the Administrator be permitted some discretion with respect to the percentage of copy area for facia signs.
- LOST.

(Aldermen Harcourt, Linnell, Marzari, Pendakur and Rankin opposed.)

MOVED by Ald. Pendakur,
THAT the Committee rise and report.
- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole as amended be adopted and that the Director of Legal Services be instructed to prepare and bring in the appropriate amending and repealing By-laws.
- CARRIED UNANIMOUSLY.

The meeting adjourned at approximately 8:25 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 26, 1974, adopted on October 8, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 1, 1974, in the Council Chamber, commencing at approximately 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Kenneth Wotherspoon of Canadian Memorial United Church.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from Vancouver Community College, under the direction of Mrs Commodore.

'IN CAMERA' MEETING.

Council was advised that there is one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell,
THAT the Minutes of the Special Council Meeting of September 24, 1974, and the Minutes of the Regular Council Meeting of September 24, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

UNFINISHED BUSINESS

1. Demolition of Buildings,
601-619, 623-627 Howe Street,
and 832, 840 Dunsmuir Street.

Council on September 24, 1974, deferred consideration of the demolition of buildings at 601-619, 623-627 Howe Street and 832, 840 Dunsmuir Street, pending the hearing of further delegations from the Developer and other such principals, and Mr. T.A. Dohm.

The Mayor advised that, in accordance with Council's direction of last week, he had met with the principals and been informed that the tenants had been given an extension of their leases until January 31st, 1975 by the owners.

Mr. W.B. Scott, of McCarter, Nairne & Partners, the Architects for the proposed development, and Mr. D. Richards, representing Paramet Corporation Ltd., addressed the Council, confirmed the Mayor's statement, indicating that the tenants had been advised of this extension to their leases by letter of August 1, 1974.

Mr. Dohm stated that he had been unaware that such a letter had been sent, until today.

MOVED by Ald. Rankin
THAT the representations of the delegations be received.

- CARRIED UNANIMOUSLY.

2. Vancouver Indian Centre Society -
Grant Request $12,879.

On September 24,1974, Council deferred consideration of a clause of the Social Services Committee's report dated September 12, 1974, with respect to the Vancouver Indian Centre Society's grant request for $12,879. The item was deferred to permit information on the Organization's Budget to be submitted, and pursuant thereto Council noted the relative budget and staffing information.

MOVED by Ald. Bowers,
THAT a grant of $4,000 be approved to the Vancouver Indian Centre Society, subject to the Society hiring the personnel involved and a report being submitted from the Director of Social Planning delineating the portion of the Social Services component to be paid by the Provincial Government and the portion of the Recreation component to be paid by the City.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the figure in Alderman Bowers' motion be struck and an amount of $12,879 be inserted in lieu thereof.

- CARRIED

(Alderman Bowers opposed)

The amendment having carried, the motion as amended, was put and CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

3. Neighbourhood Pubs.

The Council considered applications for Neighbourhood Pubs at the following locations, which had been deferred from previous meetings pending submission of further information in the form of maps, photographs, etc.

(a) 7161 Victoria Drive.
(b) 1448 West Broadway.
(c) 4336 Dunbar Street.

Pursuant thereto, Mr. Ford of the Department of Permits and Licenses, with the aid of slides, illustrated to Council the locale of the proposed pubs, zoning and other amenities.

Letters of objection with respect to the proposed pub at Dunbar Street were noted, and a letter from the Women's Christian Temperance Union, commenting on the West Broadway application, was referred to.

(a) 7161 Victoria Drive.

MOVED by Ald. Volrich
THAT the following recommendation of the Standing Committee on Community Development dated August 15th, 1974, with respect to the application for a neighbourhood pub at 7161 Victoria Drive, be approved.

'THAT this application be approved in principle, however the applicant will be required to carry out a referendum in a four block radius, the defined area to be canvassed to be determined by the Department of Permits & Licenses in consultation with the Chairman, the cost of the referendum being a charge against the applicant and if the referendum is successful, then the application will be subject to all applicable City legislation.'

- CARRIED

(Aldermen Gibson, Hardwick, Pendakur and Rankin opposed)

(b) 1448 West Broadway.

MOVED by Ald. Volrich
THAT the following recommendation of the Standing Committee on Community Development dated September 12, 1974, as amended, with respect to the application for a neighbourhood pub at 1448 West Broadway, be approved.

'THAT the application of Mr. Stauffer for a neighbourhood pub at 1448 West Broadway, be approved in principle subject to the City conducting a referendum of residents and merchants in a four block area surrounding 1448 West Broadway, the cost of such referendum to be borne by the applicant, and the applicant complying with all applicable City legislation.'

- (amended)

MOVED by Ald. Massey (in amendment)
THAT the foregoing motion of Alderman Volrich be amended by striking out the words 'in principle' and 'the City conducting a referendum of residents and merchants in a four block area surrounding 1448 West Broadway, the cost of such referendum to be borne by the applicant'.

- CARRIED

(Aldermen Gibson, Hardwick, Linnell, Marzari and Rankin opposed)

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Neighbourhood Pubs (Cont'd)

(b) 1448 West Broadway - cont'd.

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED.

'THAT the application of Mr. Stauffer for a neighbourhood pub at 1448 West Broadway be approved, subject to the applicant complying with all applicable City legislation.'

(Aldermen Gibson, Hardwick, Linnell, Marzari and Rankin opposed)

(c) 4336 Dunbar Street.

MOVED by Ald. Volrich
THAT the following recommendation of the Standing Committee on Community Development, dated September 12, 1974, with respect to the application for a neighbourhood pub at 4336 Dunbar Street, be approved.

'THAT the application of Mr. and Mrs. Walker for a neighbourhood pub at 4336 Dunbar Street be approved in principle subject to:

(a) The City conducting a referendum of residents and merchants in a four block area surrounding 4336 Dunbar Street, the cost of such referendum to be borne by the applicant, Mr. and Mrs. Walker.

(b) That the applicant will comply with all applicable City legislation."

- LOST

(Aldermen Gibson, Hardwick, Massey, Pendakur, Rankin Volrich and the Mayor opposed)

4. Proposed Capital Expenditure Program 1976 - 1980 - Housing.

Council, on September 24, 1974, deferred part of the report from the Housing Committee, dated September 24, 1974, concerning the City's Land Bank Capacity and Proposed Housing Development Corporation to this meeting.

After due consideration it was

MOVED by Ald. Harcourt
THAT the defined purpose of the 1976-1980 housing fund of $3,000,000 be for rotating housing funds, grants and subsidies.

- CARRIED UNANIMOUSLY

Cont'd...

UNFINISHED BUSINESS (Cont'd)

Proposed Capital Expenditure Program, 1976-1980 - Housing. (Cont'd.)

MOVED by Ald. Harcourt
THAT Council receive the report of the Director of Finance dated July 31, 1974, with regard to Housing and Land Bank capabilities, and the Finance and Housing Committees jointly develop a clearly defined Housing and Land Bank Policy.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Council approve in principle the establishment of a Housing Development Corporation and refer the subject matter to the City Manager for full report to Council through the Housing Committee

- CARRIED

(Aldermen Massey and Hardwick opposed)

COMMUNICATIONS OR PETITIONS.

1976-1980 Five Year Plan.

Council noted the following letter dated September 25, 1974, from the Superintendent, Parks Board, with respect to the 1976-1980 Five-Year plan.

> Further to our letter of September 24, 1974, to the Mayor and Members of City Council, the Park Board representatives met with School Board representatives on Tuesday evening, September 24, and decided that ..'Item 4 - Swimming Pools - Indoor and Outdoor - $6,900,000'..should read as follows:
>
> ...."To include - A new indoor pool at a High School in the Kerrisdale-Marpole area and one other location to be considered
> - A new large outdoor pool at John Hendry Park
> - Major renovations to Kitsilano waterfront"....
>
> You will note that we have removed the words.... 'Churchill, Point Grey or Magee High School'.... and inserted....'at a High School in the Kerrisdale-Marpole area'.

MOVED by Ald. Linnell,
THAT the foregoing change of location, as proposed by the Superintendent, Parks Board, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

MANAGER'S REPORT
September 27, 1974.

Works & Utility Matters
September 27, 1974.

Council considered this report, which contains five clauses, identified as follows:

Cl.1. Closure of Lane North of Pendrell Street, East from Thurlow Street, Block 9, D.L. 185.
Cl.2. Contract No. 746 - For Cement Lining of 18, 24, 25 and 32 inch Steel Water Pipe in Place.
Cl.3. Local Improvement by "Petition"
Cl.4. Relocation of Utility Poles, Etc., at Various Locations.
Cl.5. Street Closure - 19th Avenue, Oak Street to Laurel Street.

Council took action as follows:

Closure of Lane North of Pendrell Street, East from Thurlow Street, Block 9, D.L. 185
(Clause 1)

MOVED by Ald. Gibson,
THAT item (A) contained in this clause, be received for information and item (B) be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin
THAT the recommendation with respect to item (C) in this clause be approved.

- (referred)

MOVED by Ald. Harcourt
THAT item (C) re the 'Price of Closed Street and Lane', as contained in this clause be referred to the Finance and Administration Committee for consideration and report on the policy involved in this matter.

- CARRIED

(Aldermen Bowers and Hardwick opposed)

Contract No. 746 - For Cement Lining of 18, 24, 25 and 32-inch Steel Water Pipe in Place
(Clause 2)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Local Improvement by "Petition"
(Clause 3)

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters,
September 27, 1974. (Cont'd)

Relocation of Utility Poles, Etc.
at Various Locations (Clause 4)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Street Closure - 19th Avenue, Oak
Street and Laurel Street (Clause 5)

MOVED by Ald. Hardwick
THAT the request of the Congregation Schara Tzedeck to close to vehicular traffic, 19th Avenue from Oak Street to Laurel Street, on Tuesday, October 8, 1974, from 7.00 p.m. to 9.30 p.m., be approved, subject to the conditions stated in this clause.

- CARRIED UNANIMOUSLY

Social Service and Health
Matters, September 27, 1974.

Lee Building - 175 East Broadway
(Clause 1)

MOVED by Ald. Bowers,
THAT the report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

Building and Planning Matters,
September 27, 1974.

Urban Design Panel Appointments
(Clause 1)

MOVED by Ald. Massey,
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

Licenses and Claims Matters,
September 27, 1974.

Soliciting for Charity - International
Society for Krishna Consciousness (Clause 1)

MOVED by Ald. Harcourt,
THAT the delegation from the International Society for Krishna Consciousness be permitted to appear before Council and the arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters,
September 27, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Downtown Parking Corporation Revised Lease.
Cl.2. Tender Awards.

Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Massey,
THAT the recommendation of the City Manager, contained in clause 1 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY.

Personnel Matters,
September 27, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Municipal Superannuation Act - Resumption of Remarried Widows' Allowances - Special Agreement, Supplementary Allowances.
Cl.2. City Employees' Group Charities - 1974 Campaign.

Council took action as follows:

Municipal Superannuation Act - Resumption of Remarried Widows' Allowances - Special Agreement, Supplementary Allowances (Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

City Employees' Group Charities - 1974 Campaign (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the Director of Personnel Services, as contained in this clause be approved.

- LOST

(Ald. Bowers, Gibson, Linnell, Massey, Rankin and Volrich opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters,
September 27, 1974.

Council considered this report, which contains three clauses, identified as follows:

Cl.1. Acquisition for Family Housing Project, Lot 38, Blocks 3 & 4, D.L. 339, NE¼, Plan 1933, Known as 6262 Frontenac Street.
Cl.2. Acquisition for Family Housing Project, Lot 54, Blks 3 & 4, D.L.339 NE¼, Plan 1933, Known as 6285 Frontenac Street.
Cl.3. House for Removal - 2912 Venables, Lot 10, Block 2, N.W. ¼, Section 24.

Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, contained in clauses 1 and 2 be approved, and Clause 3 be received for information.

- CARRIED UNANIMOUSLY.

DEPARTMENT GENERAL
REPORT, SEPTEMBER 27, 1974.

Building and Planning Matters,
September 27, 1974.

Council considered this report, which contains three clauses, identified as follows:

Cl.1. Rezoning Application from C-2 Commercial to CD-1 Comprehensive Development District, Site Bounded by Nanaimo, Charles and Williams Streets and the Lane Immediately East of Nanaimo.
Cl.2. Subdivision of Lot "A" of Lots 15 and 16, Blocks 1, 2 and 3, D.L.321, 2991 West 42nd Avenue - Dr. Michael Huculak.
Cl.3. Social Mix, City Owned Land, Area 6, False Creek.

Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Pendakur
THAT the recommendation of the Director of Planning, in clause 1, be approved,and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Mix, City Owned Land,
Area 6, False Creek. (Clause 3)

MOVED by Ald. Hardwick
THAT the recommendations of the Development Consultant contained in this clause, be approved.

- CARRIED

(Alderman Linnell opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Truck Routes

Council deferred consideration of this report, pending the hearing of delegations this evening.

D. Proposed Functions, Organization & Staffing of the Labour Relations Department of the G.V.R.D.

The Council noted a report from the City Manager on the Proposed Functions, Organization and Staffing of the Labour Relations Department of the Greater Vancouver Regional District. The report was submitted as a result of a report being received from Mr. Carlisle on the operation of the Labour Relations function in the G.V.R.D. Mr. Carlisle's report contained a request for additional staff to provide in part for classification services to the City of Vancouver.

The City Manager, following a discussion with Mr. Carlisle, amended his recommendation, with permission of Council, to read as follows:

"THAT the City Manager be authorized to agree to cost-sharing and administrative arrangements for provision of the job evaluation service by the G.V.R.D., in a manner satisfactory to the appropriate City officials."

Council was informed that a letter has been submitted from the Vancouver Municipal & Regional Employees Union requesting that Council defer action on this matter until the Union has had an opportunity to assess the effects of the proposal on its membership.

MOVED by Ald. Rankin
THAT, as requested by the Vancouver Municipal and Regional Employees Union, this whole matter be deferred pending further comment from the Union.

- CARRIED UNANIMOUSLY

E. City Assessment Commissioner.

Under date of September 30, 1974, the City Manager submitted the following report regarding the powers and duties of the City Assessment Commissioner.

The Director of Legal Services reports as follows:

"Effective October 1, 1974, the City Assessment Commissioner will be designated by the Assessment Authority, and pursuant to the new Assessment Authority of British Columbia Act will become for all purposes an employee of the Authority.

Under the new Assessment Act the powers and duties of the former City Assessment Commissioner will be vested in the Provincial Assessment Commissioner.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. City Assessment Commissioner (Cont'd)

The consequence of these changes is that the technical and administrative duties under the Business Tax By-law and the Local Improvement Procedure By-law would have to be carried out in Victoria. This would create substantial operating difficulties. One problem of course is the distance involved, but the major problem is that the work to be done by the local improvement people and business tax assessors will be done by employees of the City who will not be designated under the Assessment Authority Act. Furthermore, preliminary discussions indicate that the Provincial Assessment Commissioner does not wish to become involved in either the City's business tax or local improvement matters.

Accordingly IT IS RECOMMENDED that the City of Vancouver request the Lieutenant-Governor in Council or the Assessment Authority to pass such Orders in Council or Regulations as may be required to permit the former Assessment Commissioner, Mr. W. H. Snowdon, to carry out, on behalf of the Provincial Assessment Commissioner, the various powers and duties referred to in Part VII and Part XXIV of the Vancouver Charter. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted by Council. '

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in the above report, be approved.

- CARRIED UNANIMOUSLY.

Council recessed at 3.40 p.m. and after an 'In Camera' meeting in the Mayor's office, reconvened in Open Council at approximately 4.15 p.m.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Part Report of Standing Committee on Housing, September 24, 1974

Progress Report on Issuance of Operators' Permits (Clause 1)

MOVED by Ald. Volrich,
THAT consideration of the matters contained in this report be deferred pending a further report to Council from the Standing Committee on Housing following consideration at its meeting on October 15, 1974, of a report from the Director of Social Planning on relocation of tenants in the core area.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing, September 24, 1974

Balmoral Hotel (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Consideration of G.V.R.D. Matters

It was agreed that the following items would be raised or spoken to by Council representatives on the G.V.R.D. Board at the next meeting of the Board to be held on Wednesday, October 2, 1974:

(a) Proposed functions, organization and staffing of the Labour Relations Department of the G.V.R.D.

(b) Future Development of the University Endowment Lands - The Mayor advised that the G.V.R.D. Board will be considering the following resolution of Council from its meeting of August 27, 1974:

"THAT a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter;

FURTHER THAT a motion be carried forward by our representatives on the G.V.R.D. at its meeting August 28, 1974, to urge such a meeting and to consider additional representation on behalf of the G.V.R.D. at such meeting, with the City of Vancouver's resolution of February 5, 1974, forming a basis for discussion."

(c) At the request of Alderman Rankin, it was agreed to raise the matter of staging of letting of contracts with respect to proposed hospital construction.

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW AUTHORIZING THE ACCEPTANCE OF MONIES TO BE APPLIED AT A FUTURE DATE IN PAYMENT OF TAXES (Tax Prepayment)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROVIDE FOR THE IMPOSITION AND COLLECTION OF A PORTION OF REAL-PROPERTY TAX IN ADVANCE OF A RATING BY-LAW (Advance Real-Property Tax)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW FOR IMPOSING A PENALTY ON UNPAID TAXES LEVIED BY A RATING BY-LAW (Tax Penalty)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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During consideration of the foregoing By-laws, Alderman Pendakur and the Mayor left the meeting.

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5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

Due to the insufficient number of members of Council present eligible to vote on this By-law, consideration of this By-law was deferred to later this day.

6. BY-LAW TO AMEND BY-LAW NO. 4738 BEING THE LODGING HOUSE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes (S/W Corner King Edward and St. George Street)

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South 5 feet of Lot 8, Subdivision 15, 16 and 17, Block 10 to 13 and 22 to 25, District Lot 391 and 392, Plan 3154, AND

   South 2.5 feet of Lot 10 and the North 2.5 feet of Lot 24;

   South 2.5 feet of Lot 12, Block 1, East Half Section 25, T.H.S.L., Plan 2920, AND

   South 2.5 feet of Lot 12, Block 2, North East Quarter Section 25, T.H.S.L., Plan 2920, AND

   North 2.5 feet of Lot 20, Subdivision 2, East Half Section 25, T.H.S.L., Plan 2920.

(S.W. Corner of King Edward & St. George Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes.

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

2. Proposed Capital Expenditure Program 1976 - 1980

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,

THAT WHEREAS the formal resolution of Council dated September 24, 1974, in respect of the Five Year Plan quoted therein a total of $65,580,000;

AND WHEREAS such amount was in error;

THEREFORE BE IT RESOLVED THAT that resolution be rescinded and the following resolution substituted therefore:

"THAT WHEREAS Council has approved items in the Five Year Plan to be submitted to the electors totalling $75,716,000;

AND WHEREAS it was the recommendation of the Finance and Administration Committee that there should be a contribution towards this out of current revenues amounting to $10,000,000;

THEREFORE BE IT RESOLVED THAT the plebiscite to the electors be drawn up with items totalling $65,716,000 and that this be done by reducing the amount allocated for 'Streets' from $23,496,000 to $13,496,000 on the understanding that the total sum allocated in the five-year period for streets is unchanged, and that the additional $10,000,000 will be provided out of current revenues."

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

Proposed Capital Expenditure
Program 1976 - 1980 (continued)

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT WHEREAS the Vancouver City Council at its meeting on September 10, 1974, passed the following motion with respect to the amounts allocated in the Proposed Capital Expenditure Program 1976 - 1980 for Community Recreation Facilities and Parks:

"THAT with respect to Community Recreation Facilities and Parks, the Plan shall include the amounts $14,700,000 and $20,989,000 respectively, the detailed allocation of these funds to be determined by Council after the proposed meeting with the Park Board in two weeks' time."

AND WHEREAS that resolution indicated that the $2,000,000 in anticipated Provincial Government grant be deducted from the Community Recreation Facilities Allocation;

AND WHEREAS the Board of Parks and Recreation have indicated a more satisfactory allocation of that $2,000,000 would be to have $15,200,000 allocated for Community Recreation Facilities and $20,489,000 for Parks Development and Acquisition;

THEREFORE BE IT RESOLVED that with respect to Community Recreation Facilities and Parks, the Proposed Capital Expenditure Program 1976 - 1980, shall include the amounts $15,200,000 and $20,489,000 respectively.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:40 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Massey,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Massey,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

DELEGATIONS, MANAGER'S, DEPARTMENT & OTHER REPORTS (cont'd)

Truck Routes

Council had before it for consideration, a report from the City Engineer dated September 5, 1974, with respect to truck routes in the City of Vancouver. This report outlined the existing truck route system and proposed two alternate systems being a concentrated system and a dispersed system. It stated that for environmental, economic and administrative reasons, the dispersed system was the more desirable.

It was also stated that signs for truck routes would be of help to truck drivers and to police staff controlling truck traffic, and also that appropriate By-law revisions would be required if the proposed truck route system was approved. The report concluded with the following recommendations:

(a) The proposals outlined in this report be approved, including the truck route systems shown in Exhibits 3 and 4;

(b) The Corporation Counsel be directed to bring forward the necessary By-law amendments;

(c) That $2,000 be appropriated from Contingency Reserve to provide truck route signing.

(Exhibits 3 and 4 on file in the City Clerk's Office)

The Mayor advised Council that it would be desirable to have more input on this matter from the G.V.R.D., the City Planning Department and from concerned citizens who did not have enough time to prepare a submission for presentation to Council this day.

Mr. Ken Dobell, Assistant City Engineer - Traffic and Transportation, reviewed the report and advised that the present truck route system was out of date and an alternative system was required.

Presently, trucks use many streets not outlined on the truck route and the Engineering Department proposal was to find satisfactory alternatives thus lessening truck concentration on the main streets and allowing trucks to take the shortest possible route between origin and destination.

Council heard the following delegations on this subject:

(a) Mr. F. Miller, Chairman, Knight Street Committee, stated that Knight Street presently carried approximately 555 large trucks in an 8 hour period and was not on the existing truck route. He expressed concern over the fact that Knight Street was included in the proposed truck route system and this would result in even more truck traffic.

(b) Mr. E. Janzen, spokesman for residents on First Avenue between Clark Drive and Highway 401 advised that trucks were presently using First Avenue rather than Grandview Highway, the designated truck route, and that the noise and fumes from these large trucks was creating a very undesirable impact on this residential area.

(c) Mr. J. Kemp, a resident of Joyce Street, advised that in view of the fact that that street was very narrow, the increased truck traffic was creating unbearable living conditions.

cont'd....

DELEGATIONS, MANAGER'S, DEPARTMENT & OTHER REPORTS (cont'd)

Truck Routes
(continued)

(d) Mr. Hammond a resident of West 40th Avenue, advised that the proposed dispersed truck route system was undesirable and that more research was required. He also advised that the City should compensate homeowners whose property has been damaged as a result of heavy truck traffic.

(e) Mr. Fee, speaking for property owners and residents adjacent to and near Fourth Avenue between Alma and Blanca Street, expressed concern that Fourth Avenue from Alma to Blanca, which is on the proposed truck route, is a prime residential area and also that there are two schools in that area being the Provincial School for the Deaf and Blind and Queen Mary Elementary, also a senior citizens housing development which is being constructed at Fourth and Wallace. Increased truck traffic in this area would have many detrimental effects.

(f) Mr. Becherton, a resident of First Avenue, reiterated the concerns of Mr. Janzen with regard to truck traffic on First Avenue.

A number of other persons expressed dissatisfaction with truck traffic in the City of Vancouver.

MOVED by Ald. Hardwick,
SECONDED by Ald. Harcourt,
THAT

(a) the delegations be received;

(b) the report of the City Engineer be received and forwarded for comment from the Greater Vancouver Regional District Planning Department and the City Planning Department with respect to a number of points raised this day in regard to the effect of the proposed truck routes in residential neighbourhoods;

(c) the City Engineer examine the possibility of a truck bypass route along Marine Drive and Boundary Road;

(d) the City Engineer be requested to report on truck connections between Vanterm and the Provincial Highway system;

(e) the City Engineer be requested to report on the possibility of designating two types of truck routes:

(i) those truck routes which connect with industrial areas

(ii) those truck routes to be used for destinations out of the industrial areas;

(f) the Director of Planning report on the possibility of rezoning to 'Commercial', those areas along designated primary truck routes;

(g) the Director of Legal Services report on the enforcement of the existing Noise Abatement By-law;

(h) the above reports be considered by Council at another Public Meeting at the appropriate time.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of October 1, 1974, adopted on October 8, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane North of Pendrell Street, West from Thurlow Street, Block 9, D.L. 185

The Deputy City Engineer reports as follows:

"On July 23, 1974, Council approved the closure of Pendrell Street between Burrard Street and Thurlow Street for the proposed addition to St. Paul's Hospital subject to certain conditions. The Hospital District wanted assurance from Council that Pendrell Street could be closed before they spent large sums of money acquiring the privately owned property in the block.

As a result of Council's resolution and further information from the G.V.R.D., the following three aspects are being reported on:

(A) Details of Hospital Extension
(B) Lane Closure
(C) Price of Closed Street and Lane

(A) Details of Hospital Extension

When approving the closure of Pendrell Street, Council requested that the Board of Administration submit a report for the information of Council on the details of the extension planned for St. Paul's Hospital.

The following information has been obtained from the Hospital and their consultant.

'The long range development for St. Paul's Hospital as presently envisioned encompasses as a prerequisite site acquisition of the half block south of the present premises, the Presbyterian Church property, the lane south of Comox Street and Pendrell Street to create a consolidated site exclusively for the hospital use.

The hospital development is then expected to take place in stages. The first stage in essence will consist of constructing the total diagnostic and treatment areas, auxillary services and underground parking with virtually only the bed accommodation left in the existing structure. This phase of construction is expected to cover the whole of the acquired new site, that is the south half block, Pendrell Street, the lane and the Presbyterian Church property.

To realize the next stage of development, parts of existing buildings will be demolished, freeing the present site for a new structure,housing the wards and related areas. At this stage the remaining vacated structures will become ready for demolition. During the course of development and at completion, the density will be kept well below the city guide lines and the size of the new hospital in terms of bed accommodation will virtually remain identical to the present size.

In respect to the vehicular access/egress arrangements, it will be our policy to laison with all the authorities concerned at an early planning stage, so as to arrive at the best possible arrangements for the proper functioning of the hospital and the ease of accessibility of numerous essential services and the community that it intends to serve.'

The hospital advises that a decision with respect to the closure of Pendrell Street (Burrard to Thurlow) has been viewed as the primary question to be answered prior to proceeding further with acquisition of required properties and detailed planning for the construction of new facilities.

This is submitted for Council's Information.

(B) Lane Closure

As described above, the development concept is for the hospital to occupy all the property between Comox Street and the lane South of Pendrell Street between Burrard and Thurlow Streets. This includes a dead end south of Comox Street extending eastward from Thurlow Street which was not included in

Cont'd . . .

the report to Council on July 23, 1974, and the hospital now wish to have this lane included. This portion of lane will be surplus to the City's highway requirements.

I RECOMMEND that when the Hospital District acquires Lots 10 and 11, Block 9, D.L. 185, Plan 92 situated on the northeasterly corner of Pendrell and Thurlow Streets, the portions of lane outlined red and green on plan marginally numbered LE 4077 be closed, stopped up and conveyed to an abutting owner, subject to the consolidation of the lane with an abutting parcel.

(C) Price of Closed Street and Lane

In the report to Council on July 23, 1974, the following was RECOMMENDED as one of the conditions of approval:

> The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

When considering this matter, Council amended this condition to read as follows:

> The closed road be conveyed to either or both of the abutting owners at a reasonable price.

The RECOMMENDATION of a nominal sum of one dollar was submitted in accordance with Council decisions on similar requests. The basis for the previous decisions is set out below and was contained in a report to Council in 1970 when dealing with a street closure for the Vancouver General Hospital valued at $193,000.

> 'In all the municipalities in the Province except the City of Vancouver, all highway is vested in the Queen in the right of the Province. The Vancouver Charter, however, provides that the highway in the City of Vancouver is vested in the City.
>
> The Director of Lands has advised that the Crown Provincial conveys highways to hospitals for a nominal sum with a restriction for hospital purposes only. In the event that the highway is no longer used for hospital purposes, it reverts to the Crown. The Corporation Council has advised that similar arrangements could be made by the City in the conveyancing of highway to hospitals.'

The streets and lanes were originally vested in the Crown and the Crown in turn vested them in the City of Vancouver at no cost to the City. As noted above, throughout the Province, streets and lanes required for hospital purposes are conveyed to the hospitals for a nominal sum.

The market value of the closed section of Pendrell Street and the lane described above is $809,270.00. It is necessary to determine a reasonable price in accordance with Council's resolution of July 23, 1974. With the fuller explanation of the background to the conveyance of streets and lanes for hospital purposes, Council may wish to consider that a reasonable price for the closed street and lane for the addition to St. Paul's Hospital be one dollar with the conveyance to provide for the return to the City of the closed street and lane if the area is no longer used for hospital purposes. "

The City Manager:

- Submits Item (A) for INFORMATION.
- RECOMMENDS Item (B) be approved.

- RECOMMENDS that the closed street and lane in Item (C) above be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

2. Contract No. 746 - For Cement Lining of 18, 24, 25 and 32-Inch Steel Water Pipe in Place

The City Engineer reports as follows:

"Tenders for this work were received on September 16, 1974.

The tender comparison, based on the tendered unit prices and adjusted for the cost of City work as set forth in the Information for Tenderers and Schedule of Approximate Quantities, is as follows:

Raymond Concrete Pipe Co.	$343,737.50
Ameron Inc.,Pipe Lining Division	$319,783.20

The City has had both companies on earlier pipe lining contracts and both have performed satisfactorily. Both companies have good experience in the work.

I RECOMMEND that:

(a) The contract be awarded to Ameron Inc., Pipe Lining Division.

(b) The Director of Legal Services be instructed to prepare the necessary agreement for execution.

(c) The bid bond of the unsuccessful tenderer be returned.

The funds for this project have already been appropriated in the 1974 Water Works Capital Budget."

The City Manager RECOMMENDS the foregoing be approved.

3. Local Improvement by "Petition"

The City Engineer reports as follows:

"A petition for an Underground Wiring project, sufficiently signed by affected property owners, has been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the project as a Local Improvement.

The project is for the installation of Underground Wiring and the removal of the Overhead Wiring and Wooden Poles on Water Street from Carrall Street to Cordova Street and on Abbott and Cambie Streets north of Water Street."

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 20, 1974.

The estimated total cost of this improvement is $270,000. The City's Share of the cost is $182,074.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake this project and RECOMMENDS that:

i. The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

ii. The Court of Revision for this project be held at 2:00 p.m. on Tuesday, October 22, 1974.

iii. Because of the substantial cost of advertising this one project, Council direct the Assessment Commissioner to post the advertisement in the City Clerk's office.

(Requires affirmative vote of 2/3 of those present.)

4. Relocation of Utility Poles Etc. At Various Locations

The City Engineer reports as follows:

"Each year there are a number of locations where the need arises to have utility poles, guy wires or other utility installation altered or relocated, but where the work is not related to a specific project for which an appropriation has been approved. One example of this is where we find a pole which should be moved to a location less hazardous to vehicular or pedestrian traffic. Another example is where a utility company finds it necessary to add expensive equipment to a pole which we know will have to be moved in the future. In these cases, it is often desirable to have the pole moved to its new location before the equipment is added.

The cost of all such relocation work is shared with the utility companies in accordance with our various agreements. It is estimated that in an average year the City's share of the cost will amount to approximately $3,000. Rather than report each individual project to Council, it would seem preferable to have an appropriation set up to carry out such work.

Similar appropriations have been previously provided and have now been expended.

In addition, there are many utility pole moves and other utility related work which must be done in conjunction with the contract paving work. Ideally, this should be done before the curbs are installed but due to the heavy work load, the companies are not able to complete their works on time. This results in delays and inconveniences and often old poles are left in the newly paved streets causing hazards. To give the companies as much advance notice as possible, it is desirable to order the work done in advance of the Court of Revision. Funds must therefore be provided for this advance work. It is estimated that the cost of such work in preparation for the 1975 paving season will be approximately $10,000.

I RECOMMEND that two appropriations in the amounts of $3,000 and $10,000 be provided for relocation of utility poles at various locations from funds to be appropriated from the 1974 Streets Capital Budget "Miscellaneous Projects" Account Code No. 0148/7916."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

CONSIDERATION:

5. Street Closure - 19th Avenue, Oak Street to Laurel Street

The City Engineer reports as follows:

"Congregation Schara Tzedeck in a letter dated September 4, 1974, signed by Rabbi Hier, requests permission to close to vehicular traffic, 19th Avenue between Oak Street and Laurel Street on Tuesday, October 8, 1974 from 7:00 p.m. to 9:30 p.m. so that they may hold a religious service in the street. Approximately 500 people are expected to attend.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

Should Council approve the applicant's request to close to vehicular traffic, 19th Avenue from Oak Street to Laurel Street on Tuesday, October 8, 1974 from 7:00 p.m. to 9:30 p.m., such approval should be subject to the following conditions:

i. The costs of barricading and signing be borne by the applicant.

ii. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may arise from the closure. Such indemnity

Cont'd . . .

Clause 5 Cont'd

to be in the form of Insurance in which the City of Vancouver is named insured.

iii. The cost of any additional street cleaning over and above normal street cleaning required following the closure, be borne by the applicant.

iv. That all details be to the satisfaction of the Chief Constable and the City Engineer."

The City Manager submits the foregoing matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 362

SOCIAL SERVICES AND HEALTH MATTERS

INFORMATION:

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

> 'THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

> Further to the report to Council dated August 2, 1974, the situation now is:
>
> "ELECTRICAL INSPECTION
>
> The owner is obtaining estimates to complete the necessary work and he anticipates that the contract will be let within the next thirty (30) days.
>
> HEALTH INSPECTIONS
>
> The Medical Health Officer reports that no improvement has taken place in this building relative to Health requirements. They have now laid charges with the Prosecutor's office against the owner, Mr. S. Katsafanas.
>
> FIRE INSPECTION
>
> The Fire Warden's office reports that the orders issued against the building have not been complied with. The matter is now under discussion with the Chief Fire Warden, pursuant to the laying of charges. "

The City Manager submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 363

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Urban Design Panel Appointments

The Director of Planning wishes to report as follows:

"The Architectural Institute of British Columbia has recommended that Mr. Zoltan Kiss, MRAIC, be nominated to serve as an alternate member on the Urban Design Panel. Mr. Kiss will replace Mr. Michael Garrett, FRAIC, who will retire.

Mr. Neil Pelman, MRAIC, appointed to fill the temporary vacancy created by Mr. Bob Todd's 6 months' leave of absence from the Panel has consented to remain and serve a full term, thus filling the vacancy created by retiring member Mr. Paul Merrick, MRAIC.

Mr. Bob Todd has returned to his duties on the Panel and has also consented to remain, thereby filling the vacancy already created by prematurely retired member Mr. John Hanson, MRAIC.

The Association of Professional Engineers of B.C. has nominated Mr. Leslie Metcalf, P.Eng, to serve as alternate member, replacing the retiring member, Mr. Bogue Babicki, P.Eng.

If Council ratifies the above nominations, the Urban Design Panel will consist of:

Architect Members:

Henry Hawthorn, MRAIC
J. Terry Barkley, MRAIC
Jonathan Yardley, MRAIC

Alternate Members:

Bob Todd, MRAIC
Neil Pelman, MRAIC
Zoltan Kiss, MRAIC

Engineer Member:

Lorne Bohlman, P.Eng

Alternate Engineer Member:

Leslie Metcalf, P.Eng

The Landscape architect membership is to remain as presently constituted with Ms. Cornelia Oberlander, CSLA as member and Mr. Don Vaughan, BCSLA as an alternate.

Your Director of Planning recommends that the nominee of the Architectural Institute of B.C. (Mr. Kiss) and the nominee of the Association of Professional Engineers (Mr. Metcalf) be appointed to the Urban Design Panel for a two year term and that the retiring members (Messrs. Garrett, Merrick & Babicki) be thanked for their valued services."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 363

A-5

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Soliciting for Charity -
   International Society for Krishna Consciousness

The Director of Permits and Licenses reports as follows:

"The Soliciting for Charity Committee recently approved an application from the International Society for Krishna Consciousness for a Soliciting for Charity License. Such a license permits door to door soliciting but does not include soliciting on City streets, parks or other public places. Approval can only be granted by City Council.

The Society state that they do not wish to confine themselves to door to door soliciting and wish to appear before Council to obtain permission to solicit on the streets, parks and public places. They propose a year round campaign to raise funds for ISKCON food relief (India food distribution) and for local educational purposes. It is estimated that the campaign will raise $80,000 a year and that expenses connected with the campaign will be approximately $27,000.

Mr. Peter Chatterton, President of the Society, requests permission to appear before Council if there is indication that approval may not be granted.

The City Manager submits the foregoing report to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 363

FINANCE MATTERS

RECOMMENDATION

1. Downtown Parking Corporation Revised Lease

The Director of Legal Services, City Engineer and Director of Finance report as follows:

"The present lease between the City and Downtown Parking Corporation Limited (D.P.C.) has been reviewed by representatives of the parties and a revised lease has been drafted for the consideration of Council. A copy of the revised lease is on file with the City Clerk. This review took into consideration (i) the City's control of the capital expenditures of D.P.C., (ii) the disposal of surplus revenue, (iii) geographical limitations of D.P.C. and (iv) provision of joint ventures and multi-use facilities in respect of the parking sites. The following is a summary of the principal terms of the revised lease:

(a) the term of the lease is 9 years ending 31 March, 1983, cancellable by the City on a year's notice;

(b) the rent payable to the City is all net profits and property taxes (the net profits are all revenues after deducting general operating expenses, management and administration expenses, payments of principal and interest on borrowed moneys, retirement of Tax Refund Notes (hereinafter referred to) and capital expenditures and working capital approved by Council);

(c) construction on the parking sites to be approved by Council;

(d) contract parking and hours of operation of parking lots to be approved by the City Engineer. All parking rates to be approved by Council;

(e) mortgaging of the leasehold premises is prohibited without the Council's approval;

(f) the City will assume the obligations of the D.P.C. (other than Tax Refund Notes) arising out of the operation of parking sites on termination of lease;

(g) Tax Refund Notes to be paid by D.P.C. on or before 31 March, 1983 (see below in this report for proposed programme for payment of Tax Refund Notes). The City has no financial obligations in respect of these Notes;

(h) D.P.C. to submit annually to Council its operating budget for information and its capital budget for approval.

(i) D.P.C. may conduct its operations in any area within the City subject to approval of Council.

(j) subject to approval of Council, D.P.C. may enter into joint venture agreements for the purpose of developing the parking sites.

Tax Refund Note Obligation of the Downtown Parking Corporation

The tax refund note obligation of the Corporation, in the amount of $1,056,895.00, represents all of the taxes paid by the property owners in the downtown area under the parking bylaw between the years 1950 and 1969 inclusive and arises under the terms of an agreement made between

Cont'd...

the City of Vancouver and the Downtown Parking Corporation, dated January 14, 1958. Actual tax refund notes were only issued in the amount of $546,867.00 with the balance of the obligation arising from the same source but never formally recognized by the issuance of notes. The whole obligation is recognized in the Corporation's balance sheet as a liability.

It has been proposed that it would be in the best interests of all parties concerned if this obligation was eliminated and therefore a means of paying off the obligation has been established, subject to the approval of both City Council and the Downtown Parking Corporation.

The proposal is as follows:

1. A maturity date of March 31, 1983 has been established as the date the obligations become due.

2. The legal position regarding the notes is that if the Corporation has available funds it must make a down payment on the notes at face value. During the Corporation's fiscal year ended March 31, 1974 such funds did become available and have been put aside in a reserve, amounting to $105,000.00. It is proposed that these funds be used to make a 20% payment of the outstanding tax refund notes of $516,867.00. This initial payment would occur as soon as Council and the Corporation have approved it.

3. All further obligation on the notes and the portion of the obligation for which notes were not actually issued will mature on March 31, 1983, and provision will be made to retire this obligation prior to that date only through the payment of the discounted value of the obligation, using an interest rate equal to the bank prime rate plus one half percent at each payment date.

4. The management of the tax refund obligation would be through a trust company retained by the Corporation. During the payment of the initial 20% referred to above, the trust company would invite the creditors to indicate whether they wish to cash in their remaining equity on a discounted basis.

5. From time to time and subject to the approval of Council, the Corporation would pay the discounted value of the obligation to those who wished to cash in, to the extent of the funds available to the Corporation. At this time, it is proposed that initially available funds will be 75% of the existing (as of March 31, 1974) reserve for contingencies, development and building.

6. For the purpose of funding the balance of the ultimate obligation payable on March 31, 1983 the Corporation would, subsequent to the initial cashing in at discounted value, make such provision (subject to the approval of the Council) as necessary to provide for further payments from time to time on a discounted basis, and ultimately for payment at maturity of the Notes and obligations not previously redeemed.

7. The discount rate is to be the bank prime rate plus one half percent, the bank prime rate to be determined from time to time, with the approval of the Director of Finance.

The revised lease meets with the approval of D.P.C. It is recommended that the revised lease between the City, as Lessor, and the Downtown Parking Corporation Limited, as Lessee, summarized above, be approved and that the same be executed by the City and the Seal of the City affixed thereto.

Cont'd...

It is further recommended that the above payment procedure for the tax refund liability be approved."

The City Manager RECOMMENDS the foregoing recommendations be approved.

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration/authorized City Officials:

Dental Equipment
Automotive Equipment Replacement Parts (for 2-year period)
Sidewalk Snow Clearing Tractors
Cane Fibre Joint Filler Material
Vanier Park Pump Station
Tailgate Mounted Vibratory Rollers
Scientific and Laboratory Equipment
20-inch Ductile Iron Water Pipe
Four-wheel Drive Mobile Crane
1 Cu-yd. Crawler Mounted Hydraulic Backhoe

Copies of the details of these tender awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 364

PERSONNEL MATTERS

RECOMMENDATION

1. Municipal Superannuation Act - Resumption of Remarried Widows' Allowances - Special Agreement, Supplementary Allowances

The Director of Personnel Services reports as follows:

"During the 1973 Fall session of the Legislative Assembly an Act to amend the Municipal Superannuation Act was passed. This amendment dealt with the section of the Act which terminated a widow's allowance upon her re-marriage. In short, the superannuation allowance to re-married widows was re-instated. A copy of the amended act is available in the City Clerk's Office for the information of Council.

The City of Vancouver maintains a Special Agreement with the Superannuation Branch which deals specifically with past employees (or their widows) who retired prior to the April 1, 1958 date on which the present Superannuation Act is based. Like the Superannuation Act prior to its amendment, the Special Agreement calls for the termination of the pension upon the re-marriage of the widow. In order to remain consistent with the revised Superannuation Act, I recommend that the City of Vancouver amend the Special Agreement Supplementary Allowances to reflect the changes in the Superannuation Act and that this amendment be effective retroactive to November 1, 1973. The total cost to the City of Vancouver would be approximately $294 for 1973 and the annual recurring cost would be approximately $1344.

The Comptroller of Accounts advises that the additional cost will be distributed to the appropriate departmental accounts, in which adequate funds exist."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

CONSIDERATION

2. City Employees' Group Charities - 1974 Campaign

The Director of Personnel Services reports as follows:

"I am writing this report both in my capacity as Director of Personnel Services and also as Vice-Chairman of the 1974 Group Charities Committee. This seven person Committee is composed of representatives of unionized Inside employees, Excluded and Senior Staff, and the V.M.R.E.U.

Plans are already well under way for the 1974 Campaign, which is scheduled to begin on October 16th and extend to November 15th. Canvassers are being selected from the various City Departments, a Campaign theme has been chosen, and various promotional materials have been prepared.

One feature of this year's Campaign which it is hoped will increase employee participation, is a series of draws with prizes. It is planned that as employee pledge cards are submitted, the cards will be placed in a barrel in the City Hall rotunda. There will be 6 draws in all and at least 5 prizes awarded in each draw. Prizes which have been arranged for so far include free tickets to Queen Elizabeth Theatre events, gift certificates from various merchants, lunch with the Mayor and a cash prize donated by the V.M.R.E.U. Also, application has been made to the Parks Board for them to donate 6 annual passes to their facilities as prizes.

Cont'd . . .

Clause #2 continued:

The Committee unanimously believes that an attractive prize which could be granted is a day off with pay to one winner in each of the 6 draws. It is felt that this would provide considerable incentive for employees to submit either brand new pledge cards to begin contributing, or revised cards increasing their contribution.

Authorized Personnel Regulations do not permit the granting of days off with pay in this situation. I, therefore, RECOMMEND on behalf of the 1974 Group Charities Committee and myself, that Council authorize the Committee to award one day off with pay to one winner in each of 6 draws to be held in connection with the 1974 Campaign, this day off to be taken before January 1st, 1975 on a day chosen by the employee and approved by his Department Head."

The City Manager submits the above recommendation of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 364

PROPERTY MATTERS

RECOMMENDATIONS:

1. ACQUISITION FOR FAMILY HOUSING PROJECT
Lot 38, Blocks 3 & 4, D.L. 339, NE¼, Plan 1933
Known As 6262 Frontenac Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of five private parcels known as Lots 37, 38, 42, 54 & 55, Blocks 3 & 4, D.L. 339 NE¼. These properties are located in a potential site for family housing.

Subject Lot 38 comprises a one-storey plus attic, non-basement frame dwelling with a main floor area of 1,163± square feet, erected in 1900 on a lot 33' x 107.5', zoned R.S.1. The dwelling contains 4 rooms and utility room on the main floor plus a room in the attic, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiations with the owners, they are prepared to sell for the total sum of $41,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This settlement price is considered to be fair and equitable and it is proposed to rent the premises on a month-to-month basis until the City requires the land for development.

RECOMMENDED
That the Supervisor of Property & Insurance be authorized to acquire Lot 38, Blocks 3 & 4, D.L. 339 NE¼, known as 6262 Frontenac Street for the sum of $41,000.00 on the foregoing basis, chargeable to Code #4905/183."

The City Manager

RECOMMENDS that the foregoing report of the Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR FAMILY HOUSING PROJECT
Lot 54, Blks 3 & 4, D.L. 339 NE¼, Plan 1933
Known As 6285 Frontenac Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) meeting of July 9, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of 5 private parcels known as Lots 37, 38, 42, 54 & 55, Blocks 3 & 4, D.L. 339 NE¼. These properties are located in a potential site for family housing.

Subject Lot 54 comprises a one-storey and attic, frame dwelling plus a full basement, with a main floor area of 923± square feet, erected in 1913 on a lot 33' x 107.5', zoned R.S.1. The dwelling contains 4 rooms on the main floor plus a room in the attic, 6 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, and heat is supplied by an automatic oil-fired furnace. The dwelling has been well maintained and is in good condition.

Following negotiations with the owner, she is prepared to sell for the sum of $45,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This settlement price is considered to be fair and equitable, and it is proposed to rent the premises on a month-to-month basis until the City requires the land for development.

Cont'd....

Clause 2 (Cont'd)

RECOMMENDED:
That the Supervisor of Property & Insurance be authorized to acquire Lot 54, Blocks 3 & 4, D.L. 339 NE¼, known as 6285 Frontenac Street, for the sum of $45,000.00 on the foregoing basis, chargeable to Code #4905/184."

The City Manager

RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

3. HOUSE FOR REMOVAL - 2912 VENABLES
Lot 10, Block 2, N.W.¼, Section 24

The Supervisor of Property & Insurance reports as follows:-

"On June 21st, 1974, Council approved the acquisition of Lot 10, Block 2, N.W.¼ Section 24 for consolidation with the abutting City-owned lands for the development of senior citizens' housing. It was reported at that time that the dwelling was in good condition and that it was proposed to advertise the dwelling for removal, or demolition if it could not be sold for removal.

The dwelling was advertised for removal on September 12, 1974, but no offers were received by the time tenders were to be opened. However, on September 16th, 1974, an offer to purchase the dwelling for removal was received in the amount of $1000.00 inclusive of sales tax, which offer was accepted by the Supervisor of Property & Insurance, subject to the purchaser:

(a) removing the dwelling and all debris from the site by October 18th, 1974;

(b) obtaining all necessary permits for the removal of the dwelling;

(c) indemnifying and saving harmless the City from all claims."

The City Manager

Submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 365

BUILDING & PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application From C-2 Commercial to CD-1 Comprehensive Development District Site Bounded by Nanaimo, Charles and Williams Streets and the Lane Immediately East of Nanaimo

The Director of Planning reports as follows:

"On February 5, 1974, when Council received a delegation regarding the extension of the existing parking lot on the lands zoned RS-1, located on the south side of Charles Street between Kamloops Street and the lane immediately to the East of Nanaimo, among other things, resolved that the Director of Planning be instructed to apply for C-1 rezoning of the property situated immediately to the North of the existing Safeway Store.

At this particular meeting concern was expressed that Canada Safeway may wish to substantially add to the existing Safeway store on the subject property which is currently zoned C-1 Commercial District although the Canada Safeway representative had expressed the view that the company did not anticipate any substantial additions to the existing store.

The subject property has a frontage on both Williams and Charles Street of 126 ft. and a depth along Nanaimo of 236.5 ft. The existing Safeway store is one storey in height and measures approximately 135 x 125 ft. for a floor area of approximately 18,312 ft. which would be a floor space ratio of 0.61.

The Zoning Planner discussed the resolution of City Council with Mr. Hugh Davies, Vancouver Division, Property Manager, Canada Safeway Ltd. and Mr. Davies confirmed in the conversation that the company had no intention of substantially enlarging this store. The Zoning Planner pointed out to Mr. Davies that under the C-1 Commercial Zoning, a floor space ratio is permitted by By-Law up to 1.20 which in fact would allow a substantial addition.

The Zoning Planner suggested to Mr. H. Davies that CD-1 Comprehensive Zoning would be more appropriate to control the development on this site thereby restricting the use of the land, height of the building and floor area. Mr. Davies readily agreed to the suggestion and orally authorized the Zoning Planner to report same to City Council.

It is therefore RECOMMENDED that the Director of Planning now be instructed to make application to rezone Lot B, Block 9, West 1/2 of Section 22, T.H.S.L. from C-2 Commercial District to a CD-1 Comprehensive Development District with the use being restricted to a retail store with customarily ancillary uses including off street parking and loading, the height of the building not to exceed one storey, nor 20 ft. in height and the floor space ratio not to exceed 0.75, it being noted that any additions to the existing building be first approved by the Technical Planning Board.

It is further RECOMMENDED that should Council instruct the Director of Planning to proceed as recommended above, such application be referred directly to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission and the Technical Planning Board."

INFORMATION

2. Subdivision of Lot "A" of Lots 15 and 16
Blocks 1, 2 and 3, D.L. 321
2991 West 42nd Avenue - Dr. Michael Huculak

The Director of Planning reports as follows:

"City Council at its meeting of May 14, 1974, heard a delegation from Mr. M. Huculak in support of his father's proposal to subdivide the 112' x 135' lot described above into the west 75' and the remaining east 37'. This proposal had twice been rejected by the Approving Officer, as being contrary to a decision of the Board of Variance, who caused the site to be consolidated as a prerequisite to permitting the existing building to be remodelled from a one-family home into four (4) separate dwelling units in a one-family dwelling district.

City Council also considered an information report from the Approving Officer which gave a chronological history of the conversion and subdivision application made by Dr. M. Huculak and City Council then passed the following motion:

> "That Council advise the Approving Officer it has no objections to the subdivision of this property, subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed."

The notification procedure has been completed and a copy of the notification letter, dated July 3, 1974, is attached hereto as Appendix "A".

Of the 31 property owners notified, 6 approved of the proposed subdivision, 10 objected, 15 did not reply.
(See Appendix "B" for plan of canvassed properties).

Copies of the 16 replies received are attached as Appendix "C". Also attached is a petition filed by Dr. M. Huculak which shows approval of the residents in the 2900 Block West 42nd Avenue.

The foregoing is submitted to Council for INFORMATION."

RECOMMENDATION

3. Social Mix, City Owned Land, Area 6, False Creek

The Development Consultant reports as follows:

" PURPOSE:

On September 10th Council dealt with a report from the Development Consultant on the above subject dated August 30th,1974, and dealt with recommendations, numbers 1. to 5. inclusive and number 10.

Council then resolved that "after taking the foregoing action it was agreed that the balance of the recommendations, as follows, would be referred to the Development Consultant for further report to Council:

6. Demand
7. Free Market and Regulated Market Mix
8. Ownership and Rental
9. Household Styles in Phase 1 and 2".

Cont'd . . .

Clause #3 continued:

INTRODUCTION:

Recommendations 6. to 9. inclusive deal with elements of the Social Mix which were incorporated in the final Recommendation number 10 "Overall Social Mix" which Council approved on 10th September, 1974.

The narrative supporting each of the recommendations 6. to 9. taken from the early report dated August 30th, 1974 is attached for convenience of reference.

RECOMMENDATION:

It is RECOMMENDED THAT the following recommendations be approved.

6. DEMAND

The percentages of household styles and the percentages of income mix will be based on those specified in the Policy Guidelines, while the allocation of household styles such as families to each of the three levels of income will be based on the demographics, income distribution, and preferences of the regional population.

7. FREE MARKET AND REGULATED MARKET MIX

Somewhat less than one-third of the dwelling units should be produced for the free market and somewhat more than two-thirds for the regulated market.

8. OWNERSHIP AND RENTAL

Policies be developed with respect to rental units to encourage pride in the development and high standards of maintenance, as for example, lease rather than month to month rental, and ongoing management/maintenance procedures.

9. HOUSEHOLD STYLES IN PHASE 1 AND 2

In Phase 1 there should be proportionately more families, mature couples and elderly than in Phase 2.

In Phase 2 there should be proportionately more singles and young couples.

Overall, in Area 6, the Policy Guidelines should be met.

FOR COUNCIL ACTION SEE PAGE(S) 365

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

September 24, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, September 24, 1974, at 10:30 a.m.

PRESENT Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meetings of July 24, 1974 and August 14, 1974 were adopted.

RECOMMENDATION AND CONSIDERATION:

1. Progress Report on Issuance of Operators' Permits

At the Housing Committee meeting of September 17, 1974, when dealing with Lodging House By-law amendments, it was recommended:

"THAT the Medical Health Officer report back, as soon as possible, on operators' permits issued to date."

The Director of Environmental Health advised the Committee that 1,484 applications had been mailed out to lodging house owners in the City of Vancouver resulting in only 500 responses to date. Further, that there were 1,117 lodging houses in the Core area of the City of Vancouver, and that 21 of these, comprising 391 rooms, would not be issued operators' permits due to non-compliance with requirements of the Lodging House By-law, and unwillingness of owners to attempt to comply.

The Director of Social Planning advised that relocation of tenants in the Core area could present a real problem if the Lodging House By-law was aggressively enforced. Also that he would be submitting a detailed report on relocation problems presently being encountered and what should be done, for consideration of this Committee at a later meeting.

A representative of the Downtown Eastside Residents' Association advised the Committee of a letter that the organization sent to Members of Council regarding the Lodging House By-law. The letter stated in part:

"That, where, in the opinion of the City's Medical Health Officer, an owner or operator is deemed unfit to hold a Permit to operate a Lodging House or Hotel, because of violations of the City's Health By-laws, deliberately or because of incompetence, the said owner or operator be deemed unfit to hold any Permit that comes under the jurisdiction of the same Health By-laws."

CONSIDERATION

The following resolution resulted in a tie vote, and is therefore submitted to Council for CONSIDERATION:

THAT the Medical Health Officer be instructed to lay the appropriate charges against the 21 lodging houses in the Core area of the City of Vancouver which are not complying with the requirements of the Lodging House By-law.

Cont'd . . .

RECOMMENDATION

THAT the Chairman be instructed to write to the Attorney-General outlining charges laid against lodging houses in the City of Vancouver in the last year, dates these went to court, and resulting penalties, expressing dissatisfaction with the penalties presently being imposed by the courts and suggesting that the Attorney-General appeal these judgments to higher courts for closer review.

The meeting adjourned at approximately 12:05 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 368

II.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

September 24, 1974

An "In Camera" meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, September 24, 1974, at 12:05 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey (Civic Business)

CLERK: R. Demofsky

INFORMATION:

1. Balmoral Hotel

The Housing Committee on June 11, 1974, when dealing with this matter, resolved,

"THAT this matter be referred to the Supervisor of Property and Insurance for report back to the Committee on the existing rental situation and present market value of the Balmoral Hotel."

Submitted for the Committee's consideration were reports from Fire and Health Department Inspectors on the above noted premises, and also a report from Paxton Associates dated September 3, 1974, outlining an estimated cost to bring this premise up to the required By-law standards. This report stated in part:

"RECAPITULATION

Building	$60,465.00	
Health	NIL	
Plumbing	$ 2,900.00	
Heating	NIL	
Electrical	$69,500.00	
Supervision	$ 6,640.00	
TOTAL ESTIMATE		$139,505.00
Contingency for unforseen items 5%		7,000.00
TOTAL ESTIMATE		$146,505.00

It is felt that this work will bring this building up to acceptable standards. Both as to clean living conditions as well as to meet building and mechanical codes."

RESOLVED,

THAT the reports from the Fire and Health Department Inspectors and from Paxton Associates be received, and City staff be instructed to take no further action on this matter.

The meeting adjourned at approximately 12:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 368

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 8, 1974, in the Council Chamber, commencing at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin & Volrich

ABSENT: Alderman Linnell

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Minutes of the Special Council meeting (Public Hearing) of September 26, 1974, and the Minutes of the Regular Council meeting of October 1, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Locarno Beach - Sale of Property

City Council on September 24, 1974, agreed to hear a delegation from the Vancouver Council of Women on the matter of sale of certain property in the Locarno Beach area. Pursuant thereto, Mrs. Doris Mellish, President of the Vancouver Council of Women, addressed the Council and filed a brief in which it was stated, that in the case of eight lots in Block 130, D.L. 540 they be acquired as they become available for civic park purposes.

Council noted its previous action with regard to lands in the Jericho/Locarno area as outlined in its Minutes of August 27, 1974.

MOVED by Ald. Pendakur,
THAT the representation from the Vancouver Council of Women, be received.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

At this point in the proceedings, Council agreed to vary the agenda to consider the following matters.

Clay's Wharf and Boat
Mooring in False Creek

The Council agreed to hear Mr. Patrick Graham speaking on behalf of boat owners in the City, the Lower Mainland and, in particular, those presently berthed at Clay's Wharf. Mr. Graham proposed that the City retain the present moorage facilities at Clay's Wharf and expand the moorage in False Creek.

Mr. Daniels, representing the Development Group re False Creek and Alderman Hardwick gave details of the situation with respect to boat owners in False Creek to the Council.

MOVED by Ald. Pendakur,
THAT the representation by Mr. Patrick Graham be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the City provide and pursue the fulfillment of Mr. Clay's operation, in accordance with the prevailing agreement;

FURTHER THAT, leaving the details in the hands of the City Manager, the City establish a physical presence to implement the City's policy regarding Clay's Wharf and False Creek.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the City Manager be instructed to set up a 'data bank' of boat accommodation in the Lower Mainland and provide assistance at the staff level to the boat owners on the basis of:

(a) firm commitments to live-aboards moored by October, 1973

(b) other boats moored by October, 1973

(c) the balance as reasonably possible;

FURTHER THAT the City Manager arrange for establishment of relocation services;

FURTHER THAT the City Manager be authorized to hire such temporary assistance as necessary in connection with the action of Council taken this day on the Clay's Wharf matter;

FURTHER THAT the City Manager arrange for a progress report back to Council at its next meeting.

- CARRIED UNANIMOUSLY

Street Vending By-law

Council noted a Departmental Report dated October 4, 1974, submitted by the City Engineer, Director of Permits and Licenses and the Director of Social Planning concerning problems involving street vendors. Five possible improved procedures were listed in the report and attached was a list of 53 applicants for street vending on Granville Mall.

Council noted that delegation requests have been received with respect to the subject matter. After due consideration, it was

MOVED by Ald. Marzari,
THAT the delegations and a report reference be arranged and referred to a meeting of the Standing Committee on Community Development for report to Council.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Rental Accommodation Grievance Board
and New Landlord and Tenant Act

City Council on July 9, 1974, after considering a memorandum submitted by the Mayor on the matter, deferred a motion to discontinue the operations of the Rental Accommodation Grievance Board as soon as the Rentalsman is operating in the City of Vancouver, until this meeting.

Council also on September 24, 1974, after hearing delegations from the Vancouver Tenants Council, recognized the following Notices of Motion submitted by Alderman Rankin:

"THAT Vancouver City Council urge the Provincial Government to retain the Interim Rental Stabilization Act until such time as existing rent levels have been thoroughly investigated and justified, and that no rent increases be permitted until this study has been completed."

"THAT Council request the Provincial Government to amend Section 29(b) of the new Landlord and Tenant Act to permit the Council of a Municipality to pass a by-law establishing the Municipal Rent Review Bureau with all the powers which shall be vested in the Rentalsman under this Act."

Council deferred the above Notices of Motion until this meeting.

MOVED by Ald. Rankin,
THAT the Rental Accommodation Grievance Board continue until February, 1975, at which time further consideration will be given to the matter including the foregoing motions of Alderman Rankin dated September 24, 1974;

FURTHER THAT at the end of October, 1974, the Rental Accommodation Grievance Board be invited to submit a report in respect of this whole matter.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick (in amendment),
THAT 'February, 1975' be struck from the motion of Alderman Rankin and 'November, 1974' be inserted in lieu thereof.

- LOST

(Aldermen Gibson, Harcourt, Marzari, Pendakur and Rankin opposed)

The amendment having lost, the motion of Alderman Rankin was put and CARRIED UNANIMOUSLY.

COMMUNICATIONS OR PETITIONS

1. Crown Life Building,
Vancouver

The Council noted a letter dated October 3, 1974, from Rhone & Iredale, Architects, concerning the new Crown Life Building on West Georgia Street between Cardero and Nicola Streets. The firm requested to appear before Council when the Official's report on the matter is being considered.

MOVED by Ald. Hardwick,
THAT the request of Rhone & Iredale to appear as a delegation, be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Request to Host Luncheon - B.C. Rugby Union

MOVED by Ald. Gibson,
THAT the request of the B.C. Rugby Union to host a national rugby team from Tonga at a luncheon on October 25, 1974, be approved.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin, Volrich and Mayor opposed)

MOVED by Ald. Marzari,
THAT no action be taken on the request of the B.C. Rugby Union to host a luncheon for the Tonga Rugby Team.

- CARRIED

(Alderman Gibson opposed)

3. Grant Request - Canadian Legion 142

The Council noted a request from Canadian Legion 142 for a grant of $592.00 towards the Legion's Juvenile Soccer Team travelling to Winnipeg for the Western Canadian Soccer Finals. It was noted that applications have been made to the B.C. Sports and Cultural Fund.

MOVED by Ald. Rankin,
THAT a grant of up to $500.00 to Canadian Legion 142, be approved on a matching basis subject to recovery of this amount if the B.C. Sports and Cultural Fund provides a grant.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Hardwick and Massey opposed)

4. Grant Request - Grandview Legion Juvenile Soccer Club

Council noted a request from the Grandview Legion Juvenile Soccer Club requesting a grant of $500.00 towards the Club participating in the Juvenile Soccer Championships to be held in Winnipeg. It was noted that this organization had applied to the B.C. Sports and Cultural Fund and may be given a grant if the Club advances to the Canadian Finals.

MOVED by Ald. Rankin,
THAT a grant of up to $500.00 to the Grandview Legion Juvenile Soccer Club be approved on a matching basis subject to recovery of this amount if the B.C. Sports and Cultural Fund provides a grant.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Hardwick and Massey opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Control of Beer Parlours and Other Premises in the Downtown East Side

The Council considered a report from the Chief Constable dated September 19, 1974, regarding the control of beer parlours and other premises in the Downtown eastside. The report contained details of the present conditions of 17 beer parlours for the period of May 1, 1974 to August 16, 1974. This information had been requested by Council on April 30th.

In a memo dated September 30, 1974, the Mayor commented on the Police Department's report and recommended that as the Anchor Hotel stands out as an unsatisfactory operation, the owners be asked to appear before Council to show cause why their license should not be suspended.

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor be approved, i.e. that the owners of the Anchor Hotel be asked to appear before Council and show cause why their license should not be suspended; and

FURTHER THAT the balance of the report from the Police Department be referred to the Social Services Committee for consideration.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and after an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

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COMMUNICATIONS OR PETITIONS (cont'd)

6. Proposed Skating Rink - Prince Edward Street from 51st to 53rd Avenues

Council noted the following letter dated October 1, 1974, from Mr. John Russell of 408 East 50th Avenue:

> **"Re proposed skating rink to be built on Parks Board land bounded by 51st Avenue on the North, 53rd Avenue on the South and Prince Edward on the East and Parks Board gardens on the West.**
>
> **As this proposed development involves the elimination of Prince Edward Street from 51st to 53rd we, the concerned citizens of this area request permission to appear before city council to present reasons as to why this project is completely unsuitable and in fact detrimental to our neighborhood. Since Parks Board is directly involved we request a representative of the Parks Board be present at our submission to city council."**

MOVED by Ald. Rankin,
THAT the foregoing delegation request be approved and a representative of the Park Board be asked to be present when the delegation is heard, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

7. Demolition of Rental Accommodation - Request to Withhold Demolition Permits

Council considered a letter from the Kitsilano Local Area Planning Citizens Committee dated October 4, 1974, which advised of the following resolution of that organization:

" **THAT NO DEMOLITION PERMIT BE ISSUED WHICH PROVIDES FOR THE DESTRUCTION OF RENTAL ACCOMODATION UNLESS:**

1. **THE DEVELOPER CAN PROVIDE OTHER RENTAL ACCOMMODATION FOR THOSE BEING DISPLACED.**
2. **THAT THIS ACCOMMODATION BE OF THE SAME QUALITY, QUANTITY AND PRICE RANGE.**
3. **THAT THIS ACCOMMODATION BE WITHIN THE BOUNDARIES OF KITSILANO IF THE RESIDENT SO DESIRES.** "

The organization requested to appear before Council at its next meeting to speak to the matter.

A further letter on the subject dated October 4, 1974, from the Kitsilano Community Resource Board was noted endorsing the above motion.

MOVED by Ald. Rankin,
THAT the delegation request from the Kitsilano Local Area Planning Citizens Committee be approved, and the City's Local Area Planner report on the matter to Council through the Director of Planning when the delegation appears.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 4, 1974

Works & Utility Matters
(October 4, 1974)

Areaway at 325 Water Street,
Lot B, Block 9, D. L. 541
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 4, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Public Safety Building - Provision of Gymnasium and Lounge Facilities
Cl. 2: Additional Gallery Space at the Centennial Museum

The Council took action as follows:

MOVED by Ald. Bowers,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Finance Matters
(October 4, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Vancouver Park Board Accounting Problems
Cl. 2: External Audit Costs
Cl. 3: T.B. Patients Maintenance Cost
Cl. 4: Take Over of Assessment Function by the British Columbia Assessment Authority
Cl. 5: Capital Expenditure - Covered Walkway P.N.E.

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Take Over of Assessment Function by the British Columbia Assessment Authority (Clause 4)

In considering this Clause, the Council was advised of an amendment made to the report whereby the two Local Improvement staff will be transferred to the Revenue and Treasury Division and not Engineering Department as indicated in the report.

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Capital Expenditure - Covered Walkway P.N.E. (Clause 5)

MOVED by Ald. Bowers,
THAT the request of the Pacific National Exhibition to provide a covered walkway at an estimated cost of $200,000, to be provided out of the operations of the P.N.E., be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(October 4, 1974)

Leave With Pay - Director of Planning (Clause 1)

MOVED by Ald. Massey,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters
(October 4, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Alterations to City-owned Multiple Dwellings for Compliance with the Fire By-law - Hiring of G.T. Carkner
Cl. 2: Exercising of Option to Purchase the South 7' of Lot 8, Block 9, D.L. 634 - N/E Corner 33rd Avenue and Main Street
Cl. 3: Consent to Sub-lease Portion of City Property Situated between City Blocks 112 & 113, D.L. 541, North End of Granville Bridge
Cl. 4: Acquisition for Rupert Park Extension - Lot 4, Block 86, Section 29, T.H.S.L. - 1446 Rupert Street
Cl. 5: Copper Statue of "Gassy Jack", Located in the Gastown Area at the Corner of Alexander and Powell Streets
Cl. 6: Rental Review - Lots 19 & 20, Block 58, D.L. 541, Situated N/E Corner of Robson & Cambie Streets

The Council took action as follows:

Clauses 1, 2, 3,
4 and 6

MOVED by Ald. Hardwick,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 6 be approved.

- CARRIED UNANIMOUSLY

Copper Statue of "Gassy Jack",
Located in the Gastown Area at
the Corner of Alexander and
Powell Streets (Clause 5)

MOVED by Ald. Bowers,
THAT the offer of Charterhouse Properties Ltd. to donate the statue of "Gassy Jack" to the City be accepted, on the understanding the Company will continue to maintain the statue.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
OCTOBER 4, 1974

Social Service & Health
Matters (October 4, 1974)

Smoking in Public Places
(Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received and the Medical Health Officer review the projects, reports and legislation and submit reports with recommendations if necessary, to the Standing Committee on Waterfront and Environment for consideration.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 4, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Rezoning Application - S/S Cordova between Gore and Dunlevy (Greater Vancouver Regional District)
Cl. 2: Rezoning Application - Jones, Haave & Delgatty Architects
Cl. 3: Rezoning Application - 940 King Edward Avenue, King Edward Mall - Block bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue
Cl. 4: Rezoning Application - 2895 East 41st Avenue (Mr. and Mrs. Horst Fischer)
Cl. 5: Proposed Local Area Activity Centre - 1705 Nelson Street
Cl. 6: Rezoning Application - Director of Planning

The Council took action as follows:

Rezoning Application - S/S Cordova between Gore and Dunlevy (Greater Vancouver Regional District)(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Technical Planning Board and the Vancouver City Planning Commission contained in this Clause, be received, and the application be referred to a Public Hearing for consideration.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Director of Planning contained in Clauses 2, 3, 4 and 6 be approved, and therefore, the applications be referred to a Public Hearing for consideration.

- CARRIED UNANIMOUSLY

Proposed Local Area Activity Centre - 1705 Nelson Street (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Building Inspector contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

C. Manager's Report,
October 3, 1974.

1976-1980 Capital Program.

Council had for consideration a report from the City Manager, dated October 3, 1974, on the 1976-1980 Capital Program. This report read in part:

Your City Manager has received the following report from the Director of Finance, Director of Legal Services, and the City Clerk.

"City Council has now approved a 1976-80 Capital Program referendum in the amount of $65,716,000 to be submitted to the voters on November 20, 1974 in conjunction with the normal civic election.

The purpose of this report is to confirm with Council the details of the whole 1976-80 program including such items as sewers and waterworks borrowing and the other sources of expected financing as they relate to the program as a whole. Also included is our understanding of the specific elements of each capital category, for Council confirmation or alteration. This allows Council to view the whole program in perspective and confirm the details. It also serves to avoid future problems as to exactly what was approved or intended and gives future Councils a clean starting point for any changes they may consider necessary in view of changing conditions.

Also submitted is the necessary 'question' to be submitted to the voters, regarding the amount of money to be borrowed under the authority of the referendum and the legal description of each category. Where appropriate, these are similar to the descriptions used in the 1971-75 capital program. The 'question' submitted for Council approval is attached as Appendix I.

Information

It is likely that at least one item (sewer separation on private property) in the sewers program should be advanced for start before 1976. If so, the City Engineer and Director of Finance will report to Council. Since borrowing authority for sewers is by virtue of the Charter rather than the referendum, this would not present any problem.

Recommendation

1) That Council confirm that the above is the 1976-80 Capital Program approved by Council.

2) That Council confirm the form of the 'question' to be put to the Voters, as given in Appendix 1."

The City Manager RECOMMENDS approval of the foregoing recommendations.

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

NOTE: The detailed Recapitulation of 1976-1980 Capital Program Approved by Council and the Appendix referred to in the report are on file in the City Clerk's office.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

D. Manager's Report,
October 4, 1974.

Zoning and Development By-law - Gasoline Service Stations.

Council had for consideration the following report from the City Manager:

" City Council, in 1967 and 1968, were concerned with the numbers and locations of gasoline service stations and received reports on the matter in April, 1967, May, 1967, and in September and October, 1968 and as a consequence, following a public hearing held on December 5, 1968, amending By-law No. 4395, received three readings on December 17, 1968 and following a second public hearing on March 27, 1969, Council gave three readings to an amending By-law No. 4423 on April 22, 1969.

The effect of the amending by-laws was to change the classification of a gasoline service station from an outright use in C1, C2 and C3 commercial districts to a conditional use which may be permitted subject to special approval by City Council. The second amendment concerned quality control regulations, basically controlling the outdoor display of merchandise, provision of landscaping and screening, yard requirements, canopies over pump islands, various advertisements and signs and the parking or storing of vehicles in the gasoline service station areas.

Since 1968, the petroleum industry has changed its marketing approach and has reduced the number of gasoline filling stations throughout the City. Mr. Dawes of Shell Oil Ltd. in responding to the survey undertaken by the Chairman of the Standing Committee of Council on Finance and Administration, stated that any gasoline service station with a volume of less than 150,000 gallons per annum was closed. The intent of the by-law amendment in 1968 was to provide strict control over the number and location of gasoline stations. The objective now appears to have been reached and as City Manager:

I RECOMMEND:

That the Zoning and Development By-law Commercial District Schedules

- C-1, Section 3;
- C-2, Section 3(2);
- C-2A, Section 3(2); and
- C-3, Section 3(2)

be deleted, and

THAT Gasoline Service Stations be included as uses permissible "subject to special approval by the Technical Planning Board", under Section 2 of the C-1, C-2, C-2A and C-3, Commercial District Schedules, and

THAT, the Director of Legal Services, in consultation with the Director of Planning, be instructed to draft the necessary amendments to give effect to the above recommendations after arranging for the necessary Public Hearings. "

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in this report, be approved,
AND FURTHER THAT the Technical Planning Board shall bring to the attention of Council any changes of use to a gasoline station.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. Report from Engineering, Permits and Licenses and Social Planning Departments.

Street Vending By-law.

For Council action on this report, dealt with earlier this day, see page 2.

F. Manager's Report, October 3, 1974.

Tender 748 - Dredging, Bank Protection Pile Driving - Area 10 - False Creek.

Council had for consideration the following report from the City Manager, dated October 3, 1974:

" The City Engineer reports as follows:

"Tenders for the Dredging, Bank Protection and Piledriving in Area 10 of False Creek were opened on September 30, 1974 and referred to the City Engineer for tabulation and report to the City Manager.

Two tenders were received, both have been checked and are in order. Tabulations of tender 748 have been circulated to Council. The bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Greenlees Piledriving in the amount of $170,958.

The tender amount is, within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges will approximate the budgetted funds for Winter Works in Area 10 for 1974-75.

The award will be subject to the Development Consultant obtaining a release from Western Outboard allowing these works to proceed and subject to the boat owners vacating the Clay's Wharf area. In this regard, the starting date for the low bidder is November 15th, although demolitions and removals will be proceeding as soon as it is possible to do so after the area has been cleared of boats."

The City Engineer recommends that:

(a) A contract be awarded to the low tenderer as follows:

Greenlees Piledriving Co. Ltd.
630 Taylor Street
Vancouver, B. C.
V6B 4H3

Contract No. 748 - $170,958.

(b) A contract satisfactory to the Corporation Counsel and the City Engineer be entered into when releases have been obtained by the Development Consultant.

(c) The bid bonds of the unscucessful tenderers be returned.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved. "

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

G. Manager's Report,
October 7, 1974

Canada Safeway - Charles & Nanaimo Streets,
Development Permit Application No.61891
(Matters of Ingress & Egress to Parking Lot Extension)
and Closure of Lane North of Charles Street, West from
Kamloops Street - Block 9, W 1/2 Section 22, T.H.S.L.

The Council had for consideration the following report from the City Manager, dated October 7, 1974:

" The Director of Planning & City Engineer report as follows:

"INGRESS & EGRESS TO PARKING LOT EXTENSION

Brief History

This development permit application was filed on March 20, 1973 by Canada Safeway Ltd. to extend their existing parking lot southward. The parking lot would then be bounded by William Street on the north; Kamloops Street on the east; Charles Street on the south; and the City land behind Nanaimo Street on the west, the existing Canada Safeway retail store being located on the opposite side of this lane.

Council will recall first dealing with this application on December 18, 1973, when it resolved:

'That the development permit be referred back to the Technical Planning Board for its final consideration for approval of the development and setting out the applicable condition and further that the Technical Planning Board be informed that the Council is suggesting that the following be included as conditions:

(a) Subject to sufficient number of parking spaces being available for staff, and
(b) Subject to speed bumps being installed in the parking lot and chains being provided across the entry way of the parking lot after store hours.'

Subsequently, Council agreed to hear delegations with respect to the proposal and Council on February 5, 1974 resolved:

'That the Director of Planning be instructed to apply for C-1 rezoning of the property situated immediately to the north of the existing Safeway store; further that the Technical Planning Board be informed that the Council is suggesting the following be added as further conditions to the development permit:

(i) That no trucks be permitted to service the store outside the hours of 6:00 a.m. to 5:00 p.m.;
(ii) Shopping carts be confined to the store and parking lot only;
(iii) Reiterate that there be sufficient number of parking spaces for staff and the staff be required to use these parking spaces;

AND FURTHER THAT the matter of location of entrances and exits to the parking lot be referred to the Director of Planning and City Engineer for report back to Council.' This report deals with this matter.

(The Director of Planning has reported separately on the matter of the rezoning).

Present Situation

The existing parking lot has vehicular access by way of one sidewalk crossing from William Street and one sidewalk crossing from Kamloops Street and from the City lane. The drawings submitted with the present application indicate retention of the sidewalk crossing from William Street; a new sidewalk crossing from Charles Street and North-south City lane access being widened both from William Street and Charles Street. The plans indicate that the sidewalk crossing from Kamloops Street would be closed.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Canada Safeway - Charles & Nanaimo Streets (Cont'd)

Some neighbouring property owners had stated concern previously about the vehicular access from Charles Street and felt that the Kamloops Street access should be opened. A further letter has been submitted from Mrs. Hilda Parks (copy attached) objecting to the Charles Street access.

The City Engineer advises that as far as practically possible it is desirable to confine the traffic generated by this commercial development to adjacent major streets and minimize the traffic impacts on nearby local streets. Two of these streets (William and Kamloops) are local roadways and as such are not intended to accommodate through vehicular trips. Therefore, commercial traffic should not be encouraged to use these two streets. The third street (Charles) functions as a through street. Accordingly, it is recommended that the proposed entrance and exit on Charles Street be approved. Further, it is recommended that the entrance to the lane from William Street not be widened and the entrance on Kamloops Street be eliminated.

The Technical Planning Board has approved Development Permit Application No. 61891 subject to several conditions including the conditions previously suggested by Council and with the provision of an additional vehicular access from Charles Street; the closing of the Kamloops Street vehicular access and the widening of the southerly lane access from Charles Street and further that the northerly lane access from William Street be not widened.

Lane Closure

One of the conditions of approval of the development permit was that satisfactory arrangements be made for the closing of the east-west lane in the block. This portion of lane is surplus to the City's highway requirements.

RECOMMENDATIONS

It is RECOMMENDED that:

1. the William Street existing crossing remain; there be an additional vehicular access from Charles Street; the Kamloops Street vehicular access be eliminated; the lane access from Charles Street be widened and that the lane access from William Street be not widened.

2. the lane north of Charles Street between Kamloops Street and the lane east of Nanaimo Street be closed, stopped up and conveyed to the abutting property owners, subject to the following conditions:

   (a) The value of the lane to be $17,000 in accordance with the recommendation of the Supervisor of Property & Insurance;

   (b) The closed lane to be consolidated with the abutting properties;

   (c) The applicant to pay all City costs to effect the closure of the lane. The estimated cost of this work is $1,900;

   (d) The applicant to pay for the relocation of overhead utility lines and provide any necessary public utility easements over the portion of lane to be closed. The estimated cost of this work is $4,200.00;

   (e) The applicant provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting properties;

   (f) Any agreement to be to the satisfaction of the Director of Legal Services and City Engineer."

The City Manager RECOMMENDS the above report of the Director of Planning and the City Engineer be approved.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of the Standing Committee on Finance and Administration, September 26, 1974.

Community Music School, Vanier Park, (Clause 1)

MOVED by Ald. Bowers,
THAT the following recommendations of the Committee, as amended, be approved:

A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed:

C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available:

D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver and, in particular, make available music lessons to children of low income families:

E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974, with such design:

F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the following recommendation of the Committee, as amended, be approved:

B. THAT the City contribute up to an amount of $333,333.00 toward the refurbishing of Building 14, such sum to be allocated or applied toward the cost of the project in such a manner and towards such parts of the project as the City should decide, and that funds be provided in the 1975 Supplementary Capital Budget; such approval to be subject to the Community Music School having firm commitments of all additional capital funds necessary for the full completion of the project by January 31, 1975, with no further City funds being requested directly or indirectly, (including for the provision of storage for the museum association).

- CARRIED

(Alderman Pendakur opposed)

(NOTE: Underlining denotes amendments)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II(i) Report from Ald. Rankin, Chairman, and Ald. Marzari, Member, Standing Committee on Social Services, September 26, 1974.

Council considered the following report, which contains seven clauses, identified as follows:

Cl. 1. West Broadway Drug User Problem.
Cl. 2. Vancouver Gay Information Service - Grant Request for $26,720.00.
Cl. 3. Canadian Youth Hostel Association - Proposal for a Second City Hostel.
Cl. 4. Senior Citizens Bus Tours - Continuation of Funding.
Cl. 5. Urban Design Centre - Grant Request.
Cl. 6. Child Care Facilities - City Hall.
Cl. 7. Possible Use of West End Streets for Portable Day-Care Units.

Council took the following action:

West Broadway Drug User Problem.
(Clause 1)

MOVED by Ald. Rankin
THAT Clause 1, in the report of Alderman Rankin and Alderman Marzari, be received for information.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4.

MOVED by Ald. Rankin
THAT the recommendations of Alderman Rankin and Alderman Marzari, contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Volrich opposed Clause 3.)

Urban Design Centre - Grant Request
(Clause 5)

MOVED by Ald. Rankin
THAT the recommendations of Alderman Rankin and Alderman Marzari, contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Child Care Facilities - City Hall
(Clause 6)

Alderman Rankin submitted a letter from the Minister of Human Resources confirming a grant of $20,000 to the City, effective immediately, with an undertaking that an additional grant of $20,000 to the City will be considered for the 1975/1976 Department of Human Resources Budget.

The Mayor advised that he had received a firm commitment from the Minister of Human Resources that a grant of $20,000 will be available to the City as of April 1, 1975.

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Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Child Care Facilities - City Hall
(Clause 6) Cont'd.

MOVED by Ald. Marzari
THAT the recommendations of Alderman Rankin and Alderman Marzari, contained in this clause, be approved, and the following be added as recommendation "E":

"THAT City Council advance the sum of $20,000 for establishment of City Hall Day-Care Centres, on the understanding that the City be re-imbursed this sum by the Minister of Human Resources as of April 1, 1975."

- CARRIED UNANIMOUSLY

Possible Use of West End Streets for
Portable Day-Care Units (Clause 7)

When considering this clause Council noted a letter from the Vancouver School Board, dated October 4, 1974, refusing approval of the Committee's request for installation of a Day-Care facility on a portion of Lord Roberts School grounds at Pendrell and Cardero Streets.

MOVED by Ald. Rankin
THAT a site in the 1100 block Comox at the corner of Thurlow as proposed by the City Engineering Department in its report of September 4, 1974, be provided by the City as a site for a portable building to be used as a Day-Care Centre and that the City pay the estimated $5,000 cost of installing services to this site.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the letter from the School Board, dated October 4, 1974, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT, prior to installation of the proposed Day-Care Unit on the 1100 Block Comox, at the corner of Thurlow, the appropriate City Officials hold a Public Meeting in the area to discuss the proposal.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO REGULATE SIGNS.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, stopping up and conveying to the abutting owner, lane south of 14th Avenue, west of Hemlock Street.

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The developer of the lands on the west side of Hemlock Street between 14th Avenue and 15th Avenue in Block 451, District Lot 526, has made application to acquire a portion of the lane from Hemlock Street westerly.To replace this lane he will dedicate a lane out to 14th Avenue.

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 1276, lying between the southerly productions of the easterly limit of Lot 19, Block 451, District Lot 526, Plan 1276 and a line drawn parallel to and 25 feet perpendicular distant easterly from the southerly production of the westerly limit of Lot 20, said Block 451. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated April 30th, 1974, and marginally numbered LF 6982, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting lands.

(Closing lane south of 14th Avenue, west of Hemlock Street)

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Massey referred to the Vancouver Heritage Advisory Committee's concern that buildings are being demolished prior to the demolition firm obtaining the necessary permits from the City.

MOVED by Ald. Massey
THAT the Director of Permits and Licenses advise all Licensed Demolition Contractors that where any building is demolished without first obtaining a demolition permit, the matter will be referred to City Council for its consideration, and such action could place the demolishers business license in jeopardy.

- CARRIED

(Alderman Rankin opposed)

NEW BUSINESS

The following Notice of Motion was submitted by Alderman Rankin and recognized by the Chair.

MOVED by Ald. Rankin
THAT Council request the Director of Legal Services to bring forward a suitable By-law covering control of demolition of all buildings in the City of Vancouver.

(Notice)

Council adjourned at 5.15 p.m.

The foregoing are Minutes of the Regular Council Meeting of October 8, 1974, adopted on October 22, 1974.

A. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Areaway at 325 Water Street, Lot B, Block 9, D.L. 541

The City Engineer reports as follows:

"Recently part of the slab covering the above street cavity fell away leaving a hole in the sidewalk. The hole was given a temporary cover and the sidewalk was blocked off to protect the public. Structural inspection revealed that the areaway slab is in an extremely deteriorated condition and is in a state of collapse at several locations. The owner was contacted to make repairs, as under Clause 11 of the Encroachment By-law, they are his responsibility. However, he refused to do anything. The situation poses an extreme hazard to the public and cannot be allowed to continue.

Under Clause 9 of the Encroachment By-law, the City Engineer can order an owner to abandon his areaway within six months, but Council may reduce this period. As the sidewalk at this location is heavily travelled, there is considerable danger to the public. Therefore, I RECOMMEND that:

(a) The owner be ordered to remove his structures, fill up the cavity and restore the sidewalk within one week.

(b) If the owner fails to carry out Council's instruction within the stipulated time, the City Engineer be authorized to carry out the work and bill the owner for all costs."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 401

BUILDING & PLANNING MATTERS

INFORMATION

1. Public Safety Building - Provision of Gymnasium and Lounge Facilities

Under date of September 25, 1974, the Secretary of the Board of Police Commissioners has advised of the following resolution passed by the Vancouver Police Board at its meeting of September 12, 1974:

> "THAT provisions be made in the proposed alterations to the Public Safety Building for adequate gymnasium facilities and a suitable lounge area."

The matter of gymnasium facilities is under investigation, in accordance with the resolution of City Council of September 24, 1974; and the provision of a suitable lounge area will be taken into consideration when the matter is discussed with the architect.

The foregoing is submitted for the INFORMATION of Council.

RECOMMENDATION

2. Additional Gallery Space at the Centennial Museum

The Director of Permits and Licenses reports as follows:

"In February of this year the Director of the Centennial Museum and Planetarium had discussions with the Assistant Director, Construction and Maintenance on the feasibility and cost to enclose the westerly courtyard in 'C' Wing for gallery purposes. The proposal is to construct a roof over the court, remove the windows between the courtyard and the surrounding four galleries, floor the court and provide necessary additional heating and humidity control. The result will be to create a virtually continuous space to be used for both exhibition and classroom activities as the need arises.

The Museums Association requires the additional space to develop a more satisfactory school program. They have begun to build an educational division for this purpose but feel that all their efforts in this direction would be more or less futile unless it is also possible to provide teaching environments within the complex in order to handle the expected increases in school attendance.

The preliminary cost estimate for the project was established at approximately $400,000.

The Museums Complex, by virtue of being named an associate museum within the National Museums Policy, is now eligible for grants in support of additional activities and the Vancouver Museums Association believe that they can fund the cost of this project without direct additional cost to the Vancouver taxpayer. They believe that two-thirds of the cost will be funded from the Federal Government under the National Museums Program and the other third provided from the B. C. Recreational Facilities Fund.

The Museums Association have had discussions with both Federal and Provincial authorities and advise that written approval has now been received from the Board of Trustees of the National Museums of Canada for funds in the amount of $267,844 towards the cost of redeveloping a wing in order to provide a larger and improved travelling exhibit and teaching space in the existing Museum structure.

Cont'd . . .

Clause #2 continued:

The balance of the Capital costs for the project, $134,000, will be requested from the B. C. Recreational Facilities Fund. The Museums Association have had their eligibility tentatively approved but their application must be accompanied by registered preliminary drawings. The Museums Association have received an advance from the National Museums of Canada in order to hire an architectural firm to prepare the preliminary proposal for submissions to the Provincial authorities.

Before the Museums Association hire consultants they wish to inform Council of the proposal and request that approval be given to convert one of the internal courtyards to an exhibition gallery.

At present the courtyard is closed to the public, all the windows facing the court have been blacked out to provide controlled Museum environment without external influence.

The proposal seems a logical use of the space and fairly straight forward in execution. It envisions a twenty-two foot high gallery space with humidity control and electrical grid for exhibition lighting.

The Vancouver Museums Association request that:

(a) Council indicate its approval in general to renovate courtyard 'C' to an exhibition and classroom space, and

(b) approval be given for the Museums Association to appoint an architect for the project, with prior approval to be received from the City Manager as to the selection of architects."

The City Manager RECOMMENDS that the foregoing requests of the Museums Association be approved.

FOR COUNCIL ACTION SEE PAGE(S) 401

FINANCE MATTERS

RECOMMENDATION

1. Vancouver Park Board Accounting Problems

The City Manager has received the following report from the Director of Finance:

"For a number of reasons the Park Board is seriously behind in its accounting functions. This can lead to inadequate control over expenditures and hence overexpenditures and if allowed to continue will have serious effects on the City's accounting and our ability to properly close the books at the end of 1974. It is a situation that cannot be allowed to continue and therefore the City Manager, Superintendent of the Park Board, and the Director of Finance met to determine the course of action needed to repair the situation.

There are two basic problems being:

(a) catching up the accounting for 1974, and

(b) changing the accounting system for 1975 to try to avoid a repeat of the problems.

Council, on September 24, 1974, approved three new positions for the Park Board accounting area. This, together with a detailed review of the accounting structure and needs of the Park Board by the City's Internal Auditor, Park Board Director of Financial Services, and Park Board Accountant, should allow us to create the needed accounting staff setup to maintain the work in the future. The only means we have that would appear to be satisfactory, to catch up to date is to use our Internal Audit staff, who are intimately familiar with the Park Board accounting, and replace their Audit function at the Park Board by use of the External Auditors. The Internal Audit Division has, in the last month, lost five out of fourteen of its staff, and with the need to assist in the Park Board area is going to have a deleterious effect on the balance of the audit program. However, there is no other reasonable solution for the Park Board problem. Once the accounting is caught up there will almost certainly have to be a capital over-expenditure report to the Park Board and Council for clean-up purposes.

For 1975 it is our intention to switch the Park Board over to exactly the same accounting systems as we use for the balance of the City, including the same reporting structures, etc.

I would therefore recommend that:

A. The Internal Auditor be instructed to assist with his staff in helping the Park Board to catch up on its accounting, with freedom for the Internal Auditor to hire temporary help as required, up to a maximum of $5,000 to be provided from Contingency Reserve,

B. The External Auditors be requested to do the detailed Audit of the Vancouver Park Board (cost expected to be in the range of $5,000-10,000 to be provided from Contingency Reserve)."

The City Manager RECOMMENDS approval of the report of the Director of Finance.

2. External Audit Costs

The Director of Finance reports as follows:

"The City's External Auditors are Thorne Riddell & Co. This is an amalgamation of our Auditors of some years (Riddell, Stead & Co.) with another C.A. firm this year. In the past it has been the practice to appoint the Audit firm in September or October for the following year with the result that the fee is established approximately a year and a half before the majority of the work is done. Under normal circumstances this presents no problem as the External Auditors are able to add some increase in fee to cover anticipated cost increases. However, for the 1974 audit year, in which 90% of the work is done in January to March of 1975, the fee was established at $40,000.00 in

cont'd ....

Clause No. 2 (cont'd)

September of 1973. All C.A. firms have been subject to particularly large cost increases in the salary area this year in order to get and retain staff, a problem that is also common to many other organizations. They have, therefore, had to very significantly increase their salary scales for their employees.

Thorne Riddell & Co. has submitted a request to me that I seek Council approval to raise their fee for the 1974 audit year from $40,000.00 to $43,500.00. In recognition of the fact that we must maintain the quality of the audit and certain other factors, I support their request. These other factors are as follows:

(i) The 1973 audit in the spring of 1974, after the 1974 fee had been set, became considerably more complex than applied historically. This applied particularly in the area of computer auditing and the techniques needed in this area and in the scope and scale of property transactions the City was involved in.

(ii) A considerably expanded audit necessary in the Park Board, particularly in the capital accounts area and the reconciliation of differences with the City's accounts.

These 1973 complexities are flowing through into the 1974 audit and will expand the need for the External Auditors to spend considerably more time on the audit. This almost in itself is sufficient reason for increasing the fee.

During the year ended June 30, 1974 we have also had to use the External Auditors for special and advisory services, such as:

(a) Preparation of draft amendments to the Vancouver Charter,

(b) Additional cash count undertaken at the request of the City Treasurer and a count of the securities held in safekeeping at the Bank of Montreal,

(c) Review of the accounting entries and financial statement disclosure of the City's acquisition of Harbour Park Developments Ltd. and the Langara site,

(d) Development of special computer programs for comparing assessment files relative to City-owned property to substantiate the change in the City's equity and capital assets,

(e) Attendance at meetings covering the implementation of the twice yearly tax billing system.

These items are considered to be outside the normal functions of the External Auditors and yet must be done. They do, however, require the knowledge that the Auditors have of our business and therefore cannot be properly dealt with on an outside consulting basis. I have agreed with the External Auditors that a fee of $3,025.00 is appropriate for these services and am recommending it to Council.

We can expect similar extraordinary items related to 1974, that are not included in the 1974 audit fee, such as insuring the propriety of the change-over in the Welfare, Magistrate and Traffic Court Departments to the Provincial Government, the assumption of the Kerrisdale Arena operation by the Park Board, etc. These items will be reported upon later with recommendation for appropriate payment for the services, but quite possibly after the services are actually performed, inasmuch as it cannot be determined in advance how much work is involved.

I would, therefore, recommend to Council that:

A. The 1974 audit year fee payable to Thorne Riddell & Co. be increased from $40,000.00 to $43,500.00, and

B. An additional $3,025.00 be paid to the firm for special services incurred up to June 30, 1974, relative to the City's financial affairs,

with the source of funds to be Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

3. T.B. Patients Maintenance Cost

The Director of Finance reports as follows:

"The Tuberculosis Institutions Act required municipalities to pay 15% of the per diem cost of the support and maintenance of patients admitted to the Provincial tuberculosis institution, who resided within the respective municipalities.

In 1973, the Director of Finance was instructed by Council not to pay these monthly charges pending discussion with the Province of the question of municipal responsibility for these costs. The Province repealed the Tuberculosis Institutions Act effective June 20, 1974 and municipalities are no longer required to pay a share of these per diem coats from that date.

The unpaid monthly charges for the period March 1, 1973 to June 20, 1974 amount to $94,861.76. Funds were provided in the City's 1973 and 1974 budgets to cover these costs.

Council is requested to authorize the Director of Finance to pay these outstanding charges, it being noted that no further costs are payable after June 20, 1974."

The City Manager RECOMMENDS that the outstanding T.B. Unit per diem costs amounting to $94,861.76 for the period March 1, 1973 to June 20, 1974 be paid.

INFORMATION

4. Take Over of Assessment Function by the British Columbia Assessment Authority

Your City Manager has received the following progress report from the Director of Finance regarding the take over of the assessment function by the new Authority.

"Legislation passed this year created the B.C. Assessment Authority to assume the assessment functions currently undertaken by the municipalities in B.C. as well as the assessment function of the Province in unorganized areas. As of July 2, 1974 the Authority assumed the costs of the assessment functions and in the case of the City of Vancouver we will be reimbursed by the Authority for our costs from July 2nd. The present Assessment staff are City employees until designated by the Authority on October 1st, 1974 but this does not affect the reimbursement of costs.

As far as location of the function is concerned it is expected that it will remain in the City Hall for an undetermined time. We have not received clear advice as to when the Authority might establish other offices in this area.

A month to month lease is being negotiated with the Authority which will allow the City to terminate the lease and use the space if required for other civic purposes.

Our organization of the assessment function over the years has resulted in the inclusion of the business tax assessing function in our ex-Assessment Division as well as a portion of the Local Improvement function. Neither the business tax function nor the Local Improvement function are transferred to the Authority but remain with the City. We are nevertheless asking the Assessment Authority to continue to provide supervision and management of the business tax function, even though the employees remain with the City and they function as a responsibility of the City, because it makes a great deal of administrative sense to do so and further there is a great deal of data and valuation information transferred between the real property and business tax assessors. The Local Improvement staff (two persons) will transfer to the Engineering Department and join the other staff handling Local Improvements there. This would be for supervision purposes. These two staff members will remain in the Assessment office for the present time as they primarily use the data in the Assessment files.

cont'd ....

Clause No. 4 (cont'd)

There are extensive and essential data and system connections between the Assessment Division and other Divisions of the Finance Department and Departments of the City. Examples of these are:

(a) The assessment function is highly computerized and depends on our Data Processing facilities. One of the problems in this area is that we are converting to the new computer and must know very quickly whether the Authority wishes to continue to do the work on our computer system. To date this issue has not been resolved.

(b) We are in the final stages of design and implementation of the twice yearly tax billing and since the assessment function provides the basic data for this system we are concerned regarding the flow and format of data from the assessment function to the taxation function.

(c) There is a great deal of data transfers back and forth between Assessment and Planning, Assessment and Engineering, Assessment and the Director of Finance, etc. and so far we have been unable to resolve or find out what changes the Authority may contemplate in these areas.

(d) The Planning Department uses the assessment function as a data resource. Whether this will be permitted in the future we do not yet know.

We have serious concerns as indicated in the previous paragraph and in a number of other areas. I have written to the Assessment Commissioner but have not yet received any answer. Our dealings with the staff of the Authority to date have not been particularly fruitful as it appears to be difficult to get answers to questions or to find out what the Authority plans for the future.

The 1974 Budget provision for the assessment function was $1,075,000. The Authority, since they took over on July 2nd, 1974, will pay approximately half of this. Details of cost savings will be included in the September Budget Review. However, the Act provides for a charge against the municipalities for the administration of this function commencing in 1975. There is some Provincial cost sharing also involved and at this time the situation is too unclear for us to make any prediction of future cost saving from the take over of this function by the Authority.

I will keep Council informed as to the on-going situation regarding this take over."

The City Manager submits the foregoing report of the Director of Finance for Council INFORMATION.

CONSIDERATION

5. Capital Expenditure - Covered Walkway P.N.E.

The Director of Finance reports as follows:

"In accordance with the lease agreement between the City and the Pacific National Exhibition Capital Improvements to be carried out by the P.N.E. are forwarded to City Council for approval. City Council on August 27th approved the P.N.E. 1974 Capital Budget. Subsequently, the P.N.E. at a meeting on September 4th approved an additional item for the provision of a covered walkway at an estimated cost of $200,000, funds to be provided out of the operations of the P.N.E. The details of the request were forwarded by the Controller of the P.N.E. in a letter dated September 24, 1974 as follows:

'At the September 4th meeting of the Pacific National Exhibition Board of Directors a motion was passed to construct a covered walkway for pedestrians. The walkway is to extend from the Pacific Coliseum along Miller Drive to the parking lot areas north of Empire Stadium.

cont'd . . . .

Clause No. 5 (cont'd)

The proposal divides Miller Drive into separate vehicle and pedestrian roadways. The north side to be used for shuttle buses and the south to be a covered pedestrian mall, 20 feet in width with a centre clearance of close to 20 feet.

The construction of the covering is to be aluminum self-supporting panels permanently painted with steel support columns set in concrete. The construction carries a 20 year guarantee and is virtually maintenance free. The cost is estimated at $200,000.

This project will encourage the use of the parking lots north of Empire Stadium with a projected increase of upwards of 1,000 cars being parked in this area and hence removed from the surrounding neighborhood of the P.N.E.

Since this construction is to proceed immediately to gain full value from the approaching hockey season, we would appreciate your presenting this as a capital improvement to City Council as required by our lease with the City of Vancouver. In this respect we believe the project should be considered as an additional capital improvement for the 1974 year. We would further advise that the funds required for the project will be provided out of the operations of the Pacific National Exhibition.'

The foregoing request of the Pacific National Exhibition to provide a covered walkway at an estimated cost of $200,000 to be provided out of the operations of the Pacific National Exhibition is forwarded to City Council for approval."

The City Manager submits the foregoing report for City Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 402

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Leave With Pay - Director of Planning

The Director of Planning reports as follows:

"The Minister of State for Urban Affairs has invited Mr. R. J. Spaxman, Director of Planning, to attend a work session on "Habitat Papers" in Toronto on October 10, 11, and 12, 1974.

All expenses will be paid by the Department of Urban Affairs but approval is requested for two days' leave of absence with pay, i.e. October 10 and 11, October 12 being a Saturday, for this purpose."

It is Recommended that Mr. R.J. Spaxman, Director of Planning, be granted two days' leave of absence with pay on October 10 and 11, 1974, for the purpose of attending the foregoing work session.

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 402

PROPERTY MATTERS

RECOMMENDATIONS:

1. ALTERATIONS TO CITY-OWNED MULTIPLE DWELLINGS
For Compliance with the Fire By-Law
-Hiring of G.T. Carkner

The Supervisor of Property & Insurance reports as follows:-

"City Council, at its meeting of June 11, 1974, in connection with Board of Administration Report of May 15,1974, re Alterations to City-owned Multiple Dwellings for compliance with the Fire By-law, took the following action:

> 'THAT the hiring of George T. Carkner (former property negotiator), be authorized at a cost of $1,389.00 per month, plus car allowance, for a period not to exceed six months from April 1, 1974, to assist the staff in carrying out detailed inspections of each property as necessary and to obtain plans for renovations and realistic estimates of the costs, salary to be chargeable to Account Codes 4257/- (Englesea Lodge) and 9407/182 (Sundry Rental Disbursements).
>
> -CARRIED UNANIMOUSLY'

The alterations to the buildings are well underway, but due to the scarcity of contractors in the sprinkler business, the work is approximately 1½ to 2 months from completion.

Mr. Carkner is prepared to continue his work beyond September 30, 1974, and it is therefore

RECOMMENDED THAT Mr. George T. Carkner be retained for a maximum of 2 months at a cost of $1,389.00 per month, plus car allowance to be charged to the account code set up to cover the costs of alterations required under the by-law, being Account Code 9407/183 - Fire By-law Costs."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. EXERCISING OF OPTION TO PURCHASE THE
South 7 Feet of Lot 8, Block 9, District Lot 634
N/E Corner 33rd Avenue & Main Street

The Supervisor of Property and Insurance reports as follows:-

"The City has an option to purchase the south seven feet of Lot 8, Block 9, District Lot 634, situated on the north-east corner of 33rd Avenue and Main Street, for highway purposes. The option provides for payment of $700.00 by the City when exercised and the option expires on October 26, 1974.

The City Engineer has advised that the seven feet of Lot 8 may still be required for a future widening of 33rd Avenue at this location. However, there was no urgency in acquiring this strip and it would be in the best interest if a new option could be obtained.

Following discussions, the owners of Lot 8, (Imperial Oil Limited), agreed to renew the option agreement for a further ten years to October 26, 1984, subject to the City giving 12 months' prior notice if the City wished to exercise the Option. All other terms and conditions in the existing option are carried forward in the extension agreement which has been executed by Imperial Oil."

Cont'd.....

Clause No. 2 (Cont'd)

RECOMMENDED
THAT the extension of the option to purchase the South seven feet of Lot 8, Block 9, District Lot 634 for highway purposes, for the sum of $700.00 be approved on the foregoing basis, and the Mayor and City Clerk be authorized to execute the agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. CONSENT TO SUB-LEASE PORTION OF CITY PROPERTY
Situated Between City Blocks 112 & 113, D.L. 541
North End of Granville Bridge

The Supervisor of Property and Insurance reports as follows:-

"Portions of Blocks 112 & 113, D.L. 541 lying within the clover leaf area at the North end of the Granville Street Bridge are presently leased jointly to Leach Holdings Limited and Dominion Vancouver Motors Limited for a five year term January 1, 1972 to December 31, 1976. Application has now been received for consent to sub-lease approximately 5,376 square feet situated beneath the Granville Street Bridge, being a portion of the area leased to Leach Holdings Limited, such area to be used for temporary vehicle storage. The City Engineer has been consulted on this matter and concurs with the use and development.

RECOMMENDED That
the current lease be amended to include vehicle storage and consent be given to sub-lease a portion of the premises as indicated on attached plan Schedule B now leased to Leach Holdings Limited. The sub-lease to Auto Services Limited subject to the documents being to the satisfaction of the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. ACQUISITION FOR RUPERT PARK EXTENSION
Lot 4, Block 86, Section 29, T.H.S.L.
1446 Rupert Street

The Supervisor of Property and Insurance reports as follows:-

"The above property, Lot 4, Block 86, Sec. 29, THSL, (known as 1446 Rupert Street), forms part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council, May 9, 1972. This property has been offered for sale by the owner to the City.

These premises comprise a single-storey frame dwelling, plus a full basement, with a main floor area of 824 square feet, erected in 1953 on a lot 34.25' x 120.72', zoned R.S.1. The dwelling contains 4 rooms, 5 plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a garage at the rear of the property.

Following negotiations with the owner, he is prepared to sell for the total sum of $46,000.00 as of September 30, 1974, subject to retaining rent-free possession to November 30, 1974. This price is considered to be fair and equitable and represents market value in the area. It is proposed to rent the dwelling on a month-to-month basis until the land is required for park purposes. The Superintendent of Parks & Recreation concurs in the purchase of this property.

Cont'd....

Clause No. 4 (Cont'd)

RECOMMENDED:
That the Supervisor of Property & Insurance be authorized to acquire Lot 4, Block 86, Section 29, T.H.S.L., known as 1446 Rupert Street, for the sum of $46,000.00, on the foregoing basis chargeable to Code #4189/- Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION:

5. COPPER STATUE OF "GASSY JACK"
Located in the Gastown Area, At the
Corner of Alexander and Powell Streets

The Supervisor of Property and Insurance reports as follows:-

"Early in 1970, Town Group Ltd., commissioned a large copper statue of "Gassy Jack" and wished to donate it to the City, provided that it was placed in the Gastown area, preferably on the corner of Alexander and Powell Streets.

On February, 1970, the statue was placed on this site without prior approval, and a report by the City Engineer on this action was dealt with by City Council on February 24, 1970. At that time it was agreed to allow the statue to remain on a temporary basis, subject to an agreement to the satisfaction of the Director of Legal Services.

A formal agreement was duly drawn and executed, covered by a bond protecting the City from any action which might arise due to the encroachment on City property.

The Town Group agreement called for the Group to repair and maintain the statue and pay a nominal rent of $1.00 per annum. This agreement was subject to termination at any time if deemed necessary.

Charterhouse Properties Ltd. (the operating company of Town Group Ltd.) wish to be relieved of the annual payment of $1.00 and have re-submitted their offer to donate the Statue of "Gassy Jack" to the City, but state the Company will continue to maintain it. The Engineering Department have indicated that they are not opposed to this suggestion."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION.

RECOMMENDATION:

6. RENTAL REVIEW -
Lots 19 & 20, Block 58, D.L. 541
Situated N/E Corner of Robson & Cambie Streets

The Supervisor of Property and Insurance reports as follows:-

"Lots 19 & 20, Block 58, D.L. 541 situated N/E corner of Robson and Cambie streets were acquired in 1956 and reserved for future highway widening requirements. It is presently leased to Honda Northwest Motor Corporation Ltd. for a ten year period commencing July 1st, 1969 and subject to a five year rental review as of July 1st, 1974.

Cont'd.....

Clause No. 6 (Cont'd)

Due to drastic increases in property valuations in the past two or three years, negotiations on rental reviews are becoming more difficult and in some cases, modifications may be required with regard to the review periods. In this particular instance, the lessee has now confirmed a negotiated rental increase from $160.00 per month plus all taxes to $400.00 per month plus all taxes as of July 1st, 1974; also an amendment to the lease to provide for a two year rental review clause. The Supervisor of Property and Insurance is of the opinion that under the circumstances, this arrangement will be beneficial to both parties.

RECOMMENDED
That the rental for the period July 1st, 1974 to June 30th, 1976 be set at $400.00 per month plus taxes and that the lease be amended to include rental reviews on July 1st, 1976 and also July 1st, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 403

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Smoking in Public Places

The Medical Health Officer reports as follows:

"In the summer of 1973, the Vancouver City Health Department Summer Students were able to work on two projects.

i) A Survey of Legislation Regarding Smoking in Public Places. (This project required further work and was completed in 1974.)

ii) A Scientific Study of Indoor Atmospheric Pollution From Cigarette Smoke (Determination of Benzo (A) Pyrene and Carbon Monoxide Concentrations in the Air of Indoor Areas with Tobacco Smoke - An Investigation of the Potential Hazard of Tobacco Smoke Air Pollution to Health).
This report showed considerable hydrocarbon pollution to which non-smokers would be exposed.

In the Summer Student Programme of 1974, further work was done:

a) 'Attitudes to the Necessity of Providing Separate Areas for Tobacco Smokers in Certain Public Places".
This was an opinion and policy survey concerning smoking in hospitals and eating establishments.

b) Annotated Literature Survey of Scientific Reports which are pertinent to smoke exposure of non-smokers. (Abstracts were prepared of the best articles.)

These four reports are available in kit form in the City Clerks Office.

The Health Department has received many enquiries from the public regarding legislation and urging through us, a more stringent policy from City Council. There has been a substantial movement by non-smokers insisting on their right to a smoke-free environment unrelated to any health issue.

I feel that this matter warrants serious examination and propose for Council CONSIDERATION the following course of action:

A) A committee be appointed by Council to review scientific reports and legislation and appraise the feelings and position of non-smokers and smokers;

B) The committee to receive briefs and delegations by groups and individuals on measures within the power of the City Council to set policy.

The committee could be assisted by the Health Department in the review of scientific reports, by the Law Department in consideration of Council authority and by the Fire Department prior to any recommendation to Council.

It is further suggested that the committee be comprised solely of smokers in order that any final recommendation be supported by other smokers. This is suggested in recognition of the highly emotional position taken by many smokers and non-smokers alike.

FOR COUNCIL ACTION SEE PAGE(S) 403

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application -
South Side of Cordova between Gore and Dunlevy
Applicant: Greater Vancouver Regional District

The Director of Planning reports as follows:

"An application has been received from the Greater Vancouver Regional District requesting an amendment to the Zoning and Development By-law whereby Lots 10-14, AMD Block 56, D.L.196, be rezoned from M-2 Heavy Industrial District to a CD-1 Comprehensive Development District for the purpose of: Development of the Downtown East Side Residential Facility to accommodate approximately 70 men. The housing will be financed by the Federal and Provincial Government under Section 40 of the National Housing Act.

SITE DESCRIPTION

The subject site is 140'5" x 122' for a site area of approximately 17,000 square feet and is presently vacant. The site along with all the area to the north of it is zoned M-2 industrial and the area is developed commercially along Powell Street to the north and along Hastings Street to the south. Along Cordova, on the same block as the site there are approximately 10 houses, the majority of which are well maintained. On the north side of Cordova across from the proposed development there is a religiously based development consisting of the church, rectory, day care centre and community health society. Other uses on the block include a parking lot, print manufacturing, gas station and church. Oppenheimer Park is located on the N.E. corner of Cordova and Dunlevy. Oppenheimer Lodge is a block east on Cordova Street.

HISTORY

On August 15, 1972, Council resolved that the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation develop an approximately 75 place supervised residential facility in the downtown area.

The Steering Committee set up by Council action of August 15, 1972 to coordinate planning of this facility reported that the most appropriate location would be close to the intersection of Main and Hastings. The report of the Steering Committee, which included recommendations that the accommodation be for single men only, not to exceed 75 units and the building to be no higher than 4 storeys, was approved by Council on July 17, 1973 and submitted to the senior governments as the City's formal request for this project.

Council on September 11, 1973, adopted a recommendation of the Standing Committee of Council on Housing of August 30, 1973, that the Regional District undertake any necessary applications for zoning, subdivision and related matters as required.

cont'd ....

Clause No.1 (continued)

PROPOSED DEVELOPMENT

The architect's drawings submitted with and forming part of this application indicate a three storey building with 70 sleeping units. There are sleeping units on all three floors with the dining room and kitchen located on the second floor. There are two "wings" to the building which extend to the lot lines on both sides. One wing of the building follows the western boundary from the front to the rear lot line and the other wing curves across the site to meet the eastern boundary. Together they shelter two sunken courtyards. The drawings indicate the structure is partially below the street grade, approximately one foot below at the north west corner and approximately one foot below at the south east corner. The entrance from Cordova is at the second level.

There are six offices provided for social workers, medical staff and administration. The applicant's plans indicate that they will occupy 650 square feet of the total floor area of 22,284 square feet. It is stated that the site coverage is 48.6%.

Three parking spaces parallel to the lane plus one loading bay have been provided. Access to both is via the lane.

The stated F.S.R. is 1.299. This compares favourably with Oppenheimer Lodge which was approved by Council in November 1971 with a F.S.R. of 2.0 and 147 units in 4 storeys.

ANALYSIS

The site is within walking distance of Oppenheimer Lodge and the proposed project could possibly share recreational facilities accessible to that building. It should be noted that the proposal conforms to the outline devised by the Steering Committee in their report of July 13, 1973, referred to above, with respect to the form and content of the building, that is: single men only, not to exceed 4 storeys, approximately 75 units and some communal facilities.

The minutes of the Urban Design Panel of January 7, 1974, indicated that "the majority of the Panel were impressed with this design concept and liked the apparent shortness of the double loaded corridors and the location of the entrance at the second floor level. Some concern was expressed about adequate daylight access into some of the lower level accommodation and the proximity of these rooms to the slope that would make detailed landscaping and proper maintenance necessary."

The design had been revised, however, since the original viewing by the Design Panel to that described in this report: In response to the comments made by the Design Panel, the architect elevated the entire building so that it was not depressed into the ground as much as before.

cont'd ....

Clause No.1 (continued)

RECOMMENDATION

It is RECOMMENDED THAT the application to rezone the subject lands from M-2 to CD-1 be approved with the CD-1 By-law restricting the development as follows:

A. the use to be a hostel and customarily ancillary uses including some office space for administration, social workers and medical staff;

B. the F.S.R. not to exceed 1.35;

C. the height not to exceed 3 storeys.

And also subject to the following:

a) the detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, adequate provision for suitable service areas including ambulance.

b) All parking, loading and service areas to have acceptable ingress/egress with no vehicular ingress/egress from Cordova Street.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

The Technical Planning Board on August 9, 1974, recommended that the application be approved in accordance with the above conditions.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a public hearing. "

2. Rezoning Application -
Applicant: Jones, Haave & Delgatty Architects

The Director of Planning reports as follows:

"An application has been received from Jones, Haave & Delgatty, Architects, 1648 West 7th Avenue, Vancouver, B. C. requesting an amendment to the Zoning and Development By-law whereby the site bounded by Arbutus, Nanton and Yew Streets, being Lot 1, Block 92, D.L. 526, be rezoned from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District. The letter attached to the application states, in part, that the purpose is 'to develop a Condominium Townhouse project on this site.'

cont'd ...

Clause No.2 (continued)

HISTORY

In August 1971, an application was received on behalf of the Trinity Foundation to amend the Zoning and Development By-law to rezone the described property from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District "to construct a Personal Care Home which will have a floor space ratio of .75 to 1." In October, 1973, however, after some discussion with the Planning Department, the Trinity Foundation decided not to proceed with the application.

On October 16, 1973, the Architects N. Jones and V. Delgatty met with Alderman Volrich and the Zoning Planner to obtain an opinion as to the feasibility of rezoning the parcel from RS-1 to CD-1 to develop the site with townhouses and a one-storey commercial building. After discussion in the Planning Department, it was confirmed in a letter to Alderman Volrich, dated November 6, 1973, that "the department would support the rezoning to CD-1 Comprehensive Development District with the uses restricted to townhouses or garden apartments, the floor space ratio not to exceed .50 gross (but excluding underground parking), no commercial activity, height not to exceed two storeys and subject to a suitable designed scheme of development being acceptable to the Director of Planning after advice from the Urban Design Panel."

On April 10, 1974, Jones, Haave and Delgatty, Architects, submitted an application plus preliminary drawings for rezoning the site from RS-1 to CD-1, taking into consideration some of the recommendations and comments of the department.

SITE DESCRIPTION

The site consists of 2.42 acres, the dimensions being 270' x 393'. The site is bounded on the east by Arbutus Street, on the north by Nanton Avenue, on the west by Yew Street and to the south by Normandy Private Hospital.

It should be noted that the original subdivision of the subject site indicated 14 single family lots.

The N.E. corner of Arbutus and Nanton is zoned CD-1 Comprehensive Development District and developed with the Arbutus Club which houses a variety of recreational facilities. On the east side of Arbutus, the lands facing onto Arbutus are zoned RS-1 and developed with 11 single family dwellings. Located a short distance away on the S.E. corner of Valley Drive and Arbutus is an apartment development, Arbutus Gardens, constructed on 11.93 acres with an overall f.s.r. of 0.68. South of the site is Normandy Private Hospital, being a one and two storey development with a f.s.r. of 0.40. The lands south of the hospital are developed with a gasoline service station, a group of small stores and three garden type apartment buildings. The apartments are constructed on 3.89 acres at a f.s.r. of approximately 0.55 excluding basement. West of the site is a school and its large playing field.

To the north and west of the site is a 31 acre development by Marathon Realty which is in various stages of completion. A one storey personal care home is now on a 5 acre site in the S.W. corner and is not allowed to exceed a f.s.r. of 0.45. Arbutus Village consists of townhouses and apartments and is constructed on an area of 12.96 acres at a f.s.r. of 0.72. In addition, a shopping centre/ medical offices complex is now being constructed on 7 acres at a f.s.r. of 0.43. A park and another residential area have yet to be developed. The total development is subject to a f.s.r. not to exceed 0.67.

cont'd ...

Clause No.2 (continued)

PROPOSED DEVELOPMENT

The Architect's drawings submitted with the application indicate that the proposed project consists of 37 townhouse units of two storeys in height plus cellar. The units are situated on the perimeter of the site surrounding the central recreation area which includes a pool, recreation room and open space. The recreation room has an approximate area of 960 sq.ft. the dimensions being approximately 40' x 24'. The applicant's plans indicate that the total proposed building area is 78,132 square feet. The plans and attached data submitted indicate that this is composed of:

29 units of townhouse plan A at 1,975 square feet each for a total of 57,304 square feet, 8 units of townhouse plan B at 2,297 square feet each for a total of 18,376 square feet and a building area of 2,452 square feet for the recreation, service areas and cabana. The overall f.s.r. including cellar is indicated at 0.73 excluding underground parking. The site coverage is stated as approximately 28%.

Parking is all underground. Spaces are provided for 85 cars including 11 guest parking spaces. This gives an average of 2.3 spaces per unit. Access to the underground parking garage is from Yew Street only.

ANALYSIS

As mentioned, the letter of November 6, 1973, stated that the department would support a CD-1 development restricted to townhouses or garden apartments, the f.s.r. not to exceed 0.5 gross (excluding underground parking), no commercial activity, the height not to exceed two storeys and subject to a suitably designed scheme.

The minutes of the Urban Design Panel of July 22, 1974, stated that: "although the Panel is favourably impressed with the quality of design in terms of unit layout, exterior finish and appearance, it questions the "tight" appearance of the development and suggests that a number of units be deleted in order to "loosen up" the site development plan by breaking it up into smaller clusters of units. The Panel also suggests that there could be more variety in building form by creating a number of three storey units, thereby relieving the 'homogeneous' aspect of the development."

With respect to surrounding developments, it is considered desirable to reduce the density from that shown on the submitted plan to a gross f.s.r. of 0.60, (excluding undergound parking).

Some concern has been expressed as to the usage of the underground level, other than parking space, of the townhouses which has been shown as a cellar on the submitted diagram. Living quarters of any kind are not permitted in a cellar.

The Technical Planning Board at its meeting on August 9, 1974, recommended that the application to rezone the subject lands from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 Bylaw restricting the development as follows:

A. Uses - townhouses with customary ancillary uses including off street parking.

B. F.S.R.-not to exceed 0.60; to be measured in the same way as RM-1 regulations.

C. Height-not to exceed two storeys plus cellar.

cont'd ...

Clause No.2 (continued)

And also subject to the following:

a) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress, garbage disposal and all off street parking to be underground.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-law within 180 days from this (Public Hearing) date, this approval shall expire.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendations of the Technical Planning Board except for Section B which was amended to: F.S.R. not to exceed 0.73.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

3. Rezoning Application -
940 King Edward Avenue, King Edward Mall
Block bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue

The Director of Planning reports as follows:

"An application has been received from Mrs. Greta Spencer of 1008 No. 2 Road, Richmond, B. C., requesting an amendment to the Zoning and Development By-law whereby the existing (CD-1) Comprehensive Development District is amended to permit a reducing salon.

The applicant had sold the salon to Dempsey Sands Enterprises Limited DBA/Figurmagic in October, 1973 and has agreed, in a letter dated December 19, 1973 to "assign the rights to proceed to Dempsey Sands and John LeLiever to carry on the processing of the application." Mr. John LeLiever is the General Manager for Dempsey Sands Enterprises Limited.

City Council, after Public Hearing, on September 9th, 1969, passed By-law No. 4446, to permit the following uses: retail stores, office buildings, gasoline filling station and customary ancillary uses in the (CD-1) Comprehensive Development District bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue.

On July 12th, 1973, Development Permit Application No. 63630 was filed for a "reducing salon" at the said site. This development permit application was refused by the Technical Planning Board on July 27, 1973, because the proposed use was considered contrary to those permitted by By-law No. 4446. As a result of this decision, Figurmagic was given notice on August 24, 1973, to discontinue the use of the reducing salon within 30 days. Enforcement of this matter has been held pending the outcome of the current application which was submitted September 26th, 1973.

The development on the subject property is 53,787 square feet with various uses as noted above. It is considered that the establishment of a reducing salon having a floor area of 2100 square feet will not materially alter the parking demand on this site. The Figurmagic reducing salon is currently occupying the premises at 940 West King Edward.

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Clause No.3 (continued)

The Technical Planning Board, at its meeting on February 22nd, 1974 recommended that the application to amend the text of By-law No. 4446 by adding the use of "reducing salon" be approved. On May 8, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Techncial Planning Board.

IT IS RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

4. Rezoning Application -
2895 East 41st Avenue, Vancouver
Applicant: Mr. and Mrs. Horst Fischer

The Director of Planning reports as follows:

"An application has been received from Mr. and Mrs. Horst Fischer, 2895 East 41st Avenue, Vancouver, requesting an amendment to the Zoning and Development By-law whereby Lot 1 of Parcel "A" of the S.E. Portion of Block 7, D.L.50, Group 1, N.W.D. be rezoned from RS-1, One Family Dwelling District, to RT-1, Two Family Dwelling District for the purpose of:

'adding a dwelling to the existing dwelling to create a new permanent home for ourselves. The present dwelling would then be rented to a family, preferably with children. We had wished to buy a lot and build a new house designed for our needs and way of life, but the cost of property is prohibitive and the only manner of achieving our aim is to be permitted the ability of developing a semi-detached dwelling.

We are aware of the City's policy regarding "spot" zoning, no doubt partly because of precedent setting, but we wish to draw attention to our singular location on a main artery and bordering a park, and feel that an approval of our request will not trigger a volley of similar applications. The attached area map is to emphasize the fact of the fringe location of our property and its proximity to non-residential areas.

We wish to stress that our aim is to build a dwelling more suitable to our requirements but by doing so we will be offering a dwelling for reasonable rental when such are at a premium in the City. Further please be advised that we have no intention now or in the future of applying for subdivision under any strata authority.

We do not feel that our proposition will create a density problem and are of the opinion that density increases in similar areas are inevitable.'

Description of Site

The site is located at the N.W. corner of East 41st Avenue and Killarney St. The frontage onto Killarney is 63.33' and the length of the lot is 130' and has a total site area of 8,511 square feet. The majority of lots in the surrounding area have a frontage of 33' to 40' with an approximate depth of 130'. In exception to this are the lots directly to the east of the said site, also on the north side of East 41st Avenue. Here there are 10 lots with approximate dimensions of 53' x 110' for a site area of 5,830 square feet. There are also two unusually large lots nearby whose areas are slightly over 8,000 square feet.

Proposed Development

The architect's drawings submitted and forming part of this application indicate a one-storey plus basement with a two-car garage to be added to the existing dwelling. The drawing also indicates a one-car addition to

cont'd ...

Clause No.4 (continued)

the carport. The applicant's plans indicate that the floor area of the existing dwelling is 1,700 square feet and that the proposed addition would have an area of 1,880 square feet. The stated F. S. R. calculated, including both basements, is 0.45. This compared favourably with the existing RS-1 zone where the F. S. R. must not exceed 0.45.

Analysis

The Department normally does not support isolated rezoning of a lot. However, this is felt to be somewhat of an unusual situation in that the site has a total area of 8,511 square feet. It has been noted from a technical point of view that subdivision of the lot into two single-family lots is not possible because the width of 63.33 feet is not large enough to be divided into two single-family lots with a minimum width of 33 feet. Zoning the lot to RT-1 Two-Family Dwelling District makes it possible to add to the existing house which was constructed in 1946 and is substantial. In the RT-1 Two-Family Dwelling District, the height of a building shall not exceed 20 feet nor one storey, which is less than the restrictions of the RS-1 One Family Dwelling District where the height of a building shall not exceed 35 feet nor 2½ storeys.

The Director of Planning is presently discussing with the Director of Legal Services an amendment to the Subdivision Control By-law for consideration of Council where in certain instances a lot can be created that is less than the present minimum width of 33 feet and minimum area of 3600 square feet, subject of the design of the building being acceptable to the Director of Planning.

The Technical Planning Board, on August 9, 1974, recommended that the application be approved.

On August 14, 1974, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the recommendations of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred for the consideration of Council at a public hearing. "

5. Proposed Local Area Activity Centre - 1705 Nelson Street

The City Building Inspector reports as follows:

"I have received a request from the Neighbourhood Services Association of Greater Vancouver to use the above existing wood frame house for Social Workers to operate a counselling service to small groups of citizens.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

However, since the location of the building and the accommodation provided are very suitable to Gordon House Neighbourhood Services, the applicant is prepared to renovate the interior and exterior of the building to provide adequate exit facilities and fire protection, including sealing off the existing attic floor. The assessed value of the existing house is $1,140.00 and the cost of the proposed work is estimated to be $6,838.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

I am therefore prepared to RECOMMEND approval of this proposal, subject to the applicant obtaining a Development Permit to cover the change in use of the building."

6. Rezoning Application
Applicant: The Director of Planning

The Director of Planning reports as follows:

"An application has been made by the Director of Planning requesting an amendment to the Zoning and Development By-law for the purpose of: Amending Clause 2 of Schedule "C" - Streets Requiring Landscaped Setbacks - by deleting the words "Renfrew Street" and subsituting in lieu there of, the words "Slocan Street".

On March 8, 1974, Beedie Construction applied for a development permit (#65976) to construct an addition to the existing tire retreading plant on the site at the above location. The drawings submitted with the application indicated that the proposed development would only maintain a 10' setback along East Broadway. According to Schedule 'C' of Section 2 of the Zoning and Development By-law, this site is not listed as an area for which landscape setbacks are prescribed. Since the application met the present Zoning and Development By-law requirements, a development permit was issued on June 13, 1974, upon the demand of the solicitor for Columbia Tire Limited. In a letter dated June 13, 1974, the Zoning Planner advised the lawyer that it had always been the City's intent to maintain a 40' setback on this site and that he had on that same day filed an application on behalf of the Director of Planning to amend Schedule C of the Zoning and Development By-law to establish a 40 ft. landscaped setback requirement at this location. When Mr. Beedie of Beedie Construction Company Ltd. became aware of this situation, he amended the form of development and obtained a revised Development Permit maintaining a 40' landscaped strip along Broadway.

Records of past meeting indicate that there is evidence to substantiate this claim.

In a letter dated September 11, 1957, the Chairman of the Technical Planning Board reported to the Board of Administration that at its meeting on July 25, 1957, it recommended approval of the application to amend the Zoning and Development By-law to change Schedule 'C', Clause 2, by deleting the first word in the third line 'Renfrew' and inserting the word 'Slocan' for the purpose of establishing a 40' setback along the south side of Broadway from Slocan Street East to Boundary Road in M-1 & M-2 zones.

It was an oversight that it was not dealt with at that time.

The City's intent to retain a 40' setback on this property is also documented in the report of the Development Permit Sub-Committee of March 25, 1959, in which they recommended approval of the tire retreading building subject to a number of conditions, one of which being: 'The 40' landscaped setback to be developed in accordance with the regulations of the Zoning & Development By-law'.

The Technical Planning Board at its meeting on August 9, 1974, recommended that the application as submitted by the Director of Planning, to amend Schedule "C" of the Zoning and Development By-law, be approved.

On August 14, 1974, The Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED that the reports of the Technical Planning Board and the Vancouver City Planning Commission be received and the application be referred to a Public Hearing."

FOR COUNCIL ACTION SEE PAGE(S) 404

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

September 26, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #3 Committee Room, Fourth Floor, City Hall on Thursday, September 26, 1974 at 1:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Harcourt, Linnell, and Volrich

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATION

1. Community Music School, Vanier Park

Vancouver City Council on August 2, 1974 received a communication from the Mayor in regard to the Community Music School and the City owned building 14, in Vanier Park. That memo noted that the Music School had succeeded in obtaining $333,333.00 from the Provincial Government and further that their private fund raising had, to that point, come up with $125,000.00 and their hope was to have raised $500,00.00 through private fund raising by November 15, 1974. The Mayor recommended that the City approve $333,333.00 toward the refurbishing of Building 14.

After considering the Mayor's memo on August 27, 1974, as well as letters from the National Professional Music Teachers Association and the B.C. Registered Music Teachers Association, and after noting a report of the Director of Planning contained in Department report, Building & Planning Matters, dated August 23, 1974 in regard to the Development Permit Applications, Council passed the following motion:

"**THAT** the whole matter of the Community Music School project, including the Development Permit Application referred to in Clause 4, Department Report, Building and Planning Matters, dated August 23, 1974, be referred to the Finance Committee to consider:

(a) funding proposals;

(b) a review through the Board of Administration (and the Board with the appropriate City Officials) to ascertain the appropriateness of design of the project and in terms of cost, use, in part, for museum storage, in what way the project can be considered a continuing City asset with City financial participation;

(c) general policy involved.

FURTHER THAT

(a) the architects be requested to discuss with the Urban Design Panel, the objections of the Panel to the proposed landscaping;

(b) the Organizations asking to appear be heard by the Committee and subsequently by the Council, if the Organizations so request.

- CARRIED UNANIMOUSLY"

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Clause 1 Cont'd

Your Committee, this day, considered the whole question of public policy in regard to the use of City money to aid the Community Music School; whether or not Building 14 is a logical home for this school; the cost of conversion as compared to a whole new facility, and the space requirements of the Museum for storage.

The Committee also had for its consideration a report of the City Manager which included a cost analysis of the present proposal.

Mr. Alf Carlson of the National Professional Music Teachers' Association presented a brief opposing the use of public money to support the Community Music School. He emphasized that his association was not opposed to the school itself but felt that it should be financially self-sufficient.

Mr. Morris Dean of the B.C. Music Teachers' Association raised many of the same points that Mr. Carlson had previously raised and asked whether or not the Community Music School is supplying services for which there is a need.

Mrs. William Armstrong, President of the Community Music School, presented a brief on behalf of the Advisory Committee of the music school. She stated that one of the many advantages of the school was that students' programs could be coordinated. Sometimes in one visit, students can arrange to have their group lesson, their private theory lesson and then a junior symphony practise without travelling to three different locations in order to do so. At present the school has enrolled approximately 1,000 students with a waiting list of 250. Mrs. Armstrong pointed out that the new facility would allow the school to take in those on the waiting list but it would then be up to its maximum capicity.

The Community Music School of Greater Vancouver has already aided in establishing similar schools in various other locations throughout B.C. and the representatives from the school indicated they now are making facilities available wherever possible to other music groups.

The question was posed as to whether or not it would be feasible for the school to operate through various community centres. Representatives from the school emphasized that a permanent home for a central organization must come first before branching out.

In regard to the timing of the project, the school is hopeful that if the funding can be arranged the ground could be broken before the end of 1974 with the school moving in by September 1975.

Mr. Lefeaux representing the Park Board indicated that that Board's preference is for the removal of Building 14 and that they are willing to provide a site for a new specially designed building. Should the building refurbishing proceed, it was agreed that the Park Board must be involved in the design of the landscaping.

The objections of the Urban Design Panel were also noted. One of the questions raised by the panel was whether or not Vanier Park was to become a centre of cultural activities. The feeling of the Committee was that Vanier Park was already a centre of cultural activities.

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Clause 1, Cont'd

Mr. J. D. Herbert, Museums Director, indicated the present requirement for storage is 10,000 square feet. At the moment, the Museums use approximately 50% of the ground floor of Building 14 for storage. Although the Community Music School has assumed a contribution from the Museums in the neighborhood of $200,000.00 the Museums have apparently not anticipated a contribution at all that large.

The Assistant Director, Construction & Maintenance, in speaking to the report of the City Manager described the refurbishment of Building 14 as the most economic solution to the Community Music School's dilemma. There is a definite saving involved in renovating the building rather than constructing a whole new facility.

After considerable discussion, the Committee RECOMMENDS:

A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed;

B. THAT the City approve an amount of $333,333.00 toward the refurbishing of Building 14, such sum to be allocated or applied toward the cost of the project in such a manner and towards such parts of the project as the City should decide, and that funds be provided in the 1975 Supplementary Capital Budget; such approval to be subject to the Community Music School having firm commitments of all additional capital funds necessary for the full completion of the project by January 31, 1975, with no further City funds being requested directly or indirectly, (including for the provision of storage for the museum association);

C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available;

D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver;

E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974 with such design;

F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape

FOR COUNCIL ACTION SEE PAGE(S) 410

REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN MARZARI, MEMBER
STANDING COMMITTEE OF COUNCIL ON SOCIAL
SERVICES

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room, Third Floor, City Hall, on Thursday September 26, 1974, at 1:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Marzari	
ABSENT:	Alderman Gibson Alderman Hardwick	(Civic Business)
COMMITTEE CLERK:	H. Dickson	

A quorum not being present the following is submitted by Alderman Rankin, Chairman and Alderman Marzari, Member, Standing Committee on Social Services, for Council's consideration.

INFORMATION

1. West Broadway Drug User Problem

Merchants of the West Broadway area between Cambie and Alberta Streets attended a special meeting at City Hall on August 1, 1974, and complained of the behaviour of persons attending the Narcotic Addiction Foundation at 307 West Broadway.

Residents and merchants who attended the August 1st meeting also attended today's meeting to hear a verbal report on this matter by Alderman H. Rankin.

Alderman Rankin pointed out that at least four hundred drug users per day visit the Narcotic Addiction Foundation for methadone treatments. He said that at the August 1st meeting it was agreed that police surveillance in the area be increased and that there be some tightening on regulations at the Foundation (i.e. no methadone treatments for those under the influence of barbiturates or amphetamines.)

Alderman Rankin stated that a Mr. Stein of the Provincial Alcohol and Drug Commission appeared at a recent meeting of the Vancouver Resource Board to which members of the four existing Community Resourse Boards were invited, and this topic was discussed.

The Alcohol and Drug Commission is beginning plans to ensure that addicts are treated in their own neighbourhoods and are not required to travel long distances to the West Broadway Centre for treatments. Steps are being taken to establish neighbourhood drug treatment clinics which will eventually be under the auspices of the Vancouver Resource Board.

Alderman Rankin noted the Police Department has reported an improvement in the West Broadway scene and this improvement should continue.

Merchants in the area told the Committee they are concerned about persons visiting the Narcotic Addiction Foundation and using

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the back door which leads to the rear lane where addicts congregate. They asked that this door be permanently locked.

A spokesman for the Narcotic Addiction Foundation replied that because of fire regulations the rear door must not be locked, but the Foundation now has a rule that during normal business hours the front door only is used. However, from 4:30 p.m. to 7:00 p.m. when the Foundation's Pharmacy is opened and office staff has left, the rear door is used.

One businessman asked what steps are being taken to prevent neighbourhoods where the new centres will be located from becoming "slum areas". He also asked whether the City would make some reduction in taxes on premises along West Broadway.

Alderman Rankin replied that any property owner can appeal his assessment.

The Chairman concluded his report by stating that the situation in the area is improving and asked those present to contact the City if the situation deteriorates.

RECOMMENDATION

2. Vancouver Gay Information Service - Grant Request of $26,720

The Committee had before it for consideration a brief dated September 20, 1974 (circulated) from the Vancouver Gay Information Service which includes a budget of $26,720 of which $18,000 is for wages for three persons for one year.

The Chairman advised the delegation from Vancouver Gay Information Service that the normal procedure is for the Committee to refer grant requests to the Social Planning Department for assessment and recommendation to the Committee.

The Committee stated it expects a full and comprehensive report including the rationale behind any grant which may be recommended by the Social Planning Department.

Following discussion it was,

RECOMMENDED

THAT the application of Vancouver Gay Information Service for a grant of $26,720 be referred to the Social Planning Department for assessment and a report back to the Social Services Committee.

3. Canadian Youth Hostel Association - Proposal for a Second City Hostel

The Committee had before it for consideration a letter dated August 28, 1974 (circulated) from Canadian Youth Hostel Association in which the Association states it is seeking a hostel of 80 to 150 beds and feels the former Immigration Building at the north foot of Burrard Street would be suitable.

Mr. W. Philip Sawkins, executive director, Pacific Region of C.Y.H.A., appeared before the Committee and stressed the Association is not seeking funds from the City.

He explained there is a proposal under consideration by the Federal Government to provide funding for youth hostels but that the City in which hostels are to be located must agree to the location of such hostels.

Cont'd...

The Association currently operates a 240-bed hostel at Jericho. The Association rents the City-owned building for $1.00 a year and maintains the building. It charges $1.50 a night and is self-sufficient with paid and volunteer staff. Mr. Sawkins stated he understands there would be no problem, insofar as a building permit is concerned, in having the former Immigration Building licensed as a hostel

Following discussion it was,

RECOMMENDED

THAT Council endorse the proposal of Canadian Youth Hostel Association to use the former immigration building at the north foot of Burrard Street as a hostel and that the Vancouver Heritage Advisory Committee be advised of this proposal and be asked to send a representative to Council, if desired, to discuss this matter.

4. Senior Citizens Bus Tours - Continuation of Funding

The Committee had before it for consideration a report dated September 24, 1974 (circulated) from the City Manager in which the Director of Social Planning reports:

"A project entitled "Senior Citizens Bus Transportation and Tours" funded through the Social Planning Department's POSER Fund has been operating since June 22nd, 1974 and will continue until September 20th, 1974. The project is a continuation and expansion of the Lookout Bus Tours which was set up to serve senior citizens in nursing homes, rest homes and public housing who are unable to participate in senior citizen recreation programmes currently offered because of physical, mental or financial disabilities. The programme includes bus tours to such places as Whytecliffe Park, Heritage Village, Stanley Park and shopping centres. The Project Co-ordinator has worked with the Health Department's Volunteers for Seniors Co-ordinator to identify nursing homes wishing to participate and with the Parks Board's Programme Organizer for Ill, Aged and Handicapped, who has been running a similar summer bus tour programme for the handicapped, and with the Division of Health Care and Aging (Department of Human Resources.)

"During the period July 8th to August 30th, 1974, 53 bus tours were run. An average of 20 seniors participated in each tour. Twenty-seven nursing homes, rest homes and seniors clubs participated in the programme. Those seniors who participated enjoyed the tours and all would like to see them continued. For many of the participants, this is their only chance to get out and have a change of scenery.

"We propose that these tours be continued as part of a 12-month project to be attached to the Health Department, Volunteers for Seniors programme."

"It is the opinion of the Director of Social Planning that the total costs of the project are 50% shareable with the Federal Government under CAP ($28,530). The Province will be approached to cost share on the remainder so that hopefully the net cost to the City will be 25% of the total, or $14,265. It is proposed to request cost sharing for this programme but it is recommended that approval not be contingent on cost sharing."

"The Comptroller of Accounts advises that if the project is approved, funding for the 1974 portion will be available from Contingency Reserve and the 1975 portion of costs will be provided in the 1975 budget."

Cont'd...

During discussion of this item the Committee questioned whether the programme should be under the jurisdiction of the Parks Board.

Susan Anderson of the Social Planning Department and Noreen Foster of the Volunteers for Seniors Branch of the Health Department, replied the programme is better operated as a function of the Health Department as the Health Department is working with the same senior citizens in other programmes.

Following discussion it was,

RECOMMENDED

(a) the "Stepout" project be approved as outlined by the Director of Social Planning;

(b) a Transportation Organizer and a Transportation Assistant be hired from October 15th, 1974 for a 12-month period:

(c) these two positions be hired on the establishment of the Social Planning Department and seconded to the Health Department's Volunteers for Seniors Programme:

(d) funds in the amount of $57,060 be provided to the Social Planning Department.

(e) an evaluation of the "Stepout" project be undertaken by the Social Planning Department and the Health Department before the end of the funding period and submitted to the Standing Committee on Social Services.

5. Urban Design Centre - Grant Request

The Committee had before it for consideration a report dated September 24, 1974 (circulated) from the City Manager in which the Director of Social Planning reports:

"The Urban Design Centre has, over the past three years, provided various free architectural and planning services to numerous community, charitable and non profit groups in the Vancouver area. They have developed over this time an established and recognized credibility throughout the Community. They are working both on the City approved Shannon Day Care Centre and on the City Hall Day Care plans.

"Day Care has, over the past two years, become a priority issue in Vancouver. The Urban Design Centre has reacted to this need by providing free design services for many Day Care Societies. As the Social Service Committee is aware, one of the major difficulties facing any group attempting to establish a Day Care Centre, is a necessity to cope with rigorous physical standards required by Provincial and Municipal officials. Much of the Urban Design Centre's work has been helping Day Care Societies understand and comply with these various requirements.

"On June 5th, 1974, the Department of Human Resources responded to an Urban Design Centre request for the funding of three additional staff members, plus administrative expenses, by approving one staff salary only. These three staff members were to assist Day Care Societies in establishing themselves. Attached is a brief from the Urban Design Centre requesting a City grant of $18,000.00 to cover the expenses of one additional staff member, fringe benefits and office expenses and materials for one year."

Cont'd...

Following discussion it was,

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

A) That the Urban Design Centre be given a non-recurring grant of $9,120.00 for six months (October 1, 1974 to March 31, 1975)

This grant to cover the following -

	$
One staff member ($1,000.00 per month)	6,000.00
Fringe benefits (12%)	720.00
Office expenses and materials	2,400.00
	$9,120.00

B) That the City apply for C.A.P. sharing on the following formula -

	$
Total Grant	9,120.00
C.A.P. Shareable	6,720.00
C.A.P. Recoverable	3,360.00
Total City Share -	$ 5,760.00 (Net)

The City share to be provided from contingency reserve.

C) That Vancouver City Council request the Minister of Human Resources in his review of Day Care standards, to take special regard to the difficulties faced by new groups attempting to establish such facilities and of the services offered by and demanded of the Urban Design Centre.

6. Child Care Facilities - City Hall

The Committee had before it for consideration a report, dated September 19, 1974 from the City Manager in which the Director of Permits and Licenses and the Director of Social Planning review progress towards the establishment of child care facilities for children of City employees.

Also before the committee was a report dated July 31, 1974 (circulated) from Urban Design Centre proposing preliminary plans for City Hall Day Care.

In the City Manager's report the Director of Permits and Licenses and the Director of Social Planning noted that the total net capital costs for two day care units - one for twenty-five children aged three to five and one for twelve children aged one and a half to three, is $99,950 towards which the Province will make two grants of $20,000 each leaving a net capital cost to the City of $59,950.

The report states the Comptroller of Accounts advises that the sum of $40,000 has been set aside in the 1974 Supplementary Capital

Cont'd...

Budget for the day care facility at City Hall and if Council authorizes two day care facilities the additional funds in the amount of approximately $19,950 could be provided from Unallocated 1974 Supplementary Funds.

Following discussion it was,

RECOMMENDED that Council:

A) Establish both a 1½ to 3 year age group and a 3 to 5 year age group Day Care Centre at a total capital cost to the City of $59,950.

B) Provide additional funding up to $19,950 to establish both age group Day Care Centres. These funds to be provided from the Unallocated 1974 Supplementary Capital Reserve.

C) Approve the Model School Site as the location for City Hall Day Care and authorize the entering of a lease with the School Board for a period of two years minimum.

D) Enter into an agreement that at such time that the use of these facilities is no longer required and in the event that there was a disolution of the Society(s) assets that the Society would provide the City with a proportionate return of its investment.

7. Possible Use of West End Streets for Portable Day-Care Units

The Committee has before it for consideration a report dated September 4, 1974 from the Engineering Department which noted three on-street sites in the West End may be suitable for portable Day-Care Care Centres, one of which includes a part of Lord Roberts School Playground at Pendrell and Cardero Streets.

Also before the Committee was a memo dated September 19, 1974 from the West End Planning Centre which concurred with the Engineering Department report. The three sites which could be used are:

(a) the 1100 block Comox Street: east of the Traffic Scheme II cul-de-sac adjacent Thurlow Street, for one unit;

(b) the 1700 block Burnaby Street: north side of Alexander Park, for two units;

(c) the 1600 block Pendrell Street: southeast corner of the Lord Roberts School site, for one unit.

The estimated costs of providing services to the portable units which could be located on the three sites for day-care use, are $5,000 for one portable unit in the 1100 block Comox; $17,000 for two units in the 1700 block Burnaby; and $5,000 for one unit in the 1600 block Pendrell.

A representative of the Engineering Department suggested to the Committee that if the 1600 block Pendrell is considered the School Board should be consulted on the matter of the use of Lord Roberts School Playground. He added the Engineering Department does not recommend the 1700 block Burnaby Street site, adjacent to Alexander Park, as it would disturb the aesthetics of the park and cause some traffic problems. The Engineering Department spokesman added the department has not investigated whether placement of portable buildings on these sites would meet the requirements of all City By-laws.

Following discussion it was,

Cont'd...

RECOMMENDED

THAT sites in the 1100 block Comox at the corner of Thurlow and the 1600 block Pendrell at the corner of Cardero as proposed by the City Engineering Department in its report of September 4, 1974, be provided by the City as sites for portable buildings to be used as Day-Care Centres and that the City pay the estimated $5,000 cost of installing services to each site; subject to the School Board's concurrence with the use of a portion of the Lord Roberts School Playground at Pendrell and Cardero.

FOR COUNCIL ACTION SEE PAGE(S) 441-2

The Meeting Adjourned at 3:10 P.M.

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 22,1974

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 1974, in the Council Chamber at approximately 2 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Aldermen Gibson and Linnell.

CLERK TO THE COUNCIL: R. Henry.

Underground Wiring by Petition.

MOVED by Ald. Pendakur
SECONDED by Ald. Bowers,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Underground Wiring by Petition
Schedule # 427A.

The Court received from the Assessment Commissioner, Schedule 427A listing a local improvement project on Water Street on both sides from Carrall Street to Cordova Street, by petition.

It was noted that the project had been requested by the majority of the assessed owners by means of a sufficiently signed petition.

There was no one present who wished to address the Court on matters within the Court's jurisdiction and therefore it was

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin
THAT Schedule # 427A, submitted by the Assessment Commissioner, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent
Procedure - Schedule # 427A.

The Council considered the Manager's report dated October 10, 1974, dealing with the subsequent procedure of the Water Street project.

Mr. Bodner of 348 Water Street spoke against the project, particularly with regard to the cost-sharing arrangements. Mrs Doris Gould also spoke against the project and reiterated the statements made by the previous speaker.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the Manager's report re Local Improvement - Subsequent Procedure dated October 10, 1974, be deferred until the source of funds with respect to work is established;

FURTHER THAT the assessed formula for the frontage of certain shallow lots for the underground wiring be the same as that approved by Council with respect to the surface beautification work on Water Street, and the Assessment Commissioner report back to Council on the measurements to be assessed.

- CARRIED UNANIMOUSLY

The Council adjourned at
approximately 2.20 p.m.

The foregoing are Minutes of the Special Council meeting (Court of Revision) of October 22, 1974, adopted on October 29, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 22, 1974, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Pendakur, Rankin and Volrich

ABSENT: Aldermen Gibson and Linnell

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor recognized the presence in the Council Chamber of students from the Vancouver City College, under the direction of Barbara Bowers.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers
THAT the Minutes of the Regular Council Meeting of October 8, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT Council recess and re-convene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council re-convened in regular session at 2.20p.m.with the same members present, following the Special Council respecting local improvements.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
SECONDED by Ald. Harcourt
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following items of unfinished business were deferred pending the hearing of delegations this evening.

1. Demolition of Rental Accommodation - Request to Withhold Demolition Permits.
2. Control of Beer Parlours and other Premises in the Downtown Eastside - Anchor Hotel.

3. Neighbourhood Pubs.

At previous meetings Council deferred consideration of applications for Neighbourhood Pubs and requested submission of maps and photographs.

Pursuant thereto, Mr Ford of the Department of Permits and Licenses, displayed slides showing the locations and adjoining commercial amenities in respect of the applications for Neighbourhood pubs at the following locations:

4473 West 10th Avenue,
848 East 28th Avenue,
7619 Nanaimo Street,
2111 Main Street.

Council noted recommendations from the Standing Committee on Community Development on each application.

Action was taken by Council as follows:

(a) 4473 West 10th Avenue.

MOVED by Ald. Volrich
THAT the following recommendations of the Community Development Committee, as contained in its report of September 12, 1974, be approved:

'THAT the application of Mr. Martin for a neighbourhood pub at 4473 West 10th Avenue be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin.

THAT the applicant will comply with all applicable City legislation.'

FURTHER THAT, as a standard procedure in all applications, the Director of Permits and Licenses notify citizens groups in the general area, immediately upon receipt of neighbourhood pub applications.

- CARRIED

(Aldermen Hardwick, Pendakur and Rankin opposed)

(b) 848 East 28th Avenue.

MOVED by Ald. Volrich
THAT the recommendation of the Standing Committee on Community Development dated August 15, 1974, be approved, and therefore no action be taken on this application.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Neighbourhood Pubs (Cont'd)

(c) 7619 Nanaimo Street.

MOVED by Ald. Volrich
THAT consideration of an application for a neighbourhood pub at 7619 Nanaimo Street be deferred pending the results of the plebiscite to be undertaken with respect to the proposed neighbourhood pub at 7161 Victoria Drive.

- CARRIED UNANIMOUSLY

(d) 2111 Main Street

MOVED by Ald. Volrich
THAT no action be taken with respect to the application for a neighbourhood pub at 2111 Main Street.

- CARRIED

(Mayor Phillips opposed)

At this point in the Meeting, Council agreed to vary the Agenda to consider the following report.

C. Manager's Report,
October 18, 1974.

Implementing City's Policy
in False Creek.

Under date of October 18, 1974, the City Manager submitted the following report on implementing the City's policy re False Creek.

" City Council, at its meeting of October 8, 1974, resolved:

"THAT the City provide and pursue the fulfillment of Mr. Clay's operation, in accordance with the prevailing agreement;

FURTHER, THAT leaving the details in the hands of the City Manager, the City establish a physical presence to implement the City's policy regarding Clay's Wharf and False Creek."

"THAT the City Manager be instructed to set up a 'data bank' of boat accommodation in the Lower Mainland and provide assistance at the staff level to the boat owners on the basis of:

(a) firm commitments to live-aboards moored by October, 1973

(b) other boats moored by October, 1973

(c) the balance as reasonably possible;

FURTHER, THAT the City Manager arrange for establishment of relocation services;

FURTHER, THAT the City Manager be authorized to hire such temporary assistance as necessary in connection with the action of Council taken this day on the Clay's Wharf matter;

FURTHER, THAT the City Manager arrange for a progress report back to Council at its next meeting."

Cont'd...

Implementing City's Policy
in False Creek. (Cont'd)

I now report on progress to date.

1. Demolition of buildings commenced on October 15, 1974, and a trailer was placed on the site for use of the security guard service operating on a 24-hour basis.

2. Warning signs were placed on the site on October 11, 1974.

3. A data bank of boat accommodation has been prepared, and is available at the False Creek site office.

4. Assistance to boat owners noted in (a), (b) and (c) above is being provided, together with arrangements for relocation, and a report of the Development Group of progress in the removal of boats is attached.

5. Western Outboard Marina

These operators have one float which must be moved during dredging operations but does not need to be permanently moved away from the site.

Western Outboard have therefore been requested to:

(i) permit relocation of the float from time to time to permit dredging;

(ii) provide access to the foreshore for the purpose of preparing for seawall construction.

These requests have not been acceded to as agreement by Western Outboard is contingent upon an agreement between the City and Western Outboard which will permit Western Outboard to rebuild and have access to an adequate area of water. This matter is the subject of a report from the Standing Committee of Council on Civic Development, dated October 3, 1974, being submitted for Council's action concurrent with this report.

The Development Group makes the following recommendations:

(1) We continue to look for viable wet moorage in False Creek.

(2) Secure the remaining commercial spaces at the Captain's Cove Marina, on the Fraser River at Delta, to offer as a wet moorage to those boats which can best navigate the Fraser River.

(3) Limit the City's offer for boats not otherwise accommodated before October 27, 1974, to dry land storage, available at Jericho and other City property.

(4) Council confirm that the Clay's Wharf and West Coast water areas be cleared not later than October 31, 1974, to allow the dredging contract to proceed on November 1, 1974.

The Director of Legal Services makes the following recommendations:

(5) That the City authorize City officials to take all steps necessary to effect the removal of all boats and floats from the West Coast Salvage and Clay's Wharf areas.

(6) That the City empower the Director of Legal Services to take all legal proceedings necessary, and to defend all legal proceedings taken against the City or any official, employee or person acting on the City's behalf.

(7) That the City indemnify and save harmless any employee or person acting on behalf of the City from civil or criminal proceedings which may be brought against him in implemention of the above recommendations.

As City Manager, I RECOMMEND approval of the foregoing recommendations.

Cont'd...

Implementing City's Policy
in False Creek (Cont'd)

Following further explanation of the report and the situation to date by the City Manager, and Mr. Daniels representing the Development Group re False Creek, the recommendations in the report were dealt with seriatum, as follows:

1. MOVED by Ald. Hardwick
THAT the City continue to look for viable wet moorage in False Creek.

(carried)

(Alderman Pendakur opposed)

Alderman Pendakur proposed to introduce an amendment to the foregoing motion which the Presiding Officer ruled out of order. Thereupon Alderman Pendakur challenged the ruling of the Chair.

The Mayor then put the question "Shall the Chair be sustained?"

- CARRIED

As a result of the vote the Chair was sustained with Alderman Pendakur voting against the motion.

The Chair being sustained, the motion by Alderman Hardwick was therefore put and CARRIED.

(Alderman Pendakur opposed)

2. MOVED by Ald. Hardwick
THAT the City secure the remaining commercial spaces at the Captain's Cove Marina, on the Fraser River at Delta, to offer as a wet moorage to those boats which can best navigate the Fraser River.

-CARRIED UNANIMOUSLY

3. MOVED by Ald. Hardwick
THAT the City's offer be limited for boats not otherwise accommodated before October 27, 1974, to dry land storage, available at Jericho and other City property.

- CARRIED

(Aldermen Massey and Marzari opposed)

4. MOVED by Ald. Hardwick
THAT Council confirm that the Clay's Wharf and West Coast water areas be cleared not later than October 31, 1974, to allow the dredging contract to proceed on November 1, 1974.

- CARRIED

(Alderman Pendakur and Marzari opposed)

Cont'd...

Implementing City's Policy
in False Creek (Cont'd)

5. MOVED by Ald. Rankin
THAT the City authorize City officials to take all steps necessary to effect the removal of all boats and floats from the West Coast Salvage and Clay's Wharf areas;

FURTHER THAT any employees of the City be instructed that under no circumstances will they undertake any physical confrontation with any boat owner.

- CARRIED

(Alderman Marzari opposed)

6. MOVED by Ald. Rankin
THAT the City empower the Director of Legal Services to take all legal proceedings necessary, and to defend all legal proceedings taken against the City or any official, employee or person acting on the City's behalf.

FURTHER THAT the Mayor be authorized to give any necessary undertakings with respect thereto.

- CARRIED

(Alderman Marzari opposed)

7. MOVED by Ald. Bowers,
THAT the City indemnify and save harmless any employee or person acting on behalf of the City from civil or criminal proceedings which may be brought against him in implementation of the above recommendations.

- CARRIED

(Aldermen Marzari, Massey and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. Funding of Information Centres.

Council noted a letter from Ms. Pat Boyce, Chairman of the Information Services Joint Committee requesting to appear before Council regarding the funding of Information Centres.

MOVED by Ald. Rankin
THAT the request of the Information Services Joint Committee to appear as a delegation, be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

2. P.N.E. Parking Problem

Council noted a letter dated October 3, 1974, from Mrs P. Alfeld, Chairman, Irate Residents Association, asking to appear before Council with respect to the P.N.E. Parking Problems and the lack of law enforcement in this regard.

MOVED by Ald. Marzari,
THAT the request of Mrs Alfeld to appear as a delegation be approved and arrangements left with the City Clerk
-(amended)

MOVED by Ald. Bowers (in amendment)
THAT the following words be added to Alderman Marzari's motion -

'FURTHER THAT when the delegation appears a representative from the Police Department be present to discuss the matter of enforcement,
AND FURTHER THAT the Director of Legal Services report at that time on the possibility of increasing fines for illegal parking in residential only parking zones in the City generally.'
-(carried unanimously)

The amendment having carried unanimously, the motion of Alderman Marzari, as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

'THAT the request of Mrs Alfeld to appear as a delegation be approved and arrangements left with the City Clerk;
FURTHER THAT when the delegation appears, a representative from the Police Department be present to discuss the matter of enforcement;
AND FURTHER THAT the Director of Legal Services report at that time on the possibility of increasing fines for illegal parking in residential only parking zones in the City generally.'

3. Construction of Ice Rink
Hastings Community Centre.

Council had before it a letter dated October 2, 1974, from the Ice Rink Committee, Hastings Community Association, requesting to appear as a delegation at an evening Council Meeting to discuss the construction of the proposed Ice Rink at the Hastings Community Centre.

MOVED by Ald. Harcourt
THAT the request of the Hastings Community Association to appear as a delegation be approved, and arrangements left with the City Clerk.
- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Demolition of Rental Accommodation

Council noted a letter from Kitsilano Ratepayers Association requesting to appear as a delegation later this day on the proposal by the Kitsilano Local Area Planning Citizens Committee that the City withhold Demolition Permits for the demolition of rental accommodation until certain conditions are met.

MOVED by Ald. Hardwick
THAT the Kitsilano Ratepayers Association be heard as a delegation later this day.

- CARRIED UNANIMOUSLY

5. University of British Columbia
Chamber Singers - Grant Request.

MOVED by Ald. Massey
THAT the request for financial assistance by the University of British Columbia Chamber Singers to perform at EXPO '74 in Spokane be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. University Endowment Lands

Council noted the following letter submitted by the Board of Parks and Recreation dated October 9, 1974, on the matter of University Endowment Lands.

> 'At the September 23, 1974 meeting, Park Board members discussed the lack of planning that is being done on the undeveloped portion of the University Endowment Lands to advise as to recreation and park potential of the lands. The following is an excerpt from the minutes of that meeting:
>
> ..."Commissioner Brown advised of the following resolution passed by City Council on August 27, 1974:
>
> ..'That a Joint Committee of Council and the Vancouver Park Board be appointed and seek a meeting with the appropriate Provincial Cabinet Minister on this matter'..
>
> "Commissioner Brown advised a meeting has not yet been arranged with the Provincial Government as this matter was first to go to the Greater Vancouver Regional District for consideration at their next meeting, scheduled on October 2. Commissioner Brown suggested that as the Provincial Government is not communicating their plans for the area, the Park Board should take the initiative to undertake a study on the potential recreation and park uses and what effect housing will have.
>
> "After discussion, it was regularly moved and seconded,
>
> "RESOLVED: That the Board forward a submission to City Council requesting that funds be sought for a study on the recreation and park potential in the University Endowment Lands.
>
> - Carried." ....
>
> Will you please consider providing the Park Board with $20,000 so we may engage a suitable consultant to work with Park Board Staff and do a study and report for the Board and City Council on this matter.'

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

University Endowment Lands (Cont'd)

MOVED by Ald.Rankin

THAT the request of the Parks Board for funds to engage a consultant to prepare a study on the recreation and park potential on the University Endowment Lands, be refused.

- CARRIED UNANIMOUSLY

7. Plans for Jericho, Locarno Park and adjacent roads.

Council noted the following letter from the West Point Grey Community Association under date of October 16, 1974, on the matter of plans for Jericho, Locarno Park and adjacent roads.

'We wish to present the views and recommendations of the West Point Grey Community Association and the North West Point Grey Homeowners Association, concerning the plans for Jericho, Locarno Park and the adjacent roads.

1. (a) We recommend that Council consider long term leases for the homes and lots South of Locarno Beach in Blocks 129 and 130. We believe that the City should retain ownership to property adjacent to the waterfront. In the future the requirements of the City may change and leasing would keep the options open. Should the land be sold and repurchase be required in the future, the prices could be as high as on Point Grey Road. The leasing of the property adjacent to the waterfront could be most worthwhile and advantageous in the future.

(b) Where leases may provide less funds for Jericho Park, the short fall could be made up by the City applying to the Provincial Government for the $95,000 unanimously approved by the Legislature for the aquisition of the 38 acres at Jericho from the Federal Government.

2. Concerning the alignment of Discovery and Fourth Avenue to Marine Drive link, we would request that Council consider the recommendations of the Citizens Design Committee for Jericho Park (the Jericho Ad Hoc Committee). Their report called for "a new Parkland access road to be established parallel to and East of Discovery Street from the West Fourth Avenue Diversion Intersection to a Parkland entrance to be established at the North end of Discovery." We note that this Committee has city wide membership from representative organizations, e.g. the Board of Trade and the District Labour Concil. The Committee also stated that a Parkland access road "would establish a buffer zone for the only single family residences situated adjacent to the Park." This report was fully approved and supported by both the West Point Grey Community Association and the North West Point Grey Homeowners Association.

3. With respect to the new Parkland access road, we would suggest that to improve North-South access to Locarno Beach and Jericho Park, and considering the possible closure and steepness of Trimble, the permanent closure of Sasamat, and the steepness of Tolmie, that the present connector between Fourth Avenue and the Diversion be improved and linked directly to the new Parkland access road, thus creating a smooth traffic flow.

4. We endorse the concept of a pedestrian easement between the "Jones Estate" and that City property directly South of Locarno Park at Second and Sasamat.

5. With reference to the proposed Senior Citizens Housing at Second and Sasamat, we plan to present our views at the appropriate Public Hearing.

6. We would ask to be closely advised of the planned closure of the North foot of Trimble and the joining of Aberthau and Locarno Park. We would ask to be advised of the advantages of this plan to our neighbourhood. We would request the opportunity to present our views before a decision is finalised.

We request that Council consider the above recommendations and forward them to the Board of Parks and Recreation. We would appreciate written assurance from Council concerning item #6.'

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Plans for Jericho, Locarno Park and adjacent roads. (Cont'd)

MOVED by Ald. Hardwick

THAT the City Manager appoint a Staff Committee comprising Engineering, Planning and Park Board representatives, to meet with the West Point Grey Community Association and submit a report with recommendations relating to access with respect to the new Jericho Park;

FURTHER THAT the organization be advised that there is no immediate decision pending with respect to item 6 in their letter of October 16, 1974, but before a decision is finalised the organization will be given an opportunity to present its views.

- CARRIED UNANIMOUSLY

8. Development of Lands along the Fraser River between Arbutus Street and Barnard Street right-of-way.

Council had before it a letter from Horner Developments Ltd., dated October 11, 1974, concerning the development of lands along the Fraser River between Arbutus Street and Barnard Street right-of-way.

Mr. Horner requested to appear before Council this day regarding the current position as it pertains to Council's motion on the subject dated March 19, 1974.

Council noted a report, dated October 22nd 1974, submitted by Alderman Volrich, as Chairman of the Standing Committee on Community Development detailing the relevant facts to date and requesting direction, particularly on Steel Brothers Property, foot of Angus Drive on the Fraser River.

Mr. Horner addressed the Council and agreed to a suggestion that the matter be deferred for two or three weeks to give Council an opportunity of studying it further.

MOVED by Ald. Pendakur

THAT the report submitted by Alderman Volrich be deferred for two or three weeks, at which time the City Manager will report back on the feasibility of acquiring the Steel Brothers Property by way of trade of part of the City-owned property, on the basis of conditions which will assure full public access to the waterfront, and the development of the City-owned property in a manner which will be acceptable to the Director of Planning, the Council and the people in the area;

FURTHER THAT Mr. Horner be given an opportunity to appear as a delegation when the matter is again before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Establishment of a Multicultural Centre in Vancouver.

Mr. Halford Wilson, as Chairman of the Vancouver Committee for a Multicultural Centre, submitted a letter dated October 15, 1974 requesting to appear as a delegation on a proposed Multicultural Centre in Vancouver.

MOVED by Ald. Harcourt,
THAT the request of the Vancouver Committee for a Multicultural Centre to appear as a delegation be approved and arrangements be made to hear this delegation on October 29, 1974.

- CARRIED UNANIMOUSLY

10. B.C. Italian Folk Society.

A letter, dated October 18, 1974 was noted from Alexander, Guest, Wolfe, Holburn & Beaudin, legal representatives of the B.C. Italian Folk Society, requesting that a delegation be heard with respect to the organization's request to construct a Cultural Centre in the City of Vancouver.

MOVED by Ald. Bowers,
THAT the request of the B.C. Italian Folk Society to appear as a delegation be approved and arrangements be made to hear this delegation on October 29, 1974.

- CARRIED UNANIMOUSLY

11. Election of Directors at Large.

The Council noted a letter from the Greater Vancouver Regional District under date of October 9, 1974, concerning a proposal to elect directors of the Regional District at large. The Regional District had requested that the report of its Policy Review and Finance Committee on the subject matter be circulated to the member Municipalities for response both from individual members and Council as a whole.

MOVED by Ald. Hardwick
THAT this matter be referred to the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

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Council recessed at 3.40 p.m. and after an 'In Camera' meeting in the Mayor's Office, reconvened in open council at 5.10 p.m.

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Marina at the Foot of Heather Street, Area 6, False Creek

Council had for consideration, a report dated October 15, 1974, from the Development Consultant, False Creek detailing for information of Council, the main features of the proposed civic marina for the foot of Heather Street, Area 6, False Creek.

It was noted that the Director of Finance concurs that the marina as proposed is financially viable and that the development costs of $937,000, plus an allowance of $450,000 for the land, including interest, can be repaid out of the revenues of the marina over a 20 year term.

The report contained the following recommendations with respect to the financing and procedure for construction:

(1) That the Development Consultant proceed with construction of a 325 boat marina at the foot of Heather Street, Area 6, False Creek, subject to the issuance of a Development Permit and Building Permit.

(2) The Director of Finance recommends that the funds for financing the net unfinanced cost of the Marina ($937,000) be provided from the special property sales reserve, which may be replaced when final financing arrangements for the whole False Creek Development become clear.

(3) The Development Consultant recommends that contracts for the floats and services, particularly, be negotiated rather than being separately designed and put out for competitive bid, in order to take advantage of the broad design, build and installation services offered by manufacturers, and to stay within the budget.

MOVED by Ald. Volrich,
THAT the recommendations of the Development Consultant contained in his report dated October 15, 1974, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Waterfront & Environment, October 3, 1974

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Noise Workshop
Cl. 2: Development Permit Application No. 68065 North Foot Bute Street - Gulf Oil Canada
Cl. 3: Pollution Report - Present Status

The Council took action as follows:

Noise Workshop (Clause 1)

With respect to this Clause, Alderman Pendakur advised that S.P.E.C. has now provided a detailed budget disclosing other sources of funds for the program. In addition, they have submitted an outline of Simon Fraser University's involvement in the program.

MOVED by Ald. Pendakur,
THAT

(a) Council grant $11,610 to S.P.E.C. to provide for three months of noise workshops subject to S.P.E.C. conducting its program in consultation with citizen groups and Vancouver City area planning offices.

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee on Waterfront & Environment, October 3, 1974 (continued)

Noise Workshop (Clause 1) (continued)

(b) the City Manager, in consultation with appropriate staff members, report to Council on a noise control program which would include hiring of a noise control program co-ordinator.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Development Permit Application No. 68065 North Foot Bute Street - Gulf Oil Canada (Clause 2)

MOVED by Ald. Pendakur,
THAT the resolution of the Committee contained in this Clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

Pollution Report - Present Status (Clause 3)

MOVED by Ald. Pendakur,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

DEPARTMENTAL GENERAL REPORT OCTOBER 18, 1974

Works & Utility Matters (October 18, 1974)

School Avenue: Joyce Street to Tyne Street (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendations of the City Engineer contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Community Development, October 10, 1974

Broadway West Improvement Project (clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
OCTOBER 18, 1974

Works & Utility Matters
(October 18, 1974)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Lease of Portion of Glen Drive, South of Malkin Avenue, D.L. 182
Cl. 2: Sidewalk Reconstruction
Cl. 3: Conversion of Engineering Department Radio Systems
Cl. 4: Pacific Centre Parking Garage Equipment - Block 42 - Tender No. 28-74-10
Cl. 5: Block 52 Parking Garage - Financial Status
Cl. 6: Amendments to the Greater Vancouver Sewerage and Drainage Act

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Pendakur,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Amendments to the Greater Vancouver
Sewerage and Drainage Act (Clause 6)

MOVED by Ald. Bowers,
THAT this Clause be received for information;

FURTHER THAT a copy of this Clause be forwarded to the Board of the Greater Vancouver Regional District and the G.V.R.D. Sewer Committee for their information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 18, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Building By-law Appeal Board
Cl. 2: Zoning and Development By-law - Recommended Changes

The Council took action as follows:

Building By-law Appeal
Board (Clause 1)

Council considered this Clause which contained the following recommendations:

(1) That an Appeal Board be established with power to rule on interpretation of the Building By-law and that its membership should be similar to that proposed in this report.

(2) That the Law Department be instructed to bring forward an appropriate amendment to the Building By-law to establish such Board.

(cont'd)

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 18, 1974)(continued)

Building By-law Appeal Board
(Clause 1) (continued)

(3) That the Director of Permits and Licenses arrange for temporary part-time assistance in the Permits and Licenses Department, to provide secretarial service to the Building By-law Board of Appeal.

Further, that the Director report on the experience when appropriate, after the Board has been operating.

MOVED by Ald. Massey,
THAT recommendation (1) be amended to read as follows:

"That an Appeal Board be appointed with power to rule on interpretation of the Building By-law and matters dealing with new methods and materials, and that its membership should be similar to that proposed in this report."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

MOVED by Ald. Massey,
THAT the recommendations contained in this Clause, as amended, be approved.

- CARRIED UNANIMOUSLY

Zoning and Development By-law
Recommended Changes (Clause 2)

MOVED by Ald. Hardwick,
THAT the recommendations of the City Manager contained in this Clause be approved;

FURTHER THAT the proposed changes to the Zoning and Development By-law be implemented in 1974, subject to a Public Hearing to be held this year.

- CARRIED UNANIMOUSLY

During consideration of this Clause, the City Building Inspector cited the case of Mr. and Mrs. R.B. Sapro and Mr. and Mrs. Samuel Cotsman, who had previously appeared before Council with respect to an oversize ancillary building in their rear yards, and indicated that their situation will not be alleviated by the proposed amendments to the Zoning and Development By-law. It was agreed that Mr. and Mrs. Sapro and Mr. and Mrs. Cotsman be advised of the date and time of the Public Hearing to be held on the proposed changes to the Zoning and Development By-law.

Fire and Traffic Matters
(October 18, 1974)

Participation in Urban Goods Movement
Study to be Conducted in Vancouver
(Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Finance Matters
(October 18, 1974)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Sewer Separation on Private Property
Cl. 2: Employee Suggestion Plan
Cl. 3: Safety Requirements - Queen Elizabeth Theatre
Cl. 4: Investment Matters (Various Funds) August, 1974
Cl. 5: Department of Human Resources Welfare Overages
Cl. 6: Archives - Staffing Requirements
Cl. 7: Archives Building Maintenace Account 8701/40

The Council took action as follows:

Sewer Separation on Private Property (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager be approved and that Council rescind that portion of its resolution of July 30, 1974, reading as follows:

"And further, that all property owners under item 2 above be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2, 3, 4, 5 & 7

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 7 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Archives - Staff Requirements
(Clause 6)

MOVED by Ald. Bowers,
THAT recommendation (b) of the City Manager contained in this Clause be amended to read as follows:

"(b) Two 4-hour shifts daily be established, Monday to Saturday, inclusive, staffed by temporary part-time attendants, and that the City Manager report back to Council in six months' time on the matter."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in this Clause, as amended, be approved;

FURTHER THAT the Minister of Education for British Columbia be requested to provide funds for this education service.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:00 p.m. to reconvene in open session at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Gibson
Alderman Linnell
Alderman Pendakur

DELEGATIONS & UNFINISHED BUSINESS

Demolition of Rental Accommodation - Request to Withhold Demolition Permits

City Council on October 8, 1974, deferred consideration of a communication from the Kitsilano Local Area Planning Citizens Committee dated October 4, 1974, pending the hearing of a delegation from the group and a report from the Director of Planning on this matter. The communication read, in part, as follows:

"At Kitsilano's Local Area Planning Citizen meeting held last Wednesday, October 2nd, a motion was passed 7 - 1 by the citizens. This motion is as follows:

THAT NO DEMOLITION PERMIT BE ISSUED WHICH PROVIDES FOR THE DESTRUCTION OF RENTAL ACCOMODATION UNLESS:

1. **THE DEVELOPER CAN PROVIDE OTHER RENTAL ACCOMMODATION FOR THOSE BEING DISPLACED.**
2. **THAT THIS ACCOMMODATION BE OF THE SAME QUALITY, QUANTITY AND PRICE RANGE.**
3. **THAT THIS ACCOMMODATION BE WITHIN THE BOUNDARIES OF KITSILANO IF THE RESIDENT SO DESIRES."**

Mr. Tom Hinkle addressed the Council on behalf of the Kitsilano Local Area Planning Citizens Committee and filed a brief requesting Council's endorsation of the motion quoted in their communication of October 4, 1974. The brief gave an example of seven (7) houses which were demolished in Kitsilano and the fate of the residents of these houses. Each house was a three-storey building and provided low-income accommodation for 28 people. Of this total, 9 relocated in Kitsilano, 16 relocated outside of Kitsilano and 3 are still without accommodation. Known rent increase - 8 people; known stable or lower rents - none.

Earlier in the proceedings, Council agreed to hear a delegation from Mr. G.F. Moul, President, Kitsilano Ratepayers' Association, on this matter. Mr. Moul made reference to his letter of October 7, 1974, to Council wherein the Kitsilano Ratepayers' Association recommended that the matter of local area planning in Kitsilano be reviewed and that the Kitsilano Local Area Planning Citizens Committee be restructured.

Council agreed to hear a representation from Mrs. Dallas, Cameron Road and West Point Grey Road Ratepayers' Association, appearing as a member of the Local Area Planning Committee. She spoke in support of the local area planning committee but was not in favour of the motion put forward by the committee. She was also in favour of restructuring of the Kitsilano Local Area Planning Citizens Committee.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Demolition of Rental Accommodation -
Request to Withhold Demolition Permits
(continued)

Mr. Bell-Irving, Kitsilano Neighbourhood House, filed a brief and addressed Council supporting the motion put forward by the Kitsilano Local Area Planning Citizens Committee.

The Director of Planning and Mr. Dan Janczewski of the Kitsilano Planning Site Office, gave oral reports to Council on this matter. The Director of Planning stated that in his opinion, there are two means of resolving the present housing dilemma in the Kitsilano area:

(a) interim down zoning of the area until such time as the area development plan is finalized;

(b) permit no change in the present zoning of the area pending approval of the area development plan.

Mr. Janczewski advised that in the area of Kitsilano from Burrard to Larch Street and the waterfront to Broadway, there are presently 900 units of low-income housing remaining. With redevelopment, a total of 1800 housing units could be provided in this area, however, this would, in all probability, not be low-income housing.

MOVED by Ald. Rankin,
THAT the recommendation of the Director of Planning contained in his report dated July 5, 1974, and considered by Council at its meeting of July 9, 1974, and reading as follows be approved:

"The Director of Planning be instructed to apply for rezoning of all RM-3A (multiple-family) zoned lands to RT-2 (two family district) all lands bounded by approximately Burrard to Larch; and the waterfront to Broadway and that this application be referred directly to a Public Hearing after report from the Technical Planning Board and the City Planning Commission."

FURTHER THAT the Director of Planning be instructed to bring forward to Council, a local area plan for the Kitsilano area no later than March, 1975.

- LOST

(Aldermen Bowers, Hardwick, Massey, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the representations of the delegations be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT for the next four month period, City Council review each application received for demolition of residential properties in the Kitsilano Area.

- CARRIED

(Alderman Bowers and the Mayor opposed)

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Control of Beer Parlours and Other Premises in the Downtown Eastside: Anchor Hotel

Council on October 8, 1974, having considered a report dated September 19, 1974, from the Police Department on various beer parlours in the Downtown eastside, and a memo from the Mayor dated September 30th, on this matter, resolved that the owners of the Anchor Hotel be asked to appear before Council and show cause why their license should not be suspended.

Mr. R.G. Fox, Meredith and Company, appeared before Council on behalf of the lessor, Anchor Hotel Ltd. He reviewed the Police Department's report on this hotel beer parlour and submitted statements refuting the allegations contained therein.

MOVED by Ald. Rankin,
THAT the matter of the operation of the Anchor Hotel beer parlour be referred to the Standing Committee on Social Services for consideration in conjunction with a report from Inspector Lake of the Police Department on the current operation of this establishment; and

FURTHER THAT when this matter is considered by the Committee, the owners and operators of the Anchor Hotel be present and submit a written statement to the Committee on this matter.

- CARRIED UNANIMOUSLY

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At this point, Alderman Hardwick left the meeting.

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MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT
OCTOBER 18, 1974 (continued)

Property Matters
(October 18, 1974)

City Land at S/W Corner of Gore and Union - Request for Parking Lot
(Clause 1)

Earlier in the proceedings, Council agreed to hear delegations from Mr. John Tate, owner of Puccini's Italian Restaurant and Mr. Ditmars representing the residents of the 800 Block Gore Avenue and 200 Block Union Street on this matter.

Mr. Ditmars addressed the Council and referred to a petition from the residents of the 800 Block Gore Avenue and 200 Block Union Street requesting that Council not permit the City land at the south-west corner of Gore and Union to be used as a parking lot (copy of the petition previously circulated to Council).

Mr. Tate addressed Council on this matter and referred to a petition he had previously submitted to Council from a number of merchants in the area supporting the use of part of this City-owned land for parking. In addition, he stated that he had spoken to a number of the affected residents on Gore and Union, and residents of three houses on Union and one on Gore were in favour of the parking lot. It was suggested that an alternate location for the parking lot on this City-owned site should be explored.

MOVED by Ald. Marzari,
THAT the City-owned block bounded by Main, Prior, Gore and Union, be developed as landscaped open space at an estimated cost of $8,000;

FURTHER THAT the City Engineer be instructed to carry out the landscaping; financing to come from existing Engineering capital funds.

- LOST

(Aldermen Bowers, Harcourt, Massey and Mayor opposed)

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Property Matters
(October 18, 1974)(continued)

City Land at S/W Corner of Gore and Union - Request for Parking Lot
(Clause 1)(continued)

MOVED by Ald. Harcourt,
THAT the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue.

- CARRIED

(Alderman Marzari opposed)

MANAGER'S GENERAL REPORT
OCTOBER 18, 1974 (continued)

Personnel Matters
(October 18, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Twenty-five Year Service Awards Ceremony
Cl. 2: Personnel Regulation No. 20 - Applications, Employment and No. 270 - Filling of Vacancies

The Council took action as follows:

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 18, 1974)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Tenders for Lease - Situated S/E Corner Terminal Avenue & Columbia - Quebec Connector
Cl. 2: Villa Cathay Care Home Society and the Chinatown Lions
Cl. 3: S/E Corner Venables and Renfrew Streets
Cl. 4: Acquisition for Family Housing Project - 3293 Findlay Street
Cl. 5: Lot 11, Block 93, D.L. 264A - 673 East 5th Avenue
Cl. 6: Consent to Sub-Lease City Lots 17-19, Block A2, D.L. 2037 Situated 260 Terminal Avenue
Cl. 7: Assignment of Lease - 3205 West 41st Avenue
Cl. 8: Demolitions

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Marzari opposed Clause 2)

Clauses 3 to 8 Inclusive

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 3 to 7 inclusive, be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

DEPARTMENTAL GENERAL REPORT
OCTOBER 18, 1974 (continued)

Building & Planning Matters
(October 18, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Arbutus Gardens - 1955 West 33rd Avenue
Development Permit Application No. 66096
Cl. 2: Development Permit Application No. 67674
1995 Kingsway
Cl. 3: Development Permit Application No. 67673
3950 Oak Street
Cl. 4: Proposed Change of Use From One-Family Dwelling
to Restaurant - 1427 Howe Street
Cl. 5: Repairs to Fire Damaged Building - 1243 West 7th Avenue

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Massey,
THAT the recommendations of the Director of Planning contained in the Clauses 1, 2 and 3 and the recommendation of the City Building Inspector contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY

Repairs to Fire Damaged
Building - 1243 West 7th Avenue
(Clause 5)

MOVED by Ald. Massey,
THAT the request on behalf of Mr. and Mrs. Robin Riddington to repair their fire damaged dwelling at 1243 West 7th Avenue, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
October 18, 1974

Christmas Store Closing
Hours (Clause 1)

MOVED by Ald. Volrich,
THAT no action be taken with respect to this Clause.

- CARRIED

(Alderman Bowers and the Mayor opposed)

Finance Matters
(October 18, 1974)

Poser and Reser Expenditures
(Clause 1)

MOVED by Ald. Harcourt,
THAT consideration of this Clause be deferred to the next meeting of Council and the Director of Social Planning be present to discuss the entire report with Council.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites:
Hardship Cases

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of October 18, 1974:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Sidney James Dodd (tenant), 960 East 53rd Avenue
Therese Magee (owner), 472 East 38th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Douglas R. Adams (tenant), 3605 West 8th Avenue
Kulgeet Gill (owner), 3627 East 46th Avenue
John Ntais (owner), 2304 Stephens Street
Elaine Zahorak (tenant), 3185 Gravely Street
Shelley Ruth Bell (tenant), 2980 Waterloo Street
Jack Bisler (tenant), 1855 East 15th Avenue
Francis Shiu Ram (owner), 2047 East 22nd Avenue
Garfield Byron H. Sundeen (tenant), 2617 West 7th Avenue
Lorelei B. McLean (tenant), 3810 Collingwood Street
Bertil VanBoer, Jr., (tenant), 173 S. W. Marine Drive
Alfredo Bermudez (owner), 875 West 26th Avenue
Robert J. Wilson (owner), 520 East 56th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Yvonne Helwig (tenant), #9 - 1774 Grant Street
Bob Serake (tenant), #8 - 1774 Grant Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

Tarsem Singh Banga (owner), 1860 Island Avenue
Dimitrios Kapantais (owner), 820 West 18th Avenue
Art Dyck and Judy Peters (tenants), 1383 East 64th Avenue
Kam Shing Mark (owner), 3372 Nanaimo Street "

MOVED by Ald. Bowers,
THAT recommendations (a) to (e) inclusive contained in the foregoing Special Committee report dated October 18, 1974, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Tender 749 - Dredging, Bank Protection
Pile Driving - Area 6 False Creek

The City Manager submitted the following report under date of October 18, 1974:

" The City Engineer reports as follows:

'Tenders for the Dredging, Bank Protection and Piledriving in Area 6 of False Creek were opened on October 15, 1974 and referred to the City Engineer for tabulation and report to the City Manager.

Three tenders were received, all have been checked and are in order. The bids are unit prices based on quantity estimates supplied by this Department. However, the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Greenlees Piledriving in the amount of $247,155.

The tender amount is within the departmental estimate and it is anticipated that the overall cost, including engineering overhead charges will approximate the budgeted funds for Winterworks in Area 6 for 1974-75.

The award will be subject to the Contractor supplying a large dredge on November 15th to work in Area 6 full time; i.e. so that dredging can proceed in both Areas 6 and 10 at the same time; and subject to the Development Consultant arranging removal of the boats at West Coast Salvage by November 1st. In this regard, the starting date for the low bidder will be the 15th of November.

The City Engineer recommends that:

(a) A contract be awarded to the low tenderer as follows:

Greenlees Piledriving Company
630 Taylor Street
Vancouver, B. C. V6B 4H3

Contract No. 749.....$247,155.

(b) A contract satisfactory to the Director of Legal Services and the City Engineer be entered into when all boats have been removed from Area 6 and when written guarantee has been received from Greenlees Piledriving Company stating that a large clam-shell dredge will be provided on November 15th.

(c) In the event that Greenlees Piledriving is unable to provide a separate large dredge on November 15th, the contract be awarded to the second low bidder, Fraser River Piledriving Co. in the amount of $250,932, which is also within the departmental estimate provided that this Company guarantee to provide a dredge on November 15th.

(d) The bid bonds of the unsuccessful tenders be returned.'

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, October 3, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Health Department Tour
Cl. 2: Local Initiatives Program 1974 - 1975

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Social Services, October 3, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Pofi Bar, 1716 Charles Street - Further Complaints of Residents
Cl. 2: Downtown Eastside Residents' Association - Closures of Lodging Houses
Cl. 3: Downtown Eastside Residents' Association - Rent Increase at 76 West 39th Avenue
Cl. 4: Downtown Eastside Residents' Association - Rent Increase Drake Hotel
Cl. 5: Franciscan Sisters of the Atonement - Black Topping and Drainage

The Council took action as follows:

Clauses 1, 3, 4 and 5

MOVED by Ald. Rankin,
THAT Clauses 1, 3, 4 and 5, be received for information.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents' Association - Closures of Lodging Houses (Clause 2)

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in this Clause, be approved, after amendment as follows:

"That the petition dated September 30, 1974, from D.E.R.A. requesting new housing in the Downtown East Side be referred to the Standing Committee of Council on Housing and that the Director of Legal Services be asked to examine Chapter 4, Section 4(a) and Chapter 5, Section (1) of the Archaeological and Historic Sites Protection Act and advise the Standing Committee of Council on Housing whether these Sections may be of use to the City in controlling the use of existing structures in the Gastown and Chinatown Historic Area."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Development, October 3, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Neighbourhood Pub Applications
Cl. 2: Liquor Permit Application - 156 West Hastings
Cl. 3: Street Vendors
Cl. 4: Liquor Permit Application - 1018 Burnaby Street
Cl. 5: Illegal Suite Policy

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Volrich,
THAT Clauses 1, 2 and 3 be received for information and the recommendation of the Committee contained in Clause 4 be approved.

(Alderman Rankin opposed Clause 4) - CARRIED UNANIMOUSLY

Illegal Suite Policy (Clause 5)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved, after amending recommendation (A) to read as follows:

"(A) That the Council approve the study on Housing Conversion as recommended today by the Standing Committee on Finance and Administration under the LIP Projects. If the City's LIP project application is not approved, a sample survey be carried out in the four designated areas within the next month to provide a good sampling of public reaction; the Planning Department to provide an estimate of costs of such a survey."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Report of Standing Committee on Civic Development, October 3, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Downtown Planning Report
Cl. 2: Preparation of a Preliminary Land Use Plan - Area 10 False Creek

The Council took action as follows:

Downtown Planning Report (Clause 1)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this Clause be approved after amendment to recommendation (b) to read as follows:

"(b) That the Director of Planning prepare a summary brochure for public information to the distributed widely, free of charge, and that funds in the amount of up to $5,000 be approved to prepare 3,000 copies of the brochure. Funds to include fees for a professional writer, graphics assistance and printing costs. It is anticipated that this brochure would take one month to prepare."

(Underlining indicates amendment) - CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee on Civic Development, October 3, 1974 (continued)

Preparation of a Preliminary Land Use Plan - Area 10 False Creek (Clause 2)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance & Administration, October 3, 1974

Development Permit Application Process (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Civic Development, October 10, 1974

Downtown Planning Report (Clause 1)

MOVED by Ald. Massey,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance and Administration and Vehicles for Hire Board, October 10, 1974

Buster's Auto Towing (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance & Administration, October 10, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Urban Reader
Cl. 2: VanDusen Botanical Gardens

The Council took action as follows:

Urban Reader (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
October 10, 1974 (continued)

VanDusen Botanical Gardens
(Clause 2)

The Chairman requested and received permission that the following statement contained in this Clause be amended to read as follows:

"The Park Board had suggested that $240,000 be provided from the 1975 Supplementary Capital Budget."

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Report of Standing Committee
on Waterfront & Environment,
October 10, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Street Lighting
Cl. 2: Street Lighting Study

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Massey,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Housing, October 15, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Fire By-law Enforcement
Cl. 2: Tenant Relocation in the Core Area
Cl. 3: Vancouver East Lions Senior Citizens Housing Project
Cl. 4: Senior Citizens' Housing Site at 5th and Renfrew
Cl. 5: Enforcement of Lodging Housing By-law on "Inside Rooms"

The Council took action as follows

Clauses 1 to 5 Inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved and Clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENTAL AND OTHER REPORTS (cont'd)

Travel Expenses:
Alderman Harcourt

Alderman Harcourt requested permission to travel to Ottawa to meet with senior C.M.H.C. Officials to discuss a number of matters related to housing in the City of Vancouver.

MOVED by Ald. Volrich,
THAT approval be given to Alderman Harcourt to travel to Ottawa to meet with senior C.M.H.C. Officials on housing matters;

FURTHER THAT the City pay all expenses incurred by Alderman Harcourt in this regard.

- CARRIED UNANIMOUSLY

Report of Special Committee re
Orpheum Theatre, October 17, 1974

The Special Committee re Orpheum Theatre submitted the following report dated October 17, 1974, with respect to proposal call for construction management:

"A meeting of the Special Committee re Orpheum Theatre was held on Thursday, October 17, 1974. Alderman Massey advised that a meeting of the Clients' Committee re Orpheum Theatre had been held on October 15, 1974 to discuss the questions of Proposal Call for Construction Management and retaining the services of Consultants for acoustical engineering services for renovations to the Orpheum Theatre.

Arising from the recommendations of the Clients' Committee to the Orpheum Theatre Committee, it is recommended

A. THAT the architects discuss the matter of Proposal Call for Construction Management directly with Mr. A. Langley, Assistant Director of Construction and Maintenance, rather than reporting back to the Clients' Committee;

B. THAT Bolt, Beranek & Newman Inc. and Barron and Strachan be retained as Consultants for acoustical engineering services for renovations to the Orpheum Theatre;

C. THAT the City Manager be requested to undertake the fee contractual arrangements on a per diem basis, such fees not to exceed $71,000; with the scope of services to be provided in accordance with the letters from Bolt, Beranek, and Newman Inc. under date of October 2, 1974 and Barron and Strachan under date of October 3, 1974."

(Letters on file in City
Clerk's Office)

MOVED by Ald. Bowers,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED

(Alderman Rankin opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Control of Demolition of Buildings

At the Council meeting of October 8, 1974, Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

"THAT Council request the Director of Legal Services to bring forward a suitable By-law covering control of demolition of all buildings in the City of Vancouver."

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the foregoing motion be amended to read as follows:

"THAT Council request the Director of Legal Services to report on a suitable By-law covering control of demolition of buildings in the City of Vancouver, with specific reference to the Toronto By-law."

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 11:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of October 22, 1974, adopted on October 29, 1974.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Glen Drive, South of Malkin Avenue, D.L. 182

The City Engineer reports as follows:

"On April 30, 1974, Council approved the lease of Lot 5, Block 48, D.L. 182 together with Lots 1 to 6, Subdivision 48, Block F, W½, D.L. 182 to Bowell McLean Motor Co. Ltd. This company now wishes to lease a portion of Glen Drive which is adjacent to the above leased property.

This portion of Glen Drive is not open and is bounded on the north and south by railway tracks. The applicant has arranged with Burlington Northern Railway Company for a private crossing to this site. The area has been filled.

I RECOMMEND that the portion of Glen Drive, south of Malkin Avenue, as shown outlined red on plan marginally numbered LF 7105 be closed, stopped up and leased to Bowell McLean Motor Co. Ltd. subject to the following conditions:

(a) the applicant to make all necessary arrangements for the private crossing of the railway tracks on Glen Drive;

(b) the term of the lease be ten years, commencing July 1, 1974, with a six month notice of cancellation if required for municipal purposes;

(c) the rental for the initial two years of the lease to be for the sum of $2,936.00 per year plus taxes as if levied, and the next three years to be for the sum of $3,915.00 per year plus taxes as if levied. Payments are to be made on a monthly basis, with a five-year review to apply from July 1, 1979, in accordance with the recommendation of the Supervisor of Property and Insurance;

(d) the lease area to be used for parking and storage only and no buildings shall be placed on the lease area;

(e) the City to have the right of entry at any time to the lease area for the purpose of construction or maintenance of public utilities;

(f) the agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS the foregoing be approved.

2. Sidewalk Reconstruction

The City Engineer reports as follows:

"On September 18, 1973, Council adopted a recommendation of the Standing Committee of Council on Finance & Administration that the City adopt a Policy that reconstruction and replacement of existing sidewalks, not be by Local Improvement, but be paid for by the citizens at large.

Acting on this recommendation, the City Engineer included the sum of $100,000 in the 1974 Streets Basic Capital Budget for the reconstruction of deteriorated sidewalks. The submission was approved subject to a further report to Council.

This sum will enable the Engineering Department to commence replacing sections of sidewalk throughout the City which have deteriorated to a point where normal maintenance can no longer economically provide a satisfactory walking surface. Funds to continue the reconstruction of deteriorated sidewalks at a very modest rate have been included in the 1976-80 Capital Works Program.

Cont'd . . .

Clause 2 cont'd

I RECOMMEND that Council approve the expenditure of $100,000 contained in the 1974 Streets Capital Budget for the reconstruction of deteriorated sidewalks."

The City Manager RECOMMENDS that the foregoing be approved.

3. Conversion of Engineering Department Radio Systems

The City Engineer reports as follows:

"The conversion of the Engineering radio systems to "repeater" operation was approved in principle by Council on May 29, 1973 and was included in 1974 Supplementary Capital Budget which was presented to Council on May 28, 1974. Council approved the allocation of funds for this project subject to a detailed report being presented.

The following is the detailed report requested:

The Engineering Operations Branches are experiencing difficulties because of the overloading on their radio channels which do not permit adequate communication and reduces the efficiency of their operations. It is essential that these radio systems be converted as soon as possible to provide adequate radio communication for the Engineering Department, particularly during emergencies such as floods, broken watermains and snow removal.

The conversion of the Engineering channels to "repeater" operation will enable employees to hear both sides of all conversations and will make it possible to communicate directly from one mobile to another. With the present radio systems it is necessary for the operator to relay all messages between mobiles which is time consuming and introduces the possibility of misunderstandings and errors. The "repeater" operation which allows both sides of the conversation to be heard will eliminate one mobile "talking over" the conversation of another accidentally which causes considerable interruption and confusion on the present system.

A two year program is proposed for converting the Engineering radio systems to "repeater" operation at an estimated cost of $124,000. The first phase which is proposed for 1974 at an estimated cost of $67,000 will convert the two Engineering systems now being used by the Operations Branches which work out of the Manitoba Yards.

The second phase which is proposed for 1975 at an estimated cost of $57,000 will be advanced to convert the radio system used by the Electrical Division and the Pound. To alleviate the crowding on the systems used by the other Engineering Operations Branches, the vehicles used by the Shops-Garage and the Traffic Paint Shop will also be transferred to the new Electrical system.

The Parks Board and the School Board who are presently sharing the existing Electrical System will remain on it. A request to retain this simplex frequency has been made to the Federal Department of Communication who control the assignment of frequencies. The Parks Board want to convert to the repeater system to have the ability to talk from vehicle to vehicle but do not have the funds at this time. The new system will be adequate for them to be added in the future.

Considerable engineering work is required to design and implement the radio conversions. Because of the present commitment for the design of the Police radio system, new Fire Alarm systems and new Communication Centre, the Electrical Division is unable to do the work on the Engineering Radio. It will be necessary to have a consultant design the system and to hire a temporary Electrical Technician I in the Electrical Engineering Division to do the detailed investigation of the existing radio sets to be converted. It is estimated that the consultant's fee will amount to $8,000 and the cost of a temporary Electrical Technician I for six months will amount to approximately $7,000. These engineering costs are included in the $124,000 estimated for the conversion.

The Director of Personnel Services concurs with the classification of the Electrical Technician I to perform this work.

Cont'd . . .

Clause 3 cont'd

The City Engineer RECOMMENDS that:

(a) $67,000 be appropriated in the 1974 Supplementary Budget for the first phase of converting the Engineering Radio Systems to "repeater" systems.

(b) $57,000 be approved in principle for the second phase to be included in the 1975 Supplementary Capital Budget.

(c) That a Consulting Engineer be engaged to prepare the design and specifications for the systems.

(d) That an Electrical Technician I be employed for a period of six months to carry out the detailed work on this project. The costs for the Consultant and Electrical Technician I are included in the estimated cost of this conversion project."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Pacific Center Parking Garage Equipment - Block 42 - Tender No. 28-74-10

The City Engineer reports as follows:

"In accordance with Sections 16.01 and 16.02 of the Pacific Center Lease Agreement, the City is responsible for maintaining and operating the parking facilities in Blocks 42 and 52 as a single parking garage. The most recent plans received by the City Engineer indicate a total of 1554 parking spaces on two levels in these two blocks. Extension of the Block 52 parking control facilities to Block 42 will require the installation of additional equipment. Tenders for the necessary equipment were opened by the City Manager on August 19, 1974, and referred to the City Engineer. He reports as follows:

Two tenders (attached) were received and are considered in order of price.

I. Bid No. 1 is the lowest bid, meets the specification and is recommended.

II. Bid No. 2 fails to meet the specification, was submitted as a 'proposal' and did not include the necessary bonds.

A number of additional items were included in the tender. Approval of the following are recommended:

(i) Revision of existing exit booths by reducing the level of chairs and cash registers and installing sliding glass windows for improved 'human engineering' ($2,000 total price).

(ii) Inclusion of 'monthly' counter in the total activity panel ($600 total price).

(iii) "Anti-passback" system including automated exit gates for monthly parkers. This package will automate about 40% of the peak hour exiting activity and result in an annual saving of approximately $20,000 in payroll costs ($5,750 total price).

(iii)a. Supply of 4,000 monthly parker pass cards for above system ($7,000 total price).

(iv) Silent manually operated burglar alarm devices in two booths and the office area ($900 total price).

(v) Closed-circuit television coverage of the entrance ways in Block 42 and 52 to receivers in both office area and main control booth ($8,980 total price). These items are required principally to reduce the level of vandalism and damage to the parking equipment, as well as to monitor operating problems at the entrance gates.

(vi) Duplicate (slave) parking control equipment in the office area ($5,100 total price). This equipment would be of assistance to the lot manager in controlling the operation while attending to other duties.

Cont'd . . .

Clause 5 Cont'd

Proportion of Taxes	6,838	7,894
Insurance	419	444

The invoice for insurance has not yet been received. An increase of 6% is assumed.

Signage Repairs	300	242

Signage repairs are somewhat greater than anticipated due to the delay in the major signage program which was to have been coincidental with the completion of the Block 42 portion of the garage.

Operating Expenses	$12,758	$14,899

The principal components of the operating expenses have increased significantly. Wages have increased from $5,916 to $7,752 per month. The annual business tax has increased from $18,700 to $43,700 per year. This extraordinary increase is due to a combination of factors affecting the assessment base and is not likely to recur. While these two components account for an increase of almost $4,000 per month, other operating expenses have been reduced by $2,000 per month. This reduction follows the high "start-up" expenses incurred during 1973.

Management Fee	833	833

The management contract with the Downtown Parking Corporation has expired and is being continued on a month to month basis.

TOTAL	$52,695	$55,859

Summary

Whereas the operation lost $70,690 in 1973, current indications are that, after paying $138,425 in municipal taxes, it will break even and possibly earn $10,000 in 1974.

The City Manager submits the foregoing report for Council's INFORMATION."

6. Amendments to the Greater Vancouver Sewerage and Drainage Act

The City Engineer reports as follows:

"The following report is submitted in response to a request from Alderman Bowers for background information concerning the recent amendments to the Greater Vancouver Sewerage District Act dealing with waste disposal.

Discussions of Regional Disposal operations began in the early 1970's. On March 16, 1971, a report was forwarded to Council, outlining an essentially voluntary Regional disposal system which municipalities could opt into. Refuse collection was to remain a municipal function except where individual municipalities requested a regional service. Take-over of existing municipal landfills was to receive a low priority. Council approved the endorsation of the proposals, with particular emphasis on problems of semi-solids, oils and other non-sewerable wastes, as recommended by the City Engineer.

The Regional District report in 1971 contained various recommendations amongst which was that "Appropriate supplemental letters patent be requested from the Provincial Government" in order for the District to assume responsibility for dealing with all matters pertaining to disposal of solid, semi-solid and wet (non-sewerable) solid wastes. These letters patent asked for far more authority than had been originally proposed and introduced compulsion. The City objected to these and demonstrated that Vancouver stood to lose because our operation was the most economic in the region and compulsory joining of regional disposal would raise our costs as well as reduce the life of our disposal site. After much discussion and exchange of information at the officials level the Regional District decided to not request supplementary letters patent and proceeded to obtain a change in the Greater Vancouver Sewerage and Drainage Act, which would provide the authority

Cont'd . . .

Clause 6 Cont'd

to, in general, permit the District to dispose of all types of waste without further recourse to the member municipalities, and regulate all waste disposal facilities within the District by passage of a By-law. The exact wording of the amendment is attached for information.

Section 7A(1) in the amendment provides that the objects of the G.V.R.D. shall also be the disposal of waste in substantial accordance with a report of the Board of Engineers. This report recommended that in effect:

(i) That there be two disposal sites, one at Burn's Bog and one at the Surrey Bend area.

(ii) That the under taking not be proceeded with unless a sufficient number of the municipalities, in the eastern and northern parts to make a viable operation, agree to participate.

Certain of the easterly and northerly member municipalities are in immediate need of a solid waste disposal site and the G.V.R.D. has undertaken to bring in a report by October, 1974, to deal with this situation.

This report is in the process of preparation. However discussions with G.V.R.D. staff members suggests that the report will likely recommend that a disposal site be acquired and operated by G.V.R.D. in the eastern section and that Vancouver continue to own and operate its present site in Delta. Recommendations concerning the financing and method of capital cost distribution have not been finalized and will have to be reviewed carefully when the report is available to determine how the City of Vancouver (and other municipalities not benefiting directly) will be affected.

With the passage of the Amendment to the Sewerage and Drainage Act the G.V.R.D. has all the authority needed to implement what appears to be the present objectives. The District may also by passage of a By-law regulate all aspects of any waste disposal facilities in the G.V.R.D. as outlined in Section 7A(3) of the amendment including those operated by Vancouver City. It is understood, however, from G.V.R.D. officials that this section is to provide control over private operators only, however, it could be applied to the City.

In the present circumstances, pending the completion of the current review by G.V.R.D. of short term needs for solid waste disposal, there appears to be no need for the G.V.R.D. to pass By-laws pursuant to the recent amendments to the Greater Vancouver Sewerage District Act.

In general, it appears that a regionally operated disposal site in the eastern sector of the Region might be economically sound. It is probable that those municipalities now without adequate disposal facilities will choose to opt into a Regional scheme. However, no rationale is seen for inclusion of the Vancouver site in a Regional scheme simply because it exists. Vancouver now handles refuse from Delta, White Rock, and University Endowment Lands, as well as from the City of Vancouver and many private contractors. Vancouver has operated a landfill for many years and has gained substantial practical experience and knowledge in the operation of a landfill site. In many ways, Vancouver's facilities to 'back-up' and support a landfill operation substantially exceed those which could be provided economically by a Regional service. Unless a substantial cost advantage to Vancouver can be proven it is considered that total regionalization is not warranted. Analyses to date show that this is not likely to be the case."

The City Manager submits the above report of the City Engineer for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 463

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Building By-law Appeal Board

The City Building Inspector reports as follows:

"On February 19th, 1974, Council passed the following resolution:

'(1) THAT the City should have a Board of Appeal to deal with new methods, materials and procedures.

(2) THAT subject to the approval of the Minister of Municipal Affairs, the Board be the one established by the Provincial Government under the authority of Section 719B of the Municipal Act.'

Honourable J. Lorimer, Minister of Municipal Affairs, in response to a letter from the Director of Permits and Licenses, advised us to contact Mr. W.J. Larter of his Department. The City Building Inspector met with Mr. Larter in Victoria and discussed the matter of Vancouver using the services of the B.C. Building Code Appeal Board. Mr. Larter and Mr. Currie, Chairman of the Board, advised that it would not be possible on the basis of Item (1) above of the Council resolution. They pointed out the power they had under the Municipal Act permitted them to allow appeals involving the interpretation or application of the Code, but they had no power to deal with new materials, methods or procedures.

The report to Council of February 19th, 1974, recommended dealing with new materials. This was proposed following the lead of by-laws governing the Boards of Appeal in Calgary, Edmonton and Winnipeg. Since then it has come to our attention that the Associate Committee on the National Building Code is becoming involved in the matter of evaluation of materials, systems and components. This will be a more satisfactory way of dealing with new materials and methods than it would be through a Board of Appeal. In the meantime, the Building By-law gives the Building Inspector the power to deal with new methods and materials.

It is proposed therefore that the terms of reference for an Appeal Board be changed to be in accord with that which is in the Municipal Act. A proposed draft amendment to the Building By-law, which would cover the point made by the Provincial officials, was sent to Mr. Larter on April 30th, 1974. On May 15th, 1974 he advised me by telephone that he believed they would be able to allow Vancouver to use the B.C. Building Code Appeal Board but that he was waiting for confirmation from the Minister. I sent a further letter on June 21st, 1974 and was advised by telephone that the Minister had been reminded but had not given a firm answer.

In view of the foregoing, Council may wish to consider setting up a local Appeal Board with power to rule on interpretation of the By-law. It is suggested that the Board could be made up of the following:

1 member of the Architectural Institute of B.C.

1 member of the Association of Professional Engineers of B. C. (Structural)

1 member of the Association of Professional Engineers of B.C. (Mechanical)

Cont'd . . .

Clause #1 continued:

1 representative of the Amalgamated Construction Association

1 representative of the Housing & Urban Development Association

1 representative of the Canadian Underwriters' Association

1 member of the Law Society of B.C.

It is suggested that such persons be chosen by the Council rather than recommended by the pertinent organization. It is felt that members should be chosen having regard to their knowledge of building in general, the National Building Code, as well as their general ability to exercise judgment in an objective way. Some reasonable honorarium and amount to cover expenses should be provided.

An Appeal Board will require technical and clerical assistance. It is difficult at this point to estimate how much will be involved but at least a secretary will be required to prepare agendas and keep records.

On the basis that Council wishes to establish a Board of Appeal, the following recommendations are made:

(1) That an Appeal Board be established with power to rule on interpretation of the Building By-law and that its membership should be similar to that proposed in this report.

(2) That the Law Department be instructed to bring forward an appropriate amendment to the Building By-law to establish such Board.

(3) That the Director of Permits and Licenses arrange for temporary part-time assistance in the Permits and Licenses Department, to provide secretarial service to the Building By-law Board of Appeal.

FURTHER, that the Director report on the experience when appropriate, after the Board has been operating.

Note:

A copy of Section 719 (B) of the Municipal Act, and a copy of the Terms of Reference for the Provincial Building Code Appeal Board are attached for information.

The City Manager RECOMMENDS that the foregoing recommendations, contained in the report of the City Building Inspector, be approved.

2. Zoning and Development By-law
Recommended Changes

"City Council, at its meeting on December 11, 1973, approved the recommendations of a report concerning the procedural by-law and administrative changes necessary for the effective processing of development permits. The recommendations in that report, (including by-law changes), were designed to reduce the length of time taken from receipt of the application to the issuance of a permit. The by-law changes have not yet been effected.

As City Manager, I RECOMMEND that:

Cont'd . . .

Clause #2 continued:

The Director of Legal Services, in consultation with the Director of Planning, be instructed to draft amendments to the Zoning and Development By-law, to give effect to the following changes, after arranging for the necessary Public Hearings:

(a) Enforcement

To give the Director of Permits and Licenses responsibility for enforcement of the By-law.

(b) Permit Applications to be submitted to the Director of Permits and Licenses

To amend Part III, Section 8, (1) (a) to require applicants to submit Development Permit Applications to the Director of Planning or to the Director of Permits and Licenses.

Comment

This amendment will regularize the present and proposed procedure whereby applications are received in the Department of Permits and Licenses.

(c) Erection of more than one principal building on one Site in an Industrial District

To eliminate the Industrial District (M) from Section 3(9)(a)(ii) and alter the "M" Schedule as necessary.

Comment

At the present time, the Director of Planning may exercise discretion concerning the erection of more than one principal building on one site - this requirement is not considered necessary in an Industrial District.

(d) Validation of Existing Yards

To amend the By-law to give automatic approval for Side Yards if the addition conforms in all other respects with the requirements of the By-law.

To refer to the Director of Planning if either the front or rear yard does not conform with the requirement of the By-law.

To eliminate the limitation for yard requirements noted at Part II 3 (9) (a) (i) of the By-law.

Comment

There are many instances of requests for additional development, but on submission of plans it is found that the existing yard allowances do not comply with the By-law as the building has been "in situ" since construction and alteration would be impractical. This has caused annoyance to the applicant as delay has occurred by reason of the By-law requirement for the application to be dealt with by the Technical Planning Board.

(e) Multiple Conversion Dwellings

This involves control of "illegal suites," all of which have been approved by the Technical Planning Board and as a condition applicable to the Development Permit, the applicant must obtain a license from the Chief License Inspector.

It is recommended that the renewal procedures be reviewed by the Director of Planning and the Director of Permits and Licenses, with a view to eliminating the need for reapplication for a Development Permit, and providing for a statutory

Cont'd . . .

Clause #2 continued:

declaration or other form of application for the issue of a City license. The Director of Permits and Licenses also to report on institution of an inspection service to maintain staff involvement, without inconveniencing the applicant unnecessarily.

(f) Floor Space Ratio in Family Dwellings (RS & RT Schedules)

To change the floor space ratio to 0.60 for the gross floor area, excluding sundeck and ancillary buildings. The site coverage to be not more than 35% for principal and ancillary buildings with the proviso that in any event ancillary buildings can be 500 sq. ft.

Comment:

The present floor space ratio is 0.45 for habitable accommodation in RS areas. In RT areas, the gross floor space ratio is 0.45 at the present time.

Examination of Board of Variance agendas discloses that most applications for relaxation of the FSR relate to lots of 33' in width. In fact, there are practically no requests for relaxation of the FSR in the case of 50' lots as a developer may build a house of 2700 sq. ft. of habitable area.

Under the present regulations, developers on a 33' lot can build a house with habitable accommodation of about 1800 sq. ft. and in many instances, this leaves actual floor space in the basement area which, technically, cannot be developed.

This condition applies only to single family dwellings and the change will result in the legal development of some basements.

(g) Distance between Dwelling and Ancillary Buildings in RS, RT and RM Schedules

To delete the distance requirements.

Comment:

The By-law now states, "no ancillary building shall be closer than 12' to any dwelling on the property."

(h) Garages for Family Dwellings

To delete the limitation of size.

Comment:

The By-law in the RS1 and similar schedules provides that a garage may "not occupy an area greater than 25% of the minimum rear yard - or 460 sq. ft., whichever is the greater." The size of the garage or ancillary building will be governed by the limitation of the floor space ratio and site coverage noted above.

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 463-4

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Participation in Urban Goods Movement Study to be Conducted in Vancouver

The City Engineer reports as follows:

"The Roads and Transportation Association of Canada with the assistance of the Ministry of State for Urban Affairs has proposed a research project into urban goods movement to evaluate possible changes in the goods movement function in Canadian cities. The study will involve data collection and analysis in both Vancouver and Regina. RTAC personnel have indicated that the preferred method of participation by Vancouver would be the provision of a portion of the study cost, say $5,000, out of the total estimated $100,000.

Basic data related to goods movement would be usable for many studies carried out by the Engineering Department. The analytical techniques which would be developed in the study could be used subsequently by City staff. In view of the relatively small proposed contribution by the City, our participation seems well justified. Although a vacancy in our Transportation Branch makes full participation in lieu of a financial contribution impossible, civic staff will participate in this study to ensure we are able to make good use of the material produced. This study was referred to in the recent presentation from this Department on truck routes.

The Comptroller of Accounts advises that if Council wishes to approve participation in the study $5,000 will be provided for this purpose from the Contingency Reserve."

The City Manager RECOMMENDS that City Council authorize a contribution of $5,000 toward the study in Vancouver, the payment to be made to the Minister of State for Urban Affairs in a manner to be approved by the City Manager.

FOR COUNCIL ACTION SEE PAGE(S) 464

FINANCE MATTERS

RECOMMENDATION

1. Sewer Separation on Private Property

The City Manager has received the following report from the Director of Finance.

"On July 23 and July 30, 1974 City Council considered reports of the City Engineer and Finance Committee regarding sewer separation on private property and the various options with regard to who should pay the cost and how it might be financed. Council's action was that:

1. In existing separate sewer areas, (e.g. Still Creek) where pollution is being caused by defects on private property, the property owner bring his system up to City standards at his cost, but with the opportunity to finance the work through the City (estimated cost $300-400,000 in 1974 dollars).

2. In areas where combined sewers are being changed to separate sewers, the City to pay the cost of all work between the property line and the building with property owners paying for all changes inside the buildings - estimated cost to City of $2,000,000. (This $2,000,000 is 1974 dollars.)

3. And further, that all property owners under item 2 above be given the opportunity of paying for the balance of the sewer separation costs on an optional basis of financing by the City over a 5, 10 or 15 year period.

The City Engineer pointed out that I had not had an opportunity to review the financial implications of the above suggestions but that I was extremely concerned about the potential cost to the City and precedent that would be set if the City were to pay the cost of this work on private property.

While I am concerned and am in opposition to the concept of the City paying for such work that has historically been the responsibility of the property owner, I do recognize Council's reasons for the action. However, the parts of the Council action regarding allowing the property owners to finance their internal building sewer separation costs through the City (part of 1, & 3), present some problems.

The City Engineer's estimate of the cost of the sewer separation work inside of buildings was $5,000,000 at 1974 cost levels. Allowing for the same degree of inflation as we have assumed in the Five Year Plan and assuming the Engineering Department's estimate of timing, the funds required to provide financing for the property owners, on a gross basis would be as follows:

1975	$1,300,000
1976	1,500,000
1977	1,700,000
1978	2,000,000
1979	1,000,000

However, as these would be loans repayable by the property owners the net cash needed would be on the order of the following:

Year	5 Year Financing	10 Year Financing	15 Year Financing
1975	$ 1,300,000	$ 1,300,000	$ 1,300,000
1976	1,157,000	1,288,000	1,329,000
1977	961,000	1,244,000	1,332,000
1978	813,000	1,267,000	1,408,000
1979	-	-	145,000

Clause No.1 (continued)

Following 1978 or 1979 as the case may be, a positive cash flow would be generated, paying back the City. The above table is only approximate as it does assume a specific interest rate that might not actually apply at the time of financing.

There are no Funds available in the City to which this debt could be sold. This means that we would have to establish a new Fund for this specific purpose. There is no cash available to establish the Fund nor can the Supplementary Capital Budget be expected to supply the Funds in the period 1975 to 1979. It would be extremely unwise to use up the City's borrowing capacity to create such a Fund as borrowing is already going to be very difficult. This means, that if a way is found around the opinion of the Director of Legal Services given below, that City Council would presumably have to raise the Funds in the annual operating budget. This implies increasing the tax levy sufficiently to raise these required Funds.

The only apparent reason for giving property owners the possibility of financing these costs through the City is the difficulty they may have in the normal financial markets. It is my very firm opinion that the City should not try to replace normal market financing as it is totally beyond our capacity. The City faces the same type of problems as anyone else in operating in a very tight financial market situation and can hardly be expected to bear its own load plus the load of others.

The Director of Legal Services is of the opinion that the City has no power to implement Council's resolution regarding allowing property owners to finance their internal building's sewer separation costs through the City, without charter changes. The City Engineer does not expect work within buildings will be required in existing separate areas, e.g. Still Creek, so section 1 above can be implemented. However, this is not true of section 3.

I strongly recommend that Council rescind part of its resolution of July 30, 1974 wherein property owners are given the opportunity of paying for the sewer separation costs inside their building on an optional basis of financing by the City. If Council is not prepared to do this then the Director of Legal Services will have to seek a Charter Amendment and this Council would have to recommend to future Councils that the necessary financing be generated in future annual operating budgets."

The City Manager RECOMMENDS the approval of the recommendation of the Director of Finance.

2. Employee Suggestion Plan

The City Manager has received the following report from the Employee Suggestion Plan Committee:

SUGGESTIONS MERITING AWARDS

a. No. 196

All applications requesting validation of yards are subject to the approval of the Director of Planning, and the present practice requires an inspection of the site by a member of the Planning Department. As this practice can lead to delay, the suggestor recommends that the district housing inspectors make these inspections and report to the Planning Department, thereby eliminating the delay period.

Comment

This suggestion has been reviewed by the Director of Planning and the Director of Permits and Licenses, who note that the validation of yards is one of the items proposed in the report of December, 1973, to be changed to give automatic approval for side yards if the application conforms in all other respects with the requirements of the by-law. Such a change in the by-law will eliminate the need for site inspections.

Your Committee recognizes the validity of the suggestion, and therefore recommends an award of $20.00.

Clause No.2 (continued)

b. No. 223

In 1968, the suggestor proposed that the list of gratuity day credits circulated to staff include not only the current credit but also the accumulated total. At that time, your Committee were advised that very few inquiries were received by the Records Section of the Personnel Department, and that a schedule showing accumulated totals would take more time to prepare than the time saved by answering inquiries.

Comment

As a result, in 1968 no award was made, but the suggestion has now been implemented. In view of this, your Committee recommends an award of $25.00.

c. No. 232

The suggestor reports that a large number of "Change Memos" are sent from the Department of Permits and Licenses to the Business Tax Assessment Section. Apparently, approximately 80% are copied and the original returned to the Permits and Licenses Department. The suggestor proposed that the Permits and Licenses Department send a "Speedy Memo" type of information, with a carbon copy.

Comment

The Director of Permits and Licenses reports that the license billing system has been revised, and included in the revision is a system of carbon copies of all Changed Memos being sent to the Business Tax Assessment Division for their retention.

Your Committee recommends an award of $150.00.

d. No. 255

As part of traffic engineering studies, it is necessary to record the number and length of gaps in a stream of vehicular traffic. Until recently, the practice has been to station men at the required point in the street to tabulate the traffic flow, after which the data was prepared in graph form. This sytem required a total of nine man-hours for each measurement required.

The suggestor obtained radar equipment from the Police Department, and developed a method to measure, record and prepare the graphic by use of the radar while on location. This system uses a total of 2½ man-hours.

In 1974, 70 locations will be studied; and using applicable hourly rates, the saving represents $26 per location, or a saving of $1820 this year. The suggestor notes that 1974 is a particularly heavy year for such surveys, and in subsequent years it is estimated that approximately 50 locations will be studied annually, indicating a minimum annual saving of $1300.

Comment

The City Engineer reports that the technique provides an excellent comprehensible graphical presentation of the flow characteristics, and has made our new system of pedestrian signal warrants, which required extensive data collection, practical.

Your Committee therefore recommends an award of $375.00.

e. Funds for the above awards be taken from Account #7090.905, set up for this purpose.

cont'd ...

Clause No.2 (continued)

SUMMARY OF RECOMMENDATIONS

The Suggestion Committee recommends that the following awards be made, as outlined the foregoing report:

Suggestion #196	$ 20.00	to Mr. A. A. O'Neill, Permits and Licenses Dept.
Suggestion #223	$ 25.00	to Mr. Ronald Jenkins, Treasury Department
Suggestion #232	$150.00	to Mrs. Carmen R. McKay, Assessment, Business Tax
Suggestion #255	$375.00	to Mr. William A. Keddy, Engineering, Traffic Division.

The City Manager RECOMMENDS that the above recommendations of the Suggestion Committee be approved.

3. Safety Requirements - Queen Elizabeth Theatre

The Director of Permits and Licenses reports as follows:

"On August 8th, 1974 an inspection was made of the Queen Elizabeth Theatre by the Workers' Compensation Board. The Inspector submitted a list of infractions that must be rectified as soon as possible. The corrective work required is listed below with our estimates:

- Three fixed ladders used to gain access to roof and ceiling of main stage area must have safety hoops installed in heights above twenty feet	$1,700
- Two landings must be installed in stairwells leading from the recital hall stage	850
- The electric rolltop cargo doors require additional safety stops to prevent the downward travel of the door when meeting an obstruction. The control switch for these doors must also be relocated in order that the operator will have full view of the doorway and the position of the door for its full travel	1,100
- Light switches controlling the lighting in the walkway to the recital hall are too low and must be relocated	150
TOTAL	$3,800

The City Safety Officer has inspected the equipment, concurs with the report and requests action as soon as possible.

The Comptroller of Accounts advises that if Council approves the recommendations of this report, funds will be provided from Contingency Reserve.

It is RECOMMENDED that Council approve the expenditure of funds in the amount of approximately $3,800 to provide necessary safety requirements to meet Compensation Board requirements. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

cont'd ....

4. Investment Matters (Various Funds) August, 1974

The Director of Finance reports as follows:

"(a) Security Transactions during the month of August, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug 2	Mercantile Bank of Can.	Aug 6/74	$1,501,602.74	$1,500,000.00	4	9.75
6	Mercantile Bank of Can.	Aug 15/74	495,398.15	494,079.97	9	10.82
6	Mercantile Bank of Can.	Aug 15/74	494,448.80	493,133.15	9	10.82
6	Mercantile Bank of Can.	Aug 30/74	990,922.74	983,787.72	24	11.03
6	Bank of B.C.	Aug 7/74	3,501,030.82	3,500,000.00	1	10.75
6	Bank of B.C.	Aug 7/74	2,000,547.95	2,000,000.00	1	10.00
7	Bank of Nova Scotia	Feb 3/75	2,115,595.52	2,000,000.00	180	11.72
7	Royal Bank of Canada	Dec 16/74	1,042,171.23	1,000,000.00	131	11.75
7	Royal Bank of Canada	Dec 31/74	1,047,000.00	1,000,000.00	146	11.75
7	Bank of B.C.	Aug 9/74	1,000,547.95	1,000,000.00	2	10.00
7	Banque Canadienne Nat.	Jan 31/75	2,112,310.14	2,000,000.00	177	11.58
9	Bank of B.C.	Aug 12/74	2,001,438.36	2,000,000.00	3	8.75
12	Royal Bank of B.C.	Jan 31/75	1,583,054.79	1,500,000.00	172	11.75
19	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Aug 20/74	1,960,920.31	1,960,300.00	1	11.55
20	Bank of Nova Scotia	Sept 4/74	502,056.85	500,000.00	15	10.01
20	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Sept 4/74	1,967,643.12	1,958,588.00	15	11.25
21	Bank of Nova Scotia	Aug 28/74	1,502,543.01	1,500,000.00	7	8.84
21	Royal Bank of Canada	Aug 22/74	1,000,205.48	1,000,000.00	1	7.50
23	Mercantile Bank of Can.	Aug 26/74	2,001,767.12	2,000,000.00	3	10.75
26	Bank of Nova Scotia	Jan 15/75	1,046,879.45	1,000,000.00	142	12.05
26	Mercantile Bank of Can.	Aug 27/74	500,150.68	500,000.00	1	11.00
			$30,368,235.21	$29,889,888.84		

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Sinking Fund Transactions (Purchases)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Aug 2	City of Van. 6%	June 15/80	$50,000.00	$83.70	$41,850.00	5/10	9.70
2	City of Van. 5%	May 1/78	1,000.00	85.50	855.00	3/9	9.70
2	City of Van. 6%	June 15/80	2,000.00	81.50	1,630.00	5/10	10.27
6	City of Van. 6%	June 15/80	1,000.00	81.625	816.25	5/10	10.25
15	City of Van. 6¼%	Apr 15/80	52,000.00	84.07	43,716.40	5/8	10.00
15	City of Van. 5½%	Mar 1/79	1,000.00	83.08	830.80	4/7	10.25
	Chartered Bank Deposit Receipts and Government Notes					Days	
30	Banque Canadienne Nationale	Oct 31/74	1,529,505.21	100.00	1,500,000.00	62	11.58
			$1,636,505.21		$1,589,698.45		

+ Province of British Columbia Guaranteed

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(b) SUMMARY OF SECURITIES HELD IN
GENERAL AND CAPITAL ACCOUNTS ONLY AS AT AUGUST 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$ 70,401,951.18	$ 67,658,588.00

Cont'd . . .

Clause #4 continued:

Medium Term

B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	$ 398,000.00	$ 401,525.59 "

The City Manager RECOMMENDS the foregoing report of the Director of Finance on Investment Matters (Various Funds) for August 31, 1974 be approved.

INFORMATION

5. Department of Human Resources Welfare Overages

Your City Manager has received the following report from the Director of Finance in response to Council's request of September 24, requesting an explanation of the Human Resources Department's budget overage.

"On September 23, 1974 the Honourable Norman Levi, Minister of Human Resources, issued a press release which detailed the projected overrun in the Department's budget. The full copy of the press release is available in the City Clerk's office for Council reference.

At the end of the press release the Minister has provided a summary of the supplemental estimates and the revised total estimates for his Department, by program. This is as follows:

DEPARTMENT OF HUMAN RESOURCES
SUMMARY OF SUPPLEMENTAL ESTIMATES 1974-75

PROGRAMME	ORIGINAL ESTIMATE	SUPPLEMENTARY ESTIMATE	REVISED TOTAL ESTIMATE
Mincome	$ 80,120,000	$ 22,880,000	$103,000,000
Medical Services and Pharmacare	19,801,000	2,551,000	22,352,000
Child Day Care	10,000,000	3,860,000	13,860,000
Community Grants	4,200,000	4,865,000	9,065,000
Child Maintenance	29,431,000	13,130,000	42,561,000
Adult Care	8,900,000	4,790,000	13,690,000
Homemaker Services and Special Allowances	1,943,000	3,229,000	5,172,000
Social Allowances	110,081,000	44,919,000	155,000,000
General Administration Costs	15,245,989	2,354,000	17,599,989
TOTAL	$279,721,989	$102,578,000	$382,299,989

In the press release the Minister provides general and detailed explanations for each program. Some items are worth further mention, as follows:

1. Child Day Care

The Minister makes the comment that the capital cost involved in the day care program, stated to be over $1,000,000 has been entirely borne by the Provincial Government. This may very well be true for actual capital costs but, for instance in the City of Vancouver, we have provided twelve sites for $1.00 per year per site for two years. This has of course a very distinct cost to the City and can be considered a legitimate City financial input into the program. The City has also paid for sewer, water and gas hookups and some fencing.

2. Community Grants

The Minister refers to certain community programs that the Human Resources Department has taken on the responsibility of funding. These are programs that have been developed by non-government people and organizations. The Minister states 'all of these programs, representing the expenditure of almost $10,000,000

Cont'd . . .

Clause #5 continued:

are funded totally by the Provincial Government, with absolutely no cost to the municipal taxpayer'. I would point out that the City of Vancouver in 1974 has spent or provided for grants to these and similar organizations in an amount which is slightly in excess of $1,100,000.

3. General Administrative Costs

The Minister states in his press release that 'it should be carefully noted that $817,000 of this budget overrun represents a cost to the Province that was caused by late billing on the part of the City of Vancouver for administrative costs that were actually incurred in the previous fiscal year. The Province simply received these billings too late to include in the previous year's expenditures where they were, in fact, budgeted for'. The Provincial fiscal year ends on March 31.

In the period of time between early January and March 28, 1974 when we mailed the first bill to the Province, there were an incredible number of administrative details to be worked out, all of which are still not settled. We could see no point in sending a bill until many of these matters had been settled. It would certainly be reasonable to expect that given a March 28 mailing date from City Hall, that the Provincial Government might very well not have received the bill until the early days of April. However, in similar circumstances, where the City knows that it has a cost outstanding and has not yet received a bill, we charge the proper year's operations and set up an accounts payable. This charges the cost to the proper year and is a perfectly normal procedure. With our fiscal year ending on December 31 we continue to pay previous year's bills all through January and charge them to that previous year. This is the only way it is possible to properly account for a year's operations. However, it may be that the Province processes its accounting on a cash basis rather than an accrual basis.

Municipal Share of Overrun

The press release states that almost half of the overrun imposes no obligation on the municipalities of British Columbia. The press release states that the charges to the municipalities will be some $5,500,000. We have received advice from the Minister that the per capita charging rate will be increased from 85¢ per capita per month to $1.10 per capita per month commencing July 1, 1974. This will result in additional charges to the City of Vancouver for 1974 of approximately $640,000 but as the City's share of $5,500,000 would be approximately one-quarter, that is $1,375,000, there is still left unresolved how we will be charged the additional $735,000."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

CONSIDERATION

6. Archives - Staffing Requirements

On January 10, 1974, the following resolution was passed by the Standing Committee on Finance and Administration:

> "RESOLVED THAT--the City Clerk be requested to prepare a comprehensive report defining the function of the Archives' present level of service, public response and use of the Archives and projection of future growth."

A report has been prepared by the City Clerk, and is on file in the City Clerk's office.

Three staffing situations have been defined, covering:

Preservation of historical documents;
Hours during which the Archives are open to the public;
Establishment of an "in-house" photographic service.

Cont'd . . .

Clause #6 continued:

These three areas have been examined by the Administrative Analyst and his report is as follows:

1. Preservation of Historical Documents

City Council, on November 6, 1973, received a report concerning the provision of a grant of $10,000 for one year, from the Vancouver Foundation, to enable the Archives to proceed with the restoration and preservation of manuscripts and relics included in the Archives' collection.

The objects of the programme were:

1. To enable the Archives to display more of its interesting and valuable collection.

2. To make historical material available for research purposes.

3. To preserve material now in a state of disrepair which will be of vital interest to future generations in the Greater Vancouver area.

Miss Jean Webster was hired for the work. Her training and experience included paper and document repair, and basic training in archival techniques.

Miss Webster's salary, and cost of materials used for repair and preservation, have been charged against the $10,000 grant and the grant will be exhausted by October 31, 1974.

In 1973, a survey of documents held in the City Archives and in disrepair, was made by representatives of the Canadian Conservation Institute. They established that "There are nearly 40 man-years of work to be done, of which 6 years are in a critical state." Many archival institutes throughout the country are finding documents, placed in their charge, in a similar condition. The City of Toronto, the Glen Bow Alberta Institute for the City of Calgary, and other archival institutes are now employing people for conservation and repair of historic documents. The Federal authorities have now established a training scheme which will ensure a supply of technicians for this work. At the time Miss Webster was originally appointed, no such training scheme existed in Canada; Miss Webster had actually obtained her training and experience in England.

In view of the fact that there is indeed a large volume of material to be repaired, it is RECOMMENDED that, effective upon approval of this report, a permanent position be established. The classification for the position to be recommended by the Director of Personnel Services to the City Manager.

2. Hours Open to the Public

At the present time, the Archives are open Monday to Friday, inclusive, during regular City hours; that is to say, from 9:00 a.m. to 5:00 p.m. The Archivist reports that there is a substantial demand for extended hours during the evenings and for the institute to be opened to the public on Saturdays. To achieve this, it is RECOMMENDED that two (2) four-hour shifts be approved for Monday to Saturday, inclusive, staffed by permanent part-time Attendants. Initially, the proposed hours during which the Archives would be open to the public are:

Cont'd . . .

Clause #6 continued:

Monday	- 10:00 a.m. to 6:00 p.m.
Tuesday, Wednesday, Thursday and Friday	- 10:00 a.m. to 9:00 p.m. daily
Saturday	- 10:00 a.m. to 5:00 p.m.

On Monday to Friday, the permanent staff of the Archives would be on hand as usual, from 9:00 a.m. to 5:00 p.m., but to ensure that one member of the permanent staff is in the building after 5:00 p.m. until closing time, the Archivist to arrange for one permanent staff member to commence duty later than 9:00 a.m. and remain until the time of closing. The Archivist also to arrange for one member of the permanent staff to be in the building on Saturday from 10:00 a.m. to 5:00 p.m. In this manner, the care and custody of the Archives building and contents will be under the control of a minimum of two employees whenever open to the public.

The Archivist has reported instances of documents taken from the Archives by a member of the public and returned at a later date. This raises the question of security.

The proposed permanent part-time Attendants' positions can provide the security and surveillance required. Other duties to be assigned to the Attendants include: providing a copy service, selling publications, and library card indexing. This will relieve the Archival Assistants from duty shifts in the public area. The Attendants will also schedule public and school tours, provide researchers with an explanation of the Archives' facilities and services, maintain user statistics, and assist with straightforward research requests.

The classification of the part-time positions would be recommended by the Director of Personnel Services to the City Manager.

3. Photographic Service - (Information only)

Examination of this need reveals that the Archives and the Vancouver Public Library Board have similar needs. That is to say, each has collections of historical photographs or negatives. Some of the negatives have a nitrate base and constitute a fire hazard. A programme is underway in both institutions to copy the negatives using safety film, and subsequently destroy the originals. Some photographs are fading and are otherwise in a state of disrepair, and need to be copied.

In addition, both institutions provide, on a fee-for-service basis, copies of either negatives or photographs to persons requesting them. A schedule of fees has been established and the fee varies with the ultimate use of the copy requested. This fee-for-service was first instituted by the Vancouver Public Library and has proven to be very successful and well accepted by the public. Both institutions, at the moment, fulfill the needs of the service and their own copying requirements by a contract arrangement with a privately operated photographic laboratory.

The Vancouver Museums and Planetarium Association also has need of photographic services. Included on their staff is a photographer. When the Archives building was constructed, a photographic dark room and a studio were provided. At the present time, the Director of the

Cont'd . . .

Clause #6 continued:

Vancouver Museums is examining the needs of that institution, and has collaborated with the Archivist and the Director of the Vancouver Public Library to examine the needs of those institutions, with a view to establishing a common photographic service in the Archives building, which will provide an acceptable and economic service for the three institutions.

At the time of preparation of this report, no information is available on the probable staffing requirement or estimate of costs and, therefore, this item is brought forward for INFORMATION, with a note to the effect that a further report will be forthcoming on the photographic requirements of the three institutions.

4. Estimate of Costs

	Cost for 1974--2 mos.	Annual Cost
Preservation of Historical Documents		
1 position, say	$1,700	$10,200
Fringe benefits - 12½%	215	1,275
	$1,915	$11,475
Public Reception and Security		
Part-time Attendants 12 4-hour shifts per week at say, $3.50 per hour	$1,512	$ 8,736
Permanent staff--additional cost for irregular hours, say	175	1,100
	$1,687	$ 9,836
Fringe benefits - 12½%	211	1,229
	$1,898	$11,065
TOTAL ESTIMATE:	$3,813	$22,540

Note:

(a) No additional furniture or equipment is required;

(b) As the positions have not been classified, pay rates used are approximate.

5. (a) Source of Funds

The Comptroller of Accounts advises that if the recommendations of this report are approved, funds would be made available for 1974 from Contingency Reserve.

(b) A copy of this report has been made available to the Business Manager, Vancouver Municipal and Regional Employees' Union.

6. Summary of Recommendations

It is RECOMMENDED that:

Cont'd . . .

Clause #6 continued:

(a) One (1) permanent position be established, effective upon adoption of this report, for the purpose of preserving and repairing historic documents now in a state of disrepair.

(b) Two 4-hour shifts daily be established, Monday to Saturday, inclusive, staffed by permanent part-time Attendants.

(c) Funds for the balance of 1974, estimated at $3,813, be provided from Contingency Reserve.

(d) The Archives be open to the public during the following hours:

Monday	10:00 a.m. - 6:00 p.m.
Tuesday, Wednesday, Thursday and Friday	10:00 a.m. - 9:00 p.m.
Saturday	10:00 a.m. - 5:00 p.m.

(e) The Director of Personnel Services report to the City Manager on the classification of the proposed new full-time position and the part-time Attendants, and also on the question of the compensation for the permanent staff whose hours of work will change.

The City Manager notes that adoption of the recommendations (a) to (e) above would provide an increased level of service, and therefore submits the report for CONSIDERATION of City Council,

and FURTHER notes that as the demand for service at the Archives arises to a great extent from students, both High School and University, the Minister of Education for British Columbia should be requested to provide funds for this Educational Service.

RECOMMENDATION

7. Archives Building Maintenance Account 8701/40

The City Clerk reports as follows:

"As at July 31, 1974 the Archives and Records Service Division, City Clerk's Department, Building Maintenance Account (8701/40) was over-expended by $726.00. An amount of $1,000 had been funded in that account for the current fiscal year for building and equipment maintenance. This was considered adequate at the time, due to the newness of the building. However, there have been earlier unanticipated expenditures relating to the replacement of freon and filters in the air-conditioning unit and expensive exterior damage caused by vandalism during the silent hours.

These increased encumbrances resulted in considerable over-expenditure so that by this date the total expenditure, including commitments totals $1,500.

It is expected, with this trend and recognising the increasing trend in vandalism, that the expenditure for the year will probably reach $2,200.

This situation has been discussed with the Assistant Director of Building Construction and Maintenance and with the Security Office for the Museums and Planetarium.

Cont'd . . .

Clause #7 continued:

A review of the Departmental Budget has been conducted and there is no other area from which funds can be transferred to meet this requirement. It is therefore, requested that the Archives Budget, Building and Equipment Maintenance, be increased by $1,200 to erase the existing deficit and suffice for the present fiscal year. The Comptroller of Accounts advises that if this request is approved funding will be made available from Contingency Reserve.

The City Clerk recommends that an additional $1,200 be made available from Contingency Reserve for the Archives Building and Equipment Maintenance Account 8701/40."

The City Manager RECOMMENDS that the foregoing report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 465

Manager's Report, October 18, 1974 . . . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATIONS

1. Twenty-five Year Service Awards Ceremony

The Director of Personnel Services reports as follows:

"At its meeting of December 4, 1973, Council approval was given to hold a Twenty-Five Year Service Awards Ceremony on an annual basis.

It is recommended that the ceremony this year be conducted on Thursday afternoon, December 5 which will be within the term of service of the current Council.

Approximately 65 persons will be eligible for receipt of the 25 year service pins and certificates.

Unfortunately, the Queen Elizabeth Playhouse is not available on any day during December.

The Queen Elizabeth Theatre is available but this is considered too large for this years attendance which will not exceed 170 people, including recipients, their guests, Department Heads, Council, Unions and press.

The Museum Auditorium with a seating capacity of 225 people will be appropriate in size for the presentation while the Museum Restaurant could easily cope with the reception if held in the Planetarium 2nd floor reception area. There would be no parking problem.

The approximate estimated costs would be as follows:

25 year pins	Nil (already purchased)
25 year certificates	" " "
Certificate name inscriptions	$ 100.00
Ticket printing	75.00
Flowers	75.00
Reception	900.00
Rental of facilities	75.00
	$1,225.00

A further proposal is made to include the recognition of a singular award earned by one of the City's Engineering Divisions in this reception and ceremony:

The Traffic and Paint Shop Branch of the Engineering Department is the first to have been awarded the B.C. Safety Council's "Silver Award of Merit" for number of man hours worked without a lost-time injury.

There are about 10 men involved in this Branch and it is proposed that they and their wives be invited to attend and that the Mayor and the Chairman of the B.C. Safety Council jointly present the Award.

The inclusion of this group would not overtax the facilities and would only increase the cost by approximately $125.00 which, it is suggested, is a small price to pay for such an opportunity to advertise both the splendid safety achievement of this group and to further promote general safety throughout the Municipal work force.

Cont'd . . .

The Comptroller of Accounts reports that funds for this years' awards ceremony in the total amount of $1,350.00 are available from the Contingency Reserve.

I therefore recommend that:

(1) The presentation of the "Silver Award of Merit" for safety to the Engineering Traffic and Paint Shop Branch be included in the ceremony.

(2) Funds for the 1974 ceremony totalling $1,350.00 be provided from the Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

2. Personnel Regulation No. 20 - Applications, Employment and No. 270 - Filling of Vacancies

The Director of Personnel Services reports as follows:

"The Personnel Services Department is currently undertaking a review of the Personnel Regulations in order to make them more consistent with current policies and practices.

I have reviewed Personnel Regulations No. 20 and No. 270 and combined the two. The former Personnel Regulation 20 is now Personnel Regulation 270-1. I have added a new section 270-5 Senior Staff (Pay Grade 34 and above). Personnel Regulation 270 as submitted now more accurately reflects present practices."

The City Manager RECOMMENDS approval of the revised Personnel Regulation 270 and abolishment of Personnel Regulation No. 20. A copy of Personnel Regulation 270 is circulated.

FOR COUNCIL ACTION SEE PAGE(S) 469

PROPERTY MATTERS

RECOMMENDATIONS:

1. TENDERS FOR LEASE - Lot 1 (formerly portion of Parcel L), D.L. 2037. Situated S/E Corner Terminal Avenue & Columbia - Quebec Connector

The Supervisor of Property and Insurance reports as follows:-

"Lot 1 (formerly portion of Parcel L), D.L. 2037, situated S/E corner Terminal Avenue & Columbia - Quebec Connector was advertised for lease in the local newspapers and tenders were opened on September 9th, 1974.

The area comprises 29,708 square feet and is to be developed at the lessee's expense. The term of the lease is ten years (5 years certain, thereafter on a year-to-year basis, subject to six months' notice of cancellation), with a rental based on a flat rate for the first two and one-half years and thereafter to be reviewed at two and one-half year intervals.

The following tenders were received:-

Elie Gareb - flat rate of $505.00 per month, property to be used as a public parking area requiring drainage and a black top surface.

Canada Wide Parking Services - $400.00 per month for the first two and one-half years, $500.00 per month for the second two and one-half years; property to be used for storage of vehicles for a cargo rail operation. Area to be fenced, levelled and gravelled.

The bid from Elie Gareb in the amount of $505.00 per month for the first two and one-half years with the lessee bearing full cost of fencing, drainage and black top surfacing is considered to be the highest return to the City and therefore most acceptable. Mr. Gareb has advised that he has been the principal owner of the Esso Station adjoining this site for the past 20 years, and has indicated that Imperial Oil are now constructing a new gas bar at the same location which will be operated by him.

RECOMMENDED
That the bid from Elie Gareb be accepted and a lease subject to the approval of the Supervisor of Property and Insurance and the Director of Legal Services be drawn in accordance with the foregoing conditions as well as those stated in the tender call."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance be approved.

2. VILLA CATHAY CARE HOME SOCIETY AND THE CHINATOWN LIONS - Senior Citizens and Personal Care Home Sites. S/S Union Street between Campbell and Raymur Avenues

The Supervisor of Property and Insurance reports as follows:-

"On August 13th, 1974, City Council approved in principle the sale of the westerly portion of the property bounded by Campbell and Raymur Avenues, Union Street and the Venables-Prior Diversion, known as Portion of Block 97, and Block 98, District Lot 181 to the Chinatown Lions Club for the development of senior citizens' housing and the easterly portion to the Villa Cathay Personal Care Home Society for a personal care home, subject to the following conditions:-

- **the societies agreeing to price or lease agreements;**
- **the societies making the necessary re-zoning application and obtaining CD-1 rezoning to permit senior citizens housing and a personal care home, with a maximum floor space ratio of .75;**

Cont'd .....

Clause No. 2 (Cont'd)

- **the societies obtaining development permits and entering into any necessary easement, bulkhead agreements, etc.**

After discussions with the societies on the purchase price, an offer to purchase the easterly portion of the site consisting of approximately 48,334 square feet has been received from the Villa Cathay Personal Care Home Society in the amount of $225,000.00 - this is somewhat less than the estimated market value of $250,500.00 placed on the site by this office. However, in view of the type of development proposed, and the soil condition, it is RECOMMENDED:

(a) that the City resubdivide the property to create the two sites, as approved in principle by Council on August 13th, 1974.

(b) that the easterly site consisting of approximately 48,334 square feet be sold to the Villa Cathay Personal Care Home Society for a personal care home for the sum of $225,000.00, subject to the conditions of sale approved in principle by Council on August 13th, 1974.

(c) that the date of sale be the date of issuance of the development permit or 120 days from the date Council approves this report, whichever is the sooner."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. LOTS A TO G, LOT 10 AND ADJACENT LANE, Block 2, N.W.¼, Section 24 - S.E. Corner Venables and Renfrew Streets

On January 22nd, 1974, Council approved, in principle, the sale of City-owned Lots A to G, and a portion of the North/South lane in Block 2, N.W.¼, Section 24, situated at the S.E. Corner of Venables and Renfrew Streets, to the Provincial Government for lease to the B.C. Housing Foundation for a senior citizen's development. The sale was subject to certain conditions, including the acquisition of privately-owned adjoining Lot 10 for consolidation with Lots A to G.

Lot 10 has now been acquired, and a purchase price for the lots and for the lane has been negotiated. On this matter,

The City Engineer and the Supervisor of Property & Insurance report as follows:-

"During negotiations for the purchase of Lots A to G and Lot 10, mentioned above, the Provincial Government applied to the City Engineer to purchase the lane separating the parcels. As this portion of lane is considered surplus to the City's highway requirements, negotiations for its purchase were also carried out.

By letter dated August 23, 1974, the Provincial Government has submitted an offer to the City in the total sum of $263,800.00 for the site. This offer is considered to be fair and reasonable. It is therefore

RECOMMENDED

by the Supervisor of Property & Insurance and the City Engineer that:

Cont'd.....

Clause No. 3 (Cont'd)

(a) The portions of lane outlined on plan marginally numbered LF7142 be closed, stopped up and conveyed to the abutting owner; any costs to effect such closure to be payable by the purchaser.

(b) Lots A to G, 10 and the adjacent lane, Block 2, N.E.¼ Section 24 be consolidated by the City Engineer to form one parcel.

(c) The Parcel be sold to the Provincial Government for the sum of $263,800.00 (less any amount which may remain a credit after the sale of the house on lot 10 for removal); such sale to be subject to the following conditions.

(i) The site be leased to the B.C. Housing Foundation for the development of senior citizen's housing;

(ii) Re-zoning - application for CD-1 zoning to be made by B.C. Housing Foundation, its responsibilities to include discussion of its plans with local area residents prior to public hearing;

(iii) Development permit to be obtained for a development not to exceed FSR of 0.75; maximum height two storeys; design subject to approval by civic officials.

(iv) The purchaser granting an option to repurchase by the City (or other documentation deemed advisable by the Director of Legal Services in the event development is not commenced to the point where foundations have been poured within 12 months from the date Council approves this report.

(v) The purchaser entering into a bulkhead agreement.

(vi) The development to be in accordance with the building grades supplied by the City Engineer.

(vii) The purchaser to pay a proportionate part of the current year's taxes, and all subsequent taxes; and to pay all registration fees.

(viii) All documentation to be to the satisfaction of the Director of Legal Services.

(ix) Date of sale to be the date of issuance of the Development Permit, or 120 days from the date of approval of this report, whichever is the sooner."

The City Manager RECOMMENDS that the foregoing report of the City Engineer and the Supervisor of Property and Insurance be approved.

4. ACQUISITION FOR FAMILY HOUSING PROJECT
Parcel 1, Block J, D.L. 753
Known As 3293 Findlay Street

The Supervisor of Property and Insurance reports as follows:-

"Parcel 1, Block J, District Lot 753, known as 3293 Findlay Street, has been offered for sale to the City. This property is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which is under

Cont'd.....

Clause No. 4 (Cont'd)

consideration as a future potential housing site. The Director of Planning concurs in the acquisition of the private properties in this block.

These premises comprise a single-storey frame dwelling plus basement, erected in 1910 on a lot 28.07' x 193'±, zoned R.S.1. The dwelling contains 3 rooms on the main floor plus a bedroom in the basement, 3 plumbing fixtures, has a patent shingle roof, wood siding exterior walls, concrete foundation, and heat is supplied by a portable oil heater and kitchen stove. This dwelling is only in fair condition.

Following negotiations with the representative for the owner, she is prepared to sell her property for the sum of $43,000.00 as of October 31, 1974, subject to retaining rent-free possession until December 31, 1974. This price is considered to be fair and equitable, and it is proposed to rent this dwelling until the land is required for development.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire Parcel 1, Block J, D.L. 753, (known as 3293 Findlay Street), for the sum of $43,000.00 on the foregoing basis, chargeable to Code #4910/406 - Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. LOT 11, BLOCK 93, DISTRICT LOT 264A
Known as 673 East 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Property Matters, April 5, 1974, confirmed by City Council on April 9, 1974, approving the expropriation of Lot 11, Block 93, District Lot 264A, known as 673 East 5th Avenue, which is required for future housing purposes. It is noted that this is the only remaining privately-owned property that has to be acquired within this block.

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1910 on a lot 33' x 122', zoned R.M.3. The dwelling contains 4 rooms on the main floor plus a two-room suite in the basement, 9 plumbing fixtures, has a patent shingle roof, stucco exterior walls, and heat is supplied by an automatic gas-fired furnace. The dwelling is in good condition.

Following negotiations with the owner, she is prepared to sell her property for the sum of $55,000.00 as full compensation on the understanding that the sale date be October 31, 1974, and that she be permitted to retain rent-free possession until March 31, 1975. It is proposed to demolish this dwelling when vacant, and also, it is proposed to demolish the next-door building known as 677 East 5th Avenue at the same time, which will then enable the site to be available for housing purposes.

RECOMMENDED

That the Supervisor of Property & Insurance be authorized to acquire the above property, (Lot 11, Block 93, District Lot 264A, known as 673 East 5th Avenue), for the sum of $55,000.00 on the foregoing basis, chargeable to Code #4954/827."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

REGOMMENDATION:

6. CONSENT TO SUB-LEASE CITY LOTS 17-19, Block A2, D.L. 2037
Situated 260 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"Lots 17-19, Block A2, D.L. 2037, known as 260 Terminal Avenue, are leased to FONTILE CORPORATION LIMITED for 21 years as of January 1st, 1968, at a current rental of $1,625.00 per month plus taxes.

The site is improved with a two-storey warehouse, and the company has advised that a portion of the warehouse area is not required by them at this time. Fontile Corporation Limited has sub-leased the excess portion to Coard Cartage Limited for a five year term, and request that the City now consent to the sub-lease. The request appears reasonable, and it is

RECOMMENDED

That consent be given to a sub-lease from Fontile Corporation Limited to Coard Cartage Limited of that portion of the leased premises known as All of Lot 17, Block A2, D.L. 2037 for a five year term commencing May 1st, 1972, subject to documentation satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

7. ASSIGNMENT OF LEASE - THE EASTERLY 40 FEET OF THE
Lane at the Rear of Lot 4 of Lots 29 and 30
Block 12, District Lot 2027
Known as 3205 West 41st Avenue, Vancouver

The Supervisor of Property and Insurance reports as follows:-

"The Easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 is leased to the owner of Lot 4, Simon Abraham Rosenman, for a ten year term commencing July 1st, 1973, and ending on June 30th, 1983. Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 has now been sold to Downtowner Estates Limited and the former owner wishes consent to assign the lease of the lane to the new registered owner.

RECOMMENDED

That the lease of the Easterly 40 feet of the lane at the rear of Lot 4 of Lots 29 and 30, Block 12, D.L. 2027 dated September 20th, 1974 to Simon Abraham Rosenman be assigned to Downtowner Estates Limited, subject to the documents being to the satisfaction of the Director of Legal Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION:

8. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Cont'd.....

Clause No. 8 (Cont'd)

Property	Project	Successful Bidder	City to Pay	Code No.
1216 East 7th Ave. Lot 3, Block 112, District Lot 264A	Detoxification Centre Society Unit China Creek (R/C May 28, 1974)	Frank McCamley	$ 913.00	4959/901
3660 Hull Street Lots 1-3, Block 6, District Lot 195	Potential Housing Site (R/C Dec. 11, 1973)	Johnston & McKinnon Demolitions Limited	$3,800.00	4960/905

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 469

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. School Avenue: Joyce Street to Tyne Street

The City Engineer reports as follows:

"Earlier this year, at a Special Council Meeting (Public Hearing), Council approved a rezoning application for the South West corner of School and Tyne, subject to the conditions of the Technical Planning Board and resolved 'That the City Engineer report back to Council on the possibility of widening School Avenue in the area adjacent to the proposed development, and also on the matter of traffic problems in the area with particular reference to the proposed senior citizens development and the surrounding streets.'

This report outlines the existing physical and traffic conditions on School Avenue and proposes an ultimate development of the street and the procedure for implementing that development.

A. Existing Conditions

(i) Physical Development

School Avenue between Joyce Street and Tyne Street is a local street and is not an arterial street in the City street system. It is residential in zoning and development, with the exception of flanking church property at Joyce Street and the rear portion of the large Safeway complex on the north side between Tyne Street and Senlac Street. The existing street allowance varies from the original 33 feet to 49.5 feet where local widenings have been acquired to provide a standard street allowance. Seven such widening strips have been acquired. The existing street development consists of a 15 foot flush-coated surface with no permanent sidewalks except adjacent the church and Safeway's properties, on the north side only, and a power pole line approximately 6 feet off the south street line which further reduces the effective roadway width. Sketch 1 illustrates the above conditions.

(ii) Traffic

Traffic volumes on School Avenue are more than can be expected on a local street. This is due to the close proximity of School Avenue to the Kingsway commercial shopping area resulting in School Avenue being used by the circulating traffic generated by the commercial development. Parking is heavier on the street than normal for the same reasons.

These traffic conditions have not resulted in any adverse accident conditions in the area. Because School Avenue is in effect the interface between much of the residential development and the commercial activity on the south side of Kingsway, the residential environment is significantly less pleasant than normal residential areas not adjacent commercial activity.

The proposed senior citizens development will add minor volumes to the existing traffic but will probably generate a significant increase in pedestrian activity along School Avenue. As stated above, there are basically no sidewalk facilities on School Avenue and it is not possible to provide them until the street is rebuilt after the remainder of the necessary widenings have been acquired.

B. Widening the Street Allowance

It is not practical to acquire all the widening of School Avenue between Joyce Street and Tyne Street now, as it would virtually eliminate front yards on many of the residential properties because of the extremely small lot size.

Cont'd . . .

Clause 1 Cont'd

Some widenings have been achieved through rezoning and redevelopment, and the recent rezoning of the southwest corner of School Avenue and Tyne Street provides for widening School Avenue to 66 feet adjacent the proposed development. Because of the nature of this area in terms of redevelopment potential, it would be more reasonable to await redevelopment to acquire the remaining necessary widening.

C. Ultimate Development

Because it is unlikely that the church on the northeast corner of School Avenue and Joyce Street will be redeveloped to allow any street widening, it may be more realistic to complete a 49.5 foot street allowance (widening all on the south side) from Joyce Street to Senlac Street and a 66 foot allowance (widening both sides already acquired) from Senlac Street to Tyne Street.

A 49.5 foot street allowance could be developed with a 32 foot pavement and boulevards adequate for a standard 5 foot sidewalk. A 32 foot pavement rather than the normal residential 27 foot pavement is proposed because of the increased vehicular activity on School Avenue because of the commercial area to the north. Because the 66 foot allowance is available from Senlac Street to Tyne Street a 36 foot pavement is proposed and the wider boulevard on the north side could be landscaped to provide a "screen" between the back of the Safeway complex and the proposed senior citizens development. See sketch 2.

Summary

Widening the School Avenue street allowance has been taking place over a number of years. An immediate program of widening is not considered appropriate, instead the process of acquiring widenings through redevelopment, etc., should continue.

Rather than attempt to get a 66 foot allowance on School Avenue from Joyce Street to Senlac Street a 49.5 foot allowance should be obtained via widenings from the south side only. A 49.5 foot allowance would allow construction of a reasonable standard of pavement width and sidewalks.

Recommendations

Accordingly, the City Engineer RECOMMENDS:

(a) THAT School Avenue have an ultimate street allowance of 49.5 feet between Joyce Street and Senlac Street (with widenings from the south side of the street) and 66 feet from Senlac Street to Tyne Street (already obtained).

(b) THAT the development of School Avenue be a 32 foot and 36 foot pavement with appropriate boulevards as shown on sketch 2 of this report."

FOR COUNCIL ACTION SEE PAGE(S) 462

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Arbutus Gardens - 1955 West 33rd Avenue (North-East Corner of 33rd Avenue and Arbutus Street)
Development Permit Application No. 66096

The Director of Planning reports as follows:

"William Dunn Limited, on behalf of Moss Holdings Limited, have filed Development Permit Application No. 66096 to install four additional dwelling units in an existing recreation area in the basement of Building No. 2 (Chalet Building).

BRIEF HISTORY

City Council, following a Public Hearing on September 10, 1962, rezoned this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit a comprehensive apartment development.

The use and the form of development including floor space ratio were approved by Council and the floor space ratio was later altered by Resolution of Council on February 23, 1965 to not exceed 0.68. One of the conditions of the approval was:

> "The buildings shall in no case exceed two storeys in height with no basements but cellars only being permitted."

Subsequently Development Permit No. 34476 was issued on April 28, 1965 for the existing development after approval of the scheme by City Council and the Technical Planning Board.

In 1967 and 1968 two requests to install additional dwelling units in a portion of the recreation area were refused by Council after report from the Technical Planning Board and the Vancouver City Planning Commission. The primary reason for refusal at that time was that:

> "The proposed development would be counter to the condition of approval and scheme of development as previously approved by City Council on February 23, 1965 for this comprehensive apartment development."

CURRENT APPLICATION

The Technical Planning Board and the Vancouver City Planning Commission reviewed the current application and had no objections to the application as the existing development has a greater selection and area for recreation than normally provided in similar developments and the proposed changes would not physically affect the building height nor the appearance of the existing development from the streets. The Board observed that this really reflects a changing policy because of the desire to provide housing units.

The proposed alterations would not increase the floor space ratio.

The Technical Planning Board and the Vancouver City Planning Commission's recommendation is:

> "That Development Permit Application No. 66096 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the installation of four (4) additional dwelling units in the basement of Building #2 of this existing apartment development, subject to the following conditions:
>
> 1. Prior to the issuance of the development permit, revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:
>
> a) no habitable accommodation maintains a floor level exceeding 1'0" below the adjacent finish grade;

Cont'd . . .

Clause #1 continued:

b) landscaping, including finish grades, type, size, location and number of all planting and ground cover of the areas about the building where the existing grade is to be altered.

2. All landscaping and treatment of the open areas about the building is to be completed in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the added dwelling units and thereafter to be permanently maintained."

IT IS RECOMMENDED THAT Development Permit Application No. 66096 be approved in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission."

2. Development Permit Application No. 67674
1995 Kingsway

The Director of Planning reports as follows:

"Texaco Canada Limited has filed Development Permit Application No. 67674 to reconstruct a gasoline service station (self-service) on the site at the northwest corner of Kingsway and Victoria Drive. This site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67674 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit

   (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:
      (i) details of all off-street lighting and special street lighting (if applicable) to include height of standards, type and size of luminaries etc.
      (ii) complete details of the existing and proposed landscaping for the open portions of the site.

   (b) landscaping and treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.

2. All landscaping is to be provided in accordance with the approved drawings, within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

3. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 67674 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

Cont'd . . .

3. Development Permit Application No. 67673
3950 Oak Street

"Texaco Canada Limited has filed Development Permit Application No. 67673 to reconstruct a gasoline service station (self-service) on this site at the southeast corner of Oak Street and 23rd Avenue. The site is located in a C-2 Commercial District.

The Gasoline Service Station Policy as adopted by City Council in October 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 67673 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the reconstruction of a gasoline service station (self-service) on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating details of all off-street lighting and special street lighting (if applicable) to include height of standards, type and size of luminaires etc.

   (b) the landscaping and the treatment of the open portions of the site are to be first approved to the satisfaction of the Director of Planning.

2. All landscaping is to be provided in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.

3. The development, including the use of all open portions of the site, is to be carried out and maintained at all times, in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application No. 67673 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

4. Proposed Change of Use From One-Family
Dwelling to Restaurant - 1427 Howe Street

The City Building Inspector reports as follows:

"I have received an application from Sherwin-McRae Ltd. on behalf of Jean-Paul Patterlini to convert the existing wood-frame house into a restaurant.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to carry out extensive repairs and alterations to the building which include renovating the interior and exterior to provide adequate exit facilities and fire protection. The existing attic is not to be used as part of this project and will be completely sealed off.

The assessed value of the existing house is $4,625.00 and the cost of the proposed work is $55,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Cont'd . . .

Clause #4 continued:

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I would not be opposed to the conversion, and therefore RECOMMEND approval subject to the applicant obtaining a Development Permit to cover the change in use of the building."

CONSIDERATION

5. Repairs to Fire Damaged Building - 1243 West 7th Avenue

The City Building Inspector reports as follows:

"I have received a request on behalf of Mr. and Mrs. Robin Riddington to repair their dwelling at 1243 West 7th Avenue which was damaged by fire.

The building is an old two storey one-family dwelling and is non-conforming under the Vancouver Building By-law.

The assessed value of the house is $4,410.00 and the cost of the proposed work is estimated to be $22,982.

Under Section 1.4.9 of the Building By-law, the Building Inspector may permit alterations or repairs to a non-conforming building provided the cost does not exceed the assessed value of the building. The By-law provides further that Council may vary, alter or confirm the decision of the Building Inspector where such action is deemed expedient. With respect to this particular building, I have no objection to the proposed repair work.

This matter is submitted to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 470

B-5

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Christmas Store Closing Hours

The Director of Permits and Licenses reports as follows:

"A letter has been received from the T. Eaton Co. Limited requesting an amendment to the Shops Closing By-law to permit shops to remain open until 9:00 p.m. from December 1st to December 24th (excluding Sundays).

Section 8 of the Shops Closing By-law states:

'Notwithstanding any of the provisions of this By-law , any shop may remain open until 9 o'clock in the afternoon on the seven business days preceding Christmas Day.'

As all shops may stay open until 9:00 p.m. Thursday and Fridays all year, the net result of Section 8 is that in most years five (5) and occasionally four (4) additional evenings are provided for shopping until 9 o'clock.

The Assistant City Engineer (Traffic) advises that traffic starts to get very heavy during the second week of December. An extension of evening shopping hours for the fourteen (14) days preceding Christmas may relieve some traffic congestion and parking problems.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

The matter of Shops Closing Hours was considered by the Standing Committee on Finance and Administration earlier this year and no changes were recommended, however, the question of extending evening shopping during December was not specifically dealt with and Council may wish to refer the request from Eatons to the Committee for CONSIDERATION."

The foregoing report of the Director of Permits and Licenses is submitted for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 470

FINANCE MATTERS

RECOMMENDATION

1. Poser and Reser Expenditures

The Director of Social Planning reports as follows:

Vancouver City Council at its meeting on March 20, 1973, adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget appropriations, subject to the condition that the Director of Social Planning submit information reports twice yearly to Council on expenditures incurred.

Expenditures of $5,000 and over require Council approval.

On February 19, 1974, Vancouver City Council received for information, a report of the Director of Social Planning regarding the department's POSER and RESER appropriations to January 15, 1974.

STATUS OF ACCOUNTS TO OCTOBER 3, 1974

POSER BUDGET - $40,500	Committed	Paid
Britannia Centre Study	2,250.00	2,250.00
Urban Design	100.00	100.00
East Indian Community	100.00	100.00
Moberly South Slope Summer Program	1,200.00	1,200.00
Haven Club	1,200.00	1,200.00
False Creek Youth Work	150.00	150.00
Granville Mall Community Development	4,990.00	4,000.00
Contract Labour - Senior Citizens' Bus Tours	5,550.00	4,260.29
Marpole Oakridge Information Centre	740.00	740.00
Native Indian Young People	2,000.00	2,000.00
Granville Mall Opening	1,379.08	1,379.08
Relocation - East Hotel	1,500.00	900.00
Downtown Eastside Information Centre	160.00	160.00
Recreation Study	9,500.00	1,208.00
The Vancouver Book	5,000.00	2,500.00
Police Study	1,000.00	396.28
Contract - Temporary Staff Recreation Study	4,400.00	1,100.00
DERA - Police - Travelling Expenses	25.00	25.00
Hastings Better Neighbourhood Committee	50.00	50.00
Y.W.C.A. Driard Hotel Relocation	298.75	298.75
	* $ 41,592.83	$ 24,017.40

* It is expected that at least $2,000.00 of this committed total will not be expended until 1975.

RESER BUDGET - $32,000		
Granville Mall Impact Study	9,874.62	4,874.62
West End Opinion Poll	2,600.00	2,600.00
Recreation Study	1,728.00	220.00
Community Profile Study	10,000.00	5,000.00
	$ 24,202.62	$ 12,694.62

As of October 3, 1974, of total POSER and RESER budget appropriations of $72,500 for 1974, $65,795.45* has been committed, of which $36,712.02 has been paid out, leaving an uncommitted balance of $6,704.55.

Cont'd . . .

Clause #1 continued:

The last item marked above under the RESER account, entitled "Community Profile Study - $10,000" requires an approval of Council for that portion in excess of $5,000. The Director of Social Planning submits the foregoing report for the information of Council and RECOMMENDS: -

1. That an expenditure of a further $5,000 from the RESER account for computer printed local area profile maps be approved;

2. That an expenditure of a further $5,000 for the Granville Mall Impact Study be approved.

These funds are part of approved 1974 budget for POSER and RESER.

*$65,795.45 - some of these committed funds may not be paid until 1975.

FOR COUNCIL ACTION SEE PAGE(S) 470

PROPERTY MATTERS

CONSIDERATION:

1. CITY LAND AT S.W. CORNER OF GORE AND UNION - Request for parking lot

The Director of Planning and the City Engineer report as follows:

"On June 11, 1974, a delegation from Puccini's Italian Restaurant Ltd. asked Council's permission to establish a parking lot on the subject property. Council resolved:

'That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property.'

This site was originally cleared to complete the landscaping of the approach to the Georgia Viaduct. Four alternative uses have been proposed for this site as follows:

(a) landscaped open space,
(b) a church,
(c) tennis courts,
(d) a parking lot

A. Landscaped Open Space

The area in question is approximately a 120 ft. strip on the eastern side of the block bounded by Main, Prior, Gore, and Union (see attached map.) The remainder of the block will be landscaped and primarily used as a resting place for residents and passers-by of the surrounding area. While it is desirable that the subject area remain open to maintain the visual character intended for this block, it is not essential that this area be merely landscaped and not utilized for any other function.

B. Church

The use of this site for any building is considered unacceptable to the Planning Department because it contradicts the original reason for removing the previously existing building (i.e. "open" approach to the viaduct.) Also there appear to be sufficient church facilities in the Strathcona area at present.

C. Tennis Courts

The possibility of providing tennis courts was investigated by the Parks Board which recommended against this use for the following reasons:

- Long range plans for the Strathcona area include such facilities as tennis courts on the property adjacent to the new No. 1 Fire Hall.
- The site dimensions and topography will not permit more than two tennis courts. Park Board policy is to locate not less than four courts on any one site.
- Parking is permitted for one hour on Union Street. No parking is permitted on Gore Avenue.
- The site is located at the extreme west side of the Strathcona residential area and would not serve the entire community.

Cont'd.....

Clause No. 1 (Cont'd)

The Strathcona Property Owners & Tenants Association has discussed the provision of tennis courts, and it wants tennis courts provided at the new No. 1 Fire Hall and not at Gore and Union.

D. Parking Lot

A parking lot has been requested by the proprietor of Puccini's Italian Restaurant, with strong support from the Main Street merchants. Their solicitor has indicated that Puccini's Italian Restaurant Ltd. is prepared to lease the site from the City.

A petition of eighteen signatures has been received from the residents of the 800 Block Gore Avenue and the 200 Block Union Street opposing the use of the site as a parking lot (attached).

SPOTA considers a parking lot acceptable as long as it is not too large.

The Parks Board has also discussed the parking lot proposal and on June 10th, 1974, resolved:

'That the Park Board approves in principle this property being used for a parking lot subject to the landscaping of the parking lot being approved by the Director of Planning'.

The provision of a collective parking lot on this site has been examined. However, since it is too distant from the heart of Chinatown, it would not offer significant benefit to most businesses.

Council's decision of June 8, 1971, was to acquire this property for landscaped open space. Acquisition (which was by expropriation) cost $89,000; landscaping, estimated at an additional $4,700. The property has not yet been landscaped. Current estimate is $8,000.

If Council reaffirms its decision of June 8, 1971, the City Engineer should be instructed to carry out the landscaping; funding to come from existing Engineering Capital accounts.

If Council approves the request for a parking lot, the Supervisor of Property and Insurance should be instructed to set the base rate; access arrangements to be to the satisfaction of the City Engineer.

The Director of Planning and City Engineer submit the foregoing for Council's CONSIDERATION.

DELEGATION REQUEST -- MR. JOHN A. TATE

FOR COUNCIL ACTION SEE PAGE(S) 468-9

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

October 3, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, October 3, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 10:30 a.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Massey
Alderman Gibson
Commissioner DuMoulin

ABSENT: Alderman Linnell

CLERK: H. Dickson

The Minutes of the Meeting of September 19, 1974, were adopted.

RECOMMENDATION

1. Noise Workshop

The Committee had before it for consideration a brief dated October 1, 1974, (circulated) from Mr. Steve Boyce of S.P.E.C. requesting a grant of $11,610 to provide three months of noise workshops which will involve public participation in working on noise problems.

Mr. Boyce told the Committee that public involvement is necessary for any noise bylaw to be successful. Specialized equipment for work on noise is to be provided to S.P.E.C. for its noise workshops by Simon Fraser University.

During discussion of this topic the Medical Health Officer, Dr. Bonham, expressed disappointment in G.V.R.D.'s action in hiring a consultant to upgrade a proposed noise bylaw. The Medical Health Officer reminded the Committee a Technical Sub-Committee on noise control headed by himself had urged the G.V.R.D. to hire a co-ordinator to implement a noise control program which would include an education program. The Medical Health Officer recommended the City should now hire a co-ordinator to implement a noise control program.

It was noted that it has not been the clearly defined responsibility of any government or agency to enforce noise control. The Medical Health Officer suggested that if the City hire a co-ordinator to work on noise problems the City could have a considerable impact on reducing this problem.

The Committee expressed the view that the total budget of the S.P.E.C. program should be announced including other sources of funding.

Following discussion, it was

RECOMMENDED

(a) THAT Council grant $11,610 to S.P.E.C. to provide for three months of noise workshops subject to S.P.E.C.

(i) providing a detailed budget disclosing other sources of funds for the program

(ii) providing an outline of Simon Fraser University's involvement in the program

(iii) conducting its program in consultation with citizen groups and Vancouver City area planning offices.

cont'd ...

Clause No.1 continued

(b) THAT the City Manager in consultation with appropriate staff members report to Council on a noise control program which would include hiring of a noise control program co-ordinator.

INFORMATION & RECOMMENDATION

2. Development Permit Application #68065
North Foot of Bute Street - Gulf Oil of Canada Ltd.

The Committee had before it for consideration a report dated September 24, 1974, (circulated) from the Planning Department regarding Gulf Oil of Canada's application to erect a temporary office building of 10' x 40' for one to two years north of its oil storage tanks at the north foot of Bute Street.

During discussion the Committee expressed the desire that the oil storage tanks be removed from the area to permit re-development of the waterfront.

A member of the Committee complained that a two-storey steel boat house, approximately 60' long,has been placed at the north foot of Cardero Street, and asked why the Committee was not advised of such a development.

Following discussion, it was

RESOLVED

THAT the Chairman of the Standing Committee of Council on Waterfront & Environment write to the Manager of the Port of Vancouver requesting a meeting of Port and National Harbours Board officials with Waterfront Committee Members and staff to discuss matters of mutual concern; such meeting to be arranged at the convenience of the Manager of the Port of Vancouver.

And It was

RECOMMENDED

THAT consideration of Development Permit Application #68065 be deferred subject to the Regional Manager of Gulf Oil of Canada appearing at an early meeting of the Standing Committee of Council on Waterfront and Environment to discuss Gulf Oil's long range plans for its site at the north foot of Bute Street.

INFORMATION

3. Pollution Report - Present Status

The Committee had before it for consideration a report dated September 20, 1974, from the Engineering Department advising that the Department is continuing work on a Pollution Report requested by the Committee at its meeting of July 4, 1974, for submission to the Committee in early September.

It was

RESOLVED

THAT the memo be received and the Clerk determine from the Engineering Department when the report on pollution will be submitted to the Standing Committee of Council on Waterfront & Environment.

The meeting adjourned at approximately 11:15 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 461

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

October 3, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, October 3, 1974 at approximately 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Harcourt, Volrich

ABSENT: Alderman Linnell

COMMITTEE CLERK: Marilyn Clark

INFORMATION

1. Health Department Tour

This tour, scheduled for 1:30 this day, was deferred to a later date so that all members of the Committee could participate. A tentative date of October 24, 1974, was set, between 12:15 p.m. and 3:15 p.m.

RECOMMENDATION

2. Local Initiatives Program, 1974 - 1975.

Council, on September 24, 1974, passed the following motion in regard to the Local Initiatives Program, 1974-1975:

"THAT the Standing Committee on Finance and Administration be authorized to make application for projects, on the City's behalf, subject to formal confirmation by Council, and at this time, the City's share of revenue budget funds be limited up to $150,000.00."

Your Committee considered thirty-eight proposed Local Initiatives Program Projects, noting that in all probability not all projects applied for would necessarily be approved. The proposed projects were categorized into priorities 1 and 2 and follows:

	Name of Project	Total Cost	City Cost Priority 1	City Cost Priority 2	% of Total Cost
1.	Development of Leakage-Detection Survey Techniques (Eng)	17,115		6,840	40%
2.	Trans-Park (Eng)	27,387	4,782		18%
3.	Ramp Installations in Curbed Intersections (Eng)	34,050	18,980		56%
4.	Administration of L.I.P. (Finance)	9,546	2,843		30%
5.	Civic Publications Research (Soc.Plan)	22,991	1,619		7%

Cont'd.....

Clause 2 Cont'd

	Name of Project	Total Cost	City Cost Priority 1	City Cost Priority 2	% of Total Cost
6.	Access '75 (City Clerk)	25,043	4,082		16%
7.	Heritage Building Survey Stage III (Planning)	31,520	10,148		32%
8.	Environmental Inventory, Study of Neighbourhood Shopping Areas (Planning)	15,520		4,834	31%
9.	Street Co-ordinates with Buildings (Planning)	12,480	3,575		29%
10.	False Creek Marine Study (Planning)	16,360		5,674	35%
11.	Housing Conversion: Potential and Impacts in Vancouver City (Planning)	11,520	3,300		29%
12.	Preparation of Large Zoning Maps (Plan.)	14,976		4,290	29%
13.	Survey of (a) Buildings of Historic Merit (b) Areas Designated as a Beautification Area	41,052		19,680	48%
14.	Research Project on B.C. Photography (Library)	33,777		5,281	16%
15.	Library Project for the Homebound	16,716	2,468		15%
16.	Library Information Retrieval	35,128		3,198	9%
17.	Library Outreach	30,320		5,538	18%
18.	Standardization and Updating of Plans of Civic Buildings (Permits)	5,683	1,742		31%
19.	File Content Review (Permits)	3,286	52		2%
20.	Cross Check Licensing Data File (Permits)	3,998		1,000	25%
21.	Industrial Plumbing Survey (Permits)	7,885	4,323		55%
22.	Check for Unlicensed Vending Machines	5,034		1,472	29%
23.	Transplan (Eng)	21,586	2,406		11%
24.	Community Art Project (Soc.Plan)	71,240	0		0%
25.	VanDusen Botanical Display Garden (Parks)	56,819	20,870		37%
26.	Lost Lagoon Bird Sanctuary-Stanley Park (Parks)	61,219	25,270		41%
27.	Stanley Park Zoo Ground Improvements (Parks)	59,019		23,070	39%

Clause 2 Cont'd

Name of Project	Total Cost	City Cost Priority 1	City Cost Priority 2	% of Total Cost
28. Langara-Fitness Circuit and Neighborhood Adventure Playground (Parks)	62,319	26,370		42%
29. Queen Elizabeth Park Putting Greens (Parks)	60,759		27,276	45%
30. Champlain Park, Jogging Track, Playground Dev. (Parks)	81,606		38,533	47%
31. Forest Trails, Stanley Park (Parks)	61,219		25,270	41%
32. Street Tree Planting on City Boulevards (Parks)	62,319	26,370		42%
33. Burrard & Hastings Traffic Island Dev. (Parks)	17,683		8,447	48%
34. East End Children's Adventure Playground (Parks)	65,619	29,670		45%
35. Waterfront Walks & Erosion Control on Vanier/Marine Drive (Parks)	56,819		20,870	37%
36. Lot Clean-Up (Prop.&Ins.)	38,054	20,244		53%
37. Records Upgrading and Purging (Eng)	3,610	48		1%
38. Materials and Research Branch Data Collection (Eng)	11,147	2,379		21%
TOTALS	1,212,424	211,541	201,273	

A representative of the Board of Parks & Recreation gave that Board's priorities within the five approved for application as:

1. Lost Lagoon Bird Sanctuary
2. Street Tree Planting
3. Langara Fitness Circuit and Neighborhood Adventure
4. VanDusen Botanical Display Garden
5. East End Children's Adventure Playground

Your Committee,

RESOLVED,

THAT the City Engineer be authorized to make application for those projects considered as Priority 1, and

FURTHER THAT, should applications be approved to an extent that the City's share totals more than the $150,000 limit, further consideration will be given by the Finance Committee to the five projects submitted by the Park Board and approved for application, where the City's share totals $128, 550.00.

and RECOMMENDS,

THAT City Council give formal confirmation to the above.

The Committee adjourned at 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 473

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

October 3, 1974.

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room Third Floor, City Hall, on Thursday, October 3, 1974, at 1:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Hardwick Alderman Gibson
ABSENT:	Alderman Marzari
COMMITTEE CLERK:	H. Dickson

INFORMATION

1. Pofi Bar, 1716 Charles Street - Further Complaints of Residents

The Committee on July 26, 1974 heard complaints from neighbours of the above premises and referred this matter to the Official Traffic Commission for consideration of a "residents only" parking restriction in the area. The Official Traffic Commission did not recommend this parking restriction.

The Committee this date had before it for consideration a letter dated September 6, 1974 from Mrs. A. McKenna and Mrs. D. Wootton requesting the Pofi Bar to close at midnight or close altogether because patrons' conduct continues to annoy residents of the area.

Residents appeared before the Committee and said noise in the neighbourhood is "ridiculous" with yelling and swearing and cars screeching and honking until four or five in the morning. The residents claimed these disturbances are caused by patrons of the Pofi Bar.

Manager of the Pofi Bar, Mr. Bresciani, replied that the City Traffic Engineering Department does not feel special parking regulations are necessary. The Manager claimed the residents are constantly complaining for no valid reason, that the Police Department has visited the Pofi Bar several times and reported no problems.

He said the predominantly Italian staff and customers of the Pofi Bar have been called names by the residents, and that he himself is unfairly blamed for anything that happens in the neighbourhood.

Following discussion it was,

RESOLVED

THAT the Police Department be requested to appear before the Social Services Committee with its file on the Pofi Bar and that the Social Planning Department be asked to conduct a general investigation of the problems between the residents of the area and customers of the Pofi Bar and report to an early meeting of the Standing Committee of Council on Social Services.

Cont'd...

RECOMMENDATION

2. Downtown Eastside Residents' Association - Closures of Lodging Houses

The Committee had before it for consideration two letters dated September 30, 1974, from Downtown Eastside Residents' Association, (circulated) in which the Association expressed concern that twenty-one hotels may be put out of business because they may not meet with the Health Department standards.

Mr. Bruce G. Eriksen of D.E.R.A. suggested that under Chapter 4, Section 4(a) and Chapter 5, Section (1) of the 1972 Archaeological and Historic Sites Protection Act, the City can control the conversion of residential premises to other uses.

The above-mentioned Sections read as follows:

4. No person or agency shall knowingly

(a) destroy, desecrate, deface, move, excavate, or alter in any way a designated site or remove from it an object:

5. (1) Upon application made to him in writing, the minister may issue a permit to excavate, or alter a site and to remove, move, or alter objects from it.

(2) The minister may limit a permit as to time and location, may require such reports as he deems necessary or proper, and may impose other terms and conditions that he considers necessary or proper.

(3) The minister may cancel or suspend a permit at any time.

Mr. Eriksen maintains the City or the owner of the building would have to apply to the Provincial Secretary to convert the usage of existing buildings in the Gastown-Chinatown Historic area.

He referred to a petition demanding an immediate start to new housing in the Downtown East Side signed by over 150 persons.

Following discussion it was,

RESOLVED,

THAT the petition dated September 30, 1974, from D.E.R.A. requesting new housing in the Downtown East Side be referred to the Standing Committee of Council on Housing and that the Director of of Legal Services be asked to examine Chapter 4, Section 4(a) and Chapter 5, Section (1) of the Archaeological and Historic Sites Protection Act and advise the Standing Committee of Council on Social Services whether these Sections may be of use to the City in controlling the use of existing structures in the Gastown and Chinatown Historic Area.

3. Downtown Eastside Residents' Association - Rent Increase at 76 West 39th Avenue

The Committee had before it for consideration a letter dated September 9, 1974, from D.E.R.A. along with copies of correspondence between a former tenant and the owner of the premises at 76 West 39th Avenue.

Cont'd...

It was noted that neither the complainant nor the owner appeared and it was,

RESOLVED

THAT this matter be deferred to an early meeting of the Standing Committee of Council on Social Services when both the owner and the complainant will attend.

4. Downtown Eastside Residents' Association - Rent Increase Drake Hotel

The Committee had before it for consideration a letter dated October 1, 1974 from D.E.R.A. (circulated), a copy of a notice of rent increase from the manager to the tenants of the Drake Hotel and copies of tenants' rent receipts from the manager of the Drake Hotel.

Mr. I. Garfield, one of the owners of the Drake Hotel, told the Committee that none of the hotel guests who received notices of the rent increase are monthly tenants but pay by the week. He maintained that the hotel is governed by the Innkeepers Act, and not the Landlord and Tenant Act.

He presented a copy of a letter to the B.C. Hotels Association, from Davis & Company, Barristers and Solicitors, (circulated) which indicated that a court case may be required to resolve the issue of the Landlord and Tenant Act as it applies to hotels.

The Committee advised Mr. Garfield that it is the Committee's understanding that the Landlord and Tenant Act applies to all residential accommodation regardless of the terms and time period of rent. The hotel would therefore be in violation of the Law by not limiting rent increases to 8% and by not providing the necessary three months' notice of rent increase.

Following discussion it was,

RESOLVED

THAT the complaints of the Downtown Eastside Residents' Association of illegal rent increases at the Drake Hotel, 606 Powell Street, be referred to the B.C. Rentalsman, Mr. B. Clark, for consideration.

5. Franciscan Sisters of the Atonement - Black Topping and Drainage

The Committee had before it for consideration a letter dated October 1, 1974, from the Franciscan Sisters of the Atonement advising of the need for black topping and proper drainage in the yard of the Sisters' Day Care Centre.

Following discussion it was,

RESOLVED

THAT this matter be referred to the Day Care Information Centre.

The meeting adjourned at 2:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 413

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

October 3, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall at approximately 3:30 p.m. on Thursday, October 3, 1974.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held September 12, 1974 were adopted.

INFORMATION

1. Neighbourhood Pub Applications

(A) 2786 East Hastings Street

Mr. Richard Belich appeared before the Committee with respect to his application for a neighbourhood pub at 2786 East Hastings Street. Mr. Belich advised this is a two-storey building and it is his intention to use the lower floor for a neighbourhood pub and the upper floor for dancing.

The amenity report indicated what is in the surrounding vicinity and that the area is probably suitable for a neighbourhood pub but consideration should be given to its close proximity to the Canadian Legion and the proposed new hotel site in the 2800 Block Franklin Street. It should be noted, however, that there is an existing beer parlour at Victoria and Powell Streets, almost exactly one mile distant.

After due consideration it was

RESOLVED

THAT further consideration of this matter be deferred for one week in order to give the members of the Committee an opportunity to review the location.

(B) 3681 West 4th Avenue

Mr. John Keith-King and Mr. S. P. Grauer appeared before the Committee with respect to the application for a neighbourhood pub at 3681 West 4th Avenue.

The amenity report indicated that this location is in a commercially zoned area. Both East and West of 4th Avenue for at least two blocks are mixed, commercial and apartment buildings. North West of the proposed location is largely one-family dwellings. North East of the location consists mainly of older, multiple conversion dwellings. In a South Westerly direction of the location are apartment buildings, one-family dwellings and a large Department of National Defence property. South

Cont'd . . .

Clause #1 continued:

East of the location are multiple conversion dwellings and a small number of one-family dwellings.

The application indicated that five parking spaces would be provided. The Committee reviewed the application and after discussion with the principals

RESOLVED

THAT this application be referred to the Kitsilano Planning Committee for report back to the Standing Committee.

2. Liquor Permit Application - 156 West Hastings Street

Although the applicant for this liquor permit application had been notified of the meeting he was not present to discuss his application with the Committee. It was therefore

RESOLVED

THAT this application be deferred for consideration at the next meeting of the Committee.

3. Street Vendors

(A) Communication From Mrs. Gladys Chong

The Committee had for consideration a communication dated October 3, 1974 from Mrs. Gladys Chong of G & J Flowers at 1523 Commercial Drive wherein she advised that a street vendor was operating on Friday, September 27, 1974 from 5:30 p.m. and on Saturday, September 28, 1974 from 5:00 p.m. directly across the street from her flower shop. She stated that this contravenes the Street and Vendor By-law No. 4781 which was passed by the Council on June 11, 1974 and requested immediate attention to this matter.

The Director of Permits and Licenses advised that on receipt of a telephone call from Mrs. Chong on Friday evening this complaint had been investigated and the operator, who only held a receipt, was notified that this stand should be removed, however, it was noted that he did not remove his stand and appeared again on the Saturday night. The owner of the stand was then contacted this week by the Officials and was advised that this operation could not continue. The Director of Permits and Licenses stated he had assurance from the owner that this stand would not in future be located across the street from Mrs. Chong's Flower Shop.

After consideration of this matter it was

RESOLVED

THAT the communication from Mrs. G. Chong dated October 3, 1974 be received.

(B) Complaint Re Restriction of Licence - Mr. David Sadler

Although the arrangements had been made Mr. David Sadler did not appear re his complaint that the Department of Permits and Licenses had advised him that he could not sell imported clothing under his street vendor's licence.

Cont'd . . .

Clause #3 continued:

The Committee agreed that as this delegation had not appeared and as a report was going to Council on Street Vendors that the necessary arrangements be made for Mr. Sadler to appear before Council as a delegation.

RECOMMENDATIONS

4. Liquor Permit Application - 1018 Burnaby Street

The Zoning Planner submitted the following report with respect to a liquor permit application at 1018 Burnaby Street:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use an approximately 29' x 46' portion of the second floor of this existing two-storey restaurant as a bar and lounge.

The Technical Planning Board approved this application subject to the condition that prior to the issuance for the Development Permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

This development would have approximately 433 sq. ft. of public assembly area for the lounge and bar.

The development is situated in the downtown area in the CM-1 Commercial District.

This report is submitted for the consideration of the Standing Committee of Council on Community Development."

Mr. John Buchanan, Manager, appeared before the Committee and advised that he presently holds a dining lounge licence for the Hind-Quarter restaurant but wishes a lounge licence for the public assembly area for the lounge and bar. After due consideration it was

RECOMMENDED

THAT Council approve the proposed location for a cocktail lounge licence at 1018 Burnaby Street.

(Alderman Rankin is recorded as being opposed to this recommendation.)

5. Illegal Suite Policy

The Council on September 24, 1974 referred the following communication from Alderman Volrich dated September 10, 1974 respecting Illegal Suites Policy to this Committee for consideration and report:

"City Council, on May 28, 1974, approved the recommendations contained in the report of the Community Development Committee with the reservation that Recommendation 1 (in my memorandum accompanying the report, regarding the idea of a test plebiscite in four selected areas) be approved"in principle". I understood this to indicate that Council wished further consideration to be given to the practical aspects of the matter. Further, the proposal for a "registry of home suites" operated by the City, was approved in principle and referred to the Director of Permits and Licenses for report, and the recommendation to advance the date specified in Section 565a of the Charter to April 1st 1974, was referred to the Director of Legal Services for the necessary Charter Amendment.

Cont'd . . .

Clause #5 continued:

The whole matter has been receiving the further consideration of the Special Staff Committee and myself, as Chairman of the Standing Committee, and a number of further meetings on the subject have been held over the past few months with particular reference to the procedures and administrative process under which the programme might be implemented. In particular, I was interested in whether matters could be organized in such a way as to allow the proposed test plebiscite to be carried out by the end of September.

The following points arose from these discussions:

1. The fact that the Voters' List will not be available before October 15, 1974 makes it difficult for the City Clerk to carry out a plebiscite prior to that date

2. The City Clerk feels that it would be inadvisable to carry out the plebiscite at the same time as the civic election on November 20, 1974 because of administrative and practical problems.

3. It was felt that a sample survey could be carried out in the four designated areas within the next month and that this would likely give a good sampling of public reaction. The Planning Department will be providing an estimate of the costs of such a survey.

4. The possible effect of the programme on the N.I.P. and R.A.P.P. programmes is being considered by Mr. Youngberg.

5. Considerable discussion took place regarding the manner in which the four general areas could be designed into sub areas for purposes of a survey and plebiscite, having reference to the zoning map originally used in considering the "illegal suites" programme, including the overlays showing polling districts and the disposition of the presently known illegal suites.

6. Some sub areas have been identified, which do not necessarily conform to poll areas and the Planning Department is giving further consideration to designating these sub areas.

7. The City Clerk has given me a very useful memorandum on the merits in considering the use of a "petition" method instead of a "plebiscite" method and salient points are as follows:

   a) In the "plebiscite" method which involves the use of a secret ballot system, there would be no identification later to pinpoint the opinions within block areas and based on past experience turn-out would likely be quite limited.

   b) In the "petition" method an information pamphlet and the petition card would be mailed to all property owners in the designated area, postage prepaid, and the results would provide us with a useful analysis of public reaction on a block-to-block basis, in addition to ensuring a much greater response.

8. Among other matters, decisions must be made as to whether only resident owners will be allowed to vote and whether only owners of residential property will be allowed to vote.

Cont'd . . .

Clause #5 continued:

9. At all times it has been borne in mind that the programme is intended as one which encourages a secondary suite in an existing home in a residential area, and not as a programme which may permit "duplexing" in these areas.

It can also be noted that the City Manager is putting together a presentation to the Federal Government entitled "New Space in Existing Areas," following along our proposed programme, pointing out the substantial advantages of such a programme in adding to the housing stock of the City, and the advantages to owners and tenants alike, and proposing that Federal funds be made available for such home improvements under the Federal Urban Demonstration Programme, emphasizing the elements of quality and innovation.

I believe that any change of zoning should only be introduced in a local area which demonstrates by a large majority a desire for such a change. In addition to the plebiscite, a formal public hearing will, in any event, be a further legal requirement."

Alderman Volrich concluded his communication with several recommendations which were discussed by the Committee.

After further consideration and a suggested amendment to Recommendation 1, your Committee

RECOMMENDS

(A) THAT the Council approve the study on Housing Conversion as recommended today by the Standing Committee on Finance and Administration under the LIP Projects.

(B) THAT Council approve the "petition" method to be carried out in any sub-areas where the study indicates that a majority of property owners favor a zoning change.

(C) THAT such a "petition" plebiscite be carried out in such areas in March or April, 1975.

(D) THAT only the resident property owners of residential property be allowed to vote in such a plebiscite.

(E) THAT the plebiscite require a 2/3 majority approval of such property owners before the matter is referred to a formal public hearing, this being consistent with the recommendation previously approved by the Committee and Council.

The meeting adjourned at approximately 4:20 p.m.

* * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 474

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

October 3, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #2 Committee Room, third floor, City Hall, on Thursday, October 3, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Pendakur
Alderman Massey

ALSO PRESENT: Mr. L. E. Ryan

CLERK: G. Barden

RECOMMENDATION

1. Downtown Planning Report

Your Committee reviewed the "Report for Discussion" on Downtown Vancouver Planning Concepts for Future Development and Process for Control of Development prepared by the Downtown Study Team dated September 19, 1974. (Copy on file in the City Clerk's Office)

Three members of the Downtown Planning Team reported as follows:

Mr. Gerald Davis gave a short report reference on the Report;

Mr. Andrew Malczewski reviewed for the Committee that section of the report dealing specifically with Action Policies for Downtown based on the values, goals, trends, constraints, opportunities and priorities set out elsewhere in the report;

In addition, Mr. John Winsor submitted for consideration a number of recommendations of the Downtown Study Team outlined in a report dated October 3, 1974.

The Committee discussed the "Report for Discussion" which included 7 sections:

- Summary and Introduction
- Summary of the Physical Plan
- Themes for the Physical Plan
- Character Areas
- Approach to Regulation
- Procedures for Control of Development
- Issues for Future Action

It was agreed that Pages 1 to 95 could be circulated for comments and feedback, particularly on the section "Themes for the Physical Plan" and "Character Areas". However, the concensus was that the section from Pages 96 to 113 of the report required further discussion at the Committee level. It was noted that the section dealing with Procedures for Control of Development has been referred to the City Manager for review and report back to the Committee.

The recommendations of the Downtown Planning Team were reviewed by your Committee in detail, augmented and are RECOMMENDED to Council as follows:

cont'd ...

Clause No.1 (continued)

a. THAT the report be circulated to individual City departments and the departments be requested to report back to the Committee their comments on Pages 1 to 95, it being indicated that the Committee has not yet considered the portion of the report from Pages 96 to 113.

b. THAT the Director of Planning prepare a summary brochure for public information to be distributed widely, free of charge, and that funds in the amount of $5,000 be approved to prepare 3,000 copies of the brochure. Funds to include fees for a professional writer, graphics assistance and printing costs. It is anticipated that this brochure would take one month to prepare.

c. THAT an expenditure of up to $2,350 be approved to print 500 copies of the "Report for Discussion". These reports to be distributed as follows:

- a number of free copies to be placed in the Vancouver Public Library for public information
- free copies to be made available to appropriate official boards for comment
- some copies to be available on loan from City Hall
- the residue to be sold to the public on request at cost of printing (approximately $3).

AND FURTHER THAT a covering letter from the Chairman of the Civic Development Committee be inserted in the front of the report prior to printing.

d. THAT the public be invited to submit comments to the Director of Planning for submission to the Committee on the brochure and the "Report for Discussion" within two months of circulation.

e. THAT the Committee approve in principle public displays on the Downtown Plan and the Director of Planning report back on format and cost, including recommendation on the most appropriate communication medium.

f. THAT the Director of Planning report back on cost of building a model of the Downtown at an appropriate scale into which models of individual development proposals could be fitted, including report on possible locations for the model.

g. THAT the Director of Planning report back to the Committee on the cost and terms of reference for a study of the economic feasibility of developing housing in Downtown in mixed use developments and to investigate appropriate bonus incentives for inclusion in zoning regulations, following consultation with appropriate civic officials.

h. THAT the Director of Planning report back to the Committee on the details of the continuing program of work for the Downtown Study Team.

i. THAT the following be received for information:

"That the Downtown Study Team be authorized to refer to the policies and guidelines contained in the 'Report for Discussion' as a basis for their discussions and recommendations, on Development Permits now being processed and requiring conditional approval in the C-5, CM-1, CM-1A, CM-2 and CM-2A zones."

cont'd ...

Clause No.1 (continued)

i. continued

"That the Director of Planning make application to amend the Zoning and Development Bylaw, to include the following amendments, set out in Alternative 1, on Page 100 of the 'Report for Discussion':-

- Add 'dwelling units' as a permitted use in the C-5, CM-1, CM-2, CM-1A and CM-2A zones.
- Add daylight angles for residential use in the C-5, CM-1, CM-2, CM-1A and CM-2A zones.
- Delete the requirement for vertical light angles in the C-5 zone.
- In the C-5, CM-1, CM-2, CM-1A and CM-2A zones refer to the Character Area Policies and Urban Design Guidelines as criteria which must be considered in granting any increase in the base floor space ratio."

2. Preparation of a Preliminary Land Use Plan - Area 10 - False Creek

Mr. E. D. Sutcliffe, Development Consultant, presented a report "Preparation of a Preliminary Land Use Plan - Area 10" dated September 24, 1974, reading in part, as follows:

"Objective

The objective is to produce a preliminary land and water use plan for the portion of Area 10 lying east of First Avenue hereafter called Area 10A which will accommodate the economic and other concerns of the City and of Western Outboard, will form the basis for an Area Development Plan, and will enable decisions to be made regarding future marine sales and service facilities required by Western Outboard.

Background

Land Ownership - Approximately 0.9^{ac} is owned by Western Outboard.

Water Lot Ownership - The City owns a water lot adjacent to the site of approximately 3.88^{ac}. The 0.4^{ac} waterlot adjacent to the access road to Granville Island is owned by other levels of government.

Shoreline - The seawall will be constructed by the City Engineering Department in the period 1st December, 1974 to 31st May, 1975 to the alignment and design approved by City Council on 24th September, 1974.

Railway - It is expected that the Kitsilano Trestle and the C.P.R. track through Area 10 will remain for a number of years, and will eventually be removed. In the meantime it is expected that the rail can be relocated to a tighter radius to give more area for development, but this would have to be justified economically.

Soil Conditions - Analyses made by Golder Brawner and Associates are available through the Development Group.

Noise Levels - Analyses made by acoustical consultants are available through the Development Group.

Vacant Possession - The City expects to have vacant possession of all their land and water in Area 10A by 1st October, 1974.

Traffic and Circulation - Fir Street intersection is now at capacity. Roads can be relocated.

cont'd ...

Clause No.2 (continued)

Consultants

The City proposes to engage a team headed by Britannia Design to coordinate the preparation of a preliminary land use plan for the area in question.

Western Outboard proposes to engage at their expense Henriquez and Todd to work with Britannia Design and specifically to prepare proposals, layouts and preliminary plans for Western Outboard. "

The Committee discussed the report and was in general agreement with it. However, it was noted that Western Outboard were requesting an additional one-acre water lot from the City. Following discussion of Western Outboard's request with officials present the Committee felt the water area to be leased to Western Outboard from the City should be limited to 1.3 acres. The Consultant noted that the Property Office would like to report on the rate they feel would be appropriate, and the Committee felt this should be dealt with by Council in-camera.

The recommended terms of reference of the Consultant were reviewed by your Committee in detail, augmented and are RECOMMENDED to Council as follows:

1. **The Plan must be in conformity with the guidelines contained in the Official Development Plan for False Creek.**

2. **The Plan should take into account the objectives inherent in the Area 10 Concept Plan adopted for discussion purposes by Council in August, 1973.**

3. **In view of the site characteristics and land costs, the densities may be toward the upper limits of the guidelines.**

4. **There will be a continuous public walkway adjacent to the shoreline.**

5. **The plan must demonstrate how traffic, circulation, parking and public open space requirements (5^{ac} in the whole of Area 10) will be met.**

6. The intention is that the plan will incorporate facilities for Western Outboard for a pleasure boat sales and service operation, approximately as follows:

Land Area	- maximum of 70,000 sq. ft. (0.9^{ac} to be owned by Western Outboard, balance to be leased from the City) - land leased from the City to include right of access to the water
Water Area	- for sales and services only (no marina) - up to 1.3 acres of the City water lot, to be leased from the City - facilities, wharfs, docks, etc., proposed for the water area must recognize the need for an appearance of open water adjacent to the seawall.
Building Area	- approximately 40,000 sq. ft. for sales and service, with additional space for outside rental and future expansion.

cont'd ...

Clause No.2 (continued)

7. The Western Outboard land component of the plan can be located anywhere in Area 10A, but must be compatible with the neighbouring land uses and must be acceptable to the City and to Western Outboard.

8. The plan must be such that the City land can earn a return on the City's investment (to be specified by the Director of Finance) which investment includes services and the City portion of the cost of the seawall. The basis of obtaining such a return must be demonstrated.

9. The plan must recognize the City's objective to encourage the development of all the land in Area 10, including that portion owned by B. C. Central Credit Union and hereafter called Area 10B, in a way which will be compatible both with the Official Development Plan for False Creek and the plan for Area 10A.

10. The plan should be developed in liaison with the owners and/or designers of Area 10B, or failing that should suggest the land uses for Area 10B which would be appropriate under the circumstances and economically and socially viable.

11. The land uses permitted in the Official Development Plan for False Creek and appropriate for consideration in Area 10A and 10B are:

- residential uses
- institutional uses
- industrial uses
- marinas
- commercial uses
- commercial-recreational uses, and,
- parks and open spaces.

12. Western Outboard want to start construction of new facilities before the seawall is completed, and therefore, the plan should be completed within weeks.

13. The Development Group will coordinate the preparation of the preliminary land and water use plan, and will be responsible for liaison with the City Planning Department with respect to approvals by City Council."

14. That should Western Outboard disagree with the above recommendations they be invited to discuss the matter with the Committee.

15. That the Director of Legal Services be requested to report on legal ramifications of the Committee's actions in this matter.

The meeting adjourned at approximately 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 474-5

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 3, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 3, 1974, at approximately 7:30 p.m. in No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Volrich

ALSO PRESENT: Alderman Massey

ABSENT: Alderman Linnell

CLERK: M. Clark

INFORMATION

1. Development Permit Application Process

City Council on July 9, 1974, referred the following clause from a memorandum from the Mayor to the Standing Committee on Finance and Administration:

"Development Permit Application Process

The development permit application process has been the subject of continuing concern to both the Council and the public. I RECOMMEND that the Finance and Administration Committee carry out a full-scale and complete review of the procedure involved. This review should entail public discussion on the subject with a view to bringing some comprehensive recommendations for improvements to Council for approval by October 1, 1974."

At a meeting of the Standing Committee on Finance and Administration on August 29, 1974, Alderman Bowers presented a report which gave a summary of public responses received to his invitation to comment on the development permit application process, and the Committee resolved

"THAT the City Manager be asked to appoint a small committee to consider the list of suggested improvements and responses from the public, and discuss them with staff;

THAT the committee prepare proposals for changes in the processing of development permits and present them to a special meeting of the Finance Committee to be held on the evening of Thursday, October 3, 1974."

At the meeting of the Committee this day, representatives of certain public groups gave the Committee their reaction and, in some cases, their suggestions for improvements to the processing of development permit applications.

Before hearing delegations, Mr. W. Gray, Zoning Planner, described for the benefit of the Committee, the present procedure for people applying for development permits. He indicated that if the Zoning By-law regulations for outright uses were met, then there was generally no delay in the processing of the application. It is where the development is larger and falls into a conditional use category that a time delay occurs.

Mr. J. Coates of the West End Planning Team described the new downtown proposal which parallels the West End Team's proposal for urban design guidelines for the development permit approval process. This proposal emphasizes the need for increased flexibility and, therefore, allows for considerably more discretionary approval.

cont'd

Development Permit Application
Process (continued)

Mr. A. Bethall, Administrative Analyst, spoke to the City Manager's report (circulated) which gave an analysis of the replies received to Alderman Bower's questionnaire; outlined some of the procedures which presently cause delay on the part of both the City and the applicant and commented on suggestions for change made to the Staff Committee by Alderman Bowers.

The following spoke to the present system of processing development permits:

(a) Mr. Ben Wosk, Developer, suggested the following for speeding up the process:

(i) that the application should include not only the name of the applicant, but also the name of the owner;

(ii) that a booklet should be prepared and sold at a nominal cost explaining the process for obtaining a development permit in plain language;

(iii) when an application is filed and checked by the first checker, any deficiencies should be put in writing and mailed to both the applicant and the owner;

(iv) the applicant and the owner should be notified in writing if further deficiencies need correction and/or if a certain time has elapsed, they should be notified of the status of the application.

(b) Mr. A. Gerry, Architect, Paine & Associates, spoke of the frustrations of an architect when attempting to see an application for a development permit through the process. He indicated there would be no objection to increased fees for development permits if the time were decreased. He emphasized that applicants should be informed of the status of their application. He also stated that presently it is not possible to contact senior people in the Planning Department.

(c) Mr. J. Hunden, President of Durham Developments, emphasized the frustration of trying to obtain a development permit and indicated that in his case, 40% of the time of development was spent in obtaining development approval. The time delay increased the cost to the developer and is passed on to the housing consumer. He suggested elimination of zoning rules except for use, density and parking.

(d) Mr. S. Dawes, Shell Canada Limited, asked whether or not the development permit stage was not an "in principle" stage. If this is the case, the time required to obtain a development permit should be relatively short with the technical part of the application being required at the time of obtaining a building permit. He suggested

(i) amending the Zoning and Development By-law whereby at present service station developments must be approved by City Council;

(Subsequently, Council has taken action in this regard)

(ii) granting more authority to the Planning Department;

(iii) more staff within the Planning Department to be assigned to current projects.

Mr. Dawes also mentioned the frustration of not being able to get in touch with people who knew the status of a development permit application.

cont'd....

Development Permit Application
Process (continued)

(e) Mr. G. Sixta, representing the Architectural Institute of B.C. explained the interpretation of By-laws by Plan Checkers who base decisions on "policy" and indicated there was difficulty on the part of applicants in knowing just where this policy stemmed from. He also commented on the fact that considerable design is usurped through the plan checking process. He suggested reasonableness within urban design guidelines would improve the present situation. He also suggested that a position of expediter be created within the Planning Department.

(f) Mr. Wm. Lort, Architect, commented that the whole idea when the present Zoning and Development By-law was passed in 1956, was to have the development permit approval, an "in principle" stage. He said that at this point in time when applying for a development permit, we find ourselves "counting blades of grass and leaves on trees". He also suggested that in his opinion a report on the status of each application was not necessarily the answer to keeping the developer informed and asked why it was not possible when a delay was being experienced or an application had moved to the next stage, a simple telephone call to the developer could not be made.

Generally, the speakers indicated their was a need for a more simplified system, a system that could be handled more quickly and suggested in many cases, expediters would help. There seemed to be no objection to extra fees for extra checking when that became necessary.

The Chairman indicated that the purpose of the meeting was to provide the City Manager with suggested improvements and/or proposals for change in the present system.

It was

RESOLVED that a meeting of the Finance Committee, the City Manager and the Director of Planning be scheduled for the near future to discuss the suggested changes to the development permit application process.

The meeting adjourned at approximately 10:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 415

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

October 10, 1974

A meeting of the Standing Committee of Council on Civic Development was held in the #1 Committee Room, third floor, City Hall, on Thursday, October 10, 1974, at approximately 9:00 a.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Pendakur
Alderman Massey

ALSO PRESENT: Mr. L. E. Ryan

CLERK: G Barden

RECOMMENDATION

1. Downtown Planning Report

Your Committee reviewed, with Mr. John Winsor and Mr. Andrew Malczewski of the Downtown Planning Team, Pages 96 to 113 of the "Report for Discussion" on Downtown Vancouver Planning Concepts for Future Development and Process for Control of Development dated September 19, 1974, prepared by the Downtown Study Team. This section of the report deals with Regulations and Guidelines for development downtown, existing Development Controls, two alternatives for Downtown Zoning and Urban Design Policies and Guidelines.

The Committee focused on the question of dividing the downtown into 15 suggested districts following the boundaries of "Character Areas", the inclusion of residential use downtown, the question of floor space ratios and permitted uses.

The Committee favoured Alternate 2, the establishment of special downtown planning districts based on "Character Areas" and regulations using a discretionary bonus system. It was felt that 15 districts would be too many. Also, there should not be definite boundaries, but just merge one district into another. Some concern was expressed on the proposed bonus system for residential use in the downtown.

The Committee discussed the timing of getting various reports back on this matter. It was noted that the report on Procedures for Control of Development should be ready at the end of October. Comments of staff and public on the report should be ready at the end of November. The Committee felt a written timetable on these matters would be helpful. It was agreed that a 4-hour meeting should be scheduled to discuss reactions and comments on the report, the question of an Urban Design Board and the right to appeal.

After further discussion, the Committee

RECOMMENDED

(a) THAT the report be received.

(b) THAT the Director of Planning be authorized to undertake an economic study of the potential of housing in the downtown core as set out in the report at a cost not to exceed $2,000.

FOR COUNCIL ACTION SEE PAGE(S) 475

The meeting adjourned at approximately 10:30 a.m.

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

October 10, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, October 10, 1974 at approximately 12:00 noon.

PRESENT: Alderman Volrich (Chairman)
Alderman Marzari
Alderman Rankin

ABSENT: Alderman Harcourt (Civic Business)

CLERK: D. Bennett

RECOMMENDATION

1. Broadway West Improvement Project

The Committee had before it for consideration a report of the Director of Planning and the City Engineer dated October 7, 1974 (copy of which is circulated) which set out information respecting the beautification program on West Broadway from Larch Street to Waterloo Street under the following headings:

I. Background
II. Design Proposals
III. Boulevard Park Areas
IV. Cost Sharing
V. Capital Costs
VI. Availability of Funds
VII. Continuing Costs
VIII. Street Lighting
IX. Construction Schedule

Mr. M. Kemble of the Planning Department showed slides which depicted the present conditions and proposed improvements such as boulevard parks at Trutch, Bayswater,and Stephens Streets, the majority of sidewalks will be replaced with interlocking concrete pavers on a large portion of the sidewalk, pedestrian crossings will be improved, extensive tree planting will be done, etc.

The Committee noted the recommendations of the Director of Planning and the City Engineer and two items in the report were submitted for the consideration of the Committee, i.e. the matters of alternative funding and the street lighting fixtures.

It was noted in the alternative funding that the total cost to the City would be $255,550 and this information was set out as follows:

"Alternative A - Using available Beautification funds. This alternative would use almost all available Beautification Capital funds and would reduce the present Chinatown allocation, leaving only sufficient money for the City's share of consultants' fees for 1975. The Chinatown project will probably not proceed until after 1975, however.

The Director of Finance suggests that, if the Broadway project is approved, the City's share of the cost be funded from presently available Beautification Capital funds (Alternative A) and the Chinatown project be financed from the next Five Year Plan funds if the project proceeds during that period.

Alternative B - Using Supplementary Capital funds. This alternative would leave the Chinatown funds as they are, permitting a token start on the Chinatown project should agreement be reached to proceed in 1975.

Cont'd . . .

Clause #1 continued:

Alternative C - Using an amount equivalent to the City's share of the Boulevard Park cost from Supplementary Capital funds ($47,000). This alternative would reduce the amount of Supplementary Capital funds required."

With respect to the street lighting the City Engineer recommended that high-intensity mercury luminaires should be placed from Macdonald to Alma while the Director of Planning prefers that no changes be made to the present upper-level street lighting system on Broadway until Council has considered a report by the City Engineer on types of street lighting on arterial streets such as Broadway, and in areas having a major pedestrian shopping function, such as Broadway West.

The Deputy City Engineer advised that the Standing Committee of Council on Waterfront and Environment was considering a report on this matter this afternoon and this Committee was of the opinion that decision on the type of street lighting for Broadway West should be delayed pending the receipt of the recommendations from the Waterfront and Environment Committee.

After considerable discussion on the report of the Director of Planning and the City Engineer it was

RECOMMENDED

A. THAT the design proposals as shown in the report of the Director of Planning and the City Engineer dated October 7, 1974 be approved, and that the initiation of local improvement proceedings be authorized.

B. THAT the cost-sharing for the main surface work including the side street work in the three areas a), b), and c) as shown in Section V in the Broadway West Improvement Project be based on the following formula, namely:

-- two-thirds (2/3) by the property owners;
-- one-third (1/3) by the City.

C. THAT the proposed cost-sharing for the boulevard parks be approved, namely:

-- development costs 90% City and 10% property owners;
-- consultant design fees split 50% City and 50% property owners.

D. THAT the property owners' share of B and C above be assessed on the basis of their footage along West Broadway.

E. THAT the Director of Legal Services be requested to bring forward the necessary By-law to implement B, C, and D.

F. THAT the Director of Planning report back on the appointment of a landscaping consultant for the three boulevard park areas, and the terms of reference.

G. THAT it be recommended to Council that Alternative B be the funding arrangement for this beautification project on West Broadway and that the Director of Finance be given the opportunity of speaking to Council on this matter when this report goes to Council.

H. THAT the matter of upper-level street lighting be deferred for two weeks.

The meeting adjourned at approximately 12:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 462

IX

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
FINANCE AND ADMINISTRATION &
VEHICLES FOR HIRE BOARD

October 10, 1974

A joint meeting of the Standing Committee of Council on Finance & Administration and the Vehicles for Hire Board was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 10, 1974, at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Harcourt
Alderman Rankin
Alderman Volrich
Mr. K. Armstrong, Permits and Licenses
Dr. Bryson, Director of Permits and Licenses
Mr. L. Johnson, Permits and Licenses
Superintendent McRae, Traffic Division, Police Department
Mr. Ryan, City Manager

ALSO PRESENT: Mr. W. A. Clearwater, President, Buster's Auto Towing Services Limited
Mr. H. Jensen, Buster's Auto Towing Services Limited
Mr. H. Surman, Buster's Auto Towing Services Limited

CLERK: R. Demofsky

RECOMMENDATION:

1. Buster's Auto Towing

Vancouver City Council on September 24, 1974, when dealing with the above noted topic,

"RESOLVED,

THAT WHEREAS

(a) The above Company has a contract with the City of Vancouver giving it virtually exclusive rights to the business of towing away motor vehicles in the City;

(b) The said contract confers very valuable benefits on the Company;

(c) Many complaints are received from citizens and visitors about some of the actions and methods of operation of the Company;

(d) Having such an exclusive contract with the City, it is important to examine the methods of operation of the Company to ensure that these methods are in accordance with the public interest and not unduly contrary to the rights and convenience of citizens and visitors to the City;

THEREFORE BE IT RESOLVED THAT the Company be requested to have its representatives appear at a joint meeting of the Vehicles for Hire Board and Standing Committee on Finance and Administration to discuss with the Committees its methods of operation and that the Company be requested to prepare for members of the Committee a statement outlining the present methods of operation of the Company in respect of the following practices:

(i) Towing away vehicles from City streets during rush hours 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

(ii) Towing away vehicles from privately-owned areas.

Cont'd . . .

(iii) Gaining entry to locked vehicles and dealing with damages caused by actions of its employees.

(iv) Charges and procedures for owners in recovering their vehicles.

(v) Towing away vehicles on complaints of citizens."

Submitted for the Committee's consideration was a report from Buster's Auto Towing Services Limited dated October 10, 1974, outlining the present methods of operation of Buster's Auto Towing as requested in the above Council resolution. This report is on file in the City Clerk's office.

In the discussion which ensued the following points were noted:

- Aldermen had received many complaints from people whose vehicles had been towed away by Buster's Auto Towing, and who subsequently experienced some degree of difficulty in retrieving them.
- Representatives of Buster's advised that in view of the large number of N.S.F. and "stop payment" cheques received, they do not accept cheques; however, they do accept Chargex and Mastercharge.
- No vehicles are towed away unless they are ticketed by the Vancouver City Police, and then the vehicle is taken to the nearest compound. Section 183 of the Motor Vehicles Act allows Buster's to tow away vehicles from private lots. It was noted that Buster's had standing contracts with large parking companies, such as Imperial Parking Limited, and letters of authorization from owners of private property, to tow away illegally parked or unauthorized vehicles.
- Different parking companies had different policies. For example, Imperial Parking Limited advised Buster's Towing to give overparked vehicles one hour of grace before towing them away.
- Buster's tows away vehicles from private property upon telephone requests. They try to get the name and phone number of the caller but sometimes this information is not acquired. This has resulted in wrong vehicles being towed away or vehicles being towed away due to feuds with neighbours, etc.
- With regard to the individual's legal recourse, it was noted that either the Police Board or the Vehicles for Hire Board would act as an appeal body to hear any severe complaints.
- In several instances poor signing in the parking lots has caused problems because people were not aware that their vehicle would be towed away if they over-parked.
- It was noted that Buster's was in the process of improving its public relations program and thus create a more acceptable image in the eyes of the public.
- The Director of Legal Services advised that Section 10 of the License By-law stated:

  "It shall be a condition of the granting of a license to any person to carry on the business of an auto parking lot that he shall post on the parking lot one sign at each entrance and one sign at each exit of such parking lot, stating in wording clearly legible by day or night to the satisfaction of the Inspector, the circumstances under which a vehicle may be removed from the lot and the address of the place to which it will be removed."

  It was agreed that this particular section was not being sufficiently enforced.
- Buster's Auto Towing always complys with recommendations of the Vehicles for Hire Board.

Cont'd . . .

- The drivers working for Buster's Towing Services Limited are paid Teamster's wages and no commissions.
- With regard to auctioning off cars, after a car has remained in Buster's compound for more than 45 days they attempt to locate the registered owner of the car, and failing this, the car is then auctioned off.
- With regards to damaged cars, the Committee was advised that when a driver picks up a car to be towed away he makes a thorough inspection of the car before it is towed. If there is any existing damage to the car at the time it is noted on the back of the invoice. This is then communicated to the dispatcher, and when the person comes to recover his car the company knows exactly what damage was already existing before the car was towed away.
- It was noted that a person over-parking on a City street was levied a $5.00 fine, however anyone over-parking in a parking lot was liable to pay $9.50 per day or part thereof.

RECOMMENDED,

a. THAT the Director of Legal Services review the present fines being levied for illegal parking on the City streets, and report back with his recommendations to the Vehicles for Hire Board.

b. THAT the Director of Permits and Licenses meet with representatives of Buster's Auto Towing Services Limited to discuss the areas in which problems exist, and report back to the Vehicles for Hire Board with his recommendations.

c. THAT the Director of Permits and Licenses write to the major parking companies in the City of Vancouver requesting that they improve the signing at the entrances and the exits of parking lots advising people that if they over-park their vehicles will be towed away, and also suggesting the possibility of a duplicate receipt system, whereby, one half of the receipt would be left in the vehicle and the other half would be retained by the owner.

The meeting adjourned at approximately 1:55 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 475

X

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 10, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in the #2 Committee Room, Third Floor, City Hall on Thursday, October 10, 1974 at 2:00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Harcourt
Alderman Volrich

ABSENT: Alderman Linnell

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATION

1. Urban Reader

Council, on April 23, 1974 approved the following recommendation of the Standing Committee of Council on Finance and Administration dated April 18, 1974, when dealing with the Social Planning Department's Budget Appeal:

" A. Social Planning Department

Recommended that the following be approved for inclusion in the Social Planning Department's 1974 budget:

i) Continuation of the "Urban Reader" . . . . . $ 27,067

This funding is provided for this year only on the understanding that the Department of Social Planning seek CAP funding for the publication of the Urban Reader and on the condition that possibilities be explored whereby the publication become more self-supporting.

It was FURTHER RECOMMENDED,

THAT that portion of the $27,067 allocated for salaries be increased by 12% to bring them in line with 1974 salary awards.

During the course of discussion Alderman Harcourt agreed to act as a liaison on behalf of the Committee to look into additional sources of funding for the Urban Reader and report back to the Committee in 3 month's time."

The Committee had for consideration a memo from Alderman Harcourt in regard to the Urban Reader. Mr. E. Fladell, City Information Officer, was present and was able to provide answers for the Committee in many areas.

The Urban Reader is published 10 times a year with a run of approximately 4500. The cost, including four salaries annually, is approximately $50,000 before C.A.P. sharing. Presently all employees of the Social Planning Department do come under C.A.P. sharing arrangements, whereby the Provincial and the Federal Governments share 45% of salaries, fringe benefits and travel expenses. The annual cost of the Urban Reader publication, taking into consideration this sharing, is in the neighbourhood of $37,000.00.

Cont'd.....

Clause 1 Cont'd

Committee members unanimously endorsed the publication as being of excellent quality. Discussion centered around various ways that the Urban Reader might become self-supporting. Presently the typographic services of the Reader have been used by other City Departments and this is an area that might be expanded to produce some revenue. The Reader now has Second Class mailing privileges from the Canada Post Office and is exempt from the 12% sales tax, another saving. The Urban Reader staff have been in contact with the School Board to discuss the possibility of a contract to supply copies of the Urban Reader for use in the City Schools. Such an arrangement would reduce the cost per copy to the City because of the larger run. The Urban Reader staff have been bringing their subscription list up to date so that only those who wish to receive the publication will continue to do so.

The feasibility of Book Store sales has been discussed. It appears at the moment that a price of 50¢ to 75¢ would be necessary and this seemed rather high.

After considerable discussion, during which the Committee members agreed that the present policy of the Urban Reader should continue, whereby it is issue oriented and editorially independent, the Committee

RECOMMEND

(A) THAT, as of January 1, 1975 four Urban Reader staff positions be established on a permanent basis, such positions to be reviewed by the Standing Committee of Council on Finance and Administration in November 1975;

(B) THAT $6,000 be approved to cover Urban Reader production costs at $1,500 per month for the four months of January - April 1975, and

THAT the Director of Social Planning include Urban Reader production and related costs in his annual Departmental Budget as an ongoing item;

(C) THAT City Council support in principle, the distribution of the Urban Reader through the Vancouver School system, provided the School Board agrees and funding is obtained to cover the costs;

(D) THAT Alderman Harcourt be requested to bring the potential of the Urban Reader as an educational tool to the attention of the Provincial Minister of Education with a view to a Province-wide distribution of this publication and a Provincial Government contribution to its cost of production.

2. VanDusen Botanical Gardens

On September 10, 1974 Vancouver City Council received a request from the Park Board by way of a resolution of their meeting on September 9, 1974 to approve an amount of $240,000 from the City's 1975 Supplementary Capital Budget for development of the VanDusen Botanical Gardens.

Cont'd .....

Clause 2 Cont'd

Council, on October 10, 1974 passed the following motion:

"THAT the Director of Finance and the Director of Legal Services be requested to prepare a report for the proposed allocation of funds for the VanDusen Botanical Gardens for the consideration of the Standing Committee on Finance and Administration."

That report was available for consideration at this meeting. The City Manager's Report, as circulated, gives the history of the various grants to the VanDusen Botanical Gardens during the period 1970 - 1974.

The Committee noted that the Park Board had requested that an amount be included in the Five Year Plan for the development of the Gardens. The Five Year Plan is finalized and no amount is included for the Gardens. The Director of Finance notes that the $500,000 could be provided from Supplementary Capital Budgets in future years if the development plan meets with Council approval.

The Committee examined those items that make up the development and overhead funds required to open the Gardens, which totals $390,000 and questioned as to which items were crucial to bring the Gardens to a satisfactory state for opening to the public. The $390,000 is made up as follows:

- Fencing	$30,000
- Walkway Paving	20,000
- Special Display Garden adjacent to Floral Hall	40,000
- Irrigation (20 acres at $4,000 per acre)	80,000
- Site Lighting	40,000
- Site and Floral Hall Furniture (benches, drinking fountains, garbage receptacles, flags, etc.)	45,000
- Special Annuals Planting for first year	15,000
- Plant Material Purchases	30,000
- Overhead Costs (planning, administration, maintenance	90,000
TOTAL	$390,000

The Park Board had suggested that, if $240,000 could be provided from the 1975 Supplementary Capital Budget, the balance of $173,000 would be sought in the form of donations from the public.

After considerable discussion, the Committee, RECOMMENDS,

THAT this Council recommend to the 1975 - 1976 Council that $150,000 be included in the 1975 Supplementary Capital Budget as the balance of the City's contribution toward the opening of the VanDusen Botanical Gardens and

THAT the balance required by the Park Board to complete the development of the Gardens to the point where they can be opened and admission charged be found from other sources.

The meeting adjourned at 3:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 475-6

XI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

October 10, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, October 10, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Linnell

CLERK: M. Cross

INFORMATION

1. Street Lighting

A report of the City Engineer dated October 2nd, 1974, had been distributed to the Committee prior to the meeting.

The Chairman advised that the Standing Committee on Community Development had expressed an interest in the subject as they are currently dealing with beautification areas, which include reference to new street lighting.

It was agreed that the report on street lighting should be circulated to the members of the Standing Committee on Community Development and other interested groups i.e. Vancouver Heritage Advisory Committee, Superintendent of Parks, Urban Design Panel, Architectural Institute of British Columbia, B. C. Hydro, for information and comment if they so wish.

RESOLVED

THAT the report of the City Engineer dated October 2nd, 1974, be circulated to interested groups.

FURTHER THAT consideration of the report be deferred for discussion at a joint meeting of the Standing Committees of Council on Waterfront & Environment and Community Development.

2. Street Lighting Study

Mr. Ralf Kelman was present to discuss his proposal for an environmental lighting study for Vancouver. The Committee agreed that Mr. Kelman's presentation should be deferred until the joint Committee meeting.

RESOLVED

THAT the presentation of Mr. Ralf Kelman on an environmental lighting study for the City of Vancouver be deferred for consideration at a joint meeting of the Standing Committees of Council on Waterfront & Environment and Community Development.

The meeting adjourned at approximately 3:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 476

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING

October 15, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 15, 1974, at 10:30 a.m.

PRESENT Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Fire By-law Enforcement

Submitted for the Committee's consideration was a report from the Fire Chief dated October 11, 1974, outlining progress to date in enforcement of the Fire By-law in the City of Vancouver. The report outlined such topics as progress of possible prosecutions, contracts signed since previous report of July, 1974, orders issued to comply with the By-law and voluntary upgrading. With regard to the area outside of the core area, the report stated in part:

"We propose all buildings will be inspected in consideration of the varying ages and standards of construction and maintenance. These will then be grouped and compliance will be enforced with respect to this criteria."

Also submitted was an appendix outlining three lodging houses which had been fined for non-compliance with the Fire By-law, being:

1. 525-31 Carrall Street
2. 222 Keefer Street
3. 577 Richards Street

The Fire Chief advised that since the last progress report in July, 1974, 88 contracts had been signed by lodging house owners in an attempt to conform to Fire By-law regulations. Another 47 lodging houses had been given 30, 60, or 90 day notices. Information on nine lodging houses was presently in the hands of the Prosecutor and six lodging houses had been prosecuted. There are presently 38 lodging houses, both within and outside of the core area which have stated they would not comply with By-law requirements, and the Fire Chief advised that some of these could quite possibly close their rooms.

The Committee was further advised that the incidence of fires in the core area had decreased considerably in the last year due to a good fire-awareness among the people living in that area. Also, there have been no fire deaths in the core area during the past year.

The Fire Chief advised the Committee that it would be very desirable to keep the present task force of Fire Officers working in the core area and thus continue the good progress made to date. However, in view of the lengthy inspection intervals for buildings outside of the core area a few more inspectors would be desirable.

RECOMMENDED,

A. THAT the Fire Chief report back to the Standing Committee of Council on Housing through the City Manager, on the possibility of hiring two temporary Fire Inspectors to carry out fire inspections on lodging houses outside of the core area of the City of Vancouver.

B. THAT the Fire Chief report back to the Housing Committee on the present status of lodging houses outside of the skid road area, but within the core area of the City of Vancouver.

Cont'd . . .

C. THAT the report of the Fire Chief dated October 11, 1974, outlining progress in enforcement of the Fire By-law in the City of Vancouver be received.

2. Tenant Relocation in the Core Area

Vancouver City Council on October 1, 1974, when dealing with the report from the Standing Committee on Housing dated September 24 , 1974, re Issuance of Operators' Permits, resolved:

"THAT consideration of the matters contained in this report be deferred pending a further report to Council from the Standing Committee on Housing following consideration at its meeting on October 15, 1974, of a report from the Director of Social Planning on relocation of tenants in the core area."

Submitted for the Committee's consideration was a report from the Director of Social Planning regarding enforcement of Fire and Lodging House By-laws--Social Planning perspective. This report touched on the following items:

- The East Hotel
- Relocation required as a result of hotel closures
- Enforcement of Fire and Lodging House By-laws--social perspective
- Help to owners and operators
- Tenant relief
- Costs of code enforcement

It concluded with the following recommendations:

"1. That Vancouver City Council authorize the Mayor and the Chairman of the Standing Committee of Council on Housing to request the Minister of State for Urban Affairs and the Minister of Housing to consider amendments to the Strathcona Rehabilitation Agreement or develop a new agreement specially designed to allow the partnership to share in the costs of improving housing standards in Vancouver's Core area by:

(a) increasing the One Million Dollar existing surplus in the Strathcona fund by Four Million Dollars and

(b) providing low interest, medium term loans (tied to rent increase and maintenance contracts) to Hotels and Rooming Houses in the Core area to aid in compliance with the Fire and Lodging House By-laws and

(c) sharing in a subsidy to tenants of the Core area (over the life of the loans recommended in (b) above) who are faced with rent increases due to renovations resulting from code enforcement and

(d) sharing in the costs associated with the provision of a relocation service as described and budgetted in Appendix I of this report.

2. That the City phase compliance to the Fire By-law on an individual basis similar to the system developed by the Health Department and that the Fire Chief report back with a system that will provide for interim permits to be issued based on the progress of individual buildings towards compliance.

3. That Council request the B. C. Rentalsman to take into account the City's code enforcement program in the Core area, when evaluating allowable rent increases in that area, and that the Director of Social Planning be authorized to meet with the Rentalsman to develop a co-operative procedure for allowing realistic rent increases and at the same time controlling undue increases.

Cont'd . . .

4. That Vancouver City Council request the owners of the East Hotel to allow their tenants a further extension pending the outcome of negotiations recommended in #1 above and the establishment of a relocation agency.

5. That Vancouver City Council extend any deadlines previously set for compliance to the Fire and Lodging House By-laws pending the outcome of negotiations recommended in #1 above."

Also submitted was a report outlining a proposed core area relocation service.

During the discussion which ensued on degrees of enforcement of the Fire By-law, the Committee was advised that the new Bill 100, presently before the Provincial Government, outlined a very hard stand with regards to enforcing the Fire By-law requirements. The Chairman advised that he had written to the Attorney-General for clarification of the points outlined in this Bill 100 for later presentation to the Housing Committee.

The Chairman advised that he would be meeting with the Federal Minister of Urban Affairs later this month to discuss the proposed rent ceilings.

The Committee noted the urgency of the matter of relocation in the core area of the City of Vancouver and after considering the report of the Director of Social Planning in detail, took the following action:
RECOMMENDED,

1. THAT Council send a telegram to the Federal Government requesting that the core area of the City of Vancouver be designated as eligible for Residential Rehabilitation Assistance Program (R.R.A.P.) funds, and requesting the Federal Government to treat this request as urgent.

2. THAT a meeting of the Standing Committee of Council on Housing and the Provincial Minister of Housing, Minister of State for Urban Affairs, and representatives of C.M.H.C. be scheduled, as soon as possible, to discuss the whole question of relocation of tenants in the core area of the City of Vancouver, including the provision of low interest loans allowing rooming house operators to conform to Fire and Lodging House By-law regulations, and subsidies to tenants in the core area who are faced with rent increases due to renovations resulting from By-law enforcement.

3. THAT the Chairman be instructed to write to the Attorney-General urging that the proposed stand outlined in Bill 100 not be accepted by the Provincial Government.

4. THAT Council request the B. C. Rentalsman to take into account the City's code enforcement program in the core area, when evaluating allowable rent increases in that area, and that the Director of Social Planning be authorized to meet with the Rentalsman to develop a co-operative procedure for allowing realistic rent increases and at the same time controlling undue increases where the lodging house owner or operator has a specific plan for upgrading his lodging house to Fire and Lodging House By-law standards.

5. THAT Vancouver City Council request the owners of the East Hotel to allow their tenants a further extension pending the outcome of the meeting outlined in recommendation #2 above and the establishment of a relocation agency.

6. THAT the Fire Chief report back to the Housing Committee on the possibility of issuing Interim Permits and extension of the deadline date for compliance with the Fire By-law requirements.

Cont'd . . .

7. THAT the discussion on the Relocation Service be tabled to a further meeting of the Housing Committee pending a report back from the Director of Social Planning on a more appropriate relocation service.

8. THAT the report of the Director of Social Planning re: "Enforcement of Fire and Lodging House By-laws--Social Planning Perspective" be recieved.

3. Vancouver East Lions Senior Citizens Housing Project

Submitted for the Committee's consideration was a letter from Mr. D. R. Busse, of the Vancouver East Lions Club dated October 9, 1974, expressing concern about the delay in obtaining a development permit and the required rezoning for the site at Commercial and Adanac in the City of Vancouver for their low-cost rental housing project. (This letter is on file in the City Clerk's Office.)

Mr. R. Youngberg, of the Planning Department, advised that the application of the Vancouver East Lions Club to rezone the site at Commercial and Adanac from RM-3 to CD-1 had been received by his department and was presently being processed.

RECOMMENDED,

THAT the Director of Planning be instructed to place the application of the Vancouver East Lions Club, requesting rezoning of the site at Commercial and Adanac from RM-3 to CD-1 with a floor space ratio of 2.2, before a public hearing as soon as possible.

INFORMATION:

4. Senior Citizens' Housing Site at 5th & Renfrew

Mr. R. Youngberg, of the Planning Department, advised the Committee that the Association of Benevolent Craftsmen had previously tried to acquire this site for construction of a senior citizens housing project. However, the selling price of $485,000 and the maximum allowable zoning of RM-2 with the floor space ratio of .75 made the project economically unfeasible.

He also advised the Committee that there were a limited number of potential housing sites available in the City of Vancouver to accommodate such a housing project.

The Committee was of the opinion that if the maximum allowable floor space ratio were to be changed, the Association of Benevolent Craftsmen should be given another chance to acquire this site.

Representatives of interested non-profit housing societies present advised the Committee that before such a site could be acquired the selling price would have to be lowered considerably, or the floor space ratio would have to be increased, allowing this project to be financially justifiable.

The Director of Finance advised that sewers under this particular site would have to be relocated just as soon as any construction commenced, and this would cost the City approximately $50,000.

RESOLVED,

1. THAT the requests of non-profit housing societies expressed today to either lower the selling price or increase the floor space ratio of the site at 5th & Renfrew be referred to the Director of Planning for his consideration and report back to the Housing Committee as soon as possible.

Cont'd . . .

2. THAT the Director of Planning report back to the Housing Committee as soon as possible with other potential housing sites.

The Committee recessed at 12:25 p.m. to reconvene "In Camera" with the same members present at 12:25 p.m.

INFORMATION:

1. Enforcement of Lodging House By-law on "Inside Rooms"

The Medical Health Officer advised the Committee of six or seven hundred rooms located in the core area of the City of Vancouver which, due to their location in lodging houses, could not receive natural light or ventilation, and thus could not possibly conform with the requirements of the Lodging House By-law. He felt this was posing a very serious problem.

Following discussion, it was

RESOLVED,

THAT the Medical Health Officer meet with the Fire Chief and report back to the next meeting of the Housing Committee with his recommendations on this matter.

The meeting adjourned at approximately 12:50 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 476

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 29, 1974, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich.

ABSENT: Alderman Rankin.

CLERK TO THE COUNCIL: R. Henry.

PRAYER. The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick
SECONDED by Ald. Gibson
THAT the Minutes of the Regular Council Meeting of October 22, 1974, (with the exception of the 'In Camera' portion) together with the Minutes of the Special Council Meeting (Court of Revision) of October 22, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED By Ald. Hardwick
SECONDED by Ald. Linnell
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Variety Club Telethon
- Grant Request.

Council, on May 7, 1974 agreed to hear a delegation from the Variety Club Telethon in support of their grant request. Mr. J. Peacock addressed the Council and filed a brief requesting favourable consideration by Council of a grant to the organization of $13,000 with respect to expenses incurred for the 1974 Telethon.

Cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Variety Club Telethon
- Grant Request. (Cont'd)

MOVED by Ald. Gibson
THAT Council approve a grant of $13,000 to the Variety Club International, towards expenses incurred for the 1974 Telethon.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey, Pendakur, Volrich and Mayor Phillips opposed)

MOVED by Ald. Marzari
THAT Council approve a grant of $8,000 to the Variety Club International, to cover the following items:

(a) An amount equal to rental of the Queen Elizabeth Theatre - $2,800.
(b) An amount to be applied to the cost of policing the twenty hour duration of the show - $5,200.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Pendakur, and Volrich opposed)

MOVED by Ald. Pendakur
THAT Council approve a grant of $2,800 to the Variety Club Telethon, equal to the rental of the Queen Elizabeth Theatre.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

B.C. Italian Folk Society

Council on October 22, 1974, agreed to hear a delegation from the B.C. Italian Folk Society with respect to construction of a Recreation and Cultural Centre in the City of Vancouver. Dr. F. Visentin addressed the Council and filed a brief on this matter. The Society was specifically requesting that Council make available to them a suitable site for construction of the Centre, preferably in the area of the Grandview Highway and Penticton Street, adjacent to Beaconfield Park. The delegation advised that the Provincial Government has approved a grant to the Society of ~~$33,000~~ $333,000 towards this project.

Mr. N.P. Ragona, Counsel for the Society, also addressed the Council and advised that a fund-raising campaign would be undertaken immediately the requested land is made available by the City. It is hoped to commence construction of the Centre by mid 1975.

MOVED by Ald.Volrich
THAT Council approve in principle the concept presented this day by the Italian Folk Society for the construction of a Community and Cultural Centre, and that the City use every effort to make City-owned land available to the Society at a price or on a basis to be agreed upon:
FURTHER THAT the City Manager submit a report on this matter to the Standing Committee on Community Development, and that the Park Board be requested to comment to the Committee on this proposal when this matter is before it for consideration.

- CARRIED

(Aldermen Gibson, Marzari and Massey opposed)

Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

B.C. Italian Folk Society (Cont'd)

MOVED by Ald Volrich

THAT the City's present policy with respect to making City-owned lands available to non-profit organizations at market value be referred to the Standing Committee on Finance and Administration for review:

FURTHER THAT the Standing Committee on Finance and Administration give consideration to a new City policy with respect to making City-owned land available, either at less than market price, or by means of a subsidy, and that this policy be extended to sponsors of Senior Citizens and other Social Housing, Community, Cultural and Recreation facilities.

- CARRIED UNANIMOUSLY

(During discussion of the above matter, Alderman Harcourt joined the meeting.)

Vancouver Multicultural Society of B.C.

Council on October 22, 1974, agreed to hear a delegation from the Vancouver Committee for a Multicultural Centre. Mr. Halford D. Wilson addressed the Council on this matter. He reviewed the situation to date with respect to this project and requested Council consideration in making available to the Centre a suitable site, preferably with a building on it to enable the association to further its plans for the Centre.

MOVED by Ald.Volrich

THAT the proposal from the Vancouver Committee for a Multicultural Centre be referred to the Standing Committee on Finance and Administration for consideration, at the same time the Committee is reviewing the current City policy with respect to making available City-owned lands to non-profit organizations. In the meantime, the society to provide to the Standing Committee on Finance and Administration, a detailed outline of the proposal with respect to a Vancouver Multicultural Centre.

- CARRIED

(Alderman Bowers, Marzari and Massey opposed)

Crown Life Building, 1500 West Georgia Street.

Council, on October 8, 1974, deferred representations from Rhone and Iredale, Architects, with respect to relaxation of the City's Downtown Parking Guidelines in order to permit construction of 165 off-street parking spaces in the proposed Crown Life Building; the approved number of off-street parking spaces is 112. Mr. Rhone addressed Council and advised that should Council approve the request for 165 off-street parking spaces, his clients are prepared to enter into an agreement with the City so that in the future, when rapid transit is operable, or at some other agreed upon time, they are prepared to reduce the size of the garage back to 110 spaces through conversion to a mini-gymnasium with squash and racquet ball courts. The amount of parking provided in the building in no way affects the design, merely the number of levels below the ground.

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Crown Life Building
1500 West Georgia Street (Cont'd)

Mr. Allan Wakelin also addressed the Council, and filed a brief, requesting that Council require Crown Life to modify their development by reducing the height, or failing that, that they be required to re-locate elsewhere. He also put forward the argument that this building will increase traffic problems in the West End. Mr. Wakelin showed slides illustrating the deleterious effect of the proposed development on the skyline and also on residents' view of the waterfront.

Mr. H.W. Pickstone, Deputy Director of Planning spoke to the Director of Planning's report dated October 25, 1974 on this matter. This report reviewed Rhone and Iredale's proposal with respect to parking spaces, the status of the Development Permit Application, description of the development which would provide a 20-storey office building tower on the westerly portion of the site and a one-storey restaurant on the easterly portion. The report notes that the development contains a proposal for a pedestrian overpass from the roof of the one-storey restaurant building, across Georgia Street; having supports on the City street triangle at the intersection of West Georgia and West Pender Streets and continuing northwards over West Pender Street and terminating on the Nicola Street end. (The overpass to be the subject of a later report to Council.)

It was further stated that in accordance with the parking guidelines for Downtown approved by Council, April 2, 1974, the maximum number of parking spaces permitted is 112. The City Planning Department and the City Engineering Department, in consultation with the Downtown Study Team, and the West End Study Team, believe that the number of parking spaces to be provided on this site should not exceed the 112 spaces maximum permitted by the parking guidelines.

The report concluded with a recommendation that the maximum provision of 112 off-street parking spaces required by the Technical Planning Board be endorsed.

Council also had before it for information, a report from the Director of Planning, dated October 25, 1974, setting out details of the proposed development and reading as follows:

" Mr. Allan Wakelin has by letter dated October 17, 1974 requested permission to appear before City Council to object to the proposed office building at 1500 West Georgia Street.

A report is currently being submitted to City Council on a request by Rhone & Iredale, Architects, to appear before City Council to obtain an increased number of parking spaces for this proposed building. Such report advises that the site is located in a C-5 Commercial District and the development permit application has been approved by the Technical Planning Board after consultation with the City Planning Commission, Urban Design Panel and related Area Study Groups.

The approval granted is subject to prior compliance with certain conditions including the provision of a pedestrian overpass (to be the subject of a later report).

The approval of the Technical Planning Board was in accordance with the C-5 Commercial District Schedule Regulations which provide in part that:

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Crown Life Building
1500 West Georgia Street (Cont'd)

"J. Floor Space Ratio

(1) Subject to clause 2 hereof, the floor space ratio shall not exceed 1.00.

(2) The Technical Planning Board may, in its discretion, permit a building at variance with this subsection after having received a report thereon from the Director of Planning and after consultation with the Vancouver City Planning Commission. In the exercise of its discretion, the Technical Planning Board shall also have due regard to:

(a) The provisions of the by-law, the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building, and its location in relation to the site and surrounding streets and buildings, the effect on traffic, the provision of off-street parking and loading, its overall design, and the general amenity desired for the Downtown area.

(b) For buildings approved under this clause only, the Technical Planning Board shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall the floor space ratio exceed 5.00."

For further information of City Council, attached is an extract from the Technical Planning Board Minutes of September 6, 1974 approving the development permit application. (On file in City Clerk's Office)

The City Engineer spoke briefly on the traffic situation in that area of the City and supported the recommendation of the Director of Planning that the maximum number of parking spaces be 112.

MOVED by Ald. Hardwick
THAT the maximum provision of 112 off-street parking spaces for the proposed Crown Life Building, 1500 West Georgia Street, be endorsed.

- CARRIED

(Alderman Bowers opposed)

MOVED by Ald. Hardwick
THAT the representations of the delegations be received, and that the report of the Director of Planning, dated October 25,1974 and quoted above, be received.

- CARRIED UNANIMOUSLY

RECOGNITION - MR. FRANK WATSON.

At this point in the proceedings Council paid tribute to Mr. Frank Watson for his years of service to the City of Vancouver. Mr. Watson served twenty years on the Planning Commission and also three years on the Board of Variance. Mayor Phillips presented Mr. Watson with a pair of gold cuff links.

Council recessed at 4.00 p.m., and after an 'In Camera' Meeting in the Mayor's office, reconvened in open council at 4.25 p.m.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Hastings Community Centre
- Ice Rink

Council was advised that Hastings Community Centre representatives, who had been given approval of Council previously to appear as a delegation, will be appearing at the next evening session of Council.

Greater Vancouver Regional District
Election of Directors at Large.

Council on October 22, 1974, deferred consideration to this meeting of a letter from the Greater Vancouver Regional District concerning a proposal to elect 25% of the directors of the Regional District at large, and that the Municipal representatives on the Regional District revert to appointment by the Councils concerned.

MOVED by Ald. Bowers
THAT Council strongly supports the following proposals of the Policy Review and Finance Committee of the Greater Vancouver Regional District:

1) that the G.V.R.D. Board request the Minister of Municipal Affairs to amend the Municipal Act and the Letters Patent of the G.V.R.D., to permit direct elections of approximately one quarter of the Directors of the G.V.R.D.

2) that the method of determining the Municipal representative on the Regional District Board of Directors revert to appointment by the Councils concerned.

- CARRIED UNANIMOUSLY

Proposed Functions, Organization &
Staffing of the Labour Relations
Department of the G.V.R.D.

Council, on October 1,1974, deferred consideration of a report from the City Manager on the Proposed Functions, Organization and Staffing of the Labour Relations Department of the G.V.R.D. pending further comment from the Vancouver Municipal and Regional Employees Union on this matter.

Council today noted a letter, dated October 22, 1974 from the Vancouver Municipal and Regional Employees Union opposing the assumption by the G.V.R.D. Labour Relations Department for job classification and evaluation for City of Vancouver employees. The letter stated in part that the VMREU 'has a quite different and broader procedure for job classification and evaluation. The Union would be very reluctant to negotiate changes at this juncture which would see the process handled by the G.V.R.D.'

MOVED by Ald. Linnell
THAT the matter of the Proposed Functions, Organization and Staffing of the Labour Relations Department of the G.V.R.D., and the letter from the VMREU be referred to the City Manager for report to Council.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Poser and Reser Expenditures

Council on October 22, 1974, deferred consideration of the Director of Social Planning's report dated October 18, 1974, re Poser and Reser Expenditures, to permit the Director of Social Planning to be present to discuss the entire report with Council.

Council today considered the report of the Director of Social Planning on this matter which read as follows:

"The Director of Social Planning reports as follows:

Vancouver City Council at its meeting on March 20, 1973, adopted Clause 2 of the Standing Committee on Social Services re: Social Planning Department - Purchase of Outside Services (POSER) and Social Research (RESER) Budget appropriations, subject to the condition that the Director of Social Planning submit information reports twice yearly to Council on expenditures incurred.

Expenditures of $5,000 and over require Council approval.

On February 19, 1974, Vancouver City Council received for information, a report of the Director of Social Planning regarding the department's POSER and RESER appropriations to January 15, 1974.

STATUS OF ACCOUNTS TO OCTOBER 3, 1974

POSER BUDGET - $40,500	Committed	Paid
Britannia Centre Study	2,250.00	2,250.00
Urban Design	100.00	100.00
East Indian Community	100.00	100.00
Moberly South Slope Summer Program	1,200.00	1,200.00
Haven Club	1,200.00	1,200.00
False Creek Youth Work	150.00	150.00
Granville Mall Community Development	4,990.00	4,000.00
Contract Labour - Senior Citizens' Bus Tours	5,550.00	4,260.29
Marpole Oakridge Information Centre	740.00	740.00
Native Indian Young People	2,000.00	2,000.00
Granville Mall Opening	1,379.08	1,379.08
Relocation - East Hotel	1,500.00	900.00
Downtown Eastside Information Centre	160.00	160.00
Recreation Study	9,500.00	1,208.00
The Vancouver Book	5,000.00	2,500.00
Police Study	1,000.00	396.28
Contract - Temporary Staff Recreation Study	4,400.00	1,100.00
DERA - Police - Travelling Expenses	25.00	25.00
Hastings Better Neighbourhood Committee	50.00	50.00
Y.W.C.A. Driard Hotel Relocation	298.75	298.75
	* $ 41,592.83	$ 24,017.40

* It is expected that at least $2,000.00 of this committed total will not be expended until 1975.

RESER BUDGET - $32,000		
Granville Mall Impact Study	9,874.62	4,874.62
West End Opinion Poll	2,600.00	2,600.00
Recreation Study	1,728.00	220.00
Community Profile Study	10,000.00	5,000.00
	$ 24,202.62	$ 12,694.62

As of October 3, 1974, of total POSER and RESER budget appropriations of $72,500 for 1974, $65,795.45* has been committed, of which $36,712.02 has been paid out, leaving an uncommitted balance of $6,704.55.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Poser and Reser Expenditures
(continued)

The last item marked above under the RESER account, entitled "Community Profile Study - $10,000" requires an approval of Council for that portion in excess of $5,000. The Director of Social Planning submits the foregoing report for the information of Council and RECOMMENDS: -

A. That an expenditure of a further $5,000 from the RESER account for computer printed local area profile maps be approved;

B. That an expenditure of a further $5,000 for the Granville Mall Impact Study be approved.

These funds are part of approved 1974 budget for POSER and RESER."

*$65,795.45 - some of these committed funds may not be paid until 1975.

In addition, Council also had today for consideration, the following report dated October 25, 1974, from the City Manager on Poser and Reser Accounts, Approval of Commitments.

"The Director of Finance reports as follows:

'City Council, at its meeting March 20, 1973, when considering a report of the Standing Committee of Council on Social Services dated March 15, 1973, relating to the Social Planning Department POSER & RESER proposed budget appropriations, passed a resolution requiring the Director of Social Planning to submit semi-annual reports to Council in respect of the expenditures incurred against these two accounts, and that any sum over $5,000 be reported to Council for approval.

The Department of Social Planning has apparently interpreted this to mean that any project within these accounts may be expended to a total of $5,000, with Council's approval being sought for expenditures in excess of that amount. An example of this is the "development of the Vancouver Book". This book is being developed by a Mr. Charles Davis, under contract to the City of Vancouver Department of Social Planning for a total of $20,000, over a period of one year. The department has to date committed a total of $10,000 for Charles Davis services for 1974, as follows:

POSER	$ 5,000
Information Services General	5,000
Total	$10,000

The Department proposes to commit a further $10,000 for these services in 1975, to complete the total commitment of $20,000. This has never been referred to Council for approval as a proposed project anticipated to exceed $5,000.

It is understood that the intent of Council's resolution was to ensure that Council was made aware of any proposed projects which were expected to exceed a total of $5,000, and that Council's approval be obtained prior to the commitment of any funding for the project. It is therefore recommended that, to preclude any further misinterpretation, Council's resolution of March 20, 1973 be restated, and revised in part as follows:

'Any proposed project in the POSER and RESER accounts which is estimated to exceed $5,000 in total must be reported to and receive the approval of Council prior to any commitment being made.'

The City Manager recommends that the above report of the Director of Finance be approved. "

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Poser and Reser Expenditures
(continued)

MOVED by Ald. Pendakur,
THAT the Director of Social Planning report and obtain approval by Council of any proposed project of which Poser and Reser Expenditures are estimated to exceed $5,000 in total.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT

(a) an expenditure of a further $5,000 from the Reser account for computer printed local area profile maps be approved;

(b) an expenditure of a further $5,000 for the Granville Mall Impact Study be approved;

(c) the following items in excess of $5,000 and reported as committed in the Director of Social Planning's report dated October 18, 1974, and quoted above, be approved:

(i) Contract Labour - Senior Citizens' Bus Tours - $5,550

(ii) Recreation Study - $9,500

(iii) The Vancouver Book - $5,000 (Note: A further $5,000 for this project has been committed from the Director of Social Planning's account 'Information Services General')

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Acquisition of Property for Leasing to Y.W.C.A.

Council noted a communication from the tenants of 2426 West 2nd Avenue, Vancouver, B.C., advising that the Province recently acquired this property with the intent of leasing it to the Y.W.C.A. for use as a group living home for single mothers.

The letter stated that it is assumed that the proposal by the Province will require the prior approval of Council under Section 20(4)(a) of the new Landlord and Tenant Act, and if and when the Provincial Government seeks Council's permission pursuant to this section, that Council withhold approval until a delegation of the tenants has been given an opportunity to appear before Council.

MOVED by Ald. Volrich,
THAT this delegation request be approved, if and when required.

- CARRIED UNANIMOUSLY

2. Kerr Road Bus Route

MOVED by Ald. Hardwick,
THAT the request of Mr. and Mrs. Arnold Sagman to appear as a delegation when the Official's report on the Kerr Road bus is being considered, be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Jericho Buildings

Council noted a letter from the Vancouver Resources Board dated October 10, 1974, advising that the Board at its meeting September 25th, passed the following motion re Jericho buildings:

"THAT the Dunbar, West Point Grey, Southlands Community Resources Board is seeking the aid of the Vancouver Resources Board and other area Boards in supporting the use of all the Jericho buildings for sports and recreation, and that no demolition be undertaken without consulting all the groups who have requested use of the buildings.

CARRIED"

MOVED by Ald. Volrich,
THAT the Park Board be requested to report to Council on its intended use of the Jericho buildings and that no demolition of these buildings be undertaken prior to receipt by Council of the Park Board's report.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 25, 1974

Works & Utility Matters
(October 25, 1974)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Cement Lining of Steel Feed Main
Cl. 2: Contract No. 735 - Construction of Terminal Central Sewage Pumping Station
Cl. 3: Revision of the Water Works By-law #4157
Cl. 4: Proposed P.C. Concrete Sidewalks Abutting Parks Throughout the City

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Pendakur,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(October 25, 1974)

Continental Hotel
(Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendations of the City Manager contained in this Clause be approved, after amendment as follows:

"As City Manager, I RECOMMEND that the Supervisor of Property and Insurance continue to maintain security and other measures required for the safety of the building, and that the Provincial Department of Human Resources continue to be billed monthly for the amortization and other charges noted above;

Further, I RECOMMEND that a Special Committee of Council comprised of Aldermen Harcourt and Rankin be appointed, with the City Manager, to meet with the Ministers of Human Resources and Housing, to make a decision on the future use of the building".

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Social Service & Health Matters
(October 25, 1974)(continued)

Continental Hotel
(Clause 1)(continued)

During consideration of this item, Council agreed to the suggestion of the City Manager whereby a temporary use be found for this building.

Finance Matters
(October 25, 1974)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Industrial Waste Control Program
Cl. 2: Required Approval of Council for Tenancy Agreements Exceeding Three Years
Cl. 3: Rental of City Hall Space - Assessment Authority

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Pendakur,
THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved, and Clause 2 be referred to the Standing Committee on Housing for consideration.

- CARRIED UNANIMOUSLY

Personnel Matters
(October 25, 1974)

Residence Regulations - Fire
Department (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 25, 1974)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Lot F, Subdivision 6, Block 19, D.L. 526, Plan 4855 Situated N/S 36th Avenue, East of Yew Street
Cl. 2: Easement Agreement for a Seawater Intake Pipe - 6,000 sq. ft. in Area fronting Stanley Park
Cl. 3: Proposed Development - Nelson Park Site

The Council took action as follows:

Lot F, Subdivision 6, Block 19, D.L. 526,
Plan 4855 Situated N/S 36th Avenue East
of Yew Street (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters
(October 25, 1974)(continued)

Easement Agreement for Seawater Intake Pipe - 6,000 Sq. Ft. in Area; Fronting Stanley Park (Clause 2)

MOVED by Ald. Pendakur,
THAT the recommendation of the Supervisor of Property and Insurance contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Development - Nelson Park Site Blocks 22 and 23 - D.L. 185, Responsibility for Relocation of Tenants in Block 22 (Clause 3)

MOVED by Ald. Harcourt,
THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation.

- CARRIED UNANIMOUSLY

B. DEPARTMENTAL GENERAL REPORT
OCTOBER 25, 1974

Building & Planning Matters
(October 25, 1974)

Zoning and Development By-law Amendment Strathcona CD-1 (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(October 25, 1974)

Use of Transitway for Construction Vehicles - Block 42 (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the City Engineer contained in this Clause be approved after adding the following as condition (6):

"(6) That Pacific Centre undertake to keep Granville Mall free from dirt and debris at all times during this construction period, and that the City Engineer exercise discretion with respect to cancellation of the agreement should this arrangement prove unsatisfactory to the City."

- CARRIED

(Alderman Hardwick opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

C. Police Communications Centre

Council had before it for consideration a report dated September 26, 1974, from the City Engineer and the Chief Constable with respect to a communications centre for the Police Department. The report gave the background, findings of the study of the communications operation carried out by the Chief Constable, Fire Chief and the City Engineer and the improvements suggested in various areas of the communications system.

The report also contained an implementation schedule, the conclusions reached by the study group, and sources of funds to implement the proposed system.

The report concluded with the following recommendations:

(1) That a new Police Communications Centre be constructed on the 2nd Floor of the Public Safety Building utilizing the DIGITAL operating system and embodying the preliminary architectural considerations, telephone improvements and radio system presented in this report;

(2) That the sum of $400,000 approved in the 1974 Supplemental Capital Budget subject to this report, be provided for installation of COMPUTER-AIDED DISPATCHING;

(3) That this Council recommend to the 1975-76 Council that $400,000 be provided in the 1975 or 1976 Supplementary Capital Budgets for installation of the DIGITAL TERMINALS;

(4) That funds totalling $230,000 be provided from the 1974 Unallocated Supplementary Capital Budget for basic renovations to the Communications area;

(5) That implementation of the DIGITAL COMMUNICATIONS systems be carried out in stages;

(6) That implementation of the new centre and the first stage of its operating system take place in conjunction with the implementation of the 9-1-1 emergency telephone system which is to go into service July 1, 1975;

(7) That additional funds for 8 temporary civilian dispatchers ($45,000 in 1975, $42,000 in 1976 - in 1974 dollars) be provided in the Police Department's operating budget for an immediate improvement in service during the implementation period;

(8) That civilians be hired for the radio dispatcher and emergency telephone operator positions in the new centre, reducing the police force by 16 officers (in accordance with Appendix B);

(9) That a new 24-hour position of Chief Dispatcher be created to be filled by a police officer of the Corporal rank (in accordance with Appendix B). The new positions in items 5 and 6 will be reported on further by the Chief Constable and Director of Personnel Services when implementation proceeds.

MOVED by Ald. Pendakur,
THAT the foregoing recommendations of the City Engineer and the Chief Constable, be approved.

- CARRIED UNANIMOUSLY

(The report referred to and Appendix B are on file in the City Clerk's Office)

filed in Police file 8 (Series 20)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Social Services, October 17, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Control of Beer Parlours in the Downtown Eastside
Cl. 2: DERA - Proposal for Use of Carnegie Library (Old Museum Building)

The Council took action as follows:

Control of Beer Parlours in the Downtown Eastside (Clause 1)

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

DERA - Proposal for Use of Carnegie Library (Old Museum Building) (Clause 2)

MOVED by Ald. Marzari,
THAT the resolutions of the Committee contained in this Clause be received for information and that the proposal by DERA for this building be referred to the City Manager for consideration, together with all other proposals received to date, for report to Council.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Waterfront & Environment, October 24, 1974

The Council considered this report of the Committee which contains two clauses identified as follows:

Cl. 1: Sign By-law
Cl. 2: Air Pollution

The Council took action as follows:

Sign By-law (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Air Pollution (Clause 2)

Alderman Pendakur requested and received permission to withdraw the recommendations of the Committee contained in this Clause. Therefore, no further action was taken.

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for Wednesday, October 30, 1974, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR BURNING OF GARDEN REFUSE

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
THAT the By-law be introduced and read a first time.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Linnell, Marzari, Pendakur and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Federal Participation Under Section 44 Subsidies for Section 15 (Non-profit) Housing

advised that the Housing Committee at its meeting of October 29, 1974, when dealing with a progress report on housing projects in the City of Vancouver recommended that the Mayor be requested to send a telegram to the Federal Minister of Urban Affairs supporting the stand of the Provincial Government and the G.V.R.D., requesting that the Federal Government participate in Section 44 subsidies for Section 15 (non-profit) housing, pointing out that lack of such Federal Government participation would have a detrimental affect upon all non-profit housing projects in the City of Vancouver.

MOVED by Ald. Hardwick,
SECONDED by Ald. Marzari,
THAT the Mayor send a telegram to the Federal Minister of Urban Affairs as outlined above.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 5:50 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of October 29, 1974, adopted on November 5, 1974.

A. Phillips
MAYOR

E. N. Gill
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Cement Lining of Steel Feed Main

The City Engineer reports as follows:

"In 1967 a 550 feet section of steel feed main was not cement lined along with the remainder of the Haro Street Main because of the anticipated relocation of the section of pipe to the Smithe-Haro Diversion. It is now known that the relocation of this section of pipe is no longer required.

This section of pipe is experiencing a high number of leaks and cement lining is the most economical method of keeping this pipe in service. The cement lining can now be carried out as part of the current cement lining contract work. The next cement lining contract is planned in 1978. To postpone the cement lining to the next contract would necessitatate a considerable amount of maintenance work.

The estimate cost of this work is $14,000.

To comply with the West End policy guidelines, funds were allocated in the revised Water Works Five Year Plan for the installation and replacement of watermains between Denman and Burrard Streets. Cement lining of this section of watermain would be in keeping with the intention to complete all necessary work in the West End. Funds are available in Account Number 122/2101 'Watermain Installations - West End' for this work.

I RECOMMEND that the cement lining of the above section of feed main be approved and that $14,000 be appropriated from Account Number 122/2101 'Watermain Installations - West End' and allocated to Account Number 122/5413 'Cement Lining of 18, 24, 25 and 32-Inch Steel Water Pipe in Place' to permit the above cement lining to be included in the current contract work."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

2. Contract No. 735 - Construction of Terminal Central Sewage Pumping Station

Tenders for the above were opened by the City Manager on October 7, 1974 and referred to the City Engineer for report. The officials concerned report as follows:

"The tabulation is shown below. (the detailed tabulation is on file in the Sewers Engineering Branch)

Three bids have been received as follows:

i.	Mutual Construction Ltd.	$319,000
ii.	Bent Construction Ltd.	$409,925
iii.	Dillingham Corp. Ltd.	$428,605

The funds for this contract are available in Sewers Capital Accounts 0111/5901 and 111/5905. Under the terms of the False Creek Agreement the C.N.R. will contribute $100,000 towards the cost of this pumping station.

The tender from the low bidder, Mutual Construction Ltd., has been examined and is acceptable. During the last two years this tenderer has completed construction projects ranging in value from $40,000 to $400,000 as general contractors. Discussions with them indicate that they have the necessary expertise to bring this contract to a successful conclusion.

The City Engineer RECOMMENDS acceptance of the low bid from Mutual Construction Ltd. for Contract No. 735. Construction of Terminal Central Sewage Pumping Station at a total price of $319,000 (three hundred nineteen thousand dollars). Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved subject to a contract satisfactory to the Director of Legal Services.

3. Revision of the Water Works By-law #4157

The City Engineer reports as follows:

"Due to increased material and labour costs, the cost of installing water service pipes is now greater than the revenue obtained from the fees levied under the Water Works By-law, thereby requiring an increase in the fees charged for this work. Similarly, the cost of providing other work has increased sufficiently to require either an increase in fees or the initiation of a fee.

A new fee is also required to offset a new cost that the City will incur as part of the Engineering Department's Cross Connection Control Program.

An explanation of the above recommended changes is provided in the Engineering Department's technical report to the City Manager dated October 3, 1974. To make the By-law easier to administer, and to clarify portions of the By-law, the technical report recommends changes in the wording of the By-law.

For Council's convenience, the following discussion on the major changes recommended in the technical report is given:

Proposal No. 1: Adjustment in Service Pipe Connection Fees

The present Schedule 'A': Connection Fees, were set by Council on September 28th, 1971. As shown in the following table, fees levied under the Schedule 'A' do not cover the cost of installing these services.

Service Pipe Size	Present Fee	Current Cost	Proposed Fee
3/4"	$230.00	$294.00	$320.00
1"	360.00	408.00	420.00
1½"	490.00	580.00	600.00
2"	630.00	670.00	750.00
3" & 4"	875.00	1162.00	1150.00
6"	1120.00	1445.00	1450.00
8" & larger	1500.00	1630.00	1800.00 (min.) 'At Cost'

For eight-inch and larger services, individual costs can vary widely due to variations in site conditions. Because of the small number of services installed, an accurate fee is difficult to predict. Therefore, these services should be installed 'at cost'. A minimum cost is stated as otherwise it would militate against the flat rate fees for the smaller sizes.

Proposal No. 2: Adjustment in Meter Installation Fees

The present Schedule 'G': Fees for Installation of Water Meters on Streets, was set by Council on September 28th, 1971. The intention was to avert an increase in connection fees, and to encourage customers to locate meters on their own property. Although the fee schedule has been generally successful, a cost has been incurred by the City in installing water meters on private property. An additional fee Schedule is therefore proposed to partially reimburse the City for the cost of installing water meters on private property. By only requiring partial reimbursement of installation costs, customers will still be encouraged to locate meters on private property, thereby reducing the City's maintenance costs.

Similar to the Schedule 'A' fees, to provide for increased costs, the fees charged for meters installed on City property should be increased. Also because of the small number of meters installed in some sizes, 'at cost' fees are proposed.

Cont'd . . .

Clause 3 cont'd

Meter Size	Proposed Fee for Meters Installed on Private Property	Present Fee for Meters Installed on City Property	Proposed Fee for Meters Installed on City Property
3/4"	$ 40.00	$ 110.00	$ 110.00
1"	50.00	110.00	110.00
1½"	60.00	135.00	135.00
2"	70.00	145.00	145.00
3"	110.00	650.00	1100.00
4"	140.00	1000.00	1240.00
6"	200.00	1100.00	1440.00
8"	250.00	1200.00	at cost
10"	300.00	1300.00	at cost
4" Fire	250.00	1300.00	1520.00
6" Fire	300.00	1750.00	2100.00
8" Fire	350.00	1900.00	at cost
10" Fire	400.00	2100.00	at cost

Proposal No. 3: Initiation of Fee for Cross Connection Control Device Installed on City Property

Under Section 14, Part II of the Water Works By-law, no customer or person shall connect or allow to remain connected to the City water system, piping which under any circumstances may allow contamination of the potable water supply. Where there is a high probability that contamination could occur, in order for customers to obtain water, the City requires that the City system be protected by an approved mechanical device to prevent a return of water to the City water system.

In the past, there has not been a defined allowance for the cost of installing and maintaining a cross-connection control device on City property. Many such devices must be installed on City property where, in general, no regular water rate billing is made. The simplest method of obtaining maintenance funds for these installations is in an 'extra' first cost charge; the extra charge to be equal to the installation charge. The alternative of this would be an annual fee schedule which, as a result of the many types of devices available, would be too cumbersome to administer.

Proposal No. 4: Change in Basis of Charging for Thawing Service Pipes

The City does not undertake to thaw private service pipes or other plumbing, except in circumstances where there is doubt as to whether the ice blocking the service pipe is in the private portion of the service pipe. At present, when the City thaws a service pipe and is satisfied that the frozen portion of the system is within the private service pipe, a thawing fee of $10.00 for a single family dwelling and $25.00 for all other properties is charged.

Because of the wide variance in the cost of thawing frozen water services, it is proposed that this work, when undertaken, be done "at cost". Individual estimates are impractical, therefore, a standard deposit of $25.00 for a single family dwelling and $50.00 for all other properties is proposed.

The City Engineer RECOMMENDS that:

i. The proposed By-law changes, as tabulated in the technical report to the City Manager, dated October 3, 1974, and in part outlined above, be approved in principle.

ii. The Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law.

Cont'd . . .

Clause 3 cont'd

iii. The effective date of the By-law and rate schedule be December 2nd, 1974.

The Director of Finance concurs in the proposed fee changes outlined above, and in the detailed technical report to the City Manager."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Proposed P.C. Concrete Sidewalks Abutting Parks Throughout the City

The City Engineer reports as follows:

"We have received a request from the Board of Parks and Recreation to construct P.C. Concrete sidewalks abutting Parks throughout the City. These walks were chosen according to a priority establish d by the amount of public use. The locations of the proposed walks are listed as follows:

a. Eburne Park - South side of 71st Avenue between Oak Street and the lane west of Fremlin Street.

b. Queen Elizabeth Park - South side of 33rd Avenue between Ontario Street and Midlothian Avenue.

c. Prince Edward Park - East side of Sophia Street between 21st Avenue and 22nd Avenue.

d. Gordon Park - East side of Argyle Street between 49th Avenue and 53rd Avenue.

e. Killarney Park - West side of Killarney Street between 48th Avenue and approximately 126 feet north.

f. Braemar Park - East side of Laurel Street between 26th Avenue and 27th Avenue.

g. Heather Park - South side of 18th Avenue and North side of 19th Avenue between Willow Street and Heather Street.

h. Granville Park - South side of 14th Avenue between Pine Street and Fir Street and West side of Pine Street between 15th Avenue and lane north.

i. Memorial West Park - East side of Wallace Street between 31st Avenue and 33rd Avenue.

j. Linear Park on North side of Rosemont Drive between Kerr Street and 58th Avenue.

k. Adanac Park - West side of Boundary Road between Adanac Street and approximately 728 feet south.

I consider it desirable and in the public interest to construct these sidewalks.

The estimated cost to construct these sidewalks is $68,500.00. Funds for this work are available in the 1973 Streets Capital Budget, Account Code Number 148/7913, 'Walks Abutting Schools and Parks - Unappropriated'.

I RECOMMEND that these sidewalks be constructed."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 565

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Continental Hotel

City Council, on April 30, 1974, adopted the following recommendation:

> "THAT the YWCA be given notice of termination immediately with termination of occupancy and management, effective on October 31, 1974."

In accordance with that resolution, the City Clerk, on April 30, 1974, sent a letter to the association, which was acknowledged by Miss Cleta M. Herman, the Executive Director.

Also on April 30, 1974, the following recommendations were approved:

> "THAT an architect be retained to prepare drawings and tender forms for the additional renovations and furnishings necessary..."; and

> "The firm of Paul Smith Associates be appointed Architects for renovation to the Continental Hotel, and the Board of Administration be authorized to negotiate the fee."

Terms of reference were prepared and in September, 1974, the architects submitted a report on the architectural, electrical, and plumbing renovations required to bring the building "to a reasonable and acceptable residential standard" for elderly people. The estimated cost for this work, including a provisional sum for furnishings, was $470,400; the architect strongly recommended installation of a new heating system, at an estimated cost of $132,000, making a total of $602,400.

On September 12, 1974, a copy of the report was forwarded to the Minister of Human Resources, requesting concurrence so that the architect could call tenders and work commence shortly after vacation of the building by the YWCA.

To date, no instructions have been received from the Minister, the building now stands empty and is under the supervision of the Supervisor of Property and Insurance. Suitable arrangements for security have been made by the Supervisor.

In the original arrangement with the Department of Human Resources, the City advanced $339,000 for the renovations of the building so that the YWCA could operate the building as temporary shelter for transient young women. This advance was to be amortized over ten (10) years, at a rate of 8 1/2%. In addition, the Province was to pay a rental of $700 per month, fire insurance and City taxes.

The unamortized balance is approximately $250,000, and at present the monthly payments are approximately:

Amortization	$4,203	
Rental	700	
City Taxes	910	
Fire Insurance	167	$5,980.

As City Manager, I RECOMMEND that the Supervisor of Property and Insurance continue to maintain security and other measures required for the safety of the building, and that the Provincial Department of Human Resources continue to be billed monthly for the amortization and other charges noted above;

FURTHER, I RECOMMEND that a Special Committee of Council be appointed, with the City Manager, to meet with the Minister of Human Resources, to make a decision on the future use of the building.

FOR COUNCIL ACTION SEE PAGE(S) 565

FINANCE MATTERS

A-7

RECOMMENDATION

1. Industrial Waste Control Program

The City Manager has received the attached report from the Director of Permits and Licenses. In summary, he states:

(1) The original position of Industrial Waste Control Inspector was established to control discharge of industrial waste and protect the City Sewer System from damage. The City Engineer, as a result of recent experiences of increasing damage to the City Sewer System by deleterious effluents and because of greater volume of noxious/explosive gases, supports increased enforcement.

(2) The Greater Vancouver Regional District, Federal and Provincial Governments have established stringent regulations concerning discharge of toxic chemicals and noxious wastes in the G.V.R.D. sewer system, streams, rivers and the ocean. The Chief Engineer, G.V.R.D., has drawn attention to concentrations of heavy metals exceeding regulations and City by-laws. He requests inspections to minimize these discharges.

(3) The present program is divided in two parts:

(a) Emergency conditions requiring immediate attention. Recent examples:

(i) Shrimp shells clogging wet well of sewer pumping stations.

(ii) Noxious gases in a sewer line which prevent maintenance crews from carrying out required repair work.

(iii) Oil escaping into Burrard Inlet from unknown source.

(b) Routine inspections, covering problems in recent months, such as:

(i) Examination of fish processing plants and related disposal problem.

(ii) Heavy duty equipment repairs and cleaning operations (trucks, earth moving equipment, etc.).

(iii) X-ray, photographic and other laboratory operations with heavy metal disposal problems.

(iv) Gas station - oil disposal and gasoline leakage problems.

In addition, a survey of commercial and industrial directories indicates that there are approximately 2,500 business operations in the City, most of which have never been inspected for industrial waste control.

All of these businesses are considered to have industrial waste disposal problems and are currently contributing to the undesirable quality of effluent being discharged into either the Burrard Inlet, Fraser River, G.V.R.D. disposal system or onto private or public property, and endangering or destroying public utilities.

Cont'd...

To extend the program of Industrial Waste Control to these 2,500 business operations (see page 4 of major report for types of business), it is RECOMMENDED that two (2) additional positions be established.

(4) The additional cost for additional salaries, fringe benefits and auto allowance in 1974 is $2,332 ($30,390 in a full year). The new and non-recurring cost for equipment, furniture and provision of space is $5,085. There is no funding in the existing Departmental budget to cover these additional costs. The Comptroller of Accounts advises that approval of this report will necessitate funding of $7,417 from Contingency Reserve.

The Director of Permits and Licenses RECOMMENDS that:

(a) The present staff of two be increased to four, by establishment of two (2) new positions.

(b) That funding of $7,417 be made available from Contingency Reserve.

(c) The Director of Personnel Services report to the City Manager on the classification of the additional positions.

(d) One (1) new position be granted auto allowance on the regular basis. (The other will be supplied with existing City vehicle.)

(e) The Director of Permits and Licenses and the Director of Legal Services prepare an amendment to the By-law, to provide for the issue of a permit and to charge a fee for the discharge of industrial waste into City sewers.

A copy of this report has been made available to the V.M.R.E.U.

The City Manager RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

Note:

See Appendix "A" attached for time distribution.

CONSIDERATION

2. Required Approval of Council for Tenancy Agreements Exceeding Three Years

The Director of Legal Services reports as follows:

"Under section 20(4) of the new Landlord and Tenant Act, a landlord may not enter into a tenancy agreement exceeding three years unless he has first obtained (in the case of the City) the approval of City Council.

The Act also provides that when a tenant has been given notice as required by the Act (except short notice as specially allowed in certain cases) the Rentalsman may set the notice aside if it is determined that the Landlord is intending to enter into a lease exceeding three years and has not got Council approval.

Cont'd...

The Rentalsman has indicated that it would be helpful if it were known what Council's views are on long-term leases.

A similar situation arose with respect to conversion of existing rental accommodations into Strata Titles. Council will recall that it passed a "moratorium" resolution. Council could, in the case of long-term leases, indicate a similar view, namely that for a year Council is not prepared to approve leases of residential premises exceeding three years unless the tenant consents; or Council could consider and lay down policy guidelines indicating the circumstances under which leases in excess of three years might be approved."

The City Manager submits the foregoing report for Council's CONSIDERATION.

RECOMMENDATION

3. Rental of City Hall Space - Assessment Authority

The Director of Finance reports as follows:

"On October 8, 1974 City Council received an information report on the transfer of the Assessment function to the B.C. Assessment Authority. Council at that time was advised that negotiations were underway with the Assessment Authority to lease the space presently occupied by the Assessment staff on the main floor of the City Hall.

Agreement has now been reached with the B.C. Assessment Authority to lease the area on a month to month basis commencing July 2, 1974 at $4,625.00 per month including parking and furniture and equipment. This is the rental rate asked for by the City and agreed to by the Assessment Authority.

The increase in revenue for 1974 will be included in the report to Council on the September Revenue Budget review.

The month to month lease allows the City to terminate the lease on 30 days notice and use the space for other civic purposes if required.

The Assessment Authority has indicated that they will be approaching the City in early 1975 requesting consideration for a three year lease with option to renew. They also indicated that they would be interested in purchasing the furniture and equipment presently in use by the Assessment staff. These latter items will be reported to Council at a later date.

The Supervisor of Property and Insurance is of the opinion that the proposed rental represents an economic rental for this area and it is, therefore,

RECOMMENDED that a month to month lease be entered into with the B.C. Assessment Authority on the foregoing basis drawn to the satisfaction of the Director of Legal Services and that the Mayor and City Clerk be authorized to sign the lease on behalf of the City."

The City Manager

RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 566

PERSONNEL MATTERS

RECOMMENDATION

1. Residence Regulations - Fire Department

The Fire Chief reports as follows:

"On October 3, 1972, City Council approved a recommendation extending the permissible living areas for firefighters on a two year trial basis to include the following areas:

The Village of Lions Bay
The Municipalities of Delta and Surrey
The Municipalities of Pitt Meadows on the south side of the Dewdney Trunk Road to the eastern boundary
The Municipality of Coquitlam northern boundary west to the Indian Arm.

No change was made to the requirement that a maximum 25% of the members were permitted to live in the extended areas or that prior permission was required from the Fire Chief to maintain a residence in the extended areas.

These new regulations have now been in effect for two years with no problems being encountered.

The Fire Chief recommends the residence regulations approved by Council in 1972 for a two year trial period be approved on a permanent basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 566

PROPERTY MATTERS

RECOMMENDATION:

1. LOT F, SUBDIVISION 6, BLOCK 19,
District Lot 526, Plan 4855
Situated: North Side of 36th Avenue,
East of Yew Street

The Supervisor of Property & Insurance reports as follows:-

"Lot F, Subdivision 6, Block 19, District Lot 526, Plan 4855, situated on the North side of 36th Avenue East of Yew Street is a portion of a park site. As it was necessary to establish the boundaries of this property, the Parks Board requested the City Engineer to conduct a survey of this site.

The City Engineer has prepared a Survey Plan marginally numbered LC 512 for registration in the Land Registry Office and it is

RECOMMENDED:

That the Mayor and the City Clerk, or their Deputies, be authorized to sign the survey plan of Lot F, Subdivision 6, Block 19, District Lot 526, Plan 4855, on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION AND RECOMMENDATION:

2. EASEMENT AGREEMENT FOR A SEAWATER INTAKE PIPE - 6,000 Sq. Ft. in Area; Fronting Stanley Park.

The Supervisor of Property & Insurance reports as follows:-

"On December 30, 1963, City Council recommended that the City enter into a formal easement agreement in respect to a seawater intake pipeline to supply the Vancouver Public Aquarium. The executed easement agreement is on a year-to-year basis, and is subject to a nominal rental of $25.00 per annum.

By way of a registered letter, dated July 31, 1974, the National Harbours Board has given notice to terminate the easement agreement, effective October 31, 1974. They advise that they will enter into a new agreement from November 1, 1974, subject to the nominal rental being increased to $150.00 per annum.

The Board of Parks and Recreation, by way of a letter dated August 12, 1974, has requested that the easement agreement be renewed as the seawater intake pipeline is an integral part of the aquarium, and essential to its operation.

RECOMMENDED
THAT the Mayor and City Clerk be authorised to sign the new easement agreement with respect to the seawater intake pipe in Stanley Park at a nominal rental of $150.00 par annum, subject to the agreement being to the satisfaction of the Director of Legal Services."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for its CONSIDERATION AND RECOMMENDATION.

Cont'd.....

CONSIDERATION:

3. PROPOSED DEVELOPMENT - NELSON PARK SITE
Blocks 22 and 23 - District Lot 185
Responsibility for Relocation of Tenants
In Block 22.

The Supervisor of Property and Insurance reports as follows:-

"The City of Vancouver and the Board of School Trustees now have title to all of the lands in Block 22, D.L. 185, and approximately 2/3 of Block 23, D.L. 185 has been acquired, on a long-range program, for park purposes.

The School Board ownership in Block 22 is a parcel of land known as Parcel G, Block 22, Portion D.L. 185, situated on the N/S of Comox Street, East of Bute Street. All the original improvements have been moved from the School Board site and the land is now improved with a portable school building, with the westerly portion being developed temporarily as park.

Reference is made to Minutes of the Standing Committee on Civic Development of July 11th, 1974, Item 1, which were approved by City Council at its meeting on July 23rd, 1974. You will note from the Standing Committee Minutes that a new design concept for an integrated development for park, school, community and residential facilities for the two-block area known as Nelson Park had arisen out of discussions with representatives of the School Board, Park Board, West End Planning Team and organizational representatives of the community. The recommendations of the Standing Committee on Civic Development on July 11th, 1974, which were adopted by Council, are as follows:-

'A. THAT Council reaffirm its intention for comprehensive development of this site.

B. THAT the Supervisor of Property and Insurance negotiate with the Vancouver School Board for the transfer of land.

C. THAT City officials be requested to process the School Board's Development Permit Application in the normal way, having regard to the density and other restrictions of the West End Guidelines; with particular emphasis on the suitability of the development for housing families with children.

D. THAT the landscaping be carried out to standards acceptable to the Superintendent of Parks. '

In a memo to the Director of Finance, July 26th, 1974, the Supervisor of Property & Insurance advised that he was concerned with the possible conflict between the action mentioned above, and the action taken by Council on June 11th, 1974, with respect to alterations to City-owned multiple dwellings for compliance with the fire by-law. In the report of June 11th, 1974, we mentioned the problems of the existing tenants in the Minaki Lodge and Lorne Apartments, with particular emphasis on the lack of alternate accommodation for residents of the Minaki Lodge.

The recommendation that the Supervisor of Property & Insurance negotiate with the Vancouver School Board for the transfer of land will mean, in effect, that the new School/Community Complex will require the demolition of improved properties, including Minaki Lodge and Lorne Apartments.

I discussed this matter with the Chairman of the Standing Committee on Civic Development, Alderman Hardwick, who stated that the Civic Development Committee had listened to various differing views from the Board of Parks, School Board, West End Planning Team, etc., and their action of July 11th, 1974, was accordingly a ruling as to how development would proceed. Alderman Hardwick also stated

Cont'd.....

Clause No. 3 (Cont'd)

that intentionally the Minute did not cover such points as disagreement between the various Boards -- that the improvements on Block 22, D.L. 185 will have to be removed -- or that Block 23, D.L. 185 will remain in its present state for the time being. Alderman Hardwick stated that it was the intention that the City would exchange lands with the improvements existing thereon so that the School Board could take care of the relocation of tenants and demolition of the improvements. After further discussion with Alderman Hardwick, it was agreed that I would discuss the matter of timing of the development with Mr. Pritchard of the School Board to clarify the situation with respect to Minaki Lodge and Lorne Apartments and other improvements and co-ordinate our efforts in line with the proposed construction programme. He stated that, if after discussion with the School Board, there seems some loose ends unresolved, then a report could be prepared and submitted to Council.

I, on August 14th, 1974, met with Mr. Pritchard and Mr. Jack Robertson, of the School Board, and discussed the proposed development. I told them specifically that the rehousing for people in the Minaki Lodge and Lorne Apartments would be a real problem and they should immediately determine the date that vacant possession will be required on the new site and arrange a programme for the relocation of the tenants by that time. Both School Board representatives stated that they had not, to the present, ever been involved in a major relocation project since most of their acquisitions were single family dwellings. They stated further that the School Board would have been quite content to develop their school facility on existing Parcel G, Blk.22, D.L. 185, but they had agreed that a change in site was necessary due to the integrated design concept which had been worked out with other organizations. They then made the request that the City of Vancouver, Property & Insurance Office, arrange on their behalf, to obtain vacant possession of the new site for the proposed School/Community Complex and that the Supervisor of Property & Insurance make formal application in this regard.

It was agreed that the Board of School Trustees would arrange for Norman S. Jones, architect, to supply the Property & Insurance Office with plot plan showing the new site boundaries, and also to advise the date that construction might commence.

I am attaching a letter of September 17th, 1974, from Jones Haave Delgatty Architects, together with an attached plan. Several items in this letter and plan are noted. One, the new site for the proposed School/Community complex is a much larger area than existing Parcel G, owned by the School Board, and it will, therefore, not be a straight land exchange, but will be a more complicated transaction. Once the boundaries have been verified and the square footage worked out, then negotiations for the exchange can be proceeded with. I am not certain at this stage whether the total increase in area will be chargeable to the Board of School Trustees or to other community organizations (as in Britannia). In Mr. Jones' letter, he states as follows:-

> ' We believe that it will require the balance of this year to complete the rezoning of the site for the complex. We will then require at least until the end of May, 1975 to develop the working drawings and tender documents. It is doubtful that construction would commence until July, 1975. '

The rehousing of occupants of Minaki Lodge, which is operated as a board residence facility for senior citizens, will be a most difficult task, whoever undertakes it. For this reason, it is essential that the decision as to who will be responsible for this function be determined, that is, either the Board of School Trustees or the City of Vancouver, through the Property & Insurance Office."

Cont'd.....

Clause No. 3 (Cont'd)

The City Manager refers the request of The Board of School Trustees regarding the relocation of tenants in Block 22, District Lot 185, to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 566-7

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Zoning and Development By-law Amendment Strathcona CD-1

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"Discussions are presently under way with the Shon Yee Society and SPOTA for the development of Lots C & D in Strathcona. Council has determined that the site should be used for family homes, a personal care home and some senior citizen housing.

The site is presently zoned CD-1 and the By-law #4393 which established the CD-1 zoning for this and adjacent sites, provides for the following uses:

1. Church
2. Community Centre
3. School
4. Institutional uses similar to the above
5. Senior Citizens Housing
6. Apartments
7. Uses ancillary to the above cases
8. A building or use erected in this District required by a public authority.

The family homes recommended may be in the form of townhouses. Townhouses and personal care homes are not listed as uses under CD-1.

It is therefore RECOMMENDED that the Director of Planning be instructed to make application to amend the CD-1 By-law #4393 for Lots C & D, Block 122, D.L. 196 to add the following uses:

9. Townhouses
10. Personal Care Home,

and that such application be referred directly to Public Hearing after a report has been received thereon from the Vancouver City Planning Commission."

FOR COUNCIL ACTION SEE PAGE(S) 587

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Use of Transitway for Construction Vehicles - Block 42

The City Engineer reports as follows:

"When the agreements for construction arrangements for Block 42 (Granville-Howe-Georgia-Dunsmuir) were signed, the Granville Mall was not envisaged. As a result, ~~access~~ arrangements which were previously possible cannot now be implemented. The contractor has recently written us to request permission for construction vehicles to use the Mall between Dunsmuir and Georgia, to avoid an unexpected delay to the project of three to four months.

The attached sketch shows the construction access provided for in the original agreement and the provisions which have actually been made for the project to date. The contractor does have full use of the street west of the west curb of the transitway, but his access is restricted to Dunsmuir Street. Construction equipment will from time to time block the use of this strip for access. The contractor wishes permission for vehicles servicing his site to pull around such obstructions, using the transitway.

We would not permit the use of the transitway for such a purpose in any new construction project, since the Mall is now in existence and any access restrictions it may impose could be taken into account in construction plans. However, since the agreement for Block 42 construction could not recognize these access restrictions, it seems appropriate to make special arrangements for this work in order to expedite construction.

Specifically, we propose to relax our policy on truck permits for Granville Mall and issue permits allowing construction vehicles to use the Mall to pull around obstructions west of the west curb of the transitway adjacent to Block 42. It is estimated that this will only be required for about 10 to 20 trucks per day. If Council approves it, this "once off" policy relaxation will be granted in accordance with the following conditions:

(1) Trucks not be permitted to use the Mall from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

(2) All trucks be required to have individual permits in accordance with the by-law.

(3) Use of the Mall to be restricted to the block between Georgia and Dunsmuir, with access from Dunsmuir only and exit westbound on Georgia only.

(4) Construction vehicle access to the transitway to be made only under flagman control.

(5) Pacific Center to pay costs for repair of any damage which may result from heavy construction vehicles being driven over the curb.

This proposal has been discussed with B.C. Hydro staff, who believe it will be acceptable to them.

The City Engineer RECOMMENDS Council approve a relaxation in policy for issuance of truck permits for Granville Mall to permit Block 42 construction, in accordance with the conditions outlined in this report."

FOR COUNCIL ACTION SEE PAGE(S) 567

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was held on Thursday, October 17, 1974 at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Rankin (Chairman) Aldermen Hardwick and Marzari
ABSENT:	Alderman Gibson
CLERK:	H. Dickson

RECOMMENDATION

1. Control of Beer Parlours in the Downtown Eastside

Vancouver City Council at its meeting of October 8, 1974, when considering a report from Superintendent Herdman, Police Department, dated September 13, 1974 with respect to the operation of a number of beer parlours in the downtown eastside, recommended that the owners of the Anchor Hotel appear before Council to show cause why their license should not be suspended. In addition, Council referred the balance of the Police Department report to the Standing Committee on Social Services for consideration.

Inspector V. Lake, Police Department, appeared before the Committee and reviewed the statistical reports submitted with the Police Department report of September 13, 1974. These statistical reports covered incidences which occurred in the following premises during the perior May to August, 1974 in this area:

Balmoral Hotel
Brandiz Hotel
Carlton Hotel
Columbia Hotel
Dominion Hotel
Marr Hotel
New Dodson Hotel
No. 5 Orange Hotel
Pennsylvania Hotel
Rainier Hotel
Regent Hotel
Stratford Hotel
Sunrise Hotel
Travellers Hotel
VanPort Hotel
West Hotel

The Committee gave particular consideration to the following five hotels which the statistics indicated had the poorest operating experience:

No. 5 Orange Hotel
Pennsylvania Hotel
Stratford Hotel
Sunrise Hotel
West Hotel

(copies of the statistical reports with respect to these five hotels are circulated for information)

cont'd .....

Clause No. 1 continued

Mr. S. G. Johnson, Vice-president of the Sunrise Hotel, made representation to the Committee on this matter. He expressed concern over the apparent decrease in policing of the area in the last 6-8 months and requested that additional policemen be assigned to the area. Mr. Johnson also stated there is some reluctance on the part of the beer parlour operators in the area to call the Police when needed as these calls are recorded and the resultant statistical report reflects badly on the hotel in question.

Mr. Johnson advised that for over a year, two particular officers were assigned to the area and these officers developed a good knowledge of the people and conditions. However, these officers had been moved to another area. In response to this, Inspector Lake advised that the Police Department having considered a petition of over 300 signatures requesting that the two police officers in question be retained in the area, agreed to the retention of one of the officers on this particular beat.

The Committee also noted a communication from D.E.R.A. dated September 15, 1974 alleging that because of decreased police manpower in the area, the "drug trade" has returned to the downtown eastside.

The Committee was advised that the Special 8-man Police 'Task Force' which had operated in the area last year has been disbanded and that, at present, there are only four officers patrolling this area during the evening and night hours.

A representative of the No. 5 Orange Hotel stated the hotel has three doormen, a floor-walker and a porter who patrol the beer parlour and that, because of this, previous problems of patrons going out the back door to smoke dope and then return to the beer parlour via the back door, is under control. To further control this situation, a man has been posted at the back door to ensure no one re-enters the beer parlour by this door.

Following discussion with those present, it was

RECOMMENDED

A. THAT the owners and operators of the Pennsylvania, Stratford and West Hotels be requested to appear before the Standing Committee on Social Services to discuss the unfavourable Police reports with respect to their beer parlour operations; and that representatives of the Liquor Administration Branch of the Department of the Attorney-General be invited to be present;

B. THAT the oral reports of the representatives of the Sunrise and No. 5 Orange Hotels be received and that the operators of those beer parlours be urged to improve their operations;

C. THAT Council request the Police Board to re-instate policing of the East Hastings area to the same level as was in effect in the summer of 1973.

INFORMATION

2. DERA - Proposal for Use of Carnegie Library (Old Museum Building)

The Committee had for consideration a letter dated October 12, 1974 from Mr. D. Birch, Community Agent, D.E.R.A., requesting the Committee to recommend that Council develop the Carnegie Library, corner of Main and Hastings Streets, as a Multi-use Neighbourhood

cont'd ....

Clause No. 2 continued

Services Facility, providing education, such as basic nutrition, hot-plate cookery, etc. and a branch library; comprehensive recreational centre comprising a gymnasium complex and craft centre; Health facility to include home care and other needed medical services; Human Resources services, e.g. counselling, housing registry, legal assistance, etc.

A representative of the Property & Insurance Office advised that, in accordance with a Council resolution of April 23, 1974, tenders for proposed uses of this building were called by the City and opened August 26, 1974. Only one proposal was received and the Supervisor of Property & Insurance is currently preparing a report to Council on this proposal.

It was noted that the use proposed by D.E.R.A. for this building was formulated from replies solicited by D.E.R.A. from a number of local agencies and associations.

Following discussion, it was

RESOLVED

THAT the Standing Committee on Social Services endorses the concept of the Carnegie Library (Old Museum Building) being used as a Multi-use Facility for residents of the Downtown Eastside;

FURTHER THAT the Medical Health Officer, representatives of the Human Resources Department, the Community Education Branch of the School Board, the Library Board and the Board of Parks & Recreation be requested to appear with representatives of D.E.R.A. at an early meeting of the Standing Committee on Social Services to provide an opportunity for detailed discussion of the D.E.R.A. proposal.

FOR COUNCIL ACTION SEE PAGE(S) 569

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

October 24th, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #2 Committee Room, third floor, City Hall on Thursday, October 24th, 1974 at approximately 3:30 P.M.

PRESENT:	Alderman Pendakur (Chairman) Alderman Gibson Commissioner DuMoulin
ABSENT:	Alderman Linnell (on Leave of Absence) Alderman Massey (on Civic Business)
CLERK:	M. Cross

RECOMMENDATION

1. Sign By-law

On August 13th, 1974 Council allocated $5,000 to cover the costs of printing 1,000 copies of an explanatory brochure to accompany the Sign By-law. Mr. D.M. Hickley, Assistant Director, Civic Development, advised the Committee that the cost of printing an additional 500 copies would be $1,000. It was felt that the additional copies would be required and the Committee therefore

RECOMMENDED:

THAT an additional $1,000 be allocated to the Director of Planning to cover the cost of printing a further 500 copies of the explanatory brochure to the Sign By-law, such funds to be made available from Account Code 7308/93, Printing Sundry Reports-Planning Department.

2. Air Pollution

The Chairman advised that notices have appeared in newspapers advising people that outdoor burning would be allowed for two weekends in various municipalities. At the present time, the level of pollution on the Lower Mainland was beyond a tolerable level. Although air pollution measures and control are Greater Vancouver Regional District functions, control of outdoor burning is a municipal function.

RECOMMENDED:

THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities

FURTHER THAT in the interim, the City Engineer be requested to co-ordinate the times that outdoor burning is allowed, based on the level of air pollution in the City.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 569

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 31, 1974

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 31, 1974 in the No. 1 Committee Room at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich

ABSENT: Aldermen Gibson and Rankin

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements on the Initiative and by Petition

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY.

COURT OF REVISION

P.C. Concrete Sidewalk, P.C. Concrete Sidewalk (School Collector Walks) on the initiative, Improvements made on Granville Mall — Schedule #428

and

Pavements and Curbs, Lane Pavement, P.C. Concrete Sidewalk, P.C. Concrete Sidewalk (School Collector) by Petition — Schedule #429

The Court received from the Assessment Commissioner, Schedule #428 listing a number of Local Improvement projects at various locations on the initiative. The Court also received from the Assessment Commissioner, Schedule #429 listing a number of Local Improvement projects by petition, which had been requested by the majority of the assessed owners by means of sufficiently signed petition.

In respect of Schedule #429, the Assessment Commissioner requested the Court to adjust the measurements of the following project:

"ITEM 113

P. C. Concrete Sidewalk on the East side of Slocan Street from Charles Street to the lane north of Charles Street.

Flankage assessed (Residential)	- From 27.50' to 13.75'
Flankage exempt (Residential)	- From 82.50' to 96.25'

ORIGINAL ESTIMATED COSTS		ADJ. ESTIMATED COSTS	
City	$ 838.	City	$ 941.
Property Owners	206.	Property Owners	103.
TOTAL	1,044.	TOTAL	1,044.

This project has been designated a School Collector Walk. Under the Local Improvement Procedure By-law, Part I Section 5 Subsection 1A, the city shall contribute eighty-seven and one-half per centum (87½%) of the cost of the project as would otherwise be specially assessed against flankage property benefited by the construction of sidewalks on school collector

cont'd ....

Schedules #428 and #429 (continued)

streets in a residential area. In this instance the only property affected by this project, Lot 16, Block 1, District Lot Section 23 S.W. Qtr., was not assessed as a School Collector Walk. (City Share 75%, Property Owners Share 25%). We request the Court of Revision to adjust the measurements as noted above.

Council as a Court of Revision has the authority to make the above noted adjustment to Item 113 under Section 511 of the Vancouver Charter."

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the measurements of Item 113, Schedule #429 be amended as requested by the Assessment Commissioner.

- CARRIED UNANIMOUSLY.

The Court heard the following representation with respect to variation of assessment because of the abnormal shape of the parcel in question.

	Sch. No.	Proj. No.	Comments
Mrs. Mattick	429	54	requested reduction of her assessment for this local improvement on the basis of this property being a corner lot, abnormally shaped and therefore requiring higher payment than adjacent lots on Edgar and Haggart Streets. The City Engineer explained that this parcel had in fact been given special consideration when the assessment for the Local Improvement was being levied.

MOVED by Ald. Bowers
SECONDED by Ald. Linnell,
THAT the assessment for Parcel 11, Project #54, Schedule #429 remain unchanged.

- CARRIED.

(Alderman Pendakur opposed)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT Schedules #428 and #429 as submitted by the Assessment Commissioner and amended by this Court, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY.

COUNCIL

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY.

Local Improvement Subsequent Procedure -
Schedules #428 and #429

The Council received the following representations speaking to the projects listed:

cont'd ....

Local Improvement Subsequent Procedure - Schedules #428 and #429 (continued)

	Sch. No.	Proj. No.	Comments
Mrs. D. Eaton	428	15	requested Council to proceed with this project for a P.C. Concrete Sidewalk on a School Collector St. on special grounds as it was defeated, not having received the sufficiently signed petition. She submitted a brief which stated that the original school collector walk in this area (Ontario Street) is not servicing the large build up of area west of Ontario Street; a safe connection to marked crosswalk at west side of Manitoba and West 59th is required; large numbers of children use this portion of Manitoba for school collector walk and slanted boulevards, overgrown bush, and planted gardens prevent usage of the adjacent area of roadway by the children for safe passage.
Const. Ell, Van. Police School Safety Patrol	428	15	supported the request that this project be proceeded with.
Mr. McGavin, Children's Hospital	428	15	advised the Hospital was opposed to the project because their property adjoining Manitoba Street is vacant, however, he was not aware that Manitoba was used as a school collector street and he indicated that this might cause the Hospital to reconsider its position.

. . . . . .

A number of other persons present at the meeting spoke in support of Mrs. Eaton's request.

. . . . . .

Mrs. Campbell	429	66	in favour of the project but requested that speed bumps be installed to protect the children in the area.
Mr. Lewis	429	14	not in favour of proposed 27' wide pavement, requested that the pavement be increased to 32'. He also raised the point that there are two 4-way stops on Nanaimo adjacent to Mannering which results in a number of drivers using Mannering as a through street with a consequent traffic hazard to children.

Council noted a report from the City Manager dated October 17, 1974 concerning subsequent procedure recommending that the initiative projects in Schedule #428, except the defeated items 15, 17, 20 and 21, be undertaken and the petition projects in Schedule #429 be undertaken.

cont'd .....

Local Improvement Subsequent Procedure -
Schedules #428 and #429 (continued)

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the City Engineer be instructed to contact the residents on Mannering Avenue, both sides from Nanaimo to Gladstone, to determine their wishes with respect to pavement width and that the project not proceed in the meantime.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Pendakur,
SECONDED by Ald. Massey,
THAT the City Engineer be instructed to install speed bumps in the lane east of Quesnel Drive from Quesnel Drive to Puget Drive if legally possible.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the recommendations of the City Manager contained in his report dated October 17, 1974 respecting the undertaking of the initiative projects in Schedule #428, except the defeated items 15, 17, 20 and 21, and the undertaking of the petition projects in Schedule #429, except item 14 not to be proceeded with at this time, be approved.

- CARRIED UNANIMOUSLY.

Council also considered the following report from the City Manager dated October 17, 1974 with respect to Local Improvement on Special Grounds:

"The City Engineer reports as follows:

"GENERAL

The following Local Improvement project was approved by Council on August 13, 1974 for further processing. The project which will come before a Court of Revision on October 31, 1974, has been defeated.

Schedule 428, Item 15,	Manitoba Street, West Side, from 59th Avenue to S.W. Marine Drive	P.C. Concrete Sidewalk on a School Collector Street

LIMITATIONS

When Council advances a project on Special Grounds under the provisions of the Vancouver Charter, a property owner's share is limited to an amount not exceeding 25% of his assessed land value. This sidewalk project is not affected by this limitation and the normal cost distributions will apply, as follows:

Property Owners' Share	$ 4,071
City's Share	11,826
Total Cost	$15,897

CAPITAL FUNDS

The City's share of the project is available in the 1974 Streets Capital Budget.

MANITOBA STREET, WEST SIDE FROM 59TH AVENUE TO MARINE DR.

Manitoba St. is a school collector street for children attending Sexsmith Elementary School, which is situated on the north side of 59th Avenue between Ontario and Columbia Streets.

Children are presently using the Manitoba Street roadway because no pedestrian facilities exist on either boulevard - the east boulevard has some garden encroachments and parts of the west boulevard are in a rough undeveloped condition.

cont'd ....

Local Improvement Subsequent Procedure -
Schedules #428 and #429 (continued)

The Engineering Department has received strong representation on this matter from parents local to the school and the Traffic Division (School Patrol Squad) of the Vancouver Police Department has recommended construction of the above mentioned walk.

RECOMMENDATIONS

I RECOMMEND that:

The following project for a P.C. Concrete Sidewalk on a School Collector Street be proceeded with on Special Grounds, and that Council pass the formal resolution to this effect which is being prepared, and which will require the votes of two-thirds of all the members of Council.

Manitoba Street, West Side, from 59th Avenue to S.W. Marine Drive (Schedule 428, Item 15)"

The City Manager RECOMMENDS the above report of the City Engineer be approved."

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the recommendation of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
WHEREAS a proposed project for the construction of a Portland cement concrete sidewalk, five feet in width, on the West side of Manitoba Street from 59th Avenue to S.W. Marine Drive, was recommended by the Board of Administration on 9 August, 1974, and approved by Council on 13 August, 1974;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 31 October, 1974, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the West side of the said portion of Manitoba Street, which was designated by Council as a school collector street on 13 August, 1974;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Manitoba Street;

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the West side of Manitoba Street from 59th Avenue to S.W. Marine Drive;

Local Improvement Subsequent Procedure -
Schedules #428 and #429 (continued)

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

. . . . . .

The meeting adjourned at approximately 3:00 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of October 31, 1974, adopted on November 12, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, November 5, 1974, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Rev. Kenneth Wotherspoon of Canadian Memorial United Church, the Civic Chaplain.

ACKNOWLEDGEMENT

The Mayor recognized the presence in the Council Chamber of students from the Employment Orientation Class, Vancouver Community College, under the direction of Mrs. Betsy MacDonald.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Minutes of the Regular Council meeting of October 29, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Pendakur,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Pacific Centre -
Granville Mall Lighting

The City Engineer gave a report reference on the matter of Granville Street Transit Mall lighting affecting Pacific Centre. Council noted Clause 5 of the Manager's Report (Works and Utility Matters), dated November 1, 1974, on this matter.

MOVED by Ald. Pendakur,
THAT Pacific Centre Limited be required to pay for the second set of lights as originally agreed as part of the development of Block 52.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Rental Accommodation Grievance Board
and New Landlord and Tenant Act

Council at its meeting on October 8, 1974, passed the following motion:

"THAT the Rental Accommodation Grievance Board continue until February, 1975, at which time further consideration will be given to the matter including the foregoing motions of Alderman Rankin dated September 24, 1974;

FURTHER THAT at the end of October, 1974, the Rental Accommodation Grievance Board be invited to submit a report in respect of this whole matter."

The motions of Alderman Rankin are as follows:

"THAT Vancouver City Council urge the Provincial Government to retain the Interim Rental Stabilization Act until such time as existing rent levels have been thoroughly investigated and justified, and that no rent increases be permitted until this study has been completed."

"THAT Council request the Provincial Government to amend Section 29(b) of the new Landlord and Tenant Act to permit the Council of a Municipality to pass a by-law establishing the Municipal Rent Review Bureau with all the powers which shall be vested in the Rentalsman under this Act."

Council noted a report submitted by the Vancouver Rental Accommodation Grievance Board dated October 29, 1974, in which the Board recommended that Council rescind By-law No. 4448 and dissolve the Grievance Board. The Board also recommended that Council not adopt the powers under Section 29 of the Landlord and Tenant Act to set up a Rent Review Board and made certain recommendations concerning the advisability of continuing an advisory consultative service by means of competent staff under the direction of the City Clerk. This service to be reviewed in six months' time.

The Mayor commended Mr. Banfield, Mr. Rose and Mrs. Galloway, who were present in the Chambers, for the service carried out by the Board since its inception.

Mr. Banfield, on behalf of the Board, answered questions raised by members of Council on the subject.

Council agreed with Alderman Rankin's suggestion that his original motion of September 24th, dealing with the Interim Rental Stabilization Act be withdrawn.

After amending Alderman Rankin's other motion of September 24th, re amendment to Section 29(b), it was

MOVED by Ald. Rankin,
THAT Council request the Provincial Government to amend Section 29(b) of the new Landlord and Tenant Act to permit the Council of a Municipality to pass a By-law establishing a Municipal Rental Accommodation Bureau with all the powers which shall be vested in the Rentalsman under this Act.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the Provincial Government be requested to provide funding for a Municipal Rental Accommodation Bureau.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin, Volrich and Mayor opposed)

cont'd....

UNFINISHED BUSINESS (cont'd)

Rental Accommodation Grievance Board and
New Landlord and Tenant Act (continued)

MOVED by Ald. Hardwick,
THAT the report of the Vancouver Rental Accommodation Grievance Board dated October 29, 1974, be received and referred to the 1975 Council in February.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Use of 'Vancouver' in Society's Name

City Council on September 24, 1974, by resolution, took no action to approve the request of the Birth Centre to use the name 'Vancouver' in the organization's title. Pursuant thereto, under date of October 28, 1974, a further letter was submitted from the organization asking to appear as a delegation and asking Council to reconsider its decision of September 24th. The Birth Centre attached a letter of support from Dr. H.E. McLean of the Vancouver Health Department.

MOVED by Ald. Gibson,
THAT Council authorize the use of the name 'Vancouver', but suggest the organization may wish to use the term 'Greater Vancouver Birth Centre', however, the organization be advised the use of either is permitted.

- CARRIED UNANIMOUSLY

2. P.N.E. Parking

City Council on October 22, 1974, agreed to hear a delegation from Mrs. Phyllis Alfeld on the matter of parking in the P.N.E. area. Subsequently, a letter has been received dated October 31, 1974, from Mrs. Alfeld requesting that another seven (7) delegates address the Council on the matter.

MOVED by Ald. Marzari,
THAT permission be granted to hear the delegations listed in the letter at the first appropriate meeting of Council.

- CARRIED UNANIMOUSLY

3. Request for Traffic Control during Filming of 'Kosygin is Coming'

The Council noted the following letter dated November 4, 1974, submitted by Bulldog Productions Limited:

"KOSYGIN IS COMING, a major feature film starring George Segal, starts production in Vancouver on November 12, 1974.

The most important sequence of filming - involving a helicopter flight - is scheduled to take place on two consecutive Sundays, December 8 and 15, 1974.

Our application to the Ministry of Transport for permission to film this sequence requires an assurance that civic authorities will halt traffic on certain streets for very brief periods while the helicopter is airborne.

This letter is to request such an assurance from Council stating that traffic will be halted and/or diverted as required to ensure that the helicopter sequence does not jeopardize public safety.

Our production schedule has been finalized and our technical staff is prepared to meet with the appropriate police and traffic engineering officals to establish the procedures to be followed.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Request for Traffic Control during Filming of 'Kosygin is Coming' (continued)

KOSYGIN IS COMING is a joint U.S.-British venture being produced by Elliott Kastner for the Sir Lew Grade Organization (ITV) in London and marks an important breakthrough for the film industry in Vancouver. It is the first time a major budget film of this scope will present the city as an actual contemporary locale. The potential international audience for theatre and subsequent television showings exceeds one hundred million people.

We respectfully ask your assistance in its production."

MOVED by Ald. Linnell,
THAT approval be given to Bulldog Productions Limited to halt or divert traffic on certain streets on December 8th and 15th, 1974, subject to arrangements being made satisfactorily to the City Engineer and Chief Constable;

FURTHER THAT Bulldog Productions Limited pay any costs involved on the normal policy basis.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 1, 1974

Works & Utility Matters
(November 1, 1974)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Sewer Separation Work in Manitoba and Cambie Yards
Cl. 2: Sewer Reconstruction on 8th Avenue between Balsam and Vine
Cl. 3: Tender No. 39-74-2 - Item 3 - Police Automobiles
Cl. 4: Tender No. 36-74-5 - Compressor and Filtration System for Respiratory Air
Cl. 5: Pacific Centre - Granville Street Transit Mall Lighting

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Pendakur,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(For Council action on Clause 5, see page 1)

Building & Planning Matters
(November 1, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Strathcona Uncommitted Funds
Cl. 2: Vacant Lots in Strathcona

The Council took action as follows:

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 1, 1974)(continued)

Strathcona Uncommitted
Funds (Clause 1)

Council's attention was drawn to a telegram dated November 5th, 1974, from the Vice-Chairman of the Strathcona Property Owners' and Tenants' Association informing Council that this report of the Director of Planning submitted through the City Manager had not been presented to the Strathcona Rehabilitation Committee or approved by SPOTA. The report indicated otherwise.

The organization demanded postponement of the matter.

MOVED by Ald. Harcourt,
THAT this Clause be deferred until November 26, 1974, until the matter is considered at a meeting of the Strathcona Property Owners' and Tenants' Association, following which, the organization report to Council and if they so desire, appear as a delegation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT any future reports concerning the Strathcona Rehabilitation scheme have the signatures of the partners involved appended thereto when Council considers the matter.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Pendakur, Rankin, Volrich and the Mayor opposed.

Vacant Lots in Strathcona
(Clause 2)

MOVED by Ald. Hardwick,
THAT the recommendation of the City Manager contained in this Clause be approved.

(amended)

MOVED by Ald. Harcourt in amendment,
THAT the foregoing motion of Alderman Hardwick be amended whereby the extension period referred to in this Clause be changed to read 'for six months'.

- CARRIED UNANIMOUSLY

The motion of Alderman Hardwick, as amended, was put and CARRIED UNANIMOUSLY.

Finance Matters
(November 1, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Request for Rebate of Water Rates for Senior Citizens
Cl. 2: Indemnification of Police Officers' Legal Expenses
Cl. 3: Parks Operations and Maintenance Division - Staffing Requirement
Cl. 4: Replacement of City Pound - 333 East 2nd Avenue

The Council took action as follows:

Request for Rebate of Water Rates
for Senior Citizens (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Finance Matters
(November 1, 1974)(continued)

Indemnification of Police Officers'
Legal Expenses (Clause 2)

During consideration of Clause 2, the Director of Legal Services advised that the 25% blame assessed against Constable Honeybourn should read '20%' blame.

MOVED by Ald. Bowers,
THAT the account of Mr. G.L. Murray, Q.C. in the amount of $7,707.85 for professional services rendered in defending Constables Honeybourn, Campbell, Kajander and Battcock, be approved;

FURTHER THAT the account of Mr. G.L. Murray, Q.C. in the amount of $1,003.90 for professional services rendered in connection with a charge of assault laid against Constable Horyza, be approved.

- CARRIED

(Alderman Rankin opposed)

Clauses 3 and 4

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 1, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Acquisition for Family Housing Project, Lot 42, Blocks 3 & 4, D.L. 339, N.E.¼ - Known as 6234 Frontenac Street
Cl. 2: Acquisition of Property for Street Widening - Portion of Lot 9, N.W.¼ of Block 17, D.L. 50; E/S Kerr Street between 43rd and 45th Avenues

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
NOVEMBER 1, 1974

Works & Utility Matters
(November 1, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Oxygen Deficiency Test Equipment
Cl. 2: Mount Pleasant and Grandview Terrace Day Care

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendation of the City Engineer contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 1, 1974)

Amendments to the Subdivision Control By-law #3334 and Zoning & Development By-law #3575 (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY

C. False Creek Official Development Plan and Area Development Plans

The City Manager under date of November 1, 1974, submitted the following report:

"The Director of Planning reports as follows:

'On June 27, 1974, City Council, at a public hearing, considered the following:

1. Rezoning of that portion of False Creek west of Connaught Bridge to F. C. C. D. D. (False Creek Comprehensive Development District).

2. Adoption of the proposed Official Development Plan By-law for False Creek.

3. Adoption of a proposed Area Development Plan Bylaw, for Phase 1 of Area 6 (City lands).

4. Adoption of a proposed Area Development Plan Bylaw for Area 2 (Marathon Realty and C. P. R. lands).

The above proposals were referred back, at the Public Hearing, to the Law and Planning Departments for final drafting.

On July 9, the Rezoning Bylaw (item 1 above) was finally adopted by City Council (Bylaw # 4783).

The final draft of the Official Development Plan has, however, been delayed. The principal reason for this delay has been difficulty in resolving the proper wording for those sub-sections concerned with the acoustic environment. Extensive discussions have been held by members of City staff and those persons knowledgeable in the subject including Vancouver's two principal acoustical consultant firms. It has not been possible to resolve all differences of opinion. However, to accommodate these differences, the Bylaw requirements related to acoustics have been modified to permit a greater degree of interpretation and discretionary judgment.

The change made to the proposed Official Development Plan Bylaw is purely of a technical nature. Therefore, there should be no need to refer this revised document back to a further public hearing.

Consideration of acoustic criteria is of a specialized technical nature. There is nobody on City staff with adequate knowledge in this specialized field. Therefore, it may be necessary to obtain consultant advice when development permit applications are under consideration. Funding is not available for this purpose within the Planning Department budget.

It is therefore recommended that an amount of $600 be transferred from unallocated supplementary capital to the False Creek Development Capital Account to be used at the discretion of the Director of Planning for the retaining of acoustic consultants as required, when the development permit applications in the F. C. C. D. D. zone are under consideration.'

The City Manager RECOMMENDS that the above report of the Director of Planning be approved."

MOVED by Ald. Hardwick,
THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

D. Water Street Beautification Program

The City Manager under date of October 25, 1974, submitted the following report:

" The Assessment Commissioner and City Engineer report as follows:

'The Council on 22 October 1974 sat on a Local Improvement Court of Revision and then as Council to consider the Water Street Beautification Program. It had before it the City Manager's recommendations (subject to establishment of the source of funds):

'1. That the project for Underground Wiring by Petition (Item 1 of Schedule 427A) be undertaken.

2. That the Surface Works Local Improvement, as set out in By-law 4787, be undertaken on Special Grounds: (This will require the votes of two-thirds of all the Members of Council on the formal resolution which has been prepared.) The estimated City's cost is $206,000.

3. That the 'Other work' comprising plantings, street furniture, etc., be approved at the estimated cost of $171,000.'

The Court of Revision heard representations as to the assessments of certain shallow lots for the Underground Wiring Project.

Council resolved:

'THAT the Manager's report re Local Improvement - Subsequent Procedure dated October 10, 1974, be deferred until the source of funds with respect to work is established;

FURTHER THAT the assessed formula for the frontage of certain shallow lots for the underground wiring be the same as that approved by Council with respect to the surface beautification work on Water Street, and the Assessment Commissioner report back to Council on the measurements to be assessed.'

AUTHORITY

The Council, under section 67 of the Local Improvement Procedure By-law may reduce the assessment against any property which it deems to be inequitably or unjustly affected. This requires the votes of two-thirds of all the Members of Council.

MEASUREMENTS

The properties involved are on the south side of Water Street where it meets Cordova Street. The parcels and their measurements are:

LOTS In Block 10, D.L. 541	FRONTAGE ON WATER STREET		
	Actual	Presently Assessed	By Approved Formula
1 & A	98.10	64.05 *	51.21
E.20' of 3	20	20	15.42
4 & 5	50	50	45.41

(* reflects a reduction made under the general 'equitable adjustments' provision of the By-law).

NOTE: The Property Owner's charge for Undergrounding is made up of two parts - a 'Line Rate' on a frontage basis and a 'Connection Rate' on a per-connection basis. The reduction in frontage will apply only to the line rate part.

RECOMMENDATIONS

The recommendations should be dealt with when the source of funds has been established. The Deputy Director of Planning advises that he expects that matter to be before Council on the same day as this report.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Water Street Beautification
Program (continued)

Council may implement the reduction of assessable frontage by incorporating this provision in its motion undertaking the Undergrounding Project. The recommendations thus become:

1. That the project for Underground Wiring by Petition (Item 1 of Schedule 427A) be undertaken, the assessable frontage of Lot 1, A, E. 20' of 3, 4 & 5 of Block 10, D.L. 541 on the special assessment roll being reduced according to the formula in section 5 (3) of By-law 4787 because of their shallow depth.

(Requires two-thirds of all Members)

2. That the Surface Works Improvement, as set out in By-law 4787, be undertaken on Special Grounds.

(Requires two-thirds of all Members on the formal resolution which has been prepared)

3. That the 'Other Work' comprising plantings, street furniture, etc., be approved at an estimated cost of $171,000.'

The City Manager RECOMMENDS (subject to the source of funds being established) that the foregoing recommendations be approved."

MOVED by Ald. Hardwick,
THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

I. Report from Alderman Volrich, Chairman, Standing Committee on Community Development, October 21,1974.

Open Bible Chapel Complex
(Clause 1)

MOVED by Ald. Pendakur
THAT the re-zoning application of the Open Bible Chapel Complex to locate on a site at 54th Avenue and Kerr Street, on the South side of the new Champlain Mall development, be referred to a Public Hearing.

- CARRIED

(Alderman Volrich opposed)

MOVED by Ald. Volrich
THAT the Director of Planning report to Council on any alternatives to high-rise developments in the area of 54th Avenue and Kerr Street.

- CARRIED

(Aldermen Bowers and Pendakur opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Social Services, October 24,1974.

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Civic Grant Request - Kinsman Rehabilitation Foundation of B.C.
Cl. 2. West End Services Centre.
Cl. 3. Community Information Centre - Vancouver Resources Board.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY

Community Information Centre - Vancouver Resources Board. (Clause 3)

In considering this clause, the Mayor referred to a letter sent by the Director of Social Planning to the Minister of Human Resources, asking if the Minister's Department is willing to share the funding involved, which amounts to $13,809 for the operating costs of thirteen Information Centres.

MOVED by Ald. Rankin
THAT the recommendation of the Committee be approved but it be emphasized that there will be no commitments by the City of Vancouver to Information Centres after March 31, 1975.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

III. Report of Standing Committee on Community Development, October 24, 1974.

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Street Vending.
Cl. 2. Neighbourhood Pub Application - 2786 East Hastings Street.

The Council took action as follows:

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Development,
October 24, 1974 (Cont'd)

Street Vending
(Clause 1)

In considering this clause the Council dealt with each recommendation separately as follows:

A. MOVED by Ald. Volrich
THAT Mr. R. Specht's appeal as presented by Mr. D. Sadler to be permitted to sell imported handicraft clothing, be allowed.

- CARRIED

(Ald. Harcourt, Linnell, Massey, Volrich and the Mayor opposed.)

B. MOVED by Ald. Volrich
THAT Mr. Bernard McKenna's appeal to operate a stand larger than the guidelines would permit, be denied.

- CARRIED UNANIMOUSLY

C. MOVED by Ald. Volrich
THAT Mr. Paul Calder's appeal as presented by Janet Murphy, for a permit to operate a stand on the mall, be approved.

(tabled)

MOVED by Ald. Massey
THAT the foregoing motion by Alderman Volrich be tabled until the Council considers the policy of the number of kiosks to be permitted on Granville Mall.

- CARRIED

(Alderman Pendakur opposed)

MOVED by Ald. Volrich
THAT pending a report from the appropriate department, the total number of licenses to be granted on the Mall be held at thirty (30).

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Consideration was then given to recommendation "C"

MOVED by Ald. Volrich
THAT Mr. Paul Calder's appeal as presented by Janet Murphy, for a permit to operate a stand on the mall, be approved.

- LOST

(Ald. Bowers, Hardwick, Linnell, Massey, Volrich and the Mayor opposed)

(No further action was taken on Mr. Calder's appeal.)

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Development,
October 24, 1974. (Cont'd)

Street Vending
(Clause 1) cont'd.

D. MOVED by Ald. Volrich
THAT Mr. Pat Jordan's appeal for additional permits, be denied.

- CARRIED UNANIMOUSLY

Consideration was then given to the recommendations of the Committee respecting proposals submitted by Civic Officials contained in their report dated October 4, 1974.

(1)(a) MOVED by Ald. Volrich
THAT with respect to illegal vending activities by unlicensed individuals, the receipt which is issued be stamped clearly to show it in no way authorizes any vending activity.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey
THAT a visible permanent license be designed, which must be displayed in a conspicuous place on the kiosk; the City Engineer to report back on the design and details.

- CARRIED UNANIMOUSLY

(1)(b) MOVED by Ald. Volrich
THAT the officials proposal to refuse to issue a permit to any applicant found vending illegally, be received.

- CARRIED UNANIMOUSLY

(2) MOVED by Ald. Massey
THAT the City Engineer and the Director of Social Planning be requested to report in one month's time on new guidelines for the portability of vending kiosks, including design and size.

- CARRIED

(Alderman Marzari opposed)

(3) MOVED by Ald. Pendakur
THAT the City Engineer apply Guideline 3, and prohibit the sale of hash pipes and drug apparatus on the streets.
FURTHER THAT the appropriate officials report back on other similar items, not considered suitable for the Mall area, being sold from kiosks and in the stores.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT the City Engineer, under his terms of reference, be instructed to encourage handmade handicraft items whether it be specialty clothing or otherwise.

- CARRIED

(Ald. Hardwick and Volrich opposed)

MOVED by Ald. Massey
THAT when the City Engineer and Director of Social Planning report on the portability, design and size of vending kiosks, they also report on existing kiosks.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Development
October 24, 1974 (Cont'd)

Street Vending
(Clause 1) Cont'd.

MOVED by Ald. Massey
THAT the Director of Social Planning report back on the concept and feasibility of having Market Days on certain streets in the City with recommendations on specific locations.

- CARRIED UNANIMOUSLY

Neighbourhood Pub Application -
2786 East Hastings Street (Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause be approved and, therefore, the application be denied.

- CARRIED UNANIMOUSLY

Council recessed at approximately 3.50 p.m, at which time Alderman Harcourt left the meeting, and after an 'In Camera' meeting in the Mayor's office, reconvened in open Council at 4.20 p.m.

IV. Report of Standing Committee on
Waterfront and Environment,
October 24, 1974.

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Liaison with the City of North Vancouver.
Cl. 2. Development Permit Application #68065 - North Foot of Bute Street.
Cl. 3. Point Grey Road Waterfront.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Pendakur
THAT Clause 1 in this report be received for information, and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Point Grey Road Waterfront.
(Clause 3)

MOVED by Ald. Pendakur
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Waterfront and Environment,
October 24, 1974. (Cont'd)

Point Grey Road Waterfront.
(Clause 3) (Cont'd)

During discussion of this item, the Chairman agreed that when the suggested policy goals for the Point Grey Waterfront are circulated for discussion and comment, he will indicate that these are draft guidelines for discussion only, and will also circulate a copy of Council's present guidelines on this matter.

V. Report of Standing Committee on
Housing, October 29, 1974.

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. United Housing Foundation - Acquisition of Property in Champlain Heights.
Cl. 2. New Housing in the Downtown East Side Area.
Cl. 3. Chairman's Reports.
Cl. 4. Inside Rooms in the Downtown Eastside.
Cl. 5. Francis Fay Hotel.

The Council took action as follows:

United Housing Foundation -
Acquisition of Property in Champlain Heights
(Clause 1)

MOVED by Ald. Massey
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

New Housing in the Downtown
East Side Area (Clause 2)

MOVED by Ald. Volrich
THAT recommendations A, B, C, and D, of the Committee, contained in this report be approved, after adding the words "Social Planning" after "Engineering" in recommendation "A".

- CARRIED UNANIMOUSLY

Chairman's Reports
(Clause 3)

It was noted that recommendation "B" contained in this clause was approved by Council at its meeting of October 29, 1974.

MOVED by Ald. Volrich
THAT recommendations A, C, D & E be approved, after amending recommendation "D" by adding "or on the basis of a subsidy program".

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Housing, October 29, 1974 (Cont'd)

Clauses 4 & 5.

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in Clause 4 of this report, be approved, and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

VI. Report from Alderman Harcourt, Chairman, and Alderman Massey, Member of the Standing Committee on Housing, October 29, 1974.

Fleck Brothers Housing Proposal
(Clause 1)

MOVED by Ald. Linnell,
THAT Clause 1 of this report from Alderman Harcourt, Chairman and Alderman Massey, Member of the Housing Committee, be received for information.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW BEING AN OFFICIAL DEVELOPMENT PLAN BY-LAW (False Creek)

MOVED by Ald. Hardwick
SECONDED by Ald. Pendakur
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick
SECONDED by Ald. Pendakur
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Linnell opposed)

BY-LAWS (Cont'd)

2. BY-LAW TO ADOPT A LOCAL AREA DEVELOPMENT PLAN (Area 2 - False Creek)

MOVED by Ald. Hardwick
SECONDED by Ald. Pendakur
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick
SECONDED by Ald. Pendakur
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Marzari opposed)

3. BY-LAW TO ADOPT A LOCAL AREA DEVELOPMENT PLAN (Phase 1 - Area 6 - False Creek)

MOVED by Ald. Hardwick
SECONDED by Ald. Pendakur
THAT this By-law be referred back to the Director of Legal Services and the Director of Planning for amendment of the maps contained therein to reflect the intent of Council.

- CARRIED UNANIMOUSLY

MOTIONS

A. Water Street Beautification - Surface Works Improvement - on Special Grounds.

MOVED by Ald. Pendakur
SECONDED by Ald. Volrich

WHEREAS the Council of the City of Vancouver is desirous of undertaking the improvement of Water Street and of parts of Abbott, Cambie and Cordova Streets, and of parts of the lane immediately north of Water Street, in the City of Vancouver, as a local improvement under the local improvement provisions of the Vancouver Charter, being Part XXIV thereof;

AND WHEREAS on 13 August, 1974, the Council passed By-law No. 4787, being a By-law to provide the procedure for carrying out the said improvement as a local improvement and for providing the basis of assessment with respect thereto, hereinafter referred to as By-law No. 4787;

Cont'd.....

MOTIONS (Cont'd)

AND WHEREAS the Council may by authority contained in section 506 of the Vancouver Charter by resolution passed by two-thirds of all of its members, undertake and carry out the said improvement and assess the cost thereof against the real property so deemed to be specially benefited, as a local improvement;

NOW THEREFORE BE IT RESOLVED THAT it is necessary in the public interest that the project, as that term is defined in By-law No. 4787, be constructed on the streets and the lane, as those terms are defined in By-law No. 4787;

BE IT FURTHER RESOLVED THAT the sidewalks constructed as part of the said project be of widths from twelve feet six inches (12'6") to twenty-four feet (24') and of materials described in By-law No. 4787;

BE IT FURTHER RESOLVED THAT the Council deems the said project will specially benefit the real property described in section 6 of By-law No. 4787 and that the cost of the construction of the said project be assessed against the said real property as a local improvement upon the basis provided in By-law No. 4787, subject however to the limitations prescribed in the Vancouver Charter aforesaid;

BE IT FURTHER RESOLVED THAT the proportion of the cost of the construction of the said project to be borne by the City pursuant to By-law No. 4787 and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich
Re-development of Shaughnessy Hospital

referred to the proposal by British Columbia Medical Centre with respect to re-development of Shaughnessy Hospital and requested that B.C.M.C. appear before Council to discuss with it their plans for Shaughnessy Hospital. Alderman Hardwick advised that a motion to this effect from the Standing Committee on Civic Development will be before Council for consideration at its next meeting.

Council recessed at 4.40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 5, 1974, adopted on November 12, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Sewer Separation Work in Manitoba and Cambie Yards

The City Engineer reports as follows:

"City Council gave approval on May 28, 1974, for appropriation of $277,500 out of Supplementary Capital Funds for sewer separation work in Manitoba and Cambie Yards subject to submission of a detailed report. The following detailed information is, therefore, provided.

When Manitoba Yard was constructed in 1965-66, a combined sewer system was installed to the outside of the buildings; the buildings' internal system was separated.

The Greater Vancouver Regional District has completed its trunks in conformance with the Rawn Report and the Pollution Control Board requirements. Its installations, south of Marine Drive are accepting only sanitary sewage into the interceptor; this means that all properties in the area must separate their systems.

Manitoba Yard, therefore, is required to install a separate sanitary sewer system, leaving storm drainage in the existing system. In view of the fact that the City will be requiring other developments in the area to separate their own combined systems, it is only right that the City, as a major holder of industrial property in the area, should be among the first to do this work.

In Cambie Yard, sanitary sewers must be installed so that the septic tanks now serving Cambie Yard may be discontinued and the sanitary system connected to the regular City network. This will ensure that sanitary flow from this source does not contaminate False Creek.

The estimated total cost for this work is $277,500.

I RECOMMEND that the sum of $277,500 be appropriated out of Supplementary Capital Funds, Account No.152/7902, so that this sewer construction can proceed."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sewer Reconstruction on 8th Avenue between Balsam and Vine

The City Engineer reports as follows:

"The existing sewer on 8th Avenue between Balsam and Vine is badly deteriorated and in a state of imminent collapse. This sewer must, therefore, be reconstructed as soon as possible.

The estimated cost of this work is $34,000.

I RECOMMEND that the sum of $34,000 be appropriated from Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 39-74-2 - Item 3 - Police Automobiles

This tender was opened on September 30, 1974 and referred to the Chief Constable, City Engineer and Purchasing Agent for report.

The officials concerned report as follows:

"This tender called for prices on three different items. Items 1 & 2 were awarded by Memorandum of Award. This report deals with Item 3 only, Police Automobiles. The automobiles recommended comply with the latest revision of the report on the "General Classification of Automobiles for Civic Use".

The funds for this purchase are provided in the 1974 General Revenue Budget.

Cont'd . . .

Clause 3 cont'd

Seven bids were received for this item. The bid numbers refer to the relative position of the bids in ascending order of price. A working copy of the tabulation is on file in the office of the Purchasing Agent.

The tender for Police Cars asks for the price of radial ply tires at an optional extra price. We were aware at the time of tendering that at least two manufacturers (General Motors and Ford) would offer radial ply tires as standard production equipment. In past years, we have wanted to try radial tires in our own fleet to confirm the advantages of radial tires but could not justify the extra cost of a local conversion. Many present users and the manufacturers claim radial tires will provide;

i. improved traction and braking

ii. reduced rolling friction and therefore increase fuel economy

iii. a longer life in miles

iv. reduced punctures and blowouts

The recommended bidder offers radial ply tires as a standard factory option. The extra cost of the recommended bid (including radial tires) over the low bid to meet specifications (less radial ply tires) is $115.11 per unit or a total of $6,446.00 for the 56 cars required. From all the information we have available, we expect to make annual savings in operating and maintenance cost of approximately $5,000 through improved fuel consumption and longer tire life. In addition, because of the better traction characteristics of the radial ply tires, a safer operating police patrol vehicle will be obtained which should result in further savings from reduced accident damage, personal injury and resulting loss of time.

The Chief Constable, City Engineer, and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications, including the radial ply tire option from Eagle Ford Sales Ltd. for 56 Ford Custom 500 Sedans at a total price of $236,824.80 (23 @ $4,199.10 C/W radial tires, 33 @ $4,248.50 C/W radial tires and two tone black & white paint and $45 for three sets of repair manuals) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved subject to a contract satisfactory to the Director of Legal Services.

4. Tender 36-74-5 - Compressor & Filtration System for Respiratory Air

Tenders for the above were opened on October 7, 1974 and referred to the Fire Chief, City Engineer, and Purchasing Agent for report.

The Officials concerned report as follows:

"A) Source of Funds:

Funds totalling $6,500 were provided for this item in the 1974 General Revenue Budget. However, an additional $5,500 is required to finance the purchase of the equipment required including installation costs. The additional funds are required because;

I. The rate of inflation has been greater than estimated.

II. The Workmens Compensation Board are stipulating greater use of Respiratory Air Equipment in fire fighting. This increased demand for air requires the purchase of a slightly larger compressor than that asked for in the budget.

The Comptroller of Accounts advises that if approved the source of funding will be from Contingency Reserve.

B) Tender Evaluation

Two bids were received for this tender as shown below:

Cont'd . . .

Clause 4 cont'd

Bid No.	1	2
Bidder	Atlas Copco	M.S.A. Canada
Compressor Make & Model	Atlas Copco Model BP3	MSA/Robins Aviation 45020B
Air Filtration Make & Model	Atlas Copco Model 8092-2110-05	As above
Price		
Compressor	$ 9,410.10	$19,475.00
Filtration System	$ 686.00	Incl. in Compressor price
Total cost	$10,096.10	$19,475.00

Bid No. 1 from Atlas Copco meets all specifications except for the Dew Point & Carbon Monoxide Monitors required in the Filtration System. These monitors can be installed locally for an additional $200.00.

Bid No. 2 from M.S.A. Canada Ltd. meets all specifications for the Compressor & Filtration System.

The Atlas Copco System has proven itself in B.C., and Models of the type offered are currently in use at the Canadian Naval Base in Esquimalt, and the Burnaby & Port Moody Fire Departments. The Atlas Copco System is considered to offer the best dollar value and is RECOMMENDED.

The Fire Chief, City Engineer, and Purchasing Agent RECOMMEND:

A) That $5,500 be provided from the Contingency Reserve.

B) Acceptance of the bid to offer best dollar value, Bid No. 1 from Atlas Copco for 1 only Atlas Copco Model BP3 Compressor, & Model 8092-2110-05 Filtration System; at a total cost of $10,096.10 ($9,410.10 Compressor plus $686.00 Filtration System). Plus 5% Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved.

CONSIDERATION:

5. Pacific Centre - Granville Street Transit Mall Lighting

The City Engineer reports as follows:

"On November 20, 1973, Council approved a recommendation, submitted by Mayor Phillips and Alderman Massey, that Phase I of the Granville Street Transit Mall Project should be undertaken as a local improvement. At that time there were other local improvements in force on Granville Street. It was felt that it would be unfair to have property owners pay for the new local improvement as well as for previous local improvements which would have to be removed to construct the mall. This was particularly true with regard to the old Theatre Row Beautification local improvement which had been completed very recently and had many years to run.

In order to overcome this duplication of payments, the noted report to Council recommended:

> '4. The remaining local improvement charges for Theatre Row Beautification and for Street Lighting between Georgia and Robson are to be absorbed by the City'.

Cont'd . . .

Clause 5 cont'd

The report further stated:

'There are current local improvements for
(a) street lighting, Georgia to Robson - payable 1966 to 1975,

(b) Theatre Row Beautification - payable 1969 to 1983.

The City will absorb payments on these two projects for 1974 and all later years. The cost of this will be approximately $83,000.'

It should be noted that (b) was applicable between Robson and Nelson Streets.

In accordance with the above recommendation which was approved by Council, the Granville Mall Project absorbed the costs of the above two local improvements including the old street lighting local improvement which would have applied to Pacific Centre in Block 52.

As part of their construction of Block 52, Pacific Centre decided to install Theatre Row type lighting around Block 52, including the section of Granville Street between Georgia and Robson Streets. Prior to Granville Mall having been proposed, the old local improvement lights on Granville Street in that block were removed and replaced by Theatre Row type lights. Pacific Centre agreed to pay the City in a lump sum the costs of these lights which were installed in mid-1972. This was not a local improvement nor was it part of the Theatre Row Beautification Project although it was constructed to match that project. When the new Granville Mall Project was constructed, these latter Theatre Row type lights were removed in 1974 and replaced with the new incandescent Granville Mall type lights which are chargeable to all property owners through local improvement charges amounting to about one third of the mall costs (normally two thirds). Pacific Centre Limited now feel that since they are paying for a portion of the most recently installed lights under local improvement, they should be relieved of the cost of the second set of lights, namely, Theatre Row type lights as well as the original local improvement lights that preceded these. Since this second set of lights does not fall in the categories approved by Council in the report of November 20, 1973, and since no provision was made for them in the Granville Mall estimates, there are no available funds to cover the costs amounting to $20,019.77. It should be noted that other facilities constructed by property owners on Granville Street, which have now been torn up, were not paid for by the City.

Three alternatives are open to Council with respect to the second set of lights on the west side of Granville Street adjacent to Block 52 which were in place between 1972 and 1974:

I. Pacific Centre Limited be required to pay for the second set of lights as originally agreed as part of the development of Block 52.

II. The City pay 85 percent of the cost assuming a 1.5 year usage out of 10 years by Pacific Centre Limited.

III. The City pay 100 percent of the cost.

For Cases 2 and 3 the appropriate amounts would have to be provided from 1974 Unallocated Supplementary Capital Budget Funds. The Comptroller of Accounts states that funds are available if Council so decides."

The City Manager submits the above matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 599

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strathcona Uncommitted Funds

The Director of Planning reports as follows:

At its meeting of September 24, 1974, City Council passed the following resolution:

> "That this whole matter of the balance of funds allocated for the Strathcona Urban Renewal Program be referred to the Strathcona Rehabilitation Committee for report back to Council as soon as possible, having in mind the discussions held this day with respect to the remaining priorities of the community and the estimated costs, including information on funds available and committed, and any other relevant information which will assist the Council in its deliberations."

The Strathcona Rehabilitation Committee has held two meetings on October 9, 1974 and October 23, 1974. All suggestions for extending the project were considered and the following items were recommended:

New and replacement sidewalks on Prior Street	$ 22,000
Paving - three extra lanes related to the Linear Park and arising from experience of the park	15,000
Tree planting on Prior, Campbell and extra for Mclean Park	20,000
Irrigation for Linear Park and McLean Park	20,000

The matter of possible extra grant loans to apartments and rooming houses was discussed at the first meeting but was not resolved as there is not yet sufficient information on which to base a recommendation. At this time there are no other items which are under consideration or which are forseen.

A summary of the present situation therefore is as follows:

Total available for Strathcona		$4,930,000
Committed or spent:		
Grant Loans	$ 800,000	
Public Works	2,300,000	
Administration	300,000	
Contingency	300,000	
	3,700,000	
Balance		1,230,000

cont'd ...

Clause No.1 (continued)

Additional items:		
Community Centre addition already approved by Council on September 24, but not yet approved by the Provincial or Federal Government	$ 250,000	
Items recommended by the S.R.C. on October 23, 1974:		
New and replacement sidewalks on Prior Street	22,000	
Paving of three more lanes	15,000	
Tree planting on Prior and Campbell and extra for Mclean Park	20,000	
Irrigation for Linear Park and McLean Park	20,000	
Total additional items	327,000	
Balance		$ 903,000
Transfer already recommended for Britannia	300,000	
Balance		603,000
Balance is made up as follows:		
Federal	301,500	
Provincial	150,750	
City*	150,750	
Already recommended for transfer to Water Street:		
Federal	140,000	
Provincial	70,000	
Already approved for transfer to Water Street:		
City	70,000	
Balance remaining after all recommended items for Strathcona and all transfers to other projects:		
Federal	161,500	
Provincial	80,750	
City*	80,750	
Total Balance		323,000

* The City's component is based on the allocation of Urban Renewal funds as required to meet the 50% - 25% - 25% cost sharing arrangements between the Federal, Provincial and Municipal governments.

cont'd ...

Clause No.1 (continued)

The extra money has already been spent on the Britannia project. The Water Street project has been started on the basis that there would be further Federal and Provincial contributions totalling $210,000. Both the Federal and Provincial Governments have made it clear that any contributions they make to Water Street must come from commitments they have already made for urban renewal in Vancouver.

The Strathcona agreement was for the project to be completed in three years from the signing of the agreement and the three years is up in February 1975. At present there appear to be no other items which are likely to make additional claims on the project except for the possibility of some extra grant loans for apartments. Even after all the extra items and transfers to other projects, there is still remaining a balance of $323,000. If funds are not transferred from the Strathcona project to Britannia, and to Water Street as already recommended, the City will have to find $300,000 from elsewhere for Britannia and either find $210,000 from elsewhere for Water Street or abandon or significantly reduce the project.

In the light of the foregoing, the City Manager RECOMMENDS that:

a. Council approve the extra item recommended by the Strathcona Rehabilitation Committee for a total cost of $77,000.

b. $300,000 be transferred from the Strathcona project to the Britannia project to cover costs already incurred.

c. The Federal Government be requested to transfer $140,000 from its Strathcona allocation to the Water Street project and the Provincial Government be requested to transfer $70,000 from its Strathcona allocation to the Water Street project.

2. Vacant Lots in Strathcona

The Director of Planning reports as follows:

"In May 1973 the City sold some vacant City owned property in Strathcona to the Province so that the Province could facilitate housing development.

There was the standard repurchase option clause in the agreement which gave the City the right to repurchase any properties on which development had not commenced by November 1, 1974. The Minister of Housing by letter dated October 18, 1974 has asked to have that period extended to November 1, 1975.

It is quite clear from the Minister's letter and from the actions of the Province that the Minister is also very concerned to secure development and accordingly it is recommended that:

The option to repurchase this property should be extended to November 1, 1975.

cont'd ...

Clause No.2 (continued)

A copy of the Minister's letter is attached. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 599-600

FINANCE MATTERS

A-7

RECOMMENDATION

1. Request for Rebate of Water Rates for Senior Citizens

The City Manager has received the following report from the Director of Finance.

" The Elder Persons Information Centre has submitted a letter to the Mayor and Council, which is quoted as follows:

'As an information centre for senior citizens, we have recently received a number of telephone calls in regard to the rebate of municipal water bills for senior citizens.

We believe such a rebate, if approved by your Council, would be of considerable assistance to senior citizens who are finding it difficult to remain within their own homes on account of the high cost of living and ever increasing municipal taxation.

Please advise if it is the intention of your Council to pass such a by-law, covering a rebate of water bills for senior citizens.'

The majority of residential properties in Vancouver are on flat rate billing included with the property taxes. Minimum charge for water under our flat rate system is $34.00 per year and this would apply to almost all of the smaller homes in the City. Some charges are a bit higher but it is unlikely that the charge for the average home would exceed more than $44.25 (for a SFR lot 101 ft. x 132 ft.).

For home owners who are senior citizens the Home Owner Grant is at least $280.00 and further a senior citizen may defer the balance of his taxes through the provincial government's Real Property Tax Deferrment Act and thereby pay no further taxes whatsoever until the property is sold or otherwise disposed of. There is therefore considerable assistance available to assist senior citizens with their taxes, including water rates and local improvements.

Water flat rates were last raised effective January 1, 1971 by 8%. It is unlikely that they will have to be raised again for some time. In effect, the cost of water to the user in this case the senior citizen home owner, is decreasing in real terms at a very appreciable rate. It is one of the best bargains available without a doubt.

The administrative complexities involved in setting up a scheme for deferring water rates for senior citizen homeowners would be considerable for what appears to be a very limited benefit to the senior citizen homeowner.

It is my recommendation therefore that the City not consider a system of rebates of water flat rates for senior citizen homeowners, and that the communication be received."

The City Manager RECOMMENDS Council approval of the recommendation of the Director of Finance.

CONSIDERATION

2 Indemnification of Police Officers' Legal Expenses

The Director of Legal Services reports as follows:

"A. Legal Expenses: P.C.'s Honeybourn, Campbell, Kajander and Battcock

A communication has been received from the Board of Police Commissioners advising the City Clerk of the following resolution of the Board:

cont'd ...

Clause No.2 (continued)

'THAT the account of Mr. G. L. Murray, Q.C. in the amount of $7,707.85 for professional services rendered in defending Constables Honeybourn, Campbell, Kajander, and Battcock in the Supreme Court action brought by Arthur and Alida Teece be submitted to City Council with a recommendation for payment under the terms of Section 472 of the Vancouver Charter.'

Council will recall that criminal proceedings brought against Constable Honeybourn earlier were unsuccessful. Following those proceedings, Arthur Teece and Alida Teece, being the father and grandmother of the deceased, Danny Teece, had brought legal proceedings against not only Constable Honeybourn but also the three other constables who were involved in the affair, seeking damages. Mr. Murray's account referred to above is for defending the four constables at this trial.

Nominal damages only were awarded, and only 25% blame was assessed against Constable Honeybourn, and the action was dismissed as against the remaining three defendants.

I have examined the details of Mr. Murray's bill and, having regard to all the circumstances, it does not seem unreasonable.

B. Legal Expenses: Constable M. Horyza

A communication has been received from the Board of Police Commissioners advising the City Clerk of the following resolution of the Board:

'THAT the account of Mr. G. L. Murray, Q.C. in the amount of $1,003.90 for professional services rendered in connection with a charge of assault laid against Constable M. Horyza by Mr. Jack Johnson be submitted to City Council with a recommendation for payment under the terms of Section 472 of the Vancouver Charter.'

The above resolution is self-explanatory.

Council should know that it has not been the policy for this department to provide legal services to police officers in the case of criminal charges. It was therefore necessary to obtain outside legal counsel.

I have examined Mr. Murray's bill and it does not seem unreasonable."

The City Manager submits the foregoing report of the Director of Legal Services for the CONSIDERATION of Council.

RECOMMENDATION

3. Parks Operations and Maintenance Division - Staffing Requirement

The following report has been received from the Superintendent of Parks:

"In the recent reorganization plan submitted by Peat Marwick and Partners, the Division of Operations and Maintenance was established and a sub-division of this Division is the Building Services and Maintenance Section. This Section consists of three subsections, namely, Stationary Equipment, Building Trades, and Janitorial and Caretaker Services. This report concerns the staffing requirements for the Building Trades subsection.

cont'd ...

Clause No.3 (continued)

At the present time, Mr. Logan is the supervisor and is responsible for assignment of work orders to:

electrical tradesmen,
carpenters,
painters,
plumbers,
fence and paving crews,
and labouring crews.

A recent review has established that over a 10-month period, 683 work orders were issues, of which 157 were for work undertaken in Stanley Park and 526 in other park areas in the City.

Work undertaken by these crews, of which there is a permanent work force of 55 and is enlarged by approximately 35 temporary workers during the summer months, is carried on both in the park areas and in the buildings belonging to the Park Board. To ensure proper completion and give supervision to the work as it is being undertaken, it has been found necessary to appoint a tradesman, on a temporary basis, as Assistant Supervisor.

As the work of this subsection expands with each addition to the Parks system, I now recommend that a permanent staff position of Assistant Supervisor be established.

This has been discussed with the Director of Personnel Services, who is at present preparing a class specification, and I recommend that the City Manager approve the class specification and recommendations of the Director of Personnel Services, when completed.

I also recommend that the incumbent of the position be granted an auto allowance at the regular City rates.

I estimate that the cost for the balance of 1974 will be $2,700, including fringe benefits and auto allowance, and the cost in a full year at 1974 rates will be $15,000 for salary and fringe benefits, and $1,200 for auto allowance. The cost to date has been allocated to jobs which have been assigned to the temporary Assistant Supervisor, and salary costs for the balance of 1974 are available in the Park Board budget. No further funds are required in the current year."

A copy of this report has been made available to the Business Manager of the V.M.R.E.U.

As City Manager, I RECOMMEND that the foregoing recommendations of the Superintendent of Parks be approved.

4. **Replacement of City Pound - 333 East 2nd Avenue**

The Director of Permits and Licenses reports as follows:

"A request was made by this Department for the inclusion of a new City Pound facility in the 1976-1980 Five Year Plan.

On September 24, 1974 Council, in dealing with a report on the subject of the Five Year Plan, approved the following motion:

'That City Council do not appropriate into the 1976-1980 Five Year Plan an amount of $635,000 for replacement of the City Pound, but the Pound replacement be considered as part of the 1975 Supplementary Capital Budget, and the City Manager report, as soon as possible, to Council on the early construction of a new Pound in 1975.'

cont'd ...

Clause No.4 (continued)

The City's long term objective will be to educate the public in the proper control of family pets and thus eliminate the burden imposed on the Vancouver City Pound, however the present trend indicates an increasing dog population within the City and the need for additional pound facilities is imperative in order to cope with the projected growth.

Existing Pound Facility

The existing Pound was built in 1942 and is now inadequate to cope with the increase in the service which must be provided because of the growth of the City. It is outdated in relation to the present-day operation and any extensive alteration or addition is both impractical and economically unwarranted.

Some of the major deficiencies are as follows:

- Inefficient layout which is difficult to administer and control
- Area for the public is very small and inhospitable and doubles as the receiving area for impounded dogs
- Present office space completely inadequate for the existing staff
- No lunchroom, locker room or changing facilities for staff
- One small washroom only to serve both male and female staff, contrary to bylaw requirements
- Building is very difficult to keep clean and free of vermin
- No proper receiving area to receive impounded dogs
- Kennel occupancy is now at its maximum with no means of handling future demands
- Existing site has no provision to accommodate off-street parking for the staff or public vehicles
- Existing incinerator is now operating on the average of five days a week and is inadequate in size and design to handle the projected future demands
- The existing house accommodation for the resident Pound Keeper is approximately 60 years old and will require replacement in the near future both because of its degenerated condition and its lack of amenities.

Proposed New Facility

It is proposed to replace the existing buildings with a new concrete and wood frame structure built on City-owned property adjacent to the existing pound site. It would provide for new offices, staff facilities and a suite for the resident Pound Keeper. In conjunction with this building a separate adjoining kennel shelter would be built together with a new and larger pathological incinerator. Upon completion of this facility the existing building, incinerator and residence would be demolished, with the exception of the 1958 kennel addition which hopefully would be integrated with the new building.

The property on which these existing buildings now stand would be then developed to provide for the necessary public and staff parking to meet Zoning requirements.

Additional Site Requirements

In order that the new building can be constructed, it will be necessary to acquire approximately 3,000 sq.ft. of additional City-owned property adjacent to the existing Pound site. The Property and Insurance Division estimate that the market value of the land will be in the neighborhood of $12 per sq.ft. The purchase of this additional property would require re-subdivision of the lots involved and it is recommended that details of the subdivision and the purchase price be referred to the Supervisor of Property and Insurance for resolution.

Furniture and Equipment

The existing furniture in the Pound has been declared by the Purchasing Agent to be not suitable for use in the new Pound.

An amount of $16,000 has been included in the cost breakdown which follows for replacement of the existing furniture and equipment and to provide for any new furniture, venetian blinds, etc. that will be required.

cont'd

Clause No.4 (continued)

Cost Estimates

The preliminary cost estimates for the project (based on projected 1975 costs, are as follows:

Additional land acquisition (presently City-owned)	$110,000
New Building, based on - Locker rooms and service area in basement Administration and public area on ground floor Living quarters for resident Pound Keeper on 2nd floor	$154,000
New Kennel shelter and alterations to existing kennels	$ 43,000
New pathological incinerator and building	$ 29,000
Furniture and equipment	$ 15,000
Site development, including demolition of existing buildings, retaining walls, fill, sewer and water connections, etc.	$ 55,000
Telephones and communications	$ 3,000
Architects and Consulting Fees	$ 23,000
	$443,000

Financing

The Comptroller of Accounts advises that if Council approves the recommendations of this report the necessary funds in the amount of approximately $443,000 must be provided in the 1975 Supplementary Capital Budget.

It is recommended that Council:

a. Approve the proposal and the preliminary cost estimate for a new City Pound as outlined in the body of this Report, the funds to be provided in the 1975 Supplementary Capital Budget.

b. Request the Supervisor of Property and Insurance to investigate the resubdivision of the adjacent City-owned property and determine the market value of the actual site to be transferred.

c. Request the City Manager to report back to Council on the selection of an Architect, in accordance with normal procedures, to prepare a detailed proposal for a new City Pound."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 600-601

PROPERTY MATTERS

RECOMMENDATION:

1. AQUISITION FOR FAMILY HOUSING PROJECT
Lot 42, Blocks 3 & 4, D.L. 339 N.E.¼
Known as 6234 Frontenac Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, ('In Camera'), meeting of July 9, 1974, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of Lot 42, Blocks 3 & 4, D.L. 339 N.E.¼, known as 6234 Frontenac Street. This property is located in a potential site for family housing.

These premises comprise a single-storey non-basement frame dwelling with a main floor area of 737± square feet, erected in 1912 on a lot 33' x 107.5', zoned R.S.1. The dwelling contains 3 rooms and a utility room on the main floor plus 2 rooms on the second floor, 4 plumbing fixtures, has a patent shingle roof, wood siding exterior, and heat is supplied by an automatic gas-fired furnace. This dwelling is in fair condition.

Following negotiations with the owners, they are prepared to sell for the total sum of $41,000.00, as of October 31, 1974, subject to retaining rent-free possession to November 30, 1974. This settlement price is considered to be fair and equitable and it is proposed to rent the dwelling on a month-to-month basis until the City requires the land for development.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 42, Blocks 3 & 4, D.L. 339 N.E.¼, known as 6234 Frontenac Street, for the sum of $41,000.00, on the foregoing basis, chargeable to Code #4905/186."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. AQUISITION OF PROPERTY FOR STREET WIDENING
Portion of Lot 9, N.W.¼ of Block 17, D.L. 50;
E/S Kerr Street Between 43rd & 45th Avenues

The Supervisor of Property & Insurance reports as follows:-

"On April 30, 1974, Council approved the acquisition of the westerly 14 feet ± of Lot 9, N.W.¼ of Block 17, District Lot 50, as shown on Plan marginally numbered LF 6803, for the widening of Kerr Street for the sum of $925.00. Before documentation could be completed, the owner sold the property without any conditions as to the disposition of the 14-foot strip to the City.

As a result, it became necessary to re-negotiate the acquisition of the 14-foot strip with the new owners. Following discussions, the new owners of Lot 9 have agreed to convey the 14-foot strip to the City on the same basis as was agreed to by the previous owner, that is, payment of $925.00 for loss of land.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the portion of Lot 9, N.W.¼ of Block 17, District Lot 50, as shown on Plan marginally numbered LF 6803, for the sum of $925.00, chargeable to Account Code #148/7916, Miscellaneous Projects - Unallocated."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 601

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Oxygen Deficiency Test Equipment

The City Engineer reports as follows:

"Recent changes in the Workmen's Compensation Board regulations require men entering manholes or large sewers have equipment to test for oxygen deficiency. As a result of these changes, we recently received an inspection report from the Workmen's Compensation Board requiring us to outfit our crews appropriately. We estimate that 12 such meters will be required; 6 would be assigned permanently to our 6 large construction crews, and the other 6 would be rotated among our maintenance crews on a need basis. The cost of 12 meters is estimated at about $4,000.

The Comptroller of Accounts advises that should Council wish to authorize the purchase of these meters, the funds can be allocated from the Contingency Reserve.

The City Engineer RECOMMENDS Council authorize purchase of 12 oxygen deficiency meters, at a estimated cost of $4,000 to be allocated from the Contingency Reserve."

INFORMATION:

2. Mount Pleasant and Grandview Terrace Day Care

The City Engineer reports as follows:

"INTRODUCTION

On January 22, 1974 Council passed the following motions:

'That Council:

1. Accept the offer of the School Board to accommodate a portable day care building on the grounds of the Grandview Elementary School and that the City finance the costs of the hook-up of the required services and any fencing required.

2. Make available to the Mount Pleasant Day Care group the City-owned site at 7th Avenue and Windsor Street (D.L. 264A, Blk. 109, Lots 9-12) for day care on the basis of a two year lease at $1.00 per year and request the City Engineer to submit estimates of the costs of servicing this site and any fencing required.

Further that the City Engineer be instructed to supply these services and report to Council for information on the costs and that in connection with the whole matter, the City Engineer be requested to deal with the appropriate official from the Department of Human Resources.'

Grandview Terrace Day Care

The City Engineer has carried out servicing of this site with the cost of providing the services for water, sewer, gas, telephone and power being $1,630.00.

The City was required to provide water and sewer servicing to within three feet of the building and this resulted in a cost of $565.00 over the normal connections to the property line. This is included in the $1,630.00 above.

The fencing that is required for the site is 121 feet of 4 foot chain link fencing with two personnel gates. This fencing would replace the existing wooden rail fence along the School Board site and it is estimated to cost $1,183.00, installed by the School Board, paid for by the City.

Mount Pleasant Day Care

The estimated cost for providing service hookups to this Day Care site, including water, sewer, gas, telephone and power is $2,055.00.

Cont'd . . .

Clause 2 cont'd

This estimate includes (as above) the cost of running the water and sewer services to within three feet of the building and this extra cost is $675.00 and is included in the $2,055.00.

The fencing required to enclose this site (360 feet of 4 foot chain link), including two outward opening personnel gates, is $2,880.00."

Due to delays in funding for the portable day care unit it is not expected to be in place until early 1975.

The above report is submitted to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 601

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Amendments to the Subdivision Control By-law #3334 and Zoning and Development By-law #3575

The Director of Planning reports as follows:

"Background

On May 28, 1974, Council heard a Mrs. D. Bucoviz as a delegation and a report under Building and Planning Matters dated May 24, 1974 with regard to her request to re-subdivide two (2) 49.5 x 102 ft. lots into three (3) 33 x 102 ft. lots each having an area of 3366 sq. ft.

In the report it was pointed out that the Approving Officer had no authority to create lots having a minimum width and area less than 33 ft. and 3600 sq. ft. respectively. At this meeting Council passed the following resolution:

"THAT this application be approved in principle, and the Director of Planning be requested to report further with a proposed draft by-law amendment to include authority for the Director of Planning to approve the type and design of any buildings which may be constructed on such subdivided property."

Accordingly, the Director of Planning reports as follows:

"Section #292 of the City Charter authorizes City Council to make by-laws for the purpose of regulating the subdivision of land with respect to the area, shape and dimensions of parcels of land, the provision of suitable streets and lanes and the provision of water, sanitary, storm, electrical and telephone services.

Section #565 of the City Charter authorizes City Council to make by-laws for the purpose of regulating the use of land including "the height, bulk, location, size, floor area, spacing and external design of buildings to be erected within the City or within designated districts or zones."

The City's Subdivision regulations must, therefore, deal specifically with the subdivision or resubdivision of real property and not with the use or development of land, which is controlled by the Zoning and Development By-Law #3575, authorized under Section #565 of the City Charter.

The Director of Planning RECOMMENDS as follows:

a) That the Director of Legal Services be instructed to prepare an amending By-Law whereby Section #38 of the Subdivision Control By-Law #3334 be amended so that the minimum lot area and the minimum lot width prescribed in tabulations for the (RS-1) and (RS-2) One-Family Dwelling Districts ~~be reduced~~ from the existing 3600 and 33 ft. respectively to 3,000 sq. ft. and 30 ft. respectively.

b) The Director of Planning be instructed to make application to amend the Zoning and Development By-Law No. 3575 so that section 1F of the (RS-1) and (RS-2) One Family Dwelling District Schedules be amended by adding after the word "district" in the fifth line, the following: "provided, however, where the lot size is less than 32 ft. in width or less than 3600 sq. ft. in area the design of any new dwelling shall first require the approval of the Director of Planning" and such application be referred to a Public Hearing after reports have been received from the Technical Planning Board and the Vancouver City Planning Commission."

FOR COUNCIL ACTION SEE PAGE(S) 602

REPORT TO COUNCIL

FROM ALDERMAN VOLRICH, CHAIRMAN,
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

I

October 21, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Captain Cook Elementary School gymnasium on Monday, October 21, 1974 at 7:30 p.m.

PRESENT:	Alderman Volrich (Chairman)
ABSENT:	Alderman Harcourt Alderman Marzari Alderman Rankin
CLERK:	D. Bennett

A quorum not being present the following is submitted by Alderman Volrich, Chairman of the Standing Committee of Council on Community Development for Council's consideration.

INFORMATION

1. Open Bible Chapel Complex

The Chairman advised the meeting that there had been a proposal presented to the City by the Open Bible Chapel respecting the development of a complex near 54th Avenue and Kerr Street on the south side of the new Champlain Mall development. He stated that this project if proceeded with, would require a public hearing, but that this meeting was merely a public meeting to hear the views of the residents in the area.

Mr. R. Youngberg, Associate Director of Area Planning, reviewed what has transpired with respect to the development of this piece of property which originally consisted of three apartment sites of 1.5 acres each. He stated that no concrete proposal had been submitted prior to this project of the Open Bible Chapel, and that after reviewing this proposal, the Planning Department went on record as supporting the scheme particularly as the scheme would provide some community services which were needed in the area.

Mr. N. Jones of Jones, Haave, Delgatty, Architects, with the aid of drawings discussed the proposed project advising that the complex would consist of the Open Bible Chapel, a small seminary school, a senior citizens high-rise apartment, a limited dividend high-rise for low and middle income adults and a day care centre. There would also be recreational and dining facilities in the complex. It was noted that at present rental rates the rents would be in the neighbourhood of $125.00 for a studio apartment, $140.00 for a one-bedroom apartment in the senior citizens complex and $150.00 - $165.00 for apartments in the limited dividend housing project. The lower floor of the buildings would be available to handicapped people.

Mr. David Nichols, Architect with the firm, with the aid of slides described the proposed site. He stated that they intended to retain many of the trees in the complex with pathways and a small park. He advised that the two high-rise buildings would be 13 storeys each with a maximum height of 120 feet, that the senior citizens building would contain 124 suites and the limited dividend building would contain 101 suites. Mr. Nichols discussed parking and advised that 194 parking spaces would be provided - 171 of these being underground.

Cont'd . . .

Clause #1 continued:

The following people spoke for or against the proposed complex:

Mr. Rick Hannay - 3150 East 58th Avenue

Mr. Hannay, Chairman of the Local Planning Advisory Committee, presented his personal opinions and spoke in opposition to the proposed development. He stated he felt the proposal was outrageous as there are many churches in the area now, that the project would increase the density in the area and he was opposed to high-rise buildings.

Mr. Sol Jackson - 2725 East 52nd Avenue

Mr. Jackson spoke in favour of the development and stated that although there are several senior citizens developments in Champlain Heights, more are needed. He emphasized the fact that especially the seniors and young adults could not afford to buy a home and therefore housing of this type was essential.

Mr. V. Walters - 6996 Brooks Street

Mr. Walters spoke in opposition to the project advising that there are four senior citizens developments within a two-block radius in the area now. He felt a high-rise was out of context with the other buildings in the area. He emphasized the need for a medical centre which he felt was far more important than a development of this nature.

Mr. Scott Stewart - 3180 East 58th Avenue

Mr. Stewart spoke in opposition to the high-rise part of the development and stated that the higher density would increase the traffic in the area and will limit the parking for residents on 58th Avenue. He too felt there was a good concentration of senior citizens developments in the area now.

Mrs. Karen Door - 3150 East 58th Avenue

Mrs. Door spoke in opposition to the proposed development and stated her main concern was the preservation of people and that the higher density would detract from the preservation of people in the area.

Mrs. Margaret Livingstone - 1725 East 63rd Avenue

Mrs. Livingstone questioned Mr. Youngberg on the density of the proposed development in relation to the parking that is proposed. Mr. Youngberg advised that the parking would conform.

Mr. Don Richmond - 6938 Brooks Street

Mr. Richmond spoke in opposition to the development. He did not feel this was the best use of this property and there are enough senior citizens units in the area. He stated it was not the church that was the issue but the height of the buildings which are proposed.

Mr. L. N. Pallot - 6702 Brooks Street

Mr. Pallot questioned Pastor Davis on why a site in Burnaby or Surrey was not chosen as land and taxes would be cheaper. Pastor Davis advised that they require a centralized location.

Mrs. V. R. Saville - 6965 Nanaimo Street

Mrs. Saville questioned Mr. Youngberg as to what transportation facilities would be available and Mr. Youngberg advised that there are bus routes in the area.

Cont'd . . .

Clause #1 continued:

Mrs. Rick Hannay - 3150 East 58th Avenue

Mrs. Hannay questioned Pastor Davis as to who is going to operate the day care centre and Pastor Davis advised they have a qualified teacher to head the project.

Pastor Davis then reviewed the proposal for the information of the people and stated amongst other things:

(A) It is proposed to provide a park-like area with paths and walkways

(B) That all the legalities with respect to parking will be adhered to

(C) That the senior citizens housing in the area is full and there is need for more development of this kind.

(D) This will not be a commercial development

(E) They want the property to look beautiful as they value the property highly and do not want to sacrifice the area to a concrete jungle.

The Chairman summarized by stating that a full report of this meeting will be presented to Council and Council will decide if the matter should proceed to a public hearing in view of the necessity of rezoning to allow the church and seminary school. He stated that no decisions and no approvals have been given.

At the request of a member of the public a straw vote was taken from amongst the people left at the meeting. Six were in favour of the proposed development and 23 were opposed.

The meeting adjourned at approximately 10:00 p.m.

* * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 604

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

October 24, 1974

A meeting of the Standing Committee of Council on Social Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, October 24, 1974, at approximately 1:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Marzari
Alderman Gibson

ABSENT: Alderman Hardwick

CLERK: G. Barden

INFORMATION

1. Civic Grant Request - Kinsmen Rehabilitation Foundation of B.C.

The Committee had for its consideration a brief dated October 19, 1974, from the Kinsmen Rehabilitation Foundation of B. C. requesting grant assistance for the following two programs which they claim would be eligible for cost sharing under the Canada Assistance Plan. The Committee also had for consideration a report from the Director of Social Planning on the Kinsmen Rehabilitation Foundation's request.

A. Patient Care/Equipment Loan Program

Medical & Rehabilitation Assistance for 284 City of Vancouver residents served from July 1, 1973 to June 30, 1974 . . . . . $39,469.00

B. Patient Referral Program

Involving 60 residents of the City of Vancouver referred through the Foundation to other community resources/services from July 1, 1973 to June 30, 1974 . . . . . $ 3,680.00

$43,149.00

The Executive Director, Mr. B. R. Fondrick, explained the objectives of the Kinsmen Rehabilitation Foundation are to raise and administer funds in the interests of rehabilitation of disabled persons. The Foundation also provides grants to outside agencies such as the Canadian Paraplegic Association and Opportunity Rehabilitation Workshop as well as running its own programs.

Representatives of the Social Planning Department stated they are unable to see the need for a grant based on the information supplied. The Foundation is requesting a grant of $43,149 for two programs that were carried out between July 1973 and June 1974. Funds would then be redirected into other programs so that in actual fact the requested funding would be put toward unspecified programs. There has been no opportunity to assess these programs and there is no control over their criteria for assessing the needs in the community. Also, the specified program to be funded would have to be examined before it could be ascertained whether it would be eligible for Canada Assistance Plan funding.

cont'd ....

Clause No.1 (continued)

After further discussion, it was

RESOLVED

(a) THAT the report be received.

(b) THAT the Social Planning Department put in writing all the points discussed that require answers from the Kinsmen Rehabilitation Foundation, meet with the Kinsmen Rehabilitation Foundation, and report back to an early meeting of the Committee.

2. West End Services Centre

The Committee had for consideration the resignation of Robert A. Dunbar, Social Work Consultant with the City Health Department and Manager of the West End Services Centre. The Committee discussed the matter briefly but felt any action should await Dr. Bonham's attendance at a future meeting. It was also felt that a member of the Department of Human Resources should be present when this matter is discussed.

Mr. Dunbar stated that the Management Team had met prior to his resignation and they felt a member of the Social Planning Department should be placed on the Management Team in an ex-officio position. He also suggested that his replacement be a person that is community orientated. Mr. Dunbar also reported a problem in filling the receptionist position at the centre. He stated the position should be set at the third step of the pay grade to enable them to hire the type of person that would be capable of handling the responsibilities of that key position.

Following further discussion, it was

RESOLVED

THAT the report be received and the following items be considered at the next meeting:

a. Terms of Reference for Manager position at the Centre regarding classification, background, etc.

b. Auspices and funding for the Centre.

c. Receptionist position - Reclassification.

d. Dr. Bonham, Mr. Butler from the Department of Human Resources, representatives from the V.M.R.E.U. and the City Personnel Department be present when these items are discussed.

RECOMMENDATION

3. Community Information Centre - Vancouver Resources Board

The Committee was advised that because the Provincial Government funding is from April 1st to March 31st, there will be no funding for community information centres for three months from January 1st to March 31st 1975. The Vancouver Resources Board at a meeting on August 28, 1974, passed the following motion:

"That the Standing Committee of Council on Social Services provide this funding during this interim period."

cont'd ...

Clause No.3 (continued)

It was noted that staff at the information centres are funded until March 31st, the funding is required for building operating costs only.

Following further discussion, it was

RECOMMENDED

THAT funds be provided for the three-month period from January 1st to March 31st 1975 for community information centre building operating costs subject to:

(a) a report from the Director of Social Planning on funds required for building operating costs, and

(b) the Director of Social Planning contact the Minister of Human Resources to determine what funding they have available and what applications he has received to avoid duplication.

Note: Council on October 22, 1974, agreed to hear a delegation from the Information Services Joint Committee and this Committee has requested to appear on November 12, 1974.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 605

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

III

October 24, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 24, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Marzari Alderman Rankin
ALSO PRESENT:	Alderman Massey
ABSENT:	Alderman Harcourt (On Civic Business)
CLERK:	D. Bennett

Adoption of Minutes

The Minutes of the meetings held October 3 and October 10, 1974 were adopted.

RECOMMENDATIONS

1. Street Vending

Council on October 8, 1974 referred a report of the City Engineer, the Director of Permits and Licenses and the Director of Social Planning dated October 4, 1974 (copy of which is circulated) to this Committee to receive delegations and a report reference and report back to Council.

The City Engineer reviewed the report and showed slides which illustrated stands which were located on Granville Mall two weeks ago. Mr. Jonathan Baker of the Social Planning Department showed slides which depicted the street vending operations in cities in Europe and Mr. Bill Friedel, street vendor, showed a few slides of European and local vendors.

The following delegations were heard:

Mr. David Sadler who appeared on behalf of Mr. R. Specht appealed the decision of the Director of Permits and Licenses who had requested the vendor to stop selling clothing from his stand as it was believed these goods were not handicrafts. Mr. Sadler claimed the goods being offered for sale are imported handicrafts and he showed samples of the type of clothing they were selling.

Mr. Bernard McKenna who presently operates a small shop facing Granville Mall in the Castle Hotel complex and sells jewellery requested that he be allowed to operate a larger than the guidelines stand which is four feet by eight feet on the mall in which he proposes to sell jade (raw and cut), crystal and china.

Miss Janet Murphy appeared for Mr. Paul Calder who presently holds no permit on the mall and is applying for a three feet by six feet stand to sell pottery and leatherwork. Miss Murphy requested that they be given a permit or that their $100.00 fee be returned.

Mr. Pat Jordan advised that he presently holds a permit on the mall to sell jewellery and/or leather goods and requested that he be given additional permits for more stands.

Cont'd . . .

Clause #1 continued:

Mr. Bill Friedel spoke on behalf of 13 mall vendors and directed his comments to the report of the City Engineer, the Director of Permits and Licenses and the Director of Social Planning dated October 4, 1974. He was opposed to several recommendations in the report.

The Committee reviewed the Official's report and during discussion it was suggested that the City Engineer come up with four or five designs for kiosks with as much emphasis as possible on portability. It was the general opinion of the Committee that portable stands that could be clustered might be more desirable than dispersing the units in the six block radius. Some of the Aldermen were of the opinion that the present 'box-like' stands were ugly especially when closed up at night. The Official's report had recommended that thirty stands should be the maximum allowed on the Granville mall, however, the Committee did not endorse a fixed number and suggested that the City Engineer exercise his existing authority under Guidelines 1 and 3 to control the number.

Alderman Massey advised that there are four lane ends, two north and two south of Pender Street which could accommodate a 'street market'. The kiosks should be on castors so that in the case of a fire they could be rolled out of the way. The City Engineer was requested to carry this suggestion forward and present a report at an appropriate time.

In dealing with the proposals of the Officials as contained in the report dated October 4, 1974 action was taken as follows:

Proposal (1) (a):

RECOMMENDED

THAT with respect to illegal vending activities by unlicensed individuals the receipt which is issued should be stamped clearly to show it in no way authorizes any vending activity.

Proposal (1) (b):

No action was taken.

Proposal (2):

RECOMMENDED

THAT the City Engineer be requested to report in one month's time on four or five designs for stands; the design to emphasize portability with consideration being given to a design which would permit these stands to be placed in clusters.

Proposal (3):

RECOMMENDED

THAT the City Engineer apply Guideline 3 and prohibit the sale of hash pipes and drug apparatus on the streets.

(Alderman Rankin is recorded as being opposed to this recommendation.)

The Committee took no further action on the balance of the proposals contained in the report, however, it was

FURTHER RECOMMENDED

THAT the City Engineer under his terms of reference be instructed to encourage handmade handicraft items whether it be specialty clothing or otherwise.

(Alderman Volrich is recorded as being opposed to this recommendation.)

Cont'd . . .

Clause #1 continued:

The Committee then dealt with the appeals which had been presented this day and

RECOMMENDED

(A) THAT Mr. R. Specht's appeal as presented by Mr. D. Sadler to be permitted to sell imported handicraft clothing be allowed.

(Alderman Volrich is recorded as being opposed to this recommendation.)

(B) THAT Mr. Bernard McKenna's appeal to operate a stand larger than the guidelines would permit, be denied.

(C) THAT Mr. Paul Calder's appeal as presented by Janet Murphy, for a permit to operate a stand on the mall be approved.

(Alderman Volrich is recorded as being opposed to this recommendation.)

(D) THAT Mr. Pat Jordan's appeal for additional permits be denied.

2. Neighbourhood Pub Application - 2786 East Hastings Street

At a meeting of the Standing Committee on October 3, 1974 the Committee deferred consideration of this application in order to give the members of the Committee an opportunity to review this location.

The amenity report indicated what is in the surrounding vicinity and that the area is probably suitable for a neighbourhood pub but consideration should be given to its close proximity to the Canadian Legion and the proposed new hotel site in the 2800 Block Franklin Street. It should be noted, however, that there is an existing beer parlour at Victoria and Powell Streets, almost exactly one mile distant.

Your Committee reviewed this request for a pub and

RECOMMENDED

THAT no action be taken to approve this application.

The meeting adjourned at approximately 5:50 p.m.

* * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 605-6

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON WATERFRONT AND ENVIRONMENT

October 24, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #2 Committee Room, third floor, City Hall on Thursday, October 24, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Gibson
Commissioner DuMoulin

ABSENT: Alderman Linnell
Alderman Massey (on Civic Business)

CLERK: M. Cross

Minutes of the Meetings of October 3rd and 10th were adopted.

INFORMATION

1. Liaison with the City of North Vancouver

The Chairman advised that the City of North Vancouver had set up an Ad Hoc Committee to liaise with the City of Vancouver Waterfront and Environment Committee on any matters affecting the north shore of the Burrard Inlet waterfront. The two representatives of the City of North Vancouver, Alderman M. Macdonald and Mr. T. Scott, City Engineer, were present to outline their views to the Committee.

Alderman Macdonald advised that they were primarily interested in the routing of vehicular traffic across the Inlet and wished to be advised when any streets in Vancouver involving routing to the North Shore are closed. With respect to the streets that are already scheduled for closure they are interested in the re-routing arrangements.

Mr. R. J. Spaxman, Director of Planning, advised that technical matters with respect to Burrard Inlet are being handled by a Burrard Inlet Waterfront Committee. The Chairman suggested that the North Vancouver representatives meet with Mr. Spaxman, as he is a member of this Committee, to determine the results of the Burrard Inlet Committee's studies.

With respect to the re-routing of traffic through Vancouver to the North Shore, Mr. Spaxman agreed to provide copies of the Downtown Study to the representatives of North Vancouver.

RESOLVED

THAT the representatives of the City of North Vancouver, Alderman M. Macdonald and Mr. T. Scott, City Engineer, be thanked for expressing their concerns with respect to the Burrard Inlet waterfront.

FURTHER THAT the Committee extend to them all possible co-operation with respect to cross-Inlet problems.

RECOMMENDATION

2. Development Permit Application #68065 - North Foot of Bute Street

On October 3, 1974, the Committee deferred consideration of this Development Permit Application for a temporary office building until the Regional Manager of Gulf Oil could appear before the Committee to outline their long range plans for the site.

cont'd ...

Clause No.2 (continued)

Mr. A. W. Torrell, Corporate Manager, Gulf Oil of Canada, presented a brief (on file in the City Clerk's Office) advising the Committee that Gulf Oil is presently studying their requirements for the Vancouver area. An alternative location to the Bute Street terminal is a possibility, but no definite or specific plans had been formulated or approved. Mr. Torrell stated that it was the intention of Gulf Oil to keep the Committee informed of their long-term plans as they are developed. In answer to a query as to why the building was already on the site Mr. Torrell advised that they were not aware that a development permit application was needed for a temporary unit. The Committee felt as Gulf Oil had asked for approval for only one to two years it was an indication that they were definitely in a planning process and therefore

RECOMMENDED

THAT Development Permit Application #68065 to erect a portable 10' x 40' temporary office building be approved for a limited period of twelve months, such limited period to commence from the date the portable building was placed on the site.

3. Point Grey Road Waterfront

The Chairman advised that he had prepared a memorandum for the Committee containing the following suggested policy goals for the Point Grey Road Waterfront:

" (a) The emphasis in this area must be on the enhancement and preservation of the unique natural ecology of this particular waterfront. At the present time, the beach is an unspoiled tidal area which is the last remaining example of such a beach in Vancouver.

(b) We must make the entire Point Grey Road Waterfront available for public. The idea here is to provide a very low density, walking and sightseeing beach for families. The balance between the level of activity and the survival of marine animals and birds is a delicate one. The objective is to provide public access to the beach but yet clearly emphasizing the preservation of the unique ecological character. Whatever we do here, we should not encourage, even in the remotest possible way, the development of another Coney Island or even Spanish Banks. The emphasis should be on accessibility solely to pedestrians.

(c) We must try to expand the narrow street ends that we own or buy alternate properties in key locations to provide several penetration points to the beach as well as making available to the public at large several areas at the edge of the water itself for family recreation. These could include view areas, seating areas, playing areas and picnic areas. The playing areas should include creative play areas for children and tennis, badminton, etc. for adults. The view areas would provide a fantastic range of views of English Bay and the North Shore.

(d) The emphasis should shift from mere property acquisition and do nothing else to providing reasonable and safe public access to the waterfront and creating areas for family recreation. West of Bayswater Street, the usable beach is below the high water mark, hence no legal tangles are expected. East of Bayswater Street, most of the usable beach is above the high water mark and therefore in the private property owners' domain. Our policy goal in that area will have to be to make an effort to acquire the riparian rights or some other

cont'd ..

Clause No.3 (continued)

form of guarantee to public access as redevelopment in this area takes place. We must also examine the possibility of acquisition of riparian rights through amendments to the Zoning By-law and in exchange of development bonuses with the property owners concerned.

(e) A thorough review of development control procedures within the planning process must be undertaken in order to emphasize and make possible a better public beach area and preserve its natural state. An example of this would be not to demand setbacks on Point Grey Road but to demand setbacks at the water's edge.

(f) As a policy goal, we must look at the properties that we already own simply as a land bank and not be hung up on pinning down public facilities at those locations. "

The Chairman hoped that these policy goals could be approved in principle by the Committee and circulated to a wide variety of organizations for discussion and comment. After comments are received the suggested policy goals may have to be amended before they are presented to Council for endorsation.

RECOMMENDED

A. THAT the memorandum dated October 11, 1974, from the Chairman of the Standing Committee of Council on Waterfront and Environment, including the appended history and background re Point Grey Road Waterfront, be circulated to the following for discussion and comment back to the Committee:

(i) Kitsilano Local Area Planning Office
(ii) Director of Legal Services
(iii) Director of Finance
(iv) City Engineer
(v) Director of Planning
(vi) The Board of Parks & Recreation
(vii) Vancouver City Planning Commission
(viii) Save Our Park Land Association
(ix) Ratepayer Groups concerned with the Point Grey Road Waterfront
(x) Other interested groups

B. THAT the Chairman of the Standing Committee of Council on Waterfront & Environment be authorized to discuss this matter with the B. C. Minister of Recreation and Conservation and seek his beneficial assistance to establish this area as a natural waterfront for conservation.

C. THAT the Standing Committee on Waterfront & Environment, after hearing from the groups in (A) above and considering the responses, make final recommendations to be considered by City Council at a Public Meeting.

The meeting adjourned at approximately 4:30 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING

October 29, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 29, 1974 at 10:30 a.m.

PRESENT:	Alderman Harcourt (Chairman) Alderman Massey Alderman Volrich
ABSENT:	Alderman Rankin (On Civic Business)
CLERK:	R. Demofsky

Adoption of Minutes

The Minutes of the meetings held September 24, 1974 and October 15, 1974 were adopted.

INFORMATION:

1. United Housing Foundation - Acquisition of Property in Champlain Heights

The Housing Committee, on September 17, 1974, when considering a letter from the United Housing Foundation requesting an additional ten acres in the Champlain Heights area, referred this matter to the appropriate City Officials for a report.

Submitted for the Committee's consideration was a report from the Planning Department dated October 8, 1974, regarding the above noted matter. The report stated in part:

"Until a decision is finally made on the plan for Champlain Heights, it would, in our view, be premature to make a commitment. It is, therefore, recommended that consideration of the request be deferred until a final decision is made on a plan for Areas E & F - Champlain Heights."

RESOLVED,

THAT this report be received.

RECOMMENDATION:

2. New Housing in the Downtown East Side Area

The Social Services Committee, on October 3, 1974, when dealing with a petition from the Downtown Eastside Residents Association dated September 30, 1974, regarding an immediate start to new housing in the Downtown Eastside, resolved that this be referred to the Standing Committee on Housing and that the Director of Legal Services be asked to examine Chapter 4, Section 4 (a) and Chapter 5 Section (1) of the Archaeological and Historic Sites Protection Act and advise the Standing Committee on Housing whether these sections may be of use to the City in controlling the use of existing structures in the Gastown and Chinatown Historic Areas.

- Submitted for the Committee's consideration was the above noted communication from the Downtown Eastside Residents Association which strongly urged that new housing projects be started in the Downtown Eastside immediately. (This is on file in the City Clerk's Office.)

The Chairman stated he had advised Federal Officials of the current situation with respect to closures of housing units in the Downtown Eastside area due to non-compliance with City

Cont'd . . .

by-law requirements. He further advised of the City's authorization to construct additional housing in this area,and that the possibility of further housing was being investigated. Also that he would be meeting with the Minister of Housing in the very near future to discuss funds available in the Provincial Government budget for housing. Mr. Bruce Eriksen, President of the Downtown Eastside Residents Association submitted a letter from the Minister of Housing dated October 9, 1974, which stated in part:

> "As far as the Provincial Government of B. C. is concerned, I have indicated to Central Mortgage and Housing Corporation and the City of Vancouver that we believe that more dwellings of the Oppenheimer type should be built and that we are prepared to finance their construction."

- Archaeological and Historic Sites Protection Act

Submitted for the Committee's consideration was a report from the Director of Legal Services dated October 24, 1974, regarding the above noted matter. It stated in part:

> "It is fair to say, therefore, that indirectly this statute would have the effect of controlling the use of existing structures in the designated area. Members of the Committee should be aware, however, of the new Historic Area District Schedules enacted very recently by the Zoning and Development By-law. Under these schedules there is much greater discretionary control."

RECOMMENDED,

A. THAT all departments involved with the development of social housing in the City of Vancouver (e.g. Permits and Licenses, Planning, Building, and Engineering) be instructed to give any matters pertaining to such housing immediate attention to thus facilitate development.

B. THAT the communication from the Downtown Eastside Residents Association dated September 30, 1974, regarding an immediate start to new housing in the Downtown Eastside be received.

C. THAT the Chairman report back with results of his meeting with the Minister of Housing regarding housing funds in the Provincial Government budget.

D. THAT the report of the Director of Legal Services regarding Archaeological and Historic Sites Protection Act dated October 24, 1974, be received.

3. Chairman's Reports

i. Housing Goals

The Chairman advised that in view of his recent discussions with the Federal Government Officials on the present Vancouver housing situation, he would report on the Housing Goals at a later meeting.

ii. Progress Report on Housing Projects

Submitted for the Committee's consideration was a report outlining progress to date on all social housing projects in the City of Vancouver.

Cont'd . . .

The Chairman advised that on October 1, 1974, the City hired Ann McAfee as a housing co-ordinator. One of her many responsibilities would be to prepare monthly reports on the status of all social housing projects in the City. Such a process would reveal any problems being encountered, and indicate specifically a reason for any delays in housing development, thus expediting these housing projects.

The Chairman reviewed the report with the Committee and the following projects were discussed:

- East End Lions - 788 Commercial Drive
- Collingwood United Church - N.W. Corner of School and Harold
- East Enders and Amherst Lions - Renfrew between 18th and 19th Avenues
- Site at 5th Avenue and Renfrew Street
- 1650 Haro, 1655 Barclay, and 1648 Nelson
- Haro Park Site - N.W. Corner of Bute and Haro
- 1280 Nicola Street
- Shon Yee Society - 260 East Pender Street

Representatives of the Shon Yee Housing Society submitted a brief for the Committee's consideration advising that in the past two years they had been consulting and negotiating with the three levels of government to start a housing project. The cost of this project had increased considerably. The brief (which is on file in the City Clerk's Office) also outlined the financial aspects of this project and concluded with the following:

I. For the City part: We request the City to sell to the Society Site C, bounded by Pender Street, Jackson Avenue, Keefer Street, and Gore Avenue, for approximately $2.50 per square foot and not at market price. Annual property taxes on the property should be exempted.

II. The Provincial and Federal Governments both agree to subsidize the pensioners up to a maximum of 2/3 of the rent.

III. That the Pensioner should pay up to 1/3 of their monthly pension for the rent instead of 1/4.

The Chairman advised that one of the major problems being encountered by this project was negotiating the purchase price acceptable to both the City and Shon Yee Housing Society for the site. However, negotiations were getting closer. Also that one of the former owners of the building site had started action in the Supreme Court to contest the City's title.

- Chinatown Lions

A representative of the Chinatown Lions advised the Committee that this organization was in basic agreement with the City as to land costs on the western portion of the site bounded by Campbell, Union, Raymur, and Venables and could acquire it just as soon as they form a non-profit society.

- G.V.R.D. Family Housing Project on South Side of Grandview Highway Between Penticton and Slocan Streets
- 14th Avenue Between Renfrew and Nootka Street
- East Side of Semlin Drive Between Triumph and Pandora Streets
- Charles Adanac Area
- Downtown Eastside Residential Facility - D.E.R.F.
- Single Women's Housing 1800 East 5th Avenue

Mr. D. Vanin of G.V.R.D. advised the Committee that in view of certain design difficulties this project was being redesigned to

Cont'd . . .

meet both C.M.H.C. and City requirements.

- Site at Grandview Highway and Kamloops Street

Submitted for the Committee's consideration was a brief from the G.V.R.D. dated October 29, 1974, on the above noted site. Due to lack of time this brief was tabled for further discussion at a later meeting.

Mr. W. Casson, Director of Housing, G.V.R.D., requested to have the G.V.R.D. excluded from co-ordination of the Antoinnette Lodge Housing Project, there-by eliminating one level of government and leaving the co-ordination function with the Provincial and Federal Governments.

He further advised that the G.V.R.D. and the Provincial Government had written to the Federal Government requesting their participation in the subsidization of non-profit housing.

RECOMMENDED,

A. THAT the G.V.R.D. be excluded from the co-ordination of the Antoinnette Lodge Housing Project, thus leaving co-ordination with the Federal and Provincial Governments.

B. THAT the Mayor be requested to send a telegram to the Federal Minister of Urban Affairs supporting the plan of the Provincial Government and the G.V.R.D., requesting that the Federal Government participate in Section 44, subsidies for the construction of Section 15 (non-profit) housing; pointing out that lack of such Federal Government participation would have a detrimental effect upon all non-profit housing projects in the City of Vancouver.

NOTE: Council at its meeting on October 29, 1974, approved the above recommendation of the Housing Committee.

C. THAT the rezoning application from the East End Lions, with respect to the site at Commercial and Adanac, from RM-3 to CD-1, with a floor space ratio of 2.2, be placed before a public hearing to be held on November 26, 1974.

D. THAT Council approve, in principle, the sale of Site C, bounded by Pender Street, Jackson Avenue, Keefer Street, and Gore Avenue, to the Shon Yee Housing Society for the construction of a senior citizen housing project, and refer this matter to the Standing Committee on Finance and Administration for consideration of a new policy where-by City-owned land would be made available to non-profit organizations at less than market value.

E. THAT the Chairman report back on further progress on housing projects to a later meeting of this Committee.

4. Inside Rooms in the Downtown Eastside

At an "In Camera" meeting of the Housing Committee on October 15, 1974, when dealing with a verbal report from the Medical Health Officer regarding approximately 700 rooms in the core area not complying with the natural light and ventilation requirements in the Lodging House By-law, it was resolved that the Medical Health Officer meet with the Fire Chief and report back to the next meeting of the Housing Committee with his recommendations.

Submitted for the Committee's consideration was a report from the Medical Health Officer dated October 25, 1974, regarding an amendment to the Lodging House By-law. This report, which is on file in the City Clerk's Office, stated in part:

Cont'd . . .

"After consultation with members of the Law Department, it was ascertained that Section 8 - 3 and Section 10 - 1 of the By-law were intended to govern new construction. These sections, however, are contained in the National Building Code, and therefore could be deleted from the Lodging House By-law."

The Medical Health Officer advised that approximately 100 of these "Inside Rooms" could not possibly conform to By-law requirements and should be closed while the remaining 600 conform to a lesser degree and should remain open.

RECOMMENDED,

THAT the Director of Legal Services be instructed to amend the Lodging House By-law by deleting Section 8 - 3, and Section 10 - 1, and inserting a section concerning light and ventilation to govern the existing rooms.

INFORMATION:

5. Francis Fay Hotel

Submitted for the Committee's consideration was a report from the Medical Health Officer dated October 25, 1974, regarding the Francis Fay Hotel, 561 East Hastings Street. The report stated:

"The Director of Environmental Health has had a number of conversations with Mr. David Chong, solicitor representing the Francis Fay Hotel with regard to the fact that the Health Department will not be able to issue an Operators Permit for these premises.

We have stated to Mr. Chong that it will be our intention to ask for vacant possession of the living accommodation at 561 East Hastings Street effective December 1, 1974.

We have recently received correspondence from Mr. Chong with attached statements from a number of tenants in the building, which he requested we bring to the attention of council. This correspondence is submitted to the Housing Committee for any action that they deem necessary."

The Director of Environmental Health advised that the work required in this hotel was basic maintenance such as painting and general cleaning up.

RESOLVED,

THAT the report of the Medical Health Officer dated October 21, 1974, regarding the Francis Fay Hotel, 561 East Hastings Street, be received.

The meeting adjourned at approximately 12:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 609-610

* * *

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 12, 1974, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur and Volrich.

ABSENT: Aldermen Gibson and Rankin.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

Council was advised that there were no matters for consideration 'In Camera' this day.

ADOPTION OF MINUTES.

MOVED by Ald. Linnell
SECONDED by Ald. Marzari
THAT the Minutes of the Special Council Meeting (Court of Revision) of October 31, 1974, together with the Minutes of the Regular Council Meeting of November 5, 1974, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

CONDOLENCE - CHARLES BENTALL.

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT Council express its sincere condolences to the family of the late Charles Bentall whose name is recorded in the City's Civic Merit Book.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Linnell
SECONDED by Ald. Pendakur
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Funding of Information Centres.

Council was advised that the Chairman of the Information Services Joint Committee (Ms. Pat Boyce) who had requested to appear before Council as a delegation on the matter of funding of Information Centres, has withdrawn her request.

2. P.N.E. Parking Problem
2(i) Minimum Fines - Parking.

Council deferred consideration of this item, and the report from the Director of Legal Services on Minimum Fines, pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

Donation to Archives Building -
Bust of Major J.S. Matthews.

The Council noted a letter from Mrs. Theresa Galloway, under date of November 4, 1974, wherein she offered to have a bust of the late Major Matthews commissioned and donated to the City, to be placed in a prominent location in the Archives Building.

MOVED by Ald. Linnell
THAT Mrs Galloway's offer to have a bust of the late Major J.S. Matthews commissioned and donated to the City, be accepted with sincere appreciation, and the City offer its co-operation in this regard, the arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
November 8, 1974.

Works and Utility Matters
November 8, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Water Main Installations - 1974 Capital Budget.
Cl.2. Sidewalk Ramps.

Council took action as follows:

Water Main Installations
- 1974 Capital Budget. (Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters
November 8, 1974 (Cont'd.)

Sidewalk Ramps (Clause 2)

In considering this clause Council was advised that the estimated amounts shown in the sixth paragraph should read $1.7 million instead of $2.1 million, and $.85 million instead of $1.25 million.

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager contained in this clause be RECEIVED.

- CARRIED UNANIMOUSLY

Building and Planning Matters,
November 8, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Proposed Body Shop Extension - Brown Bros. Motors, 1226 East 67th Avenue.
Cl.2. Surplus Lands - Locarno Park Area.

Council took action as follows:

Proposed Body Shop Extension -
Brown Bros. Motors,
1226 East 67th Avenue, (Clause 1)

MOVED by Ald. Harcourt
THAT consideration of this clause be deferred, pending the hearing of a delegation from Mr. Netupsky.

- CARRIED UNANIMOUSLY

Surplus Lands -
Locarno Park Area (Clause 2)

a. MOVED by Ald. Bowers
THAT with respect to Lot 4, Block 133, D.L. 540, the Supervisor of Property and Insurance be directed to investigate sub-division of this lot for single-family housing, or the possibility of entering into a joint sub-division with Community Builders Ltd., the owners of the adjacent lot, for this same purpose, and report back.

- (carried)

MOVED by Ald. Massey
THAT the foregoing motion of Alderman Bowers be deferred until the next meeting of Council.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Pendakur, Volrich and Mayor Phillips opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED.

(Alderman Massey opposed)

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters,
November 8, 1974. (Cont'd)

Surplus Lands - Locarno Park Area,
(Clause 2) (Cont'd)

b. MOVED by Ald. Bowers

THAT the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for senior citizens' housing, and report through the Standing Committee on Housing.

- (amended)

MOVED by Ald. Volrich (in amendment)

THAT the words "senior citizens'" in Alderman Bowers' motion be struck.

- CARRIED

(Aldermen Bowers, Pendakur and Marzari opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and CARRIED.

'MOVED by Ald. Bowers,

THAT the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for housing, and report through the Standing Committee on Housing.'

- CARRIED

(Aldermen Linnell, Marzari and Pendakur opposed)

c. MOVED by Ald. Linnell

THAT the land in Block 130 not be disposed of at this time, subject to review in the future after a comprehensive plan for the Jericho/Locarno area can be prepared.

- CARRIED

(Aldermen Bowers and Pendakur opposed)

Finance Matters,
November 8, 1974.

Council considered this report, which contains three clauses, identified as follows:

Cl.1. Progress Report on the Installation of the Honeywell Computer.
Cl.2. Window Cleaning and Janitorial Services of Civic Buildings.
Cl.3. City Hall Information Centre.

Council took action as follows:

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters,
November 8, 1974.(Cont'd)

Clauses 1 and 2.

MOVED by Ald. Pendakur
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

City Hall Information Centre,
Clause 3.

a. MOVED by Ald. Hardwick
THAT uniforms for the Information Clerks, at a cost of $130 be approved.

- LOST

(Ald. Bowers, Linnell, Marzari, Massey and Pendakur opposed)

b. MOVED by Ald. Marzari
THAT a Pamphlet Rack for the Information Centre, at a cost of $100, be approved.

- CARRIED UNANIMOUSLY

Property Matters,
November 8, 1974.

Council considered this report, which contains five clauses, identified as follows:

Cl.1. Acquisition for Arbutus-Burrard Connector, E.½ Lot 6, Block 267, D.L. 526. 1842 West 5th Avenue.
Cl.2. Acquisition for Family Housing Project, Lot 55, Blocks 3 & 4, D.L. 339, N.E. ¼ Known as 6291 Frontenac.
Cl.3. Acquisition for Family Housing - Site III Lot 6 of Subdivision B, Block 108, D.L.'s 36 and 51, 4893 Boundary Road.
Cl.4. Acquisition for Family Housing - Site III Lot 7 of Sub.A. Block 108, D.L.'s 36 and 51, 4805 Boundary Road.
Cl.5. Demolitions.

Council took action as follows:

Clauses 1 - 5.
MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4, be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENT GENERAL
REPORT, November 8,1974.

Building and Planning Matters,
November 8, 1974.

Progress on Shaughnessy Hospital
Expansion Impact Study (Clause 1)

MOVED by Ald. Linnell
THAT the British Columbia Medical Centre be requested to give a report reference to City Council on Tuesday, November 26, 1974, on the proposed development concept of the Shaughnessy Hospital Expansion.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters,
November 8, 1974.

Bus Route - No.21 Kerr Bus.
(Clause 1)

Council deferred consideration of this report, pending the hearing of a delegation later this day.

C. Divisional Reorganization of Accounting-
Budget- Payroll Functions, Finance Department.

The City Manager submitted the following report, under date of November 7, 1974.

"The City Manager has received a report from the Director of Finance, which is on file in the City Clerk's Office, summarized as follows:

"The Accounts Division, under the Comptroller of Accounts, performs the City's accounting work, budget preparation and review, and payroll preparation and distribution. It is a complex set of functions, employing 29 staff.

The workload in this area has been steadily growing in quantity and complexity over the last several years. Examples are the multiplicity of senior government programs, increased complexity in union contracts, increased staff turnover, and general growth in the City accounting operations.

We are now experiencing severe problems in the functions with no apparent solution except reorganization and additional staff. Examples of the problems are:

1) inability (because of workload) to follow up on receivables, with consequent loss of interest income,

2) detail work having to be done in the Director of Finance's office that should be done at the divisional level,

3) touch and go situations as to whether payrolls will be ready on time,

4) inability to adequately review budget performance, both operating and capital, and

5) excessive overtime and temporary help.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Divisional Reorganization of Accounting-
Budget-Payroll Functions, Finance Department (Cont'd)

We are also seriously overdue in totally reviewing, and redesigning the whole budget structure, particularly in view of the probable desirability of Program Budgeting; and establishing a proper annual capital budget and financing review structure to give Council better control over the Five Year Capital Program as it proceeds.

It is our recommendation that the present structure be changed as follows:

PRESENT STRUCTURE

Accounts Division	Budgets Branch Accounts Branch Payroll Branch

PROPOSED STRUCTURE

Budgets Division

Accounting Division	General and Capital Branch	General Accounting & Disbursements Capital Accounting Paymaster
	Investments and Receivables Branch	Sinking Fund & Investment Accounting Receivables and Government Programs
	Payroll Branch	

The reorganization requires that the existing Accounts Division be split into two Divisions, being the Budgets Division and the Accounting Division, that some reclassification and/or retitling of existing positions occur, and that six new positions be created.

Costs

The estimated costs are $21,900 for 1974 ($6,900 salaries, $7,500 for furniture and equipment, $7,500 for accommodation) and $76,000 (salaries) on a full year 1975 basis. The 1974 costs would be provided from Contingency Reserve.

Recommendations

It is RECOMMENDED that:

1) City Council approve the report on the reorganization of the Comptroller of Accounts Division of the Finance Department into two Divisions.

2) The two Division Heads be titled:
   Comptroller of Budgets
   Comptroller of Accounting

3) The present Comptroller of Accounts be appointed Comptroller of Budgets.

4) The following new permanent positions be established:

   (i) Comptroller of Accounting
   (ii) Accounting Clerk (Receivables)
   (iii) Accounting Clerk (Capital Section)
   (iv) Payroll Clerks (2) - continuing need for these positions to be reviewed in one year.
   (v) Clerk Typist (Paymaster)

5) One Payroll Clerk position designated as temporary indefinite be made permanent.

6) The position of Accounting Clerk IV (Capital) be reclassified to Capital Works Accountant.

Cont'd/....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Divisional Reorganization of Accounting-
Budget-Payroll Functions, Finance Department (Cont'd)

7) The position of Accounting Clerk III be reclassified to Sinking Fund and Investments Accountant.

8) One Clerk II position in the General and Disbursements Section be reclassified to compensate for additional responsibilities proposed in the report.

9) A three month overlap be approved in the Supervisor of Payroll position prior to the incumbent's retirement to allow for the preparation of a complete operating manual and that the additional funds required be included in the 1975 Revenue Budget.

10) The Director of Personnel Services report to the City Manager on the classification of the new positions and existing positions affected by the reorganization in the normal manner.

11) The estimated 1974 cost of $21,900 for salaries and furniture and equipment be approved and provided from Contingency Reserve.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager RECOMMENDS that the report of the Director of Finance be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Continental Hotel.

The following report was submitted by the City Manager, under date of November 12, 1974.

"Council, on October 29, 1974, when dealing with a report on Social Services and Health Matters, adopted the following motion:

"As City Manager, I RECOMMEND that the Supervisor of Property and Insurance continue to maintain security and other measures required for the safety of the building and that the Provincial Department of Human Resources continue to be billed monthly for the amortization and other charges noted above;

Further, I RECOMMEND that a Special Committee of Council comprised of Aldermen Harcourt and Rankin be appointed, with the City Manager, to meet with the Ministers of Human Resources and Housing to make a decision on the future use of the building".

- CARRIED UNANIMOUSLY

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Continental Hotel (Cont'd)

The Minister of Human Resources has been contacted with regard to the above topic. Friday, November 8, 1974, the City Manager met with Mr. Sadler, Deputy Minister of Human Resources.

The following points of agreement were reached:

- the Continental Hotel to be occupied by elderly men and women of limited income;

- the City to immediately undertake the necessary renovations to bring the structure up to the by-law requirements. Estimated cost between $75,000 and $100,000 to be charged to the Provincial government;

- the Provincial government to continue payments of present and future operating expenses, including management and maintenance, plus amortization of the loan required for the previous YWCA renovations;

- the City to manage the building through the Property and Insurance Division and to charge for services rendered.

The City Manager RECOMMENDS:

THAT Council authorize establishment of the following positions:

1 residence manager
1 assistant residence manager
4 engineer-custodians

These positions to be under the direction of the Supervisor of Property and Insurance.

And FURTHER THAT the City Council authorize the City Manager to have the necessary alterations carried out and furniture purchased to a maximum cost of $100,000, subject to the Minister of Human Resources agreeing to reimburse the City as outlined in this report."

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY.

E. P.N.E. - City Lease Review.

Council noted a report from the Director of Finance and the General Manager of the Pacific National Exhibition, dated November 12, 1974, re City Lease Review, which had been circulated this day.

MOVED by Ald. Harcourt
THAT the report be received and considered at the next regular Council Meeting.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites:
Hardship Cases.

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of November 1,1974.

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Ray Cornett (tenant), 1411 East 21st Avenue
Sahades & Ahilla Maharajh (owners), 4405 West 16th Avenue
Vera Driver (tenant), 7049 Argyle Street
Joseph Rolarbach (tenant), 1865 East 36th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Beverly Turnau (tenant), 5507 College Street
Patricia Ann Lotoski (tenant), 3593 West 39th Avenue
Lou Fisher (tenant), 3643 West 1st Avenue
Milan & Sandra Viher (tenants), 2796 East 14th Avenue
Barbara Joan McElwee (tenant), 3656 Point Grey Road
Robert Scott Dodge (tenant), 2042 West 42nd Avenue
Grant Forsyth (tenant), 2042 West 42nd Avenue
Sucha Singh Ollek (tenant), 2535 West 14th Avenue
Lau Yeun-Kit (tenant), 4620 West 13th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Malcolm A. Gillis (tenant), 2239 West 1st Avenue
Sylvia A. Mastalish (tenant), 1845 Dunbar Street
Meredyth Savage (tenant), 3773 West 18th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Peter & Annie Wong (owners), 866 West 61st Avenue
Dalbara Singh & Amarajit Gill (owners), 4820 Moss Street
D. Robert Innis (owner), 7825 Nanaimo Street

MOVED by Ald. Hardwick,
THAT recommendations (a) to (e) inclusive contained in the foregoing Special Committee report dated November 1, 1974, be approved.

- (amended)

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites:
Hardship Cases (Cont'd)

MOVED by Ald. Bowers, (in amendment)
THAT the following words be added to the motion of Alderman Hardwick - "except that the application from D. Robert Innis be approved for one year from the date of this resolution."

- (carried)

MOVED by Ald. Pendakur (in amendment to the amendment)
THAT the following words be added to the amendment by Alderman Bowers - "AND FURTHER THAT the applications from Peter and Annie Wong, and Dalbara Singh & Amarajit Gill, be also approved for one year from the date of this resolution."

- LOST

(Aldermen Bowers, Hardwick, Linnell, Massey, Volrich and Mayor Phillips opposed.)

The amendment to the amendment having lost, the amendment by Alderman Bowers was put and CARRIED.

(Alderman Hardwick opposed)

The motion by Alderman Hardwick, as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

"MOVED by Ald. Hardwick
THAT recommendations (a) to (e) inclusive, contained in the foregoing Special Committee report, dated November 1, 1974, be approved, except that the application from D. Robert Innis be approved for one year from the date of this resolution."

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report from Standing Committee on Finance and Administration, October 31, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Development Permit Application Process.
Cl.2. Vancouver Aquatic Centre - Additional Funds.

Council took action as follows:

Development Permit Application Process (Clause 1)

MOVED by Ald. Bowers,
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Vancouver Aquatic Centre and Lord Byng Pool - Additional Funds (Clause 2)

MOVED by Ald. Bowers,
THAT recommendation A re Park Development Funds be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation B re Additional Items for the Vancouver Aquatic Centre and the Lord Byng pool be approved after deleting item 16, Trophy Case - $2,000.00.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation C be approved after amendment as follows:

"THAT the Park Development Funds so freed up be used to cover the following expenditures:

(1) Over-Expenditures Required to Open the Centre $35,000
(2) Equipping Lunch Counter 7,000"

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation D concerning the balance of funds be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committees on Waterfront and Environment and Community Development, October 31, 1974

Street Lighting (Clause 1)

MOVED by Ald. Pendakur,
THAT the recommendations in this clause be approved after adding the words "and consultants" after the word "reference" in recommendation A.

- CARRIED UNANIMOUSLY

III. Report from Standing Standing Committee on Civic Development, October 31, 1974.

Council considered this report, which contains five clauses, identified as follows:

Cl.1. Rezoning for Central Broadway.
Cl.2. Shaughnessy Hospital Site.
Cl.3. Progress Report - Downtown Planning Programme.
Cl.4. Progress Report on Economic Study of Zoning Regulations.
Cl.5. Vancouver Heritage Advisory Committee

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report from Standing Committee on Civic Development, October 31, 1974 (cont'd)

Council took action as follows:

Rezoning for Central Broadway (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY.

Shaughnessy Hospital Site (Clause 2)

MOVED by Ald. Hardwick,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY.

(NOTE: Page 6 for Council action on this subject matter.)

Clauses 3 and 4

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee, contained in these clauses, be approved.

- CARRIED UNANIMOUSLY.

Vancouver Heritage Advisory Committee (Clause 5)

In considering this clause, it was noted that the term "development permit" in the motion of the Heritage Advisory Committee should read "demolition permit".

MOVED by Ald. Hardwick,
THAT this clause be approved and the Heritage Advisory Committee be advised that the Civic Development Committee will give consideration to any proposed historic preservation project involving expenditures, with the funding being charged against the Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

IV. Report from Standing Committee on Community Development, October 31, 1974.

Council considered this report, which contains four clauses, identified as follows:

Cl.1. Liquor Permit Application, 1110 Granville Street.
Cl.2. Fairview Slopes Redevelopment and Conservation.
Cl.3. Liquor Permit Application, 642 Burrard Street.
Cl.4. Broadway West Improvement Project.

Council took action as follows:

Liquor Permit Application, 1110 Granville Street (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report from Standing Committee on Community Development, October 31, 1974 (cont'd)

Fairview Slopes Redevelopment and Conservation (Clause 2)

MOVED by Ald. Volrich,
THAT the following recommendations of the Committee be approved:

"(A) THAT the Sussex Group study, 'Fairview Slopes ... the feasibility of preservation', be received;

(B) THAT the Director of Planning be instructed to make the Sussex Group study available to Fairview residents, property owners, businessmen, Department Heads and other interested parties and that this Committee hold a public meeting or meetings with interested groups to obtain their opinions and suggestions for action on this matter;

(C) THAT the Director of Planning be further instructed to report back in December with the Department analysis of the study, including public reaction to it, and with recommendations for Council policy;

(D) THAT the interim guidelines from the Technical Planning Board be presented to this Committee for information." •

- (amended)

MOVED by Ald. Bowers (in amendment),
THAT the foregoing motion by Ald. Volrich be amended by inserting the words "and the brief from the Fairview Ratepayers Association" after the word "study" in recommendation B and after the words "reaction to it" in recommendation C.

- CARRIED

(Alderman Marzari opposed)

The amendment having carried, the motion of Alderman Volrich, as amended and reading as follows, was put and - CARRIED UNANIMOUSLY

(A) THAT the Sussex Group study, "Fairview Slopes ... the feasibility of preservation", be received;

(B) THAT the Director of Planning be instructed to make the Sussex Group study <u>and the brief from the Fairview Ratepayers Association</u> available to Fairview residents, property owners, businessmen, Department Heads and other interested parties, and that this Committee hold a public meeting or meetings with interested groups to obtain their opinions and suggestions for action on this matter;

(C) THAT the Director of Planning be further instructed to report back in December with the Department analysis of the study, including public reaction to it <u>and the brief from the Fairview Ratepayers Association</u>, and with recommendations for Council policy;

(D) THAT the interim guidelines from the Technical Planning Board be presented to this Committee for information.

(underlining indicates amendment)

Clauses 3 and 4

MOVED by Ald. Volrich,
THAT these clauses be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

V. Report from Standing Committee on Community Development, November 7, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Liquor Permit Application - 642 Burrard Street.
Cl.2. Concept Plans for Neighbourhood Improvement in Kitsilano and Cedar Cottage.

Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the Committee, contained in these clauses, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN OF THE MONEY BORROWED FOR REDEVELOPMENT UNDER BY-LAW #4468

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

BY-LAWS (cont'd)

2. BY-LAW TO ADOPT A LOCAL AREA DEVELOPMENT PLAN (Area 6 - False Creek)

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Linnell and Massey opposed)

MOTIONS

A. Closing the Lane North of Charles Street west from Kamloops Street - Canada Safeway

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane lying to the north of Lot 8 and amended Lot 14, Block 9, West Half Section 22, Town of Hastings Suburban Lands is surplus to the City's highway requirements;

3. The owner of the lands on both sides of this lane have made application to acquire the lane for consolidation with the abutting lands;

THEREFORE BE IT RESOLVED that the hereinafter described portions of lane be closed, stopped up and conveyed to the abutting owners all that portion of lane dedicated by the deposit of Plan 1945 lying between the northerly production of the westerly limit of Lot 8 and the northerly production of the easterly limit of amended Lot 14, and all the lane dedicated by the deposit of Plan 10551 the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S., dated July 31, 1974, and marginally numbered LE 4070, a print of which is hereunto attached together with the established south 2 feet of Lots 17 and 19 and the established north 2 feet of Lots 12 to 14, ALL of Block 9, West Half Section 22, Town of Hastings Suburban Lands, and

BE IT FURTHER RESOLVED that the lane so closed be subdivided with the abutting lands to form two parcels.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Closure of 47th Avenue East of Collingwood Street

MOVED by Ald. Pendakur,
SECONDED by Ald. Linnell,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of road dedicated by the deposit of Plan 2788 lying between the southerly production of the easterly and westerly limits of Lot 3, Block 2, District Lot 314, Plan 2788 is surplus to the City's highway requirements;

3. The owners of the properties on either side of this portion of road wish to acquire a portion of this surplus highway;

THEREFORE BE IT RESOLVED THAT all that portion of road in Block 2, District Lot 314 as shown on plan sworn to by A.R. Turner, B.C.L.S., on May 9th, 1974, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owners of the lands on either side; and

BE IT FURTHER RESOLVED THAT the said closed road be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

Council recessed at approximately 3:20 p.m., and reconvened in open Council at 4:30 p.m. with the same members present.

DELEGATIONS

1. No. 21 Kerr Bus Route

Council had a report from the City Engineer dated November 8, 1974 on the No. 21 Kerr Bus Route. This report read as follows:

"On September 24, 1974, City Council approved a recommendation of the Official Traffic Commission concerning a complaint from the Killarney Citizens for Action Committee regarding the present routing of the No. 21 Kerr bus on 45th Avenue instead of its previous routing on Kerr Street. The complaint also noted a problem with westbound buses on 45th Avenue hitting a manhole cover projecting up above the pavement.

Based upon this situation, Council approved the following two recommendations:

A. That the City Engineer investigate the situation.

B. Further, that if it is possible to correct the problem by filling around the manhole cover, that this be done immediately.

PART A

Background

Prior to June, 1974, the route for the Kerr bus was south from the Joyce Street loop on Joyce Street, west on 45th Avenue, south on Kerr Street to 58th Avenue. (See attached exhibit).

In June of this year, Kerr Street north of Waverly was downgraded in function in order to encourage traffic to use Rupert Street, a major city street, and thereby reduce traffic from Kerr Street which is a local street. This downgrading was achieved, in part, by constructing Kerr Street to intersect with the Rupert/Kerr Diversion at right angles and by having Kerr Street relatively narrow in width at this intersection. Because of the difficulty for large vehicles such as buses in manoeuvering through this narrow width of Kerr Street at the intersection with the Rupert/Kerr Diversion, the route for the Kerr bus was changed to the present arrangement on Joyce Street, 45th Avenue, Rupert/Kerr Diversion, Kerr Street. This routing

cont'd ....

DELEGATIONS (cont'd)

No. 21 Kerr Bus Route
(cont'd)

meant that buses are now travelling on 45th Avenue between Kerr and Rupert Street. Since the implementation of this bus route change, residents on the south side of this section of 45th Avenue and the Killarney Citizens for Action Committee have expressed concern about this situation and have requested that the Kerr bus be routed via Joyce Street, 41st Avenue, Rupert Street, Rupert/Kerr Diversion, Kerr Street. Additionally, they feel this routing would provide better service to senior citizens homes on Rupert (between 41st and 45th Avenues).

Suggested Solution

I support the routing suggested by the Killarney Citizens for Action Committee, since it will provide service to the public equivalent to the present arrangement while routing the bus on arterial streets rather than residential streets. In addition, one less turn will be required by northbound buses and two less turns by southbound buses.

The present routing provides transit service along 45th Avenue between Joyce Street and Rupert Street, past approximately 51 homes. By comparison, the proposed routing will provide transit service along Rupert Street (an arterial street) between 41st Avenue and 45th Avenue, past approximately 54 residential units. Transit service on Joyce Street and 41st Avenue is already provided by other services.

To accommodate the proposed routing, a number of new bus stop locations are proposed, as well as a change in the bus stop locations on 41st Avenue. These changes have been worked out in detail. However, the Bureau of Transit Services has advised us that they are considering a long-term route change in this area, and would like to defer a change until the desirable long-term route is established. While we support the change requested by the citizens if the Kerr route continues to serve only its present function, we agree with Bureau personnel that there may be overall advantages in a review of routes in this area. Accordingly, I RECOMMEND:

(a) that Council advise the Bureau that it believes the relocation of buses from 45th Avenue would be desirable.

(b) that no action to change this route be taken pending an early review by Bureau of Transit and City staff of alternative routings in the area.

PART B

An on-site thorough investigation by the Engineering Department did not reveal any manhole covers improperly set in the pavement. Presumably, the relocation of the bus route would largely resolve the problem. This part is submitted to Council for INFORMATION."

Council on October 29, 1974 agreed to hear a delegation from Mr. and Mrs. Sagman when considering the City Engineer's report.

Mr. and Mrs. Sagman addressed the Council and urged that the Kerr bus be routed via Joyce Street, 41st Avenue, Rupert Street, Rupert/Kerr Diversion and Kerr Street.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT Council request the Bureau of Transit to re-route the No. 21 Kerr bus via Joyce Street, 41st Avenue, Rupert Street, Rupert/Kerr Diversion and Kerr Street as soon as possible.

- CARRIED UNANIMOUSLY

2. P.N.E. Parking

Vancouver City Council at its meeting of October 22, 1974 and its meeting of November 5, 1974 agreed to hear a number of delegations on this matter. Council on October 22, 1974 also resolved that when the delegations appeared, a representative from the Police Department be present to discuss the matter of enforcement and also requested a report from the Director of Legal Services on the possibility of increasing fines for illegal parking in residential only parking zones in the City generally.

Deputy Fire Chief Tunig was also present during discussion of this matter.

cont'd ....

DELEGATIONS (cont'd)

P.N.E. Parking
(cont'd)

The Director of Legal Services submitted for consideration a report dated November 1, 1974 on minimum fines - parking, and reading as follows:

> "Council recently requested a report from me dealing with the matter of minimum fines for illegal parking.
>
> Under the existing Street and Traffic By-law, the fine is levied by the Provincial Judge. Where a person wishes to pay out of Court, a 'standard' penalty has been set.
>
> There is provision in the Charter to set minimum fines for by-law offences and this has been adopted in many other by-laws, but not in the Street and Traffic By-law.
>
> I can see no reason why Council, if it wished, could not impose a minimum fine for any specific offence such as parking, which would apply whether the offender pleaded 'not guilty' and had a trial, or whether he settled out of Court."

Mr. Alfeld addressed the Council on behalf of the delegations and asked that high priority be given to resolving the long standing problem encountered by residents adjacent to the P.N.E. with respect to parking in residential areas during P.N.E. events. He also requested that Council take action on backyard parking lots in the area.

Alderman Volrich gave a brief oral report on the progress of the P.N.E. Parking Committee with respect to solutions to the problem of parking during P.N.E. events.

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers
THAT

1. Council extend the RESIDENTS PARKING ONLY zone to cover Renfrew to Penticton and Franklin Street to Wall Street, and further that the City Engineer be instructed to post the necessary signs immediately;

2. Council instruct the Director of Legal Services to prepare an amending By-law to set a minimum fine of $25 for an offence against RESIDENTS PARKING ONLY;

3. Council instruct the City Engineer to post signs in the expanded RPO zone indicating offenders will be subject to a minimum fine of $25;

4. WHEREAS the present tow-away policy appears to be enforced only when free flow of traffic is obstructed and WHEREAS this policy does not provide appropriate and adequate access to private property of residents in the above RPO zone, and in order to provide access to private homes and their garages, provide safety for families and children and to safeguard against fire hazards, the Council request the Police Chief to enforce tow-away regulations in all cases where access to homes and garages is obstructed by parked vehicles, and enforce fire hydrant clearances, corner clearances, stop sign clearances and lane parking;

5. Council request the Police Board and the Police Chief to establish a special task force consisting of special constables, meter maids, police cadets, commissionaires, etc., for the enforcement of parking regulations within RPO zones around the P.N.E.

cont'd ....

DELEGATIONS (cont'd)

P.N.E. Parking
(cont'd)

That the special task force be requested to attend to the following duties:

a) where a car is parked to create a fire hazard or obstructing traffic or visibility, it shall be ticketed and towed away forthwith;

b) where a car is parked in a Resident Only zone without apparent authority, it shall be ticketed and be subject to a $25 fine, (unless authority for the parking place is produced subsequently);

c) where a householder is using his lot to park cars for a fee, the details shall be forwarded to the Director of Permits and Licenses;

d) after a P.N.E. event, they shall assist directing traffic leaving the site;

6. The P.N.E. be requested to make available to this special task force an office with phone service where they can receive complaints of violations and act on them promptly without burdening regular police communication channels;

7. Council instruct the Director of Permits and Licenses to enforce provision of the RS-1 By-law with particular reference to parking vehicles for profit on RS-1 property within the RPO zone and to prosecute where infractions take place.

8. Request the P.N.E. to expedite the on-site improvements to entrances, exits and parking, including

a) opening more entrance gates so that congestion on the streets is resolved

b) catering to the traffic from the North Shore via Cassiar Street immediately and in the long run by direct ramps to the Second Narrows Bridge.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
SECONDED by Ald. Bowers,
THAT the report of the Director of Legal Services dated November 1, 1974 be received.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 5:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 12, 1974, adopted on November 26, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Water Main Installations - 1974 Capital Budget

The City Engineer reports as follows:

"The following water mains require replacement.

WATER MAIN PROJECT 408

Street	From	To
Franklin Street	Commercial Drive	Victoria Drive

This installation is to replace an old 4" C.I. pipe which has lost most of its flow capacity.

The estimated cost is $22,000.

WATER MAIN PROJECT 409

Street	From	To
Parker Street	Salsbury Drive	Victoria Drive

This installation replaces an old steel main and improves the fire protection for the Britannia Community Centre and Commercial Drive.

The total estimated cost for this work is $14,000 of which $4,000 is being paid by the Britannia development.

I RECOMMEND that Projects 408 and 409 be approved and that the total estimated City cost of $32,000 be appropriated from the 1974 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sidewalk Ramps

The City Engineer reports as follows:

" For several years the Engineering Department has been constructing ramps at intersections to enable disabled persons to cross intersections more easily. Of the 540 ramps constructed to date, the majority have been constructed in existing curbs and the funds for this work have been obtained from the Federal Government under LIP grants. The remainder have been installed, during new curb construction, during various projects such as Strathcona, Granville Mall, Kerrisdale Beautification, and other paving projects where a need for wheelchair ramps has been determined.

The Canadian Paraplegic Association works with the Engineering Department in determining where such ramps are most needed and this arrangement has been most satisfactory in setting priorities.

On May 28, 1974 in a Regular Council meeting, Council approved, with amendments to certain clauses, the Report of the Standing Committee on Social Services. Item VI on page 3 of the Report reads: "THAT when the City of Vancouver Engineering Department is working on new curbing or recurbing in a residential area sidewalk ramps be installed at that time."

The cost to break out an existing curb and to install a ramp is $95.00. In new construction the cost to drop the curb and install a ramp is $63.00.

There are approximately 5,500 intersections in the City and of these an estimated 40% (2,200 intersections) are curbed and 60% (3,300 intersections) are uncurbed.

Cont'd . . .

Clause 2 cont'd

To construct four ramps at each street intersection as a City policy would require an estimated $1.7 million (in 1974 dollars)- $0.85 million being required to construct ramps at existing curbed intersections and $0.85 million b being the required amount in addition to the normal Street Capital Funds to construct ramps during curb construction projects.

There are many locations in the City where ramps are totally unnecessary or where their usage is so infrequent that the expense is not warranted, and since the construction of ramps at all of these locations detracts from our ability to construct them where they are really needed, it is our opinion that ramps should be constructed with new curbs only where necessary. By permitting the City Engineer, in consultation with the Canadian Paraplegic Association (which acts on behalf of several other similar groups), to decide where ramps are necessary the most effective use of available funds, including, hopefully, continued LIP funding, will be achieved.

It is RECOMMENDED that Council rescind its resolution of May 28, 1974 and that the City Engineer should be directed to construct ramps with new curbing where he considers this to be necessary."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

NOTE: (8 affirmative votes required.)

FOR COUNCIL ACTION SEE PAGE(S) 648

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Proposed Body Shop Extension -
Brown Bros. Motors, 1226 East 67th Avenue

The City Building Inspector reports as follows:

"Mr. B. Netupsky, Consulting Engineer, is the designer of a proposed extension to a Body Shop at 1226 East 67th Avenue. He requests 'relief from By-law No. 4721' with respect to required facilities for the handicapped referring specifically to the requirement of an elevator and washrooms appropriate for the handicapped. The building is used as a car repair centre including the body shop operation.

Mr. Netupsky states that, in his opinion, a handicapped person will never be able to work there because of the nature of the work. The views of the handicapped however are, that this is not a foregone conclusion. While it is true that a handicapped person would not be engaged in physically active functions, yet he might be involved in a parts function or some clerical function. There is in fact a Parts Department which is being relocated to the top floor of the addition.

There does not appear to be any unusual circumstance warranting 'relief from the By-law'. In any case, Council has no power to grant such relief.

It is recommended therefore that Mr. Netupsky's letter be received and he be advised to comply with the By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the City Building Inspector be approved.

(Copies of Mr. Netupsky's communication dated October 4, 1974, are circulated for the information of Council.)

DELEGATION REQUEST - MR. B. NETUPSKY

RECOMMENDATION & CONSIDERATION

2. Surplus Lands - Locarno Park Area

The Director of Planning reports as follows:

" Pursuant to a Council resolution of July 9, 1974, the City Manager in a memorandum dated August 22, 1974, instructed the Director of Planning to investigate the feasibility of locating a medium density senior citizens' housing project on either part of Lot 3 or Lot 4, Block 133, D.L. 540, and further to prepare a report on the zoning and sale of the City-owned commercially-zoned property abutting Sasamat Street. Reference is made to the attached map.

A. Proposed Senior Citizens' Housing Site (Lot 4, Block 133, D.L. 540):

The Planning Department has examined the suitability of the above-mentioned site for senior citizens' housing. It is the Department's view that the site characteristics of Lot 4 are such that construction costs will be excessively high. In addition, the generally rugged terrain in this area would make it difficult for senior citizens housed in a complex on the proposed site to do much strolling along adjacent streets. With the exception of the small grocery store at Belmont and Sasamat, shopping facilities are not easily accessible from the site. The nearest shopping area is at Alma and 4th.

cont'd ...

Clause No.2 (continued)

A land exchange with Community Builders Ltd., owners of the adjacent Lot 3, would not eliminate the general problems for senior citizens associated with this location, although the site characteristics on Lot 3 would probably be more beneficial as far as construction costs are concerned. An exchange would probably be undesirable to Community Builders Ltd. since Lot 3 is a more easily developable property than Lot 4.

This is not a good location for senior citizens' housing. It is advised that the City should either enter into a joint single-family subdivision with Community Builders Ltd. or sell the City's property to Community Builders Ltd. so that the resulting subdivision can be a comprehensive one.

Although the Planning Department as well as Community Builders Ltd. are sympathetic to the idea of some form of low-density multiple housing in this location, particularly in view of the design opportunities provided by the peculiar terrain. The view of local area residents is one of dissatisfaction with such a proposal. Community Builders Ltd. are not prepared to apply for rezoning.

If Council wishes to develop senior citizens' housing on City-owned property in the Jericho/Locarno area, it is suggested that the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, to the east of Jericho Park, may be more appropriate for this purpose. This site is level, close to shopping facilities, a bus route, the beach and the park.

B. City-owned land zoned C-1 (Lots 12 and 15, Block 129 and Lots 27 and 28, Block 130, D.L. 540).

Lots 12 and 15 in Block 129 were acquired by the City for a proposed realignment of N.W. Marine Drive. Lots 12 and 13 are zoned C-1. The Director of Planning advises that Lots 12 and 13 should be rezoned from C-1 to RS-1 and that the feasibility of subdividing both City-owned Lots 12 and 15 be investigated, prior to disposal of these properties.

Eleven lots in Block 130, eight of them vacant, are presently in the care and custody of the Parks Board; Lot 28, at the corner of Belmont and Sasamat, was acquired by the City for the abovementioned road alignment. Lots 27 and 28 are zoned C-1; Lot 27 is vacant while Lot 28 is occupied by a building containing a neighbourhood grocery and two large rental suites. It is the view of the Planning Department that all land in Block 130, bounded by Hadden, Trimble, Belmont and Sasamat, that has been acquired by the City should be retained until a comprehensive plan for the Jericho/Locarno area can be prepared. Such a plan should be based on studies of the traffic generated by a major waterfront park, the traffic flow on local residential streets, and an understanding of the overall impact of Jericho Park development on the adjoining residential community. In the meantime, the present arrangement for lease on rental of the store and houses on these properties can be continued.

If, however, City Council wish to sell City-owned properties in Block 130 at this time, then the vacant Lot 27 should be first rezoned from C-1 to RS-1 at the same time as Lots 12 and 13 west of Sasamat Street are so rezoned. The commercial zoning on Lot 28, the neighbourhood store site, should be retained, as the store is a valuable convenience to the surrounding residential community.

RECOMMENDATIONS

The Director of Planning recommends that:

a. The Supervisor of Property and Insurance be directed to investigate the sale of Lot 4, Block 133, D.L. 540 and/or the possibility of entering into a joint subdivision with Community Builders Ltd. the owners of adjacent Lot 3.

cont'd ...

Clause No.2 (continued)

b. The Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for senior citizens' housing.

c. That the land in Block 130 not be disposed of at this time, subject to review in the future after a comprehensive plan for the Jericho/Locarno area can be prepared.

d. If Council is not prepared to support recommendation (c) above then the Director of Planning be instructed to make application to rezone Lots 12 and 13 in Block 129 and Lot 27, Block 130, D.L. 540, from C-1 to RS-1, and to subdivide these lots if feasible, prior to disposal thereof. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 649-50

A-7

FINANCE MATTERS

RECOMMENDATION

1. Progress Report on the Installation of the Honeywell Computer

The City Manager has received the following report from the Director of Finance and the Coordinator of Data Processing and Systems:

"In November, 1973, Council approved a recommendation of the Director of Finance and the Coordinator of Data Processing and Systems to acquire a new Honeywell computer system. The new machine was required to provide the computer facilities for a twice-annual Property Tax billing system and to provide additional computer capacity. The new machine was installed in April, 1974.

The purpose of this report is to inform Council of the progress made in the conversion from the old computer to the new one, the use of the new computer, to recommend the purchase of one additional memory module, and to identify areas of further use by other Departments.

Installation and Conversion Progress

We had originally planned to install the new computer in February and have the conversion from the IBM computer complete in November. However, the new computer was not installed until late April because of delays in the construction of the new computer room and delivery of equipment. This meant that the earliest the conversion could be completed would be January, 1975. The conversion is proceeding more slowly than projected and the current estimate for the completion of the conversion is June, 1975. The IBM computer will therefore have to be retained until this date and the equipment rental will be included in the 1975 operating budget.

There are five significant reasons for this extension:

(a) The task has turned out to be more difficult than anticipated because the conversion aids do not handle as much work as we had thought. Thus, more hand tailoring is required. Also very close supervisory control must be kept over the conversion effort to avoid errors and delay.

(b) The programming staff have had to endure working conditions which do not allow maximum productivity. The staff has been split up into three separate, inadequate offices. The cramped quarters are noisy and very distracting to those doing detailed work requiring concentration. The condition will be eliminated when the new quarters are completed near year end.

(c) In 1974 there has been a 40% turnover in the fifteen-member programming staff and a subsequent problem in recruiting experienced replacements. Additionally each new employee must have a three-week training period to become familiar with the City's procedures and equipment. Even after this technical training period, there is much for the new programmer to learn about the work now done on the City's computer before the individual can be productive. We have therefore fallen behind the schedule we set for ourselves.

(d) The Programming Supervisor resigned at the end of September after only fifteen months in the job. We have been attempting to fill this position but we expect that it will be several months before a suitable person is hired. This delay will adversely affect the operation of the Division because of the close supervision required of the fifteen programmers on the conversion project.

(e) During the Fall of 1973 one of the experienced programmers tested the conversion process to develop estimates on the time required for conversion. We have since learned that the speed of the conversion process depends to a significant degree on the amount of experience that the programmer has, the familiarity that the programmer has with the programs to be converted, and the amount of program documentation and test data available. With the staff turnover we have experienced and with the absence of documentation for some of the older programs, we have doubled the time estimate for conversion for the new programmers. Honeywell has recognized this problem and has voluntarily increased the number of people they have working on the conversion project, without additional cost to the City.

cont'd ...

Clause No.1 (continued)

The Honeywell computer has performed up to and in many cases has exceeded our expectations. The general purpose programs supplied by Honeywell are of good quality, and the computer has been quite reliable. The technical support supplied by Honeywell has been the best we have seen from any previous supplier. The company has been most willing to fly in technical experts to assist with particularly difficult problems at no additional cost to the City.

Implementation of the Twice-Annual Tax Billing System

The new tax billing system caused many changes to be made in the manual and automated procedures in the Tax Office. The City Treasurer, working with a systems analyst, has made many procedural changes which have improved the cash handling and recording processes. The computerized support for the Tax Office is proceeding on schedule and should be complete early next year. The programs for the interim tax bill are now being tested and will be ready in time for production of the interim bills. The tax records are now stored on the computer and can be retrieved by the use of terminals in the Tax Office. While most of this work has proceeded satisfactorily, there has been one significant problem which has been caused by the unexpectedly large computer programs required for the Tax Billing system. Because the programs are larger than expected, we have not been able to fit all the necessary programs into the computer's memory simultaneously. This has caused a scheduling problem.

Despite considerable effort by both Honeywell and City programmers at attempts to reduce the size of these programs, the problem remains. It is clear that there is no alternative but to increase the amount of memory on the computer from two modules to three. Provision was made for the possible requirement for additional memory at the time the purchase contract was negotiated and the memory can be purchased at the same terms with the exception of an increase in the interest rate from eight to ten percent. The monthly cost would be $3,589, which is considerably better than Honeywell's current price of approximately $6,000. The earliest delivery date for the memory is December 20, 1974. The delivery cost would be approximately $1,600 and the modification to the electrical system would be approximately $600. The problem which causes the requirement for additional memory is not specifically related to the Honeywell system, but one which we would have experienced with any of the machines under consideration last year.

Future Development

All the programming and analyst staff have been assigned to work on either the Property Tax project or the conversion and thus there has been no time to plan for future work. However the results achieved to date with the use of terminals by the programmers and Tax Office staff has been most encouraging and other departments have been showing serious interest in acquiring terminals for their use. The Police and Engineering Departments are two who feel that there are immediate benefits to be achieved by using terminals onto this machine. Since no detailed investigations have been completed, it is of course too early to project the exact costs and benefits of these new applications, but it is clear that one piece of Honeywell equipment presently installed, the communications processor which controls the terminals, would have to be replaced with a similar unit that has more expansion capacity. The detailed costs and benefits will be prepared and submitted in a report to Council when a study in future development is completed.

The Comptroller of Accounts advises that the costs for the remainder of 1974, which will be approximately $3,600 (delivery $1,600, December rental $1,400, electrical modifications $600) can be provided from Contingency Reserves.

Recommendations

It is recommended that:

(a) Approval be given to retain the IBM computer until the conversion is complete and that the costs be included in the 1975 budget.

cont'd ...

Clause No.1 (continued)

(b) The City contract with Honeywell for the purchase of one extra 64K memory module at a cost of $3,569 per month, for the same purchase term as the rest of the computer now installed, delivery as soon as possible.

(c) That $1 600 be allocated for transportation of the memory unit, rental $1,400 and electrical $600.

(d) That $3,600 costs for the remainder of 1974 be allocated from Contingency Reserve. "

The City Manager RECOMMENDS the foregoing report of the Director of Finance and the Coordinator of Data Processing and Systems be approved.

2. Window Cleaning and Janitorial Services of Civic Buildings

The Director of Permits and Licenses reports as follows:

"Existing contracts for janitorial services in Civic Buildings expire on November 15, 1974. Requests for new tenders were advertised and submissions have been received from the following firms:

1. Perfect Building Maintenance Limited
2. Smithrite Building Maintenance Limited
3. Best Cleaners and Contractors Limited
4. Vancouver Building Maintenance Limited
5. A & A Services Company
6. Avon Building Maintenance Limited
7. Banner Building Maintenance Limited
8. Alfonso Milan Company

Each bid was accompanied by the required Bid Bond with the exception of Alfonso Milan Company, who were notified that their tender did not qualify. The tabulation of the tenders are listed on a separate attachment to this Report.

Twenty-four City-owned or leased premises were noted in the tender but three of these have subsequently been deleted. The tender amounts noted are for the first twelve months of a two year contract based on the present Union salary scale. An escalation clause in the contract allows for adjustments to the bid price to reflect future changes in the Union wage scale.

The recommendations listed below are based on the award of contracts to the lowest bidder.

It is recommended that Council award contracts for Janitorial Service in City Buildings as follows:

Areas #2, #6, #7, #12, #14, #18, #19, #20, #21 and #22 Award to Perfect Building Maintenance - total price	$ 88,269.00
Areas #8, #13 and #17 Award to Vancouver Building Maintenance - total price	41,168.00
Areas #5, #16 and #23 Award to A & A Services Company - total price	15,076.00
Areas #1 and #11 Award to Best Cleaners and Contractors - total price	10,214.00
Areas #3 and #10 Award to Smithrite Building Maintenance - total price	8,770.20
Area #15 Award to Avon Building Maintenance - total price	6,950.00
Total of All Tenders	$170,447.20 "

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

cont'd ...

3. City Hall Information Centre

The City Clerk reports as follows:

"After an approximate two year experience with the City Hall Information Centre, it would appear the service is justified and should be continued. In this regard, I enclose statistical information in respect of use of the centre.

We believe some improvements should be made to make the centre more attractive and therefore, recommend appropriate uniforms be obtained for the centre attendants and that a pamphlet rack be purchased in which to place information pamphlets, etc., which are now displayed in a haphazard manner.

The costs for these improvements are estimated as follows:

(a) Uniforms, approximately $65.00 ea $130.00
(b) Pamphlet Rack 100.00

The Comptroller of Accounts advises funding can be made available from the City Clerk's departmental budget for these expenditures if authorized by Council.

Many requests are received for tours of City Hall and on a limited basis, therefore, these tours are carried out from the Information Booth.

It is RECOMMENDED the foregoing recommendations of the City Clerk be approved and the expenditure approved accordingly."

The City Manager RECOMMENDS that the foregoing recommendation of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 650-1

PROPERTY MATTERS

RECOMMENDATIONS:

1. ACQUISITION FOR ARBUTUS-BURRARD CONNECTOR
E.½ Lot 6, Block 267, D.L. 526
1842 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"The above property known as 1842 West 5th Avenue, legally described as E.½ Lot 6, Block 267 , D.L. 526, forms part of the Right-of-Way of the proposed Arbutus-Burrard Connector and has been offered for sale by the owners.

These premises comprise a 2½ storey and full basement frame dwelling with a main floor area of 712 square feet, erected in 1905 on a site 25' X 120', zoned RM-3A. This dwelling has 7 rooms, 7 plumbing fixtures, a patent shingle roof, composition shingle siding on exterior walls, a concrete foundation and is heated by an automatic gas furnace. Condition of this improvement is only fair, but it appears to be structurally sound. At present, one tenant is leasing the whole premises at $295.00 per month.

Following negotiations with the owners, they have agreed to sell for the sum of $41,000.00 as of November 30, 1974. This price is considered to be fair and equitable and representative of market values in this area.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $41,000.00 on the foregoing basis, chargeable to Code No. 146/1901 - Arbutus - Burrard Connector."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR FAMILY HOUSING PROJECT
Lot 55, Blocks 3 & 4, D.L. 339, N.E.¼
Known as 6291 Frontenac

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, minutes of the Vancouver City Council (IN CAMERA) meeting of July 9, 1974, authorizing the Supervisor of Property and Insurance to proceed with the acquisition of Lot 55, Blocks 3 & 4, D.L. 339 N.E.¼ known as 6291 Frontenac Street. This property is located in a potential site for family housing.

These premises comprise a single storey frame dwelling, plus basement with a main floor area of 1,012 square feet, erected in 1954 on a lot 33' X 107.5', zoned R.S. 1. The dwelling contains 4 rooms and a utility room on the main floor, plus a 3-room suite in the basement, 9 plumbing fixtures, has a patent shingle roof, stucco and wood siding exterior and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the owners, they are prepared to sell for the total sum of $58,000.00 as of October 31, 1974, subject to retaining rent-free possession to December 31, 1974. This settlement price is considered to be fair and equitable and it is proposed to put the dwelling up for sale for removal when vacant or demolish same if it cannot be sold.

RECOMMENDED That the Supervisor of Property and Insurance be authoized to acquire the above property for the sum of $58,000.00 on the foregoing basis, chargeable to Code # 4905/185."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

3. ACQUISITION FOR FAMILY HOUSING - SITE III
Lot 6 of Subdivision B, Block 108, D.L.'s 36 & 51; 4893 Boundary Road

The Supervisor of Property & Insurance reports as follows:-

"On July 9th, 1974, Council approved, in principle, the site on the west side of Boundary Road between Tanner and Price Streets for Family Housing purposes and instructed the Supervisor of Property & Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

These premises comprise a single-storey non-basement frame dwelling with a main floor area of 750 square feet, erected in 1953 on a lot 31.77' X 120', zoned R.S.-1, one Family Dwelling District. This dwelling contains 4 rooms and a utility room, 4 plumbing fixtures, a patent shingle roof, stucco exterior, concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in good condition for its age and type.

Following negotiations with the owners, they are prepared to sell their property, including the electric range and refrigerator which is used by the present tenants, for the sum of $43,900.00, as of November 30, 1974. This price is considered to be fair and equitable and represents market value in this area. This dwelling is presently rented on a monthly basis and it is proposed to demolish the dwelling when it is vacated by the present tenant.

RECOMMENDED That The Supervisor of Property & Insurance be authorized to acquire Lot 6 of Subdivision B, Block 108, D.L.'s 36 & 51; 4893 Boundary Road for the sum of $43,900.00 on the foregoing basis, chargeable to Code 4912/-, Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. ACQUISITION FOR FAMILY HOUSING - SITE III
Lot 7 of Sub. A, Block 108, D.L.'s 36 & 51
4805 Boundary Road

The Supervisor of Property & Insurance reports as follows:-

"On July 9th, 1974, Council approved in principle, the site on the west side of Boundary Road between Tanner and Price Streets for Family Housing purposes and instructed the Supervisor of Property & Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

These premises comprise a single-storey non-basement frame dwelling, with a main floor area of 750 square feet, erected in 1953 on a lot 33' by 125', zoned R.S.-1, One Family Dwelling District. This dwelling contains 4 rooms and a utility room, 5 plumbing fixtures, patent shingle roof, stucco exterior, concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling is in very good condition for its age and type.

Following negotiations with the owner, he is prepared to sell his property for the sum of $45,500.00 as of November 15, 1974, subject to the following conditions:-

(a) Rent-free possession to March 31, 1975

(b) Owner to retain the rugs, kitchen and bathroom sinks and vanity, built-in oven and range, storm doors and three light fixtures.

(c) Advance payment of $10,000.00 upon delivery of registrable Deed.

Cont'd.....

Clause No. 4 (Cont'd)

This price is considered fair and equitable and it is proposed to demolish this dwelling when it is vacated by the present tenant.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire LOT 7, SUB. 'A', BLOCK 108, D.L.'s 36 & 51, known as 4805 Boundary Road, for the sum of $45,500.00, on the foregoing basis, chargeable to Code #4912/- , Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION:

5. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
407-411 East 8th Avenue; W.43' of S.½ of E.½/104/264A	Park Site #10	Johnston & McKinnon Demolitions Limited	$ 1,375.00	4189/
1801 Granville St.; A & B of Waterlot 6485	False Creek Redevelopment	Johnston & McKinnon Demolitions Limited	$13,950.00	316/1625
*Clay's Wharf 1801 Granville St.; A & B of Waterlot 6485	False Creek Redevelopment (Authority given by A. R. Bethell, acting for City Manager, on Oct. 17/74)	Johnston & McKinnon Demolitions Limited	$ 7,500.00	316/1625
6270 Frontenac St.; Lot 37, Blocks 3 & 4, D.L. 339, N.E.¼	Re-plotting Housing Site (Authorization: R/C of Sept. 10, 1974.)	John Bulych	$ 1,265.00	4905/182

*This demolition is for the removal from site of two docks, bulkheads, 6 Concrete Piers, and debris; and to regrade site.

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 651

B-4

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Progress on Shaughnessy Hospital Expansion Impact Study

The Director of Planning reports the following progress:

"A. Impact Study

This study is progressing at near to the scheduled rate, despite considerable delays by B.C.M.C. in providing both data and a conceptual plan. Almost all of the required data from existing sources has now been obtained, and work is under way to convert this information into a usable form. This is necessitated by the fact that medically the Shaughnessy Hospital will be organized on a functional basis, for which there is no precedent in Canada.

B.C.M.C. have not yet decided upon a conceptual plan. However, they have provided us with "best estimates" of the sizes and types of the various facilities they expect to go ahead with; we can work with these, and the results will be valid provided that the final conceptual plan does not vary too much from their current estimates. If it does, additional work would be required.

B. Conceptual Plans

In their attempts to derive a final conceptual plan for the new Shaughnessy facility, Arthur Erickson, Architects for B.C.M.C. have been going through the following process:

(a) Gaming sessions have been conducted with various personnel from B.C.M.C.

(b) From the above, some general patterns emerged.

(c) These patterns were translated into a couple of very broad concepts for discussion with user groups ie: Doctors, hospital personnel.

(d) The above discussion is now going on. The architect hopes that by the end of November a very general concept in terms of site use, relationships, facing and, general massing can be developed.

The progress of this program will depend on information feed back from B.C.M.C.

A meeting in the Community has been set for November 27th at the Douglas Park Community Centre. The Architect and B.C.M.C. will outline any plans available at that time. The Planning Department will provide a progress report on the impact study also at this time.

Representatives of Council will be invited to attend such meeting.

At the Council meeting on November 5th, Council were advised that a motion would be placed by the Civic Development Committee to request the B.C.M.C. to appear before Council to discuss with them their plans for Shaughnessy Hospital.

If it is Council's desire, a general presentation could be arranged prior to the public meeting on November 27th. It is suggested that if this is Councils wish, Council should invite this presentation for the November 26th Council meeting, thereby obtaining the most up to date information prior to the public meeting."

The foregoing is submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 652

B-6

Department Report, November 8, 1974 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION AND INFORMATION

1. Bus Route - No. 21 Kerr Bus

The City Engineer reports as follows:

"On September 24, 1974, City Council approved a recommendation of the Official Traffic Commission concerning a complaint from the Killarney Citizens for Action Committee regarding the present routing of the No. 21 Kerr bus on 45th Avenue instead of its previous routing on Kerr Street. The complaint also noted a problem with westbound buses on 45th Avenue hitting a manhole cover projecting up above the pavement.

Based upon this situation, Council approved the following two recommendations:

A. That the City Engineer investigate the situation.

B. Further, that if it is possible to correct the problem by filling around the manhole cover, that this be done immediately.

PART A

Background

Prior to June, 1974, the route for the Kerr bus was south from the Joyce Street loop on Joyce Street, west on 45th Avenue, south on Kerr Street to 58th Avenue. (See attached exhibit).

In June of this year, Kerr Street north of Waverly was downgraded in function in order to encourage traffic to use Rupert Street, a major city street, and thereby reduce traffic from Kerr Street which is a local street. This downgrading was achieved, in part, by constructing Kerr Street to intersect with the Rupert/Kerr Diversion at right angles and by having Kerr Street relatively narrow in width at this intersection. Because of the difficulty for large vehicles such as buses in manoeuvering through this narrow width of Kerr Street at the intersection with the Rupert/Kerr Diversion, the route for the Kerr bus was changed to the present arrangement on Joyce Street, 45th Avenue, Rupert/Kerr Diversion, Kerr Street. This routing meant that buses are now travelling on 45th Avenue between Kerr and Rupert Street. Since the implementation of this bus route change, residents on the south side of this section of 45th Avenue and the Killarney Citizens for Action Committee have expressed concern about this situation and have requested that the Kerr bus be routed via Joyce Street, 41st Avenue, Rupert Street, Rupert/Kerr Diversion, Kerr Street. Additionally, they feel this routing would provide better service to senior citizens homes on Rupert (between 41st and 45th Avenues).

Suggested Solution

I support the routing suggested by the Killarney Citizens for Action Committee, since it will provide service to the public equivalent to the present arrangement while routing the bus on arterial streets rather than residential streets. In addition, one less turn will be required by northbound buses and two less turns by southbound buses.

The present routing provides transit service along 45th Avenue between Joyce Street and Rupert Street, past approximately 51 homes. By comparison, the proposed routing will provide transit service along Rupert Street (an arterial street) between 41st Avenue and 45th Avenue, past approximately 54 residential units. Transit service on Joyce Street and 41st Avenue is already provided by other services.

To accommodate the proposed routing, a number of new bus stop locations are proposed, as well as a change in the bus stop locations on 41st Avenue. These changes have been worked out in detail. However, the Bureau of Transit Services has advised us that they are considering a long-term route change in this area, and would like to defer a change until the desirable long-term route is established. While we support the change requested by the citizens if the Kerr route continues to serve only its present function, we agree with Bureau personnel that there may be overall advantages in a review of routes in this area. Accordingly, I RECOMMEND:

Cont'd . . .

Clause #1 continued:

(a) that Council advise the Bureau that it believes the relocation of buses from 45th Avenue would be desirable.

(b) that no action to change this route be taken pending an early review by Bureau of Transit and City staff of alternative routings in the area.

PART B

An on-site thorough investigation by the Engineering Department did not reveal any manhole covers improperly set in the pavement. Presumably, the relocation of the bus route would largely resolve the problem. This part is submitted to Council for INFORMATION."

NOTE:

Council on October 29, 1974 approved the delegation request of Mr. and Mrs. Sagman with respect to this report. They will be appearing at 4:30 p.m. on Tuesday, November 12, 1974.

FOR COUNCIL ACTION SEE PAGE(S) 653

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 31, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 31, 1974, at approximately 11:00 a.m., in the No. 2 Committee Room, City Hall.

PRESENT: Alderman Bowers (Chairman)
Alderman Harcourt
Alderman Linnell

ABSENT: Alderman Volrich

CLERK: M. Clark

INFORMATION

1. Development Permit Application Process

Mr. Roy Lisogar was scheduled to present a brief on behalf of the Amalgamated Construction Association in regard to the Development Permit Application Process. Mr. Lisogar was in attendance at the meeting, but it was determined that his brief should be presented at the meeting of the Committee when the City Manager reports on his suggested changes to the present system.

RECOMMENDATION

2. Vancouver Aquatic Centre - Additional Funds

At a meeting of the Committee on May 23, 1974, at which Park Board representatives were in attendance, there was an indication that additional pieces of equipment were necessary for the new Aquatic Centre in order to bring it up to standard for international competition. At that time, a comprehensive report was requested for Council.

Your Committee had this day, a report from the Board of Parks and Recreation dated October 19, 1974, on the additional items requiring financing (circulated), and a report from the Director of Finance dated October 16, 1974, for its consideration (circulated).

The Park Board requested that the Community Recreation Facilities Fund Grant of $333,333 be used to finance the additional items requested for the Aquatic Centre and the Lord Byng Pool, and that the balance be returned to the Parks Development Fund. There was some concern expressed by the Committee members in the financing of the Templeton Pool in the near future and the result of inflation on the ice rinks cost, such rinks having been approved by plebiscite in 1973.

The Park Board were requesing that of this $333,333, the following expenditures be approved:

(a)	Vancouver Aquatic Centre & Lord Byng Pool (Additional items)	$ 94,450
(b)	Inflationary Factor (Since initial pricing)	25,070
(c)	Over-Expenditures Required to Open the Centre	35,000
(d)	Additional Requirements - Equipping Lunch Counter	7,000
		$161,520

cont'd....

Vancouver Aquatic Centre -
Additional Funds (continued)

In considering the comprehensive list of additional items, the Committee questioned particularly, the necessity for the second phase of the timing equipment with a total cost of $51,520, and another item amounting to $15,000 for timing equipment - message control. The Committee agreed that there is an emphasis on timing in international swimming but asked the Park Board representatives to investigate commercial sponsorship as a means of financing the timing equipment.

Your Committee
RECOMMENDS,

A) THAT the Park Development funds, up to $333,333.00, used for the Aquatic Centre be replaced by the Community Recreation Facilities Fund Grant.

B) THAT the Park Development funds so freed up be used to provide the funds for the following additional items for the Vancouver Aquatic Centre and the Lord Byng Pool:

(1)	Automatic Stantrol ph/CL^2 Control	$ 7,500
(2)	Fencing to allow Indoor/Outdoor Flexibility	3,000
(3)	Removal of a Portion of Carpet in the Health Club Area	1,000
(4)	1 - 25 Metre Sets Kiefer Lane Ropes, Phase I - 1 Set	1,650
(5)	Suspended Ceiling in Whirlpool Area and Learners' Meeting Room	2,500
(6)	One Gestetner	1,500
(7)	Safety Walk in the Footbaths	100
(8)	Purchase of Section Phase of the Timing Equipment - 8 Lane Scoreboard $28,000 + taxes (12% and 15%)	38,000
(9)	Completion of Lecture Room	2,750
(10)	Timing Control Centre	4,000
(11)	ISO Kinetic Exerciser	600
(12)	Glass Doors for Showers In Whirlpool Area	250
(13)	Completion of Viewing Gallery	2,500
(14)	Acoustic Material for Learners' Pool	1,750
(15)	Completion of the Control Booth	6,000
(16)	Trophy Case	2,000
(17)	Completion of Pool Bubblers	7,500
(18)	Railing - Lord Byng Pool	1,000
(19)	Bicycle Racks for 16 Bikes	300
(20)	2 Sets of Folding Bleachers (Lord Byng Pool)	5,500

Cont'd.....

Vancouver Aquatic Centre -
Additional Funds (continued)

C) THAT the Park Development funds so freed up be used to cover the following expenditures:

(1)	Over-Expenditures Required to Open the Centre	$ 35,000
(2)	Inflationary Factor (since initial pricing)	25,070
(3)	Equipping Lunch Counter	7,000

D) THAT the balance of $333,333.00 be moved into the Capital Category 'subject to varying'.

* * * * *

The committee adjourned at approximately 12:00 noon.

FOR COUNCIL ACTION SEE PAGE(S) 658

II

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON WATERFRONT AND ENVIRONMENT
AND COMMUNITY DEVELOPMENT

October 31, 1974

A joint meeting of the Standing Committees of Council on Waterfront and Environment and Community Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, October 31, 1974, at approximately 12:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Alderman Volrich
Commissioner DuMoulin

ABSENT: Alderman Harcourt (on Civic Business)
Alderman Gibson
Alderman Marzari
Alderman Rankin

CLERK: M. Cross

RECOMMENDATION

1. Street Lighting

The Committee considered three aspects of street lighting:

(a) An information report dated October 2, 1974, from the City Engineer;

(b) A memorandum dated October 28, 1974, from the Director of Planning;

(c) A presentation for a street lighting survey from Mr. Ralf Kelman.

Items (a) and (c) were deferred by the Waterfront and Environment Committee on October 10, 1974, for consideration at a joint meeting of the Waterfront and Community Development Committees. Item (b) was prepared by the Director of Planning at the suggestion of the Committee on October 10, 1974.

Mr. H. Nicholson, Assistant City Engineer, Electrical Division, advised that 95% of the City's streets were illuminated at an operating cost of approximately $1.5 million per year. The lighting standards of the Illuminating Engineering Society are followed; i.e. minimum light levels for safety under average conditions. The minimum levels range from 0.4 footcandles for residential streets to 2.0 footcandles for major streets in commercial areas.

The Engineering Department report contains cost comparisons for the five different lamps manufactured for street lighting indicating that clear mercury vapour is the least costly, followed by colour-corrected mercury vapour, metal halide, high pressure sodium and incandescent.

cont'd ...

Clause No.1 (continued)

The following table compares the costs of two contemporary lighting systems with both high intensity (mercury vapour and colour-corrected mercury vapour) and incandescent lamps:

TYPE OF LIGHTING	STANDARD (Design "C")	SPECIAL (Design "D")	STANDARD (Design "C")	SPECIAL (Design "D"
LAMP	MERCURY	COLOUR-CORRECTED	INCANDESCENT	INCANDESCENT
POLES PER MILE	26	32	29	38
INSTALLATION COSTS	$20,800	$24,000	$23,200	$28,500
RATIO	1.00	1.15	1.12	1.37
20 YR. ENERGY COST	$12,100	$14,900	$23,400	$30,600
20 YR. RELAMPING COST	$ 5,200	$ 7,200	$18,700	$24,500
20 YR. ENERGY & RELAMP. COSTS	$17,300	$22,100	$42,100	$55,100
RATIO	1.00	1.27	2.43	3.18

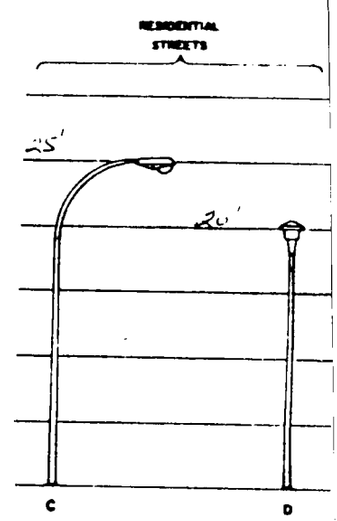

The special lights (Design "D" shown in the foregoing table) are installed in areas where owners are willing to pay the additional costs of installation under a Local Improvement Procedure By-law.

Mr. Nicholson stated that the criteria for the lighting system are safety, cost and appearance. Clear mercury vapour lamps are being used because of the higher light level obtained at a lower cost. Colour-corrected lamps could be installed in existing fixtures at an additional operating cost of $12,000 per year, but there would be a loss of up to 20% illumination.

Mr. R. C. Boyes, Deputy City Engineer, advised that since the previous meeting on October 10, 1974, and the bus tour on October 24, 1974, he and the Director of Planning had agreed on the type of lighting to be used in the Broadway West Beautification Project; i.e. colour-improved mercury vapour.

Mr. D. Gordon, Lighting Supervisor, B.C. Hydro, stated their policies for street lighting:

(i) Install and recommend to customers systems providing good standards of safety and visibility consistent with reasonable owning and operating costs.

(ii) Install and recommend systems which minimize consumption of electrical energy.

(iii) Support all facets of lighting research, i.e. Illuminating Engineering Research Institute.

(iv) Advocate and use IES and CSA standards as they are the only existing reputable standards.

(v) Encourage design using innovative ideas to improve visual comfort and better appearance of equipment.

Mr. Gordon submitted the following roadway lighting comparison table for the Committee's information:

cont'd ....

Clause No.1 (continued)

SYSTEM	* LUMENS PER WATT	LIGHT + UTILIZATION	COLOR RENDITION	ELECTRIC LOAD PER MILE **
INCANDESCENT 620 w.	17.8	36%	Good	62 kw
MERCURY VAPOUR (clear) 400 w.	46.7	50%	Poor	17.1 kw
MERCURY VAPOUR (coated) 400 w.	48.8	42%	Good	18.5 kw
METAL.HALIDE 400 w.	74.7	47%	Good	14.1 kw
HIGH PRESSURE SODIUM 250 w.	103.	49%	Fair	9.7 kw
LOW PRESSURE SODIUM 180 w.	153.	30%	Very poor	7.7 kw
FLUORESCENT 2 x 85 w.	63.3	25%	Good	27.7 kw

NOTE: * Includes Ballast Losses
+ % Lamp Lumens on Roadway
** Based on - 1.2 footcandle illumination (In Service)
- 50 ft. Road Width

At its meeting on October 10, 1974, the Standing Committee of Council on Waterfront and Environment referred the City Engineer's report on street lighting to various groups for comment. Mr. P. Mees of the Planning Department submitted the Urban Design Panel's views on street lighting. The Panel felt that street lighting should be considered as an important factor in public amenity, and as such should be subject to a comprehensive study evaluating street lighting from a design standpoint as well as from a safety and economic standpoint. They suggest that as an interim measure the existing clear mercury vapour lamps be replaced by colour-corrected mercury vapour lamps.

The Director of Planning, in his memorandum commenting on the City Engineer's report, recommended the following:

" 1. THAT the City Engineer and the Director of Planning be requested to report jointly to the committee on terms of reference for a study which would review the present city lighting program and suggest objectives for the program which would reflect a broader evaluation of social and environmental considerations.

2. THAT the City Engineer and the Director of Planning report back on terms of reference which could be used as a basis for retaining Mr. Ralph Kelman to present his point of view on the City lightscape as a first step towards recommendation (1) above.

3. THAT as one step towards improving the City's street lighting quality that the City replace all clear mercury lamps with colour corrected mercury lamps over the next five-year period. "

Professor R. Farrell, School of Architecture, U.B.C., and a Member of IES, was concerned that nothing had been mentioned about human aspects. The quality of lighting should be measured by more than just horizontal illumination levels. It should include measurements of disability glare, discomfort glare and light angle.

Mr. R. Kelman, in his presentation for a street lighting survey, advised the Committee that his concern was not to install new incandescent lighting, but to improve and utilize the existing incandescent and mercury vapour systems by cleaning the fixtures and lenses. He felt the use of clear mercury vapour lamps should be discontinued. Mr. Kelman thanked the Committee for hearing his presentation and indicated that he would like to be considered as a consultant for the proposed study.

cont'd ...

Clause No.1 (continued)

After discussion, the Committee

RECOMMENDED

A. THAT the City Engineer and the Director of Planning be requested to report jointly to the Standing Committee of Council on Waterfront and Environment on Terms of Reference for a study to review the present City lighting programme; such study to suggest objectives to reflect a broader evaluation of social and environmental considerations.

B. THAT recommendations (2) and (3) contained in the Director of Planning's memorandum dated October 28, 1974, be received.

C. THAT the approved street lighting project for upper level street lighting on Broadway West proceed using colour improved mercury vapour fixtures; the matter of light shields to be studied further by the Engineering and Planning Departments and reported back to the Community Development Committee.

The meeting adjourned at approximately 1:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 658

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

OCTOBER 31, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, October 31, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman Hardwick, Chairman
Aldermen Bowers, Massey and Pendakur

CLERK: G. Barden

RECOMMENDATION

1. Rezoning for Central Broadway

The Committee had for consideration a report from the Director of Planning dated October 8, 1974 on rezoning for Central Broadway, an area approximately defined by Arbutus, False Creek, Main Street and 16th Avenue. The report outlined the Planning Department's examination of development trends in the Central Broadway area and the effect of its continued development on the City (report circulated).

The Committee noted that there are two industrial zoned areas on the periphery of the Broadway area presently being investigated by the Planning Department that should be included in the rezoning study as they are of commercial orientated uses. The Committee also suggested that guidelines for the CD-1 zone which surrounds the Vancouver General Hospital be considered along with guidelines for the Broadway area since it is part of the same general area.

Following further discussion, it was

RECOMMENDED

(A) THAT the Director of Planning be authorized to make application to rezone from M-1, C-3 and C-2 to C-3A, the areas outlined in appendix 3 of the report and to refer such application direct to Public Hearing, together with reports from the Technical Planning Board and the Vancouver City Planning Commission.

(B) THAT an urban design study be undertaken to develop design guidelines for the Broadway area and that the Director of Planning be authorized to report back on the costs of obtaining a consultant to carry out this study, including details on terms of reference.

(C) THAT the Director of Planning investigate rezoning of the following areas to C-3A and incorporate these into his report:

(i) Granville Street, north of 6th Avenue to the Granville Bridge ramps

(ii) the Industrial area from the lane south of Broadway to 12th Avenue and from Vine to Maple Streets.

...../2

2. Shaughnessy Hospital Site

Alderman Pendakur reported that development encompassing 2.8 million sq.ft. of the Shaughnessy Hospital Site had been shown to members of the medical profession, City Planning staff and others. Concern was expressed at the size of the proposed development and the fact that the specific concept had not yet been presented to City Council.

Discussion also took place on whether or not a presentation should be made to Council 'In Camera'. After further discussion, it was

RECOMMENDED

THAT arrangements for a formal presentation to City Council of the proposed development concept of the Shaughnessy Hospital Site be left with the Mayor to work out details with Mr. Christiansen of the British Columbia Medical Centre.

3. Progress Report - Downtown Planning Programme

The Committee had for consideration a progress report dated October 29, 1974 on the Downtown Planning Programme, which included a proposed work task programme schedule for the period November, 1974 to March, 1975. The report notes the essential component of this programme is the completion of all necessary task studies, information, consultants and public response to enable City Council at the end of March, 1975 to refer to a Public Hearing the proposed amendments to the Downtown District Schedules of the Zoning and Development By-law (report and schedule circulated).

The Committee discussed the work programme schedule which included 21 items. The Committee made the following amendments:

Item #4 Complete Urban Design Guidelines
- the Committee felt that detailed discussion should take place on certain important basic guidelines, i.e. public transportation, pedestrian movement, as soon as possible, and that all Members of Council who wish to participate in this discussion be invited to attend.

Item #6 Procedures for Administration, Control and Regulation. Planning Department Summary and Submission.
- the Committee agreed that this item should be considered at the joint meeting of the Civic and Finance & Administration Committees at a date to be agreed upon.

Item #12 Study Team Work Plan Proposals, April-December, 1975. Budget Requirements, office accommodation and related expenses.
- it was agreed that serious thought should be given to making the three temporary positions permanent.

Following further discussion, it was

RECOMMENDED

THAT the Director of Planning's recommendations for this Downtown Study Work Programme be approved subject to the amendments made in discussion.

. . . . . .

Alderman Pendakur left the meeting during discussion of the foregoing matter.

. . . . . .

...../3

4. Progress Report on Economic Study of Zoning Regulations

Mr. J. Winsor of the Downtown Planning Team advised the Committee of the appointment of Western Real Search as consultant at a cost of $2,000 and terms of reference on the economic study of housing in certain downtown areas, and he would be reporting further to the Committee on November 14, 1974. It was

RECOMMENDED

THAT the verbal progress report from Mr. J. Winsor be received.

5. Vancouver Heritage Advisory Committee

The Committee had for consideration an extract from the Minutes of the Vancouver Heritage Advisory Committee of September 23, 1974 on Development Permit Applications, which included the following motion:

"THAT Council seek a Charter amendment which will allow the City to withhold a Development Permit for up to 30 days with no liability or cost to the City,

THAT the current 90 day study period remain in effect, such period to begin after expiry of the 30 day period sought by the Board."

Nancy Oliver, of the Planning Department, explained that the Planning Department is required to issue a demolition permit within seven days of application and this often is not long enough to acquaint the Vancouver Heritage Advisory Committee with full details of the building to be demolished. Following further discussion, it was

RECOMMENDED

THAT the motion of the Vancouver Heritage Advisory Committee be referred to the Director of Legal Services for report to the Committee, together with an alternate suggestion that demolition permits not be issued until development permits for proposed alternate uses are approved.

The Committee considered a further extract from the Vancouver Heritage Advisory Committee of September 23, 1974 on criteria for designation, which included the following motion:

"THAT the Committee communicate its regrets to Council that funds for the preservation of historic buildings and sites are not provided in the 1976-80 proposed capital expenditure programme and advise Council that the Committee will be making recommendations for capital expenditures in the area of historic preservation in the future."

After further discussion, it was

RECOMMENDED

THAT the communication from the Vancouver Heritage Advisory Committee be received.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 658-9

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

October 31, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, third floor, City Hall on Thursday, October 31, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Marzari
ABSENT:	Alderman Rankin
CLERK:	D. Bennett

RECOMMENDATIONS

1. Liquor Permit Application
1110 Granville Street

The Director of Planning submitted the following report dated October 28, 1974 with respect to a liquor permit application at 1110 Granville Street:

"Mr. Khalifa of Woburn Holdings Ltd., 2145 West Broadway, has filed Development Permit Application No. 65920 to construct a hotel on this site.

The original development proposal included a beverage room of approximately 1,400 sq. ft. in area. City Council on July 23, 1974, when dealing with a recommendation of the Standing Committee of Council on Community Development with respect to the beverage room, referred it back to the Standing Committee for report to Council in greater detail on number and location of existing beer parlours adjacent to the proposed development and other relevant details.

Subsequently the developer has amended his plans to delete the beverage room and instead provide a licensed lounge of approximately 1,500 sq.ft. The lounge would have a seating capacity of 77.

The Technical Planning Board have approved the development permit application subject to a condition that:

> Prior to the issuance of the development permit the matter of the proposed liquor outlet is to be first reported to Council's Committee.

This report is submitted for the consideration of the Standing Committee of Council on Community Development."

Mr. Gerald Hamilton appeared on behalf of Mr. Khalifa and reviewed the application with the Committee. After due consideration it was

RECOMMENDED

THAT Council approve the proposed location for a licensed lounge at 1110 Granville Street.

Cont'd . . .

2. Fairview Slopes Redevelopment
and Conservation

The Committee had for consideration the following report of the Director of Planning dated October 28, 1974 attached to which was a study prepared by the Sussex Group Consultants dealing with the feasibility of preservation of the Fairview Slopes:

"The Director of Planning reports as follows:

"In fulfilling its advisory role, the Planning Department has the responsibility to assist the Mayor and Council in obtaining the best possible understanding of the social, economic and physical issues confronting them. The purpose of this report is to bring forward information recently made available on the conflicting proposals for redevelopment and the potential for preservation in the Fairview Slopes, and to make recommendations on the appropriate process for assessing this new information.

At the initiation of local area residents, the Planning Department retained the Sussex Group as consultants to study the feasibility of preserving the social and physical character of the Fairview Slopes. The study has been recently completed and is attached for your information.

The Planning Department believes this is an important study and is currently reviewing its analyses and conclusions for a future report to your Committee for Council. However, in addition to advising on technical matters, the Planning Department also has the responsibility to inform and be informed by the public, and help Council understand their concerns. Therefore, to properly assess the implications of this study and advise Council on the appropriate action to be taken, the Director of Planning recommends that:"

The report concluded with several recommendations.

The Committee discussed the varying densities and after due consideration it was

RECOMMENDED

(A) THAT the Sussex group study, "Fairview Slopes ... the feasibility of preservation", be received;

(B) THAT the Director of Planning be instructed to make the Sussex group study available to Fairview residents, property owners, businessmen, Department Heads and other interested parties, and that this Committee hold a public meeting or meetings with interested groups to obtain their opinions and suggestions for action on this matter.

(C) THAT the Director of Planning be further instructed to report back in December with the Department analysis of the study, including public reaction to it, and with recommendations for Council policy.

(D) THAT the interim guidelines from the Technical Planning Board be presented to this Committee for information.

INFORMATION

3. Liquor Permit Application
642 Burrard Street

The Zoning Planner submitted the following report with respect to a liquor permit application at 642 Burrard Street:

Cont'd . . .

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use the existing restaurant for a cabaret.

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

This development would have approximately 1,764 sq. ft. of public assembly area for the cabaret.

This restaurant is presently licensed as a dining lounge.

The development is situated in the downtown area in the CM-2 Commercial District.

This report is submitted for the consideration of the Standing Commitee of Council on Community Development."

Mr. Robert J. Lebrun appeared in support of his application and the Committee noted a communication from Solicitors Montaine, Black & Davies, which also supported the application.

The Chairman advised that he was concerned that many premises are now applying for liquor permits and he suggested that it was time that a meeting was held with the Liquor Administration Branch of the Attorney-General's Department to try to determine how many more should be allowed in the City. The Committee agreed with this suggestion. The Chairman stated he would like to discuss this particular application with the Police and the Liquor Administration Branch of the Attorney-General's Department before taking action.

It was

RESOLVED

THAT Mr. Lebrun's application for a liquor permit at 642 Burrard Street be deferred for one week in order that the Chairman may discuss this particular application with the Police and the Liquor Administration Branch of the Attorney-General's Department.

4. Broadway West Improvement Project

On October 10, 1974, when the Committee was considering a report of the Director of Planning and the City Engineer dated October 7, 1974 the matter of upper-level street lighting was deferred for two weeks.

At a joint meeting today of the Standing Committees on Waterfront and Environment and Community Development the following motion was passed:

"THAT the approved street lighting project for upper level street lighting on Broadway West proceed using colour improved mercury vapour fixtures; the matter of light shields to be studied further by the Engineering and Planning Departments and reported back to the Community Development Committee."

Your Committee

RESOLVED

THAT the foregoing recommendation of the joint meeting of the Standing Committees on Waterfront and Environment and Community Development dated October 31, 1974 on the matter of upper level street lighting be received for information.

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 659-660

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

November 7, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, Third Floor, City Hall on Thursday, November 7, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Marzari
ABSENT:	Alderman Rankin
CLERK:	D. Bennett

Adoption of Minutes

The Minutes of the meetings held October 21 and October 24, 1974 were adopted.

RECOMMENDATIONS

1. Liquor Permit Application - 642 Burrard Street

At the last meeting your Committee deferred consideration of this liquor permit application in order that the Chairman could discuss the desirability of permitting this liquor outlet with the Liquor Administration Branch of the Attorney-General's Department and the Police. The Chairman advised that he had discussed this particular application with the aforementioned and there appeared to be no objection, however, it was deemed advisable that this Committee meet with the Liquor Administration Branch to discuss the whole matter of liquor outlets in the City.

The Committee had before it for consideration a report of the Director of Planning on the subject matter.

Mr. Robert J. Lebrun, applicant, with his Solicitor, Mr. L. A. Montaine, appeared before the Committee in support of this application for a cabaret license at 642 Burrard Street. After due consideration it was

RECOMMENDED

THAT Council approve the proposed location for a cabaret at 642 Burrard Street.

2. Concept Plans for Neighbourhood Improvement in Kitsilano and Cedar Cottage

The Committee had for consideration a report of the Director of Planning dated November 1, 1974 (copy of which is circulated) dealing with concept plans for neighbourhood improvement in Kitsilano and Cedar Cottage. Attached to the report were Appendices A and B, the former dealing with Kitsilano and the latter with Cedar Cottage.

Mr. R. Youngberg reviewed the report for the benefit of the Committee and Mr. Dan Janczewski from the Kitsilano Planning Office and Mr. Don Sinclair from the Cedar Cottage Planning Office discussed the Appendices with the Committee.

Cont'd . . .

Clause #2 continued:

Mr. Youngberg advised that this report must be before the senior levels of government prior to November 30, 1974.

The report of the Director of Planning concluded with the following recommendations:

"(a) That the City approve the Concept Plans for the Neighbourhood Improvement Programs in the Kitsilano and Cedar Cottage areas as described in this report.

(b) That the Province and Central Mortgage and Housing Corporation be requested to approve the Concept Plans for the Kitsilano and Cedar Cottage areas.

(c) That the City request contributions from the Province and Central Mortgage and Housing Corporation towards the estimated costs of implementing the programs in the following amounts:

	Kitsilano	Cedar Cottage
Province	$276,750	$417,125
Central Mortgage and Housing Corporation	$553,500	$834,250

(d) That Council approve the appropriation, from the $1,000,000 allocation of Urban Renewal Funds previously approved by Council for Neighbourhood Improvement Programs, of the following amounts as the City's share of the costs of implementing the programs:

Kitsilano	Cedar Cottage
$276,750	$430,335

(e) That Central Mortgage and Housing Corporation be requested to allocate from the funds currently available for loan ($750,000) the following amounts for possible loan to commercial enterprises in the Neighbourhood Improvement areas:

Kitsilano	Cedar Cottage
$100,000	$100,000

The Director of Finance has some reservations regarding this item and we are awaiting clarification from C.M.H.C.

(f) That the Concept Plans be forwarded to the Parks Board for information and consideration."

Your Committee discussed the Residential Rehabilitation Assistance Program in Kitsilano, and in particular the following paragraph:

"... it is recommended that City Council endorse the principle of allowing individual property owners to 'downzone' their property as they apply for the R.R.A.P. funds. They then become eligible for the benefits of the rehabilitation program and the goal of maintaining a physical and social diversity in the area is encouraged."

The Committee Members did not favour the policy of downzoning the property in order to apply for R.R.A.P. funds and after due consideration it was

RECOMMENDED

THAT the Director of Planning approach C.M.H.C. to discuss what alternative approaches may be considered to achieve the

Cont'd . . .

Clause #2 continued:

stability that the Committee has in mind for the R.R.A.P. programs; the Director of Planning to report back to the Committee on this matter in three week's time.

FURTHER THAT the foregoing recommendations contained in the report of the Director of Planning dated November 1, 1974 be approved.

The meeting adjourned at approximately 4:20 p.m.

* * * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 661

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 26, 1974, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor recognized the presence in the Council Chamber of students from the Van Horne Elementary School under the direction of their teacher, Ruth Hodge.

'IN CAMERA' MEETING

Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council Meeting of November 12, 1974, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Proposed Development Concept of the Shaughnessy Hospital Expansion

City Council on November 12, 1974, requested the B.C. Medical Centre to give a detailed report at this meeting on the proposed development concept of the Shaughnessy Hospital expansion.

Pursuant thereto, Mr. K.R. Weaver, President, B.C. Medical Centre and the architect of the development Mr. R. Blagborne, gave details of the conceptual development plan and by means of a slide presentation, elaborated on the facilities which are envisaged at this time, although, it was stressed that the scheme is subject to modification dependant upon the opinions of citizens and civic officials.

The delegation advised Council that it is planned to have the final concept design by mid January, and by mid July, finalize the master plan of the development.

cont'd....

REPORT REFERENCE (cont'd)

Proposed Development Concept of the Shaughnessy Hospital Expansion (continued)

Mr. Youngberg, representing the Planning Department, advised that his Department had commenced an impact study as the development affected the community, and advised Council of some preliminary conclusions involving the potential demand of office space related to the development and traffic and parking requirements to be generated by the development.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

Langara

Mr. Pickstone, the Deputy Director of Planning, spoke in support of the Manager's report dated November 20, 1974, concerning the Langara Lands.

With the permission of Council, the following delegations were heard speaking against certain aspects of the Manager's report. Briefs were filed from each delegation.

(a) Mr. Paul Pulle, Chairman of the Citizens Committee on Langara

(b) Mrs. Helen Moran on behalf of golfers

(c) Mrs. Leonore Freiman, Marpole-Oakridge Area Council.

The Manager's report of November 20th, covered topics on housing, other uses, golf course reconstruction, methods of disposal of certain lands and concluded with recommendations A to D submitted by the Director of Planning which were endorsed by the City Manager. Following consideration and after making certain amendments to the recommendations it was

MOVED by Ald. Harcourt,
THAT

A. the Director of Planning be instructed to apply for rezoning of the lands as outlined on the plan attached as Appendix B to the Manager's report from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District, with the (CD-1) By-law restricting the development as follows:

1. Uses

(a) Apartment buildings

(b) Town houses

(c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood

(d) Park or playground

(e) Golf course

(f) Recreational facility (Y.M.C.A.)

(g) Comprehensive educational development (Vancouver City College)

(h) Off-street parking and loading

(i) Buildings or uses customarily accessory to the above uses.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Langara (continued)

2. Floor Space Ratio

The Floor Space Ratio, including all ancillary use, not to exceed the following:

(a) Family housing
0.50

(b) Senior citizens housing
0.75

(c) Housing for young marrieds
0.75

(d) Recreational facility (Y.M.C.A.)
0.50

3. Height of Buildings

(a) Housing (all categories)
The height not to exceed three storeys

(b) Recreational facility (Y.M.C.A.)
The height of the building not to exceed 40 feet.

4. Other Conditions

All other conditions, as described in Appendix C of the Manager's report, shall be by resolution of Council and the application be referred direct to Public Hearing to be held approximately two months from November 26, 1974, after report by the Vancouver City Planning Commission.

B. Council approve the procedures for disposal of the land as described in this report.

C. the Director of Planning, the Director of Legal Services, and the Supervisor of Property & Insurance be instructed to draft the proposal call documents for the market housing prior to the Public Hearing.

D. the Director of Planning, in consultation with the Park Board, the College Council, and relevant City departments, report back on:

1. The provincial park;

2. The disposition of all uses on the site;

3. The matter of co-operative housing;

4. The reconstruction of the golf course;

5. The recommended sale price of each parcel.

E. the Director of Planning negotiate the development of senior citizens housing with church groups in the South Vancouver area.

- CARRIED UNANIMOUSLY

(Appendix B and C Referred to are on file in the City Clerk's Office)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

DEPARTMENT GENERAL REPORT
NOVEMBER 22, 1974

Building & Planning Matters
(November 22, 1974)

Block 288, D.L. 526: Bounded by Burrard and Pine Streets and 6th and 7th Avenues
(Clause 3)

Council considered this Clause which referred to Block 288, D.L. 526 bounded by Burrard and Pine Streets and 6th and 7th Avenues and heard the following delegations:

(a) Mr. C.C.I. Merritt, representing Mercedes-Benz of Canada Ltd., opposed the waiving of certain conditions required by Council in its resolution for rezoning the block to CD-1 at a Public Hearing on May 30, 1974. (Brief filed).

(b) Miss Mary Southin, Q.C., Counsel for SAS Properties Ltd., speaking in support of her client's request for alternative arrangements to the conditions laid down by Council on May 30th. (Brief filed).

MOVED by Ald. Marzari,
THAT the report of the Director of Legal Services be received.

- LOST

(Aldermen Bowers, Harcourt, Massey, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT the request of Mr. A.H. Waisman, as outlined in the Director of Legal Services' report, be granted and the recommendations of the Director of Legal Services be approved after amendment as follows:

"That before a Development Permit is issued, the owners

(a) enter into an appropriate agreement to the satisfaction of the Director of Legal Services to maintain the comprehensive development aspect of the site in lieu of consolidation;

(b) enter into an agreement to the satisfaction of the Director of Legal Services which will enable the City to acquire the 7 feet for road at no cost; and

(c) enter into an agreement to the satisfaction of the Director of Legal Services to comply with the original conditions as soon as the title is in a state whereby such transactions may be registered, and in any event, not later than six months' time from the date of this resolution."

- CARRIED

(Aldermen Gibson, Linnell and Marzari opposed)

UNFINISHED BUSINESS

P.N.E. City Lease Review.

Council, on November 12, 1974 deferred consideration of a report from the Director of Finance and the General Manager of the P.N.E. dated November 12, 1974, to this meeting.

The report reviewed the history of the City's lease with the P.N.E. which, to the present, has been on the basis of $1.00 per year. The primary question at issue for the forthcoming lease review is rent. The 1963 agreement states that the lessee (the P.N.E.) agrees to pay rent, and the 1964 supplementary agreement further states, on the question of rent - "in settling the rent to be paid by the lessee during the five year period under review, the arbitrators shall take into consideration all taxes, rates, levies, local improvement assessments and other charges, which, except for any exemption allowed by law, would in the ordinary course be lawfully assessed by the lessor upon or against the said lease premises and in addition thereto the financial resources of the lessee".

The report also advised that Council, on June 11, 1974, referred the question of the P.N.E. City lease review to the Director of Finance and the Manager of the P.N.E. to review financial and lease arrangements. In discussions with the P.N.E. representative, the Director of Finance put forward the following as the City's position:

1) The City now wished to receive as rent an amount of $1,000,000 per year. It should be noted that this amount would be fixed for a 5 year period. Under normal circumstances the City should expect to receive, from any of its assets leased to others, an economic rent plus taxes. The P.N.E. assets are presently assessed for approximately $37,000,000; it is obvious that the P.N.E. cannot pay a rent even remotely approaching economic rent. Taxes alone in 1974 would have been approximately $900,000 and can be expected to be much higher at the end of the 5 year period if current inflation trends continue.

2) That Clause 1(r) of the 1963 agreement which reads in part as follows, "That it will indemnify the lessor and save it harmless at all times from all costs, charges and expenses caused to or incurred by the Lessor,....." in such a manner as to absolutely require the P.N.E. to reimburse the City for all expenses incurred by the City that are in the opinion of the Lessor related to the activities of the P.N.E. or other activity being carried on in the premises, whether those expenses are incurred upon the grounds of the P.N.E. or externally to the grounds of the P.N.E.

3) That the Plan of the demised premises, being Schedule C of the Lease, should be amended to reflect the reality of the present situation and that Schedule A should be re-arranged.

It was noted that if Council and the Board of Directors of the P.N.E. do not agree by December 1974, upon the rent to be paid by the P.N.E., then the matter is to be referred to arbitration as required under the agreement.

Council also had for information copies of reports from the Vancouver Sun of March 31, 1973, and the Vancouver Province of March 31, 1973, on the matter of the P.N.E. lease.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

P.N.E. Lease Review (Cont'd)

MOVED by Ald. Rankin

THAT the Directors of the P.N.E. be invited to appear before the next meeting of Council to explain their position on this whole matter.

FURTHER THAT the City Manager and the Director of Legal Services report back to the next meeting of Council with an appropriate resolution in respect of appointment of an arbitrator.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. City of Vancouver Debenture Issue.

The Council had for consideration the following report from the City Manager, dated November 22, 1974, on the matter of the City of Vancouver Debenture Issue.

The City Manager has received the following report from the Director of Finance.

"On June 25, 1974 City Council approved the appointment of A.E. Ames & Company Limited as the City's Fiscal Agents for Bond Issues and further approved a procedure to be followed for the marketing of Bond Issues during 1974 and 1975. This procedure, in summary, was that prior to any Bond Issues the terms and conditions would be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions would be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and the City Manager.

The City has not so far issued any Debentures in 1974 even though under normal circumstances we would have had a Debenture Issue last spring. However, the Bond Market has been in poor condition with interest rates excessively high. This has caused us to hold off. For a number of reasons the Bond Market, through the last month, has been steadily improving. On the advice of our Fiscal Agents we have been preparing for a Bond Issue for the last few weeks, awaiting the appropriate time. Four events in the last week to ten days resulted in a decision that we should now go to the Bond Market. These events were as follows:

a. November 15th the Canada Savings Bond sales were terminated by the Federal Government. This was a positive factor for the Bond Market as the CSB rate was too high and was therefore artificially holding up interest rates.

b. November 18th the Federal Government brought down its budget. This was a negative factor or at best a neutral factor because the budget is decidedly not anti-inflationary.

c. November 19th, the Federal Government refinancing of $525 million of maturing Canada Bonds. This refinancing was a positive factor because the Government only allowed $150 million of the Bonds to get into the Bond Market and they were a short maturity. This indicated that the Government was prepared to leave the long end of the market to other government levels and corporations.

d. The prime rate and bank rate cuts were a positive factor. These cuts were waiting in the wings for the CSB's to terminate.

On Tuesday, November 19th the decision was made by the Fiscal Agents and myself that the City should come to the market on Thursday (November 21st) with a 10%, 20 year Sinking Fund Bond to be sold at a price yielding approximately 10.25% to the purchaser. This is approximately 1-1¼% better than the City could have done earlier this year.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

City of Vancouver Debenture Issue. (Cont'd)

I was able to contact a majority of the Finance and Administration Committee, plus the Mayor and the City Manager and received authority which had to be slightly modified at 8:30 a.m. Thursday morning to give the purchaser a yield of approximately 10.30% as the Bond Market had deteriorated slightly on Thursday morning.

The City has now sold $15 million worth of 20 year Sinking Fund Bonds with a 10% interest coupon, at a price to yield the purchaser approximately 10.30% and the requisite by-law (4817) has been prepared by the Director of Legal Services and is before Council this day for passage, to create the Bonds.

By-law 4816 is also before Council this day and is to correct an error missed by half a dozen persons including myself a year ago in a varying by-law, and must be passed before the Debenture By-law. It does not change any Council decisions or policies and is strictly to correct an error.

I therefore recommend that Council approve By-law #4816 and 4817 this day."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

MOVED by Ald. Linnell
THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
SECONDED by Ald. Linnell
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4745, AND TO ESTABLISH THE AMOUNT AUTHORIZED TO BE BORROWED UNDER THE 1971-1975 FIVE-YEAR PLAN FOR "STREETS" AT $8,454,000

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BY-LAWS (Cont'd)

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $15,000,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Linnell
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT, November 22, 1974.

Finance Matters (November 22, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: I.B.M. Magnetic Card Selectric Typewriter
Cl. 3: Position of Ice Rink Coordinator - Park Board
Cl. 4: Conditions of Sale Governing Marketing of City-Owned Residential Lands

The Council took action as follows:

Clauses 1, 2 and 3.

For Council action on these Clauses, see page 13.

Conditions of Sale Governing Marketing of City-owned Residential Lands. (Clause 4)

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT consideration of this report be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(November 22, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Local Improvements on the 'Initiative Principle'
Cl. 2: Tender No. 41-74-6 - 10 Yard Side Loading Refuse Packer
Cl. 3: Tender No. 39-74-3 Fire Trucks
Cl. 4: Rental of Festoon Lights to 1974 Christmas Carolship Committee

The Council took action as follows:

Local Improvements on the 'Initiative Principle'
(Clause 1)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the recommendations of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Clauses 2,3 & 4.

For Council action on these clauses see page 12.

G. Water Street Beautification Program - Source of Funds.

The City Manager submitted a report, dated November 22, 1974 on the matter of Water Street Beautification Program - Source of Funds. The report stated that -

on November 5, 1974, Council gave final approval to the underground wiring and surface work local improvements for the Water Street Beautification Program, subject to the remaining sources of funds being established. These remaining sources of funds involved consideration of transferring from Strathcona Urban Renewal funds to the Water Street project $140,000 of Federal Funds and $70,000 of Provincial Funds.

The report also advised that -

Council, on November 1, 1974, when considering a Manager's report in which the Director of Planning summarized discussions with the Strathcona Rehabilitation Committee and set out the funding situation. In this report the Manager recommended that the Federal Government be requested to transfer $140,000 from its Strathcona allocation to the Water Street project, and the Provincial Government be requested to transfer $70,000 on the same basis. Council deferred consideration of this clause to November 26, 1974, to permit consideration of the Manager's recommendation by the Strathcona Property Owners and Tenants Association for a subsequent report to Council.

The report stated that the Director of Planning advised that this matter will not be before Council until later in December and, should a tranfer of funds be approved, there would be a time lag in obtaining final approvals of the senior governments.

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Water Street Beautification Program -
Source of Funds (Cont'd)

The City Engineer advised that if funds are not approved for the Water Street Beautification project to permit ordering of materials as soon as possible after December 9, 1974, the project will be delayed one or more months and major works will be occurring during the tourist season.

The City Manager recommended that Council approve one of the following alternatives:

1. **The Federal Government be requested to transfer $140,000 from its Strathcona allocation to the Water Street project and the Provincial Government be requested to transfer $70,000 from its Strathcona allocation to the Water Street project.**

OR

2. **Temporarily finance the $210,000 from Unallocated 1974 Supplementary Capital.**

MOVED by Ald. Bowers
SECONDED by Ald. Linnell
THAT the Water Street Beautification Program be temporarily financed from Unallocated 1974 Supplementary Capital in the amount of $210,000.

- CARRIED UNANIMOUSLY

* * * * * * * * * *

Council recessed at 5.45 p.m. for an 'In Camera' meeting in the Mayor's office.

* * * * * * * * * *

Following a Public Hearing, the Council reconvened in the Council Chamber at 10.15 p.m. with the same members present.

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Seminar for Newly Elected Representatives;
Authority for Registration Fees and Expenses.

Council noted a communication dated November 13, 1974, from the Union of British Columbia Municipalities, advising of a Seminar for Newly-Elected Representatives who have not previously served on a Council or Regional District Board in British Columbia. The purpose is to assist participants to become more quickly effective in their newly elected positions, and will be held in Richmond, all day December 14, 1974 and the morning of December 15, 1974.

MOVED by Ald. Linnell
THAT Council approve payment of Registration Fees, and related expenses, for any of the newly-elected Council representatives who may wish to attend this Seminar.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Sponsorship of Luncheon and Request to declare Aviation Safety Week, May 5 - May 9, 1975.

Council noted a communication from the Canadian Air Traffic Control Association Inc., requesting that Council sponsor a Luncheon at their forthcoming National Biennial Convention at the Hotel Vancouver, May 6 - May 9, 1975. C A T C A further requested that the City declare the week of May 5 - May 9, 1975 - 'Aviation Safety Week'.

MOVED by Ald. Harcourt

THAT the request of the Canadian Air Traffic Control Association that the City sponsor a luncheon be received, and no further action be taken on this matter.

FURTHER THAT the City declare the week of May 5 - May 9, 1975 'Aviation Safety Week'.

- CARRIED UNANIMOUSLY

3. West Coast Salvage Building.

Council considered a request from Jim Land - Town Fool - Protem, dated November 25, 1974, requesting an opportunity to appear before Council to present a proposal to recycle the West Coast Salvage Building at the North foot of Alder Street.

MOVED by Ald. Harcourt,

THAT the delegation request be approved, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

4. Election Results.

Council noted the following communication from the City Clerk dated November 26, 1974, on the results of the recent Civic Election:

" I wish to inform you that, as a result of the election held on Wednesday, November 20, 1974, the following were elected to the offices shown for the years 1975-1976:

MAYOR:

Arthur Phillips

ALDERMEN:

Michael Harcourt
Fritz K. Bowers
Harry Rankin
John J. Volrich
Warnett Kennedy
Helen D. Boyce
Hugh Stuart Bird
Darlene Marzari
Edward C. Sweeney
Arthur R. Cowie

SCHOOL BOARD:

Katherine E. Mirhady
Margaret Andrew
Elliott Gose
Pamela Glass
David Pratt
William Brown
Anthony Lavin
Nathan J. Divinsky
Jack Say Yee

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Election Results (Cont'd)

PARK BOARD:

William C. Gibson
R. Theodore DuMoulin
George Wainborn
May Brown
Andrew John Livingstone
Evelyn Mary Atkinson
Bowie Keefer

REGIONAL BOARD DIRECTORS:

Michael Harcourt
Harry Rankin
Arthur Phillips
Hugh Stuart Bird
Darlene Marzari

In respect of the 1976-1980 Capital Program, the votes cast in the affirmative on this plebiscite did not amount to a majority of all the votes cast and, therefore, did not receive the assent of the electors."

MOVED by Ald. Bowers,
THAT the above communication be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT Council express its sincere thanks to all those who worked on the recent Civic Election for their efforts in the public service.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters,
November 22, 1974.

Tender No. 41-74-6 - 10 Yard Side Loading Refuse Packer. (Clause 2)

Tender No. 39-74-3 Fire Trucks. (Clause 3)

The Mayor referred to a recent announcement of cuts by the Federal Government with respect to tax on certain municipal equipment. Council requested that the matter of the Federal Tax involved in purchasing the equipment referred to in clauses 2 and 3 of this report be resolved, prior to finalization of the purchases.

MOVED by Ald. Linnell
THAT Clauses 2 and 3 in this report be approved.

- CARRIED UNANIMOUSLY.

Rental of Festoon Lights to 1974 Christmas Carolship Committee, (Clause 4)

MOVED by Ald. Linnell
THAT the rental of festoon lights to the 1974 Christmas Carolship Committee be approved.
FURTHER THAT a grant of up to $300 for rental of approximately 1,500 feet of festoons, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters,
November 22, 1974.

Tender Awards. (Clause 1)

I.B.M. Magnetic Card Selectric
Typewriter, (Clause 2)

Position of Ice-Rink Co-ordinator,
Park Board. (Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in Clauses 2 & 3 above of this report, be approved, and Clause 1 be received for information.

- CARRIED UNANIMOUSLY

For Council action on Clause 4, see page 8.

Property Matters,
November 22, 1974.

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Victoria Drive Street-End - South of V. & L.I. Right-of-Way
Cl. 2: Lots C, D except W. 190' and the West 190' of Lot D Block 122, D.L. 196
Cl. 3: Cedar Cottage Neighbourhood Improvement Program Site Acquisition - 3901 Victoria Drive & 3918 Alice Street

The Council took action as follows:

Victoria Drive Street-End - South of
V. & L.I. Right-of-Way.(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Lots C, D except W.190', and the WEST 190'
of Lot D, Vlock 122, D.L. 196. (Clause 2)

MOVED by Ald. Harcourt
THAT the Supervisor of Property and Insurance be authorized to continue negotiations for acquisition of this property, subject to final resolution of the Court proceedings with respect to expropriation.

- CARRIED UNANIMOUSLY

Cedar Cottage Neighbourhood Improvement
Program Site Acquisition, 3901 Victoria
Drive and 3918 Alice Street, (Clause 3)

MOVED by Ald. Harcourt.
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

B. DEPARTMENTAL GENERAL REPORT
NOVEMBER 22, 1974

Works & Utility Matters
(November 22, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Lane Lighting
Cl. 2: Shoe Shine Day

The Council took action as follows:

Lane Lighting (Clause 1)

MOVED by Ald. Linnell
THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Shoe Shine Day (Clause 2)

MOVED by Ald. Bowers
THAT permission be granted to the Young Men's Christian Association, Vancouver, to hold a Shoe Shine Day on Friday, November 29, 1974, as a fund raising campaign to aid the Fiji Y.M.C.A's Shoe Shine Boy Program, subject to the conditions outlined in the report of the City Engineer, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 22, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Demolition Permits in the Kitsilano Area
Cl. 2: Proposed Conversion of One-Family Dwelling into Offices - 1423 Howe Street
Cl. 3: Block 288, D.L.526; Bounded by Burrard and Pine Streets and 6th and 7th Avenues

The Council took action as follows:

Demolition Permits in the
Kitsilano Area - (Clause 1)

MOVED by Ald. Linnell
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Proposed Conversion of One-Family Dwelling
into Offices - 1423 Howe Street, (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Building Inspector, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(For Council action on Clause 3, see page 4)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
November 22, 1974.

Analysis of 1974 Property Tax Roll for Single-Family Residences (Clause 1)

MOVED by Ald. Harcourt
THAT the report of the Director of Finance be received for information.

- CARRIED UNANIMOUSLY

D. Survey Report of the Vancouver Taxi Industry - Phase II.

The following report was submitted by the City Manager, under date of November 19, 1974:

"The subject report has now been received from The Thorne Group Ltd. and is circulated for the information of Council.

When Council received the Phase I report it was received and referred to the Vehicles-for-Hire Board and copies provided to interested parties in the Taxi industry.

I RECOMMEND Council take the same action with respect to the subject report."

MOVED by Ald. Linnell
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Illegal Suites: Hardship Cases.

The Special Committee concerning Illegal Suites - Hardship Cases, submitted the following report under date of November 8,1974.

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Cheryl Tainsh (tenant), 2660 East 47th Avenue
John M. K. Park (owner), 4121 Rupert Street
Joseph A. Holland (tenant), #104 - 1999 Nelson Street
Orlando Victoria (tenant), 3793 Lanark Street

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases. (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Nigel Blagborne (tenant), 2619 West 2nd Avenue
Jan Coplick (tenant), 2752 West 7th Avenue
Sohan Kooner (owner), 361 West 18th Avenue
Mary Ann Biewener (tenant), 2222 Stephens Street
Leonard C. Ham (tenant), 3080 West 5th Avenue
Christopher Dariotis (tenant), 3350 Collingwood Street
Joginder S. & Jaswant K. Johal (owners), 4243 John Street
Mrs. Joyce Giordano (owner), 3512 East 45th Avenue
Jim Mesotopitis (owner), 3675 Highbury Street
M. Leslie Hunter (tenant), 3098 Euclid Street
David Stawarz (tenant), 2625 West 1st Avenue
Gurmukh S. Bains (owner), 3432 East 45th Avenue

(c) the following application be approved for six months from the date of this Resolution:

Barry Minaker (tenant), 2375 West 35th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Partap S. Dhillon (owner), 4914 Spencer Street
Ratilal Patel (owner), 729 East 14th Avenue

MOVED by Ald. Bowers
THAT the application of Mr. Partap S. Dhillon (Owner) 4914 Spencer Street, be extended for one year,
AND FURTHER THAT the balance of the report be approved.

- CARRIED UNANIMOUSLY.

I. Report of Standing Committee on Finance & Administration, November 14, 1974

Park Board Responsibility
Matrix Study (Clause 1)

MOVED by Ald. Bowers
THAT the resolution of the Committee contained in this clause be received and the recommendations of the Committee in this clause be approved after amendment to read as follows:

"THAT City Council ratify the above action of the Standing Committee of Council on Finance and Administration and,
FURTHER THAT the Standing Committee of Council on Finance and Administration be appointed to serve as liaison with the appropriate designated members of the Park Board to give guidance and assistance to Peat Marwick and Partners through this study, and to provide guidance to the Task Force on Recreation.

- CARRIED UNANIMOUSLY

* Underlining denotes amendment.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Waterfront & Environment, November 14, 1974

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Fraser River Street Ends
Cl. 2: Air Pollution
Cl. 3: Development Permit Application #68443 - North Foot of Jervis Street, Air West Airlines
Cl. 4: Development Permit Application #68445 - North Foot of Vernon Drive, United Grain Growers Ltd.

The Council took action as follows:

Fraser River Street Ends
(Clause 1)

MOVED by Ald. Linnell
THAT recommendations (a) to (e) of the Committee, contained in this clause, be approved, after amendment by inserting the word "available" between the words "all" and "ten" in recommendation (e).

- CARRIED UNANIMOUSLY

Air Pollution
(Clause 2)

MOVED by Ald. Linnell
THAT recommendations (b) and (c) of the Committee, contained in this clause, be approved

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT consideration of recommendation (a) of the Committee, be deferred until such time as recommendation (c) has been dealt with.

- CARRIED UNANIMOUSLY

Development Permit Application #68443
North Foot of Jervis Street, Air West Airlines.(Clause 3)

MOVED by Ald. Linnell,
THAT recommendations (a) (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application #68445
North Foot of Vernon Drive, United Grain Growers Ltd. (Clause 4)

MOVED by Ald. Linnell,
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Civic Development, November 14, 1974

The Council considered this report which contains five clauses identified as follows:

Cl. 1: West End Zoning
Cl. 2: Proposals for Public Information Programme - Downtown Plan
Cl. 3: Vancouver Heritage Advisory Committee
Cl. 4: Proposed Office and Commercial Development
Cl. 5: Economic Study Report

The Council took action as follows

West End Zoning (Clause 1)

MOVED by Ald. Hardwick
THAT Clause 1, contained in this report, be received for information.

- CARRIED UNANIMOUSLY

Proposals for Public Information Programme - Downtown Plan (Clause 2)

MOVED by Ald. Hardwick
THAT recommendation (i)-(a) and (b) be approved, subject to the copy being to the satisfaction of the Standing Committee on Civic Development.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT recommendations (ii) and (iii) of the Committee, be deferred to the Standing Committee on Civic Development for consideration in March 1975, in line with submission of the draft by-law re the Downtown Plan.

- CARRIED UNANIMOUSLY

Vancouver Heritage Advisory Committee (Clause 3)

MOVED by Ald. Hardwick
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Office and Commercial Development (Clause 4)

MOVED by Ald. Hardwick
THAT recommendations (i) to (iv) of the Committee, contained in this clause be approved, and recommendation (v) be approved, after striking the words "and floor space ratio" at the end of this recommendation.

- CARRIED UNANIMOUSLY

Economic Study Report (Clause 5)

MOVED by Ald. Hardwick
THAT the recommendation of the Committee, contained in this clause be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IV. Joint Report of Standing Committees on Finance and Administration and Housing, November 14, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Policy for City's Aid and/or Subsidies to Non-Profit Organizations
Cl. 2: Housing Development Corporation

The Council took action as follows

Policy for City's Aid and/or Subsidies to Non-Profit Organizations (Clause 1)

MOVED by Ald. Bowers
THAT consideration of this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Housing Development Corporation (Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of Aldermen Bowers, Harcourt and Linnell contained in this clause be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

Alderman Bowers advised Council that the G.V.R.D. Board will be considering, on November 27, 1974, an item from its Sewer and Water Committee with respect to secondary treatment installation at the Annacis Island plant.

Alderman Hardwick advised that the G.V.R.D. Board will also be considering, on November 27, 1974, a recommendation from its Policy Review and Finance Committee that the G.V.R.D. Planning Department's budget be reduced. The Mayor indicated that he would be speaking to this item at the G.V.R.D. Meeting.

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ENQUIRIES AND OTHER MATTERS

Alderman Rankin

Grant - Family Place.

referred to Council's action of September 24, 1974, when considering a clause of the Standing Committee on Social Services' report with respect to a grant to the Family Place. Council, at that time, approved a grant of $3,934 per month to the Family Place for the months of November and December 1974, subjec to the organization obtaining cost-sharing under the Canadian Assistance Plan. Alderman Rankin advised that the organization is experiencing difficulty in acquiring the regular Canada Assistance Plan cost-sharing and moved that Council amend its motion of September 24,74, to read as follows:

ENQUIRIES AND OTHER MATTERS (Cont'd)

Grant- Family Place (Cont'd)

MOVED by Ald. Rankin
THAT Council approve a grant of $3,934 per month to the Family Place for the months of November and December and that the Director of Social Planning be directed to request Canada Assistance Plan cost sharing for Family Place.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Alderman Hardwick

Downtown Christmas Shoppers' Bus.

referred to the practise in recent years of the City, in partnership with the Downtown Business Association and the B.C. Hydro, providing a Christmas Shoppers' bus in the Downtown area.

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell,
THAT the City Manager report back to the next meeting of Council on provision of a Downtown Christmas Shoppers' Bus on the same basis as in previous years, i.e. the City, in partnership with the Downtown Business Association and B.C. Hydro, provide this service.

- CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at 11 p.m.

* * * * * * *

The foregoing are Minutes of the Regular council Meeting of November 26, 1974, adopted on December 3, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Local Improvements on the 'Initiative Principle'

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

Pavements and Curbs (higher zoned)
Pavements and Curbs (arterial streets)
Pavements and Curbs (local residential)
Lane Pavements (higher zoned)
Lane Pavement (residential standard)

shown on the attached schedule dated November 15, 1974, are advanced to Council on the 'Initiative Principle'. These are advanced because of high maintenance costs experienced, public complaints and traffic safety reasons.

The City's share of these improvements is available in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated November 15, 1974.

The estimated total cost of these improvements is $644,970 and the City's share of the cost is $349,495.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The Court of Revision for the projects listed in the attached schedule dated November 15, 1974 be held at 2:00 p.m. Tuesday, January 28, 1975 (12 projects only).

NOTE: Assent of 2/3 of the members of Council present required.

2. Tender No. 41-74-6 - 10 Yard Side Loading Refuse Packer

Tenders for the above were opened on November 4, 1974 and referred to the City Engineer and Purchasing Agent for report.

The Officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

Three bids were received.

Bid No. 1 - Rollins Machinery — Make Haul All
Price $12,925.00 each.

This unit was submitted as an alternate bid to the specification and is not acceptable because:

(a) a chassis with a 10000 lbs. gross vehicle weight is offered in lieu of the minimum 14000 lbs. specified.

Cont'd . . .

Clause 2 Cont'd

(b) the unit can only be loaded from one side in lieu of from both sides as specified.

In addition, the operation of this unit requires that the side hopper be lowered in order to load refuse. Lowering the side hopper results in an overall width of approximately 10 feet. This is not acceptable because between pickups these units travel on City streets where the maximum legal vehicle width is 8 feet. This means that the side hopper would have to be in the raised position while the truck is travelling. Lowering and raising the side hopper at every stop will result in inefficient refuse pickup as compared to our existing units or the recommended bid.

Bid No. 2 from A.R. Williams and Bid No.3 from Rollins Machinery both offer acceptable refuse bodies for City of Vancouver use. However, the Bid No.2 machine offers a truck chassis with a standard transmission in lieu of an automatic transmission as specified. The bid No.2 machine is being recommended despite having a standard transmission as we feel it offers the best value to the City of Vancouver for the following reason. The Bid No.2 machine is quoted with a fixed price of $20,567.00 whereas the Bid No.3 machine is quoted with a price of $21,421.00 subject to prices in effect on the date of delivery. The estimated delivery of the Bid No.3 machine is 11 - 13 months. Based on previous tender experience with trucks and equipment, it is expected that equipment prices will be escalating at the rate of 1% per month. An eleven month delivery would result in an estimated price increase of $2470.00.

The disadvantage of using a standard transmission is more than offset by the expected difference of $3,324.00 ($854 difference between Bid No.2 and Bid No.3 plus $2,470.00 escalation) between Bid No.2 and Bid No.3.

We RECOMMEND acceptance of Bid No.2 from A.R. Williams Machinery for six (6) only 10 yard side loaders Helix Tite Paks #14 at a total cost of $123,402.00 ($20,567 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 39-74-3 Fire Trucks

This tender was opened on October 7, 1974 and referred to the Fire Chief, City Engineer and Purchasing Agent for report.

The officials concerned report as follows:

"Funding

Funds for this purchase were approved by Council in advance of 1975 Budget on July 5, 1974. The July 5th report used estimated costs based on prices paid for similar units in January 1973 and inflated by 15%. Upon evaluating this tender, it has been found that costs have inflated by 40% requiring an increase of $50,000 in the amount of funds to be provided as follows;

	Funds requested July 5, 1974	Funds Required
2 - Pumper Trucks	$122,000	$149,000
1 - Aerial Ladder	93,000	113,000
	$215,000	$262,000
5% Provincial Tax	10,750	13,100
	$225,750	$275,100

Tender Evaluation

This tender called prices for two 1050 GPM Triple Combination Pumper Fire Trucks and one 100 foot Aerial Ladder Truck. The bids are numbered in ascending order of price.

Item I - 1050 GPM Triple Combination Fire Pumper Trucks

Seven bids were received. The following table compares these bids. Four of the seven bids offer a different make and model of fire truck, and three bids result from alternate methods of payment.

Cont'd . . .

Clause 3 Cont'd

Evaluation of the seven bids showed that:

i. Bids 5, 6 and 7 offered firm prices.

ii. Bids 1, 2, 3 and 4 contained a price escalation clause based upon the price of the chassis at the time of delivery to the manufacturer.

iii. Bid 1 contained a price escalation clause on all components used.

iv. Bids 1, 2, 4 and 5 require partial payment during manufacture to cover the cost of the chassis.

v. Bids 1 & 4 require partial payment at the time of ordering.

vi. Bid 1 required final payment prior to shipment.

When all the above conditions are considered, taking into account interest costs on the partial payments and the rate of inflation built into the escalation clauses, the bid order changes.

The low bid is now the Howard Distributors Ltd's. bid on a Ford chassis (originally bid 2). However, the bid price is not firm as it contains an escalation clause subject to the cost of the chassis at the time of delivery. The lowest bid to offer a firm price is also from Howard Distributors Ltd. for an Imperial chassis, bid number 2 (originally bid No. 5). This bid is considered to offer the best dollar value. The additional cost of this bid over the low bid is estimated to be a maximum of $2,286.00. This extra cost is offset by the reduction or elimination of major repairs to the existing units because of better delivery (at least 6 months earlier). A major repair to any of the drive train components would exceed $2,000.00.

Item 2 - 100 foot Aerial Ladder Truck

Two bids were received for this item from Howard Distributors Ltd. The prices are compared below;

	Bid No. 1	Bid No. 2
Bid Price	$109,733.28	$122,690.00
Chassis	Ford	Imperial
Chassis payment in advance at time of delivery to body builder's plant	$ 28,258.78	$ 40,000.00
Delivery Times:		
- chassis only	12 months	6 months
- completion	18 months	12 months
Interest Costs on partial payment @ 10%	$ 1,412.93	$ 2,000
Est. Cost of Price escalation @ 1%/month	$ 3,400.00	-
TOTAL COST	$114,546.21	$124,690.00

The low bid for a Ford chassis is acceptable because neither repair costs to the existing truck nor an increase in the bid price due to inflation of the chassis cost is expected to offset the $10,000 difference between the two bids.

RECOMMENDATIONS

I. The Fire Chief RECOMMENDS that authority be given to the Comptroller of Accounts to increase the funds originally provided in the 1975 Revenue Budget for fire apparatus replacements by $49,350 (from $225,750 to $275,100) subject to City Council approving the following tender award.

II. The Fire Chief, City Engineer, and Purchasing Agent RECOMMEND:

a) for Item I, acceptance of the bid to offer the best dollar value, Bid No.5, from Howard Distributors Ltd., for two Pierreville 1050 GPM Triple Combination Pumper Fire Trucks mounted on Imperial chassis at a total cost of $148,976.00 ($74,488.00 each) plus 5% Provincial Sales Tax.

Cont'd . . .

Clause 3 Cont'd

b) for Item 2, acceptance of the low bid from Howard Distributors Ltd. for one Pierreville 100 foot Aerial Ladder Truck mounted on a Ford chassis at a total cost of $109,733.28 subject to change at time of delivery (because of a possible increase in chassis costs) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved subject to a contract satisfactory to the Director of Legal Services.

RECOMMENDATION AND CONSIDERATION:

4. Rental of Festoon Lights to 1974 Christmas Carolship Committee

The City Engineer reports as follows:

"The 1974 Christmas Carolship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

(a) all applications be approved by Council

(b) a rental of 12¢ per foot be charged, and

(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9th, 1968, Council increased the rental rate to 16¢ per foot in line with increased maintenance costs. I recommend that the rental rate be increased to 20¢ per foot due to the further increase in material and maintenance costs.

The Carolship Committee requires approximately 1,500 feet of festoons. At the recommended new rate of 20¢ per foot, the rental will amount fo $300.

I RECOMMEND that approximately 1,500 feet of festoon lights be rented to the 1974 Christmas Carolship Committee at a new rate of 20¢ per foot for a total of $300.00.

The Committee has applied for a grant equivalent to the rental charge. For the past eleven years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Submitted for Council's CONSIDERATION is the request from the 1973 Christmas Carolship Committee for a grant of up to $300 for rental of approximately 1,500 feet of festoons. It may be that the actual cost to the City for handling the lights and replacing damaged lamps, sockets etc., will amount to less than $300.00 in which case the rental charge and grant would be reduced correspondingly."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer dealing with increasing the rental rate and the renting festoons be approved and submits for CONSIDERATION the application for a grant.

FOR COUNCIL ACTION SEE PAGE(S) 706 & 709

A-7

FINANCE MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Rental of Traffic Barricades

Supply and delivery of four (4) pumping units for Kitsilano Pump Station

Traffic Signal Equipment

Pneumatic Tools

Supply of Fire Hose

Supply and delivery of Offset Duplicating Equipment

Copies of the details of these Tenders Awards are attached. "

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. I.B.M. Magnetic Card Selectric Typewriter

The following report has been received from the Director of the Permits and Licenses Department:

"On September 17th, 1971, City Council approved the rental of an I.B.M. Magnetic Card Selectric Typewriter for this Department. The machine was placed into full use in the preparation of the Development Permit Sub-Committee Minutes and enforcement letters.

This machine proved so successful that on January 22nd, 1974, City Council approved the rental of an improved model which has recently been installed. There has been a continuing increase in the volume of material for which these machines are used, e.g. the number of form letters on enforcement matters has increased from 100 to 120 since January, 1974. In addition, with the one Mag Card Machine it is frequently impossible to meet the deadline for the preparation of the Development Permit Sub-Committee Minutes. With the two machines in the Department, it has permitted more depth in this regard and has enabled our Department to meet the publication deadlines by distributing the workload to the two Mag Card Operator positions.

In addition, a large number of new pre-recorded letters are being developed, but the Department is finding it difficult to make any further progress in this matter as the present operator and the new machine are fully occupied. A considerable number of reports for Council and Committees of Council on licensing and other enforcement matters are now being done on these machines, and more recently, by Resolution of Council dated October 22nd, 1974, temporary part-time assistance is to be provided to the Building By-Law Appeals Board by this Department, creating further demands on machine time.

I therefore request permission to retain the first Mag Card Selectric Typewriter along with the new improved model in order to provide optimum clerical service to our various divisions and to permit the additional uses outlined above to be fully implemented.

cont'd ....

Clause No.2 (continued)

At the time that the original I.B.M. Selectric Machine was installed in the Department, a vacant Clerk Steno II position was not filled in this particular stenographic and typist area. In addition, I estimate that with the two machines in the Department, the typing output is the equivalent of at least one more additional employee for a net savings of two staff members in this area. In the 1974 Budget, the monthly rental was provided for one machine. The additional funds required to retain the second machine to December 31st, 1974, will total approximately $735.00, and such funds are available in the Departmental Budget, Appropriation 6705/53.

I recommend that the Department be authorized to retain the two I.B.M. Magnetic Card Selectric Typewriters at a total monthly rental of approximately $550.00, and that additional funds of $735.00 for 1974 be provided from within the Departmental Budget by transferring this amount from Account No. 6705/53 to 6701/12."

The City Manager RECOMMENDS that the Report of the Director of Permits and Licenses be approved.

3. Position of Ice Rink Co-ordinator - Park Board

Council on June 25, 1974, passed the following resolution in regard to Item 3 of the report of the Finance and Administration Committee dated May 23, concerning Park Board Reorganization:

"THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year."

In a letter dated November 6, the Park Board request City Council to retain the Ice Rink Co-ordinator position until the Recreation Services Study is finalized and approved by the Board and City Council, or for a period of six months whichever is the lesser; the estimated costs involved, based on salary, fringe benefits and car allowance for six months amount to approximately $9,000.

The City Manager RECOMMENDS that the foregoing request be approved; the necessary funds to be provided in the 1975 Park Board Income Operations Budget.

CONSIDERATION

4. Conditions of Sale Governing Marketing of City-Owned Residential Lands

On May 7, 1974, Council approved the following recommendation of the Standing Committee of Council on Community Development:-

"Where City-owned lots become available for sale for residential construction purposes, the City retain the right to repurchase the property at the original price and require construction to commence within one year and actual residency to continue for five years with provision to deal with special circumstances and that this become a general policy in the marketing of City-owned residential lots for sale including the Adanac/Charles area;

Further that the matter be referred to the Supervisor of Property and Insurance and the Director of Legal Services for consideration and report."

cont'd ...

Clause No.4 (continued)

The Supervisor of Property & Insurance reports as follows:-

Numerous reports have been written and discussions held over the past years to determine the best method of handling the sale of City-owned residential lots. From these reports and discussions has developed the present policy which has proven to work well in producing early construction on the lots with an almost negligible amount of speculation. A continual review is carried out of City-owned lands, and arrangements made to place lots in a marketable condition through resubdivision, servicing, filling, etc., followed by advertisements calling for offers to purchase by sealed tender.

The intent of Council's resolution of May 7, 1974, would appear to be an attempt to restrict sales of residential lots to private individuals who propose to build permanent homes for their own occupancy. In this regard, Council should be made aware of recent efforts to dispose of lots under restrictions similar to those now being suggested.

AREA 'C' - CHAMPLAIN HEIGHTS

Area East of Tyne Street between 48th Avenue and 54th Avenue

At a meeting on June 21, 1968, Council discussed the method of disposal of lots in Champlain Heights and resolved that:-

'Council agrees to the sale of these home building sites to individuals directly and the question of terms and conditions of sale be reported upon by the Board of Administration, such report to take into account all previous discussions this day on this parcel, viz:-

A. (a) To individuals directly.
   (b) No real estate involvement.

B. Agreement by purchaser to commence construction within twelve months and to complete within three years.

C. Retention of ownership for a minimum of five years.

D. Terms and conditions of sale.

E. Sale on basis of "Fixed Price".'

A committee was set up to consider this matter and a report (copy attached), was presented to Council on February 17, 1970, commenting on Items 1 to 5 and pointing out certain difficulties and disadvantages. Keeping in mind Council's intent, the Committee submitted two methods of offering the lands for sale, and at that meeting Council approved the following procedure for these lots:-

"That these lots be sold on the basis of giving preference to individuals who wish to build homes for themselves, have applied, and all other matter are equal;

That not more than two lots in a block be sold to any one purchaser;

That construction be commenced within eighteen months of date of sale; it being understood the City shall have the right at its option to re-purchase the property by refunding the principal only, if construction is not commenced within this time;

That the lots be offered on the basis of "fixed price" at market value.'

cont'd ...

Clause No.4 (continued)

In April and May of 1970, 127 lots were advertised for sale under the foregoing conditions of sale.

On July 9, 1970, Council considered a report from the Supervisor of Property and Insurance which advised that, despite the fact the lots were re-advertised in June, there remained 93 lots, (73%), unsold after a three-month period. As it was apparent that reaction to the sale of these lots on the restricting basis set by Council had been limited, Council resolved that:-

> 'The balance of unsold RS-1, single-family residential lots in Area 'C' of the South-East sector, be placed on the market at a fixed price, without restrictions regarding the purchaser or the time within which the lots should be developed.'

The balance of these lots were then sold and developed in a relatively short period of time.

AREA 'B' - CHAMPLAIN HEIGHTS
Area East of Kerr Street between Rosemont and 63rd Avenue

On March 28, 1972, Council had before it a report from the Supervisor of Property and Insurance with respect to the marketing of 185 single-family lots in Area 'B'of Champlain Heights, and at that meeting resolved:-

> 'That these single-family lots, in Area "B" of Champlain Heights, be sold on the following basis:-
>
> > For a period of thirty days on a fixed price basis to individuals, with the sale being restricted to one lot per individual, on the understanding, however, that thereafter lots will be sold on the basis of sealed tender, with the highest offer above the upset price being accepted.'

On this basis the lots were advertised in April, 1972, and were all sold within a few days. Development of these lots as of June 30, 1974, is 86% complete.

This method prevented the sale of blocks of adjacent lands to companies. It did not prevent individual builders and realtors from acquiring lots for development of housing and subsequent resale.

Past experience would indicate that where the City endeavoured to give preferential treatment to private individuals the response was not favourable and there was considerable evidence that many of the private individuals were fronting for Contractors and Companies.

COMMENTS ON COUNCIL'S SUGGESTED TERMS:

Commencement of Construction Within 12 months

The majority of Mortgage Companies will not lend money to private individuals for building purposes unless the individual has clear title. Since most lots are sold on City Terms which allow eighteen months to make full payment, it might not be possible in many cases for construction to commence before the eighteen-month period. An option to re-purchase in the event construction is not commenced or completed within specified times has been required as a condition of sale on some condominium and senior citizens' housing sites, and could be required on sale of lots for single-family dwellings. However, this can be obstructing as some Mortgage Companies require the release of the option before granting and registering their mortgage. In addition, in periods of tight mortgage funds such as the present, it may not be possible for a purchaser to obtain funds and commence development within the term specified.

cont'd ...

Clause No.4 (continued)

Five Year Residency Stipulation

A right of first refusal to purchase property at the net sales price could be retained by the City on residential lots in an attempt to ensure purchaser occupancy. This would prevent registration of documents pertaining to resale without the knowledge of the City, but would not control sale under an unregistered agreement nor rental of the property.

Council's stipulation to give the City the right in the event residency does not continue for five years, to 'repurchase the property at the original price' would refer to land only. The cost of any improvements, (dwelling, landscaping, etc), would have to be included in any repurchase price and this would prove to be an extremely difficult and onerous task. By proceeding in this manner, the City also would be depriving the owner of any normal gain through a general increase in market value, and he would, in addition, be out of pocket on registration and administration fees as well as taxes and interest paid on his investment.

If it is intended that a buyer will be prevented from enjoying any increase in land value by an option in favour of the City, then he might reasonably expect to be protected from loss if the market declines.

The 1971 Canada census gives the following statistics for length of residency in self-owned homes in Vancouver:-

Percentage of Self-Owned Dwellings	Period of Years
50	10 and over
18.7	6 to 10
15	3 to 5
16.3	2 and less

These statistics show that more than 70% of home owners occupy the same home for longer than five years. To exercise its right of first refusal on the remaining less than 30%, the City may encounter almost insurmountable problems in the form outlined in the previous paragraph."

The Director of Legal Services reports as follows:-

"There is no inherent legal problem in providing for an Option to Repurchase if property is not developed within eighteen months or resold within five years. There are however certain technical problems associated with such a procedure. These could result in considerable problems for the City in administering the sales and subsequent matters relating to the property.

There would be no problem as far as the Mortgage Company is concerned if property was sold with an option to repurchase if not developed within eighteen months, and there should also be no problem as far as the mortgage is concerned even though many properties are sold under Agreement for Sale. The Agreement for Sale could be paid off by the Mortgage Company out of the first draw.

The real problem is associated with the option to repurchase where the buyer attempts to sell within five years. We will be faced with evaluation of the improvements and would find ourselves involved in substantial expense and delay and also the bonafide individual purchaser would be subject to an unnecessary delay in the event of sale caused by personal problems.

cont'd ...

Clause No.4 (continued)

It is possible to provide for some long range control on speculation by registering a Statutory Covenant against the title. However, this is somewhat cumbersome. It establishes only a right of action against the buyer for damages and does not prevent the resale by the purchaser with the consequent profit on the improvements."

CONCLUSION:

It is the view of the Supervisor of Property and Insurance, that once the land has been cleared for sale in the usual manner, the City should continue to market its lands without restrictions, however, if Council wishes more positive control on development, it would seem that the objective would be achieved by simply placing the eighteen month deadline on development since it is unlikely very much unnecessary speculative activity could be accomplished within the approximate two year span between purchase and completion of a house. (Apart from purchase price, and construction costs, a purchaser incurs additional expenses in the first year, such as interest on outstanding principal, registration fees, administration fee, taxes, etc.) This would also provide some assurance that housing would be created on the lot within a two-year period of time.

The City Manager submits the foregoing report of the Supervisor of Property & Insurance and the Director of Legal Services to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 705 & 710

PROPERTY MATTERS

RECOMMENDATION:

1. VICTORIA DRIVE STREET-END
South of V. & L. I. Right-of- Way

The Supervisor of Property & Insurance reports as follows:-

"Victoria Drive Street-end South of V. & L. I. Right-of-Way is leased to Rivtow Marine Ltd. for 21 years, from January 1, 1965, for the purpose of access to their adjoining property.

The rental is subject to review as of January 1, 1975, and the lessees have agreed that the rent be increased from $420.00 per annum, plus taxes and plus Provincial Government charge for abutting water lot, to $3,600.00 per annum plus taxes, and plus Provincial Government water lot charge for abutting water lot.

The Supervisor of Property & Insurance is of the opinion that the recommended rental represents market rental value.

RECOMMENDED that the rental for Victoria Drive Street-end South of V. &. L. I. Right-of-Way be set at $3,600.00 per annum, plus taxes as if levied, and plus Provincial Government water lot charge, for the period January 1, 1975 to December 31, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. LOTS C, D except W. 190' and the WEST 190' of Lot D
Block 122, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

"Letters dated August 27th, 1974 from the Shon Yee Benevolent Association (Appendix I) and October 25th, 1974 from the Strathcona Property Owners and Tenants Association (Appendix II) addressed to the Mayor and members of Council, have been referred to this office for reply.

The letters are concerned with the sale price of the land. In this regard, I would advise that a special meeting was organized by Alderman Harcourt for September 16th, 1974, to discuss this and other sites, at which meeting both Shon Yee and S.P.O.T.A. undertook to supply details of the proposed developments indicating the floor space ratios utilized and to provide financial details which would enable this office to express an opinion as to whether the offer made by the societies is realistic. To date, we have not received this additional information.

The Law Department has advised that the City's right to expropriate, and therefore its ownership of this property, is being challenged in the Courts. Until the matter has been resolved, therefore, it would not be appropriate to make any binding commitments as to sale.

It is noted that the Minutes of the October 29, 1974, meeting of the Standing Committee of Council on Housing recommends that Council approve, in principle, the sale of site C to the Shon Yee Society for the construction of a senior citizens' housing project.

Cont'd.....

Clause No. 2 (Cont'd)

In view of the above, it is RECOMMENDED that a decision on the sale be left in abeyance until the question of ownership has been confirmed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. CEDAR COTTAGE NEIGHBOURHOOD IMPROVEMENT PROGRAM SITE ACQUISITION
Lots 1 & 2 of Lots 9 to 13, Block 16,
District Lot 352
3901 Victoria Driv e & 3918 Alice Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, (Lots 1 & 2 of Lots 9 to 13, Block 16, District Lot 352, known as 3901 Victoria Drive and 3918 Alice Street), is presently used as a truck servicing business which is a non-conforming use as the property is zoned R.S.-1. The Cedar Cottage Ad Hoc Advisory Committee of Area Residents has identified this site as a major neighbourhood nuisance and has given the acquisition of this property high priority. The acquisition would be part of the implementation phase of the Cedar Cottage Neighbourhood Improvement Program. The Director of Planning concurs in the purchase of this property.

A report on acquisition and clearance of non-conforming uses in the Cedar Cottage Area was presented to the Standing Committee of Council on Community Development at its meeting on November 7, 1974. The concepts in this report were approved by City Council at its meeting on November 12, 1974.

These premises comprise a building used as an office, two garages used for automotive repair and parts storage, plus a 1 1/3 storey, frame, residential dwelling with a main floor area of 1,053 square feet which was erected in 1911. These improvements are located on two lots, each 33' x 115.46' in size, and both zoned R.S.-1. The dwelling contains 5 rooms on the main floor plus 2 rooms on the second floor, 7 plumbing fixtures, has a patent shingle roof, wood shingle exterior walls, and heat is supplied by a sawdust burning hot water heating system. The interior of the dwelling has been well maintained, however, the exterior has been poorly maintained.

Following negotiations with the owners, they are prepared to sell for the total sum of $71,500.00 as of October 31, 1974, subject to retaining rent-free possession to December 31, 1974.

Thereafter, they are to pay a rent of $100.00 per month for the office building and two garages until March 31, 1975, at which time they will demolish and clear the site of these buildings. Also, the tenants in the dwelling on Lot 2, known as 3918 Alice Street, will pay a rent of $150.00 per month effective January 1, 1975. It is proposed to sell Lot 2 with the dwelling on it and Lot 1, when it is cleared, for residential purposes. Central Mortgage and Housing Corporation has endorsed the purchase of this property.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, (Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, known as 3901 Victoria Drive and 3918 Alice Street), for the sum of $71,500.00 on the foregoing basis. Following Council's action of November 12, 1974, the Province and Central Mortgage & Housing Corporation are being requested to approve the concept plans, and provide funds for its implementation. Since this is a priority purchase, it is proposed to charge the acquisition costs to the 'Property Purchases for Resale' Account in the interim."

The City Manager recommends that the foregoing RECOMMENDATION of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 710

B-1

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Lane Lighting

The City Engineer reports as follows:

"On September 18, 1973, City Council approved the recommendation that lane lighting projects be installed as Local Improvements with the installation cost being shared with the abutting owners and the City paying all of the operating costs.

Since then, three firms have applied for lane lighting projects in portions of their lanes and have volunteered to pay the entire installation cost without going thru the Local Improvement procedure and have asked that the City pay the operating cost as provided in the normal lane lighting projects.

In the normal project, each lane lighting system is continuous from one street to the next. It would not be desirable to have an isolated light in the middle of the lane because uniformity is necessary for good visibility. For this reason, any lane lighting should at least be continuous to one lighted street.

I estimate that each year the City may receive five applications for this lighting involving the installation of ten lights. The operating cost for the full year for the increased lighting would amount to approximately $240.00 per year. This amount is available from the lane lighting operating budget.

Recommended that the City Engineer be authorized to install lane lights on receipt of payment of the installation costs from the applicant based on the system being continuous and connecting to a lighted street. The operating costs will be paid by the City."

CONSIDERATION:

2. Shoe Shine Day

The City Engineer reports as follows:

"The Young Men's Christian Association, 955 Burrard Street, Vancouver, request permission to hold a Shoe Shine Day on Friday, November 29, 1974, as a fund raising campaign to aid the Fiji Y.M.C.A.'s Shoe Shine Boy program. To accomplish this, they are requesting permission to shine shoes on City sidewalks which requires the approval of City Council, as per Sections 69 (2) and 71 (1) of the Street and Traffic By-law. Approximately 200 people are expected to participate and will be deploying themselves around the Central District.

No objections have been raised by the Police Department and the only requirement needed from a Traffic Engineering standpoint is that clearance be left on the sidewalk to allow free pedestrian movement.

If, permission is granted to the Young Men's Christian Association to place shoe shine boxes on City street allowance, and to hold a shoe shine day in Vancouver on November 29, 1974, permission should be subject to the following conditions:

Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shoe Shine Day.

That six feet clearance be available for free movement of pedestrians along the sidewalks.

The above report is submitted to Council for CONSIDERATION."

FOR COUNCIL ACTION SEE PAGE(S) 711

B-4

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Demolition Permits in the Kitsilano Area

The Director of Planning reports as follows:

"On October 22, 1974, City Council resolved:

'THAT for the next four month period, City Council review each application received for demolition of residential properties in the Kitsilano area.'

At the present time, the following demolitions have been applied for:

a) 2306-2316 West 8th Avenue (RT-2 Zone): The applicant, Mr. G. Vickery, intends to demolish two frame units for the construction of seven townhouses. The existing structures contain 3 units and proper notice has been given to the tenants according to Mr. Vickery. The Kitsilano Planning Committee recommends approval of this project.

b) 2190-2196 West 8th Avenue (RM3-A Zone): The applicant, Mr. Mihalec intends to demolish two one-storey frame, one-family dwellings. The buildings are presently vacant and in fair condition. The intended redevelopment is for a multi-family apartment containing 17 units.

This report is submitted for Council's CONSIDERATION. "

RECOMMENDATION

2. Proposed Conversion of One-Family Dwelling into Offices - 1423 Howe Street

The City Building Inspector reports as follows:

"I have received an application from Mr. James McGregor to convert the above mentioned existing wood-frame house into offices. The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to carry out extensive repairs and alterations to the building which include renovating the interior and exterior to provide adequate exit facilities and fire protection.

The assessed value of the existing house is $2,750.00 and the cost of the proposed work is $10,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I am prepared to RECOMMEND approval, subject to the applicant obtaining a development permit to cover the change in use of the building."

cont'd ...

CONSIDERATION

3. Block 288, District Lot 526: Bounded by Burrard and Pine Streets and 6th and 7th Avenues

The Director of Legal Services reports as follows:

"On May 8th, 1973, an application was made to rezone the above site to CD-1 to allow for the development of the site by the erection of a building containing wholesale office and commercial rental areas and an automobile dealership under the terms of a CD-1 Comprehensive Development District.

A regularly-convened Public Hearing was held on May 30th, 1974, at which the application was approved subject to certain conditions. Two of the conditions were:

(1) that the westerly 7 feet of Lots 1 and 20 be dedicated for highway; and

(2) that the balance of the block be consolidated into one parcel and so registered in the Land Registry Office.

It was also provided that if these conditions were not complied with within 180 days (i.e. November 26th), the approval should expire.

The Director of Legal Services has received a communication from Mr. A. H. Waisman on behalf of the owners indicating that by virtue of certain legal proceedings brought against the owner which has resulted in the filing of a Lis Pendens (lawsuit pending) against the property in the Land Registry Office, no transactions can be completed, and therefore neither the dedication nor the consolidation can, because of this filing, be concluded by November 26th. He has therefore requested alternative arrangements.

From time to time there have been similar situations where for either legal or practical reasons consolidation cannot be achieved, and Council has in the past authorized the substitution of an agreement drawn to the satisfaction of the Director of Legal Services which will achieve the same end, namely that the development will always be and remain a comprehensive development. Mr. Waisman has asked that in order to expedite the passing of the by-law in this particular case Council substitute an agreement for the earlier laid down condition requiring consolidation, and the Director of Legal Services suggests that such an agreement be required before a development permit will be issued. This was agreed to by Mr. Waisman.

It is similarly proposed that the owners enter into an agreement which will ensure ultimate acquisition of the 7 feet at no cost to the City in lieu of their present inability to dedicate the 7 feet.

After having received this communication, a letter was received from the solicitors for the Plaintiff in the lawsuit, a copy of which is attached, in which Council is being urged not to make any changes.

The Director of Legal Services points out that notwithstanding the content of the letter it is perfectly within the powers of Council to rezone the property as already approved or to vary the conditions, and that the Plaintiff has no legal basis on which to prevent Council from exercising its legislative function.

cont'd ...

Clause No.3 (continued)

Accordingly, the request of Mr. Waisman is submitted for Council consideration and, if approved, the Director of Legal Services recommends that before a development permit is issued the owners

(a) enter into an appropriate agreement to the satisfaction of the Director of Legal Services to maintain the comprehensive development aspect of the site in lieu of consolidation;

(b) enter into an agreement to the satisfaction of the Director of Legal Services which will enable the City to acquire the 7 feet for road at no cost; and

(c) enter into an agreement to the satisfaction of the Director of Legal Services to comply with the original conditions as soon as the title is in a state whereby such transactions may be registered."

(Copies of communications from Mr. C.C.I. Merritt of Bull, Housser and Tupper dated November 7, 1974, and from Mr. A.H. Waisman dated November 18, 1974, are circulated for the information of Council.)

DELEGATIONS APPEARING - MR. C.C.I. MERRITT
MR. A. H. WAISMAN

FOR COUNCIL ACTION SEE PAGE(S) 701 & 711

B-7

FINANCE MATTERS

INFORMATION

1. Analysis of 1974 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner occupied and the owners are therefore eligible for the Home-owner Grant and School Tax Removal and Resource Grant (hereafter referred to as the Home-owner Grant), the taxes are shown with the maximum allowable Home-owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1973-74 and an analysis of the ratio of land to total assessed values.

The average of total taxes (general, school and hospital) is $645. Netting out the Home-owner Grant, the average is reduced to $413. This net amount represents an increase of 8.8% over the 1973 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was $576 (net $346).

The average taxes are represented by:

General purposes	$337
School purposes	295
Regional district	13
	$645
Less: Homeowner Grant	232
	$413

General Purposes Taxes

The general purposes taxes, including Regional District levies amounted to $60.994 million for 1974, which represents a 10.3% increase over 1973. The average for the single family residences was $350 which represented an 8.3% over 1973. There was a slight shift in the burden of taxes away from the residential sector onto the commercial sector. This shift was due to new construction and rapid increases in the value of commercial land.

School Taxes

The school taxes levied in 1974 amounted to $62.977 million, which represented a 29.2% increase over 1973. Of this increase, 22.5% represents increases in budgetary expenditures and 6.7% represents reductions in Provincial contributions. The average for single family residences amounted to $295, which amounted to a 15% increase over 1973. The increase for the single family residences was reduced below the 29.2% figure because changes in the assessment legislation shifted more of the burden onto the commercial/industrial properties. The reduction occasioned by this shift has a 'once-only' effect and, if there is no further shifting, the residential sector will experience the full impact of cost increases minus (or plus) changes in Provincial contribution.

It will be noted that, while the School Tax Removal and Resource Grant was intended to reduce school taxes on residential units, it only generated $2.32 million for SFR whereas total school tax increases for SFR amounted to $2.82 million. Looking at the averages, taxes increased by $38 while the Grant increased by $30.

cont'd ...

Clause No.1 (continued)

Sub-Groups of Single Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1974, the lower valued properties experienced a proportionately slower rate of increase in taxation than did the higher valued ones. The lower valued properties experienced an increase in taxes (net of Home-owner Grant) of 7.1%, whereas the higher valued properties had an increase of 8.9%. This situation runs contrary to the experience of previous years in which the lower valued properties have borne a proportionately higher rate of increase in taxes.

Two factors have been prominent in this reversal of trend. First, the assessed value of improvements increased faster than that of land in 1974. As the lower valued properties have a higher proportion of their total assessed value in land, this has reduced the rate of tax increase for this sub-group. Second, the Home-owner Grant was increased considerably from the last period and at a faster rate than in recent years. This again has a proportionately more beneficial effect on the lower valued properties."

The foregoing report is submitted for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 712

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

November 14, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, November 14, 1974 at 11:25 a.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt and Linnell

ABSENT: Alderman Volrich

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATION:

1. Park Board Responsibility Matrix Study

Vancouver City Council on February 5, 1974, when dealing with the report of the Standing Committee of Council on Finance and Administration dated January 17, 1974, passed the following motion:

> "THAT the recommendation of the Committee contained in Clause 2(a) be approved after amending the recommendation to read as follows:
>
> > 'THAT the sum of $65,500 be placed in the 1974 Park Board Budget for consultant services on accounting and management systems and on recreation needs;
> >
> > AND THAT the Board of Administration report back to this Committee on methods of purchasing these services after consulting with the new Park Board Directors of Finance and of Recreation as and when appointed.' "

The Committee had for its consideration this day, a report from the City Manager dated November 12, 1974, and a letter from Peat Marwick and Partners dated November 12, 1974 which described the Responsibility Matrix, the results that could be expected and the timing and costs of such a study.

The City Manager in his report noted that there has been a "Task Force" appointed in connection with the recreation study since the Council resolution of February 5, 1974 and a joint committee of members of Council and the Park Board in connection with the Responsibility Matrix.

Your Committee

RESOLVED,

THAT Peat Marwick and Partners be appointed to carry out the Responsibility Matrix Study for a firm price of $9,500, their official report to be available to City Council within 6 months, and

RECOMMENDS,

THAT City Council ratify the above action of the Standing Committee of Council on Finance and Administration, and

FURTHER, THAT the Standing Committee of Council on Finance and Administration be appointed to serve as liaison with the appropriate designated members of the Parks Board to give guidance and assistance to Peat Marwick and Partners through this study.

The Committee adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 713

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

November 14, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held on Thursday, November 14, 1974, in the No.1 Committee Room, third floor, City Hall, at approximately 1:40 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Massey
Commissioner DuMoulin

ABSENT: Alderman Gibson

CLERK: M. Cross

RECOMMENDATION

1. Fraser River Street Ends

The Committee considered a memorandum from the Chairman dated November 12, 1974, containing the following recommendations for developing street ends on the Fraser River waterfront:

"(1) THAT Elliott Street End and Shaughnessy Street End be developed for public access and family recreation.

(2) THAT the Director of Planning be instructed to report direct to Council on the costs of implementing Recommendation (1).

(3) THAT the Director of Planning and the Supervisor of Property and Insurance be instructed to negotiate for walkway easements with property owners in the Fraser River area, particularly when development permit applications are received, and report direct to Council.

(4) THAT the Director of Planning and Supervisor of Property and Insurance be instructed to contact Northern Building Supplies Ltd. in the context of their current development permit application for a marina and obtain walkway easements along their property.

(5) THAT the Chairman of the Standing Committee of Council on Waterfront and Environment and the Supervisor of Property and Insurance be authorized to meet with large property owners and pursue acquisition of easements and report direct to Council. "

The Chairman pointed out that his memorandum stated that the Minister of Recreation and Conservation had not yet appointed a Policy Committee to review the terms of reference for the recreation study of the Fraser River. The Minister has now advised that each municipality i.e. Burnaby, Richmond, New Westminster and Vancouver, is to nominate one person to the Policy Committee. A representative of the Greater Vancouver Regional District will also be asked to sit on the Committee.

Commissioner DuMoulin suggested that the Park Board had done an extensive study on street end parks and asked that the Committee obtain a copy prior to making a decision on which street ends should be developed.

cont'd ...

Clause No.1 continued

Mr. Ross McDonald of the Planning Department advised that the Park Board had been kept informed of the work to date. Agreement had been reached that the street ends would be developed and remain in the custody of the City Engineer with the Park Board maintaining them.

RECOMMENDED

(a) THAT recommendations 1 and 2 contained in the memorandum from the Chairman dated November 12, 1974, be deferred to the next meeting of the Committee.

(b) THAT the Director of Planning and the Supervisor of Property and Insurance be instructed to negotiate for walkway easements with property owners in the Fraser River area, particularly when development permit applications are received, and report direct to Council.

(c) THAT the Director of Planning and Supervisor of Property and Insurance be instructed to contact Northern Building Supplies Ltd. in the context of their current development permit application for a marina and obtain walkway easements along their property.

(d) THAT the Chairman of the Standing Committee of Council on Waterfront and Environment and the Supervisor of Property and Insurance be authorized to meet with large property owners and pursue acquisition of easements and report direct to Council.

(e) THAT the Director of Planning be instructed to report to the next meeting of the Committee on the immediate development of all ten street ends for public access.

2. Air Pollution

At the Council meeting on October 29, 1974, the Chairman withdrew the following recommendations of the Standing Committee on Waterfront and Environment:

"THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities.

FURTHER THAT in the interim, the City Engineer be requested to co-ordinate the times that outdoor burning is allowed, based on the level of air pollution in the City."

The Director of Legal Services was requested to suggest a wording which would allow him to prepare a by-law amendment relating the ban of outdoor burning to the level of air pollution. The Committee

RECOMMENDED

(a) THAT the Greater Vancouver Regional District be requested to assume as its responsibility the control of outdoor burning in the various municipalities.

(b) THAT, in the interim, the Director of Legal Services, in conjunction with the Medical Health Officer, prepare an amendment to the Fire By-law which will have the effect of relating any permission regarding outdoor burning to the level of air pollution existing at the time.

cont'd ...

Clause No.2 continued

(c) THAT the 1975 Standing Committee on Waterfront & Environment (or an equivalent Committee) be requested to consider a complete ban on outdoor burning.

Mr. T. Nonay of the Planning Department requested permission to add two items to the Agenda. There was no objection from the Committee.

3. Development Permit Application #68443 -
North Foot of Jervis Street, Air West Airlines

Mr. Nonay advised that Air West Airlines had requested to renew their application for an office, aircraft-landing base, etc., for a further limited period of one year.

RECOMMENDED

(a) THAT Development Permit Application #68443 to retain an office, aircraft-landing base, etc., be approved for a limited period of one year subject to the following condition:

'The off-street parking and off-street loading facilities are to be maintained including surfacing on this site for this development, in good condition at all times.'

(b) THAT the Chairman write to Air West Airlines Ltd. advising that the Committee would appreciate whatever action possible to minimize the noise level of aircraft, etc.

(c) THAT the Chairman invite appropriate officials of the Ministry of Transport to meet with the Standing Committee on Waterfront and Environment to consider the noise factor of landing craft in Burrard Inlet.

4. Development Permit Application #68445 -
North Foot of Vernon Drive, United Grain Growers Ltd.

Mr. Nonay advised that this application was to erect a 40' x 12' electrical shop and add to the existing office building and workhouse. The addition would be two storeys plus basement measuring 15' x 21'.

RECOMMENDED

THAT Development Permit Application #68445 to erect an electrical shop and add to the existing office building and workhouse be approved.

The meeting adjourned at approximately 2:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 714

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

III

NOVEMBER 14, 1974

A meeting of the Standing Committee on Civic Development was held on Thursday, November 14, 1974 at approximately 3:30 p.m. in the No. 1 Committee Room.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: G. Barden

INFORMATION

1. West End Zoning

The Committee had for consideration a letter dated October 30, 1974 from the Director of Legal Services dealing with West End Zoning and the question of Charter Amendments should Council approve the Development Permit Hearing Board and the discretionary process.

The Committee noted that they would be dealing with the question of procedures for administration, control and regulation on December 5, 1974 and it was

RESOLVED

THAT the matter be dealt with on December 5, 1974 when dealing with the question of procedures.

RECOMMENDATION

2. Proposals for Public Information Programme - Downtown Plan

The Committee considered a report dated November 7, 1974 prepared by the Director of Planning outlining "Proposals for Public Information Programme - Downtown Plan". Briefly the programme would comprise:

a) Presentations to groups and associations using slides and brochures.
Cost estimate $4,500

b) Presentations to the general public using slides, brochures and limited graphic display
Cost estimate 2,800

c) Regular Community T.V. program ("Plan Van")
Cost estimate -

d) The use of film and T.V. as an educational media with particular involvement of high school students
Cost estimate 8,500

e) The use of newspaper displays as a mass communication media.
Cost estimate 9,650

Total estimated cost, public information program: $25,450

cont'd ....

Clause No. 2 (cont'd)

Considerable discussion ensued on the proposed information programme. The Committee requested a further report on development of ideas for items (d) and (e). It was noted that item (c) would depend upon proceeding with item (d). It was

RECOMMENDED

(i) THAT the following items including cost estimates be approved:

a) Presentations to groups and associations using slides and brochures

Cost estimate $4,500

b) Presentations to the general public using slides, brochures and limited graphic display

Cost estimate 2,800

(ii) THAT the following items be referred to staff for further report on objectives and details:

d) The use of film and T.V. as an educational media with particular involvement of high school students

Cost estimate 8,500

e) The use of newspaper displays as a mass communication media

Cost estimate 9,650

(iii) THAT funds of up to $1,000 be approved for preparation of a 'storyboard' for item (d);

3. Vancouver Heritage Advisory Committee

The Committee had for consideration an extract from the Minutes of the Vancouver Heritage Advisory Committee meeting of October 21, 1974 when the V.H.A.C. passed the following motion re designation of interiors of buildings for historic preservation:

"THAT City Council be requested to seek power to protect interiors of buildings."

The Committee felt considerable study of all implications of such designation for historic preservation should be undertaken and it was

RECOMMENDED

THAT the extract and motion from the Minutes of the Vancouver Heritage Advisory Committee be received for information.

The Committee also had for consideration an extract from the Minutes of the Vancouver Heritage Advisory Committee meeting of October 21, 1974 dealing with continuation of consideration of the List of Buildings for Designation. The V.H.A.C. passed the following motions at that time:

"A. THAT Gastown and Chinatown historical areas, under amended HA-1 and HA-2 zoning, be included as areas being recommended as appropriate for heritage designation.

B. THAT the designation of the following six buildings be amended to include the following aspects of each building:

Court House 800 West Georgia Street
- exterior and rotunda

cont'd ....

Clause No. 3 (cont'd)

Angus Apartments 1531 Davie Street
- Mansion, grounds and Coach House

C.P.R. Station 601 Cordova Street
- exterior and concourse

Orpheum Theatre 884 Granville Street
- interior and entrance on Granville St.

Old Federal Building 715 Hastings Street
- exterior, including Granville Street

Rear House 2nd Ave. & Trimble St.
- exterior, grounds, entrance hall, staircase hall and staircase "

Following discussion, it was

RECOMMENDED

(i) THAT City Council be requested to submit motion (A) at the December 5, 1974 public meeting on this matter;

(ii) THAT motion (B) be submitted to City Council for information at the time of the public meeting.

4. Proposed Office and Commercial Development

The Committee considered a letter dated November 8, 1974 from Bain, Burroughs, Hanson, Raimet, Architects, regarding a proposed office and commercial development between Robson and Alberni Streets and Jervis and Broughton Streets for Adams Properties Ltd.

Mr. Hanson presented two models of the proposed development which would require obtaining a portion of the lane north of Robson Street between Jervis and Broughton Streets and consolidation of the two parcels. The Architect requested a policy decision by Council on the provision of social and physical amenities to the development in relationship to floor space ratio. They proposed to include a live theatre and day care centre in the project and would hope thereby to achieve a higher floor space ratio. The developer has suggested he would retain on the site an old three-storey residential building and a very large old tree which are both aesthetically pleasing. The Architect also requested guidance on off-street parking requirements in relationship to building grades and floor space ratio.

The Committee was concerned that a precedent would be set whereby developers would expect to receive a bonus floor space ratio if public purpose facilities were included in their developments. These facilities would be needed in some areas, not in others.

The Director of Planning was concerned about pressure on the developers to provide public purpose facilities in their development. Following further discussion, it was

RECOMMENDED

(i) THAT where a project provides a public service facility at the request of the City, the floor space used by that facility shall not be included in the total calculation of the floor space ratio for the project; implementation of this proposed bonusing to be at the discretion of the Director of Planning

(Alderman Pendakur is recorded as being opposed to the foregoing recommendation.)

cont'd ...

Clause No. 4 (cont'd)

(ii) THAT City Council request the Technical Planning Board to allow an increase in the total floor space ratio for the development equal to the amount occupied by the existing three-storey building on the site, subject to the building being used for residential purposes;

(iii) THAT Council approve in principle consolidation of the site, subject to sale of the portion of the lane requested being carried out under normal procedures;

(iv) THAT the Director of Planning and the Director of Social Planning submit a joint report to the Committee on the feasibility of including the live theatre and day care centre in this specific project;

(v) THAT the Director of Planning prepare an amendment to the Zoning and Development By-law to take into account local grade conditions when dealing with parking and floor space ratio.

5. Economic Study Report

The Downtown Study Group distributed copies of their report on this matter at the meeting. It was

RECOMMENDED

THAT the report be received and the matter placed on the next agenda.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 745

IV

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON
FINANCE AND ADMINISTRATION & HOUSING

NOVEMBER 14, 1974

A joint meeting of the Standing Committees of Council on Finance and Administration and Housing was held in No. 1 Committee Room, Third Floor, City Hall on Thursday, November 14, 1974 at 9:00 a.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Linnell, Massey and Volrich.

ABSENT: Alderman Rankin

COMMITTEE CLERK: Marilyn Clark

RECOMMENDATION

1. Policy for City's Aid and/or Subsidies to Non-Profit Organizations

Council, on October 29, 1974, passed the following motion:

"THAT the City's present policy with respect to making City-owned lands available to non-profit organizations at market value be referred to the Standing Committee on Finance and Administration for review:

FURTHER THAT the Standing Committee on Finance and Administration give consideration to a new City policy with respect to making City-owned land available, either at less than market price, or by means of a subsidy, and that this policy be extended to sponsors of Senior Citizens and other Social Housing, Community, Cultural and Recreation facilities."

A) City's Subsidies for Non-Profit Housing

The Committees had for their consideration a memorandum from Alderman Bowers dated November 6, 1974 in regard to City subsidies for Non-Profit Housing; a memorandum from Alderman Harcourt dated November 13, 1974 in regard to land policies for Non-Profit Housing; and notes from the Director of Finance entitled "Potential Policies for Housing Property Fund".

There are , it was emphasized, some very broad policy decisions which must be made in the area of aid to Non-Profit Housing. At the moment the City has a certain amount of land that is suitable for housing. Generally, the Committee members indicated the assumption that the land is in the City's care as a trust for future generations of Vancouver residents, and therefore, the land stock should be maintained, not decreased.

City owned land could be made available at below market price for non-market housing. The Director of Finance indicated that there are other alternatives, however, to selling land below market value if the land is to be sold and he gave the example of selling with a percentage of the costs down and the balance deferred for a number of years.

Council has a deliberate policy of helping Non-Profit Groups and Cooperatives get a start in the housing market. It was agreed that assistance is needed both for cooperative housing for middle or low income families and for social housing subsidized by private agencies and/or by senior governments.

Cont'd.....

To sell City owned land at below market price decreases the supply of such land. The Committee members agreed that leasing land is preferable. When leasing land for non-market housing, it would be at a payment rate which would make payments very modest in the beginning and escalate later on, never increasing more than the inflation rate, therefore, the terms would be such that they could be affordable and the return to the City would never be more than the market value. However, the concern was that senior governments may not subsidize such developments.

Members were in agreement to most of the points in the memorandum from Alderman Bowers which stated that assistance should be in the form of grants or loans and not in the form of selling city owned land below market price. The assistance should be only in cases of demonstrated and urgent need and not in the form of a routine grant of so much per unit . Where assistance is required it should be not in the form of a grant but in the form of an interest bearing loan, with special repayment terms appropriate to the financial means of the residents.

The notes from the Director of Finance (circulated) were considered in which he explained generally the purpose of a Property Endowment Fund and more specifically the Housing Property Fund, a subsidiary of the former.

After considerable discussion the Committees,

RECOMMEND,

THAT the concept of a Property Endowment Fund be approved in principle and the City Manager be requested to consider the report of the Director of Finance and bring recommendations back to City Council on the operation of the property endowment fund and the mechanism for setting up such a fund;

THAT the memoranda from Alderman Bowers dated November 6, 1974 and Alderman Harcourt dated November 13, 1974, and the notes from the Director of Finance dated November 14, 1974 on Potential Policies for Housing Property Fund, be received;

THAT Council endorse the principle of leasing land for non-market housing with financial arrangements being such that it is economically feasible for the project to get under way;

AND FURTHER THAT this Council urge the senior level of Government to fund such projects on leased land; and

THAT the Chairmen of the Standing Committees of Council on Housing and Finance & Administration meet immediately with representatives of the Federal and Provincial housing authorities to discuss this request.

B) Policy for City's Aid to Private Organizations for Cultural and Recreational Facilities.

The Committees had for their consideration a memo from Alderman Bowers, Chairman of the Finance Committee, dated October 14, 1974 in which he outlined a proposed policy in regard to the City aiding Non-Profit organizations in constructing community and/or cultural facilities. In that memo Alderman Bowers indicated there are times when it is in the City's interest to provide such aid. Some projects which the City might otherwise have to provide for out of its own resources cannot proceed without city assistance. It is then to the City's advantage to cooperate with the private group.

* * * * * * * * * *

At this point in the meeting Alderman Volrich left.

* * * * * * * * * *

Cont'd.....

Clause 1 Cont'd

Alderman Bowers suggested a number of criteria for eligibility for capital contributions from the City.

The Committees made amendments to the criteria as suggested by Alderman Bowers and

RECOMMEND

THAT the following criteria and procedures be adopted by this Council and be recommended to future Councils as guidelines when dealing with applications for assistance with capital projects from private organizations for cultural and recreational facilities:

a. Criteria for Eligibility for Capital Contributions from the City

i) The facility must be operated by a non-profit society.

ii) It must provide for activities normally financed or assisted by the city (eg., through Parks & Recreation, Civic Auditorium Board, Art Gallery, etc.)

iii) It must provide facilities for which there is a need at that time and in that locality, as assessed by the Park Board or other appropriate civic body.

iv) It must provide access to its facilities to all Vancouver residents without discrimination.

v) Access to activities should not require an initiation fee, nor a membership fee larger than those charged by community centres - but activity fees may be charged to recover costs.

vi) Except for possible tax exemptions or grants in lieu of taxes the facilities should require no operating subsidies from the city.

vii) The capital costs must be judged reasonable by the city.

viii) The sponsoring society must demonstrate that it has secured other methods of fund raising and cannot proceed without city aid.

b. Grants for Eligible Facilities:

i) Any application which fully meets all the above criteria is eligible for city contribution.

ii) For applications which do not meet some of the criteria the Finance and Administration Committee may recommend a lesser contribution.

iii) The city contribution may be in the form of land or buildings or construction or a cash grant, or any combination thereof, and the total value shall be realistically appraised.

iv) The city shall have adequate protection in case of abandonment of the project.

v) Even if an application is eligible for assistance from the City there is no guarantee that that assistance will be provided. Each project requires a Council resolution with an affirmative vote by the required majority. Council must bear in mind the availability of funds and the priorities for any such funds.

At this point in the meeting the Committees recessed briefly so that the Standing Committee on Finance, scheduled to meet at 11:00 a.m. this day, would deal with one item - Park Board Responsibility Matrix Study. That meeting of the Finance Committee is reported separately.

* * * * * * * * * *

During discussion of the following Clause Alderman Massey left the meeting.

* * * * * * * * * *

2. Housing Development Corporation

Council on October 1, 1974, when dealing with a report of the Standing Committee of Council on Housing dated September 24, 1974, passed the following motion:

> 'THAT Council approve in principle the establishment of a Housing Development Corporation and refer the subject matter to the City Manager for full report to Council through the Housing Committee.'

The Committees had for their consideration a report from the City Manager dated November 7, 1974 (circulated).

This report presented some of the background for agencies providing non-market housing in the City of Vancouver, examined briefly the shortage of housing and considered how the city would produce housing. It presented 3 options for the Committees' consideration:

i. A Program Manager who would operate as a coordinator and expediter.

ii. A Housing Development Group comparable to the False Creek Development Consultant Group.

iii. Housing Department.

Following discussion it was,

RECOMMENDED

THAT the City Manager hire a Director of Housing, on a contractual or salary basis, this person to be reportable to Council through the City Manager and to report to Council within 3 months of the commencement of his employment with the City of Vancouver on his proposed program and the form of his organization, and

FURTHER, that the Director of Legal Services incorporate a non-profit housing corporation or society, whichever is appropriate, as outlined in the report of the City Manager dated November 7, 1974.

The Committees adjourned at approximately 12:00 noon

*** As there was no quorum present during consideration of Clause 2 above, it is submitted by Aldermen Bowers, Harcourt, and Linnell for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 716

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 26, 1974

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, November 26, 1974, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick (Items 8 to 13), Linnell, Marzari, Massey, Rankin and Volrich

ABSENT: Alderman Pendakur

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Harcourt,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/E Corner of 1st Avenue and Garden Drive

An application was received from Leung Chun Kwong and Leong Fuell Chew to rezone Lots D, E, F and G, Block 141, D.L. 264A situated at the south-east corner of 1st Avenue and Garden Drive from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing townhouses.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - townhouses and uses customarily accessory thereto including underground parking.

(b) Floor Space Ratio - not to exceed 0.60. In computing the floor space ratio, the floor area of the building shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building), except for the following:

(i) areas of floors used for off-street parking and heating or uses which, in the opinion of the Director of Planning, are similar to the foregoing and where such floors are below the lowest building grade.

(ii) balconies, canopies, sundecks, and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed eight per cent of the permitted floor area.

(c) Height - not to exceed two storeys and cellar nor 25 feet measured from the curb level established by the City Engineer at any given point along 1st Avenue.

cont'd....

S/E Corner of 1st Avenue and
Garden Drive (continued)

And subject also to the following:

(1) The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, provision and treatment of open space, landscaping, suitable refuse container area, adequate setbacks (similar to the RM-1 District Schedule requirements).

(2) Off-street parking to be provided underground at a ratio of one parking space for every 725 square feet of gross floor area of all floors of the building.

(3) That Lots D, E, F, G, Block 141, D.L. 264A be consolidated into one legal parcel and so registered in the Land Registry Office prior to issuance of a development permit.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was approved by the Vancouver City Planning Commission who endorsed the above recommendations.

Council had previously considered this item at a Public Hearing on May 30, 1974, at which time the application was deferred to a future Public Hearing.

Mrs. E. Rummell, on behalf of the residents in the 2300 Block East 1st Avenue and the 2300 Block East 2nd Avenue, advised that they were still opposed to the development of townhouses at this location.

Mr. Wm. Tong, Architect, stated that the development could be redesigned after the rezoning was approved.

MOVED by Ald. Rankin,
THAT the application be not approved.

- CARRIED UNANIMOUSLY

2. N/W Corner of 41st Avenue and Killarney Street (2895 East 41st Avenue)

An application was received from Mr. and Mrs. Horst Fischer to rezone Lot 1 of Parcel A of the S.E. portion of Block 7, D.L. 50, Group 1, NWD, commonly known as 2895 East 41st Avenue. The present zoning is RS-1 One Family Dwelling District, and the requested zoning is RT-1 Two Family Dwelling District. The purpose of the rezoning application is to add a dwelling to the existing dwelling on the site.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Linnell,
THAT the application be approved.

- CARRIED UNANIMOUSLY

3. Site Bounded by Nanaimo, Charles and William Streets and the Lane Immediately East of Nanaimo Street

An application has been received from the Director of Planning to rezone Lot B, Block 9, West ½ of Section 22, THSL, being the site bounded by Nanaimo, Charles and William Streets, and the lane immediately east of Nanaimo Street, from C-2 Commercial District to CD-1 Comprehensive Development District, for the purpose of controlling development on this site, thereby restricting the use of the land, height of the building and floor area.

Residents of the area spoke against the store on the site being enlarged but they were advised that the CD-1 zoning would prevent this. The residents also expressed concern about the noise problem and the parking lot ingress and egress.

MOVED by Ald. Rankin,
THAT the application be approved.

- CARRIED UNANIMOUSLY

4. N/S of S.E. Marine Drive between Fraser and Poplar Streets

An application has been received from W.R. Lort, Architect, to rezone Lot G, Subdivision of Lots 13-15 and D-F of E, Block 30, D.L. 313, being the north side of S.E. Marine Drive between Fraser and Poplar Streets. The present zoning is C-1 Commercial District and the requested zoning is CD-1 Comprehensive Development District. The purpose of the application is to construct an extension to the Blue Boy Motor Hotel.

City Council at its meeting on August 13, 1974, resolved:

"THAT the application be forwarded to a Public Hearing on the understanding that the applicant will provide for motel use only and for C-1 densities;

FURTHER THAT the Director of Planning obtain the required reports thereon from the Technical Planning Board and the City Planning Commission for referral direct to Public Hearing."

The application was not approved by the Technical Planning Board as it was considered that the proposed form of development is unsuitable in terms of its height, bulk, intensity of use and its effect on traffic in the area, and having regard to the existing single family homes in the area.

It was also not approved by the Vancouver City Planning Commission who endorsed the above recommendation.

Mr. H.W. Gray, Zoning Planner, advised that reasons for refusal were the generation of traffic, increased parking, height and bulk of building. He advised that the revised scheme now showed only motel use but had not been altered drastically in design and, therefore, was not taken back to the Technical Planning Board and the Vancouver City Planning Commission.

Mr. W. Lort advised that after the Council meeting of August 13th, the scheme was revised to a C-1 density i.e. FSR 1.2 and provided for only motel use. The parking had been consolidated on one site. They had not been advised that they were to comply with a height restriction.

Residents from the north side of 65th Avenue behind the proposed development objected to the three-storey height and the increased parking.

cont'd....

N/S of S.E. Marine Drive between Fraser and Poplar Street (continued)

MOVED by Ald. Rankin,

THAT the application be deferred to the next Public Hearing, and the Director of Planning be instructed to write to the applicant clearly specifying that the proposed development should comply with C-1 density and the height should be restricted to two storeys overall;

FURTHER THAT the City Engineer be instructed to review the effect of the increased parking generation of the development on the area.

- CARRIED UNANIMOUSLY

5. Site Bounded by Arbutus, Nanton and Yew Streets

An application was received from Jones, Haave and Delgatty, Architects, to rezone Lot 1, Block 92, D.L. 526, being the site bounded by Arbutus, Nanton and Yew Streets, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, in order to develop a condominium townhouse project.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) Uses - townhouses with customary ancillary uses including off-street parking.

(b) Floor Space Ratio - not to exceed 0.60; to be measured in the same way as RM-1 regulations.

(c) Height - not to exceed two storeys plus cellar.

And also subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress, garbage disposal and all off-street parking to be underground.

   Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending by-law within 180 days from this (Public Hearing) date, this approval shall expire.

It was also approved by the Vancouver City Planning Commission who endorsed the above recommendation except for Section (b) which was amended to:

"(b) Floor Space Ratio - not to exceed 0.73."

Residents in the area indicated that the density of this development, coupled with all the other developments in the area, was too great. There would be a further increase in traffic and the parents were concerned for the safety of their children. They strongly opposed the development and wished to see it remain single family zoning.

Mr. N. Jones advised that the project would contain 37 high-quality townhouses, two-storeys in height, plus cellar on 2.42 acres for a density of 14 units per acre. The parking (2.3 cars per dwelling unit) is 100 percent underground.

The developer stated that if a traffic light is installed in the area, he would be prepared to absorb one-half of the costs.

cont'd....

Site Bounded By Arbutus, Nanton and Yew Streets (continued)

MOVED by Ald. Volrich,
THAT the application be approved with the Floor Space Ratio not to exceed 0.50.

(amended)

MOVED by Ald. Harcourt in amendment,
THAT the figure 0.50 in Alderman Volrich's motion be amended to read 0.60.

- CARRIED

(Aldermen Gibson and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the application be approved with the Floor Space Ratio not to exceed 0.60."

6. E/S Cambie Street between 59th and 62nd Avenues

An application was received from Mr. Alistair Gordon for Sidney Suen, Architect, to rezone Lot 50 except West 7 feet of centre portion of D.L. 323, being the property on the east side of Cambie Street between 59th and 62nd Avenues, from RS-1 One Family Dwelling District to RT-1 Two Family Dwelling District for the purpose of erecting a duplex-type single storey residential unit.

The application was not approved by the Technical Planning Board as the total site area is 7756 square feet; 644 square feet less than the required 8400 square feet for a two-family dwelling in a RT-1 District.

The Vancouver City Planning Commission did not endorse the recommendation of the Technical Planning Board but did recommend that the Planning Department undertake to review the regulations pertaining to site restrictions under the RT-1 Two Family District Schedule.

Residents in the area objected to the development because traffic and noise in the area is sufficient without adding to the density.

MOVED by Ald. Gibson,
THAT the application be not approved.

- CARRIED UNANIMOUSLY

7. S/E Corner Georgia Street and Commercial Drive, and the N/E Corner Adanac Street and Commercial Drive

An application was received from Mr. A.K. Hansen, Architect for the Vancouver East Lions Club, to rezone Lots 15, 16, 17, 18 and F of 8, and Lots 2, 3 and E of 8, Block D, D.L. 183, situated at the south-east corner of Georgia Street and Commercial Drive and the north-east corner of Adanac Street and Commercial Drive. The present zoning is RM-3 Multiple Dwelling District, and the requested zoning is CD-1 Comprehensiv Development District. The purpose would be to establish a senior citizens' highrise apartment project.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

cont'd....

S/E Corner Goergia Street and Commercial Drive, and the N/E Corner Adanac Street and Commercial Drive (continued)

1. Uses:

   a. For existing building, the use is to be restricted to senior citizens' housing.

   b. For proposed building, the uses are restricted to senior citizens' housing, including self-contained units, room and board units, some units for the physically handicapped who may not necessarily be senior citizens, and customary ancillary uses, including some office space for administration and medical staff, health and therapy services, the meeting room area to be ancillary to the principal use of the development and occasionally utilized by the Lions Club, and underground parking. Also some day care facilities.

2. F.S.R.:

   a. For existing site (Lots 2,3, E of 8, Block D, D.L. 183), the F.S.R. is not to exceed 1.20 to be measured in the same way as RM-3 regulations.

   b. For proposed site (Lots 15, 16, 17, 18, F of 8, Block D, D.L. 183), the F.S.R. is not to exceed 2.20 to be measured in the same way as RM-3 regulations.

3. Height:

   a. For existing site, the height is not to exceed 2 storeys plus basement.

   b. For proposed building, the height is not to exceed the height length requirement of the RM-3 District Schedule.

And also subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, vehicular ingress and egress and location and height of parking garage.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

8. N/E Corner Semlin Drive and Triumph Street

An application was received from Mr. D. Lucyk of Goldcrest Properties Ltd., to rezone Lot 16, Block 26, D.L. 184, being the north-east corner of Semlin Drive and Triumph Street, from C-2 Commercial District to RM-3 Multiple Dwelling District, in order to consolidate the lot with the adjoining four parcels to the east and developing a three-storey frame apartment on the total site.

The application was approved by the Technical Planning Board subject to the following:

"Prior to the enactment of the amending By-law, Lots 12-16, Block 26, D.L. 184, be consolidated into one legal parcel and so registered in the Land Registry Office."

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation. The Commission also expressed its concern over the lack of open space for children's playgrounds and other recreational facilities in the immediate area and moved that this concern be conveyed to City Council in the hope that Council will give its attention to the lack of family amenities when considering the aforesaid rezoning application.

Two businessmen operating industrial shops in the adjacent M-1 District, appeared to voice their strong objection to the proposed development of housing in this area. They wished to record the fact that in six months' time, the people who move into the housing will come to Council to complain of the noise emanating from the machine shops in the area, some of which operate 24 hours a day. It was their feeling that if the area is rezoned from C-2, Council should not come back and ask them to move because of the noise disturbance to the residents in the newly rezoned RM-3 District.

Mr. Tony Tanaka of D.M. Sarter Architects, advised that originally they were going to develop an apartment on the four adjacent lots already zoned RM-3, but decided to rezone Lot 16 to RM-3 to consolidate the entire site. The parking would be underground and the building would be adult-oriented.

MOVED by Ald. Marzari,
THAT the application be not approved and the Director of Planning be instructed to report back on appropriate zoning for this buffer strip.

- LOST

(Aldermen Bowers, Hardwick, Massey, Rankin and the Mayor opposed)

A tie vote ensued, therefore, the motion was declared LOST.

MOVED by Ald. Linnell,
THAT consideration of this application be adjourned to the next meeting of Council for discussion, after consultation between the Director of Planning and the Architect with respect to resolving potential problems which may be generated by the adjacent M-1 Light Industrial District.

- CARRIED UNANIMOUSLY

9. Area Bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue

An application was received from the Director of Planning to amend the existing CD-1 By-law No. 4393, for Lots A, B, C and D, Block 122, D.L. 196, being the area bounded by Pender Street, Jackson Avenue, Keefer Street and Gore Avenue, to provide for townhouse development and personal care home.

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

cont'd....

Area Bounded by Pender Street,
Jackson Avenue, Keefer Street
and Gore Avenue (continued)

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

10. S/S Cordova Street between
Gore and Dunlevy

An application has been received from the Greater Vancouver Regional District to rezone Lots 10-14, Amended Block 56, D.L. 196, situated on the south side of Cordova Street between Gore and Dunlevy, from M-2 Industrial District to CD-1 Comprehensive Development District for the development of the downtown eastside residential facility to accommodate 70 men.

The application was approved by the Technical Planning Board with the CD-1 By-law restricting the development as follows:

(a) the use to be a hostel and customarily ancillary uses including some office space for administration, social workers and medical staff;

(b) the F.S.R. not to exceed 1.35;

(c) the height not to exceed 3 storeys.

And also subject to the following:

1. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Urban Design Panel and consultation with the City Planning Commission, the Technical Planning Board having particular regard to overall design, treatment of open spaces, landscaping, adequate provision for suitable service areas including ambulance.

2. All parking, loading and service areas to have acceptable ingress/egress with no vehicular ingress/egress from Cordova Street.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from this (Public Hearing) date, this approval shall expire.

The application was also approved by the Vancouver City Planning Commission who endorsed the above recommendation.

A clergyman familiar with the area, expressed his concern that Cordova Street, because of the noise factor, was a poor location for the residential facility.

MOVED by Ald. Harcourt,
THAT the application be approved.

- CARRIED UNANIMOUSLY

11. S/S of East Broadway between Renfrew and Slocan Streets

An application has been received from the Director of Planning to amend Clause 2, Schedule C - "Streets Requiring Landscaped Setbacks"- of Zoning and Development By-law No. 3575, by deleting the words "Renfrew Street" and substituting in lieu thereof the words "Slocan Street".

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Gibson,
THAT the application be approved.

- CARRIED UNANIMOUSLY

12. Area Bounded by Oak Street, King Edward Avenue, Laurel Street and 26th Avenue (King Edward Mall)

An application has been received from Mrs. Greta Spencer to amend existing CD-1 By-law No. 4446, which amends Zoning and Development By-law No. 3575, by adding the following use:

"health spa".

The application was approved by the Technical Planning Board and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Hardwick,
THAT this application be approved.

- CARRIED

(Alderman Volrich opposed)

13. Amendments to the Zoning and Development By-law No. 3575

The Director of Planning has made the following applications:

(a) To amend the C-1, C-2, C-2A and C-3 District Schedules whereby gasoline service stations may only be permitted subject to the special approval of the Technical Planning Board, and not as heretofore requiring the approval of City Council.

(b) To amend Section 1-F of the RS-1 and RS-2 One Family Dwelling District Schedules by adding after the word "district" in the fifth line, the following:

'provided, however, where the lot size is less than 32 feet in width or less than 3600 sq. ft. in area the design of any new dwelling shall first require the approval of the Director of Planning.'

(c) To amend the text generally in accordance with the contents of the City Manager's report of October 18th, 1974, (copy attached hereto), which was adopted by Council on October 22nd, 1974, regarding:

(i) enforcement
(ii) validation and relaxation of existing yards
(iii) multiple conversion dwellings
(iv) method of measuring floor space ratio for family dwellings in the RS and RT District Schedules, and size and location of accessory buildings.

cont'd....

Amendments to the Zoning and Development By-law No. 3575 (continued)

The foregoing applications have been approved by the Technical Planning Board and the Vancouver City Planning Commission.

Mr. Pickstone, Deputy Director of Planning, requested that the application for item (c)(ii) - "validation and relaxation of existing yards", be withdrawn.

Council had previously agreed that Mr. R.B. Sapro be informed of the Public Hearing with respect to the size and location of accessory buildings. Mr. Sapro appeared and it was agreed that he should have further discussions with the Director of Planning and Deputy Director of Planning with respect to his property.

The Director of Legal Services requested certain amendments be made to the draft By-law as follows:

(a) Sections 1 - 4 "Gasoline Filling Station" should read "Gasoline Service Station".

(b) The amendment in Section 6 should read

"Save and except as provided in subsections (4) and (6), and by amending subsections (4) and (6) by striking out the phrase 'Director of Planning' and substituting 'Director of Permits and Licenses'."

(c) Section 9 is deleted and referred back to the Director of Planning and Director of Legal Services for further study.

(d) Add to the amendment in Section 10 the following:

"Other than any limitation as to time".

MOVED by Ald. Gibson,
THAT the foregoing applications and the draft By-law, amended by the Director of Legal Services this day, be approved.

- CARRIED

(Alderman Linnell opposed)

The Director of Planning also made application as follows:

(d) To amend the text by striking out the words "Technical Planning Board" in the sections set forth in Schedule 1 of the By-Law and substitute the words "Director of Planning", and make such amendments as are described in Schedule II.

City Council at its meeting August 27, 1974, approved the following recommendation of the Board of Administration dated August 19, 1974:

"Your Board RECOMMENDS that the Technical Planning Board be abolished, and the Director of Planning deal with all zoning and development permit matters, in accordance with the recent change in Charter Amendments and Council action of November 6th, 1973."

MOVED by Ald. Harcourt,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

(Schedules I and II referred to are on file in the City Clerk's Office)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted, and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:05 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting of November 26, 1974, adopted on December 3, 1974.

A. Phillips
MAYOR

B. N. Luth
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 3, 1974, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Rankin, and Volrich.
Alderman Pendakur joined the meeting at 2.50 p.m.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Kenneth Wotherspoon, of Canadian United Memorial Church.

'IN CAMERA' MEETING.

Council was advised that there were matters for consideration 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson
THAT the Minutes of the Regular Council Meeting of November 26, 1974 (with the exception of the 'In Camera' portion) and the Minutes of the Special Council Meeting (Public Hearing) of November 26, 1974, be adopted.

- CARRIED UNANIMOUSLY

Communication - P.& S.Engineering Ltd.

At this point in the proceedings, Alderman Linnell referred to a letter received from P. & S. Engineering Ltd., dated December 3, 1974, dealing with the proposed rezoning of Lot 16, Block 26, D.L. 184, N/E Corner of Semlin Drive and Triumph Street, which item had been before the Public Hearing on November 26,1974. The letter emphasized the concern of eight petitioners opposing the proposed development of a three-storey apartment block on the lot in question.

MOVED by Ald. Linnell
SECONDED by Ald. Gibson
THAT the letter from P. & S. Engineering Ltd., be received.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Gibson,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

UNFINISHED BUSINESS

1. Conditions of Sale Governing Marketing of City-owned Residential Lands.

Council, on November 26, 1974, deferred consideration of the Manager's Report, dated November 22, 1974, regarding the Conditions of Sale Governing Marketing of City-owned Residential Lands.

Following consideration of this matter it was,

MOVED by Ald. Volrich
THAT, when land is offered for sale in the normal manner by Council, a general policy be established when marketing City-owned lands for individual home building sites, such sites shall be sold on condition the development shall be substantially completed in eighteen months.

(tabled)

MOVED by Ald. Gibson
THAT the foregoing motion by Alderman Volrich be tabled, pending consideration of Unfinished Business Item re Policy for City's Aid and/or Subsidies to Non-Profit Organizations, later this day.

- CARRIED

(Aldermen Bowers and Massey, and the Mayor opposed)

2. N/E Corner of Semlin Drive and Triumph Street

At the Special Council (Public Hearing) on November 26, 1974, Council passed the following motion:

"THAT consideration of this application be adjourned to the next meeting of Council for discussion, after consultation between the Director of Planning and the Architect with respect to resolving potential problems which may be generated by the adjacent M-1 Light Industrial District."

The Zoning Planner submitted a communication dated December 2, 1974, as a result of discussions held with the principals of E. Ramage Construction Ltd.

MOVED by Ald. Hardwick
THAT the application to re-zone Lot 16, Block 26, D.L.184, N/E Corner of Semlin Drive and Triumph Street - from C-2 Commercial District to RM-3 Multiple Dwelling District be approved, subject to:

Prior to the enactment of the amending by-law, Lots 12 to 16, Block 26, D.L.184, be consolidated into one legal parcel and so registered in the Land Registry Office.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT the Director of Planning be requested to consider re-zoning the lots zoned C-2 situated on the East Side of Semlin Drive between Triumph and the lane north of Hastings Streets, to RM-3.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS.

D. Vancouver City Planning Commission

Council considered a report dated November 29, 1974, submitted by Alderman Massey, as Chairman of the Special Committee to study the role of the Vancouver City Planning Commission. The report dealt with the size of the Commission, appointments, term of office, responsibilities, meetings, remunerations and staff, and proposed a number of recommendations.

Mr. Crowley, Chairman of the Planning Commission, spoke briefly to the matter and requested deferrment until the Commission can submit a brief.

MOVED by Ald. Hardwick
THAT the foregoing report of Alderman Massey, dated November 29, 1974, be deferred until the Council Meeting of December 17, 1974 and, in the meantime, the Vancouver City Planning Commission be asked to comment on the report.

- CARRIED

(Alderman Massey opposed)

UNFINISHED BUSINESS (Cont'd)

3. Policy for City's Aid and/or Subsidies to Non-Profit Organizations.

Council, on November 26, 1974, deferred consideration of Clause 1 of the joint report from the Standing Committees on Finance and Administration and Housing, dated November 14, 1974, to today's meeting.

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in Clause 1 A, be approved, after amendment to the third paragraph as follows:

> THAT the concept of a Property Endowment Fund be approved in principle and the City Manager be requested to consider the report of the Director of Finance and bring recommendations back to City Council on the operation of the property endowment fund and the mechanism for setting up such a fund;
>
> THAT the memoranda from Alderman Bowers dated November 6, 1974 and Alderman Harcourt dated November 13, 1974, and the notes from the Director of Finance dated November 14, 1974 on Potential Policies for Housing Property Fund, be received;
>
> THAT Council endorse the general policy of leasing City-owned land for non-market housing with financial arrangements being such that it is economically feasible for the project to get under way;
>
> AND FURTHER THAT this Council urge the senior level of Government to fund such projects on leased land; and
>
> THAT the Chairmen of the Standing Committees of Council on Housing and Finance & Administration meet immediately with representatives of the Federal and Provincial housing authorities to discuss this request.

- (amended)

*Note: Underlining denotes amendment.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Policy for City's Aid and/or Subsidies to Non-Profit Organizations. (Cont'd)

MOVED by Ald. Hardwick (in amendment)
THAT the following be added to the motion of Alderman Bowers:

'FURTHER THAT in the interim specific sites be brought before Council for consideration of giving 'grants in aid'.

- (carried)

MOVED by Ald. Rankin (in amendment to the amendment)
THAT the following be added to Alderman Hardwick's amendment:

' - at two-thirds of market value.'

- LOST

(Ald. Bowers, Hardwick, Linnell, Massey and the Mayor opposed.)

The amendment to the amendment having LOST, the amendment of Alderman Hardwick was put and CARRIED.

(Ald. Bowers, Harcourt and Massey opposed)

The motion of Alderman Bowers, as amended and reading as follows was put and CARRIED UNANIMOUSLY.

THAT the recommendations of the Committee, as contained in Clause 1A be approved, after amendment to the third paragraph as follows:

THAT the concept of a Property Endowment Fund be approved in principle and the City Manager be requested to consider the report of the Director of Finance and bring recommendations back to City Council on the operation of the property endowment fund and the mechanism for setting up such a fund;

THAT the memoranda from Alderman Bowers dated November 6, 1974 and Alderman Harcourt dated November 13, 1974, and the notes from the Director of Finance dated November 14, 1974 on Potential Policies for Housing Property Fund, be received;

THAT Council endorse the general policy of leasing City-owned land for non-market housing with financial arrangements being such that it is economically feasible for the project to get under way;

AND FURTHER THAT this Council urge the senior level of Government to fund such projects on leased land; and

THAT the Chairmen of the Standing Committees of Council on Housing and Finance & Administration meet immediately with representatives of the Federal and Provincial housing authorities to discuss this request.

AND FURTHER THAT in the interim specific sites be brought before Council for consideration of giving 'grants in aid'.

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 1 B be approved, after amendment as follows:

THAT the following criteria and procedures be adopted by this Council and be recommended to future Councils as guidelines when dealing with applications for assistance with capital projects from private organizations for cultural and recreational facilities:

cont'd....

UNFINISHED BUSINESS (Cont'd)

Policy for City's Aid and/or Subsidies to Non-Profit Organizations. (Cont'd)

a. Criteria for Eligibility for Capital Contributions from the City

i) The facility must be operated by a non-profit society.

ii) It must provide for activities normally financed or assisted by the city (eg., through Parks & Recreation, Civic Auditorium Board, Art Gallery, etc.)

iii) It must provide facilities for which there is a need at that time and in that locality, as assessed by Council, the Park Board or other appropriate civic body.

iv) It must provide reasonable access to its facilities to all Vancouver residents without discrimination.

v) Access to activities should not require an initiation fee, nor a membership fee larger than those charged by community centres - but activity fees may be charged to recover costs.

vi) Except for possible tax exemptions or grants in lieu of taxes the facilities should require no operating subsidies from the city.

vii) The capital costs must be judged reasonable by the city.

viii) The sponsoring society must demonstrate that it has secured other methods of fund raising and cannot proceed without city aid.

b. Grants for Eligible Facilities:

i) Any application which fully meets all the above criteria is eligible for city contribution.

ii) For applications which do not meet some of the criteria the Finance and Administration Committee may recommend a lesser contribution.

iii) The city contribution may be in the form of land or buildings or construction or a cash grant, or any combination thereof, and the total value shall be realistically appraised.

iv) The city shall have adequate protection in case of abandonment of the project.

v) Even if an application is eligible for assistance from the City there is no guarantee that that assistance will be provided. Each project requires a Council resolution with an affirmative vote by the required majority. Council must bear in mind the availability of funds and the priorities for any such funds.

*Note: Underlining denotes amendment.

- CARRIED UNANIMOUSLY

During consideration of the foregoing item, Alderman Pendakur arrived at the meeting.

UNFINISHED BUSINESS (Cont'd)

Conditions of Sale Governing
Marketing of City-owned Residential Lands.

The Council then again considered the Manager's report of November 22, 1974, and in this regard noted the motion of Alderman Volrich which had been tabled earlier in the proceedings. With the consent of Council, Alderman Volrich withdrew his motion and no further action was taken with respect to this subject matter.

* * * * * * *

FREEDOM OF THE CITY OF VANCOUVER

SENATOR, THE HONOURABLE ARTHUR LAING.

At this point in the proceedings the Mayor introduced Senator, The Honourable Arthur Laing, who had been granted Freedom of the City by resolution of Council on August 27, 1974.

Mayor Phillips read the Freedom Scroll and presented Senator Laing with a gold Freeman's medallion, Parking Plaque and framed Illuminated Scroll. The Mayor also advised the Senator of other freedom privileges he will enjoy as a Freeman, including complimentary passes to a number of civic facilities such as the Museum, Planetarium, Aquarium, etc.

Senator Laing addressed the Council and expressed his appreciation for the honour bestowed upon him.

Alderman Linnell presented a corsage to Mrs Laing.

* * * * * * *

The Council recessed at 3.45 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open council at 4.45 p.m. in the Council Chamber, the same members present with the exception of Alderman Pendakur.

* * * * * * *

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Central/Oliver Hotels - Renovations - Meal Service - Bathing - Recreational Facilities.

Council considered the following report from the City Manager dated November 27, 1974:

The Director of Social Planning REPORTS and RECOMMENDS:

"BACKGROUND

(a) Costs

In November, 1973, Council approved in principle the estimates of capital expenditures for renovations and equipment for the combined meal service, bathing and recreation facilities to be located in the ground floor and basement levels of the Central/Oliver Hotels. Approval was subject to satisfactory cost sharing by the Province.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Central/Oliver Hotels - Renovations - Meal Service - Bathing - Recreational Facilities. (Cont'd)

On April 24, 1974, Council approved cost sharing agreed to by the Province in the amount of $200,000 per year to cover the meal service and bathing facility (operating expenses and amortization of renovations and equipment). In addition, annual adjustments should be made to cover increased operating costs for salaries and related expenditures. The City was to meet recreation and general operating expenses and any increase of meal service and bathing facility costs in excess of $200,000. The appointment of an architect was also confirmed by Council at this time.

The Province did not specifically undertake to increase their $200,000 share and to make annual upward adjustments in operating costs to cover normal increases in salaries and related expenditures, when the cost sharing agreement between the City and the Human Resources Department was confirmed in January, 1974. The Director of Social Planning raised this issue with the Deputy Minister of Human Resources on November 26, 1974. The Deputy Minister advised that he "recognized that costs would increase annually and that it was his understanding that Human Resources would pay its share of cost increases and maintain the cost sharing ratio between the City and the Province, agreed to in January, 1974."

In the memo attached to this report (Appendix I), the Director of Finance shows how the City costs increase if the Province (a) does or (b) does not absorb its share of increased annual costs.

On July 9, 1974, Council approved a recommendation that the contractor who was renovating the 140 hotel rooms be employed on a negotiated tender basis to complete the renovations to the ground floor and basement levels. On October 24, 1974, the architect, Jonathan Yardley, reported to the Advisory Committee of City officials and representatives of United Housing Foundation and Downtown Eastside Residents on the Contractor's (Bourrie and McLennan) bid of $375,925 plus a contingency allowance of $37,500, plus other fees and charges of $71,650 for a total of $485,075. (See Appendix II)

George Hunter Limited, Quantity Surveyor, reports that the cost is reasonable for this type of work. Copies of the Architect's working drawings, the Contractor's tender and the Quantity Surveyor's report are available in the City Manager's Office. The City Architect, Art Langley, has analysed these reports with the Architect (Yardley) and the Quantity Surveyor, and advises the costs are in order.

The present cost of $485,075 constitutes an increase in annual costs for operations and amortization of renovations and equipment in the amount of $27,503; from $239,947 to $267,450. The following table shows a summary comparison between the 1973 estimates and the current annual/monthly costs:

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Central/Oliver Hotels - Renovations - Meal Service - Bathing - Recreational Facilities (Cont'd)

	Food (80%)	Recreation (9%)	Bathing (11%)	General Operating Expenses	TOTALS
Operating (Salaries, Supplies, etc.) as of Oct. 31/73 -annually	$126,039	$14,925	$19,369	$9,554	$169,887
Basic Rent Ground floor-$3/sq.' Basement -$1/sq.' Oct.31/74-annually	16,360	1,840	2,251		20,451
-monthly	1,363	153	187		1,703
Oct.31/73-annually	15,000	1,700	2,300		19,000
-monthly	1,250	141	191		1,582
Renovations 10 years @ 8.5% Oct. 31/74 - annually	51,725	5,819	7,112		64,656
- monthly	4,310	485	593		5,388
Oct. 31/73 - annually	27,686	3,115	3,807		34,608
- monthly	2,307	260	317		2,884
Equipment 5 years @ 8.5% Oct. 31/74 - annually	8,016		4,440		12,456
- monthly	668		370		1,038
Oct. 31/73 - annually	9,456		6,996		16,452
- monthly	788		583		1,371
TOTALS Oct. 31/74 - annually	$202,140	$22,584	$33,172	$9,554	$267,450
Oct. 31/73 - annually	$178,181	$19,740	$32,472	$9,554	$239,947

November 26, 1974

(b) Mortgage Funds

Now that working drawings are completed by the Architect and a Contractor's bid received for renovations, United Housing Foundation will formally apply to CMHC for a mortgage.

During a preliminary meeting between CMHC and UHF officials recently, local CMHC staff indicated this project might not be a high priority for Federal mortgage funds. Federal funds were allocated to UHF for renovations to 140 hotel rooms but there are not the same funding provisions for supportive social services. It was suggested that social development funds might be available through CMHC or that this project might be considered for UN Demonstration in conjunction with CONFEX 76.

It would now appear that City Council and the Provincial Government (Human Resources) should join with United Housing Foundation in their application for mortgage funds and/or other grant requests.

Cont'd...

Central/Oliver Hotels - Renovations - Meal Service - Bathing - Recreational Facilities. (Cont'd)

(c) Lease of Premises

The lease between the City and United Housing Foundation for the ground floor and basement levels has been drawn to the satisfaction of both parties but has not been executed. City staff want to be certain the project will go ahead before signing the lease. UHF want the City to pay about one year's rent on the lease, even if the project is not proceeded with since they have been holding it in good faith for use by City sponsored social services. The Director of Legal Services and the Director of Finance agree that some compensation could be owing UHF in the event the project did not become a reality. The Director of Social Planning considers the meal service, bathing and recreational facilities as essential social services for the Downtown Eastside and is confident that, with City Council and Provincial Government support, they will be realized.

To date, the City has not expended any funds. The Architect's fees have been paid by Human Resources on the assumption that these advances would be recovered from UHF when their mortgage funds were secured.

If different financing is obtained, where higher interest rates are involved, further approval of Council will be required. On the other hand, if grants are obtained for renovations and equipment, operating costs will be considerably reduced.

RECOMMENDATIONS

The Director of Social Planning RECOMMENDS:

(1) Approval of negotiated tender bid of $375,925 from Bourrie and McLennan plus other costs of $37,500 and $71,650 for a total cost of $485,075, and the resultant annual increase to $267,450 from $239,947 as set out in the summary of annual/monthly costs of page 2 of this report.

(2) Lease be signed between UHF and the City to facilitate acquisition of mortgage or grant funding, effective June 1, 1974. Said lease to be terminated March 31, 1975, in the unlikely event that it has proven impossible to secure funds for renovations. The lease contains the necessary clauses to effect such termination by the City.

(3) Recommendations 1 and 2 to be conditional upon receiving Provincial Government approval that they will share all cost increases on a pro rata basis using the original sharing ratio of $200,000 Province and $39,947 City. This would not effect the Province until 1975.

(4) City Council, through the Mayor and the Director of Social Planning, assist the United Housing Foundation to secure the necessary funds for renovations, including authorization for travel to Ottawa for discussions with Federal officials.

(5) Council ask United Housing Foundation to consider managing the meal service, bathing and recreation facilities since they are managing the hotels in which these services are located, and have expressed interest in taking on the responsibility."

The City Manager RECOMMENDS that the above recommendations of the Director of Social Planning be approved on the understanding that the authorization for travel to Ottawa be confined to City officials.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Capital Cost Allowance -
Multiple Units Residential Buildings.

Council noted the following letter from the Mayor, dated November 26, 1974:

" The recent Federal budget proposed a change in the Capital Cost Allowance rules which apply to Multiple Units Residential Buildings. The proposal is that for units started between November 18, 1974 and December 31, 1975, the owner should be permitted to deduct capital cost allowances against any source of income.

When this allowance was removed, several years ago, it had a very adverse impact on the building of rental accommodation - particularly in Vancouver. It meant that rents had to be much higher in order to provide the same return to the apartment builder. In effect, then, previous deductions were being passed along, at least partially, to the tenants. The budget proposal would have the effect of reinstating these conditions for buildings started during the next year.

I think this may have quite a significant impact on apartment building in the City of Vancouver. However, the cut-off date of December 31st, 1975 seems too restrictive. The legislation says that the buildings must be started by that time. This means that property acquisition, design, development and building permits and tenders would all have to be completed within the next twelve months in order for construction to start before December 31st, 1975.

I would like to recommend that the Council urge the Federal Government to phrase the legislation in such a way that the builder must apply for a building permit before December 31st, 1975 rather than requiring him to have started construction. "

MOVED by Ald. Hardwick
THAT the recommendation of the Mayor, contained in his letter of November 26, 1974, be approved.

- CARRIED UNANIMOUSLY

2. P.N.E. Meeting with Council,
December 18, 1974.

At the Council Meeting of November 26, 1974, the Directors of the Pacific National Exhibition were invited to appear before this meeting of Council to explain their position on the matter of the City's lease with the P.N.E.

Pursuant thereto, the Council noted a letter from the General Manager of the P.N.E. advising that the Board of Directors, on November 27, 1974, requested that a Dinner Meeting be arranged on Wednesday, December 18, 1974 at 5.30 p.m., instead of meeting with Council this day.

MOVED by Ald. Volrich
THAT the Directors of the P.N.E. be asked to reschedule the meeting to 7.30 p.m. on December 18, 1974, and that the meeting be open to the public.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

3. Point Grey Minor Hockey Association
Grant re Hockey Program.

Under date of November 29, 1974, the Point Grey Minor Hockey Association submitted a letter requesting a hearing at an early Council Meeting to speak in support of a grant request of $22,464 for the purpose of continuing the organization's voluntary hockey program for 1975-76.

It was advised that the Park Board will be considering this matter at its meeting on December 16, 1974.

MOVED by Ald. Hardwick
THAT the request of the Point Grey Minor Hockey Association to appear as a delegation be granted and arrangement be left with the City Clerk for the delegation to appear on December 17, 1974, at which time a report from the Park Board on the subject will be available.

- CARRIED UNANIMOUSLY

4. Notification of names inadvertently
omitted from the 1974 List of Electors.

The City Clerk submitted a letter dated December 2, 1974, pursuant to Section 73(2) of the Vancouver Charter, notifying Council of names which had inadvertently been omitted from the List of Electors as provided. As a result of Voting Certificates issued, the names now appear on the Register of Electors.

MOVED by Ald. Linnell
THAT the aforementioned letter from the City Clerk be received.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
NOVEMBER 29, 1974

Works & Utility Matters
(November 29, 1974)

Lane Lighting - Senior Citizens
Project (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Aldermen Gibson and Volrich opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(November 29, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Quarterly Review of Revenues and Expenditures As At September 30, 1974
Cl. 2: Printing Branch Replacement Equipment
Cl. 3: Request from the Shon Yee Benevolent Association for a Grant to Help with the Cost of Installation of Sprinkler Systems

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Request from the Shon Yee Benevolent Association for a Grant to Help with the Cost of Installation of Sprinkler Systems. (Clause 3)

In considering the foregoing clause, the Mayor advised he had written to the Shon Yee Benevolent Association, advising that the Landlord and Tenant Act has provision for increasing rents when certain improvements have been made to the premises.

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this clause be approved and, therefore the letter from the Shon Yee Benevolent Association be received.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 29, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Vancouver City Hall Choristers - Concert Tour
Cl. 2: Special Agreement - Municipal Superannuation Commission and City of Vancouver (3 Female Employees)
Cl. 3: Closing of Civic Offices - December 24th, 1974

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Hardwick
THAT the recommendations of the City Manager, contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
(November 29, 1974)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: North Side of 2nd Avenue and East Side of Victoria Drive
Cl. 2: Sale of City-Owned Property North of 2nd Avenue between Lakewood and Templeton Drives

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
NOVEMBER 29, 1974

Social Service & Health Matters
(November 29, 1974)

Lee Building - 175 East
Broadway (Clause 1)

MOVED by Ald. Hardwick
THAT the report of the Director of Permits and Licenses be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 29, 1974)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: 4894 Knight Street - Development Permit Application No. 68075 - Gasoline Service Station (N/E Corner of Knight and 33rd Avenue)
Cl. 2: 7084 Balaclava Street - Development Permit Application No. 68171
Cl. 3: 3435 West 55th Avenue - Development Permit Application No. 68194
Cl. 4: Subdivision of Lot "A", Block 10, Subdivision "A", D.L. 195, Plan 1224 - 3990 Nanaimo Street

The Council took action as follows:

Clauses 1, 2 & 3.

MOVED by Ald. Hardwick
THAT the recommendations of the Director of Planning, contained in Clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
THAT Clause 4 be deferred, and the request for a delegation be granted, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

E. Downtown Christmas Shoppers' Bus.

The following report was submitted by the City Engineer, under date of November 29, 1974.

"On November 26, 1974, Council adopted the resolution:-

'That the City Manager report back to the next meeting of Council on provision of a Downtown Christmas Shoppers' Bus on the same basis as in previous years, i.e. the City, in partnership with the Downtown Business Association and B.C. Hydro, provide this service.'

B.C. Hydro advise that they have equipment and decorations available and are prepared to provide a Christmas Shoppers bus service. This service could commence operation on December 9, 1974, and continue through to December 24. Cost of operation would be $344. per normal shopping day and $509. per day when stores are open for late night-shopping. The total cost of the operation for 1974 is estimated at $6,136. B.C. Hydro is not prepared to absorb any of this cost.

The Downtown Business Association advise that many smaller stores object to the service on the basis that it, in effect, by-passes them. Further, some of the larger departmental stores, this year, are not interested in such a service. The D.B.A. therefore, is not prepared to offset any of the cost of a special Christmas Shoppers Bus Service.

For Council's information, details of the last three years of operation are tabulated.

Year	Fare	Days of Operation	Patronage	City Cost	DBA Cost	Total Cost
1971	free	36	130,132	$4,250	$4,250	$8,500
1972	10¢	36	39,816	$2,000	$2,000	$8,500
1973	free	20	61,690	$5,154	$3,000	$8,154

Inauguration of the service on December 9, would coincide with introduction of special Christmas traffic regulations in the Central Business District.

Should Council wish to provide a Christmas Shoppers bus service this year, $6,136 would be required from contingency reserve to cover the cost of the operation."

MOVED by Ald. Hardwick

THAT the Mayor endeavour to persuade the Downtown Business Community to subscribe 50% of the total cost of a Downtown Christmas Shoppers' Free Bus Service for 1974, and if he is successful, the City provide the funds for the remaining 50%.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Social Services, November 21, 1974

The Council considered this report of the Committee which contains five clauses identified as follows:

Cl. 1: Allegations of Rental Agency By-law Infractions
Cl. 2: Control of Beer Parlours in the Downtown Eastside
Cl. 3: Hotel East, 455 Gore Avenue - Notice to Tenants to Vacate
Cl. 4: Downtown Eastside Residents' Association - Proposal for Neighbourhood Improvement Program
Cl. 5: Opportunity Rehabilitation Workshop - Grant Request

The Council took action as follows:

Allegations of Rental Agency By-law Infractions - (Clause 1)

In considering this clause, the Director of Legal Services advised that Timesavers, a Commercial Housing Rental Agency, has applied to the Supreme Court with respect to the City's By-law on this matter and the matter has been adjourned from November 28, 1974.

MOVED by Ald. Rankin
THAT the two remaining Commercial Housing Rental Agencies referred to in this clause (Rentex and Homehunters) be requested to appear before City Council to show cause why their business licenses should not be suspended, or why the City should not seek an injunction to prevent the companies from operating contrary to City By-law No. 4790.

- CARRIED UNANIMOUSLY

Control of Beer Parlours in the Downtown Eastside (Clause 2)

MOVED by Ald. Rankin
THAT items (a) (b) and (c) in this clause be received for information and item (d) be approved.

- CARRIED UNANIMOUSLY

Hotel East, 445 Gore Avenue - Notice to Tenants to Vacate (Clause 3)

In considering this clause, the Solicitor representing the owner of the East Hotel addressed the Council, relating the circumstances to date and urging Council not to extend the Closure Order which had been issued by the Health Department. Council noted a report dated November 28, 1974 from the Director of Legal Services which had been requested by the Committee on this subject and letters from Mr. Barrie Clark, the Rentalsman, also relative.

MOVED by Ald. Rankin
THAT the Medical Health Officer be requested to report back before any further action is taken on this matter and the Rentalsman be so notified of this action taken by Council.

- LOST

(Ald. Bowers, Linnell, Massey, Volrich and the Mayor opposed)

Prior to the motion being submitted Alderman Harcourt left the meeting.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Social Services,
November 21, 1974.

Hotel East, 445 Gore Avenue -
Notice to Tenants to Vacate (Clause 3)(Cont'd)

The Council was notified that the heating and hot water had been shut-off in this building and the Council appealed to the Solicitor for the East Hotel to have this situation corrected immediately and return at 7.30 p.m. this evening to confirm that the services had been restored. The Solicitor undertook to carry out Council's instructions.

Downtown Eastside Residents' Association -
Proposal for Neighbourhood Improvement
Program. (Clause 4)

In considering this clause Council was advised it is the intention to change the zoning to permit the main floors to be used for commercial purposes, with the upper floors being utilised for residential purposes.

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in the report be approved, after amendment as follows:

(a) 'THAT the Director of Planning be asked to report back to Council on the feasibility of a zoning amendment to zone the area bounded by Gore and Heatley, and Pender and Alexander, as Commercial-Multiple Dwelling District (C.R.M.zoning), as an interim measure pending the disposition of a Neighbourhood Improvement Program in the area.

(b) FURTHER THAT the petition received this date and the entire submission of the Downtown Eastside Residents' Association be referred to the Community Development Committee.'

- CARRIED UNANIMOUSLY

Opportunity Rehabilitation Workshop -
Grant Request (Clause 5)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

II. Report of Standing Committee
on Housing, November 26, 1974

The Council considered this report of the Committee which contains nine clauses identified as follows:

Cl. 1: G.V.R.D. Housing Projects
Cl. 2: Dunsmuir House - Salvation Army
Cl. 3: Fire By-law Enforcement - Additional Staff
Cl. 4: Progress Report on Housing Projects
Cl. 5: Progress on Lodging House By-law Enforcement
Cl. 6: Progress on Fire By-law Enforcement
Cl. 7: Fireproof Mattresses
Cl. 8: DAON Developments Low-Rental Housing Proposal
Cl. 9: Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street

The Council took action as follows:

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, November 26, 1974 (continued)

G.V.R.D. Housing Projects
(Clause 1) (continued)

Alderman Volrich referred to a letter dated November 28, 1974, from Mr. Wm. E. Casson, Director of Housing, G.V.R.D., offering to increase the offer of $63,100 for the City-owned land at 14th Avenue and Nootka by a further nine percent. Mr. Casson addressed Council on this offer, and on other factors related to this report.

Council had before it for information a report dated December 2, 1974, from the City Manager with respect to the sale of Lot 21, Block A, Section 43, T.H.S.L., situated on the north side of 14th Avenue between Renfrew and Nootka Streets, to the G.V.R.D. The report concluded with the following statement:

> "G.V.R.D. has made an offer of $63,100.00 for this site and the Housing Committee is recommending to Council acceptance of this offer. The foregoing information is presented to Council so that the Members will have the background and will be aware of the great discrepancy between the offer of $63,100.00 made by the G.V.R.D. and the estimate of market value of $209,125.00 after allowances for the City's share of the cost of culverting and servicing."

MOVED by Ald. Bowers,
THAT the City negotiate with the G.V.R.D. for the lease of the following City-owned lands on the basis of a 60-year prepaid lease and in the amounts quoted below, the Supervisor of Property and Insurance to report back to Council on details of the leases:

(a) City-owned land at 14th Avenue and Nootka being Lot 21, Block A, Section 43, T.H.S.L. for development of a family housing project by the G.V.R.D. for the sum of $63,100 plus nine percent;

(b) The following City-owned lands to the G.V.R.D. for development of low-income family housing for the sum of $225,000:

(i) South side of Triumph Street between Semlin and Lakewood Drive; Lots 1 to 3, Block 29, D.L. 184

(ii) North side of Pandora Street between Semlin and Lakewood Drive; Lots 14 to 16, Block 29, D.L. 184

(iii) South-east corner of Pandora Street and Semlin Drive; Lots 1 to 3, Block 36, D.L. 184;

(c) City-owned site at Grandview and Kamloops to the Greater Vancouver Housing Corporation for development of 20 single family housing units for a sum not to exceed $160,000;

(d) The City request the G.V.R.D. to ask other member municipalities to consider making land available to the G.V.R.D. for development as social housing on the same basis as quoted above.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on
Social Services, November 26, 1974

West End Services Centre
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:15 p.m. to reconvene at 7:30 p.m.

- - - - -

The Council reconvened in the Council Chamber at approximately 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick, Linnell, Massey, Rankin and Volrich

ABSENT: Alderman Harcourt
Alderman Marzari
Alderman Pendakur

DELEGATIONS AND UNFINISHED BUSINESS

East Hotel
445 Gore Avenue

Earlier in the proceedings, Council had requested the Solicitor for the owners of the East Hotel consult with his clients on the matter of restoration of heat and hot water in this building.

Mr. Robson addressed the Council and advised that he had spoken with one of the owners and the manager of the East Hotel. He further advised that both the heat and hot water had been restored. However, both these systems are rather antiquated and, as a result of which there are frequent breakdowns to the units causing the residents to be without heat and hot water at frequent intervals.

Hastings Community Centre -
Ice Rink

Council on October 29, 1974, agreed to hear a delegation from the Hastings Community Centre with respect to construction of an ice rink in the Hastings East area.

Mr. J.T. Cork and Mr. B. Greenwell addressed Council and filed a brief on behalf of the Hastings Community Centre. They requested that Council strongly urge the Park Board to immediately commence construction of an ice rink in the Hastings area.

Commissioner Cowie addressed Council on behalf of the Park Board and advised that the Board has instructed its consultants to review their cost estimates with respect to construction of ice rinks for Britannia, Sunset and Connaught, and to report back to the Park Board meeting on December 16th. Commissioner Cowie invited members of the Standing Committee on Finance and Administration and other interested members of Council to attend this Park Board meeting and discuss the matter with the Park Board's consultants and the Board itself.

Council also noted a report dated November 28, 1974, from the Standing Committee on Finance and Administration on Ice Rinks - Financing. This report also indicated that the consultants have been instructed to review the design of the rinks and the costs with a view to reducing the estimates.

MOVED by Ald. Bowers,
THAT the representations of the delegations be received, and that the report of the Standing Committee on Finance and Administration dated November 28, 1974, be received for information.

- CARRIED UNANIMOUSLY

(During consideration of the foregoing matter, Alderman Harcourt joined the meeting)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, November 26, 1974 (continued)

Dunsmuir House - Salvation
Army (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 3 to 9 inclusive

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 3 be approved and that Clauses 4 to 9 inclusive be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW, TO ABOLISH THE TECHNICAL PLANNING BOARD, AND TO AMEND BY-LAWS 3844 AND 4188

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Reduction in Assessments, Knight Street from 33rd Avenue to 63rd Avenue

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,

THAT WHEREAS the construction of pavement, curbs and gutters on Knight Street from 33rd Avenue to 41st Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 16 November, 1972 and approved by Council on 16 November, 1972;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 41st Avenue to 49th Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 29 July, 1971, and approved by Council on 29 July, 1971;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 49th Avenue to 57th Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 29 July, 1971, and approved by Council on special grounds on 14 March, 1972;

AND WHEREAS the construction of pavement, curbs and gutters on Knight Street from 57th Avenue to 63rd Avenue was advanced as a local improvement on the initiative principle to a Court of Revision on 12 March, 1970 and approved by Council on special grounds on 17 March, 1970;

AND WHEREAS Council deemed that the said projects would specially benefit the real property abutting the said projects and undertook the same;

AND WHEREAS by By-law No. 4556 passed by Council on 11 May, 1971, a debt was contracted for issue and sale of debentures in the sum of $1,463,871.44 for certain local improvements including the construction of pavement, curbs and gutters on Knight Street between 57th Avenue and 63rd Avenue and for imposing an annual special rate on real property specially benefited by such local improvements;

AND WHEREAS by By-law No. 4776 passed by Council on 28 May, 1974, a debt was contracted for issue and sale of debentures in the sum of $1,746,670.88 for certain local improvements including the construction of pavement, curbs and gutters on Knight Street between 33rd Avenue and 41st Avenue, and between 41st Avenue and 49th Avenue, and between 49th Avenue and 57th Avenue, and for imposing an annual special rate on real property specially benefited by such local improvements;

AND WHEREAS by resolution passed by Council on 9 July, 1974, it was resolved that from 1975 the special assessments imposed by By-laws 4556 and 4776 respectively on the real property specially benefited by the said projects be forgiven for the reason that the opening of the Knight Street Bridge and the consequent widening of Knight Street altered the essential character of the street to the detriment of the residences thereon;

cont'd....

MOTIONS (cont'd)

Reduction in Assessments, Knight Street from 33rd Avenue to 63rd Avenue (continued)

AND WHEREAS Council may grant such relief pursuant to the powers contained in Section 67 of the Local Improvement Procedure By-law;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the assessable properties more particularly described in Schedule "A" attached hereto, would be unjustly affected by being specially assessed for the pavement, curbs and gutters fronting on such properties and that such properties be relieved of the special assessments imposed by said By-laws numbered 4556 and 4776 respectively commencing 1 January, 1975, for the balance of the terms of the said by-laws; and the Collector of Taxes is hereby directed to remove from the tax roll the amounts shown opposite each of the said lots in said Schedule "A" as of 1 January, 1975, and such amounts shall be provided out of the general revenue of the City.

(Schedule "A" referred to on file in City Clerk's Office)

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. Closing and Stopping Up of Streets and Lanes to allow for the Assembly of the Community Site around Britannia High School

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The Board of School Trustees of School District No. 39 (Vancouver) and the City of Vancouver have jointly agreed to assemble the community site around Britannia High School;

3. The School Board and the City have agreed to the Community Centre occupying two legal sites; one to be under the ownership of the School Board and the other under the ownership of the City;

4. In early negotiations the School Board was offered a site which included one half of the streets to be closed which abutted their properties.

To accomodate the proposed development it was agreed and consented to by letter from the School Board that the boundaries of the two sites be as is shown on subdivision plan LA 203.

THEREFORE BE IT RESOLVED THAT the hereinafter described streets and lanes be closed and stopped up:

1. THE portion of street dedicated by the deposit of Plan 185, adjacent to Blocks 24, 25, 26 amended 27 and 40; and

2. THE portion of lane dedicated by the deposit of Plan 3193, Block 40, ALL of District Lot 264A.

cont'd....

MOTIONS (cont'd)

Closing and Stopping Up of Streets and Lanes to allow for the Assembly of the Community Site around Britannia High School (continued)

The same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S., dated September 11, 1973, and marginally numbered LE 3922, a print of which is hereunto annexed.

3. THE portions of street dedicated by the deposit of Plan 185, adjacent to Blocks 23, 28 and 38 and

4. THE portion of lane dedicated by the deposit of Plan 1160 and Plan 1448, Block 28; and

5. THE portion of lane dedicated by the deposit of Plan 717, Block 38; and

6. ALL the lanes dedicated by the deposit of Plan 12114 and Plan 12627, Block 28, ALL of District Lot 264A.

The same as shown outlined red, blue, green, brown, purple and yellow on Plan prepared by A. Burhoe, B.C.L.S., dated September 10, 1973, and marginally numbered LC 497, a print of which is hereunto annexed.

7. THE East 10 feet of each of Lots 9 and 10, Block 26, District Lot 264A, Plan 1202, as contained in Certificate of Title number 94489-L.

AND BE IT FURTHER RESOLVED that all the hereinbefore described closed streets and lanes lying within the limits of the parcel designated "178" on a Plan of Subdivision sworn to by G.A. Girardin, B.C.L.S., on the 30th day of July, 1974, and marginally numbered LA 203, a print of which is hereunto annexed, be conveyed to the Board of School Trustees of School District No. 39 (Vancouver); and

BE IT FURTHER RESOLVED that the City take title to the remainder of the hereinbefore described closed streets and lane; and

BE IT FURTHER RESOLVED that the said closed streets and lanes be subdivided to create two parcels the same as shown designated "177" and "178" on said plan marginally numbered LA 203, and so registered in the Land Registry Office.

(Closure of portions of streets and lanes between Commercial Drive and McLean Drive from William Street to the lane North of Parker Street).

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Linnell - Compliance by Provincial Government with City By-laws relating to City Construction

referred to the fact that the Provincial Government is not required to comply with the City's Zoning, Building or any other By-laws relating to building development. The City Manager advised that this is in fact the situation, however, no problems have ever been encountered by the City because of this exemption of the Provincial Government.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Harcourt - Special Meeting of Council on Designation of Heritage Structures

advised that the Chairman of the Heritage Advisory Committee has requested an opportunity to meet informally with Council prior to the Public Meeting on December 5, 1974, to discuss meeting procedure etc. The Mayor advised that he and Alderman Massey and the Chairman of the Heritage Advisory Committee would be meeting at 7:00 p.m. on the night of the meeting to discuss procedures.

The Council adjourned at approximately 8:10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of December 3, 1974, adopted on December 10, 1974.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Lane Lighting - Senior Citizens Project

The City Engineer reports as follows:

"A request from B. C. Housing Foundation has been received for the installation of lane lights in the lane west of Killarney Street and the lane east of Moss Street from Horley Street to Euclid Street.

The Lions View Housing Project is bounded on the east and west by these lanes and although there are interior walkways the lanes are used as principal means of egress to the units. Some lighting is provided on the housing units abutting the lanes but it is inadequate for the safe use of the lanes by elderly people.

The B. C. Housing Foundation requests that the City pay the cost for lighting these lanes. City policy is that lane lighting shall be installed as a local improvement or on a cash payment by the owners. Under either arrangement the owners pay the installation costs and the City pays the operating costs. The installation cost will be approximately $1200.00 and the operating costs, approximately $180.00 per year. If Council approves this request, money is available in Account 218/7905 "install lane lighting unappropriated".

The City Manager RECOMMENDS that normal City policy be followed with respect to payment for installation and maintenance of these lights.

FOR COUNCIL ACTION SEE PAGE(S) 169

A-7

FINANCE MATTERS

RECOMMENDATION

1. Quarterly Review of Revenues and Expenditures As At September 30, 1974

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1974 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report on the budget at June 30th, that revenues were expected to exceed original estimates by $1,557,100 and expenditures would increase by $596,238 over the original estimates. The excess of the revenue increase over the expenditure increase which amounted to $960,862 was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows that $1,537,265 in additional revenues are expected to be realized and that expenditures will exceed the budget estimate by $1,175,200. The difference between estimated increased revenue and estimated increased expenditures amounts to $362,065 which will be transferred to Current Surplus on Revenue Account. (See Summary and Recommendations on Page 7)

Year to Date

The total of the amounts transferred to Current Surplus on Revenue Account re the June 30th review ($960,862) and the September 30th review ($362,065) amounts to $1,322,927 which is the estimated surplus for the year 1974.

Revenue Variations

Taxes on Property Sold by City - $6,000

Current taxes on property sold by the City is expected to increase by $6,000 due to the sale of a large site in Champlain Heights.

Tax Grants - Housing Schemes - ($5,500)

The tax grant on Oppenheimer Lodge originally estimated at $25,000 will be reduced by $18,500 to $6,500 due to the late opening of the lodge. Tax grants on other housing schemes will increase by $13,000 due to higher taxes. The net reduction in this account will therefore amount to $5,500.

Sundry Rentals - $361,600

1. The following adjustments to the sundry rental accounts are due to rental increases and lease extensions, except Area Crossings which is reduced because of various cancellations.

cont'd ...

Clause No.1 (continued)

Description	Original Revenue Est. $	Revenue Increase(Decr.) $
Street Ends	26,500	500
Area Crossings	231,000	(20,000)
False Creek Water Lots	150,000	76,000
False Creek Industrial Sites	100,000	31,000
Sundry - Note 1	725,000	171,000
Tax Sale Property	100,000	10,000
Downtown and Other Parking Properties	146,500	40,600
False Creek South Side Property	30,000	13,000
Net Increased Revenue		$322,100

Note 1 - This substantial increase is attributable to rentals from new properties acquired and rental rate increases on commercial properties.

2. Expenditures on rental property will be less than originally estimated since some anticipated costs have not been incurred and various lease agreements have been phased out. The net reduction will amount to $39,500.

Building Permit Fees - $75,000

The cost of construction, on which the building permit fees is based, continues to increase and is expected to produce $75,000 of additional revenue (from $650,000 to $725,000).

Provincial Court - Fines and Fees - $140,000

The City receives fines and fees resulting from offenses under City By-laws. Revenue from this source is expected to increase by $140,000 (from $760,000 to $900,000).

Interest Earned on Temporary Investments - $120,000

The current high interest rates will yield additional interest income as follows:

Temporary Investments	- from $3,500,000 to $3,600,000	- $100,000
Interest on Property Sales Agreements	- from $65,000 to $85,000	- 20,000
Total Increase		$120,000

Civic Theatre - $20,000

Based on theatre rentals received to date plus bookings to the end of the year, this revenue is expected to amount to $420,000 in 1974 which is an increase of $20,000 over the original estimate.

Miscellaneous Receipts - $50,700

The City received a premium refund of $50,700 re the Travelers group accident and sickness plan which reflects the favourable experience during the policy year May 1973 - May 1974. The premium refund was not anticipated in the original 1974 Revenue Estimates.

Takeover of City Functions by Provincial Departments & Agencies - $769,465

When the Province assumed responsibility for the Welfare and various Justice functions, the original 1974 budget estimates were adjusted to reflect the reduced operating costs involved. However, the original budget estimates were not adjusted for possible sale or lease of City furniture and equipment used by these departments and rental of facilities was conservatively estimated.

No adjustment was made in the original budget estimates for the takeover of the assessment function by the B.C. Assessment Authority, effective July 2, 1974.

cont'd ...

Clause No.1 (continued)

The following budget adjustments can now be made re the foregoing items:

1. Welfare and Rehabilitation Department - Note 1

(a)	Sale of furniture, equipment and other inventory items		$192,910
(b)	Rental of City-owned buildings, from Jan. 8, 1974	$229,692	
	Less original revenue estimate	151,000	
			78,692
(c)	Rental of City-leased buildings from Jan. 8, 1974	$ 36,273	
	Less original revenue estimate	35,210	
			1,063
	Total Increased Revenue		$272,665

Note 1 - Formal acceptance by the Province of these City charges has not yet been received.

2. Justice Departments

(a)	Sale of furniture, equipment and other inventory items - Agreed to by Province	$223,746
(b)	The original budget estimates include a charge to the Provincial Court and Prosecutor's Office for their share of building maintenance costs. Full rentals have not yet been negotiated.	---
	Total Increased Revenue	$223,746
(c)	The Director of Finance recommends that the Provision for Capital Purposes be increased by an amount equivalent to the proceeds from sale of the furniture and equipment ((a) above) and this amount be reserved for renovations to the Police Buildings.	$223,746

3. B.C. Assessment Authority

(a)	Operating costs assumed by the Authority from July 2, 1974 - estimated	$451,700
(b)	Rental of facilities and equipment	27,600
(c)	City services and other charges - estimated	17,500
	Total Reduced Expenditure & Increased Revenue	$496,800

Summary of Budget Adjustments re Takeovers:-

1.	Welfare and Rehabilitation Department	$272,665
2.	Justice Functions	223,746
3.	Assessment Division	496,800
		993,211
4.	Less recommended transfer to Provision for Capital Purposes	223,746
	Total Net Budget Adjustment	$769,465

cont'd ...

Clause No.1 (continued)

Expenditure Variations

Grass Cutting and Plot Clearing - $98,000

Council approved a sum of $100,000 for grass cutting and clean-up on City lots, as required. This work was carried out under approved L.I.P. programs. The budget appropriation can therefore be reduced by $98,000 to $2,000.

Municipal Share of Social Assistance Costs - $1,143,200

1. The City's budget for the municipal share of social assistance costs was based on a per capita rate of $1.20 under the 85%-15% cost sharing plan and was reduced to 80¢ per capita from April 1, 1974 when the Provincial-Municipal cost sharing was revised to 90%-10%.
   The actual charges to the City however were billed at the rate of 85¢ per capita from April 1, 1974 and $1.10 per capita effective July 1, 1974.

   The additional funds required to meet the City's sharing of indicated billings is as follows:

(a) 85%-10% Cost Sharing		
Jan. 1 - March 31, 1974	- 426,256 @ $1.20 x 3 mths.	$1,534,521
(b) 90%-10% Cost Sharing		
April 1 - June 30, 1974	- 426,256 @ 85¢ x 3 mths.	1,086,953
July 1 - Dec. 31, 1974	- 426,256 @ $1.10 x 6 mths.	2,813,290
Estimated Charges for 1974		$5,434,764
Amount Budgeted in 1974		4,603,564
Additional Funds Required		$ 831,200

2. The Province announced that the municipal share of the social welfare budget overage for their fiscal year ending March 31, 1975 would amount to about $5,500,000. The City's share of this cost would be about $1,375,000.
   The per capita rate increase by the Province from 85¢ to $1.10 effective July 1, 1974 will not provide sufficient funds to meet these overrun costs. It is recommended therefore that the City set aside $312,000 to cover this shortage as per the following calculation.

   Provision for Unbilled Social Assistance Costs

Provincial estimates prior to announcement of budget overage - April 1, 1974 - March 31, 1975 426,256 x 85¢ for 12 months		$4,348,000
Add: City's share of estimated budget overage		1,375,000
Total Estimated City's Cost - March 31, 1975		$5,723,000
Less: Provincial billings		
April 1 - June 30, 1974 - 85¢ per capita	$1,087,000	
July 1/74 - March 31/75 - $1.10 " "	4,220,000	
		5,307,000
Estimated Unbilled Costs - Year to March 31/75		$ 416,000

Portion of unbilled costs applicable to the City's year ending December 31, 1974

$$\frac{\$416,000 \text{ for the year to March 31/75}}{9 \text{ months to December 31, 1974}} = \$\ 312,000$$

cont'd ...

Clause No.1 (continued)

Health Department - $80,000

The following adjustments are required in the Health Department budget to reflect vacant positions and staff turnover:

	Appropriation Decrease
Medical Staff	$30,000
Mental Hygiene Staff	25,000
Dental Staff	30,000
Fringe Benefits	10,000
	95,000
Less reduced Medicare recovery	15,000
Net Reduction	$80,000

Interest Expense - $60,000

The higher than anticipated interest rates on temporary borrowings will require an increase of $60,000 in this appropriation from $258,000 to $318,000.

Contingency Reserve

An additional $150,000 will be required in Contingency Reserve to cover requirements to date and as estimated to the end of the year. The shortage in this account is caused mainly by 1974 salary and wage settlements being slightly higher than estimated in the 1974 budget.

In addition to the foregoing variations there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget if the variations are significant.

Transfers of Appropriations in Excess of $500

The following departmental transfers of appropriation made by City Manager Authorization Minutes, are reported to Council for information.

1. Engineering - Sanitation

To	8127/7540	Technical Study for Leachate Control	$ 1,500
From	8127/7547	Delta Landfill Drainage Ditch	1,500

To provide funds for Engineering Sanitation Division, Leachate Control Technical Study.

2. Personnel Services

To	7045/483	Salaries Temporary Help	2,000
From	7045/481	Salaries	2,000

To provide additional funds for Personnel Services Division Temporary Help.

3. Data Processing

To	7030/310	Freight and Cartage	800
	7032/318	New Office Equipment	1,762
From	7030/308	Equipmental Rental	2,562

To provide funds for change of Keypunch Equipment.

cont'd ...

Clause No.1 (continued)

4. Engineering - Sanitation

To	8126/7402	Salaries - Superintendent, Clerical & Foremen	$ 1,600
From	8126/7404	Salaries - Temporary Help	1,600

To provide additional funds for Engineering - Sanitation, Temporary Help.

5. Planning Department

To	7308/96	Printing & Mailing Quarterly Review	4,500
From	7308/93	Printing Sundry Reports	4,500

To establish funds for Printing & Mailing Quarterly Review.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

1. The 1974 Revenue and Expenditure appropriations be adjusted as follows:

	Appropriations	
	Increase	Decrease
Revenues	$	$
Taxes on Property Sold by City	6,000	
Tax Grants - Housing Schemes		5,500
Sundry Rentals	361,600	
Building Permit Fees	75,000	
Provincial Court - Fines & Fees	140,000	
Interest on Temporary Investments	120,000	
Civic Theatre	20,000	
Miscellaneous Receipts	50,700	
Provincial Takeover of City Functions after Provision for Capital Purposes	769,465	
	1,542,765	5,500
Net Revenue Increase	$1,537,265	
Expenditures		
Grass Cutting and Plot Clearing		98,000
Municipal Share of Social Assistance Costs	1,143,200	
Health Department Salaries		80,000
Interest Expense	60,000	
Contingency Reserve	150,000	
	1,353,200	178,000
Net Expenditure Increase	$1,175,200	
Excess of Revenue over Expenditure Increases	$ 362,065	

2. The excess of revenue increase over expenditure increase, which is estimated at $362,065 be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Printing Branch Replacement Equipment

The Director of Finance reports as follows:

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs are recoverable through charges against various City Departments and Boards for work performed.

A portion of the revenue is set aside annually for replacement of existing equipment. This replacement fund is based on life expectancy and replacement costs, including trade-in. However, the life expectancy can vary substantially due to a number of factors, the most prominent being volume, maintenance and operator expertise.

For example:

A multilith press coupled on line with a copier was purchased early in 1971, with a predicted life expectancy of eight years. The life expectancy was based on the equipment producing one and one-half million copies per year. The volume has increased to two and one-half million in 1973 and three million in 1974. This increase in volume has caused the equipment to deteriorate to a point where it should be replaced immediately.

The replacement equipment is estimated to cost $23,000.00. Funding for this purpose currently exists in the Printing Branch equipment replacement fund amounting to $8,328.00 and the balance of $14,672.00 is available from the Printing Branch equipment replacement reserve.

I therefore RECOMMEND:

Replacing the existing Multilith and Copier equipment estimated to cost $23,000 with funds to be provided as follows:

- $ 8,328.00 from the Printing Branch equipment replacement fund.

- $14,672.00 from the Printing Branch equipment replacement reserve."

The City Manager RECOMMENDS that the report of the Director of Finance be approved.

3. Request from the Shon Yee Benevolent Association for a Grant to Help with the Cost of the Installation of Sprinkler Systems

The City Manager has received the following report from the Director of Finance.

"Mr. Harry Con, President of the Shon Yee Benevolent Association of Canada submitted the following letter to the Mayor and members of Council.

'Dear Mr. Mayor and Members of City Council:

Re: Ferrara Court, 504 East Hastings Street, Van., B.C.
Sydney Hotel, 258 East Pender Street, Van., B.C.

Our Association is the owners of the aboved mentioned apartment building and hotel respectively. We have received notice from the City Fire Department to instal fire sprinkler systems in these buildings, but our rents, as you know, are limited by the Landlord and Tenant Act, and our revenues from rents are not sufficient for installation of sprinkler systems, as well as the usual cost of maintenance and upkeep.

Our Association is registered as a non-profit, charitable organization. We write this letter to request that the City give us a Grant or Subsidy for the installation of these sprinkler systems. If you require more information from us, please advise.

Thank you for your attention and kind consideration of our request.'

cont'd...

Clause No.3 (continued)

The only grant or subsidy that Council has approved that would even remotely approach this was for the Central and Oliver Hotels being renovated by the United Housing Foundation. The U.H.F. was totally renovating the interior of the two hotels, far beyond merely complying with the changes to the By-laws. Acquiescence to the request of the Shon Yee Benevolent Association would presumably mean that we would be similarly obligated to help with the dozens of other facilities being required to upgrade their protection under the changes in the City By-law.

I would therefore RECOMMEND that the letter from the Shon Yee Benevolent Association be received."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 110

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A-E

PERSONNEL MATTERS

RECOMMENDATION

1. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 19th, 1974, are requesting a portion of two working days, on Monday, December 23rd and Tuesday, December 24th, 1974, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall Rotunda on those days - two on the Monday and one on the Tuesday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Monday, December 23rd and Tuesday, December 24th, 1974 in order that they may present concerts at local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

(Copies of the communication from the Vancouver City Hall Choristers dated November 19, 1974 are circulated for the information of Council.)

2. Special Agreement - Municipal Superannuation Commission and City of Vancouver (3 Female Employees).

The Director of Personnel Services reports as follows:

"In 1958 the Municipal Superannuation Act was repealed and a new Act passed which provided for increased pensions. Four female employees had taken a pension prior to April 1, 1957, under the old Act but had remained in the service. In 1959 Council determined that those employees would upon final retirement receive a pension calculated under the terms of the new Act, at which time the employees commenced contributions under the new Act. In order that such a pension could be granted, Council authorized the City to enter into an Agreement with the Municipal Superannuation Commission under which the Commissioner would pay a pension calculated under the terms of the new Act and the City would contribute to the increased cost, a monthly amount of $98.68. There are three employees surviving who are covered by the Agreement.

In 1971 the Municipal Superannuation Act was again amended increasing pensions and City Council authorized the Mayor and City Clerk to execute a new agreement covering these three employees in order to increase their pensions in line with those allowed by the amended Act. The increased cost to the City was $213 monthly.

Pensions were again increased in 1974 and in keeping with past policy, it is recommended that a new agreement be executed to facilitate the payment of increased pensions to the three affected employees. The additional costs in 1974 will be $37.40 monthly for six months (July through December).

It is further recommended that the new agreement authorize the Municipal Superannuation Commissioner to include the supplemental portion of these allowances when calculating future increases and to bill the City of Vancouver accordingly."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

RECOMMENDATION

3. Closing of Civic Offices - December 24th,1974

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedure, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Tuesday, December 24th, 1974 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service, such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 710

PROPERTY MATTERS

RECOMMENDATION

1. THAT PART OF LOT D OF LOTS 22 TO 24 INCLUDED IN RIGHT-OF-WAY SHOWN ON PLAN #4064, BLOCK 143, DISTRICT LOT 264A; Situated on N/S of 2nd Avenue and on the Easterly side of Victoria Drive

The Supervisor of Property & Insurance reports as follows:-

"The subject City-owned property, legally described as That part of Lot D of Lots 22 to 24 included in Right-of-Way shown on Plan #4064, Block 143, D.L. 264A, and situated on the North side of 2nd Avenue and on the Easterly side of Victoria Drive, is a small triangular lot which was once part of the Burnaby Lake Line Right-of-Way and was acquired from the British Columbia Electric Railway in 1955. It is situated in an area which is zoned R.S.-2, and has been reserved for sale only to the owner of the abutting lot subject to consolidation to form one parcel.

The City Engineer has requested that any sale of this property should be subject to the purchaser dedicating a seven-foot strip on the Westerly side of the abutting lot for the future widening of Victoria Drive.

The owner of the abutting lot, namely, That Part of Lot D not included in the Right-of-Way, Plan 4064, Block 143, D.L. 264A, (Who also owns Lot C on the northerly side of Lot D), has expressed a desire to purchase the City-owned parcel and, following negotiation, has agreed to pay the sum of $6,500.00 and to dedicate a 7-foot strip on the Westerly side of both lots, namely, Lot C and Lot D. Consolidated Lot D would have an ultimate size of 30.5' x 92'.

The Supervisor of Property & Insurance is of the opinion that this represents fair market value and it is, therefore:-

RECOMMENDED That this offer to purchase be accepted, subject to the following conditions:-

1. Sale price to be $6,500.00 and the sale date to be the date of approval of this report by City Council.

2. Purchaser to dedicate a 7-foot strip on the West side of Lots C and D for road purposes.

3. City to provide a document to convey the Portion of Lot D; the purchaser to be responsible for any other documentation necessary to complete this transaction.

4. Purchaser to be responsible for any necessary survey, legal fees, registration cost, and property taxes for the balance of 1974.

5. Consolidation of both portions of Lot D to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

2. SALE OF CITY-OWNED PROPERTY NORTH OF 2ND AVENUE
Between Lakewood and Templeton Drives

The Supervisor of Property & Insurance reports as follows:-

"The owners of 2159 East 2nd Avenue, described as Lot 17 except that part included in the Right-of-Way shown on Plan 4064 of Sub. A, Block 142, D.L. 264A, Plan 2288, recently inquired into the possible purchase of City-owned property between their lot and the lane.

The City property, known as "That part of Lot 17 included in the Right-of-Way shown on Plan #4064, Sub. A, Block 142, D.L. 264A" is approximately 33' X 24', zoned R.S.2, One-Family Dwelling District. This property was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street, which was acquired by the City from the B.C. Electric in 1955. Since acquisition, larger sections of the Right-of-Way have been subdivided and sold for new building sites and over the years, smaller portions at the rear of privately-owned property have been sold to the abutting owners.

Following discussions, the owners of Lot 17, have submitted an offer to purchase the City-owned property abutting their lot for the sum of $450.00 cash, plus the Administrative fee. This offer is inclusive of current year's taxes and registration fees and is subject to the City property being consolidated with their property to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

RECOMMENDED That 'That part of Lot 17 included in the Right-of-Way shown on Plan #4064, Sub. A, Block 142, D.L. 264A' be sold to the owners of the abutting Lot 17 for the sum of $450.00 cash inclusive of current year's taxes and registration fees, plus the City's Administrative fee of $50.00, subject to the lands being consolidated to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 111

Department Report, November 29, 1974 . . . . . (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION

1. Lee Building - 175 East Broadway

On May 28, 1974 Vancouver City Council passed the following motions:-

"THAT the owners be instructed to continue making the necessary repairs to the Lee Building and the Director of Permits & Licenses submit monthly reports on the progress of the repairs being carried out necessary to bring the building up to required standards."

The Director of Permits & Licenses reports as follows:-

'Further to the report to Council dated September 17, 1974, the situation now is:

The Health Department, Fire Department and the Electrical Inspection Division of this department report that no progress has been made in the renovation and upgrading of these premises. The Health Department has charges pending against the present owner. The Fire Department and the Electrical Inspection services are considering laying charges.

A letter received from Freeman & Company, Barristers & Solicitors advises that the above building is now in receivership. Undoubtedly the building will be changing ownership and it is anticipated that the necessary repairs and upgrading will follow.'

This report is submitted to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 11

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. 4894 Knight Street
Development Permit Application #68075
Gasoline Service Station (North-East Corner of Knight & 33rd Ave.)

The Director of Planning reports as follows:

" Standard Oil Company of B.C. Ltd. have filed Development Permit Application No. 68075 to construct a gasoline service station (self-serve). The proposed development will replace the existing gasoline service station on this site at the north-east corner of Knight Street and E. 33rd Avenue. The site is located in a C-1 Commercial District.

The gasoline service station policy, as adopted by City Council in October, 1968, permits the rebuilding of the existing gasoline service station on this site.

The Technical Planning Board and the Vancouver City Planning Commission recommend that Development Permit Application No. 68075 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of a gasoline service station (self-serve) on this site, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(a) Building Grades clearance is to be first obtained from the City Engineer;
(b) revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of a minimum 15'0" setback from the westerly property line;
(c) the landscaping and the treatment of the open portions of the site are to be first approved by the Director of Planning;
(d) the screening is to be first approved by the Director of Planning.

B. The two off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days from the date of any use or occupancy of the proposed development, and thereafter to be permanently maintained.

C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition at all times.

D. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law.

It is RECOMMENDED that Development Permit Application #68075 be approved in accordance with the recommendation of the Technical Planning Board and the Vancouver City Planning Commission."

2. 7084 Balaclava Street
Development Permit Application #68171

The Director of Planning reports as follows:

"Development Permit Application No. 68171 has been filed by Dr. L.C. Jenkins, to construct a 40' x 34' stable at the rear of the above site. The applicant also requests permission to keep four horses on the site. The stable is to accommodate the horses, a tack room and storage areas.

The site is located in a RA-1 (Limited agricultural) district. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of the City Council.

On April 25th, 1973, Development Permit Application No. 61975 permitted the construction of a one-family dwelling on this site.

It is RECOMMENDED that City Council approve the keeping and housing of four horses in the proposed stable."

cont'd ...

3. 3435 West 55th Avenue
Development Permit Application #68194

The Director of Planning reports as follows:

"The Development Permit Application No. 68194 has been filed by Dr. L.E. Greenaway, to construct a 32' x 27' stable at the rear of th s vacant site. The applicant also requests permission to keep up to four horses on the site. The stable is to accommodate horses, a tack room and a feed room.

The site is located in a RA-1 (Limited Agricultural) District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On October 25th, 1974, the Technical Planning Board approved Development Permit Application No. 68194 for the construction of a 32' x 27' stable at the rear of this site, subject to revised drawings being first submitted, indicating that the proposed stable will be located no less than 30' from the rear and side property lines.

The submitted drawings have now been so amended.

It is RECOMMENDED that City Council approve the keeping and housing of four horses in the proposed stable."

INFORMATION

4. Subdivision of Lot "A", Block 10, Subdivision "A", D.L. 195, Plan 1224 - 3390 Nanaimo Street

The Director of Planning reports as follows:

"In a letter to City Council, dated October 31, 1974, Mr. John Nicolinas expressed a desire to subdivide his lot "A" for the purpose of creating a vacant lot north of the existing one-family dwelling (See Appendix A, B & C for letter and site plans).

After providing for a minimum side-yard setback of 5 feet from the north side of the existing dwelling - as required by the Zoning and Subdivision regulations - the remaining vacant land would have a width of about 26.8 feet.

Therefore, the largest possible vacant lot would have a width of 26.8 feet and an area of 2,353 square feet.

The smallest lot which can presently be created by subdivision in a one-family dwelling district - under Section #38 of the Subdivision Control By-law #3334 - must have a minimum width of 33 feet and a minimum area of 3,600 square feet.

However, at its meeting of November 12th, City Council authorized the preparation of an amending by-law whereby the minimum lot width and area for the (RS-1) and (RS-2) one-family dwelling districts would be reduced to 30 feet and 3,000 square feet respectively, at the discretion of the Approving Officer.

It is, therefore, evident that the subdivision proposed by Mr. Nicolinas would not meet the new minimum lot sizes proposed by City Council.

In paragraphs 4 and 5 of his letter, Mr. Nicolinas observes - "That new homes are being constructed on much smaller parcels then the 3,600 square feet required by the Vancouver City By-laws", and, "In view of the fact that the above mentioned by-laws are being contravened in several circumstances, etc.".

These statements suggest that lots are currently being created by subdivision below the minimum standards.

Such is not the case and the lots referred to are undoubtedly some of the many hundreds of existing, 'below the minimum lots', which were created long before City Council introduced subdivision control regulations.

As these 'lots' already have registered titles, the owners presently have the right to develop them in accordance with the applicable zoning and building by-laws."

DELEGATION REQUEST - MR. JOHN NICOLINAS

FOR COUNCIL ACTION SEE PAGE(S) 771

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A meeting of Standing Committee of Council on Social Services was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday November 21, 1974, at 1:45 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Hardwick Alderman Gibson (Clauses 1 to 2(c) only)
ABSENT:	Alderman Marzari
ALSO PRESENT:	Mr. Paul Murphy, Department of Human Resources
COMMITTEE CLERK:	H. Dickson

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RECOMMENDATION

1. Allegations of Rental Agency By-law Infractions

The Committee on September 12, 1974 was in receipt of affidavits alleging violations of City By-law No. 4790 which governs the operation of Commercial Housing Rental Agencies and consideration was deferred pending the outcome of an application by Rentex in Supreme Court to quash the City By-law.

Mr. Justice MacFarlane of the Supreme Court ruled October 10, 1974, in the City's favour. This decision, however, is being appealed by Rentex. The Committee at its meeting of October 17, 1974 recommended that in view of the Judgement of Mr. Justice MacFarlane and in view of allegations that the three rental agency companies are continuing to violate By-law 4790, that the three companies, Rentex, Timesavers, and Homehunters, be asked to appear before City Council to show cause why their business licenses should not be suspended.

This recommendation was deferred pending any submissions from the three companies at today's meeting.

The Committee had before it for consideration the three affidavits, a letter dated November 1 , 1974 from W.E. Ireland on behalf of Rentex, and a letter and brief dated November 5, 1974 from R. Glen Orris on behalf of Homehunters.

Peter Leask, counsel for Timesavers, appeared before the Committee and stated that Timesavers is operating in a manner that does not comply with City By-law 4790 and that the company makes no suggestion that it is complying. He said the company will continue to operate as it has unless the Courts rule otherwise. He advised the Committee that Timesavers has applied to the Supreme Court to have the By-law ruled prohibitive and this case will be heard November 28, 1974.

He maintained the By-law is prohibitive and that he will introduce evidence to the Court to support this claim.

It was revealed that Timesavers receives about 900 requests per month from persons seeking rental accommodation and that only 20% of them demand and are given a refund of the $30.00 fee charged by the company.

Cont'd...

Mr. Leask suggested there be an amendment to By-law 4790 which would allow the companies to accept and hold a deposit of $30.00 rather than $5.00, this deposit to be refunded if the customer is not satisfied. He indicated his clients understood they could continue to operate contrary to the City By-law until all court cases have been resolved and stated the Committee's recommendation of October 17, 1974 came as a surprise to the company.

A representative of Homehunters also told the Committee he considers the By-law prohibitive.

The Committee stated it feels the By-law is regulatory, not prohibitive and that the companies must abide by the law until the By-law is overthrown in court.

It was further pointed out during discussion that City Council does have the right to enact by-laws which are prohibitive but only if Council is unanimous in adopting the by-law. In the case of By-law 4790 there was one negative vote in Council.

The Committee pointed out that the City By-law was upheld by Mr. Justice MacFarlane October 10, 1974 in the Rentex case, and that by November 28, 1974 a second test of the By-law, the Timesavers case, will have been heard in Court.

Following discussion it was,

RECOMMENDED

THAT the three commercial housing rental agencies, Rentex, Timesavers, and Homehunters, be requested to appear before City Council to show cause why their business licenses should not be suspended, or why the City should not seek an injunction to prevent the companies from operating contrary to City By-law 4790.

INFORMATION

2. Control of Beer Parlours in the Downtown Eastside

Council at its meeting of October 29, 1974 approved the following recommendation from the Social Services Committee meeting of October 17, 1974.

A. "THAT the owners and operators of the Pennsylvania, Stratford and West Hotels be requested to appear before the Standing Committee on Social Services to discuss the unfavourable Police reports with respect to their beer parlour operations; and that representatives of the Liquor Administration Branch of the Department of the Attorney-General be invited to be present;

B. THAT the oral reports of the representatives of the Sunrise and No. 5 Orange Hotel be received and that the operators of those beer parlours be urged to improve their operations;

C. THAT Council request the Police Board to re-instate policing of the East Hastings area to the same level as was in effect in the summer of 1973."

Council at its meeting of October 8, 1974 resolved that the owners of the Anchor Hotel appear and show cause why their business licenses should not be suspended in view of the unfavourable Police report on this hotel. Subsequently, Council at its meeting of October 22, 1974 referred the matter of the Anchor Hotel to the Social Services Committee.

Cont'd...

The Committee had before it for consideration a report dated September 19, 1974 from Mr. T. Herdman, Superintendent Commanding Patrol Division, Police Department, which lists incidents which have occurred in a number of east side hotels over a 3½ month period.

(a) Pennsylvania Hotel - Carral & Hastings Streets

Representatives of the Pennsylvania Hotel reviewed the Police list of incidents and stated the management was not made aware of some of these occurrences at the time, and that they are not recorded in the hotel's list of incidents.

On the topic of sleepers, the hotel representatives stated that many of their patrons are feeble and under nourished and fall asleep easily.

They stated their records show that Police visited the Pennsylvania Hotel 86 times during the three and a half months of the survey.

Police inspector, Mr. V. Lake, told the Committee that the operation of the Pennsylvania Hotel beer parlour, improved in September, October and November, and that it appears the management is now making a good effort to control the behaviour in the beer parlour.

The Committee indicated it was pleased to hear this and stated it expects the situation to continue to improve.

Following discussion it was,

RESOLVED

THAT the Police Department report on the Pennsylvania Hotel and the verbal submission of the operators of the Pennsylvania Hotel beer parlour, be received.

(b) Stratford Hotel - Gore and Keefer

A representative of the Stratford Hotel told the Committee that the neighbourhood in which this hotel is located is frequented by numerous drug addicts and that the hotel operators have called the police several times when these persons become a problem at the hotel.

He indicated the hotel does try to keep prostitutes and pimps off the premises.

The Committee pointed out that the Stratford Hotel is next to a residential area, and that complaints have been received about the undesirable persons who congregate near the Stratford Hotel.

Inspector Lake advised the Committee that in the past six weeks many of the "undesirables" have moved away from the Stratford Hotel area back to Hastings Street and that the management of the Stratford Hotel has done a good job in endeavouring to control the conduct of its patrons.

Following discussion it was

RESOLVED

THAT the Police report on the Stratford Hotel and the verbal submission of the representative of the Stratford Hotel be received.

Cont'd...

(c) West Hotel - 400 Block Cambie Street

A representative of the Liquor Administration Branch advised the Committee that the liquor license at the West Hotel has been suspended by the Liquor Administration Branch for an indefinite period, as a result of unfavourable reports from both the Police Department and the Liquor Administration Branch inspectors.

Following discussion it was,

RESOLVED

THAT the verbal report of the Liquor Administration Branch and the Police Department report on the West Hotel be received.

ALDERMEN GIBSON LEFT THE MEETING AT THIS POINT. THERE THEN BEING NO QUORUM PRESENT THE FOLLOWING CLAUSES ARE SUBMITTED BY ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN HARDWICK, MEMBER, FOR THE CONSIDERATION OF COUNCIL.

CONSIDERATION

(d) Anchor Hotel - 103 Columbia Street

Operators of the Anchor Hotel beer parlour, and their legal counsel, Mr. R.G. Fox appeared and presented a brief dated November 7, 1974, (circulated) which stated in part:

"There are no incidents of a serious nature reported, such as thefts, strongarmings, or assaults, nor is there any suggestion in the report that the hotel beer parlour is a centre for the drug trade."

During discussion it was noted that most of the incidents at the Anchor Hotel appear to occur during the shift of one of the two barmen.

The Aldermen felt that the Anchor Hotel beer parlour, is frequented by a "tough young marijuana-smoking crowd", and that the beer parlour requires strong management.

Following discussion it was,

RESOLVED

THAT the Police Department report on the Anchor Hotel, the brief from Mr. Fox and the verbal submissions from Mr. Fox and the operators of the Anchor Hotel beer parlour, be received and the matter be deferred for sixty days, and that the Police Department be asked to submit a further report to the Social Services Committee on the Anchor Hotel at the end of sixty days.

3. Hotel East, 445 Gore Avenue - Notice to Tenants to Vacate

Submitted for consideration was a notice dated October 18th, 1974, (circulated), from Mr. George Fu, manager of the Hotel East, to the tenants requiring the tenants to vacate by midnight December 6, 1974.

The notice states in part:

F. "The bona fide and lawful rights and interests of the landlord are and have been seriously impaired by acts or omissions of the tenant, particulars of which are as follows:

Cont'd...

(i) The Hotel East is closed for business and the landlord desires to cease operating the premises as a hotel.

(ii) The landlord has been advised by the City of Vancouver that the Hotel East does not comply with the Lodging House and Fire By-Laws of the City of Vancouver and the landlord desires to cease operating the premises as a hotel in order not to violate the Lodging House and Fire By-Laws of the City of Vancouver.

(iii) Since the time of first giving Notice of Termination to the tenants of the Hotel East, the landlord has been charged with violations of the Lodging House By-Law of the City of Vancouver, which charges the landlord sought to avoid when the decision to close the hotel was made.

(iv) The landlord has been advised by the City of Vancouver that an order will issue shortly from the City that the Hotel East be closed altogether and all tenants be removed and if this order is not complied with, further charges will be laid against the landlord.

(v) The landlord seeks possession of the whole of the premises of the Hotel East for his own purposes and wishes to convert the whole of the premises to commercial, non-residential, uses.

(vi) The tenants' continued occupancy of the premises is preventing the landlord from closing his business as a hotel; and is rendering the landlord liable to further charges under the By-Laws of the City of Vancouver; and is preventing the landlord from using the premises for other, non-residential, purposes.

Cont'd...

With regard to section (iv) it was noted that the City in mid October issued an order to the owners of the Hotel East that the premises be closed altogether effective December 1, 1974. This notice went to the owners of the East Hotel and also to the owners of 21 other hotels.

Mr. B. Eriksen, president of the Downtown Eastside Residents' Association, advised that he had discussed the Hotel East situation with Rentalsman, Mr. Barry Clark, who has the power to seize rents and restore services of the hotel, but Mr. Clark indicated he will uphold the position of the Landlord unless the City withdraws its order that the hotel be closed.

A representative of the Health Department advised that the department was legally required, under the circumstances, to issue the order.

It was further indicated that the Rentalsman has stated that it is not the responsibility of the Rentalsman to carry out extensive renovations of rental premises.

It was pointed out that if the Rentalsman took over operation of the Hotel East but could not make the necessary renovations to meet City Health and Lodging House By-law requirements, then the Rentalsman would be liable to prosecution by the City for operating premises which do not meet the above City By-laws.

During discussion it was pointed out the Hotel East does not meet requirements for office use because it does not have adequate off-street parking.

Mr. B. Eriksen suggested that if the City's Health Department withdraws its notice that the owners close the hotel, then the Office of the Rentalsman can intercede on behalf of the tenants, take over the operation of the hotel and restore essential services under the repair section of the Landlord and Tenant Act.

Following discussion it was,

RECOMMENDED

THAT City Council defer the Health Department notice to the owner of the Hotel East requiring him to close by December 1, 1974 for two weeks;

FURTHER THAT the Director of Legal Services submit a report on the extent of the Rentalsman's responsibilities under the repair section of the Landlord and Tenant Act, such report to be presented to Council at the same time this Committee's report is before Council.

4. Downtown Eastside Residents' Association - Proposal for Neighbourhood Improvement Program

Submitted for consideration was a letter dated October 24, 1974 from DERA requesting a neighbourhood improvement program and the allocation of the necessary funds.

The Chairman advised representatives of DERA that the topic of neighbourhood improvement programs, in particular the Downtown Eastside area, will be considered by City Council's Standing Committee on Community Development in approximately two weeks.

Following discussion it was,

Cont'd...

RECOMMENDED

(a) THAT the Director of Planning be asked to prepare a zoning amendment to zone the area bounded by Gore and Heatley, and Pender and Alexander, as Commercial-Multiple Dwelling District (C.R.M. zoning), as an interim measure pending the disposition of a Neighbourhood Improvement Program in the area.

(b) FURTHER THAT the petition received this date and the entire submission of the Downtown Eastside Residents' Association be referred to the Community Development Committee.

5. Opportunity Rehabilitation Workshop - Grant Request

The Committee had before it for consideration a report dated October 10, 1974 from the City Manager (circulated) in which the Director of Social Planning recommends:

"That City Council approve a Civic grant of $1,709.05 to ORW being equal to taxes on vacant and undeveloped land from January 1 to September 8, 1974 and local improvement charges on land presently occupied and in use for charitable purposes. This grant to be made available from the Contingency Reserve."

Following discussion it was,

RECOMMENDED

THAT City Council approve a Civic grant of $1,709.05 to ORW being equal to taxes on vacant and undeveloped land from January 1 to September 8, 1974 and local improvement charges on land presently occupied and in use for charitable purposes. This grant to be made available from the Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 113

The Meeting Adjourned at 3:45 p.m.

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING

November 26, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, November 26, 1974, at 10:30 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Massey
Alderman Rankin
Alderman Volrich

CLERK: R. Demofsky

The Minutes of the meeting of October 29, 1974, were adopted.

RECOMMENDATIONS:

1. G.V.R.D. Housing Projects

- 14th Avenue and Nootka

When discussing this housing site at the Housing meeting on October 29, 1974, Mr. W. Casson, Director of Housing. G.V.R.D., advised that he would report back at a later meeting.

Mr. Casson advised that Still Creek runs through this site and during wet periods becomes a raging torrent, thus creating a dangerous situation. It should, therefore, be culverted. He further advised of a new proposal for this site which would entail doubling the width of the lane running at the back of this site.

In conclusion, Mr. Casson referred to a letter sent to the Housing Committee on May 7, 1974, which stated in part:

"The Housing Department has been attempting to design a satisfactory housing scheme and to negotiate an acceptable land price taking into account the substantial costs of culverting the creek. It is anticipated that the cost of constructing the culvert will be in the order of $125,000. This is based upon an estimate for 1973 construction ($92,000 plus 33 1/3%). The price of the land, $52,750 was quoted eighteen months ago by the City Supervisor of Property and Insurance who says, rightly, that market value of land has increased in that time. However, it is felt that the City should be offered the original price plus 9% per annum as the costs since appraisal do not related to the inflationary prices now extant. (i.e. $35,000 for one 33'-0 lot). Land $52,750 + 9% + 9% = $63,100 approximately."

Mr. Casson advised that G.V.R.D. would be willing to culvert Still Creek if the City of Vancouver would make this site available to them for approximately $63,100 as noted above.

- Semlin Drive

The Housing Committee on April 9, 1974, when considering a report from the G.V.R.D. on a proposed family housing project on Semlin Drive recommended that this matter be deferred pending further report back from the G.V.R.D. on project costs and other matters for consideration of the Standing Committee on Housing.

Submitted for the Committee's consideration was a letter from the G.V.R.D. dated September 30, 1974. This letter, which is on file in the City Clerk's Office, stated in part:

Cont'd . . .

"This matter arose in April 1974 when the Housing Committee recommendation to sell the land to G.V.R.D. for $225,000 was tabled. It was thought at that time that the reduced price of $225,000 was not supportable if further Federal and Provincial aid (which appeared likely) was also available. It was for this reason that the G.V.R.D. offered to produce project costs. However, the increased government aid is not forthcoming."

Mr. Casson, G.V.R.D., advised the Committee that the above noted Federal and Provincial funding was not available, and that he would submit a letter to Council advising of this.

- Site at Grandview and Kamloops

Due to lack of time at the October 29, 1974, Housing Committee meeting discussion of this site was tabled to a later meeting.

Submitted for the Committee's consideration was a report from the G.V.R.D. dated October 29, 1974, regarding the above site.

This report outlined a proposed two-storey single family housing project to be built on this 44,898 square foot site, which would facilitate approximately twenty small three bedroom units. The report concluded with the recommendation:

"It is recommended that the City of Vancouver make this site available to the Greater Vancouver Housing Corporation for the development of twenty units at a price not to exceed $8,000 per unit."

RECOMMENDED,

A. THAT Council approve the sale of the site at 14th and Nootka, being Lot 21, Block A, Sec. 43, T.H.S.L., to the G.V.R.D. for development of a family housing project for the sum of approximately $63,100. However, that the Supervisor of Property and Insurance prepare a report on this matter to be considered by Council in conjunction with this recommendation.

B. THAT Council approve the Housing Committee recommendation of March 19, 1974, (tabled by Council on April 9, 1974) that approval in principle be given to the sale of the following City-owned lands for a price of $225,000 to the G.V.R.D. for the development of low-rental family housing,

   i. South side of Triumph Street between Semlin and Lakewood Drive; Lots 1 to 3: Block 29, D.L. 184.

   ii. North side of Pandora Street between Semlin and Lakewood Drive: Lots 14 to 16, Block 29, D.L. 184.

   iii. South-east corner of Pandora Street and Semlin Drive; Lots 1 to 3: Block 36, D.L. 184.

C. THAT the City of Vancouver make the site at Grandview and Kamloops available to the Greater Vancouver Housing Corporation for the development of twenty single family housing units at a price not to exceed $160,000.

2. Dunsmuir House - Salvation Army

Submitted for the Committee's consideration was a brief from the Salvation Army requesting financial aid for renovation and refurnishing

Cont'd . . .

requirements for the Dunsmuir House for Men at 500 Dunsmuir Street in the City of Vancouver.

The brief, which is on file in the City Clerk's Office, stated in part:

	ITEM			ESTIMATED COSTS
I.	SPRINKLER SYSTEM	(INSTALLED)		$ 30,296.00 *
	EMERGENCY LIGHTING	(INSTALLED)		2,517.00 *
II.	(a) MAIN FLOOR RE-ALIGNMENT			
	(b) PAINTING - TOTAL BUILDING			93,777.00
III.	FURNISHINGS (BREAKDOWN ATTACHED)			
	(a) Re-alignment area		$11,094.62	
	(b) Accommodation area 4 floors - 161 rooms		55,791.70	66,896.32
IV.	ELEVATOR REPLACEMENT			65,000.00
		TOTAL SCHEME REQUIREMENT		$ 258,468.32

* Paid from Local Funds (Item 1)

The Chairman advised that funding of a sprinkler system, emergency lighting, main floor realignment, and painting total building, amounting to approximately $126,590, could be acquired from C.M.H.C., and that the cost of the elevator replacement could come out of Salvation Army funds. Also, that he had spoken with the Minister of Human Resources regarding funding of the furnishings and that the Minister agreed in principle, but wanted more information.

RECOMMENDED,

THAT financing of the refurnishing of Dunsmuir House be shared on a 25/75 percent City-Province basis with the City paying approximately $16,723.08, and the Provincial Government paying approximately $50,173.24.

3. Fire By-law Enforcement - Additional Staff

Submitted for the Committee's consideration was a report from the Fire Chief dated November 20, 1974, re the above noted topic.

"The Fire Chief reports as follows:

Vancouver City Council at its' meeting of October 22, 1974, approved the recommendations of the Standing Committee of Council on Housing dated October 15, 1974.

Their recommendation A is "That the Fire Chief report back to the Standing Committee of Council on Housing through the City Manager, on the possibility of hiring two temporary Fire Inspectors to carry out fire inspections on lodging houses outside of the core area of the City of Vancouver".

An attempt has been made to find retired Fire Wardens to fulfill this recommendation without success. I would, therefore, recommend that we draw two additional Fire Wardens from the firefighting companies and replace them with two trainees to the firefighting staff for a period of at least one year; with a reassessment of our needs at that time.

Cont'd . . .

Cost to the City would be:

Salaries at 1st year firefighter rate (1974 rates)	$18,720
Fringe Benefits at 16.8%	3,145
Car Allowance (2 men at 600 miles each per month)	2,160
TOTAL COST	$24,025

When the additional Fire Wardens are no longer needed, they will be returned to firefighting duties and our strength will be adjusted through normal attrition.

RECOMMENDED,

THAT the Fire Chief be authorized to draw two additional Fire Wardens from the firefighting companies and replace them with two trainees to the firefighting staff for a period of at least one year; with a reassessment of their needs at that time.

INFORMATION:

4. Progress Report on Housing Projects

At the Housing Committee meeting of October 29, 1974, when considering a progress report on housing projects, specific housing projects were noted. Submitted for the Committee's consideration was a report from the Housing Planner outlining progress to date of these specific projects. (This report is on file in the City Clerk's Office.)

Following discussion, it was:

RESOLVED,

A. THAT the progress report of the Housing Planner be received.

B. THAT Mr. M. Gellar, C.M.H.C., report back on construction progress of the senior citizens' housing projects at 1650 Haro, 1655 Barclay, and 1648 Nelson.

C. THAT the Zoning Planner be instructed to report back to the next meeting of the Housing Committee on placing the rezoning of the site at 1280 Nicola Street to CD-1 before a Public Hearing in mid-December, 1974.

D. THAT the Housing Planner reconsider the sewer relocation cost, zoning, and current market value price of the site at 5th and Renfrew, and report back with a proposal which would allow construction of a 90 unit senior citizen housing project at a cost of approximately $4,000 to $4,500 per unit.

E. THAT the Chairman meet with the Housing Planner, representatives of G.V.R.D., and members of Collingwood United Church, to discuss the Collingwood United Church senior citizen project at School and Harold and report back.

F. THAT the Supervisor of Property and Insurance report back to a later meeting of the Housing Committee with relevant details on the City-owned site at Stainsbury and Hull being Lots 1, 2, 3, 5, and 6, Block 628, D.L. 195.

5. Progress on Lodging House By-law Enforcement

Submitted for the Committee's consideration was a Health Department report on Enforcement of the Lodging House By-law in the Downtown Eastside Area of the City of Vancouver dated November 20, 1974.

Cont'd . . .

This report, which is on file in the City Clerk's office, stated in part:

"As a result of the Lodging House By-law enforcement and other factors, a total of 109 premises comprising 1092 units have closed as lodging houses, though many have reverted to other categories of housing (Single Family Dwelling, Duplex, etc.) Also a total of 23 other premises comprising 368 units have stated their intention of closing prior to December 1, 1974 with the result of 1460 units closed by December 1, 1974."

The Director of Environmental Health advised the Committee that to date approximately 37% of the applications for Operators' Permits sent out to lodging house operators had been returned. He further advised that these applications were being processed, and that 259 interim permits had been issued with varying expiry dates (according to conditions found in these lodging houses). Twenty-two letters had been sent to operators to close their premises by December 1, 1974, due to non-compliance with the Lodging House By-law, and to date seven of these premises had indicated that they would conform to by-law requirements, and that three of the remaining fifteen, (445 Gore Avenue, 247 Abbott Street, and 107 Cordova Street) were converting to offices.

When discussing the Hazelwood Hotel the Committee noted that it was presently vacant in view of renovations being made. Ms. L. Phipps, Community Worker with the First United Church, advised that some floors of this hotel were being renovated into larger suites which could not be afforded by residents of the Downtown Eastside Area.

RESOLVED,

A. THAT the report from the Health Department on Enforcement of the Lodging House By-law in the Downtown Eastside Area dated November 20, 1974, be received.

B. THAT the Chairman meet with the owner of the Hazelwood Hotel to determine the type of renovations that are being made and future plans of this hotel, and report back to a later meeting of this Committee.

6. Progress on Fire By-law Enforcement

Submitted for the Committee's consideration was a progress report on Enforcement of the Fire By-law from the Fire Chief dated November 20, 1974. The report outlined progress on prosecutions, previous contracts signed since report, core area hotels complete and approved, and buildings affected by contracts previously signed with Arctic Sprinkler Co.

The Fire Chief advised the Committee that since this report was written another five hotels had signed contracts for installation of sprinkler systems. He further advised that prosecution was requested at the expiry of the 30, 60, or 90 day notice to the hotel. Also, that there was only a one week waiting period in acquiring a quote from a sprinkler company, and that a Fire Department engineer was reviewing each sprinkler contract to see that quotes were reasonable.

RESOLVED,

A. THAT the report of the Fire Chief on Enforcement of the Fire By-law dated November 20, 1974, be received.

B. THAT the Director of Finance report back to the next meeting on the possibility of establishing a one-half million dollar fund to assist lodging houses and hotels in the core area of the City of Vancouver to conform to Fire and Lodging House By-law requirements. Each hotel

Cont'd . . .

or lodging house to have a maximum loan entitlement of $10,000 to be issued according to need. Loans to be repayable within three to five years with a charge against the building. The City to approve rental rates and improvements which would occur to the building.

7. Fireproof Mattresses

The Chairman advised that due to lack of sufficient input from the Fire Department at this date a report would be considered by the Housing Committee at its next meeting.

8. DAON Developments Low-Rental Housing Proposal

Submitted for the Committee's consideration was a proposal regarding Low-Rental Housing from DAON Developments.

RESOLVED,

A. THAT the low-rental housing proposal of DAON Development Corporation be received.

B. THAT the Housing Planner, representatives of C.M.H.C., and representatives of DAON Development Corporation, discuss this proposal in more detail and report back to this Committee.

9. Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street

Due to lack of time discussion on these matters was tabled to the next meeting of this Committee.

The meeting adjourned at approximately 12:20 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 774 & 777

III

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A special meeting of the Standing Committee of Council on Social Services was held in No.2 Committee Room Third Floor, City Hall on Tuesday November 26, 1974, at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Hardwick
Alderman Gibson
Alderman Marzari

COMMITTEE CLERK: H. Dickson

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1. West End Services Centre

The Social Services Committee at its meeting of October 24, 1974 after considering the resignation of the Chairman of the Management Team of the West End Services Centre, resolved to consider the following at its next meeting:

a. Terms of Reference for Manager position at the Centre regarding classification, background, etc.

b. Auspices and funding for the Centre.

c. Receptionist position - Reclassification.

d. Dr. Bonham, Mr. Butler from the Department of Human Resources, representatives from the V.M.R.E.U. and the City Personnel Department be present when these items are discussed.

Difficulty was encountered in having all persons concerned attend a regular meeting of the Social Services Committee and a special meeting was called this date.

The Committee had before it for consideration its recommendations, approved by Council on July 23, 1974, for the operation of the West End Services Centre; a brief dated November 5, 1974, from the Health Department and an outline of services provided at the Centre from the former chairman of the Management Team, Mr. R.A. Dunbar, (circulated).

Alderman Rankin, Chairman of the Committee opened the meeting by reviewing the Committee's previous recommendations on the operation of the West End Services Centre, (circulated), which were approved by Council July 23, 1974.

The Chairman explained that today's meeting was brought about by the resignation of the Chairman of the Management Team over an apparent difference of philosophy with the Medical Health Officer in implementing the recommendations of the Social Services Committee.

There was a one hour discussion of this entire matter with input from the City Manager, the Medical Health Officer, the Director of Personnel, the Vancouver Municipal and Regional Employee's Union, the former Chairman of the Management Team of the W.E.S.C., the Acting Chairman of the Management Team of the W.E.S.C., and the Social Planning Department.

Cont'd...

Clause No. 1 Continued:

Discussion centered on the role of the Chairman of the Management Team and his say in such matters as the appointment of staff.

The Committee agreed its previous intent was that staff at the Centre be immediately responsible to, and under the direction of, in day to day business, the Chairman of the Management Team rather than to the head of a particular agency which happens to use the Centre.

It was noted that Council approved the Committee's recommendation that the Chairman of the Management Team be responsible for the administration of the office and that this mandate has apparently not been implemented.

There was discussion on who would evaluate personnel at the West End Services Centre after the normal six months probationary period for employees has expired.

It was noted that the acting chairman of the Management Team will be on maternity leave in the near future, thus leaving this position unfilled.

The Committee RECOMMENDED,

I. THAT Council reiterate its recommendations of July 23, 1974 on the operation of the West End Services Centre which are:

A. "The Management Team be established consisting of one representative each from the

City Health Department
City Police Department
Provincial Department of Human Resources
Provincial Correction Services

to: (i) undertake co-ordination and development of authorized programs

(ii) consider the needs of individuals and the community

(iii) report to the appropriate department with recommendations on the need for new or enlarged services

(iv) develop liaison with private and voluntary agencies operating in the West End

(v) meet with the Health Department Unit Services Supervisor as required to assist in budget preparation and to review and control expenditures.

B. The Chairman of the Management Team, to be named the Program and Facility Manager, to be appointed by the members of the Management Team and the Chairman to be the representative of the West End Services Centre on the larger "Burrard Service Area" management team.

C. The Chairman of the Management Team be responsible for the administration of the office."

Cont'd...

Clause No. 1 Continued:

II. THAT the Chairman of the Management Team be responsible for the evaluation of personnel following the normal six months probationary period;

III. THAT the Management Team of the West End Services Centre submit in the near future to the Social Services Committee its plans for the appointment of a full time permanent chairman of the Management Team.

FOR COUNCIL ACTION SEE PAGE(S) 775

The Meeting Adjourned at 2:00 p.m.

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 28, 1974

A meeting of the Standing Commitee of Council on Finance and Administration was held in No. 2 Committee Room, Third Floor City Hall on Thursday, November 29,1974 at 12:30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Linnell and Volrich

ABSENT: Alderman Harcourt (on Civic business)

COMMITTEE CLERK: Marilyn Clark

INFORMATION:

1. Ice Rinks - Financing

Commissioner Art Cowie, Chairman, Park Board, and Superintendent of Parks, Mr. S. S. Lefeaux were present at this meeting of the Committee to bring the members up to date on the latest Architect's estimates for Ice Rinks. A letter from the Park Board describing this financing situation is circulated.

On October 24, 1974 the electors approved a plebiscite authorizing Council to borrow $2,750,000 to build Ice Rinks in the city. It is anticipated that these Ice Rinks will qualify for a Provincial Communities Recreation Facilities Fund Grant, making the total of the funds available $3,750,000. In fact, a grant for the Britannia Community Services Centre Rink has been approved.

The Park Board have now received the Architect's estimates for the Ice Rinks presently being planned for Connaught Park and Sunset Park. These estimates are $1,700,000 for each rink. The total estimated cost for the 3 rinks at Britannia, Sunset and Connaught is $4,568,500.

Commissioner Cowie indicated to the Committee members that the Architect's have been instructed to review the design of the rinks and return with methods of reducing the estimated costs. It is anticipated that even with reduced estimates the Ice Rinks' financing will be in a deficit position. The figures presented show the costs, since the plebiscite was passed in October 1973, have increased by 100%. The costs do include such things as relocation of existing services where necessary, landscaping, provision of paved parking areas, and in the case of Sunset Park rink a solution to a soil problem.

Commissioner Cowie described for the information of the Committee members, the situation in Edmonton where a contract for such a project is negotiated rather than put out for bids.

The Architects have been instructed to return to the Park Board meeting on December 16, 1974 with, hopefully, significant reductions in their estimate. It was suggested by Commissioner Cowie that at least two Aldermen should attend that Park Board meeting so that they will be apprised of the current situation.

It was RESOLVED,
THAT the report of the Chairman of the Park Board and the letter from the Board of Parks and Recreation be received.

The meeting adjourned at 1 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 776

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Vancouver City Council was held on Thursday, December 5, 1974, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall to consider designation of heritage structures.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin and Volrich

ABSENT: Alderman Marzari
Alderman Pendakur

CLERK: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. List of Buildings Recommended for Designation as Heritage Structures

Council had for consideration a list of 22 buildings which Council's Heritage Advisory Committee recommended to be designated as heritage buildings.

Council considered each building separately. Dr. Nancy Oliver of the Planning Department commented briefly on each and the Mayor called for delegations. Representations were received as follows:

(a) Angus Apartments

Mr. Bob Bentall of Angus Apartments Limited told Council it has always been his company's intent to develop this property and that the Coach House on the property would have to be demolished, although the mansion would be retained. He suggested a Special Committee be struck to study development of the property to include preservation of the mansion.

A Heritage Committee spokesman urged the Coach House not be deleted.

It was pointed out that designation is not irrevocable; that designations could be removed by Council at a later date upon application of the owner.

(b) Hycroft

A representative of the University Women's Club, which owns this estate, told Council her group faces financial problems in maintaining this structure and that part of the estate was sold some time ago to provide revenue for maintenance. The Club does pay taxes on the estate and there was a suggestion that this tax could be waived by the City.

(c) C.P.R. Rail Station

A representative of Marathon Realty, owner, pointed out there are numerous legal aspects pertinent to designation which should be clarified. He stated the fate of the station is, in part, in the hands of the Canadian Transport Commission because of the building's proximity to railroad tracks and its function as a transportation terminal. He enquired about compensation for designation.

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (continued)

(d) Hudson Bay Company Store

A member of Davis and Company, Barristers & Solicitors, on behalf of the Hudson Bay Company, presented a two-page brief and claimed designation of the entire building could present problems to the Company in the area of exterior decorations, special lighting, etc.

(e) St. Andrews Wesley United Church

A representative of the Church enquired about the recommendation that the interior be designated and was told Council cannot designate interiors. He was told the Church could apply for removal of the designation if it planned another use for the property.

(f) Cenacle Convent

A representative of the owner said taxes are paid on this structure but the owners face financial problems of maintenance. She asked how much of the large site is recommended for designation and claimed designation of the entire site would prevent the sale of a portion of the property.

(g) The Orillia

A representative of the owner presented a letter from an Architect, R. Wm. Wilding, who advised against designation of this building. It was stated the building does not meet Fire By-law requirements.

The Chairman of the Heritage Advisory Committee suggested this site should lend itself to a transfer of development rights form of compensation.

(h) St. James Church

During consideration of this building, a citizen enquired why Christ Church Cathedral was not on the list being considered by Council, and was told that Christ Church has been recommended for designation and will come before Council with the next group of buildings recommended for designation.

(i) Immigration Building

Alderman-elect Warnett Kennedy spoke on the economics of preservation and urged the Immigration Building not be designated, saying it is a reminder of an unhappy past for a number of immigrant people in Vancouver.

Mr. R.C. Mann urged preservation of waterfront structures, particularly the Immigration Building, C.P.R. Piers B and C and the Marine Building, which he said offer a unique first impression of Vancouver to persons arriving by passenger liner. He claimed the Immigration Building is a very important part of Vancouver's history.

A spokesman for Marathon Realty, owner, said the Company has studied the Immigration Building and concluded it should not be designated.

Mr. W. Philip Sawkins of the Canadian Youth Hostels Association, said his Association would be interested in using the Immigration Building.

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (continued)

MOVED by Ald. Hardwick,

THAT the following buildings, lands and structures be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate:

Sun Tower - exterior	100 West Pender Street
Holy Rosary Cathedral - exterior and interior	646 Richards Street
Court House - exterior and rotunda	800 West Georgia Street
Shannon - exterior, trees and wall	7255 Granville Street
Glen Brae House or Tait House - exterior and grounds	1690 Matthews Street
Angus Apartments - mansion, grounds and Coach House	1531 Davie Street
Hycroft - interior, exterior and grounds	1489 McRae Street
R.C.M.P. Building - exterior	3102 Main Street
C.P.R. Station - exterior and concourse	601 Cordova Street
Bank of Commerce - exterior and interior, main floor	698 West Hastings Street
Hudson Bay Co. - exterior	640 Granville Street
Credit Foncier Building - exterior	850 West Hastings Street
Hastings Mill Store - interior and exterior	1575 West Alma Street
Orpheum Theatre - interior and entrance on Granville Street	884 Granville Street
National Harbours Board - interior and exterior	50 Dunlevy Street
Old Federal Building - exterior, including Granville Street	715 Hastings Street
Rear House - exterior, grounds, entrance hall, staircase hall and staircase	2nd Avenue and Trimble Street
St. Andrews Wesley United Church - interior, exterior and grounds	1012 Nelson Street
Cenacle Convent - exterior and the lot on which the convent is situated.	3689 Selkirk Street
The Orillia - exterior	611 Robson Street
St. James Church - interior and exterior	303 East Cordova Street
Immigration Building - exterior	

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law.

(amended)

List of Buildings Recommended for Designation as Heritage Structures (continued)

MOVED by Ald. Harcourt in amendment,
THAT the Coach House at the Angus Apartments be deleted from the foregoing list.

- CARRIED

(Aldermen Linnell, Massey, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,
THAT the Orillia be deleted from the foregoing list.

- CARRIED

(Aldermen Linnell, Massey and Rankin opposed)

MOVED by Ald. Volrich in amendment,
THAT the Immigration Building be deleted from the foregoing list.

- LOST

(Aldermen Bowers, Harcourt, Hardwick, Linnell, Massey, Rankin opposed)

The motion of Alderman Hardwick's as amended was put and CARRIED UNANIMOUSLY.

There was then discussion on the feasibility of naming or appointing a Committee to study economic aspects of the designations, but it was felt that the Director of Planning could report on this matter.

MOVED by Ald. Hardwick,
THAT the Director of Planning report back on the terms of the approval process for changes in facades or exteriors of the designated buildings.

- CARRIED UNANIMOUSLY

2. Gastown and Chinatown Areas

A representative of Woodham Developments presented a brief calling for exemption of Lot 25 of Block 17 from the designation of the Gastown area.

A citizen noted that designation of the Chinatown area means buildings cannot be demolished without approval of Council, a fact he objected to. He maintained many buildings in Chinatown are not worth saving and only remind members of the Chinatown community of an unhappy past.

Mr. H. Pickstone, Deputy Director of Planning, pointed out that designation does not mean a blanket prohibition of redevelopment; rather each demolition will be considered on its own merit.

Mr. Peter Hebb of the Community Arts Council, addressed Council on the need for criteria for designation.

Mr. Jim Land urged that an old store at the corner of Hastings and Columbia Streets, along with several buildings in other areas of the City which are being demolished, should be included in the designation as heritage structures.

MOVED by Ald. Massey,
THAT the buildings, lands and structures as described in the HA-1 and HA-2 Zoning amendment areas, be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law.

(amended)

cont'd....

Gastown and Chinatown
Areas (continued)

MOVED by Ald. Harcourt in amendment,
THAT buildings, lands and structures in Lot 25 of Block 17, be deleted from the area recommended for designation.

- CARRIED

(Aldermen Linnell, Massey, Rankin and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the buildings, lands and structures as described in the HA-1 and HA-2 Zoning amendment areas, with the exception of Lot 25 of Block 17, be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law."

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:20 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting of December 5, 1974, adopted as amended on December 17, 1974.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 10, 1974, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there was one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the Minutes of the Regular Council Meeting of December 3, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

VARIATION OF AGENDA

The Council agreed to vary the agenda to consider By-laws.

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4738, BEING THE LODGING HOUSE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Sundry Text Amendments)

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Gibson,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Pendakur was excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Hardwick,
THAT the following amending By-laws, (nos. 5, 6, 7, 8, 9, 11 and 12) involving CD-1 zoning, be enacted on the understanding that no development permit will be issued until the general conditions set down by Council at the Public Hearings are first fulfilled.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Site Bounded by Burrard, Pine, 6th and 7th Avenues)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin were excused from voting on the By-law)

6. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Corner School and Tyne Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin were excused from voting on the By-law)

BY-LAWS (cont'd)

7. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (W/S Renfrew Street between 18th and 19th Avenues)

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Site Bounded by Arbutus, Nanton and Yew Streets)

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law)

9. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S Cordova between Gore and Dunlevy Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Pendakur was excused from voting on this By-law)

BY-LAWS (cont'd)

10. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Site Bounded by Nanaimo, Charles & Williams and Lane immediately East of Nanaimo Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law)

11. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Corner Georgia and Commercial & N/E Corner Adanac and Commercial)

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Linnell,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Hardwick and Pendakur were excused from voting on this By-law.

12. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/E Corner of Columbia & Keefer Streets)

MOVED by Ald. Pendakur,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/E Corner of Columbia and Keefer Streets) (continued)

MOVED by Ald. Pendakur,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick, Linnell and Rankin were excused from voting on this By-law)

13. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW; AND TO AMEND BY-LAWS NOS. 4393 AND 4446 BEING BY-LAWS CREATING COMPREHENSIVE DEVELOPMENT DISTRICTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bowers, Hardwick, Linnell, Pendakur and Rankin were excused from voting on this By-law)

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Additional Police Manpower

Under date of November 21, 1974, the Vancouver Municipal Police Board submitted the following resolution concerning police manpower:

"That City Council be requested to approve an increase in the authorized strength of the police force of 328 members plus the required additional civilian staff and equipment;

That the increase in strength be implemented over a two year period with 164 policemen being engaged in 1975, and 164 in 1976;

That City Council be asked to consider authorizing the requested increase in strength in advance of the 1975 Budget;

That the Federal and Provincial Governments be requested to examine the cost sharing arrangements with regard to municipal policing."

cont'd....

REPORT REFERENCE (cont'd)

Additional Police Manpower
(continued)

The letter also stated that the Mayor is arranging for the Board to meet with Vancouver area M.P.'s and M.L.A.'s to discuss policing.

The Chief Constable was requested by the Police Board to report on the proposed deployment of additional staff and the cost involved.

The Chief Constable, members of his staff and Dr. Hogarth, representing the B.C. Police Commission, addressed the Council speaking in support of the additional personnel requested, and in particular, requesting that Council authorize 75 personnel in advance of the 1975 Budget to permit these trainees to enrol at the Police Training Academy early in 1975.

The Chief Constable and his staff, by means of charts, detailed statistical information on the crime rate per population in Vancouver compared with other major cities in Canada. Council was also given information on the number of calls that the Police Department had responded to last year and occasions when units were not available to respond.

Council was reminded that a further meeting on this topic has been arranged for January 16, 1975.

MOVED by Ald. Bowers,
THAT Council authorize the recruitment of 75 personnel to the next police training class; and

FURTHER THAT the Federal and Provincial Governments be requested to examine the cost sharing arrangements and other related matters with regard to municipal policing.

- CARRIED UNANIMOUSLY

* * * * *

FREEDOM OF THE CITY OF VANCOUVER

Mrs. Grace MacInnis

At this point in the proceedings, the Mayor paid tribute to Mrs. Grace MacInnis, who had been granted Freedom of the City by resolution of Council on July 23, 1974.

Mayor Phillips read the Freedom Scroll which was presented to Mrs. MacInnis along with a gold Freeman's medallion, parking plaque, and advised Mrs. MacInnis of other Civic privileges.

Mrs. MacInnis addressed the Council and expressed her appreciation for the honour bestowed upon her.

* * * * *

The Council recessed at approximately 3:45 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open Council at 4:35 p.m.in the Council Chamber with the same members present.

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REPORT REFERENCE (cont'd)

False Creek Open Space

Council noted a report dated December 4, 1974, from the Director of Planning regarding False Creek - Open Space which provided a prospective and philosophy for all open space in the False Creek Sub Areas.

MOVED by Ald. Hardwick,
THAT the report be received and referred to the Standing Committee on Civic Development.

- CARRIED

(Alderman Linnell opposed)

False Creek, Area 6, Front End Expenditures

The Director of Finance addressed the Council in explanation of a report submitted by the False Creek Project Manager and himself as contained in the Manager's report dated December 2, 1974. The report dealt with front end expenditures in Area 6 of False Creek and contained recommendations with respect to the City not discounting the land value by 50% in the event of sale to a senior government, and also recommendations on the minimum lease rate.

MOVED by Ald. Gibson,
THAT in respect of leasing, Council reaffirm its policy approved at the Council meeting on December 3, 1974, and any proposals to the contrary be reported to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the City recover the full costs of development of Phase I, Area 6, False Creek, which are presently estimated to be $8 million.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Rankin,
THAT the Bureau of Transit Services be requested to provide a transit system to serve the False Creek area in conjunction with the existing transit system in the City.

- CARRIED UNANIMOUSLY

Public Open Space - City-owned Land, Area 6, False Creek

The Council considered the following report of the False Creek Project Manager dated December 4, 1974, concerning Public Open Space and City-owned land, Area 6:

"Introduction

City Council on 12th November, 1974 following a public hearing on 27th June, adopted a Local Area Development Plan for City owned lands, Phase 1, Area 6, False Creek. The Plan included approximately 26.6. acres of public open space, of which 15.5 acres was designed a "destination park" accessible to and attractive to the general public in addition to the playfields associated with the elementary school.

City Council on 13th August, 1974 approved a budget and terms of reference for the preparation of a park design program by a team headed by Thompson, Berwick, Pratt+ and including the Smith Williams Group, recreational land use planners and landscape architects from California.

The terms of reference required the preparation of a facilities program, a conceptual plan for development, and guidelines for scheduling, designing and constructing the public open spaces within the budget of $2,600,000. Upon completion of this study contracts can be awarded for the detailed design and construction of individual park components.

cont'd....

REPORT REFERENCE (cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek (continued)

The terms of reference also required the appointment of a Park Advisory Committee to advise the Project Manager and through him the design team, consisting of representatives of the -

Park Board staff

Planning Department

Vancouver City Planning Commission

B. C. Society of Landscape Architects, and,

Area 6 Citizens Advisory Panel.

Final Report

The final report of the design team will be submitted in January 1975, with the intention that work will start in the Spring, 1975.

Interim Report

The design team, aided by the Advisory Committee, have reached certain conclusions regarding a theme for the park, and the general nature of the improvements. Before proceding further, this interim report is being submitted to obtain guidance from Council.

In developing the theme and the proposed program, the design team has had four meetings with the 11 member Public Space Advisory Committee. In addition, meetings were held with Marathon Realty regarding plans for Area 2, the Park Board staff regarding Vanier Park and Sunset Beach, C.M.H.C., regarding Granville Island, and the City Planning Department.

Discussion

The following points have emerged as the study has progressed and are put forward as principles upon which the recommendations are based.

1. The public spaces both in Area 6 and around the False Creek basin and adjacent areas should be linked together with pathways, lineal parks, waterfront walkways, and water and land transportation systems to provide a continuous and varied parkway system.

2. It is desirable that the public open space in Area 6 be accessible to the general public and worthwhile visiting, and not simply an amenity for those living in False Creek.

3. The water is a major amenity attraction, and there should be strong water orientation in terms of waterfront activities, water transportation and access to the water. For example, a creek ferry, boat rentals and charters, marina, liveaboard community, view platforms, view alcoves and sight lines to the water all should be developed.

4. The proposals for public open spaces and public parking in Area 6 should be considered in the context of plans for all the public open spaces throughout the False Creek basin.

5. Area 6 public open space is likely to be the largest single open space in the False Creek basin, and therefore should be kept open - no major buildings and no major facilities should be contemplated. This may be the key factor in making it a "special place".

cont'd....

REPORT REFERENCE (cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek (continued)

6. It should be more passive than active - that is more trees and grass, pathways, waterfront activities, special interest areas, in addition to playfields adjacent to the school, and less tennis courts, golf, playing fields, swimming pools, amphitheatres etc. These latter would be more appropriate elsewhere in the False Creek Basin.

7. To be attractive to the general public it should have a strong "theme" - it should be a "special place" - it should offer opportunities to learn, to share experiences, to involve older people, to captivate the imagination of children, to participate in arts and crafts as well as to relax, to read, to picnic, to stroll or to contemplate.

8. The theme suggested revolves around forestry. What would such a park be like? For example, it would be a network of connecting undulating meadows of natural grasses and paths leading to the water edge relieved by a "dense" wooded area. The wooded areas would provide opportunities for a natural "learning centre" for the nearby elementary school. The meadows perhaps similar to Ceperly Meadows in Stanley Park could link the islands of wooded area and lead to the waterfront walkway. Some of the meadows would be relatively small and suitable for picnicing, resting, viewing the city and the mountains beyond. Other meadows would be larger and suitable for spontaneous games. Fresh water ponds could be located throughout the park, some being developed in their natural state and others being more formal. Small but colourful events such as folk dances, mime, craft display, art in action etc., would be developed in conjunction with the paved pedestrian streets and squares linking the residential areas and commercial shops to the park. Here there would be emphasis on the educational, avocational, historical and naturalist aspects of the forestry theme.

9. The open space would be designed and developed so that the theme is established as a basic framework, but also so that the character can grow and adjust as dictated by the people using it.

10. There is an opportunity for the City to provide leadership by suggesting what is and what is not appropriate in each of the areas of the basin.

For example, Granville Island could become an attractive mixture of commercial pedestrian streets, and small parks utilizing renovated buildings where possible. Vanier Park could become a centre for cultural facilities and a dramatic setting for large "open air" programs. Area 1 - North Shore (between Burrard and Granville) could become a gateway to the downtown core and a link to English Bay. Area 2 - North Shore (between Granville and Cambie) could become a mixture of urban squares and connecting small parks and continuous waterfront walkway.

11. A major consideration in the development of a park system in False Creek is timing - consideration should be given to the ways and means of encouraging an early and simultaneous start on the basic network of parks - pathways - waterfront promenades, particularly in Areas 1,2,6,9 and 10.

RECOMMENDATIONS

It is RECOMMENDED THAT the design team follow the above described principles, and more specifically the following recommendations in completing their park design program for the public space in Area 6.

1. THAT the Area 6 open space in the centre of Phase 1 be developed as a "special place" with a "forestry" theme.

cont'd....

REPORT REFERENCE (cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek (continued)

2. THAT the open space be more passive than active, and there be no major buildings and no major facilities.

3. THAT the "forestry" theme be developed both in the central open space and in the public spaces between the enclaves.

4. THAT public spaces be linked to make a park system both within Area 6 and throughout the False Creek basin and adjacent areas.

5. THAT there be a strong water orientation.

6. THAT suggestions be prepared as to what is and what is not appropriate for each of the public spaces around the False Creek basin, and the means of encouraging an early and simultaneous start on the basic network of the ultimate park system. "

Mr. Wayne Williams, Smith Williams Group and Mr. Richard Rabnett of Thompson, Berwick & Pratt, addressed the Council and, by means of slides, explained some of the principles described in the report. Following the discussion with respect to preserving "long views" in the park program, it was

MOVED by Ald. Hardwick,
THAT the recommendations of the Project Manager contained in the foregoing report be approved after amendment as follows:

"RECOMMENDED THAT the design team follow the above described principles, and more specifically the following recommendations in completing their park design program for the public space in Area 6.

1. That the Area 6 open space in the centre of Phase 1 be developed as a 'special place'.

2. That the open space be more passive than active, and there be no major buildings and no major facilities.

3. That public spaces be linked to make a park system both within Area 6 and throughout the False Creek basin and adjacent areas.

4. That there be a strong water orientation.

5. That suggestions be prepared as to what is and what is not appropriate for each of the public spaces around the False Creek basin, and the means of encouraging an early and simultaneous start on the basic network of the ultimate park system.

6. That significant 'long views' be preserved as an integral part of the park design program."

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:15 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m. with Deputy Mayor Rankin in the Chair and the following members present:

PRESENT: Deputy Mayor Rankin
Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Marzari, Massey and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Pendakur

DELEGATIONS

Areaway at 325 Water Street
Lot B, Block 9, D.L. 541

Council considered a report from the City Engineer under date of December 9, 1974, concerning the areaway at 325 Water Street. The report cited the history of the matter and Council noted that the following recommendations had been approved on October 8, 1974:

"(a) The owner be ordered to remove his structure, fill up the cavity and restore the sidewalk within one week;

(b) If the owner fails to carry out Council's instructions within the stipulated time, the City Engineer be authorized to carry out the work and bill the owner for all costs."

Mr. W. Forster, representing the owner, addressed Council and, with the aid of photographs and a plan, spoke in support of stairway plans involving the property in question. The City Engineer, in his report, advised that under the Street and Traffic By-law, he would reject the stairway plans proposed should a formal submission by made by the owner.

MOVED by Ald. Gibson,
THAT the representations made by the delegation, and the City Engineer's report of December 9, 1974, be received.

- CARRIED

(Alderman Massey opposed)

Day Off With Pay:
December 27, 1974

Council received a delegation from Mr. R.C. Ross, representing the V.M.R.E.U. and C.U.P.E. Local 1004. Mr. Ross spoke in support of a letter submitted to Council under date of December 6, 1974, requesting a day off with pay for employees of both Unions on December 27th. Mr. Ross advised the Council that other municipalities School Boards, Federal and certain Provincial Government employees have been granted December 27th off.

MOVED by Ald. Harcourt,
THAT all Civic staff under the jurisdiction of the V.M.R.E.U. and C.U.P.E. Local 1004, be permitted December 27th as a day off with pay with the proviso that employees who are required to work, be given a day off in lieu at some later date at the convenience of the Department Head.

- LOST

(Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, and Volrich opposed)

MOVED by Ald. Marzari,
THAT the foregoing motion of Alderman Harcourt be tabled, and in the meantime, the City Manager discuss the arrangements with the Union and submit a report on such arrangements with costs involved.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Rankin and Volrich opposed)

MOVED by Ald. Massey,
THAT the motion of Alderman Harcourt be amended by striking out the words "under the jurisdiction of the V.M.R.E.U. and C.U.P.E. Local 1004" and adding the following:

"FURTHER THAT this action by Council be recommended to Police, Library and Park Boards."

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Rankin and Volrich opposed)

The amendment having lost, the motion of Alderman Harcourt was put and LOST.

REPORT REFERENCE (cont'd)

Traffic During Construction of Block 51, 61 and 71

The City Engineer gave a detailed report with respect to Clause 1 of the Manager's Report (Fire and Traffic Matters), dated December 6, 1974, dealing with traffic arrangements during construction of the Provincial Government Complex (Blocks 51, 61 and 71).

MOVED by Ald. Harcourt,
THAT relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles during the second half of construction of this project.

(Not Put)

MOVED by Ald. Linnell,
THAT relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles continuously.

- CARRIED

(Aldermen Bowers, Harcourt, Rankin and Volrich opposed

Transit Routes in the Marpole Area

The Assistant City Engineer - Traffic and Transportation, reported in detail with respect to Clause 1 of the Department Report (Fire and Traffic Matters) dated December 6, 1974, concerning transit matters in the Marpole Area.

Following the explanation, it was

MOVED by Ald. Harcourt,
THAT

(i) Council instruct the Bureau of Transit to operate the P.S.L. service to Victoria via Marine Drive - Hudson Street - 71st Avenue - Oak Street;

(ii) Council instruct the Bureau of Transit to operate the Marine Drive service via Hudson Street - 71st Avenue - Oak Street.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Grant Request - Rental of Q.E. Playhouse

Under date of November 27, 1974, the Friends of Chamber Music submitted a request for a grant of $270.00 to cover the rental of the Queen Elizabeth Playhouse for a performance on April 6, 1975.

MOVED by Ald. Bowers,
THAT approval be granted to the Friends of Chamber Music for a grant of $270.00 to cover the rental of the Queen Elizabeth Playhouse for their performance to be held on April 6, 1975.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Appeal re Subdivision of
2991 West 42nd Avenue

Council noted the following letter submitted by Lando & Company, Barristers, dated November 25, 1974:

> At the meeting of Council of May 14th, 1974, Council passed the following resolution with respect to the above-noted property:-
>
> "That Council advise the Approving Officer it has no objection to the subdivision of this property subject to the Director of Planning reporting back after having canvassed property owners in the neighbourhood to obtain their reaction to the subdivision proposed".
>
> On October 1st, 1974, Council ratified the said resolution by receiving the Canvass Report of the Director of Planning "for information".
>
> Accordingly, in October 1974, Dr. M. Huculak submitted a formal application for subdivision of his property to the Approving Officer and the same was rejected by the Approving Officer by letter to Dr. Huculak dated November 15, 1974, despite Council's said advice and the recognized need for more land being made available in the City of Vancouver.
>
> As we are of the opinion that the applicant's application has merit, we appealed the decision of the Approving Officer to the Supreme Court of British Columbia on November 21st, 1974, on behalf of Dr. Huculak by issuance of a Petition and Supporting Affidavit, true copies of which are enclosed herewith for your information. We are also enclosing herewith a copy of our letter to your Legal Department of today's date, the contents of which are self-explanatory.
>
> The purpose of this letter is to enlist your support and to point out the difficulties faced by our client and probably other individuals in dealing with City Hall bureaucracy.

MOVED by Ald. Harcourt,
THAT the foregoing letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Appeal re Fish
Peddler's License

Council noted a letter from Mr. B. Costain, under date of November 30, 1974, requesting to appear before Council concerning his application for a fish peddler's license. The Health By-law prohibits the sale of fish from door to door or on City streets and Mr. Costain wishes to sell fresh crab from a truck on the City's streets.

MOVED by Ald. Harcourt,
THAT the delegation request from Mr. Costain be approved.

- CARRIED UNANIMOUSLY

4. Proposed Closure of Oakridge
Shopping Centre Entrances on
45th Avenue

MOVED by Ald. Harcourt,
THAT the delegation request from Woodward Stores (Vancouver) Limited, to appear as a delegation on December 17, 1974, opposing the Official Traffic Commission's recommendation regarding the closure of Oakridge Shopping Centre entrances on 45th Avenue, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Future Use of West 37th Avenue

MOVED by Ald. Harcourt,
THAT the request of Mr. Peter Wallbridge to appear as a delegation on December 17, 1974, concerning the future use of West 37th Avenue, be granted.

- CARRIED UNANIMOUSLY

6. VanDusen Botanical Gardens - Proposed Forest Education and Information Building: Draft Agreement

Council was advised that the Park Board at its meeting on November 25, 1974, had approved a draft agreement with MacMillan Bloedel Ltd., in connection with the VanDusen Botanical Gardens - proposed Forest Education and Information Building.

The Park Board requested the Mayor and City Council to approve and finalize the agreement.

MOVED by Ald. Hardwick,
THAT the Council approve the agreement between MacMillan Bloedel Ltd., the Park Board and the City with respect to the proposed Forest Education and Information Building in the VanDusen Botanical Gardens.

- CARRIED UNANIMOUSLY

7. Permission to Hold a Tag Day on December 21, 1974

Council noted a letter from the Vancouver Pacific Swim Club dated December 4, 1974, requesting permission to hold a tag day on December 21, 1974, to raise funds for the Swim Club.

MOVED by Ald. Hardwick,
THAT a tag day on the City streets not be permitted, and the organization be advised of the City's policy and also that it can tag on private properties such as shopping centres, bus depots, etc., providing permission is obtained from the owners.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Hardwick,
THAT the letter from the Vancouver Pacific Swim Club be forwarded to the Park Board to reinforce Council's previous request to the Park Board that the operation of pools and rinks be removed from the income operations and placed under recreation program operations.

- CARRIED

(Alderman Linnell opposed)

MOVED by Ald. Linnell,
THAT the foregoing motion of Alderman Hardwick be tabled to the next meeting of Council for further consideration.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Marzari, Massey, Rankin and Volrich opposed)

The motion of Alderman Linnell to table having lost, the motion of Alderman Hardwick was put and CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

8. Oakridge Traffic - Tisdall Street at 45th Avenue

MOVED by Ald. Linnell,
THAT the request by Mr. H. Jones, on behalf of the residents of the Oakridge area, to appear as a delegation concerning the traffic condition on Tisdall Street at 45th Avenue, which will be the subject of a report from the Official Traffic Commission on December 17, 1974, be approved.

- CARRIED UNANIMOUSLY

9. Free Downtown Xmas Shoppers' Bus

At the last meeting of Council, the Mayor was requested to attempt to persuade the Downtown Business Community to subscribe 50% of the total cost of a free Downtown Christmas shoppers' bus for 1974, with the City providing the remaining 50% of the funds, if the Mayor was successful in his endeavours.

Pursuant thereto, the Mayor submitted a memorandum dated December 6, 1974, as follows:

> Time has run out on the free Shoppers Bus. The DBA and downtown department stores are not prepared to subsidize the bus. A number of the smaller merchants, represented through the DBA, feel that the bus is harmful to their Christmas business as it takes some pedestrians off the streets between the major department store clusters.
>
> The DBA feels that we should try this year without a free bus service and monitor the results. If the bus is missed, they would be prepared to share in the financing of a free bus next year.

MOVED by Ald. Volrich,
THAT, providing it is still possible to do so, a free Downtown Christmas shoppers' bus for 1974, be arranged and the City provide all costs.

- CARRIED

(Aldermen Bowers, Harcourt and Marzari opposed)

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MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
December 6, 1974.

Finance Matters
(December 6, 1974)

Council considered this report, which contains six clauses, identified as follows:

Cl.1. Grant Request for Whale Banners from Greenpeace Foundation.
Cl.2. Queen Elizabeth Theatre - Restaurant and Liquor Lease.
Cl.3. Business Tax Valuation Staff.
Cl.4. Business Tax and Local Improvements.
Cl.5. Downtown Information Service.
Cl.6. Area Planning Priorities and Staffing.

The Council took action as follows:

Grant Request for Whale Banners from Greenpeace Foundation. (Clause 1)

MOVED by Ald. Massey
THAT a grant of $200 to the Greenpeace Foundation be approved, to permit them to purchase from the City one hundred surplus decorative street banners.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

(For Council Action on Clauses 2,3,4 see page 20)
(For Council Action on Clause 5 & 6 see page 19)

Social Service and Health Matters,
(December 6, 1974)

Immigrant Services Centre: South-East Sector of the City of Vancouver.
(Clause 1)

MOVED by Ald. Bowers,
THAT the following recommendations contained in this report be approved:

(1) **an Immigrant Services Centre be established in south-east Vancouver;**

(2) **City Council approve the addition of one full time Nurse and one full time Health Aid Interpreter to the City Health Department at a cost of $11,951 for 6 months from January 1st to June 30th, 1975;**

(3) **the City Council approve funds in the amount of $8,154 for the payment of rent, heat, light, and phone for the proposed Immigrant Services Centre in the South-east sector of the City on a six-month basis, pending the results of the evaluation of this service; and the Supervisor of Properties & Insurance be instructed to locate suitable premises.**

(4) **the Director of Social Planning and the Medical Health Officer, in co-operation with the Management Committee established to oversee the operation of the Centre, report back to the Standing Committee of Council on Social Services by May 30th, 1975 on the success or failure of the service and future funding, if required;**

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Immigrant Services Centre: South-East Sector of the City of Vancouver. (Clause 1) (Cont'd)

(5) the foregoing recommendations be approved subject to the condition that the Department of Manpower and Immigration fulfills its commitment to pay the salaries of two staff; the Project Co-ordinator and the Administrative Assistant and also provide a Manpower Officer;

(6) in the event the service is not fully staffed by January 1st, 1975 that the six month period of City funding commence from the date of full staffing and the report to the Social Services Committee be five months thereafter.

(7) the salary and classification of the Nurse and Health Aid Interpreter positions be subject to review by the Director of Personnel Services and a report to the City Manager.

- CARRIED UNANIMOUSLY

II. Report from Alderman Marzari, Vice Chairman, and Alderman Gibson, Member, Standing Committee on Social Services. November 28, 1974.

The Council considered this report, which contains six clauses, identified as follows:

Cl.1. Alliance of Handicapped - Request for Assistance with Transportation Requirements.
Cl.2. Acoustics in Committee Room No. 1.
Cl.3. City Centre Youth Resources - Request for Funding for Nurse and Medical Equipment.
Cl.4. Board of Police Commissioners - Information Report.
Cl.5. Vancouver Gay Information Service - Grant Request.
Cl.6. Neighbourhood Services Association - Grant Request for $120,000.

The Council took action as follows:

City Centre Youth Resources - Request for Funding for Nurse and Medical Equipment. (Clause 3)

MOVED by Ald. Marzari
THAT recommendation (a) of Alderman Marzari, Vice-Chairman and Alderman Gibson, Member, of the Committee, be approved after amendment as follows:

'THAT Council approve an amount of up to $7,000 to provide funds for the Health Department to provide a nursing service for use by the Family and Children's Service facilities (52 Water Street). These funds will pay the cost of a Nurse for six months (three evenings per week) and up to $1,000 for purchase of medical equipment and supplies.'

AND FURTHER THAT recommendation (b) be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters,
(December 6, 1974)

The Council considered this report, which contains two clauses, identified as follows:

Cl.1. Operations - Heather Street Marina.
Cl.2. Illegal Suites.

The Council took action as follows:

Operations - Heather Street
Marina (Clause 1)

MOVED by Ald.Hardwick
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(For Council action on Clause 2 see page 20)

Finance Matters,
December 6, 1974.

Area Planning Priorities
and Staffing (Clause 6)

MOVED by Ald. Marzari
THAT consideration of this clause be deferred to the next meeting of Council, at which time the Director of Planning provide a report reference on the Local Area Planning Program.

- CARRIED
(Ald. Harcourt, Hardwick, Rankin and Volrich opposed)

Downtown Information
Service (Clause 5)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Works and Utility Matters,
(December 6, 1974)

The Council considered this report, which contains two clauses, identified as follows:

Cl.1. Watermain Installations - 1974 Capital Budget.
Cl.2. Tender No. 52-74-1 - Lumber.

The Council took action as follows:

Clauses 1 and 2.
MOVED by Ald. Linnell
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters,
December 6, 1974.

Illegal Suites (Clause 2)

MOVED by Ald. Linnell
THAT the recommendations of the City Manager, contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(December 6, 1974.)

Traffic Arrangements During Construction of the Provincial Government Complex.
(Blocks 51,61,71) (Clause 1)

For Council action on this report, see page 13.

Finance Matters,
December 6, 1974.

Queen Elizabeth Theatre - Restaurant and Liquor Lease (Clause 2)

MOVED by Ald. Bowers,
THAT a Committee of Council, comprised of Alderman Bowers, Alderman Volrich and the City Manager be appointed for the purpose of negotiating a new lease and license with Adrina Holdings Ltd., with respect to the Queen Elizabeth Theatre Restaurant and Liquor Lease.

- CARRIED UNANIMOUSLY

Business Tax Valuation Staff
(Clause 3)

Business Tax and Local Improvements
(Clause 4)

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 6, 1974)

Council considered this report, which contains three clauses, identified as follows:

Cl.1. Three Additional Clerical Positions - Police Department.
Cl.2. Librarian - Britannia Complex Library.
Cl.3. Salary and Classification Review, One New Position, Librarian I - Catalogue Division, Vancouver Public Library.

The Council took action as follows:

MOVED by Ald. Linnell
THAT the recommendations of the City Manager, contained in clauses 1,2 and 3 of the report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
December 6, 1974.

The Council considered this report which contains six clauses, identified as follows:

Cl.1. Lease of 1564 West 6th Avenue - Civil Defence Accommodation.
Cl.2. Acquisition for Family Housing Site III, Lot 8, Sub. A. Block 108, D.L.'s 36 & 51, 4811 Boundary Road.
Cl.3. Rental Increase - H.M.C.S. Discovery, (Deadman's Island) Police Training Academy.
Cl.4. Lots A to G, Lot 10, and Adjacent Lane, Block 2, N.W.¼ Section 24, T.R.S.L. Situated S.E Corner of Venables and Renfrew Streets.
Cl.5. Lease of portion of Waterlot 'A' D.L. 2064, Plan 5568, 215 West 1st Avenue.
Cl.6. Demolitions.

The Council took action as follows:

MOVED by Ald. Hardwick
THAT the recommendations of the City Manager contained in Clauses, 1,2,3,4,5 of this report be approved, and Clause 6, be received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
December 6, 1974.

Building and Planning Matters
(December 6, 1974)

The Council considered this report, which contains three clauses, identified as follows:

Cl.1. Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-conforming Signs.
Cl.2. Proposed Amendment to Sign By-law - Height of Billboard.
Cl.3. "Locked In" Lot at 2331 Triumph Street.

The Council took action as follows:

Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-conforming Signs
(Clause 1)

MOVED by Ald. Massey
THAT the Director of Planning be instructed to submit the proposed amendment to the Sign By-law, as detailed in this clause, to a Public Hearing.

- CARRIED UNANIMOUSLY

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Proposed Amendment to Sign By-law - Height of Billboard (Clause 2)

MOVED by Ald. Massey
THAT the Draft Amendment to the Sign By-law be amended to read as follows, and the Director of Planning be instructed to submit this proposed amendment to a Public Hearing.

"That Section 6(8)(c) of the Sign By-law No.4810 be amended to read as follows:

' The maximum height of a 'trio' billboard shall not exceed 20 feet above grade.' "

- CARRIED UNANIMOUSLY

* Underlining denotes amendment.

"Locked In" Lot at 2331 Triumph Street, (Clause 3)

MOVED by Ald. Massey
THAT the requests of Louis & Maria Pereira, and F.H. Briscoe of Landmark Corporation Ltd., to appear as delegations on this matter, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters (December 6, 1974)

Transit Routes in the Marpole Area (Clause 1)

For Council action on this report see page 13.

F. Illegal Suites - Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases, submitted the following report, under date of November 29,1974.

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Nancy Lee McQuade (tenant), 235 East 63rd Avenue
Mrs. Lena Arundel (tenant), 4444 West 2nd Avenue
Neropi Kaliris (owner), 3457 West 3rd Avenue
Sylvia Marian Giroux (tenant), 2491 East 19th Avenue
Alan Tilke (owner), 4211 Granville Street
Mrs. Grace Petruk (tenant), 1073 West Broadway

Cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

David J. Allan (tenant), 8031 Hudson Street
Mr. & Mrs. R. T. Baker (tenants) 2626 West 41st Avenue
K. C. Sherwood (tenant), 2955 Arbutus Street
Maureen Lawson (tenant), 4538 West 15th Avenue
Dilbagh Singh Bains (owner), 3525 Adanac Street
Stanley P. Ginther (tenant), 1336 West 14th Avenue
Pamela M. Semochuk (tenant), 1323 West 71st Avenue
Hans Gust (owner), 1364 East 12th Avenue
Motoharu Imanishi (tenant), 2889 Highbury Street
Christos Kyriakopoulos (owner), 74 West 21st Avenue

(c) the following application be approved for six months from the date of this Resolution:

Amrik Nijjar (owner), 3174 Kings Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Jim Bowcock (tenant), 2279 Nanaimo Street
Ajaib Singh Shokar (owner), 4995 Inverness Street
Mrs. Marge White (owner), 2176 East 61st Avenue
Malkiat Singh (tenant), 3139 East 14th Avenue

MOVED by Ald. Bowers
THAT recommendations (a) (b) (c) and (d) of the report be approved and that the applications referred to in recommendation (e) be approved for one year from the date of this resolution.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on
(i) Finance and Administration.
November 28, 1974.

The Council considered this report, which contains three clauses, identified as follows:

Cl.1. Price of Closed Street and Lane - Pendrell Street between Burrard and Thurlow.
Cl.2. Skills Producing Industrial Complex for Low Income People.
Cl.3. Development Permit Application Process.

The Council took action as follows:

Price of Closed Street and Lane - Pendrell Street between Burrard and Thurlow (Clause 1)

MOVED by Ald. Gibson
THAT in order to expedite the construction of the already authorized extension to St. Paul's Hospital, the section of Pendrell Street and the lane described in the report of the Standing Committee on Finance and Administration dated November 28, 1974, be conveyed to St. Paul's Hospital for the sum of $1.00.

FURTHER THAT if the hospital successfully recoups the market value of this conveyed lane from the Provincial Government, the hospital then pay the City the market value of the said lane ($809,270.00). In the event that the conveyed lane is not used for hospital purposes it shall revert to the City.

- CARRIED

(Ald. Bowers and Linnell opposed)

(ii) MOVED by Ald. Hardwick
THAT the communication from St. Paul's Hospital on this matter, be received.

- CARRIED UNANIMOUSLY

Skills Producing Industrial Complex for Low Income People.(Clause 2)

MOVED by Ald. Hardwick
THAT this clause in the Committee's report be approved.

- CARRIED UNANIMOUSLY

Development Permit Application Process (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report from Alderman Marzari, Vice-Chairman, and Alderman Gibson, Member, Standing Committee on Social Services. (Cont'd)

Alliance of Handicapped - Request for Assistance with Transportation Requirements (Clause 1)

MOVED by Ald. Marzari
THAT the recommendations of Alderman Marzari, Vice-Chairman and Alderman Gibson, Member of the Committee, be approved.

- CARRIED UNANIMOUSLY

Acoustics in Committee Room No.1. (Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of Alderman Marzari and Alderman Gibson, contained in this clause, be approved.

- LOST

Ald. Bowers, Harcourt, Hardwick, Linnell, Massey, Rankin, Volrich and Mayor opposed)

Clause 3.

For Council action on this clause see page 18.

Board of Police Commissioners - Information Report (Clause 4)

MOVED by Ald. Linnell
THAT consideration of this clause be deferred to the special meeting of Council with the Police Department on January 16,1975.

- LOST

(Ald. Harcourt, Hardwick, Marzari, Rankin and Volrich opposed)

MOVED by Ald. Marzari
THAT the recommendation of Alderman Marzari and Alderman Gibson, contained in this clause, be approved.

- not put

MOVED by Ald. Volrich
THAT the letter, dated November 22, 1974, from the Secretary of the Board of Police Commissioners be received and that the Chief Constable or his representative be requested to appear before the Social Services Committee to explain more fully why the East Hastings Area cannot now be policed at the same level as it was in 1973.

- CARRIED

(Ald. Marzari and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Vancouver Gay Information Service -
Grant Request -(Clause 5)

Neighbourhood Services Association -
Grant Request for $120,000. (Clause 6)

MOVED by Ald. Marzari,
THAT the recommendations of Alderman Marzari, Vice-Chairman, and Ald.Gibson, Member of the Committee, contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Waterfront and Environment. November 28, 1974.

The Council considered this report, which contains five clauses, identified as follows:

Cl.1. Fraser River Street Ends.
Cl.2. Dogs.
Cl.3. Final Report - Waterfront Steering Committee.
Cl.4. Waterfront Working Committee - Status Report.
Cl.5. Waterfront Planning Study - Stage IV - Implementation.

The Council took action as follows:

Fraser River Street Ends
(Clause 1)

MOVED by Ald. Linnell
THAT consideration of this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2,3,4 and 5.

MOVED by Ald. Linnell
THAT the recommendations of the Committee, contained in clauses 2,3,4 and 5 be approved.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IV. Report from Standing Committee on Community Development. November 28, 1974.

The Council considered this report, which contains five clauses, identified as follows:

Cl.1. Neighbourhood Pub Application - 1403 Commercial Drive.
Cl.2. City-owned Lands - D.L.753, Blocks G-K, Situated between Commercial and Findlay.
Cl.3. Street Vending Permit - Mr. Alain Straub.
Cl.4. Street Vending Permit - Mr. Ram Roop.
Cl.5. Street Vending Permit - Mr. Paul Calder.

The Council took action as follows:

Clauses 1,2,3,4 & 5.

MOVED by Ald.Volrich
THAT the recommendations of the Committee contained in clauses 1 and 2 be approved, and clauses 3,4 and 5 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Hardwick voted against Clause 1)

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell
SECONDED by Ald. Hardwick
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

MOVED by Ald. Bowers
SECONDED by Ald. Marzari
THAT WHEREAS some inspectors in the City's Department of Permits and Licenses have been telling property owners in residential zones near the P.N.E. that such owners have a right to lease out parking spaces on their property.

AND WHEREAS this is not Council's interpretation of the Zoning and Development By-law,

THEREFORE BE IT RESOLVED Council direct the Department of Permits and Licenses to cease giving the aforesaid advice, and to correct the information already given out.

Continued...

MOTIONS (Cont'd)

EXPLANATION

Schedule A of the Zoning By-law (Pg.205) under Section 1(4) permits without a development permit.

"The renting of garage space in any RA, RS or RT district, where such is surplus to the number of automobiles used by the persons living on the site."

"Parking Garage (Private)" is defined in the act (page 5)

"Parking Area (Private)" is also defined as "an open area of land used or intended to be used for the same purposes as a private garage.

The Dept. of Permits and Licenses has concluded that since Parking Area is used for the same purposes as Private Garage, therefore if the By-law permits the lease of space in a private garage, it also permits the lease of parking areas. They have assumed that the area which can be so leased is the same as the maximum area of a garage that legally could have been constructed on the site.

This interpretation is not shared by the Director of Legal Services.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Volrich and recognized by the Chair.

Designation of Heritage Buildings, Structures and Lands.

WHEREAS:

a) Section 564A of the Charter now authorises the Council by By-law to designate "heritage" buildings, structures and lands.

b) Subsection 4 of Section 564A requires that the establishment of a Heritage Advisory Committee be approved by a By-law adopted by an affirmative vote of at least two thirds of all the members of Council.

c) There is no similar two thirds majority requirement for the approval of "heritage" designations despite the fact that certain important consequences and limitations attend such designations.

d) Such designations can presently be approved by a simple majority of Council and the designation can similarly be reversed by a simple majority of Council in another year, thus giving such designations very limited meaning and importance.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be requested to bring forward amendments to Section 564A of the Charter, or other statutory amendments to achieve the same purpose, which will require that "heritage" designations be approved by a two thirds majority of all members of Council and that decisions to reverse such a designation by any Council in a subsequent year shall also require a two thirds majority of all members of Council.

At this point in the proceedings, Alderman Linnell left the meeting.

ENQUIRIES AND OTHER MATTERS

Alderman Bowers referred to a request from Jack Lee and Miss Doris Wilson of the P.N.E. requesting consideration of a grant towards the operation of a "Carol-Van" This Van would be operated from 6.30 to 10 p.m. December 19,20,21 and 22, 1974, and would travel through a different area of the City each night.

MOVED by Ald. Bowers
SECONDED by Ald. Marzari
THAT the City approve a grant of $2,000 to the "Carol-Van" Association.

- LOST

(Ald. Hardwick, Massey, Rankin and Volrich opposed)

A Tie-vote resulted and therefore the Motion was declared LOST.

DELEGATION

Recycling West Coast Salvage Building.

MOVED by Ald. Hardwick
SECONDED by Ald. Massey
THAT Council hear a delegation from Mr. Jim Land on the matter of the West Coast Salvage Building.

- CARRIED UNANIMOUSLY

Mr. Land addressed the Council and put forward the proposal that the portion of the West Coast Salvage Building still remaining be preserved for a further period of time and be used by the City winter works crews working on the sea wall in False Creek. He also advised Council of his proposal to institute a competition with an award of $1,000 for suggestions with respect to re-cycling of the materials salvaged from the West Coast Salvage Building.

MOVED by Ald Massey
SECONDED by Ald. Hardwick
THAT the City Engineer and the False Creek Development Consultant review the feasibility of Mr. Land's proposals with respect to re-cycling of salvageable materials from the West Coast Salvage Building to include possible use of some of this material in the Winter works and other projects respecting False Creek development.

- CARRIED UNANIMOUSLY

The Council adjourned at 10.20 p.m.

A-1

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1974 Capital Budget

The City Engineer reports as follows:

"On October 22nd, 1974, Council approved the design proposals for the Broadway Beautification Project and authorized initiation of local improvement proceedings. Subject to the approval by a Court of Revision in early March, this work is scheduled to start by the end of March 1975.

The existing watermain on Broadway from Waterloo Street to Vine Street (the full length of the beautification project and two adjacent blocks) is an old 12" steel main with a long leak history, and it requires replacement.

Because of insufficient lead time between the Court of Revision date and start of the surface work, and also because this watermain replacement work has to be done in any event, this item is submitted for Council's approval at this time.

The total cost of the watermain replacement work is estimated at $210,000.

I RECOMMEND that the Broadway watermain replacement be approved and that the required $210,000 be appropriated from the following 1974 Water Works Capital Accounts:

128/7901	- 'City Subdivision - Unappropriated'	$84,800
128/7902	- 'Short Notice Projects - Unappropriated'	$85,200
128/7903	- 'Prior to Paving - Unappropriated'	$40,000
		$210,000 "

The City Manager RECOMMENDS that the foregoing be approved.

2. Tender No. 52-74-1 - Lumber

Tenders for the above were opened on November 25, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the Purchasing Agent's Office.

Eight bids were received on a total of 21 items. We are recommending acceptance of the low bid in each instance with the following exceptions:

Item 15 is not required and is therefore cancelled.

Weldwood of Canada Limited submitted the low bid on item 10 (total value $1647.24), but their product did not meet grading specifications.

Sengara Lumber Sales submitted the low bid on Item 6 (total value $1501.18) for a total saving of $21.72. It is our opinion that the small saving does not warrant an additional contract.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend acceptance of the following bids:

a. Doman Industries Ltd. - 11 items for $109,575.17.

b. Northcoast Forest Products Ltd. - 4 items for $36,681.50.

c. Western Wholesale Lumber Ltd. - 3 items for $6,052.94.

Cont'd . . .

Clause 2 cont'd

d. **Riverdale Lumber Ltd. - 2 items for $1,456.86.**

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and in the tabulation."

The City Manager recommends that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 538

SOCIAL SERVICE AND HEALTH MATTERS

A-2

CONSIDERATION

1. Immigrant Services Centre: South-East Sector of the City of Vancouver

The Director of Social Planning and the Medical Health Officer REPORT AND RECOMMEND:

In the past five years, the number of landed immigrants locating in the City of Vancouver has increased dramatically, particularly in the south-east sector of the City. It is estimated that approximately 15,000 people of East Indian extraction are residing in this area.

The new immigrants coming to Canada frequently experience "cultural shock" while settling into their newly chosen home-land. Many new citizens are unaware of their rights and responsibilities as Canadian citizens. Religion and religious sects within the immigrant groups play their role in the adjustment difficulties new immigrant residents have. This population is subject to personal exploitation particularly in the area of employment. Incidents of racial strife, though minor at this time, are increasing.

Given the difficulties the immigrant population has in assimilating itself into Canadian society, normal community services approaches have not been successful in coping with the range of problems the individual or family faces. As a result, the Health Department, Social Planning Department and Police Department, in co-operation with the Federal Department of Manpower and Immigration and the Provincial Department of Human Resources have planned the development of an Immigrant Services Centre, to be located in the south-east sector of the City.

The Department of Manpower and Immigration will provide two full-time professional staff, supported by the local Immigrant Services Society, to provide direct on-site services to the immigrant population in this area of the City. In addition to these staff, a Public Health Nurse would operate out of the Centre, on a full-time basis. The Police Department is prepared to provide the services of a Police Team on a one-day-a-week basis, but also on call at all times, as needed. The Department of Human Resources, through the South Unit Area Manager, will second two full-time Family and Child Care staff to the Centre to round out the Services Team for the proposed Immigrant Services Centre.

This Centre will be open seven days a week. A management committee, composed of officials from the involved City Departments will oversee the operation. After six months experience the Management Committee will report progress to their respective governments, City, Provincial and Federal on the effectiveness of the service and the value of continuing.

The City of Vancouver would be financially responsible for the rent, heat, light, phone and furnishings at the Centre.

The Medical Health Officer supports the development of the Centre. He advises that the immigrant population in this community has many health related problems for which additional Health Department staff over and above the Department's present staff complement are required.

The Director of Personnel Services will review and report on the duties and responsibilities of the Health staff positions and advises that pay grades and salaries be estimated as follows from January 1st to June 30th, 1975.

One full-time Nurse with degree at $990 per month for six months, plus car allowance at $25.00 per month:

Salary - $5,940, plus car allowance - $150 plus fringe benefits - $356 = $6,446

/continued

Clause No. 1 Continued:

B/f $ 6,446

One Health Aid Interpreter, estimated cost of $842 per month for six months plus car allowance at $25.00 per month:

Salary - $5,052 , plus car allowance - $150 plus fringe benefits - $303	= $ 5,505
TOTAL ESTIMATED COST:	$11,951

The Medical Health Officer will request the Regional Director of Federal Health Services to fund these Health Services on a continuing basis. This would be done in conjunction with the evaluation report to Council in May 1975.

No extra City costs are required for the Police component of the programme.

The Department of Human Resources will provide staff through its Department of Family and Children's Services.

The Manpower and Immigration Department will provide one Manpower Officer and salaries for one Project Co-ordinator and one Administrative Assistant and will also be providing support services of the Immigrant Services Society. (See attached correspondence).

The estimated costs of the rent, heat, light, phone and furnishings are as follows:

Rent:	3,000 square feet estimated at $4.00 per square foot, $1,000 per month for six months:	$ 6,000.00
Heat and Light:	Estimated at $150.00 per month for six months:	$ 900.00
Phone:	$37.40 per month x 6 months = $224.40 plus $30.00 installation fee	$ 254.00
Furnishings:	It is believed that much of the funishings can be obtained from Surplus Stores at Manitoba Yards.	
Renovations:		$ 1,000.00
TOTAL estimated cost to the City of Vancouver would be approximately:		$ 8,154.00

The Director of Social Planning and the Medical Health Officer recommend that:

(1) an Immigrant Services Centre be established in south-east Vancouver;

(2) City Council approve the addition of one full time Nurse and one full time Health Aid Interpreter to the City Health Department at a cost of $11,951 for 6 months from January 1st to June 30th, 1975;

(3) the City Council approve funds in the amount of $8,154 for the payment of rent, heat, light, and phone for the proposed Immigrant Services Centre in the South-east sector of the City on a six-month basis, pending the results of the evaluation of this service; and the Supervisor of Properties & Insurance be instructed to locate suitable premises.

(4) the Director of Social Planning and the Medical Health Officer, in co-operation with the Management Committee established to oversee the operation of the Centre, report back to the Standing Committee of Council on Social Services by May 30th, 1975 on the success or failure of the service and future funding, if required;

/Continued

Clause No. 1 Continued:

(5) the foregoing recommendations be approved subject to the condition that the Department of Manpower and Immigration fulfills its commitment to pay the salaries of two staff; the Project Co-ordinator and the Administrative Assistant and also provide a Manpower Officer;

(6) in the event the service is not fully staffed by January 1st, 1975 that the six month period of City funding commence from the date of full staffing and the report to the Social Services Committee be five months thereafter.

(7) the salary and classification of the Nurse and Health Aid Interpreter positions be subject to review by the Director of Personnel Services and a report to the City Manager.

Since the implementation of the foregoing report would result in an increase in the standard of service provided by the departments involved, the recommendations are submitted for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 836-7

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Operations - Heather Street Marina

The City Manager has received the following report from the False Creek Development Consultant and the Director of Finance.

"Introduction

City Council, on October 22, 1974, gave consideration to a report of the Development Consultant for the construction of the proposed Heather Street Marina, and Council recommended that the City proceed with development of this Marina. With respect to management of the Marina, the report stated as follows:

> 'It is anticipated that City Council will enter into a management agreement with the Board of Parks and Recreation, under which the City will finance the Marina, have it designed and built, will set the rates and allocate the initial berths and the Board of Parks and Recreation will operate the Marina, will collect the revenues, and will remit the revenues, and submit the statements of authorized expenditures on a monthly basis.'

The purpose of this report is to recommend a basis for the operation of the Marina by the Board of Parks and Recreation.

Definition

Within the context of this report, it is intended that the Marina will comprise the facilities for berthing boats, hoists and elevators, administrative office, and parking lot, and is located at the foot of Heather Street. The parking lot is in the area designated in the plan described to Council on October 22 plus an area adjoining 6th Avenue which will be designated as a parking lot pending development of permanent parking facilities. If a public wharf is constructed within the Bay of the Marina, this possibly could, at the City's option, constitute a part of the Marina but could also be operated by others. The live-aboard marina proposed for the western end of Area 6 (Spruce Street Marina) is not contemplated within the context of this report.

Ancilliary Facilities

It is anticipated that in the future the City will lease land in the vicinity of the Marina for ancilliary private commercial activities such as a restaurant and marina supply shop. It is proposed that these operations be at arms length to the Marina and be directly responsible to the City for the fulfillment of their lease agreement.

Financing

It has been estimated that it will cost $1,387,000.00 to develop a 325-boat Marina in the bay. This figure represents the cost of construction of the Marina plus the pro rata portion of the land acquisition and development cost for the total Area 6 development.

The Marina development costs ($937,000.00) are being financed out of the special property sales reserve account. The land acquisition and development costs have been and will be financed from Supplementary and Basic Capital accounts. It is unlikely that any of the expenditures will be eligible for financing from the approved loan from CMHC.

Financial Objectives

Regardless of the source of financing, it is proposed that the City consider the Marina as an economic asset which should earn an economic return. The financial return would be defined as gross revenues less operating costs including staff, administration, insurance, utilities, maintenance, etc., but excluding the water lease. Generally, a minimum rate of return would be interpreted as:

a. Repaying the City's initial investment, plus interest at 9½%, over a 20-year term.

cont'd ...

Clause No.1 (continued)

b. Repaying any future capital investment by the City over a 20-year term, at an interest rate to be specified at the time of the expenditure.

Management and Operation

It is proposed that the Board of Parks and Recreation have the responsibility for the management and day to day operations of the marina for an indefinite period until such time as either the City or the Board wish to terminate the arrangement. Termination would be on the anniversary date (March 31) and be subject to three months' notice. Without restricting the generality of the foregoing, this would include staffing, rental of berths, maintenance and repair of the marina, building and parking lot, security, collection of rentals, operations of the hoist and elevator, and disbursements for operating expenditures.

The City would retain the right to allocate the berths initially (but with consultations with the Park Board) and to set the ongoing rate structure. Generally, the moorage rates are to be comparable to general market rates for similar facilities.

Initial Rates

It is proposed that the initial moorage rates for the period ending March 31, 1976 be set as follows:

a. Pleasure craft - $1.65 per lineal foot per month based on the longer of the boat or the slip.
b. Live-aboard boats - $1.95 per lineal foot per month based on the longer of the boat or the slip.

An additional charge will be levied on the live-aboard boats in order to pay for the sewerage disposal facilities. This charge has not been determined, but will be based on a figure which will amortize the City's investment in the sewerage disposal facilities, plus interest at 10%, over a 20 year period.

The live-aboard boats will pay their portion of the licence fee in lieu of property taxes, as set out in the by-law, or a pro rata portion for the period of occupancy in the first year.

The live-aboard boats will be individually metered for electricity, will be required to pay full electricity costs, and the cost of parking specified by the City. The Park Board will levy a flat fee to recreational boats sufficient to fully recover the applicable electricity costs.

The Park Board are to determine an appropriate fee for the use of the hoist and elevator, subject to the approval of the Director of Finance.

Budgets and Accounting

At the beginning of each calendar year, it is proposed that the Board of Parks and Recreation submit through the Director of Finance, to City Council for approval, the operating and capital budgets for the Marina. The Park Board are to propose in these budgets moorage rates, utility charges and other relevant charges which will generate sufficient revenue to meet the City's financial objectives for the Marina.

For the purposes of accounting, all revenues and expenditures for the Marina are to be recorded in the City's books of account.

Park Board Staff Consultation

The above report has been reviewed with the staff of the Park Board.

Recommendation

It is RECOMMENDED that the terms and conditions for operation of the Marina by the Board of Parks and Recreation be approved by City Council and be forwarded to the incoming Park Board for their comment."

The City Manager RECOMMENDS that the foregoing report of the False Creek Development Consultant and Director of Finance be approved.

cont'd ...

2. Illegal Suites

The Director of Permits and Licenses and the Director of Planning report as follows:

"In 1959 City Council adopted a program to progressively eliminate so-called illegal suites in single family areas during a 10-year period. This was done on a progressive basis and a significant number of suites were discontinued. In 1966, however, because of a housing shortage, Council by resolution, extended the expiry date for these suites. With the continuance of the housing shortage and changing social attitudes, the moratorium has been extended by Council on four subsequent occasions until it now expires on December 31st, 1974. On each occasion, a new Development Permit was issued to the owner of the illegal accommodation. About 750 suites are involved.

It is our recommendation that the moratorium should be extended but in view of the fact that Council intends to deal with this whole question in 1975, it seems unnecessary to go through all the procedure of issuing new Development Permits for an extended moratorium period. It is suggested therefore that people whose permits expire at the end of this year should be sent a letter saying that Council will be dealing with this matter in 1975; that even though their permit expires at the end of the year no action will be taken and no new permit will be required until Council has decided what is the appropriate course of action in all cases. Thereafter, the 750 cases can be disposed of under whatever arrangements are finally decided.

At the same time, unless Council directs otherwise, suites which have been installed since June 18, 1956 (date of passing of the Zoning and Development By-law) as they are discovered, will be treated in the same way as any other violation of the Zoning and Development By-law i.e. they will be ordered discontinued.

One of the proposed amendments to the Zoning and Development By-law considered and approved by Council at the Public Hearing on November 26, 1974, was an arrangement whereby a multiple accommodation with a short term Development Permit approval should be subject to renewal under the License By-law and not under the Zoning and Development By-law. It was thought that this would eliminate some administrative steps. It would however create more difficulty in the enforcement program because in the event of necessary prosecution two By-laws (License and Zoning) would be involved, leading to confusion. It would also make more difficult another program which is aimed at gradually improving the quality of sub-standard accommodation in residential areas other than RS-1. This accommodation is given limited approval dependent on the quality for two years, five years, ten years or the life of the building. Each time the application comes up for review, improvements are sought until it is considered to be of a reasonable standard when the approval is for the life of the building. The program is considered by your officials to be very effective and far superior to either ordering out the sub-standard accommodation or merely approving it without a limited term.

Accordingly it is recommended that:

a. The Director of Permits & Licenses be instructed to temporarily withhold enforcement action on the illegal suites in the RS-1 areas with respect to which Development Permits will expire on December 31st, 1974.

b. The owners of property covered by these expiring permits be so informed.

cont'd ...

Clause No.2 (continued)

c. The present program of gradual improvement in other than RS-1 areas be continued.

d. The Director of Permits and Licenses continue to order out any suites which have clearly been installed since June 18, 1956.

e. Section 10 of the amending By-law be not passed."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Director of Permits and Licenses contained in the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 838

FIRE & TRAFFIC MATTERS

INFORMATION

1. Traffic Arrangements During Construction of the Provincial Government Complex (Blocks 51,61,71)

The City Engineer reports as follows:

"On September 24, 1974, when dealing with the City Engineer's report about traffic arrangements and timing for construction of the Provincial Government Complex (Blocks 51, 61, 71), Council resolved:

> 'That consideration of this clause be deferred to an early meeting of Council for report reference from the City Engineer to include a report on the powers of the City Engineer to stage construction programs in such a manner as to avoid simultaneous street closures.'

A report reference by the City Engineer will accompany this report.

1. Control of Work affecting City Streets

The city streets by virtue of the City Charter are owned by the City of Vancouver. Based on this ownership, the City has established the "Street and Traffic By-law No. 2849" being a by-law to regulate traffic and the use of streets in the City of Vancouver. City Council acting through the City Engineer controls all work on City streets, and no work is permitted on City streets without permission from the City Engineer.

Because of the impact and disruption of works affecting the operation of the street system, the Engineering Department has developed a Manual for Traffic control related to work on City streets. Over the last few years, this manual has been revised to become more restrictive with respect to the amount of traffic disruption allowed by contractors etc., however, in our opinion City practices are not yet as restrictive as in eastern cities such as Toronto or Montreal. Procedures in the manual, of course, cannot be applied wholly in every case for a variety of reasons.

In 1970 Council requested that the Engineering Department review damage to City property and nuisance and inconvenience to the public, caused by contractors using the City street allowance for construction purposes. Following the Department's report on this subject in 1972 Council authorized two inspectors to control the activities of contractors on City streets and also approved new procedures requiring contractors to provide damage deposits and liability insurance. Tighter control over excavations, shoring, and backfilling was instituted with the requirement that a contractor obtain professional engineering, design and supervision for such works.

To carry out the above review, the Engineering Department contacted major north American cities and received information from 36 such cities. Our new control procedures for contractors working on the street are somewhat more stringent than typically the case in the cities surveyed, in terms of control of pedestrian conflicts, safety, liability coverage and proper restoration of City property and facilities. However in terms of overall restriction of use of City streets (i.e. not permitting the use of City property for construction purposes) we are more liberal than the typical city surveyed. Particularly in the downtown peninsula the effects of construction on our utility system and on traffic congestion may require us to deny the use of City property at all in some cases. The B.C. Telephone Co. construction on Seymour Street is an example of a case where we had to delay construction until the Granville Mall was completed; more such cases will occur in future.

2. Block 51, 61, 71

For the Provincial Government complex, the detailed timetable and required street disruptions are summarized in the following:

Cont'd . . .

Clause #1 continued:

CONSTRUCTION STAGE	DATE	STREET OCCUPANCY REQUIRED							
		1 LANE HOWE 51	61	71	1 LANE NELSON	4 LANES ROBSON	1 LANE HORNBY 51	61	71
Construction in west ½ of Block 61	Nov '74								
Construction of Block 71	Apr '75								
Construction full Block 61 closure of Robson Street and Construction in Block 51	May '75								
Pedestrians back on Robson St.	May '76								
Buses back on Robson St.	Aug '76								
Completion of project on Blocks 51 and 61	Jan '77								
Completion of project on Block 71	Dec '77								

Because of the nature of the construction phasing there is little that can be done in the early part of the construction process to reduce the disruptions to the street system.

However, in the later phases of construction (from mid 1976 till end of 1977) some relief for congestion on Howe Street could be provided by using Robson Street between Howe and Hornby. This part of Robson will be closed for construction in May 1975 but that construction would be finished by mid-1976 and then Robson could be used by traffic (2-lanes). This suggestion was made to the Provincial Government representative and Concordia Management during discussions about the construction scheduling, particularly since the parking exits on to Howe will not be diverted to Hornby until the end of the project. The Provincial representative's response was as follows:

> 'The idea of opening up Robson Street to automobile traffic, even on a temporary basis, since the agreement of closure by City Council at its meeting of June 25, 1974, is quite unacceptable. The need to retain a continuity of pedestrian traffic between the three blocks, right from its inception, is in my mind, essential to the concept of the "linear park" envisioned by the Architects.'

3. Exclusive Bus Lane - Howe Street

Occupation of the curb lane on Howe Street between Smithe and Nelson Street is expected to occur between early 1975 and late 1977. At present the westerly lane of Howe Street is for the "exclusive" use of buses. However, adjacent to this construction area all forms of vehicular traffic are permitted to use this lane only to turn right at Robson Street. During the closure of Robson Street many vehicles travelling along Robson Street destined west of Howe Street will turn left at Howe Street. Their first opportunity to travel west again occurs by turning right at Nelson Street. However, under the present exclusive bus lane arrangement no right turns are permitted at Nelson Street.

Because Granville Mall has now been returned to transit and because of the anticipated high volume on Howe and right turn demand at Nelson Street due to the closure of Robson, and because one lane of Howe Street has been requested by the Contractor during this period, the exclusive lane on Howe will have to be eliminated.

Summary

The City Engineer has the power to control construction activities as they affect the City streets because the City owns the streets by virtue of the City Charter granted by the Province.

With respect to the Block 51, 61 and 71 project, some relief to traffic disruption caused by construction requirements can be obtained by using Robson between Howe and Hornby in the latter half of the construction program. This suggestion has been rejected by the Provincial representative.

The City Manager submits the above report to Council for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 839

A-7

FINANCE MATTERS

CONSIDERATION

1. Grant Request for Whale Banners from Greenpeace Foundation

The City Purchasing Agent reports as follows:

"The Greenpeace Foundation is requesting a donation of 100 Decorative Street Banners (copy of their letter of request is attached).

These banners are usually taken off the streets in October and sold at the City of Vancouver Public Auction. This year, because of Grey Cup, the banners will be taken down in early December and sold at the next City Auction, possibly in March or April 1975.

The selling price is arrived at by the general condition of the banners and public interest. It is estimated that 400 banners will be available at a price of $2.00 each."

The City Manager submits the foregoing report for Council CONSIDERATION.

RECOMMENDATION

2. Queen Elizabeth Theatre - Restaurant and Liquor Lease

"The lease of the Queen Elizabeth Theatre Restaurant and the license to sell liquor in the Queen Elizabeth Theatre expire on January 31, 1975. Adrina Holdings Ltd. presently operates the Restaurant and conducts the sale of liquor in the Queen Elizabeth Theatre.

In 1971, Council established a Special Committee for the purpose of considering proposals for the renewal of the lease and license at that time. The Committee was comprised of two Members of Council and two Commissioners representing the Auditorium Board.

The City Manager RECOMMENDS that a Committee of Council be again established for the purpose of negotiating a new lease and license with Adrina Holdings Ltd. "

3. Business Tax Valuation Staff

The Director of Finance reports as follows:

"As Council is aware, the B.C. Assessment Authority has assumed real property assessing functions for the Province as a whole this year. This involved taking over our Assessment Division with the exception of the business tax and local improvement functions. As previously reported we expect to move the local improvement function administratively to the Revenue and Treasury Division. The business tax function presents more of a problem.

The business tax function is very similar to the real property assessing function in that it involves a staff of field valuation personnel determining assessed annual rental values, feeding this information to clerical staff who then proceed to prepare a roll, from which business tax bills are generated, and collected by the Permits and Licenses Department. Historically, we have used the business tax valuation staff as a major source of personnel for the real property valuation function as there is some similarity and the business tax training is valuable for the real property valuation work. We are also faced with the very distinct probability that within the next few years business tax may disappear and be replaced by the use of differential mill rates on real property taxation.

cont'd ...

Clause No.3 (continued)

At the moment the business tax function is not included under the Assessment Authority and remains a function of the City. If and when the business tax function disappears there would be a distinct problem in looking after the business tax employees, most particularly the field valuation staff. This possibility is certainly disturbing to the employees and of course the City is equally concerned with looking after the interests of these employees.

The Assessment Authority Act provides the necessary capability for the Assessment Authority to provide technical and professional services, other than those required under the Assessment Act, at the request of the municipality, and to charge for those services. Through the Assessment Commissioner we have investigated the possibility of the Authority being prepared to take over the business tax valuation staff and provide the City with the same function on a fee basis. We have also consulted with the employees who are unanimously in favour of moving over to the Authority.

There are distinct benefits to the field valuation staff in the areas of job security, almost certainly a pay increase, and there are possibilities for advancement through the real property assessment area. There are distinct advantages to the City also in that we would avoid the problem of what to do if the business tax function disappears, and further we are unable to provide proper supervision for the business tax function if it stays with the City other than appointing, for example, another Division Head. Supervision of the clerical function does not present the same problem as supervision of the valuation function.

Switching these employees to the Authority and paying the Authority for their services may cost a fractional amount more from the City's point of view, but the advantages to both the employees and the City would definitely seem to outweigh this. We will also be examining the proper administrative location for the three clerical staff in the business tax function but at the moment it would appear that they could most appropriately be placed in the Revenue and Treasury Division. This will be reported upon at the appropriate time.

I recommend that Council resolve to request the B.C. Assessment Authority to designate the eight business tax valuation field staff as employees of the Authority as of January 1, 1975 and further request the Authority to provide the City with the business tax assessing services needed by the City."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

A copy of this report has been provided to Mr. Ross, the Business Manager of the V.M.R.E.U.

4. Business Tax and Local Improvements

The City Manager has received the following report from the Director of Finance.

"As previously reported to Council the B.C. Assessment Authority has taken over real property assessing functions from the City. The Assessment Division of the City also has historically contained two other functions, being the Local Improvement Clerical function (the remainder of the function is in the Engineering Department) and the Business Tax Assessing and Clerical function (with the Business Tax billing and collection function being in the Permits and Licences Department).

A report before Council today deals with the question of the Business Tax Assessing Field Staff and recommends that these staff members be transferred to the B.C. Assessment Authority. However, the clerical staff would not transfer and would remain with the City. Organizationally it is felt that the most appropriate place for these four staff members is under the City Treasurer/Collector of Taxes. This would require Council to appoint the City Treasurer/Collector of Taxes as the 'Business Tax Supervisor'. The City Charter requires a Business Tax Supervisor appointed by Council.

It was previously reported to Council that we expected to move the Local Improvement Clerical function to the Treasury/Tax Collection Division also. This has been reviewed and is our recommendation.

cont'd ...

Clause No.4 (continued)

I therefore recommend:

A. That Council appoint the City Treasurer/Collector of Taxes as the Business Tax Supervisor,

B. That the Business Tax Clerical function previously in the Assessment Division be transferred to the Revenue and Treasury Division,

C. That the Local Improvement Clerical function previously in the Assessment Division be transferred to the Revenue and Treasury Division."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Downtown Information Service

The Director of Social Planning and the Director of the Vancouver Public Library REPORT and RECOMMEND:

"The Downtown Information Service, located at the Main Branch of the Vancouver Public Library, has been functioning for more than a year under the supervision of the Public Information Officer, Ernest Fladell, Social Planning Department. On December 31, 1974, operating funds for continuing this service will be depleted.

The cost is $678 a month for one salary and $18 a month for telephone service. There are no other costs, as the Downtown Information Service occupies space provided by the Library.

The purpose of the service is to establish a Civic information presence in the Downtown and to provide information on community services in a more comprehensive way than would normally be possible within the present framework of the Vancouver Public Library.

It is Social Planning Department practice to initiate programs and house them under other auspices, if the program is found to be successful. Inasmuch as the Downtown Information Service is housed at the Main Branch of the Vancouver Public Library, it would be logical for the Library to administer this program if it is to continue.

The Downtown Information Service currently serves some 1,600 people per month. In addition, it distributes literature on a self-serve basis in the amount of some 15,000 per month. The greatest number of inquiries come from people in the 20 to 35 age group and the 60 plus age group. These tend to be lower income people who rent accommodation, and live in the West End, East End and Kitsilano areas.

Main areas of inquiry are housing and accommodation, day care, financial (UIC, OAP, Mincome, Welfare, etc.), education, employment, new immigrant/resident.

The literature distributed deals with Government (City and Provincial), finances, senior citizen services, arts and recreation, crime prevention, health and transportation.

cont'd ...

Clause No.5 (continued)

It is provided by the following organizations:

Unemployment Insurance Commission
City Hall
ICBC
B.C. Department of Agriculture
Vancouver Police Department
RCMP
B.C. Hydro
Learning Exchange
Canadian Red Cross Society
UBC
SFU

The Downtown Information Service has also been involved in special library exhibits and has served such groups as:

The Composite Committee
West End Landlord-Tenant Centre
West End Services to Seniors
Save the Orpheum Lottery
Video Inn

The Downtown Information Service has fulfilled the expectations of the Social Planning Department, and has maintained a high level of service within the framework of the general criteria laid down for community information services. However, the library administration may have different or additional standards by which to evaluate the performance of the Downtown Information Service staff and the need to continue the service.

The Director of Social Planning and the Director of the Vancouver Public Library recommend:

A. that funds in the amount of $3,028 be approved to the Public Library to cover salary, fringe benefits and telephone costs from January 1st to April 30th, 1975, in advance of the 1975 budget;

B. that the Director of the Vancouver Public Library evaluate the Downtown Information Service;

C. that the Director of the Vancouver Public Library report back to Council by March 30 with a recommendation regarding discontinuance or continuance of the Downtown Information Service under the auspices of the Public Libary Board."

The City Manager RECOMMENDS that the above recommendations of the Director of Social Planning and the Director of the Vancouver Public Library be approved.

6. Area Planning Priorities and Staffing

The Director of Planning reports as follows:

"On August 1, 1974, a special meeting of Council discussed reports of the Mayor, Director of Planning, City Engineer, Director of Social Planning, related to Local Area Planning. An extract of this Special Council meeting and the resolution resulting from this discussion are attached as Appendix I to this report. In summary, Council outlined a procedure for Local Area Planning processes. Council also reaffirmed that the responsibility for Local Area Planning lay with the Planning Department."

cont'd ...

Clause No.6 (continued)

Council further resolved that:

"Council consideration of the number of planning programs to be undertaken at any time be deferred pending a report from the Director of Planning, having a regard to the comments made this day."

And further that:

"the question of staffing of the Planning Department and budget requirements be referred to the Board of Administration and the Planning Department for further report."

The Director of Planning has been considering the above questions raised by Council and has been reviewing the staff needs to carry on existing programs.

It should be noted that no vacancies exist within the Area Planning Division except at the Senior Planner level (2 vacancies). Temporary staff is held against these vacancies until suitable personnel can be employed.

The Director of Planning has also determined the budget requirements for these needs. Funds are available within the 1974 Planning Department budget to meet these requirements in 1974.

In addition to existing staff needs the Department has also been reviewing the programs for 1975. These programs include Local Area Planning, Neighbourhood Improvement and Implementation programs.

It is the Department's view that priority should be given to providing planning service to those Communities in the City where the greatest pressure for social and physical change exist. In addition to the existing Local Area Planning programs the priority communities, in our view, are Grandview-Woodlands, Mount Pleasant, Downtown East Side and Marpole.

Although the above are the commonly accepted priorities, the number that can be undertaken at any one time is dependent on budget restraints and the availability of senior staff and trained personnel. In this regard, the Department has been hiring and training staff which can go out into the Community and operate Local Area Planning and Neighbourhood Improvement Programs.

The Department feels it can staff two Local Area Planning programs by March 1975. Any additional programs would have to follow later.

This is being examined, however, together with the need to launch Neighbourhood Improvement Programs in 1975. The Department expects to report on these matters by the end of the year.

Whether Local Area Planning programs are implemented or not, the Department is still called on to report on rezoning and development proposals, and to answer citizen concerns. The service we are able to provide is inadequate because staff has to be diverted from "priority" programs and projects to monitor situations noted above.

A very important priority that the Department has, therefore, is to provide staff which can properly manage existing programs and projects, so that other staff can be directed to monitoring activities in Communities and undertaking special priority jobs.

Our staff requirements to carry on existing programs are as follows:

1. Fairview Slopes: A Fairview Planner has been hired. To carry on a program in this area a Clerk-Typist will be required to be located in a site office. It is anticipated that such site office will be required until the end of 1975. This office will not only provide very much needed space for planning staff, but will provide a better service and communication with the Community.

cont'd ...

Clause No.6 (continued)

A Planning Assistant specifically assigned to Fairview does not appear to be warranted at this time but this could be reviewed as the program gets under way, particularly if Fairview becomes a Neighbourhood Improvement area.

2. Champlain Heights and Fraser River requires a Planner II. These two projects require a fairly high degree of independence and responsibility on the part of a member of staff. In Champlain Heights, this planner would be required to co-ordinate the activities of a Planning Advisory Group selected to assist Park, School and Civic staff to develop plans for Community facilities and High School well ahead of housing development. Such staff would also be required to co-ordinate and liaise with other departments in the City to expedite the development of Champlain Heights. It should be noted that this staff person is not intended to be the project manager discussed by the Community Development Committee as a possible temporary employee (2-3 years) who would supervise construction in Champlain Heights when zoning and subdivision matters are resolved.

   The Fraser River recreation study will result in some activities and some priorities with respect to development along the Fraser River and will involve such a Planner in, not only implementation of plans, but the development of Zoning and other By-laws to assist in implementing change. This Planner will require a Planning Assistant to carry out his activities.

3. City Land: The investigation and clearance is the responsibility of the Area Planning Division. A Planning Assistant will be required to assist the Associate Director to liaise with other Departments and deal with these matters. Such Planning Assistant would also assist the new Housing Planner in some of her activities.

   It should be noted that this was an item recommended in the Board of Administration of June 22 and was overlooked in the discussions by Council in August.

It should be noted that, in order to provide a reasonable level of service in the Community, additional requests for staff will be made to operate new programs authorized by City Council. This report has already noted the need for staff for Local Area Planning and Neighbourhood Improvement Programs. Arising out of some of these programs will be the need for staff to implement plans.

Depending on the nature of the work, staff could be hired on contract, temporary or permanent basis.

In order to illustrate the above possibility and to provide Council with a better understanding of the status of existing Area Planning staff, and the timetable for various programs and projects, a table had been prepared and attached as Appendix II to this report.

RECOMMENDATIONS

1. To carry on with existing programs Council:

   a) authorize the establishment of a Planner and a Planning Assistant for the Champlain Heights and Fraser River program;

   b) authorize the establishment of a Clerk-Typist position for the Fairview Slopes program and that the Supervisor of Property & Insurance be instructed to report on an office for the planning team. Authorize the City Manager to approve the costs of operating this site office;

   c) authorize the establishment of a Planning Assistant for the Area Planning Division to assist the Associate Director;

   d) instruct the Director of Personnel Services to classify the positions and submit to the City Manager for approval;

cont'd ...

Clause No.6 (continued)

RECOMMENDATIONS (cont'd)

e) approve funding in advance of the 1975 Budget for costs detailed in Appendix "A" enclosed.

f) approve auto allowance - on a regular basis, for the Champlain Heights-Fraser River Planner position.

2. Priorities be given to establishing programs in those areas which have been identified by Council, i.e. Grandview-Woodlands, Mount Pleasant, Dowrtown Eastside and Marpole. Authorization be given to hire staff for these programs and the Director of Planning through the City Manager be instructed to report back on details of staffing, site offices and other budgetory items.

Priorities for other areas of the work program will be the subject of further reports as and when selected by City Council.

The City Manager reports as follows:

Items 1 a) & f) are submitted for Council CONSIDERATION since this is an increase in the standard of service in the Planning Department.

Item 1 b) is not supported by the City Manager and it is suggested that this function continue to be provided by existing staff out of the present Planning Department facilities.

Items 1 c), d), & e) are recommended by the City Manager.

Item 2 is submitted for the CONSIDERATION of Council since this is also a matter of standard of service provided by the Planning Department and Council have not yet identified the number of Local Area Planning programs that are to proceed simultaneously.

FOR COUNCIL ACTION SEE PAGE(S) 836

PERSONNEL MATTERS

RECOMMENDATION

1. Three Additional Clerical Positions - Police Department

The Vancouver Police Board, at its meeting of October 24, 1974, passed the following motion:

"THAT City Council be requested to consider providing the funds required (approximately $3,200) for the following additional clerical staff, effective November 15, 1974.

1 C.P.I.C. Supervisor/Operator
1 Clerk Typist - Identification Section
1 Clerk Typist - Warrant Squad.

FURTHER THAT the Director of Personnel Services be requested to review the positions for the purpose of establishing classification and salary."

The Administrative Analyst has reviewed the workload situation in these three section and reports as follows:

"A. C.P.I.C. Supervisor/Operator - Communication Section

The Canadian Police Information Centre (C.P.I.C.) is a national on-line computer file of data on such matters as:

(a) Outstanding warrants from all Canadian jurisdictions.

(b) License numbers of all Canadian stolen cars.

(c) Known criminals (for observation).

Since the C.P.I.C. was inaugurated in November, 1972, volume has increased to an average of 600 enquiries per day. Of these, 10.8% generate a positive response.

Five operators, currently operating the two "remote" computer consoles on a 24-hour basis, are being supervised by the Staff Sergeant in charge of the Report Centre who can devote only 5% of his time to C.P.I.C. supervision. The workload on this facility is constantly increasing due to:

(a) The increased need to "cleanse" data submitted to the central computer.

(b) The high "hit ratio" experienced by police officers has resulted in higher utilization by police staff.

(c) Increased complexity of the central file. (A "Properties File" of all serial-numbered stolen goods has recently been included in the central computer.)

I therefore RECOMMEND that Council approve the Police Board's request for a C.P.I.C. Supervisor/Operator in the Communication Section.

Cont'd... .....

Clause No. 1 (Cont'd)

B. Clerk Typist - Identification Squad

In the Fingerprinting and Criminal Records Section of the Identification Squad, one (1) Clerk Typist II is available to answer telephones, type records, and file both records and photo negatives for the staff of ten technicians and clerks. The general workload, as reflected by the number of persons fingerprinted and photographed, has increased from 9,684 in 1971 to 14,129 in 1973, and is estimated at 16,400 in 1974. As a result of this 66% increase over three years, the technicians are doing much of their own typing, and police officers are withdrawing material from the files. Because there is no relief for the present Clerk Typist II, not only is security of the files in the area non-existent, but a backlog of three months has developed in the updating of "Mug Books" and criminal records.

I therefore RECOMMEND that City Council approve the Police Board's request for an additional Clerk Typist in the Identification Squad.

C. Clerk Typist - Warrant Squad

The present complement of the Warrant Squad is 1 Corporal, 3 Constables and 1 Clerk Typist II. There has been no increase in staff since 1969 in spite of an 81% increase in workload, as reflected in the volume of warrant processing activity:

1969 - 23,369
1970 - 21,539
1971 - 22,598
1972 - 27,455 (Bail Reform Act implemented)
1973 - 35,702
1974 - 42,400 (estimated).

As a result of this increased workload, the police officers have had to assume a largely clerical function. At present, 20% of the warrants issued remain unexecuted. The 2-man Enforcement Unit spends less than two days per month executing warrants in the field.

The addition of another Clerk Typist, and the subsequent reorganization of duties within the squad, would release two (2) policemen for a full-time (2-man) Enforcement Unit.

I therefore RECOMMEND that City Council approve the Police Board's request for an additional Clerk Typist in the Warrant Squad.

D. FURTHER RECOMMENDATIONS:

i. That the classification of these three additional positions be carried out by the Director of Personnel Services.

ii. That additional costs for 1975, estimated at $24,435 (based on 1974 salary levels and including fringe benefits) be approved in advance of the 1975 budget.

E. The Business Manager of the V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

Cont'd.....

RECOMMENDATION

2. Librarian - Britannia Complex Library

Council, on July 31, 1973, approved the recommendation of the Deputy Director of Planning and Civic Development for the construction of the Britannia Community Services Centre. An integral part of the Centre is the library, which will serve the primary school and the secondary school, as well as the general public. Because of the complexity of the tasks facing the new branch head in this integrated operation, it is anticipated that a longer than normal time should be allowed for the hiring process. Consequently, although the library is not expected to open until the spring of 1975, it is considered necessary that immediate steps be taken to initiate the search for the branch head.

On October 23, 1974, the Library Board approved the following recommendation of the Head of Library Personnel Services regarding the classification of this proposed new position:

Proposed Classification

Librarian - Britannia Complex Library
Pay grade 30 ($1327 - $1588)*

Effective Date

When filled.

(*Plus 7% for 37 1/2 hour week.)

The annual cost of this recommendation at 1974 salary rates, and including employee fringe benefits, would be approximately $22,837. It is requested that funding for this proposed 1975 commitment be approved in advance of the 1975 budget.

This report has been discussed with the Labour Relations Officer for the Vancouver School Board, the Director of Personnel Services and the Vancouver Public Library Staff Association (Local 391, C.U.P.E.), who concur.

The balance of the staff complement and any necessary furniture and equipment will be the subject of a future report.

The City Manager RECOMMENDS that a new position of Librarian - Britannia Complex Library be established at pay grade 30.

3. Salary and Classification Review, One New Position, Librarian I - Catalogue Division, Vancouver Public Library

The Director of Personnel Services reports as follows:

"On October 23, 1974, the Library Board approved a report from the Head of Library Personnel Services:

'It is anticipated that the Greater Vancouver Library Federation will be established in April, 1975 and will provide substantial financial support to the Vancouver Public Library in enlarging its holdings to meet the greater demand which will be made on the Central Library. In preparation for this, book quotas allocated to reference divisions have been increased with funds provided by a grant from the Library Development Commission and, as a result, over 2800 volumes of adult books are being received each month as compared with approximately 1200 per month in 1973. It is expected that quotas will stay at this level when Federation funding commences.

Due to the increased number of titles arriving for cataloguing, it has become necessary to increase the staff of the Catalogue Division by one Librarian I with total costs to be charged to the Library Development Commission until March 31, 1975 and then to the Greater Vancouver Library Federation.'

Cont'd.....

Clause No. 3 (Cont'd)

Since funds are recoverable, there will be no additional cost incurred by the City.

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association Local 391, C.U.P.E.

I endorse this report and recommend that it be approved."

SUMMARY

Incumbent	Proposed Classification	Effective Date
One New Position	Librarian I Pay Grade 21 ($945-1130*)	October 1, 1974

*Pay Grades include 7% for a 37½ hour week.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 839

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Lease of 1564 W. 6th Avenue - Civil Defence Accommodation

The Supervisor of Property & Insurance reports as follows:-

"On December 1st, 1969, the City of Vancouver as lessee entered into a lease agreement with Twigg Investment Ltd., as lessor, for a certain portion of a building known as 1564 W. 6th Avenue. That portion which represents 455 square feet, is utilized as office and storage space for Civil Defence, (now Vancouver Emergency Programme) for a five-year term commencing December 1st, 1969. The lease is subject to twelve months' notice by the lessee and also contains an option to renew.

Mr. M.G. Blaney co-ordinator for the Vancouver Emergency Programme, has requested a renewal in accordance with the option and negotiations have now been concluded with Twigg Investment Ltd. for a five-year renewal at a rental of $157.35 per month, plus Janitorial costs. This represents an increase of $46.60 per month and is considered to be fair market value for the area and service involved. The Provincial Government, who pay 90% of the rental have agreed to the proposed rate.

RECOMMENDED That the lease dated December 1st, 1969, between Twigg Investment Ltd. and the City of Vancouver be renewed for a further five-year term at a rental of $157.35 per month, plus Janitorial Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Family Housing Site III
Lot 8, Sub. A, Block 108, D.L.'s 36 & 51
4811 Boundary Road

The Supervisor of Property & Insurance reports as follows:-

"On July 9th, 1974, Council approved in principle, the site on the west side of Boundary Road between Tanner and Price Streets for Family Housing purposes, and instructed the Supervisor of Property & Insurance to immediately proceed with the acquisition of the four privately-owned dwellings on an accelerated basis.

The subject property, described as Lot 8, Sub. A, Block 108, District Lots 36 & 51, comprises a single-storey non-basement frame dwelling, with a main floor area of 750 square feet, erected in 1953 on a lot 33' x 125', zoned R.S.-1, One Family Dwelling District. This dwelling contains 4 rooms and a utility room, 4 plumbing fixtures, patent shingle roof, stucco exterior, concrete foundation, and is heated by an automatic gas-fired furnace. The dwelling is in very good condition for its age and type.

Following negotiations with the owners, they are prepared to sell their property for the sum of $46,200.00 as of December 15, 1974, subject to the following conditions:-

(a) Rent-free possession to March 31, 1975

(b) Owner to retain possession of the carpets, kitchen sink, shower unit, and trees

(c) Payment of $7,500.00 upon delivery of registrable Deed.

Cont'd.....

Clause No. 2 (Cont'd)

This price is considered fair and equitable and it is proposed to demolish the dwelling when it is vacated by the owners.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire Lot 8, Sub. A, Block 108, D.L.'s 36 & 51, known as 4811 Boundary Road for the sum of $46,200.00 on the foregoing basis, chargeable to Account Code #4912/-, Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. RENTAL INCREASE - H.M.C.S. Discovery (Deadman's Island) Police Training Academy

The Supervisor of Property & Insurance reports as follows:-

"By agreement dated April 15th, 1970, the City of Vancouver entered into a lease with the Department of National Defence for use of portions of certain premises and land on Deadman's Island, the area to be used as a site for the Police Training Academy. The lease term is for an indefinite period at a nominal rental of $1.00, and the City is to pay in advance for utilities provided during the term of the agreement at the following rates:-

Heat	$55.00 per month
Power	$84.00 per month
Water	$39.60 per month
Road Maintenance	$72.50 per month
TOTAL	$251.10 per month

The Department of National Defence on July 9, 1974, advised the City of Vancouver that due to the increased cost of services since 1970, they found it necessary to increase the charge for utilities from $251.10 per month to $300.00 per month, effective August 1st, 1974.

It is noted that the City receives funds from the Provincial Government on a per diem basis towards the cost of Police Training. Consequently, these rental charges are presently the responsibility of the City.

The Deputy Chief Constable, Bureau of Administration, advises that the present training program is tentatively terminating on March 1st, 1975, and that some firm training plans may be expected from the B. C. Police Commission prior to that date.

In the event that this operation becomes a provincial Government function exclusively, (which should be known in 1975), then the City will serve notice of cancellation as provided for in the lease.

The rate increase was approved in principle by way of letter and the Department of National Defence has now requested formal approval and copy of Council Resolution to this effect.

RECOMMENDED That the cost of services referred to in an agreement dated April 15th, 1970, between the Department of National Defence and the City of Vancouver with respect to property on Deadman's Island, be increased to $300.00 per month, effective August 1st, 1974."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

RECOMMENDATION

4. LOTS A TO G, LOT 10, & ADJACENT LANE, BLOCK 2, N.W.¼ SECTION 24, T.H.S.L., SITUATED: S.E. CORNER OF VENABLES & RENFREW STREETS

The Supervisor of Property & Insurance reports as follows:-

"On January 22nd, 1974, Council approved, in principle, the sale of Lots A - G, Block 2, N.W.¼ Section 24 situated at the S.E. Corner of Venables and Renfrew Streets to the Provincial Government for lease to the B.C. Housing Foundation for a senior citizen's development, subject to the Government acquiring one privately-owned lot within the site. Subsequently, at the request of the B.C. Housing Foundation, the Supervisor of Property & Insurance was instructed by Council to acquire the privately-owned lot to complete the site and this was done.

Agreement was reached with the Government with respect to the purchase price for the site and on October 22nd, Council approved the price and set the conditions of sale, The Minister of Housing has now requested that consideration be given to certain amendments to the conditions which are set out below:-

1. Condition 3(a)

'The site to be leased to the B.C. Housing Foundation for the development of senior citizens' housing;'

The Provincial Government has not yet firmly established the policy that such lands would be leased to a non-profit foundation, as opposed to the Province being reimbursed by the Society out of funds they borrow from C.M.H.C. Also, because of the high cost of construction, the B.C. Housing Foundation may find that in the absence of Section 44 Subsidies, the rents may be too high. If this transpires then the Province may decide to build the senior citizen's housing under Section 43 of the National Housing Act and consider sub-contracting management to the B.C. Housing Foundation. For these reasons the Province wishes the condition 3(a) above to be amended as follows:-

'The site be used for senior citizens' housing and that the B.C. Housing Foundation be given first choice to develop this property.'

It would appear that the reasons given by the Government for changing this condition are justified.

2. Condition 3(d)

'The purchaser granting an option to re-purchase by the City (or other documentation deemed advisable by the Director of Legal Services) in the event development is not commenced to a point where foundations have been poured within 12 months from the date Council approves this report.'

The Province contends that it would not have the right of entry onto the property until such time as the Province is in receipt of a registrable conveyance. It would appear reasonable to give the Province 12 months from the date of receipt of a registrable conveyance in which to commence construction rather than from date of approval of the sale which was October 22nd, 1974. Accordingly, it is suggested that this condition be amended to read as follows:-

'The purchaser granting an option to re-purchase by the City (or other documentation deemed advisable by the Director of

Cont'd.....

Clause No. 4 (Cont'd)

Legal Services) in the event development is not commenced to a point where foundations have been poured within 12 months from the date of receipt of a registrable conveyance in favour of Her Majesty the Queen in Right of the Province of British Columbia from the City of Vancouver.'

3. Condition 3(i)

'The date of sale to be the date of issuance of a Development Permit or 120 days from the date of sale approved by Council (February 20, 1975) whichever is the sooner.'

The Government advises that this would be satisfactory to them provided that they had a registrable conveyance by that date. However, they fear there could be long delays in the consolidation and closing of the lanes and it could well be that they would not receive a registrable conveyance until after the 120 days. However, at this point, it is not anticipated that the City will encounter any problems in having the site consolidated and ready for conveyance to the Government by the date established by Council. In the event that the City is responsible for a delay in effecting registration, this matter could be dealt with at that time. It is therefore not considered necessary to amend this particular condition.

It is therefore RECOMMENDED That the conditions of sale approved by Council on October 22nd, 1974, of the site to be created by the consolidation of Lots A - G, Lot 10 and the adjacent lane, Block 2, N.E.¼ Section 24, be amended as set out in items 1 and 2 above."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. LEASE OF PORTION OF WATERLOT 'A'
DISTRICT LOT 2064, PLAN 5568
215 West 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"Summer Holdings Ltd., the owners of Lot A, Block 1, District Lots 302 and 2064, have requested a lease of the waterlot fronting their property and fronting the adjoining property owned by Hayes Trucks Ltd. The portion of waterlot which they have applied to lease is 300 feet wide and 100 feet deep, to the Harbour Headline.

Egmont Towing, a related Company, has applied for, and has had conditionally approved, a development permit for the installation of a barge slip, tug berth, and other ancillary services for trans shipment of goods.

City Council on August 13th, 1974, approved the recommendations of the Standing Committee on Civic Development which in part contained the following:-

'That the proposal for a new barge slip to serve Egmont Towing Ltd. be approved in principle and that the Supervisor of Property and Insurance be instructed:-

1. To negotiate with that company to establish the appropriate leasing arrangement which would insure public access for a waterfront walkway.

2. To investigate the possibility of buying the Egmont Towing Limited property with lease back to Egmont for an appropriate period of time.'

Cont'd .....

Clause No. 5 (Cont'd)

In reference to Item '2.', the company does not wish to sell their property to the City.

In reference to Item '1.', there have been a number of discussions with the Company on both the term of the lease and the lease rental. The majority of properties which the City have leased in the False Creek Basin are to terminate in 1988, and it was determined by the Planning Department that any lease to Summer Holdings Ltd. should terminate in 1988. This presents a problem to the company as their capital investments will be fairly high, much of this imposed because of the City's requirements, and it is a relatively short period in which to amortize their capital expenditures.

Consideration for the extra cost of sheet piling as required by the Planning Department to cosmetically retain the land at the waters edge, the City's option for a future walkway on the company land, and a release of the water rights from the adjoining upland owner have now been worked out and, as a result, the Company has now agreed to lease the City waterlot on the following terms and conditions:-

(a) Lease to commence December 1, 1974, and terminate on November 30, 1988;

(b) Rental to be $5,136.00 per annum, plus taxes as if levied;

(c) The rental to be reviewed on November 30, 1984, and the rental to be based on the then current market rental;

(d) The provision of a 5-foot cinder public walkway in perpetuity as designated in Plan #1473-25A.

The Supervisor of Property & Insurance is of the opinion that the proposed rental represents market rental value, and it is therefore

RECOMMENDED That the City enter into a lease with Summer Holdings Ltd. on the above terms and conditions, and the lease be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

6. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
4561 Boundary Road; Lot 6, Blocks 104 to 106, D.L.'s 36 & 51.	Boundary Road Street Widening	Paul Bulych	$ 515.00	4912/458
Portion Only of Manufacturing Plant, 1199 West 6th Ave.; Waterlots 3645, 3646 & 3660	Re-development, False Creek	Merchant Contractors Limited	$20,835.00	316/1625

Clause No. 6 (Cont'd)

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 840

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Proposed Amendment to the Sign By-law to Accommodate Face Changes to Non-Conforming Signs

The Director of Planning reports as follows:

"City Council on October 8, 1974 adopted the New Sign By-law. This By-law specified in Section 9(1) that:

> 'Before any person shall construct, erect, alter, repair other than normal maintenance, or relocating any sign, except those exempted under this By-law, he shall make application in writing to the Administrator for permit.'

And in Section 9(5):

> 'The Administrator shall issue a permit if the application complies with the provisions of this By-law. . . .'

The City has since received several sign-permit applications for changes to the faces of existing signs which do not conform to the new By-law. It is expected more applications of this type will be forthcoming in the future. It is the opinion of the Director of Legal Services that the changing of the content of a sign constitutes the creation of a new sign and under the present regulation must be brought into conformity with the By-law. Therefore, these applications had to be withheld until the By-law can be amended.

However, sign industry representatives have contested the strict enforcement of such regulations on the grounds that it would create undue hardship to the advertiser. It is the general practice that the advertiser of a sign enters into a contract with the sign company to amortize the cost of the sign over an abatement period of a number of years (usually five). When an advertiser moves from the premises or sells his business, he normally assigns his lease to the succeeding tenant. This often necessitates a change of copy to the face of the sign to indicate the change of advertiser. By refusing such permits, it is in fact penalizing the previous tenant, who must pay the outstanding contract for a sign which he no longer needs.

A large number of signs in the City, especially projecting signs, became non-conforming with the introduction of the new Sign By-law. It is to be expected that about 50 to 100 businesses will change hands annually, thereby requiring sign face changes.

In order to avoid creating hardships, particularly to small merchants, and without jeopardizing the gradual and systematical removal of non-conforming signs, it is proposed that an Amendment be made to the present By-law. This would permit changes to a sign face without requiring the sign to be brought into conformity with the By-law, as follows:

(a) Replacing damaged sign face or one needing repainting;

(b) Improving the sign without essentially altering the contents or advertising message of the sign; however

(c) Where alterations in the contents due to change of owner or type of business or establishment are proposed, a time limit will be imposed. The time limit will be established by taking into consideration the remaining portion of the abatement period and the time the sign became non-conforming but in no way will it exceed five years.

A copy of the proposed Amendment is attached. The sign industries generally agree with the proposal.

It is therefore RECOMMENDED:

That Council approve the proposed Amendment to the Sign By-law and forward it to a Public Hearing."

2. Proposed Amendment to Sign By-law - Height of Billboard

The Director of Planning reports as follows:

"Section 6(8)(c) of the Sign By-law stated:

'The maximum height of a billboard shall be 16 feet above grade, or the height of the front wall of the buildings on adjoining properties whichever is less.'

Seaboard Advertising Company Ltd. brought to the City's attention that although the 16 feet height limit is sufficient for the ordinary billboard it will not be so for the 'trio' billboards (i.e. billboards with automatic face changes). The 16 feet limit will place the billboard face only six feet above the grade, a height insufficient to prevent playful kids from getting their hands caught between the rotating prisms and/or damaging the rotation by jamming sticks or other materials into them.

As this involves the safety of the public, it is suggested that the maximum height be increased to 20 feet to provide sufficient clearance above the grade.

It is therefore RECOMMENDED:

That Section 6(8)(c) of the Sign By-law No. 4810 be amended to read as follows:

'The maximum height of a billboard shall not exceed 20 feet above grade.'

And the Amendment be forwarded to a Public Hearing."

CONSIDERATION

3. Locked-In" Lot at 2331 Triumph Street

The Director of Planning reports as follows:

" Development Permit Application No. 67858 has been filed by the Landmark Projects Corporation Ltd. to construct a 21-unit apartment building on Lots 7, 8 and 9, Block 23, D.L. 184 (Northwest corner of Nanaimo and Triumph Streets).

This development, if constructed, would leave Lot 10 (2331 Triumph Street), approximately 35.5' x 122', an isolated lot between the proposed apartment building to the east and the approved Senior Citizens' Lodge to the west. Such isolated lots are known as a "locked-in" lot.

PROCEDURE - "LOCKED-IN" LOTS

The RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law provides in part that the site for any new apartment building shall have an area of not less than 6,000 sq. ft. (lot size approximately 50' x 121') except a lot not less than 5,400 sq. ft. (approximately 44.65' x 121'), registered in the Land Registry Office prior to September 6, 1965.

If a development permit application is received which would create a locked-in lot, then the following is the present procedure:

City Council's resolution of June 18, 1964 provided in part that:

"All steps be taken by the Planning Department to prevent locked-in lots by negotiation with the developer and the owner but that no immediate steps be taken to prohibit the creation of new "locked-in" lots and that this item be added to City Planning Department work programme."

cont'd ...

Clause No.3 (continued)

The Zoning Division of the Planning Department contacts the owner of the "locked-in" lot. The bylaw position and the present administrative procedures are then explained.

If the "locked-in" lot owner with apparent full knowledge of the position then does not object to remaining as a "locked-in" lot - often through personal reasons (age, length of time having lived in house, existing revenue from number of multiple occupancy units in existing building, etc.) no further action is taken and the development permit is issued for the apartment building, subject to compliance with all relevant regulations, etc.

If, however, the "locked-in" lot owner does object, then the Zoning Division endeavours to bring the affected parties together usually by letters and separate meetings - to see if conciliation can be achieved and the "locked-in" lot problem resolved.

This procedure is not always successful because of the position taken by either or both parties and at some point because of delays, etc. one of the affected parties usually requests permission to appear before Council as a delegation. This is the case in the application now being reported.

PRESENT SITUATION RE 2331 TRIUMPH STREET

City records indicate that Lot 10 contains a 3-suite conversion and the assessed value is Land $14,424; Improvements $20,034.

The owners of Lot 10, Louis and Maria Pereira of 2661 Pandora Street, have advised by letter dated November 6, 1974, of their objections to being left a "locked-in" lot. The letter further states:

> "The developers of this proposed development made us an offer which we found unfair and unreasonable, so we refused the offer."

Mr. F.H. Briscol of the Landmark Corporation Limited advises of his willingness to acquire Lot 10 but is unable to arrive at a mutually acceptable price with the owners.

As it has not been possible to resolve the question of the "locked-in" lot and both parties have advised verbally that they wish to appear before Council as a delegation, Development Permit Application No. 67858 is referred to City Council for CONSIDERATION."

DELEGATION REQUEST - LOUIS & MARIA PEREIRA

F. H. BRISCOE - LANDMARK CORPORATION LTD.

(Copies of letter from Louis & Maria Pereira dated November 6, 1974, letter from Landmark Projects Corporation Ltd. dated October 18, 1974, with attachment, and plan showing location of the subject property are attached.)

FOR COUNCIL ACTION SEE PAGE(S) 840-1

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Transit Routes in the Marpole Area

The City Engineer reports as follows:

"In accordance with Council's motions at the meeting of September 10, 1974, the Engineering Department has contacted the bus companies, with the results mentioned below. This report will be accompanied by a report reference from the City Engineer.

1. The Greyhound Bus Lines

The Greyhound Bus Lines have already complied with Council's request and have rerouted all their outbound buses (4 per day) via Cambie Street/41st Avenue/Oak Street.

2. The Bureau of Transit Services

The Bureau of Transit Services is the planning body for B.C. Hydro and Pacific Stage Lines.

(a) It complied with two of Council's motions, namely:

(i) rerouting the Richmond Express to Hudson/71st Avenue/Oak Street

(ii) rerouting the Granville Shuttle to 72nd Avenue from Osler/Oak Street

(b) In studying Council's motion to consider using the bus travelling along Marine Drive from New Westminster as the shuttle to Granville Street, Bureau of Transit Services and B.C. Hydro have concluded that the suggested route for the Marine Drive service is not operationally possible because of the already congested situation on the Granville Loop at 63rd Avenue, and because it would also create an imbalance of bus service at this location.

They are in favour of Marine Drive service (2 per hour) remaining on the Marine Drive/Osler Street/71st Avenue/Oak Street route. However, in view of Council's request, they will look for alternative routings with the Engineering Department, but request that until such time when a suitable alternative can be arrived at, they be allowed to operate either on:

(i) Marine Drive/Osler Street/71st Avenue/Oak Street; or

(ii) Marine Drive/Hudson Street/71st Avenue/Oak Street

(The selection of the most suitable of these two roads relates, in part to the next item in this report. Therefore, our conclusion on this aspect is developed in the next section of this report.)

(c) In response to Council's motion that the Pacific Stage Lines use Cambie Street/41st Avenue/Oak Street as the route for their buses, the Bureau of Transit Services have suggested that they have had considerable experience on the above mentioned route. However, delays due to heavy traffic congestion on Oak Street coupled with left turn difficulties at 41st Avenue had made the ferry bus service (1 per hour) very unreliable by frequently causing the bus to miss ferry connections. This breakdown in service had resulted in the abandonment of the Cambie Street/41st Avenue/Oak Street in favour of Marine Drive/Osler Street/71st Avenue/Oak Street route earlier this year.

The Bureau of Transit Services have suggested three alternatives for the P.S.L. operations in their order of preference:

(i) Marine Drive/Osler Street/71st Avenue/Oak Street (present routing)
(ii) Provision of an exclusive bus lane on Oak Street south of 57th Avenue
(iii) Marine Drive/Hudson Street/71st Avenue/Oak Street.

The Engineering Department is not in favour of providing an exclusive bus lane on Oak Street south of 57th Avenue for a relatively infrequent ferry bus service because of the already congested traffic situation. On a street that is pre-

Cont'd . . .

Clause #1 continued:

sently operating at capacity during the rush periods, the removal of a traffic lane for exclusive bus use will have very detrimental effects on an already unsatisfactory traffic situation. Longer delays will be experienced as a result of the longer back-ups caused by the lack of capacity. This could develop into a highly unsatisfactory situation including greater use of local street and lanes in order to avoid congestion along Oak Street. Tests in 1972 with a "bus only" lane between 67th and 70th Avenues caused a very substantial increase in traffic accumulation and delay; bridge volumes were reduced 10 - 20%.

Common alternatives for routing of the P.S.L. ferry bus service and the Marine Drive service have been suggested by the Bureau of Transit Services.

ALTERNATIVE 1 - Osler Street/71st Avenue/Oak Street Route

The table below summarizes the peak hour bus volumes on Hudson and Osler Streets if this alternative was adopted.

Bus Service	Pre-July '74		Post-July "74		Sept. '74		Alternative 1	
	Hudson	Osler	Hudson	Osler	Hudson	Osler	Hudson	Osler
Richmond Express	-	15	-	15	15	-	15	-
Pacific Stage Lines	-	1	-	1	-	1	-	1
Granville Shuttle	-	-	-	12	-	-	-	-
Marine Drive	-	-	-	2	-	2	-	2
TOTAL	0	16	0	30	15	3	15	3

This alternative would result in Osler Street being used by three buses per hour compared with the "Pre-July '74" volume of 16 buses per hour. On the other hand, Hudson Street will be used by 15 buses per hour.

Osler Street would be carrying 17% of the buses compared with 83% on Hudson Street.

ALTERNATIVE 2 - Hudson Street/71st Avenue/Oak Street

The table below summarizes the peak hour bus volumes on Hudson and Osler Streets with this alternative.

Bus Service	Alternative 2	
	Hudson	Osler
Richmond Express	15	-
Pacific Stage Lines	1	-
Granville Shuttle	-	-
Marine Drive	2	-
TOTAL	18	0

In this case, Hudson Street will be used by all transit vehicles, instead of Osler Street.

The City Engineer advances the following alternatives for Council's CONSIDERATION:

A. 1. That Council approve the Pacific Stage Lines to use Osler Street/71st Avenue/Oak Street as the route for their ferry bus service.

2. That Council approve the usage of Osler Street/71st Avenue/Oak Street as a temporary transit route for the Marine Drive service until B.C. Hydro and Bureau of Transit services work out a suitable alternative for this service.

or

B. 1. That Council instruct the Bureau of Transit to: "operate the P.S.L. service to Victoria via Marine Drive - Hudson Street - 71st Avenue - Oak Street.

2. That Council instruct the Bureau of Transit to: "operate the Marine Drive service via Hudson Street - 71st Avenue - Oak Street."

FOR COUNCIL ACTION SEE PAGE(S) 832

I(i)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 28, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 28, 1974, in the No. 2 Committee Room, third floor, City Hall at approximately 1:00 p.m.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Linnell and Volrich

CLERK: M. Clark

RECOMMENDATIONS

1. Price of Closed Street and Lane - Pendrell Street between Burrard & Thurlow

On October 1, 1974, City Council, when dealing with the Manager's Report, Works and Utility Matters, dated September 27, 1974, passed the following motion in regard to the price of a closed street and lane:

"THAT Item (C) re the 'Price of Closed Street and Lane', as contained in this clause be referred to the Finance and Administration Committee for consideration and report on the policy involved in this matter."

On July 23, 1974, Council approved the closure of Pendrell Street between Burrard and Thurlow Streets for the proposed addition to St. Paul's Hospital subject to certain conditions. The Hospital District wanted assurance from Council that Pendrell Street could be closed before they spent large sums of money acquiring the privately-owned property in the block. At the meeting of October 1, 1974, Council received for information the report on the details of the hospital extension and approved the following recommendation of the City Manager in regard to the lane closure involved:

"I RECOMMEND that when the Hospital District acquires Lots 10 and 11, Block 9, D.L. 185, Plan 92 situated on the northeasterly corner of Pendrell and Thurlow Streets, the portions of lane outlined red and green on plan marginally numbered LE 4077 be closed, stopped up and conveyed to an abutting owner, subject to the consolidation of the lane with an abutting parcel."

The Committee this day, considered Clause (C) of that Manager's report in regard to the closed street:

" (C) Price of Closed Street and Lane

In the report to Council on July 23, 1974, the following was RECOMMENDED as one of the conditions of approval:

The closed road be conveyed to either or both of the abutting owners for the nominal total sum of one dollar. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

When considering this matter, Council amended this condition to read as follows:

The closed road be conveyed to either or both of the abutting owners at a reasonable price.

The RECOMMENDATION of a nominal sum of one dollar was submitted in accordance with Council decisions on similar requests. The basis for the previous decisions is set out below and was contained in a report to Council in 1970 when dealing with a street closure for the Vancouver General Hospital valued at $193,000.

'In all the municipalities in the Province except the City of Vancouver, all highway is vested in the Queen in the right of the Province. The Vancouver Charter, however, provides that the highway in the City of Vancouver is vested in the City.

cont'd....

Clause No. 1 continued

The Director of Lands has advised that the Crown Provincial conveys highways to hospitals for a nominal sum with a restriction for hospital purposes only. In the event that the highway is no longer used for hospital purposes, it reverts to the Crown. The Corporation Council has advised that similar arrangements could be made by the City in the conveyancing of highway to hospitals.'

The streets and lanes were originally vested in the Crown and the Crown in turn vested them in the City of Vancouver at no cost to the City. As noted above, throughout the Province, streets and lanes required for hospital purposes are conveyed to the hospitals for a nominal sum.

The market value of the closed section of Pendrell Street and the lane described above is $809,270.00. It is necessary to determine a reasonable price in accordance with Council's resolution of July 23, 1974. With the fuller explanation of the background to the conveyance of streets and lanes for hospital purposes, Council may wish to consider that a reasonable price for the closed street and lane for the addition to St. Paul's Hospital be one dollar with the conveyance to provide for the return to the City of the closed street and lane if the area is no longer used for hospital purposes. "

The City Manager had recommended to that meeting of Council that the closed street and lane in Item (C) be conveyed to either or both of the abutting owners for the nominal total sum of $1.00. The conveyance to provide for the return to the City of the closed road if the area is no longer used for hospital purposes.

In considering this matter, the Committee noted particularly that the City of Vancouver is unique in the Province in that the streets and lanes are vested in the City and not vested in the Crown as is the case throughout the Province. In this regard, the Director of Finance noted that a study of street maintenance done a few years ago showed that if the Provincial Government shared in the maintenance of streets in Vancouver, there would be a considerable sum coming to the City annually from the Province.

It was also noted that St. Paul's Hospital is now a member of the B.C. Medical Centre and as a major hospital, will benefit not only the residents of the City of Vancouver, but residents from the entire Province.

It was noted that where other utilities are provided to the hospital, they are provided at a charge even though the provision is for a hospital. Consideration was given to the value of the land in question and disruption that would be caused in the area due to the hospital expansion.

The City Engineer noted that in the case of other hospitals in the City, a nominal fee of $1.00 has been charged for closed streets and lanes.

After considerable discussion, your Committee

RECOMMENDS that the closed street and lane required for the expansion of St. Paul's Hospital be sold at market value.

(Alderman Harcourt recorded as voting in the negative)

2. Skills Producing Industrial Complex for Low Income People

At the meeting of the Finance Committee on August 1, 1974, representatives of the Vancouver and District Public Housing Tenants Association were heard in regard to their request for inclusion in the 1976-80 Capital Program, funds to develop a Skills Producing Industrial Complex for Low Income People, and City-owned property on which to develop such a complex. (their orginal brief is circulated)

cont'd.....

Clause No. 2 continued

Council on August 13, 1974, passed the following motion when dealing with a report of this Committee:

"THAT the Director of Social Planning be asked to meet with representatives from the Department of Manpower and Immigration, the Department of Human Resources and the Vancouver School Board to coordinate ideas for financing an industrial skills producing complex for submissions to the Standing Committee on Social Services for consideration;

AND THAT the Standing Committee of Council on Social Services be requested to consider the lease of appropriate property for this purpose."

Since that time, discussions have been carried out among representatives of the City's Social Planning Department, the Federal Department of Manpower and Immigration, the Provincial Department of Labour, Vancouver School Board, Vancouver and District Public Housing Tenants Association and the Provincial Department of Human Resources.

Representatives from these Federal and Provincial Departments and from the Vancouver and District Public Housing and Tenants Association were present to discuss the proposal at this meeting of the Committee.

The Committee attempted to determine whether or not there was a need for such a complex for training in various skills for low-income people, or whether training opportunities were already being made available through the senior levels of government.

Mr. R. Azad, Associate Deputy Minister, Department of Labour, noted that it was not simply a building that was required, but that there are additional ongoing expenses for equipment, for maintenance, for operating and upgrading as well as cost of instructional staff, all of which must be considered. He urged that all other alternatives be explored prior to the City making a commitment. He urged the representatives of the Association to work with the Department of Labour and use facilities that are now available for training. He indicated that it was the Provincial Government's responsibility to make facilities available if there are not sufficient at the present time.

Mr. D. Stead of the Department of Manpower and Immigration noted that steps have been taken to provide training in specific areas of Vancouver, such as the Strathcona area. These are operated by the Vancouver Community College in an attempt to upgrade the educational standards of people in that area. It was noted that the responsibility for training in this Province is vested in the Department of Labour and the Department of Education. The Federal Department of Manpower and Immigration can purchase training from these agencies but does not have the authority nor the ability to hire instructors.

Representatives from the Tenants' Association emphasized that the facility they are attempting to have constructed was never meant to only include tenants in public housing, but is for low-income people throughout the City. They indicated that approximately 16,000 families in Vancouver could benefit from such a facility, whereas the figure would be considerably less if considering only tenants in public housing.

After considerable discussion, your Committee

RECOMMENDS

(a) That the Vancouver City Council request the Provincial Government Departments of Labour, Education and Human Resources to determine the training needs of the people represented by the Vancouver and District Public Housing Tenants Association, including determining who would take advantage of the training and what type of training would be required;

cont'd....

Clause No. 2 continued

(b) That the Department of Labour be asked whether or not they would be in favour of building, equipping and operating a detached facility as proposed by the Tenants' Association;

(c) That, should the need be established by these Provincial Government departments, City Council favourably consider the granting of land for such a purpose.

(Alderman Bowers recorded as opposing recommendation (c))

The Vancouver and District Public Housing Tenants Association thanked Alderman Harcourt for his work as a liaison between Council and their Association, and asked particularly that this be recorded. Alderman Harcourt agreed to continue his liaison activity.

3. Development Permit Application Process

On October 3, 1974, the Standing Committee of Council on Finance and Administration held a Public meeting to discuss the Development Permit Application process and resolved:

"THAT a meeting of the Finance Committee, City Manager and the Director of Planning be scheduled for the near future to discuss the suggested changes to the Development Permit Application process."

At this meeting of the Committee, Mr. Roy Lisogar, representing the Amalgamated Construction Association, presented a brief with recommendations for improvement in the present application processing procedure as follows:

(i) Eliminate Duplication

In Vancouver we must get two permits. A Development Permit and a Building Permit. We have two sets of plan checkers and two completely separate departments for one development. The more consolidation we could have the less time it will take to process permits.

(ii) Eliminate Requirement of Excess Detail in Development Permits

Great masses of detail are often required from a builder prior to the issuance of a Development Permit. All of these items have to be drawn and/or obtained prior to the issuance of a Development Permit. In the Development Permit approval these could all be listed as a condition for receiving a Building Permit (with a stock clause) example: "D.P. is hereby granted subject to the Development complying with the following items prior to receiving a Building Permit:

a. Consolidate title

b. Screening of all roof air conditioning

c. Fence the rear yard

d. Increase loading bays to four, etc."

In this manner amended drawings would not have to be redrawn and three copies reissued and then plan checked for a Development Permit again. Also, lengthy delays such as waiting for consolidation of titles, etc., would not be necessary.

A Development Permit could then be issued immediately after the plan checker has completed his work.

(iii) Landscape Drawings

Make landscape drawings a requirement for a Building Permit and not for a Development Permit as we now have.

a. Often by the time the final design is completed for a Building Permit the landscape requirements change.

b. Occasionally a project doesn't proceed beyond a Development Permit. This would eliminate drawings to be checked and save the checker time.

cont'd....

Clause No. 3 continued

c. A Development Permit is a preliminary design. A landscape drawing is a final design. These conflict.

d. That in landscape drawings, latin names be not required.

That should a landscape drawing be rejected that it be stated specifically by the plan checker exactly what revisions he requires for acceptance of plan.

(iv) Design Panel Problems

The Design Panel is not serving the use and purpose it was intended to. It is one of the major bottlenecks at present in the issuance of a Development Permits.

The Design Panel with its name chaged recently to Urban Design Panel has the single viewpoint of a few architects appointed to the Design Panel. Their viewpoint is not necessarily that of many other, perhaps more experienced architects. It does not seem right for these individuals to force their viewpoint on everyone in this City.

It is wrong in principle, and there could be a strong conflict of interest where one architect is judging the work of another. Considerable unnecessary delays are caused in redrawing drawings.

The power given the Design Panel recently that their recommendations must be accepted by the Technical Planning Board, and if not that they be sent directly to Council and that their recommendation be accepted or the Development Permit application is refused - causes unnecessary delays. This makes an appointed body of citizens called the Design Panel have complete control and delay of issuance of Development Permits.

At present, compromise designs are being done to appease the Panel. All Design Panel meetings are secret meetings, held behind closed doors. Property owners may not attend these nor are they permitted to speak to their design. Only architects are allowed to attend.

The Construction Association is most seriously concerned about design. Annual competitions are held amongst members to encourage upgrading. It is our recommendation that the Design Panel be relegated to an advisory position as they were when the panel was first formed. That if they are retained that they meet weekly and publicly.

Mr. Lisogar indicated a Committee of the Amalgamated Construction Association would be pleased to attend future study sessions called to streamline any new system.

The Director of Planning commented that the points in the brief were useful and should be considered.

The Committee also considered the following report submitted by the City Manager dated November 21, 1974, in regard to the Development Permit Application process which contained several recommendations:

" Background

In 1973, City Council received two reports concerning the procedures and staffing requirements for processing development permits. The first report was dealt with by Council on October 2, 1973, and the second on December 11, 1973.

In the December, 1973, report, the recommendations of the City Manager included this item:

"That review of the implementation of the report be made in November, 1974, and results reported to City Council at that time."

cont'd....

Clause No. 3 continued

On July 9, 1974, the Mayor recommended that the Standing Committee of Council on Finance and Administration carry out a full-scale and complete review of the procedures involved. As a result, Alderman Bowers made a survey covering 195 development permit applications, and on October 3, 1974, a public meeting was held to receive a report from the City Manager and various members of the public. The Chairman indicated that the purpose of the meeting was to provide the City Manager with suggested improvements and/or proposals for change in the process system. The Committee's report was received for information by City Council on October 22, 1974.

Following the meeting of the Standing Committee of Finance and Administration of October 3, 1974, two submissions were made to City Council concerning recommended changes in the Zoning and Development By-law which, when implemented, will eliminate the need for processing to be undertaken by a Plan Checking Assistant at present equivalent to approximately 15 to 20 hours each week.

The Administrative Analyst has re-examined the current procedures with various members of the Planning Department and the Department of Permits and Licenses, and his observations are outlined in Appendix I.

During the current review of this whole matter, the Director of Planning has implemented some administrative changes, and now reports as follows:

"The Zoning Division consists of three groups: The Development Permit Group, Zoning Group, and the Subdivision Group. The leader of each of these groups takes the major responsibility in his area. With the addition of the extra staff this will leave the Group Leader of the Development Permit Group more readily available for attending meetings where Development Permits are under consideration and for dealing with those major items with relation to Development Permits.

This means that on most occasions the leader of the Development Permit Group will be discussing Development Permits with City Council, City Planning Commission or Standing Committees of Council and this individual or one of the Plan Checkers will be presenting the departmental view point on most occasions to the Board of Variance.

This does not mean that the head of the Zoning Division will never appear at these meetings. It does mean that he will only do so where there are major policy items involved and in fact the Director of Planning himself may be required to appear on some occasions.

The main responsibility for processing Development Permits and in dealing with developers will lie with the leader of the Development Permit Group and in most cases contacts with developers will be by the individual Plan Checker or Group Leader. Contact with people above this level, either the Zoning Planner, the Deputy Director or the Director, will normally only be at the request of the Plan Checker or Group Leader. This will mean that the senior people will not respond to standard cases, these will be diverted automatically to the Development Permit Group. Accusations of unavailability will therefore continue to be made but if the Development Permit Group are to assume a greater share of responsibility they must maintain prime contact with developers."

I would prefer that the Development Permit Group be separated from the remainder of the Zoning Division and for a trial period of one year the Supervisor report directly to the Deputy Director of Planning. The Zoning Planner to confine his responsibility to matters of subdivision, strata title, rezoning and Zoning By-law amendments, and to be available as a resource person to act in a consulting capacity to the Development Permit Sub-committee and to members of the Development Permit Group and senior members of the Planning Department.

The Director of Planning disagrees with the foregoing proposal, and Council may therefore wish to continue with the newly implemented procedures quoted above for a trial period.

In either case, I RECOMMEND that the whole matter be reviewed and the results reported to Council in twelve months' time.

cont'd....

Clause No. 3 continued

FURTHER RECOMMENDATIONS:

Staffing

The following additional positions to be established in the Development Permit Group:

1 P.C.A. II
1 P.C.A. IV
1 position (to be classified by the Director of Personnel Services, to act as expediter for the group.) The duties of this latter position to include the follow-up of complaints, and to check the status of applications to ensure that none are overlooked, and thereby eliminate unnecessary delays.

Estimate of Costs (1974 rates)

	Balance of 1974	12 months in 1975
* 1 P.C.A. II ($842 per month)	-	$10,104
* 1 P.C.A. IV $1,011 per month)	-	12,132
* 1 "Expediter" (say, $1,011/month)	-	12,132
		$34,368
Fringe benefits 12 1/2%		4,315
		$38,683
Furnishings and equipment	$5,300	

* (Positions to be filled effective January 1, 1975.)

I RECOMMEND that the foregoing costs be approved in advance of the approval of the 1975 budget.

Staff Fluctuations due to Variations in Work Load

It is probable that the volume of Development Permit applications will fall due to the current economic conditions. This could reduce the number of zoning Plan Checking Assistants required from time to time. Promotions and attrition, plus utilization of this staff in other functions in the department, could allow for adjustment of staff to suit varying volumes in permit applications.

Since there is a fairly large turnover in P.C.A. I's, the Permits and Licenses Department should be able to adjust by not filling vacancies as volume varies.

It is RECOMMENDED that the Director of Planning and the Director of Permits and Licenses report monthly to the City Manager on work load and staffing requirements related to the development permit function.

Training

I have instructed that an in-house training programme be developed by the Personnel Services Department to train suitable staff for P.C.A. I positions, and to train P.C.A.'s for purposes of temporary and permanent promotions. When arrangements for such training programmes have been completed, I RECOMMEND that the Director of Personnel Services be authorized to include the costs thereof in his annual budget.

Information Pamphlets

Council has already instructed that suitable information booklets be prepared to describe the procedures for obtaining development and building permits.

I RECOMMEND that the Director of Planning and the Director of Permits and Licenses report to Council in one month on their suggestions with respect to these pamphlets and the estimated cost of producing them.

cont'd....

Clause No. 3 continued

Fees

I RECOMMEND that the Director of Finance be instructed to carry out a study of the fee structure related to the function of issuance of development and building permits; this study to be commenced immediately and reported to Council as quickly as possible so that fees can be adjusted as necessary to meet the costs of providing the functions.

V.M.R.E.U.

A copy of this report has been given to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

Following discussion, your Committee

RECOMMENDS

(a) That the brief from the Amalgamated Construction Association be received and the Director of Planning be requested to report back to the Standing Committee on Finance and Administration on the recommendations contained within the brief;

(b) That the recommendations of the City Manager contained in the foregoing report dated November 21, 1974, be approved.

The meeting adjourned at approximately 3:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 843

II

REPORT TO COUNCIL

FROM ALDERMAN MARZARI, VICE CHAIRMAN, AND ALDERMAN GIBSON, MEMBER STANDING COMMITTEE OF COUNCIL ON SOCIAL SERVICES

A meeting of the Standing Committee of Council on Social Services was called in No. 1 Committee Room, third floor, City Hall, on Thursday November 28, 1974 at 1:30 p.m.

PRESENT: Alderman Marzari, Vice Chairman
Alderman Gibson

ABSENT: Alderman Rankin
Alderman Hardwick

COMMITTEE CLERK: H. Dickson

.....

There being no quorum present this report is submitted by Alderman Marzari, Vice Chairman of the Social Services Committee, and Alderman Gibson, for Council's consideration.

RECOMMENDATIONS

1. Alliance of Handicapped - Request For Assistance With Transportation Requirements

The Aldermen had before them for consideration a letter dated September 23, 1974, (circulated) from Mrs. Pat Doddmun, Vice Chairman of the Alliance of Handicapped, and a brief presented to the Aldermen at the meeting by Mrs. Doddmun (circulated). The brief pointed out the need for one more bus to be added to the existing 11 "Easter Seal" buses which provide transportation for handicapped persons.

Cost of an additional bus would be $6,473.78 and the additional bus would reduce the current $3.00 fare for each return trip per person to $2.50.

The brief also stated a grant of $200,000, shared with senior governments, would reduce the cost of each round trip per person fare from $3.00 to $1.00.

It was alleged that handicapped persons are occasionally refused transportation by taxi drivers.

The brief asked what employment opportunities are available at City Hall for handicapped persons.

A representative of the Social Planning Department advised that the department is planning an investigation in January of transportation for the handicapped.

Following discussion it was,

Cont'd...

Clause No. 1 Continued:

RECOMMENDED

(a) THAT the Social Planning Department examine the matter of transportation for handicapped persons including what services are being offered by various agencies now, the need for an additional bus for transportation of handicapped persons and the effect such an additional bus would have on the per person round trip fare, for report to the Social Services Committee;

(b) THAT the Social Planning Department examine part-time job opportunities for handicapped persons and report to the Social Services Committee;

(c) THAT the Vehicles for Hire Board be asked to examine the question of whether the alleged refusal of taxi operators to serve handicapped persons is grounds for cancellation of their licenses.

2. Acoustics In Committee Room No. 1

During consideration of the above item Alderman Gibson observed that acoustics in Committee Room No. 1 are poor and that persons using the room occasionally encounter difficulty hearing each other.

It was,

RECOMMENDED

THAT Council consider providing public address equipment in Committee Room No. 1.

3. City Centre Youth Resources - Request For Funding For Nurse and Medical equipment

The Aldermen had before them for consideration a brief, (circulated) from City Centre Youth Resources requesting:

A) THAT funds be made available for a nurse to deliver medical services to youths three hours in the evening, six days a week at the Family and Childrens Services facilities at 52 Water Street;

B) THAT funds be made available to purchase the medical equipment necessary for providing these services.

Letters of support, including one from Dr. G.H. Bonham, City Medical Health Officer, were appended to the brief.

A representative of the Health Department stated the department agrees with the proposal and that the existing Pine Street clinic which offers similar services, although currently facing a heavy caseload, could provide back-up services to the service proposed for 52 Water Street.

The Health Department representative stated the nurse would cost $1,000 per month and that medical supplies and equipment would cost up to $1,000.

It was stated the proposal is for a six month demonstration project.

Following discussion it was,

Cont'd...

Clause No. 3 Continued:

RECOMMENDED

(a) THAT Council approve a grant of up to $7,000, to be administered by the Medical Health Officer to provide a nurse to deliver medical services to youths at the Family and Childrens Services facilities at 52 Water Street, this amount to pay the cost of a nurse for six months and up to $1,000 for purchase of medical equipment and supplies;

(b) THAT the Medical Health Officer request the Provincial Government to share in the cost of this service.

4. Board of Police Commissioners - Information Report

The Aldermen had before them for consideration a letter dated November 22, 1974, (circulated) from R. Pickering, Secretary of the Board of Police Commissioners.

The letter was in response to the Social Services Committee's recommendation, approved by Council October 29, 1974,

> "THAT Council request the Police Board to reinstate policing of the East Hastings area to the same level as was in effect in the summer of 1973."

The letter stated that the Board of Police Commissioners considered this request at its meeting of November 14, 1974, and that at that meeting Deputy Chief Oliver reported it was not possible to reinstate the task force operation that was implemented in 1973 because of other urgent policing problems.

The letter stated further that the Chief Constable advised the Board that the area in question would be given as much attention as possible within the limits of the available manpower.

Following discussion it was,

RECOMMENDED

THAT the letter, dated November 22, 1974, from the secretary of the Board of Police Commissioners be received and that representatives of the Board of Police Commissioners be requested to appear before the Social Services Committee to explain more fully why the East Hastings area cannot now be policed at the same level as it was in 1973.

5. Vancouver Gay Information Service - Grant Request

The Vancouver Gay Information Service in September applied to the Social Services Committee for a grant of $26,720 and the Committee referred the application to the Social Planning Department for report.

The Aldermen had before them for consideration a report from the City Manager, dated November 4, 1974, in which the Director of Social Planning recommended that no grant be given to the Gay Information Service.

Representatives of the Vancouver Gay Information Service appeared before the Aldermen and expressed dissatisfaction with the report and read to the Aldermen a five page statement (circulated) requesting the Social Services Committee to ask the Social Planning

Cont'd...

Clause No. 5 Continued:

Department for another more detailed report on their grant application, such report to be prepared in co-operation with the Vancouver Gay Information Service and submitted to the Social Services Committee in one month.

The Vancouver Gay Information Service delegation claimed that normal social services are often denied to homosexuals because of prejudice and a grant to the Vancouver Gay Information Service would be used to mediate available services to those who are, or feel themselves to be effectively denied these services.

The Vancouver Gay Information Service representatives suggested the City undertake a research study of discrimination against homosexuals.

Following discussion it was,

RECOMMENDED

THAT another, more detailed, report on Vancouver Gay Information Service's request for a $26,720.00 grant be prepared by the Social Planning Department for submission to the Social Services Committee and that a meeting of the Vancouver Gay Information Service, the Gay Alliance Toward Equality, (G.A.T.E.) the Social Planning Department, the Health Department, and one member of the Social Services Committee be held to determine terms of reference for the report.

6. Neighbourhood Services Association - Grant Request for $120,000

The Neighbourhood Services Association has applied for a grant of $120,000 from the City toward its 1975 budget and the application is currently under study by the Social Planning Department, which will report on the application, along with other grant applications, to a joint meeting of the Social Services and Finance Committees scheduled for December 12, 1974.

In order to acquaint the Aldermen with the wide range of services offered by the Neighbourhood Services Association, representatives of the organization appeared before the Committee and gave a forty-minute presentation, illustrated by slides.

The representatives stated that the Neighbourhood Services Association has a total budget of approximately $562,000 and that the $120,000 requested from the City is required to maintain existing services.

Following the presentation there was brief discussion on the submission and it was,

RECOMMENDED

THAT the submission of the Neighbourhood Services Association be received.

The Meeting Adjourned at 3:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 831, 844-5

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON WATERFRONT AND ENVIRONMENT

November 28, 1974

A meeting of the Standing Committee of Council on Waterfront and Environment was held in the #1 Committee Room, third floor, City Hall, on Thursday, November 28, 1974, at approximately 3:30 p.m.

PRESENT: Alderman Pendakur (Chairman)
Alderman Linnell
Alderman Gibson
Alderman Massey

ABSENT: Commissioner DuMoulin

CLERK: M. Cross

The Minutes of the Meetings of October 31st and November 14th, 1974, were adopted.

RECOMMENDATION

1. Fraser River Street Ends

In a report presented to the Committee on November 14, 1974, the Chairman recommended that two street ends along the Fraser River i.e. Elliott and Shaughnessy, be developed for public access and family recreation. The Committee recommended that the Director of Planning be instructed to report to the next meeting on the immediate development of all ten street ends for public access.

Mr. R. Youngberg, Associate Director, Area Planning, using photographs and illustrations reviewed the presentation received by the Environment Committee approximately one year ago and outlined the pros and cons of the ten street ends. The report presented to the Environment Committee a year ago had been sent to the Park Board for comment on four street ends considered suitable for initial development i.e. Kerr, Elliott, Crompton and Shaughnessy.

The Committee now feels that seven street ends i.e. Crompton, Elliott, Shaughnessy, Gladstone, Kerr, Beatrice and Jellicoe, should be considered for immediate development with maximum development of Elliott and Shaughnessy street ends. Development under the Hudson Street Bridge should also be considered.

RECOMMENDED

(a) THAT the Director of Planning and the City Engineer be instructed to proceed with terms of reference for a consultant to prepare working drawings for a design of the seven street ends to include any City lands in between; with maximum development of Shaughnessy and Elliott street ends and minimum development of the remaining five.

(b) THAT an expenditure of up to $15,000 be authorized to hire a consultant for the above study, funding to come from Capital Appropriation 550-9221, Development of the Fraser River for Public Access.

cont'd ...

Clause No.1 (continued)

(c) THAT the Director of Planning be instructed to negotiate with the Federal and Provincial Governments to determine the best utilization of the area under the Hudson Street Bridge for public access and family recreation.

(d) THAT the Director of Planning in consultation with the City Engineer report back direct to Council on the cost of implementation of the study.

2. Dogs

The report of the Director of Permits & Licenses dated October 31, 1974, was withdrawn by the City Manager for revision. The Committee felt that this matter should be considered by the 1975 Committee.

RECOMMENDED

THAT the revised comprehensive report of the Director of Permits & Licenses re "Dogs" be referred to the 1975 Committee dealing with environmental matters.

3. Final Report - Waterfront Steering Committee

Mr. R. J. Spaxman, Director of Planning, advised that the work of the Waterfront Steering Committee had been completed. The Steering Committee felt a small Federal-City Liaison Committee should be set up, similar in composition to the existing Committee, to assist in the implementation of the Waterfront Study and related matters.

RECOMMENDED

THAT a Federal-City Liaison Committee be set up to assist in the implementation of the Waterfront Study and related matters; the composition of the Committee to be similar to the existing Waterfront Steering Committee with the City representatives being the Director of Planning as Chairman and the City Engineer.

4. Waterfront Working Committee - Status Report

Mr. R. J. Spaxman, Director of Planning, advised that the Waterfront Working Committee, under his chairmanship, has been meeting twice a month to discuss matters primarily affecting the area bounded by Burrard, Hastings and Main Streets and the Waterfront to ensure that the views of the various agencies (i.e. Marathon Realty, Bureau of Transit, G.V.R.D. and City departments) were properly integrated in the planning for the area.

RECOMMENDED

THAT the Status Report of the Director of Planning with respect to the Waterfront Working Committee be received with the section on "Future Concerns" being referred to the 1975 Council.

FURTHER THAT the members of the Waterfront & Environment Committee wish to express to the 1975 Committee set up to consider environmental matters that they would like to see the Project 200 development scaled down significantly from the proposal presented to them in March 1974.

cont'd ...

5. Waterfront Planning Study - Stage IV - Implementation

Mr. R. J. Spaxman, Director of Planning, submitted an information report to the Committee explaining the contents of the Stage IV Implementation Report of the Project Manager, Waterfront Planning Study. (A copy of the Stage IV Report is on file in the City Clerk's Office)

Mr. R. C. Mann, Project Manager, Waterfront Planning Study, stated that three parts of the four part Stage IV report were included at this time i.e. Working Paper #1 - Area Management, Working Paper #2 - Regulations, and Working Paper #3 - Action Plan.

Working Paper #1 contains a variety of options open to the City for area management and concludes with recommendations from the Project Manager, i.e.

(a) political guidance is needed

(b) a Waterfront Working Committee of senior staff officials including transportation and urban design specialists should be set up

(c) the Park Board should assign a senior staff member to the Committee noted in (b)

(d) twelve Waterfront Trustees should be appointed by the Mayor to report to Council

(e) the aforementioned Trustees should appoint consultants to advise on urban design

(f) the Mayor and Council should appoint a local area manager to oversee the quality of urban design on the waterfront

(g) the Federal Government should undertake the major share of the financial responsibility.

Working Paper #2 describes the need for urban design criteria, ways of encouraging developers through bonusing and means of expediting the development permit process.

Working Paper #3 contains a "framework for action" for the different aspects of the decision making process, and indicates division of labour and a priority time table.

Mr. Spaxman advised that the Planning Department is presently putting together a report relating two legislative needs for the G.V.R.D. plan amendment and a great deal of discussion and decision making needs to be done. He would like to seek guidance from the new Council as to how to proceed at staff level to implement the plan amendment.

RECOMMENDED

(a) THAT the report "Waterfront Planning Study - Stage IV - Implementation" be circulated by the Director of Planning to:

(i) various agencies interested in the Waterfront Planning Program (Vancouver Port Authority, National Harbours Board, Board of Trade, Downtown Business Association, Downtown Eastside Residents' Association, groups interested in housing).

(ii) the Aldermen-Elect

(iii) Board of Parks & Recreation

with copies being made available in the public libraries.

cont'd ...

Clause No.5 (continued)

(b) THAT the Waterfront & Environment Committee recommends to the 1975 Council that it receive a report reference on the entire Waterfront Planning Study with interested groups or individuals being invited to attend.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 845

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

November 28, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 2 Committee Room, Third Floor, City Hall on Thursday, November 28, 1974 at approximately 3:30 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Harcourt Alderman Marzari
ABSENT:	Alderman Rankin
CLERK:	D. Bennett

Adoption of Minutes

The Minutes of the meetings held October 31 and November 7, 1974 were adopted.

RECOMMENDATIONS

1. Neighbourhood Pub Application - 1403 Commercial Drive

Mr. Victor Maglio appeared before the Committee in support of his application for a neighbourhood pub at 1403 Commercial Drive. The Committee reviewed the application and the amenity report which indicated that the site is located in a commercial area on Commercial Drive. The main floor of the building is occupied by a restaurant and retail businesses, the second and third floors containing residential suites. North and south of the site is largely commercial with residential uses of the second and third floors of the buildings. East of the proposed location are several small retail grocery stores, two churches and church halls, several rest homes and one private hospital but the majority of the buildings are mixed residential uses. West of the site is similar to the east side with several rest homes and one private hospital, along with one elementary school and the large Britannia School Project but the district is largely residential in character.

The Committee discussed the application with Mr. Maglio and after due consideration it was

RECOMMENDED

THAT the application of Mr. Victor Maglio for a neighbourhood pub at 1403 Commercial Drive be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 1403 Commercial Drive, the cost of such referendum to be borne by the applicant, Mr. Maglio.

FURTHER THAT the applicant must comply with all applicable City legislation.

2. City Owned Lands - D.L. 753, Blocks G-K Situated Between Commercial and Findlay

In a communication dated August 16, 1974 Mr. Tim A. Cronin, on behalf of petitioners, notified the members of Council that these

Cont'd . . .

Clause #2 continued:

residents in the area of the City-Owned lands, D.L. 753, Blocks G-K, situated between Commercial and Findlay, would object to a low-income housing development being placed on these City-Owned lands and requested that they be notified as to what use the City proposes for this site.

The Committee had before it for consideration the following report of the Director of Planning dated October 28, 1974 on the subject matter:

"In late August, 1974, the City received a letter (attached) from residents in the area adjacent to these lands outlining their opposition to any form of low income housing development on this property.

The City has owned land in this block (Zoned RS - 1) since 1922 and has gradually acquired lots as they came on the market. There has been no accelerated acquisition program. The current subdivision and housing is substandard.

A number of the lots have come on the market within recent years and these have been acquired with the intention of eventual consolidation of the total parcel for purposes of redevelopment. In a report to Council in June, 1973, summarizing potential housing sites in the City, this parcel of land was identified as Site No. 120, 1.56 acres, with a potential of 25 - 70 units depending on the housing type mix (i.e. family, seniors or specialized housing). The existing City ownership and proposed project outlines is illustrated on the attached map. There are no design concepts developed for this site at this time and it is not envisaged that there will be until consolidation is complete.

This parcel of land lies within the Cedar Cottage Neighbourhood Improvement Area. On September 4, 1974, a motion was passed by the Cedar Cottage N.I.P. Committee stating that "no decisions about the proposed Housing Project (bounded by) Victoria Diversion/Findlay/16th Avenue be made by City Council without first notifying this Cedar Cottage N.I.P. Committee and all the residents in the area".

The Director of Planning concurs with this statement and recommends:

That discussion with the local residents take place during the project design stage either through the current N.I.P. process or, if acquisition is not completed within the time span of N.I.P. (i.e. by mid 1977), then through a local committee of area residents."

Mr. Don Sinclair from the Cedar Cottage Planning Office reviewed the foregoing report and it was

RECOMMENDED

THAT the petitioners be advised that when any plans are being considered for the City-Owned lots, D.L. 753, Blocks G-K, situated between Commercial and Findlay, the people in the area will be consulted for their views.

INFORMATION

3. Street Vending Permit - Mr. Alain Straub

Mr. Straub appeared before the Committee requesting a street vending permit to sell hot desserts on the Granville Mall. Mr. Straub displayed a model of his proposed kiosk.

Cont'd . . .

Clause #3 continued:

Mr. K. F. Dobell, Assistant City Engineer, Traffic and Tranportation Division, advised that Council had, on November 5, 1974, passed a motion to the effect that the total number of licenses to be granted on the mall be held at thirty pending a report from the appropriate Department and that the City Engineer therefore is not accepting further applications at this time as they currently have 53 applications on file.

Mr. Straub was advised by the Committee that until the question of design of the kiosks is resolved and should Council decide to increase the number of kiosks on the mall, little hope could be given to Mr. Straub to obtain a permit for vending on the mall.

RESOLVED

THAT Mr. Straub keep in touch with the City Engineer for further consideration of his application at a later date.

4. Street Vending Permit -
Mr. Ram Roop

Mr. Ram Roop appeared before the Committee requesting a popcorn vendor's license on the Granville Mall.

Mr. K. F. Dobell advised that as stated above no further applications are being accepted at the present time for the Granville Mall and although previous contacts with Mr. Roop began on April 29, 1974, and efforts were made to contact him so that he might be included in the initial group of vendors on the mall, the Permits and Licenses Department were unable to get in touch with Mr. Roop at that time.

RESOLVED

THAT the City Engineer contact Mr. Roop when further applications for the mall are being considered.

5. Street Vending Permit -
Mr. Paul Calder

Miss Janet Murphy appeared for Mr. Paul Calder to appeal a decision of Council on November 5, 1974 when his application for a permit to operate a stand on the mall was not approved. It was noted that Mr. Calder's application was No. 31 and the Committee felt that this application should be referred to the City Engineer for further consideration, e.g. if there becomes a vacancy on the mall consideration could be given to this application, however, after further discussion it was

RESOLVED

THAT Mr. Paul Calder's application for a street vending permit be referred to the City Engineer for report back to the next meeting of the Committee on December 12, 1974.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 846

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 17, 1974, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: D.H. Little.

PRAYER:

The proceedings in the Council Chamber were opened with prayer.

"IN CAMERA" MEETING.

Council was advised that there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES.

Minutes of Special Council Meeting, December 5, 1974.

Alderman Bowers pointed out that Mayor Phillips was shown as voting against the motion on deletion of the Immigration Building from the list of Heritage Buildings.

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick

THAT the Mayor's name be struck from the list of those opposed to deletion of the Immigration Building from the list of Heritage Buildings, as recorded on page 4 of these minutes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
SECONDED by Ald. Hardwick

THAT the Minutes of the Special Council Meeting of December 5, 1974, as amended, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick
SECONDED by Ald. Linnell

THAT the Minutes of the Regular Council Meeting of December 10, 1974, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Area Planning Priorities and Staffing.

Council on December 10, 1974, deferred consideration of the above clause in the Manager's Report,(Finance Matters) dated December 6, 1974, pending a report reference from the Director of Planning.

MOVED by Ald. Hardwick
THAT consideration of this clause be deferred to the Special Meeting of Council on planning matters in January, 1975.

- CARRIED UNANIMOUSLY

Oakridge Traffic - Tisdall Street - 45th Avenue.

Council, at its meeting on December 10, 1974, agreed to hear delegations with respect to the Official Traffic Commission's report and recommendation on Oakridge Traffic - Tisdall Street - 45th Avenue, (Clause 1, O.T.C. Report, dated December 4, 1974)

MOVED by Ald. Hardwick
THAT consideration of this matter and representations from delegations, be deferred to the first regular meeting of Council in 1975.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

XIII. Special Committee on the Orpheum Theatre.

Under date of December 13, 1974, the Special Committee on the Orpheum Theatre submitted the following report to Council:

" On December 9, 1974, the Special Committee met with the Clients' Committee and with its consultants to discuss the Clients' committee's recommendations on the program of restorations to be undertaken once the City takes possession of the Orpheum Theatre. (25 November, 1975)

The Clients' Committee had meetings throughout 1974 and produced a program with the following features:-

1) The cost estimates are realistic, being based on
   - complete inspections of all aspects of the building and its services
   - discussions with the City's Fire and Building Inspectors
   - expert consultants' advice on many facets
   - up-to-date construction costs with allowance for anticipated inflation between December, 1974 and 1976.

2) The resulting theatre will not present operating problems to the City management. (E.g. All doubtful plumbing to be replaced). Mr. Dobbin and Mr. Langley were members of the Committee to ensure this.

3) The restored hall will meet the basic needs of the Vancouver Symphony Orchestra which is to make it its home.

   Prolonged negotiations resulted in the VSO getting its way on some aspects (E.g. A permanent orchestra shell, a removable extension to the stage, and a Rehearsal Room), while it had to reluctantly abandon other desires (such as office space or a classical concert organ).

4) The work will restore the quality of the original decor, and the alterations will harmonise with it. There is provision for complete cleaning, re-painting, re-upholstering, and providing new drapery. The Wurlitzer Organ will be retained, but the budget does not include any work on overhauling it.

Cont'd.....

REPORT REFERENCE (Cont'd)

Special Committee on the Orpheum Theatre (Cont'd)

5) The changes will restore the excellent acoustics of the original hall, and also improve sound insulation from Seymour Street.

A sound re-enforcement system will be provided of similar quality to the recently up-graded system in the Queen Elizabeth Theatre. (This is not a requirement for the Symphony, but is needed for use by speakers or small performing groups.)

6) The Audience will experience superb sound, sparkling decor, re-upholstered seats and air-conditioning. On the other hand they will still have to put up with very inadequate lobby space, - by present day standards.

(There may be an opportunity for alleviating this when the adjacent property is being redeveloped, since the City could specify some public space as desirable for maximum FSR on the property.)

The attached report from P.C. Brooks summarizes the total costs, and gives examples of some of the items included. A representative of the Architectural Consultants will be present in Council to give a brief REPORT REFERENCE on the program of changes recommended.

The total costs are estimated to be $2.65 million in December, 1974, which will inflate to $3.2 million by 1976.

(In 1973, the Community Arts Council had estimated the costs as $2 million and this fact was communicated to Council on December 11, 1973 and again on February 18, 1974. Since that time, a host of detailed investigations has brought many changes to the program, but has not altered its overall size appreciably. The escalation from $2 million in 1973 to $2.65 million now is principally due to inflation of construction costs, with further inflation anticipated.)

The Special Committee on the Orpheum RECOMMENDS as follows:

A) THAT City Council approve the program of restorations as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible.

B) THAT City Council inform the Secretary of State of the accord reached with the Vancouver Symphony Orchestra, so that the Federal contribution towards the Orpheum Theatre can be transmitted to the City.

C) THAT Council ask the Secretary of State for an increase in the proposed contribution towards the restorations from $1 million to $1.6 million to take account of inflation in construction costs.

D) THAT Council ask the City Manager to make an application under the next Federal Winter Works program (1975-1976) for funding a portion of the work of restoration.

E) THAT the balance required for the restorations, over and above the federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976.

F) THAT up to $2,000 out of the total restoration budget be made available to re-imburse Bolt Baranak for their preliminary design phase as acoustic consultants to the Clients' Committee.

Mr. Ron Nelson, of Thompson, Berwick, Pratt & Partners, reviewed the proposed renovations for Council's information.

MOVED by Ald. Bowers,
THAT the recommendations of the Special Committee contained in this report, be approved.

- CARRIED

(Ald. Rankin opposed)

Cont'd.....

REPORT REFERENCE (Cont'd)

Special Committee on the Orpheum Theatre (Cont'd)

MOVED by Ald. Pendakur
THAT the following be added as recommendation "G" -

"That the City request from the Provincial Government a grant of 1/3 Million Dollars towards the total cost of renovations to the Orpheum Theatre.

- CARRIED

(Ald.Rankin opposed)

UNFINISHED BUSINESS (Cont'd)

Council agreed to defer the following Unfinished Business items, pending the hearing of delegations later this day.

West Coast Salvage Building.

Subdivision of Lot "A", Block 10, Subdivision "A", D.L. 195, Plan 1224, 3390 Nanaimo Street.

Allegations of Rental Agencies By-law Infractions.

Point Grey Minor Hockey Association - Grant re Hockey Program.

Fish Peddler's License - Appeal.

Fraser River Street Ends.

Council at its meeting on December 10, 1974, deferred consideration of the following clause in the report of the Standing Committee on Waterfront and Environment, dated November 28, 1974.

1. Fraser River Street Ends

In a report presented to the Committee on November 14, 1974, the Chairman recommended that two street ends along the Fraser River i.e. Elliott and Shaughnessy, be developed for public access and family recreation. The Committee recommended that the Director of Planning be instructed to report to the next meeting on the immediate development of all ten street ends for public access.

Mr. R. Youngberg, Associate Director, Area Planning, using photographs and illustrations reviewed the presentation received by the Environment Committee approximately one year ago and outlined the pros and cons of the ten street ends. The report presented to the Environment Committee a year ago had been sent to the Park Board for comment on four street ends considered suitable for initial development i.e. Kerr, Elliott, Crompton and Shaughnessy.

The Committee now feels that seven street ends i.e. Crompton, Elliott, Shaughnessy, Gladstone, Kerr, Beatrice and Jellicoe, should be considered for immediate development with maximum development of Elliott and Shaughnessy street ends. Development under the Hudson Street Bridge should also be considered.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Fraser River Street Ends (Cont'd)

RECOMMENDED

(a) THAT the Director of Planning and the City Engineer be instructed to proceed with terms of reference for a consultant to prepare working drawings for a design of the seven street ends to include any City lands in between; with maximum development of Shaughnessy and Elliott street ends and minimum development of the remaining five.

(b) THAT an expenditure of up to $15,000 be authorized to hire a consultant for the above study, funding to come from Capital Appropriation 550-9221, Development of the Fraser River for Public Access.

(c) THAT the Director of Planning be instructed to negotiate with the Federal and Provincial Governments to determine the best utilization of the area under the Hudson Street Bridge for public access and family recreation.

(d) THAT the Director of Planning in consultation with the City Engineer report back direct to Council on the cost of implementation of the study.

MOVED by Ald. Pendakur
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. License Appeal - Mr. Patrick Britten.

MOVED by Ald. Rankin
THAT Council agree to hear an appeal from Mr. Patrick Britten against the decision of the Chief License Inspector not to issue a license for the "Nude Encounter", and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

2. Appointment of Civic Chaplain.

Under date of December 12, 1974, Mayor Phillips submitted a recommendation that The Reverend Father Brendan Boland of Our Lady of Perpetual Help Parish, be appointed as Civic Chaplain for the months of January, February and March, 1974.

MOVED by Ald. Hardwick,
THAT The Reverend Father Brendan Boland of Our Lady of Perpetual Help Parish, be appointed Civic Chaplain for the months of January, February and March, 1975.

- CARRIED UNANIMOUSLY

COMMUNICATIONS AND PETITIONS (Cont'd)

3. Meeting of Victoria Heritage Advisory Committee at Victoria on Thursday, January 9, 1975.

The following letter was submitted by Vancouver Heritage Advisory Committee, under date of December 12, 1974:

" The Vancouver Heritage Advisory Committee has been invited to a meeting of the Victoria Heritage Advisory Committee at 8:00 p.m. Thursday, January 9, 1975, at Victoria City Hall, (see attached letter).

Members of the Vancouver Committee wish to accept this invitation and attend the meeting in Victoria.

The Vancouver City Charter provides in Section 204 (k) that the Council may provide for the expenditure of money for the payment of out-of-pocket expenses incurred by any member of a board, commission or other administrative body in the performance of his duties.

The Chairman of the Vancouver Committee would like to have up to five members of the eleven member Committee travel to Victoria for this meeting, and they would spend the night in Victoria, and return on Friday, January 10, 1975.

Approximate costs for five persons are as follows:

1. B.C. Ferry - $12.00 per person, per car x 5= (Leaves Tsawassen at 5:00 p.m.)	$60.00
2. Hotel Accommodation, approx. $25.00 x 5=	$125.00
Incidental out-of-pocket expenses including two meals, $8.00 per person x 5=	$40.00
TOTAL -	$225.00

The Vancouver Heritage Committee requests approval of this expenditure under Section 204(k) of the City Charter."

MOVED by Ald. Hardwick
THAT the request of the Vancouver Heritage Advisory Committee contained in the above letter, be approved.

- CARRIED UNANIMOUSLY

4. Kitsilano Community Resources Board.

XI(i). Kitsilano Neighbourhood House.

Council noted communications from the above two groups, dated December 13, 1974, and December 17, 1974, respectively.

MOVED by Ald. Volrich
THAT Council agree to hear delegations from the above two groups, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Community Music School of Greater Vancouver

Council, on October 8, 1974, when considering a grant request from the Community Music School, Vanier Park, contained in a report of the Standing Committee on Finance and Administration, dated September 26, 1974, passed the following motions:

"A. THAT Council's intention of retaining Building 14, Vanier Park, be reaffirmed:

C. THAT the project costs be checked out by an independent quantity surveyor, to be hired by the City, as soon as working drawings are available:

D. THAT such approval be subject further to the Community Music School providing Council with a proposed program of activities and services which will benefit and serve the interests of the whole music community in Vancouver and, in particular, make available music lessons to children of low income families:

E. THAT the Community Music School work with the Park Board and the Urban Design Panel so that a cooperative landscaping design, suitable to all, can be arrived at, and having arrived at an acceptable solution for landscaping, including parking and irrigation, report back to Council by December 31, 1974, with such design:

F. THAT City Officials be instructed to issue a Development Permit on the basis of the design plot plans submitted and on the basis of a commitment for a cooperative planning of the landscape.

- CARRIED UNANIMOUSLY "

Council this day noted a letter from the Community Music School of Greater Vancouver, dated December 10, 1974, reporting on the present status with respect to the conditions required by Council.

MOVED by Ald. Bowers,
THAT Council accept the Status Report of the Community Music School of Greater Vancouver, and agree the conditions as set out above, have been met.
FURTHER THAT the communication be received.

- CARRIED UNANIMOUSLY

6. Vancouver Board of Trade - re: City Planning Commission.

7. Gay Alliance .

8. D.W.H.Yerxa, Barrister for Greater Vancouver Mental Health Services.

Consideration of the above three communications was deferred, pending the hearing of delegations later this day.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL
REPORT.
December 13, 1974.

Works and Utility Matters,
December 13, 1974.

Council considered this report, which contains five clauses, identified as follows:

Cl.1. Watermain Installation - 1974 Capital Budgets.
Cl.2. Reconstruction of Sewers in Poor Condition
Cl.3. Revisions to Plumbing By-law No.4068 - Fees for Building Sewer Extensions.
Cl.4. Water Street Beautification Program - Underground Wiring.
Cl.5. Tender No. 30-74-5 - Two-way F.M. Hand-Held Solid State Portable Radios and Chargers.

The Council took action as follows:

Clauses 1 - 5.

MOVED by Ald. Pendakur
THAT the recommendations of the City Manager, contained in clauses 1,2,3,4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
December 13, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Mount Pleasant Citizens' Committee.
Cl.2. Information Centres.

The Council took action as follows:

Mount Pleasant Citizens' Committee
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendations contained in this clause be approved, after adding the following as recommendation (c).

"That the City Manager give a progress report with respect to the consolidation of land on this site for family housing."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Information Centres (Clause 2)

MOVED by Ald. Bowers
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
December 13, 1974.

Boundaries of 4 ac. Harbour Park Site
(Clause 1)

MOVED by Ald.Volrich
THAT the recommendation of the City Manager, contained in this clause, be approved after amending recommendation (iii) to read as follows:

"Instruct the Mayor and the Supervisor of Property & Insurance to negotiate with the National Harbours Board for the acquisition of 1 ac.± (now leased) so as to secure clear title to the 4.35 acre site."

Underlining denotes amendment.

- CARRIED UNANIMOUSLY

Finance Matters
December 13, 1974.

Council considered this report, which contains seven clauses, identified as follows:

Cl.1. Fire Department - Manning Requirements.
Cl.2. Court House Renovation.
Cl.3. Reorganization of Drafting Branch - Engineering Department.
Cl.4. Dog Pound Procedure.
Cl.5. Various Financing Matters for Year-end Action.
Cl.6. Britannia Community Services Centre - Advance Against 1975 Operating Budget.
Cl.7. Social Planning Department - Artists Gallery.

The Council took action as follows:

Fire Department - Manning
Requirements (Clause 1)

MOVED by Ald. Volrich
THAT this clause be referred to the Standing Committee on Finance and Administration for consideration and discussion with the Fire Department.

- CARRIED

(Ald. Bowers and Massey opposed)

Court House Renovation (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 6.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, contained in clauses 3,4,5 & 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

Cont'd...

Finance Matters
December 13, 1974 (Cont'd)

Social Planning Department -
Artists Gallery - (Clause 7)

MOVED by Ald. Bowers
THAT funds in the amount of $11,130 be approved in advance of the 1975 budget, to cover costs of wages for the Artists Gallery Curator and her assistant,
AND FURTHER THAT these positions be funded through the City's L.I.P. Grant allocation.

- CARRIED UNANIMOUSLY

Personnel Matters,
December 13, 1974.

Council considered this report, which contains two clauses, identified as follows:

Cl.1. Downtown Team - Temporary Staff and Office Space - January - March, 1975.
Cl.2. Leave of Absence without Pay: Mr. Gordon R. Anderson, Vancouver Firefighters' Union, Local 18.

The Council took action as follows:

Downtown Team - Temporary Staff and
Office Space - January-March, 1975 (Clause 1)

MOVED by Ald. Hardwick
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Leave of Absence without Pay: Mr. Gordon
R. Anderson, Vancouver Firefighters'
Union, Local 18. (Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
(December 13, 1974)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing
Cl. 2: Rental Review - Widening Strip N/S of Point Grey Road East of Wallace Street Adjoining Parcel A, D.L. 448 & 538
Cl. 3: Lots 13 & 14 Block A2, D.L. 2037 - S/E Corner Main Street and Terminal Avenue
Cl. 4: Rental Review - Cafeteria Lease - City of Vancouver to CNIB
Cl. 5: Rental Review - 107 East 1st Avenue
Cl. 6: Arbutus-Burrard Connector: 2131 Burrard Street and 1830 West 5th Avenue - Take-over of Management Function and Assignment of Leases
Cl. 7: Lease Renewal - 1220 Raymur Avenue

The Council took action as follows:

Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing (Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Rental Review - Widening Strip N/S of Point Grey Road East of Wallace Street Adjoining Parcel A, D.L. 448 and 538 (Clause 2)

MOVED by Ald. Pendakur
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Lots 13 and 14, Block A2, D.L. 2037 S.E. Corner Main Street & Terminal Avenue (Clause 3)

MOVED by Ald. Marzari
THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations.

- CARRIED

(Ald. Bowers, Massey, Pendakur and the Mayor opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
December 13, 1974 (Cont'd)

Clauses 4 - 7.

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in clauses 4,5,6 and 7 of this report be approved.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT GENERAL REPORT
DECEMBER 13, 1974

Works & Utility Matters
(December 13, 1974)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: The Role and Function of 37th Avenue - Cambie to Camosun
Cl. 2: Removal of Garbage from Strata Titles Condominiums
Cl. 3: Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 Ft. Roadway on 50 Ft. Allowance

The Council took action as follows:

The Role and Function of 37th Avenue - Cambie to Camosun. (Clause 1)

Council deferred consideration of this clause, pending the hearing of a delegation later this day.

Removal of Garbage from Strata Titles Condominiums (Clause 2)

MOVED by Ald. Hardwick
THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 ft. Roadway on 50 ft. Allowance. (Clause 3)

MOVED by Ald. Rankin
THAT the following recommendations of the City Engineer, contained in this clause be approved:

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 ft. Roadway on 50 ft. Allowance. (Clause 3) (Cont'd)

(a) Price of $100.00 in each case, plus a proportionate part of the current year's taxes;

(b) Administrative fee in each case of $175.00 to cover survey, preparation of consolidation plans and registration fees;

(c) Consolidation of the 16-foot strip in each case with the abutting property to form one parcel;

(d) The City to prepare in each case subdivision plan, the deed of land for the 16-foot strip, the statutory declaration regarding citizenship; all other documents required by the Land Registry office to complete registration to be provided by the purchaser in registrable form.

(e) The owner of Lot 17, Block 4 and of Lot 17, Block 10 to dedicate in each case the East 2 feet of their property for lane widening purposes.

FURTHER THAT the balance of the City lots in this area be dedicated for street purposes and the balance of the market value of each lot, based on 1971 value of $11,000 each, be charged to the Engineer's account for the total sum of $54,500, and that this amount be provided from Supplementary Capital.

- CARRIED UNANIMOUSLY

Building and Planning Matters
December 13, 1974.

Council noted a report dated December 13, 1974, from the City Building Inspector on the application of the Greater Vancouver Mental Health Services to renovate and use the existing wood-frame house at 1230 Comox Street as a clinic for occupational therapy.

As agreed earlier this day, Council heard a representation from Mr. D.W.H.Yerxa, Barrister, representing the Greater Vancouver Mental Health Services. Mr. Yerxa requested Council approve relaxation of the building requirements with respect to fire safety. Dr. Kyle, Executive Director, Greater Vancouver Mental Health Services, and Mr. M. Hicks, Architect, also addressed Council on this matter.

Council noted that one of the By-laws before it this day is to establish an Appeal Board to deal with questions of interpretation of the Building By-law and matters concerning new methods or materials. It was suggested to the delegation that this Appeal Board would be the appropriate vehicle to whom representations should be made regarding relaxation of the By-law requirements.

MOVED by Ald. Pendakur
THAT the application from Milton Hicks, Architect to use the existing wood-frame house at 1230 Comox Street, to operate a clinic for occupational therapy, be approved, subject to the applicant obtaining a development permit.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari
THAT Council relax the building requirements with respect to fire safety, in this particular instance.

- LOST

(Ald.Bowers, Gibson, Hardwick, Linnell, Massey, Pendakur, Rankin, Volrich and the Mayor opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters,
December 13, 1974.

Cassiar Street, Traffic Problems
(Clause 1)

MOVED by Ald. Pendakur
THAT the recommendation of the City Engineer, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters,
December 13, 1974.

Christ Church Cathedral
(Clause 1)

MOVED by Ald. Bowers,
THAT recommendations (A) and (B) of the Director of Legal Services and the Director of Planning, contained in this report, be approved.

FURTHER THAT execution of the agreement referred to in recommendation (A) be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services which will ensure the preservation and maintenance of the Cathedral building.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT the motion of Alderman Bowers, be amended by changing recommendation (B) to read as follows:

"(B) That Christ Church Cathedral be designated as a Heritage Building"

- CARRIED

(Alderman Bowers and the Mayor opposed)

The amendment having carried, the motion of Alderman Bowers, as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT

(A) an agreement embodying the proposals aforesaid in a form satisfactory to the Director of Legal Services be entered into between the City, Grander Developments Limited, and Christ Church Cathedral, the same to be executed by the Mayor and the City Clerk:

(B) Christ Church Cathedral be designated as a Heritage Building:

FURTHER THAT execution of the agreement referred to in recommendation (A) above be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services, which will ensure the preservation and maintenance of the Cathedral building."

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Effect on Police Manpower - Provincial Assumption of Certain Functions.

The following report was submitted by the City Manager, dated December 13, 1974.

"The Chief of Police and the Director of Finance have prepared a report on the effects on Police Manpower and the Police Department 1974 Budget due to the assumption of certain functions by the Provincial Government. Specifically the report will cover the following:

A - Advise City Council of Police functions, including staff, being assumed by the Provincial Government.

B - To obtain City Council's approval to vary the Police Department authorized strength as a result of 'A' above.

C - To obtain City Council's approval of a temporary 'overstrength' position for periods of time related to 'A' above.

D - To advise City Council of the effect on the 1974 Police Budget as a result of 'A'.

E - To advise City Council of funds received by the Police Department from the Provincial Government which have been designated by the Province for improvement of Police Services.

On July 23, 1974 City Council received a preliminary report from the Mayor and Alderman Bowers on this subject. The following resolution was passed at that time:

'That there be no reduction in the total complement of the Police Department on the changes made as a result of the Provincial Government takeover of the Courts and Police Training activities.'

In general, the Provincial Government has stated that the purpose of the Province in assuming 'non-police' functions is to release the manpower resources for use in the policing area. It has been agreed that 60% of the released manpower would be assigned to the newly-formed C.L.E.U. operation (organized crime task force) and 40 to community relations projects and other patrol functions. A detailed Vancouver Police Department 'position paper' is being prepared and will be placed on file in the City Clerk's office.

A. Functions Being and Anticipated to be Assumed by the Provincial Government

The following functions have been, or are anticipated to be, assumed by the Provincial Government. Since some of the positions being assumed are at a lower classification then required for police work there is an overall reduction in strength in order to stay within the Budget.

Function	Date of Assumption	Number of Employees Present	Equivalent
Known to Date:			
1. Civilian Court Officers	Apr. 1/74	10	8
2. Court Liaison Core Group	"	9	9
3. Court Liaison - Constables Etc.	"	12	11
4. Coroner's Corporal	"	1	1
5. Police Escorts (out of town)	Dec. 9/74	2	2
6. Security New Court House	N/K	9	8
7. Training Acadamy (9 staff - 4 to remain as City function)	Mar. 1/75	5	5
8. Driver Training	"	3	3
		51	47
Not Confirmed - Estimated			
9. Jail Operation	(Apr. 1/75)	59	50
10. Detective Court Liaison	(Apr. 1/75)	1	1
		111	98

NOTE: In some cases the above are being staffed by the Province and in other cases the City is being paid by the Province pending available Provincial staff. See Budget Section 'D'.

The following staff have been seconded to the Attorney General's Department to assist in their overall development of new activities in the Justice area:

1. 2 Inspectors - minimum 2 years (April 16, 1974-76)
2. 1 Constable - 6 months (Sept. 1974 to Feb. 1975) 50%

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Effect on Police Manpower - Provincial Assumption of Certain Functions (Cont'd)

B. Variation of Authorized Strength and Rank of the Police Department

As a result of the release of non-police functions the Vancouver Police Board requires a variation of the established rank and reduction of strength. The following schedule shows the present authorized strength, the designation to C.L.E.U. and patrol and the proposed police strength and established rank distribution.

Title	Present Authorized Strength	No. Assumed by Prov. Gov't.	Equivalent Transfer to: C.L.E.U. 60%	Patrol 40%	New Authorized Strength
Chief Constable	1				1
Deputy Chief Constable	3				3
Superintendents	3				3
Staff Inspectors	3				3
Inspectors	23				23
Staff Sergeants	24	2	1		23
Sergeants	49	1	3		51
Detectives	106		15		121
Corporals	49	8			41
Police Nurses	9				9
Constables	570	30	9	19	568
Custodial Guards	7	—			7
	847				853
Civilians	160				160
Court Officers	10	10			0
			28	19	
TOTAL	1017	51	47		1013

NOTE: (1) See Appendix I for details of strength and rank changes.

(2) In addition, it is anticipated that 60 more positions will be assumed by the Province making a total of 111 (vs. 114 in preliminary report). This will produce approximately 51 more police positions for C.L.E.U. (29) and Patrol (22).

C. To Obtain Council's Approval of 'Temporary Overstrength' Position

The experience of the Vancouver Police force is that under normal circumstances there are approximately 45 members leaving the force each year (33 resigning etc. and 12 retirements). This leaves the force understrength for varying periods of time. In addition, during the period of transition of functions to the Provincial Government the Province is paying for City Police providing the services on the understanding that the City would recruit staff immediately and place them in C.L.E.U. and into community policing and patrol. As previously stated this is the whole intent of the Provincial program to have trained police carrying out police functions. This, in fact, has been in effect since June 1974 and although the strength of the Department has been exceeded and in fact stands at 14 'overstrength' at this time, the funds received from the Provincial Government have adequately provided for this situation. See Section D - Effect on City Police 1974 Budget.

Some of the situations that can cause a 'temporary' overstrength position are as follows:

1. Province paying salaries for -

   (a) Police employees providing service for functions taken over by the Province until the sheriffs are available to replace them.

   (b) Employees seconded to Provincial Government - to assist in developing new Provincial organization, etc.

   (c) Employees on leave for extended periods of time to attend courses, etc.

2. Present policy of recruiting after strength has been reduced through retirements, resignations, etc.

   - to be dealt with by a report to Council from the Vancouver Police Board at a later date.

Cont'd....

Effect on Police Manpower - Provincial
Assumption of Certain Functions (Cont'd)

In order to formalize the current situation and to provide some workable guidelines the current report will recommend:

(i) That the Vancouver Police Board be authorized to have a 'temporary overstrength list' for members of the force whose salaries are being paid for by some other source either due to a function being taken over or staff being seconded, for a reasonable length of time, to allow their replacement and avoid depletion of the effective police service. It being understood that:

(a) when returned to duty the strength of the force will be reduced accordingly by natural attrition, and

(b) where applicable, promotions will be deferred until the proper rank structure is re-established.

(ii) That to recognize the probable continuation of a 'temporary overstrength' that additional personnel equipment is required at an approximate cost of $12,500.

D. Effect on the 1974 Police Department Budget

The City has been billing the Province for various items including the provision of staff for functions assumed by the Province, secondment of staff for liaison, use of City vehicles for personnel transport and other miscellaneous items.

1. Invoices for staff where City recruited replacements causing an overstrength position.

(a) Court Liaison Officers	$206,527	
(b) 2 Inspectors	32,201	
(c) Coroner's Corporal	12,519	
Funds to be received to Dec. 31, 1974	$251,247	
Less: Cost of 'overstrength position' - based on actual count of Police Dept. payrolls to date and estimated to Dec. 31, 1974.	$119,126	
Excess - due to the delay factor in recruitment.		$132,121
2. Invoices for use of vehicle rentals (prisoner transfers)		11,462
3. Miscellaneous billings		1,634
		$145,217
Less: Estimated cost of escort duties by City Police pending availability of sheriffs for this function.		20,000
*Escess of funds received.		$125,217

*The above has been taken into consideration for adjustments to the 1974 Police Budget for salary increases in excess of funds authorized, etc.

In addition to the above, the Province has provided funds towards the training function which will amount to $88,929 by December 31, 1974. This is dealt with in Section 'E'.

E. Provincial Funds Designated for Increasing Police Services

The B.C. Police Commission was established in July of this year and included in its responsibilities is the establishing and maintaining of standards for policing throughout the Province.

One of the first concerns is to provide a Provincial Training Academy for police recruit and related training. As the Vancouver Police Training Academy is the only well established police school in the Province, the Commission has decided to subsidize its operations until they can set up their own facilities. In addition, to the assumption of certain staff members by the Province the City will be reimbursed for City police during training plus six months of a recruit's salary for each member assigned to C.L.E.U. The billings to December 31st will be as follows:

C.L.E.U. assignments	$42,449
City Police during training	46,480
	88,929
Less miscellaneous expenses	2,429
Excess funds to be set aside for specific police expenditures	$86,500

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Effect on Police Manpower - Provincial Assumption of Certain Functions (Cont'd)

It should be pointed out that the B.C. Police Commission officials have stressed that any additional revenue being made available to the force through this program must be used to improve the level of police service in the City.

It is estimated that by March of 1975 there will be approximately $200,000 of funds received under this program. The Vancouver Police Department is presently preparing a proposal for the use of these funds. This will be reported to Council at a later date.

The current report was presented to the Vancouver Police Board on December 12, 1974 and the following recommendations have been endorsed by the Vancouver Police Board and are recommended for approval by City Council.

Recommendations

1. That the authorized strength of the Vancouver Police Department be varied as detailed in this report. The present 'sworn' strength to be increased to 853 and the 'civilian' strength to be reduced to 160, a net reduction of 4 staff. The authorized rank structure to be varied as shown in Section 'B' of this report.

2. That the Vancouver Police Board be authorized to have a 'temporary overstrength list' for members of the force whose salaries are being paid for by some other source either due to a function being taken over or staff being seconded, for a reasonable length of time to allow their replacement and avoid depletion of the effective police service, it being understood that:

   (a) when staff return to duty the strength of the force will be reduced accordingly by natural attrition, and

   (b) where applicable, promotions will be deferred until the proper rank structure is re-established.

3. That funds in the amount of $12,500 be provided from Contingency Reserve for additional personnel equipment required for the overstrength situation.

4. That the funds received from the Province amounting to $86,500 in 1974 for the training program be designated for increasing police service, subject to submission to City Council of a report on its intended use by the Vancouver Police Board."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Illegal Suites - Hardship Cases.

The Committee of Officials to study Illegal Suites - Hardship Cases, submitted the following report, under date of December 13,1974:

(a) **The following applications recommended for approval by the Sub-Committee be approved:**

Maria Masi (tenant), 3022 East 1st Avenue
Victoria Hrenyk (tenant), 335 West 14th Avenue
Alice Bowers (tenant), 1006 Victoria Drive
Mrs. Prudence H. Morrow (tenant), 6194 Chester Street
Mrs. Swarn K. Mattu (owner), 1325 East 64th Avenue
Saitoku Watanabe (tenant), 1323 West 71st Avenue

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Darlene Kelsall (tenant), 2679 East 22nd Avenue
Esuf Ismail (tenant), 5020 Chatham Street
Ahmed Ahmed (tenant), 5020 Chatham Street
Eric Csapo (tenant), 2889 Highbury Street
William A. McLeod (tenant), 2465 East 23rd Avenue
Elmer Black (tenant), 1619 East Broadway
Peter Cragg (tenant), 1736 Stephens Street
Judy Neyedli (owner), 2322 East 33rd Avenue
Richard B. Dimarco (tenant), 2406 Stephens Street

(c) the following applications be approved for six months from the date of this Resolution:

Lucie Laurin (tenant), 3707 West 2nd Avenue
Paul Thorne (tenant), 3020 East 45th Avenue
Lasylo & Cathy Balogh (tenants), 942 East 37th Avenue
Michael Jolliffe (tenant), 3885 Laurel Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following application be not approved:

Jatinder Gupta (owner), 3408 East 29th Avenue

MOVED by Ald. Bowers,
THAT the recommendations of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Strata Title Application -
Conversion 1386 Nicola Street.

Council had for consideration a report from the Director of Planning on the application of Mr. D.T.Devlin, Fernlee Contracting Ltd., for a Strata-Title conversion of the existing apartment building at 1386 Nicola Street. The report read as follows:

"In accordance with the provisions of Section 5(1) of the Strata Titles Act (1974) an application has been received from Fernlee Contracting Ltd. to convert from rental to Strata Title, a 5 storey with basement, structure containing twenty-two (22) dwelling units, between 1340 and 1830 square feet in area.

N.B.: See Appendix 'A' for Section 5(1) of the Strata Titles Act (1974)

On February 26, 1974, City Council approved a Housing Committee recommendation which reads as follows:

"That City Council extend the present moratorium on conversions for a period of one year beyond the present expiry date of June 26, 1974 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered".

The subject application includes the following:

1. A prospectus

2. A declaration by a qualified consultant - C.A. Boom, P. Eng., witn repect to the quality of the building and its conformity with relevant City by-laws.

3. A declaration by a qualified consultant, A.I.J. Reinders, P. Eng., with respect to the quality of the electrical installation and conformity with present City Standards.

Cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Strata Title Application -
Conversion 1386 Nicola Street.(Cont'd)

4. a. A declaration from the applicant with respect to the required notification of tenants regarding the intention to convert the premises to Strata Title.

   b. Copy of notice to convert, posted in the building on October 17, 1974.

   c. Copies of declaration from 20 of the 22 tenants indicating that they endorse the proposal by D.T. Devlin to - "purchase the Kensington Place apartments at 1386 Nicola Street and to make equity in same available to the tenants there" - 18 of which indicate a wish to purchase equity in the building (this number includes promoter who occupies suite #50 and wishes to purchase this suite). One tenant wishes to continue on a rental basis; one tenant indicates a wish to either rent or purchase. The applicants declaration indicates that - "neither tenant who has signified his desire to remain as a tenant will be denied the privelege to do so" - and further - "that the percentage of occupancy on the date of 'Notice' was 95.45% and that the single suite vacant then was vacant by reasons of death."

5. Copy of proposed management contract.

6. A certified cheque payable to the City of Vancouver in the amount of Eleven Hundred ($1100.00) dollars, to cover any relocation services required by tenants, over and above the maximum of $300.00 moving expenses now provided under the Landlord and Tenant Act.

The City Building Inspector advises as follows, "This 5 storey building was erected as an apartment building in 1912. It is non conforming with respect to the National Building Code in a number of significant ways. For example:

- Whereas the National Building Code requires a building of this height to be of non combustible construction, it is in fact mostly of timber construction but the first floor is of reinforced concrete construction.

- The exit system is not in compliance with the National Building Code. This is, however, a non conforming use and the building may continue with this occupancy without the necessity of being made to comply with the Code.

I am in receipt of a report by C.A. Boom Engineering Ltd. who include references to these facts and other characteristics of the building. I am advised by Mr. Boom and by Mr. Devlin on behalf of the owners that they intend to make improvements to the building to bring it in closer line with the City by-laws and to make it compare favourably with the Canadian Code for Residential Construction.

Assuming that they carry out this program, I would have no objection to the building being used as a Strata Title development."

The submitted prospectus has been prepared in the long form prescribed under Section 51 (6) of the Real Estate Amendment Act, 1974 and the applicant, in a letter dated December 12th, 1974, has stated that the said prospectus has been prepared for filing with the appropriate Provincial authorities in Victoria.

Uncertainty exists regarding the effect of the legislation and regulations governing precedures for processing Strata Title applications, and as far as we are aware, a prospectus should be filed with the Superintendant of Insurance and therefore, City Officials do not intend to comment on the contents of the prospectus which has been filed with the City, however, it is on file with the City Clerk for the inspection of any members of Council.

Mr. Devlin the applicant intends to be present in the Council Chamber, to answer any questions Council may have. "

Mr.Devlin, applicant, addressed the Council on this matter and advised that over 90% of the tenants have requested the conversion. He also indicated that approval of the application would result in preservation of this building.

MOVED by Ald. Gibson

THAT the application of Mr.D.T. Devlin for a Strata Title Conversion of 1386 Nicola Street be approved, subject to the tenants in the building being given an opportunity to purchase the suites.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Official Traffic Commission, December 4, 1974

The Council considered this report of the Commission which contains four clauses identified as follows:

Cl. 1: Tisdall Street/45th Avenue - Oakridge Traffic
Cl. 2: Pedestrian Signal Request on McGill Street
Cl. 3: 45th and Rupert - Stop Signs
Cl. 4: Cypress Street and 49th Avenue - School Safety Patrol

The Council took action as follows:

Tisdall Street/45th Avenue - Oakridge Traffic (Clause 1)

For Council's action on this clause, see page 2.

Pedestrian Signal Request on McGill Street (Clause 2)

MOVED by Ald. Marzari,
THAT the recommendation of the Committee, contained in this clause be approved.

- CARRIED UNANIMOUSLY

45th and Rupert - Stop Signs (Clause 3)

Council agreed to hear a representation on behalf of the Parents' Council, Dr. George M. Weir Elementary School, on this matter.

The delegation addressed Council and filed a brief urging Council approval of the retention of the 4-way stop sign arrangement at both Rupert and 45th Avenue and Clarendon and 45th Avenue.

MOVED by Ald. Marzari,
THAT the 4-way stop sign arrangement at Rupert and 45th Avenue and Clarendon and 45th Avenue be retained.

- CARRIED UNANIMOUSLY

Cypress Street and 49th Avenue - School Safety Patrol (Clause 4)

MOVED by Ald. Marzari,
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

- - - - - - - - - - - -

The Council recessed at approximately 3:55 p.m. and, after an 'In Camera' meeting in the Mayor's Office, reconvened in open Council at 4:50 p.m. in the Council Chamber with the same members present.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Community Development December 4, 1974

Fairview Slopes Redevelopment and Conservation (Clause 1)

MOVED by Ald. Volrich,
THAT this clause of the Committee's report be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance and Administration December 5, 1974

Policy - Operation of Archives and Records Division of City Clerk's Department (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

IV. Joint Report of Standing Committees on Civic and Community Development, December 5, 1974.

West End Planning Programme (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committees contained in this clause be approved.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees on Civic Development and Finance and Administration, December 9, 1974.

Procedures to Implement Development Control in the Downtown Area Zoning Districts C-5, CM-1 and CM-2 (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this report be approved, after amending recommendation B(i) to read as follows:

(i) Ways to differentiate between the processing of major and minor developments;

- CARRIED UNANIMOUSLY

(underlining indicates amendment)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Housing, December 10, 1974

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Strata Title Applications
Cl. 2: Hotel Usage of Apartments in the West End
Cl. 3: Downtown Eastside Relocation
Cl. 4: PENTA Co-operative Housing "22nd Avenue and Camosun Street"
Cl. 5: Senior Citizens Housing Proposal
Cl. 6: U.N. Demonstration Proposal
Cl. 7: Fireproof Mattresses
Cl. 8: Self-help University Housing
Cl. 9: Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street
Cl. 10: Fire By-law Appeals
Cl. 11: Rezoning of 1280 Nicola Street

The Council took action as follows:

Strata Title Applications (Clause 1)

MOVED by Ald. Volrich,
THAT recommendation (a) be approved and recommendation (b) be deferred pending a report from the City Engineer on free garbage removal for condominiums. - CARRIED UNANIMOUSLY

Hotel Usage of Apartments in the West End (Clause 2)

Alderman Volrich referred to a memorandum from the Director of Planning dated December 16, 1974 on apartments and hotels in RM districts. The memo stated in part:

The purpose of this memo is to note that although suites in the Stanley Park Manor (1915 Haro Street) were evidently being rented on a daily basis during the summer months, a more recent anonymous check by a West End Area Planner (November 29, 1974, after the tourist season ended), indicated that suites were now only available on a monthly basis.

This information is brought to your attention with the suggestion that Council may wish to defer such action with respect to the Stanley Park Manor until such time as further information is obtained which provides evidence that dwelling units in this building are again being rented on a daily or weekly basis.

MOVED by Ald.Volrich
THAT no further action be taken with respect to the Stanley Park Manor, at this time;
AND THAT Council request the owners of the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business license should not be suspended.
- - CARRIED

Ald. Linnell and Rankin opposed)

MOVED by Ald. Volrich
THAT recommendation (b) of the Committee contained in this clause, be approved.
- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, December 10, 1974 (cont'd)

Downtown Eastside
Relocation (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Linnell, Marzari and Rankin opposed)

PENTA Co-operative Housing
"22nd Avenue and Camosun Street"
(Clause 4)

Council, having considered the recommendations of the Committee, contained in this clause, took the following action:

MOVED by Ald. Volrich,

"(a) THAT the report of the Housing Planner outlining comments from the Planning and Engineering Departments on the housing site on Camosun Street between 19th and 20th Avenues, dated December 10, 1974, be received.

(b) THAT the PENTA Co-operative submit site plans to the Director of Planning for consideration at the proposed density of 20 units per acre.

(c) THAT this matter, along with the site plans, be referred to the Supervisor of Property and Insurance and the Director of Planning, for report back on conditions of acquisition and any other relevant matters.

- CARRIED UNANIMOUSLY

Senior Citizens Housing
Proposal (Clause 5)

MOVED by Ald. Volrich,
THAT this clause of the Committee's report be received for information.

- CARRIED UNANIMOUSLY

U.N. Demonstration
Proposal (Clause 6)

MOVED by Ald. Volrich,
THAT the resolution of the Committee contained in this clause be approved, after amendment to read as follows:

"THAT the above noted proposal be received and referred to the Special Committee re U.N. Demonstration Projects for consideration."

- CARRIED UNANIMOUSLY

(underlining indicates amendment)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing, December 10, 1974 (cont'd)

Clauses 7, 8, 9, 10, and 11

MOVED bv Ald. Volrich,
THAT clauses, 7, 8, 9, 10 and 11 of the Committee's report be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Social Services, December 10, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Pofi Bar, 1716 Charles Street - Complaints of Neighbours
Cl. 2: Society for Education, Action, Research and Counselling on Homosexuality (S.E.A.R.C.H.)

The Council took action as follows:

Pofi Bar, 1716 Charles Street - Complaints of Neighbours (Clause 1)

Council noted a letter from Mr. R. W. Perrick, Forbes, Nielsen and Perrick, solicitor for Mr. Bresciani, owner of the Pofi Bar, requesting that consideration of this matter be deferred to a later meeting of Council.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred and arrangements left with the City Clerk and that the communication be received.

- CARRIED UNANIMOUSLY

For Council's action on Clause 2, see page 32.

VIII. Report of Vehicles for Hire Board, December 11, 1974

Survey Report of the Vancouver Taxi Industry - Phase II - Licensing (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Board, contained in this clause be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

IX. Report of Special Committee re Vancouver City Planning Commission, December 12, 1974.

For Council action on this report see page 32.

X. Report of Standing Committee on Finance & Administration, December 12, 1974

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Local Initiatives Program, 1974/75
Cl. 2: Templeton High School Indoor Pool Project

The Council took action as follows:

Local Initiatives Program 1974/75 (Clause 1)

MOVED by Ald. Bowers
THAT the resolution of the Committee, contained in this clause be received and the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

Templeton High School Indoor Pool Project. (Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

XI. Report of Standing Committee on Community Development, December 12, 1974

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Street Vending Permit - Mr. Paul Calder
Cl. 2: Neighbourhood Pub Application - 961 Denman.
Cl. 3: Proposed Nelson Park Community Facility and Proposed Nelson Park Expansion
Cl. 4: Neighbourhood Improvement Program - 1975
Cl. 5: Kitsilano Area Planning Program - Progress Report #2
Cl. 6: Street Vending Permit - Mr. Danny Dahan

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT clause 1 of this report be received for information and the recommendation of the Committee, contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Community Development, December 12, 1974. (Cont'd)

Proposed Nelson Park Community Facility and Proposed Nelson Park Expansion (Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this clause be approved after adding the following:

"FURTHER THAT the appropriate Standing Committee of Council discuss with the Park Board, alternatives to the proposed development of Block 23."

- CARRIED

(Aldermen Gibson, Massey and the Mayor opposed)

Alderman Bowers referred to a previous motion of Council when dealing with the report of the City Manager (Property Matters) dated October 25, 1974, on the relocation of tenants in Block 22, Nelson Park Development, as follows:

" THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on Progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation. "

MOVED by Ald. Bowers
THAT the above motion be rescinded.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Hardwick, Linnell, Marzari and Rankin opposed)

Neighbourhood Improvement Program - 1975. (Clause 4)

MOVED by Ald. Volrich
THAT recommendations (a) (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendations (d) (e) (f) and (g) submitted by the Committee for Council's consideration, be approved.

- (deferred)

MOVED by Ald. Hardwick
THAT recommendations (d) (e) (f) and (g) be deferred for consideration at the special meeting of Council on City Planning matters, in January 1975.

- CARRIED

(Aldermen Marzari, Pendakur and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Community Development, December 12, 1974. (Cont'd)

MOVED by Ald. Hardwick
THAT the following recommendations of the Committee, contained in this clause, be received and no further action be taken:

"THAT the Director of Planning be instructed to report to Council as to how to rezone the Downtown Eastside in order to preserve and increase the housing stock in the area:

FURTHER THAT the report of the City Manager entitled 'Site Clearance Program', dated December 4, 1974, be received.'

- CARRIED UNANIMOUSLY

Neighbourhood Improvement Program (Clause 4B)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Kitsilano Area Planning Program - Progress Report #2.(Clause 5)

MOVED by Ald. Volrich
THAT recommendations (a) and (c) in this clause be approved and recommendation (b) be deferred for consideration when Council receives representation from the Kitsilano Community Resources Board, as agreed earlier this day.

- CARRIED UNANIMOUSLY

Street Vending Permit - Mr. Danny Dahan. (Clause 6)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this clause, be approved.

- LOST

(Ald. Bowers, Linnell, Massey, Pendakur, Rankin, Volrich and the Mayor opposed)

* * * * * * *

The Council recessed at approximately 6.05 p.m. to reconvene in open session at 7.30 p.m.

* * * * * * *

The Council reconvened in the Council Chamber at approximately 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Gibson, Hardwick
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

ABSENT: Alderman Harcourt.

DELEGATIONS AND UNFINISHED BUSINESS

West Coast Salvage Building

Council on December 10, 1974, agreed to hear a delegation from Mr. Jim Land on the matter of recycling materials from the West Coast Salvage Building.

Mr. Land reiterated his concerns of December 10, 1974, that salvageable material from the West Coast Salvage Building should be recycled. He felt that the public should be asked to participate in a competition to reuse this material and again offered an award of $1,000.

MOVED by Ald. Hardwick,
THAT City officials be instructed to negotiate with the contractor to have the salvageable materials set aside for possible re-use.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT Council express appreciation to Mr. Land for his competition proposal which he will undertake himself in respect of the use of the material from the demolition of the West Coast Salvage Building;

FURTHER THAT City officials be instructed to consider the results of this competition in respect of the best use of the material salvaged, assuming satisfactory arrangements can be negotiated with the demolition contractor.

- CARRIED

(Alderman Rankin opposed)

Role and Function of 37th Avenue
Cambie to Camosun

Earlier this day, Council agreed to hear delegations with respect to Departmental Report (Works & Utility Matters), dated December 13, 1974, re the role and function of 37th Avenue, Cambie to Camosun.

Mr. Peter Wallbridge submitted a petition containing 35 names of residents in the area requesting that Council approve the installation of a stop sign on West 37th Avenue at Balaclava Street. Mr. Wallbridge stated that numerous traffic accidents occur in this area and parents are concerned for the safety of their children. On behalf of the petitioners, Mr. Wallbridge urged that the downgrading of 37th Avenue to a non-arterial street be instituted as soon as possible before improvements to 33rd Avenue are made.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, in reply to a query from Council, stated that if the recommendations in the City Engineer's report are approved, the additional stop signs could be installed in a few weeks.

Mrs. M. Collins submitted a petition containing 27 names of residents of 37th Avenue all of whom were in favour of the Engineering Department's recommendations to downgrade 37th Avenue.

Mr. D. Buchanan presented a brief on behalf of 28 residents all living within one-half block of the intersection of 37th Avenue and Carnarvon Street. He reiterated Mr. Wallbridge's comments re safety and urged that Council approve the installation of stop signs on 37th Avenue at both Carnarvon and Balaclava Streets.

cont'd

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Role and Function of 37th Avenue
Cambie to Camosun (continued)

Mrs. A. Hunter requested that Council postpone any decision on the downgrading of 37th Avenue until such time as the residents of 33rd Avenue have an opportunity to review proposals for 33rd Avenue and present their views to Council.

MOVED by Ald. Bowers,
THAT recommendation (i) of the City Engineer contained in his report dated December 13, 1974, be approved, and that no action be taken on recommendation (ii) in this report.

- CARRIED UNANIMOUSLY

Subdivision of Lot A, Block 10,
Subdivision A, D.L. 195, Plan 1224
3390 Nanaimo Street

Council on December 3, 1974, deferred consideration of this matter pending a delegation from Mr. John Nicolinas.

Mr. Nicolinas advised that he wished to appeal the regulations of the Subdivision Control By-law to allow him to subdivide his lot to provide one which is narrower than the minimum lot width.

Mr. Gray, Zoning Planner, advised that an amendment to the Subdivision Control By-law was recently passed reducing the minimum lot width to 30 feet and the minimun lot area to 3,000 square feet at the discretion of the Approving Officer. The proposed lot would have a width of only 26.8 feet and an area of 2,353 square feet.

MOVED by Ald. Bowers,
THAT Mr. Nicolinas pursue with the Director of Planning the possibility of applying for an appropriate rezoning of his lot to try and arrive at a solution.

- CARRIED UNANIMOUSLY

Allegations of Rental Agencies
By-law Infractions

Mr. R. Glen Orris on behalf of Homehunters, advised that the Company will continue to operate as it did prior to the passing of the By-law. He stated that if there were no commercial rental housing agencies offering free listing to landlords, the landlords would not list their vacancies in the newspapers, thus making it even more difficult for people to find rental accommodation.

MOVED by Ald. Hardwick,
THAT the submission be received and Homehunter's business license not be renewed in 1975.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT, if necessary, without referring the matter to Council, the Director of Legal Services be empowered to seek an injunction restraining commercial housing rental agencies from operating contrary to City By-law No. 4790.

- CARRIED UNANIMOUSLY

Council also considered a letter dated December 17, 1974, from Mr. W.E. Ireland, Owen Bird, Barristers and Solicitors, stating that Rentex has removed every aspect of its business undertaking from the City pending the outcome of its current appeal.

MOVED by Ald. Hardwick,
THAT the communication from Mr. W.E. Ireland, Owen Bird, be received.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Point Grey Minor Hockey Association
Grant re Hockey Program

Council on December 3, 1974, agreed to hear a delegation from the Point Grey Minor Hockey Association with respect to their grant request.

Mr. Bob Hindmarch advised Council that U.B.C. will be increasing the ice rental for Thunderbird Arena from $21,000 to $37,000. This means that parents who now pay a $40 fee per player will pay a $75 fee per player. The Association is seeking a grant of $22,464 which would be the difference between what they would pay at U.B.C. and what they would pay at a Park Board arena.

Council noted a communication dated December 17, 1974, from the Board of Parks and Recreation urging Council to support the Point Grey Minor Hockey Association in their efforts to continue their hockey program.

Council also noted a memorandum from the City Clerk dated December 17, 1974, advising that 79 letters had been received in support of the Association's request for a grant.

MOVED by Ald. Bowers,
THAT Council ensure for the 1975-76 season the cost to the Point Grey Minor Hockey Association for ice rental at economic hours will be no more than that charged other clubs using City ice.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT U.B.C. authorities be asked to reconsider their rates for ice rental of Thunderbird Arena for 1975, or until a new ice rink is constructed on the west side of the City.

- CARRIED UNANIMOUSLY

Appeal: Fish Peddler's License

On December 10, 1974, Council agreed to hear a delegation from Mr. B. Costain with respect to appealing the refusal of his application for a fish peddler's license.

Mr. Costain advised that he was intending to sell fresh, live crab from a truck on City streets.

Council considered a report of the Medical Health Officer dated December 13, 1974, advising that this practice contravenes the City of Vancouver Health By-law. The report set out the following points:

(1) Seafoods are among the most quickly perishable foods. They are subject to rapid decomposition and spoilage and they serve as excellent media for the growth and transmission of harmful germs.

(2) The Provincial Food Premises Regulations require that all food be sold from "approved" premises.

(3) Prosecutions have been carried out over the years and some of the convictions have been sustained by the Supreme Court.

(4) Many applications for licenses have been refused over the past 15 years.

MOVED by Ald. Gibson,
THAT the recommendation of the Medical Health Officer contained in his report dated December 13, 1974, that fish and meat be sold only from premises meeting the requirements of the City of Vancouver Health By-law and the Provincial Food Premises Regulations, be approved.

- CARRIED

(Ald. Pendakur, Rankin and the Mayor opposed)

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Society for Education, Action, Research and Counselling on Homosexuality (SEARCH)

Mr. Maurice Flood, Chairman of the Gay Alliance Toward Equality, expressed his concern with respect to the action taken by the Standing Committee on Social Services on December 10, 1974, relating to the operation of gay clubs. He was opposed to the recommendations of the Society for Education, Action, Research and Counselling on Homosexuality (SEARCH) which were presented to the Committee. He stated that the Gay Alliance Toward Equality would oppose any surveillance of homosexuals.

Mr. M. Crane, Director of SEARCH, advised Council that the Society had in excess of 250 members who felt that the recommendations put forward to the Social Services Committee were fair and reasonable. The Society agreed with their recommendations being forwarded to the Social Planning Department, in consultation with Police officials, to work out a program for licensing gay clubs.

Mrs. E. Robinson, Coordinator of Ren-Coll Information Centre, spoke in support of licensing gay clubs.

MOVED by Ald. Bowers,
THAT Council affirm its determination that the licensing and regulations of all clubs be carried out equitably and without discrimination;

FURTHER THAT recommendations 1, 2, 3, 4, 6 and 7 of SEARCH be received and recommendation 5 be deleted; such recommendations to be referred to the Director of Social Planning for report back.

- CARRIED

(Alderman Volrich opposed)

Special Committee re Vancouver City Planning Commission

Earlier this day, Council agreed to hear a delegation from Mr. T. Tanner, Chairman of the Civic Affairs Committee, Board of Trade. The Mayor called for the delegation and no one appeared.

Mr. Crowley, Chairman of the Vancouver City Planning Commission was present and commented on the various recommendations of the Special Committee.

On November 29, 1974, Council deferred consideration of a report from the Chairman of the Special Committee re Vancouver City Planning Commission until such time as the Vancouver City Planning Commission had an opportunity to present their comments.

The Chairman of the Special Committee re Vancouver City Planning Commission advised that a meeting was held on December 12, 1974, to consider a report from the Chairman and Members of the Vancouver City Planning Commission. The following action was taken:

MOVED by Ald. Massey,
THAT the Vancouver City Planning Commission be comprised of nine members with a quorum being five members.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT

(a) no elected representative shall be a member of the Vancouver City Planning Commission, however, the Commission may invite an elected representative of the School Board, Park Board, Council, or any other organization, to attend their meetings;

(b) the present Nominating Committee i.e., the Mayor as Chairman, one Alderman, the Chairman of the Vancouver City Planning Commission and the Chairman of the Community Planning Association of Canada (B.C. Division); solicit nominations and submit to Council a number of names greater than the number required for the Vancouver City Planning Commission;

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Special Committee re Vancouver City Planning Commission (continued)

(c) Council appoint seven members to the Vancouver City Planning Commission, the Commission elect two additional members, and the VCPC elect its own Chairman every year.

- CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT

(a) the Vancouver City Planning Commission members be appointed for two year terms, with members not permitted to serve more than two consecutive terms;

(b) the initial appointment of the newly constituted Commission be in 1975, with four Council-appointed members being appointed for the full two year term and three Council-appointed members being appointed for a one year term; one Commission-appointed member would be appointed for a two year term and one Commission-appointed member would be appointed for a one year term; thereafter, all appointments would be for two year terms.

(carried)

MOVED by Ald. Hardwick in amendment,
THAT item (a) in Alderman Massey's motion be amended to read as follows:

(a) the Council-appointed VCPC members be appointed for three year terms and Commission-appointed members be appointed for two year terms, with members not premitted to serve more than two consecutive terms.

- LOST

(Aldermen Bowers, Linnell, Massey, Rankin and Volrich opposed)

A tie-vote resulted and therefore the amendment was declared LOST

The amendment having lost, the motion of Alderman Massey was put and CARRIED UNANIMOUSLY

MOVED by Ald. Massey,
THAT the responsibilities of the Vancouver City Planning Commission be as follows:

(a) to consider and report to Council on any proposed Zoning By-law or proposed amendment to a Zoning By-law before adoption by City Council;

(b) to bring to the attention of City Council any matter relating to planning and development of the City which, in the opinion of the Commission, merits action on the part of Council;

(c) to review existing policies in relation to the objectives they were intended to achieve, and to review the objectives themselves, but also to develop strategies for achieving such objectives;

(d) to review and discuss long term comprehensive planning issues;

(e) to periodically review zoning schedules and recommend ways of achieving City planning goals;

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Special Committee re Vancouver City Planning Commission (continued)

(f) to consider major projects or such other matters as Council may direct;

(g) to sponsor meetings for the purpose of exchanging opinions with the public on planning concepts.

(carried)

MOVED by Ald. Linnell in amendment,
THAT item '(g)' in Alderman Massey's motion be amended to read as follows:

"(g) to coordinate with other organizations for the exchanging of opinions with the public on planning concepts."

- LOST

(Aldermen Bowers, Marzari, Pendakur, Rankin and the Mayor opposed)

A tie-vote resulted and therefore the amendment was declared LOST.

The amendment having lost, the motion of Alderman Massey was put and CARRIED.

(Alderman Linnell opposed)

MOVED by Ald. Hardwick,
THAT

(a) the Vancouver City Planning Commission be free to invite delegations and participants to appear before it, and all department heads, or their representatives, should be available to participate in VCPC meetings;

(b) the Commission be required to meet at least eight times a year at the call of the Chairman.

- CARRIED UNANIMOUSLY

MOVED by Ald. Pendakur,
THAT the only permanent staff attached to the Vancouver City Planning Commission consist of an executive co-ordinator and the necessary secretarial staff;

FURTHER THAT staffing requirements of the Commission be reviewed by an appropriate Council Committee in six months' time for report back to Council.

- CARRIED

(Aldermen Gibson and Massey opposed)

MOVED by Ald. Hardwick,
THAT the City Manager be instructed to make the appropriate amendments to all relevant City By-laws to bring about these changes.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

XII. Report of Standing Committee on Civic Development December 12, 1974

The Council considered this report, which contains ten clauses, identified as follows:

Cl.1. Proposed Office and Commercial Development, 1300 Alberni Street
Cl.2. Central Broadway Urban Design Study
Cl.3. Rezoning Central Broadway Area
Cl.4. West End Traffic Scheme - Phase II
Cl.5. False Creek - Area 1
Cl.6. Vancouver Heritage Advisory Committee
Cl.7. West End Planning Programme - Staff and Office Requirements
Cl.8. Model of Downtown Peninsula (Excluding Stanley Park)
Cl.9. Analysis of Proposed Zoning Regulations
Cl.10. Citizens Committee on Langara - Appointment

The Council took action as follows:

Clauses 1,2,3,4, and 5

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee, contained in clauses 1,2,3,4, and 5 be approved.

- CARRIED UNANIMOUSLY

Vancouver Heritage Advisory Committee (Clause 6)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee contained in this clause be approved after amendment to read as follows:

(i) That recommendation (a) be endorsed and recommendations (c) and (d) be received;

(ii) That the Director of Permits & Licenses launch a prosecution against the appropriate person with respect to the building demolished at 1039 Richards Street and that this person be notified of the apparent violation of the By-law.

(Underlining indicates amendment) - CARRIED UNANIMOUSLY

West End Planning Programme - Staff and Office Requirements (Clause 7)

MOVED by Ald. Hardwick,
THAT the recommendations of the Committee, contained in this clause be approved.

- CARRIED

(Alderman Rankin opposed)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on Civic Development, December 12, 1974 (continued)

Model of Downtown Peninsula (Excluding Stanley Park) (Clause 8)

MOVED by Ald. Hardwick,
THAT the recommendation of the Committee, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 9 and 10

MOVED by Ald. Hardwick,
THAT these clauses in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Community Development, December 12, 1974 (continued)

Street Vending Permit - Mr. Danny Dahan (Clause 6)

Council earlier this day did not approve the recommendation of the Community Development Committee that Mr. Dahan be given a permit to operate a kiosk on Granville Mall and another permit to operate a kiosk in Gastown. At this point in the proceedings, it was

MOVED by Ald. Rankin,
THAT Council hear representations from Mr. Danny Dahan with respect to his applications for street vending permits.

- CARRIED UNANIMOUSLY

Mr. Dahan addressed Council and outlined actions taken by him to obtain vending permits from the City. He also advised that his application has been pending for 4½ months and that he has built three movable kiosks at considerable expense.

MOVED by Ald. Marzari,
THAT Mr. Dahan be given a permit to operate a kiosk on a site on Granville Mall.

(not put)

MOVED by Ald. Pendakur,
THAT Mr. Dahan be given a permit to operate a kiosk on a site on the Granville Mall and another permit to operate a kiosk in Gastown.

- CARRIED

(Aldermen Massey and Volrich opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters, insofar as the Regional District meeting for Wednesday, December 18, 1974, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Hardwick,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4792
BEING THE GRANVILLE MALL BY-LAW

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4702
BEING THE BUILDING BY-LAW

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

With respect to this By-law to amend By-law No. 4702, being the Building By-law, it was AGREED that the matter of payment of fee for bringing an appeal before the Appeal Board be referred to the City Manager for consideration and report as necessary.

3. BY-LAW TO AMEND BY-LAW NO. 2849
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Massey,
SECONDED by Ald. Hardwick,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO DESIGNATE CERTAIN BUILDINGS, STRUCTURES AND LANDS AS HERITAGE BUILDINGS, STRUCTURES AND LANDS

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,
THAT this By-law be amended by the addition of Christ Church Cathedral, 690 Burrard Street (Lot 13, South-half 14 - 20, Block 40, D.L. 541), as Item 22.

-CARRIED UNANIMOUSLY

MOVED by Ald. Hardwick,
SECONDED by Ald. Massey,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY.

BY-LAWS (cont'd)

7. BY-LAW TO AMEND BY-LAW NO. 4451 BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW AUTHORIZING AN APPLICATION TO BE MADE FOR THE REGISTRATION OF TITLE IN THE NAME OF THE CITY OF VANCOUVER OF A PORTION OF LANE PURSUANT TO THE AIRSPACE TITLES ACT

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Bowers,
SECONDED by Ald. Pendakur,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Subdividing with the Abutting Lands, Lots A to G Lot 10 and Adjacent Lane, Block 2, N.W. ¼ Section 24 - S/E Corner Venables and Renfrew Streets

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. City Council approved the sale of city owned lots on the south side of Venables Street east from Renfrew Street to the Provincial Government for a Senior Citizen's Development.

3. The lane east of Renfrew Street south from Venables Street which separates the lots required for the proposed development is surplus to the City's highway requirements;

4. The City Council approved the sale of the surplus portion of lane to the Government;

THEREFORE BE IT RESOLVED THAT the hereinafter described portions of lane be closed, stopped up and title taken thereto;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up and Subdividing with the Abutting Lands - S/E Corner Venables and Renfrew (continued)

All the lane dedicated by the deposit of Plan 11238 adjacent to Lots "A" to "C", Plan 11238 and all that portion of lane dedicated by the deposit of Plan 267 lying between the productions easterly of the northerly limit of said Lot "A" and the easterly production of the southerly limit of said Lot "C"; ALL of Block 2, North West Quarter Section 24, Town of Hastings Suburban Lands; the same as shown outlined red and green respectively on plan prepared by G. Girardin, B.C.L.S., dated September 18, 1974, and marginally numbered LF 7142, a print of which is hereunto annexed; and

BE IT THEREFORE RESOLVED THAT the said closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

2. Designation of Heritage Buildings, Structures and Lands

At the Council meeting on December 10, 1974, Alderman Volrich submitted the following Notice of Motion seconded this day by Alderman Gibson:

MOVED by Ald. Volrich,
SECONDED by Ald. Gibson,
THAT WHEREAS

(a) Section 564A of the Charter now authorises the Council by By-law to designate "heritage" buildings, structures and lands;

(b) Subsection 4 of Section 564A requires that the establishment of a Heritage Advisory Committee be approved by a By-law adopted by an affirmative vote of at least two thirds of all the members of Council;

(c) There is no similar two thirds majority requirement for the approval of "heritage" designations despite the fact that certain important consequences and limitations attend such designations;

(d) Such designations can presently be approved by a simple majority of Council and the designation can similarly be reversed by a simple majority of Council in another year, thus giving such designations very limited meaning and importance.

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be requested to bring forward amendments to Section 564A of the Charter, or other statutory amendments to achieve the same purpose, which will require that "heritage" designations be approved by a two thirds majority of all members of Council and that decisions to reverse such a designation by any Council in a subsequent year shall also require a two thirds majority of all members of Council.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

3. Vending Permits:
Granville Mall

MOVED by Ald. Marzari,
SECONDED by Ald. Massey,
THAT the following motion be approved:

WHEREAS by Council Resolution of November 5, 1974, the total number of Vending Permits to be granted on Granville Mall has been limited to 30 (thirty);

AND WHEREAS only 22 permits have been issued for this area in 1974;

AND WHEREAS pursuant to Council Resolution of November 5, 1974, no further permits will be issued until a new design standard for Vendor's kiosks is approved;

AND WHEREAS the policy of with-holding Vendor's permits works a special hardship to peddlers during the holiday season:

THEREFORE BE IT RESOLVED THAT:

1. The lane intersecting the east side of Granville Mall between Pender and Dunsmuir be closed as a Christmas Market from December 19 through and including December 25, 1974;

2. No license fee in addition to the $100 deposit that has accompanied the Street Vending Permit should be charged. In the event that no such deposit has been made, then a license fee in the amount of $10 (ten dollars) per vendor should be charged for the aforementioned period.

3. That the first priority for the issuance of permits be those whose applications for street vending permits are pending;

4. The number of Vendors allowed within the lane shall be an appropriate number in the opinion of the City Engineer having regard to considerations of safety, foot passage and traffic;

5. That the City Engineer be authorized to suspend the Christmas Market for any reason should it become necessary to do so.

- CARRIED UNANIMOUSLY.

ENQUIRIES AND OTHER MATTERS

Alderman Massey:
Submission of U.N. Demonstration Project Proposals

as Chairman of the Special Committee re U.N. Demonstration Projects advised that this Committee will be considering a number of proposals at its meeting on Thursday, December 19, 1974. All proposals approved by the City should be submitted to the Federal Government for consideration by December 31, 1974. As there will be no further Council meetings this year, Alderman Massey requested that Council authorize the Mayor to submit any proposals recommended by the Special Committee to the Federal Government.

MOVED by Ald. Hardwick,
SECONDED by Ald. Pendakur,
THAT the Mayor or Deputy Mayor be authorized to submit to the Federal Government on behalf of Council all proposed U.N. Demonstration Projects approved by the Special Committee.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Pendakur paid tribute to his colleagues on Council.

Alderman Volrich expressed, on behalf of other members of Council, sincere appreciation to retiring Aldermen Gibson, Hardwick, Linnell, Massey and Pendakur for their valued service to the citizens of Vancouver.

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The Council adjourned at approximately 10:40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of December 17, 1974, adopted on January 8, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installation - 1974 Capital Budgets

The City Engineer reports as follows:

"The following watermain should be installed on the Burns Bog Landfill Site to provide fire protection for the disposal site and for sprinkler connections used for fire control.

Watermain Project 411

Location	From	To
Burns Bog Landfill	End of Existing water system	1420 feet east.

The total cost of the watermain installation work is estimated at $25,000.

As instructed by the Budget Committee, these funds are being requested from Water Works Capital and not from General Revenue.

I RECOMMEND that the installation of the watermain be approved and that the required $25,000 be appropriated from the Short Notice Projects Unallocated, Account No. 128/7902."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reconstruction of Sewers in Poor Condition

The City Engineer reports as follows:

"A number of old sewers have recently been discovered to be in very poor condition and have already suffered collapsed pipes over short sections. The following sewers, therefore, should be reconstructed:

(a) 3rd Avenue from Alma to Dunbar,

(b) Lane South of 21st Avenue between Manitoba and Columbia,

(c) 10th Avenue between Keith Drive and Woodland Drive.

The estimated total cost of this work is $180,000.

I RECOMMEND that the sum of $180,000 be appropriated for reconstruction work from Sewers Capital Account 112/2001, 'Local Sewers for Champlain Heights Areas E & F. These funds may be used for this purpose as no sewer construction will be performed in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

3. Revisions to Plumbing By-law No. 4068 - Fees for Building Sewer Extensions

The City Engineer reports as follows:

"The scale of fees for sewer connections set forth in sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law were last amended in August, 1972. Since that time the cost of installing these building sewer extensions has increased substantially for the following reasons:

(a) Increased labour costs and equipment rental rates.

(b) Increased materials costs.

(c) Increase in the mileage of residential streets with curb and gutter and a high quality pavement has increased the cost of excavation, backfilling and surface restoration.

(d) The cost of spoil disposal has increased because the number of locations where excavated material can be dumped has decreased significantly over the past 2 years. Whereas in the past there

Cont'd . . .

Clause 3 Cont'd

were usually at least 3 locations in the City where spoil could be dumped, we are often limited to one dump site now. This has resulted in longer hauls, necessitating the use of more trucks.

(e) Traffic volumes in the commercial areas have increased, resulting in less available working time and slower work progress.

(f) A steady increase in the number of underground utilities has resulted in more difficult working conditions and hence slower progress rates.

(g) New commercial and high density residential developments are requiring connections much deeper, on the average, than in the past.

The following tabulation summarizes current fees and costs as well as the proposed fees.

Item	Current Fee	Current Cost	Proposed fee for 1975
(1) One and two family dwelling building sewer extension.	$ 500	$ 914	$ 900
(2) Building sewer extensions other than one and two family dwelling			
(a) 4-inch diameter	$ 600	$ 919	$1,000
(b) 6-inch diameter	$ 800	$1,090	$1,300
(c) 8-inch diameter	$1,000	$1,530	$1,750
(d) 10-inch diameter	$1,200	$1,707	$2,100
(e) 12-inch diameter	$1,400	$2,184	$2,500
(f) 15-inch diameter	$1,600	$2,088	$2,800
(g) Manhole installation in conjunction with building sewer extension	$ 500	$ 650	$ 750
(h) Connections greater than 15-inch diameter.	$1,600 Minimum	Varies	$2,800 Minimum
(3) New hub or wye on twin sewer	$ 300	$ 390	$ 450
(4) New hub or wye on single sewer	$ 100	$ 125	$ 150

The proposed fees listed above provide for anticipated cost increases in 1975 and should recover costs for all items except connections for one and two family dwellings. The proposed fees listed for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee somewhat below cost for these connections.

The City Engineer RECOMMENDS that:

(I) Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No. 4068 be approved in principle as follows:

1.4.16 (2) For $500 substitute $900.

1.4.16 (3) (a) For $600 substitute $1,000.
(b) For $800 substitute $1,300.
(c) For $1,000 substitute $1,750.
(d) For $1,200 substitute $2,100.
(e) For $1,400 substitute $2,500.
(f) For $1,600 substitute $2,800.
(g) For $500 substitute $750.
(h) For $1,600 substitute $2,800.

1.4.20 (a) For $300 substitute $450 (new wye-twin sewer)
(b) For $100 substitute $150 (new wye-single sewer)

Cont'd . . .

Clause 3 Cont'd

(II) The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.

(III) The effective date of these By-law revisions be February 1, 1975."

The City Manager RECOMMENDS that the foregoing be approved.

4. Water Street Beautification Program - Underground Wiring

The City Engineer reports as follows:

"In my report of September 20, 1974, the City's share of the Water Street Underground Wiring Local Improvement was estimated to be $182,074. This was based on preliminarv estimates from B.C. Hydro and B.C. Telephone Company.

Final estimates, based on bid prices, have now been received which increase the estimated City's share of the Local Improvement to $264,728 or $82,654 over the amount previously reported. This increase is due primarily to the high cost of changing the electrical equipment in each building to accept power from the new B.C. Hydro underground supply. In addition, labour and material costs have risen more than anticipated.

Property owners' share of the cost is not affected, as their rates are based, in accordance with Council's resolution of August 15, 1972, on estimated costs for a typical or average business street, rather than on actual costs of the work on Water Street.

Funds are available in the undergrounding capital accounts to cover this increase in the estimated City's share.

I RECOMMEND that this additional City's share of the Water Street Undergrounding Local Improvement, estimated at $82,654, be provided from Undergrounding Capital Unallocated Account 250/7901."

City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

5. Tender No. 30-74-5 - Two-way F.M. Hand-Held Solid State Portable Radios and Charges

Tenders for the above were opened on August 26, 1974, and referred to the City Engineer, Purchasing Agent, and Chief Constable for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's office.

Item 1 of this tender called for 57 portable radios equipped for three-channel operation.

Items 5 and 6 called for vehicular chargers and spare nicad batteries suitable for use with the vehicular chargers.

Investigation and tests of the radios to be supplied on this tender revealed that there were interference problems associated with the use of the radios in the vehicular chargers. It was therefore decided that the 71 vehicular chargers (Item 6) and their associated 36 spare nicad batteries (Item 5) should not be purchased until more studies of this concept have been undertaken.

To provide greater flexibility of operation, the Chief Constable requested also that all of the portable radios ordered on this tender be equipped for five-channel operation (six-channel capacity). Therefore, the 57 portables (three-channel operation) described in Item I will be added to Item 4 making a total of 130 portables (5-channel operation).

Funds for all purchases are provided in the 1974 Supplemental Revenue Budget.

The City Engineer, Purchasing Agent and Chief Constable RECOMMEND acceptance of the low bid from Pye Electronics Limited for:

Cont'd . . .

Clause 5 Cont'd

Item 2 - 130 spare nicad batteries.....	$ 7,319.00
Item 3 - 130 single-unit fast chargers.....	12,491.70
Item 4 - 130 2-watt, 6-channel portable radios.....	138,518.90
Total Price	$158,329.60

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and the tabulation.

The battery chargers being supplied by the low bidder under Item 3 are not yet C.S.A. approved as required by the specifications. The bidder is in the process of having these units approved, and the contract should be contingent upon the supplier, undertaking to modify if necessary and obtain C.S.A. approval on the chargers supplied."

The City Manager RECOMMENDS that the recommendation of the City Engineer, Purchasing Agent and Chief Constable be approved, subject to a contract satisfactory to the Director of Legal Services, contingent upon the supplier undertaking to modify if necessary and obtain C.S.A. approval on the chargers supplied.

FOR COUNCIL ACTION SEE PAGE(S) 908

SOCIAL SERVICE & HEALTH MATTERS

CONSIDERATION & RECOMMENDATION

1. Mount Pleasant Citizens' Committee

The Director of Social Planning reports that the Mount Pleasant Citizens' Committee has requested:

a) the renewal of their lease with the City on the property at Carolina Street and 5th Avenue in the City of Vancouver which has been developed as an adventure playground;

b) a grant of $250.00 towards Third Party Liability Insurance and a new barkmulch cover in the spring.

The present lease covers the period from March 1, 1974 to December 31, 1974. It is renewable by either party thereafter on a year-to-year basis, subject to 90-day notice of cancellation. The playground is located on a portion of the Carolina Street and Lot I of Block 93, DL 264A (north side of 5th Avenue between Carolina and Fraser). The other lots on this block have been acquired by the City and future development of this site is being considered.

Although there are no definite plans at this time for use of the site, the Supervisor of Property and Insurance is unable to guarantee that the lease will not be cancelled in 1975, as the complete site will be available in March. He is willing to approve renewal of the lease providing that the Mount Pleasant Citizens' Committee is aware that the lease can be cancelled with 90-day notice.

The Director of Social Planning feels that although the future of the site is uncertain, there is sufficient need for a playground in this area to justify the grant, even if the playground might not be open for the full year.

RECOMMENDATION

The Director of Social Planning RECOMMENDS:

(a) a grant of $250.00 be given to the Mount Pleasant Citizens' Committee for insurance and a barkmulch cover for the playground at 5th and Carolina.

(b) the Supervisor of Property and Insurance be instructed to renew the current lease on this property.

The City Manager submits Item a of the foregoing report for CONSIDERATION and RECOMMENDS approval of Item b.

INFORMATION

2. Information Centres

The Director of Social Planning reports as follows:

On November 5, 1974, Council approved the following recommendations of the Social Services Committee:

"THAT funds be provided for the three month period from January 1st to March 31st 1975 for community information centre building operating costs subject to:

(a) a report from the Director of Social Planning on funds required for building operating costs and

(b) the Director of Social Planning contact the Minister of Human Resources to determine what funding they have available and what applications he has received to avoid duplication".

As directed by Council the Director of Social Planning reports that building operating costs for information centres for the three month period January to March 1975 total $13,809. Attached is a list detailing cost by centre.

Cont'd.....

Clause No. 2 (Cont'd)

The Minister of Human Resources has indicated that although this grant is not eligible for cost-sharing under CAP, the Province will pay 50% of the total because of the special circumstances. The agreement is that the City will pay the entire amount of $13,809 and be reimbursed 50% or $6,904 by the Province within 60 days.

The City Manager submits the foregoing report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 908

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Boundaries of 4 ac. Harbour Park Site

The Director of Planning reports as follows:

"In a plebiscite, in October 1973, the electorate approved that approximately ten acres of waterfront property located north of Georgia Street between Denman Street and Stanley Park be acquired for park purposes. Subsequently, the City acquired all of the approximately 14 acres (see Appendix B) held by Dawson Developments Ltd. either in fee simple or by lease from the National Harbours Board with the intention of selling 4 acres to a private developer and thereby reduce the total cost to that approved by the electorate.

Harbour Park Developments Ltd., a company wholly owned by the City of Vancouver, commissioned Mr. R.C. Mann as a consultant to prepare guidelines for a developer proposal call for the 4 acre site. The document prepared by the consultant showed a general shape for the site, bisected by a future transportation corridor. This document was held in abeyance pending Council's disposal of the Waterfront Planning Study then in process.

Stage 3 of the Waterfront Planning Study and its 24 recommendations were approved by Council on 10th September 1974, including a recommendation that the Harbour Park Development should go ahead.

The first step in the process is to define the boundaries of the site to be disposed of and to obtain clear title to it. This is the purpose of this report.

Appendix 'A' indicates the 4 ac. site plus an approximately 0.35 ac. allowance for the transportation corridor. The City's Engineering Department, the G.V.R.D. and the Provincial Bureau of Transit Services agree on the need for this corridor and consequently it was incorporated in the Waterfront Planning Concept. The details, however, have not yet been worked out. Therefore, the alignment of the corridor is not known at this time,but it will be necessary to define the right-of-way before the site is offered for competition.

The north boundary of the site follows the general outline of the shoreline proposed by the Waterfront Planning Concept approved by Council,but the actual land/water edge will be in City ownership some distance north of the proposed site. This strip of land will be part of the park approved by the plebiscite and will accommodate the proposed continuous waterfront walkway.

Appendix 'B' indicates the ownership north of Georgia Street between Denman Street and Stanley Park. The area owned by the City between Gilford and Denman Streets is 148,543 sq.ft. (3.4 acres). In addition the City owns the Gilford Street end and a strip of land between Gilford Street and Stanley Park which amount to approximately 52,000 sq.ft. (1.2 acres) of land and 3,500 sq.ft. (0.1 acres) of water. These areas may form the basis of negotiations with the NHB for the acquisition of the additional land needed by the City.

It is recommended that City Council:

i. Approve the shape and size (4.35 acres) as shown in Appendix A, on the understanding that part of the site will be used as a transportation corridor and the residual site to be offered for development will be 4.0 acres;

Cont'd . . .

Clause 1 Cont'd

ii. Instruct the City Engineer to prepare a legal survey of the site as shown in Appendix A.

iii. Instruct the Supervisor of Property & Insurance to negotiate with the National Harbours Board for the acquisition of 1 ac. ± (now leased) so as to secure clear title to the 4.35 acre site."

The City Manager RECOMMENDS that the Director of Planning's report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 909

FINANCE MATTERS

A-7

RECOMMENDATIONS

1. Fire Department - Manning Requirements

The following report has been received from the Fire Chief:

"Background

City Council, on October 19, 1965, reviewed the operational manning strength requirements in light of the union contract award of 1965, and received a report on manning requirements at that time.

The position at that date was as follows:

Uniformed strength (excluding Fire Wardens)		716 men
Less:		
Allowance for sickness and other losses	24	
Vacation equivalent	75	99
Net operational strength		617 men
Minimum shift strength 156 men x 4 shifts each		624 men
Additional firefighters approved in October, 1965		7 men

Subsequently, City Council, at its meeting of January 27, 1970, adopted a recommendation contained in a further report on additional manning strength required due to an award of long service leave of 28 calendar days. In that report, it was anticipated that a form of scheduling would be used which would give every entitled man a choice of the period in which he wished to take his long service leave but would take into consideration the manning strength requirement. As a result of that report, the uniformed strength was increased by five (5) additional firefighter positions.

City Council, at its meeting of September 22, 1970, adopted a report concerning the disposition of the fireboat, "J.H. CARLISLE," and the deployment of personnel. The manning strength of the "J.H. CARLISLE" was 4 officers and men per shift, for a total of 16 men. Council, at that time, was made aware of a deficiency of manpower of 26 firefighters, brought about by a further increase in vacation requirements due to the increasing length of service of the majority of the firefighters and by an increased absenteeism due to sickness and similar reasons.

As a result of the changes outlined above, the manning strength at the close of 1970 was as follows:

1965 uniformed strength	716**
Additional firefighters 1965	7
Additional firefighters 1970	5
Total	728

cont'd ....

Clause No. 1 (cont'd)

Forward				728 men
Less:	Sickness and other losses	39		
	Vacation equivalent	86	125	
Net operational strength				603 men

(**Exclusive of Fire Wardens)

Minimum shift strength	156 men
Less: 4 men per shift ex "J.H. CARLISLE"	4
Net	152
152 x 4 shifts	608 men
Apparent shortage	5 men

Current Position

The Fire Chief reports that absenteeism due to sickness (including Workmen's Compensation Board absences) now requires an allowance of approximately 8,600 shifts annually, which is the equivalent of approximately 47 full-time firefighters. Vacation requirements are approximately 16,600 shifts, or the equivalent of 91 full time firefighters. The position can be summarized as follows:

Total uniformed firefighter strength		728 men
Less:		
Sickness allowance required	47	
Vacation requirement	91	138
Net Operational Strength		590 men
Minimum shift (152 x 4 shifts)		608
Apparent Shortage		18 men

The incidence of sickness (other than W.C.B. absences) is becoming one of major concern, and it is noted that in the first half of 1974, 17 men were absent on sick leave for 40 or more continuous shifts.

Long Service Leave

As noted above, in 1970 five (5) additional firefighters were added to provide for long service leave entitlement, and this number was based on the assumption that leave would be distributed evenly throughout each year.

Experience has shown that since long service leave is taken at the members' option, 70% of the entitled men have chosen to take leave in the months of July, August and September. In 1975, 67 men, already eligible, can take long service leave in the coming year, and 17 additional men will become eligible, making a total of 84 for the year. The actual vacation demand has averaged 58 men annually, with approximately 14 being absent on long service leave in each of the months of July, August and September; and an average of 2 men in each of the remaining nine months.

cont'd ....

Clause No. 1 (cont'd)

In 1976, 142 men become entitled to long service leave, and it is anticipated that there will be a manning deficit each month of each year despite the 5 additional firefighter positions established to offset annual leave requirements and recruitment to offset the present shortage.

TABLES SHOWING COMPARISON OF MANNING STRENGTH, ETC.

Schedule I - Manning Strength by Age Group

Year	21/39	40/49	50/59	Total Uniformed Strength, including Fire Wardens
1965	390	233	127	750
1970	389	222	140	751
1974	377	191	194	762
Increase (Decrease)				
1965-74	(13)	(42)	67	12

Schedule II - Manpower Shortage - Based on 182.5 Shifts/Man Annually

	Shifts Required					
Year	Vacation	Sickness	Total	Manpower Equivalent	Manpower Allowance	Apparent Manpower Shortage
1965	14,218	3,476	17,694	99	99	-
1970	16,641	6,562	23,203	125	120	5
1974	16,634	8,589	25,223	138	120	18

Schedule III - Long Service Leave Position

Year	Balance Still Eligible	Firefighters Newly Eligible	Total Eligible	Men Taking Vacation	Predicted Vacation Demand
1970	-	136	136	41	-
1971	95	112	207	59	-
1972	148	59	207	58	
1973	149	21	170	63	-
1974	107	28	135	68	-
1975	67	17	84		58
1976		142			58
1977		40			61
1978		30			43
1979		53			61
1980		24			61
1981		110			67

Operational Cost Estimates
to Eliminate Manpower Shortage

The shortage of 18 men is an optimum replacement level for this year but as absenteeism due to sickness cannot be accurately predicted, 1975 may not have as many absentees due to sickness as presently experienced. Therefore a reduction in the estimate of manpower shortage from 18 to 16 men is considered realistic.

cont'd ...

Clause No. 1 (Cont'd.)

		Per Month	Per Annum
Total cost of 16 men for 1 year at 1974 salary rates:			
Jan. 1 - June 30	16 men @ $765/month	$ 12,240	$ 73,440
July 1 - Dec. 1	16 men @ $795/month	12,720	76,320
		$ 24,960	$149,760
Fringe benefits @ 16.8%		4,193	25,158
		$ 29,153	$174,918
Uniform costs for 16 men			6,379
			$181,297
N.B. Annual cost at First Class Firefighter rate of $1,088 per month including fringe benefits			$243,991

The Comptroller of Accounts advises that it is unlikely that recruitment will be completed in 1974 but any funds required would be provided from Contingency Reserve to meet additional staffing costs this year.

RECOMMENDATIONS

To offset the daily manning shortages and to maintain approved firefighting standards of service, I RECOMMEND that:

A. The uniformed strength of the Fire Department be increased by sixteen (16) men, effective upon adoption of this report.

B. The funds required for 1974 be provided from Contingency Reserve, in accordance with the advice from the Comptroller of Accounts.

C. The Fire Chief report to City Council at the end of 1975 if the absenteeism increases substantially beyond the 1974 level."

City Manager agrees that the manning deficit in 1974 would indicate the increase in staff requested by the Fire Chief is justified for 1975. I have discussed the matter of absenteeism due to sickness with the Fire Chief, the Occupational Health Officer and Mr. Anderson, President of the Vancouver Fire Fighters' Union, Local #18. I believe that it would be helpful if these officials expressed their views to Council in regard to this matter and therefore RECOMMEND that this report be referred to the Finance and Administration Committee for discussion with these officials.

4. Court House Renovation

City Council, on March 5 1974 passed the following motion:

"THAT a preliminary examination of the Provincial Court House be undertaken with a view to adapting the building as a multi-purpose civic centre containing the Art Gallery a branch of the Public Library, a Civic Display Centre, Meeting Rooms, and an area capable of use for certain civic ceremonies."

Subsequently, the firm . Arthur Erickson, Architects was retained by City Council to carry out a preliminary investigation, and report in this regard.

cont'd....

Clause No. 2 (cont'd)

A report on this preliminary investigation has now been received and copies are on file in the City Clerk's Office.

I RECOMMEND that this matter be referred to the Standing Committee on Finance and Administration.

3. Reorganization of Drafting Branch - Engineering Department

The City Engineer reports as follows:

"In a report to Council dated May 22, 1974, it was pointed out that workload increase and increased staff turnover were causing serious problems in the Drafting Branch and Central Files Unit of the Department. The May report recommended required action to correct the problems in the Central Files Unit and was approved by Council.

This report deals with the necessary improvements to correct the problems in the Drafting Branch.

Present Situation and Limitations

The Drafting Branch is principally responsible for the preparation and maintenance of the engineering drawings, municipal maps, graphic communications and related technical records of the Engineering Department. It also provides supportive services throughout the Department, such as the drafting manpower pool service, the microfilming service and clerical services relating to the purchase and maintenance of departmental inventory and supplies.

The Branch is organized into five Sections, three of which perform drafting functions only and include a drafting pool; the other two carry out auxiliary functions related to drafting.

The present staff of 31 consists of the Chief Draftsman, one Engineering Assistant IV, two Engineering Assistants III, one Microfilm Supervisor (all the foregoing being Section leaders), twenty-one Engineering Assistants II (one of whom functions as a Section leader), two Microfilm Operators and three Engineering Assistants I. This staff is augmented during summer months by about four temporary employees (Engineering Assistant II classification), usually University Engineering students.

The basic staff levels were established many years ago and have not changed significantly.

A review of the Drafting Branch has been completed, and indicates the following limitations:

1. Disparity in Ratings

During the past two years there has been an almost complete turnover in the regular drafting staff, depriving the Branch of many of its most experienced members. This turnover is attributed to the lack of balance in the present establishment and the increasing number of more remunerative positions now available elsewhere. Because of this, the productivity of the Branch has been reduced. Some more advanced ratings are needed as a means of stabilizing the staff by providing back-up assistants to the Section leaders and creating a few lead draftsmen for the more complex drafting work, thereby recognizing skill and ability and presenting an incentive to subordinate staff.

2. Increased Workload

Various Departmental programs have resulted in a substantial workload increase in the Drafting Branch.

(a) Special projects (Granville Mall, False Creek Redevelopment, local area beautification, graphic presentations etc.)

(b) Increased sewer programs (100% increase in sewer profile records since 1972, together with a backlog in a number of types of permanent sewer records.

cont'd ....

Clause No. 3 (cont'd)

(c) Increased electrical requirements (map development programs, electrical layout plans for City owned buildings, underground cable records and traffic signalized intersection plans.)

(d) Preparation and identification of all plans prior to microfilming.

Additional drafting staff is required to meet the increased workload and maintain the normal work assignments.

3. Overlapping Responsibilities

A number of draftsmen in the Sewers and Survey Branches work directly under supervisors in these Branches, resulting in limitations of overall flexibility in training and adjustments to peak work conditions. Re-assignment of these positions to the Drafting Branch, either totally or for administrative purposes, is desirable.

In attempting to deal with the above limitations, available avenues of relief have already been utilized - for example, upgrading of drafting work stations with modern equipment, and working the staff overtime. Temporary help has also been utilized, but has been difficult to obtain through the normal recruiting procedures and funds allocated to this purpose have, as a consequence, been diverted to cover additional overtime.

Proposed Changes

To overcome the above problems, the following changes are proposed:

1. Transfer of Personnel

It is proposed to assign all purely drafting functions to the Drafting Branch. At present there are five excepted positions filled by senior draftsmen (Engineering Assistant III classification) who work in other Branches. By including these senior draftsmen in the Drafting Branch and with one direct transfer, drafting administration will be made consistent, and flexibility in training and adjustments to peak work conditions will be increased. However, this will not significantly relieve the present drafting workload, since these men will continue to do their present work.

2. Reorganization of Three Drafting Sections

The proposed reorganization reduces the present three drafting Sections to two, but retains the "pool" feature.

The drafting specialties from the Sewers and Surveys Branches will be assigned to the most closely identified Section in the Drafting Branch. Lead draftsmen will be created in the Sections to perform the more complex drafting work and provide back-up for the Section leaders. This will require the up-grading of four E.A. II positions to E.A. III.

As a result of the transfer of existing E.A. III specialties and creation of lead draftsmen and resultant additional supervision, it will be necessary to provide a second Section leader position (E.A. IV), conforming with the present level of the Section leader in this group.

The two auxiliary sections, Microfilming and File & Supplies, are adequately staffed and no changes are required.

3. Increase in Staff

The accumulated increase in the workload is estimated to be equivalent to the output of four generalist draftsmen (E.A. II). However, this shortage is a summation of various separate, local overload situations, and the figure can be reduced by implementing the above arrangements. With a stable work force under improved working supervision and training provisions, jobs can be "telescoped" and lost time due to vacancies and training will be minimized so that the net staff increase required is reduced to one man.

cont'd ....

Clause No. 3 (cont'd)

SUMMARY

The proposed staff changes to correct the problems in the Drafting Branch are as shown in the following tabulation. The annual recurring costs, based on the top step of the pay grades for the affected positions and including fringe benefits at 11% amount to $23,750. For comparison, the 1974 appropriation for Drafting Branch salaries, including fringe benefits, amounts to $327,000. The annual increase arising from the proposed changes is, therefore, approximately 7¼% of the 1974 appropriation. All drafting costs are proportionately distributed among the various Divisions of the Engineering Department in accordance with an internal cost distribution system.

	PROPOSED STAFF CHANGES		
No.	Present Classification	Proposed Classification	Annual Recurring Cost
1	E.A. III P.G.21 (883-1056)	E.A. IV P.G. 25 (1056-1264)	$ 2,496
4	E.A. II P.G.17 (738-883)	E.A. III P.G. 21 (883-1056)	8,304
1	Additional E.A. II P.G. 17 (738-883)		10,596
		Sub-Total	21,396
		Fringe Benefits @ 11%	2,354
		Total	$ 23,750

The Comptroller of Accounts advises that if the Recommendations are approved, the necessary funds will be included in the Departmental 1975 Operating Budget.

The proposed personnel classifications in this report have been used for estimating purposes only and will have to be assessed by the Director of Personnel Services to determine the final classifications.

RECOMMENDATIONS

I RECOMMEND that:

(a) The staff changes proposed in this report be adopted.

(b) The Director of Personnel Services report to the City Manager in the normal manner on the classification of the positions proposed in this report."

The City Manager RECOMMENDS the above report of the City Engineer be approved.

4. Dog Pound Procedure

The Director of Permits & Licenses reports as follows:

"On October 29th, 1974, Council approved the construction of a new City Pound which will be commenced in 1975. Installed in the present building is a Euthanair machine which is used for euthanizing dogs and other animals which must be destroyed. It employs the principle of decompression to carry out the function. At the time of installation, a number of years ago, it was considered to be effective and relatively humane. It is still effective, but there is some question regarding the degree of humaneness involved.

Experts in this area, Canadian Council on Animal Care, American Humane Association, and B.C. Veterinary Medical Association, suggest and/or recommend that the adminis-

cont'd ....

Clause No. 4 (cont'd)

tration of suitable chemical agents via the intravenous route is the most humane method of euthanizing animals. Such a procedure does require that the chemical be administered by a veterinarian.

Discussions have been held with the B.C. Veterinary Medical Association who subscribe to the procedure and approve in principle one of their members being made available to the City to carry out the procedure if approved by Council.

The number of dogs which must be euthanized range from approximately 40 to 65 per month. It is further estimated that approximately 1 - 1½ hours per week of a veterinarian's time would be required to carry out the function. The cost for this service would be approximately $250.00 per month including the necessary chemicals which would be supplied by the veterinarian.

I am recommending that a veterinarian be employed part time and this report is presented to obtain the approval of Council at this time so that any necessary adjustments in planning the new Pound can be made.

It is intended that the present euthanasia equipment will be relocated in the new building for emergency use as may be necessary.

The Director of Permits & Licenses recommends that:

(A) A veterinarian be employed part time to function as outlined in this report.

(B) An agreement with the veterinarian be prepared satisfactory to the Director of Legal Services.

(C) The estimated cost of $3,000 for the veterinary services be included in the 1975 Budget."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Permits & Licenses.

5. Various Financing Matters for Year-End Action

The following report has been received from the Director of Finance.

"It is normal, at or just after year-end, to place before Council various financing matters in order to adjust accounts or to protect the financing position of ongoing projects previously approved by Council. This report deals with two such matters.

A) False Creek Financing

Discussions with CMHC indicate there will not be any problems regarding the $10,000,000 loan to the City except with respect to cash flow timing, i.e. CMHC internal cash flow may not provide for advances on the loan at the exact times required by the City.

The False Creek Project Manager has the development of Area 6 of False Creek on a very tight timetable. If this timetable is not to be disrupted then money must be available when required, and not be subject to internal cash flow requirements of CMHC.

Further, the development plan requires some park development work in 1975 even though the source of funds contemplated for this is expected to be included in the 1976-80 Five Year Plan and therefore not available until 1976.

cont'd ....

Clause No. 5 (cont'd)

With these points in mind,

I RECOMMEND THAT $2,000,000 BE TRANSFERRED FROM THE 'SPECIAL PROPERTY SALES RESERVE' TO A 'FALSE CREEK INTERIM FINANCING RESERVE' AND THAT $1,000,000 BE TRANSFERRED FROM THE '1974 CURRENT SURPLUS ON REVENUE ACCOUNT' TO THE 'CAPITAL RESERVE' AND THAT THIS $1,000,000 BE THEN APPROPRIATED TO THE 'FALSE CREEK INTERIM FINANCING RESERVE'.

Also, in order to reserve additional funds for interim financing for False Creek Area 6, or in order to finance unexpected costs that may arise in the development of Area 6, and to finance preliminary work in area 10,

I FURTHER RECOMMEND THAT THE COUNCIL RECOMMEND TO THE 1975 COUNCIL THAT $1,000,000 OF THE '1975 SUPPLEMENTARY CAPITAL BUDGET' BE RESERVED AND APPROPRIATED TO THE 'FALSE CREEK INTERIM FINANCING RESERVE'.

NOTE: The above two recommendations do not create any spending authority. They only reserve funds for the stated purpose. Specific spending authorities must still be sought from Council through a False Creek Development Capital Budget being prepared for submission to Council shortly. Also, it should be recognized that the $3,000,000 dealt with in the first recommendation is not expected to be used up but only to serve as a financing buffer pending receipt of advances from the CMHC loan of $10,000,000.

B) Property Purchase Fund for Servicing and Resale

This fund finances land assemblies, for consolidation and redevelopment, largely for housing purposes. The fund is going to be overexpended as of December 31, 1974. Much of the property in the fund could have just as appropriately been bought by the Housing Fund (1971-75 Five Year Plan Funds). Council earlier this year approved the assembly (City owned and privately owned properties) of three family housing sites.

I RECOMMEND THAT THE ACQUISITIONS FOR THE FAMILY HOUSING SITES CHARGED TO THE 'PROPERTY PURCHASE FUND' AND APPROPRIATE OTHER HOUSING SITES CHARGED TO THE 'PROPERTY PURCHASE FUND', BE TRANSFERRED TO THE 'HOUSING CAPITAL FUND' TO AN AMOUNT NOT IN EXCESS OF $300,000 AND THAT $200,000 OF PRIOR YEARS 'REVENUE SURPLUS' BE APPROPRIATED TO THE 'PROPERTY PURCHASE FUND FOR SERVICING AND RESALE'.

This would use most of the available funds in the Housing Capital Fund until some of the properties are disposed of in 1975. It may be appropriate to consider increasing this fund in 1975, when considering the 1975 Supplementary Capital Budget. It may also be appropriate to consider increasing the Property Purchase Fund."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

6. Britannia Community Services Centre - Advance Against 1975 Operating Budget

The Director of Finance has submitted the following report:

"On December 11, 1973 Council approved an interim operating budget of $31,500 for approximately ten months in 1974 re the administrative start-up costs of the Britannia Community Services Centre.

The Executive Director of the Centre will be submitting a budget in mid January 1975 covering the operating costs of the various Centre facilities which are scheduled for completion in 1975. In the meantime it will be necessary to provide for the on-going administrative costs until this budget is approved.

Recommendation

It is recommended therefore that the sum of $6,600 be advanced to the Centre to cover administrative costs for the months of January and February 1975 pending receipt of the 1975 operating budget of the Britannia Community Services Centre."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

CONSIDERATION

7. Social Planning Department
Artists Gallery

The Director of Social Planning reports:

SUMMARY

Funds in the amount of $11,130 are requested to cover the cost of salaries for the two Curators of the Local Initiatives Program Artists Gallery.

The Social Planning Department's Artists Gallery has been in operation since December 1971 when its first LIP grant was received.

City Council has always contributed funds towards the operation of the program because the 17% for materials and administration has been inadequate to cover the operational costs. Also the City's contribution has always been required to carry the program on between LIP grants

The pattern of LIP funding has been such that a gap ranging from one to six months occurs between grants and in the absence of City funds it would be necessary to close the Gallery down, lay off the Curator and her Assistant and perhaps call in works of art that are on loan throughout the City.

The program carried on during the period from June through November 1974 without LIP funding.

The City paid administration costs during this period and works of art were donated to the City in exchange for use of the gallery for exhibitions held there and in other places throughout the City.

On October 22 Council approved the report of the Standing Committee on Finance which included the recommendation that another LIP application be made for the Artists Gallery project. However, no City contribution was requested because it was hoped that the costs of the two staff persons could be covered entirely from the LIP contribution. A LIP grant was subsequently received on December 1, 1974.

Unfortunately, the salaries of the two staff persons cannot be picked up by LIP Funds because they are not "unemployed" as required under the terms of the Manpower Agreement. Consequently I am requesting funds in the amount of $11,130 to cover costs of wages for the Curator and her Assistant. These funds will be sufficient to continue the program for 7 months, which is one month beyond the expiry of the present LIP funding.

RECOMMENDATION

That Vancouver City Council approve the granting of funds in the amount of $11,130 to cover costs of wages for the Artists Gallery Curator and her Assistant in advance of the 1975 budget. "

The City Manager submits this report for CONSIDERATION of Council and if Council approve of the funds, RECOMMENDS that the Director of Social Planning report on the continuation of this programme in five months' time.

FOR COUNCIL ACTION SEE PAGE(S) 909-910

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Downtown Team - Temporary Staff and Office Space - January - March, 1975

The Director of Planning reports as follows:-

"In the near future, Council will be receiving a full report on the 1975 Work Program of the Downtown Study Team and related matters.

Until Council receives this forthcoming report, there are two items which require immediate action to ensure the continued operation of the Downtown Study Team.

(a) Extension of three existing temporary staff positions which terminate December 31, 1974,to the end of March, 1975.

(b) Extension of the lease of office space at 456 West Broadway which also expires December 31, 1974, to the end of March, 1975.

(a) Temporary Staff

On November 12, 1974, Council approved a work schedule for the Downtown Study Team covering the immediate period, November 1974 to March 1975.

The major objective of the work schedule is to produce, by March 27, 1975, zoning recommendations for the Downtown in the form of a package which could be forwarded to Public Hearing for later enactment.

The program assumes that the three existing temporary staff positions of Planner I, Planning Assistant III and Clerk-Stenographer III will be made permanent. The three positions terminate December 31, 1974.

In discussion of this matter on October 31, 1974, the Standing Committee of Council on Civic Development agreed that:-

"Serious thought should be given to making the three temporary positions permanent."

Prior to City Council receiving and considering a detailed report in the near future on staffing, office accommodation and work program, it is requested that the temporary positions be extended for a three month period, January-March, 1975, with costs estimated as follows:-

Salary:	3 Months
1 Planner @ $1,208 p.m.	$3,624
1 Planning Assistant @ $883 p.m.	$2,649
1 Clerk Stenographer @ $622 p.m.	$1,866
	$8,139
Fringe benefits @ 12½%	$1,017
Total Salary Costs	$9,156

(b) Temporary Office Space

Until the question of the office location of the Downtown Study Team is resolved, it is recommended that the existing space at 456 West Broadway be leased for a further 3-month period, January-March, 1975.

CONT'D.....

Clause No. 1 (Cont'd)

The estimated operating costs are as follows:-

Rental	$1,125
Telephone, janitorial, office supplies	$3,562
Printing and reproductions	$2,000
	$6,687

Recommendations

The Director of Planning recommends that:-

1. The three temporary positions of Planner I, Planning Assistant III and Clerk Stenographer III be extended until March 31, 1975, and the funding of $9,156 for salaries be approved in advance of the 1975 Budget.

2. The continuing office location at 456 West Broadway be approved until March 31, 1975, and that the operating costs of $6,687 be approved in advance of the 1975 Budget. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning.

2. Leave of Absence without pay: Mr. Gordon R. Anderson, Vancouver Firefighters' Union, Local 18

The Director of Personnel Services reports as follows:

"A request has been received from the Vancouver Firefighters' Union for a leave of absence without pay for Mr. Gordon R. Anderson, for the purpose of conducting Union business on a full time basis.

It has been previous practice to submit such requests on the basis of one year terms, and Council approved such requests on behalf of Mr. Anderson on November 16, 1971, November 7th, 1972 and November 6, 1973. The leave of absence granted by the latter resolution expires on December 31, 1974.

It would seem less cumbersome at this point to approve Mr. Anderson's leave of absence without an expiry date since his term of office with the Union could well be lengthy.

I, therefore, RECOMMEND that Mr. Gordon R. Anderson be granted a leave of absence without pay, effective January 1, 1975, such leave to continue until his term of office with the Union expires and he wishes to return to the employ of the City.

This recommendation has been discussed with the Fire Chief, who is in agreement."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 910

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Approximately 10.2 Acre Site at Adanac and Cassiar Streets to the Provincial Government for Co-operative Housing

The Supervisor of Property & Insurance reports as follows:-

"On April 23, 1974, Council approved, in principle, the sale of a site of approximatley 10.2 acres situated at Adanac and Cassiar Streets to the Provincial Government for lease to a Housing Co-operative Society for the development of low-density apartments, town-houses, duplex and detached units. Since that time, negotiations have been carried out with the Provincial Government with respect to the purchase price.

The Government accepted the City's estimate of market value set at $1,387,000.00, but submitted an offer suggesting that the City retain a 1/3 undivided interest in the property and that the Province buy the remaining interest for the sum of $925,000.00. This offer was considered by Council on August 27th, 1974, but was referred back for more detail.

Discussions with Mr. George Chatterton, Associate Deputy Minister of Housing have resulted in a proposal suggesting a partial exchange of this land for property owned by the Government at 6th Avenue and Laurel Street, with the difference in value being paid by the Government in cash.

The scheme adopted by Council for the development of False Creek Area 6, indicates that the property now owned by the Government and included in this report as part of the exchange forms part of the land bridge over 6th Avenue adjoining the slopes of the flats. In addition to the land bridge, this land swap would enable the City to arrange for the development of the residual land for some form of housing in the Fairview Slopes. The Director of Planning favours the acquisition of these CRM2-3 zoned lands. City ownership of this property would enable the development of that portion of the scheme in precisely the manner called for and in this respect it would be opportune for the City to take advantage of the exchange proposition.

The following proposal, which has been agreed to by the Provincial Government, is submitted to Council for approval:

In exchange for Government-owned Lots 7-14 inclusive, of Block 296, and Lot 13 of Block 298, all in District Lot 526, plus the sum of $815,750.00, the City will convey to the Provincial Government Lot A, and the abutting road allowance on the easterly side of the lot, N.E.¼ Section 26, N.W.¼ Section 27, on the following conditions:

(a) Lease of the site by the Government to a Housing Co-operative Society for the development of low-density apartments, town-houses, duplex and detached units to a density not to exceed 25 units per acre, building not to exceed two storeys in height. (This condition was set by Council April 23, 1974)

(b) Consolidation of Lot A with the 40-foot wide street allowance adjacent to the Easterly boundary; the Province to grant the City an easement over this portion of the site for existing utilities.

(c) The Province to obtain a Development Permit and the date of sale to be 120 days from the date of Council's approval of the sale or the date of issuance of the permit, whichever is the sooner.

(d) Documentation satisfactory to the Director of Legal Services

Cont'd.....

Clause No 1 (Cont'd)

whereby the City will have the option to repurchase the site at the net sales price in the event construction (to the point of completion of the foundations) has not commenced within 12 months from the date conveyance of the City-owned property to the Provincial Government is effected.

(e) Payment by the Province of any registration fees and all taxes.

It is therefore RECOMMENDED That the foregoing proposal be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

"APPROVAL OF THIS REPORT REQUIRES A TWO-THIRDS MAJORITY OF ALL COUNCIL."

2. Rental Review - Widening Strip N/S of Point Grey Road East of Wallace Street Adjoining Parcel A, D.L. 448 & 538

The Supervisor of Property and Insurance reports as follows:

"In 1957, the Jericho Tennis Club purchased Wallace Street end. As part of the purchase agreement, the tennis club were required to dedicate a portion of Lot A, D.L. 448 & 538, measuring approximately 275' x 25' for the widening of Point Grey Road; East of Wallace Street, at no cost to the City.

The tennis club has leased the widening strip since January 1st, 1960 for partial use as tennis courts, the balance being maintained in grass and shrubs. The 10 year lease is now subject to a five year rental review and the Jericho Tennis Club concur with the recommendations of the Supervisor of Property and Insurance that the rental he increased from $150.00 per annum, plus taxes, as if levied to $350.00 per annum, plus taxes as if levied, effective January 1st, 1975.

Recommended that rental of the subject widening strip leased to the Jericho Tennis Club be increased to $350.00 per annum, plus all taxes as if levied, effective January 1st, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lots 13 & 14, Block A2, D.L. 2037 S.E. Corner Main Street & Terminal Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lots 13 & 14, Block A2, D.L. 2037, Situated at the South-east corner of Main Street and Terminal Avenue are leased to Gulf Oil Canada Ltd. for gas station purposes until December 31, 1988, (which is the common expiry date for leases of City land in the immediate area), at a rental of $717.00 per month plus taxes as if levied, the rental being subject to review every five years.

Gulf Oil wish to demolish the old gas station building, which is 36 years old, and construct a self-serve gas station at an estimated cost of $235,000.00.

Cont'd.....

Clause No. 3 (Cont'd)

After negotiations, they make the following proposal:-

A new lease agreement to be drawn up on the following basis:-

(a) Gulf Oil to demolish the existing facility and to construct a self-serve gas station as detailed on their Drawings No. 74-9089 and No. 74-7336;

(b) RENTAL:--------- $16,771.00 per annum plus taxes as if levied. (Billed monthly)

(c) DATE OF COMMENCEMENT:- February 1, 1975 or the date the Development permit is issued, whichever is the earlier

(d) RENTAL REVIEW: - Every 2½ years,

And to be:
Market Rental Value
Plus
Taxes as if levied

(e) BUILDINGS AND LESSEE'S FIXTURES: --- All buildings and Lessee's fixtures, except signs and trademarks, are to be considered as City property.

Lessee is obligated to remove all buildings, fixtures, and tanks on expiry of lease, if requested by the City.

(f) OUTGOINGS AND REPAIRS:---- Lessee to pay all outgoings and keep the building and improvements in repair to the standard of a prudent owner.

(g) INSURANCE:----- City to insure buildings against Fire, and Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.

(h) AGREEMENT:----- To be drawn satisfactory to the Director of Legal Services.

RECOMMENDED that a new lease agreement be drawn up between Gulf Oil Canda Ltd. and the City of Vancouver re Lots 13 & 14, Block A2, D.L. 2037, subject to the foregoing Conditions '(a)' to '(h)'. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

4. Rental Review -
Cafeteria Lease - City of Vancouver to CNIB

The Supervisor of Property & Insurance reports as follows:-

"Lease and operation of the City Hall cafeteria and East Wing staff lunchroom was awarded to the CNIB for a period of three years, May 1st, 1971, to April 30th, 1974, at a rental of $2,400.00 per annum. The lease contains a 2-year Right of Renewal and the CNIB wish to exercise their option in accordance with the conditions of the lease. During the course of negotiations one particular item was reviewed and the following was agreed:-

1. Article 25 - Use of premises - Amend the hours of operation for the East Wing lunchroom from

9:00 a.m. to 5:00 p.m. to

8:00 a.m. to 4:30 p.m.

each day the City Hall is open to the general public.

Further negotiations with regards to the rental are now finalized and Cater Plan Services, a division of the Canadian National Institute for the Blind, concur with the recommendations of the Supervisor of Property & Insurance that the rental for the period May 1st, 1974, to April 30th, 1976, be increased to $3,120.00 per annum.

It is, RECOMMENDED That the lease dated May 1st, 1971, in favour of the Canadian National Institute for the Blind be renewed for a further two year term as follows:

TERM: May 1st, 1974, to April 30th, 1976

RENTAL: $3,120.00 per annum

CONDITIONS: As contained in the current lease with the exception of the Right of Renewal Clause, and Clause 25 which shall provide for the East Wing lunchroom to be in operation from 8:00 a.m. to 4:30 p.m. of each day the City Hall is open to the general public.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Rental Review: Lot 4, Block 3, D.L. 200 A and Lot 2, D.L. 2037 and Portion of Parcel A, D.L. 2037.
Situated 107 East 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"On March 23rd, 1965, Vancouver City Council approved a report dated March 17th, 1965, from the Board of Administration, Property Matters, dealing with the right-of-way for the Columbia-Quebec Connector, and a proposed resubdivision of lands owned by City Construction Co. Ltd. and Alco Investments Ltd. on the North side of First Avenue between Main and Ontario Streets. In addition to their ownership, City Construction Co. Ltd. occupied the above described City-owned water lot abutting Ontario Street under a 21-year lease dated 26th day of November, 1953, at a rental based on 6% of the assessed value of the lands, plus all taxes as if levied. As part of the negotiated settlement for the Columbia-Quebec Connector right-of-way, City Council agreed to extend the lease period for an additional 21 years.

For the period December 1st, 1967 to and including November 30th, 1974, the lessee paid annually an amount equal to 6% of the assessed value of the land, plus all taxes as if levied (this was in accordance with the original leasehold terms).

Cont'd.... .....

Clause No. 5 (Cont'd)

For the period December 1st, 1974 to an including November 30th, 1995, the lessee is to pay annually an amount equal to 6% of the market value, plus all taxes as if levied with the rental being adjusted at 5-year intervals thereafter. By assignment, the lessee is now Ashland Oil Canada Ltd., and a rental review has now been carried out and discussions held with Ashland Oil.

In accordance with the terms of the lease and on the basis of an established rate of 6% of Market Value of land, the Supervisor of Property and Insurance has recommended a rental increase from $9,064.14 per annum, plus all taxes as if levied, to $44,000.00 per annum, plus all taxes as if levied. Ashland Oil Canada Ltd. by letter dated October 8, 1974, reluctantly agreed to the proposed increase.

RECOMMENDED That, effective December 1st, 1974, the annual rental of City-owned Lot 4, Block E, D.L. 200A, Lot 2 of D.L. 2037 and Portion of Parcel A, D.L. 2037, known as 107 East 1st Avenue, leased to Ashland Oil Canada Ltd., be increased to $44,000.00 per annum, plus all taxes as if levied. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. Arbutus-Burrard Connector
2131 Burrard Street and 1830 West 5th Avenue
Take-Over of Management Function and Assignment of Leases

The Supervisor of Property & Insurance reports as follows:-

"City Council on July 17, 1973, approved the acquisition of the above property for the sum of $700,000.00 and on October 1st, 1973, the City took over ownership of the building.

This major commercial building is completely rented to three major tenants with one tenant, Basil James McLaren of McLaren Electric Ltd. being responsible for all expenses except roof and structural repairs, and also acts as building manager. Thus the City enjoys a virtual net income and this situation will prevail until December 14, 1975, under the terms of the lease.

It is noted that at the time the City assumed ownership of the building, $6,000.00 was withheld from the purchase price because of pending litigation between Mr. McLaren and the former owner because of B.C. Hydro and tax escalation costs relative to one of the leases. Mr. McLaren also held back $200.00 per month rental from his Management lease.

Lately Mr. McLaren has moved his administrative quarters to a new building in Burnaby while retaining show room space in the above building.

Because of this lack of on-site control of a City-owned building and because of the fact that Mr. McLaren has the right to remain as lessee until December 14, 1977,(2-year extension, drops management provisions) the Property & Insurance office commenced negotiations with Mr. McLaren and the former owner to take over control of the building under terms and conditions satisfactory to the City and also resolve the differences between the parties. Regarding lease tenure, Mr. McLaren has sub-leased space under his control to four tenants and these and his own lease would have to be broken by the City if the land was required for the Connector before the end of 1977.

The following proposal as outlined below has been accepted by the owner with the City assuming management of the building January 1st, 1975.

(a) McLaren Electric Ltd. & Basil James McLaren leases to be cancelled.

Cont'd.....

Clause No. 6 (Cont'd)

(b) McLaren Electric Ltd. to enter into a new lease with the City to expire December 31st, 1976, at a rental of $1,800.00 per month (present rental) for January and February, 1975, and $2,400.00 per month for the balance of the term. McLaren Electric Ltd. to have the right to sub-lease or assign.

(c) Alternative lease arrangements to be made with sub tenants of McLaren Electric Ltd. and Basil James McLaren. These sub leases represent $23,511.00 yearly revenue.

(d) Basil James McLaren to pay all rental arrears to the City in the amount of $2,792.33.

(e) City to release $6,000.00 holdback cheque to the former owner.

(f) City to assume building expenses and take over building management.

In summary, the City is now receiving $65,217.96 annually from the leases now in effect, plus full taxes which for the year 1974 amounted to $13,817.87. The City did assume one B.C. Hydro Account at approximately $150.00 per month because of the dispute between Mr. McLaren and the former owner, so that the City's net income from this property for the past 12 months has been approximately $63,400.00, plus full taxes.

Under the new proposed arrangement the following is estimated Net Income:

Rentals: (Actual)

McKay Systems	$26,034.00	
Burrard Design Panel	15,000.00	
McLaren Electric Ltd.	28,800.00	*Commencing March 1st, 1975
Sub-leases:		
B.C. Teachers' Federation		
Trend Kitchen Centre Ltd.		
Mardon & Campbell Insurance Agencies Ltd.		
Robo Plaster Co. Ltd.		
	23,511.00	
	$93,345.00	
Less Expenses as per 1973 Statement supplied by Mr. McLaren (Estimated)	$12,379.00	
Net Income	$80,966.00	

In addition, under the tax escalation clauses in the leases now in force, some tax revenue would accrue to the City. In 1974 this tax escalation amounted to $4,988.40. Also, some of the sub-leases have expired and the lessees are on a month-to-month basis. If the City postpones construction of the Connector, rentals can be increased at some time in the future. Finally, under the proposed arrangement, the City will have full & proper control of the building.

RECOMMENDED That the Above rental arrangements be made to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance.

Cont'd..... ...

Clause No. 6 (Cont'd)

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. Lease Renewal - 1220 Raymur Avenue
Lots 1 - 7 and Lots 29 & 30, Block 117, D.L. 181

The Supervisor of Property and Insurance reports as follows:-

"Lots 1 - 7 and Lots 29 & 30, Block 117, D.L. 181 plus Lot 3, Block 1, D.L.'s 181, 196 and 2037 were leased to T. & H. Cariboo Transport in 1968 for the sum of $3,690.00 per annum, plus taxes, with the lease terminating December 31st, 1974. This lease was later assigned to Mr. W. H. Johnston, now a principal in Nickel's Cartage Co. Ltd.

Nickel's Cartage Co. Ltd. has requested a long term lease of the property with an Option to Purchase. The Department of Planning & Civic Development have stated they are not in favour of a long term lease unless the lessee, who owns one lot in the block, were to enter a major redevelopment scheme as the buildings on the site are an extreme underdevelopment, in addition to being relatively unattractive.

In view of this, negotiations were entered with the company on the understanding that unless they were prepared to enter into some redevelopment, the lease would be on a yearly basis. The company decided that it could not enter into any major redevelopment and have agreed to a one year lease. Under the terms of the expiring lease, the buildings revert to the City and the company will now pay rent for the buildings in addition to the land.

The new lease rate is much higher than formerly and the company has decided that they cannot make sufficient use of Lot 3, Block 1, D.L.'s 181, 196 and 2037 to warrant the rental and have asked to have it removed from the lease.

The present lease covers approximately 53,915 sq. ft. of land and the new lease will be for approximately 27,825 sq. ft. of land and 2900 sq. ft. of building.

The Supervisor of Property and Insurance is of the opinion that the following offer represents current rental value and it is,

RECOMMENDED that:-

(a) Lots 1 to 7 and Lots 29 & 30, Block 117, D.L. 181 be leased for a term of one year from January 1st, 1975 to December 31st, 1975 to Nickel's Cartage Co. Ltd.;

(b) The rental to be $22,296.00 per annum plus taxes as if levied;

(c) The City to insure the building against loss or damage by fire;

(d) The City to be responsible for structural repairs only;

(e) The lease to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 911

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. The Role and Function of 37th Avenue: Cambie to Camosun

The City Engineer reports as follows:

"The traffic function of 37th Avenue, particularly west of Cambie Street, has been uncertain in many people's minds over the years. This report, therefore, provides background information, information about 37th Avenue's current physical status and its usage, and a recommendation about its role in the street system.

A. BACKGROUND

In the 1928 Bartholomew Major Street Plan for Vancouver and Point Grey, 37th Avenue from Cambie to Camosun was identified as an arterial with an ultimate development of four lanes on a 66 foot street allowance. The adjacent east-west arterials in this plan were to be 29th Avenue (six lanes on an 80 foot street allowance) and 41st Avenue eight lanes on a 100 foot street allowance). No major improvements were made to 37th Avenue following presentation of the Bartholomew report.

In the 1947 Bartholomew Major Street Plan for Vancouver, 37th Avenue was again recommended as a major street including extending it from Cambie to Main. Again, 37th Avenue was proposed to be a four-lane arterial with a 66 foot street allowance. In this plan 29th Avenue was re-affirmed as a major street (but with a 66 foot street allowance instead of 80 feet as proposed in the 1928 Plan), 33rd Avenue was designated as a major street from Camosun to Cambie (four lanes on a 66 foot street allowance) and 41st Avenue was re-affirmed as an arterial (eight lanes on 100 foot street allowance). Again no major improvements were made to 37th Avenue following presentation of the 1947 Bartholomew Plan.

In 1963, the Engineering Department reviewed the 1947 and 1928 major street plans and in general throughout the City reduced the number of proposed arterial streets and reduced Bartholomew's maximum number of lanes on an arterial from ten to six.

In the central Point Grey area, the east-west arterial streets designated were King Edward Avenue (maximum development: six lanes), 33rd Avenue (maximum: four lanes), and 41st Avenue (maximum: six lanes). The basic major street system resulting from the 1963 review was a ½-mile grid compared to the ¼-mile grid in many areas proposed by Bartholomew. In the 1963 review, 37th Avenue was designated as local residential street.

B. EXISTING CONDITIONS

I. Physical

The current development of 37th Avenue is as follows:

(a) Camosun to Dunbar: curbed, paved 27 foot width (local street standard)
(b) Dunbar to West Boulevard: seven blocks unimproved;
: two blocks curbed; paved: 32 foot width
: one block curbed; paved: 27 foot width
(c) West Boulevard to Granville: one block unimproved;
: four blocks curbed one side only: 27 foot pavement
: one block curbed, paved: 36 foot pavement
(d) Granville to Cambie: one block unimproved
: eight blocks curbed, paved: 36 foot pavement width: (because of heavy on-street parking, higher than normal usage re: instructions: Oak to Cambie etc.)

II. Traffic Volumes

Afternoon peak hour traffic volumes (two-way) on 37th Avenue and adjacent east-west arterials are shown in the following table:

Cont'd . . .

Clause 1 Cont'd

PM PEAK HOUR TWO-WAY VOLUME

	Near Dunbar	Near West Boulevard	Near Granville
on 33rd Avenue	200	600	650
on 37th Avenue	150	400	125
on 41st Avenue	1000	1200	1500

Desirable maximum volumes on a local street are in the order of 60 - 90 vehicles (two-way) in the peak hour. The volumes on 37th Avenue exceed this considerably at a number of locations. In particular, 37th Avenue near West Boulevard carries 2/3 of the traffic volume of the designated arterial street, 33rd Avenue.

III. Other Items

37th Avenue is one of the few east-west streets that has a crossing of the Arbutus railway tracks. This crossing undoubtedly contributes to some of the higher uses of 37th Avenue in this area.

Along 37th Avenue, the zoning is basically RS-1, however, there are two major CD-1 zonings adjacent 37th Avenue - the Van Dusen Botanical Gardens/Apartment complex between Oak and Granville and the Workmen's Compensation complex at 37th Avenue and Heather.

C. ROLE OF 37TH AVENUE

In relation to the City-wide arterial street system with its basic ½-mile grid, 37th Avenue does not "fit". The ½-mile grid evolved from consideration of transit route spacing to provide a reasonable walking distance to transit routes while at the same time retaining reasonably large neighbourhoods (½-mile square) between the arterials.

Over the years 37th Avenue has become used as more than a local street, however, apart from certain stop signs that were installed on an accident warrant, usage of 37th Avenue has not been fostered by the installation of traffic controls that would be appropriate to an arterial street. On certain sections of 37th Avenue, a pavement width wider than the normal local residential width has been built because of usage, parking adjacent developments such as the Workmen's Compensation complex, and in anticipation of vehicular activity generated by the Van Dusen Gardens, etc. Such wider pavements are not intended to facilitate 37th Avenue's use as a route like an arterial, but are to deal with unusual local conditions because of particular developments.

Obviously, merely classifying 37th Avenue as a local street does nothing to discourage or eliminate the higher than normal traffic volumes now using the street. Certain conditions causing higher than normal usage are also unlikely to change (railway crossing, etc.) and in defining a role for 37th Avenue, this must be recognized. However, it would still be desirable to reduce traffic volumes on 37th Avenue substantially. Achieving a downgrading of 37th Avenue will displace traffic to other east-west arterials.

To de-emphasize any appearance 37th Avenue may have of being a "through" street, the existing stop sign treatment along 37th Avenue should be revised to "stop" 37th Avenue more for the intersecting streets. Between Dunbar and Cambie there are 25 intersections with north-south local streets. The existing stop sign arrangement is as follows:

(a) 17 intersections: no controls
(b) 7 intersections: north-south streets stopped
(c) 1 intersection: 37th Avenue stopped

The basic thrust of a revised stop sign arrangement would be to increase the number of locations where 37th Avenue is stopped by installing stop signs at some un-controlled intersections and by reversing some existing stop signs from the north-south street to 37th Avenue.

It is not certain that the revised stop sign treatment will be completely effective in discouraging the excess traffic now using 37th Avenue, but such a treatment is the best first step available.

Cont'd . . .

Clause 1 Cont'd

D. IMPACT ON 33RD AVENUE/41ST AVENUE

De-emphasizing and discouraging 37th Avenue's use as an arterial route will result in some traffic choosing other arterial routes. The adjacent arterials are 33rd Avenue and 41st Avenue.

Because of the existing use of 41st Avenue in the vicinity of West Boulevard and because many of the trips would be oriented to an area north of 41st Avenue, it is unlikely that a significant volume would divert to 41st Avenue.

A more logical arterial for the diverted traffic would be 33rd Avenue which is not as an attractive a route as it might be because it is not developed to arterial standards, but is in general, under-used for the capacity available.

As the table of traffic volumes show, the highest use of 37th Avenue is adjacent West Boulevard. The S/B to W/B right turn from West Boulevard represents approximately 100 vehicles of the 400 on 37th Avenue and much of this volume should be using a 33rd Avenue route west from Arbutus Street. These additional traffic demands on 33rd Avenue will create a need to provide some pavement improvements and some additional parking prohibitions. These changes are in keeping with 33rd Avenue's role as an arterial in the City street system. (It should be noted that proposed standard arterial improvements to 33rd Avenue between Cambie and Arbutus were rejected by Council in August, 1974).

E. SUMMARY AND CONCLUSIONS

In earlier major street plans, 37th Avenue had been identified as an arterial street. In current thinking, 37th Avenue is not to be an arterial and any recent pavement construction has reflected that thinking. Higher than normal usage is experienced on 37th Avenue because of certain developments and those conditions must be considered in defining 37th Avenue's role. Our recent review confirms 37th Avenue as a non-arterial street in the City street system. Traffic conditions on 37th Avenue are incompatible with this local residential function. As part of the de-emphasizing of 37th Avenue. The de-emphasis of 37th Avenue will require the provision of additional facilities on 33rd Avenue.

F. RECOMMENDATIONS

Accordingly, it is RECOMMENDED that:

i. 37th Avenue be confirmed as a non-arterial street: (if Council approves this recommendation, the City Engineer will revise the current stop sign arrangements along 37th Avenue to emphasize its non-arterial status, including installing new stop signs where appropriate).

ii. Council instruct the City Engineer to advance the Local Improvement for the paving of the following sections of 33rd Avenue:
   (a) between Arbutus and McKenzie: 42 foot ± pavement (three blocks out of eight now paved to 42 feet)
   (b) between Pine Crescent (railway right-of-way) and Arbutus: 42 foot ± pavement.

(Funds are not available in the current five-year Capital Plan and the City share would need to be provided as Supplementary Capital.)"

2. Removal of Garbage from Strata Titles Condominiums

The City Engineer reports as follows:

"On 10 December, 1974, the Standing Committee of Council on Housing approved a recommendation that "Council establish a policy of free garbage removal from condominiums the same as currently in effect for single family dwellings and duplexes." I understand this Recommendation is to be before Council Tuesday.

The Board of Administration report of April 9, 1974, included certain information on this matter but that information is not now current and there are certain additional aspects that Council should be aware of when considering a policy change. I have checked with the Chairman of Housing Committee who is in agreement that the most current information including all aspects should be before Council when considering this matter.

Cont'd . . .

Clause 2 Cont'd

The City Engineer RECOMMENDS that consideration of this matter be deferred until a report is submitted by the City Engineer which will provide more complete and up to date information concerning free garbage removal for condominiums."

RECOMMENDATION AND CONSIDERATION:

3. Redevelopment of East 37th Avenue - Fraser to Inverness Streets to Provide 27 Ft. Roadway on 50 Ft. Allowance

On June 8, 1971, City Council considered a report dated June 4, 1971, by the Supervisor of Property & Insurance and the City Engineer concerning the marketing of certain City-owned lots on 37th Avenue between Chester and Inverness Streets. In considering the above-noted report Council resolved "that the aforementioned City-owned lots be withdrawn from sale and the City Engineer report to Council on a recommended width for this street in this area."

The June 4, 1971, report was made to Council after a petition with approximately 200 names of residents in the area protesting the sale of the City-owned lots and a petition with eight names of residents on 37th Avenue supporting the sale of the City-owned lots were received.

This report discussed the possible street allowance width for 37th Avenue, the effect on properties on the north side of 37th Avenue, financial implications, ways of implementing a wider allowance and summarized the present street allowance conditions. The street allowance in this residential area is only 33 feet wide. The report concluded that a 24-foot pavement could be built on this existing allowance and the City Engineer's recommendation was that the street allowance remain at 33 feet. This recommendation was not accepted by City Council at that time. The City Engineer was instructed to prepare plans and report back with respect to the development of a 50-foot street allowance. This meant that the City must acquire additional property for the widening. From this report to the present time, property costs have escalated severely.

In subsequent Board of Administration reports to Council dated August 13, 1971, February 4, 1972, and August 31, 1972, Council considered various recommendations pertaining to the redevelopment of 37th Avenue and Council instructions to the City Engineer and Supervisor of Property & Insurance are summarized as follows:

> A Building Line be established on the north side of 37th Avenue to widen the street allowance from 33 feet to 50 feet. (This would enable a 27-foot pavement and 11.5-foot boulevard to be installed rather than a 24-foot pavement and 4.5 foot boulevard normally installed on a 33-foot street allowance.)
>
> Additional lots be purchased by the City on a long term basis only as properties become available and are offered to the City at a fair market price or when the owner makes application to carry out major repairs.
>
> The 16-foot portion of the lots surplus to the street allowance be sold to the abutting owner for $100 each.
>
> The City Engineer reports as follows:

"Of the lots on 37th Avenue held by the Property and Insurance Office for the widening of the street allowance, one has been purchased by the Engineering Department and the balance of this lot not required for street purposes has been sold to the abutting owner for $100.00. Five other offers to purchase are being held in abeyance pending consideration of this report.

The status of the balance of the lots required for street allowance widening and held by the Property & Insurance office for purchase by the Engineering Department or to be acquired by the Property and Insurance Office is summarized as follows:

Cont'd . . .

Clause 3 Cont'd

Number of Lots Held by P. & I.	Total Cost to Engineering Dept.
8 Tax Sale Lots and 2 Capital Assets Lots - 1971 market value $11,000 each	$ 110,000
4 Lots acquired since August, 1972	108,904
Property Not Yet Acquired by P. & I.	
3 Lots (1974 estimates)	150,000 (est.)
Total Cost	368,904 (est.)

The sum of $368,904, is the estimated amount required to acquire property in order to widen 37th Avenue between Fraser and Inverness Streets from 33 feet to 50 feet to accommodate a 27-foot pavement and 11.5-foot boulevards.

In addition to the cost of property acquisition, the City's share of the cost to construct a 27-foot pavement with curbs on the five uncurbed blocks and replace the 24-foot pavement with curbs with a 27-foot pavement with curbs centered on a 50-foot street allowance on the four improved blocks is estimated at $172,000 in 1974 dollars.

The total estimated cost to the City for this redevelopment, therefore, is now $540,900 which is an increase of $121,600, or 30% over the estimate of $419,300 reported in 1972. This is a high City cost for the extra three feet of pavement. Furthermore, the sale of 16 ft. strips to adjacent property owners at $100.00 is very low at today's prices.

Funds

The funds necessary to purchase the required lots are not available in the current Streets Basic Capital Budget and when the Engineering Department asked for funds in the 1974 Supplementary Capital Budget to cover the Engineering Department's share of the four lots to be subdivided, the Finance Committee recommended that funds be included in the 1976-80 Capital Work Program.

Council Consideration

In view of the large increase in costs since 1971, this matter is brought forward in order that Council may have the opportunity of reassessing the plan to widen 37th Avenue before the 16-foot portions of the City lots are sold.

If Council confirms the widening of 37th Avenue between Fraser and Inverness Streets, it is recommended that sufficient funds be provided from Supplementary Capital to complete the five outstanding sales ($54,500). The remaining costs of the properties have been put in the next Five Year Plan.

The Supervisor of Property and Insurance reports as follows:

"It is a policy established by Council that City-owned lands required for civic purposes be sold to the Department concerned at market value. In the matter of lands required for streets, the Engineer has been charged the market value current at the time of acquisition. Since Council's action of August 31, 1972, on the 37th Avenue widening situation, this office has received six offers from owners of abutting properties to purchase the surplus 16-foot portion of the adjacent City-owned land in each case for $100.00. One sale to the abutting owner on this basis was approved by Council on July 17, 1973, and the sum of $21,900.00 representing the market value of the lot less $100.00 was charged to the Engineer's Account.

The other five offers to purchase the surplus portions of the City's lots have been received periodically since August, 1973, and have been held in abeyance pending preparation of this report and until sufficient funds could be found in the Engineer's Account to assume the balance of the market value in each case. However, these offers have been made in good faith, in accordance with Council's resolution and it is suggested they should be delayed no longer. To comply with the Subdivision Control By-Law, approval would require the sale of the widening strips to the Engineer and their dedication for highway purposes coincidently with the sale of the 16-foot strips to the abutting owner and the consolidation of the strips with their lots.

Cont'd . . .

Clause 3 Cont'd

The five outstanding applications are:-

Mr. and Mrs. R. Stefani 5324 St. Catherines	N. 16 ft. of Lot 18/8/668-670
Mrs. & Mrs. R. De Sousa 5328 Chester Street	N. 16 ft. of Lot 17/4/668-670
Mr. & Mrs. G. Whitlock 5343 St. Catherines	N. 16 ft. of Lot 19/6/668-670
Mr. & Mrs. B. Warner 5326 Somerville Street	N. 16 ft. of Lot 18/10/668-670
Mr. & Mrs. J. Molnar 5325 Somerville Street	N. 16 ft. of Lot 19/8/668-670

This report is submitted to Council for CONSIDERATION.

IF COUNCIL WISHES TO PROCEED WITH THE WIDENING of 37th Avenue, then it is RECOMMENDED that the foregoing sales be approved on the same conditions as the sale already approved (which have been agreed to by the prospective purchasers) that is:

(a) Price of $100.00 in each case, plus a proportionate part of the current year's taxes;

(b) Administrative fee in each case of $175.00 to cover survey, preparation of consolidation plans and registration fees;

(c) Consolidation of the 16-foot strip in each case with the abutting property to form one parcel;

(d) The City to prepare in each case subdivision plan, the deed of land for the 16-foot strip, the statutory declaration regarding citizenship; all other documents required by the Land Registry office to complete registration to be provided by the purchaser in registrable form.

(e) The owner of Lot 17, Block 4 and of Lot 17, Block 10 to dedicate in each case the East 2 feet of their property for lane widening purposes.

The balance of the City's lots described above to be dedicated for street purposes and the balance of the market value of each lot, based on 1971 value of $11,000.00 each, be charged to the Engineer's Account for the total sum of $54,500.00 - this being the amount the Engineer requests from Supplementary Capital.

IF COUNCIL WISHES TO ABANDON THE WIDENING of 37th Avenue, then it is recommended that the vacant City-owned lots within this area be advertised for sale and tenders called for in accordance with the City's normal policy".

FOR COUNCIL ACTION SEE PAGE(S) 912-3

B-4

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Proposed Clinic for Occupational Therapy - 1230 Comox Street

The City Building Inspector reports as follows:

"I have received an application from Milton Hicks, Architect, on behalf of the Greater Vancouver Mental Health Service to use the above existing wood-frame house to operate a clinic for occupational therapy.

The building is an old one-family dwelling, 2½ storeys plus basement, and is non-conforming with respect to the proposed use under the Vancouver Building By-law.

The applicant is prepared to renovate the interior and exterior of the building to provide adequate exit facilities and fire protection. The assessed value of the existing house is $5,660.00 and the estimated cost of the proposed work is $12,000.00.

Under Section 1.4.9 of the Building By-law, the City Building Inspector may only permit alterations to a non-conforming building up to 100% of the assessed value. The By-law does provide, however, for Council to approve alterations and repairs in excess of this value if considered desirable.

Since the proposed renovation work would make this building substantially in accord with present fire safety requirements, I am prepared to RECOMMEND approval, subject to the applicant obtaining a Development Permit to cover the change in use of the building."

FOR COUNCIL ACTION SEE PAGE(S) 913

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Cassiar Street: Traffic Problems

The City Engineer reports as follows:

"On February 19, 1974, Council asked for a report on the traffic problems in the Cassiar Street/Highway 1 area and alternative solutions in cooperation with the Provincial Government.

Traffic Problems

The basic problem is that Highway 1 and the Second Narrows Bridge feed too much traffic onto Cassiar Street which was not designed and built for such volumes.

These high traffic volumes and the existing street pattern in the area result in the following:

(1) lack of capacity for the heavy left-turn demands at Cassiar/Hastings;

(2) left-turning traffic filtering through the adjacent neighbourhood to avoid Cassiar/Hastings;

(3) traffic filtering through the neighbourhood to get to and from the P.N.E. park/ride parking lot;

(4) higher than normal vehicular accidents (angle) at Cassiar/Adanac; and Cassiar/Hastings.

All these problems arise from a lack of road capacity to handle the traffic demands.

Alternative Solutions

(1) Increase to road capacity
50% to 60% of the traffic on Cassiar Street is through traffic, i.e., traffic going between Highway 1 and the Second Narrows Bridge. Therefore, if a special facility were provided for this traffic grade-street problems would be resolved. However, it is not possible to achieve more road capacity unless other streets that are now residential are used or a freeway link requiring the acquisition of more than 100 homes is built. (The Minister of Highways has stated that it is not his intention to construct a freeway extension along Cassiar Street to the Second Narrows Bridge.)

(2) Improved Transit
Improved transit services will provide an alternative for rush hour commuters primarily destined to downtown. Because such a high percentage of traffic on Cassiar does not go downtown, it is doubtful if improved transit facilities would have much impact on overall traffic conditions in this area.

(3) Meter traffic off the freeway at the Cassiar/Highway 1 intersection

This treatment would in effect store traffic on the freeway rather than on Cassiar Street. It would also prevent to some extent, filtering through the neighbourhood because volumes would be metered to match the capacity of Cassiar Street. This would deal only with northbound traffic because traffic off the Second Narrows Bridge is not controlled.

(4) Improve 1st Avenue off-ramp and 1st Avenue
This treatment would attempt to unload the freeway more at 1st Avenue and provide alternate routes via 1st Avenue for traffic destined towards downtown. Improvements to 1st Avenue would be required (widening from 4 lanes to 6 lanes) and other improvements such as left-turn bays might be required at certain intersections depending on what volumes choose what new routes.

(5) Left-turn signals at Cassiar and Hastings
This matter was the subject of a separate report to Council and new signal equipment will be installed to provide left turn phases. As stated in that report, however, this modification

Cont'd . . .

Clause #1 continued:

should not be considered as a cure for the overloading of the street at this intersection. It will provide for more left turns and should reduce accidents and filtering through the neighbourhood, but at the expense of some delay to through motorists.

(6) Signalize Cassiar/Adanac
This measure would help to reduce vehicular angle accidents at this location and would help pedestrians crossing Cassiar at this location. This measure would probably be combined with additional left turn prohibitions at the other minor streets along Cassiar, and is proposed for the 1975 signal program.

(7) Signal Improvement Costs
This section of Cassiar is effectively a short link of the provincial highway system which connects to the Highway 1 freeway to the east and the 2nd Narrows Crossing to the south. The planned signal improvements on Cassiar at Hastings and at Adanac would cost approximately $50,000. Since these traffic signal improvements are required because of the function of Cassiar Street as a provincial highway, it seems reasonable and appropriate at this time, to request the Provincial Government to bear the total cost of this signal work.

SUMMARY

High traffic volumes and a lack of road capacity have resulted in a number of problems in the Cassiar Street area. There is no one acceptable solution, other than a freeway connection, that will solve all the traffic problems, although there are some minor changes (signals, turn prohibitions) that would provide some overall improvements in the accident problem and a reduction of traffic on residential streets. The only major work planned at this time is in the form of traffic signal improvements at the intersections of both Hastings and Adanac. The Provincial Government should be requested to bear the total cost of this work.

The City Engineer RECOMMENDS that Council request the Provincial Government to bear the full cost of the traffic signal improvements, estimated at $50,000, at the intersections of both Cassiar and Hastings and Cassiar and Adanac Streets."

FOR COUNCIL ACTION SEE PAGE(S) 914

FINANCE MATTERS

B-7

CONSIDERATION AND RECOMMENDATION

1. Christ Church Cathedral

The Director of Legal Services and the Director of Planning report as follows:

"The Director of Legal Services has received a communication from the solicitors for Grander Developments Limited, the owners of the lands lying to the North of Christ Church Cathedral and a portion of the North-east corner of the same block, containing a proposal that would permit the Grander lands and the Cathedral lands to be considered as one parcel in the future development by Grander of its lands.

In return for this transfer, the Cathedral lands would be limited for the next 106 years, should there be any redevelopment, to a density no greater than the floor space ratio of the existing Cathedral building and the height of building no greater than that of the present building (excluding any church spire).

It is further proposed that Council exercise its powers under the heritage legislation to designate the Cathedral building as a heritage building. Any development to be undertaken by Grander would be in accordance with any existing zoning by-laws at the time of application for the development permit.

All the above will be achieved by an appropriate agreement to be executed by Grander, the Cathedral and the City, and the net effect of such an agreement and heritage designation would be to prevent demolition of the existing Cathedral and put the development of both lands in full control of the City through the Zoning By-law.

Should Council be prepared to accede to this proposal, then we recommend:

(A) that an agreement embodying the proposals aforesaid in a form satisfactory to the Director of Legal Services be entered into between the City, Grander Developments Limited, and Christ Church Cathedral, the same to be executed by the Mayor and the City Clerk;

(B) that the designation of Christ Church Cathedral be included in the next list of heritage buildings to be considered by City Council.

We further recommend that execution of the agreement in (1) above be contingent on the Cathedral producing an agreement, to the satisfaction of the Director of Legal Services, which will ensure the preservation and maintenance of the Cathedral building."

FOR COUNCIL ACTION SEE PAGE(S) 914

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

December 4, 1974

A meeting of the Official Traffic Commission was held in the No. 1 Committee Room, Third Floor, City Hall, on Wednesday, December 4, 1974, at approximately 7:30 p.m.

PRESENT: Alderman Marzari (Chairman)
Mr. K. Dobell, Assistant City Engineer, Traffic & Transportation
Mr. R. G. Jackson for Director of Legal Services
Trustee H. Boyce, Vancouver School Board
Mr. F. Farley, Traffic Division, Vancouver Police Dept.
Mr. L.E. Ryan, City Manager

ABSENT: Alderman Pendakur

CLERK: G. Barden

Adoption of Minutes

The Minutes of the meeting held on September 11, 1974 were approved.

RECOMMENDATIONS

1. Tisdall Street/45th Avenue - Oakridge Traffic

The Commission had for consideration a report dated November 8, 1974 (copy attached), from the City Engineer, recommending approval of the City Engineer's report dated May 24, 1974, that recommended:

" (a) **The two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodwards;**

(b) **A new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodwards for the new sidewalk crossing. "**

In December 1973 letters were received from the Jamieson School Association and the Principal of A.B. Jamieson School about traffic conditions on Tisdall Street created by the two access points to Oakridge on 45th Avenue, east of Tisdall Street. Jamieson School Association suggested that Oakridge traffic be prevented from using Tisdall Street by closing 45th Avenue at Tisdall Street.

A delegation of residents from the Tisdall and 45th Avenue area indicated the elimination of traffic from Tisdall Street was more important to them than their loss of convenient access to Oakridge.

Mr. G. W. MacLaren, representing Woodward Stores, spoke against the City Engineer's recommendation and presented an alternate proposal outlined in a letter dated December 4, 1974. He stated that the entrance and egress points should remain for the thousands of customers who use them and suggested as an alternative that 45th Avenue entrances to Tisdall Street and Ash Street be blocked off, and the installation of a traffic light at 45th Avenue. To prevent a through area, he suggested a right turn only from 45th Avenue onto Cambie and installation of a curb guard. Mr. MacLaren stated that Woodwards would pay for costs of their suggested installations.

Mr. Dobell , City Engineer's Department, advised that the Woodward proposal would inconvenience local residents and limit access to the Fire Department. It also would not improve the problem of cars on Cambie Street waiting to get into the shopping centre .

Cont'd.....

Clause 2 Cont'd

He stated that closure of 45th Avenue access points and the provision of another access on Cambie Street is the best solution in terms of removing non-local traffic from Tisdall Street and maintaining reasonably good access to Oakridge for customers from the south and southwest.

After further discussion, it was

RECOMMENDED,

(i) THAT the two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodwards;

(ii) THAT a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodwards for the new sidewalk crossing.

(iii) THAT the letter from Woodwards Stores be received.

If Council approves the above course of action, funds can be provided from the Streets Capital Budget.

*** DELEGATION REQUEST - Mr. MacLaren representing Woodwards Stores.

2. Pedestrian Signal Request on McGill Street

The Commission had for consideration a report dated November 21, 1974 from the City Engineer, initiated as a result of a request from Mr. Arthur Pape, for installation of pedestrian signals on McGill Street at the intersections of either Slocan or Penticton Streets to protect children going to and from school.

Mr. Ken Dobell, City Engineer's Department, stated this matter has been discussed extensively with the Police who would normally recommend a school patrol for this type of traffic situation, however, since McGill Street is too far from Hastings School, the patrols are not practical. The City Engineer recommended against installation of a pedestrian signal as these intersections would be ranked far below many other intersections of the City as to need. Mr. Dobell suggested that parents form an adult school sefety patrol.

Mr. Pape stated they had discussed the question of parents forming an adult school patrol with Constable Ells and Constable MacDonald and they stated past experience indicated adult patrols did not work.

After discussion, it was,

RECOMMENDED,

(i) THAT the statement of the two police officers be investigated.

(ii) THAT the use of student school safety patrols be investigated.

(iii) THAT the Police be requested to check speed and volume of traffic on McGill Street.

(iv) THAT the matter be tabled pending answers to the above questions.

The Chairman noted Tillicum Elementary School submitted a letter to the meeting on this matter and

RECOMMENDED,
THAT the letter from Tillicum Elementary School be received.

3. 45th and Rupert - Stop Signs

The Commission had for consideration a report dated November 27,1974, (attached) from the City Engineer which was circulated at the meeting. The report recommends that the North/South stop signs on Rupert and Clarendon Streets at 45th Avenue be removed in order to properly develop the arterial roadway network in this section of the City.

A large delegation of parents and teachers spoke against the removal of stop signs as they felt it would create a speedway through a community park and school area. They also felt the survey taken in November was not accurate as the questions were put to motorists and should have included pedestrians. They stated traffic should not be considered more important than residents.

After further discussion, it was

RECOMMENDED:

THAT the request by some citizens to retain the 4-way stop arrangement at both Rupert and 45th Avenue and Clarendon and 45th Avenue be rejected.

- A tie vote having resulted, the above recommendation is submitted for Council's consideration.

4. Cypress Street and 49th Avenue - School Safety Patrol

Trustee, Helen Boyce requested that the Superintendent of Traffic, Vancouver Police Department, report on the possibility of having a school safety patrol at Cypress Street and 49th Avenue for students travelling to school.

There being no further business, the meeting adjourned at 9 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 921

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY DEVELOPMENT

December 4, 1974

A meeting of the Standing Committee of Council on Community Development was held in the Real Estate Board office, 1101 West Broadway on Wednesday, December 4, 1974 at approximately 7:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt (Left at 9:15 p.m.)
Alderman Marzari (On Civic Business - Arrived at 9:40 p.m.)
Alderman Rankin

CLERK: D. Bennett

INFORMATION

1. Fairview Slopes Redevelopment & Conservation

The Vancouver City Council on Tuesday, November 12, 1974 passed the following motion when dealing with a report of its Standing Committee of Council on Community Development dated October 31, 1974:

"(A) THAT the Sussex Group study, 'Fairview Slopes ... the feasibility of preservation', be received;

(B) THAT the Director of Planning be instructed to make the Sussex Group study and the brief from the Fairview Ratepayers Association available to Fairview residents, property owners, businessmen, Department Heads and other interested parties, and that this Committee hold a public meeting or meetings with interested groups to obtain their opinions and suggestions for action on this matter;

(C) THAT the Director of Planning be further instructed to report back in December with the Department analysis of the study, including public reaction to it and the brief from the Fairview Ratepayers Association, and with recommendations for Council policy;

(D) THAT the interim guidelines from the Technical Planning Board be presented to this Committee for information."

The Chairman advised of events leading up to the submission of the Sussex Group Study and stated this public meeting had been called, after distribution of this report to the residents in the Fairview Slopes, to discuss the matter of planning of the area.

Mr. Dan Cornejo, Planner, briefly spoke to the report and Mr. Richard A. Rabnett, Consulant for the Sussex Group, with the aid of plans, reviewed the report. He advised that the objective of the study and terms of reference were to ascertain if it is feasibly economical to preserve the Fairview Slopes. Investigation of restoration, rehabilitation and infill of the lots has been carried out. The conflicting proposals for redevelopment and the potential for preservation was examined by the Sussex Group and their report concluded that:

"the physical and social nature can be retained;

Fairview Slopes appears able to support 2 to 3 times its existing density if rehabilitation, infill, and addition to existing structures are promoted;

Cont'd . . .

Clause #1 continued:

the average end sale prices of units created by these methods would be slightly less than those of similar-sized units created by total redevelopment;

if left to private market activity, rehabilitated or redeveloped units would cost more than most current residents could afford to pay:

if existing federal and provincial assistance programs could be made available, a non-profit organization could provide rehabilitated and infill units at prices affordable by most residents, with only minimal new programs required in some circumstances;

such an organization, composed of residents and perhaps others, could be formed and could operate with the benefit of lessons learned from similar projects in the past."

The following people appeared and spoke respecting the Fairview Slopes redevelopment:

Mr. Sydney Portner, President, 7th Avenue Co-operative Housing Association . . . Brief dated December 4, 1974 filed.

Mr. C. F. Jacobs, Fairview Residents Owners Association

Ms. Ann Jarrell, FRACAS - Fairview Residents Association and Community Action Society

Mr. Ron Sterne, Fairview resident

Ms. Shirley Schmid, Director of the United Housing Foundation

Mr. Roger Tallentire, President, Fairview Resident Owners Association . . . Brief filed.

Mr. William Rhone, President, Fairview Property Owners Association

The basic points raised by the delegations dealt with rezoning, infill, co-operative housing, the possible displacement of low-income residents, parking problems, and the deplorable condition of the neighbourhood (pot holes, poor lighting, etc).

Questions were asked of the Consultant and the various speakers during their presentations.

The Chairman thanked the people for their participation in the meeting and stated their comments had been noted.

The meeting adjourned at approximately 9:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 922

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

December 5, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 5, 1974 in No. 2 Committee Room, third floor, City Hall at approximately 11:00 a.m.

Present: Alderman Bowers (Chairman)
Aldermen Linnell, and Volrich

Absent: Alderman Harcourt (on civic business)

Clerk: Marilyn Clark

RECOMMENDATION:

1. Policy - Operation of Archives and Records Division of the City Clerk's Department

On January 10, 1974 the Finance Committee requested that the City Clerk prepare a comprehensive report defining the function of the Archives, present level of service, public response and use of the Archives, and projection of future growth.

Council on October 22, 1974, dealt with this in part, when considering a Manager's report dated October 18, 1974 in regard to the staffing requirements of the Archives, particularly in the area of preservation of historical documents and in providing extended hours of opening.

The Committee had for its consideration this day, a report from the City Manager (circulated) dated November 28, 1974.

The City Clerk and the Archivist expressed to the Committee their concern as to whether or not the Archives is presently being operated within the framework of Council's 1971 statement of purposes and objectives for the Archives. The City Clerk commented that if redirection is necessary, now is the time for that redirection. The question: Should the Archives be a vault for the storage of records and Archival material or should it be a place of interest for a wide cross-section of the public and a living memory of Vancouver's past?

The Committee considered the report of the City Manager and after considerable discussion, your committee,

RECOMMENDS,

a) THAT the present level of service in the Archives Division of the City Clerk's Department be continued for now and that the City Clerk be requested to provide Council with a forecast of the needs, programs and technical equipment which will be required by the Archives over the next 5 years in pursuit of the objectives as laid down for the Archives Division by City Council on Nov.23, 1971.

Cont'd.....

Clause 1 Continued

b) THAT the City Clerk be authorized to set up an Archives Advisory Committee along the lines mentioned in the report with a report back to the Committee outlining more specifically the function of this advisory group.

c) THAT the assistance of public groups in the educational and public relations program be solicited, subject to prevailing Union agreements.

d) THAT the Mayor be requested to appoint a small Committee including the City Manager in an endeavor to establish and maintain an Archives Photographic Centre with the cooperation of the Museums and the Library.

The meeting adjourned at 11:50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 922

IV

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC & COMMUNITY DEVELOPMENT

December 5, 1974

A joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, December 5, 1974 at approximately 11:50 a.m.

PRESENT:	Alderman Hardwick (Chairman) Aldermen Bowers, Harcourt, Marzari, Massey and Volrich
ABSENT:	Aldermen Linnell, Pendakur and Rankin
CLERK:	M. Cross

1. West End Planning Program

The Committee considered a report dated November 21, 1974 submitted by the Director of Planning, the Director of Social Planning and the City Engineer, upon advice of the West End Planning Team.

Mr. John Coates of the Planning Department advised the Committee of work to date regarding the West End Planning Program and outlined the duties of the staff presently working on the Team. The pre-planning and planning stages are basically completed but important implementation tasks remain, i.e. those related to zoning approval, overall planning policies, daycare, housing, etc. Mr. Coates stated that the existing Team staff, two full-time and two part-time; could handle the work remaining. The office at 1725 Davie Street is to be closed at the end of 1974.

Discussion centred around whether there should be smaller office accommodation found in the West End or whether the Team should work from City Hall for the final implementation stage. The question of staffing was discussed at great length. The Committee agreed that an area planner within the present complement of the Planning Department should be assigned full time to the West End. Other staff needs should be reported back by the Director of Planning.

Mr. W. H. Curtis, City Engineer, stated that although no Engineer would be specifically assigned to the Team, the Department would be available on a continuing basis when needed. Mr. Curtis outlined briefly the Engineering services already completed and currently in progress in the West End.

RECOMMENDED

1. THAT responsibility for the West End Planning Program be transferred to the Planning Department.

2. THAT the Director of Social Planning transfer administrative responsibility for existing office and budget functions of the West End Planning Centre to the Director of Planning.

3. THAT the existing site office at 1725 Davie Street be closed; the Director of Planning to report back on possible participation of the West End Planning Team in the Robson Street Services Centre.

4. THAT the Director of Planning report back to the Civic Development Committee on December 12, 1974 with respect to staff requirements for the West End Planning Program; any permanent staff to be within the present complement of the Department.

The meeting adjourned at approximately 1:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 922

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON CIVIC DEVELOPMENT AND FINANCE & ADMINISTRATION

V

December 9, 1974

A joint meeting of the Standing Committees of Council on Civic Development and Finance & Administration was held on Monday, December 9, 1974 at approximately 9:00 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Harcourt, Hardwick, Linnell and Massey

ABSENT: Aldermen Pendakur and Volrich

CLERK: G. Barden

RECOMMENDATION

1. Procedures to Implement Development Control in the Downtown Area Zoning Districts C-5, CM-1, and CM-2

The Committees had for consideration a report dated December 5, 1974 prepared by the Director of Planning, an extract from the Minutes of the Technical Planning Board meeting of December 5, 1974 giving comments of City officials, and a memorandum dated December 6, 1974 from the Director of Social Planning distributed at the meeting (copy attached). A report dated November 27, 1974 from the Director of Planning, submitting comments received and other related matters on the development control proposals contained in the "Report for Discussion", had been discussed informally on Friday, November 29, 1974 (copies of above reports on file in the City Clerk's office). Also noted was a report dated December 6, 1974 from the Vancouver City Planning Commission recommending approval in principle of the process as outlined by the Director of Planning.

The Director of Planning spoke to his recommendation that City Council favourably consider a development control system with the City Planning Department as the main administrative group; with a civic staff Development Permit Application Committee and a Development Permit Board of mixed staff, expert and lay membership and meet in public. The Director of Planning explained the existing and proposed development control procedures outlined on Diagram 1/74 (attached). The major differences between the system which now operates and the one proposed is that the decisions on development permit applications would be made by the Development Permit Board, not the Director of Planning. The role of the Vancouver City Planning Commission and the Design Panel are also altered in the proposal.

It was noted the City would not normally be seeking Charter amendments in 1975. Therefore, any Development Permit Board comprising other than city officials could not be constituted to make decisions before the latter part of 1976.

The Committee discussed public participation and it was stressed that this should take place at the preliminary discussion stage. The Committee also stressed the need to keep the public informed and it was suggested this could take several forms, such as posting notices on a proposed site indicating type of development under consideration; newspaper advertisements; or notification letter. After further discussion, it was

cont'd .....

Clause No. 1 (continued)

RECOMMENDED

A. THAT the proposed processing procedure as shown on Diagram 1/74 be approved, incorporating the following:

(i) That the Development Permit Board comprise:
3 City Officials - Director of Planning
- Director of Social Planning
- City Engineer

These officials would be the approving authority.

The meetings would be in public -- and sitting with them at the same meetings in an advisory capacity would be the following members appointed by Council:

2 representatives from the Development Professions
2 representatives from the Development Industry
2 Members of the Public at large

(ii) The Development Permit Board select its own Chairman from the nine members.

(iii) That this procedure initially apply to the Downtown peninsula, including the West End, the waterfront, and False Creek

(iv) That the relationship between the Development Permit Board and City Council be similar to the relationship of the former Technical Planning Board and City Council; meaning that Council would be in an advisory position to the Development Permit Board.

(v) That Council approve in principle the implementation of a public information system for the general public, local area groups, including the Downtown Guidance Panel, at the preliminary discussion stage on major developments.

Implementation details to be submitted with the completion of the Guidelines and revised By-laws on the Downtown Plan scheduled for report by the Director of Planning on March 27, 1975.

(vi) That the Director of Planning consult with the three relevant professions, i.e. Architectural Institute of B.C., Association of Professional Engineers of B.C. and B.C. Society of Landscape Architects, on the role of the Design Panel.

B. THAT the Director of Planning also include the following items in his March 1975 report on the Downtown Plan:

(i) Ways to differentiate between major and minor developments;

(ii) A formal way of involving the Director of Social Planning and the City Engineer at the preliminary discussion stage on major developments;

(iii) Timing and scheduling of appeal procedures;

(iv) Anticipated time schedule for developer from start of application to completion.

C. THAT the reports be received.

The meeting adjourned at approximately 11:45 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 922

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING

VI

December 10, 1974

A meeting of the Standing Committee of Council on Housing was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, December 10, 1974, at 10:00 a.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Rankin
Alderman Volrich

ABSENT: Alderman Massey (Civic Business)

CLERK: R. Demofsky

The Minutes of the meeting of November 26, 1974, were adopted.

RECOMMENDATIONS:

1. Strata Title Applications

The Housing Committee at its meeting of May 28, 1974, when considering a Board of Administration report on Strata Title Applications noted that there was a Bill before the Provincial Legislature which would result in changes to the Strata Titles Act. It was agreed to table discussion on this report until the Bill was circulated to the Committee Members.

Submitted for the Committee's consideration was the above noted report of the Board of Administration on Strata Title Applications. (This report is on file in the City Clerk's Office.) The Director of Legal Services today advised that due to recent changes in the Strata Titles Act, many of the items outlined on the above noted report were no longer within the City's control.

RECOMMENDED,

A. THAT the Director of Legal Services study the Board of Administration report on Strata Title Applications dated April 9, 1974, in view of the recent changes to the Strata Titles Act and report back.

B. THAT Council establish a policy of free garbage removal from condominiums as is currently in effect for single family dwellings and duplexes.

2. Hotel Usage of Apartments in the West End

Submitted for the Committee's consideration was a report from the Director of Planning dated December 4, 1974, regarding apartment and hotel usage in RM Districts.

In the discussion which ensued it was noted that the use of apartments, which were located in apartment zoned areas, as hotels, was a non-permitted use and against the Zoning By-law. Also, that if apartments are renting rooms on a daily basis, a 5% tax on the rental of these rooms would have to be remitted to the Provincial Government in Victoria.

Mr. J. Wittin and representatives of the West End Planning Team advised that they were in receipt of information from Stanley Park Manor, 1915 Haro Street, and Shato Inn, 1825 Comox Street, advising that rooms are rented on a daily basis and that a 5% tax would be charged.

Following an extensive discussion it was,

RECOMMENDED,

A. THAT Council request the owners of the Stanley Park Manor, 1915 Haro Street, and the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business licenses should not be suspended.

Cont'd . . .

B. THAT Council request the Provincial Department of Travel Industry to require a City Hotel License before granting ATA approval.

3. Downtown Eastside Relocation

At the Housing Committee meeting of October 15, 1974, when dealing with a report on tenant relocation in the core area, it was

RESOLVED,

"THAT the discussion on the relocation service be tabled to a further meeting of the Housing Committee pending a report back from the Director of Social Planning on a more appropriate relocation service."

The Committee considered a report from the Director of Social Planning dated December 9, 1974, regarding Downtown Eastside Tenant Relocation which stated in part:

"While it is difficult to define any further than previously reported, the numbers of dislocated persons requiring help now or the potential requiring help over the next six months, discussions with active social workers in the area indicates a substantial increase in requests for housing aid. In their opinion the vacancy rate has been significantly reduced by loss of units and an influx of winter transients.

The major asset of any relocation service is vacancies. The issue in the Downtown Eastside is further complicated by the necessity for these vacancies to be in hotels and rooming houses that conform to the Civic by-laws. It is not clear at present whether sufficient vacancies of a conforming nature can be found; however, should relocation staff be unable to relocate individuals in a conventional manner, staff will still be required to organize emergency accommodation among existing agencies.

The YWCA Rooms Registry operating in the Downtown and Core Area has over the past years developed numerous contacts with owners and landlords and extensive lists of accommodation of a hotel and rooming house nature. An extension of these activities into the Downtown Eastside appears natural and would provide the new service with the advantage of both experience and possible vacancy listings in the Downtown area. The YWCA also has a branch office in the Downtown Eastside on Pender Street which has extensive contacts with staff of other Downtown Eastside Agencies.

Relocation in the Downtown Eastside will involve staff visiting hotels and rooming houses that are closing, contacting tenants, arranging alternative accommodations (including rent advances as necessary) and arranging transportation and moving of personal effects (if necessary). If the vacancy rate falls well below demand staff will have to arrange emergency shelter in cooperation with the City and local agencies. Staff should have funds to reserve and hold rooms as required.

Council, at its regular meeting on April 2, 1974, adopted the following motion:

"That the YWCA be given a grant of $40,000 as per budget attached and Appendix I of Social Planning Department report on YWCA and Vancouver Rental Aid Housing Relocation Proposal, dated March 11, 1974, to develop and expand their present housing registry and relocation services over the next twelve months.

Further, that the YWCA grant be conditional on agreement from them to:

(a) extend service priorities to senior citizens, handicapped

Cont'd . . .

persons, families on low and fixed incomes, and persons in emergency situations.

(b) through Rental Aid, make all housing listings and related services available to the various local housing registries in City Information Services.

In order for the YWCA to carry out a program as described above in the East side area, additional administrative costs will be incurred over and above those associated with their present operations."

During the discussion which ensued a representative of the Red Door Rental Aid suggested that before a further grant was given to the Y.W.C.A., the City should investigate the service presently being provided. The Chairman advised that the City would be assessing the services in January, 1975, in view of a Provincial grant for a City relocation service.

A representative of the Y.W.C.A. advised the Committee that they had assisted approximately 8,500 people in finding accommodation since January 1, 1974.

A representative of the Social Planning Department advised that the Y.W.C.A. with its extensive experience and knowledge in this field could provide a more effective service than the City.

Following further discussion, it was

RECOMMENDED,

A. THAT, as an extension of its present Rooms Registry, the Vancouver Y.W.C.A. be given a grant of $28,771, and that funding for this purpose be approved by Council in advance of the 1975 budget to hire and supervise three additional staff through the Rooms Registry to undertake a special six month project (January 1 to June 30, 1975) of relocation aid in the Downtown Eastside area.

B. THAT the grant be disbursed for the following:

SALARIES

1) Senior Worker December 1974 (2 weeks) $413			
6 months @ $827	4962	..$5,375	
2) Two Workers 6 months @ $722 x 2		8,664	
3) Clerical Worker 6 mths @ $301 p.m. (half time)		1,806	..$15,845
Fringe Benefits (9%)			.. 1,426
Transportation - Staff $600, Clients $2,000			.. 2,600
Advance Rent Fund			.. 4,000
Contingency			.. 1,000
Administration Costs			
Office space	$900		
Telephone	150		
Office Equipment & Supplies	200		
Publicity & Recruitment	250		
Accounting office & audit, Insurance & supervisory support	2,400		.. 3,900
			$28,771.00

C. THAT an application for CAP funding will be made on the following basis:

Cont'd

TOTAL GRANT	$28,771
CAP SHAREABLE	19,871
CAP RECOVERABLE	9,935.50
NET CITY EXPENDITURE	$18,835.50.

D. THAT the grant is conditional upon

a) a commitment to a full six month period
b) the Y.W.C.A. is responsible for employment and supervision of staff, the administration of the budget, and the direction of the service in consultation with the Social Planning Department.
c) priority to long term residents of the Downtown Eastside displaced by hotel or rooming house closures
d) recognition by Council that sufficient vacancies of a conforming nature may not be found and other emergency action requiring Council deliberation and action may be necessary.

4. PENTA Co-operative Housing "22nd Avenue and Camosun Street"

The Chairman advised that he had recently met with representatives of the Planning and Engineering Departments to discuss this housing project. It was noted that two major problems were: services (opening 20th Avenue, sewer and water lines) and land costs. The Housing Planner submitted a report dated December 10, 1974, which outlined Planning and Engineering Department comments on the area under consideration, density, site consolidation, and conditions of acquisition.

Representatives of the PENTA Society advised that if 20th Avenue was not extended to Camosun Street, and the entire site could be developed, approximately 40 units could be constructed on the 19 lots. However, if 20th Avenue was opened they would only be interested in the 13 lots south of 20th Avenue and would be willing to pay approximately $300,000 for this site.

RECOMMENDED,

A. THAT the report of the Housing Planner outlining comments from the Planning and Engineering Departments on the housing site on Camosun Street between 19th and 20th Avenues, dated December 10, 1974, be received.

B. THAT the PENTA Co-operative submit site plans to the Director of Planning for consideration at the proposed density of 20 units per acre.

C. THAT the PENTA Co-operative be responsible for applying for rezoning of the site.

D. THAT this matter along with the site plans be referred to the Supervisor of Property and Insurance for a report back on conditions of acquisition.

INFORMATION:

5. Senior Citizens Housing Proposal

Submitted for the Committee's consideration was a letter from the Vancouver Chinatown Development Association dated November 14, 1974, regarding the site at the south-east corner of 22nd Avenue and Renfrew Street at Boyd Diversion for a proposed 34 suite senior citizen housing development.

The Supervisor of Property and Insurance advised that work on the diversion had been completed and that the site would be ready for consolidation shortly.

Cont'd . . .

RESOLVED,

THAT the Supervisor of Property and Insurance report back on the status of this matter.

6. U.N. Demonstration Proposal

Submitted for the Committee's consideration was a draft of a United Nations Demonstration Proposal dated December 2, 1974, entitled "Making Skid Road a Viable Community". This proposal, which was submitted by the Housing Planner, and is one file in the City Clerk's Office, outlined the problem in the Skid Road area, suggested solutions and outlined a continuing comprehensive programme.

RESOLVED,

THAT the above noted proposal be received and referred to appropriate City staff for comments.

7. Fireproof Mattresses

Submitted for the Committee's consideration was a report from the City Manager dated December 5, 1974, regarding fire retardant mattresses. The report stated in part:

"None of the local mattress manufacturing plants make a fire proof mattress. However, an eastern manufacturer does make one which is advertised for sale at $249.88 for a twin size unit and $279.88 for a full size unit. The fire retardant capability of this mattress was demonstrated to the Fire Warden Branch and they report that it does appear to resist fire very well.

Hotel owners pay about $32.00 for an ordinary mattress at the present time. It is possible to get a mattress with a fire retardant ticking and a local company in the flame-proofing business is of the opinion that removable mattress covers could be treated and made fire retardant for about $3.00 each.

No test information is available on the value of these latter methods. Since the padding in the normal mattress is highly combustible it is likely it would be ignited by a cigarette regardless of the fire retardant ticking or mattress cover.

From an enforcement point of view it is imperative that a method of labelling be devised that would clearly indicate the removal of the fire retardant qualities of the material if dry cleaned or laundered since this fire retardant treatment will leach out under these conditions. The Fire Warden has written to the Consumer Product Safety Commission, Washington, D.C., U.S.A., on July 2nd, 1974 for a copy of their regulations re: "mattress flammability standards" which became effective on June 7th, 1973. No reply has been received to date. "

The Director of Environmental Health advised that fire retardant mattress covers presented considerable problems when wet and when in need of repair. The Chief Fire Warden advised that he was making further inquiries for additional information on this matter.

RESOLVED,

THAT the Clerk write to the B. C. Research Council to determine costs involved in testing fire retardant materials.

Cont'd . . .

8. Self-help University Housing

Submitted for the Committee's consideration was a "Self-help University Housing" proposal dated November 26, 1974, from the University of British Columbia Alma Mater Society Spearhead Committee on Student Housing. This proposal is on file in the City Clerk's Office.

In the discussion which ensued, it was noted that this project, which would involve energy generation, ecological conservation, new materials, and new methods of construction, was an experiment to try to change requirements of the National Building Code.

Following discussion, it was

RESOLVED,

THAT the proposal be received with interest.

At this point in the meeting Alderman Rankin left, and there being no quorum present, the following is submitted by Alderman Harcourt, Chairman, and Alderman Volrich, Member of the Housing Committee for Council's CONSIDERATION.

CONSIDERATION:

9. Adora Court Rooms - 466-468½ Union Street and Boulder Rooms 1-9 West Cordova Street

i. Adora Court Rooms

The Committee considered a letter from Sue Lum dated November 15, 1974, requesting that the Adora Court Rooms at 466-468½ Union Street be exempt from compliance with the Fire By-law and a report from the Chief Fire Warden dated September 19, 1974, which stated in part:

"Mrs. Lum stated that this notice was given after an inspection by the Health Inspector, Mr. K. Nashlund, indicated that this area may not be allowed to be used for residence at some future date due to apparent deficiencies in natural lighting and ventilation.

A phone conversation with Mr. Nashlund confirmed this statement.

The total number of rooms used for residence after October 15, 1974 will be 13 rooms.

With the completion of all the Strathcona Redevelopment work it would seem reasonable to exempt this building from compliance with the Fire By-law, Section 38."

Due to the fact that the Lodging House By-law was also involved in this particular situation it was,

RESOLVED,

THAT the Medical Health Officer report back on the situation in this building.

ii. Boulder Rooms 1-9 West Cordova Street

The Committee considered letters from Mr. L. H. Killam, dated September 23, September 30, and October 1, 1974, requesting permission to close three rooms, and thus be exempt from Fire By-law requirements. Also, considered was a report from the Chief Fire Warden dated October 10, 1974, which stated in part:

Cont'd . . .

"An inspection was recently made of the premises by Captain Bayntun and Fire Warden Cameron in company with Mr. Killam. At that time it was determined that there were 21 rooms available, but only 19 occupants, with 2 rooms used for storage. Further, 3 rooms had previously discontinued for residential use, one to provide direct access to the fire escape and two were combined to provide lounge facilities.

Mr. Killam suggests hardship under the present circumstances and I would presume this is a matter for council's judgment."

RESOLVED,

THAT the above noted correspondence be received and permission to close the rooms be denied.

10. Fire By-law Appeals

i. Ambassador Hotel, 773 Seymour Street

The Committee considered a letter from Mr. K. J. Campbell dated September 9, 1974, which stated in part:

"We would like to point out that the life expectancy of this building is about two years. Considering the development that is taking place in this neighbourhood it can be assumed that this building will, in the not too distant future, be demolished."

The Committee also considered a report from the Chief Fire Warden dated September 23, 1974, advising that in view of Mr. Campbell's situation the Fire By-law does not permit his department to grant an extension of time for compliance.

RESOLVED,

THAT the above noted correspondence be received.

ii. 208-210 Carrall Street

The Committee considered an October 1, 1974,letter from Mr. K. Cristall, legal representative for Mr. Gee Wah, owner of the hotel at 208-210 Carrall Street, which stated in part:

"It remains our opinion that the building situated at 208-210 Carrall Street does not come within the purview of Section 38 of the Fire By-law."

The Committee also considered a report from the Chief Fire Warden dated August 29, 1974, which advised that the building does have three storeys and is occupied with more than 20 rooms for residential purposes. It concluded by stating that the building was a fire trap and that co-operation of the occupants and the operator had been poor.

RESOLVED,

THAT the above noted correspondence be received.

11. Rezoning of 1280 Nicola Street

The Housing Committee at its meeting on November 26, 1974, when dealing with the progress report on housing projects,

Cont'd . . .

RESOLVED,

"THAT the Zoning Planner be instructed to report back to the next meeting of the Housing Committee on placing the rezoning of the site at 1280 Nicola Street to CD-1 before a Public Hearing in mid-December, 1974."

The Housing Planner advised that the next Public Hearing would be at the end of January, 1975, and that this rezoning matter would be considered at that time.

The meeting adjourned at approximately 12:40 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 923-5

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

A special meeting of the Standing Committee of Council on Social Services was held in No. 1 Committee Room, third floor, City Hall, on Tuesday December 10, 1974 at 1:00 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Hardwick
Alderman Gibson

COMMITTEE CLERK: H. Dickson

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RECOMMENDATION

1. Pofi Bar, 1716 Charles Street - Complaints of Neighbours

The Social Services Committee on October 3, 1974, after hearing complaints from Mrs. A. McKenna and Mrs. D. Wootton and the submission of the Pofi Bar, Manager, Mr. Bresciani, resolved:

"THAT the Police Department be requested to appear before the Social Services Committee with its file on the Pofi Bar and that the Social Planning Department be asked to conduct a general investigation of the problems between the residents of the area and customers of the Pofi Bar and report to an early meeting of the Standing Committee of Council on Social Services."

The Committee had before it a City Manager's report dated November 29, 1974, (circulated), in which the Director of Social Planning recommended that the Committee advise the Director of Planning not to renew the license of the Pofi Bar, 1716 Charles Street, at its present location.

The Police Department spokesman said that Police records going back to May, 1974, show that most complaints in the area have been regarding parking and noise and that there has been no problem of a criminal nature.

Residents of the area reiterated their earlier complaints of parking problems and noisy customers disturbing the peace and quiet of the neighbourhood as late as 4:00 a.m.

During consideration the Committee noted that 1716 Charles Street is zoned commercial but would be more suitable for a neighbourhood grocery store or a barber shop rather than a specialty restaurant which draws customers from outside the immediate neighbourhood.

It was the concensus of the Committee that a use such as the Pofi Bar should not be located so close to a residential area.

Following discussion it was,

Cont'd...

RECOMMENDED

THAT Council instruct the Chief License Inspector not to renew the business license of the Pofi Bar, 1716 Charles Street, at its present location and that the Director of Permits and Licenses be asked to assist in finding new accommodation for the Pofi Bar.

INFORMATION

2. Society For Education, Action, Research and Counseling On Homosexuality (S.E.A.R.C.H.)

Representatives of the above group read a brief which pointed out that until October of last year so called "Gay Clubs" had operated in the City as unlicensed bottle clubs and that in October of this year a decision was made by City authorities to enforce various by-laws and statutes as they apply to such clubs.

The Society presented a list of seven recommendations which if implemented would allow such clubs to continue operation.

A spokesman for the Police Department said that for a number of years Police and other authorities would not enforce various by-laws and statutes on unlicensed bottle clubs because of an interpretation by the Prosecutor's office that because the clubs are private, Police and other authorities had no control over them.

The Police spokesman stated further that due to a recent change in policy, the bottle clubs were given time to comply with the various regulations and apply for the proper licenses.

It was stated further that none of the "Gay" bottle clubs have been charged with any offences.

It was the concensus of the Committee that such clubs should be licensed and treated the same as any other licensed club, and that the recommendations brought forth by (S.E.A.R.C.H.) can be used as a foundation for treating "Gay" clubs on the same basis as any other club.

It was pointed out by the Police spokesman, however, that the Police would have free right of access to these clubs if they are licensed and that the clubs, whenever uniformed policemen visited them in the past, complained that their patrons were alarmed by the presence of uniformed policemen.

Following discussion it was,

RESOLVED

THAT the Committee receive recommendations 1,2,3,4,6 and 7; that recommendation 5 be deleted and that these recommendations be forwarded to the Social Planning Department which, in consultation with Police officials, will work out a program for licensing "Gay" clubs and that the Social Planning Department may report back to the Social Services Committee on any problems encountered in working towards this objective.

The Meeting Adjourned at 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 925

VIII.

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

December 11, 1974

A meeting of the Vehicles for Hire Board was held in the No. 2 Committee Room, Third Floor, City Hall, on Wednesday, December 11, 1974, at 10:00 a.m.

PRESENT: Alderman Rankin, Chairman
City Manager
Director of Permits and Licenses
Mr. K. Armstrong, City License Inspector
Financial Analyst
Superintendent of Traffic Detail, Mr. R. B. Cray
Police Constable W. Davis, Taxi Detail

CLERK: R. Demofsky

1. Survey Report of the Vancouver Taxi Industry - Phase II - Licensing

The Board considered a survey report of the Vancouver Taxi Industry - Phase II, dated October, 1974, submitted by The Thorne Group Limited. This report, which is on file in the City Clerk's Office, touched on such highlights as summary of findings and recommendations, the need for additional licenses, the method of distibution for the new 25 additional taxi licenses "approved in principle", the fee to be established for additional licenses issued, and the need (if any) to revise the present annual license fee of $80.00.

When reviewing this survey with the Board, the Chairman advised that the Vehicles for Hire Board had been studying this particular matter of issuing additional taxi licenses for some time and since no additional licenses had been issued since 1950 a decision had to be made to rectify the present problem.

Mr. J. Minichiello, President of the Greater Vancouver Taxi Driver Employees' Association, submitted for the Board's consideration a brief entitled "Remarks on The Thorne Group Report". This brief, which is on file in the City Clerk's Office, basically opposed the issuance of any additional taxi licenses. However, Mr. Minichiello advised that he would agree in principle to the issuance of 25 additional licenses if the following conditions were met:

"I. Taxi Traffic

After examining the downtown area, we feel the following changes in the use of bus lanes and now restricted turns will increase our efficiency effectively.

A. Burrard Street north bound. Under present restrictions we cannot turn left between the hours of 7:00 - 9:00 A.M. and 4:00 - 6:00 P.M. between Pacific and Georgia. This denies us access to the West end after coming across the Burrard Street Bridge, without using Hornby Street, which is backed up considerably due to the heavy amount of traffic. We do not suggest that you allow us all left turns here, but perhaps two, such as Burnaby, Pendrell or Barclay.

B. Burrard Street southbound. The first problem here is the no left turn at anytime at Hastings Street. This denies us access to part of the business section without having to go several blocks out of our way and when traffic is heavy, this takes a good deal of time. The second problem is the time restricted turns all along Burrard. We would like to be able to make turns at say Helmcken and Drake,

Cont'd . . .

which would give us access to Granville Street and Bridge. Otherwise we again have to go out of our way to use a street such as Thurlow or Bute.

C. Granville Street. Just two items in connection with this Street; the first of which is the no left turn at Drake Street coming off the Granville Bridge. This restriction creates a terrific left turn jam at Davie Street. The other point is that we be allowed left and right turns out of the Granville Mall at every point, with the exception of Georgia Street due to the heavy amount of pedestrian traffic during the day. As buses and taxis are the only vehicles which are allowed in the Mall, we cannot foresee any traffic tie-ups due to these turns.

D. Howe Street. Here we would like the use of the right hand bus lane and we would also like to be permitted right turns at Pender, Georgia, Nelson and Helmcken.

E. Seymour Street. Here again we would like the use of bus lanes and be permitted the right turns where the traffic signs indicate no right turn at all.

Due to the no right turn on Seymour and Howe Streets, we can be within a block or two of our pick-up, but could conceivably have to travel 4 - 8 blocks out of our way to get there and in doing so when traffic is heavy, this constitutes a fair amount of time loss.

F. Pender Street west bound. Here, we would like permission to turn left onto Howe Street.

G. Hastings Street west bound. We would like left turns at Richards and Granville to get into the Mall.

H. Hastings Street east bound. The only restricted turn we want here is at Homer Street.

I. Georgia Street north bound. The only turn we want here is a left one at Howe Street.

We would like to point out now, that if we are given the use of bus lanes, we will use them strictly for travel and turning, and <u>not</u> for the picking up or dropping off of passengers, as we could see delaying the buses for too long a period.

A further reason for the use of bus lanes and unrestricted turns is the loss of time that we as drivers face and in our business time is money, as we are paid on a Commission Basis. Therefore, a drivers income would increase and of course the general public would have better service.

II. <u>Movement of All Traffic</u>

A. Burrard Street south bound. We would suggest the installation of an advance green light at Smythe Street, due to the amount of traffic turning left here.

The other problem here is the one parking spot on the north-west corner of Burrard at Davie. If a car is parked here, a bottleneck is created by having the two right lanes move into one at the approach to the Burrard Bridge.

B. Beatty Street north bound. Here we suggest no parking on the east side of this street between Georgia and Dunsmuir due to the number of vehicles turning left onto Dunsmuir to get to the Bus Depot. A clear right lane would permit cars not going to the Bus Depot, to carry on straight through.

Cont'd . . .

C. Pender Street west bound. We find that the advance green light at Beatty is premature. In other words the lights at Abbott and Beatty both turn green at the same time and once you reach Beatty the advance green is no longer.

D. Dunsmuir Street. In order to speed up traffic in general, we would suggest no parking at any time on the south side between Beatty and Thurlow. This would create a left turn lane all the way along and not impede traffic going straight through."

During discussion of his brief, Mr. Minichiello advised that there was presently an informal arrangement among taxi drivers whereby, during peak periods, a Vancouver cab in Vancouver with a North Vancouver passenger would transfer the passenger to a North Vancouver cab, with the passenger's approval. North Vancouver taxi drivers do the same for Vancouver taxis.

He further advised that if a Vancouver cab was in North Vancouver it could only pick up passengers on a dispatch basis. The same applied for North Vancouver taxis in Vancouver.

In conclusion, Mr. Minichiello advised that he would discuss the issuance of 25 additional licenses and the value limits for exchange of taxi licenses with representatives of the Vancouver Taxi Driver Employees' Association and submit their reaction to a later meeting of the Board.

Mr. H. Fisher, a taxi driver, and Mr. Gaudreau representing approximately 20 taxi drivers with a minimum of 20 years experience, suggested that additional licenses should be issued on the basis of seniority. Licenses should be non-transferable for at least five years, and should be issued automatically to drivers with 20 or more years of experience. In conclusion, he stated that the issuance of 35 additional licenses would be reasonable.

Mr. J. A. Dawson, President of the Vancouver Taxi Cab Owners Association submitted a letter dated December 4, 1974, which stated in part:

"It was noted, in particular, that the Phase II Report points out at least nine times that taxi service is inadequate at peak periods. We agree with this, but also note that on Page 27 of the report, it is admitted that the conclusions therein have been based upon a somewhat perfunctory survey and are not the result of a detailed market survey. In our opinion, the effect of 50 additional licences issued in the manner finally recommended in the report will prove to seriously undermine the financial stability of the taxi industry.

We feel that the most logical way to improve peak period service would be to issue the 25 licences already approved in principle by the Vehicles for Hire Board to the existing companies on a non-transferable basis. Any further action should be withheld until after a proper marketing survey has been made by an independent marketing research organization."

He advised that the V.T.O.A. had requested Watts Marketing Research Limited to make an assessment of the present demands on the taxi industry serving Vancouver, and to develop forecasts on this demand.

The Chairman advised Mr. Dawson that the above noted report must be submitted to the Vehicles for Hire Board on or before January 21, 1975. A meeting to consider this report would be called in February, 1975, with recommendations going to Council thereafter.

Cont'd . . .

In answer to questions from the Board, Mr. Dawson advised that the above noted marketing survey report would clarify how dispatching services would be provided for any additional taxi licenses to be issued.

RECOMMENDED,

THAT the annual taxi cab license fee be increased to $150 and the annual transfer fee be increased to $10 effective January 1, 1975, and the Director of Legal Services be instructed to prepare an amending by-law for Council on December 17, 1974.

The meeting adjourned at approximately 11:25 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 935

IX

SPECIAL COMMITTEE RE:

VANCOUVER CITY PLANNING COMMISSION

December 12, 1974

A meeting of the Special Committee to Study the Role of the Vancouver City Planning Commission was held in the No. 1 Committee Room, Third Floor, City Hall, at 12:00 noon on Thursday, December 12, 1974.

PRESENT: Alderman Massey, Chairman
Alderman Bowers
Alderman Hardwick
Alderman Pendakur

CLERK: R. Demofsky

RECOMMENDATION:

At the meeting of this Special Committee re Vancouver City Planning Commission on July 24, 1974, it was:

RECOMMENDED:

"That the Chairman prepare a report to Council on the progress of the Special Committee to Study the Role of the Vancouver City Planning Commission to date and advise Council that the final recommendation of this Committee will be made in September."

Vancouver City Council at its meeting on December 3, 1974, considered a report of the Chairman, Special Committee re: Vancouver City Planning Commission dated November 29, 1974, and

RESOLVED,

"That the foregoing report of Alderman Massey, dated November 29, 1974, be deferred until the Council Meeting of December 17, 1974, and, in the meantime, the Vancouver City Planning Commission be asked to comment on the report."

The Committee this day considered the above noted report from Alderman Massey, dated November 29, 1974, recommending changes to the Vancouver City Planning Commission. Also considered was a report from the Chairman and Members of the Vancouver City Planning Commission in response to Alderman Massey's report, which stated in part:

"the Commission would like to draw to the attention of the Special Committee the following motion which was moved, seconded and carried unanimously at the Commission meeting of Wednesday, December 4th, 1974:

WHEREAS the function of the Commission is to advise Council, and

WHEREAS the advice and functions as re-organized across the years have been deemed valuable by past Councils, and

WHEREAS this Council will have a substantial change in personnel in 1975 and 1976,

THEREFORE be it resolved THAT the Commission recommend that the new Council would be the appropriate body with which to discuss the role of the Commission."

When considering the report of the Vancouver City Planning Commission the Committee noted that the main function of the Vancouver City Planning Commission should be to advise Council on an advisory basis (e.g. guidelines related to new projects, by-laws, standards, etc.), but should not be involved in the implementation process. Thus the VCPC would play a long term role.

Cont'd . . .

The Committee noted that it had been dealing with the matter of the role of the VCPC since July 11, 1974, and that eight of the present fourteen members of the VCPC would be changed in 1975, and that four members of Council would change and concluded that a decision and recommendations to Council should be made at this meeting.

The membership of the VCPC is comprised as follows: one Alderman, one member of the School Board, one Park Commissioner, nine representatives appointed by Council, two representatives appointed by the Commission.

The Commission noted that it had been dealing with the matter of the Vancouver City Planning Commission since July 11, 1974, and in view of the fact that the 1975 Council would change and that changes to the VCPC were inevitable, it was important that a decision be made.

(At this point in the meeting Alderman Hardwick left.)

It was,

RECOMMENDED,

THAT the recommendations as outlined on the report of the Vancouver City Planning Commission be received.

A representative of the Greater Vancouver Real Estate Board noted that a fresh approach for the Vancouver City Planning Commission was needed, and endorsed the recommendations as outlined in Alderman Massey's report.

The Committee considered and dealt with Alderman Massey's report as follows:

1. Size of Vancouver City Planning Commission

A representative of the VCPC advised that reducing the size of the present Commission would be acceptable so long as ad hoc committees, comprised of professional people, could be consulted when needed to ensure expert advice and quidance on particular matters.

RECOMMENDED,

THAT the Vancouver City Planning Commission be comprised of nine members with a quorum being five members.

2. Appointment to the Vancouver City Planning Commission

It was noted that having an elected representative on the Vancouver City Planning Commission was beneficial in that it provided a closer liaison between the different bodies. Also, the Commission could appoint a Chairman to appear before Council on a regular (monthly) basis to make presentations.

RECOMMENDED,

A. THAT no elected representative shall be a member of the Vancouver City Planning Commission, however, the Commission may invite an elected representative of the School Board, Park Board, Council, or any other organization, to attend their meetings.

B. THAT Council appoint a nominating committee chaired by the Mayor to solicit nominations and submit to Council a number of names greater than the number required for the VCPC.

Cont'd . . .

C. THAT Council appoint seven members to the Vancouver City Planning Commission, the Commission, the Commission elect two additional members, and the VCPC elect its own Chairman every year.

3. Term of Office

RECOMMENDED,

i. THAT the Vancouver City Planning Commission members be appointed for two year terms, with members not permitted to serve more than two consecutive terms.

ii. THAT the initial appointment of the newly constituted Commission be in 1975 with four members being appointed for the full four year term and three for a one year term. Subsequently, all appointments would be for two-year terms.

4. Responsibilities of the Vancouver City Planning Commission

The Director of Planning noted that in the planning process it is imperative to have a continutal link with the public, and that the VCPC, through meetings and exhibits was providing this link very effectively, and free of political or bureaucratic constraints. By doing this they bring to the public attention the policies, issues, etc., effecting the City.

RECOMMENDED,

THAT the responsibilities of the VCPC be as follows:

a) To consider and report to Council on any proposed Zoning By-law or proposed amendment to a Zoning By-law before adoption by City Council.

b) To bring to the attention of City Council any matter relating to planning and development of the city which, in the opinion of the Commission, merits action on the part of Council.

c) To review existing policies in relation to the objectives they were intended to achieve, and to review the objectives themselves, but also to develop strategies for achieving such objectives.

d) To review and discuss long term comprehensive planning issues.

e) To periodically review zoning schedules and recommend ways of achieving City planning goals.

f) To consider major projects or such other matters as Council may direct.

g) To sponsor meetings for the purpose of exchanging opinions with the public on planning concepts.

5. Meetings

Representatives of the VCPC voiced opposition to "In Camera" meetings.

RECOMMENDED,

A. THAT the Vancouver City Planning Commission be free to invite delegations and participants to appear before

it, and all department heads, or other representatives, should be available to participate in VCPC meetings.

B. THAT the Commission be required to meet at least eight times a year at the call of the Chairman.

6. Remuneration

During discussion of this matter the VCPC members stated that the receipt of an honourarium for members would not be necessary to induce participation.

7. Staffing

Representatives of the Vancouver City Planning Commission advised that the present staffing situation of an executive co-ordinator and secretarial staff, was very acceptable, and this system provided a position of independence and kept up the required liaison with other departments.

RECOMMENDED,

THAT the only permanent staff attached to the VCPC consist of an executive co-ordinator, and the necessary secretarial staff.

The meeting adjourned at approximately 2:42 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 932-4

X

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 12, 1974

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 12, 1974, in No. 2 Committee Room, Third Floor, City Hall at approximately 2:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Linnell, Harcourt, & Volrich

CLERK: Marilyn Clark

INFORMATION & RECOMMENDATION

1. Local Initiatives Program, 1974/75

On October 3, 1974, the Committee approved applications for 23 Local Initiatives Projects. The Committee had for its information and consideration this day, a report from the City Manager dated December 5, 1974 providing the current status of those applications. The following projects have been approved by the Job Creation Branch of Manpower and Immigration for funding. Those approved but reduced in size are denoted (***).

Accepted:			Value of Project	L.I.P. Share	City Share
1.	AX-1755-2	Ramp installation in curbed intersections	$ 34,050	$ 15,070	$ 18,980
2.	AX-1760-2	Housing Conversion Potential & Imports	$ 11,520	$ 8,220	$ 3,300
3.	AX-1761-0	Library Projects for the Homebound	$ 16,716	$ 14,248	$ 2,468
4.	AX-1762-8	Industrial/Plumbing File Review/Civic Building Plan Update	$ 18,637	$ 12,330	$ 6,307
5.	AX-1763-6	Transplan	$ 21,586	$ 19,180	$ 2,406
6.	AX-1764-4	Community Art Project	***$ 45,620	$ 45,620	-
7.	AX-1766-9	Lot Clean Up	$ 38,054	$ 17,810	$ 20,244
8.	AX-1765-1	Records Upgrade/M & R Data Collection	$ 16,980	$ 13,974	$ 3,006
9.	AX-1767-7	Lost Lagoon Bird Sanctuary - Stanley Park	***$ 48,440	$ 28,496	$ 19,944
10.	AX-1769-3	Van Dusen Botanical Display Garden	***$ 16,927	$ 10,686	$ 6,241
11.	AX-1771-9	East End Children's Adventure Playground	$ 66,156	$ 36,442	$ 29,714
		Totals	$334,686	$222,076	$112,610

The Committee was requested further to consider an additional application on behalf of the Board of Parks & Recreation for an adventure-type playground at George Park in the vicinity of 63rd Avenue and Fraser Street.

The City Manager reported that an application for this development had already been submitted by a Mrs. J. Allan, a private citizen, without prior reference to the Park Board. It was approved by Job Creation Branch for $12,330.00. Mrs. Allan was subsequently advised that, although in favor of this project, the Park Board must have control of work done on their own property and must pay Union wages for labour. The private application made no allowance for either of these factors.

Cont'd...

Cl. 1. Continued

Mrs. Allan suggested that the Park Board take over the management of the project; Job Creation has indicated a city resubmission would be considered favorably. A submission by the city, however, will require an additional $9,396.00 of city funds to the current application to cover the differential between Union wages and basic L.I.P. payments.

The total cost of the George Park Adventure Playground is $21,726.00; L.I.P. portion - $12,330.00; City portion - $9,396.00.

The Standing Committee on Finance and Administration was authorized on September 24, 1974 to make application for projects with the city's share of revenue budget funds to be limited up to $150,000.00.

Your Committee,
RESOLVED,

a) THAT the report of the City Manager in regard to those Local Initiative Projects approved by the Job Creation Branch be received;

b) THAT the City Engineer be authorized to make application for the George Park Adventure Playground;

c) THAT an additional $9,396.00 be approved as the City's share for this project.

and
RECOMMENDS,

THAT City Council give formal confirmation to the above.

RECOMMENDATION

2. Templeton High School Indoor Pool Project

Your Committee received the following letter from the Board of Parks & Recreation in regard to this project. Commissioner May Brown and the Superintendent of Parks were in attendance to discuss this matter.

" The following bids for the project were opened in public at 4:00 p.m. on Monday, December 9, 1974. This is the second set of bids called for the pool. The first call for bids resulted in only one bid from Bird Construction Co. Ltd. in the amount of $1,169,500 that was not accepted. Plans and specifications were revised and reduced and selected contractors were again requested to bid.

Contractor	Without Training Pool	With Training Pool
Rossi Construction	$ 950,000	$ 996,000
Ratcliffe Construction	1,021,880	1,064,542
Haebler Construction	1,031,500	1,076,400
Van Construction	1,031,856	1,076,766
Northern Construction	1,055,512	1,105,532
Key Contracting	1,056,789	1,105,695

The contract should include the training pool as the additional $46,000 quoted by the low bidder to include the training pool is a good price for this most desirable additional facility.

It is therefore recommended:

...That City Council approve the awarding of a contract to the Rossi Construction Co. Ltd., in the amount of $996,000 for the construction of the Templeton indoor pool...

Cl. 2 Continued

The low bid is good for only 15 days and expires on December 24, 1974.

The following are sources of funds and estimated expenditures:

Source of Funds

1971-75 Five Year Plan	$ 480,000
Anticipated Provincial Government Grant	333,333
Balance of Vancouver Aquatic Centre Provincial Grant of $333,333 - moved into the capital category subject to varying, approved by City Council on November 12, 1974	209,933
Templeton Park fieldhouse replacement - an amount of $60,000 was approved by City Council on May 28, 1974, from the City's 1974 supplementary capital budget funds	60,000
Unallocated and reallocation of Park Board existing Five Year Plan development funds	42,734
TOTAL CAPITAL FUNDS NEEDED	$ 1,120,000

Estimated Expenditures

Rossi Construction Co. Ltd.	$ 996,000
Architects' fees	79,600
Soil and concrete testing	2,500
Landscaping	17,000
Furnishings and lockers and equipment	20,000
Contingency	4,900
TOTAL ESTIMATED EXPENDITURES	$ 1,120,000

The foregoing will be recommened to the Board on Monday, December 16th. If the Board does not approve this, we will advise early on Tuesday, December 17th. "

Your Committee,

RECOMMENDS,

i) THAT Council approve the awarding of a contract to Rossi Construction Co. Ltd., in the amount of $996,000.00 for the construction of the Templeton High School Indoor Pool;

ii) THAT the training pool be included in the project with its use being monitored for the first 6 months of operation for report back to Council, with no further training pools to be approved in future projects until that report is before Council;

iii) THAT the source of funds be as indicated in the foregoing letter from the Park Board.

The Committee adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 926

XI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY DEVELOPMENT

December 12, 1974

A meeting of the Standing Committee of Council on Community Development was held in the No. 1 Committee Room, Third Floor, City Hall on Thursday, December 12, 1974 at approximately 3:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Harcourt
Alderman Marzari
Alderman Rankin

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held November 28, 1974 were adopted.

INFORMATION

1. Street Vending Permit - Mr. Paul Calder

At the last meeting of the Committee Mr. Paul Calder's application for a street vending permit on the Granville Mall was referred to the City Engineer for report.

The City Engineer under date of December 9, 1974 advised that no further street vending permits are being issued at this time pending the submission of vending kiosk designs by Mr. Ron Bain, as the City Engineer's Department has decided that all applications over and above the 22 presently approved will be required to use one of Mr. Bain's designs. However, the City Engineer advised they are adopting a policy for approvals over and above the 22 presently authorized of one approval per applicant. He further advised that since they plan no further approvals until the kiosk designs are available it seems inappropriate to consider approving Mr. Calder's application in advance on the basis of using an old design when no other applicants will be given this advantage.

RESOLVED

THAT the report of the City Engineer dated December 9, 1974 be received.

RECOMMENDATIONS

2. Neighbourhood Pub Application - 961 Denman Street

Mr. V. G. Woodland, Deputy General Manager of the Liquor Administration Branch of the Department of the Attorney-General advised in a letter to the Chairman dated November 28, 1974 that the General Manager still considers a referendum necessary for the pub at 961 Denman Street because of the controversial nature of this location with the residents of the area. The General Manager has however, reduced the area in which a referendum may be held to a three block radius of the proposed establishment.

The City Clerk requires that confirmation of Council is required before this referendum can be held.

Cont'd . . .

Clause #2 continued:

RECOMMENDED

THAT the application of Mr. Tom Hammond for a neighbourhood pub at 961 Denman Street be approved in principle subject to the City conducting a referendum of the residents and merchants in a three block area surrounding 961 Denman Street, the cost of such referendum to be borne by the applicant, Mr. Tom Hammond.

FURTHER THAT the applicant comply with all applicable City legislation.

3. Proposed Nelson Park Community Facility and Proposed Nelson Park Expansion

The City Manager under date of November 28, 1974 submitted for consideration a report of the Director of Planning (copy of which is circulated). The report dealt with the topic under the following headings:

(a) Proposed Nelson Park Community Facility (Block 22)

(i) Background
(ii) Recommendation of the Technical Planning Board

(b) Proposed Nelson Park Expansion (Blocks 22 and 23)

(i) Views of the Nelson Park Advisory Committee
(ii) Alternative Proposals
(iii) Need for Developed Local Park Space in the West End
(iv) Community Facilities and Housing
(v) Views of the West End Area Planners

(c) Conclusions

The Director of Planning submitted the following for the consideration of the Committee:

"(a) The October 11 recommendation of the Technical Planning Board concerning the School Board's proposed development on Block 22:

'THAT as the Technical Planning Board considers the proposed development to be a reasonable one, it be recommended to the Civic Development Committee that they reconsider the guidelines, noting, however, that the Technical Planning Board does not support the provision of family accommodation above the fourth floor of the first playdeck.', and

(b) THAT consideration be given to alternative proposals for the expansion of the existing Nelson Park to Blocks 22 and 23, involving the retention of some existing residential buildings on Block 23 for use as family dwelling units."

The Committee also had before it for consideration the Minutes of the Vancouver Heritage Advisory Committee dated November 4, 1974 wherein it was recommended:

" THAT the Vancouver Heritage Advisory Committee express its objection to the Nelson Park Project to the Civic Development Committee, the School Board and the Park Board, on the grounds that the scheme involves the destruction of the last remaining enclave of historic-

Cont'd . . .

Clause #3 continued:

ally valuable old homes, including an entire street scape which the Committee feels should be retained;

AND THAT the Vancouver Heritage Advisory Committee urge that the project be redesigned with an approach which preserves the continuity of the historic character of the area, being mindful of the fact that more housing could be provided in the overall scheme by preserving and restoring the existing houses,"

and the following resolutions of Council dated October 29, 1974:

"THAT the Supervisor of Property and Insurance be instructed to undertake relocation of the residents of the Lorne Apartments and Minaki Lodge, and that he contact the B.C. Housing Management Commission for assistance with this relocation for report back to the Standing Committee on Housing on progress;

FURTHER THAT the City Manager be authorized to hire the needed staff to carry out this relocation and that the School Board be billed for the cost of this additional staff as well as any moving expenses incurred during this relocation."

Barbara Howard of the West End Planning Centre reviewed the City Manager's report dated November 28, 1974.

Commissioner May Brown of the Park Board advised that that Board has no funds to develop the Park Board recreational facility at the present time and particularly stressed that Council consider the development of Block 22 only now.

Mr. G. J. Jenvey, Chairman of the Nelson Park Advisory Committee, expressed the views of this Committee and spoke in support of the school and park facility that is proposed.

Mr. N. Jones, Architect, with the aid of a model and drawings, explained what is proposed for Blocks 22 and 23. The complex would consist of ten storeys of housing, an elementary school annex together with community service facilities and park recreation facilities. Up to the sixth storey is designated for families with young children (which would include the seventh storey) and the top three storeys would be designated for non-family housing. This complex will be built entirely upon Block 22.

Mr. Barry Downs and Mr. Harold Kalman representing the Vancouver Heritage Advisory Committee presented a brief dated December 12, 1974.

Mr. Hawthorne representing the Urban Design Panel advised that the Design Panel felt the proposed design is reasonably acceptable.

Dr. K. E. Mirhady, Trustee representing the School Board, spoke in favour of the proposed complex.

After a very lengthy discussion it was

RECOMMENDED

THAT the Committee recommends approval of the Scheme of development of Block 22 as presented by the Architects, Jones, Haave and Delgatty, including the ten storey height and the provision for 70 family units and 34 non-family units and that this recommendation shall in no way be construed as any commitment or approval to the development of Block 23 as proposed.

Cont'd . . .

4 Neighbourhood Improvement Program - 1975

The Committee had before it the City Manager's report dated December 4, 1974 wherein the Director of Planning reported as follows:

" **BACKGROUND**

In 1973 C.M.H.C. and the Provincial Government announced the Neighbourhood Improvement and Residential Rehabilitation Assistance Programs. In 1974, Council upon recommendation of the Planning Department, approved Neighbourhood Improvement Programs for Kitsilano and part of Cedar Cottage communities. The Planning Department's report 'Neighbourhood Improvement in Vancouver' of February 1974 was approved by Council on February 19, 1974. This report identified Grandview/Woodlands, Hastings Sunrise, Mount Pleasant, Fairview, Kitsilano, Riley Park and Cedar Cottage/Kensington as being eligible neighbourhoods under the provisions of the National Housing Act. In addition, Downtown East Side was noted as an area of low income, poor building conditions and lacking in community facilities. In November 1974 Council gave final approval to a concept plan for Cedar Cottage and Kitsilano. These concept plans have been forwarded to the senior levels of government for their approval.

In the last few months considerable discussion has taken place with staff members and Council and various organizations with respect to the Neighbourhood Improvement areas for 1975.

CRITERIA FOR SELECTION OF NEIGHBOURHOOD IMPROVEMENT PROGRAMS

The Planning Department feels that, as a general rule, these Neighbourhood Improvement Programs should be initiated in the areas where Local Area Planning programs have been undertaken and policy plans have been prepared. N.I.P. funds are provided on the basis that citizens have been involved in planning and the selection of projects. In essence, the Neighbourhood Improvement Program is a logical implementation aid to policy developed through Local Area Planning program.

In 1974 primarily because of the late announcement of the funds allotted by the Province to Neighbourhood Improvement Programs, Cedar Cottage and Kitsilano were selected. One reason for this selection was that the Department had developed some local knowledge of these communities and an approved Area Planning Program had been initiated in Kitsilano. The planning of both these programs has proceeded well, notwithstanding their late start. It would have been preferable had the Neighbourhood Improvement Program been initiated after an area plan for Kitsilano had been prepared and Neighbourhood Improvement moneys could be used for implementation on some of the projects and programs arising out of the plan. In Cedar Cottage the planning has had to be broadened in order to select appropriate projects within the boundaries of the Neighbourhood Improvement Program area.

In 1975 we are confronted with the fact that again we do not have sufficient lead time. Local Area Planning programs have not been initiated; and where they have been initiated conclusions have not been arrived at in terms of policy and plans.

The establishment of Local Area Planning programs in 1975 will give sufficient lead time in planning to better direct the use of a Neighbourhood Improvement Program in 1976 in the same area.

It is suggested that Council be urged to request funds for the priority areas and submit this request to the senior levels of government very soon to establish a claim on the funding for 1975 program. It is suggested that the request be for $3.9 million ($2.6 million Federal and $1.3 million Provincial). It is also suggested that, at the same time, a request be made for $300,000 ($200,000 Federal and $100,000 Provincial) towards the net cost of the Site Clearance Program. Reference is made to the Information Report on this program, submitted concurrently with this report.

Cont'd . . .

Clause #4 continued:

It should be noted that the City's share of the cost of a Neighbourhood Improvement Program cannot be estimated at this stage as some elements receive senior government contributions at the rate of 50% Federal and 25% Provincial, while others receive contributions at the rate of 25% Federal and 12½% Provincial. However, experience to date in the current programs (Kitsilano and Cedar Cottage) is that the costs will be predominantly in the 50% Federal and 25% Provincial category, with the City's share therefore being only slightly over 25%.

In the Site Clearance Program the contributions are 25% Federal and 12½% Provincial, with the City's share, therefore, 62½%. The cost sharing for property acquisition in this program is on a net basis (i.e. costs, less market value of the cleared land).

It is considered, therefore, that the City should be prepared to allocate up to $2,000,000 as its share of the costs of Neighbourhood Improvement Programs and the Site Clearance Program in 1975. This is based on an allowance of $1,500,000 for the Neighbourhood Improvement Program (slightly over 25%) and $500,000 (62½%) for the net cost of the Site Clearance Program. The estimated City's share of the costs of Neighbourhood Improvement Programs initiated in 1974 is $770,710.

It should be noted that if Council give approval to these proposals, and they are endorsed by the senior levels of government, staff will be required to initiate and develop these programs. Costs of staff working on Neighbourhood Improvement Programs are shareable, with the Federal contribution being 50% and the Provincial contribution being 25%.

In a report to City Council requesting staff to service the existing programs, Council have been asked to authorize the hiring of staff for programs in Mount Pleasant, Downtown East Side and Marpole & Grandview.

Not all of the Neighbourhood Improvement Program priority areas would be covered by these areas. It is suggested, therefore, that the Committee recommends authorization to staff two Neighbourhood Improvement Programs for 1975.

In anticipation that approval will be given to the Neighbourhood Improvement Program by the senior levels of government, it is suggested that the Committee may wish to invite briefs from citizen groups from those Neighbourhood Improvement Program priority areas noted in this report.

RECOMMENDATIONS:

1) That the senior levels of government be requested to contribute $3.9 million (Federal $2.6 million and Provincial $1.3 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.

2) The senior levels of government be requested to set aside $300,000 towards the net cost of the Site Clearance Program ($200,000 Federal, $100,000 Provincial) in 1975.

3) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at $2,000,000, on the basis of $1,500,000 for the Neighbourhood Improvement Program and $500,000 for the Site Clearance Program.

4) Briefs be invited from the priority communities noted in this report.

5) The Director of Planning report back in January 1975 on the appropriate communities for Neighbourhood Improvement Program for 1975.

6) Authorization be given to staff Neighbourhood Improvement Programs in 1975. The details on staff requirements, space requirements and budget would be reported on following approval of funding by the senior levels of government."

Clause #4 continued:

COMMENTS OF THE DIRECTOR OF FINANCE

Council earlier this year allocated $1,000,000 of Urban Renewal funds (from previous Five Year Plans) to the Neighbourhood Improvement Program. During consideration of the 1976-80 Five Year Plan Council agreed by implication that $2,480,000 of the remaining $2,600,000 of unfinanced Urban Renewal borrowing authority would be reserved for NIP during the next few years. There is at this time no other source of funds in sight for the City share of NIP.

The 1974 program used approximately $770,000 out of the first $1,000,000. The proposals in this report would allocate $2,000,000 out of the $2,480,000 of Urban Renewal funds, leaving at best $710,000 for the City share of NIP in all future years.

It would seem to me that a $6,200,000 (Federal-Provincial-City shares total) NIP proposal for 1975 is excessively large and probably beyond the capacity of the City to accomplish in a short period of time. It also severely restricts the City's capacity to participate in the program for 1976 and beyond.

The City Manager RECOMMENDS that the Committee discuss with staff the desirability of scaling down the size of the project and when the amounts are determined, RECOMMENDS that the recommendations of the Director of Planning, adjusted as to amounts if necessary, be approved."

The Committee also had before it a report of the City Manager dated December 4, 1974 entitled 'Site Clearance Program' wherein the Director of Planning reported as follows:

"Following the meeting on October 24, 1974 of the Mayor and the Chairman of the Standing Committee on Housing with the Minister of State for Urban Affairs and with C.M.H.C. officials in Ottawa, information on this program has been requested. It is understood that C.M.H.C. officials suggested this program might be useful in Vancouver.

The brief analysis now submitted is based on information material provided by Central Mortgage and Housing Corporation, discussion with local C.M.H.C. officials, and a seminar for municipal and provincial staffs, convened by C.M.H.C. in February, 1974. At this seminar, it was noted that, generally, this program was not seen as applicable in urban areas such as Vancouver. Administratively, the program falls within Part III.1 (Neighbourhood Improvement Program) of the National Housing Act.

1. Objectives

The objectives of this program generally are to improve living conditions in residential areas inhabited by individuals and families of low income through selective clearance of substandard residential buildings and non-residential buildings that are being used for a purpose inconsistent with the general character of the area. The assistance from C.M.H.C. is intended to accomplish clearance of such substandard uses without requiring the same procedures as in a Neighbourhood Improvement Program. A further objective is stated as being a means of assisting local efforts to enforce minimum standards for existing housing on a municipal-wide basis.

2. Eligibility

The requirements for eligibility are written into the Annual Agreement between C.M.H.C. and the Province. Basically, they are:

(a) For land and residential buildings, they must:

(i) be located outside Neighbourhood Improvement areas;

(ii) not meet minimum housing standards;

Cont'd . . .

Clause #4 continued:

(iii) be beyond the state in which they can be economically rehabilitated.

(b) With regard to land and buildings other than residential buildings, they are required to be:

(i) outside Neighbourhood Improvement areas;

(ii) located in a predominantly residential area inhabited mainly by individuals or families of low income;

(iii) used for a purpose that is inconsistent with the general character of the area,

provided that the land will be used, after acquisition and clearance, for housing or recreation or social facilities.

3. Other Requirements

(a) The municipality is required to provide satisfactory procedures for:

(i) control of occupancy and maintenance (minimum housing standards);

(ii) relocation of individuals and families displaced, to other accommodation within their means.

(b) The cost of acquisition of land and demolition of buildings shall not exceed $500,000.

(c) The program is not intended to be used as a means of assembling land for redevelopment.

(d) C.M.H.C. contribution towards cost of the program is provided from the amount allocated to the municipality for the Neighbourhood Improvement Program, and therefore proposals for its use will have to be balanced against needs of Neighbourhood Improvement Programs.

4. Scope of Senior Government Assistance

Senior government contributions at the rate of 25% from C.M.H.C. and 12½% from the Province can be applied to:

(a) relocating people who have been dispossessed;

(b) acquiring or demolishing buildings less the market value of the land after acquisition or demolition of the buildings, as determined by the C.M.H.C.

C.M.H.C. will provide loans to municipalities for up to 75% of the municipal share of program costs.

5. Possible Application in the City

As there are likely to be locations outside of Neighbourhood Improvement areas where this aid could be used, it would be appropriate for possibilities to be examined and approximate estimates made of costs involved.

The City, when allocating funds to neighbourhoods selected for 1975, could indicate it wished set aside an amount for the Site Clearance Program. If it was later found that all or part of this amount was not needed, the funds could be returned to the designated Neighbourhood Improvement Programs for that year."

The City Manager submits the report of the Director of Planning for the information of the Standing Committee on Community Development.

Clause #4 continued:

After considerable discussion it was

RECOMMENDED

THAT

(a) The senior levels of government be requested to contribute $3 million (Federal - $2 million and Provincial - $1 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.

(b) The senior levels of government be requested to set aside $120,000 towards the net cost of Site Clearance Program ($80,000 - Federal, $40,000 - Provincial) in 1975.

(c) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at $1.3 million on the basis of $1.1 million for the Neighbourhood Improvement Programs and $200,000 for the Site Clearance Program.

(A tie vote having resulted, the next four recommendations are submitted for Council's consideration.)

(d) Briefs be invited from the priority communities noted in this report.

(e) The Director of Planning report back in January, 1975 on the appropriate communities for Neighbourhood Improvement Programs for 1975.

(f) Authorization be given to staff Neighbourhood Improvement Programs in 1975 in Mount Pleasant and the Downtown Eastside. The details on staff requirements, space requirements and budget would be reported on following approval of funding by the senior levels of government.

(g) The Committee review the existing briefs from the priority areas with the community groups involved.

FURTHER RECOMMENDED

THAT the Director of Planning be instructed to report to Council as to how to rezone the Downtown Eastside in order to preserve and increase the housing stock in the area.

(Alderman Volrich is recorded as being opposed to this recommendation.)

FURTHER RECOMMENDED

THAT the report of the City Manager entitled 'Site Clearance Program', dated December 4, 1974, be received.

4B. Neighbourhood Improvement Program

The Director of Social Planning submitted a memorandum dated December 12, 1974 on working arrangements between the Planning and Social Planning Departments with respect to monies allocated for NIP expenditures. It was

RECOMMENDED

THAT the Director of Social Planning and the Director of Planning report back to the Committee on a co-operative working arrangement between Planning and Social Planning for dealing with suggested NIP expenditures in 1975 designated for social facilities and buildings.

Cont'd . . .

(Alderman Harcourt left at 5:15 p.m. prior to the next item.)

5. Kitsilano Area Planning Program - Progress Report #2

The Committee had before it for consideration a report of the Director of Planning dated November 13, 1974 (copy of which is circulated) which dealt with the Kitsilano Area Planning Program under the following headings:

(A) Kitsilano Area Resident Survey

(B) Kitsilano Goals Program

(C) Neighbourhood Improvement Program - Concept Plan

(D) West Broadway Community Improvement Program

(E) Area Planning Process

(F) Kitsilano Planning Committee

Attached to the report were the basic goals for the Kitsilano community and 18 goals set out under the following headings:

(a) Kitsilano Should Grow to Reach a Reasonable and Optimum Population Which Will Maintain the Positive Aspects of the Area

(b) A Diversity of People in Kitsilano Should be Maintained

(c) Diversity Should be Encouraged Within the Neighbourhoods of Kitsilano

(d) Allow a Greater Diversity of Building Types

(e) Old Homes That Are Capable of Providing Sound Housing Should be Retained Wherever Possible

(f) Commercial Development Should be in Scale With the Community

(g) Explore Alternatives to the Present Method of Controlling Development and Design

(h) Efforts Should be Made to Make Kitsilano More Attractive

(i) Reduce Noise Levels

(j) Outdoor Common Space in the Form of Small Parks and Play-Grounds Sould be Within Walking Distance of Everyone

(k) Public Use of the Kitsilano Waterfront Should be Insured

(l) Residents Should Have the Opportunity to Remain in the Area as it Changes

(m) Continue to Provide Opportunities for Resident Involvement in the Planning of Kitsilano

(n) Co-ordinate Social Service Planning and the Physical Planning Process

(o) Promote Public Transit in the Area

(p) Through Traffic Should be Discouraged From Using Residential Streets - Roads and Transit Facilities Should be Designed to Have the Least Detrimental Effect on the Community

Cont'd . . .

Clause #5 continued:

(q) Solve the Problems Caused by Heavy On-Street Parking in Residential Areas

(r) A Dual Approach Will be Adopted in Dealing With Community Facilities by Centralizing Some and Decentralizing Others

Also attached to the report was a booklet entitled "Kitsilano Attitudes and Needs Survey' dated October, 1974.

Mr. Dan Janczewski briefly reviewed the report and it was

RECOMMENDED

(a) THAT the Kitsilano Resident Survey and this report be received for information.

(b) THAT the Kitsilano Goals be endorsed as general policy for the area.

(c) THAT the booklet by the City Planning Department dated October, 1974, entitled 'Kitsilano Attitudes and Needs Survey' be received.

6. Street Vending Permit - Mr. Danny Dahan

Mr. Danny Dahan appeared before the Committee and complained that from information he had received from the Engineering Department he believed that he would be given a permit to operate a kiosk on the mall or on the streets of Vancouver and with this in mind he had purchased insurance which had cost him $75.00. He stated that he has built three kiosks at considerable expense believing that a permit would be given to him.

Mr. Ken Dobell, Assistant City Engineer, stated he believed Mr. Dahan had misunderstood their remarks and in no way had they intended to give the impression that Mr. Dahan would receive a permit at this time to operate a kiosk.

After discussion it was

RECOMMENDED

THAT Mr. Dahan be given a permit to operate a kiosk on a site on the Granville Mall and another permit to operate a kiosk in Gastown.

(Alderman Volrich is recorded as voting against this recommendation.)

The meeting adjourned at approximately 5:50 p.m.

* * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 926-8

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON CIVIC DEVELOPMENT

December 12, 1974

XII

A meeting of the Standing Committee of Council on Civic Development was held on Thursday, December 12, 1974 at approximately 3:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Hardwick (Chairman)
Aldermen Bowers, Massey and Pendakur

CLERK: G. Barden

RECOMMENDATION

1. Proposed Office and Commercial Development, 1300 Alberni Street

The Committee had for consideration a report dated December 5, 1974 from the Director of Planning and Director of Social Planning assessing the feasibility of including a live theatre and day care centre in the proposed project. Both officials agreed the proposed facilities would serve a well-established demand.

Mr. Hanson, Architect, submitted a letter dated December 12, 1974 on behalf of Adams' Properties Ltd. that made the following proposal:

> "Adams Properties Ltd are prepared to offer the daycare and theatre facilities to the City of Vancouver, fully furnished and ready for operation (turnkey), which entails a total area presently estimated at 7,000 gross square feet of enclosed building space and a total cost of $350,000, for the consideration that the City will permit us to erect an equivalent area of commercial space in the development which will be in addition to our allowable floor space ratio of 5."

Mr. Adams stated they would not normally include these facilities in their development, however, they would agree to provide them if they were reasonably compensated. He suggested that they could achieve a floor space ratio of 5.0 from bonuses for provision of plazas etc. under a normal development permit, and therefore suggested that they be allowed additional floor space equal to that required for the theatre and day care.

Following further discussion, it was

RECOMMENDED

(i) THAT Council approve in principle the provision of these socially desirable facilities in this development;

(ii) THAT the offer be accepted and referred to City officials to work out methods of implementation, subject to any legal constraints.

(Alderman Bowers is recorded as being opposed.)

2. Central Broadway Urban Design Study

The Committee had for consideration a report dated November 27, 1974 from the Director of Planning on guidelines for preparation of terms of reference for the Central Broadway Urban Design Study. These guidelines outline a procedure which will enable interested consultants to participate in the formulation of more detailed terms of reference. Following further discussion, it was

cont'd ....

Clause No. 2 (cont'd)

RECOMMENDED

(i) THAT the attached "Guidelines for the Preparation of Terms of Reference for the Central Broadway Urban Design Study" be approved as the basis for the formulation of detailed terms of reference to be drawn up by the Director of Planning;

(ii) THAT funds be made available to the Director of Planning in advance of the 1975 budget in order to appoint a consultant to undertake an Urban Study of the Central Broadway area, the Director of Planning to report back to the Committee on costs.

3. Rezoning Central Broadway Area

On October 31, 1974, the Committee requested the Director of Planning to investigate the rezoning of the following areas to C-3A and incorporate these into his report on the rezoning of Central Broadway:

(a) Granville Street, north of 6th Avenue to the Granville Bridge ramps;

(b) the Industrial area from the lane south of Broadway to 12th Avenue, and from Vine to Maple Streets.

The Director of Planning in a report dated November 7, 1974, advised as follows:

"The area north of 6th Avenue on Granville Street consists of retail establishments on the west side and parking on the east side, and is a logical extension to the Granville commercial strip. We, therefore, concur that the area should be included in the proposed area for rezoning to ensure conformity of uses along Granville Street. We do not, however, recommend that the area be extended past the lanes east and west of Granville, north of 7th Avenue, since this area consists largely of wholesale establishments which extend with other light industrial uses north to 1st Avenue. Consequently, the area bounded by 6th and 7th Avenues, between Fir Street and the lane west of Granville Street has been deleted from the area recommended for C-3A zoning in the report to the Civic Development Committee.

The industrial area, extending from the lane south of Broadway to 12th Avenue and from Vine to Maple Streets, contains predominantly manufacturing and transport/storage industries. Recent development in the area has included three office buildings and small auto-oriented sales and repair facilities. The future of the area is unclear at this time due to uncertainty with respect to use of the rail line, and the possibility of a rapid transit station in the immediate vicinity. While it is recognized that the maximum allowable floor space ratio of 5.0 is not appropriate for this area, this is also true for many of the other industrially zoned areas in the city. We, therefore, recommend that the area remain M-2 at this time, and that the Director of Planning study and report back on a revised zoning schedule for the industrial zoned areas of the City."

Following discussion, it was

RECOMMENDED

(i) THAT the proposed C-3A zoning be extended to include Granville Street, north of 6th Avenue to the Granville Bridge ramps, but exclude the area bounded by 6th and 7th Avenues, between Fir Street and the lane west of Granville Street;

(ii) THAT the industrial area from the lane south of Broadway to 12th Avenue and from Vine to Maple Streets remain M-2;

cont'd ....

Clause No. 3 (cont'd)

(iii) THAT the Director of Planning report back to the Committee on a revised zoning schedule for the industrial zoned areas of the City.

(iv) THAT the area known as Lot 2, Block 116, D.L. 301, Plan 10979, site of the Biltmore Hotel, corner of Kingsway and 12th Avenue, be rezoned from C-3A to C-2

4. West End Traffic Scheme - Phase II

The Committee considered a letter dated December 4, 1974 from the Greater Vancouver Taxi Driver Employees Association and a West End barrier survey carried out by the Taxi Driver Association, of service industries in the West End. Also before the Committee was a report dated July 18, 1974 from the City Engineer on the West End Traffic Scheme - Phase II, adopted by Council on July 23, 1974.

The Committee discussed the reports and the City Engineer suggested five alternatives for the consideration of the Committee as follows:

(a) Proceed as originally scheduled by installing barriers early in 1975.

(b) Take no action until the barriers already installed west of Denman can be assessed following one year of operation. These barriers have eliminated the majority of their traffic problems and this may be all that is required.

(c) Select one or two barriers to be installed in localities the Committee feels may be beneficial, recognizing that this will not achieve guideline #8, i.e. to limit local traffic.

(d) Consider the possibility of extensive stop-signing. The Engineering Department felt this would be inferior to the barricades at limiting traffic and a nuisance to local residents.

(e) In view of the absence of a clear majority support for the barrier scheme and complaints of West End commercial services, the Committee consider whether it is still necessary to implement guideline #8.

Following further discussion, it was

RECOMMENDED

(i) THAT the City Engineer prepare a report reference for Council including all alternatives suggested and no action be taken in the meantime;

(ii) THAT the report from Mr. Minichiello, President of the Greater Vancouver Taxi Driver Employees' Association be received with thanks.

5. False Creek - Area 1

The Committee had for consideration a report dated December, 1974 entitled "False Creek - Area 1" (circulated) prepared by the Planning Department. The report projects the future of Area 1 and recommends a course of action with regard to the recent development permit application by Commercial Illustrators Ltd. as follows:

"A development permit application # 68214 was originally received by the City for a "warehouse" addition to existing structures, owned and operated by Commercial Illustrators Ltd. This was refused as a non-conforming use within the False Creek Comprehensive Development District. Subsequent discussions proved

cont'd ....

Clause No. 5 (cont'd)

that the proposed use was, in fact, a photographic studio. A new development permit # 68655 was filed on November 20, 1974 to that effect.

Commercial Illustrators is situated in space that should ultimately be devoted to public use. Area 1 will be vitally important as a circulation interchange within a ten-year period, and this development should not be permitted if it will hinder that end result. In addition, active public uses are proposed for the waterfront lands that would be hampered by long-term commercial uses."

After further discussion, it was

RECOMMENDED

(i) THAT the City Council accept the general conclusions of this report and that after discussion with the affected property owners, an area development plan be drawn up for consideration at a Public Hearing early in 1975;

(ii) THAT, in the interim, the City approve no new uses of the waterfront land to Beach Avenue;

(iii) THAT the area bounded by Pacific, Granville, Beach and Burrard Streets be rezoned from CM-1 to FCCDD;

(iv) THAT it be recommended to the Director of Planning that the development permit be approved subject to there being no sewer and water installation;

(v) THAT this not be taken as a precedent for other applications under the FCCDD zoning.

6. Vancouver Heritage Advisory Committee

The Committee had for consideration the Minutes of the Vancouver Heritage Advisory Committee dated November 4, 1974 outlining recommendations in connection with the following four structures:

(a) Warehouse - 1230 Hamilton Street

RECOMMENDED THAT City Council instruct the City Building Inspector to do everything possible to permit the Warehouse at 1230 Hamilton Street to be repaired to its original exterior condition.

(b) 1039 Richards Street

RECOMMENDED THAT the demolition of 1039 Richards Street, without a demolition permit, be referred to City Council with a recommendation from the Vancouver Heritage Advisory Committee that the persons responsible for this demolition be prosecuted.

(c) Houses at 413-415 Davie Street

RECOMMENDED THAT it not express opposition to the demolition of these two houses.

(d) 1241 Homer Street

RESOLVED THAT members of the Vancouver Heritage Advisory Committee study this building and discuss it at its next meeting prior to advising the Downtown Planning Team of its reaction.

Following discussion, it was

cont'd ....

Clause No. 6 (cont'd)

RECOMMENDED

(i) THAT recommendations (a), (c) and (d) be received;

(ii) THAT the Director of Permits & Licenses launch a prosecution against the owner of the building demolished at 1039 Richards Street and the owner be notified of the apparent violation of the By-law.

7. West End Planning Programme - Staff and Office Requirements

The Committee had for consideration a report dated December 6, 1974 from the Director of Planning on staff and office requirements for the West End Planning Programme, and a memo from the Director of Planning giving further details on office requirements.

The Director of Planning in his report advised the West End Planning Programme requires a 50% involvement of the senior Planner (J. Coates) and the full time involvement of the Area Planner (B. Howard). At the same time, it is considered necessary that the temporary half-time planner position (M. Cristall) be extended for a six month period.

The City's lease on the West End Planning Centre at 1725 Davie expires December 31, 1974 and the City does not wish to renew the lease. It was suggested that alternate accommodation of approximately 600 sq.ft. should be obtained. The existing premises included 1200 sq.ft., the reduced need for office space is proportionate to reduction of staff. It was stressed that it would be desirable for the West End Planning Team to be permanently located in the West End so that the public would become familiar with the location and be able to drop in.

The Committee discussed alternate office space at 1725 Davie, St. Andrews Wesley United Church, 456 West Broadway and other possible West End locations.

The Director of Planning made the following recommendations:

a. THAT the existing Senior Planner and Area Planner continue their present involvement in implementation of West End projects.

b. THAT Council approve the creation of a half time planner I position temporary to June 30th, 1975, in order to extend the services of the existing staff member.

c. THAT Council approve an expenditure not to exceed $300 to cover the cost of moving office furnishings located at the existing West End Planning Centre.

d. THAT Council instruct the Supervisor of Property & Insurance to negotiate a lease of a minimum of 600 sq.ft. of office space at 456 West Broadway to accommodate West End Planning Staff, adjacent to existing space occupied by the Downtown Planning Team.

This arrangement would operate in conjunction with a shared part-time office at the City's Robson Street Services Centre subject to conditions to be approved by the City Manager."

After discussion, it was

RECOMMENDED

(i) THAT recommendations b and c of the Director of Planning's report be approved.

cont'd ....

Clause No. 7 (cont'd)

(ii) THAT recommendation a be received for information as assignment of staff is the responsibility of the Director of Planning;

(iii) THAT relocation of the Area Planner and the Temporary position be determined by the City Manager.

8. Model of Downtown Peninsula (Excluding Stanley Park)

The Committee had for consideration a report dated December 10, 1974 from the Director of Planning on this matter. It was

RECOMMENDED

THAT the matter be referred to the appropriate Standing Committee of the 1975 Council.

INFORMATION

9. Analysis of Proposed Zoning Regulations

The Committee had for consideration a report dated November 13, 1974 prepared by Western Realesearch Corp. Ltd. giving a brief analysis of the proposed downtown zoning regulations as contained on pages 104-111 in "Report for Discussion", completed by the Downtown Study Team, September, 1974. Following discussion, it was

RESOLVED

THAT the report be referred to the Downtown Planning Team for consideration in preparation of the By-law.

10. Citizens Committee on Langara - Appointment

The Committee noted a letter dated November 8, 1974 from the Citizens Committee on Langara advising that they passed a motion on November 5, 1974 recommending appointment of Mr. W.C. Morgan to replace Mr. Greig Marotte on the Committee.

The Committee noted that the Citizens Committee on Langara should be disbanded at the Public Hearing on this matter as the duties entrusted to it would have been discharged at that time. After further discussion, it was

RESOLVED

THAT no action be taken on the recommendation of the Citizens Committee on Langara.

The meeting adjourned at approximately 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 935-6

CITY OF VANCOUVER

FINAL COUNCIL MEETING - JANUARY 8, 1975.

The Final Meeting of the Council of the City of Vancouver was held on Wednesday, January 8, 1975, at 1.00 P.M. in Committee Room No. 1.

PRESENT: Mayor Phillips.
Aldermen Bowers, Harcourt, Hardwick, Linnell, Marzari, Massey, Pendakur, Rankin and Volrich.

ABSENT: Alderman Gibson.

CLERK TO THE COUNCIL: D.H. Little.

ADOPTION OF MINUTES

MOVED by Ald. Pendakur
SECONDED by Ald. Massey
THAT the Minutes of the Regular Council Meeting of December 17, 1974, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

A. MANAGER'S GENERAL REPORT, January 3, 1975.

Finance Matters, January 3, 1975.

The Council considered this report, which contains three clauses, identified as follows:

Cl.1. Annual Financial Authorities.
Cl.2. Authority to Invest Funds.
Cl.3. Extension of Contract with University of British Columbia and the City of Vancouver.

The Council took action as follows:

Annual Financial Authorities. (Clause 1)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin.
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Authority to Invest Funds. (Clause 2)

MOVED by Ald. Pendakur
SECONDED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters,
January 3, 1975, (Cont'd)

Extension of Contract with University of British Columbia and the City of Vancouver (Clause 3)

MOVED by Ald. Pendakur
SECONDED by Ald. Volrich
THAT recommendations (a) and (b) of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

B. DEPARTMENT GENERAL REPORT.
January 3, 1975.

Works and Utility Matters
January 3, 1975.

Use of Sanitary Landfill by Motorcycles (Clause 1)

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the report of the City Engineer be referred to the Municipality of Delta for its comments, pending further consideration by Council.

- CARRIED

(Ald. Rankin and Pendakur opposed)

I. Report of Standing Committee on Civic Development.
December 17, 1974.

The Downtown Transportation Plan - Comments on the Downtown "Report for Discussion" (Clause 1)

MOVED by Ald. Hardwick
SECONDED by Ald. Marzari
THAT the recommendations of the Committee be approved after amendment as follows:

(a) That the City Engineer and Director of Planning submit a joint report reference to a meeting of Council prior to the Council meeting with the Bureau of Transit on February 6, 1975.

(b) That the joint report reference be based on specific problems discussed and include overall policies and hierarchy for decisions.

- CARRIED UNANIMOUSLY

The Council adjourned Sine Die.

* * * * * *

The foregoing are Minutes of the Final Council Meeting of January 8, 1975, adopted on January 14, 1975.

A. Phillips
MAYOR

CITY CLERK

FINANCE MATTERS

A-7

RECOMMENDATION

1. Annual Financial Authorities

The City Manager has received the following report from the Director of Finance.

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

RECOMMENDED:

(a) That the Director of Finance be authorized for the period January 1 to December 31, 1975, in accordance with Sections 215 and 216 of the Vancouver Charter to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1st to July 15th, 1975, such capital funds as are available, for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Authority to Invest Funds

The City Manager has received the following report from the Director of Finance.

"The Director of Finance has requested the normal authority to invest funds as they become available during the year 1975.

RECOMMENDED:

THAT the Director of Finance, in consultation with the City Manager, be authorized, for the year 1975, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, 260 of the Charter. In the case of major investments there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenance Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Union Act.

cont'd ...

Clause No.2 (continued)

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Union Act."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

3. Extension of Contract with University of British Columbia and the City of Vancouver

The Medical Health Officer reports as follows:

"Effective August 1, 1969, an Agreement was signed by the City of Vancouver and the University of British Columbia to provide public health nursing time on an annual basis. The service provided is 100% recoverable from the University. The Agreement has been renewed for periods of nine months annually up to and including 1973.

A request has been received by the City of Vancouver for a further renewal of this contract for a period of twelve months effective September 1, 1974 to August 31, 1975 (being the period during which this service is required by the University), with the necessary revisions to bring the terms of Agreement up to date. Two signed copies of the revised Memorandum of Agreement have been forwarded by the University for execution by the appropriate civic officials.

There will be no coats to the City of Vancouver to provide the part-time services of the public health nurses during the period of the contract; and upon termination of the contract, the part-time positions will be terminated.

It is requested that approval be given the Medical Health Officer to renew this Agreement and to request the Law Department to review same and, if satisfactory, have them signed by the appropriate officials."

The City Manager RECOMMENDS that:

a. The Medical Health Officer be authorized to renew the Agreement to supply four Public Health Nurses to the University of British Columbia on a half-time basis for twelve months, effective September 1, 1974 to August 31, 1975, at no cost to the City.

b. Corporation Counsel be requested to review the new Agreement and, if satisfactory, have same executed by the appropriate civic officials.

FOR COUNCIL ACTION SEE PAGE(S) 12

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Use of Sanitary Landfill by Motorcycles

The City Engineer reports as follows:

"A request has been received from the Delta Municipal Council requesting that the portion of the City's Sanitary Landfill, where dumping is not currently taking place, be made available to users of off-highway type motorcycles and their activities.

The portion of the site involved lies, in general, to the north of the entrance roadway and is presently being covered with a peat/silt/clay mix to meet Pollution Control Branch requirements. This work is proceeding, however the cover material has not as yet been levelled or rototilled to provide a surface suitable for planting. This layer of cover material will be approximately two feet in depth when levelled and will be very soft until consolidated and the cover crop is well rooted. The operation of wheeled vehicles on this surface is not practical.

The City is currently proceeding with a study to determine if treatment of runoff water from the site is required, to meet the Pollution Control Branch requirements. If treatment is required the area in question likely will be needed and its use would then be restricted primarily to this purpose.

The City Engineer RECOMMENDS that the Corporation of Delta be advised that the area of the Sanitary landfill requested for motorcyclist activities can not be made available for this purpose because it is currently being provided with a topsoil covering, and in addition may be required in the future to meet Provincial drainage quality requirements.

FOR COUNCIL ACTION SEE PAGE(S) 2

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON CIVIC DEVELOPMENT

December 17, 1974

A meeting of the Standing Committee of Council on Civic Development was held on Tuesday, December 17, 1974, in the #1 Committee Room, third floor, City Hall, at approximately 9:00 a.m.

PRESENT: Alderman Hardwick (Chairman)
Alderman Bowers
Alderman Massey

ABSENT: Alderman Pendakur

CLERK: G. Barden

RECOMMENDATION

1. The Downtown Transportation Plan - Comments on the Downtown "Report for Discussion"

The Committee had for consideration a report dated December 16, 1974, (circulated at the meeting) from the City Engineer commenting on the Downtown transportation plan included in the "Report for Discussion" prepared by the Downtown Study Team.

The City Engineer stated that the Engineering Department agrees with three basic concepts in the "Report for Discussion":

a. To encourage residents in close proximity to employment in the Downtown core.

b. To de-emphasize the car, and emphasize transit.

c. To pedestrianize the core and make it a pleasant place for people.

The City Engineer stated that more emphasis should be placed on difficulties that must be overcome and measures that must be taken to pedestrianize the core. This would require alternate facilities to the north, south, east and west of the core which are in conflict with concepts being advanced for these areas, namely:

a. Nelson-Smithe couplet - not supported by False Creek proposals (Marathon) nor West End proposals (West End Planning Team)

b. Waterfront Road - not supported by Waterfront interest groups

c. Other "east neck" difficulties - problems related to Columbia/Quebec

d. Thurlow-Bute couplet - not supported by West End Planning Team.

The City Engineer also emphasized the following:

- the provision of a traffic system to circumnavigate the core area
- provision of peripheral parking lots for commuters
- a base period of traffic must be maintained otherwise the downtown will die

cont'd ...

Clause No.1 (continued)

- residents in the downtown will add much to the viability of the proposals, however, these residents will not be totally without cars and parking must be provided for them

- a waterfront road must be provided to replace street capacity which would be lost to surface transit and pedestrianization in the Hastings/Main "neck" area

- the proposals require a drastic change from car to transit and can be achieved ultimately only with full scale subway systems.

The Committee felt the City Engineer and Director of Planning should first establish areas of agreement and prepare a joint report in terms of the overall picture for the existing and new Members of Council.

Following further discussion, it was

RECOMMENDED

(a) THAT the City Engineer and Director of Planning submit a joint report reference to the special meeting of Council with the Bureau of Transit scheduled for January 23, 1975.

(b) THAT the joint report reference be based on specific problems discussed and include overall policies and hierarchy for decisions.

The meeting adjourned at approximately 10:15 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 2

CITY OF VANCOUVER

INAUGURAL COUNCIL MEETING

The Inaugural Meeting of the City of Vancouver was held on Wednesday, January 8, 1975, in the Council Chamber at 2. P.M.

Mayor-Elect, Arthur Phillips entered the Chamber accompanied by His Honour Judge A.Stewart McMorran of the County Court of Cariboo and former City Prosecutor, and the Civic Chaplain, Reverend Father Brendan Boland.

His Honour Judge McMorran administered the Oath of Office to Mayor-Elect Arthur Phillips.

His Honour Judge McMorran then administered the Oath of Office to the following Aldermen-Elect.

Hugh S. Bird.	Warnett Kennedy.
Fritz K. Bowers.	Darlene R. Marzari.
Helen D. Boyce.	Harry Rankin.
Arthur R. Cowie.	Edward C. Sweeney.
Michael Harcourt.	John J. Volrich.

ROLL CALL.

The Council was called to order and the City Clerk called the Roll.

INVOCATION.

The Civic Chaplain, the Reverend Father Brendan Boland, offered the Invocation Prayer.

INAUGURAL ADDRESS

Mayor Phillips presented his Inaugural Address, thanking past members of Council for their service to the City of Vancouver, and made reference to various policy matters setting out recommendations which are referred to in these proceedings.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the Inaugural Address of the Mayor be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie
THAT the Standing Committees, membership and meeting day and times as recommended by the Mayor in his Inaugural Address, and quoted hereunder, be approved:

COMMUNITY SERVICES COMMITTEE.

Thursday Afternoons - 3.30 p.m.

Chairman: Alderman Rankin,
Vice-Chairman: Alderman Marzari,
Other Members: Aldermen Boyce, Sweeney and Volrich.

FINANCE & ADMINISTRATION COMMITTEE.

Thursday Afternoons - 1.30 p.m.

Chairman: Alderman Volrich,
Vice-Chairman: Alderman Sweeney,
Other Members: Aldermen Bowers, Kennedy and Marzari.

HOUSING & ENVIRONMENT COMMITTEE.

Thursday Afternoons - 1.30 p.m.

Chairman: Alderman Harcourt,
Vice-Chairman: Alderman Bird,
Other Members: Aldermen Boyce, Cowie and Rankin.

PLANNING & DEVELOPMENT COMMITTEE.

Thursday Afternoons - 3.30 p.m.

Chairman: Alderman Bowers,
Vice-Chairman: Alderman Kennedy,
Other Members: Aldermen Bird, Cowie and Harcourt.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT each Standing Committee Chairman submit to Council semi-annual reports on progress and proposed Committee agenda, with an initial report being submitted to Council in February, 1975.

- CARRIED UNANIMOUSLY

APPOINTMENTS TO BOARDS AND COMMISSIONS.

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the appointments to Boards and Commissions, as recommended by the Mayor in his Inaugural Address, as quoted hereunder, be approved:

Continued....

APPOINTMENTS TO BOARDS AND COMMISSIONS (Cont'd)

AUDITORIUM BOARD

Alderman Bowers (in that capacity Alderman Bowers will also look after matters pertaining to the Orpheum Theatre)

BRITANNIA COMMUNITY SERVICES MANAGEMENT BOARD LIAISON

Alderman Marzari

CIVIL DEFENCE BOARD

Mayor Phillips

CONTROL OF SOLICITING FOR CHARITY COMMITTEE

Mayor Phillips

DOWNTOWN PARKING ASSOCIATION

Alderman Bird

FOLKFEST '75 COMMITTEE

Chairman: Alderman Volrich

Alderman Boyce

GREATER VANCOUVER CONVENTION & VISITORS BUREAU

Alderman Kennedy

HERITAGE ADVISORY BOARD

Alderman Cowie

JOINT BURNABY-VANCOUVER FRASER RIVER COMMISSION

Alderman Harcourt

LOWER MAINLAND MUNICIPAL ASSOCIATION

Alderman Kennedy

METROPOLITAN BOARD OF HEALTH

Alderman Boyce

OFFICIAL TRAFFIC COMMISSION

Chairman: Alderman Marzari

Alderman Boyce

P.N.E. DIRECTORS

Alderman Bowers
Alderman Bird
Alderman Cowie
Alderman Sweeney
Alderman Volrich

P.N.E. NEGOTIATING COMMITTEE

Mayor Phillips
Alderman Bowers
Alderman Volrich

Continued.....

APPOINTMENTS TO BOARDS AND COMMISSIONS (Cont'd)

PARK BOARD LIAISON

Alderman Cowie to alternate with the DEPUTY MAYOR.
(This will mean one meeting a month for the Deputy Mayor and one for Alderman Cowie.)

REMEMBRANCE DAY COMMITTEE

Chairman: Mr. Halford Wilson

Alderman Bird

SCHOOL BOARD LIAISON

Alderman Bowers

U.N. CONFERENCE COMMITTEE

Chairman: Alderman Kennedy

Alderman Cowie

VANCOUVER ART GALLERY ASSOCIATION

Alderman Cowie

VANCOUVER ATHLETIC COMMISSION

Alderman Sweeney

VANCOUVER LIBRARY BOARD

Alderman Boyce

VANCOUVER RESOURCES BOARD

Alderman Marzari
Alderman Rankin

VEHICLES FOR HIRE BOARD

Alderman Rankin

- CARRIED UNANIMOUSLY

COUNCIL MEETING DATES - 1975.

MOVED by Ald. Kennedy
SECONDED by Ald. Bowers,
THAT the regular Council meetings for the year 1975 be held on Tuesdays on the following dates, commencing at 2:00 p.m. and, after a declared recess for the purpose, to continue at 7:30 p.m. for completion of Council business if and when necessary:

DATES		SKIP COUNCIL
JANUARY	8	
"	14	
"	21	
"	28	
		FEBRUARY 4
FEBRUARY	11	
"	18	
"	25	

Continued....

COUNCIL MEETING DATES - 1975.(Cont'd)

		MARCH	4
MARCH	11		
"	18		
"	25		
		APRIL	1
APRIL	8		
"	15		
"	22		
		APRIL	29
MAY	6		
"	13		
		MAY	20
MAY	27		
JUNE	3		
		JUNE	10
JUNE	17		
"	24		
		JULY	1
JULY	8		
		JULY	15
JULY	22		
"	29		
		AUGUST	5
AUGUST	12		
		AUGUST	19
AUGUST	26		
		SEPTEMBER	2
SEPTEMBER	9		
"	16		
		SEPTEMBER	23
SEPTEMBER	30		
OCTOBER	7		
		OCTOBER	14
OCTOBER	21		
"	28		
NOVEMBER	4		
		NOVEMBER	11
NOVEMBER	18		
"	25		
DECEMBER	2		
"	9		
"	16		
		DECEMBER	23
		"	30

Two evening delegation meetings a month.
2:00 p.m. delegations for those who can come easily in the afternoon.

- CARRIED UNANIMOUSLY

DEPUTY MAYOR - 1975

MOVED by Ald. Boyce,
SECONDED by Ald. Harcourt
THAT the following recommendations of the Mayor, with respect to appointment of Deputy Mayors for 1975, be approved:

January	-	Alderman Cowie
February	-	Alderman Harcourt
March	-	Alderman Marzari
April	-	Alderman Volrich
May	-	Alderman Bird
June	-	Alderman Boyce
July	-	Alderman Bowers
August	-	Alderman Kennedy
September	-	Alderman Sweeney
October	-	Alderman Rankin
November	-	Alderman Bowers
December	-	Alderman Harcourt

- CARRIED UNANIMOUSLY

DISTRIBUTION OF VOTES -
GREATER VANCOUVER REGIONAL DISTRICT

The Council noted the following communication from the Mayor with respect to Vote Distribution - Vancouver Regional District Members:

In view of an important Regional District meeting held in the morning of January 8, 1975, it was necessary to apportion the Vancouver votes among its Regional District members prior to the Inaugural Council meeting.

I have directed the votes be distributed as follows and I am asking the Council confirm the action taken, which is based on granting five votes to the Council representatives who were previously on the Regional District and four votes to the other members:

Arthur Phillips - 5 votes
Harry Rankin - 5 votes
Hugh Bird - 4 votes
Michael Harcourt - 4 votes
Darlene Marzari - 4 votes

MOVED by Ald. Cowie
SECONDED by Ald. Sweeney
THAT the action of the Mayor with respect to distribution of Vancouver's Regional District votes, be confirmed.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 2.40 p.m.

* * * * * * *

The foregoing are the Minutes of the Inaugural Council Meeting of January 8, 1975, adopted on January 14, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 14, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Final Council Meeting of January 8, 1975, and the Minutes of the Inaugural Council Meeting of January 8, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 10, 1975

Finance Matters
(January 10, 1975)

Park Board - Ice
Rinks (Clause 2)

At this point in the proceedings, Commissioner May Brown, Chairman of the Park Board, addressed the Council on the matter of ice rinks as contained in the Manager's Report of January 10, 1975. Commissioner Brown generally explained the situation with respect to the Connaught Park, Sunset Park and Hastings Park ice rinks.

Mr. Ron Howard, the architect for the ice rinks, also addressed the Council and filed a letter he had submitted to the Park Board January 14th, which gave cost details of the Kensington ice rink in Burnaby and the Connaught and Britannia rinks, indicating that the Vancouver rinks compare favourably financially with other rinks after realistic adjustments.

MOVED by Ald. Volrich,
THAT the construction of Connaught Park and Sunset Park ice rinks be authorized on the basis of the financing as detailed in the City Manager's report and approval also be given to cover a 'shortfall' of $567,500 to be appropriated from the 1975 Supplementary Capital Budget on the assumption that the Provincial Government grants will be forthcoming.

(carried)

(Alderman Kennedy opposed)

cont'd....

Park Board - Ice Rinks
(continued)

MOVED by Ald. Rankin in amendment,
THAT the following words be added to the motion by Alderman Volrich:

"Further that an additional amount of $1,222,000 be appropriated from the 1975 Supplementary Capital Budget for the purpose of constructing the Hastings Park rink."

- LOST

(Aldermen Bird, Boyce, Bowers, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED.

MOVED by Ald. Harcourt,
THAT the matter of financing the Hastings Park ice rink be referred to the Standing Committee on Finance and Administration and that this project be the first priority rink.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council deferred consideration of the following items pending the hearing of delegations later this day:

1. Oakridge Traffic - Tisdall Street and 45th Avenue
2. Kitsilano Area Planning Program - Progress Report No. 2
3. Pofi Bar, 1716 Charles Street - Complaints of Neighbours.

Request for Extension of Hours:
Steams Hot Dogs, 50 East Hastings

Council on July 9, 1974, approved the recommendation of the Social Services Committee that there be no change in the hours of operation of Steams Hot Dogs at 50 East Hastings Street from noon to 1:00 a.m. Subsequently, Mr. Young, the operator of Steams Hot Dogs, has appealed to Council for an extension of his hours of business to 3:00 a.m.

Mr. Annable, representing Mr. Young, addressed the Council and referred to his letter of December 4, 1974, which had been circulated to the Council detailing his reasons for the request to extend the hours.

Inspector Lake representing the Police Department, also addressed Council and reported on the improved situation over the past nine months.

MOVED by Ald. Bowers,
THAT permission be granted to Steams Hot Dog to extend their hours until 3:00 a.m. as per their request.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. University Endowment Lands: Study

Under date of December 18, 1974, the Chairman of the Park Board submitted the following extract from his Board's meeting of December 16th:

"UNIVERSITY ENDOWMENT LANDS

Commissioner Brown reported on a meeting held on Monday, December 9th with the Honourable Robert Williams, Minister of Lands, and the Honourable David Stupich, Minister of Agriculture, in Victoria. Commissioner Brown reported that it was agreed that a large regional park should be reserved in the undeveloped University Endowment Lands and that the Minister of Lands would welcome suggestions as to the type of park activities desirable in the area.

It was regularly moved and seconded,

RESOLVED: That the Board request the Greater Vancouver Regional District to undertake a study of the park potential of the University Endowment Lands as soon as possible and offer cooperation of the Vancouver Park Board staff to assist, and further, the Board ask City Council to support this request to the G.V.R.D.

- Carried."

MOVED by Ald. Bird,
THAT, as requested by the Park Board, the Vancouver City Council support the Park Board's request to the Greater Vancouver Regional District to undertake a study of the park potential of the University Endowment Lands as soon as possible.

(carried)

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Volrich in amendment,
THAT the following words be added to the motion by Alderman Bird:

"and that the G.V.R.D. seek approval of the Provincial Government on the terms of reference and principle of such a study."

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and Sweeney opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED.

2. Nelson Park Proposed Developments

Under date of December 18, 1974, the Chairman of the Park Board submitted the following extract from his Board's meeting of December 16th:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Nelson Park Proposed Developments
(continued)

"NELSON PARK PROPOSED DEVELOPMENTS

Commissioner Brown reported on a meeting held with the City's Community Development Committee on Thursday, December 12th, to discuss the proposed Nelson Park developments. She advised a number of groups were in attendance that expressed objections to the architect's plan for a high rise building over the proposed school. Despite all the objections to the proposed housing, the Council's Committee approved the project for a 10 storey high rise building contrary to the West End Planning Team's guidelines.

It was regularly moved and seconded,

RESOLVED: That the Board advise the incoming School Board and City Council that the Park Board wishes to withdraw from the Nelson Park building project but will continue with plans for park development on Block 22.

- Carried."

MOVED by Ald. Bowers,
THAT the letter from the Park Board dated December 18, 1974, be received, and the Planning and Development Committee arrange a joint meeting of the Committee with the School Board, Park Board and residents of the Nelson Park area to discuss the Nelson Park proposed development and report back to Council at the end of February, and in the meantime, the relocation arrangements of the tenants of Minaki Lodge, be suspended.

- CARRIED UNANIMOUSLY

3. Request to Sponsor Luncheon:
Community Planning Association

Under date of December 23, 1974, the Community Planning Association advised that the Association and the American Society of Planning Officials are holding a joint planning conference in Vancouver from April 13 to 17, 1975. The Community Planning Association is requesting the City of Vancouver to host a luncheon at an estimated cost of $7,500.

MOVED by Ald. Bowers,
THAT the letter from the Community Planning Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

4. Increased Moorage Rates:
National Harbours Board Floats

The United Fishermen and Allied Workers' Union submitted a letter dated November 20, 1974, to which was attached a petition protesting the moorage rate increase on National Harbours Board floats. The letter also asked Council to consider where commercial fishermen stood in the overall scheme of Vancouver's harbour development.

MOVED by Ald. Bowers,
THAT the letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. S.W. Marine Drive: Delegation

MOVED by Ald. Sweeney,
THAT the request of the Save S.W. Marine Drive Committee to appear as a delegation before Council to present a brief, be granted and the arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

6. Vancouver Public Library Board:
Resignation of Mr. Herbert McArthur

The Council noted a letter dated January 3, 1975, from Mr. Herbert E. McArthur advising that he wished to retire from the Vancouver Public Library Board having served on the Board for five years. Mr. McArthur was appointed in 1974 for a two-year term.

MOVED by Ald. Marzari,
THAT the letter from Mr. McArthur be received and a letter of thanks be extended to Mr. McArthur expressing Council's appreciation for his services.

- CARRIED UNANIMOUSLY

7. Kitsilano Planning Matters

Council noted the following letter from the Vancouver Resources Board dated January 9, 1975:

" At a regular meeting of the Vancouver Resources Board held on December 4, 1974, the following resolutions were passed in support of the representatives from the Kitsilano Community Resources Board:

1. 'THAT Vancouver City Council amend its City By-laws and/or Charter to allow the City to prevent demolition of housing presently accommodating low and modest income people, namely senior citizens, families with children and single parents, the majority of whom receive statutory services.'

2. 'THAT the Vancouver City Council direct amendments be made to the City's By-Laws RM3 and 3A (Apartment Zoning) to insure that at least 25% of the apartment buildings that are built shall be suitable for families with children.'

The Vancouver Resources Board now has a prime responsibility for resolving social problems in this city and as the resulting social problems which occur when people have a lack of suitable shelter are obvious, we strongly urge you to support these resolutions and take the appropriate action. "

MOVED by Ald. Harcourt,
THAT the letter be received and referred to the Kitsilano Planning Advisory Committee.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 10, 1975 (cont'd)

Works & Utility Matters
(January 10, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Lease of Portion of Heather Street, South of S/W Marine Drive, Blocks C, D, Y & Z, D.L. 319, 323, 324
Cl. 2: Lease of Portions of Taylor Street, East of Cambie Street Bridge, D.L.'s 2850 and 4678
Cl. 3: Watermain Installations - 1974 Capital Budget
Cl. 4: Proposed P.C. Concrete Walks abutting Parks throughout the City

The Council took action as follows:

Clauses 1 to 4 inclusive

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 10, 1975)

Closure of Robson Street During Construction on Blocks 51/61/71
(Clause 1)

In considering this Clause, the Council also noted a report from the Engineering Department dated January 13, 1975, giving the City Engineer's views and additional information with respect to the construction phase of the project.

MOVED by Ald. Harcourt,
THAT Robson Street, between Howe and Hornby Streets, be closed during the first phase of construction of the Provincial Government complex, which is estimated to be between May, 1975, and August, 1976, and that relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles during the second half of construction of this project;

FURTHER THAT the Council resolution of December 10, 1974, be varied accordingly;

AND FURTHER THAT the Provincial Government and their architect be requested to consult fully with the City Engineer so that the design of the structures under Robson Street be such that any future addition of traffic lanes on this block will be accomplished at a minimum cost.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

- - - - -

The Council recessed at approximately 3:45 p.m., and following and 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:05 p.m.

- - - - -

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Finance Matters
(January 10, 1975)(cont'd)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Tax Exempt Property - Senior Citizens Housing
Cl. 2: Park Board - Ice Rinks
Cl. 3: Investment Matters (Various Funds) September to November, 1974

The Council took action as follows:

Tax Exempt Property - Senior Citizens Housing (Clause 1)

Council was advised that the City Manager wished this Clause withdrawn, and it was so agreed.

Park Board - Ice Rinks (Clause 2)

For Council action on this Clause, see pages 1 and 2.

Investment Matters (Various Funds) September to November, 1974 (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(January 10, 1975)

Proposed Functions, Organization and Staffing of the Labour Relations Department of the G. V. R. D. (Clause 1)

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 10, 1975)

The Council considered this report which contains eleven Clauses identified as follows:

Cl. 1: Tenders for Lease - E/S Howe Street, South of Pacific
Cl. 2: Office Space for the West End Planning Staff
Cl. 3: Relocation of Development Group - False Creek Site Office (Lease)
Cl. 4: Lease of 456 West Broadway - 1,632 Sq. Ft., Third Floor
Cl. 5: Lease Renewal - 475 Main Street - Traffic Courts and Offices
Cl. 6: Lease of Portion of Waterlot 'A' - 215 West 1st Avenue
Cl. 7: Lease Renewal - 17' Widening Strip being portion of Arbutus Street, South of 11th Avenue - Adjacent to Parcel B, Block 385, D.L. 526
Cl. 8: Lease Renewal, Lot 19 Except East 27', Block 23, D.L. 185, Situated 1100 Block Pendrell Street
Cl. 9: Branch Library - Marpole
Cl. 10: Lots 29-40, Block A2, D.L. 200A and 2037 - E/S Main Street North of Industrial Avenue
Cl. 11: Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc. Situated N/W Corner of Ash and S/W Marine Drive

The Council took action as follows:

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Property Matters (January 10, 1975) (continued)

Tenders for Lease - E/S Howe Street, South of Pacific (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 4, 5, 7, 8, 9 and 10

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 2, 4, 5, 7, 8, 9 and 10, be approved.

- CARRIED UNANIMOUSLY

Relocation of Development Group - False Creek Site Office (Lease) (Clause 3)

MOVED by Ald. Kennedy,
THAT this Clause be deferred for one month.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

Lease of Portion of Waterlot 'A' D.L. 2064, Plan 5568 - 215 West 1st Avenue (Clause 6)

MOVED by Ald. Sweeney,
THAT this Clause be deferred for one week to permit the City Manager to determine the type of goods that will be shipped to or from the proposed barge slip and tug berth.

- CARRIED UNANIMOUSLY

Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc., Situated N/W Corner of Ash and S/W Marine Drive (Clause 11)

MOVED by Ald. Bowers,
THAT the request of the Cheshire Homes Society of B.C. to extend the sale date for a period of six months to July 8, 1975, be granted, subject to an interest rate being charged at 10½% for this interim period.

(amended)

MOVED by Ald. Harcourt in amendment,
THAT all of the words in the motion by Alderman Bowers be struck after the word 'granted'.

- CARRIED

(Alderman Bowers opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the request of the Cheshire Homes Society of B.C. to extend the sale date for a period of six months to July 8, 1975, be granted."

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

B. DEPARTMENT GENERAL REPORT
JANUARY 10, 1975

Building & Planning Matters
(January 10, 1975)

Contracts for Construction - Heather Street Marina, Area 6 False Creek
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Development Consultant as contained in this Clause be approved.

- CARRIED

(Aldermen Boyce and Sweeney opposed)

After considering the foregoing, the Council was in general agreement that it would prefer to see local labour used to the fullest extent possible on all False Creek projects.

Fire & Traffic Matters
(January 10, 1975)

Granville Street Pedestrian Transitway
Snow and Ice Control Procedure (Clause 1)

MOVED by Ald. Sweeney,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

C. Illegal Suites:
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of January 3, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Larochelle Avilda (tenant), 2955 East 3rd Avenue
James McKenzie (tenant), 2610 West 10th Avenue
Lana Beaulieu (tenant), 19 North Renfrew Street

(b) the following applications be approved for one year from the date of this Resolution:

David Anderson (tenant), 350 East 57th Avenue
Lawrence M. Yatkowsky (tenant), 1887 West 13th Avenue
Alan Chi-Wai Tso (tenant), 866 West 61st Avenue
Debra Browning (tenant), 5831 Alma Street
Lynn Banning & Shelley Halpern (tenants), 2243 West 1st Avenue
Mary Kristin Barchard (tenant), 4444 West 2nd Avenue
Linda Light (owner), 2737 West 3rd Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Bipinchandra & Premlata Mehta (owners), 2342 East 54th Avenue
Jane Pybus (tenant), 1753 East 49th Avenue
Shankar Dutt Sharma (tenant), 1860 Island Avenue
Avinoam Sharari (owner), 317 West 22nd Avenue
Allan Christopher Andrews (tenant), 8564 Oak Street

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites - Hardship Cases (continued)

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Robert Britten (tenant), 787 East 53rd Avenue
Umar Ali (owner), 4132 Commercial Drive
Susan Freundt (tenant), 6610 Lanark Street
Valerie E. Wilson (tenant), 611 East 53rd Avenue "

MOVED by Ald. Bowers,
THAT the foregoing report of the Committee of Officials dated January 3, 1975, be approved after amendment to clause (e) as follows:

"The following applications be approved for six months from the date of this resolution:

Robert Britten (tenant), 787 East 53rd Avenue
Umar Ali (owner), 4132 Commercial Drive
Valerie E. Wilson (tenant), 611 East 53rd Avenue";

FURTHER THAT the application from Susan Freundt (tenant), 6610 Lanark Street, be not approved.

- CARRIED UNANIMOUSLY

D. Provincial Government's Proposal re U.N. Demonstration Project

The Council noted a memorandum from the City Clerk under date of January 9, 1975, submitted as a result of an informal meeting held between Council members and the Minister of Lands, Forests and Water Resources. The meeting was for the purpose of the Minister advising of two of four proposals which the Provincial Government has made to the Federal Government under the Canadian Urban Demonstration Program.

The first proposal is for a man-made lake to be developed at the head of False Creek between the Georgia Viaduct and Chinatown on land presently occupied by B.C. Hydro.

The second proposal is for an inner-city neighbourhood rejuvenation project in the West End, Strathcona, Grandview and Hastings East areas. The other part of this second proposal involved a inner-city neighbourhood transit line.

MOVED by Ald. Bowers,
THAT the Provincial Government be advised that Council welcomes the proposal of a False Creek lake and supports the submission to the Federal Government subject to:

(a) construction to include the diverting of traffic around the lake to the satisfaction of the City Engineer;

(b) the project to be carried out without cost to the City.

(amended)

MOVED by Ald. Bird,
THAT this whole matter be tabled to obtain further information on the project.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal
re U.N. Demonstration Project
(continued)

MOVED by Ald. Kennedy in amendment,
THAT the following be added to the motion by Alderman Bowers:

"Further that the Provincial Government be requested to include, in its scheme, a culvert system from the proposed lake to the harbour."

- CARRIED

(Aldermen Bowers, Cowie, Marzari, Rankin and Sweeney opposed)

The motion as amended and reading as follows was put and CARRIED:

"THAT the Provincial Government be advised that Council welcomes the proposal of a False Creek lake and supports the submission to the Federal Government subject to:

(a) construction to include the diverting of traffic around the lake to the satisfaction of the City Engineer

(b) the project to be carried out without cost to the City;

FURTHER THAT the Provincial Government be requested to include, in its scheme, a culvert system from the proposed lake to the harbour area in Burrard Inlet."

(Aldermen Boyce, Marzari, Rankin and Sweeney opposed)

(For action on the Provincial Government's other proposal see pages 14 and 15)

- - - - -

The Council recessed at approximately 6:05 p.m. to reconvene at 7:30 p.m.

- - - - -

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with the Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

DELEGATIONS AND UNFINISHED BUSINESS

1. Oakridge Traffic: Tisdall Street and 45th Avenue

Council on December 17, 1974, deferred consideration of the Official Traffic Commission's report and recommendation of December 4, 1974, on Oakridge traffic - Tisdall Street and 45th Avenue, to permit representations from delegations.

The Assistant City Engineer, Traffic and Transportation, reviewed the Engineer's report of November 8, 1974, which had been considered by the Official Traffic Commission on December 4, 1974.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Oakridge Traffic: Tisdall Street and 45th Avenue (continued)

By means of a map, the Assistant City Engineer reviewed the proposed solution to the problem which would result in all entrances and exits to Oakridge, off 45th Avenue, being closed and creation of a new access to Oakridge on Cambie Street north of 45th Avenue. Woodwards would bear the cost of restoring the sidewalks, curbs, gutters and boulevards on 45th Avenue and the cost of the new sidewalk crossing on Cambie Street. The proposed median and storage lane on Cambie Street would be at a cost to the City of approximately $22,000.

Mr. G.W. McLaren, Woodward Stores (Vancouver) Ltd., addressed Council and filed a brief on this matter stating that closure of access and egress on 45th Avenue would be detrimental not only to the shoppers but also to the people who look to the Centre for their livelihood. Woodwards requested and suggested that another solution other than that proposed by the City Engineer be sought. He pointed out that closure of the two exits on 45th Avenue would reduce the number of exits from Oakridge from seven to five as it is not proposed to create alternate exits to the ones presently on 45th Avenue.

Attached to Woodwards brief was a petition signed by 250 residents in the area, 70% of whom opposed the recommendation of the Official Traffic Commission.

Mr. Long, a resident of the area, also addressed Council on this matter and filed a brief supporting the recommendations of the Official Traffic Commission. He pointed out that traffic along Tisdall from 49th to 45th Avenues and along 46th Avenue from Oak to Tisdall Streets is not normal local residential traffic but is generally very heavy non-local traffic resulting from persons living outside the immediate area trying to reach the Oakridge Shopping Centre by the shortest route.

Mr. Smith, a resident of the area, spoke to Council on this matter and filed a brief. He also made a plea that Council approve the recommendations of the Official Traffic Commission.

Mr. H. Mosner, also a resident of the area, urged that Council adopt the recommendations of the Official Traffic Commission.

The President of the Staff Advisory Council, Woodwards Oakridge, spoke against the recommendations of the Official Traffic Commission. She referred to a report from the Police Department which stated that a traffic hazard, as such, does not exist from the present entrances and exits on 45th Avenue. She also pointed out that Oakridge Shopping Centre does not open until 9:30 a.m. by which time school children are already in class.

Mr. Flavell, Purdy's Chocolates, suggested, that as Oakridge Shopping Centre was established prior to residential development in the area, residents should be willing to accept the traffic generated by the Centre.

MOVED by Ald. Marzari,
THAT the following recommendations of the Official Traffic Commission be approved:

(a) That the two westerly crossings on 45th Avenue to Oakridge be cancelled and the sidewalk, curb and gutter, and boulevard restored at cost to Woodwards

(b) That a new access to Oakridge be constructed on Cambie Street north of 45th Avenue for traffic northbound on Cambie Street at cost to the City for the median opening and storage lane and at cost to Woodwards for the new sidewalk crossing

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Oakridge Traffic: Tisdall Street and 45th Avenue (continued)

(c) That the letter from Woodwards Stores be received.

(If Council approves the above course of action, funds can be provided from the Streets Capital Budget)

(carried)

(Aldermen Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT the motion by Alderman Marzari be tabled to permit the City Engineer to consider what other alternative solutions are feasible with respect to this problem for report back to Council in two months.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari and Rankin opposed)

The motion to table having lost, the motion by Alderman Marzari was put and CARRIED.

2. Kitsilano Area Planning Program: Progress Report No. 2

Council on December 17, 1974, deferred the following recommendation of the Standing Committee on Community Development dated December 12, 1974, to permit representations from Residents United for Secure Housing, West Broadway Citizens Committee and Kitsilano Community Resources Board:

"THAT the Kitsilano Goals be endorsed as general policy for the area."

Mr. R. Trinkle for Residents United for Secure Housing (RUSH), addressed Council and indicated that RUSH represents tenants living in that area of Kitsilano zoned for redevelopment who are concerned about the demolition of present housing to permit construction of condominimums which the present residents could not afford to reside in. He also stated that a number of family homes are being demolished and replaced by housing for adults only. He urged that the local area planning process be discontinued.

Ms. S. Hoeppner, West Broadway Citizens Committee, addressed Council and filed a brief protesting the continuation of local area planning in the Kitsilano area and urging that Council not continue financing the local area planning concept in the community.

Mrs. Kehoe, Kitsilano Community Resource Board, appeared before Council and filed a brief requesting that Council, before approving the Kitsilano local are planning goals, take strong measures to ensure that housing for those who need it most is not destroyed before the Kitsilano goals can be implemented. The brief contained the following proposals and urged that if Council cannot carry out these proposals, the Kitsilano Local Area Planning Program be discontinued:

"(a) That Vancouver City Council amend its City By-laws and/or Charter to allow the City to prevent demolition of housing presently accommodating low and modest income people namely senior citizens, families with children and single parents, the majority of whom receive statutory services.

(b) That the Vancouver City Council direct amendments be made to the City's By-laws RM3 and 3A (apartment zoning) to ensure that at least 25% of the apartment buildings that are built shall be suitable for families with children."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Kitsilano Area Planning Program:
Progress Report No. 2 (continued)

(The foregoing proposals are also referred to in the communication from the Vancouver Resources Board dated January 9, 1975, dealt with by Council earlier this day. See page 5.)

MOVED by Ald. Harcourt,
THAT the whole matter of Kitsilano local area planning and the basic goals for the Kitsilano community be referred to the Standing Committee on Planning and Development for general discussion at a meeting with the Kitsilano Planning Advisory Committee and the resident groups in the area.

- CARRIED UNANIMOUSLY

3. Pofi Bar, 1716 Charles Street:
Complaints of Neighbours

Council on December 17, 1974, deferred consideration of the following recommendation of the Standing Committee on Social Services of December 10, 1974, to permit Mr. R.W. Perrick, Counsel for the operator of the Pofi Bar, to appear before Council to appeal this recommendation:

"THAT Council instruct the Chief License Inspector not to renew the business license of the Pofi Bar, 1716 Charles Street, at its present location and that the Director of Permits and Licenses be asked to assist in finding new accommodation for the Pofi Bar."

Alderman Rankin made reference to information received this date from the Director of Social Planning that the owner of the Pofi Bar has agreed to explore the possibility of changing the access to the Bar to Commercial Drive instead of Charles Street. In the view of the Director of Social Planning, this would result in a satisfactory resolution to the noise problem.

Mr. H. McKenna briefly addressed Council on this matter and suggested that the hours of operation should be curtailed because of the noise factor. The Bar is presently operating until 3:00 a.m.

Mr. Perrick, on behalf of Mr. Bresciani, advised that the owner's license permits him to operate as a pool parlour until 1:00 a.m. and allows unlimited hours of operation as a non-licensed restaurant.

MOVED by Ald. Harcourt,
THAT the Chairman of the Standing Committee on Community Services and the Director of Social Planning review the hours of operation and entrances and exits to the Pofi Bar, as well as the matter of the Development Permit Application for report back to Council as soon as possible.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal re
U.N. Demonstration Project (continued)

Earlier this day, Council had considered this report and dealt with the proposal with respect to the False Creek Lake.

At this time, Council considered the second proposal for a U.N. Demonstration project submitted by the Provincial Government. This proposal is in two parts:

(a) Inner-City Neighbourhood Rejuvenation which would involve infilling and changes in zoning regulations

(b) A local street car line meandering through the neighbourhoods and downtown extending from the P.N.E. to Stanley Park.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Provincial Government's Proposal re
U.N. Demonstration Project (continued)

MOVED by Ald. Harcourt,
THAT the matter of infilling and changes in zoning regulations contained in the inner-city neighbourhood rejuvenation proposal of the Provincial Government be referred to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Council advise the Provincial Government it does not support the creation of a street car line as contained in their proposal for inner-city neighbourhood rejuvenation, but would welcome additional bus service in any part of the City.

- CARRIED

(Alderman Harcourt opposed)

E. University Endowment Lands

Alderman Volrich, under date of January 13, 1974, submitted the following report:

"This is by way of brief report to City Council on the meeting held with Lands and Resources Minister Williams in Victoria on Monday, December 9, 1974. Also present at this meeting along with myself and Alderman Gibson were Mr. Nicolson (Minister of Housing), Mr. Stupich (Minister of Agriculture), Commissioner Brown (Vancouver Park Board), Allan Kelly and Don Lanskail (GVRD), Bruce Yorke (Tenants' Organisation), and Ian Bain and Tom Hetherington (Save University Endowment Lands Association).

Mr. Williams advised the meeting that the Provincial Government has not made any definite decisions or plans with reference to the University Endowment Lands. He advised that there has been some preliminary staff and consulting work but this has been '98%' related to the natural and environmental aspects of the Lands. He stated that matters are at a 'very preliminary stage.'

Mr. Nicolson stated that very little has been done in the way of planning for housing on the University Endowment Lands. He stated that a process of involvement has been discussed and that there has been some architectural input but that this has related to a 'social process.'

Among the matters discussed was the question of whether the present University of British Columbia campus area - about 1200 acres - is, in fact, being utilized as efficiently as it should, particularly in view of the large areas devoted to parking.

The Minister made the point that Vancouver, at present, is a city of comparatively low density and that decisions regarding the University Endowment Lands will, to some extent, be related to decisions and policies by the City and the Regional District in dealing with the housing problem.

I advised the Minister that the City's main concern at this time was to have an assurance that the City and the Regional District will be involved in any planning and decision making that goes on with reference to the University Endowment Lands. He pointed out that the Provincial Government is the owner of the lands but that the City and Regional District will have full opportunity for input.

During the course of the meeting the Minister indicated that the Provincial Government accepts the principle that a large part of the area should be dedicated to park purposes or forest preserve. He indicated agreement with the point that there should be a determination of the role of open space in the area in terms of regional and long range needs, and a determination of how extensive the open space should be, and what shape it should take.

Mr. John Webster (formerly with Marathon Realty and now Provincial Government) was also present at the meeting and I gather that the University Endowment Lands will be a part of Mr. Webster's area of concern."

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

University Endowment Lands
(continued)

MOVED by Ald. Volrich,
THAT the foregoing report of Alderman Volrich dated January 13, 1975, be received for information.

- CARRIED UNANIMOUSLY

F. Establishment of Land for Highway Purposes: Salish Subdivision, Musqueam Indian Reserve No. 2

The City Manager, under date of January 7, 1975, submitted the following report:

"The Supervisor of Property & Insurance reports as follows:-

'By agreement dated July 4, 1970, made between the City of Vancouver and the Minister of Indian Affairs and Northern Development on behalf of the Musqueam Indian Band, the Crown agreed to Grant to the City by Letters Patent that portion of Parcel B, Reference Plan 14341 Musqueam Indian Reserve No. 2, lying within the Salish Subdivision for use for street and public road purposes.

The Letters Patent with respect to the road system have been received and deposited in the Land Registry Office. It now remains for those portions to be formally established for highway purposes and it is therefore

RECOMMENDED That all those portions of Lots 21, 22, 25 & 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, Plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant, be established as highway and that the Formal Resolution establishing the same and submitted concurrently with this report, be passed by Council.'

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report dated January 7, 1975, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW (Angus Apartments)

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Fee Increase)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4445, BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Boyce and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Rankin opposed)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Boyce and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Rankin opposed)

MOTIONS

A. Allocation of Land for Highway Purposes: 1740 Victoria Drive and N/E Corner 2nd Avenue and Victoria Drive

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for road purposes, the following described lands:

1. West 7 feet of Lot "C" of Lots 22 to 24 of Subdivision "A", Block 143, District Lot 264A, Plan 2417

   (1740 Victoria Drive)

2. West 7 feet of Lot "1" of Subdivision of Lot "D" except that part included in right of way shown on Plan 4064, and that part of Lot "D" included in right of way shown on Plan 4064, both of Lots 22 to 24, Subdivision "A", Block 143, District Lot 264A, as shown on subdivision plan sworn to by Edmund T. Wong, B.C.L.S., on the 19th day of November 1974.

   (N/E Corner of 2nd Avenue and Victoria Drive);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Establishment of Land for Highway Purposes: Salish Subdivision, Musqueam Indian Reserve No. 2

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

WHEREAS by Indian Land Grant from Her Majesty the Queen in Right of Canada to the City of Vancouver dated the 3rd day of October, 1974, certain lands were granted and conveyed to the City of Vancouver for public road purposes and described in the said Indian Land Grant as follows:

"That certain parcel or tract of land and premises, situate, lying and being in the City of Vancouver, more particularly known as that portion of Parcel B, Reference Plan 14341, Musqueam Indian Reserve No. 2, Group 1, New Westminster District, shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached hereto."

AND WHEREAS the said lands are more particularly and correctly described as follows:

"Those two portions of Musqueam Indian Reserve No. 2, Group 1, New Westminster District comprising all those portions of Lots 21, 22, 25 and 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant."

AND WHEREAS the said Indian Land Grant to the City of Vancouver is made for so long as the said lands are used for public road purposes;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described lands as highway;

THEREFORE BE IT RESOLVED that all those portions of Lots 21, 22, 25 and 26 of Parcel B (reference plan 10769) of the said Musqueam Indian Reserve No. 2, plan 14341 as shown outlined in red on a plan of survey sworn to by James Davidson, B.C.L.S. on the 20th day of February, 1974, a copy of which is attached to said Indian Land Grant be and the same are hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Sweeney and seconded by Alderman Kennedy, was recognized by the Chair:

Waiving of Penalty on Unpaid Taxes

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,

THAT interest (penalty) accruing to unpaid 1975 advance-billed City taxes on residential dwellings, up to and including June 30th, 1975, be waived.

(notice)

NOTICE OF MOTION (cont'd)

The following Notice of Motion submitted by Alderman Rankin, was recognized by the Chair:

Farmers Market

MOVED by Ald. Rankin,

THAT WHEREAS the City of Vancouver has a large population in an area surrounded by agricultural lands, dairy farms, orchards, market gardens and marine life, etc.;

AND WHEREAS the cost of living of food products in Vancouver is the most expensive in any area of Canada;

AND WHEREAS it is most difficult for citizens to get local fresh fruit, vegetables, dairy products, poultry and fish products;

THEREFORE BE IT RESOLVED THAT the City set up an area on the waterfront between Main Street and Columbia Street designated as a Farmers Market for the enjoyment of the citizens.

(notice)

- - - - -

The Council adjourned at approximately 10:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 14, 1975, adopted on January 21, 1975.

A. Phillips
MAYOR

CITY CLERK

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WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Heather Street, South of S.W. Marine Drive, Blocks C, D, Y & Z, D.L. 319, 323, 324

The City Engineer reports as follows:

"Rayonier Canada (B.C.) Ltd. presently lease Heather Street, south of the C.P.R. right-of-way and have made application to extend the lease northerly to the limit of their property on the east side of Heather Street.

The Company, in carrying out its operation, is forced to cross Heather Street with their mobile equipment, thereby coming under Provincial Motor Vehicle Licensing and Insurance Regulations. If the company leased this portion of Heather Street, their equipment would not have to travel on highway open to the public thereby exempting them from the Act.

I RECOMMEND that the portion of Heather Street, south of S.W. Marine Drive, as shown outlined red on plan marginally numbered LF 7169 be closed, stopped up and leased to Rayonier Canada (B.C.) Limited subject to the following conditions:

(a) The term to be 10 years subject to a six month notice of cancellation if the area is required for municipal purposes;

(b) The rental to be $6,750.00 per annum plus taxes as if levied, rental subject to review every 2½ years, and to be market rental value, in accordance with the recommendation of the Supervisor of Property and Insurance;

(c) The lease area to be used for access purposes and to remain open and clear at all times and not fenced in;

(d) No building to be placed on lease area;

(e) The City and Utility Companies to have the right-of-entry for the construction and maintenance of utilities;

(f) Present access to be available at all times to the building occupied by the British Columbia Hydro and Power Authority Materials Research and Testing Branch.

(g) The City to be relieved of all liability covering the lease area and the crossing over C.P.R. right-of-way."

(h) The applicant to bear all costs of maintenance of lease area and the crossing over C.P.R. right-of-way.

(i) The agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of Portions of Taylor Street, East of Cambie Street Bridge, D.L.'s 2850 and 4678

The City Engineer reports as follows:

"An application has been made by Bay Forest Products Limited to lease the portion of Taylor Street within the area they have fenced. The fence is approximately 10 feet out on the street on the north side and approximately 2 feet out on the south side of the street. At the present time, this does not adversely affect the use of the street.

Cont'd . . .

Clause 2 Cont'd

I RECOMMEND that the portions of Taylor Street shown outlined red on plan marginally numbered LF 7166 be closed, stopped up and leased to Bay Forest Products Limited subject to the following conditions:

(a) The term of the lease to be 10 years with a 6 month notice of cancellation by either party;

(b) The rental to be $62.33 per month in accordance with the recommendation of the Supervisor of Property & Insurance;

(c) The City and Utility Companies to have the right-of-entry for the construction and maintenance of utilities;

(d) An agreement satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Watermain Installations - 1974 Capital Budget

The City Engineer reports as follows:

"The following water mains require replacement:

WATER MAIN PROJECT 410

Street	From	To
Alma Street	14th Avenue	16th Avenue
16th Avenue	Alma Street	Dunbar Street
Windermere Street	Adanac Street	Parker Street
13th Avenue	Carolina Street	200 feet East

The above installations are to replace leaking steel mains. 50% of the work has to be done prior to 1975 paving and 50% is in adjacent blocks which should be done at the same time.

The estimated cost of the project is $47,000.

I RECOMMEND that water mains be installed on the above mentioned streets and that $47,000 be appropriated for Project 410 from the 1974 Water Works Capital Account 128/7903, 'Prior to Paving Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

4. Proposed P.C. Concrete Walks Abutting Parks Throughout the City

The City Engineer reports as follows:

"At a meeting on October 29, 1974, the City Council approved the recommendation of the City Manager to construct P.C. Concrete sidewalks abutting parks at several locations including:

"10. Linear Park on North side of Rosemont Drive between Kerr Street and 58th Avenue."

Since the date of this approval, the Board of Parks and Recreation have decided to postpone the construction of the walk listed as No. 10 until it can be determined if the recently constructed walk within the Linear Park will provide the necessary service for pedestrians in the area.

Walks at the following locations are recommended for construction as substitutes for the above:

Cont'd . . .

Clause 4 Cont'd

a. Jones Park - east side of Commercial St. between the lane south of 37th Avenue and the lane north of 38th Avenue.

b. Garden Park - east side of Templeton Drive between 2nd Avenue and 3rd Avenue.

c. Sunrise Park - West side of Rupert St. between 3rd Avenue and 5th Avenue.

These walks were chosen because they are 'School Collector Walks' and will be installed in conjunction with other 'School Collector Walks' approved at the October 31st, 1974 Court of Revision.

I consider it desirable and in the public interest to construct these sidewalks.

The estimated cost to construct the sidewalks abutting Jones Park, Garden Park and Sunrise Park is $11,000 which approximates the estimated cost of the previously mentioned item No. 10.

I recommend that:

a. The sidewalk on the North side of Rosemont Drive (No. 10) be deleted from the program approved October 29, 1974.

b. The three above mentioned sidewalks be constructed as substitutes."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Closure of Robson Street During Construction on Blocks 51/61/71

Early last year Council reached an agreement with the Provincial Government that Robson Street between Howe and Hornby Street would be closed to traffic except for two transit lanes.

More recently, the City Engineer has reported on the closure of Robson Street during the construction period. On receiving that report, Council requested that Robson Street be kept open continuously during the construction period.

At a recent meeting with Provincial Government representatives they agreed to keep two lanes open to public transit to the greatest extent possible within their construction schedule, but pointed out that during Phase One it will be necessary to close the street. To keep two lanes open continuously as requested by Council would cause delays of up to a year in the construction schedule and would prevent the project being opened for Confex '76. Phase One of their construction schedule is estimated to run from May, 1975 to August, 1976 after which time the two transit lanes on this block on Robson Street would be reopened.

In view of the disproportionately high additional cost and the delay in the construction schedule if this block on Robson Street were kept open continuously during construction, I RECOMMEND that Robson Street, between Howe and Hornby Streets, be closed during the first phase of construction of the Provincial Government complex, which is estimated to be between May, 1975 and August, 1976, and reopened to two lanes of transit thereafter in accordance with our original agreement with the Provincial Government in this regard.

FOR COUNCIL ACTION SEE PAGE(S) 19

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FINANCE MATTERS

RECOMMENDATION

1. Tax Exempt Property - Senior Citizens Housing

The following report has been received from the Director of Finance.

Introduction

"Under Section 396 (c) (i) of the Vancouver City Charter, real property which is owned by a charitable organization and wholly operated for charitable purposes, such as non-profit senior citizen housing, is exempt from real property taxation. Recently, the Provincial Government amended this section of the Charter such that new senior citizen housing which was funded by the Provincial Government after March 31 1974 is considered taxable, unless specifically exempted by City by-law. It appears that the Provincial Government feels that municipalities are reluctant to accept new senior citizen housing because they do not pay taxes, and feel that this amendment would provide a greater incentive to accept these developments. It also appears that the Provincial Government intends to offer operating subsidies to the new senior citizen developments, especially to cover the property taxes, and are looking to the Federal Government to jointly share in these costs. Specifically, the Provincial Government are asking CMHC to offer operating subsidies under Section 44 of the NH Act for sponsor-housing. To the best of our knowledge, the Federal Government has not agreed to this cost-sharing program.

Senior citizens housing developments built prior to the latest change are exempt and presumably such exemption could only be removed through changes to the Charter. The present cost or loss of taxes to the City, relative to these developments, is in the realm of $500,000 per year.

Properties Affected

To the best of our knowledge, there are two senior citizen housing projects which would become taxable as operating units in 1975. Based on past data, it is estimated that the property tax cost per suite per month for these developments will be about $15. It currently appears that there may be a further 5 - 7 more developments constructed in 1975 which would become taxable in 1976. At least one development will be applying to Council very shortly for tax exemption. This is the Kiwanis-Soroptimist Senior Citizens Housing Society development.

Alternative Action

As it now stands, the new developments will become taxable. Council does have the authority under the Charter to make these new developments exempt from real property taxes by passing a specific by-law to that effect.

Burnaby Council has taken action such that new developments will be 80% exempt in 1975, reducing by 20% per year until they are fully taxable.

Recommendation

If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary bylaw."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

cont'd ....

CONSIDERATION

2. Park Board - Ice Rinks

The Director of Finance has submitted the following report:

"The following is an excerpt from the minutes of the Park Board meeting held on December 16, 1974:

'ICE RINK STUDY GROUP - CONSTRUCTION ESTIMATES

The Ice Rink Study Group spoke to their letter of December 12, 1974, outlining investigation of several alternative structural systems in an effort to minimize estimated construction costs for the proposed ice rinks at Connaught Park and Sunset Park, such as reuse of steel from old Jericho hangars, Behlen-Wickes Building Systems and Steel-span building systems. The estimated margin for cost saving for reuse of Jericho hangars was narrow and not recommended, and the architects advised, after investigation of other structural systems, that the standard steel structure had advantages and was preferred.

Mr. M. Garrett outlined their cost comparisons of the Kensington Heights rink in Burnaby, the Britannia ice rink and the proposed Connaught Park ice rink. Their estimate for construction of the Connaught Park ice rink was $1,555,000 and the Sunset Park ice rink was $1,593,000. Staff reported that there will be a deficit of $566,500 to build the two ice rinks at Connaught Park and Sunset Park, and if an ice rink is included at Hastings Community Park, estimated to cost $1,555,000 the estimated total deficit was $1,788,500.

Mr. Garrett advised there would be some savings if the three rinks were proceeded with together on a staggered basis. He further advised it was their opinion that no cost savings would result by going to construction management.

After considerable discussion, it was regularly moved and seconded,

RESOLVED: That, as the architects have investigated other methods of construction, the architects be instructed to proceed with final drawings for Connaught Park and Sunset Park ice rinks, on the basis of the plans submitted at the November 25th meeting, and that discussion be held with Hastings in an effort to proceed with three rinks together, and further, that City Council be advised of the estimated construction costs for Connaught Park and Sunset Park ice rinks, and of the total construction costs for the three rinks, and City Council be requested to provide the necessary funds.

Ice Rinks Financing

The current picture on the ice rinks financing appears to be as follows:

Bylaws funds	$2,750,000	
Britannia cost (net)	808,000	(gross $1,141,000)
Funds available after Brit.	$1,942,000	
Connaught Park	$1,555,000	
Sunset Park	1,593,000	
Ice rink study group	28,500	
gross	$3,176,500	
Less presumed Prov. grants	667,000	
net	$2,509,500	
Apparent shortfall of funds	($ 567,500)	

This is without the Hastings rink at $1,555,000 gross or $1,222,000 net.

cont'd ...

Clause No.2 (continued)

In order to proceed with the Connaught Park and Sunset Park rinks Council must provide $567,500 from some as yet unspecified source. Hopefully construction tenders would be submitted within the above estimates, even though this has not been the pattern to date.

Source of funds

The capital funds that might be used (Park Development, Community Service Centers) are basically close to fully committed. There does not appear to be any significant source of capital funds available under the other capital categories, without detrimental effects on those programs.

The only apparent source of funds to cover this anticipated overage of $567,500 would be the 1975 Supplementary Capital Budget, which already has a high level of committment. It is quite clear that the 1½ mills included in the general purposes mill rate, for capital purposes, will have to continue in 1975. It also appears to be impossible to consider providing any funds for a Hastings Park rink at this time and it would appear that the Park Board could be directed to delete any consideration of a Hasting rink from their planning at this time. It should be recognized by Council that in approving Connaught and Sunset Rinks that the City is actually committing itself to cover a shortfall of $1,235,500 to be reduced to $567,500 if the anticipated Provincial grants are forthcoming."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

RECOMMENDATION

3. Investment Matters (Various Funds)
September to November 1974

The Director of Finance reports as follows:

"(a) Security Transactions during the months of September to November, 1974
(b) Summary of Securities held by the General and Capital Accounts

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept 4	Mercantile Bank of Can.	Sept 13/74	$ 500,000.00	$ 498,613.00	9	11.28
4	Mercantile Bank of Can.	Sept 30/74	987,671.51	979,729.53	26	11.38
5	Mercantile Bank of Can.	Sept 6/74	1,000,301.37	1,000,000.00	1	11.00
6	Toronto Dominion Bank	Sept 10/74	3,502,876.71	3,500,000.00	4	7.50
10	Mercantile Bank of Can.	Sept 26/74	2,000,000.00	1,990,055.20	16	11.40
26	Bank of Montreal	Oct 15/74	996,709.48	991,368.31	19	10.35
26	Mercantile Bank of Can.	Sept 27/74	1,000,294.52	1,000,000.00	1	10.75
30	Bank of B.C.	Oct 1/74	3,000,780.82	3,000,000.00	1	9.50
Oct 1	Bank of Nova Scotia	Nov 15/74	2,027,542.47	2,000,000.00	45	11.17
1	Mercantile Bank of Can.	Oct 4/74	792,024.53	791,324.05	3	10.77
4	Bank of B.C.	Oct 7/74	1,000,657.53	1,000,000.00	3	8.00
7	Mercantile Bank of Can.	Oct 8/74	3,893,071.94	3,891,896.91	1	11.02
8	(Can. Imp. Bank of Comm.)					
	*(Man. Treasury Bills)	Oct 16/74	1,503,369.86	1,500,000.00	8	10.25
8	Royal Bank of Canada	Oct 11/74	967,043.00	966,209.15	3	10.50
8	Bank of B.C.	Jan 15/75	2,060,810.41	2,000,000.00	99	11.21
18	Mercantile Bank of Can.	Oct 22/74	1,464,195.94	1,462,551.47	4	10.26
22	Mercantile Bank of Can.	Oct 28/74	2,463,123.82	2,458,770.75	6	10.77
28	Bank of Montreal	Oct 29/74	1,000,178.08	1,000,000.00	1	6.50
Nov 1	Mercantile Bank of Can.	Nov 4/74	1,000,863.01	1,000,000.00	3	10.50
7	Bank of B.C.	Nov 8/74	2,000,493.15	2,000,000.00	1	9.00
8	Bank of B.C.	Nov 18/74	1,503,904.11	1,500,000.00	10	9.50
12	Toronto Dominion Bank	Nov 15/74	1,953,395.49	1,951,746.40	3	10.28

cont'd ...

Clause No.3 (continued)

15	Mercantile Bank of Can.	Nov	28/74	1,000,000.00	996,263.60	13	10.53
15	Mercantile Bank of Can.	Nov	26/74	1,492,034.38	1,487,314.50	11	10.53
15	Mercantile Bank of Can.	Nov	27/74	999,357.96	995,910.20	12	10.53
18	Mercantile Bank of Can.	Dec	11/74	997,521.21	991,039.00	23	10.38
18	Mercantile Bank of Can.	Nov	22/74	495,952.17	495,367.50	4	10.77
25	Mercantile Bank of Can.	Nov	26/74	1,500,441.78	1,500,000.00	1	10.75
26	Mercantile Bank of Can.	Jan	2/75	1,993,637.83	1,972,582.00	37	10.53
26	Mercantile Bank of Can.	Jan	2/75	500,000.00	494,719.00	37	10.53
26	Bank of B.C.	Nov	27/74	1,500,369.86	1,500,000.00	1	9.00
27	Banque Can. Nationale	Jan	31/75	1,527,994.52	1,500,000.00	65	10.48
				$48,626,617.46	$48,415,460.57		

* $1,500,000. C.I.B.C. B.D.N.'s and $100,000 Manitoba Treasury Bills provided to give sufficient margin for investment with Midland Doherty Limited

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General and Capital Account Transaction (Sales)

Date	Type of Security Bonds Sold	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Sept 3 ≠	B.C. Hydro & Power Authority Parities 7%	Sept 1/75	$398,000	$100.00	$398,000.00	1/0	7.00

≠ Disposal of a security held pending the outcome of a court case which has now been completed.

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Sinking Fund Transactions (Purchases)

Date		Type of Security Debentures	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
Sept	16	City of Van 6%	June 15/80	$10,000.00	$81.46	$ 8,146.00	5/9	10.35
	16	City of Van 5 3/4%	Oct 15/77	2,000.00	88.36	1,767.20	3/1	10.25
	16	City of Van 6%	June 15/80	3,000.00	81.46	2,443.80	5/9	10.35
	17	City of Van 5%	May 1/78	25,000.00	84.43	21,107.50	3/7	10.25
	17	#City of Van 6¼%	Apr 15/80	30,000.00	82.94	24,882.00	5/7	10.35
	27	City of Van 5 3/4%	Oct 15/77	6,000.00	89.00	5,340.00	3/	10.00
Oct	10	City of Van 5%	May 1/78	25,000.00	85.25	21,312.50	3/7	10.00
	21	City of Van 6%	June 15/80	4,000.00	82.00	3,280.00	5/8	10.15
	30	City of Van 5 3/4%	Oct 15/77	5,000.00	89.98	4,499.00	3/0	9.75
Nov	12	#City of Van 6¼%	Apr 15/80	30,000.00	85.90	25,770.00	5/5	9.65
	29	City of Van 5½%	Mar 1/75	25,000.00	99.08	24,770.00	0/6	9.00
		Chartered Bank Deposit Receipts and Government Notes					Term Days	
Oct	1	Bank of B.C.	Oct 31/74	1,008,958.90	-	1,000,000.00	30	10.90
	15	Bank of Nova Scotia	Oct 16/74	1,000,287.67	-	1,000,000.00	1	10.50
	16	Provincial Bank	Apr 16/75	1,055,447.67	-	1,000,000.00	182	11.12
	31	Merc. Bank of Can.	Dec 2/74	995,665.86	-	986,438.20	32	10.67
	31	Banque Can. Nat.	Jan 15/75	1,533,044.38	-	1,500,000.00	76	10.58
				$5,758,404.48		$5,629,756.20		

Guaranteed by Province of British Columbia

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cont'd ...

Clause No.3 (continued)

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT NOVEMBER 30, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Receipts and Government Notes	$33,495,271.37	$32,058,340.00 "

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for September to November 1974 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14 & 20

PERSONNEL MATTERS

RECOMMENDATION

1. PROPOSED FUNCTIONS, ORGANIZATION AND STAFFING OF THE LABOUR RELATIONS DEPARTMENT OF THE G.V.R.D.

On October 1, 1974, Council received a report from the City Manager in connection with the subject matter with the recommendation that -

> "The City Manager be authorized to agree to cost-sharing and administrative arrangements for provision of the job evaluation service by the G.V.R.D., and in a manner satisfactory to the appropriate City officials".

On the same date, Council received a request from the V.M.R.E.U. that -

> '....Council defer action on the above matter until the Union has had an opportunity to assess the effects of the proposal on its membership'.

The Matter was deferred and subsequently the V.M.R.E.U., under date of October 22, submitted their comments on the G.V.R.D. proposal and the City Manager's report.

On October 29, Council again referred the matter to the City Manager for report. I have met with officials of the G.V.R.D. and the V.M.R.E.U. and have to report as follows:

The V.M.R.E.U. are in agreement with the proposal to transfer the Job Evaluation Service to the G.V.R.D. on the understanding that the provisions of the Supplementary Agreement between the City and the V.M.R.E.U., dated March 31, 1967, be retained. This agreement deals in part with Classifications and Reclassifications. Since this Supplementary Agreement is still in effect, no further action is required, however, the V.M.R.E.U. reserve the right to appeal to Council to arrange for the Job Evaluation Function to be returned to the jurisdiction of the City of Vancouver Personnel Services Department as far as V.M.R.E.U. members are concerned, if they are dissatisfied with the service being provided by the G.V.R.D.

The G.V.R.D. officials and myself have mutually agreed:

> "That the transfer from the City to the G.V.R.D. of the responsibility for the Job Evaluation Services for the City and Parks Board, C.U.P.E. (Outside Workers) bargaining units shall be effected as soon as possible.
>
> It is mutually agreed that it should be the objective both of the City and the G.V.R.D. that the responsibility for Job Evaluation Service for the several bargaining units represented by the V.M.R.E.U. (Inside Staff) is to be transferred from the City to the G.V.R.D. not later than by December 31, 1975. By mutual consent of the City and the G.V.R.D. the effective date for the transfer may be advanced without limitation.
>
> It is further mutually agreed that the actual transfer above-mentioned shall be subject to mutual satisfactory arrangement with respect to the mechanics."

Cont'd.....

Clause #1 (Cont'd)

The costs for providing the function will be assumed by the G.V.R.D. effective January 1, 1975.

These costs to include salaries and benefits for the 5½ employees presently engaged in the classification function by the City of Vancouver and rental of the necessary office space in accordance with the arrangements worked out in the case of the Municipality of Burnaby.

The actual salaries and fringe benefits at 1974 rates for the 5½ incumbents amounts to $61,309. This amount would have to be adjusted in 1975 for normal increments and any general wage increase.

The rental of 640 square feet of furnished space at $8.80/square foot amounts to $5,632.00 per year. This is the same basis on which the Provincial Government are leasing space in the City Hall for the Assessment function.

The G.V.R.D. have agreed to these costs by resolution of October 2, 1974, and subsequent agreement as to the amounts by the Director of Finance and Administration of the G.V.R.D.

One further matter needs to be resolved. The Letters Patent of the G.V.R.D. state in part,

> "It shall be a function of the Greater Vancouver Regional District (the 'Regional District') to undertake and carry on labour negotiations and related ancillary services, including, without limiting the generality of the foregoing, job evaluation services and fringe benefit plans planning service for and upon behalf of such of its member municipalities and other public member municipalities and other public bodies who retain the Regional District so to act,...."

The G.V.R.D. Labour Relations Advisory Committee (staff) considers that a reasonably precise definition of the "related ancillary services" and the method of apportioning the costs related thereto should be developed. At a meeting of this Committee on October 23, it was resolved that the Committee and officials of the G.V.R.D. study this matter further with a view to recommending to the G.V.R.D. that they seek an amendment to the Letters Patent to clarify the matter.

Since the foregoing study should provide the required clarification, and the V.M.R.E.U. will retain its rights under the Supplementary Agreement of 1967, I RECOMMEND that the Council of the City of Vancouver retain the Greater Vancouver Regional District to carry on labour negotiations and related ancillary services for all of its employees in respect of whom a bargaining certificate is in effect.

The content of this report has been agreed to by the Business Manager of the V.M.R.E.U. and the Director of Finance and Administration of the G.V.R.D. is also in agreement with this proposal.

FOR COUNCIL ACTION SEE PAGE(S) 20

PROPERTY MATTERS

RECOMMENDATION

1. TENDERS FOR LEASE
   Lots 7,8 & 10, Block 122, D.L. 541
   Situated E.S Howe Street South of Pacific

The Supervisor of Property and Insurance reports as follows:-

"The City owns Lots 7, 8 and 10, Block 122, District Lot 541, situated on the East side of Howe Street, South of Pacific Street. These lots have been leased to Skeans Engineering and Machinery Ltd., (who own Lot 9), for employee parking, on a temporary basis since 1973.

Negotiations were entered into with Skeans Engineering for a 10-year lease but agreement could not be reached on the rental for the premises. Negotiations were thus 'stalemated' and the Company were advised that the property would be advertised for lease and tenders called.

Subsequently, tenders for lease of these lots were opened on November 25th, and, after analysis by this office the following tenders are RECOMMENDED FOR ACCEPTANCE:-

Lots 7 and 8, Block 122, D.L. 541

Lessee: --- R. E. Porter
Use: ------ Parking Lot
Term:------ 5 years
-- thereafter on a year-to-year basis
Rental: --- $150.00 per month for first 2½ years;
To be reviewed every 2½ years thereafter.

The lessee is required to blacktop, drain and service the site, and obtain development permit within sixty days from date of Council's approval.

Lot 10, Block 122, D.L. 541

Lessee: --- Downtown Toyota Centre
Use: ------ Storage of vehicles, with suitable screening, close-board fence
Term: ----- 5 years
-- thereafter on a year-to-year basis
Rental: --- $80.00 per month for first 2½ years;
To be reviewed every 2½ years thereafter.

The lessee is required to pay cost of servicing the site and to obtain a development permit within sixty days.

The offer from Skeans Engineering of $200.00 per month for all three lots, without blacktopping, was the low bid and is not being recommended. On November 28th, 1974, the Company delivered a letter to this Office requesting that they be given the opportunity of meeting the highest bids, to provide employee parking and storage for the components essential to their business. If Council proposes to allow Skeans Engineering the privilege of meeting the highest offers, then Mr. R. E. Porter and Downtown Toyota Centre request permission to appear as a delegation in support of their high bid."

Cont'd.....

Clause #1 (Cont'd)

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved

DELEGATION REQUEST: Mr. J.A. Skeans

Please note possible delegation requests as per report: -Mr. R.E. Porter
-a rep. of Downtown Toyota Centr

2. OFFICE SPACE FOR THE WEST END PLANNING STAFF

The Supervisor of Property & Insurance reports as follows:-

"On December 17, 1974, City Council, in considering a report dated December 12, 1974, from the Joint Committees of Council on Civic & Community Development, recommended that the City lease office space to accommodate the West End Planning Staff, commencing January 1,1975.

The West End Planning Staff have located suitable office space on the second floor of St. Andrews-Wesley Church. Space consists of two separate offices with a total area of approximately 350 square feet. The church has confirmed that these premises can be rented for six months at $150.00 per month plus $30.00 for two underground parking stalls. The total rental at $180.00 per month includes light and heat.

it is noted that the Law Department has advised that the tax-exempt statue of the church will not be jeopardized even though a fee is paid because of Section 396(c) (iv) of the Vancouver Charter.

RECOMMENDED that a lease be drawn as aforesaid to the satisfaction of the Director of Legal Services and the Supervisor of Property & insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. RELOCATION OF DEVELOPMENT GROUP
-False Creek Site Office
--(Lease)

The Supervisor of Property & Insurance reports as follows:-

"The Development Group - False Creek,(Mr. E. D. Sutcliffe's Office)are required to move from their temporary site office at 1105 West 6th Avenue as this building will have to be removed to facilitate re-alignment of the railway tracks.

The Development Group has now located office space at 805 West Broadway and the owners, 805 Medical Dental Centre Ltd. and Esteem Investments Ltd., wish to enter into a lease with the City of Vancouver under the following terms and conditions:-

Cont'd.....

Clause #3 (Cont'd)

(1.) The City to lease approximately 860 square feet of office space

(2.) Term to be two years from November 15, 1974

(3.) Rental to be $645.00 per month plus a portion of taxes when the taxes exceed $90,000.00 per year, and a portion of operating expenses when they exceed $171,000.00 per year. The portion of the taxes and operating costs to be based on the ratio of square foot area occupied by the City in relation to the total rentable area of the premises.

These terms are satisfactory to the Development Group - False Creek and the lease has been reviewed by the Director of Legal Services, who finds it in order.

It is therefore,

RECOMMENDED that the City enter into a lease with 805 Medical Dental Centre Ltd. and Esteem Investments Ltd. on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. LEASE OF 456 WEST BROADWAY
- 1,632 Square Feet, Third Floor

The Supervisor of Property & Insurance reports as follows:-

"The City of Vancouver has been leasing the above premises, (456 West Broadway), for a period of nine months, from May 1, 1974, to December 31, 1974, for the Downtown Study Group. Monthly rental was $340.00 ($2.50 per square foot), plus light and power.

On November 12, 1974, City Council approved a work schedule for the Downtown Team covering the immediate period, November 1974 to March, 1975, a period of three months beyond the present lease.

The agent for the owner advises that they do not want to lease the building for short term, but prefer long term tenancies and would consider a further one-year term at a rental of $3.00 per square foot or $408.00 per month, including light and heat. This new rate is a fair market rental for this type of space. It is noted that other City Groups could use this space if the Downtown Study Group relocated their activity.

RECOMMENDED That the City enter into a lease under the terms and conditions aforesaid with documents drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

RECOMMENDATION

5. LEASE RENEWAL -- 475 MAIN STREET
Traffic Courts & Offices

The Supervisor of Property & Insurance reports as follows:-

"City Council, (In Camera), on May 26, 1970, approved a renewal of the lease of the Traffic Courts and Offices, 475 Main Street, for a period of five years with a right of renewal for a further term of five years. This lease was effective October 1, 1969.

In accordance with the lease terms, the City, on March 22, 1974, gave notice to the lessor that a renewal of the lease was desired. Such renewal negotiations were to be carried out in conjunction with a representative of the Attorney-General's Department as the largest portion of the leased area is taken up by Traffic Courts. In this regard, rent-sharing arrangements between the Civic and Provincial occupation of the premises were agreed upon.

On March 29, 1974, this matter was reported to Council by the Board of Administration and on April 2, 1974, Council adopted the Board's report. Subsequently, it was learned that the Provincial Government only wished to renew for a period of one year instead of the five years provided for in the lease.

Negotiations with the lessor, together with the required consultations with the Attorney-General's Department, have taken place over a lengthy period, however, the lessors have now agreed to renew the lease for one year at a rental of $131,789.00 reflecting an annual square foot rental rate of $7.00 per square foot.

This rate is supported by two independent appraisals and has been endorsed by the representative of the Attorney-General's Department.

RECOMMENDATION:
That the Supervisor of Property & Insurance be authorized to renew this lease for a period of one year at a rental of $131,789.00 effective October 1, 1974, all other terms to remain the same as in the original lease, and all to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. LEASE OF PORTION OF WATERLOT "A"
District Lot 2064, Plan 5568
215 West 1st Avenue

The Supervisor of Property & Insurance reports as follows:-

"On December 10, 1974, City Council approved a recommendation of the City Manager, contained in his report dated December 6, 1974, whereby a lease was granted on Portion of Waterlot "A", District Lot 2064, Plan 5568, (215 West 1st Avenue), to Summer Holdings Ltd.

In the body of this report it is mentioned that a related company, Egmont Towing Ltd., had applied for a development permit, which was conditionally approved, for the installation of a barge slip, tug berth, and other ancillary services for trans shipment of goods.

The Company, Summer Holdings Ltd., has requested that the lease be drawn in the name of the operating company, Egmont Towing Ltd.

Cont'd.... .....

Clause No. 6 (Cont'd)

The Director of Legal Services advises that the lease could be assigned, but as it has not yet been drawn it would be advisable to have the lease drawn in the name of Egmont Towing Ltd. initially.

It is, therefore,

RECOMMENDED that the lease approved by Council on December 10, 1974, in the name of Summer Holdings Ltd. be drawn in the name of Egmont Towing Ltd., with the terms and conditions to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

7. LEASE RENEWAL - 17' Widening Strip being Portion of Arbutus Street, South of 11th Avenue - Adjacent to Parcel B, Block 385, District Lot 526

The Supervisor of Property & Insurance reports as follows:-

"The 17' widening strip adjacent to Parcel B, Block 385, D.L. 526 situated at the southeast corner of 11th Avenue and Arbutus Street is leased to St. Regis-Consolidated Packaging Limited for parking and storage purposes for a ten-year term commencing September 1st, 1964, subject to six months' notice of cancellation by the City.

The City Engineer concurs with a request from the lessee (now Consolidated Bathurst Packaging Limited) for a ten-year lease renewal and by letter dated December 6th, 1974, the Company has agreed to a rental increase from $144.00 per annum to $500.00 per annum, subject to rental review at three year intervals.

The Supervisor of Property and Insurance is of the opinion that this represents a fair market rental for the site.

It is, therefore, RECOMMENDED That the lease of the 17' widening strip abutting Parcel B, Block 385, D.L. 526, be renewed to Consolidated-Bathurst Packaging Limited for a ten-year term commencing September 1st, 1974, at a rental of $500.00 per annum, subject to rental review at three-year intervals and to the remaining terms and conditions contained in the current agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

8. LEASE RENEWAL, LOT 19 Except East 27 Feet, Block 23, D.L. 185, Situated 1100 Block Pendrell Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 19, except the East 27 feet, Block 23, D.L. 185, is bounded by Bute, Comox, Thurlow and Pendrell Streets and is the proposed site of the West End Park Site #7. On July 3rd, 1970, City Council approved use of Lot 19 to Gordon House Neighbourhood Services Association for a Day-care Centre for a one-year term, thereafter on a year-to-year basis, subject to 3 months' Notice of Cancellation at a nominal rental of $1.00.

The site contains a prefabricated building which provides the accommodation necessary for the Day-care Programme.

Cont'd.....

Clause #8 (Cont'd)

The Provincial Government Department of Public Works by letter dated November 20th, 1974, have indicated that they are purchasing the Day-Care Unit from the Neighbourhood Services Association and that they wish the security of a one-year term lease, subject to the remaining terms and conditions.

Correspondence from the Board of Parks and Public Recreation indicates that it will be at least three years before any major redevelopment will occur on Block 23 and therefore, they would have no objection to the lease continuing on a year-to-year basis.

RECOMMENDED That the current lease of Lot 19, except East 27 feet, Block 23, D.L. 185, in the name of Neighbourhood Services Association of Greater Vancouver be cancelled and a new lease be drawn up in the name of Her Majesty the Queen in Right of the Province of British Columbia for a one-year term; January 1st, 1975 to December 31st, 1975, and thereafter on a year-to-year basis, subject to the remaining terms and conditions as contained in the original agreement.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

9. BRANCH LIBRARY--MARPOLE

The Director of Legal Services reports as follows:

"On August 13, 1974, Council approved the establishment and operating costs related to the opening of a branch library in Marpole. The operating costs included an annual rental of $17,707.

The Supervisor of Property and Insurance advises that the sublease between the City and Koffler Stores (Western) Limited for the library has been drafted. The term of the lease is from August 15, 1974 to October 30, 1981. The leased premises are approximately 3570 square feet. The rent for the term is $129,435.14 or $17,956.32 per year. In addition the City is to pay its share of the maintenance costs, rates, taxes, assessments and outgoings chargeable to the common area of the building, such share to be proportional to the City's share of floor space over the leaseable floor space in the building."

The City Manager RECOMMENDS that the City of Vancouver be authorized to enter into a sublease on the foregoing basis, all other terms and conditions being to the satisfaction of the Director of Legal Services.

10. LOTS 29-40, Block A2, D.L. 200A and 2037
E/S Main Street North of Industrial Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lots 29-40, Block A2, D.L. 200A and 2037 were leased to Johnston Terminals Ltd. for 21 years as of August 25th, 1955, with the rental subject to review every five years.

Johnston Terminals ask that their lease be extended to December 31, 1988, which is the common expiry date for leases in the area.

They are presently paying a ground rent of $1,500.00 per month, plus taxes on land and improvements.

Cont'd.....

Clause #10 (Cont'd)

The lease gives the lessees the right to remove the building. However, after negotiation they have agreed to leave the buildings on the land and agree that effective September 1st, 1976, all buildings are City property.

After negotiation, they made the proposal that a new lease be drawn up as follows:-

Commencement Date	- January 1st, 1975
Term	- 14 years
Rental	- January 1st, 1975, to August 31st, 1976 $2,600.00 per month, plus taxes as if levied. September 1st, 1976, to December 31st, 1979 $8,500.00 per month, plus taxes as if levied.
Rental Review	- Every 2½ years and to be market rental value of land and building.
Repairs	- Lessee to make all repairs to the standard of a prudent owner, except structural. The term "structural" to exclude repairs to the roof.
Use	- Industrial Plant, storage and office.
Insurance	- City to insure against fire. Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services.
Lease Agreement	- To be drawn satisfactory to the Director of Legal Services.

The Supervisor of Property & Insurance is of the opinion that the suggested rental of $8,500.00 per month, plus taxes, represents market value.

The ground rent of $2,600.00 per month plus taxes until August 31, 1976, is considered below present market value. However, it represents a bonus to the City of $22,000.00 in increased rent.

RECOMMENDED That the lease of this property to Johnston Terminals be extended on the foregoing basis.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION

11. SALE OF LOTS 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc. Situated N.W. Corner of Ash and S.W. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc., Situated N.W. Corner of Ash and S.W. Marine Drive to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to the conditions outlined in the report to Council by the Supervisor of Property & Insurance. Council establishe the sale date at 120 days from the date of approval of the sale or the date of issuance of a Development Permit, whichever is the sooner. This four month interim period between approval of sale and date of sale was allowed to permit the Society time to submit plans and arrange financing, etc.

Cont'd.. ....

Clause #11 (Cont'd)

Subsequently, this office advised the Society that principal and other sale costs were due and payable by January 8th, 1975 and informed them that in accordance with the City's policy, any outstanding principal after that date would be subject to interest at the current rate of 10½%.

We have now received a formal request from the Society to extend the sale date for a period of six months to July 8th, 1975, as they have not resolved the financing for their project. They inform us that new regulations in 1975 make it desirable to defer application for funds from C.M.H.C. until January 1975, and the approval could not be expected immediately. Therefore, they are requesting a six month deferrment of the date of sale.

If Council were to approve this request, it would result in a saving to the Society of approximately $13,000.00 in interest charges and property taxes, and a subsequent loss of revenue to the City of the same amount.

In considering the Society's request for a deferred date of sale, Council may wish to be aware that the property is being sold below market value.

This request for a deferrment of date of sale by the Cheshire Homes Society is placed before Council for CONSIDERATION."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION and notes that since this property was sold at $77,000 less than the estimated market value, Council may wish to consider increasing the sale price to the Society by the $13,000 that the City would forego in interest and taxes as a result of the Society's request.

FOR COUNCIL ACTION SEE PAGE(S) 20-21

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Contracts for Construction -
Heather Street Marina, Area 6 False Creek

The Development Consultant reports as follows:

INTRODUCTION:

Council on the 22nd of October, 1974 approved the following three recommendations of the Development Consultant:

"1. That the Development Consultant proceed with construction of a 325 boat marina at the foot of Heather Street, Area 6, False Creek, subject to the issuance of a Development Permit and a Building Permit.

2. The Director of Finance recommends that funds for financing the net unfinanced cost of the marina ($937,000.00) be provided from the special property sales reserve, which may be replaced when final financing arrangements for the whole False Creek development become clear.

3. The Development Consultant recommends that contracts for the floats and services, particularly, be negotiated rather than being separately designed and put out for competitive bid, in order to take advantage of the broad design, build and installation services offered by manufacturers and to stay within the budget."

The Development Group has subsequently applied for the Development Permit which is currently being processed by the planning department.

Further, the Development Consultant instructed Thompson, Berwick, Pratt and Partners to invite proposals for the supply and driving of the piles and the construction and installation of the floats.

These proposals have now been received. The prices are firm to the 15th of January, 1975.

PURPOSE OF THE REPORT:

The purpose of this report is to request authority to enter into contracts for the supply, construction and installation of the floats and piles.

ANALYSIS OF PROPOSALS:

Thompson, Berwick, Pratt and Partners invited the 11 companies who are active in this field to submit proposals.

Four proposals were received for the construction and supply of the floats, the supply and installation of the piles and the assembly and installation of the floats.

cont'd ....

Clause No.1 (continued)

The proposals are based on 85 to 88 piles whereas Thompson, Berwick, Pratt on advice from Swan Wooster Engineering recommend a maximum of 96 piles.

Adjusting the tendered sums so that they are comparable and all based on the equivalent of 96 piles, the four proposals are summarized as follows:

a. San Juan Marine Concrete Systems Ltd. with Greenlees Piling Co. Ltd. - concrete and styrofoam floats and wood piles driven five feet- $376,000.00

b. Ercot Development Co. Ltd. - wood and styrofoam floats and wood piles driven to five feet- $288,000.00

c. Ce Fer Design Co. Ltd. - concrete and styrofoam floats and concrete filled hollow steel piles driven to five feet- $433,000.00

d. The Float Slip Co. - urethane foam filled fiberglas floats with wood piles driven to five feet- $320,000.00

Float Slip's product is new and interesting but untried even on a small scale and is not recommended.

The Ce Fer product, in the opinion of Thompson, Berwick, Pratt and Partners is not sufficiently superior to that of San Juan to justify the additional cost and is therefore not recommended.

The Ercot product is the least expensive but being wood on styrofoam will result in annual maintenance costs estimated at $3,000.00 per year compared to $500.00 per year for the concrete and styrofoam. In addition, the wood and styrofoam will need replacement of certain components every five years and the majority of components every ten years whereas the concrete and styrofoam would have an effective life estimated at more than 35 years.

The San Juan Marine Concrete Systems Ltd. is a Canadian subsidiary of Builders Concrete Inc. of Bellingham, who would manufacture the floats. Marinas using their product have been inspected and the product found satisfactory.

The San Juan Marine proposal is within the budget, the price is firm until 15th of January, 1975 and it is the most economic system in the long run even though more expensive at the outset. It is aesthetically superior to a wood float, is less slippery, more stable and has a superior surface.

The San Juan Marine with Greenlees proposal is recommended.

RECOMMENDATIONS:

It is RECOMMENDED that the City enter into contracts with San Juan Marine Concrete Systems Ltd. and Greenlees Pile Driving Co. Ltd. for supply, construction and installation of piles and floats at a cost of approximately $376,000.00, subject to issuance of development permit for the floats (on water facilities).

FOR COUNCIL ACTION SEE PAGE(S) 22

FIRE & TRAFFIC MATTERS

INFORMATION

1. Granville Street Pedestrian Transitway Snow and Ice Control Procedure

The City Engineer reports as follows:

"In recent years, at the request of City Council, the Engineering Department carried out a comprehensive study of snow clearing procedures in Vancouver. Many aspects of snow clearing were analyzed and discussed in Council. Among these was the matter of removing snow from sidewalks. The City of Vancouver did not clear sidewalks while cities such as Winnipeg and Montreal did. It was reported to Council that to institute sidewalk clearing would require 40 jeeps and 20 spreaders, at a capital cost of $265,000 and an operating cost of $119,000, annually. Since the total snow clearing budget for the City of Vancouver averages about $300,000 per year, Council decided not to initiate sidewalk clearing by the City. Instead, Section 76(a) of the Street & Traffic By-law was changed to require every owner in the downtown and other commercial areas to remove snow and ice from the sidewalk abutting his property. This by-law is now being enforced.

When Granville Mall was being designed and sidewalk widths up to 40 feet were visualized, it was felt that the requirement of the property owners removing snow from this larger area would be unfair. For this reason it was decided to include in the new Granville Mall traffic by-law a relaxation of this requirement. Also, in the preparation of the Granville Mall report we included the costs of two bombardier snow clearing tractors and a snow blower. A portion of the costs of this equipment is chargeable against Granville Mall property owners, which is unique to the Granville Mall. Thus, it is necessary to arrive at a snow clearing procedure for Granville Mall that properly considers the different situation on Granville Mall and is equitable on a city-wide basis.

Both of the noted by-laws can be satisfied and equitable treatment of property owners afforded by having the property owners clear the first five feet of walkway immediately adjacent to their properties. The City would clear the remainder of the pedestrian areas as well as the transitway using the special equipment. This would consist of a strip immediately adjacent to the five-foot strip cleared by property owners plus access strips to all bus stop locations. Snow would be stored on the pedestrian portion of the mall in areas other than these. This clearing of sidewalks would be carried out only on Granville Mall and on those sidewalks abutting certain City-owned properties which the City must clear under the by-law.

This procedure has been discussed with the Granville Mall Authority which concurs that the procedure is equitable. It is probable that when other property owners in the city observe snow clearing operations on Granville Mall, they will request similar treatment on sidewalks adjacent to their properties throughout the city. The reason for not providing similar service elsewhere is the larger sidewalk area involved and the special cost sharing with property owners which occurs only on Granville Mall.

The above INFORMATION is provided to Council to facilitate replies to questions likely to arise this winter."

FOR COUNCIL ACTION SEE PAGE(S) 22

CITY OF VANCOUVER

Special Council - January 9th, 1975

A Special Meeting of the Council of the City of Vancouver was held in No.1 Committee Room, third floor, City Hall, on Thursday, January 9th, 1975, at approximately 3:30 p.m. to discuss planning matters generally.

PRESENT: Deputy Mayor Cowie
Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: M. Cross

MOVED by Ald. Bowers
SECONDED by Ald. Marzari

THAT this Council do resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair, to consider planning matters generally.

- CARRIED UNANIMOUSLY

Alderman Bowers advised that on December 17th, 1974, Council deferred a report reference from the Director of Planning on area planning priorities and staffing to a Special Meeting of Council to discuss planning matters generally.

An information package on the Planning Department containing a diagram outlining primary supervisory responsibilities, an organization chart and information on each Division was distributed at the meeting. A copy of this information is on file in the City Clerk's Office.

Mr. R. J. Spaxman, Director of Planning, introduced the members of the Department who would be assisting in the presentation. With the aid of charts and illustrations, Mr. Spaxman outlined the Department's primary responsibilities.

A diagram of a budget "pie" indicated the Department's budget of approximately $1,800,000 was allocated 47% to services and zoning, 23% to central area planning, 13% to overall planning and 17% to area planning.

Mr. T. Jenkinson, the newly-appointed Associate Director, Overall Planning, expressed appreciation for the opportunity of meeting the members of Council and introduced Mrs. P. Johnson, Research Planner, to outline the work of the Overall Planning Division.

Mrs. Johnson stated the objectives of the Division, consisting of two Sections i.e. Policy and Research, are

- to provide information and research services to City departments, outside agencies and the public
- to identify information and data needs and undertake studies to produce required information
- to expand and improve data base for research and policy formulation
- to work with other Departments towards creation of City information system

cont'd ...

- to develop overall City policies as a basis for development strategy

- to develop a monitoring system to evaluate City and other programmes and policies.

Mr. R. Youngberg, Associate Director, Area Planning, introduced the members of his staff working on local area planning projects. There are two sections in the Division:

- Area Planning, who administer local area planning programmes and implement local area plans by utilizing Neighbourhood Improvement and Residential Rehabilitation Assistance Programmes

- In House, who are involved in monitoring activities in communities and are engaged in special projects. In House personnel are receiving experience to enable them to go into Area Planning.

In 1976, Area Planners in Kitsilano and Cedar Cottage may be free to be reassigned to other local area planning programmes.

Mr. D. Hickley, Assistant Director, Civic Development, described the six components of the Central Area Division i.e. Central Waterfront, the West End, Downtown, Downtown East, False Creek and Central Broadway. He introduced his staff who will be responsible for providing effective co-ordination of the development aspects which would affect the various areas. The Division will be responsible for developing zoning policies for Downtown, West End, Central Waterfront and Central Broadway and for development control procedures for major projects in the Central Area.

Mr. H. W. Pickstone, Deputy Director of Planning, introduced the members of the Zoning and Services Division. The Division consists of three sections:

- Special Services, who are responsible for beautification projects, identification and means for preservation of heritage buildings, assistance to Urban Design Panel, co-ordination of N.I.P. and special projects.

- Zoning and Subdivision Control, who are responsible for processing Development Permits, amending the Zoning and Development By-law, providing assistance to the Board of Variance, and processing subdivision, strata-title and air space title applications.

- Staff Services consisting of the Clerical/Stenographic group who are responsible for the administration of the Department and the stenographic and typing services, and the Graphics Group who provide the maps, diagrams etc. for the Department and produce through the Printing Division, the bound Department reports.

Mr. Spaxman concluded the presentation requesting Council's early direction for Area Planning Priorities, Neighbourhood Improvement Programmes and the Central Area Programme.

A discussion followed as to the Department's objectives for 1975 and the staff required to meet the objectives. Members of Council agreed that the presentation was well prepared and very informative.

MOVED by Ald. Volrich

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

cont'd ...

MOVED by Ald. Volrich
SECONDED by Ald. Marzari

THAT the report of the Committee of the Whole be adopted and the Director of Planning and his staff be commended for the presentation.

- CARRIED UNANIMOUSLY

The meeting adjourned at 5:20 p.m.

* * * *

The foregoing are Minutes of the Special Council Meeting of January 9, 1975, adopted on January 21, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 21, 1975, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no 'In Camera' items to be considered. (Later the Mayor requested that Council consider one 'In Camera' matter.)

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney.
THAT the Minutes of the Special Council Meeting of January 9, 1975, and the Minutes of the Regular Council Meeting of January 14, 1975, together with the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Bird,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Hotel Usage of Apartments in the West End - Shato Inn.

City Council, on December 17, 1974, when considering the Housing Committee's report of December 10, 1974 on the matter of apartments in the West End being utilized as hotels, requested the owners of the Shato Inn, 1825 Comox Street, to appear before Council to show cause why their business license should not be suspended. Mr. M. Gaska, the owner, and his son Richard Gaska, addressed the Council explaining why some suites in their apartment building are being rented on a daily basis. The owners are having great difficulty in renting their suites on an economic basis.

Cont'd...

UNFINISHED BUSINESS (cont'd)

Hotel Usage of Apartments in the West End - Shato Inn (continued)

MOVED by Ald. Volrich,
THAT the owners of the Shato Inn be given until the end of February, 1975, to prove that they have discontinued their present practise of providing accommodation in their apartment building on a daily basis.

- CARRIED

(Alderman Bowers opposed)

MOVED by Ald. Volrich,
THAT the Director of Legal Services report back on the definition of apartment accommodation and hotel accommodation as it pertains to the City by-laws.

- CARRIED UNANIMOUSLY

2. Lease of Portion of Waterlot "A" - D.L. 2064, Plan 5568, 215 West 1st Avenue

City Council on January 14, 1975, deferred the Manager's report regarding the lease of a portion of Waterlot "A" as described above. The Manager was asked to determine the type of goods that would be shipped to or from the proposed barge slip and tug berth. The Council noted a report from the City Manager dated January 17, 1975, describing the use to which the property will be put.

MOVED by Ald. Sweeney,
THAT the following recommendation contained in the Manager's report of January 10, 1975, be approved, subject to a prohibition being placed on liquid petroleum products or other products or chemicals, which in the opinion of the City Manager are hazardous, being shipped to or from the barge loading ramp:

"THAT the lease approved by Council on December 10, 1974, in the name of Summer Holdings Ltd., be drawn in the name of Egmont Towing Ltd., with the terms and conditions to remain the same.";

FURTHER THAT the City Manager examine the matter of the movement of hazardous products involving City property in the False Creek area.

- CARRIED UNANIMOUSLY

During consideration of the foregoing matter, Alderman Rankin requested that the City Manager investigate the dumping of fill presently under way in Burrard Inlet at the old North Vancouver Ferry dock.

The Mayor so directed.

UNFINISHED BUSINESS (Cont'd)

3. Tenders for Lease,
Lots 7, 8 and 10, Block 122, D.L. 541,
Situated E/S Howe Street, South of Pacific.

On January 14, 1975, Council approved the recommendation of the City Manager contained in his report of January 10, 1975, regarding the lease of the above-mentioned City-owned properties. It was noted at that meeting that Mr. Skeans had requested to appear as a delegation before Council considered the matter. Mr. Skeans has re-affirmed his request to speak on the subject and it was -

MOVED by Ald. Rankin
THAT Mr. Skeans and Mr. Gary Castle, representing Mr. Porter, the principals involved in the matter, be given the opportunity of addressing Council this day.

- CARRIED UNANIMOUSLY

Mr. J.E. Skeans, on behalf of Skeans Engineering and Machinery Ltd., addressed the Council and filed a brief giving details of the properties in question.

Mr. Castle, of Macaulay, Nicolls, Maitland & Co., Ltd., speaking on behalf of Mr. Porter, requested that the Council grant the lease of lots 7 and 8 to his client, as recommended in the Manager's report.

MOVED by Ald. Kennedy
THAT this whole matter be tabled, pending a full report to include the following:

(i) zoning aspects, parking requirements and future use,

(ii) Downtown Planning Team comments,

(iii) details of contract negotiations with Skeans Engineering and Machinery Ltd.

FURTHER THAT in the meantime the Department withhold any action as a result of Council's resolution of January 14, 1975.

- CARRIED

(Ald. Bird, Harcourt, Rankin, Sweeney and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. Resolution - re Impact of Oil
Policies of the Provincial and
Federal Governments.

The Council noted a letter dated January 9, 1975, from Calgary City Council, concerning the impact of oil policies of the Provincial and Federal governments. Calgary Council requested Vancouver to appeal to senior governments on the matter.

MOVED by Ald. Bowers,
THAT the letter from the City of Calgary be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Soliciting for Charity - International Society for Krishna Consciousness.

Council, on October 1, 1974, when considering the Manager's report, dated September 27 on the above matter, deferred consideration pending the hearing of a delegation from the organization. Arrangements were made on two occasions for the Society to appear before Council and in each case the delegation failed to present itself. The Society is again asking to speak to Council in support of its application to solicit on City streets, parks or other public places to raise funds for ISKCON food relief.

MOVED by Ald. Bird
THAT the request to appear as a delegation be refused.

- CARRIED UNANIMOUSLY.

3. Municipal Debt Moratorium.

Council noted a letter, dated January 15, 1975, from the North American Labour Party requesting to appear as a delegation concerning a debt moratorium caused by the present world economic situation.

MOVED by Ald. Bird
THAT the letter from the North American Labour Party be received and the request to appear as a delegation be refused.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 17, 1975

Works & Utility Matters
(January 17, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Spur Track Crossing over Kent Avenue North, between the Knight Street Bridge Right-of-Way and Borden Street
Cl. 2: Supply of Cover Material - Delta Landfill
Cl. 3: Local Improvement Procedure By-law
Cl. 4: Tender No. 7410 - Water Street Improvement Project
Cl. 5: 1176 West Georgia Street - Tree Removal for Crossing D.P.A. 67607

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Works and Utility Matters
(January 17, 1975)(Cont'd.)

Tender No. 7410 - Water Street
Improvement Project. (Clause 4)

In considering this clause it was

MOVED by Ald. Rankin
THAT the representative from Imperial Paving Limited be granted permission to address Council on this matter.

- CARRIED UNANIMOUSLY

Pursuant thereto, a representative from Imperial Paving Ltd., addressed the Council disputing certain statements made in the Manager's report and answering questions put by members of Council on the operations of his Company.

MOVED by Ald. Rankin
THAT this matter be deferred for further report as follows:

(a) City Engineer - for explanation of the delays experienced by the City with a related company to Imperial Paving Ltd.

(b) City Engineer - in respect of reference by Imperial Paving Ltd. to problems causing delays referred to in the Manager's report, and which at present are the subject of discussion with the Engineering Department.

(c) City Engineer - in respect of clarification of the separate staff involved with Imperial Paving Ltd. and its related company.

FURTHER THAT representatives of Imperial Paving Ltd., and Standard General Construction Ltd., if they so desire, be permitted to speak to this matter when it is again considered by Council.

- CARRIED

(Ald. Bird, Bowers, Boyce, Cowie and Kennedy opposed)

1176 West Georgia Street -
Tree Removal for Crossing -
D.P.A. 67607. (Clause 5)

MOVED by Ald. Bird
THAT the Park Board be given approval to remove the tree located at 1176 West Georgia Street at the expense of the Developer on the understanding the tree will be relocated on site.

- CARRIED UNANIMOUSLY.

Building & Planning Matters
(January 17, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Building Permit B64707 - 1212 Laurier
Cl. 2: Strathcona Demonstration Project
Cl. 3: Strathcona Progress Report

The Council took action as follows:

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 17, 1975) (Cont'd)

Building Permit B64707 -
1212 Laurier. (Clause 1)

MOVED by Ald. Harcourt
THAT the request by Mrs R. Yorsh to appear as a delegation be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

Strathcona Demonstration Project
(Clause 2)

MOVED by Ald. Bird
THAT, if the neighbourhood greenhouse and gardening project as proposed by S.P.O.T.A. is accepted by the Federal Government as a U.N. Project, the City-owned land involved be made available to S.P.O.T.A. for a $1.00 rent, for a period of up to five years.

- CARRIED UNANIMOUSLY

Strathcona Progress Report
(Clause 3)

When considering this clause the Council heard from a representative of S.P.O.T.A. on the matter, particularly with respect to the rental accommodation required by the organization.

MOVED by Ald. Marzari
THAT the City Council agree that the City's Strathcona Rehabilitation Reserves will not be spent without consultation and partnership with the Strathcona Rehabilitation Committee;

AND THAT the City's unallocated funds re Strathcona be put into a reserve account to be set aside for planning or other appropriate uses in the Strathcona area over the year 1975.

- (carried)

MOVED by Ald. Volrich
THAT consideration of this matter be deferred pending a report from the Director of Planning and Strathcona Rehabilitation Committee.

- LOST

(Ald.Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and Sweeney opposed)

The motion to defer having lost, the motion of Alderman Marzari was divided, at the request of the Mayor and action was taken as follows

MOVED by Ald. Marzari
THAT the City Council agree that the City's Strathcona Rehabilitation Reserves will not be spent without consultation and partnership with the Strathcona Rehabilitation Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari
THAT the City's unallocated funds re Strathcona be put into a reserve account to be set aside for planning or other appropriate uses in the Strathcona area over the year 1975.

- CARRIED

(Ald. Bowers and the Mayor opposed)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved after amending the total of funds in clause (2) to read $225,000, as proposed by the Manager.

- CARRIED UNANIMOUSLY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report
January 17, 1975 (continued)

Finance Matters
(January 17, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Tax Exempt Property - Senior Citizens Housing
Cl. 2: One New Position - Public Health Nurse
Cl. 3: ASPO/CPAC Conference
Cl. 4: West End Planning Program - Budget Requirements

The Council took action as follows:

Tax Exempt Property - Senior
Citizens Housing (Clause 1)

The Council considered this Clause which concluded with the following recommendations:

"If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary By-law for 1976, and for 1975, the usual grants in lieu of taxes procedure would apply. For future years Council would receive a report in October of each year advising Council of the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with, including an exemption By-law for the following year.

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Legal Services if Council determines that new senior citizens housing developments should be tax exempt."

MOVED by Ald. Bird,
THAT new senior citizens housing developments be tax exempt and be handled on an annual basis;

FURTHER THAT the recommendation of the City Manager contained in this Clause be approved, and therefore, the officials be instructed on the basis of the recommendations set out in the report.

- CARRIED UNANIMOUSLY

One New Position - Public
Health Nurse (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

ASPO/CPAC Conference
(Clause 3)

MOVED by Ald. Bird,
THAT this matter be referred to the Special Committee re U.N. Conference for consideration and report.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report
January 17, 1975 (continued)

Finance Matters, January 17,
1975 (continued)

West End Planning Program -
Budget Requirements (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Boyce, Kennedy and Sweeney opposed)

Personnel Matters
(January 17, 1975)

Establishing an Orientation Program for
New Employees - Attendance - One Employee,
Personnel Services Department (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 17, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Lot 96, D.L. 339, Sit. 6600 Block Arlington Street
Cl. 2: Acquisition - Britannia Community Services Centre - 936 McLean Drive
Cl. 3: Acquisition for Knight Street Widening - 4267 Knight
Cl. 4: Establishment of City-owned property for Highway Purposes - Sit. on W/S Knight Street between 28th and 29th Avenues
Cl. 5: Establishment of City-owned property for Highway Purposes - Sit. West on Glen Drive at Terminal Avenue
Cl. 6: Demolitions

The Council took action as follows:

Clauses 1 to 6 Inclusive

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 to 5 inclusive, be approved and Clause 6 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
JANUARY 17, 1975

Works & Utility Matters
(January 17, 1975)

Additional Fast Bus Service
into City (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Department General Report
January 17, 1975 (continued)

Finance Matters
(January 17, 1975)

Re-issue of Travelers Group
Policy GA-201699 (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Director of Legal Services contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 4:20 p.m.

- - - - -

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

C. Proposed Heather Marina
City Lands, False Creek

Council had for consideration, the following report from the Director of Planning dated January 17, 1975:

" REPORT PURPOSE

In processing Development Permit Application # 68415, the Director of Planning has considered the conflicting recommendations of the Advisory Committee and the Urban Design Panel. The Advisory Committee, which held a special meeting Friday January 17, 1975 to discuss the Marina plans submitted January 15, 1975, recommended that the Director of Planning:

'APPROVE the application in accordance with the submitted application, such plans and information forming part thereof, including the memo received January 15th, 1975, from Mr. E.D. Sutcliffe, Project Manager, False Creek Development, thereby permitting the construction of on-water marina facilities only, for 325 boats, including an 8' x 43' access ramp and a floating boat lifter, subject to the following condition:

1. A development permit for the on-shore facilities, including the administration building, the off-street parking facilities, access roads and utilities services, is to be first obtained and said facilities to be developed prior to any occupancy or use of the on-water marina facilities.

Further, prior to the issuance of this development permit, the matter of design is to be first referred to City Council.'

The Urban Design Panel recommended refusal on two issues:

1. The small amount of water area within the limited confines of "Heather Bay" largely occupied by the marina which appears to be at least twice as large as originally proposed.

2. The conflict presented by vehicular traffic to and from the marina and ancillary commercial activity in relation to the adjacent residential environment.

At the Urban Design Panel meeting of December 15, 1974, when Heather Marina was debated, the Planning Department was recorded as being opposed to the Panel's recommendation for refusal of a development permit.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Proposed Heather Marina, City Lands, False Creek (continued)

On May 1, 1973, Council passed the following resolution:

> 'The A.D.P. be advisory to Council but that its reports go to the Technical Planning Board and be included in toto in such T.P.B. reports as go to Council. In those instances where the T.P.B. choose to over-ride the recommendations of the A.D.P. the T.P.B. decision be brought to Council's attention prior to implementation.'

Accordingly, the Director of Planning is referring the matter to City Council for consideration.

The Urban Design Panel has stated two major reasons for refusal (see above). The Director of Planning was also concerned about the considerable increase in the size of the marina now proposed compared with that suggested in the original False Creek concepts and in the Area Development Plan. However, it has to be acknowledged that design involves an appropriate consideration of both aesthetic and economic functions. It has been established that a minimum of 325 berths is needed to make the marina an economic venture.

The Director of Planning asked for a model of the proposed marina to be prepared and markers placed on the site in Heather Marina so that he could consider the matter thoroughly. As a result the Director of Planning feels that the new marina concept will be compatible with the general aims for False Creek and that it will produce an attractive waterfront feature.

With regard to the traffic-people conflict, the Director of Planning feels that the conflicts of uses are exaggerated. While there may be conflicts, the concept will not be harmed by them. Part of the advantage of the development is that every part will not be the same - its attraction may be by reason of its being so busy with a mixture of uses. Essentially, it is not an arterial roadway with neighbourhood pedestrian crossings. It should be noted that the traffic circulation plan is in conformity with the Official Development Plan and the Area Plan proposals.

The original development permit application #68415 included both water and land development. It is now intended that the application be considered in two parts in order to facilitate the process:

(a) Marina only
(b) Related land development

The above mentioned development permit application #68415 has now been amended to include only off-shore marina development as indicated by (a) above.

HISTORY

On October 21, 1974, the Urban Design Panel concluded as follows:

> 'It was agreed that if this scheme cannot be improved, the Panel will have no option but to recommend refusal.'

On October 23, 1974, the Vancouver City Planning Commission reported two areas of concern:

(i) extension of the Marina beyond the harbour headline
(ii) the location and general layout of parking

Their recommendation was:

> 'That the Commission recognize the need for and approve the general layout of the Heather Street Marina in False Creek, in principle, but wish to draw to the specific attention of the Technical Planning Board that there will be a precedent-setting infringement of the harbour headline until such time as it has been rationalized in terms of the overall False Creek development.'

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Proposed Heather Marina, City Lands, False Creek (continued)

The Director of Planning suggests that Development Permit Application #68415 be approved subject to the following technical requirements:

(a) approval by the Federal authorities with respect to changing the harbour headline;

(b) assurance that the waterfront walkway will be continuous along the water's edge and will be completed as the development proceeds;

(c) the marina will not be occupied until installation of supporting on-shore facilities required by the City are completed;

(d) all services to the marina are in place and fully operable.

CONCLUSION

This report is submitted for the CONSIDERATION of City Council."

The Director of Planning and the Chairman of the Design Panel both addressed Council setting out the views of the Planning Department and the Design Panel on this matter. The Director of Planning also reviewed the proposed interim parking plans related to the marina.

MOVED by Ald. Rankin,
THAT consideration of this whole matter be deferred pending report as soon as possible, from the Development Consultant and the Director of Finance on a scaled-down marina, i.e., from the present 325 boat capacity to approximately 225; this report to include details of the proposed parking facilities related to the marina.

- CARRIED UNANIMOUSLY

D. Fire Boat Float

The City Manager, under date of January 16, 1975, submitted the following report:

" The City Engineer reports as follows:

'The City of Vancouver Fire Boat is located at #10 Fire Hall on the Burrard Inlet. The boat is secured to a float.

The float is in need of repairs to keep it serviceable. This includes a modified electrical system, new steel piles and adjustments to portions of the approach ramp. It was planned to carry out this work in 1975 and $12,500 will be submitted by the Fire Department in the Basic Revenue Budget. However, changed marine traffic conditions in the area have recently caused the float to break loose from its moorings creating a hazardous condition. Temporary repairs have been made but the Harbour Master has ordered permanent repairs immediately.

The matter has been discussed with Fire Chief A. Konig and he has requested that the City Engineer manage the repair operations.

In view of the urgency of this work and the Harbour Master's order, I RECOMMEND that:

1. The sum of $12,500 for repairs to the fire boat float be approved prior to the approval of the 1975 Revenue Budget.

2. The City Engineer be authorized to carry out repairs.'

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved. "

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 21, 1975, TO JANUARY 20, 1976, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO CREATE A COMMISSION, TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

BY-LAW TO CREATE A COMMISSION, TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME (continued)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3519, BEING THE IMPOUNDING BY-LAW

MOVED by Ald. Marzari,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Establishment of Land for Highway Purposes (To provide for Grandview Viaduct Access)

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of Parcel 5 (reference plan 2681), Parcel I, District Lot 2037; Plan 1341;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT Parcel 5, (reference plan 2681), Parcel I, Plan 1341, be and the same is hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Closing, Stopping Up and Conveying to the abutting owner, Portion of Lane adjacent to Parcel "B", of Lots 12 and 13, Block 420, D.L. 526

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The portion of lane adjacent to Parcel "B" (see 448464-L) of Lots 12 and 13, Block 420, District Lot 526, Plan 1276 is surplus to the City's highway requirements;

3. The owner of said Parcel "B" has made application to acquire this portion of lane to be subdivided with his lands.

THEREFORE BE IT RESOLVED THAT the portion of lane dedicated by the deposit of Plan 1276 lying between the northerly productions of the westerly limit and the easterly limit of Parcel "B" (see 448464-L) of Lots 12 and 13, Block 460, District Lot 526, Plan 1276; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., and marginally numbered LF 7056, a print of which is attached hereto, be closed, stopped up and conveyed to the owner of said Parcel "B" and

BE IT FURTHER RESOLVED THAT the said closed lane be subdivided with the abutting owners land.

- CARRIED UNANIMOUSLY

3. Establishment of Land for Highway Purposes (Lot 26, Block 17, D.L. 391 & 392)(Knight Street Widening)

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT

WHEREAS The City of Vancouver is the registered owner of Lot 26, Block 17, District Lots 391 and 392, Plan 2534;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the following portions of the above-described lands, be, and the same are hereby established for highway purposes and declared to form and constitute portion of highway:

" All that portion of Lot 26, Block 17, District Lots 391 and 392, Group One, N.W.D. Plan 2534 described as follows:

Commencing at the southeasterly corner of said Lot 26;

Thence S. 89° 40' W., 35 feet, more or less, following in the southerly limit of said Lot 26 to the southwesterly corner of said Lot 26;

Thence N. 0° 16' W., 10 feet, following in the westerly limit of said Lot 26;

cont'd....

MOTIONS (cont'd)

Establishment of Land for Highway Purposes (Lot 26, Block 17, D.L. 391 and 392)(Knight Street Widening)(continued)

Thence N. 89° 40' E., 28.05 feet, more or less, following in a line drawn parallel to the southerly limit of said Lot 26, to intersection with a line drawn parallel to and 7 feet perpendicularly distant westerly from the easterly limit of said Lot 26;

Thence North, 110 feet, more or less, following in the said line drawn parallel to the easterly limit of said Lot 26, to intersection with the northerly limit of said Lot 26;

Thence N. 89° 40' E., 7 feet, more or less, following in the northerly limit of said Lot 26, to the northeasterly corner of said Lot 26;

Thence South, 120 feet, more or less, following in the easterly limit of said Lot 26, to the point of commencement."

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 9, 1974, and marginally numbered LF7172.

- CARRIED UNANIMOUSLY

4. Establishment of Land for Highway Purposes (Lot 27, Block 17, D.L. 391 & 392)(Knight Street Widening)

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT

WHEREAS the City of Vancouver is the registered owner of Lot 27, Block 17, District Lots 391 and 392, Plan 2534;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as highway;

THEREFORE BE IT RESOLVED that the following portions of the above-described lands be, and the same are hereby established for highway purposes and declared to form and constitute portion of highway:

" All that portion of Lot 27, Block 17, District Lots 391 and 392 Group One, N.W.D., Plan 2534 described as follows:

Commencing at the southeasterly corner of said Lot 27;

Thence S. 89° 40' W., 7 feet, following in the southerly limit of said Lot 27;

Thence North, 110 feet, more or less, following in a line drawn parallel to the easterly limit of said Lot 27, to intersection with a line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 27;

cont'd....

MOTIONS (cont'd)

Establishment of Land for Highway Purposes (Lot 27, Block 17, D.L. 391 & 392)(Knight Street Widening)(continued)

Thence S. 89° 40' W., 27.95 feet, more or less, following in the said line drawn parallel to the northerly limit of said Lot 27, to intersection with the westerly limit of said Lot 27;

Thence N. 0° 16' W. 10 feet, more or less, following in the westerly limit of said Lot 27, to the northwesterly corner of said Lot 27;

Thence N. 89° 40' E. 35 feet, more or less, following in the northerly limit of said Lot 27, to the northeasterly corner of said Lot 27;

Thence South, 120 feet, more or less, following in the easterly limit of said Lot 27 to the point of commencement."

The same as shown outlined in red on plan prepared by A. Burhoe, B.C.L.S. dated December 9, 1974, and marginally numbered LF7173.

- CARRIED UNANIMOUSLY

5. Allocation of Land for Highway Purposes (4267 Knight Street)

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for road purposes the following described lands:

East 7 feet of Lot 26, Subdivision 2, Block 18, District Lots 391 and 392

(4267 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

At the Council meeting of January 14, 1975, Alderman Sweeney submitted the following Notice of Motion which was recognized by the Chair:

A. Waiving of Penalty on Unpaid Taxes

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT interest (penalty) accruing to unpaid 1975 advance-billed City taxes on residential dwellings, up to and including June 30th, 1975, be waived.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

MOTIONS (cont'd)

At the Council meeting of January 14, 1975, Alderman Rankin submitted the following Notice of Motion which was recognized by the Chair:

B. Farmers Market

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT WHEREAS the City of Vancouver has a large population in an area surrounded by agricultural lands, dairy farms, orchards, market gardens and marine life, etc;

AND WHEREAS the cost of living of food products in Vancouver is the most expensive in any area of Canada;

AND WHEREAS it is most difficult for citizens to get local fresh fruit, vegetables, dairy products, poultry and fish products;

THEREFORE BE IT RESOLVED THAT the City set up an area on the waterfront between Main Street and Columbia Street designated as a Farmers Market for the enjoyment of the citizens.

(referred)

Mr. R. Young, Social Planning Department, outlined for Council's information, the progress to date with respect to staff planning for the Farmers Market in the City. He indicated that a report would be forthcoming within the near future.

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the foregoing motion by Alderman Rankin be referred to the Standing Committee on Community Services for consideration.

- CARRIED

(Alderman Sweeney opposed)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

1. Civic Information - Local Newspapers

MOVED by Ald. Kennedy,
THAT information emanating from City Hall be clearly identified as such including a notice of this fact at the head of any newspaper column paid for by the City.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -
2225 and 2236 East 29th Avenue

advised that the Park Board have requested the Supervisor of Property and Insurance to acquire 2225 and 2236 East 29th Avenue to complete development of an adjacent park. Alderman Harcourt considers that acquisition of these two houses would impose a hardship on the families currently residing in them.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council instruct the Supervisor of Property and Insurance to withdraw the Notice to Vacate given to the residents of 2225 and 2236 East 29th Avenue, and the Park Board be requested to report to Council on this matter.

- CARRIED

(Alderman Cowie opposed)

Alderman Boyce -
49th Avenue Crosstown Bus

raised the matter of the proposed 49th Avenue crosstown bus and queried when a further report on this matter would be forthcoming from the City Engineer. The Mayor advised that he has requested the City Engineer to report on this matter as soon as possible.

Alderman Boyce -
Acquisition of Property:
2665 Point Grey Road

requested that Council acquire the property 2665 Point Grey Road (Lot 9 amended, Block 1, D.L. 192). The Mayor instructed the City Manager to report back to Council on this matter; this report to include input from the Director of Planning and the Supervisor of Property & Insurance

NEW BUSINESS

1. Proposed Shaughnessy Hospital Expansion

Alderman Volrich submitted for information a report to Council dated January 20, 1975, on the proposed expansion of Shaughnessy Hospital.

It was agreed to defer consideration of Alderman Volrich's report and the recommendation therein, to the next meeting of Council.

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The Council adjourned at approximately 6:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 21, 1975, adopted on January 28, 1975.

A. Phillips
MAYOR

B. N. Zell
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. **Spur Track Crossing Over Kent Avenue North, between the Knight Street Bridge Right-of-Way and Borden Street**

The City Engineer reports as follows:

"The B.C. Hydro Railway has applied to cross Kent Avenue North with a spur track to serve the company's unloading facility on the north side of Kent Avenue.

I RECOMMEND that:

(a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.

(b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City after:

(i) the plan has been amended to his satisfaction;

(ii) the B.C. Hydro Railway has executed the said railway crossing agreement.

(c) The agreement be executed by the Mayor and the City Clerk and the seal of the City affixed thereto."

The City Manager RECOMMENDS that the foregoing be approved.

2. Supply of Cover Material - Delta Landfill

The City Engineer reports as follows:

"In 1974, the City commenced a three-year agreement with a contractor for the supply of sand and peat cover material for the Delta Landfill.

The City Engineer's authority to enter into this agreement (Council resolution dated July 9, 1974) provided for negotiated increases in the contractor's price in the second and third years of the agreement, with the increase tied to the appropriate construction cost index.

The second year of the agreement commences January 1, 1975, and the contractor is asking for a 47% increase in the price of sand and 15% increase in the price of peat. These increases are greater than the anticipated 10% increase in the Engineering News Record Construction Cost Index, to which the agreement is tied. The City Engineer has reviewed the contractor's costs and feels that the requested price increase is reasonable. The purpose of this report is to obtain Council's approval to amend the Agreement so that a fair price can be negotiated independent of the E.N.R. Construction Cost Index.

As stated in the previous report to Council, the contractor, Mr. M. Poschner, is recovering the sand and peat cover material from the landfill site itself, rather than by hauling from outside sources as in the past. Mr. Poschner's dredging technique is a special experimental arrangement, and in order to justify the high capital cost of the dredge, drag-line, and other heavy equipment, he requested a three-year agreement with the City.

Because of inflation and anticipated cost increases, Mr. Poschner did not feel he could establish a price that could be firm for three years, and in order to provide a basis for negotiating price increase in the second and third years of the agreement, it was reported to Council in July 1974 that annual price increases would be 'tied to the appropriate construction cost index'.

However, when the agreement was subsequently drawn up, no cost index could be found which could be considered truly applicable to Mr. Poschner's

Cont'd . . .

Clause 2 Cont'd

sand recovery operation, and the E.N.R. Construction Cost Index was chosen, since it at least is an indicator of cost trends in the industry. The agreement was written to permit the two parties to agree on a new price each year, with the proviso that if agreement could not be reached, the price increase (or decrease) would be equal to the increase (or decrease) in the E.N.R. Construction Cost Index. It was expected that the final price agreed to would not be higher than that index.

However, in 1974 the E.N.R. Construction Cost Index has increased by less than 10%. This index, which is based on construction costs in 20 American cities, includes costs of some material components, such as lumber, which have not increased significantly. It has proven not to be a representative index, in that labour, fuel, and equipment costs have risen much more dramatically, especially in British Columbia.

It is noted that the 1974 tenders for the City's annual mineral aggregate supply were approximately 30% higher than the 1973 prices, while the price of sand from our previous source in Delta has risen 50%.

Furthermore, Mr. Poschner's costs have risen because, in addition to the increase in fuel, labour, and equipment costs, he has found it necessary to use more dredging equipment than was originally anticipated. His sand recovery method is now operating smoothly and is providing cover material at a lower cost than could otherwise be obtained. If a realistic increase in price is not provided, it is unlikely that he will be able to continue his operations, and from our experience with previous contractors' attempts at sand recovery, it would not be possible to replace him.

The price increase requested by Mr. Poschner still results in an annual saving of $25,000, when compared to other, external sources of sand.

Therefore, the City Engineer feels that the agreement with Mr. Poschner should be amended to eliminate the provision that price increases be tied to the E.N.R. Construction Cost Index. Since there appears to be no other more appropriate index, the agreement should allow the two parties to negotiate a new price each year in good faith, with provision to terminate the agreement if an acceptable price cannot be negotiated.

Accordingly, it is RECOMMENDED that the Director of Legal Services be authorized to amend the Agreement with Mr. Poschner for the supply of sand and peat cover material at the Delta Landfill, so as to eliminate the provision that price changes be tied to the Engineering News Record Construction Cost Index, and provide for termination if an acceptable price cannot be negotiated."

The City Manager RECOMMENDS the foregoing report of the City Engineer be approved.

3. Local Improvement Procedure By-law

The City Engineer reports:

"Changes in the Local Improvement Procedure By-law (3614 as amended) to incorporate certain new zonings and to reflect an amendment to the Vancouver Charter:

NEW ZONINGS

The Local Improvement Procedure By-Law relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups':

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's and CRM's, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's and P's.

Cont'd . . .

Clause 3 Cont'd

Comprehensive Development Districts are interpreted in each case according to the approved use.

The By-law should be amended:

a. To include the Historic Districts (HA's) in the definition of 'Business and Industrial Districts', and

b. So that the False Creek Comprehensive Development Districts will be dealt with in the same way as the Comprehensive Development Districts.

NEWSPAPER ADVERTISEMENTS

The Vancouver Charter has been amended to remove the requirement of newspaper advertising when Local Improvements are advanced on the initiative. This amendment was sought at the suggestion of the (then) Assessment Commissioner, who pointed out that these advertisements cost some $15,000 per year, that they were in addition to the notices mailed to each affected owner and that no enquiries were received as a result of the advertisements. The By-law should be amended to reflect this change.

The By-law has a further provision requiring the publishing of a notice of Local Improvement Courts of Revision. Since this notice was incorporated in the same advertisement, the same arguments for its discontinuation would apply. This By-law requirement should also be deleted.

RECOMMENDATIONS

I RECOMMEND that the above changes be approved and that the amending by-law which has been prepared be passed."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Tender No. 7410 - Water Street Improvement Project

The City Engineer reports as follows:

"Tenders for the Water Street Improvement Project consisting of the removal of existing surfaces to permit the realignment and repavement in brick and block of the boulevard and roadway and installation of bollards and tree pits were opened on December 30, 1974, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender Number 7410 have been circulated to Council. These bids are unit prices based on quantity estimates supplied by this department and the total cost of the contract may vary according to the actual quantities measured during construction.

The low tender was submitted by Imperial Paving Limited in the amount of $695,515.00. This Company's management and staff are heavily committed to the West End Paving Project which to date has progressed slowly and is less than 50% complete. These projects - one in a high population area and another in a downtown commercial area require a high degree of supervision and effort to minimize inconveniences to residents, pedestrians and vehicular traffic. In the case of the Water Street Project, a decrease in business may result and for this reason the merchants have requested that the surface work be completed before the start of the tourist season. Any delay in completing this project will prolong the traffic restrictions in the area and inconvenience to shoppers resulting in an unnecessary loss of business to the merchants. Because of the limited progress to date and the contract provision that the Company's management and staff complete the West End Project this spring, it is unlikely that Imperial Paving Limited would complete the Water Street contract in the allotted time before the tourist season without also seriously affecting the progress of the West End Project.

Standard General Construction Limited, who submitted the second lowest bid, have a long record of good management of paving projects on Vancouver streets and

Cont'd . . .

Clause 4 Cont'd

have the resources to complete this project within the desired time limit. In view of this, the tender submitted by Standard General Construction Limited in the amount of $737,605.50 (6% more than the low bid) is recommended.

The tender amount of $737,605.50 submitted by Standard General Construction Ltd. is within the departmental estimate and it is anticipated that the overall cost, including work by other forces, will approximate the budgeted funds as approved by Council on November 5, 1974.

The City Engineer RECOMMENDS that:-

(a) A contract be awarded to the tenderer as follows:
Standard General Construction Limited,
Granville Island,
Vancouver, B. C.

Contract No. 7410 - $737,605.50.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

CONSIDERATION:

5. 1176 West Georgia Street - Tree Removal For Crossing - D.P.A. 67607

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

The existing building on this site is to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the south side of Georgia Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the structural design constraints within the building, therefore, the tree will have to be removed from this location. The Board of Parks and Public Recreation have advised that they will undertake the removal of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of removing the tree as a condition of the crossing approval."

The City Manager submits the foregoing report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 623

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Building Permit B64707
   1212 Laurier

Mrs. R. Yorsh has requested permission to appear as a delegation in opposition to the action by the Permits & Licenses Department with respect to her building at 1212 Laurier Avenue. A copy of her letter is attached. The City Building Inspector reports as follows:

"In 1964 Development and Building Permits were issued for the erection of a one-family dwelling at the above location which maintained the required 10' side yard. The building was completed in accordance with the By-law in September of 1965.

On July 9, 1973, Building Permit B64707 was issued to repair the eaves on the south side, replace an open patio and install new decking on the second floor balcony at the rear of the dwelling.

On July 15, 1973, an inspection was made at which time it was found that an addition was being made to the west side of the building which projected into the required side yard. An application was made to the Board of Variance requesting a relaxation of the required side yard but on July 25, 1973, this application was refused.

The owner was subsequently notified to remove this addition and after several inspections and meetings with various staff members, refused to do so. The matter was referred to Crown Counsel for the laying of charges and the case appears in court on January 17, 1975.

It is recommended that the City Building Inspector be instructed to continue enforcement of the Zoning and Development By-law."

The City Manager RECOMMENDS that the recommendation of the City Building Inspector be approved.

DELEGATION REQUEST - MRS. R. YORSH

CONSIDERATION

2. Strathcona Demonstration Project

The Director of Planning reports as follows:-

"Late last year SPOTA submitted a proposal for a demonstration project to the Special Committee re UN Demonstration Project. The minute of the Committee Meeting of December 19, 1974 relative to this submission is as follows:

'4. Strathcona Community Demonstration Project

Mr. Ted Young spoke in support of the proposal submitted by a Joint Committee of five Strathcona residents groups. The proposal consists of three elements:

(a) recording the documentation of the self-help process of the citizens involved in urban renewal and rehabilitation programs.

cont'd ...

Clause No.2 (continued)

(b) implementing a self-sufficient neighbourhood greenhouse and gardening project to supply the residents with their own low-cost vegetables.

(c) co-ordinating a hospitality program to present the community as a whole to the UN Conference.

The Joint Strathcona Committees would like the City of Vancouver to make land available for the greenhouse and gardening project but it was pointed out that a Council resolution would be needed showing agreement to the City leasing the land to the residents.

The Committee felt that this should be submitted as a demonstration project for Canada. Mr. Young was advised to meet with Mr. Pickstone, Deputy Director of Planning, to further develop the proposal for submission to the 1975 Committee dealing with demonstration projects.'

On January 7, Mr. Ted Young, Chairman of the Strathcona UN Committee wrote to Council asking for the use of some city owned land rent free for a period of five years to enable the project to go ahead. A copy of his letter is attached.

This project was discussed at the Strathcona Rehabilitation Committee meeting of December 11 and while there was no formal endorsement, it was generally favourably regarded by the members of that Committee.

Mr. Pickstone held several discussions with the Strathcona UN Committee and it appears that this is a very imaginative proposal which carries some significance for the UN Conference. There are a number of groups in Strathcona whose objectives have not always been coincident and there has not been a good history of co-operation. This applies particularly in the case of the two public housing groups and SPOTA. Now, however, all these groups have come together in the Strathcona UN Committee and this is as a result of very strenuous efforts on the part of the individuals involved. The original proposal was for an entirely "software" project which would use the Strathcona Rehabilitation project as a demonstration of joint action between a community and various levels of government. Only SPOTA would have been involved. The current proposal is for the whole community. It is central to the greenhouse part of the proposal that the land be available at less than market rates. There is no possibility of the project carrying itself with market rental for the land. The proposal in its present form therefore is dependent on either the rent free situation as requested by SPOTA or a minimum rent arrangement which would have to be the subject of calculation. It is a policy matter whether Council is prepared to make the land available either without cost or at a reduced rental. The matter is therefore submitted for the consideration of Council."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

RECOMMENDATION

3. Strathcona Progress Report

The Director of Planning reports as follows:-

"On November 5, 1974 Council referred the matter of unexpended funds for the Strathcona project to the Strathcona Property Owners and Tenants Association, with the request that the matter be raised again on November 26th. Following discussion with SPOTA, it was felt that a better arrangement would be to deal with the matter in the Strathcona Rehabilitation Committee and this information was transmitted to Council on November 26th. Since then there have

cont'd ...

Clause No.3 (continued)

been two meetings of the Strathcona Rehabilitation Committee and whereas there has been some progress, there are some matters still unresolved. At the last meeting of the Strathcona Rehabilitation Committee I was requested to put forward a Progress Report to Council for its information.

The Committee has been dealing with the requests from SPOTA which were presented to Council and which are attached as an appendix to this report. The status of these as they are listed is as follows:

1) Administration cost for SPOTA. This has been agreed by the Committee as a reasonable proposal. An additional $500.00 has also been agreed by the Strathcona Rehabilitation Committee for audio-visual material in connection with the proposed United Nations project. This report contains a recommendation for the $2,500.

2) Purchase demolition clearance and construction of homes to replace derelict and non-conforming properties. SPOTA has agreed that there should be no reference in this section of the construction of homes and it should be limited to the purchase, demolition and clearance. Adequate funds are already provided for this item and while there has been some progress in negotiations, without expropriation there are only going to be a few purchases. Partly as a result of negotiations, two of the properties which were listed have since been improved so this part of the operation has had some limited success.

3) Purchase of rental properties and rehabilitation. It has been agreed by the Strathcona Rehabilitation Committee that the Strathcona project is not a suitable vehicle for this sort of activity and that SPOTA could carry this out effectively itself as a non-profit organization and with very substantial financing under the National Housing Act.

4) Low interest loans to assist owners to comply with lodging house by-laws. Several apartment buildings in the area received grant loans and carried out their renovations including some improvements to the fire safety arrangements before enactment of the new provision. They are now in contravention of the amended by-law. The Strathcona Rehabilitation Committee is carrying out a survey of all apartments under the Strathcona area to see if the loan provisions of the R.R.A.P. program were available as part of the Strathcona project whether any of the owners would be interested in participating. This is a last attempt to see if some of the apartments in the area which have been fairly unresponsive to date could be persuaded to improve their buildings.

5) Purchase of property to complete Linear Park. There are two properties involved. The Strathcona Rehabilitation Committee is very sympathetic to the proposal and has asked the Supervisor of Property and Insurance to approach the owners.

6) Southerly extension of Linear Park (overpass, tennis courts, squash, drainage.) This is a proposal to build an overpass across Prior Street from Linear Park to False Creek Park and also to develop the listed facilities on the balance of the site on which Number 1 Fire Hall is presently under construction. The Strathcona Rehabilitation Committee had previously concluded that there was no case to be made for constructing the overpass and as the area listed for the recreation facilities is also that under consideration by SPOTA for its UN Demonstration project, it was agreed that there would be no further consideration of this item until the UN Demonstration Project was considered.

cont'd ...

Clause No.3 (continued)

Since the meeting of the Strathcona Rehabilitation Committee on December 11, SPOTA has written to Council on January 9 also commenting on the foregoing items. In the case of Item #6 - Southerly Extension of Linear Park - there is a significant difference between the position noted in SPOTA's letter and that of the Strathcona Rehabilitation Committee. It is understood that this is as a result of second thoughts by SPOTA as there was no dissension on this or any of the other items at the meeting on December 11. A copy of the letter from SPOTA is attached.

The main urgency for dealing with the Strathcona uncommited funds arose because of commitments on Water Street. This is now covered out of supplementary capital so the immediate need to settle the Strathcona surplus funds has disappeared except for certain public works items which were recommended in November. Following is an extract from the City Manager's report of November 1, 1974:-

'The Strathcona Rehabilitation Committee has held two meetings on October 9, 1974 and October 23, 1974. All suggestions for extending the project were considered and the following items were recommended:

New and replacement sidewalks on Prior Street	$22,000
Paving - three extra lanes related to the Linear Park and arising from experience of the park	15,000
Tree planting on Prior, Campbell and extra for McLean Park	20,000
Irrigation for Linear Park and McLean Park	20,000'

These items were referred back with all the other items by Council on November 5 even though they had already been approved by the Strathcona Rehabilitation Committee. Construction of the Linear Park is at a stage when it is important to know whether the irrigation is to be included or not, and the paving and sidewalk construction should be started as early as possible in the spring. The recommendation is therefore included on those specific items which have already been recommended for approval by the Strathcona Rehabilitation Committee.

The Strathcona project is continuing on a reduced scale longer than was originally intended. Funds were provided in the project for attendance at Strathcona Rehabilitation meetings by members of SPOTA and by their consultants to the extent of $3,000 for SPOTA members and $3,000 for consultants. Payment was $25.00 for a maximum of two members and $50.00 for a maximum of two consultants per meeting. Both these amounts are now exhausted and in fact there has been no money for payment at the last meeting. $1,000 extra for each item will more than see the project through and a recommendation is attached.

The Director of Planning recommends:-

a) The foregoing be received as a Progress Report on Strathcona uncommited funds.

b) A total grant of $2,500 be provided for SPOTA administration costs in connection with on-site information, interpretation, etc., the City's share being $625.

cont'd ....

Clause No.3 (continued)

c) The funds for attendance at Strathcona Rehabilitation meetings by SPOTA members and their consultants be increased by a total of $2,000, or a City's cost of $500.

d) Council approve the extra items (sidewalks, paving, tree planting, irrigation) recommended by the Strathcona Rehabilitation Committee for a total cost of $77,000, or a City's share of $19,250. "

The City Manager makes the following additional points:

The Report of November 1 referred to by the Director of Planning also recommended that the City request the Provincial and Federal Governments to transfer $210,000 of their urban renewal funds to the Water Street Beautification Project, and $300,000 to cover the deficit in the Britannia Urban Renewal Project. As the Director of Planning notes, Council has taken care of the Water Street Project from supplementary capital pending a resolution of the extra requests from SPOTA. The City is still in a deficit position, however, on the Britannia project and it seems important to settle that issue. Accordingly the City Manager RECOMMENDS

1) That the recommendations of the Director of Planning be approved, and,

2) That Council request the Provincial Government and CMHC to transfer to the Britannia project a total of $300,000 from their allocation for the Strathcona project.

FOR COUNCIL ACTION SEE PAGE(S) 63-4

FINANCE MATTERS

A-7

RECOMMENDATION

1. Tax Exempt Property - Senior Citizen Housing

The following report has been received from the Director of Finance and the Director of Legal Services.

"Introduction

Under Section 396 (c) (i) of the Vancouver City Charter, real property which is owned by a charitable organization and wholly operated for charitable purposes, such as non-profit senior citizen housing, is exempt from real property taxation. Recently, the Provincial Government amended this section of the Charter such that new senior citizen housing which was funded by the Provincial Government after March 31, 1974 is considered taxable, unless specifically exempted by City by-law. It appears that the Provincial Government feels that municipalities are reluctant to accept new senior citizen housing because they do not pay taxes, and feel that this amendment would provide a greater incentive to accept these developments. It also appears that the Provincial Government intends to offer operating subsidies to the new senior citizen developments, especially to cover the property taxes, and are looking to the Federal Government to jointly share in these costs. Specifically, the Provincial Government are asking CMHC to offer operating subsidies under Section 44 of the National Housing Act for sponsor-housing. To the best of our knowledge, the Federal Government has not agreed to this cost-sharing program.

Senior citizens housing developments built prior to the latest change are exempt and presumably such exemption could only be removed through changes to the Charter. The present cost or loss of taxes to the City, relative to these developments, is in the realm of $500,000 per year.

Properties Affected

To the best of our knowledge, there are three new senior citizen housing projects which are taxable as operating units in 1975. Based on past data, it is estimated that the property tax cost per suite per month for these developments will be about $15. It currently appears that there may be a further 5-7 developments constructed in 1975 which would be taxable. At least two developments are applying to Council very shortly for tax exemption.

Alternative Action

As it now stands, the new developments are taxable. Council does have the authority under the Charter to make these new developments exempt from real property taxes in the year following the passing of a specific by-law to that effect. In the period before the by-law makes the property exempt the City's normal procedure for grants in lieu of taxes could apply.

Burnaby Council has taken a policy position such that new developments will be 80% exempt in 1975, reducing by 20% per year until they are fully taxable.

Recommendation

If Council wishes to continue the tax exempt status of new senior citizen housing developments, it is recommended that it be done on an annual basis so that if the Federal/Provincial or Provincial support program materializes, then the City could make the developments taxable without this being detrimental to the residents. Should Council proceed on this basis it is further recommended that the Director of Legal Services be instructed to prepare the necessary by-law for 1976 and for 1975 the usual grants in lieu of taxes procedure would apply. For future years Council would receive a report in October of each year advising Council of the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with, including an exemption by-law for the following year."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Legal Services if Council determines that new senior citizens housing developments should be tax exempt.

cont'd ...

2. 1 New Position - Public Health Nurse

The Medical Health Officer reports as follows:

"The Vancouver Resources Board has authorized the addition of one Public Health Nurse I position to the complement of Health Staff seconded to their Health Care and Aging Division.

By letter, the Vancouver Resources Board have requested that the existing billing arrangement be continued to cover this new position.

The Medical Health Officer recommends:

a. That an additional Public Health Nurse I position seconded to Vancouver Resources Board be authorized.

b. That funding for the position be included in the 1975 Departmental Salary Estimates.

c. That the Vancouver Resources Board be billed for this position in accordance with the existing arrangement."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

CONSIDERATION

3. ASPO/CPAC Conference

The Director of Planning reports as follows:

"From April 12, 1975 to April 17, 1975, a joint Conference of the Community Planning Association of Canada and the American Society of Planning Officials will be conducted in Canada. This conference will be composed of citizens, elected officials and planners. Additionally, in May of 1976, the United Nations Conference on Human Settlements will be conducted in Vancouver. Between these two conferences, it is expected that approximately 20,000 delegates will be in Vancouver for discussions of living conditions in Human Settlements.

It is expected that as the host city for both of these conferences, there will be considerable interest in the efforts that the City of Vancouver is making in dealing with urban development. Also, the representatives of citizens' groups, of governments, and professionals from Canada, North America and the world will undoubtedly be interested in Vancouver itself as well as our programs for dealing with problems and planning for the future.

In order to explain both the City's program of planning and a description of the City of Vancouver, it is considered desirable to develop a semi-permanent display for the two conferences. Additionally, a small pamphlet would be distributed to those in attendance.

More importantly however this display will be used for information and educational purposes for the residents of Vancouver. Materials that have been collected and used by the Department (as in the Downtown Study) will be utilized. It could be circulated to schools, libraries, information centres and prominent public locations.

The Department can handle most of the work with its present resources, but some allowance for overtime will be necessary for the design and graphics group within the Department. In addition, an amount of $2,000 will be needed for contract or temporary help to carry out most of the construction.

cont'd ...

Clause No.3 (continued)

The cost of this effort is estimated at a relatively low cost of:

(1)	Public display:		
	Materials	$ 6,000	
	Contract of temporary help	1,000	
	Purchase of equipment	2,000	
	Overtime	1,500	
	Miscellaneous	800	
		$12,300	
(2)	Information Pamphlet:	$ 1,000	
			$13,300

It is therefore recommended that $13,300 be approved in advance of the 1975 Budget to provide a public display and information pamphlet. "

The City Manager submits the request of the Director of Planning for Council's CONSIDERATION.

RECOMMENDATION

4. West End Planning Program - Budget Requirements

The Director of Planning reports as follows:

"City Council, on December 17, 1974, approved a half-time planner position to June 30, 1975 for the West End program, and also approved $300 moving costs. At that time, Council instructed the Supervisor of Property and Insurance to negotiate a lease for office space at 456 West Broadway to accommodate West End planning staff.

On January 14, 1975, City Council adopted a report of the City Manager recommending that office space at 1012 Nelson Street (St. Andrew's-Wesley United Church) be rented by the City for six months at $150 per month plus $30 per month underground parking in lieu of the West Broadway accommodation.

In an earlier report, responsibility for the West End planning office was transferred from the Social Planning Department to the City Planning Department; unfortunately, a budget was not provided for in earlier Council approvals. It is therefore requested that funds be allocated for the first six months of 1975 in accordance with the following budget estimate:

I.	Insurance (approx.) (Acquisition cost of items insured: $880)		$ 50	
II.	Janitor services: $50 per month for 6 months		300	
III.	Telephone:		443	
IV.	Miscellaneous		200	
V.	Rental of meeting halls		200	$ 1,193
VI.	PRINTING AND PUBLICITY			
	Printing & Postage:			
	500 Urban Design Guidelines @ $2.00	$1,000		
	1,200 Open Space brochures @ 50¢	600		
	500 Traffic Scheme II maps @ 50¢	250	1,850	
	Postage		600	

cont'd ...

Clause No.4 (continued)

Publicity			
Planning and Plain Talk column: 6 mos. @ $100	600		
Street Scene (bi-monthly)	250		
Miscellaneous, e.g. newspaper advertisements for public meetings	600	1,450	
VII. Office supplies for six months		250	4,150
NEW AND NON-RECURRING			
Telephone installation		135	
2 tack boards 4' x 6'		100	
Moving costs (end of June)		200	435
TOTAL			$ 5,778

It should be noted that if the use of consultants is required this will form the subject of a separate report."

The City Manager RECOMMENDS that a budget as requested by the Director of Planning be set up for the West End Planning Program in the amount of $5,778.00.

FOR COUNCIL ACTION SEE PAGE(S) 65-6

PERSONNEL MATTERS

RECOMMENDATION

1. "ESTABLISHING AN ORIENTATION PROGRAM FOR NEW EMPLOYEES"; ATTENDANCE : ONE EMPLOYEE, PERSONNEL SERVICES DEPARTMENT

The Director of Personnel Services reports as follows:

"An American Management Association course entitled 'Get Your Employees Off To A Good Start' is to be held in Chicago from February 5 - 7, 1975 inclusive. The course deals extensively with developing and evaluating an employee orientation program, with case studies of successful orientation programs, and includes a project session for the attendee in which he develops an orientation program for his organization.

This course is particularly appropriate for a City employee to participate in at this time owing to the publication of the new "Employees Handbook" which is the first stage in development of our own improved employee orientation program.

I therefore wish to send Mr. D.R. Nightingale, Training Coordinator, to the course as he will commence developing and implementing our employee orientation program next month.

The total cost to the City would be approximately $820.00, (Course fee - $380.00, Air and Ground Transportation - $300.00, Hotel, Meals, Gratuities and Incidentals - $140.00) plus four days leave of absence with pay.

The Comptroller of Accounts advises that this amount would be available in Appropriation No. 7090/933, Administrative and Technical Courses - All Departments. As the required amount exceeds $750.00, authorization by Council is required according to Personnel Regulation No. 248-4."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

PROPERTY MATTERS

RECOMMENDATION

1. Lot 96, District Lot 339
Situated 6600 Block Arlington Street

The Supervisor of Property and Insurance reports as follows:

"A request has been received from the Vancouver Association for the Mentally Retarded for an extension of time in which to commence construction of their development in Champlain Heights.

On November 17, 1970, City Council approved the sale of Lot 96, D.L. 339, situated on the west side of Arlington Street, in the 6600 Block, to the Vancouver Association for the Mentally Retarded.

A condition of this sale was an option to repurchase in favour of the City, should construction of this project fail to commence by April 1st, 1973. The Association was unable to commence construction within the allotted time and requested and received extensions to November 1st, 1974, with the City having a 3 month period to exercise its option.

The Association has encountered various unavoidable delays, but have now obtained the necessary zoning amendments, development permit and applied for a building permit. They have now reached a point where most of the problems have been resolved.

This Office has kept in touch with the Association regarding progress on this project and they are actively engaged in preparations to commence as soon as possible. We have contacted our Planning Department and they concur with our recommendation that a further extension would be justified. It is therefore:

RECOMMENDED that a new option agreement be drawn up between the City and the Association granting the City an option to repurchase Lot 96, D.L. 339, at the net purchase price in the event construction does not commence by July 1st, 1975, the City to have 3 months from that date to exercise its option."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition Britannia Community Services Centre - 936 McLean Drive; South half of the North half of Lots 10, 11 and 12; Block 25, District Lot 264A

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 8, Board of Administration, Property Matters, February 1st, 1974, approved by Council February 5th, 1974, authorizing the Corporation Council to expropriate the South half of the North half of Lots 10, 11 and 12, Block 25, District Lot 264A and to apply to the Court for a Vesting Order and for an Order for Possession.

Subsequently in March, 1974, the owner, through his Solicitor, delivered title to the City, the subject improvements were demolished, and the City advanced a payment of $20,000.00, without prejudice, pending final settlement.

The Director of Legal Services has now received a letter from the owner's Solicitor offering to accept the sum of $35,000.00 as settlement of his compensation from the City, inclusive of all consideration. This amount is considered reasonable and is substantiated by independent appraisals. It is endorsed by the Director of Legal Services and has been approved by Central Mortgage and Housing Corporation.

Cont'd.....

Clause No. 2(Cont'd)

The subject property is the last property to be settled in the Britannia Community Services Centre site.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire this property for the sum of $35,000.00, inclusive of all consideration, chargeable to Code #5830/427."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Acquisition for Knight Street Widening
East 7 feet of Lot 26, Sub. 2, Block 18
District Lots 391 & 392
4267 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 5, Board of Administration, Property Matters, dated February 1, 1974, approved by Council on February 5, 1974, confirming the final offer of $431.20 for the East 7 feet of Lot 26, Sub. 2, Block 18, District Lots 391 and 392, subject to repair of lawn damage, for the widening and improving of Knight Street, and authorizing the expropriation of the said widening strip.

The owners' solicitor has recently advised that, after consideration, his clients have agreed to accept the City's final offer and requested that the City finalize the acquisition directly with his clients. Following discussions, the owners have agreed to convey the East 7 feet of their Lot 26 to the City, subject to:-

(a) Payment of $431.20 for loss of land

(b) Payment of $50.00 for out-of-pocket expenses

(c) City to rebuild fence at the new property line at estimated cost of $300.00

The owners have asked that this acquisition be concluded as soon as possible and they have executed the documents conveying the 7-foot strip to the City.

RECOMMENDATION:
That the Supervisor of Property & Insurance be authorized to acquire the East 7 feet of Lot 26, Sub. 2, Block 18, District Lots 391 and 392 on the foregoing basis, chargeable to Code No. 148/7919."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Establishment of City-owned Property for Highway Purposes - Situated on West Side of Knight Street Between 28th and 29th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Lots 26 and 27, Block 17, District Lot 391 and 392, Plan 2534, situated on the West side of Knight Street between 28th and 29th Avenues, were purchased under approval of Council February 19th, 1974, to provide for the widening of Knight Street and have been held pending the required portions being established as highway.

Cont'd.....

Clause No. 4 (Cont'd)

In accordance with Council's instructions, it is now proposed to formally establish a 7-foot strip on the easterly side and a 10-foot strip on the southerly side of Lot 26, and a 7-foot strip on the easterly side and a 10-foot strip on the northerly side of Lot 27 for highway purposes. Formal resolutions establishing the same are submitted to Council concurrently with this report.

RECOMMENDED That the easterly 7 feet and southerly 10 feet of Lot 26 and the easterly 7 feet and the northerly 10 feet of Lot 27, Block 17, District Lot 391 and 392, be established as highway and the formal resolutions establishing the same be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Establishment of City-Owned Property Situated West of Glen Drive at Terminal Avenue for Highway Purposes

The Supervisor of Property & Insurance reports as follows:-

"Parcel 5 (Reference Plan 2681) of Parcel I, District Lot 2037, Plan 1341, which lies beneath the west end of the Grandview Viaduct was obtained from the Vancouver, Victoria and Eastern Railway and Navigation Company for construction of the Viaduct, but was not formally established for road purposes. The City now proposes to provide a better access under the Viaduct and wishes to have Lot 5 formally established at this time.

It is therefore

RECOMMENDED That Parcel 5 (Reference Plan 2681) of Parcel I, District Lot 2037, Plan 1341, be established as highway and that the formal resolution establishing the same, which is submitted concurrently with this report, be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

6. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
1067 & 1073 Seymour Street; Lots 24 & 25, Block 83, D.L. 541	Civic Parking Purposes	Phillip J. Blackall	$1,425.00	4769/

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 66

B-1

WORKS & UTILITY MATTERS

INFORMATION:

1. Additional Fast Bus Service Into City

The City Engineer reports as follows:

"The Bureau of Transit Services is instituting the #820 Canada Way Fast Bus on January 3, 1975. This service will operate on a half hourly schedule on weekdays between 6:00 a.m. and 12:00 midnight, on Sundays and Holidays between 9:00 a.m. and 12:00 midnight, and Monday through Friday, the service will be increased to a 15 minute headway between 6:30 a.m. and 8:30 a.m. and 4:00 p.m. to 6:00 p.m.

The bus will enter the City at Boundary and Douglas Road, and will proceed via Boundary, Hastings, Burrard, to a terminus on the Dunsmuir-Melville Connector immediately west of Burrard. It will then proceed via the Connector, Thurlow, Hastings and Boundary to enter Burnaby at Douglas Road.

The service will be operated on a limited stop basis within the City and will discharge passengers only when westbound, and pick up passengers when eastbound. Existing stops will be used in both directions. The Bureau, however, had suggested four additional special nearside stops for the service on Hastings Street in the downtown area, and extension of an existing stop on the Dunsmuir-Melville Connector. It has now been agreed with the Bureau that these additions and amendment are not immediately necessary. The matter will be further reviewed pending some experience of operation.

The City Engineer submits the foregoing report for INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 66

FINANCE MATTERS

B-7

RECOMMENDATION

1. Reissue of Travelers Group Policy GA-201699

The Director of Legal Services reports as follows:-

"Employees of the City and Park Board represented by the Canadian Union of Public Employees, Local 1004 (Vancouver Civic Employees' Union) are covered by the above-mentioned group policy which insures them against occupational or non-occupational disabilities.

As a result of negotiations with the Union in connection with the 1972-73 local issues, certain amendments were required to be made to the policy. Representatives of the City and the insurer have examined the policy and concluded that in addition to the amendments arising out of the negotiations, the policy be brought up-to-date. As a result of this examination, the policy has been revised and the insurer has submitted for approval of Council a new policy numbered GA-201699A, together with an agreement discontinuing the old policy. A copy of the new policy is on file in the office of the City Clerk.

The principal changes in the policy are briefly as follows:-

A. An employee is entitled to 80% of his weekly wage for the maximum indemnity period of occupational disability not covered by Workers' Compensation if approved by the Occupational Health Director.

B. An employee is entitled to 80% of his weekly wage for the period of occupational disability which commences on expiry of benefits under the Workers' Compensation Act and terminates on expiry of the maximum indemnity period (26 weeks) if the Occupational Health Director is satisfied that the continuance of such disability is directly related to the original disability.

C. Indemnity will be paid for not more than 26 weeks during any 12 consecutive months during any one period of disability, determined separately for disabilities of an occupational and non-occupational nature.

These new provisions have been in effect since 1 July, 1973.

The Canadian Union of Public Employees, Local 1004 (Vancouver Civic Employees' Union) has approved the new policy.

It is RECOMMENDED that:

(a) the agreement between Travelers Life Insurance Company of Canada and the City of Vancouver discontinuing Policy No. GA-201699 effective 1 July, 1973 and dated as of 30 June, 1973, be executed on behalf of the City and the seal of the City affixed thereto;

cont'd ...

Clause No.1 (continued)

(b) reissued Group Policy GA-201699A of the Travelers Life Insurance Company of Canada and the application therefor effective as of 1 July, 1973, be executed on behalf of the City and the seal of the City affixed thereto. "

FOR COUNCIL ACTION SEE PAGE(S) 67

CITY OF VANCOUVER.

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 28, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE.

MOVED by Ald. Sweeney
SECONDED by Ald. Marzari.
THAT a letter of condolence be sent to the family of former Alderman E.J. Broome, who had recently passed away.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney,
THAT the minutes of the Regular Council meeting of January 21, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Council recess and re-convene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council re-convened in regular session at 2.10 p.m. with the same members present, following the Special Council respecting local improvements.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Downtown Transportation Plan

Council, on January 8, 1975, when considering a report of the Standing Committee on Civic Development, dated December 17, 1974, requested the City Engineer and the Director of Planning to give a report reference on transport matters affecting the Downtown Plan. Pursuant thereto, the City Engineer and the Director of Planning gave a report reference and submitted memoranda for the information of Council.

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UNFINISHED BUSINESS

1. Proposed Shaughnessy Hospital Expansion

Council, on January 21, 1975, deferred to this meeting, a report from Alderman Volrich, as Chairman of a citizens' meeting held with respect to the proposed Shaughnessy Hospital expansion. The report advised of the establishment of a Citizens' Advisory Committee and related a number of facts on the subject, as of January 20, 1975. The report recommended that Council request the Minister of Health to convene a meeting for a discussion of the respective positions of all concerned including BCMC, the City, the Regional District, the medical profession, the University, and the Citizens' Advisory Committee.

The Council also noted a memorandum from Alderman Bowers on the subject matter, which had been circulated this day for information.

With the permission of Council, Mr. Thomas Osborne, President of the Citizens' Advisory Committee, addressed the Council, speaking to the matter.

MOVED by Ald. Volrich
THAT the B.C. Medical Centre be requested to meet with Council as soon as possible, to discuss the proposed Shaughnessy Hospital Expansion, at which time the Citizens' Advisory Committee be invited to attend and present comments, should it so desire.

- CARRIED UNANIMOUSLY

2. Tender 7410 - Water Street Improvement Project.

Council, on January 21, 1975, when considering a report from the City Manager on the matter of Tender No. 7410 - Water Street Improvement Project, deferred the report, pending further information from the City Manager. Pursuant thereto, Council noted a report from the City Manager, dated January 27, 1975, in which information was given on the explanation of delays incurred by Castle Concrete Ltd., a related company to Imperial Paving Ltd. The report also detailed the clarification of the separate staff involved in both companies.

The Manager's report before Council on January 21, 1975, had recommended that the contract be awarded to Standard General Construction Ltd., and representatives of this Company spoke briefly to Council, supporting the recommendation in the report.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Tender 7410 - Water Street
Improvement Project (Cont'd)

Representatives of Imperial Paving Ltd., also addressed the Council, disputing statements by the City Engineer in the Manager's report of January 27, 1975, and referring to letters of commendation received from clients.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in his report of January 17, 1975, awarding the tender to Standard General Construction Ltd., be approved.

- LOST

(Ald.Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Bird
THAT the contract be awarded to Imperial Paving Ltd., in the amount of $695,515.
FURTHER THAT the contract be satisfactory to the Director of Legal Services, and the bid-bonds of the unsuccessful tenderers be returned.

- CARRIED

(Ald. Harcourt, Rankin and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Per Diem for Court
of Revision Members

The City Clerk submitted the following letter under date of January 23, 1975.

" The new Assessment Act authorizes a payment of $50.00 per day to members of the Real Property Court of Revision. To assist in obtaining qualified members for that Court, however, the Council in the past has found it necessary to pay an additional sum of $40.00 to the Government payment.

The members of the Vancouver Court of Revision are the same as for the past few years by Provincial appointment, however, the request is now made by the Chairman of the Court of Revision that they receive a payment of $100.00 per day.

The Director of Legal Services considers the per diem request is well within the range of payment for this kind of appointment.

It is RECOMMENDED that each member of the Court of Revision be granted $50.00 per day for each day of sitting, in addition to the Government payment, and that authority be given to the City Clerk to arrange for similar payments in succeeding years until the Council directs otherwise or Provincial Legislation is sufficient to take care of the matter."

MOVED by Ald. Bird
THAT the recommendation of the City Clerk, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Request for Sunday Racing

Under date of January 17, 1975, the B.C. Jockey Club submitted a letter making application to Council to amend Section 206A of the Vancouver Charter, to permit thoroughbred horse-racing at Exhibition Park on five Sundays in 1975, i.e. June 8, 15, 22, 29 and July 6.

Council noted a memorandum from the City Clerk on this matter citing the action taken by Council on similar requests in 1973 and 1974.

MOVED by Ald. Rankin
THAT the application by the B.C. Jockey Club, requesting an amendment to the Vancouver Charter to permit thoroughbred horse-racing on Sundays as indicated in its letter, be not approved.

- CARRIED

(Ald. Bird, Bowers and the Mayor opposed)

3. Lease Agreement at Main and Terminal

Council had for consideration the following letter from Gulf Oil Canada Ltd., dated January 21, 1975.

"At City Council meeting December 17, 1974, Council voted to defer a lease agreement between the City of Vancouver and Gulf Oil Canada for the location at Main and Terminal.

Present lease terms are $8,604 per annum plus taxes, expiring December 31, 1988. Rental review every five years at $8\frac{1}{2}$% market value.

Proposed lease terms are: $16,771 per annum plus taxes, expiring December 31, 1988. Rental review every $2\frac{1}{2}$ years at $1\frac{1}{4}$% above bank rate.

A deferment of this particular project will present considerable problems for Gulf Canada.

- Detail plans have been completed.
- Steel and equipment have been ordered to avoid possible shortages and delays.
- Lessee is 65 (plus) years of age and retiring from the service station in March.
- Staff have been hired and are currently in training.

In addition to these internal difficulties, this deferment has provided our competitors on the opposite corner (whose lease and application were approved) an advantage in the marketplace.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Lease Agreement at
Main and Terminal (Cont'd)

I would like to propose to City Council a trade-off. Gulf will agree to defer application No. 67354 for 1743 Burrard Street until such time as the study is completed. The Burrard Street project, although in process since July, has not advanced through Gulf's internal stages to the same level as Main and Terminal. The trade-off proposed offers mutual benefits to the City and Gulf.

- The City of Vancouver can commence collecting rent almost double the current lease.
- Gulf could continue with construction program thereby saving in cost increases and reducing revenue losses that would be experienced under the present situation.
- Numbers of self-serve gas bars would not increase over numbers currently in progress, approved, under construction, or operating.

I would ask that if Your Worship considers this proposal a reasonable request that this matter be brought before Council at the next scheduled meeting for their consideration. "

The Council was reminded that, at its meeting on December 17, 1974, the following motion was passed:

"THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations."

Council was advised that the report referred to, from the Director of Planning, is expected to be submitted to Council on February 25, 1975.

MOVED by Ald. Rankin
THAT this matter be deferred until the report from the Director of Planning, reviewing the operation of Self-Service Gas Stations, is before Council.

- CARRIED

(Ald. Bowers opposed)

4. Canada Safeway Expansion
41st and Dunbar.

Council deferred consideration of this matter, pending the hearing of delegations later this day.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 24, 1975

Works & Utility Matters
(January 24, 1975)

Sewer Construction in Lane West of Finlay Street and S. of 16th Avenue (Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(January 24, 1975)

Group Trailer Parking
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 24, 1975)

Request for Free Services for Parade in Chinatown (Clause 1)

MOVED by Ald. Marzari
THAT the following requests of the Chinese Cultural Centre, with respect to its Spring Festival, be granted:

A Dragon Parade, with fire crackers, on Pender Street, from Carrall Street to Gore Avenue, on Sunday, February 9, 1975, from 11.a.m. to 1.p.m.

Decorative banners to be attached to City light standards on the Parade route, for the duration of the Festival.

Services related to the Parade, at an estimated cost of $275.

FURTHER THAT any items attached to the City light standards be to the satisfaction of the City Engineer.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(January 24, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Alterations to Permits & Licenses Department - 2nd Floor, East Wing
Cl. 2: Re Claims Procedure
Cl. 3: Purchase of Replacement Calculator for Traffic Paint Shop
Cl. 4: Request for Funds in Advance of 1975 Budget - Consultants
Cl. 5: Tender Awards

The Council took action as follows:

Clauses 1, 2, 3, 4, & 5.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3, and 4 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(January 24, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Anavets Senior Citizens Housing - Lot D, Block 109, D.L. 264A Situated 900 Block East 8th Avenue
Cl. 2: Rental Review - Lots B and F of 2-8, 17-20, and 22 and 23, Block 270, D.L. 526; Situated between 5th and 6th Avenues - East of Fir Street

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
JANUARY 24, 1975

Building & Planning Matters
(January 24, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Rezoning Application - Area Bounded by Kingsway, Nanaimo, 30th Avenue and Baldwin
Cl. 2: 6701 Carnarvon Street - Development Permit Application #68724

The Council took action as follows

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 24, 1975) (Cont'd)

Rezoning Application - Area Bounded by Kingsway, Nanaimo, 30th Avenue and Baldwin
(Clause 1)

MOVED by Ald. Harcourt
THAT the report of the Director of Planning be received, and the application for re-zoning be referred for the consideration of Council at a Public Hearing.

- CARRIED UNANIMOUSLY

6701 Carnarvon Street - Development Permit Application #68724. (Clause 2)

MOVED by Ald.Harcourt.
THAT the recommendation of the Director of Planning, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 24, 1975)

Street Vending
(Clause 1)

Prior to consideration of this clause Council noted a request from Mr. Bill Friedel to appear as a delegation on the matter, and a letter from the B.C. Civil Liberties Association requesting a deferment to allow sufficient opportunity for interested parties to respond to the proposals.

MOVED by Ald. Rankin
THAT the report of the officials respecting Street Vending, be deferred to February 11, 1975, and delegations be permitted at that time.

- CARRIED UNANIMOUSLY

C. Heather Street Marina

City Council, at its meeting on January 21, 1975, when considering a report from the Director of Planning dated January 17, 1975, on the proposed Heather Marina, deferred consideration of the matter pending a further report from the Development Consultant and the Director of Finance on scaling down the size of the Marina.

Pursuant thereto, the Council noted a report from the City Manager under date of January 27, 1975, giving alternatives, information on current rates charged in marinas in Greater Vancouver, parking, and other comments. Mr. Sutcliffe and Mr. Leckie gave further explanations in respect of the report.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Heather Street Marina
(continued)

MOVED by Ald. Rankin,
THAT a Development Permit Application be approved for a marina with a capacity of 250 boats based on an average length of 28.80 ft., at the rate described in the Manager's report of January 27th, 1975, and subject to the following technical requirements:

(a) approval by the Federal authorities with respect to changing the harbour headline;

(b) assurance that the waterfront walkway will be continuous along the water's edge and will be completed as the development proceeds;

(c) the marina will not be occupied until installation of supporting on-shore facilities required by the City are completed;

(d) all services to the marina are in place and fully operable.

- CARRIED

(Ald. Boyce, Kennedy and Sweeney opposed)

D. Heather Street Marina - False Creek

The following report was submitted by the City Engineer and the Director of Finance, under date of January 27, 1975.

"INTRODUCTION

On October 22, 1974, Council approved a report of the False Creek Project Manager for the construction of the Heather Street Marina, with the cost of improvements of $937,000 being financed from the Special Property Sales Reserve. Included in this total cost was an allowance of $62,000 for dredging.

On December 10, 1974, Council received a report from the False Creek Project Manager and Director of Finance reporting on the total front end expenditures for the Area 6 project of $19,900,000. Included in this amount was $200,000 for work related to the foreshore of the Heather Street Marina.

On December 17, 1974, Council approved a report of the Director of Finance recommending the creation of a False Creek Interim Financing Reserve of $3,000,000, with the expectation that these funds would be replaced from the $10,000,000 loan from CMHC.

Marina Dredging

The Engineering Department have held negotiations with the Federal Government for the dredging and slope protection of the water area for the Marina. Under the Federal Government's "marina policy", the Federal Government pays for 60% percent of the dredging and slope protection costs, with the balance being paid for by the City.

For the Heather Street Marina, the total cost for this work will be $596,000, with the City's portion being $240,333.24.

The Public Works Department of the Federal Government have called tenders for the dredging and are awaiting verification of the City's contribution before awarding a contract for this work.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Heather Street Marina -
False Creek (Cont'd)

COMMENT:

This contract does not include any work or marine development outside the existing established harbour headline and the cost of dredging and slope protection will not be affected by subsequent changes in the number of boat berths provided in the marina.

The Federal Government officials state that, as all their appropriations are closed on March 31st of each year, there is extreme urgency to finalize the dredging contract and commence work as soon as possible, otherwise the marina development may be delayed indefinitely or alternatively, the City would have to pay the additional cost.

RECOMMENDATION

It is RECOMMENDED that:

1) The City enter into an agreement with the Federal Government for the dredging and slope protection for the water area of the Heather Street Marina at a cost to the City of $240,333.24

2) The funds be provided from the False Creek - Marina Capital Funds ($40,333.24) and the False Creek Interim Financing Reserve ($200,000)."

MOVED by Ald. Bird
THAT the recommendations of the City Engineer and the Director of Finance, contained in this report, be approved.

- (carried)

MOVED by Ald. Sweeney
THAT the report of the City Engineer and the Director of Finance be deferred.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

The motion to defer having lost, the motion of Alderman Bird was put and CARRIED.

(Alderman Sweeney opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing and Environment, January 16, 1975

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: City-owned Site at Stainsbury and Hull
Cl. 2: City Assistance in Financing the Cost of Modifications of Lodging Houses and Hotels in the Core Area
Cl. 3: Housing Site at S.E. Corner of 22nd and Boyd Diversion
Cl. 4: Adora Court Rooms
Cl. 5: Fireproof Mattresses
Cl. 6: Fire By-law Appeals

The Council took action as follows:

Clauses 1 to 6 Inclusive

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 2 to 6 inclusive be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, January 16, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Fire Department - Manning Requirements
Cl. 2: Court House Renovations
Cl. 3: Timetable for Future Agenda Items

The Council took action as follows:

Fire Department - Manning Requirements (Clause 1)

MOVED by Ald. Volrich,
THAT recommendations (i), (ii), (iv) and (v) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT recommendation (iii) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Boyce, Harcourt, Kennedy, Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

Canada Safeway Development & Shell Service Station Conversion Car Wash: 41st Avenue and Dunbar Area

At this point in the meeting, and as previously arranged, Council heard representations on the Canada Safeway development at 41st Avenue and Dunbar.

Mr. C.P. Aspinall, representing the Southlands Action Committee, apprised Council of his Committee's concern of the impact of the Safeway on-site replacement and expansion on the character of the neighbourhood, as this could result in expansion of the commercial area into a regional shopping centre.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Canada Safeway Development & Shell Service Station Conversion Car Wash: 41st Avenue and Dunbar Area (continued)

Mr. J. McCrum also spoke against the proposed Safeway replacement and expansion. He also referred to the proposed installation of a car wash and conversion to self-service of the Shell Gas Station in the area and advised Council of the residents' concern about this proposal.

Mr. K.E. Horwood, Canada Safeway Ltd., stated his Company is very anxious to go ahead with the on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar.

Council also noted a memorandum from Alderman Bowers setting out the current status of this matter.

MOVED by Ald. Volrich,
THAT the matter of the proposed on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar, as well as the matter of the proposed Shell Service Station conversion to self-service and car wash installation, be referred to the Standing Committee on Community Services for consideration;

FURTHER THAT if a development permit for the service station has not yet been issued, issuance of this permit be withheld pending consideration of this matter by the Committee.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, January 16, 1975 (continued)

Court House Renovations (Clause 2)

MOVED by Ald. Volrich,
THAT consideration of this Clause be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

Timetable for Future Agenda Items (Clause 3)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services, January 16, 1975

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Ray-Cam Cooperative Association - Grant for Project Coordinator's Salary
Cl. 2: Downtown Eastside Residents' Association re Hotel East, 445 Gore Avenue
Cl. 3: Proposals for Carnegie Library, Main and Hastings Streets
Cl. 4: Downtown Eastside Residents' Association re Wonder Rooms, 50 East Cordova Street
Cl. 5: Liquor Permit Application - 1248 Seymour Street
Cl. 6: Procedure for Neighbourhood Public House at 961 Denman Street
Cl. 7: Liquor Permit Application - 36 East Broadway

The Council took action as follows:

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, January 16, 1975 (continued)

Clauses 1, 3, 4, 5, 6 and 7

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 5, 6 and 7 be approved and Clauses 3 and 4 received for information.

- CARRIED UNANIMOUSLY

(Clause 1 was Carried Unanimously and by the Required Majority)

Downtown Eastside Residents' Association re Hotel East, 445 Gore Avenue (Clause 2)

MOVED by Ald. Rankin,
THAT consideration of this Clause be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development, January 16, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Model of the Downtown Peninsula
Cl. 2: Local Area Planning Priorities and Staffing

The Council took action as follows:

Model of the Downtown Peninsula (Clause 1)

MOVED by Ald. Bowers,
THAT consideration of this Clause be deferred for one month.

- CARRIED UNANIMOUSLY

Local Area Planning Priorities and Staffing (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations (a), (b) and (c) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for January 29, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW RESPECTING THE WATERWORKS SYSTEM INCLUDING THE FIXING OF RATES, CHARGES AND CONDITIONS FOR THE SUPPLY OF WATER BY THE CITY OF VANCOUVER

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Highway Purposes: 3204 and 3208 William Street

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

South 2½ feet of Lots 1 and 2, Block 5, East ½ Section 25, Town of Hastings Suburban Lands, Plan 3653

(3204 & 3208 William Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

At the Council meeting of January 21, 1975, Alderman Kennedy submitted a Notice of Motion which was recognized by the Chair.

B. Civic Information: Local Newspapers

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT consideration of the following motion be deferred to the next meeting of Council, at which time Mr. McIntyre of the West End Ratepayers' Association be permitted to address Council on this matter:

"THAT information emanating from City Hall be clearly identified as such including a notice of this fact at the head of any newspaper column paid for by the City."

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Free Garbage Collection for Condominiums

enquired on the matter of free garbage collection for condominiums. The Mayor advised that a report will be forthcoming from the Engineering Department on this matter very shortly.

- - - - -

The Council adjourned at approximately 6:25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 28, 1975, adopted on February 11, 1975.

A. Phillips
MAYOR

CITY CLERK

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The Medical Health Officer reports as follows:

"An application has been received from the Evergreen Kennel Club for the parking of approximately ten (10) campers on the Pacific National Exhibition grounds on March 8 and March 9, 1975.

This group consists of exhibitants in the All Breed Dog Show to be held in the Showmart Building of the Pacific National Exhibition.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.(2) which reads as follows:

> 'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

The City Manager RECOMMENDS that the application be approved.

FOR COUNCIL ACTION SEE PAGE(S) 103

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Request for Free Services for Parade in Chinatown

The City Engineer reports as follows:

"In a letter dated January 8, 1975, the Chinese Cultural Centre have advised that they are sponsoring a Spring Festival on February 8 and 9, 1975.

As part of the activities, the co-ordinators request permission to hold a Dragon Parade, accompanied by firecrackers, on Pender Street from Carrall Street to Gore Avenue on Sunday, February 9, 1975 from 11:00 a.m. to 1:00 p.m. They also request permission to attach decorative banners to City light standards on Pender Street from Carrall Street to Gore Avenue for the duration of the festival.

The City of Vancouver has been asked to contribute to the Festival by providing the necessary services, related to the parade, free of charge. The services are listed below with the estimated cost of each operation:

	Service	Estimated Cost to City
i.	Provide temporary signing and barricading	$175.00
ii.	Provide additional street cleaning	$100.00
	TOTAL	$275.00

In the past, all above normal costs incurred as a result of a parade, with the exception of the 1974 Chinese Spring Festival and the Chinese Benevolent Association 1974 Lion Dance, have been borne by the applicant. (This, of course does not apply to the recognized 'Civic' parades of the P.N.E., Grey Cup and Remembrance Day).

Transit service will be affected by the parade, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint. The Chief Constable will issue a permit for the parade, per section 88 of the Street and Traffic Bylaw NO. 2849, as well as arrange for special attention.

Should Council approve the applicant's request to attach decorative banners to the light standards on Pender Street from Carrall Street to Gore Avenue on February 8 and 9, 1975, approval should be subject to the following conditions:

i. any items attached to City light standards be to the satisfaction of the City Engineer.

Should Council decide in favour of the applicant's request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations.

The Comptroller of Budgets advises that, if approved, funding will be made available in the 1975 budget to provide for the cost of City services."

The City Manager submits the foregoing report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 102

FINANCE MATTERS

RECOMMENDATIONS

1. Alterations to Permits & Licenses Department - 2nd Floor, East Wing

The Director of Permits and Licenses reports as follows:

"On December 11, 1973 Council approved the recommendations of the Board of Administration dealing with Development Permits - Procedural, By-Law and Administrative Changes. One of the approved recommendations was that the permit application area on the 2nd floor East Wing and the Zoning Division on the 3rd floor be remodelled as recommended by the Assistant Director, Construction and Maintenance Division at an estimated cost of $54,600.

The above estimate was given without the benefit of detailed investigations and discussions with all the parties responsible for the reception of public and handling applications for permits and licenses. This estimate has proven to be inadequate to complete the work due mainly to sharply escalating costs during 1974, the extent of contractor's work that had to be scheduled for night and on weekends in order to keep the Departments functioning, together with more extensive electrical, communication and millwork alterations found to be necessary during the detailed discussions.

All the work relating to re-organization is complete. This represents the physical changes of partitions, counters, etc. necessary to accommodate the additional staff and provides improvement for public reception and issuing of permits.

The work still remaining to be done or ordered is as follows:

a) Additional electrical and communication work requested to improve communications between reception and screener positions.

b) Further millwork items for microfilm viewer and decorative screen behind waiting area and license files.

c) New chairs for public at counter.

d) Replacement waiting area furniture.

e) Dropped ceiling to define the waiting area and improve appearances.

f) Graphics

It is estimated that the funds required to complete the project are $13,500. The Comptroller of Budgets advises that if Council approves the recommendation of this report the funds would be made available in the 1975 Departmental Budget.

Recommendation

The additional funds of $13,500 to complete the alterations on the 2nd Floor East Wing be approved in advance of the 1975 Departmental Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Re Claims Procedure

The Director of Legal Services reports as follows:

"I reported to Council last year that claims of all classes being brought against the City had, over a period, reached the point where handling them had become a full-time job, and accordingly I recommended, and Council approved, the establishment of the position of "Claims Supervisor". This

Cont'd . . .

Clause #2 continued:

position called for a person specially trained to adjust, negotiate, evaluate and settle claims, and exercise an administrative control procedure over them. The position has been filled and I consider this to be an appropriate time to review our claims-handling procedures.

Authority to settle

Under present administrative procedures, I have authority to settle claims up to $100.00. Between $100.00 and $500.00 I am required to obtain the approval of the City Manager. Over $500.00 I require the approval of Council on the City Manager's recommendation.

Authority to handle funds for settlement

In each claim settlement which is approved (either by myself, the City Manager, or by Council, as the case may be), a special request goes forward to the Accounting Department, together with copies of the authority, for a cheque in the amount of the claim, be it $15.00 or $1500.00.

Both of these procedures are time-consuming, involving various staff members and creating a lot of paper work. It is a fact that, in dealing with claims, delay is costly. Both the claimant and the City lose out by delays in claims handling, and I believe the following proposal will save staff time, save money, and expedite the whole process without loss of adequate control:

1. Claim settling

Any conclusion in my department that a claim warrants settlement is reached only after the report of (a) the Claims Supervisor, (b) a lawyer in the litigation section or the Assistant Director in charge of litigation, and (c) my own perusal and approval.

I suggest that instead of involving the City Manager in claims over $100.00 or Council in claims of $500.00 and up, I should be authorized to settle claims up to a maximum of $1,500.00 and, so that the City Manager and Council know what the claims situation is, that I make a semi-annual report to Council of all claims paid over $100.00 and up to the $1,500.00 maximum.

2. Payment Authority

There now exists in the Law Department an Imprest Account of $3,000.00 which is used basically to handleLand Registry Disbursements. After discussion with the Director of Finance and the Internal Auditor, the suggestion is that this fund be increased by $500.00 and that it be used to pay claims up to $200.00. The usual audit and control procedures would continue to apply. This would enable us to effect prompt settlement of a great many of the smaller claims to everyone's advantage.

Accordingly I recommend that:

(1) the Director of Legal Services be authorized to settle claims brought against the City up to $1,500.00;

(2) the Director of Legal Services report to Council semi-annually on all claims paid over $100.00 and up to the maximum of $1,500.00;

(3) settlement of claims in excess of $1,500.00 be brought to Council for approval, together with the recommendation or otherwise of the City Manager;

(4) the Law Department Imprest Account be increased by $500.00 or such sums as may be considered practical by the Director of Finance, and that the Director of Legal Services be authorized to draw cheques on such

Cont'd . . .

Clause #2 continued:

account up to $200.00 in settlement of claims (cheques in excess of $200.00 to be requisitioned in the normal way); and auditing and control procedures be set up to the satisfaction of the Director of Finance and the Internal Auditor."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

3. Purchase of Replacement Calculator for Traffic Paint Shop

The City Engineer reports as follows:

"The Traffic Paint Shop has been using a Totalia Printing Calculator, Serial No. 2004872, purchased August 31, 1970. For some time, this calculator has been unreliable and required frequent maintenance. Within the last few months, it has become unusable and the Purchasing Division of the Finance Department has recommended its replacement. At present a machine is being rented at a cost of $60.00 per month. If a replacement machine is purchased now, the total rental cost to date would be credited against the purchase price of approximately $450.00, leaving a net cost of about $350.00 to $400.00, depending upon the actual date of purchase.

Funds for this purchase cannot be provided from normal Paint Shop Accounts, so authorization for purchase will be required in advance of budget. The Comptroller of Budgets advises that if Council approves this recommendation, the necessary funds will be included in the 1975 budget.

The City Engineer RECOMMENDS authorization of the purchase of a replacement calculator for the Traffic Paint Shop as outlined above, not to exceed a cost of $400.00, in advance of approval of the 1975 budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the City Engineer.

4. Request for Funds in Advance of 1975 Budget - Consultants

The Director of Planning reports as follows:

"In our 1974 New and Non-Recurring Budget, the sum of $24,000 was allocated as a general Consultant fund for the Director's discretionary use. A similar amount is requested in our 1975 Budget.

As the Budget will probably not be approved until the end of March or later, and it is anticipated that Consultants will be required prior to its approval, it is requested that an amount of $12,000 be approved in advance of the 1975 Budget".

The City Manager RECOMMENDS that approval to spend up to $12,000 for Consultants' services at the Director's discretion, be granted in advance of the approval of the 1975 budget.

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Cont'd . . .

Clause #5 continued:

De-Icing Salt.
Electronic Sirens - P.A. Systems (Police Cars).
20-inch Butterfly Valves.
Two-way Mobile Radio Equipment.
Supply & Delivery of Meters for Waterworks Service.
Traffic Signal Controllers.
Supply & Delivery of Four Air Cylinder Operated Eccentric or Spherical Plug Valves for Kitsilano Pump Station.
Automobiles.
Snow Fighting Equipment.
Fire Hose.
1975 Envelope Requirements.
Ornamental Cast Iron Bollards, Tree Grates and Steel Support Rings.
Trucks.

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 103

PROPERTY MATTERS

RECOMMENDATION

1. ANAVETS SENIOR CITIZENS HOUSING
Lot D, Block 109, D.L. 264A
Situated 900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:-

"A request has been received from Anavets Senior Citizens Housing Society for an extension of time in which to commence construction of their development on the North Side of the 900 Block East 8th Avenue.

On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as D) Block 109, D.L. 264A, situated on the North Side of 900 Block East 8th Avenue.

A condition of this sale was an option to repurchase in favour of the City should construction of this project fail to commence by August 29, 1974. The Society was unable to commence construction within the allotted time, and requested and received an extension to February 28, 1975, with the City having a 3 month period to exercise its option.

The Society have put plans out for tender. However bids were so high construction details are now being looked at in an endeavour to lower costs.

As the Society has given every indication of proceeding with the development as quickly as possible and as the reasons for the delay appear justified, it is:-

RECOMMENDED

That Anavets Senior Citizens Housing Society be granted an extension of six months to August 28, 1975 in which to reach the required stage of construction, with the City having three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Rental Review - Lots B and F of 2-8, 17-20, and 22 and 23, Block 270, D.L. 526; Situated between 5th and 6th Avenues - East of Fir Street

The Supervisor of Property & Insurance reports as follows:-

"Lots B and F of 2-8, 17-20, and 22 and 23, Block 270, D.L. 526; situated between 5th and 6th Avenues, East of Fir Street, are leased to Mor-tex Sales Ltd. for a ten-year term, from November 1st, 1969. The use is restricted to storage and parking and is subject to six-month's Notice of Cancellation. Under the terms of the lease, a five-year rental review has now been completed and the lessees have agreed to a rental increase from $102.50 per month, plus taxes, to $165.00 per month, plus taxes.

The Supervisor of Property & Insurance is of the opinion that the suggested rate of increase represents market rental value.

RECOMMENDED That the rent for Lots B and F of 2-8, 17-20, 22 and 23, Block 270, D.L. 526 be set at $165.00 per month, plus taxes as if levied, for the period November 1st, 1974, to October 31st, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 103

BUILDING AND PLANNING MATTERS

B-4

RECOMMENDATION

1. Rezoning Application -
Area Bounded By Kingsway, Nanaimo, 30th Avenue, Baldwin
Applicant - C.B.K. VanNorman

The Director of Planning reports as follows:

"An application has been received from C.B.K. VanNorman requesting the rezoning of the Area bounded by Kingsway, Nanaimo, 30th Avenue & Baldwin from RT-2 and RS-1 to CD-1. Mr. VanNorman is requesting an amendment to the Zoning and Development By-law for the purpose of 'developing this entire city block. It is quality development and most certainly will upgrade the district. There is a limited amount of commercial space (13,600 sq.ft.) in a 2 storey building fronting Kingsway and a Toronto Dominion Branch Bank of (3,000 sq.ft.). These two units are separated by a spacious open plaza leading to a large inner landscaped garden court (80 ft. wide) between the apartment buildings. The project off 30th Avenue is entered by another open court (70 ft. wide). The Bank building is set back from the corner of Nanaimo within a landscaped setting which compliments the adjoining areas. The vistas through the project from Kingsway to 30th Avenue and the other amenities results in a pedestrian oriented development. The exterior of the building will be finished in brick and shakes with the same theme carried through in commercial spaces and the Bank. The apartment buildings contain 72 units of 1, 2 and 3 bedroom types. Each with generous room sizes. Parking spaces are provided for 99 cars. The owners of the development tend to occupy the second floor offices.

Enquiries have been received for the ground floor service shops which will be a great convenience to the development and the residence. Density is 1.05'.

HISTORY

This site has had numerous rezoning applications upon it over the years. Since 1955 there have been proposals to develop the site with such uses as: motel, hotel, restaurant and commercial. The original submission was not proceeded with and other proposals were refused.

On March 8, 1974, C.B.K. VanNorman made an application to rezone the subject property from RS-1 and RT-2 to CD-1 for the purpose of:

'Developing an entire City Block as a Comprehensive Development. A two storey commercial building with basement parking for 31 cars fronting on Kingsway. Area ground floor shops 13,200 square feet, second floor offices 10,500 square feet. A three storey apartment complex comprising 84,240 square feet with 60 one-bedroom units and 33 two-bedroom units with basement parking for 110 cars, a total floor space ratio of 1.39'.

After a discussion on June 27, 1974 among the Architect, the Zoning Planner and others, a fresh application was submitted on July 18, 1974 taking into consideration some of the recommendations of the department.

SITE DESCRIPTION

The subject site has an area of 76,612 sq.ft. or 1.76 acres and is presently vacant. West of Nanaimo, the lands fronting onto Kingsway are zoned C-2 and developed commercially with uses in part as: used car sales lot, two storey office building, drive-in restaurant and gasoline service station. The area N/E of the intersection of Kingsway and Nanaimo is zoned RT-2 and developed residentially. South-east of this intersection the zoning is C-2 and is developed with the Eldorado Motor Hotel. South of the subject site the lands are zoned RS-1 and developed with single family houses.

cont'd ...

Clause No.1 (continued)

PROPOSED DEVELOPMENT

The Architect's drawings submitted with the application indicates a commercial and residential development. Fronting onto Kingsway there is a two storey commercial building to be used as retail stores with offices above. Up to six stores may be available depending on the client's requirements. Behind the stores with access from Baldwin are six surface parking spaces plus a loading bay. Also fronting onto Kingsway at the corner of Nanaimo is a branch Bank. Behind the Bank, with access from Nanaimo, are sixteen surface parking spaces.

The remainder of the site is developed residentially with a U-shaped three-storey apartment building which centres on a landscaped garden. The residential development is connected to the commercial development at the west side of the site where the second and third floors of the apartment building extend over the parking area behind the stores to meet at the second floor office level. The elevation of the apartment building from Baldwin Street indicates that there is a 52' wide break in the first floor of the apartment building creating a breezeway through to the landscaped garden.

The submitted application states that the 2 storey commercial building will be 13,600 square feet and the branch Bank will be 3,000 square feet, for a total commercial area of 16,600 square feet. The applicant's drawings indicate that the total residential area is 67,704 square feet and that of the 72 apartment units, there are 38 one-bedroom, 30 two-bedroom and 4 three-bedroom units. The one-bedroom units are 715 square feet; the two-bedroom units vary in size from 910 to 1,080 square feet and the three-bedroom units are 1,320 square feet.

There are 99 underground parking spaces provided for the apartment buildings. Ninety-four spaces would be required under RM-1 regulations.

Access to the underground parking garage is from Baldwin only. The overall density (excluding underground parking) is stated as 1.05.

ANALYSIS

The minutes of the Urban Design Panel meeting of August 26, 1974, state that:

'The Panel approves of the proposed use for this site but questions the proposed design which, in the Panel's opinion, does not utilize the shape of the site and contains unfortunate cliché design elements. The Panel wishes to see this design again and hopes to see a more simple expression in design detail and better integration with the irregular site form'.

It was stated in a letter dated May 1973 from the Zoning Planner to a potential purchaser of the subject lands, that the department could support 'a rezoning of these lands to CD-1 Comprehensive Development District permitting a very limited commercial development and the commercial uses restricted to serving the immediate local area and the balance of the site for low density townhouse or garden apartments. Such rezoning would only be supported by the department subject to a high quality design, low floor space ratio, adequately landscaped open spaces, suitable provision for adequate off-street parking and off-street loading with no building exceeding two storeys in height'.

After some departmental discussion regarding this particular application, it is felt that a height of 3 storeys in the residential development could be acceptable provided that the two storeys extending over the entrance from 30th Avenue are deleted. This would provide more of a vista through the development. The commercial building should, preferably, be restricted to a height of one storey. It may also be desirable to delete the section of the west apartment building that connects it to the commercial area. This would bring about a better demarcation between the residential and commercial areas. It is also felt that in view of the surrounding land use, the density should be reduced to 0.90 overall including the commercial development.

cont'd ...

Clause No.1 (continued)

The Director of Planning recommends that the application to rezone the subject lands from RS-1 One Family Dwelling District and RT-2 Two Family Dwelling District to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

A. Uses:
a) an apartment building with customary ancillary uses including underground parking
b) retail stores, offices, a bank, with customary ancillary uses including off-street loading and parking

B. F.S.R.
Not to exceed 0.90 overall.
a) F.S.R. for the residential development is not to exceed 0.75 measured in the same way as RM-1 regulations
b) F.S.R. for the retail stores, offices and Bank not to exceed 0.15 gross

C. Height:
a) height of the residential development is not to exceed 3 storeys measured from the average building grade on 30th Avenue
b) height of the retail stores and offices is not to exceed 2 storeys; height of Bank not to exceed 1 storey

and also subject to the following:

1. The detailed scheme of development to be first approved by the Director of Planning after advice from the Urban Design Panel and consultation with the City Planning Commission and having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress and garbage disposal and loading.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the amending By-Law within 180 days from the Public Hearing Date, this approval shall expire.

The Vancouver City Planning Commission at its meeting on December 18, 1974 also approved the foregoing rezoning application, subject to the above conditions.

It is RECOMMENDED that the report of the Director of Planning be received and the application for rezoning be referred for the consideration of Council at a Public Hearing.

2. 6701 Carnarvon Street -
Development Permit Application #68724

The Director of Planning reports as follows:

"Development Permit Application #68724 has been filed by Mr. D. Bassington for Mr. B.W. Ledingham, to construct a 20' x 32' shelter for horses in the northeast portion of this site. The applicant also requests permission to keep ten horses on this site.

The area of the site is approximately 2.5 acres.

The site is located in an RA-1 (limited agricultural) District. Section 10 (16) (C) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

cont'd ...

Clause No.2 (continued)

The applicant controls the site directly across Carnarvon Street (3095 West 51st Avenue - 2.5 acres). City Council, on September 5th, 1969 permitted keeping up to forty horses on that site. The applicant now advises that he wishes to keep up to thirty-six horses in total on both sites, ten of which would be located on the subject site (6701 Carnarvon Street).

On December 23rd, 1974, the Director of Planning approved Development Permit Application #68724 for the construction of a shelter for horses in the northeast portion of the site, subject to a condition:

'Prior to the issuance of the Development Permit:

... approval is to be first received from City Council for the keeping of ten horses on this site.'

IT IS RECOMMENDED THAT City Council approve the keeping of a maximum of ten horses on the site."

FOR COUNCIL ACTION SEE PAGE(S) 103-4

B-6

Department Report, January 24, 1975 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. Street Vending

The City Engineer, Director of Social Planning, Chief Constable, Director of Permits and Licenses, and Director of Legal Services report as follows:

"HISTORY

Early in 1974, after complaints by merchants concerning street vending, Council decided to revise existing by-laws and appointed a committee under Alderman Volrich to oversee this. The committee, with the assistance of the various departments involved and after many public hearings attended by vendors and merchants, prepared a new vending by-law together with a detailed set of guidelines for its implementation. The essential change from previous by-laws was that mobility of vendors was restricted since this was the root of the problem previously. Now vendors are required to operate from fixed, assigned locations. Only peddlers who operate door to door and short term vendors operating during parades, etc., and selling balloons are permitted to be mobile.

During the public hearings the vendors strongly objected to any interference by civic officials in the design of vending kiosks insofar as aesthetics were concerned. Accordingly, the guidelines contain regulations pertaining to maximum size, safety and pedestrian conflicts. They presently do not contain adequate regulations which would permit civic officials to control the appearance of the kiosks. Similarly, the guidelines do not permit control of type of goods sold other than those that may be used for illegal drug purposes, nor do they permit control of the number of kiosks in any given location unless pedestrian safety is affected.

The above liberal policy went into effect in August, 1974. The result was that very bulky kiosks were constructed by vendors to maximize storage space on the street and with little consideration for appearance. Many complaints from the public, merchants and members of Council resulted in a review of the guidelines in the fall of 1974. At that time the Council committee decided that

(a) the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs;

(b) the new design would stress 'portability' since kiosks tend to look at their worst when they are boarded up for the night. If they were portable they could be removed every evening.

In a subsequent Council meeting, Council decided that for Granville Mall the number of kiosks would be restricted to 30. On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks.

The designs have now been completed by Mr. Bain who will be presenting a report reference on these today. Your officials have reviewed the matter of the transition from private kiosk designs to the use of City designs only. This report contains recommendations for implementing this new policy.

KIOSK DESIGNS

Mr. Bain has produced the three basic types of designs contained in the appendix (circulated to Council):

(a) portable kiosks which can be removed every evening (Vendor 1 and 2),

Cont'd . .

Clause 1 Cont'd

(b) permanent kiosks (newspaper and transit), and

(c) food kiosks (Food 1, 2, 3 and 4).

Your officials feel these designs are appropriate for use on City streets and recommend they be approved by Council. Mr. Bain has produced more than the required three designs and this should provide sufficient variety from which vendors may choose. It is recognized that many vendors will still wish to do their own designs or to modify the City designs. Our experience has been that with few exceptions permission to do this would result in deterioration of appearance. Accordingly, your officials recommend that only Mr. Bain's designs be permitted as a normal policy.

Some dimensions exceed the guidelines and the guidelines should be amended accordingly.

PORTABILITY

The Council committee on vending stressed that it would be desirable to have as many of the kiosks as possible portable so they could be removed every evening. Your officials agree that this is desirable and recommend that a guideline be added which states that kiosks will be portable and will be removed every evening unless a special relaxation of this is given by the City Engineer. This will constitute a nuisance to the vendors and it is certain some will object. However, since kiosks which are not in use are generally unattractive, this is the only way to overcome this problem. The types of kiosks which would be permitted on a permanent basis would be B.C. Hydro transit kiosks which may be used late into the night and early in the morning and certain very heavy kiosks which cannot be moved.

CONVERSION TO NEW DESIGNS

Some 84 kiosks designed by vendors are in existence. Some of these were constructed under the previous policy under permit. Others were constructed even though the vendors were told that the City had retained a designer and would probably accept only his designs in the future. Still others were constructed even though their designs were not approved. Many of these existing kiosks are very unattractive and a decision is required as to how and when they should be removed from city streets. Your officials recommend that all vendors operating on city streets be required to use one of Mr. Bain's designs and that all existing kiosks be removed as soon as they can be replaced with the new designs and in any case no later than March 1, 1975. It can be expected that some vendors will consider this a hardship and will object. Council may wish to grant extensions of existing kiosks for limited periods in cases of extreme hardship. Obviously, if such extensions are not restricted to a very few, the proposed new policy will not be successful. Should Council decide to grant extensions for existing kiosks your officials recommend that the maximum such extensions be to June 1, 1975.

The existing policy giving vendors presently holding permits first priorities for renewal for a period of 30 days starting February 1, 1975, would continue.

NUMBER OF KIOSKS

On Granville Mall the present limit is 30 kiosks. In other parts of the city there is no limit other than that which may be imposed by the City Engineer as a result of pedestrian conflicts and safety. On streets such as Granville Mall, Maple Tree Square and Water Street, where sidewalks are wide, a large number of kiosks can be permitted in one location without causing pedestrian and safety problems. However, this can result in very unattractive concentrations from the aesthetic point of view. Accordingly, your officials recommend that a new guideline be added which would provide for spreading of the kiosks for aesthetic reasons as well as for safety reasons. On Granville Mall, for example, the 30 kiosks should be spread uniformly over the six blocks (five per block). The Granville Mall Authority and merchants on the mall favour this approach.

Cont'd . . .

Clause 1 Cont'd

ENFORCEMENT

During the past six months a very lenient approach has been taken in the enforcement of regulations pertaining to vending. Non-compliance with regulations and by-laws has occurred as follows:

(a) vending without a permit,

(b) vending when application has been made for permit but no permit granted,

(c) vending with a permit but not at specified location,

(d) selling goods not approved when permit was issued.

The approach in these cases has been for the Permits & Licences and Police Departments to try to persuade the violators to desist voluntarily. In two cases summons have been issued. Your officials feel that this approach will be inadequate to implement the transition from privately-designed kiosks to City-designed kiosks.

The Mayor, a number of Aldermen and merchants have urged that existing kiosks be removed and replaced by the more portable designs as soon as they are available. The Street Vending By-law does not provide for removal of kiosks but rather for enforcement by summons. Since its enactment there have been two attempts to proceed by service of summons. In both cases vendors were selling without permits from locations that were considered unsafe or inappropriate and in both cases the vendors refused to move even after service.

Proceeding by summons in order to secure the removal of the existing kiosks is likely to be a lengthy process and may prove more costly to all parties concerned. Therefore, it is recommended that a procedure somewhat analagous to that which is used for the removal of illegally parked cars be implemented. Notices should first be placed on all unlicensed kiosks by the Permits & Licences Department advising that if they are not removed within seven days, they will be removed at the owners' expense. If, after seven days, the kiosk has not been removed, or has been removed and reappears, it shall be removed by Engineering Department vehicles and personnel in the presence of a police officer. Upon payment of costs, the kiosk will be released to the owner.

CONSTRUCTION OF KIOSKS BY CITY

During 1974 there had been many cases where drawings or plans for kiosks were submitted and approved and when these were constructed they did not conform to the original plan. It can be expected under the proposed new policy of using City designs that some of the vendors will not be able to construct adequately. Council may wish to have the City:

(a) construct kiosks and sell them to vendors,

(b) construct one kiosk of each type and sell these to vendors to be used as prototypes for construction of other kiosks by other vendors. In this event Council should provide $2,000 from Contingency Reserve for the construction of three kiosks by the Engineering Department. After the sale of the kiosks, these costs would be recovered.

Your officials submit the above for Council consideration.

FOOD KIOSKS

The Health Department advises that any of the proposed designs of Mr. Bain would be suitable for vending of previously prepared food. Food preparation in kiosks is not recommended. Your officials are currently working with restaurateurs on sidewalk cafes and this will permit food preparation. All kiosks vending food will require approval of the Health Department as is now the case.

Cont'd . . .

Clause 1 Cont'd

RECOMMENDATIONS

Your officials RECOMMEND that:

i. only the kiosk designs contained in the appendix of this report and prepared by Mr. Bain be permitted in the future,

ii. a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,

iii. all existing kiosks be replaced no later than March 1, 1975. In cases of extreme hardship extensions be permitted by Council no later than June 1, 1975.

iv. a new guideline for implementation be added requiring that kiosks be spread for aesthetic reasons as well as for safety reasons,

v. removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

CONSIDERATION

Your officials present the following for Council CONSIDERATION:

i. Kiosks as per Mr. Bain's designs be constructed by the City and sold to vendors.

ii. Three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors. If 2. is chosen Council should provide $2,000 from Contingency Reserve for the Engineering Department to construct the kiosks. These costs will later be recovered.

iii. Kiosks be constructed by vendors."

FOR COUNCIL ACTION SEE PAGE(S) 104

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

January 16, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 16, 1975 at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of December 10, 1974, were adopted.

RECOMMENDATION:

1. City-owned Site at Stainsbury and Hull

The Housing Committee at its meeting on November 26, 1974, when considering a progress report on housing projects, resolved,

"THAT the Supervisor of Property and Insurance report back to a later meeting of this Committee with relevant details on the city-owned site at Stainsbury and Hull being Lots 1, 2, 3, 4, 5, and 6 - Blocks 6 to 8,D.L. 195."

The Committee considered a report from the Supervisor of Property and Insurance regarding the above noted matter dated December 16, 1974. (This report is on file in the City Clerk's Office.)

The report stated in part:

"Details of the assembled site are as follows:-

Legal Description: Lots 1 to 6 inclusive, Blocks 6 to 8, D.L. 195

Site Area: Approximately 20,400 square feet

Zoning: RS-1, One Family Dwelling

Estimated Cost to City by Way of Purchase and Exchange	$ 160,061.00
Plus Demolition Costs	$ 4,389.00
	$ 164,450.00

or approximately $8.10 per square foot.

The Director of Planning advises as follows with respect to the future use of the site:-

'The recommendation for the purchase was done with the view of creating a site for senior citizen housing. It was felt that the site might be enlarged if B.C. Hydro were prepared to release portions of the abandoned right-of-way. These are still proposals and meet favourably with local residents'desires.

It is suggested, however, that no development proceed until the route for rail rapid transit is determined. It is possible that the present B.C. Hydro right-of-way will be required and the land purchased by the City would serve, in part, for the construction of a transit terminal.' "

Cont'd . . .

The Committee noted that this site had originally been acquired for housing and therefore,

RECOMMENDED,

THAT the city-owned site entailing Lots 1 to 6 inclusive, Blocks 6 to 8, D.L. 195, situated at the N.E. corner of Stainsbury and Hull Streets be used for housing.

INFORMATION:

2. City Assistance in Financing the Cost of Modifications of Lodging Houses and Hotels in the Core Area

The Housing Committee at its meeting on November 26, 1974, when considering a progress report on Fire By-law enforcement, resolved,

"THAT the Director of Finance report back to the next meeting on the possibility of establishing a one-half million dollar fund to assist lodging houses and hotels in the core area of the City of Vancouver to conform to Fire and Lodging House By-law requirements. Each hotel or lodging house to have a maximum loan entitlement of $10,000 to be issued according to need. Loans to be repayable within three to five years with the charge against the building. The City to approve rental rates and improvements which would occur to the building."

Submitted for the Committee's consideration was a report from the City Manager dated January 6, 1975, regarding the above noted matter. (This report is on file in the City Clerk's Office.) The report stated in part:

" 1) $10,000.00 is only a portion of the average cost that could be expected for any building and it is unlikely, in my opinion, that any hotel or lodging house owner would accept this form of assistance from the City, when at the best it can be expected to only save him some interest, if it gave the City rent control powers over his premises.

2) Who would police the rent control? The City does not have staff experienced in this activity. For the Strathcona rehab program CMHC handles the rent control function.

3) Extensive administrative machinery would be required to make certain that the funds are spent as intended.

4) The City generally just does not have the financial capacity to replace private market financing in all the areas where it might be shown to be desirable to do so when this private market financing problem is a general condition that happens to also apply to the City of Vancouver.

5) To obtain the necessary $500,000.00 fund would require that Council transfer it from some other capital program that Council might consider a lower priority, but this should require a review of this idea in the context of all of the City's capital priorities."

Following discussion on this matter the Chairman advised that the Fire Chief would be submitting a further progress report on enforcement of the Fire By-law to the next meeting of this Committee.

RESOLVED,

THAT discussion on the report of the City Manager regarding City assistance in financing the cost of modifications in lodging houses and hotels in the core area, dated January 6,

Cont'd . . .

1975, be deferred for discussion in conjunction with the progress report on enforcement of the Fire By-law.

3. Housing Site at S.E. Corner of 22nd and Boyd Diversion

The Housing Committee at its meeting on December 10, 1974, when considering senior citizen housing proposals submitted by the Vancouver Chinatown Development Association, resolved,

"THAT the Supervisor of Property and Insurance report back on the status of this matter."

The Housing Committee considered a report from the Supervisor of Property and Insurance regarding the S.E. corner of 22nd and Boyd Diversion - Chinatown Development Association dated December 19, 1974. (This report is on file in the City Clerk's Office.)

The report stated in part:

"Delay in consolidating these lands has been caused by:

1. Lots 1, 2 and 3, N.W. ½ Section 48 (to be included in the subdivision) not being under common ownership.

   The owners were requested many months ago to arrange for the transfer into one ownership. A search of the Land Registry Office on December 6th, revealed no change. However, it is understood that this problem has now been rectified.

2. Subdivision plans not being returned.

   The plans consolidating the road and Lots 1 to 3 were delivered in July to the owners for execution by them and by the Mortgage company. These were not returned to this office and a search in the Planning and Engineering Departments shows no record of them being received in either department.

We have written to the owners suggesting that, if they cannot locate the plans, we will arrange for new ones to be prepared and will forward them to the owners for execution by all parties."

In addition, the Supervisor of Property and Insurance informed the Committee that the owners of this property were presently out of town and therefore had not replied to the letter of December 12, 1974, referred to above.

RESOLVED,

THAT the Chairman write to the owners of this property urging that they do everything possible to consolidate these lands as soon as possible.

4. Adora Court Rooms

The Housing Committee at its meeting on December 10, 1974, when considering a letter from Mrs. Lum dated November 15, 1974, regarding the above noted matter, resolved,

"THAT the Medical Health Officer report back on the situation in this building."

The Health Department submitted an information report regarding Adora Court Rooms, 466-469½ Union Street, dated January 10, 1975. The report stated:

Cont'd . . .

"The Standing Committee on Housing on December 10, 1974, considered a letter from Sue Lum requesting that the Adora Court Rooms at 466-468½ Union Street be exempted from compliance with the Fire By-law.

In this letter Mrs. Lum stated that notice was given by the Health Department to vacate some accommodation within the building. Representatives of the Health Department were unable to comment on this statement at that time, and it was resolved that the Medical Health Officer report back to the Committee regarding conditions within this building.

The Medical Health Officer is now able to report that an inspection of these premises indicated that renovations to one suite were required to improve natural light and ventilation. No order was given to vacate this accommodation.

A recent inspection reveals that this suite is vacant, but being renovated to provide suitable living accommodation."

The Chief Fire Warden advised the Committee that it would not be difficult to bring this building up to Fire By-law standards.

RESOLVED,

THAT the appeal of the Adora Court Rooms requesting exemption from compliance with the Fire By-law be rejected and the Chief Fire Warden meet with the owners of the Adora Court Rooms to discuss a means of bringing this building up to an acceptable fire standard.

5. Fireproof Mattresses

The Housing Committee at its meeting on December 10, 1974, when considering a report from the City Manager regarding fire retardent mattresses, resolved,

"THAT the clerk write to the B.C. Research Council to determine costs involved in testing fire retardent materials."

The Committee considered a letter from the National Research Council dated December 24, 1974, which stated in part:

"I am unable to comment on the possible costs of testing that might be involved. The Division of Building Research, N.R.C. has no local testing facilities. B.C. Research has no established fire testing equipment but might be willing to undertake testing if a suitable test method were available. The Warnock Hersey Laboratory in Vancouver has developed a fire testing capability and might be in the best position to undertake commercial testing. In any case I thought that your Committee might find the enclosed reports and other information of interest before making recommendations with regard to possible legislation and testing."

The reports referred to in the letter were also considered by the Committee. (These reports are on file in the City Clerk's Office.)

The Chief Fire Warden advised that fireproof mattress covers would protect a mattress from burning. Also that before use, flameproof tests would be required to assure that such covers are, in fact, flameproof. He noted that the City of Vancouver, if it so wished could make a requirement for the use of flameproof mattress covers in lodging houses and hotels.

Cont'd . . .

The Director of Environmental Health emphasized the importance of labelling such flameproof mattress covers. Once laundered, the flameproofing is no longer effective, and thus the label indicating that the cover is flameproof should also wash off.

RESOLVED,

THAT this matter be referred back to the Health and Fire Departments for report back on a practical proposal with regards to flameproof mattress covers.

6. Fire By-law Appeals

i. Murray Hotel - 1117-19 Hornby Street

Submitted for the Committee's consideration was a report from the City Manager regarding this matter, dated January 2, 1975, a letter from the Chief Fire Warden to Mr. D. J. Henderson, Legal Counsel, for the Murray Hotel, dated January 2, 1975, and a letter from Mr. Henderson to the Chief Fire Warden dated December 10, 1974. (This correspondence is on file in the City Clerk's Office.)

The owner of the Murray Hotel advised the Committee that this hotel had 86 rooms. Also that he was having great difficulty in receiving quotes from sprinkler companies.

The Chief Fire Warden advised there was a heavy demand on sprinkler companies, but that no one should have difficulty in obtaining such a quote.

RESOLVED,

THAT the owner of the Murray Hotel, 1117-19 Hornby Street be given until the end of January, 1975, to satisfy the Fire Department that he is in receipt of fire sprinkler quotes, and will install a sprinkler system, or be charged.

ii. Europe Hotel - 43 Powell Street

The Committee considered a memorandum from the Chief Fire Warden to Alderman Harcourt regarding the Europe Hotel dated November 21, 1974, a letter from Mr. M. Mracevich, Director of the Europe Hotel to Members of the Housing Committee dated November 8, 1974, and a letter from Mr. Mracevich to the Chief Fire Warden dated December 6, 1974. (This correspondence is on file in the City Clerk's Office.)

Mr. Mracevich advised the Committee that the Europe Hotel was very well constructed, incorporating many fireproof building materials, and therefore, expressed that the installation of a sprinkler system was not necessary.

The Chief Fire Warden advised that this hotel had been notified that the installation of a sprinkler system was required in February, 1974.

RESOLVED,

THAT the submission of Mr. Mracevich be received, and that the Chief Fire Warden be instructed to proceed with prosecutions of the Europe Hotel if this building does not conform to Fire By-law requirements.

Cont'd . . .

iii. Union Rooms - 404-410 Union Street

The Committee considered a memorandum from the Chief Fire Warden to Alderman Harcourt, regarding the Union Rooms, dated September 13, 1974, and a letter from Mrs. Lilly Sam dated August 20, 1974. (This correspondence is on file in the City Clerk's Office.)

The Chief Fire Warden advised that the walls would have to be upgraded to the standard called for in Section 38 of the Fire By-law, as the walls are plaster on wood lath and the doors are panelled with transoms. There is one outside fire escape that is in an extreme state of disrepair. Also there is one open stairway that appears too difficult to enclose and there is not enough room to install two. Therefore, this building would have to be sprinklered in lieu of complying with Section 38.

RESOLVED,

THAT the Committee endorse the opinion of the Chief Fire Warden with regards to requiring that the Union Rooms at 404-410 Union Street be sprinklered to comply with the Fire By-law.

The meeting adjourned at approximately 2:20 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 107

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 16, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held Thursday, January 16, 1975, in No. 2 Committee Room, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

. . . . . .

RECOMMENDATION

1. Fire Department - Manning Requirements

Council on December 17, 1974 referred a report on this matter dated December 13, 1974, from the City Manager to the Standing Committee of Council on Finance and Administration. The Fire Chief distributed copies of tables and charts outlining absenteeism and shift losses of firemen, (copies on file in the City Clerk's Office.)

The Fire Chief advised that he is concerned about maintaining the fire fighting standard of service and felt the manning power is totally inadequate to handle a City the size of Vancouver. A significant factor affecting the standard of service is the increase in fire incidents of 11,500 in 1965 to 16,000 in 1974. A second factor is the loss in manning requirements due to increased vacation time, gratuity leave and absenteeism. There is particularly an alarming increase in the lost man shifts due to absenteeism. The Fire Chief is investigating with the Director of Occupational Health and the Union some new incentives and deterrents to keep the men on duty.

The Director of Occupational Health stated absenteeism is an administrative problem related to the new work ethic and is world wide. It is almost impossible to police absenteeism and he agreed new incentives and deterrents should be found. He noted that firemen have the highest incidence of injury and are more prone to heart disease than any other profession.

A letter from the Vancouver Firefighters' Union dated January 14, 1975, advised they are concerned about absenteeism but did not have any immediate solutions to the problem. They agreed a new approach to the sick leave plan should be taken, particularly an improvement in incentives. The Committee expressed concern that hiring additional firemen would encourage the problem of absenteeism.

After further discussion it was,

RECOMMENDED

(i) THAT the Chairman meet with the Fire Chief to investigate solutions to the problem of absenteeism and report back to the Committee;

(ii) THAT the City Manager be authorized to hire a consultant to carry out an examination of the standard of service of the Vancouver Fire Department and report back to the Committee on terms of reference;

Cont'd...

Clause No. 1 Continued:

(iii) THAT the uniform strength of the Fire Department be increased by 16 men effective upon adoption of this report;

(iv) THAT the Fire Chief report to City Council at the end of 1975 if the absenteeism increases substantially beyond the 1974 level;

(v) THAT the letter from the Vancouver Firefighters' Union be received.

2. Court House Renovations

City Council on December 17, 1974 referred reports on Court House Renovations 1 and 2 dated November 15, 1974 prepared by Arthur Erickson Architects to the Standing Committee of Council on Finance and Administration. The two volume report outlines details concerning Civic uses of the Provincial Court House in downtown Vancouver and recommends that it be converted for use as an Art Gallery. (Copies on file in the City Clerk's Office)

Alderman Bowers read a report dated November 7, 1974 prepared by Concordia Management Limited for Arthur Erickson Architects, (copies circulated), outlining preliminary budject estimates to convert the Court House annex for use as an art gallery. The total preliminary estimates are as follows:

SCHEME 'A' - $6,863,000 - (1974 - 75 dollars)

SCHEME 'B' - $5,707,000 - (" ")

It was noted that the above estimates do not include architects fees.

Arthur Erickson advised that the present Vancouver Art Gallery cannot show its permanent collection unless it sets aside one or two months. Visitors to Vancouver are always complaining that they cannot see the Emily Carr collection and others in the permanent collection. The biggest difference between Scheme A and B is the changing display exhibit, Scheme A provides a separate space altogether for this. Scheme B has a considerably reduced program in comparison to Scheme A and it does not provide satisfactory accommodation for the Art Gallery's long term needs. The reports recommend that the Committee approve Scheme A with the City paying $4.6 million for renovation work within the existing Court House building and the Vancouver Art Gallery seek the balance of $2.26 million from Federal, Provincial and private sources for the new construction. The Committee felt both Schemes far exceed the terms of reference and funds available for the project.

A letter dated December 12, 1974, from the Federation of Canadian Artists requested provision of space in the Court House if and when it is used as the Vancouver Art Gallery.

Following further discussion it was,

RECOMMENDED

(i) THAT the matter be referred to City Council for consideration of the total amount of funding to be allocated to this project;

(ii) THAT following allocation of funding, the Vancouver Art Gallery be requested to advise of their position in relation to total funding established by Council and other sources of funding they can arrange, including architects fees;

Cont'd...

(iii) THAT the letter from the Federation of Canadian Artists be received and filed for future reference.

3. Timetable for Future Agenda Items

The Chairman briefly outlined items to be considered at future meetings throughout the year and stated he would prepare a written schedule for the Committee.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 107

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

January 16, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on January 16, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Ray-Cam Co-operative Association - Grant for Project Co-ordinator's Salary

The Committee had before it for consideration a report dated November 29, 1974 (circulated) from the City Manager on the appointment of a full-time Project Co-ordinator who would develop a proposal for management of this facility over the next year.

In the report the Director of Social Planning recommends a grant of $8,400 be made to Ray-Cam as the City's share of the Project Co-ordinator's salary.

Following discussion it was

RECOMMENDED

THAT the following recommendations of the Director of Social Planning be approved:

"1. That a grant of $8,400.00 be made to the Ray-Cam Co-operative Association as the City's share of a Project Co-ordinator's salary;

2. The grant be provided from contingency reserve and CAP shareable on the following basis:

Salary	$7,500.00
Fringe Benefits (12%)	$ 900.00
CAP Shareable	$8,400.00
CAP Recoverable	$4,200.00
Net City Expenditure	$4,200.00

3. The grant be subject to:

(a) joint hiring of the Project Co-ordinator by Ray-Cam, Social Planning and LEAP Officials, under the administrative umbrella of the LEAP Programme;

(b) the job description for Project Co-ordinator as attached.

(c) the Co-ordinator being responsible to a Joint Management Board involving Social Planning, Canada Manpower Officials, and representatives from the Ray-Cam Association."

Cont'd . . .

2. Downtown Eastside Resident's Association re Hotel East, 445 Gore Avenue

The Committee had before it for consideration a letter dated January 6, 1975 (circulated) from Bruce Eriksen, President of D.E.RA., in which Mr. Eriksen requests that the Committee conduct a 'full in-depth hearing' on Lodging House and Fire By-law enforcement in Vancouver and in particular as these By-laws apply to the Hotel East.

For the benefit of the new Committee members the Chairman reviewed briefly the Hotel East situation, pointing out the City ordered the hotel closed because it did not meet By-law requirements. The tenants appealed to the Rentalsman who supported the City's closure order and the Rentalsman's stand was supported in a court decision on January 15, 1975. The remaining tenants have until February 28, 1975 to vacate, and the Chairman predicted the owners will apply to the City to convert the building to office use.

During discussion it was pointed our that some months ago Council requested the Director of Social Planning to assist in finding new accomodation for the Hotel East tenants, yet the tenants chose to remain in the hotel.

A representative of the Social Planning Department told the Committee that in September the Department found some 60 rooms which were available at that time for these tenants. He stated that the vacancy rate for accommodation in the area is extremely low now and it would be difficult to find new accommodation for the tenants still living at the Hotel East.

A representative of the Health Department advised there remains one charge outstanding against the owners of the Hotel East and in view of this the Committee felt it could not request a report on By-law enforcement pertaining to this hotel until all charges have been resolved.

A member of the Committee suggested the Committee be informed by the Planning Department on the advisability of converting the Hotel East to office use and what By-law requirements would have to be waived to permit office use. It was noted this had been done in June of last year.

It was noted that at its meeting of June 6, 1974, the Social Services Committee recommended:

"B. THAT similar applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Standing Committee on Social Services;",

and that Council took no action to approve this recommendation.

Following discussion it was

RECOMMENDED

THAT the Committee reiterate its recommendation of June 6, 1974, that:

Applications for development permits to convert hotels to other uses in the downtown eastside area be brought before the Community Services Committee for approval.

INFORMATION

3. Proposals for Carnegie Library, Main and Hastings Streets

The Committee had before it for consideration a letter dated January 2, 1975 (circulated) from D.E.R.A. requesting further discussion with the Committee on the Association's proposals for a multi-use community service operation in Carnegie Library.

Cont'd . . .

Clause #3 continued:

Also before the Committee was a proposal with an accompanying letter dated December 19, 1974 (circulated) from the Native Courtworkers and Counselling Association of B.C. which wishes to use the Carnegie Library as a service centre for the native population. This Association is requesting a five year renewable lease of the building at one dollar per year but renovation and maintenance costs would be borne by the Association. The Association is funded by the Attorney-General's Department of the Provincial Government and the Justice Department of the Federal Government.

The Committee noted that Council on October 29, 1974 referred the proposal of D.E.R.A. for this building to the City Manager for consideration, together with all other proposals received to date for report to Council.

Mr. Wilbur Campbell, Chief Administrative Officer of the Native Courtworkers and Counselling Association, presented the Committee with further background information on the Association and indicated the Association has access to funds for renovations.

Under questioning by the Committee however, Mr. Campbell could not guarantee these funds would be available but he said he is 'reasonably certain' that his Association can get the necessary funds. He pointed out the Provincial Justice Development Commission of the Attorney-General's Department is looking for office space in the Downtown area.

Mr. Campbell explained his Association would make use of almost all of the building but a reading room and possibly an Indian museum in the building would be open to the public.

Bruce Eriksen of D.E.R.A. said his Association feels the building should be available to all the people of the community and not one particular group. He said D.E.R.A.'s proposal is that the City would pay for renovation costs while a variety of social service agencies would offer their services from the building.

The Committee noted that the proposal of the Native Courtworkers Association is attractive in that funds for renovations would not be required from the City, yet D.E.R.A's concept offers greater public use of the building.

The Committee inquired as to whether both groups could be accommodated in the building and there was consideration given to asking the two groups to prepare a joint proposal for presentation to the Committee and that the Justice Development Commission be asked to be present when such proposal is made to the Committee.

It was noted that earlier plans of the City for renovating and adding to the building were dropped because of high costs and the fact that the Province took over responsibility for social welfare. The City Medical Health Officer advised that his Department is still seeking improved accommodation for the Downtown Health Unit presently located on Abbott Street, and that the Main and Hastings area would be a good location for this unit.

The suggestion was made that the City could possibly make some funds available for renovation to supplement monies which the Native Courtworkers Association might acquire if the Association would agree to a greater degree of public usage of the building.

The City Manager suggested that the Native Courtworkers Association be asked to obtain an undertaking in writing from the senior governments that funds will be provided for renovation of the Library building through the Native Courtworkers Association.

However, it was the feeling of the Committee that it should not make such demands on the proponents at this time.

Cont'd . . .

Clause #3 continued:

Following discussion it was

RESOLVED

THAT the Community Services Committee endorse the concept that the widest possible community use be made of Carnegie Library and that the Downtown Eastside Residents Association and the Native Courtworkers and Counselling Association of B.C. be asked to submit to the Committee a joint proposal for use of the building.

4. Downtown Eastside Residents Association re Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a letter dated January 6, 1975 (circulated) from D.E.R.A. and a letter dated January 3, 1975 (circulated) from Sidney Wong, Operator of Wonder Rooms, outlining problems in meeting City By-law requirements.

The Chairman advised he had been contacted by Quon Wong, owner of the building, who claimed it nowmeets City By-law requirements.

The Director of Environmental Health advised the Committee that the furnace has been converted to gas, the building has been sprayed and a roofing contractor has been scheduled to begin roof repairs. He said the operators have been granted an interim permit to the end of February.

Following discussion it was

RESOLVED

THAT the report of the Director of Environmental Health be received.

RECOMMENDATIONS

5. Liquor Permit Application - 1248 Seymour Street

The Committee had before it for consideration a report dated December 17, 1974 (circulated) from the Planning Department in which it was stated the Technical Planning Board has approved the development permit (Application No. 68554) subject to:

"1. Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of one off-street loading and unloading space at the rear of the site and a floor layout of the building, indicating all existing and proposed walls.

2. This request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action."

Following discussion it was

RECOMMENDED

THAT the application for a liquor permit at 1248 Seymour Street be approved and Development Permit Application No. 68554 be approved subject to:

Cont'd . . .

Clause #5 continued:

"Revised drawings are to be first submitted or the submitted drawings amended to the satisfaction of the Director of Planning, clearly indicating the provision of one off-street loading and unloading space at the rear of the site and a floor layout of the building, indicating all existing and proposed walls."

6. Procedure for Neighbourhood Public House at 961 Denman Street

In a letter dated November 28, 1974 to Alderman Volrich, Chairman of Council's Community Development Committee, the Deputy General Manager of the Liquor Administration Branch advised he considered a referendum necessary on the application of Tom Hammond for a liquor license at 961 Denman Street.

The Community Development Committee upon considering this letter recommended:

"THAT the application of Mr. Tom Hammond for a neighbourhood pub at 961 Denman Street be approved in principle subject to the City conducting a referendum of the residents and merchants in a three block area surrounding 961 Denman Street, the cost of such referendum to be borne by the applicant, Mr. Tom Hammond.

FURTHER THAT the applicant comply with all applicable City legislation."

Council at its meeting of December 17, 1974, approved the above recommendation of the Community Development Committee.

In a letter dated January 10, 1975 addressed to the City Clerk, the Deputy General Manager of the Liquor Administration Branch advises that a public opinion poll, conducted by Mr. Hammond is all that is required by the L.A.B.

The Committee had before it for consideration copies of the above noted correspondence.

During discussion it was noted the Liquor Administration Branch letter of January 10, 1975 relieves the City of having to conduct a referendum on the application of Mr. Hammond for a liquor license at 961 Denman Street.

Following discussion it was

RECOMMENDED

THAT the City take no further action on this matter and that no referendum be conducted by the City on the application of Mr. Hammond for a liquor license at 961 Denman Street.

7. Liquor Permit Application - 36 East Broadway

The Committee had before it for consideration a report dated January 10, 1975 (circulated) which stated the Director of Planning has approved this development (Application No. 68763) subject to approval for a new liquor outlet to be obtained from the Council Committee.

During discussion consideration was given to whether a canvass of residents in the area should be conducted but it was felt there are not enough residents in the immediate vicinity to warrant such a poll.

Cont'd . . .

Clause #7 continued:

Following discussion it was

RECOMMENDED

THAT the application for a liquor permit at 36 East Broadway be approved.

The meeting adjourned at approximately 5:05 p.m.

* * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 108-9

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

January 16, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 16, 1975, in the No.2 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Kennedy
Alderman Bird
Alderman Cowie
Alderman Harcourt

CLERK: M. Cross

RECOMMENDATION

1. Model of the Downtown Peninsula

The Committee considered a report of the City Manager dated December 10, 1974, which had been referred to them by City Council on December 17, 1974, (copy circulated).

Mr. R. J. Spaxman, Director of Planning, stated that a model of the Downtown is desirable for an overview of all developments proposed for the Downtown. Developers would be required to construct the model of their development to be fitted into the City model. The public could look at the model and get a better idea as to heights of buildings in relation to landmarks such as the B.C. Hydro building.

Mr. E. Crickmore of the Downtown Study Team outlined estimated costs. If space for the 1,300 sq. ft. model was found by expanding their present accommodation on West Broadway, the cost would be $3,750 for eleven months. If the study team was relocated downtown, additional costs could be $7,000 - $10,000 to the end of 1975. The annual cost involved if the model was located downtown would be $17,000 to $20,000.

Discussion followed with respect to requesting the development community to share in the construction cost of the model. They should be charged a fee for having the model of their development fitted into the City model.

The scale of the model was discussed. The Director of Planning indicated that a scale smaller than the one recommended (1:1500 i.e. 1" = 42') would not be adequate.

The Committee

RECOMMENDED

THAT construction of the model be accepted in principle, but construction of only a portion be approved at this time to evaluate the effectiveness; the City Manager to determine the appropriate sum to be approved in advance of the 1975 budget.

FURTHER THAT the Director of Planning report to Council details of the portion of the model to be constructed initially.

cont'd ...

2. Local Area Planning Priorities and Staffing

Mr. R. Youngberg, Associate Director, Area Planning, reviewed the report of the City Manager dated December 6, 1974, on the above matter. He outlined the additional staff required to carry out the work programme anticipated for 1975:

(a) a Planner and Planning Assistant for Champlain Heights and the Fraser River to implement the ongoing work

(b) a clerk-typist to assist the Planner working on the Fairview Slopes programme

(c) a Planning Assistant to assist the Associate Director, Area Planning, with City-owned lands.

He also stated that funds for two new Neighbourhood Improvement Programmes were approved and there was no staff available to carry out the work.

The urgency of additional staff in Champlain Heights was discussed. The work is ongoing and staff is necessary to oversee the various projects currently being carried out in the area and to implement and co-ordinate new projects.

The Committee discussed the question of local area planning programmes and the necessity for site offices. It was agreed that this would be discussed more fully at a further meeting with the Director of Planning.

RECOMMENDED

a. THAT a Planning Assistant position be authorized for the Area Planning Division to deal with City-owned lands and to assist the Associate Director; the Director of Personnel Services to classify the position.

b. THAT the position of Project Manager for Champlain Heights be established and responsibility for classifying and filling this position be left with the City Manager.

c. THAT consideration of the other positions referred to in the report of the City Manager be deferred for discussion at a further meeting with the Director of Planning on local area planning matters.

The meeting adjourned at approximately 5:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 109

CITY OF VANCOUVER

SPECIAL COUNCIL - JANUARY 28, 1975

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, January 28, 1975 in the Council Chamber, at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements, Curbs and Lane Pavement
on the Initiative Schedule #430

The Court received from the Collector of Taxes, Schedule #430 listing twelve Local Improvement projects at various locations on the initiative. It was noted that the following projects had been defeated as a result of petitions received:

1. Begg Street
2. Cottrell Street
3. Evans Avenue
7. Oliver Crescent
11. Lane West of Renfrew

In respect of Project #9, the Collector of Taxes requested the Court to adjust the measurements as noted:

Lane Pavement 20 feet wide on the Lane South of Broadway from Yukon Street to Alberta Street.

Frontage assessed - (Multiple) - From 399.98' to 249.98'
Flankage assessed - (Multiple) - From nil to 109.52'
Flankage non-assessable - (Multiple) - From nil to 36.50'

Original Estimated Costs		Adjusted Estimated Costs
City	$ 1,184.00	$ 1,663.00
Property Owners	8,856.00	8,377.00
Total	10,040.00	10,040.00

This is as a result of a consolidation which was received after the measurements were supplied to the Engineering Department. The consolidation changed an effective frontage measurement, (S.E. Corner of Yukon Street and Tenth Avenue), to an effective flankage measurement.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Schedule #430, including the amendment recommended by the Collector of Taxes, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent Procedure

Council heard the following persons speaking to the projects listed:

	Sch. No.	Proj. No.	Comments
Mr. J. Crawford	430	5	Commented on the method of carrying out the project
Mr. H. Gerber	430	12	Opposed to the project

A letter from Mr. W. Wilding supporting Project #4 (Vine Street) was noted.

Council then considered a report of the City Manager dated January 16, 1975 in which it was recommended that, subject to the proceedings of the Court of Revision, all initiative projects in Schedule #430, except the defeated items 1,2,3,7 and 11, be undertaken.

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the foregoing recommendation of the City Manager, contained in his report dated January 16, 1975, be approved.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 2:10 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of January 28, 1975, adopted on February 11, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 11, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Rev. Father Brendan Boland, Pastor of Our Lady of Perpetual Help.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting of January 28, 1975, together with the Minutes of the Special Council Meeting (Court of Revision) of January 28, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 49th Avenue Crosstown Bus

City Council on September 10, 1974, passed the following motion:

"THAT the City inform the Honourable James G. Lorimer, Minister of Municipal Affairs, of its wish that he implement, as soon as possible, a 49th Avenue crosstown bus service along 49th Avenue to Cambie Street, 41st Avenue, Marine Drive to U.B.C. and advise him that the City will undertake a survey within a few months to determine whether or not this service should be re-routed west of Cambie to continue along 49th Avenue, Marine Drive, Dunbar, 41st Avenue, Marine Drive to U.B.C."

Pursuant thereto, the City Engineer under date of February 3, 1975, submitted a report as a result of the survey undertaken. The report analysed the results of the survey and referred to a plan attached with respect to proposed bus stop locations. The City Engineer submitted the following options for Council's consideration:

"A i. Approval of 49th, Marine Drive, Dunbar, 41st Avenue, Marine Drive to U.B.C. as a bus route west of Cambie Street for the proposed 49th Avenue Crosstown Bus route. (Note - Council has already dealt with the route east of Cambie Street as per the attached Council report.)

cont'd....

UNFINISHED BUSINESS (cont'd)

49th Avenue Crosstown
Bus (continued)

ii. Approval of the bus stop layout as shown on Plan TT 104.

iii. Authorization for expenditure of a total $6,800, to be borne 25% by B.C. Hydro, for four bus pull-offs on Marine Drive at Carnarvon, Balaclava, Glendalough and Collingwood Streets.

B i. Approval of the Cambie Street, 41st Avenue, Marine Drive routing west of Cambie Street for the proposed 49th Avenue Crosstown Bus service.

ii. Approval of the bus stop layout shown on Plan TT 104 east of Cambie Street only."

Council received delegations from Mr. E.J. Ruddell, representing the Marpole-Oakridge Area Council and Mrs. T.D. Devitt, representing 95 residents in the area. Briefs were filed by each delegate.

MOVED by Ald. Boyce,
THAT options A i, ii and iii as submitted by the City Engineer be approved.

(Carried Unanimously)

MOVED by Ald. Marzari,
THAT option A ii contained in the report be referred to the City Engineer for further report to the Council meeting in two weeks' time and, in the meantime, citizens' groups affected be invited to make recommendations to the City Engineer on bus stop layouts.

- Lost

(Aldermen Bird, Bowers, Boyce, Kennedy, Rankin and Volrich opposed)

MOVED by Ald. Sweeney,
THAT this whole matter be tabled until the next meeting of Council for report by the City Engineer on the feasibility of the 57th Avenue routing.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin and Volrich and the Mayor opposed)

The motion to refer and the motion to table having lost, the motion by Alderman Boyce was put and CARRIED UNANIMOUSLY.

2. Court House Renovations

Council on January 28, 1975, deferred consideration, until this meeting, of a clause contained in the Finance and Administration report of January 16, 1975, concerning Court House Renovations.

With the agreement of Council, Mr. A. Rogatnick, Interim Director of the Vancouver Art Gallery, addressed Council and filed a brief giving comments on the renovations.

MOVED by Ald. Kennedy,
THAT the City Council allocate $1 million from the sale of Block 71, to be used for renovations to the Court House, and in addition all the monies derived from the sale of the present Art Gallery be allocated also for these renovations;

cont'd....

UNFINISHED BUSINESS (cont'd)

Court House Renovations
(continued)

FURTHER THAT the Art Gallery Association be advised that if they wish to spend more than the foregoing amounts, estimated to be $2.2 million, that such additional funds will have to be raised from other sources;

AND FURTHER THAT the Art Gallery Association be advised that Council still wishes there to be multiple use of this building and request that they report on what other organizations they consider might be suitable to share the space.

(referred)

MOVED by Ald. Cowie,
THAT this whole matter be referred to the Art Gallery Association for report to Council as soon as possible.

- CARRIED UNANIMOUSLY

3. Downtown Eastside Residents' Association - Hotel East, 455 Gore Avenue

Council on January 28, 1975, deferred consideration, until this meeting, of a report of the Community Services Committee regarding the converting of hotels to other uses in the Downtown Eastside area. The Committee submitted the following recommendation:

"THAT applications for development permits to convert hotels to other uses in the Downtown Eastside area be brought before the Community Services Committee for approval."

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Community Services Committee be approved.

(amended)

MOVED by Ald. Volrich in amendment,
THAT the words 'for approval' in the recommendation be struck, and the words 'for information purposes' be substituted therefore.

- CARRIED

(Alderman Rankin opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT applications for development permits to convert hotels to other uses in the Downtown Eastside area be brought before the Community Services Committee <u>for information purposes</u>."

(Underlining indicates amendment)

Council deferred consideration of the following items pending the hearing of delegations later this day:

4. Save S.W. Marine Drive Committee - Delegation

5. Civic Information - Local Newspapers

6. Street Vending.

COMMUNICATIONS OR PETITIONS

1. Ice Rink -
Hastings East Area

MOVED by Ald. Rankin,
THAT the request of the Hastings Community Association to appear before Council as a delegation with respect to the building of an ice rink in Hastings East, be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

2. International Peace Arch Association:
Grant Request re Annual Celebration

A letter was received from the International Peace Arch Association dated January 29, 1975, requesting a grant of $100.00 towards the Association's annual celebrations at Peach Arch Park on Sunday, June 8, 1975. Council noted that an annual grant in this amount has been given for a number of years.

MOVED by Ald. Bird,
THAT the International Peace Arch Association's grant request of $100.00 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Landlord and Tenant
Act and Fire By-law

Council was advised that the Rental Housing Council of B.C. has requested to withdraw its letter of February 3, 1975, at this time with a view to making other arrangements. It was so agreed.

4. Point Grey Road Properties

Council noted the following letter from the Board of Parks and Recreation under date of February 4, 1975:

The following is an excerpt from the minutes of the last meeting of the Board held on February 3, 1975:

..."POINT GREY ROAD WATERFRONT

"At the January 20th meeting of the Board, Alderman Volrich's suggestion that Seagate Manor (2831 Point Grey Road) demolition be again deferred, was referred to this meeting. Board members received copies of a report dated January 31, 1975, prepared by the Board's Director of Planning recommending that structures on City owned property be removed upon expiry of present lease arrangements at the end of March as the properties represent exceptional park potential for thousands of passing pedestrians and motorists and for public access to the waterfront and some benefits from public park purchase expenditures along Point Grey Road should be realized.

"After discussion, it was regularly moved and seconded,

..'WHEREAS large sums of public money voted for parks have been expended upon the purchase of certain properties on Point Grey Road for public uses, and

'WHEREAS notice to tenants to vacate was served in November 1973,

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Point Grey Road Properties
(continued)

"THEREFORE BE IT RESOLVED: That the Board of Parks and Recreation request the City to proceed with demolition of the structures at 2823-25, 2831, 3223-25 and 3235 Point Grey Road immediately upon expiry of lease agreements on March 31, 1975, and that the City's Department of Social Planning be requested to assist in the relocation of the two senior citizens now renting space in Seagate Manor if, in fact, such assistance is requested by them.

- Carried."...

"The Director of Planning spoke to a proposed park development plan for the two waterfront areas that will be cleared of buildings."...

A letter was also noted from Dr. Emily Goetz requesting an extension of time to relocate from 2831 Point Grey Road. Letters from Mr. D.J. Morel and Glen Jacobsen, et al, were received requesting to appear as delegations re the destruction of Point Grey Road residences.

Alderman Volrich, at this point in the proceedings, introduced the following Notice of Motion on the subject matter:

MOVED by Ald. Volrich,
THAT WHEREAS

(a) Council did in January, 1974, approve a resolution whereby the tenants of Seagate Manor at 2831 Point Grey Road were given an extension of time for vacating their premises to the 31st day of March, 1975, and by resolution of Council on the 5th day of February, 1974, the tenants at 2823-25, 3223-25 and 3235 Point Grey Road were given similar extensions;

(b) All the said premises continue to be fully occupied and most of the tenants have resided in these premises for some years;

(c) There continues to exist in the City an acute shortage of rental accommodation and the tenants of these premises are, understandably, having a great deal of difficulty in finding alternative and comparable accommodation in the circumstances that presently exist, and hardship will be caused to some of the elderly tenants who live in Seagate Manor if required to vacate at this time;

(d) Seagate Manor and cottage and the building at 3225 Point Grey Road are, in particular, in excellent condition and, additionally, Seagate Manor has both historical and architectural significance;

(e) The matter of the City's policy regarding the acquisition and use of properties along Point Grey Road was referred to the Kitsilano Planning Committee for consideration and recommendations from that Committee should be awaited;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Point Grey Road Properties
(continued)

(f) Matters that require further consideration are the questions of the need, desirability and the probability of public use, of lookout parks and additional waterfront access points in this area, as well as the problems of traffic and safety, particularly in the areas of Seagate Manor;

THEREFORE BE IT RESOLVED THAT

(i) Demolition of the said properties not be proceeded with at this time, pending reconsideration by both the City Council and the Park Board, after report from the Kitsilano Planning Committee, of the overall policy of property acquisition and use along Point Grey Road;

(ii) The Fire Chief be requested to report on what measures will be necessary to be implemented in order to have Seagate Manor comply with the Fire By-law, and that the Supervisor of Property and Insurance report on the cost involved;

(iii) The Supervisor of Property and Insurance also report on the present rentals being charged the tenants of the various properties, the costs involved in the operation of the properties by the City and the extent to which rentals may have to be increased at Seagate Manor in order to assist in meeting the additional costs involved in complying with the Fire By-law.

(notice)

MOVED by Ald. Harcourt,
THAT this matter be deferred for further consideration in two weeks' time, at which time the Chairman of the Park Board, representatives of the Kitsilano Planning Committee and any other interested parties be permitted to address the Council;

FURTHER THAT the Park Board be prepared to comment on the use of Seagate Manor as a community activity centre to include community services for senior citizens;

AND FURTHER THAT the Notice of Motion submitted by Alderman Volrich be also deferred for consideration as a motion in two weeks' time.

- CARRIED UNANIMOUSLY

5. 2225 & 2236 East 29th Avenue:
Demolition for Park Site

Council noted the following letter from the Board of Parks and Recreation under date of February 4, 1975:

The following is an excerpt from the minutes of the last meeting of the Board held on February 3, 1975:

..."2225 AND 2236 EAST 29TH AVENUE - PARK SITE

"City Clerk in a letter dated January 23rd, advised of the following extract from the minutes of City Council meeting held on January 21, 1975:

..'Alderman Harcourt advised that the Park Board have requested the Supervisor of Property & Insurance to acquire 2225 and 2236 East 29th Avenue to complete development of an adjacent park. Alderman Harcourt considers that acquisition of these two houses would impose a hardship on the families currently residing in them.

'Moved, That Council instruct the Supervisor of Property & Insurance to withdraw the Notice to Vacate given to the residents of 2225 and 2236 East 29th Avenue, and the Park Board be requested to report to Council on this matter'..

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

2225 & 2236 East 29th Avenue:
Demolition for Park Site (continued)

"The Director of Planning outlined a development plan of the area and advised that approximately 50% of development is completed and that the two small houses, that were purchased in 1964, are inhibiting full development of this neighbourhood park site.

"Alderman Harcourt advised that his intention was to allow the present residents time to relocate themselves and suggested they be allowed to remain until July 15, 1975.

"It was regularly moved and seconded,

"RESOLVED: That City Council be requested to remove the two structures at 2225 and 2236 East 29th Avenue on or immediately after July 15, 1975, to allow a reasonable time for occupants to find other accommodation.

- Carried.

MOVED by Ald. Harcourt,
THAT the request of the Park Board as contained in its resolution quoted above, be granted.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 7, 1975

Works & Utility Matters
(February 7, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Special Survey, S/S 52nd Avenue between Kerr Street and McKinnon Street, Lots 1-14, Block 4, S.W.¼ D.L. 338
Cl. 2: Special Street Lighting on Mainland Street between Smithe and Nelson Streets
Cl. 3: Undergrounding B.C. Hydro Power Line - C.P. Railway North of 6th Avenue from Alder to Heather Streets
Cl. 4: Tender No. 46-74-5 - Sewer & Waterworks Grey Iron Castings

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 inclusive, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report
February 7, 1975 (continued)

Building & Planning Matters
(February 7, 1975)

Point Grey Road Property
Acquisition Program (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 7, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Installation of Pedestrian Signal at Knight and 61st Avenue
Cl. 2: P.N.E. Parking - R.P.O. Zones

The Council took action as follows:

Installation of Pedestrian Signal at
Knight and 61st Avenue (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

P.N.E. Parking - R.P.O.
Zones (Clause 2)

MOVED by Ald. Bowers,
THAT the special signs referred to in this Clause be not posted in any of the Residents Parking Only zones in the City.

- LOST

(Aldermen Cowie, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT special signs indicating the minimum fine, be posted around the P.N.E. area only in Residents Parking Only zones at a cost of $4,000 in advance of the 1975 Budget.

- CARRIED

(Alderman Bowers opposed)

Finance Matters
(February 7, 1975)

The Council considered this report which contains twelve Clauses identified as follows:

Cl. 1: City Council Appointment of Deputy City Treasurer and Collector
Cl. 2: Consultant's Study on Parking Tax
Cl. 3: Queen Elizabeth Theatre Emergency Refrigeration Repairs
Cl. 4: Southam Contract Dated July 22, 1960
Cl. 5: Damage to Argillite Carvings - February 18, 1974
Cl. 6: Request for Refund of Business License Fees and Property Taxes

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report
February 7, 1975 (continued)

Finance Matters (February 7, 1975) (continued)

Cl. 7: Senior Recreational Worker - Britannia Community Services Centre
Cl. 8: Tender No. 12-75-1 - Supply of 1975 Police and Firemen's Uniforms
Cl. 9: Health Department - Attendance at Roster Conference
Cl. 10: Execution of Various Documents
Cl. 11: Permit Fee Structure
Cl. 12: Grants in Lieu of General, School, Hospital, Municipal Finance Authority and Regional District Taxes

The Council took action as follows:

Clauses 1 to 9 Inclusive

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 to 9 inclusive, be approved.

- CARRIED UNANIMOUSLY

Execution of Various Documents
(Clause 10)

MOVED by Ald. Bowers,
THAT the recommendations and proposals of the Director of Legal Services as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Permit Fee Structure
(Clause 11)

MOVED by Ald. Volrich,
THAT the electrical, plumbing and gas, and building permit fees be based on a 100% recovery basis and, therefore, the recommendations of the City Manager be approved, after amendment as follows:

"A. The Director of Permits and Licenses and Director of Finance report on the existing fee schedules to bring in line for 1975-76 100% of operating costs.

B. The Director of Permits and Licenses notify the appropriate plumbing, heating and electrical associations of fee increases to be forwarded to Council in accordance with recommendation (A) of this report, such increases to take effect 60 days after official notification.

C. Future reviews of permit fees take place every year, if practical, in order to provide for the rapidly changing cost features of the present economy."

- CARRIED UNANIMOUSLY

Grants in lieu of General, School, Hospital, Municipal Finance Authority and Regional District Taxes (Clause 12)

MOVED by Ald. Sweeney,
THAT grants in lieu of taxes to organizations listed in this Clause in the amount of $37,632.18, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Manager's General Report
February 7, 1975 (continued)

Property Matters
(February 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Lease to Imperial Oil Limited
Cl. 2: Acquisition for Tyne Street Widening - E/S of Tyne Street South of Kingsway
Cl. 3: S/S Kingsway East of Rupert Street, Lot 1, Block 16 DL 37
Cl. 4: Acquisition for Family Housing Project - E/S Commercial Drive South of 16th Avenue
Cl. 5: Renovations at 1060 West 8th Avenue
Cl. 6: Lot B, Block 14, D.L.'s 196 & 306 - South of Carrington Street on North Arm of Fraser River

The Council took action as follows:

Clauses 1 to 5 Inclusive

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 to 5 inclusive, be approved.

- CARRIED UNANIMOUSLY

Lot B, Block 14, D.L.'s 196 & 306 - South of Carrington Street on North Arm of Fraser River (Clause 6)

MOVED by Ald. Bird,
THAT the Supervisor of Property and Insurance be authorized to purchase Lot B, Block 14, D.L.'s 196 and 306 for public access to the north arm of the Fraser River for the sum of $57,000, as of March 1st, 1975, chargeable to Account Code 501/1601.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
FEBRUARY 7, 1975

Building & Planning Matters
(February 7, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Pedestrian Bridge - 1500 West Georgia Street Crown Life Building - Development Permit Application #66807
Cl. 2: An Agreement between the City and Coastal Towing Co. Ltd. re Subdivision of Lot 'A' - 1440 Kent Avenue

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Sweeney,
THAT Clause 1 be received for information and the recommendation of the Director of Planning contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

C. Local Improvement on the Initiative:
Broadway West Beautification

The City Manager, under date of January 31, 1975, submitted the following report:

"The City Engineer reports as follows:

'Council on 22 October, 1974 dealt with a report of the Director of Planning and City Engineer on this project and authorized the initiation of the Local Improvement. This is the formal report required under the Local Improvement Procedure By-law to advance this project to a Court of Revision and subsequently to Council for final approval.

First Step

It is advisable to carry out the improvement of Broadway between Waterloo Street and Larch Street and of adjoining parts of other streets as a Local Improvement on the Initiative Principle. The improvements include sidewalks, lighting, planting, street furniture, paving and boulevard parks, all as set out in the Broadway West Beautification Project By-law.

The City's share of the cost of this project and the cost of commuting certain current Local Improvement charges are available in budgeted Beautification Capital Funds.'

Second Step

The Director of Finance submits the following report on financial arrangements:

'In accordance with the Local Improvement Procedure By-law I am submitting the City Engineer's report dated 31 January, 1975.

The estimated total cost of this project and of commuting certain current Local Improvement charges is $659,681 of which the City's cost is $246,940.

I have to report the necessary financial arrangements can be made.'

The City Manager has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

i. The report of the City Engineer and Director of Finance be adopted, together with the Detailed Second Step report on file in the City Clerk's Office.

ii. The Court of Revision for this project be held at 1:00 p.m. on Thursday, 27 March, 1975."

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in the foregoing report be approved, after amending the second recommendation to read as follows:

"(ii) The Court of Revision for this project <u>to be held on a convenient Council meeting day</u>."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(Underlining indicates amendment)

D. Illegal Suites:
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of January 24, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Aniela Wierzejski (Lessee), 2134 MacDonald Street
George Nicholson (tenant), 3380 Euclid Street
Michele and Lucia Di Lalla (owners), 3105 East 23rd Avenue
Mrs. J. Kiepprien (tenant), 5481 Ormidale Street
Mrs. Lena McMillan (owner), 942 West 15th Avenue

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(b) the following applications be approved for one year from the date of this Resolution:

Tony Cho (tenant), 4438 John Street
Tara Singh Sangha (owner), 5059 Killarney Street
Gerald Pybus (owner), 5595 Boundary Road
Janak S. Paul (owner), 1137 Lillooet Street
Kathy Sheppard (tenant), 2161 West 6th Avenue
Shirley Hiebert (tenant), 5976 Ormidale Street
Mr. M. Shaheem (owner), 2738 Duke Street

(c) the following applications be approved for six months from the date of this Resolution:

Kwang Woon Cha (tenant), 3380 Euclid Street
Sheban Ali (tenant), 1791 East 41st Avenue
Sharman Yachnin (tenant), 2445 West 8th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Gerry Wilson (tenant), 131 East 27th Avenue
Augelino Melo Da Costa (tenant), 4012 Perry Street
Bruce Lee (tenant), 3525 West 8th Avenue
Bruno & Luciana Porcellato (tenants), 2810 Kitchener Street
Mr. T. Verstraete (owner), 2031 Collingwood Street
Sundram Reddy (owner), 2060 East 37th Avenue
Mrs. Wan Ying Lew (owner), 1536 East Broadway

MOVED by Ald. Bowers,
THAT recommendations (a), (b), (c) and (d) contained in the foregoing Committee of Officials report dated January 24, 1975, be approved.

- CARRIED UNANIMOUSLY

In considering recommendation (e) of the Committee, action was taken as follows:

MOVED by Ald. Bowers,
THAT the following applications be approved for six months from the date of this resolution:

Gerry Wilson (tenant), 131 East 27th Avenue

Bruno & Luciana Porcellato (tenants), 2810 Kitchener;

FURTHER THAT the application from Augelino Melo Da Costa (tenant), 4012 Perry Street, be referred back to the Committee for more detailed information on the application;

AND FURTHER THAT the balance of the applications be not approved.

(amended)

MOVED by Ald. Sweeney in amendment,
THAT the application from Sundram Reddy (owner), 2060 East 37th Avenue, be approved for six months from the date of this resolution.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

MOVED by Ald. Marzari in amendment,
THAT the application from Mrs. Wan Ying Lew (owner), 1536 East Broadway, be approved for six months from the date of this resolution.

- LOST

(Aldermen Bird, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT the application from Mr. Bruce Lee (tenant), 3525 West 8th Avenue, be approved for six months from the date of this resolution.

- CARRIED UNANIMOUSLY

The amendment having carried, the motion by Alderman Bowers as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the following applications be approved for six months from the date of this resolution:

Gerry Wilson (tenant), 131 East 27th Avenue
Bruno & Luciana Porcellato (tenants), 2810 Kitchener
Bruce Lee (tenant), 3525 West 8th Avenue;

FURTHER THAT the application from Augelino Melo Da Costa (tenant), 4012 Perry Street, be referred back to the Committee for more detailed information on the application;

AND FURTHER THAT the balance of the applications be not approved."

E. Immigration Services Centre

The City Manager, under date of February 5, 1975, submitted the following report:

"The Director of Social Planning REPORTS:

'On December 10th, 1974, Vancouver City Council approved the following recommendations of the Medical Health Officer and the Director of Social Planning:

1. an Immigrant Services Centre be established in south-east Vancouver;

2. City Council approve the addition of one full-time Nurse and one full-time Health Aid Interpreter to the City Health Department at a cost of $11,951 for 6 months from January 1st to June 30th, 1975;

3. the City Council approve funds in the amount of $8,154 for the payment of rent, heat, light, and phone for the proposed Immigrant Services Centre in the South-east sector of the City on a six-month basis, pending the results of the evaluation of this service; and the Supervisor of Properties and Insurance be instructed to locate suitable premises;

4. the Director of Social Planning and the Medical Health Officer, in co-operation with the Management Committee established to oversee the operation of the Centre, report back to the Standing Committee of Council on Social Services by May 30th, 1975 on the success or failure of the service and future funding, if required;

5. the foregoing recommendations be approved subject to the condition that the Department of Manpower and Immigration fulfulls its commitment to pay the salaries of two staff; the Project Co-ordinator and the Administrative Assistant and also provide a Manpower Officer;

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Immigrant Services Centre
(continued)

6. in the event the service is not fully staffed by January 1st, 1975 that the six month period of City funding commence from the date of full staffing and the report to the Social Services Committee be five months thereafter;

7. the salary and classification of the Nurse and Health Aid Interpreter positions be subject to review by the Director of Personnel Services and a report to the City Manager.

At the time of reporting on the above matter, the nature and extent of renovation requirements were indeterminable as two sites were being considered. An amount of $1,000 was requested for renovations originally. The site selected at 8165 Main Street is almost new and has been rented at an economic rent; the use of the facility as a Service Centre is a departure from that which the developer designed the facility. Consequently, some structural changes and additional plumbing have been required to make the facility fully serviceable. The owner has been unwilling to include such renovations in the agreed upon rent negotiated by the Property Department. He offered to undertake needed renovations at a cost of $4,200. We estimate that total renovations will cost about $2,300.

Further, whereas in the original agreement, the City of Vancouver was to provide all furniture to the Centre, little has been available at Manitoba Yards and the majority of office furnishings have been provided by the Department of Manpower and Immigration. An additional estimated $600 is required to purchase used waiting room furniture for the Centre.

A serious oversight in the original submission was the consideration of total janitorial services. Estimated costs for these services are $2,250. (See attached letter)

Finally, the telephone service requirements were underestimated. The staff complement has been increased through the Immigrant Services Society and Police will have a team decentralized out of the Centre on an almost full-time basis.

Thus, given the staff complement from Immigration Department, Immigrant Services Society, Health, Vancouver South Resources Board and Police, phone requirements have been revised upwards from one line plus extensions to three lines plus extensions.

ADDITIONAL SET-UP COSTS

Additional set-up costs for the Immigrant Services Centre are estimated as follows:

	Allocated (Dec. 10, 1974)	Total Required	Additional Requested
1. Renovations	$1,000.00		
a. Labour		$1,300.00	
b. Materials		$1,000.00	
c. Office Equipment		600.00	
d. TOTAL		$2,900.00	$1,900.00
2. Janitorial Services (6 months)	NIL	$2,250.00	$2,250.00
3. Telephone Services (6 months)			
a. Installation	$ 30.00	$ 385.00	
b. Rental	$ 37.40/mo.	$ 135.35/mo/	
c. TOTAL	$254.00	$1,197.10	$ 943.10
TOTAL ADDITIONAL SET-UP FUNDS REQUIRED:			$5,093.10

The Immigrant Services Centre located at 8165 Main Street opened its doors to the public in a modest way on Monday, January 27th, 1975. The official opening of the Centre will be held on Monday, February 17th, 1975.

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Immigrant Services Centre
(continued)

To date, the cooperation of all parties, especially the Manpower and Immigration Department and Immigrant Services Society has been excellent. The intent of the Centre is to provide through an inter-governmental and inter-disciplinary team of professionals, a broad range of service and program opportunities to the immigrant population resident in the local South Vancouver community. Given the level of cooperation to date, the operation should be successful.

Therefore, the Director of Social Planning RECOMMENDS that City Council:

a. approve funds in the amount of $5,093.00 as specified in the report for additional renovations, furniture, janitorial and telephone costs; and

b. authorize placement of the approved funds in the Social Planning Departmental budget for disbursement.

The Comptroller of Budgets advises that if the report recommendations are approved, the additional $5,093.00 will be provided in the 1975 Revenue Budget.'

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Social Planning."

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

F. Queen Elizabeth Theatre: Renewal of Lease of Parking Garage

The City Manager, under date of February 7, 1975, submitted the following report:

"The Manager of the Queen Elizabeth Theatre reports as follows:

'The lease of the Queen Elizabeth Theatre Parking Garage, dated February 29, 1972, expired on January 31, 1975, and now continues on a month-to-month basis until renewed.

The basis of the lease is that all parking fees are turned over daily to the City. Wages and operating expenses are paid by the Lessee for which he is reimbursed monthly. Gross expenditures are limited to the amount stated in the lease. The Manager of the Queen Elizabeth Theatre reviews the expenditures annually and reports to Council in January the expected operating expenses of the Lessee for the current year, and the expenses are set accordingly. The present Lessee, Metro Parking Ltd., has asked for a renewal of the lease for three years, on the same terms and conditions except that:

In Clause 5 (a) - The allowance for operating expenses for 1975 be set at $35,000.00. (1974 - $31,500)

Mr. J. Sloan, President of Metro Parking Ltd., has requested that the management fee of $3,000.00 annually ($250.00 per month) not be increased. The management fee includes all supervision, bookkeeping services, telephone service (other than that supplied by the Lessor), transportation and any other office expenses incurred by the Lessee in the operation of the garage.

The Theatre Manager recommends renewal of the lease of the Queen Elizabeth Theatre Parking Garage to Metro Parking Ltd. for a period of three years, on the same terms and conditions as the present lease with the exceptions set out in this report and that:

Clause 6 (a) of the present lease not be included in the new lease as it is no longer deemed necessary.

Clause 6 (a) reads as follows:

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Queen Elizabeth Theatre: Renewal of Lease of Parking Garage (continued)

(a) not less than twice each year during the currency hereof the Manager shall examine the operating expenses of the Lessee and if, in the opinion of the Manager, the man-hours necessary to operate the demised premises as a motor vehicle parking garage in any year exceeds or will exceed 6,425 he shall report this information to the Council of the Lessor. If the Council determines that the operating expenses of the Lessee have increased or will increase and as a result increases the amount payable to the Lessee under Clause 5 (a), then that clause shall be amended to give effect to the Council's decision.

It is recommended that in Schedule "A", the parking rates be set as follows:

Each half hour	$0.15
Matinee rate	$0.75
All-day rate	$1.50
Evening rate (after 6 p.m.)	$1.00
Monthly rate (7:00 a.m. to 6:00 p.m. Monday to Saturday, inclusive)	$22.00, effective March 1, 1975

Subject to review by the Vancouver Civic Auditorium Board on or before September 1, 1975.

The non-performance evening rate of 25¢ be deleted.

The Theatre Manager's recommendations are strongly supported by the Vancouver Civic Auditorium Board.'

The City Manager RECOMMENDS that the report of the Theatre Manager be approved, subject to the new lease being to the satisfaction of the Director of Legal Services."

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Joint Report of Standing Committees on Community Services and Finance & Administration, January 28, 1975

1975 Civic Grant Requests: Social Services (Clause 1)

Council considered the joint report of the Committees, which contained a number of recommendations for grants to organizations involving social services within the City. The Council considered the recommendations of the Committees, with respect to these organizations, on an individual basis.

MOVED by Ald. Rankin
THAT recommendations 2, 3, 4, and 5 of the Committee, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

1975 Civic Grant Requests:
Social Services (Clause 1) (Cont'd)

MOVED by Ald. Rankin
THAT, in accordance with the recommendations of the Standing Committees on Community Services and Finance and Administration, Council approve grants to the following organizations in the amounts detailed below:

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

ORGANIZATION.	APPROVED GRANT
Canadian Paraplegic Association.	$15,000
Handicrafts by the Homebound Handicapped.	$15,900
Vancouver Neurological Centre.	$12,000
Vancouver Resource Society for the Physically Disabled.	$ 3,125
Western Institute for the Deaf.	$ 8,000
Mental Patients Association.	$10,000
Vancouver Community Legal Assoc. Society.	$19,500
Big Brothers of B.C.	$23,850
Boys Clubs.	$10,000
Frog Hollow Information Centre Society - Youth Worker.	$13,500
Board of Parks and Recreation.	$ 6,105
Y.M.C.A. Youth Employment Service.	$ 4,200
Y.W.C.A. Youth Work - Sunset.	$13,285
Kiwassa Neighbourhood Services.	$ 8,000
Dugout Day Centre.	$ 9,000
God's Rescue Mission	$ 1,500
Hobbit House (First Baptist Church)	$ 2,000
Greater Vancouver Helpful Neighbour Society.	$ 5,600
Lookout.	$13,262
St. James Social Service - Gastown Workshop.	$ 7,800
Y.W.C.A. - New Canadians Program - Strathcona.	$10,307
Crossreach.	$ 8,709
Meals on Wheels (VON)	$ 5,000
Vancouver Second Mile Society.	$ 3,500

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

1975 Civic Grant Requests:
Social Services (Clause 1) (Cont'd)

ORGANIZATION.	APPROVED GRANT.
B.C. SPCA.	$10,000
Crisis Centre.	$16,000
Gastown Residents' Association.	$11,880
Vancouver & District Public Housing Tenants Association. (Salary and Support Costs for one Community Development Worker)	$20,320
B.C. Association for the Advancement of Coloured People.	$ 500
Vancouver Indian Centre.	$13,000
Action for Seniors in Kitsilano (ASK)	$ 1,500

Separate votes were called for on the following grants:

Coast Foundation.

MOVED by Ald. Rankin
THAT a grant of $14,391 to Coast Foundation, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Volrich opposed)

Se-Cure Organization.

MOVED by Ald. Rankin
THAT a grant of $500 to Se-Cure Organization, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Boyce and Volrich opposed)

Big Sisters of B.C.

MOVED by Ald. Rankin
THAT a grant of $18,237 to Big Sisters of B.C., be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers opposed)

Outward Bound.

MOVED by Ald. Harcourt.
THAT a grant of $8,500 for Outward Bound, be approved, subject to this money being used to provide scholarships for children resident in Vancouver.

- LOST- NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Sweeney and Volrich opposed)

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

1975 Civic Grant Requests:
Social Services (Clause 1)(Cont'd)

Outward Bound (Cont'd)

MOVED by Ald. Rankin
THAT a grant of $5,000 to Outward Bound, be approved, subject to the money being used to provide services to children resident in the City of Vancouver.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Toy Library.

MOVED by Ald. Rankin
THAT a grant of $19,573 to the Toy Library, be approved, and the applicants be advised to seek new sources of funding.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Boyce and Volrich opposed)

MOVED by Ald. Rankin
THAT a grant of $10,000 be made for a three month period to the Toy Library, and the applicants be advised to seek new sources of funding.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Volrich opposed)

B.C. Council of Parent Participating Pre-Schools.

MOVED by Ald. Rankin
THAT a grant of $1,800 to B.C.Council of Parent Participating Pre-Schools, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Bowers opposed)

Family Place

MOVED by Ald. Rankin
THAT a grant of $12,705 to the Family Place, for the period from January to March, 1975, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Downtown Eastside Residents' Association.

MOVED by Ald. Rankin
THAT a grant of $19,550 to Downtown Eastside Residents' Association, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Bird
THAT a grant of $14,250 to Downtown Eastside Residents' Association, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Volrich opposed.)

Cont'd,...

CITY MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

1975 Civic Grant Requests:
Social Services (Clause 1)(Cont'd)

Vancouver and District Public
Housing Tenants Association.

MOVED by Ald. Harcourt
THAT a grant of $3,738 to Vancouver and District Public Housing Tenants' Association, be approved, to provide one staff salary - recreation program for fourteen public housing projects in the City of Vancouver.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Boyce and Volrich opposed)

MOVED by Ald. Volrich
THAT, in accordance with the Committee's recommendations, the following grants be not approved.

- CARRIED UNANIMOUSLY

Vancouver Emotional Emergency Centre.

B.C. Civil Liberties Association.

Canadian Diabetic Association.

Intercultural Student Educational Service Society.

Narconon.

Salvation Army Family Services.

Musicians Resource Service.

The Owl House.

MOVED by Ald. Volrich
THAT Social Service grant requests be dealt with hereafter by the Standing Committee on Community Services on a quarterly basis, excepting those grant requests which may be regarded as being of an emergency nature.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT all grants approved by Council this day be subject to the conditions outlined in the report of the Director of Social Planning, dated January 10, 1975.
FURTHER THAT those organizations wishing to appeal the decision of Council on these grants, be given an opportunity to do so and that arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

The Council recessed at 6.05 p.m.
to reconvene in open session at
7.30 p.m.

The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS

Save S.W. Marine Drive.

Council on January 14, 1975, agreed to hear representations from the "Save S.W. Marine Drive" Organization. Mr. T. A. Kennedy addressed the Council and urged that Council approve the recommendations contained in the organization's brief being presented this evening by Mr. Hepburn. Mr. N. Hepburn addressed the Council and submitted a brief dealing with the adoption by previous Councils of the Bartholomew plans for widening S.W. Marine Drive. The property owners feel that the plan for widening Marine Drive is no longer an economic or equitable solution and they submitted the following reasons why the widening of the Drive should no longer be comtemplated and requested that any actions taken to date with respect to the widening be reversed.

1. This section of Drive is frontage for some 196 separate properties each occupied by medium to large residential dwellings of design and upkeeping which are outstanding and some of the finest in the City.

2. Landscaping, gardens, trees and shrubbery are unique and collectively rival Stanley Park and Little Mountain Park as a show place of the City.

3. The removal of the required extra right-of-way from these properties would virtually destroy the landscaping by taking away some 16 acres of this park-like development and replace it with about 12 acres of blacktop pavement.

The brief also urged that Council rescind the motions of previous Councils which would result in widening of any portion of S.W. Marine Drive beyond its present pavements, and further that any portions of additional right-of-way already obtained from property owners be restored to them and that Council instruct City staff to restore S.W. Marine Drive to a quiet, residential, scenic drive.

Mr. K. Dobell, Assistant City Engineer, advised that Marine Drive is envisaged as a relatively major street and is, in fact, functioning in this capacity at the present time. There are a number of other factors which preclude declassifying South West Marine Drive from a major street. These are - development of University Endowment Lands, proposed regional town centre, etc. However, the Engineering Department does not have any immediate plans for further development or widening of S.W. Marine Drive.

MOVED by Ald. Volrich
THAT Council declare as policy that S.W. Marine Drive not be regarded, or further designated, as a major arterial highway.
FURTHER THAT Council declare its intention that there be no further widening of S.W. Marine Drive beyond its present width.

- (referred)

MOVED by Ald. Rankin
THAT Alderman Volrich's motion be referred to the City Engineer for consideration and report back to Council in the near future.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS (Cont'd)

Civic Information - Local Newspapers.

MOVED by Ald. Kennedy
THAT consideration of this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Street Vending

Council,on January 28,1975, deferred consideration of a report, dated January 24, 1975, from Civic Officials on Street Vending to tonight's meeting, and further resolved that delegations be permitted at this time.

Mr. Ron Bain, Consultant, presented a report reference on the proposed new vending kiosks. By means of slides he illustrated the proposed design of the following kiosks.

(a) Portable kiosks which can be removed every evening;

(b) Permanent kiosks;

(c) Food kiosks.

The report dated January 24, 1975 from the Officials, detailed the history of this matter and reviewed the merits of the proposed new kiosk designs. It also reviewed the conversion to new designs by vendors, the number of kiosks to be permitted on Granville Mall, enforcement of the relative regulations and by-laws, and construction of the kiosks by the City. The report concluded with the following recommendations:

(i) **only the kiosk designs contained in the appendix of this report and prepared by Mr. Bain be permitted in the future,**

(ii) **a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,**

(iii) **all existing kiosks be replaced no later than March 1, 1975. In cases of extreme hardship extensions be permitted by Council no later than June 1, 1975.**

(iv) **a new guideline for implementation be added requiring that kiosks be spread for aesthetic reasons as well as for safety reasons,**

(v) **removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.**

The Officials also submitted the following for Council's consideration:

(i) Kiosks as per Mr. Bain's designs be constructed by the City and sold to vendors.

(ii) Three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors. If (ii) is chosen Council should provide $2,000 from Contingency Reserve for the Engineering Department to construct the kiosks. These costs will later be recovered.

(iii) Kiosks be constructed by vendors.

Cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Street Vending (Cont'd)

Mr. D. Patterson, B.C. Civil Liberties Association, addressed the Council and advised that his organization has been consulting with the independent Granville Mall Vendors Association. His association's main concern is that the Council realizes that by regulating street vending, as proposed in the Officials' report, it will be affecting the livelihood of a number of people. He also spoke strongly in support of the brief submitted by the next delegation, Mr. Friedel.

Mr. Bill Friedel, representing the newly formed Vancouver Society of Independent Craft Vendors, presented and read a brief to Council on this matter. His organization represents fourteen vendors holding a total of 17 licenses on Granville Mall and nine licenses in other parts of the City. Mr. Friedel advised that his society is willing to accept recommendations (i) (ii) and (v) of the Officials' report. They object to the enforcement date of March 1, 1975 for the replacement of all existing kiosks, and suggested the majority of the membership would be willing to agree to a June 1, 1975 replacement date. Their main argument was with recommendation (iv) which would require that kiosks be spread along the Mall for aesthetic reasons as well as for safety reasons. The brief pointed out that for economic reasons a number of vendors have clustered in front of Eaton's plaza, and to require them to move - for example - to the Nelson Street block or the Hastings Street block - would result in economic failure.

Mr. D. Sadler also submitted and read to Council a brief dealing with the Officials' recommendations on this matter. In summary, the brief contained the following recommendations for consideration of Council:

1) that Bain and Associates be instructed to submit minimum of two additional design options, of which at least one allows the use of organic or natural materials ie. wood.

2) that one prototype of each design option be constructed by the City Council at their cost and rented to vendors for a thirty day test period at a reasonable cost.

3) that at the end of the trial period, a meeting should be held to determine the appropriatness of design as expressed by the opinions of the groups concern.

4) that a rebate of the license fee be awarded to all 1975 licensed vendors who voluntarily discard their existing stands and replace with the new designs by June 1.

5) that all existing stands which in the opinion of Bain and Associates, reflect in appearance a sufficient degree of responsibility, will be permitted utilization throughout 1975 and will be permitted to stay on the street overnight.

Cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Street Vending.(Cont'd)

6) that those sites at the geographic extremities of the Mall be awarded in order of preference to:

   a) those eight permits whose applications have been tentatively approved

   b) any existing Mall vendor as an alternate rather than an additional site

   c) the general public

7) that an appeal proceedure be instituted such that a vendor may through application for appeal, delay removal of his kiosk until he may be heard.

8) that new kiosks be made available to the vendors in kit form.

The Rev. Sampari and Mrs Sampari addressed Council and urged that vendors offering for sale genuine Indian products, be permitted to operate a kiosk either on Granville Mall or in Gastown. The Rev. Sampari displayed some of the proposed wares for the information of Council. Miss Debrowska addressed Council and supported the Rev. and Mrs Sampari's request.

Mr. Hendriksen, retail businessman on Granville Mall, advised Council that he does not favour the present type of vending kiosk, and supported the proposal to 'spread' kiosks along the Mall.

MOVED by Ald. Volrich
THAT the recommendations of the Officials contained in their report dated January 24, 1975, as amended below, be approved:

(1) only the kiosk designs contained in the appendix of this report and prepared by Mr. Bain be permitted in the future.

(ii) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases.

(iii) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship extensions be permitted by Council.

(iv) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

Underlining denotes amendment.

- CARRIED

(Ald. Kennedy opposed)

Cont'd...

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Street Vending (Cont'd)

MOVED by Ald. Volrich
THAT three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors, and $2,000 be provided from Contingency Reserve for the Engineering Department to construct the kiosks. (These costs will later be recovered.)

- CARRIED

(Ald. Kennedy opposed)

MOVED by Ald. Rankin
THAT a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt, be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks, and to review on an individual merit basis, all kiosks presently in use on the Granville Mall

- CARRIED

(Ald. Kennedy opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Housing and Environment, January 30, 1975

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Progress Report on Housing Projects
Cl. 2: Progress Report on Enforcement of the Fire By-law
Cl. 3: Housing Conversion Study
Cl. 4: Progress Report on Enforcement of the Lodging House By-law
Cl. 5: Downtown Eastside Tenant Relocation
Cl. 6: Dogs

The Council took action as follows:

Progress Report on Housing Projects (Clause 1)

When considering this clause, Council noted a memo from the Director of Finance, dated February 10, 1975, on the following recommendation of the Committee:

"THAT the City of Vancouver sell this site at 3433 Renfrew Street, being lots 14 to 20, Block L, Section 44, to the East Enders and Amherst Lions for a price of $174,500 less the additional costs of filling and servicing related to this site."

The Director of Finance's memo advised that should Council approve the Committee's recommendation, this would result in the sum of $41,500, the estimated costs of filling and servicing the site, being deducted twice from the current estimated market value. It was suggested that Council consider deducting the sum of $41,500 from the original estimated selling price of $183,000, resulting in a price which the Society has indicated would be acceptable to C.M.H.C.

Cont'd

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Progress Report on Housing
Projects (Clause 1) (Cont'd)

A representative of the East Enders and Amherst Lions spoke briefly to the matter.

MOVED by Ald. Harcourt
THAT the City of Vancouver sell to the East Enders and Amherst Lions, the City-owned site at 3433 Renfrew Street, being Lots 14 - 20, Block L, Section 44, for a price of $183,000 less the estimated additional cost of $41,500 for filling and servicing this site.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendations B and C of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt.
THAT the resolution of the Committee, contained in this clause be received for information.

- CARRIED UNANIMOUSLY.

Progress Report on Enforcement
of the Fire By-law (Clause 2)

MOVED by Ald. Harcourt
THAT recommendation A of the Committee, be approved, after amendment to read as follows:

"THAT Council approve the principle of the City offering financial assistance to Lodging House and Hotel owners in financial need (in the core area of downtown eastside) by means of a loan to permit them to upgrade their premises to Fire and Lodging House By-law standards, and that the Director of Legal Services report on means by which the City can legally secure its loan by a charge against the property.
FURTHFR THAT the Chairman of the Standing Committee on Housing and Environment report back to the Council on the exact amount of the proposed loan fund."

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation B of the Committee, contained in this clause, be withdrawn.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation C of the Committee, contained in this clause, be approved, and resolutions A and B be received for information.

- CARRIED UNANIMOUSLY

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Housing and Environment,
January 30, 1975, (Cont'd)

Housing Conversion Study
(Clause 3)

MOVED by Ald. Harcourt
That this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Progress Report on Enforcement of the
Lodging House By-law. (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, contained in this clause, be withdrawn.

- CARRIED UNANIMOUSLY

Downtown Eastside Tenant
Relocation. (Clause 5)

Dogs. (Clause 6)

MOVED by Ald. Harcourt
THAT Clauses 5 and 6 in the report of the Committee, be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
January 30, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Cultural Grants
Cl. 2: Five Year Plan

The Council took action as follows:

Cultural Grants (Clause 1)

During consideration of this item, Council noted a telegram protesting the Committee's recommendations re grants to the Arts Club Theatre, New Play Centre, Tamahnous Theatre Workshop and Westcoast Actors Society.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Cultural Grants (Clause 1) (Cont'd)

MOVED by Ald. Volrich
THAT, in accordance with recommendations A and B of the Standing Committee on Finance and Administration, Council approve grants to the following organizations in the amounts detailed below.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

ORGANIZATION	APPROVED GRANT
Vancouver Early Music Society.	$ 4,500
Vancouver New Music Society.	$ 500
City Hall Choristers.	$ 400
National Met. Opera Auditions.	$ 150
Vancouver Chamber Choir.	$ 600
Community Music School.	$11,000
Vancouver East Cultural Centre.	$35,200
Tahmanous.	$ 1,000
Westcoast Actors.	$ 1,000
New Play Centre.	$ 500
Anna Wyman Dance Theatre.	$ 4,000
Paula Ross Dance Society.	$ 1,000
Vancouver Ballet Society.	$ 450
Junior Club for Performing Arts.	$ 1,000
Native Daughters of B.C.	$ 600
Kiwanis Music Festival.	$ 450
Vancouver Symphony Orchestra.	$73,295
Playhouse.	$49,000
Vancouver Opera Association.	$20,646

B.C. Boys' Choir.

MOVED by Ald. Harcourt
THAT a grant of $5,000 to the B.C. Boys' Choir, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney, Volrich, and the Mayor opposed.)

MOVED by Ald. Bowers
THAT a grant of $2,000 to the B.C. Boys' Choir, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Cowie, Marzari, Sweeney and the Mayor opposed)

MOVED by Ald. Volrich
THAT a grant of $1,000 to the B.C.Boys' Choir, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Cultural Grants (Clause 1) (Cont'd)

Vancouver International
Stone Symposium

MOVED by Ald. Bowers
THAT a grant of $5,000 to the Vancouver International Stone Symposium, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Volrich and Marzari opposed)

City Stage.

MOVED by Ald. Bowers
THAT a grant of $10,200 to City Stage, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bird and Volrich opposed)

Arts Club.

MOVED by Ald. Boyce
THAT a grant of $5,000 to the Arts Club, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald.Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT a grant of $2,500 to the Arts Club, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Jabberwocky Children's Theatre.

MOVED by Ald. Boyce
THAT a grant of $5,000 to the Jabberwocky Children's Theatre, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT a grant of $2,000 to the Jabberwocky Children's Theatre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Cultural Grants (Clause 1) (Cont'd)

Breadbakers Puppet Theatre.

MOVED by Ald. Harcourt
THAT a grant of $2,000 to the Breadbakers Puppet Theatre, be approved.

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Bird, Bowers, Boyce, Kennedy, Rankin, Sweeney Volrich and the Mayor opposed.)

MOVED by Ald. Harcourt
THAT a grant of $500 to the Breadbakers Puppet Theatre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Theatre in the Park.

MOVED by Ald. Marzari
THAT a grant of $4,000 to Theatre in the Park, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Boyce and Volrich opposed)

(Ald. Sweeney obtained permission to abstain from voting, because of a conflict of interests.)

Recommendation C.

Council noted that the Committee deferred consideration of the grant request from the Vancouver Art Gallery, pending examination of its budget by the City Manager for report to Council. Council this day had for consideration a report dated February 6, 1975, from the City Manager, setting out details of the Vancouver Art Gallery's 1975 Budget, and recommending a grant of $187,451.

MOVED by Ald. Bowers,
THAT Council approve a grant of $187,451 to the Vancouver Art Gallery for 1975.
FURTHER THAT the Finance and Administration Committee meet with the Art Gallery to reconsider a number of repairs and/or alteration items which were not recommended for approval in the City Manager's report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Recommendation D.

With respect to Recommendation D of the Committee, Council was advised by Mr. J. Baker, Social Planning Department, that the $3,500 grant requested by the Metro Co-op Theatre is equivalent to the 1975 taxes.

MOVED by Ald. Volrich
THAT Council approve a grant of $3,500 to the Metro Co-op Theatre, to be applied against 1975 taxes.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cont'd..

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Cultural Grants (Clause 1) (Cont'd)

Recommendation E.

MOVED by Ald. Volrich
THAT recommendation E of the Committee, contained in this report be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT, in accordance with the Committee's recommendations, the following grants be not approved.

- CARRIED UNANIMOUSLY

Trinidad Cavalier Steel Band.

Vancouver Philharmonic.

Vancouver Radio Orchestra.

Vancouver Cantata Singers.

Western Front Society.

Centre Socio-Culturel Colombien.

Troupe.

Vancouver Prof. Theatre Alliance.

Carousel Children's Theatre.

Royal Canadian Aerial Theatre.

Canadian Ballet Horizons.

Immgram Dance Company.

Satellite Video Exchange.

Multi Ethnic T.V. Program Society.

Pacific Cinematique.

Metro Communities Council (Miss Vancouver Contest)

MOVED by Ald. Volrich
THAT those organizations wishing to appeal the decision of Council in this matter, be given an opportunity to do so, and that arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Five Year Plan (Clause 2)

MOVED by Ald. Volrich
THAT recommendations A, C AND D be approved, and recommendation B referred back to the Standing Committee on Finance and Administration for further consideration.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Planning and Development, January 30, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Committee Programme
Cl. 2: Downtown Planning Programme
Cl. 3: Western Outboard - Area 10 False Creek

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 3, and the information contained in Clause 2, be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services, January 30, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Cedar Cottage Youth Services Committee - Request for Continuation of Funding
Cl. 2: Police Patrols in the Skid Road Area
Cl. 3: Tour of Downtown Eastside Area
Cl. 4: Greater Vancouver Helpful Neighbour Society

The Council took action as follows:

Clauses 1 to 4 Inclusive

MOVED by Ald. Rankin,
THAT Clauses 1, 2, 3 and 4, be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Special Committee re U.N. Conference, February 7, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: ASPO/CPAC Conference
Cl. 2: 1976 U.N. Conference

The Council took action as follows:

ASPO/CPAC Conference (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Special Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

1976 U.N. Conference (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendations of the Special Committee contained in this Clause be approved;

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Special Committee re U.N. Conference, February 7, 1975 (continued)

1976 U.N. Conference (Clause 2) (continued)

FURTHER THAT the following be added to the Committee's recommendations:

"AND FURTHER THAT the Social Planning Department be authorized to assume responsibility for developing a co-ordinated civic program in conjunction with the 1976 U.N. Conference on Human Settlements in Vancouver and to report both on the specifics of such a program and budget required."

- CARRIED UNANIMOUSLY

VII. Report of Vancouver Heritage Advisory Committee, February 3, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Permit Applications
Cl. 2: Heritage Day
Cl. 3: Change in Reporting Procedure
Cl. 4: Fairview Slopes

The Council took action as follows:

Permit Applications (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Heritage Day (Clause 2)

With respect to the recommendation of the Committee contained in this Clause declaring Monday, February 17, 1975, Heritage Day, Mayor Phillips advised that he had already done so.

MOVED by Ald. Boyce,
THAT Vancouver City Council contact the appropriate department of the Federal Government and urge that if a national holiday is declared in February, it be called Heritage Day.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Change in Reporting Procedure (Clause 3)

MOVED by Ald. Bowers,
THAT Council establish a policy with respect to future reporting procedure of the Vancouver Heritage Advisory Committee that

(a) recommendations with respect to designation of buildings as heritage structures be reported direct to Council;

(b) all other matters dealt with by the Heritage Advisory Committee be reported to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Vancouver Heritage Advisory Committee, February 3, 1975 (continued)

Balance of Clauses

MOVED by Ald. Bowers,
THAT the balance of Clause 3 and the resolutions contained in Clause 4, be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF PARTS OF BROADWAY AND OF ADJOINING PARTS OF OTHER STREETS AS A LOCAL IMPROVEMENT AND FOR PROVIDING THE BASIS OF ASSESSMENT WITH RESPECT THERETO

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Execution of Various Documents

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT WHEREAS Section 169 of the Vancouver Charter provides, inter alia, that instruments (other than By-laws) to which the common seal is required to be affixed shall be signed by the persons designated for the purpose by the Council;

THEREFORE BE IT RESOLVED THAT any instrument other than a deed of land, quit claim, or agreement for sale, to which the common seal of the City is required to be affixed, shall be signed by the Director of Legal Services or, in his absence, an Assistant Director;

AND FURTHER BE IT RESOLVED THAT deeds of land, quit claims and agreements for sale to which the common seal of the City is required to be affixed shall be signed by the Supervisor of Property and Insurance or, in his absence, the Deputy Supervisor.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted this day and recognized by the Chair:

1. Preservation of Artifacts from Heritage Buildings

MOVED by Ald. Boyce,
SECONDED by Ald. Sweeney,
THAT WHEREAS it appears many artifacts of historical value have inadvertently been lost or destroyed with the demolition of old buildings in our City, many City-owned;

AND WHEREAS the rate of said demolitions will be obviously accelerating;

THEREFORE BE IT RESOLVED THAT the Director of Museums be notified immediately of every demolition permit application, involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.

(notice)

2. Backyard Parking Regulations Around the P.N.E.

MOVED by Ald. Marzari,
THAT, in enforcing regulations against backyard parking around the P.N.E., the Department of Permits and Licenses concentrate on residents renting out such space as a commercial venture.

(notice)

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The Council adjourned at approximately 10:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of February 11, 1975, adopted on February 18, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Special Survey, South Side of 52nd Avenue between Kerr Street and McKinnon Street, Lots 1 to 14, Block 4, S.W.¼, D.L. 338

The City Engineer reports as follows:

"On July 5, 1974, the Director of Legal Services reported to Council on the matter in which corrections could be made where the dwellings on lots do not agree with the survey locations of the lots upon which the houses should sit. He reported that the Special Surveys Act is adequate to take care of these situations.

On July 25, 1974, the Standing Committee of Council on Social Services heard complaints and delegations from residents on the south side of 52nd Avenue between Kerr Street and McKinnon Street regarding the difference between two recent surveys in this block. A survey made in 1969 substantially agreed with the houses within the block. This resurvey was based on bearings from a plan of subdivision which created the lots made in 1911 and deposited under number 3188. A resurvey made at the end of the block in 1974 was based on the original survey which created Block 4 made in 1892 and deposited under number 633. The difference between the two plans make a difference of over 3 feet in the location of the rear corners of the lots. This then places the rear of the houses near or over the property line and the garages at the lane some 3 feet on the adjoining lot.

The Standing Committee, on request of the City Surveyor who attended the meeting, recommended the matter be referred to the Corporation of Land Surveyors for the Province of British Columbia for study as to the difference in the two surveyors locations of lot lines. City Council passed the following motion:

> 'That the Clerk prepare a letter for Mr. Nomm to Adam Burhoe, as Secretary of the Corporation of B.C. Land Surveyors, asking the Board of Management of the B.C. Land Surveyors to examine the two different surveys undertaken in the 3100 block East 52nd Avenue and attempt to resolve the issue at no cost to the City.'

A letter was received by the Board of Management of the Land Surveyors and after a study of the problem, the Board of Management of the Corporation is of the opinion that the problem here can best be solved under the Special Surveys Act. The people in the block who wrote to the Corporation have been notified of the Board's opinion. Three of the affected owners have now petitioned the City requesting the City to petition the Attorney-General to have a Special Survey conducted for this block.

The City does have an interest in the location of the lot lines at both ends of the block as these lot lines define the street alignments. The present definition of the lot lines could alter the width of Kerr Street at mid block between 52nd Avenue and 53rd Avenue making the street over 3 feet narrow in the middle of the block and conversely McKinnon Street could be over 3 feet wide in mid block between 52nd and 53rd Avenues.

The procedure under the Special Surveys Act requires the City Council to request the Attorney-General to institute a Special Survey with the City undertaking in the first instance to defray the cost. If the Attorney-General accedes to the request, a B.C. Land Surveyor, satisfactory to the Surveyor General, is appointed to make the survey. Notice of intention to proceed with the survey is given to each registered owner and on completion of the survey, an appointed commissioner sits to hear complaints or claims respecting the survey, particularly as to adjustment of boundaries. Compensation can be awarded an owner for loss of land, or, conversely, an owner benefiting by an increase can be assessed the value. In theory, at least, the two could balance, but in practice there is usually a deficit which is prorated among all the owners on an acreage basis.

In all previous Special Surveys made in the City of Vancouver, the Council has requested the Attorney-General to appoint the City Surveyor to

Cont'd . . .

Clause 1 Cont'd

conduct the survey and the field work has been done at no cost to the Survey. All other costs of the survey along with any compensation awards are prorated among all the owners. The City can provide a special tax levy spread over a period of not more than 10 years for the repayment to the City by the owners.

It is considered to be beneficial to the City to do the field work as they are the owners of the abutting 3 streets and the lane at the rear and no charges would be assessed the City for the survey.

I RECOMMEND:

(a) That the City Council petition the Attorney-General to institute a Special Survey of Block 4, S.W.¼, D.L. 338, undertaking in the first instance to bear the cost of the survey and with the request that the City Surveyor be appointed to undertake the survey.

(b) That the readily ascertainable costs of the Special Survey, (excluding the field work to be carried out by City forces),be charged against the survey and that such costs be assessed on a prorata acreage basis against the owners as provided for under the Special Surveys Act."

The City Manager RECOMMENDS that the foregoing be approved.

2. Special Street Lighting on Mainland Street Between Smithe and Nelson Streets

The City Engineer reports as follows:

"During renovation of the Show Mart Building, 910 Mainland Street, the owners at their own expense and with my permission made various improvements to the east side of Mainland Street between Smithe and Nelson Streets.

One of these improvements was the installation of special decorative street lighting standards. These lights were designed to provide illumination in conformity to City requirements, in lieu of a street lighting local improvement for this block.

It was agreed with the owners that the plant would be owned and operated by the City, but that the owners would pay all energy and maintenance costs in excess of the costs for standard business zone street lighting, and that a legal agreement would be entered into to formalize this arrangement.

I RECOMMEND that an agreement satisfactory to the Director of Legal Services and the City Engineer be entered into with the owners which will require the owners to pay annually the costs of energy and maintenance in excess of the costs for standard business zone street lighting as estimated by the City Engineer."

City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

3. Undergrounding B. C. Hydro Power Line - C.P. Railway North of 6th Avenue from Alder to Heather Streets

The City Engineer reports as follows:

"Phase 1 of the Area 6 Project for the False Creek Redevelopment includes the undergrounding of the B.C. Hydro power lines in the C.P. Railway Right of Way. The B.C. Hydro and Power Authority is prepared to replace the pole line with an underground system under the terms of the Power and Telephone Line Beautification Fund Act. The estimated cost of the work is $138,390.00.

On December 10, 1974, Council received a report from the False Creek Project Manager and the Director of Finance reporting on the total front end expenditures for the Area 6 project of $19,900,000.00. Included in this amount was $50,000.00 for relocating and undergrounding of the power line.

On December 17, 1974, Council approved the recommendation of the Director of Finance that a False Creek Interim Financing Reserve be set up with expectation that

Cont'd . . .

Clause 3 Cont'd

the funds will eventually be financed from a $10 million loan from the Central Mortgage and Housing Corporation. The funds for the City's share (one-third) of the undergrounding project are available in the False Creek Interim Financing Reserve.

I RECOMMEND that:

(a) the following resolution be approved, requesting acceptance of the project by the Provincial Government.

"City of Vancouver approves the undergrounding of the power line on the Right of Way of the Canadian Pacific Railway, False Creek South Shore Branch between Alder and Heather Streets at an estimated cost of $138,390.00 and requests that this cost be shared equally by B.C. Hydro and Power Authority, the City of Vancouver and the Province of British Columbia pursuant to the Power and Telephone Line Beautification Fund Act."

(b) the City's share (one-third) of the costs, approximately $46,130.00 be provided from the False Creek Interim Financing Reserve.

(c) upon notification that the cost sharing has been approved by the Provincial Government, that the City Engineer authorize the B.C. Hydro and Power Authority to proceed with the work as soon as possible."

City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

4. Tender No. 46-74-5 - Sewer & Waterworks Grey Iron Castings

Tenders for the above were opened on December 23, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The workingcopy of the tabulation is on file in the City Clerk's Office.

Funds for all purchases are provided in the Central Stores Operating Budget.

The following recommendations are for the low bids in each instance, except for items 20 and 21 - Catch Basin Frames and Covers. These two items should be manufactured in sets by the same supplier, to ensure proper fit, and therefore the recommendation is for acceptance of the overall low bid.

There are no 1975 requirements for three items (22, 23, 24).

The City Engineer and Purchasing Agent RECOMMEND acceptance of the following bids:

Item No's.	Name of Firm	Total Amount
1-11, 16, 27	McLean & Powell Iron Works Ltd.	$15,744.50
17, 18, 20, 21	Dobney Foundry Ltd.	$79,562.50
12-15, 19	Associated Foundry Limited	$43,875.00
25, 26	Mainland Foundry & Engineering Ltd.	102,420.00

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and in the tabulation."

The City Manager Recommends that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 152

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Point Grey Road Property Acquisition Program

The Director of Planning reports as follows:

"On March 28, 1972 Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area.

Two development permit applications have been received:

1. Mr. Philip Garraway - to add to a one-family dwelling at 3623 Cameron Avenue. A development permit application (#68563) was received for the addition of a sundeck to the rear of the existing building and the extension of beams over the existing patio. Because of the minor nature of the development, the permit was issued. It should be noted that side and rear yard requirements were relaxed to permit development.

2. Dr. Douglas Telford - to add to a one-family dwelling at 3519 Point Grey Road for the purpose of enlarging a bedroom. The applicant advises that the cost of the alterations would not exceed $5,000. (D.P.A. #68693).

On November 5, 1974 City Council distributed a memorandum from the Chairman of the Waterfront and Environment Committee explaining the history of the Point Grey Road Property Acquisition Program and presenting a number of alternatives to the present policy. This was done in order to solicit comment before Council again consider the appropriateness of the present policy.

It is, therefore, recommended that D.P.A. #68693 be issued as an outright use."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 153

FINANCE MATTERS

A-7

RECOMMENDATION

1. City Council Appointment of Deputy City Treasurer and Collector

The Director of Finance reports as follows:

"The City Treasurer and Collector appointed by City Council under Section 226 of the Vancouver Charter has statutory duties pursuant to the Vancouver Charter as well as several Provincial Statutes.

Section 4 of the Vancouver Charter enables City Council to appoint a person to be a Deputy of a designated employee in order that this Deputy may discharge the duties of such employee in case of absence. The City Treasurer and Collector has a Deputy for this purpose (Mr. Karl Mech was appointed on November 1, 1974) and the Law Department is of the opinion that Mr. Mech should be officially appointed by Council if he is to carry out the various statutory duties if required, for the City Treasurer and Collector.

It is therefore recommended that, pursuant to Section 4 of the Vancouver Charter, Mr. K. Mech be appointed as the Deputy City Treasurer and Collector to carry out the various statutory duties of the City Treasurer and Collector when required."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Consultant's Study on Parking Tax

The Director of Finance has submitted the following report:

"Introduction

On May 7, 1974, Council, on the recommendation of the Finance and Administration Committee, approved the hiring of consultants to study two areas of taxation policy. The first area of study was the feasibility of a parking tax as a tool to control the automotive congestion in the downtown core. Under the direction of Professor Craig Davis of the School of Planning at U.B.C., Mr. David King was hired to do this study for the City. The results of this study have now been received and the study, which is entitled 'Control of Congestion in Vancouver: An Investigation of Parking Charges' is attached to this report.

The second area of study was on the feasibility of a 'value-added tax' or 'betterment levy' on property value increments realized as a result of rezoning by the City. This study is nearing completion, and will be submitted to Council in the very near future.

Recommendation

It is recommended that the parking tax study be received by City Council referred to the Finance and Administration Committee, and that the Departments of Engineering, Planning and Finance be directed to analyse the study for report back to the Committee."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

3. Queen Elizabeth Theatre Emergency Refrigeration Repairs

The Manager of the Queen Elizabeth Theatre and the Director of Permits and Licenses report as follows:

"During a performance at the Queen Elizabeth Theatre, the air conditioning system was not providing sufficient cooling and in order to correct the situation the refrigeration unit was set to run on manual operation. This unfortunately by-passed the safety controls and the refrigeration chiller became totally frozen and the coils collapsed.

Cont'd...

Clause No. 3 Continued:

From quotations received from a mechanical contractor we have established that it will be less expensive to install a new refrigeration chiller than repairing the existing unit.

In order to reduce the possibility of this incident re-occurring it is recommended that the manual switch be relocated to a position only accessible to maintenance personnel and an additional safety control be installed.

It is estimated that the cost to carry out the work will be approximately $17,000.

The Comptroller of Budgets advises that if Council approves the recommendation of this report, funds will be made available in the 1975 Departmental Budget.

It is recommended that Council approve the replacement of the refrigeration chiller and alterations to the control systems at the Queen Elizabeth Theatre, with the necessary funds in the amount of approximately $17,000 to be provided in advance of the 1975 Departmental Budget."

The City Manager RECOMMENDS approval of the recommendations of the Manager of the Queen Elizabeth Theatre and the Director of Permits and Licenses.

4. Southam Contract Dated July 22, 1960

The Director of Legal Services reports as follows:

"By way of contract dated July 22, 1960, the City entered into an agreement with Alta Rockerfeller Prentice and the Southam Company Limited. The only part of the agreement with which this report deals is paragraph 4(c) which provides that when and if a consolidation and lane closing occurs in Block 110, which is bounded by Drake, Burrard, Pacific and Hornby Streets, is fully completed, then Mrs. Prentice shall be responsible for the payment of any costs incurred by the City in relocating all public and private utilities servicing the former lane in Block 110. Also Mrs. Prentice is to pay for sidewalk, curb and boulevard reconstruction at the Drake Street end.

These particular obligations have been assigned several times and are currently the responsibility of Pacific Plaza Hotel Ltd. and Allarco Developments Ltd. Pacific Plaza Hotel Ltd. is the legal trustee for the Allarco Developments Ltd.

The rerouting of the utilities and sidewalk reconstruction has been completed to the satisfaction of the City Engineer and the expenses incurred by the City in doing this work have been paid in full. The solicitor for Pacific Plaza Hotel Ltd. and Allarco Developments Ltd. request that a release of these obligations be provided under the seal of the Mayor and City Clerk and sealed with the City seal."

The City Manager RECOMMENDS that the City of Vancouver provide to Pacific Plaza Hotel Ltd. and Allarco Developments Ltd. a signed and sealed release of the aforesaid obligations.

5. Damage to Argillite Carvings - February 18, 1974

The Director of Legal Services reports as follows:

"On February 18, 1974 five argillite carvings which formed part of the Lipsett collection on display at the Centennial Museum were damaged while a class from the Fromme Elementary School in North Vancouver was in the course of making a tour.

Cont'd...

Clause No. 5 Continued:

The repairs have not been completed, but costs are estimated at $3,000. We have not been successful in recovering from the School's insurers and because of the one-year limitation under the Public Schools Act it will be necessary to commence an action even though negotiations are still under way.

RECOMMENDATION

That the Director of Legal Services be authorized to commence an action in the name of the City and the Vancouver Museums and Planetarium Association against the North Vancouver School Board and such persons as are deemed necessary by him."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

6. Request for Refund of Business License Fees and Property Taxes

The following report has been received from the Director of Finance.

"Pizza Patio Management Limited sent a letter to the City, as follows:

> 'Please accept this letter as our request for a refund of at least 50% of all business license fees and property taxes which have been paid on the above location for the years 1973 and 1974. This request is being made because of the serious curtailment of our retail business due to the construction of Granville Mall. We feel that the licenses and taxes paid during the construction period were excessive in light of the street conditions and retail trade experienced during this period.
>
> Your early attention to this matter will be very much appreciated.'

Acceding to such a request would put the City in an impossible situation and acknowledge a liability which does not exist.

I therefore recommend that the communication from Pizza Patio Management Limited be received."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

7. Senior Recreational Worker - Britannia Community Services Centre

The Board of Parks and Recreation, at its meeting of January 20, 1975, passed the following motion:

> "THAT the City Manager be requested to establish a new senior recreation position at Britannia Community Services Centre."

Background

Council, on July 31, 1973, approved the recommendation of the Deputy Director of Planning and Civic Development for the construction of the Britannia Community Services Centre. Construction of the swimming pool, arena, gymnasium and information centre is expected to be completed in August, 1975. Completion of a senior centre and a smaller gymnasium is anticipated in the spring.

Cont'd...

Clause No. 7 Continued:

The Senior Recreational Worker will be responsible for planning, supervision and administration of the recreation services provided in Britannia Centre. It is anticipated that up to 40 people will be employed by the Park Board, whose primary responsibility will be for the operations of the gymnasia, swimming pool, arena and various recreation programmes throughout the Britannia complex. He will be under the direction of the Executive Director, Britannia Centre Society.

Because of the complexity of the tasks and the need for orientation and planning of the recreation programmes, this position should be filled well in advance of the commencement of operations.

Recommendations

A. That City Council approve the Park Board request for the establishment of a new recreation position at Britannia Community Services Centre.

B. That the classification of this position be carried out by the Director of Personnel Services.

C. That additional costs for 1975, estimated at $13,000 (based on 1974 salary levels and including fringe benefits) be approved in advance of the 1975 budget.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

The City Manager RECOMMENDS that the foregoing recommendations be approved.

8. Tender No. 12-75-1 - Supply Of 1975 Police & Firemen's Uniforms

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on January 27, 1975. Funds for this purchase will be included in the 1975 Revenue Budget.

Two bids were received:-

Gordon Campbell Ltd., Vancouver, B.C. - tendered on all items for a total of $123,941.94, plus 5% Prov. Salas Tax,

Dunn's Tailors, Vancouver, B.C. - tendered on Firemen's Uniforms only, for a total of $69,118.50, plus 5% Prov. Sales Tax. This bid is $19,696.40, or approximately 40% higher than Gordon Campbell's tender for the same items. Also, Dunn's Tailors did not submit a bid bond as required.

RECOMMENDATION

We recommend acceptance of the overall low bid submitted by Gordon Campbell Ltd. for the supply of 1975 Policemen's and Firemen's Uniforms, at an estimated cost of $123,941.94, plus 5% Provincial Sales Tax."

The City Manger RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved.

9. Health Department - Attendance at Roster Conference

The Medical Health Officer reports as follows:

"The City Analyst advises that the American Academy of Forensic Sciences Annual Meeting will be held in Chicago, Illinois on February 18-21, 1975. He will be attending this Conference on behalf of the City of Vancouver.

Cont'd...

Clause No. 9 Continued:

This meeting is the major one in North America. Since this Conference covers a multitude of subjects, it is impossible for one person to attend all of the various sessions which the Analyst feels are necessary to keep him and his staff up-to-date. He, therefore, requests that approval for Leave of Absence be given to Mr. A.J. Beaton, Chemist, to attend this Conference. Attached is a copy of the letter from the Attorney General's Department indicating their agreement to pay for the attendance of Mr. Beaton at this Conference.

As this is a departmental Roster Conference, we seek approval for the departmental members to attend this meeting prior to budget approval and ask that an advance payment be made for Mr. Beaton's expenses which are as follows:

Economy Plane Fare	$ 272.00
Hotel	120.00
Meals, etc.	60.00
Ground Transportation	30.00
Meeting Registration Fee	80.00
	$ 562.00

RECOMMENDED that Leave of Absence With Pay be approved for Mr. A.J. Beaton to attend the American Academy of Forensic Sciences Meeting in Chicago, Illinois on February 18-21, 1975 and that an advance payment for expenses be granted to him."

The City Manager RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

Note: The Comptroller of Budgets advises there will be no additional cost to the City as a result of this request as all expenses for Mr. Beaton's attendance will be reimbursed to the City by the Provincial Attorney-General's Department.

CONSIDERATION and RECOMMENDATION

10. Re Execution of Various Documents

The Director of Legal Services reports as follows:

"From time to time the Mayor has commented to me on the time that he spends signing numerous documents which are sent across to his office via the City Clerk's Office for due execution, and he feels that this procedure could stand re-examining.

Section 169 of the Vancouver Charter reads as follows:

'169. Save as otherwise provided in this Act, instruments to which the common seal is required to be affixed shall be signed by the persons designated for the purpose by the Council, or, if no such designation is made, shall be signed by the Mayor and the City Clerk.'

The current procedure in most cases is that when Council receives a report on a subject in which staff recommends approval, and Council approves the proposal, there is an instruction to me to prepare the necessary legal instrument to be executed by the Mayor and the City Clerk.

In practice, what follows this action is:

(1) the document is prepared or otherwise finalized by a member of the Law Department and bears his initials;

(2) the document is then signed by the Director of Legal Services 'approved as to form';

(3) the document goes to the City Clerk who signs his name to the document;

(4) the City Clerk transmits it to the Mayor's Office for the signature of the Mayor, who

Cont'd...

Clause No. 10 Continued:

(5) returns it to the City Clerk's Office to have the seal affixed; and

(6) the City Clerk returns it to the Law Department.

The roll played by the Mayor and the City Clerk is obviously one of form rather than substance since the decision as to whether the City seal should be affixed to the document in question is made in the Law Department whose responsibility it is to ensure that the written document is in accord with the decision of Council.

If members of Council concur with the Mayor's view that a more efficient procedure should be followed, then it seems that the point at which the seal could be affixed would be when the document bears the approval of the Director of Legal Services, and I would therefore recommend that a formal resolution to meet the requirements of section 169 should be brought forward whereby instruments to which the common seal is required to be affixed shall be signed by the Director of Legal Services.

In drafting such a resolution its application would be to instruments of a contractual nature. Execution of by-laws is covered in section 167 and they must be signed by the Mayor and the City Clerk.

I would suggest also that such a resolution would not apply to the execution of land conveyances when the sale has been approved by City Council. Current practice with respect to deeds is that they be signed by the Supervisor of Property and Insurance and the City Clerk. I would suggest that they continue to be signed solely by the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

11. Permit Fee Structure

The City Manager has received the following report from the Director of Finance:

"Vancouver City Council on December 18, 1973, when dealing with the report of the Standing Committee of Council on Finance and Administration, adopted the following recommendation:

'That the question of increasing fees and fines for various services and inspections be discussed at City Council level, after receiving a report from the Board of Administration on the amount of money involved in raising inspection fees from 80% of costs to 100% of costs'.

This report deals with electrical, plumbing and gas, and building permit fees and is forwarded to Council in the following format:

A - Current Policy - 80% of Cost
B - Information - Other Major Cities
C - City Cost & Recovery Comparison - 80-100%
D - Comparison of Fee Costs - 80-100%

A report on Development Permit Fees as requested by Council is being prepared and is anticipated to be before Council by the end of February.

A. Current Policy

Inspection and enforcement activity by the Permits and Licenses Department, of the Electrical, Plumbing and Gas, and Building By-laws, basically provide protection to two groups:

(a) the builder and owner, and
(b) a general protection to the citizens at large, who might use these facilities.

Cont'd...

Clause No. 11 Continued:

On this is based Council's current policy that the permit fee structure should recover 80% of the administrative and inspection costs related to the Permits and Licenses Department. The remaining 20% is considered to be beneficial to the general public and not recoverable through permit fees. Fees are reviewed every three years and a rate is set to equalize the recovery over the three years.

B. Information - Other Major Cities

In order to assist Council in its consideration, a survey of major cities and their respective policies was conducted. The results are as follows:

Calgary - The present policy is to recover 100% of the costs. Due to rapidly rising costs they have initiated a policy of reviewing their schedules every two years.

Edmonton - Edmonton is presently upgrading their fee structure to recover 100% of all costs.

Winnipeg - At present there is no studied relationship between the costs of inspection, enforcement and permit issuance and the permit fee schedules.

Toronto (city) - They are presently developing policies that will permit 100% recovery by permit fees of all administrative and inspection costs.

C. City Cost and Recovery Comparisons 80%-100% Basis

The following review has been carried out by the Finance and Permits and Licenses Departments to show the City's 1974 costs, which consist of inspection, enforcement and permit issuance costs, and 1974 estimated permit fee revenues (D = Deficit).

(i) Electrical:

	100%	Recovery Basis at 80%
Estimated cost of permit issuance, inspection and enforcement	$310,000	$248,000
Estimated revenue from Electrical permit fees	240,000	240,000
	$ 70,000 (D)	$ 8,000 (D)

Conclusion: If we are to collect permit fees on the basis of 100% of the operating cost, it will be necessary to collect an additional $70,000 which will require an overall 28% increase in Electrical permit fees. (See Section 'D' for effect on permit fees.)

(ii) Plumbing and Gas:

	100%	Recovery Basis at 80%
Estimated cost of permit issuance, inspection and enforcement	$408,000	$326,000
Estimated revenue from Plumbing and Gas permit fees	280,000	280,000
	$128,000 (D)	$ 46,000 (D)

Conclusion: If City Council instructs that permit fees are to be collected on the basis of 100% of costs it will be necessary to collect an additional $128,000 in Plumbing and Gas permit fees which will require a 45% increase in overall Plumbing and Gas permit fees. At present a 16% increase is required to meet current costs on the 80% basis.

Cont'd...

Clause No. 11 Continued:

(iii) Building:

	100%	Recovery Basis at 80%
Estimated cost of permit issuance, inspection and enforcement	$605,000	$484,000
Estimated revenue from Building permit fees	725,000	725,000
	$120,000	$241,000

Conclusion: Inasmuch as the Building permit fee schedule is based on the cost of construction, the present cost of Building Permit issuance, inspection and enforcement is being recovered in excess of the 100%, as shown in the above table.

(iv) Summary

	Cost		1975 Recovery		1974 Recovery	
	1975	1974	80%	100%	80%	100%
			Recommended fee levels depending on policy decision		Actual	
Electrical	356,000	310,000	297,000	387,000	240,000	310,000
Plumbing & Gas	470,000	408,000	392,000	510,000	280,000	408,000
Building (1)	696,000	605,000	800,000	800,000	725,000	725,000
	1,522,000	1,323,000	1,489,000	1,697,000 (2)	1,245,000	1,443,000

NOTE: (1) Building Permit Fees are charged on amount of construction costs and therefore they rise as cost and construction rises.

(2) 1975 Recovery based on a two year review basis and thus higher in 1975 than costs in order to provide for the estimated deficit in 1976. Adjustments each year require printing of new By-law schedules and cause confusion among contractors etc.

(v) Conclusion

If 1975 permit fees were increased to 100% of current costs the City would receive approximately $452,000 more in 1975, as follows:

(a) Recommended increase in fees due to cost increases at the 80% level would provide	$244,000
(b) A policy change to 100% recovery of current costs would provide in 1975 an additional	208,000
	$452,000

D. Comparison of Permit Fee Costs - 80%-100%

The following table indicates the permit fee cost for two examples under an 80%; 100%; and projected fee costs for 1975-76.

Cont'd...

Clause No. 11 Continued:

TABLE SHOWING PERMIT FEE STRUCTURE

		Electrical Permit	Plumbing Permit	Gas Permit	Total
R.S.-1 Residential Single Family (2)	Present Fee: 80% of Cost	$ 53.00	$ 45.00	$ 15.00	$113.00
	100% of Cost	68.00	65.00	22.00	155.00
	Projected fee 1975-76 (1) At: 80% of Cost	66.00	56.00	19.00	141.00
	100% of Cost	85.00	81.00	28.00	194.00
Multiple Residential (30 Suites) (2)	Present Fee: 80% of Cost	$400.00	$300.00	$ 33.00	$733.00
	100% of Cost	512.00	435.00	48.00	995.00
	Projected fee 1975-76 (1) At: 80% of Cost	500.00	375.00	41.00	916.00
	100% of Cost	640.00	544.00	60.00	1244.00

NOTE 1 - Assumes a 25% increase in cost.
2 - Comparison of commercial or industrial fees have too many variables to create a solid comparison.

The foregoing report is submitted to City Council for their CONSIDERATION of whether permit fees should be based on 80% (present policy) or 100% of operating costs.

Recommendation

When City Council has considered the question of amount of recovery of costs of permit fees it is RECOMMENDED that:

A. The Director of Permits and Licenses and Director of Finance report on the existing fee schedules to bring in line for 1975-76 with either 80% or 100% of operating costs depending on City Council's decision.

B. The Director of Permits and Licenses notify the appropriate plumbing, heating and electrical associations of fee increases to be forwarded to Council in accordance with recommendation (A) of this report.

C. Future reviews of permit fees take place every two years in order to provide for the rapidly changing cost features of the present economy."

The City Manager submits the foregoing to City Council for their CONSIDERATION and subject to a decision on the question of rate of recovery, RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

CONSIDERATION

12. Grants in lieu of General, School, Hospital, Municipal Finance Authority and Regional District Taxes

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for City of Vancouver—B.C. Assessment Authority has certified the properties will be shown as exempt on the 1975 Assessment Roll in accordance with Charter provisions and the Director of Legal Services has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

Cont'd...

Clause No. 12 Continued:

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in TWO sections:

A. Religious Organizations

1. Cascade Gospel Chapel — $ 1,468.85

3833 Boundary Road - Lot A,B&C/1/A/Sec.51NE¼
New Church building
Occupied and in use June 23, 1974
Date of first building inspection—October 24, 1973
Grant to cover period from October 24, 1973 to December 31, 1974

2. Sherbrooke Mennonite Church — $ 239.36

7155 Sherbrooke Street - Lot 1/27/200
Addition to church
Occupied and in use from May, 1974
Date of first building inspection—September 17, 1973
Property shown as exempt on 1974 Assessment Roll
Grant to cover period from September 17, 1973 to December 31, 1974

3. The Salvation Army — $ 1,070.72

2309-2317 West 10th Avenue - Lots 11&12/342/526
Salvation Army Citadel
Occupied and in use from September 25, 1974
Date of first building inspection—May 10, 1974
Grant to cover period from May 10, 1974 to December 31, 1974

4. Society of Kabalarians of Canada — $ 1,577.50

1160 West 10th Avenue - Lots 4&5/374/526
Centre for Kabalarian Philosophy
Occupied and in use from January 1, 1974
Land & Buildings to be 60% exempt in 1975
Grant to cover period from January 1, 1974 to December 31, 1974 at 60% of taxes

B. Charitable Organizations

1. Junior Achievement of B. C. — $ 6,166.08

1531 West 15th Avenue - Lots 19&20/450/526
Education of Boys and Girls in Practical Business Operations
Occupied August 1, 1972
Continuing renovations from January 1, 1973 to May 6, 1974
Grant to cover period from January 1, 1973 to December 31, 1974

2. Coast Foundation Society — $ 3,246.19

1130 Bute Street - lot G&N½ of B/9&10/24/185
Psychiatric Rehabilitative Housing Project
Occupied and in use from June 1, 1974
Grant to cover period from June 1, 1974 to December 31, 1974

3. Mental Patients Association — $ 1,182.93

1754 West 11th Avenue - Lot 5/388/526
Housing for former mental patients
Occupied and in use from January 1, 1974
Grant to cover period from January 1, 1974 to December 31, 1974

Cont'd...

Clause No. 12 Continued:

4. Mental Patients Association $ 2,152.40

2130-2146 Yew Street - Lot 20/264/526
Housing for former mental patients
Occupied and in use from February 1, 1974
Grant to cover period from February 1, 1974 to
December 31, 1974

5. Parish of St. Paul, Vancouver $20,528.15

1254 Pendrell Street - Lot 4W½5/37/185
Senior Citizens Housing
Occupied and in use from September 1, 1973
Date of first building inspection—December 1, 1971
Land and buildings made exempt on 1974 Assessment Roll
Grant to cover period from January 1, 1972 to
December 31, 1973

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $37,632.18 in total are submitted for Council consideration."

Your City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 153-4

PROPERTY MATTERS

RECOMMENDATION

1. Lease to Imperial Oil Limited

The Director of Legal Services reports as follows:

"On December 11, 1973, Council approved the recommendation contained in the report of the Supervisor of Property & Insurance dated September 6, 1973, which report recommended that the City property at the south-west corner of the intersections of Main Street and Terminal Avenue be leased to Imperial Oil Limited on certain terms and conditions. The property was subsequently sub-divided and became Lot 2 of District Lot 2037, Plan 15505. Lot 2 was leased to Imperial Oil under a lease signed and sealed by the City and Imperial Oil and dated June 1, 1974. The lease term is ten years.

Subsequent to the completion of the lease, B. C. Hydro has requested permission from the City for a utility easement over the north and south ends of the property for purposes of serving not only Lot 2 but also other property. Since the lease does not reserve a utility easement in favour of the City or any of the utility companies (because there was no need of such easement at the time of negotiations), the City does not have the authority at present to allow B. C. Hydro access to this property. After consultation with Imperial Oil and B. C. Hydro, it is RECOMMENDED that the problem be resolved by an amendment to the existing lease, which amendment would provide that:

(1) Imperial Oil grant to the City a utility easement over the north five feet of the property, and the south ten feet of the property;

(2) the City shall indemnify and save harmless Imperial Oil against any losses or damages arising out of the exercise of the utility easement, and shall repair and restore any damage caused to the property and to the landscaping or buildings arising out of exercise of the easement;

(3) the City shall have the authority to allow other utility companies to enjoy use of the utility easement;

(4) that such an amendment be drawn to the satisfaction of the Director of Legal Services.

It is further recommended that upon completion of the aforesaid amendment of lease that the City, without further resolution of Council, shall have the authority to enter into agreements with utility companies so as to allow other utility companies to carry out works within the easement areas, provided, however, that any such agreement shall expressly provide that the utility companies agree to indemnify and save harmless the City against any and all claims made by Imperial Oil arising out of any work carried out by such utility companies. All such agreements shall be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the recommendations of the Director of Legal Services be approved.

Cont'd.....

2. Acquisition for Tyne Street widening
Portion of Parcel A (Reference Plan 1161), Block 9, D.L.'s 36 & 49; East Side of Tyne Street South of Kingsway

The Supervisor of Property & Insurance reports as follows:-

"The installation of permanent paving and curbs and gutters as a local improvement on Tyne Street between Kingsway and School Avenues is scheduled for this spring. As part of this street improvement, the City Engineer has requested the acquisition of a triangular portion of Parcel A (Reference Plan 1161), Block 9, D.L.'s 36 & 49, as shown 'hatched' on plan marginally numbered LD 1456.

This property is zoned C-2, Commercial District and the area shown on the plan comprises 759 square feet, of which 21 square feet was acquired by the City in 1962, leaving a net area of 738 square feet to be acquired at this time. Following negotiations, the owners have agreed to convey the required portion of Parcel A to the City for the widening of Tyne Street, subject to payment of $7,380.0 for loss of land.

The City Engineer concurs with the acquisition and advises that funds are available in the 'Streets 1974 Capital Fund'; No. 148/7926, 'Surplus 1973 Completed Local Improvements' Account.

RECOMMENDED That the Supervisor of Property & Insurance be authorize to acquire the portion of Parcel A (Reference Plan 1161) Block 9, D.L.'s 36 & 49, on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lot 1, Block 16, District Lot 37
South Side of Kingsway,
East of Rupert Street

The Supervisor of Property & Insurance reports as follows:-

"The above-described City-owned property, (Lot 1, Block 16, District Lot 37), was leased to Mr. David Hunter and was to be used for a customer parking lot, for the retail display and sale of plants in connection with his landscape and nursery business located on the abutting westerly property. The term of the lease was for 61 months from December 1, 1969, to December 31, 1974; also the City granted to David Hunter an option to purchase the City lot. This option was open for acceptance up to but not after December 31, 1974, and the purchase price was to be an amount equal to the fair market value of the premises as at the date of acceptance of this option. Mr. David Hunter exercised his option to purchase these premises on September 4, 1974.

These premises consist of a vacant lot measuring 63' x 128'± and zoned C-2 Commercial.

Following negotiations with Mr. David Hunter and his solicitor, he has agreed to purchase said City-owned property for the sum of $90,000.00, plus an additional amount of $112.50 for an appraisal fee on the understanding that the sale date be February 28, 1975. This price is considered to be fair and equitable and represents market value in the area.

RECOMMENDED: That the Supervisor of Property & Insurance be authorized to complete the sale of City-owned Lot 1, Block 16, District Lot 37, for the sum of $90,000.00 on the foregoing basis."

Cont'd.....

Clause No. 3 (Cont'd)

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Acquisition for Family Housing Project
Lot E, Block I, District Lot 753
East Side of Commercial Drive,
South of 16th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lot E, Block I, District Lot 753, has been offered for sale to the City. This property is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block is under consideration as a future potential housing site. The Director of Planning concurs in the acquisition of this property.

This property comprises a single lot 30.16' x 89'±, zoned R.S.-1.

Following negotiations with the representative for the owners, they are prepared to sell their property for the sum of $31,000.00, as of January 31, 1975. This settlement price is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot E, Block I, District Lot 753, for the sum of $31,000.00 on the foregoing basis, chargeable to Code #4910/407, Property Purchases for Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Renovations at 1060 West 8th Avenue

On December 17, 1974, Council approved the City Manager's recommendation to purchase a building at 1060 West 8th Avenue, to accommodate the Health Department. The report estimated the cost of renovations at $287,000, and recommended a report back on the source of funds.

Until a detailed design is complete, a more accurate estimate for renovations, inclusive of new furniture requirements, cannot be compiled. In the interim, a contractor can be employed to initiate renovation work, and funds should be available to expedite the design and drafting.

The Director of Finance advises that approximately $300,000 was reser for renovations and alterations in the 1975 Supplementary Capital Bud at the time this building was purchased.

In order to expedite the occupancy of this building, the City Manager RECOMMENDS that $100,000 be approved for the renovations of the building at 1060 West 8th Avenue, in advance of final estimates and in advance of formal Council approval of the 1975 Supplementary Capital Budget.

6. Lot B, Block 14, D.L.'s 196 & 306
Situated: South of Carrington Street
On North Arm of Fraser River

The Supervisor of Property & Insurance reports as follows:-

"Council, August 13, 1974, on the recommendation of the Standing Committee on Waterfront & Environment, authorized the Supervisor of Property & Insurance to negotiate the purchase of Lot B, Block 14, D.L.'s 196 & 306, for public access to the Fraser River. It is presently owned by the Greater Vancouver Sewerage & Drainage District but is surplus to their requirements.

The lot measures approximately 288' x 150', is zoned R.S.1, has approximately 288' frontage on the Fraser River and is improved with a commercial dock.

The G V S D D have agreed to convey the lot to the City for the sum of $57,000.00 as of March 1st, 1975.

The Supervisor of Property & Insurance is of the opinion that the market value is approximately $52,250.00. However, the G V S D D state that they have an offer from another party for $57,000.00.

The foregoing report is forwarded for Council's CONSIDERATION and if same is approved, it is RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for public access to the North Arm of the Fraser River for the sum of $57,000 as of March 1st, 1975, chargeable to Account Code 501/1601. "

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for CONSIDERATION and RECOMMENDS if the report is approved, the recommendations of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 155

BUILDING AND PLANNING MATTERS

B-4

INFORMATION

1. Pedestrian Bridge - 1500 West Georgia Street
Crown Life Office Building
Development Permit Application #66807

The Director of Planning reports as follows:

" Rhone and Iredale, Architects, submitted a Development Permit Application to construct a 20 storey office tower with restaurant on the northwest corner of Georgia and Nicola Streets. The drawings submitted with the application showed a pedestrian bridge across Georgia Street, linking the proposed development with a traffic island on the northeast corner of Georgia and Nicola Streets.

A report to City Council from the Planning Department, dated October 21st, 1974, concerning the applicant's request to permit the off-street parking facilities to exceed that permitted by the recent Downtown Guidelines, contained the following reference to the pedestrian bridge:

> 'One condition requires the approval of City Council for a proposed pedestrian street overpass. This will be subject to a separate report to be submitted at a later date when details have been completed by the architects after consultation with the City Engineer and the Director of Planning.'

The applicant has now requested that the Development Permit be issued at this time without the pedestrian bridge. The plans indicate that it could be constructed at some later date.

The Planning Department is now in the process of issuing Development Permit #66807, permitting the construction of the office tower and restaurant, but excluding the pedestrian bridge over Georgia Street.

The applicant is being advised that if the pedestrian bridge is still desired, a new Development Permit is to be filed and will require City Council's approval.

The foregoing report is submitted for the INFORMATION of Council."

RECOMMENDATION

2. An Agreement between the City and Coastal Towing Co. Ltd.
re Subdivision of Lot "A" - 1440 Kent Avenue

The Director of Planning reports as follows:

"As the Approving Officer, I recently granted the Coastal Towing Co. Ltd. a conditional approval to subdivide their Lot "A", D.L. 327 & 328 Plan 10764 at 1440 South Kent Avenue, into the westerly 81.22 feet and the remainder.

As an alternative to providing sewer and water services to the said 81.22 foot wide lot, at a total estimated cost of $10,750.00, the applicant proposed an agreement whereby the Company would grant to the City a Right of First Refusal to purchase the said lands for the sum of One Dollar ($1.00) in accordance with certain terms, which ensured that the said lands would not be sold unless the required sewer and water services would be installed at no cost to the City.

This arrangement and form of agreement have been endorsed by the City's Director of Legal Services and it is therefore

RECOMMENDED that the City enter into this Agreement and the Mayor and City Clerk be authorised to execute the applicable documents."

FOR COUNCIL ACTION SEE PAGE(S) 155

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

A joint meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall on Tuesday, January 28, 1975 at approximately 10:00 a.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Boyce Alderman Kennedy Alderman Marzari Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Bowers
ALSO PRESENT:	Paul Murphy, Human Resources Department
CLERK:	H. Dickson

RECOMMENDATIONS AND CONSIDERATION

1. 1975 Civic Grant Requests - Social Services

The Committees had before them for consideration a report dated January 10, 1975 from the Director of Social Planning which recommended that 40 organizations be granted sums totalling $442,299, not including possible additional grants to Family Service Centres and Neighbourhood Services Association.

In all, 48 organizations had sought grants totaling $921,309.20 for this year.

Representatives of the Social Planning Department reviewed the report and, replying to questions from the Committees' members, provided additional information on the background, activities and financial arrangements of the various organizations seeking City funding.

The suggestion was made by the Senior Social Planner that further grant applications which come in during the year be reported on by the Social Planning Department in quarterly reports to the Community Services Committee. There were approximately 25 such applications between April and November, 1974.

There was considerable discussion and your Committees are recommending that grants totaling $434,594 be made to 40 organizations.

The Committees

RECOMMEND

(1) Civic Grants for Social Services in the amount of $434,594.00 be approved as recommended and subject to the conditions outlined in the attached report of the Director of Social Planning.

(2) An interim grant of $21,200, equal to one half of last year's allocations, be approved for Family Service Centres. (Item No. 26)

Cont'd . . .

Clause #1 continued:

(3) The Director of Social Planning meet with Family Service Centres to further discuss the agency's finances, priorities and service proposals to the City for report back to the Standing Committees on Social Services and Finance and Administration in early March, 1975 with a final recommendation.

(4) An interim grant of $32,000 be approved for Neighbourhood Services Association, for services offered by NSA Kits House. (Item No. 29)

(5) The Director of Social Planning meet with Neighbourhood Services Association to further discuss the agency's finances, priorities and service proposals with respect to operations in Cedar Cottage and the West End for a report back to the Standing Committees on Social Services and Finance and Administration in early March, 1975 with a final recommendation.

CONSIDERATION

A tie vote resulted on a motion to approve the following recommendation of the Social Planning Department and this recommendation is therefore submitted to Council for consideration:

Family Place - Grant of $12,705 for the period from January to March 31, 1975 (No. 25 in the attached report)

The meeting adjourned at approximately 1:00 p.m.

* * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 161-5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

January 30, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 30, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of January 16, 1975, were adopted.

RECOMMENDATION AND INFORMATION:

1. Progress Report on Housing Projects

Submitted for the Committee's consideration was a Monthly Status Report on Assisted Housing in the City of Vancouver, dated January 25, 1975. This report, which is on file in the City Clerk's Office, in summary, outlined the following:

"In summary, current activities indicate the following units:

	Family	Seniors	Others	Totals
Under construction	157	1,370		1,527
Small projects at various stages of arranging land acquisition, design, funds	422	1,422	246	2,090
TOTAL	579	2,792	246	3,617

Major Projects in Planning Stages on City Lands, Co-ordination through Ald. Bower's Committee.	Units	
False Creek Area 6 anticipate by 1977	1,430	
Champlain Heights E & F anticipate by 1977	1,800	
Langara	350	
	3,580	3,580
		7,197 "

During discussion of this report the following specific items were noted:

- Collingwood United Church
  3200 School and Harold

Representatives of the Collingwood United Church expressed their exasperation due to the length of time it was taking to get this senior citizens' project underway, and wanted to know exactly what

Cont'd . . .

the present status was. Mr. W. Casson, Director of Housing, G.V.R.D., in reviewing the situation with the Committee noted that the church owned two lots and the Provincial Government owned four lots. He further noted that the total six lot site would be best for this project, however, consolidation of this six lot site was posing many problems. In order to make the project on the smaller site economically feasible, rezoning would be required (presently zoned RM-1); however, without Section 44 National Housing Act subsidies the project could not proceed.

- Canadian Legion
  2229 Maple Street

Mr. Gordon of the Shalom Branch, Canadian Legion, advised that the Provincial Government had approved their grant, and that the Federal Government mortgage would be approved in the very near future. Also, that bids would be received by February 6, 1975.

During discussion of this matter it was noted that without the aid of Section 44 subsidies all of the senior citizen projects would not be able to proceed.

- 2100 Renfrew and 5th

The Chairman advised that the Planning Department was presently working on a proposal outlining a financially justifiable senior citizen housing project to be constructed on this site, and that this report would be submitted to the Housing Committee in the very near future.

- East End Lions
  3433 Renfrew

Mrs. Kelly of the East Enders and Amherst Lions advised that in order to construct a senior citizen housing project on the above noted site a certain amount of fill would be required. C.M.H.C. had advised them that the cost per unit should be approximately $4,200. However, at the City selling price per unit cost would be approximately $5,400, due to the fact that the costs of filling and services were being added to the selling price.

RECOMMENDED,

A. THAT the City of Vancouver sell this site at 3433 Renfrew Street, being lots 14 to 20, Blk. L. Section 44, to the East Enders and Amherst Lions for a price of $174,500 less the additional costs of filling and servicing related to this site.

B. THAT Council reiterate its position that lack of Section 44, National Housing Act funds was holding up several housing projects in the City of Vancouver, and request that the Federal Government make these Section 44 subsidies available as soon as possible.

C. FURTHER THAT the Chairman be instructed to follow up this letter with a phone call to the appropriate Minister in Ottawa.

RESOLVED,

THAT G.V.R.D. report back with recommendations on the density required to make a senior citizen housing project on the two lot site, being lots 1, and 2, Blk. 37, D.L. 37, economically feasible.

2. Progress Report on Enforcement of the Fire By-law

The Housing and Environment Committee on January 16, 1975, when

Cont'd . . .

considering a Manager's Report on City Assistance in Financing the Cost of Modifications in Lodging Houses and Hotels in the Core Area dated January 6, 1975, resolved,

"THAT discussion on the report of the City Manager re: City Assistance in Financing the Cost of Modifications in Lodging Houses and Hotels in the Core Area dated January 6, 1975, be deferred for discussion in conjunction with the progress report on enforcement of the Fire By-law."

The Committee considered a Manager's report dated January 23, 1975, outlining progress on upgrading hotels under Fire By-law No. 2193, and an addendum to this report.

The Deputy Fire Chief briefly reviewed the report with the Committee. This report, which is on file in the City Clerk's Office, stated in part:

"TO SUMMARIZE

(1)	Buildings complying/ or have complied:	134
(2)	Section 38 orders issued (still outstanding):	88
(3)	Section 38 orders issued outside core area:	7
(4)	Buildings inspected and removed from upgrading file:	70
(5)	Prosecution proceedings commenced:	57
(6)	Enforcement being withheld temporarily:	9
		365
	Minus 12 included in both Prosecution total and sprinkler contract total:	- 12
		353 "

During discussion of the Manager's report on 'City Assistance in Financing the Cost of Modifications in Lodging Houses and Hotels in the Core Area' dated January 6, 1975, (circulated) the Chairman advised that a proposal had been submitted to the Federal Government in an attempt to obtain U.N. Demonstration funds. He expected an answer in the very near future.

When discussing specific hotels and lodging houses the Chairman advised that with regards to the Anchor Hotel, negotiations were presently underway between the owners and the United Housing Foundation. It was noted that this hotel must conform to Fire By-law standards regardless of who owned it.

The Committee noted that there were lodging house and hotel owners in the downtown eastside area who would convert to by-law requirements if funds were available.

RECOMMENDED,

A. THAT Council establish a fund of an appropriate amount to permit loans to lodging house and hotel owners in the core area to upgrade their premises to Fire and Lodging House By-law standards; such loans to be secured by a charge against the property.

B. THAT if the United Housing Foundation has not obtained an agreement to purchase the Anchor Hotel on or before February 5, 1975, the License Inspector be instructed to close this

Cont'd . . .

building, including the beer parlour, as soon as possible for non-compliance with the relevant City by-laws.

C. THAT the clerk advise the prosecutors office that the recommendation to establish a fund as outlined in Recommendation A, above, would be made to Council on February 11, 1975, and to stop prosecution on the Burns Block at 1800 West Hastings Street until this matter had been resolved.

RESOLVED,

A. THAT the report of the City Manager on progress on upgrading hotels under Fire By-law No. 2193 dated January 23, 1975, be received.

B. THAT the report of the City Manager entitled 'City Assistance in Financing the Cost of Modifications in Lodging Houses and Hotels in the Core Area' dated January 6, 1975, be received.

INFORMATION:

3. Housing Conversion Study

Vancouver City Council on May 28, 1974, when considering the Community Development Committee report of May 16, 1974,'approved in principle' that a test plebiscite be carried out in four selected areas in the City, namely - Kitsilano, Riley Park, Kensington-Cedar Cottage and Grandview-Woodlands to obtain public reaction to the acceptability of the proposed new zoning policy.

The Committee considered a Manager's report entitled 'Progress Report, L.I.P. Housing Conversion Study' dated January 16, 1975. This report, which is on file in the City Clerk's Office, advised that the study commenced December 6, 1974, and is expected to be completed by March 31, 1975. The survey work involved is expected to be completed by March 1, 1975. In summary, the report stated that the study is expected to yield the following:

"1) An estimate of the number of all possibly convertible single family dwellings in the RS-1 zoned areas of the city, given any specified conversion regulations.

2) Definition of areas in which there is interest in secondary suites, which may be suggested as areas for a plebiscite to be held.

3) An assessment of the probable degree of acceptance of a program of allowing secondary suites.

4) An assessment of the possible effects of such a program on the demand for housing, and the impact of this on demand for city services, utilities, car parking space, traffic, parks, schools, etc."

During the ensuing discussion the Committee noted that public response would be more receptive to this proposal in lower income areas.

Following discussion, it was

RESOLVED,

THAT the report of the City Manager on the Housing Conversion Study, dated January 16, 1975, be received.

Cont'd . . .

RECOMMENDATION:

4. Progress Report on Enforcement of the Lodging House By-law

Submitted for the Committee's consideration was a Health Department report on enforcement of the Lodging House By-law dated January 23, 1975. This report stated:

"This report will give details of the enforcement of the Lodging House By-law in the Core Area, (that part of the City north of Broadway and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period November 1, 1974, to January 21, 1975.

The total number of Lodging Houses in the Core Area at the present time has been further reduced to 920 which is a reduction of 82 premises comprising 157 units of accommodation. This reduction in number may be attributed to demolitions for construction, change of use to Single Family, Duplex, and other accommodation, as a result of enforcement of the Lodging House By-law.

In the period November 1, 1974, to January 21, 1975 approximately 2,000 Lodging House Inspections have been made in the Core Area and have resulted in the laying of charges against three (3) additional premises. A previous prosecution has been finalized resulting in a $400 fine.

A total of 571 applications for Operator's Permits have now been received and the permits for these premises have either been delivered, rejected, or are in the process of being delivered. All permits issued are Interim Permits with varying expiry dates, which are subject to the completion of renovations and/or the pending examination on the knowledge the operator has of the contents of the Lodging House Operator's Manual (to be published shortly). Individual action is being taken against operators who have not sent in their applications to date.

A total of 28 letters have been sent to operators ordering the closure of their premises because of their declared intention of not complying with the requirements of the Lodging House By-law. The operators of 13 of these premises have indicated that they now intend to comply with the By-law."

The Director of Environmental Health advised that some of the rooming closures were due to buildings being converted to single family dwellings or duplexes.

During discussion on this report the Director of Environmental Health advised that the King Edward Apartments did not conform to the Lodging House By-law, and the owner refused to meet with Health Department officials. Major repairs to the plumbing and the rooms, and lack of maintenance of this building were the reasons for it not conforming to the Lodging House By-law. The Committee noted that a By-law on Minimum Standards of Maintenance and Occupancy, which would allow City officials to enter such lodging houses or hotels and bring them up to By-law standards, would be considered by the Housing and Environment Committee at its meeting on February 13, 1975.

RECOMMENDED,

THAT Council instruct the Medical Health Officer and request the Rentalsman to suspend all action on the King Edward Apartments until the by-law on Minimum Standards of Maintenance and Occupancy has been put into effect. (The policies outlined in this by-law would be immediately put into practice at the King Edward Apartments).

5. Downtown Eastside Tenant Relocation

Council on December 17, 1974, considered a report from the Housing Committee dated December 10, 1974, making recommendations for

Cont'd . . .

the granting of additional funds to the Y.W.C.A. to extend its present rooms registry. However, the Council resolution to approve the Housing Committee recommendations was lost, not having received the required eight affirmative votes.

Submitted for the Committee's consideration was a Manager's report dated December 9, 1974, on "Downtown Eastside Tenant Relocation". The Chairman advised that recommendations outlined in this report and recommendations to Council by the Housing Committee were defeated by one vote in Council on December 17, 1974. He therefore wanted to bring it back for the Committee's reconsideration.

Mr. R. Young of the Social Planning Department advised of a report his department submitted to the Housing Committee in September, 1974, which recommended that City subsidies and incentives be used in order to bring lodging houses and hotels up to by-law standards. This report also recommended that a relocation service be operated by the City.

When considering this report in September, 1974, the Housing Committee suggested that the Social Planning Department report back with a more appropriate relocation agency proposal. He further advised that the Y.W.C.A. was a suitable agency, and could handle this relocation work. Ms. L. Phipps of the First United Church, when speaking to a brief she submitted which is on file in the City Clerk's Office, informed the Committee that the problem was finding enough rooms which conform to by-law requirements, and not financing an agency to handle the relocation.

It was noted that rooms beyond the financial means of the people in the downtown eastside area were available, and that if a subsidy could be obtained, these more expensive rooms could be filled. However, without this subsidy the people could not afford these rooms. Ms. Phipps further advised the Committee that there were 150 people in the downtown eastside area who had been ordered to be evicted by March 1, 1975, and that there were not 150 rooms which conformed to by-law requirements available for these people.

RESOLVED,

THAT the Chairman arrange a meeting of the Housing and Environment Committee and the Minister of Human Resources to advise him of the present room situation in the downtown eastside area and request rental subsidies so that residents could afford to live in rooms which conform to by-law requirements.

Mr. Paul Murphy of the Department of Human Resources advised that he would pass this message on to the Minister.

6. Dogs

Due to lack of time this report was deferred for discussion at the Housing and Environment Committee meeting of February 13, 1975.

The meeting adjourned at approximately 3:25 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 171-3

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 30, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 30, 1975, in the No.2 Committee Room, third floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Marzari
Alderman Bowers
Alderman Kennedy
Alderman Sweeney

CLERK: G. Barden

The Minutes of the last meeting held on January 16, 1975, were adopted.

RECOMMENDATION

1. Cultural Grants

The Committee had for consideration a report and summary (copies circulated) dated January 23, 1975, from the Director of Social Planning outlining cultural grant requests for 1975. Mr. J. Baker advised that the B.C. Arts Board grants listed for 1975 in the summary sheets have not yet been finalized. He also advised that the B.C. Arts Board will be considering a grant of $15,000 for the Jabberwocky Children's Theatre and these grants will most likely receive approval. Following discussion, the Committee took action as follows:

A. The Committee RECOMMENDED that the following grants be approved

Name of Organization	1975 Request	1974 Grant	Committee's Recommendation
	$	$	$
Vancouver Early Music Society	5,200	4,000	4,500
Vancouver New Music Society	2,000	500	500
B.C. Boys' Choir	10,000	--	1,000
City Hall Choristers	500	350	400
National Met Opera Auditions	150	150	150
Vancouver Chamber Choir	4,000	600	600
Community Music School	11,500	9,500	11,000
Vancouver East Cultural Centre	35,200	25,600	35,200
Vancouver International Stone Symposium	15,000	--	5,000
City Stage	10,200	8,000	10,200
Arts Club	15,000	2,500	2,500
Tahmanous	5,000	1,000	1,000
Westcoast Actors	6,000	--	1,000
New Play Centre	3,000	500	500

cont'd ...

Clause No.1 (continued)

Name of Organization	1975 Request	1974 Grant	Committee's Recommendation
Jabberwocky Children's Theatre	5,000	—	2,000
Breadbakers Puppet Theatre	5,000	2,000	500
Theatre in the Park	5,000	2,000	4,000 *
Anna Wyman Dance Theatre	10,000	3,000	4,000
Paula Ross Dance Society	2,500	1,000	1,000
Vancouver Ballet Society	450	—	450
Junior Club for Performing Arts	1,000	1,000	1,000
Native Daughters of B.C.	600	600	600
Kiwanis Music Festival	1,000	400	450

*(Alderman Sweeney requested and received permission to abstain from voting because of a conflict of interests.)

B. The following grants recommended by the Committee are equal to theatre rentals:

Vancouver Symphony Orchestra (This grant request coincides with the City's 1975 fiscal year)	73,295	100,266	73,295
Playhouse (This grant request covers the period June 1/75 to May 31/76. The present grant is structured to accommodate this)	54,000	42,000	49,000
Vancouver Opera Association (This grant request covers the period July 1/75 to June 30/76. The amount to be allocated in the City's fiscal year of 1975 would be 50% of the recommended amount of the grant)	20,646 + 5,000**	18,800	20,646

**(Children's matinee)

C. The recommendation of the Director of Social Planning, that a grant of $182,500 be provided for the Vancouver Art Gallery be deferred pending examination of their budget by the City Manager for report to Council.

D. The grant of $3,500 requested by the Metro Co-op Theatre was not recommended by the Committee. It was noted that the grant requested is equal to their 1975 taxes and they should be advised to apply for a grant in lieu of taxes under Section 396(C)1 of the Vancouver City Charter.

E. Consideration of Shakespeare In the Park's requested grant of $5,000 be deferred pending resolution of their problems of space for performances.

F. The Committee recommends that grants not be provided the following organizations:

cont'd ...

Clause No.1 (continued)

	1975 Request
	$
Trinidad Cavalier Steelband	2,800
Vancouver Philharmonic	1,600
Vancouver Radio Orchestra	1,500
Vancouver Cantata Singers	1,000
Western Front Society	8,000
Centre Socio-Culturel Colombien	5,000
Troupe	4,000
Vancouver Prof. Theatre Alliance	2,090
Carousel Children's Theatre	5,000
Royal Canadian Aerial Theatre	3,000
Canadian Ballet Horizons	1,000
Immram Dance Company	3,500
Satellite Video Exchange	500
Multi Ethnic T.V. Program Society	5,000
Pacific Cinematique	5,000
Metro Communities Council (Miss Vancouver Contest)	1,500

2. Five Year Plan

The Committee had for consideration a report dated January 28, 1975, prepared by Alderman Volrich (copy circulated), which reviewed the process followed in presentation of the Five-Year Plan voted on in 1974, timing for presentation of a new plan, the City's debt position and Supplementary Capital Budget, and alternatives to a Five-Year Plan.

The Committee agreed that the new plan would be a significantly reduced plan and all departments should start their review process with this in mind.

The Director of Finance advised he would submit a preliminary report to the Committee before the 1975 Capital Budget is set.

The Committee then considered recommendations outlined in Alderman Volrich's report and

RECOMMENDED

A. THAT the Committee approve the presentation of a reduced Five-Year Plan to the citizens of Vancouver in 1975.

B. THAT the Plan be presented to the voters in the first week of October 1975.

C. THAT the Finance and Administration Committee undertake a review of the recommendations of last year's Committee and the decisions of Council, following from the report of the Staff Review Group and that the Director of Finance prepare a report for consideration of the Committee.

D. THAT the Plan be presented in such manner that citizens will have the opportunity of approving or disapproving portions of the plan and, to this end, that the Director of Finance and the City Clerk report to the Committee on how best the plan may be presented in component parts.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 173-7

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

January 30, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 30, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION

1. Committee Programme

The Chairman discussed the schedule of agenda items (copies circulated) to be considered by the Committee over the next few months.

RECOMMENDED

THAT the schedule of agenda items for consideration of the Committee be approved.

INFORMATION

2. Downtown Planning Programme

Mr. E. Crickmore of the Downtown Study Team gave two slide presentations that had been prepared to inform people about the Downtown Planning Programme. The first is a 10-minute presentation designed to catch the audience's interest in what could happen downtown. The second is a longer and more detailed presentation.

The Committee commented on the presentations and the Chairman requested that the Downtown Study Team inform the Committee of comments received from the various groups who viewed the presentations.

The discussion on the schedule for the Downtown Planning Programme was deferred for consideration at the next meeting on February 4th.

RECOMMENDATION

3. Western Outboard - Area 10 False Creek

The Committee considered an Information report dated January 23, 1975, from the Development Consultant, Mr. E. D. Sutcliffe, setting out background information on negotiations to date with Western Outboard.

Messrs. E. Paul and W. McPherson of Western Outboard and Mr. H. M. Karby of Freeman & Co. were present.

Mr. E. D. Sutcliffe, Development Consultant, advised that the main issue in the negotiation stalemate was the amount of water area - Council has approved 1.3 acres of water area and Western Outboard contend their minimum requirement is 2.3 acres of water area. He advised that he had been unable to arrive at a solution satisfactory to both parties.

cont'd ...

Clause No.3 (continued)

In answer to a question re legal implications, Mr. Sutcliffe advised that Mr. Paul of Western Outboard stated to him that in view of the fact their Development Permit had been approved but not issued, if no satisfactory alternative was found, Western Outboard would consider legal action against the City.

Mr. Karby stated that Western Outboard had been working towards getting a first class development established in the overall development for Area 10. When the development permit was approved but not issued, the City constructed a building for Western Outboard as a temporary 1-year solution. He stated the City made a commitment that in the event nothing went ahead, the Development Permit would be issued and the City would pay extra costs of development construction. Mr. Karby pointed out that the architects had submitted several plans for approval. The last plans indicate a water area of 2.88 acres as opposed to 2.3 acres as it was found that 2.3 acres was undesirable from Western Outboard's point of view. Western Outboard have operated and allowed the City to go onto their property to construct the seawall. Mr. Karby stated that it seems to have reached the point where Western Outboard cannot become part of the overall development for Area 10 unless they have a certain amount of water and if they cannot become part of the development proposed, the City should issue the development permit for their present location. If the City does not want Western Outboard in their present location then they should expropriate.

In answer to a question as to the amount of water area Western Outboard had at their present location, Mr. G. Jordan, Deputy Supervisor of Property & Insurance, advised the Committee that Western Outboard does not necessarily have riparian rights. Their access to the water in their present location is on City-owned land and the ground under the water is owned by the City. This particular question could only be resolved in the courts.

It was noted that the number of berths for the proposed City marina in False Creek has been cut back. The 80 to 90 berths over and above the 40 to 50 for "sales and service" now indicates that Western Outboard are proposing a marina.

Mr. D.M. Hickley, Assistant Director, Civic Development, advised that the Western Outboard operation of "sales and service" is a suitable development. However, he stated that an overall development plan for Area 10 should be prepared before any decision is made as to the amount of water area for Western Outboard.

Discussion continued with respect to the amount of water area to be leased to Western Outboard. The question was raised as to how Western Outboard would get 2.3 acres of water if they remain where they are.

The Committee felt they could not resolve the matter without further information and

RECOMMENDED

THAT representatives of Western Outboard meet with and present their development plans to the Development Consultant, the Director of Planning, Director of Legal Services and Supervisor of Property & Insurance in order to negotiate a compromise between the 1.3 acres of water approved by Council and the 2.88 acres now requested by Western Outboard; the results to be reported back to the Committee in two weeks.

The meeting adjourned at approximately 5:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 178

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

January 30, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on January 30, 1975 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Boyce Alderman Marzari Alderman Sweeney Alderman Volrich
ALSO PRESENT:	Paul Murphy, Department of Human Resources
CLERK:	H. Dickson

INFORMATION

1. Cedar Cottage Youth Services Committee - Request for Continuation of Funding

(a) Youth Employment Program - $66,555

The Committee had before it for consideration a brief from the Cedar Cottage-Kensington Youth Services Committee outlining a youth employment program with a budget totalling $66,555 for the program to continue operation from April 1, 1975 to March 31, 1976. This budget would be shared by all three levels of government.

A representative of Cedar Cottage-Kensington Youth Services Committee explained briefly the program to the Committee.

A representative of the Social Planning Department indicated the Department is preparing an evaluation report on this program which will be completed by February 20, 1975 for submission to the Community Services Committee late in February.

Following discussion it was

RESOLVED

THAT the application of Cedar Cottage-Kensington Youth Services Committee for City funding of the youth employment program be deferred to the Community Services meeting of Thursday, February 27, 1975 and the Social Planning Department be requested to provide an evaluation of the program for placement on the agenda of the Community Services meeting of Thursday, February 27, 1975.

(b) Grandview Youth Recreation - $28,890

The Committee had before it for consideration a brief from the Cedar Cottage-Kensington Youth Services Committee giving background and a proposed budget of $28,890 for the program to continue operation from April 1, 1975 to March 31, 1976.

Representatives of the Cedar Cottage-Kensington Youth Services Committee explained this program is not cost-shared with other levels of government and is for youngsters who cannot fit into regular recreation programs.

Cont'd . . .

Clause #1 continued:

A representative of the Social Planning Department suggested the program be operated by the Recreation Services Division of the Park Board.

Representatives of the Cedar Cottage-Kensington Youth Services Committee stated that at present City funds for this program are administered by the Park Board and indicated there is a high administration charge levied on the program by the Park Board.

A representative of the Social Planning Department said the Department will prepare an evaluation report coincidental with the report on the youth employment program.

Following discussion it was

RESOLVED

THAT the application of Cedar Cottage-Kensington Youth Services Committee for City funding of the youth recreation program be deferred to the Community Services meeting of Thursday, February 27, 1975 and the Social Planning Department be requested to provide an evaluation of the program for placement on the agenda of the Community Services meeting of Thursday, February 27, 1975.

2. Police Patrols in the Skid Road Area

Council at its meeting of December 10, 1974, when considering a report from the Social Services Committee dated November 28, 1974, passed the following motion:

"THAT the letter, dated November 22, 1974, from the Secretary of the Board of Police Commissioners be received and that the Chief Constable or his representative be requested to appear before the Social Services Committee to explain more fully why the East Hastings Area cannot now be policed at the same level as it was in 1973."

Superintendent Herdman, Commander of the Patrol Division of the Police Department, appeared before the Committee and explained that in response to a mounting crime situation in the Skid Road area a special eight-man Task Force was organized in 1973 to patrol the area; the eight men being on duty all at once in eight-hour shifts.

This concentrated coverage was effective and the situation in the area improved.

At present there are the same number of policemen in the Gastown and Chinatown areas as in 1973 but the deployment of men no longer features a heavy concentration of manpower at certain hours as was done in 1973.

In response to a question the Superintendent advised the Committee that the City By-law forbidding the carrying of knives has not yet been tested in court but the existence of the By-law does give police an additional measure of control.

Following discussion it was

RESOLVED

THAT the verbal report of Superintendent Herdman be received.

Cont'd . . .

3. Tour of Downtown Eastside Area

The Committee had before it for consideration a letter dated January 27, 1975 from D.E.R.A. suggesting that the Community Services Committee tour the Downtown Eastside area.

Following discussion it was

RESOLVED

THAT the Committee accept the invitation of D.E.R.A for a tour of the Downtown Eastside area, the date to be arranged by the Chairman of the Community Services Committee and D.E.R.A.

4. Greater Vancouver Helpful Neighbour Society

The Committee had before it for consideration, a letter dated January 28, 1975 from Mrs. Margaret Morris, President of the Greater Vancouver Helpful Neighbour Society, advising that the Society would close its store at 5125 Victoria Drive during the period from Friday, January 31, 1975, to Monday, February 10, 1975, to reorganize.

Following discussion it was

RESOLVED

THAT the letter from the Greater Vancouver Helpful Neighbour Society be received.

The meeting adjourned at approximately 4:15 p.m.

* * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 178

REPORT TO COUNCIL

SPECIAL COMMITTEE RE U.N. CONFERENCE

February 7, 1975

TO: Vancouver City Council

CLASSIFICATION: Recommendations

1. ASPO/CPAC Conference

On January 21, 1975, City Council, after considering a report from the Manager dated January 17, 1975, concerning the ASPO/CPAC Conference, referred the report to this Special Committee for consideration. (Copy of the Manager's report attached).

The ASPO/CPAC Conference will be held in Vancouver April 12th to 17th, 1975, and, in addition, the U.N. Conference on Human Settlements will be held in Vancouver May 31st to June 11th, 1976.

With a view to co-ordinating the City's contribution to both conferences, the Special Committee has already had two meetings, and as a priority, gave consideration to the City Manager's report referred to.

(a) Pamphlet, Map and Civic Display

The Committee was strongly of the opinion there was a need to produce an information pamphlet for the delegates to the ASPO/CPAC Conference related to matters which would be of interest to planners. The text would relate planning points of interest.

It was also thought advisable to create a civic display as outlined in the City Manager's report and which would lend itself also to the U.N. Conference in 1976.

(b) Rental of the Orpheum Theatre

The ASPO/CPAC representatives who appeared before the Committee, requested a grant equal to the rental of the Orpheum Theatre for the purpose of holding a farewell concert and as a means of displaying to the delegates the City's role in acquiring the Theatre. Under the present arrangements, the City is permitted one evening per month to utilize the Theatre for events such as this.

(c) Urban Reader

The Committee also supported the suggestion that a special edition of the City's Urban Reader be produced containing information relevant to the ASPO/CPAC Conference.

Your Committee, therefore, having given consideration to all of the foregoing,

RECOMMENDS

(i) That the Director of Planning be authorized to expend $3,500 for the production of 5,000 pamphlet-maps to be distributed to delegates at the ASPO/CPAC Conference;

(ii) That the Director of Planning be authorized to expend $12,300 for a display outlining the City's program of planning for the City of Vancouver for the ASPO/CPAC Conference;

(iii) That the City of Vancouver approve a grant of $1,800 to the ASPO/CPAC Conference Committee equal to the rental of the Orpheum Theatre for the purpose of a concert on Wednesday, April 16, 1975, for the ASPO/CPAC delegates. The amount includes $1,000 for rental plus $800 for ushers' salaries and assisted rental costs;

cont'd....

Clause 1 continued

(iv) That the Director of Social Planning be authorized to expend $1,500 for the production of 5,000 copies of a special edition of the Urban Reader containing information relevant to the ASPO/CPAC Conference;

FURTHER RECOMMENDS that the foregoing funds be appropriated from the 1975 Operating Budget.

2. 1976 U.N. Conference

The Committee also discussed the 1976 U.N. Conference and, at the suggestion of the Chairman, examined the proposal whereby delegates attending the Conference will receive from the City a gift of a high-quality book on the City utilizing meritorious photographs and first-class writings outlining Vancouver's past and present.

Upon investigation by the Committee, it was felt that the publishing firm of J.J. Douglas was the most suitable company for producing such a book and in this regard, the Committee met with representatives of the company at the last meeting.

About 5,000 delegates will be in attendance at the U.N. Conference and if 5,000 are not distributed, the residual will be utilized by the Mayor's Office as a gift to visiting dignitaries.

It is therefore

RECOMMENDED that Council approve the entering into a contract with the publishing firm of J.J. Douglas to produce a high-quality book on Vancouver to be distributed to delegates to the forthcoming U.N. Conference on Human Settlements;

FURTHER RECOMMENDED that the contract include the purchase of 5,000 of these books for the sum of $35,000; the details to be arranged by Alderman Kennedy and Mr. Fladell of the Social Planning Department;

AND FURTHER RECOMMENDED that the funds be appropriated from the 1975 Operating Budget.

FOR COUNCIL ACTION SEE PAGE(S) 178-9

VII

REPORT TO COUNCIL

VANCOUVER HERITAGE ADVISORY COMMITTEE
MINUTES OF THE TWENTY-FIRST MEETING

February 3, 1975

A meeting of the Vancouver Heritage Advisory Committee was held in the No. 2 Committee Room, third floor, City Hall, on Monday, February 3, 1975 at approximately 4:00 p.m.

PRESENT:	Mr. R. Harris, Acting Chairman Mr. B. Downs Mr. H. Kalman Mr. R. Watt Alderman A. Cowie Mr. M. Gropper, Chairman, Clause #4 only
ABSENT:	Mr. F. Grant Mr. J. Raybould Mr. R. Thompson Mr. A. Rogatnick Mr. M. Seelig
ALSO PRESENT:	Alderman H. Boyce Nancy Oliver, Planning Department Dan Cornejo, Planning Department (Fairview Slopes Local Area Planner)
SECRETARY:	H. Dickson

INFORMATION

1. Permit Applications

Nancy Oliver of the Planning Department reported on the following permit applications:

(a) Demolition Permit for an old clapboard single-family home at 2115 Parker.

Following discussion it was

RESOLVED

THAT no action be taken.

(b) Demolition Permit for a single-family house and garage dating to 1896 at 272 East 4th Avenue.

Following discussion it was

RESOLVED

THAT no action be taken.

(c) Demolition Permit for an old home at 1166 West 6th Avenue in the Fairview Slopes area.

Following discussion it was

RESOLVED

TO inquire what the developer plans to build on this site.

(d) An infill project at 827-29 Union Street involving the demolition of an old two-storey building.

Cont'd . . .

Clause #1 continued:

During discussion the Committee was advised this project is being undertaken by Strathcona Property Owners' and Tenants' Association (S.P.O.T.A.) and Architects Thompson, Berwick, Pratt and Partners.

Following discussion it was

RESOLVED

TO urge the developers to preserve the unique frame building which features unusual recessed balconies.

RECOMMENDATIONS

2. Heritage Day

A member of the Committee distributed the following memo on this topic:

"In late 1973, it was unanimously decided by an all-party Commons Committee (the Judicial Committee of the House of Commons) that a resolution be presented to the Federal Government to declare the third Monday of February a national holiday called Heritage Day.

Recently, the Prime Minister said that this matter is under active consideration. There have, in the meanwhile, been at least two private members' bills introduced into the House of Commons proposing the establishment of Heritage Day.

The Provincial Government of Prince Edward Island has declared the third Monday of February as Heritage Day. (It is not a holiday, but is celebrated.)

Several cities celebrated it last year: Charlottetown, Halifax, and St. John. This year the same cities will celebrate it, as will Ottawa.

This year, Heritage Day will fall on Monday, February 17."

Following discussion it was

RECOMMENDED

THAT the Mayor declare Monday, February 17, 1975 as Heritage Day in the City of Vancouver.

FURTHER THAT Vancouver City Council contact the appropriate Department of the Federal Government and urge it to proceed to declare the third Monday in February as a national holiday called Heritage Day.

3. Change in Reporting Procedure

The following are recommendations from the Heritage Committee meetings of December 2nd, December 16th, January 6th and January 20th, which have not been forwarded to either the 1974 Civic Development Committee or the 1975 Planning and Development Committee of Council:

Alderman Bowers, Chairman of the Planning and Development Committee, has agreed that the Heritage Committee should report direct to Council.

Cont'd . . .

Clause #3 continued:

The Committee reviewed its previous recommendations and it was

RESOLVED

TO forward the following clauses with their recommendations to Council:

JANUARY 20, 1975 MEETING

"1. (b) 427 Powell Street -- development permit which would involve demolition of an old "boomtown" warehouse.

During discussion, the Committee noted this block is the most important block of pre 1890 buildings in the City and it was

RECOMMENDED

THAT the issuance of a development permit for 427 Powell Street be withheld pending the conclusion of the Heritage Committee studies of the area to determine which structures should be recommended to Council for designation as heritage structures.

JANUARY 6, 1975 MEETING

3. (a) 85-99 West Pender Street

The Committee on December 16 resolved that the Director of Planning ask the developer of 85-99 West Pender Street to incorporate the existing warehouse structure into the new development and preserve said warehouse.

Nancy Oliver of the Planning Department advised an application has now been received for demolition of this old warehouse.

Lawyer Douglas Jung appeared on behalf of the owner, and explained his client wishes to demolish the warehouse to make way for a 6-storey, 150-room hotel, which will include underground parking. The new structure would cover both the existing parking area and the area now occupied by the warehouse.

The Committee expressed optimism on the concept of a new hotel and expressed the desire that its appearance should create a link between the historic Sun Tower building to the west and the Chinatown area to the east.

Members felt if the proposed hotel is a quality structure architecturally and harmonizes with the nearby historic buildings, it could be a valuable addition to this portion of Pender Street.

Nancy Oliver of the Planning Department suggested this view be expressed by the Committee to the Downtown Study Team.

In response to the question of why the warehouse must be demolished now, even though plans for the new hotel are not finalized, Mr. Jung replied his client also owns the White Lunch Cafeteria on East Hastings Street, which is currently being renovated and that patrons of this establishment could use the warehouse site at 85-99 West Pender for parking.

Following discussion, it was

RECOMMENDED

THAT the demolition permit for the warehouse at 85-99 West Pender be issued, subject to the approval of plans for a hotel building of an architectural nature which will harmonize with the historic atmosphere of the area."

Cont'd . . .

Clause #3 continued:

JANUARY 6, 1975 (cont'd)

" 3. (c) 1067-73 Seymour Street

Nancy Oliver of the Planning Department advised an application has been received for a demolition permit for two frame buildings at this location and that one of the buildings has already been demolished. Following discussion, it was

RECOMMENDED

THAT the person responsible for demolishing 1073 Seymour Street prior to obtaining the necessary permit be prosecuted. "

In reviewing this recommendation, the Committee noted a memo from City Building Inspector, Mr. D. A. Matheson, dated January 27, 1975 and it was Resolved that Council be made aware of the Building Inspector's memo.

Mr. Matheson's memo is as follows:

"On January 6th, 1975, your Committee passed the following resolution:

'THAT the person responsible for demolishing 1073 Seymour Street prior to obtaining the necessary permit be prosecuted.'

I have investigated the circumstances of this case and find it has similarity to the case of the building at 776 Nicola Street and I would refer you to the letter of January 27th, 1975 dealing with that building, copy attached.

In this case, the buildings were cleared by Nancy Oliver for issue of the demolition permits on January 7th, 1975 and the permits have been issued.

A letter has been sent to this contractor with a warning similar to that which was sent to the contractor for 776 Nicola Street."

JANUARY 6, 1975

"4. COUNCIL ACTION ON DESIGNATION OF TWENTY-TWO BUILDINGS

The Committee had before it for consideration a letter dated December 20, 1974 in which the City Clerk advises of Council approval of a by-law designating 22 buildings as heritage structures. The Committee noted an error in the legal description of the Angus Apartments, in that only the westerly half of two lots are designated, thus leaving an undesignated section. Nancy Oliver of the Planning Department suggested the designation should be all of Lots 13, 14, and 15.

Concern was also expressed on the legal description of Cenacle Convent and members recalled that a representative of the owner stated at the public Council meeting that not all of the property should be designated; only that portion on which the building sits.

The Committee also noted the legal description for St. Andrews Wesley United Church is for three lots, which would include the Church's Christian Education building, which the Heritage Committee did not recommend be designated. Following discussion, it was Recommended that the Heritage Committee request the Director of Legal Services to

Cont'd . . .

Clause #3 continued:

confirm that the legal descriptions of properties in By-law #4837 conform to that which was recommended for designation by the Heritage Committee."

In reviewing this recommendation the Committee was advised that the Director of Legal Services has already prepared and Council has passed an amendment to the legal description of the Angus Apartments in By-law No. 4837 to correct an error.

The Committee, however, noted the legal descriptions in this By-law for St. Andrews Wesley United Church and St. James United Church cover more than the church buildings proper. It was stated further that the Angus Apartments' legal description should include the south-east corner lot and that the Cenacle Convent's legal description covers more than the area upon which the convent is situated.

It is therefore

RECOMMENDED

THAT the Director of Legal Services be asked to amend By-law No. 4837 being the Historic Sites Designation By-law, so that the legal descriptions for St. Andrews Wesley United and St. James United Churches cover only the church buildings proper, and that the legal description of the Angus Apartments include the south-east corner lot, and that the legal description for the Cenacle Convent covers only the ground upon which the convent is situated.

DECEMBER 2, 1974

"4. (i) House at 776 Nicola Street

Nancy Oliver of the Planning Department advised that an old house at this location was recently demolished, apparently prior to a demolition permit being obtained.

The Committee expressed dismay at this and asked Nancy Oliver to prepare a list of buildings which have been demolished without the appropriate permit being issued by the City.

Following discussion, it was

RECOMMENDED

THAT persons responsible for the demolition of the house at 776 Nicola Street, alledgedly without the required demolition permit, be prosecuted."

In reviewing this recommendation the Committee noted a memo, dated January 27, 1975 from the City Building Inspector, Mr. D. A. Matheson, and it was

RESOLVED

THAT the report of the Building Inspector go forward to Council as appended to the above recommendation.

Mr. Matheson's report is as follows:

" On December 2nd, 1974, your Committee passed the following resolution:

THAT persons responsible for the demolition of the house at 776 Nicola Street, allegedly without the required demolition permit, be prosecuted.

Cont'd . . .

Clause #3 continued:

I have investigated the circumstances of this case and find that the demolition contractor, Mr. Riley Jones, applied for and paid the required fee for a permit to demolish this building on November 26th, 1974. On a date prior to December 19th, 1974, he demolished the building. Presumably he thought there would be no question on the issue of the permit after this period of time.

Our enforcement officer discussed the case with the Crown Counsel, with whom we would normally lay the charge. Counsel advised that he would not accept a charge with respect to this case. His reasons were:

(1) The contractor had applied for a building permit and expected to receive it in the mail. After about three weeks went by he presumed it was in order to proceed with the work.

(2) Prior to the City's concern with heritage matters, it was not uncommon for a contractor to proceed with demolition after he had applied for a permit, expecting to receive the permit in the mail. Usually there was no problem. This applicant can argue that he merely did what he has been doing for years.

You will wonder what steps the Permits & Licenses Department is taking to make known the regulations with respect to demolition. In late November, we sent a letter to all the contractors in the demolition business of whom we are aware. With respect to the contractor who demolished the house at 776 Nicola Street, we have sent him a letter warning him that if, in the future, he demolishes a building prior to receipt of a permit, he will be referred without further notice to the Crown Counsel for the laying of charges."

INFORMATION

4. Fairview Slopes

At the previous meeting of the Heritage Advisory Committee on January 20, 1975 there was considerable discussion on preservation of the many older homes in the Fairview Slopes area but the Committee at that meeting was unable to reach agreement and discussion was deferred to today's meeting.

Consideration of the report entitled 'Fairview Slopes Building Heritage' continued at length, there being general agreement that buildings in the area should be preserved and restored to their original condition.

Committee Member H. Kalman presented a written report entitled 'Fairview Slopes - A Proposal for Conservation and Development' (circulated) and argued in favour of designating a historic zone in the centre of this area.

Discussion included the possibility of negative reaction from property owners in the area to the concept of designation but it was pointed out that in every area of North America where heritage designation has occurred property values have soared, the areas becoming prestige addresses.

Vancouver itself has experienced this phenomena in the Gastown area.

Consideration was given to meeting property owners and tenants in Fairview Slopes to discuss the economic impact of preservation of the older homes in the area.

Cont'd . . .

Clause #4 continued:

It was noted the Standing Committee of Council on Planning and Development will hold a meeting Tuesday, March 4, 1975 on the topic of Fairview Slopes.

Following discussion it was

RESOLVED

THAT the Committee reiterate the recommendation of December 2, 1974 for designation as a Heritage Area a portion of Fairview Slopes, such recommendation to go forward to Council at a date yet to be decided by the Heritage Committee.

It was further

RESOLVED

THAT the Planning Department be requested to obtain property value figures from the Strathcona and Gastown areas which prove that designation increases land values and that this information be made available to a public meeting of the Heritage Advisory Committee and property owners and tenants of the Fairview Slopes area.

The meeting adjourned at approximately 6:15 p.m.

* * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 179-180

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 18, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Class - Vancouver School Board Special Programs Division, with their instructor, Ms. Carol Oreck.

CONDOLENCE

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT Council express condolence to the family of the late Senator Arthur Laing, Freeman of this City.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of February 11, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Civic Information -
Local Newspapers.

Council, at its meeting on February 11, 1975, again deferred consideration of the following motion submitted by Alderman Kennedy, pending the hearing of a delegation from Mr. W.J.McIntyre, President of the West End Ratepayers' Association.

"THAT information emanating from City Hall be clearly identified as such, including a notice of this fact at the head of any newspaper column paid for by the City."

Council noted a memo from Alderman Kennedy in respect of this matter. Mr. McIntyre, representing the West End Ratepayers' Association addressed the Council and commented on the articles appearing in the West End newspaper by a member of the civic staff and also filed certain extracts from the newspapers on housing matters, and criticizing the Council's policy with respect to barricades in the West End streets. The Director of Social Planning spoke in explanation of this whole matter and suggested that a statement of policy be drawn up regarding articles being submitted to the media by civic staff.

MOVED by Ald. Kennedy
THAT information emanating from City Hall be clearly identified as such, including a notice of this fact at the head of any newspaper column paid for by the City.

- CARRIED

(Ald. Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Sweeney
THAT the allegations of manipulation and unethical conduct concerning press statements referred to in dicussion this day, be referred to the Standing Committee on Community Services for enquiry and report back to Council.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT the Director of Social Planning be directed to bring in proposals for guidelines to assist Council in setting a policy on dissemanating information to the news media by civic staff.

- CARRIED

(Ald. Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

2. Vancouver Rental Accommodation Grievance Board and New Landlord and Tenant Act.

On July 9, 1974, a motion to discontinue the operations of its Rental Accomoodation Grievance Board as soon as the Rentalsman was operating in the City, was deferred by Council to February of this year.

On November 5, 1974, it was moved that the Rental Accommodation Grievance Board continue until February, 1975, at which time further consideration would be given to the matter.

Pursuant to an earlier instruction of Council, the Rental Accommodation Grievance Board submitted a report in respect of the whole matter and this report was received by Council and referred to the 1975 Council in February. At the November 5, 1974 Council meeting the following motion was also passed:

"THAT Council request the Provincial Government to amend Section 29(b) of the New Landlord and Tenant Act to permit the Council of a Municipality to pass a By-law establishing a Municipal Rental Accommodation Bureau with all the powers which shall be vested in the Rentalsman under this Act."

Subsequently, the Attorney-General, in a letter dated January 14, 1975 advised that the Provincial Government is not prepared to provide for local jurisdiction in landlord and tenant matters, at least until the success of the Rentalsman's office and Rental Review Commission can be assessed.

Under date of January 31, 1975, the Rental Accommodation Grievance Board submitted a supplementary report outlining and revising some of the recommendations contained in its original report.

The Council also had for consideration this day, a report from the City Manager, dated February 10, 1975, in which the following recommendations were made, should Council discontinue the Rental Accommodation Grievance Board's services.

1. That the one remaining stenographer be temporarily transferred to the City Clerk's Office until a suitable position is available as determined by the Director of Personnel Services. The employee shall receive priority consideration for equivalent employment with the City.

2. Any other appropriate action, as a consequence of closing this office, be taken.

3. The Council extend to Mr. Orson Banfield, Mr. Reg Rose and Mrs Theresa Galloway, members of the Vancouver Rental Accomodation Grievance Board, appreciation for excellent services rendered, which services entailed great patience and considerable wisdom in a very difficult area. In this regard, special mention should be made of the Chairman, Mr. Banfield who actually gave almost daily attention in actual appearances at City Hall to attend to Grievance Board matters.

MOVED by Ald. Volrich

THAT the Vancouver Rental Accommodation Grievance Board be disbanded and its services be discontinued and, therefore, the above-mentioned recommendations of the City Manager be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

3. Neighbourhood Improvement Program - 1975

Consideration of this matter was deferred, pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Vancouver International Chess Tournament

A letter was received from a Committee organized to arrange the Vancouver International Chess Tournament which is to be held from November 8th to November 27th, 1975. The Committee is requesting a grant to cover the rental of the Tournament Hall in the Hyatt Regency Hotel at a cost of $2,525.00.

MOVED by Ald. Volrich
THAT a grant of $500.00 be approved to the Vancouver Chess Tournament Committee towards the rental of the Tournament Hall.

(Ald. Bird, Marzari, Rankin and Sweeney opposed.)

- LOST
NOT HAVING RECEIVED THE REQUIRED MAJORITY.

2. 1978 Conference - Canadian Parks and Recreation Association

Council noted the following extract from a letter from Vancouver Parks Board under date of February 5, 1975:

" The following is an excerpt from the minutes of the last meeting of the Board held on February 3, 1975:

..."1978 CANADIAN PARKS AND RECREATION ASSOCIATION - CONFERENCE

"Commissioner Livingstone advised that the Executive of the CP/RA have indicated they would like to hold the 1978 CP/RA annual conference in Vancouver. All administrative work for the conference would be carried out by the Executive at no cost to the City of Vancouver. The City would be requested to host a luncheon or dinner for some 600 delegates.

"It was regularly moved and seconded,

"RESOLVED: That the Board request the Mayor to extend an invitation to the CP/RA Executive to hold their 1978 annual conference in the City of Vancouver.

- Carried."...

The Vancouver Park Board has not hosted a CP/RA conference since 1958 and we are looking forward to again having the conference here in Vancouver."

MOVED by Ald. Bird,
THAT the request of the Parks Board be granted, and the City host a luncheon for the delegates during the Conference.

- CARRIED

(Ald. Rankin opposed)

COMMUNICATIONS AND PETITIONS (Cont'd)

3. Cassiar Street -
Traffic Problems

Council noted the following letter from the Minister of Highways, dated January 30, 1975:

> "This is further to my letter of January 8th and your letter of December 20th, in which the City Clerk requests on behalf of Council that the Department of Highways bear the full costs of signal improvements at Cassiar and Hastings and Cassiar and Adanac.
>
> As the Department of Highways only pays a basic 50% of traffic signal costs on highways classified as arterials in other municipalities throughout the Province, whether the job is a new signal or revisions to an existing signal, I agree to pay 50% of the cost of the signal work up to a maximum of $25,000.
>
> This agreement is subject to the Department's approval of signal equipment used, signal control operation (phasing) and signal timing. These matters can be taken up with my Senior Traffic Engineer and any account should be sent to him for approval."

MOVED by Ald. Volrich
THAT the letter from the Minister of Highways be received, and the City Engineer be instructed to carry out the necessary traffic signal improvements at the intersections of Cassiar and Hastings and Cassiar and Adanac, on the basis outlined in the letter from the Minister dated January 30, 1975.

- CARRIED UNANIMOUSL

4. Canadian Amateur Football Association
Request that the City Host a Meal.

Under date of February 12, 1975, the Canadian Amateur Football Association submitted a request to the Council to underwrite the cost of a meal during the Association's Annual General Meeting being held in Vancouver on 14th to 16th March, 1975.

MOVED by Ald. Bird,
THAT the City of Vancouver host a luncheon in recognition of the Canadian Amateur Football Association's Annual Meeting.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin, Sweeney, Volrich, Marzari and the Mayor opposed)

5. Variety Clubs International -
1975 Telethon

Council noted a letter from the Variety Club International dated February 6, 1975, in which the organization requested a grant for its 1975 Telethon, in the amount of $8,895.00.

MOVED by Ald. Marzari
THAT a grant of $3,150, equal to the rental of the Queen Elizabeth Theatre, be approved to the Variety Clubs International.

- CARRIED UNANIMOUSL
AND BY THE
REQUIRED MAJORITY.

MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
February 14, 1975

Works & Utility Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Proposed Gas Pipeline Across Fraser River, West of Jellicoe, Adjacent to Lots 2100, 6320 and 5981, Group 1, N.W.D.
Cl. 2. Supply Contract for Pacific Centre Parking Garage Equipment (Tender No. 28-74-10)

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 14, 1975)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1. Strathcona Community Centre Addition
Cl. 2. Burial of Indigents - Extension to Existing Contract
Cl. 3. Tender No. 57-75-1 - 4". 6", 8" & 12" Water Pipe.
Cl. 4. Amendments to the Government Liquor Act and Regulations.
Cl. 5. Replacement of Hot Water Heating Mains Serving City Hall East Wing.
Cl. 6. Marine Insurance.
Cl. 7. Appointment of Auditors 1975.

The Council took action as follows:

Strathcona Community Centre
Addition (Clause 1)

During consideration of this clause it was noted that repeated requests to amend the Strathcona Agreement had been submitted to the Provincial and Federal Governments and no reply had been received. Aldermen Harcourt and Marzari advised that they would take up this matter with the appropriate government departments and report back to Council.

MOVED by Ald. Harcourt
THAT clause 1 in this report be received for information.

- CARRIED UNANIMOUSLY

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Finance Matters
(February 14, 1975) (Cont'd)

Clauses 2,3,4,5 & 6.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 2,3,4,5 and 6, be approved.

- CARRIED UNANIMOUSLY

Appointment of Auditors -
1975 (Clause 7)

MOVED by Ald. Bowers
THAT the firm of Thorne Riddell & Co., be appointed auditors for the City of Vancouver for the year 1975 at a fee of $51,500.00 in accordance with the terms as to scope and responsibility as set out in parts 1 to 4 inclusive of the report re audit of City's records dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Personnel Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Request from Kitimat for Consultation of Fire Chief.
Cl. 2. Appointment to Royal Commission on Family and Children's Law.

The Council took action as follows:

Request from Kitimat for Consultation
of Fire Chief. (Clause 1)

In considering Clause 1, the Council noted a resolution from the Kitimat Council had been received, indicating that no claims will lie against either Chief Konig or the City of Vancouver.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Appointment to Royal Commission on
Family and Children's Law. (Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Property Matters
(February 14, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Consent to Sub-lease a Portion of Warehouse - 240 Northern Street, Lot 26 and Portion of Lot 25, Block A2, D.L. 2037.
Cl. 2. Assignment of Lease - Portion of Lot 4, Formerly Lots 18-24, Block 122, D.L. 541; Situated N.W. Corner Granville Street and Beach Avenue.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
February 14, 1975.

Building and Planning Matters
(February 14, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Mount St. Joseph's Hospital, 3080 Prince Edward.
Cl. 2. Rezoning of Land in Charles/Adanac Area.
Cl. 3. Proposed Renovation of Office Building, 425 Carrall Street.
Cl. 4. Proposed Amendment to the Harbour Headline - False Creek.

The Council took action as follows:

Mount St. Joseph's Hospital -
3080 Prince Edward. (Clause 1)

MOVED by Ald. Rankin
THAT the application from Paul Smith and Associates, Architects, with respect to additions to the Mount St. Joseph's Hospital, at a cost in excess of the assessed value, be approved, in accordance with the report of the Building Inspector.
FURTHER THAT this approval be subject to satisfactory working drawings being submitted for a building permit.

- CARRIED UNANIMOUSLY

Rezoning of Land in Charles/
Adanac Area (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Director of Planning, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 14, 1975) (Cont'd)

Proposed Renovation of Office Building,
425 Carrall Street. (Clause 3)

MOVED by Ald. Bowers
THAT the request of Mr. Ross Ritchie, Architect, on behalf of H.A.Simons (International) Ltd., to renovate the office building at 425 Carrall Street, at a cost in excess of the assessed value, be granted, in accordance with the report of the Building Inspector.

- CARRIED UNANIMOUSLY

Proposed Amendment to the Harbour
Headline - False Creek. (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Development Consultant, City Engineer and Director of Planning, contained in this clause, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

Finance Matters
(February 14, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Revisions to Vancouver Employees' Savings Plan.
Cl. 2. Demolition of Buildings.

The Council took action as follows:

Revisions to Vancouver Employees'
Savings Plan (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Director of Legal Services, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Demolition of Buildings
(Clause 2)

MOVED by Ald. Rankin
THAT the Director of Legal Services take appropriate steps, as set out in his report, to seek legislation regarding demolition of buildings.

- (referred)

MOVED by Ald. Kennedy
THAT this whole matter re the control of demolition of buildings be referred to the Standing Committees on Planning and Development and Housing and Environment, to discuss the appropriate guidelines and any implications.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

C. Hodson Manor -
1254 West 7th Avenue.

The following report was submitted by the City Manager, under date of February 14, 1975:

City Council, at its regular meeting of September 10, 1974, passed the following motions when dealing with the above-noted subject:

THAT: (a) Council approve the preliminary budget figure of $79,676.00 for the minimal preservation phase of the work as outlined in the architect's report.

(b) Approval be given to site preparation costs.

(c) Approval be given for the commission of Rhone and Iredale as architects as required for the preparation of working drawings and supervision, in respect of (a) and (b) above only.

City Council also passed the following motion:

THAT the City Manager be requested to investigate appropriate uses for Hodson Manor and report back to Council.

The cost of the site preparation had been noted as $15,000 for the 'minimal preservation phase' in the body of the report; therefore Council approved $79,676.00 plus $15,000.00, for a restoration cost of $94,676.00.

Cost of relocation was approximately $55,000 and the value of the City-owned lot was placed at $75,000.

The City capital commitment to date, on all aspects of this project, amounts to approximately $224,676.

It is noted that the consultant's report, dated July, 1974, stated an additional amount of approximately $28,800 to complete renovations of the interior for the uses proposed in the 'Local Area Activity Centre,' would be required; these included offices, day care and a craft centre.

On November 1, 1974, tenders were called for the restoration and site preparation work. Shopland Construction was awarded the contract on November 7, 1974, and work began shortly thereafter. The contractor stated the project would take 77 days--this would place completion near the end of February, 1975.

During October and November, letters of enquiry were sent to a number of local organizations and several private groups to determine whether any would be interested in renting Hodson Manor; thirteen enquiries were made.

An advertisement was placed in the newspapers on December 3, 1974, inviting proposals for the rent or lease of Hodson Manor. In response to the advertisement, fourteen more groups and individuals responded.

From the 27 enquiries, fourteen proposals were received. These proposals included one private consultant, a number of non-profit organizations, as well as the initial proposal concerning use of a part of Hodson Manor as a day care centre and information centre.

No terms of reference were set by Council; however, those submitting proposals were advised that some public access to the building would be desirable and the heritage qualities of the Manor should be retained. In addition, proponents were asked to indicate whether they would be willing or able to pay rent, or whether their organization would be expecting City support.

Proposals are briefly outlined below: (*see footnotes)

1. Multi-cultural Association for British Columbia

The premises would be used as headquarters for the recently formed Multi-cultural Association of B.C. Membership at present includes approximately 30 ethnic groups. The Manor would be used for a variety of social and cultural functions, including counselling, receptions, exhibitions and seminars. The Multi-cultural Association states that "if a rent was required we would apply through the Secretary of State's Department for an operating grant." The proposal states they would prefer to concentrate on furnishing the house in lieu of rent.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

2. Vancouver Symphony Society

Proposal to use Hodson Manor for activities of a social or quasi-business nature with the goal of also making Hodson Manor the archives for the Vancouver Symphony Orchestra and other musical groups in Vancouver. The Society envisions using the Manor for meeting rooms, small offices, storage space, individual or small group rehearsal rooms and social and recreational activities. Administration of the Manor would be handled by the Society's professional administrative and office staff. The Society does not expect the City to make extraordinary or elaborate renovations to accommodate the Society's needs. The Society is a non-profit organization and would not be in a position to rent or lease Hodson Manor for more than a nominal rate. A commercial rate for the facility would be beyond the Society's means. The Society feels that initially, it will be able to generate revenue sufficient only to cover operating expenses such as utilities, janitorial services, etc.

3. Ballet Horizons and Maria Lewis School of Ballet

Group is presently using Alexander House for ballet training and rehearsals. They need alternate quarters, as Alexander House is due to be demolished. Ballet Horizons is a non-profit organization for the growth and improvement of the quality of ballet in B.C. The Maria Lewis School of Ballet is a part of this movement. Proposal states they could probably manage $350 per month for a start but would like to lease the entire home on a permanent basis.

4. The Golden Key Foundation

The Foundation would establish a variety of programs and research projects looking into the historic, artistic and social contributions made by ethnic groups of a local, provincial and national nature. Some specific uses would entail changing displays and exhibits of an artistic nature, audio visual presentations and educational films. The Foundation would prefer the entire home. Rent would be dependent on "City grants and other financial resources."

5. Community Planning Association of Canada: B.C. Division

CPAC has proposed leasing the whole of Hodson Manor for a variety of functions. By pooling certain facilities such as secretarial services and copying equipment, CPAC would hope to attract a variety of small community oriented groups that cannot afford an independent office, but who require certain basic services. CPAC would rent the entire building for approximately $2.50 - $3.00 per square foot and would then sublet space to other organizations. CPAC would be responsible for overall management.

6. Montessori School

The School is a private organization which teaches children skills through a technique developed by their founder, Dr. Maria Montessori. The School was established in Vancouver three years ago. They would require the entire home and would be able to pay approximately $900 - $1,000 per month, subject to a satisfactory lease arrangement with the City.

7. Urban Program Planners

Consultant's office - will use all or part of Manor for private offices. The firm engages in community and regional planning. Proposal states, "at the present time we are paying approximately $3.50 per square foot for the office we have and would be willing to pay this rate towards the rent of Hodson Manor. The terms and length of lease are negotiable." The firm would require the 2nd floor and attic for their business.

Cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

8. The Spiritual Assembly of the Baha'is of Vancouver

The group would require approximately 1,000 square feet to house a lending library office and meeting room to accommodate up to 50 persons. The group's program includes youth events, study and discussion groups, prayer services, public and community events. The group suggests an initial rental of $150.00 per month on a 3-year lease for approximately 1,000 square feet of space.

9. Vancouver Art Gallery: Satellite Program

Proposal for a Satellite Program - program introduces young people in less privileged parts of the City to art and art activities. Program is carried out by a group of approximately 15 young people subsidized by a L.I.P. grant, and under the administration of the Art Gallery. Satellite Program would not likely occupy the entire space of the Manor and would prefer to share it with one or more other compatible groups. If rent was required, the Program would request grants to cover this cost.

10. Federation of Canadian Artists

This group proposes to use Hodson Manor as headquarters for their activities. The Vancouver Art Gallery and the Vancouver Arts Council, as well as the B.C. Art Teachers Association and the B.C. Crafts Association are cited as organizations that would be interested in joint participation. In the past, the Federation has been supported by a Provincial grant, and this would be their chief form of revenue for operating Hodson Manor.

11. The Chimo Place Society

This Society is a non-profit agency whose primary goal is to provide a total therapeutic experience directed towards elementary school age children suffering from educational or learning disabilities. The program is funded entirely by the Provincial Department of Human Resources (1974 budget of approximately $80,000) with the exception of the two teachers who are provided by the Vancouver School Board. The group was accommodated in the Strathcona Elementary School (rent free), however, the premises were recently destroyed by fire. The Society points out that to the present time, they have not been required to provide rent, however, any proposal from the City could be negotiated separately with the Provincial Government, as would janitorial and maintenance services. They would require the main and second floors for their program.

12. Family Place

This proposal would be an extension of the present Family Place establishment at 2505 Dunbar Street. Proposal involves a drop-in centre for mothers with toddlers and small children. Various functions, aside from drop-in and conversation activities, include seminars and various other community activities. The existing centre on Dunbar Street is funded by the City. The Director states that they would ask for a similar arrangement with respect to Hodson Manor.

13. Fairview Little People's Society

This organization submitted a proposal for a day care facility in the initial proposal for using Hodson Manor as a Local Area Activity Centre. It was pointed out that the Provincial Government usually provides $20,000 start-up funds to day care centres and that some rent could be paid through the enrollment fees.

14. Fairview Information Center

The Information Center is a non-profit organization now located on West Broadway. Presently, the Center is funded through City grants; these terminate March 31, 1975, at which time the Center hopes to receive support from the Provincial Government. Should these grants be forthcoming, the Center would be able to pay some rent to the City. They require approximately 800 square feet of space to carry out their activities. The range of activities include traditional information center functions as well as a somewhat unique children's program involving a variety of arts and crafts.

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Hodson Manor -
1254 West 7th Avenue (Cont'd)

It would appear from a review of the submissions, that all proponents would retain the heritage qualities of the Manor and some form of public access could be negotiated.

As the contractor is scheduled to complete work towards the end of February, it is desirable that a client be selected soon. This will enable the group or individual to work with the architect and contractor on general details of the final stages of the interior restoration.

The fourteen proposals for the use of Hodson Manor are submitted for the CONSIDERATION of Council.

In view of the heavy financial commitment to this project, Council may wish to maximize the revenue that can be derived by rental, and at the same time, have the building remain open to the public to the greatest extent practicable. If this concept is acceptable to Council, then it is RECOMMENDED that the City Manager be instructed to negotiate the most suitable arrangement possible with applicants under proposals numbers 5, 6, 7, 10, 11 and 13 for report back to Council.

* Footnotes
-Copies of the individual submissions are on file in the City Clerk's Office.
-Groups not requiring the entire home have made their proposals subject to other users being compatible.

Council also noted letters from the Craftsmen's Association of B.C. and the Junior League of Vancouver, submitting proposals for the use of Hodson Manor, which had been received but not included in the Manager's report.

MOVED by Ald. Volrich
THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building.
FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

- (deferred)

MOVED by Ald. Volrich
THAT this matter be deferred and the various organizations which have expressed interest, be permitted to appear before Council, if they so desire, at the next suitable meeting; arrangements to be left with the City Clerk.

- CARRIED

(Ald. Bowers and Boyce opposed)

D. Langara Co-operative Housing

Under date of February 10, 1975, the City Manager submitted a report summarizing a report from the Planning Department on the matter of Langara Co-operative Housing. The report dealt with the reimbursement for services rendered by representatives from the Architectural Institute of B.C., and the B.C. Society of Landscape Architects, who had been appointed to select a developer for the land for market housing. The report also covered the question of density of development for co-operative housing.

Cont'd...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Langara Co-operative Housing (Cont'd)

Council, in considering this matter, noted a resolution of the Langara Citizens' Committee in which that Committee is rejecting the proposal to increase density in units per acre. A letter from the Marpole Oakridge Area Council was also noted, requesting that the report from the City Manager and the Director of Planning be deferred until the public meeting is held on February 20,1975.

MOVED by Ald. Bird

THAT this whole matter, including the letters from the two organizations, be referred for Council consideration at the Public Hearing on Thursday, February 20, 1975.

- CARRIED UNANIMOUSLY

The Council recessed at 3.40 p.m and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.10 p.m.

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

E. Tort Liability of Public Bodies

Council had for consideration a report from the City Manager dated February 12, 1975, containing comments and recommendations from the Director of Legal Services on tort liability of public bodies. The Law Reform Commission of British Columbia has recently produced a working paper on this matter and is inviting comment on its proposals. The general position taken by the Commission is that the law relating to the tort liability of municipalities should be substantially different from the law that presently exists.

The basic premise of the Commission's recommendations is that a person who suffers injury to his person or property as a result of an act or omission of a municipality, ought not to be in a worse position than if the injury had been caused by an ordinary individual.

The Director of Legal Services reviewed a number of changes which would affect the City relating to liability for streets, defence of statutory authority, rule in Rylands and Fletcher, the possible consequences to the municipality should the Law Reform Commission's proposals be approved, and a number of other relevant matters.

The report submitted the following three items for Council's consideration:

"A. Is Council in favour of assuming broader legal obligations in respect of the streets and sidewalks?

B. Is Council in favour of assuming broader legal obligations by virtue of the removal of the defence of statutory authority?

C. Is Council in favour of assuming broader legal obligations by virtue of the removal of the municipal exemption to the rule in Rylands and Fletcher?"

The report also advised that, notwithstanding what Council does in respect to the consideration items, the following recommendations should be approved:

"(1) That notice to the City remain a prerequisite to any action against the City.

(2) That the defence of Statutory Authority as it relates to repair or replacement of streets be retained.

(3) That municipalities be enabled to invoke contributory negligence in actions founded in nuisance.

(4) That the normal onus of proof not be reversed.

(5) That some reasonable standard be set for sewer construction.

(6) That a municipality be liable only for gross negligence where an injury occurs as a result of snow and ice.

(7) That in respect of loss or damage occasioned by municipal services, the claimant must first look to private insurance and that there be no right of subrogation.

FURTHER RECOMMENDED that a copy of this report together with Council's decisions be forwarded to:

(1) The Attorney-General
(2) The Union of B.C. Municipalities
(3) The Law Reform Commission of B.C."

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Tort Liability of Public Bodies (continued)

MOVED by Ald. Volrich,
THAT recommendations (1) to (7) contained in the Manager's report dated February 12, 1975, be approved.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Volrich,
THAT a copy of this report together with Council's decisions be forwarded to the Attorney-General, the Union of B.C. Municipalities and the Law Reform Commission of B.C.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT Council accept the basic premise of the Law Reform Commission's proposals re tort liability of public bodies, but the Commission be advised that Council is concerned with the apparent unlimited financial responsibility which the City would assume if these proposals were put into effect.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Planning and Development, February 4, 1975

Council considered this report which contains three Clauses identified as follows:

Cl. 1: Overall Planning Programme and Its Relationship to the G.V.R.D.
Cl. 2: Survey of Staffing of Planning Agencies
Cl. 3: Downtown Planning Programme

The Council took action as follows:

Overall Planning Programme and Its Relationship to the G.V.R.D. (Clause 1)

MOVED by Ald. Bowers,
THAT the resolution of the Committee contained in this Clause be received for information after adding the following as a further resolution:

"FURTHER THAT a representative of the G.V.R.D. be requested to attend meetings of the Committee when matters related to overall planning objectives and City-wide or transportation issues are discussed; such meetings to be held no oftener than once a month."

- CARRIED UNANIMOUSLY

Survey of Staffing of Planning Agencies (Clause 2)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, February 4, 1975 (continued)

Downtown Planning Programme (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"THAT the Director of Planning, through the City Manager, be authorized to negotiate for a consultant to assist the Downtown Study Team with an economic analysis of the implications of the proposed zoning regulations, and to comment on the feasibility or desirability of the entire proposal; detailed costs to be reported to Council."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

During consideration of this Clause, Council noted a report from the City Manager under date of February 13, 1975, on authorization of funds for economic consultants - Downtown zoning proposals. This report concluded with the following recommendations:

"(1) The Director of Planning be authorized to hire an economic consultant for the Downtown Study subject to the approval of the City Manager.

(2) Funds in the amount of $7,000 be provided from the Planning Department Budget - Consultant Service General 1975 Budget Appropriation - and the adequacy of this appropriation to provide for the balance of consultant services in 1975 will be examined during budget reviews."

MOVED by Ald. Bowers,
THAT the foregoing recommendations as contained in the City Manager's report of February 13, 1975, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, February 6, 1975

Police Request - Additional Manpower (Clause 1)

Council noted a memorandum from Alderman Harcourt on this topic in which he recommended that Council approve 100 additional policemen for 1975. During discussion of this Clause, comments were heard from Deputy Chief Dixon of the Vancouver Police Department.

MOVED by Ald. Volrich,
THAT recommendation (a) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Marzari and Rankin opposed)

MOVED by Ald. Harcourt in amendment,
THAT Council authorize an increase of 100 policemen in the permanent establishment of the police force in 1975.

(not put)

MOVED by Ald. Rankin in amendment to the amendment,
THAT Council authorize an increase of 60 policemen in the permanent establishment of the police force in 1975.

(not put)

cont'd....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
February 6, 1975 (continued)

Police Request - Additional
Manpower (Clause 1)(continued)

MOVED by Ald. Volrich,
THAT recommendations (b) and (c) of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Volrich,
THAT recommendation (d) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Marzari and Rankin opposed)

MOVED by Ald. Volrich,
THAT recommendations (e), (f) and (g) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor advised that he will be meeting with the Solicitor-General in the near future when he will discuss the above recommendations with him.

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During consideration of the foregoing matter, Alderman Harcourt left the meeting.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO DIVERT TO OTHER PURPOSES
CERTAIN PROCEEDS OF BY-LAW NO. 4408

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN PROCEEDS OF BY-LAW NO. 4408 (continued)

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS

Notice was given of the following motions on February 11, 1975, and action was taken this day as follows:

1. Preservation of Artifacts from Heritage Buildings

MOVED by Ald. Boyce,
SECONDED by Ald. Sweeney,
THAT WHEREAS it appears many artifacts of historical value have inadvertently been lost or destroyed with the demolition of old buildings in our City, many City-owned;

AND WHEREAS the rate of said demolitions will be obviously accelerating;

THEREFORE BE IT RESOLVED THAT the Director of Museums be notified immediately of every demolition permit application, involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.

- CARRIED UNANIMOUSLY

2. Backyard Parking Regulations Around the P. N. E.

In respect of the motion in which Notice was given on this matter, Alderman Marzari requested an opportunity to change the motion and which now reads as follows, the Council having granted permission for the change:

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT, in enforcing regulations against backyard parking around the P.N.E., the Department of Permits and Licenses pay particular attention to those cases where more than four cars are parked in backyards, as well as those residents renting out space as a commercial venture.

The motion was put and - LOST

(Aldermen Bird, Bowers, Cowie, Rankin, Sweeney and Volrich opposed)

The Mayor advised that he had recently received representations from a large number of residents in the area who had submitted a petition from over 90% of the residents requesting the City amend its By-law to permit up to four cars to be parked in this area. He also advised that he will present this petition to Council in the near future.

Alderman Bowers referred to a recent report received from the Director of Permits and Licenses on the results of an inspection carried out by his staff during a recent hockey game.

The Mayor advised that he and Alderman Marzari would review the P.N.E. parking matter further and report to Council.

NOTICE OF MOTION

The following Notice of Motion was submitted this day by Alderman Sweeney and recognized by the Chair:

1. Future Planning & Development:
Burrard Inlet Waterfront

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet waterfront, i.e.

Proposed Cross-Inlet Ferry (Provincial Government)

Vanterm (National Harbours Board)

Urban Demonstration Project (City of Vancouver - Dick Mann)

Marathon Project 200 (C.P.R.);

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bird -
City of Vancouver Logo

referred to a letter of complaint re a logo being used to identify certai City advertisements (and letterheads and requested that the City Clerk report to Council on this whole matter.

The Mayor so directed and suggested Mr. Fladell of the Social Planning Department be present when the matter is before Council again.

Alderman Marzari -
West Coast Salvage Building

requested Council's permission for Mr. Jim Land to address the Council on the matter of saving the salvageable timber from the West Coast Salvage Building. Council agreed to hear representation from Mr. Land.

Mr. Land addressed Council and urged that immediate steps be taken to salvage timber from the West Coast Salvage Building demolition. He further advised that some of this timber has been moved to the City Dump. Mr. Land stated:

(a) Thompson, Berwick, Pratt and Partners have indicated to him by letter that they feel there is a potential use for some of this timber.

(b) This matter has been brought to the attention of the Engineering and Property and Insurance Depar ments. Mr. Land has been advise that the deadline for demolition of the West Coast Salvage Building is February 28, 1975.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

West Coast Salvage Building
(continued)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT demolition of the West Coast Salvage Building be delayed for three (3) days commencing immediately to permit the consultants, Thompson, Berwick, Pratt & Partners, to determine what timbers could be salvaged from it.

- LOST

(Aldermen Bird, Bowers, Cowie, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the City authorize the expenditure of up to $1,000 in labour costs to remove the salvageable timber from the West Coast Salvage Building to a safe area.

- LOST

(Aldermen Bird, Bowers, Boyce, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT the Mayor discuss with the Engineering Department and the consultants, Thompson, Berwick, Pratt & Partners, the possibility of including economics of salvaging material from the West Cost Salvage Building demolition.

- CARRIED

(Alderman Volrich opposed)

- - - - -

At the suggestion of the Mayor, the meeting this evening at 7:30 p.m., would be an expanded meeting of the Standing Committee on Planning and Development.

The Council adjourned at approximately 6:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of February 18, 1975, adopted on February 25, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Proposed Gas Pipeline Across Fraser River, West of Jellicoe, Adjacent to Lots 2100, 6320 and 5981, Group 1, N.W.D.

The City Engineer reports as follows:

"The Department of Lands, Forests and Water Resources of the Provincial Government received an application from British Columbia Hydro and Power Authority for permission to place a gas pipeline across the bed of the North Arm of the Fraser River fronting on parts of Lots 2100, 6320 and 5981, Group One, New Westminster District. A portion of this proposed pipeline will be inside the limits of the City of Vancouver but does not involve any City-owned lands.

The Department of Lands are requesting Council's consideration prior to their proceeding with the application.

I RECOMMEND that approval be given for the installation of a gas pipeline across the bed of the North Arm of the Fraser River fronting on parts of Lots 2100, 6320 and 5981, Group One, N.W.D. subject to all conditions for the installation of gas pipelines being met."

The City Manager RECOMMENDS that the foregoing be approved.

2. Supply Contract for Pacific Centre Parking Garage Equipment (Tender No. 28-74-10)

The City Engineer reports as follows:

"On October 22, 1974, City Council awarded a contract for the Pacific Centre Parking Garage equipment to Westgate Electronics Ltd., 1360 Hornby Street, Vancouver, B.C., for the price of $128,252.00.

The Contractor and his bonding company request that the Contractor be paid on the basis of monthly progress payments. Progress payments were not provided for in the form of contract in this case, although we frequently provide for this. There is no reason why progress payments should not be made in this case, and therefore, it is recommended that the following be added to the payment clause of the form of contract:

'The Contractor shall be entitled to receive monthly payments at the rate of 85% of the value of the work actually done and/or material in place according to the Engineer's estimate, less all stipulated forfeitures and deductions. These payments shall be made on progress certificates which will be based on approximate estimates and must not be taken or construed as an acceptance of the work so estimated or as an admission that the City is in any way liable to the Contractor in respect thereof.'

I RECOMMEND that: - an amendment be made to the payment clause contained in the form of contract between the City and Westgate Electronics Ltd. with respect to the supply and installation of the Pacific Centre Parking Garage Equipment (Tender No. 28-74-10) allowing the Contractor to be paid on the basis of monthly progress payments.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 232

PERSONNEL MATTERS

RECOMMENDATION

1. Request from Kitimat for Consultation of Fire Chief

The City Manager reports and recommends as follows:

The Municipal Manager of Kitimat, Mr. J. A. Currie, has spoken with the City Manager concerning the above noted topic. In a letter to the City Manager, dated February 4, 1975, Mr. Currie presented the following request.

> "This will confirm my telephone conversation with you yesterday in which I requested approval for Fire Chief Armand Konig to make a visit to Kitimat to advise me and through me, my Council on the needs of our Fire Department for an aerial ladder pumper, or pumper with platform."

Mr. Currie continues to explain that because of the magnitude of the expenditure for an aerial ladder truck, and because with the exception of the hospital, none of the buildings in Kitimat are over 2 storeys in height, Council have given permission to invite Chief Konig to come up to Kitimat at their expense to give his personal opinion on their requirements. Mr. Currie states that they would not hold Chief Konig liable for any of the recommendations he makes; but they do feel it would be unfair to the ratepayers not to at least attempt to solicit a second opinion.

Mr. Currie informs that they have three flights per day to Terrace Airport and that if the Chief were to come up on a night flight or on a morning flight, a day in Kitimat would be all that he required.

Mr. Currie concludes by stating that, "I look forward to hearing from you at an early date. I am going on vacation on the 1st March, and would, if at all possible, like to have the Chief visit on or before February 23rd. If Fire Chief Konig was willing, a week-end visit would be equally satisfactory to us."

The City Manager has discussed this proposition with the Fire Chief, and he is in general agreement.

Following consultation with the Law Department, a letter was sent to Kitimat, requesting a Kitimat Council resolution, indicating clearly that any services rendered or opinions given or recommendations made, are gratuitous, and no claims will lie against either Chief Konig or the City of Vancouver as a result thereof.

The City Manager therefore RECOMMENDS approval of the Kitimat request for Fire Chief Konig's consultation services, subject to a satisfactory resolution from Kitimat Council as outlined in the above report.

2. Appointment to Royal Commission On Family and Children' Law

The Medical Health Officer reports as follows:

"City Council on December 18, 1973 and March 5, 1974 respectively approved Leave of Absence for Mrs. Mish Vadaaz, Senior Social Work Consultant, and Miss Deanna Silveater, Social Work Consultant I, Health Department, to take up their appointments to the Royal Commission. At that time it was anticipated that the work schedule would be completed in approximately ten months.

The Health Department has now been informed that the Royal Commission will complet its task approximately April 30, 1975. We, therefore, request authorization for extension of the Leave of Absence for Mrs. Vadaas and Miss Silveater to that date. Total salary, fringe benefits and transportation costs (including City share) will continue to be recovered from the Province of British Columbia.

RECOMMENDED that Mrs. M. Vadaaz and Miss D. Silvester be granted Leave of Absence to April 30, 1975 to complete their appointment to the Royal Commission On Family and Children's Law."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 233

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Sub-lease a Portion of Warehouse - 240 Northern Street, Lot 26 and Portion of Lot 25 Block A2, D.L. 2037

The Supervisor of Property & Insurance reports as follows:-

"On June 1st, 1973, the City of Vancouver entered into an agreement with B. Prem Laminates Ltd. to lease land and improvements situated on Lot 26 and West 10' of Lot 25, Block A2, D.L. 2037 known as 240 Northern Street for a term lease June 1st, 1973, to December 31st, 1988.

The Lessee does not require full use of the premises at this time and requests consent to sub-lease a portion of the main floor comprising approximately 1,200 square feet and all of the second floor comprising 7,400 square feet to Don Huish and Associates Ltd. for a 3-year term, February 1st, 1975, to January 31st, 1978, with an option to renew for two further 5-year terms. Rental for the first term is to be $800.00 per month, plus taxes on a pro-rated basis above the 1974 base year. Area is to be used for storage purposes only.

RECOMMENDED That the City consent to a sub-lease of a portion of the premises known as 240 Northern Street to Don Huish and Associates Ltd., subject to the sub-lease documents being to the satisfaction of the Supervisor of Property & Insurance and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Assignment of Lease - Portion of Lot F, Formerly Lots 18-24, Block 122, D.L. 541; Situated N.W. Corner Granville Street and Beach Avenue

The Supervisor of Property & Insurance reports as follows:-

"By agreement dated September 11th, 1958, the City leased to Pacific Coast Pipe Company Limited (now known as Dillee Cottages Ltd.) that portion of Lot F (formerly 18-24), Block 122, D.L. 541; situated N.W. Corner Granville and Beach for a term of thirty years. The lease was subsequently sub-leased to Black Top and Blue Cabs (1960) Ltd. who have now purchased the interests of the head lessee. Black Top and Blue Cabs Ltd. have requested the City's consent to the assignment of the lease agreement from the head lessee.

RECOMMENDED That the City consent to the assignment of the agreement dated September 11th, 1958, in the name of Pacific Coast Pipe Company (now known as Dillee Cottages Ltd.) to Black Top and Blue Cabs (1960) Ltd. subject to the forms of assignment being satisfactory to the Supervisor of Property & Insurance and the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 234

BUILDING AND PLANNING MATTERS

B-4

CONSIDERATION

1. Mount St. Joseph's Hospital
3080 Prince Edward

The City Building Inspector reports as follows:

"An application has been received from Paul Smith & Associates, Architects, to construct a one-storey addition to the existing five-storey Mount St. Joseph's Hospital, and also to build a new three-storey section adjacent to the old building.

The existing five-storey hospital is non-conforming under the present building regulations with respect to smoke control requirements, fire separation of the wards, and is not designed to resist seismic forces. The proposed new three-storey building will be separated by fire walls from the existing hospital and will conform to the Vancouver Building By-law.

Under Section 1.4.9 of this By-law, the City Building Inspector may permit alterations to existing non-conforming buildings, provided the cost of such alterations do not exceed the assessed value of the building. Provision is also made under this section for Council to authorize expenditure in excess of the assessed value if the proposed alterations are considered desirable.

In this project, the assessed value is $1,263,750 and the cost of the one-storey addition and alterations to the existing building is estimated to exceed $2,000,000. However, since the fire safety of the old building will be upgraded by the provision of additional and improved exit facilities, new fire fighting equipment and the subdivision of floors into smoke control zones, I would not be opposed to the proposed work subject to satisfactory working drawings being submitted for a building permit."

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

2. Rezoning of Land in Charles/Adanac Area

The Director of Planning reports as follows:

" I. BACKGROUND

Council on April 23, 1974 approved a plan for the Charles/Adanac area which:

a) provided for the release of approximately 70 city-owned residential lots on Napier Street and William Street east of Cassiar Street for single-family housing;

b) allocated 4.5 acres in the southeast corner of the Charles/Adanac area for a personal care home;

c) provided a park area to serve as a buffer between the Charles/Adanac residential area and the adjoining M-2 industrial area to the south;

d) designated a 13.9 acre site at the southeast corner of Cassiar and Adanac Streets to be used for co-operative housing for families and senior citizens.

cont'd ...

Clause No.2 (continued)

Reference is made to the plan attached as Appendix A. The recommendations of the Standing Committee on Community Development regarding the Charles/Adanac lands, as adopted by Council, are attached as Appendix B.

In order to make the 13.9 acre site available for co-operative housing, Council on December 17, 1974, approved the sale of Lot A, NE ¼ Section 20 and NW ¼ Section 27 T.H.S.L. together with a 40 foot road allowance on its eastern boundary, to the Province for lease to a co-operative housing society. The conditions of sale for this property, as approved by Council, are attached as Appendix C. It should be noted that the Province must obtain a Development Permit before any work is undertaken on the site, and that the City has the option to re-purchase the site at the net sale price if construction has not commenced within twelve months.

The former Girls' Industrial School site (balance of Lot A) in the northwest corner of the proposed co-operative housing site, is already owned by the Province. The school building has been converted to Provincial Government offices, and a former gymnasium is being used for storage by the Department of Highways. The property is to be transferred to the Department of Housing from the Department of Public Works when alternative office space becomes available. The ultimate scheme of development for the co-operative housing will include both Lot A and its balance.

It should be noted that the Controlled Access Highways Act requires that rezoning by-laws respecting land within a half mile of an intersection of a controlled access highway must be approved by the Department of Highways. In this case, the land to be rezoned lies within a half mile of the intersection of the Trans-Canada Highway and First Avenue; the approval of the Department of Highway is, therefore, required prior to enactment of the zoning by-law. The Provincial Department of Housing has been advised of this requirement.

II. PRESENT SITUATION

The Provincial Government intends to lease the subject lands to the Adanac Housing Co-operative Society which, at the moment, propose to develop approximately 160 units of housing for families and senior citizens, in accordance with the Adanac North plan referred to above. About 20% of the units are proposed for seniors. A neighbourhood grocery store and elementary school annex may be required as the community receives more residents, in view of the difficulty of movement to such facilities across Cassiar Street. These may be developed in the former Girls' Industrial School if suitable arrangements can be made with the Department of Housing. A daycare centre may also be established in the former gymnasium. A local area activity centre for the Charles/Adanac community may also be developed on the co-operative housing site. It is proposed that the density of development will not exceed 25 units per acre, building height will not exceed two storeys plus basement or three storeys plus cellar, and overall floor space ratio will not exceed 0.75. It should be noted that the anticipated height of some of the buildings (three storeys) is at variance with Council's condition of sale of the property. It is the opinion of the Planning Department that some three storey buildings are appropriate, to preserve open space on the site and to keep the cost of housing units at a minimum.

III. RECOMMENDATION

It is RECOMMENDED that:

A. The Director of Planning he instructed to apply for rezoning of the lands designated on the plan attached as Appendix A "Co-operative Housing", consisting of Lot A and balance, NE ¼ Section 26 and NW ¼ Section 27, T.H.S.L., together with the

cont'd ...

Clause No.2 (continued)

adjoining 40 foot road allowance on the eastern boundary, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, with the CD-1 By-law restricting the development in accordance with the conditions contained in Appendix D; and that the rezoning application be referred directly to a Public Hearing together with a report from the Vancouver City Planning Commission.

B. The proposed rezoning be submitted to the District Highway Manager of the Department of Highways for approval, and to the Department of Housing for information. "

CONSIDERATION

3. Proposed Renovation of Office Building
425 Carrall Street

The City Building Inspector reports as follows:

"I have received a request from Mr. Ross Ritchie, Architect, on behalf of the owners of the above premises, H.A. Simons (International) Ltd., to renovate this building for their own use.

The proposed work would include full air-conditioning of all floors above ground level, new ceilings and light fixtures, fire-rated enclosure of existing open stairs, and new fire detectors throughout the building. New elevators would be installed under a separate contract. The estimated cost of the renovations is $780,000 and the assessed value of the building is $385,000.

Under Section 1.4.9 of the Vancouver Building By-law, the City Building Inspector may permit alterations and repairs to any existing building which does not comply with the provisions of this By-law, provided the cost of such work does not exceed the assessed value. However, provision is made under this section for Council to approve alterations in excess of the assessed value, should this be considered expedient.

Although this building is non-conforming under present standards, the proposed improvement to the existing exit facilities and fire safety should be taken into account, even though most of the expenditure would be on air conditioning, ceilings, and lighting. Consequently, I would not be opposed to the proposed renovations."

The City Building Inspector submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

4. Proposed Amendment to the Harbour Headline - False Creek

The Development Consultant, the City Engineer and the Director of Planning report as follows:

"This report, together with the plan (Plan LB 342) indicates a proposed amendment to the Harbour Headline in False Creek. The Harbour Headline must be changed if the proposed Heather Marina is to be constructed. Other development proposals are also not possible unless the Harbour Headline is amended.

Clause No.4 (continued)

Preliminary discussions have been held with officials of both the National Harbours Board and the Provincial Department of Lands. Both authorities have indicated preliminary approval of the change proposed. The N.H.B., however, requested that, rather than undertaking separate changes as the need arose, a comprehensive change be put forward to them.

A 300-foot wide navigable channel is adequate for all anticipated water traffic. At present, the Kitsilano Trestle limits the width of barges, log booms, etc. to 50 feet.

The recommended change affects only the southern alignment of the navigable channel. All development proposals for which plans have been prepared up to now will be possible if the proposed change is approved. The changing of the Harbour Headline does not in any way alter the need to obtain Federal (and, in some cases, Provincial) approval for development on any part of the water area of False Creek. Negotiations are necessary with the Provincial Government for the purchase or lease of water lots required in the redevelopment program of False Creek. The result of these negotiations will be reported to Council when conclusions are reached.

The Development Consultant, the City Engineer and the Director of Planning RECOMMEND that:

(a) the proposed amendment to the Harbour Headline in False Creek as illustrated on Plan LB 342 be approved;

(b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and

(c) the Supervisor, Property and Insurance, and the Development Consultant be authorized to negotiate with the Provincial Government to obtain the necessary titles to the land, and/or the lease of the water lots, and to report back to City Council."

FOR COUNCIL ACTION SEE PAGE(S) 234-5

FINANCE MATTERS

RECOMMENDATION

1. Revisions to Vancouver Employees' Savings Plan

The Director of Legal Services reports as follows:-

"The Vancouver Employees' Savings Plan is established and operated under certain agreements made between the City, The Municipal and Regional Employees' Union (now The Vancouver Municipal and Regional Employees' Union), Royal Trust Company, the Nominees of the employees, The Board of School Trustees of School District No.39 (Vancouver) and the Vancouver Museum and Planetarium Association dated 1 January, 1971, 1 November, 1971 and 1 January, 1973 (hereinafter collectively referred to as the "Savings Plan") which provides for the investment of contributions made by the employees and their respective employers to the Savings Plan from time to time for the benefit of the employees. The Savings Plan is presently divided into two funds, namely, a fixed income fund and an equity fund in which the employees have the option of investing their respective shares.

The Nominees for the employees have had requests for creating a savings fund under the Savings Plan in order that the employees may have greater flexibility in their investments. When reviewing the Savings Plan for the purpose of creating this savings fund, the Nominees met with the Trustees and as a result, the following principal changes were proposed:-

A. That the Fund established under the Savings Plan be amended to include a savings fund; the Trustee to express each employee's share in the savings fund in units having a value of $10.00.

B. That the employees give to the Trustee an additional fifteen days' notice when directing any change, alteration or variation in the proportions in which their respective shares of the Fund are invested in the fixed income, equity or savings funds.

C. The fee payable to the Trustee to alter or vary the investment of an employee's share of the Fund is increased from $2.00 to $5.00.

D. Employees presently covered by the Savings Plan may direct the Trustee to transfer all or any part of their share of the Fund to the newly created savings fund during the month of March 1975, thereafter transfers may be made quarterly in accordance with the terms of the Savings Plan. All of such initial transfers to the savings fund shall be made on 1 May, 1975, by the Trustee.

E. The quarterly fees for the administration of each employee's account is increased from $1.25 to $2.00.

Cont'd...

Clause No. 1 Continued:

F. Withdrawals from the Savings Plan may be made after twelve consecutive months of participation, and after each subsequent twelve-month period, provided that not less than $500.00 is maintained in the employee's account at all times. At present withdrawals can be made only after two years of participation.

G. The fee payable to the Trustee for processing the withdrawal of funds is increased from $2.00 to $5.00.

H. The Nominees of the employees are given the additional power to approve payment of expenses necessarily incurred by the Trustee or the Investment Manager for the benefit of the employees and at the direction of the Nominees.

There are other minor amendments to the Savings Plan arising out of the foregoing proposed changes.

A third Supplemental Agreement to the Savings Plan has been prepared incorporating the changes and other minor amendments proposed by the Nominees. This agreement does not increase the financial responsibility of the City. All parties but the City have executed this agreement.

A copy of the third Supplemental Agreement is on file in the City Clerk's Office for reference.

It is RECOMMENDED that the said third Supplemental Agreement to the Savings Plan be executed on behalf of the City and the seal of the City be affixed thereto."

CONSIDERATION

2. Re Demolition of Buildings

The Director of Legal Services reports as follows:

"On October 22, 1974, Council passed the following resolution:

'THAT Council request the Director of Legal Services to report on a suitable By-law covering control of demolition of buildings in the City of Vancouver, with specific reference to the Toronto By-law.'

I have been communicating with the City Solicitor for Toronto and have been provided with details of demolition control in that City.

In 1974 the Legislature of Ontario passed an amendment to the Planning Act which specifically authorized municipal councils to pass by-laws creating demolition control areas. Toronto has enacted such a by-law which relates to the whole city. The Planning Act goes on to provide that in a demolition control area no residential premises may be demolished without obtaining a permit, and Councils may refuse to issue a permit in any particular case. It should be noted, however, that an appeal against a refusal may be taken to the Ontario Municipal Board who may overturn the Council decision. The legislation also makes provision for hearings and other technical matters.

Cont'd...

Clause No. 2 Continued:

There is certainly no comparable legislation in the Vancouver Charter, nor does there appear to be any in the Municipal Act.

If Council considers such legislation is desirable, it would seem that it would be desirable not only in the City but in other areas of the Province. In such a case, perhaps the best approach is to take the matter up with the Minister of Municipal Affairs and seek legislation of general application."

FOR COUNCIL ACTION SEE PAGE(S) 235

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

February 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, February 4, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 2:00 p.m.

PRESENT:	Alderman Bowers (Chairman) Alderman Bird Alderman Cowie Alderman Harcourt (Items 1 & 2) Alderman Kennedy
ALSO PRESENT:	Alderman Marzari (Items 1 & 2)
CLERK:	M. Cross

INFORMATION

1. Overall Planning Programme and Its Relationship to the G.V.R.D.

Mr. T. Jenkinson, Associate Director, Overall Planning, distributed information on the framework of the proposed Overall Planning Programme and the Division's participation in the regional planning programme with the G.V.R.D. (copies circulated)

Mr. Jenkinson stated that the first step was to look at the guidelines and objectives for Vancouver. Out of these would come concepts for the growth and development of the City. The comprehensive planning process has to deal with the Province and municipalities in the Lower Mainland as well as other City departments, and should relate to the local areas and public and private agencies. There has to be a link between policy makers, City officials and City Council.

The Overall Planning Division would have to look at explicit Council policies; obtain views of the citizens, public interest groups and agencies, etc.; and assimilate these views, develop a comprehensive plan and implement techniques for carrying out the policy. Mr. Spaxman, Director of Planning, indicated that this sort of planning process is continuous, comprehensive and cyclical, i.e. goes back, checks and monitors itself.

With respect to planning as it relates to the G.V.R.D. Mr. Jenkinson advised that as a member of the G.V.R.D. Technical Committee he will be able to report back to the Planning and Development Committee on what is happening at the G.V.R.D. level.

RESOLVED

THAT the verbal presentation on the Overall Planning Programme and its Relationship to the G.V.R.D. be received.

2. Survey of Staffing of Planning Agencies

The Committee considered a memorandum from Alderman Bowers to Mr. Spaxman and a report dated January 29, 1975, from the Director of Planning, both dealing with the staffing of planning agencies.

cont'd...

Clause No.2 (continued)

Mrs. P. Johnson, Research Planner, stated that a questionnaire had been sent out to planning departments in major cities as well as the G.V.R.D. member municipalities. Figures for a comparative basis were virtually impossible to obtain - different budgeting methods, use of consultants, rate of growth, size of city, etc. However, general assumptions for cities of the same population indicated:

- Vancouver seems to have the same number of professional staff, but slightly fewer total staff
- the breakdown of staff times are entirely different
- Vancouver seems to be spending a lesser amount of time on long range planning
- Vancouver salaries seem to be competitive.

Discussion ensued with respect to what was expected of the Planning Department, what kind of planners are needed, how many planners are needed and how many support staff are needed. Instead of having to add staff it was felt that staff should be re-assigned to move unilaterally and a monthly report on status of projects should be instituted.

Mr. Spaxman advised that programming methods are being developed whereby status of projects, allocation of staff by man months, number of projects, etc. would be indicated and presented to the Committee bi-monthly or monthly.

The City Manager further described the programming process. Projects that the Planning Department have been requested to do would be programmed within the framework of the total staff allocated. If another project is to be inserted into the programme, it would be at the expense of one that is already allocated i.e. it would have to be dropped to a lower priority.

After discussion, the Committee

RESOLVED

THAT the memorandum of the Chairman and the report of the Director of Planning dated January 29th be received.

(At this point Alderman Harcourt left the meeting.)

RECOMMENDATION

3. Downtown Planning Programme

At its meeting of January 30th the Committee deferred for consideration at the next meeting the report reference by the Director of Planning on the scheduling of the Downtown Planning Programme.

Mr. D. M. Hickley, Assistant Director, Civic Development, advised that Mr. G. Sixta had been engaged until March 27th as a consultant to assist the Downtown Team with the zoning. He stated that the Team was working in four major directions: approval procedures i.e. urban development board; public interest, information and discussion i.e. slide presentation; zoning, scheduled to be presente to the Committee on March 27th; and transportation.

Mr. Andrew Malczewski of the Downtown Study Team outlined the Team's programme and noted the following:

- the zoning preparation which was scheduled to start at the beginning of January is just now underway with the appointment of a consultant

- no further work had been done on the design guidelines or character areas as more input of staff was required for the public presentation than was originally thought necessary; one consultant was working on view directions

cont'd ...

Clause No.3 (continued)

- work on Procedures was on schedule
- work on the public presentation is approximately six weeks late but it is now completed and the Team is in the process of showing the presentation to various groups
- work on the brochure is complete
- analysis of public responses to the "Report for Discussion" will be completed approximately February 13th
- programming for the rest of 1975 will be reported to Committee when the report reference on the Central Area is presented on April 10th
- further work with respect to the Downtown model is pending Council decision
- co-ordination and liaison is a continuing work programme item
- consultants are needed for economic studies before the by-law can be presented in March
- the volume of work involved in developer discussions has tapered off and is being handled adequately.

Mr. Malczewski stated that the Downtown Study Team was approximately six weeks behind schedule. They are getting responses to the Procedure and this may have to be amended. Economic studies are needed or the full bonusing system cannot be initiated. No consultant funds have been obtained for work on the Guidelines.

Mr. John Winsor of the Downtown Study Team advised that the Team, through "Report for Discussion", have described what they believe should happen downtown. They have no indication from the Committee or Council that they agree. The zoning proposals will require intensive discussions to determine if others agree with the Team. There is no detailed analysis of the areas in the downtown. In the areas where there will be a lot of activity taking place an area plan should be developed with the property owners in the area. Priority areas for study would have to be established by Council.

The Committee discussed character areas. Some of the areas downtown have certain characteristics i.e. Gastown and Chinatown. The Team is not trying to impose a character on each area; they merely wish to define areas.

The aim for an economic study was discussed. The Committee supported this study and felt that the Social Planning Department should be involved to advise on the social impact of such a study. The Chairman agreed to contact the Director of Social Planning to discuss this matter.

RECOMMENDED

THAT the Director of Planning, through the City Manager be authorized to negotiate for a consultant to assist the Downtown Study Team with an economic analysis of the implications of the proposed zoning regulations; detailed costs to be reported to Council.

The meeting adjourned at approximately 5:30 p.m.

Note from Clerk:

Should Council approve the Committee's recommendation in the above clause, they should consider Report I(i) from the City Manager dated February 13, 1975, entitled "Authorization of Funds for Economic Consultants - Downtown Zoning Proposals."

FOR COUNCIL ACTION SEE PAGE(S) 242-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

II

February 6, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall on February 6, 1975 at approximately 1:00 p.m.

PRESENT:	Alderman Volrich (Chairman) Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
CLERK:	G. Barden

RECOMMENDATION

1. Police Request - Additional Manpower

The Committee had for consideration a report from the Police Department summarizing cost estimates on their request for 322 additional policemen in the City of Vancouver over two years. The Committee also had for consideration a report dated February 4, 1975 from the Chairman recommending 322 additional policemen over three years (copies circulated).

Alderman Bowers in a letter dated February 6, 1975 recommended that Council authorize an increase of 100 policemen in 1975 with no further increase until there has been a further study of crime statistics and police deployment. He also recommended that Council seek financial assistance from the Federal and Provincial governments for any further increases.

The Police Chief advised it would be very difficult to plan expansion of the organization with a one year commitment. He felt a two year commitment would be satisfactory with a third year commitment based on an evaluation of the first two years expansion program. Following discussion it was,

RECOMMENDED

(a) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975

(b) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (a)

(c) THAT Council authorize training classes in 1975 sufficient in size to provide for

- the additional manpower required by the above recommendations
- normal resignations and retirements from the force during the year
- some attrition during the training program,

and that Council sanction a temporary excess of numbers over the permanent establishment to make this possible

(d) THAT Council approve in principle an increase in police manpower by 102 policemen in 1976 subject to the City receiving adequate financial assistance from the

Cont'd . . .

Clause #1 continued:

Federal and Provincial Governments to cover the costs of such additional police by an adequate contribution to the sharing of overall policing costs

(Alderman Marzari is recorded as being opposed to this recommendation.)

(e) THAT Council urge the Federal Government to assume an across-the-board share of policing costs to the extent of 25%, and the Provincial Government to assume a 15% share of such overall costs, so that the senior governments will together assume a 40% share of total costs and that the UBCM be requested to consider presenting a similar position to the senior governments

(f) THAT the Director of Finance work with the Police Board and present to Council as soon as possible

- the costs of meeting these recommendations in 1975
- the additional annual costs thereafter
- the costs of equipment required for the increased force and the sources of funds for such capital expenditures

(g) THAT Council authorize an additional four civilian staff for the police force in 1975

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 243-4

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 20, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, February 20, 1975, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin and Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COUNCIL: M. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Cowie,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendment to the Zoning and Development By-law to rezone a portion of the existing Langara Golf Course on the south side of 49th Avenue between Cambie and Ontario Streets.

- CARRIED UNANIMOUSLY

South Side of 49th Avenue between Cambie & Ontario Streets (Portion of Langara Golf Course)

An application was received from the Director of Planning to rezone the south side of 49th Avenue between Cambie and Ontario Streets from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

1. **Uses**

   (a) Apartment buildings

   (b) Town houses

   (c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood (4,000 square feet)

   (d) Park or playground

   (e) Golf Course

   (f) Recreational facility (Y.M.C.A.)

   (g) Comprehensive educational development (Vancouver City College)

   (h) Off-street parking and loading

   (i) Buildings or uses customarily accessory to the above uses

2. **Floor Space Ratio**

   The Floor Space Ratio, including all ancillary use, not to exceed the following:

   (a) Family housing
   0.50

   (b) Senior citizens housing
   0.75

cont'd ...

S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

(c) Housing for young marrieds
0.75

(Density of Dwelling Units: The number of dwelling units permitted per acre shall be as prescribed by Council when approving the form of development, but in no event shall they be less than 15 nor more than 43 per acre.)

(d) Recreational facility (Y.M.C.A.)
0.50

3. Height of Buildings

(a) Housing (all categories)
The height not to exceed three storeys

(b) Recreational facility (Y.M.C.A.)
The height of the building not to exceed 40 feet

And also subject to the following conditions:

The detailed scheme of development to be first approved by the Director of Planning on advise from the Urban Design Panel, having regard to the general conditions set out in the attached report dated November 20, 1974, and such other conditions as determined by Council.

The application was approved by the Vancouver City Planning Commission who endorsed the above recommendations.

Mr. H. W. Pickstone, Deputy Director of Planning, outlined the development stating that the Planning Department recommended that two types of housing be developed i.e. 2 acres of senior citizen housing at a density of 50 units per acre and 13 acres of family housing -- market housing at 13 units per acre and co-operative housing at 22 units per acre. He advised that there was a minor amendment to the boundary thereby reducing the area to be rezoned.

Mr. E. Deano, Vice-president of the Marpole-Oakridge Area Council, spoke at length on the purchase of the land from the C.P.R. and the negotiations that followed. He felt the land should not be rezoned and that the Federal, Provincial and local governments should get together to keep the land as green space for all the people of Vancouver.

Mr. P. Pulle, Chairman of the Langara Citizens' Committee, introduced the members of the Committee and put forward their suggestions for possible alternatives to rezoning part of the Golf Course for housing i.e. exchange land with the Park Board or use City-owned land elsewhere for the housing; renew efforts to find alternative financing; failing these, the City should find a way to make co-operative housing at 15 units per acre a reality.

Mrs. V. Pasquill felt that the 18 acres designated for housing was of little consequence in solving the housing crisis and wanted Langara left as open green space.

A citizen expressed concern that only upper middle class families would be accommodated. The City should not lose the opportunity of saving the 20 acres for green space.

Mr. G. Bernard, representing the seniors who play golf on the Langara Golf Course, wanted the Golf Course to remain as it is.

Mr. T. Johnson, a member of the Langara Golf Course, suggested that there was land throughout the Golf Course that could be rezoned for individual housing units.

cont'd ...

S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

Mrs. L. Freiman, President of the Marpole-Oakridge Area Council, put forth their recommendation to Council.

- That the area not be rezoned as a comprehensive development district
- That the land be maintained as public land and not sold to private developers
- That a Committee of all concerned be established to
  - (i) make a final effort to the Federal and Provincial Governments for funding
  - (ii) look at swapping lands in other parts of the City
  - (iii) approach the G.V.R.D. for park land money
  - (iv) find other financial solutions
- That no rezoning take place until the traffic study has been carried out.

Mr. S. Jackson, Community Planner, representing Committee of Progressive Electors, stated that green space is needed, but not in this area of the City. What the people in Vancouver need is more housing that families with children can afford.

Mrs. R. Hodge presented a brief urging that Council save what exists at Langara instead of deliberately destroying it.

Mr. R. Matthews, Vice-president of the student body, Langara Community College, stated that rezoning Langara for housing would not solve the housing problem in Vancouver and wanted to keep Langara as it is.

Mrs. H. Moran, representing the citizens of Vancouver who play golf on the Langara Golf Course, urged City Council to reconsider its decision with respect to rezoning Langara. She expressed concern that Langara Golf Course was continuously being made smaller.

Mr. R. Peebles also shared this concern stating that Langara Golf Course would eventually only be a 9-hole golf course.

Mr. J. Wright, a resident of the Langara area and a golfer, stated that a lottery should be held to raise funds to save Langara.

Mr. E. Riddell asked Council to put the question of saving Langara to the ratepayers for the $4½ million needed to keep Langara as green space.

The following people spoke against the rezoning and expressed a wish to keep Langara as green space:

Mr. Milton Weber
Mrs. L. Housser
Mr. Charles Murdock
Mr. John Niebel
Mr. T. Matout
Mrs. H. Ross
Mr. L. Eisner
Mr. L. Oates

MOVED by Ald. Harcourt,
THAT the letters and briefs distributed at the meeting be received.

- CARRIED UNANIMOUSLY

cont'd ...

S/S of 49th Avenue between Cambie & Ontario Streets (cont'd)

MOVED by Ald. Rankin,
THAT subject to rezoning, Council determine the use of the land to be 2 acres for senior citizens housing and the balance of 13 acres for co-operative housing; the densities to be adjusted to 22 units per acre for family housing and up to 50 units per acre for senior citizen and young married housing.

(LOST)

MOVED by Ald. Marzari,
THAT consideration of the above motion be deferred to a later meeting.

- LOST

A tie vote resulted with Alderman Bird, Boyce, Kennedy, Rankin and Sweeney opposed, and the above motion was declared LOST.

The motion by Alderman Rankin was put and declared LOST with Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and the Mayor opposed.

MOVED by Ald. Sweeney,
THAT the rezoning application be not approved.

- LOST

A tie vote resulted with Aldermen Bowers, Cowie, Harcourt, Rankin and the Mayor opposed and the above motion was declared LOST.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11:20 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 20, 1975, adopted on March 11, 1975.

O Phillips
MAYOR

K. N. Lidd
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 25, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich.

ABSENT: Alderman Marzari.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council Meeting of February 18, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATION AND COMMUNICATION

Conversion of Ford Hotel - Granville Street.

Council noted a letter, dated February 19, 1975, from the St. Alice Hotel (1963) Ltd., concerning the property at 932, 36 & 38 Granville Street, and the proposed renovations to the upper floors of the property known as the Ford Hotel.

Council heard a delegation from Mr. Martin, the President of the company, speaking in explanation of his letter and referring to the social problems generated in the area of his premises. Council was advised by the Director of Legal Services that the proposals contained in Mr. Martin's letter cannot be carried out in accordance with the existing by-laws.

Cont'd...

DELEGATION AND COMMUNICATION

Conversion of Ford Hotel -
Granville Street. (Cont'd.)

After further consideration it was
MOVED by Ald. Volrich
THAT the letter from the St. Alice Hotel (1963) Ltd., regarding proposed alterations to 932, 36 & 38 Granville Street, be referred to the officials named for report back on the following points:

Building Inspector	-	regarding the implications of the renovations proposed;
Fire Chief	-	regarding fire regulations required with respect to the premises as they stand and fire regulations necessary in respect of the proposed use of the building as described in the company's letter.
Director of Social Planning	-	regarding the statement of social problems in the area.

- CARRIED

(Ald. Rankin and Harcourt opposed)

UNFINISHED BUSINESS

Point Grey Road Properties

On February 11, 1975, Council, when considering a letter from the Board of Parks & Recreation dated February 4, 1975, passed the following motion:

"THAT this matter be deferred for further consideration in two weeks' time, at which time the Chairman of the Park Board, representatives of the Kitsilano Planning Committee and any other interested parties be permitted to address the Council;

FURTHER THAT the Park Board be prepared to comment on the use of Seagate Manor as a community activity centre to include community services for senior citizens;

AND FURTHER THAT the Notice of Motion submitted by Alderman Volrich be also deferred for consideration as a motion in two weeks' time."

Council also noted an information report from the City Manager dated February 19, 1975, giving the current status of the various Point Grey Road properties and stating that the $26,000 required to install a sprinkler system and other alterations for Seagate Manor was still a realistic estimate.

Commissioner May Brown, representing the Parks Board, addressed the Council and spoke in support of the need to demolish the structures at 2823-25, 2831, 3223-25 and 3235 Point Grey Road for the purpose of developing a waterfront park.

Council also heard delegations on this subject as follows:

Mr. M. Middleton, representing the tenants of Seagate Manor, (brief filed) objecting to the demolition.

UNFINISHED BUSINESS (Cont'd)

Point Grey Road Properties (Cont'd)

Mr. T. Cooke, tenant, objecting to demolition and pointing out that existing parks in the area are not used to the full extent.

Kitsilano Planning Committee, objecting to demolition at this time and urging that the overall planning for the area be taken into consideration.

Kitsilano Ratepayers Association (brief filed) favouring demolition of Seagate Manor but generally objecting to demolition of houses for park purposes at this time.

Mr. A. Thomas, Point Grey Road (North Side) and Cameron Avenue Association (brief filed) protesting the proposal of the Parks Board to demolish Seagate Manor and urging that the citizens should have a say in the planning of their community.

Mr. L. Whalen, "Save our Parkland" Association (brief filed) supporting the plan to have waterfront parks in the area and suggesting that down-zoning be created in the area to stop unwanted development.

With the permission of Council, Alderman Volrich amended his motion which was given as notice to Council on February 11,1975.

The amended motion was then divided and dealt with as follows:

MOVED by Ald. Volrich
THAT demolition of the said properties not be proceeded with at this time, pending reconsideration by both the City Council and the Parks Board, after report from the Kitsilano Planning Committee, of the overall policy of property acquisition and use along Point Grey Road.

- (lost)

MOVED by Ald. Bowers (in amendment)
THAT the following words preface the motion of Alderman Volrich:

"Council recommend to the Parks Board - -"

- LOST

(Ald. Bird, Boyce, Cowie, Rankin, Sweeney and Volrich opposed)

The amendment having lost, the motion by Alderman Volrich was put; a tie vote ensued and, therefore, the motion was declared LOST.

(Ald. Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

MOVED by Ald. Volrich
THAT action be taken to bring Seagate Manor up to the standards as required by the Fire By-law, at an estimated cost of $26,000, and rentals, where applicable, be subject to an increase of 10.6% in June/July of this year; in addition, application be made to the Rentalsman to increase the rentals of Seagate Manor to assist in meeting additional costs involved in complying with the Fire By-law.

- LOST

(Ald. Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

A tie-vote ensued and, therefore, the motion was declared LOST.

All of the foregoing motions having LOST, no further action was taken.

UNFINISHED BUSINESS (Cont'd)

Lease Agreement at
Main and Terminal.

On January 28, 1975, Council, when considering a letter from Gulf Oil Canada Ltd., dated January 21, 1975, passed the following motion:

"THAT this matter be deferred until the report from the Director of Planning, reviewing the operation of Self-Service Gas Stations, is before Council."

It was noted that the report on the operation of Self-Service Gas Stations, from the Director of Planning, was before Council this day, and that the Legislative Committee of the B.C. Petroleum Association wished to appear as a delegation, together with a representative from the Automotive Retailers' Association.

MOVED by Ald. Bowers,
THAT the matter of the lease agreement at Main and Terminal and the report of the Director of Planning on Self-Service Gas Stations dated February 14, 1975, be deferred pending the hearing of delegations speaking to the report; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Council recessed at 3.50 p.m. and after an 'In Camera' Meeting in the Mayor's office, reconvened in open Council at 4.45 p.m.

UNFINISHED BUSINESS (Cont'd)

Proposed Shaughnessy Hospital Expansion

Council deferred consideration of this matter, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Kiwanis Boys' Pipe Band
Grant Request.

The Council noted a letter dated February 7, 1975, from the Vancouver Kiwanis Boys' Pipe Band, requesting a grant to assist the band travelling to Britain to take part in Pipe Band Festivals.

MOVED by Ald. Bird
THAT a grant of $500 be approved to the Vancouver Kiwanis Boys' Pipe Band, for the purpose of travelling to Britain to take part in Pipe Band Festivals.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

2. Young Women's Christian Association - Grant Request.

Under date of February 11, 1975, the Young Women's Christian Association advised that the World Council Meeting of the Y.W.C.A. will take place at the University of British Columbia on July 12 - 26 1975. The Organization is requesting from $500 to $700 to provide funds for bus drives and entrance fees to Civic attractions.

MOVED by Ald. Boyce
THAT a grant of $500 be approved to the Young Women's Christian Association for the purpose outlined in their letter of February 11, 1975.

(Ald. Bowers opposed)

- CARRIED BY THE REQUIRED MAJORITY

3. British Columbia Volleyball Association - Grant Request.

In a letter dated February 12, 1975, the British Columbia Volleyball Association is requesting that the City sponsor a luncheon during the visit of the Cuban Women's National Volleyball Team in March of this year.

MOVED by Ald. Bowers
THAT no action be taken with respect to the British Columbia Volleyball Association's request.

- CARRIED UNANIMOUSLY

4. Pakistan-Canada Association - Grant Request.

The Pakistan-Canada Association, in a letter dated January 2, 1975, submitted a request to Council for the free use of the Queen Elizabeth Playhouse for two shows for a benefit concert for Pakistan relief.

MOVED by Ald. Rankin
THAT a grant equal to the rental of the Queen Elizabeth Playhouse for two benefit shows be approved to the Pakistan-Canada Association.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Special Majority -
Neighbourhood Pub Votes.

The City Clerk submitted the following letter under date of February 21, 1975, with respect to Neighbourhood Pub Votes:

" Although it has been an understanding that a 60% majority vote should be received in connection with neighbourhood pub votes before Council approves any such operation, it does not appear to be expressly recorded.

In order to clarify this matter, I would request that Council declare itself at this time and before any vote results on pub voting now being carried out are recorded and reported to you. "

MOVED by Ald. Rankin
THAT when a local area plebiscite, conducted by the City, on a pub application is held, the minimum result of the total votes cast, before Council approves the application, be not less than 60% in favour.

- CARRIED UNANIMOUSLY

6. U.B.C. Seminar,
Harrison Hot Springs.

In a letter dated February 21, 1975, the City Clerk advised that the Centre For Continuing Education, University of British Columbia, is offering a program at the Harrison Hotel, Harrison Hot Springs, on March 12 - 14, 1975, on the subject of Municipal Growth. The registration fee is $25.00 and other expenses would include accommodation for two nights and the normal per diem.

Alderman Boyce advised the Council that she is interested in attending this seminar.

MOVED by Ald. Sweeney
THAT permission be granted to Alderman Boyce to attend the U.B.C. Seminar at the Harrison Hotel, Harrison Hot Springs, on March 12 - 14, 1975.

- CARRIED UNANIMOUSLY

7. Area 6 - False Creek -
Delegation Request.

The Council received a request from Mr. Craig Campbell to appear before Council and speak to the matter of redevelopment of False Creek - Area 6, as detailed in the report from the Standing Committee of Council, Planning and Development, dated February 13, 1975.

The Mayor advised that Mr. Jim Land also wished to address Council on the same matter.

MOVED by Ald. Bird
THAT the requests of Mr. Campbell and Mr. Land to appear as delegations later this day, be granted.

- CARRIED

(Ald. Bowers and Volrich opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Backyard Parking Regulations
Around the P.N.E.

At the last meeting of Council, when the matter of Backyard Parking Regulations around the P.N.E. was discussed, the Mayor and Alderman Marzari undertook to review the parking problem and report back to Council.

Pursuant thereto, the Mayor referred to a memorandum received from the Director of Permits and Licenses on the topic, suggesting a proposed resolution.

MOVED by Ald. Boyce
THAT the Director of Permits and Licenses be instructed to give particular attention to those cases where more than four cars are parked in backyards in the vicinity of the P.N.E., as well as those residents renting out space as a commercial venture in the same area.

- CARRIED UNANIMOUSLY

9. Langara Golf Course.

Under date of February 25, 1975, the Mayor submitted the following memorandum regarding Langara Golf Course:

" As a result of the inconclusive Public Hearing last week, we are faced with an impasse at Langara Golf Course. The purchase was financed by borrowing funds on a short-term basis from the debt charges Equilization Fund, and those funds should be returned as soon as possible. After consulting with a number of Alderman, I would like to suggest the following course of action:

1) Council proceed with the sale of three acres of property to the Provincial Government for park purposes and two acres to the YMCA for a community pool.

2) A Council Committee meet with Jack Radford, Minister of Recreation, and Eileen Dailly, Minister of Education, as soon as possible for a last ditch attempt to get them to purchase a total of thirteen acres of property between them. This Committee should include Aldermen Ed Sweeney and Darlene Marzari plus any others that Council feels would be helpful.

3) If the Committee is successful, Council would be faced with raising a little over $1 million for the remaining five acres of property. This could probably be done by spreading it over several years without going to the public for borrowing authority.

4) If the Committee is not successful, Council should put a plebiscite to the public for the remaining $3.4 million to retain the remaining 15 acres as part of the Golf Course. The timing of this plebiscite could be left until the Committee reports. "

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Langara Golf Course (Cont'd)

MOVED by Ald. Bowers
THAT Council proceed with the sale of three acres of property to the Provincial Government for park purposes and two acres to the YMCA for a community pool.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT a Council Committee meet with Jack Radford, Minister of Recreation and Eileen Dailly, Minister of Education, as soon as possible for a last ditch attempt to get them to purchase a total of thirteen acres of property between them. This Committee to comprise Aldermen Sweeney, Marzari and Boyce, and report back to Council before the end of March, 1975.

- (carried)

MOVED by Ald. Harcourt
THAT the foregoing motion by Alderman Bowers be tabled.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to table having LOST, the motion by Alderman Bowers was put and CARRIED.

(Ald. Harcourt opposed)

MOVED by Ald. Boyce
THAT the following course of action, as set out in the Mayor's memorandum, be deferred for consideration after the Council's Committee has reported back to Council:

If the Committee is successful, Council would be faced with raising a little over $1 million for the remaining five acres of property. This could probably be done by spreading it over several years without going to the public for borrowing authority;

If the Committee is not successful, Council should put a plebiscite to the public for the remaining $3.4 million to retain the remaining 15 acres as part of the Golf Course. The timing of this plebiscite could be left until the Committee reports.

- CARRIED UNANIMOUSLY

MANAGER'S, DEPARTMENT AND OTHER REPORTS

III. Report from Standing Committee on Planning and Development. (February 13, 1975)

Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Report References - False Creek.
Cl. 2. 1975 Capital Budget - False Creek.

The Council took action as follows:

Report Reference - False Creek
(Clause 1)

MOVED by Ald. Cowie
THAT the hearing of delegations on this matter, agreed to earlier this day by Council, be deferred until a report reference is given by the Project Manager.

- CARRIED UNANIMOUSLY

Pursuant to the foregoing motion Mr. Sutcliffe, with the assistance of Mr. Rabnett, gave a detailed explanation of Phase 1 and Phase 2 - Area 6 - False Creek.

Council then heard a delegation from Mr. Craig Campbell speaking against some aspects of the planning of Phase 1 and Phase 2, and from Mr. Land, who commented on the budget for the project and also criticized the plan.

MOVED by Ald. Kennedy
THAT the recommendations for Area 6 be turned down,
AND FURTHER THAT immediate steps be taken to find new and more appropriate land use, which would benefit all citizens of Vancouver.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT this whole matter be tabled until a report is received on the Fairview Slopes matter.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in Clause 1 of this report, be approved.

- (amended)

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Standing Committee on Planning and Development (Cont'd)

Report Reference - False Creek (Clause 1) (Cont'd)

MOVED by Ald. Cowie (in amendment)
THAT the following be added to Alderman Bowers' motion:

"Subject to -

(a) The Parks Board and the Project Manager examining ways of making a more viable destination park in Area 6, to include consideration of enlarging City-owned area opposite the overpass in the Fairview Slopes.

(b) The Project Manager examining the densities of the west portion of Phase 1 and Phase 2 with a view to enlarging the park area."

- CARRIED

(Ald. Kennedy and Sweeney opposed)

The amendment having Carried, the motion of Alderman Bowers as amended and reading as follows, was put and CARRIED

"THAT the recommendation of the Committee, contained in Clause 1 of this report, be approved subject to -

(a) The Parks Board and the Project Manager examining ways of making a more viable destination park in Area 6, to include consideration of enlarging City-owned area opposite the overpass in the Fairview Slopes.

(b) The Project Manager examining the densities of the west portion of Phase 1 and Phase 2 with a view to enlarging the park area. "

(Ald. Bird, Boyce, Kennedy and Sweeney opposed)

1975 Capital Budget - False Creek (Clause 2)

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in this clause be approved after amendment as follows:

A. The False Creek Area 6 services construction Phase 1 proposal be approved and the work be authorized to proceed; the Park Board, in consultation with the Project Manager and City officials, be the Agency to develop the neighbourhood park as set down in the Guidelines.

B. The preliminary work on construction Phase 2 be authorized to proceed, to the extent that the funds are provided for in the 1975 Capital Budget contained herein.(Budget detail with reference to the foregoing was circulated to Council members.) Any work related to the housing concept be delayed until the report from the Director of Planning on Phase 2 is received.

Cont'd.....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (Cont'd)

Standing Committee on Planning and Development (Cont'd)

1975 Capital Budget - False Creek (Clause 2) (Cont'd)

C. The 1975 False Creek Area 6 Capital Budget of $4,934,000 be approved, with the detailed appropriation (if required) of funds within the indicated allocations to be approved by the Director of Finance and City Manager upon submission of the details from the City Engineer and False Creek Project Manager.

D. The detailed breakdown of expenditures and consideration of design of the park development be reported to the Committee

E. The source of funds for financing the 1975 False Creek Area 6 Capital Budget be the CMHC $10,000,000 approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary.

F. The Development Group and Consultants' detailed budgets of $130,609 and $286,900 respectively, be approved, subject to the concurrence of the City Manager.

-CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

Council recessed at 6.20 p.m. to reconvene in open council in the Council Chamber at 7.30 p.m.

- - - - - - - - - - - - - -

The Council reconvened in the Council Chamber at 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

1975 Union Negotiations: CUPE and VMREU

The Mayor acknowledged the presence in the Council Chamber of members of C.U.P.E. and V.M.R.E.U. He referred to a request he had received just prior to the meeting that the Municipalities resume negotiations with the Unions and also that the Mayors of all municipalities sit down with the Union representatives to hear the Unions' position. The Mayor indicated he is prepared to accept the invitation.

Proposed Shaughnessy Hospital Expansion

Council on January 28th, 1975 moved that the B.C. Medical Centre be requested to meet with Council as soon as possible to discuss the proposed Shaughnessy Hospital expansion, at which time the Citizens Advisory Committee be invited to attend and present comments should it so desire.

cont'd ....

Proposed Shaughnessy Hospital
Expansion (cont'd)

The Honourable Dennis Cocke, Minister of Health Services and Hospital Insurance, addressed Council. He briefly reviewed the history of the establishment of the B. C. Medical Centre. He referred to the Government's wish to scale down the size of Vancouver General Hospital and referred to a resolution of Vancouver City Council dated May 15, 1973, expressing the desire of Council that the concentration of medical facilities at Vancouver General Hospital not be increased above the present and that needed facilities be placed elsewhere. After reviewing available sites for location of medical facilities, including U.B.C., both the Minister and B. C. Medical Centre are of the opinion that the Shaughnessy site is the most suitable one on which to locate a number of needed new facilities. Improved teaching and referral facilities within the Province are urgently required, as well as facilities for children, high-risk maternity and cancer. The Minister stated he was in favour of scaling down the proposed medical complex on the Shaughnessy Hospital site below that envisaged in the initial conceptual plans produced by B. C. Medical Centre.

Following the Minister's address, the Council heard the following delegations:

Mr. T. Osborne, B.C. Medical Centre Citizens Advisory Committee, indicated that the proposed B.C. Medical Centre expansion plan for Shaughnessy Hospital is totally unacceptable to the residents of the area. The citizens would be willing to accept the siting of the proposed pediatric unit at the Shaughnessy site but requested the B.C. Medical Centre undertake studies to find an alternate site for the remainder of the proposed facilities. The Citizens Advisory Committee feel that, in view of the present situation, they cannot continue to act as an Advisory Committee to the B. C. Medical Centre and, in fact, are considering adopting an adversary role in this matter.

Mr. E. J. Scroggs, Shaughnessy Action Committee, addressed Council and filed a brief indicating his group's opposition to the proposed rezoning and expansion of the Shaughnessy site. Mr. Scroggs also circulated a petition supporting his Committee's viewpoint.

Mr. D. B. McGougan, Central Cambie Ratepayers' Association, indicated his Association is totally opposed to the present expansion plans. However, the members of this Association are prepared to negotiate with any Board of Administration which might be established to administer the development of Shaughnessy Hospital as a community and referral complex if the development is scaled down to a size acceptable to the community.

Mr. G. C. Woodward, Shaughnessy Heights Property Owners Association, filed a brief opposing the present proposals and requested a re-examination of the situation, with particular reference to the provision of clinical facilities. He also circulated a number of questions which his group would like answered by the Minister of Health and a further list of questions for the B.C. Medical Centre.

Mr. B. Adam, Social Planning and Review Council of B.C., also voiced that group's objections to the present proposals for expansion of Shaughnessy Hospital.

The Minister of Health responded to the statements of the various delegations. He indicated that it is his intention to proceed as soon as possible with development of facilities for children, high risk maternity and cancer on the Shaughnessy site. In his opinion, these are the only firm development

cont'd ....

Proposed Shaughnessy Hospital
Expansion (cont'd)

plans for the site at the present time, all other options are open. It is intended to establish within the near future a Province-wide Citizens Advisory Committee to the B. C. Medical Centre and the Minister indicated that he considers this a priority item.

Council suggested that the Minister request the B. C. Medical Centre to provide, in the near future, a firm indication of the size of the proposed Shaughnessy expansion. The Minister stated that he hopes to have firm development plans for this project by the summer of this year. It was also requested of the Minister at Council level that there be on-going local citizen involvement and representation in the Planning process for expansion of Shaughnessy Hospital, to which the Minister concurred and assured Council that he too considered citizen involvement of prime importance.

Mr. J. V. Christensen, B. C. Medical Centre, briefly addressed Council and extended to the various Citizens groups in the area an offer to meet with the B. C. Medical Centre Executive at any time to discuss this matter.

Mayor Phillips, in summation, stated that, while the citizens of Vancouver want improved hospital and medical facilities, they would not be willing to accept a greatly increased development on the Shaughnessy site. He also urged the Citizens groups to re-establish contact with the B. C. Medical Centre. In conclusion, he thanked the Minister for appearing before Council this evening.

MOVED by Ald. Rankin,

THAT the B.C. Medical Centre be asked to appear before Council, as soon as reasonably possible, to give definitive answers to questions regarding the size of the Shaughnessy development, the types of new structures to be built on the site, plans for retaining the present buildings and other such pertinent information as the City's Planning Department may request of them.

FURTHER THAT the interested Citizens groups be invited to attend this meeting.

- CARRIED UNANIMOUSLY.

- - - - - - - - -

During consideration of the foregoing matter, Alderman Cowie left the meeting.

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MANAGER'S, DEPARTMENT AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 21, 1975.

Works and Utility Matters
(February 21, 1975)

Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Lease of Portion of Granville Street, South of 70th Avenue. West 10 Feet of Lot 17, Block 13, D.L. 318.

Cl. 2. Conversion Engineering Radio System.

The Council took action as follows:

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Works and Utility Matters
February 21, 1975 (cont'd)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY.

Finance Matters
(February 21, 1975)

Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Britannia Community Services Centre - Advance Against 1975 Operating Budget.
Cl. 2. Planning Department - Staffing.
Cl. 3. Tender Awards.

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved and clause 3 be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(February 21, 1975)

Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Tender for Lease - Parking Site. Lot B, Block 113, D.L.541, Situated South-West Corner of Seymour and Drake Streets
Cl. 2. Demolitions.

The Council took action as follows:

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager, contained in clause 1 of this report, be approved and clause 2 received for information.

- CARRIED UNANIMOUSLY

B. DEPARTMENT GENERAL REPORT
FEBRUARY 21, 1975.

Works and Utility Matters
(February 21, 1975)

West Broadway Improvement
Project. (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the City Engineer contained in this clause be approved.

FURTHER THAT the following be added as recommendation (C):

"(C) That, should the Local Improvement project not be approved, the trees be used in and charged to the Park Board's regular programmes."

- CARRIED UNANIMOUSLY

cont'd ...

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Building and Planning Matters
(February 21, 1975)

Gastown Historic Area - Economic Study (Preliminary results)

MOVED by Ald. Bowers,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY.

For Council action with respect to Report C, see page 4.

I. Report from Standing Committee on Housing and Environment.
(February 13, 1975)

Council considered this report, which contains three clauses, identified as follows:

1. Public Housing Corporation
2. Dogs
3. Comprehensive Report on Pollution - Background Information

The Council took action as follows:

Public Housing Corporation
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be approved.

FURTHER THAT the Mayor and the Chairmen of the Standing Committees of Finance & Administration and Housing & Environment be appointed as Council representatives on the Board of Directors of the Vancouver Public Housing Corporation.

- CARRIED UNANIMOUSLY

Dogs (Clause 2)

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this clause be received for information.

FURTHER THAT recommendation III of the Committee contained in this clause be deleted and that the remaining recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY

Comprehensive Report on Pollution
- Background Information (Clause 3)

MOVED by Ald. Harcourt,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report from Standing Committee on Finance and Administration.
(February 13, 1975)

Council considered this report, which contains four clauses, identified as follows:

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report from Standing Committee
on Finance and Administration
(February 13, 1975) (cont'd)

Cl. 1. Archives Advisory Group.
Cl. 2. Budget Review Procedures.
Cl. 3. Site for Multicultural Centre.
Cl. 4. Shaughnessy Hospital Citizens Advisory Committee.

The Council took action as follows:

Archives Advisory Group
(Clause 1)

MOVED by Ald. Volrich,
THAT the resolution of the Committee contained in this clause be approved.

FURTHER THAT the members of the Archives Advisory Group be invited to the Civic dinner.

- CARRIED UNANIMOUSLY.

Budget Review Procedures
(Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Site for Multicultural
Centre (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Shaughnessy Hospital Citizens'
Advisory Committee (Clause 4)

MOVED by Ald. Bird,
THAT no action be taken on the request of the Shaughnessy Hospital Citizens' Advisory Committee for funds.

- CARRIED UNANIMOUSLY

For Council's action with respect to Report III, see page 9.

IV. Report from Standing Committee
on Community Services
(February 13, 1975)

Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Grant Request - Red Door Recreation Department -$1,860.
Cl. 2. Grant Request - Franciscan Sisters of the Atonement Day Care Centre.
Cl. 3. Canada Safeway Development and Shell Service Station Conversion Car Wash - 41st Avenue and Dunbar Area.

The Council took action as follows:

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

Report from Standing Committee on Community Services (February 13, 1975) (cont'd)

Grant Request - Red Door Recreation Department (Clause 1)

MOVED by Ald. Rankin,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Grant Request - Franciscan Sisters of the Atonement Day Care Centre (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Canada Safeway Development and Shell Service Station Conversion Car Wash - 41st Avenue and Dunbar Area (Clause 3)

MOVED by Ald. Rankin,
THAT recommendations I(b), II (a), (b), (c), (d), (e) and (f) of the Committee contained in this clause be approved after amending recommendation (e) to read as follows:

"(e) THAT Safeway be required, pursuant to its verbal undertaking, to confirm in writing to the City, when its properties on 40th Avenue will be sold."

- CARRIED UNANIMOUSLY

underlining indicates amendment

NOTE: Council took no action on recommendation I(a).

V. Report from Standing Committee on Planning and Development (February 18, 1975)

Neighbourhood Improvement Program - 1975. (Clause 1)

MOVED by Ald. Bowers,
THAT the action of the Committee in this clause be approved after amendment to read as follows:

"The Committee requested the Director of Planning, in consultation with the Director of Social Planning, to submit to Council in the near future, a report with recommendations on selection of N.I.P. areas taking into account the various representations made tonight. This report to include:

(a) Recommendations on staff required to implement N.I.P. Programs in the selected area and source of funding;

(b) Suggestions to Council on actions which could be taken in those areas not chosen for N.I.P. Programs for 1975.

In addition, the Director of Planning, in consultation with the Director of Social Planning, be instructed to report to the Standing Committee on Planning and Development on local area planning, staffing and priorities."

- CARRIED UNANIMOUSLY

underlining indicates amendment

cont'd ....

MANAGER'S, DEPARTMENT AND OTHER REPORTS (cont'd)

G.V.R.D. Matters

Alderman Boyce referred to a report in the newspaper that the Planning Committee of the G.V.R.D. has deleted from its budget the sum of $35,000 required to finish the Airport Planning Study. This would mean that the social impact and noise studies would not be completed. The Alderman requested the City's representatives to urge the G.V.R.D. to re-consider its decision in this matter.

There was discussion on the need for alternates for Council's representatives on the G.V.R.D.

MOVED by Ald. Rankin,
THAT Vancouver City Council approach the Minister of Municipal Affairs with the request that he make provision for alternates for G.V.R.D. members, these alternates to have full voting privileges when substituting for a member.

- CARRIED UNANIMOUSLY

The Mayor advised that he has received suggestions for a number of possible sites for the new G.V.R.D. headquarters and asked any members of Council who may have suggestions re suitable sites to advise him.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4550, BEING THE LICENSE BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

Notice of Motion was given of the following motion on February 18, 1975, and action was taken this day as follows:

cont'd .....

MOTIONS (cont'd)

1. Future Planning & Development:
Burrard Inlet Waterfront

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet Waterfront, i.e.

Proposed Cross-Inlet Ferry (Provincial Government)

Vanterm (National Harbours Board)

Urban Demonstration Project (City of Vancouver - Dick Mann)

Marathon Project 200 (C.P.R.);

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

(deferred)

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT Council approve the above motion in principle and defer it for consideration to the February 27th meeting of the Planning and Development Committee, when the Committee is considering waterfront planning.

- CARRIED UNANIMOUSLY

2. 821 Drake Street

MOVED Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT WHEREAS complaints have been received with respect to the condition of the building at 821 Drake Street;

AND WHEREAS the Director of Permits and Licenses has carried out an inspection of the building and advises the building is still in an unsightly and unkempt condition;

THEREFORE BE IT RESOLVED THAT Council request the Director of Permits and Licenses to submit a full report on the premises with a view to Council considering a resolution under Section 324A to declare the building a nuisance but giving an opportunity to the owners to make representations before Council, before any final action is taken.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:00 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 25, 1975, adopted on March 11, 1975.

A. Phillips
MAYOR

B. T. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of Granville Street, South of 70th Avenue, West 10 Feet of Lot 17, Block 13, D.L. 318

The City Engineer reports as follows:

"The owner of Lot 17, Block 13, D.L. 318, has applied for a development permit to construct an office building with dwelling units above. The building line along Granville Street provides for the west 10 feet of this lot to be dedicated for road. The owner has agreed to dedicate this 10 feet of his lot for street on the condition that the area be leased back for a period of 10 years.

I RECOMMEND that the west 10 feet of Lot 17, Block 13, D.L. 318 be established for road and then the said 10 feet be closed, stopped up and leased to the owner of said Lot 17 subject to the following conditions:

(a) The term to be 10 years subject to a six month notice of cancellation if the area is required for municipal purposes.

(b) The rental to be a nominal $10 for the term.

(c) The owner be permitted to use the 10 foot strip for textured concrete surfacing, a concrete block wall, and three water filled containers for water lilies.

(d) At the termination of the lease, all improvements on the lease area to be removed at the lessees account and to the satisfaction of the City Engineer.

(e) The agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Conversion Engineering Radio System

The City Engineer reports as follows:

"On October 22, 1974, City Council approved that a Consulting Engineer be engaged to prepare the design and specification for the conversion of the Engineering Radio System to repeater operation.

The firm of Hoyles Niblock & Associates Ltd. has many years of experience in the design, specification and supervision of radio systems in both Canada and foreign countries. They estimate that their fee for designing the system and preparing the specification will amount to approximately $8,000. The Company also offered to supervise the construction and installation of the equipment for a fee of 9% of the installed cost or approximately $3,000. Using the Consultants to do the supervision would be beneficial in two ways:

a) the Company would be responsible to see that the Contractor installed the system to their specification and
b) Engineering Department personnel will be relieved to work on the new Police Communications System.

The Supplementary Capital Budget estimates provide for the supervision fee whether done by the Consultant or by the Engineering Department.

I RECOMMEND that Hoyles Niblock & Associates Ltd. be engaged to design and prepare specification for "repeater operation" radio system and to supervise the construction and installation of equipment at a fee of 9% of the installed cost."

City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 280-1

A-7

FINANCE MATTERS

RECOMMENDATIONS

1. Britannia Community Services Centre - Advance Against 1975 Operating Budget

The Director of Finance has submitted the following report:

"In December, 1974 City Council approved interim operating funds for the months of January and February, 1975 for the Britannia Community Centre Society, in the amount of $6,600, pending receipt of the 1975 Operating Budget of the Britannia Community Services Centre. It was hoped at that time that the Britannia budget could be approved by Council prior to the end of February, 1975.

The total Britannia report, involving segments from the Britannia Society, the Park Board, the Library Board, Social Planning Department, Finance Department, etc., will not be ready for Council consideration before the end of February and in fact, is complicated enough that it may well be towards the end of March before it is submitted to the Finance and Administration Committee. Preparation of the report is proceeding on a high priority basis on the part of all persons involved.

Inasmuch as it will probably be April before Council finally approves the structure, cost sharing, and budget, I propose that the City advance further interim operating funds to the Britannia Society for the administration of the Centre, for the months of March and April, 1975. Mr. Michael Clague, the Executive Director, has submitted an interim budget for March and April largely based on his proposed 1975 budget. Some items are not appropriate on an interim basis and I have deleted them from the recommendation I am proposing to Council.

Attached is the detail of the interim budget recommended for March and April. The items under 'Buildings and Grounds' (excluding rent) are the Society's cost sharing obligations under the agreement with the School Board wherein the School Board handles the janitorial, maintenance and utility work. The $1,600 shown under 'Program Services - Community Relations' is unsupported by specific detail but appears to refer to the newspaper put out by the Centre and other program activities.

All of these costs will have to be properly accounted for by the Society under the proposed Operating Agreement with the City, that will be the subject of Council consideration in March and April.

Recommendation

It is RECOMMENDED therefore that the sum of $15,245 be advanced to the Centre to cover administrative costs for the months of March and April, 1975 pending consideration of the 1975 Operating Budget of the Britannia Community Services Centre by the Finance and Administration Committee."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

2. Planning Department - Staffing

Background

On July 9, 1974, City Council approved the following recommendations:

"A professional librarian be hired at a fee of approximately $6,000.00, to catalogue the existing library, establish a library routine, and train a staff member to operate the library and maintain the cataloguing and indexing.

To operate the Library (estimated 50% time available) and to assist the Administrative Officer with control of supplies and various budget matters, one (1) Clerk II position be established and that the workload and effectiveness of this position be evaluated 12 months from date of appointment."

"As noted in Section B above, a Clerk II position be established in the Research Section, to work part time with the Library, and assist the Administrative Officer with supplies and budget matters."

The report further authorized $3,638 as salary and fringe benefits for the above Clerk II position in 1974, and $8,733 in 1975.

Recent Developments

Because the consultant requires a person with library background to assist in the cataloguing, culling and initial library establishment, a suitable candidate who could also fulfill the clerical requirements has not been available. The delay caused by the extensive search for such an individual has resulted in further deterioration of the departmental library.

Discussions with the consultant have indicated that the most practical solution at this time would be to obtain additional outside help with library experience, to aid in the initial establishment of the library and related systems. When the initial work is complete, the Clerk II will be hired, probably in August, 1975. For the balance of the year, the consultant would be retained for one-half day per week, to train the Clerk II and to catalogue incoming material.

The addition of a junior library consultant would cost approximately $5,000, while the authorized salary appropriation for the Clerk II is $5,822 to August 31, 1975. Consequently, retaining a junior consultant would represent no increase in cost over the previously approved resolution.

The Comptroller of Budgets advises that if this report is approved, the necessary funds will be made available in the department's 1975 budget.

Recommendations

The City Manager RECOMMENDS:

1. That a further $5,000 be authorized for library consultant technician assistance;

2. That the Clerk II position recommended on July 9, 1974, be deferred until the library has been satisfactorily established.

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/ authorized City Officials:

Continued ...

Clause #3 Continued

Portable Flow Meters.

Clay Paving Bricks and Interlocking Paving Stones.

Supply and Installation of an Intercom System for Equipment Building and Service Station at Manitoba Yards.

Creosote and Salt Treated Lumber.

Salt and Creosote Treated Lumber.

Cast steel Trench Jacks.

Copies of the details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's Information".

FOR COUNCIL ACTION SEE PAGE(S) 281

PROPERTY MATTERS

RECOMMENDATION

1. Tender for Lease - Parking Site, Lot B, Block 113, D.L. 541; Situated South-West Corner of Seymour & Drake Streets

The Supervisor of Property & Insurance reports as follows:-

"Lot B, Block 113, D.L. 541; situated S.W. Corner of Seymour and Drake Streets was originally purchased as part of the Granville Street Bridge Approaches and has been utilized as a parking site since that time. The area will accommodate approximately 100 cars, is black-topped, and operators of the lot have been selected by tender under varying lease terms since July 1st, 1958. The current three-year lease will expire on February 28th, 1975, and tenders were called for operation of the site for a one-year term, from March 1st, 1975, to February 28th, 1976, thereafter on a year-to-year basis, subject to six-month's notice of cancellation.

Leach Holdings Ltd. (previous lessee) submitted a tender at a flat rate of $1,200.00 or 65% of the gross receipts, whichever is the greater. Leach Holdings Ltd. are the holding company of the Cecil Motor Hotel and now pay to the City of Vancouver under the current agreement, $1,050.00 per month or 65% of the gross receipts, whichever is the greater.

RECOMMENDED That the tender from Leach Holdings Ltd. in the amount of $1,200.00 per month or 65% of the gross receipts, whichever is the greater, be accepted for the lease term March 1st, 1975, to February 28th, 1976. The lease shall be drawn subject to the terms of tender call and to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
6262 Frontenac St. Lot 38, Blocks 3 & 4, D.L. 339 NE¼	Family Housing Project	John Bulych	$ 845.00	4905/182

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 281

B-1

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. West Broadway Improvement Project

The City Engineer reports as follows:

"Background

On October 22, 1974, Council approved the recommendation contained in the Director of Planning's and the City Engineer's report dated October 7, on the West Broadway Improvement Project.

This included, in part, recommendation A - 'That the design proposals be approved as shown and that the initiation of Local Improvement proceedings be authorized'.

Present Position

The project is scheduled to come before the Court of Revision on March 25, along with a construction contract award recommendation to Council, subject to the approval of the local improvement. If the local improvement and the contract award are approved March 25, construction will start in April with the hope of substantial completion by July 1, to coincide with the Greek Community Celebration and Canada Day.

The major part of the physical improvement to the West Broadway area will be the planting of 166 linden and 52 oak trees.

In order to plant trees before the growing season, at the most economical cost, planting must start immediately after the Court of Revision and be completed before the end of April. If the trees are not planted at this time, they cannot be planted until the fall unless they are specially prepared at a substantial cost increase.

The Park Board has 52 trees in their nursery which are available for this project, with the additional 166 trees being held at a local nursery for the City.

The Park Board can start planting trees immediately after the Court of Revision on March 25, provided the local improvement is approved. In this way, the maximum number of trees can be planted in April before the growing season.

The estimated cost of the additional 166 trees is $26,000.00. Should the local improvement not be undertaken, the trees can be used in, and charged to, the Park Board's regular programs.

Under Section 498 of the Vancouver Charter, Council may designate this cost to form part of an anticipated local improvement.

Recommendations

The City Engineer RECOMMENDS that:

A. Council approve the purchase of 166 trees at an estimated cost of $26,000.00.

B. Council designate this cost to form part of the anticipated local improvement for the West Broadway Improvement Project scheduled to come before a Court of Revision on March 25, 1975."

FOR COUNCIL ACTION SEE PAGE(S) 281

Department Report, February 21, 1975 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. Gastown Historic Area - Economic Study (preliminary results)

The Director of Planning reports as follows:

" In 1971, at the request of City Council, the Provincial Government designated 'Gastown' as an Historic Area. In support of the preservation efforts, the City undertook several capital improvment programs and encouraged private investments in the Area. During the latter part of 1974, the City Planning Department started an economic evaluation of Vancouver's restoration efforts in the 'Gastown Historic Area'.

An economic evaluation of the private and public investments in an attempt to assess the economic costs and benefits must, at this time, be exploratory in nature, The data-gathering process is still continuing. (A comprehensive report will be released later this year). Nor is there, yet, a commonly accepted method of evaluating these returns. Quantifying the unique and highly personal benefits of preservation in Gastown is impossible.

Certain economic trends are already clearly apparent, however, and these are submitted for the information of Council.

The revival of Gastown shows up in various directions:

- From 1965 to 1974, the number and value of building permits for the Historic Area showed steady systematic increases, while City-wide permits showed only a moderate gain. (Gastown increase, 2,900%: City wide increase, 59%.
- Overall assessment (land and improvement) increased nearly 35 per cent between 1965 and 1971, rental assessment by 59% and taxes derived from these higher assessments increased by 41% . (These figures will be compared to other areas in the final report).
- The value of the property market transactions also showed a steady increase from $117,000 in 1964 to $3,600,000 in 1974, indicating the renewed interest in the area. The average value of each property market transaction increased from $29,000 in 1965 to $515,000 in 1974, which is reflected in the capital appreciation of land and buildings and the continued improvements of buildings in the area.

The rejuvenation of the area however has accentuated the problems of providing low-income housing. Between 1966 and 1974, nearly 400 low-income units were lost due to stricter enforcement of fire and health codes and conversion to office buildings.

The available evidence and additional, but still incomplete, data indicate that Gastown is becoming a successful project in economic terms.

The foregoing is submitted for the INFORMATION of Council. "

FOR COUNCIL ACTION SEE PAGE(S) 282

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

February 13, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 13, 1975.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of January 30, 1975, were adopted.

RECOMMENDATION:

1. Public Housing Corporation

Submitted for the Committee's consideration was a Manager's report dated January 30, 1975, on the City of Vancouver Public Housing Corporation. The report stated as follows:

"The City Manager reports as follows:

The following report has been received from the Director of Legal Services:

'I wish to advise that on January 7, 1975, the City of Vancouver Public Housing Corporation was incorporated pursuant to the provisions of the Companies Act to carry on the business of public housing within the City. A copy of the Memorandum and Articles is on file in the City Clerk's Office.

At present, as the sole subscriber to this company, I am the only member and the only Director.

Before any activities are undertaken by this company, I would recommend that Council appoint the Directors, and I would suggest that the Board of Directors should include the Director of Finance.

At present, both the records office and the registered office are situate in my department, but I would recommend that Council be asked to authorize me to appoint an outside firm of solicitors to be the records office and the registered office. This, you will recall, was done in the case of Harbour Park Developments Ltd., and for a very moderate annual fee, we can retain the outside law firm not only to attend to the immediate details such as company seal, share register, minute books, etc., but also the recurring requirements in the Act with respect to filing of notices of annual meetings, Directors' meetings, transfers, etc. This would also have an added advantage in that it would obviate the necessity of a member of my department staying completely familiar with all the changes in the Companies Act for the benefit of one company.'

I RECOMMEND that the foregoing report of the Director of Legal Services be approved.

It is noted that the Greater Vancouver Non-Profit Housing Corporation has the following Directors: Mayor Evers, Mayor Andrews, Director Kelly, Mr. George Carlisle and Mr. Frank Bunnell. It is the opinion of G.V.R.D. staff that this structure is an appropriate vehicle for managing the affairs of the corporation.

Cont'd . . .

It is therefore RECOMMENDED that the Board of Directors of the Vancouver Public Housing Corporation consist of three members of Council, the City Manager, the Director of Finance and the Director of Legal Services."

Following brief discussion, it was,

RECOMMENDED,

THAT the recommendations outlined in the above Manager's report on the City of Vancouver Public Housing Corporation dated January 30, 1975, be approved.

RECOMMENDATION AND INFORMATION:

2. Dogs

"Council on July 9th, 1974, endorsed the following recommendation of the Standing Committee on Waterfront & Environment at its meeting of June 27th, 1974:

'THAT the Director of Permits & Licenses prepare a comprehensive report for submission to the Committee by the end of September, 1974; such report to include:

A. Review of pound fees, with particular emphasis on escalating fees for dogs who are impounded on more than one occasion.

B. The results of the study to be undertaken by representatives of the Department of Permits and Licenses and the Board of Parks and Recreation, on the use by trained pound staff of tranquilizer guns on vicious animals.'"

Submitted for the Committee's consideration was a report from the Director of Permits and Licenses dated October 31, 1974, on dogs. This report, which is on file in the City Clerk's Office, outlined such subjects as license fees, control of vicious dogs, enforcement, educational approach, license requirements, females in heat, and other by-law amendments, and concluded with twelve recommendations.

The Director of Permits and Licenses reviewed this report with the Committee Members and following this, the Committee heard the following delegations:

- Mr. Patrick F. Graham

Mr. Graham submitted a brief containing recommendations for the improvement of the environment by the application and enforcement of more stringent laws governing the keeping for sale, gifting of animals, birds, reptiles, domestic or imported. (This brief is on file in the City Clerk's Office.)

- Mr. S.G.N. Presley - Federation Of Independent Dog Owners

During Mr. Presley's oral presentation he noted that more dog control was required. Dog patrols were very important in Stanley Park where dogs were presently harming other animals. He agreed with the escalating impounding fee schedule as outlined in the above noted report of the Director of Permits and Licenses. Fines must be levied against the owner, and the dog should be impounded only if it is considered dangerous, or if the owner cannot pay the fine. He outlined the possibility of tattooing dogs for identification purposes. In conclusion he emphasized the importance of low-cost spay and neuter clinics, and the importance of an education program. Also that all pound officials must be fully

Cont'd . . .

trained. The Committee noted that the City was in the process of constructing a new pound, and the matter of including a low-cost spay and neuter clinic in the facility was raised.

The Director of Permits and Licenses advised of an addendum to his above noted report which would be submitted to this Committee in the very near future, and which recommended that one full-time pound officer be assigned to Stanley Park.

- Mr. C.J. Homes, Secretary-Manager, S.P.C.A.

Mr. Homes submitted a brief which is on file in the City Clerk's Office and which touched on such items as animal control, sociological structure, control of the pet population, comments by elected officials, law enforcement and members of the public, and looking into the future. In conclusion Mr. Homes advised that the B.C. S.P.C.A. would be building a low-cost spay and neuter clinic to cover the 40 municipalities in the lower mainland.

- Mr. L. Lesage, Park Board

Mr. Lesage expressed frustration with the lack of authority to control dogs that park personnel presently have. He advised of situations where a dog is picked up and taken to the pound one day, and is right back in the park the following day. Further, that people ignore the "No Dogs Allowed" signs in the park. Presently the park does not have a full time dog patrol.

- Mrs. Katherine M. Kent, Marpole-Oakridge Community Newspaper

Mrs. Kent submitted a brief which reiterated several of the above noted points and, in essence, was in agreement with the recommendations outlined in the report of the Director of Permits and Licenses. (This brief is on file in the City Clerk's Office.)

RESOLVED,

THAT the above noted briefs and report from the Director of Permits and Licenses on dogs, dated October 31, 1974, be received.

RECOMMENDED,

I. THAT the Pound By-law be amended to provide an escalating scale of fees for dogs which have been impounded during a calendar year, as follows:

$15.00	for the	first time	a dog is impounded
30.00	" "	second " "	" "
40.00	" "	third " "	" "
50.00	" "	fourth and subsequent times.	

II. THAT the Pound By-law be amended to provide for the sale price of a dog to be the amount of the impounding and service fees at the time of purchase. Dogs sold to the University of British Columbia remain at $5.00.

III. THAT the Pound Officers not be equipped with tranquilizer guns.

IV. THAT the Director of Legal Services discuss with the appropriate Provincial Department for report back to Council the status of the Animal Act and the Domestic Animal Protection Act as they relate to the City of Vancouver.

V. THAT the Director of Legal Services prepare an amendment to the Pound By-law to permit Pound Officers to issue tickets to an owner of a dog seen running at large.

Cont'd . . .

VI. THAT the Pound By-law be amended to prohibit a female dog to be on the street while in heat regardless of the degree of control being exercised.

VII. THAT Section 9(1) (b) of the Pound By-law be amended to read:

'If a license has been taken out by the owner of the dog for the current year prior to the date of impounding, a sum not exceeding $15.00 for impounding shall be charged.'

VIII. THAT Section 13 of the Pound By-law be amended to raise the impounding fees for horses, cattle or other farm animals to $15.00.

IX. THAT Section 14 of the Pound By-law be amended to raise the service fee for horses, cattle or other farm animals to $2.00 per day.

X. THAT Section 16(1) of the License By-law be amended to raise the fees for a duplicate dog tag to 50¢ each.

XI. THAT the Chairman form a sub-committee to discuss:

i. City spay and neuter services
ii. Number of pound officials
iii. Safety of people

- different license fees for varying sizes of dogs
- obedience classes

iv. Pound officials in Stanley Park
v. Breeders
vi. Educational process in schools and amending Pound By-law to raise age from licensing a dog from three months to six months; and report back to a later meeting.

INFORMATION:

3. Comprehensive Report on Pollution - Background Information

The Committee considered a memorandum from the City Engineer dated January 29, 1975, which stated in part:

"In January 1974 a comprehensive Pollution Status Report was prepared by the Engineering Department at the request of Ald. Pendakur, Chairman of the Waterfront and Environment Committee. This report was submitted but was not dealt with by the Committee until July, 1974.

When considering this report on July 4, the Waterfront and Environment Committee requested a further report to deal with -

(1) Noise Pollution and its relationship to GVRD activities.
(2) Further information on the degree of enforcement by the GVRD with respect to air pollution.
(3) Some further information on the involvement in expediting a program of sewers separation and elimination of certain sewer outfalls along the Fraser River.
(4) Procedures re elimination of floating debris in the Fraser River.
(5) What could be done to enforce litter pollution.

Cont'd . . .

On October 3/74 the Waterfront and Environment Committee was advised by the City Engineer that while the Department was working on the assignment, a further report would be delayed because of delays by the GVRD in further considerations of noise control and because of staff changes and vacations.

On December 18 I spoke to the City Clerk's Office (M. Cross, Committee Clerk) at which time it was agreed that it would be appropriate to have the matter of a further report raised at your new Committee to determine what assignments and priorities your Committee would like to have carried out. In this connection Item (1) is already being basically dealt with by a separate consideration and Resolution of Council dated October 22/74 which stated in part -

> "THAT the City Manager in consultation with appropriate staff members report to Council on a noise control program which would include hiring of a noise control program coordinator."

We are now working with the Medical Health Officer on this matter for further report to Council.

With respect to Item 5, this is also being substantially dealt with by a separate Resolution of Council dated July 30/74 which stated -

> "that the Council intends to seek a Charter amendment which would make it the responsibility of the commercial property owner to maintain in a fit state of cleanliness his abutting section of sidewalk and boulevard and instructs the Director of Legal Services and the City Engineer to report back on the feasibility of this proposed Charter amendment."

Also submitted was a copy of the Pollution Status Report dated April 25, 1974, referred to above. (This correspondence is on file in the City Clerk's Office.)

The Chairman advised that a report from the G.V.R.D., City Engineer, and Director of Legal Services advising of the present status of this matter would be submitted to this Committee in the very near future.

RESOLVED,

> THAT the memorandum of the City Engineer dated January 29, 1975, regarding the Comprehensive Report on Pollution - Background Information, and the Engineering Department report on Pollution Status dated April 25, 1974, be received.

The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

II

February 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall on February 13, 1975, at approximately 1.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Sweeney
Alderman Kennedy

ABSENT: Alderman Marzari

CLERK: G. Barden

INFORMATION:

1. Archives Advisory Group

On December 17, 1974, City Council adopted the following recommendation of the Standing Committee of Council on Finance and Administration, dated December 5, 1974:

"THAT the City Clerk be authorized to set up an Archives Advisory Committee along the lines mentioned in the report with a report back to the Committee outlining more specifically the function of this advisory group."

The Committee had for consideration a Manager's Report dated January 23, 1975, advising as follows:

"In respect of the function of this proposed group, it is proposed the group would advise the City Clerk and Archivist regarding the following:

Acquisitions, Donations, Revenue Projects, Educational Matters, Public Relations, Physical plant in respect of equipment and facilities to function effectively, Services Rendered, such other matters as come within their particular experience and expertise.

"It is not proposed that this body be set up in the normal committee structure, suggesting rigidity in its operation, but rather that it meet informally with the City Clerk and Archivist, from time to time, to advise on the above-mentioned matters as preseneted to them, in order that their experience and expertise may be given to us in making important decisions in the Archives management.

"Those invited and who have consented to join the group are:

Mr. Basil Stuart-Stubbs - U.B.C. Librarian

Mr. Ursus Dix - Chief, Regional Conservation Centre

Dr. W. Kaye Lamb - former Dominion Archivist

Dr. David H. Breen - U.B.C. Historian

Mrs. Frank Ross (Wife of former Lieut.-Governor)

Mr. Chuck Bayley - Head of Communications, Vancouver School Board."

Cont'd ...

Clause #1 Continued

The City Clerk advised that there will be no budget set up for this Committee. The above persons have agreed to serve gratis and are happy to contribute their time.

Following discussion it was,

RESOLVED

(a) THAT the report be received for information.

(b) THAT the members who have been invited and consented to serve on the Committee be approved.

(c) THAT a letter of sincere appreciation be sent to the members for volunteering their services.

RECOMMENDATION

2. Budget Review Procedures

The Committee had for consideration a memo dated January 27, 1975, (copy circulated) to the Director of Finance from the Comptroller of Budgets outlining suggested timing for budget assembly, reviews and reporting, together with budget review policy and procedures.

It was noted that on February 14, 1975, the review and expenditure estimates would be assembled and a preliminary report on the budget position prepared for the Mayor, Chairman of Finance and Administration Committee, and the City Manager.

The Committee discussed the question of publicizing the preliminary report and the danger that the report could leak out and be improperly publicized. It was agreed that the preliminary report should be publicized and it should be stressed that it is simply a wish list of requests from each department, and in no way be interpreted as a final report that would determine the tax levy for 1975. Following further discussion it was,

RECOMMENDED

THAT the preliminary budget review be approved as outlined in the memo dated January 27, 1975.

3. Site For Multicultural Centre

The Committee had for consideration a letter dated December 11, 1974, and report from the Vancouver Committee For A Multicultural Centre.

Mr. Halford Wilson, Chairman, and Mr. Simon Oosterhuis, Vice Chairman of the Vancouver Committee For A Multicultural Society, spoke to their request that the City provide support for a multicultural centre in the City of Vancouver. The purpose of the Centre is to provide a common meeting place for all ethno-cultural groups, including the Canadian native people in order that they may foster their cultural heritage and share this with other Canadians. The Centre will complement existing or planned uni-cultural facilities, and will assist in development and housing cultural activities of smaller groups who are unable to establish such Centres on their own. A minimum of two acres is required

Cont'd ...

Clause #3 Continued

for a building with an estimated space requirement of 65,000 sq. ft. Capital costs of the building are estimated at $4,000,000, and yearly operating costs are estimated at $400,000. Verbal encouragement from all three levels of governments has been obtained as to support of the project. The Committee is looking to the following sources for support:-

City of Vancouver
Provincial & Federal Government
Urban Administration Program
Foundations
Contributions From Ethnic Groups

The Multicultural Committee expects that operating expenses could be covered by membership fees, leasing the premises and catering services.

Mr. Jonathan Baker, of the Social Planning Department, displayed maps that outlined various ethnic areas, immigrant areas since 1966 and social status areas.

The Committee felt that if the City supports the concept of a Multicultural Centre it should be in the form of a site and assistance with programming. Following further discussion it was,

RECOMMENDED

(a) THAT the City express its support of the concept of a Multicultural Centre.

(b) THAT the Director of Planning and the Director of Social Planning provide assistance to the Committee as may be necessary in considering prospects of programming and location of the Centre, and report back to the Committee.

CONSIDERATION

4. Shaughnessy Hospital Citizens Advisory Committee

The Chairman read a letter dated February 8, 1975, from Mr. Thomas Osborne, Chairman of the Shaughnessy Hospital Citizens Advisory Committee, advising that the Committee on February 5, 1975, passed the following resolution:

"RESOLVED that the Shaughnessy Hospital Citizens Committee adopts the undernoted budget and hereby requests the City of Vancouver through Alderman J. Volrich to make the funds available to the Committee:-

1.	Mailing expenses 3 mailings of 2,000 pieces @ .03 = 3 x $140 =	$420
2.	Public Meeting Expenses Hall rental, publicity and miscellaneous	200
3.	Miscellaneous Committee Members' Expenses to date - postage, secretarial and copying	100
		$720

"We should be very much obliged if the City of Vancouver could see its way clear to making these funds available to the Committee."

Following discussion it was,

RECOMMENDED

THAT the request be received by the Committee and forwarded to Council for consideration.

The meeting adjourned at approximately 3.00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 283

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 13, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION

1. Report References - False Creek

Mr. D. M. Hickley, Assistant Director, Civic Development, circulated a brochure outlining the Planning Department's 1975 programme for False Creek. (Copy on file in the City Clerk's Office). The brochure contained a survey of Council policy statements on False Creek from 1965 to the present. These policy statements provided the basis of the preparation of Sub-area policies and Area Development plans. Also included are Council decisions for each of the areas in False Creek.

Mr. Lee Coo of the Planning Department outlined the programme and scheduling of the work in False Creek for 1975 (copy circulated).

Clarification of Phase 1 and Phase 2 was requested by members of the Committee who were under the impression that Phase 1 was east of Oak and Phase 2, west of Oak with one enclave of housing being Phase 1 and the other enclave being Phase 2. The Committee was informed that Phase 1 of Area 6 extended from Johnston Terminals (Ash Street) to West Coast Salvage (Alder Street) and Phase 2 from West Coast Salvage to Granville Street. Council on June 11, 1974, adopted in principle a design concept by Thompson, Berwick, Pratt and Partners for the 52-acre first phase containing 900 dwelling units with the public open space located in the centre.

The Committee had for consideration a report of the City Manager dated February 6, 1975, entitled "Phase 1, Area 6, False Creek".

Mr. E.D. Sutcliffe, False Creek Project Manager, advised that the Engineering Department has been responsible for putting in the services and constructing the seawall. He introduced Mr. Richard Rabnett, representing Thompson, Berwick, Pratt and Partners, the Co-ordinating Architect, and Mr. Frank Stanzl, Frank Stanzl Construction Ltd., the Co-ordinating Developer.

Mr. Rabnett outlined the design features to the Committee:

- 250 boat marina, 90 boat liveaboard community, 900 residential units in two enclaves of "donut like" clusters located throughout the scheme

cont'd ....

Clause No.1 (continued)

- 6th Avenue bus service would loop into each enclave

- view angles had been protected on street ends and corridors by restricting building heights

Mr. Rabnett described the parking policies and indicated that this was to be a transit-oriented development with only one half the cars compared to other residential enclaves in Vancouver. The ratio of parking would be one car for one unit for the market and co-operative units to one car for six units in the senior citizens units. If transit is not forthcoming for the development or the number of spaces proves to be inadequate there is the possibility of adding a parking structure at a later date.

Mr. E. A. West, Project Engineer, False Creek, showed slides of the seawall and construction work on storm sewers. With the aid of charts he indicated that there was no increase in service costs of the development beyond inflation or those incurred as a result of design changes. If all approvals are given it is anticipated that the sewers would be complete and other utilities in place by the end of August with the exception of the Hydro underground which would be completed mid-November.

Mr. Sutcliffe referred to the table attached to the report "Phase 1, Area 6, False Creek" and indicated that of the total estimated cost of $19,905,000, it was hoped that $8,000,000 could be recovered from the residential/commercial component in Phase 1.

Mr. Rabnett advised that a Public Space Advisory Committee had been appointed to advise and work with the Project Manager, and design team. He described the conceptual plan for the Park/Public Space proposed to contain 70% open meadow-like areas and 30% reasonably densely treed areas as well as a one acre tidal pool.

With respect to the sponsors of the 17 parcels of the Spruce and Heather neighbourhoods, Mr. Sutcliffe stated that the process of identifying such sponsors commenced in February, 1974 based on the social mix adopted by Council. Each of the sponsors would be required to fit people into their development based on guidelines set down. Those sponsors not selected for Phase 1 were advised that there may be a further opportunity if Phase 2 is adopted by Council.

Mr. Frank Stanzl, Co-ordinating Developer advised the Committee that land values had been calculated for the various parcels so as to recover the cost of development and to maximize the household and income mix objectives. There were uncertainties because of lease tenure and income mix which might have a downward effect on the price realized from the sale of the market units.

Discussion followed and Alderman Kennedy put forward a motion that False Creek, Area 6, Construction Phases 1 and 2 be not approved.

The Committee discussed what would happen if there was no construction on Area 6 and the Director of Finance advised that if Area 6 was turned into park the cost to the City would be $21.5 million. The Chairman called the question on the motion and it was defeated with Aldermen Bowers, Bird, Cowie and Harcourt against.

The Committee

RECOMMENDED

A. THAT the Phase 1 residential and commercial developments recover the amount of at least $8,000,000.

cont'd ....

Clause No.1 (continued)

B. THAT the following sponsors be endorsed for the types of developments indicated, subject to satisfactory negotiations with the Sponsors regarding land lease terms, for the types of developments indicated:

Kiwanis Uptown - Senior Citizens Rental, (Parcel No.1)
Bertha O'Clarke Society; (Parcel No.2)
L.M. Society for Physically Handicapped - Physically Handicapped Rental; (Parcel No.7)
B.C. Baptist Foundation - Limited Dividend Rental - Non-Profit; (Parcel No.3)
Stanzl Construction Ltd. - Limited Dividend Rental - Enterprise; (Parcel No.11)
False Creek Co-operative - Co-operative Per Value; (Parcel Nos. 5 & 6)
B'nai B'rith - Senior Citizens Rental; (Parcel No.9)
Netherlands Association - Limited Dividend Rental - Non-Profit; (Parcel No.10)
Creek Village - Controlled Resale Condominium; (Parcel No.4)
Non-Profit Building Society - Controlled Resale Condominium; (Parcel No.8)
"Pears" Group - Market Condominiums; (Parcel No.15)
Stanzl Construction Ltd. - Market Condominiums; (Parcel Nos. 12, 13, 14, 16, 17)
Greater Vancouver Floating Homes Association

C. THAT land lease terms and conditions be drawn up following negotiations with the Sponsors and contracts prepared by the Law Department with input from the Finance Department, Property and Insurance Office, the Development Consultant and the City Manager.

D. THAT the Director of Planning, in consultation with the Project Manager prepare a report to Council with respect to an Area Development Plan for Phase 2, Area 6 such report to include the implications if Phase 2 is delayed and the consultants to be engaged.

Alderman Kennedy wished to be recorded as against the above recommendations.

RECOMMENDATION & CONSIDERATION

2. 1975 Capital Budget - False Creek

The Committee considered a report of the City Manager dated February 5, 1975, with respect to the 1975 budget for False Creek:

After discussion the Committee

RECOMMENDED

A. THAT the False Creek Area 6 services construction Phase 1 proposal be approved and the work be authorized to proceed; the Park Board, in consultation with the Project Manager and City officials, be the Agency to develop the neighbourhood park as set down in the Guidelines.

B. THAT the following recommendation of the False Creek Project Manager be forwarded to Council for CONSIDERATION; and the detailed breakdown be reported to Council concurrently:

'preliminary work on construction Phase 2 be authorized to proceed, to the extent that the funds are provided for in the 1975 Capital Budget contained herein'.

cont'd...

Clause No.2 (continued)

FURTHER THAT any work related to the housing concept be delayed until the report from the Director of Planning on Phase 2 is received.

C. THAT the 1975 False Creek Area 6 Capital Budget of $4,934,000 be approved, with the detailed appropriation (if required) of funds within the indicated allocations to be approved by the Director of Finance and City Manager upon submission of the details from the City Engineer and False Creek Project Manager.

D. THAT the detailed breakdown of expenditures and consideration of design of the park development be reported to the Committee.

(Alderman Kennedy wished to be recorded as voting against the above recommendations.)

At this point, Alderman Kennedy left the meeting.

E. THAT the source of funds for financing the 1975 False Creek Area 6 Capital Budget be the CMHC $10,000,000 approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary.

F. THAT the Development Group and Consultants' detailed budgets of $130,609 and $286,900 respectively, be approved.

The meeting adjourned at approximately 6:20 p.m.

NOTE FROM CLERK: The detailed breakdown requested in Recommendation 2B is attached as an Appendix.

FOR COUNCIL ACTION SEE PAGE(S) 76-7

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

February 13, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 13, 1975 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Boyce (Clause #3 only) Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Marzari
ALSO PRESENT:	Paul Murphy, Department of Human Resources
CLERK:	H. Dickson

INFORMATION

1. Grant Request - Red Door Recreation Department - $1,860

The Committee had before it for consideration a letter dated January 24, 1975 and a 12-month budget totalling $1,860 (circulated) from the Recreation Department of the Red Door.

Following discussion it was

RESOLVED

THAT the request of the Recreation Department of the Red Door for a grant of $1,860 be referred to the Director of Social Planning for a report back to the Community Services Committee.

RECOMMENDATIONS

2. Grant Request - Franciscan Sisters of the Atonement Day Care Centre

The Committee had before it for consideration a letter dated February 4, 1975 (circulated) from the Day Care Information Centre of the Department of Human Resources advising that the Human Resources Department is unable to meet the request of the Sisters of the Atonement for funding for paving the play area at the Day Care Centre operated by the Sisters at 385 East Cordova Street. Two cost estimates for the paving work were also before the Committee for consideration (circulated).

A representative of the Franciscan Sisters told the Committee there are 38 children currently enrolled in the Day Care Centre.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of $890 to the Franciscan Sisters of the Atonement for paving the play area at their Day Care Centre, or alternatively, if it can be done for less than $890, that the City pave the play area.

Cont'd . . .

3. Canada Safeway Development and Shell Service Station Conversion Car Wash - 41st Avenue and Dunbar Area

Vancouver City Council at its meeting of January 28, 1975, passed the following motion:

"THAT the matter of the proposed on-site replacement and expansion of the Safeway Store at 41st Avenue and Dunbar, as well as the matter of the proposed Shell Service Station conversion to self-service and car wash installation, be referred to the Standing Committee on Community Services for consideration;

FURTHER THAT if a development permit for the service station has not yet been issued, issuance of this permit be withheld pending consideration of this matter by the Committee."

The Committee had before it for consideration a letter dated February 3, 1975 from the Southlands Action Committee, and a petition dated January 28, 1975 (circulated) setting forth objections of residents in the area to these two projects.

There was considerable discussion on this matter beginning with a comprehensive review of the two developments by Mr. H. W. Gray, City Zoning Planner.

Mr. Gray presented the Committee with reports dated February 6, 1975 (circulated) on each of the two developments.

The report on the Safeway Development stated the Director of Planning is prepared to approve the development subject to the following:

"- possible relocation of the smaller building

- first receiving advice from the Urban Design Panel

- additional landscaping

- details of the equipment to be placed on the building with particular reference to noise

- letters from the owners regarding loading and unloading times, with no night time loading

- provision of off street parking facilities clearly designated for staff

- clarification regarding extension of the lease of the City lane past June 1, 1977

- details of the off street parking and loading facilities including dimensions and a detailed lighting plan of the parking area"

On the Shell Canada development the report stated:

"The conditions required by the Technical Planning Board have now been met and the development permit is ready to be issued but is being held due to Council's resolution of Tuesday, January 28, 1975."

During discussion it was noted that the Safeway development on Lot 8 includes two buildings; the new Safeway store and a second building, to be leased for small shops, located at the east end of Lot 8 paralleling Collingwood Street.

Cont'd . . .

Clause #3 continued:

Mr. Craig Aspinall of the Southlands Action Committee outlined the concerns of citizens in the area, stating the residents want Safeway's access to additional property in the block restricted.

Specifically, Lots 43 and 44 at 40th and Dunbar should be rezoned to residential to prevent further commercial expansion in the block.

A representative of Safeway indicated the company plans to sell two of the four lots it now owns.

The residents are also opposed to the siting of the second building which parallels Collingwood and concern was expressed about traffic problems being created by access off Collingwood.

A spokesman for Safeway indicated the company will eliminate the second building from the development if necessary and close off any access to Lot 8 from Collingwood.

Residents also expressed concern about increasing traffic volumes on 40th Avenue and noise from rooftop air intakes proposed for the Safeway store.

It was pointed out any approval of the development would require that noise from machinery be kept at a specified level.

On the Shell Canada development it was noted that this project resolves most of the criticisms in the petition and in answer to further expressed concerns of residents, it was pointed out there will be no access to the site off its surrounding lanes, that the perimeter of the site along the lanes will be landscaped. A representative of Shell Canada advised that a house, located across the lane from the development site and owned by Shell, will be sold.

In response to questions the Shell spokesman explained the type of car wash proposed takes four minutes to wash each car and that therefore line-ups of no more than four or five cars are expected at peak periods because customers will not wait 20 minutes for a car wash.

Concern was expressed that line-ups could occur on sunny days. if "rain checks" are given to car wash customers to return for their car wash on sunny days.

It was also stated that the car wash operation should not be permitted to operate later than 9:00 p.m.

During consideration of the Shell development it was noted the project involves conversion of a service station to a self-serve gas station and that Council has called for a special report on the proliferation of self-serve gas stations in the City. This report is expected to come before Council on February 25, 1975.

Following discussion it was

RECOMMENDED

I.(a) THAT Council defer further consideration of the Shell Canada project at 41st and Dunbar until the special report on conversion of service stations to self-serve gas stations is before Council;

(b) THAT the hours of the proposed car wash be from 7:00 a.m. to 9:00 p.m.;

II.(a) THAT the Director of Planning be asked to report on rezoning of Lots 43 and 44 at 40th and Dunbar from C-2 Commercial to RS-1 Residential;

Cont'd . . .

Clause #3 continued:

II.(b) THAT Canada Safeway be asked, as a condition of any approval of its development at 41st and Dunbar, to eliminate construction of shops along Collingwood Street and that this area be landscaped to the satisfaction of the Director of Planning;

(c) THAT the Traffic Engineering Department be asked to report on the control and/or reduction of traffic volume on 40th Avenue;

(d) THAT there be no entrance or exit to the Safeway development off Collingwood Street;

(e) THAT Safeway be required, pertinent to its verbal undertaking, to confirm in writing to the City, when its properties on 40th Avenue will be sold;

(f) THAT Safeway be required to confirm in writing to the City, that there will be no liquor store on the site of its development at 41st and Dunbar.

The meeting adjourned at approximately 5:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 334

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

February 18, 1975

A Special Meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, February 18th, 1975, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall.

PRESENT: Alderman Bowers (Chairman)
Aldermen Bird, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Harcourt (Civic Business)

CLERK: M. Kinsella

INFORMATION

1. Neighbourhood Improvement Program - 1975

Vancouver City Council on December 17, 1974, when dealing with the report of the Standing Committee on Community Development dated December 12, 1974, on Neighbourhood Improvement Program - 1975, approved the following recommendations of the Committee:

"(a) The senior levels of government be requested to contribute $3 million (Federal - $2 million and Provincial - $1 million) for Neighbourhood Improvement Programs for 1975 in those priority areas outlined in this report.

(b) The senior levels of government be requested to set aside $120,000 towards the net cost of Site Clearance Program ($80,000 - Federal, $40,000 - Provincial) in 1975.

(c) The City's portion be provided out of Urban Renewal Funds. This is presently estimated at $1.3 million on the basis of $1.1 million for the Neighbourhood Improvement Programs and $200,000 for the Site Clearance Program."

Council at the same meeting, deferred the following recommendation for consideration by Council in 1975:

"(d) Briefs be invited from the priority communities noted in this report.

(e) The Director of Planning report back in January, 1975, on the appropriate communities for Neighbourhood Improvement Programs for 1975.

(f) Authorization be given to Staff Neighbourhood Improvement Programs in 1975 in Mount Pleasant and the Downtown Eastside. The details on staff requirements, space requirement and budget would be reported on following approval of funding by the senior levels of government.

(g) The Committee review the existing briefs from the priority areas with the community groups involved."

Alderman Bowers, Chairman of the Standing Committee on Planning and Development, advised that Council earlier this day had agreed that tonight's meeting would be a meeting of the Standing Committee on Planning and Development expanded to include the other members of Council for consideration of Neighbourhood Improvement Program - 1975.

cont'd....

Neighbourhood Improvement
Program - 1975 (continued)

He advised that it was the Committee's intent this evening to hear representations from the Director of Planning and the various delegations appearing this evening, and to defer selection of areas for the 1975 Neighbourhood Improvement Program (N.I.P.) to a later meeting of Council.

The Director of Planning circulated for information, a memorandum setting out the present status of the neighbourhood improvement programs. This memorandum stated in part:

"The Planning Department believes Neighbourhood Improvement Programs should be utilized to initiate and implement projects arising out of Local Area Planning programs in the City. Kitsilano was one of the areas selected for a Neighbourhood Improvement Program in 1974 because of its on-going Local Area Planning program and availability of staff. A portion of Cedar Cottage was also selected for a Neighbourhood Improvement Program in 1974.

Because of staff and budget limitations, no Local Area Planning program, except Fairview, has been initiated or advanced sufficiently to utilize N.I.P. funds to advantage.

The Planning Department believes that first consideration should be given to those Communities requesting N.I.P. which are not only noted as a priority for N.I.P. but those which are noted as L.A.P. priorities, namely: Kitsilano, Fairview, Mount Pleasant, Grandview/Woodlands, Downtown East Side.

Our comments on these Communities are as follows:

KITSILANO - This Community was selected for N.I.P. in 1974 and is no longer eligible for funds.

FAIRVIEW - A policy decision by Council would have to be made concerning the desired future social and physical character of the Slopes before senior levels of government would give approval to N.I.P.

GRANDVIEW/WOODLANDS - This Community desires a Local Area Planning program and feel N.I.P. would be inappropriate at this time. This represents a good prospect for N.I.P. 1976.

MOUNT PLEASANT - Some interest has been shown - particularly in the south east corner of this Community.

DOWNTOWN EAST SIDE - Interest is being shown. Council has instructed the Planning Department to bring in a proposal for zoning this area in order to preserve and retain and develop housing.

Unless there are briefs presented to Council differing from our understanding noted above, there are two areas which Council should strongly consider, i.e., Mount Pleasant and Downtown East Side for Neighbourhood Improvement Program in 1975.

In making these recommendations the Planning Department would like to emphasize the importance of Local Area Planning preceding a Neighbourhood Improvement Program. Local Area Planning defines problems and priorities in a more comprehensive way and allows the Community to receive maximum benefit from subsequent N.I.P. funding.

We endorse Grandview/Woodlands approach in this regard.

cont'd....

Neighbourhood Improvement
Program - 1975 (continued)

If Council approve areas for Neighbourhood Improvement Programs, Council should approve staff allocation for these areas as well. Although funds have not as yet been approved by the senior levels of government, it would be appropriate to commence advertising to get some lead time for hiring staff.

It should be noted that any area approved by Council for 1975 will require approval of the senior levels of government."

Representations were heard from the following groups:

(a) Hastings-Sunrise Action Council

Mr. J.T. Cork, Chairman, addressed Council and submitted a brief setting out the reasons why the Hastings-Sunrise area should be given priority of selection for a 1975 Neighbourhood Improvement Program.

(b) Mount Pleasant Citizens' Committee

Mr. D. Fairbrother, Chairman, spoke to the group's brief which detailed at some length the community's need for a Neighbourhood Improvement Program. He felt that one of the greatest areas of need within the Mount Pleasant area is the north-east corner where there are a large number of apartment dwellers who have almost no community facilities. He also considered that the area between Broadway, Kingsway, Clark and Knight presents a priority for neighbourhood improvement.

Mr. Fairbrother submitted to the Committee letters in support of his Committee's submission from the Principal of the Mount Pleasant Elementary School, Mount Pleasant/Fairview Area Service Team, Panjabi Literary Association, Mount Pleasant Child Care Society and the Mount Pleasant Under Threes' Child Care Society.

(c) Downtown Eastside Residents' Association

Libby Davis addressed Council on behalf of DERA. DERA's arguments for priority consideration as a N.I.P. area is detailed in their brief submitted to members of Council on November 21, 1974. DERA is requesting that the Oppenheimer area be designated as a N.I.P. area and that the first priority is the area be rezoned to CRM-3 to permit stabilisation of the area. It was also suggested that a N.I.P. program in the Oppenheimer area would complement the Strathcona redevelopment and would also permit DERA to renovate the Old Carnegie Library for use as a community services centre.

Mr. R. Youngberg of the Planning Department suggested that CD-1 zoning would be more appropriate for this area and indicated that a report will be before Council shortly on this matter.

(d) Action Now

Mr. Harold Daykin spoke to an application by this organization for consideration of the 'Triangle' in Mount Pleasant (Broadway, Kingsway, Clark and Knight) for a N.I.P. program. His organization supports the Mount Pleasant Citizens' Committee's brief but feels that special consideration should be given to the 'Triangle' because it is a stable neighbourhood which needs rehabilitation and provision of public, social and recreational facilities.

(e) Grandview-Woodlands Area Council

Mr. Peter Donaghey on behalf of this group, stated that before introduction of a N.I.P. program in the area, there is need for a local area planning program to assist the residents in determining the planning needs of their area. He suggested that Council seek senior government funding for the staffing of this local area planning program. Mr. Youngberg advised that the Planning

cont'd....

Neighbourhood Improvement
Program - 1975 (continued)

Department hopes to move a planner from the Kitsilano area into the Grandview-Woodlands area later this year to undertake a local area planning program.

(f) Marpole-Oakridge Area Council

Mrs. Lenore Freiman read a brief setting out a number of reasons why the Marpole-Oakridge area warrants consideration as a N.I.P. area. Failing this, the Marpole-Oakridge Area Council would urge Council to establish a local area planning program in the Marpole area to assist the community in remaining stable and to maintain a sense of neighbourhood and prevent future under-mining of its cohesion.

RESOLVED THAT the memorandum of the Director of Planning and the representations of the delegations, be received.

The Committee requested the Director of Planning to submit to Council in the near future, a report with recommendations on selection of N.I.P. areas taking into account the various representations made tonight. This report to include:

(a) Recommendations on staff required to implement N.I.P. Programs in the selected area and source of funding;

(b) Suggestions to Council on actions which could be taken in those areas not chosen for N.I.P. Programs for 1975;

In addition, the Director of Planning be instructed to report to the Standing Committee on Planning and Development on local area planning, staffing and priorities.

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The meeting adjourned at approximately 9:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 324

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 11, 1975, in the Council Chamber, commencing at 2.00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL. D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Rev. Father Brendan Boland, Pastor of Our Lady of Perpetual Help, Vancouver.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of members of the Junior League of Vancouver, under the direction of Mrs Barbara Lecky.

APPRECIATION.

Council expressed appreciation for the display of Shamrock in the Chamber which was provided by the Parks Board in recognition of St. Patrick's Day, March 17, 1975.

'IN CAMERA' MEETING

The Council was informed that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the minutes of the Special Council Meeting (Public Hearing) of February 20, 1975, together with the minutes of the Regular Council Meeting of February 25, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

1. Self Service Gas Stations and
Lease Agreement at Main & Terminal.

Self Service Gas Stations.

Council, on February 25, 1975, deferred consideration of a report from the Director of Planning dated February 14, 1975, on Self-Service Gas Stations, pending the hearing of delegations.

Pursuant thereto, Council had received representations from Mr. David Bruce, Automotive Retailers' Association (who filed a brief) against granting of more Self Service Gasoline Station permits.

Mr. Walmesley, representing the Legislative Committee of the B.C. Petroleum Association, spoke in support of the need for Self Service Gasoline Stations, and referred to a previous submission circulated to the members of Council from his organization.

Following further explanation from Mr. Jenkinson of the Planning Department, it was

MOVED by Ald. Rankin
THAT the Director of Planning be authorized to deal with any future applications to convert conventional gas stations to self-serve gas stations on a similar basis to that used in applications for alterations to gas station structures not involving conversion to self-serve, subject to all normal procedures;
FURTHER THAT the Director of Planning be authorized to review the gasoline retailing situation in one month to see if there has been any substantive change that may make some control of self-serve gas stations desirable, and to report at that time to City Council;
AND FURTHER THAT the number of Self-Service gas stations in the City be limited to a maximum of 15% of the total retail gas stations in Vancouver, and that this percentage be shared amongst the major oil companies.
- (carried)

MOVED by Ald. Bowers (in amendment)
THAT the '15%' figure in Alderman Rankin's motion be struck and the figure '20%' inserted.
- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin and Sweeney opposed)

A Tie-vote resulted and, therefore, the amendment was declared LOST.

The motion of Alderman Rankin was, therefore put and CARRIED.
(Ald. Cowie and Kennedy opposed)

Lease Agreement, Main and Terminal

City Council on December 17, 1974, after considerating a report from the City Manager dated December 13, 1974, concerning Lots 13 and 14, Block A2, D.L.2037, situated at the S/E corner of Main Street and Terminal Avenue, passed the following motion:

"THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations."

Cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Council, on January 28, 1975, when dealing with the same matter, received a letter, dated January 21, 1975, from Gulf Oil Canada Ltd., and deferred this letter until after Council had dealt with the question of Self-Serve Gas Stations.

The Mayor directed, and Council agreed, that the Director of Planning and the Supervisor of Property and Insurance submit a further report on this lease agreement, taking into consideration the action of Council this day and the letter from Gulf Oil Canada Ltd., dated January 21,1975.

2. 1975 Civic Grant Appeals.

Council deferred consideration of this matter, pending the hearing of delegations this evening.

REPORT REFERENCE.

Light Rapid Transit

With the aid of graphs and maps, the City Engineer gave an oral report on the subject of Light Rapid Transit, covering all phases of its effect on the City, including the proposed major route, undergrounding, street capacity, etc.

COMMUNICATIONS OR PETITIONS

1. Memorial to Captain Vancouver for Town of Albany's Sesquincentenary.

Under date of December 20, 1974, the town of Albany in Western Australia submitted a request for the City to send to the citizens of Albany a memento which would be a permanent memorial to Captain Vancouver to commemorate the town's Sesquincentenary.

MOVED by Ald. Bowers
THAT the letter from the town of Albany be received and the Mayor be requested to reply.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Alternate Members to the Greater Vancouver Regional District.

The Mayor submitted the following letter, dated March 10, 1975.

"Pursuant to the Municipal Act, the Council is entitled to appoint alternates to their membership on the Greater Vancouver Regional District, therefore, I RECOMMEND the following alternatives be approved:

	Alternates
Alderman Bird	Alderman Bowers
Alderman Harcourt	Alderman Boyce
Alderman Marzari	Alderman Kennedy
Mayor Phillips	Alderman Sweeney
Alderman Rankin	Alderman Volrich

In view of a meeting held on March 5, 1975, where it was necessary to have alternates present, this approval will also serve as confirmation of their attendance at that meeting."

MOVED by Ald. Rankin
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
March 7, 1975

Works & Utility Matters
(March 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
Cl. 2: Local Improvements on the 'Initiative Principle'
Cl. 3: Vancouver Centre Development Agreement to Lease
Cl. 4: Georgia Viaduct Replacement - Contract No. 3 Site and Landscape Development
Cl. 5: Senior Citizens Home at Harrison Drive and Victoria Drive
Cl. 6: Removal of Garbage from Strata Title Condominiums

The Council took action as follows:

Flat Rates for Property Owners' Share of Completed Local Improvement Projects
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters,
March 7, 1975. (Cont'd)

Local Improvements on the
'Initiative Principle' (Clause 2)

MOVED by Ald. Sweeney
THAT the recommendations of the City Manager, contained in this Clause, be approved, except that the date for the Court of Revision be re-scheduled; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Vancouver Centre Development
Agreement to Lease. (Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

Georgia Viaduct Replacement -
Contract No.3 Site and Landscape
Development. (Clause 4)

MOVED by Ald. Sweeney
THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Senior Citizens Home at Harrison
Drive and Victoria Drive. (Clause 5)

MOVED by Ald. Bowers
THAT a grant of $4,847.86 be approved for the purpose outlined in this Clause of the report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Removal of Garbage from Strata
Title Condominiums. (Clause 6.)

MOVED by Ald. Harcourt

1. THAT a policy of free City garbage removal, based on one can - per unit - per week, from condominiums, be approved;
2. THAT the service be implemented after the additional trucks are received and in operation, estimated date January 1, 1976.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters,
March 7, 1975. (Cont'd)

Removal of Garbage from Strata
Title Condominiums. (Clause 6) (Cont'd)

3. THAT operating costs, or a pro-rated portion of the operating costs be included in the appropriate year's annual budget.

4. THAT approval be granted in advance of the 1975 budget to purchase the necessary loader-packer trucks.

5. THAT the Director of Legal Services bring in an amendment to the Refuse By-law, to include criteria and administrative considerations outlined in the report.

- CARRIED UNANIMOUSLY

Following consideration of the foregoing report, the Mayor directed, at the request of Alderman Cowie, that the City Engineer report on the feasibility of single-family homes, containing more than one suite, receiving the same free garbage service as homes accommodating only one family.

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The Council recessed at approximately 3.45p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.55p.m. with the same members present.

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Building & Planning Matters
(March 7, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: 'Rubber Stamp' Approval of New Condominiums by the Approving Officer
Cl. 2: Conversion of the Premises at 4305 Granville Street to 4 Dwelling Units (Mr. Jean-Claude Samycia)
Cl. 3: Plumbing Facilities - 1073 West Broadway
Cl. 4: Proposed New RT-3 (Two Family Dwelling District) for Strathcona
Cl. 5: Waiver of Fees - City-owned Properties, Vicinity of Semlin Drive and Pandora and Triumph Streets

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Clause 3.

At the request of the City Manager, Council agreed to withdraw this Clause.

Clauses 4 and 5.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in Clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(March 7, 1975)

Use of Transitway for Construction
Vehicles - Block 42 - (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Standard Tube Canada Ltd. Claim No. 15399
Cl. 2: United Housing Foundation - Central & Oliver Hotels
Cl. 3: Vancouver Resources Board Use of City Premises and Furniture and Equipment
Cl. 4: Assessment Appeal
Cl. 5: Assessment Appeals
Cl. 6: P.N.E. Parking Enforcement

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

NOTE: Clause 2 was CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

P.N.E. Parking Enforcement
(Clause 6)

MOVED by Ald. Bowers
THAT $7,500 be included in the 1975 budget of the Department of Permits and Licenses for P.N.E. Parking Enforcement.

- CARRIED UNANIMOUSLY

CITY MANAGER'S, AND OTHER REPORTS (Cont'd)

Property Matters
(March 7, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Acquisition for Housing - Neighbourhood Improvement Program Kitsilano Area (1937-39 West 2nd Avenue)
Cl. 2: Acquisition for Housing - Neighbourhood Improvement Program Kitsilano Area (1949 & 1953 West 2nd Avenue)
Cl. 3: Acquisition for Park Site No. 9 (Kitsilano) 2085 West 6th Avenue
Cl. 4: Sale of Properties
Cl. 5: Sale of Properties
Cl. 6: Tenders for Lease - E/S 1400 Block Howe Street South of Pacific Street

The Council took action as follows:

Clauses 1 - 6 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4, 5, and 6 of this report, be approved.

- CARRIED UNANIMOUSLY.

B. Recycling Pilot Projects

The Council considered a report from the City Manager under date of February 17, 1975, in which the City Engineer detailed the Recycling Pilot Projects.

The report concluded with the following recommendations of the City Engineer, which were endorsed by the City Manager:

I. The residential paper recycling program be discontinued due to the absence of a suitable paper market and lack of development of a convenient recycling vehicle.

II. The Recycling Depot operation at Manitoba Yard be continued for one year subject to the City Engineer making satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.

MOVED by Ald. Harcourt
THAT the foregoing recommendations be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Vehicles and Radios for Additional Police.

The City Manager submitted the following report, under date of March 7, 1975:

The Director of Finance reports as follows:

"City Council on February 18, 1975 approved the addition of 120 policemen for 1975. Included in the resolution at that time was the approval of the following recommendation of the Finance and Administration Committee:

'(f) That the Director of Finance work with the Police Board and present to Council as soon as possible

- the costs of meeting these recommendations in 1975
- the additional annual costs thereafter
- the costs of equipment required for the increased force and the sources of funds for such capital expenditures.'

The report to City Council as requested on the total cost has not been completed. However, there is some urgency in bringing to Council on a separate basis the vehicles required.

Included in the report presented to the Standing Committee was a request that 27 vehicles (exclusive of 2 motorcycles) and radios be provided as follows:

9 black and white units @ $5,750	$ 51,750
18 unmarked vehicles @ $5,700	102,600
* 27 portable radios @ $1,500	40,500
Total	$194,850

* cost increased from $1,400 to $1,500

The source of funds has been discussed with the Chief of Police who is in full agreement with the use of funds received by the City in 1974 and 1975 from the Province and held in Reserve for "improving the level of Police service". The foregoing Reserve was reported to City Council on December 17, 1974.

This report will recommend that immediate approval be given to the issuance of Purchase Orders for the above vehicles and radios for the following reasons:

1. The first class of recruits will complete the classroom training at the end of May and will commence in-service training in early June. This will require additional vehicles.

2. There is at present a shortage of vehicles available for Police work in part due to the transfer of certain non-police functions to the Provincial Government. (No additional vehicles were added when Policemen were released for Police work.)

3. The present supplier of Police vehicles has agreed to extend the contract of September 30, 1974 at the original price if a Purchase Order is received by him by March 12, 1975. Vehicles under this order will be received in May and June, and allowing for servicing would be on the road in June and July.

4. The next time that Police vehicles are run by the auto industry will be in the fall of 1975. Tenders and Purchase Orders would be issued at the end of September and vehicles, allowing for servicing, would not be on the road until late December or early January, 1976.

It is therefore RECOMMENDED that:

1. the City Purchasing Agent be authorized to purchase 27 police vehicles and portable radios including the equipping of same, at an estimated total cost of $194,850.

2. the vehicles be purchased from the present supplier and that the extension of the contract be accepted.

3. the amount of $194,850 be approved in advance of the 1975 Budget from funds received by the Vancouver Police Board that were designated for increasing Police service.

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Vehicles and Radios for
Additional Police (Cont'd)

MOVED by Ald. Boyce
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

D. Illegal Suites -
Hardship Cases.

The following report was submitted by the Department of Permits and Licenses, under date of February 21, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Gordon McColeman (tenant), 5635 Lanark Street
Mrs. E. Tunner (owner), 2730 West 22nd Avenue
Barbara E. Flemming (tenant), 1059 East 12th Avenue
Mrs. Edwina Chojnacki (owner), 5164 Fairmont Street
Evahlee L. Swanson (tenant), 2098 Waverley Street

(b) the following applications be approved for one year from the date of this Resolution:

William I. MacFarlane (tenant), 31 West 11th Avenue
Rajinder Singh Sidhu (owner), 4976 Killarney Street
Kostas Lambrinoudis (owner), 3974 West 17th Avenue
Edmund E. Marriott (tenant), 2932 Fraser Street
Gary W. Roach (tenant), 1743 Bayswater Street
Geoffrey P. Richmond (tenant), 1554 West 6th Avenue
Larry Tremblay (tenant), 1249 East 55th Avenue
Gurmail Sidhu (owner), 5371 Cecil Street
Neil McDermid (tenant), 6650 Lanark Street
George K. Bryce (tenant), 2148 West 2nd Avenue

(c) the following applications be approved for six months from the date of this Resolution:

James G. Darlington (tenant), 2532 East 16th Avenue
William Cackette (tenant), 2590 West 5th Avenue
Nicolaas Verbeek (tenant), 2516 West 12th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Debbie Reid, Linda Lawton & Laurie Soul (tenants), 2515 West 2nd Avenue
Nicholas Miller (tenant), 6625 Arlington Street
Gurdev S. & Gurkeep Rattan (owners), 829 S. E. Marine Drive
Hari Singh (owner), 1470 East 49th Avenue
John D. Rosene (owner), 3749 West 11th Avenue

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases. (Cont'd)

MOVED by Ald. Bowers
THAT the recommendations of the Committee of Officials, contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Interest on Prepayment of Property Taxes.

The City Manager submitted the following report, under date of March 4, 1975:

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine by by-law the interest rate and terms and conditions applicable to the prepayment of property taxes.

On October 1, 1974, City Council passed By-law 4804 which in part changed the interest rate payable by the City on prepayment of property taxes to 9% per annum. This change in the interest rate was considered reasonable in light of the then prevailing short-term interest rates. However, since that time, the short-term interest rates have dropped dramatically and, in my opinion, our current interest rate of 9% on prepayment of property taxes is far too attractive, especially to businesses with short-term funds to invest.

I therefore believe that the City should reduce its interest rate payable on prepayment of property taxes to 5% per annum, a rate which is more representative of current market conditions. This change of rate would apply to prepayments received on and after the date City Council passes the amending by-law, not to prepayments already received.

Since time is of the essence in this matter, I have asked the Director of Legal Services to prepare the necessary amending by-law and it is submitted to City Council concurrently with this present report.

I therefore recommend—

That City Council approve this change in the rate of interest payable by the City on prepayment of property taxes. The new rate to be 5% per annum on prepayments of property taxes received on and after the date of passing of the amending by-law."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, February 20, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Vancouver Art Gallery Request for Funding for Renovations
Cl. 2: Preliminary Report - 1975 Revenue Budget Estimates

The Council took action as follows:

Vancouver Art Gallery Request for Funding for Renovations (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Preliminary Report - 1975 Revenue Budget Estimates (Clause 2)

The Chairman requested and obtained permission to strike the following words after the word 'discussed' in the last paragraph of this Clause:

"and it was agreed the rate should be increased to a break even point."

MOVED by Ald. Volrich,
THAT recommendations A, B (i), (ii), (iii), (iv) and C of the Committee be approved after amending recommendation B(iv) to read as follows:

"that any interested Aldermen who wish to sit in as observers on the budget reviews, contact the City Manager who will arrange same."

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, February 20, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Proposed Neighbourhood Pub - 3681 West 4th Avenue
Cl. 2: Proposed Day Care Facilities - 3328 East 1st Avenue
Cl. 3: Liquor Permit Application - 1277-79 Howe Street

The Council took action as follows:

Proposed Neighbourhood Pub - 3681 West 4th Avenue (Clause 1)

At the request of the City Clerk, it was agreed to defer consideration of this Clause to later this day.

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, February 20, 1975

West End Zoning and Urban Design Summary of Proposals (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, February 27, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 1975 Cultural Grants
Cl. 2: University Women's Club

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services, February 27, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Liquor Permit Application - 1255 West Pender Street
Cl. 2: Liquor Permit Application - 1075 West Georgia Street
Cl. 3: Further Consideration of Topics Discussed at the Joint Meeting of the Housing and Environment and Community Services Committees on Wednesday, February 19, 1975, in the Downtown Eastside

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED

(Alderman Rankin opposed)

Clause 3

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Planning and Development, February 27, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Central Broadway Urban Design Study
Cl. 2: Development Permit Application #68855 - Nelson Park Primary Annex & Community Facility
Cl. 3: Traffic Concerns in the Kitsilano Apartment Area
Cl. 4: Waterfront Planning Study

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Boyce and Kennedy opposed in Clause 3)

VII. Report of the Official Traffic Commission, February 19, 1975

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: 49th Avenue & Cypress Street
Cl. 2: Various Traffic Matters - Vicinity of 49th Avenue and Montgomery Street
Cl. 3: Pedestrian Signal Request - McGill and Penticton Streets
Cl. 4: Traffic Signal Controls - Proposed New Locations and Modifications
Cl. 5: Composition of the Commission
Cl. 6: Other Business

The Council took action as follows:

Clauses 1 to 6

MOVED by Ald. Marzari,
THAT the recommendations of the Commission contained in Clauses 1, 4 and 5 be approved and Clauses 2, 3 and 6 be received for information.

- CARRIED UNANIMOUSLY

VIII. Report of Special Committee re U.N. Conference, February 24, 1975

Civic U.N. Program and Budget (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Special Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4804, BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Highway Purposes (3217 Charles Street)

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for road purposes, the following described lands:

(1) East 2.5 feet of Lot 32, Block 5, East Half Section 25, Town of Hastings Suburban Lands, Plan 3653.

(3217 Charles Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

B. Government Liquor Act: General Licenses

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the issuance of a general license to all qualified establishments as set forth under the Government Liquor Act and subject to such other provisions established by the City of Vancouver, be hereby approved.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Sweeney, was recognized by the Chair:

1. Amendment to Procedure By-law

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS Aldermen may attend meetings of Standing Committees of which they are not members and may take part in discussion or debate by consent of a majority of the members of such Standing Committees;

AND WHEREAS, because of the Standing Committee system, all Aldermen are not members of all Standing Committees;

AND WHEREAS Aldermen, as elected representatives of the public, should be able to support their views on any subject before any Standing Committee and do so by right of vote within the said Committees;

THEREFORE BE IT RESOLVED THAT

(a) Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees;

(b) such Aldermen have a right to vote whilst so attending these meetings;

(c) it be provided that whilst present, the Aldermen may be counted in arriving at a quorum;

(d) the Procedure By-law be amended accordingly.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bowers - 1975 Budget

queried the City's position with respect to the Provincial Government's proposal to grant municipalities 1/3 of the net revenue resulting from any increase in the export price of natural gas and whether it is feasible at this time to strike a contingent budget. Alderman Volrich advised that the Standing Committee on Finance and Administration will be considering the implications of the Provincial Government's 1975 Budget on March 13, 1975.

Alderman Bird - Social Planning's POSER and RESER Accounts

enquired of the authority of the Director of Social Planning to expend funds from that Department's POSER & RESER accounts. The Mayor advised that the Director of Social Planning has authority to expend funds from these accounts up to $5,000 for the uses delineated in these accounts, however, any expenditures above $5,000 must be approved by Council. Committee Chairmen, however, have no authority to expend funds from these accounts.

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The Council recessed at approximately 6:05 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals

Vancouver City Council on February 11, 1975, having considered the report of the Standing Committees on Community Services and Finance and Administration of January 28, 1975, on Civic Grants, agreed that those organizations wishing to appeal the decision of Council on grants, be given an opportunity to do so.

Representations from the following organizations were heard this evening and Council took action as follows:

(a) Downtown Eastside Residents Association

Mr. Bruce Eriksen, President of DERA, addressed Council and submitted a brief in support of the Association's request for an additional grant of $5,190 to bring their 1975 grant up to the amount of $19,550 as requested by the Association.

MOVED by Ald. Boyce,
THAT Council delete the condition attached to the civic grant of $14,250 to DERA approved by Council on February 11, 1975, i.e., the functions and objectives of DERA to be defined to the satisfaction of the Director of Social Planning.

- LOST

(Aldermen Bird, Bowers, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT an additional grant of $5,190 to DERA be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Volrich and the Mayor opposed)

(b) Owl House

Mrs. Violet Fineday addressed Council and appealed Council's decision in not approving a grant to the Owl House. Mrs. Fineday advised that Owl House was submitting a revised grant request in the amount of $61,436 to enable them to continue operations when their LIP funding runs out at the end of May.

MOVED by Ald. Marzari,
THAT Council defer action on this request and suggest that Owl House discuss their grant proposal with the Vancouver Resource Board;

FURTHER THAT the Director of Social Planning assist Owl House with this submission.

- CARRIED UNANIMOUSLY

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals
(continued)

(c) Salvation Army

Major H. Moore spoke in support of the Salvation Army's request that Council reconsider its decision not to approve a grant to this organization for 1975.

MOVED by Ald. Harcourt,
THAT the Salvation Army's grant request be referred back to the Director of Social Planning for further review and report to the Standing Committee on Community Services.

- LOST

(Aldermen Bowers, Boyce, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT a grant in the amount of $20,000 to the Salvation Army be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Boyce, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT a grant in the amount of $10,000 to the Salvation Army be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Cowie, Harcourt and Marzari opposed)

(d) God's Rescue Mission

Rev. Melinda Thorne and a volunteer worker at the Mission, spoke in support of the Mission's request for an additional grant of $2,500.

MOVED by Ald. Marzari,
THAT an additional grant to $2,500 to God's Rescue Mission be approved;

FURTHER THAT this grant to be disbursed on a monthly basis.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

(e) Emotional Emergency Centre

Ms. Cathy Kidd addressed Council and advised that the Centre has reduced its civic grant request of $129,168 to $18,000 to assist with funding for the first six months of 1975, at which time they anticipate grants from other sources.

MOVED by Ald. Kennedy,
THAT Council approve a grant of $9,000 to the Emotional Emergency Centre;

FURTHER THAT Alderman Boyce, as Council's representative on the Metropolitan Board of Health, research the mental health services currently funded through that Board for report back to Council.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Civic Grant Appeals
(continued)

(f) B.C. Civil Liberties Association

Mr. Bob Rowan addressed Council and appealed Council's previous decision to not approve a grant to this Association for 1975.

MOVED by Ald. Bowers,
THAT a grant in the amount of $7,500 to the B.C. Civil Liberties Association be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Boyce, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Bowers,
THAT a grant in the amount of $5,000 to the B.C. Civil Liberties Association be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Boyce, Kennedy, Sweeney and Volrich opposed)

(g) Narconon

Mrs. L. Wall appealed to Council to reconsider their decision not to approve a grant to this Association for 1975.

MOVED by Ald. Cowie,
THAT a grant in the amount of $12,000 to Narconon be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

(h) B.C. Association for the Advancement of Coloured People

Mr. Ernest King and a member of the Association's Crisis Committee addressed Council and outlined the types of 'crisis' services provided by the Association. They advised that they are now requesting a grant of $2,280 of which $500 was approved by Council on February 11, 1975.

MOVED by Ald. Harcourt,
THAT an additional grant of $1,780 to the B.C. Association for the Advancement of Coloured People be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Volrich,
THAT an additional grant of $500.00 to the B.C. Association for the Advancement of Coloured People be approved.

- CARRIED UNANIMOUSLY

(i) Greater Vancouver Helpful Neighbour Society

Mr. Bruce Crawford spoke in support of the Association's request for an additional grant of $1,400.

MOVED by Ald. Kennedy,
THAT an additional grant of $1,400 to the Greater Vancouver Helpful Neighbour Society be approved contingent upon the Association providing to the Director of Social Planning a satisfactory financial statement.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, February 20, 1975 (continued)

Proposed Neighbourhood Pub - 3681 West 4th Avenue (Clause 1) (continued)

In considering this Clause, it was

MOVED by Ald. Rankin,
THAT this Clause be referred back to the Committee for further consideration and discussion with the City Clerk.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 11, 1975, adopted on March 18, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1974, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1974, on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

Pavement and Curbs (higher zone)
Pavement and Curbs (arterial street)
P.C. Concrete Sidewalk
P.C. Concrete Sidewalks (Filler Walks)

shown on the attached Schedule dated February 14, 1975, are advanced to Council on the 'Initiative Principle'.

The Arterial Street (54th Ave.) is advanced as part of the Arterial Street System in the S.E. part of the City; the Filler Walk projects are advanced as part of the Tree Planting Program in the downtown area, and the higher zoned street and the P.C. Concrete Sidewalk are advanced because of high maintenance costs experienced, public complaints and traffic safety reasons.

The City's share of these improvements is available in the 1974 Streets Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

Cont'd . . .

Clause 2 Cont'd

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated February 14, 1975.

The estimated total cost of these improvements is $218,285 and the City's share of the cost is $163,479.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) The Court of Revision for the projects listed in the attached schedule dated February 14, 1975 be held at 7:30 P.M. Thursday, May 1, 1975.

NOTE: (Requires affirmative vote of 2/3 of Aldermen present.)

3. Vancouver Centre Development Agreement to Lease

The City Engineer reports as follows:

"Under the terms of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, Section 6.05 reads, (in part):

The City has agreed to the reduction of the floor space ratio for the Development from 10.51 to 9.855 by not requiring the construction of two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development but reserving to the City the right to require of Vancouver Centre within one (1) year of the date of this agreement to construct the two (2) additional floors or make a cash payment in lieu thereof:

Section 6.05 continues;

(i) if the City requires Vancouver Centre to construct the two (2) additional floors, then the City shall give to Vancouver Centre not less than three (3) months' written notice to that effect and Vancouver Centre shall commence the construction of the two (2) additional floors of parking to provide not less than 126 motor vehicle parking spaces on or before the expiration of such notice and thereafter complete the same in a good and workmanlike manner to the satisfaction of the City as expeditiously as possible; or

(ii) if the City does not give Vancouver Centre notice to construct the two (2) additional floors as provided in item (i) then Vancouver Centre shall on or before the expiration of the said one (1) year period pay to the City the sum of Two hundred and fifty thousand dollars ($250,000.00).

The City's parking policy was recently amended to limit the amount of parking downtown developments were permitted to provide; our philosophy has been to limit commuter parking to a substantial degree, while requiring provision of full parking requirements for transient use. The parking supply in the area of the Vancouver Centre Development is adequate at this time. The Downtown Parking Corporation garage at Georgia and Richards is not fully utilized and additional parking space will be available in the area fairly soon from the Block 42 development. The extra parking which the City can require Vancouver Centre to construct would presumably be used largely by long term parkers and would not in any case be under the control of the City so that use by short term parkers could be insured. In view of the parking supply in the area and our policy on downtown parking, it seems appropriate for the City to require alternative (ii), the payment of $250,000.00 from Vancouver Centre. If, however, Council elects to require Vancouver Centre to construct two additional floors of parking, written notice must be given prior to March 12, 1975.

Cont'd . . .

Clause 3 Cont'd

I RECOMMEND that:

a) Council select alternative (ii) of Section 6.05 of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, thereby requiring the developer to pay to the City, the sum of $250,000.00.

b) that this sum be placed in the Parking Sites Reserve (Account No. 4769/-)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Georgia Viaduct Replacement - Contract No. 3
Site and Landscape Development

The City Engineer reports as follows:

"On June 8, 1971, Council approved the recommendation of the City Engineer that a contract be awarded to Jeckway Landscaping Ltd. for Contract No. 3 - Site and Landscape Development for Georgia Viaduct Replacement.

On September 26, 1972, in view of the City's inability to obtain vacant possession of the Union Laundry site at Union and Gore, Council agreed to separate Contract No. 3 into two phases in order that a Completion Certificate could be issued for the major portion of the work, and that hold-back monies could be released. Funds for the completion of the landscaping (in the amount of $6,881.41) were retained in the Georgia Viaduct Account, together with $1,118.59 of hold-back monies, for a total of $8,000.00.

On August 28, 1973, because vacant possession of the property was still delayed, Council agreed to release the $1,118.59 of hold-back monies.

On March 4, 1974, vacant possession of the property having been achieved, the Contractor was instructed to proceed with the balance of the landscaping. At the same time, however, the City was approached concerning alternate uses for the property. Council referred this to the appropriate officials for study and report and the landscaping contractor was instructed to withdraw his forces.

Under the conditions of Contract No. 3, the Contractor was required to maintain certain portions of the work for a period of two growing seasons after acceptance and the City has retained the Contractor's Performance Bond. This period has now expired and, in view of the controversy over the use of the Union Laundry site it would appear feasible to consider the contract completed and release the Contractor's Bond. The Contractor has been approached and he is agreeable to this procedure. No further payments to the Contractor will be required.

It is RECOMMENDED therefore that:

(a) Contract No. 3 - Site and Landscape Development - Georgia Viaduct Replacement be considered completed, thereby releasing Jeckway Landscaping from further obligation for the landscaping.

(b) The Performance Bond retained by the City be returned to Jeckway Landscaping Ltd.

(c) Any future costs for landscaping the Union Laundry site be considered as part of the cost of preparing the area for alternate use."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

CONSIDERATION:

5. Senior Citizens Home at Harrison Drive and Victoria Drive

The City Engineer reports as follows:

"In a letter to Mayor Phillips dated December 16, 1974, Mr. R. Weddigen (President of the German-Canadian Benevolent Society) asked for financial assistance in making payment on bills submitted by the Engineering Department. Copies of this letter have been circulated to Council Members.

Mayor Phillips has requested the Engineering Department to report on this matter.

The German-Canadian Benevolent Society requested the Engineering Department to carry out street and electrical work in connection with the building of an annex to their senior citizen's home. The work consisted of:-

(a) the closing of a portion of Harrison Drive;

(b) the installation of a new bus loop (east of the closed portion of Harrison Drive) with its attendant trolley poles and street lighting;

(c) the construction of a concrete retaining wall on the south side of the bus loop.

The estimated cost of the above work was $27,230. The actual cost of the work was $34,688.24. The overage (cost over estimate) of $7,458.24 was due to unstable soil conditions experienced during the construction of the retaining wall and because additional trolley pole relocations were required.

The German-Canadian Benevolent Society requests a grant from the City of at least $4,847.86, (65% of $7,458.24) which is that portion of the overage which would not be covered by an additional grant from the Provincial Government.

The Comptroller of Budgets indicates that if Council approves this grant, funding would be made available in the 1975 Revenue Budget.

Submitted for Council's CONSIDERATION is the request of the German-Canadian Benevolent Society for a grant."

The City Manager submits the foregoing report of the City Engineer for Council's CONSIDERATION.

INFORMATION:

6. Removal of Garbage From Strata Title Condominiums

The City Engineer reports as follows:

"On December 10, 1974, the Standing Committee of Council on Housing approved a recommendation that Council establish a policy of "free" garbage removal from condominiums as currently in effect for single family dwellings and duplexes.

On 17 December, 1974, Council approved a recommendation that the City Engineer provide more complete and up to date information concerning "free" garbage removal before Council considers this matter.

The following information is provided:

CURRENT POLICY

The Current Refuse By-law with respect to garbage pickup is as follows: In the case of single family residential properties, the property is entitled to two cans "free" garbage pickup per week. In the case of a duplex, the duplex as a whole is entitled to two cans "free" garbage pickup per week. In the case of apartments and commercial premises, a charge is made for all garbage collected. The basic long standing philosophy behind this policy is that revenue properties should pay for garbage removal. The City does not provide garbage receptacles or containers free for any type of premises.

Cont'd . . .

Clause 6 Cont'd

NUMBER OF UNITS AND VOLUME OF REFUSE

In addition to Strata Title ownership there are Self-owned co-operatives and long lease premises, each owner-occupier of these types of condominiums is entitled to the Provincial Home-owner Grant, and it is assumed that these various types of ownership will be treated identically. A search of assessment records indicates that to December, 1974, there were the following numbers of Strata Title, Selfowned/Co-operatives and Long Lease, individual units.

Strata Title	2,981
Self-owned/Lease	1,660
Total	4,641

The following table shows how the units are presently divided between City and private refuse collection:

Type	Total Units	City Collected Units (Can and containerized) Units Collected	Annual Collection Charges (1974 Rates)	Units Not presently Collected by City
Strata Title	2,981	1,161	$12,000 *	1,820
Self-owned/Lease	1,660	1,338	$ 4,500 *	322
Totals	4,641	2,499	$16,500 *	2,142

* These are collection costs only, and do not include the provision of garbage cans or containers because it is assumed throughout this report that provision of cans or containers is the responsibility of the owner or occupier of the premises, in accordance with the present policy as noted above.

To provide costs for "free" collection from the total number of units, it is necessary to estimate the average amount of garbage which is collected from these units. It is not appropriate to assume that two cans per unit applies the same to condominiums, as for single family dwellings, because of the smaller occupancy of condominiums and the very small landscaped area per unit. The following information sets out the amounts for those premises which are City collected by means of garbage cans or by containerization.

	No. of Units City collected	Average No. of Can equivalents collected per unit /week
Cans	1,459	0.225
Containers	1,040	1.01 (containerization converted to can volume)

Premises using containerization indicate a larger volume of waste generation than those using ordinary garbage cans. This apparent difference results because the containerized system uses large containers, 2 or 3 cubic yard size, (a capacity of 20 and 30 cans respectively) into which are placed the boxes, packing crates and other bulky items as well as ordinary garbage. Premises using ordinary cans cannot place bulky items in their small receptacles and therefore must dispose of the boxes, etc., by breaking them down in size, thus reducing the volume, or by having a special bulk collection made as required to remove this material at an extra charge.

A common basic allowance of "free" collection is necessary to provide the various forms of condominiums with equitable treatment. If Council decides to provide "free" collection to Strata Titles and Self-owned Corporations, it is suggested that the "free" basic allowance be one-half can/unit/week. This does not restrict a Corporation from disposing of more refuse than this basic amount should the condominium management not wish to reduce the volume of bulky items, however the additional would be paid for at the rates provided in the Refuse By-law.

Cont'd . . .

Clause 6 Cont'd

It is drawn to Council's attention that a change in policy for the above units might result in pressure for changes in at least duplexes. Council has in the past requested information concerning the extra cost to provide more than two cans of garbage "free" per week from duplexes and have decided to retain the present standard because of the large additional cost, (in the order of $73,000 annual operating costs, $20,000 annual loss of revenue, and $84,000 for additional garbage trucks.)

COSTS

The cost to provide "free" collection to Strata Title and Self-owned/Leased Corporations, permitting a basic "free" allowance of either one-half or one can per unit/week, is estimated as follows:

	"Free" basic allowance unit/wk.	
	one-half can	one can
1. Loss of revenue, 1974 rates, from those units presently being City collected	$16,500	$16,500
2. Extra Annual Net Operating Costs, 1975 rates, for units Not being presently collected by the City, plus the increased volume resulting from provision of "free" collection and the additional developments which will come into effect in 1975.	$50,000	$100,000
This annual cost will increase as additional units are built or converted.		
3. Additional Trucks - It will be necessary to obtain additional container trucks to handle the additional work because developments not presently being served by City collection and those currently under construction, will primarily require containerized service. (cost $60,000 each)	$120,000	$240,000

The present container inventory is sufficient to initiate a program beginning 1 January, 1976, however, as additional condominiums are developed, it is anticipated that additional containers will be required during 1976.

CRITERIA AND ADMINISTRATIVE PROCEDURES

The provision of "free" collection to Strata Title and Lease Corporations would require Refuse By-law changes to incorporate the intent of the following criteria and administrative considerations:

(a) Basic Entitlement - "Free" collection will apply in accordance with the Refuse By-law, to those Strata Title and Self-owned/Leased condominium premises used as dwellings only, with a basic "free" allowance amounting to the equivalent of one-half regulation garbage can per week /unit, or one can per week/unit, whichever is chosen. This will require certain changes in the Refuse By-law.

(b) Storage of garbage - Sufficient regulation garbage cans or City containers must be available on each of the premises to contain a one week volume of garbage from the premises. City containers in two or three cubic yard sizes will be provided, when requested by the corporation and if a suitable location for the container(s) is available on the premises. The cost per month to the corporation will be the minimum monthly charge less one call charge, for the applicable size of container, as listed in the Refuse By-law.

Cont'd . . .

Clause 6 Cont'd

"Free" container dumping service will be provided weekly to those premises using City containers, up to the amounts listed as follows:

Size of Premises (Units)	"Free" basic allowance/unit/wk one-half can /wk	one can /wk
Less than 40	2 cu. yd.	4 cu. yd.
41-60	3 cu. yd.	6 cu. yd.
61-80	4 cu. yd.	8 cu. yd.
81-100	5 cu. yd.	10 cu. yd.
etc. in multiples of 20 units		

(c) Frequency - The City will provide for normal weekly collection only, additional and/or special requirements will be charged for as provided in the Refuse By-law.

(d) Application for "free" Service - Strata Title and Self-owned Condominium corporations must complete authorized application forms and certify the total number of Strata Title or self-owned/leased units in the premises or development and provide other required information. Service will be provided after the application is accepted by the City Engineer.

(e) Timing - It is suggested that if "free" garbage collection for condominiums is instituted, it not be commenced until 1 January, 1976. This will provide sufficient time to obtain the additional trucks and institute the necessary changes to the computerized billing system.

SUMMARY

Should Council establish a policy of "free" City Garbage removal from condominiums the following will require resolution and approval.

I. Establish the basic allowance of "free" garbage removal per unit per week.

II.

	"Free" basic allowance/unit/wk. one-half can	one can
Loss of revenue and additional costs		
a. Loss of scavenging collection revenue from units existing prior to 1975	$16,500	$16,500
b. Provision of funds for the additional annual net operating costs to collect from those units not now being served by the City and also including the anticipated effect of "free" collection in volumes and the additional developments in 1975. (1975 rates)	$50,000	$100,000
c. Provision of additional loader-packer trucks at $60,000 each	$120,000	$240,000

III. Implement the service after the additional trucks are received and in operation, estimated 1 January, 1976.

IV. The Director of Finance advises that funds for the above expenditures, or a prorated portion of operating costs, would need to be included in the appropriate year's annual budget.

Cont'd . . .

Clause 6 Cont'd

If the commencement date were 1 January, 1976, advance approval is required to include the necessary trucks in the 1975 Budget and proceed immediately with purchase arrangements.

V. Authorize the Director of Legal Services to change the Refuse By-law to include criteria and administrative considerations outlined previously in this report."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 318-20

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. "Rubber Stamp" Approval of New Condominiums by the Approving Officer

The Director of Planning reports as follows:

"The Strata Titles Act (1974) splits the approving jurisdiction between the Approving Officer and City Council. Approval of new buildings now requires only the approval of the Approving Officer. The approval of existing buildings or conversions remains with City Council.

Section 4(1) of the Strata Titles Act (1974) requires the Approving Officer to issue a Certificate of Approval prior to the construction of new buildings. (See Appendix 'A' for Section 4 of the Act).

This regulation does not empower the Approving Officer to refuse an application or set any conditions for approval which would give meaning to his signature, nor is it a requirement that he be provided with any building plans.

A Certificate of Approval, when issued, authorises the subsequent registration of the Strata Plans, even years later. The Approving Officer has no means of knowing whether his "rubber stamp" approval is being used to register a Strata Plan which shows common property such as swimming pools, laundry rooms, parking spaces, storage areas, etc., being designated as separate strata lots, which is contrary to Section 3(2) of the Act.

It also appears that neither the Superintendent of Insurance nor the Registrar would have the means of identifying such violations, without having access to the approved building plans nor, in fact, are they required to do so.

Such a violation was recently discovered by this office when a copy of a registered Strata Plan was submitted for our records by the developers' solicitor, who has since agreed to rectify the situation by registering a deed which would establish the illegal Strata lot as the common property it should originally have been.

It is evident therefore that the provisions of Section #4 of the Strata Titles Act (1974) are totally inadequate to permit any meaningful control by the Approving Officer and at the present time, the need for him to issue a Certificate of Approval is totally redundant.

It is therefore RECOMMENDED that the Director of Legal Services be instructed to formally advise the Provincial Government that the existing provisions of Section #4 of the Strata Titles Act appear to be redundant and that the Act should be suitably amended, following discussions with the City, to either eliminate the need for the approval of new buildings by the Approving Officer or, alternatively, grant him the authority to approve the Strata Plan or refuse to approve it, subject to such terms and conditions as he may consider appropriate. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

2. Conversion of the Premises at 4305 Granville Street to 4 Dwelling Units
Mr. Jean-Claude Samycia

The Director of Planning reports as follows:

A letter was received from Mr.Jean-Claude Samycia of 4305 Granville St. by City Council on October 8, 1974 with regard to converting an existing building into a multiple family dwelling consisting of four individual suites. Council requested the Director of Planning to prepare a report for Council on the matter.

Clause No.2 (continued)

The site is situated in an (RS-1) One-Family Dwelling District at the southwest corner of Granville and Nanton Streets, the lot dimensions being 67.45' x 130'.

An appeal was filed with the Board of Variance on April 3, 1974 to convert the building, previously used as a private school, into a multiple conversion dwelling consisting of 3 housekeeping units and 4 dwelling units. Mrs. Mackay of the Shaughnessy Heights Property Owners Association was present at the Board of Variance meeting and advised that the Association wished to have the premises reverted to a One-Family Dwelling. The Board of Variance unanimously disallowed the appeal.

A further appeal was filed on May 1, 1974 by Mr. Jean-Claude Samycia to convert the premises into 3 dwelling units with 1 dwelling unit on each of the 3 floors and with the basement being used for storage. The Board of Variance again unanimously disallowed the appeal.

It should be noted that when the subject premises were being used as a private school, the site consisted of three 67.45' x 130' lots; however, 2 of the lots were subsequently sold after the school was discontinued. Development permits have now been issued to construct one-family dwellings on each of these lots.

An application to rezone 4305 Granville Street to a multiple use zone could not be supported as any such rezoning would permit multiple or apartment development in an area otherwise zoned and developed for single family dwellings.

A copy of the letter from Mr. Jean-Claude Samycia dated October 8, 1974, is attached.

The City Manager submits the foregoing report for the INFORMATION of Council.

CONSIDERATION

3. Plumbing Facilities
1073 West Broadway

The City Building Inspector reports as follows:

"On December 10th, 1974, Council instructed the Building Inspector to take no action on the case of Mrs. Petruk who applied for consideration under the Council's Hardship Policy. Mrs. Petruk occupies the living quarters in the rear area of a building operated as a beauty parlour by Mrs. M. Froese.

The Hardship Committee is now in receipt of a request by Mrs. Froese that she be given consideration under the Hardship Policy. She has been ordered by the Health Department to either install plumbing facilities for the beauty parlour as required by Provincial legislation or terminate the business. A third alternative could be for Mrs. Froese to ask Mrs. Petruk to vacate the rear unit which would then make the plumbing facilities available for the beauty parlour.

We have been advised by Mrs. Froese that she sublets the living quarters to Mrs. Petruk and that she has access to the plumbing facilities in the suite. Mrs. Froese is applying on the grounds of hardship to be allowed to continue her business without complying with the Health Department's order.

This is an unusual request for which there is no precedent. The matter is therefore placed before Council for CONSIDERATION."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

4. Proposed New RT-3 (Two Family Dwelling District) for Strathcona

The Director of Planning reports as follows:

"Background

On September 6, 1972, a major part of the Strathcona neighbourhood was rezoned from RM3 Multiple Dwelling District to RT2 Two Family Dwelling District. This action was taken according to the general desire of the residents to preserve the area for family housing. The RT2 zoning, although adequate for general application in the city, does not meet the particular needs and character of the Strathcona area. In Strathcona the standard subdivision is into 25 foot lots which is smaller than almost all other RT2 areas. The existing front yards are almost all 12 feet which again is different than most other RT2 districts which mostly have the standard 24 foot front yard for the existing development.

The Strathcona Housing Association, which is an off-shoot of the Strathcona Property Owners and Tenants Association, has made a Development Permit application to develop eight vacant sites in the Strathcona area and will be making further application in the near future. Most of the vacant sites in Strathcona are owned by the Provincial Government and SPOTA is negotiating for the lease of these sites. The first "pilot project" developed by SPOTA last year on Union Street had to go to the Board of Variance for relaxation of various items which were inconsistent with the RT2 regulations but quite in character with the rest of the Strathcona area. To avoid the necessity of going to the Board of Variance in future, it is proposed that a new zoning district be established for Strathcona modelled on the RT2 but recognizing the special local peculiarities. This would apply not merely to the SPOTA applications but also to applications on any vacant private lots.

It is proposed that a new RT3 District, Two Family Dwelling District be created which will be similar to the RT2 District but with the following variations:

(a) Minimum site area for single and two family dwellings be reduced from the present 4800 square feet or an absolute minimum of 3800 square feet for already legally registerd parcels to 3000 square feet or any legally registered parcel. For townhouses and garden apartments, the minimum site area to be 6000 square feet as against 10,000 square feet required in RT2 Districts.

(b) Front yard to be 12 feet instead of 24 feet required in RT2 except where adjoining buildings are back further than 12 feet in which case the minimum front yard will be the average setback of buildings on the two adjoining sites.

(c) Parking standards will be reduced and some of the requirements for parking areas changed.

(d) The floor space ratio and site coverage would be the same as at present, being 0.6 and 45% respectively for duplexes. For garden apartments or townhouses, these would be related to the RM1 regulations as in the case of the present RT2 areas.

(e) Building height would be restricted to two storeys and cellar as in the present RT2 except for some possible variations to allow extra height where the natural ground level of the site is substantially below street or lane grade.

(f) Some streamlining of the conditional uses will also be recommended.

cont'd ...

Clause No.4 (continued)

The proposals outlined above would all permit the approval of the present development permit application by the Strathcona Housing Association, but there would be some problems with some of the smaller lots on which they are currently developing proposals. This has been discussed with the Architect of SPOTA and it is understood that they are reconsidering their position at this time.

Recommendation

It is recommended that the Director of Planning be instructed:

(A) To prepare an RT3 Two Family Dwelling District Schedule as outlined in this report.

(B) To make application to rezone the RT2 Two Family Dwelling Districts in Strathcona Area to RT3 Two Family Dwelling District."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Waiver of Fees - City-owned Properties, Vicinity of Semlin Drive and Pandora and Triumph Streets

The City Building Inspector reports as follows:

"Mr. Daniel Vanin, Development Officer of the Greater Vancouver Regional District, by letter dated January 31st, 1975, refers to the proposed rental housing for lower income families to be constructed on the above land and requests that the fees for building grades be waived.

The regulations of the Building By-law require that the applicant for the building permit obtain from the City Engineer the design elevations of the streets at the property lines and pay the appropriate fee for such building grades. The City Engineer estimates that the maximum fee for the above site will not exceed $400.

Because the land is leased from the City rather than purchased in fee simple Mr. Vanin submits that the cost of providing building grades should be the responsibility of the City as part of the land-lease arrangement. He further requests that the fee be waived in order to keep the total development costs to a minimum in order to provide a realistic rental structure for low income families.

The Director of Legal Services advises that the City Building Inspector does not have the authority to waive fees required by the regulations of the Building By-law. A grant in lieu of the fee would be required to comply with the waiver request. Should a grant in lieu of the building grade fee for this development be considered, Council may wish to examine City land-leasing principles with a view to forming a policy."

The Supervisor of Property & Insurance reports as follows:

"Attached hereto are Extracts from the Minutes of the Vancouver City Council Meeting of December 3, 1974, wherein it was moved that the City negotiate with the G.V.R.D. for the lease of the Subject City lands, and on two other City-owned housing sites on the basis of a 60-year prepaid lease, and at amounts equivalent to approximately one-third of the estimated market value.

cont'd ...

Clause No.5 (continued)

In the past, on sale or long-term lease of City property, even for Senior Citizens and Low Income Family Housing uses, the developers have been required to comply with all City by-laws and to obtain all necessary permits and pay all fees required in connection with the development of the site.

The request for relaxation of the fee for establishing the building grade is a modest one, but is for services rendered. Any waiving of fee could well be but the start of a series of similar requests and, in light of the heavy subsidy already granted by the City in the disposal of its lands for housing, I would think the request should be refused."

The City Manager submits the foregoing reports of the City Building Inspector and the Supervisor of Property and Insurance to Council and RECOMMENDS that the request be refused.

FOR COUNCIL ACTION SEE PAGE(S) 320

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Use of Transitway for Construction Vehicles - Block 42

"The City Engineer report as follows:

BACKGROUND

On October 29, 1974, City Council received a report from the City Engineer recommending that Council approve a relaxation in policy for issuance of truck permits for Granville Mall to allow construction vehicles servicing the Block 42 site to use the transitway subject to the following conditions:

a. Trucks be not permitted to use the Mall from 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m.
b. All trucks be required to have individual permits in accordance with the by-law.
c. Use of the Mall to be restricted to the block between Georgia and Dunsmuir, with access from Dunsmuir only and exit westbound on Georgia only.
e. Construction vehicle access to the transitway to be made only under flagman control.
f. Pacific Centre to pay costs for repair of any damage which may result from heavy construction vehicles being driven over the curb.

Use of the transit lane would allow the construction vehicles to pull around obstructions blocking the 'construction lane', west of the transitway.

This recommendation was made in response to a written request from the contractor. When the agreements for construction arrangements for Block 42 (Granville-Howe-Georgia-Dunsmuir) were signed, the Granville Mall was not envisaged. As a result of construction of the Mall, access arrangements, which were previously possible, could not be implemented. The Contractor requested use of the Mall (between 10 and 20 vehicles per day) from Dunsmuir to Georgia until the end of January, 1975.

When dealing with this report, Council approved the recommendations of the City Engineer, and added a further condition - (6):

g. That Pacific Centre undertake to keep Granville Mall free from dirt and debris at all times during this construction period, and that the City Engineer exercise discretion with respect to cancellation of the agreement should this arrangement prove unsatisfactory to the City.

PRESENT SITUATION

Delivery of structural steel for tower number three has been delayed, and the Contractor has now requested verbally, that use of the Mall to complete the work outlined in his earlier request be extended to the end of March, 1975, but with a maximum of five trucks per day. In addition, he has requested that approximately one truck per day be allowed to use the Mall until completion of the project (August, 1975) to cover any problems that may arise due to blockage of the construction lane.

The arrangements have worked satisfactorily so far and B.C. Hydro have indicated that this extension would be acceptable to them.

The City Engineer RECOMMENDS that the relaxation for issuance of truck permits for Granville Mall to permit Block 42 construction, be extended to August, 1975, in accordance with conditions previously in effect."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

FINANCE MATTERS

A-7

RECOMMENDATION

1. Standard Tube Canada Ltd. Claim No. 15399

The Director of Legal Services reports as follows:

"This claim arose out of an accidental breakage of a 12" water service by our crews excavating for sewers adjacent to the warehouse of the above Company on Manitoba Street.

The breakage caused flooding of a truck loading bay which was used as a storage area. This Company deals in chrome plated tubing used in the manufacture of chrome furniture and a considerable amount was under water and silt as a result of the flooding. This caused rusting and damage to the chrome finish on the tubing as the water receded.

Some of the material was salvaged by cleaning and some sold in damaged condition. The balance was sold as scrap as it could not be reclaimed. This has been verified by our investigation.

The loss has been established at $3,228.58.

It is the opinion of the Director of Legal Services that the City is liable to the Claimant, and that the Claimant has substantiated his claim for $3,228.58. Therefore, payment of this claim is recommended."

The Comptroller of Budgets advises if the recommendation is approved, costs will be changed to 7090/953 Sundry Legal costs.

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

2. United Housing Foundation - Central and Oliver Hotels

The Director of Finance and the Director of Social Planning have submitted the following report:

"The United Housing Foundation purchased the Central and Oliver Hotels for conversion to downtown east-side housing. With a $200,000 City grant plus C.M.H.C. financing they have renovated 140 rooms to provide a better quality of housing. The City agreed to lease the ground and basement floors for a meal service facility, bathing facility, and recreation facility. The City obtained Provincial agreement to cost sharing of these facilities for renovation to the ground floor and basement levels, for purchase of equipment and for the on-going costs of operation.

It was understood by everyone concerned (UHF, City, Province) that C.M.H.C. would fund the renovation costs for the meal service, bathing, and recreation facilities, as well as the 140 rooms. However, when it came time to do the work UHF was advised by C.M.H.C. that they would not provide the funding. The funding for the social services had not been pinned down as tightly as everyone assumed.

The United Housing Foundation had to do a considerable amount of work related to the social services in the process of renovating the rooms of the hotels, such as wiring, elevators, lower level structural work, extension of sprinklers. This has put UHF in the serious financial position of having to spend funds towards the multi-use centre, with no source of financing confirmed and basically little in the way of internal resources.

Since this work is being done for a City-sponsored project and the City has actually signed a lease for the premises, it does appear to be somewhat unfair to UHF. We are also of the opinion that C.M.H.C. has failed to fulfill their moral obligation to the financing.

Cont'd...

Clause No. 2 Continued:

The Director of Social Planning and UHF have been investigating other potential financing sources. Their efforts have not yet been successful but they are still hopeful. In the interim, UHF has applied to the City for a short term loan similar to the one the City made to them in the initial stages of the renovations. They have requested a $200,000 loan on a 90 day note at our interest rate (Bank prime rate) pending resolution of the financing problem.

The Director of Social Planning plus whatever political help he needs will be approaching the Provincial Government if all other sources fail. It is quite possible that the City will have to share the final financing with the Province.

The security for the final financing needed (close to $500,000) is of course the lease the United Housing Foundation has with the City and the City/Provincial agreement to amortize the renovation cost as part of the ongoing cost of operation of the multi-use centre. In other words, the security for the final loan, if it is provided by the City/Province, is the City and the Province itself.

RECOMMENDATION

The request of the United Housing Foundation for a $200,000 loan for 90 days is therefore recommended to Council for approval."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Director of Social Planning.

3. Vancouver Resources Board Use of City Premises and Furniture and Equipment

The following report has been received from the Director of Finance.

"Effective January 8, 1974 the Provincial Government assumed the costs of administration of the welfare function in Vancouver, through the Vancouver Resources Board. The welfare staff continued to use City premises, furniture and equipment, and negotiations have been proceeding with regard to the rental of City premises and the purchase or leasing of the furniture and equipment by the V.R.B. In some cases the V.R.B. does not wish any form of long term lease as they wish to re-evaluate their distribution of the service function and therefore may wish to obtain different premises.

Mr. J. A. Sadler, Deputy Minister, Department of Human Resources, and I have now agreed on rental rates for the premises and a price for the V.R.B. to purchase our furniture and equipment. The details of this are given below.

Part of my recommendation is that the premises should be leased under as simple as possible a master agreement with the V.R.B., on a month-to-month rental basis with the V.R.B. to make up its mind as to whether or not it wishes a long term lease on any of the buildings by June 30th, 1975. We would wish to review applicable rentals prior to a term lease being given to the V.R.B. or if the month-to-month tenancy continues beyond June 30th, 1975. This provides the V.R.B. with the flexibility to make decisions on its locations and protects the City against a continuing month-to-month situation. With regard to the buildings that we are leasing and in turn leasing to the V.R.B., the V.R.B. is to be committed to the end of our respective leases, at which time the V.R.B. could decide whether or not to continue leasing directly, or perhaps through the City if appropriate. If there are rental review clauses in those leases we expect to be able to adjust the rental to the V.R.B.

The City-owned buildings (or portions thereof) to be leased to the V.R.B. for their period of occupancy are as follows:

Note: The square foot areas are subject to adjustment as circumstances change.

Address	Sq. ft. area	Rate per sq. ft.	Notes
1530 W. 8th	13,756	$5.50	
2610 Victoria Dr.	2,934	6.00	

Cont'd...

Clause No. 3 Continued:

6445 Knight St.	3,162	6.00	
517 Hamilton St.	6,000	5.50	Feb 1 - Oct 31/74
3998 Main St.	3,205	7.85	
Taylor Manor	17,100	--	Note (i)

Note (i): The Deputy Minister states that occupancy of Taylor Manor is expected to be reasonably short. The building, because of age and condition, requires very high maintenance and repair expenditures. These expenditures will now be the responsibility of the V.R.B. The situation will be reviewed June 30, 1975 to determine if no rental is still justified.

The following buildings are being leased by the City and the full lease costs are to be assumed by the V.R.B. for the space they occupy.

1720 Grant St.	5,619	$7.00	
1655 Robson St.	289	7.00	Note (ii)
2066 W. 10th Ave.			Note (iii)

Note (ii): Jan 8 - May 31, 1974. Arrangements changed after May 31 and government billed under a different cost sharing method.

Note (iii): Total rental and expenses have been passed on to the government with their agreement. Our lease on this building could be assigned to the Government or the V.R.B.

Physical assets other than buildings

This category consists of furniture and office equipment, automobiles, and consumables such as stationery, office supplies, food stuffs, janitorial supplies, etc. The City Purchasing Agent took an inventory of all the items and these were valued on much the same basis as the furniture, equipment, etc., disposed of to the Government in the administration of justice area. The amount arrived at as representing a reasonable value is $112,000. The automobiles used in the welfare operation were originally jointly purchased under C.A.P. sharing arrangements and the complexity of untangling these plus the minimal City value involved leads me to recommend that we transfer these automobiles to the V.R.B. for $1.00.

I therefore RECOMMEND that:

A. The City enter into a master lease agreement for the buildings with the V.R.B. in accordance with the above noted conditions and lease rates, such lease to be prepared by the Supervisor of Property and Insurance and the Director of Legal Services;

B. The City dispose of the furniture, equipment, and consumables used by the welfare operations, to the V.R.B. for a price of $112,000;

C. The City dispose of the 14 cars used in the welfare operation to the V.R.B. for $1.00."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

4. Assessment Appeal

The Director of Legal Services submits the following report:

"For the past three years the Assessor has placed three companies which have contracts with the National Harbours Board on the Assessment Roll as occupiers of Crown lands. The companies and the areas are as follows:

Cont'd...

Clause No. 4 Continued:

Empire Stevedoring Co. Ltd.	-	Crown property as shown on N.H.B. Plan No. 5-B-2-842
Canadian National Railways	-	Crown property as shown on N.H.B. Plan No. 5-B-2-843
Casco Terminals Limited	-	Crown property as shown on N.H.B. Plan No. 5-B-1-513 and Crown property as shown on N.H.B. Plan No. 5-B-1-512A

These areas are commonly known as Centennial West, Centennial East, Lapointe and Ballantyne Piers.

In 1974 these three companies were successful in pursuading the Court of Revision that in law they were not occupiers of these three areas, and thus not liable to taxation. The City was dissatisfied with that decision and took the appeal to the Assessment Appeal Board. The Assessment Appeal Board, after hearing the evidence, requested that the parties state a case to the Supreme Court on a question of law. This stated case has not been heard.

Since nothing has changed since 1974, the Assessor again placed the above three companies on the Assessment Roll as occupiers of Crown property. At the 1975 Court of Revision the Court again decided that these companies are not "occupiers" so as to render them liable to taxation. It is imperative that we appeal this decision to keep the matter open until the Supreme Court has rendered a decision in respect of the 1974 appeal. Accordingly

It is recommended that Council instruct the Director of Legal Services to appeal the decision of the Court of Revision in respect of the above three companies."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Assessment Appeals

The Director of Legal Services submits the following report:

"On July 9, 1974 Council rezoned the major portion of the False Creek Area. In November of 1974 Council approved a Local Area Development Plan of approximately 94 acres of the North Shore of the Creek which is to be developed by Marathon Realty. The majority of this area is presently assessed in the name of Canadian Pacific Railway Company.

This land was previously zoned industrial, and as a consequence of the rezoning and approval of the Development Plan, the Assessor concluded there had been a substantial increase in value.

C.P. Rail and Marathon appealed these assessments, and the Court of Revision reduced the assessment by a little over Eleven Million Dollars.

In my opinion the decision of the Court of Revision is incorrect, and I therefore recommend that Council instruct me to appeal the decision of the Court of Revision in respect of the following parcels of property:

A. Lot 1, Block 124, D.L. 541

B. Lot 3, Block 124, D.L. 541

C. Parcel 1 and except Parcel 1 D.L. 464

D. Lot 4665

Cont'd...

Clause No. 5 Continued:

E. Portion of D.L. 541 in Registered Plan 11156, Lots 4666, 4672, 4673, 4678, 5603, 5605 and 5606, remainder of B, C, D, E, K, L, Parcel H, Lot J, portion of D.L. 541 not in registered Plan 11156

F. Lot 5604 "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be approved.

CONSIDERATION

6. P.N.E. Parking Enforcement

The Director of Permits and Licenses reports as follows:

"Resolution of Council March 12th, 1974 adopted a report of the Official Traffic Commission:

(B) That the Police Department and the Director of Permits and Licenses be instructed to maintain a reasonable enforcement level in the area adjacent to the P.N.E. during P.N.E. events.

In consideration of a report on the costs of this action, Council instructed, "that the Pacific National Exhibition be requested to compensate the City for the costs involved in parking enforcement."

The Cost of enforcement for Permits and Licenses Department staff for 1974 is $5,450.39, which is basically composed of overtime charges due to the fact that most P.N.E. events are not held during regular staff working hours.

The P.N.E. have not responded to bills rendered to date, and Mr. J.D. Rennie, General Manager of the P.N.E. Association advises that the position adopted by the P.N.E. is that: "Enforcement of City By-Laws outside of P.N.E. grounds is not the responsibility of the P.N.E."

The approximate cost of enforcement for 1975 to date is $1,000. It is estimated that the maximum cost of enforcement for the entire year based on Council's most recent resolution dealing with the level of enforcement will not exceed $7,500."

In view of the stand taken by the P.N.E., City Council may wish to give:

CONSIDERATION:

"to the inclusion of $7,500 in the 1975 Budget of the Department of Permits and Licenses for P.N.E. Parking Enforcement."

The City Manager submits the foregoing report of the Director of Permits & Licenses to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 321

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Housing-Neighbourhood Improvement Program Kitsilano Area
Lot 28, Block 216, D.L. 526
1937-39 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera), Meeting of February 11, 1975, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of the private parcel known as Lot 28, Block 216, D.L. 526. This property is in the Kitsilano Area and according to a report submitted by the Director of Planning under date of February 5th, 1975 would provide a well-located site for housing.

1937-39 West 2nd Avenue

These premises comprise a two-storey frame dwelling plus a full basement, erected in 1912 on a lot 25' X 120', zoned R.M.3A. The dwelling contains a four-room, self-contained suite on the main floor; three-room, self-contained suite in the basement. Also, there are 12 plumbing fixtures, the roof is patent shingles and the exterior walls are wood siding. Heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the representative of the owners, they have agreed to sell for the sum of $60,000.00 as of February 28, 1975, subject to the following conditions:-

1. Owners to retain rent-free possession of the property until March 31st, 1975.

2. City to pay any bonus interest that may be required in order to discharge the mortgage registered against the property.

This purchase price is considered to be realistic and is endorsed by the Central Mortgage and Housing Corporation. It is proposed to continue to rent this dwelling until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, 1937-39 West 2nd Avenue, for the sum of $60,000.00 on the foregoing basis. This amount is to be chargeable to Kitsilano Neighbourhood Improvement Program Implementation Fund Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Acquisition for Housing-Neighbourhood Improvement Program Kitsilano Area
Lots 30 & 31, Block 216, D.L. 526
1949 & 1953 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera), Meeting of February 11, 1975, authorizing the Supervisor of Property & Insurance to proceed with the acquisition of the private parcels known as Lots 30 and 31, Block 216, D.L. 526. These properties are in the Kitsilano Area and according to a report submitted by the Director of Planning under date of February 5, 1975, would provide a well located site for housing.

Clause #2 (Cont'd)

1949 West 2nd Avenue

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1927 on a lot 25' x 120', zoned R.M.3A. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, stucco exterior, and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

1953 West 2nd Avenue

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1927 on a lot 25' x 120', zoned R.M.3A. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the representative of the owners who own both the above properties, they are prepared to sell for the sum of $86,000.00 as of February 28, 1975, subject to the following conditions:-

1. Owners to retain rent-free possession of property known as 1949 West 2nd Avenue until March 14, 1975

2. Owners to retain rent-free possession of property known as 1953 West 2nd Avenue until March 31, 1975.

This purchase price is considered to be realistic and is endorsed by the Central Mortgage and Housing Corporation. The dwelling known as 1953 West 2nd Avenue is presently rented to a tenant on a month-to-month basis, while 1949 West 2nd Avenue is presently vacant. It is proposed to continue to rent these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above properties, 1949 & 1953 West 2nd Avenue for the sum of $86,000.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program Implementation Fund Account."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. Acquisition for Park Site #9, (Kitsilano)
Lot 19, Block 265, D.L. 526
2085 West 6th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Lot 19, Block 265, D.L. 526, known as 2085 West 6th Avenue, which forms part of Park Site #9, (Kitsilano), has been offered for sale to the City. Park Site #9 is listed under Table II of Park Sites Purchase Program 1971-1975, confirmed by Council on December 15, 1970.

These premises comprise a 1 - 3/4 storey and full basement frame dwelling with a main floor area of 889 square feet, erected in 1908 on a lot 50' x 120', zoned RM-3A. This dwelling contains 7 rooms, 5 plumbing fixtures, a shingle roof, has siding on exterior walls, a stone foundation, and is heated by an automatic oil-fired furnace. Condition of this improvement is average for age and type. At present, this house is vacant but it is proposed to rent same until required for the project and then to demolish when necessary.

.....3

Clause #3 (Cont'd)

Following negotiations with the agent for the estate, the estate solicitors have confirmed their acceptance of the City's offer in the amount of $62,000.00 as of March 31, 1975. This purchase price is considered to be fair and equitable and representative of market value in the area.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 19, Block 265, D.L. 526, known as 2085 West 6th Avenue, for the sum of $62,000.00 on the foregoing basis, chargeable to Code No. 4189/- , Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

"The following offers to purchase have been received by the Supervisor of Property & Insurance as a result of the City's call for tenders and are recommended for acceptance, being in each case the highest offer received."

1. Subs. 5 & 6, S.½ Lot 86, T.H.S.L., Plan 1720
E/S Rupert Street, North of Adanac

Name	Approximate Size	Sales Price	Terms	Conditions
R.M. Lee Construction Co. Ltd.	33' X 122 ea.	$30,300 ea.	City terms @ 10½%	No guarantee as to soil or drainage conditions

The City Manager RECOMMENDS that the foregoing offers to purchase, being in each case the highest offer received, be accepted and approved under the terms and conditions set down by Council.

5. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

The following offers to purchase were received by the City Clerk as a result of the City's call for tenders and are recommended for acceptance, being the highest offer received in each case:-

1. Lot A, Blocks 1-4, D.L. 37
- S/S Ward Street Between Earles & Duchess Streets RS-1

Name	Approx. Size	Sales Price	Terms	Conditions
Perosa Realty & Ins. Agencies Ltd.	50' X 102'	$34,001	City Terms @ 10½%	Easement - filled lot. No guarantee as to soil condition

Clause #5 (Cont'd)

2. Lot 19, ex. N.7' and S.2', Sub. A & B, Block 169, D.L. 264A
-S/S 12th Avenue Between Commercial and Victoria Drive RT-2

Name	Approx. Size	Sales Price	Terms	Conditions
D. Taddei	33' X 115'	$28,776	$10,000 down Balance on City's terms @ 10½%	Bulkhead (below) If lot filled retaining wal required

3. Lot 27, ex. E.7' and ex. N.10'
Lot 26, ex. E.7' and ex. S.10', both of Block 17, D.L. 391 & 392
- W/S Knight Street at 28th and 29th Avenues RS-1

Name	Approx. Size	Sales Price	Terms	Conditions
Paragon Homes Ltd. (lot 26)	28' X 110'	$22,650	City terms @ 10½%	No guarantee as to soil condition
(lot 27)	27' X 110'	$22,650		

4. Lots 4, 5, & 6, Block 28, D.L. 200A
- S/S 5th Avenue, East of Scotia Street Zoned RM-3

Name	Approx. Size	Sales Price	Terms	Conditions
Park Lane Properties Ltd.	148' X 122'	$204,000	$51,000 down balance in 6 months @ 9½% interest	Bulkhead (below Lane level) City not responsible fo abandoned storm sewer on lot or fo soil conditions

Council on March 5th, 1974, approved the joint advertising of this site for sale, which is two-thirds privately-owned. Sale will be in accordance with the agreement dated December 4th, 1974, made between the City and Furnace Oil Sales Ltd.

RECOMMENDED That the foregoing offers to purchase, being the highest offer in each case, be accepted and approved under the terms and conditions set down by Council.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

6. Tenders for Lease
Lots 7,8 & 10, Block 122, D.L. 541
Situated E/S 1400 Block Howe Street
South of Pacific Street

The Supervisor of Property & Insurance reports as follows:-

"On January 14, 1975, City Council approved the recommendation of the City Manager to lease City-owned Lots 7, 8 & 10, Block 122, District Lot 541, to the highest bidders. It was noted that Mr. Skeans had requested to appear as a delegation before Council considered the matter. Mr. Skeans was not present when Council considered the matter but has since re-affirmed his request to speak on the subject as he was the previous tenant on the City lots.

Clause # 6 (Cont'd)

Council, on January 21, 1975, received a brief from Mr. Skeans and a delegation of Mr. Castle, on behalf of Mr. Porter, one of the other principals recommended for leasing of the lands.

After hearing these delegations, Council moved that:-

'This whole matter be tabled, pending a full report to include the following:

(i) zoning aspects, parking requirements and future use,
(ii) Downtown Planning Team comments,
(iii) details of contract negotiations with Skeans Engineering and Machinery Ltd.

FURTHER THAT in the meantime the Department withhold any action as a result of Council's resolution of January 14, 1975.'

The report on the rental contract negotiations, (Item iii above), is as follows:-

Lots 7, 8 & 10, Block 122, D.L. 541 had been used for parking by surrounding businesses for some years and latterly, Skeans Engineering of 1455 Howe Street have been tenants since 1973 and used them for employee and customer parking, on a temporary basis, at a rental as follows:-

Lot 10	----------	$ 50.00 per month
Lots 7 & 8	----------	$ 80.00 per month
		$130.00 per month

The Department of Permits & Licenses informed the Supervisor of Property & Insurance, in July, 1974, that the parking use would have to be discontinued unless the lots were blacktopped in accordance with the By-law requirements. Because of the high cost of preparing these lots for parking, the Supervisor of Property & Insurance requested and obtained a 5-year lease term from the Director of Planning. Skeans Engineering then obtained bids on the cost of Blacktopping and the low bid was $7,100.00. Negotiations were entered into and the rental based upon an allowance for the costs, was $80.00 per month.

In view of the rental being decreased $50.00 per month by reason of the By-law requirements, the Supervisor of Property & Insurance questioned the economic viability of the lands being blacktopped for parking. Skeans Engineering were informed that the lands would be put out to tender for lease to see if a better interim use could be made of the lands on a five-year basis.

Three offers were received as follows:-

Porter	--	For Lots 7, 8 & 10 - For parking use; Tenant to black-top	--- for $215.00 per month
		OR	
		For Lots 7 & 8 only - for parking use; Tenant to black-top	-- for $150.00 per month
Skeans	--	Lots 7, 8 & 10 No black-top	-------- for $200.00 per month
Toyota	--	Lot 10 only, - for storage	---------- for $ 80.00 per month

Clause # 6 (Cont'd)

After analysis and in accordance with normal procedure, the highest offers submitted were recommended to Council for acceptance, these being:-

R.E. Porter for Lots 7 & 8 ----- $150.00 per month

Downtown Toyota for Lot 10 ----- $ 80.00 per month

On January 14, 1975, Council approved these leases.

Because this problem is common to other downtown City-owned sites, following is a brief description of the present methods of leasing downtown City land and some of the problems encountered which may be of interest to Council.

Small sites of downtown vacant land held by the City for various reasons generally cannot be built upon and the highest and best interim use is usually parking.

Present by-law regulations allow parking on a temporary basis with a gravel surface, up to a maximum period of two years. Thereafter it is mandatory to have the sites blacktopped, curbed and screened if the parking use is to be continued. Hard surfacing usually incurs drainage problems, requiring a storm sewer hook-up, sump, and catch basin, and the resultant high cost (up to $4,000.00 for a 33' lot), often makes it uneconomical to use the lands for parking purposes unless the rental is subsidized by the City.

This means that very often small lots are rented for open storage of assorted materials or objects, e.g., lumber, equipment, or in many cases are left vacant. Where the land is vacant, there is a double loss by reason of no revenue plus the cost of barricading to prevent free use of the land or the cost of removal of illegally parked or abandoned vehicles, rubbish, debris, etc.

The Property & Insurance Office has considered alternate solutions to the problem and wherever possible has used the following approach:-

(a) Obtaining a longer term lease, (subject to Planning and Engineering requirements), thereby allowing a more intensive use with a corresponding duration of occupancy to write off the capital expenditure and pay a better than nominal rent.

(b) Lease the land at a low rental until such time as the tenant recaptures the cost of the improvements, and then charge a rental based upon the market rental of the improved property.

(c) Lease on a short term basis at a market rental with a clause that provides for the tenant to be proportionately reimbursed if his lease is cancelled prior to the time period negotiated as being necessary to amortize the capital cost of the improvements.

The foregoing methods have been fairly successful in getting downtown City lands occupied by tenants on land that is restricted from building development and usually subjected to a short notice of cancellation.

However, these methods are not easily applicable to small sites (50-foot frontage or less), where the rental income to the tenant for parking use is nominal or the use of the land is not a by-law requirement or an absolute necessity to his business.

Clause #6(Cont'd)

In these cases, one alternative could be for the City to blacktop the sites prior to leasing and apportion the rental income first to the cost of the improvements on the land and then the balance being applied to the cost of holding the land for future civic purposes. This would not be economical and would put the City in the position of precluding any other use of the land except for parking purposes and consequently has not been done to date.

The other alternative could be to change the by-law to allow some discretionary powers regarding the length of time for use of sites for temporary parking. Such discretion would be based upon the size, location or type of surface, in order to allow these lots to be put into the highest and best interim use until the City requires the land for development.

In view of the foregoing, it is RECOMMENDED that the Council action of January 14, 1975, approving the recommendation of the City Manager to lease Lots 7, 8 & 10, Block 122, D.L. 541 to R. E. Porter and Downtown Toyota be confirmed.

The matters of (i) Zoning and future requirements, and (ii) Downtown Planning Team comments, are the subject of a report by the Director of Planning which will be submitted following this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 322

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 20, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on February 20, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Bowers
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

. . . . . .

RECOMMENDATION

1. Vancouver Art Gallery Request For Funding For Renovations

Vancouver City Council on February 11, 1975 passed the following motion:

> "THAT Council approve a grant of $187,451 to the Vancouver Art Gallery for 1975.
>
> FURTHER THAT the Finance and Administration Committee meet with the Art Gallery to reconsider the number of repairs and/or alteration items which were not recommended for approval in the City Manager's Report."

The Committee had for consideration a City Manager's report dated February 6, 1975, entitled "1975 Grant Request - Vancouver Art Gallery" itemizing the repairs and/or alterations not recommended on the basis that they are non-essential at this time. The items are as follows:

(7)	Paint north gallery	$ 1,500
(8)	Create corridor from lobby to small Emily Carr Gallery	5,000
(9)	Alter room in basement to create a meeting room and office	2,000
(10)	Installation of carpet in Concert Gallery and Vestibule	12,000
(11)	Nailing board to line walls of Lower Corridor	1,000
(12)	Fire alarm circuit in 2nd floor offices. (This item to be done in 1975 and funded from current capital appropriation.)	800
	Total of Major Repairs and Alterations not recommended.	$22,300

The Committee also had for consideration a report dated February 20, 1975 from the Vancouver Art Gallery Association requesting a re-review of the Gallery's request for funds for items 7,8,9 and 12 totalling $9,300.

Cont'd...

Clause No. 1 Continued:

Mr. Rogatnick, Interim Director, Vancouver Art Gallery, advised that the above items are required in view of the expectation that the Art Gallery will be functioning at 1145 West Georgia Street for at least another five years. He stated the Association felt items 10 and 11 were not essential at this time and cut them from their list.

The Deputy Director of Finance advised that item 12 - $800 for a fire alarm circuit in the second floor offices would be provided from renovation funds previously approved.

Following further discussion it was,

RECOMMENDED

THAT $8,500 be approved to carry out major repairs and alterations as follows:

(7)	Paint north gallery	$ 1,500
(8)	Create corridor from lobby to small Emily Carr Gallery	5,000
(9)	Alter room in basement to create a meeting room and office	2,000

2. Preliminary Report - 1975 Revenue Budget Estimates

The Committee had for consideration a Manager's Report dated February 18, 1975, outlining preliminary 1975 revenue and expenditure budget estimates submitted by Civic Departments and Boards showing total estimated revenues of $118,749,750 and estimated expenditures of $131,848,049. The excess of expenditures over revenues which amounts to $13,098,299 is the present budget deficit, before adjustment of the mill rate for general tax purposes and review of the budget detail. (Copies circulated)

The Committee also had for consideration a covering report dated February 18, 1975, entitled 1975 Preliminary Budget prepared by the Chairman (copies circulated).

The Chairman stressed that the budget report is still a preliminary estimate of certain figures which are not known at this time. The most significant unknown quantity is the amount of the per capita grant to be given by the Provincial Government. Wage settlements and the School Board budget are also significant factors.

The Committee emphasized they are determined to cut unnecessary spending and keep the increase in taxes at a tolerable level. The amount estimated for water rate charges for 1975 and 1976 was discussed and it was agreed the rate should be increased to a break even point.

Following further discussion it was,

RECOMMENDED

A. THAT the Manager's Report dated February 18, 1975 be received by the Committee and forwarded to City Council;

B. THAT the City Manager and the Director of Finance be instructed to meet with Department Heads and Boards to review the 1975 Revenue Budget Estimates as submitted and

Cont'd...

Clause No. 2 Continued:

(i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council,

(ii) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board,

(iii) report all adjustments made to the budget during reviews to the Committee on Finance and Administration,

(iv) that members of Council be given a schedule of the budget reviews to take place between the City Manager and the Director of Finance with Department Heads and be invited to observe, particularly new Aldermen.

C. THAT the Director of Finance report back to the Committee on the possibility of increasing the water rate charges for 1976 to a break even point for that year.

FOR COUNCIL ACTION SEE PAGE(S) 326

The meeting adjourned at approximately 3:00 p.m.

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

February 20, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 20, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Proposed Neighbourhood Pub - 3681 West 4th Avenue

The Standing Committee of Council on Community Development on October 3, 1974, when considering the application of Mr. John Keith-King and Mr. S. P. Grauer to operate a neighbourhood pub at 3681 West 4th Avenue, Resolved:

"THAT this application be referred to the Kitsilano Planning Committee for report back to the Standing Committee."

The Community Services Committee had before it for consideration this date the following report from the Kitsilano Planning Office:

"The Kitsilano Planning Team and Planning Committee recommend approval of this pub, subject to two conditions:-

1. A referendum be undertaken, as is current policy;

2. Adequate lighting be established in the parking area."

Following discussion it was

RECOMMENDED

THAT the application of Mr. John Keith-King and Mr. S. P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:

(a) The City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;

(b) That adequate lighting be established in the parking area;

(c) That the applicant comply with all applicable City legislation.

Cont'd . . .

2. Proposed Day Care Facilities -
3328 East 1st Avenue

The Committee had before it for consideration a report (circulated) from the Planning Department which explained that 15 residents in the area of this proposed day care centre have petitioned against the proposal primarily because of the use of the lane for picking up and dropping off children. The location is zoned Commercial.

The report further advised there are seven day care centres in the area bounded by Hastings on the north, Nanaimo on the west, Broadway on the south and Boundary on the east, and two of these are within three blocks of the proposed site.

A representative of the Planning Department reviewed the report and pointed out there are traffic problems in the area and that vehicles cannot stop on 1st Avenue in front of this proposed day care centre.

The applicant, Mr. K. Golac, replied the 20 to 25 children who will use the centre will be the same children every day and will soon get used to going to and from the centre. He further pointed out there are waiting lists for day care in the area. The applicant operates two other day care centres; one in Burnaby and one in Vancouver.

It was noted this proposal is a conditional use in commercial zones; that it requires the approval of the Director of Planning unlike outright uses which are merely required to meet the various technical requirements of the Zoning By-law.

Following discussion it was

RECOMMENDED

(a) That Council instruct the Director of Planning to approve the proposed day care centre at 3328 East 1st Avenue;

(b) That the Director of Planning be instructed to report to Council on the implications of day care centres being an outright use in commercial and multiple density residential zones.

3. Liquor Permit Application -
1277 - 79 Howe Street

The Committee had before it for consideration the following report, dated January 30, 1975, from the Planning Department on the above noted liquor permit application:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to provide a cocktail lounge in a portion of the ground floor of this existing two storey restaurant building.

This development is situated in the downtown area in the (CM-1) Commercial District.

This development will maintain a cocktail lounge on the ground floor in the front portion of the existing building and will occupy an assembly area of approximately 257 sq. ft. with seating for 16 people and standing room for 9.

The restaurants are presently licensed as a restaurant and dining lounge.

Cont'd . . .

Clause #3 continued:

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

This report is submitted for the consideration of the Standing Committee of Council on Community Development."

During discussion the Committee noted the application was simple and straightforward and it was felt that such applications need not come before the Committee.

Following discussion it was

RECOMMENDED

(a) That Council approve the application for a cocktail lounge at 1277 - 79 Howe Street;

(b) That the Planning Department be authorized to approve similar routine liquor permit applications which do not involve additions to existing premises.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 336

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 20, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, February 20, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

INFORMATION

1. West End Zoning and Urban Design - Summary of Proposals

The Committee considered a report dated February 13, 1975, from the Director of Planning as well as a draft report entitled "West End Urban Design Guidelines" prepared by the Sussex Group. The Chairman advised that these were intended as status reports for discussion purposes and that the matter would formally come back to the Committee at the end of March.

Mr. K. Dobell, Assistant City Engineer, Traffic and Transportation, advised that a report on traffic schemes in the West End was in preparation for submission to the Committee at a later meeting and would include the question of barriers. He indicated on a map the barriers that had been constructed and those that were in the process of construction.

Some members ;of the Committee expressed concern that the barriers presented a hazard for emergency vehicles and fire trucks. It was felt that the Fire Chief should be requested to be in Council whenever the question of barriers is discussed.

Mr. John Coates of the Planning Department advised that zoning proposals for the West End had been presented in February, 1974. The proposal represented a conventional zoning in that all conditions of development were regulated by by-law, but at the option of the developer,urban design discretion would be vested in the Director of Planning. As there were no urban design guidelines to guide this discretion, the Sussex Group were retained to prepare guidelines.

The zoning controls proposed for the West End were based on social considerations and physical urban design considerations. In order to maintain design flexibility, the proposed zoning controls would contain only three fixed regulations enacted by by-law i.e. permitted uses, density and parking requirements. The density regulation would include maximum "threshold" density, i.e. the maximum floor space ratio that would be allowed from the Urban Design Guidelines.

Other by-law regulations such as height and length, front, rear and side yards, site area etc. would be replaced by flexible urban design guidelines. Once the Urban Design Guidelines are approved as Council policy they would guide the Administrative decision of the Development Permit Board.

cont'd ...

Clause No.1 (continued)

Mr. R. Rabnett of the Sussex Group advised that the objectives set out in the West End Plan were followed in arriving at the discretionary form of zoning. The Urban Design Guidelines form a document that would support a zoning by-law for the West End.

The Committee discussed in detail the Urban Design Guidelines and were basically in agreement but wanted to see them refined to include comments from other departments.

RESOLVED

THAT the report of the Director of Planning dated February 13, 1975, and the draft West End Urban Design Guidelines prepared by the Sussex Group be received for information.

FURTHER THAT before the Director of Planning formally brings the matter back to the Committee, he take into account the comments of the Committee as well as input received from the Director of Legal Services, Director of Social Planning, City Engineer and the Vancouver City Planning Commission.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 327

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

February 27, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on February 27, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

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RECOMMENDATION

1. 1975 Cultural Grants

The Committee had for consideration a report dated February 21, 1975 from the Director of Social Planning on the following two applications for cultural grants:

A. National Professional Music Teachers Association

The Association requested a grant of $10,000 as an aid to music education for needy and deserving students and to sponsor lectures and seminars, etc. for teachers both in and out of the Association.

Mr. Jonathan Baker of the Social Planning Department stated that any additional civic funds for musical education should go to the Community Music School, a non-profit organization which maintains a consistently excellent standard of instruction.

Mr. A. Carlson, President of the N.P.M.T.A. felt the Community Music School is unfair competition and civic funds should be distributed democratically.

The Committee stated it would set a precedent if cultural grants were given to a professional group.

Following further discussion it was,

RECOMMENDED

THAT no action be taken on the request for a cultural grant by the National Professional Music Teachers Association.

B. Columbia Society of the Arts

Mr. Harvey Adams, President of the Columbia Society of the Arts distributed copies of a letter dated February 18, 1975, (circulated) giving background details on the Society. He advised the Society is a non-profit organization with the dual purpose of developing professional calibre in musicians entering or re-entering professional life, and bringing to the public the pleasure of symphonic music in concerts. Numerous talents are being developed and trained in B.C. but most of them have to go elsewhere to pursue a musical career.

Cont'd...

Clause No. 1 (B) Continued:

The Society requested a cultural grant of $8,000 to provide free outdoor concerts this Spring and Summer, and a competition for young soloists to be held during the Winter festivals in January and February, 1976.

Mr. Jonathan Baker of the Social Planning Department reported that in the past the City has provided funds to commission the Society to put on concerts for special events which proved quite successful. He recommended that the Society continue to be used in this fashion and any additional funds for general operating grants that might be available for orchestras, should go to the Vancouver Symphony Society.

The Director of Finance stated that the Social Planning Department is proposing an amount in their 1975 budget for exactly such a need.

Following further discussion it was,

RECOMMENDED

THAT Council approve in principle the Social Planning Department purchasing services of the Columbia Society of the Arts for special events.

INFORMATION

2. University Women's Club

The University Women's Club in letter dated December 11, 1974, requested a grant in lieu of taxes for Hycroft, a house used by the Club at 1489 McRae Avenue, as a cultural and educational centre. The Club is not a charitable or non-profit organization although it does give many scholarships and bursaries each year.

The Supervisor of Property Tax advised the Club they are not eligible for a grant in lieu of taxes.

Mrs. B.I. Sperling, President of the University Women's Club advised they have saved and restored this beautiful building and now must maintain it. Now that it is designated "Heritage" it must be maintained in its present state, which in such an old building becomes increasingly costly and may represent an impairment on the ability of the Club to continue serving its members and the Community. Gordon Spratt and Associates Limited, a Consulting Engineering Firm, estimates it will cost $27,000 for exterior renovations to Hycroft within the next five years. The Club has been working to raise these funds and at present have $10,045 set aside for this purpose. They are requesting that the City provide a cultural grant to help maintain the building.

The Committee discussed the matter and was in agreement that a cultural grant equivalent to 1975 taxes would be appropriate. The Director of Finance advised he has no proof of financial need, which is one of the primary criteria Council considers in such grant requests, and would require audited financial statements for 1973 and 1974. Funds could be placed in a trust fund for the University Women's Club specifically earmarked for renovations and be turned over at the time the renovations are made and various other options and alternatives are available to Council.

Following further discussion it was,

RESOLVED

THAT the matter be deferred pending report back from the Director of Finance on the University Women's Club financial statements and recommended method of handling the grant.

FOR COUNCIL ACTION SEE PAGE(S) 327

The meeting adjourned at approximately 2:30 p.m.

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

February 27, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall on February 27, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Liquor Permit Application - 1255 West Pender Street

The Committee had before it for consideration the following report from the Planning Department:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use a portion of the second storey of the existing building as a cabaret/lounge in addition to the existing restaurant on the main and second floors.

On March 27th, 1974, Development Permit No. 65213 permitted the alteration and use of the main and second floors for a restaurant and a construction of a 1,130 sq. ft. second storey addition.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action.'

This development would have approximately 780 sq. ft. of public assembly area for the lounge.

The development is situated in the downtown area in the C-5 Commercial District."

During discussion a representative of the Planning Department explained the location is on Pender between Bute and Jervis Streets, and that the two-storey building contains a restaurant on both the main floor and the second floor and that the application is to use a portion of the second floor as a cabaret/lounge. The two floors have a seating capacity of 475 persons.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 1255 West Pender Street.

(Alderman Rankin is recorded as voting against this recommendation.)

Cont'd . . .

2. Liquor Permit Application - 1075 West Georgia Street

The Committee had before it for consideration the following report from the Planning Department:

"It is reported on behalf of the Director of Planning that the above noted Development Permit Application has been filed to alter and use a portion of the ground floor of this existing 27 storey office building to provide a restaurant and cocktail lounge as an extension of the existing restaurant and dining lounge on the mezzanine floor.

This development is situated in the downtown area in the (CM-2) Commercial District.

This development is located in the north-west portion on the ground floor of the existing highrise office building and would maintain a restaurant occupying approximately 2,058 sq. ft. and a cocktail lounge with a public assembly area of approximately 852 sq. ft. The cocktail lounge is located directly below the existing restaurant on the mezzanine floor and will operate as one complete unit.

The applicant, on his drawings, states that there will be seating for thirty-eight persons and standing room for another thirty-eight.

The existing restaurant, on the mezzanine floor, is presently licensed as a dining lounge.

The Technical Planning Board approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'"

During discussion it was explained the proposal is to replace a snack bar, dry-cleaning establishment and travel agency with a 38-seat cocktail lounge on the mezzanine floor of the MacMillan-Bloedel building.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 1075 West Georgia Street.

(Alderman Rankin is recorded as voting against this recommendation.)

INFORMATION

3. Further Consideration of Topics Discussed at the Joint Meeting of the Housing and Environment and Community Services Committees on Wednesday, February 19, 1975 in the Downtown Eastside

The Committee had before it for consideration the Minutes of the above noted meeting (circulated).

The Chairman reviewed briefly the meeting of February 19, 1975 and pointed out that recommendations could be forwarded to Council.

Cont'd . . .

Clause #3 continued:

A member of the public requested that the Committee hear further submissions from community groups active in the Downtown Eastside and, following discussion it was

RESOLVED

THAT topics considered at the joint meeting of the Housing and Environment and Community Services Committees held February 19, 1975, be considered by the Community Services Committee and the Housing and Environment Committee at a joint meeting in approximately two weeks and that staff be asked to submit reports on those topics the Committees passed resolutions on at the February 19th meeting;

FURTHER THAT community organizations which attended the February 19th meeting be invited to the next joint meeting of the two Committees.

FOR COUNCIL ACTION SEE PAGE(S) 321

The meeting adjourned at approximately 4:00 p.m.

* * * * * * * * * * * * * *

REPORT OF COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

February 27, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No.1 Committee Room, third floor, City Hall, on Thursday, February 27, 1975, at approximately 3:45 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Kennedy
Alderman Harcourt (Item 4 only)

ABSENT: Alderman Cowie

CLERK: M. Cross

RECOMMENDATION

1. Central Broadway Urban Design Study

The Committee considered a report dated February 18, 1975, from the Director of Planning. On December 17, 1974, Council agreed that the funds would be made available to the Director of Planning in advance of the 1975 Budget in order to appoint a consultant to undertake an urban design study of the Central Broadway area; the Director of Planning to report back to the Committee on costs. From the eleven formal submissions received, a Planning Department Staff Committee selected three to be interviewed. On the basis of the submissions and interviews, Norm Hotson, Architects, was selected. The estimated cost to carry out this study was $14,000, plus photographic reproduction and printing costs, estimated to be $1000.

RECOMMENDED

THAT Council make $15,000 available to the Director of Planning in advance of the 1975 Budget in order to appoint Norm Hotson, Architects, to undertake an Urban Design Study of the Central Broadway Area.

INFORMATION

2. Development Permit Application #68855
Nelson Park Primary Annex & Community Facility

The Committee considered a report from the City Manager dated February 13, 1975, in which the Director of Planning advises that approval of Development Permit Application #68855 cannot be given due to non-compliance with by-law regulations and not full support of the Urban Design Panel. The Director further suggests that negotiations with the applicant on technical requirements of the by-law and design await further public discussion being completed and the uncertainties of this proposal being resolved to the satisfaction of Council.

RESOLVED

THAT the report of the City Manager dated February 13, 1975, be received for information.

cont'd ...

RECOMMENDATION

3. Traffic Concerns in the Kitsilano Apartment Area

The Committee considered a report of the City Engineer and the Director of Planning dated February 10, 1975. The report stated that Council had deferred the issue of residential street traffic flows in the Burrard-Arbutus Connector until the City-wide transportation strategy and a Kitsilano Local Area Planning programme are developed. A decision on this matter is an integral part of the plan for the area. The City Engineer and the Director of Planning agreed with the Kitsilano Local Area Planning Committee that residents of the area should be consulted.

The report lists the alternatives that have been identified as well as estimates of construction costs and acreage requirements.

RECOMMENDED

THAT a survey be carried out in the eastern portion of Kitsilano to determine public attitudes concerning traffic alternatives in the area; the alternatives presented to be restricted to minimal change, one-way street, improving existing arterials and the Arbutus-Burrard Connector.

FURTHER THAT the sum of $700 be allocated to the Kitsilano Local Area budget for the purpose of carrying out this survey; the expenditure of this sum to be authorized in advance of approval of the 1975 Budget.

4. Waterfront Planning Study

The Chairman welcomed Mr. Glen McPherson, Chairman of the Vancouver Port Authority and Mr. Fred Spoke, Port Manager.

Mr. R. Spaxman, Director of Planning, advised the Committee that in May, 1973, the joint Federal/City Waterfront Planning Study was announced at a total cost of $77,500; two-thirds to be provided by the Ministry of State for Urban Affairs and one-third by the City. As well as the Federal/City study, a technical Waterfront Working Committee was set up, including representatives of the City, Bureau of Transit, G.V.R.D. and the National Harbours Board.

Mr. R. Mann advised that he had commenced work in December, 1973, as Waterfront Planning Consultant with an inventory mapping process. Each report on each stage of the study was summarized and put into a broadsheet and circulated for public information, discussion and comment. The recommendations in Stage III presented in September, 1974, were adopted by Council as the basis for the Waterfront Planning Study.

Four Working Papers were submitted to the Director of Planning.

(I) A management report wherein the variety of ways and means the policies could be implemented were speculated

(II) A study of regulations wherein recommendations were suggested for a Management Committee to consider and implement the policies

(III) Recommendations for a priority ranking for projects in terms of the various difficulties that may arise

cont'd ...

Clause No.4 (continued)

(IV) The Paper deals with five suggestions

- open space and access
- view preservation and building heights
- shoreline use
- population
- design response

Mr. Spaxman indicated a number of things that had to be considered in 1975:

- there is a multiplicity of jurisdictions i.e. three primary ownerships, National Harbours Board, C.P.R. and City, and a small amount of private ownership

- the G.V.R.D. plan needs to be amended

- joint objectives should be worked out with the National Harbours Board to enable this amendment to go through

The Director of Planning described changes to the central waterfront area

- Vancouver Yacht Club alterations
- Harbour Park development
- Bayshore Inn development
- Ferry terminal proposals
- Marathon's second tower
- Transportation terminal
- a proposal by the U.D.A.C. Group to acquire leases and develop a mixed residential/commercial use
- Gulf Oil has been asked to consider their long-range plans and report back
- future of C.P. Ferries, Old Immigration Building, Piers B-C, C.P.R. Station, C.N. Pier, Air West and STOL (short take off and landing) aircraft
- proposed U.N. Demonstration Project for a waterfront park within the existing industrial area

Mr. McPherson stated that the Port Authority had been structured three years ago as consultants to the National Harbours Board. Only recently has local autonomy been granted and the Port Authority will in turn give some of this autonomy to the Port Manager. They would also like to get down to co-operation rather than confrontation.

Mr. Spoke advised that the Port Authority had done an economic impact study of the Port of Vancouver. Briefly, 12,000 people are directly connected with the operation of the Port and 8,000 indirectly. 4% of the jobs in the Greater Vancouver area are related to the Port as well as 6% of the wages and 9% of the sales.

At the Council meeting of February 25, 1975, the following motion was deferred for consideration of the meeting of the Standing Committee on Planning & Development:

"THAT WHEREAS unco-ordinated planning and development is continuing on the Burrard Inlet Waterfront, i.e.

Proposed Cross-Inlet Ferry (Provincial Government)
Vanterm (National Harbours Board)
Urban Demonstration Project (City of Vancouver - Dick Mann)
Marathan Project 200 (C.P.R.);

cont'd ...

Clause No.4 (continued)

AND WHEREAS grave concern has been expressed as to future marine and air traffic safety;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet."

After discussion, the Committee

RECOMMENDED

THAT the City of Vancouver request the Vancouver Port Authority to convene a meeting of concerned parties to discuss future development and planning activities in Burrard Inlet.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 378

VII

OFFICIAL TRAFFIC COMMISSION

February 19, 1975

A meeting of the Official Traffic Commission was held on Wednesday, February 19, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 7:30 p.m.

PRESENT:	Alderman Marzari, Chairman Alderman Boyce Mr. K. Dobell, Asst. City Engineer Departmental Services & Sewers Trustee N. Divinsky, Vancouver School Board Acting Superintendent, Mr. F. Farley, Traffic Division, Vancouver Police Deppartment Mr. J. Moodie, for City Manager
ALSO PRESENT:	Mr. W. Reese, Vancouver Safety Council Mrs. E. Robinson, Vancouver Parent Teacher Council
ABSENT:	Mr. R. Jackson, for Director of Legal Services
CLERK:	M. Cross

Adoption to Minutes

The Minutes of December 4, 1974, were approved.

RECOMMENDATION

1. 49th Avenue & Cypress Street

The Commission considered a report from Acting Superintendent F. Farley.

Mr. John Gemmell, representing the Maple Grove School Parents Council, stated that the school had made application for several years for a school safety patrol. Parents are driving their children to school rather than have them try to cross the intersection without benefit of a safety patrol. Mr. Gemmell advised that the school was prepared to pay for the provision of equipment for the safety patrol i.e. hats, belts, etc. if the patrol was authorized as well as recruiting the students.

Ultimately, an overhead push-button operated light to assist students when the patrol is not operating would be desirable.

The Chairman noted that letters dated February 17, 1975, from Mr. Sean Madigan, Regional Crown Council, and February 18, 1975, from Mrs. F. D. Crane had been received in support of a school safety patrol. During consideration of the above matter, discussion took place with respect to relocating the existing school crosswalk at Laburnum Street and 49th Avenue to Maple Street and 49th Avenue. Mr. Dobell agreed that a report would be prepared for the next meeting of the Commission.

RECOMMENDED

THAT a School Safety Patrol from Maple Grove School be approved as soon as possible at no cost to Maple Grove School.

FURTHER THAT the letters from Mr. Madigan and Mrs. Crane be received.

cont'd ...

INFORMATION

2. Various Traffic Matters - Vicinity of 49th Avenue & Montgomery Street

The Commission considered a report dated February 13, 1975, from the City Engineer in which the concerns of Mr. M. Weber and petitioners were outlined. Investigation of the various points raised has indicated the following. The Police Department reported there appears to be no speed problem at this location and no need for special speed control devices. The accident rate does not indicate the need for special treatment. The Police School Safety Patrol have observed the Stop When Occupied school crosswalk at 49th Avenue and Montgomery Street intersection and found the present crosswalk is an adequate form of traffic control. The students cross safely without long waiting periods and the drivers stop for the students waiting on the curb. The accident rate and vehicle volume at 50th Avenue and Montgomery and 50th Avenue and Hudson do not indicate stop signs are warranted. Also, it is not practical to provide a left turn at 49th Avenue and Granville Street.

A further letter dated February 19, 1975, was received from Mr. M. Weber.

RESOLVED

THAT the report of the City Engineer dated February 13, 1975, and the letter dated February 19, 1975, from Mr. M. Weber be received for information.

3. Pedestrian Signal Request - McGill & Penticton Streets

The Chairman advised that because of late notification of meeting and receipt of report this item was to be deferred for consideration at the next meeting to permit those involved adequate time to present their views.

RESOLVED

THAT the report of the City Engineer dated February 14, 1975, be deferred until the next meeting of the Commission; but in the interim, the Engineering Department be instructed to proceed with their investigation of the use of adult school patrols.

RECOMMENDATION

4. Traffic Signal Controls - Proposed New Locations and Modifications

Mr. K. Dobell presented the City Engineer's recommendations for the 1975 Signal Programme.

The following new traffic signals and estimated costs were recommended:

(a) Kerr Street and Marine Drive $21,000

(b) Fir Street and 16th Avenue $15,000

(c) Cassiar and Adanac Streets $23,000

(d) Victoria Drive and Venables Street $20,000

cont'd ...

Clause No.4 (continued)

The following pedestrian signals were recommended:

(a)	Burrard Street and Helmcken Street	$10,000
(b)	Manitoba Street and 12th Avenue	$ 6,500
(c)	Main Street and 21st Avenue	7,000
(d)	Broadway and Alder Street	5,500
(e)	Broadway and Skeena Street	5,700

It was recommended that the school patrol device at Kingsway and Miller Street be changed to a pedestrian signal at an estimated cost of $4500.

With respect to modifications to existing traffic signals, the following were recommended:

(a) providing left turn signal controls at

- Main Street and Terminal Avenue $4,2000
- Cambie Street and 2nd Avenue $3,6000
- Cambie Street and 41st Avenue $4,2000

(b) modifications to the signal control at five intersections in the Cambie Street system i.e. Broadway and Yukon, Broadway and Cambie, Cambie Street and 12th Avenue, Cambie Street and 16th Avenue, Cambie Street and King Edward at a total cost of $13,000

(c) pedestrian indications will be added to the existing signals at the following locations:

- Burrard Street and Pacific Street
- Hornby Street and Davie Street
- Hornby Street and Nelson Street
- Howe Street and Nelson Street
- Howe Street and Smithe Street
- Richards Street and Davie Street
- Thurlow Street and Pacific Street
- Richards Street and Nelson Street
- Thurlow Street and Nelson Street
- Seymour Street and Nelson Street

for a total of $29,000.

Mr. Dobell advised that the total cost of 1975 Signal Programme was $297,000 including $11,700 for the pedestrian signal at 61st Avenue and Knight Street which had been approved by Council on February 11, 1975.

It is projected that 100% of the net parking meter revenue for 1975 will be required for financing the 1975 Signal Programme. The Engineering Department is currently preparing a report to Council on increased meter rates. If the increased rates are approved, 100% of the parking meter rates (estimated at $300,000) will be sufficient to cover the cost of the signal programme. If the increased meter rates are not approved, it is proposed to transfer $57,000 from the Parking Sites Reserve Fund to the Traffic Control Reserve Fund.

RECOMMENDED

(A) If the proposed parking meter rates are approved, it is RECOMMENDED that 100% of net parking meter revenue in 1975 be allocated to the Traffic Control Reserve Fund.

cont'd ...

Clause No.4 (continued)

If the existing parking meter rates are not changed, it is RECOMMENDED that 100% of the net parking meter revenue in 1975 be allocated to the Traffic Control Reserve Fund in addition to a transfer of $57,000 to the Traffic Control Reserve Fund from the Parking Sites Reserve Fund.

(B) THAT the foregoing signal work be approved.

5. Composition of the Commission

Alderman Boyce expressed concern that the Commission had lost a voting member when the City Prosecutor's representative resigned in May, 1973,due to Provincial Government takeover, and felt that Council should be requested to re-instate the number of voting members.

RECOMMENDED

THAT Council appoint the member of the Traffic and Safety Council to the Official Traffic Commission as a voting member.

6. Other Business

Mr. Fred Miller of the Knight Street Committee submitted the results of a questionnaire re traffic light demands. He indicated that people in the area would prefer to have the pedestrian signal approved for 61st Avenue and Knight Street relocated to 62nd Avenue and Knight Street. It was suggested that the Knight Street Committee make a survey of the area and report the results to the Commission.

Mr. N. Davidowicz expressed concerns with respect to the bus stop location at Rupert and 43rd Avenue. If a bus is at the stop, people cannot see the school crossing sign. It was agreed that the Engineering Department would review the bus stop locations around Kerr and Rupert Streets.

He also advised that the people in the Killarney/Champlain area were unhappy about the location of the 49th Avenue bus stops. He also expressed concern that there were no bus shelters along the 49th Avenue route. Mr. Dobell advised that there were no funds for providing bus shelters but did agree to do a review of 49th Avenue for bus stop shelter locations.

Alderman Boyce requested the Engineering Department to look at left turn delay at 33rd Avenue and Granville going north, as well as the pedestrian crossing at Nanton and Arbutus Streets. It was agreed that the Engineering Department would investigate and report back.

Mrs. E. Robinson requested the Engineering Department to look at the intersection on Broadway and Kingsway as well as investigate the area around Killarney High School where drag racing has been reported.

Alderman Boyce and Assistant Superintendent F. Farley thanked Mr. Dobell for his co-operation and helpfulness to the Commission while he was Assistant City Engineer, Traffic and Transportation, and wished him well in his new role as Assistant City Engineer, Departmental Services and Sewers. Mr. R. Gascoyne, Assistant City Engineer, Traffic and Transportation, was welcomed to the Commission.

The meeting adjourned at approximately 9:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 328

REPORT TO COUNCIL

SPECIAL COMMITTEE RE U.N. CONFERENCE

February 24, 1975

TO: Vancouver City Council

CLASSIFICATION: Recommendations

1. Civic U.N. Program and Budget

On February 24, 1975, the Special Committee Re: U.N. Conference considered the attached Social Planning report re: the above noted matter.

During the discussion on this report the Committee considered a map outlining areas of the City for street decorations, walking tours, and open plazas where continuing entertainment could be sponsored.

The Committee was advised that the banner purchase program was very imaginative and would result in a profit to the City. Also that the Vancouver Art Gallery would co-operate with the City in this program.

RECOMMENDED,

A. THAT the total budget and program for the City's U.N. Conference activities, as outlined above, be approved in the amount of $173,500. Estimated recoveries are $65,000.

B. THAT the amounts shown in Appendix I be approved for expenditure and be included in the revenue budgets for 1975 and 1976 as appropriate.

C. THAT the Director of Social Planning and the Director of Finance have co-signing authority for all other expenditures. (Items 2 - 4 in Appendix I - attached.)

D. THAT Mr. Fladell be authorized to contact Federal and Provincial officials to appraise them of the City's program in cooperation with elected representatives of City Council and to request extensive cost sharing.

E. THAT a letter be written to the Park Board requesting that they develop a proposal for featuring the seawall area of Stanley Park during the 1976 U.N. Conference.

F. THAT Mr. Rudy Kovak and Doris Shadbolt report back to the next meeting with more information on the banner projects program.

FOR COUNCIL ACTION SEE PAGE(S) 328

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CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 13, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 13, 1975 at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich

ABSENT: Aldermen Boyce and Kennedy

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning of Central Broadway Area

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575 to establish a new district schedule known as (C-3A) Commercial District Schedule and provide for uses that may be permitted, regulations thereto, and any necessary consequential amendments. The location is generally both sides of Broadway from Vine Street to Prince Albert Street; both sides of Granville Street from the Bridge ramps to 16th Avenue; and four extensions, North of Broadway, generally, at Main Street, West side of Cambie, West side of Granville to Burrard and the South side of 8th Avenue.

Present Zone: M-1 Industrial District
C-2 Commercial District
C-3 Commercial District

Requested Zone: C-3A Commercial District

The request has been approved by the Director of Planning and by the Vancouver City Planning Commission.

The Director of Planning reviewed for the information of Council and members of the public present the implications of the rezoning application. He also advised that Council had recently appointed an Urban Design Consultant to bring forward within a relatively short time a set of guidelines for development of the Central Broadway area. Council noted a number of letters had been received from property owners of the area requesting deferment of this public hearing to permit them more time to study the implications.

MOVED by Ald. Rankin,
THAT Council defer consideration of the Director of Planning's application to rezone the Central Broadway area for 60 days, but Council this day hear those delegations present who wish to speak on the matter.

- CARRIED UNANIMOUSLY

AMENDED SEE PAGE 448

DELEGATIONS

(1) Mrs. K. Vassar, Crestview Manor

Spoke on behalf of the residents of Crestview Manor and questioned how the proposed rezoning would affect the residents of the area.

(2) Mr. R. Baker

Advised that he represented several property owners in the vicinity of Broadway and Granville and that he was in favour of the deferment of the hearing for a period of 60 days.

cont'd ....

Delegations (cont'd)

(3) Mr. Sharp - Property Owner

Requested assurance that the City would not profit from the proposed down zoning of the area and will not purchase any property at reduced prices in this area.

The Mayor responded that the City does not at present have any plans to purchase property in this area and that this is not a factor in the rezoning proposal.

(4) Mr. A. Gruft, School of Architecture, U.B.C.

Stated he supports the down-zoning as a temporary measure, but suggested the City commission very broad terms of reference from the Consultant.

(5) Mr. A. Eyre

Complained that only 50% of the affected property owners had received their notices. He also enquired about compensation to owners with respect to loss of property values through rezoning.

(6) Mr. G.F. MacFarlane, B. C. Telephone Company

Requested Council give consideration to exempting the B.C. Tel Computer Centre from the rezoning proposal.

The Director of Planning offered to meet with Mr. MacFarlane and discuss this matter further.

(7) Mr. Suker - On behalf of a Property Owner

Suggested that the main problem with respect to the Central Broadway area is a transportation one and he suggested a survey of the number of vehicles actually locating in the Central Broadway area as opposed to the number of vehicles using the area as a main thoroughfare.

(8) Mr. D. Lesser

Commented that the notice sent to property owners was not sufficiently informative and that all relevant background information should be made available to affected property owners. He also suggested there is need for a detailed study of the implications of the proposed rezoning on the whole area adjacent to Central Broadway.

(9) Mr. R. Schuff - Real Estate Board of Greater Vancouver

Objected to a public hearing being held on this matter prior to publication of the guidelines. He also advised that the Real Estate Board is not in favour of having discretionary powers vested solely with the Director of Planning.

(10) Mr. A. Gjernes, Dominion Construction Co. Ltd.

Suggested that the City, rather than completely rezoning this area to C-3A, consider establishing C-3 nodes at major intersections such as Cambie, Oak and Granville, with C-3A zoning in between. He also suggested that consideration be given to establishing a local area Parking Corporation similar to that presently in existence on Fraser Street.

(11) Ms. G. Sharp

Requested assurance that all further information on this proposal be made available to the property owners.

Alderman Volrich suggested that Council request a report from the Director of Planning on establishment of a Development Permit Board to rule on non conforming uses in this area and that this request be placed before Council prior to the reconvening of the Public Hearing on this matter. The Mayor so directed.

2. Biltmore Hotel Rezoning

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, situated on the N.E. corner Kingsway and 12th Avenue,

From: C-3 Commercial District
To: C-2 Commercial District

The Director of Planning and the Vancouver City Planning Commission recommend approval.

Mr. Leroy Fuller, representing the owners of the Hotel, requested a deferment of the public hearing on this application for 30 days to permit the owners an opportunity to study the effects of the proposed rezoning.

MOVED by Ald. Rankin,
THAT the public hearing on the rezoning of Lot 2, Block 116, D.L. 301 be deferred for 30 days to reconvene at a regular meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee rise without reporting and ask leave to sit again.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 8:55 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 13, 1975, adopted on March 25, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held in the Council Chamber, on Tuesday, March 18, 1975, commencing at 2.00 p.m.

PRESENT: Mayor Phillips.
Aldermen Bird, Boyce, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of Vancouver Community College Employment Orientation Students with their instructor, Betsy McDonald, and Grade 9 students from the Canadiana Class of Templeton Secondary School with their teacher Mrs. Read.

'IN CAMERA' MEETING.

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari
THAT the Minutes of the Regular Council Meeting of March 11, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following items of Unfinished Business were deferred pending the hearing of delegations later this day.

1. Ice Rink, Hastings East Area.
2. Hodson Manor, 1254 West 7th Avenue.
3. 1975 Cultural Grants - Appeals.

COMMUNICATIONS OR PETITIONS

1. Alternate Representative - Metropolitan Board of Health.

Under date of March 13, 1975, the Mayor submitted a letter recommending that Alderman Marzari be appointed as the alternate representative for 1975 on the Metropolitan Board of Health.

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

2. Awarding of Cultural Grants.

Council noted the following letter from the Community Arts Council of Vancouver, dated March 7, 1975.

It has been brought to the attention of the Community Arts Council of Vancouver, by several concerned members of our Performing Arts Committee, that the recent action of your Council (February 11th) in awarding certain grants to various city theatre groups has resulted in rather serious inequities when the merits of these groups are assessed on an artistic basis.

We regret the absence of the Civic Cultural Advisory Committee - a committee which worked so effectively in 1973. We were hopeful that this committee would aid the city in the development of guidelines for civic cultural philosophy and policy. It is so important, in our view, that all cultural groups in the city know that grants are decided on an independent basis of adjudication by those knowledgeable in the various fields of artistic endeavour.

For the past 8 years, the Community Arts Council has appointed an Adjudications Committee to advise the British Columbia Cultural Fund Board on the allocation of certain of their funds in the Vancouver area. Our experience in this field equips us well to suggest to the city nominees from each arts discipline should the city ask us to so advise. From these and other suggestions, an adjudications committee could be chosen.

The Community Arts Council is aware of the many demands on city funds, but we are concerned that the Arts are perhaps given hasty consideration and often take last place in the funding race. Action in setting up an independent adjudication system might lessen the opportunity for dissatisfaction and criticism of Council in this area.

MOVED by Ald. Boyce
THAT the Mayor meet with the President of the Community Arts Council to discuss the suggestions and comments contained in the letter from the organization, and report back to Council.

- CARRIED UNANIMOUSLY

3. Canadian Guidance and Counselling Association - Grant Request re 1975 National Conference.

The Canadian Guidance and Counselling Association submitted a letter dated March 4, 1975, requesting financial assistance with respect to the organization's 1975 National Conference to be held in Vancouver this year.

MOVED by Ald. Bowers
THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Provincial Basketball Championship
Grant Request re Luncheon.

In a letter dated March 12, 1975, the Vancouver Basketball Commission requested that the City host a luncheon during the Senior "B" Women's Provincial Basketball Championship to be held in Vancouver March 21 - 23, 1975.

MOVED by Ald. Bowers
THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

5. Canadian Mental Health Association
Annual Meeting and Conference -
Grant Request re Luncheon.

Under date of March 7, 1975, the Canadian Mental Health Association requested that the City fund a luncheon during its Annual Meeting and Conference which will be held in the Hotel Vancouver, October 23 - 25, 1975. The organization also requested that the Mayor act as their keynote speaker on Saturday, October 25, 1975.

MOVED by Ald. Bird
THAT no action be taken with respect to hosting a luncheon for the Canadian Mental Health Association.

- CARRIED UNANIMOUSLY

6. Canadian Cancer Society
Cross-Canada Conference -
Sponsorship of Luncheon.

In a letter dated March 6, 1975, the Canadian Cancer Society requested the City to sponsor a Luncheon during a two-day conference in Vancouver on June 12 and 13, 1975.

MOVED by Ald. Bowers
THAT no action be taken on the foregoing request.

- CARRIED UNANIMOUSLY

7. International Meditation Society
Proposal to Combat Crime.

Under date of March 12, 1975, the International Meditation Society requested permission to address the Council on a method which it claims has proved effective in various cities in the United States for reducing the crime rate.

MOVED by Ald. Boyce
THAT no action be taken with respect to the foregoing delegation request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Western Outboard Marine Ltd.

The Council noted a letter from Mr. Patrick F. Graham, requesting to speak before Council regarding Western Outboard Marine matters, which topic will be considered by Council when it deals with the report from the Standing Committee on Planning and Development dated March 4, 1975, later this day.

MOVED by Ald. Boyce
THAT the delegation request from Mr. Graham be granted and he be permitted to address Council this day.

- CARRIED

(Ald. Cowie opposed)

9. Appeal re Business License Application

Council noted a letter of appeal from Mr. Ken Sutton, as a result of the Chief License Inspector refusing Mr. Sutton's application for a business license to do home repairs.

MOVED by Ald. Rankin
THAT Mr. Sutton be permitted to appear before Council to appeal the Chief License Inspector's decision, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

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At this point in the proceedings it was agreed to vary the agenda to hear the representation from Mr. Patrick Graham, and to consider the report from the Standing Committee on Planning and Development dated March 4, 1975.

I. Report from Standing Committee on Planning and Development March 4, 1975.

Western Outboard - Area 10 - False Creek (Clause 1)

Mr. Graham referred to previous occasions on which Council dealt with the matter of Western Outboard Marine property in Area 10 - False Creek, and criticized the action taken by Council.

MOVED by Ald. Kennedy
THAT the report of the Planning and Development Committee, dated March 4, 1975, on the matter of Western Outboard Marine Ltd., be deferred for further consideration by Council in three weeks' time, and in the meantime, the City Manager submit a report from the officials involved giving the background to this whole matter, legal and planning implications, and current status of negotiations with Western Outboard Marine Ltd.
FURTHER THAT Western Outboard Marine Ltd., be invited to appear before Council if it so desires.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 14, 1975.

Works and Utility Matters (March 14, 1975)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Closure of Road, East of Cassiar Street, between Adanac Street and the Lane South of Adanac Street.
Cl. 2. Sewer Reconstruction in Lane South of 12th Avenue between St. George and Carolina and on Carolina between L/S of 12th Avenue and L/S of 13th Avenue.
Cl. 3. Tender No. 751 - Curbs and Pavements on Sundry Streets.
Cl. 4. Tender No. 39-74-4 - Trucks.
Cl. 5. Tender No. 41-74-7 - Refuse Packer Bodies.

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in Clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (March 14, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Point Grey Road Property Acquisition Program 2515 Point Grey Road.
Cl. 2. Gastown Steam Clock.
Cl. 3. Gastown/Chinatown Designation By-law.

The Council took action as follows:

Point Grey Road Property Acquisition Program - 2515 Point Grey Road. (Clause 1)

MOVED by Ald. Cowie
THAT this clause be deferred until the next Council meeting and the Supervisor of Property and Insurance report back on the matter of riparian rights.

- LOST

(Ald. Bird, Bowers, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy
THAT the property described as 2515 Point Grey Road be purchased by the City.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(March 14, 1975) (Cont'd)

Point Grey Road Property Acquisition
Program - 2515 Point Grey Road
(Clause 1) (Cont'd)

MOVED by Ald. Bowers
THAT the Director of Planning be authorized to issue Development Permit # 69394, in respect of 2515 Point Grey Road.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 14, 1975)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Britannia Community Services Centre - Constitution.
Cl. 2. Renewal of Existing Leases for Highways.
Cl. 3. Investment Matters (Various Funds) December 1974.
Cl. 4. Parking Meter Rates.
Cl. 5. Consultant's Study on Betterment Levy.
Cl. 6. Display of Canadian Cancer Society Flags.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Parking Meter Rates
(Clause 4)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

Consultant's Study on Betterment
Levy. (Clause 5)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 14, 1975,)(Cont'd)

Display of Canadian Cancer Society
Flags (Clause 6)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager contained in this clause be approved and that a grant to the Canadian Cancer Society for installation and removal of the flags at an estimated cost of $500 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Personnel Matters
(March 14, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Canadian Standards Association Electrical Code Meeting.
Cl. 2. Leave of Absence - Mrs. A.I.Derby - Plan Checking Assistant I.

The Council took action as follows:

Canadian Standards Association
Electrical Code Meeting (Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

Leave of Absence - Mrs A.I. Derby -
Plan Checking Assistant I. (Clause 2)

MOVED by Ald. Boyce
THAT Leave of Absence with pay on May 7th, 8th and 9th, and October 1st, 2nd and 3rd to permit the attendance of Mrs. Derby in Ottawa, Ontario at a Meeting of the Canada Pension Plan Advisory Committee, be granted.

- CARRIED UNANIMOUSLY

Property Matters
(March 14, 1975)

Extension of Lease and Installation of
Sprinkler System - Villa Cathay Care Home;
Lot 2, Block 49 and 50, D.L. 181;
Known as 236 Campbell Avenue. (Clause 1)

MOVED by Ald. Marzari
THAT extension of the lease on Lot 2, Blocks 49 and 50, D.L.181, known as 236 Campbell Avenue, to the Villa Cathay Care Home Society on a month-to-month basis at a monthly rental of $675.00 be approved, pending a report on the result of the appeal to the Provincial Fire Marshall.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Student Summer Employment - Swim '75

The following report was submitted by the City Manager, under date of March 10, 1975:

"The Provincial Department of Labour has announced its Student Summer Employment program for 1975.

The program for post-secondary students, STEP '75, is not available to municipalities, only to Regional Districts and non-profit Societies. (Last summer the City hired about 170 post-secondary students under STEP '74).

The program for high school students, SWIM '75, is available to the Municipalities. It replaces SWEEP '74. (The City did not participate in SWEEP '74).

SWIM '75 - Briefly

a. The high school students are to be hired for July and August.

b. Under SWIM '75, the Province will pay:

- $450 per month for Grade 11 or below
- $500 per month for Grade 12
- 4% vacation pay

c. The City must pay:

- fringe benefits (5%)
- any other costs (material, equipment etc.)
- any salary or wages above the Provincial scale

d. The projects may include not more than 20% of post-secondary students as supervisors. The Provincial subsidy rates range from $550 per month for First-year Students to $750 per month for Graduate Students. These supervisors may be hired as early as May for training and preparation.

Union Positions

The students would be employees of the City (or Park Board or Library) and the VM & REU ('Inside'), CUPE 1004 ('Outside') and CUPE 391 (Library) all take the position that the established salary and wage rates shall apply. The Province will not consider any application which is not approved by the appropriate union.

The City will thus have to pay any difference between the Provincial subsidy scale and the established salary rate. The amount of this difference will depend on the 1975 settlement. Some examples are given on the attached table.

Director of Finance's comments:

"In view of the stringent budget situation that the City is faced with in 1975 and the fact that participation in the program would appear to require significant subsidization of the wage and salary level above the base levels approved by the Province, I would seriously recommend that Council not approve the City's participation in the program for 1975."

City Engineer's comments:

The City Engineer wishes to note that collection of valuable transportation information was planned for this Summer with the SWIM program in mind, and non-participation in the program will mean that substantially more money would have to be expended to obtain the same information. Other Departments may have similar desirable projects planned which Council may wish the Finance Committee to review individually.

Timing & Procedure

Information on SWIM '75 has been distributed to all Departments and (at the time of writing) they are preparing proposals. A summary of these proposals can be given to Council on 18 March, 1975. Applications are due in Victoria on 27 March. If Council favours participation in SWIM '75, it is recommended that the Standing Committee on Finance and Administration be authorized to approve applications up to a total City's cost determined by Council. This is the procedure which has been followed in previous such programs.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Student Summer Employment -
Swim '75. (Cont'd)

CONSIDERATION & RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

A. The question of whether the City will participate in SWIM '75.

B. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that,

C. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals, to approve applications up to the total City's cost set by Council, and to establish priorities among the approved projects."

The City Manager reports as follows:

The STEP '74 programme involved total expenditures of $344,500 of which the City's share was $9,900.

The Provincial Government has allocated $348,000 for City of Vancouver SWIM '75 projects. The City's share cannot be estimated until a new Union contract has been signed, but will be significantly higher than last year.

RECOMMENDATION

Noting the comments of the Director of Finance, the City Manager RECOMMENDS that the City forego participation in the SWIM '75 programme.

MOVED by Ald. Bowers
THAT the City participate in Swim '75 up to a maximum City's cost of $50,000 for essential projects.
FURTHER THAT the Standing Committee on Finance and Administration be authorized to review the proposals, to approve applications up to the total City's cost set by Council, and to establish priorities among the approved projects.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Kennedy and Volrich opposed.)

C. United Housing Foundation -
Central and Oliver Rooms.

The City Manager submitted the following report, under date of March 12, 1975:

The Director of Legal Services reports as follows:

"The City entered into a lease agreement with U.H.F. for provision of facility for meal service, bathing and recreation. The twenty-year lease has been registered. The U.H.F. has negotiated with C.M.H.C. to increase the present mortgage from $697,955 to $809,777. The C.M.H.C. requires that the modification of the mortgage agreement be registered with priority to the lease.

Since the City already stands behind the C.M.H.C. mortgage for $697,955 and since the U.H.F. appears to require the funds to keep the project going and since the City's position does not appear to be significantly prejudiced by the proposed priority agreement, it is recommended that the Director of Legal Services be authorized to execute the appropriate Priority Agreement between the City and Central Mortgage and Housing Corporation."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

United Housing Foundation -
Central and Oliver Rooms. (Cont'd)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Request of P.N.E. for Capital Expenditure Approval.

Under date of March 13, 1975, the City Manager submitted the following report:

The following report has been received from the Director of Finance:

"Under normal circumstances the P.N.E. would submit its financial statements for its just ended fiscal year, plus its proposed operating budget for the forthcoming fiscal year plus its proposed capital budget for the forthcoming fiscal year, and I would report the proposed operating budget for Council for Information and the Capital Budget to Council for Approval. The P.N.E. requires Council approval of Capital Budget items. I have received the P.N.E.'s annual report for the year ended November 30, 1974 but I have not received their 1975 operating budget and am therefore unable at this time to prepare the regular report. However, they have submitted a Capital Budget request and are anxious for immediate Council consideration of it.

The item they wish Council approval of is an extension to the Exhibition race track grandstand and clubhouse for a total cost of $3,500,000. I quote from the P.N.E. request as follows:

1. Extension to Exhibition Race Track Grandstand and Clubhouse - $3.5 million

It has been determined by the B.C. Jockey Club that the existing facility is too small to accommodate current and projected future patron attendance, and to rectify this situation a proposal to construct extensions of approximately 100 feet to each end of the existing grandstand and clubhouse buildings has received indepth consideration both by the Pacific National Exhibition and the B.C. Jockey Club. The extensions will raise the capacity of the grandstand by some 60%, with seating increasing from 3,200 to 4,500 seats, with a substantial increase in the number of parimutual wickets. Food and beverage concessions will also be enlarged and improved to better accommodate this facet of the operation.

The terms and conditions under which this extension will be constructed are as follows:

1. Cost of construction to be borne 72% by the B.C. Jockey Club and 28% by the PNE.

2. All specifications of the construction to be mutually approved by the PNE and the B.C. Jockey Club.

3. Construction to cost a maximum of 3.5 million dollars. Should the cost of the project exceed that amount the additional cost will be borne by the B.C. Jockey Club.

4. Financing of the construction costs will be arranged by the PNE with a guarantee of repayment of principal and interest to be given by the B.C. Jockey Club.

5. Financing arrangements to include a loan amortization term of 18 years to 1993.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Request of P.N.E. for Capital Expenditure Approval. (Cont'd)

I have asked the Law Department to indicate to me the nature of the PNE's ability to borrow funds and they have indicated that Section 12 of the PNE Act provides this authority. Section 12 is quoted as follows:

> '12. (1) The exhibition may borrow or raise or secure the payment of money in such manner as the board considers necessary, and in particular by the issue of debentures or debenture stock, charged upon all or any of the exhibition's property, both present and future, and to purchase, redeem, or pay off any such securities, but the exhibition shall not give security without first obtaining the consent, by way of resolution, of the council of the City of Vancouver.
>
> (2) Any security granted by the exhibition under subsection (1) shall be deemed to contain the condition that the security shall contain a clause providing that the City of Vancouver shall have a first charge upon the assets and receipts of the exhibition as security for the repayment of any indebtedness or obligation owing from time to time by the exhibition to that City.'

The arrangement between the PNE and the Jockey Club would appear to mean that the PNE would incur annual debt repayment costs of approximately $120,000 per year and the question arises as to whether the PNE will be realizing any additional revenue from the Jockey Club or will only receive ownership of the facilities 18 years from now.

Section 12 of the Act clearly indicates that the PNE can only pledge its own property and if Council agrees to the request of the PNE it should be clearly understood that the City's assets are not pledged as security for the loan.

If Council agrees to the request of the PNE I RECOMMEND that Council require the PNE to receive the approval of the Director of Legal Services to the content and form of the borrowing instrument."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

MOVED by Ald. Volrich

THAT Council approve the Capital Budget item as requested by the P.N.E. and contained in the City Manager's report of March 13, 1975, subject to:

(i) the City's assets being in no way pledged as security for the loan,

(ii) the City's priority position in respect to P.N.E assets is fully preserved,

(iii) the P.N.E. receiving the approval of the Director of Legal Services as to the condition and form of the borrowing instrument.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report from Standing Committee on Planning and Development. March 4, 1975.

Fairview Slopes.
(Clause 1)

In considering this report, the Council dealt with each recommendation separately as follows:

(a) THAT the Director of Planning be instructed to bring back revised Interim Control Guidelines to the Planning and Development Committee in 16 days.

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Committee, be approved.

- CARRIED UNANIMOUSLY

(b) THAT Council re-affirm its endorsement of the establishment of a Fairview Planning Committee under the auspices of the Planning and Development Committee; and instruct the Director of Planning to report back with detailed terms of reference for the Fairview Planning Programme; the three citizens groups and other interested persons in the Fairview Slopes to be requested to submit nominees for membership in the Fairview Planning Committee to the Standing Committee on Planning and Development.

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Committee, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation (c) of the Committee be deleted and the following substituted:

(c) THAT the Parks Board and the Project Manager, in consultation with the Fairview Planning Committee, examine the development opportunities of the city-owned lands at 6th and Laurel, to include specific consideration of using these lands for an integrated housing, open space, and land bridge development.

- CARRIED

(Ald. Sweeney opposed)

(d) THAT a pilot project of rehabilitation, addition and infill in the Fairview Slopes be approved in principle to demonstrate, for future use on a City-wide basis, the construction and financial techniques required for this form of development; the Director of Planning to report back in two months the details on such project(s).

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Committee, be approved.

- CARRIED

(Ald. Boyce, Kennedy, Sweeney and the Mayor opposed)

The Council recessed at 3.55 p.m. and, after an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber with the same members present, at 5.00 p.m.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Housing and Environment, March 6, 1975

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Greenpeace
Cl. 2: Kitsilano RM-3A Survey
Cl. 3: Fire By-law Status Reports
Cl. 4: Collingwood United Church
Cl. 5: Rent Supplements Program
Cl. 6: B.C. Housing Management Commission Housing Statistics

The Council took action as follows:

Clauses 1, 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 4, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Kitsilano RM-3A Survey (Clause 2)

MOVED by Ald. Harcourt,
THAT Council authorize the expenditure of $7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A area in Kitsilano to determine who lives in conversion housing now and who moves into new dwelling units, apartments or condominiums, when redevelopment replaces conversion units.

AMENDED SEE PAGE 418

- CARRIED UNANIMOUSLY

Fire By-law Status Reports (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause dealing with the following premises, be approved:

Kent Hotel, 782-786 Granville Street

860-862 East Broadway

Gray's Court, 1601 Comox Street.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, March 6, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Burrard Bridge Civic Marina - Moorage Rates, Services and Facilities
Cl. 2: License Fees for Liveaboards - Coal Harbour
Cl. 3: School Board Tax Interest Earnings

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy & Sweeney opposed in Clause 1)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Community Services, March 6, 1975

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Neighbourhood Pub Application - 6505 Main Street
Cl. 2: Dial-a-Dietitian - Grant Request
Cl. 3: Neighbourhood Pub Application - 7161 Victoria Drive
Cl. 4: Dissemination of Information to the Public
Cl. 5: Vancouver Native Indian Friendship Centre

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Dial-a-Dietitian - Grant Request (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

Vancouver Native Indian Friendship Centre (Clause 5)

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in this Clause be received for information and the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Finance & Administration, March 13, 1975

Implications of the Provincial Budget to the City of Vancouver (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Community Services, March 18, 1975

Neighbourhood Pub - 3681 West 4th Avenue (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Highway Purposes (3282 William Street)

MOVED by Ald. Bird,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 2.5 feet of Lot 14, Block 5, E½ Section 25, Town of Hastings Suburban Lands, Plan 3653

(3282 William Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

Notice of Motion was given of the following motion on March 11, 1975, and action was taken this day as follows:

2. Amendment to Procedure By-law

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS Aldermen may attend meetings of Standing Committees of which they are not members and may take part in discussion or debate by consent of a majority of the members of such Standing Committees;

AND WHEREAS, because of the Standing Committee system, all Aldermen are not members of all Standing Committees;

AND WHEREAS Aldermen, as elected representatives of the public, should be able to support their views on any subject before any Standing Committee and do so by right of vote within the said Committees;

THEREFORE BE IT RESOLVED THAT

(a) Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees;

(b) such Aldermen have a right to vote whilst so attending these meetings;

(c) it be provided that whilst present, the Aldermen may be counted in arriving at a quorum;

(d) the Procedure By-law be amended accordingly.

cont'd....

MOTIONS (cont'd)

Amendment to Procedure By-law (continued)

The Council took action on the foregoing motion as follows:

Resolution (a)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT Aldermen who are not members of particular Standing Committees be granted the right to attend meetings of such Committees and enter into debate without requiring the consent of such Standing Committees.

- CARRIED

(Alderman Harcourt opposed)

Resolutions (b) and (c)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT such Aldermen have a right to vote whilst so attending these meetings and it be provided that whilst present, the Aldermen may be counted in arriving at a quorum.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

Resolution (d)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT the appropriate amendments be made to the Procedure By-law.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Boyce,
SECONDED by Ald. Kennedy,
THAT, wherever possible, Standing Committee meetings be held at separate times to permit those Aldermen who are not members of a particular Standing Committee to attend if they so wish.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin, was recognized by the Chair:

1. Senior Government's Assistance to Municipalities

MOVED by Ald. Rankin,
THAT WHEREAS City Council must finalize its budget and strike a mill rate for tax purposes by the end of April;

AND WHEREAS an important factor in the process is the extent of Provincial Government aid;

AND WHEREAS we recognize that the Provincial Government, by assuming several justice and welfare functions has relieved the City this year of approximately $8 million in expenditures ($18 per capita);

cont'd....

NOTICE OF MOTION (cont'd)

Senior Government's Assistance to Municipalities (continued)

AND WHEREAS the present Provincial per capita grant of $34 will be increased to $35 only;

AND WHEREAS more aid to the extent of $4.5 million is promised by the Premier of B.C. on the basis of his prediction that Ottawa will agree to an export price for natural gas of at least $1.50 per thousand cubic feet over the present $1.00 rate;

THEREFORE BE IT RESOLVED THAT

(a) this Council supports the position of the B.C. Union of Municipalities calling on the Provincial Government to quickly guarantee the $4.5 million this year to Vancouver, no matter what the outcome of the First Minister's Conference in Ottawa this April;

(b) having received this guarantee from the Province, this Council strongly supports the position of the Provincial Government in asking Ottawa to authorize an increase in the export price of natural gas (1/3 to be shared with the municipalities) - preferably to the competitive price in the United States - $2.00 per thousand cubic feet;

(c) and finally, that this Council send along official observers to the April conference of First Ministers to lobby for this demand which, if consummated, would bring in a total of $9 million to the City's coffers and thus eliminate the necessity to increase taxes on hard pressed homeowners and tenants.

(Notice)

The following Notice of Motion submitted by Alderman Volrich and seconded by Alderman Cowie, was recognized by the Chair:

2. Outdoor Burning

MOVED by Ald. Volrich,
SECONDED by Ald. Cowie,
THAT the Director of Legal Services be instructed to amend the Fire By-law to completely ban outdoor burning in the City of Vancouver.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Vancouver City Planning Commission Membership

referred to the newspaper article stating that Mrs. Marlene Hier had been illegally appointed to the Vancouver City Planning Commission. The Mayor advised that the Director of Legal Services is of the opinion that Mrs. Hier's appointment is inval and therefore she is no longer a member of the Commission.

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT, in order to bring the membership of the Vancouver City Planning Commission up to strength, Council reconsider those names previously submitted for appointment to a two-year term.

- CARRIED

(Aldermen Bowers, Cowie and Marzari opposed)

- - - - -

The Council recessed at approximately 5:50 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened at approximately 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

UNFINISHED BUSINESS & DELEGATIONS

1. Ice Rink:
Hastings East Area

Council on February 11, 1975, agreed to hear a delegation from the Hastings Community Association with respect to the provision of an ice rink in Hastings East.

Mr. J. Cork, Mr. D. Greenwell and another representative of the Hastings Community Association addressed Council on this matter. The delegation filed a brief and urged that first priority be given to the building of an ice rink when funds are available, further that all possible sources of funds for this project be explored by City Council in order to expedite the construction of this ice rink.

Reference was made to a previous motion of Council which stated that the matter of financing the Hastings Park ice rink be referred to the Standing Committee on Finance and Administration and this project be the first priority rink.

Park Commissioner George Wainborn indicated that designs for the Hastings ice rink have been prepared by the Park Board.

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT Council consider the construction of an ice rink in the Hastings East area to be a priority item in the 1976-80 Five Year Capital Plan;

FURTHER THAT the Park Board be requested to finalize design plans for this rink to permit an early start on construction should the Five Year Plan be approved.

- CARRIED UNANIMOUSLY

In response to a request from a member of the delegation, the Mayor agreed to request those members of Council on the P.N.E. Board to discuss with the Board the matter of harassment of spectators at the Hastings East Hockey Team games by P.N.E. staff particularly at Gate Two.

2. Hodson Manor
1254 West 7th Avenue

Council on February 18, 1975, when dealing with a report dated February 14, 1975, from the City Manager in connection with applications for rent or lease of Hodson Manor, deferred the following motion by Alderman Volrich so that interested organizations might appear before Council, if they so desire, at the next suitable meeting:

"THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building;

FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

(Deferred)"

The following delegations addressed Council in support of their requests to use Hodson Manor:

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Hodson Manor
(continued)

(a) The Chimo Place Society - Miss M. Neylan (Brief filed)

(b) The Junior League of Vancouver - Mrs. Carol Tulk (Brief Filed)

(c) The Spiritual Assembly of the Baha'I of Vancouver - Mr. Lorne Murphy (Brief Filed)

(d) Fairview Little People's Society & Fairview Information Centre - Miss M. Bruce addressed Council on behalf of both of these organizations and filed a brief in support of their proposal.

(e) The Golden Key Foundation - No delegation appeared on behalf of this organization.

(f) Multi-Cultural Assoc. of B.C. - Mr. S. Oosterhuis filed a brief and, in addition, advised that a grant of $60,000 has been approved in principle by the Secretary of State.

(g) Federation of Canadian Artists - Mr. Bill Freeborn (Brief filed).

Mr. Dan Cornejo, Fairview Local Area Planner, addressed Council and referred to previous decisions of Council that Hodson Manor be used as a local area activity centre and supported the proposals by the Fairview Little People's Society and the Fairview Information Centre for use of this building.

Council noted a letter from the Community Planning Association withdrawing their request for use of Hodson Manor. The letter urged that a number of community groups be rented space in Hodson Manor.

Alderman Volrich requested and received permission to expand his deferred motion to read as follows:

MOVED by Ald. Volrich,
THAT the Multi-Cultural Association of B.C., Folkfest and the Asian Arts Society, be permitted the joint use of Hodson Manor, subject to their ability to acquire Federal funding which will enable them to pay a reasonable rent for the use of the building, and that local use of the facility be encouraged, including if possible, the allocation of space to the Fairview Information Centre;

FURTHER THAT the City Manager report back to Council on the matter of rental and any other conditions after consultation with the three organizations.

- LOST

(Aldermen Cowie, Harcourt, Kennedy, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the Junior League of Vancouver be entrusted with management of Hodson Manor with one of the tenants being the Fairview Little People's Society and that the emphasis be on neighbourhood use of the building.

- LOST

(Aldermen Bird, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Hodson Manor
(continued)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the Fairview Little People's Society and the Fairview Information Centre be permitted the joint use of Hodson Manor and that the City Manager report back to Council on the management of the building, use of space surplus to these organizations, cost of furnishing the building and other relevant matters.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the matter of use of Hodson Manor be referred to the City Manager to meet with representatives of the Multi-Cultural Association, Fairview Little People's Society and the Fairview Information Centre to discuss a viable solution to the occupancy of this building by these organizations for report back to Council.

- CARRIED

(Alderman Sweeney opposed)

3. 1975 Cultural Grants

Council on February 11, 1975, having considered a report of the Standing Committee on Finance and Administration dated January 30, 1975, on cultural grants, agreed that those organizations wishing to appeal the decision of Council on grants, be given an opportunity to do so.

Representations from the following organizations were heard this evening and Council took action as follows:

(a) Vancouver New Music Society

Ms. Phyllis Mailing addressed Council in support of the organization's request for an additional grant.

MOVED by Ald. Boyce,
SECONDED by Ald. Kennedy,
THAT an additional grant of $500.00 to the Vancouver New Music Society be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Volrich and the Mayor opposed)

(b) Vancouver Radio Orchestra

Mr. G. Zukerman addressed Council and filed a brief in support of the organization's request for a grant.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT a grant of $500.00 to Vancouver Radio Orchestra be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Cultural Grants
(continued)

(c) B.C. Boys' Choir

Mr. D. Forbes filed a brief and spoke in support of the Choir's request for additional funding. He indicated that the Choir's original grant request of $10,000 is amended to $5,000.

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT an additional grant of $4,000 to the B.C. Boys' Choir be approved.

- LOST

(Aldermen Bird, Bowers, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT an additional grant of $1,000 to the B.C. Boys' Choir be approved.

- CARRIED UNANIMOUSLY

(d) Vancouver Chamber Choir

Mr. Scott Andrews addressed Council and advised that his organization had amended its grant request of $4,000 to $2,500.

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT an additional grant of $400.00 to the Vancouver Chamber Choir be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Volrich opposed)

(e) Vancouver Opera Association

Mr. B. Hanson addressed Council in support of the Association's request for a grant of $5,000 towards children's matinees.

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT an additional grant of $2,500 to the Vancouver Opera Association be approved.

- LOST

(Aldermen Bird, Bowers, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT an additional grant of $1,000 to the Vancouver Opera Association towards children's matinees, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bowers and Marzari opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

1975 Cultural Grants
(continued)

(f) Breadbakers Puppet Theatre

Miss Micki McCune filed a letter of support from a Japanese Film Director and urged Council to consider an additional grant to this organization.

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT an additional grant of $4,300 to the Breadbakers Puppet Theatre be approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT an additional grant of $2,000 to the Breadbakers Puppet Theatre be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Volrich opposed)

- - - - -

The Council adjourned at approximately 10:25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 18, 1975, adopted on March 25, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Road, East of Cassiar Street between Adanac Street and the Lane South of Adanac Street

The City Engineer reports as follows:

"On December 17, 1974, Council approved the sale of a site approximately 10.2 acres at Cassiar and Adanac Streets, to the Provincial Government for Co-operative Housing.

Closure of the abutting 20-foot road east of Cassiar Street, between Adanac Street and the lane south of Adanac Street is required before consolidation can be effected. This 20-foot road is surplus to the City's Highway requirements.

I RECOMMEND that the portion of road dedicated by the deposit of Plan 12251 abutting Lot A, Sections 26 and 27, T.H.S.L., Plan 12251 as shown outlined red on plan marginally numbered LF 7241 be closed, stopped up and title taken thereto subject to the following conditions:

(a) The closed portion of road to be subdivided with the adjacent lands in a manner satisfactory to the Approving Officer.

(b) When the property is sold, the City to retain a Public Utility right-of-way over the easterly 40 feet of the newly created site."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sewer Reconstruction in Lane South of 12th Avenue between St. George and Carolina and on Carolina between L/S of 12th Avenue and L/S of 13th Avenue

The City Engineer reports as follows:

"The existing sewers in the lane south of 12th Avenue between St. George and Carolina and on Carolina between the lane south of 12th Avenue and the lane south of 13th Avenue are severely overloaded, causing flooding of basements in local homes during rainfall periods. These sewers, which were built in 1909, should be reconstructed in order to eliminate this flooding problem.

The estimated total cost of this construction work is $70,000.

I RECOMMEND that the sum of $70,000 be appropriated for this work from Sewers Capital Account 112/2001, 'Local Sewers for Champlain Heights Areas E & F'. These funds may be used as no sewer construction will be performed in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 751 - Curbs and Pavements on Sundry Streets

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets in the City of Vancouver were opened on February 3, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No.751, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

On November 12, 1974, when considering a report by the City Engineer on sidewalk ramps, Council reaffirmed its May 28, 1974 decision 'that when the City of Vancouver, Engineering Department, is working on new curbing or recurbing in a residential area, sidewalk ramps be installed at that time'.

Cont'd . . .

Clause 3 Cont'd

Consequently, construction of sidewalk ramps, as part of this contract, is expected to cost approximately $25,000.

This expense was not anticipated in the current Streets Capital Budget compiled prior to May, 1974.

The City Engineer RECOMMENDS that:

(a) A contract be awarded to the low tenderer as follows:

Jack Cewe Limited,
General Contractors,
Post Office Box 1100,
1850 Hillside Avenue,
Coquitlam, B.C. V3J 6Z7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements and
Asphaltic Concrete Street Surfacing.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned.

(d) Funds be made available from Supplementary Capital for the purpose of constructing sidewalk ramps."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Tender No. 39-74-4 - Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on December 16, 1974 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Items 14, 15 and 16.

Item No. 14 - 32,000 GVW Tilt Cab & Chassis

Ten bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for six (6) only Model C01810B tilt cab and chassis at a total cost of $78,512.37 ($13,095.37 each less $59.85 for one truck with a shorter wheelbase) plus 5% Provincial Sales Tax.

Item No. 15 - 49,000 GVW Conventional Cab & Chassis

Five bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for one (1) only Model F2050A conventional cab and chassis at a total cost of $20,392.51 plus 5% Provincial Sales Tax.

Item No. 16 - 47,000 GVW Tilt Cab & Chassis

Six bids were received.

Cont'd . . .

Clause 4 Cont'd

We RECOMMEND acceptance of the lowest bid to meet specifications (Bid No. 1) from International Harvester Ltd. for ten (10) only Model COF1950B tilt cabs and chassis at a total cost of $213,430.90 ($21,343.09 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Item No. 1. Items 2 and 3 will be reported on at a later date.

Item No. 1 - Side Loading Refuse Packer Bodies

Two bids were received.

Bid No. 1 - Rollins Machinery Ltd. - $14,500.00

This bid does not meet specifications for the following reasons:

(a) a 24 cubic yard loading body is offered in lieu of the 29 cubic yard minimum specified;

(b) a loading height in excess of 60 inches is offered in lieu of the maximum 48 inches specified;

(c) the maximum legal payload which can be carried is 10,000 pounds in lieu of the minimum 14,000 pounds specified.

Bid No. 2 - F & F Equipment Ltd. - $22,874.00

We RECOMMEND acceptance of the low bid to meet specifications (Bid No. 2) from F & F Equipment Ltd. for five (5) only side loading refuse bodies at a total cost of $114,370.00 ($22,874.00 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 390

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Point Grey Road Property Acquisition Program
2515 Point Grey Road

The Director of Planning reports as follows:

"On March 28, 1972, City Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area.

Rhone & Iredale, Architects, have applied on behalf of A.E. Anderson for a development permit (#69394) to construct a single family dwelling on a vacant lot at 2515 Point Grey Road.

The Kitsilano Planning Committee was informed of this application and recommended that because this lot is outside the priority areas for acquisition and because other permits for new buildings and improvements to existing buildings have been issued in the recent past, this permit should be issued.

It is therefore recommended that unless City Council wish to purchase this property, Development Permit #69394 be issued as an outright use."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Gastown Steam Clock

The Director of Planning reports as follows:

"At a meeting of the Water Street property owners and City staff on February 5, 1975, a proposal was presented to construct a steam clock for Gastown. Power for the steam clock will come from the Central Heat Distribution Co.'s main which was recently installed under Cambie Street. The idea arose as a means to mask the two rather large vent pipes coming from Central Heat's underground chamber at the north-west corner of Cambie and Water Streets.

The cost of the clock, which is estimated to be $25,000 will be raised by private subscription. About $13,000 of this has already been committed. There will be no capital cost to the City.

The Central Heat Distribution Co. has agreed to provide the steam power plant and a continuous supply of steam to run it. In addition, they have agreed to be responsible for the maintenance of the clock's power plant The clock works and framing will be maintained by the Sculpture Studio (R.L. Saunders) and/or Gillett & Johnston (Croydon) Ltd.

The clock will be constructed to the satisfaction of the City Engineer in terms of strength, durability, vandal-proofing, etc.

It is proposed that once the clock has been constructed and installed, it will be dedicated to the City of Vancouver.

The Director of Planning recommends that Council approve in principle the acceptance of the Gastown Steam Clock, subject to satisfactory agreements regarding maintenance and liability being arranged and reported to Council, by the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

cont'd ...

3. Gastown/Chinatown Designation By-law

The Director of Planning and Director of Legal Services report as follows:

"At the Special Council meeting of December 5, 1974, regarding designation of Heritage Buildings, the following motion was carried:

'THAT the buildings, lands and structures as described in the HA-1 and HA-2 Zoning amendment areas, with the exception of Lot 25 of Block 17, be designated as heritage buildings, lands and structures, as the case may be, and that the Director of Legal Services prepare and submit to Council the necessary By-law to so designate;

FURTHER THAT the Director of Permits and Licenses be authorized to withhold any demolition permits applied for, or which may be applied for, with respect to the proposed designations, pending the enactment of the said By-law.'

The Director of Legal Services is concerned that there may be some technical problems with the designation of areas, like Gastown or Chinatown, under the City's Charter as it stands at present. He has not, therefore, put forward the necessary By-laws for these areas. Because new legislation is required to adequately protect the area it may be a year before a designation by-law can be adopted. For this reason it is recommended that:

a) The City request the Province to maintain the Provincial Designation until amendments can be made to the City Charter to protect the area.

b) The City begin procedures to obtain the necessary amendment to protect historic areas."

The City Manager RECOMMENDS that the report of the Director of Planning and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 390-1

FINANCE MATTERS

A-7

RECOMMENDATION

1. Britannia Community Services Centre - Constitution

The Director of Planning reports as follows:

"In July last year, the Standing Committee of Council on Community Development reviewed a draft Constitution for the Britannia Centre Society, the organization responsible for administration of Britannia. The Committee disagreed with parts of the Constitution and it was left with the Chairman (Alderman Volrich) and the Executive Director of the Society (Michael Clague) to make changes. Changes have now been agreed to by the Chairman of the Community Development Committee and the members of the Britannia Planning Advisory Committee. The latter Committee acted as an interim management body pending legal incorporation of the Britannia Centre Society.

Due to an oversight, the Constitution was never formally ratified by Council although it was registered in Victoria by the Britannia Planning Advisory Committee. Since Agreements for operation of the Centre are now being worked out by Britannia Centre Society, School Board, Parks Board and City officials, it is important for Council to approve the Constitution formally.

Accordingly, it is recommended that Council approve the Constitution for the Britannia Centre Society which was discussed in July, 1974, with the Standing Committee on Community Development, later revised and approved by the Chairman of the Standing Committee. Copies of the Constitution are available in the City Clerk's office for those Aldermen who wish to study it."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Renewal of Existing Leases for Highways

The Director of Legal Services reports as follows:

"On October 24, 1972, Vancouver City Council passed the following resolution:

'Renewal of Existing Leases of Highway

That the authority for renewal of existing leases be delegated to the Corporation Counsel and City Engineer, the rental to be in accordance with the recommendation of the Supervisor of Property and Insurance and to be reviewed every five years.'

It is now recommended that the 1972 resolution be rescinded and that the authority for renewal of existing leases of highways be delegated to the Director of Legal Services and the City Engineer, with the rental to be in accordance with the recommendation of the Supervisor of Property and Insurance and the rent to be reviewed periodically as recommended by the Supervisor of Property and Insurance. Provided, however, that such rent review shall not be more frequent than every twelve months nor less frequent than every five years. And provided further, however, that in the case of month-to-month leases the rent shall be reviewed as frequently as the Supervisor of Property and Insurance recommends."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

Cont'd...

3. Investment Matters (Various Funds) December 1974

The Director of Finance reports as follows:

" (a) Security Transactions during the month of December 1974.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

te	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
74						
c 2	Toronto Dominion Bank	Dec 5/74	$ 998,687.75	$ 997,847.10	3	10.25
	Bank of B.C.	Dec 6/74	1,001,041.10	1,000,000.00	4	9.50
5	Royal Bank of Canada Bank of B.C. Bank of Nova Scotia B.C. Hydro & Power B.C.R. Parity Bonds	Dec 9/74	2,502,945.21	2,500,000.00	4	10.75
6	B.C. Hydro & Power	Jan 31/75	1,016,355.07	1,000,000.00	56	10.66
9	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Jan 15/75	2,500,000.00	2,473,050.00	37	10.75
11	Bank of B.C.	Jan 15/75	1,009,991.78	1,000,000.00	35	10.42
16	Mercantile Bank of Can.	Feb 28/75	1,000,000.00	979,292.00	74	10.43
	Banque Can. Nationale	Mar 14/75	2,000,000.00	1,952,000.00	88	10.20
	Mercantile Bank of Can.	Feb 14/75	1,993,709.72	1,960,040.00	60	10.45
	Mercantile Bank of Can.	Feb 17/75	2,494,241.53	2,450,050.00	63	10.45
	Bank of Nova Scotia	Dec 24/74	1,000,000.00	997,760.00	8	10.25
	Banque Can. Nationale	Mar 3/75	1,500,000.00	1,468,125.00	77	10.29
	Banque Can. Nationale	Mar 14/75	2,500,000.00	2,439,475.00	88	10.29
	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Feb 24/75	509,948.63	500,000.00	70	10.375
	Quebec Hydro Elec. Comm.	Dec 23/74	1,000,000.00	998,038.00	7	10.25
17	Mercantile Bank of Can.	Dec 20/74	1,000,842.47	1,000,000.00	3	10.25
19	Bank of B.C.	Dec 30/74	1,504,294.52	1,500,000.00	11	9.50
20	Bank of B.C.	Jan 13/75	503,123.29	500,000.00	24	9.50
23	Bank of B.C.	Jan 13/75	754,172.67	750,000.00	21	9.67
24	Bank of Montreal	Dec 27/74	1,500,801.37	1,500,000.00	3	6.50
	Bank of Montreal	Dec 27/74	750,400.68	750,000.00	3	6.50
27	Toronto Dominion Bank	Jan 6/75	2,004,109.59	2,000,000.00	10	7.50
	Toronto Dominion Bank	Dec 30/74	1,000,616.44	1,000,000.00	3	7.50
30	Mercantile Bank of Can.	Jan 8/75	750,000.00	748,105.50	9	10.27
31	Mercantile Bank of Can.	Jan 7/75	984,638.14	982,744.00	7	10.05
	Mercantile Bank of Can.	Jan 7/75	986,693.09	984,795.00	7	10.05
	Mercantile Bank of Can.	Jan 20/75	1,498,297.29	1,490,254.00	20	9.85
			$36,264,910.34	$35,921,575.60		

SINKING FUND TRANSACTIONS (PURCHASES)

ate 974	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
ec 2	City of Van.-6 %	June 15/80	$ 9,000.00	$86.75	$ 7,807.50	5/6	9.10
	City of Van.-8 %	Apr 2/93	15,000.00	80.50	12,075.00	18/4	10.40
3	City of Van.-5½%	Mar 1/75	25,000.00	99.08	24,770.00	-/88	9.00
10	City of Van.-6¼%	Apr 15/80	1,000.00	88.10	881.00	5/4	9.10
12	City of Van.-6 %	June 15/80	5,000.00	86.375	4,318.75	5/6	9.20
	City of Van.-5 %	Oct 15/77	1,000.00	91.50	915.00	2/10	9.20
16	City of Van.-5¾%	May 1/78	50,000.00	88.42	44,210.00	3/4	9.05
	City of Van.-6 %	June 15/80	50,000.00	86.75	43,375.00	5/6	9.12
	City of Van.-9¼%	Sept 1/90	10,000.00	91.55	9,155.00	15/8½	10.35
18	City of Van.-6 %	June 15/80	25,000.00	87.21	21,802.50	5/6	9.00
	City of Van.-5 %	May 1/78	1,000.00	88.57	885.70	3/4	9.00
23	City of Van.-5 %	May 1/78	117,000.00	88.84	103,942.80	3/4	8.90
			$309,000.00		$274,138.25		

Cont'd...

Clause No. 3 Continued:

	Chartered Bank Deposit Receipts and Government Notes				Term Days	
Dec 2	Bank of Nova Scotia	Dec 3/74	$1,000,291.78	$1,000,000.00	1	10.65
3	Provincial Bank	Apr 16/75	1,039,098.65	1,000,000.00	134	10.65
16	Toronto Dominion Bank	Apr 3/75	2,177,904.25	2,100,000.00	135	10.03
			$4,217,294.68	$4,100,000.00		
			$4,526,294.68	$4,374,138.25		

CEMETERY PERPETUAL MAINTENANCE FUND (PURCHASES)

Date 1974	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Mos/Yrs	Annual Yield %
Dec 16	City of Van.-10%	Dec 16/94	$9,000.00	$97.50	$8,775.00	20/-	10.30

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS AT DECEMBER 31, 1974

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Deposit Receipts and Government Notes	$37,973,066.88	$36,151,781.63 "

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for December 1974 be approved.

4. Parking Meter Rates

The City Engineer reports as follows:

"In accordance with the Parking Meter By-law Number 2952, parking meters in the City of Vancouver are limited to the downtown area. At the present time, meters are installed from Gore Avenue on the east to Jervis Street on the west and as far south as Drake Street.

Parking meter rates are currently established at either twenty cents per hour or ten cents per hour. As shown in Attachment I, the higher rates are in effect in an area generally bounded by Carrall Street on the east, Thurlow Street on the west and Robson Street on the south. While these rates were adequate at the time they were established, the off-streets rates have since increased considerably. In order to maintain a proper relationship between off-street and on-street rates, and to keep on-street rates consistent with general inflation and increasing costs, a meter rate increase is required.

We believe three sets of meter rates in the downtown are appropriate, as shown in Attachment II. The highest rate (40 cents per hour) would prevail in the central core area, the middle rate (20 cents per hour) through Gastown and within one block of the central area and Granville Mall, and the present rate of 10 cents per hour in the balance of the downtown.

Cont'd...

Clause No. 4 Continued:

Area "A" The proposed high rate area is as follows:
(a) The area bounded by Thurlow Street, Robson Street, Seymour Street and the Waterfront inclusive.
(b) Robson Street from Bute Street to Thurlow Street.
(c) Thurlow Street from Haro Street to Robson Street.

Area "B" The middle rate of 20 cents per hour would be instituted in the following area:
(a) The area bounded by Carrall Street, Pender Street, Richards Street to Robson Street and Robson Street from Richards to Seymour. This area is currently metered at 20 cents per hour.
(b) The continuation along Richards Street to Smithe Street; Smithe Street from Richards Street to Seymour Street; Seymour Street from Smithe Street to Helmcken Street; Helmcken Street from Seymour Street to Howe Street; Howe Street from Helmcken to Smithe Street; Smithe Street from Howe Street to Thurlow Street.
(c) The area bounded by Thurlow Street, Robson Street and Jervis Street and the Waterfront except Thurlow Street and Robson Street from Bute Street to Thurlow Street which are metered at the higher rate and Jervis Street which is not metered.
(d) Bute Street from Robson Street to Haro Street.
(e) Granville Street from Davie Street to Helmcken Street.

Area "C" The balance of the downtown area which is currently metered at 10 cents per hour will remain at the low rate. The general boundaries are Gore Street, Keefer Street, Beatty Street to Robson Street, Homer Street to Helmcken Street, north of Drake Street on Granville and Seymour and the block around the B.C. Hydro Building.

The principal purpose of the revised rates is to increase the turnover of automobiles from the on-street parking inventory. A further report on the extension of the meter area, to control parking turnover in areas on the fringes of the present metered area, will be forwarded to Council shortly.

The proposed changes will generate additional revenue of about $6,500 per month. The "once off" cost of meter conversion is estimated at $5,000.00. There will be no recurring cost as a result of this conversion, so the net annual increase in meter revenue will be in the order of $78,000 per year. These funds will be applied to either the Traffic Signal Reserves or the Parking Sites Reserves in accordance with the past practice, in whatever proportions Council chooses in any given year. These changes should be effective as soon as possible and will be controlled by the delivery of parts. The Director of Finance has reviewed this report and concurs with it.

I RECOMMEND that: -

a) Parking meter rates in the downtown area of the City of Vancouver be adjusted as follows: -

(i)	Area "A"	-	40 cents per hour
(ii)	Area "B"	-	20 cents per hour
(iii)	Area "C"	-	10 cents per hour

b) That $5,000 be appropriated from the Parking Meter Replacement Reserve to provide the necessary funds for this conversion.

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

5. Consultant's Study on Betterment Levy

The Director of Finance has submitted the following report:

"Introduction

On May 7, 1974, Council, on the recommendation of the Finance and Administration Committee, approved the hiring of consultants to study two areas of taxation policy.

Cont'd...

Clause No. 5 Continued:

The first area of study was the feasibility of a parking tax as a tool to control the vehicular congestion in the downtown core. The parking tax study was received by City Council on February 11, 1975 and was referred to the Finance and Administration Committee, with a recommendation that staff report on the study.

The second area of study was the feasibility of a 'value-added tax' or 'betterment levy' on property value increments realized as a result of rezoning by the City. Under the direction of Professor Michael Goldberg of the Faculty of Commerce and Business Administration, Mr. Kenneth Tunnicliffe was hired to undertake this study for the City. The results of this study have now been received and the study, which is entitled 'The Effect of Rezoning on Property Values in the City of Vancouver' is attached to this report.

Recommendation

It is RECOMMENDED that the betterment levy study be received by City Council, referred to the Finance and Administration Committee, and that the Departments of Finance, Law and Planning be directed to analyze the study for report back to the Committee."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

RECOMMENDATION/CONSIDERATION

6. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff could perform the labour, and the estimated cost is $500.

I RECOMMEND that:

(a) permission be given to install flags on the six flag islands, during the month of April 1975.

(b) I submit for COUNCILS CONSIDERATION the request from the Canadian Cancer Society for a GRANT from the City to cover the costs of installing and removing the flags (estimated $500)."

The City Manager RECOMMENDS approval of recommendation (a) and submits recommendation (b) for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 391-2

PERSONNEL MATTERS

RECOMMENDATION

1. Canadian Standards Association - Electrical Code Meeting

The Director of Permits and Licenses reports as follows:

"The approved Roster of Conferences for the Department of Permits and Licenses provides for the attendance of Mr. G.W. Brand, the Chief Electrical Inspector in this Department, to two C.S.A. Electrical Code Meetings per year.

As a result of an extremely heavy agenda of the 54th C.S.A. Part I Meeting of the Canadian Electrical Code, it has been found necessary to call a third meeting in 1975 in order to complete the unfinished revisions for the 1975 addition of the Electrical Code.

Mr. G.W. Brand represents the City of Vancouver on the Canadian Electrical Code Committee and is also Chairman of the Section 12 Subcommittee of the Code, and as such his attendance at these meetings is considered essential.

The Meeting is to be held in the City of Edmonton, sometime in June 1975 (precise dates not available). The cost to the City is estimated at $175 (C.S.A. pays for Air Transportation), therefore, it is

RECOMMENDED that Council approve the attendance of Mr. G. W. Brand to a third C.S.A. Meeting to be held in June 1975 at an estimated cost of $175.

That he be granted four (4) days leave of absence with pay for this purpose.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

CONSIDERATION

2. Leave of Absence - Mrs. A.I. Derby Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"His Excellency The Governor General In Council, on the recommendation of the Minister of National Health and Welfare, has appointed Mrs. A.I. Derby to be a member of the Canada Pension Plan Advisory Committee. Such appointment to terminate October 12th, 1975.

Two meetings have been scheduled to be held in Ottawa, Ontario on May 8th and 9th and October 2nd and 3rd of this year.

In each case, Mrs. Derby will be required to be absent from her duties one day prior to the Meeting to allow travelling time.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested and for this reason, the following request of Mrs. Derby is placed before City Council for CONSIDERATION

'Leave of Absence with pay on May 7th, 8th and 9th and October 1st, 2nd and 3rd to permit the attendance of Mrs. Derby in Ottawa, Ontario at a Meeting of the Canada Pension Plan Advisory Committee.'

Clause #2 (Cont'd)

Council is advised that favorable consideration has been given to similar requests of Mrs. Derby in 1974."

The City Manager submits the foregoing report of the Director of Permits and Licenses for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 392

PROPERTY MATTERS

CONSIDERATION

1. Extension of Lease and Installation of Sprinkler System - Villa Cathay Care Home: Lot 2, Block 49 & 50, D.L. 181; Known as 236 Campbell Avenue

The Supervisor of Property & Insurance reports as follows:-

"On January 6th, 1975, the Fire Warden issued an order to the Supervisor of Property & Insurance to make certain improvements to the above premises within 90 days including installation of a sprinkler system or to vacate the premises. The Supervisor of Property and Insurance appealed the order to the Provincial Fire Marshall on the grounds that the building would be vacated in the near future, and subsequently demolished.

Subsequent to the above, the Villa Cathay Care Home Society, who are the tenants under a month-to-month lease expiring April 30, 1975, have requested an extension of the lease to April 30th, 1976.

Historic Reference:

The subject property was purchased from the Missionary Sisters of the Immaculate Conception by Resolution of Council, October 11th, 1966, in connection with Redevelopment Project II (Area A-5). It consists of a two storey and basement, hospital-type building, which has been operated as a boarding and/or nursing home for elderly men of oriental ancestry since its construction in 1928.

The majority of the properties acquired by the Partnership in this area were improved with residential dwellings and the primary purpose of redevelopment was to acquire and clear all residential and a few sub-standard industrial improvements to permit consolidation, and/or resubdivision, and sale of parcels for new industrial development in accordance with the overall redevelopment scheme and the industrial zoning.

In addition to the overall concept of redevelopment to industrial use, the subject and adjoining property are affected by plans for a Powell Street overpass of the Burlington Northern Railway which will require the dedication of a substantial strip of land from these properties. A Building line for this purpose was established February 3rd, 1970.

The subject property adjoins property acquired by the Partnership subject to an existing lease to Active Trading Ltd. and at the time of purchase of 236 Campbell Avenue the City and representatives of the two senior Governments agreed that the improvements could remain until the lease to Active Trading Ltd. expired on April 30th, 1975, so that the properties could be jointly redeveloped.

Following purchase of the property, the representatives of the three levels of Government agreed to lease the property back to the "Sisters" so that the elderly residents would continue to be cared for while the Department of Welfare and Rehabilitation gradually relocated them in suitable alternate accomodation, or until the lease on the adjoining property expired on April 30th, 1975.

Gradual relocation proved unworkable and it became obvious that an alternate building would be required to which all residents could be moved at one time. To meet this requirement, the City, by Resolution dated October 22nd, 1974, agreed to sell a parcel situated at the S.W. Corner of Union and Raymur Street to the Villa Cathay Society for development of a personal care home. The Villa Cathay Society succeeded the "Sisters" and are the present operators of the home. Present rent is $675.00 per month paid directly to the City by the Provincial Department of Human Resources.

Cont'd . . .

Clause #1 continued:

Because of legal technicalities the City has not yet been able to convey title to the Society and the development of a new facility by the Society cannot be completed by the lease expiration date of April 30th, 1975. As there are no apparent alternatives for the care of the approximately 40 residents, it would appear that the present "Home" will have to be maintained temporarily until a new facility is available.

The minor repairs and alterations ordered by the Fire Warden are being completed but it is estimated that installation of a sprinkler system may cost between $15,000.00 and $20,000.00. In view of the temporary nature of the subject improvements any large expenditure will not be recoverable.

The following is, therefore, submitted for Council consideration:

> Extension of the lease on Lot 2, Block 49 & 50, D.L. 181, known as 236 Campbell Avenue to the Villa Cathay Care Home Society on a month-to-month basis at a monthly rental of $675.00.

If the foregoing is approved, then Council may wish to await the result of the appeal to the Provincial Fire Marshall before instructing the Supervisor of Property & Insurance as to what action should be taken regarding installation of a sprinkler system."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 392

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

March 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, March 4, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 4:40 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: M. Cross

RECOMMENDATION

1. Western Outboard - Area 10 - False Creek

On January 30, 1975, the Committee recommended:

> "THAT representatives of Western Outboard meet with and present their development plans to the Development Consultant, the Director of Planning, Director of Legal Services and Supervisor of Property & Insurance in order to negotiate a compromise between the 1.3 acres of water approved by Council and the 2.88 acres now requested by Western Outboard; the results to be reported back to the Committee in two weeks."

The matter was not fully resolved and representatives of Western Outboard requested to appear before the Committee. Mr. E. D. Sutcliffe, False Creek Project Manager, introduced Messrs. E. Paul and W. McPherson of Western Outboard and Mr. Henriquez of Henriquez & Todd, Architects.

The Committee considered a report of the City Manager dated February 27, 1975, wherein the False Creek Project Manager and the Director of Planning listed the following alternatives; which were discussed with Western Outboard:

(a) In view of Western Outboard's proposed design concept of a public walkway over the water, the Project Manager and the Director of Planning are prepared to recommend a water area of 2 acres for approximately 100 boats. Western Outboard said they would need more than 2 acres to be economic in the long term and again requested 2.88 acres.

(b) Western Outboard could be granted a smaller water area as, for example, the 1.3 acres already approved by Council, with the understanding that they would be free to apply for a larger water area at a later date, based on the requirements of their expanded business and in the light of on-going land developments in the remainder of Area 10. Western Outboard pointed out that there would be no guarantee that application for more water area would automatically be approved by the City and therefore, they could not agree to such a proposal.

(c) Western Outboard could put their case again directly to the Planning and Development Committee with their request for 2.88 acres of water area supported by the design concept developed by Henriquez and Todd, and by an economic analysis demonstrating a need for that much water. In this case, the Project Manager and the Senior Planner for False Creek advised Western Outboard that they could not support their request for this much water, but would arrange for such a discussion with the Committee.

Clause No.1 (continued)

Mr. Henriquez indicated on the model of the development the proposed design concept of a public walkway over the water. Mr. Sutcliffe advised that both he and the Senior Planner for False Creek, Mr. Lee Coo, found the proposed design concept acceptable in principle, except insofar as the amount of water area is concerned.

If the Western Outboard design is accepted, the City's present seawall would need to be adjusted to accommodate the access ramp. The City Engineer advised that the piling is completed. The seawall construction is scheduled to be completed by May 31st, 1975, and no extension of the Winter Works Programme is possible.

The Committe discussed at length the amount of water to be leased to Western Outboard and

RECOMMENDED

THAT Western Outboard be granted a lease of a total of 2.3 acres of water, including City-owned water; the City would support an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government.

FURTHER THAT the matter of the designation of the 2.3 acres of water be referred to the city officials to work out with Western Outboard.

(Aldermen Bowers and Kennedy wished to be recorded as voting against the above)

Discussion followed with respect to the design proposal and its effect on the realignment on the seawall.

The Committee

RECOMMENDED

THAT in the negotiations for the City-owned water, there be an understanding that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense.

The meeting adjourned at approximately at 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 389

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

March 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, March 4, 1975, in the Council Chamber, third floor, City Hall, at approximately 7:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce
Alderman Marzari

CLERK: M. Cross

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RECOMMENDATION

1. Fairview Slopes

The Committee considered the report of the Director of Planning and a summary report of the City Manager both dated February 25, 1975 (copies circulated), with respect to Fairview Area Planning.

Mr. Dan Cornejo, Fairview Area Planner, advised that the purpose of the report was to provide information and make recommendations on

(i) the appropriate form and level of community involvement in the planning of Fairview, especially the Fairview Slopes

(ii) an analysis of the Sussex Group report and the public reaction to it, and the brief from the Fairview Resident Owners' Association

(iii) the Interim Development Control Guidelines adopted by the Technical PLanning Board for dealing with conditional uses in the CRM-2 and CRM-3 zones.

There continues to be strong interest among the three citizens groups i.e. Fairview Residents' Association and Community Action Society, Fairview Resident Owners' Association and Fairview Property Owners' Association as to the appropriate course the planning and development of Fairview should take.

Mr. Cornejo reviewed the conclusions of the economic study "Fairview Slopes .... the Feasibility of Preservation" undertaken by the Sussex Group as well as the Planning Department's analysis of the study. The Planning Department does not believe that a neighbourhood-wide programme of rehabilitation should be undertaken as recommended by the Sussex Group, but feels that the physical character of the residential buildings on the Slopes could be preserved through

- incentives and compensation to property owners for historical restoration
- amendment to the guidelines applying to conditional uses in CRM-2 and CRM-3 zones to simplify procedures for rehabilitation and to encourage developers to preserve buildings of architectural or historic merit as part of their development

cont'd ...

Clause No.1 (continued)

- pilot project of rehabilitation and infill

Mr. Cornejo asked the Committee to request Council to re-affirm its endorsation of the establishment of the Fairview Planning Committee.

Mr. R. Youngberg, Associate Director, Area Planning, discussed the Planning Department's recommendations with the Committee stating that with the endorsement of the Fairview Planning Committee (Recommendation 1) the Planning and Development Committee should allow six months to bring forward the Fairview Planning Programme together with a firm set of regulations for the Fairview Slopes. If Recommendation 4 is approved, neighbourhood improvement programme funds could be used as well as the proposed write-down provisions under the National Housing Act to provide lower and medium income housing in the Fairview Slopes.

With respect to Recommendation 5 the pilot project of rehabilitation, addition and infill should be approved in principle as a basis for a possible city-wide programme.

Mr. Youngberg stated that the Planning Department would like to withdraw Recommendations 2 and 3 and the Interim Control Guidelines. The Planning Department is concerned with the 100% commercial use in existing buildings preserved because of historic merit and commercial use along the south side of 6th Avenue. Mr. Youngberg stated that the present guidelines could be used for the next six months while a plan and guidelines for the Fairview Slopes was in preparation.

The Chairman asked the members of the three citizens groups for their comments.

Mr. S. Portner, representing the Fairview Residents Association and Community Action Society, indicated that their association was not that large. Some of them who had worked to get local area planning in the Fairview Slopes were forming a co-operative society as a means to assure their continued residence in the Fairview Slopes. He stated that the Fairview Planning Committee should be established as soon as possible.

Mr. R. Tallentire, presented a brief on behalf of the Fairview Resident Owners' Association (copy circulated) supporting the idea of a Fairview Planning Committee and the pilot project for infill.

Mr. W. Rhone , representing the Fairview Property Owners' Association stated that the Fairview Planning Committee should be established as soon as possible. The Fairview Planning Owners' Association are people who want to develop their property but the development had been held up because of an unofficial freeze on the development of the Fairview Slopes. Mr. Rhone was concerned that the Interim Guidelines had been withdrawn by the Planning Department as he felt they would have allowed a number of projects on the Slopes to go ahead.

The Committee and members of the audience discussed the formation of the Fairview Planning Committee and the Interim Control Guidelines

The Director of Planning was requested to explain his reasoning for withdrawing the guidelines at the "11th Hour".

Mr. Spaxman reiterated the concerns expressed previously by Mr. Youngberg with respect to the 100% commercial use in historic buildings and on the south side of 6th Avenue. He stated that there was no way of knowing how many buildings would be designated historic buildings by the Vancouver Heritage Advisory Committee and if there were a fair number of them, most of the slopes could become commercial. As far as 6th Avenue is concerned, Mr. Spaxman

cont'd ...

Clause No.1 (continued)

stated that perhaps this should not even be residential; they would have to take another look to see if it could be used as a buffer strip from the noise generated by 6th Avenue traffic.

After discussion, the Committee

RECOMMENDED

(a) THAT the Director of Planning be instructed to bring back revised Interim Control Guidelines to the Planning and Development Committee in 16 days.

(b) THAT Council re-affirm its endorsement of the establishment of a Fairview Planning Committee under the auspices of the Planning and Development Committee; and instruct the Director of Planning to report back with detailed terms of reference for the Fairview Planning Programme; the three citizens groups and other interested persons in the Fairview Slopes to be requested to submit nominees for membership on the Fairview Planning Committee to the Standing Committee on Planning and Development.

(c) THAT Council approve in principle the use of existing City-owned land, excluding lots to be used for the Land Bridge at the foot of Laurel Street, and some other possible acquisitions through the 1975 Neighbourhood Improvement Programme Site Clearance Fund and the proposed write-down provisions under the National Housing Act to provide lower and medium income housing sites in the Fairview Slopes.

(d) THAT a pilot project of rehabilitation, addition and infill in the Fairview Slopes be approved in principle to demonstrate, for future use on a City-wide basis, the construction and financial techniques required for this form of development; the Director of Planning to report back in two months the details on such project(s).

Alderman Kennedy wished to be recorded as voting against Recommendations (b), (c) and (d) above.

The meeting adjourned at approximately 10:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 397

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

March 6, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 6, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

ALSO PRESENT: Alderman Kennedy

CLERK: R. Demofsky

The Minutes of the meeting of February 13, 1975, were adopted.

RECOMMENDATIONS:

1. Greenpeace

The Committee considered two letters from the Greenpeace Foundation. These letters, which are on file in the City Clerk's Office, advised that:

"On April 27--less than two months from now--the Greenpeace V will set sail from Vancouver, bound for the North Pacific. Unlike previous Greenpeace voyages, this one will not be setting out to blockade a nuclear test. Our objective, instead, will be to try to save the world's dwindling population of whales, specifically the Sperm whales, which are described by scientific authorities as being in 'grave danger.' "

Mr. B. Hunter, President of the Greenpeace Foundation, advised that:

"(1) The purpose of the Greenpeace send-off is twofold.

(a) To show that our campaign for a ten-year moratorium on whaling has wide-spread support and sympathy;

(b) To give people a chance to express this sympathy in a peaceful, pleasant setting, stripped of any negative feelings; we are not planning a protest against any particular nation. Rather, we are simply in favor of letting the whales endure, as they have for ages, and letting people express this positive desire.

(2) We envision a "Week of the Whale," the purpose of which will be to educate and inform citizens about the Greenpeace undertaking, so as to minimize confusion and avoid the development of any negative feelings toward Japanese or Russian people. Our concern is to clarify the problems presented by whaling without producing any harsh feelings within the community.

The week will start with an old-time vaudeville show at the Orpheum Theatre followed by a dance at the Commodore Ballroom, on or about April 17. A continuing education program will be brought to schools throughout

Cont'd . . .

the Greater Vancouver area, beginning April 1. Our concern is to avoid stereotyped images and instead concentrate on facts and figures. Our intention is to conduct our entire campaign in an atmosphere of calm consideration with the emphasis on an appreciation of the natural world, rather than any strident rabble-rousing. Our concern is to head off any hostile feelings before they can develop.

(3) For the send-off of the Greenpeace V on April 27, we are suggesting the use of the Jericho park site. The reasons are:

(a) Large area with a variety of landscape and buildings;

(b) Access to the ocean;

(c) Close to public transportation and parking;

(d) A beautiful background of mountains and sea.

(4) On April 27, the whale theme will characterize all activities and preparations. We are asking several organizations and groups to take part.

(5) The area will be decorated along the line of early British Columbia architecture, featuring arches, fir and spruce boughs and bunting. We will establish the feel and atmosphere of an early pioneer picnic.

We are not seeking out name-star attractions. Our aim is to create a friendly, hospitable atmosphere wherein people from all walks of life can come for a celebration of our mutual desire for a healthy and varied environment that will allow the continuation of creatures, such as the whales, which might otherwise be exterminated."

RECOMMENDED,

THAT Council approve in principle the Greenpeace Foundation program to preserve the world's dwindling population of whales, specifically Sperm whales, and encourage the Park Board to assist the Greenpeace Foundation in every way possible.

2. Kitsilano RM-3A Survey

The Committee considered a Manager's report dated February 6, 1975, regarding the above noted matter. The report, which is on file in the City Clerk's Office, stated in part:

"The Director of Social Planning REPORTS AND RECOMMENDS:

The Chairman of the Housing & Environment Committee has requested that a survey of the social characteristics of people living in the RM-3A conversion zone of Kitsilano be undertaken by the Social Planning Department. The Director of Planning concurs in this request.

The purpose of the survey is to obtain information that will help us to understand population changes resulting from redevelopment in one RM-3A area of the City.

The Kitsilano RM-3A area comprises conversion houses, apartments and single family dwellings. It is slowly being redeveloped. More and more conversion units are being demolished and apartments built in their places. In recent years, condominium construction has accompanied redevelopment in Kitsilano.

In the area selected for survey, there are approximately 1,000 units of conversion housing, 247 single family dwellings, 4,500

Cont'd . . .

apartment rental units and 500 condominium units. Approximately 150 units of conversion housing are lost per year. At the current rate of redevelopment, if the present trend continues, there will be considerable change in the community's housing stock.

Four random samples of selected dwelling types; single family, conversion, rental apartments, and condominiums will be selected for survey. The social characteristics of the various populations living in these types of housing will be compared so that similarities and differences between the residents of different types of housing can be examined.

Once the survey results are tabulated, the data will be subjected to analysis by the Social Planning Department and the Planning Department, so that conclusions can be drawn. With better understanding of how redevelopment affects populations, the Social Planning and Planning Departments will be able to recommend to Council policies required to maintain a stable social environment.

The survey will be funded from the Social Planning Department's RESER fund. Individual research projects costing more than $5,000 require Council approval."

Following a brief discussion, it was

RECOMMENDED,

THAT Council authorize the expenditure of $7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A area in Kitsilano to determine who lives in conversion housing now and who moves into new dwelling units, apartments or condominiums, when redevelopment replaces conversion units.

This motion was put and lost. No further action was taken.

3. Fire By-law Status Reports

- Kent Hotel, 782-786 Granville Street

Submitted for the Committee's consideration was a Manager's Report (on file in the City Clerk's Office) dated February 10, 1975, regarding this hotel, which stated in part:

"The Fire Chief reports as follows:

Due to the design of this building it appears to be a fairly simple matter to comply with Section 40b of the Fire Bylaw by completing the following:

1. Enclose the front stairwell between the second and third floors.
2. Remove wainscoting and apply 1/2" gypsum board to all corridor walls and ceilings.
3. Replace all hollow core doors to suites and rooms with minimum 1 3/8" solid core doors.
4. Enclose all transoms and other openings to have substantially a one-hour fire rating.
5. Repair and strengthen rear wooden verandahs and existing stairs to grade.
6. Upgrade existing window openings on verandahs with wire glass in metal frames.
7. Install 1 3/4" solid core doors at corridor entrances to rear verandah.

Cont'd . . .

8. Cover entire basement ceiling with 1/2" gypsum board to provide better fire separation between this area and rooms above.

9. Obtain a Building Permit before proceeding with any of the above.

This building will have to comply with Fire Bylaw requirements."

Mr. Lepitz, representing Statesman Investments Ltd.; advised that of the 21 rooms in this building, 18 were rented and three were used for storage. Rents are approximately $50.00 to $70.00 per month.

Chief Konig advised that installation of a sprinkler system was not required in this building, however, the above noted improvements were absolutely necessary. Mr. Lepitz advised that Statesman Investments Ltd. was leasing this building to Mr. Guy who was responsible for keeping this building up to Fire By-law standards. If the required funding could not be arranged, the building could quite possibly be closed.

Following discussion, it was

RECOMMENDED,

A. THAT Mr. Lepitz secure an estimate of the amount of money required to carry out the above noted renovations.

B. THAT once the above noted estimate has been secured, Mr. Lepitz discuss this with the Fire Department after which the Housing and Environment Committee would consider it once again.

- 860-862 East Broadway

The Committee considered a Manager's Report (on file in the City Clerk's Office) dated February 5, 1975, regarding this hotel. It stated in part:

"The Fire Chief reports as follows:

The building is a three-storey wood frame, without basement, and used entirely for residence.

The main floor is at grade level in the front and half below grade at the rear. There are three suites on this floor with two rooms each. The second and third floors have three suites each floor with a total of 20 rooms.

In total, the building contains 26 rooms as interpreted under Section 38.

The inner front stairs to the second and third floors are separated at each floor, without approved door closers and latches. The exit to the rear exterior porch is direct from the corridor through inward opening exit doors, which is in contravention to the required standards.

Suite doors are wood and glass panel type with most glass sections broken out and replaced with various materials. Rear suite windows face onto the porch and are of ordinary glass, resulting in no protection against fire exposure in this area.

The rear porch appears deteriorated structurally and the general condition of the building poor.

The building will have to comply with Section 38 of the Fire By-law."

Cont'd . . .

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal By-law enforcement procedures with regards to the hotel at 860-862 East Broadway.

- Gray's Court, 1601 Comox Street

The Committee considered a Manager's Report (on file in the City Clerk's Office) dated February 5, 1975, regarding this hotel. This report stated in part:

"The Fire Chief reports as follows:

An inspection was made of this hotel which was prompted by a serious fire on the premises and although it is outside the priority "core area" an order was issued on January 24, 1975, under Section 38 of Fire By-law No. 2193 to comply within 90 days.

To comply with Section 38 the following requirements will be necessary:

1. Corridor walls are constructed of wood lath and plaster, with pipe holes and other openings. These walls require upgrading to a substantially one-hour rating.
2. Doors leading into corridor from basement suites require to be replaced with solid core type, minimum 1 3/8" thickness.
3. The furnace room requires separation from the corridor.
4. The elevator door appears to require upgrading. (Should be determined by Building Inspector.)
5. Existing main stairway is equipped with wire cast glass floor separation and it is necessary to leave the enclosure at each floor, and re-enter to continue descent of the stairs. Alternate egress is by way of a metal fire escape with a stairway to ground. Section 38 of the Fire Bylaw requires two fully enclosed stairways to replace provisions outlined in item 5.

ALTERNATIVES ARE:

Section 40 (a)

An approved sprinkler system throughout the building or,

Section 40 (b)

Alter and improve the existing fire escape by providing wire cast glass in exposed windows within ten feet horizontally and

Alter existing stairway to make it fully enclosed and one-hour fire separated and

Complete items 1, 2, 3, 4 above.

This building must comply with Fire Bylaw requirements."

Also submitted was a letter from Mr. R. Hirvi, Owner of Gray's Court, along with several letters from the tenants of this building expressing dissatisfaction with the possibility of a sprinkler system installation.

The Fire Chief advised that the installation of a sprinkler system would be the best alternative for this building, however, the second

Cont'd . . .

alternative as outlined above would be acceptable. In conclusion he advised that of eleven fires in sprinklered buildings, all were extinguished by the sprinkler system, and no deaths occurred.

The Chairman advised that discussions would be continuing with owners of hotels and lodging houses outside of the core area with regards to Fire By-law enforcement in the very near future.

RECOMMENDED,

THAT the owner of Gray's Court, 1601 Comox Street, be required to conform to Fire By-law requirements by effecting either of the two alternatives outlined on the above noted City Manager's report.

INFORMATION:

4. Collingwood United Church

At a Housing and Environment Committee meeting on January 30, 1975, when considering a Progress Report on housing projects it was resolved,

"THAT the G.V.R.D. report back with recommendations on the density required to make a senior citizen housing project on the two lot site at 3200 School and Harold, being lots 1 and 2; Blk. 37, D.L. 37, economically feasible."

Reverend Laing of the Collingwood United Church advised that since the last meeting he had met with the City of Vancouver Planning Department, C.M.H.C., and G.V.R.D. with regards to this senior citizen housing project. He further advised that a public meeting had been scheduled for March 20, 1975, to determine the attitude of the surrounding neighbours towards such a project.

The architect for this project advised that a floor space ratio of 4.0 would be required to make the project financially feasible. Ann McAfee, Housing Planner, advised that the Planning Department would consider a floor space ratio of approximately 1.75.

The architect submitted a preliminary plan for this housing project. It showed a 16 storey building with a total of 154 units; 123 bachelor units and 31 one-bedroom units. Rents would be approximately $135.00 to $165.00 per month.

Mr. W. Casson, Director of Housing, G.V.R.D., advised that due to the small size of this site, on-site parking would have to be underground, and this additional charge would upset the economical feasibility of this project. Reverend Laing noted that there was a shopping centre adjacent to this project, and its large parking lot could be used for parking.

Mr. F. Wyles, G.V.R.D., noted that with a floor space ratio of approximately 2.5, and with the use of adjacent parking, a 100 unit building containing 80 bachelor, and 20 one-bedroom units could be constructed with monthly rentals of approximately $135.00.

The Chairman noted that in view of the available adjacent parking as noted above, the City should consider a floor space ratio of approximately 2.5.

RESOLVED,

THAT the Collingwood United Church prepare design presentations for the public meeting on March 20, 1975, outlining the floor space ratios as discussed above, and taking into account that the Federal Government had recently announced the availability of Section 44 subsidies for non-profit and co-operative housing, and report back to a later meeting of this Committee.

Cont'd . . .

5. Rent Supplements Program

Mr. D. Davies, and Mr. R. W. Bailey, of the B.C. Housing Management Commission, were present to explain the recent Federal Government announcement regarding the Section 44 Rent Subsidy Program. Submitted for the Committee's consideration were copies of letters sent from B.C. Housing Management Commission to both senior citizen tenants, family tenants, M.L.A.'s, M.P.'s, and Mayors, with regards to the Rent Supplements Program. (This correspondence is on file in the City Clerk's Office.)

In the discussion which ensued it was noted that this program would aid tenants in non-profit and co-operative housing projects, at rents adjusted to their incomes. For tenants to qualify, rents would be calculated according to the scale now applied to public housing to a maximum of 25%. This program will help people who are least able to afford suitable housing for themselves and for their families. The portion of units to be subsidized in any one project would not exceed 25%.

During discussion on the matter of rent supplements the Chairman referred to a letter from the Minister of Human Resources which stated in part:

> "With regard to our discussion on February 20, 1975, concerning a rent subsidy for 150 people dislocated in the downtown area, I would be happy to consider this once your committee has decided on a dollar figure for the subsidy.
>
> When your committee has made the above decision if you will contact me I will be happy at that time to discuss it with you."

Following a brief discussion, it was

RESOLVED,

A. THAT the above noted information from the B.C. Housing Management Commission be received.

B. THAT Mr. R. Young of the Social Planning Department report back to this Committee on March 27, 1975, with all of the required information pertaining to this particular matter.

6. B.C. Housing Management Commission Housing Statistics

Submitted by the B.C. Housing Management Commission was a report on housing statistics. (This report is on file in the City Clerk's Office.)

RESOLVED,

THAT the report of the B.C. Housing Management Commission be received for information.

Due to shortage of time the following items were tabled for discussion at the next meeting of this Committee:

a. By-law On Minimum Standards of Maintenance and Occupancy

b. Lodging House Manual

c. Housing Progress Report

d. Housing and Environment Committee Progress and Future Goals

The meeting adjourned at approximately 3:25 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 6, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on March 6, 1975, at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Marzari Alderman Sweeney
ABSENT:	Alderman Kennedy
COMMITTEE CLERK:	G. Barden

. . . . . .

RECOMMENDATIONS

1. Burrard Bridge Civic Marina - Moorage Rates, Services and Facilities

The Committee had for consideration a letter dated January 24, 1975 from Mr. J.F. Hamilton on behalf of a newly formed group known as the Burrard Bridge Civic Marina Boat Owners Association, requesting consideration of a moratorium on the Park Board's proposed 50% increase in moorage rates until the facilities and services at the marina are brought up to safety standards and are more in line with services and facilities offered at other marinas.

Mr. Hamilton stated that most members in the past have been prepared to accept marginal marina services and facilities in the interest of affordable moorage rates. If the rates are brought into line with other marinas, then the services and facilities should also be comparable. The Members would end up paying higher rates because they must go elsewhere and pay to use facilities not provided in the Burrard Bridge Civic Marina, such as elevators, mechanics, etc.

The Superintendent of Parks stated the marina is now 13 years old and the Park Board has anticipated that improvements would be necessary. In 1974 the Park Board spent $16,142 upgrading facilities and $20,000 has been allocated for 1975.

Following further discussion it was,

RECOMMENDED

A. THAT the Superintendent of Parks be requested to accelerate the program for upgrading facilities at the Burrard Bridge Civic Marina to bring it up to an adequate level of standards;

B. THAT the Superintendent of Parks consult with the Burrard Bridge Civic Marina Boat Owners Association as to their priorities for upgrading this year and next year.

Cont'd...

2. License Fees for Liveaboards - Coal Harbour

The Committee had for consideration a letter from Mr. Russell M. Chernoff requesting that a reduced license fee be established for marinas in Coal Harbour until those paying can receive full benefit of City services such as street lighting, sidewalks, etc.

The Committee noted that Mr. Chernoff is in a marina which is leased by Harbour Ferries Limited from Harbour Park Developments, a City-owned company. Because of development action and park to be created there, Harbour Park Developments Limited is unable to give Harbour Ferries Limited a long term lease and moorage is on a month to month basis, and there would be no justification to put in services such as sewers, etc. License fees are paid for the full year and it has been agreed to refund a pro rata portion if liveaboards must leave before the end of the year.

Following further discussion it was,

RECOMMENDED

THAT the City Engineer investigate this matter with Mr. Chernoff and report back to the Committee on what improvements should be carried out on a temporary basis.

INFORMATION

3. School Board Tax Interest Earnings

Alderman Bowers read a letter dated March 5, 1975, to him from the Chairman of the Vancouver School Board, advising that the Finance and Legal Committee on March 3, 1975, when dealing with interest earnings on the school tax portion of prepaid 1975 taxes, passed the following motion:

"It is recommended that the Chairman of the Vancouver School Board contact Alderman Fritz K. Bowers, the School Board liaison Alderman, to arrange a meeting to discuss the matter in which interest earnings on prepaid school taxes can be applied to reduce local cost of education."

Following discussion it was,

RESOLVED

THAT the Finance and Administration Committee meet with the appropriate Committee of the School Board to discuss the matter.

The Meeting Adjourned at Approximately 3:00 p.m.

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REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

March 6, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on March 6, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub Application - 6505 Main Street

The Committee had before it for consideration a report dated February 27, 1975 (circulated) from the Director of Permits and Licenses on the application of Mr. G. Fearnside to operate a neighbourhood pub in an existing restaurant at the south-west corner of 49th Avenue and Main Street.

The Director of Permits and Licenses's report stated: "these premises are presently operated as a restaurant and it is felt that with relatively little difficulty the transformation can be made into a neighbourhood pub in compliance with regulations, including parking."

The amenity report stated:

"Our survey indicates that these premises are located in the centre of a small commercial area extending North and South of 49th Avenue and Main Street.

The area East of Main Street is largely comprised on one family dwellings, along with a church, an elementary school, a community centre and a park.

West of Main Street there are one family dwellings, a church and the large Langara College complex.

It is felt that the area is suitable for a Pub in that it is located in a commercial district primarily surrounded by residential buildings. The nearest elementary school is some four blocks away from the proposed Pub."

During discussion it was noted the nearest licensed premise is over one mile from this location.

Following discussion it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 6505 Main Street be approved subject to:

(a) The City conducting a referendum of the residents and merchants in a four block radius surrounding 6505 Main Street, the cost of such referendum to be borne by the applicant;

Cont'd . . .

Clause #1 continued:

(b) That the applicant comply with all applicable City legislation.

2. Dial-a-Dietitian - Grant Request

The Committee had before it for consideration a City Manager's report, dated February 26, 1975 (circulated) in which the City Medical Health Officer recommends Council grant three month's assistance totalling $238.29 for January to March, 1975 to cover rent, telephone and office supplies for Dial-a-Dietitian.

Ms. Agnes Campbell, Co-ordinator of Dial-a-Dietitian, explained to the Committee the function and financing of Dial-a-Dietitian; that it started two years ago with a LIP grant, was continued from last summer with $1,000 United Way grant and now has one salary paid for by the Provincial Government.

Following discussion it was

RECOMMENDED

THAT City Council grant $238.29 to Dial-a-Dietitian to cover rent, telephone and office supplies for January, February and March, 1975.

3. Neighbourhood Pub Application - 7161 Victoria Drive

The Committee had before it for consideration a report, dated March 4, 1975 (circulated) from the City Clerk advising of the results of a "petition plebiscite" conducted by the City, of residents and merchants in a four block radius surrounding 7161 Victoria Drive, where Mr. A. P. Mayervich proposes to operate a neighbourhood pub.

Of 841 ballots returned to the City, 407 were in favour (48.4%), 429 were opposed (51%) and 5 were rejected.

The petition plebiscite failed, therefore, to receive not less than a 60% majority in favour as laid down by Council resolution of February 25, 1975.

The applicant, Mr. Mayervich, appeared before the Committee and suggested that he canvass an extra two blocks in each direction in an attempt to acquire the necessary 60% of votes in favour.

It was the feeling of the Committee, however, that sufficient numbers of persons in a closer proximity (within the four block radius) are not in favour and a poll of residents further away from the proposed location would not be necessary.

Some consideration was given by the Committee to the possibility of placing a time limit of one or two years before another neighbourhood pub plebiscite could be conducted in the same area but it was felt any new applicants would be aware that this particular application failed to gain the necessary votes for approval.

Following discussion it was

RECOMMENDED

THAT the application of Mr. A. P. Mayervich to operate a neighbourhood pub at 7161 Victoria Drive not be approved.

Cont'd . . .

4. Dissemination of Information to the Public

Alderman Darlene Marzari, Vice-Chairman of the Committee, raised the matter of the City's distribution of information to the public and suggested the Committee examine how the distribution of information can be improved.

It was suggested a list of all community organizations should be compiled and information of particular interest to such groups should be sent to them.. Information might also be distributed through libraries and information centres.

The City Clerk advised that his office tries to discourage volume mailing of information; that members of the public interested in reports to Committees or Council are invited to pick up copies of such reports. This practice is to prevent the City from incurring additional costs by the increased production and mailing.

Following discussion it was

RESOLVED

THAT Alderman Darlene Marzari, Vice-Chairman of the Community Services Committee, meet with Mr. D. H. Little, City Clerk, to discuss this matter further.

RECOMMENDATION

5. Vancouver Native Indian Friendship Centre

A delegation from the Native Indian Friendship Centre appeared before the Committee and a brief, dated March 6, 1975 (circulated) from the organization was distributed at the meeting.

(This brief was received February 27, 1975, by the Office of the City Clerk and referred to the Supervisor of Property and Insurance and the Director of Social Planning for report to the Community Services Committee).

Mrs. M. Cantryn of the Indian Friendship Centre explained the group wishes to replace the existing centre at 1855 Vine Street with a larger facility closer to the downtown area and is requesting the City to donate a site of at least one acre in size.

The brief suggested three possible sites:

"1. William Street, Raymur and Malkin Avenues - the Nickels Trucking Co. site - approximately 46,000 square feet.

2. Main, Terminal and Quebec Streets - option held by Ocean Cement - approximately 90,000 square feet.

3. Glen Drive, Cordova Street East, Raymur Avenue and Viaduct - a scrap metal site - approximately 52,000 square feet."

During discussion the delegation stated its first choice would actually be the 2½ acre site at Prior and Gore which the Strathcona Property Owners' and Tenants' Association (S.P.O.T.A.) may make use of.

Following discussion it was

RESOLVED

THAT the Supervisor of Property and Insurance and the Director of Social Planning examine the request of the Vancouver Indian Friendship Centre for City land and report back to the Community Services Committee;

Cont'd . . .

Clause #5 continued:

and it was

RECOMMENDED

THAT City Council approve in principle the establishment of a new Indian Friendship Centre in Vancouver City.

The meeting adjourned at approximately 5:05 p.m.

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VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No.2 Committee Room, third floor, City Hall, on Thursday, March 13, 1975, at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

. . . . . .

RECOMMENDATION

1. Implications of The Provincial Budget to the City of Vancouver

The Committee had for consideration a memorandum dated March 10, 1975, from the Chairman which outlined implications of the Provincial Budget to the City of Vancouver (copy circulated).

The Committee discussed the two provisions in the Provincial Budget Speech which have direct relevance to the City's Budget - one being a "catch-up" formula for per capita grants, and the other being a commitment to give municipalities 1/3 of the net revenue resulting from any increase in the export price of natural gas beyond the present $1.00 per Mcf. The Committee felt it was a move in the right direction that the Provincial Government at least recognize the principle of revenue sharing with municipalities, even though it presently relates only to sharing of natural gas revenues where the benefits for the current year are unknown and will likely be very limited, however, the Committee favoured a revenue sharing formula being established by the Provincial Government which takes into account known revenues such as income tax and other revenues. Committee members felt that as much pressure as possible should be placed on the Province to assist the City in meeting its budget requirements this year.

The Committee also discussed the possible necessity of a cut-back in the standard of service being provided by the City when results of present implications on the City's budget are known. It was suggested a priority list be drawn up by department heads showing where cut-backs could be made and be submitted to the Finance and Administration Committee. It was questioned, however, whether it would be better to increase taxes than to make cut-backs in areas such as maintenance where there would only be deferred costs.

Following further discussion, it was

RECOMMENDED

THAT the City Manager request each department head to prepare priority lists showing where reductions may be made in the standard of service being provided to the extent of 10% of their budgets as approved by the Budget Review Committee.

The meeting adjourned at approximately 2:30 p.m.

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VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

March 18, 1975

A Special meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall on March 18, 1975, at approximately 10:00 a.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Sweeney

ALSO PRESENT: Alderman Cowie

ABSENT: Alderman Marzari
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub -
3681 West 4th Avenue

Council at its meeting of Tuesday, March 11, 1975, when dealing with a report dated February 20, 1975, from the Community Services Committee on this pub application, resolved:

"THAT this clause be referred back to the Committee for further consideration and discussion with the City Clerk."

Mr. D.H. Little, City Clerk, advised the Committee that the applicant for this neighbourhood pub, Mr. John Keith-King, originally applied in September of 1974 for a neighbourhood pub with a seating capacity of 74 at the above address. However, a subsequent communication from the applicant advised that his proposal had been revised to provide seating for 100 persons.

It was pointed out to the Committee that Council at its meeting of July 17, 1973, passed the following motion:

"THAT the total capacity, both standing and seated, shall be a maximum of 100 patrons."

The applicant advised the Committee that the seating capacity was increased from 74 to 100 at the suggestion of the Kitsilano Area Planning Committee which felt the larger capacity would ensure the operation would be economically viable.

This was substantiated by a spokesman from the Kitsilano Planning Office who added the Planning Committee felt the design of this proposed neighbourhood pub is excellent.

The Committee noted it is Council's intention to keep neighbourhood pubs small and that if the seating capacity is 100 it is conceivable there could be well over 100 persons, seated and standing, in the pub at one time and this would be contrary to Council's policy. The Committee felt a neighbourhood pub operation could be economically viable with a maximum capacity of 100 seated and standing.

Mr. Keith-King told the Committee his plans call for 100 seated and there will be room at the bar for 10 standees. He said he would remove 10 seats to ensure the maximum capacity seated and standing would be 100.

cont'd....

Clause #1 continued

It was further noted that the original application was for 890 square feet and this has been increased to 1200 square feet. The applicant plans to provide five parking spots whereas at least six are required under Council's policy that there be one parking spot for every 200 square feet.

Mr. Keith-King pledged his co-operation in providing the required number of car parking spots and a spokesman from the Permits and Licenses Department said this would be negotiated when the applicant files his development permit application and will be within the Council policy.

The Committee expressed concern that staff is not aware of Council's guidelines for neighbourhood pubs and, following discussion, it was

RECOMMENDED

I. THAT the application of Mr. John Keith-King and Mr. S.P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:

(a) the City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;

(b) that adequate lighting be established in the parking area;

(c) that the applicant comply with all applicable City legislation;

(d) that there be no relaxation of Council's guidelines on neighbourhood pubs, particularly that the maximum capacity both seated and standing, be 100 persons and that parking be provided in the ratio of one parking spot for each 200 square feet of public area in the pub.

II. THAT copies of Council's guidelines on neighbourhood pubs be circulated to the Director of Permits and Licenses and the Director of Planning with the instruction that all members of staff, including those in satellite offices, be advised of these guidelines.

The meeting adjourned at approximately 10:00 a.m.

(Background information on this matter was placed before Council at its meeting of March 11, 1975)

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CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 20, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, March 20, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. N/S of S.E. Marine Drive between Fraser and Poplar Streets

An application was received from W.R. Lort, Architect, to rezone Lot G, Subdivision of Lots 13-15 and D-F of E, Block 30, D.L. 313, being the north side of S.E. Marine Drive between Fraser and Poplar Streets. The present zoning is C-1 Commercial District and the requested zoning is CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

(a) Uses - Hotel
Motel

(b) Floor Space Ratio - not to exceed 1.20. In computing the floor space ratio, the floor area of the building shall be measured on all floors from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area, and parking located in the cellar.)

(c) Height - not to exceed 2 storeys plus a cellar nor 24 feet above the average building grade on S.E. Marine Drive as established by the City Engineer.

And subject to the following:

That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel, having particular regard to surrounding properties, suitable design, suitable treatment of all open spaces, adequate off-street parking (40 spaces are required, either on-site or retain parking garage at corner of 65th Avenue and Fraser Street) and suitable means of vehicular ingress and egress.

The application was also approved by the Vancouver City Planning Commission.

The Deputy Director of Planning advised that the Design Panel recommended that this development not be approved. He also advised that the previous problems with respect to height, etc., have been resolved to the satisfaction of the Director of Planning.

cont'd....

N/S of S.E. Marine Drive between Fraser and Poplar Streets (continued)

MOVED by Ald. Bowers,
THAT this application be approved subject to the foregoing restrictions.
- CARRIED

(Aldermen Cowie and Rankin opposed)

2. Area bounded by Kingsway, Nanaimo, 30th Avenue and Baldwin

An application has been received from C.B.K. VanNorman, Architect to rezone Parcel 1 of Block A, D.L. 598, being the area bounded by Kingsway, Nanaimo, 30th Avenue and Baldwin. The present zoning is RT-2 Two Family Dwelling District and RS-1 One Family Dwelling District and the requested zoning is CD-1 Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

(a) Uses - an apartment building with customary ancillary uses including underground parking
- retail stores, offices, a bank, with customary ancillary uses including off-street loading and parking

(b) Floor Space Ratio - the floor space ratio shall not exceed 0.90 overall. The floor space ratio for the residential development shall not exceed 0.75 measured in the same way as RM-1 regulations; and the floor space ratio for the retail stores, offices and bank shall not exceed 0.15 gross.

(c) Height - the height of the residential development shall not exceed 3 storeys measured from the average building grade on 30th Avenue; the height of the retail stores and offices shall not exceed 2 storeys; and the height of the bank shall not exceed 1 storey

And also subject to the following:

The detailed scheme of development to be first approved by the Director of Planning after advice from the Urban Design Panel and consultation with the City Planning Commission and having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress and garbage disposal and loading.

The application was also approved by the Vancouver City Planning Commission.

Mr. VanNorman, by means of maps, illustrated for the information of Council the proposed development, setback, screening, etc.

Mr. Steve Araujo, 2191 East 32nd Avenue objected to the proposed development because of increased population density and increased hazard to children from increased traffic in the area, and suggested that if the development were approved, an additional 20% off-street parking be required.

Miss I. Price, 2172 East 32nd Avenue objected to the proposed development because of the additional problems this would create with respect to on-street parking in the area.

Mr. P. Bales, 2157 East 32nd Avenue also objected on the basis that the development would generate increased traffic and create further on-street parking problems.

cont'd....

Area bounded by Kingsway, Nanaimo,
30th Avenue and Baldwin (continued)

Mr. Dukowski, part owner of the Eagle Motel on Kingsway spoke in favour of the proposed development.

Mr. Belcourt, 2296 East 30th Avenue requested that if Council approves this proposed development, resident-only parking zones be created in the vicinity of this development.

Two other residents of the area spoke against the development for the same reasons as the other objectors.

MOVED by Ald. Marzari,
THAT this application be approved subject to the foregoing restrictions.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the City Engineer report to the next meeting of the Official Traffic Commission on the establishment of resident-only parking zones in the vicinity of East 30th Avenue and Baldwin and also in the residential areas adjacent to the Eldorado Motor Hotel.

- CARRIED UNANIMOUSLY

3. Amendment to the Zoning and Development By-law No. 3575

An application has been received from the Director of Planning to amend the text of the Zoning and Development By-law No. 3575, by striking out the words 'Vancouver City Planning Commission' where they appear throughout the By-law, and consequential amendments related thereto.

MOVED by Ald. Bird,
THAT this application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:30 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 20, 1975, adopted on April 8, 1975.

A. Phillips
MAYOR

R. Tite
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 25, 1975

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 25, 1975 in the Council Chamber at approximately 2:00 p.m.

PRESENT : Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL : R. Henry

Local Improvements on the Initiative

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Broadway West Beautification on the initiative

The Court received from the Collector of Taxes, Schedule No. 431 listing three projects at various locations.

It was noted that there were insufficient objections to defeat any of the projects listed.

There being no-one present who wished to address the Court it was:
MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT Schedule No. 431 as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Harcourt
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent Procedure

The Council noted the following report of the City Manager dated March 14, 1975 relating to a subsequent procedure on the Local Improvements Projects, which had been considered by the Court of Revision :

.../cont'd

Local Improvements Subsequent Procedure - continued

"The City Manager submits the following report of the City Engineer :

The Broadway West Beautification Project has been advanced as a local improvement on the initiative and will come before a Court of Revision on March 25, 1975. It is identified as Items 1, 2 and 3 of Schedule 431.

The City's share of the estimated cost is available in approved Beautification and Supplementary Capital Funds.

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent action by Council, that this project, Items 1, 2 & 3 of Schedule 431, be undertaken.

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved."

There were no delegations present to address Council on this matter and it was therefore :

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney
THAT the recommendation of the City Manager as contained in his report of March 14, 1975 be approved.

- CARRIED UNANIMOUSLY

. . . . . .

The Special Meeting adjourned at 2:05 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of March 25, 1975, adopted on April 8, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 25, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES

Council was advised that Mr. Stanley Victor Smith, a Freeman of the City, had passed away recently. Mr. Smith was a former member of the Park Board, Town Planning Commission and was particularly active in local amateur sports. The Freedom of the City was granted to Mr. Smith for his contribution as General Chairman of the British Empire Games Society in 1954.

MOVED by Ald. Bird,
SECONDED by Ald. Volrich,
THAT a letter of condolences be sent to the family of the late Stanley Victor Smith, Freeman of the City.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT the Minutes of the Special Council Meeting (Public Hearing) of March 13, 1975, be adopted, after inserting the word 'approximately' before the words '60 days' in the motion contained in Clause 1;

FURTHER THAT the record of those present and absent be amended to show Alderman Cowie included in those present and Alderman Boyce included in those absent.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of March 18, 1975, with the exception of the 'In Camera' portion, be adopted after amending the result of the vote re the Kitsilano RM-3A Survey resolution (page 13) to show that Aldermen Bird, Kennedy, Rankin and Sweeney opposed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the Council recess and reconvene following the Special Council meeting respecting local improvements.

- CARRIED UNANIMOUSLY

Council reconvened in regular session at 2:05 p.m. with the same members present, following the Special Council respecting local improvements.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

The following Unfinished Business matters were deferred pending the hearing of delegations later this day:

1. 1975 Cultural Grants - Appeals
2. 1975 Civic Grants - Appeals.

COMMUNICATIONS OR PETITIONS

1. Appointment of Civic Chaplain

MOVED by Ald. Boyce,
THAT in accordance with the recommendation of the Mayor in his memorandum dated March 21, 1975, Father Demetrios Partsafas of St. George's Greek Orthodox Church be appointed Civic Chaplain for the months of April, May and June, 1975.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 21, 1975

Works & Utility Matters
(March 21, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Pavement Width - Mannering Avenue
Cl. 2: Sanitary Sewer on Victoria Drive, North of Stewart Street
Cl. 3: Tender - Refuse Packer Bodies
Cl. 4: Tender - Refuse Packer Bodies
Cl. 5: Tender - Trucks

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 to 5 inclusive, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 21, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Proposed Amendment to the Harbour Headline - Area 10 - False Creek
Cl. 2: Rezoning - Downtown Eastside

The Council took action as follows:

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(continued)

Proposed Amendment to the Harbour
Headline - Area 10 - False Creek (clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy,
THAT this matter be deferred until the requested report re the Western Outboard property is considered by Council.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED.

Rezoning - Downtown Eastside
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager be approved after deleting the word 'excluding' in item 7 of Appendix I attached to this Clause and inserting in lieu thereof, the word 'including'.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

Finance Matters
(March 21, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Police Department - Additional Clerk - Stenographic Position
Cl. 2: Proposed P.N.E. Capital Expenditures
Cl. 3: Canadian Association of Fire Chiefs Convention

The Council took action as follows:

Police Department - Additional Clerk -
Stenographic Position (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed P.N.E. Capital Expenditures
(Clause 2)

MOVED by Ald. Bird,
THAT the request of the P.N.E. for capital expenditure approval for improvements to the main entrance ($126,500) and improvements to feature attractions area ($130,000), as detailed in this Clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(continued)

Canadian Association of Fire
Chiefs Convention (Clause 3)

MOVED by Ald. Bowers,
THAT $3,300 be allocated to host a Civic Dinner during the annual conference of the Canadian Association of Fire Chiefs.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird in amendment,
THAT the figure in the foregoing motion by Alderman Bowers be struck and $6,500 be inserted in lieu thereof.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY.

Property Matters
(March 21, 1975)

Rental Review - S/E Corner
24th Avenue & Fraser Street
(Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Model of Downtown Peninsula

The City Manager under date of March 13, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Standing Committee on Planning and Development on January 16, 1975, recommended to City Council:-

'THAT construction of the model be accepted in principle, but construction of only a portion be approved at this time to evaluate the effectiveness; the City Manager to determine the appropriate sum to be approved in advance of the 1975 Budget.

FURTHER THAT the Director of Planning report to Council details of the portion of the model to be constructed initially.'

On January 28th, 1975, Council deferred consideration of the matter pending receipt of the above details.

PORTION OF MODEL TO BE CONSTRUCTED INITIALLY

The final Downtown model would have an overall size of 17' x 24' - (2.58 square miles).

To develop the model in stages, it is recommended that the first portion of the model be the general core area of Downtown, together with a portion of the waterfront.

The boundaries of the first stage would be:

- Abbott Street, Beatty Street to the east
- Lane south of Robson and Smithe Streets to the south
- Cardero Street to the west
- Hastings Street and Waterfront to the north.

This area comprises approximately a quarter of the future complete proposed peninsula model.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Model of Downtown Peninsula
(continued)

See the attached diagram "A" for an outline of boundaries of the final model and an outline of boundaries of the proposed first stage.

COST ANALYSIS OF THE FIRST STAGE OF THE MODEL

Using the same basis for cost analysis as in the original report, the cost estimate would be: -

1.	Construction of Model	$21.450
2.	Completion of Information	1,900
	Facade photographic inventory	
3.	Lighting for Model	900
	Estimated cost	$24,250

LOCATION

The first stage portion of the model will measure 9' x 13' (approx.).

During assembling of the model, it could be located within the Downtown Study Team existing temporary office location at 456 West Broadway. However, the preferred Downtown location of the model, together with the office location and needs of the Downtown Study Team of the Planning Department will be the subject of a report to Council at a later date.

I recommend that a sum of $24,250 be approved in advance of the 1975 Budget for the construction of the first portion of the Downtown Peninsula Model.'

The City Manager reports as follows:

While accommodation for the partial model at 456 West Broadway does not involve any rental expense, consideration should be given to rental of different premises in the future (approximately $4,000 per year).

Future approval of the model as originally proposed, encompassing the Downtown Pensinula from Gore Avenue to Stanley Park, would entail considerably greater total expenses:

Capital Costs	
Photography	$ 7,555
Model Construction	71,500
	$ 79,055
Operating Costs	
Space - 1,300 sq. ft. @ $8.00	$ 10,400
Model maker salary	8,000
Materials and supplies	2,000
	$ 20,400 per year

The City Manager RECOMMENDS that, in view of present budget constraints, this project not be proceeded with at this time."

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

(Diagram "A" referred to on file in City Clerk's Office)

MANAGER'S AND OTHER REPORTS (cont'd)

C. Downtown Zoning

Prior to considering a report of the City Manager dated March 25, 1975, on the matter of Downtown zoning, in which the Manager requested Council authority to employ a consultant to draft the By-law required, the Director of Planning addressed Council and with the aid of a graph showed the history of action taken with respect to Downtown zoning and the scheduling proposed.

MOVED by Ald. Sweeney,
THAT the report of the City Manager dated March 25, 1975, be received for information and Council approve the Director of Planning's schedule as set out below:

DOWNTOWN DOWNZONED	DOWNTOWN STUDY COMMENCED		REPORT FOR DISCUSSION SUBMITTED	COUNCIL ASKS THAT EMPHASIS BE PUT ON DEVELOPMENT CONTROL PROCESS	REVISED DEVELOPMENT CONTROL PROCEDURE RECOMMENDED BY DIRECTOR OF PLANNING	COUNCIL ASKS FOR (1) SLIDE SHOW FOR PUBLIC PRESENTATION (2) DOWNTOWN BROCHURE FOR PUBLIC INFORMATION
SEPT.'73	APRIL '74	JULY	OCT. '74		DEC. '74	
		COUNCIL ADOPTS GROWTH SCENARIO 'C'	IT DESCRIBES ONE WAY TO HANDLE GROWTH		COUNCIL APPROVES NEW PROCEDURES DIRECTOR OF PLANNING TO REPORT BACK IN MARCH ON DETAILS AND BY-LAW CHANGES	

- - - - -

SLIDE SHOW AND BROCHURE COMPLETED	SUBSTANTIAL INCREASE IN DEVELOPMENT INTEREST OCCURS	G.V.R.D. PLAN GOES TO PRINT (GROWTH & TRANSIT)	TARGET DATE FOR APRIL 10th SET TO CONSIDER WEST END AND DOWNTOWN
JAN. '75	FEB. '75	MARCH '75	
HAVE DISTRIBUTED BROCHURES GIVEN PRESENTATIONS	PRESSURE ON DESIGN STAFF INCREASES SIGNIFICANTLY	BUREAU OF TRANSITS PLANS EMERGING	

- - - - -

R E P O R T F O R M A T A N T I C I P A T E D

INTRODUCTION - Complexity/Uncertainty/to HERE.

THE PLAN - R E C O M M E N D A T I O N S

GROWTH
LAND USE
DENSITY
MOVEMENT
URBAN FORM

IMPLEMENTATION - R E C O M M E N D A T I O N S

BY-LAW
PROCESS
FURTHER ACTIONS

Type
Distribution
Mixture
Amounts
Locations
Private
Public
Parking
Pedestrians
Design
Guidelines

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:50 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

MANAGER'S AND OTHER REPORTS (cont'd)

D. Report of Special Committee
re Street Vending, March 18, 1975

The Special Committee re Street Vending submitted the following report under date of March 18, 1975:

" On February 11, 1975, City Council dealt with the City Officials' report on street vending. Council resolved the following:

(i) only the kiosk designs contained in the appendix of that report and prepared by Mr. Bain be permitted in the future.

(ii) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases.

(iii) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship extensions be permitted by Council.

(iv) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

At this time it was decided that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt, be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks, and to review on an individual merit basis, all kiosks presently in use on the Granville Mall. This latter was particularly in connection with determining whether any existing kiosks would be exceptions to (i) above and whether any extensions beyond June 1, 1975 would be permitted.

Subsequently meetings of the Council Committee on street vending kiosks were held on February 26 and March 4, 1975 to decide which kiosks would be exceptions to City standard designs prepared by Mr. Ron Bain; the positioning of kiosks and to consider vendors' financial arrangements.

The Committee made the following decisions:

A. All kiosks licenced for 1974 be replaced no later than June 1, 1975 as recommended by City Council on February 11, 1975 with the exceptions as noted in Schedule A, attached hereto.

B. Clusters of kiosks be limited to three in one location and every reasonable effort be made to effect non-linear clusters.

C. The City Engineer investigate means of having the City aid in financing those kiosks which would have to be replaced by June 1, 1975.

The City Engineer reports that present street vendors can be given the opportunity to partially defer payment for new standard design kiosks constructed by the City. Vendors who employ an approved private company to construct their kiosks will submit to the City a promissory note for two-thirds value of the kiosk and a certified cheque for one-third of the value. The City will reimburse the company and defer the costs to the vendor, ownership of the kiosk to remain with the City until final payment is made by vendor. The funds shall be interest-free for a period of (90) ninety days with equal payments being made after (30) thirty days, (60) sixty days and final payment at (90) ninety days for both the City and privately constructed cases. The form of the promissory note to be to the satisfaction of the Director of Legal Services and Director of Finance.

The Director of Finance and the Director of Legal Services concur with these arrangements. "

MOVED by Ald. Cowie,
THAT the foregoing report of the Special Committee be received for information.

- CARRIED UNANIMOUSLY

(Schedule "A" referred to on file in City Clerk's Office)

MANAGER'S AND OTHER REPORTS (cont'd)

E. Britannia Community Services Centre Extra Funds

The City Manager under date of March 18, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Britannia Community Services Centre which is scheduled for completion in the second half of this year, is being paid for jointly by the City and the Vancouver School Board in roughly half and half shares. The building contract contains certain "prime cost" sums for such things as hardware, light fixtures and kitchen equipment, and also a contingency fund to cover such things as unexpected rock, and minor changes which develop as the work proceeds. Both the "prime cost" items and the contingency amount are coming in much higher than anticipated when the contract was let in 1973. Extra cost for the "prime cost" items are being covered from the contingency amount. The present situation for the City's share of the contingency amount is as follows:

Contingency amount approved as part of the original contract	- $45,966
Increased in July 1974 by	- 25,000
Total amount of	$70,966

To date, $55,477 has been authorized leaving a balance of $15,489. Change Orders being processed and possible additions which can be anticipated at this time, amount to $70,966. This includes a cost of approximately $14,000 for the installation of a water quality monitor which reduces labour costs by two man hours per day and ensures a more even level of chlorine in the water of the swimming pool. This equipment was not available when the building was designed but the Park Board have successfully installed one in the Aquatic Centre and recommended its installation very highly as something which will save its capital cost over a very short period.

There are two other items where extra funds are needed. When the financing was set up in July 1973, a total sum from the School Board and the City of $198,730 was estimated for the construction of the play field and track and the general landscaping. The general landscaping will be put out for bid but the play field and track will be carried out by direct labour by the School Board who have more experience in this type of work than any of the local contractors or the Park Board. The current estimate of cost for this item is $330,383 being $131,653 over the 1973 estimate. Partly this is due to extraordinary rising costs, but it is also due to the fact that pumped sand is not available and that the saturnalite originally intended for the track is also not available. In each case the substitute material is very much more expensive. Including extra design and supervision fees, the total extra funds for landscaping and track and field development is $147,451 of which the City's share would be half, say $75,000.00.

The final item is the lane paving around the property which originally did not include all of the lanes and which was estimated for 1973 to be $15,000 and included in the project budget. The current estimate is $60,000 which includes all the lanes and curbing and this cost is not shareable with the School Board.

There is one saving to report. The July 1973 budget included an item of $12,240 as a community cost for some alterations in the School to make the auditorium available for community uses. The current estimate of cost is $2,578 for a possible saving of $9,662.00.

In summary, the present position is as follows:

Anticipated extra amount for the contingency fund	$ 55,200
Anticipated extra for landscaping and track and field development	75,000
Anticipated extra for paving of lane	45,000
Total	$175,200
Less saving of School alteration	10,000
Net extra requirement	$165,200

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Britannia Community Services
Centre Extra Funds (continued)

The above figures relate to the original contract for the Community Services Centre without the Ice Rink. The Ice Rink is a separate contract with the City and is a "management contract" with Northern Construction Company. No contingency item is included in this contract and there is an upset price. The architect has been instructed to avoid any situation which might lead to contingencies in his supervision of this contract, and to date there is no indication that any will arise. The contract is, however, only just beginning and despite his best endeavors, some extra funds may be required.

The original funding for the Centre also included an amount of $110,000 for furniture. The cost of furniture, as all other things, has increased far beyond that anticipated when that estimate was prepared. The Executive Director of the Britannia Centre is reviewing the furniture requirement now with a view to reducing costs as much as possible but he is not yet in a position to report how much extra money is needed to furnish the Centre.

In the light of the foregoing, it is recommended that extra funds be made available for the Britannia Centre as follows:

Contingency fund (including installation of water monitoring equipment)	$ 60,000
Site development costs	75,000
Lane paving	45,000
	$180,000
which with the $10,000 saving from the School Board alterations results in a net increase of	$170,000

The Director of Finance reports that funds can be made available from the 1975 Supplementary Capital Budget.

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning."

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Alderman Kennedy opposed)

F. Development Permit Application
No. 69512 - 805 West Broadway

The City Manager under date of March 25, 1975, submitted the following report:

"**The Director of Planning reports as follows:**

On March 5th, 1975 a Development Permit Application #69512 was applied for by Vladimir Plavsic & Assoc., Architects, for the purpose of adding an addition to 805 West Broadway office complex. The proposed addition is located in (C-3) and (C-2) Commercial Districts which are presently proposed to be rezoned to (C-3A) Commercial District. As the Public Hearing for the proposed rezoning was scheduled for March 13, 1975 and the addition did not meet either the existing nor proposed commercial zoning, the development permit application was held pending the adoption of the zoning by-law under Section 570(1) of the Vancouver Charter.

"570(1) Prior to the adoption of a zoning by-law, or of an official development plan, or of an amendment to a zoning by-law, or of an alteration, addition, or extension to an official development plan, the Council may cause to be withheld the issuance of any development or building permit for a period of thirty days from the date of application for such permit."

On March 13th, 1975, the Public Hearing for the proposed rezoning application for Central Broadway to (C-3A) Commercial District was postponed 60 days, to May 13th, 1975.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Development Permit Application #69512
805 West Broadway (continued)

On March 20th, 1975 the Urban Design Panel reviewed the development permit application and recommended that the Director of Planning receive this as a progress report and that the design be referred back to the Architect for a second time for basic redesigning along the lines of a lower building form, attached to the existing tower block rather than the presented proposal for an overscaled and oversimplified mass unrelated to the existing office tower, the plaza, and the surrounding building forms along Broadway.

Under Section 570(2) of the Vancouver Charter, Council is to consider any development permit which is withheld pending an adoption of the zoning by-law within the thirty days, and may continue to hold the permit another sixty days.

"570(2) Where any permit is so withheld, the application therefor shall be considered by the Council within the said period of thirty days, and, if in the opinion of the Council, the development proposed in the application would be at variance or in conflict with a development plan in the course of preparation, or with an alteration, addition, or extension to an official development plan in course of preparation, the Council may withhold the permit for a further sixty days from the expiration of the thirty day period hereinbefore referred to, or the Council may impose such conditions on the granting of the development permit as may appearto the Council to be in the public interest.

570(3) In the event that the Council does not within the said period of sixty days adopt any such plan, alteration, addition, extension, or by-law, the owners of the land in respect of which a development permit was withheld or conditions were imposed pursuant to this section shall be entitled to compensation for damages arising from the withholding of such development permit, or the imposition of such conditions. Such compensation shall be determined by arbitration pursuant to the Arbitration Act."

The proposed (C-3A) by-law would permit a maximum floor space ratio of 3.00. The total development as now proposed, including the addition, would have a floor space ratio of 5.98 over the total site. The existing building has a floor space ratio of 3.49 calculated over the total site.

RECOMMENDATION: That Development Permit Application #69512, applied for on March 5th, 1975 be withheld a further sixty days commencing April 5th, 1975 pending the adoption of the (C-3A) zoning by-law. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved."

With the permission of Council, Mr. Plavsic, the Architect for the Developer and Mr. Fodchuk, Counsel for the Developer, addressed Council and gave details of the proposed development.

The Director of Legal Services addressed the Council and suggested that the recommendation contained in the Manager's report be amended to read as follows:

"That Development Permit Application #69512, applied for on March 5th, 1975, be withheld for a period of 30 days from the date of application, and a further sixty days commencing April 5th, 1975, pending the adoption of the (C-3A) zoning By-law."

(Underlining denotes amendment)

MOVED by Ald. Harcourt,
THAT the foregoing report of the City Manager be received and, therefore, the matter be dealt with administratively.

- CARRIED

(Alderman Marzari opposed)

MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Planning and Development, March 13, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Neighbourhood Improvement Program: Kitsilano and Cedar Cottage - Cost Estimates for Implementation Stage
Cl. 2: Cedar Cottage Neighbourhood Improvement Program - Terms of Reference and ongoing structure of Citizens' Committee
Cl. 3: Downtown Zoning
Cl. 4: Future of Temporary Staff on Downtown Study Team

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Downtown Zoning (Clause 3)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be deferred until the meeting of the Committee on the topic arranged for April 10, 1975, and

FURTHER THAT recommendation B of the Committee contained in this Clause be reaffirmed.

- CARRIED UNANIMOUSLY

Future of Temporary Staff on Downtown Study Team (Clause 4)

MOVED by Ald. Bowers,
THAT the term of the three temporary staff positions referred to in this Clause be extended.

- CARRIED UNANIMOUSLY

II Illegal Suites - Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of March 14, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Stafey Morgan (tenant), 1947 East 22nd Avenue
Mrs. Hop Yee (tenant), 2448 Grant Street
Mrs. Evelyn Power (owner), 3431 East 3rd Avenue
Samson Manilal (tenant), 1241 East 14th Avenue
Maria Gloria Amaral (tenant), 2220 East 5th Avenue
Grace Watters (tenant), 3918 Nanaimo Street
Dorothy M. Ferguson (tenant), 2846 Charles Street

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Illegal Suites - Hardship Cases (continued)

(b) the following applications be approved for one year from the date of this Resolution:

Maria Lazaro (tenant), 39 East 39th Avenue
Alexander Joncas (tenant), 910 East 13th Avenue
Siu Wah Leung (tenant), 2448 Grant Street
Maryke Boer (tenant), 2242 MacDonald Street
Don Trobridge (tenant), 8 East 18th Avenue
Andrew Cameron Scott (tenant), 2645 West 5th Avenue
Gerald F. Blanchard (tenant), 2645 West 5th Avenue
Brian Thomas Rogers (tenant), 505 West 63rd Avenue
Yvon Quenet (tenant), 2812 Alberta Street
Victor Pushp Chand (tenant), 214 East 63rd Avenue
Philip Renaud (owner), 2960 East 42nd Avenue

(c) the following application be approved for six months from the date of this Resolution:

Eric Ezaki (tenant), 2125 East 38th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following application be not approved:

Theresa (Amantea) Smith (owner), 3220 East 14th Avenue

MOVED by Ald. Bowers,
THAT recommendations (a) to (e) contained in the foregoing Committee of Officials' report dated March 14, 1975, be approved.

(amended)

MOVED by Ald. Harcourt in amendment,
THAT the application by Theresa Smith referred to in Clause (e) of the report, be referred back to the Committee for further investigation in view of the health problems of Mrs. Smith's husband.

- CARRIED

(Aldermen Boyce and Marzari opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT recommendations (a) to (d) contained in the foregoing Committee of Officials' report dated March 14, 1975, be approved, and that the application by Theresa Smith referred to in Clause (e) of the report be referred back to the Committee for further investigation in view of the health problems of Mrs. Smith's husband."

Leave of Absence

At this point in the proceedings, Alderman Kennedy advised that he would be unable to attend Committee meetings during the period March 26th to April 6th, 1975, as he would be out of the City on personal business.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

At the Council meeting on March 18, 1975, Notice of Motion was given by Ald. Rankin respecting the Senior Government's assistance to municipalities. With the agreement of Council, Alderman Rankin amended his motion following which action was taken as noted:

Senior Government's Assistance to Municipalities

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT WHEREAS City Council must finalize its budget and strike a mill rate for tax purposes by the end of April;

AND WHEREAS an important factor in the process is the extent of Provincial Government aid;

AND WHEREAS we recognize that the Provincial Government, by assuming several justice and welfare functions relieved the City last year of considerable expenditures;

AND WHEREAS more aid to the extent of $4.5 million is promised by the Premier of B.C. on the basis of his prediction that Ottawa will agree to an export price for natural gas of at least $1.50 per thousand cubic feet over the present $1.00 rate;

THEREFORE BE IT RESOLVED THAT

(a) this Council supports the position of the B.C. Union of Municipalities calling on the Provincial Government to quickly guarantee the $4.5 million this year to Vancouver, no matter what the outcome of the First Minister's Conference in Ottawa this April;

(b) having received this guarantee from the Province, this Council strongly supports the position of the Provincial Government in asking Ottawa to authorize an increase in the export price of natural gas (1/3 to be shared with the municipalities) - preferably to the competitive price in the United States - $2.00 per thousand cubic feet;

(c) this Council agree to co-operate with the U.B.C.M. in sending official observers to the April conference of First Ministers, if advisable, to lobby for this demand which, if consummated, would bring in a total of $9 million to the City's coffers and thus eliminate the necessity to increase taxes on hard pressed homeowners and tenants.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

Council on March 18, 1975, received the following Notice of Motion submitted by Alderman Volrich and seconded by Alderman Cowie:

Outdoor Burning

MOVED by Ald. Volrich,
SECONDED by Ald. Cowie,
THAT the Director of Legal Services be instructed to amend the Fire By-law to completely ban outdoor burning in the City of Vancouver.

(Withdrawn)

After consideration, and with the agreement of Council, the foregoing motion was withdrawn at this time.

Appointment of Deputy Mayor

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT Alderman Bird be appointed Deputy Mayor for the month of April, 1975, and Alderman Volrich be appointed Deputy Mayor for the month of May, 1975;

FURTHER THAT the previous resolution of Council on the matter be amended accordingly.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:45 p.m. to reconvene in open session in the Council Chamber at 7:30 p.m.

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The Council reconvened at approximately 7.30 p.m. in the Council Chamber with Alderman Marzari (Deputy Mayor) in the Chair and the following Members present:

PRESENT: Alderman Marzari (Deputy Mayor)
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney and Volrich.

ABSENT: Mayor Phillips
Alderman Kennedy.

DELEGATIONS AND UNFINISHED BUSINESS

1. Cultural Grants - Appeals.

2. Civic Grant - Appeal.

Council on February 11, 1975, after approving a number of Cultural grants which had been considered on January 30, 1975 by the Standing Committee on Finance and Administration, and a number of Civic grants which had been considered on January 28, 1975, by the Standing Committees on Community Services and Finance and Administration, passed the following motion:

"THAT those organizations wishing to appeal the decision of Council on these grants, be given an opportunity to do so and that arrangements be left with the City Clerk."

Cont'd.....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Cultural and Civic Grant Appeals (Cont'd)
MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney

THAT Council hear representations from those delegations present this evening, but that any decisions with respect to their grant appeals be deferred to the April 8, 1975 Council meeting.

- CARRIED UNANIMOUSLY

1. Cultural Grants - Appeals.

Representations were heard from the following organizations:

The Art Club Theatre.

Mr. Terry Wolfe applied for increased funding for the Art Club Theatre; he requested Council approve an additional grant of $7700, bringing the total grant to $10,200, which would be equivalent to the rental of the theatre facility.

Tahmanous Theatre Workshop Society.

Ms. Susan Payne addressed Council and filed a brief requesting an additional City Grant of $3,000. The grant would be used to cover rental on rehearsal premises in Vancouver for the next year, improvements to these premises, plus $1,000 for the purchase of a portable lighting board.

West Coast Actors' Society.

Mr. John Mansell requested Council's consideration of an additional grant to this organization. He circulated a copy of the Society's 1975 budget, which shows an estimated deficit of $7,370.

New Play Centre.

Ms. Pamela Hawthorn addressed Council and filed a brief in support of the Centre's request for an additional grant towards the rental of the Centre's premises on 4th Avenue, and also to cover rental of performance premises. Ms. Hawthorn also spoke in support of the Art Club Theatre and Tahmanous, and the West Coast Actors' Society and referred to a petition containing 12,000 signatures supporting funding of these groups.

Vancouver International Stone Symposium.

Ms. Diana Caldwell addressed Council and filed a brief requesting Council to increase its original grant of $5,000 to the $15,000 initially requested.

Carousel Children's Theatre.

Ms. Elizabeth Bell referred to a brief previously filed with members of Council and urged Council's consideration of a grant to this theatre group.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Cultural Grants - Appeals (Cont'd)

Royal Canadian Aerial Theatre.

Ms. Joyce Ozier urged Council to reconsider its decision to not approve a grant to this organization for 1975. She stated that a grant of $2,500 was being requested from Council to cover rent and other expenses.

Multi-Ethnic T.V.Programming.

Mr. Paul Singh requested reconsideration of Council's decision to not approve a grant to this organization. He outlined the groups aims and purposes as well as their proposed programme schedule for 1975.

Metro Community Council.

Mrs Elsie May addressed Council and requested that Council approve a grant to assist the Community Council with its Miss Vancouver Pageant.

Western Front Society.

Mr. Bell-Irving referred to a brief previously circulated to members of Council. He urged that Council reconsider its decision to not approve a grant to this Society and stated that the $8,000 requested from the City constituted a non-recurring capital grant to cover the cost of rehabilitating their premises.

Centre Socio-Culturel Colombien.

Mr. Serge Frechette advised Council that their grant request of $5,000 was to cover rental of premises plus costs of various activities, and he urged that Council give consideration to approving their request.

Canadian Ballet Horizons Society.

Mr. Rowland Johnston spoke in support of the Society's request for a grant of $1,000. He outlined the activities of the Association which he compared to similar professional ballet groups in other major cities across Canada.

Anna Wyman Dance Theatre.

Mr. M.I. Kagan requested Council's consideration of an additional grant to this organization.

Columbia Society of the Arts.

Mr. Harvey Adams referred to Council's resolution that approval in principle be given to the Social Planning Department purchasing the services of the Columbia Society of the Arts for special events, and requested clarification of this resolution. It was suggested that Mr. Thomas meet with Mr. Baker of the Social Planning Department to clarify this matter.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

2. Civic Grant - Appeal.

Toy Library.

Council heard representations from the Toy Library appealing Council's decision with respect to its grant request. Mr. Levin addressed Council and indicated that the $10,000 grant approved by Council for a three month period would have no significant effect on the programme. He therefore requested that Council approve a grant of $20,000 to the Toy Library to permit them to -

1. Provide within the first six months of the program, a complete package of 90 well designed and durable toys, to each of five branches of the Vancouver Public Library.
2. Provide complete maintenance on all toys in these packages.
3. Provide and organize five volunteer Toy Librarians, who would distribute these toys within the Branch Libraries, for two hours, once a week.
4. Provide five packages of 90 toys each in the second six month period to five additional Branch Libraries or similar outlets and to continue maintenance on all ten packages and to expand Toy Librarian service to include these outlets.

Representatives of the Toy Library circulated for Council's information, samples of the toys constructed by the group. It was suggested to Mr. Levin that this organization explore other sources of funding.

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The Council adjourned at approximately 9.35 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 25, 1975, adopted on April 8, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Pavement Width - Mannering Avenue

The City Engineer reports as follows:

"In 1974 a sufficiently signed local improvement petition was presented requesting the curbing and paving of Mannering Avenue between Nanaimo Street and Gladstone Street. The information circulated to the property owners had indicated that the width between curbs would be 27 feet. When Council met to consider the project, one of the property owners appeared requesting that the width be increased to 32 feet. Council then instructed the City Engineer to ballot the owners to determine their wishes with respect to the pavement width. This has been done and the results are as follows:

Total number of owners		51
Signed for 27 feet		19
Signed for 32 feet	15	18
'Half-signed' for 32 feet . . (one of two joint owners signing)	3	
Spoiled		1
Total ballots returned		38

74% of the ballots were returned and show a slight preference for the 27 foot width.

I RECOMMEND that the local improvement by petition for pavement and curbs on Mannering Avenue between Nanaimo Street and Gladstone Street (schedule 429, item 14) be undertaken and that the width be 27 feet between curbs."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sanitary Sewer on Victoria Drive, North of Stewart Street

The City Engineer reports as follows:

"In order to connect buildings fronting on Burrard Inlet adjacent to Victoria Drive to the G.V.R.D.'s Harbour East Interceptor, it is necessary to construct a sanitary sewer on Victoria Drive, north of Stewart Street.

The estimated cost of this work is $8,000.

I RECOMMEND that the sum of $8,000 be appropriated from Sewers Capital Account 118/7905, 'Pollution Control-Unallocated' so that this sewer construction may proceed."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer reports as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals with Item 2. Item 1 was reported on at an earlier date.

Cont'd . . .

Clause 3 Cont'd

Item No.2 - Rear Loading Refuse Packer Bodies

Five bids were received.

Recent changes in the B.C. Motor Vehicle Act have allowed us to increase the Gross Vehicle Weight (GVW) of our standard 25 cu.yd. rear loading refuse trucks. This increase in GVW now allows us to consider the use of an auxiliary engine to drive the packer body instead of our present power-take-off drive from the truck engine.

An optional extra price for an auxiliary engine drive was requested. The extra cost of the auxiliary engine ($3,732.00 each) is offset by:

(i) a reduction in truck engine repair costs estimated at $200 per year.
(ii) an increase in operating efficiency because the packing cycle can take place while the truck is moving to the next pickup.

Our present trucks, without auxiliary engine, must be at a full stop before any packing can take place. The Sanitation Branch estimate that the increase in efficiency will create savings of $1,100 per truck per year.

The annual capital cost of an auxiliary engine is $800/year (based on capital cost of $3,732.00, six-year life and 8% interest rate) which is more than offset by the above savings of $1,300/year.

We RECOMMEND acceptance of the lowest bid to meet specifications from Reliance Truck and Equipment Ltd. for eleven (11) only rear loading refuse packer bodies at a total cost of $161,310.00 plus 5% Provincial Sales Tax (10 units @ $11,270.00 each plus $3,732.00 for auxiliary engines; and one unit for the Park Board @ $11,270.00 less $730.00 for a 16 yd. body in lieu of a 25 yd. body plus $750.00 for a container loading mechanism)."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Tender No. 41-74-7 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 13, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund and the 1975 Supplemental Capital Budget Account.

This tender called for three items, Items 1 and 2 have been reported on. This report deals with Item 3.

Four bids were received. Local content does affect the order of bids.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1 (local content consideration included) from Reliance Truck & Equipment Ltd. for six only Heil Model HFL30 Front Loader Packers at a total cost of $125,700 ($20,950 each or $20,688.13 with local content consideration), plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Tender No. 39-74-4 - Trucks

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on December 16, 1974, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund and the 1975 Supplemental Capital Budget Account.

This tender calls for 16 items. This report deals with Items 12, 13, and 16(a).

Item No. 12 - 24,000 GVW Tilt Cab & Chassis

Seven bids were received.

Bids 1, 2, 3 and 4, all from Ford dealers, do not meet specifications because the automatic transmission offered is a light duty transmission in lieu of the heavy duty transmission specified.

Bids 5 and 6, from General Motors dealers, do not meet specifications for the same reason.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No.7, from International Harvester Ltd. for seven only IHC Model C01710B at a total cost of $76,982.43 ($10,997.49 each) plus 5% Provincial Sales Tax.

Item No. 13 - 32,000 GVW Conventional Cab & Chassis

Eight bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1, from International Harvester Ltd. for five IHC Model 1800 cab and chassis at a total cost of $50,893.20 ($10,178.64 each) plus 5% Provincial Sales Tax.

Item No. 16(a)-49,000 GVW Tilt Cab & Chassis

Eight bids were received.

We RECOMMEND acceptance of the lowest bid to meet specifications, Bid No. 1, from International Harvester Ltd. for four IHC Model COF1950B cab and chassis at a total cost of $89,768.24 ($22,422.06 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 449

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Proposed Amendment to the Harbour Headline - Area 10 - False Creek

The City Manager submits the following report of the Development Consultant, the Director of Planning, and the City Engineer:

"This report, together with Plan LC570, indicates a proposed amendment to the Harbour Headline in Area 10 of False Creek. The Harbour Headline should be changed so that new development proposals may be possible. The Harbour Headline at one time encircled Granville Island and was made its present shape when the water between Area 6 and Area 10 was filled in many years ago.

Preliminary discussions have been held with officials of the National Harbours Board and preliminary approval has been indicated. They request that this change go along with the previous request to change the Headline in Area 6 which was approved by City Council on February 18, 1975.

This change has been explained to the Standing Committee of Planning and Development on March 4, 1975, when discussions were held with Western Outboard.

The changing of the Harbour Headline does not alter the need to obtain Provincial and Federal approval for development in the Water area. Negotiations are necessary for the use of this Water area either by the City or a developer. This may be a lease to the City and a sub-lease to a developer. The result of these negotiations will be reported to City Council when conclusions are reached.

The Development Consultant, the Director of Planning and the City Engineer RECOMMEND that:

(a) the proposed amendment to the Harbour Headline in False Creek, as illustrated on Plan LC570 be approved;

(b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and

(c) the Supervisor, Property & Insurance, and the Development Consultant be authorized to negotiate with the Provincial and Federal Governments to obtain the necessary leases of the Water area and to report back to City Council."

The City Manager RECOMMENDS that the foregoing recommendations of the above officials be approved.

2. Rezoning - Downtown Eastside

The Director of Planning reports as follows:

"Council approved recommendations of the Social Services Committee and the Community Development Committee, which instructed the Director of Planning to report to City Council on appropriate zoning which will preserve and increase the housing stock in the Downtown Eastside area.

The Department has a concern that, while rezoning may lead to an increase in the housing stock in the area, it would not necessarily preserve some of the desirable social and physical characteristics of the area. A change in zoning could, in fact, change the character of the area by encouraging private redevelopment and competition with public programs of upgrading, preserving and developing social and other low income housing.

It is felt that this risk can be minimized if there is a strong commitment on the part of all levels of government to initiate programs which will preserve and develop housing units and related facilities, and if local residents and businessmen are included in an area planning program.

cont'd ...

Clause No.2 (continued)

If the area is designated a Neighbourhood Improvement area, the N.I.P. and R.R.A.P. (Residential Rehabilitation Assistance Program) funds will provide one method of preserving and developing housing units, and permit the involvement of local people.

Although housing and related facilities are emphasized in this proposed action, the Local Area Planning/Neighbourhood Improvement Program that may be launched in this area should also address itself to other concerns so that a complete set of goals can be established for this community.

Two other concerns of such a program will be the possible need for alternative back-up land for the Waterfront Industry, and the effect of continuing high through traffic movements on the area.

The rezoning will provide an initial important step towards stabilizing the community, and Local Area Planning and Neighbourhood Improvement Program afford an opportunity for citizens group, City officials and City Council to develop and implement broader goals and programs.

The rezoning and a commitment on the part of the City Council to develop a plan for this Community in consultation with local citizens should provide the senior levels of government with assurance that such commitments will result in a "Stable" community. It should be noted, however, that the above action does not guarantee acceptance by the senior levels of government of Downtown East Side for a Neighbourhood Improvement Program.

The Department has examined the question of what would be an appropriate zoning for the area. It is suggested that none of the existing District Schedules fit the situation of Downtown Eastside, in terms of density, setback requirements and land uses.

CD-1 (Comprehensive Development) Zoning is proposed which would permit all residential uses, with particular emphasis on dwelling units, sleeping units, housekeeping units, boarding and lodging houses and hotels, as well as retail, wholesale and warehouse and institutional uses at or below ground level. The proposed conditions of development are outlined in Appendix I to this report. It should be noted that these conditions would establish in effect, vertical zoning. Uses above the 1st storey would be generally residential. All permitted uses would be allowed at ground level.

The zoning should be applied to the area bounded approximately by the lane west of Main, Alexander, Heatley, and the lane south of Hastings. The details are outlined in Appendix II to this report.

The boundaries are similar to those recommended by the Downtown Eastside Residents' Association, except for the inclusion of the old Carnegie Library. Downtown Eastside Residents Association's reason for including it was to preserve the building for community use. It was pointed out that the Historic Area zoning is a more effective means of preserving the building than CD-1 zoning.

Although many of the principles established in this proposed by-law will undoubtedly be maintained in any ultimate by-law, the by-law should be considered a by-law which will be reviewed upon the completion of a Local Area Planning program in the area.

RECOMMENDATIONS

The Director of Planning be instructed to make application to rezone the area outlined in Appendix II to this report bounded by the lane west of Main, Alexander, Heatley and the lane south of Hastings, the lane east of Main Street and Hastings (exclusive of the areas already zoned CD-1) from CM-1, M-1 and M-2, to CD-1, and submit this application direct to public hearing, together with a draft by-law incorporating the conditions outlined in Appendix I to this report.

The City Manager RECOMMENDS that the report of the Director of Planning be approved and notes that this recommendation does not endorse the initiation of a Local Area program at this time.

FOR COUNCIL ACTION SEE PAGE(S) 449-450

FINANCE MATTERS

A-7

RECOMMENDATION

1. Police Department - Additional Clerk - Stenographic Position

The Board of Police Commissioners, at its meeting of January 9, 1975, passed the following resolution:

"THAT City Council be requested to consider authorizing the following expenditures prior to approval of the 1975 Police Estimates.

...The engagement of a Clerk Stenographer for the Internal Investigation Squad at an estimated cost of $9,087."

The Administrative Analyst has reviewed the situation and reports as follows:

"On October 15, 1974, at the request of the Attorney-General's Department, the Police Department established an Internal Investigation Squad to carry out the following functions:

'
- investigate allegations of corruption against members of the Police Department;
- investigate all complaints of a criminal nature against members of this Police Department;
- correlate all non-criminal (misconduct) complaints made by citizens against members of this Police Department, assigning them to the appropriate Bureau for follow-up or where time allows investigating these matters in detail.'

Because it is important that this squad's investigations be conducted in a confidential manner, the investigators require the services of a Clerk-Stenographer for the preparation of their reports and memos, and to maintain security of their records.

Cost

The annual cost, at 1974 rates and including fringe benefits, will be $9,031. An additional $810 will be required for a typewriter and furniture."

RECOMMENDATIONS

The City Manager RECOMMENDS that:

A. Council approve the request of the Board of Police Commissioners for an additional Clerk-Stenographer for the Internal Investigation Squad.

B. Additional costs for 1975, estimated at $7,600 (based on 1974 salary rates and including fringe benefits and furniture allowance) be approved in advance of the 1975 budget.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

CONSIDERATION

2. Proposed P.N.E. Capital Expenditures

The following report has been received from the Director of Finance:

"The PNE proposed capital expenditures require the approval of Council and are normally reported to Council for Consideration at this time of the year, by myself. Council has previously dealt with the proposed Exhibition Race track grandstand and Clubhouse expansion wherein the PNE will support 28% of the 3.5 million dollar cost, or $980,000.00.

Two other items are of immediate concern to the PNE and I have been asked to present them to Council as quickly as possible. These items are as follows:

Cont'd...

Clause No. 2 Continued:

'Improvements to Main Entrance - $126,500

The Board has accepted in principle a proposal to create a parklike entrance at the site of the present main gate. The existing gate structure is to be removed and the area made into an attractive minipark incorporating within it mall-like capacity to handle the large number of people who enter the park at this point. The requirements of this location at Fairtime will be met by using attractive but temporarily placed ticket booths and temporary fencing for control purposes. For the balance of the year the area will be unobstructed and free of any structures. A further part of the proposal will be the addition of a new facade to the Forum building, in basic design concept which with size alterations can be adapted to each of the entry points on the perimeter of the park. This will standardize the appearance of all gates and also provide for standard signing and identification of the park at these locations. This change is planned for completion by August of this year, making it necessary to proceed immediately on working drawings and to the procuring of suitable plant material.

Improvements to Feature Attractions Area - $130,000

Present plans call for the combining of the Festival of Forestry Show and the Demolition Derby in an upgraded feature attractions area. This to be done by adding two sections of seating (approximately 900) and replacing the present pool with a larger one (55 feet x 40'), the new pool having proper drainage and filtration. Additional washroom and shower facilities are to be installed for participants. The Demolition Derby area will be increased to 200 feet x 100' with a small pit area, allowing for the easy removal of wrecked cars from the grounds. Enclosure of the area will be done by means of decorative fencing. Again, to have this project completed for PNE '75 requires that we proceed with the work immediately.'

The PNE advises that the funds required to meet the obligations resulting from the undertaking of these projects will be provided for out of funds generated by the operations of the PNE.

I would normally indicate whether or not in my opinion the operations of the PNE could support its capital obligations or proposed capital obligations but I am unable to do so inasmuch as the entire capital budget is not yet ready and I have no idea what other items the PNE will be proposing. Apparently the PNE has approved an expansion of their electrical service at a cost of $1,435,000.00, has proposed the race track expansion at a cost of $980,000.00, and the above two items at a total cost of $256,500.00. Other additional items will apparently be forthcoming. The PNE is in very good financial condition but I am unable to state whether or not their total capital budget is excessive or not in light of their strong financial condition.

I therefore submit the above request of the PNE for Council Consideration."

The City Manager submits the above report of the Director of Finance for the CONSIDERATION of Council.

3. Canadian Association of Fire Chiefs Convention

The Fire Chief reports as follows:

The Canadian Association of Fire Chiefs has chosen Vancouver to hold its annual conference from August 21 - 27, 1976, and as an executive member of the Association I am obliged to assume the duties as host chief.

The Hyatt Regency has been chosen as the conference hotel and delegates and wives attending will approximate 650 involving representation from all three levels of government.

Cont'd...

Clause No. 3 Continued:

The rotating policy of the organization in selecting a site is such that its visit to any one city is infrequent, for example the last conference in Vancouver was in 1956. It is not likely the conference will be in Vancouver again for many years.

It has been the past practice for the host city to host a civic dinner and I am asking Council's consideration for funds of approximately $6500 to provide the same.

This conference is of a governmental nature and it is understood a grant was made in 1956 to the conference at that time to assist meeting the commitments of this Department. It should be mentioned that this grant from the City is requested after taking into account funds which are expected from other available sources towards general expenses.

Council has dealt with similar requests in the past as follows;

March 5, 1974	Canadian Regional Conference International Personal Management Association (Approximately 400 - 500 persons)	Approved an amount up to $1250 for luncheon during conference.
February 5, 1974	Municipal Officers Association (Approximately 300 persons)	Approved a grant of $3000 to cover hosting a civic dinner and to pay the cost of making meeting rooms available for the convention.
August 14, 1973	Law Enforcement and Criminal Justice Analysts (Approximately 40 persons)	Approved a grant not to exceed $180 for luncheon during conference.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 450-1

PROPERTY MATTERS

RECOMMENDATION

1. RENTAL REVIEW
   Lot A, Block F, D.L. 301
   S/E Corner 24th Avenue & Fraser Street

The Supervisor of Property & Insurance reports as follows:-

"The above City property comprising of a vacant lot 35' x 120' Zoned C-2 Commercial, is reserved from sale for possible street widening purposes.

It has been leased to Home Oil Distributors Limited since 1955 for access and parking purposes in conjunction with their service station and the current lease expired on January 31, 1975.

The City Engineer has no objections to the lease being renewed and after negotiation Home Oil have agreed to the following terms and conditions:

Use	**- Access and parking purposes.**
Term	**- 10 years as of February 1, 1975**
Rent	**- $425.00 per month plus taxes as if levied**
Rental Review	**- Every 2½ years and to be market rental value**
Cancellation	**- City to have right to cancel lease on 6 months notice at any time after the first 5 years.**
Insurance	**- Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services.**
Condition	**- Lessee to maintain and leave property in a clean and tidy condition.**

The Supervisor of Property & Insurance is of the opinion that the suggested rental of $425.00 per month plus taxes represents market value.

RECOMMENDED that the lease of Lot A, Block F, D.L. 301 to Home Oil Distributors Limited be renewed subject to the aforementioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 451

I.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

March 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 13, 1975, at 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Neighbourhood Improvement Program: Kitsilano and Cedar Cottage: Cost Estimates for Implementation Stage

Council, on November 12, 1974, approved recommendations of the Standing Committee on Community Development of November 7, 1974 on 'Concept Plans' for the Neighbourhood Improvement Program in the Kitsilano and Cedar Cottage areas and requested the Province and Central Mortgage and Housing Corporation to make contributions towards costs of implementation. These plans and cost estimates were included in report of the Director of Planning, dated November 1, 1974. The Province and C.M.H.C. approved the City's requests and the City has received accountable advances representing a proportion of the senior governments' shares of the costs.

Submitted for the Committee's consideration was a Manager's Report dated January 31, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"The cost estimates included in the November 1 report were set out under general headings, indicative of the broad divisions of activity recommended, e.g. Housing, Social Facilities. For the required financial control and reporting of expenditures to the senior governments, it will be necessary to further subdivide these estimates into the categories required by C.M.H.C. These categories correspond generally with the relevant subsections of both the National Housing Act and the Agreement of December 7, 1973 between the Province and C.M.H.C.

The revised estimates are shown in the following table with the amounts included in the November 1, 1974 report on the 'Concept Plans' shown also for comparison.

It should be noted that amounts to be contributed by the senior governments are fixed. The municipal share of costs may vary depending on its choice between items for which the senior government contribution is 75% and those for which it is 37½%. The revised estimates now submitted make provision for a relatively small amount for items in this latter category, and hence the increase in the City's share, as shown in the table. The overall cost sharing (planning and implementation) based on these estimates is: Senior Governments 74%; City 26%.

Cont'd . . .

REVISED COST ESTIMATES - IMPLEMENTATION STAGE

	Amounts included in Nov. 1/74 Report (Totals)	Revised Estimates and Cost Sharing Total	Senior Gov'ts	City
KITSILANO				
1. Resident Participation	-	4,800	3,600	1,200
2. Social and Rec. Facilities				
(a) Social	250,000	234,000	175,500	58,500
(b) Recreational	273,000	255,000	191,250	63,750
3. Land: Social Housing	584,000	533,200	399,900	133,300
4. Relocation	-	10,000	7,500	2,500
5. Administration	-	45,000	33,750	11,250
6. Services/Utilities	-	-	-	-
7. Land: Non-Conforming Use	-	50,000	18,750	31,250
8. Reserve Future Proposals	-	-	-	-
Totals:	1,107,000	1,132,000	830,250 (2)	301,750
City Share of Costs:				
Approved by Council Nov. 12/74				276,750
Additional now recommended				25,000
CEDAR COTTAGE				
1. Resident Participation	-	4,800	3,600	1,200
2. Social and Rec. Facilities				
(a) Social	500,000	488,000	366,000	122,000
(b) Recreational	596,340	582,700	437,025	145,675
3. Land: Social Housing	500,000	488,000	366,000	122,000
4. Relocation	-	10,000	7,500	2,500
5. Administration	-	45,000	33,750	11,250
6. Services/Utilities	50,000	50,000	18,750	31,250
7. Land: Non-Conforming Use	-	50,000	18,750	31,250
8. Reserve: Future Proposals	-	-	-	-
Totals:	1,646,340	1,718,500	1,251,375	467,125
Furniture and Equipment	-	-	-	-
Site Office (non-shareable)	-	-	-	7,500
				474,625
City Share of Costs:				
Approved by Council Nov. 12/74				430,335
Additional now recommended				44,290

It should be noted that provision for the costs described above will result in some reductions in the amounts allocated for other elements as estimated in the report of November 1, 1974. However, as implementation proceeds, it may be possible to re-allocate some of the funds back to these major elements of the program."

Following a discussion on this report it was,

RECOMMENDED,

A. THAT Council approve the more detailed cost estimates for the implementation stage of the Kitsilano and Cedar Cottage Neighbourhood Improvement Programs as outlined above.

B. THAT Council approve the appropriation, from the $1,000,000 allocation of Urban Renewal Funds previously approved for Neighbourhood Improvement Programs, of the following amounts, in place of the amounts approved by Council action of November 12, 1974, as the City's share of the costs of implementing the programs:

	$
Kitsilano:	301,750
Cedar Cottage:	474,625

C. THAT the Province and Central Mortgage and Housing Corporation be requested to approve these cost estimates.

2. Cedar Cottage Neighbourhood Improvement Program - Terms of Reference and On-Going Structure of Citizens' Committee

In June, 1974 a portion of Cedar Cottage was designated by City Council as one of two Neighbourhood Improvement Program areas for

Cont'd . . .

1974. On June 27, 1974, a Public Meeting was held in Cedar Cottage initiating N.I.P. "shoppinglist" of projects, developing, distributing, and tabulating a questionnaire and presenting proposals at two further Public Meetings. The Concept Plan that resulted from this effort was approved by Council on November 12, 1974.

The report establishing the above N.I.P. process in Cedar Cottage was approved by Council on July 30, 1974 and stated that:

> "the Committee would be open-ended, and would disband upon the formation of a permanent Citizens' Committee that would deal with the Neighbourhood Improvement Program."

The Committee considered a Manager's Report dated March 3, 1975, regarding the above noted matter. This report stated in part:

> "The Director of Planning reports as follows:
>
> The terms of reference as presented here were worked out by the Ad Hoc Committee and the Planning Department and are intended to serve as guidelines to the Program, at least during the time the Planning Department maintains personnel in the Site Office. If the process continues to work well through this phase of the program then it may be continued throughout the duration of the program (i.e. until approximately June, 1977)."

During discussion it was noted that the terms of reference presented a clear and practical outline. The Cedar Cottage N.I.P. Committee was not restricted to a specific number of people. Mr. D. Sinclair, Local Area Planner, for Cedar Cottage, noted that getting citizen involvement with this Committee was difficult and, therefore, limiting the number of members would only weaken the present situation. Further, that the Committee was formed of a good geographical and economical mixture of people in the area which included representation from the three major organizations. Its homogeneous nature resulted in its success to date. Mr. Sinclair further noted that the Committee contained a core group, which along with the Planning Department, represented the consistent driving force of this Committee.

Following discussion it was,

RECOMMENDED,

A. THAT the Cedar Cottage Neighbourhood Improvement Committee be encouraged to maintain their present representation; including the economic, ethnic, and geographic mixture of area residents.

B. THAT the terms of reference as outlined on the attached Manager's Report dated March 3, 1975, be approved with the following changes:

- <u>Term of Reference No. 2 - Development</u>

  The intent of the Neighbourhood Improvement Program is to stabilize as well as improve the neighbourhood. Hence, matters such as re-zonings, development permits, conditional uses, traffic and so on are of concern to the community and the committee. It is standard City practice to refer such matters to bona fide citizens' groups. The Committee will review current proposals as well as consider future actions and pass its comments to Council through the Planning Department <u>and the Planning and Development Committee</u>.*

*(Underlining indicates amendment.)

Cont'd . . .

- Term of Reference No. 3 (f)

  The Planning and* Development Committee should have the continuing responsibility to ensure that an effective representative citizens' planning process is developed and continues to function.

*(Underlining indicates amendment.)

C. THAT the continuing structure of the Cedar Cottage N.I.P. Committee as outlined on the attached Manager's Report dated March 3, 1975, be approved.

3. Downtown Zoning

On March 6, 1975, an informal meeting of the Standing Committee on Planning and Development and the Downtown Study Team was held to discuss downtown zoning.

Mr. D. Hickley of the Planning Department advised that the meeting ended with two general conclusions:

a. That downtown zoning changes were required soon.

b. Several issues related to this matter were not yet fully resolved.

Mr. G. Sixta, Consultant, submitted a policy summary and by-law proposals which he derived from the Report for Discussion prepared by the Downtown Study Team. These proposals touched on such items as current status, immediate implementation requirements, implications, ways of remedying the implications, Council decisions needed at this time, and work to be performed.

Mr. Sixta also submitted a Policy Catalogue, on file in the City Clerk's Office, outlining the regulatory and planning policies contained in the Report for Discussion. During discussion, Mr. Sixta noted that if the present 80% discretionary level was to be maintained a by-law could be produced very soon. However, if this discretionary level is to be changed and different character areas are to be implemented, considerable work would be involved and by-law production would take longer. He emphasized if the aspirations of the Downtown Study Team are to be realized the character area plans for 15 areas have to be established.

The Committee agreed that some method of controlling downtown growth was urgently required.

The Chairman suggested that the by-law proposals and the policy summary presented today be discussed at a special Council meeting.

The Planning Department presented several diagrams, maps, charts, etc., outlining downtown implementation projections into the future, and the major plan elements for the downtown by-law, immediate work program, outline of immediate changes proposed by the Zoning and Development By-law, and an outline of residential proposals in the downtown study area.

Mr. John Windsor of the Planning Department advised that in order to achieve a downtown work policy of 140,000 by 1986, downtown development would have to be reduced by approximately 2/3 of its present rate. It was also noted that guidelines could not be discussed until Council had decided whether or not any building in the downtown area would be allowable.

The City Manager emphasized the importance of Social Planning and Engineering Department input into the whole matter of downtown

Cont'd . . .

zoning. Once this input has been reviewed, a skeleton by-law should be drawn up to be considered by Council in conjunction with the policy summary and by-law proposals.

It was noted that the economic consultant would be reporting back by the end of March.

RECOMMENDED,

A. THAT Council hold a Special meeting to discuss the by-law proposals and the policy summary as submitted today by Mr. Sixta, and a skeleton by-law relating to the downtown plan.

B. THAT the by-law be changed to encourage residential accommodation in the downtown area.

4. Future of Temporary Staff on Downtown Study Team

The Committee considered a Manager's Report dated March 5, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"The Director of Planning reports as follows:

'In June, 1973, three temporary staff positions were approved to assist the Downtown Study Team with their heavy work schedule. After receiving a report recommending that these positions be made permanent, City Council, in December 1974, extended the term of employment to March 31, 1975.

The workload of the Downtown Study Team has increased over the past months partly as a result of the proposed zoning change. Furthermore, as reported to the Standing Committee on Planning and Development on January 30, 1975, the work program is behind schedule. If the work is to proceed, the three temporary staff positions should now either be extended or made permanent.'"

Following brief discussion of this report, it was,

RECOMMENDED,

THAT the matter of temporary staff for the Downtown Study Team be referred to the City Manager for report to Council when Council considers the by-law proposals and policy summary related to the Downtown Zoning By-law.

The meeting adjourned at approximately 5:40 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 458

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 8, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Father Demetrios Partsafas, of St. George's Greek Orthodox Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting (Public Hearing) of March 20, 1975, together with the Minutes of the Special Council Meeting (Court of Revision) of March 25, 1975, and the Minutes of the Regular Council Meeting of March 25, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 1975 Cultural Grants - Appeals

City Council on March 25, 1975, when considering the matter of Cultural Grant appeals, heard representations from a number of delegations and determined decisions on the grant appeals would be deferred until this meeting of Council when all members would be present.

Council then dealt with each grant appeal as follows:

(a) The Art Club Theatre

MOVED by Ald. Kennedy,
THAT an additional grant of $2,500 be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and Volrich opposed)

cont'd....

UNFINISHED BUSINESS (cont'd)

1975 Cultural Grants - Appeals
(continued)

(b) Tahamanous Theatre Workshop Society

MOVED by Ald. Marzari,
THAT an additional grant of $1,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

(c) West Coast Actors' Society

MOVED by Ald. Cowie,
THAT an additional grant of $1,000 be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and Volrich opposed)

(d) New Play Centre

MOVED by Ald. Rankin,
THAT an additional grant of $500 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Sweeney and Volrich opposed)

(e) Vancouver International Stone Symposium

MOVED by Ald. Bird,
THAT an additional grant of $10,000 be approved.

- LOST

(Aldermen Bowers, Boyce, Harcourt, Marzari, Sweeney and Volrich opposed)

MOVED by Ald. Marzari,
THAT an additional grant of $5,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bowers, Sweeney and Volrich opposed)

(f) Carousel Children's Theatre

MOVED by Ald. Marzari,
THAT a grant of $2,000 be approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT a grant of $1,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Sweeney and Volrich opposed)

cont'd....

UNFINISHED BUSINESS (cont'd)

1975 Cultural Grants - Appeals (continued)

(g) Royal Canadian Aerial Theatre

MOVED by Ald. Marzari,
THAT a grant of $500 be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney, Volrich and Mayor opposed)

(h) Multi-Ethnic TV Programming

No motion was offered with respect to this grant appeal and therefore no further action was taken.

(i) Metro Community Council

MOVED by Ald. Bird,
THAT a grant of $1,000 be approved.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Marzari, Sweeney and Volrich opposed)

MOVED by Ald. Boyce,
THAT a grant of $500 be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY.

(Aldermen Bowers, Harcourt, Marzari, Sweeney and Volrich opposed)

(j) Western Front Society

MOVED by Ald. Harcourt,
THAT a grant of $4,000 be approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,
THAT a grant of $2,000 be approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Marzari, Sweeney and Volrich opposed)

(k) Centre Socio-Culturel Colombien

No motion was offered with respect to this grant appeal and therefore no further action was taken.

(l) Canadian Ballet Horizons Society

MOVED by Ald. Cowie,
THAT a grant of $1,000 be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Sweeney opposed)

cont'd....

UNFINISHED BUSINESS (cont'd)

1975 Cultural Grants - Appeals (continued)

(m) Anna Wyman Dance Theatre

Mr. Jonathan Baker of the Social Planning Department advised Council that this organization had decided to withdraw its appeal. The Council therefore took no further action.

(n) Columbia Society of the Arts

It was noted that Council on February 11, 1975, had approved a recommendation of the Finance Committee

'That Council approve in principle the Social Planning Department purchasing services of the Columbia Society of the Arts for special events.'

MOVED by Ald. Rankin,
THAT the Columbia Society of the Arts request for funding be considered as a grant.

- CARRIED

(Aldermen Bowers, Boyce and Volrich opposed)

MOVED by Ald. Marzari,
THAT a grant of $2,500 be approved to be matched by an equal amount from the Musicians' Union.

- LOST

(Aldermen Bird, Bowers, Boyce, Sweeney, Volrich and the Mayor opposed)

2. 1975 Civic Grants - Appeals

Council on March 25, 1975, heard a grant appeal from the Toy Library and deferred consideration of the appeal until this meeting of Council.

The Council on February 11, 1975, approved a grant of $10,000 to this organization for a three month period and the applicants were advised to seek new sources of funding. At the time of the appeal, Council was advised by the Toy Library that unless Council approved $20,000, there was no point in continuing the program.

MOVED by Ald. Bird,
THAT the Council resolution of February 11, 1975, with respect to the Toy Library's grant of $10,000 be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Grant Request:
B.C. Federation of Women

MOVED by Ald. Bird,
THAT a grant of $25.00 to the B.C. Federation of Women be approved for the purpose outlined in their letter to Council.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Grant Request: Children's International Summer Villages

The Council noted a letter from the Children's International Summer Villages requesting that the City give a grant to permit 48 children and 20 adults free admission to the Aquarium and the Planetarium on or about July 22, 1975. The estimated cost is $140.00.

MOVED by Ald. Bowers,
THAT the Children's International Summer Villages be given a grant equal to the admission fee to the Aquarium and the Planetarium.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Self-Serve Gas Stations

Council noted a memorandum from the City Clerk advising that delegation requests have been received from Shell Canada Ltd., Imperial Oil Ltd., Standard Oil Company of B.C. and the B.C. Petroleum Association, on the matter of self-serve gas stations.

The City Clerk advised that a report will be submitted to Council on this topic on April 15th, and suggested that if Council agreed to the delegations, arrangements would be made to have them appear on that date when the report is under consideration.

MOVED by Ald. Volrich.
THAT the delegation requests as detailed in the City Clerk's memorandum be granted and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

4. Fairview Slopes

MOVED by Ald. Bowers,
THAT the letter from the Secretary of the Vancouver Heritage Advisory Committee concerning Fairview Slopes be deferred until later this day when Council will be dealing with the topic in a report from the Standing Committee on Planning and Development dated March 20, 1975.

- CARRIED UNANIMOUSLY

5. Community Music School: Refurbishing of Building 14 in Vanier Park

The Council noted the following memorandum dated April 8, 1975, from the Mayor:

"The City owns Building 14 in Vanier Park and on November 20th, 1973, Council agreed that we should lease the building to the Community Music School subject to a number of conditions. On October 8th, 1974, additional conditions were set by Council and the City agreed to allocate $333,333. toward the refurbishing of Building 14, "such approval being subject to the Community Music School having firm committments of all additional capital funds necessary for the full completion of the project by January 31st, 1975".

Using our allocation of funds as a catalyst, the Community Music School has succeeded in raising 1/3 of a million dollars from both the Provincial and Federal Governments as well as over half a million dollars from the private sector. Due to the protracted negotiations with the Federal Government, the Community Music School was not able to meet their January 31st deadline. However, the funds for the completion of the project are now all in hand.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Community Music School: Refurbishing of Building 14 in Vanier Park (continued)

The Community Music School, the surrounding community and rising building costs all require Council's prompt and immediate confirmation of its previous action.

I THEREFORE RECOMMEND that we re-affirm the previous agreement to allocate $333,333. to refurbishing building 14 out of the 1975 Supplementary Capital Budget and that the Director of Legal Services be instructed to draw up the appropriate legal documents to lease the building."

MOVED by Ald. Volrich,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 4, 1975

Works & Utility Matters
(April 4, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Special Study - Waterhammer
Cl. 2: School Collector Sidewalk on Special Grounds

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was Carried by the Required Majority)

Harbours and Parks
(April 4, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Park Board Request - Jericho Capital Expenditures
Cl. 2: Park Board Request - Stanley Park Entrance

The Council took action as follows:

Park Board Request - Jericho
Capital Expenditures (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Cowie opposed)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Harbours and Parks Matters
(continued)

Park Board Request - Stanley
Park Entrance (Clause 2)

MOVED by Ald. Boyce,
THAT the request of the Park Board for $7,000 for preliminary beautification to the property at the entrance to Stanley Park, be approved, and the allocation be included in the 1975 Park Board Budget as a new and non-recurring item.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(April 4, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Water Street - Financial Implications of Loss of Senior Government Sharing
Cl. 2: Sign Information Brochure

The Council took action as follows:

Water Street - Financial Implications
of Loss of Senior Government Sharing
(Clause 1)

MOVED by Ald. Harcourt,
THAT

(1) Alternative 1 be approved as the estimated cost sharing formula for Water Street project;

(2) the $210,000 "Interim" Financing from the 1974 Supplementary Capital Budget be confirmed as part of the City's share of the project;

(3) the $70,000 of Urban Renewal Funds requiring a Diversion By-law be provided instead in the 1975 Supplementary Capital Budget.

- CARRIED

(Aldermen Bird, Kennedy, Rankin and Sweeney opposed)

Sign Information Brochure
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(April 4, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Attendance - Mr. D.A. Matheson, City Building Inspector - Annual Conference of the Canadian Building Officials' Association, Calgary, Alta.
Cl. 2: Civic Information Guidelines

The Council took action as follows:

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters (continued)

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(April 4, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Acquisition for Housing - Neighbourhood Improvement Program - Kitsilano Area - 1943 West 2nd Avenue
Cl. 2: Demolitions

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

B. Beaconsfield Park Area - Development Proposal

The City Manager under date of April 1, 1975, submitted the following report:

"The Director of Planning reports as follows:

BACKGROUND

The 8.5 acre parcel of city-owned land between Grandview Highway and Beaconsfield Park (refer to Appendix I) was identifed in the report of the Standing Committee on Housing dated June 9, 1973 as a potential housing site. Some interest in the site has been expressed by housing co-operatives (including the Gujarati Society of B.C.) and by the United Housing Foundation. Council has been approached by groups representing the city's Italian Community, requesting that a portion of the site be sold at a reasonable price for an Italian Community Centre. The B.C. Italian Folk Society has prepared preliminary proposals, including site sketches and an architectural model, illustrating a proposed recreational and cultural centre (refer to Appendix II). These proposals have been reviewed by the Planning Department. In conjunction with the proposals, the Planning Department with the assistance of the Property and Insurance Division has arranged for soil tests on the city-owned land and Beaconsfield Park and investigated possible exchanges of land with the Parks Board. The purpose of such an exchange would have been to acquire for housing purposes portions of Beaconsfield Park, which has soil conditions suitable for building, in exchange for portions of city-owned land with poor soil conditions, which would be adequate for park purposes. This proposal has now been abandoned.

SITE DESCRIPTION

The subject site (legally the Unsubdivided Portion of Block A, Section 45, T.H.S.L.) was used in the 1920's as a sanitary landfill site by the City; approximately 75% of the site is covered by 8 to 9 feet of uncompacted refuse, some of it overlying peaty soils. A creek bed traverses the site in a southwest to northeast direction, emptying into a storm sewer in the northeast corner.

Under Agreement dated April 18, 1961, between B.C. Electric Co. Ltd. and the City, a cathodic protection anode system is located west from Slocan Street in the eastern portion of the site. The easement may be revoked on three months' notice in writing; B.C. Hydro to remove works from the easement area and restore the area to original condition. Arrangements would have to be made with B.C. Hydro for such removal, if use were to be made of the eastern portion of the site.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Beaconsfield Park Area - Development Proposal (continued)

The site is zoned RS-1, as are most surrounding parcels of land in the immediate area. Beaconsfield Park lies to the south, and to the east vacant city-owned property which also has poor soil conditions is designated as a potential housing site.

Construction of buildings on all but the western portion of the Beaconsfield site will require the use of piles. Some economies can be gained from the development of low density multiple dwellings under such conditions. Because of the soil problems on the site, the Planning Department has been reluctant to release for sale the portion of the site which has good soil conditions, in the absence of a comprehensive development plan for the entire parcel which takes into account the development opportunities and constraints presented by the site as a whole.

SPECIFIC PROPOSALS AND PRELIMINARY EVALUATION

The B.C. Italian Folk Society, which reports a membership of 65,000 in the Province of B.C., has proposed to develop an Italian Cultural and Recreational Centre on the westernmost three acres of the subject site. The Centre would be open to the general public and would include day care facilities, library and reading room, art workshops, conference rooms, music and dance school, swimming pool, bocce fields and an Italian style licensed cafe (osteria). The proposed complex would have a low profile and would not impose unduly on the adjacent residential neighbourhood; generally, it would be an asset to the community. Preliminary discussions with the City Engineering Department indicate that vehicular access from Penticton or Slocan Street may be preferable to access directly from Grandview Highway as shown on the proposed site plan. Generally, the Planning Department believes that this proposal should be planned to fit into the future uses on the remaining 5.5 acres of the site. As yet these uses and forms of development have not been determined.

PLANNING CONSIDERATIONS

As has been mentioned above, the development of this particular site is constrained by unsuitable soil conditions and the presence of the creek bed. Before committing the most desirable portion of the site, that with natural soil conditions requiring no special construction technique, to any particular use, it is considered that an overall plan for the site should be developed, relating building types and densities to the underlying soil conditions and adjacent land uses. The proposed recreational and cultural centre should also be related to the existing and future residential communities which surround it.

Alternative development proposals are outlined in Appendix III together with a sketch illustrating the soil conditions on the site. Alternative I allocates three acres of the most desirable building land to the B.C. Italian Folk Society. It should be noted that several non-intensive land uses, such as parking and playing fields are proposed for this site. The remainder of the site should be developed with low density multiple dwellings on pile supports.

Alternative 2 illustrates a concept wherein a three acre site at the eastern end of the city-owned land is allocated to the B.C. Italian Folk Society. Parking lots and playing fields could be developed on the land with poor foundation conditions, leaving more easily developable land on the western end of the site for a single-family subdivision or perhaps a low density multiple dwelling development.

Alternative 3 places the Italian Cultural and Recreational Centre in the northwest corner of the site, leaving some land with good foundation conditions free for development along the northern edge of Beaconsfield Park. Buildings for the Centre could be developed on suitable ground, while non-intensive land uses (parking, playing fields) associated with the centre could be developed in the eastern portion of the 3 acre site. Walkways connecting Beaconsfield Park with the centre and giving pedestrian access to the proposed low or medium density multiple housing, are also illustrated.

The Planning Department believes that alternative housing concepts for this site should be discussed in the community. These discussions would take considerable time, in terms of staff time spent in developing housing alternatives for discussion, and time spent in arranging and holding public meetings.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Beaconsfield Park Area - Development Proposal (continued)

In view of the above comments, and in light of the discussions which have been held between the Mayor's ad hoc committee and the B.C. Italian Folk Society, Council may wish to adopt Alternative #2 which allows for the proposal of the B.C. Italian Folk Society to proceed while leaving considerable flexibility for developing housing on the remaining 5.5 acres. In this regard, Council's attention is directed to the attached correspondence (Appendix IV) concerning the 3 acre site for the B.C. Italian Folk Society, in which a price is recommended by the Mayor's ad hoc committee on the matter.

The Director of Finance and the Supervisor of Property & Insurance report as follows:

"Until receipt of City Planning Department memo of March 21st, 1975, the Property and Insurance Office was not informed of the potential alternative locations for the proposed three-acre site for the Community Centre, and have therefore not had a reasonable opportunity to prepare estimated market values for Council's information. As stated in the Director of Planning Report, the soil conditions vary greatly, and consequently so will the estimated selling price on each site.

The property is currently zoned RS-1, One Family Dwelling District. Under Proposal 3, it is noted that the Community Centre site is situated so as to leave a narrow portion of land at its south boundary, which strip could not readily be developed as Single Family lots in the event rezoning from RS-1 was refused, and we would therefore not endorse Proposal 3.

If Council agrees to a price of $100,000.00 per acre, then we would suggest it would be most appropriate that alternative 2 be offered, and that it be on the basis that there be no further reduction in sale price because of poor soil conditions.

It should be noted that another Italian Community Group is asking for land at a reduced price in the Thunderbird Neighbourhood and in a report to the Planning and Development Committee the Planning Department is recommending that two acres be sold to them, subject to a price being agreed to by the City.

On December 3, 1974, City Council established a set of guidelines for the determination of City capital contributions for non-profit organizations in the provision of community facilities by these organizations (Refer to Appendix V). These guidelines would appear to require that the non-profit organization agree to certain conditions (probably a formal written agreement). Council may wish to refer to these guidelines while dealing with this matter.

RECOMMENDATIONS:

The Director of Planning RECOMMENDS that:

1. Council endorse Alternative 2 of Appendix III of this report, with the matter of the form of development on the remaining 5.5 acres of city-owned land to be discussed with residents at a future meeting of the Planning and Development Committee in the community.

2. The B.C. Italian Folk Society be offered a 3.0 acre parcel of land as outlined in Alternative 2, Appendix III of this report, for so long as the site is used for the purpose intended and set out in this report with the City reserving unto itself a possibility of reverter, subject to the following conditions:

   (a) A price for the site to be agreed upon by the City and the B.C. Italian Folk Society (see correspondance attached as Appendix IV)

   (b) The B.C. Italian Folk Society to make application to rezone the 3.0 acre site to permit the development of an Italian cultural and recreational centre, and to commence development within one year of receipt of rezoning

   (c) The B.C. Italian Folk Society to enter into agreements with the City or the Greater Vancouver Sewerage and Drainage District as required with respect to bulkheads, easements, walkways, etc.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Beaconsfield Park Area - Development Proposal (continued)

(d) The B.C. Italian Folk Society to obtain a Development Permit and the date of sale to be 120 days from the date of Council's approval of the sale or the date of issuance of the permit, whichever is the sooner.

(e) Arrangements for the removal or relocation of the gas anode bed on the easterly portion of the site, if required, to be the responsibility of the B.C. Italian Folk Society.

The City Manager submits the foregoing report of the Director of Planning and the Director of Finance and the Supervisor of Property and Insurance for the CONSIDERATION of the City Council."

MOVED by Ald. Harcourt,
THAT the foregoing recommendations of the Director of Planning be approved after amendment to recommendation 2(a) as follows:

"2(a) The price for the site to be $100,000 per acre as per the Mayor's letter dated March 21, 1975 (attached to the report as Appendix IV(a)) with such reduction as may be necessary re piling costs."

FURTHER THAT the following be added as condition (f):

"(f) The Society enter into an agreement with the City, undertaking to comply with the guidelines attached to the foregoing report as Appendix V."

- CARRIED

(Alderman Marzari opposed)

(Appendices referred to on file in City Clerk's Office)

C. Clients' Committee: Orpheum Theatre

The Council noted the following report dated April 3, 1975, from Alderman Bowers as the Orpheum Theatre representative:

" During 1974, City Council was assisted in its decisions on the Orpheum Theatre by a Clients' Committee, consisting of

Ex-Ald. G. Massey, Chairman
Mr. I. Dobbin
Mr. D. Talney
Mr. R. Nelson
Mr. M. Allerton
Mr. G. McCance
Mr. A. Langley
and representatives of the Architects, Thompson, Berwick, Pratt & Partners

The Committee worked out a plan of renovations that reconciled the interests of the various parties. The Plan was accepted by Council on December 17, 1974, and the Vancouver Symphony Society have since indicated to the Federal Government that it meets their requirements. (This had been a condition of the Federal grant for the Orpheum.)

It is RECOMMENDED that the Clients Committee be now disbanded, and that Council thank the members for their valuable contributions.

There will, however, be a need for a small committee to represent the owner (the City) in the technical details of the implementation, and to make representations to Council where necessary.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Clients' Committee: Orpheum Theatre (continued)

I RECOMMEND that a Building Committee be established for this purpose, consisting of

1. (Chairman:) Manager of Civic Theatres (Ian Dobbin) or designate
2. Supervisor of Construction and Maintenance (Art Langley) or designate
3. Representative of the Vancouver Symphony Orchestry (Doug Kent or alt.)
4. past-Chairman of Clients' Committee (Geoffrey Massey; Alt. Ald. Bowers)

INFORMATION

To help raise money for the renovations, another Orpheum Lottery has been authorized. Ticket sales will commence before the end of April, and the winners will be decided by a horse race on August 9. "

MOVED by Ald. Bowers,
THAT the recommendations of Alderman Bowers contained in the foregoing report be approved and the matter of another Orpheum Lottery be received for information.

- CARRIED UNANIMOUSLY

D. Grant to the Point Grey Minor Hockey Association

Under date of April 7, 1975, Alderman Bowers submitted the following report:

At its meeting of December 17, 1974, Council unanimously passed the following two motions:

THAT Council ensure for the 1975-76 season the cost to the Point Grey Minor Hockey Association for ice rental at economic hours will be no more than that charged other clubs using city ice

and THAT U.B.C. Authorities be asked to reconsider their rates for ice rental of the Thunderbird Arena for 1975, or until a new ice rink is constructed on the west side of the city.

At the time I offered to investigate that situation and to report to Council on the appropriate grant to the Association to implement the undertaking given them. This is my report on the matter.

1. I have met with representatives of the Thunderbird Winter Sports Centre and reviewed their rate structure. It became quite clear that the rates they proposed to charge the Association were not designed to subsidize UBC student skating. The rates are somewhat less than those charged by city rinks for commercial rental. The Thunderbird Centre is not willing to continue the subsidies of Point Grey Minor League Hockey. Their brief to this effect is on file in the City Clerk's office.

2. I have ascertained that the Parks Board will charge Minor League teams $12 per hour in the coming season, up from $11 for the past year.

3. I have reviewed the amount of ice-time, both in prime and non-prime hours, requested by the Point Grey Club, and compared it with that available to other city clubs. The closest club for comparison, in terms of the number of players and the concentration on hockey rather than free skating is Grandview. They are allocated 43¼ hours a week (and would clearly like more ice-time if they could get it.)

Point Grey used to book 43 hours, but increased this to 51 in 1974. It seems to me inequitable for the city to subsidize them for the full 51 hours, since this would put them into a more favourable position than other city clubs.

In view of the above, I suggest the grant to the Point Grey Club be calculated as follows:-

Average hourly rental charged by Thunderbird Centre	= $ 27.94 per hour
Hourly rental charged by Parks Board in coming season	12.00 per hour
Difference	15.94

Subsidy required for 43¼ hours/week x 26 weeks = $ 17,926

If the Point Grey Club wishes to continue to use 51 hours per week, the extra time will have to be paid for in its entirety, without city subsidy.

The subsidy will be required for this one season only, since the Connaught ice rink should be available for the fall of 1976.

RECOMMENDATION

THAT Council award a grant of $ 17,926 to the Point Grey Minor Hockey Association, to reduce their costs of renting ice-time at the Thunderbird Arena for the 1975-76 season.

MOVED by Ald. Bowers,
THAT the recommendation contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MANAGER'S AND OTHER REPORTS (cont'd)

E. Proposed Amendment to the Harbour Headline - False Creek

The City Manager under date of April 4, 1975, submitted the following report:

" The City Manager has received the following report from the Development Consultant, the Director of Planning and the City Engineer:

'City Council on February 18, 1975, approved a plan to amend the Harbour Headline in False Creek and authorized the City Engineer to make application to the National Harbours Board accordingly.

During continued discussions with property owners in the False Creek basin, Central Mortgage and Housing Corporation, the owners of Granville Island, have indicated that a change in the City's application, as outlined in Plan LB342A, will protect the interests of their tenants and preserve their planning options for redevelopment of Granville Island. C.M.H.C. has requested that the Harbour Headline remain in the cove which exists to the south and east of Granville Island with only minor amendments in this area correcting the Headline beyond City and C.M.H.C. owned properties.

A review by the Development Consultant indicates that this change, requested by C.M.H.C., will not affect development plans in Area 6.

It is recommended that the proposed amendment to the Harbour Headline in False Creek be changed as illustrated on Plan LB342A which supersedes Plan LB 342."

The City Manager RECOMMENDS that the above report of the City Engineer be approved. "

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

F. Request for Continuation of Use of Fire Warden 'Task Force' to Upgrade Existing Hotels within the City

The City Manager under date of March 20, 1975, submitted the following report:

City Council at its meeting of December 18, 1973, approved the recommendation of the Board of Administration contained in the report of the Board of Administration, Finance Matters, dated December 14, 1973, dealing with the establishment of a "Task Force" using four (4) Fire Wardens to upgrade hotels in the "Skid Road" area.

The recommendations in the report of December 14, 1973 were as follows:-

(a) This report be adopted and the program implemented by the Fire Chief and the Medical Health Officer immediately.

(b) The Medical Health Officer and other Department Heads concerned prepare a pamphlet outlining Bylaw requirements: such pamphlet to be distributed to the owners and operators.

(c) Four Fire Wardens be assigned to the task and two additional Fire Warden positions be established effective when filled.

(d) Authority be granted for expenditure of necessary funds prior to approval of the 1974 budget.

(e) The Director of Personnel Services recommend the classification of the positions to the Board of Administration for approval.

(f) The program to be reviewed in April, 1975, and when completed, the three positions established by this report to be abolished. The manning strength of the Fire Department to be adjusted by recruitment and the incumbent of Clerk Typist position to be given priority in another suitable available position.

The Fire Chief submits the following progress report and recommendation.

This program has been very successful in the "Skid Road" area and on the instructions of the Standing Committee of Council on Housing has been expanded to cover the larger "Core Area" of the City.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Request for Continuation of Use of Fire Warden 'Task Force' to Upgrade Existing Hotels within the City (continued)

Boundaries of the "Skid Road" area extend from Cambie Street to Campbell Avenue and from Keefer Street to Burrard Inlet and including a portion of Main Street to Station Street and Gore Avenue and Dunlevy Avenue south to Prior Street.

The larger "Core Area" extends from Burrard Street to Clark Drive and from Broadway to Burrard Inlet.

Progress made in the "Core Area" and the "Skid Road" area is as follows:-

	SKID ROAD ONLY	TOTAL "CORE AREA" PLUS "SKID ROAD"
Hotels - Completed or comply with Bylaw:	64	112
Contracts signed/or in progress of completion:	50	87
Awaiting trial as a result of prosecution:	14	24
Hotels prosecuted - have not complied and require follow-up for compliance or further prosecution:	5	11
Vacated rather than comply with Bylaw:	13	20
Held pending appeals to Housing Committee:	4	6
Hotels under 20 rooms:	7	20
Orders outstanding:	3	68
Hotels outside Core Area:	-	5
	160	353

It is clear from the above statistics that there remains to be completed approximately 50% of the Skid Road area and approximately 65% of the combined Skid Road and Core Area. This will probably be accomplished within another year as estimated in the original report of December 18, 1973. However, the budget appropriation to retain this "task force" was deleted from the 1975 operating budget during budget review pending this review by Council.

Costs removed from the budget and required to retain the task force for the remainder of 1975 are as follows:-

2 - Fire Wardens and 1 Clerk Typist I	$ 20,000
Mileage Allowance	1,500
	$ 21,500

In addition to the progress outlined, the balance of the City must be dealt with. It is anticipated there will be further upgrading required in the City of existing office buildings. This is being studied by the High-Rise Committee set up by the City Manager on instruction from Council.

One point the program has made clear is that the progress made since January 1, 1974, would not have been possible without the use of the "Task Force". This work requires a degree of expertise by the Inspectors involved to deal with the structural problems peculiar to this program, in order that they may assist owners to make use of the various alternatives available under the Bylaw.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Request for Continuation of Use of Fire Warden 'Task Force' to Upgrade Existing Hotels within the City (continued)

In view of the Task Force's progress so far, the Fire Chief recommends:

1. Funds be provided for the Task Force to continue from April 1 - December 31, 1975, the remainder of the two year period originally approved.

2. The Task Force continue for a further year through 1976 to continue the upgrading and anticipated future requirements of the program.

3. That the program and three positions be reviewed in December 1976.

Your City Manager RECOMMENDS the above recommendations of the Fire Chief be approved.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

G. Parking Exemption Permits

The City Manager under date of April 1, 1975, submitted the following report:

"The City of Vancouver issues parking exemption permits for civic staff who use their cars for civic purposes. The exemption system provides a simple method of handling the parking meter fee rather than go through a process of refunding employees for minor expenditures. The system has been expanded to include exemption from parking time limits and in specific cases from the restrictions on stopping in lanes and on bridges. This latter exemption is provided to cover cases where the employee must stop and/or park in lanes or on bridges in order to carry out inspection of works and activities adjacent thereto. Included, but not restricted to the above, is inspection of buildings, structures, pavements and utility installations.

Most of the employees who have received exemption permits are based outside of the downtown core. It is felt, therefore, that the issuance of City permits does not violate the basic premise of parking regulations for, in most instances, the period in which the employee's car is parked while on civic business is relatively short. It is conceivable however, that if the privilege is extended to outside agencies, the exemptions could be used for all-day parking, thereby defeating the purpose of parking time limits and reducing the turnover rate which we are trying to increase.

Vehicles exempted from parking meters and parking time limits are identified with a set of decals affixed to the left and the right no-draft windows, or, where no-draft windows do not exist, to the lower left and right hand corners of the windshield. These decals are valid indefinitely, and must be returned when the holder sells his car or no longer needs the decals. For City staff members who require extra exemptions (lane parking and bridge parking), cards are issued with the exemption typed on. Both the decals and cards are issued free of charge.

Prior to 1964 the exemption policies of the City allowed exemptions for many agencies in the Provincial and Federal Governments. The total system had grown to a considerable size and required substantial administration. In addition, a significant loss of revenue to the City occurred. Following a review of the matter, City Council discontinued the system and provided exemptions only for vehicles used by City employees on City business, and for vehicles used in the transportation of a severely handicapped person in special cases of need. However, the question of permits for senior Governments has now arisen again as a result of the takeover by the Province of certain previously civic functions. The issue has been raised specifically by the Director of Personnel Services of the Vancouver Resources Board who has written to the Aldermanic members of the Resources Board, and by the Assessment Commissioner. In addition, requests have been received from the Native Courtworkers and Counselling Association of B.C., a social service organization funded by the Provincial and Federal Governments, and from the Board of School Trustees.

The options with respect to this policy are:

1) Maintain the present policy of restricting exemptions to City personnel on City business. This system provides the substantial advantage of keeping the total volume of exemptions within manageable limits and avoids the loss in meter revenue which would result, as well as the potential abuse of the system if the exemptions are widely distributed. Turnover of critical downtown spaces would be reduced by abuse. It seems difficult to distinguish between Provincial agencies recently taken over by the Province from those which have been operated by the Province for some time, and it is quite probable that many further requests for exemptions would arise from other Provincial organizations if the City continued to provide exemptions for staff involved in Social Welfare and Assessment functions that are now Provincial.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Parking Exemption Permits (continued)

2) Expand the system to provide for exemptions for cars used by Provincial and Federal government employees on government business. This would permit the City to provide this service for agencies such as Welfare and Assessment, which have a substantial involvement and requirement for such permits within the City. This proposal, of course, has the negative implication of possible significant expansion of the system. If this system is considered it would seem appropriate to charge a fee to the senior governments to cover the cost of administering the exemption system and the estimated loss of meter revenue. This fee would also serve as a control on the total number of permits requested. A fee of $50.00 per year per exemption would be considered appropriate. The exemption decals to be limited to a time period of one hour and to be differentiated from City employees and the handicapped by their own colour.

If Council adopts option No. 2 of the above, the fee will be set at $50.00 per exemption per year.

The City Manager submits the matter to Council for CONSIDERATION."

MOVED by Ald. Bowers,
THAT option 2 as detailed in the foregoing report of the City Manager be adopted and therefore the fee be set at $50.00 per exemption per year.

- CARRIED

(Alderman Kennedy opposed)

I. Joint Report of Standing Committees on Community Services and Housing & Environment, March 18, 1975

Further Consideration of Resolutions of the Community Services and Housing & Environment Committees passed at a Joint Meeting, Wednesday, February 19, 1975 (Clause 1)

MOVED by Ald. Rankin
THAT recommendations I and II of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Rankin requested and received permission to withdraw recommendation III of the Committee, contained in this clause.

MOVED by Ald. Rankin
THAT the comments of the Committee contained in section IV of this clause, be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation V of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Joint Report of Standing Committees on Community Services & Housing & Environment, March 18,1975. (Cont'd)

Further Consideration of Resolutions of the Community Services and Housing & Environment Committees passed at a Joint Meeting, Wednesday February 19, 1975 (Clause 1) (Cont'd)

MOVED by Ald. Rankin
THAT recommendation VI of the Committee, contained in this clause, be approved, after amendment to read as follows:

"THAT $2.7 million from the residue of the monies received from the Provincial Government for the Courthouse Building be appropriated for housing in the Downtown Eastside area".

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney and Volrich opposed)

AMENDED SEE PAGE 557

(Underlining denotes Amendment.)

Council recessed at 4.00 p.m. and after an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council in the Council Chamber at 5.05 p.m.

Further Consideration of Resolutions of the Community Services and Housing & Environment Committees passed at a Joint Meeting, Wednesday February 19, 1975. (Clause 1)(Cont'd)

MOVED by Ald. Rankin
THAT the comments of the Committee contained in Section VII of this clause, be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation VIII of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation IX contained in this clause, be approved after amendment to read as follows:

"THAT owners of lodging houses and hotels in the Downtown Eastside area, both full and vacant, be requested to appear before the Housing and Environment Committee to explain why they have not conformed to by-law requirements, and to determine, in appropriate cases, if they would be interested in leasing their premises to either the City or other non-profit organization on a long term basis."

(Underlining denotes amendment.)

- CARRIED UNANIMOUSLY

Cont'd ....

MANAGER'S AND OTHER REPORTS (Cont'd)

Further Consideration of Resolutions of the Community Services and Housing & Environment Committees passed at a Joint Meeting, Wednesday February 19, 1975 (Clause 1)(Cont'd)

MOVED by Ald. Rankin
THAT recommendation X (A) (B) (C) and (E) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation X (D) of the Committee, contained in this clause, be approved, after amendment to read as follows:

"THAT Council approve a City expenditure of 25% of the required rental subsidy for a six month period per individual, to match the Provincial Government's share of 75% for people in the Downtown Eastside Area dislocated due to by-law enforcement. (Total subsidy not to exceed $90,000)"

- CARRIED UNANIMOUSLY

(Underlining denotes amendment.)

MOVED by Ald. Rankin
THAT recommendation XI of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, March 20, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Five Year Plan - Park Board
Cl. 2: Third Floor Renovations - City Hall
Cl. 3: Student Summer Employment - 'SWIM 75'

The Council took action as follows:

Five Year Plan - Park Board (Clause 1)

MOVED by Ald. Sweeney
THAT the comments of the Committee, contained in this clause, be received for information.

- CARRIED UNANIMOUSLY

Third Floor Renovations - City Hall.(Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
March 20, 1975. (Cont'd)

Student Summer Employment -
'SWIM 75'. (Clause 3)

MOVED by Ald. Sweeney
THAT the comments of the Committee, contained in this clause, be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services,
March 20, 1975

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Canada Safeway Development - 41st and Dunbar
Cl. 2: Neighbourhood Pub - 7619 Nanaimo Street
Cl. 3: Neighbourhood Pub - 4473 West 10th Avenue
Cl. 4: Nasaika Lodge Communications Committee - Programs for Native People
Cl. 5: Pofi Bar - 1716 Charles Street

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in Clause 1 be approved, and Clauses 2, 3 and 4 of this report be received for information.

- CARRIED UNANIMOUSLY

Pofi Bar - 1716 Charles Street.
(Clause 5)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved, after amendment to read as follows:

"THAT if, within 30 days, the entrance to the Pofi Bar, 1716 Charles Street, is not relocated to Commercial Drive, the Committee recommends that Council request Mr. Bresciani to appear before Council to show cause why his business license should not be revoked."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment.)

Council noted that requests to appear as delegations on the above matter had been received from Mrs D. Wooton, and Forbes, Nielsen and Perrick, Solicitors.

MOVED by Ald. Rankin
THAT the requests from Mrs D. Wootton, and Forbes, Nielsen and Perrick, Solicitors, to appear as delegations be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Planning and Development, March 20, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1(A) Beautification Projects
(B) Heritage Matters
Cl. 2: Langara Citizens' Committee
Cl. 3: Fairview Area Planning

The Council took action as follows:

Beautification Projects (A)
Heritage Matters. (B)
(Clause 1)

MOVED by Ald. Bowers
THAT the resolutions of the Committee contained in parts (A) and (B) of this Clause be received for information.

- CARRIED UNANIMOUSLY

Langara Citizens' Committee
(Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Fairview Area Planning
(Clause 3)

Mr. D. Cornejo, Fairview Planner addressed Council specifically on recommendations (i) (ii) and (iv) of the Committee's report, and guidelines (1) (2) (3) (4) and (5) in Appendix II of the Committee's report.

Mr. Neil J. Pelman, Acting Chairman, Fairview Slopes Planning Committee also addressed Council and filed a brief requesting Council to adopt the Interim Development Control Guidelines prepared by the Planning Department and to re-affirm their support for the Fairview Planning Committee.

Council also had for consideration a communication from the Vancouver Heritage Advisory Committee putting forward suggestions re conservation of the heritage character of the Fairview Slopes area and delineating a number of buildings which the Committee will recommend be designated as heritage buildings.

MOVED by Ald. Rankin
THAT recommendation A(ii) of the Committee be approved, after amendment to read as follows:

"Where new development involves the displacement of older persons, a family with children, or results in extreme hardship to tenants with approximately 3 or more years' residence, ensure that the developer complies with the provisions of the Provincial Landlord & Tenant Act <u>and where displacements are caused by renovations, developers be required to comply with the same provisions of this Act</u>.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment.)

Fairview Area Planning
(Clause 3)(Cont'd)

MOVED by Ald. Harcourt
THAT recommendation A(iv) of the Committee be approved, after amendment to read as follows:

"Discourage development which involves the demolition of buildings listed in categories 1 and 2 in the Planning Department study 'Fairview Slopes Building Heritage' and encourage the retention of the buildings which are of importance to the City for architectural, cultural and/or historical reasons as listed in category 2 of the Planning Department study 'Fairview Slopes Building Heritage' by approving rehabilitation, alterations and additions to those buildings to increase their livability, and also by allowing infill development to take place on those properties"

- CARRIED

(Ald. Bird, Bowers, Boyce, Kennedy and Sweeney opposed)

(Underlining denotes amendment.)

MOVED by Ald. Bowers
THAT recommendation A (i) (iii) (v) (vi) (vii) and (viii) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation 'C' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie
THAT the Fairview Planning Committee review the buildings contained in category 2 in the Planning Department study 'Fairview Slopes Building Heritage' and report back to Council within two months on proposed amendments to the list of buildings in this category.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT the letter from the Vancouver Heritage Advisory Committee be received.

- CARRIED UNANIMOUSLY

TERMS OF REFERENCE
Fairview Planning Committee

Alderman Bowers submitted, for Council's consideration, proposed Terms of Reference for the Fairview Planning Committee.

MOVED by Ald. Bowers
THAT the Terms of Reference for the Fairview Planning Committee, be approved.

- CARRIED UNANIMOUSLY

(Terms of Reference on file in City Clerk's office.)

MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Finance & Administration, March 26, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Greater Vancouver Convention & Visitors' Bureau - Grant Request
Cl. 2: 1975 Cultural Grants - Pier One Puppet Theatre
Cl. 3: Student Summer Employment - 'SWIM 75'
Cl. 4: Sea Festival - Grant Request

The Council took action as follows:

Greater Vancouver Convention & Visitors' Bureau - Grant Request. (Clause 1)

MOVED by Ald. Rankin
THAT recommendation (a) of the Committee, contained in this clause be amended by deletion of the following:

"and consideration be given to supplementary funding once the City revenues are established for 1975."

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT recommendations (a) and (b) of the Committee contained in this clause, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Boyce opposed)

1975 Cultural Grants - Pier One Puppet Theatre (Clause 2)

Alderman Bowers reported that, as requested by the Committee, he had contacted the owners of the building in an endeavour to obtain from them a matching grant with the City on this matter. However, the owners of the building were unwilling to agree to this proposal.

MOVED by Ald. Rankin
THAT the City approve a grant of $2,000 to the Pier One Puppet Theatre, being the cost of renovations required to 100 Powell Street.

- LOST - NOT HAVING THE REQUIRED MAJORITY.

(Ald. Bird, Bowers, Harcourt and Volrich opposed)

Clauses 3 and 4.

MOVED by Ald. Volrich
THAT the resolutions of the Committee, contained in Clause 3 of this report, be received for information, and the recommendation of the Committee contained in Clause 4, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Housing and Environment, March 27, 1975

The Council considered this report which contains ten Clauses identified as follows:

Cl. 1: Collingwood United Church - Housing Project
Cl. 2: Housing Progress Report
Cl. 3: Chairman's Report - Housing and Environment Committee Progress and Future Goals
Cl. 4: Lodging House By-law Enforcement Progress
Cl. 5: Lodging House Manual
Cl. 6: Fire By-law Enforcement Progress
Cl. 7: Fire By-law Appeals
Cl. 8: Housing Relocation
Cl. 9: Airport Planning Committee
Cl. 10: G.V.R.D. Noise Control By-law.

The Council took action as follows:

Clauses 1 to 10 inclusive.

MOVED by Ald. Harcourt
THAT Clause 1 be received for information, and the recommendations of the Committee contained in clauses 2, 3, 4, 5, 6, 7, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

(Recommendation D in Clause 8 was CARRIED BY THE REQUIRED MAJORITY.)

VII. Report of Standing Committee on Community Services, March 27, 1975

Cedar Cottage-Kensington Youth Services Committee - Request for Continuation of Funding (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Recommendation 1 was CARRIED BY THE REQUIRED MAJORITY.)

VIII. Report of Vehicles for Hire Board, March 19, 1975.

Issuance of Additional Taxi Licenses (Clause 1)

Council noted delegation requests from the Vancouver Taxi-Cab Owners' Association and the Greater Vancouver Taxi Drivers' and Employees' Association.

MOVED by Ald. Rankin
THAT consideration of this report be deferred pending the hearing of delegations on the matter; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (Cont'd)

IX. Report of Special Committee
re Langara, March 27, 1975.

MOVED by Ald. Harcourt
THAT consideration of this report be deferred to the next Council Meeting on April 15, 1975.

- CARRIED UNANIMOUSLY

X. Report of Standing Committee
on Planning and Development,
April 3, 1975

Cedar Cottage Neighbourhood Improvement Program - Boundary Alterations (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. School Collector Sidewalk -
Norquay Street, South Side
from Clarendon Street to the
lane East of Gothard Street.

MOVED by Alderman Bird
SECONDED by Alderman Sweeney

THAT WHEREAS a proposed project for the construction of a Portland cement concrete sidewalk, five feet in width, on the South side of Norquay Street from Clarendon Street to the lane East of Gothard Street, was recommended by the City Manager on 9 August, 1974, and approved by Council on 13 August, 1974;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 31 October, 1974, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the South side of the said portion of Norquay Street, which was designated by Council as a school collector street on 13 August, 1974;

Cont'd...

MOTIONS (Cont'd)

School Collector Sidewalk - Norquay Street, South Side from Clarendon Street to the lane East of Gothard Street.

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Norquay Street;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

NOW THEREFORE BE IT RESOLVED that a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the South side of Norquay Street from Clarendon Street to the lane East of Gothard Street;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however to the limitations prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

NOTE: EIGHT AFFIRMATIVE VOTES REQUIRED

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy
Garbage Collection in the City

referred to the problems created for citizens by the backlog in garbage collections in the City. The City Manager advised that, because of intervention of statutory holidays and labour action by civic employees, garbage collection in the City is approximately five days behind at the moment.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Sweeney
P.N.E. Rental Question.

referred to the City requesting the P.N.E. to appoint an arbitrator in this matter. He suggested that the Mayor seek a meeting with the P.N.E. officials in a further effort to resolve the rental question without going to arbitration. Mayor Phillips agreed to so do.

The Council adjourned at approximately 6.40 p.m.

* * * * * * * * *

The foregoing are Minutes of the Regular Council Meeting of April 8, 1975, adopted as amended on April 15, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Special Study - Waterhammer

The City Manager submits the following report of the City Engineer:

"To allow for the utilization of less expensive water pipe material and to allow for the correct sizing of pressure reducing valves in the water system, it is necessary to analyze transient pressure variations in the City's water distribution system. Only with recent developments in hydraulics has this analysis become feasible.

The application of the principles of hydraulics for solving transient problems, commonly known as waterhammer, in distribution systems requires detailed knowledge of hydraulics and in particular of transient pressure wave theory. To assist the Water Works Engineering Branch in the development of the required analysis techniques, the services of a special consultant in waterhammer analysis is required. Funds for the services of a consultant, for the collection of design data, for the development of a computer program and for the initial trial analysis is estimated to be $18,000. This cost can be recovered in the savings realized from the more economic design of the water system.

Current problems in the operation of the water system, involving waterhammer, requires that the proper analysis and application of transient pressure theory be applied for an economic solution. A development of analysis techniques by the Engineering Department staff, without the utilization of outside expertise, would be very time consuming and therefore is not practical because of the limitations imposed by the current problems.

A description of the problem of waterhammer in the City's water system is given in the Engineering Department's technical report dated February 17, 1975, titled 'Waterhammer Analysis, City of Vancouver Distribution System'. In this technical report is also an estimate of the possible savings in Capital Costs and other benefits from the application of waterhammer analysis to the design of the City's water system, and the proposal of Northwest Hydraulics Consultants Ltd., for the development of a hydraulic computer model of waterhammer for use by the City's engineers.

A review of engineering consultants available for this very specialized work in hydraulics has been made by the Engineering Department and only one consultant, Northwest Hydraulics Consultants Ltd., of Vancouver, offers the required services.

Funds for this work constitutes a very small percentage of the Water Works capital program and funds are available from Water Works Capital Account 128/7904 'Miscellaneous - Unappropriated'.

I RECOMMEND that the sum of $18,000 be appropriated from Water Works Capital Account 128/7904 for the above work and authorization be granted the City Engineer to engage the services of Northwest Hydraulics Consultants Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. School Collector Sidewalk on Special Grounds

The City Manager submits the following report of the City Engineer.

"A school collector sidewalk on Norquay Street, south side, from Clarendon Street to the lane east of Gothard Street, was advanced in the fall of 1974 as a local improvement on the Initiative and was defeated.

No further action was recommended at that time so that our Traffic Division and the Police Department's School Patrol Squad could further evaluate the need. This has been done and they feel that the situation justifies Council proceeding with this sidewalk on Special Grounds.

Cont'd . . .

Clause 2 Cont'd

Financial

When Council undertakes a sidewalk on special grounds, a property owner's share is limited to 25% of his assessed land value. None of the properties on this project are affected by this limitation. All three are residential flankages and with the special flankage relief given on school collector sidewalks, the property owner's share of this project is only 7½% of the total cost.

The City's share of the project is available from the 1974 Streets Capital Budget.

Discussion

John Norquay Elementary School is on the east side of Slocan Street, but draws a considerable number of its children from the area west of Slocan. Norquay Street is a collecting route for these children who then cross Slocan Street under the protection of a patrol. The provision of a sidewalk is considered necessary for their safety.

Recommendations

I RECOMMEND that the following project for a P.C. Concrete sidewalk on a school collector street be undertaken on special grounds, and that Council pass the formal resolution to this effect which has been prepared. (This will require the votes of 2/3 of all the members of Council.):

- Norquay Street, south side, from Clarendon Street to the lane east of Gothard Street."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 484

HARBOURS AND PARKS

RECOMMENDATION

1. Park Board Request - Re: Jericho Capital Expenditures

The following report has been received from the Director of Finance.

"At the meeting of the Park Board on March 17, 1975, the following resolution was passed:

'JERICHO - CAPITAL EXPENDITURE BUDGET

'Board members considered a report dated March 14, 1975, prepared by the Director of Planning, outlining proposed expenditures for development of Jericho during 1975, totalling $455,000, in addition to approximately $35,000 of currently available Board development funds.

'It was noted that City Council in 1974 approved the establishment of a fund for the Park Board for development of Jericho with funds to come from the sale of City owned lands in the area so that early progress could be made on development, and that City Council had instructed the City's Supervisor of Property & Insurance to assemble land for sale.

'After Discussion, it was regularly moved and seconded,

'RESOLVED: That the Board request City Council to approve $455,000 of initial development funds for Jericho for 1975 in anticipation of the 1976-80 Five Year Plan funds and funds from disposal of city owned lands designated for this purpose.

- Carried'...

The only way in which funds can be made available from the 1976-80 Five Year Plan is through borrowing from some other source of funds in anticipation that they can be paid back from the future Five Year Plan. However, there is at this time no other source of funds available and there is also the consideration that the Five Year Plan for 1976-80 might not receive voter approval. It therefore appears to be impossible to anticipate 1976-80 Five Year Plan funds for the above purpose.

With respect to the disposal of City owned lands in the Jericho area, this was considered by Council previously and a number of the properties suggested were dropped from the proposal. The properties that Council agreed should be disposed of have not yet been disposed of and may not be for some time due to the necessity for subdivision, rezoning, and decisions on use. When these properties are disposed of, then in accordance with the Council action the funds could be made available for development of Jericho. However, until such time as these funds are available there are no other funds from which an advance could be borrowed.

The only options that would appear to be open to the Park Board at this time for development funds for Jericho would be if the Park Board was prepared to reallocate some 1974 Park development funds approved in the 1974 Capital Budget or else allocate whatever funds or a portion thereof they are proposing for their 1975 Capital Budget for Park development.

It is recommended

That the Park Board be informed that there are no funds available from which they can borrow an advance against the 1976-80 Five Year Plan funds or against the disposal of the City owned lands designated for the purpose of developing Jericho, and that it be suggested to the Park Board that they review their 1974 and 1975 Parks development funds to see if some may be reallocated to the early development of Jericho."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

CONSIDERATION

2. Request From Park Board - Re: Stanley Park Entrance

The Director of Finance has submitted the following report.

"The Park Board in their meeting of March 17, 1975 passed the following resolution:

'STANLEY PARK ENTRANCE - GEORGIA STREET WATERFRONT

"At the last meeting, staff were requested to report back with a cost estimate for preliminary beautification of the property at the entrance to Stanley Park. Board members considered a report dated March 13, 1975, prepared by the Director of Operations estimating preliminary beautification to be approximately $7,000 and noted that tree planting should proceed immediately if this project is to be undertaken.

'It was regularly moved and seconded,

'RESOLVED: That City Council be requested to provide the $7,000 necessary for preliminary beautification of the property at the entrance to Stanley Park.

- Carried'...

If Council approves the request of the Park Board, the necessary $7,000 should be included in the 1975 Park Board operating budget as a new and non-recurring item.

The above request of the Park Board is submitted for the consideration of Council."

The City Manager submits the above report of the Director of Finance to City Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 484-5

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Water Street - Financial Implications of Loss of Senior Government Sharing

The City Manager submits the following report of the Director of Planning, Director of Finance and the City Engineer:

Original Financing of Project

"On July 9th last year, Council approved the Water Street Beautification design cost sharing formula and the procedure for undertaking the project.

The estimated total cost of $1,411,000.00 was to be shared and financed as follows:

Total Cost			$1,411,000
Less Senior Government Sharing (Note 1):			
Federal Strathcona Funds	$140,000		
Provincial Strathcona Funds	70,000		
	$210,000	(Note 2)	
Provincial Historic Site Funds	70,000		
Total Senior Government Share:			280,000
			$1,131,000
Property Owners Share (2/3 of $1,131,000)			$ 754,000
City Share:			
Beautification Funds	$307,000		
Urban Renewal Funds	70,000	(Note 3)	
Total City Share (1/3 of $1,131,000)			$377,000

Notes:

1. The basis of sharing costs after Senior Government Contributions of $280,000 was chosen by City Council on July 9, 1974 as alternative A; alternative B was to apply the Senior Government contributions to the City's share.

2. City Council on November 26 did not approve the transfer of Strathcona designated Senior Government funds amounting to $210,000 and agreed to use City funds as Interim Financing (1974 Supplementary Capital).

3. The proposal to use $70,000 Urban Renewal Funds was based on the assumption that since Senior Government Urban Renewal Funds were being transferred, the normal 25% City Urban Renewal Funds could be transferred. The City's funds amounting to $70,000 would require a "Diversion By-Law" which has not been put forward since Council did not approve the transfer of Senior Government Funds.

Present Status of Financing of the Project

Total Cost		$1,411,000
Senior Government Share (Historic Site Funds)		$ 70,000
Property Owners Share		754,000
City Share		
Beautification Funds	$ 307,000	
Interim Funding - 1974 Supplementary Capital	210,000	
Urban Renewal Funds - Requiring Diversion By-Law	70,000	587,000
		$1,411,000

Requires (See Alternative 1):
- Approval of Interim Financing to Permanent $210,000
- Approval of an additional $70,000 from 1975 Supplementary Capital Budget in place of Urban Renewal Funds.

cont'd ...

Clause No.1 (continued)

Local Improvement Considerations

Local improvements are financed on established formulas to divide the cost between the City and the benefitting property owners. In this case, because the total job was made up of constituent parts financed under different formulas, an arbitrary split of 2/3 to the property owners and 1/3 to the City was agreed to by Council on July 9, 1974.

Local improvements are normally voted on by the affected property owners and only in rare instances does the City make a decision without such a vote. In this case, the property owners were concerned that when the utilities undergrounding project was approved they would have no assurance that the surface work project would then be approved by the City. Accordingly, the property owners requested Council to advance the local improvements on 'special grounds' which meant that they would be deprived, at their own request, of a vote on this matter.

The action by the property owners was made when it was their understanding that the City would be requesting, and most likely receiving, Provincial and Federal assistance in the amount of $280,000.

The property owners signed the petition for the undergrounding project, after July 9, with the knowledge of Council's action on applying Federal-Provincial contributions to the total cost of the surface work project; with an estimated cost of $754,000 remaining for the property owners. They also knew that Council had agreed to undertake the undergrounding and the surface works together by approving the latter on special grounds and that, in signing for the undergrounding, they were in effect signing for both.

Construction work on all phases of the project has now started.

The reason for this report is that City Council approved a Local Improvement Project for Water Street that included $210,000 of Senior Government Funds (Strathcona) which City Council decided would be applied to the total cost prior to the cost split between Property Owners and the City. Subsequently, City Council did not approve the use of Strathcona Senior Government Funds.

The question is:

> "Should the Property Owners' share be increased by 2/3 of $210,000 ($140,000) recognizing that the Property Owners have entered into this project and made commitments on the basis of sharing Senior Government Funds or does Council wish to confirm some other type of financing? There are three alternatives submitted in this report.

Alternate Options for Financing

The Director of Finance advises of three (3) possible alternatives for financing the Water Street Project as follows:

Alternative 1 - to absorb the $210,000 loss of Senior Government Sharing by the City and apply the cost sharing formula set out in the July 9 report:

	Original Approval		Alternative 1	
Senior Governments	$ 280,000	20%	$ 70,000	5%
Property Owners	754,000	53%	754,000	53%
City	377,000	27%	587,000	42%
	$1,411,000		$1,411,000	

Resolutions Required:

(1) that Alternative 1 be approved as the estimated cost sharing formula for Water Street project
(2) that the $210,000 "Interim" Financing from the 1974 Supplementary Capital Budget be confirmed as part of the City's share of the project
(3) that the $70,000 of Urban Renewal Funds requiring a Diversion By-Law be provided instead in the 1975 Supplementary Capital Budget.

cont'd ...

Clause No.1 (continued)

Alternative 2 - to split the $210,000 loss of Senior Government sharing between the Property Owners and the City on a basis of 2/3 - 1/3 cost sharing formula, recognizing the committments made by the property owners as pointed out in this report.

	Original Approval		Alternative 2	
Senior Governments	$ 280,000	20%	$ 70,000	5%
Property Owners	754,000	53%	894,000	63%
City	377,000	27%	447,000	32%
	$ 1,411,000		$1,411,000	

Resolutions Required:

(1) that Alternative 2 be approved as the estimated cost sharing formula for the Water Street project
(2) that the $210,000 interim financing, from the 1974 Supplementary Capital Budget be reduced to $140,000 as the City's share of costs in excess of available Beautifications Funds -- $70,000 for Urban Renewal Funds and $70,000 for the 1/3 share of the loss of Senior Government sharing.
(3) that the proposal to transfer $70,000 City Urban Renewal funds by Diversion By-Law be not carried out. Funds being provided by Item (2) above from 1974 Supplementary Capital.
(4) that the City Engineer report on amendments to the Water Street Local Improvement Procedure By-Law #4787.

Alternative 3 - to request a transfer of $210,000 of Senior Government funding of Strathcona project and to replace the Senior Government funding of Strathcona with $210,000 of 1974 Supplementary Capital Funds previously allocated to Water Street Project.

This alternative is Recommended by the Director of Finance as it assures the use of Senior Government Funds and at the same time does not take away any funds from the Strathcona project.

	Original Approval		Alternative 3	
Senior Governments	$ 280,000	20%	$ 280,000	20%
Property Owners	754,000	53%	754,000	53%
City	377,000	27%	377,000	27%
	$1,411,000		$1,411,000	

Resolutions Required:

(1) that Alternative 3 be re-affirmed as the estimated cost sharing formula for the Water Street Project
(2) that the Director of Planning request the Senior Governments to transfer $210,000 of Urban Renewal funds from the Strathcona project to the Water Street project
(3) that upon approval by the Senior Governments of the transfer that $210,000 of 1974 Supplementary Capital Funds be transferred to the Strathcona project, in place of the Senior Government Funds
(4) that the members of the Strathcona Rehabilitation Committee be advised of this action by Council and on the understanding that it does not effect the amount available for the Strathcona project. "

The City Manager submits the foregoing report to City Council for CONSIDERATION.

RECOMMENDATION

2. Sign Information Brochure

The City Manager reports as follows:

"The City Planning Department printed 1,500 copies of the 'Signs in Vancouver' brochure at a cost of $6,441.18 or $4.51 each. To date, 325 have been sold, and approximately 900 copies are on hand.

cont'd ...

Clause No.2 (continued)

Apparently, there is considerable demand for this brochure; however, many individuals and companies across the country are not able to readily obtain this publication. The City is obviously not in the publishing business, and therefore, sales are generally on a 'cash over the counter basis.' Mail orders, C.O.D. or billing is not considered feasible.

The City has received a proposal from Mr. R.M. Oliphant, Vice President, Sales and Marketing--Neon Products, suggesting the City would be well advised to engage a publisher to market these brochures.

A publisher, Mr. Jerry Swormstedt, has offered to promote these brochures by buying 400 copies immediately, for 40% off retail. As the book has already been advertised at $5.00, he would advertise it at that price, which means he would make that mark-up on any individual sales obtained, but would make nothing on quantity sales as such. Purchasers normally enjoy the same 40% discount.

Mr. Swormstedt is prepared to fill any quantity orders at this regular discount, which means that he would effectively be marketing that portion at his purchase price, attempting to recover his advertising and marketing costs by obtaining the normal mark-up only on the individual or one-at-a-time sales.

Mr. Hickley of the Planning Department reports that although present sales are 'up,' due to the printing of the new Sign By-law, it will take a long time to sell the remaining 900 on hand. It is therefore his recommendation that 400 copies be made available as per Mr. Oliphant's suggestion.

The Director of Finance disagrees with this recommendation because he feels it could lead to the precedent of unnecessarily large printings in anticipation that something is saleable. He states, 'we are not in the business of producing something, and then selling it at less than our cost, so that someone else can make a profit.'

Having reviewed the matter, and in view of the fact that there appears to be a considerable number of excess copies of this brochure, the City Manager is of the opinion that four hundred copies should be sold to Mr. Swormstedt at 40% less than retail price. The Manager points out that such an action is not to be considered as a 'precedent'.

The City Manager therefore RECOMMENDS that four hundred copies of the 'Signs in Vancouver' brochure be sold to Mr. J. Swormstedt at a price and in accord with the terms quoted in this report. "

FOR COUNCIL ACTION SEE PAGE(S) 485

FINANCE MATTERS

A-7

RECOMMENDATION

1. Attendance: Mr. D.A. Matheson, City Building Inspector-Annual Conference of the Canadian Building Officials' Association, Calgary, Alberta

The Director of Permits & Licenses reports as follows:

"The City Building Inspector, Mr. D.A. Matheson, has, for many years, attended the Annual Conference of the Canadian Building Officials' Association which this year will be held in Calgary, Alberta on April 23 - 25, 1975. This Conference is on the approved Roster of Conferences for the Department of Permits and Licenses, and the total estimated cost is $275.00.

Mr. Matheson is due to retire from the City's service early in 1976 and, therefore, in accordance with Personnel Regulation 45-6 is not entitled to attend this Conference.

I feel it would be appropriate if the City were to permit Mr. Matheson to attend this Conference. Prior to 1962 he participated on behalf of the City in national meetings of Building Officials arranged for by the National Research Council. Then in 1962 he was one of the founding members of the Canadian Building Officials' Association and in 1966 and 1967 he served as President.

Through his membership and active participation in the organization he has maintained a close and important association with his counterparts in other Canadian cities. Mr. Matheson has, through the benefit of this Association, been effective in maintaining Vancouver Building Regulations and their administration at a very high level.

In view of the foregoing, I wish to RECOMMEND that the City waive Personnel Regulation 45-6, thus permitting the attendance of Mr. D.A. Matheson, City Building Inspector, at the Annual Conference of Building Officials on April 23 - 25, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

CONSIDERATION

2. Civic Information Guidelines

The Director of Social Planning REPORTS:

City Council on February 18, 1975, approved the following motion: "that information emanating from City Hall be clearly identified as such, including a notice at the head of any newspaper column paid for by the City".

Also approved by Council on February 18, was a motion instructing the Director of Social Planning to bring in proposals and guidelines to assist Council in setting a policy on Civic information.

Cont'd...

Clause No. 2 Continued:

It is recommended that:

A. Visual materials, including ads, brochures, films, and slides for public dissemination which emanate from any Civic department be identified by the words CITY OF VANCOUVER and a civic Logo.* Department or individual names may be included where appropriate, but subordinate in size and placement.

B. News releases and printed handouts to the media shall bear the City name and logo. Every news release shall, on the bottom right hand corner, include the name of a contact person in the department from which the information emanates. All other written information for placement with the media shall be considered advertising. Advertising shall be defined as space or time paid for by the City of Vancouver and so identified.

C. City Council reaffirm Personnel Department Regulation #165-1 as follows: "In presenting information to the public, employees must make quite clear that matters of policy in all cases are established by City Council and that where material is presented that has not been approved or authorized as Council policy, any comments are those of the official only and should not be construed as representative of City policy."

D. All printed material in brochures, booklets, leaflets and advertisements which carry statistics, quotes and opinions shall identify the source by way of footnote or asterisk.

E. All incomplete information, abstracts, summaries and condensations shall clearly and prominently state where complete or detailed information can be viewed or obtained whenever possible.

F. All printed matter, including ads, shall carry a date in small print at bottom right of ads or flyers; bottom right of first page of brochures and booklets, if date is not otherwise prominently displayed.

* The logo (or symbol) is the subject of another report to Council from the City Clerk. The logo would not be used in ads where cost is excessive or size of ad makes use inappropriate.

G. One copy of every ad, publicity release, public service announcement, or anything else produced or caused to be produced by the City of Vancouver and distributed in any form as public information shall be filed with the City Manager and the City Clerk for future reference. In the case of displays, photos will do. In the case of audio-visual presentation it shall be a script or outline. The department responsible for the production, distribution or placement of such information shall attach a form to each piece briefly noting the purpose of the piece, the distribution, the cost and quantity.

H. A Civic committee be formed, coordinated by the Information Officer of the Social Planning Department, comprising staff from the Purchasing Division and Printing Branch of the Finance Department, City Clerk's Department, and Drafting Section of the City Planning Department, to review this information quarterly and report to the City Manager regarding comparative costs, duplication of effort, quality of information, and adherence to City policy. Additional staff may be appointed at the discretion of the City Manager.

Cont'd...

Clause No. 2 Continued:

The purpose of the foregoing policy recommendations is: to help make Department Heads and Senior Staff aware of inconsistencies, duplication of effort and costs; and, to improve the overall quality of public information produced and distributed on behalf of the City of Vancouver.

The City Manager RECOMMENDS that the above recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 486

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Housing
Neighbourhood Improvement Program - Kitsilano Area
Lot 29, Block 216, D.L. 526; 1943 West 2nd Avenue

The Supervisor of Property & Insurance reports as follows:-

"Reference is made to Item 3, Minutes of the Vancouver City Council, (In Camera) Meeting of February 11th, 1975, authorizing the Supervisor of Property and Insurance to proceed with the acquisition of the private parcel known as Lot 29, Block 216, D.L. 526. This property is in the Kitsilano Area and according to a report submitted by the Director of Planning under date of February 5th, 1975, would provide a well-located site for housing.

These premises comprise a single-storey, frame dwelling plus a full basement, erected in 1910 on a lot 25' X 120', zoned R.M.-3A. The dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior and heat is supplied by an automatic gas-fired furnace. This dwelling is in good condition.

Following negotiations with the representative of the owner, he is prepared to sell for the sum of $49,000.00 as of April 15th, 1975, subject to the owner retaining rent-free possession to August 15th, 1975.

This purchase price is considered to be realistic and is endorsed by the Central Mortgage and Housing Corporation. It is proposed to rent this dwelling on a month-to-month basis until the land is required for housing development, at which time the dwelling will be demolished.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, known as 1949 West 2nd Avenue for the sum of $49,000.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program, Implementation Fund Account #810/603."

The City Manager RECOMMENDS that the foregoing Recomendation of the Supervisor of Property and Insurance be approved.

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
4811 Boundary Road Lot 8 of A, Block 108, D.L.'s 36 & 51	Family Housing Site	Paul Bulych	$317.50	4912/461
4823 Boundary Road Lot 9 of A, Block 108, D.L.'s 36 & 51	Family Housing Site	Paul Bulych	$317.50	4912/458

The above contracts have been confirmed by the City Manager who submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 486

REPORT TO COUNCIL

JOINT MEETING

STANDING COMMITTEES OF COUNCIL
ON HOUSING AND ENVIRONMENT
AND COMMUNITY SERVICES

March 18, 1975

A joint meeting of the Standing Committees of Council on Housing and Environment and Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, March 18, 1975, at 10:00 a.m.

PRESENT: Alderman Rankin, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Harcourt
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Marzari

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Further Consideration of Resolutions of the Community Services and Housing and Environment Committees Passed at a Joint Meeting Wednesday, February 19, 1975

The Chairman advised of a joint meeting of the Community Services and Housing and Environment Committees held on February 19, 1975, in the presence of approximately twenty social service organizations operating in the Downtown Eastside area. This meeting concluded with several recommendations with regards to social services and housing in this area.

The Committees considered a report on the above noted meeting and discussed the recommendations as follows:

That the City pursue funding for and give top priority to:

(i) rezoning and NIP

(ii) establish a fund for low-cost loans for owners who genuinely cannot afford to come up to By-law standards

(iii) securing funding from the Federal government under the Canadian Urban Demonstration Program, as a means of alleviating the grave housing shortage in the Downtown Eastside.

Mr. R. Youngberg of the Planning Department advised that a report on Downtown Eastside rezoning would be submitted to Council on March 25, 1975. A report on a Neighbourhood Improvement Program for the Downtown Eastside area has been prepared and circulated to staff for input, and to the Social Planning Department for discussion. This report will be submitted to Council in the very near future.

Alderman Harcourt advised that the Fire Chief would be reporting on progress of Fire By-law enforcement to the Housing and Environment Committee on March 27, 1975. This report would include the current number of hotels and lodging houses which have not conformed to by-law requirements and prosecutions underway.

With regards to the Urban Demonstration Project for the Downtown Eastside, it was noted that Barney Danson, Minister of State for Urban Affairs, would be making an announcement during the ASPO/CPAC Conference to be held in Vancouver in mid-April of this year.

Cont'd . . .

RECOMMENDED,

THAT Council hold a public hearing as soon as possible on rezoning the area bounded by Main and Heatley, and Hastings and the waterfront, as outlined in the report of the Director of Planning to be submitted to Council on March 25, 1975.

II. *That the Carnegie Library be included in the NIP - that it be developed by City and Federal government finances (NIP) as a multi-use Community Centre for the whole community.*

Mr. Youngberg advised that because the Carnegie Library is in an historic zoned area it would not be affected by any zoning change.

Mr. B. Eriksen of the Downtown Eastside Residents Association advised that his organization was presently discussing the future use of this building with the Native Courtworkers, and would report back just as soon as anything significant happened.

RECOMMENDED,

THAT the Carnegie Library be included in the Downtown Eastside N.I.P. program and as part of this program the use of this building as a multi-use community centre be considered.

III. *That City Council immediately request a Charter Amendment which allows the City to make improvements and charge landlords for these improvements by adding the costs to property taxes.*

Alderman Harcourt advised that a draft by-law on Minimum Standards of Maintenance and Occupancy would be submitted to the Housing and Environment Committee on March 27, 1975. He further advised that he was working with the City staff to get more information on demolitions of buildings for report back at a later meeting.

During discussion it was noted that the first draft of the above noted by-law did not restrict people from demolishing their buildings. It was noted that this matter would be discussed by the Housing and Environment Committee.

The Director of Environmental Health suggested the addition of a clause allowing the Health Department to restore "essential services" in lodging houses and hotels when these services are not being provided. It was noted that this also would be discussed at a later Housing and Environment Committee meeting.

RECOMMENDED,

THAT the above noted recommendation be approved.

(Aldermen Sweeney, and Volrich, opposed.)

IV. *That domiciliary care be extended to the individual in hotel rooms as a form of home care.*

It was agreed that this matter be deleted.

V. *That the first priority of the City Housing Corporation be the Downtown Eastside.*

Cont'd . . .

Mr. Youngberg noted that there were presently no City-owned lots in the Downtown Eastside area, and that while Downtown Eastside housing should be a priority of the Public Housing Corporation it should not be the first priority.

RECOMMENDED,

THAT a high priority of the Public Housing Corporation be the establishment of housing in the Downtown Eastside area.

VI. *That the City allocate a portion of the $6 million purchase price of the Provincial Court House to housing in the Downtown Eastside to replace buildings destroyed by the new construction. Also, could this money be used for the Central and Oliver Tri-Complex?*

The Committee considered a Finance Department report dated March 5, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"City Council on July 30, 1974 passed the following resolution:

'That option 5 as contained in the submission from Graham Brawn & Associates Limited, and referred to on pages 9 and 11 be approved, with the funds being appropriated from the proceeds of the sale of the new court building.'

This resolution of Council in 1974 effectively ties up the proceeds of the sale of the Courthouse, to be realized over a two year period, until such time as the final cost of the renovations is determined, at which time, if any part of the $6,000,000 is still available, it can be used for whatever purpose Council then decides. In my financial judgment, if there are any proceeds left over from the $6,000,000, they should be put in the Sinking Fund to offset the debt charges on the debt that was originally issued to build that courthouse. However, Council can basically use the funds in any way it sees fit.

It would therefore appear that the $6,000,000 cannot be used for housing in the downtown east side."

During discussion of this report the Chairman noted that $3.3 million had already been allocated for renovations to the Police Station, leaving a balance of approximately $2.7 million. Part of the balance should be allocated to Downtown Eastside housing. It was noted that the allocation of funds for Downtown Eastside housing would require City-wide consideration before being submitted to Council. Alderman Harcourt advised that one of the first duties of the Director of the Public Housing Corporation would be to locate housing sites in the Downtown Eastside.

RECOMMENDED,

THAT $2.7 million be appropriated for housing in the Downtown Eastside area of the City of Vancouver.

(Aldermen Bird, Sweeney, and Volrich, opposed.)

VII. *That because the multi-use centre will provide badly needed services in the areas of nutrition, cleanliness, relaxation and recreation; City Council assume immediate responsibility for the capital funding pending alternate financing.*

Cont'd . . .

The Committee noted that Council on March 11, 1975, had approved a $200,000 short term loan to the United Housing Foundation for renovations to the multi-use facility at the Central and Oliver Hotels.

VIII. *New housing and preservation of existing housing now going off the market is best done by municipality or community owned non-profit societies. Such a program requires massive amounts of capital at low interest rates if it is to serve low-income people. This capital funding is clearly the responsibility of the Federal government.*

Therefore it is moved that City Council and this meeting send a wire to the Honourable B. Danson and all B.C. Members of Parliament and Cabinet Ministers demanding that they meet with us to answer for the denial of the necessary funding.

The Committee noted that a telegram had been sent to The Honourable Barney Danson requesting that he meet with City officials in Vancouver to discuss the housing problem. A return telegram from Mr. Danson advised that he was unable to be in Vancouver for the next two months.

However, it was noted that Mr. Danson would be in Vancouver during the ASPO/CPAC Conference in mid-April.

RECOMMENDED,

THAT a meeting be arranged to discuss the question of Downtown Eastside housing with Mr. Danson when he is in Vancouver for the ASPO/CPAC Conference.

IX. *That City Council through its non-profit society develop programs whereby*

(a) *Hotel owners lease their premises to the City for a 10-year term for one dollar a year*

(b) *That the City assume responsibility for renovation to meet By-law standards, for taxes and for operation.*

It was noted that the Fire Chief in his report to the Housing and Environment Committee on March 27, 1975, will outline the status of the 45 hotels and lodging houses which presently have not conformed to by-law standards. It was further noted that if the Downtown Eastside area becomes an N.I.P. area lodging houses and hotels would be eligible for R.R.A.P. funds from the Federal Government.

Following discussion it was,

RECOMMENDED,

THAT owners of lodging houses and hotels in the Downtown Eastside area, both full and vacant, be requested to appear before the Housing and Environment Committee to explain why they have not conformed to by-law requirements, and to determine if they would be interested in leasing their premises to either the City or other non-profit organization on a long term basis.

Cont'd . . .

X. *As a short term measure:*

Resolved, that where residents of the Downtown Eastside are evicted from their homes as a direct result of City By-law enforcement, the City of Vancouver enact a policy of relocating these residents to residential facilities which:

(a) meet the minimum Lodging House and Fire By-laws;

(b) furthermore, where the cost of this accommodation is beyond the $75 Provincial Shelter Allowance the City guarantee that this cost will be subsidized;

(c) that the City hire sufficient staff to carry out this policy;

(d) we recognize that it is the City's responsibility to enact this policy. We also recognize that the senior levels of government have an equal responsibility to fund the necessary subsidies.

Further that the City recommend to the Attorney-General of B.C., that in the current legislative session, the Landlord and Tenant Act be amended to include under the jurisdiction of the Rentalsman and the Rent Review Commission, all residential hotels and rooming houses.

Submitted for the Committee's consideration was a memorandum from the Director of Social Planning dated March 17, 1975, regarding the housing subsidy in the Downtown Eastside area. This draft, which is on file in the City Clerk's Office, stated in part:

"The Director of Social Planning feels that the 146 people on this list should be contacted directly by V.R.B. staff to arrange the suggested housing subsidy. Notices of future closures and vacate orders should be compiled in a co-ordinated manner every two weeks by the Medical Health Officer and the Fire Chief. Such a list should be made available directly to V.R.B. staff at the same interval."

The Chairman referred to a letter from the Minister of Human Resources advising that his department would agree to a rental subsidy on a 25% - 75% City/Province basis. However, he needed more information with regards to these subsidies.

It was noted that granting such a subsidy would be establishing a precedent, and should be treated cautiously. It was also noted that such a subsidy would be a holding action until sufficient housing units could be constructed in this area.

Following discussion it was,

RECOMMENDED,

A. THAT City Council request the Vancouver Resource Board to directly contact and arrange housing subsidies as necessary for the persons on the attached list;

B. THAT the Medical Health Officer and the Fire Chief prepare joint closure lists on a two weekly basis and forward them directly to the Vancouver Resource Board so that future persons facing eviction may be subsidized as necessary.

Cont'd ...

C. THAT D.E.R.A., First United Church and other organizations in the Downtown Eastside be requested to submit information on room closures in the future directly to the V.R.B.

D. THAT Council approve a City expenditure of 25% of the required rental subsidy to match the Provincial Government's share of 75% for people in the Downtown Eastside area evicted due to by-law enforcement. (Total subsidy not to exceed $90,000.)

(Aldermen Volrich, and Sweeney, opposed.)

E. THAT the City recommend to the Attorney-General of B. C. that in the current legislative session, the Landlord and Tenant Act be amended to include under jurisdiction of the Rentalsman and the Rent Review Commission, all residential hotels and rooming houses, and that the Act be enforced in all aspects.

XI. *That Lots C and D near Strathcona School be made available for recreational use.*

The Committees noted that Lots C & D had already been allocated for housing and it was,

RECOMMENDED,

THAT the above recommendation be received.

The meeting adjourned at approximately 11:50 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 474-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 20, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in the NO. 2 Committee Room, Third Floor, City Hall on March 20, 1975, at approximately 1:00 p.m.

PRESENT:	Alderman Sweeney (Deputy Chairman) Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Boyce
ABSENT:	Alderman Volrich
COMMITTEE CLERK:	G. Barden

INFORMATION

1. Five Year Plan - Park Board

The Committee had for consideration a letter dated March 5, 1975 from the Vancouver Park Board expressing concern about the proposed reduced Five Year Plan and the vote being presented in component parts. The Park Board requested to meet with the Standing Committee on Finance and Administration to discuss the Five Year Plan.

Park Board Chairman, May Brown, when discussing presentation of the 1976-80 Five Year Plan cautioned the Committee of the dangers of separating the plan into individual items and giving the voters a choice. The Park Board thought it would be better to sell the whole package to the public, however, they would establish a priority list and would itemize how their portion of the Five Year Plan could be put to the voters in several groups (i.e. $5 million groups rather than one large group). They offered to help with promotion and passage of a new Five Year Plan and make the public knowledgeable of what the plan entails and what happens if it does not pass.

The Park Board expressed concern about cutbacks in their 1975 budget, they advised they do need an expansion programme but have limited their priorities for 1975 to upgrading present facilities, and developing and re-developing existing parks. Programmes would have to be cut if they did not receive sufficient funds to maintain and preserve existing parks and facilities. They also expressed concern about financing ice rinks and pools from income operations. The Park Board has kept community rates for these facilities low. In the past it has been possible to balance expenses with profits but this is no longer true and a new method of financing rinks and pools will have to be found.

The Committee thanked the Park Board for their offer of assistance for promotion of a new Five Year Plan.

RECOMMENDATION

2. Third Floor Renovations - City Hall

The Committee had for consideration a Manager's Report dated March 17, 1975, outlining costs of air-conditioning and double-glazing windows in the four new Aldermanic offices, to be built at the easterly end of the third floor and air-conditioning the Aldermanic offices in the south-easterly corner as follows:

Cont'd...

2. Third Floor Renovations - City Hall (continued) :

(a)	To air condition and double glaze windows in the four proposed new offices	$18,935.00
(b)	To air condition office in S/E corner	4,329.00
	Total	$23,264.00

Following further discussion it was,

RECOMMENDED

THAT air-conditioning and double-glazing windows in the 5 Aldermanic offices be not proceeded with.

NOTE: Alderman Volrich assumed the Chair at this point.

INFORMATION

3. Student Summer Employment - 'SWIM 75'

On March 18, 1975 City Council, when considering a Manager's Report dated March 10, 1975 outlining the Provincial Student Summer Employment Programme for 1975, passed the following motion :

"THAT the City participate in Swim '75 up to a maximum City's cost of $50,000 for essential projects.

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review the proposals, to approve applications up to the total City's cost set by Council, and to establish priorities among the approved projects."

The Committee had for consideration a Manager's Report dated March 17, 1975 and a summary of submissions from various City departments wishing to participate in the programme, and costs for the proposed projects.

Following consideration of submissions, it was

RESOLVED

a) that this Committee approve expenditure of funds as the City's share for the following projects :

Department	Project	City's Share 1974 rates
Engineering	- traffic data collection	$10,575
	- sewer computer inventory	6,455
	- accounting Swim control	1,028
City Clerk	- matte, sort, mount	Nil
	- Library assistance	Nil
Parks & Recreations	- Summer Sports Conf	116
	- Bicycle Days Supervision	20
	- Trampolining	116
	- Citywide Jr. tennis	107
	- Public Tennis Court	71
Social Planning	- Filing and Records	63
City Planning	- Map filing	963

Cont'd

Student Summer Employment - 'SWIM 75' (continued) :

b) that all other programmes be not approved.

c) that the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign application forms as Municipal officer and to make minor adjustments in submissions where necessary. (e.g. proportion of University students).

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 496-7

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

March 20, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, March 20, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich (Clauses 1 - 4 only)

CLERK: H. Dickson

RECOMMENDATION

1. Canada Safeway Development - 41st and Dunbar

Council on February 25, 1975, when considering a report from the Community Services Committee on the above noted development, passed a number of recommendations including the following:

"II.(a) THAT the Director of Planning be asked to report on rezoning of Lots 43 and 44 at 40th and Dunbar from C-2 Commercial to RS-1 Residential."

The Committee this day had before it for consideration a memo dated March 19, 1975 from the Planning Department which advised that in order to prevent commercial development on these two lots, the Committee should recommend that the Director of Planning make application to rezone the two commercial lots to residential.

During discussion it was noted that the lots, though zoned commercial, are occupied by single-family dwellings and rezoning to residential would make the zoning conform to the actual use.

Following discussion it was

RECOMMENDED

THAT Council instruct the Director of Planning to make a rezoning application for Lots 43 and 44, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One-Family Dwelling District.

INFORMATION

2. Neighbourhood Pub - 7619 Nanaimo Street

Council at its meeting of October 22, 1974, passed the following motion:

"THAT consideration of an application for a neighbourhood pub at 7619 Nanaimo Street be deferred pending the results of the plebiscite to be undertaken with respect to the proposed neighbourhood pub at 7161 Victoria Drive."

(Results of the Victoria Drive plebiscite which failed with only 48.4% in favour were reported to the Committee March 6, 1975 and went to Council March 18, 1975.)

Cont'd . . .

Clause #2 continued:

The Clerk advised the Committee that the applicant for the neighbourhood pub at 7619 Nanaimo Street, Mr. Byron Wynne, was not present at today's meeting, and it was

RESOLVED

TO defer further consideration of Mr. Byron Wynne's application for a neighbourhood pub at 7619 Nanaimo Street until Mr. Wynne is able to appear before the Community Services Committee.

3. Neighbourhood Pub -
4473 West 10th Avenue

Council at its meeting of October 22, 1974, passed the following motion:

"THAT the following recommendations of the Community Development Committee, as contained in its report of September 12, 1974, be approved:

'THAT the application of Mr. Martin for a neighbourhood pub at 4473 West 10th Avenue be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin.

THAT the applicant will comply with all applicable City legislation.'

FURTHER THAT, as a standard procedure in all applications, the Director of Permits and Licenses notify citizens groups in the general area, immediately upon receipt of a neighbourhood pub application."

The Committee had before it for consideration a letter from the applicant, Mr. Gil Martin (circulated) requesting an indefinite deferral of the referendum on his application to operate a neighbourhood pub at 4473 West 10th Avenue.

During discussion the Committee felt that if Mr. Martin's application is deferred such deferral should have no bearing on any other person's application to operate a neighbourhood pub in this particular area and it was noted that a new application could jeopardize Mr. Martin's application.

Following discussion it was

RESOLVED

THAT the application of Mr. Gil Martin to operate a neighbourhood pub at 4473 West 10th Avenue be deferred indefinitely, it being understood that such deferral will have no bearing on any other application for a neighbourhood pub in this area.

4. Nasaika Lodge Communications Committee -
Programs for Native People

The Committee had before it for consideration a letter dated March 17, 1975 (circulated) from Mr. Larry Seymour, Chairman of the Communications Committee of Nasaika Lodge, in which Mr. Seymour requests an opportunity to discuss with the Committee the development of programs for native people.

Cont'd . . .

Clause #4 continued:

Mr. Seymour read a brief dated March 20, 1975 (circulated) which indicated his group wants the use of the Vancouver Indian Centre and also seeks a house in Vancouver, possibly to be purchased if funds can be acquired from the Human Resources Department.

Alderman Rankin, Chairman, explained that this group of native people has occupied Nasaika Lodge at 666 West 12th Avenue since approximately March 1, 1975.

Nasaika Lodge was established eight or nine years ago and operated with varying degrees of success; was later converted to a treatment centre for psychiatric problems and during the past seven or eight months received very little use until the native group moved in.

There was considerable discussion on this matter and the observation was made by the Committee that the City could not lend its support to the native group until its programs are spelled out in detail. It was further noted that the native group's concerns are matters which involve the Resources Board and the Human Resources Department.

Following discussion it was

RESOLVED

THAT the brief dated March 20, 1975, from the Inter-Tribal Housing and Heritage Society, be received, and that the City Properties and Insurance Department be asked to report to the Community Services Committee on what premises are available in the City which could be suitable for use by the Inter-Tribal Housing and Heritage Society.

RECOMMENDATION

5. Pofi Bar - 1716 Charles Street

Council at its meeting of January 14, 1975, passed the following motion:

"THAT the Chairman of the Standing Committee on Community Services and the Director of Social Planning review the hours of operation and entrances and exits to the Pofi Bar, as well as the matter of the development permit application for report back to Council as soon as possible."

The Committee had before it for consideration a letter dated March 12, 1975 (circulated) from Mr. Ron Perrick, legal counsel for Mr. Tom Bresciani, operator of the Pofi Bar.

Mr. Perrick stated that Mr. Bresciani made an effort to create a new entrance to the premises off Commercial Drive but this proved impossible. Relocating the Pofi Bar within the building would have provided access to Commercial Drive and would have involved Mr. Bresicani's taking over two present businesses being operated on the Commercial Drive side of the building. However, according to Mr. Perrick's letter, Mr. Bresciani's landlord has now made such a move financially impossible.

A third alternative proposed by Mr. Perrick would be to have the Vancouver Italian Soccer Club operate the club, a move Mr. Perrick claimed would mean no more than 50-60 persons would be at the club at one time.

During discussion it was noted the Social Services Committee on December 10, 1974 recommended cancellation of the Pofi Bar business license but that Council on January 14, 1975, went along with leaving the club open if the entrance was changed to Commercial Drive.

Cont'd . . .

Clause #5 continued:

This has not occurred.

Following discussion it was

RECOMMENDED

THAT if, within 30 days, the entrance to the Pofi Bar, 1716 Charles Street, is not relocated to Commercial Drive, the Chief License Inspector be instructed to cancel the business license of the Pofi Bar.

The meeting adjourned at approximately 4:55 p.m.

* * * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 497

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

March 20, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, March 20, 1975, in the No.2 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Kennedy

ALSO PRESENT: Alderman Boyce (Item 3 only)

ABSENT: Alderman Harcourt

CLERK: M. Cross

INFORMATION

1. (A) Beautification Projects

Mr. H. W. Pickstone, Deputy Director of Planning, introduced members of the Planning Department who are involved on Beautification Projects - Michael Egan, Michael Kemble and Jon Gift-Ellis.

Mr. Egan described the beautification process as physical input into a deteriorating neighbourhood - you improve physical appearance to attract more people into the area. The process involves collection of data, theory of design principles and meeting with property owners and concerned groups When the project comes before Council it is in a form that all involved have agreed upon. At this point a Local Improvement Programme is initiated to pay for the property owner's share i.e. two-thirds of the total cost of the project.

Four projects have been completed - Maple Tree Square, Blood and Trounce Alley, both in Gastown; Kerrisdale and Hastings Street. The Water Street Project is under construction and the West Broadway Project will be before Council shortly.

The total amount allocated for Beautification Projects is $1,181,000 of which the projects have used $1,036,000 i.e. 88% of the total. The balance of the funds will be used on the West Broadway Project.

Mr. Pickstone advised the Committee that the Blood and Trounce Alley and Maple Tree Square Projects have received the First Annual Heritage Canada National Award of Honour.

RESOLVED

THAT the verbal presentation by the Planning Department on Beautification Projects be received.

(B) Heritage Matters

Mr. H. W. Pickstone, Deputy Director of Planning, introduced Nancy Oliver and Manfred Klenke who are the members of the Planning Department involved in Heritage Matters.

The Committee considered a report of the City Manager dated March 13, 1975.

cont'd ...

Clause No. 1(b) (continued)

Dr. Oliver outlined the four factors necessary for a successful historic preservation programme i.e. public support, a legislative basis economic support and a preservation process.

A Charter Amendment provides for the designation of buildings, structures and lands, however, it does not provide for the designation of areas such as Gastown or Chinatown. A City of Vancouver By-law has established the Heritage Advisory Committee to advise Council on Heritage Matters. Dr. Oliver stated that there is no provision for the co-ordination of the preservation of historic buildings with the requirements of the Fire By-law or the Building Code.

The Heritage Group of the Planning Department provides resource back-up for the Heritage Advisory Committee; works with the Local Area Planners providing information as to what buildings might be of heritage value in their area; reviews demolition permit applications referring some to the Heritage Advisory Committee and some to the Curator of History re preservation of artifacts; and answers enquiries from the public with respect to designation.

The major work undertaken by the heritage group is the heritage survey of the City. This is carried out at three levels:

Level 1 - photographs are taken and information obtained on the building

Level 2 - building permit information is obtained

Level 3 - details of architectural merit are obtained as well as a historic survey of the people who lived there

An example of the information contained in each of the three levels was distributed at the meeting and is on file in the City Clerk's office.

Mr. Klenke advised that he is involved in a study of the economic evaluation of private and public holdings to determine economic benefits and costs, and a study to evaluate possible methods of financing the costs of preservation. He provides economic input when required by the Heritage Advisory Committee i.e. determining the structural condition of buildings and costs of preserving 25 to 30 buildings on Block 23.

Mr. M. Gropper, Chairman of the Heritage Advisory Committee, stated that the Committee began meeting on March 19, 1974. There was a City By-law establishing the Committee, but no legislation giving any authority. They were operating on an ad hoc basis to determine what buildings they would like to see designated.

Mr. Gropper advised that out of approximately 150 structures and buildings a list of buildings recommended for designation was prepared for Council - 22 buildings have been designated.

A Sub-Committee on Legislation is being set up as the legislation in the Vancouver Charter is not adequate. More and more staff and Committee time is being taken up as developers and architects become aware of the importance of preservation. The Committee would like to work on a booklet which would explain what designation means, how it occurs, etc.

The Committee has a number of buildings under review and they will be coming forward to Council with a comprehensive list of buildings recommended for designation.

cont'd ...

Clause No. 1(b) (continued)

At the moment there are two vacancies on the Committee. Mr. Gropper advised that they will be coming forward with recommendations to fill the vacancies. It was suggested that when their recommendations come to the Planning and Development Committee a recommendation on length of tenure for Committee members also be included.

The Committee

RESOLVED

(a) THAT the Heritage Advisory Committee recommend to the Standing Committee on Planning and Development names for the vacancies as well as terms of reference and length of tenure of members.

(b) THAT the Heritage Advisory Committee pursue changes in legislation and procedures to arrive at various levels of designation.

(c) THAT the Heritage Advisory Committee and the Director of Planning discuss further the designation of areas and report back to the Standing Committee on Planning and Development.

RECOMMENDATION

2. Langara Citizens' Committee

The Committee considered a memorandum from Mr. H. W. Pickstone, Deputy Director of Planning, indicating that the Langara Citizens' Committee requested Mr. T. Humphries be appointed as a representative from the Student Body of Vancouver Community College to replace Mr. D. Brown who has resigned.

RECOMMENDED

THAT Mr. T. Humphries be appointed to the Langara Citizens' Committee as the representative from the Student Body of the Vancouver Community College.

3. Fairview Area Planning

The Committee considered a report of the City Manager dated March 13th 1975, wherein the Director of Planning submitted Interim Development Control Guidelines for the Fairview Slopes (copy circulated). Mr. Ron Youngberg, Associate Director, Area Planning, advised that these guidelines are more explicit than the ones withdrawn by the Director of Planning at the March 4th Committee meeting and would remove the "freeze" on developments in the Fairview Slopes.

Mr. Dan Cornejo, Fairview Planner, stated that the Committee on March 4th had requested the Director of Planning to bring back a revised set of guidelines in 16 days. The Interim Development Control Guidelines are a positive response to what the Planning Department feel should be retained and preserved in the area thereby giving the community and architects wanting to develop in the area, a better idea of what would be appropriate redevelopment. These guidelines should be adopted as Interim Guidelines and be reviewed by the Director of Planning with the Fairview Planning Committee in 6 months.

The City Manager by memo dated March 19th forwarded the comments of the Director of Social Planning to the Committee (copy circulated).

cont'd ...

Clause No.3 (continued)

With respect to the guideline re buildings of architectural or historic merit, the Planning Department submitted a list indicating 5 buildings in Category 1 and 76 buildings in Category 2 of the report "Fairview Slopes Building Heritage". Mr. Cornejo pointed out that over 25% of the land in Fairview Slopes is vacant. There are 150 houses in the area and the guideline is an attempt to encourage preservation of just over half of them.

Mr. Ray Young of the Social Planning Department questioned whether the guidelines requesting assistance in relocating persons would intrude on the jurisdiction of the Landlord & Tenant Act. The Act requires 4 months notice to be given and up to $300 moving expenses where redevelopment occurs. The Social Planning Department feels these requirements are adequate. Mr. Cornejo stated that this guideline was included as it is believed that within the next six months most of the tenants in the over 400 low-income units on the Fairview Slopes could be given their termination notice.

The Committee considered the Interim Development Control Guidelines and

RECOMMENDED

A. In addition to the provisions contained in the District Schedules, the Director of Planning and City Council will have particular regard to the following guidelines when dealing with conditional uses in the CRM-2 and CRM-3 zones:

(i) Permit development on those sites not containing buildings of historic or architectural merit listed in category 1 in the Planning Department study "Fairview Slopes Building Heritage";

(ii) Where new development involves the displacement of older persons, a family with children, or results in extreme hardship to tenants with approximately 3 or more years residence, ensure that the developer complies with the provisions of the Provincial Landlord & Tenant Act;

(iii) Encourage the preservation of the 5 buildings of major importance to the City in terms of Heritage merit as listed in category 1 of the Planning Department study "Fairview Slopes Building Heritage" by allowing any appropriate use within the CRM-2 and CRM-3 schedules subject to the condition that the building facade is restored to its historical character as part of the total development;

(iv) Discourage development which involves the demolition of buildings listed in category 1 in the Planning Department study "Fairview Slopes Building Heritage";

(v) Limit commercial use to 50% of gross floor area in a single development or 7,500 square feet, whichever is the lesser, on the north side of 8th Avenue, and in all other areas, except the south side of 6th Avenue, limit commercial use to 25% of gross floor area, or 1,500 square feet, whichever is the lesser;

(vi) Development proposals for the south side of 6th Avenue should have regard to the difficult traffic and noise situation which exists there and will be considered on their own merit;

cont'd ...

Clause No.3 (continued)

(vii) Encourage new development to be generally compatible in design, building materials, and use with nearby residential development;

(viii) Generally not approve development which exceeds a height of 35 feet measured vertically above a hypothetical line connecting the North and South property lines, but in no case shall the height exceed 25 feet above the South property line;

B. THAT Interim Development Control Guideline (4) in Appendix II of the report of the City Manager be deleted.

C. THAT the Interim Development Control Guidelines outlined in A above be reviewed by the Director of Planning with the Fairview Planning Committee in six months for report back to Council.

(Alderman Cowie wished to be recorded as against Category 2 being excluded in recommendation A(i) and A(iv) as well as the deletion of the guideline in recommendation B.)

FOR COUNCIL ACTION SEE PAGE(S) 425-9

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 26, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No.2 Committee Room, third floor, City Hall, on Wednesday, March 26, 1975, at approximately 2:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Sweeney
ABSENT:	Alderman Marzari Alderman Kennedy
CLERK:	G. Barden

RECOMMENDATION

1. Greater Vancouver Convention & Visitors' Bureau - Grant Request

The Committee had for consideration a letter dated February 20, 1975, and brief from the Greater Vancouver Convention & Visitors' Bureau. Mr. J. Hoegg, President, Mr. G.F. Blyth, Treasurer and Mr. Hugh B. Main, General Manager, reported that the Tourist Bureau performs many functions that might otherwise have to be performed by the City. The Bureau is the most efficient and experienced organization to do the job. The number of visitors to the Bureau have increased seven times in the last ten years with no increase in the $100,000 grant from the City. The Bureau requested the City to increase the grant for 1975 to $125,000. The Bureau also requested that the City consider contracting with the Bureau to provide for the "Servicing of Visitors" rather than an outright grant.

The Committee agreed that the Bureau provides an efficient City function, but felt the amount of the grant should remain the same until the City revenues have been established for 1975. It was suggested that the Provincial Government be approached to increase their grant to the Tourist Bureau in terms of increased revenues they receive from hotels and motels. It was also reported that the Provincial Government has done some study on a Convention Centre for Vancouver and this should be pursued. The Committee questioned whether contracting with the Bureau would be better than providing an outright grant. There could be more problems for the Bureau such as other bidders and more interference from the City. It was agreed that the Tourist Bureau would discuss with the Director of Finance the feasibility of a contract concept and an approach to the Provincial Government for increased funding.

Following further discussion it was

RECOMMENDED

(a) THAT City Council approve a grant of $100,000 to the Greater Vancouver Convention & Visitors' Bureau for 1975 and consideration be given to supplementary funding once the City revenues are established for 1975.

(b) THAT City Council seek a meeting within two months with the Provincial Government to discuss increased participation in funding for the Tourist Bureau and other Tourist Bureau matters.

cont'd ...

2. 1975 Cultural Grants - Pier One Puppet Theatre

The Committee had for consideration a Manager's Report dated March 17th outlining details of a request from the Pier One Puppet Theatre for a $2,000 non-recurring Cultural Grant.

Ms. Mary Hawkins reported that this group has been providing puppet shows in Gastown over the past two years and has seen its attendance grow to a level that permits two Sunday matinees each consisting of a half hour performance. Approximately 75 persons can be accommodated at each performance for which a small admission of 75¢ per person is charged to defray operating expenses.

The services of up to three puppeteers are required to perform the usual offering of two skits per show. The performances are generally regarded as entertaining and are well received by the children. This group is a voluntary association that is independent of Pier One Import Company, the Lessor. In the past it has operated, free of any rental, out of a building owned by this company. However, Fire Regulations require alterations that will cost $2,000 and under the circumstances the lessor is unwilling to continue with this arrangement.

The Committee suggested that the owner of the building might provide a matching grant with the City and Alderman Bowers agreed to contact the owner.

Following further discussion it was

RECOMMENDED

THAT the City contribute one half the cost of renovations required at 100 Powell Street up to a maximum of $1,000.

INFORMATION

3. Student Summer Employment - 'SWIM 75'

The Committee had for consideration a summary sheet showing projects approved by the Committee on March 20th for various City departments and four late submissions as follows:

Department	Project	City's Share 1974 rates
Fire Department	Sprinkler Check	$967
Engineering Department	Street Encroachments	659
City Clerk	File Revision	Nil
Social Planning	Inventory	350
		$1976

Following discussion it was

RESOLVED

(a) THAT this Committee approve funds for the four projects totalling $1,976.

(b) THAT the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign application forms as Municipal officer and to make minor adjustments in submissions where necessary. (e.g. proportion of University students).

cont'd ...

RECOMMENDATION

4. Sea Festival - Grant Request

Mr. Ray Greenwood, Chairman, and Mr. K. W. Chauvin, President, reported that the Junior Chamber of Commerce plans to put on a small scale Sea Festival called "1975 Jaycee Sea Festival". All of the events will take place in English Bay and will be family type events such as bands, painting competition, sand castle competition, etc. The total budget for the Festival is $7,000, of which $1,000 would be solicited privately and for the balance they are requesting a grant of $6,000 from the City.

Mr. Ernest Fladell stated that the Social Planning Department is requesting a fund for events of this type in their 1975 budget and this event would fit into such a programme of events.

Following further discussion it was

RECOMMENDED

THAT the request for $6,000 towards the 1975 Jaycee Sea Festival be received and referred to the Social Planning Department for consideration in the programme of events.

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 550

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

March 27, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, March 27, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of March 6, 1975, meeting were adopted.

INFORMATION:

1. Collingwood United Church - Housing Project

Submitted by the Housing Planner was a memorandum regarding the above noted matter, which had been considered by the Committee on March 6, 1975:

"Some confusion appears to have arisen concerning zoning and floor space ratios recommended by the Planning Department for the Collingwood United Church site.

The Planning Department is willing to consider zoning to RM-3 density on the Collingwood site. Translated into floor space ratios, RM-3 provides for a basic floor space ratio of 1.0 with the possibility of bonuses to f.s.r. = 1.85 to reflect superior design features. RM-3 density is comparable to structures in similar suburban shopping centres such as Kerrisdale."

RESOLVED,

THAT the memorandum from the Housing Planner referred to above be received and noted as the latest position of the Planning Department in respect of the housing project of the Collingwood United Church.

RECOMMENDATIONS:

2. Housing Progress Report

The Committee considered a report from the Housing Planner dated March 20, 1975, regarding the above noted matter.

During discussion of this report the Chairman advised that Vancouver City Council on March 25, 1975, approved expropriation procedures against the owner of the one piece of property causing delays in the construction of Antoinnette Lodge. This development will now be able to proceed.

During discussion of the Penta Co-operative Housing Project at 20th Avenue and Camosun Street, the Committee heard a delegation of residents who submitted a petition against this particular project. Mr. S. Bruster, spokesman of the delegation, questioned the Committee on zoning, selling price, possibilities of sub-division, etc.

The Committee also considered a Manager's Report dated March 24, 1975, regarding this housing site. This report stated in part:

Cont'd . . .

"The Supervisor of Property & Insurance reports as follows:-

"On December 17th, 1974, Council approved a recommendation of the Standing Committee of Housing that

(c) 'this matter along with the site plans, be referred to the Supervisor of Property & Insurance and the Director of Planning for report back on conditions of acquisition and any other relevant matters'.

A letter from United Housing Foundation advising that they were interested only in a reduced area, with site plans enclosed, was received by this office March 20th, 1975.

The site plans show a reduced area with access from Camosun Street, and extension of water services along Camosun, 20th and 21st Avenues. As stated above, the letter from the Society was not received until March 20th and there has been no discussion on this proposal between the Society and this office, and it must be assumed that the matter of roads and servicing has been discussed with the City Engineer. On the original basis of determining market value of the proposed subdivision into serviced, buildable single family lots, the value of the reduced area would be $450,000.00, less $20,000.00 to bring the property to a buildable condition, for a total of $430,000.00 or $16,500.00 per unit. The Society is requesting sale of the site for a price of $11,500.00 per unit, or a total of $299,000.00 for the 26 units to be constructed on the site.

If Council chooses to approve the sale of this site for $299,000.00 as requested by the Society, it is recommended there be no further reduction from this sum for additional costs of construction because of soil conditions. In addition, it is recommended the sale of this site be subject to consolidation of the lots and lane and preparation of a sub-division plan at the expense of the purchaser; the purchaser obtaining a development permit within 120 days and commencing construction within 12 months from date of Council approval of the sale (being the sale date); payment of taxes, all registration fees and the usual administration fee by the purchaser; and subject to any easements required by the City Engineer. It is also recommended that the subdivision of City lands on the North side of 20th Avenue at this location held in abeyance pending the outcome of this matter, be allowed to proceed."

Following further discussion, it was

RECOMMENDED,

A. THAT the above noted housing progress report be received.

B. THAT the petition against the housing project at 20th Avenue and Camosun Street be received.

C. THAT a public hearing to consider rezoning of the Antoinnette Lodge and Penta Co-operative housing sites be held immediately following consideration of this matter by the Vancouver City Planning Commission.

3. Chairman's Report - Housing and Environment Committee Progress and Future Goals

The Committee considered the Chairman's report dated February 27, 1975, outlining actions initiated during the preceding six months and anticipated actions during 1975. This report is on file in the City Clerk's Office.

RECOMMENDED,

THAT the above noted report be received.

Cont'd . . .

4. Lodging House By-law Enforcement Progress

Submitted for the Committee's consideration was a Manager's Report dated March 20, 1975, which stated in part:

"The Medical Health Officer reports as follows:

"This report will give details on the enforcement of the Lodging House By-law in the Core Area, (that part of the City north of Broadway, and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period January 21, 1975 to March 19, 1975.

During this period, Lodging House enforcement was maintained as a priority programme. The inspections performed by the Public Health Inspectors revealed that the number of Lodging Houses requiring permits has further been reduced to 902 Lodging Houses. There has been a reduction of 36 premises comprising 377 rooms since January 23, 1975. This reduction in number may be attributed to demoliticns for construction; change of use to single family dwellings, duplexes, and other accommodation; and as a result of Lodging House By-law enforcement.

The Public Health Inspectors have been concentrating their efforts in attempting to get the remaining applications submitted for Lodging House Operator's Permits.

There are still 11 premises being processed in the courts, 3 cases have been finalized with a total of $200.00 in fines during this period. A total of 711 applications for Operator's Permits have been received to date and the permits for these premises have either been delivered, rejected, or are in the process of being delivered. All permits issued are Interim Permits with varying expiry dates. Some of these are subject to the completion of renovations. All Operators are to be examined for their knowledge of the contents of the Lodging House Operator's Manual (to be published shortly).

Letters have been sent to operators of four (4) more premises ordering the closure of their premises because of their declared intention of not complying with the requirements of the Lodging House By-law.

Of the operators who received closure letters from the Health Department previous to the report of January 23, 1975, three (3) have converted their premises to other forms of housing, and four (4) now state they intend to comply with the Lodging House By-law."

The Director of Environmental Health advised that owners of smaller lodging houses in the Core Area are failing to apply for operators permits.

During discussion of the report the Committee noted that the owner of the lodging house at 265 Union Street had been given a four month interim permit, and in the meantime sold this premise. The Director of Environmental Health advised that he would check into this matter and report back.

It was noted that approximately 84 people living in the Downtown Eastside area were in need of rental subsidies. Ms. Lyn Phipps of the First United Church, and Mr. Ray Young of the Social Planning Department were preparing the necessary information for submission to the Minister of Human Resources in order to secure the required rental subsidies.

Cont'd . . .

Following brief discussion, it was

RECOMMENDED,

A. THAT the above noted Lodging House By-law enforcement progress report be received with commendations to the Health Department.

B. THAT the Medical Health Officer be instructed to carry out the necessary steps to make all lodging houses in the Core Area conform to Lodging House By-law requirements.

5. Lodging House Manual

The Committee considered a Manager's Report dated February 26, 1975, regarding the above noted matter. This report, which is on file in the City Clerk's Office, stated in part:

"The Health Department in co-operation with various community organizations has now completed the fourth draft of the proposed Lodging House Operator's Manual.

The three previous drafts have been circulated to community groups and all of their recommendations have been included in this fourth draft.

This manual, if approved, would be printed in booklet form and distributed to all Lodging House Operators. It is required that the Operators demonstrate their knowledge of the material in this manual before obtaining an Operator's Permit.

The Fire Department has also contributed material to be included in the manual.

The Medical Health Officer recommends that this Operator's Manual be approved for printing and distribution."

Following discussion of this matter, it was

RECOMMENDED,

THAT the Operator's Manual be approved for printing and distribution.

6. Fire By-law Enforcement Progress

Submitted for the Committee's consideration was a Manager's Report dated March 20, 1975, which, when amended by an updated report, stated in part:

"The Fire Chief reports as follows:

"In the last progress report of January 23, 1975, there was a total of 134 hotels making positive progress towards compliance with the Bylaw requirements and 61 of that number were completed.

There were also 33 hotels which already complied with the Bylaw.

The progress made to date with the 353 hotels is as follows:

Cont'd . . .

	SKID ROAD ONLY	TOTAL "CORE AREA" PLUS SKID ROAD
Hotels-Completed or comply with Bylaw:	68	119
Contracts signed/or in process of completion:	47	91
Awaiting trial as a result of prosecution:	15	28
Hotels prosecuted - have not complied and require follow-up for compliance or further prosecution:	5	21
Vacated rather than comply with Bylaw:	13	20
Held pending appeals to Housing Committee:	4	6
Hotels under 20 rooms:	7	20
Orders outstanding:	2	53
Hotels outside Core Area:	-	5
	132	353 "

This report, which is on file in the City Clerk's Office, also advised that a total of 26 buildings had changed their status since the last progress report. It outlined hotels in which work was progressing by the owner to conform to Section 38, contracts were signed, work was completed and approved, contracts were signed for sprinkler estimates, sprinkler estimates were completed and approved, information forwarded to the City Prosecutor, and notices were sent.

During discussion the Committee noted that 132 of 160 hotels in the Skid Road area (or approximately 80%) had been upgraded to Fire By-law standards.

RECOMMENDED,

THAT the above noted progress report be received with commendations to the Fire Department.

7. Fire By-law Appeals

i. 404 Union Street - Lily Sam

The Committee considered a Manager's Report dated February 27, 1975, in which the Fire Chief stated that:

"The condition of the existing exterior fire escape is dangerous and Mrs. Sam has not responded to our orders to make the necessary repairs to render it safe. As a result we have requested a prosecution in this case."

Mrs. L. Sam, owner of the above noted premise, advised that she would replace the dangerous fire escape.

The Committee noted that on January 16, 1975, it had recommended that she bring this building up to Fire By-law standards.

RECOMMENDED,

THAT Mrs. Sam repair the dangerous fire escape on or before April 24, 1975, or have the building closed.

Cont'd . . .

ii. 468½ Union Street - Sue and Sun H. Lum

The Committee considered a Manager's Report dated February 27, 1975, in which the Fire Chief stated that the owner had improved this building since the last report.

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal by-law enforcement on the premises at 468½ Union Street.

iii. 777 Burrard Street - Mrs. Doris Gould

The Committee considered a Manager's Report dated February 27, 1975, in which the Fire Chief advised that this building does not meet Fire By-law requirements. Sprinkling would be the last solution.

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal by-law enforcement on the premise at 777 Burrard Street.

iv. 430 Dunlevy Avenue - Chinese United Church Hostel

The Committee considered a Manager's Report dated March 5, 1975, which stated in part:

"The building in question is a 3 storey wood frame structure with stucco exterior finish.

The second floor is used for five residential rooms, office and Church occupancy.

The third floor is used completely for residential purposes and contains 21 rooms.

A total of 26 rooms are used for residential purposes in the building.

The premises are well kept and housekeeping throughout is good - however, the structural deficiencies inherent in the building as outlined, (open stairway, transoms, panel doors, etc.) would present a serious hazard to life in the event of a fire occurring in the building.

The corrective measures needed are:

1. Enclose the rear stairwall. (Our Inspector is of the opinion this could be easily done.)
2. All walls and ceilings of the two upper floors to be made fire resistive and all transoms to be closed up. (½" gypsum applied to walls and ceilings would give required fire resistance.)
3. All panel doors to be replaced with 1 3/8" solid core doors. (Approximately 35 doors require replacement.)
4. An additional enclosed stairway will be required at the front of the building to service all levels. (This will be a major expense item.)
5. Alternatively, the building may be fully sprinklered.

Reducing the number of rooms to nineteen (19) would not reduce the hazard to life for the remaining occupants in this case."

Cont'd . . .

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal by-law enforcement on the premise at 430 Dunlevy Avenue.

v. 148 E. 6th Avenue - Shirley L. & Edward O. Gregson

The Committee considered a Manager's Report dated March 5, 1975, which stated in Part:

"Re: Strott Apartments, 148 East 6th Avenue Vancouver, B.C.

This building is used entirely for residence containing 18 suites with approximately 54 rooms.

This building definitely requires upgrading under Section 38. Upgrading would require enclosing the front inner stairway: providing gypsum board on the walls and ceiling of the corridors: installing new solid core suite doors and filling in all transoms. All work to be done to the satisfaction of the Building Department.

In regard to this upgrading and use of the rear porch as a second means of egress, note should be taken of the Wood-working Shop on the adjacent property and within three (3) inches of the porch. A fire separation wall may be required."

RECOMMENDED,

THAT the Fire Chief be instructed to carry out normal by-law enforcement on the premise at 148 E. 6th Avenue.

8. Housing Relocation

Vancouver City Council on June 25, 1974, passed the following motion when dealing with the Standing Committee on Housing Report dated June 11, 1974:

"That the matter or relocation, housing registry, and computer time be referred to the Board of Administration for report."

The Committee considered a Manager's Report dated March 19, 1975, entitled "Housing Registry and Relocation Services". Mr. R. Young of the Social Planning Department, reviewed this report with the Committee. (This report is on file in the City Clerk's Office.) He noted that under the Provincial Government funding formula for relocation service the City can expect 15 cents per capita (based presently on the 1971 census) from the Department of Housing, if the City itself contributes 7.5 cents per capita. This arrangement will allow the City a total 1975 budget for relocation services of $95,962 (City share - $31,987). He continued to outline the five options for expending the above noted relocation service funds. Ann McAfee expressed that the Planning Department was urging the City to work towards a regional housing relocation service. The report outlined that both the Director of Planning and the Director of Social Planning were in favour of having this service on a regional basis.

Ms. Tina Gordon of the Red Door Rental Aid advised that this agency provided housing for 176 people in a nine month period, 80% of which were hardship cases. She noted that by the time a person gets to where a vacancy had previously existed the place has been taken by a person sent by another agency and therefore, the most mobile people get to the place first.

Cont'd . . .

Mr. Howard Arfan of the West End Centre for Seniors expressed approval of a City operated and computerized central registry which would maintain and involve existing agencies as decentralized relocation offices.

The Committee noted that there were presently good relocation agencies in the City which should be utilized.

RECOMMENDED,

A. THAT Council authorize the Director of Social Planning, the Director of Finance, and the Co-ordinator of Data Processing to:

   a. assess the value of Timesavers computer programs and landlord listings and files;

   b. examine the economic costs and feasibility of entering into the necessary contract for computer hardware and time, with Timesavers and others;

   c. report back to Council as soon as possible with specific recommendations and budget; and

B. THAT Council authorize the Chairman of the Housing and Environment Committee to hold discussions with various agencies in this field to secure their participation in the general structure outlined in this report and report back as soon as possible.

C. THAT in the long term, a housing registry and relocation service is most appropriately handled at a regional level. The City should encourage G.V.R.D. participation and ultimate responsibility for operation of the housing registry and relocation service.

D. THAT Council authorize an interim two month budget to the Red Door Rental Aid and the Y.W.C.A. to maintain their services from April 1st to June 1st while this report is being operationalized. ($12,216)

Mr. J. Moodie, Administrative Assistant to the City Manager, noted that the $12,216 referred to in recommendation D above would not be cost-shareable with the Provincial Government and would thus have to come out of City funds.

E. THAT a City operated and utilized central registry be developed which would maintain and involve the existing agencies as decentralized relocation offices.

9. Airport Planning Committee

The Committee considered a Manager's Report dated March 10, 1975, regarding the above noted matter. This report stated in part:

"The Director of Planning reports as follows:

"In 1972 the Federal Government announced its intention to proceed with the construction of a new runway at Vancouver International Airport. This runway was to be in an east-west direction parallel to the present main runway and 5,000 feet further north. This announcement aroused considerable public opposition and as a result of this and following discussion at the Tri-Level Committee, an Airport Planning Committee was set up in the spring of 1973 under the Chairmanship of a member of the Department of Transport. Membership included members of the Federal Department of Transport, the Federal Department of Environment representatives of the Provincial Government, representatives of the major airlines and the general aviation

Cont'd . . .

group, representatives from the GVRD, the Municipality of Richmond, the City of Vancouver, and a citizens group organized for the purposes called the Community Forum. The Committee was set up:

> 'to advise on studies needed to ensure that the proposed development of the Vancouver International Airport is compatible with the planning of the various levels of Government and the concerns of the public in the communities involved,' as well as:
>
> 'to consider and make recommendations on the studies undertaken.'

A study design to fulfill these terms of reference was prepared by the B. C. Research Council and the work was commenced in 1973. Six subcommittees were set up as follows:

1. Airport Systems Subcommittee
2. Forecasts and Economics Subcommittee
3. Noise Subcommittee
4. Provincial, Regional and Municipal Subcommittee
5. Ecological Subcommittee
6. Airport Facilities Subcommittee

Consultant studies were commissioned under the umbrella of the study design and these were supervised by the various subcommittees.

The original deadline for completing the work extended several times until it became apparent towards the end of 1974 that it was going to be impossible to reach any consensus owing to widely conflicting viewpoints among the members of the Committee.

In October 1974, therefore, a proposal was presented to the Tri-Level Staff Committee meeting to take the work which had been done to date as a basis for examining two alternative scenarios.

1. To commence construction of the runway immediately.

2. To delay decision pending further work in certain areas.

Each constituent group of the Airport Planning Committee will be able to give its support for one scenario or the other including reasons for such support. This completed document will then be presented to the Federal Minister of Transport who will be recommending a decision to the Federal Cabinet. It will also be available to other government groups such as the City of Vancouver who are clearly and vitally affected by the decision, and will be available for public discussion.

The proposal from the Tri-Level Committee was accepted by the Airport Planning Committee with the addition of a third scenario: a decision not to construct the third runway.

Work is underway on this wrap-up report with a target date for completion of mid April. The report will then be released and available for study with the thought that a political decision would be made towards the end of June.

The members of the Airport Planning Committee have agreed to recommend to their own organizations that no position be taken on this runway question until after the completion of the current studies in mid April."

The Committee expressed concern that the whole City should be more involved with this situation and should support a request for a moratorium on the construction of the additional runway.

Cont'd . . .

RECOMMENDED,

A. THAT the above noted report be received.

B. THAT just as soon as all reports on this matter have been completed and submitted for consideration, the Housing and Environment Committee holds an evening public meeting to discuss these reports and hear delegations.

10. G.V.R.D. Noise Control By-law

The Committee considered a draft Noise Control By-law formulated by the G.V.R.D. and submitted to each municipality within the G.V.R.D. for consideration.

Following discussion of this by-law, it was

RECOMMENDED,

THAT the draft G.V.R.D. Noise Control By-law be received and referred to appropriate City officials for report back at a future meeting of this Committee.

The meeting adjourned at approximately 3:02 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) XV

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

March 27, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, March 27, 1975 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin (Chairman) Alderman Boyce Alderman Marzari Alderman Sweeney
ABSENT:	Alderman Volrich
CLERK:	H. Dickson

RECOMMENDATION

1. Cedar Cottage-Kensington Youth Services Committee - Request for Continuation of Funding

The Community Services Committee on January 30, 1975, following consideration of a brief from the above noted Committee, passed the following resolution:

"THAT the application of Cedar Cottage-Kensington Youth Services Committee for City funding of the youth employment program be deferred to the Community Services meeting of Thursday, February 27, 1975 and the Social Planning Department be requested to provide an evaluation of the program for placement on the agenda of the Community Services meeting of Thursday, February 27, 1975."

The Committee had before it for consideration a report dated March 13, 1975 (circulated) from the City Manager in which the Director of Social Planning gives an analysis on this youth employment program and makes a number of recommendations including that Council grant $13,500 toward the $54,000 budget for the program.

This particular youth employment program was developed jointly by the Social Planning Department and the Local Area Youth Services Committee to arrest the problem of school drop-outs who were drifting into unproductive and, in more serious cases, delinquent lifestyles.

Initial recognition of a youth problem in the Cedar Cottage area came from the local community police team. During the summer of 1973 they identified 60-65 juveniles in the area who were grouping together in small street gangs, harassing local residents, damaging private property and generally being a public nuisance with their loud and rowdy behaviour.

During consideration of the report the Committee noted that 567 persons aged 13-19 dropped out of Gladstone, Charles Tupper, John Oliver and Vancouver Technical Secondary Schools in the four years preceeding the inception of the program.

A further 210 students quit school between November 1, 1973 and March 31, 1975 in this area of the City.

In response to this concern of the Committee, a representative of the Social Planning Department referred to the following suggestions contained in Section A.3. of Appendix II of the report:

Cont'd . . .

Clause #1 continued:

"A. 3. The number of drop-outs and non-attenders from local elementary and secondary schools does not seem to be declining. The School Board should therefore be requested to:

a) develop a central information system to provide an accurate and complete account of the number of non-attenders and drop-outs from City schools.

b) authorize, in conjunction with the City and the Vancouver Resource Board, a study of non-attenders and drop-outs from City schools, by an independent organization, in order to determine the expressed causes of withdrawal.

Both the central information system and findings of the study should be made available to appropriate community agencies."

A spokesman for the Youth Services Committee told the Aldermen that it's difficult to get information from the School Board on the number of school drop-outs; that it took four weeks to get this information from the Board.

The Committee noted that under the present school system a student could be absent for a month or more and his parents may not be advised.

The Committee observed that these school drop-outs and their sociological problems often, as in the case of the Cedar Cottage-Kensington area, end up in the lap of the Community Services Committee of Council.

Discussion then centred on the feasibility of an overall evaluation of current youth programs operated by the City, Park Board, School Board and other agencies throughout the City. It was felt there should be an attempt to co-ordinate these efforts and to examine the various sources of funding for such programs.

Following discussion it was

RECOMMENDED

1. THAT Vancouver City Council approve a grant of $13,500 ($6,750 net, after estimated C.A.P. recovery) to the Cedar Cottage-Kensington Youth Employment Program to cover the City's share (25%) of the total budget appropriation of $54,000 for the Program for the period April 1, 1975 to March 31, 1976. The Vancouver Resource Board to pay the balance of $40,500.

2. THAT payment of the City grant be subject to written confirmation from the Minister of Human Resources that his Department will support the City's application for Federal C.A.P. recovery equal to 50% of the City's contribution to the program ($13,500) for the period under consideration (April 1, 1975 to March 31, 1976). This is based on the City's contribution being used only for C.A.P. Recoverable costs.

3. THAT the City funds be paid in equal quarterly installments to the Neighbourhood Services Association (the parent agency for Cedar Cottage-Neighbourhood House) which will administer the budget for the Program.

Cont'd . . .

Clause #1 continued:

4. THAT the Program Co-ordinator, in conjunction with the Director of Social Planning, develop by June 30, 1975 an improved case record system which will provide an up-to-date summary of young people's progress in the Program.

5. THAT the Program Co-ordinator provide a quarterly written progress report to the Director of Social Planning and the Vancouver Resource Board, based upon this improved record system.

6. THAT the School Board be asked to reply to the Community Services Committee on the feasibility of:

   (a) developing a central information system to provide an accurate and complete account of the number of non-attenders and drop-outs from City schools.

   (b) authorizing, in conjunction with the City and the Vancouver Resource Board, a study of non-attenders and drop-outs from City schools, by an independent organization, in order to determine the expressed causes of withdrawal.

7. THAT the Social Planning Department be instructed to organize a meeting of the Standing Committee of Council on Community Services with the School Board, Park Board, Police Department and youth agencies on youth problems and the funding of youth programs throughout the City.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 551

VIII

PART REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

Wednesday, March 19, 1975

A meeting of the Vehicles for Hire Board was held on Wednesday, March 19, 1975, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Dr. Bryson, Director of Permits and Licenses
Mr. H. Creighton, Financial Analyst
Constable Davis, Vancouver Police Department
Mr. C.S. Fleming, Director of Legal Services
Inspector Robinson, Vancouver Police Department
Mr. L.E. Ryan, City Manager

CLERK: R. Demofsky

RECOMMENDATION:

1. Issuance of Additional Taxi Licenses

At a Vehicles for Hire meeting of February 7, 1975, when considering the Watts Market Analysis and Potential Study of the Vancouver Taxi-Cab Industry and Statistical Appendix for the Vancouver Taxi-Cab Study, dated January, 1975, it was resolved that this information be circulated to Members of the Vehicles for Hire Board for final discussion and recommendation to Council at a future meeting at which time no further delegations would be heard.

Submitted for the Committee's consideration was a report from Alderman Rankin, Chairman of the Vehicles for Hire Board, dated March 3, 1975, which stated:

"Further to the meeting of February 7, 1975, I am making the following recommendations to the Vehicles for Hire Board:

1. That 25 non-transferable licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi drivers license, and do not own any interest in any other cab or cabs.
2. That the annual license fee be $1,500, payable in advance. Such fee to be subject to annual review, six months prior to date of renewal.
3. That the method of allocation be as follows:

   8 licenses to drivers of Black Top Cabs
   8 licenses to drivers of Yellow Cabs
   5 licenses to drivers of MacLure's Cabs
   3 licenses to drivers of Advance Cabs
   1 license to drivers of Forum Taxi,

   on the understanding that these dispatch companies agree to take this particular number into their companies, subject to the terms of their Company Agreements, and to give new licensees full access to all facilities of said company.

4. That the following be the procedure for issuing the licenses:

   a) Applicants to submit a letter of application to the Department of Permits and Licenses prior to April 15, 1975.

cont'd ...

b) Each application to be countersigned or otherwise certified by one of the dispatch companies.

c) The Vehicles for Hire Board to conduct a draw from those submitted in the following order:

i) 8 licenses to drivers certified by Black Top Cabs
ii) 8 licenses to drivers certified by Yellow Cabs
iii) 5 licenses to drivers certified by MacLure's Cabs
iv) 3 licenses to drivers certified by Advance Cabs
v) 1 license to drivers certified by Forum Taxi

d) Successful applicants to have new taxi in operation within 90 days of the draw.

5. That the City Manager report back to the Vehicles for Hire Board in six months time on the implementation of the foregoing recommendations and their effect upon the taxi industry."

During discussion of the above report it was noted that new licenses not sold at the beginning of the year should be sold on a pro rata basis. The Board also noted that recommendation 5 above relatin to a report back from the City Manager should outline a general review and summary of what the relevant City Departments have encountered with regards to the additional taxi-cab licenses, problems which have arisen within the first six months, and what the general effect of this measure was.

RECOMMENDED,

THAT the recommendations of the Chairman of the Vehicles for Hire Board as outlined above be implemented with the following change:

RECOMMENDATION NO. 2

That the annual license fee be $1,500, payable in advance prorated on a monthly basis throughout the year on new applications. Such a fee to be subject to annual review, six months prior to date of renewal.

*(Underlining indicates amendment.)

FOR COUNCIL ACTION SEE PAGE(S) 5x/

March 27, 1975

Report to Council

SPECIAL COMMITTEE OF COUNCIL
re: LANGARA

Pursuant to Council motion passed on February 25, 1975 with respect to Langara Golf Course, the Committee consisting of Aldermen Sweeney, Chairman, Aldermen Boyce & Marzari reports as follows:

1. The Committee met with the Hon. Jack Radford, Hon. Eileen Dailly and M.L.A. Daisy Webster in Victoria on March 17th.

   The Committee put forward a proposal to the Provincial Government that the $4.5 million owing on Langara Lands be split three ways and paid as follows:

   A. Provincial Government to provide $1.5 million from Green Belt Funds, or Department of Education Funds, or a combination of both.

   B. Federal Government contribute $1.5 million towards green space preservation, as Federal participation was indicated in Mayor Phillips' letter to the Hon. Barney Danson (November 7, 1974), as well as other subsequent communications with Federal M.P's (see attached).

   C. City of Vancouver provide its share of $1.5 million by selling two acres to YMCA for a community swimming pool for $450,000; a sum of $711,000 which would have been necessary for re-alignment of the golf course had the re-zoning been approved, and balance of $339,000 from other sources. (Perhaps a temporary levy of .50¢ to 1.00 per game at Langara until balance satisfied), or from Civic Improvement funds.

   Results of the meeting in Victoria proved fruitless as both ministers, while being sympathetic to preservation of Langara, stated they did not have funds available in their respective budgets for such a purpose.

   The Hon. Mr. Radford, however, reiterated his previous offer to purchase three acres at a price of $675,000 for a community park.

2. Concurrent with above, your Committee has endeavoured to obtain Federal Government co-operation for funding, and has made numerous phone calls, sent telegrams, and has sent other letters and copies of reports to all local M.P's asking for their assistance.

   Unfortunately, to date the best response we can get is inconclusive.(See attached replies from Hon. Barney Danson and Bill Clarke, M.P.)

   Mr. John Fraser, M.P. has stated to your Committee Chairman that the Federal Government will definitely come through with financial assistance, but to date, we have not been able to secure anything concrete.

   Mrs. Pat Jordan, opposition M.L.A. in Victoria, has also volunteered to make an effort to obtain Provincial funding, however, it seems unlikely the government will change its position.

3. The chairman has been in constant contact with Mr. Paul Pulle of the Langara Citizens' Committee and Mr. Enrico Diano of the Marpole/Oakridge Area Council throughout the above proceedings and they have concurred fully with Committee action.

... 2.

Special Committee re Langara Report (cont'd.)

In view of the foregoing, your Committee

RECOMMENDS —

1. THAT Council reaffirm its motion of February 25th to proceed with sale of two acres of Langara to the Y.M.C.A. for use as a Community Swimming Pool, and three acres to the Provincial Government for a Community Park.

2. THAT the City proceed with a plebiscite to obtain the $3.375 million required for balance of purchase funds for Langara, date of such plebiscite to be determined by Council.

3. THAT the Special Committee of Council re Langara continue its efforts to obtain further Provincial and Federal funding.

Respectfully submitted,

E. C. Sweeney

Alderman E. C. Sweeney, Chairman

Helen D. Boyce

Alderman Helen Boyce

Darlene Marzari

Alderman Darlene Marzari

FOR COUNCIL ACTION SEE PAGE(S) 562

X

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

April 3, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, April 3, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt
ABSENT:	Alderman Kennedy
CLERK:	M. Cross

RECOMMENDATION

1. Cedar Cottage Neighbourhood Improvement Programme - Boundary Alterations

The Committee considered the following report of the City Manager dated March 14th, 1975:

"On June 25, 1974, City Council designated all of Kitsilano and a portion of Cedar Cottage as Neighbourhood Improvement Program areas. The boundaries of the Cedar Cottage area were designated as being Broadway, Clark Drive/Knight Street, Kingsway, Victoria Drive/John Hendry Park/Semlin Drive, (see Map 1). However, the report stated that "the exact boundary of the project area will be adjusted depending on priorities for improvements to be worked out with the residents in the planning stage". During the subsequent planning stage there was definite interest shown by some residents living outside the designated boundary but no specific request for N.I.P. assistance. Therefore, the Concept Plan as approved by City Council on November 22, 1974 made no recommendation regarding boundary alteration. However, at its' regular meeting of March 5, 1975, the Cedar Cottage N.I.P. Committee passed the following resolution:

> 'That the Cedar Cottage N.I.P. Committee recommend to City Council that the boundaries of the Cedar Cottage N.I.P. area be altered and moved eastward from Victoria Drive to Nanaimo Street: the boundaries of the expanded area being Broadway, Grandview Highway, Nanaimo Street, Kingsway, Clark Drive/Knight Street'.

The Cedar Cottage program is now moving into the implementation stage and interest from residents living beyond the boundaries is increasing, particularly regarding the Residential Rehabilitation Assistance Program. Generally, the areas to the north (Grandview), west (Mount Pleasant) and south (Kensington) have been identified as N.I.P. priority areas and may reasonably expect to receive N.I.P. programs before 1978. The area to the east of the present boundary probably does not warrant a separate, independent program at the expense of other priority areas but, because of current interest shown in R.R.A.P. and somewhat lesser interest shown in the possibility of N.I.P., it would make a logical extension of the Cedar Cottage N.I.P.

If the boundary is extended there may have to be some changes in the Cedar Cottage N.I.P. allocations of the Concept Plan but these changes are not seen to be major and will be handled by the existing N.I.P. process in Cedar Cottage.

Discussion with C.M.H.C. and the Province indicate that they are willing to consider this proposed boundary change.

The Director of Planning concurs with the March 5, 1975 resolution of the Cedar Cottage N.I.P. Committee and recommends that:

cont'd ...

Clause No.1 (continued)

1. The eastern boundary of the Cedar Cottage N.I.P. area be changed from its present location, i.e. Victoria Drive/John Hendry Park/Semlin Drive, to Nanaimo Street between the Grandview Highway and Kingsway.

2. A letter be forwarded to the senior governments requesting approval of this boundary alteration of the Cedar Cottage N.I.P. area. "

The Committee

RECOMMENDED

THAT the foregoing recommendations of the City Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 15, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Bird.
THAT the Minutes of the Regular Council Meeting of April 8, 1975, with the exception of the 'In Camera' portion, be adopted after amending the result of the vote on recommendation VI in Clause 1 of the report of the Standing Committees on Community Services and Housing and Environment (Page 17) to show that the Mayor was also opposed to the motion.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bowers
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Council agreed to vary the Agenda to consider the following:

UNFINISHED BUSINESS

Biltmore Motor Hotel - Rezoning

Council, at a special meeting on Thursday, March 13, 1975, considered an application from the Director of Planning to rezone Lot 2 - Block 116, D.L.301 situated on the N.E. corner of Kingsway and 12th Avenue, from C-3 Commercial District to C-2 Commercial District.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Biltmore Motor Hotel -
Rezoning (Cont'd)

At that time Council resolved:

"THAT the public hearing on the rezoning of Lot 2, Block 116, D.L.301 be deferred for 30 days to reconvene at a regular meeting of Council."

Council had for consideration today, a letter dated April 7, 1975, from Mr. M. Prefontaine, Vice-President of the Biltmore Motor Hotel, requesting a further deferment of this public hearing until the latter part of May. No one present wished to speak for or against the motion.

MOVED by Ald. Bowers,

THAT the request of the Biltmore Motor Hotel for a further deferment of the public hearing, with respect to the re-zoning of the Biltmore Hotel, to a regular meeting of Council at approximately the end of May, be approved.

- CARRIED UNANIMOUSLY

Council again varied the Agenda to consider the report from the City Manager on Self-Serve Gas Stations.

CITY MANAGER'S REPORT

B. Self Serve Gas Stations.

The City Manager submitted a report, dated April 7, 1975, in which the Director of Planning reported as follows:

"On March 11th 1975, City Council resolved that "the number of self-service gas stations in the City be limited to a maximum of 15% of the total retail gas stations in Vancouver, and that this percentage be shared amongst the major oil companies".

City Council also resolved that the Director of Planning be authorized to report back regarding the feasibility of implementation.

It should be noted that since Council considered the first Planning Department report on self-serve gasoline retailing, and since the resolution stated above was passed, a number of conversions of gas stations to self-serve stations has occurred such that the percentage of self-serve stations either operational or approved now exceeds 15 per cent. This has occurred because there is at present no means by which to enforce the resolution of council concerning self-serves, where conversion rather than structural alteration takes place, since the former does not currently require a development permit. Thus a recommendation is contained herein to amend the zoning bylaw so as to permit Council control, by defining self-serve gas stations as a separate and different use distinguished from conventional gas stations, and thus requiring a development permit for conversion.

Methods of Control

1. The limitation of numbers of self-serve stations, expressed as any percentage of the total number of stations or the total stations of each company, would have the highly undesirable effect of encouraging oil companies to retain marginal stations they would otherwise close. Alternative methods of implementing the intentions of Council have therefore been explored.

2. Limitation of numbers of self-serves by controlling their distribution, density, or spacing would give an undue advantage to companies first at a particular location, and give other companies no possibilities for competition. Also, it is considered unwise to determine where companies should be permitted to locate a specific marketing form, that of self-serve. If numbers are limited in some other way, the companies themselves have at least some opportunity to determine the best locations for their self-serve outlets.

Cont'd...

CITY MANAGER'S REPORTS (Cont'd)

Self-Serve Gas Stations (Cont'd)

3. Differentiate between self-serve gas "bars", where the only business is dispensing gasoline, self-serves with service bays, and self-serves with other facilities, such as car washes, and control only self-serve gas "bars". The main problem with this solution is that there is no way of ensuring that the attached service bay or other facility is actually used, so that a conversion could be carried out and the service bay, or other facility, never used. It would thus provide a way around controls:

4. Differentiate between lessee and company operated self-serve stations, and control only company operations. This would be exceptionally difficult to implement from a legal point of view. In addition, the leasing costs may be so high as to preclude most lessees from operating self-serves.

5. Differentiate between partial self-serve (with one pump island self-serve, one conventional) and totally self-serve, and control only totally self-serves. This is an attractive possibility, but has one major problem: the oil companies state that this form of conversion is not economic because it retains the high costs of labour, and also requires a console operator for the self-serve portion of the operation, and would not be utilized.

6. Allow all oil companies to bring their total numbers of self-serves up to a maximum fixed by the company presently with the most self-serves, and then stop all further conversions. One company currently has 16 stations; to allow all other companies to reach this total, would permit 84 more self-serves among the larger oil companies alone, and increase the percentage of service stations in the City to over 40 per cent.

7. In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 per cent for each company, and calculated from that company's total service stations on 1st April 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.

The Automotive Retailers' Association agree with limitation of self-serves to 15 per cent of each company in this way.

An appropriate By-law amendment which would achieve this objective will be drawn up.

In summary this amendment will do several things:

i) It will define "conventional gasoline service stations" and "self service gasoline service stations" as different uses, so that conversion to self-serve becomes conversion to a different use, and thus requires a development permit.

ii) Governing the issuance of a development permit, control is exercised so that a permit is only issued if the company concerned has less than its prescribed number (equal to 15 per cent of its total stations on 1st April 1975). This list of totals is to be filed with the City Clerk. A copy is also attached to this report.

In addition, in order not to exclude small companies from the market altogether, where a company has a total of six or less gas stations (that is, where 15 per cent is not equal to one station) a company would be permitted to have one of its stations as a self-serve. If a company has only one self-serve station, that would not be permitted to be a self-serve.

Companies would also have to demonstrate that they were not subsidiaries of other oil companies, to prevent companies circumventing the restrictions by setting up subsidiary companies.

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Self Serve Gas Stations (Cont'd)

The net effect of the adoption of such a by-law amendment, if all possible options were taken up, even by companies currently expressing no interest, would be to permit another nine self-serve gas stations in the City of Vancouver. These would be permitted to the following companies:

Company	Number of additional self-serves:
Gulf Oil Canada	3
Home Oil Ltd.	2
Pacific Petroleums Ltd.	2
Imperial Oil Ltd.	1
Union Oil Co.Ltd.	1

All of these companies currently have less than 15 per cent of their stations as self-serves.

The following companies would not be permitted any more self-serve gas stations, since they all exceed 15 per cent now:

Shell Canada, Standard Oil, Texaco Canada, Econo (Hi-Way Petroleum Ltd.) and Mohawk Oil.

A list showing the current situation is attached to this report.

Recommendations

It is RECOMMENDED that the Director of Planning be authorized to make application to amend the appropriate by-law (i) to make self-serve gasoline retailing a different use from conventional gasoline retailing, and (ii) to control the numbers of self-serve stations through the development permit process.

It is further RECOMMENDED that the Director of Planning be authorized to reassess the gasoline retailing situation after a period of one year, and to report to Council at that time."

The City Manager RECOMMENDS approval of the above recommendations."

Council had previously agreed to hear delegations from the following companies on this matter.

Shell Canada Ltd.

Mr. S.T. Dawes, Senior Marketing Representative, addressed Council and submitted a brief urging that Council reverse its previous decision to limit the number of self-serve gas stations in the City.

Imperial Oil Ltd.

Mr. C.G. Hanna, Development Manager, spoke to his brief which urged Council to rescind its previous motion to limit the number of self-serve gas stations in the City.

Standard Oil Co., of B.C. Ltd.

Mr. W.J. Walmsley submitted a brief and supported the position taken by the two previous representations.

Gulf Oil Canada Ltd.

Mr. D.J. Sharp addressed Council and also spoke in support of the position taken by the three previous delegations.

Texaco Canada Ltd.

Mr. A.R. Cooper submitted a brief and stated his Company would also request that Council reverse its previous decision to limit the number of self-serve gas stations in the City.

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Self Serve Gas Stations (Cont'd)

Mr. Jenkinson, Associate Director, Research and Information, Planning Department, spoke to the City Manager's report and answered questions from Council.

MOVED by Ald. Harcourt
THAT the Director of Planning be authorized to make application to amend the appropriate by-law:-

(i) to make self-serve gasoline retailing a different use from conventional gasoline retailing, and

(ii) to control the numbers of self-serve stations on the basis of 15% for each company; this percentage to be expressed in numbers and calculated from each company's total service stations as of April 1,1975. This limitation to be adjusted as per Appendix II of the City Manager's report, with respect to smaller companies.

FURTHER THAT the Director of Planning re-assess the gasoline retailing situation after a period of one year, and to report to Council at that time.

- (carried)

MOVED by Ald. Volrich (in amendment)
THAT the words "one year" be deleted and the words "six months" be substituted in the foregoing motion.

- LOST

(Ald. Bird, Boyce, Harcourt, Marzari, Rankin and Sweeney opposed.)

The amendment having LOST, the motion of Alderman Harcourt was put and CARRIED.
(Ald. Bowers and the Mayor opposed)

At this point, Council again varied the Agenda to consider the following:

UNFINISHED BUSINESS (Cont'd)

Issuance of Additional Taxi Licenses.

Council, on April 8, 1975, deferred consideration of the report from the Vehicles for Hire Board, dated March 19, 1975, to permit the hearing of delegations from the Vancouver Taxi Cab Owners' Association and the Greater Vancouver Taxi Drivers and Employees' Association.

Mr. J. Dawson, Vancouver Taxi Cab Owners' Association, addressed Council and submitted a brief putting forward his Association's arguments against the Board's recommendation for increased taxi licenses and an increase in the license fee.

Mrs Jean Wood, Vice President Greater Vancouver Taxi Drivers and Employees' Association, spoke in opposition to the Board's recommendation that 25 non-transferable licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license, and do not own any interest in any other cab or cabs.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Issuance of Additional
Taxi Licenses (Cont'd)

MOVED by Ald. Bowers
THAT consideration of the Board's recommendations in this matter be deferred to the next meeting of Council on April 22, 1975.

- CARRIED UNANIMOUSLY

The Council recessed at 4.00 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open council in the Council Chamber, at 4.40 p.m.

Western Outboard -
Area 10 - False Creek.

Council, on March 18, 1975, when considering a report of the Standing Committee on Planning and Development, dated March 4, 1975, deferred consideration of this report for three weeks, pending submission of a report, through the City Manager, from the officials involved, on the background of this whole matter, legal and planning implications and current status of negotiations with Western Outboard Marine Ltd.

Council also resolved that Western Outboard Marine Ltd., be invited to appear before Council when this matter was again considered, if it so desired.

The City Manager, under date of April 7, 1975, submitted the following report from the involved officials:

" Vancouver City Council passed the following motion at its meeting on March 18, 1975:

'THAT the report of the Planning and Development Committee dated March 4, 1975, on the matter of Western Outboard Marine Ltd., be deferred for further consideration by Council in three weeks' time, and in the meantime, the City Manager submit a report from the officials involved giving the background to this whole matter, legal and planning implications and current status of negotiations with Western Outboard Marine Ltd.'

The Director of Legal Services reports as follows:-

"The question of legal implications arises presumably out of the fact that Western Outboard, through its representatives, has indicated that if it doesn't achieve the desired concessions from City Council with respect to lease areas, it will proceed with the law suit against the City involving a number of issues.

These appear to be as follows:-

1. The agreement between the City and Western Outboard of January 17, 1973, was for the period of one year and since the City had not come to any permanent arrangement with regard to the purchase of Block "K" or lease of the alternative site the agreement became void and the waiver contained therein had no effect.

   Our position is that this argument would not succeed.

2. Western Outboard claims to have a legal right to water access and riparian rights. Our position is that if there is a right of access and riparian rights these are of such limited scope that they would be of little use to the company as far as development of marine activities is concerned and also we are of the opinion that as matters presently stand the company would not be denied any alleged riparian rights.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Western Outboard -
Area 10 - False Creek.(Cont'd)

3. The Company alleges that it will proceed to develop its property according to the original development application which received approval but was not issued. This cannot be done as over a year has expired and approval can no longer be granted in view of the rezoning of the area. The company does not have a legal right to force issuance of the development permit or claim damages for failure to do so.

In summary, we are of the opinion that while the company may endeavour to pressure the City by threats of legal action there is no indication that if action was commenced the company would be successful."

The Supervisor of Property & Insurance reports as follows:-

"The City of Vancouver purchased the False Creek land from the Provincial Government in August, 1969, for approximately 1.98 Million Dollars, subject to existing leases and agreements. The leases were undertaken by the Property and Insurance Office effective January 1st, 1970.

At that time, new rental agreements were entered into on a month-to-month basis pending decisions on the future development of the False Creek Area.

In the West end of the Creek, (Area 10), there were two major tenants of the City -- Giroday Sawmills and Harold Clay. In addition, there were two major land owners, with approximately 1.0 acre each -- J.T. Devlin, (Parcel J) and Giroday Sawmills, (Parcel K).

The Supervisor of Property & Insurance was in negotiation with Giroday Sawmills who wished to develop their land in conjunction with a long-term lease of the adjoining City land for the purpose of developing a hotel/marina complex.

When they were unable to obtain a long-term lease from the City, they sold their land to Western Outboard Co. Ltd., who were under extreme pressure to enlarge their operation at the S. E. corner of 2nd Avenue and Fir Street.

Mr. Giroday had told them that they had riparian rights on the land and apparently gave no indication of the heavy involvement of the City by recent ownership of the land between Parcel K and the water.

Western Outboard proceeded with plans for development of their land up to the point of having their permit approved, but not issued, in March, 1972.

The Director of Planning welcomed the proposed development, but due to the pending redevelopment of the False Creek lands in the area, he requested a delay of one year and had Council instruct the Supervisor of Property & Insurance to negotiate an interim arrangement which would allow Western Outboard to function until their ultimate location in Area 10 could be decided, from the pending Thompson, Berwick, Pratt and Partner's report on the development of the Creek.

The Supervisor of Property & Insurance negotiated an agreement based upon the City constructing a building to enable them to service their customers provided that they agreed to sell their Parcel K to the City, obtain a long-term lease on an alternate, similar size piece of land in Area 10 within one year, plus have equivalent water access and a lease of adjoining water for servicing and display of boats.

The construction of this temporary building by the City was predicated on a maximum price of $30,000.00 with a leaseback based upon the capital cost and also on the condition that Western Outboard would waive all claims against the City for disruption or delay.

The Thompson, Berwick, Pratt and Partner's Report recommended that the Western Outboard development be relocated against the Granville Bridge on the approximate site then occupied by Harold Clay. Western Outboard did not want to move into this location as they felt that the site was less desirable from the viewpoint of danger from objects falling off of the bridge, lack of light, and poorer foundation conditions.

Cont'd...

UNFINISHED BUSINESS (Cont'd)

Western Outboard - Area 10 - False Creek. (Cont'd)

Harold Clay was a month-to-month occupant of the area who had been given notice in March, 1973, to vacate the site by October 31, 1973. However, because of the lack of suitable moorage being available, Mr. Clay, with an organized group of tenant boat owners and live aboards, managed to delay his vacancy for a full year, during which time he paid no rental to the City but continued collecting rent from his tenants. He left voluntarily upon payment of approximately $20,000.00 in the form of cash and forgiveness of rent to the City.

In the meantime, Western Outboard had been pressing to obtain their alternate site and proceed with their expansion and proposed development, which has yet to materialize. They now state that their minimum requirements to operate in Area 10 would be an additional 30,000 square feet of land above the size of their present site, plus 2.88 acres of water being leased to them for marina use and boat selling and servicing purposes.

Based on a report from the False Creek Development Consultant, Mr. Sutcliffe, the Civic Planning & Development Committee had resolved that Western Outboard would exchange their Parcel K, plus obtain a lease on an additional 30,000 square feet of land and lease a maximum of 2 acres of water. Council reduced this to a maximum of 1.3 acres of water.

Recently, subsequent further meetings resulted in the Planning and Development Committee recommending that Western Outboard be given land in the alternate location on a land exchange basis, lease of additional City land plus a lease of 2.3 acres of water measured at high tide, and the development being carried out in accordance with a general plan and model of Western Outboard's proposed development. The proposal contained an elevated public walkway containing a restaurant and ramp out over the water, with the water area to be measured at low tide. The matter of the calculation and location of the water area is now being looked at by the Director of Planning.

The re-alignment of the seawall now under construction has not been agreed to by the City Engineer as his funds have already been spent on dredging, filling, rip rap, pile driving, and walkway. His schedule to finish by May 31, 1975, cannot be delayed if he is to obtain the Federal funding through Winter Works money. Therefore, any change would be made only if all costs were to be borne by Western Outboard.

The Standing Committee on Planning & Development, on March 4, 1975, recommended:-

> "THAT Western Outboard be granted a lease of a total of 2.3 acres of water, including City-owned water; the City would support an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government.
>
> FURTHER THAT the matter of the designation of the 2.3 acres of water be referred to the city officials to work out with Western Outboard."
>
> And:-
>
> "THAT in the negotiations for the City-owned water, there be an understanding that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense."

City Council, On March 18, 1975, in consideration of the March 4th, report of the Committee, resolved in general that a report giving the background to the whole matter along with legal and planning implications and current status of negotiations be reported in three weeks and further that Western Outboard Marine Ltd. be invited to appear before Council if it so desires.

Then, on March 25, 1975, Council approved a report submitted by the Development Consultant, the Director of Planning, and the City Engineer, wherein it was recommended,

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Western Outboard - Area 10 -
False Creek. (Cont'd)

"THAT

(a) the proposed amendment to the Harbour Headline in False Creek, as illustrated on Plan LC570, be approved;

(b) the City Engineer be authorized to make application to the National Harbours Board accordingly and be authorized to arrange for the carrying out of the necessary surveys as soon as possible; and

(c) the Supervisor, Property and Insurance, and the Development Consultant be authorized to negotiate with the Provincial and Federal Governments to obtain the necessary leases of the Water area and to report back to City Council."

It is noted that Clause (c) above conflicts with the recommendations of the Standing Committee on Planning & Development on March 4th, 1975, that the City would only 'support an application by Western Outboard for a lease of the balance of the 2.3 acres from other levels of government'. This would, however, provide control of the water area if the City was the head lessee.

The Supervisor of Property & Insurance will be unable to conclude negotiations until agreement is reached by all parties as to the plan for development and a precise delineation of the land and water available for rental.

The Director of Planning reports as follows:

The Planning Department has been involved in the many aspects related to the future of Western Outboard in Area 10. At the present time, an Area Development Plan for Area 10 is being prepared for submission to Council in the near future. "

The City Manager submits the foregoing report of the Director of Legal Services, the Supervisor of Property and Insurance and the Director of Planning to Council for INFORMATION. "

Mr. E. Paul, Western Outboard Marine Ltd., addressed Council and requested clarification from Council of the amount of water area to be leased to Western Outboard. He stated that his Company personally required space for one hundred (100) boats to operate their sales and service business in False Creek. However, the development proposal calls for one hundred and thirty (130) spaces and is based on the Company's projected need within three years. He further stated that the Committee's recommendation that Western Outboard be granted a lease of a total of 2.3 acres of water, would not be an acceptable proposal if this acreage were measured at high tide.

MOVED by Ald. Cowie

THAT

(a) Western Outboard be granted a lease of a total of 2.3 acres of water at low tide, including City-owned water:

(b) The designation of this 2.3 acres of water at low tide be determined by the appropriate City officials after consultation with Western Outboard:

(c) It be noted, in any further negotiations with the Company, that the realignment of the walkway proposed by Western Outboard will be carried out and maintained at their expense.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Western Outboard - Area 10 -
False Creek. (Cont'd)

(d) The Supervisor of Property and Insurance and the Project Manager, False Creek, be authorized to negotiate with the Provincial and Federal governments to obtain the necessary leases of the balance of the required water areas, and to report back to City Council.

- CARRIED

(Ald. Bowers, Boyce and Kennedy opposed)

Report from Special
Committee re Langara.

Council, on February 25, 1975, established a Special Committee of Council re Langara Golf Course. This Committee consists of Alderman Sweeney (Chairman), Alderman Boyce and Alderman Marzari.

The Special Committee submitted a report to Council, dated March 27, 1975, setting out its efforts to obtain Provincial and Federal contributions towards the $4.5-million owing by the City on Langara Lands. Alderman Sweeney, Chairman, speaking to the report, stated that all efforts to date to obtain either Federal or Provincial funding had proved fruitless.

Council also noted a letter dated April 3, 1975, from the Minister of State Urban Affairs, addressed to Alderman Sweeney, advising that 'it would not be possible for CMHC to participate in the acquisition of this land without the potential of a housing content'.

The Committee submitted the following recommendations for Council's consideration:

1. THAT Council reaffirm its motion of February 25, 1975, to proceed with sale of two acres of Langara to the Y.M.C.A. for use as a Community Swimming Pool, and three acres to the Provincial Government for a Community Park.

2. THAT the City proceed with a plebiscite to obtain the $3.375-million required for balance of purchase funds for Langara, date of such plebiscite to be determined by Council.

3. THAT the Special Committee of Council re Langara continue its efforts to obtain further Provincial and Federal funding.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Report from Special
Committee re Langara (Cont'd)

MOVED by Ald. Sweeney
THAT recommendation 1 of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
THAT recommendation 2 of the Committee be approved.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy
THAT recommendation 3 of the Committee be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt
THAT the application of the Director of Planning to re-zone the south-side of 49th Avenue between Cambie and Ontario Streets, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District previously considered at a Council Public Hearing on February 20, 1975, be approved, with CD-1 by-law restricting the development as follows:

1. **Uses**

   (a) Apartment buildings

   (b) Town houses

   (c) Retail stores catering to the day-to-day needs of residents of the local neighbourhood (4,000 square feet)

   (d) Park or playground

   (e) Golf Course

   (f) Recreational facility (Y.M.C.A.)

   (g) Comprehensive educational development (Vancouver City College)

   (h) Off-street parking and loading

   (i) Buildings or uses customarily accessory to the above uses

2. Floor Space Ratio

   The Floor Space Ratio, including all ancillary use, not to exceed the following:

   (a) Family housing
   0.50

   (b) Senior citizens housing
   0.75

   (c) Housing for young marrieds
   0.75

   (Density of Dwelling Units: The number of dwelling units permitted per acre shall be as prescribed by Council when approving the form of development, but in no event shall they be less than 15 nor more than 43 per acre.)

   (d) Recreational facility (Y.M.C.A.)
   0.50

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Report from Special
Committee re Langara (Cont'd)

3. Height of Buildings

(a) Housing (all categories)
The height not to exceed three storeys

(b) Recreational facility (Y.M.C.A.)
The height of the building not to exceed 40 feet

And also subject to the following conditions:

The detailed scheme of development to be first approved by the Director of Planning on advise from the Urban Design Panel, having regard to the general conditions set out in the attached report dated November 20, 1974, and such other conditions as determined by Council.

FURTHER THAT the form of housing development on 15 acres of the site be as follows:

7½ acres for market housing at a density of 15 units per acre.

2 acres for senior citizens housing at a density of 15 units per acre.

AMENDED
SEE PAGE 576

5½ acres for co-operative housing at a density of 16 units per acre with surface parking.

- CARRIED

(Aldermen Boyce, Kennedy and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Grant Request re Luncheon:
Canadian Mental Health Association

Council on March 18, 1975, did not approve a request from the Canadian Mental Health Association to host a luncheon with respect to the Association's National Annual Conference to be held in Vancouver this year.

A further letter dated April 1, 1975, was received from the Association requesting that each of the major cities and municipalities in the Lower Mainland contribute $500.00 towards the luncheon.

MOVED by Ald. Bowers,
THAT no action be taken with respect to this further request from the Canadian Mental Health Association.

- CARRIED UNANIMOUSLY

2. Grant Request:
B.C. Chess Federation

Council noted a letter dated March 7, 1975, from the B.C. Chess Federation requesting a grant of $450.00 to cover the costs involved in a chess tournament and classes involving school children and senior citizens.

Reference was made to the chess programs offered in drop-in centres and community centres throughout the City and it was suggested that the organization be in touch with Mr. Marshal Smith, Director of Recreation Services, Park Board.

MOVED by Ald. Bird,
THAT no action be taken with respect to the B.C. Chess Federation's grant request.

- CARRIED UNANIMOUSLY

3. Grant Request:
X-Kalay Foundation Society

Under date of March 12, 1975, the X-Kalay Foundation Society (Vancouver Branch), submitted the following letter:

"The X-Kalay Foundation Society have entered into a five year lease with Intra Land Corporation Limited for a building and land located at Lot A, Block 44, Subdivision J, District Lot 182, Group 1, N.W.D., Plan 729 (1423 Grant).

We intend to use this property for a Recycling Centre, a Free Store, Our Administrative offices, a teaching centre and whatever community benefit we might create in the future. We are presently negotiating with the Alcohol and Drug Commission for our 1975-1976 funding. We are concerned that the taxes for this property range between $5,400 to $7,300. This is quite an expensive item for us being that we are a non-profit entity.

I have spoken with people in the Property Taxes Department of the City and they have informed me that I should request grant monies from the City for these taxes. Kindly accept this letter as the request for some consideration in this matter."

Council was advised that the organization is not eligible for a grant in lieu of taxes under Section 396(c) of the Vancouver Charter and were therefore submitting the foregoing request on the basis of need.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Grant Request: X-Kalay
Foundation Society (continued)

MOVED by Ald. Volrich,
THAT no action be taken on this request by the X-Kalay Foundation Society.

(Deferred)

MOVED by Ald. Harcourt,
THAT this whole matter be deferred until the X-Kalay Foundation Society has concluded its negotiations with the Alcohol and Drug Commission respecting the organization's funding.

- CARRIED UNANIMOUSLY

4. Grant Request:
Media Club of Canada

The Council noted a letter from the Media Club of Canada dated March 12, 1975, requesting a grant from the Council of $500.00 towards the cost of a dinner during the organization's national convention to be held in Vancouver this year.

MOVED by Ald. Bowers,
THAT no action be taken on this request by the Media Club of Canada.

- CARRIED UNANIMOUSLY

5. Infill Housing - Strathcona
'Remaining 39 Lots'

Under date of April 2, 1975, Thompson, Berwick, Pratt & Partners submitted the following letter on the matter of infill housing in Strathcona:

> We have reported our efforts and difficulties in detail to you on February 18, 1975 regarding Development Permit Application on the above project. The Board of Variance finally approved our appeal on March 26, 1975 on the "3 houses on 2 lots" proposals. Work is progressing now at top speed towards construction start.
>
> However, we would like to bring to your attention that the May 1, 1975 deadline is all but an impossibility to meet because of the arduous and complicated sequence of events in securing the Development Permit. As you may recall, you amended the Provincial deadline of November 1, 1975 to May 1, 1975 in November, 1974 in an effort to speed up the process. We trust that under the circumstances the original deadline of November 1, 1975 may be re-considered.
>
> At the present rate of progress, the first 25 units can start construction in early June, 1975; the remaining 25 units will probably follow in two months barring no further delays in regards to zoning. We shall continue to work closely with Mr. H. W. Pickstone, Director of Planning and Mr. A.R. Floyd, Zone Leader - Development Permit Group to resolve any such differences. Please call me if further clarifications are needed. Thank you for your continued interest and attention.

The Council was advised that on November 5, 1974, Council had extended the re-purchase option clause of agreement to May 1, 1975, rather than extending it to November 1, 1975, as requested by the Minister of Housing.

MOVED by Ald. Bowers,
THAT the re-purchase option clause of agreement be extended to November 1, 1975.

(Amended)

MOVED by Ald. Harcourt in amendment,
THAT the November 1st, 1975, date referred to in Alderman Bower's motion be struck, and the date of July 15th, 1975, be inserted in lieu thereof.

- CARRIED

(Aldermen Bowers, Boyce, Volrich and the Mayor opposed)

cont'd

COMMUNICATIONS OR PETITIONS (cont'd)

Infill Housing - Strathcona
'Remaining 39 Lots' (continued)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the re-purchase option clause of agreement be extended to July 15, 1975."

MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
APRIL 11, 1975

Works & Utility Matters
(April 11, 1975)

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Fire Boat Float
Cl. 2: Reallocation of Sewers Capital Funds for Sewer Construction Downtown
Cl. 3: Reallocation of Funds for West End Sewer Construction
Cl. 4: Sewer Reconstruction on 21st Avenue between Knight and Clark and on 19th Avenue between Main and Sophia
Cl. 5: Local Improvements by 'Petition'
Cl. 6: Street Lighting on Mainland Street
Cl. 7: Tender No. 752 - Broadway Improvement Project
Cl. 8: Granville Street Pedestrian Transitway - Phase I

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT Clause 3 be referred to the Standing Committee on Finance and Administration for consideration and report.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Local Improvement by 'Petition'
(Clause 5)

MOVED by Ald. Rankin,
THAT this Clause be approved after amending recommendation (1) of the City Engineer to read as follows:

"(1) the approximate $650,000 appropriated for renovations to the Old Museums be cancelled but appropriated in the 1976 Budget Estimates."

- CARRIED

(Aldermen Bird, Bowers and Kennedy opposed)

(Underlining denotes amendment)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(continued)

Street Lighting on Mainland
Street (Clause 6)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Tender No. 752 - Broadway
Improvement Project (Clause 7)

MOVED by Ald. Sweeney,
THAT the City Engineer, in consultation with the Director of Planning, be instructed to reduce the scope of the design to stay within the funds presently approved and recommendations A, B and C of the City Engineer be therefore approved.

- CARRIED UNANIMOUSLY

Granville Street Pedestrian
Transitway - Phase I (Clause 8)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(April 11, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Addition to Building at 3945 West 19th Avenue
Cl. 2: Lease Agreement at Main & Terminal

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(April 11, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Water Street Beautification Program
Cl. 2: Attendance of Fire Department Analyst R. Dumala at N.F.P.A. Conference
Cl. 3: C.F.M.M. Conference 1975
Cl. 4: Request from Greenpeace Foundation for the Loan of Whale Banners
Cl. 5: Vancouver Public Library - Six Day Opening at Kitsilano and Mount Pleasant Branches

The Council took action as follows:

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(continued)

Clauses 1, 2 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

C.F.M.M. Conference 1975
(Clause 3)

MOVED by Ald. Bowers,
THAT the Mayor, with one other member of Council, be authorized to attend the 1975 C.F.M.M. Conference;

FURTHER THAT the City Manager be authorized to attend the Canadian Association of Municipal Administrators meeting and the 1975 C.F.M.M. Conference.

(Amended)

MOVED by Ald. Cowie in amendment,
THAT reference to "one" Alderman referred to in Alderman Bowers' motion be struck and "three" be inserted in lieu thereof.

- CARRIED

(Aldermen Bowers, Rankin and Sweeney opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the Mayor, with three other members of Council, be authorized to attend the 1975 C.F.M.M. Conference;

FURTHER THAT the City Manager be authorized to attend the Canadian Association of Municipal Administrators meeting and the 1975 C.F.M.M. Conference."

Request from the Greenpeace Foundation
for the Loan of Whale Banners (Clause 4)

MOVED by Ald. Cowie,
THAT the request of the Greenpeace Foundation for the loan of whale banners be granted and the City Engineer be instructed to install banners on City streets in the Jericho area at no cost to the organization up to an installation cost of $500.00.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Harcourt,
THAT the request of the Greenpeace Foundation for the loan of whale banners as stated in the report be granted and the City write off any banners which may be lost, stolen or damaged.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(April 11, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Acquisition for Public Housing for Single People Site 'B' - N/S Cordova between Jackson and Princess Streets - 500 Block East Cordova Street
Cl. 2: Establishment of S. 6' of Subdivisions 8 and 14 of S½ of Lot 86, THSL, Plan 1720 for Highway Purposes - N/S Adanac and East of Rupert Street
Cl. 3: Rental Review - 242 Terminal Avenue

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

N.I.P. Allocation - Tree
Planting (Cedar Cottage)

The City Manager under date of April 7, 1975, submitted the following report:

"The Director of Planning reports as follows:

'The Cedar Cottage N.I.P. Concept Plan as approved by City Council on November 12, 1974 and subsequently by the senior levels of government stated that one of the priorities of Neighbourhood Improvement in this area is "To upgrade the general appearance and living environment of the area". Consequently an allocation of $315,000.00 was included in the plan for Beautification and Public Use Areas with the intent of using some of the funds made available under N.I.P. for this purpose. (This sum was later included in the Recreation allocation.)

Commercial Street between 18th Avenue and 22nd Avenue was once an active commercial area but there has been some deterioration over the years and the area is now characterized by mixed industrial, service, commercial and residential uses. The present zoning is Commercial (C-2) and light industrial (M-1). The street lies very near the centre of the Cedar Cottage N.I.P. area and the tree planting proposal was initiated by the N.I.P. Committee during the Planning Stage of the N.I.P. program. Preliminary letters were mailed to all concerned owners on October 2, 1974.

Since the street is zoned for commercial and industrial uses it is not eligible for the normal residential street tree planting program carried out by the Parks Board. Hence the necessity to use N.I.P. funds for this project. The total cost of the project is estimated at $4,400.00. Of this cost, the abutting property owners and businesses are prepared to contribute approximately $240.00.

At its regular meeting of March 19, 1975 the Cedar Cottage N.I.P. Committee passed the following resolution:

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

N.I.P. Allocation - Tree Planting
(Cedar Cottage) (continued)

"That the Cedar Cottage N.I.P. Committee recommends that City Council be asked to approve the allocation of $3,900.00 towards the purchase of 51 Linden trees for planting on Commercial Street between 18th Avenue and 22nd Avenue. And, further, that Council be asked to approve a sum of money not in excess of $500.00 to meet the balance of costs not contributed by the abutting owners and businesses for cutting and topping off holes for these trees."

The Director of Planning agrees with this resolution and recommends:

That $4,200.00 be allocated from the Recreational Account of the Cedar Cottage Neighbourhood Improvement Program for purposes of planting 51 Linden trees along both sides of Commercial Street between 18th Avenue and 22nd Avenue with the understanding that a further $240.00 will be contributed by the abutting property owners and businesses.'

The City Engineer has reviewed this report and concurs.

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Planning and Development, April 3, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: False Creek - Use of a Portion of Area 6 for an On-the-Water Boat Show
Cl. 2: RT-2 Zoned Land

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW RELATING TO THE USE OF RAILWAY WHISTLES (Railway Anti-Whistling)

MOVED by Ald. Bird,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Cowie opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments it was

MOVED by Ald. Bird,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Cowie opposed)

MOTIONS

A. Closing, Stopping Up and Conveyance of Land - East of Cassiar Street between Adanac and Lane south of Adanac

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) Portion of the road dedicated by the deposit of Plan 12251 adjacent to Lot "A", Sections 26 and 27, Town of Hastings Suburban Lands, Plan 12251, is surplus to the City's highway requirements;

(3) City-owned said Lot "A" and the portion of road to be closed are to be conveyed to Her Majesty The Queen in Right of the Province of British Columbia for a housing development;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 12251 lying between the productions easterly of the northerly and southerly limits of Lot "A", Sections 26 and 27, Town of Hastings Suburban Lands, Plan 12251, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 28, 1975, and marginally numbered LF 7241, a print of which is hereunto annexed, be closed, stopped up and conveyed to Her Majesty The Queen in Right of the Province of British Columbia; and

BE IT FURTHER RESOLVED THAT the hereinbefore described closed road be subdivided with the adjacent property.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Establishment of Land for Highway Purposes - N/S Adanac and East of Rupert Street

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT WHEREAS the City of Vancouver is the registered owner of the South 6' of each of Subdivisions 8 and 14, South half of Lot 86, Town of Hastings Suburban Lands, Plan 1720;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands as highway;

THEREFORE BE IT RESOLVED THAT the South 6' of each of Subdivisions 8 and 14 of the South half of Lot 86, T.H.S.L., Plan 1720, be and the same are hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

C. Local Improvement Project: Sidewalk - S/S Lagoon Drive between Haro & Robson

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT WHEREAS on April 23, 1974, Council passed a By-law dealing with various improvements in the West End;

AND WHEREAS this included on the City's initiative the provision of a sidewalk on the south side of Lagoon Drive between Haro Street and Robson Street;

AND WHEREAS several nearby residents are strongly opposed to this sidewalk, since it would interfere with the boulevard lawn that they have installed and maintained on that side of the street (with the consent of the then Mayor and City Engineer);

AND WHEREAS there is a sidewalk on the north side of the street, which would be the preferred side for pedestrians to walk, and there is no operational need for the additional sidewalk on the south side (no doors of residences face it);

AND WHEREAS the City Engineer assures me that there is still opportunity to stop the construction of the sidewalk, thus saving money both for the City and the local residents and preserving the boulevard lawn;

THEREFORE BE IT RESOLVED THAT the aforesaid sidewalk not be proceeded with, and that the Director of Legal Services be asked to bring in an amendment to the By-law of April 23, 1974, accordingly.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Fire By-law Upgrading

advised that he had received a letter from the Rental Housing Council of B.C. requesting to appear before Council with respect to timing and cost implications of upgrading apartment buildings.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council agree to hear the delegation from the Rental Housing Council of B.C., and arrangements be left with the City Clerk.

- CARRIED

(Aldermen Bird and Cowie opposed)

- - - - -

The Council adjourned at approximately 6:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of April 15, 1975, adopted as amended on April 22, 1975.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Fire Boat Float

The City Engineer reports as follows:

"At its meeting on January 21, 1975, Council authorized repairs to the Fire Boat Float at an estimated cost of $12,500. Repairs were urgently required and approval was given prior to the approval of the 1975 Revenue Budget. Repairs were initiated and it was then found necessary to do much more work than originally anticipated. Test hole results and other work in the area indicated that steel piles could be driven to a sufficient depth to meet structural requirements. However, the required penetration could not be obtained by driving and it was necessary to pour concrete collars around the pile bases to properly secure them. Concrete forming and pouring was 35' below the water surface and involved considerable preparation. The additional work has cost $7,100 and is now completed.

I RECOMMEND that the Basic 1975 Revenue Budget appropriation 7595/946, approved for repairs to the Fire Boat Float, be increased by $7,100."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reallocation of Sewers Capital Funds for Sewer Construction Downtown

The City Engineer reports as follows:

"The 1972 Sewers Capital Program provided funds for sewer reconstruction in the lane West of Seymour between Smithe and Georgia Streets. However, in order to fit this work to the overall program for sewer construction in the Downtown area, this work should be deferred until later in the construction program. In the meantime, the funds should be transferred to the account for sewer separation in the downtown area.

I RECOMMEND that $80,000 be transferred from Sewers Capital Account 118/5702, 'Lane West of Seymour-Smithe to Georgia' to Sewers Capital Account 111/6218, 'Sewer Separation Downtown-Burrard to Columbia' in order to provide continuity in the construction program."

The City Manager RECOMMENDS that the foregoing be approved.

3. Reallocation of Funds for West End Sewer Construction

The City Engineer reports as follows:

"At the time the 1974 Sewers Capital Program was established it was anticipated that sewer construction work would be required in False Creek Redevelopment Area 10 before the end of the Budget period and funds were provided accordingly. However, it has now been determined that no sewer construction will take place in Area 10 during this Budget period. In order to maintain continuity in our sewer construction program, the $400,000.00 appropriation for False Creek Area 10 should be transferred into our account for sewer separation work in the West End.

I RECOMMEND that $400,000.00 be transferred from Sewers Capital Account 112/1505, 'False Creek Area 10', to Sewers Capital Account 112/6301, 'Sewer Separation in the West End-1974' in order to provide continuity in our construction program."

The City Manager RECOMMENDS that the foregoing be approved.

4. Sewer Reconstruction on 21st Avenue between Knight and Clark and on 19th Avenue between Main and Sophia.

The City Engineer reports as follows:

"Recent collapses at the wye connections and subsequent repair work

Cont'd . . .

Clause 4 Cont'd

and inspection indicate that the sewers on the following two streets are in very poor condition:

a) 21st Avenue between Clark and Knight;

b) 19th Avenue between Main and Sophia.

The estimated cost of reconstructing these two sewers is $88,000.

I RECOMMEND that $88,000.00 be appropriated from Sewers Capital Budget Account 112/2001, 'Local Sewers in Champlain Heights Areas E & F', as no sewer construction will be done in Champlain Heights during the 1974 Capital Budget period."

The City Manager RECOMMENDS that the foregoing be approved.

5. Local Improvements by "Petition"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step (City Engineer's report)

Petitions for - Pavements and Curbs (higher zoned)
- Pavements and Curbs (local residential)
- Lane Pavements (residential standard)
- Lane Pavements (higher zoned)
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements. The projects are shown on the attached schedule dated March 21st, 1975.

Funds for the City's share of these projects are not available in the current Five-Year Plan and have been requested from the 1975 Supplementary Capital Budget. In this regard it should be noted:

a. That the amount provided in the 1971-75 Plan for Local Residential Streets was recommended by the Technical Planning Board with the notation, 'It is anticipated that the petitions .... may exceed the funds recommended by 10%-15%.' The need for some supplementary funds was thus part of the planning from the beginning.

b. That the amounts recommended by the City Engineer for these types of work in 1971-75 were reduced during review by a total of $1,010,000, approximately the present shortage.

These 177 projects arise from petitions which have been circulated and signed by some 2,500 property owners willing to pay their share and wishing to participate in the City's on-going programs to improve local streets and lanes. They represent a great deal of time and effort by the 177 citizens who undertook to gather the necessary support. These petitions were submitted between July of 1974 and mid-January 1975. Complaints are already received about waiting up to a year for the work to be done and it would be most unfortunate if these petitions could not be honoured this summer.

The people of the two Neighbourhood Improvement areas, Kitsilano and Cedar Cottage, are being encouraged by the Local Planning Staffs to improve their neighbourhoods by participating in the City-wide programs as well as by the projects funded through N.I.P. Eleven of the petitions are from within these two areas.

If the Local Improvement Procedure is not started now, there will not be time to go through the required steps and do the work this season. Starting now does not finally commit Council to undertake the work.

It should be pointed out that if these works are advanced through the local improvement steps now and the work then delayed the property owners may not be

Cont'd . . .

Clause 5 Cont'd

charged more than 10% over the present estimates and the City would have to absorb any price increase in excess of 10% unless these projects were re-advanced to a further Court of Revision."

Second Step (Director of Finance's report)

"In accordance with the provisions of the local improvement procedure by-law, I am submitting the City Engineer's report dated April 4, 1975.

The estimated total cost of these improvements is $1,599,990 and the City's share of the cost is $990,122.

I have to report that the necessary financial arrangements can only be made in 1975 to carry out this work at the cost of other projects which may or may not have higher priority than the Curb and Gutter Program. The cost is over and above Streets funds available under the 1971-75 Five Year Plan and to do the work this year they would have to be provided from the 1975 Supplementary Capital Budget or from some other available source. The 1975 Supplementary Capital Budget, while it has not yet been reviewed and approved by Council, has been fully committed in the sense of items either approved by Council, approved in principle, or to be recommended to Council. This is based on a 1½ mil capital levy to be included in the 1975 general purposes taxes, in accordance with previous policies. If Council approved an increase in the 1½ mils, then presumably these Streets projects could compete with other Capital items for a share of that excess over 1½ mils.

The City Engineer wishes these projects to proceed to the Court of Revision and it should be pointed out that he will be recommending further projects for a slightly later Court.

In view of the urgency expressed by the City Engineer regarding the above local improvement I have examined the status of certain capital funds and have to advise that financial arrangements can be made to carry out the work in the following way.

I RECOMMEND that:

1) the approximate $650,000 appropriated for renovations to the Old Museum be cancelled (to be replaced in 1976 if appropriate),

2) that the remaining approximate $211,000 in capital funds subject to varying be shifted to Streets Capital fund (this requiring Council to pass a varying bylaw),

3) that the remaining funds in the Georgia Viaduct fund (approximately $225,000) be diverted to the Streets Capital fund (this requiring Council to pass a diverting bylaw),

4) that the approximate $1,086,000 of funds realized above be appropriated for the City's share of the local improvements proposed in this report plus the smaller program forthcoming within approximately the next month."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

A. The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's office.

B. The following streets be declared as School Collector Streets for the purpose of Part I of the Local Improvement Procedure By-Law:

- Penticton Street, 19th Avenue to 20th Avenue
- 39th Avenue, Ross Street to lane east of Ross Street

C. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

Cont'd . . .

Clause 5 Cont'd

D. The projects listed in the attached schedule dated March 21, 1975 be brought before the Court of Revisions scheduled for 7:30 PM Tuesday May 6, 1975."

NOTE: (REQUIRES TWO-THIRDS AFFIRMATIVE VOTE OF ALL COUNCIL MEMBERS PRESENT.)

6. Street Lighting on Mainland Street

The City Manager submits the following report of the City Engineer:

"On February 24, 1975, a letter from Laurelton Investments Ltd. was circulated to Council objecting to the terms of a proposed agreement which were approved by Council on February 11, 1975, respecting six special street lights installed by the Company on the east side of Mainland Street between Smithe Street and Nelson Street. The Company states that because they incurred considerable expense installing the special street lights, the City should reimburse them for the normal City's contribution towards a local improvement for standard street lighting and that the City should pay for all the annual operating costs.

The terms recommended to Council are that the owners pay all installation costs which the Company indicates were in excess of $10,000 and annually pay the costs of energy and maintenance which are in excess of the costs for standard "business zone" street lighting as estimated by the City Engineer. These terms are in accordance with Departmental policy.

The estimated cost for installing standard street lighting project is $4200 of which the City's share would be $630. Under a local improvement, the owners on the west side would have been assessed half of the remaining costs, but because the Company proceeded without a local improvement, the owners on the west side cannot be assessed.

The estimated annual operating costs for six street lights based on 1975 costs are as follows:

	Special Lighting	Standard Lighting	Difference
Energy Costs	$450	$220	$230
Maintenance Costs	$270	$100	$170
Total	$720	$320	$400

During the construction of the building, negotiations for street lighting were made on behalf of Laurelton Investments Ltd. by their architect and consulting electrical engineer. They were told that standard street lighting could be installed in approximately 10 months and how the costs would be shared under a local improvement or under a special agreement which they were considering. The owners wanted to proceed on special arrangements to have the lighting in operation when the building was opened and to have more decorative light standards instead of the standard street lights.

At the conclusion of the negotiations when the proposed design was accepted the owner's representatives agreed to the terms which have been approved by City Council. This was not confirmed by the owner in writing. After discussing the requests in their letter and the City's policy, the Company was not satisfied and asked that their request be referred to City Council.

I RECOMMEND that the Laurelton Investments Ltd. be required to enter into an agreement on the terms approved by City Council on February 11, 1975."

The City Manager RECOMMENDS approval.

CONSIDERATION AND RECOMMENDATION:

7. Tender No. 752 - Broadway Improvement Project

The City Manager submits the following report of the City Engineer and Director of Planning:

"Tenders for the West Broadway Improvement Project and related streets were opened on March 10, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

Cont'd . . .

Clause 7 Cont'd

All tenders have been checked and are in order, with the exception of a minor inconsistency in the low bid, which is being resolved and does not affect the amount bid.

Tabulations of Tender No. 752 and the average unit prices for certain items of work included in this tender have been circulated to Council. These bids are unit priced, based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

Based on the present design and the lowest bid, it is evident that the project will cost about $90,000, or approximately 13%, more than the estimate. Consequently, the following three alternatives are available to Council:

1. Funds be increased to cover the extra cost, or;

2. The design be reduced in scope to fit the funds available, or;

3. A combination of these previous two alternatives be chosen.

Alternative 1

The costs of this work were to be shared 2/3 Property Owners, 1/3 City, which would have increased the Property Owner's share by $60,000 and the City's share by $30,000. However, the Charter limits increases in the P.O.'s share to 10% of their estimated share - approximately $40,000. The City's cost would thus increase by $50,000. (And any extras which arise later would fall on the City instead of being shared.)

Alternative 2

If the second alternative is chosen, design modifications would include deletion of certain embossed concrete, pedestrian crosswalks and most of the ceramic tile curb strip and other minor modifications.

Alternative 3

Any combination of increasing funds and reducing design would be possible.

Director of Planning

The Director of Planning agrees that reductions in design scope for alternative 2 or 3 are possible, although these alternatives would have some detrimental effect on the overall impact of the project.

Director of Finance

When the Broadway West Project was first submitted to the Committee on Community Development, the project costs in excess of funds available amounted to $90,760.00. The Director of Finance suggested that these funds come from the unallocated Chinatown appropriation of $103,000.00 since the starting date of this project was uncertain and the $103,000.00 was merely a part of the overall cost.

The Director of Planning and the City Engineer presented alternative sources of funds for the Committee's consideration. The Committee recommended that the source of funding for the $90,760.00 be supplemental capital funds and Council agreed with the recommendation.

If alternative 1 or 3 is approved, Council should be aware that part of the Chinatown funding will be used up, contrary to the action taken when the source of funding for the initial overage was considered. There are no funds available in the 1975 Supplementary Capital Budget as it will be presented to Council. This would be the normal source of funds for an overage.

CONSIDERATION

The City Engineer and Director of Planning submit the three alternatives for CONSIDERATION and request that Council either:-

1. Increase the appropriation for the City's share of the Broadway West Beautification Project by $50,000, the funds to come from

Cont'd . . .

Clause 7 Cont'd

Unappropriated Beautification Capital (260/7909), reserved for Chinatown.

2. Instruct the City Engineer, in consultation with the Director of Planning, to reduce the scope of the design to stay within the funds presently approved; or

3. Increase the appropriation by a lesser amount determined by Council, the funds to come from Unappropriated Beautification Capital (260/7909) and instruct the City Engineer, in consultation with the Director of Planning. to reduce the present design for the balance.

RECOMMENDATIONS

Whichever alternative is chosen the City Engineer RECOMMENDS that:

A. A contract be awarded to the low tenderer, as follows:

Winvan Paving Division of
Capital City Construction Ltd.
230 Brunette Street
New Westminster, B.C.

(Note: This is a 'unit price' contract and the City Engineer has authority to make the reductions needed if Council chooses alternative 2 or 3).

B. A contract satisfactory to the Director of Legal Services be entered into, and;

C. The Bid-Bonds of the unsuccessful tenderers be returned."

The City Manager submits the matter to Council for CONSIDERATION and RECOMMENDS approval of the City Engineer's Recommendations.

INFORMATION:

8. Granville Street Pedestrian Transitway - Phase I

The City Manager submits the following report of the City Engineer and the Director of Social Planning:

"The City Engineer and Director of Social Planning report as follows:

Background

When the Granville Mall Project was approved by Council in the fall of 1973, the approval was for Phase I of a two-phase project. Phase I involved the 'basic foundation' of the mall and included new sidewalks, curbs and roadway, new street lighting, new utilities and trees. It was recognized at that time that other street furniture should be added at a later date. This report summarizes the status of Phase I with respect to costs, cost sharing and effects of the mall on business and social problems in the Granville area. A separate report will be coming to Council soon outlining proposals for Phase II.

The Granville Street Pedestrian Transitway was scheduled for construction during the first half of 1974 with the completion date of July 1. Because of a construction strike the mall opening was held on August 22.

Cost

Although the construction strike affected costs, and certain aspects, particularly electrical work, cost more than would have been the case otherwise, in total final construction costs of the mall were slightly below the estimated cost. When remaining work adjacent to Pacific Centre Block 42 and corrective works are included, the cost can be considered to have come out as per the estimate. About half the work was carried out by Engineering Department staff and the surface works were carried out by Jack Cewe Limited under contract. The total cost of the project was $2,947,000 consisting of:

Cont'd . . .

Clause 8 Cont'd

Design consultants	$ 30,000
Miscellaneous items re planning	1,000
Contingencies for committee	6,000
Commutation Theatre Row Local Improvement	83,000
Construction cost	2,827,000
TOTAL	$2,947,000

Works still remaining include some wrought iron railing around planters, additional work on trees, tree grates, tree surrounds, bollards, and the sidewalk on west side of Granville - Georgia to Dunsmuir. These works were not completed last year because of Block 42 construction and because certain items were experimental and now need correction. Allowance was made for this in the original estimate.

Cost Sharing

On November 20, 1973, Council approved a report from the Mayor and Alderman Massey recommending that the cost sharing with property owners under local improvement be $900,000 property owners and the remainder be borne by the City. This was approximately one third property owners, two thirds City-at-large. The City Engineer was instructed to seek Federal cost sharing under the Winter Capital Works Program and to seek some cost sharing from the Province (B.C. Hydro) since the project included an exclusive transitway. Discussions with both the Federal Government and B.C. Hydro were successful and the final cost sharing on the project is as follows:

Property owners' share	$ 900,000
Federal Winter Capital Works contribution	543,440
B.C. Hydro contribution	165,000
City-at-large	1,338,560
TOTAL COST	$2,947,000

Schedule for Remaining Works

The remaining works will be carried out during 1975. If Council approves Phase II of the project, other works may also begin in 1975, depending on when approval is received from Council and from the property owners. It is expected that the local improvement procedure will be used again. Phase II is expected to include bus stop shelters, seating, Christmas decorations, washrooms, information kiosks, additional planting, sculpture, etc. Vending kiosks on the mall are being administered under the new Vending By-law and sidewalk cafes which should be appearing this year, are administered under a lease arrangement between the City and restauranteurs. Neither of these is part of Phase I nor Phase II.

Effects of Granville Mall on City Tax Revenue

The 1975 assessed rental value of properties along the mall increased by approximately $636,000 over the 1974 figure so that a business tax revenue gain of over $60,000 (8%) will be realized in 1975.

The mall's performance was particularly impressive in the 900 block in which the rate of decay was most alarming prior to construction. In this block the assessed rental values increased 50% from $300,000 in 1974 to $450,000 in 1975. This generated business tax revenues of $43,021, an increase of $14,250 for that block alone.

In comparison to the mall, the unique 1000 block Robson Street realized only a 2.6% increase in assessed rental values and an increase in business tax revenue of $1,106. With the 1975 increase the assessed rental revenue for the 900 block Granville ($452,850) is almost equal to the 1000 block Robson Street ($458,930). Thus, in 1975 what had been the weakest block in the area now the mall has, in one year, come to equal the prestigious 1000 block Robson Street in assessed rental value.

Cont'd . . .

Clause 8 Cont'd

Based on the $1,338,560 cost incurred by the City for the mall construction, the increase in business tax alone accounts for approximately a 4.5% return on the investment. This percentage will increase as the leases presently in effect expire and are adjusted to the new elevated rental value level.

The major source of revenue will ultimately be from property taxes; however, at present these have been frozen at their 1974 levels.

Effects of Granville Mall on Business

In a recent survey Granville Mall Merchants indicated that in spite of current unfavourable economic conditions, gross sales volumes were better in the period since the mall opened than in the same five-months period of the previous year. Moreover, they attribute the improvement to the mall.

In October 1974, a month after the opening, 32% reported such increases. By the end of December the number was 47%, and by January 31, 1975, it had risen to 58% over the same periods in the previous year. Of the 58% reporting gross sales volume increases, 73% attributed the improvement to the mall.

Twenty-one percent have consistently reported a decrease in gross sales volume during the period in question. However, only 25% of these (5% of the total sample) blamed the mall for the decline. The stereo businesses claim to have been hurt by the loss of loading space for customers and the general lack of parking at the south end of the mall.

Sixty-seven percent of the respondents were of the opinion that the mall had increased pedestrian volume.

To provide a comparison, a random sample of 25% of the merchants doing business on the 1000 block Robson Street were also asked how their gross sales volumes in the five months ending January 31, 1975, compared to the gross sales volumes of the same period in 1973-74. The results were as follows:

GRANVILLE MALL		ROBSON STREET
58%	Increased	14%
21%	Decreased	29%
21%	Unchanged	57%

A revitalization and upgrading of the area appears to have been sparked by the mall. Nineteen percent of the mall businesses reported that they had undertaken what they consider major renovations since the completion of the mall. Twenty-two percent reported making minor improvements.

Effects of Mall on Social Problems

Over the past several years frequent complaints were received by City officials concerning criminal activities on Granville Street including the area (now part of the mall) between Robson and Nelson Streets. Thus, in 1972 a petition was circulated demanding police action with respect to increased drug trafficking and other crimes. Part of the problem was the presence of the State and Ford Hotels on Granville Street which catered to the criminal element. It was hoped that the mall would provide an incentive to upgrade these buildings.

The mall opening was preceded by the addition of more beat constables and the level of policing was greatly intensified.

As a result there had been this year far fewer complaints with respect to crime. Sgt. Findlay (District #1 Crime Prevention Squad) advises that the recent closure of the State Hotel has improved the situation and that in his opinion 'the actual crime in the mall is definitely low and hard drug trafficking is almost non-existent'.

The City Engineer and the Director of Social Planning submit the foregoing report for Council's INFORMATION."

The City Manager submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 572

BUILDING AND PLANNING MATTERS

A-4

INFORMATION

1. Addition to Building at 3945 West 19th Avenue

The City Building Inspector reports as follows:

"Mr. R. Silverson of 3951 West 19th Avenue, has written complaining about a development that occurred to the building immediately next door to him at 3945 West 19th Avenue. Mr. Silverson states that the City has acknowledged that the Building Division granted a permit for an area in excess of that which is permitted by the Zoning and Development By-law. A copy of Mr. Silverson's letter is attached.

On June 19th, 1973, a Development Permit #62983 and a Building Permit #B64419 were issued to create an addition to the house at 3945 West 19th Avenue. The resulting area was about 36 sq. ft. larger than the precise area allowed by the calculation of the floor space ratio.

During construction, the builder built an additional 24 sq. ft. of floor area by cantilevering the main floor out 22 inches over the lower floor. There was some misunderstanding between the field inspector and the builder, the former maintaining he did not approve the extra floor area, the latter maintaining such approval was given.

I reported on the matter to the Mayor by memorandum dated September 10th, 1973 in response to a letter to the Mayor dated August 31st, 1973 from Mr. L.W. Beadle, lawyer on behalf of Mr. & Mrs. Frederick Huyghe, the owners of the building.

Following this interchange of correspondence, I decided to take no action on the matter and allow the increased floor area to remain.

It should be noted that since the date of the foregoing incident, the allowable floor space ratio has been increased from 0.45 to 0.60. This means that the allowable floor area on this site is about 1200 sq. ft., the actual area being 969 sq. ft. This house is now in compliance with the Zoning By-law with respect to the floor space ratio."

The City Manager submits the foregoing report of the City Building Inspector for INFORMATION.

RECOMMENDATION

2. Lease Agreement at Main & Terminal

The Director of Planning reports as follows:

" City Council on December 17, 1974, after considerating a report from the City Manager dated December 13, 1974, concerning Lots 13 and 14, Block A2, D.L. 2037, situated at the S/E corner of Main Street and Terminal Avenue, passed the following motion:

'THAT the City extend its present lease on this property with Gulf Oil Canada Ltd., at current rates on a month-to-month basis until such time as a report is received from the Director of Planning, following a thorough review of the operation of Self-Service Gas Stations.'

cont'd ...

Clause No.2 (continued)

Council, on January 28, 1975, when dealing with the same matter, received a letter, dated January 21, 1975, from Gulf Oil Canada Ltd., and deferred this letter until after Council had dealt with the question of Self-Serve Gas Stations.

On March 11th 1975, after dealing with the City Planning Department report on Self-Serve gas retailing, the Mayor directed, and Council agreed, that the Director of Planning and the Supervisor of Property and Insurance submit a further report on this lease agreement, taking into consideration the action of Council this day and the letter from Gulf Oil Canada Ltd., dated January 21, 1975.

If Council accepts the recommendations of the Director of Planning contained in the City Manager's Report, and to be considered on April 15th, 1975, reference may be made to the list of the total gasoline service stations of each company to be appended as a schedule to the appropriate by-law when prepared.

This list shows that Gulf Oil Canada Ltd. had 57 gasoline service stations in the City of Vancouver as of 1st April 1975. Their permitted total of Self-Serve Gas Stations is 15 per cent of this number, or 9 (rounded to nearest whole number). This company currently has only 6 Self-Serve Gas Stations in the City of Vancouver and thus may be permitted another 3.

The Director of Planning thus RECOMMENDS that the Lease Agreement with Gulf Oil Canada Ltd., as contained in the City Manager's Report of December 13, 1974 (attached) be approved, on the basis of the foregoing, and date of commencement to be amended to June 1st, 1975 or the date the development permit is issued, whichever is the earlier. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 572

A-7

FINANCE MATTERS

RECOMMENDATION

1. Water Street Beautification Program

The Director of Legal Services reports as follows:

"A departmentalreport of the Director of Planning and the City Engineer dated July 3, 1974, concerning the Water Street beautification program was considered by City Council July 9th, 1974, at which time the City agreed in principle to lease from C.P.R. and Marathon Realty a strip of land north of Water Street for lane access. At that time Council agreed in principle that the lease was to be for 99 years with a nominal $1.00 per year rent and the City to pay the taxes. Also the lease was to be the subject of a separate report to Council.

The Law Department has been negotiating with Marathon Realty over the 99-year lease, however, it may be at least a year before C.P.R. prepares a lease in final form for the City to sign. As an interim measure, it is recommended that the City enter into a standard year-to-year lease with the C.P.R. in order that the City may commence work on the laneway forthwith; provided, however, that the standard form of year-to-year lease shall be modified to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

2. Attendance of Fire Department Analyst R. Dumala at N.F.P.A. Conference

The Fire Chief reports as follows:

The annual National Fire Protection Association Conference is being held in Chicago, Illinois from May 12 to May 16, 1975 and the Fire Chief recommends the Fire Department Analyst attend. Of particular interest to the City of Vancouver will be the Technical Committee Reports on automatic sprinklers.

The City of Vancouver has adopted the N.F.P.A. pamphlet No. 13 - Installation of Sprinkler Systems as the standard for sprinkler systems. The authors of this code will be attending the conference and it would be very beneficial to our Analyst to attend the presentation and seminars on automatic sprinklers to discuss the interpretation of the code with them. The Fire Department Analyst is the person responsible for approving sprinkler plans submitted by contractors, for compliance with the relevant fire bylaws and it is very important that his information and knowledge of automatic sprinklers be as current as possible in view of the continuing amendments to the N.F.P.A. standards for sprinklers.

The Fire Department is currently in a period where the workload is excessive, particularly in the area of plan checking. The Fire Chief feels, however, that the advantages gained by sending the Analyst to the Conference would far outweigh the loss of five days time in plan checking.

Cont'd...

Clause No. 2 Continued:

No funds were provided in the Fire Department budget for this Conference and the Comptroller of Budgets advises that if approved, funds would be provided from contingency reserve. There would be no increase of Fire Department employees attending conferences this year as the Roster of Conferences provides for the attendance of four employees to one national and three regional conferences. This year, one approved regional conference (Training Officers Conference) will not be attended because of the workload in the Department.

Costs to the City would be:

5 days leave of absence with pay	
Air Fare	$274.00
Hotel 5 days @ $31	155.00
Registration	50.00
Meals 5 days @ $15	75.00
	$554.00

The Fire Chief Recommends approval be given for the Fire Department to amend it's Conference Roster for 1975 to 2 National and 2 Regional Conferences from 1 National and 3 Regional and that funds in the amount of $554 be provided from contingency reserve and added to Account 7590/890 - Conventions and Courses - Fire Department.

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

3. CFMM Conference 1975

The City Clerk reports as follows :

"The 1975 Annual Conference of the CFMM will be held in London, Ontario from June 1 - 5, 1975. The theme for the conference is "Canada's Municipalities at a Crossroad: Responsibilities Without Resources". Several workshop panels will deal with subjects which have become major problems for local government. These will include Labour Relations, Law Enforcement, Transportation, Housing, Roles and Functions of Local Government, Rural Depopulation: A Rural Problem or an Urban Problem, Council-Chief Administrative Officer Relationship and Cultural Development. The Conference will seek to resolve policy positions on these and other issues in Resolutions Session.

It is noted also that the Canadian Association of Municipal Administrators will be meeting on May 30 and May 31 - also in London, Ontario and the City Manager in the past has been given authority to attend this meeting and the CFMM Conference

The foregoing is submitted for the information of Council and it is recommended that the Mayor be authorized to appoint Council delegates to the Conference and that the City Manager be authorized to attend the meeting of the Canadian Association of Municipal Administrators and the CFMM Conference.

The City Manager RECOMMENDS that:
The foregoing recommendation of the City Clerk be approved.

Cont'd...

CONSIDERATION

4. Request from Greenpeace Foundation For The Loan of Whale Banners

The City Purchasing Agent reports as follows:

"On December 10, 1974, City Council made a grant of $200.00 to the Greenpeace Foundation to permit them to purchase from the City, one hundred surplus decorative street banners.

They have made another request for the loan of an unspecified number of banners to "be used in conjunction with the April 27th festivities at Jericho Beach concerning the launching of the Greenpeace V expedition" (copy of their letter of request is attached).

I telephoned Mr. Al Clapp of the Greenpeace Foundation to clarify their request, and he stated that:

(a) They will not know the quantity required until they start decorating the site, but expect they will require between 100 and 150.

(b) They will pick up and return the banners to the City's Surplus Stores.

(c) They will return the banners within one week of the festivities date of April 27th.

If Council agrees to this request, there is the possibility that some of the banners may be lost, stolen, or damaged, and I would like instructions to either -

(a) Charge the Greenpeace Foundation for any banners which may be lost, stolen or damaged,

- or -

(b) Write-off any banners which may be lost, stolen or damaged."

The City Manager submits the foregoing report for Council's CONSIDERATION.

RECOMMENDATION

5. Vancouver Public Library - Six Day Opening at Kitsilano and Mount Pleasant Branches

The Director of the Vancouver Public Library reports as follows:

"On April 23, 1974 Council approved, for a trial period of September 1 to December 31, 1974, of six day opening at one east-side and one west-side Branch Library. The two Branches chose were Mount Pleasant and Kitsilano Library. The Library Board was asked to report to Council after a three month trial.

Mount Pleasant Branch

This Branch has been open for six days a week since it moved to the new location in Kingsgate Mall, and officially opened on December 13, 1973, so as to be open the same days as the rest of the Mall. Until September 1 the extra cost was met from the Library Development Commissio Grant. The increase in circulation between January - October 1973 (the ten complete months open before the move) and January - October 1974 is from 128,518 to 166,276 or 22.7%. The average circulation on Wednesday (the extra day of opening) has been 511 compared to the average daily circulation of 652 in this period. The total Wednesday circulation for the period is 23,111, compared with the total increase 37,758. The increase due to changed location is greater than the difference between these two figures, as without Wednesday opening some of the Wednesday use would have taken place on other days, but it does indicate that six day opening played an important part in the sharp increase in circulation recorded in the Branch in 1974.

Cont'd . . .

Clause #5 continued:

Kitsilano Branch

Kitsilano was selected as the west-side Branch for six day opening because it has very heavy use resulting in considerable congestion at times, and because of the very large number of books returned through the book slot on the Wednesday the Branch was closed.

In the trial period Kitsilano circulation increased just under 5% as a result of the extra day of opening about 19,000 books p.a. The average circulation, as a percentage of 1973 circulation increased from 92.6% in January - August 1974 to 97.1% in September - December 1974. The actual Wednesday circulation has averaged 1,115. This is not a large increase, but it has also resulted in less crowding in the Branch (which circulates c 400,000 books p.a. From 7,100 square feet) and reduced the piles of books returned through the book slot on Wednesday from 350 - 450 to about the normal 100 per day.

It has also improved working conditions for staff, as the building was not designed for the present heavy use, and work space cannot be easily extended.

RECOMMENDED:

(A) That the six day opening at these two Branches be continued permanently.

(B) That the following additional staff required to provide these extended services be approved:

Public Services (Hours per week)

Branch	Librarian I		Library Assistant II		Library Assistant I		Additional Cost p.a.
	From	To	From	To	From	To	
Kitsilano	112½	130½	132	147	98	106	$ 10,206.
Mt. Pleasant	112½	120½	105	116	70	82	6,805.
							$ 17,011.
			Fringe Benefits @ 10%				$ 1,700.
			Total Additional cost				$ 18,711.

This recommendation is concurred in by the President of the Vancouver Public Library Staff Association Local 391, C.U.P.E."

The Director of Finance advises that if these positions are approved, the funds will have to be provided from the 1975 Contingency Reserve.

The Administrative Analyst reports that the unit costs of circulating the additional books in the Library's proposal are 59¢ for the Kitsilano Branch and 75¢ to 80¢ for the Mount Pleasant Branch. Compared to an overall cost of 65¢ throughout the system, these unit costs reflect an inefficient addition to the level of service, since the 65¢ cost throughout the system includes all other public services.

The City Manager RECOMMENDS that the Library's proposal be not approved due to the high unit cost of the added service, and the severe problems being encountered with the 1975 Budget.

FOR COUNCIL ACTION SEE PAGE(S) 572-3

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Public Housing for Single People Site "B", N/S Cordova Street Between Jackson and Princess Streets, Lot 25, Block 53, D.L. 196, 500 Block East Cordova Street

The Supervisor of Property & Insurance reports as follows:-

"Lot 25, Block 53, D.L. 196 is required for the proposed Public Housing for Single People, confirmed by City Council, June 19th, 1973.

This lot is owned by Western Marine Supply Co. Ltd., located across the lane, and is used for off-street vehicular parking as required under the Zoning and Development By-Law.

Western Marine Supply Co. Ltd. have agreed to exchange their Lot 25 for Lot 24, owned by the City of Vancouver, subject to the following:-

1. The lot to be filled and blacktopped to proper grade.

2. Sidewalk crossing to be installed on Cordova Street.

3. Existing chain link fence to be relocated.

4. Catch basin to be installed.

Central Mortgage and Housing Corporation agree to the exchange and have arranged for the contractor that will be erecting the Antoinette Lodge to carry out the above development and C.M.H.C. will look after the costs.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to exchange Lot 24 with Lot 25, Block 53, D.L. 196 on the foregoing basis

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

2. Establishment of the South 6' of Subdivisions 8 and 14 of S½ of Lot 86, T.H.S.L., Plan 1720 for Highway Purposes. Located N/S of Adanac and East of Rupert Street.

The Supervisor of Property & Insurance reports as follows:-

"The South 6' of each of Subdivisions 8 and 14 have, in conjunction with other portions of abutting lots, been developed and form part of a lane and as such have been in use for several years.

These six-foot strips have never formally been established for lane purposes and the City Engineer has requested that this now be done. It is therefore:-

RECOMMENDED That the South 6 feet of Subdivisions 8 and 14 of the South half of Lot 86 T.H.S.L., Plan 1720 be established as highway and the Formal Resolution establishing same and submitted concurrently with this report be passed by Council, with the tax sale costs and registration fees charged to the Engineers account.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

.....2

.....2

3. Rental Review -
Lot 15 of Block 3, D.L. 200A and of Block A2, D.L. 2037; Known as 242 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:-

"The City building located on Lot 15, of Block 3, D.L. 200A and Block A2, D.L. 2037, known as 242 Terminal Avenue, is leased to Homewood Marine Ltd. until December 31st, 1988. The rent is subject to review every five years.

The rental has been reviewed in accordance with the terms of the lease and the Supervisor of Property and Insurance recommends an increase from the current rate of $550.00 per month, plus taxes to $925.00 per month, plus taxes. The lessees have agreed to the proposed increase

RECOMMENDED That for the five-year period of March 15th, 1975, to March 14th, 1980, the rent for the City-owned building at 242 Terminal Avenue be set at $925.00 per month, plus taxes as if levied.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 514

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

April 3, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, April 3, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt
ABSENT:	Alderman Kennedy
CLERK:	M. Cross

RECOMMENDATION

1. False Creek - Use of a Portion of Area 6 for an On-the-Water Boat Show

The Committee considered a report of the City Manager dated March 19, 1975, wherein the False Creek Project Manager recommended approval of an application by the Marine Trades Association to hold an on-the-water boat show in Area 6, False Creek for a rental fee of $1,000 for approximately 1-acre of water for 9 days commencing September 6, 1975. The show will be a commercial venture to display boats and marine related products.

The Association will manage and pay all costs related to parking, vehicle and crowd control, guard services, refuse collection, portable lighting, public liability insurance and adequate signing from 6th Avenue to the parking area and the seawall boat display location. The Association is prepared to provide up to $5,000 for the construction of a temporary parking lot and access to this parking lot from 6th Avenue.

Mr. E. D. Sutcliffe advised that the 400 feet along the seawall for the show would be from approximately the foot of Spruce Street to the western side of Laurel Bay.

The Committee

RECOMMENDED

(a) THAT an application for an On-the-Water Boat Show in Area 6 False Creek be approved for temporary use, subject to the B. C. Marine Trades Association obtaining the necessary permits and approvals from the City of Vancouver and senior governments.

(b) THAT the Supervisor of Property and Insurance conclude a satisfactory agreement with the B.C. Marine Trades Association for a $1,000 rental fee, plus the City's costs to provide temporary parking and access.

INFORMATION

2. RT-2 Zoned Land

Alderman A. Cowie circulated a memorandum for discussion (copy circulated) with respect to the 10,000 square feet

cont'd ...

Clause No.2 (continued)

minimum lot size requirement for town house development on RT-2 zoned land. He also circulated pictures of town house developments constructed on lot sizes less than 10,000 square feet, as well as showing a model of the development on a smaller lot size.

Mr. H. W. Pickstone, Deputy Director of Planning, stated that the pictures and the model of the town house developments indicated developments of high quality, but this would not be the norm if the by-law was changed. The Planning Department would like to see regulations that would encourage good quality developments on smaller lots. Mr. Pickstone stated that ideas from architects should be sought for guidelines for this kind of development.

The Committee

RESOLVED

THAT Alderman Cowie arrange a meeting with architects and members of the Planning Department to arrive at guidelines to allow town house developments on lots smaller than the minimum lot size of 10,000 square feet.

FURTHER THAT the results be reported back to the Standing Committee on Planning and Development in three weeks.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 573

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 22, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.
(Alderman Volrich arrived at 3.30 p.m.)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the minutes of the Regular Council Meeting of April 15, 1975, with the exception of the 'In Camera' portion, be adopted, after amending the density for Senior Citizens' Housing from 15 units per acre to 50 (fifty) units per acre, as contained in the resolution re Langara Lands on page 12.

- CARRIED UNANIMOUSLY

The Clerk advised that he had already corrected the records to show Alderman Volrich being excused from voting re the Langara Lands resolution.

COMMITTEE OF THE WHOLE.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Neighbourhood Pub - 1403 Commercial Drive
Petition Plebiscite Result
Report III - Clause 1.

With the permission of Council, Mr. Ragona, Counsel for Mr. Maglio, addressed the meeting on the matter of Mr. Maglio's application for a neighbourhood pub at 1403 Commercial Drive. The subject is contained in a report of the Standing Committee on Community Services, dated April 10, 1975. Mr. Ragona requested the Council to reconsider the decision of the Standing Committee and permit a pub at this location in spite of the result of the plebiscite.

Cont'd.....

DELEGATIONS (Cont'd)

Neighbourhood Pub - 1403 Commercial Drive
Petition Plebiscite Result
Report III - Clause 1. (Cont'd)

Mr. Gallo, representing a number of businessmen in the area, filed a petition objecting to the granting of a neighbourhood pub in the area for various reasons.

MOVED by Ald. Rankin
THAT the following recommendation of the Standing Committee on Community Services, be approved:

"THAT the application of Mr. Victor Maglio to operate a neighbourhood pub at 1403 Commercial Drive, not be approved."

- CARRIED UNANIMOUSLY

Rezoning Application - 2893 West 41st Avenue,
Lot 6 E½, Lot 7, and AMD Lot 8; Block 9, D.L.2027.
Report A-4, Clause 6.

Mr. N. Divinsky, representing the University Building Society, with the permission of Council, spoke regarding his organization's application to rezone Lot 6 E½, Lot 7, and AMD Lot 8; Block 9; D.L.2027, for the purpose of constructing a co-operative housing development.

A model of the project was displayed and Mr. Divinsky commented on the City Manager's report.

Mr. Divinsky urged the Council to refer the matter to a Public Hearing.

MOVED by Ald. Cowie
THAT the rezoning application, as described in the Manager's report of April 18, 1975, be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Issuance of Additional
Taxi Licenses

Vancouver City Council, on April 8, 1975, when considering a Vehicles for Hire report on the above matter, deferred consideration pending the hearing of delegations from the Vancouver Taxi Owners Association and the Vancouver Taxi Driver Employees Association.

On April 15, 1975, Council heard delegations from the Vancouver Taxi Owners Association and the Vancouver Taxi Driver Employees Association and resolved:

"THAT consideration of the Board's recommendations in this matter be deferred to the next meeting of Council on April 22, 1975."

Cont'd.

UNFINISHED BUSINESS

Issuance of Additional
Taxi Licenses. (Cont'd)

In considering this matter, the Council noted a memorandum from the Mayor, dated April 17, 1975, in which he recommended that changes be made to recommendations 1 and 2 of the Vehicles for Hire Board's report.

MOVED by Ald. Bowers
THAT

1. Twenty-five (25) licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license and do not own any interest in any other cab or cabs.

2. The price per license issued be $15,000.

3. The method of allocation be as follows:

   8 licenses to drivers of Black Top Cabs
   8 licenses to drivers of Yellow Cabs
   5 licenses to drivers of MacLure's Cabs
   3 licenses to drivers of Advance Cabs
   1 license to drivers of Forum Taxi,

   on the understanding that these dispatch companies agree to take this particular number into their companies, subject to the terms of their Company Agreements, and to give new licensees full access to all facilities of said company.

4. The following be the procedure for issuing the licenses:

   (a) Applicants to submit a letter of application to the Department of Permits and Licenses prior to June 15, 1975.

   (b) Each application to be countersigned or otherwise certified by one of the dispatch companies.

   (c) The Vehicles for Hire Board to conduct a draw as soon as possible from those submitted in the following order:

   (i) 8 licenses to drivers certified by Black Top Cabs
   (ii) 8 licenses to drivers certified by Yellow Cabs
   (iii) 5 licenses to drivers certified by MacLure's Cabs
   (iv) 3 licenses to drivers certified by Advance Cabs
   (v) 1 license to drivers certified by Forum Taxi

   (d) Successful applicants to have new taxi in operation within 90 days of the draw.

5. The City Manager report back to the Vehicles for Hire Board in six months time on the implementation of the foregoing recommendations and their effect upon the taxi industry.

- CARRIED

(Alderman Rankin was opposed to Clauses 1 and 2)

MOVED by Ald. Kennedy
THAT the Vehicles for Hire Board review, and report to Council on a regulation whereby the public cannot 'flag down' taxis in the City of Vancouver.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Appointment to U.B.C.M. Executive

The Council noted a letter from the Mayor, dated April 15, 1975 wherein he recommended that Alderman Volrich be nominated as the Vancouver representative on the U.B.C.M. Executive.

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

North Fraser Harbour Commission - Joint Study.

Under date of April 17, 1975 the Mayor submitted the following letter:

"Last year there was a report from the Director of Finance indicating that the North Fraser Harbour Commission had reported reserves of close to $600,000. These reserves were earmarked by the Commission for such things as harbour development. In the event that the Harbour Commission winds up, any surplus belongs to the municipalities of Burnaby, Richmond and Vancouver.

The North Fraser Harbour Commission is considering shifting over to a new Act, the 1964 Federal Act, from the present Act which dates back to 1913. Legally, this shift may constitute a winding up of the affairs under the 1913 Act. Therefore, legally, the municipalities might be entitled to some surplus funds.

On this basis, the Mayors of the three municipalities were authorized to negotiate with the North Fraser Harbour Commission. We have reached a compromise agreement on the use of some of the present reserves and possible future reserves. This agreement is expressed in a letter dated April 9th from the North Fraser Harbour Commissioner which goes as follows:

"I refer to discussions held at a Meeting on Wednesday, February 26, 1975, between Mayor A. Phillips of the City of Vancouver, Mayor T.W. Constable of the Corporation of the District of Burnaby, Mayor G.J. Blair of the Corporation of the Township of Richmond and members of The North Fraser Harbour Commissioners.

On behalf of the Commissioners, I am pleased to confirm that, in addition to the amount of $100,000.00 that they have already allocated in their current Capital Works Program for "Engineering and Planning Studies for Recreational and Environmental Aspects of Harbour Development and Grants Towards the Same", they agreed in principle to the request of the Mayors for the allocation of additional funds up to a total of $200,000.00 over the next three to five year period, for the purpose of joining with the City of Vancouver, the Corporation of the District of Burnaby and the Corporation of the Township of Richmond for future mutually agreed upon Recreational and Environmental Programs and Developments in the North Fraser Harbour in accordance with the guidelines and recommendations to be established in the North Fraser Recreational Study.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

North Fraser Harbour Commission
- Joint Study. (Cont'd)

I am also pleased to confirm that the Commissioners have allocated the amount of $9,000.00 as their share of the cost of the North Fraser Recreational Study."

The Study referred to in the letter is the $60,000 Study which the three municipal Councils have authorized in co-operation with the Provincial Government. The Provincial Government has agreed to pay $30,000 and the three Mayors agreed to recommend to their respective Councils that each municipality pay $7,000. Along with the $9,000 agreed to in the letter from the North Fraser Harbour Commissioners dated April 9th, this brings the total to $60,000.

I therefore RECOMMEND that the Council ratify this agreement with the North Fraser Harbour Commission and agree to allocate $7,000 towards the Joint Study."

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

Application for General Liquor License
Pacific National Exhibition.

The Council noted a letter, dated April 16, 1975, from the Pacific National Exhibition, advising that it is seeking a general license for those areas used as exhibitor lounges in various buildings of the P.N.E. The Liquor Control Board have asked the P.N.E. that it obtain Council's approval for these licenses.

MOVED by Ald. Bird
THAT approval be given to the Pacific National Exhibition's request to apply to the Liquor Control Board for a general license for exhibitors' lounges in various buildings at the Pacific National Exhibition.

- CARRIED UNANIMOUSLY

- - - - - - - - -

Council Members' Attendance at
C.F.M.M. Conference.

The Mayor referred to a resolution of Council at its last meeting authorizing three members of Council and the Mayor to attend the forthcoming C.F.M.M. Conference. The Mayor requested that Council add an additional member to the delegation.

MOVED by Ald. Boyce
THAT authority be given for the Mayor to add one more delegate to attend the forthcoming C.F.M.M. Conference and the previous motion of Council be amended accordingly.

- CARRIED
(Ald. Bowers, Marzari and Rankin opposed)

Skip Council - Change.

It was noted that there is no Council Meeting scheduled for June 10, 1975, and as a number of Council members will be attending the C.F.M.M. Conference from June 1 - June 5, 1975, the Mayor recommended that the Skip Council Meeting be changed to June 3, 1975, and a Regular Meeting be held on June 10, 1975.

MOVED by Ald. Cowie
THAT there be no meeting of Council on June 3, 1975, but a regular meeting of Council be held on June 10, 1975, and further that the motion of Council of January 8, 1975 on the subject of Council meetings for the year, be amended accordingly.

- CARRIED UNANIMOUSLY

(Alderman Sweeney advised that he would be unable to be present at the Council Meeting on June 10,1975)

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CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 18, 1975

Works & Utility Matters
(April 18, 1975)

Tender No. 57-75-3, Supply of Extra Strength Clay Sewer Pipe and Fittings
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(April 18, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: 2624 Waterloo Street
Cl. 2: Cedar Cottage N.I.P. Allocation - Cedar Cottage Neighbourhood Services, 4065 Victoria Drive
Cl. 3: Kitsilano and Cedar Cottage N.I.P. Allocations: Consultants
Cl. 4: 3145 West 53rd Avenue - Development Permit Application No. 69556
Cl. 5: Demolitions in Kitsilano
Cl. 6: Rezoning Application - 2893 West 41st Avenue

The Council took action as follows:

2624 Waterloo Street,
(Clause 1)

In considering this clause, the Council was advised that a request has been received from residents in the area of 2624 Waterloo Street, wishing to address Council objecting to the use of this property as an illegal suite.

MOVED by Ald. Bowers
THAT the application by Mrs. Cotsakis for consideration under the Hardship Policy, be refused, and the Director of Permits and Licenses be instructed to enforce the regulations of the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(April 18, 1975) (Cont'd)

Cedar Cottage. N.I.P. Allocation -
Cedar Cottage Neighbourhood Services,
4065 Victoria Drive. (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Kitsilano and Cedar Cottage N.I.P.
Allocations: Consultants. (Clause 3)

When dealing with this matter the Council considered each recommendation in the clause separately, as follows:

MOVED by Ald. Bowers
THAT recommendation 'A' of the Director of Planning be approved.

- (carried)

MOVED by Ald. Kennedy (in amendment)
THAT the foregoing motion of Alderman Bowers be amended whereby only half of the total expenditure be approved for a policy program on the allocation of space, etc.

- LOST

(Ald. Bird, Boyce, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney and the Mayor opposed)

The amendment having lost, the motion of Alderman Bowers was put and CARRIED.

(Ald. Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Bowers
THAT recommendation 'B' of the Director of Planning be approved after amendment as follows:

"The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not exceeding $25,000 (twenty-five thousand dollars), to retain a consultant to work with the City Engineer and to report to the Board of Parks and Recreation and the Director of Planning on the feasibility of renovating Trout Lake for swimming purposes."

Underlining denotes amendment.

- (carried)

MOVED by Ald. Rankin (in amendment)
THAT the foregoing motion of Alderman Bowers be amended whereby the consultant's terms of reference be expanded to report on the feasibility of a covered or uncovered swimming pool in the area, at no increase in the consultant's fee.

- LOST

(Ald. Boyce, Bird, Bowers, Cowie, Kennedy, Sweeney and the Mayor opposed)

The amendment having lost, the motion of Alderman Bowers was put and CARRIED.

(Ald. Boyce, Kennedy and Sweeney opposed)

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(April 18, 1975) (Cont'd)

Clauses 4 and 5.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in Clause 4 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Clause 6.

For Council action on Clause 6, see page 2.

Fire and Traffic Matters
(April 18, 1975)

Street Vending
(Clause 1)

MOVED by Ald. Sweeney
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(April 18, 1975)

The Council considered this report which contains ten Clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: MacMillan Bloedel Place - VanDusen Botanical Gardens
Cl. 3: Investment Matters (Various Funds) January 1975
Cl. 4: Local Improvements - Special Relief
Cl. 5: Furniture for new Planning Assistant Position
Cl. 6: Pier Group Mural
Cl. 7: Plumbing Inspectors - Progress Report
Cl. 8: CFMM Conference - Resolution
Cl. 9: Fire Department - Staffing
Cl. 10: Loan for Extension to Exhibition Racetrack Grandstand and Clubhouse

The Council took action as follows:

Clauses 1 - 5 (inclusive)

MOVED by Ald. Harcourt
THAT clauses 1 and 2 be received for information and the recommendations of the City Manager, contained in clauses 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Pier Group Mural
(Clause 6)

MOVED by Ald. Bowers
THAT no action be taken on the request by Pier Group Mural Painting Company to paint a mural on the building at 1530 West 8th Avenue.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

(At this point in the proceedings Alderman Volrich arrived at the meeting.)

Finance Matters
(April 18, 1975) (Cont'd)

Plumbing Inspectors -
Progress Report. (Clause 7)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

During consideration of the foregoing matter Alderman Kennedy requested that the City Manager provide a rough estimate on the cost of sprinkler systems already installed in buildings in the Downtown core and those still to be installed. The Alderman also requested available statistics on the number of fire deaths in the buildings involved, over the last twenty years. The Mayor so instructed.

C.F.M.M. Conference -
Resolution. (Clause 8)

MOVED by Ald. Bird
THAT the proposed resolution in this clause be not submitted to the forthcoming C.F.M.M. Conference.

- CARRIED

(Ald. Bowers, Kennedy and Volrich opposed)

Clauses 9 and 10.

MOVED by Ald. Bird
THAT the recommendations of the City Manager contained in clauses 9 and 10, be approved.

The Council recessed at 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open Council in the Council Chamber at 4:20 p.m.

MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(April 18, 1975)

Acquisition for Knight Street Widening - 4349 Knight Street
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Britannia Community Services Centre - Advance Against 1975 Operating Budget

The City Manager submitted the following report of the Director of Finance under date of April 17, 1975:

"In December, 1974, City Council approved interim operating funds for the months of January and February, 1975, for the Britannia Community Centre Society, and in February 1975 approved further interim operating funds for the months of March and April 1975, pending receipt of the 1975 Operating Budget of the Centre. It was hoped at that time that Council could deal with and approve the budget and operating structure for the Centre prior to the end of April 1975.

The total Britannia report, involving segments from the Britannia Society, the Park Board, the Library Board, Social Planning Department, Finance Department, and City Manager's office will not be ready for Council consideration until hopefully sometime in May. It is immensely complicated and it could be well into June before the Finance and Administration Committee and Council have considered and approved the structure. The preparation of the report is still proceeding on a high priority basis on the part of all persons involved.

I propose that the City advance further interim operating funds to the Britannia Society for the administration of the Centre, for the months of May and June 1975. Mr. Michael Clague, the Executive Director, has submitted an interim budget for May and June largely based on his proposed 1975 budget. The major changes from the March and April interim operating position is the addition of a secretary, which can be expected to be approved in the final structure, and the necessity for cost sharing with the School Board regarding custodial staff, utilities, grounds maintenance, security, etc. One item was not appropriate on an interim basis and I have deleted it from the recommendation I am proposing to Council.

Attached is the detail of the interim budget recommended for May and June.

All of these costs will have to be properly accounted for by the Society under the proposed operating agreement with the City, that will be the subject of Council consideration shortly.

Recommendation

It is RECOMMENDED therefore that the sum of $26,007.00 be advanced to the Centre to cover administrative costs for the months of May and June, 1975, pending consideration of the 1975 operating budget of the Britannia Community Services Centre, by the Finance and Administration Committee.

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

C. Business Access:
Hudson Street Bridge

The City Manager submitted for consideration, the following report of the City Engineer dated March 21, 1975:

"Introduction

In November, 1967, Council established as policy that the City would not contribute to the cost of the Hudson Street Bridge. This policy has been affirmed on several occasions as recently as December, 1972, and has been specified to mean no financial contribution to the cost of grade street improvements occasioned by the crossing.

As a result of the arrangement by which bridge ramps are accommodated in a median on a rebuilt portion of S.W. Marine Drive, businesses on the south side of Marine Drive are served by one-way eastbound traffic only (see attached sketch). Temporary access during construction has been maintained, but once the bridge is completed (currently estimated at August, 1975), it will be difficult to reach these businesses from the east via Marine Drive.

Alternate Access

Several businesses immediately west of Hudson Street have requested that a proposed one-way turn-around in the median under the bridge ramps be widened and converted to two-way operation (see attached letter). This would greatly facilitate access from the east to approximately 9 businesses, although the remaining 8 businesses to the west of this point would not be helped. (it should be noted that of the three taxable parcels of land gaining improved access, two are owned by Gary H. Hackett, and the third is operated by G.H. Hackett and George Hackett Ltd.).

The one-way turn-around was originally intended to relieve the problem of crossing Marine Drive where this is blocked by ramps, and to reduce possible U-turns at the Hudson/Marine intersection or the use of Hudson as a northbound route to 70th Avenue. During our review of the detailed design of the approaches, the possibility of converting it to two-way was not considered because of its proximity to the Hudson Street median crossing, and the relatively small number of businesses involved. However, in view of the request by property owners Council may wish to consider the changes proposed. The Engineering Department has no strong objections to the change.

The widening would be feasible from the point of view of curvature, visibility and so on. Vertical clearance would be reduced to about 13'9", which, while it will accommodate most trucks using the street system, will require a warning sign for extra-high loads. The Ministry of Transport has declined to carry out the widening on the basis that the City approved plans showing the one-way turn-around, and because a small amount of the work has already been undertaken. The additional cost to remove a short piece of curb and widen the roadway is estimated to be $2,300.00.

Should Council approve the expenditure of $2,300 to widen the one-way turn-around to two-way operation, as an exception to the established policy of not contributing to the cost of the Hudson Street Bridge and approaches, funds are available in 'Unappropriated 148/7915 Landscaping Islands and Boulevards'.

The City Manager submits the report of the City Engineer to Council for CONSIDERATION."

(Sketch referred to on file
in City Clerk's Office)

MOVED by Ald. Bowers,
THAT Council approve an expenditure of $2,300 to widen the one-way turn-around in the median under the Hudson Street bridge ramps to two-way operation, the funds to be appropriated from 'Unappropriated 148/7915 Landscaping Islands and Boulevards'.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

D. B.C. Assessment Authority Levy on 1975 Tax Bills

The City Manager submitted the following report of the Director of Finance dated April 21, 1975:

"We have received the levying bylaw from the B.C. Assessment Authority for 1975. This bylaw levies a rate of 1.17 mills on the taxable value of property in the Province for hospital purposes, for the purpose of providing a portion of the funds necessary for the operations of the B.C. Assessment Authority. The Province provides the balance of funds. I do not know at this point what the breakdown is between the funds provided by the Province and those provided through the mill rate levy.

I have had a chance now to refine the figures comparing 1974 and 1975 costs to the taxpayers in Vancouver. This has changed the figures that appeared in the newspapers to some extent.

We now consider that the costs of the Assessment function to the City of Vancouver in 1974 (on a full year basis, recognizing that the Authority assumed the last half of 1974's costs) equalled $880,000.00. These were the direct budget costs and do not include any value for space occupied or for Data Processing costs. We are now charging B.C. Assessment Authority rent for the space they occupy in the City Hall plus their Data Processing costs. In 1974 the average cost for single family residence worked out to $5.00 per single family residence based on the $880,000.00.

For 1975 our cost would not have been $880,000.00 but would have been higher by whatever salary increase is eventually arrived at. The Assessment Authority levy works out to approximately $2,250,000.00 on the taxpayers in Vancouver and is distributed on the basis of hospital assessments rather than general purposes assessments as in 1974. The revised cost per single family residence for 1975, using the $2,250,000.00 figure is $10.80 per single family residence.

It is somewhat difficult to pinpoint the reasons for this rather large increase but some of them would be as follows:

1. the Assessment Authority received salary increases and will be receiving further ones when they negotiate their 1975 contract,
2. historically, the highest level of assessment to market is in the lower mainland here where the quality of assessment has been the best. This means that because the Assessment Authority levy is on all assessed property in the Province, that costs would be shifted from low assessed value to market value ratio areas into the higher ratio areas such as Vancouver. This situation will presumably reverse itself when the Assessment Authority is able to assess all property in the Province at 100% of market value.

The above information is submitted for the information of Council.

The City Manager submits the above report of the Director of Finance for Council's INFORMATION. "

MOVED by Ald. Sweeney,
THAT the foregoing report of the City Manager be received for information;

FURTHER THAT the Provincial Government be requested to provide Council with an explanation of the increased cost of the assessment function to the City of Vancouver in 1975.

- CARRIED UNANIMOUSLY

E. Jericho Buildings

Council on October 29, 1974, considered a letter from the Vancouver Resources Board supporting the use of all Jericho buildings for sports and recreation, and that no demolition be undertaken without consulting all the groups who have requested use of the buildings. Council passed the following resolution:

"THAT the Park Board be requested to report to Council on its intended use of the Jericho buildings and that no demolition of these buildings be undertaken prior to receipt by Council of the Park Board's report."

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Jericho Buildings
(continued)

The City Manager submitted a report from the City Clerk dated April 21, 1975, informing Council of an excerpt from the Minutes of the Park Board meeting of March 3, 1975, dealing with disposition of various Jericho buildings.

MOVED by Ald. Harcourt,
THAT the report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

F. 1975 Revenue Budget Estimates

It was agreed to defer this report until later this day when Council will be considering Report VII - Standing Committee on Finance and Administration dated April 17, 1975.

I. Report of Standing Committee on Finance & Administration, April 10, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: School Board Tax Interest Earnings
Cl. 2: Sewerage Facilities Assistance Act
Cl. 3: Carpet Program for City Hall
Cl. 4: 1975 Revenue Budget Estimates

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, April 10, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Standards of Maintenance By-law
Cl. 2: Collingwood United Church
Cl. 3: Housing Site at 2nd Avenue and Wallace Street
Cl. 4: Housing Site for Public Housing Corporation

The Council took action as follows:

Standards of Maintenance
By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT recommendations A to E of the Committee contained in this Clause be approved after amendment to recommendations C and E to read as follows:

"C. That the Director of Permits and Licenses report to Council on appropriate amendments to the Minimum Standards By-law so that costs for alternate accommodation while work is being done on one's premises are charged back to the owner.

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, April 10, 1975 (continued)

Standards of Maintenance By-law (Clause 1) (continued)

E. That the Director of Legal Services report to Council on appropriate amendments to the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours."

- CARRIED UNANIMOUSLY

(Underlining denotes amendments)

Collingwood United Church (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Housing Site at 2nd Avenue and Wallace Street (Clause 3)

The Chairman requested and received permission to amend the last paragraph contained in this Clause of the Committee's report to read as follows:

"The Chairman advised that this site at 2nd and Wallace was being held as a potential site for consideration for development of family housing by the City Housing Corporation."

MOVED by Ald. Harcourt
THAT this clause be received for information.
FURTHER THAT the future use of this site at 2nd Avenue and Wallace Street be referred back to the Standing Committee on Housing and Environment to determine the most suitable form of housing development for this site, for report back to Council.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment.)

Housing Site for Public Housing Corporation (Clause 4)

MOVED by Ald. Harcourt,
THAT recommendations A to C of the Committee contained in this Clause be approved after amendment to recommendation A to read as follows:

"A. That the Supervisor of Property and Insurance be instructed to report back on possible housing sites similar in size to the Oppenheimer I site in the Downtown Eastside Area, to an 'In Camera' meeting of this Committee as soon as possible."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Community Services, April 10, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Neighbourhood Pub - 1403 Commercial Drive - Petition Plebiscite Result
Cl. 2: Vancouver Native Indian Friendship Centre
Cl. 3: Application for Civic Grant: Grandview Youth Recreation Program (Cedar Cottage-Kensington Youth Services Committee)

The Council took action as follows:

Neighbourhood Pub - 1403 Commercial Drive - Petition Plebiscite Result (Clause 1)

For Council action on this Clause, see page 1.

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT Clause 2 be received for information and recommendations A to D of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

(Recommendation A contained in Clause 3 was Carried by the Required Majority)

IV. Report of Standing Committee on Planning and Development, April 10, 1975

Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Prccess (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 1(A) be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Committee's amendment to the item on Support Staff contained in Clause 1(B) be deleted;

FURTHER THAT the recommendation of the Committee contained in Clause 1(B) be approved;

AND FURTHER THAT the matter of administrative assistance and support staff for the Development Permit Board be referred to the City Manager for report back to the Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 1(C) be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

V. Clients' Committee re Space Requirements of Vancouver Police Department April 15, 1975

Council had for consideration a report from the Clients' Committee re Space Requirements of Vancouver Police Department dated April 15, 1975, on the renovations of the Public Safety Building.

The report discussed various renovation options open to Council on this matter. It was noted that these options which have been recommended by the User Committee will range in cost from $6 to $8 million according to the Architects. The report concluded with a number of recommendations which Council considered and took action on as follows:

MOVED by Ald. Bowers,
THAT recommendations 1 to 3 of the Clients' Committee be approved after amendment to recommendation 3 as follows:

"3. That the City Engineer, in consultation with the Downtown Parking Corporation, report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements."

- CARRIED UNANIMOUSLY

It was agreed to amend recommendation 4 to read as follows:

"4. That Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept within the lowest estimates reported.

MOVED by Ald. Harcourt,
THAT consideration of recommendation 4 of the Clients' Committee, as amended, be deferred until the User Committee re Space Requirements of Vancouver Police Department arranges an information meeting and tour of the Public Safety Building for Council members.

- CARRIED

(Alderman Kennedy opposed)

(Underlining denotes amendments)

During discussion of the foregoing matter, Alderman Boyce requested that the Police Chief arrange a report reference on the community policing project for an evening meeting of Council. The Mayor so directed.

VI. Report of Special Committee on the Queen Elizabeth Theatre - Restaurant Lease, April 15, 1975

The Special Committee on the Queen Elizabeth Theatre - Restaurant Lease submitted the following report dated April 15, 1975:

" On December 10, 1974, City Council appointed a Committee to renegotiate a new lease and license with Adrina Holdings Ltd., with respect to the Queen Elizabeth Theatre restaurant and liquor lease.

Your Committee has negotiated new terms for the Q.E.T. restaurant lease, which have been accepted by the current lessee, Adrina Holdings Ltd. The principal revisions to the present lease are as follows:

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Special Committee on the Queen Elizabeth Theatre - Restaurant Lease (continued)

1. The lease shall be of two-year duration, from May 1, 1975. The present lease is of three-year duration.

2. Restaurant rental to be $1,400 per month, plus 10% of gross restaurant sales in excess of $250,000. The present rental is $1,075 per month.

   Additional rental of 6% of gross food sales in the Theatre and Playhouse to be continued.

3. The lessee to operate the theatre bars according to a formula which incorporates an 8¢ per drink profit to the lessee. The profit guarantee of $12,000 per annum remains as at present.

The Special Committee on the Queen Elizabeth Theatre - Restaurant Lease RECOMMENDS that the City approve the new lease with Adrina Holdings Ltd., and the Director of Legal Services be instructed to draw up a lease based on the foregoing revisions. "

MOVED by Ald. Bowers,
THAT the recommendation of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Finance & Administration, April 17, 1975

(i) 1975 Revenue Budget Estimates.

MOVED by Ald. Kennedy
THAT a Special Committee comprised of the Chairman of the Standing Committee on Finance and Administration, City Manager and the Director of Finance be established to review Departmental budgets and to take whatever action they deem necessary to effect a further $1 million reduction in the proposed 1975 Revenue Budget Estimates.

- LOST

AMENDED
SEE PAGE.....

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT recommendations 1 to 5 of the Committee, contained on page 2 of the report, be approved.

- CARRIED UNANIMOUSLY

(ii) Appeals.

Park Board - New and non-recurring items.

MOVED by Ald. Boyce
THAT the sum of $12,000 be added for upgrading standards of maintenance of baseball fields.

- LOST

(Ald. Bird, Bowers, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd....

MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration,
(April 17, 1975) (Cont'd)

1975 Revenue Budget Estimates (Cont'd)

Park Board.

MOVED by Ald. Harcourt,
THAT Council approve an amount of $7,350 for the Elderly Citizens Program in Fairview, as proposed by the Park Board.

FURTHER THAT this sum be allocated from Contingency Reserve.

- CARRIED

(Ald. Sweeney and Volrich opposed)

MOVED by Ald. Volrich
THAT recommendations A to E of the Committee as contained on pages 3 and 4 of the report, be approved.

- CARRIED UNANIMOUSLY

F. 1975 Revenue Budget Estimates

Further consideration was given to the following City Manager's report, dated April 21, 1975:

"In accordance with requirements contained in the Vancouver Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1975, which is attached as Schedule "A" and which:

1. gives affect to the adjustments made during budget reviews and as recommended by the Committee on Finance and Administration on April 10th and 17th, and the final balancing adjustments made by the Director of Finance.

2. is based on a tax rate of 17.28 mills for general tax purposes as recommended by the Committee on Finance and Administration on April 17th.

3. provides for $3,290,218 of temporary borrowing from reserves, to be repaid from the municipal share of natural gas revenues as recommended by the Committee on Finance and Administration on April 17th.

The adjustments to the 1975 Revenue Budget Estimates, as originally submitted by Civic Departments and Boards, which produced a balanced budget at a tax rate of 17.28 mills, are summarized below:

1975 Revenue Estimates

Estimated revenues as originally submitted, at a tax rate for general purposes of 14.90 mills			$118,749,750
Add:	Increase in general tax levy at 17.28 mills, net after Court of Revision reductions		9,025,467
:	Temporary borrowing from reserves, to be replaced from the additional Provincial contribution		3,290,218
:	Provincial Govt. - Municipal Aid Grant, the amount of increase as per the revised formula		431,970
:	Increased receipts in lieu of taxes, to reflect the revised mill rate		287,838
:	Increased business tax assessment		216,000
:	Revised estimate of various fines and fees revenue		350,000
			132,351,243
Less:	Sinking Fund Surplus, revised to actual	$151,626	
:	Water Rates Stabilization Reserved, revised to actual	56,805	
			208,431
Total 1975 Revenue Estimates as Revised			$132,142,812

Cont'd..

MANAGER'S AND OTHER REPORTS (Cont'd)

1975 Revenue Budget
Estimates (Cont'd)

1975 Expenditure Estimates

Estimated expenditures as originally submitted		$131,848,049
Less: Minor errors corrected after submission		48,124
Estimated expenditures, as corrected		131,799,925
Add: Increased Contingency Reserve provision for salary and wage increases and Five Year Plan publicity and voting costs		3,960,000
: Additional Police and Fire manpower, not included in the original estimates		488,000
		136,247,925
Less: Budget reductions during reviews, as revised	$3,636,886	
Less appealed items approved by the Finance Committee	118,023	
	3,518,863	
: Transfer of fire apparatus to 1975 Supplementary Capital Program	275,250	
: Adjustment of estimated grants to actual	195,880	
: Reduced provision for capital purposes, after adjustments by the Court of Revision	51,000	
: Reduced Contingency Reserve, to balance budget after all adjustments	64,120	
		4,105,113
Total 1975 Expenditure Estimates as Revised		$132,142,812

Supplementary Information

General Tax Levy

1. The tax rate required to produce a balance budget in 1975, after amending the Revenue and Expenditure Estimates for adjustments recommended by the Committee on Finance and Administration is 17.28 mills. This is an increase of 2.38 mills or approximately 16% over 1974.

2. A tax rate of 17.28 mills on the hypothetical average single family residence amounts to $391 for an increase of $54. over 1974.

3. The new B.C. Assessment Authority levy will amount to about $10.80 on the average single family residence compared with $5.00 in 1974, previously included in the general tax levy. A separate report on this matter is being submitted to Council today.

Temporary Borrowing from Reserves

$3,290,218 was temporarily borrowed from reserves ($1,500,000 Revenue Surplus, $1,790,218 U.S. Premium Reserve) to cover the 1975 budget deficit, at a tax rate of 17.28 mills for general purposes. These reserves are to be repaid from the additional Provincial contribution to Municipalities re sharing of natural gas revenues.

Municipal Share of Natural Gas Revenue

The amount of funds to be received from this source in 1975 should be announced shortly and will be reported to Council.

Appealed Items Recommended for Approval by the Finance Committee

Items totalling $791,723 which were deleted from the budget estimates of departments and boards were appealed. The Finance Committee has recommended for approval appealed items amounting to $118,023. The details of these items were included in the Committee on Finance and Administration reports to Council.

Grants

The appropriation for grants was estimated at $1,220,408 in the original report to Council. This appropriation was reduced by $195,880 to $1,024,528 to cover actual grants approved.

Cont'd...

MANAGER'S AND OTHER REPORTS (cont'd)

1975 Revenue Budget Estimates
(continued)

Britannia Community Services Centre

A sum of $260,000 was included in the 1975 Expenditure Estimates for administration and building maintenance and a further sum of $100,000 was included in Contingency Reserve for program expenses (six months). A separate report will be submitted to Council on this project.

Museums and Planetarium Association

A sum of $727,000 was included in the 1975 Expenditure Estimates for the City's grant to the Association in accordance with our agreement. This grant is subject to adjustment for 1975 salary increases and will be reported on to Council when the final amount is known.

Provision for Capital Purposes

The provision for capital purposes is based on a levy of 1.50 mills on taxable assessed values for general purposes (same as in 1974) and is the principal source of funding for our Supplementary Capital Program. The original provision of $6,060,000 was reduced by $51,000 to $6,009,000 after adjustments to assessed values by the Court of Revision.

Recommendation

The City Manager and the Director of Finance RECOMMEND approval of the resolution adopting the 1975 Revenue Budget Estimates which are summarized on Schedule "A" attached."

(Schedule 'A' referred to on file in City Clerk's Office)

MOVED by Ald. Volrich

THAT the recommendation of the City Manager and Director of Finance contained in the foregoing report be approved, and accordingly the resolution, reading as follows, be approved.

- CARRIED UNANIMOUSLY

"THAT WHEREAS the City Manager and the Director of Finance were instructed by Council on March 11, 1975, to review estimated Revenues and Expenditures of the City for the year 1975, with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1975 Estimates prepared by the City Manager and the Director of Finance dated April 10th and 17th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1975, exclusive of the amounts required by School, the Greater Vancouver Regional Hospital District, the Greater Vancouver Regional District and the British Columbia Asssessment Authority purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to $132,142,812;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1975 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to $62,921,345;

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

1975 Revenue Budget Estimates
(continued)

AND WHEREAS the amount of the General Tax Levy so required is $69,221,467;

THEREFORE BE IT RESOLVED THAT the said estimates, both as to totals and individual items pertaining thereto, of the City Manager as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council."

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for April 30, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4848, BEING THE WATER WORKS BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3792, BEING THE PROCEDURE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3792, BEING THE PROCEDURE BY-LAW (continued)

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO LEVY RATES ON ALL TAXABLE PROPERTY ON THE REVISED ASSESSMENT ROLL OF THE CITY OF VANCOUVER

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO LEVY A RATE ON PROPERTY TO MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT (continued)

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - referred to letters sent by staff of the Social Planning Department to the Chairman of the Canadian Radio-Television Commission endorsing the application of Pacific Rim Broadcasting for the Channel 10 Television License.

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT the City Clerk immediately send a telegram to the Chairman of the CRTC advising that neither the City of Vancouver nor its Social Planning Department have endorsed the application of Pacific Rim Broadcasting for the Channel 10 Television License.

- CARRIED UNANIMOUSLY

Alderman Rankin

Parking Exemption Permits for Provincial Government Employees.

referred to recent Council action whereby, for a fee of $50 per year, Provincial and Federal Government employees on government business, may be granted parking exemption decals limited to a time period of one hour. The Department of Human Resources has advised him that the one hour parking exemption is too restrictive and does not meet the needs of their employees. The Mayor directed that the City Manager investigate this matter for report back.

The Council adjourned at approximately 5.45 p.m.

The foregoing are Minutes of the Regular Council Meeting of April 22, 1975, adopted as amended on May 6, 1975.

O. Phillips
MAYOR

CITY CLERK

A-1

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Tender No. 57-75-3, Supply of Extra Strength Clay Sewer Pipe and Fittings

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"On March 17, 1975, tenders were received for the supply and delivery of vitrified clay sewer pipe and fittings.

Tenders were received from 4 firms as follows:

Tender	Total Bid Price *	No. of Items on which no quotations received (total = 82 Tender items)	Approx. value of items on which no prices quoted	Remarks
Flex-Lox Industries	$367,170.10	2	252.84	Tendered on Clay pipe Meets specifications.
I-XL Industries Ltd.	$330,423.08	10	4,691.58	Tendered on Clay pipe Not to specifications.
Canadian Johns-Manville Co. Ltd.	$397,402.96	21	4,406.88	Tendered on Asbestos Cement pipe - Not to specification.
Atlas Asbestos Co.	$436,191.01	14	5,970.29	Tendered on Asbestos Cement pipe - Not to specification.

* Based on 'local content' price; 5% sales tax is excluded.

A. Flex-Lox Industries Ltd.

This firm tendered on supplying the most complete range of vitrified clay pipe and fittings called for. All products are manufactured in Abbotsford, B.C. in full accordance with City specifications.

B. I.X.L. Industries Ltd.

This firm tendered on supplying a full range of vitrified clay pipe and an almost complete line of vitrified clay fittings, all of which are manufactured in Medicine Hat, Alberta. However, neither the pipe nor the fittings meet City specifications for the following reasons:

(a) the pipe is unglazed.

(b) the joint is not satisfactory.

The Flex-Lox pipe is a superior product for the following reasons:

(a) The joint - Flex-Lox has a factory installed bell and spigot type joint. Installation only requires insertion of the spigot end into the coupling on the pipe. The I.X.L. Industries coupling is a band type, which requires two screws per joint to be tightened to a specified degree. This method is far less foolproof than the bell and spigot style joint. In addition to this, the Flex-Lox joint will carry shear loads, whereas the I.X.L. joint will not.

Cont'd . . .

Clause 1 Cont'd

(b) The glazing - the glazing on the pipe and fittings, gives the pipe a much smoother surface and better flow characteristics than the I.X.L. Industries pipe. Also, the glazing makes the pipe much more resistant to chemical attack.

(c) Labour savings - Substantial savings in labour are a direct result of the more easily installed Flex-Lox joint and the longer pipe lengths. (Flex-Lox pipes are approximately 30% longer).

(d) Delivery - a large stock of I.X.L. pipe and fittings would have to be maintained, as supplies from Medicine Hat, Alberta, require longer delivery time. Deliveries from Abbotsford are made in one day.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for supply and delivery of vitrified clay sewer pipe and fittings be awarded to Flex-Lox Industries Ltd. at a total cost of $386,494.80 excluding 5% Sales Tax ($367,170.10 'local content' price) based on estimated requirements for the next one-year period."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 601

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. 2624 Waterloo Street

The following report has been received from the City Building Inspector:

"On July 17th, 1973, City Council instructed the City Building Inspector to withhold enforcement action for the retention of an illegal housekeeping unit on the lower floor of the building at 2624 Waterloo Street in accordance with City Council's Hardship policy. The building is located in an RS-1 One-Family Dwelling District.

On February 27th, 1975, a petition signed by nine surrounding neighbours was received objecting to the use of buildings in the 2600 block Waterloo as other than one-family dwellings, and in particular, the multiple use being made of 2624 Waterloo Street.

On March 3rd, 1975, an inspection was made of 2624 Waterloo Street at which time it was found that the lower floor now contained one housekeeping unit and two sleeping units, each having the use of an electric hot plate and wash basin in the open portion of the basement. The main floor contained one dwelling unit which was occupied by the owner and the second floor had been completed and altered to provide one dwelling unit. All of the units were occupied at the time of the inspection. The Inspector further reported that a new stairway had been erected to the second floor which projects into the required sideyard.

In an interview, Mrs. Cotsakis advised the Inspector that:

(a) the second floor dwelling unit had been completed approximately three days prior to his inspection,

(b) she had been advised by the Department of Permits & Licenses during the month of January 1975 that no alterations could be made to the building to provide additional separate living accommodation.

Mrs. Cotsakis has now filed a new application for consideration under the Hardship Policy. This declaration shows that the applicant is a widow supporting two children, on welfare, receiving the widow's pension and with the rent from the additional units, now receives a combined income of $698 per month. The declaration further indicates that the applicant has borrowed $3,300 from the bank for the installation of the suites.

Council may wish to:

(A) Instruct the Director of Permits and Licenses to withhold enforcement action

or

(B) Instruct the applicant to discontinue the use of the additional units installed in the basement and on the second floor, thus restoring the use of the building back to one housekeeping unit on the lower floor and one dwelling unit on the main floor

cont'd ...

Clause No.1 (continued)

or

(C) Refuse the application and instruct the Director of Permits and Licenses to enforce the regulations of the Zoning and Development By-law."

The City Manager submits the foregoing report of the City Building Inspector for the CONSIDERATION of Council.

RECOMMENDATION

2. Cedar Cottage N.I.P. Allocation - Cedar Cottage Neighbourhood Services, 4065 Victoria Drive

The Director of Planning and the Director of Social Planning report as follows:

"On January 8, 1975, the Cedar Cottage Planning Office received a request from the Cedar Cottage Neighbourhood Services, 4065 Victoria Drive, for assistance in making improvements to the existing building. The letter was forwarded to the Cedar Cottage N.I.P. Committee who approved of the request in principle at the regular meeting on January 22, 1975, subject to further study. Subsequently, at its' regular meeting of February 19, 1975, the following resolution was passed:

'That the Cedar Cottage N.I.P. Committee recommend that an amount not to exceed $5,000.00 be allocated from N.I.P. funds for improvements to Cedar Cottage Neighbourhood Services, 4065 Victoria Drive'

The improvements involve installation of a parking space at the front of the building to facilitate loading and unloading of seniors, improvements in the landscaping at the front of the building to make the building more attractive to the community, alterations to the existing Day Care space so as to meet official standards prior to licensing, and enclosing space at the rear of the building for use of the van used for transportation of seniors and others in the area.

The original estimate for this work was $6,000.00. The source of this $6,000.00 was the surplus of the Neighbourhood House 1974 budget. Architectural estimates were originally within this range but have now escalated to approximately $11,000.00. Neighbourhood Services state there are no other present sources of capital funding.

The Cedar Cottage N.I.P. Committee agreed, then, that N.I.P. funds be allocated to Cedar Cottage Neighbourhood Services to meet expenses over and above the $6,000.00 presently in the Neighbourhood Services accounts.

It must be pointed out that proper permits would be required prior to work commencing.

cont'd ...

Clause No.2 (continued)

RECOMMENDATION

A. That City Council allocate funds not to exceed $5,000.00 from the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program to Cedar Cottage Neighbourhood Services, 4065 Victoria Drive, for physical improvements to the building and site.

B. That this allocation be made subject to the issuance of the required Development Permits."

The City Manager RECOMMENDS approval of the foregoing recommendations.

CONSIDERATION

3. Kitsilano and Cedar Cottage N.I.P. Allocations: Consultants

The Director of Planning reports as follows:

"Kitsilano: Community Centre Consultant

Over recent months, the Kitsilano Citizens' Planning Committee has cooperated with the Parks Board in assessing some aspects of community recreation in Kitsilano. The Committee has concluded that, in order to ensure an efficient use of the Neighbourhood Improvement Program funds budgeted for community recreation, a consultant should be retained to report on the current situation in Kitsilano.

The Parks Board reached a similar conclusion and at its meeting of March 17, 1975, approved a joint program of study in cooperation with the Kitsilano Citizens' Planning Committee, involving a cost-sharing agreement in the proportions of 50/50.

Subsequent meetings between the Committee, Parks Board officials, and the staff of the Kitsilano Local Area Planning office, have laid the basis for a cooperative program of study and terms of reference to guide a consultant have been agreed to in principle.

Cedar Cottage: Trout Lake Consultant

The questionnaire distributed throughout the Cedar Cottage community in the Fall of 1974 rated the clean-up of Trout Lake as top priority. This was noted in the Concept Plan.

Although the Lake, with its beach, is a popular swimming facility it suffers from serious problems of turbidity. It is proposed, then, to have technical consultants establish the cause of the problem and to evaluate the feasibility of improving the Lake for swimming purposes.

Funds were allocated in the Five Year Capital Budgets Plan to construct a large open swimming pool beside the existing Lake, but if this study does determine that clean-up is possible these funds could then be used to implement the study's recommendations (assuming a successful plebescite in 1975).

The Board of Parks and Recreation has considered such a study and at its' regular meeting of March 17, 1975 resolved that:

'The Board endorse the hiring of a consultant, fee to be paid out of N.I.P. funds, to evaluate possible treatment of Trout Lake.'

cont'd ...

Clause No.3 (continued)

The Director of Planning recommends that City Council approve:

A. The expenditure from the Kitsilano Neighbourhood Improvement Program budget of a sum not exceeding $7,500.00 (seven thousand, five hundred dollars), representing 50% of the estimated cost of retaining a consultant to report on the role of the Kitsilano Community Centre in the context of the community recreational needs of Kitsilano. The Parks Board expects to provide their 50% share ($7,500.00) out of their 1975 Capital Budget, to be recommended to Council.

B. The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not exceeding $25,000.00 (twenty-five thousand dollars), to retain a consultant to report to the Board of Parks and Recreation and the Director of Planning on the feasibility of renovating Trout Lake for swimming purposes."

The City Manager submits the foregoing recommendations of the Director of Planning for the CONSIDERATION of Council.

RECOMMENDATION

4. 3145 West 53rd Avenue - Development Permit Application #69556

The Director of Planning reports as follows:

"Development Permit Application #69556 has been filed by Mr. R. Van Nus for Van Nus Lumber Co. Ltd. to construct a 27' x 42.5' stable for horses in the north-east portion of this site. The applicant also requests permission to keep six (6) horses on this site.

The site is located in an RA-1 (limited agricultural) District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On April 7th, 1975, the Director of Planning approved Development Permit Application #69556 for the construction of a stable for horses in the north-east portion of the site, subject to a condition:

'Prior to the issuance of the Development Permit:

....approval is to be first received from City Council for the keeping and boarding of six horses on this site.'

IT IS RECOMMENDED THAT City Council approve the keeping and boarding of a maximum of six horses on the site."

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning.

INFORMATION

5. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the Council resolution of October 22, 1974, the Planning Department is reporting that an application has been made by Sicherman Construction Ltd., to demolish two multiple conversion dwellings, containing a total of 16 dwelling units, at 2207 and 2225 West Second Avenue (permit #74471).

A Development Permit Application will be made within a week of this date, to construct a 37-unit apartment dwelling on these sites.

cont'd ...

Clause No.5 (continued)

The Heritage Committee reviewed the application, and made no recommendation to preserve the buildings.

The Planning Department also has no objection to raise against issuance of the permit."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

RECOMMENDATION

6. Rezoning Application - 2893 West 41st Avenue
Lot 6 E½, Lot 7, and AMD Lot 8; Block 9; D.L.2027

The Director of Planning reports as follows:

"An application has been received from Mr. R. Romses, Architect and Mr.N. Divinsky, University Building Society, requesting an amendment to the Zoning and Development By-law #3575 whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'constructing a co-operative housing development.'

Site Description

The subject site is located on the north side of 41st Avenue just east of Mackenzie Street. The site is composed of three lots of which the E½ of Lot 6 is an isolated interior lot with no access to any street (see Appendix A). Amended lot 8, located on the east side of the subject site, has a frontage of 68 feet and a depth of 419 feet. The E½ of lot 7 immediately west of AMD Lot 8 has a frontage of 85 feet onto West 41st Avenue and a depth of 89 feet. The E½ of lot 6 is west of AMD Lot 8 and north of E½ 7 and is 89 feet by 85 feet. There is no access to this lot from any street.

The subject site has an area of 17 feet in depth along West 41st Avenue for future road widening. The total site area including the 17 foot building line is 43,520 square feet. The site is presently occupied by Murray Nurseries Ltd., and used for the propagating of plants, some greenhouses, and retailing of garden supplies.

The lands to the north, south, and west are zoned (RS-1) One Family Dwelling District and so developed. To the east, also fronting onto 41st Avenue is Crofton Manor. This one-storey senior citizens development was rezoned to (CD-1) Comprehensive Development District in December of 1972 and restricted to a floor space ratio of 0.45. The rezoning also eliminated, in most part, an irregular subdivision, as West 40th Avenue did not extend between Trafalgar and Mackenzie. The Owner of AMD Lot 8, immediately west of Crofton Manor was requested to include his property at the time of the rezoning and consolidation of the lots now developed as Crofton Manor. This in turn would have left a reasonable sized parcel for future redevelopment at the N/E corner of West 41st Avenue and Mackenzie.* Lot 21, fronting onto Trafalgar, is presently developed with a church.*(See Appendix A-1)

The three lots at the N/E corner of West 41st Avenue and Mackenzie are small in area with a depth of 85 feet and are presently developed with one family dwellings without rear lane access. These lots would be left somewhat isolated and of insufficient size for future development as townhouses on its own.

cont'd ...

Clause No.6 (continued)

Brief History of Immediate Area

In past years, numerous applications and enquiries have been received to rezone properties, including the subject site, for multiple dwellings in the immediate area, including the south side of West 41st Avenue between Trafalgar and Mackenzie. None of the applications have been approved other than the Crofton Manor development.

In April 1974, Mr. N. Divinsky, Messrs. Blackmore and Collier from the University Building Society met with the Planning Department on the developing of the subject site for co-operative housing. Objection at that time was raised to the projection northward of the thin townhouse development and the proposed floor space ratio of 0.60. In September, Mr. H. W. Gray, Zoning Planner, after consultation with the Deputy Director and other senior staff of the Planning Department advised Mr. Divinsky that the Planning Department could not support the proposed scheme of development without the three lots located at the N/E corner of 41st Avenue and Mackenzie Street being included. Objections were also noted to the pushed-in effect of the development, the floor space ratio of 0.60, the orientation of the buildings and the tunnel effect of the entrance to the underground parking. Mr. Divinsky, for the University Building Society, and Mr. Romses, submitted the rezoning application on December 5th, 1974, together with the current proposed scheme of development.

The applicant has attempted to purchase the three lots located at the N/E corner of West 41st Avenue and Mackenzie Street. The applicant has submitted two letters from Mr. L. Groberman, realtor of Fullbrook, Bertram and Brown Ltd., dated November 1, 1974. (See attached Appendix B

Proposed Development

The Architect's drawings submitted with the application and marked 'Received December 5, 1974' indicates a proposed development containing a total of 19 dwelling units. The drawings indicate a structure three storeys in height and 24 feet above the average grade of West 41st Avenue. The proposed development is sunken two and a half feet below the building grade of 41st Avenue. The second and third floors contain 'penthouse-type suites' of two bedrooms and 'garden level suites' located on the ground floor, also consisting of two bedrooms. Two buildings are orientated parallel to 41st Avenue around an open court with the remaining building parallel to the eastern property line and extending in a northerly direction. A swimming pool and picnic area is located in the northern end of AMD Lot 8. Underground parking is provided for 33 motor vehicles with ingress and egress from 41st Avenue.

Calculations

Site area:	43,520 square feet including 17 foot building line
	40,923 square feet excluding 17 foot building line
Total floor area:	26,199 square feet
F.S.R.:	0.60 including 17 foot building line
	0.64 excluding 17 foot building line

The Urban Design Panel, on January 9, 1975, considered the proposed scheme of development,

'The Panel finds this an attractive proposal but wish to see the scheme opened up by eliminating a number of units on the east side and placing these to the north.

The Panel is sceptical on the technical feasibility of the scheme with regard to code requirements on fire safety.

The Panel approves of the proposal in principle and wishes to endorse the rezoning application as being appropriate.

Recommendation: That the applicant be encouraged to proceed with his rezoning application and further improve and refine his design while heeding the Panel's comments as outlined above.'

Clause No.6 (continued)

The Director of Planning recommends that the rezoning application be not approved having regard to the shape and size of the site; the close proximity of the buildings to the adjacent single family properties; and the isolating of the three single family homes at the N/E corner of West 41st Avenue and Mackenzie Street.

However, if the applicant submitted a revised or fresh rezoning application that included the three lots at the N/E corner of 41st Avenue and Mackenzie Street and included the 10 foot lane plus additional lands from the adjacent properties, the Planning Department would consider favourably the revised form of development.

The revised scheme of development would have to have regard to the adequate provision of open space, landscaping, orientation of buildings, suitable means of motor vehicular ingress and egress and be restricted to a height not to exceed two storeys and a floor space ratio not to exceed 0.60. In computing the floor space ratio, all floors, whether earth or otherwise, of all buildings shall be included, both above and below the ground.

At their meeting of April 9, 1975, the Vancouver City Planning Commission approved the rezoning subject to the following:

(a) that the applicant acquire the 10 foot lane dedicated along the west side of AMD Lot 8;

(b) the height be restricted to 24 feet above the average grade of West 41st Avenue; and

(c) the floor space ratio not to exceed 0.60"

RECOMMENDATION: That the rezoning application be not approved having regard to the shape and size of the site; the close proximity of the buildings to the adjacent single family properties; and the isolating of the three single family homes at the N/E corner of West 41st Avenue and Mackenzie Street. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 591 & 601-3

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Street Vending

The City Manager submits the following report of the City Engineer:

"On March 25, 1975, City Council received for information, a report from the Special Committee re Street Vending. This report dealt with the positioning of kiosks and a review on an individual merit basis, all kiosks presently in use on the Granville Mall.

This report also advised that the City Engineer had been instructed to investigate means of having the City aid in financing those kiosks which would have to be replaced by June 1, 1975, and continued to describe the City Engineer's proposal whereby the City would assist vendors to spread payments over a 90-day interest-free period. Council approval is now required for this funding proposal.

I RECOMMEND that:

a) Vendors who employ an approved private company to construct their kiosks, and who request financial assistance from the City, will submit to the City a promissory note for two-thirds value of the kiosk and a certified cheque for one-third of the value. The City will reimburse the company and defer the costs to the vendor. The same financial arrangement will apply to those vendors who purchase the City-constructed kiosks.

b) The funds shall be interest-free for a period of ninety (90) days with equal payments being made at thirty (30) days, sixty (60) days, and final payment at ninety (90) days.

c) Ownership of the kiosk shall remain with the City until final payment is made by the vendor.

d) Purchasers who fail to make their payments on time will be subject to interest on the payments in arrears at 12% (on an annual basis) and the City reserves the right to take back kiosks without notice where payment is not made in accordance with this report.

e) The form of the promissory note to be to the satisfaction of the Director of Legal Services and the Director of Finance.

The Director of Finance and the Director of Legal Services concur with these recommendations."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 603

FINANCE MATTERS

A-7

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Trucks,
Automatic Offset Duplicating Equipment,
Scotchlite Sheeting,
Policemen and Firemen Shirts,
Triple Reel Riding Mowers,
Policemen and Firemen Oxfords & Boots,
Precast Grave Liners,
One Only Automobile.

Copies of the details of these Tender Awards are circulated.

The City Manager submits the foregoing report for Council's INFORMATION".

2. MacMillan Bloedel Place - VanDusen Botanical Gardens

The Director of Legal Services reports as follows:-

"On 10 December, 1974, the City and the Park Board entered into an agreement with MacMillan Bloedel Limited wherein the Company agreed to finance, among other things, the construction of a forest education and information centre in the VanDusen Botanical Gardens. The agreement provides that the City will let the contract for the construction work in accordance with the plans and specifications provided by the Company. The Company will also assist the Park Board in negotiating the construction contract. The construction contract is being let by the City rather than by the Company for convenience only.

The Company proposes to invite the following Contractors to bid on the contract:-

Halse Martin Construction Co. Ltd.
Turnbull & Gale Construction Co. Ltd.
Frank Stanzl Construction Ltd.
Smith Brothers & Wilson Ltd.

The Company has selected these Contractors because it believes that they would carry out the work satisfactorily. This bidding procedure is brought to the attention of Council for its information since it is not in accord with the policy of Council to call for tenders from the general public."

The City Manager submits the foregoing report of the Director of Legal Service for the INFORMATION of Council.

Cont'd...

RECOMMENDATION

3. Investment Matters (Various Funds) January 1975

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
1975						
Jan 2	Mercantile Bank of Can.	Feb 14/75	$ 1,989,957.06	$ 1,966,718.00	43	10.03
3	Toronto Dominion Bank	Jan 6/75	3,502,157.53	3,500,000.00	3	7.50
6	Bank of Montreal	Feb 14/75	2,526,044.52	2,500,000.00	39	9.75
	Bank of Montreal	Mar 14/75	2,543,595.89	2,500,000.00	67	9.50
7	Bank of British Columbia	Mar 14/75	1,017,268.49	1,000,000.00	66	9.55
	Bank of British Columbia	Mar 17/75	1,018,053.42	1,000,000.00	69	9.55
8	Toronto Dominion Bank	Jan 9/75	1,000,191.78	1,000,000.00	1	7.00
	Bank of Montreal	Jan 9/75	500,075.34	500,000.00	1	5.50
9	Provincial Bank	Oct 31/75	1,071,284.93	1,000,000.00	295	8.82
	Mercantile Bank of Can.	Jan 10/75	2,000,506.85	2,000,000.00	1	9.25
10	Toronto Dominion Bank	Sep 30/75	1,061,534.79	1,000,000.00	263	8.54
	Toronto Dominion Bank	Oct 16/75	1,065,201.92	1,000,000.00	279	8.53
13	Mercantile Bank of Can.	Jan 27/75	1,504,890.41	1,500,000.00	14	8.50
15	Mercantile Bank of Can.	Jan 29/75	1,003,260.27	1,000,000.00	14	8.50
	Mercantile Bank of Can.	Jan 16/75	1,000,000.00	999,760.30	1	8.75
	Bank of Montreal	Jan 16/75	500,068.49	500,000.00	1	5.00
	Bank of Nova Scotia	May 16/75	1,028,178.09	1,000,000.00	121	8.50
	Royal Bank of Canada	Sep 15/75	2,112,246.03	2,000,000.00	243	8.43
16	Innat Ltd. (Guaranteed by Banque Can. Nat.)	Jan 17/75	500,120.00	500,000.00	1	8.76
	Innat Ltd. (Guaranteed by Banque Can. Nat.)	Jan 20/75	1,000,936.99	1,000,000.00	4	8.55
17	Bank of British Columbia	Jan 20/75	750,431.51	750,000.00	3	7.00
20	Toronto Dominion Bank	Apr 15/75	1,781,583.90	1,750,000.00	85	7.75
	Bank of Montreal	May 15/75	1,024,417.81	1,000,000.00	115	7.75
	Bank of British Columbia	May 15/75	512,602.74	500,000.00	115	8.00
	Bank of British Columbia	Jan 21/75	1,000,191.78	1,000,000.00	1	7.00
21	Bank of British Columbia	Apr 15/75	1,526,753.42	1,500,000.00	84	7.75
22	Bank of Montreal	Jan 23/75	750,082.19	750,000.00	1	4.00
23	Toronto Dominion Bank	Oct 23/75	1,058,938.08	1,000,000.00	273	7.88
	Toronto Dominion Bank	Oct 30/75	1,060,449.31	1,000,000.00	280	7.88
27	Provincial Bank	Apr 15/75	2,537,824.66	2,500,000.00	78	7.08
28	Mercantile Bank of Can.	Jan 29/75	750,138.70	750,000.00	1	6.75
29	Bank of British Columbia	Jan 30/75	1,750,239.73	1,750,000.00	1	5.00
	Bank of Montreal	Jun 13/75	1,027,000.00	1,000,000.00	135	7.30
30	Bank of Montreal	Jan 31/75	500,054.79	500,000.00	1	4.00
	Innat Ltd. (Guaranteed by Banque Can. Nat.)	Jun 13/75	1,795,165.34	1,750,000.00	134	7.03
31	Bank of Montreal	Feb 3/75	1,000,287.67	1,000,000.00	3	3.50
			$46,771,734.43	$45,966,478.30		

SINKING FUND TRANSACTIONS (PURCHASES)

Date 1975	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Jan 3	City of Van.- 5 %	May 1/78	$ 70,000.00	$ 88.95	$ 62,265.00	3/5	8.90
	City of Van.- 6 %	Jun 15/80	1,000.00	86.25	862.50	5/6	9.25
6	City of Van.- 6 %	Jun 15/80	3,000.00	84.50	2,535.00	5/6	9.75
14	City of Van.-10 %	Dec 16/94	23,000.00	97.50	22,425.00	19/11	10.30
15	City of Van.-10 %	Dec 16/94	477,000.00	97.50	465,075.00	19/11	10.30

Cont'd

Clause No. 3 Continued:

20	City of Van.- 5½%	Mar 1/76	2,000.00	97.00	1,940.00	1/3	8.30
23	City of Van.- 6 %	Jun 15/80	2,000.00	89.25	1,785.00	5/6	8.50
	City of Van.- 6 %	Jun 15/80	2,000.00	88.00	1,760.00	5/6	8.82
			$ 580,000.00		558,647.50		

Chartered Bank Deposit
Receipts and Government Notes

Jan 15	Imnat Ltd. (Guaranteed by Banque Can. Nat.)	Feb 3/75	1,200,000.00	-	1,194,714.00	19 days	8.50
			$1,780,000.00		$1,753,361.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY AS OF JANUARY 31, 1975.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Banks Deposit Deposit Receipts and Government Notes	$42,870,851.62	$41,715,700.00 "

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for January 1975 be approved.

4. Local Improvements - Special Relief

The Director of Finance and the Collector of Taxes report as follows:

"A letter has been received from a home-owner at 2076 Pendrell Street requesting relief from the proposed special assessment for local improvements to be levied against affected properties for street paving and "mini parks" in the Stanley Park neighbourhood. The property in question is zoned RM-4A Multiple Dwelling, but is developed with a single family dwelling. This property is 45 feet wide by 65.5 feet deep, fronting the street to be improved.

Generally, local improvement charges should reflect the benefit which each property will derive over the life of the improvement, and zoning is taken to be a better measure of a lot's probable long-time use and thus of its probable long-time benefit than is the present development. However, it has been our practise in the past to grant single family residences in higher zoned areas relief if they meet the following three requirements:

A. The property must be used solely for residential (one or two family) purposes.

B. The property must be less than 5400 sq. ft. in area.

C. The property cannot be developed further because of the surrounding area.

Upon initial inspection of this area by the Assessor, it was felt that the subject property did not meet this third requirement as it could have been consolidated with the adjacent property to the south and developed to a higher use. The proposed charges do, however, create an inequitable charge on the subject property when compared with similar single family residences within the same local improvement area. Refer to the report Appendix for previously approved Council adjustments affecting this project.

Cont'd...

Clause No. 4 Continued:

It is now our considered opinion, based upon the owner's stated intentions and a further field report from the Assessor, that the impact of the higher zoning on the subject property be adjusted by reducing the estimated annual rate of $4.49 per front foot to $2.42 per front foot. The result of this adjustment will be to reduce the estimated annual charge from $202.05 to $108.90. This adjustment is to be effective only as long as the subject property is used as a single family residence and is owner-occupied.

Under Section 67 of the Local Improvement Procedure By-law, the City Council (by a two-thirds vote of all members) may give special relief to a property which it deems to be "inequitably or unjustly affected by any special assessment".

A Council resolution will be required, each year, to give this relief and this resolution will require a two-thirds vote of all Council members.

It is therefore recommended that-

Pursuant to Section 67 of the Local Improvement Procedure By-law, the Collector of Taxes be instructed to bring forward, each year, a formal resolution giving relief to the subject property, provided that, the eligibility requirements cited above remain unchanged."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance and the Collector of Taxes be approved.

5. Furniture for new Planning Assistant Position

The Director of Planning reports as follows:

"City Council on January 28, 1975 adopted a report of the Standing Committee on Planning & Development on 'Local Area Planning Priorities and Staffing'. This report recommended establishment of two new positions -- a Planning Assistant for the Area Planning Division and a Project Manager for Champlain Heights.

Before these positions can be filled it will be necessary to purchase certain furniture and equipment and funds for this purpose have not yet been approved.

The furniture required and estimated costs, as provided by the Purchasing Division, are as follows:

Planning Assistant Position

1 - Double Pedestal Desk	$ 250.	
1 - Chair (Arm Tilter)	142.	
1 - Drafting Table	507.	
1 - Drafting Machine (complete with scales)	385.	
1 - Drafting Lamp (attached to table)	40.	
1 - Drafting Chair	70.	
1 - Electronic Calculator (Adler 815 AD)	100.	
1 - Filing Cabinet with lock & casters	85.	$ 1,579.

Furniture for the Project Manager for Champlain Heights will be the subject of a future report.

The Comptroller of Budgets advises that if this report is approved the source of funding will be Contingency Reserve.

It is therefore RECOMMENDED that purchase of the above noted furniture be authorized and funds for this purpose be transferred from Contingency Reserve to Planning Department Appropriation 7308/90 - New Office Furniture & Equipment."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd...

CONSIDERATION

6. Pier Group Mural

The Director of Permits and Licenses reports as follows:

"In December 1974 the City Architect was approached by the Pier Group Mural Painting Company on the subject of painting murals on the exterior walls of Civic Buildings.

The Pier Group is comprised of five Vancouver based artists who have worked together for a number of years and who were awarded a grant under the Local Initiatives Program to paint two large murals on external walls of buildings in Vancouver. The Federal Manpower and Immigration Department who manage L.I.P. requested that if possible, the murals be painted on publicly-owned buildings rather than privately-owned. The Pier Group therefore approached the City to enquire if there were any Civic Buildings that would benefit from a mural. They were given a list of buildings that might receive approval and after seeing them they chose several they considered most suitable and made design studies for certain exterior walls.

The two most promising buildings were the Bus Depot Building, 150 Dunsmuir Street and the Health and Welfare Building at 1530 West 8th Avenue. The studies were submitted for sign permits, which they received, following a recommendation from the Planning Department.

The Pacific Stage Lines proved very responsive as far as the Bus Depot was concerned and with donations of paint and materials from the International Paint Company, the Pier Group have now virtually completed the mural on that building.

It is estimated that it will cost approximately $620 for material, scaffolding, etc. to complete the mural on the Health and Welfare Building at 1530 West 8th Avenue. The Pier Group have expended their L.I.P. Grant for materials and supplies, and it is unlikely that they will be able to have the material donated from the paint company. They are therefore requesting that Council permit a mural to be painted on the exterior walls of 1530 West 8th Avenue and also approve a grant of $620 for required materials. The design study of the mural is in the office of the City Clerk for the purpose of inspection by Council members.

In view of the pending move of the Burrard Health Unit from 1530 West 8th Avenue to 1060 West 8th Avenue, the Provincial Department of Human Resources will be the only occupant and it is likely that the building will be offered for sale. A condition of sale could include the retention of the mural for a stated number of years.

The following is submitted for Council's consideration:

A. Approval be given for the Pier Group to paint a mural on the easterly exterior wall of the Health and Welfare Building, 1530 West 8th Avenue.

B. If Council approves recommendation A.,

(i) the Pier Group be requested to obtain donations for paint and material from other sources.

(ii) a grant of up to $620 be approved from Contingency Reserve for the Pier Group if the "Group" can satisfy the City Manager that they were unsuccessful in obtaining sufficient donations.

The City Manager submits the matter to Council for CONSIDERATION.

Cont'd...

RECOMMENDATION

7. Plumbing Inspections - Progress Report

The Director of Permits and Licenses reports as follows:

"On April 2nd, 1974, City Council adopted the report of the Director of Permits and Licenses which recommended that:

(a) one (1) additional Plumbing Inspector I position be established on a permanent basis and the temporary position be extended to December 31, 1974. This will permit inspections and surveys for:

(i) the twin sewer installation
(ii) fire sprinkler installation
(iii) continuing the cross connection examinations
(iv) continuing work re National Building Code

(b) a report on these two positions and the work achievements in connection with the above, be submitted to City Council in December, 1974.

I. Twin Sewer Separation Installations

One Plumbing Inspector I was assigned to this program full-time. There are approximately 5,700 properties involved, requiring 4 separate inspections. A total of 869 inspections have been carried out in conjunction with the Sewer Branch, Engineering Department. The present emphasis on this work is in the Still Creek area and it is anticipated that this program will not be completed until 1979.

II. Fire Sprinkler Installations

A total of 1,215 inspections were carried out by the temporary Inspector from April to December 31, 1974. The Plumbing By-law was amended on September 10th, 1974, to require that all fire sprinkler installations be inspected under permit and that the cost of inspections be recovered under a revised permit fee schedule. Jobs in progress at the present time include 15 highrise office buildings, 100 rooming houses and 50 apartment blocks. The Fire Warden's Task Force have sent 350 notices to buildings requiring the installation of sprinklers with another 750 notices pending. One Plumbing Inspector I has been assigned to this work but because of the rapidly increasing workload, it will be imperative to have another man in this area.

III. Cross-Connections

Of the initial L.I.P. surveys, 472 have been completed and 1,200 protective devices installed. Of this number, many will require periodic re-inspection to ensure adequate maintenance. The foregoing refers to surveys in the industrial areas. There are many premises in commercial areas where potentially hazardous functions are carried out and should be surveyed. In addition, many plants do alter their buildings or procedure which also have to be reviewed.

Cont'd...

Clause No. 7 Continued:

IV. National Building Code

Inspections of 3,942 sub-soil drainage systems have been carried out this year on all sites where construction or alterations are carried out, however, this is only part of the total inspectional requirement in the City, and considerably more manpower time will be required to complete this program. This work has been assigned to the District Plumbing Inspectors.

In view of the foregoing I RECOMMEND that:

A. the temporary position, Plumbing Inspector I, approved for 1974, be established as a permanent position, effective March 20th, 1975.

The estimated cost for 1975 is:

Salary with Fringe Benefits at 12%:	$11,805.00
Auto allowance on a regular allowance basis, at approximately $80.00 per month:	752.00

B. the workload and staff level of the Plumbing Inspectors be reviewed when the workload of the Fire Warden's Task Force is reduced. Such review to be completed before December 1976."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

The contents of the foregoing report have been discussed with the Vancouver Municipal and Regional Employees' Union, the department advises that there is sufficient funding in their 1975 budget to cover any additional cost incurred through this request.

CONSIDERATION

8. CFMM Conference - Resolution

The City Manager submits the following report of the City Clerk :

"Department Heads and Members of Council were asked to submit proposed resolutions for the CFMM Conference. The only resolution that was submitted was from the Director of Personnel Services on the matter of binding arbitration. The proposed resolution is as follows :

'WHEREAS There have in recent years been a number of strikes in Canadian jurisdictions involving policemen's unions, firefighters' unions and hospital unions

AND WHEREAS the services of employees of such unions can be considered essential in the sense that, if they are withdrawn, the consequence of the withdrawal is an immediate and serious danger to the life, safety or health of the general public

AND WHEREAS in the present circumstances such unions, therefore, bring to the bargaining table an implicit threat of potential influence which is disproportionate to that possessed by other employee groups in the community

Cont'd

Clause No. 8 Continued:

AND WHEREAS this influence is such that it may result in salary settlements which are both inequitably high relative to other employee groups, and also represent a considerable drain on municipal treasuries

THEREFORE BE IT RESOLVED that the CFMM recommend to each Provincial Government that it pass legislation specifically depriving policeman's unions, firefighters' unions and hospital unions of the right to strike and requiring labour disputes involving these unions to be settled through binding arbitration.'

The City Manager submits the foregoing for the CONSIDERATION of Council and notes that any resolutions must be in the hands of CFMM by May 2nd, 1975.

RECOMMENDATION

9. Fire Department - Staffing

The Agreement recently signed with the Vancouver Fire Fighters' Union has a large number of complex conditions which are placing an excessive workload upon the Department's clerical staff. While much of this likely will be alleviated upon implementing revised data processing systems, the forthcoming move to the new firehall is expected to cause further disruptions in their normal work processes.

To overcome these temporary disruptions, the services of an additional Clerk III is required for a period of six (6) months. The estimated cost of this position is $5,400 (1974 rates, including fringe benefits).

The Comptroller of Budgets advises that if this report is approved, the source of funding will be Contingency Reserve.

The Vancouver Municipal and Regional Employees' Union have received a copy of this report.

The City Manager RECOMMENDS that the above temporary position be approved for a six-month period, effective May 1, 1975.

10. Loan For Extension To Exhibition Racetrack Grandstand and Clubhouse

The P.N.E. wish to borrow money for the subject extension which was approved by Council as a capital expenditure on March 18, 1975. The attached letter from the General Manager of the P.N.E. indicates the method of borrowing intended by the P.N.E. and the authorization from the City Council that the bank requires as security for monies borrowed from them.

The repayment of the loan is shown in the schedule in Mr. Rennie's letter. The bank will provide for complete flexibility in reducing the amount of the loan as and when further P.N.E. funds become available. Any amount of the loan may be paid back at any time without penalty.

The amount required for the Grandstand and Clubhouse extension is $3½ million. The P.N.E. proposes to provide $1 million from their reserves, leaving the need for a bank loan at $2½ million. Using the P.N.E. figures from the attached letter this would require the P.N.E. to pay the bank $666,000 principal and interest the first year, declining to $347,000 by the 8th and final year of the bank loan. The Jockey Club's amortization of its share of 72% of the total cost requires it to pay the P.N.E. approximately $300,000 a year for 17 years. Therefore, the P.N.E.'s net payout would appear to be approximately $366,000 in the first year of loan repayment, declining thereafter. The P.N.E.'s revenues have been escalating ($986,000 in 1973) and they have some unallocated capital reserves. Mr. Rennie advises that the money from the loan will not be required for about a year and no more than the actual amount required would be borrowed at that time.

Clause No. 10 Continued:

The City Manager RECOMMENDS that the City Council meet the bank requirement "that City Council authorize that a first charge against the parimutuel revenues to the P.N.E. following the statutory charge in favour of the City against the revenues of the P.N.E.,be given as security for monies borrowed from them" to the extent of up to a $2½ million loan. The foregoing approval would be subject to the conditions approved by City Council on March 18, 1975, in connection with this project. A copy of this Council resolution is attached.

FOR COUNCIL ACTION SEE PAGE(S) 603-4

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Knight Street Widening
East 7 feet of Lot 27, Block 1 of Block 18,
D.L.'s 391 & 392; 4349 Knight Street

The Supervisor of Property & Insurance reports as follows:-

"The widening and improvement of Knight Street, including the installation of permanent paving between King Edward Avenue and 33rd Avenue was completed during 1974. To complete the required 80-foot road allowance, negotiations were entered into to acquire 35 seven-foot widening strips, including outright acquisition of two flanking properties. To date, final settlements have been negotiated with all the owners except two.

Negotiations to acquire the east seven feet of Lot 27, Block 1 of Block 18, D.L.'s 391 and 392, known as 4349 Knight Street was postponed pending appointment of an adminstrator for the deceased owner to effect conveyance of the property to the new purchaser. This was recently completed and following negotiations, the new owners have agreed to convey the widening strip comprising 231 square feet to the City, subject to payment of $462.00 for loss of land.

The agreement is based on the established rate of $2.00 per square foot being the basis of settlement with all the other owners in this section.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire the east seven feet of Lot 27, Block 1 of Block 18, D.L.'s 391 & 392 for the sum of $462.00, chargeable to Account Code 148/7919.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 605

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

April 10, 1975

I

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, April 10, 1975 at approximately 1:00 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	Grace Barden

. . . . . .

INFORMATION

1. School Board Tax Interest Earnings

This matter was to have been considered In-Camera, however, the Committee agreed to consider it as part of the regular agenda.

On March 6, 1975 the Finance and Administration Committee passed the following motion when considering a letter dated March 5, 1975, from the Chairman of the Vancouver School Board:

> "THAT the Finance and Administration Committee meet with the appropriate Committee of the School Board to discuss the matter."

The Finance and Administration Committee met with a Committee from the School Board consisting of Trustees Mirhady, Gose and Brown and Mr. J.E. Robertson, Secretary-Treasurer, to discuss interest earnings on the School Board portion of prepaid 1975 taxes.

Following discussion it was,

RESOLVED

THAT the matter be referred to the Director of Finance for report back to the Committee.

RECOMMENDATION

2. Sewerage Facilities Assistance Act

The Committee had for consideration a Manager's report dated April 3, 1975, (copies circulated) re Sewerage Facilities Assistance Act which was to provide grants of 75% of the Annual Debt Charges in excess of the product of 3 mills for construction of sewerage facilities by a municipality or other local area.

Cont'd...

Clause No. 2 Continued:

Following consideration and amendment of the recommendations of the Director of Finance, your Committee,

RECOMMENDED

(a) The Provincial Government be requested to consider the waiving of the 20 year limit for 1974 and prior years or at least allow an equivalent debt charge cost as though the 15 year debt was for 20 years;

(b) The Provincial Government be requested to allow an amount equal to debt charges for the funds amounting to $2,022,673 provided in the Sewer Capital Program from the Revenue Budget;

(c) That filing of a claim be delayed pending reply from the Provincial Government on the above two requests;

(d) The Provincial Government be requested to review its formula for arriving at the grant in light of inequitable assessment levels and proposed charges in assessments;

(e) A copy of this report be forwarded to the Inspector of Municipalities.

3. Carpet Program for City Hall

The Committee had for consideration a Manager's report dated March 26, 1975 giving a summary on a report dated March 13, 1975, from the Director of Permits and Licenses outlining details and costs of carpet programs for the City Hall, in those areas where it is felt to be necessary. (Both reports are on file in the City Clerk's Office.)

It was noted that current carpet policies approved by Council on April 28, 1970, provides carpeting for Department Heads and Deputy Department Heads at pay grade 38 and higher and to Division Heads at pay grade 34 and higher. General staff, supervisory personnel and senior staff in private offices are not normally supplied with carpeting. Council has occasionally made individual exceptions to this rule.

The Committee discussed the carpet program and severe problems being encountered with the 1975 Budget, and it was,

RECOMMENDED

THAT there be no change made at this time in the current carpeting policy due to present budget constraints.

4. 1975 Revenue Budget Estimates

The Committee had for consideration a Manager's report dated April 8, 1975, outlining the City's current budget position and items being appealed by Civic Departments and Boards.

The Budget Review Committee was able to reduce expenditure requests by $3,601,770 before appeals by Departments and Boards.

Cont'd...

Clause No. 4 Continued:

As at date of report it was indicated that a mill rate of 18.08 would be required to produce $73,054,382 of general tax revenue to balance the budget for 1975. The foregoing increase of 3.18 mills over the 1974 general tax levy is before any items added back during appeals and before any reduction in the standard of service. Also it is hoped that additional financial assistance will be received from the Provincial Government. The Committee stressed that any additional Provincial funds would be first applied to reducing the mill rate to the taxpayers. A detailed report on the 1975 Supplementary Capital Program will be submitted to the Committee within two weeks.

The Committee heard representatives of the following Departments and Boards appealing decisions of the Budget Review Committee in respect to specific budget items. Details of these items are outlined in a Manager's report dated April 8, 1975, (copies circulated). Of the items requested in the report the following were approved:

Department or Board		Item Appealed	Amount Approved by the Committee
A. Vancouver Public Library Board	(i)	Renovations of third floor The library Board requested $23,000 on this item, the Committee approved $10,000 so that a start can be made on the renovations.	$10,000
	(ii)	Microfilm Building and Drawing Records	$600
	(iii)	Study Carrel	$322
	(iv)	Card Catalogue	$275

RECOMMENDED

THAT a total of $11,197 be approved for the foregoing Vancouver Public Library appeals.

B. Engineering Department		Snow & Ice Control Equipment	$4,000

RECOMMENDED

THAT a total of $4,000 be approved for snow and ice control equipment.

C. Planning Department	(i)	Zoning and Sub-Division Control By-laws The Planning Department requested an amount of $20,000 for this item, but the Committee felt that only $5,000 should be committed at this time so that a start can be made on reviewing the By-laws.	$5,000

Cont'd...

Clause No. 4 Continued:

Department or Board	Item Appealed	Amount Approved by the Committee
	(ii) Noise; Illumination; Colours; Landscaping; Sun and Shade	$2,500

RECOMMENDED

THAT a total of $7,500 be approved for the foregoing Planning Department appeals.

(iii) -Community Services Centre-Champlain Heights
-Non Market Housing Study for the Central Area

RECOMMENDED

THAT consideration of these two appeals be deferred for one week for a further report to the Committee by the Planning Department.

(iv) Planning Department Quarterly Review

An amount of $5,000 has been included in the Planning Department Budget to print the Planning Dept. Quarterly Review.

(v) Planning Department Annual Report

An amount of $1,000 was included in the Planning Dept. budget to print the Planning Department's Annual Report. The Committee did not recommend that Council endorse including $1,000 in the Planning Dept. budget to print the Planning Department's Annual Report.

RECOMMENDED

THAT Council endorse including $5,000 in the Planning Department budget to print the Quarterly Review.

D.	Auditorium Board	(i) Two Only Monitor Speakers	$1,510
		(ii) Redesign and Air Condition the Vancouver Ticket Centre Office	$23,000 on the basis of it being recovered in the increased rental.

RECOMMENDED

THAT a total of $24,510 be approved for the foregoing Auditorium Board appeals, as outlined.

Cont'd...

Due to time limitations the Departmental appeals from the City Clerk and Health Department were deferred for one week.

The meeting adjourned at approximately 3:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 608

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

April 10, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 10, 1975, at 2:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Standards of Maintenance By-law

The Committee considered a Manager's Report dated April 2, 1975, entitled "Proposed Standards of Maintenance By-law".

This report stated in part:

"The Director of Permits and Licenses reports as follows:

'The proposed Standards of Maintenance By-law involved certain aspects of enforcement which I believe should be brought to the attention of the Housing & Environment Committee.

i. The by-law places responsibility for issuing orders on the Council who must issue such orders by resolution. Presumably the resolution must name an official to carry out the order. All other remedies will be sought prior to submission of a case to Council.

ii. It could be necessary for the occupants of a house to vacate while work is being done. Presumably, the City would have to house the occupants for that period.

iii. If it is not deemed necessary to vacate the house there could still be problems if the occupant is hostile. In such case a contractor and/or his workmen might be unwilling to do the work.

iv. Council would have to state whether the by-law is to be enforced on a complaint basis only or on an organized area basis.

v. Additional staff will be required even if enforcement is on a complaint basis.

If enforcement is to be on an area basis, the number of staff would need to be determined in accord with the workload. If enforcement is to be on a complaint basis, the staff required to start with would be less.

In either case, the establishment should be reviewed in a year's time and adjusted appropriately.'"

Cont'd . . .

With regards to No. (ii) above, the Committee agreed that charges for alternate accommodation while the necessary work is being done would have to be charged back to the occupant.

The Chairman advised that this by-law was submitted to the Committee today for familiarization. He noted that other relevant departments should have input into this by-law.

The Director of Permits and Licenses advised that such a by-law could be enforced on either a complaint basis or a door to door inspection basis. The latter method would require extensive additional staff. Also that such a by-law would not pertain to office buildings, commercial buildings, industrial buildings, etc. The Committee's opinion was that although it was not in favour of hiring extensive additional staff, it wanted this by-law to be enforced.

The Committee noted that restoration of emergency services such as hot water tanks, furnaces, stoves, water and fuel pipes, gas service, etc., should be on an emergency forty-eight hour basis. This amendment should be made to either the Health By-law or the Lodging House By-law.

RECOMMENDED,

A. THAT the City Manager's report referred to above be received.

B. THAT the Minimum Standards By-law be referred to appropriate City officials, the City Prosecutor's Office, and other interested organizations for comments and report back.

C. THAT the Director of Permits and Licenses amend the Minimum Standards By-law so that costs for alternate accommodation while work is being done on one's premises are charged back to the owner.

D. THAT the Director of Permits and Licenses report back on costs related to enforcing the Minimum Standards By-law on both the complaint basis and the door to door inspection basis.

E. THAT the Director of Legal Services amend the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours.

2. Collingwood United Church

On March 6, 1975, the Standing Committee of Council on Housing and Environment when discussing the Collingwood United Church Senior Citizen Project, resolved,

"THAT the Collingwood United Church prepare design presentations for the public meeting of March 20, 1975, outlining the floor space ratios as discussed today, and taking into account that the Federal Government had recently announced the availability of Section 44 subsidies for non-profit and co-operative housing and report back to a later meeting of this Committee.

Representatives of the Collingwood United Church were present this day and advised that at the public meeting on March 20, 1975, approximately 45 people were shown the proposed sixteen-storey, 150 suite senior citizen project, to be constructed at School Avenue, and Harold Street. Reverend Laing advised that the people reacted very favourably to this proposal, and therefore, the project should proceed.

Mr. LeBlonds, Architect, advised that to make the project economically feasible, a sixteen-storey, 150 suite structure would be required. This would be equivalent to a floor space ratio of 4.0. Such a project would have rental rates of $135.00 for studio suites.

Mr. Ron Youngberg advised that the Planning Department would support a density of approximately 1.8 f.s.r., but would not support

Cont'd . . .

a floor space ratio of 4.0, which is a higher density than presently exists in the West End. Also that the high purchase price of the land could be partially blamed for the expense involved in this project.

RECOMMENDED,

A. THAT Collingwood United Church be requested to make formal application for rezoning the site being Lots 3-6, Blk. 37, D.L. 37, from RM-1 to CD-1 for development of a sixteen-storey, 150 unit senior citizen housing project.

B. THAT upon application from Collingwood United Church for rezoning the above noted site, the Planning Department be instructed to submit comments on design and community interests related to this particular project.

INFORMATION:

3. Housing Site at 2nd Avenue and Wallace Street

The Committee considered a letter from Mr. John Keith-King, Architect, requesting to appear before the Committee to discuss a housing project on behalf of the Point Grey Housing Co-operative.

Mr. Keith-King advised that the Point Grey Housing Co-operative wanted to develop either adult ground-oriented, or senior citizen housing on this site. Mr. K. Emberly, and Mr. S. Donaldson, of the Dunbar Village Co-operative also expressed interest in this particular housing site. They advised that the Dunbar Village Co-operative was interested in helping the community as a whole by providing housing at this site.

Mr. Ron Youngberg of the Planning Department reminded the Committee that this site contained 3.44 acres and that Council had yet to make a decision with regards to the type of housing, selling price, etc., relating to this site. He advised that the Planning Department supported both senior citizen and family housing on this site. The location in regards to transportation, park, beach, etc., was excellent for senior citizen housing. He also noted that it would be suitable for family housing with a density of approximately eighteen to twenty units per acre.

The Chairman advised that this site at 2nd and Wallace was being held for the development of family housing by the City Housing Corporation.

RESOLVED,

THAT the above noted delegations be received and further consideration of the housing site at 2nd Avenue and Wallace Street be discussed in the "In Camera" meeting immediately following.

* * *

The following was considered "In Camera":

RECOMMENDATION:

4. Housing Site for Public Housing Corporation

The Committee considered a list of potential housing sites in the City of Vancouver submitted by the Housing Planner.

Cont'd . . .

It also considered a list of potential housing sites in the Downtown Eastside Area submitted by the Downtown Eastside Residents Association. These lists are on file in the City Clerk's Office.

Mr. W. Casson, Director of Housing, G.V.R.D., informed the Committee of a two million dollar revolving fund provided to G.V.R.D. by the Provincial Government for the development of housing. He advised that G.V.R.D. would be willing to assist the City with front end costs for the development of housing on the sites at the south side of Semlin Drive and the south side of Grandview Highway between Penticton and Slocan Streets.

RECOMMENDED:

A. THAT the Supervisor of Property and Insurance be instructed to report back on the possibility of locating five housing sites similar in size to the Oppenheimer I site in the Downtown Eastside Area, to an "In Camera" meeting of this Committee as soon as possible.

B. THAT the Chairman acquire more information with regards to G.V.R.D.'s offer for start up funds for housing development on the sites at the south side of Semlin Drive and the south side of Grandview Highway between Penticton and Slocan Streets.

C. THAT the list of potential housing sites submitted by the Housing Planner be referred to the Housing Director once he commences work with the City.

The meeting adjourned at approximately 3:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 608-9

REPORT TO COUNCIL

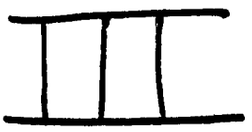

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

April 10, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, April 10, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub - 1403 Commercial Drive - Petition Plebiscite Result

Council on December 10, 1974 passed the following motion:

"THAT the application of Mr. Victor Maglio for a neighbourhood pub at 1403 Commercial Drive be approved in principle subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 1403 Commercial Drive, the cost of such referendum to be borne by the applicant, Mr. Maglio.

FURTHER THAT the applicant must comply with all applicable City legislation."

The Committee had before it for consideration a report, dated March 25, 1975, from the City Clerk (circulated) advising that of 2,335 ballots issued, 1,323 or 56.6% were returned.

The vote was 780 or 59.6% in favour of the pub and 529 or 40.4% opposed. Fourteen ballots were rejected.

The petition plebiscite failed, therefore, not having received at least the 60% majority in favour as laid down by Council resolution of February 25, 1975.

During discussion the Committee noted it has no choice in the matter; that Council's policy is that a majority of 60% is required for approval and a significant number of persons in the immediate vicinity of 1403 Commercial Drive are opposed to a neighbourhood pub at this location.

The applicant, Mr. Victor Maglio, claimed that residents of an apartment building in the 1400 Block Commercial Drive were missed in the enumeration, did not receive ballots, and did not have an opportunity to vote.

The City Clerk pointed out, however, that a subsequent canvass picked up these residents and they were issued ballots and had an opportunity to vote.

Cont'd . . .

Clause #1 continued:

Following discussion it was

RECOMMENDED

THAT the application of Mr. Victor Maglio to operate a neighbourhood pub at 1403 Commercial Drive not be approved.

INFORMATION

2. Vancouver Native Indian Friendship Centre

The Community Services Committee, at its meeting of March 6, 1975, after hearing a delegation from the Native Indian Friendship Centre, resolved:

"THAT the Supervisor of Property and Insurance and the Director of Social Planning examine the request of the Vancouver Indian Friendship Centre for City land and report back to the Community Services Committee."

The Committee had before it for consideration a report from the City Manager dated March 17, 1975 (circulated) in which the Supervisor of Property and Insurance reported on eight pieces of City owned land in the Downtown Eastside area.

A representative of the Social Planning Department, in a verbal report on the matter, stated Social Planning favours the Native Indian Friendship Centre's plans to relocate to an area frequented by larger numbers of native people than the Centre's present site on 1855 Vine Street. Social Planning feels the Centre offers good services but should address itself more to problems of housing, employment and integration.

Mrs. Marg Cantryn of the Indian Friendship Centre explained the Centre's activities in these areas of endeavour.

The Indian Friendship Centre expects to raise up to one million dollars for construction of a new Friendship Centre.

During consideration of the Manager's report the Committee noted that only two sites are actually available; (1) W/S Hawks Street between Prior and Malkin Streets, and (2) E/S Raymur Avenue between Williams Street and Malkin Avenue.

Site No. 1 however, has been committed to Strathcona Property Owners' and Tenants' Association (S.P.O.T.A.) for a greenhouse but this is subject to S.P.O.T.A. acquiring Federal funding for construction of its project.

The Committee noted it is unaware of whether S.P.O.T.A. will definitely acquire the Federal funding.

Site No. 2 is now leased to an industry but it may become available December 31, 1975.

It was suggested land at the north-west corner of 1st Avenue and Clark may be available but the Indian Centre delegation replied it is too far from the area in which they wish to locate.

The suggestion was made that the Friendship Centre representatives should meet with S.P.O.T.A. and other Strathcona organizations to explore the possibility of joint use of Site No. 1.

Cont'd . . .

Clause #2 continued:

The Committee inquired whether the present industrial tenant on Site No. 2 has first right of refusal when his current lease expires at the end of 1975.

Discussion then shifted to the financial side of the matter, it being noted Council does have guidelines for leasing land to non-profit societies and a precedent may have been set by Council's recent decision to sell land to the Italian Folk Society for $100,000 per acre less site preparation costs. It was also noted that special arrangements were made for a site for the Community Music School.

However, the Chairman noted other ethnic groups do have the economic base to raise capital themselves whereas native people do not.

The Committee considered offering land to the Indian Friendship Centre for one dollar per year lease but concluded it should await further information on the sites available prior to recommending a price.

Following discussion it was

RESOLVED

A. That the Supervisor of Property and Insurance report back to the Community Services Committee on Site No. 2 (E/S Raymur Avenue between Williams Street and Malkin Avenue) such report to include whether the present tenant has first right of refusal when the lease expires December 31, 1975; what improvements presently occupy this site, and the cost of removing those improvements; the report to also include a list of current rates on leases of City land to non-profit organizations;

B. The Director of Social Planning to arrange a meeting between the Indian Friendship Centre and S.P.O.T.A. to consider the feasibility of their joint use of Site No. 1 (W/S Hawks Street between Prior and Malkin Streets) and report back to the Community Services Committee; such report to also include whether S.P.O.T.A. will receive the necessary Federal funding for its greenhouse project on this property;

C. The Director of Planning to examine Sites No. 1 and No. 2 and report back to the Community Services Committee on the appropriateness of these sites for a new Indian Friendship Centre as proposed in their brief of March 6, 1975 (circulated).

RECOMMENDATION

3. Application for Civic Grant: Grandview Youth Recreation Program (Cedar Cottage-Kensington Youth Services Committee)

The Community Services Committee at its meeting of January 30, 1975 passed the following resolution:

"THAT the application of Cedar Cottage-Kensington Youth Services Committee for City funding of the youth recreation program be deferred to the Community Services meeting of Thursday, February 27, 1975 and the Social Planning Department be requested to provide an evaluation of the program for placement on the agenda of the Community Services meeting of Thursday, February 27, 1975."

Cont'd . . .

Clause #3 continued:

The Committee had before it for consideration a report, dated April 8, 1975, from the City Manager (circulated) in which the Director of Social Planning recommends a grant of $18,110.40 to this organization.

During consideration of this matter a representative of the Cedar Cottage-Kensington Youth Services Committee stated it is not satisfied with the recommended amount of the grant; that a further $5,300 is required to serve children at Lord Selkirk School, the largest elementary school in the area.

A representative of the Social Planning Department suggested that any additional sums beyond the recommended grant should be cost-shared with the School Board.

It was noted this program may be the only recreational program directly funded by the City.

Following discussion it was

RECOMMENDED

A. Vancouver City Council approve a grant of $23,410 to the Grandview Youth Recreation Program for the period April 1, 1975 to March 31, 1976, to allow the Program to continue operating at its present level.

B. That the grant be paid to the Board of Parks and Recreation which will administer the grant, subject to written confirmation by the Superintendent that only the actual cost of fringe benefits to employees of the Program (estimated at 6% of total salaries, or $945.60) be charged against the Program's budget.

C. Payment of the City grant be subject to the condition that the program be evaluated quarterly to the satisfaction of the Director of Social Planning.

D. That the School Board be asked to contribute financially to this program.

(Alderman Volrich is recorded as voting against the above recommendations.)

The meeting adjourned at approximately 4:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 596 & 610

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

April 10, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, April 10, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 7:35 p.m.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Aldermen Bird, Cowie, Harcourt & Kennedy

ALSO PRESENT: Aldermen Boyce & Sweeney

CLERK: M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

In a report dated April 3, 1975, the City Manager submitted a dossier of general reports from the Director of Planning on the above subjects. This dossier is on file in the City Clerk's office.

The Chairman had submitted a proposed agenda. The Committee agreed to follow the order listed by the Chairman when discussing the reports.

A. USING THE 'OFFICIAL DEVELOPMENT PLAN' FOR PLANNING PURPOSES

Mr. Spaxman, Director of Planning, outlined the reasons for choosing the Official Development Plan form of zoning for the Downtown and West End. Existing zoning by-laws tend to be negative documents describing the limit beyond which development may not be built. The following innovations have been introduced to overcome some of the limitations of negative by-laws:

(i) The introduction of "conditional" uses: i.e. uses which, under the right circumstances, may be acceptable.

(ii) The introduction of "bonus" elements: i.e. attempts to provide incentives into an inherently inflexible system.

(iii) The introduction of discretion (which is permitted under the City Charter) in those sections where uncertainty exists as to what the limits should be: i.e. height.

(iv) The introduction of a minimum "outright" density and height limit with discretion to apply beyond those minimums.

The Official Development Plan will set out what the City would like to see in the Downtown and the West End. In order to achieve City objectives, some discretionary authority is required and the Official Development Plan would provide the best opportunity to set out the standards of discretion. The zoning by-laws for the Downtown and the West End would contain both regulatory controls and policy guidelines and would consist of three documents:

- The Legal attachment to the Zoning and Development By-law No.3575
- The Official Development Plan which contains regulations for land use, density, height, and other matters such as policy.
- Design Guidelines.

RECOMMENDED

THAT the Official Development Plan be accepted in principle as the approach used for development control.

(Alderman Kennedy wished to be recorded as voting against the above motion)

B. DEVELOPMENT CONTROL PROCESS FOR THE CENTRAL AREA

On December 17, 1974, City Council approved the formation of a Development Permit Board to adjudicate on other than minor development permit applications in the Downtown Peninsula, including the West End, the Waterfront and the North Side of False Creek. It is now proposed to include Gastown, Chinatown, South Side of False Creek and Central Broadway.

Mr. Spaxman described the steps in the proposed Development Control Procedures (copy circulated) which would reduce the total processing time of development permit applications and allow development proposals to become public knowledge at a preliminary discussion stage.

Mr. Spaxman advised that he had received a letter from the Architectural Institute of B. C. indicating that the Chairman of the Urban Design Panel or his designate should be a member of the Development Permit Board.

The Committee discussed the proposed Development Control Process, quoted below, and recommended several amendments.

GENERAL OPERATION

MEMBERSHIP	- Director of Planning (or Deputy) - Director of Social Planning (or alternate) - City Engineer (or Deputy)
ADVISORY MEMBERS	- 2 appointeees from the Development Industries - 2 appointees from the Development Professions - 2 appointees from the General Public Only the three City Officials may vote on a decision of the Board. This results from the legal aspects of the City Charter. (See Meeting Procedure - developed because of present legal constraints).

COMMITTEE AMENDMENT

Advisory Members - Two appointees from the development professions, one of them to be a designate of the Urban Design Panel.

(Mayor Phillips and Alderman Cowie opposed).

APPOINTMENT OF ADVISORY MEMBERS	Nominations would be solicited by the City Clerk from each group for selection and appointment by City Council:
Professions	- Architectural Institute of B. C. - B. C. Society of Landscape Architects - Association of Professional Engineers - Planning Institute of B. C.
Industry	- Amalgamated Construction Association of B. C. - Urban Development Institute - Vancouver Real Estate Board - Building Construction Trades Council - Board of Trade - Building Owners and Managers Associations - Downtown Business Association
General Public	- Community Planning Association - Vancouver and District Labour Council - Community Arts Council - Junior League of Vancouver - Any other nominations from the General Public at large; or requests from other groups or associations for inclusion.
TERM OF OFFICE	For Advisory Members: - 1 each of the 3 categories - 1 year initially and 2-year appointments thereafter - 1 each of the 3 categories - 2 years

Clause No. 1(B) continued

CHAIRMAN AND DEPUTY CHAIRMAN

The Chairman and Deputy Chairman shall be elected annually from and by the Board and the Advisory Board members.

COMMITTEE AMENDMENT

The Director of Planning shall be the Chairman.

TIME & PLACE OF MEETING

Day: Mondays at either 2:00 p.m. or 7:30 p.m.

Frequency: every two weeks initially.

Place: No. 1 Committee Room at City Hall.

Monday afternoon or Monday evening meetings are put forward as alternatives. For some members of senior staff Monday evening poses some difficulty. No other evening is free of other Civic meetings. Conversely, afternoon meetings may impose a restriction on membership for the appointees. From the standpoint of the general public an evening meeting may provide greater opportunities for participation.

It is recommended that the actual time of the meeting be determined by the Board members (both Official and Advisory).

AREA OF RESPONSIBILITY

Initially Development Permit Applications will be considered for:

Central Area of Vancouver

1. Downtown
2. West End
3. Central Waterfront (Burrard Inlet)
4. Gastown
5. Chinatown
6. False Creek - North and South Sides
7. Central Broadway (Cypress to Yukon Streets)

MEETING AGENDA

A meeting agenda will be prepared and circulated to Board members before the meeting. The agenda will include three categories of development permit applications as follows:

(i) New applications received since the previous meeting but for which processing is incomplete. Through the provision of this list any number will be aware of, and able to influence the work of processing a development permit application.

(ii) Development permit applications which have been assessed as "minor" (outright) and which have therefore been approved (or refused) by the Director of Planning. It is noted that a "minor" development permit application can be appealed in the normal manner as described in Section 5 of this report.

(iii) Applications on which a decision by the Board is required. Summary information on these permit applications, with recommendations, will be circulated to Board members together with the Agenda.

CITY COUNCIL'S INVOLVEMENT

A development permit application may be referred by the Development Permit Board to City Council.

(a) for information and/or advice where the development proposed is of particular significance;

(b) for consideration where significant differences of opinion have arisen among members.

(c) for consideration where the Board is of contrary opinion to the Urban Design

Clause No. 1(B) continued

COMMITTEE AMENDMENT

(b) for consideration where in the opinion of the three voting members there is a significant difference of opinion.

(c) delete (Alderman Cowie against this deletion).

MEETING PROCEDURE

Arising from present legal restraints relative to the City Charter, the actual procedure of the Development Permit Board meeting would be as follows:

(a) Dealing with all applications in open meeting, including participation by the public and applicants; together with full discussion and advice from the 6 appointed advisory members.

(b) Following a short recess, the 3 official members would reconvene as the Development Permit Board - in open meeting - and each would vote and make their decision on each application.

The Director of Planning would be the Chairman of this Official Development Permit Board.

This second meeting, while in public, would be without participation fom the Advisory members or others present.

POSSIBLE CHARTER AMENDMENT

Recognizing the existing legal restraints on membership of the Development Permit Board; and so that the Advisory members can participate and be voting members of the Board; the City Council may wish to now instruct the Director of Legal Services to seek at an appropriate time, a Charter Amendment to permit Development Permit Board members to be other than City officials.

COMMITTEE AMENDMENT

That this section be deleted.

PUBLIC INVOLVEMENT

ADVERTISEMENT OF AGENDA

A display advertisement will be placed in the Sun and the Province newspapers advising of items to be considered at the next meeting of the Development Permit Board.

COMMITTEE AMENDMENT

Delete the word 'display'.

ADDITIONAL PUBLIC NOTIFICATION

Where, in the opinion of the Director of Planning or the Development Permit Board, it is in the public interest, an applicant may be required to:

(i) display a notice of intent upon the site; or

(ii) place a special display advertisement in the daily newspapers; or

(iii) instruct the secretary to notify property owners, tenants and/or others in the surrounding area; or

(iv) any combination of the above.

The cost of such special information will be paid by the applicant. Display notices and/or display advertisements should be based upon a standard format. Details of this format will be prepared, and, in the case of display notices will be in accordance with the Sign By-law.

COMMITTEE AMENDMENT

Where, in the opinion of the Director of Planning or the Development Permit Board, it is in the public interest

(i) the applicant to display a notice of intent upon the site;

(ii) delete;

(iii) the Board would instruct its clerk to notify property owners, tenants and/or others in the surrounding area; or place advertisements in the newspapers;

(iv) any combination of the above.

The cost of such special information will be paid by the applicant. Notices and/or advertisements should be based upon a standard format. Details of this format will be prepared and notices of intent displayed on site will be in accordance with the Sign By-law.

PERMIT SELECTION

NEED FOR SELECTION

In order to ensure efficient handling of all development permit applications, it is necessary to have a selection procedure. Many applications such as:

- minor changes of use
- minor additions
- buildings or uses of a temporary or non-controversial nature
- buildings or uses which are not subject to special consideration in terms of Design or Area Guidelines in the relevant Zoning By-law or Official Development Plan

can be dealt with without reference to the Development Permit Board. As noted earlier all minor (outright) permit application decisions will be reported to the Development Permit Board for information.

SELECTION BY DIRECTOR OF PLANNING

It is proposed that the selection between major (additional) and minor (outright) permit applications be made by the Director of Planning. The Director of Planning will have the authority to approve or refuse the minor permit applications. The selection will normally be done by the Development Permit Co-ordinator, who may request specific advice from the individual Board members.

COMMITTEE AMENDMENT

Change (additional) to (conditional).

SELECTION METHOD

The selection between major and minor permit applications depends in part upon a subjective judgment on the part of Civic staff. A considerable amount of this type of discretion has been made for many years. It occurs particularly with respect to referrals to various existing Advisory Boards.

Experience, over time, with the operation of the Development Permit Board should lead to an acceptable understanding.

CRITERIA FOR SELECTION

Selection of permit applications for referral to the Development Permit Board will be based upon criteria such as:

- whether the building (or use) would, if built, have a significant affect on the established character of the immediate environment.

- whether due to the nature of the proposed use or buildings, traffic implications could arise that would significantly affect the general environment.

- whether the height or density of the proposed building is in keeping with the general building height proposed in its immediate environment.

- whether there are significant buildings of heritage merit on the site or in the surrounding area that could be adversely affected if the proposed building (or use) were to be built.

- whether the design is acceptable or would adversely affect public amenity; in this regard the Director of Planning would take into account advice from the Urban Design Panel.

- whether special public amenities, which could be provided in the proposed building (or use), can be identified and for which a particular bonus or other advantage could be achieved.

- whether any public policy objectives, whether established or potential (such as future transit locations, open space needs), would be affected if the proposed building (or use) were allowed.

Experience would determine the adequacy of these suggested criteria. They would be amended or expanded as experience is obtained.

APPEAL PROCEDURE

APPEAL PROCEDURE

The appeal procedures would be as provided for in the Vancouver Charter.

Appeals would be to the "Board of Variance" and are normally filed at two particular occasions in the processing system:

(a) Following a decision of the Director of Planning or Development Permit Board.

(b) Following the actual issuance of a Development Permit (or refusal thereof).

All Appeals may be on approvals, refusals, conditions of approval, relief from some aspect of the By-law.

Appeals may be by Applicants or others.

The Board of Variance normally meets every two weeks and with a week deadline to enable an agenda to be published - the time involvement for an appeal can vary from one week to two weeks depending on the date of filing for an appeal.

The hearing of an appeal is usually completed in one meeting unless there is a request for adjournment or the Board wish to notify certain property owners - in which case the appeal is deferred for one meeting.

It is noted that many "minor" permit applications will be approved or refused without consideration by the Development Permit Board. In the event that such a minor permit application is appealed it will be referred directly to the Board of Variance. The Development Permit Board will be provided with information on such appeals in the normal manner.

DEVELOPMENT PERMIT FEES

It is noted that the fees to be basically charged for all development permit applications are under active review by the Director of Finance in consultation with other affected City Departments.

Recommendations on Additional fees; charges for preliminary applications; extensions, etc., will be reported separately through the Director of Finance, in consultation with the Director of Permits and Licences; the Director of Planning; for consideration of Council.

STAFF

BOARD MEMBERS — The Directors of Planning and of Social Planning and the City Engineer, or their deputies, are members of the Development Permit Board.

SECRETARIAL — The office of the City Clerk will provide secretarial service to the Development Permit Board for the purpose of keeping minutes and such other requests as may be made or have already been described.

COMMITTEE AMENDMENT

Secretarial should read Administrative staff. The office of the City Clerk will provide administrative assistance to the Development Permit Board for the purpose of keeping minutes and such other requests as may be made or have already been described.

STAFF COMMITTEE — It has been the practice for many years for an inter-departmental staff committee to meet weekly to consider development permit applications. Departments regularly represented are:

Planning
Permits and Licences
Engineering
Health

These departments are most directly affected in the Development Control Procedure.

The Director of Social Planning should now also be permanently represented on this Committee.

DEVELOPMENT PERMIT CO-ORDINATOR — The role of the Planning Department staff Development Permit Co-ordinator is seen to include the following:

(i) to ensure that information provided in any preliminary or complete Development Permit application is adequate.

(ii) to ensure that the views of all affected Civic departments and the opinion of any Advisory Bodies have been obtained.

(iii) to co-ordinate the information to be forwarded to the Development Permit Board including the preparation of the necessary "summary" reports on all major (conditional) proposals.

(iv) to facilitate the involvement of interested members of the Board in the development control process on particular permit applications.

(v) to carry out such additional tasks as may be requested by the Development Permit Board.

SUPPORT STAFF — Several Civic departments already provide staff support. Most of the work is and will continue to be in the hands of the Planning Department and the Department of Permits and Licences. However, the City Clerk's office will assume responsibility for the secretarial/committee clerk servicing of the Development Permit Board.

Experience over the past few months has shown the need for considerable planning department staff time in analysing and assisting applicants with preliminary enquiries or applications in the Downtown Study Area.

Existing urban design staff together with other Central Area Staff will continue to be involved in the application process - particularly at the "concept" or "preliminary" stages.

The actual amount of work that will develop under the new procedures - including the expanded area cannot be determined with accuracy.

Clause No. 1(B) continued

TIMING

Because of many different factors, the time required to process and complete applications is not completely within Planning staff control.

Factors affecting the processing time include:

- lack of adequate information from applicant at time of submission of application
- delays by the applicant in submitting further requested information
- inadequate drawings from applicant
- lack of sufficient research and enquiry by applicant, from City Departments, before application is submitted
- time constraints in inter-departmental actions and needed clearances:

  i.e. traffic concerns by City Engineering Department as related to a particular site;

  - problems relating to requested closure of an existing City lane by City Engineering Department.
- possible planning conflicts between development proposals and civic needs:

  i.e. - GVRD growth requirements;

  - possible public use needs;
  - possible street widening; lane requirements; etc.
- public involvement:

  i.e. submissions direct to City Council on a particular development proposal;

  - submissions to the Development Permit Board necessitating deferrals of application for further consideration by applicant, deferral of application for further public response, deferral of application for consultation with City Council.
- consideration/consultation with other local area planning boards or advisory groups:

  i.e. Chinatown Historic Area Planning Committee;

  Urban Design concerns

  - consideration by Design Panel where design is questioned.

However, many applications can be processed expeditiously, whether in the "minor" category and subject to direct consideration by the Director of Planning or other than minor and needing to be processed through the Development Permit Board.

Time required for processing and issuing "minor" type applications	The attached diagram indicates that many of these applications can be processed, completed and issued from five to ten working days.
Other than "minor"	Without delays occurring for previously stated reasons, a "preliminary" or "complete" application can be processed, and a decision made (but not including issue of permit) from 15 working days onward.

It is suggested that the City Planning Department would monitor the time being taken for this category of applications, and report to City Council through the City Manager.

It will be recommended that an existing temporary Planner 1 position continue to be retained for the next few months pending a further review of the Development Permit Board operation.

COMMITTEE AMENDMENT

The question of administrative assistance and support staff for the Development Permit Board to be referred to the City Manager for report back to the Committee.

DEVELOPMENT PERMIT APPLICATIONS

ADVISORY SERVICE

Advice will be available from the City Planning Department on basic development criteria without payment of additional fees.

There would be little or no plan examination: where appropriate the enquirer would be advised to discuss direct with other City departments matters such as lane closures, Building By-law matters, etc.

PRELIMINARY OR COMPLETE

A development permit application can be filed in either "preliminary" or "complete" form but only one application would be needed.

The number of sets of drawings required at the time of submission of any (preliminary or complete) application will be increased from 3 to 4.

PRELIMINARY APPLICATIONS

A preliminary application will have sufficient information to identify the general intent of the development proposals. The Director of Planning may request additional information and drawings.

"Preliminary" applications will require payment of a fee.

Preliminary applications would be processed in the same way as complete applications. The Development Permit Board would either -

(a) advise applicant of changes necessary before any preliminary approvals could be considered;

(b) advise applicant of basic approval of scheme and what information must be submitted before final consideration can be given;

(c) refuse application for reasons stated.

Up to a 6-month maximum time period may be granted by the Board to submit information, drawings, etc. to finalize such a preliminary development permit application.

Unless previously finalized, any development permit application shall be void 12 months from date of application.

The Director of Planning may grant an extension of these expiry times - for one occasion for a maximum period of 6 months - on payment of an additional fee.

COMPLETE APPLICATIONS

The Director of Planning and/or the Development Permit Board may request additional information or drawings.

A complete application will either be considered by the Director of Planning (if minor) or the Development Permit Board.

The application may be

(a) Approved

(b) Approved subject to certain conditions being first complied with before Permit can be issued

(c) Refused - for reasons stated.

The same expiry dates and 6-month extension options apply for "complete" applications as for "preliminary" applications.

An applicant may be required to provide information on site construction methods, i.e. design and location of hoardings, pedestrian viewing facilities; such information to be to the satisfaction of the Director of Planning.

Clause No. 1(B) (continued)

FURTHER REVIEW

It is proposed that the Director of Planning submit to City Council a review of the operation of the procedures; including the Development Permit Board - initially after a six month period.

The review to contain the views also of the Director of Social Planning, City Engineer, Development Permit Staff Committee and the Development Permit Board's Advisory members.

After discussion the Committee

RECOMMENDED

THAT the Development Control Process be approved in principle subject to the foregoing amendments, and referred back to officials for final technical/legal drafting and submission to a Public Hearing.

C. THE CENTRAL AREA PROGRAM

Mr. Spaxman advised that the Central Area of Vancouver consists of six commonly recognized parts: Downtown, West End, Downtown Eastside, Central Waterfront, False Creek and Central Broadway. One of the major objectives of the Central Area Division is to provide effective co-ordination of the many development aspects i.e. transportation and development control procedures.

In his report the Director of Planning lists the 1975 Program and the existing staff to be assigned to the Central Area. The report indicates the urgency to accommodate the Central Area Division in the area of the annex to be vacated by another department rather than separate offices. The Director of Planning recommended

(i) the Central Area Division of the Planning Department be formally recognized;

(ii) the program for the Central Area as outlined in this report be approved in principle;

(iii) the position of Assistant Director - Civic Development be renamed to Assistant Director - Central Area, and that a classification review of this position be referred to the Director of Personnel Services; and

(iv) the City Manager be requested to give priority to the use of additional space in the City Hall annex for Central Area staff now in temporary accommodation at 456 West Broadway and 1020 Nelson Street.

After discussion the Committee

RECOMMENDED

THAT Recommendation (i) of the Director of Planning be approved and that Recommendations (ii) to (iv) be referred to the City Manager.

The meeting adjourned at approximately 10:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 610

REPORT TO COUNCIL

CLIENTS' COMMITTEE RE SPACE REQUIREMENTS OF VANCOUVER POLICE DEPARTMENT

April 15, 1975

A meeting of the Clients' Committee re Space Requirements of Vancouver Police Department was held in the City Manager's Board Room, third floor, City Hall on Tuesday, April 15, 1975 at approximately 10:30 a.m.

PRESENT: Alderman Bowers, Chairman
Alderman Rankin
Mr. Lorne Ryan, City Manager
Mr. J. McLean, Administrative Analyst
Mr. A. Langley, Assistant Director I/C of Construction and Maintenance Division of Permits and Licenses Department
Mr. P. Skrimshire, Construction Co-ordinator of Construction and Maintenance Division of Permits and Licenses Department
Deputy Chief Constable T. Dixon
Deputy Chief Constable T. F. Stokes
Police Inspector T. Lister
Mr. B. Cohen, Representative, Vancouver Municipal Police Board

ALSO PRESENT: Mr. C. E. Carlson, Mr. R. F. Harrison, Harrison/Kiss, Architects

CLERK: H. Dickson

The Clients' Committee had before it for consideration a report, "Public Safety Building - a Study of Office, Gymnasium, and Parking Requirements" dated February 21, 1975 from Harrison/Kiss Architects.

Discussion opened with the observation that Council has instructed the Director of Planning to make application for a new CD-1 Zoning in this area of the City which, once finally adopted, would make the Public Safety Building, City Morgue, No. 1 Firehall and Courts Building non-conforming uses.

If they remain non-conforming Council could not authorize alterations or additions to these structures without contravening its own Zoning By-law. Council should therefore exempt these buildings from provisions of the proposed CD-1 Zoning to permit any renovations or alterations.

Addressing their report the Architects explained they have been unable within the confines of the existing Public Safety Building to provide the necessary square footage of space recommended in 1974 following a study by Graham, Brawn and Associates.

Since the Graham-Brawn study the Police Department has requested an additional 322 men of which Council has agreed to 120.

The Police currently use 39,200 square feet of space at 312 and 475 Main Street.

Graham, Brawn and Associates in 1974 recommended 59,000 square feet was required to meet immediate Police needs.

Harrison/Kiss can provide 54,000 square feet in the existing building.

Cont'd . . .

However, further study has indicated a 13,000 square foot shortage of space in the existing building.

Projected growth from 1975-77 will require a further 11,500 square feet for a total space shortage, existing and projected to 1977, of 24,500 square feet.

Upon reaching this conclusion the Architects stated, they ceased their plans for the renovations except for the new communications centre within the building.

The Harrison/Kiss report of February 21, 1975 offers options as follows to meet the required needs of the Police Department:

"A. PUBLIC SAFETY BUILDING

1. Renovate the building (lock-up excluded) but reduce the space allocations for various functions to fit within the present building envelope.

2. Renovate the building (lock-up excluded) based upon the full space requirements and provide for space shortages in a new annex as described under Heading 'B'2. or 'B'3.

Approximate cost of alterations - $2,900,000 to $3,300,000.*

*Cost estimate from Graham Brawn & Associates Ltd.'s report.

B. PARKING & GYMNASIUM ANNEX

Construct on the site across the lane east of the existing Public Safety Building a new building including:

1. Parking for approximately 130 police service vehicles and 34 motorcycles.
A gymnasium with changing and exercise rooms.
Provision for future expansion to the maximum permissible under Zoning By-Laws.

Approximate Construction Cost - $1,100,000 - $1,300,000

2. Parking for approximately 130 police service vehicles and 34 motorcycles.
A gymnasium with changing, exercise and locker rooms.
Approximately 13,000 sq.ft. of space to accommodate present shortage in the Public Safety Building.
Provision for future expansion to the maximum permissible under Zoning By-Laws.

Approximate Construction Cost - $1,700,000 - $2,000,000

Cont'd . . .

3. Parking for approximately 130 police service vehicles and 34 motorcycles.
   A gymnasium with changing, exercise, and locker rooms.
   Approximately 24,500 sq.ft. of space to accommodate existing and projected shortages to the end of the year 1977.
   Provision for future expansion to the maximum permissible under the Zoning By-Laws.

Approximate Construction Cost - $2,300,000 - $2,700,000

FULL COST ESTIMATES WILL BE ADJUSTED ACCORDINGLY IN TERMS OF FULL BUILDING FLOOR INCREMENTS. IF IT IS DECIDED TO INCLUDE PROVISION FOR OTHER REQUIREMENTS OR TO PROVIDE ADDITIONAL GROWTH SPACE, ESTIMATES WILL RISE ACCORDINGLY. ALSO, THE ESTIMATES GIVEN ARE BASED ON CURRENT ECONOMIC CONDITIONS. ALLOWANCE SHOULD BE MADE FOR INFLATION INCLUDING CONSTRUCTION WAGE INCREASES AS OF APRIL 1976.

AT A MEETING HELD ON FEBRUARY 7, 1975, THE USER COMMITTEE PASSED A MOTION RECOMMENDING THE IMPLEMENTATION OF OPTIONS 'A'2. and 'B'3."

These options recommended by the User Committee will cost up to $6 million according to Harrison/Kiss estimates.

Harrison/Kiss "concur with the recommendation of the user committee and urge that if these proposals are adopted that the planning of the parking and gymnasium complex be concurrent with the planning of the Public Safety Building."

During discussion it was noted that Council has not committed itself to an extra 322 men for the Police Department. However, projecting this increase in manpower; and taking into consideration the space shortages claimed by Harrison/Kiss it means the cost of providing the required space for the Police Department has increased from an estimated $3.3 million in the 1974 Graham, Brawn and Associates report to $6 million or more.

There was agreement that the Public Safety Building should remain where it is but some concern was expressed on whether the existing building is worth spending $6 million on for renovations.

It was pointed out the building as presently laid out has no market value (i.e. could not be used for any other purposes) but will have some market value if the renovations are carried out.

The matters of public parking in the Public Safety Building area and expansion to the Oakridge Police Sub-Station remain unresolved and are not part of the options offered by the Architect's report.

It was noted:

A. City Engineering Department is currently conducting a study of parking requirements in the Public Safety Building area;

B. Consideration has been given by the Police Department to adding a second floor to the Oakridge Sub-Station at a cost of at least $260,000.

Cont'd . . .

At this point updated cost estimate figures for the Harrison/Kiss recommended option were produced by the Construction Co-ordinator of the Construction and Maintenance Division of the City Permits and Licenses Department as follows:

"Summary	Current Estimates		
1. Public Safety Building	3,910,000	-	4,470,000
2. Parking, Gymnasium, Offices	2,780,000	-	3,355,000
3. Alternative Parking Site	175,000	-	175,000
4. Communications Centre	425,000	-	425,000
Total Forward	7,290,000	-	8,425,000
Less amounts included in (1) for Communications area	(-) 314,000		(-) 361,000
TOTAL ESTIMATES	6,976,000		8,064,000
Less funded for Communications Centre	(-) 330,000	-	(-) 330,000
Balance of funds required	6,646,000	-	7,734,000
Less unexpended in 445/ Accounts Police Renovation	748,000	-	748,000
Additional Funds Required	$5,898,000	-	$6,986,000
	$6,500,000		"

In conclusion the total cost will range from $7 - 8 million.

The Police Department, it was noted, has not volunteered any suggestions as to how to cut these costs. It maintains these costs are for minimum requirements.

The suggestion was made to omit the gymnasium and locker room facilities but Police Department representatives replied that Police Officers no longer wear their uniforms home but change at the Public Safety Building.

It was noted there have been indications the jail facility will be taken over by the Provincial Government. However, the Police Department will still require some holding or detention facilities. The amount of space required for this remains unknown.

Consideration was given to endorsing option 'A'2. and 'B'3. (which the User Committee has endorsed) and requesting the Architects to proceed with working drawings for renovations to the existing building only.

The Architects replied they cannot begin work on the drawings for renovations without knowing whether the annex will proceed.

The Committee suggested the Architects could work on the renovation drawings on the assumption the annex will also go ahead.

Cont'd . . .

Following discussion it was

RECOMMENDED

1. THAT Council request the Director of Planning to exempt the area bounded by Main Street on the west, Cordova Street on the north, Gore Avenue on the east, and the lane paralleling Cordova to the south from his application for CD-1 Zoning in the Downtown Eastside area.

2. THAT the User Committee be requested to advise the Clients' Committee of its requirements for:

   (a) jail space
   (b) expansion to the Oakridge Sub-Station

   and the estimated cost of meeting these requirements.

3. THAT the City Engineer report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements.

4. THAT Options 'A'2. and 'B'3. of the Harrison/Kiss report of February 21, 1975 be endorsed in principle and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept to the lowest estimates.

The meeting adjourned at approximately 12:00 noon.

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FOR COUNCIL ACTION SEE PAGE(S) 611

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 17, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 17, 1975, in No. 1 Committee Room, Third Floor, City Hall at approximately 12:00 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. 1975 Revenue Budget Estimates

The Committee had for consideration the following three reports, (copies circulated)

(a) Manager's report dated April 15, 1975, re Reduction in Standard of Services;

(b) Report dated April 16, 1975 from Alderman J.J. Volrich, giving budget recommendations;

(c) Manager's report dated April 15, 1975, re 1975 Revenue Budget Estimates, outlining the mill rate for general tax purposes, temporary borrowing from reserves, and appeals by civic departments and boards.

On March 18, 1975, City Council approved the following recommendation of the Standing Committee on Finance and Administration:

> "THAT the City Manager request each department head to prepare priority lists showing where reductions may be made in the standard of service being provided to the extent of 10% of their budgets as approved by the Budget Review Committee."

The Manager advised that he has reviewed all submissions from department and boards and finds, with few exceptions, that a full 10% reduction in the standard of services does not seem practical and in the case of operating departments such as Engineering and Park Board, would be economically unsound. Also difficulties occur in labour intensive departments such as Fire and Police, whose labour payroll exceeds 90% of their total budget and whose staff complement has been increased by authority of Council within recent months.

Cont'd...

Clause No. 1 Continued:

If Council is prepared to take effective measures to achieve any specific budget reduction, say $1 million, the Manager recommends that budgets of all departments and boards be reduced by 1% and that each department and board advise the Director of Finance where the reduction will apply in their respective budgets. The Manager stressed that selection of priorities should be done by City Council. To accomplish a 1% reduction would require planning and time to implement. If the reduction took effect for six months of the year, the reduction would in fact have to be 2% for that six month period.

The Chairman requested the City Manager and Director of Finance to consider the minimum tax increase position the City can attain by using reserves to maximum capacity. Their analysis indicates that we would have to borrow $1,500,000 from revenue surplus and borrow approximately $1,800,000 from U.S. Premium Liability Reserve Fund, both to be replaced from the expected natural gas revenue distribution to be announced by Premier Barrett. The analysis indicates that we can reduce the tax increase to 16% by this method.

At a tax rate of 17.28 mills,(an increase of 16%,or $54.00, in the general tax levy on the average single family residence), the budget deficit would amount to $3,290,218 which could be covered by a temporary transfer from reserves,pending advice on the amount of the Provincial contribution. The Manager's report dated April 15, 1975, gives a summary of revenues and expenditures for 1975, adjusted to reflect a 16% increase in the general tax levy, items successfully appealed by departments and boards to date, and for the transfer of $3,290,218 from reserves.

Following discussion it was,

RECOMMENDED THAT

1. The 1975 Revenue Budget Estimates as amended by the City Manager and the Director of Finance during budget reviews and by the Finance Committee be submitted to Council for approval on April 22nd.

2. The rate for general tax purposes be set at 17.28 mills, which is an increase of 16% over 1974, as recommended by the Chairman of the Finance and Administration Committee in his report dated April 16, 1975.

3. A sum of $3,290,218 be temporarily borrowed from reserve to balance the 1975 Revenue Budget, to be replaced out of the additional Provincial contributions expected this year, as per the details included in the Manager's report.

4. Consideration of

   (a) the 1975 Supplementary Capital Program
   (b) possible reduction in services and standards of service

   be deferred until the amount of the Provincial contribution is known.

5. The Director of Finance be authorized to adjust the 1975 Revenue Budget Estimates, as submitted to Council, for any appealed items approved by the Finance and Administration Committee today, either through Contingency Reserve if the amount is not significant or by an increase in the transfer from reserves.

The Committee heard representations from the following departments and boards appealing decisions of the Budget Review Committee in respect to specific budget items.

Cont'd...

Clause No. 1 Continued:

Details of these items are outlined in the Manager's report dated April 15, 1975. Of the items requested in the report the following were approved:

Department or Board	Item Appealed	Amount Approved by the Committee
A. City Clerk's Department	Air-Conditioning Unit for Voter's List Building	$2,500

RECOMMENDED

THAT an amount of $2,500 be approved to solar film the south and west windows and install a roof-top fan in the Voter's List Building.

B. Planning Department	Community Services Centre - Champlain Heights ($30,000)	

RECOMMENDED

THAT this item be submitted to the Finance and Administration Committee for consideration in the Supplementary Capital Program.

C. Board of Parks and Recreation	(i)	New and Non-Recurring Items The Park Board appealed $325,000 which would bring the total Park Board N.N.R.'s to $700,000.	$25,000

RECOMMENDED

THAT an amount of $25,000 be approved to bring the total Park Board N.N.R.'s items approved to $400,000.

	(ii)	Basic Budget - Two Problem Youth Workers	$22,660

RECOMMENDED

THAT an amount of $22,660 be added to the Park Board Basic Budget to hire two staff people to work with problem youth, and cost sharing be pursued under the Canada Assistance Plan.

	(iii)	Supplementary Budget - Two Problem Youth Workers	$18,000 subject to report back.

RECOMMENDED

THAT an amount of $18,000 be approved for the Park Board Supplementary Budget to hire two full time youth workers subject to an evaluation report on effectiveness of youth worker programs, and cost sharing be pursued under the Canada Assistance Plan.

D. Health Department	(i)	Overhead Projector - West Unit	$263

Cont'd...

Clause No. 1 Continued:

RECOMMENDED

THAT an amount of $263 be approved for the West Unit at 24th and Main.

(ii) One Projector Screen $80

RECOMMENDED

THAT an amount of $80 be approved for a projection screen for the East Unit at 2610 Victoria Drive.

D. Board of Police Commissioners (i) Eight Civilian Positions ($47,023)

RECOMMENDED

THAT the request for additional civilian staff be referred to the City Manager for further reviews.

(ii) Uniforms and Equipment for Police Basketball Team $500

RECOMMENDED

THAT an amount of $500 be approved for uniforms and equipment for the Police Basketball Team.

(iii) Rental of Computer Terminal Including Installation $1,088

RECOMMENDED

THAT an amount of $1,088 be approved for rental of computer terminal including installation subject to confirmation of approval by the Co-ordinator, Data Processing and Systems Division.

Note from Clerk: The Co-ordinator of Data Processing and Systems Division has confirmed his approval of this item.

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 612-3

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 6, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Eric Hamber Secondary School, Vancouver, under the direction of their teacher, Mr. Brian Roxburgh-Smith.

'IN CAMERA' MEETING.

Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy

THAT the Minutes of the Regular Council Meeting of April 22, 1975, with the exception of the 'In Camera' portion, be adopted, after amending Alderman Kennedy's 'LOST' motion on page 17 to read as follows:

"THAT a Special Committee comprised of the Chairman of the Standing Committee on Finance and Administration, City Manager and the Director of Finance be established to further review Departmental budgets and to take whatever action they deem necessary to effect a further $1 million reduction in the proposed 1975 Revenue Budget Estimates in line with the City Manager's recommendation."

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird.

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATION AND UNFINISHED BUSINESS

Fire By-law Upgrading.

Council, on April 15,1975, agreed to receive a delegation from the Rental Housing Council of B.C. concerning the timing and cost implications of upgrading apartment buildings to bring them in line with the Fire By-law.

Council this day heard Mr. Jim Clark, representing the Rental Housing Council of B.C. who submitted a brief dated May 6, 1975, which summarized some of the problems that the Fire By-law is causing to owners of rental dwelling units. The brief outlined specific proposals and listed Fire Fatality Statistics for 1973 outside the core area.

MOVED by Ald. Harcourt.
THAT Alderman Harcourt be authorized to meet with appropriate Provincial Government officials on the matter of renovations provided in the present regulations and to discuss what recommendations re the Fire Marshall's Act, are contained in the Keenleyside Report. - CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Fire Chief report with respect to the effect of the operation of the new Fire By-law and any other related matters.

- CARRIED

(Ald. Bowers and Kennedy opposed)

REPORT REFERENCE
& CITY MANAGER'S REPORT "D"

B.C. Government Complex -
Robson Street Closure.

Prior to Council considering a report from the City Manager on the Robson Street Closure caused by the B.C. Government Complex, the City Engineer elaborated on the Report. The Director of Planning also spoke to the matter and gave his views insofar as it affected the Downtown Plan.

Mr. Tom and Mr. Rohr, representing the Architects of the Complex referred to a model of the scheme on display and traffic charts. The City Square Traffic Study, dated December 3, 1973, was circulated to the Council by Mr. Tom.

A letter from the Minister of Public Works, dated April 30, 1975, was circulated to the Council Members, urging that Robson Street be closed effective immediately and also re-assuring the City that the Provincial Government will agree to relocating two stairways affected by the closure if the City decides to exercise its option to re-open the street after construction.

The report from the City Manager referred to and dated April 30, 1975, is quoted hereunder:

Cont'd.

REPORT REFERENCE
& CITY MANAGER'S REPORT "D" (Cont'd.)

"BACKGROUND

On February 5, 1974, Council approved a Letter of Understanding from the Minister of Public Works concerning the B.C. Government Complex to be constructed on Blocks 51, 61 and 71. This letter included the following reference to Robson Street closure:

> 'Robson Street will be closed between Howe and Hornby Streets except for two transit lanes of traffic. The 80-foot width on Robson Street would be retained as dedicated street allowance and be available for additional traffic lanes in the future if the two proposed lanes prove to be inadequate.'

In discussions between the Province and City officials this has been interpreted to mean that:

(a) the Province will construct a two-lane transitway on Robson between Hornby and Howe Streets as part of the development. These two lanes would be for transit only and other motor vehicles would never be permitted.

(b) the City may construct in the future additional traffic lanes for non-transit vehicles if it so chooses at its own cost provided these additional traffic lanes are contained within the existing dedicated 80-foot street allowance.

On January 14, 1975, Council, in considering this matter again, passed the following motions:

(a) 'THAT Robson Street, between Howe and Hornby Streets, be closed during the first phase of construction of the Provincial Government complex, which is estimated between May, 1975 and August, 1976, and that relief from traffic disruption be obtained by using two lanes on Robson Street between Howe and Hornby for both buses and automobiles during the second half of construction of this project.'

(b) 'THAT the Provincial Government and their architect be requested to consult fully with the City Engineer so that the design of the structures under Robson Street be such that any future addition of traffic lanes on this block will be accomplished at a minimum cost.'

Your officials have met with Provincial Government officials and their architects and have the following to report. This report will be accompanied by a Report Reference of the City Engineer.

TRAFFIC PROVISIONS DURING CONSTRUCTION

With respect to the first Council resolution noted above, namely, that the two transit lanes be used by other motor vehicles during the second half of construction to relieve traffic, the Province have not agreed to this since such a provision is not contained in the Letter of Understanding.

FINAL ARRANGEMENT

In order to implement Council's second resolution above, namely, that the design of structures under Robson Street be such that future addition of traffic lanes could be accomplished at minimum cost, the following requests were made of the Province:

(a) Since the design of the proposed two transit lanes was non-linear and wandered between the two property lines, it would not be possible to add lanes within the 80-foot street allowance. Accordingly, a request was made of the Province to construct the two transit lanes in a straight line and at a location which would line up with lanes to the east and west.

Cont'd.

REPORT REFERENCE
& CITY MANAGER'S REPORT "D" (Cont'd)

(b) Several stairwells were located in the Provincial design immediately adjacent to the transit lanes in such a fashion that additional traffic lanes could not be constructed without removing these stairs. Accordingly, the Province were asked to move the stairs away from the transitway sufficiently to permit additional lanes.

(c) An earth berm was proposed at the southwest corner of the Robson Street allowance. The Province were asked to design this berm in such a way that lanes could be constructed through it in future without unsightly retaining walls being necessary.

The above requests of the City were discussed at meetings between Provincial and City officials and constituted one alternative that would ensure the ability of the City to add traffic lanes as per the agreement between the City and the Province. In addition to this, another alternative was discussed by these officials as described below.

Mr. Giles, the Deputy Minister of Public Works, enquired as to what the City's position would be if the agreement were relaxed to permit cars and other motor vehicles on the above-noted two transit lanes which the Province would construct. After discussion it was agreed that a three-lane facility utilized by both transit and other motor vehicles would be adequate from the technical traffic point of view. This, however, would require that the agreement between the Province and the City be altered with (a) the Province giving up its right to exclusive use of its two lanes by transit, and (b) the City giving up its right to add any number of additional lanes (other than the one noted above). This constitutes the second alternative discussed.

This would, in effect, alter the terms of the agreement completely. Under this arrangement the Province would undertake to provide pedestrian continuity possibly on its own property along Robson Street. The stairs would have to be altered very little in relation to this arrangement.

The above alternatives were considered by the Province and on April 24 Mr. Giles informed the Engineering Department by telephone that although the technical changes outlined above were not a serious problem, they were not compatible with the Province's basic understanding that Robson Street would be permanently closed to non-transit vehicles. Accordingly, the Province would not agree with either of the alternatives outlined above. Mr. Giles stated that a letter from the Minister of Public Works would be coming to the City confirming this. He also stated that the Province would assume cost responsibility for moving stairs in the future.

PRESENT SITUATION

Without the changes requested of the Province it will not be possible to construct the required additional traffic lanes within the 80-foot right-of-way. Accordingly, neither of the resolutions of January 14, 1975, can be implemented at the staff level.

As noted in previous reports it will be necessary to eliminate the exclusive bus lane on Howe Street since one lane will be used for construction purposes of the B.C. Government complex and a very considerable increase in traffic congestion on Howe is expected. With regard to traffic on Robson Street itself, the only possibility is that this will divert to other streets or avoid the downtown peninsula entirely. Capacity of adjacent parallel streets is not adequate to absorb these traffic volumes in the peak hours.

Concordia Management, Province representatives for the B.C. Government complex, are requesting that Robson Street be closed as soon as possible to permit construction to proceed. The closure of Robson Street should be preceded by notification of the public in the press, and the Engineering Department requests Council's direction on this matter."

Cont'd....

REPORT REFERENCE
& CITY MANAGER'S REPORT "D" (Cont'd)

MOVED by Ald. Harcourt
THAT the Council reconfirm its resolution of February 5, 1974, on the closure of Robson Street, on the understanding that an undertaking is received from the Minister of Public Works that the relocation of the two stairwells and any other obstructions, will be at the expense of the Provincial Government, in the event of the City exercising its option to re-open the street following completion of the project;
AND FURTHER THAT the closure of Robson Street take effect by the end of May, 1975.

- CARRIED

(Ald. Bird and Kennedy opposed)

MOVED by Ald. Bowers
THAT no exclusive transit lane on Howe Street be permitted during the construction period.

- CARRIED

(Ald. Bird and Kennedy opposed.)

MOVED by Ald. Bowers
THAT the Standing Committee on Planning and Development investigate alternate traffic routes during the closure of Robson Street, for report to Council.

- CARRIED UNANIMOUSLY

- - - - - - - - - -

Council recessed at 3.55 p.m.and, following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at approximately 5.10 p.m.

UNFINISHED BUSINESS (Cont'd)

Clients' Committee re Space Requirements of Vancouver Police Department.

Council, on April 22, 1975, when considering a report, dated April 15, 1975, from the Clients' Committee on the matter of space requirements of Vancouver Police Department, amended recommendation 4 as contained in the report, but deferred further consideration of the recommendation until a tour of the Public Safety Building had been arranged for Council Members. The tour having been completed it was

MOVED by Ald. Bowers
THAT the following amended recommendation of the Committee be approved:

"THAT Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only, and that costs be kept within the lowest estimates reported."

- CARRIED UNANIMOUSLY

MOVED by Ald.Volrich
THAT the matter of costs for the Public Safety Building be referred to the Finance and Administration Committee for consideration as part of the forthcoming five-year Capital Programme.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Resignation from Vancouver Heritage Advisory Committee.

Council noted a letter, dated April 17, 1975, from Mr. Michael Seelig, tendering his resignation from the Vancouver Heritage Advisory Committee because of other commitments.

MOVED by Ald. Bowers,
THAT the resignation of Mr. Michael Seelig from the Vancouver Heritage Advisory Committee be accepted, and a letter of appreciation be sent on behalf of Council.

- CARRIED UNANIMOUSLY

2. Provincial Contribution of 1974 Enumeration.

By letter dated April 15, 1975, the Department of Municipal Affairs has advised the City Clerk that the Department did not intend to make a Provincial contribution to the City of Vancouver for its 1974 voting enumeration. The letter stated that grants are only giv to municipalities whose elections are governed by the Municipal Act. The letter was in reply to an enquiry made by the City Clerk re the Provincial contribution.

MOVED by Ald. Boyce
THAT the Mayor communicate with the Minister of Municipal Affairs requesting that Vancouver receive the same Provincial contribution for voting enumeration costs as given to other municipalities in the Province.

- CARRIED UNANIMOUSLY

3. Combined Through Bus-route 27: S/E Vancouver to Kootenay Loop.

The Bureau of Transit Services in a letter dated February 25, 1975, advised Council of its plan to improve the bus service from S/E Vancouver to Kootenay Loop, to be known as No. 27 Rupert.

MOVED by Ald. Bowers
THAT the letter from the Bureau of Transit Services be received and the City Engineer submit an information report for circulation to the Members of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Development of Harbour Park

Council noted the following memorandum, dated April 28, 1975, from Mayor Phillips:

"Harbour Park.

On October 24, 1973, two questions were put to the voters of Vancouver. The first question asked the voters to approve spending $2 million for approximately ten acres of the Harbour Park site for park purposed. The voters approved this. The second question asked whether the voters were prepared to approve the spending of an additional $4.4 million to purchase the remaining four acres for park purposes. This was defeated.

The City proceeded to acquire all the shares of Harbour Park Developments Limited for $6.4 million. This Company owns four acres and leases ten acres in the subject area. The intention has been to sell off four acres for development at the current reduced West End floor space ratio of 2.4. This was and continues to be a viable proposition.

Acquiring shares of Harbour Park Developments Limited, the City took over an existing contract which involves the City paying interest on the unpaid balance at only 4% until last November and then 7% until this coming November. Another relevant factor was that last year, conditions of the financial market were so strained that it would have been difficult for developers to come up with the funds for such a major proposal.

Financial conditions are currently much improved and the better conditions are expected to last through this year. 1976, however, is a question mark. Therefore it would make a great deal of sense, from every point of view, to proceed as soon as possible with proposal calls.

The freehold property owned by the City includes a rectangular piece between Gilford and Denman Street on Georgia, amounting to approximately 3.4 acres. The City has been attempting to swap its additional freehold land for some National Harbours land adjacent to this rectangle in order to bring the size up to four acres. Two problems were involved.

First, the National Harbour Board were reluctant to make the swap because they have internal book-keeping arrangements with the Federal Government which make it desirable for them to receive some cash return out of this property. Their squabble is really not with the City but is an internal one between two branches of the Federal Government.

Second, Dick Mann's proposal calls for the extension of the freehold land out towards the water in an irregular shape. It is quite likely that many interested residents would be concerned with this extension.

There is a very straight forward solution to both these problems. Confine the entire development to the 3.4 acre rectangular parcel of freehold land now owned by the City. The result would be that the same amount of development could be put on this property and the open area would be enlarged from ten acres to approximately 10.6 acres. No land swap with the National Harbours Board would be necessary and therefore the proposal calls could proceed promptly.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Development of Harbour Park (Cont'd)

I have discussed this matter at a meeting of officials with the City Manager, the Director of Finance, the Director of Planning and the Director of Legal Services. All agree that it would be desirable to proceed as quickly as possible with the proposed development within the 3.4 acres owned by the City.

To leave us with a net investment of $2.million in the property, it will be necessary to recoup about $4.8 million. This would recover carrying costs that we have had over the last year and a half. Since property values in the last year and a half have risen more than the City's carrying costs, the proposal is easier to finance now. In fact, our experience in False Creek leads to the conclusion that we could sell a prepaid 60 year lease and recoup our $4.8 million.

I believe that we should not try to recover more than the $4.8 million although in all probability we could. Instead of trying to maximize our dollar return, I think we should try and maximize quality of the development and minimize the quantity. In other words, I think the proposal calls should be at a fixed price with credit being given for high quality and reduced density. The maximum density should be set at 420,000 sq.ft. which is the density that was indicated at the time of the Bylaw (4 acres x floor space ratio of 2.4).

At the time of the proposal calls, we should also ask for the proposers to recommend how they would develop the Park acreage. We would not be obligated to accept their recommendations but it would be very interesting and useful to note how they would integrate the two. We should also commit ourselves to the development of the Park acreage as soon as possible. I am sure the citizens would appreciate fast action in the Park development. The Director of Finance advises that we could allocate $1 million for Park development from the $4.8 million that we will be recovering from the 3.4 acres.

I would therefore like to RECOMMEND:

1. THAT the City authorize the Director of Planning to prepare and issue a proposal call for the 3.4 acres of freehold property owned by the City in the rectangular area bounded by Gilford, Georgia and Denman. That proposal call to specify maximum densities and a fixed price of $4.8 million for a 60-year prepaid lease as well as any other conditions deemed appropriate by the Director of Planning.
2. THAT the Director of Planning create an Advisory Committee to make recommendations to Council when the proposal calls are received.
3. THAT the City commit $1 million, from the proceeds of the sale of the 3.4 acres, for Park development, that development to be undertaken as soon as possible. "

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Development of Harbour Park (Cont'd)

Council also noted a letter from the 'Save the Entrance to Stanley Park' Committee, requesting deferment to May 27, 1975, for the purpose of receiving a delegation from the organization.

MOVED by Ald. Boyce
THAT recommendation 1 of the Mayor be approved, after amendment as follows:

"THAT the City authorize the Director of Planning to prepare a proposal call for the 3.4 acres of freehold property owned by the City in the rectangular area bounded by Gilford, Georgia and Denman. That proposal call to specify maximum densities and a fixed price of $4.8 million for a 60-year prepaid lease as well as any other conditions deemed appropriate by the Director of Planning."

FURTHER THAT recommendations 2 and 3 be deferred pending the hearing, as soon as possible, of a delegation from the 'Save the Entrance to Stanley Park' Committee.

- CARRIED UNANIMOUSLY

5. Rental of Q.E. Theatre Rehearsal Room For Blood Donor Clinic.

Under date of April 25, 1975, the Canadian Red Cross Society submitted a request for a grant to cover the rental of the Rehearsal Room at the Queen Elizabeth Theatre for a Blood Donor Clinic on Wednesday May 28, 1975. Council had approved similar requests over the last few years.

MOVED by Ald. Bird
THAT a grant to the Canadian Red Cross Society, equal to the rental of the Rehearsal Room at the Queen Elizabeth Theatre for a Blood Donor Clinic on Wednesday, May 28, 1975, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

6. Request to Fly Flags - May 8, 1975. World Red Cross Day.

The Canadian Red Cross Society in a letter dated April 29, 1975, requested the Mayor to declare May 8, 1975, as World Red Cross Day in Vancouver, and also requested that the City arrange for the flying of Red Cross Flags in front of City Hall and at the flag island at the south end of Burrard Bridge. A cost of approximately $125 is involved.

MOVED by Ald. Rankin
THAT the foregoing request of the Canadian Red Cross Society, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

7. Properties owned by Summerdale Enterprises Ltd., and St. James Properties Ltd.

Mr. Thomas Dohm, representing Summerdale Enterprises and St. James Properties Ltd., submitted a letter dated April 24, 1975, requesting to appear before Council as a delegation regarding properties at 1123, 1131 & 1111 Burnaby Street and 1095 Bute Street. Council was advised that the Director of Permits and Licenses will be reporting to Council on this matter which concerns apartment buildings being used as hotels.

MOVED by Ald. Bird
THAT the request of Mr. Dohm be granted and the delegation arranged when the report of the officials is before Council.

- CARRIED UNANIMOUSLY

8. Development Proposal for Brock House Park.

Under date of May 1, 1975, Plankhouse Restaurants Ltd., submitted a proposal regarding the use of Brock House as a neighbourhood restaurant. The Company requested to appear before Council as a delegation to obtain a firm indication from Council as to the status of the Brock property.

MOVED by Ald. Harcourt
THAT THE Brock House property be turned over to the care and custody of the Parks Board as soon as possible and the brief from Plankhouse Restaurants Ltd., be referred to the Parks Board for its consideration.

- CARRIED UNANIMOUSLY

9. Alignment of Marine Drive.

Under date of May 1, 1975, the West Point Grey Community Association and the North West Point Grey Homeowners Association requested to appear before Council when the civic administration reports on the alignment of Marine Drive. The organizations also request that Mr. Roderick MacDonald be granted permission to speak to Council since the location of his home may be affected.

It was noted that the City Engineer will be reporting to Council on this matter shortly.

MOVED by Ald. Kennedy
THAT the foregoing delegation requests be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Skip Councils.

On April 22, 1975, Council passed a resolution changing the dates for Skip Council from June 10, 1975 to June 3, 1975. In a memo dated May 5, 1975, the Mayor advised that some Aldermen have already made commitments for June 10, 1975, based on the Council's original schedule of Council meetings. The Mayor, therefore, recommended that both June 3 and June 10, 1975, be Skip weeks.

MOVED by Ald. Volrich
THAT the regular meeting of Council scheduled for June 10, 1975 be cancelled and the resolution of April 22, 1975, be amended accordingl

- CARRIED

(Ald. Boyce opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MAY 2, 1975

Works & Utility Matters
(May 2, 1975)

Local Improvements by 'Petition'
(Clause 1)

MOVED by Ald. Sweeney
THAT the recommendations of the City Manager be approved, after amending recommendation 'C' to read as follows:

"The projects listed in the attached schedule dated April 25, 1975, be brought before a Court of Revision at 1.45 p.m. on Tuesday, June 17, 1975."

Underlining denotes amendment.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 2, 1975)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Point Grey Road Property Acquisition 3623 Cameron Avenue
Cl. 2: Point Grey Road Property Acquisition 2665 Point Grey Road
Cl. 3: Museums of Antique Music Machines and Antique Vehicles
Cl. 4: Additions and Alterations to the Maritime Museum

The Council took action as follows:

Point Grey Road Property Acquisition
3623 Cameron Avenue. (Clause 1)

Council was advised that the owner of 3623 Cameron Avenue wishes to appear as a delegation regarding this clause.

MOVED by Ald. Bowers
THAT this clause be deferred and the delegation request be granted; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(May 2, 1975) (Cont'd)

Clauses 2, 3 and 4 inclusive.

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in clauses 2 and 4 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 2, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: West End Traffic Scheme II
Cl. 2: Cedar Cottage N.I.P. Allocation - Reconstruction in Intersection

The Council took action as follows:

West End Traffic Scheme II
(Clause 1)

MOVED by Ald. Harcourt
THAT consideration of this clause be deferred, pending a report reference from the City Engineer at the next Council meeting.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Allocation - Reconstruction in Intersection
(Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(May 2, 1975)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Assignment of Crossing Agreements
Cl. 2: Communication from Vancouver Police Board
Cl. 3: Vancouver City Planning Commission Request for Funding for the 1975 Fiscal Year
Cl. 4: Hearing Conservation Program
Cl. 5: Pacific National Exhibition Capital Budget 1975
Cl. 6: Establishment of Two Additional Speech Therapist I Positions

The Council took action as follows:

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(May 2, 1975) (Cont'd)

Assignment of Crossing Agreements
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Communication from Vancouver
Police Board (Clause 2)

MOVED by Ald. Volrich
THAT the Police Academy bus be sold to the B.C. Police College for the sum of $1.00, with the understanding that it will be available for use by the Police Department on special occasions and emergencies.

- CARRIED UNANIMOUSLY

Vancouver City Planning Commission
Request for Funding for the 1975
Fiscal Year. (Clause 3)

In considering this clause the Council was advised that the honorarium to the Executive Co-ordinator shown as $12,860, should read $12,360 reflecting a 14.4% variation from 1974. The net amount requested by the Planning Commission for 1975 is shown as $21,002 and should read $20,502.

MOVED by Ald. Bowers
THAT this clause be approved after amending the figures as stated above.

- CARRIED UNANIMOUSLY

Hearing Conservation Program
(Clause 4)

In considering this clause Dr. McLean of the Health Department advised that the City's cost for 1975 would be $2,535 and not $6,872 as indicated in the report.

MOVED by Ald. Bowers
THAT the recommendation of the Medical Health Officer contained in this clause be approved, after amending the figures to reflect the City's cost of $2,535.

- CARRIED

(Ald. Volrich opposed)

CITY MANAGER'S REPORT (Cont'd)

Finance Matters
(May 2, 1975) (Cont'd)

Pacific National Exhibition
Capital Budget 1975 (Clause 5)

MOVED by Ald. Bowers
THAT the request of the Pacific National Exhibition for approval of the capital items totalling $2,132,900, and detailed in this clause, be granted.

- CARRIED UNANIMOUSLY

Establishment of Two Additional Speech Therapist I Positions. (Clause 6)

MOVED by Ald. Rankin
THAT the recommendation of the Medical Health Officer contained in this clause be approved.

- CARRIED
(Ald. Bird, Volrich and the Mayor opposed)

Personnel Matters
(May 2, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Annual Meeting of the Registered Nurses' Association of B.C.
Cl. 2: Business Orientation Program

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 2, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sale of Properties
Cl. 2: Soil Tests on City-owned Property

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. City's Coat-of-Arms and
Use of "LOGO"

On February 18, 1975 the Council requested the City Clerk to report to Council as a result of a complaint received regarding a "LOGO" being used to identify some City advertisements and letter heads of certain departments.

Under date of April 29, 1975, the City Manager submitted a report from the City Clerk and a report from the Director of Social Planning. The Manager submitted his report for the consideration of Council as to which course Council should follow regarding a "LOGO" and the City's Coat-of-Arms.

The City Clerk, in his report of April 16, 1975, recommended that Council confirm only the registered Coat-of-Arms or badge be used to identify the City of Vancouver in its various forms of communication, including City equipment, unless some alternate is approved by Council. The City Clerk made other related recommendations.

The Director of Social Planning in his report outlined the background on the use of the "LOGO" and recommended that a list of priority uses for the Coat-of-Arms or civic crest be developed. It was also recommended that the new design or "LOGO" be approved as an alternative to the civic crest for use in advertisements and other printed matter.

MOVED by Ald. Bird
THAT the Council confirm that only the registered Coat-of-Arms or Badge be used to identify the City of Vancouver and that there be no variation in the use of these symbols.

- (carried)

MOVED by Ald. Cowie (in amendment)
THAT the matter of a suitable "LOGO",not based on the crest, be considered by a committee comprising the Mayor, Director of Social Planning and the City Clerk.

- LOST

Ald. Bird, Boyce, Bowers, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY.

CITY MANAGER'S REPORTS (Cont'd)

C. Continental Hotel -
1390 Granville Street.

The following report was submitted by the City Manager, under date of April 17, 1975.

" The Supervisor of Property & Insurance reports as follows:-

"The City Clerk on November 28, 1974, forwarded a request from City Council to the Supervisor of Property & Insurance, for a progress report on the conversion of the Continental Hotel from the "Bridge Y", to a residence for older persons.

On November 1, 1974, the Property & Insurance Office assumed the responsibility for the premises and proceeded to carry out the transition in accordance with the commitments agreed to between the City and the Department of Human Resources.

Close contact has been maintained with the City Manager who has been in communication with Mr. Norm Levi, Minister of Human Resources and his Deputy, Mr. Sadler. A number of questions regarding improvements in furnishings, meal service and rent levels have now been more or less resolved. Some trends as to acceptance by prospective occupants are now indicated and a more definitive report can now be submitted.

On November 12, 1974, Council approved the report of the City Manager, which stated in part, that he had met with Mr. Sadler and reached agreement on the following points:-

- The Continental Hotel to be occupied by elderly men and women of limited income.
- The City to bring the structure up to by-law requirements. Estimated cost between $75,000 and $100,000 to be charged to the Provincial Government.
- The Provincial Government to continue payments of operating, management and maintenance expenses.
- The City to manage the building through the Property and Insurance Division and to charge for services rendered.

Council also authorized the hiring of the necessary staff and the expenditure of up to $100,000 for necessary alterations and purchase of furniture.

Fire By-law requirements and necessary repairs and redecorating have been completed at a cost of nearly $40,000.

Originally the rooms were equipped with a steel frame cot and a utilitarian chest of drawers. Fifty rooms have now been furnished with a box spring and mattress and we are awaiting delivery of floor mats, reading lamps, tables and chairs and upholstered chairs. An order has been issued for similar equipment for the balance of the rooms. Total cost of furnishings will be $24,233.81.

Applications for occupancy have been accepted and processed in accordance with criteria derived from reports of the Social Service Committee to Council and directives from the Minister of Human Resources. They are as follows:-

(a) Age limit - 60 and over
(b) Maximum Income - $250 per month
(c) Maximum Assets - $1,000.00
(d) Residency in Vancouver - 12 months

Priority Considerations

- Imminent displacement due to demolition.
- Present accommodation exceptionally poor.
- Present rent excessively high relative to income.
- Longer term residency in Vancouver area.

With the exception of the age limit these requirements are the same as for Oppenheimer Lodge.

Prior to the start up of the cafeteria meal service, applications were accepted for sleeping accommodation only, at a rent of $75 per month. This rental amount was in accordance with instructions from the Minister of Human Resources.

Cont'd..

CITY MANAGER'S REPORTS (Cont'd)

Continental Hotel -
1390 Granville Street (Cont'd)

The number of applicants for residency was initially good, but after viewing the spartan accommodation, being advised of the rent and the lack of housekeeping facilities or meal service, the number who accepted was very low. Although the age limit was subsequently lowered to 55, there were only nine occupants by December 16, 1974. By March 4, 1975, the occupancy had reached 32 and was increasing at a rate of 5 to 8 per month.

Almost without exception, those who declined the accommodation, gave as their reason the lack of housekeeping facilities or meal service and the inadequate furnishings. They considered $75 room rent plus buying meals at restaurants to be beyond their means.

As it would be both expensive and impractical to provide cooking and food storage facilities in the rooms or in communal kitchens, the alternative of providing food service in the cafeteria was investigated. Extensive inquiries were made in 1974 regarding contract food services. A number of the major contractors were interviewed and Canadian Food Service Management Ltd. was selected as the most suitable for the City's need. This firm was retained as consultant on the Continental Hotel and also on the Central & Oliver Hotels.

In February, 1975 a proposal was requested from Canadian Food Service Management Ltd. on a cost plus a fixed fee basis. This proposal was forwarded to the Provincial Government for consideration.

A cost plus fixed fee agreement is recommended at least during the initial phasing in period. It can be instituted with a minimum of delay and permits full flexibility and control in staffing and menus according to need. Upon approval by the Minister, this service was in operation in less than 24 hours. The alternative of competitive tenders, would require a 4 to 6 week period. While the cost per meal may be lower with full occupancy and all tenants paying for board and room, such a contract would require payment for a minimum number of meals per day. Control would be vested in the contractor, and menu patterns would be fixed. On March 19, 1975 when this service was started, all tenants were paying for room only and buying meals as they required. None were willing to pay full board and room at the rate of $195 per month as set by the Minister.

When the food service was provided all new applicants were advised that occupancy was for board and room only. During the week of April 3 to 9, 1975, occupancy was 36 persons at $75 per month. Nineteen new enquiries were received but none accepted - they considered $195 per month too high for their income.

On Thursday, April 17, instructions were received to revert to applications at $75 per month for room only. Both types of accommodation are now being offered.

During the above week, a total of 36 breakfasts, 49 lunches and 52 suppers were served on an a la carte basis.

Canadian Food Service Management Ltd. are currently operating under a letter of agreement pending completion of a formal contract agreement. The terms are for a fixed fee of $1,000 per month plus all on site costs. It is proposed that the contract be for a period of one year, with the option to renew up to a further three year period by mutual agreement.

The Director of Legal Services is presently drawing up the contract documents and it is RECOMMENDED that the Supervisor of Property and Insurance be authorized to enter into a contract agreement with Canadian Food Service Management Ltd., as noted above, to the satisfaction of the City Manager and the Minister of Human Resources.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved. "

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

D. B.C. Government Complex -
Robson Street Closure.

For Council action on this report see pages 2 - 5.

E. Parking Exemption Permits.

The City Manager submitted a report under date of May 2, 1975, regarding Parking Exemption Permits, in which reference was made to Council's action of April 8, 1975 which provided for exemption for cars used by Provincial and Federal Government employees on government business, set an annual fee of $50 for each permit issued and set a time limit of one hour for parking exemption.

A representation has since been made by the Department of Human Resources which states that the one-hour parking limit is too restrictive.

In considering the Manager's report Council also noted a letter from the Vancouver Resources Board dated May 5, 1975, advising that the Board is an independent organization and is not synonymous with the Provincial Government, the Department of Human Resources nor the Federal Government. The writer requested that the permits requested only refer to the Board's staff and to the same number and type as was previously issued to the City Welfare Department.

MOVED by Ald. Rankin
THAT the request of the Vancouver Resources Board regarding Parking Exemption Permits be granted on the same basis as granted City employees, but with a maximum three-hour time limit.

- LOST

(Ald. Bird, Boyce, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

Following a further explanation by the City Manager in view of the letter received from the Vancouver Resources Board, it was

MOVED by Ald. Marzari
THAT Parking Exemption Permits be granted to the Vancouver Resources Board only, on the basis of a three-hour limit maximum, with the fee set as per resolution of Council on April 8, 1975.

- CARRIED

(Ald. Bird, Bowers, Kennedy, Volrich and the Mayor opposed)

The Council recessed at approximately 6.15 p.m. to reconvene following the Court of Revision scheduled to commence at 7.30 p.m.

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The Council reconvened in the Council Chamber at approximately 8:15 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

DELEGATIONS, REPORT REFERENCE AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, April 24, 1975

(a) Arbutus-Burrard Connector

The Standing Committee on Planning and Development in its report dated April 24, 1975, recommended Kitsilano Area Plan Policies 16, 17, 18 and 19 be referred for consideration by City Council at an evening meeting. These plan policies are:

"16. Non-local traffic should be directed to the arterial streets.

17. Traffic problems in the apartment area be dealt with by the improvement of existing arterial streets and the discouragement of slowing of non-local vehicles on residential streets.

18. Cypress Street between Fourth Avenue and Kitsilano Point should be classified as a collector street.

19. Arbutus Street be utilized as a collector street."

Mr. Gascoyne, Assistant City Engineer - Traffic and Transportation, submitted a report dated May 6, 1975, and gave a report reference on the Arbutus-Burrard Connector. The report of the City Engineer concluded with the recommendation that property acquisition continue, and the funds for construction of the Connector be included in the next Five Year Plan.

Mr. D. Janczewski, Kitsilano Local Area Planning, also addressed Council. The Planning Department recommended against proceeding with the Arbutus-Burrard Connector as it would have a negative effect on the residential quality of the Kitsilano area.

Council then heard the following delegations on this matter:

(i) Phoebe Brock representing the Kitsilano Neighbourhood House addressed Council and filed a brief opposing the proposed Connector.

(ii) Mr. Tom Hinkle representing Kitsilano Transportation Committee also spoke against the proposed Connector.

(iii) Mr. John Richmond, on behalf of some property owners & tenants in the area addressed Council and filed a petition signed by a number of local residents opposing the construction of the Connector.

(iv) Ada George, representing the Kitsilano Information Centre Association addressed Council and filed a brief against the proposed Connector.

(v) George Moul, representing the Kitsilano Ratepayers' Association spoke in favour of the Connector and filed a petition in support of his Association's view.

MOVED by Ald. Bird,
THAT the Arbutus-Burrard Connector not be proceeded with.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS, REPORT REFERENCE & OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, April 24, 1975 (continued)

Arbutus-Burrard Connector (continued)

MOVED by Ald. Bowers,
THAT plan policies 16, 17 and 18 be approved, and plan policy 19 all as quoted above, be referred back to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the disposition of the properties acquired by the City for construction of the Arbutus-Burrard Connector be referred to the Standing Committee on Planning and Development for consideration and report back.

- CARRIED UNANIMOUSLY

(b) Kitsilano Area Planning Programme: Apartment Neighbourhood Plan

Council then considered recommendations B to H of the Committee contained in their report dated April 24, 1975 and dealing with the Kitsilano Apartment Plan.

MOVED by Ald. Bowers,
THAT recommendations B, C, D, E and H of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation F be approved and referred to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation G of the Committee be approved.

- CARRIED

(Alderman Boyce opposed)

MANAGER'S AND OTHER REPORTS (cont'd)

I. & III. Reports of Standing Committee on Planning and Development, April 17th and 22nd, 1975

Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process (clause 1)

MOVED by Ald. Bowers,
THAT consideration of the above two reports be deferred to the Council meeting on May 13, 1975.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Official Traffic Commission, April 17, 1975

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Adoption of Minutes
Cl. 2: Unfinished Business - 49th Avenue and Cypress Street
Cl. 3: Pedestrian Signal Request - McGill Street
Cl. 4: Identifying Cars of Disabled Drivers
Cl. 5: Annual School Patrol Banquet - Grant Request
Cl. 6: I.C.B.C. Workshop
Cl. 7: Marine Drive at Heather Street
Cl. 8: Oak Street Bridge - Proposed Ramp
Cl. 9: Oak Street and 59th Avenue
Cl. 10: Knight Street
Cl. 11: Other Business

The Council took action as follows:

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses 1 to 10 of the Committee be approved and Clause 11 be received for information.

- CARRIED UNANIMOUSLY

(Clause 5 was Carried Unanimously and by the Required Majority)

IV. Report of Standing Committee on Planning and Development, April 24, 1975

Burrard Inlet Waterfront (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration, April 24, 1975

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Jaycee '75' Sea Festival
Cl. 2: Folkfest '75'
Cl. 3: 1976-80 Five Year Plan
Cl. 4: Grants - Timing

The Council took action as follows:

Clauses 1, 2 and 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(Clauses 1 and 2 were Carried Unanimously and by the Required Majority)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, April 24, 1975 (continued)

1976-80 Five Year Plan (Clause 3)

MOVED by Ald. Volrich,
THAT recommendations (a) to (e) of the Committee contained in this Clause be approved after amendment to recommendation (b) to read as follows:

"(b) That Boards and Departments, (excluding the Police Department, in view of Council's previous action whereby the matter of costs for the Public Safety Building be referred to the Finance and Administration Committee for consideration as part of the forthcoming Five Year Capital Program), be advised that their submissions are not to exceed the amount they submitted in the original referendum for the 1976-80 Five Year Plan."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

VI. Report of Standing Committee on Housing and Environment, April 24, 1975

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Housing Progress Report - Various Addresses
Cl. 2: Fire By-law Appeals
Cl. 3: Street Lighting

The Council took action as follows:

Housing Progress Report - Various Addresses (Clause 1)

MOVED by Ald. Harcourt,
THAT recommendations (c), (d), (h), (j), (k), (m), (n), (p), (q) and (r) of the Committee be approved after amendment to recommendation (m) to read as follows:

"(m) That Council approve the waiving of City taxes on this particular project for 1975, and approve in principle City taxes on this property being waived permanently."

MOVED by Ald. Harcourt,
THAT the Housing Status report submitted by the Housing Planner be received.

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 2 be approved and the recommendations of the Committee contained in Clause 3 be received for information.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

VII. Report of Standing Committee on Planning and Development, April 24, 1975

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Implementation Report - Areas E & F Champlain Heights
Cl. 2: City School - Water Based Site
Cl. 3: Development of city-owned Land in Thunderbird Neighbourhood

The Council took action as follows:

Implementation Report - Areas E and F Champlain Heights (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations A to F of the Committee contained in this Clause be approved after amendment to recommendations A and B to read as follows:

"A. That the physical plan prepared by Downs/Archambault, and Urban Programme Planners, in consultation with the Champlain Heights Advisory Committee, as amended and described by the Planning Department (Appendix II) be approved subject to minor changes in enclave boundaries to provide design flexibility.

B. That the density and uses prescribed for enclaves as outlined in Appendix IV be approved in principle as a guide for development, subject to further studies of economic feasibility."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

(Appendices II and IV on file in the City Clerk's Office)

City School - Water Based Site (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Rankin and Volrich opposed)

Development of City-owned Land in Thunderbird Neighbourhood (Clause 3)

MOVED by Ald. Bowers,
THAT recommendations A, B, C, D, F, G, H and I of the Committee be approved after amendment to recommendation D to read as follows:

"D. That the City of Vancouver offer for sale or lease to the Confratellanza Italo-Canadese, 2.0 acres surveyed from the western portion of Block 96, Section 29, T.H.S.L., at a price of $100,000 per acre, for the construction of a community centre; such sale or lease to be subject to the purchaser or lessee making application and obtaining rezoning for such site.";

(Underlining indicates amendment)

cont'd....

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, April 24, 1975 (continued)

Development of City-owned Land in Thunderbird Neighbourhood (Clause 3) (continued)

FURTHER THAT recommendation E of the Committee be approved after adding the following as condition (vii):

"vii. The Society entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Vancouver City Planning Commission)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S of S.E. Marine between Fraser & Poplar)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S of S.E. Marine between Fraser & Poplar) (continued)

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt was excused from voting on this By-law not having been present at the Public Hearing)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING & DEVELOPMENT BY-LAW (Area bounded by Kingsway, Nanaimo, 30th Ave. and Baldwin)

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt was excused from voting on this By-law not having been present at the Public Hearing)

ENQURIES AND OTHER MATTERS

Alderman Boyce - Right-turn Restrictions off Granville Mall

raised the matter of the present restrictions on right turns off Granville Mall. The Mayor suggested that she meet with the City Engineer to discuss this matter.

Alderman Volrich - Shaughnessy Hospital Expansion

referred to a previous motion of Council on February 25, 1975, reques ing that the B.C.M.C. be asked to appear before Council, as soon as reasonably possible, to give definit answers to questions regarding the size of the Shaughnessy development, the types of new structures to be bu on the site, plans for retaining the present buildings and other such pertinent information as the City's Planning Department may request of them.

cont'd....

ENQUIRIES & OTHER MATTERS (cont'd)

Shaughnessy Hospital Expansion (continued)

He advised that B.C.M.C. have now filed with the Minister of Health first phase plans for the pediatric and maternal facilities at Shaughne Hospital. The Citizens' Advisory Committee is concerned with the lac of communication with them by the B.C.M.C.

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT Council request the B.C.M.C. to respond to Council's motion of February 25, 1975.

- CARRIED

(Alderman Rankin opposed)

Alderman Harcourt - Greenpeace Whaling Expedition Grant

advised that the City Engineer had provided a City crew to assist the Greenpeace organizers from 4 to 6 p.m. on Friday, April 25, 1975. This resulted in an outstanding cos to the Greenpeace organizers of approximately $80.00.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council approve a grant of not more than $80.00 to the Greenpeace organizers to cover the cost of the City crew provided from 4 to 6 p.m. on Friday, April 25, 1975.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Alderman Harcourt - Housing Director: Travel Expenses

advised that arrangements have been made for the newly-appointed Housin Director to meet with the staff of the Housing Corporation of Toronto to discuss their operation.

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT Council authorize travel and normal expenses from Winnipeg to Toronto and return to Vancouver for the Housing Director to enable him to meet with staff of the Toronto Housing Corporation.

- CARRIED

(Alderman Rankin opposed)

Alderman Kennedy - Procedure in Committees

requested clarification of the current practice whereby motions put in Committee and lost are not record in the Committee's report to Council The Mayor advised that any Alderman wishing to have a lost motion record in a Committee report, should reques permission of the Committee to have this done.

Alderman Boyce - Oakridge Traffic on Tisdall Street

referred to Council's motion of January 14, 1975, requiring Woodward to close the egress and ingress to Oakridge Shopping Centre on Tisdall Street and to provide a new exit on to Cambie Street. To date, it would appear that Woodwards have not taken any action to carry out Council's wishes in this matter. The Mayor directed that the City Manager repor to Council on the status of this matter.

ENQUIRIES & OTHER MATTERS (cont'd)

Alderman Boyce - Rental of City-owned Properties

requested a report from City officials on current rents charged on City-owned properties in the vicinity of the previously proposed Arbutus-Burrard Connector. The Mayor so directed.

- - - - -

The Council adjourned at approximately 9:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of May 6, 1975, adopted on May 13, 1975.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 6, 1975

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 6, 1975 in the Council Chamber at 7.30 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari Rankin, Sweeney, and Volrich.

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition.

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

-CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements, Curbs and Sidewalks on the Initiative - Schedule # 431A.

Pavements, Curbs and Lane Pavements and Sidewalks by Petition - Schedule # 432.

The Court received from the Collector of Taxes schedule # 431A listing local improvement projects at various locations on the initiative. The Court noted that item #4 and item #6 had been defeated as a result of sufficient objections received.

The Court also received from the Collector of Taxes schedule #432 listing 178 local improvement projects at various locations by petition. The projects had been requested by the majority of the assessed owners by means of a sufficiently signed petition.

* The Court also noted requests submitted by the Collector of Taxes to adjust measurements on items 13, 68, and 69.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT schedule # 431A and 432 after amendment as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

* Document re adjusted measurements on file in City Clerk's office.

Special Council, May 6, 1975. . . . . .

COUNCIL

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent Procedure - Schedule # 431A and 432.

The Council heard the following delegations speaking for or against the projects listed:

#107 - M. MacLean	Enquired re flankage charges.
# 46 - R. Murdoch	Enquired re interest rates and whether work would be carried out by a contractor or City forces.
# 56 - H. Sickora	Complained re excessive charges and objected to parking situation caused by illegal suites.
#162 - W. Chandler	Enquired regarding heavy truck use of lane.
# 58 - W. Chandler	Opposed project because of width and thickness of pavement required.
# 66 - S. Hall	Proposed a wider street width than planned for the project.
#104 - M. McDermid	Requested that the lane be paved to the fence lines.
# 29 - -	A resident requested that the City Engineer examine this project with a view to improving its width because of parking problems.
#115 - E. C. Sweeney	Requested that the City Engineer examine the possibility of installing speed bumps in the lane.

The Council then considered the report of the City Engineer as submitted by the City Manager and reading as follows:

"GENERAL

Projects for works on the 'Initiative Principle' and 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on May 6, 1975.

The projects are identified as follows:

	Schedule	Item	Type
Initiative	431A	1	Pavement & Curbs, Higher zoned
		2	Pavement & Curbs, Arterial Streets
		3	P.C. Concrete Sidewalk
		4 to 12	P.C. Concrete Sidewalks (Filler Walks)
Petition	432	13 & 14	Pavement and Curbs, Higher zoned
		15 to 66	Pavement and Curbs, Local Residential
		67 to 181	Lane Pavements, Residential Standard
		182 to 188	P.C. Concrete Sidewalks
		189 & 190	P.C. Concrete Sidewalks on School Collector Streets

Local Improvements Subsequent Procedure -
Schedule # 431A and 432 Continued.

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
431A	4 & 6	P.C. Concrete Sidewalks (Filler Walks)

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1975 Streets Capital funds as approved by Council April 15, 1975.

RECOMMENDATIONS

I RECOMMEND, subject to the proceeding of the Court of Revision and subsequent approval by Council, that:

1. The 'Initiative' projects in Schedule 431A, except the defeated items 4 and 6, be undertaken.
2. The projects 'by Petition' in Schedule 432 be undertaken."

The City Manager RECOMMENDS approval.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT Item # 29 - Schedule 432 - Lakewood Drive both sides from William Street to Charles Street be deferred pending further review and report by the City Engineer.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the Initiative Projects under schedule 431A, except the defeated items 4 and 6 be undertaken.

FURTHER THAT the balance of the projects 'by petition' in schedule 432 be undertaken.

- CARRIED UNANIMOUSLY

(Ald. Sweeney was excused from voting on project 115, schedule 432).

The Council adjourned at approximately 8.15 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of May 6, 1975, adopted on May 13, 1975.

A. Phillips
MAYOR

R. Henry
DEPUTY CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Local Improvements by "Petition"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step (City Engineer's report)

Petitions for

- Pavements & Curbs, Local Residential
- Lane Pavements, Residential Standard
- P.C. Concrete Sidewalk

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated April 25, 1975.

Funds for the City's share of these improvements were approved by Council on April 15, 1975.

The 16 projects included in this report have been selected from 55 petitions on hand on a priority based on order of receipt up to the funds available.

Second Step (Director of Finance report)

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated April 25, 1975.

The estimated total cost of these improvements is $105,691 and the City's share of the cost is $75,523.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

A. The reports of the City Engineer and the Director of Finance be adopted, together with the details of the Second Step report on file in the City Clerk's office.

B. The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.

C. The projects listed in the attached schedule dated April 25, 1975 be brought before a Court of Revision at 2.00 p.m. on Tuesday, June 3, 1975.

FOR COUNCIL ACTION SEE PAGE(S) 11

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Point Grey Road Property Acquisition - 3623 Cameron Avenue

The Director of Planning reports as follows:

"On March 22, 1972, Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area.

A development permit application (#69584) has been received from Mr. Philip Garraway to construct a grade level wood deck which would extend from the rear of the building at 3623 Cameron Avenue and out over the existing seawall.

An earlier development permit application (#68563) was issued on December 21, 1974 which allowed construction of a sundeck. The minor nature of the development was the basis for issuing the permit, although it should be noted that side and rear yard requirements were relaxed to permit development.

The development permit application #69584 currently before the City involves construction of a deck that would overhang the seawall.

An extended deck of the sort proposed would encourage similar developments along Cameron Avenue, particularly as neighbours would find the extension(s) increasingly encroaching on their views. Eventually, decks would overhang the entire seawall and considerably reduce the environmental amenity of the area in general and that of the foreshore beach in particular.

In light of the precedent that would be set by allowing construction beyond and over the existing seawall, it is recommended that D.P.A. #69584 be refused."

The City Manager RECOMMENDS approval of the recommendation of the Director of Planning.

2. Point Grey Road Property Acquisition - 2665 Point Grey Road

The Director of Planning reports as follows:

"On March 22, 1972, Council requested that the Director of Planning report on any development permit applications in the Point Grey Road area.

A development permit application (#69777) has been received from John Keith-King Architects to alter the use of an existing dwelling by redeveloping it into a duplex. The address of the site is 2665 Point Grey Road, which is situated in Priority Area 2.

In July, 1969, the Council, in response to a report from the Director of Planning, resolved that a number of limitations be placed on development along Point Grey Road, particularly in areas considered high priority in terms of future park plans. One limitation, which covers the location of the development permit application dealt with in this report, was that applications for alterations be approved, where the alteration does not exceed $30,000 in value.

This alteration is expected to be in excess of $30,000 in value.

The Local Area Planning staff in Kitsilano, and the Kitsilano Citizens' Planning Committee have reviewed the plans accompanying the application and have no objections to the proposed development unless City Council wishes to acquire this property.

Clause No.2 (continued)

Consequently, unless the City of Vancouver intends to acquire the property, it is recommended that D.P.A. #69777 be approved."

The City Manager notes that there are no funds remaining in the Point Grey Road Property Acquisition Account and RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. Museums of Antique Music Machines & Antique Vehicles

The Director of Planning reports as follows:

"Doyle H. Lane wrote to City Council on February 24th, requesting assistance in locating a large "heritage" building to have a Museum of Antique Music Machines and Antique Vehicles. The Director of Planning was requested to report to Council on this matter.

Mr. Lane was contacted and he indicated a need for a minimum of 8,000 square feet close to parking. Hodson Manor is too small and there is insufficient parking near the Old Museum. Mr. Lane felt a location outside the City core in a building with adjacent property which could allow for future expansion, would be preferred.

While there are several buildings in Vancouver which fit these criteria most are privately owned. Mr. Lane has been advised to contact the Parks Board directly in regard to any buildings under their control.

If any suitable buildings come to the attention of this department Mr. Lane will be so notified."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

4. Additions and Alterations to the Maritime Museum

The Director of Permits and Licenses reports as follows:

"A letter and drawings have been received from the Vancouver Museums and Planetarium Association outlining their desire to carry out some major additions to the Maritime Museum. The additional space would provide the following:

a) A new enclosed entrance way extending to the parking lot along the north side of the St. Roch Shelter -

This is to provide a larger and more obvious entrance for the general public in addition to allowing for effective visitor control at time of entry.

b) Space for a shop to sell maritime and nautical items -

This would apparently be of considerable financial help in providing additional funding for the Museum.

c) Additional display gallery with a new basement storage area -

During the presentation of the Maritime Museum of the Senator Laing Collection of Eskimo art and artifacts to the City of Vancouver, the Museums Association was informed that a further 250 pieces from the Federal Collection will be sent to the Maritime Museum for display along with the 'Laing' Collection. It was also mentioned that the Federal Government might provide funds to construct a gallery to display these collections.

Clause No.4 (continued)

The Museums Association look to their sources of funding as the Federal Government and the Provincial Government Recreation Fund. It is not their intention to request funding from the City of Vancouver. They have a commitment from the Federal Government to provide a minimum of $25,000 towards construction of the gallery and storage area.

In order to have a base to discuss funding with the Senior Governments the Museums Association requires construction estimates and preliminary drawings. Before the Museums Association hires consultants, they wish to inform Council of the proposal and request approval in principal.

The City Architect has examined the proposal and is concerned that the expansion on the waterfront side of the building will be detrimental to both the external and internal appearance. It is recommended that approval could be given for the preliminary design study and cost estimates, but final approval would be contingent on acceptance of the design by the Design Panel."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Permits & Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 11/12

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. West End Traffic Scheme II

The City Manager submits the following report of the City Engineer:

"On December 12, 1974, the Civic Development Committee considered a letter from the Greater Vancouver Taxi Driver Employees' Assocation expressing concern about the installation of Traffic Scheme II in the West End east of Denman. The Committee recomended that the City Engineer prepare a report reference for Council including all alternatives suggested and no action be taken in the meantime. A report reference will accompany this report.

Background

The traffic barriers are a result of the implementation of West End policy guidelines 7 and 8 adopted by Council in 1972. Guideline 7 dealt with through traffic and the desire to minimize its impact on West End Streets and Guideline 8 was proposed to limit local West End generated traffic to 2 - 3 blocks on local streets and to direct the traffic onto the arterials.

The through traffic problem was significant on streets west of Denman (Chilco, Gilford) but is virtually negligible east of Denman despite numerous references to it by various groups and individuals.

There was considerable pressure during the Guideline preparations to "improve traffic conditions" east of Denman and Guideline 8 was the result. However, there was a very significant difference in traffic conditions between Chilco Street (10,000 vehicles per day; 90% non-local) and say, Jervis Street (2,000 vehicles per day; 90% local).

Considerable support (2/3 in favour) has been noted for the treatment west of Denman where traffic conditions have been altered drastically and living conditions related to traffic noise improved substantially with relatively little inconvenience to local residents, service vehicles, taxis, etc.

Traffic Scheme II received only a 50% favourable response in part reflecting the people's realization that they were not going to benefit significantly in terms of reduced traffic volumes, noise, etc., but would suffer more inconvenience.

West End Policy Guideline 9 dealt with West End Parking which was identified by West Enders as their number one problem. In the summer of 1974 proposed parking regulations were referred back to the West End Planning Team to obtain public reaction subsequent to implementation of these (or revised) regulations. These regulations were:

In 3 trial areas (1. West of Denman between Nelson and Alberni; 2. South of Davie between Broughton and Bute; 3. East of Bute between Robson and Pendrell) parking on-street be prohibited from 4:00 A.M. to 9:30 A.M. and decal parking for residents only be established in lanes.

Questionnaires have been sent out and 3 public meetings have been held to consider the proposed regulation. A report will be submitted later this year on this matter.

Traffic Scheme II

Traffic Scheme II proposed the installation of eight barriers, one cul-de-sac, two street end closures, speed deterrent bumps in certain lanes and the two-waying of Thurlow between Nelson and Pacific as shown on the attached plan.

Future Plans for the Area East of Denman

On-going planning for the West End undoubtedly will result in proposals for mini-parks in the area east of Denman achieved by closing portions of the local streets. The barrier system was in part, an experiment to determine how traffic

Cont'd

Clause 1 Cont'd

patterns might be altered to decide on possible locations for mini-parks. Even if no more barriers are installed, consideration should be given to the fact that there will be pressure from various public groups to close streets to vehicles for the creation of mini-parks. The attached sketch from the consultant's report "Open Space - a policy outline for the West End" prepared for the West End Planning Team (not adopted by Council) illustrates street closures for open space.

Options

At the Committee meeting in December 1974, the following five options were discussed briefly and are further commented on in this report.

(a) Proceed as originally scheduled by installing barriers early in 1975.

(b) Take no action until the barriers already installed west of Denman can be assessed following one year of operation. These barriers have eliminated the majority of through traffic problems and this may be all that is required.

(c) Select one or two barriers to be installed in localities the Committee feels may be beneficial, recognizing that this will not achieve guideline 8, i.e. to limit local traffic.

(d) Consider the possibility of extensive stop-signing.

(e) In view of the absence of a clear majority support for the barrier scheme and complaints of West End commercial services, the Committee consider whether it is still necessary to implement guideline 8.

Comments

Item (b) - The barriers, closures, etc., west of Denman have been in since June 1973, and have proven to be very successful and acceptable to the residents (2/3 in favour) in eliminating through traffic from local streets. However, the traffic situation on local streets east of Denman is different, and therefore, the experience west of Denman is not really relevant in assessing the appropriateness of possible schemes east of Denman except that through trips have been virtually eliminated already.

Item (d) - This would mean installing stop signs on all four legs at every intersection. In some specific locations, such treatment may discourage some traffic, however, because of the relatively low volume on local streets, extensive stop signs treatment may lead to a non-observance situation or a "rolling -stop" habit that would be undesirable. Extensive stop sign treatment in an area such as this when dealing with primarily local traffic is not considered appropriate. A real "stop-start" noise problem would also arise.

Items (a), (c) & (e) - The barrier plan for the eight new barriers was a carefully developed scheme involving a relationship between all the barrier locations and the resulting traffic patterns. The installation of some but not all the barriers may create worse overall conditions than desirable, i.e. there could be more people who felt adversely affected than people who felt beneficially affected.

A partial implementation of the barrier plan in those areas that had a positive response (greater than 60%, e.g. Barclay/Broughton, Smithe/Jervis) might be considered but the resultant traffic patterns may be more detrimental than present conditions to many people. These conditions could be changed by installation of additional barriers or by removal of these implemented as part of the partial scheme.

One element of Traffic Scheme II that would be beneficial and should be implemented (at least on a trial basis in a number of locations) is the speed deterrent bumps in the lanes. It would be appropriate to install approximately one-quarter of the speed deterrent bumps originally proposed in order to study their effectiveness and acceptibility. The locations for such a trial would be lanes adjacent Davie and Robson that have commercial on one side and residential on the opposite side.

Cont'd

Clause 1 Cont'd

Because of the many disruptions to the downtown street system brought about by various construction projects, etc., the two-waying of Thurlow Street should not be implemented now. This item is somewhat independent of the remainder of the traffic scheme and the downtown street system will be monitored and at some time in the future the two-waying of Thurlow can be reviewed.

West End Planning Staff Comments

Traffic Scheme II was approved by Vancouver City Council in July, 1974, in order to achieve both the following objectives for the area east of Denman:

(1) Implement Policy Guideline #8 - "divert local traffic from residential streets to collector streets"; and

(2) Anticipate and provide necessary experience for the future development of mini-parks.

A reply-paid questionnaire with a map of the proposed scheme and explanation was distributed to all West End households by the postman's walk method. Of the 23,600 questionnaires sent out, 3,088 replies were received, representing 13.4% of households.

For the total replies, the results indicated 56% in favour, with drivers being about 50% and non-drivers 73% in favour. The response west of Denman was most favourable (67%).

Response from the area east of Denman varied by sub-areas, ranging between 45-63% in favour (see attached West End Traffic Scheme II). The overall favourable response east of Denman was 51%.

Subsequent to the receipt of the questionnaires, the West End Planning Centre has received only 23 letters from local residents regarding Traffic Scheme II. These were similar to the response obtained by the questionnaire (12 in favour, 11 opposed).

In addition, a petition was received from 415 Nicola Street residents urging the re-classification of Nicola Street from the category of "local distributor" to "residential" street in Traffic Scheme II. The petition supported the re-routing of heavy traffic volume around the West End but suggested 4-way stop streets as an alternative to barriers.

The Greater Vancouver Taxi Drivers Employees Assocation discussed their opposition to Traffic Scheme II with West End planners at a meeting in November. They reacted favourably, however, to the City providing all taxi-drivers with a map indicating best routings and the location of any additional traffic diverters installed.

The City Engineer has outlined several problems and reservations regarding Traffic Scheme II. West End planners wish to draw Council's attention to West End Policy Guidelines #10 and #11: "develop planned park space; provide for additional park space", and "design and program park spaces".

As a part of the approved work program, West End planners will be reporting on an open space policy for the West End. As a part of this report, and in conjunction with the City Engineer and others as outlined below, it is proposed that recommendations should be made upon the location of some trial mini-parks east of Denman. It is thought that in addition to achieving guidelines #10 and #11, this would partially achieve Guideline #8: to divert local traffic to collector street.

The West End planners therefore submit an additional alternative for consideration:

(f) that Council request the West End planners to report back concerning possible locations of trial mini-parks east of Denman, taking into consideration:

Cont'd . . .

Clause 1 Cont'd

(1) recommendations made by the West End Open Space consultant;
(2) the advise of the City Engineer concerning traffic implications;
(3) the views of local residents;
(4) the advice of the Parks Board and the Fire Chief;
(5) preliminary evaluation of mini-parks west of Denman as they are completed.

Summary

Implementation of Traffic Scheme II to achieve Guideline 8 was approved by Council on July 23, 1974, and has been postponed for further review at the request of the Civic Development Committee in December 1974. The purpose of Guideline 8 was to reduce traffic problems in the West End (primarily east of Denman) and thereby improve the liveability and amenity of the area. A trade-off against this improvement is a reduced level of transportation service to the residents of the West End. In a survey of West End residents it was determined that about half favour the environmental improvement and the other half are concerned about the inconvenience which this entails. Thus, there is no clear majority for either. It is not certain that the residents of the West End wish Guideline 8 to be implemented. One element of Traffic Scheme II that should be implemented on a trial basis is the speed deterrent bumps in the lanes adjacent Davie and Robson.

The two-waying of Thurlow should not be proceeded with at this time.

Accordingly, the City Engineer RECOMMENDS that:

(a) approximately ½ of the speed deterrent bumps in West End lanes originally approved by Council as part of Traffic Scheme II be implemented on a trial basis;

(b) the two-waying of Thurlow not be proceeded with at this time.

With respect to the local street aspects of Traffic Scheme II (barriers, cul-de-sacs) the options listed below are presented to Council for consideration:

(a) proceed as originally scheduled and install the barriers now;

(b) take no action until the completed mini-park/diverter system west of Denman can be assessed. (Completion is scheduled for later this spring).

(c) select one or two barriers in areas responding favourably (in excess of 60%) for installation now, recognizing this will not achieve Guideline 8;

(d) consider extensive stop-signing on local streets;

(e) in view of the absence of a clear majority support for the barrier scheme and complaints from West End commercial services, consider whether it is still necessary to implement Guideline 8;

(f) that Council request the West End planners to report back concerning possible locations of trial mini-parks east of Denman, taking into consideration:

(1) recommendations made by the West End Open Space consultant;
(2) the advice of the City Engineer concerning traffic implications;
(3) the views of local residents;
(4) the advice of the Parks Board and the Fire Chief;
(5) preliminary evaluation of mini-parks west of Denman as they are completed."

The City Manager submits the foregoing report of the City Engineer to Council for CONSIDERATION.

RECOMMENDATION:

2. Cedar Cottage N.I.P. Allocation: Reconstruction in Intersection

The City Manager submits the following report of the City Engineer and the Director of Planning:

"The Cedar Cottage N.I.P. Concept Plan as approved by City Council on November 12, 1974, stated that one of the priorities in the Cedar Cottage area is "To improve the safety of the area (in terms of traffic as well as in terms of vandalism)". Part of the reason for this priority was regard for pedestrian

Clause 2 Cont'd

and vehicular safety at the 18th Avenue/Victoria-Commercial Diversion/Findlay Street Intersection. In the general Community questionnaire that was distributed in September of 1974 the suggestion that traffic lights be installed at this intersection was rated 5th of the 40 N.I.P. project suggestions placed on the questionnaire by the N.I.P. Committee. Requests for traffic lights at this intersection were also made at the public meetings held in the area and at other, smaller, meetings.

In the Fall of 1974 the Engineering Department undertook a study of the street and traffic patterns in the Cedar Cottage area. The results of the study indicated that pedestrian and traffic volumes at this location were not significant enough to warrant installation of traffic lights when compared to city-wide criteria and priorities. However, redesign and reconstruction of the intersection to reduce, to about one-half, the length of the pedestrian cross-walk across the Victoria-Commercial Diversion was a feasible alternative and costing estimates were prepared. The new design also materially simplifies the vehicular flow patterns through the intersection which will assist the local motorists wishing to enter the major flow. The redesign and cost estimates were considered and approved by the Cedar Cottage N.I.P. Committee and included as part of the utilities budget in the N.I.P. Concept Plan. The estimated cost including landscaping and the City's share of a related local improvement sidewalk total $17,000.00.

The Director of Planning points out that the Cedar Cottage N.I.P. Committee wishes it noted that although they have approved of the intersection redesign, they are still of the opinion that traffic lights are a necessity and that if the reconstruction does not prove satisfactory in improving the safety of the intersection then installation of traffic lights should be reconsidered.

The City Engineer and the Director of Planning recommend that the reconstruction of the above intersection be approved with the cost, estimated at $17,000.00 chargeable to Cedar Cottage N.I.P. funds."

The City Manager RECOMMENDS that the above report of the City Engineer and the Director of Planning, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

FINANCE MATTERS

A-7

RECOMMENDATION

1. Assignment of Crossing Agreements

The Assistant Director of Legal Services reports as follows:

"Many of the sidewalk crossing agreements between the City and occupiers of the premises served by the crossing are secured by a surety company bond. The purpose of the bond is to ensure that the City is reimbursed for reconstruction costs in the event that the holder of the agreement neglects or refuses to pay these costs. When a new occupant arrives, it is necessary to assign the old agreement to the new occupant and arrange a new bond or have the existing bonding company consent to having the assignee of the agreement also become the new principal under the bond. These procedures are nothing more than routine administrative paper work.

Thus it is recommended that the authority to consent to an assignment of a bonded crossing agreement be delegated to the Director of Legal Services. It is further recommended that such crossing agreements be secured by whatever security shall be acceptable to the Director of Legal Services. In each case, the documentation shall be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

CONSIDERATION

2. Communication From Vancouver Police Board

The following report has been received from the Director of Finance.

"I have been asked to submit to City Council the following communication from the Vancouver Police Board:

'The Chief Constable reported that the Training Academy had a 1958 bus which was used for transporting recruits to the outdoor range and swimming pool. It was also used to transport members of the Force during demonstrations and special events. He said the B.C. Police College wished to purchase the bus for the nominal sum of $1.00 with the understanding that it would be available to the Force for use on special occasions and emergencies. The Chief recommended that the bus be sold to the B.C. Police College for the sum of $1.00.

Moved:

'THAT City Council be requested to consider authorizing the sale of the Police Academy bus to the B.C. Police College for the sum of $1.00 with the understanding that it will be available for use by the Police Department on special occasions and emergencies.'

Carried.'

Clause No. 2 continued.

The bus was purchased in 1958 at a price of $7,000.00, and last year approximately $2,000.00 worth of work was done on the motor, transmission, etc. The City's Purchasing Agent considers the value of the bus to be in the area of $800.00 to $1,000.00. The B.C. Police College is a Provincial organization."

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

3. The Vancouver City Planning Commission Request for Funding for the 1975 Fiscal Year

The Director of Finance reports as follows:

"City Council, at its meeting of December 17, 1974, reviewed the terms of reference of the Vancouver City Planning Commission and resolved that the staffing requirements of the Commission consist of an executive co-ordinator and secretarial staff. It was also resolved that the staffing requirements of the Commission be reviewed by an appropriate Council Committee and report back to Council in six months time (June 1975).

The Commission has, by their letter dated March 19, 1975, to the Standing Committee on Finance and Administration, submitted its 1975 proposed operating budget, and requested funding from the City in the amount of $21,002.00. The following is the detail, by category, of the proposed expenditures, together with the 1974 appropriations and actual expenditures.

Category of Expenditure	1974 Appropriation	1974 Actual Expenditure	1975 Request	Variation of 1975 Request over 1974 Actual Expenditure $	%
Office Supplies & Services	$ 2,350	$ 2,337	$ 2,825	$ 488	21%
Workshops, Seminars, & Conference Expenses	2,500	2,023	2,500	477	24%
Public Meetings & & Information Process	1,000	203	1,000	797	393%
Refreshments for regular and Special Meetings	1,000	980	1,600	620	63%
Grant to Composite Committee	2,500	2,500	2,500	-	-
Honorarium to Executive Co-ordinator	10,800	10,800	12,860	2,060	19%
Total	$20,150	$18,843	$23,285	$4,442	24%
1974 unexpended balance			(2,283)		
Net amount requested for 1975			$21,002		

The foregoing does not include the cost of the secretarial staff as referred to in the Council resolution of December 17, 1974. This staff, although devoted entirely to the City Planning Commission, is funded in the budget of the City Planning Department as follows:

Cont'd...

Clause No. 3 Continued:

	1975 Estimated Cost
One full-time Stenographer III (established by resolution of Council Aug. 10, 1972)) One full-time Stenographer II (established by resolution of Council Mar. 13, 1973))	$16,068
Overtime	500
Temporary Help (Vacation Relief)	622
Fringe Benefits	1,630
Total 1975 Secretarial Costs	$18,820

Total 1975 City cost of City Planning Commission as detailed herein:

City Planning Commission Request	$ 21,002
Secretarial help funded in City Planning Department	18,820
Total City Cost	$ 39,822

The City Planning Commission request for $21,002, exclusive of secretarial help in the amount of $18,820 which is funded in the City Planning Department, is submitted for Consideration."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

4. Hearing Conservation Program

The Medical Health Officer reports as follows:

"For over 20 years the Health Department has operated a hearing screening program which has concentrated on assessing hearing thresholds in school children with a much lesser emphasis on the hearing of preschool children and adults. Late in 1973 I asked the Senior Speech Therapist to undertake a review of this service and to advise on any changes that might be necessary. This review was completed and the report submitted in February 1974 and it indicates that the existing program is totally inadequate for the following reasons:

a) inadequate testing environments in the schools and health units,
b) inadequate level of training of existing personnel (Audiometrist, Pay Grade 14),
c) lack of suitably trained senior to direct program leading to inadequate criteria for the program and incomplete data on which to base modifications.

From the data available it appears that many children with hearing defects were missed and an even larger group, sometimes as many as one-third, have been falsely labelled as hearing impaired. Screening programs which miss or falsely identify the persons in the target population are recognized as inefficient and ineffective. Clearly this program has not met its objectives adequately in recent years.

Rationale for Program Modification

It is estimated that between 4% and 5% of the population have impaired hearing and of this group over half are either totally deaf or have a moderate to severe loss of hearing acuity. Hearing loss can interfere with many aspects of development and living. In particular, it impedes language development in children, interferes with school progress, hinders communication in all age groups and contributes significantly to the isolation of the elderly. In Vancouver there are approximately 10,000 people with a significant hearing impairment.

Cont'd...

Clause No. 4 Continued:

The hearing screening program of this Department has been operated to identify persons with possible hearing loss. It has not served to identify the specific type of loss nor contributed significantly to the rehabilitation or follow-up of persons so affected. This community lacks sufficient suitable resources to undertake these tasks and it is unlikely that these resources will be developed in the foreseeable future. I therefore recommend that the Health Department be authorized to undertake a review of service requirements and consider the costs of establishing a hearing conservation program with the initial emphasis on children, later adults.

While a hearing conservation program is clearly what is required, the Health Department does not have in its establishment a person broadly trained and experienced in audiology to advise it on the details of such a program. It is therefore recommended that a professional audiologist be hired for up to one year to undertake this detailed review of audiological needs in this community and to advise on the structure of a comprehensive hearing conservation program. It will be necessary to fill this position with a person holding at least a Master's degree and preferably a Ph.D. in audiology and with a minimum of 5 years' experience in clinical audiology and experience in the development of community hearing conservation programs including training and supervision of field staff and administration of a program budget. It is estimated that a specialist of this calibre will cost approximately $22,400.00 per year. At the completion of the review the audiologist's recommendations and cost details will be submitted to Council for its consideration.

Cost Sharing

The review to be done by the audiologist will be co-sponsored by the Vancouver School Board which will share the cost equally with the City. The School Board cost sharing is, however, already included in the present School Board allocation to the City, as their share of the Public Health Programme generally, so that there will be no additional contribution from the School Board with which to fund this proposal. It is anticipated that a comprehensive hearing conservation program will be more expensive than the present limited hearing screening program and that this cost could be shared among the City, Vancouver School Board, and the Provincial Department of Health Services. Once the report and its recommendations have been submitted negotiations will be opened with these other two bodies on this matter.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

Summary

Your Medical Health Officer recommends that:

a) the existing position of Audiometrist in the Health Department be abolished with a resultant reduction in annual cost of $8,655.00, including fringe benefits,

b) a temporary one year position of Consultant-Audiologist be established at a total annual cost of $22,400.00, including fringe benefits. The Vancouver School Board has agreed that this position will be included in the cost shareable programme to which the Board is allocating $1,650,000.00 in the 1975 fiscal year. The total annual cost for this position will be $22,400.00, with this amount partially offset by the reduction of $8,655.00 referred to in (a) above, leaving a net annual increased cost of $13,745.00. It is anticipated that, if approved, the programme would commence in June, 1975, so that the programme would run from June 1, 1975 to May 31, 1976. The additional City cost for 1975 would be $6,872.00, and the Comptroller of Budgets advises that, if this report is approved, the source of funding will be Contingency Reserve.

c) The Director of Personnel Services report to the City Manager on the salary and classifications of the new position.

Cont'd...

Clause No. 4 Continued:

The City Manager notes that funding this temporary position constitutes a new service leading a further increase in the standard of service being provided and submits the recommendations of the Medical Health Officer for Council's CONSIDERATION.

5. Pacific National Exhibition Capital Budget 1975

The Director of Finance has submitted the following report.

"Each year the PNE is required to submit its operating budget to Council for information and its capital budget for consideration and approval. The report to Council on the 1975 PNE operating budget will be forwarded shortly.

The proposed 1975 PNE capital budget is herewith submitted in this report.

Council has so far this year approved three items being:

(i)	Improvements to the main entrance	$126,500.00
(ii)	Improvements to feature attractions area	130,000.00
(iii)	Improvements to racetrack, PNE share	980,000.00
	TOTAL	$1,236,500.00

The PNE is now presenting the balance of their 1975 proposed capital budget, consisting of the following items:

A.	69 KV electrical system (Council in 1974 approved $1,000,000.00 but the estimates have come out considerably higher.)	$1,435,000.00
B.	Coliseum rink lighting	280,000.00
C.	Parking lot improvements, landscaping, drainage etc.	250,000.00
D.	Works and Stores department improvements	24,700.00
E.	Dogwood renovations	35,000.00
F.	Electrical improvements	108,200.00
	TOTAL	$2,132,900.00

The detailed descriptions of these items as submitted by the PNE are attached to this report. The PNE advises that the funds required to meet the obligations of the Pacific National Exhibition resultant from the undertaking of these and previously proposed projects can be provided for out of the funds generated by the operations of the PNE.

I asked the Comptroller of the PNE to provide me with a cash flow projection based on their capital program and probable net profits over a period of several years. He has provided this projection and it would seem to indicate that the PNE can handle these proposed capital expenditures. It should be pointed out that the total of the above items, being $3,369,400.00 does not include the jockey club's share of the racetrack improvements, being $2½ million. However, this is provided for in the cash flow projection as a loan in 1976 of $2½ million and the projection further provides for the repayment from the

Clause No. 5 Continued:

jockey club of their share plus the repayment by the P.N.E. to the Bank on the loan.

The request of the P.N.E. for Council approval of the above capital items totalling $2,132,900.00 is submitted to Council for consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

CONSIDERATION

6. Establishment of Two Additional Speech Therapist I Positions

The Medical Health Officer reports as follows:

"In 1967 City Council, recognizing the unmet needs of the City's speech and language handicapped, established 5 full-time Speech Therapist positions; allocated one per Health Unit. In 1969 Council authorized the upgrading on one of these positions, creating a Speech Therapist II with both supervisory and clinical service responsibilities.

Since the inception of this service, it has been evident that only a small percentage of the need can be met with a staff of 5 therapists, even when their service is complemented by the work of up to 7 School Board Therapists. In the last year, serious inequities have arisen in the distribution of Speech Therapy services. Specifically, two units are unable to provide the level of service available at the other three units.

(a) Burrard Unit - the Speech Therapist II, located at this Unit, has become increasingly involved in her non-service, administrative responsibilities (supervision, selection and orientation of new staff, program planning and budgetting, inter-agency planning and liaison). Only 10% of her time is available for the provision of clinical services to the Unit at the moment and this situation will continue indefinitely. This Unit with a population of 115,000 cannot provide more than a token half-day per week of Speech Therapy services to its community.

(b) West Unit - with service boundary changes, this Unit now has a population of 128,000 and provides service to 46 schools with 28,000 children, approximately 40% of the Vancouver school population. Previously, the Unit Speech Therapist I was able to provide some consultative services to staff and clinical services to preschoolers and adults. Today, less than 5% of requests for service to staff and community can be met.

The situation is difficult for both therapists and the Unit areas they serve. It is therefore recommended that two additional Speech Therapist I positions be established to bring the level of service available in these Units into equilibrium with that available in the other Units.

There have been discussions with senior School Board personnel who have undertaken to hire more therapists for school age children and it is planned that the Health Department shift their limited resources primarily to the preschool population. It is agreed with the Vancouver School Board that in spite of a progressive shift by Health Department therapists to the preschool child, the Vancouver School Board would continue to support the five positions at the 60% level. This will change the support for the total service by the School Board from 60% to approximately 44% and the service distribution from 60% of time for school children to approximately 40%.

Cont'd...

Clause No. 6 Continued:

COST 2 Speech Therapist I positions (Pay Grade 23 - 1974 rate at $963)

	Mar. 15 - Dec. 31/75	Annual Recurring Cost (1974 rates)
Salary	$18,297	$23,112
Fringe Benefits @ 12%	2,196	2,773
TOTAL COST	$20,493	$25,885

The Comptroller of Budgets advises that if approved funds will be added to the 1975 Departmental Budget.

Your Medical Health Officer therefore recommends that two Speech Therapist I positions be established in the Health Department."

The City Manager, noting that this represents an increase of 175% in the level of service to the pre-school children, and further that the Vancouver School Board is not assuming any responsibility for the additional costs, submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 12-14

PERSONNEL MATTERS

RECOMMENDATION

1. Annual Meeting of the REGISTERED NURSES' ASSOCIATION OF B.C.

The Medical Health Officer reports as follows:

"Miss Bonnie Code, B.S.N., South Unit is requesting leave of absence with pay to attend the Annual Meeting of the Registered Nurses' Association of B.C. being held in Penticton, B.C. on May 7,8, and 9, 1975. Miss Code has been named an official voting delegate for the Vancouver District and as such must attend all sessions. The Greater Vancouver District Association will pay all expenses. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's Budget to meet this expenditure.

There is a full complement of nursing staff at South Unit and arrangements will be made for Miss Code's duties to be shared amongst existing nursing staff.

Miss Code has been a member of the RNABC's Planning and Education Committee, and participates in the meetings when the programs and objectives for the coming year are decided. Educational sessions of relevance to community health nursing are scheduled throughout the three days. She understands she would be expected to impart information obtained to her co-workers in this Department.

It is recommended that, in accordance with Regulation 45-2, Miss Bonnie Code, Public Health Nurse I, be granted three days leave of absence with pay in order to attend the Annual Meeting of the Registered Nurses' Association of B.C. in Penticton May 7, 8, and 9, 1975."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

2. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 12, 1975 through May 16, 1975. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves, the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Regional and Municipal Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore RECOMMEND that the City cooperate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Properties

The Supervisor of Property & Insurance reports as follows:-

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public on April 21st, 1975.

RECOMMENDED That the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

Lot C, Block 12, N.W.¼ Section 337, Plan 15600
E/S Vivian Street Between 47th & 48th Avenues

Name	Approx. Size	Purchase Price	Terms	Conditions
Knight Realty Ltd.	40' X 120'	$37,200	City terms @ 10%	Subject to utility easement

Lots A,B,C, Block 112 & 129, D.L. 36 & 51
W/S Manor Street, North of B.C. Hydro Right-of-Way

Name	Approx. Size	Purchase Price	Terms	Conditions
Perosa Realty & Insurance Agents	38' X 132 " "	(A) $33,520 " (B) $33,520 " (C) $33,020	City terms @ 10%	No guarantee is given as to soil conditions

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

2. Soil Tests on City-Owned Property

The Supervisor of Property & Insurance reports as follows:-

"In April, 1967, City Council authorized the Supervisor of Property & Insurance to obtain soil reports on City-owned property when, in his opinion, such reports were considered necessary, provided the cost of the soil report did not exceed $1,500.00 in any one case.

Soil tests are conducted on City-owned lands being offered for sale where poor soil conditions are known to exist or where there is a good probability that they do.

These tests are highly desirable in order to establish the foundation requirements prior to marketing land suspected of being unsuitable for conventional foundation practices; to advise prospective purchasers and the City Building Department of the soil conditions so that the buildings may be properly designed, and to assist our Department in the appraisal of the property.

The major portion of the City-owned properties left for sale have poor soil conditions and the necessity to obtain soil tests has become more frequent. As the cost of obtaining such tests has increased considerably since April, 1967, it is suggested that the minimum of $1,500.00 which may be authorized by the Supervisor of Property & Insurance be raised to reflect the trend of today's higher prices.

Clause #2 (Cont'd)

It is therefore

RECOMMENDED That the Supervisor of Property & Insurance be authorized to obtain soil reports on City-owned lands when, in his opinion, such reports are considered necessary, provided that the cost does not exceed $3,000.00 in any one case."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

April 17, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, April 17, 1975, in the No.1 Committee Room, third floor, City Hall, at approximately 3:45 p.m.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Aldermen Bird, Cowie, Harcourt & Kennedy

CLERK: M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

On April 10, 1975, the Committee commenced discussions on the above subjects and adopted resolutions with respect to the Official Development Plan form of zoning for the Downtown and West End, the Development Control Process for the Central Area and the establishment of a Central Area Division of the Planning Department. It was agreed that further meetings would be held to consider the reports contained in the dossier submitted by the Planning Department (on file in the City Clerk's office).

The Committee considered the Policies (listed hereunder) contained in the Downtown Planning Policies Report and recommended the following.

A. GROWTH: POLICIES

1. AIM TO LIMIT THE GROWTH OF DOWNTOWN EMPLOYMENT TO ABOUT 140,000 BY 1986.

2. SUPPORT REGIONAL DECENTRALISATION OF OFFICE EMPLOYMENT BY (i) DEVELOPING QUALITY AMENITY CONTROLS ON DOWNTOWN DEVELOPMENT AND (ii) DEVELOPING, IN CONJUNCTION WITH THE G.V.R.D., OTHER CONTROLS AND INCENTIVES TO ENCOURAGE DECENTRALIZATION.

RECOMMENDED

THAT the above Policies on Growth be adopted.

(Alderman Harcourt wished to be recorded as voting against Policy #1)

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B. LAND USE AND DENSITY: MAJOR POLICIES

1) DO NOT INCREASE COMMERCIAL OFFICE DENSITIES

2) ENCOURAGE RESIDENTIAL DEVELOPMENTS TO OCCUR DOWNTOWN

3) ENCOURAGE CONSERVATION OF AREAS VALUED BY THE COMMUNITY

4) ADJUST DENSITY CONTROLS TO PERMIT SOME COMMERCIAL DEVELOPMENT AND ALSO ENCOURAGE RESIDENTIAL DEVELOPMENT

5) ADOPT THE ATTACHED MAPS - MAP 1, OFFICE USES and MAP 2, RESIDENTAIL USES TO ILLUSTRATE THE RELEVANT POLICIES OF CITY COUNCIL IN THESE AREAS

RECOMMENDED

THAT the Major Policies on Land Use and Density Nos. 1 to 4 be adopted and Policy No.5 be deferred for further consideration.

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Clause No. 1(B) continued

(i) Retail Uses: Policies

1) REQUIRE APPROPRIATE RETAIL USES BE PROVIDED ALONG EXISTING AND POTENTIAL PEDESTRIAN ROUTES

2) DISCOURAGE MAJOR NEW UNDERGROUND SHOPPING MALLS

3) ANTICIPATE NEW RETAIL CONCENTRATIONS WHERE EMPLOYMENT AND RESIDENTIAL GROWTH IS ANTICIPATED

4) ADOPT MAP 3 RETAIL USES TO ILLUSTRATE COUNCIL'S GENERAL POLICY REGARDING THE LOCATION OF RETAIL USES.

RECOMMENDED

THAT Policies 1, 2 and 3 on Retail Uses be adopted and Policy #4 be deleted.

(Aldermen Bird and Kennedy wished to be recorded as voting against Policy #1)

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(ii) Hotels and Entertainment: Policies

1) ENCOURAGE EXISTING CONCENTRATIONS OF ENTERTAINMENT ON GRANVILLE STREET AND IN GASTOWN

2) ENCOURAGE HOTELS THROUGHOUT DOWNTOWN

RECOMMENDED

THAT Policy #2 on Hotels and Entertainment be adopted and Policy #1 be deleted.

(Aldermen Cowie and Harcourt wished to be recorded as voting against Policy #2)

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(iii) Convention Facilities: Policies

1) ENCOURAGE THE LOCATION AND DEVELOPMENT OF CONVENTION FACILITIES IN FALSE CREEK, BETWEEN CAMBIE STREET AND THE GEORGIA VIADUCT.

RECOMMENDED

THAT the Policy on Convention Facilities be deleted.

(Aldermen Bird and Kennedy wished to be recorded as voting against the deletion of this Policy)

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(iv) Open Spaces and Recreational Uses: Policies

1) IMPLEMENT AN OPEN SPACE CONCEPT FOR DOWNTOWN, IN ACCORDANCE WITH MAP 4 THROUGH COMBINED PUBLIC AND PRIVATE ACTION.

2) ENCOURAGE DEVELOPERS TO PROVIDE USEABLE OPEN SPACE WHERE PEDESTRIAN AMENITIES COULD BE HIGH.

3) ENCOURAGE DEVELOPERS TO UTILIZE LOW ROOF AREAS FOR USABLE OPEN SPACE PURPOSES.

4) ENCOURAGE INCLUSION OF RECREATIONAL USES IN DEVELOPMENTS WITHOUT DENSITY CONSTRAINTS WHERE THEY ARE OF SMALL SCALE, DO NOT ADD TO TRAFFIC PROBLEMS OR HARM THE FORM OF DEVELOPMENT

Clause No. 1(B) continued

RECOMMENDED

THAT Policies 1 to 4 on Open Spaces and Recreational Uses be adopted after amendment to read as follows, and be referred for discussion with the Park Board:

1) Implement an Open Space concept for Downtown through combined public and private action.
2) Encourage developers to provide usable open space where pedestrian amenities should be high.
3) Encourage developers to utilize low roof areas for usable open space purposes.
4) Encourage inclusion of Recreational Uses in developments without density constraints where they are of small scale, do not add to traffic problems or harm the form of development.

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(v) Government Buildings: Policies

1) ENCOURAGE DECENTRALIZATION OF GOVERNMENT BUILDINGS

2) ENCOURAGE GREATER DIVERSITY OF ACTIVITIES WITHIN GOVERNMENT BUILDINGS.

RECOMMENDED

THAT the Policies on Government Buildings be adopted.

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(vi) Education: Policies

1) ENCOURAGE DEVELOPMENT OF EDUCATIONAL FACILITIES DOWNTOWN

2) ENCOURAGE THE PROVISION OF STUDENT HOUSING

3) RESERVE AN AREA IN FALSE CREEK, BETWEEN THE GEORGIA VIADUCT AND PENDER STREET FOR FUTURE COLLEGE DEVELOPMENT.

RECOMMENDED

THAT Policies Nos.1 and 2 on Education be adopted after amendment as follows, and Policy #3 be deleted:

1) Encourage development of Educational Facilities Downtown.
2) Encourage the provision of student housing for the Downtown Educational Facilities.

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(vii) Wholesale and Service Uses: Policies

1) CONTINUE TO PERMIT WHOLESALE AND SERVICE USES DOWNTOWN IN ACCORDANCE WITH MARKET DEMAND PROVIDED THEY ARE COMPATIBLE WITH ADJACENT AREAS.

RECOMMENDED

THAT the Policy on Wholesale and Service Uses be adopted.

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(viii) Institutional Uses: Policies

1) ENCOURAGE INSTITUTIONAL USES PARTICULARLY IN MIXED USE DEVELOPMENTS

RECOMMENDED

THAT the Policy on Institutional Uses be adopted after amendment as follows:

1) Permit Institutional Uses particularly in Mixed Use Developments.

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(ix) Industrial and Warehouse Uses: Policies

1) ENCOURAGE RELOCATION OF INCOMPATIBLE INDUSTRIAL AND WAREHOUSE USES OUT OF DOWNTOWN

2) ENCOURAGE CONVERSION OF APPROPRIATE WAREHOUSES TO OTHER USES

3) ENCOURAGE RELOCATION OF RAIL TRACKS AS AND WHEN APPROPRIATE FROM FALSE CREEK AND BURRARD INLET

RECOMMENDED

THAT, with the addition of Policy #4 as follows, the Policies on Industrial and Warehouse Uses be adopted:

4) Encourage the use of some trackage for commuter rail and other transit modes.

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C. TRANSIT FACILITIES: MAJOR POLICIES

1) ASSUME TRANSIT SERVICE SUFFICIENT TO HANDLE CONTROLLED GROWTH TO 140,000 EMPLOYEES BY 1986 WILL BE PROVIDED.

2) DO NOT CONSIDER CREATION OF ANY NEW HIGH DENSITY AREAS UNTIL AGREEMENT ON RAPID TRANSIT SYSTEM AND A STREETS PLAN HAVE BEEN AGREED.

3) ASSIST PROVINCIAL GOVERNMENT IN PROVIDING REGIONAL BUS, FERRY AND COMMUTER TRAIN SERVICE CONNECTING AT A GRANVILLE WATERFRONT INTERCHANGE.

4) ASSIST PROVINCIAL GOVERNMENT IN SEEKING IMPROVED TRANSIT FACILITIES AROUND THE DOWNTOWN AREA.

5) SEEK EARLIEST AGREEMENT POSSIBLE WITH PROVINCIAL GOVERNMENT AS TO LOCATION AND TIMING OF SUBWAY SYSTEM.

6) ADOPT MAP 5 TO INDICATE CITY COUNCIL'S WISHES REGARDING FIRST PHASE OF DEVELOPMENT OF TRANSIT FACILITIES DOWNTOWN.

7) ENCOURAGE DEVELOPERS TO ANTICIPATE FUTURE SUBWAY TRANSIT STOPS IN THEIR DEVELOPMENTS.

8) ENCOURAGE THE PROVISION BY DEVELOPERS AND PUBLIC AUTHORITIES OF WEATHER PROTECTED, COMFORTABLE TRANSIT STOPS THROUGHOUT DOWNTOWN.

The City Engineer submitted to the Committee a revised list of Policies for Transit Facilities as follows:

(1) ASSUME TRANSIT SERVICE SUFFICIENT TO HANDLE CONTROLLED GROWTH TO 140,000 EMPLOYEES BY 1986 WILL BE PROVIDED; PHYSICAL CHANGES TO STREET AND LANE SYSTEMS TO BE EVOLUTIONARY WITH TRANSIT IMPROVEMENTS PRECEDING THEM.

(2) DO NOT CONSIDER CREATION OF ANY NEW HIGH DENSITY AREAS UNTIL AGREEMENT ON RAPID TRANSIT SYSTEM.

(3) ASSIST PROVINCIAL GOVERNMENT IN PROVIDING LRT, REGIONAL BUS, FERRY AND COMMUTER TRAIN SERVICE CONNECTING AT GRANVILLE WATERFRONT INTER-CHANGE.

(4) ASSIST PROVINCIAL GOVERNMENT IN SEEKING IMPROVED TRANSIT FACILITIES AROUND THE VANCOUVER INNER CITY AREA WITH PARTICULAR EMPHASIS ON PROVISION OF GOOD CONNECTION BETWEEN LOCAL CITY SERVICE AND THE GRANVILLE WATERFRONT INTER-CHANGE.

(5) SEEK EARLIEST AGREEMENT POSSIBLE WITH PROVINCIAL GOVERNMENT AS TO LOCATION AND TIMING OF AN LRT SYSTEM WITH UNDERGROUND SECTIONS DOWNTOWN.

(6) EXCLUDE

Clause No. 1(C) continued

(7) ENCOURAGE DEVELOPERS TO ANTICIPATE FUTURE SUBWAY TRANSIT STOPS IN THEIR DEVELOPMENTS WHEN THESE HAVE BEEN FINALIZED.

(8) ENCOURAGE THE PROVISION BY DEVELOPERS, PUBLIC AUTHORITIES AND ADVERTISING AGENCIES OF WEATHER PROTECTED, COMFORTABLE TRANSIT STOPS THROUGHOUT THE DOWNTOWN.

RECOMMENDED

THAT the following Major Policies on Transit Facilities be adopted.

1) Assume transit service sufficient to handle controlled growth up to 140,000 employees by 1986 will be provided; physical changes to street and lane systems to be evolutionary and in co-ordination with transit improvements.
2) Do not decide on any new high density areas until agreement on major transit facilities and a street plan have been reached.
3) Assist Provincial Government in providing Light Rapid Transit, regional bus, ferry and commuter train service connecting at Granville Waterfront Inter-Change.
4) Assist Provincial Government in seeking improved transit facilities around the Vancouver Inner City Area with particular emphasis on provision of good connection between local City service and the Granville Waterfront Inter-Change
5) Seek earliest agreement possible with Provincial Government as to location and timing of a Light Rapid Transit system with underground sections Downtown.
6) Encourage developers to anticipate future subway transit stops in their developments when these have been finalized.
7) Encourage the provision by private and public authorities of weather protected, comfortable transit stops throughout the Downtown.

(Alderman Kennedy wished to be recorded as voting against Policies 5 & 6)

Discussion centred on the traffic congestion in the Downtown and alternatives for by-passing the Downtown and it was

RECOMMENDED

THAT the City Engineer in consultation with the Director of Planning examine various alternatives for reducing congestion and handling by-pass traffic in the Downtown, and report back to the Committee.

(Aldermen Bowers and Cowie opposed)

The Committee agreed that the discussion on Policies would be continued at 9:00 a.m. on Tuesday, April 22nd.

The meeting adjourned at approximately 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 20

II

OFFICIAL TRAFFIC COMMISSION

April 17, 1975

A meeting of the Official Traffic Commission was held on Thursday, April 17, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 7:30 p.m.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. Jim Moodie, for City Manager
Mr. W. Reese, Vancouver Safety Council
Mr. R. Gascoyne, Asst. City Engineer, Traffic & Transportation
Acting Superintendent J. S. Robertson

ALSO PRESENT: Acting Superintendent F. Farley
Constable F. Ells, School Patrol Squad
Mr. W. Peacock, Vancouver School Board, for Trustee N. Divinsky
Mr. Thompson, B. C. Hydro
Mrs. E. Robinson, Vancouver Parent Teacher Council
Mr. J. McLewin, Traffic Operations Engineer

CLERK: M. Cross

1. Adoption of Minutes

The Chairman noted that Mr. Nathan Davidowicz had requested that further information be included in the Minutes of the last Official Traffic Commission meeting. His comments are attached and will be added to the Minutes of February 19, 1975.

RECOMMENDED

THAT the Minutes of the meeting of the Official Traffic Commission of February 19, 1975, as amended, be adopted.

RECOMMENDATION

2. Unfinished Business - 49th Avenue & Cypress Street

On February 19, 1975, the Commission recommended:

'That a School Safety Patrol from Maple Grove School be approved as soon as possible at no cost to Maple Grove School.'

The recommendation was approved by Council on March 11, 1975.

Alderman Boyce reported that although the above recommendation was passed, the School Board will not approve the School Safety Patrol. Mr. Peacock, representing the Vancouver School Board, advised that School Board policy governs that the recommendations of the School Patrol Officers of the Vancouver Police Department will be followed with respect to school safety patrols. As the Police Department did not recommend a patrol the School Board cannot put the patrol into effect.

It was agreed that because new information was presented by the representatives of the Maple Grove School Parents Council at the meeting on February 19, with respect to the 49th Avenue bus, etc., and the fact that the School Safety Patrol had been approved unanimously by the Commission, the Chairman would write a letter to the Vancouver School Board expressing the concerns. It was felt that a member of the Commission should attend the School Board meeting when this matter is discussed.

Clause No.2 (continued)

RECOMMENDED

THAT the Chairman of the Official Traffic Commission write to the Chairman of the Vancouver School Board expressing the concerns of the Commission that a School Safety Patrol should be approved for Maple Grove School.

3. Pedestrian Signal Request - McGill Street

Mr. Pape advised that the parents are concerned for the danger to their children of speeding traffic using McGill Street. He feels the Engineering Department warrant does not take into account the fact that small children are crossing McGill Street not just for school but after school to go to the playground at Burrard View Park. Senior citizens also have trouble crossing McGill Street. A school patrol will not solve the problem. Mr. Pape felt that if a pedestrian activated light was installed at one of the locations the School Board would make an effort to educate the children to cross McGill Street at that location.

RECOMMENDED

THAT a pedestrian activated signal be installed at McGill Street at either Penticton or Slocan Street as soon as possible, without the Engineer necessarily reporting back to the Official Traffic Commission.

(Messrs. R. Gascoyne and Jim Moodie wished to be recorded as opposed)

4. Identifying Cars of Disabled Drivers

The Commission considered a letter dated April 7, 1975, from Mr. J. Wilkie of the Social Planning and Review Council of British Columbia. Ms. Andria Spindel Wilkinson advised that an Identification Project Committee of S.P.A.R.C.'s Panel for the Guidance of Handicapped had been formed in response to complaints by the management of shopping centres over their inability to monitor parking stalls reserved for the handicapped. After receipt of an application form the Committee will issue screened applicants gummed stickers. S.P.A.R.C. would like a representative of the Official Traffic Commission to attend meetings of the screening committee.

The Commission requested to receive Minutes of the meetings of the Identification Project Committee and suggested that any request they may have for the use of loading zones, etc. should come before the Commission.

RECOMMENDED

THAT Mr. W. Reese, Vancouver Traffic and Safety Council, represent the Official Traffic Commission on the on-going Identification Committee set up under the auspices of the Social Planning and Research Council.

5. Annual School Patrol Banquet

The Commission considered a letter dated March 20, 1975, from Acting Superintendent J.S. Robertson, Vancouver Police Department, requesting a grant of $3,200 for the purchase of prizes, badges and efficiency awards for the school patrol members.

Clause No.5 (continued)

Constable F. Ells advised that this year in order for all school patrol members to benefit, Playland would be rented for 2½ hours instead of buying prizes. The Commission agreed.

RECOMMENDED

THAT a grant of $3,200 be approved for the Annual School Patrol Banquet.

6. I.C.B.C. Workshop

Mr. John McLewin, Traffic Operations Engineer, presented a verbal report to the Commission on the traffic workshop sponsored by the Insurance Corporation of B.C. Arising from the discussions on the workshop a report will be prepared for submission to the Honourable R. Strachan containing comments on such things as compulsory safety belt legislation, more funding for driver education, the $200 minimum for accident reporting, etc.

Mr. Thompson, past president of the B. C. Safety Council, advised that the Council had applied to the Highway Safety Committee for funding a programme of traffic safety education for the elderly. Acting Superintendent Farley stated that most of the pedestrian accidents were in the age group of over 50. He agreed to provide the Commission with the breakdown of figures for ages of pedestrians involved in accidents, including fatalities.

RECOMMENDED

THAT the verbal presentation of Mr. John McLewin on the I.C.B.C. Workshop be received.

FURTHER THAT Mr. W. Reese, Vancouver Traffic and Safety Council, present to the Official Traffic Commission the proposal which was made to the Highway Safety Committee.

7. Marine Drive at Heather Street

Mr. E. J. Ruddell, Chairman of the Traffic and Transit Committee of the Marpole Oakridge Area Council, advised of the difficulties school children were facing in crossing Marine Drive to attend Laurier Annex at 65th Avenue and Heather Street. He advised that there was a school crosswalk sign but motorists cannot see it and felt that an overhead flashing sign should be installed before the intersection to give a warning to motorists.

RECOMMENDED

THAT the verbal report of Mr. Ruddell be received and comments referred to the Engineering Department for study and report back.

FURTHER THAT, in the meantime, if an overhead sign appears warranted, it be installed without necessarily reporting back to the Official Traffic Commission.

8. Oak Street Bridge - Proposed Ramp

Mr. E. J. Ruddell, Chairman of the Traffic and Transit Committee of the Marpole Oakridge Area Council, presented a brief to the Commission (on file in the City Clerk's office) with respect to building access ramps to the Oak Street Bridge.

Clause No.8 (continued)

The brief requests the Commission to initiate steps to see that the governments involved re-open the matter of providing land at the Vancouver end of the Bridge for cloverleaf access and exit roads.

RECOMMENDED

THAT the brief from the Marpole Oakridge Area Council with respect to access ramps to the Oak Street Bridge be received and referred to the Engineering Department for report.

9. Oak Street and 59th Avenue

Mr. E. J. Ruddell, Chairman of the Traffic and Transit Committee of the Marpole Oakridge Area Council, requested that the flashing amber light installed at the intersection of Oak Street and 59th Avenue be replaced by a pedestrian activated traffic signal. A brief (on file in the Clerk's office) from Mr. H. Olafsson, Director of the Marpole Oakridge Community Centre, was read to the meeting. The brief urged the approval of a pedestrian activated light at this intersection. Mr Ruddell advised that a petition was being circulated in the area and that approximately 1,100 persons had already signed it. Mr. Ruddell was advised that the petition should be submitted to the next meeting of the Official Traffic Commission.

RECOMMENDED

THAT the briefs from the Marpole Oakridge Area Council and the Marpole Oakridge Community Centre be referred to the City Engineer for report.

10. Knight Street

The Chairman advised that she had received the following memo dated April 9, 1975, from the City Engineer:

" This memo is in response to the verbal inquiry you made earlier this week regarding the recently introduced parking prohibitions along Knight Street.

As you are aware, since the opening of the Knight Bridge there has been a significant increase in traffic along Knight Street, especially towards the southerly end. During the morning and evening periods of peak travel, a number of vehicles make left turns at the signalized intersections along Knight Street. Because of through traffic proceeding in the opposite direction to these left turning vehicles these latter motorists often have to wait in the lane, next to the centre of the road, before a left turn may be accomplished. As a result, at the more heavily used intersections (i.e. Kingsway; King Edward; 33rd; 41st; 49th; and 57th) this lane is often not available for through traffic. The middle traffic lane is available for through traffic but some of the critical curbside lanes near the major intersections have had parking permitted at any time up until recently. With only one satisfactory through lane available in the peak travel periods along Knight Street at some of the major intersections, motorists had been backing up for two or more blocks.

By introducing peak period parking restrictions along Knight Street at the pertinent locations we have been able to reduce to a great extent the traffic back-ups and delays.

In terms of the on-street parking arrangement, affected residents still have several parking options which include the following:

1. Their private property via access from the lane;
2. Adjacent side streets;
3. Any locations in lanes where a parked vehicle will not obstruct the lane or access to private property.

Clause No.10 (continued)

In addition these residents may still park in front of their homes for 20 of the 24 hours of the day.

For your information similar curbside traffic regulations exist along other comparable major streets throughout the city (e.g. Granville Street; Oak Street; 12th Avenue).

Mr. J.W. McLewin has spoken to Mr. F. Miller, an area representative for Knight Street residents, on two occasions recently and has explained this situation to Mr. Miller.

I trust that this memo gives you the information you required. "

The Chairman stated that any matters pertaining to Knight Street should come before the Official Traffic Commission so that people in the area have a chance to respond.

RECOMMENDED

THAT the report of the City Engineer be received.

11. Other Business

It was agreed that a further report from the City Engineer on alternative proposals for improving the intersection of 33rd Avenue and Granville Street as well as a verbal report on the standardization of signs would be presented to the next Official Traffic Commission meeting.

The meeting adjourned at 9:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

April 22, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Tuesday, April 22, 1975, in the #1 Committee Room, third floor, City Hall, at approximately 9:15 a.m.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Aldermen Bird, Cowie, Harcourt & Kennedy

ALSO PRESENT: Alderman Boyce

CLERK: M. Cross

On April 17, 1975, the Committee considered the Policies for Growth, Land Use and Density and the Major Policies on Transit Facilities, as contained in the Downtown Planning Policy report. It was agreed that discussions on Policies would be continued on April 22, 1975.

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning & A Development Control Process

The Committee considered Policies (listed hereunder) and recommended as follows:

A. TRANSIT FACILITIES: MAJOR POLICIES

(See Minutes of Standing Committee on Planning & Development of April 17th.)

(i) Street System: Policies

1. ADOPT MAP 6 STREETS, AND MAP 7 PEDESTRIAN STREETS AS AN INDICATION OF COUNCIL POLICIES IN THESE AREAS.

2. THAT FURTHER STUDIES BE INITIATED TO INVESTIGAGE KNOWN DIFFICULTIES IN THE SYSTEM AND TO FIND ALTERNATIVES.

3. INVESTIGATE FURTHER AND ENCOURAGE STAGGERED WORKING HOURS DOWNTOWN.

4. ENCOURAGE AND FACILITATE GREATER USE OF TAXIS DOWNTOWN.

RECOMMENDED

THAT the following Policies on Street System be adopted:

1. there shall be a map showing pedestrian amenity streets as well as traffic streets to form part of the Official Development Plan; such map to be provided by the Director of Planning and the City Engineer.

2. the streets indicated by dotted lines on Map 6 shall be used as the basis for pedestrian amenity streets.

3. encourage and facilitate greater use of taxis downtown.

FURTHER THAT Council adopt in principle a new waterfront road and express to the joint Waterfront Planning Committee the City's need to utilize this road as a vehicular traffic route to by-pass Gastown; and

FURTHER THAT Council adopt in principle a new traffic route on the north side of False Creek linking the Columbia-Quebec Connector with Abbott Street, Smithe and Nelson Streets, and streets to the south; and express this desirability in discussions with Marathon Realty.

(ii) Parking: Policies

(1) DEVELOP A COMPREHENSIVE PARKING POLICY FOR DOWNTOWN INCLUDING LOCATION, MANAGEMENT, PRICING POLICIES.

(2) DISCOURAGE THE PROVISION OF COMMUTOR PARKING FACILITIES.

(3) CONTINUE TO USE CURRENT DOWNTOWN OFFICE PARKING POLICIES AT THIS TIME.

(4) DO NOT REQUIRE DEVELOPERS TO PROVIDE PARKING EXCEPT FOR RESIDENTIAL USES.

(5) DO NOT PERMIT PARKADES TO BE BUILT AT THIS TIME UNTIL AND UNLESS THESE CAN BE SHOWN TO FIT INTO THE COMPREHENSIVE PARKING POLICY FOR DOWNTOWN.

(6) DO NOT PERMIT SURFACE PARKING LOTS IN EXISTING OR POTENTIAL AMENITY AREAS. (SEE MAP 8)

(7) RESTRICT ACCESS TO PARKING AREAS FROM PEDESTRIAN AMENITY STREETS. (SEE MAP 8)

(8) DISCOURAGE THE DEMOLITION OF BUILDINGS FOR SURFACE PARKING.

(9) ADOPT MAP 8 AS AN INTRODUCTION OF COUNCIL'S POLICY REGARDING CAR PARKING DOWNTOWN.

RECOMMENDED

THAT Policies 5 and 8 above be deleted and the following policies on Parking be adopted:

1) expand and confirm a comprehensive parking policy for Downtown including location, management, pricing policies.
2) discourage the provision of commuter parking facilities.
3) continue to use current downtown office parking policies at this time.
4) do not require developers to provide parking.
5) do not permit new surface parking lots in existing or potential amenity areas. (See Map 8)
6) discourage access to new parking areas from pedestrian amenity streets. (See Map 8)
7) adopt Map 8 as an introduction of Council's policy regarding car parking downtown; the Map to be re-assessed by the Director of Planning and the City Engineer to make any necessary changes.

(Aldermen Bowers & Cowie wished to be recorded as against the deletion of Policy #8)

It was agreed that discussions on the Downtown Planning Policies would continue at 10:00 a.m. on Tuesday, April 29th.

FOR COUNCIL ACTION SEE PAGE(S) 20

The meeting adjourned.

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

April 24, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the Waterfront Planning Office of Marathon Realty, Main Floor, C.P.R. Station, on Thursday, April 24, 1975, at 11:45 a.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Bird, Harcourt & Kennedy

ALSO PRESENT: Alderman Boyce

ABSENT: Alderman Cowie

CLERK: M. Cross

INFORMATION

1. Burrard Inlet Waterfront - Marathon Realty's Concept for the Downtown Waterfront

Mr. John McLernon, Director of Development, Marathon Realty, introduced the members of his staff -- Mr. Allen Parker, Manager, Waterfront Development, and Messrs. Jim Lowden and Dave Rathie.

Mr. McLernon outlined the study that Marathon had carried out in conjunction with the proposal for the Second Tower. The results of their studies indicate their thinking is in line with the studies carried out by Mr. R. C. Mann, the Bureau of Transit's proposal for a Transportation Terminal at the foot of Granville and the Downtown Study Team's guidelines for the Downtown. Mr. McLernon stated that there seems to be no basic disagreement on the broad aspirations for the waterfront, but nothing can happen until the waterfront rezoning is approved by the G.V.R.D.

Mr. Parker submitted a brief (copies circulated) dated April 24, 1975, on the current status of Marathon Realty's overall concept for the Downtown Waterfront which described the study area and the rationale for the present concept. Mr. Parker stated that office uses would be focused in the core area near the proposed Transportation Inter-Change; with residential uses in the western and eastern sector and retail uses at specific nodal points rather than continuously along the waterfront i.e. Granville Square and the foot of Burrard, Jervis and Carrall Streets. Marine-oriented uses would be located primarily in the Cardero to Jervis area. As indicated in the brief the population figures for Marathon's concept are similar to those projected by the Waterfront Planning Study Stage III for the Marathon-C.P.R. portion of the Burrard Inlet Waterfront. The height of buildings would be generally related to the maximum height permitted in adjacent Downtown areas with the height of buildings decreasing as they near the water's edge. The tallest buildings will be located in the core area adjacent to the Transportation Terminal and the lowest i.e. six-storeys, behind Gastown and in the western end of the western sector.

Mr. Parker explained that rather than broad and continuous expanses of open spaces and plazas, attempts would be made to locate open spaces away from the shadow areas of downtown buildings. A continuous waterfront walkway would be provided with access to the water's edge from all street ends.

Clause No.1 (continued)

With respect to traffic Marathon does not envision any continuous waterfront roadway or by-pass facility, but rather loop road systems. In the core area provisions have been made for L.R.T., commuter rail, trans-continental rail, commuter ferry, distributor buses and cruise ships.

With respect to views Marathon would attempt to maintain every significant existing street end view. The most significant street end views would be at the principal pedestrian accesses to the waterfront i.e. Cardero, Jervis, Burrard, Granville and Carrall Streets.

The Chairman noted that the rezoning for the waterfront had received G.V.R.D. first and second readings, but prior to the third reading an objection was raised by the National Harbours Board. A meeting is being convened by the Port of Vancouver with all interested parties and it is hoped that the difficulties can be resolved.

Mr. Spaxman, Director of Planning, noted that Marathon can come forward at any time with their development permit application for their Second Tower as it does not require rezoning. However, he stated the Department requires staff resources at the senior level to co-ordinate existing details and future planning for the waterfront. If a senior person was obtained, in a short period he could interpret the information into an Official Development Plan to send to the G.V.R.D. The possibility of hiring a person for five to six months to undertake the work was discussed.

The Committee discussed Marathon's concept for the waterfront and pointed out that at their meeting on April 17, 1975, they recommended to Council that the City Engineer, in consultation with the Director of Planning examine various alternatives for reducing congestion and handling by-pass traffic in the Downtown, the results to be reported back to the Committee.

Mr. McLernon advised that they would be coming forward with the development permit application for their Second Tower. The Transportation Terminal will not be included but the application will show how the Tower will be linked to it.

Mr. McLernon offered Marathon's co-operation and the use of any information they had collected in various studies.

RESOLVED

THAT the presentation by the Waterfront Development Team of Marathon Realty on the status of the Concept for the Downtown Waterfront, be received.

The meeting adjourned at 1:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 24, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday April 24, 1975, at approximately 1:00 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

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Adoption of Minutes

The minutes of the Finance and Administration Committee meeting of April 17, 1975, were adopted as circulated.

RECOMMENDATIONS

1. Jaycee "75" Sea Festival

On March 26, 1975 after hearing a delegation from the Junior Chamber of Commerce requesting a grant of $6,000 towards the Jaycee "75" Sea Festival, the Finance Committee received the request and referred it to the Social Planning Department for consideration in their Program of Events. Funds in the Social Planning Department budget for the Program of Events were subsequently cut, and the Jaycee's again requested to meet with the Finance Committee.

Mr. James T. Rust, Secretary, of the Sea Festival Committee outlined their proposed program of events and advised they are attempting to get as many of the events sponsored by groups and individuals as possible. He stated that funds raised from sponsors would be deducted from the $6,000 grant and the surplus could be set aside for next year's sea festival. Mr. Rust noted that the Junior Chamber of Commerce would be responsible for any problems arising out of previous sea festival operations.

Following discussion it was,

RECOMMENDED

THAT City Council approve a grant of $6,000 for the Jaycee "75" Sea Festival and that any surplus funds be set aside for the 1976 Sea Festival.

Cont'd...

2. Folkfest '75

The Committee had for consideration a letter dated April 16, 1975 from the Chairman and Co-ordinator of Folkfest.

Mr. D. Gibson, Co-ordinator and Mr. I.E. Griffiths, Treasurer, spoke to their request for a grant of $25,000 for the '75 Folkfest. A wide variety of events are planned for a city-wide 10 day celebration from June 27 to July 6, 1975, highlighted by the Vancouver Folkfest on July 1, 1975, and the Provincial Folkfest on July 6, 1975. In 1974 Council approved a grant of $20,000 and the requested increase in the grant for 1975 is due both to rising costs and the increased level of activities planned.

The Committee felt this request should be considered on the same basis as all budgetary items wherein any requested increase would be withheld.

Following discussion it was,

RECOMMENDED

THAT City Council approve a grant of $20,000 for Folkfest '75.

3. 1976-80 Five Year Plan

The Committee had for consideration a Manager's report dated April 1, 1975, giving a brief history to date of the 1976-80 Five Year Plan (copy on file in the City Clerk's Office).

The report reviewed Council action of February 11, 1975, when considering the following recommendations of the Finance and Administration Committee:

A. "THAT The Committee approve the presentation of a reduced Five-Year Plan to the citizens of Vancouver in 1975.

B. THAT the Plan be presented to the voters in the first week of October, 1975.

C. THAT the Finance and Administration Committee undertake a review of the recommendations of last year's Committee and the decisions of Council, following from the report of the Staff Review Group and that the Director of Finance prepare a report for consideration of the Committee.

D. THAT the Plan be presented in such manner that citizens will have the opportunity of approving or disapproving portions of the plan and, to this end, that the Director of Finance and the City Clerk report to the Committee on how best the plan may be presented in component parts."

Council approved recommendations A,C and D and referred recommendation B back to the Committee for consideration.

The report outlined a suggested review process for departments and Boards prepared by the Director of Finance as follows:

"Suggested Review Process to Prepare Revised 1976-80 Plan
Departmental (and Board)

The various Departments and Boards involved in the Five Year

Cont'd...

Clause No. 3 Continued:

plan will already be aware of the necessity to review their sections and it should be expected that their review processes will have commenced. The important factors that their submissions to Finance Committee should consider are ratings of 'need', ranging from 'absolute' to 'optional' plus priority ratings (departmental opinion) within each category of need. I would recommend that there be four categories of 'need', as follows:

1) absolute - the physical or social health of the City absolutely requires this item
2) highly desirable -
3) desirable -
4) optional - can be deferred without significant detriment to the physical or social structure of the City.

Further, for each item within each 'need' category, a priority rating of A,B, or C should be provided by the Departments and Board, with A being the highest priority.

These ratings would be applied by the Departments and Boards to all items included on the proposed BASIC CAPITAL PROGRAM (totalling $122,229,000). The Departments and Boards should also comment, if they wish, on how they feel their section might be presented to the voters (the segmented voting process).

The Departmental and Board submissions should be in my hands by May 20 for pulling together and submission through the City Manager to the Finance Committtee for May 29.

The Finance and Administration Committee would then consider the submissions during June for report to Council by the end of June. The Committee may very well wish to hold discussions with the Departments and Boards.

Also during June, the Committee can consider the timing of the submissions to the voters and at the same time the City Clerk and myself will report, for the consideration of the Committee, on the possibilities of the segmented voting process."

The report suggested that an expanded and more positive publicity process should be discussed by the Committee in June; recommended that Council establish a sewer and water borrowing authority in July; and suggested that the City may have to ask voter approval on some degree of rapid transit financing sometime during the 1976-80 period.

Following further discussion it was,

RECOMMENDED

(a) That Council approve the review process described above together with the indicated timing and so instruct the Departments and Boards.

(b) That Boards and Departments be advised that their submissions are not to exceed the amount they submitted in the original referendum for the 1976-80 Five Year Plan.

(c) That the City Clerk and Director of Finance report to the Finance and Administration Committee in late June regarding the 'segmented voting process' method of presenting the plan to the voters.

(d) That the matter of publicity consultants for the Five Year Plan be referred to the City Manager with authority

Cont'd...

Clause No. 3 Continued:

to deal with it on a select proposal basis for report back to the Finance and Administration Committee.

(e) That the Director of Finance report to the Committee before the end of 1975 on suggestions for an improved annual capital review and re-assessment process for City Council.

4. Grants - Timing

The Committee discussed submissions by individuals and organizations for civic and cultural grants and it was suggested that certain time limits should be established within which these grant submissions can be made, and any subsequent grant requests would have to await consideration the following year.

It was,

RECOMMENDED

THAT the Director of Finance and the Director of Social Planning report back to the Committee on the feasibility of establishing a time limit for submission of grant requests.

The meeting adjourned at approximately 2:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21/22

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

April 24, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 24, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of April 10, 1975, were adopted.

RECOMMENDATIONS:

1. Housing Progress Report

The Committee considered a report from the Housing Planner outlining monthly status on government assisted housing in the City of Vancouver.

During discussion of this report the following points were noted:

a. Semlin Drive Triumph and Pandora Streets

Mr. W. Casson, Director of Housing, G.V.R.D., advised that a rezoning application had been submitted to the City. The plans for this family housing project will be presented to the Urban Design Panel in the very near future, after which a Public Hearing will be held.

b. Adanac Park

The Chairman advised that a Public Hearing on this housing project would be held on May 15, 1975.

c. 2500 Grandview Highway and Penticton

Mr. Casson advised that the G.V.R.D. would not be willing to pay for off site services to this site (sidewalk, curbs, gutters), and assumed that the City Engineering Department would be responsible for these services.

RECOMMENDED,

THAT Mr. Casson, the Deputy City Engineer, and the Housing Planner meet to resolve this matter and report back.

d. 2900 East 14th Avenue and Nootka

Mr. Casson advised that he had recently met with the Canadian Paraplegic Association to discuss a handicapped housing project on this site. He suggested that the creek at the back of this site which was to be culverted in view of family housing, would not have to be culverted if handicapped housing was going to be constructed. He would therefore have to enter into discussions with the Property and Insurance Department on a revised price for this site. Further that the G.V.R.D. was thinking in terms of a fifty unit project. The Canadian Paraplegic Association was excited about this proposal. In closing, he advised that he would report back

Cont'd . . .

in four to six weeks with a plan outlining the proposed handicapped housing project for this site.

RECOMMENDED,

THAT the Engineering Department look into the matters of closing off the road allowance and necessity of culverting on the site at 14th Avenue and Nootka, in view of the proposed handicapped housing project and report back.

e. 2500 East 21st Avenue and Penticton

A representative of the United Housing Foundation advised that a co-operative consisting of 58 families had been formed. Many of these families were in the income range of $9,000 to $12,000 per year. They hope to have plans of their housing project for presentations to the neighbours in approximately 2½ months.

f. Antoinette Lodge, 535 East Cordova

The Chairman advised that rezoning of this site would be before a Public Hearing on May 15, 1975.

g. Ash and Marine Drive

Mr. M. Gellar of C.M.H.C. advised that Cheshire Homes had submitted their final funding application. Also that C.M.H.C. approved in principle the design submitted. The Cheshire Homes Society were also awaiting Provincial Government funding.

It was noted that Mr. Gellar would report back on the status of this matter at a later meeting of this Committee.

h. 335 S.W. Marine Drive

The Committee noted that the Federal Government had recently approved Section 44 subsidies covering 25% of the units in co-operative and non-profit senior citizen housing projects. However, this created a problem in that, in most cases, at least 75% of the people were in need of such a subsidy. The Chairman advised that the Provincial Government requested a budget allocation of $100 million for housing from the Federal Government, and were granted only $22.6 million.

RECOMMENDED,

A. THAT the Federal Government be requested to extend Section 44 subsidies to cover 75% of the units in non-profit and co-operative senior citizen housing projects, and that this subsidy be retroactive.

B. THAT the Chairman be instructed to write to the Minister of State for Urban Affairs strongly urging the Federal Government to give the Provincial Government the $100 million for housing as per their original request.

C. THAT the Chairman be requested to write to the Provincial Government to determine why they refused the funding for the senior citizen project at 335 S.W. Marine Drive.

i. 375 West 10th Avenue

Mr. Gellar of C.M.H.C. informed that the Christ Lutheran Church had originally not applied for Provincial Government funding.

Cont'd . . .

However, this application has now been submitted. He advised that he would report back on the status of this matter at a later meeting.

j. 951 East 8th Avenue

Mr. Gellar, C.M.H.C., advised that the plans submitted to C.M.H.C. by the Army, Navy, Airforce Veterans outlined construction costs of approximately $50 per square foot, which was too expensive, and therefore unacceptable to C.M.H.C.

RECOMMENDED,

THAT representatives of C.M.H.C. and the Army, Navy, Airforce Veterans meet to resolve the construction cost problem and report back to this Committee.

k. 2900 East 22nd Avenue and Boyd, and Renfrew

Following discussion it was,

RECOMMENDED,

THAT the Vancouver Chinatown Development Association be requested to appear before the Committee to explain why this housing project was being delayed.

l. 1200 Haro Street

The Chairman advised that discussions between the Planning and Social Planning Departments to consider the status and possible changes to this project had occurred. The Planning, Social Planning, Finance, and Health Departments would be preparing a report to Council asking for a decision on the sale price of this land.

m. 900 East Venables

Mr. H. Fan, of the Villa Cathay Care Home Society, submitted a letter which stated in part:

"Our yearly budget for the proposed 127 residents in the new care home is $446,151.00 per year (with 25 staff members). With full occupancy, we will have to charge $292.75 for each person, per month. That is, the Department of Human Resources is to pay the min-come $234.00 plus a subsidy of $58.75, per resident per month.

It seems that we will have no problems in getting this $292.75 per resident per month from the Provincial Department of Human Resources.

Now, I understand that if we get the subsidy of $58.75 the City will tax us. With a $2,100.00 new care home, the City tax will be prohibitive.

If we add the tax into the budget, then we cannot get the Department of Human Resources to approve our budget, and then the Department of Housing will not approve our project. We are now at the mercy of the City."

Mr. Fan was advised that taxes on senior citizen housing projects had been waived for this year.

Cont'd . . .

RECOMMENDED,

THAT Council waive City taxes on this particular project permanently.

n. 900 East Venables

Mr. George Jordan of the Property and Insurance Department advised that the City would sell this site to the Chinatown Lions for the same per square foot rate as sold to the Villa Cathay. Further that his department sent two letters to the Chinatown Lions and to date had received no reply. Mr. Hin Fong Yip of the Chinatown Lions expressed that the above noted sale price would be reasonable.

RECOMMENDED,

THAT the Chairman urge the Chinatown Lions Club to respond quickly to the offer to sell from the Property and Insurance Department and that the Property and Insurance Department report back on this matter as soon as possible.

o. 2900 East Venables

The Chairman advised that the Provincial Government was holding the title to this property until funding was completed. However, the Province is withholding funding pending a resolution of operating subsidies between the Provincial and Federal Governments.

p. 3433 Renfrew, 1717 Adanac, 3360 School Avenue

The Committee noted that these projects were experiencing delays with the Provincial Government.

RECOMMENDED,

THAT the Chairman be instructed to write to the Provincial Government to determine why these projects are being delayed.

q. 115-121 Keefer

The Chairman expressed concern that Council originally approved rezoning this site for 77 housing units with limited commercial space. However, now the Vancouver Chinatown Development Association is planning to develop 44 units of housing with increased commercial space.

RECOMMENDED,

THAT a representative of the Vancouver Chinatown Development Association be requested to appear before the Housing and Environment Committee to advise why this project is not proceeding.

r. 2100 West 42nd Avenue

Mrs. Joyce Diggins submitted a brief outlining a proposal for "Heritage Place Building Society" senior citizen project. The brief, which is on file in the City Clerk's Office, stated in part:

"It is proposed to exchange title for lands on West 42nd Avenue, in the 2100 block, from the Legion to the City of

Vancouver and vice versa.

By transferring title to the Legion of Lots A and B of 9 Block 16 DL 256 (which is city-owned) in exchange for Lots 35 and 36 of 9 Block 16 DL 256 which the City of Vancouver then would take title to - it would be possible to build a new Legion complete with Senior Citizens' housing above and have two consecutive lots (city owned) that would contain a park, and senior citizens' housing which is to be managed by the Lions Service Club, on the three remaining lots of the proposal, which remain the property of the City of Vancouver.

For purposes of zoning the property in its entirety (7 lots) to be considered as one, Min. F.S.R. of 2.2 - possibly higher if zoned comprehensive.

Lions building (actually built on City property but in "air rights"), size to be determined by area of 5 lots.

Existing parking to be underground. This will be under the entire 7 lots giving a greatly increased parking area for merchants use and will include the requirements for the Legion and the Senior Citizens in two buildings.

Main floor of Lions building to contain facilities for Metropolitan Health Centre (presently housed in the Community Centre) with ground level parking from lane access, at rear."

Mr. Jordan of the Property and Insurance Department noted that this particular site was originally purchased for parking, and unless all merchants agree to an alternate use, its use would remain as such

RECOMMENDED,

THAT Kerrisdale Legion report back with plans outlining such a proposal to a future meeting of this Committee.

* * * *

RECOMMENDED,

THAT the Housing Status Report submitted by the Housing Planner be received.

2. Fire By-law Appeals

i. Shelton Apartments, 2414 Granville Street - Mr. S. Korsch

The City Manager submitted a report of the Fire Chief which is on file in the City Clerk's Office and stated in part:

"Re: 2414 Granville Street, Vancouver, B. C.
Section 38.

This is a 3 storey frame building with a Real Estate office on the main floor and the second and third floors occupied as suites. A partial basement houses the furnace room, etc.

The front stairs are open between the second and third floors, and it does not appear practical to enclose them due to proximity of suite doors.

The rear fire escape comprises a straight, vertical metal ladder from the third to second floor and a wooden porch, and to grade via wooden stairs. An order has been issued to repair this escape.

The corridors require to be completely covered with gypsum board. Suite doors to be replaced and transoms filled in with fire resistive separation.

Cont'd . . .

A joint inspection was made by the Fire Warden, Building Inspector and the owner's representative Mr. Korsch on April 8. At that time it was determined that the only practical solution was to sprinkler the building and repair the fire escape to a sound condition."

The Committee also considered a brief from Mr. Korsch dated April 23, 1975, which is on file in the City Clerk's Office and outlined the following alternatives:

"I. Place the building outside this bylaw by removing the tenants and renting the space as offices. This is not a sound approach as the expense and lost rent would result in unnecessary hardship. Also, the present tenants would be faced with having to find other modest priced rental accommodation, which, for the pensioners and lower income working people living here could pose a difficult problem.

II. Place the building outside the bylaw by closing the 2nd floor apartments - renting only one floor of apartments. This also is not a sound approach as for the same reasons mentioned in No. 1 above.

III. Demolish the building for new development. This may happen in the future as the land value exceeds the value of the improvement. However, doing this at the present time will result in heavy expense and lost rent, which would result in unnecessary hardship, as described in No. 1 above.

IV. Going ahead with alterations as far as is structurally and economically possible to comply with the fire bylaw as far as possible. This appears to be the most acceptable alternative, and the work would be done in the following manner:

a. Cover corridors with gypsum board, replace suite doors and fill in transoms with fire resistive separation.

b. Since it is economically and structurally impossible to enclose fully two stairways, accept the existing exterior fire escape and porch for one of the stairways, repairing it to a sound condition.

c. Since it is economically and structurally impossible to fully enclose the existing stairway between floors with doors on each landing because of layout, enclose stairway with gypsum board as far as is presently possible.

We estimate this work would cost in the range of $8,000.00 - $10,000.00 and this money we could endeavor to raise."

Mr. Korsch advised that he recently received a quotation of $30,000 for the installation of a sprinkler system in this building. Also that it was structurally and economically impossible to enclose the stairwells.

RECOMMENDED,

THAT the Chief Fire Warden inspect this building and meet with Mr. Korsch to discuss the four alternatives outlined in his submission and report back.

Cont'd . . .

ii. Hampton House, 2155 West 38th Avenue

Mr. W. Stoneman was not present and this appeal was deferred to the next meeting.

3. Street Lighting

Mr. R. F. Kelman submitted a brief dated April 24, 1975, which is on file in the City Clerk's Office, and stated in part:

"For economic, safety, and health reasons I believe that the present INCANDESCENT street lighting system should continue to be maintained as an adequate and important integral part of the total street lighting system. Only twenty years ago City of Vancouver taxpayers invested in an exceptionally fine and now unique Incandescent lighting system e.g. Dunbar which only three years ago was considered 'adequate' by the street light engineering department and as a result of a convenient doubling of 'recommended' I.E.S. light levels is now obsolete. The removal of Vancouver's Incandescent system is a rubber-stamp of Toronto and Seattle's, Street-car and trolley issue with identical arguments describing trumped up information on maintainence, available parts, efficiency etc. Toronto has rejected Toronto Hydro's planned installation of Mercury and Sodium Vapour as well as the new recommended light levels.

- At this point in the development of lighting technology it would be un-advisable to invest in any contemporary lighting system i.e. Mercury or high or low-pressure Sodium Vapour. The report submitted by the Street Light Engineering Dept. constantly referred to Incandescent as obsolete but failed to mention that the lighting industry considers Mercury Vapour obsolete and is predicting the same fate for Sodium Vapour in 5 to 20 years. (see supports item 2, Oct. 28/74) Most N. American cities are now in the process of retaining their present INC. systems, since the best is what's left, (e.g. New Orleans San Francisco etc.) or are throwing M.V. out for S.V. (e.g. Calgary, Los Angeles etc.)...I predict the development of a light source soon with the quality of Incandescent and the higher efficiency of some contemporary sources which will screw into our present and unique Inc. fixtures.

- The fixtures and glass-ware removed recently from Cambie St. and 4th Ave. can supply the remaining arterial Incandescent system for decades. If an unfortunate accident occurs at a 'problem' intersection (including M.V.) consider improving the lighting at the intersection.

- Actual energy consumption of arterial incandescent systems and M.V. systems newly installed may not be radically different the justification being higher light levels!

The City of Vancouver is at an exciting turning point with a street lighting system of VARIETY and UNIQUENESS and it would be wasteful and expensive to remove the present Incandescent System."

The Deputy City Engineer advised that a joint report from the Engineering and Planning Departments on "Terms of reference for a street light study" and "a consultant" would be submitted to the Housing and Environment Committee in the near future.

RECOMMENDED,

A. THAT the submission of Mr. R. Kelman be received.

B. THAT this matter be deferred to a future meeting when the above noted joint report is considered by this Committee.

The meeting adjourned at approximately 2:53 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 22

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

April 24, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, April 24, 1975, in the No. 1 Committee Room, third floor, City Hall, at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Bird, Cowie, Harcourt (Item 1 only), Kennedy

ALSO PRESENT: Alderman Boyce

CLERK: M. Cross

RECOMMENDATION

1. Implementation Report: Areas E and F - Champlain Heights

The Committee considered a report dated April 16, 1975 from the City Manager (Copy circulated) which submitted a report of the Director of Planning dated April 16, 1975 and a report dated August 27, 1974 prepared by the consultants, Downs/Archambault and Urban Programme Planners. (Copies of these reports are on file in the Clerk's office).

In his report, the Director of Planning recommends approval of the physical plan for areas E and F prepared by the consultants.

Mr. R. Youngberg, Associate Director, Area Planning, introduced Mr. B. Downs of Downs/Archambault and Mr. Ron Mann of Urban Programme Planners. With the aid of slides, Mr. Downs outlined the general features of the plan for the 214 acres of city-owned land in the south eastern sector of Vancouver. He emphasised the 98 acre major park and a five acre lookout park which is included in the 24 acre community services site. There will be a central internal parkway system inter-connecting the housing enclaves to the community centre, schools and parks. A loop road system encircling the housing enclaves will separate vehicles from the central parkway and eliminate through traffic problems. The centrally located community services centre site will provide for public and community services such as schools, day care, an ice rink, playing fields and retail shops. Good quality well landscaped town house developments were listed as examples of the type of development envisaged for areas E and F.

Mr. Youngberg advised that the Planning Department hopes to obtain a desirable socio-economic mix of one-third low, one-third middle and one-third high income. Appendix IV (copy circulated) of the report contains a table showing revisions to the original implementation report for density, unit size and tenure and Appendix IV B (copy circulated) indicates the revisions to the plan for income estimates.

Mr. W. H. Curtis, City Engineer, advised that the Engineering Department is currently undertaking a study of truck routes in the City. They are evaluating a possible route from a point on Marine Drive near the former dump site to meet Boundary Road about 1,000 feet north of Marine Drive. The Planning Department feels that this would sever the community as it would run through two housing enclaves and would lower the amenity value.

The question of servicing was discussed and it was ascertained that some of the proposed housing enclaves at the top right hand corner of areas E and F are partially serviced. If approval in principle was received for the physical plan and for the density of each enclave, three of the enclaves could be surveyed and re-zoned immediately.

...../2

Clause No.1 continued

Mr. Youngberg advised that the planning for Champlain Heights is not complete - things still to be examined are conditions of development, standards of construction, methods of financing and marketing, site planning for the community services centre, development of schools, etc.

RECOMMENDED

A. THAT the physical plan prepared by Downs/Archambault, and Urban Programme Planners, in consultation with the Champlain Heights Advisory Committee, as amended and described by the Planning Department (Appendix II) be approved.

B. THAT the density and uses prescribed for enclaves as outlined in Appendix IV be approved in principle as a guide for development, subject to further studies of economic flexibility.

C. THAT the approximate 10 acres of land noted as "park" on Plan #4634-B1 be turned over for development and maintenance by the Park Board, and the approximate 30 acres of land designated as "parkway" on Plan #4634-B1 be under the care and custody of the City Engineer; the walks, landscaping and recreational features to be constructed by the City.

D. THAT Planning Department in consultation with the Director of Finance, Director of Social Planning and officials of the School and Park Boards, develop a program and cost sharing arrangement to develop a site plan for the community services centre for report back to Council, Park Board and School Board.

E. THAT the Directors of Finance, Planning and Housing report on proposed procedure for implementation of the housing development, including the recommended process for selection of developers and the recommended forms of land tenure and the possibility of marketing immediately the partially-serviced housing enclaves in the top right hand corner of areas E and F.

F. THAT the Director of Finance, Director of Planning and City Engineer report on alternative methods of financing construction of sewers and other utilities, as well as staging and scheduling, this report to include an investigation of the proposal for financial assistance presented to the Community Development Committee on December 27, 1974, on behalf of the Provincial Government by their Housing Expediter.

2. City School - Water Based Site

The Committee considered a letter dated April 7, 1975 from Mr. P. A. Grant of the Waisman Architectural Group requesting an opportunity to discuss the feasibility of a water based site on the north side of False Creek.

Mr. Grant advised that he had been commissioned by the Vancouver School Board to do a study for locating a floating structure on the waterfront close to the downtown . He has investigated two water lots, one in Area 1 False Creek (adjacent to the Wharf Restaurant) and the other to the east of Cambie Street Bridge on Marathon's property. It is proposed that the City School would be located on three or four floating structures, not exceeding 10,000 square feet. The Planning Department favours the site on the Marathon property east of Cambie Bridge and have agreed in principle that the City School activity would be an acceptable one.

RECOMMENDED

THAT approval in principle be given to City School to locate floating structures on the north side of False Creek.

(Alderman Kennedy wished to be recorded as opposed)

3. Development of City-owned Land in Thunderbird Neighbourhood

The Committee considered a report of the City Manager dated April 8, 1975 wherein the Director of Planning describes the process involved in arriving at proposals for the development of the above City-owned land. The area (outlined on Appendix IV, copy circulated) is comprised of two sections - one section between Skeena Street and the Trans-Canada Highway bounded by Second and Fifth Avenues and the other section on the south side of First Avenue bounded by Cassiar Street, Second Avenue and the Skeena street end. Also included in the development are road allowances (1.45 acres and a 0.3 acre fraction of land owned by the B.C. Hydro Authority.)

The report states in part:

> In April 1973 the Vancouver City Council unanimously approved a motion to offer for sale the M-2 zoned section of the land, (Blocks 106, 107, 108, Section 28, T.H.S.L.) and in June 1973, the Council endorsed in principle a proposal by the Greater Vancouver Regional District to construct patio-type housing on the RS-1 zoned section of the land. (Block 96, Section 29, T.H.S.L.).
>
> Local residents opposed the development proposals that emerged as a result of these decisions, and on November 1973, the Vancouver City Council approved a recommendation by the Department of Planning and Civic Development that a moratorium be called on development in the Thunderbird area until a satisfactory method of community-governmental co-operation could be established.
>
> In May 1974, the Director of Planning submitted to the Standing Committee of Council on Community Development a report setting out the history of the development and making certain recommendations. In June 1974, the Standing Committee, on the basis of the Director's request, made a report to Vancouver City Council recommending that the land in question be developed to accommodate: community open-space; day-care facilities; a church; a community centre; and a warehouse. Vancouver City Council, at its meeting on June 25th,1974 approved these recommendations, and endorsed the process undertaken by the Planning Department to pull together a site plan which would meet with the approval of the local residents and participating developers. Among the recommendations approved at this time was included one recommending that the public open-space be developed in part by money obtained through the marketing of the balance of the land.
>
> Through 1974 the City Planning Department, and associated interests, held meetings in the community and produced two development options. With modifications, these became the basis of the proposals presently before the Committee in the forms of Proposals IA and IIA (Appendices 1, 2).
>
> The Developer Interests
>
> Four interested parties have been involved in the development discussions to date. The local citizens have been represented by the Thunderbird Island Committee, and by other groups of citizens in the area. Also, a number of citizens have independently been in contact with the Planning Department and their views have been included in our discussions with the organized groups. The local citizens have played an important and effective role throughout the planning process and all parties involved have recognized that citizen involvement will be necessary and welcome in the future.
>
> The spokesman for St. Margarets Church has indicated an interest in a site in Thunderbird, and the Church plans include a day-care facility.
>
> The warehouse is proposed by General Distributors, represented by Mr. Cohen, and a site of 5 acres has been requested. The proposed warehouse will be in a landscape setting, and a substantial part of the site, if it is obtained, will be held for further expansion and available in the meantime for some limited local use. Both the Church and the warehouse representatives have agreed in principle to a joint car-park area.

The community centre has been proposed by the CONFRATELLANZA ITALO-CANADESE, The Planning Department has only limited information on this proposal. Earlier information suggested that this community centre would in fact have a strong commercial orientation, and the Planning Department was prepared to recommend against the proposal on the grounds that such a facility would generate more traffic than the area could absorb, and would function more as a private club than as a community facility. Currently, the Planning Department is prepared to review the proposal, if assurances can be given by the Confratellanza Italo-Canadese that these objections are unwarranted.

The three parties have asked respectively for sites of: five acres for the warehouse; two acres for the Confratellanza Italo-Canadese centre; and one and a half acres for St. Margarets Church.

The Development Proposals

In 1974 meetings in the Thunderbird Neighbourhood reached a consensus regarding the general lay-out of development. Eventually, two options were drafted, and these have been the foundation of the proposals in this report.

On January 30th, 1975, all interested parties, including a staff member of the Park Board, and a member of the staff of the Minister of Lands, Forests and Water Resources, met to discuss the options.

It was agreed at that meeting that Proposal IA would be the model to be followed in development. Subsequently, the local citizen representatives reverted to their earlier preference, that the church be located immediately north of the warehouse site, as it is shown in Proposal IIA.

The citizen groups felt that a joint parking arrangement could be more rationally worked out with such a juxtaposition, and also were of the opinion that the Cassiar site should be protected from development if at all possible, since it represented the only view site in the development. These opinions were formed at a time when it did not appear likely that the Confratellanza Italo-Canadese groups would continue its interest in the neighbourhood.

In response to the citizens late request for amendment to the Thunderbird January agreement, the Planning Department contacted the church representative to obtain his reaction. Mr. Bennett informed us that, while the church would prefer the site shown in Proposal IA, the site in Proposal IIA would be acceptable.

As can be seen in the lay-out sketches, the warehouse location is the same in both proposals. The difference between the two proposals is in the location of the community centre and the church.

Both the church and the warehouse, irrespective of which location is occupied by the church, meet the existing zoning. The church would be a conditional use in both M-2 and RS-1 districts. The community centre, would require rezoning. This in turn would involve a matter of Provincial jurisdiction. Since the development area is within a half-mile of an intersection of a controlled access highway, the Provincial Department of Highways, by virtue of the Controlled Access Highways Act, has jurisdiction in matters of zoning, and in any designs that bring variation into existing patterns of access. Such a variation could occur if development included access from any of the sites onto First Avenue.

For reasons concerned with parking facilities, and traffic pattern generation, the Planning Department recommends the acceptance of Proposal IIA.

Clause No. 3 continued

RECOMMENDED

A. THAT Proposal IIA be approved.

B. THAT the City of Vancouver offer for sale to General Distributors 5.0 acres of land, being Blocks 107 and 108, Section 28, T.H.S.L. together with the road allowance of Fourth Avenue east of Skeena Street, for the purpose of constructing a warehouse. Such sale shall be subject to conditions outlined in (E) below.

C. THAT the City of Vancouver offer for sale or lease to St. Margarets Church a site of 1.5 acres surveyed from the Third Avenue road allowance east of Skeena Street and Block 106, Section 28, T.H.S.L. for the construction of a church and day-care facility; such sale or lease shall be subject to conditions outlined in (E) below.

D. THAT the City of Vancouver offer for sale or lease to the Confratellanza Italo-Canadese, 2.0 acres surveyed from the western portion of Block 96, Section 29, T.H.S.L., for the construction of a community centre; such sale or lease to be subject to the purchaser or lessee making application and obtaining rezoning for such site.

E. THAT the above properties offered for sale or lease should be subject to:

i) a price or lease agreement satisfactory to the City of Vancouver;

ii) obtaining a development permit;

iii) entering into agreement with respect to any necessary bulkheads and utility easements;

iv) paying for the relocation and removal of utilities and services where required;

v) the date of sale being 120 days from the date of Council's approval of the sale or the date of the issuance of the Development Permit, whichever is the sooner;

vi) the purchaser or lessee satisfying himself of soil conditions before entering into an agreement with the City.

F. THAT the City of Vancouver release to the Parks Board the balance of the development area, comprising 1.8 acres more or less, this being subject to a development scheme being worked out in consultation with the Thunderbird Citizens' Committee.

G. THAT the City of Vancouver make available $75,000 (seventy-five thousand dollars) for the development of the public open-space, this sum being taken from the proceeds of the development sales and/or leases.

H. THAT the City of Vancouver formally contact the B.C. Hydro Authority with its intention of purchasing or leasing at a nominal sum, or otherwise obtaining the use of, Block 105, Section 28, T.H.S.L., in order to incorporate this piece of land into the proposed public open-space.

I. THAT the City of Vancouver formally contact the appropriate Provincial authority to arrange re-forestation of the Trans-Canada Highway embankment adjacent to the development area.

...../6

Clause No. 3 continued

J. THAT the City Council recommend to the parties involved in this development the continuation of the cooperative association that has characterized the planning process to this stage.

K. THAT the above report be forwarded to the Park Board for their concurrence.

The meeting adjourned at 5.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 23/24

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

April 24, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, April 24, 1975, in the Kitsilano Site Office, 2384 West 4th Avenue, at approximately 7:45 p.m.

PRESENT:	Alderman Bowers, Chairman Aldermen Bird, Cowie & Kennedy
ALSO PRESENT:	Alderman Boyce
ABSENT:	Alderman Harcourt
CLERK:	M. Cross

RECOMMENDATION

1. Kitsilano Area Planning Programme: Apartment Neighbourhood Plan

The Committee considered a report of the City Manager dated April 9, 1975, submitting a report of the Director of Planning dated March 17, 1975 (copy circulated).

Mr. D. Janczewski, Local Area Planner, advised that the Apartment Neighbourhood Plan is the result of the area planning process that has been carried out in the Kitsilano community since May, 1974, during which time discussions and frequent meetings have been held with the public, civic staff and the Kitsilano Planning Committee. The recommended policies for this area are based upon the Goals for Kitsilano adopted by the Kitsilano Planning Committee and presented to City Council in November, 1974 (copy circulated). The report of the Director of Planning deals only with the apartment neighbourhood of Kitsilano and contains detailed explanations of the following recommended policies:

1. In order to encourage the retention of some older housing, the floor space ratio allowed on homes in this area be increased to 1.0.
2. Townhouses be permitted in the multiple-family zone.
3. Owners of single-family homes, duplexes, conversion homes (as well as apartments) be eligible for housing maintenance asistance through the Residential Rehabilitation Assistance Program (RRAP).
4. The City Planning Department's Heritage Group and Heritage Advisory Committee be requested to examine buildings or groups of buildings to determine if any merit retention for heritage reasons.
5. Owners of individual or groups of existing buildings be permitted to rezone their property from the present zoning to an RT-2 type zoning, at the owners initiative.
6. "Infill" housing be permitted in the apartment neighbourhood.
7. A limited number of properties be rezoned at the present time to RT-2 (Two family dwelling district).
8. The RM-3A apartment zoning be modified to encourage a more imaginative form of development.
9. Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.
10. Site acquisition be initiated for senior citizen and low/moderate income family housing.
11. Senior citizen and low/moderate income units be provided within new multi-family units through a "bonus" system.

Clause No.1 (continued)

12. Fourth Avenue (Burrard to Balsam), Yew Street (Cornwall to First) Cypress Street (At First) and a portion of Broadway (Vine to Arbutus) be emphasized as district, pedestrian oriented shopping areas.

13. The commercial area on Burrard Street from the Burrard Bridge to Broadway, and Broadway from Burrard to Arbutus continue to develop with regional uses.

14. The existing industrial uses bounded by Burrard, Cornwall, Cypress and First will continue at this location: Future additions, however, will have greater design control.

15. The south side of First Avenue from Cypress to Arbutus be rezoned to commercial with residential permitted on upper storeys

16. Non-local traffic should be directed to the arterial streets.

17. Traffic problems in the apartment area be dealt with by the improvement of existing arterial streets and the discouragement of slowing of non-local vehicles on residential streets. (Note: City Engineer recommends: City Council adopt a policy of building the Burrard/ Arbutus Connector. See also his comments re capital funds).

18. Cypress Street between Fourth Avenue and Kitsilano Point should be classified as a collector street.

19. Arbutus Street be utilized as a collector street.

20. A meeting be held between civic staff and the bureau of transit services to review the possibility of changes in public transit in the district.

21. Property acquisition should be continued and completed, as soon as possible, to develop a neighbourhood park at Sixth and Arbutus.

22. A comprehensive approach to the provision of paving "commons" and walkways, be approved for the apartment area. (See, however, City Engineer's comments re street closures and re capital funds).

23. In conjunction with a comprehensive open space program, the Parks Board be requested to assist in the development of an overall tree planting effort in the Kitsilano Apartment Area.

24. The standard pavement width for local streets be reduced to 32'.

25. The future use of Seaforth Park be reviewed in conjunction with the Parks Board.

26. Henry Hudson School be improved in order to be the primary community use facility within the apartment area.

Mr. Janczewski stated that the Planning Department and the Kitsilano Planning Committee are recommending that growth can occur in Kitsilano and that a diversity of people and building types should be retained to keep the character of Kitsilano.

The Chairman noted a report received from the Vancouver City Planning Commission dated April 24, 1975 (copy circulated) which stated that the Commission supported the construction of the Burrard-Arbutus Connector as recommended by the City Engineer, but otherwise was in agreement with supporting the recommendations of the Planning Department for the Kitsilano apartment neighbourhood.

The recommended policies (with the exception of Policies 16, 17, 18 and 19) were considered by the Committee and the following amendments made:

i) Plan Policy #4 (Page 4 of the Planning Department Report) - 'retention' should read 'designation'.

ii) Plan Policy #5 - Add 'such rezoning to RT-2 to be reversible only with the consent of City Council.

Clause No.1 (continued)

iii) Plan Policy #8 (Page 5 of the Planning Department Report) - Criteria 4 should read 'A building height of four storeys (40') be general Council policy for the apartment area, but that rezoning applications for highrises would be considered in special circumstances.

iv) Plan Policy #9 (Page 9 of the Planning Department Report) - (c) should read 'long term residents (i.e. 3 years) ...

v) Plan Policy #12 (Page 11 of the Planning Dept. Report) - Criteria D should read ' a maximum height of 40 ft.'

vi) Plan Policy #22 (Page 17 of the Planning Dept. Report) - should read 'A comprehensive approach to the provision of paving "commons" and walkways, be approved for the apartment area; a comprehensive design to be completed to improve the condition and appearance of streets in the area, including provision of small parks, each to be considered on its own merit after community response.

RECOMMENDED

A. THAT Plan Policies 16, 17, 18 and 19 be referred for consideration by City Council at an evening meeting.

B. THAT Plan Policy 1, 2, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15 and 22, as amended, be adopted by City Council as the basis for the apartment neighbourhood plan.

C. THAT Plan Policy 9 be adopted in principle and referred to the Director of Legal Services for report to Council on ways of implementation.

D. THAT the Director of Planning prepare an appropriate development plan and zoning by-laws for Public Hearing based on the plan policies and criteria adopted in this report.

E. THAT Plan Policy 4, 20, 23, 25 and 26, as amended, be endorsed in principle in order for staff to engage in implementation discussions with other Bureaus and Boards.

F. THAT Plan Policy 10 be approved and the Supervisor of Property and Insurance be instructed to locate suitable sites for non-market housing in the Kitsilano area within the limits of available funds and the other Council property program work priorities.

G. THAT Plan Policy 21, be approved and that funds up to $5,000 be made available to the Director of Planning in advance of the 1975 budget for the purpose of hiring a consultant (and printing) to complete an open space, paving and walkway study of the apartment area.

H. THAT Plan Policy 24, be approved subject to the City Engineer's report on means of improving the existing arterial street system and improving local streets.

The meeting adjourned at 11:05 p.m.

NOTE: Council will be considering Recommendation (A) at the evening meeting of Council on May 6th.

FOR COUNCIL ACTION SEE PAGE(S) 19/20

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 13, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

Council was advised that there was one matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce
SECONDED by Ald. Volrich
THAT the minutes of the Regular Council Meeting of May 6, 1975, with the exception of the 'In Camera' portion, together with the minutes of the Special Council (Court of Revision) of May 6, 1975, be adopted.

- CARRIED UNANIMOUSLY

Parking Exemption Permits

At its last meeting on May 6, 1975, Council passed a resolution approving Parking Exemption Permits for the Vancouver Resources Board only. On April 8, 1975 Council had approved the following option in the Manager's report dated April 1, 1975:

"2. Expand the system to provide for exemptions for cars used by Provincial and Federal government employees on government business. This would permit the City to provide this service for agencies such as Welfare and Assessment, which have a substantial involvement and requirement for such permits within the City. This proposal, of course, has the negative implication of possible significant expansion of the system. If this system is considered it would seem appropriate to charge a fee to the senior governments to cover the cost of administering the exemption system and the estimated loss of meter revenue. This fee would also serve as a control on the total number of permits requested. A fee of $50.00 per year per exemption would be considered appropriate. The exemption decals to be limited to a time period of one hour and to be differentiated from City employees and the handicapped by their own colour.

If Council adopts No.2 of the above, the fee will be set at $50.00 per exemption per year. "

Cont'd...

Parking Exemption Permits (Cont'd)

After reconsidering this whole matter, it was

MOVED by Ald. Bowers
SECONDED by Ald. Bird,
THAT the motion of Council dated April 8, 1975, approving the foregoing option of providing parking exemption permits for Provincial and Federal Government employees, be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Annual Report

Mr. Gardner, on behalf of Thorne Riddell & Co., the City's External Auditors, reported orally on the External Auditor's 1974 Financial Statements, which had been circulated to Council.

MOVED by Ald.Volrich
THAT the report of the External Auditors be received and Mr. Gardner be thanked for his presentation.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Pofi Bar.

City Council, on April 8, 1975, when considering the matter of complaints re the Pofi Bar at 1716 Charles Street, passed the following motion:

"THAT if within thirty days the entrance to the Pofi Bar, 1716 Charles Street, is not relocated to Commercial Drive, the Committee recommends that Council request Mr. Bresciani to appear before Council to show cause why his business license should not be revoked."

Subsequently Council agreed to hear delegations and the following were heard this day:

Mr. Perrick, representing the owner, advised the Council that his client, although willing to relocate the entrance to the Pofi Bar, was still awaiting approval of the necessary permits.

Mrs McKenna, speaking on behalf of certain residents in the area. objected to the operation of the establishment and particularly the hours of operation.

Mr. Bresciani, the owner, advised that the premises close at 1.a.m.

MOVED by Ald. Rankin
THAT the owners of the Pofi Bar be given an extension of sixty days from the date of issuance of the development and building permits to relocate the Pofi Bar entrance to Commercial Drive, failing which Mr. Bresciani be requested to appear before Council to show cause why his business license should not be revoked:
FURTHER THAT the City Manager arrange to expedite the issuance of the necessary permits as soon as possible.

- CARRIED UNANIMOUSLY

DELEGATIONS AND MANAGER'S REPORT

C. Pedestrian Crossing -
1st Avenue and Slocan Street.

Under date of May 12, 1975, the City Manager submitted a report of the City Engineer concerning a request for a pedestrian crossing at 1st Avenue and Slocan Street. The request by residents was the result of a recent fatal traffic accident at this intersection. The report which was submitted for the information of Council, gave details of the traffic situations and the implications of a signal being installed. The City Engineer stated that a signal could do more harm than good at this location.

Mr. George Mow appeared as a delegation and urged Council to install a pedestrian-actuated signal.

MOVED by Ald. Rankin
THAT a pedestrian-actuated stop signal be installed at the intersection of 1st Avenue and Slocan Street.

- CARRIED UNANIMOUSLY

During consideration of the foregoing it was suggested that the City Engineer report on the frequency of accidents following the installation of pedestrian-actuated signals. The Mayor so directed.

REPORT REFERENCE AND UNFINISHED BUSINESS

West End Traffic Scheme II.

City Council, on May 6, 1975 deferred consideration of a Manager's report dated May 2, 1975, concerning the West End Traffic Scheme II, pending a report reference from the City Engineer.

The City Engineer addressed the Council and, with the aid of maps showed parking regulation areas in the West End, linear parks in the West End and a map showing the result of a survey conducted re the proposed scheme.

MOVED by Ald. Harcourt
THAT the two-waying of Thurlow Street not be proceeded with at this time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT ten speed deterrent bumps be implemented on a trial basis in West End lanes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the City not proceed with the traffic barriers east of Denman Street.

- CARRIED
(Ald. Cowie, Harcourt and Marzari opposed)

Cont'd...

REPORT REFERENCE AND UNFINISHED BUSINESS (Cont'd)

West End Traffic Scheme II (Cont'd)

MOVED by Ald. Bowers
THAT as recommended by the City Engineer the West End Planners report back concerning possible locations of trial mini-parks east of Denman, taking into consideration:

(1) recommendations made by the West End Open Space consultant:
(2) the advice of the City Engineer concerning traffic implications:
(3) the views of local residents:
(4) the advice of the Parks Board and the Fire Chief:
(5) preliminary evaluation of mini-parks west of Denman as they are completed.

- CARRIED UNANIMOUSLY

- - - - - - - - -

Council recessed at 3.45.p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at 4.20 p.m.

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UNFINISHED BUSINESS

Downtown Zoning, West End Zoning,
Central Area Planning and a
Development Control Process.
Report of Planning and Development
Committee dated April 17, 1975.

Council, on May 6, 1975, deferred consideration of this matter to today's meeting of Council. Action was taken as follows:

A. GROWTH: POLICIES

MOVED by Ald. Bowers
THAT the reference in this clause to the Growth of Downtown Employment, be deferred for further consideration, and the policy re Decentralization of Office Employment, be adopted.

- CARRIED UNANIMOUSLY

B. LAND USE AND DENSITY: MAJOR POLICIES.

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained on Page 1 of the report, be approved.

- CARRIED UNANIMOUSLY

Cont'd..

UNFINISHED BUSINESS (Cont'd)

Downtown Zoning (Cont'd)

B. (i) Retail Uses: Policies.

MOVED by Ald. Bowers
THAT the recommendations of the Committee as contained in this clause be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney are recorded as being opposed to Item 1.)

(Ald. Kennedy and Sweeney are recorded as being opposed to Item 2.)

(ii) Hotels and Entertainment: Policies.

MOVED by Ald. Bowers
THAT the recommendations of the Committee as contained in this clause be approved.

- CARRIED

(Ald. Cowie and Harcourt are recorded as being opposed to Item 2.)

(iii) Convention Facilities: Policies.

The Council took no action with respect to this clause.

(iv) Open Spaces and Recreational Uses: Policies

(v) Government Buildings: Policies

(vi) Education: Policies.

(vii) Wholesale and Service Uses: Policies

(viii) Institutional Uses: Policies

(ix) Industrial and Warehouse Uses: Policies

MOVED by Ald. Bowers
THAT the recommendations of the Committee, contained in the above clauses of the report, be approved.

- CARRIED UNANIMOUSLY

C. TRANSIT FACILITIES: MAJOR POLICIES

MOVED by Ald. Bowers
THAT recommendations 1, 2, 3, 4 and 7 of the Committee, contained in this clause, be deferred.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 5 of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Boyce, Kennedy and Sweeney opposed)

Cont'd...

UNFINISHED BUSINESS (Cont'd)

Downtown Zoning (Cont'd)

C. TRANSIT FACILITIES: MAJOR POLICIES (Cont'd)

MOVED by Ald. Bowers
THAT recommendation 6 of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Rankin and Sweeney opposed)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, as contained on page 5 of the report concerning alternatives for reducing congestion and handling by-pass traffic in the Downtown area, be approved.

- CARRIED UNANIMOUSLY

Downtown Zoning, West End Zoning,
Central Area Planning and a
Development Control Process. (Continued)
Report of Planning and Development
Committee dated April 22, 1975.

Council, on May 6, 1975, deferred consideration of this matter to today's meeting of Council. Action was taken as follows:

A. TRANSIT FACILITIES: MAJOR POLICIES

(i) Street System: Policies

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in this clause dealing with Street System Policies, be approved.

- CARRIED UNANIMOUSLY

(ii) Parking: Policies

MOVED by Ald. Bowers
THAT the following policies on parking, after amendment, be adopted:

1. Expand and confirm a comprehensive parking policy for Downtown including location, management, pricing policies.
2. Discourage the provision of commuter parking facilities.
3. Continue to use current Downtown office parking policies at this time.
4. Do not require developers to provide parking, <u>except for residential uses</u>.
5. Do not permit new surface parking lots in existing or potential amenity areas. (See map 8)
6. Discourage access to new parking areas from pedestrian amenity streets. (See map 8)
7. Adopt <u>Map 8</u> as an introduction of Council's policy regarding car parking Downtown; the Map to be re-assessed by the Director of Planning and the City Engineer to make any necessary changes.

<u>Underlining denotes amendment</u> - CARRIED
(Map 8 referred to on file in City Clerk's office.)

Cont'd...

UNFINISHED BUSINESS (Cont'd)

(Ald. Bird, Boyce, Kennedy and Sweeney are recorded as being opposed to Item 2)

(Ald. Boyce, Kennedy, Marzari, Sweeney and Volrich are recorded as being opposed to Item 4)

CITY MANAGER'S REPORTS

D. Sidewalk Cafes on Granville Mall

Under date of May 12, 1975, the City Manager submitted the following report of the City Engineer and Director of Social Planning:

BACKGROUND

Last year the City Engineer, Director of Social Planning, Director of Legal Services and Medical Health Officer reviewed the matter of sidewalk cafes to determine appropriate means of administering these. It was determined that existing by-laws administered by the Engineering and Health Departments now cover sidewalk cafes and these are adequate. It was, therefore, recommended that sidewalk cafes should be administered under these by-laws through a lease arrangement between the applicant and the City.

For Granville Mall it was desired that alcoholic beverages could be served in sidewalk cafes. To make these feasible, restaurateurs requested that disposable cups and glasses be permitted. A Council committee, chaired by Alderman Volrich and attended by various officials, met with the Liquor Administration Branch (L.A.B.) to discuss the matter. The L.A.B. agreed to permit extension of alcoholic beverage permits to sidewalk cafes on Granville Mall only provided the applicant entered into a lease with the City which ensured that these would be administered adequately. It was agreed that barriers should be provided to delimit the cafes from pedestrians and that canopies would be required. The L.A.B. also required that the City participate in the application for extension of liquor permits. A further requirement not connected with the L.A.B. was that the sidewalk cafes be open to the street and be part of the street scene rather than purely an extension of the restaurant.

The above matters were reported to Council on July 23, 1974 (report attached). Council resolved 'that this clause be received but applications for a sidewalk cafe be handled through the Engineering Department'. The administrative arrangements have now been worked out with the L.A.B. and discussions have been held with the Granville Mall Authority and various restaurateurs. The Director of Legal Services has prepared a lease agreement covering the portion of City street to be used for sidewalk cafes. The lease provides for payment of rental, design of the cafe to be such that it is removable, removal of cafe on 30 days' notice, public liability insurance acceptable to City and compliance with all City by-laws.

PROPOSALS

Two applications for sidewalk cafes on Granville Mall have been received and others are expected soon. The applications received are:

(a) Love's Skillet Cafe, 938 Granville Street. (See Appendices I and II.) This cafe has been designed by Mr. Ron Bain.

(b) Rubin's, 974 Granville Street. (See Appendices I and III.) This cafe has been designed by Mrs. Syvi Krisman.

Additional diagrams will be displayed in Council illustrating the designs. In both cases, the lease will ensure that the cafes are open to the street at least in summer and can be removed for the winter months.

With regard to rentals, it is recommended that these be related to rentals on adjacent property to be determined by the Supervisor of Property and Insurance. Since this will require some analysis which could delay the opening of the cafes, it is proposed that the rental for 1975 for all sidewalk cafes be $300. In 1976 considerably higher rentals comparable to adjacent rentals would be applied.

Cont'd...

CITY MANAGER'S REPORTS (Cont'd)

Sidewalk Cafes on Granville Mall (Cont'd)

The Engineering Department has determined that with the wide sidewalks existing on Granville Mall, pedestrian movements will not be unduly restricted by the proposed sidewalk cafes.

RECOMMENDATIONS

The City Engineer and Director of Social Planning RECOMMEND that:

1. the proposed sidewalk cafes at 938 Granville Street and 974 Granville Street be approved;

2. the rental for 1975 be $300 and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;

3. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;

4. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateurs' liquor permit to include the area of sidewalk cafes."

The City Manager RECOMMENDS approval of the above report.

MOVED by Ald. Volrich
THAT the foregoing recommendation of the City Manager, be approved.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the figure of $300 in recommendation 2 be struck and the following be substituted in lieu thereof - '$150 per month for each applicant'.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Boyce (in amendment)
THAT the figure of $300 in recommendation 2 be struck and the following be substituted in lieu thereof - '$100 per month for each applicant'.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

The motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the foregoing recommendations of the City Manager be approved, after amending recommendation 2 to read as follows:

2. the rental for 1975 be <u>$100 per month for each applicant</u> and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance. "

Underlining
<u>denotes amendment.</u>

DELEGATIONS AND CITY MANAGER'S REPORT

4584 West 1st Avenue
Manager's Report
A-4 Clause 4.

Prior to considering this clause, the Council received a delegation from Mr. Ballam representing North West Point Grey Home-owners Association who spoke against the structural alterations being carried out at 4584 West 1st Avenue.

Mr. Culling, one of the owners of the building, addressed the Council and circulated photographs. Mr. Culling indicated that no work had been carried out on the third floor since he had received the letter from the Building Inspector directing him to cease work.

The Council noted a petition received from residents in the area requesting the City to require the owner to restore the building to its original bulk.

MOVED by Ald. Rankin
THAT Council direct the appropriate officials to enter into discussion with the owners to restore the property to its original exterior bulk form and the City be responsible for its share of the costs involved in the error caused by the civic administration in issuing the building permit.

- CARRIED UNANIMOUSLY

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Council recessed at approximately 6 p.m. to reconvene in open session in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7.30 p.m. in the Council Chamber, with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Harcourt (Civic Business)

CLERK TO THE COUNCIL: R. Henry

REPORT REFERENCE

Community Policing Project.

As requested by Council at a previous meeting, the Chief Constable, with the aid of his staff, gave a report on the Department's Community Policing Project. Following a question and answer period, the Mayor expressed Council's appreciation to the Chief Constable and his staff for their presentations and suggested that a further report reference be given in approximately six months' time.

COMMUNICATIONS OR PETITIONS

Annual Conference -
Coffee Hour - Grant Request.

Vancouver Safety Council in a letter dated May 5, 1975, requested a grant in the amount of $1,000 for the purpose of the City sponsoring a Coffee Hour at the organization's Annual Conference to be held in Vancouver from October 19 - 23.

MOVED by Ald. Marzari
THAT a grant of $500 to the Vancouver Safety Council, for a Coffee Hour at the organization's Annual Conference, be approved.

- LOST

(Council took no further action on the above matter)

2624 Waterloo Street.

Council noted a letter received from Mr. John Drysdale, Counsel for Mrs Cotsakis, concerning her property at 2624 Waterloo Street. Mr. Drysdale requested to appear before Council as a delegation with respect to Mrs Cotsakis request for consideration under the Hardship Policy.

MOVED by Ald. Bowers
THAT the delegation request of Mr. Drysdale be granted, including a representation from residents in the area who may also wish to address Council, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Civic Grant Appeals.
Family Services of Greater Vancouver &
Neighbourhood Services Association.

Council noted a letter from the Family Services of Greater Vancouver and a letter from Neighbourhood Services Association, indicating that each organization wished to address Council re its Civic Grant appeal. The subjects are contained in a report of the Standing Committees on Community Services and Finance and Administration dated May 1, 1975.

MOVED by Ald. Volrich
THAT the delegation requests be granted and the report of the Standing Committees on Community Services and Finance and Administration, dated May 1, 1975, be deferred pending the hearing of the delegations.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Summer Council Meetings

In a memorandum dated May 8, 1975, the Mayor reminded Council that in 1973 and 1974 Council approved a special summer schedule for Council Meetings. The Mayor, therefore, recommended that the City establish a summer schedule for July and August using 9.30 a.m. as a commencement time for Council Meetings.

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

John Oliver Secondary School Band Association - Grant Request.

Under date of April 25, 1975, the John Oliver Secondary School Band Association submitted a letter requesting financial assistance towards a tour of Europe and the British Isles. The Association also requested suitable souvenirs which they could exchange with other contestants when they participate in the festival and contests.

MOVED by Ald. Bowers
THAT the Mayor be authorized to provide appropriate souvenirs, such as lapel pins to the John Oliver Secondary School Band Association.

- CARRIED UNANIMOUSLY.

CITY MANAGER'S REPORT

Building and Planning Matters
(May 9, 1975)

The Council considered this report which contains five Clauses and A.4 (i) identified as follows :

Cl. 1: Cedar Cottage N.I.P. Allocations: Tyee School Playground and Community Centre Consultant.

Cl. 2: Cedar Cottage N.I.P. Allocation : Films to be used in a program of Crime Prevention.

Cl. 3: Neighbourhood Improvement Program - Kitsilano Appropriation of Funds.

Cl. 4: 4584 West 1st Avenue.

Cl. 5: Use of Various Apartments in the West End as Hotels

A.4(i): Communication from Dohm, Macdonald, Russell & Kowarsky, re Clause 5.

The Council took action as follows :

Cedar Cottage N.I.P. Allocations : Tyee School Playground and Community Centre Consultant
(Clause I)

MOVED by Ald. Bowers,
THAT Recommendations of the City Manager contained in this Clause be approved.

(Alderman Boyce opposed) - CARRIED

Cedar Cottage N.I.P. Allocation:
Films to be used in a program of Crime Prevention (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Improvement Program -
Kitsilano Appropriation of Funds (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

4584 West 1st Avenue
(Clause 4)

For Council action see page (s) ...9.....

Use of Various Apartments in the West End as Hotels
(Clause 5 and A. 4. (i))

Council noted a letter dated May 9, 1975 from Dohm, Macdonald, Russell & Kowarsky requesting deferment of this Clause to the Council Meeting of June 17, 1975, to provide them an opportunity to make representations to Council.

cont'd.....

CITY MANAGER'S REPORT (cont'd)

Use of Various Apartments in the West End as Hotels (continued)

MOVED by Ald.Bowers,
THAT consideration of this Clause be deferred to the Council Meeting of June 17, 1975 and the delegation request be approved for that date.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters (May 9, 1975)

Demolition of Building - 1039 Richards Street (Clause 1.)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters (May 9, 1975)

The Council considered this report which contains three Clauses identified as follows :

Cl. 1: Police Communications Centre
Cl. 2: Investment Matters (Various Funds) February 1975.
Cl. 3: Renovations and Furniture and Equipment - 1060 West 8th Avenue.

The Council took action as follows :

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Renovations and Furniture and Equipment - 1060 West 8th Avenue (Clause 3)

MOVED by Ald. Bowers,
THAT recommendations a, c and d be approved.

- CARRIED UNANIMOUSLY

In consideration of recommendation b it was

MOVED by Ald. Bird,
THAT an amount of $5,100 be approved to carpet certain areas on the first and second floors of this building,as detailed in the breakdown of areas on Page 5. of the Manager's Report.

- CARRIED
(Ald. Bowers, Rankin, Sweeney and the Mayor opposed)

cont'd .....

CITY MANAGER'S REPORT (cont'd)

Personnel Matters
(May 9, 1975)

The Council considered this report which contains two Clauses identified as follows :

Cl. 1 : Appointment to Royal Commission on Family & Children's Law.
Cl. 2 : Attendance at First Canadian Congress of Dentistry for Children.

The Council took action as follows :

Appointment to Royal Commission on Family & Children's Law (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Attendance at First Canadian Congress of Dentistry for Children. (Clause 2)

MOVED by Ald. Marzari,
THAT the attendance of Dr.Margaret Maclean of the Health Department at the First Canadian Congress of Dentistry for Children to be held in Toronto on May 17 - 18, 1975 be approved. The cost involved to be allocated from Contingency Reserve.

- CARRIED UNANIMOUSLY

Property Matters
(May 9, 1975)

Sale of City-owned Property to Adjoining Owner
S/S 1800 Block East 8th Avenue (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Summer Hours, 1975 - Inside and Related Staff (May 9, 1975)

Council considered a report from the City Manager dated May 9, 1975, in which the Director of Personnel Services recommended that the hours of work for a number of Inside and Related City Hall employees who normally work between 9:00 a.m. - 5:00 p.m., be adjusted to 8:30 a.m. - 4:30 p.m. for the months of June, July and August of 1975, with certain exceptions noted in the report.

MOVED by Ald.Bowers,
THAT the recommendations of the City Manager contained in this report with respect to adjustment of summer hours - Inside and Related staff be approved.

- CARRIED UNANIMOUSLY

C. Pedestrian Crossing - 1st Avenue and Slocan Street (May 12, 1975)

For Council action see page (s) .....3.....

cont'd .....

CITY MANAGER'S REPORT (cont'd)

D. Sidewalk Cafes on Granville Mall
(May 12, 1975)

For Council action see page (s) 7 and 8

STANDING COMMITTEES AND OTHER REPORTS

I. Planning and Development
April 29, 1975

1. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

A. OTHER MOVEMENT MATTERS

(i) Bicycles : Policy

MOVED by Ald. Marzari,
THAT the policy on bicycles be approved.

- LOST

(Ald. Bird, Kennedy, Rankin, Sweeney and Volrich.)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee that the appropriate staff investigate the possibility of a study being carried out on bicycles use downtown be approved.

- CARRIED UNANIMOUSLY

(ii) Trucks : Policies

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. URBAN FORM : POLICIES

MOVED by Ald. Bowers,
THAT the recommendations of the Committee on Urban Form:Policies contained on Page 2 of the Committee's report be approved.

- CARRIED UNANIMOUSLY

OFFICIAL DEVELOPMENT PLAN

MOVED by Ald.Bowers,
THAT the recommendation of the Committee contained on Page 2 of the report be approved.

- CARRIED UNANIMOUSLY

Densities

MOVED by Ald. Bowers,
THAT the recommendations of the Committee on the section on densities contained on Page 3 of the report be approved.

- CARRIED UNANIMOUSLY

cont'd .....

I. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process - (Clause 1) (cont'd)

OFFICIAL DEVELOPMENT PLAN

Densities (continued)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee with respect to Density of Residential Uses contained on Page 3 of the report be approved.

Development Corporation

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on a possible development corporation contained on Page 3 of the report be approved, after amendment to read as follows :

"THAT the Vancouver City Planning Commission be requested to investigate desirability of a development corporation to provide residential accommodation Downtown."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Height of Buildings

MOVED by Ald. Bowers,
THAT the section on Height of Buildings be referred back to the Standing Committee on Planning and Development for further consideration following a meeting of the Committee and other members of Council with the G.V.R.D. on the Livable Region Plan.

- CARRIED UNANIMOUSLY

Parking and Loading

MOVED by Ald. Kennedy,
THAT the section on Parking and Loading be referred back to the Standing Committee on Planning and Development for discussion with the City Engineer.

- LOST

(Ald. Bowers, Cowie, Marzari, Rankin, Volrich and the Mayor opposed).

MOVED by Ald. Bowers,
THAT the recommendations of the Committee on this section and contained on Page 4 of the Committee's report be approved.

- CARRIED

(Ald. Boyce, Kennedy & Sweeney opposed)

Social and Recreational Amenities & Facilities

MOVED by Ald. Bowers,
THAT the Committee's recommendation on Page 5 of the report with respect to this section be approved.

- CARRIED UNANIMOUSLY

Recreational Facilities for City Hall Employees

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on Page 5 of this report that the City Manager through the Management Advisory Committee investigate the provision of some recreational and changing facilities for City Hall employees be approved.

- CARRIED UNANIMOUSLY

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cont'd .....

I. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process - (Clause 1) (cont'd)

OFFICIAL DEVELOPMENT PLAN

Bonuses for provision of Social and Recreational Facilities

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on Page 6 of this report on the section regarding Bonuses for Provision of Social and Recreational Facilities as amended, be approved after further amending the following portion of the section to read as follows :

"If appropriate such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates."

(Underlining denotes amendment) - CARRIED UNANIMOUSLY

WEST END PLANNING POLICIES

Overall Policies

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on Overall Policies on Page 6 of this report be approved.

- CARRIED UNANIMOUSLY

Population

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on Population Policies on Page 7 of this report be approved.

- CARRIED UNANIMOUSLY

Housing

MOVED by Ald.Bowers,
THAT the recommendations of the Committee on Housing Policies on Page 7 of the report be approved.

- CARRIED UNANIMOUSLY

Heritage

MOVED by Ald.Bowers,
THAT the recommendations of the Committee on Heritage Policies on Page 7 of the report be approved.

- CARRIED UNANIMOUSLY

Commercial

MOVED by Ald. Bowers,
THAT the recommendations of the Committee on Commercial Policies be approved, after amending recommendation 3 to read as follows :

"3) In the area defined as the West End permit only small residential hotels that offer facilities to the local community."

(Underlining denotes amendment) - CARRIED UNANIMOUSLY

cont'd....

I. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process - (Clause 1) (cont'd)

WEST END POLICIES

Parks

MOVED by Ald.Bowers,
THAT the policies on Parks be referred back to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

Transportation

MOVED by Ald. Bowers,
THAT Policies 1 and 2 on Transportation be referred back to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

FURTHER THAT recommendations (b), (c) and (d) of the Committee contained on Page 8 of the report be approved.

- CARRIED UNANIMOUSLY

Parking

MOVED by Ald.Bowers,
THAT the recommendation of the Committee on the Policy on Parking on Page 9 of the report be approved.

- CARRIED UNANIMOUSLY

Community Facilities

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on the Policies on Community Facilities on Page 9 of the report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald.Bowers,
THAT the recommendation of the Committee that the Director of Planning discuss with the Liquor Administration Branch the location of liquor outlets in the West End be approved.

- CARRIED UNANIMOUSLY

Community Services and
Finance and Administration
(May 1, 1975)

For Council action see page (s) ....10.....

Planning and Development
(May 1, 1975)

Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process (Clause 1)

WEST END ZONING

Hotels

Council took no action on the recommendation of the Committee on this topic.

cont'd ....

II. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process - (Clause 1) (cont'd)

WEST END ZONING
Hotels - continued

MOVED by Ald.Kennedy,
THAT the recommendation of the Committee re an Impact Study on Rent Controls contained on Page 2 of the report be approved.

- LOST

(Ald. Bowers, Boyce, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Council took no further action in respect of the above matter.

Density

MOVED by Ald. Bowers,
THAT the recommendation of the Committee on Densities on Page 2 of the report be approved.

- CARRIED UNANIMOUSLY

Height of Buildings

MOVED by Ald.Bowers,
THAT the section on Height of Buildings be referred to the Public Hearing on West End Rezoning for consideration.

- CARRIED UNANIMOUSLY

Parking and Loading

MOVED by Ald.Bowers,
THAT the recommendation on Parking and Loading on Page 3 of the report be approved.

- CARRIED UNANIMOUSLY

Social and Recreational Amenities & Facilities

MOVED by Ald.Bowers,
THAT the section on Social and Recreational Amenities and Facilities on Page 4 be approved after adding Day Care Centres to the List of Excluded Facilities.

Bonuses for a Provision of Social and Recreational Amenities

Amend Provision ii) to read :

"If appropriate such facilities shall be placed under the control of the City or its delegates."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the following recommendations of the Committee be approved :

"THAT the Director of Planning prepare a report for submission to a Public Hearing outlining interim changes in the By-law for Downtown to permit mixed residential uses and include the provision of social and recreational facilities;

FURTHER THAT the Official Development Plan for the West End, as amended, be referred to a Public Hearing."

- CARRIED UNANIMOUSLY

cont'd...

III. Planning and Development (continued)
(Clause 1)

Adams Building 1110 Alberni Street

Council took no action on the recommendation of the Committee on this topic.

IV. Community Services
(May 1, 1975)

The Council considered this report which contains five Clauses identified as follows :

Cl. 1 : Neighbourhood Pub Application 7619 Nanaimo Street.

Cl. 2 : Frog Hollow Information Centre Society - Request for Creation of Park on City-owned Land.

Cl. 3 : Inter-Tribal Housing and Heritage Society - Nasaika Lodge - Request for Use of City-owned Land.

Cl. 4 : S E A R C H - Grant Request

Cl. 5 : Youth Problems and Programs in the City of Vancouver.

The Council took action as follows :

Neighbourhood Pub Application
7619 Nanaimo Street (Clause 1)

MOVED by Ald.Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Frog Hollow Information Centre Society
- Request for Creation of Park on City-owned Land
(Clause 2)

MOVED by Ald.Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Inter-Tribal Housing and Heritage Society
- Nasaika Lodge - Request for Use of
City-owned Land (Clause 3)

MOVED by Ald.Rankin,
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

S E A R C H - Grant Request
(Clause 4)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

cont'd.....

IV. Community Services (continued)

Youth Problems and Programs in the City of Vancouver (Clause 5)

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

V. Illegal Suites - Hardship Cases

The Special Committee of Officials on Illegal Suites - Hardship Cases, submitted the following report under date of May 2, 1975.

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Miss M. H. Kalman (tenant), 2613 MacKenzie Street
Merrilee M. Simms (tenant), 5088 Moss Street
Sardara Singh Gill (owner) 7875 Fraser Street

(b) the following applications be approved for one year from the date of this Resolution:

Elizabeth Alke (tenant), 3808 West 30th Avenue
Lois Bishop (tenant), 3336 West 2nd Avenue
Sandra Aitken (tenant), 2031 Collingwood Street
Caroline Jane Stirling (tenant), 4259 West 16th Avenue
Baljit Malli (tenant), 586 East 44th Avenue
Alan Milne (tenant), 3606 West 33rd Avenue
William (Bill) Marion (tenant), 3550 West 1st Avenue
John Lawrence Lashman (tenant), 5850 Clarendon Street
Tak Yuen (tenant), 1354 East 18th Avenue
Isla C. Scott (tenant), 3264 West 15th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Raymond May (owner), 3685 Pandora Street
Steve E. Force (tenant), 2098 Waverley Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Loverna Brown (tenant), 1733 Waterloo Street
Joginder Singh Nanara (owner), 6134 Beatrice Street

cont'd .....

Illegal Suites -
Hardship Cases (Cont'd)

MOVED by Ald.Bowers,
THAT the recommendations contained in this report be approved after amending recommendation (e) to read as follows :

"the following applications be approved for one year from the date of this resolution :

Loverna Brown (tenant), 1733 Waterloo Street
Joginder Singh Nanara (owner), 6134 Beatrice Street"

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Finance and Administration
(May 8, 1975)

1976-80 Five Year Plan Plebiscite(s) (Clause No. 1)

Ald. Volrich advised that he had received a memo from the City Clerk dated May 9, 1975, advising that it would be possible to hold a plebiscite on October 8, 1975 and that other involved officials concur.

MOVED by Ald.Volrich
THAT recommendation (a) of the Committee be approved

and

FURTHER THAT the date of the Five Year Plan Plebiscite be set as Wednesday, October 8, 1975.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald.Sweeney,
THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald.Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd .....

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1975 FOR THE PURPOSE OF DEFRAYED COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald.Volrich
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald.Volrich
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Local Improvement Relief - Pavement and curbs - Lot 4 of 35, Block B, D.L.'s 319, 324 and part of 323

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie

WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

Cont'd...

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement and Curbs -
Lot 4 of 35, Block B, D.L.'s
319, 324 and part of 323. (Cont'd)

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $49.48 for a period of fifteen years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1975 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOTIONS (Cont'd)

2. Local Improvement Relief -
Pavement and curbs -
Lot 8 of Y of 7 to 10,
Block C, D.L's 319, 324 and Part of 323

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie

WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1975 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

MOTIONS (Cont'd)

3. Local Improvement Relief - Pavement and curbs - Lot 24, Block 70, D.L.264A.

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

" a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

Cont'd.....

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement and Curbs
Lot 24, Block 70, D.L. 264A (Cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be especially inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1975 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

4. Local Improvement Relief -
Pavement and Curbs -
Lot 1, Block 65 North Part,
D.L's 258 and 329

MOVED by Ald. Rankin
SECONDED by Ald. Cowie

WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District, (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned CD-1 (Comprehensive Development) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

Cont'd.....

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement and Curbs -
Lot 1, Block 65 North Part,
D.L's 258 and 329 (Cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1975, as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

5. Local Improvement Relief -
Pavement and curbs -
Lot 1, Block 11, D.L. 318 and
Lot 1, Block 12, D.L. 318

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

Cont'd.....

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement and Curbs -
Lot 1, Block 11, D.L.318 and
Lot 1, Block 12, D.L. 318. (Cont'd)

AND WHEREAS Lot 1, Block 11, District Lot 318, Group One, New Westminster District and Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lots") flank the said project;

AND WHEREAS the said lots are zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and have constructed thereon single family dwellings;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lots in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lots flank the said project, they may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lots been zoned for residential use;

AND WHEREAS the special annual assessments for the said project to be imposed on the said lots for a period of fifteen (15) years are the amounts set forth opposite the same:

Lot 1, Block 11, District Lot 318	$207.14
Lot 1, Block 12, District Lot 318	$171.28

Cont'd....

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement and Curbs -
Lot 1, Block 11, D.L. 318 and
Lot 1, Block 12, D.L. 318 (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lots for the year 1975 as if they were used for residential purposes, that is to say:-

Lot 1, Block 11, District Lot 318	$69.05
Lot 1, Block 12, District Lot 318	57.07.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amounts of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lots and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

6. Local Improvement Relief -
Pavement - Lot 12 West 42 Feet,
Block 353, D.L. 526

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

MOTIONS (Cont'd)

Local Improvement Relief -
Pavement - Lot 12, West 42 Feet,
Block 353, D.L. 526. (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $51.34, and that the special annual assessment be reduced for the year 1975 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

7. Local Improvement Relief -
Street Lighting - Various Lots

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,

WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Cont'd....

MOTIONS (Cont'd)

Local Improvement Relief -
Street Lighting - Various Lots (Cont'd)

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1975 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOTIONS (Cont'd)

8. Local Improvemen' Relief -
Street Lighting - Various Lots.

MOVED by Ald. Rankin
SECONDED by Ald. Cowie

WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W.1/2 N. of R of W	258 & 329	83.43
A	-	69	258 & 329	52.21
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

Cont'd....

MOTIONS (Cont'd)

Local Improvement Relief -
Street Lighting - Various Lots (Cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1975 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W.1/2 N. of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

ENQUIRIES AND OTHER MATTERS

Alderman Boyce
By-Law Enforcement

referred to current difficulty in enforcing municipal by-laws, particularly with respect to dogs, parking violations etc. and in this regard filed copies of relevant newspaper clippings. The Aldermen suggested the Director of Legal Services report to Council on the matter of By-law Enforcement and the Mayor so directed.

The Council adjourned at approximately 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of May 13, 1975, adopted on May 27, 1975.

* * * * * * * * * * * * *

R. Phillips
MAYOR

R Henry
DEPUTY CITY CLERK

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Cedar Cottage N.I.P. Allocations: Tyee School Playground and Community Centre Consultant

The Director of Planning reports as follows:

"A. Tyee School Playground

One of the objectives established during the planning stage of the Cedar Cottage Neighbourhood Improvement Program was to expand the number of public use areas within the community. The first of these public use areas to complete planning is a playground at Tyee Elementary School (5325 Dumfries Street). The design of this playground was done in conjunction with staff at the school, the Cedar Cottage N.I.P. Committee and the School Board. The Board is prepared to contribute $2,000.00 towards the $7,700.00 construction cost of the project. The required N.I.P. allocation is therefore $5,700.00. The City's share of this allocation would be 25% or $1,425.00.

B. Community Centre Consultant

The Cedar Cottage N.I.P. Concept Plan as approved by City Council in November, 1974, allocated $500,000.00 to Social Facilities. As noted in the Concept Plan the sum was based on a two-storey addition to the Grandview Community Centre for seniors, day care and public events. Since that time there have been a number of discussions with various groups in the community and a general Day Care Questionnaire has been distributed. (There also has been a report produced and recommendations made by the Recreation Task Force dealing largely with Community Centres in the City.) However all efforts to date have not been translated into actual physical design.

It is proposed then to hire a consultant with some programming and architectural background to make recommendations on the optimal method of physical improvement to the Grandview Centre prior to a specific N.I.P. allocation being made. It should be pointed out that the study may or may not recommend that an addition would be the best way to improve the physical operation of the Centre. The hiring of such a consultant was approved by the Parks Board at its meeting of March 17, 1975 and by the Cedar Cottage N.I.P. Committee at its meeting of April 23, 1975. As in Kitsilano the Parks Board will fund 50% (i.e. up to $7,500.00) of the consultant's fees. The required N.I.P. allocation then is $7,500.00 and of this 25% or $1,875.00 would be the City's share.

The Director of Planning recommends that City Council approve:

(a) The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not to exceed $5,700.00 to construct a playground at Tyee Elementary School on the understanding that a further $2,000.00 will be funded by the School Board.

cont'd ...

Clause No.1 (continued)

(b) The expenditure from the Cedar Cottage Neighbourhood Improvement Program budget of a sum not to exceed $7,500.00 as 50% of the estimated cost of retaining a consultant to make recommendations on specific physical improvements required to improve the services of the Grandview Community Centre. The Parks Board expects to provide their 50% share (up to $7,500.00) out of their 1975 Capital Budget, to be recommended to Council."

The City Manager RECOMMENDS approval of the Director of Planning's recommendation (a) above.

The City Manager notes that, as in the case of Kitsilano, the sharing formula is different than for other N.I.P. projects in that the City of Vancouver pays 5/8ths of the costs on this proposal, whereas on other N.I.P. projects the City's share is one-quarter.

The City Manager RECOMMENDS that item (b) be approved on the understanding that normal N.I.P. sharing apply to the full amount of $15,000.

2. Cedar Cottage N.I.P. Allocation: Films to be used in a program of Crime Prevention

The Director of Planning reports as follows:

"As noted in the Cedar Cottage Concept Plan the improvement of the safety of the area (in terms of traffic as well as in terms of vandalism) was high in the priorities of the area. Although N.I.P. was not designed to deal specifically with crime the program in Cedar Cottage is attempting to use some of the N.I.P. funds for suitable projects that may result in a reduced crime rate in the community. For instance, the program is negotiating with the Parks Board regarding the improvement of the lighting in the local parks.

On March 19, 1975, the Cedar Cottage Community Police Team approached the Cedar Cottage N.I.P. Committee proposing a program of citizen involvement in preventing crime. The program would involve films, meetings and discussions with school groups, seniors groups and other community groups. As crime is of definite concern within the N.I.P. area, the N.I.P. Committee approved the request and recommended that Council allocate the funds. Police Department funds for the staffing and promoting of such a program are available but there is no readily available Police Department budget for acquisition of films.

The Central Mortgage and Housing Corporation has stated in a letter dated April 21, 1975, that it will consider this project provided the funds are taken out of N.I.P. planning funds rather than N.I.P. implementation funds. If approved then the allocation would come out of the 1975 Planning budget of the Cedar Cottage Neighbourhood Improvement Program. Of the total estimated cost of $2,378.00 the cost to the City would be 25% or $594.00.

cont'd ...

Clause No.2 (continued)

The Director of Planning recommends:

'That Council approve the expenditure of up to $2,378.00 from the Cedar Cottage Neighbourhood Improvement Program for purpose of film acquisition to assist in a program of community involvement in crime prevention.' "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Neighbourhood Improvement Program - Kitsilano
Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974 City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On January 29, 1975 the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, received an application from Bayview Community School for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The project put forward by the Bayview representatives involved alterations to the existing gymnasium that would improve its accessibility and segregate it from the rest of the school, thus greatly increasing its potential for local community use (Appendix I).

Acting within the context of the terms of reference established by Council, and reflecting the intentions of other levels of government involved in the Neighbourhood Improvement Program, the Committee and Local Area Planners reviewed the proposal and approved the application. The Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

Discussions with School Board officials followed, to explore the contributions that could be made by the Neighbourhood Improvement Program to the school's community activities.

On April 10, 1975 Mr. D. L. Pritchard, Assistant Superintendent of Planning for the School Board, advised the Committee and Planning Department staff that the Bayview proposal had been reviewed by Senior Officials of the School Board and approved (Appendix 2).

It is, therefore, RECOMMENDED that:

City Council approve the expenditure of up to $15,000 (fifteen thousand dollars; $3,750 City; $3,750 Provincial; $7,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the implementation of Stage 1 of the Bayview Community School proposal detailed in Appendix I of this report."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

4. 4584 West 1st Avenue

Neighbours of the house at 4584 West 1st Avenue have written complaining about renovation work being carried out on this house.

The City Building Inspector reports as follows:

"On January 15th, 1975, a Building Permit was issued to carry out alterations to the ground and second floor of the one-family dwelling located at 4584 West 1st Avenue. Since no structural alterations were included, no Development Permit was required. On March 18th, 1975, the developer requested and was given a Building Permit to 'alter the roof line of this one-family dwelling to provide ceiling height for 2 bedrooms and alter to provide roof garden area as per approved plans'. The plan checkers involved failed to realize that a Development Permit was required. When the builder proceeded with the work covered by the permit, we received several phone calls from neighbours objecting to the work. The matter was referred to the Planning Department noting that while there was no increase in floor area, there was a 25% increase in bulk, thereby requiring a Development Permit. On March 27th, 1975, the Deputy Director of Planning issued the Development Permit.

In mid April, four neighbours submitted an appeal to the Board of Variance 'appealing the decision of the Director of Planning who authorized the issuance of Development Permit #69751 on March 27th, 1975 to alter the third floor of the existing one-family dwelling to provide two bedrooms'. The Board heard and granted the appeal on April 23rd, 1975.

The Building Inspector in the field advised the builder on the job that he would have to cease work on the 3rd floor and on April 29th, 1975 a letter was issued requiring the developer to cease work.

This matter has been discussed with the Director of Legal Services for advice on the next step in the enforcement procedure. He advises that the matter should be reported to Council for consideration of alternatives and direction as to the next course of action."

The City Manager submits the report of the City Building Inspector for the CONSIDERATION of Council.

DELEGATION THIS DAY - MR. H. P. LEGG, REPRESENTING NORTH WEST POINT GREY HOMEOWNERS' ASSN.

5. Use of Various Apartments in the West End as Hotels

The Director of Permits & Licenses reports as follows on the following apartments in the West End being used as hotels:

1861 Beach Avenue
1080 Gilford Street
1847 Pendrell Street
1123 Burnaby Street
1131 Burnaby Street
1109-1111 Burnaby Street
1095 Bute Street

"On December 17th, 1974, City Council considered a report and recommendations of the Standing Committee on Housing with respect to the use of apartments in the West End as hotels. At that time, only two buildings were considered and the owner of one of the buildings (1825 Comox Street),

Clause No.5(continued)

Mr. M. Gaska was requested to appear before Council and show cause why his license should not be suspended. Mr. Gaska promised co-operation in not operating as a hotel and subsequent re-checks confirmed this. At the time of his Council appearance, Mr. Gaska named several other West End Apartments that he claimed operated as hotels and asked that they too be inspected. This was done and the above were found to be catering largely to transient personnel.

In a December 4th, 1974 report respecting the Zoning and Development By-law given to the Standing Committee on Housing, the Director of Legal Services indicated that, 'The difficulty in enforcing the present definitions of usage relates to having to rely on the character of the person occupying a unit rather than on some physical characteristic of the unit itself. It is very difficult to obtain testimony of an occupant that can be successfully used in Court. The same difficulty in enforcement would arise if the definition were to be based on length of occupancy'.

Due to their method of operation, catering to transients, and the fact that the City did not then license hotels, these buildings had been unlicensed until 1974 when new Provincial Legislation was enacted and hotel licenses were issued by the City to cover some of the subject premises. The fact remains, however, that all of these premises were erected and approved only as apartments at various times from 1928 to 1968. During the recent inspections it was found that the dwelling units were being rented on either a daily, weekly or monthly basis. No effort is made to disguise the fact that they cater generally to transient personnel. Letters were sent to each, requesting that they cease operating as transient accommodation and revert the use of their buildings to their approved occupancies as apartments.

Rechecks have recently been made and it is found that the transient type operations are continuing. In view of the difficulty of taking enforcement action through the Courts, Council may wish to ask the owners of the above buildings to appear before Council and show cause why their Business Licenses should not be suspended, or that some action be taken to regularize their hotel type operations."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 92

LICENSES AND CLAIMS MATTERS

A-5

RECOMMENDATION

1. Demolition of Building - 1039 Richards Street

Mr. & Mrs. Bob Columbus of Bob's Power Demolition Ltd. have written to the Council with respect to a building they demolished at 1039 Richards Street. They state that, at the urgent request of the owner, they demolished the building on the week-end of September 13th, 1974. They say that they believed the owner had taken care of the demolition permit and were not aware that this had not been done until a later date. They state that in late November 1974 they received a letter pointing out that, in the future, permits must be taken out before any demolition can be done. They refer to the fact that prior to this date, it was not uncommon for demolition contractors to get permits after the demolition work commenced. Then on March 25th, 1975, Mr. Columbus received a summons for demolishing the building without a permit. They are asking Council to withdraw the case against Mr. Bob Columbus.

The City Building Inspector reports as follows:

"On September 24th, 1974, the Council passed a By-law setting up the Vancouver Heritage Advisory Committee. Then on October 8th, 1974, Council passed the following resolution:

> 'That where any building is demolished without first obtaining a demolition permit the matter will be referred to City Council for its consideration, and such action could place the demolisher's business license in jeopardy.'

Under date of November 18th, 1974, the Permits and Licenses Department mailed a copy of this resolution to all companies known to be in the business of demolition. On December 17th, 1974, Council passed the following resolution with respect to 1039 Richards Street:

> 'THAT the recommendations of the Committee contained in this clause be approved after amendment to read as follows:
>
> (i) That recommendation (a) be endorsed and recommendation (c) and (d) be received;
>
> (ii) That the Director of Permits & Licenses launch a prosecution against the appropriate person with respect to the building demolished at 1039 Richards Street and that this person be notified of the apparent violation of the By-law.'

Since the Council resolution was categorical, we followed instructions leading to the issue of the summons against Bob's Power Demolition Ltd.

Since it is alleged that the demolition was done prior to the adoption of the Heritage Advisory Committee By-law and the Council resolution of October 8th, 1974, this case is not likely to be successful in Court.

I agree with Mr. & Mrs. Columbus that it was not uncommon for contractors to obtain permits after demolition was commenced. Prior to consideration of Heritage matters, the chief concern of this Department in connection with demolition work was public safety and this was well policed notwithstanding the point made by Mr. & Mrs. Columbus.

Clause No.1 (continued)

Our experience with Bob's Power Demolition Ltd. in the past has been that they make an effort to co-operate with the City. In view of all the foregoing, I would suggest that Council instruct the City Building Inspector to cease enforcement action.

It is recommended that Council instruct the City Building Inspector to cease enforcement action against Bob's Power Demolition Ltd. for demolition of the building at 1039 Richards Street."

The City Manager RECOMMENDS that the recommendation of the City Building Inspector be approved.

FOR ADOPTION SEE PAGE(S) 93

A-7

FINANCE MATTERS

RECOMMENDATION

1. Police Communications Centre

The Director of Permits and Licenses reports as follows:

"On October 29, 1974, Council considered a report of the City Engineer and the Chief Constable and adopted their recommendations that a new Police Communications Centre be constructed on the Second Floor of the Public Safety Building, and funds totalling $230,000 be provided from the 1974 Unallocated Supplementary Capital Budget for basic renovations to the Communications area. The space required for the Communications Centre has been vacated and is available for alteration.

The Architects for the project, Messrs. Harrison and Kiss, have recommended that the project be expedited by awarding a contract immediately to a firm experienced in building alteration work, to act as managers of the project and carry out the work on the basis of cost plus a fixed fee. This would minimize the time required for obtaining bids, and permit the work to proceed sooner than it can otherwise. It also should give the City a realistic price, in that neither the management contractor, nor to a degree the sub-contractors, need protect themselves against unknown cost factors as fully as they must when bidding a fixed price for alterations.

The Architects have suggested that the following firms be invited to submit tenders for the management contract, quoting their fixed fee, and the percentage required on materials and labour supplied on the site:

Allan & Viner Construction Limited

Halse-Martin Construction Co. Limited

Hodgson, King and Marble Limited

Turnbull and Gale Construction Co. Limited

The Architects also recommend that Council authorize the award of purchase orders for major equipment items which involve long delivery times, in order to expedite their delivery. The equipment would be delivered for installation by the contractors, and their bids state the credit given for its supply.

As noted in a cost summary presented to the Client Committee on April 15, the current estimates of the cost of building alterations and renovations to accommodate the Communications Centre in the Public Safety Building amount to $425,000, and the funds provided for the purpose amount to $330,000. The Director of Finance advises that the additional $95,000 which will be required to complete the project if the current estimates prove to be valid, can be provided from unappropriated funds provided for alterations to the Public Safety Building.

The preliminary estimates are as follows:

(a)	Building Alterations and Renovations -	$375,000
(b)	Architects and Consultants fees -	45,000
(c)	Clerk of Works (part-time) -	1,500
(d)	Miscellaneous items including construction of a telephone equipment room in basement -	3,500
	Total current estimates -	$425,000
	Less - funds provided -	$330,000
	Additional funds indicated -	$ 95,000

Cont'd

Clause No. 1 continued.

If Council accepts the recommendation that tenders be called for the management contract and pre-ordered equipment, the result of the bidding will be reported to Council, with recommendations for the award of contracts.

It is recommended that Council authorize the Director of Permits and Licenses to invite tenders from the firms listed above to quote their fee for carrying out the project in the capacity of management contractors, and to instruct the Architects and Consultants to obtain competitive price quotations for the equipment items whose delivery must be expedited."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Investment Matters (Various Funds) February 1975.

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Annual Yield %	Term Days
975	Chartered Bank Deposit Receipts and Government Notes					
eb 3	Mercantile Bank of Can.	Apr 15/75	$ 1,000,000.00	986,282.57	7.15	71
	Mercantile Bank of Can.	Apr 15/75	1,013,908.22	1,000,000.00	7.15	71
	Banque Canadienne Nat.	May 15/75	3,055,868.22	3,000,000.00	6.73	101
4	Banque Canadienne Nat.	May 15/75	3,000,000.00	2,941,729.50	7.23	100
	Bank of British Columbia	Feb 5/75	1,000,164.38	1,000,000.00	6.00	1
	Bank of British Columbia	Feb 5/75	1,000,157.53	1,000,000.00	5.75	1
	Mercantile Bank of Can.	Feb 10/75	991,525.15	990,340.00	7.28	6
	Mercantile Bank of Can.	Feb 14/75	992,315.25	990,340.00	7.28	10
	Mercantile Bank of Can.	Feb 17/75	1,492,048.69	1,488,190.00	7.28	13
5	Banque Canadienne Nat.	Apr 1/75	1,000,000.00	989,473.50	7.06	55
	Mercantile Bank of Can.	Mar 3/75	995,335.63	990,320.00	7.11	26
	Mercantile Bank of Can.	Mar 27/75	1,000,000.00	990,390.00	7.08	50
	Banque Canadienne Nat.	Apr 2/75	991,125.50	980,490.00	7.07	56
	Banque Canadienne Nat.	Apr 16/75	993,784.37	980,490.00	7.07	70
	Mercantile Bank of Can.	Feb 6/75	5,000,958.90	5,000,000.00	7.00	1
6	Mercantile Bank of Can.	Feb 10/75	997,902.57	997,130.00	7.07	4
	Mercantile Bank of Can.	Feb 10/75	997,682.40	996,910.00	7.07	4
	Banque Canadienne Nat.	May 1/75	996,656.66	980,700.00	7.07	84
	Banque Canadienne Nat.	May 2/75	996,846.62	980,700.00	7.07	85
	Mercantile Bank of Can.	May 15/75	2,037,589.04	2,000,000.00	7.00	98
	Mercantile Bank of Can.	May 20/75	1,019,753.42	1,000,000.00	7.00	103
	Mercantile Bank of Can.	Jun 2/75	1,022,246.58	1,000,000.00	7.00	116
	Mercantile Bank of Can.	Feb 10/75	3,002,252.05	3,000,000.00	6.85	4
7	Bank of Montreal	Feb 10/75	1,000,287.67	1,000,000.00	3.50	3
10	Bank of British Columbia	Feb 12/75	500,195.21	500,000.00	7.125	2
	Bank of British Columbia	Feb 24/75	1,504,099.32	1,500,000.00	7.125	14
	Bank of British Columbia	Mar 3/75	3,011,995.89	3,000,000.00	6.95	21
	Mercantile Bank of Can.	Mar 17/75	1,006,616.44	1,000,000.00	6.90	35
	Mercantile Bank of Can.	May 30/75	1,020,605.48	1,000,000.00	6.90	109
	Mercantile Bank of Can.	Jun 13/75	2,046,504.11	2,000,000.00	6.90	123
11	Bank of Montreal	Feb 12/75	1,000,109.59	1,000,000.00	4.00	1
12	Bank of British Columbia	May 15/75	1,017,517.81	1,000,000.00	6.95	92
14	Mercantile Bank of Can.	Feb 28/75	2,005,178.08	2,000,000.00	6.75	14
	Mercantile Bank of Can.	Jun 13/75	767,116.44	750,000.00	7.00	119

Cont'd.

Clause No. 2 continued.

17	Mercantile Bank of Can.	Feb 21/75	499,504.98	499,119.36	7.05	4
	Bank of Montreal	Mar 19/75	1,996,255.14	1,985,160.00	6.80	30
	Royal Bank	Mar 19/75	499,063.79	496,290.00	6.80	30
18	Mercantile Bank of Can.	Feb 26/75	500,000.00	499,235.00	6.98	8
	Mercantile Bank of Can.	Feb 19/75	1,000,184.93	1,000,000.00	6.75	1
19	Bank of Nova Scotia	Mar 5/75	1,000,000.00	997,417.64	6.75	14
24	Mercantile Bank of Can.	Feb 27/75	1,000,000.00	999,423.40	7.02	3
	Bank of Montreal	Feb 27/75	493,459.56	493,175.00	7.02	3
28	Bank of Nova Scotia	Mar 19/75	1,000,000.00	996,524.45	6.70	19
27	First Canadian Bank	Apr 24/75	1,500,000.00	1,484,850.00	6.65	56
			$58,966,815.62	$58,484,680.42		

DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield
	Debentures						
Feb 11	Can. Imp. Bank 7½%	May 15/93	$500,000.00	97.00	$488,250.00	18/3	8.10

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Annual Yield
	Debentures						
eb 3	City of Van. 6%	Jun 15/80	$ 30,000.00	90.58	$ 27,174.00	5/4	8.20
	B.C. Hydro & Power Authority Dev. 8½%	Sep 1/79	425,500.00	101.87	433,456.85	4/7	8.00
	B.C. Hydro & Power Authority Parity Series C.G. 8½%	Aug 15/77	125,000.00	101.12	126,400.00	2/6	8.00
	B.C. Hydro & Power Authority Parity Series C.G. 8½%	Aug 3/78	300,000.00	101.50	304,500.00	3/6	8.00
	Ontario Hydro 7.75%	Jan 23/80	300,000.00	100.00	300,000.00	5/-	7.75
4	B.C. Hydro & Power Authority Dev. 8½%	Sep 1/79	50,000.00	101.87	50,935.00	4/7	8.00
19	City of Van. 6%	Jun 15/80	1,000.00	90.44	904.40	5/4	8.25
	City of Van. 5%	May 1/78	195,000.00	92.33	180,043.50	3/3	7.75
20	City of Van. 6%	Jun 15/80	25,000.00	91.87	22,967.50	5/4	7.90
			$1,451,500.00		$1,446,381.25		
	Chartered Bank Deposit Receipts and Government Notes						
eb 26	Greater Vancouver Sewerage & Drainage District	Mar 3/75	497,560.63	-	497,135.00	5 days	6.25
			$1,949,060.63		$1,943,516.25		

SINKING FUND TRANSACTIONS (SALES)

	Debentures				
eb 26	City of Van. 10%	Dec 16/94	502,500.00	487,500.00	19/10

Cont'd.

Clause No. 2 Continued.

CEMETARY PERPETUAL CARE FUND (PURCHASES)

Debentures

Feb 17	City of Van. 5.5%	Nov 15/78	1,000.00	90.50	905.00	3/9	8.00
	City of Van. 5.5%	Nov 15/79	1,000.00	88.50	885.00	4/9	8.00
			2,000.00		1,790.00		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY AS AT FEBRUARY 28/75

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposits Receipts and Government Notes	63,185,365.09	61,890,417.66"

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for February 1975 be approved.

3. Renovations and Furniture and Equipment - 1060 West 8th Avenue

The Director of Permits and Licenses reports as follows:

"On December 17, 1974, City Council approved the City Manager's recommendation to purchase the building at 1060 West 8th Avenue to accommodate the Health Department. The report estimated the cost of renovations at $287,000 exclusive of new furniture and equipment that may be required. Subsequently, on Feburary 11th, 1974, City Council approved the sum of $100,000 in advance of final estimates and formal Council approval of the 1975 Supplementary Capital Budget to expedite the design of the space and initiate renovations. The Director of Finance advised that $300,000 was reserved for renovations in the 1975 Capital Budget at the time the building was purchased.

The City Architect reports that preliminary sketch designs to accommodate the Burrard Unit of the Health Department and the Central Office function have been completed, and have received the approval of the Medical Health Officer in sufficient detail to determine final estimated costs of renovations. Working drawings are now proceeding and essential "rough in" heating, ventilation and plumbing modifications are near completion to accommodate the requirements of the Health Department.

The total final estimated cost of the alterations and renovations is as follows:

(a)	Renovation & alteration work -	$269,010
(b)	Telephone installation & communications -	5,990
(c)	Drafting & consultant services -	5,000
(d)	Carpet installation, 3rd floor Central Office, (see below) -	4,124
(e)	Glass replacement - vandalism -	2,000
		$286,024

Notes on Carpet Submissions

The first and second floors of this building have vinyl asbestos tile on the floor, installed by a prospective tenant prior to City purchase. The third floor is bare concrete.

Clause No. 3 Continued:

The third floor is intended for the Central Office function of the Health Department now located in the East Wing of City Hall. Five offices would be carpeted under the present Council carpet guidelines. Item (a) in the estimate includes these carpets in the private offices together with new vinyl asbestos tile over the remainder of the floor.

The Medical Health Officer is requesting special consideration for carpet over the entire third floor rather than just the private offices with the quality of the carpet in the private offices lowered to that of a commercial nylon carpet which would be used in the general areas. Under these circumstances, on this floor, we would have the most economical condition for a carpet installation, i.e. a large clear unoccupied floor space carpeted with only one type of carpet, with costs partially offset from savings from tile installation. Open clerical spaces and all other areas would gain substantial benefit from sound reduction and upgrading of the space, and it would also give greater flexibility in future relocation of partitions and generally improve the working space.

If the carpet were laid over the whole floor the additional cost incurred over that of installing vinyl asbestos tile would be approximately $4,124, as noted in item (d) in the estimate.

The first and second floors are intended for the Burrard Health Unit, Common Large Meeting Rooms and Large Clinics. In four other Health Units, Council has previously given approval for carpet to be laid in the Pre-natal/Educational Clinic because of the use of the floor for exercises. In order that the basic estimate provides for carpet to the same standard as provided in other installations, the funds required for the Pre-natal/Educational Clinic have also been included in item (a) of the estimate to the value of $1,650.

The Medical Health Officer requests Council to give special consideration for carpet in certain other areas on the first and second floors. Although many areas would benefit from carpet, he states that the areas listed below are the most critical because of high noise levels and heavy public use involving young children. This matter has been discussed with the City Manager who draws the attention of Council to the recommendation of the Finance Committee not to carpet similar areas in City Hall this year and therefore RECOMMENDS against such expenditures at this time.

The breakdown of areas is as follows:

Multi-Use Clinic Room -	$ 1,085
Open Work Areas - Burrard Unit -	1,970
Meeting Room - 2nd Floor -	1,000
Conference Room - 2nd Floor -	570
Wait & Reception - Burrard Unit -	475
	$ 5,100

The City Purchasing Agent reports as follows:

"Initial cost estimates for furnishings are stated below. A comprehensive report will be submitted to the City Manager at a later date.

Replacement Furniture	Additional Furniture	Moving Costs	Total:
$27,000.00	$79,200.00	$5,000.00	$111,200.00"

The Comptroller of Budgets advises as follows:

"Provision has been made in the 1975 Supplementary Capital Program for the cost of the renovations and alterations."

Cont'd...

Clause No. 3 Continued:

Recommendations

It is RECOMMENDED that:

A) Council approve the expenditure of $286,024 for alterations and renovations to provide accommodation for the Health Department.

B) Council indicate its wishes in the matter of providing carpet to those areas mentioned in the "Notes on Carpet" to the value of $5,100.00.

C) The source of funds be the 1975 Supplementary Capital Budget.

D) The Purchasing Agent submit a comprehensive report to the City Manager for later report to Council on the extent and cost of the replacement and additional furniture required."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be approved.

FOR ADOPTION SEE PAGE(S) 93

PERSONNEL MATTERS

ECOMMENDATION

. Appointment to Royal Commission on Family & Children's Law

The following report was received from the Medical Health Officer:

"City Council on December 18, 1973, March 5, 1974 and February 18, 1975, respectively approved leave of Absence for Mrs. Mish Vadasz, Senior Social Work Consultant, and Miss Deanna Silvester, Social Work Consultant I, Health Department, to take up their appointments to the Royal Commission. At that time it was anticipated that the work schedule would be completed at the end of April, 1975.

The Health Department has now been informed that the Royal Commission will complete its task approximately May 31, 1975. We, therefore, request authorization for extension of the Leave of Absence for Mrs. Vadasz and Miss Silvester to that date. Total salary, fringe benefits and transportation costs (including City share) will continue to be recovered from the Province of British Columbia.

It is recommended that Mrs. M. Vadasz and Miss D. Silvester be granted Leave of Absence to May 31, 1975 to complete their appointment to the Royal Commission On Family and Children's Law."

'he City Manager RECOMMENDS that the recommendation of the Medical Health Officer ›e approved.

:ONSIDERATION

:. Attendance at First Canadian Congress of Dentistry for Children

ıe following report was received from the Medical Health Officer:

"This is a request for funds for one person to attend a Special Conference to be held in Toronto on May 17 - 18, 1975.

The conference is a "first" of its kind so it could not be included in previous planning. There are no funds to cover the conference in the Health Department Budget. We have requested funds from the Provincial Government in their special training budget but were denied funds because the conference may become an annual one.

We have also applied to Personnel Department requesting that the meeting be considered a scientific course but they suggested a request to Council as a Special Conference.

The brochure for the meeting is on file in the City Clerk's Office. The subject matter is relative to the program of the Dental Division. It is a unique opportunity to hear such a variety of speakers from many areas of the United States and Canada. Such an assembly of research papers and internationally renowned speakers is not available in the Vancouver area.

The course is being held on the Victoria Day long weekend so leave of absence is not required. Attendance will not affect the workload of the department.

It is recommended that Dr. Margaret Maclean, Burrard Health Unit, be allowed to attend.

Cont'd ... 2

Cont'd...2

The expenses involved are as follows:

Registration	**$ 85.00**
Economy Air Fare	**291.00**
Ground Transportation	**10.00**
Hotel Accommodation - 2 nights	**50.00**
Per Diem Rate at $25.00	**50.00**
	$486.00

Funds would be provided from Contingency Reserve if request is approved.

The City Manager submits the recommedation of the Medical Health Officer for Council CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 94

PROPERTY MATTERS

RECOMMENDATION

1. SALE OF PROPERTY TO ADJOINING OWNER
City-Owned Lot 1 of Lots 76 & 77, Block 153
D.L. 264A; Plan 222 & 1771; S/S 1800 Block
East 8th Avenue - Between Grandview Highway
and Victoria Drive

Supervisor of Property & Insurance reports as follows:-

'The owners of Lot A of Lots 78 & 79, Block 153, D.L. 264A, Plan 2243, known as 1804 East 8th Avenue, have submitted an application to purchase the City-owned property which adjoins their property to the west.

The privately-owned property has a frontage of 33.3 feet and an average depth of 54.8 feet, making a total area of approximately 1,830 square feet, zoned RT-2, Two-Family Dwelling District. The property is improved with a one-storey frame dwelling with four rooms and a basement, in average condition for age and type.

The City-owned property, legally described as Lot 1 of Lots 76 & 77, Block 153, D.L. 264A, Plan 222 & 1771, is a double-fronting site located at the intersection of 8th Avenue and Grandview Highway. The lot is triangular in shape with a frontage of 67 feet along 8th Avenue and has an area of approximately 1,600 square feet, zoned RT-2, Two-Family Dwelling District. The property is vacant and has been fenced in and landscaped over the years by the adjoining owners. Due to its restricted size and shape, the property cannot be developed individuall

Following discussions, the owners have submitted an offer of $2,900.00 cash for the City-owned lot. This offer is inclusive of current year's taxes, registration, documentation and administrative fees and cost of survey, and is subject to privately-owned Lot and City-owned Lot 1 being consolidated to form one parcel.

The sale of the City-owned lot to the adjoining owners and the consolidation of the two properties to form one parcel has been endorsed by the Director of Planning.

RECOMMENDED That the sale of City-owned Lot 1 of Lots 76 & 77, Block 153, D.L. 264A, be sold to the owner of adjoining Lot A of Lots 78 and 79, Block 153, D.L. 264A on the basis of clear title for the sum of $2,900.00, inclusive of current year's taxes, registration, documentation and administrative fees and cost of survey subject to the two lots being consolidated to form one parcel, the date of sale to be the date of Council's approval.

City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR ADOPTION SEE PAGE(S) 94

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

April 29, 1975

eeting of the Standing Committee of Council on Planning and Development held on Tuesday, April 29, 1975, in the No.1 Committee Room, third r, City Hall, at approximately 10:15 a.m.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Aldermen Bird, Harcourt & Kennedy

ABSENT: Alderman Cowie

COMMITTEE CLERK: M. Cross

On April 22, 1975, the Committee considered Major Policies for ransit Facilities and Policies for Street Systems and Parking. was agreed that discussions on policies for Other Movement uld be continued on April 29, 1975.

ECOMMENDATION

. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

. OTHER MOVEMENT MATTERS

(i) Bicycles: Policy

1) ENCOURAGE DEVELOPERS TO INCLUDE FACILITIES FOR BICYCLES AND CYCLISTS.

RECOMMENDED

THAT the Policy on Bicycles be deleted.

FURTHER THAT the appropriate staff investigate the possibility of a study being carried out on bicycle use downtown.

- - - - -

(ii) Trucks: Policies

1) REQUIRE PROVISION OF EFFICIENT LOADING FACILITIES IN ALL DEVELOPMENTS
2) INVESTIGATE REGULATION OF DELIVERY TIMES ON PEDESTRIAN AMENITY STREETS

RECOMMENDED

THAT the Policies on Trucks be adopted.

- - - - -

. URBAN FORM: POLICIES

1) EMPHASIZE DESIGN QUALITY IN ALL DOWNTOWN DEVELOPMENTS

2) ADOPT MAP 9 - CHARACTER AREAS
MAP 10 - GATES, CHANNELS AND NODES
MAP 11 - HEIGHT OF BUILDINGS,
AS AN INDICATION OF COUNCIL'S POLICY IN GUIDING DEVELOPMENT PROPOSALS DOWNTOWN.

3) PROTECT IMPORTANT VIEWS DOWNTOWN AND FURTHER DEVELOP PRECISE VIEW PROTECTION AREAS FOR THE MOST IMPORTANT VIEWS.

4) CREATE NEW VIEWS IN NEW DEVELOPMENTS WHEN OPPORTUNITIES ARISE.

5) ENCOURAGE ARCADES, AWNINGS AND COVERED PLACES IN PEDESTRIAN AREAS.

ıse No.1(B) continued

6) **DISCOURAGE USE OF GROUND SPACE WITHIN BUILDINGS NEXT TO PEDESTRIAN AREAS FOR BANKS, LOBBIES AND OTHER NON-ACTIVE USES.**

7) **ENCOURAGE LIVELY, COLOURFUL DISPLAYS AND ATTRACTIVE ACTIVITIES ON PEDESTRIAN STREETS.**

RECOMMENDED

THAT consideration of Policy #2 be deferred and Policies 1, 3, 4, 5, 6 and 7 on Urban Form be adopted.

- - - - -

The Committee considered the Official Development Plan for Downtown and took the following actions.

The Director of Planning advised that the map describing the "Downtown Comprehensive Development District (DCDD)" would have to be amended.

With respect to the description of the application and intent of the Downtown Comprehensive Development District, it was agreed that it should be re-written to include some reference to the G.V.R.D. livable region and a statement on automobile transportation.

The Committee agreed that the Section on Retail Use Continuity should be re-written to include different degrees of necessity for required and encouraged retail uses. The map would be amended to reflect the Committee's thinking that Howe Street should be shown as "required" and Davie Street to False Creek should be shown as "encouraged".

RECOMMENDED

THAT a map indicating streets where retail use is required and streets where retail use should be encouraged shall be included in the Official Development Plan.

- - - - -

The Committee considered the Section on Density as follows:

1. The maximum permitted density (floor space ratio) shall in no case exceed the amount shown for each of the eight density areas within the district as illustrated on Plan 2.

(a) Permitted maximum density is as follows:

A In the area denoted by the letter 'A' on Plan 2, the maximum density for any permitted use shall be floor space ratio 9.00.

B In the area denoted by the letter 'B' on Plan 2, the maximum density for any permitted use shall be floor space ratio 7.00.

C In the area denoted by the letter 'C' on Plan 2, the maximum density for any permitted use shall be floor space ratio 5.00.

D In the area denoted with the letter 'D' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 3.00; however, an additional floor space ratio of 2.00 may be permitted for residential use.

E In the area denoted with the letter 'E' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 1.00; however, an additional floor space ratio of 2.00 may be permitted for residential use.

F In the area denoted with the letter 'F' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 5.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.

G In the area denoted with the letter 'G' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 4.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.00 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.

H In the area denoted with the letter 'H' on Plan 2, the maximum density for any non-residential use shall be floor space ratio 2.00; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 2.00 for residential use and a maximum additional floor space ratio of 2.00 for non-residential use.

2. Hotels shall be considered to be a commercial use.

3. In no case shall the density (f.s.r.) of residential use exceed 3.0 whether obtained in the form of bonus or within the general density (f.s.r.) limits or provided instead of permitted non-residential density.

RECOMMENDED

THAT the Director of Planning prepare a report on the G.V.R.D.'s livable region, with input from other departments, to be considered at a meeting of the Standing Committee on Planning and Development in approximately one month's time, to which all Council members and representatives of the G.V.R.D. will be invited.

FURTHER THAT the Section on Density be deferred until after consideration of the above report.

The Committee further discussed the Density of Residential Uses and

RECOMMENDED

THAT the Director of Planning and Director of Social Planning report back as to whether it is feasible to allow a floor space ratio in excess of 3.0 in particular circumstances.

- - - - -

The possibility of forming a development corporation was discussed and the Committee

RECOMMENDED

THAT the Vancouver City Planning Commission be requested to investigate the possibility of a development corporation to provide residential accommodation Downtown.

The meeting adjourned at 12:30 p.m. and reconvened at 2:00 p.m. with Aldermen Bowers, Bird, Harcourt and Kennedy present.

* * * * * * *

With respect to Section 4, Height of Buildings, as follows:

> The height of buildings shall not exceed the height limits prescribed and illustrated on Plan 3; except as follows:
>
> 1. The Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits, after taking particular account of the overshadowing, view obstruction, and other environmental criteria set out in the Design Guidelines. However, in no case shall the maximum height as may be permitted exceed 450 ft.

the Committee

RECOMMENDED

THAT the Section on Height of Buildings be approved.

- - - - -

The Committee considered Section 5, Parking and Loading, as follows:

> Traffic congestion is a significant determinant with respect to the general attractiveness of the Downtown. It is one of the objectives of this By-law to reduce traffic congestion particularly within the high-density core area. Parking both in terms of the amount provided and the location at which it is provided is a significant determinant of congestion.
>
> 1. The provision of parking facilities may not be required with developments; however, where parking is provided it shall be subject to the following conditions and regulations:
>
> (a) The provision of parking within the area denoted with the letter A on Plan 4 shall not exceed:
>
> (i) Office Commercial - not more than one space for every 4,800 square feet of such use
>
> (ii) Other Permitted Uses - not more than one half of the permitted maximum under Clause 1(b) of their Section (below).
>
> (iii) Parking Garages are not permitted as a separate use.
>
> (b) The provision of parking in all parts of the Downtown District, except the area denoted with the letter A on Plan 4 shall not exceed:
>
> (i) Office Commercial - not more than one parking space for every 2,400 square feet of such use.
>
> (ii) Residential - not more than one parking space for every 2,000 square feet of such use.
>
> (iii) Other Permitted Uses - not more than the minimum requirements set out for such uses in Section 12 of the Zoning and Development By-law # 3575.
>
> 2. The provision of loading spaces shall be in accordance with the provisions of Section 13 of the Zoning and Development By-law # 3575. (Note. Revisions to the present loading requests are currently under consideration and may be varied by amendment to the Zoning By-law).

RECOMMENDED

THAT the Section on Parking and Loading be approved with the following amendments:

- Add Section 1(a)(iv) 'Residential - not more than one parking space for over 1,000 sq. ft. of such use'
- In Section 1(b)(ii), amend '2,000 sq. ft.' to '1,000 sq. ft.'
- In 2, after Zoning and Development By-law #3575, add 'subject to variations as may be agreed by the Development Permit Board'

lause No.1 (continued)

The Director of Social Planning submitted a revised Section 6, Social & Recreational Amenities & Facilities:

It is the purpose of this Section to provide in the Downtown area social and recreational amenities for the enjoyment of residents and of the general public. Social and recreational amenities include such things as:

1) facilities which provide opportunities for physical fitness;
2) facilities for general recreation;
3) facilities which provide a service to the public.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this Section. These items and others of a similar nature will be provided where appropriate, as part of the design of the buildings.

I. Exclusion From Floor Space Ratio

The following ancillary facilities are excluded from the floor area measurement provided that the area of such excluded facilities contained in this section does not exceed 20% of allowable FSR or 10,000 square feet, whichever is the lesser.

List of Excluded Uses:

i) saunas
ii) tennis courts
iii) swimming pools
iv) squash courts
v) gymnasiums and workout rooms
vi) games rooms and hobby rooms
vii) day care centres
viii) libraries (public)
ix) other uses of a public service, social or recreational nature, which in the opinion of the Development Permit Board are similar to the above.

Off-Street Parking

No off-street parking spaces shall be provided in excess of the number of employees on any one working shift.

RECOMMENDED

THAT the Section on Social & Recreational Amenities & Facilities be approved after amending the first paragraph to read 'It is the purpose of this Section to provide in the Downtown area social and recreational amenities primarily for the enjoyment of Downtown residents and employees'.

The question of recreation and changing facilities for City Hall employees was discussed and the Committee

RECOMMENDED

THAT the City Manager, through the Management Advisory Committee investigate the provision of some recreational and changing facilities for City Hall employees.

The Section on Bonuses for Provision of Social and Recreational Facilities was amended to read:

'Where a need for any Public, Social or Recreational Facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council.

cont'd ....

Clause No.1 (continued)

'In determining the increase in floor area or density that may be authorized, the Development Permit Board shall consider:

a) the construction cost of the facility, and
b) any costs to the developer of continuing maintenance required for the facility
c) the rental value of the increased floor area
d) the value of any authorized relaxation of other restrictions.

PROVIDED that such facilities shall be preserved in the public domain by way of a registered agreement and operated by the City or its delegates.'

RECOMMENDED

THAT the Section on Bonuses for Provision of Social and Recreational Facilities, as amended, be approved.

* * * *

Mr. John Coates, Planning Department, submitted a revised section on West End Planning Policies. The Committee considered the Policies, as follows, and took the following action:

OVERALL POLICIES

1. Preserve and improve the West End as a desirable place for a large concentration of people to live, close to downtown.

2. Provide the opportunity for residents to be continuously involved in the planning and development of the West End, in order to create confidence by residents in their local area and in their ability to control its future.

3. Permit the West End to continue to provide a first residence for many newcomers to Vancouver.

4. Replace existing "blanket zoning" with development controls which recognize a variety of different physical and social sub-areas.

RECOMMENDED

THAT with the deletion of the word 'continuously' in Policy #2, the Overall Policies for the West End be approved.

- - - - -

POPULATION

1. Aim to limit the growth of residential population to a maximum of approximately 47,600 by 1988.

2. Take steps to preserve the existing diversity of population, including the small proportion of families with children.

3. Encourage the development of relatively homogeneous neighbourhoods.

4. Encourage the development and preservation of rental housing.

This relates to the massive trend towards the development of self owned suites. One of the West End's traditional and needed functions is as a place of first residence to many newcomers, as well as more permanent accommodation for single persons and the elderly. Rental accommodation

RECOMMENDED

THAT the Policies on Population be approved after amending Policy #3 to read 'Encourage the retention of the character of the existing neighbourhoods in the West End.'

- - - - -

HOUSING

1. Increase variety of housing types.
2. Permit and encourage high standards of design.
3. Permit and facilitate "infill" housing.

RECOMMENDED

THAT Policy #2 be deleted and Policy #1 and #3 on Housing be approved.

- - - - -

HERITAGE

1. Designate and preserve buildings of special heritage value.
2. Develop a workable "transfer of density" technique as a means of preservation of heritage buildings.

RECOMMENDED

THAT the Policies on Heritage be deleted.

- - - - -

COMMERCIAL

1. Reduce commercial densities of Davie Street, Denman Street and the 1600 and 1700 Blocks of Robson Street.
2. Encourage continuous retail or service use frontage on the ground floor of shopping streets.
3. Permit new hotel uses only in transitional areas adjacent to Downtown.
4. Encourage outdoor restaurants and other similar outdoor commercial uses of pedestrian interest.
5. Permit convenience commercial uses within the residential area east of Denman Street.
6. Without curtailing necessary service to the public, the number of service stations should not be increased.

RECOMMENDED

THAT the following Policies on Commercial be approved:

1) Reduce permitted commercial densities of Davie Street, Denman Street and the 1600 and 1700 Blocks of Robson Street.
2) Encourage continuous retail or service use frontage on the ground floor of shopping streets, and arcades on other pedestrian routes, to adjacent streets.

3) Except for small residential hotels that offer facilities to the local community, permit new hotel uses only in transitional areas adjacent to Downtown.

4) Encourage outdoor restaurants and other similar outdoor commercial uses of pedestrian interest.

5) Permit convenience commercial uses within the residential area east of Denman Street.

6) The number of service stations should not be increased.

- - - - -

PARKS

1. Investigate with residents the desirability of mini parks and pedestrian pathways east of Denman Street and south of Davie Street.

2. Preserve existing street trees and plant new ones.

RECOMMENDED

THAT the above Policies on Parks be deferred until after the report reference from the Director of Planning and the City Engineer on West End Traffic Schemes are received.

- - - - -

TRANSPORTATION

1. Continue to reduce through-traffic. Minimize its detrimental effect.

2. Adopt a street classification including the four categories of:

   i. District Arterials
   ii. Local Distributor/Collector Streets
   iii. Local Access Streets
   iv. Lanes.

3. Assume high frequency bus transit service on Davie, Denman and Robson Streets.

4. In conjunction with the Bureau of Transit, investigate the feasibility of transit services on Nelson Street as a possible part of a future downtown system.

5. Require vehicular access to residential buildings from the lane wherever possible.

RECOMMENDED that

(a) Policies #1 and #2 on Transportation be deferred until after the report reference from the Director of Planning and the City Engineer on West End Traffic Schemes are received.

(b) Policy #3 be amended to read 'There shall be good high frequency transit service throughout the West End'.

(c) Policy #4 be amended to read 'That the City Engineer and the Director of Planning, in consultation with the Bureau of Transit investigate alternatives for improving transit in West End'.

(d) That Policy #5 be approved.

PARKING

1. Investigate the feasibility of reducing the existing off-street parking requirements.

RECOMMENDED

THAT the Policy on Parking be deleted.

- - - - -

COMMUNITY FACILITIES

1. Encourage "Community Facility Clusters".

2. Provide floor space incentives for the provision of social and recreational facilities and social services.

3. Permit institutional uses as a part of mixed use developments, e.g. churches and schools.

RECOMMENDED

THAT the above Policies on Community Facilities be approved.

- - - - -

During consideration of the West End Policies, members of the Committee discussed the location of liquor stores in the West End and felt they were not properly situated to avoid traffic back ups.

RECOMMENDED

THAT the Director of Planning discuss with the Liquor Administration Branch, the location of liquor outlets in the West End.

* * * *

It was agreed that the next meeting would be held at 3:00 p.m. Thursday, May 1, 1975, to discuss the Official Development Plan for the West End.

The meeting adjourned at 5:10 p.m.

FOR ADOPTION SEE PAGE(S) 95

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY SERVICES AND FINANCE AND ADMINISTRATION

A Joint Meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday May 1, 1975, at approximately 10:00 a.m.

PRESENT:	Alderman Rankin, Chairman Alderman Boyce Alderman Kennedy Alderman Marzari Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Bowers
COMMITTEE CLERK:	G. Barden

. . . . . .

RECOMMENDATIONS

1. Neighbourhood Services Association - Grant Request

On February 11, 1975, City Council passed the following motions:

> "An interim grant of $32,000 be approved for Neighbourhood Services Association, for services offered by NSA Kits House.
>
> The Director of Social Planning meet with Neighbourhood Services Association to further discuss the Agency's finances, priorities and service proposals with respect to operations in Cedar Cottage and the West End for a report back to the Standing Committees on Community Services and Finance and Administration in early March 1975 with a final recommendation."

The Committee had for consideration a Manager's report dated April 10, 1975, giving background of grants to NSA in 1974 and interim grant in 1975, a brief description on the financial breakdown of the grant requests for Gordon House and Cedar Cottage House and conclusions from the evaluation carried out by the Social Planning Department in March, 1975, (copies circulated).

In 1974 NSA was granted $54,400 from the City for Neighbourhood House operations. In 1975 they have requested $120,000 for Neighbourhood House operations. Representatives of NSA advised that the increased grant request is due to increased costs because of inflation, a fall-off of revenue from other sources and an unfortunate fire at Alexandra Neighbourhood House. The funds were requested to cover salaries, operating expenses and the administrative costs at three neighbourhood houses as follows:

Cont'd...

Clause No. 1 Continued:

A.	Kitsilano House 2305 West 7th Avenue	$32,600
B.	Gordon House 1068 Davie Street	$48,400
C.	Cedar Cottage House 4065 Victoria Drive	$39,000
	TOTAL	$120,000

The Committee felt that a copy of NSA's provisional budget summarized on one page, and answering questions the Committee would want answered, should be circulated to the Committee with their request for a grant. It was reported that NSA is an approved agency for CAP sharing and the NSA costs to be covered by the City for the 1975 grant are mainly salaries, benefits and travelling expenses, which are eligible items for CAP recovery.

It was noted that the Vancouver Resources Board should be in a position in 1976 to co-ordinate and evaluate agencies that provide these neighbourhood services. In the meantime, the Committee felt unqualified to evaluate the NSA programs themselves, and felt they must rely on the Social Planning Department's evaluation.

Following further discussion it was,

RECOMMENDED

(a) THAT City Council approve an additional grant of $48,000 to the NSA to be allocated among the three neighbourhood houses at the discretion of the NSA Board of Governors to bring the total City grant to the NSA in 1975 to $80,000. ($32,000 plus $48,000: Net cost to the City $40,000 after CAP recovery.)

(b) The source of funds to be Contingency Reserve.

NOTE: Alderman Marzari put the following motion that resulted in a tie vote and therefore was lost.

"THAT City Council approve a total grant to NSA in 1975 of $100,000."

(Aldermen Volrich, Kennedy and Sweeney opposed)

2. Family Service Centres - Grant Request

On February 11, 1975 City Council passed the following motions:

"An interim grant of $21,200, equal to one half of last year's allocations, be approved for Family Service Centres.

The Director of Social Planning meet with the Family Service Centres to further discuss the agency's finances, priorities and service proposals to the City for report back to the Standing Committee on Community Services and Finance and Administration in early March, 1975 with a final recommendation."

Cont'd...

Clause No. 2 Continued:

The Committee had for consideration a Manager's report dated April 26, 1975, outlining the Family Service Centres grant request of $72,714 for 1975 for two services - local area family programming ($32,100) and family life education ($40,614). The report gave details of the agency's finances, priorities and service proposals, (copies circulated).

Representatives of the Family Service Centres were questioned as to whether the increased grant requested was for an expansion of services and they stated that their program is growing and this would require an expansion of some positions.

The Social Planning Department felt they presently have sufficient staff to handle an expanded program.

Following further discussion it was,

RECOMMENDED

A. (i) THAT City Council approve an additional grant of $10,900 to be combined with the $21,200 previously approved by Council to give a total grant of $32,100 to fund local area program staff as follows:

One full-time position	-	Renfrew Collingwood	$14,150
One-third Coordinator's salary	-	Dunbar-West Point Grey	3,800
One-full time salary	-	Killarney Fraserview	14,150
Total Local Area Program			$32,100

(ii) THAT the City be invoiced quarterly by Family Service Centres for these services.

B. (i) THAT City Council approve an additional $10,000 of net program costs for Family Life Education groups provided by other than local area staff. It is suggested that the majority of these groups be for families with pre-school children.

(ii) THAT the City be invoiced by Family Service Centres for the net program costs of programs actually carried out by Family Service Centres on a quarterly basis.

C. THAT City Council support application of Family Service Centres to the Community Resources Board and the Vancouver Resources Board for financing of local area program staff in 1976.

Cont'd...

Clause No. 2 Continued:

These additional grant recommendations of $20,900 ($10,900 in A. (i) and $10,000 in B. (i) above) added to the $21,200 approved by Council on February 11, 1975, result in a 1975 civic grant to Family Service Centres of $42,100. (This agency is approved for CAP funding and therefore the total net cost is $21,050 after estimated CAP recovery.)

The Comptroller of Budgets advises that if this request is approved the source of funding for the additional net City cost of $10,450 will be Contingency Reserve.

FOR ADOPTION SEE PAGE(S) 90

The meeting adjourned at approximately 12:00 noon.

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

May 1, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 1, 1975 in the No. 1 Committee Room, third floor, City Hall, at approximately 3:05 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy
COMMITTEE CLERK:	M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process

At the meeting on April 29, 1975, the Committee dealt with the remaining policies for the Downtown as well as policies for the West End.

The Committee considered the Official Development Plan for the West End (on file in the City Clerk's Office), a By-law to regulate the West End Comprehensive Development District (WECDD). As is the case with the Downtown Comprehensive Development District, consideration of development permit applications in the WECDD will be based upon policies and regulations of the Official Development Plan and policies of the Design Guidelines.

The Committee agreed that the section on Land Use would have to be reworded to reflect the following comments:

- in the section on permitted uses, "Residential" should include infill housing; and "Social, recreational or cultural ...." should be more specific

- "C" should read "Small scale commercial uses ...."
  "CH" should read "Small scale residential hotels."

- Convenience commercial uses and new housekeeping units would be allowed throughout the residential area of the West End.

With respect to convenience commercial uses the section should state that the Development Permit Board shall consider the opinions of the immediate neighbourhood.

During the discussion on hotels, the Committee

RECOMMENDED

THAT the Director of Planning consider locations where hotels could be located near the waterfront in the West End;

FURTHER THAT the map showing Uses be amended to indicate hotels permitted along the southern perimeter.

Cont'd . . .

Clause #1 continued:

The Committee discussed the fact that some apartments were converting to hotel use as apartment use was uneconomic due to rent controls.

RECOMMENDED

THAT the Director of Planning be requested to undertake a study of the impact of rent controls on the development of the West End, and report back to the Committee.

- -

The following section on Density was discussed at length:

"The West End is and will remain a high density residential area. However, the maximum density permitted is varied in different areas within the District in recognition of social and physical differences which exist at present.

1. Permitted Density (F.S.R.)

The maximum permitted floor space ratio shall be as shown in Map B.

In addition, however, the maximum floor space ratio of 2.2 for the local commercial areas shall be comprised of a maximum commercial floor area of 1.2, with the additional 1.0 being comprised of other permitted uses.

2. Permitted Density (D.U.A.)

In order to encourage a population and household mix within the District, the Development Permit Board may, in its discretion, prescribe maximum density in dwelling units per acre (D.U.A.) as shown on Map C. The densities indicated are a guide to the Development Permit Board in the exercise of its discretion and are subject to the following variations:

(a) 20% of units approved in the areas designated at 83 and 100 units per acre should be 2 bedroom suites or larger suitable for families with children.

(b) With the exception of the residential area west of Denman Street, the maximum residential density of areas designated at 110 units per acre may be increased to 140 units per acre, on condition that the increased density consists of two to three bedroom units.

(c) The maximum number of units per acre may also be varied in order to accommodate proposals for senior citizen, housekeeping or personal care units."

RECOMMENDED

THAT, after amending Map B to reduce the 2.75 fsr on the southern perimeter to 2.2 fsr, the section on Densities; including maps indicating Building Densities-FSR and Residential Densities - Units per Acre; be approved.

- -

The Committee considered the following section on Height of Buildings:

"1. The height of buildings shall not exceed 60 feet except as provided for in 2. below; and

(a) shall be in conformity with the height envelope illustrated below which is based upon:

(i) a 30° angle of sunlight, at either equinox in order to provide direct sunlight at the property line on the opposite side of a 66-foot street; and

(ii) a 40° angle of vision from the sidewalk on the opposite side of a 66-foot street.

2. For point towers, subject to general compliance with the Design Guidelines; but in no case shall the height of any building exceed 210 feet."

Cont'd . . .

Clause #1 continued:

RECOMMENDED

THAT the section on Height of Buildings be approved after amending 2 to read:

"For point towers, subject to general compliance with the Design Guidelines; the height of any building shall not exceed 210 feet."

(Alderman Bowers wished to be recorded as opposed.)

The section on Parking and Loading, as follows, was considered:

"Parking facilities within the District should be provided underground except on sites of less than 9000 sq.ft. or should have attractive landscaping or screening from surrounding streets and open spaces. Loading areas shall also be screened and wherever possible, accessible only from lanes.

1. Parking

The provision of parking shall be in accordance with the provisions of Section 12 of the Zoning and Development By-law No. 3575.

2. Loading

The provision of loading spaces shall be in accordance with the provisions of Section 13 of the Zoning and Development By-law No. 3575."

RECOMMENDED

THAT the section on Parking and Loading be approved.

The section on Social and Recreational Amenities and Facilities, as follows, was discussed:

"It is the purpose of this Section to provide in the West End area social and recreational amenities for the enjoyment of residents and of the general public. Social and recreational amenities include such things as:

1) facilities which provide opportunities for physical fitness;
2) facilities for general recreation;
3) facilities which provide a service to the public.

Facilities or areas which contribute to physical amenity, such as parks, plazas, arcades or ornamental elements in the landscape, are not included in this Section. These items and others of a similar nature will be provided where appropriate, as part of the design of the buildings.

I. Exclusion From Floor Space Ratio

The following amenities and facilities are excluded from the FSR limitation provided that the area of such excluded facilities contained in this Section does not exceed 20% of allowable FSR or 10,000 sq.ft. whichever is the lesser. Such facilities will be excluded from the FSR provided that the areas are open and free-of-charge to building residents, tenants and employees.

List of Excluded Uses:

i) saunas
ii) tennis courts
iii) swimming pools
iv) squash courts
v) gymnasiums and workout rooms
vi) games rooms and hobby rooms
vii) other similar related indoor uses of a social or recreational nature which in the opinion of the Development Permit Board are of a type which contribute to Social Amenity."

Cont'd . . .

Clause #1 continued:

"II. Bonuses For A Provision of Social and Recreational Amenities

The Development Board may at its discretion permit a density increase equal in value on a pro-rata basis, to the financial cost of providing such a social or recreational facility, where there is a demonstrated need for a proposed facility to serve the public of an immediate neighbourhood or the public in general, provided that:

i) such facilities are completed to the satisfaction of the Development Board; and

ii) such facilities shall be placed under the control of the City or its delegates."

It was agreed to revise the above to conform with the section in the Official Development Plan for the Downtown i.e. the first paragraph should be amended to read ".... social and recreational amenities primarily for the enjoyment of West End residents. Social and ....". The last sentence in "Exclusion from FSR" should read ".... provided that the areas are open and primarily for the use of building residents, tenants and employees."

RECOMMENDED

THAT the section on Social and Recreational Amenities and Facilities, as amended, be approved.

- -

The Committee

RECOMMENDED

THAT the Director of Planning prepare a report for submission to a Public Hearing outlining interim changes in the By-law for Downtown to permit mixed residential uses and include the provision of social and recreational facilities;

FURTHER THAT the Official Development Plan for the West End, as amended, be referred to a Public Hearing.

Mr. Ray Young, Social Planning Department, requested clarification with respect to the Council resolution for the Adams Property, 1100 Alberni, and the Committee

RECOMMENDED

THAT the submission of the Official Development Plan for the West End to a Public Hearing would not obviate the need for a separate rezoning application to CD-1 for the property at 1100 Alberni Street for submission to a Public Hearing.

It was agreed that the next meeting would be held at 3:30 p.m., May 8, 1975 to discuss Design Guidelines for the West End and the Downtown.

FOR ADOPTION SEE PAGE(S) 98/100

The meeting adjourned at 6:00 p.m.

* * * * * * *

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

May 1, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, May 1, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin (Chairman)
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: R. Demofsky

RECOMMENDATIONS

1. Neighbourhood Pub Application - 7619 Nanaimo Street

The Committee on March 20, 1975 deferred consideration of the above application to permit Mr. Wynne an opportunity to appear before this Committee.

Submitted for the Committee's consideration was a copy of a memorandum from the Director of Permits and Licenses to Alderman Rankin dated April 16, 1975 advising that "Mr. Wynne had been interviewed and advised of the various conditions which he must meet. It is anticipated that some difficulty might be experienced in gaining neighbourhood support. Our survey indicates that the site is located in a small neighbourhood, C-1 shopping area, consisting of three or four stores and a service station. Immediately to the east (across Nanaimo Street) is a fairly large park and a school. The park site is actively used by considerable numbers of school children. South and west of the proposed site is entirely made up of single family dwellings. Immediately north of the site, some 150 yards distant, is a church which also contains an active day care centre."

Mr. E. Ford of the Permits and Licenses Department advised the Committee that in view of the above information his Department could not support this particular application.

Mr. Wynne was not present today.

RECOMMENDED

THAT the application of Mr. B. Wynne for a neighbourhood pub at 7619 Nanaimo Street not be approved.

2. Frog Hollow Information Centre Society - Request for Creation of Park on City-Owned Land

The Committee considered a letter from the Frog Hollow Information Centre Society dated March 13, 1975 which is on file in the City Clerk's Office and stated in part:

"The Frog Hollow Information Centre Society has been approached by a group of local citizens living in the vicinity of 7th Avenue and Renfrew Street, to look into the possibility of a park setting to be put into the Lot #22-33, Block 13, North Renfrew Section THSL.

Cont'd . . .

Clause #2 continued:

Two years ago these citizens asked us to look into this same piece of property and were told by City Hall that a Senior Citizens Complex was being built. This letter was dated March, 1973.

As the land is not being used at the present for anything and is becoming an eyesore and going to waste, we feel that City Council might consider clearing the north side of 7th Avenue and put in a small park (swings, sandbox, etc.) and a few benches where old people can relax and enjoy the atmosphere.

Could you please contact citizens through the Frog Hollow Information Centre Society to discuss this matter at your earliest possible convenience."

The Committee also considered a Manager's report dated April 7, 1975 which is also on file in the City Clerk's Office and stated in part:

"The subject site is reserved for potential multi-care facility and possible replacement for Taylor Manor. This property will be reserved until such time as the Medical Health Officer has had the opportunity to complete his studies on the matter. If this site is abandoned for the above proposed use, alternative uses for this site, including a park, low density multiple housing, and senior citizens housing can be examined. With respect to the park alternative, the Park Board advised in the past that the community is adequate in terms of provision of park.

The suggestion from Frog Hollow Information Centre has merit. It is suggested, however, that the expenditure of sums of money on improvement of this property at this point and time would be an expense which would be better diverted to an existing park or school site in the community. The site to the north, which is a site that has been offered to various senior citizens groups for housing, could provide passive space for senior citizens in the community. It is recommended, that:

1) Frog Hollow Information Centre Society be thanked for their suggestion.

2) In establishing the conditions of development for senior citizens development to the north, the suggestions of the Information Centre Society be taken into account."

The Chairman reminded representatives of the Frog Hollow Information Centre Society that this particular City-owned site was scheduled for the future development of a multi-care facility, and that once construction on this project was ready to begin, the Frog Hollow people would have to vacate the site. Representatives of Frog Hollow expressed their understanding of this matter, and advised that they wanted to use it for a children's park right now in view of the shortage of playing space in this area.

Mr. Ron Youngberg of the Planning Department noted that even when the multi-care facility is constructed some open space would be required

RECOMMENDED

THAT the City of Vancouver lease the City-owned site on the north side of Renfrew Street being Lots 22-33, Block 13, North Renfrew Section THSL, to the Frog Hollow Information Centre Society for $1.00, for the purpose of an adventure playground for the children, and benches for senior citizens.

Cont'd . . .

Clause #2 continued:

FURTHER THAT the Frog Hollow Information Centre Society is aware that the site will be used in the future for a multi-care facility, and they may be asked to vacate the site upon 60 days notice to be given to the Frog Hollow Information Centre Society.

FURTHER THAT the Frog Hollow Information Centre Society produce evidence of liability insurance on this site.

The Committee suggested that the Frog Hollow Information Centre Society approach the Hastings-Sunrise Resources Board to request funding for leveling and fencing on the site.

INFORMATION

3. Inter-Tribal Housing and Heritage Society - Nasaika Lodge - Request for Use of City-Owned Land

On March 20, 1975 the Committee heard representations from the Inter-Tribal Housing and Heritage Society requesting the City to assist them in obtaining a house, preferably City-owned, from which to operate programs for native people. At that time the Committee resolved that the Property and Insurance Office report back on the suitable premises available for use by the Society.

The Committee today considered a Manager's report dated April 18, 1975 which is on file in the City Clerk's Office and stated in part:

"The Supervisor of Property & Insurance reports as follows:-

'All City-owned buildings not in use for civic purposes are fully occupied and there are at present no premises available. Nor is this office aware of any vacancy occurring in the near future. The major portion of City-owned buildings under lease of or rental agreements are single or multiple dwellings, and as a landlord, the City is required to abide by the Landlord and Tenant Act, which act permits the giving of notices to vacate only under certain conditions.'"

No representation from the Inter-Tribal Housing and Heritage Society - Nasaika Lodge was present, and it was

RESOLVED

THAT the above noted City Manager's report dated April 18, 1975, be received.

RECOMMENDATION

4. SEARCH - Grant Request

The Committee considered a Manager's report dated April 16, 1975 dealing with the Society for Education Action Research and Counselling on Homosexuality, and Gay Bars.

This report, which is on file in the City Clerk's Office, stated in part:

" The Director of Social Planning reports as follows:

On October 11, 1974, Council considered a grant request from the Gay Information Service. The application was referred to the Social Planning Department for a report. On November 28, 1974, the Social Services Committee considered a report from the Director

Cont'd

Clause #4 continued:

of Social Planning recommending no grant. The Committee requested that the Director of Social Planning report back to the Committee after meeting with representatives of the Health Department, the Gay Information Service (GIS) and the Gay Alliance Toward Equality (GATE) to work out suitable terms of reference for assisting these groups."

This meeting was held the following week. At that time, it was announced that a new organization with a membership of 250 had been formed - The Society for Education Action Research and Counselling on Homosexuality (SEARCH) - which had absorbed GIS. One of the results of this first meeting was a set of 7 recommendations from SEARCH dealing with the licensing and regulation of gay clubs. On December 17, 1974, City Council approved the following motion:

> "THAT Council affirm its determination that the licensing and regulations of all clubs be carried out equitably and without discrimination;
>
> FURTHER that recommendations 1,2,3,4,6 and 7 of SEARCH be received and recommendation 5 be deleted; such recommendations to be referred to the Director of Social Planning for report back." (See attached)

Since the beginning of this year, the three gay clubs, B.J.'s, Playpen and Faces, which were represented by SEARCH, have been operating on banquet permits two nights a week and there have been no problems. All three clubs have applied for charters under the Societies Act and will apply for liquor licenses when the charters are granted. Recommendation 2 of the SEARCH report, which was received by Council, requested "that the City strongly recommend to the Police Department the granting of banquet permits during a period of not more than six months to the unlicensed gay clubs extant on October 15, 1974". This six month period ends in June 1975. Prior to this date, the Director of Social Planning will report on the situation.

In subsequent meetings with SEARCH, the grant request for an information service and the VD problem were discussed. SEARCH's objectives as stated in its name are: education, action, research, and counselling on homosexuality. By setting up a centre, SEARCH hopes to be able to provide services that will help integrate rather than separate the homosexual and society. The centre, which would be open Monday to Saturday from 10am to 10pm and Sunday, 12 - 6pm, would serve as a clearing-house for accurate information on homosexuality and would conduct programs directed at a better understanding of the homosexual and his problems and adaptations. Representatives of the Health, Police, VGH Social Service Departments and the UBC School of Social Work agree that social service professionals and their clients could benefit from the education liaison and resource services proposed. At present, there is no agency to which such professionals can turn when confronted with a serious problem involving homosexuality.

SEARCH proposes that the centre be staffed by a Co-ordinator and a Community Education Worker. The Co-ordinator's responsibilities would include: operation of the centre, answering enquiries, maintaining a library and arranging for dissemination of information. The Community Education Worker would assist the Co-ordinator and also would liaise with community and professional groups to arrange guest lecturers and educational programs. Both staff would co-operate with the Police, Health and Social Planning Departments in dealing with such issues as the licensing of gay clubs and VD problem among homosexuals.

SEARCH is requesting a grant of $17,899 from the City to cover the salary of the Community Education Worker, operating costs and promotion and education for one year. The Vancouver Resource Board has approved a grant of $9,435 to cover the salary of the Co-ordinator but did not provide any funds for operating costs. SEARCH budget is attached in Appendix I.

.ause #4 continued:

ıe Director of Social Planning recommends that:

the City approve a grant of $8,424 to SEARCH to pay the salary of the Community Education Worker;

the City pay half the operating costs in the amount of $4,737, subject to the condition that the Vancouver Resource Board agree to pay the other half;

SEARCH undertake to raise funds from its membership and other sources to meet operating expenses in subsequent years if the program continues.

ıe Director of Social Planning will make application for 50% cost-ıaring for this program under the Canada Assistance Plan. Should ıch funding be forthcoming, the net cost to the City would be proximately $8,949.00

The Comptroller of Budgets advises that, if this report is approved, the source of funding will be Contingency Reserve."

)TE FROM CLERK: The Comptroller of Budgets also advises that if the three recommendations outlined above are approved the City of Vancouver will disperse only $13,161 with the Vancouver Resources Board dispersing the balance of $4,738 to bring the total to $17,899.

Mr. W. Haig of SEARCH advised that this organization represented ıe majority of gay people in the City of Vancouver. Such an organiza-.on could provide very valuable services to gay people, such as ɜlping to find employment and accommodation.

Susan Anderson of the Social Planning Department advised that ıis Department could survey the work being done by SEARCH and out-.ne the services being provided.

The Committee noted that it would be useful to have SEARCH work ı conjunction with other social service organizations. The Committee .so noted that there are illegal gay clubs operating in the City. ·. Haig advised that his organization would try to co-operate fully .th the City and thus attempt to self-police the gay groups in ıncouver.

Following discussion it was

ECOMMENDED

THAT the three recommendations outlined in the City Manager's report dated April 16, 1975 be approved.

(Alderman Volrich and Alderman Sweeney are recorded as voting against this recommendation.)

NFORMATION

- Youth Problems and Programs in the City of Vancouver

Submitted was a memorandum dated April 29, 1975 from Alderman ıarzari to Alderman Rankin. This memorandum which is attached noted that Vancouver City Council on April 8, 1975, passed the following motion:

Cont'd . . .

Clause #5 continued:

"THAT the Social Planning Department be instructed to organize a meeting of the Standing Committee of Council on Community Services with the School Board, Park Board, Police Department and youth agencies on youth problems and the funding of youth programs throughout the City."

The memorandum went on to outline Departments and organizations involved and the nature of the problem.

Following discussion it was

RESOLVED

A. THAT the report be received and the process outlined therein be approved.

B. THAT this matter be discussed at a meeting in approximately two week's time with representatives of the School Board, Park Board, Police Department and youth agencies in order to get a firm commitment that these groups will actively get involved with this process.

FOR ADOPTION SEE PAGE(S) ~~20~~ 100

The meeting adjourned at approximately 4:53 p.m.

* * * * * * * * * * * * * * *

DISTRIBUTED MONDAY

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VI

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

May 8, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 8, 1975, at 1:30 p.m., in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Marzari

ABSENT: Alderman Kennedy
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. 1976-80 Five Year Plan Plebiscite(s)

On February 11, 1975, the Council adopted the following recommendation of the Finance Committee:

"THAT the Plan be presented in such manner that citizens will have the opportunity of approving or disapproving portions of the plan and, to this end, that the Director of Finance and the City Clerk report to the Committee on how best the plan may be presented in component parts."

and instructed the Committee consider further the date for submission of the plebiscite(s). As the form of ballot is mainly an electoral matter the views of the City Clerk are submitted herewith and subscribed to by the Director of Finance and the Director of Legal Services.

The Committee had for consideration a memorandum from the City Clerk dated May 5, 1975, outlining three ballot forms as follows:

"I. One Ballot - one question

One ballot - on which would be one Five Year Plan question, all inclusive in amount and details, on which the voters can place an "X" opposite their choice of 'Yes' or 'No'.

II. One Ballot - several questions

One ballot - on which there would be placed several questions in one of the following 2 ways:

(For example only, assume 3 questions)

(a) Questions a, b and c each identified on the ballot separately and distincly in accordance with Section 245.

or

(b) Questions on a compound basis i.e. question a then question b; to include question a and question c; to include questions a and b.

NOT RECOMMENDED BECAUSE:

(i) The ballot would be quite large and encumbered with much detail;

(ii) Multiple choice ballots can cause confusion for the voters;

cont'd....

Clause No. 1 continued

(iii) The multiple choice system complicates the counting arrangement;

(iv) Will increase the rejected ballot situation as rejection of any one question on the ballot would cause rejection of the entire ballot;

(v) The multiple choice ballot could cause a high percentage of blank ballots.

III. Several Ballots - several questions

Several ballots - as many ballots as there are questions to be asked; in other words each Five Year Plan question be submitted and voted on separately.

- this is the most direct and simplest way to obtain the opinion of the voters, when choices given.
- it is the simplest balloting system for recording results.
- rejected ballots apply only to the particular ballot in question.
- blanks should be less.

The report recommended as follows:

A) that the Five Year Plan submission, if it includes several questions, be submitted to the electors under Section 245 of the Charter on the basis of a separate ballot for each question.

B) that the date of this particular election be set as Wednesday, November 5, 1975."

During discussion, it was noted that local Municipal elections will be held on November 15th, and could have some effect on the Five Year Plan publicity. The Engineering Department advised they have been working on the assumption that the plebiscite(s) would be held in early October and if it is moved to November, their Court of Revisions will not get handled until next year.

The City Clerk advised of the reasons why the November 5th date was recommended and in the main, it dealt with the time required in order to complete the printing of the interim Voters' List and prepare for this election. He stated a further check could be made to see if the list could be completed in time for an early October plebiscite(s).

After further discussion, it was

RECOMMENDED

(a) That the Five Year Plan submission, if it includes several questions, be submitted to the electors under Section 245 of the Charter on the basis of a separate ballot for each question;

(b) That the City Clerk and the Director of Finance be requested to further consider the possibility of a plebiscite(s) being held in early October and report back to the Committee.

FOR ADOPTION SEE PAGE(S) 102

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 15, 1975

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, May 15, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Rankin, and Sweeney

ABSENT: Aldermen Bowers, Marzari and Volrich

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Antoinnette Lodge

An application was received from Jonathan Yardley, Architect, to rezone Lots 25 - 28; Block 53; D.L. 196; 500 Block East Cordova,

From: M-2 Industrial District

To: CD-1 Comprehensive Development District

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

1. Uses: (a) Hostel, containing 6 sleeping units and 72 units with washroom and cooking facilities

(b) Customary accessory uses

F.S.R.: not to exceed 2.0. In computing the floor space ratio, the floor area of the building shall be measured, on all floors, from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area)

Height: not to exceed 4 storeys plus a basement nor 48 feet above the average building grade on East Cordova as established by the City Engineer

And subject to the following:

2. That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel and the Development Permit Advisory Committee having particular regard to overall design, suitable treatment of open spaces, landscaping and adequate provision for suitable service areas.

Cont'd...

Antoinnette Lodge (Cont'd)

The Vancouver City Planning Commission approved the application except that the Floor Space Ratio shall not exceed 2.25.

The Applicant, Mr. Yardley, advised Council that it is now proposed to construct 78 units with washroom and cooking facilities and delete the sleeping units. He further stated that it would not be possible to provide this amount of accommodation if the Floor Space Ratio were less than 2.25. The restriction to a Floor Space Ratio of 2.0 would in fact make the development uneconomic.

Mr. Ney, property owner in the area suggested that this development would have been more properly located adjacent to Oppenheimer Park. He also stated that apparently construction had already started on this site.

The Mayor suggested that Mr. Ney get in touch with the Planning Department to discuss future rezoning plans for the area.

Mr. M. Geller, Central Mortgage and Housing Corporation, assured Council that construction has not already commenced at this site prior to approval of the rezoning application.

Miss K. O'Shaughnessy, member of the citizen participating group working with the architect on this project addressed Council in support of the proposal.

Mr. V. Black, Administrator of Western Marine Supply pointed out that his company uses the lane directly behind the project for loading and unloading and suggested this might cause problems for the residents.

The Mayor called for further persons interested; there being none, it was,

MOVED by Ald. Harcourt,
THAT the application be approved with the CD-1 By-law restricting development as follows:

1. Uses: (a) Hostel,containing 78 units with washroom and cooking facilities

   (b) Customary accessory uses

   F.S.R.: not to exceed 2.25. In computing the floor space ratio, the floor area of the building shall be measured, on all floors, from the outer limits of the building (excluding balconies not to exceed 8% of the total floor area)

   Height: not to exceed 4 storeys plus a basement nor 48 feet above the average building grade on East Cordova as established by the City Engineer

And subject to the following:

2. That the detailed scheme of development be first approved by the Director of Planning after having advice from the Urban Design Panel and the Development Permit Advisory Committee having particular regard to overall design, suitable treatment of open spaces, landscaping and adequate provision for suitable service areas.

Cont'd...

2. Southeast Corner of Cassiar and Adanac Streets
Lot A of NE¼ Section 26, and the W½ of NE¼ Section 27, T.H.S.L., Plan 100 and the balance of NE¼ Section 26, T.H.S.L., Plan 12251; plus the abutting 40 foot road allowance

An application was received from the Director of Planning to rezone,

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District

The application was approved by the Director of Planning, with the CD-1 By-law restricting the development as follows:

1. Uses

(a) apartment buildings;
(b) townhouses;
(c) duplexes and semi-detached dwellings;
(d) one-family dwellings;
(e) retail store catering to the day-to-day needs of residents of the local neighbourhood, gross floor area not to exceed 4,000 square feet;
(f) day care centre;
(g) local area activity centre, gross floor area not to exceed 6,500 square feet;
(h) elementary school;
(i) buildings or uses customarily ancillary to the above uses;

subject to such conditions as Council may by resolution prescribe.

F.S.R.

The floor space ratio shall not exceed 0.75. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings of more than four feet in height) of all buildings shall be included, both above and below ground, and measured to the extreme outer limits of the buildings.

Density

The number of dwelling units shall not exceed 25 units per acre.

Height

(a) The height of one-family and two-family dwellings shall not exceed two storeys plus cellar.
(b) The height of the existing building is not to exceed two storeys plus basement and attic.
(c) A maximum of one-third of the dwelling units will be permitted in three-storey structures.

Site Coverage

Site coverage, including buildings, vehicular areas and parking, is not to exceed 40 per cent.

Parking

For family housing, one and one-half parking spaces per unit are required. For senior citizens' housing financed or eligible for assistance under the Elderly Citizens' Housing Assistance Act, one parking space per six units is required.

Cont'd...

Clause No. 2 Continued:

and subject to the following:

2. THAT the detailed scheme of development be approved by the Director of Planning after having advice from the Urban Design Panel having particular regard to overall design, provision of suitable open spaces, landscaping, and suitable motor vehicle ingress and egress.

The application was approved by the Vancouver City Planning Commission.

The Mayor called for interest from the audience; there being no speakers, it was,

MOVED by Ald. Harcourt,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8:00 p.m.

The foregoing are minutes of the Special Council Meeting (Public Hearing) of May 15, 1975, adopted on May 27, 1975.

A. Phillips
MAYOR

R. N. Ladd
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 27, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Bridge River Elementary School, Shalath, B.C., under the direction of their Principal, Mr. K.A. Hood.

'IN CAMERA' MEETING

The Council was advised that there were two matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council Meeting of May 13, 1975, with the exception of the 'In Camera' portion, together with the Minutes of the Special Council Meeting (Public Hearing) of May 15, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Point Grey Road Property Acquisition - 3623 Cameron Avenue.

At its meeting on May 6, 1975 Council deferred consideration of a clause in the Manager's report (Building and Planning Matters) dated May 2, 1975, concerning Point Grey Road Property at 3623 Cameron Avenue, pending the hearing of a delegation on the subject.

Mr. Ehrenholz, representing the owner, addressed the Council speaking in support of a Development Permit application to construct a grade level wood deck which would extend from the rear of the building and out over the existing seawall. The City officials recommended that the Development Permit application be refused.

Cont'd.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Point Grey Road Property Acquisition
- 3623 Cameron Avenue. (Cont'd)

Mr. Ehrenholz filed with Council a letter from Miss Morrison, a neighbour adjacent and to the west of 3623 Cameron Avenue, advising that she had no objection to the deck being constructed. A map and photographs were displayed to the Council Members.

MOVED by Ald. Bird
THAT the matter of retaining walls and overhanging decks in this area be referred to the Standing Committee on Planning and Development for report, and Development Permit No. 69584 in respect of 3623 Cameron Avenue be not granted at this time.

- CARRIED UNANIMOUSLY

Development of Harbour Park

Council, on May 6, 1975, when considering a memorandum and recommendations from the Mayor on the matter of development of Harbour Park, approved one of the recommendations of the Mayor, after amendment, regarding the proposal call for the 3.4 acres of freehold property owned by the City in this location. The Council at that time deferred the other recommendations of the Mayor pending the hearing of a delegation from the "Save the Entrance to Stanley Park" Committee.

Pursuant thereto, Mrs Iredale, representing the Committee, addressed the Council and filed a brief proposing that the area be utilized in connection with the forthcoming U.N. Conference to be held in 1976, and in this regard the City approach the Federal Government to consider funding the money necessary for the City to retain the site at no expense to the local taxpayers.

Mrs. Clyne and Mrs. McKechnie also addressed Council in support of the "Save the Entrance to Stanley Park" Committee's submission.

The Mayor advised that he had several times discussed with the Hon. Ron Basford the matter of funds being made available for the property, but had been unsuccessful.

The Director of Planning advised the Council generally on the contents of the proposal call and indicated that it is possible that proposals received could be submitted to Council by October of this year.

MOVED by Ald. Harcourt
THAT the recommendations of the Mayor, as contained in his memorandum of April 28, 1975, be approved, after amendment to read as follows:

> THAT the Director of Planning create an Advisory Committee, subject to Council's approval, to make recommendations to Council when the proposal calls are received.

(Underlining denotes amendment)

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Development of Harbour Park (Cont'd)

THAT the City commit $1 million, from the proceeds of the sale of the 3.4 acres, for Park development, that development to be undertaken as soon as possible.

THAT the Director of Planning advertise nationally and issue the proposal call in connection with this City-owned property.

- CARRIED

(Ald. Boyce and Kennedy opposed)

MOVED by Ald. Boyce
THAT a Committee be appointed by the Mayor to discuss again with the Federal Government the availability of Federal funding for the 3.4 acres in question.

- CARRIED UNANIMOUSLY

Grant Requests - Appeals.

Council, on May 13, 1975, deferred consideration of clauses 1 and 2 of the report of the Joint Meeting of Community Services and Finance and Administration dated May 1, 1975, pending appeals from Neighbourhood Services Association and Family Service Centres.

Neighbourhood Services Association.

Mr. Hugh Smith, representing Neighbourhood Services Association filed a brief in which the organization asked for the full amount of its original request of $120,000. The brief referred to the services provided by the Association.

MOVED by Ald. Bowers
THAT a total grant for 1975 of $80,000, be allocated between the three Neighbourhood Houses at the discretion of the Neighbourhood Services Association Board of Governors, subject to the usual C.A.P. cost-sharing:

FURTHER THAT the funds be allocated from Contingency Reserve.

- (carried)

MOVED by Ald. Marzari (in amendment)
THAT the figure of $80,000 in the foregoing motion of Alderman Bowers be struck and the figure of $100,000 be inserted in lieu thereof.

(Ald. Bowers, Boyce, Kennedy, Sweeney & Volrich opposed) - LOST NOT HAVING THE REQUIRED MAJORITY

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Family Service Centres

Mr. Pegg, representing Family Service Centres of Greater Vancouver addressed the Council and filed a brief in support of an additional amount of $16,000 to be applied towards "Learning for Family Living" programme.

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Grant Requests - Appeals

Family Service Centres (Cont'd)

MOVED by Ald. Harcourt
THAT a total grant to the Family Service Centres of Greater Vancouver be approved in the amount of $32,100 to fund local area programme staff as described in the Committee's report.

FURTHER THAT the City be invoiced quarterly by Family Service Centres for these services.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt
THAT an additional grant to Family Service Centres in the amount of $26,160 for family life education, be approved in accordance with the conditions detailed in the Committee's report:

FURTHER THAT City Council support the application of Family Service Centres to the Community Resources Board and the Vancouver Resources Board for financing of local area program staff in 1976.

(Ald. Bird, Bowers, Kennedy and Volrich opposed.)

- LOST - NOT HAVING RECEIVED THE REQUIRED MAJORITY.

MOVED by Ald. Bowers (in amendment)
THAT the figure of $26,160, contained in the foregoing motion by Alderman Harcourt be struck and the net figure of $10,000 be inserted in lieu thereof.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

For convenience the motion by Alderman Harcourt was put first and was LOST:
The motion by Alderman Bowers was then put and CARRIED UNANIMOUSLY.

DELEGATION AND CITY MANAGER'S REPORT

Combined Through Bus Route 27:
S/E Vancouver to Kootenay Loop.
(Manager's Report 'B' May 21, 1975)

Under date of May 21, 1975 the City Manager submitted the following report of the City Engineer on the matter of a Combined Through Bus Route from South East Vancouver to Kootenay Loop:

"On May 30, 1975, the Bureau of Transit will introduce improved bus services of a minor scale in south-east Vancouver. Presently, the No. 21 Kerr bus route and the No. 27 Rupert bus route are separate services terminating in Joyce Loop. These bus routes will be combined as a through-route service, resulting in a continuous bus route from south-east Vancouver to the P.N.E. area thereby, by-passing the lay-over requirement in the Joyce Loop. The new route will be known as the No. 27 Rupert route (see attached plan).

This situation will result in a better peak hour service for bus patrons of the Kerr service, since the frequency in the peak hour is increasing from 15 minutes to 10 minutes. This change will reduce the number of buses using the Joyce Loop because lay-overs for this service have been eliminated in the loop, and because the stop for southbound patrons have been relocated from the loop to the west side of Joyce Street. As a result, the back-up problem experienced at the loop with buses blocking the sidewalk, a source of complaints in the past, should be eliminated.

The new bus stop for southbound buses will be on Joyce Street far-side of Kingsway. A bus shelter is planned for this location. As in the past, the Joyce Loop will be used as the stop for northbound buses in this general area.

The City Engineer recommends that a bus stop be approved for the new No. 27 Rupert service on the west side of Joyce Street at Kingsway."

Cont'd

DELEGATIONS AND CITY MANAGER'S REPORT (Cont'd)

Combined Through Bus Route 27;
S.E.Vancouver to Kootenay Loop (Cont'd)

With the permission of Council Mrs. E. Nichols and other representatives addressed Council objecting to the south-bound bus stopping on Joyce Street across from the Loop. Reference was also made to a letter received by the Group some time ago from the Bureau of Transit, suggesting discussion would take place before the service would be implemented.

MOVED by Ald. Rankin
THAT this matter be referred to the Official Traffic Commission for discussion with representatives from the Bureau of Transit and the delegation heard this day, and in the meantime the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Jericho - Demolition of Buildings 49, 32 and 25

The Chairman of the Park Board addressed Council speaking in support of the following letter dated May 27, 1975, which was circulated to Council Members.

> Board members received copies of a memo dated May 26th prepared by the Superintendent, advising that demolition of buildings 49, 32 and 25 on the City owned portion of the former Defense lands has been stopped by a group of protestors preventing the Board's demolition contractors from gaining access to the site since Friday, May 23rd.
>
> The Superintendent reported that as the Police will not remove the illegal protestors, the Corporation Counsel has advised that the Board should request City Council to pass a resolution authorizing the Corporation Counsel to seek a court injunction to have the protestors removed.
>
> It was moved by Commissioner DuMoulin, seconded by Commissioner Keefer,
>
> RESOLVED: That the Board request City Council to pass a resolution authorizing the Director of Legal Services to seek a court injunction to enjoin the protestors from continuing to obstruct the performance of the work authorized to be done at Jericho Park.
>
> - Carried.

MOVED by Ald. Volrich
THAT the Director of Legal Services be authorized to commence civil action in the Supreme Court of British Columbia in the matter of the City and the Board of Parks and Recreation to obtain an order restraining persons known or unknown from interfering with the lawful exercise of the rights of the City and the Park Board in the lands known as Jericho Park and to institute any interlocutory proceedings in connection therewith which may be required.

- CARRIED

(Alderman Rankin and Sweeney opposed)

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho - Demolition of Buildings 49, 32 and 25 (Cont'd)

MOVED by Ald. Volrich

THAT WHEREAS the City and the Board of Parks and Recreation have instructed the Director of Legal Services to commence an action in the Supreme Court of British Columbia relating to the lands known as Jericho Lands;

AND WHEREAS the City and the Board of Parks and Recreation have instructed the Director of Legal Services to apply for an interlocutory injunction in the proposed action to restrain persons known or unknown from harassing, hindering, trespassing, obstructing and/or interfering with the proposed plaintiffs, their agents, servants, employees, contractors and others in the conduct of their operations and activities, in, on or about the Jericho Lands;

AND WHEREAS in order to obtain an interlocutory injunction as set forth above it is necessary for the City of Vancouver to give its undertaking to abide by any Order the Supreme Court of British Columbia may make as to damages should the Court be of the opinion the proposed defendants or any of them have suffered damages as a result of the order of the Court;

THEREFORE BE IT RESOLVED THAT the City of Vancouver hereby undertakes to abide by any Order the Supreme Court of British Columbia may make as to damages, should the said Court hereafter be of the opinion that the proposed defendants in the action or any of them shall have suffered any damages by reason of the Court granting an interlocutory injunction in the said action.

- CARRIED

(Ald. Rankin and Sweeney opposed)

- - - - - - - -

The Council recessed at 4.10 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at approximately 4.30 p.m.

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COMMUNICATIONS OR PETITIONS (Cont'd)

City's Share of Costs to Appeal
Decision of B.C. Court of Appeal.

Under date of May 12, 1975, the Executive Director of the Union of British Columbia Municipalities submitted the following letter to Council:

" In 1972 and 1973, the City of White Rock, together with its Building Inspector, a contractor and the owner of a building were involved in litigation in the Supreme Court of British Columbia concerning liability caused by the collapse of a building. The Court held the Building Inspector liable and a Judgement of $7500.00 was entered against him. The importance of the Decision was of immediate concern to municipalities, regional districts and their employees, in that it altered the previous long-standing law that municipalities were generally not liable for non-feasance or omissions to carry out their duties or to enforce their by-laws.

The matter was discussed during the 1973 UBCM Annual Convention and a resolution endorsed on that occasion in which the delegates accepted a special assessment not exceeding one (1) cent per capita for the purposes of financing appeals against the Supreme Court of British Columbia Decision.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

City's Share of Costs to Appeal
Decision of B.C. Court of Appeal.(Cont'd)

You will be aware that the UBCM then financed an appeal to the British Columbia Court of Appeal, which, upon the case being heard, unanimously reversed the lower Court's Decision.

Although the Decision of the Court of Appeal was delivered in November, 1974, there has since been considerable discussion with the Solicitors who prepared the case in an attempt to tax the resulting costs against the Respondents. Unfortunately we have been informed that as the Respondents no longer reside in the Province and their whereabouts are unknown there is little possibility that the registration of the Judgement in the Land Registry offices in Vancouver and New Westminster will have any effect, as the Respondents no longer own any property in B.C.

In the result, the UBCM Executive has instructed that the costs incurred by the UBCM in financing the case to the Court of Appeal should now be assessed to all UBCM members, in accordance with the Resolution approved by the 1973 UBCM Convention.

The total costs incurred by the UBCM, and since paid, amounted to $13,785.00 or a per capita cost of 0.639¢. A special assessment in this amount, based on the 1971 Federal Census population figures as adjusted and certified by the Department of Municipal Affairs is attached, and we trust that it will receive your approval."

MOVED by Ald. Volrich
THAT the special assessment of $2,723.78 as submitted by the Union of British Columbia Municipalities, be approved.

- CARRIED UNANIMOUSLY

Reply to request for Financial
Assistance re Additional Police

Council noted a letter from the Solicitor-General, Warren Allmand, dated May 8, 1975, replying to the City's request for Federal financial assistance for additional police. Mr. Allmand is of the opinion that the method and level of financing Provincial and Municipal Police Forces should fall under Provincial and Municipal jurisdiction. The present position of the Federal Government, therefore, is that it is unable to meet the City's request for financial assistance at this time, although Mr. Allmand anticipates that the review of the Canadian Government's role in the field of police services in Canada, undertaken by the Ministry of the Solicitor-General, will be particularly helpful in this context.

MOVED by Ald. Volrich
THAT the above-mentioned letter from the Solicitor-General be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Multicultural Association of B.C.

Under date of May 26, 1975, the Mayor submitted the following memorandum on the matter of the Multicultural Association's proposed use of Hodson Manor.

" The Provincial Government is presently considering a joint grant request from the City of Vancouver and the Multicultural Association of British Columbia. The Multicultural Association has applied for use of Hodson Manor.

The City of Vancouver is requesting a $100,000 grant from the Community Recreational Facilities Fund. The Vancouver East Cultural Centre recently received assistance from this fund. It would appear that this project will also stand a good chance of obtaining support.

As a part of the grant application certified evidence that the 2/3 funding not covered by the grant is secured. In this regard, a letter was sent March 26, 1975 from this office to the Secretary of State, requesting $100,000 from the Federal Government to assist with the renovations to Hodson Manor--although a follow-up letter was sent April 23, 1975, to date, no reply has been received.

In view of the requirements of certified evidence, I would suggest that Council resolve that in the event that the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

I would also request Council authority to endorse this application on behalf of the City. "

MOVED by Ald. Volrich
THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- (deferred)

MOVED by Ald. Harcourt
THAT this whole matter be deferred to the Council Meeting of June 17, 1975, and a report be received from the Multicultural Association, Fairview Little People's Society and the Fairview Information Centre, together with a report from the City Manager.

- CARRIED

(Ald. Bird, Bowers, Boyce and Cowie opposed)

Five Year Capital Plan for Housing.

MOVED by Ald. Rankin
THAT the request of the Downtown Eastside Residents' Association to appear before Council as a delegation on the matter of Housing re the Five Year Capital Plan be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
May 23, 1975.

Works & Utility Matters
(May 23, 1975)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Closure of a portion Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to Blocks 97, 98, 112 and 113, District Lots 181 and 196.
Cl. 2. Vehicular access from 6th Avenue between Birch and Alder.
Cl. 3. Level Crossing over C.P.R. Tracks, north of Sixth Avenue, west of Heather.
Cl. 4. Tender No. 57-75-5, Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops.

The Council took action as follows:

Closure of a portion of Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to Blocks 97, 98, 112 and 113, District Lots 181 and 196.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Vehicular Access from 6th Avenue between Birch and Alder.
(Clause 2)

In considering this clause, the Manager advised that he has had meetings with Sigurdson Millwork Co., Ltd., because of the problems of access to the Company's premises. The Manager also advised that the Company may wish to obtain assistance regarding its access.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager contained in this clause be approved, and the Manager be authorized to discuss further the access problems with Sigurdson Millwork Co., Ltd.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(May 23, 1975)

The Council considered this report, which contains nine clauses, identified as follows:

Cl. 1. 829 S.E. Marine Drive.
Cl. 2. 3220 East 14th Avenue.
Cl. 3. 3167 and 3177 Ivanhoe Street, Lots 9 & 10, Block 24 & 25, D.L.37.
Cl. 4. 2905 Adanac Street - Lot 31, Block 82, South Half T.H.S.L.
Cl. 5. 7737 Main Street - West Side Main Street between 61st and 62nd Avenues, Lot 4, Except East 10 feet; Block 1 and 2; D.L.322.
Cl. 6. ASPO/CPAC Conference - Display Award.
Cl. 7. Heritage Building Alteration.
Cl. 8. Britannia Community Services Centre - Site Subdivision.
Cl. 9. Demolition of Houses at 831, 837, 843 Hamilton Street.

The Council took action as follows:

829 S.E. Marine Drive.
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Medical Health Officer and the Harship Committee, as contained in this clause, be approved and the Council resolution of March 11, 1975, be amended accordingly.

- CARRIED UNANIMOUSLY

3220 East 14th Avenue
(Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the Hardship Committee, as contained in this clause, be approved and therefore the application be refused.

- CARRIED UNANIMOUSLY

Clauses 3, 4 & 5.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

ASPO/CPAC Conference - Display Award
(Clause 6)

MOVED by Ald. Volrich
THAT this clause be received for information and the congratulation of Council be extended to the Director of Planning and his staff.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(May 23, 1975) (Cont'd)

Heritage Building Alteration
(Clause 7)

MOVED by Ald. Cowie
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Britannia Community Services Centre -
Site Subdivision
(Clause 8)

MOVED by Ald. Bird
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Demolition of Houses at 831, 837,
843 Hamilton Street.
(Clause 9)

MOVED by Ald. Bowers
THAT Mr. Jack Olar, a Demolition Contractor, be requested to appear before Council so that the matter of his business license may be considered.

- CARRIED UNANIMOUSLY

Finance Matters
(May 23, 1975)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Tender Awards.
Cl. 2. Removal of Unauthorized Structures, etc. on Streets.
Cl. 3. Insurance Brokerage Appointment to the City of Vancouver.
Cl. 4. Request for Increased Funding, Vancouver Fire Department Band.
Cl. 5. Self-Serve Gas Stations.
Cl. 6. Advertising - Vancouverama.
Cl. 7. The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused March 29 & 30, 1975.
Cl. 8. Furnishings - Britannia Community Services Centre.

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich
THAT Clause 1 be received for information and the recommendations of the City Manager contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(May 23, 1975) Cont'd)

Request for Increased Funding,
Vancouver Fire Department Band.
(Clause 4)

MOVED by Ald. Volrich
THAT a grant of $3,500 to the Vancouver Fire Department Band, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Self-Serve Gas Stations
(Clause 5)

MOVED by Ald. Volrich
THAT the proposal of the Director of Legal Services as contained in this clause respecting a By-law amendment re Self-Serve Gas Stations, be approved.

- CARRIED

(Ald. Bowers and Marzari opposed)

Advertising - Vancouverama.
(Clause 6)

MOVED by Ald. Volrich
THAT no action be taken with respect to the Kinsmen Rehabilitation Foundation of B.C.'s request re advertising.

- CARRIED UNANIMOUSLY

The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused on March 29 & 30, 1975.
(Clause 7)

MOVED by Ald. Bird
THAT the repairs and clean-up referred to in Item 1 (a), (b), and (c) totalling $7,800 be carried out by the Board of Parks and Recreation within their recurring maintenance programme, using funding already provided within the Parks Board 1975 Revenue Budget.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT the Parks Board be asked to submit a detailed report to Council on the cause of damage to this section of the seawall, the proposed method of repair, the proposed preventive measures, and the total cost involved, to ensure that this same type and extent of damage to the seawall does not recur except in extreme storm circumstances (once in 20 years):

FURTHER THAT as the nature and cost of the seawall repairs is capital in nature, and as there is no capital funding available in the current fiscal year, these repairs be scheduled, as necessary, in the 1976 fiscal year, within the 1976 supplementary capital budget, dependant upon the outcome of the report referred to above.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused on March 29 and 30, 1975 (Cont'd)

AND FURTHER THAT the Parks Board be requested to provide information as to whether there is a need to repair the seawall this year.

- CARRIED UNANIMOUSLY

Furnishings - Britannia Community Services Centre. (Clause 8)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters (May 23, 1975)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Expropriation for Highway Purposes, Lot 8 Except South 9 feet, Block 97. D.L. 181, Situated Venables Street, West of Raymur Avenue.
Cl. 2. Lot 10, Block 36, D.L.184; Plan 178 - Situated North Side of Franklin Between Semlin and Lakewood Drives.
Cl. 3. Preservation of Artifacts.
Cl. 4. Sale of Portion of Lot 19, Block 18, D.L. 668-670 N.W. Corner Inverness Street and 37th Avenue.
Cl. 5. House for Removal - 6291 Frontenac Street, LOt 55, Blocks 3 & 4, N.E.¼ D.L.339.

The Council took action as follows:

Clauses 1 - 5 inclusive
MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in clauses 1, 2, 3, and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

C. Langara: Land Disposal

The City Manager submitted the following report under date of May 21, 1975:

"The City Manager has received the attached report, dated May 16, 1975, containing recommendations on matters requiring Council approval, following rezoning on April 15, 1975.

The report notes the need for early action on a number of these recommendations to allow sales of the land to proceed.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Langara: Land Disposal. (Cont'd)

The Director of Planning RECOMMENDS:

(a) That Council approve the location of sites for housing, provincial park and Y.M.C.A. as recommended in Section I of this report and shown on the plan attached as Appendix "A."

(b) That the Director of Planning report further on a final location of the park and Y.M.C.A. sites, following advice from the Park Board on a park arrangement acceptable to the Minister of Recreation.

(c) That Council approve the conditions relating to development of the area zoned (CD-I) as set out in Section 4 of this report.

(d) That Council approve the designation of alternates for the City officials on the Selection Panel for the market housing as described in Section 6 of this report.

(e) That Council approve the payment of the members of the Selection Panel from the Architectural Institute of British Columbia and the British Columbia Society of Landscape Architects on a per diem basis for a period not exceeding three days, at a maximum estimated cost of $2,000, with these funds being provided from the proceeds from disposal of the land.

(f) That the provision of paving, curbs, sidewalks, services and street lighting as described in Section 7 of this report be a charge against the proceeds from disposal of the lands.

(g) That Council approve the following sale prices for the land and conditions relating to sale as described in more detail in Section 8 of this report:

		$
(i)	Senior Citizens' Housing (2 acres)	500,000
(ii)	Co-operative Housing (5½ acres)	1,364,000
(iii)	Market Housing (7½ acres)	2,250,000

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning. "

The Manager advised that he has received information from the City Engineer which indicates that the charges for providing paving, curbs, etc. referred to in recommendation (f) above are estimated at $410,000.

MOVED by Ald. Harcourt
THAT the foregoing recommendations be approved after amending '(f)' to read as follows:

"That the provision of paving, curbs, sidewalks, services and street lighting, as described in section 7 of this report, be charged on a normal local improvement basis."

- CARRIED

AMENDED SEE PAGE 267

(Ald. Boyce, Kennedy and Sweeney opposed)

MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing and Environment (May 8, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Pioneer Park.
Cl. 2. Housing Conversion Study.
Cl. 3. City Owned Land Bounded by Jericho Park, Point Grey Road, Wallace Street and Second Avenue.
Cl. 4. Chinatown Development Association Housing Projects.
Cl. 5. Fire By-law Appeals.
Cl. 6. Correspondence.

The Council took action as follows:

Pioneer Park (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Housing Conversion Study (Clause 2)

In considering this Clause Alderman Harcourt advised that the Planning Department recommended that it does not now wish to hold a plebiscite in the Hastings East area at this time. The Alderman requested that the recommendation of the Committee be amended accordingly.

Alderman Volrich enquired respecting the previous recommendations made by the Committee last year on this topic, particularly the scope of the plebiscite and also the percentage of approval required by the property owners. After further consideration, it was

MOVED by Ald. Cowie
THAT this Clause be referred back to the Committee for further review and matter again be considered by Council on June 17, 1975.

- CARRIED UNANIMOUSLY

City Owned Land Bounded by Jericho Park, Point Grey Road, Wallace Street and Second Avenue (Clause 3)

In considering this Clause it was noted that the Committee had resolved that a decision on the report be deferred until the new Housing Director arrived. The Council was of the opinion that a decision should be made at this time on the disposition of the property.

MOVED by Ald. Harcourt
THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed.

FURTHER THAT Recommendation (3) of the Director of Planning contained in this Clause be deferred until the new Housing Director commences his duties.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing and Environment
May 8, 1975 (cont'd)

Chinatown Development Association Housing
Projects (Clause 4)

MOVED by Ald. Harcourt
THAT the resolutions contained in this Clause be received.

- CARRIED UNANIMOUSLY

Fire By-law Appeals
(Clause 5)

MOVED by Ald. Harcourt
THAT the resolutions contained in this Clause be received.

- CARRIED UNANIMOUSLY

Correspondence (Clause 6)

MOVED by Ald. Harcourt
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on
Finance and Administration
(May 8, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Vancouver Museums and Planetarium Association - Budget.
Cl. 2. Meeting with Premier and Minister of Municipal Affairs on Matter of Financial Assistance to Municipalities.

The Council took action as follows:

Vancouver Museums and Planetarium Association
- Budget (Clause 1)

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Meeting with Premier and Minister of Municipal Affairs
on Matter of Financial Assistance to Municipalities (Clause 2)

MOVED by Ald. Volrich
THAT the resolutions of the Committee contained in this Clause be received.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services.
(May 8, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Dial-a-Dietitian - Grant Request.
Cl. 2. Carnegie Library.
Cl. 3. Enforcement of Liquor Administration Branch Regulations.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services May 8, 1975 (continued)

Dial-a-Dietitian - Grant Request (Clause 1)

MOVED by Ald. Rankin
THAT financial support in the amount of $82.21 per month be given to the Dial-a-Dietitian Program for up to six months, to cover rent, telephone and office supplies and when feasible, office space in Hamilton Street Health Unit be given to them for up to six months.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers, Volrich and the Mayor opposed)

Carnegie Library (Clause 2)

In considering this Clause it was advised that the $650,500.00 amount is being recommended for inclusion in the 1976 Supplementary Capital Budget.

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved after adding the words "in principle" to Recommendation (A).

- CARRIED

(Ald. Kennedy opposed)

(Ald. Volrich left the meeting at this point)

Enforcement of Liquor Administration Branch Regulations (Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning & Development. (May 8, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. RT-2 Zoning.
Cl. 2. Central Area Programme - Schedule.
Cl. 3. Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process.

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Planning & Development. (May 13, 1975)

Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process. (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this Clause be approved and the resolutions be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Finance and Administration. (May 15, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Britannia Community Services Centre Society - Agreements and Funding.
Cl. 2. 1975 Supplementary Capital Program.

The Council took action as follows:

Britannia Community Services Centre Society - Agreements and Funding (Clause 1)

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in this Clause be approved after deleting the words "in two weeks" and inserting in lieu thereof the words "as soon as possible".

- CARRIED UNANIMOUSLY

1975 Supplementary Capital Program (Clause 2)

MOVED by Ald. Bowers
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Planning & Development (May 15, 1975)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Alternative Traffic Routes - Closure of Robson Street.
Cl. 2. Report on Greater Vancouver Regional District Livable Region Program 1976-1986.
Cl. 3. Development Control Process in the Central Area.
Cl. 4. Interim Changes to Zoning By-laws in the Downtown Study Area - Residential & Social/Recreational Uses.
Cl. 5. Open Bible Chapel - Champlain Heights.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning & Development
May 15, 1975 (continued)

Alternative Traffic Routes -
Closure of Robson Street
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this Report be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy
THAT Council make a new approach to the appropriate Provincial Government Minister to ensure

(a) that one half of the portion of Robson Street between Howe and Hornby be re-opened and kept opened for the duration of construction to enable traffic to continue to use this portion of Robson Street; and

(b) following completion of the Provincial Government project, that portion of Robson Street between Howe and Hornby be restored and maintained at full traffic capacity.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Cowie
THAT the City Engineer initiate appropriate action with the Engineers for the Provincial Government complex to take immediate steps to open up and ensure continued and satisfactory pedestrian access along Robson Street from Howe Street to Hornby Street at all times.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Community Services.
(May 15, 1975)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Liquor Permit Application - 8377 Granville Street.
Cl. 2. Neighbourhood Pub Application - 6505 Main Street.
Cl. 3. Detoxification Centres - Progress Report.
Cl. 4. B.C. Association for the Advancement of Coloured People - Community Centre.
Cl. 5.A. Enforcement of Liquor Administration Branch Regulations.
B. Licensed Premises Entertainment.
Cl. 6. Controlling the Sale of Harmful Substances.
Cl. 7. Carnegie Library.
Cl. 8. Pier Group Mural Company.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services
May 15, 1975 (continued)

Liquor Permit Application -
8377 Granville Street (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Pub Application -
6505 Main Street (Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Detoxification Centres -
Progress Report (Clause 3)

MOVED by Ald. Rankin
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

B.C. Association for the Advancement of Coloured
People - Community Centre (Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Enforcement of Liquor Administration Branch
Regulations (Clause 5 (A))

MOVED by Ald. Rankin
THAT Recommendation (a) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

It was agreed that Recommendation (b) of the Committee be dealt with separately as follows:

MOVED by Ald. Rankin
THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets.

FURTHER THAT Liquor Administration Branch Inspectors be available on a night-time basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce
THAT Liquor Administration Branch Inspectors be given the powers of Police Constables.

- LOST

(Ald. Bowers, Cowie, Harcourt, Rankin and the Mayor opposed)

(A tie vote resulted and, therefore, the motion was LOST)

cont'd ...

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services May 15, 1975 (continued)

Licensed Premises Entertainment (Clause 5 (B))

MOVED by Ald. Rankin
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Controlling the Sale of Harmful Substances (Clause 6)

MOVED by Ald. Rankin
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

Carnegie Library (Clause 7)

MOVED by Ald. Rankin
THAT the resolution contained in this Clause be received.

- CARRIED UNANIMOUSLY

Pier Group Mural Company (Clause 8)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved and the resolution be received for information.

- CARRIED UNANIMOUSLY

IX. Part Report from Vehicles for Hire Board. (May 15, 1975)

Limousine Service Rates (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Vehicles for Hire Board contained in this report be approved.

FURTHER THAT the effective date of this recommendation be June 1st, 1975.

- CARRIED UNANIMOUSLY

X. Report of Standing Committee on Planning & Development (May 22, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. City-owned Land - Mount Pleasant.
Cl. 2. Development Permit Application - Fairview Slopes.
Cl. 3. Residential Hotels in the West End.
Cl. 4. Robson Street Closure.

The Council took action as follows:

MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning and Development
May 22, 1975 (continued)

City-owned Land - Mount Pleasant
(Clause 1)

MOVED by Ald. Bowers
THAT the resolution contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application -
Fairview Slopes (Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Residential Hotels in the West End
(Clause 3)

MOVED by Ald. Bowers
THAT Recommendations (a), (b) and (c) of the Committee contained in this Clause be approved.

- CARRIED

(Ald. Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Bowers
THAT Recommendation (d) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Robson Street Closure
(Clause 4)

Council noted the recommendation in this Clause which the Committee submitted for consideration but took no action on same.

* * * *

The Council re-convened at 11:00 p.m. following a Public Hearing with all members present.

G.V.R.D. Matters

Alderman Boyce requested that Alderman Harcourt discuss with the G.V.R.D. the proposed low-cost spay clinic for dogs. Ald. Harcourt so agreed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4451
BEING THE BUSINESS TAX BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time,

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED BY Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO.2849
BEING THE STREET AND TRAFFIC BY-LAW.

MOVED by Ald. Bowers
SECONDED BY Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Marzari opposed)

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $120,723.12 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $120,723.12 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS (continued)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO.2952 BEING THE PARKING METER BY-LAW

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO.3417 BEING THE ELECTRICAL BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW NO.3507
BEING THE GAS FITTING BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW NO.4068
BEING THE PLUMBING BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW NO.4781,
BEING THE STREET VENDING BY-LAW.

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Road Purposes
(3287 East 18th Avenue)

MOVED by Ald. Bowers
SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 17, Block O, Section 42, Town of Hastings Suburban Lands, shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 24. 1975.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

2. Expropriation of Property for Highway Purposes.
(Venables Street, West of Raymur.)

MOVED by Ald. Bowers
SECONDED by Ald. Volrich

THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as Lot Eight (8) except the South nine (9) feet, Block Ninety-seven(97) D strict Lot One Hundred and Eighty-one (181), in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

3. Allocation of Lands for road purposes.
(East 7 feet of Lot 27, Block 1 of
Block 18, D.L's 391 &392, Plan 1368.)

MOVED by Ald. Bowers
SECONDED by Ald. Volrich
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. East 7 feet of Lot 27, Block 1 of Block 18, District Lots 391 and 392, Plan 1368.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted this day and recognized by the Chair:

1. MOVED by Ald. Volrich
THAT WHEREAS

(a) The Provincial Government has proposed sharing with municipalities one-third of the net revenue resulting from any increases in the export price of natural gas,

(b) While being a welcome move in the direction of revenue-sharing, this arrangement will not meet the basic financial needs of most municipalities nor provide a source of revenue that can be determined with any degree of certainty at the time that municipalities are obliged to determine their budgets and set their mill rates,

(c) It is essential that municipalities, if they are to be able to meet the greatly increasing costs of providing basic services, should have additional sources of revenue made available to them which they can anticipate with some confidence each year and which can be expected to increase from year to year with growth in the economy,

(d) Reliance on the property tax as the main source of municipal revenue continues to impose an unfair and increasing burden on property owners,

(e) The Province of Manitoba has announced a new arrangement to allow municipalities to share directly in growth taxes in that province, providing its municipalities with a means of introducing greater equity into their own tax structures, while at the same time maintaining their autonomy and ensuring their accountability to their taxpayers.

Cont'd.....

NOTICE OF MOTION (Cont'd)

(f) As a start toward this new tax-sharing plan the Manitoba Government proposes to abate the Provincial Personal Income Tax rate by two full percentage points, and the Corporation Income Tax rate by one percentage point, and to transfer these tax points and revenues directly to the municipal governments.

THEREFORE BE IT RESOLVED as follows:

1. THAT the Union of B.C. Municipalities urge the Provincial Government to bring into effect a revenue-sharing arrangement similar to the principle being applied in the Province of Manitoba commencing in 1978.

2. THAT these revenues be shared with municipalities on the basis of a formula and system of allocation to be discussed between the Provincial Government and the UBCM.

(Notice)

2. MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance,

AND WHEREAS experience has shown that this objective has not been achieved,

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads,

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari -

Mount Pleasant Child Care Society - Interest-free Loan

Alderman Marzari advised that due to a delay in obtaining their operating licence, the Mount Pleasant Child Care Society has not yet received from the Provincial Government their operating subsidy for the month of May. The Society is requesting that Council approve an interest-free loan to it in the amount of $4,800 for one month. Alderman Marzari has received an undertaking in writing from the Department of Human Resources that subsidy payments to this Society will be retroactive to May 1, 1975. She further stated that they are requesting from the City a loan for a few weeks of various pieces of City equipment.

MOVED by Ald. Marzari,
THAT Council approve an interest-free loan to the Mount Pleasant Child Care Society for one month in the amount of $4,800.

FURTHER THAT the City Engineer be authorized to loan various pieces of City equipment to the Mount Pleasant Child Care Society for a few weeks.

- CARRIED UNANIMOUSLY

Alderman Harcourt -

Consumer Association of Canada

Alderman Harcourt referred to a recent report in the newspapers that the Consumer Association of Canada has alleged that certain drive-ins and restaurants in the City of Vancouver are operating under unsanitary conditions and he requested an information report from the Medical Health Officer to the next meeting of Council. The Mayor so directed.

Deputy Mayors

MOVED by Ald. Bowers
SECONDED by Ald. Boyce
THAT the roster of Deputy Mayors be amended to show Alderman Bowers as Deputy Mayor for the month of June and Alderman Boyce the Deputy Mayor for July.

- CARRIED UNANIMOUSLY

Council adjourned at 11:15 p.m.

The foregoing are minutes of the Regular Council Meeting of May 27, 1975, adopted (after amendment) on June 17, 1975.

A. Phillips
MAYOR

B. N. Leek
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 27, 1975

PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, May 27, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney & Rankin

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Central Broadway

An application was received from the Director of Planning to amend Zoning and Development By-law No. 3575 to establish a new district schedule known as (C-3A) Commercial District Schedule and provide for uses that may be permitted, regulations thereto, and any necessary consequential amendments (draft by-law on file).

Location: Generally both sides of Broadway from Vine Street to Prince Albert Street; both sides of Granville Street from the bridge ramps to 16th Avenue; and four extensions north of Broadway, generally at Main Street, west side of Cambie, west side of Granville to Burrard and the south side of 8th Avenue.

From: (M-1) Industrial District
(C-2) Commercial District
(C-3) Commercial District

To: (C-3A) Commercial District

The application was approved by the 1974 and 1975 Vancouver City Planning Commission. The Director of Planning recommended the following amendments to the attached draft by-law be approved:

A. That it be amended by striking out the first three lines of Section 1 which reads as follows:

"striking out the (C-3) COMMERCIAL DISTRICT SCHEDULE (Medium Density), and substituting the following:"

And by substituting the following:

"By-law No. 3575 is amended by inserting the following immediately after the (C-3) Commercial District Schedule:"

B. That it be amended by deleting all reference to the Vancouver City Planning Commission whenever the same appears in the proposed (C-3A) Commercial District Schedule.

C. That it be further amended by striking out the words "Director of Planning" whenever they appear in the proposed (C-3A) Commercial District Schedule and substituting the following "Development Permit Board".

Clause No.1 (continued)

The Director of Planning further recommended:

D. That the Director of Planning be instructed to make an application to amend the Zoning and Development By-law to provide for the Development Permit Board to exercise, where appropriate, such discretion as provided elsewhere in the Zoning By-law with respect to the (C-3A) Commercial District. Further, that such application be referred direct to a Public Hearing.

The Director of Planning reviewed for the information of the meeting the rezoning proposal. He referred to two public information meetings which had been held in the area and discussed the main issues raised at these meetings and in the letters received prior to tonight's meeting. He advised that over 80 letters had been received from property owners in the area opposing the proposed rezoning.

The following addressed Council and spoke against the proposed rezoning of this area:

Mr. R.K. Baker	-	representing a property owner
Mr. Ron Schuss	-	representing Real Estate Board
Mr. Alan Gjernes	-	representing Dominion Construction
Mr. Ken Gillespie	-	representing a property owner
Mr. Allan Eyre	-	representing Dueck on Broadway
Mr. David Sigler	-	representing Board Oak Holdings Ltd.
Mr. Heber Suiker	-	representing Imperial Oil
Mr. T.T. Manrell	-	representing Vancouver Neurological Centre
Mr. R. Dinning	-	property owner
Mrs. Oslon	-	property owner
Mrs. Sharp	-	property owner
Dr. Sharp	-	taxpayer
Mr. Blair Anderson	-	representing a property owner
Mr. Clifford Ames	-	property owner
Mr. Desmarais	-	representing Good Year
Mr. R. Goepel	-	representing Rungee's
Mr. Kozier	-	property owner
Mr. W. Dick	-	property owner
Mr. J. Stearman	-	representing a property owner
Ms. Diana Bourdois	-	resident

Mr. McGarva of the Mount Pleasant Citizens' Committee and Mr. Portner, Fairview Local Planning Committee, also addressed Council and submitted briefs in support of the proposal. Council also heard comments from Mr. Tanner with respect to the proposal.

MOVED by Ald. Sweeney
THAT the application by the Director of Planning to rezone the Central Broadway area be not approved. (LOST)

Question was raised whether or not the motion should be submitted in this manner. Council agreed to accept the motion as put. Therefore, the motion of Alderman Sweeney was put and LOST.

(Ald. Bowers, Boyce, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy
THAT the rezoning application of the Director of Planning to rezone the Central Broadway area be not approved and the Director of Planning be instructed to bring forward a new application based on an F.S.R. of 3.0.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

Clause No.1 (continued)

MOVED by Ald. Bowers
THAT the application of the Director of Planning to rezone the Central Broadway area be approved as amended by the Director of Planning this day.

(carried)

MOVED by Ald. Bird (in amendment)
THAT the application of the Director of Planning to rezone the Central Broadway area be approved after amending the F.S.R. in Section H-1 of the draft by-law to read 'the F.S.R. shall not exceed 2.5'.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Volrich (in amendment)
THAT the application of the Director of Planning to rezone the Central Broadway area be approved after amending Section F of the draft by-law to read 'the height of a building shall not exceed three storeys or 40 feet', and amending Section H-1 of the draft by-law to read 'the F.S.R. shall not exceed 3.0'.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

The amendments having lost, the motion of Alderman Bowers was put and CARRIED.

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Bowers
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at 11:00 p.m.

The foregoing are minutes of the Special Council Meeting (Public Hearing) of May 27, 1975, adopted on June 17, 1975.

A. Phillips
MAYOR

R. T. Little
CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of a portion Atlantic Street, Parker Street, Campbell Avenue, Prior Street and Venables Street in the False Creek Park area - adjacent to blocks 97, 98, 112 and 113, District Lot 181 and 196.

The City Engineer reports as follows:

"On August 13, 1974, Council approved the sale of two sites to be created from City-owned lands bounded by Union Street, Campbell Avenue, Raymur Avenue and Venables Street. In order to create these sites portions of highway must be closed. The streets outlined green on plan marginally numbered LD 1482 are not dedicated streets as the City has title to the bits and pieces of lots now road. The establishment for highway of some of these portions has left small parts of the lots as real estate. These real estate portions are part of False Creek Park. There are also portions of dedicated streets (shown outlined red on LD 1482) within the park area. To clean up the titles of the City and complete the subdivision these streets should be closed and a new subdivision provided for the area.

I RECOMMEND that the streets outlined green on plan marginally numbered LD 1482 be closed and stopped up and the streets outlined red be closed stopped up and title taken thereto and the said streets so closed be subdivided with the abutting lands."

The City Manager RECOMMENDS that the foregoing be approved.

2. Vehicular access from 6th Avenue between Birch and Alder

The City Engineer reports as follows:

"As part of the redevelopment of False Creek, Area 6, the Development Consultant and the City's Architectural Consultants have proposed to provide vehicular access from 6th Avenue between Birch and Alder. This would require a grade separation across the C.P.R. tracks that run parallel to and north of 6th Avenue. When the new overpass is constructed, the level crossing at Oak Street will no longer be required and can be closed. A representative of the Canadian Transport Commission has indicated that up to 80% of the cost of the new structure (estimated to be $900,000 - 1975 dollars) may be paid from the Railway Grade Crossing Fund. The balance would be apportioned to the City and the Railway Company by an Order of the Commission which is usually 15% and 5% respectively. Fifteen percent ($135,000 in 1975 dollars) is less than has been estimated as the City's cost of developing the level crossing at Oak Street.

The grade separation will provide greater safety and easier access for the public and the railway companies have expressed their preference for this overpass. It will also lend itself to more harmony with the rest of the development than would a level crossing in this area.

It is felt that construction should commence immediately upon receipt of an order to construct from the Canadian Transport Commission. This will help to avoid delays in the redevelopment of Area 6 and also minimize the effect of inflation on construction costs. The new structure will occupy some land presently leased to the Sigurdson Millwork Co. Ltd. on a month-to-month basis and will require an early cancellation of their lease.

I RECOMMEND that:

a) The City Engineer be authorized to sign requisite plans on behalf of the City and arrange for design and construction of the above structure.

b) The Supervisor of Property and Insurance and the City Engineer be authorized to negotiate a land transfer between the C.P.R. and the City to meet the requirements of the new overpass location.

Cont'd . . .

Clause 2 Cont'd

c) The Director of Legal Services be instructed to:

(i) make the necessary application to the Canadian Transport Commission.

(ii) prepare an agreement between the railway and the City covering the said crossing.

d) The agreement be executed on behalf of the City.

e) The sum of $135,000 be allocated from Appropriation 316/2640 (6th Avenue widening) for the City's share of the cost.

f) The Supervisor of Property and Insurance be instructed to give the required notice to Sigurdson Millwork Co. Ltd. to vacate the City owned property.

g) The False Creek Development Consultant be directed to negotiate with Sigurdsons for the release of property so construction will not be delayed."

The City Manager RECOMMENDS that the foregoing be approved.

3. Level Crossing over C.P.R. Tracks, north of Sixth Avenue, west of Heather

The City Engineer reports as follows:

"In order to facilitate the redevelopment of False Creek, Area 6, it is proposed to construct a public crossing over the C.P.R. tracks, west of Heather Street. The City Engineer was authorized by City Council to negotiate with the Railway Companies and report back when an agreement has been reached. Negotiations have been held with the two railway companies involved, the B.C. Hydro Railway and the C.P.R. These negotiations have been satisfactory and have also been attended by the Development Consultant and representatives of the City's Architectural Consultants. The location of a crossing on the line of the existing Heather Street has been deemed impractical and an agreement has been reached on a location approximately 200 feet west of Heather Street. After construction is complete, the old crossing on Heather Street would be closed and stopped up after provision has been made with the Railway Company to provide for the necessary utility crossings and a possible pedestrian overpass.

The new crossing location will improve rail operations and motor vehicle movement and was specifically requested by the C.P.R. The City must seek permission for this crossing from the Canadian Transport Commission. The Canadian Transport Commission will accept briefs from the City and the C.P.R. and allocate costs of construction and maintenance of the crossing and the automatic protection required. This allocation of costs takes into account seniority and other factors. The City's submission would state that it is senior at the existing Heather Street location. The local representative of the Commission has indicated that 80% of the costs can come from the Railway Grade Crossing Fund. He has also stated that the Railway can be expected to contribute to the costs. The City's share is not expected to exceed $10,000 (1975) and this amount is and will be available in the Capital Appropriation 316/2640.

I RECOMMEND that:

a) The City Engineer be authorized to sign requisite plans on behalf of the City.

b) The Supervisor of Property & Insurance and the City Engineer be authorized to negotiate a land transfer between the C.P.R. and the City to meet the requirements of the new crossing location.

c) The Director of Legal Services be instructed to:

(i) Make the requisite application to the Canadian Transport Commission.

(ii) Prepare an agreement between the railway and the City.

d) The agreement be executed by the City."

The City Manager RECOMMENDS that the foregoing be approved.

4. Tender No. 57-75-5, Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"On March 17, 1975, tenders were received for the supply and delivery of reinforced concrete sewer pipe and manholes. Tenders were received from 5 firms as follows:

	PIPE TENDER			MANHOLE TENDER	
ame of Firm	No. of Items Bid	Total Bid Price *	Remarks	Total Bid Price*	Remarks
n truction lies Ltd.	All	$335,911.60	Lowest Bid meeting specification.	$229,735.77	Lowest Bid meeting specification.
a rete s	All	$376,418.50	Meets City specifications.	$256,663.21	To City Specifications
a Con- e Pipes rnate	All	$340,195.00	Not to specification.	NO BID	
rge Con- e Ltd.	All	$360,620.00	Meets City specifications.	$246,864.72	To City Specifications
ıd Pre- Concrete	NO BID			$232,840.53	Not to specification.
lian - lle	Approx. ¼ of items	$ 83,975.46	Not to Specifications.		No quotations on Manholes
ian - lle nate	Approx. ¼ of items	$ 69,782.23	Not to Specifications		No quotations on Manholes

1 on "Local Content" price and includes all freight charges but excludes 5% incial Sales Tax.

Cont'd . . .

Clause 4 Cont'd

Discussion of Pipe Tenders

A. Ocean Construction Supplies Ltd.

This firm tendered on supplying the full range of reinforced concrete pipe called for. All items are in full accordance with City specifications.

B. Rocla Concrete Pipes (A Division of Bestpipe Ltd.)

This firm placed two tenders on supplying the full range of reinforced concrete pipe called for. The alternative tender is not in accordance with the City specifications due to the 'Tongue and Groove' type of joint used. This joint is unsatisfactory because it must be grouted inside and outside the pipe, which means that it is more susceptible to infiltration than the specified 'O' ring type of joint. The 'Tongue and Groove' joint also requires more time and labour to install than the specified type of joint.

C. Canadian Johns - Manville Company Ltd.

This firm tendered on supplying four sizes of nonreinforced asbestos cement pipe. The City has never accepted asbestos cement sewer pipe and it is not in accordance with the specifications of this tender.

Asbestos cement pipe is not in accordance with the City specifications because it is non-reinforced, and two of the four sizes that were bid on are different than those specified.

Asbestos cement pipe requires different types of couplings and fittings than the reinforced concrete pipe; therefore a special stock of these couplings and fittings would have to be kept in storage just for these pipes. Because of the different types of couplings used with asbestos cement and because of deviation from our standard diameters, this type of pipe could not be used with the concrete pipes that are in use throughout the City.

Concrete Manhole Barrels and Lids

The low bid for manhole barrels and lids was received from Ocean Construction Supplies Ltd. All comply with City specifications.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend that the contract for supply and delivery of Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops be awarded to the lowest bidder meeting specification, Ocean Construction Supplies Ltd., at a total cost of $630,966.81, excluding 5% Sales Tax ($565,647.37 local content price) based on estimated requirements for the forthcoming one year period."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Purchasing Agent be approved.

FOR ADOPTION SEE PAGE(S) 168

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. 829 S. E. Marine Drive

The following report has been received from the City Building Inspector: -

"On March 11, 1975, City Council refused a request by Gurdev and Gurkeep Rattan for the retention of a dwelling unit in the basement of the above building under City Council's policy. Since that date, additional information has been received by the Department of Permits and Licenses that the applicant, Mr. Gurdev S. Rattan has a medical problem.

The Medical Health Officer, after consultation with Mr. Rattan's physician, has reviewed this new information and is recommending that the application be approved for a period of one year.

The Hardship Committee has reconsidered the application and concur with the recommendations of the Medical Health Officer."

The City Manager submits the foregoing report for Council's CONSIDERATION.

2. 3220 East 14th Avenue

The following report has been received from the City Building Inspector: -

"On March 25, 1975, City Council referred an application by Theresa Smith for the retention of a dwelling unit in the basement of the above building back to the Hardship Committee for further investigation in view of the health problems of her husband.

The Medical Health Officer, after consultation with Mr. Smith's physician, reports that Mr. Smith does have a back problem and that the physician has advised Mr. Smith to quit working entirely. He further reports that Mr. Smith has not had a heart attack.

On April 3, 1975, Mrs. Smith was interviewed and stated that her husband is still fully employed and intends to retain his employment as long as possible.

The Hardship Committee on April 24, 1975, reconsidered the matter and reconfirmed their previous decision, recommending that the application be REFUSED. The report of the Hardship Committee of March 14, 1975, is attached."

The City Manager submits the foregoing report for Council's CONSIDERATION.

RECOMMENDATION

3. 3167 and 3177 Ivanhoe Street -
Lots 9 and 10, Block 24 and 25, D.L.37

The Director of Planning reports as follows:

"An application has been received from Mr. & Mrs. Logue requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (RT-2) Two Family Dwelling District for the purpose of:

> 'Construction of a three bedroom lower level suite in each house with Government 2nd mortgages. These lots now adjoin RT-2 and are one door from schools and houses on Kingsway. Each unit would be all new construction, would have both front and rear entrances and have approximately 8 foot high ceilings. Application is also made to provide for front crossings for 2 cars at each address for convenience. There is, however, an easement in favour of both these lots from McKinnon St. for rear yard parking if required.'

Site Description

Lots 9 and 10 both have a frontage of 33 feet onto Ivanhoe Street and a depth of 104 feet for a total site area of 3,432 square feet each or a combined site area of 6,864 square feet. They are both presently developed with similar one storey single family dwellings constructed in 1972. The area to the south and to the west is zoned and developed with one family dwellings on similar size lots. East of McKinnon Street Sir Guy Carleton school is located. The area north and abutting the site is zoned (RT-2) Two Family Dwelling District and is developed residentially.

Proposed Development

The sketch plan of the proposed suite submitted with and forming part of the application indicates a three bedroom basement unit with entrances from the front and rear of the house. Ceiling height is indicated as presently at 7'-9". Each proposed new unit has an area of approximately 910 square feet, that is the same area as the main floor of the house.

Analysis

Although each of the existing houses on lots 9 and 10 are relatively new, the living area is only 910 square feet on each floor. The size of the lots are not unusually large at 3,420 square feet each. It is felt that the existing dwellings were designed for one family occupancy and could not support the density created by the addition of another living unit. The minimum site area for a two family dwelling is 3,800 square feet in the case of a lot on record in the Registry Office as of September 7,1965; as is the case with the subject lots. Neither of these two lots meet that site area requirement as each has an area of only 3,420 square feet. In addition, the (RT-2) Two Family Dwelling District Schedule does not allow a dwelling unit in a basement. These lots have no rear lane, therefore, adequate off-street parking cannot be provided.

The Vancouver City Planning Commission considered the above application on March 5, 1975 and concurred with the recommendation of the Director of Planning, not to approve the rezoning application.

RECOMMENDATION:

That the application to rezone the subject lots from (RS-1) One Family Dwelling District to (RT-2) Two Family Dwelling District be not approved."

e City Manager RECOMMENDS that the report of the Director of anning be approved.

4. 2905 Adanac Street - Lot 31, Block 82, South Half T.H.S.L.

The Director of Planning reports as follows:

"An application has been received from Mr. N. Tropiano requesting an amendment to the Zoning and Development By-Law #3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

> 'permitting an up and down duplex in the existing house. I feel that the house is unusually large and can, therefore, support the addition of another unit. The upstairs area is 1,380 square feet. The downstairs area is 1,260 square feet, two kitchens and two bathrooms. The house is situated on the long lane corner from the North, Georgia and Adanac Streets. I have been troubled with disturbances and vandalism in the lane back of the house and have contacted Vancouver Police Emergency four times. This can be verified at City Hall. I feel that if more people were living in the house, more activity would be created coming and going in the lane and these vandals would stay away. I earnestly request that serious consideration be given to reviewing this case.'

SITE DESCRIPTION

The subject site is located on the North-east corner of Adanac Street and the lane just east of Renfrew Street. The lot has a frontage of 33 feet onto Adanac Street and a depth of 105 feet to the lane at the rear of the lot for a total site area of 3,481 square feet. The site is presently developed with a one-family dwelling. The majority of the lots in the surrounding area are of the same size and developed with similar one-family dwellings. The subject site could not be developed as a two-family dwelling as the minimum site area required under (RT-2) Two-Family Dwelling District is 3,800 square feet, while the site only has 3,481 square feet.

The Vancouver City Planning Commission in its meeting of April 9th, 1975, endorsed the recommendation of the Director of Planning not to approve the rezoning application.

RECOMMENDED: THAT the application to rezone the subject site from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. 7737 Main Street - West Side Main Street between 61st and 62nd Avenues, Lot 4 Except East 10 feet; Block 1 & 2; D.L.322

The City Manager submits the following report of the Director of Planning:

"An application has been received from Mr. Mohammed Umarji of 428 E. 24th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-law whereby the above-described property be rezoned from (RT-2) Two Family Dwelling District to (C-1) Commercial District for the purpose of:

> 'Converting the existing ground floor dwellings to two neighbourhood convenience stores with living accommodation upstairs. The building was originally designed as a store'.

DESCRIPTION OF SITE

The subject property is an interior lot measuring 33 feet by 110 feet for a site area of 3,630 square feet. It is currently occupied by a two-storey residential structure. Both sides of Main Street from 64th Avenue to 57th Avenue are zoned (RT-2) Two Family Dwelling District, and developed with either one or two-family dwellings with the exception of the corner of 61st and Main, adjacent to the subject property, which is developed

Clause No.5 (continued)

with an older non-conforming grocery store. There are presently five non-conforming stores in the area on Main Street. There are local commercial areas at S.W. Marine and Main, 57th and Main, 63rd and Fraser, and 57th and Fraser. There are approximately three blocks of C-2 frontage property along Main Street between 51st and 48th Avenues, and approximately nine blocks along Fraser Street between 41st and 38th Avenues.

PROPOSED DEVELOPMENT

The drawings, forming part of the application indicate that the ground floor of the existing dwelling will be divided into two stores of equal area. Stairs providing access to the upper levels are located between the two stores with entrance from Main Street. Two parking spaces plus a loading bay are shown at the rear of the lot with access from the lane.

It should be noted that on April 3, 1974, Mr. Umarji had applied to rezone the site from (RT-2) Two Family Dwelling District to (C-2) Commercial District for the purpose of: "a commercial movie theatre". The Technical Planning Board and the Vancouver City Planning Commission recommended that the application to rezone the subject site be not approved and the applicant withdrew his application before it went to Council.

The Vancouver City Planning Commission in its meeting of March 5, 1975, endorsed the recommendation of the Director of Planning that the application be not approved to rezone to (C-1) Commercial District.

RECOMMENDED: THAT the application to rezone the lands from (RT-2) Two Family Dwelling District to (C-1) Commercial District be not approved, because:

a. there is ample (C-1) and (C-2) Commercial property to adequately serve the neighbourhood, and;

b. rezoning to (C-1) Commercial would permit the development of a store in an area zoned and developed for one and two family dwellings, with the exception of the non-conforming store next door.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

6. ASPO/CPAC Conference - Display Award

The Director of Planning reports as follows:

"Council recently approved the expenditure of $12,300 for the Planning Department for the construction of a display at the ASPO/CPAC/CIP Conference which was held in Vancouver during the week of April 14. The Planning Department exhibit was one of several put up by various agencies. The Department's exhibition entitled "Sharing Space" described the development of planning work as it related to the development of the city from its origin to today.

The purpose of this report is to inform City Council that the Canadian Institute of Planners awarded the exhibition its annual award for excellence in exhibition."

The City Manager submits the foregoing report for the INFORMATION of City Council.

er's Report, May 23, 1975 . . . . . (BUILDING - 5)

MENDATION

eritage Building Alteration

The Director of Planning reports as follows:

"A Building Permit has been requested for interior alterations and new exits to the Parish Hall at 303 East Cordova. The structure is part of St. James Anglican Church, a designated Heritage Structure, and approval of City Council is necessary for any alterations.

The Building Permit is ready for issuance. Of the proposed alterations, one new exit and a revised existing exit open on to the lane".

The City Manager RECOMMENDS that the alterations to this Heritage Building be approved.

ritannia Community Services Centre -
ite Subdivision

e Director of Planning, the Director of Legal Services, and the rector of Finance report as follows:

The Britannia Community Services Centre is being constructed jointly y the School Board and the City and one of the basic principles is hat the facilities and the operation should be as closely integrated possible. The building design which was developed, took this inciple very seriously so the facilities which are being constructed e designed to appear and operate as one unit and not as two separate nits. As an example, the library is designed and will operate as a ublic library and school library for the secondary and elementary hools all within the same space and directly above the library is classroom extension for the secondary school.

e buildings are being constructed under one contract and the cost shared 48.59% and 51.41% between the City and the School Board elated to the estimated amount of use which will be made of each cility by either the Schools for their statutory functions or by e community at large. The site for the Britannia Centre is de up of the original Britannia High School site, and land which s acquired, under Urban Renewal for the extensions. The cost of e extra site area is being shared 44.905% by the School Board, and .095% by the City, based on the anticipated uses of different rts of the site.

first an attempt was made to design a subdivision of the site so at the line of demarcation between the school facilities and the ommunity facilities could in fact be a line of subdivision and ould also reflect the relative amounts of land purchased by each gency. At the same time, any subdivision had to result in parcels land which were capable of reuse independently when and if the peration was split up and the buildings either changed or demolished n whole or in part. This proved to be completely impossible.

nother solution was attempted which would have the site in one onsolidated parcel in the joint name of the School Board and the ity and with the shares in the title being related to the investments f each agency, as being probably the most logical system of land olding within the spirit and intent of the Centre. Certain provisions n the Public Schools Act do not permit this arrangement.

Clause No.8 (continued)

A subdivision has been prepared which ignores the location of the Britannia Community Services Centre buildings but merely divides up the site in such a way as to reflect the investment of the City and the School Board in the land alone and will create usable parcels of land when reuse becomes necessary. The result is that the major part of the Centre buildings will be situated on school lands. To safeguard the interests of the City and the School Board, it is recommended that an agreement be entered into between the parties which would express their respective financial interests in the Centre buildings and provide that if the property of the School Board is sold at any time, the City would be reimbursed for the buildings in which it has an interest on a market value basis; failing agreement on the market value, the matter would be referred to arbitration. The School Board is prepared to enter into such an agreement.

Arrangements of the type now proposed are operated in the case of the Strathcona Community Centre and other schools where recreation facilities have been constructed at the expense of the City on facilities owned entirely by the School Board. A map showing the location of buildings on the site and the proposed subdivision is attached.

Accordingly, it is recommended that Council approve the subdivision as shown on the attached plan and that an agreement be entered into between the City and the School Board as hereinbefore set out."

The City Manager RECOMMENDS that the report of the Director of Planning, the Director of Legal Services, and the Director of Finance be approved.

CONSIDERATION

9. Demolition of Houses at 831, 837, 843 Hamilton Street

The Director of Permits & Licenses reports as follows.

"On October 8, 1974, Council passed the following resolution:

'THAT the Director of Permits & Licenses advise all Licensed Demolition Contractors that where any building is demolished without first obtaining a demolition permit, the matter will be referred to City Council for its consideration, and such action could place the demolishers business license in jeopardy.'

In the month of November the Permits & License Department sent a copy of the resolution to all companies known to be in the business of demolition work, including Jack Olar, demolition contractor.

On April 30, 1975, Jack Olar applied for a permit to demolish the buildings at 831, 837 and 843 Hamilton Street. In accord with normal procedure the application was referred to the Planning Department for clearance with respect to their various study areas. At the same time a copy of the Council resolution was given to J. Venne of Jack Olar Demolition Co.

On May 6, 1975, Miss Nancy Oliver of the Planning Department inspected the site with a view to possible referral to the Heritage Advisory Committee. She found demolition was already under way. Two days later demolition was complete. Presumably Council will want to call in Jack Olar so that they may consider the matter of his business license."

The City Manager submits the report of the Director of Permits & Licenses for the CONSIDERATION of Council.

FOR ADOPTION SEE PAGE(S) 169

FINANCE MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Lead Acid Storage Batteries
Unassembled Treated Wooden Meter Boxes
3 cu. yd. Front End Loader
Decorative Street Light Fixtures for Water Street
Gang Mowing Equipment
Auctioneering Services
Granite Curbing and Setts
Traffic Signal Equipment
Chocolate Covered Candies for Q.E. Theatre,
Supply of Receiver and Transmitter Crystals
7 Gang Tractor Mower.

Copies of the details of these Tender Awards are circulated.

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Removal of Unauthorised structures, etc. on Streets.

The Director of Legal Services reports as follows:

"Section 71 of the Street and Traffic By-law provides that no person shall place any structure or object on a street so as to obstruct same unless in accordance with a City by-law or unless approved by Council. If anything is unlawfully placed or constructed on a City street I believe the City at common law would have the right to remove it. However, for greater clarity and definition it would seem appropriate to include a section which would authorize the City Engineer to remove such objects.

Accordingly I recommend that section 71 of the Street and Traffic By-law be amended to authorize the City Engineer to remove structures which are unlawfully placed on a City street."

The City Manager RECOMMENDS that the foregoing Recommendation of the Director of Legal Services be approved.

3. Insurance Brokerage Appointment to the City of Vancouver.

The following report has been received from the Director of Finance:

"Description of City's Insurance

a. Property - value insured $195,166,741. Building & contents.
b. Bridges - value insured $61,680,000.
c. Liability - coverage $20,000,000. Very broad scope.
d. Marine - value insured $1,231,550. Fireboat & two Police boats.
e. Misc. - safe, burglary, merchandise, fidelity bond, glass.

Cont'd

Clause No. 3 Continued:

Background

The above insurance resulted from a major review process spanning several years and involving numerous departments of the City. Our insurance coverage is considered to be first-rate and most of the credit belongs to Mr. Douglas MacDonald (the City's insurance consultant), our Law Department, and the two major brokers who competed on the policies.

Our policies are very complex, involving dozens of underwriters pulled together by the brokers -- Reid Shaw Stenhouse Ltd. -- who were successful in competing for the four major areas of our insurance.

Present Condition of the Insurance Industry

The insurance industry is currently experiencing an extreme and very marked hardening of markets. This is the result of a number of factors, not the least of which is:

A. Inflation - Insurance companies are paying today's claims at today's inflated costs, with premium dollars based on past values.

B. Over the past few years rates have dropped to unrealistically low levels. In 1973, the underwriting loss for Canadian insurance companies was $133.8 million. The 1974 projected loss is $275 million. The actual figures for the first six months of 1974 showed a larger loss than for any twelve month period in the history of the Canadian insurance business.

C. Insurance companies securities on deposit with the Federal and Provincial Governments have reduced drastically in value due to the depressed level of the stock and bond markets.

This requires either an injection of capital on the part of the companies or a reduction in their writing to ease the pressure on their deposit shortages. Experience is showing that the latter is the course most companies are following and this is resulting in a scarcity of market.

D. Approximately 14 companies have already withdrawn from the British Columbia market and six from the Canadian market. If present conditions continue we can see possible bankruptcy of weaker insurance companies.

Reid Shaw Stenhouse believe, and we agree, that the problem the City will face in the near future will be one of retaining our present coverage and rate levels, rather than reducing our costs or improving the coverage.

Recommended Course of Action

The situation could well be serious for the City over the next few years. The City is going to need the maximum efforts of our brokers to maintain the continuity of value and coverage of our insurance. The broker has a much better chance of doing this on our behalf if the underwriters that he must deal with recognize that he has a positive and ongoing relationship with the City, rather than that he may be off the account at the expiry of the policy. The broker works for the City and not for the underwriters and achieves the price competitiveness that we demand through searching for the best combination of underwriters.

In view of the distinctly difficult insurance market and the City's need for massive insurance coverage, I strongly RECOMMEND that Reid Shaw Stenhouse be appointed the City's insurance brokers for a period of six years, commencing January 1, 1975, for the four major areas of insurance listed at the beginning of this report. It is understood that the appointment is revokeable if the City becomes dissatisfied with their services."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

Cont'd

CONSIDERATION

4. Request for Increased Funding, Vancouver Fire Department Band.

The Director of Finance reports as follows:

"The Fire Department Band is requesting an increase of $2,010.00 in funding for 1975 to bring the level of funding from $3,000.00 to $5,010.00. The Band executive, at its annual general meeting, reviewed the Band's needs in relation to its current level of funding and has determined that the present level is inadequate to allow the Band's continued operation.

The Band was first organized in 1926 and ever since that time, has been recognized as the official Vancouver civic brass band. It performs at Civic functions, and for charitable causes such as Muscular Dystrophy and Children's Hospital. It also represents the City at such events as the Calgary Stampede, Victoria Day, the Kelowna Regatta, Penticton Peach Festival, the Pacific National Exhibition, and in 1974, it represented the City at the World Exposition in Spokane, Washington. There is an extensive programme planned for 1975 consisting of in excess of twenty-five functions, as well as public concerts scheduled for the Gastown and Granville Mall areas.

The Band, when first organized, subsisted on private donations and a small loan from the City. It was subsequently funded by Civic grant, totalling $2,500.00 in 1957, then increased to $3,000.00 in 1971, at which level it has remained to date.

The following is the detail and explanation of the proposed expenditures for 1975, as provided by the Band executive.

1975 Band Budget

Stipends:	
Band Master	$1,200
President, Vice President and Secretary	660
Instrument Replacement, Repairs and Music (based on previous 5 years experience)	1,200
Stationery and Stamps	50
Parade Expenses	350
Clothing Repairs and Replacement	800
Banquet	750
	$5,010

Explanations:

Stipends: Since formation of the Band, the Executive have received the following stipends: Band Master - $75/month, President and Secretary - $15/month, Vice President - $7.50/month, a total of $1,350 per year. It is proposed these amounts be adjusted to $100/month for the Band Master, $22/month for the President and Secretary and $11/month for the Vice President. The Band Master is responsible for calling and supervising weekly practices, the music presentation and conducting the Band at parades. The President and Secretary make all arrangements for performances, maintain the minutes and financial records, arrange for instrument replacement and repairs, clothing purchases and repairs and paying accounts. The Vice President assists and relieves when required.

Cont'd

Clause No. 4 Continued

Instrument Replacement, Repairs and Music: Instrument replacement costs have increased substantially in recent years. For example, a Clarinet Model S1 in 1974 was $740, in 1975 it is $913 or a 23% increase. The replacement cost of a trombone has risen from $700 in 1973 to $1,285 in 1975 - 83% in two years. Sample repairs are: Trumpet replating in 1974 - $35, in 1975 $55, Trumpet overhaul in 1974 $38.50, in 1975 - $70.00. It is planned to review all instruments and equipment to establish a programmed replacement to avoid the situation where all instruments reach a total state of disrepair at the same time.

Parade Expenses: During major parades, members of the Band are given $1 each to partially cover their lunch and transportation costs.

Clothing Repairs and Replacements: Repairs, alterations and cleaning ccsts approximately $200 per year. Shoes have a life expectancy of between 1 and 3 years at approximately $25 per pair. An average of 14 pairs per year are replaced at a cost of $325. Pants have the same replacement frequency as shoes at approximately $13 per pair or $195 per year. Ascots, costing $6 each are replaced every two years or 20 per year at $120. Belts have a life expectancy of six years and at $6, cost about $40 per year. White socks require replacement each year at a cost of $80.

Banquet: Each year it has been tradition to have a banquet for members and their wives to show appreciation for their time given in practices and parades, particularly non Fire Department members. Last year the cost was $750 which included a dinner and taped music for dancing. This year we feel costs will be approximately the same and if sufficient funds exist, possibly it will be held with a small dance band replacing the taped music, as has always been the custom prior to last year.

The Director of Finance submits the foregoing request for Consideration.

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION."

5. Self-Serve Gas Stations

The Director of Legal Services submits the following report:

"On April 17, 1975 Council considered a report on Self-Serve Gas Stations and directed that action be taken to distinguish between self-serve and conventional stations in order to control the number of self-serve stations in the City. My interpretation of Council's action was that the only self-serve stations to be permitted were those that were in existence on April 1, 1975, or after that date only if such new station or conversion did not increase a company's self-serve stations beyond 15% of that company's total stations.

It is apparent that the only effective method of exercising this control is through our licencing power.

Cont'd

Clause No. 5 Continued

In following Council's instructions I drafted an amendment that provided for licencing self-serve stations that were in existence on April 1st and new stations where the total self-serve locations did not exceed 15% of that company's total stations. Unfortunately when we checked the License Department records, we found that this quota system would not work. The reason is that few, if any, of the major oil companies have stations licenced in their name. For example, Gulf has two licences, Texaco has none. The fact is that the operators are the persons who are required to take out a licence and, therefore, the major oil companies only hold licences for stations they actually operate.

Thus we cannot relate the 15% to the number of licenced stations of any one company. Nor can we relate that percentage to the number of stations "owned" by a company, because while some are owned in fee, many are leased, while in some cases an individual owner simply has an agreement to sell gas. Even if we had some method to investigate the type of agreement in respect of each station, these agreements could change and thus affect a company's entitlement to self-service outlets.

As a consequence of the foregoing problems, I would now suggest a different amendment which, while it does not implement the 15% idea, gives Council sufficient control to achieve a similar result. Basically the by-law would simply distinguish between self-serve and conventional service stations, and then prohibit all self-serve stations except those set out on an attached list. This list would be taken from Appendix I of the Director of Planning's report of April 7, 1975. If Council adopts this approach, effective control of all new self-serve outlets could be achieved by adding to or refusing to amend the list."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

6. Advertising - Vancouverama.

The City Clerk reports as follows:

"The Kinsmen Rehabilitation Foundation of B.C. is sponsoring a major mid-summer variety show on 20th July 1975, at Empire Stadium. In this regard, the Kinsmen is preparing a souvenir program for the event and has requested that the City contribute by advertising in the program.

A full page rate is	$510.00;
Half page	$300.00;
Quarter page	$175.00;
Eighth page	$100.00
Column inch display advertising rates run from $20.00 to $75.00	

The organization has been advised that it is not the City's policy to pay for advertising in magazines or programs. However, the Kinsmen has asked that this particular request be submitted for consideration."

The City Manager submits the foregoing for CONSIDERATION of Council.

7. The Board of Parks and Recreation Request for Funding for Repairs to Stanley Park necessitated by Storm Damage caused March 29 & 30, 1975.

The Director of Finance reports as follows:

"The following is an excerpt from the minutes of the Board of Parks and Recreation dated April 7, 1975, requesting an increase in funding in the total of $47,800 to cover the cost of repairs necessitated by storm damage caused to Stanley Park during the weekend of March 29 and 30, 1975.

'STORM DAMAGE - SATURDAY MARCH 29 AND SUNDAY MARCH 30

It was reported that a severe wind storm swept Vancouver on Saturday March 29 and continued on through Easter Sunday March 30. Some 60 trees were blown over or broken off in Stanley Park that blocked roadways and trails throughout the Park. On Sunday the Park was closed to automobiles and people were encouraged to stay away from Stanley Park. In addition, approximately 180' of seawall and promenade in the vicinity of Siwash Rock was severely damaged. A number of trees were blown over in portions of other parks such as Musqueam. The following is an estimate of costs of repairing the storm damage:

I	(a) Clean-up of trees in Stanley Park, Musqueam and other parks	$ 6,000	
	(b) Repairs to electrical service (downed wires) Third Beach and Ferguson Point	1,000	
	(c) Aquatic Centre - repairs of drains and rip rap damaged by logs	800	
			$ 7,800
II	Replacement of 180' of Stanley Park seawall immediately south of Siwash Rock. (We have suffered severe damage to this same section of seawall during severe westerly storms. The funds required would provide for a new wall to replace the portion that has been heavily damaged. The old section of wall has been temporarily repaired (but will not last through more storms) to allow pedestrians to use the promenade. The Federal Government agreed to pay one-half of the original construction cost on the understanding that the City would maintain the wall.)		40,000
	TOTAL STORM DAMAGE		$47,800

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to provide the Board with special storm damage funds in the amount of $47,800.

- Carried ... '

The Director of Finance submits the following recommendation:

A. That the repairs and clean-up referred to in Item 1 (a), (b), and (c) totalling $7,800 be carried out by the Board of Parks and Recreation within their recurring maintenance programme, using funding already provided within the Parks Board 1975 revenue budget.

Cont'd

Clause No. 7 Continued.

B. (i) That the Parks Board be asked to submit a detailed report to Council on the cause of damage to this section of the seawall, the proposed method of repair, the proposed preventive measures, and the total cost involved, to ensure that this same type and extent of damage to the seawall does not recur except in extreme storm circumstances (once in 20 years?).

(ii) That, as the nature and cost of the seawall repairs is capital in nature, and as there is no capital funding available in the current fiscal year, these repairs be scheduled, as necessary, in the 1976 fiscal year, within the 1976 supplementary capital budget, dependant upon the outcome of the report referred to in B.(i) above."

The City Manager concurs in the foregoing report and recommendation of the Director of Finance, and submits the report and recommendation for CONSIDERATION.

RECOMMENDATION

8. Furnishings - Britannia Community Services Centre

The Director of Finance reports as follows:

"City Council, on March 25, 1975, approved an amount of $170,000 for the City's share of increased capital costs of the Britannia Centre. At that time, Council was advised that the provision for furniture and equipment would not be sufficient and that the Executive Director of the Britannia Centre was reviewing the requirement with a view to reducing costs as much as possible.

The Executive Director, with the assistance of the City Purchasing Agent, has prepared an estimate for furniture and equipment as follows:

A.	Recreational Equipment		
	1. Secondary Gymnasium	$10,000	
	2. Arts and Crafts	1,500	
	3. Elementary Gymnasium	8,740	
	4. Pool	29,352	49,592
B.	Information Centre		24,798
C.	Child Care Centre		5,200
D.	Coffee Shop		4,500
E.	Teen Centre		3,924
F.	Seniors' Lounge		5,942
G.	Library		26,280
H.	Signs		9,000
I.	Architect's Fees		3,500
J.	Drapes		7,000
K.	Miscellaneous Incidentals		1,264
			$141,000
	Budget		105,000
	Shortage		$ 36,000

Notes: I - The cost of providing the above is the responsibility of the City and does not include the School Board's share.
II - Details of the above are available in the Director of Finance's Office.
III - This report does not include the furnishings and equipment for the ice arena which is separate and is under review.

The amount included in the original budget is $105,000 and was estimated in 1972 and that like all other items affected by inflation has proven to be inadequate.

To date, approximately $28,000 has been ordered, mainly for the information centre, child care centre, coffee shop and lounges. The balance of orders are being held pending approval of the additional funds requested.

Cont'd

Clause No. 8 Continued:

Additional funds approved by City Council in this report will be provided from Contingency Reserve by increasing the 1975 Capital Provision from Revenue.

Recommended that funds in the amount of $36,000 be provided from Contingency Reserve for the increased cost of Furnishings and Equipment for the Britannia Community Service Centre."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR ADOPTION SEE PAGE(S) 174

PROPERTY MATTERS

RECOMMENDATION

1. Expropriation for Highway Purposes
Lot 8 Except South 9 feet, Block 97,
District Lot 181; Situated Venables Street,
West of Raymur Avenue

The Supervisor of Property & Insurance reports as follows:-

"The City Engineer is proceeding with the consolidation of City-owned lands on the north side of Venables Street at Raymur Avenue. These plans will include the dedication of certain parcels for street purposes, and a title search discloses that one of these parcels, being Lot 8, except South 9 feet, Block 97, D.L. 181, is not registered in the City's name, but in the names of Herbert G. Ross and Leander Shaw. It is necessary that the City obtain title thereto to complete the plan of consolidation.

This lot is now part of Venables Street, West of Raymur Avenue. It last appeared on the 1930 Assessment Roll where it was shown as City-owned. It was taken off the Assessment and Tax Rolls in that year and was later developed as highway together with adjacent lots.

Attempts to locate Mr. Ross and Mr. Shaw have been unsuccessful and the Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

RECOMMENDED That the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid Lot 8, except the South 9 feet, Block 97, D.L. 181, that the resolution submitted concurrently be passed and that application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Lot 10, Block 36, D.L. 184; Plan 178 - Situated
North Side of Franklin Between Semlin and Lakewood Drives

The Supervisor of Property & Insurance reports as follows:-

"The City owns a single lot, legally described as Lot 10, Block 36, D.L. 184; Plan 178, situated on the North side of Franklin between Semlin and Lakewood Drives. The lot, which was acquired by tax sale in 1936 and has been reserved from sale due to drainage problems, measures 49.5' X 132' and is in an RM-3 Zoning District. The drainage problem has been mainly resolved by the placing of fill which has compacted over a period of years.

An offer of $68,000.00 to purchase this lot for consolidation with abutting lots 9 and 11 has been received by this office.

This matter has been discussed with the Director of Planning, who endorses the sale subject to consolidation of the three lots for immediate development, and subject to the dedication of the required portions for lane purposes.

The Supervisor of Property & Insurance is of the opinion that the offer represents fair market value. It is therefore,

RECOMMENDED That Lot 10, Block 36, D.L. 184; Plan 178, be sold to the owner of abutting Lots 9 and 11 for the sum of $68,000.00, plus registration and administration fees and a proportionate part of the current year's taxes on the following conditions:-

Clause #2 (Cont'd)

1. Consolidation of Lots 9, 10 and 11 into one parcel at the cost of the purchasers and dedication of the North 10 feet of Lots 9 and 10 for lane purposes.

2. Purchaser to obtain a development permit within 120 days from sale date; to undertake development without delay; and to enter into any documentation that is deemed necessary by the Director of Legal Services to ensure development takes place.

3. Purchaser to satisfy themselves as to soil and drainage conditions and to be responsible for the removal of the abandoned sewer if required. The City does not guarantee the condition of the soil.

4. Purchaser to enter into a bulkhead agreement.

5. Sale date to be date of approval of sale by Council.

6. No commission is payable."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

3. PRESERVATION OF ARTIFACTS

The Supervisor of Property & Insurance reports as follows:

"Under Council Resolution of February 18th, 1975, it was resolved:

'That the Director of Museums be notified immediately of every demolition permit application involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.'

The foregoing will create considerable difficulty for the Supervisor of Property & Insurance when demolition contracts are awarded. Experience has shown that speed of demolition is essential if vandalism and theft are to be avoided. The existing procedure is to call for demolition contracts on the morning following vacant possession of the building, sealed bids are opened by the Supervisor of Property & Insurance, and the contract is awarded the same morning. When the successful contractor is so advised, he then has full right to salvage, and in effect is fully responsible for the structure, all by-law requirements, and is in control of the building, subject to his compliance with his contract. It also should be noted that the bid price for demolition is directly related to the amount of salvageable materials in the building. A building with good salvage value could be wrecked at little cost to the City and it follows that if materials that have salvage value are removed prior to the contract being awarded, there will be a higher cost of demolition.

The Director of Museums, by letter dated April 22nd, 1975, informs that he is now in possession of articles from 533 East Cordova Street, which he is holding pending a decision on policy which will decide procedures re extra cost of demolition and adding the artifacts to his permanent collection. He states these articles have a value of $450.00. The demolition cost to the City for the building was $750.00. If the demolition contractor had the benefit of this salvage, the cost to the City would have only been $300.00.

It is noted that since February 18, 1975, approximately 25 - 30 demolition applications have been sent to the Director of Museums; of these, only three buildings were City-owned and only one,(533 East Cordova,) produced any artifacts.

Clause #3 (Cont'd)

In order to set up a procedure that may satisfy the requirements of all parties concerned, the following is forwarded for Council consideration:-

PROPERTIES ALREADY ACQUIRED:

1. When notice is given to the tenants, the Director of Museums, the Heritage Board, and the Director of Permits & Licences be given notice of the action, at the same time;

2. The Director of Museums to notify the Supervisor of Property & Insurance, in writing, which articles will be designated for salvage and a schedule of the time of removal, and that his arrangement to dismantle and remove the artifacts be guaranteed by a specific date. The building to remain in control of the Supervisor of Property & Insurance until this date.

3. When this is completed, tenders be called for demolition of the remaining improvements on the land, in accordance with normal procedure.

It should be noted that there could be considerable involvement in a large building, such as Seagate Manor, commercial or industrial buildings.

FUTURE ACQUISITIONS:

In future acquisitions, it is proposed that the Director of Museums and the Heritage Board be informed at the time of acquisition, and their requirements recorded in writing to the Supervisor of Property and Insurance. These artifacts then may be removed immediately prior to demolition.

The Supervisor of Property and Insurance recommends that:

1. Others (e.g. Parks Board, School Board, and P.N.E.) be informed of this general procedure so that a co-ordinated approach may be set up in relation to the demolition of buildings under their control.

2. The foregoing be approved as a basis for general procedure on demolition.

The City Manager RECOMMENDS that the recommendations of the Supervisor of Property and Insurance be approved, and further, that the City absorb the additional costs of demolition caused by the removal of artifacts for a six month trial period. At the end of that period the Supervisor of Property and Insurance to report back on the extent of the program and the costs involved.

4. Sale of Portion of Lot 19, Block 18, D.L. 668-670; N.W. Corner Inverness Street and 37th Avenue

The Supervisor of Property & Insurance reports as follows:-

"On September 26th, 1972, Council resolved to widen 37th Avenue between Inverness and Fraser Streets, and to sell the 16-foot surplus portions of the City-owned properties not required for road purposes, to the abutting owners for the nominal sum of $100.00, plus survey costs, registration fees, etc. This action was confirmed on December 17th, 1974, and to date six owners have taken advantage of this opportunity.

Clause #4 (Cont'd)

A further offer to purchase one of the 16-foot surplus portions has been received from the owner of Lot 20, Block 18, District Lots 668 to 670. Complying with the foregoing Council authority, this office would under normal circumstances recommend that the North 16 feet of Lot 19, Block 18, D.L. 668 to 670, be sold to the abutting owner for the sum of $100.00, plus a proportionate part of the current year's taxes and $175.00 to cover survey, preparation of the deed of land, plans, and registration fees, subject to the following conditions:-

(a) Consolidation of the 16-foot strip with Lot 20, Block 18, D.L. 668 to 670.

(b) Preparation by the City of the subdivision plan and the deed of land; all other documentation that may be required by the Land Registry Office to complete registration to be provided by the purchaser.

the balance of the property to be sold to the City Engineer for street widening purposes for the sum of $11,000.00

However, this situation differs from the sales already approved, in that the abutting lot measures 49.5 feet. The addition of the surplus 16-foot strip would create a site of 65.5' X 98', capable of resubdivision into two lots. For the sum of $100.00 the purchaser would be in a position to create an additional saleable lot. A check with the Planning Department has confirmed this.

In this situation, and any similar situation that may arise with respect to this portion of 37th Avenue, it is RECOMMENDED that the Supervisor of Property and Insurance be authorized to negotiate the sale of the surplus portion of property at market value, allowing the sale price of $100.00 to stand only where the additional footage does not permit the creation of an additional lot.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

5. HOUSE FOR REMOVAL
--6291 Frontenac Street
Lot 55, Blocks 3 & 4, N.E.¼ D.L. 339

The Supervisor of Property & Insurance reports as follows:-

"On November 12, 1974, Council approved the acquisition of Lot 55, Blocks 3 and 4, N.E.¼ D.L. 339 for consolidation with the abutting City-owned lands for the development of family housing. It was reported at that time that the dwelling was in good condition and that it was proposed to advertise the dwelling for removal, or demolition if it could not be sold for removal.

The dwelling was advertised for removal on May 7th, 1975 but no offers were received by the time tenders were to be opened. However, on May 12th, 1975 an offer to purchase the dwelling for removal was received in the amount of $735.00 inclusive of sales tax, which offer was accepted by the Supervisor of Property & Insurance, subject to the purchaser:

(a) removing the dwelling and all debris from the site by June 12th, 1975;

(b) obtaining all necessary permits for the removal of the dwelling;

(c) indemnifying and saving harmless the City from all claims."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

FOR ADOPTION SEE PAGE(S) 172

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 8, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 8, 1975, at 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of April 24, 1975, were adopted.

RECOMMENDATIONS:

1. Pioneer Park

The Chairman advised that he had received letters from the Downtown Eastside Residents Association, the United Housing Foundation, and the Save Our Park Land Association, requesting that Pioneer Park be upgraded and that benches be reinstalled.

Mrs. May Brown, Chairman of the Park Board, informed the Committee that the Park Board was anxious to upgrade and improve this street triangle. However, a Council decision would be required to make this area into a park-like setting with benches, etc.

Mr. Lesser of the Merchants Association informed the Committee that this association was in favour of restoring the benches, and making this area more attractive to people as long as it can be kept that way.

The Committee noted that several stores in the area sell quantities of canned heat, bay rum, glue, etc. which only magnified the existing problem. Sufficient City by-laws currently exist, however, enforcement is not strict enough. Construction of the detox centres, which is under the control of the Provincial Government, is approximately one year behind schedule. In conclusion the Chairman informed that the Community Services Committee would be investigating the matters of more stringent controls over stores selling canned heat, bay rum, glue, etc. and the present status of the detox centres.

RECOMMENDED,

A. THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park.

B. THAT City representatives meet with the Park Board to discuss the matter of financing this project and report back to this Committee on May 22, 1975.

* * * *

At this point in the meeting all Members of the Housing and Environment Committee wished Alderman Rankin a very happy birthday.

* * * *

Cont'd . . .

2. Housing Conversion Study

Submitted for the Committee's consideration was a Housing Conversion Study done by the Planning Department and a City Manager's Report dated April 30, 1975, regarding the same report. These are on file in the City Clerk's Office.

Mr. T. Jenkinson, Associate Director, Overall Planning, reviewed the City Manager's Report with the Committee. In reviewing the report he noted that a dichotomy has become apparent from this study. On the one hand is the accute shortage of rental housing in Vancouver and on the other hand is the unexplainable conclusion that the present property owners of Vancouver, do not, by a quite stable majority, want to have suites in their own homes. This is dispite the fact that this would appear at first to be a reasonable way of creating additional rental housing units at a relatively low cost.

The Housing Planner advised that the City and the G.V.R.D. Planning Departments would be bringing forward proposals for compact housing in the very near future.

During the ensuing discussion the Committee realized that pilot projects always face a certain amount of neighbourhood resistance. It is very important that Council Members have all the practical information when introducing such a project into a community. The Committee while appreciating the value of single family dwellings felt that there were areas in the City where people would be more in favour of implementing secondary suites in their homes.

RECOMMENDED,

A. THAT the guidelines for secondary suites as outlined in the above noted City Manager's Report dated April 30, 1975, be approved.

B. THAT plebiscites be held in the following areas to determine if the residents favour secondary suites in their single family dwellings:

- Kitsilano (RS-1)
- Grandview-Woodlands (RS-1)
- Cedar Cottage
- Hastings East

Votes are to be given only to owner occupiers in the above noted areas.

INFORMATION

3. City Owned Land Bounded by Jericho Park, Point Grey Road, Wallace Street and Second Avenue

The Committee considered a Manager's Report dated April 25, 1975, (on file in the City Clerk's Office) regarding the above noted matter. This report stated:

"The Director of Planning reports as follows:

Council on November 12, 1974, when dealing with the Manager's report concerning surplus lands in the Locarno Park area resolved "that the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for housing and report through the Standing Committee on Housing."

Cont'd

The subject site comprises 4.68 acres, and includes Lots 1 through 10, East Part, District Lot 448. The westerly 188 feet of the site, Lots 5 except south 140 feet, south 140 feet of 5, and 6, comprising 1.24 acres, were purchased for park purposes and are presently used for parking by visitors to Jericho Beach and the Jericho Tennis Club. The remainder of the site, Lots 1-4 and 7-10, comprising 3.44 acres, was purchased for roadway purposes and is presently vacant. The Parks Board's tentative plans for Jericho Park include continued use of the westerly portion of this site for parking. The City Engineer will be reporting to Council at a future date about keeping the option open to construct a Point Grey Road extension in the future if traffic conditions warrant such a facility. This extension would basically connect Point Grey Road to 4th Avenue along the eastern edge of Jericho Park. This project, if carried out, would require that the northwest corner of this site be rounded slightly. More importantly, however, significant volumes of traffic destined for Jericho Park, U. B. C. and the Endowment Lands could detract from the desirability of the site for residential purposes. If this connection is built, then the continued use of the westerly portion of the site as a parking lot would provide some separation between the road and whatever residential buildings are constructed on this site.

Discussions with residents of the community, including representatives of the Dunbar-West Point Grey Area Council and the Community Resource Board, indicate that some form of development is expected on this site. Residents would expect that such development would not exceed the density or height of the housing presently under construction at Wallace and Fourth Avenue. Generally, residents favour either townhouses for families or senior citizens' housing. Two co-op groups in the area, the Point Grey Housing Co-operative Society and the Dunbar Village Community Co-operative, have expressed interest in developing housing on this property and have submitted briefs to the Standing Committee on Housing and Environment to register their interest.

Council in 1973 released for sale Parcel D of District Lot 538, a 2.86 acre site at Fourth and Wallace for senior citizens' housing. This site, immediately south of the subject lands, was subsequently rezoned from RS-1 to RM-3A; two hundred units of housing for senior citizens are presently under construction at a floor space ratio of 1.0. The B. C. Housing Management Commission as of February, 1975 had 204 applications on file for this particular project, and 3372 applications for senior citizens' housing anywhere in the lower mainland. There are relatively few senior citizens' housing units available west of Granville Street, and the complex presently under construction will partially accommodate an acute demand.

The Planning Department's view is that the subject property is an excellent location for low density multiple housing, and particularly senior citizens' housing. Ideally, the movement of West Kitsilano and Point Grey senior citizens into purpose-designed housing could have the effect of freeing some family-type housing in the area for family use.

Several factors combine to make this site particularly appropriate for seniors: the proximity of Jericho and Pioneer Parks, the local shopping area at Fourth and Alma, Fourth Avenue bus routes, and the possible use of Brock House as a senior citizens' activity centre. The use of the property for seniors' housing offers a significant advantage over family housing for residents of the adjacent residential area, in terms of much lower traffic volumes associated with the development. Since Jericho Park, the Jericho Tennis Club and the Royal Vancouver Yacht Club already bring traffic into the area, this is believed to be an important consideration. Generally, the Planning Department favours the use of this site for housing for senior citizens.

The Director of Planning RECOMMENDS:

"1) THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for senior citizens' housing, to be developed at a maximum floor space ratio of 1.0.

Cont'd . . .

2) Alternatively, THAT Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed.

3) THAT Council, upon the recommendation of the Supervisor of Property and Insurance, establish a market value for the site and invite proposals from non-profit groups or agencies who are prepared to work out a scheme of development with local residents and the Planning Department, and select a sponsor for housing on this site."

Following brief discussion it was,

RESOLVED,

A. THAT the above noted City Manager's Report be received.

B. THAT a decision on this report be deferred until Mr. Jeroff, the new Housing Director, arrives.

4. Chinatown Development Association Housing Projects

i. 2900 East 22nd Avenue and Boyd and Renfrew

The Housing and Environment Committee at its meeting on April 24, 1975, when considering a Housing Status Report, recommended,

"THAT representatives of the Vancouver Chinatown Development Association be invited to appear before this Committee to discuss their housing projects at 2900 East 22nd Avenue, and Boyd and Renfrew and at 115-121 Keefer Street."

Representatives of the Vancouver Chinatown Development Association were not present and the Committee considered a letter from the Law Department (on file in the City Clerk's Office) which stated in part:

"As requested I got in touch with Mr. Ridgway of Lawrence & Company, solicitor for the bank involved in the financing of the project.

I was informed by Mr. Ridgway that the documents had been sent to the Leung's in September, 1974 and that subsequently there had been a modification in the documents pertaining to discharge of the mortgage in February of this year, and that they had been waiting to have these signed by the Leung's.

I telephoned Mrs. Leung on May 1, 1975 and was informed that she was ill and was later contacted by Mr. Leung on two occasions. As a result of the subsequent telephone calls I was informed by Mr. Leung that the problem of the discharge of the mortgage has been clarified and the problem should be resolved shortly which will permit consolidation and subsequent issuance of the development permit. He stated that this procedure should not take more than a week or so."

RESOLVED,

THAT the above noted letter be received.

Cont'd . . .

ii. 115-121 Keefer Street

The Chairman reported that in order to keep this project going the maximum allowable floor space ratio for this site would have to be increased, owners of this site would have to consider a lower selling price, and C.M.H.C. would have to be asked to reconsider financing of such a project. He further advised that he would look into these matters and report back.

RESOLVED,

THAT the verbal report of the Chairman be received.

5. Fire By-law Appeals

i. Hampton House, 2155 West 38th Avenue, Mr. W. Stoneman

The Housing and Environment Committee on April 24, 1975, deferred this matter pending the appearance of Mr. W. Stoneman. The Committee considered a letter from Mr. W. Stoneman (on file in the City Clerk's Office) which stated in part:

"We have had notice from the Vancouver Fire Department requiring installation of emergency lighting in the halls and stairwells at the above address.

It is the view of the Greater Vancouver Apartment Owners Association, of which we are a member, that the lighting installation asked for is unnecessary. This building is of modern construction including the latest requirements in its fire exit system. To our knowledge there has never been a fatality in a fire in a modern medium high rise where lack of emergency lighting in halls and stairwells was a contributing factor. Therefore it would appear to us that the proposed changes in lighting are an unnecessary expense that must be passed on to the tenants at a time when costs of operation are extremely high and rents are limited.

It may be unwise for the City of Vancouver to put modern concrete apartment buildings under the same classification, regarding fire regulations, as the number of older hotels that may have obsolete fire exit systems as well as a very different clientele which contribute to the fire hazard.

Would you please give serious consideration to changes in the fire bylaw."

The Committee also considered a City Manager's Report, from the Fire Chief, which stated:

"This building is a 7 storey apartment building with both fire exit stairs in the central core where there is no natural light whatever. Consequently if the artificial illumination fails in these stairways and corridors and tenants will be in complete darkness and unable to navigate them even during daylight hours.

The Fire Warden's Branch has received many complaints over recent years from persons who have experienced difficulty in this type of building during power outages. The National Building Code, which deals with new buildings, recognizes this problem and requires emergency lighting in similar new buildings.

The Fire By-law simply makes this sensible requirement retroactive in applying it to existing buildings. The Fire By-law does not contain any provision for appeal in this matter.

A recent amendment to the Fire Marshal Act also requires emergency lighting in these existing buildings."

Cont'd . . .

Mr. Stoneman was present and during discussions with the Committee suggested heat sensors should be installed in each suite and in hotels and lodging houses with a master heat sensor in the Manager's Apartment so that he would always be alerted when a fire was beginning in a suite.

The Chairman advised Mr. Stoneman that in Council on Tuesday, May 6, 1975, it was resolved,

"THAT Alderman Harcourt be authorized to meet with appropriate Provincial Government officials on the matter of renovations provided in the present regulations and to discuss what recommendations re the Fire Marshall's Act, are contained in the Keenleyside Report."

RESOLVED,

THAT the letter of Mr. Stoneman and the City Manager's Report be received.

ii. 406 Union Street

On March 27, 1975, when considering a Fire By-law appeal on the above noted lodging house the Committee was informed of a dangerous fire escape on this building, and recommended that Mrs. Sam repair the dangerous fire escape on or before April 24, 1975, or have the building closed.

The Chief Fire Warden today informed that the necessary repair work had not been done. Further that this particular case would be in court on May 14, 1975.

6. Correspondence

The Committee considered letters sent from Alderman Harcourt to the Minister of Housing and the Minister of State for Urban Affairs regarding the Housing Corporation. These letters, which are on file in the City Clerk's Office, advised that the City of Vancouver is now prepared to directly and actively assist in improving the quality and quantity of accommodation for its citizens through the Vancouver non-profit Housing Corporation. It went on to outline the specific goals for this corporation and the approximate funding assistance from both the Provincial and Federal Governments.

The Committee also considered a letter to the Department of Housing in Victoria regarding the proposed Kiwanis-Soroptomist Senior Citizens' Project, which expressed frustration resulting from conflicts between Federal and Provincial levels of Government, causing unjustified delays in the construction of housing in Vancouver.

RESOLVED,

THAT the above noted correspondence be received.

The Meeting adjourned at approximately 3:17 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 174

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 8, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 2 Committee Room, Third Floor, City Hall, on Thursday May 8, 1975, at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Marzari
ABSENT:	Alderman Kennedy Alderman Sweeney
COMMITTEE CLERK:	G. Barden

. . . . . .

RECOMMENDATION

1. Vancouver Museums and Planetarium Association - Budget

The Committee had for consideration a Manager's report dated April 22, 1975 advising that the Vancouver Museums and Planetarium Association has a projected budget deficit in 1975 of $10,768 before the inclusion of the following expense items detailed on a sheet distributed by the Association at the meeting:

Insurance	-	$13,000
Trucks	-	$2,700
Alarm System	-	$2,600
Grounds	-	$14,000
Parking Lot	-	900
Pump Station	-	$3,000
Scavenging	-	$1,500
Water Rates	-	$2,800
	TOTAL	$40,500

The Association deleted the above items from their budget and are requesting the City to absorb these costs. These items have been performed by the City for the Association each year and the Association has paid the City for the services.

The Association noted that other levels of government must assume a portion of the burden of operating the museum and it is their intention to continue to develop revenue from other tax supported sources. They stated it is unfair that the City of Vancouver is the main financial contributor to the Association, as the Museum/Planetarium is used by the public at large not just citizens of Vancouver.

The Committee questioned whether the increase requested is for additional staff and indicated the Association should submit a more detailed report on their budget needs.

Cont'd...

Clause No. 1 Continued:

Following further discussion it was,

RECOMMENDED

(a) THAT the City Council support a submission by the Vancouver Museums and Planetarium Association to the Provincial Government for financial assistance having in mind the fact that the public at large participates in activities at the Museum not just the citizens of Vancouver;

(b) THAT City Council request a meeting with the Provincial Government together with officials of the Vancouver Museums and Planetarium Association to discuss this matter;

(c) THAT further consideration of the V.M.P.A. request for an increased grant be deferred pending a report from the Association giving specifics such as original allotment, where the grant is deficient in the area of the City's responsibility, history of staffing, etc.

INFORMATION:

2. Meeting With Premier and Minister of Municipal Affairs on Matter of Financial Assistance to Municipalities

The Committee had for consideration a report from the Chairman dated May 5, 1975, (copies circulated) advising that as a member of a Special Committee of the U.B.C.M. he attended the meeting of April 24, 1975, with the Premier and Minister of Municipal Affairs in Victoria when the Government announced its formula for distribution of anticipated natural gas revenues for the year 1975. The total amount to be distributed this year, regardless of the extent of the increase in natural gas export price, is $20,000,000. The Chairman reported that the main items of the allocation are as follows:

"Every municipality regardless of size will receive $25,000. This comes to a total of $3.45-million.

A further $3.2-million will be paid to municipalities on the basis of $100 for each housing unit started in 1974. This would be determined on the basis of building permits issued. The intent here, of course, is to encourage activity in the housing field and the government has also stated that 'This reflects recognition of the demand that growth places on municipal services.'

$8.24-million will be distributed on a formula based on the relationship between operating costs in each municipality as compared to the total operating costs for all municipalities in the province. This distribution will be based on the 1973 figures which are the latest complete figures available.

About $1.31-million will be allocated to assist in the construction of water systems. This is intended as a 'companion program' to the Sewerage Facilities Assistance Act passed in 1974.

$1-million will be made available to Regional Districts to assist in capital costs of waste disposal sites including land acquisition, building of fences, and purchase of equipment.

Cont'd...

Clause No. 2 Continued:

About $3-million will be retained in a 'Community Disparity Fund' which is intended, according to the government's statement 'to assist those municipalities with low assessment bases which have, as a result, special problems'."

He stated a total of $2,777,996 will come to Vancouver based on the following:

1. "Vancouver will receive a basic grant of $25,000, as will all other municipalities in the province.

2. Vancouver will receive an amount of $258,000 under that part of the formula which is designed to encourage housing starts. There were 2,580 housing starts reported in Vancouver in 1974.

3. Vancouver will receive an amount of $2,494,996 under that part of the formula that is based on the relationship between operating costs in an individual municipality to the total operating costs of all municipalities in the province."

Following further discussion it was,

RESOLVED that the Chairman of the Standing Committee of Council on Finance and Administration,

A. Discuss with the Director of Finance and other officials the kind of allocation formula which would be most equitable from Vancouver's point of view.

B. Press Vancouver's position with the Provincial Government directly and also through UBCM.

C. Request the Director of Finance to immediately prepare a submission to the Provincial Government to apply for an allocation of additional funds from the Community Disparity Fund, such submission to be considered by the Finance Committee and approved by Council before presentation.

FOR ADOPTION SEE PAGE(S) 175

The meeting adjourned at approximately 3:00 p.m.

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

May 8, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, May 8, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney (Clause #3 only)
Alderman Volrich

COMMITTEE CLERK: R. Demofsky

CONSIDERATION

1. Dial-a-Dietitian - Grant Request

Council on March 18, 1975, when considering a Community Services report on this matter, approved the recommendation:

"THAT City Council grant $238.29 to Dial-a-Dietitian to cover rent, telephone and office supplies for January, February and March, 1975."

The Committee today considered a letter from the British Columbia Dietitic Association dated April 30, 1975 which is on file in the City Clerk's Office, requesting continuing support for the Dial-a-Dietitian Program. It stated:

"Reference is made to our letter dated January 31, 1975. At that time we requested financial support from the City of Vancouver for Dial-a-Dietitian. The Health Department, Government of British Columbia had provided funds for B.C.D.A. to pay the salary of a co-ordinator for the months of January, February and March, 1975. We requested $238.29 to cover the cost of the rent, telephone and incidentals for the same period. We thank you and your Committee for approving the expenditure as requested.

We have now received a letter from the B.C. Department of Health stating that they have approved a grant to the B.C.D.A. for the purpose of hiring a co-ordinator for Dial-a-Dietitian for this fiscal year. We have discussed with Dr. Bonham the possibility of the city either providing us with office space and a telephone in one of the health units or giving us funds to continue paying for the space at 207 W. Hastings Street where we are now located. Dr. Bonham supports the continuation of this program. Our expenses per month are

rent	-	$ 51.00
telephone	-	21.21
incidentals	-	10.00
		$ 82.21

The total for a 12 month period is $986.52.

We feel that the services of dial-a-dietitian fills a definite requirement in the community. The public use of the service has been increasing steadily. During the past 3 months from 14 to 17 people have phoned per day seeking information about food, nutrition and how it effects their health. To date 6,200 calls have been received. The calls have dealt with the following subjects:

Cont'd . . .

Clause #1 continued:

Normal Nutrition	28.7%	Controversial Diets	5.1%
Therapeutic Diets	25.6%	Food Safety	4.1%
Miscellaneous	14.5%	Food Storage	4 %
Caloric values	8 %	Food Additives	2.2%
Recipes	6.6%	Food Budgeting	1.2%

We appreciate your Committee's support of this project for the past three months and hope that you will give favourable consideration to continuing the support. "

During discussion of this matter the Medical Health Officer advised that office space would be available on Hamilton Street in approximately three months.

RECOMMENDED

THAT financial support in the amount of $82.21 per month be given to the Dial-a-Dietitian Program for up to six months, to cover rent, telephone and office supplies and when feasible,office space in Hamilton Street Health Unit be given to them for up to six months.

(A tie vote resulted and this matter is submitted to Council for CONSIDERATION.)

RECOMMENDATION

2. Carnegie Library

At a joint meeting of the Housing and Environment and Community Services Committees on March 18, 1975, when discussing this topic, Mr. B. Eriksen of the Downtown Eastside Residents' Association, advised that his organization was discussing the future use of this building with the Native Courtworkers' Association. It was recommended:

"THAT the Carnegie Library be included in the Downtown Eastside Neighbourhood Improvement Program, and as part of this program the use of this building as a multi-use community centre be considered."

Today a representative of the Native Courtworkers' Association advised that requests for funding had received no replies.

The Committee considered a brief from the Downtown Eastside Residents' Association which is on file in the City Clerk's Office and stated in part:

"In September 1974, with local input, D.E.R.A. organized an ad hoc Committee comprised of representatives from the Parks Board, D.E.R.A., Vancouver Community College, Vancouver Public Library and the Downtown Community Health Society. The purpose of the Committee was to gather and co-ordinate proposals received from community groups and organizations interested in the Carnegie Library, as a multi purpose community facility in the downtown eastside. 141 community organizations were contacted and 30 written replies expressed interest in four main areas: health; education; recreation; and human resources.

Cont'd . . .

Clause #2 continued:

In October 1974, the Vancouver Heritage Advisory Board designated the Carnegie Library an historic site. With the assurance that the building could not be demolished, the Committee went ahead and formulated detailed plans for the use of the building with the assistance of Downes Achembault Architects, who had drawn up the original renovation plans.

PRESENT PROPOSAL

The committee felt it was essential that the Carnegie Library be put to the widest possible community use.

Adequate recreational facilities are lacking in the downtown eastside. The two facilities used by the Downtown Eastside Recreation Project are inadequate and with future plans of expansion by the landlords of these facilities the D. E. R. P. will not have any place to go. Other recreational services not operated by D. E. R. P. are missions and drop-in centres. None of these facilities are able to adequately offer a full varied recreational service.

The D. E. R. P. presently operates a small library. Although there is a membership of 500, there is only enough room for three people at a time. There is no space for private quiet reading. Therefore, it is imperative that a branch library be established and operated by the Vancouver Public Library.

Generally we are confirmed in our opinion that the uses established by the D. E. R. A. would cover those identified by the Native Courtworkers.

We have up-dated our original space needs schedule by deleting the Downtown Community Health Society and including a column indicating the requirements of the Native Courtworkers. We found no difficulty in placing the letter N against most uses previously shown; the only addition is a Media Production Area which could be shared with the proposed area designated for meetings and films, etc.

We understand that the Native Courtworkers themselves have abandoned the "Longhouse" as a proposed use. The Museum function could be accommodated throughout the building and be part of the general planning and design conditions. As to the Native Courtworkers request for the accommodation of "Indian Homemakers", these are envisaged as tenants who simply lease space if the Courtworkers had the use of the whole building. Similar conditions apply to the "Justice Development Commission" which also would be a straightforward sub-lease of surplus space, (we understand that this body has just leased some 1,800 sq. ft. at 454 W. Broadway). The "De-Tox Centre" proposed is, in our opinion, a totally unsuitable use for this building.

Cont'd . . .

Clause #2 continued:

In summary, we are of the opinion that the Native Courtworkers' needs relating to the total community, can be easily accommodated within the framework set by D.E.R.A. We feel that a more intensive use of space would result if the needs of the whole community including the people served by the Native Courtworkers, would be met in the way proposed by D.E.R.A. especially since many of the areas would normally be used only for pre-determined short periods."

Alderman Volrich advised that $650,500 is currently appropriated in the Capital Budget for renovations to the Old Museum Building.

Alderman Marzari reassured the Committee that the community program in this area had proven itself, and suggested that a mini-community centre should be established. It was noted that the Library Board, the Community Health Society, the Native Courtworkers' Association, Park Board and the Community College were interested in space in this building.

RECOMMENDED

A. THAT the proposal as outlined in the above noted D.E.R.A. brief be approved.

B. THAT D.E.R.A. report back to the next meeting of this Committee outlining a breakdown of operating costs between the following organizations which are interested in acquiring space in this building:

- Library Board
- Community Health Society
- Native Courtworkers' Association
- Park Board
- Community College.

3. Enforcement of Liquor Administration Branch Regulations

The Committee considered a letter from D.E.R.A. which is on file in the City Clerk's Office. This brief stated in part:

"On May 7, 1974 I brought to the attention of the Standing Committee on Social Services, that the L.C.B. was hesitant to take action against owners of Licensed Premises, on the basis of unsubstantiated reports of violations of the Act.

The reason for this attitude, according to both Bill Bruce General Manager, and Vic Woodland Executive Assistant, was that without charges being laid and convictions being obtained by the Police Dept. , whose duty it is to enforce the L.C.B. Regulations, the L.C.B. would be in the position of acting as a kangaroo court, if they were to suspend licenses on the basis of reports.

It was also brought to the attention of the committee that the top brass in the Police Dept. had instructed officers not to lay charges against owners, tapmen, or waiters for infractions of the L.C.B. Regulations. This was confirmed at that meeting , but nothing was resolved as there were no instructions nor recommendations to the Police Brass or to Council that the Law be enforced without favour.

Cont'd . . .

Clause #3 continued:

Consequently, we are still having problems with Licensed Premises , for example, On April 23, 1975, at 12 noon , during a meeting of the Youth Team Meeting at the C.C.Y.R. 52 Water St. Constable Tony Mears, related an incident which had occured recently at the Nelson Place Beer Parlour, Tony had noticed that a young woman who was seated and drinking , appeared to be very young , upon asking the beer waiter if he had checked the young ladies I.D. ,the waiter replied in a very indifferent manner that he had not. Constable Mears then checked the girls identification and found that she was only 12 years old. I also related an incident which had taken place at the Europe Hotel the evening before April 22 , 1975 . The tapman was so drunk that the Police found it necessary to remove him from the Premises and hold him in the drunk tank overnight. As there were several Police Officers present on the Youth Team I asked why it was that the owners and the tapmen as well as the waiters were never charged under the Act when they were clearly violating the Law?

Corporal Garey Bateman made the statement that police officers were instructed to notify the owners of licensed premises when they were in violation of the Act and to give them a warning, but that the Officers were not to lay any charges. This statement was confirmed by Sgt. T. Findly,who was also present .

At this same meeting ,a letter was read , expressing concern of the Youth Team about the lack of enforcement of the L.C.B. regulations , the letter was addressed to Attorney General Alex Macdonald, and after the reading it was passed around and signed by all present . It is ridiculous that the Youth Team Which is composed of several Police Officers as well as Social Workers should have to appeal to the A.G. RE: lack of enforcement of the L.C.B. Regulations when it is the responsibilitie of the Dept. to enforce the Law. I feel it is totally iresponsible on the part of the Police Brass to decide which Laws they will or will not enforce, and which members of the general public they will or will not charge for offences against the Law ."

During discussion of this brief the Committee expressed frustration that appropriate charges are not being laid in cases where juveniles are caught drinking in licensed premises.

The Chairman advised that suspension of a business license was a very effective means of curing this problem. Once infractions occur everyone responsible such as managers, waiters, etc., should be charged. Mr. I. Math of the City Centre Youth Resources advised that the frequency of juveniles is higher in cabarets than in pubs. Juveniles can go into cabarets just as long as they don't drink and this situation is extremely difficult to police. The Committee also noted that the Liquor Administration Branch was not carrying out its responsibility with regard to this matter.

It was noted that many licensed premises were not diligently obeying related City By-laws.

Following further discussion it was

RECOMMENDED

A. THAT the Police Department be requested to report back on the lack of compliance of licensed premises with relevant City By-laws;

Cont'd . . .

Clause #3 continued:

B. THAT the City Centre Youth Resources report back on licensed premises where juvenile-related liquor infractions frequently occur;

C. THAT Mr. V. Woodland, General Manager of the Liquor Administration Branch, be invited to the next meeting of this Committee to discuss liquor regulations pertaining to cabarets and pubs;

D. THAT a letter be sent to all pubs and cabarets where juvenile-related liquor infractions are occurring advising that if the incidents of these infractions are not substantially decreased immediately, their business licenses will be suspended;

FURTHER THAT a list outlining premises where such infractions occur be supplied by the Police Department and the City Centre Youth Resources;

FURTHER THAT when these letters have been sent out the Police Department report back on any decreased occurrence of these infractions.

* *

At this point in the meeting the Committee wished Alderman Rankin a very Happy Birthday and presented him with a birthday cake.

The meeting adjourned at approximately 4:51 p.m.

* * * * * * * * * * * * * * * * * *

FOR ADOPTION SEE PAGE(S) 175

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

May 8, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 8, 1975, in the #2 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy (Item 3)
ALSO PRESENT:	Alderman Boyce (Item 3)
COMMITTEE CLERK:	M. Cross

RECOMMENDATION

1. RT-2 Zoning

On April 3, 1975, the Committee resolved:

"THAT Alderman Cowie arrange a meeting with architects and members of the Planning Department to arrive at guidelines to allow townhouse developments on lots smaller than the minimum lot size of 10,000 square feet.

FURTHER THAT the results be reported back to the Standing Committee on Planning & Development in three weeks."

The following letter dated April 11, 1975, from Alderman Cowie was distributed at the meeting:

> As instructed by the Planning and Development Committee on Thursday 3rd April I convened a meeting with Harry Pickstone, Al Floyd and three architects, Neil Pelman, Henry Hawthorne and Vincent Kwan, to discuss and suggest interim guide-lines for town house development within the provision of the RT2 by-law regulations of the zoning and development by-law No. 3575 for the City.
>
> It was agreed that in the long term the City should undertake a study that would totally re-vamp the restrictive nature of the by-law and Harry Pickstone noted that he has included this in his programme for the next year or so. In the short term it was agreed that the eliminating of the 10,000 sq. ft. minimum site area requirement was an excellent idea and that a number of developments arising from this elimination would serve as a useful experiment and improve the quality and variety of town house developments.
>
> The following suggestions are put forward to the Committee to accompany the elimination of the 10,000 sq. ft. minimum. site area.
>
> a. That the change should only apply to townhouses and not apartments.
>
> b. That a new minimum site area should be established at 7,200 sq. ft. which would allow development on 60 X 120 ft. lots as suggested.
>
> c. That there be no restriction to the number of units (it was generally agreed that three or four units would be acceptable).
>
> d. That the horizontal light angle and the 135 degree containing angle restriction be eliminated. All other restrictions such as side yard, rear yard, site coverage, off street parking etc. would remain.

Clause No.1 (continued)

e. That development proposals be submitted to the Design Panel for judgement as to suitable design having regard to the adjacent property and the neighbourhood in general. "

RECOMMENDED

THAT the Director of Legal Services be instructed to prepare a by-law amendment to the RT-2 Zoning District schedule incorporating the following:

(a) That a new minimum site area should be established at 7,200 sq. ft. which would allow development on 60' x 120' lots.

(b) That the change should only apply to townhouses and not apartments.

(c) That there be no restriction to the number of units.

(d) That the horizontal light angle and the 135 degree containing angle restriction be eliminated; all other restrictions such as side yard, rear yard, site coverage, off street parking etc. would remain.

(e) That development proposals be submitted to the Urban Design Panel for advice as to suitable design having regard to the adjacent property and the neighbourhood in general.

2. Central Area Programme - Schedule

Mr. E. Crickmore, Downtown Study Team, distributed a schedule (copy circulated) of the timing of various items related to the Downtown Study Area, the West End, False Creek, the Waterfront and the Development Permit Board.

Mr. W. H. Curtis, City Engineer, requested that the items on Streets and Traffic and By-pass Traffic be moved forward from June 12th and 26th respectively for consideration at the Committee meeting of May 29th.

A meeting with the G.V.R.D. representatives re Livable Region Programme was discussed. The Committee felt the evening of June 10th might be an appropriate date. The Committee Clerk was requested to discuss the time and date with Council members, department heads and G.V.R.D. officials, and if necessary, arrange an alternative date.

The Committee

RECOMMENDED

THAT the Schedule for the Central Area Programme, as amended and subject to an appropriate time for the meeting re G.V.R.D. Livable Region, be approved.

3. Downtown Zoning, West End Zoning, Central Area Planning and A Development Control Process

A. The Committee considered West End Design Guidelines (copy circulated) and took the following action.

With respect to the Section on Building Design, the Design Guidelines for the following were approved:

Clause No.3 (continued)

Lower Level Treatment of Tall Buildings
Privacy
Identifiable Units
Views
Sunshine
Roof Tops for Living
Private Balconies
Adaptable Balconies
Entrance Transition
Grouping of Buildings

The Committee agreed that "Threshold Densities" should be re-written and that "threshold" should be changed to "maximum".

With respect to the Section on Retail Stores, the following Design Guidelines were approved:

Entrance Shape & Location (the drawing is to be deleted)
Half Levels
Local Scale Shopping Streets
Weather Protection
Outdoor Cafes

With respect to the Section on Open Space, the following Design Guidelines were approved:

Nature in Plazas, Squares & Public Open Spaces
Activity Areas (the last two drawings are to be deleted)
Open Space Climate Protection
Visual Privacy

The Committee

RECOMMENDED

THAT the Design Guidelines for the West End, as amended, be approved.

B. The Committee considered the Design Guidelines for Downtown (copy circulated) and made amendments as follows:

Section 1.2.2 (a) delete "on a 24-hour basis and where this is not possible that they be open to the public".

Section 1.2.4 - add a statement (f) to cover safety considerations to prevent people throwing things from the public open spaces on low roof levels.

Section 2.1 - edit to make more precise and readable.

Section 2.2.2 (a) - amend to read "Demolition of historic & heritage structures will only be permitted with the consent of Council in consultation with the Vancouver Heritage Advisory Committee.

Section 2.2.2 (c) - delete "and basement".

Clause No.3 (B) continued

Section 2.2.3 (a) & (b) - delete

Section 2.2.4 (d) - re-write

Section 3.2 - delete first paragraph i.e. "Long, axial views ..."

Section 3.2 (a) - delete "axial"

Section 3.2 (d) - amend to read "Public viewing platforms should be encouraged for viewing areas of special consideration i.e. areas of the harbour ..."

Section 4.1 - edit to make more precise and readable

Section 4.2.3 (a) - "more than five miles per hour" should read "appreciably".

(b) - reword

Section 4.2.5 (a) - should read "Where feasible, existing mature trees .

Section 4.2.5 (b) - "mature" should read "large".

Section 5.2.2 (c) - delete

RECOMMENDED

THAT the Design Guidelines for the Downtown, as amended, be approved.

The meeting adjourned at 6:00 p.m.

FOR ADOPTION SEE PAGE(S) 176

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

13TH MAY 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, 13th May 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:10 A.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (part time)
Alderman Kennedy

ALSO PRESENT: Alderman Sweeney

COMMITTEE CLERK: M. Cross

RECOMMENDATION

1. Downtown Zoning, West End Zoning, Central Area Planning and a Development Control Process

A. The Committee considered Section 7 of the Official Development Plan for the Downtown, entitled "Elements of City Policy" (copy circulated), dealing with Guidelines for the following Character Areas:

A - Financial District
B - Hastings/Pender Shopping District
C - Gastown
D - Chinatown
F - Golden Triangle
G - Robsonstrasse
H - Educational/Cultural Complex
I - Robson Square
J - Warehouse (Yaletown)
K - Granville Mall
L - Southern Slopes
M - Burrard Corridor

The Committee

RECOMMENDED

THAT the Guidelines in the Official Development Plan for the Downtown shall contain a map of the Character Areas and a description of each one for the guidance of developers.

Continued on Page 2. . .

Clause No. 1 (continued)

B. During the discussion on description of Character Areas with respect to circulation and amenity, the Committee

RESOLVED

THAT consideration of the sub-section on circulation and amenity be deferred until the City Engineer's presentation on street and traffic aspects of the Downtown.

The Committee felt that the description of the Character Areas contained statements that were not a guide to developers but were directed to City Council or to City Departments. The statements should be deleted or reworded. Some statements were Downtown-wide and did not apply to the specific Character Area. These statements should be included in a section of Downtown-wide guidelines for the guidance of developers.

(At this point, Alderman Harcourt left the meeting.)

C. The Committee considered the Detailed Area Plans for the Downtown Central Core Character Area E (copy circulated) wherein the Director of Planning outlined the priorities for completing detailed area plans for other Character Areas. The report recommends that the Director of Planning be instructed to complete detailed area plans for the highest priority areas as follows:

A - Financial District
F - Golden Triangle
G - Robsonstrasse
I - Robson Square

The Committee did not feel the detailed area plan for the Central Core area of the Downtown was in an acceptable form at the moment to give to developers.

- the content of certain sections in the report and some of the information contained on the maps did not coincide with information in the Official Development Plan

Continued on Page 3. . .

Clause No. 1 (C) continued

- any map to be included should contain more street names
- location of transit stops should not be included
- the maps for the sub-sections on "views" should be deleted and the statements generalized to state the City's commitment to preserve views down street ends and that there are two or three public places downtown where view corridors could possibly be protected.

The Committee

RESOLVED

THAT a decision with respect to having detailed area plans for Character Areas be deferred until submission of a revised detailed area plan for the Central Core after its circulation to other Departments for comment.

The meeting adjourned at 12:00 noon.

FOR ADOPTION SEE PAGE(S) 177

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 15, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 15, 1975, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

. . . . . .

RECOMMENDATION

1. Britannia Community Services Centre Society - Agreements and Funding

The Committee had for consideration the following documents, (on file in the City Clerk's office) in connection with agreements and funding for the Britannia Community Services Centre:

(a) Master Agreement dated April 1, 1975, prepared by the City's Legal Department.

(b) Report and Recommendations dated April, 1975, prepared by the Britannia Community Services Centre Society re Agreements and Funding for the BCSC Society and City of Vancouver, including the Vancouver Board of Parks and Recreation and the Vancouver School Board.

(c) Manager's report dated May 12, 1975, re Britannia Community Services Centre Society Staffing.

(d) Manager's report dated May 13, 1975, re Britannia Community Services Centre Society Budget.

The Committee also had for consideration a report dated May 15, 1975, circulated at the meeting from the Britannia Board of Management in reply to the City Manager's and the Director of Finance's fiscal and budget proposals for the Britannia Centre.

The Committee discussed the Master Agreement between the City, the Board of School Trustees, and the Britannia Community Services Centre Society and noted minor amendments that had been suggested at a previous informal meeting.

Cont'd...

Clause No. 1 Continued:

RECOMMENDED

A. THAT the Master Agreement be referred to the Director of Legal Services to incorporate minor amendments discussed, including general reference to the operating agreement;

B. THAT under Section 11.01 the 180 days notice for termination of agreement be changed to 90 days notice;

C. THAT the Master Agreement be approved as amended subject to a written opinion from the School Board's solicitor to the Department of Education that in his opinion the agreement satisfactorily meets the School Board's intentions and takes into consideration any liabilities arising under the agreement;

Lengthy discussion took place on the reports and the wide variance between the reports submitted. It was indicated that part of the reason for the variance was the lack of time for each group to meet together and discuss their reports.

Representatives of the Society felt there was a difference of philosophy and the City should acknowledge and reaffirm its commitment to the unique nature of the Britannia Complex. It was stressed by the Society that it would be completely erroneous to compare Britannia with a standard community centre.

Following discussion it was,

RECOMMENDED

D. THAT representatives of the Society meet with the City Manager, Director of Finance and the Director of Personnel Services to discuss and consider the matter and report back to the Committee in two weeks.

2. 1975 Supplementary Capital Program

The Committee had for consideration a Manager's report dated May 2, 1975. Due to time limitation this matter was deferred to the next meeting of the Committee.

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The meeting adjourned at approximately 3:00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

15TH MAY 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, 15th May 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. Cross

RECOMMENDATION

1. Alternative Traffic Routes - Closure of Robson Street

On 6th May 1975, Council resolved:

> THAT the Standing Committee on Planning and Development investigate alternate traffic routes during the closure of Robson Street, for report to Council.

Mr. W. H. Curtis, City Engineer, advised that traffic would be diverted as soon as possible as indicated on the following map to de-emphasize Robson as a carrier of through traffic:

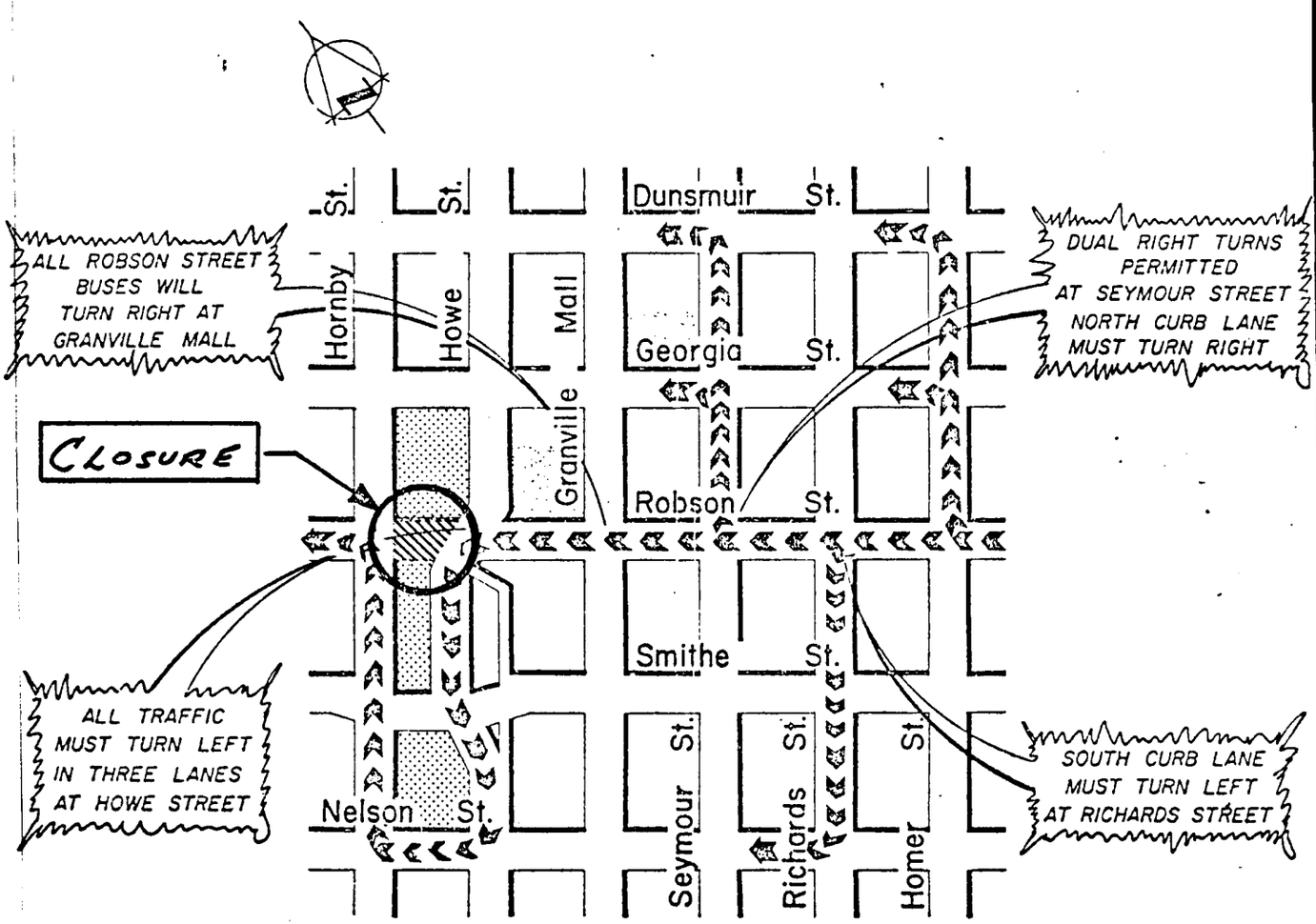

Continued on Page 2. . .

Clause No. 1 continued

Traffic lengths to locations in the downtown would be increased due to traffic rerouting and restricted left turns.

The Chairman distributed the map presented to Council on 6th May 1975 by the Provincial Government's architect (copy circulated). The City Engineer advised that if Smithe Street was made two-way, traffic from Robson Street on to Smithe Street would back up on Richards. He advised that traffic counts were underway and more information would be available for the Committee meeting of 29th May 1975.

RECOMMENDED

THAT the routes presented by the City Engineer be approved as alternate traffic routes during the closure of Robson Street.

(Aldermen Bird and Kennedy were opposed.)

2. Report on Greater Vancouver Regional District Livable Region Program 1976-1986

The Committee considered a report of the City Manager dated 30th April 1975 wherein the Director of Planning outlines the report of the Livable Region Program: 1976-1986 and the five part strategy for managing growth in the region.

a) Achieve Residential Growth Targets in each part of the Region.
b) Promote a Balance of Jobs to Population in each part of the Region.
c) Create Regional Town Centres.
d) Provide a Transit-Oriented Transportation System linking residential areas, regional town centres and major works areas.
e) Protect and develop regional open space.

The Director of Planning recommended

a) That the City Council endorse and support the concepts contained in the Livable Region Report document and its five part strategy for managing growth and that the G.V.R.D. be so informed.

b) That the Director of Planning be directed to follow up with the G.V.R.D.'s technical staff, other municipal staffs, where appropriate, and other City departments in working out the details of the regional planning program as it affects the City of Vancouver and reporting back to Council with particular implementation recommendations that are deemed desirable for the City in achieving the objectives of the Regional Program.

Continued on Page 3. . .

Clause No. 2 continued

The Chairman noted that further comments would be submitted from the Planning, Finance, Engineering and Social Planning Departments for consideration at a Planning & Development Committee meeting on 29th May 1975, to which all members of Council and representatives of the G.V.R.D. would be invited.

After discussion, the Committee

RECOMMENDED

THAT the Director of Planning's Recommendation No. 2 be approved and Recommendation No. 1 be deferred for consideration at the meeting of 29th May 1975.

3. Development Control Process in the Central Area

The Committee considered a report of the City Manager dated 8th May 1975 wherein the Director of Planning recommends ways of implementing the Development Control Process for the Central Area approved by Council on 22nd April 1975; including the formation of the Development Permit Board and the Development Permit Advisory Panel as follows:

a) As Bylaw implementation of any desired changes in the Downtown Study Area cannot be completed until later in 1975, it is proposed that the Districts of the Downtown Area be now amended to provide that any special approvals or exercise of discretion in the existing district schedules be dealt with by the Development Permit Board, with its Advisory Panel when both are established, instead of the Director of Planning.

b) It is also proposed that similar technical changes be made to the False Creek and other Comprehensive Development Districts within the Central Area.

c) Because of the considerable current activity and to overcome Bylaw timing problems during the next five months, it is suggested that the implementation date of the Development Permit Board and the Advisory Panel be September 2nd, 1975.

In the intervening period the zoning bylaw should provide for the Director of Planning to continue to be the approving authority until September 2nd, 1975.

The Director of Planning recommends

a) The date of September 2nd, 1975 be approved for the commencement of the Development Permit Board and the Development Permit Advisory Panel.

(Note - Separate by-laws (not requiring consideration of Council at Public Hearings) will be subsequently submitted to Council to create the Development Permit Board and Advisory Panel.)

Continued on Page 4. . .

Clause No. 3 continued

b) The Director of Planning make application to amend the appropriate Commercial, Historical and Comprehensive District Zoning Schedules in the Central Area to implement the Development Control Process.

c) The required amending bylaws be prepared by the Director of Planning and Director of Legal Services and submitted direct to a Public Hearing.

The Committee discussed qualifications for membership on the Development Permit Advisory Panel. If the Development Permit Board and the Development Permit Advisory Panel commence 2nd September 1975, the City Clerk will seek nominations from the organizations stated in the approved Development Control Process. The Director of Planning listed provisions applicable to the nominees, i.e.

a) No person shall be appointed to the Advisory Panel if such person:

   i) Is an Alderman; is an employee of the City or otherwise holds an elected office.

   ii) Is not an elector or has not resided in the City for at least six months immediately preceding his appointment.

   iii) Is not a Canadian Citizen or other British Subject.

b) No member of the Advisory Panel shall receive any remuneration for his services, other than allowances for actual expenses necessarily incurred in the discharge of his official duties.

The Committee felt that the provisions should state Aldermen and elected officers of the City of Vancouver and that "or other British Subject" should be deleted.

The Committee

RECOMMENDED

A. THAT the date of September 2nd, 1975 be approved for the commencement of the Development Permit Board and the Development Permit Advisory Panel.

B. THAT the Director of Planning make application to amend the appropriate Commercial, Historical and Comprehensive District Zoning Schedules in the Central Area to implement the Development Control Process.

Continued on Page 5. . .

Clause No. 3 continued

C. THAT the required amending bylaws be prepared by the Director of Planning and Director of Legal Services and submitted direct to Public Hearing.

D. THAT the Director of Legal Services include the following restrictions on membership on the Development Permit Advisory Panel and the remuneration clause in the appropriate bylaw when submitted to Council:

a) No person shall be appointed to the Advisory Panel if such person:

i) Is an Alderman of the City of Vancouver, is an employee of the City or otherwise holds an elected office in the City of Vancouver.

ii) Is not an elector or has not resided in the City for at least six months immediately preceding his appointment.

iii) Is not a Canadian Citizen.

b) No member of the Advisory Panel shall receive any remuneration for his services, other than allowances for actual expenses necessarily incurred in the discharge of his official duties.

4. Interim Changes to Zoning By-laws in the Downtown Study Area - Residential & Social/Recreational Uses

The Committee considered a report of the City Manager dated 8th May 1975, wherein the Director of Planning reported as follows:

"The Planning and Development Committee during consideration of the Official Development Plan proposals for the Downtown Study Area have agreed that:

A. Residential Uses should be encouraged in the Downtown Area. However the actual densities considered appropriate have still to be determined by the Committee at a forthcoming meeting.

B. There should be provision for limited social and recreational amenities to be provided in Downtown Developments - without the areas having to be included in floor space ratio calculations.

(See Section 6 - Social and Recreational Amenities & Facilities, attached.)

The Public Hearing to consider changes for Zoning regulations in the Downtown Study will not occur until later this year. (Tentatively-September 25th, 1975). In the meantime some developers, obtaining approvals under existing zoning regulations would like to improve the Downtown amenity by incorporating some Social and Recreation facilities in new buildings where building construction is imminent.

Other developers would like to provide some residential accommodations in new buildings, but would be deterred if delayed until approvals could be granted later this year.

Continued on Page 6. . .

Clause No. 4 continued

IT IS RECOMMENDED THAT:

1. The Director of Planning make application to amend the C-5, CM-1 and CM-2 Commercial District Schedules of the Zoning and Development By law to provide for the exclusion from floor space ratio, certain social and recreational amenities and facilities - having reference to Section 6 of the Official Development Plan Proposals for Downtown.

2. The Director of Planning make application to amend the CM-1 and CM-2 Commercial District Schedules of the Zoning and Development Bylaw to provide Dwelling Units as a use subject to the special approval of the Development Permit Board - but in no case shall the density of such dwelling units exceed a gross floor space ratio of 3.0 on any site.

3. That the Director of Planning and the Director of Legal Services prepare the required amending bylaws and they be submitted direct to a Public Hearing."

RECOMMENDED

THAT the recommendations of the Director of Planning be approved.

5. Open Bible Chapel - Champlain Heights

The Committee considered a report of the City Manager dated 8th May 1975, in which the Director of Planning and the Supervisor of Property & Insurance outline the history of Sites 4, 5 and 6 in Champlain Heights, the proposed site for the Open Bible Chapel Complex. The sites (approximately located at 58th Avenue and Kerr Street) were originally marked in 1968 for high rise Strata Title apartment but no bids were received and the property was taken off the market. In February 1973, Council authorized civic officials to negotiate with the Open Bible Chapel Society for an exchange of their lands at the northwest corner of Yukon Street and 10th Avenue for Sites 4, 5 and 6 in Champlain Heights. The report states in part

"Jones, Haave, Delgatty, Architects for the Open Bible Chapel, approached the Planning Department in Spring of 1974 to develop a complex consisting of a bible chapel, seminary school, 13-storey senior citizen's apartment, a 12-storey limited dividend apartment, and a 4-storey apartment for seminary students (See Appendix II).

The low site coverage, high rise development aspects of the scheme generally conform with the plan of development approved by Council in 1968. The school and church aspects of the proposal, however, do not conform to the uses approved as part of the CD-1 By-law for the area.

The Planning Department went on record as supporting the principle of the scheme.

In reporting this matter to City Council, Council resolved that:

a) the proposal and form of development be discussed with Champlain Heights Advisory Committee;

b) City officials report further on this matter.

The proposal of the Open Bible Chapel was received positively by the Champlain Heights Advisory Committee.

Continued on Page 7. . .

Clause No. 5 continued

Subsequently, at a meeting held in the community to discuss plans for Areas E & F, the matter of the Open Bible Chapel proposal was raised. As a result, a subsequent public meeting was called by the Community Development Committee to discuss proposals of the Open Bible Chapel. At this meeting a number of concerns were expressed. These concerns included:

1) High rise development was considered undesirable.

2) The church was not of a community orientation, and therefore did not meet the guidelines established by the Planning Advisory Committee.

3) The community already has a high proportion of senior citizens and low income residents.

The Chairman of the Community Development Committee reported these concerns to Council on November 5, 1974, and Council passed the following resolutions:

'a) A rezoning application of the Open Bible Chapel complex to locate at a site at 54th Avenue and Kerr Street on the south side of the new Champlain Mall development be referred to a public hearing.

b) That the Director of Planning report to Council on any alternatives to high rise developments in the area at 54th and Kerr.'

ALTERNATIVES

The Director of Planning has explored a number of alternatives and has discussed these alternatives with Jones, Haave & Delgatty, Architects. Basically, there are three alternatives which could be recommended:

Alternative No.1

This alternative was the original presented to the Planning Department by the Open Bible Chapel. The details of floor space ratio, etc. are outlined in Appendix II to this report. It should be noted that the Director of Planning went on record as suporting this scheme. He believed that the high rise development would provide less site coverage, an identity to the District Centre, and a density of dwelling units which met the objectives of the original concept for Champlain Heights to provide some 300 high rise dwelling units in close proximity to the District Commercial Centre.

In terms of the three schemes which are presented, it still represents the best form of development in the Director of Planning's view.

Alternative No.2

This scheme of development which provides for a floor space ratio of approximately 1.1 and a site coverage of about 30% provides some 100,000 sq.ft. of senior citizens units (160 Units) in a 10 storey building and provides additional floor area in two buildings 3 storeys in height, which could be occupied by couples and/or development of some medical offices. This scheme envisages a common base area which could provide for church, school and related facilities, and parking.

Alternative No.3

This scheme provides for two senior citizens buildings 5 storeys in height for a total of approximately 140,000 to 160,000 sq.ft. plus a common base providing for church, school, student residents and related facilities, and parking, of an additional 30,000 sq. ft. with a floor space ratio of 1.1. This scheme has also an approximate building site coverage of 28%. "

Continued on Page 8. . .

Clause No. 5 continued

Alternative No. 1 is supported by the Director of Planning and the Supervisor of Property & Insurance.

After discussion, the Committee

RECOMMENDED

A. THAT the development of a complex by the Open Bible Chapel Society be permitted in Champlain Heights.

B. THAT the Director of Planning be instructed to make application to amend the CD-1 Bylaw to permit "church" and related "school" and submit the application direct to Public Hearing.

C. THAT Alternative No. 1 be selected as the basis for conditions of development.

The meeting adjourned at 4:50 P.M.

FOR ADOPTION SEE PAGE(S) 177

REPORT TO COUNCIL

VIII

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

May 15, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, May 15, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATIONS

1. Liquor Permit Application - 8377 Granville Street

The Committee had before it for consideration a Manager's report, dated May 1, 1975 on Development Permit Application #69388 to:

"alter and use the existing one storey building on a portion of the site as a restaurant, including a cocktail lounge, with ancillary parking being provided at 8333 Granville Street.

This development is situated on the northwest corner of Granville Street and 68th Avenue in the (C-2) Commercial District.

This development will maintain approximately 2,872 sq. ft. of restaurant area and a total assembly area for the cocktail lounge of 342 sq. ft.

The drawings indicate that there will be seating for 18 persons in the lounge.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'"

It was noted during discussion that this structure is presently a garden shop and will have a total capacity of 74 persons after renovations to convert it to a restaurant and cocktail lounge.

Following discussion it was

RECOMMENDED

THAT Council approve the application for a cocktail lounge at 8377 Granville Street.

Cont'd . . .

2. Neighbourhood Pub Application - 6505 Main Street

The Committee had before it for consideration the following memo, dated May 13, 1975 from the Deputy City Clerk:

" On March 18, 1975, Council approved a plebiscite in respect of a proposed pub for 6505 Main Street.

By request of a lawyer for the applicant, the pub vote was not proceeded with as lease difficulties in respect of the premises were being experienced. I have been in touch with the applicant's lawyer on several occasions to obtain a letter as to whether or not the vote should be proceeded with and he advised of difficulty in concluding the matter with Mr. Fearnside. I advised the lawyer that this report would be sent to the Community Services Committee recommending no further action be taken to proceed with this pub vote at this time. In view of the difficulties that applicant is having in respect of the premises, advice was given that a fresh application could be made by Mr. Fearnside at some future date but that then he would be in the same position as any other new applicant for the area, particularly were he to apply for a new location in that area.

It is recommended no further action be taken on the matter. "

Following discussion it was

RECOMMENDED

THAT no further action be taken on the application of Mr. G. Fearnside to operate a neighbourhood pub at 6505 Main Street.

INFORMATION

3. Detoxification Centres - Progress Report

A representative of the Alcohol and Drug Commission reported to the Committee that progress is continuing toward establishment of detoxification centres at 59 West Pender Street and in the China Creek area.

Tenders have been let for the necessary renovations at 59 West Pender Street and a contract is expected to be awarded this month for work at the China Creek location. The Chairman advised he had received a lengthy report on this matter at a recent Vancouver Resource Board meeting, and following discussion it was

RESOLVED

THAT the verbal report of the Alcohol and Drug Commission on the establishment of detoxification centres be received.

Cont'd . . .

RECOMMENDATIONS

4. B.C. Association for the Advancement of Coloured People - Community Centre

The Committee had before it for consideration a memo, dated May 15, 1975 from the Deputy City Clerk, advising that the B.C. Association for the Advancement of Coloured People intends to acquire an assembly hall at 2255 Quebec Street and operate it as a community centre.

The Association is seeking funding from the Provincial Department of Recreation and Conservation which requires approval in principle from the City for the project.

During discussion it was noted the building was previously used as a Salvation Army assembly hall and is presently used by Weight Watcher's.

Mr. E. A. King of the Association for the Advancement of Coloured People, produced a letter from the Permits and Licenses Department which stated the building is suitable for the purposes proposed.

Following discussion it was

RECOMMENDED

THAT Council approve the use of 2255 Quebec Street by the Association for the Advancement of Coloured People as a community centre project.

5A. Enforcement of Liquor Administration Branch Regulations

In attendance at the Committee meeting this date were Mr. B. E. Munkrey, Director of Licensing, and Mr. R. E. G. Smith, Chief Inspector of the Liquor Administration Branch, along with representatives of the Downtown Eastside Residents' Association, City Centre Youth Resources and the Police Department, for a general discussion on enforcement of Liquor Administration Branch regulations, particularly as they apply to minors.

There was a lengthy discussion on this matter during which Members of the Committee repeatedly expressed dissatisfaction with the apparent lack of enforcement of regulations governing licensed premises.

During discussion the following points were noted:

- There is no firm regulation governing the number of glasses of beer that can be placed before a patron at once, although Liquor Administration policy is for no more than two glasses;

- Liquor Administration Branch Inspectors cannot lay charges against violators of the Liquor Act but the Branch can suspend liquor licenses upon information supplied by the Police Department;

- There have been 10 or 11 closures of licensed premises for varying periods of time in the past two months based on information supplied by the Police Department;

- The Police Department admitted that offenders are not always charged by the Department for minor Liquor Act infractions because this would tend to destroy any co-operative liaison built up between a given beer parlour or cabaret operator and the Police Department;

Cont'd . . .

Clause #5A continued:

- A Police spokesman suggested Liquor Administration Branch Inspectors could be sworn in as Constables to assist in enforcing regulations;

- Under existing regulations minors are allowed inside cabarets but cannot legally be sold liquor;

- There are only six Liquor Administration Branch Inspectors for the entire Lower Mainland.

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association presented the Committee with letters complaining of Liquor Act infractions observed in six Skid Road area beer parlours.

The City Centre Youth Resources presented the Committee with a report that during the period of January to May, 1975, 114 juveniles (age 16 and under) had been apprehended in 25 City cabarets and beer parlours. Twenty-two of these apprehensions were made at one particular cabaret and 19 at another cabaret.

The City Centre Youth Resources report reads in part:

" This study was limited to juveniles we came in contact from January 1, 1975 to May 1st, 1975. The number of contacts for 1974 during the 6 months of C.C.Y.R. operation were much higher.

These apprehensions were carried out by three social workers working in the downtown liquor outlets on only an incidental basis. They have primary responsibility for all of the downtown area, including bars, cabarets, hotels, restaurants, and the street. We therefore conclude that these figures are only an indication of the problem.

Only people who we can identify or who appear to be under 17 are confronted. Therefore the great majority of underage youth are never approached by us. The street-work staff, who visit the cabarets every night, report that many times over 50 % of the clientele are under the age of majority.

These cabarets are the long-term source of more juvenile problems than bars. They exercise, for the most part, no restraints on the entry or service of alcoholic beverages to juveniles.

Since minors are not prohibited by law from entering cabarets, the onus is placed on the waiter to determine age. This causes a multitude of problems: occasional overcrowding of premises, drinks purchased by adults and given to minors, table-hopping, general disinterest of waiter, etc. These create chaotic situations which make policing, either by management, or by authorities extremely difficult. Crowding is sometimes not the problem, since we have observed juveniles being served with the establishment

Cont'd . . .

Clause #5A continued:

nearly empty. The well-run cabarets, in Gastown, for example, bar anyone under 19.

The management and clientele of particular cabarets acknowledge each other's hedonist lifestyles and tolerate, and even in some cases abet, the distribution of alcohol and hard drugs (speed, cocaine, heroin, etc.) to whomever walks through the door. Ironically, violence seems to be the only taboo, since it attracts the police. Intravenous use of drugs (mainly speed) is practised openly in the washrooms.

Management of those clubs that are the chronic offenders have been contacted in person numerous times by police and C.C.Y.R. workers, with no apparent success. "

The City Centre Youth Resources made the following recommendations to the Committee:

"(a) Minors entering cabaret premises should be accompanied by an adult.

(b) When minors are accompanied by adults, meals must be purchased ($2.00 minimum).

(c) Enforcement of existing regulations in regard to all licensed premises - - the situation Bruce Eriksen outlined is occurring daily in downtown establishments. Overserving, drunken employees, service to minors, brutality by hotel "bouncers", etc. is rampant. Enforcing existing laws concerning licensing of establishments and liability of employees seems to be a first step for a return to a spirit of co-operation.

(d) LCB Inspectors to be involved and available on a night-time basis."

During discussion a representative of the Permits and Licenses Department pointed out to the Committee that in a recent court case it was made clear by the Supreme Court Justice that the City does not have the right to suspend a business license purely on the grounds of Liquor Act violations.

However, it was noted the City can suspend business licenses if the operation generally is poor.

The Committee agreed the situation is "scandalous" - beer parlours are bad and cabarets worse. The Committee reiterated it wants regulations enforced.

Following discussion it was

RECOMMENDED

(a) THAT Council request the Liquor Administration Branch to consider a complete ban on minors in cabarets, such measure to be considered as a change in the Liquor Act;

Cont'd . . .

Clause #5A continued:

(b) THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets and that consideration be given to:

(i) giving Liquor Administration Branch Inspectors the powers of Police Constables;

(ii) Liquor Administration Branch Inspectors being available on a night-time basis.

5B. Licensed Premises Entertainment

Following discussion of the above matter Alderman Volrich stated that one of the worst features of new Liquor Act regulations is that entertainment is now permitted in licensed premises but there is no description of what the entertainment should consist of, consequently nude dancers have become common in both beer parlours and cabarets.

A representative of the Liquor Administration Branch replied that the Branch cannot dictate standards of morality to the public.

No action was taken on this matter.

INFORMATION

6. Controlling the Sale of Harmful Substances

The Committee had before it for consideration a brief, dated May 15, 1975 from the Downtown Eastside Residents' Association (circulated) which lists 12 small retail outlets in the Downtown Eastside area which D.E.R.A. claims sell large volumes of vanilla extract and bay rum.

A representative of the Permits and Licenses Department advised the Committee that such retailers could be asked to show cause why their business licenses should not be suspended on the grounds that the goods they are selling are not in the public interest and are deleterious to public health.

Following discussion it was

RESOLVED

THAT the Director of Permits and Licenses inspect the premises listed by D.E.R.A., issue warnings that their licenses could be suspended if they persist in selling large amounts of vanilla extract and bay rum; and report back to the Community Services Committee on any situations which may warrant a "show-cause" action.

7. Carnegie Library

On May 8, 1975 when discussing this matter the Community Services Committee noted that the Library Board, Health Department, Native Courtworkers' Association, Park Board and the Community College were interested in space in this building. It was resolved:

"THAT the Downtown Eastside Residents' Association report back to the next meeting of this Committee with a breakdown of operating costs distributed among the above organizations."

Cont'd . . .

Clause #7 continued:

Alteration and renovation costs had previously been estimated at $558,500 by Architects Downs/Archambault.

The Committee had before it for consideration the following operational costs submitted by D.E.R.A.:

" MAINTENANCE AND SERVICE COSTS:

[1] HEATING ..... $ 2,800.00 per annum.

[2] LIGHTING ..... $ 3,000.00 per annum.

[3] JANITORIAL (a) Initial Clean-Up... $ 2,500.00

(b) Monthly Clean-Up... $ 1,900.00 per month.

DOWNTOWN EASTSIDE RECREATION PROJECT	BUDGET 1976
2. PAYROLL	
Regular	$ 21,615.00
C.H.P.J.	$ 12,000.00
3. FRINGE BENEFITS	$ 6,904.00
4. SUPPLIES - Miscellaneous	
Pool T., Crib T., Bridge T.,	
Discount Tickets; General Supplies	$ 1,600.00
Coffee, Bingo Prizes ($100.00 x 12)	$ 1,200.00
Films ($40.00 x 28)	$ 1,120.00
	$ 3,920.00
5. SPORTS EQUIPMENT	$ 600.00
6. ARTS AND CRAFTS	$ 600.00
7. LIGHT EQUIPMENT CHARGES	$ 1,250.00
15. TELEPHONE	$ 360.00
31. RENTAL	?
35. TRANSPORTATION, CAMP TRIPS	$ 2,000.00
TOTAL	$ 49,249.00 + RENTAL

HEALTH UNIT

WORKOUT AREA

Staff - Minimum ..... $ 11,000.00 per year.

Equipment - Cost to be prepared.

SAUNA (2)

Maintenance - 1 staff 3 hours per day at a minimum wage of $4.00 per hour --

-- Minimum ..... $ 4,400.00 per year.

Cont'd . . .

Clause #7 continued:

WHIRLPOOL

Maintenance - 1 staff 3 hours per day at a minimum wage of $4.00 per hour --

-- Minimum ..... $ 4,400.00 per year.

Approximately $10.00 per day for

Chlorine -- Minimum ..... $ 3,600.00 per year.

LIBRARY

1½ Staff -- Minimum ..... $ 40,000.00 per year. "

A representative of D.E.R.A. stated that there are additional cost estimates not presented this date and it was

RESOLVED

THAT the figures submitted this date be received and forwarded to Council together with the additional operating cost estimates to be provided by D.E.R.A.; and that the Chairman of the Community Services Committee contact Provincial Secretary Ernie Hall regarding funding for Carnegie Library.

NOTE: Alderman Volrich left the meeting at this point.

PLEASE NOTE: The entire submission of D.E.R.A. presented to the Community Services Committee at its meetings of May 8 and May 15, 1975 plus additional figures on capital equipment costs submitted to the City Clerk's Office subsequent to May 15, 1975 are appended to this report as Report (i).

RECOMMENDATION AND INFORMATION

8. Pier Group Mural Company

Representatives of the Pier Group Mural Company appeared before the Committee and advised that two murals the company was recently commissioned to paint on exterior walls of buildings were turned down by the Director of Planning.

The Director of Planning has jurisdiction to approve such murals under Section 7(1)D of the Sign By-law, which states:

"SECTION 7.

SPECIAL APPROVAL

Signs subject to Special Consideration and Conditions

(1) The following signs may be approved on the recommendation of the Director of Planning in any area in the City other than Special Areas for which a Special Committee and/or Board has been established by the City Council:

(d) supergraphics and wall murals."

Full color copies of the murals which were turned down by the Director of Planning were displayed for the Committee. They were a circus-type mural proposed for the north side wall of the Day Care

Cont'd . . .

Clause #8 continued:

Centre at Vancouver Community College, 12th and Oak; and a large golden pigeon mural proposed for the exterior of 333 Carrall Street which faces Pigeon Park.

Following discussion it was

RESOLVED

THAT the Director of Planning be asked to appear before the Community Services Committee to discuss criteria for exterior wall murals and his discretion to approve such murals under Section 7(1)D of the Sign By-law;

and it was

RECOMMENDED

A. THAT Council approve the circus-type mural proposed by the Pier Group Mural Company for the north side wall of the Day Care Centre at Vancouver Community College, 12th and Oak;

B. THAT Council approve the golden pigeon mural proposed by the Pier Group Mural Company for the exterior wall of 333 Carrall Street.

NOTE: Copies of the proposed murals will be displayed in Council.

The meeting adjourned at approximately 5:25 p.m.

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FOR ADOPTION SEE PAGE(S) 178

IX

PART REPORT TO COUNCIL
VEHICLES FOR HIRE BOARD

Thursday, May 15, 1975

A meeting of the Vehicles for Hire Board was held on Thursday, May 15, 1975, at 10:00 A.M. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Mr. L. E. Ryan, City Manager
Dr. Bryson, Director of Permits & Licenses
Mr. C. S. Fleming, Director of Legal Services
Inspector Robinson, Vancouver Police Department
Constable Davies, Vancouver Police Department

CLERK: R. Demofsky

RECOMMENDATION:

1. Limousine Service Rates

The Committee considered letters from Bow Mac Auto Centre and Burnaby Limousine Service Ltd. requesting an increase in the rate structure for limousine service. These letters, which are on file at the City Clerk's office, stated in part:

"Time or mileage for the first hour $15.00
For each hour thereafter, or fraction thereof $12.00
or per mile, (whichever is greater) $ .65

The proposed change to read:

Time or mileage for the first hour $16.00
For each hour thereafter, or fraction thereof $16.00
or per mile, (whichever is greater) $ .75"

The Director of Permit & Licenses advised that these rates had not been increased for the past three years and was in agreement with the requested increase.

RECOMMENDED

THAT the following increased rate structure for limousine service be approved for Bow Mac Auto Centre, Burnaby Limousine Service Ltd. and Executive Limousine Service:

Time or mileage for the first hour $16.00
For each hour thereafter, or fraction thereof $16.00
or per mile, (whichever is greater) $ .75

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X

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

May 22, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 22, 1975, in the No.1 Committee Room, third floor, City Hall, at 3:45 p.m.

PRESENT: Alderman Bowers, Chairman
Aldermen Bird, Harcourt & Kennedy

ABSENT: Alderman Cowie

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: M. Cross

INFORMATION

1. City-owned Land - Mount Pleasant

In a letter dated April 15, 1975, the Mount Pleasant Citizens' Committee requested an opportunity to appear as a delegation to discuss the possibility of a landswap of City-owned land on the slope of 5th Avenue between Carolina and Fraser Streets and Park Board land situated north of the China Creek cycle track. This request arose from the following motion of the Mount Pleasant Area Council's meeting of January 3, 1975:

> "The Citizens' Committee herewith supports in principle the landswap as suggested by the Vancouver City Planning Department and Parks Board, which would provide for residential development on presently Parks Board owned land located north of the cycle track (at Broadway and Windsor) and park type development on presently City-owned land located along 5th Avenue east of the Sunny Moon Playground (between Carolina and Fraser)."

Mr. D. Fairbrother of the Mount Pleasant Citizens' Committee stated that the Committee would like to see the Park retained. Mr. E. Snijder, Vice Chairman of the Committee, did not feel this was a good location for a housing development. There is a drop from 5th Avenue to Great Northern Way of some 20 to 30 feet. He felt the land should be retained as open space for park/recreation for all of Mount Pleasant. The housing development should be located north of China Creek Park.

Mr. D. Janczewski, Planning Department, advised that only limited discussions had been held with the Park Board. The Planning Department has had discussions with the Citizens' Committee with a view to finding alternative housing sites that would enable the Park to be retained. With the aid of a map (copy circulated) Mr. Janczewski indicated that immediately north of Broadway, China Creek Park contains a cycle track and its field house. The part north of the field house is undeveloped. To the north of the Park is a vacant lot bounded by Great Northern Way and 7th Avenue.

The proposed landswap would involve:

- the exchange of land between the undeveloped part of China Creek Park and part or all of the City-owned land at 5th Avenue and Carolina

Clause No.1 (continued)

- the acquisition of the M-1 land between China Creek Park and Great Northern Way

- the assembly of a large piece of developable land for housing.

This portion of Mount Pleasant is likely to become an N.I.P. area and when this occurs the situation would be looked at in more detail with respect to the most appropriate location for housing and the most appropriate location for park. The Planning Department would like to see a decision on this deferred until these two needs have been investigated more fully.

In answer to a query about terraced housing on the 5th Avenue and Carolina Street site, Mr. Janczewski stated that because the land was acquired for social housing it is unlikely it would be developed as terraced housing as it is too expensive to construct.

Mr. G. Jordon, Deputy Supervisor of Property & Insurance, advised that if the land were acquired for park the price would be in excess of $300,000. The Chairman of the Housing Committee noted that if this occurred the Housing Acquisition Fund would have to be reimbursed for the property already acquired for housing purposes.

Mr. L. Foster, Director of Planning for the Park Board, advised the acquisition of the land at 5th and Carolina would have to be a low priority Park purchase as the Park Board has no funds available.

A motion that the City-owned land at 5th Avenue between Fraser and Carolina Streets be designated as future park with no housing development proceeding, was proposed.

RESOLVED

THAT the above motion be deferred until the Director of Planning, Director of Housing, the Superintendent of Parks and Recreation and the Mount Pleasant Citizens' Committee have had an opportunity to look at park and housing needs for the Mount Pleasant area.

(Alderman Kennedy wished to be recorded as against deferring of the motion)

RECOMMENDATION

2. Development Permit Application - Fairview Slopes

The Committee considered a report of the City Manager dated May 15, 1975, wherein the Director of Planning provided details of Development Permit Application #67129 to erect a 13 unit townhouse with 4,284 square feet of offices on the site at the north west corner of 7th Avenue and Oak Street (1015 West 7th Avenue). The report states in part:

"This proposed development in the CRM-2 district would have one level of underground parking, one level of office area and services for the townhouses and apartments, one level of apartment (5 dwelling units) and two levels of two-storey townhouses (8 dwelling units).

The development as proposed would be at variance to the regulations as set out in Section 1 of the CRM-2 District Schedule with respect to setbacks, floor space ratio and height. (for detailed comparison see Appendix A)

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

Clause No.2 (continued)

A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.

B. For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case however, shall:

(i) The maximum floor space ratio exceed 1.5, computed or described in Section 1.G of this CRM-2 Multiple Dwelling District Schedule.

(ii) The height of a building exceed thirty-five (35) feet, nor twenty-five (25) feet measured from the centre line level of the nearest street directly southward."

City Council on April 8th, 1975, adopted interim control guidelines for the Fairview Slopes. With respect to height, these guidelines included:

'Generally not approve development which exceeds a height of 35 feet measured vertically of a hypothetical line connecting the north and south property lines, but in no case shall the height exceed twenty-five (25) feet above the south property line.'

The proposed building would be at variance to these guidelines in that the northerly portion of the building would be approximately 10 feet (one storey) above the maximum 35 feet height restriction otherwise the development would meet the interim control guidelines. "

The Fairview Area Planner advised that he could not support this application and recommends refusal. The Urban Design Panel reviewed this design and recommended that the Director of Planning approve the development permit application.

The Director of Planning recommended that Development Permit Application #67129 be refused as it is considered an unsuitable form of development in the (CRM-2) Commercial/Multiple Dwelling District, having particular regard to the fact that the proposed building exceeds permitted height of 35' measured vertically above the hypothetical line connecting the front and rear property lines as outlined in the Interim Control Guidelines for Fairview Slope that were adopted by the Technical Planning Board on March 15, 1974 and the Interim Control Guidelines for Fairview Slopes as adopted by City Council on April 8, 1975.

Messrs. S. Kwok and R. Romses, Architects, were present as well as Mr. M. Chambers, owner of the Long House which is adjacent to the proposed development, and Mr. J. Petri, resident of the Long House.

Mr. Kwok advised that in his opinion, reducing the height of the building would hamper the design. If the building was moved closer to 6th Avenue the amount of plaza would be reduced, and if the number of suites were reduced the proposal would be uneconomical.

Mr. R. Spaxman, Director of Planning, advised that this application was contrary to the Interim Control Guidelines for the Fairview Slopes. Mr. Spaxman felt that various things could have been done to reduce the height of the building i.e. lowering the parking level or changes of level within the building. Mr. D. Cornejo, Fairview Area Planner, advised that he had submitted the plan of the development to the Fairview Planning Committee who liked the design but were concerned about the elevation that faces the Long House.

Clause No.2 (continued)

Mr. Petri stated that the concept of the development and the plaza are acceptable but felt that the highest apartment next to the Long House should be removed. Mr. Chambers stated that he would like to see the development set back to give light and access to the suites on the north end of the Long House. Mr. Kwok advised that the side yard could be increased by taking six inches from the width of each suite, thereby providing a side yard of approximately three feet.

RECOMMENDED

THAT the Director of Planning be instructed to approve the Development Permit Application subject to requiring the developer to increase the westerly side yard by approximately three feet.

3. Residential Hotels in the West End

Mr. J. Coates, Planning Department, submitted the following report for the consideration of the Committee:

" BACKGROUND

The Planning & Development Committee in considering commercial policies for the West End April 29, 1975, recommended:

"Except for small residential hotels that offer facilities to the local community, permit new hotel uses only in transitional areas adjacent to Downtown".

City Council on May 13, 1975 modified this policy to read:

"In the area defined as the West End permit only small residential hotels that offer facilities to the local community".

The committee further recommended:

"THAT the Director of Planning consider locations where hotels could be located near the waterfront in the West End;

FURTHER THAT the map showing Uses be amended to indicate hotels permitted along the southern perimeter".

ANALYSIS

West End planners have long recognized that the waterfront intersection of Denman and Davie Streets is more than just another part of the West End - it is a public place traditionally enjoyed by people from all parts of the city, and by tourists.

There is also a need in the city for short term (one week to a month) residential accommodation

- with self-contained suites having cooking facilities
- catering to families on holidays
- catering to visiting relatives who cannot be accommodated at home
- of modest cost

Six such residential hotels have been in operation for many years. They have caused minimal concern to local residents. They may, in fact, have contributed to the urbanity of the West End community.

Present concerns expressed by certain residents and West End planners relate to possible sudden proliferation of such uses through the conversion of existing rental apartments. It would appear this may occur, as one means of circumventing the rent freeze and the freeze on conversion to strata title.

Clause No.3 (continued)

The perceived dangers include:

- the elimination of badly-needed rental accommodation;
- the disruption of the established social character of neighbourhoods;
- depending upon the management of individual hotels, a possible disruption of the quiet and privacy of residential neighbourhoods (Stanley Park Manor in the residential zone, and the Cove Hotel on the Denman Street commercial frontage, have drawn complaints in the past as generators of too much noise and vehicular traffic).

Certain policies and criteria would thus seem appropriate:

1) That conversions of apartment buildings to residential hotels be generally not permitted.

2) That new residential hotels be permitted only within approximately two blocks of the intersection of Davie and Denman Streets as shown on the attached map.

3) That local residents be asked to comment before approvals are given.

4) That licensing be subject to annual review

5) That residential hotels and their facilities not be incompatible with local residential environment.

6) That to qualify as a residential hotel, a building must:

   (a) consist of all dwelling units rather than sleeping or housekeeping units;

   (b) conform to parking requirements for hotels, namely one space for every two units;

   (c) conform to residential sign standards of the existing Sign By-law when in the residential areas;

   (d) have a desk clerk on duty within the building for purposes of supervision;

   (e) not contain a beer parlour;

   (f) not contain convention facilities.

7) That the following existing premises should be legitimized as residential hotels:

Ocean Side	1847 Pendrell
St. James Place	1095 Bute
Beach Lodge	1080 Gilford
Surf	1861 Beach
Gilford Court	1901 Pendrell
Centennial Lodge	1123 and 1131 Burnaby (excluding 1111 Burnaby)
Shato Inn	1825 Comox

SUMMARY

The Planning and Development Committee may wish to recommend:

(1) That Council approve amendments to current zoning proposals which will permit new residential hotels within approximately two blocks of the intersection of Denman and Davie Streets as indicated on Map A.

(2) That both existing and new potential residential hotels in the West End conform to residential hotel policies of Council.

Clause No.3 (continued)

(3) That the draft residential hotel policies be circulated for comments of the Director of Permits and Licenses and the Director of Legal Services for further report by the Director of Planning.

(4) That Council approve amendments to current zoning proposals which will legitimize the continuation of certain existing premises as residential hotels. "

After discussion, the Committee

RECOMMENDED

(a) THAT Council approve amendments to current zoning proposals which will permit new residential hotels within approximately two blocks of the intersection of Denman and Davie Streets as indicated on Map A.

(b) THAT both existing and new potential residential hotels in the West End conform to residential hotel policies of Council.

(c) THAT the proposed residential hotel policies be circulated for comments of the Director of Permits and Licenses and the Director of Legal Services for further report by the Director of Planning.

(d) THAT Council approve amendments to current zoning proposals which will legitimize the continuation of certain existing premises as residential hotels.

(Alderman Harcourt wished to be recorded as against Recommendations a, b and c)

CONSIDERATION

4. Robson Street Closure

Alderman Kennedy stated that several Aldermen were against the closure of Robson Street and the concept of a "mini mall" for transit only opposite the Court House.

Mr. R. Gascoyne, Assistant City Engineer, Traffic and Transportation, advised that the Province have agreed to the relocation of the two stairwells and any other obstructions in the event the City exercises its option to re-open Robson Street. This work would be at Provincial Government expense.

RECOMMENDED

THAT the Architect for the Provincial Government complex be asked to modify the design of the proposed Robson Street Closure opposite the Court House to make certain that the street capacity of Robson Street for all vehicles is maintained in the new design.

(Aldermen Bowers and Harcourt wished to be recorded as opposed)

A tie vote resulted and the matter is put forward for the CONSIDERATION of Council.

The meeting adjourned at 5:30 p.m.

FOR ADOPTION SEE PAGE(S) 181

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 17, 1975

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 17, 1975, in the Council Chamber at approximately 1:45 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney & Volrich

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements by Petition - Schedule #433

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs (Local Residential), Lane Pavements (Residential Standards), P.C. Concrete Sidewalk by Petition - Schedule #433

The Court received from the Collector of Taxes Schedule #433 listing local improvements at various locations by petition.

The Court also noted requests submitted by the Collector of Taxes to adjust the measurements on Item #7. There was no one present who wished to address the Court on matters within the Court's jurisdiction and therefore, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT Schedule #433, after amendment as submitted by the Collector of Taxes, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Boyce
SECONDED by Ald. Harcourt
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements Subsequent Procedure
- Schedule #433

Council considered the Manager's Report dated June 6, 1975, dealing with the subsequent procedure of these projects.

"GENERAL

Projects for works 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on June 17, 1975.

The projects are identified as follows:

	Schedule	Item	Type
Petition	433	1 to 4	Pavement and Curbs, Local Residential
		5 to 15	Lane Pavements, Residential Standard
		16	P.C. Concrete Sidewalk

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1975 Streets Capital funds as approved by Council April 15, 1975.

RECOMMENDATIONS

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the projects 'by Petition' in Schedule 433 be undertaken."

MOVED by Ald. Boyce
SECONDED by Ald. Harcourt
THAT the recommendations in the Manager's Report re Local Improvements Subsequent Procedure dated June 6, 1975, be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 1:55 p.m.

The foregoing are minutes of the Special Council Meeting (Court of Revision) of June 17, 1975, adopted on June 24, 1975.

A. Phillips
MAYOR

R. N. Fitt
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 17, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Father Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Carnarvon Elementary School, under the direction of Mrs. Fountain, and students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their Instructor, Mrs. McDonald.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Volrich
THAT the Minutes of the Regular Council Meeting of May 27, 1975, with the exception of the 'In Camera' portion, be adopted, after amendment as follows with respect to the clause -'Langara: Land Disposal' as contained on page 14:

In the motion by Alderman Harcourt, delete the quoted portion relative to recommendation 'f' of the Director of Planning and substitute the following therefor:

"(f) THAT the provision of utilities normally subject to local improvement such as, paving, curbs, sidewalks and street lighting, as described in Section 7 of this report, be charged on a normal local improvement basis."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt
THAT the Minutes of the Special Council Meeting (Public Hearing) of May 27, 1975, be adopted.

- CARRIED UNANIMOUSLY

Development of Harbour Park

In regard to development of Harbour Park, on May 27, 1975 Council requested the Mayor appoint a committee to discuss the availability of Federal funding with the Federal Government in respect of the 3.4 acres for park development.

The Mayor subsequently appointed himself and Alderman Boyce to comprise this special committee and advised that a meeting was held with the Federal minister concerned and the matter will be followed up further with other Federal ministers in an endeavour to obtain a government statement as soon as possible.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Building Permit (B64707)
1212 Laurier Street.

Further consideration was given to the report of the City Manager dated January 17, 1975, respecting the building of Mrs. R. Yorsh at 1212 Laurier Street. It was found that an addition had been made to the west side of the building which projected into the side yard, and an application to the Board of Variance for relaxation was refused. Subsequently, the owner was notified to remove the addition but has refused to do so and, therefore, the matter is now before the court.

Mrs. Yorsh appeared and indicated that this addition to the west side of the building was in the plans filed with the Building Department and the permit was granted accordingly. After hearing from the Building Inspector and after further consideration, it was

MOVED by Ald. Bowers
THAT the City Manager report to Council as follows:

(a) Is the house over the property line?

(b) Did the Development Permit, when issued, authorize the construction of this addition up to the property line?

FURTHER THAT, in the meantime, the Director of Legal Services take appropriate action in an endeavour to halt the court proceedings until the Council has dealt with the question.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

1976-80 Five Year Plan -
Housing Category.

Consideration was given to the following recommendation of the Standing Committee on Housing and Environment, Clause 2B.

"THAT $10 million be allocated in the 1976-80 Five Year Plan for housing on a priority one basis."

Delegations were received as follows on the matter:

Downtown Eastside Residents' Association (Mr. Eriksen) - brief dated June 17, 1975 submitted in support.

C.O.P.E. (Mr. Yorke) - brief dated June 17, 1975 submitted in support.

A memorandum dated June 16, 1975 from Alderman Harcourt on the subject was also noted.

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Housing and Environment Committee be approved.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin
THAT the Housing and Environment Committee be requested to look into the details of this proposed housing allocation, particularly the matter of breakdown of the amount of the subsidy involved, as well as other related aspects.

- CARRIED UNANIMOUSLY

Demolition of Houses -
Hamilton Street (831,837 & 843)

On May 27, 1975, as a result of the May 23, 1975 Manager's report, it was instructed that Mr. Jack Olar, a demolition contractor, appear before Council in order that the matter of his business license may receive consideration because of action taken by Mr. Olar in demolishing buildings at 831, 837 and 843 Hamilton Street without a demolition permit. Mr. Olar appeared and explained that the buildings were demolished in error and not with intent to ignore the City's policy.

MOVED by Ald. Rankin
THAT Mr. Olar's explanation be accepted.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Use of 1111 Burnaby Street
as a Residential Hotel.

Mr. J.B. Kowarsky, for the firm of Dohm, MacDonald, Russell and Kowarsky, appeared beofre Council on behalf of Summerdale Enterprises Ltd., and submitted a letter dated June 17, 1975, asking that 1111 Burnaby Street be included in the list of Apartments classified in the west-end as Hotels. He explained the particular circumstances in support.

MOVED by Ald. Bowers
THAT the Council permit this apartment to continue as a residential hotel on the complete understanding that the apartment-living now so classified within the building will be continued.

- CARRIED

(Ald. Rankin opposed)

At this point in the proceedings Council varied the Agenda to consider the following items.

COMMUNICATIONS OR PETITIONS

Proposed Ice Rinks.

A communication dated June 11, 1975, was noted from the Park Board, asking the Council's concurrence with the Board's intention of adopting the method of selected proposal calls for building the Connaught Park and Sunset Park Ice Rinks, rather than the normal public tender method, in order to allow construction as soon as possible.

MOVED by Ald. Harcourt
THAT the Council concur with the selected proposal call method for these ice rinks on the understanding that the proposal calls will be on the basis of the final contract price being based on a firm (upset) price within the amount budgeted for these two rinks.

- CARRIED UNANIMOUSLY

'Greek Day'

The following is quoted from a communication dated June 13, 1975, from The Greek Committee:

"We would like to request of the City of Vancouver that in order to celebrate 'Greek Day' in Vancouver:

1) Broadway be closed to traffic from MacDonald Street to Waterloo Street from 12:00 noon until midnight June 29, 1975.

2) Special permits regarding sale of food and liquor be granted where required.

3) Police assistance be provided as needed.

4) Banners to be placed on light standards to accommodate three flags.

5) That the City of Vancouver absorb the cost of the street closure and cleaning."

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

'Greek Day' (Cont'd)

MOVED by Ald. Volrich
THAT the foregoing request be approved on the understanding that any expenses to the City will not exceed $500 in total.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

B. Closing of Larch Street Between 10th Avenue and 12th Avenue.

The City Manager submitted the following report of the City Engineer, under date of June 12, 1975:

"One of the proposed ice rinks is to be constructed on Connaught Park in the vicinity of the south east corner of 10th Avenue and Larch Street. Kitsilano High School is on the west side of Larch Street between 10th Avenue and 12th Avenue. In order to provide sufficient off-street parking for the ice rink it is desirous to close Larch Street from 10th Avenue to 12th Avenue and use the area for parking purposes. The School Board is agreeable to the closure and use of the street. The residents in the area have been informed of the proposal and 84% of those contacted are agreeable to the closure. This portion of Larch Street is considered surplus to the normal City street system.

I RECOMMEND that Larch Street between 10th Avenue and 12th Avenue be closed, stopped up and the area placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

1. The curbs, gutters and sidewalks at both 10th Avenue and 12th Avenue be reconstructed as crossings rather than street entrances.

2. The sidewalks on both sides of the street to be relocated.

3. Items 1 & 2 together with any work required for the development of the parking area, to be to the account of the Board of Parks and Recreation.

4. Ingress and egress to the school site to be available at all times."

The City Manager RECOMMENDS that the above report of the City Engineer be approved."

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Council recessed at 3:55 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council in the Council Chamber at 4:15 p.m.

. . . . . .

UNFINISHED BUSINESS

2. Hodson Manor - Multicultural Association of B. C.

City Council on May 27, 1975, considered a memo from the Mayor dated May 26, 1975, on this matter. At that time Alderman Volrich put forward the following motion:

"MOVED by Ald. Volrich
THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- (deferred)".

Following this, Council passed a motion deferring this whole matter (including the above motion) for a report from the Multicultural Association, Fairview Little People's Society and the Fairview Information Centre, together with a report from the City Manager.

Council had before it for consideration to-day the following:

(a) Manager's Report dated June 10, 1975;

(b) The Multicultural Association of B. C. Letter dated June 2, 1975;

(c) Letter dated June 12, 1975, from Belle Bruce, Co-ordinator Fairview Information Centre, Secretary Fairview Little People's Society;

(d) Memo from the Mayor dated May 26, 1975;

(e) The deferred motion of Alderman Volrich dated May 27, 1975.

MOVED by Ald. Sweeney
THAT Council approve the recommendation of the City Manager that a lease be prepared between the City of Vancouver and the Multicultural Association of British Columbia for the use of Hodson Manor (1245 West 7th Avenue). The lease to be prepared by the Director of Legal Services and to the satisfaction of the Supervisor of Property and Insurance. The rental fee to be $915.00 per month.

FURTHER THAT this lease include a sub-lease to the Fairview Little People's Society and the Fairview Information Centre as proposed in the letter from the Multicultural Association of B. C. dated June 2, 1975.

- CARRIED UNANIMOUSLY

Council then considered Alderman Volrich's deferred motion, and it was

MOVED by Ald. Volrich
THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

UNFINISHED BUSINESS (cont'd)

Hodson Manor -
Multicultural Association of B. C. (cont'd)

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- CARRIED

(Ald. Marzari opposed)

During discussion of Hodson Manor, Ald. Kennedy left the meeting.

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COMMUNICATIONS OR PETITIONS

Lack of Parks and Playing Fields in Fairview Slopes

Council noted a letter dated May 26, 1975, from the Save Our Parkland Association requesting an opportunity to appear before Council with respect to lack of parks and playing fields in the Fairview Slopes area of Vancouver.

MOVED by Ald. Boyce
THAT the foregoing delegation request be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

(During consideration of the above communication the Mayor left the meeting and Deputy Mayor Bowers assumed the chair).

Shaughnessy Hospital Site Development

Council on February 25, 1975, passed a motion requesting the B.C.M.C. to respond to the following motion of Council dated February 25, 1975:

"THAT the B.C. Medical Centre be asked to appear before Council, as soon as reasonably possible, to give definitive answers to questions regarding the size of the Shaughnessy development, the types of new structures to be built on the site, plans for retaining the present buildings and other such pertinent information as the City's Planning Department may request of them.

FURTHER THAT the interested citizens groups be invited to attend this meeting."

Under date of May 23, 1975, the B. C. Medical Centre submitted the following communication in response to Council's request:

" In reply to your letter dated May 9, 1975 the following is a summary of the current situation regarding the Shaughnessy Hospital site development:

- The functional program for the Child and Maternal Health Unit was delivered to the Department of Health Hospital Programs Division on April 21, 1975. We are now waiting for the first of several meetings with the Hospital Division to review the functional program so agreement can be reached as to the scope and size of the Unit.

- Preliminary discussions are underway with the Greater Vancouver Regional Hospital District regarding the Child and Maternal Health Unit; these will become more definitive once certain agreements on overall patient care policy have been reached with B.C. Hospital Programs.

- The Chairman, Mr. J.V. Christensen, met Thursday, May 22, 1975 with the Citizens' Advisory Committee, for over two hours, and reviewed all aspects of the Shaughnessy site development.

COMMUNICATIONS OR PETITIONS (cont'd)

Shaughnessy Hospital Site Development (cont'd)

In reply to the City Council motion of February 25, 1975, the preliminary building proposals are not expected until July at the earliest. This, of course, is dependent upon our reviews with B.C. Hospital Programs and GVRHD which will have a bearing on the size and types of new structures to be built on the site.

As you can see, therefore, we cannot provide the information requested at this time. When the information is available, we will be pleased to meet with City Council and discuss the areas covered in the motion of February 25, 1975.

We hope that this is satisfactory. Please contact me if you would like elaboration of our current position. "

MOVED by Ald. Volrich
THAT the above communication dated May 23, 1975, from the B.C. Medical Centre be received, but that the B.C.M.C. be requested to provide at this time to City officials full information on existing plans for the first stage of this development.

- CARRIED UNANIMOUSLY

VanDusen Botanical Display Gardens

Council had for consideration the following communication from the Board of Parks & Recreation dated May 28, 1975, on the VanDusen Botanical Display Gardens:

"MacMillan Bloedel Ltd., in cooperation with Board officials, have negotiated a contract for construction of MacMillan Bloedel Place building in VanDusen Gardens with Halse-Martin Construction Co. Ltd. Board members received copies of a letter dated May 23rd, from MacMillan Bloedel, agreeing to an amendment to paragraph 7 of the terms of agreement as follows:

..'7. The City will let the Contract (the amount of which will not exceed $525,000) and MacMillan Bloedel will, upon execution of the Contract, pay to the City the amount of the Contract, such payment to be made progressively with an amount of $50,000 payable to the City at the date of the signing of the Contract and the balance to be paid progressively in conjunction with the timing and amounts of invoices received by the City from the Contractor.'..

"Construction work is expected to commence at the first of July, 1975. MacMillan Bloedel enclosed their cheque for $50,000 as the first progress payment toward the cost of construction of MacMillan Bloedel Place.

"It was regularly moved and seconded,

"RESOLVED: That the Board request City Council to enter into a contract on behalf of the Board with Halse-Martin Construction Co. Ltd., utilizing MacMillan Bloedel funds as outlined in the letter from MacMillan Bloedel dated May 23, 1975.

- Carried.

"Board members agreed that a letter of thanks should be forwarded to MacMillan Bloedel."...

COMMUNICATIONS OR PETITIONS (cont'd)

VanDusen Botanical Display Gardens (cont'd)

MOVED by Ald. Volrich
THAT the request of the Park Board that City Council enter into a contract on behalf of the Board with Halse-Martin Construction Co. Ltd., utilizing MacMillan Bloedel funds as outlined in the letter from MacMillan Bloedel dated May 23, 1975, be approved.

- CARRIED UNANIMOUSLY

Association of Canadian Community Colleges Annual Convention - Request that City sponsor a Luncheon on November 11, 1975

Council had for consideration a letter from Mr. George C. Wootton, Co-Chairman, "College Canada '75", requesting that Council sponsor a luncheon for delegates to the Association of Canadian Community Colleges at the Hotel Vancouver on November 11, 1975. The estimated costs of this luncheon is $5,000.

MOVED by Ald. Volrich
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

B.C. Amateur Softball Association Annual Convention - Request that City host a Dinner on November 9, 1975

The B. C. Amateur Softball Association submitted a request that the City host a dinner on Sunday, November 9, 1975, for the 1975 Canadian Amateur Softball Association Annual Convention in Vancouver.

MOVED by Ald. Harcourt
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

Rezoning of Single-family Residence at 1007 West 46th Avenue

The City Clerk advised that the communication of May 9, 1975, from Mrs. Donna Cohen requesting an opportunity to appear before Council with respect to the above building was withdrawn.

Grant Appeal

The Vancouver Fire Department Band submitted a request to appear before Council to appeal Council's 1975 grant to the Band.

MOVED by Ald. Bird
THAT the foregoing delegation request be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

Kitsilano Day - Grant Request

Under date of June 2, 1975, the Kitsilano Day Co-ordinator submitted the following communication to Council:

COMMUNICATIONS OR PETITIONS (cont'd)

Kitsilano Day - Grant Request (cont'd)

" Once again, the people of this community - clubs, merchants, social workers, ethnic groups, schools, old and young people alike - have joined together to form a committee to plan **KITSILANO DAY**.

Last year proved to be an overwhelming success for us, and this year will be even greater.

The activities will be held in Connaught Park. The atmosphere will be very community spirited, beginning with a walking parade down Vine Street, then ending up in the park where the residents of Kitsilano will have the opportunity to display their wares, enjoy music, ethnic dancing, face painting, tightrope walkers, and much much more.

As you can appreciate, a great deal of planning and manpower is required for a project of this calibre, and we have done our utmost up to this point to function with as little funds as possible. At this time, however, we are in a position to draw up a budget with an accurate account of costs involved, and we are now seeking financial backing from all available sources.

At this time, we would like to bring to your attention that it has required two full-time people in our office at all times to keep communications intact for all concerned. We have also found this year that heads from different communities of Vancouver are very interested in what we are doing here, and are anxious to visit our office to see just how we have been able to do this. These people will, of course, be attending **KITSILANO DAY** as well.

We are now requesting City Council for a grant of two thousand dollars ($2,000.00), which has been more than accounted for at this time.

Attached, you will find a copy of our budget which has been audited as closely as possible.

We greatly appreciate your consideration to this request, and look forward to your favourable reply. "

Council also noted comment from the City Clerk that Mr. Trendell, Co-ordinator, Kitsilano Day, has advised that they will only receive $750 from Carlings Brewery instead of the $6,000 grant expected, and therefore, are requesting Council to increase the grant from $2,000 to $4,000 to enable the program to proceed.

Alderman Volrich advised that the Kitsilano Day Committee has received a grant of $1,000 from Folkfest.

MOVED by Ald. Harcourt
THAT Council approve a grant of $1,000 to Kitsilano Day Committee.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Boyce and Sweeney opposed)

At this point, Mayor Phillips returned and assumed the Chair.

MOVED by Ald. Harcourt
THAT Council approve a grant of $1,000 to the Kitsilano Day Committee subject to it receiving other financial assistance.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Boyce and Sweeney opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

Police Staff Parking

The Deputy Chief Constable under date of May 23, 1975, submitted the following communication:

" Further to our conversation of Thursday last respecting the parking problem as it affects Police staff reporting for duty at the 312 Main Street Headquarters, the Police Union has requested some action on the part of the City in making the lot bounded by Gore, Dunlevy, Keefer and Pender Streets available to their membership.

Briefly, the story of the use of the lot by police members is one that is less than satisfactory in their eyes. Some time ago, staff were parking on the lot, but the area was posted by the City and, I am advised, some 30 employee cars were towed away as trespassers subsequent to the posting. A later development on the part of the City was the removal of the driveway, totally precluding vehicle access to the lot.

The lot has now stood vacant for some two or three years in an area where parking space is at a premium. Police members who cannot acquire parking on private property are forced to park blocks away from the Headquarters Building. It is difficult to rationalize to these people the continued prohibition of the use of an available site that could accommodate upwards of 100 vehicles with some minimal grading and a gravel surface.

The Office of the City Manager has been contacted and advice received to the effect that the property is zoned CD-1 meaning any development permit must be approved by the Director of Planning.

I would suggest if the property is not going to be put to use in the foreseeable future, Council be requested to develop same for police staff parking purposes. "

MOVED by Ald. Harcourt
THAT no action be taken on the request of the Police Department to use the lot bounded by Gore, Dunlevy, Keefer and Pender Streets for Police staff parking.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT June 13, 1975

Works and Utility Matters (June 13, 1975)

Water Main Installations - 1974 Capital Budget. (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters (June 13, 1975)

Consumer Association of Canada Report Regarding Certain Restaurants in the City of Vancouver. (Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (cont'd)

Building and Planning Matters
(June 13, 1975)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Alterations to C.P.R. Station.
Cl. 2. 3075 West 53rd Avenue, Development Permit Application No. 69617
Cl. 3. Development Permit Application No. 69600, 2175 Oxford Street - Urban Design Panel.
Cl. 4. 821 Drake Street.
Cl. 5. Self-Serve Stations.
Cl. 6. Strathcona Rehabilitation Project - Strathcona Community Centre.

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird
THAT the recommendations of the City Manager contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No. 69600 - 2175 Oxford Street - Urban Design Panel
(Clause 3)

MOVED by Ald. Cowie
THAT Development Permit Application #69600, 2175 Oxford Street, be referred back to the Design Panel for a more detailed explanation to Council on their position in this matter.

- CARRIED UNANIMOUSLY

821 Drake Street
(Clause 4)

MOVED by Ald. Bird
THAT City officials defer enforcement action on this building pending a further report to Council within 90 days on the condition of this building and site.

- CARRIED UNANIMOUSLY

Self-Serve Stations
(Clause 5)

During consideration of this item representatives from Mohawk Oil Co. Ltd., addressed Council briefly and advised that it is intended to have a service bay attached to their self-serve station at 1010 West King Edward.

MOVED by Ald. Bowers
THAT the list of approved self-serve stations be amended by adding the following four stations:

1. Shell - 1896 East Hastings
2. Shell - 1785 Main Street
3. Gulf - 2nd & Burrard
4. Pacific - 1289 East Broadway

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (cont'd)

Building and Planning Matters
(June 13, 1975) continued

Self-Serve Stations
(Clause 5) cont'd

MOVED by Ald. Bowers
THAT the application from Mohawk Oil Co. Ltd., to convert an operation of their premises at 1010 West King Edward to a self-serve station, be approved, and that this station be added to the approved list.

- CARRIED

(Ald. Marzari, Rankin & Sweeney opposed)

Strathcona Rehabilitation Project -
Strathcona Community Centre (Clause 6)

MOVED by Ald. Harcourt
THAT the City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by $62,500 and $125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals.

- CARRIED

(Ald. Bowers opposed)

Fire and Traffic Matters
(June 13, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Exclusive Bus Lanes - Howe Street.
Cl. 2. Sidewalk Cafes.

The Council took action as follows:

Exclusive Bus Lanes - Howe Street
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information.

Sidewalk Cafes
(Clause 2)

MOVED by Ald. Cowie
THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

MOVED by Ald. Marzari
THAT the City Manager report back as soon as possible on current value of restaurant square footage in similar locations in the City.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS (cont'd)

Finance Matters
(June 13, 1975)

The Council considered this report which contains eighteen clauses, identified as follows:

Cl. 1. 1975 Basic Capital Program.
Cl. 2. U.S. Premium Liability Reserve.
Cl. 3. Staffing Requirements - Britannia Centre Library, and Vancouver Public Library.
Cl. 4. Staffing and Operating Costs - South Granville Branch Library.
Cl. 5. Local Improvements - Special Relief.
Cl. 6. Investment Matters (Various Funds) March 1975.
Cl. 7. Investment Matters (Various Funds) April 1975.
Cl. 8. Queen Elizabeth Theatre - Restaurant Lease.
Cl. 9. P.C.124 Gentile - Criminal Defense Legal Fees.
Cl.10. Director of Housing, Funding of 1975 Departmental Costs.
Cl.11. Vancouver Public Housing Corporation.
Cl.12. Gratuity Payments - Welfare Staff
Cl.13. Additional Civilian Personnel - Police Department.
Cl.14. 1975 Annual Convention U.B.C.M.: Proposed Resolution.
Cl.15. Contract No. 39-73-7 - 2 Pumper and 2 Aerial Ladder Trucks.
Cl.16. Police Communications Centre.
Cl.17. Vancouver Centre Development Limited - Agreement to Lease.
Cl.18. Remedial Work at the Vancouver Aquatic Centre.

The Council took action as follows:

1975 Basic Capital Program
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager and the Director of Finance, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 to 12

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of this report, be approved.

- CARRIED UNANIMOUSLY

Additional Civilian Personnel -
Police Department (Clause 13)

The City Clerk advised that the Police Department requested deferrment of Item (D) in this report to provide them an opportunity to submit a report and make representations before Council on June 24, 1975.

MOVED by Ald. Volrich
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration with officials concerned, including representatives of the Police Department, this meeting to be arranged for a time convenient to all members of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (cont'd)

Finance Matters
(June 13, 1975)(continued)

1975 Annual Convention U.B.C.M.:
Proposed Resolution (Clause 14)

MOVED by Ald. Volrich
THAT the draft resolution from the City Engineer be submitted as a resolution for the U.B.C.M. Convention in September 1975.

- CARRIED UNANIMOUSLY

Contract No. 39-73-7 -
2 Pumper & 2 Aerial Ladder Trucks
(Clause 15)

MOVED by Ald. Bird
THAT Alternative (C) in the City Manager's Report be approved.

- CARRIED UNANIMOUSLY

Clauses 16 to 18

MOVED by Ald. Boyce
THAT the recommendations of the City Manager, contained in clauses 16, 17 and 18, be approved.

- CARRIED UNANIMOUSLY

* * * * * * *

Council again agreed to vary the agenda to deal with Clause 1 of Report I.

I. Report of Standing Committee on
Housing & Environment
(May 22, 1975)

Housing Registry and Relocation Services
(Clause 1)

MOVED by Ald. Harcourt
THAT Recommendations (A) and (B) of the Committee contained in this clause, be approved:

FURTHER THAT Council approve two months' interim funding based on their 1975 budgets to the Red Door and the Y.W.C.A. housing registries.

- CARRIED UNANIMOUSLY

* * * * * * *

Council further agreed to vary the agenda to deal with the following report:

X. Part Report of Standing Committee on
Finance & Administration
(June 12, 1975)

Britannia Community Services Centre -
Staff and Budgets (Clause 1)

MOVED by Ald. Volrich
THAT Recommendations a, b, c, e, f and g of the Committee contained in this clause, be approved after amendments to Recommendation d and h as follows:

CITY MANAGER'S & OTHER REPORTS (cont'd)

X. Part Report of Standing Committee on Finance & Administration (June 12, 1975) (cont'd)

(d) THAT Council approve the 1975 budget as recommended by the Director of Social Planning and the Director of Finance and as shown on the detailed budget sheets in this report, including:

(i) security, subject to review by the Standing Committee on Finance and Administration by September, 1976;

(ii) host staff, subject to review by City staff by April, 1976;

(iii) telephone expenses, subject to review by City staff by September, 1976.

(h) THAT the Manager's Report dated June 5, 1975, be approved, including the qualifications set forth therein.

- CARRIED UNANIMOUSLY

(Underlining denotes amendments)

AMENDED SEE PAGE 318

The Council recessed at approximately 6:05 p.m. to reconvene in the Council Chamber at 7.30 p.m.

The Council reconvened in the Council Chamber at approximately 7.30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Kennedy.

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(June 13, 1975)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. 1866 and 1872 West 5th Avenue, Lots W½ 4 & E½ 3, Block 267, D.L. 526.
Cl. 2. Acquisition for Family Housing Project - Lot D, Except East 10 feet, Block I, D.L.753, 3268 Commercial Drive.
Cl. 3. Lease of Lot 10, Block 122, D.L. 541, Situated: E/S 1400 Block Howe Street.
Cl. 4. Acquisition for Rupert Park Extension - Lot 9, Block 86, Sec. 29, T.H.S.L., 3320 Kitchener Street.
Cl. 5. Leasing of 2782 Grandview Highway, Portion of Lot 1, Block A, District Lot Section 44, THSL. Plan 11660.
Cl. 6. Fire Damage - 435 West 10th Avenue, Lot 12, Block 360A, D.L. 526.
Cl. 7. Demolition.

The Council took action as follows:

Clauses 1 - 7 inclusive.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager contained in clauses 1, 2,3,4,5, & 6 be approved, and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

Report of Standing Committee on Housing and Environment.
(May 22, 1975.)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1. Housing Registry and Relocation Services.
Cl. 2. Correspondence.
Cl. 3. Housing Progress Report.
Cl. 4. Fire By-law Enforcement Progress Report.
Cl. 5. Lodging House By-law Progress Report.
Cl. 6. Site for Vancouver Chinatown Lions Housing Project.
Cl. 7. Outstanding Housing and Environment Committee Matters.
Cl. 8. Dogs.
Cl. 9. Pioneer Park.

The Council took action as follows:

Cont'd....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Clause 1.

For Council action on Clause 1, see page 15 of these Minutes.

Correspondence.
(Clause 2)

MOVED by Ald. Harcourt
THAT Section 'A' of this clause be received for information.

- CARRIED UNANIMOUSLY

For Council action on Section 'B' of this clause, see page 3 of these Minutes.

Clauses 3 - 7 inclusive

MOVED by Ald. Bird
THAT Clauses 3, 4, 5, 6 & 7 of this report be received for information.

- CARRIED UNANIMOUSLY

Dogs.
(Clause 8)

MOVED by Ald. Boyce
THAT the recommendations of the Committee contained in this clause be approved, after deleting the words "approved in principle and" from recommendation B.

- CARRIED UNANIMOUSLY

Pioneer Park
(Clause 9)

MOVED by Ald. Boyce
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Planning and Development.
(May 29, 1975.)

G.V.R.D. Livable Region Programme: 1976-1986. (Clause 1)

Moved by Ald. Bowers
THAT the recommendation of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Housing and Environment.
(May 29, 1975)

Public Housing
(Clause 1)

MOVED by Ald. Harcourt
THAT recommendations 'A' and 'E' of the Committee, contained in this clause, be approved, after amending recommendation 'E' by deleting all the words following the word 'basis'.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Finance and Administration (May 29, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Archives Photographic Centre - Special Committee.
Cl. 2. Mayor's Salary.
Cl. 3. Property Endowment Fund.
Cl. 4. 1975 Supplementary Capital Programme.
Cl. 5. B.C. and Yukon Chamber of Mines
Cl. 6. B.C. Registered Music Teachers' Association.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Property Endowment Fund (Clause 3)

Alderman Volrich requested, and Council gave permission, to delete the words "from amongst the five person board" from the last paragraph in this clause.

MOVED by Ald. Volrich

(a) THAT a Property Endowment Fund be established based on the Objectives, Revenue Policy and Structure proposed in the Mayor's memorandum of May 15, 1975 to the Standing Committee on Finance and Administration:

(b) THAT Council approve the establishment of the five-person Board as set out in item 3 'Structure' in the Mayor's memo.

(c) THAT the Board report to Council on a regular basis through the Standing Committee on Finance and Administration.

- CARRIED UNANIMOUSLY

1975 Supplementary Capital Program (Clause 4.)

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B.C. & Yukon Chamber of Mines (Clause 5)

MOVED by Ald. Volrich
THAT Council approve a grant of $2000 to the B.C. & Yukon Chamber of Mines to assist with the provision of public services.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Bowers, Boyce, Harcourt, Marzari, Rankin and the Mayor opposed)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration (Cont'd)

B.C.Registered Music Teachers' Association
(Clause 6)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Services.
(May 29, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Neighbourhood Pub Application - 3681 West 4th Avenue.
Cl. 2. Lodging House at Diamond Head.
Cl. 3. Youth Problems and Programs in the City.

The Council took action as follows:

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Planning and Development
(May 29, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Downtown Transportation Plan.
Cl. 2. Local Area Planning.
Cl. 3. Fairview Planning Committee.
Cl. 4. Public Open Space - City-owned Land, Area 6, False Creek.

The Council took action as follows:

Downtown Transporation Plan
(Clause 1)

MOVED by Ald. Bowers
THAT recommendations A and B of the Committee, contained in this clause be received for information and recommendations C, D and E, be approved.

- CARRIED UNANIMOUSLY

Clause 2 and 3.

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in clauses 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Cont'd....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development (Cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek.
(Clause 4)

Alderman Bowers requested, and received permission to amend this clause in the Committee's report by deleting the paragraph reading as follows:

"The City Manager pointed out that extraordinary maintenance budgets will be required to maintain the streets and plazas if they are constructed as described in the Conceptual Plan."

MOVED by Ald. Bowers
THAT the recommendations of the Committee be approved, after deleting all the words following 'approved' in recommendation 'E'.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee
on Planning and Development
(June 12, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. 1025 Thurlow Street (Block 22 - Nelson Park)
Cl. 2. Downtown Commercial and Residential Densities.
Cl. 3. Downtown Transportation Plan.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Downtown Transportation Plan
(Clause 3)

MOVED by Ald. Bowers
THAT recommendation 'A' contained in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 'B' contained in this clause be deferred pending a report reference from the City Engineer at the next meeting of Council on the staged implementation programme.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

II. Part Report of Standing Committee on Housing and Environment (June 12, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Secondary Suites.
Cl. 2. Moratorium on Strata Title Conversions.

The Council took action as follows:

Secondary Suites (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the City Manager contained in his report dated June 3, 1975, be approved.

- CARRIED

(Ald. Bird and Boyce opposed)

MOVED by Ald. Rankin
THAT Petition Plebiscites respecting the above be carried out by the City Clerk as soon as possible after October 8, 1975 - Five Year Plan Plebiscite - is held, based on decisions of Council on the matter and be generally conducted in the same manner as similar district plebiscites carried out by the City Clerk earlier this year.

(Ald. Bird and Boyce opposed) - CARRIED

Moratorium on Strata Title Conversions (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Illegal Suites - Hardship Cases.

The Committee of Officials submitted the following report under date of May 23, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Alison Von Hammerstein (owner), 2823 Waterloo Street
Lorna Edwards (tenant), 3149 East 62nd Avenue
Clara A. Phillips (tenant), 1048 Lakewood Drive

Cont'd.....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Debbie Matthews (tenant), 2376 West 12th Avenue
Madeline Cureton (tenant), 1774 Grant Street
Doug Paterson (tenant), 1774 Grant Street
Adrian Chan (tenant), 896 West King Edward Avenue
Robinton B. Shroff (tenant), 1470 East 49th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Mohan S. Deshi (tenant), 829 Durward Avenue
Malkiat & Kamaljeet Powar (owners), 4928 Killarney Street
Ray Oxley (tenant), 3278 West 15th Avenue
Renato Alejandro (tenant), 2586 Kitchener Street
Anne Cymbalisty (tenant), 1999 Nelson Street
John Snapkauskas (tenant), 944 Semlin Drive
Esther Stephan (tenant), 944 Semlin Drive
Ole Jakobsen (tenant), 1118 Maple Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Satnam S. Kooner (owner), 5241 Aberdeen Street
Mr. G. Thiruchittampalam (owner), 3366 West 26th Avenue
Fiorino La Scala (owner), 3872 Glen Drive
Mr. and Mrs. Ray Ivison (tenants), 5149 Elgin Street

MOVED by Ald. Bowers

THAT recommendations (a) (b) (c) and (d) of the Committee of Officials be approved;

FURTHER THAT the applications from the following be approved for one year from the date of this resolution:

Mr. G. Thiruchittampalam (owner), 3366 West 26th Avenue
Mr. and Mrs Ray Ivison (tenants) 5149 Elgin Street;

AND FURTHER THAT the applications from the following be not approved:

Satnam S. Kooner (owner) 5241 Aberdeen Street
Fiorino La Scala (owner) 3872 Glen Drive.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1971-1975 FIVE YEAR PLAN TO FACILITATE THE PURCHASE OF PROPERTY MORE PARTICULARLY KNOWN AS ACQUISITION OF 333 POWELL STREET, LOT 35, BLOCK 40, DISTRICT LOT 196: ST. JAMES SOCIAL SERVICE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450 BEING THE LICENSE BY-LAW - TO LIMIT THE NUMBER OF SELF-SERVE GAS STATIONS IN THE CITY

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

Cont'd....

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW - TO LIMIT THE NUMBER OF SELF-SERVE GAS STATIONS IN THE CITY. (Cont'd)

MOVED by Ald. Volrich
SECONDED by Ald. Boyce

THAT the schedule attached to this By-law be amended by adding the following Self-Serve Gas Stations approved by Council earlier this day.

Burrard & 2nd.	1743 Burrard St.
Oak & King Edward.	1010 West King Edward.
Clark & Broadway.	1289 East Broadway.

(Ald. Bowers opposed) - CARRIED

MOVED by Ald. Volrich
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bowers opposed)

3. BY-LAW TO AMEND BY-LAW No.4299 BEING THE VEHICLES FOR HIRE BY-LAW TO INCREASE LIMOUSINE RATES.

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 4450 BEING THE LICENSE BY-LAW - TO INCREASE THE FEES FOR DUPLICATE DOG TAGS.

MOVED by Ald. Harcourt
SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

Cont'd....

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW - TO INCREASE
THE FEES FOR DUPLICATE DOG TAGS. (Cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 2046 BEING THE POUND BY-LAW - TO INCREASE IMPOUNDING AND MAINTENANCE FEES.

MOVED by Ald. Harcourt
SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South 2.5 feet of Lot 5, Block 5, East half of Section 25, Town of Hastings Suburban Lands, Plan 3653.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Provincial - Municipal Sharing of Revenues.

Alderman Volrich requested and obtained permission to substitute the following motion for the one submitted as Notice of Motion at the Council Meeting on May 27, 1975.

MOVED by Ald. Volrich
SECONDED by Ald. Bird
WHEREAS:

(a) The Provincial Government has proposed sharing with municipalities one-third of the net revenue resulting from any increases in the export price of natural gas;

(b) While being a welcome move in the direction of revenue-sharing, this arrangement will not meet the basic financial needs of most municipalities nor provide a source of revenue that can be determined with any degree of certainty at the time that municipalities are obliged to determine their budgets and set their mill rates;

(c) It is essential that municipalities, if they are to be able to meet the greatly-increasing costs of providing basic services, should have additional sources of revenue made available to them which they can anticipate with some confidence each year and which can be expected to increase from year to year with growth in the economy;

(d) Reliance on the property tax as the main source of municipal revenue continues to impose an unfair and increasing burden on property owners;

(e) The Province of Manitoba has announced a new arrangement to allow municipalities to share directly in growth taxes in that province and, as a start toward this new tax-sharing plan, the Manitoba Government proposes to transfer certain tax revenues from Provincial Personal and Corporate income taxes directly to the municipal governments.

THEREFORE BE IT RESOLVED as follows:

1. That the Union of B. C. Municipalities urge the Provincial Government to implement in addition to the present system of per capita grants and the sharing of natural gas revenues, a tax-sharing arrangement similar to the principle being applied in the Province of Manitoba, commencing in 1976, so as to provide municipalities with a direct share of growth revenues which will enable them to budget with some degree of confidence each year and which will be sufficient to enable them to meet their increasing costs.

2. That these revenues be shared with municipalities on the basis of a formula and system of allocation to be discussed between the Provincial Government and the UBCM.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance,

AND WHEREAS experience has shown that this objective has not been achieved,

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads,

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the motion of Alderman Kennedy be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted this day and recognized by the Chair:

1. MOVED by Ald. Kennedy
THAT WHEREAS

(a) The organization known as Vancouver Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver heritage areas;

(b) Its skills and premises could be harnessed to help the City's U.N. Committee on "Habitat" 1976;

(c) I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED that City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect to its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.

(Notice)

NOTICE OF MOTION (Cont'd)

2. MOVED by Ald. Cowie
THAT WHEREAS

Council on May 27, 1975, approved the Golden Pigeon Mural proposed by Pier Group Mural Company for the exterior wall of 333 Carrell Street,

AND WHEREAS it is considered that this mural would be detrimental to the appearance of Pigeon Park,

THEREFORE BE IT RESOLVED THAT the resolution approving this mural be rescinded.

(Notice)

ENQUIRIES AND OTHER MATTERS

Proposal Call - Family Housing.

The City Manager advised that it is proposed to insert an advertisement in the week-end newspapers calling for proposals for development of family housing under Section 15.1 of the National Housing Act.

MOVED by Ald. Bird
SECONDED by Ald. Rankin
THAT the City Manager be authorized to insert the necessary advertisements.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8.55 p.m.

* * * * * * *

The foregoing are minutes of the Regular Council Meeting of June 17, 1975, adopted on June 24, 1975 (after amendment)

A. Phillips
MAYOR

R. N. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION:

1. WATER MAIN INSTALLATIONS-1974 CAPITAL BUDGET

The City Engineer reports as follows:

"To proceed with the marketing of City-owned properties in the Charles/Adanac area, water mains have to be installed on the following streets:

Water Main Project 411

Street	From	To
William Street	Skeena Street	Boundary Road
Boundary Road	Napier Street	Charles Street

The estimated cost is $34,000.

I RECOMMEND that Project 411 be approved and that the required $34,000 be appropriated from the 1974 Water Works Capital Account 128/7902, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 277

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION

1. Consumer Association of Canada Report Regarding Certain Restaurants in the City of Vancouver

At the Regular Council meeting of May 27, 1975, Alderman Harcourt referred to the Consumer Association of Canada Report alleging that certain food outlets were operating under unsanitary conditions in regards to the quality of milk shakes they were serving.

Alderman Harcourt requested an information report from the Medical Health Officer on this subject for the next Council meeting.

The Medical Health Officer Reports as follows:

"For a number of years prior to 1967 the City of Vancouver supervised and inspected the operations of the Dairy Plants within the City. Prior to 1957 the City Analysts Laboratory carried out the quality and microbiological tests. In 1967 the Provincial Health Laboratory undertook to do all necessary laboratory work for this Department.

In 1967 after extensive negotiations between the Provincial Department of Agriculture and the Provincial Department of Health, the Dairy Branch, Provincial Department of Agriculture, assumed total responsibility for the milk industry from the farm to the finished product. The local Health Department retained the responsibility for the bacteriological quality for all milk products at the consumer level. This was achieved by monitoring Dairy Branch Laboratory results and by carrying out extensive sampling programmes of re-processed products. The Department of Agriculture had agreed to provide the necessary laboratory facilities for this sampling programme.

Several times over the past five years it has been necessary for this Department to hold meetings with the Dairy Commissioner or his staff over quality of milk products reaching the Vancouver market. Several meetings also have been held with the management of various dairies in the City regarding the quality of milk products acceptable to the Health Department.

In 1972 the Department of Agriculture began placing restrictions on laboratory service, and in 1974 we were put on a very restricted sampling programme. In January 1975 a message was received from the Department of Health (Provincial) that the Department of Agriculture was suspending all sampling by Health Departments at the retail level. We strongly objected to this action and a meeting was held at the Vancouver Health Department between Provincial, City and other local Health Officials with the Dairy commissioner and his staff, to request the restoration of laboratory services.

This meeting produced no concrete results and on March 19, 1975 the Medical Health Officer, City of Vancouver, wrote to Dr. G.R.F. Elliot, Deputy Minister of Health, requesting him to meet with the Deputy Minister of Agriculture with a view to restoring laboratory services to enable us to carry out a comprehensive sampling programme of re-processed dairy products at the retail level.

The City of Vancouver has over the past five years urged the Provincial Department of Agriculture to have regulations promulgated regarding bacteriological standards for milk shakes and like products at the present time.

A meeting was held in Vancouver on June 11, 1975 between local Health officials and the Dairy Commissioner, and it was agreed that laboratory facilities would be re-instated immediately to local Health Departments at a level a little higher than in 1974. It was also agreed that a joint Health/ Department of Agriculture committee be appointed to produce recommendations for an adequate sampling and enforcement programme."

The City Manager submits this report for Council INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 277

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATIONS

1. Alterations to C.P.R. Station

The Director of Planning reports as follows:

" On December 17th, 1974, Council designated the CPR Station as a Heritage Building. Under the provisions of the designation by-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit application has been made for alterations to the building which would include opening up the west wall to provide access from Granville Square.

The Design Panel considered the application on May 1st, 1975, and recommended the alterations be approved. They also wished to commend the architect for a job well done.

On May 5th, 1975, the Heritage Advisory Committee discussed the application and recommended approval.

The Development Permit Application has been seen and cleared by the regular city departments and is now ready for issuance subject to Council's approval.

The Director of Planning recommends approval of the proposed alterations to the CPR Station."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. 3075 West 53rd Avenue
Development Permit Application 69617

The Director of Planning reports as follows:

" Development Permit Application No. 69617 has been filed by Mrs. Grace J. Simpson to construct a 21' x 49' stable and a 12' x 13' feed room, for horses in the northeast portion of this site. The applicant also requests permission to keep four (4) horses on this site.

The site is located in an RA-1 (limited agricultural) District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council. Area of the site is 2.48 acres.

On June 2nd, 1975, the Director of Planning approved Development Permit Application No. 69617 for the construction of a stable/feed room for horses in the northeast portion of the site, subject to a condition:

' Prior to the issuance of the Development Permit:

.... approval is to be first received from City Council for the keeping and boarding of four horses on this site. ' "

The City Manager RECOMMENDS that City Council approve the keeping and boarding of a maximum of four **horses on the site.**

Cont'd . . .

CONSIDERATION

3. Development Permit Application #69600
2175 Oxford Street - Urban Design Panel

The Director of Planning reports as follows:

"In accordance with City Council's policy, this report is submitted for Council's consideration because of different views between the Urban Design Panel and the Director of Planning.

Mr. B. Harder has submitted this development permit application for the construction of an apartment building containing six dwelling units located in this RM-3 Multiple Dwelling District on Oxford Street between Templeton and Wall Streets. The development as proposed is in compliance with the requirements of the RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law.

A resume of the Urban Design Panel's comments is as follows:

Urban Design Panel meeting of April 3, 1975:

'The Panel was highly critical of this design which conformed literally to the zoning envelope. It was agreed that the design was unacceptable and needed competent design advice.

Recommendation: That the Director of Planning receive the above as a progress report and that this design be referred back to the applicant for basic re-design.'

Urban Design Panel meeting of April 17, 1975:

'This item had previously been referred back to the applicant with the advice to seek competent advice. The revised drawings showed changes but no improvement and it was agreed that this design be refused.

Recommendation: That the Director of Planning refuse this design on the grounds that it, if executed, will adversely affect public amenity.'

Urban Design Panel meeting of May 1, 1975:

'This item, previously recommended for refusal, had been somewhat improved but not sufficiently for the Panel to reverse its previous stand.

It is still judged to be a poor design. The applicant had been asked to seek competent design advice on more than one occasion. He, so far, has not done so.

Recommendation: That the Director of Planning refuse this design on the grounds that it, if executed will adversely affect public amenity.'

The Director of Planning, having made a comparison of the design of this apartment building under similar applications made over recent months and having noted that the application showed some improvements to the original drawings submitted, would be prepared to approve the design."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

4. 821 Drake Street

On February 25, 1975, City Council passed a resolution requesting the Director of Permits and Licenses to submit a full report on the above premises with a view to Council considering a resolution under Section 324A of the Vancouver City Charter to declare the building a nuisance by giving an opportunity to the owners to make representation before Council before any final action was taken.

Cont'd

Clause #4 continued:

The Director of Permits and Licenses reports that: -

"The building at 821 Drake Street is an older two storey frame building with wood siding on the exterior and it has been vacant for sometime. Several windows have been broken but are now boarded up.

On May 21, 1975, a further inspection showed that the building was still unoccupied and although dilapidated and unkempt, it is secure. However it was not a hazard or in a dangerous structural condition so no action can be taken under the provisions of the Building, Fire or Health Bylaws. The property as an estate has several owners and until most recently no one could be contacted.

On May 22, 1975, Mrs. Shillabeer, one of the registered owners, was located and interviewed. She advised that the property has four registered owners, three of whom reside in Los Angeles, California. Mrs. Shillabeer stated that she is responsible for the property but is unemployed, separated from her husband and supporting two teen age children. She further advised that she is making and will continue to make every effort to clean up the building and site and maintain same in a livable condition."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

RECOMMENDATION AND CONSIDERATION

5. Self-Serve Stations

The Director of Permits and Licenses submits the following report: -

"On May 27, 1975 City Council approved a report from the Director of Legal Services which suggested the License Bylaw be amended to distinguish between self-serve and conventional service stations in order to control the number of self-serve stations in the City. Council could then prohibit self-serve stations except those set out on Appendix I which was submitted to Council by the Director of Planning on April 7, 1975. The list would also become part of the Bylaw.

The Director of Planning now advises that two existing self-serve stations were omitted from the list and should be added. These are:

1. Shell: 1896 East Hastings (September 1974)

2. Shell: 1785 Main Street (April 1975)

He further advises that the Planning Department is currently processing two Development Permit Applications for self-serve stations. The two stations concerned are:

1. Gulf: 2nd and Burrard (old application held up pending resolution of the Burrard - Arbutus Connector question).

2. Pacific: 1289 East Broadway (new application).

Both of the stations would be permitted under the 15 per cent regulation, since both companies have less than this proportion of their stations as self-serve.

Clause #5 continued:

Mohawk Oil Co. Ltd. have made application for a self-serve gas station license for the premises at 1010 West King Edward. This service station was leased by Mohawk Oil Co. Ltd. to a private individual who operated the business as a conventional type service station. Mohawk now wish to convert the operation to a self-serve station.

There are presently seven Mohawk service stations operating in the City.

3500 West 4th Avenue	- Privately owned and operated - Buys gas from Mohawk.
2130 East Hastings	- Privately owned and operated - Buys gas from Mohawk.
33rd Avenue & Victoria	- Company owned and operated - Self-serve station.
1010 West King Edward	- Company owned and operated - Proposed self-serve station.
2120 Grandview Highway	- Company owned - Operated by Lessee.
10th Avenue & Kingsway	- Company owned - Operated by lessee.
2611 Kingsway	- Company owned - Operated by lessee.

The proposed self-serve station at 1010 West King Edward is not on the approved list of self-serve stations and if approved by Council, would increase the number of Mohawk self-serve stations to two. This would exceed the 15 per cent guideline by almost double (28.57%).

I recommend that the list of self-serve stations be amended by adding the following four stations:

1. Shell - 1896 East Hastings
2. Shell - 1785 Main Street
3. Gulf - 2nd & Burrard
4. Pacific - 1289 East Broadway

I also submit the application from Mohawk Oil Co. Ltd. to have 1010 West King Edward added to the list of approved self-serve stations for Council's consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

CONSIDERATION

6. Strathcona Rehabilitation Project - Strathcona Community Centre

The Director of Planning reports as follows:

"On September 24, 1974 Council approved a recommendation of the City Manager that application be made to the Provincial Government and Central Mortgage & Housing Corporation to amend the Strathcona agreement to make provision for the construction of an addition to the Strathcona Community Centre at an estimated cost of $250,000. the City's 25% share of the cost being $62,500.

Cont'd . . .

Clause #6 continued:

This proposal has been approved by the Provincial Government but C.M.H.C. reports that the section of the Act under which the Strathcona project is carried out specifically excludes the financing of public buildings. C.M.H.C. has proposed, therefore, that the site for the Strathcona School and Community Centre should be declared a Neighbourhood Improvement Program area and they would then agree to the financing of the addition to the Community Centre under the Neighbourhood Improvement Program. It is believed that the Provincial Government will accept this arrangement.

The master agreement between the Province and C.M.H.C. with regard to 1975 Neighbourhood Improvement programs has not yet been approved and there are differences of opinion which suggest that speedy approval may not be forthcoming. It is our understanding, however, that this Strathcona item could be approved independently of the balance of the Neighbourhood Improvement program for 1975.

The total allocation of Neighbourhood Improvement Program funds from the Federal Government for British Columbia has recently been increased from $5 million to $5.1 million. The Federal share of the cost of the Community Centre addition, that is $125,000, would have to come from this $5.1 million and is clearly, therefore, at the expense of some other potential project in British Columbia.

The City of Vancouver on December 17, 1974 requested an allocation of $1,000,000 from the Province and $2,000,000 from C.M.H.C. to initiate two additional Neighbourhood Improvement Programs during 1975. Mount Pleasant and Downtown Eastside were indicated on a number of occasions as appropriate locations for Neighbourhood Improvement Programs for this year. If the Strathcona Community Centre addition is considered a desirable Neighbourhood Improvement Program expenditure for 1975, it is suggested that Council indicate that this has second priority and an additional item to the requests already made for Mount Pleasant and Downtown Eastside on the basis that Strathcona has already received substantial funding.

The arrangement which has been agreed by Council is that allocations for the 1975 City of Vancouver Neighbourhood Improvement Program areas will be made when the Province and C.M.H.C. have reached an agreement on the amounts to be allocated to the City, which is expected to be by mid-summer. Accordingly, it is recommended that:

> The City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by $62,500 and $125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals."

The Director of Social Planning reports as follows:

"The Director of Social Planning questions the wisdom of adding an extension to the Strathcona Centre at this time considering the fast approaching opening of the Britannia Centre this fall and the construction of the Ray-Cam building next year. Such action would give undue preference to Strathcona especially in light of the physical condition of recreation facilities in other areas of the city. It would be more equitable to upgrade facilities across the city and to provide adequate staffing for existing Centres, including Britannia, than to provide an addition to an already under-staffed facility. To continue the practice of adding new buildings which outstrip staffing, program development, maintenance and repair of existing facilities makes neither economic nor social sense."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 218-9

FIRE AND TRAFFIC MATTERS

INFORMATION:

1. Exclusive Bus Lanes - Howe Street

The City Manager submits the following report of the City Engineer:

"INTRODUCTION

In conjunction with the traffic arrangements for the Provincial Government complex in downtown Vancouver, the Engineering Department planned on eliminating the exclusive bus lane along Howe Street. The Bureau of Transit was concerned about this plan and by a letter to members of Council dated April 18, 1975, the Bureau of Transit requested a restatement of Council's commitment to public transit.

BACKGROUND

City Council, through the City Engineer, controls the use of city streets. When major downtown developments are being reconstructed, sometimes it is necessary that the building contractors temporarily occupy portions of the adjacent city streets. Under these conditions, the Engineering Department determines the extent of the temporary street occupancies to be permitted. In arriving at these interim street occupancy arrangements, the Engineering Department attempts to maintain sufficient street space for the movement of all forms of traffic, including pedestrians, buses, automobiles and commercial vehicles. If these planned street occupancies are fairly significant, they are reported to Council prior to granting permission for these street occupancies. This has been the case here.

In the case of the Provincial Government complex in downtown Vancouver, a number of street occupancies have been requested and granted. One lane of Howe, Nelson and Hornby will be occupied by the contractor during various stages of construction and Robson Street will be closed. Because of the magnitude of this development and its impact on the adjacent city streets we reported to Council about overall traffic arrangement on December 10, 1974.

There is an exclusive bus lane on the west side of Howe Street between Hastings Street and Drake Street. Because of the anticipated high volume of vehicles on Howe Street and the right hand turn demand at Nelson Street due to the closure of Robson Street, and because one lane of Howe Street has been requested by the Contractor during this period, and because the Granville Mall is now available on an exclusive basis for buses, it was concluded that the exclusive bus lane on Howe Street would have to be eliminated.

CONCLUSION

After Council considered the various aspects of the traffic situation on Howe Street as noted above, it approved the following motion on May 6th:

"That no exclusive transit lane on Howe Street be permitted during the construction period." "

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

RECOMMENDATION:

2. Sidewalk Cafes

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidewalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

Cont'd . . .

Clause 2 Cont'd

Two further applications have been received for sidewalk cafes in other areas of the City. These are:

(a) 12 Caesars Restaurant, 595 Hornby Street
(operated by Hy's of Canada Limited)
This cafe has been designed by Hopping/Kovach/Grinnell

(b) The Harp 'n Heather, #7 Alexander Street
(Maple Tree Square.)

The Liquor Administration Branch is agreeable to the extension of alcoholic beverage permits for these cafes provided the applicants enter into leases with the City, as in the case of those sidewalk cafes on Granville Mall.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 for these two applicants be set at $100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the Harp 'n Heather. Caesars Restaurant will be reviewed periodically since pedestrian conflicts could become a problem.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. the proposed sidewalk cafes at 595 Hornby Street and #7 Alexander Street be approved;
2. the rental for 1975 be $100. per month for each applicant and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;
3. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;
4. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restauranteurs' liquor permit to include the area of the sidewalk cafes."

The City Manager RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 279

FINANCE MATTERS

A-7

RECOMMENDATION

1. 1975 Basic Capital Program.

The Director of Finance has reviewed the 1975 Basic Capital Program requested by Civic Departments and Boards, and reports as follows:

Capital Program

The City's net cost of the 1975 Basic Capital Program amounts to $8,264,361 after deducting credits as detailed below:

Gross cost of 1975 Basic Capital Program		$11,143,036
Less Credits receivable -		
a) Property owners' share of Local Improvements	$ 507,000	
b) Federal/Provincial Governments' share of Urban Renewal and Neighbourhood Improvement Projects	1,465,509	
c) Burnaby's share of Central Park Improvements	25,000	
d) Federal share of Stanley Park Seawall	35,000	
e) Portion of Sewer Work recoverable from C.N.R.	179,500	
f) Presumed Provincial Grant for Ice Rink Construction	666,666	
		2,878,675
City's Net Cost of 1975 Basic Capital Program		$ 8,264,361

The capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1975 Basic Capital Program - Project Details".

Project Detail

Approval by Council of the 1975 Basic Capital Program authorizes Departments and Boards to proceed with the individual projects, except where it is noted, in the separate "Project Detail" report, that the item will be referred back to Council for specific approval.

The review by the Director of Finance is primarily to ensure that the projects requested are generally in accordance with the programs authorized in the 1971-75 Five Year Plan, as amended.

Financing of the 1975 Basic Capital Program

The recommended method of financing the 1975 Basic Capital Program is summarized below, and shown by Program on Schedule 1 of this report.

Source of Funds:

A. Authorized by by-laws (Debentures)	$ 7,419,663
B. Revenue funds appropriated for Capital purposes	416,632
C. Other funds	428,066
Total Funds Required	$ 8,264,361

Cont'd.

Clause No. 1 Continued.

1971-1975 Five Year Plan Allocation

The allocation of the present Five Year Plan is summarized below and shown by program on Schedule 2 of this report:

Original 1971-1975 Five Year Plan	$56,810,000
Increased borrowing authorized by Council, and by plebiscite (1971 & 1973)	16,670,000
Total Five Year Plan as revised	73,480,000
Less allocations approved by Council during 1971 to 1974	65,355,309
	8,124,691
Allocation required for 1975 Program (Note I)	7,284,780
Unallocated balance of 1971-1975 Five Year Plan	$ 839,911

Note I: The amount of 1971-1975 Five Year Plan funds required for the 1975 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan funds	$7,284,780
1966-1970 Five Year Plan funds re the Urban Renewal Program	551,515
Other funds (see Schedule 1 for detail)	428,066
Total funds required	$8,264,361

The City Manager and the Director of Finance

RECOMMEND

THAT the 1975 Basic Capital Program amounting to $8,264,361 and the method of financing this program, as summarized on Schedule 1, be approved subject to individual projects being submitted to Council for specific approval where indicated in the "1975 Basic Capital Program - Project Detail" report.

2. U.S. Premium Liability Reserve.

"On April 2, 1963, December 21, 1965, and on June 1, 1971, Council approved and modified its policies with respect to the U.S. Premium Liability Reserve. The major policy point is that as we save having to pay U.S. Premium on maturing U.S. debt and interest payments on U.S. debt, those savings are brought into the General Revenue Budget in the following year. The exact wording of the existing policy statement does not satisfactorily deal with the situation where the Canadian dollar is worth more than the U.S. dollar and the City realizes a significant sum of money from this source. The auditors have not questioned this for the last two or three years when the amounts involved were small but in 1974 the City earned $245,504 from this source and this amount was transferred to the Revenue Fund in 1975 together with a further sum as required under the established policies referred to above.

It is RECOMMENDED THAT City Council confirm the disposition of foreign exchange discount received as follows:

That the foreign exchange discount received on principal repayment and interest payments on all City debentures be credited to the U.S. Premium Liability Reserve in the year of receipt and be transferred to the Revenue Fund in the subsequent year."

The City Manager recommends approval of the above recommendation of the

3. Staffing Requirements - Britannia Centre Library, and Vancouver Public Library.

The Director of Personnel Services reports as follows:

"On April 16, 1975, the Library Board approved the following report from the Head of Library Personnel Services:-

'At its meeting on December 10, 1974, City Council authorized the employment of a librarian responsible for the operation of the combined schools and public library complex in the Britannia Centre. An incumbent for this position has been selected and will take up the appointment on April 28, 1975.

The Britannia Centre Library will open on August 1, 1975 and will replace the Grandview Branch Library at that time. This will involve the establishment of new positions as follows:-

A. 1 Librarian II. The incumbent of this position will assist the Branch Head in administrative and supervisory services to students and to other members of the public. This is work at the Librarian II level of responsibility and complexity.

B. 1 Library Assistant IV. This position will include responsibility for the supervision of clerical processes in a large branch library, including the training and supervision of several subordinates involved in routine and moderately complex clerical duties. This is work at the Library Assistant IV level.

C. 2 Library Assistants II, plus 45 part-time hours per week in this classification. This is work of limited complexity performing routine clerical and typing duties and may include explaining library routines to students and others and is properly classified as Library Assistant II. (It is noted that the School Board will be charged for the cost of two of these positions.)

D. 2 Library Assistants I, plus 11 part-time hours per week in this classification. This is simple manual and clerical work including sorting, cleaning, checking and shelving books and other material and may include relief work at a higher level. This is the work of a Library Assistant I.

E. In addition to the above Library Board staff, it is noted that the School Board will supply the library with two School Librarians who will be on the staff of the School Board, but will perform their duties under the day to day direction of the library Branch Head.

The President of the Vancouver Public Library Staff Association, Local 391, C.U.P.E., concurs in the classifications recommended above.

Following the establishment of the new positions at the Britannia Centr Library, present positions at the Grandview Branch Library will be abolished. The incumbents who are neither promoted nor transferred to the Britannia Centre Library will be transferred to other vacancies as they occur within the Library system.

Summary of Costs 1975 (1974 rates)

Grandview staff Jan. 1/75 - July 31/75	$ 33,870.
Britannia staff Aug. 1/75* - Dec. 31/75	39,744.
	$ 73,614.

* Head of library complex from Apr. 28/75

Less charge to School Board for 2 full-time Library Assistant II positions, Aug. 1 - Dec, 31/75	6,303.
	$ 67,311.

Cont'd

Clause No. 3 Continued.

Sufficient funds are contained in the Library Board's Grandview - Britannia salary estimates for this purpose.

I endorse this report and recommend that it be approved."

SUMMARY

Establish (Britannia Centre)	Classification	Effective Date
1 position	Librarian II Pay Grade 24 ($1181-1293)*	When filled
1 position	Library Asst. IV Pay Grade 16 ($703-842)	When filled
2 positions plus 45 hrs./wk.	Library Asst. II Pay Grade 9 ($540-622)	When filled
2 positions plus 11 hrs./wk.	Library Asst. I Pay Grade 4 ($462-523)	When filled

Abolish (Grandview Branch	Classification	Effective Date
1 position	Librarian II Pay Grade 24 ($1181-1293)*	When vacated
1 position	Librarian I Pay Grade 21 ($945-1130)*	When vacated
1 position	Library Asst. III Pay Grade 12 ($644-703)	When vacated
1 position plus 21 hrs./wk.	Library Asst. II Pay Grade 9 ($540-622)	When vacated
1 position plus 15 hrs./wk.	Library Asst. I Pay Grade 4 ($462-523)	When vacated

* Includes 7% for 37½ hr. week.

1974 rates

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved, subject to a review of all classifications by the Director of Personnel Services, and a review of the total staffing needs and hours of operation by the Administrative Analyst in September, 1976.

4. Staffing and Operating Costs - South Granville Branch Library.

The Director of the Vancouver Public Library reports as follows:

"Establishment of the South Granville Branch was approved by City Council on June 11th, 1974 by Capital Appropriation #0411/1701/2. The Branch is now expected to be ready for occupancy on June 1st, 1975 and it is requested therefore that staffing and other operating costs be authorized as follows:

This branch will provide advisory and information services to patrons concentrated in the area surrounding West 12th Avenue and Granville Street. Patronage will likely be in the middle to upper age group, and services to children and young adults will be minimal. Book stock and circulation are expected to be those of a small branch library. Due to the nature of the shopping district, pedestrian traffic and the type of residents of this area, the Board proposes to provide service 6 days a week. However, in view of Council's policy which limits the opening of branch libraries to 5 days a week, comparative costs are shown below.

At its meeting on February 19th, 1975, and having regard to the limited services to be offered, the Library Board approved the minimum staff requirements for a six day opening in the left hand columns below; figures for a five day opening are shown to the right. Staffing for 5-day opening is shown in brackets.

Positions	Cost Per Annum*	Cost in 1975**	Cost Per Annum*	Cost in 19
Full-time	6-DAY OPENING	6-DAY OPENING 7 mos.(31 wks)	5-DAY OPENING	5-DAY OPEN
1 Librarian II	$ 15,516.	$ 8,666.	$ 15,516.	$ 8,666.
1 Librarian I	13,560.	7,210.	13,560.	7,210.
1 Library Asst. III	8,436.	4,508.	8,436.	4,508.
2 Library Asst. II (1)	14,928.	8,022.	7,464.	4,011.
2 Library Asst. I (1)	12,552.	6,916.	6,276.	3,458.
	$ 64,992.	$35,322.	$ 51,252.	$27,853.
Part-time:				
15 hrs/wk Librarian I (8 hrs.)	$ 5,413.	$ 2,943.	$ 2,887.	$ 1,570.
19 hrs/wk Lib. Asst. II (35 hrs.)	4,041.	2,215.	7,444.	4,080.
11 hrs/wk Lib. Asst. I (23 hrs.)	1,968.	1,105.	4,114.	2,310.
	$ 11,422.	$ 6,263.	$ 14,445.	$ 7,960.
	$ 76,414.	$41,585.	$ 65,697.	$35,813.
Fringe benefits @ 8.25%	6,304.	3,431.	5,420.	2,955.
	$ 82,718.	$45,016.	$ 71,117.	$38,768.

*Top Step 1974 rates
**Mid Step 1974 rates

Other Operating Costs	Cost Per Annum	Cost in 1975		
ental	$ 17,000.	$ 9,900.		
hone	315.	160.		
ight, Heat & Water	1,400.	810.	(No Change)	
rinting & Stationery	2,250.	1,300.		
anitor Contracts	1,920.	1,120.		
icrofilm	300.	175.		
ostage	540.	300.		
isc. & Contig.	800.	450.		
evenue (Fines-Net Photocopy)	(2,500.)	(1,435.)		
otal Other Operating Costs	$ 22,025.	$ 12,780.	$22,025.	$12,780.
TOTAL ALL COSTS	$ 104,743.	$ 57,796.	$93,142.	$51,548.

Cont'd.

Clause No. 4 Continued.

The classification of positions contained in this report have been concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E."

The Director of Finance advises that if this report is approved, the funds will have to be provided from the 1975 Contingency Reserve Account.

In conformance with Council's resolution of April 15, 1975, that the trial 6-day opening for the Mount Pleasant and Kitsilano Branch Libraries be discontinued due to the high unit cost of the added service, the City Manager RECOMMENDS that staffing and funds for the South Granville Branch be provided on the basis of 5-day opening, consistent with other branches, at a cost of $93,142 annually, or $51,548 for 7 months in 1975.

5. Local Improvements - Special Relief.

The Director of Finance and the Collector of Taxes report as follows:

"Under Section 67 of the Local Improvement Procedure By-Law, Council may give relief to properties deemed to be "inequitably or unjustly affected by any special assessment." A Council resolution is required to give this relief, and this resolution requires a two-thirds vote of all Council members.

In this regard, one of the most common inequities arises from local improvement charges, based and calculated on existing zoning, being levied against residentially used properties flanking local improvement projects. In effect, the higher zoning creates a double impact on the charge because:

a) The rate per foot is more than double; and,

b) the higher zoned flankage pays on a basis of three quarters of its length, whereas residentially zoned flankage pays on a basis of one quarter of its length.

Historically, Council has followed a practice of giving special relief to such properties and we suggest that, for the purpose of improved administration, this practice be adopted as a standing policy of Council.

It is therefore recommended that:

a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

   i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

   ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

   iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

   iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

The City Manager RECOMMENDS THAT the foregoing report of the Director of Finance and the Collector of Taxes be approved.

6. Investment Matters (Various Funds) March 1975.

The Director of Finance reports as follows:

"(a) Security transactions during the month of March 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annua Yield
1975	Chartered Bank Deposit Receipts and Government Notes					
March 3	Bank of Montreal	May 30/75	$ 2,031,969.32	2,000,000.00	88	6.6
	Toronto Dominion Bank	July 15/75	1,025,588.49	1,000,000.00	134	6.9
5	Bank of British Columbia	Mar 7/75	750,209.59	750,000.00	2	5.1
7	Bank of Montreal	Mar 10/75	750,184.93	750,000.00	3	3.0
17	Mercantile Bank of Canada	Mar 19/75	1,000,361.64	1,000,000.00	2	6.6
19	Mercantile Bank of Canada	Mar 21/75	500,000.00	499,820.88	2	6.5
	Bank of British Columbia	Apr 30/75	2,518,698.63	2,500,000.00	42	6.5
	Bank of British Columbia	June 13/75	2,030,912.88	2,000,000.00	86	6.5
			$10,607,925.48	10,499,820.88		

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Mar 3	City of Van. 5%	May 1/78	$ 4,000.00	92.375	$ 3,695.00	3/2	7.75
	City of Van. 6%	Jun 15/80	4,000.00	92.500	3,700.00	5/3	7.75
	City of Van. 6.25%	Apr 15/80	2,000.00	93.625	1,872.50	5/1	7.75
12	City of Van. 6%	Jun 15/80	1,000.00	92.125	921.25	5/3	7.85
20	City of Van. 5.75%	Oct 15/77	3,000.00	93.250	2,797.50	2/7	8.75
			$14,000.00		$12,986.25		
	Chartered Bank - Debentures						
Mar 3	Bank of Nova Scotia 8¼%	Mar 1/82	1,250,000.00	100.00	1,250,000.00	7/0	8.25
			1,264,000.00		1,262,986.25		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY AS AT MARCH 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	49,704,349.72	48,574,715.57

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for March 1975 be approved.

7. Investment Matters (Various Funds) April 1975.

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Annual Yield %	Term Days
1975	Chartered Bank Deposit Receipts and Government Notes					
Apr 3	Mercantile Bank of Can.	Apr 9/75	$ 1,501,602.74	$ 1,500,000.00	6.50	6
9	Mercantile Bank of Can.	Apr 11/75	1,000,356.16	1,000,000.00	6.50	2
11	Mercantile Bank of Can.	Apr 15/75	980,622.47	979,951.27	6.25	4
15	Bank of British Columbia	Apr 23/75	1,001,402.74	1,000,000.00	6.40	8
	Mercantile Bank of Can.	Apr 23/75	981,291.79	979,880.76	6.57	8
	Mercantile Bank of Can.	Apr 23/75	975,936.77	974,533.44	6.57	8
16	Bank of Nova Scotia	Apr 30/75	1,498,736.61	1,494,955.03	6.60	14
17	Bank of Montreal	Apr 18/75	750,061.64	750,000.00	3.00	1
18	Greater Vancouver Sewerage & Drainage District	Apr 22/75	993,465.74	992,717.80	6.875	4
22	Greater Vancouver Sewerage & Drainage District	May 15/75	997,895.06	993,662.34	6.76	23
	B.C. Hydro & Power Authority	May 15/75	502,129.86	500,000.00	6.76	23
23	Banque Canadienne Nat.	May 18/75	2,000,000.00	1,955,004.00	7.18	117
	Bank of Montreal	May 20/75	997,979.61	992,926.30	6.88	27
24	Mercantile Bank of Can.	Apr 29/75	1,000,924.66	1,000,000.00	6.75	5
28	Bank of British Columbia	May 2/75	1,000,768.22	1,000,000.00	7.01	4
29	Mercantile Bank of Can.	Apr 30/75	1,500,287.67	1,500,000.00	7.00	1
30	Bank of British Columbia	May 2/75	2,000,800.00	2,000,000.00	7.30	2
	Bank of British Columbia	May 12/75	2,004,865.75	2,000,000.00	7.40	12
	Bank of British Columbia	May 30/75	1,006,172.60	1,000,000.00	7.51	30
			$22,995,300.09	$22,613,630.94		

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
Apr 11	City of Van. 5%	May 1/78	$ 2,000.00	91.375	$ 1,827.50	3/1	8.25
	City of Van. 6%	Jun 15/80	5,000.00	91.625	4,581.25	5/2	8.00
25	City of Van. 5%	May 1/78	4,000.00	91.375	3,655.00	3/1	8.30
29	City of Van. 5.5%	Mar 1/76	1,000.00	97.375	973.75	0/11	8.75
			12,000.00		$11,037.50		
	Chartered Bank Deposit Receipts and Government Notes						
Apr 16	Bank of Montreal	May 28/75	2,015,419.18		2,000,000.00	42 days	6.70
30	Bank of British Columbia	Jun 23/75	2,274,999.04		2,250,000.00	54 days	7.51
			$4,302,418.22		$4,261,037.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY AS AT APRIL 30, 1975

Type of Security	Par or Maturity Value	Cash or Book Val
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$45,351,283.12	$44,344,722.14

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for April 1975

8. Queen Elizabeth Theatre - Restaurant Lease.

On April 22, 1975, Council approved the proposed terms of a revised lease with Adrina Holdings Ltd. One of the approved terms was as follows:

> "Restaurant rental to be $1,400 per month, plus 10% of gross restaurant sales in excess of $250,000. The present rental is $1,075 per month."

The Liquor Administration Branch has advised that this condition is contrary to the Liquor Act.

I RECOMMEND that the Director of Legal Services be instructed to revise this lease condition as follows:

> "Restaurant rental to be $1,400 per month, plus 10% of gross restaurant food sales in excess of $200,000. The present rental is $1,075 per month."

9. P.C. 124 Gentile - Criminal Defense Legal Fees.

The Director of Legal Services reports as follows:

"On March 13, 1975 the Board of Police Commissioners considered and passed the following Resolution concerning legal fees for the defence of P.C. 124 Gentile in a criminal action.

'An account in the amount of $1,013.50 was received from Russell & DuMoulin for the professional services rendered by Mr. A. McEachern in defending P.C. 124 Gentile, R., in Provincial Court on a charge of Common Assault of Mr. T. Nawatzki. The charge was dismissed.

Moved:

"THAT the account of Russell and DuMoulin in the amount of $1,013.50 for the professional services of Mr. A. McEachern in defending Constable R. Gentile in Provincial Court on a charge of Common Assault be forwarded to City Council for payment under the provisions of Section 472 of the Vancouver Charter."

Carried.'

The account submitted by Mr. McEachern of Russell and DuMoulin is appropriate for the professional services rendered. Payment of this account is recommended."

The City Manager RECOMMENDS approval of the above report.

10. Director of Housing, Funding of 1975 Departmental Costs.

The Director of Finance reports as follows:

"Council, on November 26, 1974, approved a report of the Standing Committees on Finance and Administration and Housing, that the City hire a Director of Housing on a contractual or salary basis, and that the Director of Legal Services incorporate a non-profit housing corporation or society, whichever is appropriate. Subsequently, on May 2, 1975, the City Law Department prepared an Agreement between the City of Vancouver, and Mr. Maurice L. Jeroff, an employee of the Manitoba Provincial Government, to retain Mr. Jeroff's services as Director of Housing for a two year period from June 1, 1975 to May 30, 1977 inclusive.

This report is submitted to request approval for the Director of Housing's proposed departmental expenditure budget for the period June 1, 1975 to December 31, 1975 inclusive.

Cont'd.

Clause No. 10 Continued.

Budget Detail

Salaries and Wages:		
Director's salary (based on $29,500 per annum)	$17,209.00	
Temporary Clerical Help	3,000.00	
Fringe Benefits	330.00	
Total Salaries and Wages		$20,539.00
Office Supplies and Services		2,100.00
Automobile Maintenance		420.00
Department Head Expense Allowance		250.00
New and Non-recurring Equipment:		
Automobile	$ 1,600.00	
Chart Holder	50.00	
Stenorette Dictating unit	225.00	
Tack Board	50.00	
Total New and Non-recurring Equipment		1,925.00
Total 1975 Budget Request		$25,234.00

The Director of Finance recommends that the foregoing budget in the total amount of $25,234.00 be approved for the Director of Housing for the 1975 fiscal year.

The Comptroller of Budgets advises that the source of funding will be Contingency Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

11. Vancouver Public Housing Corporation.

The Director of Finance has submitted the following report.

"The Vancouver Public Housing Corporation needs a small amount of money in order to pay legal bills related to its formation, normal audit costs, etc. I presently have in hand a bill from the outside law firm retained to handle the corporate affairs of the Housing Corporation (approved by Council February 25, 1975) for an example.

I therefore recommend that Council approve the City advancing $1,000.00 working capital to the Vancouver Public Housing Corporation from the General Revenue Funds of the City."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

12. Gratuity Payments - Welfare Staff.

The Director of Finance reports as follows:

"The administration of the City Welfare Department was transferred to the Provincial Government on January 8, 1974, with the City continuing to provide payroll and other services for the balance of 1974 until the Vancouver Resource Board became fully operational. The welfare staff remained on the City's payroll until December 31, 1974. All costs subsequent to January 8, 1974, are recoverable from the Provincial Government.

The transfer to the Vancouver Resource Board is now complete except for the payment of gratuity credits due employees as of December 31, 1973. This report will deal with the subject of gratuity payments in two areas, eligible and non-eligible.

A. Eligible - 10 Years' Service or More

Basically, gratuity payments are earned by all employees of the City at the rate of up to 3 days per year, reduced by the number of days absent for sickness. Once gratiuty days are earned in a year (up to 3), they are not reduced by subsequent illness etc. After ten years of service, the employee may use days built up as holidays or if they terminate service are entitled to be paid. The amount owing to the welfare employees by the City (net of C.A.P. sharing) is $5,548.72 and the City is required to pay this.

B. Non-eligible Employees

Under normal circumstances, an employee with less than ten years of service does not receive payment when leaving. However, as in the case of the Provincial Court take-over, agreement has been reached with the Province that the City and Province would share the cost of gratuity days earned to December 31, 1973 on an equal basis. This agreement recognized that in fact the employees had earned certain benefits while with the City and possibly would have received benefit at some time in the future. However, also recognizing some of the employees would not complete ten years' service, the Province has agreed to pay 50 percent of the costs.

This report will recommend that the "non-eligible" welfare employees be paid on the basis of a 50-50 sharing with the Vancouver Resource Board after C.A.P. and other cost sharing (see item "C" - cost sharing). The cost of this arrangement to the City is $2,352.35, this being on the same basis as agreed to with the Provincial Government on the Provincial Court take-over.

C. Cost Sharing

Eligible - 10 Year Service

Total - Gross Salaries	$13,420.29	
*Less: 50% of C.A.P. sharing	5,948.07	
	7,472.22	
Less: 25% for Employees Cost shared with Prov. Gov't.	1,923.50	
Net Cost to City		$5,548.72

Non-eligible - Less than 10 Years

Total - Gross Salaries	11,045.42	
Less: 50% Vancouver Resource Board	5,522.71	
	5,522.71	
* : 50% C.A.P. sharing	2,672.34	
	2,850.37	
: 25% for Employees Cost shared with Prov. Gov't.	498.02	2,352.35
Total City Share		$7,901.07

*Taylor Manor Employees not C.A.P. shareable.

Cont'd.

Clause No. 12 Continued.

The Vancouver Resource Board has agreed to make the actual payments to the employees with the City forwarding a cheque to them for the net amount estimated to be $7,901.07.

RECOMMENDED THAT the Gratuity Payments due to welfare employees transferred to the Vancouver Resource Board be settled on the above basis both eligible and non-eligible at a net cost to the City of $7,901.07, and that the funds be provided from the Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

RECOMMENDATION & CONSIDERATION

13. Additional Civilian Personnel - Police Department.

On April 17, 1975, the Standing Committee on Finance and Administration approved a recommendation of the Board of Police Commissioners:

"THAT the request for additional civilian staff (8) be referred to the City Manager for further review."

The Administrative Analyst has reviewed the workload situation in the affected sections, and reports as follows.

A. Central Records (Information Section)

The original request for two additional Clerk Typists, to complement the present staff of three Clerks and three Clerk Typists, was predicated upon an increase of 47% in filing activities over the ten-year period since the staff was authorized. Because the records area is not secure, unauthorized personnel have unlimited access, with a consequent misfiling, and loss, of records.

A total staff of five Clerk Typists, on duty 24 hours per day, seven days per week, when combined with revised systems and procedures, would ensure adequate security.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full Year
2 Clerk Typists *	$ 7,258	$ 15,402
Copier @ $300 per month	1,800	3,600
	$ 9,058	$ 19,002

On the basis of the increased workload, I RECOMMEND that Council approve the Police Board's request for two (2) additional Clerk Typists in the Information Section.

B. Kennel Attendant

A civilian Kennel Attendant was requested to:

1. relieve the Police Constable of his feeding and exercising duties;

2. relieve the Building Maintenance Section of 3 man-days per week cleaning duties.

Many of the Building Maintenance duties have previously been performed by trustee prisoners. These trustees are no longer available for janitorial assistance. It has furthermore been agreed that the Building Maintenance personnel will assume responsibility for starting up the boiler in the Analyst's lab. This added responsibility was imposed by the Department of Labour.

Cont'd.

Clause No. 13 Continued.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full Year
1 Kennel Attendant *	$ 4,959	$10,833

In view of the general increase in workload imposed upon this operation, I RECOMMEND that Council approve the Police Board's request for a Kennel Attendant.

C. Fingerprint Checker/Trainer

The general workload, as reflected by the number of persons fingerprinted and photographed, has increased, as shown below:

1971 - 9,684
1972 - 11,792
1973 - 14,129
1974 - 16,400.

A full-time staff of five technicians has been established since 1960. Errors have doubled from 0.53% in 1970 to 1.08% in 1974.

The Police Board's request outlined a general reorganization of the Fingerprint Section, to facilitate the training of both new police constables and civilian technicians, as well as the checking of general classifications by the staff.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
1 Fingerprint Checker/Trainer *	$ 5,437	$12,378

On the basis of the increase in workload, I RECOMMEND that Council approve the establishment of the Fingerprint Checker/Trainer position.

D. Districts #1 and #2 - Two Clerk Typists

The requested addition of two Clerk Typists was predicated upon the following considerations:

1. clerical/stenographic assistance for the two District Inspectors;
2. centralization of the Districts' clerical functions;
3. increased workload anticipated due to increased complement of uniformed personnel;
4. approximately 70 hours per week of uniformed staff time will be made available for regular police duties.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
2 Clerk Typists *	$7,258	$15,402
Office Equipment (non-recurring)	989	
	$8,247	$15,402

Cont'd.

Clause No. 13 Continued.

On February 18, 1975, Council approved the following recommendation of the Standing Committee on Finance and Administration:

"(a) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975;

(b) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (a)."

I RECOMMEND that Council approve the two Clerk Typist positions subject to a reduction in the permanent establishment of two (2) uniformed staff.

E. Oakridge Station - Two Police Report Clerks

The requested increase from one Police Report Clerk was predicated upon the following considerations:

1. an increase in the level of service to the community. The station would be open to the public 16 hours per day, 7 days per week. It is now open only on weekdays to 4:00 p.m.

2. the provision of clerical/stenographic assistance to the two District Inspectors;

3. unsatisfactory response time from the Central Office typing pool;

4. increased workload anticipated, due to increased complement of uniformed personnel;

5. approximately 10 hours per week of uniformed staff will be made available for regular police duties.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
2 Police Report Clerks *	$8,655	$18,897
Office Equipment (non-recurring)	888	
	$9,543	$18,897

Inasmuch as these two positions represent an increase in the level of service, I am submitting them for Council CONSIDERATION.

(* - Salary costs for 1975 are calculated at the first step of 1974 rates; full-year salaries, at mid-step.)

The Comptroller of Budgets advises that, if approved, the source of funding will be Contingency Reserve.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

The City Manager RECOMMENDS that the foregoing recommendations be approved, that all approved positions be classified by the Director of Personnel Services, and that the Director of Personnel Services discuss with the V.M.R.E.U. the manner of implementation of shift work in the Central Records (Information) Section.

CONSIDERATION

14. 1975 Annual Convention U.B.C.M. : Proposed Resolution.

The City Clerk reports as follows:

"This year's U.B.C.M. Convention will be held on September 10, 11 and 12 in Penticton. Resolutions for discussion at the Convention must be submitted to the Executive Director of the U.B.C.M. no later than June 27th.

Department heads and Members of Council were asked to submit proposed resolutions for Council consideration and the following draft resolution from the City Engineer is the only one received.

' WHEREAS in 1972 the Legislature enacted the Power and Telephone Line Beautification Fund Act providing for the sharing of the cost of underground installation of power, telephone and other overhead transmission lines as between a municipality, a public utility and the Government of the Province;

AND WHEREAS the Act makes no provisions with respect to conferring any powers of access to private property by a municipality which might be undertaking the work or conferring such additional powers as may be necessary to effectively execute the work on private property;

AND WHEREAS the Act makes no provision with respect to the cost of the work necessary on private property to complete the undergrounding project and the utility company has refused to include this in the project costs to be shared;

THEREFORE BE IT RESOLVED that the Government of the Province be requested to enact appropriate legislation conferring on municipalities the necessary powers to enable an undergrounding project to be executed to completion on both public and private property where such an undertaking has been given the necessary funding approval under the Act and directing the cost of the necessary work to enable undergrounding project to be executed to completion on both private and public property be subject to the sharing provided under the Act. '

The City Manager submits the foregoing for the CONSIDERATION of Council.

15. Contract No. 39-73-7 - 2 Pumper & 2 Aerial Ladder Trucks.

The City Manager has received the following Report from City Officials:

HISTORY

The subject contract covered 2 pumper trucks and 2 aerial trucks.

Howard Distributors Ltd. offered units built on Ford Chassis with 15 months delivery, or Imperial Chassis with 9 months delivery. A comparison follows:

	On Ford Chassis - 15 Months Delivery	On Imperial Chassis - 9 Months Delivery.	Extra Cost For	Days Saved
2 Pumpers	$100,771.90	$106,110	$5338.10	362 days (2 x 181)
2 Aerials	$156,850.80	$161,368	$4517.20	362 days (2 x 181)
		Total -	$9855.30	724 days

The premium for early delivery was, therefore - 724) 9,855 = $13.61 per day

Cont'd

Clause No. 15 Continued.

Early delivery was worth more than the $13.61 per day, so the units were ordered on Imperial Chassis and Howard Distributors Ltd. "agreed to a late delivery assessment in the amount of $30.00 per day, per unit, for each day upon which the delivery of any one of the said units exceeds the nine-month delivery period agreed to in paragraph 2, this amount being a pre-estimate by the City of recovery of costs suffered as a result of not accepting the lowest tender should the delivery date of each one of the four units exceed the guaranteed nine-month delivery period."

The two pumper trucks were delivered ahead of time, i.e., on September 16, 1974 or 64 days early (a total of 128 days for both units).

The two aerial units were delivered as follows: 1 on March 20, 1975 or 120 days late; 1 on April 15, 1975 or 146 days late (a total of 266 days late for both units).

Correspondence received from Howard Distributors requests that the assessment clause not be invoked for the two late units, because they contend that the delay was beyond the control of themselves and the fire truck manufacturer.

Briefly, it appears the delay occurred because the chassis manufacturer was unable to obtain the chassis axles on time.

The contract provided for a waiver in the event of strikes, lock-outs, Acts of God, but it does not provide for a waiver for the circumstances described in the correspondence.

The following are some possible alternative courses of action by Council:-

A. Strictly enforce the word of the contract, i.e. - charge $30.00 per day for 266 days - = $7980.00

B. As "1" above, except allow a $30. per day bonus for units delivered early, i.e. - $7980 penalty less $3840 bonus - = $4140.00

C. Charge the premium of $13.61 per day we are paying for the Imperial chassis, i.e. - $13.61 per day for 266 days - = $3620.26

D. As 3 above, except allow $13.61 per day bonus for units delivered early, i.e. - $3620.26 penalty less $1742.08 bonus = $1878.18

E. Waive the assessment clause and make no charge.

It is pointed out that Howard Distributors have been successful on a number of City tenders for the supply of Fire Trucks and equipment; also, in this present case, it appears that the delay was not caused by Howard Distributors or their immediate supplier.

Your Officials submit the question of the relaxation of the assessment for late delivery for Council's CONSIDERATION. If Council wishes to make some relaxation of the assessment, the Fire Chief, City Engineer, Director of Legal Services and Purchasing Agent RECOMMEND alternative 3 above, namely - charge the premium of $13.61 per day which corresponds with the premium we are paying for early delivery, i.e. -

$13.61 per day for 266 days = $3,620.26,

since this seems to provide a return to the City of the premium paid for early delivery.

The City Manager submits the foregoing for Council's CONSIDERATION.

RECOMMENDATION

16. Police Communications Centre.

The Director of Permits and Licenses reports as follows:

"On May 13, 1975 Council approved a recommendation of the City Manager that Council authorize the Director of Permits and Licenses to invite tenders from four building contractors to quote their fee for carrying out the subject project in the capacity of management contractors. The following tenders were received:

Turnbull & Gale Construction Co. Ltd.	$12,000.00
Allan & Viner Construction Ltd.	13,980.00
Hodgson, King & Marble Ltd.	14,800.00
Halse-Martin Construction Co. Ltd.	15,945.00

It is recommended that Council accept the low tender submitted by Turnbull and Gale Construction Co. Ltd., and authorize the Director of Legal Services to enter into an agreement with Turnbull and Gale to carry out the work on the basis of cost plus a fixed fee of $12,000.00."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

17. Vancouver Centre Development Limited - Agreement to Lease.

The City Manager submits the following report of the City Engineer:

"On March 11, 1975, Council approved the recommendation of the City Manager, whereby Vancouver Centre Development Limited, under the terms of the Lease Agreement between the City and Vancouver Centre Development Ltd., dated June 12, 1974, were required to pay to the City the sum of $250,000. in lieu of providing two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development.

Section 6.05 of the Lease Agreement reads, (in part):

The City has agreed to the reduction of the floor space ratio for the Development from 10.51 to 9.885 by not requiring the construction of two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development but reserving to the City the right to require of Vancouver Centre within one (1) year of the date of this agreement to construct the two (2) additional floors or make a cash payment in lieu thereof:

The amount of the cash payment was established in the Lease Agreement as $250,000.

Vancouver Centre Development Limited is appealing the March 11 decision of Council. Their letter states that they believe additional parking for transients is required in the area of their development and that they are prepared to enter into a restrictive covenant with the City, whereby the additional 126 parking stalls would be used by transients only.

In the report approved by Council on March 11, 1975, it was stated that the parking supply in the area of the Vancouver Centre Development is adequate at this time. The Downtown Parking Corporation garage at Georgia and Richards is not fully utilized and additional parking space will be available in the area fairly soon from the Block 42 development.

Cont'd.

Clause No. 17 Continued.

In view of the parking supply in the area and our policy on downtown parking, it seems appropriate for the City to use the funds for the acquisition of parking sites in other areas where parking supply is insufficient,

I RECOMMEND that:

Council reaffirm their decision of March 11, 1975, to select alternative (ii) of Section 6.05 of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, thereby requiring the developer to pay to the City, the sum of $250,000."

The City Manager RECOMMENDS approval.

18. Remedial Work at the Vancouver Aquatic Centre.

The Director of Legal Services reports as follows:

"There are certain construction defects at the Vancouver Aquatic Centre. Principally lack of adhesion and warping of polyurethane insulation boards on the interior walls. The City, on the advice of its Architects, Messrs. Duncan McNab and Partners, withheld certain holdback funds in the amount of $240,491.01. Representations have been made over the past few months to the General Contractor (Cana Construction Co. Ltd.) to rectify these defects. The General Contractor has at all times maintained that the admitted problems with the Aquatic Centre do not arise from errors of workmanship, but rather from faulty design and, thus, has refused to attend to remedial work. In due course on or about March 7, 1975, the General Contractor, Cana Construction, issued a Writ against the City and the Architects claiming payment of the monies held back. The City has entered a Defence to this claim.

However, the situation in regard to 'fault' is not entirely clear and it will probably be necessary for the City to commence an action itself against both the General Contractor and the Architect alleging that one or the other, or possibly both, are responsible for the failures and deficiencies at the Vancouver Aquatic Centre.

In the meantime we are advised that pending the outcome of the disputed position described above, it is highly desirable that remedial work be done so as to correct existing deficiencies at the Centre. The Architect, McNab, has obtained a quotation to do this remedial work from a contractor called Canusa Construction Ltd. at an approximate price of $221,000. The Architect, McNab, further advises that he is working on an alternate scheme which will be equally satisfactory both from an esthetic and functional point of view, but which may well cost substantially less.

The facts of the situation regarding fault, as reported to me at this time, would appear to indicate that the City stands in the position of an innocent third party. If the defects are the fault of the contractor, then we are within our rights in using this holdback money to remedy the defects. If eventually it appears that the defects arose by reason of faulty design, then our remedy and recovery would be against the Architect, who would be obliged to pay us whatever sum we reasonably expended in our remedial work, and the fruits of that payment or judgment would then be used to pay the General Contractor's claim against us. "

THE CITY MANAGER RECOMMENDS that use be made of holdback funds in an amount not exceeding $221,000, to undertake necessary remedial work at the Aquatic Centre, subject to appropriate resolution from the Park Board to that effect.

FOR COUNCIL ACTION SEE PAGE(S) 280-281

PROPERTY MATTERS

RECOMMENDATION

1. 1866 and 1872 West 5th Avenue
Lots W½ 4 & E½ 3, Block 267, D.L. 526

The Supervisor of Property & Insurance reports as follows:-

"The above noted properties were purchased in January, 1971 and May, 1973 respectively, as part of the acquisitions for the Arbutus Connector development.

1866 West 5th Avenue is a 1½ storey frame duplex dwelling and 1872 is a 2 storey single family dwelling. Both properties were in poor condition at the time of acquisition and little improvement has been carried out pending the Kitsilano Area Planning report.

Both properties were rented continuously until recently, when the tenants vacated and a number of unauthorized persons moved in. These persons were evicted because they were trespassing, causing considerable damage to the premises and were intimidating the neighbours. Pr to vacating, they destroyed nearly all the plumbing fixtures, smashed windows, frames and doors, and damaged the walls.

The estimated costs to repair are in the realm of $9,000. If repaired and renovated the houses would rent for $200.00 per month, requiring approximately 4 years to amortize the costs.

In view of the proposals contained in the Kitsilano Area Planning rep adopted by Council on May 6, 1975, proposing to develop housing sites this area, it is RECOMMENDED that Council authorize the demolition of these vacant dwellings located at 1866 and 1872 West 5th Avenue."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Acquistion for Family Housing Project
Lot D Except East 10 Feet, Block I, D.L. 753
3268 Commercial Drive

The Supervisor of Property & Insurance reports as follows:-

"Lot D except the East 10 feet, Block I, D.L. 753, is located in the triangular block bounded by 16th Avenue, Findlay Street, and Commercial Drive, which block is under consideration as a future potential housing site. The owners presently have an offer from a private purchaser, however, they are prepared to give the City the first opportunity to purchase said property.

These premises comprise a single-storey, frame dwelling, plus a full basement, erected in 1914 on a lot 66.17' x 110' average, zoned R.S.-1. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, wood shingle exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling is in good condition for age and type.

Following negotiations with the representative of the owners, they are prepared to sell for the sum of $63,000.00, which was the price the private purchaser had agreed to pay, also on the understanding that the sale date be May 31, 1975, and that they retain rent-free possession to June 30, 1975. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot D except the East 10 feet, Block I, District Lot 753, known as 3268 Commercial Drive, for the sum of $63,000.00, on the foregoing basis, chargeable to Code No. 4910/409 - Property Purchases For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lease of Lot 10, Block 122, D.L. 541
Situated: E/S 1400 Block Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lot 10, Block 122, D.L. 541 situated the Eastside of Howe Street was purchased for the Granville Street Bridge approaches and leased for storage and a temporary parking lot until by-law requirements called for a blacktop surface. The property was advertised for tender on November 25, 1974 and on March 11, 1975 Downtown Toyota Centre was awarded lease of the property for a five year term, thereafter on a year to year basis at a rental of $80.00 per month for the first two and one-half years; to be reviewed every two and one-half years thereafter.

There was unavoidable delay in obtaining approval of the bid and in the interim, Downtown Toyota were able to locate in a more suitable location and requested a release from their obligation. Under the circumstances negotiations to lease the site on the same terms and conditions were carried out with Skeens Engineering & Machinery Ltd., owner of abutting Lot 9 and second highest bidder on the tender, who are now occupying the site on a monthly basis pending Council approval.

RECOMMENDED that Downtown Toyota Centre be released from any obligation to enter into a lease of Lot 10, Block 122, D.L. 541 and that the site be leased to Skeens Engineering & Machinery Ltd. subject to the following:-

a) Use: Storage with suitable screening, close-board fence.

b) Term: 5 years commencing June 1, 1975, thereafter on a year to year basis.

c) Rental: $80.00 per month for first two and one-half years; to be reviewed every two and one-half years thereafter.

d) The lessee to pay cost of servicing the site and to obtain a Development Permit within 60 days."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.'

4. Acquisition for Rupert Park Extension
- Lot 9, Block 86, Sec. 29, T.H.S.L.
3320 Kitchener Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, Lot 9, Block 86, Sec. 29, T.H.S.L., forms part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council May 9th, 1972. This property has been offered for sale by the owners to the City.

These premises comprise a single-storey, frame dwelling, plus a full basement erected in 1940 on a lot 33' X 127', zoned R.S.-1. The dwelling contains 4 rooms on the main floor, plus 2 rooms in the basement, 6 plumbing fixtures, has a shake roof, wood siding and shingle exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been well-maintained and is in good condition. There is a carport at the rear of the property.

Following negotiations with the owners, they are prepared to sell for the sum of $48,000.00 as of May 31st, 1975, subject to retaining rent-free possession to July 31st, 1975. This price is considered to be fair and equitable and represents market value in the area. It is proposed to rent the dwelling on a month-to-month basis until the land is required for park purposes, at which time the dwelling will be demolished. The Superintendent of Parks and Recreation concurs in the purchase of this property.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire Lot 9, Block 86, Sec. 29, T.H.S.L. known as 3320 Kitchener Street for the sum of $48,000.00 on the foregoing basis, chargeable to Code #4189/ - Park Board Clearing Account."

Clause # 4(Cont'd)

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

5. Leasing of 2782 Grandview Highway,
Portion of Lot 1, Block A,
District Lot Section 44, THSL, Plan 11660

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., Plan 11660, and known as 2782 Grandview Highway, consists of approximately 38,000 square feet of land improved with a two-storey office and showroom plus two unattached buildings previously used as repair garages. The property is presently vacant, the previous tenant having vacated the premises at the expiration of their five-year lease. The rental under the old agreement was $16,800.00 per annum plus taxes as if levied.

Flare Craft Marine Ltd. propose to rent the property subject to the following conditions:-

(a)	RENTAL: ----------	$24,000.00 per annum plus taxes as if levied; (Billed monthly)
(b)	DATE OF COMMENCEMENT: --	July 1st, 1975
(c)	TERM: ----------	Five years from commencement date
(d)	RENTAL REVIEW: ---------	Every 2½ years, and to be Market Rental Value Plus Taxes as if levied
(e)	BUILDING AND LESSEES' FIXTURES: --	All buildings and Lessees' fixtures, except signs and trademarks, are to be considered as City property
(f)	OUTGOING AND REPAIRS: --	Lessee to pay all outgoing expense and keep the building and improvements in repair to the standard of a prudent owner
(g)	INSURANCE: ----------	City to insure buildings against Fire, and Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.
(h)	AGREEMENT: ----------	To be drawn satisfactory to the Director of Legal Services.

RECOMMENDED that a new lease agreement be drawn up between Flare Craft Marine Ltd. and the City of Vancouver re Portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., known as 2782 Grandview Highway, subject to the foregoing conditions '(a)' to '(h)'."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

6. FIRE DAMAGE - 435 West 10th Avenue
Lot 12, Block 360A, D.L. 526

The Supervisor of Property & Insurance reports as follows:-

"On August 13th, 1974, Council "In Camera", authorized the purchase of the subject property, Lot 12, Block 360A, D.L. 526, known as 435 West 10th Avenue, for civic purposes, together with the adjacent lots 11 & 13 known as 425 and 445 West 10th for a total price of $315,000.00. The estimated land value was approximately $240,000.00 with the balance of $75,000.00 attributable to the improvements which consist of three multiple conversion houses.

The house at 435 West 10th Avenue is a 1½-storey frame building with a main floor area of 912 square feet, constructed in 1906 and containing three living units. A fire has occurred in this structure causing extensive damage with an estimated cost to repair of $35,000.00. The age and type of building and the remaining limited life, do not support the cost to repair.

Negotiations with the insurance adjuster, have resulted in a cash settlement valuation of $13,860.00 less the City's deductible portion of $5,000.00, resulting in a net claim of $8,860.00 including demolition and cleanup costs.

It is therefore

RECOMMENDED That the Supervisor of Property & Insurance be authorized to accept the net cash settlement claim in the amount of $8,860.00 and to demolish the building at 435 West 10th Avenue.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

7. DEMOLITION

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder	City To Pay	Code No
1199 West 6th Avenue; (A of 3646 & Ptn. Block 274, DL 526) *	False Creek Re-development	Merchant Contractors Limited	$23,835.00	316/162

* This demolition was completed as of February 27, 1975.

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 283

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 22, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 22, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Rankin

ABSENT: Alderman Cowie

CLERK: R. Demofsky

HOUSING MATTERS

RECOMMENDATIONS:

1. Housing Registry and Relocation Services

On March 27, 1975, the Housing and Environment Committee considered a City Manager's Report dated March 19, 1975, entitled "Housing Registry and Relocation Services".

RECOMMENDED,

THAT Council authorize the Director of Social Planning, the Director of Finance, and the Co-ordinator of Data Processing to:

a. assess the value of Timesavers computer programs and landlord listings and files;

b. examine the economic costs and feasibility of entering into the necessary contract for computer hardware and time, with Timesavers and others;

c. report back as soon as possible with specific recommendations and budget.

The Committee considered a Manager's Report, from the Director of Social Planning, dated May 9, 1975, regarding Housing Registry and Relocation Services. It also considered the following City Manager's comments and recommendations pertaining to this matter:

"The City Manager RECOMMENDS 'Option #1' as outlined in the joint report from the Director of Social Planning and the Director of Planning, dated March 19, 1975, which stated:

'A basic option is to continue as at present, to fund several autonomous decentralized registry and relocation services. Any number of combinations are possible from selecting one to receive all funds, to dividing the funds between the seven recognized agencies on a workload basis or on an equal basis.'

The City Manager further RECOMMENDS that City funds for support of these agencies for the fiscal year, April 1, 1975 - March 31, 1976, not exceed $31,987--these funds, together with the 2/3 grant from the Provincial Government ($63,974,) to be allocated to the various agencies following report back from Social Planning.

During the discussion which ensued the City Manager noted that the total City/Province cost share budget for a housing registry and relocation service in the 1975-76 fiscal year is $95,962 (City's share

Cont'd . . .

being $31,987). Council may wish to request an increase in the per capita grant from the Provincial Government in view of escalating costs, in which case the City's share would also increase.

Mr. R.L. Hawkins, Manager of Computer Services, advised that the computer costs outlined in the Director of Social Planning's proposal were quite high. The volume of work was not sufficient to justify going to a computer.

Mr. R. Young of the Social Planning Department advised that at any one time there were a minimum of 600 to 800 cases per month. However, this figure could be a couple of thousand per month. Compute offer the advantages of up-to-date information. A representative of the Red Door Rental Aid informed the Committee that if the money was available an effective relocation service would be provided manually.

RECOMMENDED,

A. THAT City Funds for support of several autonomous decentralized agencies for the fiscal year, April 1, 1975 - March 21, 1976, not exceed $31,987--these funds, together with the 2/3 grant from the Provincial Government ($63,974,) to be allocated to the various agencies, following report back from Social Planning.

B. THAT Council request an increase in the per capita grant from the Provincial Government, in view of escalating costs.

2. Correspondence

A. The Committee considered a letter from Mr. B.W. McCulloch, Commissioner, Rent Review Commission, to the Attorney-General, the Honourable A.B. Macdonald, regarding a possible meeting with the Attorney-General on fire prevention by-laws. The Chairman advised that he had contacted the Attorney-General to discuss this matter in the very near future.

B. The Committee considered a memo from the Director of Finance to Alderman Harcourt regarding the 1976-80 Five Year Plan - Housing Category. This memo, which is on file in the City Clerk Office, stated in part:

"As you are aware, the plan that was defeated by the voters last year contained $3 million for housing purposes. The Finance and Administration Committee is shortly going to be putting together a reduced plan for resubmission to the voters, and somebody has to propose what is to be done with the Housing Fund category. It doesn't fit in any normal departmental area and therefore I suggest that the Housing Committee deal with it. You mentioned that there is a Housing Committee meeting on May 22, and perhaps you could be good enough to raise the question at that meeting.

The priority rating for this review by the Finance Committee is based on a scale of four, with one being absolutely essential, etc. My own preliminary suggestion is that we should input to the Finance Committee $2 million for housing on a Priority 1 basis and $1 million on a Priority 2 basis, for the initial consideration of the Committee. However, if the Housing Committee wishes to do something else, I will be most pleased to input that information to the Finance Committee along with the other departmental material."

During discussion of this memo, the Committee noted that approximately $30-35 million was being allocated in the five year plan for parks, and in view of the dire need for housing,

Cont'd . . .

RECOMMENDED,

THAT $10 million be allocated in the 1976-80 Five Year Plan for housing on a priority one basis.

INFORMATION:

3. Housing Progress Report

The Committee considered a monthly status report on Government assisted housing in the City of Vancouver submitted by the Housing Planner, dated May 16, 1975. When discussing this report the followin points were noted:

a. Semlin, Triumph, Pandora

This family housing site would go to a public hearing for rezoning in the very near future.

b. 2500 Grandview Highway and Penticton

Mr. Casson, Director of Housing, G.V.R.D., advised that G.V.R.D. would pay the connection costs for the services to this site and requested a specific price for servicing in order to calculate the per unit figure. He advised that the site required a sidewalk along it. The Committee noted that this could be done by local improvement with the City paying approximately 15% of the total cost.

c. 368 East Cordova - D.E.R.F.

Mr. Casson advised that this project was being done by C.M.H.C. who are presently experiencing a shortage of funds. The Committee expressed frustration in that non-profit housing projects involved several different groups (architects, money source, citizen input, etc.) and no one person expedites the project. The Chairman advised that the Housing Director, Mr. M. Jeroff, would do the necessary expedition on new projects.

It was concluded that if construction had not started on the Downtown Eastside Residential Facility by June 26, 1975, the date the Committee would next consider a housing report, the Committee would attempt to hurry this project along.

d. 951 East 8th Avenue

The Chairman advised that he would be working with the Army, Navy, Airforce Veterans to expedite this housing project.

e. 115-121 Keefer

The Chairman advised that he recently met with Vancouver Chinatown Development Association representatives, their architect, and City staff to determine the exact situation of this project. Further that he would meet with C.M.H.C. to ask them to reconsider financing this project. Also that the City would have to consider increasing the floor space ratio to make this project economically feasible.

RESOLVED,

THAT the Housing Status Report submitted by the Housing Planner dated May 16, 1975, be received.

4. Fire By-law Enforcement Progress Report

The Committee considered a City Manager's Report dated May 16, 1975, which is on file in the City Clerk's Office, and stated in part:

Cont'd . . .

"'The City Manager submits the following report of the Fire Chief:

This report deals with the same 353 buildings as detailed in the last progress report of March 20, 1975.

All information is up to and including May 12, 1975.

The total area surveyed by the task force is referred to as the "Core Area" within which there is a primary area known as "Skid Road."

A total of 76 buildings have changed their status since the March 20, 1975 progress report. Of these, 28 are completed.

Included in this report are:

Appendix A	- listing all buildings and their status
Appendix B	- listing all buildings vacated
Appendix C	- giving details of prosecutions
Appendix D	- detailing fires in buildings with sprinkler systems
Appendix E	- listing fire deaths in buildings under Hotel classification
Appendix F	- showing current and projected costs of upgrading

(All Appendix data, which is on file in the City Clerk's Office, refers to the Core Area.)

GENERAL CATEGORY INFORMATION IS AS FOLLOWS:
(The figures in parenthesis represent the status during the last report.)

	Skid Road Only		Total Core Area	
Hotels completed or comply with Bylaws:	(68)	83	(119)	144
Contracts signed or in process of completion:	(47)	40	(91)	91
Awaiting trial as result of prosecution:	(15)	10	(28)	56
Hotels prosecuted-have not complied & require follow-up for compliance or further prosecution:	(5)	2	(11)	10
Vacated rather than comply with Bylaw:	(13)	13	(20)	21
Hold pending appeals to Housing Committee:	(4)	0	(6)	0
Hotels under 20 rooms:	(7)	9	(21)	21
Order outstanding:	(2)	4	(53)	5
Hotels outside Core Area:	(0)	0	(5)	5
		161		353

Several problems have arisen for "task force" inspectors due to the Courts requiring proof of ownership on the exact day of the offence. Also the requirement of the Courts for inspectors to prove there were 20 or more rooms used for the purpose of residence at the time of the offence.

To this end, Section 42B was ruled "not valid" during the trial of Chin Wing Chun Tong Society of Canada, 158-60 East Pender Street. The charges were dismissed. It now appears many of the 56 cases awaiting trial may be dismissed and new charges will have to be processed.

The bulk of the work for the task force finalization of this section of the City will be in processing cases for Court and follow-up work for buildings which have signed contracts but have not started work. These buildings are presently being processed. The problems arise out of owners holding off sprinkler installers while they sell their property: owners claiming financial difficulties: sprinkler companies overloaded with work and a backlog of plans to be approved.

Approximately 51% of the "Core Area" remains to be finalized.'

The City Manager submits the foregoing report of the Fire Chief for the information of the Standing Committee of Council on Housing."

The Chairman advised that he would be meeting with the Director of Environmental Health and the Chief Fire Warden to determine which hotels and lodging houses in the core area are not complying with the City by-laws, and report back.

During discussion of this report the Committee expressed frustration in that the prosecutor, who is responsible for preparing all cases was leaving this work up to City officials. The Chairman advise that the Sub-committee on By-law Enforcement had met on May 2, 1975, and recommended that the City Prosecutor and the person in charge of City by-law cases be invited to the next meeting of this sub-committee to discuss the level of enforcement and prosecution on City by-laws. Since a similar meeting with the City Prosecutor was also desired by this Committee, it was

RESOLVED,

A. THAT Mr. M. Norris, City Prosecutor, and Mr. Melvin of the Prosecutor's Office be invited to a meeting of this Committee to discuss the level of enforcement and prosecution on City by-laws, and to explain why the City Prosecutors are not preparing the City by-law cases as they should be.

B. THAT the City Manager's Report dated May 16, 1975, and referred to above be received.

5. Lodging House By-law Progress Report

The Committee considered a City Manager's Report dated May 16, 1975, which is on file in the City Clerk's Office, and stated in part:

"The Medical Health Officer reports as follows:

'This report will give details on the enforcement of the Lodging House By-law in the Core Area (that part of the City north of Broadway, and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period March 20, 1975 to May 12, 1975.

During this period, Lodging House enforcement was maintained as a priority programme. The inspections performed by the Public Health Inspectors revealed that the number of Lodging Houses requiring permits has further been reduced to 847 premises. There has been a reduction of 55 premises which may be attributed to demolitions; change of use to Single or Duplex dwellings and other accommodation; and Lodging House By-law enforcement. An unknown number of rooms are involved due to lack of up to date history of premises which have changed use or been demolished.

The Public Health Inspectors have been concentrating their efforts in attempting to get the remaining applications submitted for Lodging House Operator's Permits.

A total of 773 applications for Operator's Permits have been received to date and the permits for these premises have either been delivered, rejected, or are in the process of being delivered. All permits issued are Interim Permits with varying expiry dates. Some of these are subject to the completion of renovations. All Operators are to be examined for their knowledge of the contents of the Lodging House Operator's Manual presently being printed. The Lodging House By-law has now been published in final booklet form for distribution.

As of this date, eight court actions are pending. Three more court cases have been finalized.

Cont'd . . .

Letters have been sent to operators of two (2) more premises ordering the closure of their premises because of their declared intention of not complying with the requirements of the Lodging House By-law.

Eight premises consisting of 205 units or rooms who have received closure orders or vacated because of Health Department or other reasons are now being renovated and being re-occupied as Lodging Houses. Seven premises comprising 161 units or rooms that are at present vacant or nearly vacant have indicated they will renovate and re-open as Lodging Houses."

Mr. C. Hutton of the Health Department advised that some operators had no intention of returning their operator permit applications to the Health Department. The Committee advised Mr. Hutton that in cases where operators do not return these applications, by-law enforcement is to be stepped up.

RESOLVED,

THAT the above noted City Manager's Report dated May 16, 1975, be received.

6. Site for Vancouver Chinatown Lions Housing Project

The Committee considered an information report from the City Manager, which is on file in the City Clerk's Office, and stated:

"The Supervisor of Property and Insurance reports:

"At its meeting of April 24th, 1975, the Standing Committee on Housing and Environment recommended that the Chairman urge the Chinatown Lions' Club to respond quickly to the offer to sell from the Property & Insurance Office and that the Property & Insurance Office report back on this matter as soon as possible.

This office wrote on January 13th, 1975, to Mr. Ralph H. Long (who is acting on behalf of the Vancouver Chinatown Lions), advising that Council had set the sale price of the adjoining site to be sold to the Villa Cathay, and that upon receiving his confirmation on behalf of the Lions, a report to Council recommending the sale of this site at the same square foot rate, and under the same condition, would be prepared. Further letters were sent April 24th and May 12th, 1975.

The survey work creating the two sites has been completed, and the subdivision plan prepared. However, a problem has arisen which will temporarily delay registration of the plan.

The Land Registry records show that a lot lying in what is now roadway, is registered in the names of a private party. It would appear to be a problem of incorrect records as the lot was taken off the assessment and tax rolls in 1930, at the same time as adjoining lots which were developed for road purposes. A report and a resolution to expropriate this lot have been prepared for Council, following approval of which the Law Department will apply for a Vesting Order."

During discussion of this report the Chairman advised that he had written a letter to the Chinatown Lions Club urging that they respond quickly to the offer to sell from the Property and Insurance Office.

RESOLVED,

THAT the above noted City Manager's Report be received.

7. Outstanding Housing and Environment Committee Matters

The Chairman submitted a report dated May 14, 1975, outlining all of the outstanding matters of the Housing and Environment Committee and

Cont'd . . .

the present status of each matter, for the Committee's information. Further, that this report would be submitted on a monthly basis.

ENVIRONMENT MATTERS

RECOMMENDATIONS:

8. Dogs

At its meeting on February 13, 1975, the Standing Committee on Housing and Environment,

RECOMMENDED,

THAT the Chairman form a sub-committee to discuss:

i. City spay and neuter services
ii. Number of pound officials
iii. Safety of people

- different license fees for varying sizes of dogs
- obedience classes

iv. Pound officials in Stanley Park
v. Breeders
vi. Educational process in schools and amending Pound By-law to raise age for licensing a dog from three months to six months; and report back to a later meeting.

The Committee considered a City Manager's Report dated April 22, 1975, which is on file in the City Clerk's Office, and stated in part:

"The Director of Permits and Licenses reports:

This is in addition to a report previously submitted in connection with Dog Control to be considered by your Committee.

In 1973 the City Council approved the hiring of 7 temporary Pound Officers to patrol the parks and beaches for 4 months from mid May to mid September. The cost of this service was paid for by the Parks Board. It has been found that this program has been very successful in controlling dogs running at large on beaches and reducing the number of attacks on birds and other wild life in Stanley Park. The Director of Zoos, however, advises that dog patrol should be provided on a year round basis in Stanley Park. Apparently many dog owners are aware that full time coverage is not provided during the winter months and allow their dogs to run loose in the area of Lost Lagoon, the Zoo and Beaver Lake areas, and as a result, attacks are still occurring on wild life. Only full time coverage by a Pound Officer could resolve this problem.

To provide a full time patrol at Stanley Park without an increase in annual costs, I recommend the number of temporary pound officers to patrol the beaches be reduced to 4 and one permanent pound officer position be established. In this manner, the total number of man months spent on patrolling the parks and beaches will be the same as previously approved by City Council, i.e. 7 men on 4 months equals 28 man months - 1 man at 12 months plus 4 men on 4 months equals 28 man months.

Cont'd . . .

It will be necessary to purchase one additional Pound truck with two-way radio for use by the permanent pound officer. In the past, we have rented 3 trucks during the summer months but this number would be reduced to 2 rental vehicles.

RECOMMENDED

(1) THAT one permanent Pound Officer position be established to patrol Stanley Park.

(2) THAT the number of temporary Pound Officers for the patrol of parks and beaches be reduced to 4 for four months each year.

(3) One Pound truck with two-way radio be purchased at a cost of approximately $6,000.00.

(4) The number of rented Pound vehicles be reduced to two.

This matter has been discussed with a representative of the Vancouver Municipal & Regional Employees' Union who concurs with the staff recommendations."

The City Manager reports that since the foregoing report was prepared, The Director of Permits and Licenses has requested the inclusion of an additional two-way radio for use by the Director of Zoos in order to expedite the Pound Officer to scenes of trouble, and for the Pound staff to contact the Director of Zoos when his tranquilizer gun is required.

A total of $28,500 was approved in the Permits and Licenses' budget for the temporary help to control dogs at parks and beaches in 1975. The revised establishment will have the following costs:

Operating Cost	Annual	1975
* 1 Pound Officer I	$ 9,919	$ 5,786
Rental Trucks	2,520	2,520
* 4 Temporary Staff	14,444	14,444
City-owned Truck	3,500	2,042
Uniforms	200	300
	$30,583	$25,092

* Staff salaries at 1974 rates, including fringe benefits.

Capital Costs	
1 Pound Van	$ 6,000
2 Two-way Radios	2,000
	$ 8,000

The City Manager RECOMMENDS as follows:

1. That the recommendations of the Director of Permits and Licenses be approved.

2. That a two-way radio be purchased for the Director of Zoos.

3. That the $3,500 saving in Operating Expenses be used to offset the capital cost of equipment, the Comptroller of Budgets having advised that if this report is approved, the source of funding for the additional $4,500 will be Contingency Reserve. "

Cont'd . . .

The Committee also considered a report from a meeting of the Housing and Environment sub-committee to deal with dogs, which was held on Wednesday, May 7, 1975. The meeting was called to discuss control of dogs and the related by-laws in general and specifically to consider a request from the S.P.C.A. for a $100,000 capital grant to aid in construction of a low cost spay and neuter clinic. The sub-committee submitted the following recommendations:

i) That five additional permanent positions of Pound Officers be established immediately within the City of Vancouver and that 2 additional summer students be hired on a temporary basis for canvassing.

ii) That the Provincial Government be pressured to not only "contemplate", but to take positive action to correct the Animals Act as stated.

iii) That the G.V.R.D. be requested to strike a Committee, representative of elected and staff members to deal with dog control problems and that the matter of the suggested Low Cost Spay Clinic be referred to this Committee for recommendation back, since funding for this facility has been requested on a regional basis. (It should be noted that of the total $275,000 capital estimate, Vancouver has been asked for $100,000).

RECOMMENDED,

A. THAT the above noted recommendations of the City Manager be approved.

B. THAT Recommendation (i) of the sub-committee and referred to above be approved in principle and referred to the City Manager for a report to Council.

C. THAT the Provincial Government be pressured to not only contemplate, but to take positive action to correct the Animals Act, from which legislature removed the summary proceedings for dealing with dangerous dogs and left nothing in its place.

D. THAT Recommendation (iii) of the sub-committee referred to above be referred to the G.V.R.D. for a report back.

E. THAT the City Manager's Report and the report on the meeting of the sub-committee be received.

9. Pioneer Park

When discussing this matter at its meeting on May 8, 1975, the Housing and Environment Committee,

RECOMMENDED,

A. THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park.

B. THAT City representatives meet with the Park Board to discuss the matter of financing this project and report back to this Committee on May 22, 1975.

The Chairman advised that City representatives would be meeting with the Park Board to discuss this matter in the very near future.

The meeting adjourned at approximately 3:15 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 281-283-4

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

MAY 29, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 29, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:45 A.M.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. G.V.R.D. Livable Region Programme: 1976-1986

Mr. H. Lash, Director of Planning for the GVRD, introduced members of his staff - Mr. Peter George and Ms. Nancy Cooley; and Mr. Doug Spaeth, GVRD Consultant. Also present was Mayor D. H. MacDonald of White Rock who is Chairman of the GVRD Advisory Committee on the Livable Region Programme.

Mr. Lash pointed out that the report was not intended to deal with implementation of the Programme at this time. It is not a plan but a process to get a general commitment to the basic strategies, i.e.

a) Set residential growth targets for each part of the region.

b) Promote a balance of jobs to population in each part of the region.

c) Build regional town centres.

d) Build an improved transit-oriented transportation system.

e) Protect and develop regional open spaces.

When the public reaction has been received, the GVRD Board will send it to Municipal Councils for formal approval.

For Vancouver the growth target is estimated to be a population of 489,500 which would allow for a target increase from 1976-1986 of 47,500.

Continued on Page 2. . .

Clause No. 1 continued

With respect to decentralization of jobs, if the current trend continues, Vancouver will get one out of every two new jobs in the area. To reduce the ratio so that Vancouver gets only one out of every five new jobs, Regional Town Centres have to be created.

The Committee discussed downzoning but it was felt that while this is a means of discouraging development, (i.e. smaller amount of rentable space, provision of public amenities) because the developer would find it more profitable to develop in a Regional Town Centre, more positive physical limitations would be required. In order to make decentralization work, L.R.T. would have to be available. Public investment is required, e.g. in New Westminster, the B.C. Development Corporation is acquiring land for the I.C.B.C. development with space available for others to develop around I.C.B.C.

Mr. Lash stated that a suggested instrument for controlling the rate of growth would be a quota system. If persuasion did not work to control growth, provisions in the Vancouver Charter or the Municipal Act could be utilized. A self-selection process by the municipalities through the quota system would determine which developments would be allowed and which would be disallowed.

The City of Vancouver presently is the workplace for over half the population of the Region. Less than half the population of the Region lives in Vancouver and an increasing proportion will find homes in other municipalities. These suburban centres are mainly large shopping centres. To change this trend, Regional Town Centres will be created. It is envisaged they would contain a substantial portion of new office and other types of employment, major new cultural, entertainment and education facilities.

Mr. Spaeth advised that the four locations for the town centres would be Burnaby, New Westminster, the Surrey area and the Coquitlam/Port Coquitlam/Port Moody area. The location in the last area is not known, but the Surrey area location will be in Whalley. The L.R.T. route to Whalley would probably be King George Highway to Newton on the B.C. Hydro right-of-way through to Cloverdale. It would by slung on the sub-structure of the Patullo Bridge.

The Committee considered a report of the City Manager dated May 23rd, 1975 in which the Director of Planning outlines the projections of downtown employment to 1980 and 1986 and in graph form illustrates the differences between the trends and targets of employment totals as presented in the G.V.R.D. report and those of the City. Also illustrated in graph form are figures relating total City of Vancouver population, labour force and employment estimates to the G.V.R.D.'s estimates. (The above information is on file in the City Clerk's office.)

Continued on Page 3. . .

Clause No. 1 continued

Also considered were reports of the City Manager dated May 23rd, May 21st and May 27th, 1975 wherein the City Engineer, Director of Finance and Director of Social Planning expressed their concerns on the G.V.R.D.'s Livable Region Programme. (These reports are on file in the City Clerk's office.)

Mr. W. H. Curtis, City Engineer, agreed with the decentralization principle as a means of alleviating transportation problems in Vancouver. The theory of people working near their residences may not work as people who live in Vancouver are likely to stay in Vancouver but work in a suburban area. The Regional Town Centres would have to be inter-connected by a non-car transportation system. Unless L.R.T. connections are provided so people do not use their cars, Vancouver will become a Los Angeles.

Mr. Spaeth agreed but stated that an improved arterial road system between centres is needed, mainly for transshipment of goods.

The Committee discussed the financial aspects of L.R.T.. No finances have been worked out in detail by the G.V.R.D. as it has to be decided what system will be chosen. If Regional Town Centres are connected by L.R.T. along routes with existing rights-of-way, it would be far less expensive. One of the major objectives of the G.V.R.D. is to minimize transportation costs. A possibility for the municipalities share might be a regional gas tax.

Mr. Spaeth cautioned that without L.R.T. and Town Centres, there will be costs associated with pressure on housing in the City. The situation could exist as in Toronto before the subway system where every street would be used as an arterial; neighbourhoods would be less livable.

Some of the Aldermen present felt no new taxes should be encouraged - - it was felt the Provincial Government had adequate revenues from gas taxes to pay a major portion of L.R.T..

Mr. H. Creighton, representing the Director of Finance, advised that they are concerned the G.V.R.D. has not examined linkages of supply and demand between industries and between firms within an industry to come to the conclusion that new growth should locate outside Vancouver in Regional Town Centres. Other concerns are the concept of a quota system for Downtown office space, the idea of deciding which industries will be allowed in Vancouver and which will be advised to go elsewhere, and the fact that transportation proposals involve a large increase in financing and cost to the taxpayer.

Continued on Page 4. . .

Clause No. 1 continued

Mr. M. Egan, Director of Social Planning, pointed out that Vancouver's rate of growth is low and declining. The number of family-housing starts is low and 63% of all housing starts were publicly subsidized. Other municipalities in the Region are going to have to provide a greater share of social housing.

The Committee

RECOMMENDED

THAT the basic concept and strategies in the Livable Region Plan be approved in principle, recognizing that transportation is an essential element and will require financial arrangements with the Province.

FOR COUNCIL ACTION SEE PAGE(S) 334

SPECIAL MEETING OF THE
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 29, 1975

A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 29, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Public Housing

On November 28, 1974, the Standing Committee on Finance and Administration discussed the matter of a Skills Producing Industrial Complex for low income people and recommended,

(a) That the Vancouver City Council request the Provincial Government Departments of Labour, Education and Human Resources to determine the training needs of the people represented by the Vancouver and District Public Housing Tenants Association, including determining who would take advantage of the training and what type of training would be required;

(b) That the Department of Labour be asked whether or not they would be in favour of building, equipping and operating a detached facility as proposed by the Tenants' Association;

(c) That, should the need be established by these Provincial Government departments, City Council favourably consider the granting of land for such a purpose.

To date no reply has been received from the Provincial Government and therefore today's meeting was called to once again discuss this matter along with the following matters related to public housing.

The Committee had before it correspondence between the City of Vancouver, B.C. Housing Management Commission, Vancouver and District Public Housing Tenants' Association and the Central Tenants' Executive Association of B.C. Public Housing (on file in the City Clerk's Office

A. Rental Rate Policy

Mr. R. W. Bailey of the B.C. Housing Management Commission advised that since the rent supplement program was introduced on January 1 1975, it had been receiving a very satisfactory response. B.C.H.M has been interviewing tenants in B.C.H.M.C. managed buildings to explain this program.

This new program which represents a complete change in philosophy, policy and procedures, with the overall intent being to:

- Develop a positive attitude toward B.C. rental housing.

- Make rental housing programs more attractive to all municipalities.

- Establish equitable rents among tenants having varying sources of income.

Cont'd . . .

- Provide for balanced communities at each B.C. Housing development.

- Encourage initiative by increasing exemptions and setting rents that relate to the market.

- Adjust rents to a realistic level.

- Generate revenues closer to costs.

This program will affect present and future tenants living in B.C. Housing, and will include Federal-Provincial rental housing and Provincial rental housing. From now on we will house families with a wide range of incomes.

The supplement program entitles 25% of the units in non-profit senior citizen housing projects to rental supplements. The Committee expressed that 25% was insufficient and pointed out that they had recently recommended that 75% of the units in non-profit and co-operative senior citizen housing projects receive this much needed supplement. Mr. Bailey agreed that an increased supplement was required and advised that Central Mortgage and Housing Corporation and the Provincial Government were presently holding discussions relating to this very matter.

The Committee expressed that it would strongly oppose a larger percentage of units receiving a smaller supplement than the supplement presently existing. The only solution to the existing problem is the development of more housing.

It is the Committee's opinion that in view of the extremely low vacancy rate, the philosophy and program of the B.C. Housing Management Commission is inadequate to solve the existing problem.

Ms. M. Cochrane, Director of Community Services with B.C. Housing Management Commission pointed out that in senior citizen housing projects managed by B.C. Housing Management Commission preference was given to people most in need and the 25% figure referred to above did not apply.

RECOMMENDED,

THAT the Housing and Environment Committee's request to increase the rental supplement to cover 75% of all units in non-profit and co-operative senior citizen housing projects be sent to the B.C. Housing Management Commission.

B. Building Programs

The Chairman pointed out that according to the latest B.C. Housing Management Commission housing statistics, an extremely high percentage of people in need of housing in the lower mainland wanted to live in Vancouver.

Mr. Bailey up-dated these statistics for the Committee with the following:

- Senior Citizen Housing -
  (Section 40 and 43 of the National Housing Act)

  953 units under development in Vancouver. Approximately 840 should be completed this year. These projects are being developed by either Dunhill or C.M.H.C. The Chairman advised that the above were Federal-Provincial projects, and that an additional 700 non-profit seniors' units would be also finished this year, resulting in a total of approximately 1500 senior citizen units to be completed this year.

Cont'd . . .

- Family Housing

Mr. Bailey advised that no Federal-Provincial family housing projects were presently underway in the City of Vancouver. He realized that family rental housing was a high housing priority but advised that this type of housing depended upon developers responding to proposal calls to develop this type of housing. The Committee noted that Mr. Jeroff, the new Housing Director, would be actively involved in this matter.

C. Skills Producing Industrial Complex

The Finance and Administration Committee on November 28, 1974, when discussing this matter recommended as outlined in the beginning of this report. To date nothing has happened. Mr. D. Purdy of the Social Planning Department advised that the Departmen of Labour held the opinion that its present facilities were under-utilized and that such a Skills Producing Complex program would be in competition to existing programs. The Committee expressed that in several cases due to the stringent entrance requirements the people most needing such a facility were not allowed to participate. Mr. Purdy further advised that the Departments of Labour and Manpower were to meet to discuss lowering the above not entrance requirements, qualifications, etc., however this meeting never occurred.

Alderman Rankin advised that the Community Services Committee would accept the responsibility of setting up such a meeting and following this matter through.

D. Grants to Tenant Organizations

The Chairman advised that the City of Vancouver had granted the Vancouver and District Public Housing Tenants Association $24,058 for salary and support costs for one community worker and one staff. It was also noted that the Resources Board had approve funds in the amount of $8,100 for one staff for the Vancouver and District Public Housing Tenants Association.

E. Landlord and Tenant Act

Mr. Purdy of the Social Planning Department advised that tenants on fixed incomes in hotels and lodging houses were experiencing financial problems due to exorbitant rent increases because these buildings do not fall under the regulations of the Landlord and Tenant Act.

RECOMMENDED,

THAT Council urge the Attorney-General to amend the Landlord and Tenant Act in the present session of the legislature to include all hotels and lodging houses where people rent on a weekly, bi-weekly, monthly, etc., basis retroactive to January 1, 1975.

The meeting adjourned at approximately 2:53 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 284

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

May 29, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, May 29, 1975 at 1.30 p.m.

PRESENT: Alderman Volrich, Chairman
Aldermen Bowers, Marzari, and Sweeney.

ABSENT: Alderman Kennedy

COMMITTEE CLERK: Grace Barden

RECOMMENDATION

1. Archives Photographic Centre - Special Committee:

On December 17, 1974, City Council passed the following motion:

"THAT the Mayor be requested to appoint a small committee including the City Manager in an endeavour to establish and maintain an Archives Photographic Centre with the cooperation of the Museums and the Library."

The Committee had for consideration a report dated May 20, 1975 from the Special Committee comprised of Alderman Cowie and the City Manager. The special committee met on May 7, 1975 with representatives of the Museums and Library Boards and the City Archives to review their photographic services.

The following is the Special Committee report and recommendation:

"The Museums are presently using the photographic laboratory space in the Archives Building and their technician is involved in photographic development and display work for them. They do not wish to retain any archival collection material and have a co-operative arrangement in this regard with the Archives but they do wish to retain their present use of the laboratory facilities and do not wish any change in the present arrangement.

In respect of the Library, there is a photographic history section developed. They have staff engaged in some photographic development work, in the preparation of prints through the services of an outside contractor, and in the management of a well-developed photographic collection. They too do not wish any changes made in the present arrangement.

When the Archives Building was constructed, laboratory space was built to be used on a shared basis with the Museums. The development of laboratory facilities for the Archives did not proceed pending a decision on the matter of a co-operative staffing arrangement with the Museums and later expanded to include consideration with the Library Board. Also contingent upon this decision, was the matter of the development of the Archives' photographic collection and therefore, very little has been done to effectively organize any of this collected material.

Cont'd

Clause No. 1 continued.

In view of the position taken by the Museums and Library Boards, and that their particular services appear to be operating satisfactorily, your Committee is of the view no further action should be taken at this time in an endeavour to establish and maintain a Central Photographic Service at the Archives.

It is therefore RECOMMENDED

THAT no further action should be taken in this regard for the time being."

Following discussion, your Finance Committee

RECOMMENDED

THAT the recommendation of the Special Committee that no further action should be taken in this regard for the time being be approved.

2. Mayor's Salary.

The Committee had for consideration a memorandum from the Chairman, Ald. Volrich, recommending that the Mayor's salary be increased by 12% for 1975, effective from January 1, 1975. The report noted that the Mayor's salary is presently $26,400 per annum and the recommended increase is lower than the prevailing rates of settlement in the economy, and in line with "restraint" guidelines which have been recommended by the Federal Minister of Finance .

The Committee requested a report giving a comparison of salaries for Mayors in other cities of similar size such as Seattle etc.

Following further discussion it was,
RECOMMENDED

THAT the matter of an increase in the Mayor's salary for 1975 be deferred until senior executive salary increases for 1975 are settled.

3. Property Endowment Fund.

The Committee had for consideration a memorandum dated May 13, 1975 from Mayor Phillips outlining proposed objectives, revenue policy and structure for the Property Endowment Fund as follows:

"Council has approved in principle the creation of a Property Endowment Fund. The City owns a great deal of property which is not needed for civic purposes - much of which was acquired in tax sales in the 1930's. The total value of this city-owned property is presently estimated to exceed $50 million.

Since January 1, 1973, the proceeds from any sales of these lands have been put aside in a special fund earmarked for the purchase of other properties. This fund now amounts to $1,800,000 after setting aside $2 million for False Creek interim financing and $900,000 for the Heather Marina.

It was agreed by Council that the Property Endowment Fund should be regarded as a legacy or an endowment which belongs to all the taxpayers and should be managed for the benefit of future generations. It was also agreed that there should be a separate Housing Fund.

Cont'd

Clause No. 3 Continued.

At present many of these properties that we hold are held without the guidelines of any overall policy. I therefore feel that it is necessary to set up an appropriate structure to manage the Endowment Fund under guidelines approved by Council.

I would therefore like to propose the following:

1. Objectives

The objectives of the Property Endowment Fund are:

a) To maintain or increase the City's ownership of strategic land in the City of Vancouver;

b) To support the City's planning and development objectives;

c) To produce a reasonable return on the City's investment in properties consistent with the City's planning and development objectives.

2. Revenue Policy

a) All interest on short-term investment should be left in the Fund;

b) An amount equal to the present net rents being received by the City should be included in the revenue budget. The Fund should work toward a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the revenue budget;

c) All lump sum lease prepayments to stay in the Fund.

3. Structure

A five-person Board should be created to manage the Fund - reporting regularly to Council. The Board should be made up of the Mayor, two other Members of Council, (Chairman of Finance & Planning Committees), the City Manager and the Director of Finance.

A senior staff member should be appointed Manager of the Property Endowment Fund and be responsible for all purchases, sales, redevelopment plans, etc. The Manager should sit in with the Board at all meetings. Other departments would naturally be called upon to provide advice to the Board in guiding future decisions."

The Committee agreed that priorities and guidelines should be established to control and safeguard the Fund. It was felt that the Board should appoint a manager of the Property Endowment Fund from amongst the five person board and that the Board should report to Council through the Finance Committee.

Following further discussion it was ,
RECOMMENDED

a) THAT all interest on short-term investment should be left in the Fund from January 1, 1975;

Cont'd.

Clause No. 3 Continued.

b) THAT an amount equal to the present net rents being received by the City should be included in the revenue budget. The Fund should work toward a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the revenue budget;

c) THAT all lump sum lease prepayments to stay in the Fund.

4. 1975 Supplementary Capital Programme.

The Committee had for consideration a Manager's Report dated May 2, 1975 (copy circulated).

The Committee centered discussion on the Park Board submission outlined in a letter from the Park Board dated April 8, 1975 attached to the Manager's Report. It was noted that there is an over expenditure on capital projects of $25,250 for renovations to Kerrisdale Arena and $44,000 that the School Board has advised is the Park Board's share of rising costs for installation of a replacement play field at the West End Community Centre. Funds to cover these two expenditures will have to be allocated this year. Further details on these two item are outlined in the Park Board letter.

Following further discussion it was,

RECOMMENDED

a) THAT further consideration of the Park Board submission be deferred until funds available in this fiscal year are determined;

b) THAT $4,452,420 be allocated for projects detailed under Section A and that $878,030 be allocated for projects under Section B of the Manager's Report for a total 1975 Supplementary Capital Programme of $5,330,450 which allocates all available funds, subject to consideration of the following item:

c) THAT $1,566,667 presently appropriated from revenue surplus for temporary financing for the acquisition of the Orpheum be considered as permanent financing.

CONSIDERATION

5. B. C. and Yukon Chamber of Mines.

The Committee had for consideration a letter dated May 2, 1975 from the B.C. and Yukon Chamber of Mines requesting a grant of $6,000 for 1975 to assist the Chamber in providing public services (copy circulated). Chamber services to the public include: job placement assistance, public mining library and mineral display, prospecting and mining schoo geology hikes at Camp Capilano, etc.

Mr. R. F. Sheldon, President, and Mr. F. G. Higgs, Manager of the Chamber advised that the Chamber had received grants from the City of Vancouver for 30 years. The last grant received by the Chamber in the amount of $3,000 was in 1970. The City discontinued these grants because of rising costs to the tax payers.

Cont'd.

Clause No. 5 Continued.

The Committee felt that the Chamber performs many worthwhile public services and some of these services have a particular relationship to the City of Vancouver.

The following motion was put and resulted in a tie vote and is therefor submitted to Council for CONSIDERATION:

"THAT the City Council approve a grant of $2000 to to the B.C. and Yukon Chamber of Mines to assist with the provision of public services."

INFORMATION.

6. B.C. Registered Music Teachers' Association.

The Committee had for consideration a letter dated May 21, 1975 from the B.C. Registered Music Teachers' Association requesting a grant to the Association to enable teachers to award scholarships to deserving students.

Following discussion it was,

RESOLVED

THAT the letter be received and the Association be advised that the Committee does not feel it can consider recommending approval of a grant, however, if the Association should wish to pursue this matter, it should do so at the Council level.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 355-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

May 29, 1975

A meeting of the Standing Committee of Council on Community Services was held in the Council Chamber, third floor, City Hall on Thursday, May 29, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub Application - 3681 West 4th Avenue

Vancouver City Council on March 18, 1975 approved the following recommendations of the Community Services Committee:

"I. THAT the application of Mr. John Keith-King and Mr. S. P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:

(a) The City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;

(b) That adequate lighting be established in the parking area;

(c) That the applicant comply with all applicable City legislation;

(d) That there be no relaxation of Council's guidelines on neighbourhood pubs, particularly that the maximum capacity both seated and standing, be 100 persons and that parking be provided in the ratio of one parking spot for each 200 square feet of public area in the pub.

II. THAT copies of Council's guidelines on neighbourhood pubs be circulated to the Director of Permits and Licenses and the Director of Planning with the instruction that all members of staff, including those in satellite offices, be advised of these guidelines."

Recommendation (b) (above) will be a condition for the issuance of the required development permit.

The Committee had before it for consideration a report from the City Clerk dated May 23, 1975 on the results of the petition plebiscite conducted in a four-block walking distance of the proposed pub location.

The report stated:

"As in previous plebiscites a separate Voter's List of all residents was compiled and ballots mailed to 1902 persons on the list. The usual information sheet giving details of the pub operation was also distributed.

Cont'd . . .

The following is the result of this petition plebiscite :

YES	934	(67.4%)
NO	451	(32.6%)
REJECTED	18	
TOTAL :	1403	(73.76%)

The plebiscite, therefore, carried as it received more than 60% majority in favour, as laid down by Council resolution of February 25, 1975.

As in previous plebiscites of this kind, each voter was invited to record his or her name and address with their ballot, and, as a result a map has been prepared to interpret the vote within the four-block walking distance area. This map is available to the Committee in this office. Any person, however, who did not wish to be identified was given the opportunity of voting without stating their names etc. The number of persons in this category is 13.

The cost of the plebiscite, which is to be borne by the applicant, is not known at this time."

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. J. Keith-King and Mr. S. P. Grauer to operate a neighbourhood pub at 3681 West 4th Avenue subject to the applicant complying with all applicable City legislation.

2. Lodging House at Diamond Head

The Committee had before it for consideration a letter dated May 22, 1975 (circulated) from Mrs. Gisella Behm seeking support from the City in her efforts to have the existing lodging house at Diamond Head reopened.

Mrs. Behm suggested the City write to the Provincial Minister of Recreation and Conservation urging that the lodge be reopened.

Following discussion it was

RECOMMENDED

THAT Council endorse in principle the concept of reopening the lodging house at Diamond Head and that a letter to this effect be sent to the Provincial Minister of Recreation and Conservation.

3. Youth Problems and Programs in the City

Vancouver City Council at its meeting of April 8, 1975 passed the following motion:

"THAT the Social Planning Department be instructed to organize a meeting of the Standing Committee of Council on Community Services with the School Board, Park Board, Police Department and youth agencies on youth problems and the funding of youth programs throughout the City."

Cont'd . . .

Clause #3 continued:

Also on April 8, 1975 City Council, when considering recommendations from the Community Services Committee pertaining to a grant to the Cedar Cottage-Kensington Youth Employment Program, passed the following motion:

"6. THAT the School Board be asked to reply to the Community Services Committee on the feasibility of:

(a) developing a central information system to provide an accurate and complete account of the number of non-attenders and drop-outs from City schools.

(b) authorizing, in conjunction with the City and the Vancouver Resources Board, a study of non-attenders and drop-outs from City schools, by an independent organization, in order to determine the expressed causes of withdrawal."

The Committee had before it for consideration a memo dated April 29, 1975 (circulated) from Alderman Darlene Marzari, Vice-Chairman of the Committee, to Alderman Harry Rankin, Chairman.

Also before the Committee for consideration was a letter dated May 20, 1975 (circulated) from the Head of Evaluation and Research of the Vancouver School Board. This letter was in response to Council's approval on April 8, 1975 of the recommendation of the Committee regarding drop-outs from City schools.

The following persons were present and participated in the Committee's deliberations on youth problems and programs: Ms. Chris Swanson, Vancouver Municipal Police Board; Mr. Bob Burrows, B.C. Police Commission; Ms. Betty-Anne Fenwick, Vancouver Public Library Board; Commissioner May Brown, Chairman of the Park Board; Mr. Roger Smith, Vancouver School Board; School Trustee Katharine Mirhady; Mr. David Arnold, Vancouver Resources Board - Youth Programmes; Mr. Brian Collins, Vancouver Resources Board - Community Grants; Ms. Anne Hildebrandt, Vancouver Family Court; Mrs. Gisella Behm, Vancouver Kindegarten Teacher; Mr. Greg Basham, Police and Community Services Project; Supt. T. Herdman, Vancouver Police Department; Ms. Renata Shearer, Social Planning Department; Mr. Doug Purdy, Social Planning Department; Cpl M. Windle, Vancouver Police Department; Mr. Jim Karpoff, Vancouver Resources Board; Commissioner Andy Livingstone, Park Board; Mr. Pat O'Rourke, Cedar Cottage-Kensington Youth Services; Constable Tony Mears, City Centre Youth Resources and Mr. Doug McConney, United Community Services.

Alderman Harry Rankin, Chairman of the Committee, explained that at present there is no group or organization to co-ordinate the numerous programs designed for the City's young people. Without such co-ordination there results a duplication and overlapping of programs.

It was explained that the Committee, as a first step toward improving youth services, would like to see an inventory compiled of all youth programs in the City. Those present at today's meeting were asked to designate a person from each of their organizations to assist in the preparation of this inventory over the next six weeks.

There was general agreement among those present that such an inventory would be valuable but may be difficult to compile.

It was pointed out there are programs aimed at all young persons and there are programs designed to meet special needs of the City's youth. There are also preventitive programs and treatment programs.

There was also general agreement that the Secretary of State Department of the Federal Government should be included in the preparation of the inventory so that it could be determined what type of youth

Cont'd . . .

Clause #3 continued:

programs the Federal Government will be involved in. Special programming offered by Canada Manpower should also be included in the inventory. Organizations usually don't know what programs are planned by other agencies, thus duplication of efforts can result.

It was noted the Attorney-General's Department is becoming involved in youth services programs through local Police Departments.

It was suggested the inventory of programs should include the costs of the program and each program should be assessed by the City Social Planning Department.

The Chairman of the Committee summarized the following main points regarding the inventory which were brought out during the discussion:

- there should be an inventory compiled and an evaluation done on the programs by the Social Planning Department and each organization should name a staff person to compile his organization's programs;
- programs should be clearly identified;
- are the programs acceptable or of use to the persons they are designed for?
- there are two types of programs - special and general;
- the inventory should include Federal programs and funding;
- Canada Manpower should be contacted and it should be ascertained what Manpower programs are being offered for youth;
- information on all programs should be made readily available;
- what sums of money are being spent by which organizations for what kinds of youth programs;
- Social Planning should attempt to report back to the Committee with the inventory and evaluation in six weeks;

It was suggested that the preparation of such an inventory should be approved by City Council, and following discussion it was

RECOMMENDED

THAT the City Social Planning Department co-ordinate the preparation of an inventory of all existing youth services in the City, the nature of such youth services, their costs, the number of staff involved in each program and the source and amount of funding of each program;

FURTHER THAT the Social Planning Department prepare a general review of these programs.

The meeting adjourned at approximately 4:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 286

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

MAY 29, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 29, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Downtown Transportation Plan

The Committee considered a report of the City Manager dated May 22nd, 1975, wherein the City Engineer outlines various alternatives for handling bypass traffic and other alternatives for reducing congestion in the downtown and reports on pedestrian amenity and traffic streets in the downtown.

The City Engineer summarizes the report as follows:

" The basic thrust of the street plans discussed in the following report is to achieve specific traffic de-emphasis, and downgrading of streets that have well defined and recognized pedestrian character. These areas are Gastown, Chinatown (including the Carrall Street link), Robson shopping area and Hastings Street through the neck area. Only limited pedestrianization of the core has been proposed in the schemes, but the re-development concept for the street system has attempted to provide a good 'core perimeter' system to induce traffic to avoid core streets as much as possible and to provide a route for bypass traffic in an attempt to have that traffic avoid the main part of downtown.

For the core streets in particular, it is suggested that additional improved pedestrian environment and amenity be provided on private property as redevelopment takes place. These improvements would take the form of widened sidewalks, plazas, etc. and a very pedestrian-oriented land use in ground floor facilities."

Mr. W. H. Curtis, City Engineer, with the aid of diagrams (copy circulated) presented a report reference to the Committee on the three traffic bypass schemes. The general principle for bypassing is to remove the trips through the Downtown Core that are destined outside the Core. In the A.M. peak hour, 40% of the traffic entering the downtown peninsula from the North Shore has an off-peninsula destination as does 50% of the traffic originating in the West End.

Continued on Page 2. . .

Clause No. 1 continued

Elements common to the three schemes, as contained in the report, are as follows:

Cordova Extension

The extension of Cordova to Thurlow and beyond to Bute has been 'on the books' for many years. It provides several major traffic advantages, particularly since the closure of Robson for the Provincial Buildings. This extension provides some east-west capacity which will allow a general shift north of westbound volumes to ease the existing westbound congestion. As a perimeter route, it provides good capacity for a limited amount of street space. It provides a good exit route from the Gastown area, which permits traffic to bypass the congested core. If the Waterfront Road is tied into Cordova at Richards, the extension takes on an enhanced bypass character, as well as becoming a more significant distributor. Traffic from the Hastings/Powell area will be able to move, with minimum conflict with downtown activities, to destinations on the western side of the core. This extension will also provide a very desirable route for transit vehicles and other traffic approaching the new Provincial terminal. This facility should be developed to provide four lanes.

North Bypass

This roadway provides the ability to downgrade Hastings Street and reduce the present A.M. peak hour function of Water Street. Preliminary checks on a possible geometric design of this roadway indicate it can be achieved, although there will, of course, be conflict with existing railway uses.

Water Street and Hastings Street, at this time, carry about 30,000 vehicles per day. To replace these volumes, a four lane facility is required, at 42 ft. width. In view of the increasing bus and pedestrian volumes on Hastings, loss of capacity for vehicle traffic will become increasingly significant, and this facility will be required before any environment improvements, can be achieved.

The Waterfront Road would bypass the congested neck area, allowing trips destined beyond it future access at least approaching that provided now. The Committee and Council have already approved this roadway in principle, but no steps have yet been taken at the staff level to resolve the conflicts between this roadway plan and the concerns of Marathon, the National Harbours Board, and the Waterfront plan. It would be appropriate for the Committee to instruct the City Engineer, in consultation with other Departments and Boards, to develop a roadway alignment which best meets conflicting objectives in this area.

Chinatown Pedestrian Area and Columbia/Quebec Connections

The present street layout in the Chinatown area makes fairly intensive use of Pender Street and the Pender-Keefer Diversion essential. It would be desirable to reduce the intensity of vehicle use in this area to enhance it. This can only be done if the Columbia/Quebec connector is tied into the intersection of Abbott and Pender, and into Taylor Street and on to Smithe. Providing the opportunity for traffic to split in this manner will help reduce the number and length of car trips through the downtown, as well as nearly eliminating it in Chinatown and permitting major changes in the function of Pender Street.

The Province has included these connections in its Lake scheme and has proposed to provide the land and construction costs if it goes ahead. In this event, the only concerns will be the widths and precise locations of the streets. However, it should be possible to develop this roadway even if the Lake proposal does not go ahead. Some redevelopment is being planned for that area, and road access will of course be required.

Further to Council's resolution approving such a roadway in principle, the Engineering Department should be instructed to begin discussions with B.C. Hydro with a view to establishing the roadway corridor if the Lake proposal does not proceed.

Continued on Page 3. . .

Clause No. 1 continued

Extension of Melville

The extension of Melville by two blocks to connect into Pender Street should ease congestion in its immediate area. This development would also allow Thurlow to revert to one-way operation and improve access to the developing office area.

Develop Alberni to Replace Robson West of Bute

At present, Robson west of Bute serves both a 'North Shore" function and a West End/local access function. The North Shore function will have to continue on some basis. It would be practical to develop Alberni as a four-lane street to take over this function. Alberni does not have the same type of development as Robson and is better suited to more intensive use by traffic. Robson would function almost exclusively for West End traffic, at a substantially reduced volume. Reduced traffic volumes will improve operating conditions for transit on Robson serving the West End.

The report describes the three schemes as follows:

SCHEME 1 - Figure 3 - Minimum cost
- Minimum pedestrianization

In this scheme, Robson and Smithe are left as a partial couplet, and Nelson is given more priority, while remaining a four-lane two-way street, to serve the needs of Marathon's False Creek development and the West End. Traffic inbound on the Cambie Bridge will have to divert north and south from Robson if they wish to reach a destination west of Howe.

Traffic which now uses Robson to go west out of the downtown will either use Nelson (if they are headed for the West End), or Georgia and Dunsmuir. (These streets should be relieved slightly by the Cordova and Melville extensions). The retention of Smithe Eastbound retains a significant 'bypassing' capability for traffic from the developing office area west of Burrard and from the North Shore. The increased use of Alberni will permit downgrading of Robson from Denman to the Bute area. The downgrading of Hastings hinges, of course, on the availability of the waterfront road.

This proposal does not recoup the capacity lost on Robson, of about 19,000 vehicles per day. This volume is only serviced by forcing vehicles north, through the downtown, contrary to the objective of fewer cars downtown. There will also most certainly be some extra use of Nelson for through trips. We did consider a two-way Smithe Street four lanes wide as an alternative to this scheme, and found it had lower capacity for vehicles and less flexibility for turns, as well as requiring either widening and two-way treatment on Thurlow, or penetration of the West End by through vehicles on Haro. Accordingly, we prefer the scheme shown to a two-way four-lane Smithe alternative, although we do not recommend either scheme because of limited capacity and the inability to meet most of the objectives in the central and western parts of downtown.

Continued on Page 4. . .

Clause No. 1 continued

SCHEME 2 - Figure 4 - Smithe/Nelson Couplet
- Low cost
- Better Pedestrianization

Scheme 2 retains the same basic layout as scheme 1, but uses a Smithe/Nelson couplet from Thurlow to Cambie to maintain good capacity around the south side of the City. In order to avoid traffic penetrating into the West End, the Smithe flow has not been extended west to Bute to set up a Bute-Thurlow couplet, although this would be desirable from a traffic viewpoint. This movement would also increase the 'traffic' barrier between the West End and the developing Robson shopping area. However, the lack of a complementary street to Thurlow will increase northbound volumes on Burrard, and substantially downgrade the level of service provided to northbound trips.

The east end of the Smithe/Nelson couplet does present some disadvantages for the Marathon development, although this proposal is consistent with the agreement with Marathon and Council resolutions on this subject. Connections to the Marathon development and the proposed road from the Columbia/Quebec will require careful design to provide for the various traffic flows involved, with minimum impact on the development, while retaining good pedestrian routings.

The primary conflict with Marathon has been resolved by using Smithe east of Cambie as a two-way street and connecting Smithe to Nelson west of Marathon property. Property acquisition will probably be required to provide a good connection and sufficient width on Smithe.

A widened six-lane two-way Smithe throughout was considered, and would provide roughly equivalent capacity. Nelson could retain its two-way character and serve as a local route to Marathon and the West End. However, flexibility for turn movements and circulation would be poor, and the cost of property acquisition would be excessive.

If the Committee wishes scheme 2 to be pursued, the City Engineer should be instructed to consult with Marathon about the connections on Marathon property, and also to establish the most appropriate route for an easterly connection between Nelson and Smithe.

SCHEME 3 - Figure 5 - Moderate cost
- Maximum pedestrianization
- West End conflict resolved

Scheme 3 extends scheme 2 to improve both the traffic situation and the environmental situation in the area from Nelson to Robson, Bute to Thurlow. The present situation and schemes 1 and 2 do not reduce the barrier created by traffic flows between the West End and the Robson entrance to downtown. This scheme extends the Smithe/Nelson couplet into the West End to connect with a Bute/Thurlow couplet. However, to resolve the conflict with the West End, this connection could be made using short tunnel sections, with special provision to hide the entrances and exits. Replanned construction in Nelson Park can be used to cover that entrance, and buildings over the exits and entrance should be possible, at least at some locations. The purpose of this scheme is to provide an environmentally pleasing connection between the West End and Downtown via the Robson Shopping area, while providing a good traffic system. It, in effect, bypasses the core in couplet and the Robson and West End in tunnel. We have attempted to minimize use of any non-City property, and this does create some geometric problems which will affect the capacity of the tunnels. The 'ring' is reasonably good from the waterfront right around to Chinatown, leaving a gap only across the neck. Considerable base hour bypass traffic could be accommodated on this system, maximizing the reduction of traffic in the core and also permitting maximum pedestrianization.

The estimated cost of such a system is in the order of $5-9,000,000 for tunnels, plus other costs as in scheme 2. If the Committee wishes to pursue such a scheme, the City Engineer should be instructed to discuss with Park Board staff the means of incorporating the tunnel under Nelson park, and begin detailed engineering studies into the alignment and construction of the tunnels.

Continued on Page 5. .

Clause No. 1 continued

For a much larger expenditure in the order of $30 to $50 million, we could extend this scheme to achieve a more efficient southerly bypass route, for both North Shore oriented bypass traffic, for traffic entering downtown from the east side destined to the west side of the core, as well as traffic from the south destined to the northwest corner of the business district.

Other components of such a scheme would be the same as described in the previous schemes. However, because of the complexity and magnitude of such a proposal and the time limitations, it has not been possible to adequately analyze its operational components, and any scheme proposed would be only conceptual in nature.

A more extensive bypass scheme could, in the long term, if developed sufficiently, provide a most positive means of dealing with bypass traffic and of limiting traffic in the core area, thus leading to a substantial reduction in vehicular volumes on core streets. Such a program, combined with the adequate transportation capacity provided by the L.R.T. system, could then allow more pavement reductions in the core area (subject to alternative provisions of sufficient short term parking to meet the needs in the various areas of the core).

The cost of such a program, however, seems likely to preclude it. Further analysis of it is not planned unless the Committee directs otherwise.

Mr. A. Malczewska of the Downtown Study Team advised that, as stated in the report, the Planning Department had not reviewed the proposals in detail but there seemed to be only minor differences between the Engineer's proposals and those put forward by the Downtown Study Team.

In answer to a question, the City Engineer advised that if it was found desirable to have no traffic on Robson between Hornby and Howe, alternative routes, i.e. Nelson Street, could be utilized.

With the exception of the Waterfront Road (North Bypass), the Committee were in agreement with the elements common to each scheme, i.e.

- Cordova Extension
- completion of Columbia-Quebec connector to 2nd Avenue and to Abbott and Smithe Streets
- extension of Melville Street to connect into Pender Street
- development of Alberni Street to replace Robson west of Bute

They also favoured utilizing a Smithe-Nelson Couplet from Thurlow to Cambie Street (Schemes 2 and 3).

The Committee

RECOMMENDED

A. THAT the City Engineer and the Director of Planning review the variations of Schemes 2 and 3 with particular reference to the desirability of having a North Bypass (Waterfront Road) and report back to the Committee in three weeks.

Continued on Page 6. . .

Clause No. 1 continued

B. THAT since Council has approved the North Bypass (Waterfront Road) in principle, the City Engineer be instructed to meet with the agencies involved to determine the road alignment which best meets conflicting objectives in this area.

C. THAT City Officials meet with officials of B.C. Hydro and C.P. Rail to develop an alternative right-of-way for the connection between the Columbia/ Quebec and Abbott and Smithe Streets, in the event that the Provincial Government's Lake proposal for the east end of False Creek does not proceed.

D. THAT the City Engineer be instructed to review for report to Council the needs for short term parking in the downtown, with a view to the City initiating construction of DPC facilities specifically for this purpose.

E. THAT the City Engineer be instructed to make further contacts with the Bureau of Transit to accelerate the provision of both a perimeter rail circulation system and a bus circulation route in the downtown.

2. Local Area Planning

The Committee considered a report of the City Manager dated 21st May 1975, wherein the Director of Planning advises of the status of on-going local area planning programmes and makes recommendations concerning continuation into 1975. The report recommends establishing a local area planning programme in Grandview-Woodland with the Planner II from the Kitsilano area planning programme being re-assigned to the Grandview-Woodland programme. This would present problems in Kitsilano and the report suggests

a) Have the senior area planner closely committed to the Kitsilano program until its completion.

b) Designate an "in-house" Planner I to work full time on the Kitsilano area program.

c) Recognize the Kitsilano Planning Assistant III as having more responsibilities in managing the local site office and dealing with the NIP and planning issues. The Director of Personnel Services will be requested to review the classification for this position.

The Committee

RECOMMENDED

A. THAT a local area planning programme for Grandview-Woodland be established; the Planner II position from the Kitsilano area planning programme being re-assigned to the Grandview-Woodland programme.

Continued on Page 7. . .

Clause No. 2 continued

B. THAT the Grandview-Woodland planner be instructed to report back to the Standing Committee on Planning & Development on appropriate terms of reference for a Grandview-Woodland Planning Committee.

C. THAT the procedures suggested in the report of the City Manager dated 21st May 1975 for completion of the Kitsilano local area planning programme be endorsed.

3. Fairview Planning Committee

The Chairman advised that he had received the following memo from Mr. D. Cornejo, Fairview Area Planner:

" The Terms of Reference for the Fairview Planning Committee state that you have the authority to appoint an Alderman to act as a liaison between the Fairview Planning Committee and City Council.

The Fairview Planning Committee has discussed this and feel that a liaison Alderman would be very helpful to their work. They have asked Alderman Marzari to be the liaison. Alderman Marzari has accepted, pending ratification by your Committee.

Could you bring this matter to the attention of your Committee at its next appropriate meeting?"

The Committee RECOMMENDED

THAT Alderman D. Marzari be appointed to act as Council's liaison on the Fairview Planning Committee.

4. Public Open Space - City-owned Land Area 6, False Creek

The Committee considered a report of the City Manager dated 21st May 1975, wherein the Project Manager, False Creek, describes the public open space design programme and makes the following recommendations:

RECOMMENDATION NO.1

It is RECOMMENDED that:

- the Conceptual Plan No.2, dated May 21st, 1975 attached to this report, be approved as a guide for on-going design and construction;

- the names for the principal squares and lanes, as shown on the Conceptual Plan, be approved;

- the question of additional names be referred to Council's Special Committee on Street Names for report back to Council.

Continued on Page 8. . .

Clause No. 4 continued

RECOMMENDATION NO.2

It is RECOMMENDED that:

- the Zoning Plan No. 3, dated May 21st, 1975, attached to this report, consisting of the following three zones, be approved:
  - Zone 1 - low in elevation, open, most accessible, active, durable, with grass and clover planting;
  - Zone 3 - the least accessible, the natural system vulnerable to damage, densely planted and of highest elevation;
  - Zone 2 - the intermediary, providing transition from Zones 1 to 3.

RECOMMENDATION No.3

It is RECOMMENDED that:

- the attached Grading Plan No.4, dated May 21st, 1975, be approved, the actual grading not to vary significantly from the plan.

RECOMMENDATION No.4

It is RECOMMENDED that:

- the Access Pathways and Emergency Vehicle Plan No.5, dated May 21st, 1975, attached to this report, be adopted, it being recognized that:
  - (a) the access routes for service and emergency vehicles to be located as shown, and reinforced for the heavy vehicles;
  - (b) the major paths to be located as shown, and hard-surfaced, modular paving;
  - (c) the minor paths to be temporary, be soft-surfaced with flexible natural materials, and be relocated over time as habits become formed. Minor paths to eventually be hard-surfaced only when location is confirmed, as need and usage demands

RECOMMENDATION NO.5

It is RECOMMENDED that the following Design Guidelines be approved as a guide for the on-going design and construction:

Recommendation No. 5(a): Planting

- Planting to be exclusively species native to B.C.;
- Zone 1 to be ground cover only;
- Zone 2 to be a canopy of coniferous and deciduous trees and ground cover;
- Zone 3 to be a dense massing of ground cover, understory and canopy planting;
- special treatment will n eed to be given to:
  - the Fernery;
  - 6th Avenue berms;
  - the water's edge;
  - the promontary.

Continued on Page 9. .

Clause No. 4 continued

Recommendation No.5(b): Lighting

- Zone 1 - lights on the seawall, pedestrian streets, major paths to be mounted on light poles, but limited in height;
  - lights in the public open spaces preferrably be at ground level.

- Zone 2 - lights in the public open spaces and minor paths to be mounted low;

- Zone 3 - ground lighting only;

- All lighting to be incandescent or of an equal spectral range. Ground illumination to be of low intensity consistent with safety.

Recommendation No.5(c): Furniture

- Zone 1 - the seven entry points to the park, the seawall walk, and the Laurel-6th Avenue Bridge should provide most of the signs and waste receptacles as well as a large percentage of the seating requirements;

- Zones 2 and 3 - minimal furniture required;

- Seating should be in groupings as places and alcoves interrupting the paths, rather than in rows along the paths;

- All furniture should be built with natural materials with their natural finish maintained.

Recommendation No.5(d): Views

- Long open views to a landmark such as a major natural feature to be preserved from points along the seawall, the major paths and from the open bowls in Zone 1;

- Intermediate views to surrounding activities such as the City and marina activities to be preserved from the enclosed bowls and be minor pathways;

- short enclosed views to the immediate surroundings such as areas within the park be preserved in Zone 3.

- Motorist's viewpoints to be created west of Laurel Street.

Recommendation No.5(e): Activities

- organized competitive sports and intensive active uses to be restricted to the playfields and tennis courts;

- informal sports, spontaneous active recreation to occur in Zones 1 and 2;

- Passive, relaxed, quiet activities to occur in Zone 3.

Recommendation No.5(f): Maintenance

- Zone 1 - regular maintenance for sports activity and intensive use; mowed approximately 2"-4" throughout the summer;

- Zone 2 - seasonally maintained for fire hazard; mowed occasionally to maintain approximately 6"-12";

- Zone 3 - native ground covers and natural materials; left unmowed.

Con tinued on Page 10.

Clause No. 4 continued

Recommendation No.5(g): Capacity

- Zone 1 - larger gatherings;
- Zone 2 - small groups;
- Zone 3 - strolling viewing, etc.

Recommendation No.5(h): Waterfront

- Waterfront adjacent to Heather Marina and Heather Bay, Spruce Neighbourhood, and School Lawn area at the foot of Oak Street:
    - Activities and character should complement the pedestrian streets and squares .... intensive use ... hard surface ... places for ferry docks, wooden decking, boat shows, handrails, wharfs, boat rentals, view platforms.
- Waterfront between the School Lawn Area and the Heather Bay:
    - Activities and character should complement the natural qualities of the central open space ... varied textures ... pedestrian and bicycle use only ... a calm, passive area ... a place to relax and explore ... large boulders, rock, marine life, changing tides.

RECOMMENDATION No.6

It is RECOMMENDED that the following activities for the various areas around False Creek be received as a guide for on-going planning.

Area 1

Located on the north shore between the Burrard and Granville Bridges, Area 1 could become the gateway to False Creek and the Downtown core. Major pedestrian links from Area 1 should penetrate the downtown area to Stanley Park, and encircle the Creek. The Area 1 waterfront could become an intersection of many paths, an active, bustling nodal point.

Area 2

Between Granville and Cambie on the north side, Area 2 could become a mixture of urban squares and connecting small linear parks, dominated by dense urban activity. The spirit of the development should be active and "market-like" with emphasis on commercial and entertainment facilities. A continuous waterfront walk should lead to some soft areas encouraging people to linger and relax by the water.

Area 3:

The open space in this area will be influenced by the future of surrounding functions, such as Chinatown, and decisions by the multiple ownerships. The development of this will likely be long term and difficult to assess at this time.

Continued on Page 11. .

Clause No. 4 continued

Areas 4 and 5

These areas may remain industrial for some time adding to the diversity of land use, and marine traffic in the Creek. Access to the Creek should be made available at existing street ends and along the entire water's edge. Nodes of activity could occur where land and water access intersect the waterfront walk.

Area 9

Granville Island could become an attractive mixture of commercial pedestrian streets and small urban parks using renovated buildings wherever possible. Soft, more passive areas should be developed on the east and west extremities of the Island, away from the effect of the bridge. The Island image should be emphasized by restricted land access and encouraged water access. Area 9 could become a special urban place, not a park in any conventional sense.

Area 10

The open space here, between the Granville and Burrard Bridges, will likely be hard-surfaced and urban in character. The activities and spirit of the area could focus on the marine activity. An important pedestrian and view connection should be established from Areas 6 and 9 through Area 10 to Vanier Park.

Vanier Park

This area is expected to become a centre for cultural facilities and a dramatic setting for large "open-air" programmes. Two museums, the planetarium, the archives, and the possible music school being to develop its special character. Open sports fields could be developed as a complimentary feature of this park.

RECOMMENDATION No.7

It is RECOMMENDED that the following procedure for design development and administration of the public spaces be approved.

(a) Central Open Space

The detail design, construction and administration of the central open space, be the responsibility of the Parks Board in accordance with the approved concept and guidelines and within the approved budget;

(b) Pedestrian Street Surfaces, Pathways, Plazas

The conceptual design of the pedestrian street surfaces, pathways and plazas within the residential clusters, all of which will be dedicated as streets but regarded as public spaces, be undertaken by Thompson, Berwick, Pratt, in consultation with the Park Board, the City Engineering Department and the Development Group. The construction will be the responsibility of the Engineering Department and the maintenance will be the responsibility of the Park Board with appropriate sub-contracts and cost sharing, arranged between the Park Board and the Engineering Department. (The vehicular streets will be designed, built and maintained by the Engineering Department.

Continued on Page 12. . .

Clause No. 4 continued

(c) Sixth Avenue Land Bridges

The conceptual design of the land bridge over 6th Avenue at Laurel and for the City-owned land south to 7th Avenue, totalling 1.4 acres, and at Spruce Street, be undertaken by the Development Group in consultation with the Parks Board, the Engineering and Planning Departments, for approval by Council, in accordance with guidelines and budget approved by Council. The responsibility for the construction of the land bridge will be decided after the design concept is approved.

(d) School/Community Facilities

The design and construction and administration of the school/community facilities including the playfield be the responsibility of the School Board and the Parks Board.

(e) Overall Public Space

Thompson, Berwick, Pratt, the Co-ordinating Architects for Phase 1, Area 6, be appointed Co-ordinating Architects for all the Public Spaces, to ensure that the design concept and guidelines are met, responsible to the Development Group.

RECOMMENDATION No.8

It is RECOMMENDED that the allocation of the previously approved budget for development of the public spaces as illustrated on the attached Area Plan No.1, dated May 21st, 1975 be approved as follows:

(a) Central Public Open Space

Design and construction, including open space adjacent to residential neighbourhoods and surface parking (areas 1, 4 and 5):	1975	1,100,000
	1976	540,000
	SUB-TOTAL	$1,640,000

(b) Pedestrian Streets, Squares and Plazas

Design and construction of on-grade improvements (area 2):	1975	350,000
	1976	540,000
	SUB-TOTAL	$ 890,000

(c) Sixth Avenue Pedestrian Decks:

Design and construction including parking under, and including an allowance for surface landscaping: (57,000 - landscaping) (Areas 4 & 5 & Spruce St.)	1975	NIL
	1976	1,077,000
	SUB-TOTAL	$1,077,000

(d) School/Community Centre Playfields

Design and construction: (Area 3)	1975	-
	1976	13,000
	SUB-TOTAL	$ 13,000

(a) to (d) TOTAL: $3,620,000

Continued on Page 13. . .

Clause No. 4 continued

Mr. R. Rabnett, Thompson, Berwick, Pratt & Partners, described to the Committee the components of the Conceptual Plan for the public open space as contained in the Appendix to the City Manager's report (copy circulated).

The City Manager pointed out that extraordinary maintenance budgets will be required to maintain the streets and plazas if they are constructed as described in the Conceptual Plan.

The following memorandum from the Director of Finance was distributed at the meeting:

"In the City Manager's report to the Planning and Development Committee on the above noted subject, it is anticipated that $3,620,000 will be expended on the open space in phase one of development of Area 6.

In the economics of phases one and two of the False Creek Development, it was anticipated that the total expenditures on open space (parks, plaza and 6th Avenue deck) would be $4,220,000. Of that total, it was anticipated that $1,220,000 of the cost would be supported by the development and that $3,000,000 would be provided for from Parks capital funds.

The $3,000,000 Parks capital is anticipated to be provided from the capital funds of the 1976-80 Capital Program, which will be put forth for plebiscite in October, 1975. If these funds are not passed in the plebiscite, the City will have to find an alternative form of financing for these expenditures.

In the interim, the financing needed to implement the recommendations in this report will be provided from the False Creek Interim Financing Reserve."

After discussion, the Committee RECOMMENDED

A. THAT the Conceptual Plan No. 2 dated 21st May 1975, be approved in principle as a guide for on-going design and construction.

FURTHER, THAT the question of names for the principal squares and lanes and any additional street names be referred to Council's Special Committee on Street Naming for report back to Council.

B. THAT the Project Manager's Recommendations Nos. 2, 3, 5 (a) to (h) and 6, contained in the report of the City Manager dated 21st May 1975, be referred to the Vancouver Parks Board.

C. THAT the City Engineer work with the Vancouver Parks Board to determine an acceptable proposal for service and emergency vehicles.

D. THAT Recommendation No. 7, (a) to (e) of the Project Manager be approved.

E. THAT Recommendation No. 8 of the Project Manager be approved subject to the City Engineer and Project Manager re-assessing the amounts allocated for pedestrian streets, squares and plazas and for the 6th Avenue pedestrian deck to ensure they are adequate to carry out the construction.

The meeting adjourned at 5:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 286-7

DISTRIBUTED MONDAY

VII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 12, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 12, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:40 A.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. 1025 Thurlow Street (Block 22 - Nelson Park)

The Committee considered the following report of the City Manager dated June 3rd, 1975 wherein the Supervisor of Property & Insurance states:

"The subject property, 1025 Thurlow Street (Lot D of 20 and E.½ of 19, Block 22, D.L. 185), is a 1½-storey single family dwelling erected in 1900. It has been rented since its acquisition in April, 1955, as part of the West End School and Park site No. 7. The present rent is $88.50 per month.

Notice has been received that the tenants will be vacating on or before June 30th, 1975, and it is estimated that it will require an expenditure of approximately $1,200.00 to $1,500.00 to prepare the building for a new occupancy. This amount includes the cost of replacing appliances and heating units owned by the present tenants.

In view of the existing uncertainty regarding the development of Blocks 22 and 23, it is requested that Council advise the Supervisor of Property and Insurance as to whether this building should be demolished when vacated or retained for rental purposes. It should be noted that, if retained, it will be necessary to give new tenants a minimum of four months notice and pay up to $300.00 in moving expenses when the building is required for demolition."

The Committee

RECOMMENDED

THAT the Supervisor of Property & Insurance be authorized to proceed with demolition of the dwelling situated at 1025 Thurlow Street (Lot D of 20 and E.½ of 19, Block 22, District Lot 185).

Continued on Page 2. . .

2. Downtown Commercial and Residential Densities

A report of the City Manager dated June 11th, 1975 (copy circulated), in which the Director of Planning reports on Downtown commercial and residential densities, was distributed at the meeting.

On April 29th, the Committee deferred the section on Densities in the draft Official Development Plan for Downtown until after consideration of a report on the G.V.R.D. Livable Region Plan. They also requested the Director of Planning and Director of Social Planning to report back as to whether it is feasible to allow a floor space ratio in excess of 3.0 in particular circumstances.

Mr. John Winsor of the Downtown Study Team advised that most of the half block on the north side of Haro Street between Thurlow and Burrard is now proposed as part of the "E" District (i.e. the maximum density for any non-residential use shall be FSR 1.0 with an additional FSR 2.0 permitted for residential use) rather than the "G" District (i.e. the maximum density for any non-residential use shall be FSR 4.0; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to FSR 1.0 for residential use and FSR 1.0 for non-residential use). This would provide a better transition in density between the Downtown and the West End.

With respect to residential density, Mr. Winsor stated that discussions have been held with the Social Planning and Legal Departments and the School of Planning at U.B.C. The Director of Social Planning set out his view on an alternative system to limiting the amount of residential use in any one development to a total FSR of 3.0 (copy circulated).

The Committee felt that the City should continue to pursue methods other than density for controlling the rate of commercial and residential growth Downtown.

The Committee

RECOMMENDED

THAT the density proposals of the draft Downtown Official Development Plan dated April 1975 be approved subject to the amendment on Haro Street contained in the report of the City Manager dated June 11th, 1975.

3. Downtown Transportation Plan

The Committee considered a report of the City Manager dated June 10th, 1975 (copy circulated), wherein the City Engineer reports on the variations of Schemes 2 and 3 of the Downtown Transportation Plan and the desirability of the North Bypass (Waterfront Road) as requested by the Committee on May 29th.

Continue on Page 3. . .

Clause No. 3 continued

The report requests the Committee to confirm either

a) that Hastings Street remain a traffic street (no north bypass)

or

b) that the north bypass is an essential element of the downtown street plan to achieve a conversion of Hastings to transit/pedestrian only.

In the opinion of the Committee, it would be totally unrealistic to pedestrianize Hastings Street and remove traffic.

Mr. Spaxman, Director of Planning, indicated that he would not concur with the City Engineer's report as the recommendations exhibit too much rush and too much certainty. He did not disagree with the direction the City Engineer was taking but disagreed with the certainty. He suggested that the alternatives be discussed by the City Engineer and himself with representatives of the Bureau of Transit, B.C. Hydro, Marathon Realty and C.P. Rail and the results reported back to the Committee. He felt the Committee should be concerned about accepting a major tunnel before the environmental impact has been looked at.

Mr. Curtis advised that funds for the following have been included in the 1976-1980 Five Year Plan:

Melville Extension	$ 160,000
Development of Alberni Street	300,000
Bute-Nelson Tunnel	6,000,000

These funds are in addition to those already requested.

The City Engineer RECOMMENDED the following programme:

1. Adopt a modified Scheme 3 as the Downtown Street System Plan (figure 1) with north bypass for consideration.

2. Commence a staged implementation immediately as outlined in items 3 to 10 following.

3. South bypass: If the Provincial Lake proposal goes ahead there is provision in that project for construction of the required roadways.

   If the Lake proposal does not go ahead approximately $1 million will be required. Because it probably won't be known what is going to happen with the Lake proposal before the 5 Year Plan is finalized, the $1 Million (if required) would have to be provided from supplementary capital. Implementation of the south bypass is related to the redevelopment in this area and is expected to occur over the next 5 years.

Continued on Page 4. . .

Clause No. 3 continued

4. Smithe-Nelson Couplet: Commence implementation of this couplet immediately.

   Changes to Smithe would not involve physical works, but would involve change to signs, signals and pavement markings.

   Physical changes to Nelson Street would be required as follows:

   (a) widening between Burrard and Thurlow; (the Committee should note that large trees will be removed and the cost estimates provides for replanting of 6 inch - 30 foot high trees)

   (b) a pavement overlay between Burrard and Homer;

   (c) construction of a standard pavement on Nelson Street between Homer and Mainland, and on Mainland between Nelson and Smithe.

   The estimated cost of the required changes is $190,000.00

   Funds can be made available for this work from Account 0148/7900, which represents funds not to be spent on the Burrard/Arbutus connector which were going to be allocated to other arterial street improvements. The amount used on the Smithe/Nelson project could be replaced from 1976 supplementary capital budget.

   Lead time required to do the work and make the necessary changes combined with the tourist season suggest that the actual opening of a Smithe-Nelson couplet should be scheduled for September 1975.

5. Implementation of the Smithe-Nelson couplet will require some transit route changes.

   Necessary changes should be discussed with the Bureau of Transit and the results reported back to Council at a later date as appropriate.

6. Approve the Bute-Thurlow couplet including the Bute-Nelson tunnel;

   (a) funds for improvements to Bute Street are included in the proposed 1976-80 5-Year Plan;

   (b) commence further studies to provide a more accurate cost estimate for the Bute-Nelson tunnel (very preliminary estimate - in the order of $6 Million) for inclusion in the 1976-80 5-Year Plan;

   (c) instruct officials to incorporate provision for the tunnel in the planning for the Nelson Park Development to avoid significant increase in costs.

7. Add funds to the proposed 1976-80 5-Year Plan for the Melville extension ($160,000)(1975 Dollars) and Alberni Street development ($300,000) (1975 Dollars).

8. Funds to be considered in the 1981-85 5-Year Plan for possible property acquisition related to alternative access arrangements at the east end of the Smithe-Nelson couplet for improved access to Cambie Bridge ($1.5 Million).

9. Funds have been included in the proposed 1976-80 5-Year Plan for the Cordova extension from Granville to Burrard. The extension should extend to Thurlow and to Bute (westbound roadway only). However, it is suggested that funding for this be postponed until the 1981-85 5-Year Plan to allow time to see what developments will be happening on the Waterfront in order to better integrate any roads with such developments.

10. The 'best' development of Robson between Bute and the Courthouse would be achieved with the Bute-Thurlow couplet in operation, and therefore any Robson Beautification plans should be related to implementation of the Bute-Thurlow couplet (possible only with Bute-Nelson tunnel).

Continued on Page 5. . .

Clause No. 3 continued

The Committee

RECOMMENDED

A. THAT Hastings Street remain a traffic street (no north bypass/Waterfront Road) and the modified Scheme 3, as shown in Figure 1 of the report of the City Manager dated June 10th, 1975 be adopted as the Downtown Street System plan.

B. THAT the staged implementation programme outlined in Items 3 to 10 in the report of the City Manager dated June 10th, 1975 be commenced immediately.

FOR COUNCIL ACTION SEE PAGE(S) 287

DISTRIBUTED MONDAY VIII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

June 12, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 12, 1975, at 1:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

INFORMATION:

1. Secondary Suites

Council on May 27, 1975, when considering a report of the Housing and Environment Committee dated May 8, 1975, dealing with the Housing Conversion Study, passed the following motion:

"THAT this clause be referred back to the Committee for further review and the matter again be considered by Council on June 17, 1975."

The Housing and Environment Committee on June 12, 1975, conside: ed a City Manager's Report from the Planning Department dated June 3 1975, entitled 'Secondary Suites Plebiscite'. Following discussion a recommendation to approve recommendations of the City Manager on the above noted report was defeated with Aldermen Bird, Boyce, and Cowie voting against it. No further action was taken.

RECOMMENDATION:

2. Moratorium on Strata Title Conversions

Council on February 26, 1974, extended the moratorium on Strata Title Conversions for a further year beyond the expiry date of June 26, 1974, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

The Chairman suggested that in view of the existing shortage of rental accommodation in the City of Vancouver an extension of this moratorium would be desirable.

RECOMMENDED,

THAT the moratorium on Strata Title Conversions be extended for a further year beyond the expiry date of June 26, 1975, to June 26, 1976, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

FOR COUNCIL ACTION SEE PAGE(S) 298

* * * *

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 12, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 12, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Kennedy
ABSENT:	Ald. Marzari, Sweeney
CLERK:	G. Barden

RECOMMENDATION & CONSIDERATION

1. Britannia Community Services Centre - Staff and Budgets.

The Committee had for consideration a Manager's Report dated June 5, 1975 outlining budget and staffing for the Britannia Community Services Centre for 1975, Park Board budget for the recreation function , and a budget for the Library Board operations in the centre. (Copies circulated).

It was reported that meetings had been held between members of the Britannia Community Services Centre, Social Planning Department, Finance Department, and the City Manager's office and all concurred with the Manager's Report. It was reported that the Board of Management for the Centre was disappointed in the level of recreational programmes being proposed in the budget and hoped to prove to the Committee and Council in the future that these programs are needed.

Following discussion it was,

RECOMMENDED

(a) THAT the Britannia Community Services complex program be treated as a program element in the total category of "social programs"and that it include the income element, as well as the cost element. It should appear in the City's accounting records even though some of the accounting entries will be generated through the books of the Library Board, the Park Board and the Britannia Society;

(b) THAT the Britannia Community Services complex budget be processed in the same way as budgets for City departments, with the same timing and review process applying;

(c) THAT the Society develop a "Rate Policy" relative to the level of charges for their programs, for any necessary comments by City officials and then consideration by City Council;

(d) THAT Council approve the 1975 budget as recommended by the Director of Social Planning and the Director of Finance and as shown on the detailed budget sheets in this report. This recommendation should follow Council consideration and review of the night security item in the budget;

Cont'd.

Clause No. 1 Continued.

(e) THAT the positions approved in the budget be referred to the Director of Personnel Services for immediate classification;

(f) THAT the necessary funds for the 1975 costs indicated in the budget detail be provided from the provision made in the City's budget previously approved by Council.

(g) THAT $6,500 for program expenditure (Item e. page 3) be reviewed by the Administrative Analyst, the Society, and the Director of Social Planning in April 1976;

(h) THAT the Manager's Report dated June 5, 1975 be approved.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 381-2

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 19, 1975

PUBLIC HEARING

A Special Meeting of Council of the City of Vancouver was held on Thursday, June 19, 1975, at 7:30 p.m., at the Queen Elizabeth Elementary School, 4102 West 16th Avenue.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney & Volrich

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Penta Co-operative Society

An application was received from Mr. Byron Olson, Walkey-Olson, Architects (for the PENTA Co-operative Society) to rezone Lots 1-7, 15-20 of Subdivision 4, Block 43, D.L. 139, area bounded by Camosun Street on the west (unopened) and the south side of West 20th Avenue for an easterly distance of 228 feet and the north side of West 21st Avenue for an easterly distance of 196 feet, including the unopened portion of the lane.

Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (CD-1) Comprehensive Development District

The application was approved by the Director of Planning with the CD-1 By-law restricting the development as follows:

A. Uses:	Townhouses, and Customary accessory uses
Floor space ratio:	Not to exceed 0.6.
Site Coverage:	The maximum site coverage of the site by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, other vehicular facilities, and the principal building(s) shall not exceed 55%.
Height:	The height of the buildings shall not exceed two storeys.
Dwelling Units Per Acre:	Not to exceed 20 dwelling units per acre.
Off-Street Parking:	1.5 parking spaces per dwelling unit.

And subject to the following conditions prior to the enactment of the amending by-law:

cont'd ...

Clause No. 1 (continued)

B. That the detailed scheme of development be first approved by the Director of Planning after having further advice from the Urban Design Panel, having particular regard to overall design, suitable treatment of open spaces, landscaping, adequate off-street parking, adequate provision for suitable service areas, retention of the natural bog area at the northwest corner of the site and West 20th Avenue and West 21st Avenue and Camosun Street adjacent to the site being developed for vehicular traffic.

C. That approval be obtained from Council for the acquisition of the subject properties, including lands within the area already dedicated for a lane (unopened). Consolidation of the same into one parcel and so registered in the Land Registry Office and the dedication of a 20 foot north-south lane to West 20th Avenue.

Further, that should the foregoing conditions not be complied with within 270 days of approval at Public Hearing to the rezoning, the approval contained in the resolution shall expire.

This application was approved by the Vancouver City Planning Commission with the exception, off-street parking to be 1 parking space per dwelling unit.

Mr. R. Youngberg, Associate Director, Area Planning, reviewed for the information of the meeting the rezoning proposal. He advised that the Planning Department had received to-date 1109 letters against the proposal and 121 for. Ms. Wilkinson, on behalf of the Penta Co-operative Society, reviewed the history and objectives of the Co-operative. The proposed development would contain 26 units of townhouses.

Mr. Byron Olson, Architect, reviewed the proposal with the help of slides.

The following addressed Council and spoke against the proposed rezoning in the area:

- Mr. R. Wicks (Dunbar Residents' Association)
- Mr. DeCarmo
- Mr. S. Brewster (submitted a petition containing over 1,000 names as well as a large number of letters from residents opposing the project)
- Mr. R. Hungerford
- Mr. D. Robertson
- Mr. F. Gornell
- Mr. F. Nears
- Mr. P. Keddy (North West Point Grey Property Owners' Association)
- Mr. J. Rutherford
- Mr. Ian Bain (Past President, Endowment Land Regional Park Committee)
- Mr. Norman Johnson
- Mr. Nye
- Mrs. Mallinson
- Mr. Bursewiz
- Mr. Tom Tomlin (whose main concern was the quality of the units)
- Mr. Walker (requested residents be advised of the results of the envivonmental impact study)

cont'd ...

Clause No. 1 (continued)

The following addressed Council in support of the project:

- Mrs. N. Hall
- Ms. Gail McDermott (on behalf of the Rev. Hewitt)
- Mr. A. Dobson
- Mr. J. Diggins
- Mr. B. Riddell
- Mr. B. Rapanas
- Mr. Whaley
- Mr. Rick Lipka
- Mrs. S. Schmid
- Ms. Hilda Thomas
- Ms. Mary Hill
- K. Wilkinson
- Mr. Norman Read
- K. Ballance
- M. Lazarson
- June Dunlop
- Mr. Bowie Keefer (stated that as a Park Commissioner, he felt that the City portion of the Bog should be given to the care and custody of the Park Board for the City and Park Board to mutually bound the boundary of the park and housing. As a private citizen, he supported the general concept of Penta.)
- Mr. Tom Hansen
- Mr. Gavin Perryman (Vice-President of Penta Co-op)
- Ms. Margaret Branion
- Ms. Leslie Adams
- Mrs. P. Feldhanner
- Mr. Ted Gouge
- Ms. Jean Crawford

MOVED by Ald. Volrich
THAT Council defer a decision on this rezoning application to the next Regular Meeting of Council and that it be the first order of business.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Marzari & Sweeney opposed)

MOVED by Ald. Harcourt
THAT the rezoning application be approved.

- LOST

(Ald. Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at 11:50 P.M.

The foregoing are Minutes of the Special Council Meeting - Public Hearing of June 19, 1975, adopted July 8, 1975.

A. Phillips
MAYOR

E. N. Lutt
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 24, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber on Tuesday, June 24, 1975, at 2:00 P.M. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. Kinsella

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Biltmore Hotel

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, being the North-east corner of Kingsway and 12th Avenue, the site of the Biltmore Hotel.

Present Zone: (C-3) Commercial District
Requested Zone: (C-2) Commercial District

The request was approved by the Director of Planning and also by the Vancouver City Planning Commission.

It was noted that Council considered this item at a Public Hearing held on March 13, 1975, at which time it was resolved that the Public Hearing be deferred for 30 days to reconvene at a Regular Council Meeting. At the request of the applicant, the Public Hearing was again deferred to a Public Hearing at approximately the end of May.

The Zoning Planner reviewed the implications of the rezoning application. Mr. M. Prefontaine, representing the Biltmore Hotel, objected to the proposed rezoning on the basis that should the Biltmore Hotel incur damages to the structure in excess of 60% by fire and/or explosion, they would not qualify to rebuild on the proposed zoning.

MOVED by Ald. Bowers
THAT the application be not approved and the Director of Planning be instructed to bring forward a new application to rezone this property to CD-1 with existing uses and structures presently on site being the permitted uses under the CD-1 zoning.

- CARRIED

(Ald. Boyce, Rankin and Sweeney opposed)

2. 41st Avenue and Mackenzie Street

An application was received from Mr. Roger M. Romses, Architect, and Dr. N. Divinsky, University Non-Profit Building Society, to rezone the East Half of Lots 6 & 7; Amended Lot 8; Block 9, D.L. 2027, being 2893 West 41st Avenue.

Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (CD-1) Comprehensive Development District

cont'd ...

Clause No.2 (continued)

The application was:

" NOT APPROVED by the Director of Planning as it is considered that the form of development is considered unsuitable in regards to the shape and size of the site; the close proximity of the buildings of the proposed development to the adjacent single family properties; and the isolating of the three single family homes at the northeast corner of West 41st Avenue and Mackenzie Street

APPROVED by the Vancouver City Planning Commission subject to the following:

(a) that the applicant acquire the 10 foot lane dedicated along the west side of AMD Lot 8;

(b) the height be restricted to 24 feet above the average grade of West 41st Avenue; and

(c) the floor space ratio not to exceed 0.60

NOTE: The Director of Planning would give favorable consideration to a revised or fresh application that included the three lots at the northeast corner of West 41st Avenue and Mackenzie Street, and the 10 foot lane plus additional lands from the adjacent properties.

City Council, at its meeting on April 22, 1975, RESOLVED:

"that the rezoning application, as described in the Manager's Report of April 18, 1975, be referred to a Public Hearing."

The Zoning Planner outlined the proposed development.

Dr. N. Divinsky described the proposed townhouse development. He stated that the developers had displayed the model of the development on the site and invited residents to view it. The majority of those who viewed it were in favour of the development. He explained there was some difficulty re acquisition of the lane.

MOVED by Ald. Volrich
THAT Council defer consideration of this rezoning application to the evening of July 22nd. This meeting to be held in the Council Chamber.

- CARRIED

(Ald. Bowers & Marzari opposed)

DELEGATIONS

(1) A resident of one of the houses adjacent to the proposed development objected to the development because of its height of three storeys which would affect their privacy.

(2) Mr. R. W. Harris - 5583 Mackenzie

also objected to the proposed development.

(3) Mr. Lloyd Yendle - 5650 Mackenzie

opposed the development because of loss of privacy and also referred to the lack of sufficient notice of the rezoning.

cont'd ...

Clause No. 2 (continued)

(4) A member of the U.B.C. Non-Profit Building Society spoke in favour of the proposal.

(5) Mrs. Karen Moode

representing a number of residents on 39th Avenue, opposed the rezoning and objected to the short notice given the residents in this matter.

(6) A number of other persons addressed the meeting both pro and con the development.

MOVED by Ald. Cowie
THAT the Planning Department sponsor an information meeting in the area prior to July 22nd to ensure that all affected citizens are fully informed of the proposed development.

- CARRIED

(Ald. Bird, Boyce and the Mayor opposed)

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to provide a minimum of three weeks' notice of public hearings to affected citizens.

FURTHER THAT in the future public hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted, and leave be granted to sit again on the evening of July 22, 1975, in respect of the rezoning application re 41st and Mackenzie.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 2:45 P.M.

The foregoing are Minutes of the Special Council, Public Hearing, of June 24, 1975, adopted July 8, 1975.

A. Phillips
MAYOR

E. A. Litt
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 24, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D. H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES.

MOVED by Ald. Volrich
SECONDED by Ald. Rankin
THAT the Minutes of the Regular Council Meeting of June 17, 1975, be adopted, after amending the clauses in recommendation (d) of the Standing Committee on Finance and Administration's report, dated June 12, 1975, as contained in page 16 of the Minutes, to read as follows:

(i) securities as set out in the budget.

(ii) host staff, subject to review by City staff and society officials by September, 1976.

(iii) telephone expenses, subject to review by City staff in time for the 1976 directory listing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Rankin
THAT the Minutes of the Special Council Meeting (Court of Revision) of June 17, 1975, be adopted.

- CARRIED UNANIMOUSLY

At this point the Council recessed for the purpose of holding a Special Council Meeting re Public Hearing.

Following the Special Council Meeting, the Council reconvened with the same Members present, at approximately 2.45 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

2624 Waterloo Street -
Illegal Suite.

Council, on April 22, 1975, passed the following motion with respect to the premises at 2624 Waterloo Street:

"THAT the application by Mrs.Cotsakis for consideration under the Hardship Policy, be refused, and the Director of Permits and Licenses be instructed to enforce the regulations of the Zoning and Development By-law."

Subsequently, Council agreed to hear a delegation on behalf of Mrs.Cotsakis, and from residents in the area supporting Council's action.

Pursuant thereto, Mr. J.A.W. Drysdale spoke this day on behalf of Mrs. Cotsakis and filed briefs requesting the Council to either defer consideration of the matter pending a plebiscite to be conducted in the area re secondary suites, or alternatively the suites be allowed on a hardship basis.

Mr. Arrowsmith, representing a number of residents in the area also addressed the Council and referred to the problems encountered particularly in regard to parking as a result of additional suites in this single-family area, and particularly the premises in question.

MOVED by Ald. Harcourt
THAT no further action be taken on this request of Mrs.Cotsakis as outlined by her counsel, and therefore the regulations be enforced.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT Council reconsider its decision this day and that enforcement by withheld for a period of one year.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

Vancouver Fire Department Band -
Grant Appeal.

Council, on May 27, 1975, approved an amount of $3,500 for the Vancouver Fire Department Band. The Band had originally requested $5,010 to allow its continued operation.

Mr. Tebbenham, representing the Band appeared before Council and filed details of the Band's budget and requested Council to increase its level of funding.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Vancouver Fire Department Band - Grant Appeal (Cont'd)

MOVED by Ald. Rankin
THAT a further amount of $1,510 be approved and, therefore, the total amount for 1975 of $5,010 be placed in the Fire Department budget for the purpose detailed in the City Manager's report of May 23, 1975, re the Fire Department Band.

- CARRIED

(Ald. Bowers, Kennedy, Marzari and Volrich opposed)

REPORT REFERENCE AND UNFINISHED BUSINESS

Downtown Transportation Plan.

As instructed by Council on June 17, 1975, it was intended that a report reference be given regarding the Downtown Transportation Plan. Because of the lengthy Agenda, it was

MOVED by Ald. Kennedy
THAT this matter be deferred for a further two weeks.

- CARRIED

(Ald. Bowers opposed)

COMMUNICATIONS OR PETITIONS

Staff Vacancies

The Council noted a memorandum from the Mayor as follows:

"In view of the tight budgetary constraints we are faced with in 1975, I believe we have to try to hold the line on staff. I have talked this matter over with the City Manager and he agrees with the approach.

I THEREFORE RECOMMEND:

THAT, effective immediately, no positions be filled, on a permanent or temporary basis, that have been vacant for two (2) months or more, without the approval of City Council; and except those positions affecting public safety and security, that the Boards and Commissions be requested to forward such positions being filled to City Council for its approval."

Council also noted a letter from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees. Local 1004, requesting that this matter be deferred to give the Unions an opportunity to study the situation and address Council.

MOVED by Ald. Rankin
THAT the request of the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees, Local 1004, be granted and, therefore, this whole matter be deferred and arrangements for the Unions to appear as a delegation be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Sunday Thoroughbred Horse Racing.

Under date of June 18, 1975, the Pacific National Exhibition submitted a letter requesting that Council reconsider its rejection of Sunday thoroughbred horse racing at the Exhibition Park track.

Council noted the actions of Council taken in 1973, 1974, and 1975 respecting requests to permit horse-racing on Sundays. The motion passed earlier this year is as follows:

"THAT the application by the B.C. Jockey Club requesting an amendment to the Vancouver Charter to permit thoroughbred horse-racing on Sundays as indicated in its letter, be not approved."

Council was advised that it would be necessary to rescind the foregoing resolution.

MOVED by Ald. Bowers
THAT the previous motion of Council as quoted above, be rescinded and Council inform the B.C. Racing Commission and the B.C. Jockey Club that this Council has no objections to Sunday thoroughbred horse racing.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

North Fraser Harbour Commissioners

The Council noted a letter from the North Fraser Harbour Commissioners, dated May 27, 1975, requesting support for its proposal to adopt the Harbour Commissions Act, 1964 in place of its present act which dates back to 1913.

Reference was made to a previous letter dated April 9, 1975, from the organisation which confirmed that the North Fraser Harbour Commissioners will pay its $9,000 portion towards the cost of a recreational study upon its completion.

MOVED by Ald. Harcourt
THAT the resolution submitted by the North Fraser Harbour Commissioners requesting the Governor in Council to declare The North Fraser Harbour Commissioners to be established a Commission pursuant to Section 30 of the "Harbour Commissions Act" be and it is hereby approved on the understanding that the conditions with respect to the reserve fund, as contained in the Commissioners' letter of April 9, 1975 be honoured.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Issuance of Building Permits

Council noted a letter from the West End and Downtown Ratepayers Association requesting that its President address the Council with respect to the Development Permit Board By-law, which is before Council later this day.

MOVED by Ald. Rankin
THAT the delegation from the West End and Downtown Ratepayers Association be heard.

- CARRIED UNANIMOUSLY

Mr. McIntyre then addressed the Council and spoke generally of the housing problems and criticized the creation of a Development Permit Board.

Council recessed at 4.00 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in Open Council in the Council Chamber at 4.30 p.m. approximately.

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT June 20, 1975

Works & Utility Matters (June 20, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. C.N. Spur tracks crossing over Vernon Drive and Lot 2, North of Powell Street
Cl. 2. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Avenue - adjacent to Lots A - E, Block 360, D.L.526, Plan 3453, and Plan 4386
Cl. 3. Tender No. 39-75-3 - Truck Chassis
Tender No. 41-75-6 - Sanitation Packer Bodies

The Council took action as follows:

C.N. Spur Tracks crossing over Vernon Drive and Lot 2, North of Powell Street. (Clause 1)

MOVED by Ald. Volrich
That the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Closure of Lane West of Cambie Street, between 10th Avenue and lane North of 10th Avenue - adjacent to Lots A - E Block 360, D.L.526, Plan 3453 and Plan 4386.

MOVED by Ald. Volrich
THAT this item be deferred and the appropriate officials submit further information on the development proposed in connection with this closure of the lane west of Cambie, between 10th Avenue and the lane north of 10th Avenue, including a map of the area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters
(June 20, 1975) (Cont'd)

Tender No. 39-75-3 - Truck Chassis
Tender No. 41-75-6 - Sanitation Packer Bodies.(Clause 3)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 20, 1975)

The Council considered this report, which contains eight clauses, identified as follows:

Cl. 1. 7025 Balaclava Street - Development Permit Application #68996
Cl. 2. Cedar Cottage N.I.P. Appropriation: China Creek Park
Cl. 3. Gastown: Award for Environmental Enhancement
Cl. 4. 3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, D.L. 330 & 331, Group 1, N.W.D.
Cl. 5. 1130 West Pender Street - Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185
Cl. 6. Historic Area Annual Report 1974
Cl. 7. Strathcona Rehabilitation Project - Sale of Property
Cl. 8. School Location, Nelson Park

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1 and 2 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, District Lot 330 & 331, Group 1, N.W.D. - Present Zone: (RT-2). Two Family Dwelling District - Requested Zone: Industrial and/or Commercial - Applicant: Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor. (Clause 4)

MOVED by Ald. Harcourt
THAT this clause be deferred, pending the hearing of a delegation from Mr. B. Kershaw, as requested, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(June 20, 1975)

1130 West Pender Street - Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185 - Present Zone: (CM-1) Commercial District - Requested Zone: (CD-1) Comprehensive Development District - Applicant: Mr. Charles T. Paine, Paine and Associates, Architects. (Clause 5)

MOVED by Ald. Bowers
THAT this clause be received and the matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Clauses 6 & 7.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 6 and 7, be approved.

- CARRIED UNANIMOUSLY

In dealing with Clause 8 of this report, Council also agreed to consider Clause 2, Report I of the Standing Committee on Planning and Development on the same topic.

School Location - Nelson Park
(Clause 8)

Nelson Park.
Report I. (Clause 2)

With the permission of Council Mr. J. Hober, on behalf of the Nelson Park Advisory Committee, addressed the Council and expressed concern with the scheme proposed for Nelson Park as contained in the Standing Committee's report.

MOVED by Ald. Bowers
THAT the recommendations of the Planning and Development Committee as contained in clause 2 of its report of June 12, 1975, be approved.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager as contained in clause 8 of his report of June 20, 1975, be approved.

- CARRIED

(Ald. Rankin opposed)

Council agreed to vary the Agenda to consider clause 2, Report VI, Standing Committee on Community Services, June 19, 1975.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Community Services. (June 19, 1975)

Demeter Flea Market Proposal (Clause 2)

Council received a delegation from Mr. Richard Nathans, representing the Demeter Village Cooperative Association, speaking in support of his application for a loan of $10,000 from the City.

MOVED by Ald. Rankin
THAT the following recommendation of the Committee, contained in this clause, be approved:

"THAT the City endorse in principle the concept of the open-air Sunday Market proposed by the Demeter Village Co-operative Association and the location for the open-air market."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT Council approve a returnable grant of $3,000 to the organization.

- (lost)

(Ald. Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin (in amendment)
THAT the amount of $3,000 in Alderman Bird's motion be struck and the figure of $10,000 be inserted in lieu thereof.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was put and LOST.

Licenses and Claims Matters (June 20, 1975)

1020 Davie Street - Business License (Clause 1)

MOVED by Ald. Bowers
THAT no action be taken with respect to this clause.

- LOST

(Ald. Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses and Claims Matters
(June 20, 1975) (Cont'd)

1020 Davie Street - Business License
(Clause 1) (Cont'd)

MOVED by Ald. Marzari
THAT Mr. Garnet Balsden be requested to appear before Council so that Council may determine whether this kind of business is desirable in the City of Vancouver or not.

- CARRIED

(Ald. Bowers opposed)

Fire & Traffic Matters
(June 20, 1975)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Sidewalk Cafes
Cl. 2. Temporary Closure of Alexander Street for Gastown Farmer's Market
Cl. 3. Additional Bus Stop Locations
Cl. 4. Granville Mall "Hot Dog" Kiosk
Cl. 5. Parking, Hudson Street Bridge

The Council took action as follows:

Sidewalk Cafes.
(Clause 1)

MOVED by Ald. Marzari
THAT this clause be deferred and the Supervisor of Property and Insurance report to Council on the true market value of sidewalks and streets in front of restaurant premises.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Granville Mall "Hot Dog" Kiosk
(Clause 4)

MOVED by Ald. Harcourt
THAT this clause be deferred pending the hearing of a delegation from Mr. Bruhn at a later date, arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

Parking, Hudson Street Bridge.
(Clause 5)

MOVED by Ald. Harcourt
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(June 20, 1975)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Block 52/42 Parking Garage - Major Signage Program.
Cl. 2. Additional Manpower - Police Department.
Cl. 3. Subdivision Approving Officer.
Cl. 4. Amendment to Building By-law No.4702.
Cl. 5. Orpheum Theatre - Possible Economies.
Cl. 6. Suggestions Meriting Awards.
Cl. 7. Trial of Word Processing Equipment - City Planning Dept.

The Council took action as follows:

Block 52/42 Parking Garage -
Major Signage Program
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause,be approved.

- CARRIED UNANIMOUSLY

Additional Manpower - Police Department
(Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause, be approved:

FURTHER THAT a copy of the report be sent to the Attorney-General confirming the previous action of Council on February 18, 1975 on the same topic and requesting the Attorney-General to advise Council on the question of funding as soon as possible.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Clauses 3 - 7 inclusive

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Perscnnel Matters
(June 20, 1975)

Attendance of Housing Planner -
Public Housing Tenants' Conference,
Toronto, August 1 to 3. (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(June 20, 1975)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Subdivision to Restructure City-owned Lots 25 & 26, Block 19, D.L. 195, Plan 2573 and Lot 31 and Abutting Lane Blocks 17 & 18, D.L. 195, Plan 2002; Also privately owned Lots 32 & 33, Blocks 17 & 18, D.L. 195

Cl. 2. Consent to Assign Portion of Lots 4 to 6, Block 122, D.L. 541, Known as 1420 Howe Street

Cl. 3. Rental Review 22' Strip of Waterloo Street North of Point Grey Road, Adjoining Lot 1, Block 4, D.L. 540

Cl. 4. Acquisition of Deteriorated Properties - Strathcona Rehabilitation Project - Lot 30, Block 103, D.L. 196

Cl. 5. Lease of Lots 2, 3 & 4, Block 123, D.L. 541
Sit: S/E Corner of Granville & Pacific Streets

The Council took action as follows:

Clauses 1 - 5 inclusive

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

B. Granville Street Pedestrian Transitway - Phase II

Under date of June 13, 1975, the City Manager submitted the following summary of the report from the Director of Social Planning, the City Engineer and the Chief Constable on Granville Street Pedestrian Transitway - Phase II:

" SUMMARY.

A series of proposals to be carried out under Local Improvement procedures for Phase II have been developed which take into account priorities of pedestrians, transit riders, property owners and businessmen.

The amenities RECOMMENDED include decorative Christmas lighting as well as benches and additional landscaping. The costs would be as follows:

CHRISTMAS LIGHT	Capital Cost		Annual Costs (1975)		
	Property Owners	$17,000	Property Owners	$6,000	(including removal and replacement)
	City	--	City (energey)	1,000	
	TOTAL	$17,000	TOTAL	$7,000	

BENCHES & ADDITIONAL LANDSCAPING	Capital Cost		
	Property Owners	(90%)	$19,800
	City	(10%)	2,200
			$22,000

It is further RECOMMENDED that Council select a designer for the design of benches and planters and instruct the Director of Social Planning and the City Engineer to prepare terms of reference for the design work.

The report also states that there is a need for bus shelters, public washrooms and parking and that a Police Sub-station near the Mall would be desirable. The following are accordingly submitted for CONSIDERATION:

1. BUS SHELTERS
   Council may choose between
   (1) a proposal for Seaboard Advertising Ltd. to install 9 bus shelters for which Seaboard would pay half of the $72,000 capital cost ($36,000), the City would contribute $24,000 and the property owners $12,000 or
   (2) (Without Seaboard participation) City two thirds ($48,000) Property Owners one third ($24,000 - total $72,000).

2. WASHROOMS
   It is proposed that the City develop facilities in the North and South ends of the Mall. Three alternatives are presented. The capital costs are $40,000 and the estimated annual operating costs and rental are from $30,000 to $40,000.

3. PARKING
   670 parking spaces have been removed as a result of the construction of blocks 61 and 71, and 125 daytime on street parking spaces have been eliminated on Howe and Seymour. This represents a 10% reduction in parking on the south end of the Mall.

Council is asked to decide whether a short term parking facility of 560 spaces should be constructed at costs shown on Page 6 of the report and which could include washrooms, retail space and a Police Sub-station among other facilities. "

Council agreed to deal with each of the items on an individual basis.

Christmas Lighting

MOVED by Ald. Cowie
THAT the recommendations of the Officials re Christmas lighting be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the "petition principle".

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Street Pedestrian Transitway - Phase II (cont'd)

Benches and Additional Landscaping

MOVED by Ald. Cowie
THAT benches and additional landscaping (including design costs) be approved based on the cost-sharing recommended by the Officials.

- (amended)

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the "petition principle".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin (in amendment)
THAT benches and additional landscaping, including design costs, be approved with the total costs being charged to the property owners.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY.

"THAT benches and additional landscaping, including design costs, be approved with the total costs being charged to the property owners.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary local improvement by-law for this item under the 'petition principle'. "

Bus Shelters

Mr. Sinclair, Seaboard Advertising Ltd., addressed Council on this item and displayed a model of the proposed bus shelter.

MOVED by Ald. Marzari
THAT consideration of bus shelters, washrooms, short-term parking and the Police Substation be referred to the Standing Committee on Planning and Development for consideration and report back to Council.

(Ald. Bowers, Harcourt, Sweeney and Volrich opposed) - CARRIED

C. Greek Day Committee for the Hellenic Community
Street Parade and Festival - June 29, 1975

The City Manager submitted the following report of the City Engineer dated June 20, 1975:

"On June 17, 1975, Council considered a communication from Mr. Nick Zapantis of the Greek Committee for permission to close off six blocks of West Broadway (Macdonald Street to Waterloo Street), for a street parade and Festival, on Sunday, June 29, 1975.

Because of the involvement of other Civic Departments Police and the Transit Authority, there was not time to submit information to City Council at its meeting on June 17th. (the day after receipt of the application). A report was to be submitted to Council on June 24, 1975.

On June 17th, Council passed the following motion: -

"That the foregoing request be approved on the understanding that any expenses to the City will not exceed $500. in total."

Normally, approvals for street closures include a condition requiring the applicant to provide adequate Liability Insurance. Because there was no reference to this aspect in the applicant's letter, it has not been specifically included by Council's approval of June 17, 1975. The matter of Liability is particularly important in this case, because the area to be used is under construction as part of the West Broadway Beautification project. This portion of the project was to be completed by June 30th, but because the contractor has been unable to obtain suitable materials on schedule, approximately half of the area will be uncompleted.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Greek Day Committee for the Hellenic Community Street Parade and Festival - June 29, 1975 (cont'd)

Departmentally, we have been pursuing the matter of Liability Insurance by the applicants, however, to ensure its provision, it should be required as a condition of approval for the street closure. It is, therefore, recommended that Mr. Nick Zapantis and the Greek Committee indemnify the City, by insurance, against all claims or damages which may result.

It is drawn to Council's attention that because of previous difficulties on particular street closures, certain provisions and procedures were accepted by Council in 1971.

Essentially, these provisions set a minimum period of two weeks to allow processing of applications and also require written confirmation of the affected property owners or tenants and details of any physical installations on the street.

In this particular application, the police must review manpower requirements and are concerned about the liquor licence. The Health Department wish to review the application carefully because of certain difficulties last year and B. C. Hydro need to make special arrangements to detour because of trolley bus operation.

For Council's information, the costs for the closure are estimated as follows:

1.	Signing and barricading, etc.	- 600.00
2.	Street cleaning	- 75.00
3.	Street decorations	-2100.00

Council's approval limited the City's contribution to $500.00

The Engineering Department considers that the provisions and procedures adopted by Council in 1971 are still quite appropriate and unless Council directs otherwise, will continue to follow the procedures.

It is RECOMMENDED that Mr. Nick Zapantis and the Greek Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured. "

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee on Planning & Development (June 12, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Robson Area Development
Cl. 2. Nelson Park
Cl. 3. City-owned Land - Foot of Angus Drive

The Council took action as follows:

Robson Area Development (Clause 1)

MOVED by Ald. Bowers
THAT the recommendations of the Committee be approved after amendment by adding the words "or partnership" after the word "sale";

FURTHER THAT the disposition of the City-owned land be referred to the Property Development Fund.

- CARRIED

(Ald. Harcourt opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning & Development
(June 12, 1975) (continued)

Robson Area Development
(Clause 1) (continued)

MOVED by Ald. Volrich
THAT further consideration of this proposal be deferred to a future meeting of Council at which time representatives of Robson International Village Community Co-operative should be present to discuss this matter and, in the meantime, discussions with the interested parties continue.

MOVED by Ald. Cowie (in amendment)
THAT Ald. Harcourt meet with representatives of B.C. Hydro, Robson International Village and the developers to discuss the possibilities of an integrated development in this area.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, Alderman Volrich's motion was put and CARRIED UNANIMOUSLY.

Nelson Park (Clause 2)

For Council action see Page 7 of these Minutes.

City-owned Land - Foot of Angus Drive
(Clause 3)

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Part Report of Standing Committee on Finance & Administration (June 12, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. University Women's Club - Request for Grant
Cl. 2. 1976-80 Capital Program
Cl. 3. Social Planning Department Artists Gallery
Cl. 4. Playhouse Theatre Centre of B. C. - Grant

The Council took action as follows:

University Women's Club - Request for Grant (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers opposed)

1976-80 Capital Program (Clause 2)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Social Planning Department Artists Gallery (Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in this clause be approved after amending Recommendation 'c' by striking out the words "assist in the drafting of the Constitution and By-laws of the private, non-profit Artists Gallery and".

- CARRIED UNANIMOUSLY

Playhouse Theatre Centre of B. C. - Grant (Clause 4)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Housing & Environment (June 12, 1975)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Garbage Collection From Duplexes
Cl. 2. Fireproof Mattresses
Cl. 3. Pioneer Park
Cl. 4. Bicycle Routes
Cl. 5. Chairman's Report on C.F.M.M. Conference
Cl. 6. Street Lighting
Cl. 7. Housing Conversion Study

The Council took action as follows:

Garbage Collection from Duplexes (Clause 1)

MOVED by Ald.Harcourt
THAT Recommendation 'A' of the Committee contained in this clause be approved after amendment to read as follows:

'A. That the City provide two cans free garbage collection per week for all houses in the City no matter how zoned, effective January 1, 1976.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Recommendation 'B' of the Committee contained in this clause be approved after amendment to read as follows:

'B. That the City provide four cans of free garbage collection per week for all duplexes, effective January 1, 1976.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Recommendation 'C' of the Committee contained in this clause be approved after amendment to read as follows:

'C. That funds be authorized in advance of the 1976 budget to permit the City Engineer to purchase the required additional collection trucks.'

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Fireproof Mattresses (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Pioneer Park (Clause 3)

MOVED by Ald. Harcourt
THAT the matter of design for Pioneer Park be referred back to the Park Board, appropriate City staff and the Urban Design Group for re-design in line with the Committee's comments, and report back to the Committee; and that the Director of Finance report back to the Committee on sources of funding this project.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing & Environment (June 12, 1975)(Cont'd)

Bicycle Routes
(Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 5, 6 & 7

MOVED by Ald. Harcourt
THAT the resolutions contained in Clauses 5, 6 & 7 of this report be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committees on
Community Services & Finance & Administration
(June 19, 1975)

Grant Requests - Spring 1975
(Clause 1)

A. Leisure Link

MOVED by Ald. Rankin
THAT a grant of $14,690 be approved, payable to the Park Board to pay the salaries and benefits of two Leisure Link workers for 10 months, until April, 1976. At the end of this time, the service will be evaluated by the Park Board to determine if it will be included in future Park Board West End budgets.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Kennedy, Sweeney & Volrich opposed)

B. Red Door Recreation Project

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers opposed)

C. New Hope Centre

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

D. Cross-Reach Single Parents

MOVED by Ald. Rankin

(i) THAT Vancouver City Council approve a grant of $14,040 (net $7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the Program being offered in the West End. This grant to cover the 10 month period from June 1, 1975 to March 31, 1976.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services & Finance & Administration
(June 19, 1975) (Continued)

Cross-Reach Single Parents
(continued)

(ii) THAT the grant be paid to the Cross-Reach Society which will administer the grant.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Boyce, Kennedy, Sweeney & Volrich opposed)

E. Vancouver Resource Society for the Physically Disabled

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

F. The New Corinthians Society

MOVED by Ald. Rankin
THAT Vancouver City Council approve a grant of $3,000 to the Society for bedding and appliances at their Communicy Corrections Centre, subject to the Society raising an equal amount of money from private or voluntary sources.

(Ald. Bird, Bowers, Boyce, Harcourt, Kennedy, Sweeney & Volrich opposed)

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

G. Owl House

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

H. Social Planning and Review Council of B. C. (SPARC)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the recommendation of the Committee that no grants be made to:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Finance & Administration (June 19, 1975)

Development Permit Application Process (Clause 1)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Community Services (June 19, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Cedar Cottage-Kensington Area - Pilot Project in Community Corrections

Cl. 2. Demeter Flea Market Proposal

The Council took action as follows:

Cedar Cottage-Kensington Area - Pilot Project in Community Corrections (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Demeter Flea Market Proposal (Clause 2)

For Council action, see Page 8 of these Minutes.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CREATE BOARDS TO BE KNOWN AS THE "DEVELOPMENT PERMIT BOARD" AND THE "DEVELOPMENT PERMIT ADVISORY PANEL"

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

OVED by Ald. Bowers
ECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW TO CREATE THE NEW (C-3A) COMMERCIAL DISTRICT SCHEDULE

MOVED by Ald. Rankin
ECONDED by Ald. Volrich
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Volrich
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

Ald. Boyce & Sweeney opposed) - CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

OVED by Ald. Harcourt
ECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Boyce and Sweeney opposed)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (500 BLOCK EAST CORDOVA ST.)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bowers, Marzari and Volrich are excused from voting on this By-law.)

5. BY-LAW TO AMEND BY-LAW NO. 3844
BEING THE BOARD OF VARIANCE BY-LAW

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Highway Purposes
North 2.5 feet of Lot 23, Block 5 East
Half of Section 25, T.H.S.L.

MOVED by Ald. Rankin
SECONDED by Ald. Volrich
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. North 2.5 feet of Lot 23, Block 5, East half of Section 25, Town of Hastings Suburban Lands.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

cont'd ..

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
North 2.5 feet of Lot 23, Block 5 East
Half of Section 25, T.H.S.L. (cont'd)

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Construction of Pavement and Curbs
Both Sides of Victoria Drive from
19th Avenue to Victoria Diversion

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

THAT

WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned(C-2)Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $212.28;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1975, as if the said lot were used for residential purposes, that is to say, the annual sum of $70.75.

MOTIONS (cont'd)

Construction of Pavement and Curbs
Both Sides of Victoria Drive from
19th Avenue to Victoria Diversion (cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1975 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

1. Vancouver Historical Insights Limited

MOVED by Ald. Kennedy
SECONDED by Ald. Harcourt

THAT WHEREAS the organization known as Vancouver Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver Heritage areas;

AND WHEREAS its skills and premises could be harnessed to help the City's U.N. Committee on "Habitat" 1976;

AND WHEREAS I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED THAT City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.

- CARRIED UNANIMOUSLY

2. Pier Group Mural Company - Golden Pigeon Mural

Alderman Cowie requested permission to amend the motion submitted on June 17, 1975, as follows:

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt

THAT WHEREAS Council on May 27, 1975, approved the Golden Pigeon Mural proposed by Pier Group Mural Company for the exterior wall of 333 Carrall Street;

AND WHEREAS it is considered that this mural would be detrimental to the appearance of Pigeon Park;

THEREFORE BE IT RESOLVED THAT that portion of the resolution approving this mural be rescinded.

(Ald. Bird, Bowers, Marzari, Rankin & Sweeney opposed)

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

Underlining denotes amendment

MOTIONS (cont'd)

3. Commencement Times for Council Meetings

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney
THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance;

AND WHEREAS experience has shown that this objective has not been achieved;

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads;

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

4. MOVED by Ald. Volrich
SECONDED by Ald. Boyce

THAT WHEREAS high interest rates, in addition to high costs, are resulting in great hardship and difficulty to a great many people who are purchasing their own homes or desiring to purchase their own homes;

AND WHEREAS previous resolutions on this subject before the U.B.C.M. and the C.F.M.M. have failed to be approved, mainly because the resolutions have urged that all interest payments on home mortgages be deducted from income and such a move would in fact unfairly benefit the onwers of more expensive homes and encourage homeowners to maintain mortgages on their homes to the highest extent possible;

AND WHEREAS a reasonable ceiling on such deductions would avoid such inequities and would serve the purpose of assisting many people to purchase and maintain their own homes;

THEREFORE BE IT RESOLVED as follows:

1. That the Federal Government be urged to implement, commencing in 1976, a plan to allow interest payments on home mortgages to be deducted from income for income tax purposes to a maximum of $100.00 per month, or $1,200 per year;

2. That the amount of such deduction be reviewed from year to year to determine any appropriate adjustment to such deduction having regard to changes in average interest rates and other factors;

3. That this resolution be brought before the next general meetings of the U.B.C.M. and C.F.M.M. for their approval.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

5. MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

NOTWITHSTANDING the sexist tone of the following advertisement which appeared in local newspapers on June 21 of International Women's Year;

Sun June 21/75

CITY OF VANCOUVER

DIRECTOR OF RECREATION SERVICES
BOARD OF PARKS AND RECREATION

One of Canada's most outstanding parks and recreation systems is embarking on a program involving a broad re-evaluation of its policies and objectives in providing recreation services and facilities. This will include development and introduction of a decentralized area management approach, a redefinition of all recreation plans and programs and a reorganization of staff as appropriate.

The Park Board is seeking a Director of Recreation Services to assume full responsibility for achieving these goals and for the ongoing development and management of the Board's recreation facilities and services. The Director will initially be responsible for a staff of approximately 75 persons and an annual operating budget of approximately 2.25 million dollars. This is a unique opportunity for a candidate who has demonstrated that he has the required management skills and potential for further success.

Applications should be obtained from and returned, preferably together with a detailed resume indicating education and experience, to the Director of Personnel Services, 453 West 12th Avenue, Vancouver, B.C.

June 21, 1975

BE IT RESOLVED THAT Council reaffirm that it does not discriminate between male and female applicants for this or other positions.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted this day and recognized by the Chair:

1. MOVED by Ald. Boyce

THAT WHEREAS two major public hearings in the last few months have been one member short because of the justifiable absence of a member;

AND WHEREAS these hearings are always matters of great importance both to the public as well as to Council;

THEREFORE BE IT RESOLVED THAT one Thursday a month be set aside for public hearings (if required) for the balance of this year;

AND FURTHER THAT in future years when meeting dates are set at the inaugural Council, public hearing dates also be named for the entire year.

(Notice)

The Council adjourned at 6:50 p.m.

The foregoing are Minutes of the Regular Council Meeting of June 24, 1975, adopted July 8, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. C.N. Spur tracks crossing over Vernon Drive and Lot 2, North of Powell Street

The City Engineer reports as follows:

"The Canadian National Railways have applied for permission to cross Vernon Drive and Lot 2 north of Powell Street with spur tracks, in order to serve the Van Term development on the south shore of Burrard Inlet. Lot 2 was acquired by the City in the past for street purposes.

I RECOMMEND that:

(a) The application be approved subject to the conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.

(b) Your Engineer be authorized to sign the application (to the Canadian Transport Commission) on behalf of the City after:

(i) the plan has been amended to his satisfaction

(ii) the Canadian National Railway has executed the said railway crossing agreement

(c) The agreement be executed on behalf of the City."

The City Manager RECOMMENDS that the foregoing be approved.

2. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Avenue - adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453, and Plan 4386

The City Engineer reports as follows:

"An application has been received to purchase the 12 foot lane west of Cambie Street between 10th Avenue and the lane north of 10th Avenue. The applicant, the owner of the lands of both sides of the lane, wishes to consolidate his lands and the lane into one parcel. He is prepared to dedicate 10 feet for the widening of Cambie St. This lane is surplus to the City's highway requirements.

I RECOMMEND that all that portion of lane dedicated by the deposit of Plan 3453 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $6,250 for the surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 10 foot widening strip for highway purposes.

(c) The applicant to pay for the removal or relocation of all utilities and any other costs to affect the subdivision of the site.

Information for the City Manager:

Size of land	12' x 125'
Area	1,500 sq. ft.
Zoning	C-2
Estimated Market Value per Square Ft..	$25.00
Assessed value per Square Foot	$ 6.75"

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 39-75-3 - Truck Chassis
Tender No. 41-75-6 - Sanitation Packer Bodies

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the chassis were opened on May 12, 1975, and tenders for the refuse bodies were opened May 20, 1975, and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Truck Replacement Account.

The Engineering Department has a large number of sanitation refuse packers (32) scheduled for replacement. Because the capital cost of this purchase is estimated at $1,300,000, and the success of the units is critical to our sanitation operation, it is desirable for the City to conduct a short term evaluation program of trucks and bodies which have not been used by the City before. We propose to purchase six units with various drivelines and bodies; the data obtained by operating these six units for 2 - 3 months will provide information for the purchase of the balance of the replacement vehicles (26) later in the fall. This report deals with the purchase of the six chassis and bodies to be used for the evaluation program.

I. Truck Chassis - Tender No. 39-75-3

Tenders were called for six trucks asking for prices on at least four different engines and three different transmissions. Bids were received from six different suppliers. Three of the suppliers, Musgrove Ford, Rod McCallum Ford and International Harvester are not being considered because they have offered trucks with which the City of Vancouver has experience. Of the remaining three bids, Inland Kenworth and White Truck Ltd. offer the most suitable alternates. To obtain experience with as many combinations of engines and transmissions as possible, we are recommending the purchase of the following six trucks:

(a) Two - White model WFT6364
c/w Cummins NH230 Diesel engine and Sundstrand Transmission

(b) One - White model WFT6364
c/w Detroit Diesel 6-71 engine and Sundstrand transmission

(c) One - Kenworth model PD223
c/w Detroit Diesel 6-71 engine and Sundstrand transmission

(d) Two - Kenworth model PD223
c/w Detroit Diesel 6V-53 engine and Sundstrand transmission

Although the evaluation period is limited, this selection of trucks should provide sufficient information regarding maintenance and improved operating characteristics so that the most economical chassis can be purchased in the fall.

i) We RECOMMEND acceptance of the bid from White Truck Ltd. for three White model WFT6364 trucks c/w Sundstrand transmission, two with Cummins NH230 engines and one with Detroit 6-71 engine at a total cost of $81,748 (two at $27,052 and one at $27,164 plus optional lateral track rods at $160 each) plus 5% Provincial Sales Tax.

ii) We RECOMMEND acceptance of the bid from Kenworth Trucks for three Kenworth model PD 223 trucks c/w Sundstrand transmission, two with Detroit 6V-53 engines and one with a Detroit 6-71 engine at a total cost of $78,907 (two at $25,974 and one at $26,959 plus 5% Provincial Sales Tax.

II. 25 Yd. Refuse Bodies - Tender No.41-75-6

Prices were called for two classes of refuse bodies: low density units similar to the units we are presently using, and high density units which are claimed to carry up to 6,000 pounds more payload in the same size body. The high density bodies, however, are not being considered because, in the units bid, the extra weight causes the gross vehicle weight to exceed that allowed by the Motor Vehicle Act.

Cont'd . . .

Clause 3 Cont'd

Ten bids were considered for low density bodies. Bids Number 2, 5, and 10 for Heil Mark III, Leach Sanicruiser and Garwood LP725-9 respectively are not being considered as the City has owned and operated these particular makes and models. Bids Numbers 3 and 7 for Pakmor units do not meet specifications as they offer a density of 650 lb/cubic yard instead of the 700 lb/cubic yard density specified. Bid Number 9 is considered to be too expensive for the capacity provided. The remaining four bids are discussed below.

a) Bid No. 1 for an E-Z-Pack model M200A. We have examined smaller models of this unit and consider it to be a possible alternative to the refuse body we are now using.

b) Bid No. 4 for an E-Z-Pack model C250. A comparison of the specifications of Bid No. 1 and 4 indicates that the major differences between the two units are hopper capacity and hydraulic cylinder sizes and this unit should also be considered.

c) Bid No. 6 for a Heil model Mark IV. Although we have a number of Heil bodies in the current fleet, this model is different from the model we are now using and should be evaluated.

d) Bid No. 8, for a Dempster model DRK25. This unit was offered as a high density unit, but does not meet specifications as a high density unit. Therefore, it is being considered as a low density unit offering one of the best packing densities in this class.

At least two models of each make should be purchased to provide a reasonable sample. After a comparison of specifications, payload capacities and costs, the following bodies appear most suitable for this sample.

a) one E-Z-Pack model M200A refuse packer -(Bid No. 1)

b) one E-Z-Pack model C250 refuse packer - (Bid No. 4)

c) two Heil Mark IV refuse packers - (Bid No. 6)

d) two Dempster model DRK25 refuse packers - (Bid No. 8)

The two models of the same make, the E-Z-Pack M200A and C250 are similar units except for hopper size and hydraulic cylinder sizes.

A. We RECOMMEND acceptance of the bid from Rollins Machinery for one E-Z-Pack M200A and one E-Z-Pack C250 refuse packer body at a total cost of $23,803.00 ($11,124.00 for the M200A, $12,239.00 for the C250 and $220.00 each for an optional 'hotshift' power-take-off).

B. We RECOMMEND acceptance of the bid from Reliance Truck & Equipment for two Heil Mark IV refuse packer bodies at a total cost of $26,682.00 ($13,100.00 each plus $241.00 each for optional 'hotshift' power-take-off).

C. We RECOMMEND acceptance of the bid from Amalgamated Metal Industries for two Dempster model DRK25 refuse packer bodies at a total cost of $28,442.78 ($13,962.01 each plus $249.38 each for optional 'hotshift' power-take-off)."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 383-4

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. 7025 Balaclava Street
Development Permit Application #68996

The Director of Planning reports as follows:

" Development Permit Application #68996 has been filed by Miss Caroline Weeks to construct a 10' x 10' stable in the north-west corner of the site; to convert the existing carport into a utility storage shed at the rear of this one family dwelling; and to keep a maximum of seven horses on this site.

This site is located in an RA-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The area of the site is .6 acres.

On June 9th, 1975, the Director of Planning approved Development Permit Application #68996 for the construction of a stable for horses in the north-west corner of the site and conversion of the existing carport to a utility storage shed for a limited period of time, subject to a condition:

'Prior to the issuance of the Development Permit:

.....approval is to be first received from City Council for the keeping and boarding of seven horses on this site.'

City Council on June 5th, 1974 permitted the keeping of six horses on the site. The request is now to keep one additional horse for a total of 7. "

It is recommended that City Council approve the keeping and boarding of a maximum of seven horses on the site."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Cedar Cottage N.I.P. Appropriation:
China Creek Park

The Director of Planning reports as follows:

"The Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974 and subsequently by the senior levels of government placed as first priority the improvement of parks and recreation facilities in the area. The sum of $281,340.00 was allocated in the Concept Plan for this purpose (the sum was later added to the Beautification and Public Use Area allocation to total $582,700.00). Following approval of the Concept Plan detailed design of specific parks was begun by staff of the Board of Parks and Recreation working with the Planning Department, the Cedar Cottage N.I.P. Committee and area residents. The first of the parks to complete this stage is the portion of China Creek Park lying east of Clark Drive at East 11th Avenue (see Map). The plans have been approved by the Parks Board, the N.I.P. Committee and area residents and include provision of two tennis courts, some landscaping, playground and seniors facilities at $81,400.00. Under N.I.P. the City's share of this amount is 25% or $20,350.00.

Cont'd . . .

Clause #2 continued:

The Director of Planning recommends:

A. That Council authorize the appropriation of $81,400.00 from the Cedar Cottage N.I.P. funds for purposes of making improvements to the portion of China Creek Park lying east of Clark Drive."

The City Manager RECOMMENDS that the foregoing report be approved.

INFORMATION

3. Gastown: Award for Environmental Enhancement

The Director of Planning reports as follows:

"The Journal "Design and Environment" has announced that it is the magazine's intent to make an award to the City of Vancouver for the "Gastown Improvement Program". Gastown's program was one of eight awards proffered in the category of "Enhancement of Cityscape".

"Design and Environment" is a multi-disciplinary/interprofessional quarterly publication for architects, engineers, city planners, landscape architects, designers, etc. with world-wide circulation.

This award was the first in a program of intended annual awards and will take the form of a certificate issued by Design and Environment to the City of Vancouver, together with the publication of a series of photographs and a description of the project in the August issue."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATIONS

4. 3296 S.E. Marine Drive, S.W. Corner of S.E. Marine Drive and Kinross - Lots 7 & 8, Subdivision of Lots 1-4 & 21-24, Block 10, District Lot 330 & 331, Group 1, N.W.D. - Present Zone: (RT-2) Two-Family Dwelling District - Requested Zone: Industrial and/or Commercial - Applicant: Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor

The Director of Planning reports as follows:

"An application has been received from Mr. Tom Holmes, c/o Bryan Kershaw, Barrister and Solicitor, 2145 West Broadway, Vancouver, B.C. requesting an amendment to the Zoning and Development By-Law whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to Industrial and/or Commercial for the purpose of:

"Enabling me to sell my property for industrial and/or commercial use since the property is located next to the MacMillan Bloedel mill which is very noisy and which pollutes the air. No-one is willing to buy my property for the purpose of the present two-family dwelling use".

Also submitted with and forming part of the application are:

Memorandum from Mr. Kershaw dated October 2, 1974; a portion of a plan from the Land Registry Office showing the location of the property; a copy of a letter to Mr. Tom Holmes dated April 23, 1928 from the Cor-

Cont'd . . .

Clause #4 continued:

poration of the District of South Vancouver and a copy of a letter from the Vancouver City Law Department to Mr. Kershaw dated April 17, 1974. All of the above said correspondence is attached as Appendix A.

SITE DESCRIPTION

The subject property is located at the S.W. corner of S.E. Marine Drive and Kinross Street. The dimensions are 148 feet by 120 feet for an area of 17,760 square feet. The site is presently developed with a single family dwelling. The subject site is not serviced by a sewer line.

The entire area south of S.E. Marine Drive from Kerr Street to Boundary Road to a depth of approximately 500' is zoned (RT-2) Two-Family Dwelling District. There are few residentially developed sites within this area and much of the land is presently vacant. There are 4 houses at the S.E. corner of S.E. Marine and Kerr Street, located approximately 1,000 feet west of the subject site. In addition, the Northwest Baptist Theological College is located across the ravine in the block immediately east of the subject site.

South of the (RT-2) Two-Family Dwelling District zoned area to the Fraser River the zoning is (M-1) and (M-2) Industrial District. Among the variety of industrial uses in this area is a division of MacMillan Bloedel which is located just east of Kinross Street. The diversion of S.E. Marine Drive, when completed, will mark the boundaries between the industrial and residential zoning. North of S.E. Marine Drive, between Kerr Street and Boundary Road, the zoning is (RS-1) One-Family Dwelling District and is presently vacant.

The Planning Department has received further correspondence from Mr. Bryan Kershaw as follows:

- A letter dated October 2, 1974 with attached copy of the order declaring the expropriation of the said property by the City ultra vires and void.

- A letter from the Vancouver City Law Department dated October 23, 1973, to Mr. Kershaw on the expropriation of 3296 S.E. Marine Drive.

- A letter dated October 28, 1974 indicating the industrial purpose of the site.

- A letter from the Vancouver City Law Department dated December 23, 1974 correcting the previous letter sent on October 23, 1973 that the City never contemplated an industrial site on the property.

The above correspondence is on file in the City Clerk's Office.

ANALYSIS

The Planning Department does not favour utilizing this land for industrial and/or commercial use. The rezoning of the subject site would create a small isolated industrial-commercial site in an area zoned (RT-2) Two-Family Dwelling District. In addition, the proposed rezoning is not in agreement with the ultimate scheme for the area. The plan of development for Champlain Heights, which includes the subject site, indicates that S.E. Marine Drive will be diverted south at some point just east of Kerr Street to meet with Scott Street in Burnaby. The subject site plus the area to the east of it, including the Baptist Theological College, is indicated in the plan of development as institutional. The plan of development for Champlain Heights was approved in principle by City Council in May 1968.

Cont'd . . .

Clause #4 continued:

See Appendix C for the plan of development.

The Vancouver City Planning Commission in its meeting of March 5, 1974 endorsed the recommendation of the Director of Planning that the rezoning application be not approved.

RECOMMENDED: THAT the application to rezone the subject site from (RT-2) Two-Family Dwelling District be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

DELEGATION REQUEST: MR. BRYAN KERSHAW

5. 1130 West Pender Street - Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185 - Present Zone: (CM-1) Commercial District - Requested Zone: (CD-1) Comprehensive Development District - Applicant: Mr. Charles T. Paine, Paine and Associates, Architects

The Director of Planning reports as follows:

"An application has been received from Mr. Charles T. Paine of Paine and Associates, Architects, to amend the Zoning and Development By-Law No. 3575 for the purpose of:

"A mixed use development having retail, residential and office accommodation."

SITE DESCRIPTION

The subject site is located on the south side of West Pender Street between Thurlow Street and Bute Street. The site has a frontage of 264 feet on West Pender and a depth of approximately 183 feet on the west and approximately 300 feet on the east to a 33 foot lane at the rear of the property, for a total site area of 56,205 square feet. The subject site is presently zoned (CM-1) Commercial District and developed with the Park Plaza, an older six-storey apartment building with a total of 47 dwelling units and surface parking. The lands to the east of Thurlow Street are zoned (CM-1) Commercial District and the lands west of Bute Street are zoned (C-5) Commercial District. See Appendix A.

East of the subject site two nine-storey office buildings are developed. To the west, an office building presently under construction will reach a height of 283 feet.

PROPOSED DEVELOPMENT

The Architect's drawings forming part of the application indicate a 28-storey office-residential complex consisting of two Plazas, one at West Pender Street level and one at the second floor level and a tower 346 feet in height. Twenty 2-storey townhouses and five dwelling units form part of the tower and look south while sixteen two-storey townhouses and eight dwelling units are proposed in a separate building located at the southeast corner of the site which is connected to the development by the Plazas and skywalks. The residential part of the development is terraced to provide light and open space for the residents. Four levels of underground parking is provided with ingress and egress from West Pender Street.

Cont'd . . .

ause #5 continued:

Plaza located at the West Pender Street level will contain retail res and the entrance lobby to the tower. The second floor Plaza l contain a restaurant with an outdoor eating area as well as 18 storey townhouses of which 10 form part of the tower and the remain- 8 are located in the separate building at the southeast corner of site.

proposed development indicates an athletic club, exercise centre 20 floors to be used for offices. The remaining residential commodation is provided with 9 dwelling units at the fourth floor h 5 dwelling units forming part of the tower and 4 dwelling units rming part of the separate structure. On the fifth floor, 10 two- orey townhouses forming part of the tower and 8 two-storey townhouses rming part of the separate structure are indicated. The remaining r dwelling units form the top floor of the separate residential plex at the southeast corner of the site.

LYSIS

proposed scheme of development has the following floor area for h use (based on the existing (CM-1) Commercial District Schedule hod of measurement):

Retail	12,837	square feet (gross)
Offices	254,528	square feet (")
Restaurant	7,356	square feet (")
Club	6,901	square feet (")
Residential	55,489	square feet (")
Total Floor Area:	337,111	square feet
Total Site Area:	56,205	square feet
Floor Space Ratio:	5.0	Retail/Office
	0.99	Residential
	5.99	Overall

drawings indicate that the face of the arcade at ground level l consist of all glazed retail store fronts with considerable essibility by pedestrians. 12.6% of the site is open from the und level to the sky. The drawings indicate that 275 off-street king spaces are provided while 266 off-street parking spaces are maximum allowed in accordance with the downtown guidelines. drawings also indicate that 9 off-street loading and unloading ces are provided while 7 is the maximum allowed in accordance with downtown guidelines.

Urban Design Panel in its meeting of February 6, 1975, considered proposed scheme of development.

"Rick Sheppard introduced the design which had been seen during an earlier design stage and developed to its present form through a constant dialogue between the Architect and the Downtown Team.

The Panel supports the residential element worked into the scheme but wonders if the units will sell. The terraced form of the housing transforms what could otherwise have been another bit of downtown open space into interesting defined spaces and the location and orientation of the dwelling units has been improved with respect to available sunlight.

The Panel commends the Downtown Team for guiding the proposal into its present form but wishes that further design improvements

Cont'd . . .

Clause #5 continued:

be made to the tower building which lacks the sensitivity of the lower development and appears to be totally unrelated to it.

The Panel also wishes to suggest that the tower be made slimmer and taller and be placed parallel to Pender Street instead of at an angle.

The Panel agreed that the matter be left with the Downtown Team for further improvements and refining of the design.

RECOMMENDATION: That the Director of Planning approve this design subject to further design guidance by the Downtown Study Team."

The Engineering Department reviewed the proposed development on March 18, 1975 and reported:-

"1) (Vehicular) Ingress/Egress: the ingress/egress is acceptable as shown (from Pender Street).

2) On-Street Impact: the development is not expected to adversely affect the traffic flow on the surrounding street system. The Developer should, however, be advised that, should difficulties arise because of cross-centreline in and/or out activities, both ingress and egress may be restricted (either physically or by signing, as required) to right turns only."

COMPARISON WITH PROPOSED DOWNTOWN ZONING AND DEVELOPMENT PLAN

The application and the proposed scheme of development forming part of the application meet the intent of the proposed downtown zoning and development plan by providing residential accommodation and various pedestrian interests. The subject site is located in an area that has been one of continuous change with a trend of commercial redevelopment and demolition of residential accommodation.

In comparing the proposed scheme of development with the proposed downtown zoning and development plan, the scheme of development is below the maximum allowable floor space ratio but exceeds the outright height provision of the proposed downtown zoning and development plan as can be seen below:

Proposed 1130 W. Pender			Proposed Downtown Zoning and Development Plan (maximum allowed)		
F.S.R.	5.0	non-residential use	5.0	non-residential use	
	0.99	residential use	1.0	residential use	*
	5.99	overall	1.0	non-residential use	*
			7.0	overall	*

(The maximum density for any non-residential use shall be floor space ratio 5.0; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to a maximum additional floor space ratio of 1.0 for residential use and a maximum additional floor space ratio of 1.00 for non-residential use.)

Cont'd . . .

Clause #5 continued:

Height	346 feet	300 feet allowed, however, the Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits.

The Downtown Team believes that the proposed scheme of development for 1130 West Pender Street is compatible with this area of the downtown and believes that height is justified due to the large site, the provision of residential accommodation and the pedestrian interests.

RECOMMENDATION: That the application to rezone from CM-1 Commercial District Schedule to CD-1 Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

1. Uses: Offices
Retail
Restaurant (including outdoor eating)
Athletic Club
Exercise Centre
Residential - consisting of townhouses and/or dwelling units
And Customarily accessory uses, including off-street parking and loading.

F.S.R. Not to exceed 6.0 overall. The floor space ratio for the residential development shall not exceed 1.0 and the floor space ratio for the office-retail-restaurant and athletic club shall not exceed 5.0. In computing the floor space ratio it shall be measured in the same way as the CM-1 regulations. Balconies, canopies, sundecks may be excluded from the floor area measurement provided that the total floor area of all such excluded items does not exceed 8% of the total permitted floor area.

Height: The height of the development shall not exceed 360 feet, measured from the average grade of West Pender nor 28 storeys.

And subject to the following conditions:

2. That the detailed scheme of development to be first approved by the Director of Planning after further advice from the Urban Design Panel, having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress, servicing areas and off-street parking.

3. That the owner undertakes in writing to agree to have the site rezoned from CD-1 Comprehensive Development District to the Downtown Development District at the time that the Downtown is rezoned.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval of the Public Hearing to the rezoning, the approval contained in this resolution shall expire.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

6. Historic Area Annual Report 1974

The Director of Planning reports as follows:

That the Historic Area Annual Report for 1974 has been prepared by the staff of the City of Vancouver Planning Department on behalf of the Historic Area Advisory Board. A copy of this report is attached and is intended to provide Vancouver City Council and Provincial Secretary with a summary of the various activities in and adjacent to the Gastown and Chinatown Historic Areas during the year of 1974. As the second annual report it briefly reviews those problems and recommendations cited in the 1973 H.A.A.B. General Report and identifies the accomplishments and/or failures and the additional needs of the Historic Areas as perceived after one additional year of operation.

The Director of Planning recommends that copy of this report be forwarded to the Provincial Secretary for his information.

The City Manager submits this report for INFORMATION and concurs with the Director of Planning's RECOMMENDATION.

7. Strathcona Rehabilitation Project - Sale of Property

e Director of Planning reports as follows:

rant loans given under the Strathcona Rehabilitation Project are cured for compliance with the conditions by mortgages. One of the nditions imposed on a recipient of a grant is that if the property sold within five years of the date of the grant loan, the balance the loan is repaid and a proportion of the grant is also repaid. e purpose of this section was to prevent individual property owners Strathcona from reaping a capital gain at the expense of the project.

ase has just come before the Strathcona Rehabilitation Committee reby a property has been "sold" by transferring title to a family ding company composed in fact of the same individuals as the previous ership. At its meeting of April 30, 1975, the Strathcona Rehabilitation mittee resolved that:

> 'In fact the transfer of property to the family holding company must not be considered a sale and was a transfer of an act of convenience from the income tax shelter.'

is necessary for City Council also to recognize that this transfer is not be considered a sale within the terms of the agreement.

grant loan was approved in March, 1973 in an amount of $8,000 of which City's share is an interest free loan of $2,000. The five years for yment runs from the time final payment was made which in this case was uary, 1974.

Cont'd...

Clause No. 7 Continued:

'he Director of Planning recommends that Council agree that the transfer ›f title from David DeCamillis to Rondar Estates Ltd. is not to be :egarded as a sale for purposes of the Strathcona Rehabilitation Project .nd that no loan repayment or grant repayment should be required."

'he Director of Legal Services reports as follows:

This request involves an apartment building, a commercial venture. The ransfer to a company, even though controlled by the mortgagor's family, s a sale. Although it is suggested that this is being done to take dvantage of an income tax situation, the control by the City provided ı the mortgage agreement is lost as ownership in the company can be ransferred by sale of the company shares. As mortgagee, the City is :ting on behalf of the three levels of government and as the agent of ıe two senior governments and will be exercising a discretionary power : it approves this sale since it does not fall within the specific :ansactions exempted from the agreement."

ıe Supervisor of Property & Insurance concurs with the Director of :gal Services.

e Director of Finance recommends that the request not be agreed to, it removes the City's protection on the loan and assumes a discretionary wer on the part of the City with respect to the senior levels of vernment.

e City Manager RECOMMENDS approval of the recommendation of the Director Finance.

3. School Location, Nelson Park

The Chairpersons of the School & Park Boards, City Engineer and Supervisor ›f Property and Insurance report as follows:

"At its meeting on June 12th, 1975, when dealing with the Director of 'lanning's report dated June 4th, the Standing Committee on Planning and Develop- ıent passed the following recommendation:

> "THAT the School Board proceed with plans for the development of school and community facilities only; with the remainder of the area being developed as park.
>
> FURTHER THAT representatives of the School and Park Boards meet with the City Engineer and Supervisor of Property & Insurance and report back to the Committee in two weeks with a recommendation on the preferred location for the school."

School and Park Board Chairmen and staff subsequently met June 17th with the ty Engineer, and a representative of the Property and Insurance Division. Staff the Planning Department were also invited and attended.

In order to best meet school, park,pedestrian and transportation eeds, it was concluded that a school location generally within the orth and west portion of Block 22 was preferred. The School and ark Boards will together resolve individual preferences for the kact school site within this location. This general location satisfies ıe concerns of both the School and Park Boards, while accommodating ıe construction of the tunnel.

Cont'd...

Clause No. 8 Continued:

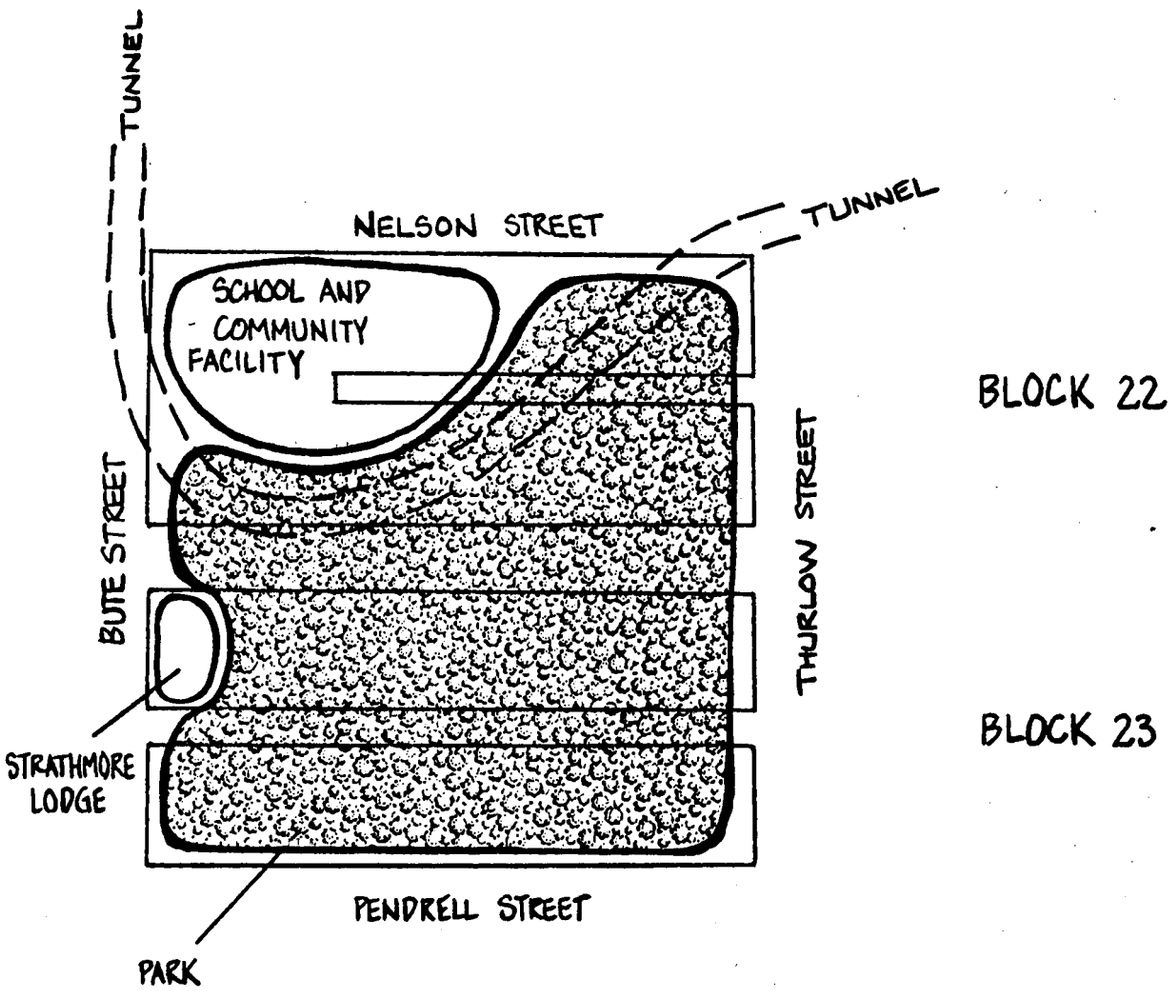

It was also concluded that the existing childrens' playground if displaced by the school should be concurrently relocated on Block 22.

The Supervisor of Property and Insurance advises that subject to Council approval, every effort will be made to obtain vacant possession of all Block 22 residential building by the end of October 1975. Difficulty can however be anticipated due to the current shortage of this type of housing. This situation is aggravated by delays in completion of the 500 unit West End Senior Citizen building and by the special circumstances of Minaki Lodge tenants.

RECOMMENDATION

The concensus of the June 17th meeting was that the following recommendations be forwarded to Council.

A. THAT the required primary annex and community facilities be located generally within the north and west portion of Block 22, D.L. 185, as indicated on the preceeding sketch.

B. THAT in regard to existing residential buildings on Block 22, Council instruct the Supervisor of Property and Insurance to obtain vacant possession, where possible assist in the relocation of residents and clear the site as soon as possible.

INFORMATION

Representatives of the School Board, Parks Board, City Engineer and Supervisor of Property and Insurance will be meeting June 25th, 1975, to begin preparation of detailed arrangements for the redevelopment of Block 22, including exact school location and exchange of properties between School and Parks Board.

The City Manager RECOMMENDS that the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 384-5

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. 1020 Davie Street - Business License

The City Manager submits the following report of the Director of Permits and Licenses:

"Early in 1975, Mr. Garnet Balsden obtained a Business License to carry out the business of a photographer at 1024 Davie Street. A subsequent inspection revealed that his operation was not that usually associated with a photographer. Rooms are rented by female models for the purpose of posing in the nude for customers who wish to take pictures of the model either with their own camera or by renting a polaroid camera from the establishment. The models are also available for nude body painting. Five rooms, each equipped with flood lighting and a bed are available for the purpose. Mr. Balsden was interviewed and told that he did not hold the correct license and was requested to re-apply. At this time he was also told that if his present operation continued in his new application that I would be referring the situation to Council.

In spite of repeated 'phone calls, visits and a written request to re-apply and to come in for further discussion, Mr. Balsden did not do so. He did however obtain a second license as a photographer at 1020 Davie on which was added the words, "Renting out Studio space". No effort was made to contact the City License Inspector or myself and the second license was inadvertently issued.

In view of the history involved and the actual operation being carried on, Council may wish to have Mr. Balsden appear before Council to adjudicate whether this kind of a business is desirable in the City of Vancouver or not. Your officials could then be instructed accordingly."

The City Manager submits the report of the Director of Permits and Licenses for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 386-7

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Sidewalk Cafes

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidewalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

A further application has been received, as follows:-

(i) Pizza Patio, 1170 Bute Street, for a sidewalk cafe adjacent to their outlet at 910 Granville Street. (See Appendices).

The Liquor Administration Branch is agreeable to the extension of the alcoholic beverage permit for this cafe provided the applicant enters into a lease with the City, as in the case of previous applications.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 be set at $100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that with the wide sidewalks existing on Granville Mall, pedestrian movements will not be unduly restricted by the proposed sidewalk cafe.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

a. the proposed sidewalk cafe at 910 Granville Street be approved;

b. the rental for 1975 be $100. per month and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;

c. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;

d. The City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateur's liquor permit to include the area of the sidewalk cafe."

The City Manager RECOMMENDS approval.

2. Temporary Closure of Alexander Street for Gastown Farmer's Market

The City Manager submits the following report of the City Engineer:

"For the past two summers, the Gastown Merchant's Association had permission to close Alexander Street to vehicular traffic every Sunday for a Farmer's Market. This particular event was one of a number that were permitted in the Gastown area.

We are advised by Mr. Al Bowen of the Gastown Merchant's Association, that they propose doing the same this year, commencing June 29, 1975. The proposal is to close Alexander Street to vehicular traffic between Carrall and Columbia Streets.

This closure would be effective from 9:00 a.m. to 8:00 p.m. each Sunday. Last year, the period of time involved, was from June 30th to September 29th.

Cont'd . . .

Clause 2 Cont'd

This year, the duration of the market will be from June 29th to October 26th; although this time may not be fully utilized since the merchants are negotiating for off-street space and they should finalize these arrangements before the fall of this year. Furthermore, the public acceptance of this market has been favourable and the merchants feel that if the extension is needed, they can fully utilize this time to sell fruit to the public.

Transit is not affected by this closure and there are no objections to the proposal from a police or traffic engineering standpoint.

It is therefore RECOMMENDED that the Gastown Merchant's Association be permitted to close to vehicular traffic, Alexander Street from Carrall Street to Columbia Street each Sunday during the time 9:00 a.m. to 8:00 p.m. and for the period of June 29th to October 26th, 1975, for purposes of holding a Farmer's Market. Such permission to be subject to the following conditions:

a. the applicants enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against any claims that may arise from holding the activity.
b. the cost of temporary traffic controls be borne by the applicant.
c. the cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
d. that licences required by the Department of Permits & Licences be obtained prior to the closure.
e. any food concessions be approved by the City Health Department."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION AND RECOMMENDATION:

3. Additional Bus Stop Locations

The City Manager submits the following report of the City Engineer:

"INTRODUCTION

There are 13 transit routes, 6 local and 7 Fastbus (diesel powered) presently operating on Hastings Street between Main and Granville Streets with schedule peak volumes of 110 and 106 buses per hour in the west and eastbound direction respectively. During the rush periods, these buses carry an average of about 50 passengers per bus.

On May 30th, the existing 820 Fastbus service was replaced by the 619 620, and 621 Fastbus services. This change added eight buses per hour and brought the total number of bus routes to 15. In addition, a bus zone and terminal is required for these three services on the north side of the Dunsmuir-Melville Connector, east of Thurlow.

PROBLEM

Although the peak hour bus volumes indicate a bus will pass any point every 30 seconds, in practice, the spacing between bus arrivals at bus stops is not always predictable. General traffic conditions, such as congestion, delay traffic movement and on this heavily used street, several buses will often arrive at a bus stop at the same time.

In order to accommodate the intense loading and unloading demands, the City has extended the existing bus zones to almost half a block, at several locations, yet congestion persists.

The inadequate capacity at these locations is creating a highly undesirable situation as queueing buses waiting for an opportunity to get into the designated bus zones are often lined into the intersection, obstructing cross traffic movement.

To further lengthen these bus zones, would create greater confusion and hazard for bus passengers as they move back and forth along the length of the bus zone looking for their bus.

Cont'd . . . .

Clause 3 Cont'd

SOLUTION

To rectify this problem, B.C. Hydro and the City Engineering Department have agreed to experiment with the establishment of six additional bus stops on Hastings Street between Granville and Main Streets plus one additional bus zone at the Dunsmuir-Melville Connector.

The added stops are to be located at critical locations and will be used exclusively by the Fastbuses.

In this way, buses not scheduled to stop at a particular location will be able to pull around standing buses at loading or unloading zones. This will provide the necessary relief to the congestion at these critical locations.

The seven additional bus zones will be at the following locations:

a) N/S Hastings East of Main
b) N/S Hastings East of Abbott
c) N/S Hastings West of Homer
d) S/S Hastings East of Richards
e) S/S Hastings East of Cambie
f) S/S Hastings West of Columbia
g) Dunsmuir - Melville Connector

These new stops provide an improved system for both local and Fastbus services and will afford a smoother transit operation on Hastings Street without reduction in services to the transit users. However a total of 19 on street parking spaces will be required to implement these new bus stops, 10 on Hastings Street and 9 on the Dunsmuir-Melville Connector.

RECOMMENDATION

To facilitate more efficient transit operation on Hastings Street, the City Engineer recommends the approval of the installation of the following bus stops:

a) N/S Hastings East of Main
b) N/S Hastings East of Abbott
c) N/S Hastings West of Homer
d) S/S Hastings East of Richards
e) S/S Hastings East of Cambie
f) S/S Hastings West of Columbia
g) Dunsmuir-Melville Connector

The City Manager submits the above report of the City Engineer for Council INFORMATION and RECOMMENDS approval.

INFORMATION:

4. Granville Mall "Hot Dog" Kiosk

The City Manager submits the following report of the City Engineer:

"Reference is made to a communication dated May 20, 1975, received by Council from Mr. Uwe Bruhn, an applicant for a street vending permit on Granville Mall.

Mr. Bruhn presented a 'statement of facts' as to the procedures he has followed in attempting to obtain a permit to sell; comments as to the inadequacy of the City designed kiosk; and a request that he be granted an extension of the deadline for the replacement of his present kiosk.

Cont'd . . .

Clause 4 Cont'd

History

In 1974, following many complaints from the public, merchants, and members of Council as to the appearance of the existing kiosks, Council decided that:

'the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs.'

On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks. In his terms of reference, Mr. Bain was required to meet with vendors, merchants, and City officials to establish appropriate criteria for the designs. Mr. Bain complied with this requirement following which his designs were produced and presented to Council for approval.

On February 11, 1975, Council resolved that:-

i) only the kiosk designs contained in the appendix of (this) report (dated January 24, 1975) and prepared by Mr. Bain be permitted in the future,

ii) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,

iii) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship, extensions be permitted by Council,

iv) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

Council also moved:

(a) that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors,

and

(b) that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt, be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks, and to review on an individual merit basis, all kiosks presently in use on the Granville Mall.

Status

On March 25, 1975, Council received for information, a report from the Special Committee re Street Vending. The Committee had considered all kiosks (known of at that time) and had recommended that all were to be replaced no later than June 1, 1975 with the exceptions as noted in the report.

Mr. Bruhn's kiosk was considered and the Committee decided that following June 1, 1975, it could be used in Gastown. If Mr. Bruhn wished to sell on Granville Street after June 1, 1975, he would have to use a food kiosk of City standard design.

Mr. Bruhn's kiosk never met the original guidelines and does not meet the present requirements approved by Council.

In his letter, Mr. Bruhn comments that no plans were available for the City designed kiosk. Council's instructions of February 11, 1975, were that three kiosks were to be constructed by the City to be used as prototypes by the vendors. It was not intended to provide plans. In an attempt to assist the vendors, however, and to ensure uniformity in the construction of the kiosks, the City Engineer agreed to provide basic, as-built plans of the Vendor I and Vendor II prototypes. Production of plans therefore had to await completion of the prototypes.

Cont'd . . .

Clause 4 Cont'd

The food kiosk constructed by the City is complete and is available for sale for the price of $2,100.00 including Provincial sales tax. Mr. Bruhn has seen the kiosk and has been given the opportunity to purchase it. He has, however, found fault with its adequacy, as well as stating he would prefer to build his own.

The kiosk built by the City has been constructed in accordance with the Bain designs - if Mr. Bruhn prefers to build his own, it should conform to this prototype. The kiosk is for sale, therefore if Mr. Bruhn wishes to set up on Granville Mall immediately, he should reconsider the purchase, as construction is time-consuming. In addition, it is felt that his construction costs would exceed the purchase price of the prototype."

The City Manager submits the above report of the City Engineer for Council INFORMATION and notes that Mr. Bruhn has been provided with a copy of this report.

DELEGATION REQUEST THIS DAY - MR. UWE BRUHN

5. Parking, Hudson Street Bridge

The City Manager submits the following report of the City Engineer:

"Representations have been made by merchants in the vicinity of the new Hudson Bridge concerning the lack of available parking for their customers. This situation has been aggravated during the construction of the bridge as it has been necessary to remove on-street parking in the construction area. Ultimate changes in the street system may necessitate permanent removal of on-street parking in certain areas.

The merchants have questioned the possibility of parking being provided beneath the ramps of the new bridge - in particular, beneath ramps C and D in the 1300 Block of S. W. Marine Drive. Under the original plans of the Ministry of Transport, this area was to be 'landscaped' with an architectural concrete finish.

Whereas the area in question was not originally appropriate for parking purposes, the provision of a two-way turnaround (approved by Council in April 22, 1975) has removed, to a degree, the hazard factor. It is possible therefore to utilize a portion of the area for parking in lieu of on-street parking.

Negotiations have been carried on between the City and the Ministry of Transport concerning the treatment of the area. We have been advised that the Department is willing to modify the area in order to accommodate the parking. This would consist of the deletion of the concrete treatment and the installation of asphaltic concrete surface, timber curbs, sidewalk crossing and provision for a 5' area on the perimeter for the planting of landscape screening. We propose to accept the offer.

Maintenance of the area and landscape screening would be the City's responsibility."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 387

MANAGER'S REPORT, JUNE 20, 1975

FINANCE MATTERS

A-7

RECOMMENDATION

1. Block 52/42 Parking Garage - Major Signage Program

The City Manager submits the following report of the City Engineer:

"BACKGROUND

On May 4, 1971 City Council approved the recommendation in the report from the Board of Administration dated May 3rd, 1971, that $128,000 be allocated from the Parking Meter Reserve Fund for the purchase and installation of the BLOCK 52 Garage Operating Equipment. The equipment specified included SIGNING.

A further report dated April 16th 1974 prepared by the Board of Administration, was received for information by Council on April 23rd, 1974. This was a report on the Financial Status of the Garage. The fourth item dealt with Signage Repairs stating: "Signage Repairs will be kept to a minimum PENDING THE COMPLETION OF THE BLOCK 42 PORTION OF THE GARAGE AT WHICH TIME A MAJOR SIGNAGE PROGRAM WILL BE REQUIRED." In accordance with the report, costs on sign repairs since April 1974 have been kept to a minimum, totalling $1,100. to date March 1975.

PRESENT STATUS

The Block 42 portion of the Parking Garage is nearing completion and should be ready for City Operation within the next few months. The BLOCK 42 portion will be integrated with the Existing BLOCK 52 to form one overall parking complex.

In order to keep maintenance costs to a minimum the stall markings in the existing BLOCK 52 Garage have not at this time been re-painted but are now in need of a new paint application.

From experience encountered in the BLOCK 52 Garage the signing concept to provide an acceptable level of customer orientation for the overall complex has been developed. To introduce this concept and provide continuity throughout BLOCKS 42 and 52, modifications in the existing garage will be necessary. An estimated cost of the Major Signage Program including fresh stall markings and modifications to the existing garage as well as work required in the new BLOCK 42 section is $32,000. A breakdown and comparative cost of the initial program and proposed program is shown:

Initial Program 1971		Proposed Program 1975	
Block 52		Block 52	
Stall Markings (by PCL*)...$	nil	Stall Markings.....$	7,500.00
Channelization Markings....	2,000.00	Channelization Markings & sign modifications.....	7,000.00
Internal Signs on Columns; Walls, Doors, etc.....	5,000.00	Internal Signs on columns; Walls, Doors, etc.....	4,000.00
sub total	$7,000.00	sub total	$18,500.00
PCL - Pacific Centre Limited			
Block 42		Block 42	
	N/A	Stall Markings (by PCL)...	nil
		Channelization Markings & Stairwell painting.....	$ 6,000.00
		Internal Signs on Columns; Walls, Doors, etc.....	7,500.00
sub total	nil	sub total	$13,500.00
TOTAL	$7,000.00	TOTAL	$32,000.00

Cont'd

Clause No. 1 Continued.

I recommend that the sum of $32,000.00 be allocated from the Parking Site Reserve Fund to implement the Major Signage Program proposed for the BLOCK 42-52 Garage.

The City Manager RECOMMENDS approval.

RECOMMENDATION & INFORMATION

2. Additional Manpower - Police Department.

The Director of Finance reports as follows:

"This report is presented to Council in three parts as follows:

A. Additional manpower costs - information
B. Immediate promotions required for administration - recommendation
C. Variation in authorized strength and rank - recommendation

A. Additional Manpower Costs

City Council on Feb. 18, 1975, approved recommendations of the Standing Committee on Finance and Administration that dealt with the report for additional manpower for the Police Department. At that time, City Council approved the following increases in permanent staff:

120 policemen - 1975
4 civilian staff - 1975
102 policemen - 1976 - in principle and subject to the City receiving adequate financial assistance from the Federal and Provincial Governments to cover the cost of such additional police by an adequate contribution to sharing of overall policing costs.

The Finance and Administration Committee on Feb. 6, 1975, dealt with a report from the Vancouver Police Board that indicated certain costs for 1975 and 1976 related to their request for additional manpower. There was discussion on the costs presentation and as a result the following recommendation was approved by the Committee and subsequently approved by Council on Feb. 18th.:

'(f) That the Director of Finance work with the Police Board and present to Council as soon as possible
- the cost of meeting these recommendations in 1975
- the additional annual costs thereafter
- the costs of equipment acquired for the increased force and the sources of funds for such capital expenditures.'

In accordance with Council's instruction, the following summary of estimated costs and source of funding is forwarded to Council for Information (see Appendix A for further detail).

Cont'd.

Clause No. 2 Continued.

SUMMARY OF ESTIMATED COSTS OF ADDITIONAL POLICE MANPOWER

	APPROVED		APPROVED IN PRINCIPLE		
	120 Policemen 1975 Budget (a)	Annual Cost (b)	102 Policemen, 1976 Budget (c)	Annual Cost (d)	Annual Cost 222 Policemen (b) and (d)
ng and Maintenance	$	$	$	$	$
laries & Fringe Benefits	943,571	1,725,400	907,128	1,464,940	3,190,340
n " " " "	21,500	40,500	52,665	57,900	98,400
Maintenance & Replacement	26,700	109,700	25,650	71,900	181,600
Overtime, Supplies, etc.	63,900	144,000	58,930	122,400	266,400
	1055,671	2,019,600	1,044,373	1,717,140	3,736,740
nt	277,630	-	200,850	-	-
	1333,301				
ss: Equipment provided from Reserve Funds received from the Province for "Improving the Level of Police Service"	(194,850)				
DGET COST	1,138,451	2,019,600	1,245,223	1,717,140	3,736,740

Note: The above's estimates are based on 1974 rates. In addition, there has been no provision for accommodation. City Council has directed that the Police accommodation costs be included in the 1975-80 Five Year proposal.

Funding

The 1975 net cost of $1,138,451 has been included in the 1975 Police Department Budget.

City Council approved in principle an increase in police manpower of 102 for 1976 subject to:

'The City receiving adequate financial assistance from the Federal and Provincial Governments to cover the costs of such additional police by an adequate contribution to the sharing of overall policing costs.'

The indications received from the Senior Governments to date are that there will be no direct assistance towards these costs. City Council received for Information a letter dated May 8th from the Solicitor General of Canada advising that the Federal Government could not provide any direct assistance at this time.

If City Council approves the additional manpower request of 102 for 1976, costs including support staff to the City would be approximately $1,245,223 (1974 rates) for 1976. In addition to the $1,245,223 the 1976 budget will require an increase of approximately $700,000 to provide for the full year costs of the increase granted in 1975, a total budget increase of approximately $2,000,000 if no funds are received from the Senior Governments. The estimated annual ongoing cost for 222 policemen is shown as $3,736,740, using 1974 rates.

B. Immediate Promotions required for Administration

The Vancouver Police report to the Finance and Administration Committee advised that there would be some changes in the rank structure necessitated by the addition of 120 constables. There were two positions that the Chief of Police feels most urgent and has requested that they be approved effective July 1, 1975 as detailed below. Further changes will be reported as required.

1 - Inspector
The Inspector position is required to relieve the Chief Constable of some of the detailed day to day administrative problems that would allow the Chief time to devote to the overall planning and control of the Police Force.

The net additional cost for 1975 for 6 months is $6600 and funds can be provided from within the 1975 Departmental Budget.

Cont'd.

Clause No. 2 Continued.

1 - Detective
The Detective position is required for assistance in the personnel area to carry out background investigations for new applicants for the force etc. There is presently one position providing this assistance which is insufficient with the expanding force.

The net additional cost for 1975 for 6 months is $3025 and funds can be provided from within the 1975 Departmental Budget.

The Vancouver Police Board has approved the above request and as it is considered reasonable it is therefore recommended that the authorized strength and rank of the Police Department be varied to include the two new positions and that these be offset by a reduction of 2 in the Constable position.

C. Variation in Authorized Strength

City Council on Dec. 17 approved an Authorized Strength and Rank establishment of the Police Department. Subsequent to that, various changes have taken place that warrant an up-dating of this establishment as follows:

1. An error in the report of Dec. 13 showed a reduction of one staff sergeant in the Liaison Core Group and this should have been a reduction of one constable.

2. The report on the Police communication system recommended a decrease of 16 constables and an increase of 26 civilian staff effective Sept. 1975.

3. Changes required in Rank as detailed in the Communications Centre report approved by Council on Oct. 29, 1974.

4. Reduction of Custodial Guards and increase of Police Constables upon retirement of Guards as approved by the Board of Police Commissioners on July 27, 1969. One guard recently retired - 6 remaining.

5. One Steno II approved by Council on March 25, 1975.

6. Addition of 120 Police constables approved by Council on Feb. 18, 1975 + 4 Civilian staff.

7. Request for a classification change to include one Inspector and one Detective as indicated in Section B of this report.

A summary of the above changes in Authorized Strength and Rank is represented below and is recommended for approval.

Cont'd.

Clause No. 2 Continued.

AUTHORIZED STRENGTH AND RANK - VANCOUVER POLICE DEPARTMENT

Title	Authorized Strength Dec 17/75	Variations as Detailed By Number Preceding this Schedule #1	#2	#3	#4	#5	#6	#7	New Authorized Strength
Chief Constable	1								1
Deputy Chief Constable	3								3
Superintendents	3								3
Staff Inspectors	3								3
Inspectors	23							+1	24
Staff Sergeants	23	+1							24
Sergeants	51			+1					52
Detectives	121							+1	122
Corporals	41			-3					38
Police Nurses	9								9
Constables	568	-1	-16	+2	+1		+120	-2	672
Custodial Guards	7				-1				6
	853								957
Civilians	160		+26			+1	+ 4		191
TOTAL	1013	-	+10	-	-	+1	+124	-	1148

Information and Recommendation

The Director of Finance submits the information on the increased Police manpower costs as contained in Section A of this report and recommends that:

A. The Police Authorized Strength and Rank be varied to include
1 Inspector
1 Detective
and that the rank of Constable be reduced by 2.

B. The Authorized Strength and Rank of the Vancouver Police Department be approved as varied in Section C of the above report, in accordance with City Council's actions as noted."

The City Manager submits the foregoing report of the Director of Finance for Information and RECOMMENDS that the recommendations contained therein be approved.

Cont'd.

RECOMMENDATION

3. Subdivision Approving Officer.

The Director of Planning and Director of Legal Services report as follows:

"The Land Registry Act provides that the Approving Officer for subdivisions shall be '...the Municipal Engineer, or else any person duly authorized by the Council of the Municipality.' In the case of the City of Vancouver and indeed of all B. C. Municipalities which have Directors of Planning, the Approving Officer is the Director of Planning and in his absence his Deputy automatically acts for him.

With the resignation of the present Deputy Director of Planning and pending either a replacement or a reorganization, it is necessary for Council to designate another individual to act as an alternate to the Director of Planning.

Accordingly it is recommended that Council appoint Mr. R. R. Youngberg, Associate Director of Area Planning as alternate Subdivision Approving Officer to act on behalf of the Director of Planning in his absence."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Amendment to Building By-law 4702.

The City Building Inspector reports as follows:

"As of January 2, 1975, the National Building Code of Canada 1975 version was made available for adoption as a Municipal or Provincial Standard. The Provincial Government has adopted the Code as a Provincial Standard to be applicable throughout British Columbia except in Vancouver, effective June 1st, 1975.

In the interest of uniformity throughout the Province and in the interest of updating the City's Building By-law it is recommended that Building By-law 4702 be amended to adopt the National Building Code of Canada 1975.

At this same time it is proposed to amend the sections of the Building By-law dealing with proposed alterations and change of occupancy in existing non-conforming buildings, and assigning discretionary power to the Board of Appeal.

Other proposed changes are of an editorial nature or for clarity of intent."

t is RECOMMENDED:

(a) that this report be approved and

(b) that the Director of Legal Services be directed to prepare a By-law to amend By-law 4702 as outlined above.

ne City Manager RECOMMENDS that the foregoing report of the City uilding Inspector be adopted.

Cont'd.

RECOMMENDATION

5. Orpheum Theatre - Possible Economies.

On December 17, 1974, Council approved the following recommendation of the Special Committee on the Orpheum Theatre:

> "THAT City Council approve the program of restorations as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible."

After discussing the renovations in detail with the Theatre Manager and the Architects, the City Manager reports as follows:

I RECOMMEND the following items could be deleted from the project:

A.	Two projectors at $5,000 each	-	$10,000.00
B.	A projection screen	-	$15,600.00
C.	A movable shell	-	$10,000.00
			$35,600.00

Other possible economies were investigated (such as deferring or deleting the sound reinforcement system) but no clear case could be made for such deletions or deferrments.

The Orpheum Theatre Building Committee, on which the Symphony Society is represented, concur with the foregoing recommendation.

6. Suggestions Meriting Awards.

The City Manager has received the following report from the Employee Suggestion Plan Committee:

SUGGESTIONS MERITING AWARDS

A. Suggestion No. 222

A large portion of the witnesses called to give evidence find, upon arrival at the court, that the case has been postponed. In spite of the postponement, the City is responsible for reimbursing for the call-up. The suggestion was to have a preliminary hearing with the accused and prosecutor, to determine if a postponement was anticipated.

Comment:

This suggestion was reviewed by the Provincial Court Administrator and the Police Department. It has also been discussed with the Attorney-General's Department. The matter is being pursued at this time by the Provincial Government and, although this suggestion was not implemented by the City, the Committee recognized its potential and recommended a token award of $25.00, with the understanding that if the Provincial Government implements such a system in the future, the suggestor should present the suggestion to the Committee for reconsideration.

B. Suggestion No. 227

The suggestor proposed issuing a notice (similar to a Traffic Offence Notice) instead of a summons, to violators of the Pound By-law.

Comment

Further to a charter amendment in 1974, City Council, on February 25, 1975, approved the use of tickets for the offence of "dogs running at large." The Committee recommends an award of $25.00 for this suggestion.

Cont'd

Clause No. 6 Continued.

C. Suggestion No. 240

The suggestor designed a small and versatile crane for mounting on a dump truck. The hoist was built in the engineering shops and has become standard equipment throughout the department. Coincidental with the crane is a simple sling to lift catch basin stones and concrete pipes.

Comment

The Safety Officer advised that the above crane reduced the risks of personal injury due to the elimination of physical lifting of heavy material from a dump truck body to the ground. Furthermore, the Assistant City Engineer, Departmental Services and Sewers, advises that a reduction in manual labour and increased productivity can be anticipated, amounting to a saving of approximately $7,500 per year. The Suggestion Committee therefore recommends the maximum award of $1,500.00.

D. Suggestion No. 244

The suggestor proposed having the cheque stubs printed by Data Processing, exactly as shown on the payroll.

Comment

The Internal Auditor reported that the suggestion solved a cheque stub design problem of covering a multiplicity of salary types and deductions for the various classes of City employees. The suggestion was implemented and is applicable to all regular salary cheques. Your Committee recommends an award of $100.00.

E. Suggestion No. 245

The suggestion related to installing a collar at the lip of a loader bucket, thereby reducing the frequency of broken chains used to lift heavy pipe and material.

Comment

The device proposed would reduce the likelihood of injury on engineering jobs, as well as extending the life of lifting cables and chains. The estimated saving is $600 per year. The Committee recommends an award of $175.00.

F. Suggestion No. 257

The suggestor recommended that the job openings posted on the various bulletin boards be separated into three categories: clerical, technical and professional.

Comment

The Director of Personnel Services advises that this suggestion has been implemented, and has resulted in a convenience to the public, as well as City staff. An award of $25.00 is recommended by the Committee.

G. Suggestions Nos. 90, 148, 205, 220, 233 and 234

These suggestions were submitted by the same suggestor, and portions of some of them have been implemented.

Comment

While the Committee did not consider any of these suggestions to be especially meritorious, they did feel that the suggestor should receive an award for his efforts. A blanket award of $75.00 is recommended by the Committee.

Cont'd.

Clause No. 6 Continued.

SUMMARY OF RECOMMENDATIONS

The Suggestion Committee recommends that the following awards be made, as outlined in the foregoing report:

Suggestion No. 222	$ 25.00	to Everrett S. Cousins, P.C. 301, Police Department (Services)
Suggestion No. 227	$ 25.00	to Mrs. June J. Bitzkal, Prov. Courts (Traffic)
Suggestion No. 240	$1,500.00	to Mr. Gordon Nelson, Engineering Dept. (Streets)
Suggestion No. 244	$ 100.00	to Mr. Lawrence Henderson, Police Dept. (Administration--Accounts and Payroll)

SUMMARY OF RECOMMENDATIONS (continued)

Suggestion No. 245	$ 175.00	to Mr. John Wiwchar, Engineering (Waterworks)
Suggestion No. 257	$ 25.00	to Mr. P.E.K. Covell, Finance Dept. (Payroll)
Suggestions #90, 148, 205, 220, 233, 234 (blanket award)	$ 75.00	to Mr. Ronald Jenkins Finance Dept. (Tax)
TOTAL AWARDS:	$1,925.00	

The Director of Finance advises that $1,500 has been provided in Account No. 7090/905 for the 1975 suggestion awards. The Comptroller of Budgets reports that, if the foregoing awards are approved, the funding source for the additional $425.00 will be contingency reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Employee Suggestion Plan Committee be approved.

7. Trial of Word Processing Equipment - City Planning Department.

The Director of Planning reports as follows:

"City Council on July 9, 1974 approved the following recommendation contained in the Board of Administration report of June 27, 1974:

'Your Board RECOMMENDS that the City enter into a rent-to-purchase agreement for one machine, at $190 per month, of which 50% will apply to the purchase.

The Department may thereby gain six months' experience of the use of this type of machine before the City makes a commitment to purchase'.

"The machine referred to is an IBM 'Memory' typewriter which has been in the Planning Department since the latter part of November, 1974.

"The Administrative Analyst advises that several departments in City Hall have expressed an interest in this type of equipment and he feels that a simultaneous tryout of several different makes would be of benefit in determining whether or not it would be to the City's advantage to purchase such equipment.

"There are three other machines in a similar price range which we feel would warrant a trial. These are: the Wang Cassette typewriter, the Nashua MS150 and the CPT Cassetype System. Each of these companies has agreed to train three of our typists. Each girl would learn to operate all three machines over the three month period which should provide a very good basis for a fair comparison.

Clause No. 7 Continued.

"The Comptroller of Budgets advises that if this report is approved, funds would have to be allocated from contingency reserve.

"It is therefore RECOMMENDED that:

(a) Lease of the IBM "Memory" typewriter be authorized for an additional 3 mos. @ $205 per month (1975 Rates) $615.00

(b) The following typewriters be leased for three months:

Nashua MS 150 @ $158 per month	474.00
plus installation and delivery charge	125.00
Wang System 1220 Cassette Typewriter @ $320.00 per month	960.00
CPT Cassetype System @ $250.00 per month	750.00
	$2,924.00

(c) The total sum of $2,924.00 be allocated from Contingency Reserve to Appropriation 7308/145 - Rental of Memory Typewriter.

"Following this trial period, if approved, there will be a further report and a recommendation as to which, if any, of these machines should be purchased."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 388

PERSONNEL MATTERS

RECOMMENDATION

1. Attendance of Housing Planner - Public Housing Tenants' Conference, Toronto, August 1 to 3

The Director of Planning reports as follows:

"Our Housing Planner, Dr. Ann McAfee, has been invited to attend a Public Housing Tenants' Conference in Toronto on August 1, 2 and 3. The conference has been called to assemble government officials and public housing tenants to discuss items of mutual concern. Dr. McAfee has been asked to attend as a person knowledgeable in the field who might be able to add to the discussions. The Conference Committee will cover her return air fare and her accommodation.

"Dr. McAfee has suggested, and I concur completely, that while she is in the east it would be an excellent opportunity for her to meet with Toronto Housing Planning staff and with C.M.H.C. staff in Ottawa. In Toronto she would like to discuss planning and housing directions the city is taking and to compare notes with Toronto. She would like to have a first-hand discussion with C.M.H.C. on issues being faced in the City and she anticipates giving a seminar-workshop on patterns, problems and emerging policy needs to C.M.H.C. head office staff.

"I believe that the personal meetings with C.M.H.C. staff and Toronto Housing people suggested by Dr. McAfee would be of benefit to the department and to the City's Housing Program and the opportunity afforded by her invitation to attend the Public Housing Tenants' Conference means that this could be accomplished at minor cost to the City.

"The cost to the City would be approximately:

Return airfare Toronto/Ottawa	$72.00	
Hotel Accommodation Ottawa, Aug. 6 & 7	40.00	(2 x $20)
Meals	26.00	(2 x $13)
	$ 138.00	

"The City's regulations require that this type of work be reported to City Council, seeking five days' leave of absence with pay between August 1 to 7, and authorization for the expenditures. Dr. McAfee plans to take August 8 as vacation.

"The Comptroller of Budgets advises that funds are available in the Planning Department Conference Appropriation 7305/290 to cover the total estimated cost.

RECOMMENDATION: THAT Dr. Ann McAfee be granted five days' leave with pay to attend the Public Housing Tenants' Conference, Toronto, August 1 to 3, to meet with Housing Staff in Toronto, August 4 and 5 and with CMHC Staff in Ottawa August 6 and 7, and that costs not related to the Tenants' Conference, estimated at $138,00 be charged to Appropriation 7305/290 - Planning Department Conferences".

The City Manager recommends that the recommendation of the Director of Planning be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 388

PROPERTY MATTERS

RECOMMENDATION

1. Subdivision to restructure City-owned Lots 25 & 26, Block 19, D.L. 195, Plan 2573 and Lot 31 and abutting lane Blocks 17 & 18, D.L. 195, Plan 2002; also privately owned Lots 32 & 33, Blocks 17 & 18, D.L. 195.
Sit: North of B.C. Hydro Right of Way and East of Marshall Street.

The Supervisor of Property & Insurance reports as follows:-

"Lots 25 & 26, Block 19, D.L. 195 and Lot 31, Blocks 17 & 18, D.L. 195 situated north of B. C. Hydro Right of Way and east of Marshall Street, were acquired by tax sale in 1941 and have been reserved from sale due to the lack of street access to Lots 25 & 26.

Abutting Lots 32 & 33, Blocks 17 & 18, D.L. 195 which are privately owned also have access problems and a building situated on the northerly side of Lot 32 encroaches on the City-owned unopened lane area.

The City Planning Department and the owner of Lots 32 & 33 have agreed upon a plan of subdivision which by an equal exchange of a small area and re-subdividing the balance will effectively resolve the problems of access and encroachments for all lots involved and make immediately available for sale a small site for housing. A sketch showing the proposed subdivision is submitted for Council's assistance.

The Director of Planning approves the proposed subdivision and it is therefore:

RECOMMENDED That the City enter into a resubdivision on its Lots 25 & 26, Block 19 and Lot 31, Blocks 17 & 18, D.L. 195 with privately owned Lots 32 and 33, Blocks 17 & 18, D.L. 195 generally as set out on the sketch submitted with this report and the City lot so created be offered for sale on the open market, the costs of such subdivision to be borne equally by the City and the owner of Lot 32 & 33 on the basis of each party having clear title; any additional documentation required by the Land Registry Office because of registered charges against any of the properties to be the responsibility of the owner of such properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Consent to Assign Portion of Lots 4 to 6, Block 122, D.L. 541 Known as 1420 Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lots 4 to 6, Block 122, D.L 541 and improvements known as 1420 Howe Street were purchased in 1952 for Granville Street bridge approaches and the building leased to separate parties under consecutive 5 year leases since that time. The front portion is leased to William A. Sutch of Sutch Auto Electric for a 5 year term, July 1st, 1974 to June 30th, 1979.

An application has now been received for consent to assign the current lease from W. A. Sutch to Mr. A. Milaire who will be operating under the name of Andre's Auto Repair, the assignment to be effective June 1, 1975.

RECOMMENDED That the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved."

3. Rental Review 22' Strip of Waterloo Street North of Point Grey Road, adjoining Lot 1, Block 4, D.L. 540

The Supervisor of Property & Insurance reports as follows:-

"The 22' strip of Waterloo Street End north of Point Grey Road adjoining Lot 1, Block 4, D.L. 540 has been leased to the owner of Lot 1 for varying periods since 1954 for garden and driveway purposes. The lessee has improved the leased area with a black-topped driveway, hedge and landscaping. Total depth of the strip utilized measures approximately 40 to 50 feet and it then falls sharply off to the beach.

The current lease is subject to a rental review on January 1st, 1976 and the lessee by letter dated June 2nd, 1975 has agreed to a rental increase from $150.00 per annum to $500.00 per annum effective January 1st, 1976. This rental is considered to be fair and reasonable.

RECOMMENDED That the rental for the 22' strip of Waterloo Street End north of Point Grey Road leased to Mrs. Frances M. Procter be increased to $500.00 per annum as of January 1st, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Acquisition of Deteriorated Properties - Strathcona Rehabilitation Project - Lot 30, Block 103, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

"On December 18th, 1973, City Council approved a report of the Director of Planning regarding the Strathcona Rehabilitation Project. Clause "D" of this report recommended purchase by the City of deteriorated properties within the Project area.

Lot 30, Block 103, D.L. 196, known as 413 Prior Street has been offered for sale by the owner.

These premises comprise a one-storey workshop of approximately 1,125 square feet with walls constructed of hollow tile, wood-framed roof and concrete floor. It is heated with a gas hot-air furnace and was erected in 1923 at the rear of a lot which has dimensions of 25' X 126', zoned RT-2. It is presently used as an automobile repair garage.

Following negotiations, the owner has agreed to sell for the sum of $27,000.00 as of June 30th, 1975, subject to the existing tenancy.

This price is considered realistic and it is proposed to give the tenant 90 days notice to quit and to demolish the building when vacant.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to acquire the above property, known as 413 Prior Street for the sum of $27,000.00 on the foregoing basis, chargeable to Strathcona Rehabilitation Project, Property Purchase Account #5893/893."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

5. Lease of Lots 2,3 & 4, Block 123, D.L. 541
Sit: S/E Corner of Granville & Pacific Streets

The Supervisor of Property & Insurance reports as follows:

"Lots 2, 3 and 4, Block 123, D.L. 541 situated southeast corner of Granville and Pacific Streets were purchased for the Granville Street Bridge approaches and leased to Pacific Coast Pipe Ltd. until 1973 at which time they ceased their operation. The site has remained vacant since that time for various reasons, initially for a proposed "Farmer's Market" and later as a proposed "Park & Ride" site. The property was offered for tender on November 25, 1974 but no satisfactory offers were received.

An application has now been received from R. E. Porter Ltd. to develop the area as a parking site which will guarantee parking for his office and restaurant complex on Howe Street and also relieve parking congestion in the area.

Mr. Porter's offer has been considered and both the Director of Planning and the City Engineer concur with his request for a 5 year term, thereafter on a year to year basis. This would enable the lessee to amortize extensive development costs and relieve the parking congestion in the area.

RECOMMENDED that Lots 2, 3 & 4, Block 123, D.L. 541 be leased to R. E. Porter Ltd. on the following conditions:-

(a) A 5 year term, thereafter on a year to year basis at a rental of $500 per month for the first 2½ year term.

(b) Rental to be reviewed at 2½ year intervals thereafter.

(c) The lessee to pay for the cost of servicing the site, obtain all the necessary development permits and to hold the City harmless for damage caused by objects falling off the bridge.

(d) Commencement date of the lease be July 1, 1975 or date the Development permit is issued.

(e) Documentation to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

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I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 12, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 12, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:40 A.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kenndy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Robson Area Development

The Committee considered a report of the City Manager dated June 6th, 1975 which submitted a report of the Director of Planning of the same date.

Mr. J. Winsor, Downtown Study Team, outlined the two major development proposals for the area bounded by Thurlow, Robson, Burrard and Haro/Smithe:

a) A mixed office, residential and retail project by Olympia & York Development Ltd;

b) Co-op housing with some retail in a project of as yet not determined size or location by the Robson International Village Community Co-operative.

A detailed study of the Robson area was carried out to evaluate the two proposals and the conclusions are as follows:

1) Land use/density

The proposals of the draft Official Development Plan for this area should be AMENDED to treat it more as a transitional area of mixed residential/commercial use.

The western portion of the block on Haro is now zoned residential. It is considered, on review, to be inappropriate to establish high commercial densities in this area.

It is proposed that a density of 1.0 FSR Commercial + 2.0 FSR residential would be appropriate.

Except on the Burrard Street frontage, offices should be small scale in relation to the major uses of residential and retail.

The revised density proposals are shown on Map 2 and are described also in a concurrent report which reviews the guidelines of residential density for the entire Downtown.

Continued on Page 2. . .

Clause No. 1 continued

2) Scale and Character

Smaller staged developments related to overall block objectives are more likely to preserve Robson's unique mix of shops and people than large scale 'comprehensive' schemes.

Narrow frontage shops with varied fenestration are desirable. Building lines could be varied if the pavement is narrowed in the future.

Retail should be concentrated on Robson and along internal mid-block pedestrian routes and courtyards.

Arcades should be provided along Burrard and Smithe.

No changes are recommended to the heights set out in the Draft zoning proposal. These are intended to maintain sunlight along Robson Street by requiring high buildings to be setback.

3) Pedestrian Amenity and Open Spaces

The pedestrian amenity of Robson should be enhanced by traffic restrictions and sidewalk widening and planting. This treatment should apply between Seymour and Bute. Varied profiles, based on a 24' pavement width are possible.

A semi-open air market could be constructed on Robson when traffic is restricted in this area.

A variety of open space should be provided by developers. A major open space is not essential because of the proximity to the Robson Square at Howe and Robson.

The major desired pedestrian flows and location for incidental open space are shown in the diagram below.

It is particularily important that the routes and open spaces defined are designed appropriately and include weather protection, some sunlight, well landscaped with adequate seating and quiet areas removed from traffic as per the General Design Guidelines for the Downtown Area.

PEDESTRIAN MOVEMENT DIAGRAM

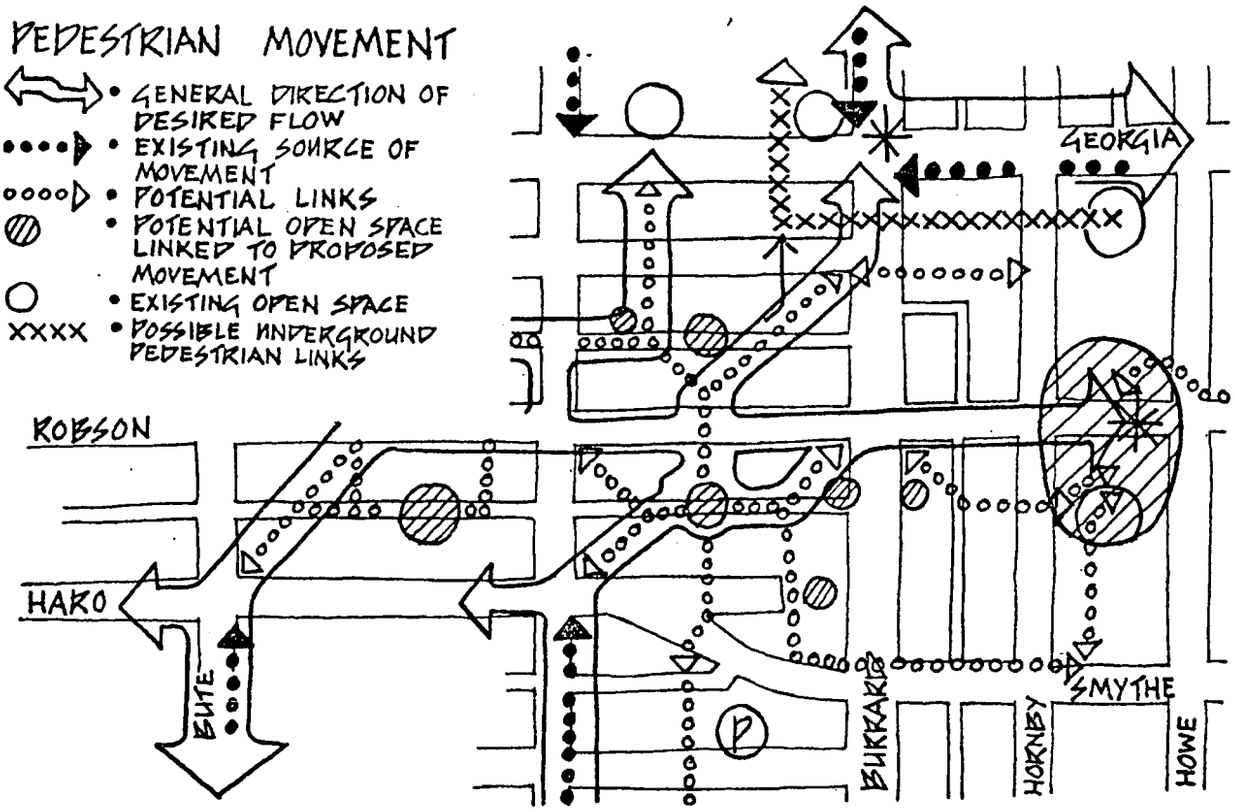

Continued on Page 3. . .

Clause No. 1 continued

4) Parking and Circulation

Short-term parking to serve the Robson Street shops should be permitted and also provided by the City. It should be located underground to the north and south with access off Alberni and Smithe Streets.

Most Parking should be placed underground.

The lane should be designed to serve both rear loading to stores and also function as a pedestrian route.

Possible uses for the City-owned lands were discussed, i.e. open space, short-term parking, co-operative housing, residential and commercial development through sale of the land to the adjacent owner.

It is not considered that this particular area would be appropriate for open space as it is within a block of the largest public open space Downtown now being developed by the Provincial Government. Short-term parking should not be an exclusive use of this valuable site but could be provided underground as part of a larger development with the City, through the Downtown Parking Corporation, leasing such parking space from the developer. The objectives of co-operative housing for this area are worthy of support. The Provincial Minister of Housing has conducted economic feasibility studies of the proposal and cannot support it from the viewpoint of total land costs per unit. In relation to land value, if the City were to donate its land to the cooperative, massive subsidies per unit would be involved. Civic funds could be better used elsewhere. If the City land were sold to Olympia and York Developments Ltd., the proceeds of the sale could be applied to other civic purposes, i.e. purchasing open space elsewhere Downtown.

The latter seems to be the most logical decision and the one favoured by the Downtown Study Team.

The Director of Planning recommended

"THAT negotiations between the City and Olympia & York Developments Ltd. regarding the sale of the City-owned parcel (Lot A, Block 6, District Lot 185) be not included until after a decision is reached on zoning amendments now proposed for this area. It is anticipated that a Public Hearing will be held towards the end of September 1975."

Mrs. Kristiansen, President of the Robson International Village Community Cooperative, presented a brief to the Committee (copy circulated), outlining the objectives of the Co-operative.

The Committee felt there was no disagreement about retaining the character of Robson Street or the general development concept for the whole block, and stated that any development should meet the guidelines. Two members of the Committee have been told by the Provincial Government that they are not able to put in the money that would make up the difference between commercial and subsidized rentals.

Continued on Page 4. . .

Clause No. 1 continued

They also felt that the Co-operative should consider a scaled down version and explore possibilities such as:

a) Relocating onto the B.C. Hydro property indicated on the map submitted with the report (copy circulated);

b) Preserve the streets owned by members of the Co-operative and develop Co-operative housing above;

c) Acquire the property (D-3) controlled by Mr. N. Cook.

Mr. R. Spaxman, Director of Planning, advised that the scheme proposed by Olympia & York Developments Ltd. is close to meeting the guidelines.

After discussion, the Committee

RECOMMENDED

THAT approval in principle be given for the City to enter into negotiations with a private developer for the sale of the City-owned land (Lot A, Block 6, District Lot 185) to carry out a project that will meet the design guidelines for the whole area.

(Ald. Harcourt wishes to be recorded as opposed.)

2. Nelson Park

Representatives of the School and Park Boards and CMHC were present, as well as the Architect.

The Committee considered reports of the City Manager dated June 5th, 1975 and the Director of Planning dated June 4th, 1975 (copy circulated). Mr. J. Coates, Planning Department, outlined the six competing land use demands for the two block area:

a) Park
b) School
c) Housing
d) Heritage Preservation
e) Community Facilities
f) Proposed Thurlow/Bute tunnel under Nelson Park

With respect to the proposed tunnel, Mr. W. Curtis, City Engineer, advised that where the tunnel emerged on Block 22, the land would be contoured to create a rise in the ground to completely mask the tunnel.

The Committee discussed the three alternative schemes and agreed that it would be unrealistic to have heritage buildings.

Continued on Page 5. . .

Clause No. 2 continued

Park Board Chairman M. Brown stated that the original intention for Blocks 22 and 23 was to have a park integrated with a school and low key community facilities; not to have a housing site. She advised that if the Park Board has to look for alternative land for park, the cost is going to be extremely high as it will be the value of replacement of land.

Dr. K. Mirhady, Chairman of the School Board, advised that they need to construct school facilities as soon as possible. Mr. N. Jones, the School Board's architect, suggested that alternative 2 would be the scheme that would allow the School Board to get on with the development of the school facilities on Block 22 and Block 23 could be developed later.

The Committee

RECOMMENDED

THAT the School Board proceed with plans for the development of school and community facilities only; with the remainder of the area being developed as park.

FURTHER THAT representatives of the School and Park Boards meet with the City Engineer and Supervisor of Property & Insurance and report back to the Committee in two weeks with a recommendation on the preferred location for the school.

The Committee adjourned at 12:30 P.M. and reconvened at 3:45 P.M. with the same members present. Alderman Boyce was also present for the reconvened session.

RECOMMENDATION

3. City-Owned Land - Foot of Angus Drive

The Committee considered a report of the City Manager dated June 10th, 1975 wherein the Director of Planning, City Engineer and Supervisor of Property & Insurance make recommendations for the subdivision of City-owned Lot A amended, District Lot 317 into residential lots and a 7-acre industrial site, the balance to be used for open space and walkways.

In exploring alternative strategies for subdividing residential lots, the Planning Department has considered servicing problems for both residential and industrial properties as well as minimizing the conflict between the two land uses. Also considered was a proposal from Canadian Forest Products for a land exchange with the City to "square off" the end of their property flanking Barnard Street.

With respect to the latter, the report states in part

"With respect to negotiations with Canadian Forest Products, it is advantageous to the City and to the Company that the unnamed, unopened road dividing the City property and their Lot A, Block 3, D.L. 307, 317 and 5967, be relocated so that it would meet 75th Avenue at right angles.

Continued on Page 6. . .

Clause 3 continued

"Canadian Forest Products have after negotiations agreed to pay the City $5,000.00 cash if the road is relocated subject to the following conditions:

1. Additional area created to be shared equally between the two parties.
2. All survey and documentation costs to be borne by the City (based on the Company having clear title to its lands).
3. The City to retain a drainage easement running through their lot.

The City Engineer concurs with the foregoing, and the Supervisor of Property & Insurance is of the opinion that the offer of $5,000.00 is realistic."

Mr. Polderman of Canadian Forest Products advised that the straightening of Barnard Street would be advantageous to his company and the City. He advised that there was a drainage easement on their lot. They are requesting to construct over this easement. The City Engineer advised that nowhere in the City of Vancouver are buildings constructed over sewer easements. It could be relocated at the cost of the developer.

Mr. E. Diano of the Marpole-Oakridge Area Council submitted a brief (copy circulated) requesting that the City-owned land east of Angus Drive be retained for public recreation use and that no action be taken until the report on the Fraser River Recreation Study is received.

After discussion, the Committee

RECOMMENDED

THAT consideration of the re-alignment of the Barnard Street end be deferred until discussions have been held with the City Engineer, Director of Legal Services and Canadian Forest Products, and the results reported to the Committee.

FURTHER THAT the submission of the Marpole-Oakridge Area Council be received and the disposition of the City-owned land at the foot of Angus Drive be deferred until the report on the Fraser River Recreation Study is received.

The meeting adjourned at 5:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 392-3

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 12, 1975.

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 12, 1975, in the No. 1 Committee Room, Third Floor, City Hall at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy
ABSENT:	Alderman Marzari Alderman Sweeney
COMMITTEE CLERK:	G. Barden

. . . . . .

RECOMMENDATION

1. University Women's Club - Request for Grant

The Committee had for consideration a Manager's report dated May 27, 1975, outlining the Director of Finance's report on financial statements of the University Women's Club and recommended methods for handling the grant. (Copies circulated)

The University Women's Club reported that the main reason for applying for a grant equal to taxes is the constant day to day expense of maintaining the house. They are being forced to divert from their main purpose and aim of promoting the arts and spend their time raising funds merely to maintain the house. The club also reported on the many public functions that the house is used for.

Following further discussion it was,

RECOMMENDED

THAT City Council approve a grant equal to taxes for the year 1975 to the University Women's Club, (approximately $5,000).

INFORMATION

2. 1976-80 Capital Program

The Committee had for consideration the following reports:

(a) Manager's report dated June 5, 1975 with attached report dated June 1975 on submissions from Civic Departments and outside Boards for the revised 1976-80 Capital Program;

(b) Manager's report dated June 5, 1975 re submission from the City Engineer;

(c) Manager's report dated June 5, 1975 re submission from the Park Board.

Cont'd...

Clause No. 2 Continued:

It was noted that the Park Board is recommending that City Council adopt a single vote nonsegmented form of ballot in presenting the proposed 1976-80 Five Year Capital Plan to the voters on Wednesday, October 8, 1975. It was reported that the Housing Committee is recommending that the housing allocation be increased by $7 million and it was felt that if this is approved by Council then it will be necessary to present a separated ballot.

Alderman Bowers suggested that the Committee consider presenting a 6 year plan with three 2-year segments. This would mean a plebiscite would be held every 2 years and would be one way of presenting a reduced plan to the public. The Director of Finance stated that this could present problems in certain areas.

The Committee further discussed the submissions by Boards and Departments, and it was,

RESOLVED

A. THAT the Chairman together with the City Manager and the Director of Finance be authorized to review reports and submissions by Boards and Departments and report back to the Committee in three weeks;

B. THAT the three reports be received.

RECOMMENDATION

3. Social Planning Department Artists Gallery

The Committee had for consideration a Manager's report dated May 21, 1975 on the Social Planning Department Artists Gallery outlining background and future operation of the Gallery as proposed by the Director of Social Planning.

The report in part is as follows:

"The Social Planning Department's Artists Gallery has been in operation since December, 1971, when its first LIP grant was received. Operating out of a small gallery on Hamilton Street across from the Vancouver School of Art, the gallery has commissioned over 2,300 original works of art by local artists. These are now on exhibit in 64 Vancouver locations (Appendix I).

It is difficult to provide an actual value for this art collection, but the 1300 frames alone are worth about $52,000. The present value of this art owned by the City is estimated at $200,000. The City's contribution to this program has totalled $21,073 over five years.

Artists have been employed on the program through a Selections Committee of distinguished artists, collectors and educators. The primary criteria for employment has been financial need and artistic ability. As a result, while a few works may be of little value, others represent an investment by the City in artists of genuine talent. Works have been acquired by the Canada Council Art Bank, the B.C. Art Bank, and private collections, including that of Vincent Price. Other artists who were unknown when they were first employed under the program have acquired significant reputations and this, of course, increases the value of their works held by the City.

The concept of the program has also achieved recognition. In 1972 it received the Allied Arts Award of the Royal Architectural Institute of Canada. It was the first Art Bank in Canada. The principle of government acquisition of art for use in public buildings was later adapted by both Canada Council and the Provincial Government, which established their own Art Banks. The City of Seattle has studied Vancouver's program and this year set up its own version using the Federal Comprehensive Employment and Training Act. (CETA) In early May, officials from the National Endowment for the Arts, (Washington,D.C.) came to Vancouver to study the program.

City Council has each year contributed funds towards the operation of this program because the 17% for materials and administration has never been adequate to cover the operational costs.

Cont'd...

Clause No. 3 Continued:

On December 17, 1974, Council approved the following motion "That funds in the amount of $11,130 be approved in advance of the 1975 budget, to cover costs of wages for the Artists Gallery Curator and her assistant ....." This amount was sufficient to carry the program through the month of June - one month beyond the expiration of the LIP grant on May 31, 1975.

These funds were thought necessary last December because it was our understanding that Federal Funds would not be available to cover City administrative staff costs. We have since been advised, however, that that the Federal Government would, in fact, contribute towards the salaries of the two staff persons. Therefore the $11,130 approved by City Council was not spent, nor is it included in our 1975 budget.

In spite of the expectation that LIP will be back in existence in a few months in one form or another, this seems as good a time as any to set a date for severing the formal connection between the Social Planning Department and the Artists Gallery. It has been the Social Planning Department's intent to recommend that when LIP funding is no longer available the Artists Gallery be set up as an independent cultural society.

As a non-profit Society the Artists Gallery could logically receive grants from the Canada Council under the Alternate Gallery Program, the BC Arts Board, for community art programs and from the City of Vancouver to continue its widespread loan program of the City owned collection. In addition, functioning under a Board of Directors, the Artists Gallery would still be able to receive and administer LIP grants for the development of artists work programs as it has been in the past.

It is estimated that it will take about six months from July 1,1975, for the Artists Gallery to be reorganized as an independent and private non-profit Society."

The City Manager noted that the City is not currently committed to fund or administer any aspect of the Artists Gallery subsequent to June 30, 1975 other than to protect its interests in the Art inventory with its stated value of $200,000. The Art inventory will be located and counted by a supervisor and four helpers, funded under the SWIM '75 program, administered by the Social Planning Department. These personnel will be available to August 31, 1975.

The report of the Director of Social Planning indicates an on-going funding by the City of undetermined amounts to continue the loan of the City-owned collection. Vancouver now supports an Art Gallery which could, given sufficient time, review the collection and decide on the optimum disposition of it.

The City Manager recommended that this collection be turned over to the Vancouver Art Gallery for their use or disposal as they see fit and that the Social Planning Department be given sufficient funds to wind up this program no later than August 31, 1975.

Following further discussion it was,

RECOMMENDED

(a) The Director of Social Planning phase out the operation of the Artists Gallery under the auspices of the Social Planning Department and that he assist the Artists Gallery in establishing itself as a private, non-profit Cultural Society;

(b) The Artists Gallery, when re-organized as a private, non-profit Society, continue its administrative responsibility for the City owned collection in its possession;

(c) The Director of Legal Services assist in the drafting of the Constitution and By-laws of the private, non-profit Artists Gallery and to prepare an agreement between the City and the Society to ensure the City's

Cont'd...

Clause No. 3 Continued:

continued ownership and control of its art, valued at approximately $200,000;

(d) That City Council approve funds in the amount of $15,528 to cover the cost of the operation from July 1, 1975 to December 31, 1975 as follows:

Salary of Curator	$210 x 31 weeks	$6,510
Assist.Curators Salary	$175 x 31 weeks	5,425
Fringe Benefits 10%		1,193
Rent	$300 x 6	1,800
Utilities	$ 30 x 6	180
Telephone	20 x 6	120
Materials & Supplies	50 x 6	300
	TOTAL	$15,528

(e) Source of funding to be Contingency Reserve.

4. Playhouse Theatre Centre of B.C. - Grant

The Committee had for consideration a letter dated June 4, 1975, from the Playhouse Theatre Centre of B.C. thanking City Council for granting $49,000 to cover theatre rentals for 1975-76 season, and outlining a problem of allocation and administration of the funds.

Mr. Michael Dobbin, Director of Operations, for the Playhouse Theatre Centre of B.C. explained that in early November, 1974, when they first applied for the grant it was on the basis of seven shows on the main stage at the Queen Elizabeth Playhouse. Since receiving approval of the grant the staff and Board of the Playhouse have completely changed the basic philosophies and structure of the company and in the final analysis it was decided that five rather than seven shows would be presented at the Queen Elizabeth Playhouse. In addition, the new company will perform 4 works, 2 at the Vancouver East Cultural Centre, and 2 at David Lui's New Theatre. Approximately $40,000 of the grant is needed for the Queen Elizabeth Playhouse rent, and approximately $9,000 is needed to cover rentals of the other facilities. Mr. Dobbin on behalf of the Playhouse Theatre Centre of B.C., requested that they be granted permission to shift the spending of this $9,000 from its initial purpose of grant in lieu of rent at the Queen Elizabeth Playhouse.

Following further discussion it was,

RECOMMENDED

THAT the conditions of the $49,000 grant to the Playhouse Theatre Centre of B.C. be varied to allow them to apply funds in excess of that needed for rental at the Queen Elizabeth Playhouse during the 1975-76 season toward rental of other facilities stated.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 394

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

June 12, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 12, 1975, at 1:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Garbage Collection From Duplexes

On March 11, 1975, Alderman Cowie brought up the point of free garbage removal from duplexes in Council. Submitted this day was a Manager's Report dated May 30, 1975, entitled "Garbage Removal From Single Family Houses Containing More Than Two Units, And Duplexes". This report, which is on file in the City Clerk's Office, stated as follows:

"The City Engineer reports as follows:

"A. Garbage Removal from Existing "Single Family" Houses containing more than two Dwelling Units.

On 11 March, 1975, the Mayor, at the request of Alderman Cowie, directed the City Engineer to report on "the feasibility of single-family houses, containing more than one suite, receiving the same "free" garbage service as homes accommodating only one single family".

Current Policy

The current Refuse By-law provides that in the case of single family zoned residential properties, the property is entitled to two cans "free" garbage pickup per week. In the case of a duplex, the duplex as a whole is entitled to two cans "free" garbage pickup per week. Additional garbage is removed as required, however a charge is made for this service which may be paid to the driver of the garbage truck and a receipt issued, or a charge account may be established by means of a telephone call, and the extra garbage removed is billed bi-monthly.

Houses which contain one additional, legal or illegal dwelling unit, are considered duplexes for garbage collection purposes. If a residence contains more than two dwelling units all garbage removed is charged for.

A dwelling is defined in the Refuse By-law as, "any premises occupied, used or intended to be used exclusively as a living area and containing not more than two dwelling units". A dwelling unit is defined as, "one or more rooms constituting a unit of living accommodation, used or intended to be used for living and sleeping purposes and containing a sink and cooking facilities".

The rationale behind this policy is that additional dwelling units in a residence are considered as either revenue producing, or provide some other tangible gain to the owner or occupier of the building.

Discussion

If two cans "free" garbage collection is provided for all existing "Single Family" houses, no matter how many dwelling units are contained therein the following points require consideration:

(a) Because of the variation in internal building arrangements it is impossible in many cases to ascertain whether a "single family" house contains one or more dwelling units unless an internal inspection is made, therefore it is difficult, in some cases, to equitably apply the present collection charge.

(b) The home then falls into the category of a revenue producing premises, and further, presents the possibility that owners of at least smaller apartments, built as such, will request similar treatment. Any further extension of the "free" collection policy will result in losses of revenue in addition to those outlined later in this report.

Cont'd . . .

(c) Additional costs, mostly loss of revenue, are outlined in examples given below.

(d) A revision to the Refuse By-law #4531 will be required.

Costs and Loss of Revenue

If houses in RS, RT and RM zoning (i.e. Single Family, Duplex and Multiple Dwelling), received the same "free" garbage service as houses accommodating a single family, the cost of collection would not be increased a large amount since most of the collection is now being done by the regular garbage collection crews. Owners and Managers of these premises are, in general, aware of the charges made for garbage removal and conscientiously control the amount of garbage placed out for removal. There will however be a loss of revenue because the bills sent to those "Single Family" houses, which are currently known to contain three or more dwelling units, would not be charged for the first two cans removed weekly.

Because there is no accurate count of the number and type of the dwelling units contained in the houses within the various zonings it is difficult to establish a policy which will equitably deal with all situations, however, based on a sampling in one area of the City to obtain a best estimate and order of magnitude the following examples are provided to show what would happen.

(a) Provide two cans "free" garbage collection per week for all houses in the City, no matter how zoned, provided the owner of the property is in receipt of the Provincial Home Owner Grant or equivalent. i.e. the owner is in residence. This will involve considerable administrative difficulties in setting up a cross check procedure and updating as required.

Estimated annual loss of revenue $30,000

(b) As for (a) above except with no Home Owner Grant requirement. No particular administrative difficulties are involved.

Estimated annual loss of revenue $40,000

Timing

Most Home Owner Grant applications are made by year end, however, the Home Owner has, during the past two years, had until 31 March of the following year to apply for the previous year's grant, therefore it may not be fully known until after 31 March, 1976, who is in receipt of the 1975 Grant.

The Director of Finance recommends that option (a) above, involving the Home Owner Grant, be given no further consideration because of the extreme administrative problems involved.

B. Garbage Removal from Duplexes

By memo dated 19 March, 1975, Alderman Harcourt requested that the City Engineer provide further information on the question of garbage collection for duplexes, and cases where there are three revenue suites in a house without the owner being in residence. In the latter case the situation is covered in the previous section.

As noted in Section A the current policy provides that two cans of garbage per week is removed "free" from duplexes. If the By-law were revised to provide that four cans be removed "free" from duplexes the following considerations are presented for information:

1. Additional collection costs will be incurred as well as a loss of revenue. This is outlined later in this section.

2. Some question as to the fairness of charging rental apartment tenants and not duplex tenants would arise.

3. The duplex tenant is already favoured when both units of a duplex are occupied by tenants and the owner lives elsewhere.

4. There is no guarantee that the savings will be passed on to the tenant(s) of the duplex.

Cont'd . . .

5. If duplexes receive 4 cans "free" collection it would be difficult to deny this increased service to other houses containing two or more dwelling units.

It is estimated that there are approximately 7,000 premises which fall into the duplex category for garbage collection purposes. If a duplex were considered as two single family dwellings, it is estimated that the 1975 cost to provide the extra service, i.e. remove 4 cans "free" instead of two, will be as follows:

Annual additional collection costs	$76,800
Annual loss of revenue from present contracts	$20,000
Two additional collection trucks	$84,000

This matter has been considered by Council in the past on several occasions and Council have decided to retain the present standard of "free" collection because of the large additional cost to provide for the increased "free" refuse removal. It is further pointed out that if property owners in the Single Family zoned areas (RS-1) are allowed to install additional suites in their homes it is estimated by the City Planning Department that there will be at least 5,000 additional duplexes created in the City over a period of time, which will further add to the cost of collection.

The Director of Finance advises that should Council decide to provide any additional "free" garbage collection it not be implemented until 1 January, 1976."

Following extensive discussion, it was,

RECOMMENDED,

A. THAT the City provide two cans free garbage collection per week for all houses in the City no matter how zoned.

B. THAT the City provide four cans of free garbage collection per week for all duplexes.

(Aldermen Boyce and Cowie are recorded as voting against this motion.)

C. THAT the appropriate funds to carry out the above recommended free garbage collection be advanced now, but operation not be implemented until January 1, 1976.

NOTE:

The Comptroller of Budgets advises that if this report is approved by Council, funding will be provided in the 1976 Departmental Budget.

2. Fireproof Mattresses

The Housing and Environment Committee on January 16, 1975, when discussing this matter, resolved:

"THAT this matter be referred back to the Health and Fire Departments for report back on a practical proposal with regards to flame proof mattress covers."

The Committee considered a letter from the Vancouver Community Legal Assistance Society, dated May 28, 1975. This letter, which is on file in the City Clerk's Office, stated in part:

As a result of a meeting between Fire Chief Bernie, Dave Morgan and myself on March 27th, it was resolved that:

1) It would appear that any buildings that have only fire-proofed their premises (versus installing a sprinkler system) still need fire proof mattress covers.

Cont'd . . .

2) In order to determine the use and effectiveness of such mattress covers it was felt that the best method would be to install same in a city owned lodging house.

Therefore, we formally request that fire proof mattress covers be installed in the Oppenheimer Lodge for a six month period.

If this program proves effective then we would request that the By-law be amended so that these buildings that have only fire-proofed their premises be required to use fire proof mattress covers.

Further, we would request the City urge the Federal Government amend the present standards with reference to flammability of mattress covers (per P.C. 1971-2277 which only requires a minimum of seven seconds for mattress covers) and require a higher standard.

During the ensuing discussion the Committee agreed that the Continental Hotel would be a more satisfactory test case than the Oppenheimer Lodge as outlined in the above letter. Mrs. L. Ragona, of the V.C.L.A.S. advised that Canadian fire safety standards pertaining to fire proof mattress covers were insufficient. Further that there was an American manufacturer who made such which did not require treating or laundering. Such covers are not available in Canada.

RECOMMENDED,

A. THAT fireproof mattress covers be installed in the Continental Hotel for a test period of six months.

B. THAT the City urge the Federal Government to amend the present standards with reference to flammability of mattress covers (per P.C. 1971-2277 which only requires a minimum of seven seconds for mattress covers) and make fire proof mattresses mandatory.

3. Pioneer Park

When discussing this matter at its meeting of May 8, 1975, the Housing and Environment Committee, recommended:

"THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park."

Mr. L. Foster of the Park Board reviewed two proposals for the improvement of this area. The first scheme entailed the use of bricks and trees, and did not include seating. It showed the brick work similar to that which exists on Water Street, curving upwards to form planters in which trees would be planted. Scheme II was similar to Scheme I as above but included seating for approximately 30 people around the bases of the planters. Mr. Foster continued to advise that Scheme I would cost approximately $60,000 and Scheme II would cost approximately $68,000. The Committee felt that seating for approximately 30 people was insufficient, and expressed that the emphasis of this improvement should be on seating, a park-like setting, and improvement of the existing lighting.

Mr. R. Boyes, Deputy City Engineer, advised that in 1973 this street triangle was turned over to the Park Board. Further that in view of this Council motion, improvements were not the responsibility of the City and such funds were not included in the budget.

Cont'd . . .

RECOMMENDED,

THAT Scheme II as outlined above be approved in principle at the cost of approximately $68,000 and referred back to appropriate City staff, the Urban Design Group, and the Park Board with the understanding that this improvement is to focus on seating, park-like setting, and improvement of the present lighting, for report back.

4. Bicycle Routes

The Committee considered a bike route proposal submitted by Ms. Sue Hiscock. This proposal, which is on file in the City Clerk's Office, outlined both recreation and commuter routes for bicycles in the City of Vancouver. During discussion, Ms. Hiscock advised that several people had been working on this proposal for the past six or seven months, and that the Provincial Government had agreed to provide 50% of the funding if this proposal was incorporated.

The Committee also considered a draft report submitted by Bowie Keefer of the Park Board entitled "Walking and Cycle Trails". When discussing this report, which is on file in the City Clerk's Office, Mr. Keefer advised that Ms. Hiscock's proposal was very acceptable. Work should now be emphasized on the recreation routes. As outlined in his submitted brief, the Park Board was also discussing a walking trail network. This would include trails along the dykes of the Fraser River and beaches, and suggested that next spring would be a good target date in view of the upcoming U.N. Conference.

RECOMMENDED,

A. THAT Aldermen Boyce and Cowie head up a sub-committee to liaise with Ms. Hiscock, the Park Board, and other interested persons, and report back on recreational routes for bicycles.

FURTHER THAT this sub-committee meet with the Official Traffic Commission to discuss commuter routes and report back.

B. THAT the briefs submitted by Sue Hiscock, and Bowie Keefer be received.

INFORMATION:

5. Chairman's Report on C.F.M.M. Conference

The Chairman briefly outlined his recent attendance at the C.F.M.M. Conference and advised that a written report from himself and Mr. M. Jeroff, the Housing Director, would be submitted to the June 26, 1975, meeting of this Committee.

6. Street Lighting

On April 24, 1975, this Committee considered a brief from Mr. R.F. Kelmen on "Street Lighting". At that time the Deputy City Engineer advised that a joint report from the Engineering and Planning Departments on "Terms of Reference for a Street Light Study" and "A Consultant" would be submitted to the Housing and Environment Committee in the near future.

The Committee today considered a Manager's Report dated May 22, 1975, entitled "Study on Street Lighting Practices". This report, which is on file in the City Clerk's Office, outlined the background of this situation including present design practices, lighting program, costs, colour, and light. The report went on to discuss terms of reference for a street light study including evaluation

Cont'd . . .

of present program and development of new standard configurations. The report concluded by informing that a street light study would take approximately six months to complete and would cost approximately $75,000 to $80,000. Also, that the present program using efficient, readily available lighting equipment and standard configurations produced a safe level of distribution and illumination at a reasonable cost.

RESOLVED,

THAT the above noted City Manager's Report dated May 22, 1975, entitled "Study of Street Lighting Practices" be received.

(Alderman Cowie is recorded as voting against this resolution.)

7. Housing Conversion Study

The Committee considered a memo from Ann McAfee, Housing Planner, dated June 11, 1975, to the Housing and Environment Committee which stated:

"Several items as reported in the minutes have come to my attention which require clarification:

1) Mr. T. Jenkinson is Associate Director, Overall Planning Section, not Director of Long Range Planning as recorded.

2) The reasons for a reluctance by homeowners to convert their homes is not exactly unexplainable". Present owners, who frequently own homes outright or who are paying minimal (by today's standards) mortgages, see no financial incentive to convert. In addition, in many cases the owner prefers the privacy of a single family unit to the intrusion and management problems presented by conversions. The study indicated a majority negative response to conversion primarily because owners, not renters (seeking homes), were surveyed.

3) Paragraph three should read Property owners do not, by quite considerable majority, want to have suites in their homes."

RESOLVED,

THAT the memo from the Housing Planner be noted and received.

The meeting adjourned at approximately 3:14 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 395-6

DISTRIBUTED MONDAY

REPORT TO COUNCIL

IV

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES
AND FINANCE & ADMINISTRATION

June 19, 1975

A joint meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, June 19, 1975 at approximately 10:00 a.m.

PRESENT:	Alderman Rankin, Chairman Alderman Bowers Alderman Marzari Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Boyce Alderman Kennedy
COMMITTEE CLERK:	H. Dickson

RECOMMENDATIONS

1. Grant Requests - Spring 1975

The Committees had before them for consideration a Manager's report dated June 2, 1975 in which the Director of Social Planning made recommendations for grants to six organizations and recommendations for no grants to four organizations. The recommendations for grants total $39,919 which would mean a net cost to the City, after C.A.P. recovery of $10,364, of $29,554.

At the request of representatives of the Social Planning Department the Committees agreed to consider recommendations for grants to two additional organizations which would bring the total to $55,818 which would mean a net cost to the City after C.A.P. recovery of $17,567, of $38,254.

Information sheets on each grant request were appended to the report.

During discussion it was noted that:

"To date this year, Council has approved 67 Community Service Grants totalling $792,943. Of this total 50 grants were processed by the Social Planning Department. A list of grants by categories is attached (Appendix A). Crossreach grant of $8,709 was returned as the Vancouver Resources Board funded them. Net cost to date after approved CAP recovery is $664,118. An additional CAP recovery of $122,848, which will be applied for, will reduce the estimated net cost down to $541,270."

During discussion it was noted that the bulk of civic grants were approved early in the year and that for a variety of reasons some grant applications came in late.

It was also noted that last year's total grants' cost to the City was $517,000 compared to $541,270 this year so that the distribution of grant monies has not increased considerably.

Cont'd...

Clause #1 continued:

The Committees then considered each grant report individually (copies of each are circulated) and action was taken as follows:

A. Leisure Link

Recommendation of the Director of Social Planning -

"That a grant of $14,690 be approved, payable to the Park Board to pay the salaries and benefits of two Leisure Link workers for 10 months, until April, 1976. At the end of this time, the service will be evaluated by the Park Board to determine if it will be included in future Park Board West End budgets."

During discussion it was noted this program was previously funded by L.I.P. and there has been a suggestion that the City not pick up financing of defunct L.I.P. programs. Representatives of the Social Planning Department explained the service is a good one which reaches approximately 500 persons, many of whom are lonely senior citizens.

Following discussion a motion to approve the recommendation of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

B. Red Door Recreation Project

Recommendation of the Director of Social Planning -

"(i) That office space be provided in Riley Park Community Centre for the Red Door Recreation Project.

(ii) That a grant of $1,000.00 be approved for the Red Door Recreation Project to be used for telephone expenses and office supplies. The accounting is to be done through the Riley Park Community Association."

Representatives of the Social Planning Department provided the additional information that the Park Board is willing to supply office space for this program.

RECOMMENDED

THAT the foregoing recommendations of the Director of Social Planning be approved. (Alderman Bowers opposed).

C. New Hope Centre

Recommendation of the Director of Social Planning -

"That a grant of $6,688 be approved for the New Hope Centre to be used for operating and program expenses for 1975."

Representatives of the Social Planning Department expanded on their report. Estimated C.A.P. recovery is $3,344.

During discussion some concern was expressed over the inclusion of $2,988 in the recommended grant for food supplies. However, following discussion it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

Cont'd...

Clause #1 continued:

D. Cross-Reach Single Parents

Recommendations of the Director of Social Planning -

"(i) That Vancouver City Council approve a grant of $14,040 (net $7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the Program being offered in the West End. This grant to cover the 10 month period from June 1, 1975 to March 31, 1976.

(ii) That the grant be paid to the Cross-Reach Society which will administer the grant."

Representatives of the Social Planning Department explained this service was begun by two individuals voluntarily who were able to raise $1,600 on their own for this program. It was added that the applicants may apply for Resources Board's funding in 1976. Representatives of the Social Planning Department expressed the view that the applicants should be paid for the work they had been doing voluntarily. Estimated C.A.P. recovery is $7,020.

Following discussion a motion to approve the recommendations of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

E. Vancouver Resource Society for the Physically Disabled

Recommendation of the Director of Social Planning -

"That a grant of $500 be given to the Vancouver Resource Society for the Physically Disabled to pay for furnishings for a group home."

There was little discussion on this item and it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

F. The New Corinthians Society

Recommendation of the Director of Social Planning -

"That Vancouver City Council approve a grant of $3,000 to the Society for bedding and appliances at their Community Corrections Centre, subject to the Society raising an equal amount of money from private or voluntary sources."

Representatives of the Social Planning Department explained the function of this Society falls clearly under the jurisdiction of the National Parole Board and the Community Corrections Branch of the Attorney-General's Department, who do provide per diem rates for persons staying at this centre which cover rent and food. The recommendation is for the City to provide bare essential bedding and appliances.

During the discussion the view was expressed the agencies of the Senior Government should provide this funding and following discussion a motion to approve the recommendation of the Director of Social Planning was put and lost (Aldermen Bowers, Sweeney and Volrich opposed.)

Cont'd...

Clause #1 continued:

G. Owl House

Recommendation of the Director of Social Planning -

"That a grant of $14,400 (net $7,200 after C.A.P. recovery) be made to the Owl House for a 10 month period commencing June 1, 1975. These funds will be used for salary costs."

Representatives of the Social Planning Department explained this is a well operated 24 hour service catering primarily to native Indians and is run by a staff of six.

The Committees agreed there is a need for services to the native people, and following discussion it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

FURTHER THAT Owl House approach the Human Resources Department of the Provincial Government for funding in 1976.

H. Social Planning and Review Council of B.C. (SPARC)

Recommendation of the Director of Social Planning -

"That a grant of $1,500 be approved to the Social Planning and Review Council of B.C. to be used for printing and distribution of the Senior Citizens Guide."

Following a brief explanation of the program by representatives of the Social Planning Department it was,

RECOMMENDED

THAT the foregoing recommendation of the Director of Social Planning be approved.

The Director of Social Planning in the Manager's report of June 2, 1975 recommended that no grants be given to the following organizations:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

Following discussion it was

RECOMMENDED

THAT no grants be made to:

- Willing Hands for Help
- The New Vancouver Opportunities Program Workshop
- YWCA - Intake Worker
- Killarney Champlain Citizens for Action.

There was some discussion on whether grant applicants should be permitted to speak in support of their grant applications at the Committee level or whether the current practice of having them appeal directly to Council should be continued.

The meeting adjourned at approximately 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 38 30

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 19, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 19, 1975 at approximately 2.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Bowers, Kennedy, Sweeney
Marzari

CLERK: G. Barden

INFORMATION

1. Development Permit Application Process.

The Committee had for consideration a Manager's Report dated June 4, 1975 in which the Director of Planning reported on four recommendations for improvement in the application processing procedure of the Development Permit Process suggested by Mr. Roy Lisogar representing Amalgamated Construction Association (copy of Manager's Report circulated).

The Planning Department reported that response to the brief from Mr. Lisogar had been delayed because improvements to the Development Permit Process were being made with the recommendations from Mr. Lisogar taken into account. The time needed to process and finalize applications for a Development Permit not requiring consideration by the Advisory Committee has been cut by at least one third in comparison with last year. The main area for future improvement is to the regulations of the Zoning By-law itself. It is hoped to organize a Divisional Committee shortly to undertake changes.

It was suggested that the Zoning By-law be reviewed as soon as possible and public participation invited. It was also suggested that in the next few months, the Planning Department prepare a preliminary report as to how this review might be implemented.

Following further discussion, it was

RESOLVED

(a) That the Manager's Report dated June 17, 1975 be received;

(b) That the Director of Planning be requested to carry out an immediate review of the Zoning and Development By-law for early report back to the Finance Committee on the progress of this review.

FOR COUNCIL ACTION SEE PAGE(S) 398

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

June 19, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No.1 Committee Room, third floor, City Hall, on Thursday, June 19, 1975, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Aldermen Marzari, Sweeney & Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Cedar Cottage-Kensington Area -
Pilot Project in Community Corrections

The Committee had before it for consideration a letter, dated May 29, 1975, from Cedar Cottage-Kensington Youth Services Committee accompanied by a proposal (circulated) for a Pilot Project in Community Corrections in that area of the City. The proposal has been submitted to the Justice Development Commission of the Department of the Attorney-General.

Representatives of the Cedar Cottage-Kensington Youth Services Committee explained they were appearing before the Committee for endorsement of the proposal and it was pointed out that the Social Services Committee of Council on October 18, 1973, had endorsed such a project but it has not yet been implemented.

During discussion it was pointed out that any endorsation by the City of the proposal should be forwarded to the Justice Development Commission prior to July 7, 1975; that this part report of the Committee therefore should be presented to Council June 24th.

Following discussion it was

RECOMMENDED

THAT City Council endorse the proposal of Cedar Cottage-Kensington Youth Services Committee for a Community Corrections Programme and that the Attorney-General and the Justice Development Commission be so advised.

2. Demeter Flea Market Proposal

The Committee had before it for consideration a letter, dated June 17, 1975, from the Demeter Village Co-operative Association accompanied by a proposal (circulated) to operate an open-air Sunday Market for produce, crafts and flea market goods at an area near the new Laing Street Bridge (Hudson Street south of S. W. Marine Drive).

The Association is seeking the City's endorsement of the concept of the open-air Sunday Market, endorsement of the site and is also seeking a loan from the City of $10,000 of which $3,000 is required immediately.

Also before the Committee was a memo. from Social Planner Ray Young dated June 13, 1975, which stated in part:

cont'd ...

Clause No. 2 (continued)

"The Demeter Co-operative is actually running the flea market as a profit making operation to finance the buying of land for homes for co-operative members. If the Co-operative should ever dissolve each shareholder takes part of the assets in proportion to the number of shares held in the co-operative. We can see no difference between this and a normal public or private company.

I do not feel a report is needed on this subject. For the reasons stated above (re POSER Funds) we do not feel that we could recommend a grant or loan. It will be up to the Demeter Society to reach agreement with the Federal Government over the use of the land, and to reach agreement with the Marpole Oakridge Area Council for approval of such an activity in their area, and also to reach agreement with various industrial users along the Fraser River to provide parking areas. I would suggest that if you wish to pursue this matter further that the best course to follow is for you to put a motion to Council requesting that the City give its blessing to this activity. The Demeter Society should appear as a delegation to argue their case."

During discussion of this matter the Committee questioned the profit making aspect of the proposal, although representatives of the Association stated any profit would be minimal.

A representative of the Social Planning Department stated there is no difference between the proposed market and the profit making organization, although the Social Planning Department does feel the concept is a good one.

The Committee wondered whether the City has legal right to loan money to profit making organizations and following discussion, it was

RECOMMENDED

THAT the City endorse in principle the concept of the open-air Sunday Market proposed by the Demeter Village Co-operative Association and the location for the open-air market.

FURTHER THAT the applicants appear before Council to argue their application for a $10,000 loan from the City and that the Director of Legal Services attend on this matter.

The meeting adjourned at 5:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 386, 398

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 26TH, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the King George Secondary School, 1755 Barclay Street, on Thursday, June 26, 1975, at 7:30 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney & Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Downtown Plan

An application was received from the Director of Planning to amend Zoning and Development By-law No. 3575, as follows:

(a) To amend the C-5, CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby ancillary facilities for social and recreational amenities primarily for the enjoyment of Downtown residents and employees such as facilities for physical fitness, general recreation or providing a service to the public may be excluded from the floor area measurements (F.S.R.), and,

(b) To amend the C-5, CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby a Public Social and Recreational facility, the need for which has been demonstrated to the satisfaction of the Development Permit Board; the Board may, in its discretion, permit such development additional floor space ratio beyond that otherwise provided for in this section; subject to the prior approval of City Council

(c) To amend Section 2 of the CM-1, CM-1A, CM-2 and CM-2A Commercial District Schedules whereby dwelling units may be permitted as a conditional use.

APPROVED by the Director of Planning.

Applicant: Director of Planning.

MOVED by Ald. Rankin
THAT the application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

cont'd ...

2. West End Rezoning

An application was received from the Director of Planning:

(a) To amend Zoning and Development By-law No. 3575 establishing a new comprehensive development district to be known and described as "West End District (W.E.D.)".

(b) PROPOSED BY-LAW TO AMEND ZONING AND DEVELOPMENT BY-LAW NO. 3575

A portion of that area commonly known as the West End as outlined in black on the attached map be rezoned from a C-2A Commercial District, C-5 Commercial District, RS-1 One Family Dwelling District, RM-4A Multiple Dwelling District and CD-1 Comprehensive Development District to a Comprehensive Development District to be known and described as "West End District (W.E.D.)".

(c) PROPOSED OFFICIAL DEVELOPMENT PLAN BY-LAW

And further to consider the adoption of an official development plan by-law relating to the area aforesaid as indicated on the map below.

APPROVED by the Director of Planning.

APPROVED by the Vancouver City Planning Commission.

Applicant: Director of Planning.

Mr. D. M. Hickley, for the Director of Planning, requested approval to insert the word "residential" at the beginning of sentence #1, Page 13, such and for of the Official Development Plan. The intent is to require underground parking by by-law in residential area but not in commercial area.

Mr. Hickley then reviewed the implications of the proposed rezoning to establish the West End District. He advised that a number of public meetings were held in the area to acquaint citizens with the proposal and over 600 copies of the draft by-law were mailed to West End residents. In addition, the West End Planning Team has been discussing the proposal with residents of the area.

Mr. J. Coates, West End Planning Team, answered questions of Council relative to the proposed F.S.R. and the density rates.

Mr. Porter, Real Estate Board, addressed Council and submitted a brief agreeing in principle with the proposed rezoning. He suggested, however, that there be an on-going review, particularly with respect to the Development Permit Board and queries which may arise concerning the rezoning.

Mr. M. J. McIntyre, West End and Downtown Ratepayers' Association, spoke against the proposed rezoning.

Mr. J. Stanton, C.C.C.D., submitted a brief and advised that his organization agreed in principle with the guideline approach suggested in the proposal. He recommended that no change in the guidelines be permitted unless a Public Hearing is first held and that there be provision for review of the West End District at stated intervals at a Public Hearing.

cont'd ...

Clause No. 2 (continued)

Mr. M. Wright, concerned resident, queried whether the proposed West End District would encourage construction of rental accommodation in the area.

Mr. G. Grais, representing Dominion Construction, submitted a brief requesting that the Block bounded by Davie, Cardero, Pendrell and Nicola be exempted from the rezoning. This block contains Gabriola Mansion which is presently the only designated heritage structure in the West End. He stated the proposed West End District zoning would seriously affect his company's ability to re-develop the entire block to preserve and effectively use the mansion and create a well designed and economically viable investment for Angus Apartments Ltd. on the remaining block of property.

Mr. Hickley concurred in the request of Dominion Construction.

Mr. M. Gropper submitted a brief on behalf of Adams Properties Ltd., owner of approximately one-half of the North half of the 1300 Block Robson Street, being 1301 to 1339 Robson Street, being that helf of the North half of the 1300 Block Robson Street extending from Jervis Street to a point midway in that block. This property is presently zoned C-5, and Mr. Gropper requested that this zoning be retained as the proposed CH Zone is disimilar to the remainder of the West End as it exhibits none of the primarily residential qualities of that area, but rather serves as an urban centre close to the West End but serving the whole of Vancouver.

Mr. Carter Maitland spoke in favour of the proposed West End District zoning, but expressed concern about the powers of the Development Permit Board.

A resident queried the future of the properties presently located on Block 23 adjacent to the Nelson Park site. He was advised that Council's decision is to go ahead with demolition of the properties on Block 22 and to defer for five years demolition of Block 23.

MOVED by Ald. Bowers
THAT the rezoning application be approved.

MOVED by Ald. Cowie
THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.25, as shown on Map B. page 10, West End (ii) Official Development Plan, June 1975, to 1.50.

- (carried)

MOVED by Ald. Rankin (in amendment)
THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.25, as shown on Map B, page 10, West End (ii) Official Development Plan, June 1975, to 1.75.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

The amendment having lost, the motion of Alderman Cowie was put and CARRIED with Aldermen Bowers, Boyce and Marzari against.

MOVED by Ald. Rankin
THAT the application of the Director of Planning be amended by changing the F.S.R. of 1.80, as shown on Map B, page 10, West End (ii) Official Development Plan, June 1975, to 2.0.

- CARRIED

(Ald. Bowers, Boyce, Cowie, Marzari and the Mayor opposed)

cont'd ...

Clause No. 2 (continued)

MOVED by Ald. Sweeney
THAT the application of the Director of Planning be amended by deleting from the West End District rezoning the proposed CH Zone in the vicinity of Robson Street with report back from the Director of Planning when he is reporting on the Downtown Plan.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Sweeney
THAT the application of the Director of Planning be amended by excluding from the West End District rezoning the block bounded by Davie, Cardero, Pendrell and Nicola Streets.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the application of the Director of Planning be amended by deleting from the West End District rezoning the proposed CH district south side of Georgia Street with report back from the Director of Planning.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the rezoning application of the Director of Planning be approved as amended this day and that the Director of Legal Services be instructed to bring forward the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at 10:00 P.M.

The foregoing are Minutes of the Special Council Meeting Public Hearing, of June 26, 1975, adopted July 8, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 8, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL. D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Bowers
THAT the minutes of the Special Council Meeting (Public Hearing) of June 19, 1975, the Regular Council Meeting of June 24, 1975, (with the exception of the 'In Camera' portion), the Special Council Meeting (Public Hearing) of June 24, 1975, and the Special Council Meeting (Public Hearing) of June 26, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
SECONDED by Ald. Bowers
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND UNFINISHED BUSINESS

Downtown Transportation Plan.

Council, on June 17, 1975, deferred consideration of recommendation 'B', Clause 3, of the report of the Standing Committee on Planning and Development of June 12, 1975, to permit a report reference on the Downtown Transportation Plan from the City Engineer.

The Assistant City Engineer, Traffic and Transportation, and other representatives of the Engineering Department, reviewed in detail the proposed Downtown Transportation Plan as outlined in the report of the Standing Committee on Planning and Development, dated June 10, 1975.

Cont'd...

REPORT REFERENCE AND UNFINISHED BUSINESS (Cont'd)

Downtown Transportation Plan (Cont'd)

The Director of Planning also addressed Council on this matter and reiterated his comments that the proposals exhibit too much haste and too much certainty and require further consideration.

Council then heard representations from the following delegations on this topic:

The Rev. Miss Bartling, St. Andrew's - Wesley Church, filed a brief and spoke in opposition to the proposed Bute-Nelson tunnel and the resultant increase in traffic in the West-end.

Mr. P.D. Grant - Neighbourhood Services Association of Greater Vancouver, addressed Council and voiced his Association's opposition to the Bute-Nelson tunnel, the proposal to make Alberni Street a major artery and the resultant erosion of the West-end.

Mr. D. Angel, on behalf of residents in the area, requested that Council defer a decision on the Downtown Transportation Plan to permit study of alternatives.

Mrs H. Kristiansen spoke on behalf of West-end Ratepayers and Tenants and strongly opposed the Downtown Transportation Plan as it relates to the West-end and in particular the Bute-Nelson tunnel.

MOVED by Ald. Marzari

THAT no further action be taken this day on the Downtown Transportation Plan proposals;

FURTHER THAT the Director of Social Planning, the Director of Planning and the City Engineer consider the matter of options and alternatives, for report back to Council in respect of the Downtown Transportation Plan.

- CARRIED UNANIMOUSLY

Council recessed at 11.a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council in the Council Chamber at approximately 11.55.a.m.

UNFINISHED BUSINESS

Council deferred consideration of the following items of Unfinished Business, pending the hearing of delegations later this day:

Granville Mall "Hot Dog" Kiosk.
Staff Vacancies.

COMMUNICATIONS OR PETITIONS

Elderly Citizens Housing Project Tax Relief,
10th Avenue and Yukon Street.

A communication dated July 5, 1975, from the Lutheran Project Development Society of B.C., was noted, requesting to appear as a delegation before Council on the matter of tax relief for their Elderly Citizens Housing Project at 10th Avenue and Yukon Street.

MOVED by Ald. Bowers
THAT the request of the Lutheran Project Development Society of B.C., to appear as a delegation be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

(It was noted a report has been requested from the relevant officials.)

S.E.A.R.C.H. - Grant Appeal

Council noted a letter, dated July 7, 1975, from Dr. Malcolm Crane, requesting an opportunity to appear on behalf of the Society for Education Action Research and Counselling on Homosexuality, to appeal Council's decision on their grant request.

MOVED by Ald. Bowers
THAT the request of Dr. Malcolm Crane to appear before Council on behalf of S.E.A.R.C.H. be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 4, 1975

Works and Utility Matters
(July 4, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Tender No. 753 - Curbs and Pavements on Sundry Streets and Lanes
Cl. 2. Water Street Beautification Programme
Cl. 3. Water Main Installations - 1975 Capital Budget

The Council took action as follows:

Tender No. 753 - Curbs and Pavements on
Sundry Streets and Lanes (Clause 1)

Alderman Sweeney stated that he had received a complaint that the methods of tender for these items had been changed and he requested information from the City Manager on why these items could not have been dealt with under separate tenders.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Tender No. 753 - Curbs and Pavements on Sundry Streets and Lanes (Clause 1) (Cont'd)

MOVED by Ald. Sweeney
THAT consideration of this clause be deferred and the City Manager report back to Council later this day on the questions raised.

- CARRIED UNANIMOUSLY

Water Street Beautification Programme (Clause 2)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager be approved;
FURTHER THAT the annual rental be on the basis of $1.00 per year.

- CARRIED UNANIMOUSLY

Water Main Installations - 1975 Capital Budget (Clause 3)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters (July 4, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Langara Citizens Committee
Cl. 2. Demolition Application
Cl. 3. Areas E & F, Champlain Heights, Enclave I

The Council took action as follows:

Langara Citizens' Committee (Clause 1)

MOVED by Ald. Marzari
THAT payment of $100 be made to Mr. Paul Pulle, Chairman of the Langara Citizens' Committee in partial recompense for expenses incurred by him in connection with the work of the Committee;
FURTHER THAT these funds be made available from contingency reserve.

- CARRIED UNANIMOUSLY

Demolition Application (Clause 2)

Consideration of this clause was deferred, pending the hearing of delegations later this day.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(July 4, 1975) (Cont'd)

Areas E & F Champlain Heights,
Enclave I. (Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

When considering this clause Council noted a letter from the Park Board, dated July 2, 1975, requesting Council to instruct its Planning and Engineering Departments to involve the Central Park Committee in any discussions pertaining to the future widening of Boundary Road between Kingsway and Imperial Streets.

MOVED by Ald. Bowers
THAT the letter from the Park Board be received and that the request contained therein be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(July 4, 1975)

Farmers Market (Clause 1)

MOVED by Ald. Bird
THAT the recommendations of the City Manager be approved;
AND FURTHER THAT the following rental rates be approved:

1) Rental rate for vending site on the north side of 14th Avenue east of Slocan Street to be set at $.64 per sq. ft. per year net. This rent to be payable on a monthly basis.

2) Rental rate for vending site on the east side of Nanaimo Street south of Vanness Avenue to be set at $.67 per sq. ft. per year net. This rent to be payable on a monthly basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari
THAT the task force of City officials be requested to examine the possibility of using the Jericho site as a Farmers Market for report back.

- CARRIED
(Ald. Bowers, Boyce, Cowie and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 4, 1975)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Position of Ice Rink Co-ordinator - Park Board
Cl. 2. Temporary Loan to United Housing Foundation Re Central and Oliver Hotel Renovations
Cl. 3. Dog Control
Cl. 4. The Leon and Thea Koerner Foundation Grant - Archives.
Cl. 5. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre and the Queen Elizabeth Playhouse, September 1, 1975 to August 31, 1976
Cl. 6. Rental of Stage Lighting Equipment Units to Theatre in the Park

The Council took action as follows:

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

Rental of Stage Lighting Equipment Units to Theatre in the Park. (Clause 6)

MOVED by Ald. Bowers
THAT the recommendation of the Manager of the Queen Elizabeth Theatre, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 4, 1975)

City Planning Department - Organization (Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 4, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Expropriation for Highway Purposes
North half Lot A, South of Lot 2, Block 41, District Lot 200A, Block bounded by Brunswick & Prince Edward Streets, 7th & 8th Avenues

Cl. 2. Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova Street, legally described as Lots 26 & 27, Block 10, D.L. 196

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

B. Standards of Maintenance Bylaw.

The City Manager submitted the following report, under date of June 18, 1975:

"City Council, on April 22, 1975, adopted the following resolutions when dealing with the report of the Standing Committee on Housing and Environment dated April 10, 1975:

"A. THAT the City Manager's report referred to above be received.

B. THAT the Minimum Standards By-law be referred to appropriate City Officials, the City Prosecutor's Office, and other interested organizations for comments and report back.

C. THAT the Director of Permits and Licenses report to Council on appropriate amendments to the Minimum Standards By-law so that costs for alternate accommodation while work is being done on one's premises are charged back to the owner.

D. THAT the Director of Permits and Licenses report back on costs related to enforcing the Minimum Standards By-law on both the complaint basis and the door to door inspection basis.

E. THAT the Director of Legal Services report to Council on appropriate amendments to the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours."

The Director of Permits and Licenses reports as follows:

B. A copy of the proposed Standard of Maintenance Bylaw was sent to three Associations, six City Departments and the City Prosecutor. Seven of the ten have replied and their comments are summarised as follows:

1. Real Estate Board

This Board is in general agreement with the proposed Bylaw but recognize that its enforcement may be difficult and costly. They feel that the cost of alternate accommodation while work is being done should be charged back to the owner.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standards of Maintenance By-law (Cont'd)

Comment

As referred to later in this report the Director of Legal Services advises that the City Charter does not presently permit the costs for alternate accommodation to be charged to the owners.

2. Downtown East Side Residents' Association

Apparently this group is in agreement with the principles of the Bylaw but feel that some amendments are necessary in the Penalty Sections. Their comments may be summarized as follows:

(a) that Section 6(2) should be changed to throw the onus of compliance with the Bylaw completely on the landlord.

(b) that the minimum and maximum fines be increased.

(c) that "may" in section 6(6) and 6(7) be changed to "shall". This would mean that it would be mandatory on Council to have repair and renovation work done on a specific building to make it comply with the Bylaw.

Comments

(a) It is felt the clause should remain as it is. Sometimes a tenant is the party who should be charged. He may be in charge of the whole building and sub-renting to other tenants.

(b) The Director of Legal Services advises that the Summary Convictions Act does not permit a maximum fine to be greater than $500. The minimum fine of $50 was included in the draft Bylaw because the minimum fine in many other City Bylaws is at this level. If Council wish to set the minimum at a higher level they may do so, but obviously it should be less than the maximum $500.

(c) The Director of Legal Services advises that this is a matter for Council policy. It is presumed Council would not want to be obligated by bylaw to have repair work done.

3. City Engineering Department

The City Engineer advises that very little in the Bylaw relates to the requirements of his Department. He does suggest that an addition should be made to one section respecting the disposal of drainage and storm water to the effect that such water should not be permitted to drain onto streets and lanes but must be drained into the City sewer system.

Comments

The point referred to is covered in the Plumbing Bylaw.

4. Planning Department

The Director of Planning agrees with the intent of the proposed Bylaw but does not believe that it can be enforced. He suggests that some of the clauses are too vague and also that many of the points in the proposed Bylaw are already covered in other City Bylaws. He also suggests that the definitions are not consistent with those of other City Bylaws. He further notes that there is nothing in the proposed Bylaw for the control of rodents, animals or dampness. He suggests that implementation of the by-law should be made to fit N.I.P. and R.R.A.P. programs, i.e. the carrot and stick approach.

Comment

The Standards of Maintenace Bylaw is intended to be used in conjunction with existing bylaws and it is possible that some duplication may exist. Although some bylaws do refer to similar areas there are limitations, e.g. Lodging House Bylaw does not deal with non-lodging house type accommodation nor building exterior problems.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standards of Maintenance By-law (Cont'd)

It should be noted that most other Bylaws are not retroactive when the Standards of Maintenance Bylaw can be applied to situations as they are found to exist. The control of rodents, animals and insects for this is already included in the Health Bylaw.

The suggestion that the Bylaw can not be enforced can only be decided in the Courts but advice from our Law Department has been obtained throughout the drafting process.

5. City Finance Department - (Property & Insurance Office)

The Director of Finance is greatly concerned about the impact which the proposed Bylaw would have on many of the City owned buildings under the management of their Department. They feel that if this Bylaw is enforced rigorously it would result in considerable expense to many home owners in the City, as well as to the City itself. A copy of the report from the Supervisor of Property & Insurance dated May 21st, 1975 is attached as Appendix I.

Comments

Administrative discretion will be exercised in the enforcement of this Bylaw as is usual with any Bylaw, however such discretion may not resolve the degree of concern the Director of Finance foresees.

6. City Health Department

The Medical Health Officer advises that his only comments are:

> "Administration of the enforcement of certain health areas included in this draft are to remain within the jurisdiction of the Health Department.
>
> The necessary overlapping on the contents of the Bylaw should be compatible in detail if possible with existing City Bylaws.
>
> We would assume that the present satisfactory system of referrals between disciplines will continue with regards to the proposed Bylaw."

Comments

The Director of Permits and Licenses agrees with the comments of the Medical Health Officer.

C. The Director of Legal Services advises that:

"With respect to item C of the Standing Committee's report as amended by Council, I must advise that there is nothing in the Charter or any other Act which would permit the City to charge the cost of alternate accommodation for a tenant to be charged back to the owner of the premises while those premises are being repaired to comply with the provisions of the by-law. Accordingly until we obtain the necessary enabling legislation, it seems to me to be inappropriate to discuss "the appropriate amendments" to the by-law."

D. Enforcing the Bylaw on a complaint basis only may only require minimal additional staff. Enforcement on a comprehensive basis similar to what is done in Toronto with a total staff of 81 would probably require on a pro-rated basis about 27 in Vancouver. However we are aware that the Housing & Environment Committee does not favour a large staff but they do want the Bylaw to be enforced. The following intermediate procedure is therefore suggested:

The Bylaw falls naturally into two parts - that dealing with site and exterior features and that dealing with the interior of the building. Initially the first part of the Bylaw, which deals with the site, accessory buildings and the exterior features of the main building should be enforced on a block by block basis. Field inspectors could patrol an assigned area and observe infractions of the Bylaw which are visible from the exterior of the premises, including accessory buildings, exterior features of main buildings and the sites themselves and carry out the necessary enforcement action. It is our opinion that a minimum of four additional inspectors would be required in the beginning to carry out this survey and enforcement task commencing in the residential areas outside the downtown area.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standards of Maintenance By-law (Cont'd)

The level of expertise should be that of the present Housing Inspector since some basic knowledge of construction would be necessary and a knowledge of the Zoning and Development Bylaw would be essential. The costs involved for four additional Housing Inspectors at Pay Grade 23 will be:

		1975 (5 Months)	1976
(a)	Salaries and Fringe Benefits	25,720	67,826
(b)	Auto Allowances	2,100	5,000

It is not possible to estimate how long it would take for a four man group to cover the residential portions of the City enforcing the above noted portion of the new Bylaw. Estimates of this might be made after six months to a year of operation. The "snowball" effect of the numbers of re-inspections required will also be known at this time.

During the initial survey and enforcement period complaints and referrals from other disciplines concerning the whole Bylaw, throughout the City including the interior of buildings will also be handled by the new group of inspectors with some assistance from the present Housing Inspectors as their present duties permit, by having them do the initial complaint call with the follow-up enforcement being done by the new group. With the increased work load now being assigned to the Housing Inspectors under the new Sign Bylaw, little time will be available for this additional work and it may therefore be necessary to increase the new group from the original four if the complaint load is found to be too heavy.

Complaints on conditions in Lodging Houses in the Core area can be dealt with by Fire and Health Inspectors who are now routinely entering these premises and checking sites. The referral and co-operative procedures now operating successfully among the inspection disciplines of the Fire, Health and Permits and Licenses Departments under the aegis of Permits and Licenses would be brought into full effect. Most inspectoral problems should be able to be dealt with administratively.

As with any new piece of legislation this Bylaw will generate a lot of interest and a large number of complaints in the first six months of its operation. It is hoped that after that time the complaint rate will diminish and a level will be found at which a normal enforcement program can be carried out to maintain a reasonable standard. Re-assessment of this program could be done in about one year from the date of commencement to chart future action.

The Director of Legal Services advises that:

E. "With respect to Item E, it is my opinion that sections 306 and 330 of the Charter are sufficient to enable us to amend the Lodging House By-Law to require that certain essential services must be restored within forty-eight hours. It should be understood, however, that if we enact such a provision that prosecution is the only remedy available for non-compliance. However, under section 333(d) of the Charter, we can provide for a minimum fine."

The Director of Permits and Licenses

RECOMMENDS that, provided Council approves the report of April 2nd, 1975 on the Standards of Maintenance By-Law, four Housing Inspectors be added to the establishment of the Department of Permits and Licenses.

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council Consideration having regard for the comments of other City officials and notes that the selection of four as the number of Housing Inspectors is an arbitrary one and since the enforcement envisaged is primarily on a "complaint" basis, Council may wish to reduce this number to two until some experience has been obtained.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standards of Maintenance By-law (Cont'd)

MOVED by Ald. Harcourt
THAT Council approve the report of the City Manager, dated April 2, 1975, on Standards of Maintenance By-law:
FURTHER THAT two Housing Inspectors be added to the Department of Permits and Licenses and that enforcement be primarily on a "complaint" basis.

- CARRIED UNANIMOUSLY

Council recessed at 12.35 p.m. to reconvene in the Council Chamber at 2.00 p.m.

- - - - - - - - - -

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

DELEGATIONS AND UNFINISHED BUSINESS

Granville Mall "Hot Dog" Kiosk.

Council, on June 24, 1975, deferred consideration of the Manager's report dated June 20, 1975, to permit Mr. Bruhn to make representation on this matter.

Mr. Bruhn addressed Council and requested permission to retain his present "Hot Dog" Kiosk on Granville Mall. This kiosk has been approved by the Health Department.

MOVED by Ald. Cowie
THAT approval be granted Mr. Uwe Bruhn to retain his present "Hot Dog" Kiosk on Granville Mall, on the understanding that he will not operate any additional "Hot Dog" Kiosks of this or similar design on the Granville Mall.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Staff Vacancies.

At its meeting on June 24, 1975, Council deferred consideration of the following memorandum from Mayor Phillips, dated June 19, 1975, pending the hearing of delegations from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees.

" In view of the tight budgetary constraints we are faced with in 1975, I believe we have to try to hold the line on staff. I have talked this matter over with the City Manager and he agrees with the approach.

I THEREFORE RECOMMEND:

THAT, effective immediately, no positions be filled, on a permanent or temporary basis, that have been vacant for two (2) months or more, without the approval of City Council; and except those positions affecting public safety and security, that the Boards and Commissions be requested to forward such positions being filled to City Council for its approval. "

Mr. Bob Ross, Business Manager, Vancouver Municipal and Regional Employees' Union spoke on behalf of both Unions. He stated that a number of the current vacancies are due to difficulty in filling them prior to the recent wage settlement and also a number of vacancies are vital to the efficient operation of the City.

MOVED by Ald. Bird
THAT the Mayor's recommendation be approved, after amending it to read as follows:

"THAT, effective immediately, no positions be filled on a permanent or temporary basis, that have been vacant for two months or more, without the approval of City Council, except that the City Manager be authorized to approve the filling of any vacancy necessary to maintain or restore the efficient operation of the City; and except those positions affecting public safety and security;
FURTHER THAT the Boards and Commissions be requested to comply with this resolution with advice to Council for approval."

- (carried)

MOVED by Ald. Kennedy (in amendment)
THAT a Committee, comprised of the Mayor, City Manager and the Chairman of the Finance Committee, be authorized to approve the filling of any vacancy necessary to maintain or restore the efficient operation of the City.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Rankin and Volrich opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY.

DELEGATIONS AND CITY MANAGER'S REPORT

Building and Planning Matters
July 4, 1975.

Demolition Application
(Clause 2)

Mr. R. K. Baker, Counsel for Ambient Investments Ltd., the owners of 1179 West 7th Avenue, addressed Council on behalf of his client. He reviewed the situation to date and his client's various attempts to obtain a Development Permit to erect town houses on this property. The house in question is presently vacant and has been vandalized to a large extent.

Mr. John Petrie, a member of the Fairview Planning Committee, speaking for himself, requested Council to take the necessary action to ensure preservation of this heritage building.

Mr. D. Cornejo, Fairview Area Planner, advised that the owners of the property have now prepared two new schemes of development - one retaining the house and the other involving demolition of the property. He stated that while the Planning Department favours the scheme retaining the house, it is also prepared to support the other scheme involving demolition of the property.

MOVED by Ald. Boyce
THAT the demolition permit for 1179 West 7th Avenue be withheld allow Council time to consider designation of the building and possible methods of compensation for the property owners.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Volrich and the Mayor opposed)

MOVED by Alderman Kennedy
THAT Council approve the demolition permit.

- (amended)

MOVED by Ald. Cowie (in amendment)
THAT the words "approve the demolition permit" be struck from the motion of Alderman Kennedy and the following substituted therefor: "cause the demolition permit to be withheld to the next meeting of Council, pending a report from the Heritage Advisory Committee on this building".

- CARRIED

(Ald. Bird, Bowers, Kennedy, Sweeney and Volrich opposed)

The motion of Alderman Kennedy, as amended and reading as follows, was put and CARRIED, with Aldermen Bird and Sweeney opposed.

"THAT Council cause the demolition permit to be withheld to the next meeting of Council, pending a report from the Heritage Advisory Committee on this building."

MOVED by Ald. Rankin
THAT Council cause the demolition permit for 1085-99 Robson Street (784 Thurlow) to be withheld, pending a report back to the next meeting of Council on the designation of the building and possible methods of compensation for the property owners, from the Director of Planning.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters
(July 4, 1975)

Tender No. 753 - Curbs and Pavements
on Sundry Streets and Lanes (Clause 1)

As resolved earlier this day, the Deputy City Engineer was present to answer questions on this matter. He advised that the items listed in the report could not have been put out to tender on an individual basis. In the past the Engineering Department has encountered problems when different contractors have been awarded contracts for pavements and curbs on the same street.

MOVED by Ald. Bird
THAT Council approve the recommendation of the City Manager contained in this report.

- CARRIED UNANIMOUSLY

C. Tenders, On-Float Services,
Heather Marina.

The City Manager submitted the following report, under date of June 26, 1975:

The City Manager submits the following report of the False Creek Development Consultant:

Tenders for sewage system, water supply and electrical power and lighting for the Heather Street Marina were opened on June 9th, 1975 and referred to the City Engineer and Development Consultant to report to the City Manager. Tenders have been checked and are summarized as follows:

(1) Electrical Power and Lighting:

Five tenders were received ranging from $99,800 to $137,900 -

Christopherson Electrical Ltd.,	- $127,300
Pacific Power Services Ltd.,	- $137,900
Camar Electric Ltd.,	- $ 99,800
Houle Electric Ltd.,	- $109,781
Hume & Rumble Electrical Division,	- $114,500

The lowest tender, as submitted by Camar Electric Ltd., is $23,300 or 30.5% above the budget figure. The tender does, however, include double the number of electrical stations previously estimated in the budget at an extra cost of $9,500. The provision of one station for every 2 boats instead of one for every four boats represents a safety and convenience factor now considered desirable. The low tender, price and design are acceptable.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Tenders, On-Float Services,
Heather Marina. (Cont'd)

(2) Water Supply

Three tenders were received ranging from $45,052 to $66,341:

Westgate Mechanical Construction	- $52,500
Coastal Pipeline Ltd.,	- $66,341
Commonwealth Construction Co. Ltd.	- $45,052

The lowest tender, submitted by Commonwealth Construction Ltd. is $10,052 or 29% above the budget figure. Thompson, Berwick, Pratt has examined this tender and recommends a revised specification which will provide an acceptable water distribution system and still comply with the Fire Department's requirements. These changes amount to a net savings of $7,500 and can be initiated under a bill of omission. With revisions, this tender, supporting specifications and design, are acceptable. The net figure will be $2,552 or 7% above budget.

(3) Sewage Disposal System

Only one tender was received for the sewage disposal system at $35,598, as submitted by Coastal Pipeline Ltd., representing a patent pressure system developed by ATS Industries. This tender is $15,598 or 78% above the budget figure. An alternative in the tender for $40,135 was received from Coastal Pipeline using a patent vacuum system supplied by Vacusan. This tender does not afford the opportunity to negotiate a reduced figure.

The Vacusan system is generally preferred by the City Engineering Department and Health Department and can be directly purchased by the City for $15,000. Consequently, the following alternatives are available to the City:

(a) Purchase of the Vacusan system by the City for $15,000 and invite competitive bids for its installation;

(b) accept the low tender for an ATS patent system at $35,598.

RECOMMENDATIONS:

It is recommended that the following contracts be approved:

(1) the contract for electrical power and lighting be awarded to the low tender as follows:

Camar Electric Ltd., 175 West 5th Avenue, Vancouver, B.C.;

(2) the contract for water supply be awarded to the low tender, as follows:

Commonwealth Construction Ltd., 700 Taylor Street, Vancouver,

and that Thompson, Berwick, Pratt be authorized to negotiate the deletions referred to in this report;

(3) that the tenders submitted by Coastal Pipeline for sewage systems be rejected;

(4) that the City purchase a patent Vacusan sewage system for $15,000 and invite competitive tenders for its installation.

(5) a net total of $31,752 be transferred from the Marina Contingency Account of $77,800, which along with the approved budget for services will cover the three recommended items.

(6) that the bid bonds of the unsuccessful tenderers be returned.

The City Manager submits the matter to Council for approval of the recommendations of the Development Consultant.

MOVED by Ald. Kennedy,
THAT the recommendation of the Development Consultant contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee on Community Services (June 19, 1975)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Hudson Marine Plaza (Shannon Day Care Centre)
Cl. 2. Derelict Buildings
Cl. 3. Liquor Administration Branch Regulations
Cl. 4. Juvenile Detention Home
Cl. 5. St. James Social Service - Recreational Facilities
Cl. 6. Strathcona Offstreet Proposal

The Council took action as follows:

Hudson Marine Plaza (Shannon Day Care Centre) (Clause 1)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

Derelict Buildings (Clause 2)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be approved:

FURTHER THAT the Chairman discuss this matter with the Chairman of the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

Liquor Administration Branch Regulations (Clause 3)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

Juvenile Detention Home (Clause 4)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

St. James Social Service - Recreational Facilities (Clause 5)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be approved.

- (not put)

MOVED by Ald. Volrich
THAT the resolution of the Standing Committee be changed to read as follows and approved accordingly:

"THAT this matter be referred to the Park Board with a request that they consider the request of St. James Social Service."

- CARRIED

(Ald. Harcourt, Marzari & Rankin opposed)

The amendment having carried, the motion of Ald. Rankin was NOT PUT.

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services (June 19, 1975) (continued)

Strathcona Offstreet Proposal (Clause 6)

MOVED by Ald. Rankin
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development (June 19, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Zoning and Subdivision Briefing
Cl. 2. The Establishment of a Chinatown Historic Area Planning Committee Gastown Historic Area Planning Committee
Cl. 3. Overall Planning Programme

The Council took action as follows:

Zoning and Subdivision Briefing (Clause 1)

MOVED by Ald. Bowers
THAT the resolution of the Committee contained in this clause be received for information.

- CARRIED UNANIMOUSLY

The Establishment of a Chinatown Historic Area Planning Committee Gastown Historic Area Planning Committee (Clause 2)

MOVED by Ald. Bowers
THAT Recommendations A, B and C of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Overall Planning Programme (Clause 3)

MOVED by Ald. Bowers
THAT Recommendations A, B and C of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance and Administration (June 26, 1975)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Additional Civilian Personnel - Police Department
Cl. 2. Neighbourhood Services Association - Grant Request
Cl. 3. Mayor's Salary

The Council took action as follows:

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration (June 26, 1975) (continued)

Additional Civilian Personnel - Police Department (Clause 1)

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED

(Ald. Boyce and Rankin opposed)

Neighbourhood Services Association - Grant Request (Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Mayor's Salary (Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED

(Ald. Rankin, Volrich and the Mayor opposed)

(Council recessed at 4:00 p.m. to reconvene in the Council Chamber at 4:15 p.m.)

* * *

IV. Report of Standing Committee on Housing and Environment (June 26, 1975)

The Council considered this report, which contains eleven clauses, identified as follows:

Cl. 1.	Bicycle Routes
Cl. 2.	Need for Parks in the Eastside of the City
Cl. 3.	Landlord and Tenant Act - Hotels and Lodging Houses
Cl. 4.	Small Site Compact Housing Demonstration Projects in the City of Vancouver
Cl. 5.	1976-80 Five Year Plan - Housing
Cl. 6.	Housing Sites - Proposal Call - Downtown Eastside
Cl. 7.	Housing Status Report
Cl. 8.	Progress Report on Enforcement of the Fire By-law
Cl. 9.	Progress Report on Enforcement of the Lodging House By-law
Cl.10.	La Petite Maison Co-operative Housing Project
Cl.11.	Report Reference - Fraser River Study

The Council took action as follows:

Bicycle Routes (Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment (June 26, 1975) (continued)

Need for Parks in the Eastside of the City (Clause 2)

MOVED by Ald. Harcourt
THAT Recommendation A(i) of the Committee be amended to read as follows:

"THAT Council approve expenditure by the Park Board of $75,000 for immediate development of Thunderbird Island Park; these sums to be reimbursed to the City from the proceeds of sale of City-owned property in the vicinity."

(Underlining indicates amendment) - CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Recommendation A(ii) of the Committee contained in this clause be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Recommendation B of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Landlord and Tenant Act - Hotels and Lodging Houses (Clause 3)

MOVED by Ald. Harcourt
THAT Recommendations A, B and C of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Small Site Compact Housing Demonstration Projects in the City (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause be approved on the understanding that these compact housing demonstration projects will be funded by the G.V.R.D.

- CARRIED UNANIMOUSLY

1976-80 Five Year Plan - Housing (Clause 5)

MOVED by Ald. Harcourt
THAT Recommendation A of the Committee be approved after deleting the words "in principle" from this recommendation.

(amended)

MOVED by Ald. Rankin (in amendment)
THAT the guidelines for eligibility for the $3 million subsidy fund be senior citizens, housing for families earning up to $10,000 per year, housing for the handicapped and housing for other special needs, e.g. low-income single persons.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney & Volrich opposed)

The motion of Ald. Harcourt, as amended, and reading as follows, as put and CARRIED:

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Housing & Environment (June 26, 1975) (cont'd)

1976-80 Five Year Plan - Housing
(Clause 5) (continued)

"THAT Recommendation A of the Committee be approved after deleting the words "in principle" from this recommendation.

"FURTHER THAT the guidelines for eligibility for the $3 million subsidy fund be senior citizens, housing for families earning up to $10,000 per year, housing for the handicapped and housing for other special needs, e.g. low-income single persons."

(Ald. Bowers, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Kennedy
THAT the above resolutions be deferred for two weeks.

- LOST

(Ald. Bird, Cowie, Harcourt, Marzari, Rankin and the Mayor opposed)

Housing Sites - Proposal Call -
Downtown Eastside (Clause 6)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 7 to 11 inclusive

MOVED by Ald. Harcourt
THAT the resolutions of the Committee contained in Clauses 7, 8, 9, 10 and 11 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on
Planning and Development
(June 26, 1975)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Fairview Area Planning - Budget for Information Programme
Cl. 2. Retaining Walls and Overhanging Decks - Point Grey Road
Cl. 3. Residential Hotel Policies in the West End
Cl. 4. Downtown Open Space and Recreational Uses Policy

The Council took action as follows:

Clauses 1, 2 & 3

MOVED by Ald. Bowers
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Downtown Open Space and
Recreational Uses Policy (Clause 4)

MOVED by Ald. Bowers
THAT Recommendations A 'i', 'ii', 'iii', 'iv' and 'vi' and Recommendation B of the Committee be approved;

FURTHER THAT Recommendation A'v' of the Committee be deferred until such time as the Property Endowment Fund Manager submits to Council an inventory of the fund.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Community Services (June 26, 1975)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Construction, Management and Operation of Ray-Cam Community Centre
Cl. 2. Department of Labour, Human Rights Branch
Cl. 3. Juvenile Detention Home - Report from the Medical Health Officer
Cl. 4. Enforcement of Government Liquor Act
Cl. 5. Inventory of Youth Services

The Council took action as follows:

Construction, Management and Operation of Ray-Cam Community Centre (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Department of Labour, Human Rights Branch (Clause 2)

MOVED by Ald. Rankin
THAT Recommendation (a) of the Committee be approved after striking out the words "affect a settlement" after the word "to" in this clause, and substituting therefor, the word "discuss".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the delegation requests of Ms. Shelagh Day, Human Rights Branch of the Department of Labour and the Status of Women Council be approved, and that Recommendations (b) and (c) of the Committee contained in this clause be deferred pending the hearing of these delegations.

- CARRIED UNANIMOUSLY

Juvenile Detention Home - Report from the Medical Health Officer (Clause 3)

MOVED by Ald. Rankin
THAT Recommendation (a) of the Committee contained in this clause be approved.

- (amended)

MOVED by Ald. Bowers (in amendment)
THAT Recommendation (a) be approved after deleting the words "and that if the Province does not carry out this work, the City provide the necessary ventilation".

- CARRIED

(Ald. Boyce, Rankin and Volrich opposed)

The amendment having carried, the motion of Ald. Rankin as amended, was put and CARRIED.

(Ald. Boyce, Rankin and Volrich opposed)

cont'd ...

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Community Services (June 26, 1975) (cont'd)

Juvenile Detention Home - Report from the
Medical Health Officer (Clause 3) (cont'd)

MOVED by Ald. Rankin
THAT Recommendations (b) and (c) of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Rankin
THAT the resolutions of the Committee contained in Clauses 4 & 5 be received for information.

- CARRIED UNANIMOUSLY

VII. Illegal Suites

The Committee of Officials submitted the following report under date of July 4, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows: -

(a) The following applications be approved for one year from the date of this Resolution:

Phyllis Purues (tenant), 2386 West 5th Avenue
Allison A. Killam (tenant), 2386 West 5th Avenue
Maureen E. Miltimore (tenant), 2386 West 5th Avenue
Linda K. Robertson (tenant), 2386 West 5th Avenue
Theresa Hoops (tenant), 2386 West 5th Avenue
Jagjit Mangat (owner), 2931 McGill Street
Martin G. Donovan (tenant), 1921 East 2nd Avenue
Surjit Sandhu (owner), 5657 Stamford Street
Dave Adamson (tenant), 1743 Bayswater Street
Vicki McCullough (tenant), 2912 Discovery Street
Verna Pyplacz (tenant), 2607 MacKenzie Street
Murari Lal Ram (tenant), 3545 East 28th Avenue

(b) the following application be approved for six months from the date of this Resolution:

Pierre De Bellefeuille (tenant), 2316 East 11th Avenue

(c) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(d) the following applications be not approved:

Elias Minatsis (owner), 3255 West 12th Avenue
Donald M. Smith (owner), 5142 Fairmont Street
John P. Stancato (owner), 375 South Skeena Street
Fred Meagher (tenant), 850 East Broadway
Peter and Desa Prodanovic (owners), 4782 Manor Street
Roderick MacLeod (tenant), 1312 Walnut Street
Lachaman S. Khangura (owner), 8050 Prince Edward Street "

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Illegal Suites (continued)

MOVED by Ald. Bowers
THAT recommendations (a) (b) and (c) of the Committee of Officials be approved;

FURTHER THAT the applications from the following be approved for one year from the date of this resolution:

John P. Stancato (owner), 375 South Skeena Street
Peter and Desa Prodanovic (owners), 4782 Manor Street
Lachaman S. Khangura (owner), 8050 Prince Edward St.

AND FURTHER THAT the applications from the following be not approved:

Elias Minatsis (owner), 3255 West 12th Avenue
Donald M. Smith (owner), 5142 Fairmont Street
Fred Meagher (tenant), 850 East Broadway
Roderick MacLeod (tenant), 1312 Walnut Street

- CARRIED UNANIMOUSLY

VIII. Special Report from Alderman Cowie, Chairman of the Committee on Motor-Cycles in the Kerr Road Park Site

Alderman Cowie submitted for Council's consideration the following report of the Special Committee re Motorcycles in the Kerr Road Park Site:

At its previous meeting on Tuesday, 17th June 1975, the Committee resolved

"A. THAT on or before July 15, 1975, the Park Board assume care, custody, and management of the Kerr Road Park Site and post it accordingly, thus banning motorcycles from this site effective July 15, 1975.

B. THAT the Mayor, by way of a letter to the Police Department, advise of the above and request strict full-time police enforcement of the Street By-Law on this site.

C. THAT it be understood that if the motorcycles move off the Kerr Road Park Site, the Park Board and the City give firm commitments that they will aid in locating alternate motorcycle parks."

Alderman G. Laking of Port Coquitlam and Commissioner R. J. Smith of the Burnaby Parks & Recreation Commission, members of the Lower Mainland Recreation Advisory Committee, advised the meeting that their committee has studied space requirements of the variety of recreational activities, including motorcycles, snowmobiles, horse riding, etc. and this committee is currently studying potential sites for such activities.

Mr. Richard Hankin, Planner with the G.V.R.D., also advised the meeting that G.V.R.D. planners have done some studies on the need for designating recreational areas. He pointed out that because of the large number of recreational clubs, there is first an organizational problem in bringing these clubs together and then there is the problem of what sites are best suited to which types of recreation. G.V.R.D. planners did present a preliminary report on motorcycle areas to the G.V.R.D. Planning Committee which decided the report should be distributed to member municipalities of the G.V.R.D.

It was pointed out during discussion that creation of recreational facilities for sports would qualify for up to one-third of $1-Million from the Provincial Government Recreational Facilities Fund.

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Motorcycles in the Kerr Road Park Site (continued)

Mr. Hankin stated that G.V.R.D. planners would like to do a comprehensive report on the needs of such recreations as motorcycling and its various forms, stock car and quarter-midget racing cars, horseback riding, etc. He stated some of these organizations have capital available as well as good management and supervisory capabilities.

However, the G.V.R.D., currently involved in work on the "Livable Region Plan", does not have sufficient Planning staff to continue a comprehensive recreational study. G.V.R.D. planners, however, would be willing to assist any regional Recreation Advisory Committee.

Discussion then centered on providing an alternative site for the motorcyclists now using the Kerr Road Park Site who must vacate that site by 15th July 1975.

Representatives of the Police Department indicated it will be difficult to enforce the ban on motorcycles in the Kerr Road area; that the police do not have the legal right to evict persons from such property.

The Police Department's spokesman added, however, it is only a small majority of bike riders at the Kerr Road Site who are creating the noise nuisance to residents of the area.

Parks Commissioner R. J. Smith of Burnaby advised that his municipality has studied this matter and is looking at three potential sites for small off-road minibikes. A number of regulations have been established by Burnaby, but the municipality cannot begin operation of these sites by 15th July 1975. He suggested the Vancouver closure of the Kerr Road Site to motorcycles will mean the motorcyclists may move into the "Big Bend" area of Burnaby.

Alderman Tony Schmand of Delta informed the Committee his Council is on record as making available the 15-acre "Burns Bog" area in Delta for use by motorcyclists; however, some site preparation work may be required.

Burns Bog is the landfill site used by Vancouver City and Alderman A. Cowie advised that the Vancouver City Engineering Department has expressed opposition to use of the Burns Bog by motorcyclists.

Alderman Schmand reminded those present that Delta experienced serious problems with drag racers at Boundary Bay but through cooperation with the drag racing fraternity and the municipality, the drag racing operation is now well operated and supervised.

It was stressed that two or three sites for motorcyclists are required in the lower mainland area.

A representative of residents near the Kerr Road Site stated that residents in the area are becoming very annoyed at the noise of the motorcycles.

Mr. Alan Carter, Coordinator, of the Provincial Outdoor Recreation Advisory Committee, indicated that his organization would be willing to assist in a study of locations for motorcycle recreation and that his organization has access to technical experts.

It was noted there are seven sanctioned types of motorcycle events ranging from minibike trail riding to motocross events for larger motorcycles.

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

Motorcycles in the Kerr Road Park Site (continued)

Following further discussion, it was resolved

THAT Alderman A. Cowie, Chairman of the Special Committee on the Kerr Road Park Site, would meet with Burnaby Parks Commissioner R. J. Smith and Alderman Tony Schmand of Delta to discuss the feasibility of providing part of the Big Bend area near the Fraser River in Burnaby and the Burns Bog site in Delta as areas for recreational motorcycle sports;

FURTHER, THAT the Coordinator of the Provincial Outdoor Recreation Advisory Committee would begin an overall study on the need for sites for motorcycle recreation."

MOVED by Ald. Cowie

THAT

(a) effective immediately, the City ban the use of the Kerr Road Park Site by motor-cyclists.

(b) Council enter into discussions with representatives of the Burnaby Council on the feasibility of using part of the Big Bend area near the Fraser River in Burnaby for motorcycle sports.

(c) Council approve the use of the Burns Bog landfill site for motorcycle sports subject to report back from the City Engineer on implementation.

(d) Council request the Park Board to accelerate development of the golf course on the Kerr Road Park Site for report back, and the City consider allocating funds for this development from the Property Endowment Fund, if economically feasible.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd ...

BY-LAWS

1. BY-LAW TO AUTHORIZE THE ISSUE OF DEBENTURES TO FINANCE THE PROPERTY OWNERS' SHARE OF AN UNDERGROUND WIRING PROJECT IN TROUNCE ALLEY AND BLOOD ALLEY SQUARE

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE ISSUE OF DEBENTURES TO FINANCE THE PROPERTY OWNERS' SHARE OF CERTAIN LOCAL IMPROVEMENTS UNDERTAKEN PURSUANT TO THE GRANVILLE STREET MALL BY-LAW

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE THE PROCEDURE FOR IMPROVEMENTS TO PART OF GRANVILLE STREET AS LOCAL IMPROVEMENTS

MOVED by Ald. Cowie
SECONDED by Ald. Volrich
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd ...

BY-LAWS (cont'd)

3. BY-LAW TO PROVIDE THE PROCEDURE FOR IMPROVEMENTS TO PART OF GRANVILLE STREET AS LOCAL IMPROVEMENTS (Continued)

MOVED by Ald. Cowie
SECONDED by Ald. Volrich
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AUTHORIZE THE ISSUE OF DEBENTURES TO FINANCE THE PROPERTY OWNERS' SHARE OF CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT AND SIDEWALK PROJECTS

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

Alderman Boyce requested and obtained permission to substitute the following motion for the one submitted as Notice of Motion at the Council Meeting on June 24, 1975:

1. MOVED by Ald. Boyce
SECONDED by Ald. Marzari

THAT WHEREAS two major public hearings on Zoning in the last few months have been one member short because of the justifiable absence of a member:

AND WHEREAS these hearings are always matters of great importance both to the public as well as to Council:

AND WHEREAS it is recognized that all members of Council may not be able to attend all public hearings but that each member of Council should have the opportunity of commenting on any date proposed:

THEREFORE BE IT RESOLVED THAT before a date is set for any public hearing on Zoning, the City Clerk be requested to confer with all members of Council in an endeavour to determine a date if at all possible on which all members of Council can attend such public hearings.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted this day and recognized by the Chair:

1. Minaki Lodge and Other Similar Displacements

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS many senior citizens beyond the age of 65 years are being asked to uproot themselves to make space for the City's legitimate needs for new development;

AND WHEREAS the City accepts an obligation to find new equivalent housing accommodation for them at the same rental level;

AND WHEREAS this may not be possible under present conditions of scarcity and inflation;

THEREFORE BE IT RESOLVED THAT the Chairman of the Housing Committee discuss with the appropriate Provincial authorities the proposal that when a hardship is created due to lack of finances etc., the City and Provincial Government accept as a joint obligation the subsidizing of displaced senior citizens to the extent of the excessive rent found necessary to relocate them.

(Notice)

Reference was made to existing City policy which provides for subsidizing of displaced senior citizens as referred to in the above Notice of Motion. Alderman Kennedy requested that this information be made available to the next meeting of Council.

ENQUIRIES AND OTHER MATTERS

Kitsilano Day Committee - Grant

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT Council approve an additional $1,000 grant to the Kitsilano Day Committee in respect of the recently held Kits Day celebrations.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

1976-80 Five Year Plan
Capital Programme

Alderman Volrich advised that a Committee comprised of himself as Chairman of the Standing Committee on Finance and Administration, City Manager and the Director of Finance are currently re-examining all departmental submissions re the 1976-80 Five Year Plan Capital Programme and will shortly be presenting recommendations to the Finance and Administration Committee and subsequently to Council. He referred to the budget of $75,000 for publicity expenses, etc. in connection with presenting this plan to the electors which was previously approved by Council.

cont'd ...

ENQUIRIES AND OTHER MATTERS (cont'd)

1976-80 Five Year Plan
Capital Programme (continued)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT Council authorize the Special Committee examining the Five Year Plan submissions to expend up to $75,000 in connection with publicity etc. re the proposed Five Year Plan.

- CARRIED UNANIMOUSLY

Buses on Granville Mall

The Mayor - advised that a recent petition of the merchants on Granville Mall showed that they were 2 to 1 against taking the buses off the Mall this summer. However, they indicated that they would be willing to consider removing the buses for a short period next year, perhaps during the U.N. Conference. The Mayor will discuss this matter further with the merchants.

The Mayor also advised that he is keeping in touch with the Bureau of Transit re further Council meeting with them on transit.

The Council adjourned at 5:45 p.m.

The foregoing are Minutes of the Regular Council Meeting of July 8, 1975, adopted on July 22, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

A-1

RECOMMENDATION

1. Tender No. 753 - Curbs & Pavements on Sundry Streets and Lanes.

The City Manager submits the following report of the City Engineer:

"Tenders for curbs and pavements on sundry streets and lanes in the City of Vancouver were opened on June 16, 1975, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No. 753, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department, and the total cost of the contract may vary according to actual quantities measured during construction.

The City Engineer RECOMMENDS that:

(a) A contract be awarded to the low tenderer as follows:

Columbia Bitulithic Limited,
Post Office Box 34225,
Postal Station 'D',
Vancouver, B.C.
V6J 4N7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements,
Asphaltic Concrete Street Surfacing,
and Asphaltic Concrete Lane Pavements.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION & CONSIDERATION

2. Water Street Beautification Program.

The City Engineer reports as follows:

"Project 200 Properties Limited (C.P.R.) are constructing a building on the north side of Water Street, west of Abbott Street. The property is known as Parcel "B", (Explanatory Plan 236) of Lot 13 and the East Half of Lot 14, Block 6, O.G.T., plan 168. The building will have 6 bay windows encroaching on to Water Street a maximum of 3.5 feet and cover a total encroachment area of 154 square feet.

The Supervisor of Property & Insurance has placed a rental of $250 per annum for such an encroachment.

The City has negotiated with Project 200 Properties (C.P.R.) and Council approved an interim lease on April 15, for an area at the rear of Parcel "B" for lane purposes as part of the Water St. Improvement programme. The proposed term of the lease is 99 years and there is a nominal rental of $1.00 per year plus taxes.

The applicant has asked that the rental for the bay window encroachment be at this same nominal rental of $1.00 per year.

Clause No. 2 Continued.

The City Engineer RECOMMENDS:

- The encroachment of the 6 bay windows be validated in accordance with the Encroachment By-law.

- The annual rental of $1.00 or $250.00 be referred for Council consideration."

The City Manager RECOMMENDS approval of the City Engineer's RECOMMENDATION and refers the amount of the annual rental for Council's consideration.

RECOMMENDATION.

3. Water Main Installations - 1975 Capital Budget.

The City Engineer reports as follows:

"The following water mains require replacement at this time:

	Street	From	To
		WATER MAIN PROJECT 508	
1.	43rd Avenue	St. George St.	Fraser Street
2.	43rd Avenue	Prince Edward Street	St. George Street
3.	Kitchener Street	Renfrew Street	Nootka Street
		WATER MAIN PROJECT 509	
4.	45th Avenue	Larch Street	Balsam Street
5.	45th Avenue	Balsam Street	Yew Street
6.	6th Avenue	Yukon Street	Alberta Street
7.	Park Drive	Oak Street	Shaughnessy Street
8.	Park Drive	Shaughnessy Street	Fremlin Street

Five of the above installations are to be completed prior to scheduled 1975 paving work. They are to replace leaking steel mains (#1, 3, 4 & 8) or old 4 inch iron pipe (#6) which has lost its flow capacity. The remaining installations are to replace leaking steel mains in adjacent blocks.

The estimated cost for Project 508 is $39,000 and for Project 509 is $41,000.

I RECOMMEND that projects 508 and 509 be approved and that $39,000 and $41,000 respectively be appropriated from the 1975 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 467 & 478

A-4

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Langara Citizens Committee

The Director of Planning reports as follows:

"On December 17, 1973, in response to Council's request of December 4, 1973, the Civic Development Committee at a public meeting appointed the Langara Citizens Committee to recommend to Council terms of reference for the development of the area. No funding was provided for this committee. However, various members have incurred some expenses in connection with their work, particularly the Chairman, Mr. Paul Pulle. He has, for example, visited Victoria to approach Mr. Radford and on at least one occasion has had to pay for a substitute teacher so that he could attend the day time meeting. There have been other incidental expenses such as long distance telephone calls and telegrams. No receipts are available for these expenses but it is clear that they amount to a sum well in excess of $100.

Whereas, it is reasonable that the members of a Committee of this type, which is operating in the interest of its own area as well as the City at large, should incur some personal expenses, it also seems reasonable that some recognition of extraordinary expenses should be made. Accordingly, it is recommended that payment of $100 be made to Mr. Paul Pulle, Chairman of the Langara Citizens Committee in partial recompense for expenses incurred by him in connection with the work of the Committee.

No funds are available in the Planning Department budget to cover this cost and if this request is approved, funds would have to be made available from contingency reserve."

The City Manager submits the recommendation of the Director of Planning for Council's CONSIDERATION.

2. Demolition Application

The Director of Planning reports as follows:

"At the June 9th meeting of the Heritage Advisory Committee a list of 28 buildings was proposed for recommendation to Council as Heritage Buildings. This list included the Manhattan Apartments at 1085-99 Robson (784 Thurlow) and the Morrison House at 1179 West Seventh Avenue.

On June 16th a demolition application was filed for 1179-85 West Seventh Avenue. On June 19th a demolition application was filed for 1085-99 Robson.

Vancouver's Charter allows a 90 day hold on demolition permits pending the enactment of a designation by-law. If a designation by-law is passed no compensation is payable. If no designation by-law is enacted within 90 days then the permit may be issued and the applicant shall be entitled to compensation for damages from the withholding of such a permit.

The Manhattan Apartment at 1085-99 Robson has retail floor space on the ground floor and residential floor space on the upper floors. Tenants of the building have not yet been given notice and no other applications for the site have been received. Information on the background of the building is attached.

The building at 1179 West Seventh is one of eight buildings on the Fairview Slopes that was recommended for designation after a joint meeting of the Heritage Advisory Committee and the Fairview Area Planning Committee. Information on the background of the building is attached.

Cont'd...

Clause No. 2 Continued:

Shortly after the owner was aware of the Heritage Advisory Committee's list the building became vacant and was left unsecured. Vandalism has occured. At the June 26th meeting the Fairview Area Planning Committee again discussed the building and its present condition. The Committee voted to request Council to take the necessary actions to ensure the preservation of this building.

The Director of Planning recommends that the Demolition permit for 1179 West Seventh and for 1085-99 Robson (784 Thurlow) be withheld to allow City Council time to consider disignation of the buildings and possible methods of compensation for the property owners.

The City Manager submits for Council's CONSIDERATION the report of the Director of Planning.

NOTE: Delegation this day - Mr. Russell Baker

RECOMMENDATION

3. Areas E & F, Champlain Heights, Enclave I

Council on May 6, 1975 approved a development plan for Areas E & F, Champlain Heights. The details of the resolution are attached as Appendix I to this report.

On June 10, 1975 a meeting was held with the City Manager to discuss management alternatives and the implementation of the development plan for Areas E & F, Champlain Heights. A working team of city staff was established under the co-ordination of the Planning Dept. This team is to construct a critical path program for the development of all aspects Areas E & F including servicing, parks, sub-division, zoning, marketing, etc. It will also prepare for consideration of Council alternative staffing and management arrangements to ensure a co-ordinated and efficient development in terms of financial programming and liveability.

Concurrently, the committee will proceed with re-zoning and marketing of Enclave I.

Enclave I is approximately 8.8 acres. The land use is single family detached at a density of eight units per acre. The units will be high income. Standards with respect to landscaping and open space are contained in the approved development plan. It is proposed to re-zone Enclave I to CD-1. The uses, conditions of development and design standards are contained in Appendix II.

An overview of marketing alternatives for Enclave I is attached as Appendix III. It is proposed that the land be marketed to the highest bidder, but the sale or lease be subject to the applicant obtaining a development permit and design approval, conforming to criteria outlined in Appendix II. The question of sale or lease will be reported on by the Finance Dept.

It is proposed that application for re-zoning be made immediately. A survey and registrable plan must be prepared, however, before the required three readings of the by-law and marketing can occur.

It should be noted that Vancouver is currently negotiating with Burnaby for a cost-sharing agreement for the widening of Boundary Road. This issue began in 1954 when officials from Burnaby and Vancouver held informal discussions concerning the most appropriate method of widening Boundary Road from 29th Avenue to the Fraser River to a width from between 100 to 132 feet to provide a future major traffic artery south of 29th Avenue. The plan and recommendations were adopted by both municipalities and guidelines established.

In 1971, a special committee of officials under instructions of Council met with Burnaby officials to deal with the subject, among others, of cost-sharing of property acquisitions. Suggestions put forward by Burnaby were unacceptable to the City, and as no agreement could be reached, Council on July 27th, 1971, resolved, in part:

> "That the formal dedication of City lands in the S.E. Sector be held until the cost formula has been agreed upon."

Cont'd...

Clause No. 3 Continued:

Discussions have been carried on since that date both between officials of the municipalities and at the political level, without success.

The East 66 feet of the property from which Enclave I is to be created lies within the area designated for Boundary Road Widening and would, but for the above Council action, under normal circumstances be dedicated for road purposes on the subdivision plan creating Enclave I. The problem of the dedication of the 66 feet for Boundary Road widening may be handled in two ways:-

Either: (a) Council amend its approval of the forementioned recommendation to permit the dedication of the widening strip as far as it pertains to Enclave I.

or

(b) Survey the site so as to create two parcels of land - one being Enclave I, the other being a site of approximately 66' x 550' (±) adjacent to Boundary Road. This strip could be established as road at a later date when cost-sharing arrangements with Burnaby have been formalized.

RECOMMENDATIONS:

A. Instruct the Director of Planning to make application to re-zone Enclave I and refer this application directly to a public hearing.

B. Approve conditions and standards of development as outlined in Appendix II.

C. The Supervisor of Property and Insurance be instructed to advertise Enclave I on the basis of highest price. The condition of sale to include obtaining a development permit and design approval in conformance with the condition of development and design standards outlined in Appendix II.

D. The question of sale or lease be reported on by the Finance Dept.

E. Either: (i) Council amend its aforementioned resolution of July 27, 1971 to permit the dedication of the widening strip as far as it pertains to Enclave I.

or

(ii) Survey the site so as to create two parcels of land - one being Enclave I, the other being a site of approximately 66' x 550' (±) adjacent to Boundary Road. This strip could be established as road at a later date when cost-sharing arrangements with Burnaby have been formalized.

The City Manager RECOMMENDS approval of the foregoing recommendations A,B,C,D, & E (ii).

FOR COUNCIL ACTION SEE PAGE(S) 489 & 477

FIRE & TRAFFICE MATTERS

CONSIDERATION & RECOMMENDATION

1. Farmers Market

The City Manager submits the following report of the City Engineer:

"HISTORY

On July 23, 1974, Council resolved that a task force of City Officials be set up to meet United Fruit Grower's representatives to find suitable locations for fruit vending in the City. A group, including representatives from Planning, Permits & Licences, Properties & Health, was set up under the chairmanship of the City Engineer to carry out this instruction. Several meetings were held in the summer and early fall of 1974, and the group concluded:

1. so far as the United Fruit Growers were concerned, off-street locations were generally preferred.

2. a list of appropriate City owned properties would be provided to the representative of the United Fruit Growers (Mr. Hans Rhenisch, of Keremeos) for review and comment as to their suitability for use for this purpose.

In August, 1974, a list as outlined in #2 above of six City-owned properties was provided. Since no comments on these sites were received from Fruit Growers until the spring of 1975, despite a further reminder in October 1974, the task force did not meet again. At a recent meeting on May 7, 1975, the history of the issue was reviewed by the task force and the question of a possible permanent market discussed. At that time, the representatives of the United Fruit Growers agreed to have their comments on possible sites into the City within a few days.

A letter dated May 16, 1975, received from Mr. Rhenisch, comments on only two of the sites proposed by the City and adds two sites of his own choice. These sites will be discussed later in this report.

The meeting of May 7, 1975, was also attended by representatives of the Demeter Co-operative Association which is interested in selling handicrafts in conjunction with a farmers market. This group has requested permission to operate on a site on the east side of Hudson Street between 75th Avenue and 77th Avenue, selected by the United Fruit Growers.

Committee members agreed on the desirability of a permanent market site, but noted the problems which will preclude establishing such a site in the near future. The purpose of this report therefore is to deal with off-street fruit vending sites on a temporary basis for the 1975 season.

On-Street Fruit Vending

Fruit may be sold on-street in accordance with the terms of the Street Vending By-law. The vendor would be required to use a standard kiosk design and pay the yearly licence fee of $200.00. Sites for such a fruit vending operation could be provided and may be desirable in some locations.

Off-Street Sites

Use of off-street sites requires conformance to the health standards in provision of sanitary facilities, to parking requirements, to traffic limitations, and to the restrictions of the Zoning By-law. The sites discussed later in this report have been examined from the point of view of traffic considerations, and with suitable sanitary facilities, can meet the requirements. However, processing through the Board of Variance will be required for some sites. A licence application to the Permits and Licence Department would be required which would then be formally reviewed by the appropriate City Departments. The Fruit Growers have indicated they are prepared to rent the sites from the City and manage them to conform to City requirements.

Clause #1 (Cont'd)

A) Permanent and Temporary Vending Sites

As previously mentioned, it is desirable to establish at least one permanent off-street site to facilitate all types of vending. At the present time, the Social Planning Department is dealing with the related public groups in order to achieve this aim. However, this report will only deal with the temporary vending locations that could be utilized throughout this summer. It is to be noted the Gastown Farmer's Market was approved by Council on June 24, 1975, and should commence operation on July 1, 1975. This site can also be utilized by the United Fruit Growers Association. The following sites have been forwarded as other possible locations by the Fruit Growers Association:

1. East side of the Columbia/Quebec Connector north of Terminal Avenue

2. South side of Marine Drive west of Kinross Street

3. East side of Nanaimo Street south of Vanness Avenue

4. East side of Hudson Street between 75th Avenue and 77th Avenue

Since the City's submission, re: acceptable sites, to the Fruit Growers made in August, 1974, and the Fruit Growers reply in May of this year, the area described in Item 1 above has been sold to a private company, (Ocean Cement Ltd). This company has also exercised its option to lease an area of City property on the west side of the Columbia/Quebec connector north of Terminal Avenue which is desirable as a fruit vending site and is acceptable to the Fruit Growers and the City as an alternate location.

The area south of Marine Drive, west of Kinross Street was utilized by Fruit Vendors last year. This location has since been departmentally reviewed and it is the Department's considered opinion that fruit vending should not be permitted on this site. The heavy traffic volume on Marine Drive and the associated safety problems as well as public opinion in the general area make this an unacceptable site.

The area on the east side of Nanaimo Street adjacent Vanness Avenue is available as well as being a desirable site for fruit vending. It is presently zoned Industrial (M-2).

As previously mentioned, the site on the east side of Hudson Street between 75th Avenue and 77th Avenue has been proposed as a joint location between the United Fruit Grower's Association and the Demeter Co-operative Association. Since this land is presently owned by the Federal Ministry of Transport, all arrangements related to leases should be negotiated between the Federal Government and the concerned co-operative groups.

In view of the above, the following sites can now be considered for off-street fruit vending: (see attached plan)

1. East side of Columbia/Quebec connector north of Terminal Avenue. This site subject to satisfactory lease arrangements between Ocean Cement Ltd, and The United Fruit Growers. (Presently zoned M-1)

2. North side of 14th Avenue east of Slocan Street. (Presently zoned RS-1) Although this site was not mentioned by the United Fruit Growers, it is included since other options have been eliminated.

3. East side of Nanaimo Street south of Vanness Avenue. (Presently zoned M-2)

Rezoning requirements will be considered by the appropriate departments pending Council approval of these sites. Furthermore, any necessary licences to operate off-street sites are to be obtained from the Department of Permits and Licences.

The United Fruit Growers will also be responsible for provision of sanitation facilities to the satisfaction of the Medical Health Officer.

Clause #1 (Cont'd)

It is recommended that the United Fruit Growers be required to enter into an arrangement satisfactory to the Director of Legal Services regarding a suitable deposit to ensure compliance with the terms of the lease agreement. Prior to the signing of any lease, the licensee is to obtain comprehensive public liability insurance indemnifying and holding harmless the City in the event of any legal suits.

Rental Structure for Off-Street Sites

The rental structure for these sites based on comparable abutting property rates is:

1. For the area, 49,000 sq. ft. on the north side of 14th Avenue east of Slocan Street, rental rate to be $.64 per sq. ft. per year net. On a monthly basis this computes to approximately $2,600.00 for the total site area.

2. For the area, 76,000 sq. ft. on the east side of Nanaimo Street south of Vanness Avenue, rental rate to be $.67 per sq. ft. per year net. On a monthly basis this computes to $4,200.00 for the total site area.

RECOMMENDATIONS

It is recommended that:

A. City Council approve off-street fruit vending sites at the following locations on a temporary basis for 1975 only.

   1) East side of Columbia/Quebec connector north of Terminal Avenue (subject to satisfactory lease arrangements being made and the applicant receiving a Development Permit.

   2) North side of 14th Avenue east of Slocan Street. (subject to any required approval from the Board of Variance).

   3) East side of Nanaimo Street south of Vanness Avenue (subject to receipt of a Development Permit).

CONSIDERATIONS

Subject to Council's action on the above recommendations, the following is submitted for consideration:

1) Rental rate for vending site on the north side of 14th Avenue east of Slocan Street to be set at $.64 per sq. ft. per year net. This rent to be payable on a monthly basis.

2) Rental rate for vending site on the east side of Nanaimo Street south of Vanness Avenue to be set at $.67 per sq. ft. per year net. This rent to be payable on a monthly basis."

The City Manager submits the above report of the City Engineer for Council CONSIDERATION and RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 469

FINANCE MATTERS

A-7

RECOMMENDATION

1. Position of Ice Rink Co-Ordinator - Park Board.

Background

Council, on June 25, 1974, passed the following resolution in regard to Item 3 of the report of the Finance and Administration Committee dated May 23, concerning Park Board Reorganization:

> "THAT with respect to recommendation D(ii) in the Finance and Administration report dated May 23, 1974, the Ice Rink Co-ordinator position be approved for the balance of the year."

On November 26, 1974, Council approved the following recommendation of the City Manager:

> "To retain the Ice Rink Co-ordinator position until the Recreation Services Study is finalized and approved by the Board and City Council, or for a period of six months, whichever is lesser."

Current Status

Since the Recreation Services Study has not yet been presented to Committee, it will likely be some time before it is presented for Council approval.

The West End Community Center and Ice Rink is scheduled to open on November 1, 1975. A report on staffing for the Center is in process.

Recommendations

The City Manager RECOMMENDS as follows:

A. That the position of Ice Rink Co-ordinator be retained, pending Council's consideration of the Recreation Services Study and the report on staffing for the West End Community Centre.

B. That the necessary funds for 1975 be provided in the 1975 Park Board Income Operations Budget.

2. Temporary Loan to United Housing Foundation Re Central and Oliver Hotel Renovations.

The following report has been received from the Director of Finance.

"The final financing arrangements for the bathing, eating and recreational facilities in the Central and Oliver Hotel have not been completed and it would be appropriate to extend the short term loan City Council granted to the United Housing Foundation, for a further 90 days. The Director of Social Planning is persuing the matter of the final financing format and it is hoped that a report can be forthcoming within the next couple of months.

I recommend that the loan to the United Housing Foundation be extended for approximately 90 days to September 15, 1975 at the same rate of interest as applied to the earlier loan."

Your City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

3. Dog Control.

At its meeting of June 17, 1975, Council referred the following recommendation of the Standing Committee of Council on Housing and Environment to the City Manager for a further report:

> "THAT five additional permanent positions of Pound Officers be established immediately within the City of Vancouver and that two additional summer students be hired on a temporary basis for canvassing."

At this time, the Administrative Analyst is examining the operation of the Pound with relation to the hiring of additional Pound Officers. A detailed examination of past results from canvassing has indicated that the additional revenue generated from two additional canvassers will more than offset their salary costs.

The estimated cost for two additional canvassers for two months, including fringe benefits and 4% commission, is $3,500.

The Comptroller of Budgets advises that, if approved, the funding source for the additional cost of $3,500 will be Contingency Reserve.

A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees' Union for his information.

The City Manager RECOMMENDS approval of the establishment of two temporary canvassers for a period of two months.

4. The Leon and Thea Koerner Foundation Grant.

The City Clerk reports as follows:

An application was made to the Leon and Thea Koerner Foundation for a grant to assist in the purchase of display equipment, the provision of display material, and the payment of labour costs involved in the related art work.

We are pleased to inform Council that the Foundation has granted $1,500.00 for this purpose and therefore, it is

RECOMMENDED

> THAT Council extend its appreciation to the Foundation for its assistance to the Archives in their Outreach Program.

The City Manager RECOMMENDS that the City Clerk's recommendation be approved.

5. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse, September 1, 1975 to August 31, 1976.

The Theatre Manager reports as follows:

"It is proposed that rental rates in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse be increased.

The attached schedule sets out the new rates which represents an increase of approximately 12½% with the Class I rate (2 performances - same evening) up approximately 25%.

Class I Sunday afternoons and Holiday afternoons, previously 50% of the evening rate, will be charged at the full evening rate under the new schedule.

New and higher morning rates have been established equal to the proposed afternoon rate.

In Clause 5 the charge of 10% of the gross receipts from souvenirs, programs, librettos, etc., has been raised to 15%.

In Clause 10 the hourly charge for the use of the Rehearsal Room or the Recital Hall and Green Room is increased to $15.00 from $12.50 per hour with a $120.00 per day maximum, plus wage cost of set-up."

The Vancouver Civic Auditorium Board approved the new schedule at its meeting on February 7, 1975.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1975 to August 31, 1976.

The City Manager RECOMMENDS approval of the Theatre Manager's report.

CONSIDERATION

6. Rental of Stage Lighting Equipment Units to Theatre in the Park.

The Manager of The Queen Elizabeth Theatre reports as follows:

"During the last five years The Queen Elizabeth Theatre has rented lighting units to Theatre in the Park to assist them in their summer productions.

The amount of rental has been held as a credit so that Theatre in the Park can use an equivalent amount of free rental of rehearsal space.

The Theatre Manager, with the concurrence of the Chairman of the Vancouver Civic Auditorium Board, recommends that lighting units be rented to Theatre in the Park under the care and supervision of The Queen Elizabeth Theatre Lighting Console Operator. The sum of $3,600.00 will be paid in advance by Theatre in the Park and held as a rental credit to offset rentals of the rehearsal rooms in The Queen Elizabeth Theatre and The Queen Elizabeth Playhouse. Any unused amount will accrue as theatre rental. Rentals in excess of the amount stated above and all other charges will be paid by Theatre in the Park."

The City Manager submits this matter for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 470

PERSONNEL MATTERS

RECOMMENDATION

1. City Planning Department - Organization

The Director of Planning reports as follows:

"Following the resignation of Mr. H. Pickstone from the position of Deputy Director of Planning, effective June 27, 1975 a number of possibilities have been investigated to cover the responsibilities of that position. Apart from deputizing for the Director as appropriate, Mr. Pickstone was also responsible for directing the following work areas:

1. ZONING DIVISION: Including Development Permit, Sub-Division and Zoning Groups.

2. SPECIAL SERVICES: Including Langara, Strathcona, Britannia, Airport Planning, Historic Area, Budgets and Work Program and Sign Control.

3. STAFF SERVICES: Including Secretarial, Administrative, Graphics and Personnel.

The Department currently operates with the following senior personnel below the level of Deputy:

Associate Director	(Pay Grade 38)	Responsible for Area Planning - R. R. Youngberg
Associate Director	(Pay Grade 38)	Responsible for Overall Planning - T. Jenkinson
Assistant Director	(Pay Grade 36)	Responsible for Central Area - D. M. Hickley
Assistant Director	(Pay Grade 36)	Responsible for Special Services - A. D. Geach
Zoning Planner	(Pay Grade 35)	Responsible for Zoning Division - H. W. Gray

The Director of Planning has reviewed the responsibilities of these positions in the light of the vacant Deputy position and has concluded that the work of the Department can be satisfactorily continued by reassigning the Deputy's responsibilities to senior staff and not filling the Deputy's position.

The changes needed to accomplish this would be as follows:

(1) The two Associate Directors would in future share the deputizing role as appropriate.

(2) The assistant Director Special Services would also take on the additional responsibility of supervising the Staff Services Group.

(3) An area of work which cannot be reassigned is the 1975 objective of commencing systematic reviews of the Zoning and Sub-division By-laws. It is recommended that either a Senior Planner or a Consultant be appointed for a two year period to undertake these reviews.

(4) Because of the status of the Airport Planning program and Mr. Pickstone's involvement in that, the City Manager has authorized a part time continuing role for Mr. Pickstone as Consultant to the Department for the next few months.

(5) A review of the classifications of the senior positions in the Department should be undertaken because of the reassignment of the Deputy's duties. The review should take into account the broad gap between the Director's Pay Grade at 47 and the Associate Directors' at Pay Grade 38.

The Comptroller of Budgets advises that if the position of Deputy Director is removed, funds would be available in Appropriation 7305/1 - Planning Department Salaries - to cover the salary of the proposed temporary Senior Planner/Consultant position.

.....2

Clause #1 (Cont'd)

RECOMMENDATION:

The Director of Planning recommends that

(a) The position of Deputy Director be removed from the establishment of the Planning Department and the duties of that position be reassigned to Senior Staff.

(b) The Director of Personnel Services be requested to undertake a classification review of these Senior Staff positions for recommendation to the City Manager.

(c) A Senior Planner or Consultant be appointed for a two year period to undertake a complete review of the City's Zoning and Sub-division By-laws, and that the Director of Personnel Services recommend an appropriate classification for this position.

The City Manager Recommends that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 470

PROPERTY MATTERS

RECOMMENDATION

1. Expropriation for Highway Purposes
North half lot A, South of lot 2, Block 41,
District Lot 200A,
Block bounded by Brunswick and Prince Edward
Streets, 7th and 8th Avenues

The Supervisor of Property & Insurance reports as follows:-

"Block 41, D.L. 200A bounded by Brunswick and Prince Edward Streets, and 7th and 8th Avenues is all City-owned and was purchased to be part of a new park site. (Park Site No. 10). The Parks Board has requested that the lane be closed and the site consolidated. A title search discloses that a small piece of the lane known as the N½ of Lot A, south of Lot 2, Block 41, D.L. 200A is not registered in the City's name, but in the name of Charles George Major. It is necessary that the City obtain title thereto to complete the plan of consolidation.

Charles George Major at one time owned considerable property in this area of Vancouver, and in 1919 he dedicated numerous portions of his land including other lots in Block 41, D.L. 200A, for lane purposes. For some reason, the N½ of Lot A south of Lot 2 was not included in these dedications. This lot forms part of the lane and has not appeared on the assessment or tax rolls for many years.

Attempts to locate Mr. Major have been unsuccessful and Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

RECOMMENDED that the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid North half of Lot A, south of Lot 2, Block 41, D.L. 200A, and that the application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Lease of Part of Coroner's Court Building
to the Provincial Government
- 240 East Cordova Street, legally described
as Lots 26 & 27, Block 10, D.L. 196

The Supervisor of Property & Insurance reports as follows:-

The second floor and a portion of the basement of the Coroner's Court Building at 240 East Cordova Street is being leased to the Provincial Government as part of the take-over of Provincial Courts' functions.

The Provincial Government has asked that the lease arrangements with the City be formally approved under the following terms and conditions which have been agreed to by City officials and representatives of the government:

Lease Term: One year from April 1st, 1975

Rental: $2,447.18 per month or $29,366.20 per annum

Utilities: City to pay light, heat and power. Province to pay telephone rates for their particular leased area.

....2

Clause #2 (Cont'd)

Repairs & Maintenance: City to be responsible for day-to-day preventative maintenance. Major repairs to cooling system or elevator to be responsibility of Province. Cost of other major repairs, such as roof, to be shared on a pro rata basis.

Further reports regarding lease arrangements for 475 Main Street, the Juvenile Detention Home & Family Court Buildings & licenses for 1655 Robson Street, 1720 Grant Street, will be forwarded to City Council for approval at a later date.

RECOMMENDED That a lease agreement for the Coroner's Court be drawn between the City and the Provincial Government, incorporating the above terms and conditions."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 471

PART REPORT

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

June 19, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 19, 1975, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

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RECOMMENDATION

1. Hudson Marine Plaza (Shannon Day Care Centre)

Appearing before the Committee this date were representatives of the City Health Department, Social Planning Department, and the Legal Services Department. Also present were the project manager of the Hudson Marine Plaza (a commercial office tower development in Marpole) and Ms. Sandra Rose of Shannon Day Care Centre.

The Committee pointed out that in the original agreement between the developers, Hudson Marine Holdings Limited, and the City, Hudson Marine agreed to provide 2000 square feet of indoor space and 2400 of outdoor space for $1.00 a year for the Shannon day care centre; in return the City permitted the developers to add an additional storey to their building.

The Committee had before it for consideration a report dated July 19, 1974 (circulated) which contained the following recommendations of the Director of Social Planning:

"1. Council approve in principle a lease arrangement between Hudson Marine Holdings Ltd. and the City of Vancouver covering 4,400 square feet of day care space for 99 years (or the life of the building) at the sum of $1.00 in the Hudson Marine Plaza;

2. Council authorize the Director of Legal Services to complete a detailed lease arrangement to his satisfaction;

3. Council approve the following two major components of the lease arrangement:

(a) Should at some future date the City decide that day care would no longer serve a useful function in the Hudson Marine Plaza, any other public use would be subject to mutual agreement between the building's owner and the City;

(b) The City or its sub-lessee to pay its share, based on percentage of total building area occupied, of taxes and utilities."

Cont'd...

Clause No. 1 Continued:

These recommendations were approved by City Council on July 23, 1974.

Also before the Committee for information were copies of a letter from the City Legal Department to the developer in which a City legal official expressed frustration in attempting to resolve recommendation number 2 (above) with the developers.

Representatives of the Day Care Centre expressed to the Committee their impatience and annoyance that the Day Care Centre is not yet available.

The project manager of Hudson Marine Plaza explained there had been some problems which have been overcome and the day care centre should be complete with washrooms, kitchen, carpeting, etc. by September 1, 1975.

In response to the urging of the Committee to speed the project up, the project manager indicated it might be possible to have the day care centre ready by August 1, 1975.

A representative of the City Legal Department stated there is some doubt in his mind as to whether the developers' legal counsel has instructed the developers to proceed with the day care project. Also,the day care people are experiencing difficulty in knowing which person to deal with in Hudson Marine Holdings Ltd.

The project manager replied he would instruct his solicitor to convey to the City that the job will be done as soon as possible.

It was pointed out the Shannon Day Care is required to prepare a budget for the Human Resources Department which would include taxes on its space in the Hudson Marine Plaza. This tax amount remains unknown.

Following discussion, it was

RESOLVED

THAT the City Legal Department keep the Community Services Committee advised of any problems encountered in concluding this lease agreement for the day care centre at the Hudson Marine Plaza, and it was

RECOMMENDED

THAT the City pay the property taxes on the 2000 square feet of space allocated for the Shannon Day Care Centre in the Hudson Marine Plaza for 1975 only.

(During consideration of this matter the developer distributed copies of a letter (circulated) outlining costs and timing for completion of the day care centre).

INFORMATION

2. Derelict Buildings

The Committee had before it for consideration a letter dated May 12, 1975, (circulated) from Mr. Bruce Eriksen, President of the Downtown Eastside Residents' Association complaining of a number of older buildings in the downtown eastside which Mr. Eriksen feels are fire hazards. Buildings mentioned include 201, 203, 205, and 235 Powell Street, 112 Main Street, 225 Main Street, and buildings at the corner of Main and Powell Streets and Main and Cordova Street.

Cont'd...

Clause No. 2 Continued:

Following discussion, it was

RESOLVED

THAT the Chief Fire Warden, City Building Inspector, and the Medical Health Officer, examine these structures and report back to the Community Services Committee.

3. Liquor Administration Branch Regulations

Appearing before the Committee this date was Mr. J.A. McCrossan, Legal Counsel to the Liquor Administration Branch, to advise of proposed changes in the Provincial Government Liquor Act. Representatives of the Police Department were also in attendance. It is proposed that the following section of the Liquor Administration Control and Licensing Act:

"Except in the case of Liquor purchased and consumed in accordance with a licence under this Act or a permit for a purpose necessitating its consumption in a public place, no person shall consume liquor in a public place."

Be replaced by the following:

"(1) Except in the case of liquor purchased and consumed in accordance with a licence under this Act permitting consumption in a public place, no person shall consume liquor in a public place.

(2) For the purposes of this section, public place does not include

(a) a residence, or

(b) a public beach, public park, or public campground, or any part of it, designated by by-law of a municipality or regional district, or by the Parks Branch of the Department of Recreation and Conservation, or by the National Parks Service, having jurisdiction over it as a place in which liquor may be consumed, or

(c) a garden, terrace, and poolside patio of a club, condominium, restaurant, hotel, or a military mess holding a valid and subsisting licence for the sale of liquor under this Act.

(3) A municipality or regional district may pass a by-law for the purpose of subsection (2) (b) and may, in the by-law, establish terms, conditions, rules, and regulations not contrary to this Act or the regulations under which liquor may be consumed in the public beach, public park, or campground, and the penalties for contravention of the by-law.

(4) Nothing in this section affects section 48, and subsection (2) does not apply in respect of an offence under section 48."

This proposed change in the Liquor Control and Licensing Act is currently before the House.

Cont'd...

Clause No. 3 Continued:

Mr. McCrossan explained to the Committee that he has been instructed to consult with various organizations on this proposed change which would allow drinking of alcoholic beverages in parks, at beaches, in public campgrounds etc.

He pointed out that the charge of being intoxicated in such public places will remain in effect.

Subsection 3 of the proposed amendment means that each municipality can establish whatever controls it wishes on drinking on beaches and in parks but it was noted during discussion there could be problems in different municipalities establishing differing regulations.

Mr. McCrossan also told the Committee he feels minors should no longer be permitted in cabarets (a suggestion put forward by the Community Services Committee at an earlier meeting). He stated minors could be permitted to enter licensed restaurants if over 50% of the goods sold are food.

It was noted by the Police Department that this 50% rule could be very difficult to enforce.

It was suggested that if such an amendment regarding drinking in public places is approved by the Provincial Government, the G.V.R.D. should examine any proposed municipal regulations to ensure regional uniformity.

The Committee noted the City has enough problems related to the consumption of alcohol and is not overly optimistic about the proposal to allow drinking in parks and beaches.

It was further noted by the Police Department that certain areas of public beaches or parks could be designated as drinking areas.

Following discussion, Mr. McCrossan was thanked for his appearance before the Committee, and it was

RESOLVED

THAT his verbal report be received.

RECOMMENDATION

4. Juvenile Detention Home

The Committee had before it for consideration a letter dated June, 1975, from Valerie Meredith of the Family Court Committee (circulated) which was critical of the condition of the Juvenile Detention Home at 2625 Yale Street. This facility was formerly under the jurisdiction of the City but was taken over by the Provincial Government over a year ago.

A representative of the City Finance Department advised that on June 13, 1975, the City was in receipt of a letter from the Provincial Department of Public Works advising that the Public Works Department is currently attempting to evaluate whether the Juvenile Detention Home is worth the extensive upgrading required as it may only be leased from the City for five years.

Following discussion, it was

RESOLVED

THAT the Medical Health Officer inspect the juvenile detention home at 2625 Yale Street and report back to the Community Services Committee.

Cont'd...

Clause No. 4 Continued:

and it was,

RECOMMENDED

THAT a copy of the letter from the Family Court Committee complaining of the condition of the Juvenile Detention Home at 2625 Yale Street be forwarded to the Minister of Public Works and the Attorney-General requesting they give it serious consideration and reply as soon as possible to the Community Services Committee.

INFORMATION

5. St. James Social Service - Recreational Facilities

The Committee had before it for consideration a brief letter dated June 11, 1975 from Mrs. May Gutteridge of St. James Social Service requesting land be made available by the City in the downtown eastside area for a recreation area and a swimming pool.

Mrs. Gutteridge specifically suggested the area at the foot of the Georgia Viaduct at Prior and Gore Streets.

Members of the Committee expressed the view that a swimming pool in this area of the City would be well used and enquired whether Mrs. Gutteridge had approached the Parks Board with her proposal. She replied she had not.

During discussion it was noted that such a project could qualify for up to one third of one million dollars from the Provincial Recreation Facilities Fund.

Following discussion, it was

RESOLVED

THAT this matter be referred to the Parks Board with a request that the Board study the area, locate a suitable site for a swimming pool and report back to the Community Services Committee, such report to include the approximate costs of site acquisition and pool construction.

6. Strathcona Offstreet Proposal

The Committee had before it for consideration a letter dated June 16, 1975, from Pat McMullen of the Strathcona Offstreet Drop-in Program which read as follows:

"We have enclosed two proposals for the Strathcona Offstreet Program. The first is an interim 3-month budget, the second is a proposal for a year's program and is an expansion of the first.

The interim budget was originally submitted to the Vancouver Resources Board. It was turned down as the Vancouver Resources Board stated it doesn't fund this type of local program.

The second proposal has a dual purpose: one, to keep the young people who have been involved with the Offstreet Program participating; second, to involve some of the more difficult younger teenagers who live in the Strathcona and downtown area in the Offstreet Program.

Cont'd...

Clause No. 6 Continued:

We would like to seriously consider this proposal. We have worked with teenagers in this area and feel without the Offstreet Program there will not be the support needed to encourage the older teenagers to carry on toward a productive life and there will not be the prevention programs needed for the younger ones. This program doesn't purport to solve the whole problem but without it there will be a void in the recreational needs of this area.

We would appreciate your cooperation. Thank You."

Accompanying the letter were details of the organization's proposed program including figures for an interim budget for 3 months of $5,910.00 and a full year's budget of $63,168.00 Distributed at the meeting were copies of a letter dated June 18, 1975, from the Vancouver Resources Board recommending the City support this grant application, along with a letter of support for the program by one of the program workers (circulated).

Following discussion, it was

RESOLVED

THAT the application of the Strathcona Offstreet Drop-in Centre for funding be referred to the Director of Social Planning for a report back to the Community Services Committee as soon as possible.

The meeting adjourned at approximately 5:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 480-1

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 19, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 19, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Zoning and Subdivision Briefing

The Committee considered an Information report of the Director of Planning dated June 2nd, 1975 (copy circulated) which was distributed at the meeting. The report outlines the work of the three groups which constitute the Zoning Division of the Planning Department.

Mr. H. W. Pickstone, Deputy Director of Planning, introduced the Group Leaders - - Mr. Al Floyd, Development Permit Group; Mr. Howard Schesser, Zoning Administration Group and Mr. Denys Bradley, Subdivision Group.

With the aid of a chart (copy circulated), the Group Leaders described the methodology for processing development permit, rezoning, subdivision and strata title applications.

Mr. Floyd indicated that with the hiring of additional plan checkers, the backlog in issuing development permits was cleared up in three months. He advised that one of the innovations was to send applicants a card with the name and phone number of the plan checker dealing with his application.

The Committee felt that the chart should be distributed to architects, developers, etc. A brochure is planned that will be distributed to the public to explain the development permit process and the chart would be included.

Mr. Schesser advised that the backlog of rezoning applications has been reduced but with only one person doing the necessary investigations, the progress is slow. The appeals to the Board of Variance fall under the Zoning Administration Group. Although there are a large number of appeals, they are mainly for minor things, i.e. relaxation of side yards.

Mr. Bradley advised that with the addition of an assistant, the number of subdivision and strata title applications outstanding is decreasing.

The Committee felt that ways of reducing the time taken for processing rezoning applications should be investigated and the results reported back to the Committee.

RESOLVED:

THAT the verbal report of the Group Leaders of the Zoning Division of the Planning Department be received.

Continued on Page 2. . .

RECOMMENDATIONS

2. The Establishment of a
Chinatown Historic Area Planning Committee
Gastown Historic Area Planning Committee

The Committee considered a report of the City Manager dated May 20th, 1975 wherein the Director of Planning outlines the reasons for establishing Historic Area Planning Committees for Chinatown and Gastown. The report states in part:

"The 'Historic Area', as designated by the Provincial Government on February 2, 1971, is composed of two distinct sub-areas, Gastown and Chinatown, each having its own separate identity and characteristic needs. It was with the intent of acknowledging this, that on March 21, 1974, the Standing Committee of Council on Civic Development resolved that:

"the Director of Planning report back ... on the composition and function of the proposed Gastown and Chinatown Historic Area Planning Committees".

It was considered appropriate that both Committees should continue in the tradition of the original joint Chinatown-Gastown Historic Area Advisory Board (H.A.A.B.). On May 28, 1974, the H.A.A.B. held its last formal meeting.

Since that time, Development and Sign Permit Applications within the Historic Area have been processed under normal Planning Department procedures, with the Director of Planning acting on behalf of the Provincial Government.

HISTORIC AREA PLANNING COMMITTEE

With the passage, in late 1974 of appropriate zoning and signing ordinances for both Gastown and Chinatown it became possible to discuss the establishment of such committees with the various concerned individuals and groups."

The Director of Planning recommended:

1. THAT a Chinatown Historic Area Planning Committee be established in accordance with the purpose, organization, and procedures outlined in Appendix A (copy circulated).

2. THAT the Chinatown Historic Area Planning Committee be comprised of eight (8) representatives from "local area" groups and three (3) from "non-local area" groups.

3. THAT a Gastown Historic Area Planning Committee be established in accordance with the purpose, organization, and procedure outlined in Appendix B (copy circulated).

4. THAT the Gastown Historic Area Planning Committee be comprised of four (4) "local area" groups and three (3) "non-local area" groups.

5. THAT each of the two Planning Committees be allocated an annual budget of $4,000.00 to enable them to carry out their duties.

6. THAT the Supervisor of Properties & Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties.

Continued on Page 3. . .

Clause No. 2 continued

General agreement has been reached on matters of purpose, procedure and organization for both the Gastown and Chinatown Planning Committees. It is proposed that the number of members on the Gastown Committee be seven and the Chinatown Committee, eleven.

With respect to budget, Mr. Michael Egan, Planning Department, advised that each Committee would require 400 square feet of leased space for a meeting room at a cost of $3000.00 per annum, plus $1000.00 to print an annual report. Committee members suggested that accommodation might be provided by organizations in each of the areas. They also requested that the annual reports be brief and economical.

RECOMMENDED

A. THAT Recommendations 1, 2, 3 and 4 of the Director of Planning be approved.

B. THAT the Supervisor of Property & Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties; and report back.

C. THAT the question of an annual budget of $4000.00 for each Committee be deferred until the report on suitable accommodation is received.

3. Overall Planning Programme

The Committee considered a report of the City Manager dated June 5th, 1975 forwarding a report of the Director of Planning which outlined the status and content of the proposed 1975 programme for the Overall Planning Division of the Planning Department (copy circulated).

The City Manager's report states in part:

CURRENT PROGRAM

The purpose of the report is to propose a Policy Planning Program. It describes the following: the basic work elements in the program, time deadlines for consummation of each phase of the work program; staff assignments to specific work responsibilities; and other work projects that are part of the Division's 1975 work program. It also discusses the relationship of city policy planning programs to the G.V.R.D.'s Livable Region Program.

The paper proposes that the Policy Planning Program be considered in three stages:

1) Problem Identification and Policy Development Process - 1975

2) Public Involvement Process) for consideration beyond 1975

3) Continuing Planning Process)

Continued on Page 4. . .

Clause No. 3 Continued

a) For 1975: Stage 1, Problem Identification & Policy Development Process

Three phases would be carried out (see work program diagram attached to the report, Schematic #3).

1) Problem Identification - preparation of a series of White Papers

2) Examination, evaluation of inter-relationship of the White Papers

3) Preparation of an Introductory Policy Plan

b) Relationship with Standing Committee on Planning & Development

At the end of each work element's time frame the particular staff paper or report would be brought to the Standing Committee for discussion and concurrence before proceeding to the next step of the program.

c) Relationship with Other City Departments & Other Agencies

Throughout the various phases of the work program where possible within the available time; the Planning Department would be working closely with other city departments and other relevant public and private agencies to assure adequate input, comment and close co-operation.

PROGRAM BEYOND 1975

The report contains a brief outline of Stage 2 and Stage 3 and diagrams of the Policy Planning Program (these are contained in the report for informational purposes).

Stage 2 - Public Involvement Process

Stage 3 - Continuing Planning Process

This is the direction that may be taken as part of the on-going program."

Mr. T. Jenkinson, Associate Director, Overall Planning, described the proposed Policy Planning Programme to the Committee and requested Committee endorsement for Stage 1 and approval of the general work programme of the Division. He advised that to deal with a programme of issues and problems to form the basis of an on-going programme for decision-making is a complex and difficult task. The Division is attempting to develop an overall long range planning programme for the City and provide a bridge between engineering and planning functions for certain projects.

The Committee agreed that the "staff function" section should be referred to the Director of Planning and the City Engineer to make sure there is no duplication of the other department's work.

It was the feeling of the Committee that a general "bull session" should be held to discuss overall planning. Mr. Jenkinson advised that the Division is currently documenting City policies and this could be available for the session.

Continued on Page 5. . . .

Clause No. 3 Continued

After discussion, the Committee

RECOMMENDED

A. THAT the Policy Planning Programme, Stage 1, be endorsed as submitted for the conduct of the City of Vancouver's Overall Planning Programme.

B. THAT the 1975 general work programme of the Overall Planning Division of the Planning Department be approved.

C. THAT the section on "Staff Function" listed in the Appendix be referred to the Director of Planning and City Engineer to review respective responsibilities.

The meeting adjourned at 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 481

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

JUNE 26, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 26, 1975 at approximately 10.30 a.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Kennedy, Sweeney
ABSENT :	Ald. Marzari
ALSO PRESENT :	Ald. Boyce, Cowie
CLERK:	G. Barden

RECOMMENDATION

1. Additional Civilian Personnel - Police Department.

City Council on June 17, 1975 when considering City Manager's Report entitled Additional Civilian Personnel - Police Department, passed the following motion:

"THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration with officials concerned, including representatives of the Police Department, this meeting to be arranged for a time convenient to all members of Council."

The Committee had for consideration a Manager's Report dated June 13, 1975 wherein the Administrative Analyst reported on his review of the work load situation in areas that would be affected by the Police Department's request for eight additional civilian staff. (copy circulated).

A. Central Records (Information Section)

Representatives of the Police Department reported that two additional Clerk Typists are required because of the increased work load in the Information Section of the Central Records and because the records area is not secure. Unauthorized personnel have unlimited access, with a consequent misfiling and loss of records. The additional Clerk Typists combined with the present staff will ensure adequate security when combined with revised systems and procedures.

B. Kennel Attendant

The Police representatives reported that a civilian Kennel Attendant is required full time to relieve the Police Constable of feeding and exercising the police dogs and to clean the kennels. The kennels are becoming filthy and the dogs are getting sick due to lack of proper care.

C. Fingerprint Checker/Trainer

The Police representatives requested that a position of Fingerprint Checker/Trainer be established. The work load in this section has increased heavily since 1971 and errors have doubled. A general reorganization of the Fingerprint section has been undertaken to facilitate the training of both new Police Constables and Civilian Technicians as well as the checking of general classifications by the staff. The position of Fingerprint Checker/Trainer is required in the reorganization of this section.

Standing Committee of Council
on Finance & Administration
June 26, 1975

Clause No. 1 Continued.

D. Districts 1 & 2 - 2 Clerk Typists

The Police representatives reported that the addition of two Clerk Typists are required to provide clerical/stenographic assistance for the two District Inspectors, centralization of the district's clerical functions, increased work load anticipated due to increased complement of uniformed personnel and approximately 70 hours per week of uniformed staff time would be made available for regular police duties.

It was noted that on February 18, 1975 City Council passed the following motions:

"(i) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975;

(ii) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (i)."

The City Manager recommended that Council approve the two Clerk Typist positions subject to a reduction in the permanent establishment of (2) uniformed staff.

The police representatives did not agree with the City Manager in regard to reducing the strength of the police force for two Clerk Typist positions. They stated that when they find a policeman doing a job that could be done by a civilian, they will hire a civilian and reduce the force accordingly. However, they do not agree with hiring civilians and letting policemen go that are needed.

The City Manager reported that if Council is persuaded to hire two Clerk Typists it would mean an improvement in the standard of service.

E. Oakridge Station

The Police representatives reported that an additional two Police Report Clerks are required at the Oakridge Station based upon the following considerations:

(i) an increase in the level of service to the community. The station would be open to the public 16 hours per day, 7 days per week. It is now open only on weekdays to 4.00 p.m.

(ii) the provision of clerical/stenographic assistance to the two District Inspectors;

(iii) unsatisfactory response time from the Central Office typing pool;

(iv) increased workload anticipated, due to increased complement of uniformed personnel;

(v) approximately 10 hours per week of uniformed staff will be made available for regular police duties.

The Administrative Analyst reported that inasmuch as these two positions represent an increase in the level of service, they should be submitted to Council for consideration.

Clause No. 1 Continued.

Following further discussion, it was

recommended

THAT Council approve

A. two Clerk Typist positions in the Information Section at Central Records;

B. the request for one Kennel Attendant position;

C. the establishment of the Fingerprint Checker/ Trainer position;

D. 2 Clerk Typist positions (one each in Districts 1 & 2) subject to a reduction in the permanent establishment of two uniformed staff;

E. two Police Report Clerks at Oakridge Station;

F. THAT all approved positions be classified by the Director of Personnel Services and the Director of Personnel Services discuss with the V.M.R.E.U. the manner of implementation of shift work in the Central Records (Information Section);

G. THAT the source of funding be Contingency Reserve.

2. Neighbourhood Services Association - Grant Request.

The Committee had for consideration a letter dated June 18, 1975 from the N.S.A. requesting a City grant of $15,000 to cover additional operational costs incurred as a result of the loss of Alexandra House by fire in February 1975. (Copies circulated).

Mr. Helm, Executive Director, N.S.A. stated that the loss of income and additional expenditures were not taken into consideration by the Director of Social Planning when he recommended the City grant of $30,000 which was approved by City Council on May 27, 1975, and submitted a statement of the additional costs totalling $15,842.

It was noted that the $50,000 received from insurance will be generating interest at 9 or 10 per cent until it is used for a new building and this interest should be put towards their expenses.

Following further discussion, it was

RECOMMENDED

THAT City Council approve a grant of $8,000 to the N.S.A. as the City's share in the loss.

3. Mayor's Salary.

The Committee had for consideration a memorandum from the Chairman recommending that the Mayor's salary of $26,400 p.a. be increased by 12% for 1975 effective from January 1, 1975. The Chairman stated that this proposed increase is lower than the prevailing rates of settlement in the economy and in line with "restraint" guidelines which have been recommended by the Federal Minister of Finance. The Chairman noted that the Mayor is in concurrence with this proposal.

The Committee also had for consideration a chart giving comparisons of Mayors' salaries in cities across Canada. The chart indicated that an increase of 12% would not bring the Mayor's 1975 salary up to what most Mayors across Canada received in 1974.

Standing Committee of Council
on Finance & Administration
June 26, 1975

Clause No. 3 Continued.

Following discussion, it was

RECOMMENDED

THAT Council approve an increase in the Mayor's indemnity of 13.6% ($2,500 per month, $30,000 p.a.) retroactive to January 1, 1975.

The meeting adjourned at approximately 11.05 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 481-2

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

June 26, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 26, 1975, at 1.30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Bicycle Routes.

The Housing and Environment Committee on June 12, 1975 when discussing this matter recommended that Aldermen Boyce and Cowie head up a sub-committee to liaise with Ms. Hiscock, the Park Board, and other interested persons and report back on recreational routes for bicycles.

Representatives of the Parks Board were present and advised that three sub-committees had been set up to deal with walking trails, cycling trails, and overall co-ordination of these projects. On Monday night, Parks Board had agreed to proceed with the bike and walking trails and expressed desire to take the leading role in the planning, co-ordination, etc. of these projects. Further that the Parks Board wanted to hire a planning consultant who would prepare a master plan for the entire trail programme outlining connections, markings, plans of action. He would also assign tasks to members of the Parks Board, and City Planning Department and oversee in their work. Such a consultant would cost approximately $5,000 and the Parks Board was prepared to pay for half of this with the City paying the other half.

Commissioner B. Keefer advised that a draft of the terms of reference for this consultant had been prepared and these would be submitted to this Committee in the near future.

A motion that Council approve the expenditure of $2,500 representing half of the cost of the Planning Consultant to prepare a master plan for the proposed bicycle and walking trails was put and LOST with Aldermen Rankin, Bird, and Boyce opposed.

No further action was taken on this matter.

2. Need for Parks in the East Side of the City.

The Chairman advised that three parks in the areas of Wall Street, Thunderbird Island, and Charles-Adanac had been proposed and asked the Parks Board for the current status of each. Parks Board Chairman, May Brown, advised that 16 park projects between Main Street and Boundary Road were presently under way and in varying degrees of completion. Plans outlining some of these parks were displayed for the Committee's information.

Clause No. 2 Continued.

With regards to the Wall Street park, the Committee was informed that $30,000 for this project is included in the Parks Board supplementary capital budget, which is presently before the Finance and Administration Committee and should be submitted to Council in the very near future.

The Parks Board has a $75,000 budget for the development of the Thunderbird Island park; however, this money is contingent upon the sale of property in that area.

The Committee was advised that the Parks Board was still negotiating with the City for property on which to develop the Charles-Adanac park.

The Committee expressed frustration in that sales of City-owned land in the Thunderbird Island area were proceeding very slowly and thus delaying development of this park. The Chairman advised that he would look into this matter as soon as possible and report back.

RECOMMENDED,

A. (i) THAT Council approve expenditure by the Parks Board of $75,000 in advance of their 1975 Supplementary Capital Budget of approval for immediate development of Thunderbird Island Park;

(ii) THAT Council approve necessary funds to permit the Parks Board in consultation with City staff and Adanac-Charles Citizens Committee to plan early development of the Adanac-Charles Park.

B. THAT the Parks Board submit a progress report on development of these parks to the July 24, 1975 meeting of this Committee.

3. Landlord and Tenant Act - Hotels and Lodging Houses.

Council on June 17, 1975 approved a Housing and Environment Committee recommendation, "That Council urge the Attorney-General to amend the Landlord and Tenant Act in the present session of the Legislature to include all hotels and lodging houses where people rent on a weekly,bi-weekly, or monthly basis."

The Chairman submitted a memo dated June 25, 1975 advising of an informal meeting he chaired on June 20, 1975 with representation from the Permits & Licenses Department and the Downtown East Side Residents' Association. At this meeting, it was expressed that approximately 90% of the people living in hotels and lodging houses in the Downtown East Side area were on a permanent basis. Due to the fact that neither lodging houses nor hotels fall within the controls of the Landlord and Tenant Act, these people were facing exhorbitant rent increases. It was also noted that many hotels in this area were not paying hotel tax. A representative of the Permits and Licenses Department informed this meeting that the Planning Department was working on a study of residential hotels in the West End and would be reporting with a definition of them.

This meeting concluded with the following resolutions:

A. That the Planning Department be requested to extend their study on residential hotels to include the downtown eastside area.

B. That the Permits and Licenses Department report back with definitions of "lodging house" and "hotel" as outlined in the Lodging House By-law, Fire By-law, License By-law, and the Zoning and Development By-law.

C. That the Permits and Licenses Department identify the type of license each lodging house and hotel in the downtown eastside area operates under and report back.

D. That the Downtown Eastside Residents Association report back on how people in the downtown eastside hotels and lodging

Clause No. 3 Continued.

At today's meeting the Chairman advised that the Provincial Government had recently amended the Landlord and Tenant Act partially in accordance with the above Council motion, however, the amendment only covered old age pensioners, veterans, and people on social welfare and this was inadequate. He further advised that there was some confusion resulting from varying definitions of the Fire, Lodging House, Zoning and Development, and License By-laws. The Committee today considered definitions of hotels, boarding houses, and lodging houses as defined in each of the four By-laws outlined above. The Committee also considered a list of all hotels and lodging houses in the downtown eastside area and how each of these was licensed.

The DERA submitted a memorandum outlining the basis on which residents lived in lodging houses and hotels in this area (daily, weekly, monthly). They also submitted a proposed amendment to the Landlord and Tenant Act which would provide the City with the required control over such lodging houses and hotels.

RECOMMENDED,

A. THAT resolutions A and C resulting from the informal meeting outlined above be approved.

B. THAT Council advise the Attorney-General that the recent amendment to the Landlord and Tenant Act was inadequate to satisfy the Council motion of June 17, 1975 and request the Attorney-General to further amend the Landlord and Tenant Act as follows:

HER MAJESTY, by and with the advice and consent of the Legislative Assembly of the Province of British Columbia, enacts as follows:

Enacts S.3a 1. The Landlord and Tenant Act being Bill 105 1974 Revised Statutes of British Columbia is amended by adding after S. 3, the following as S. 3a.

S.3a (1) The Landlord and Tenant Act shall include within the scope and meaning of the Act, save and except Sections 3 (2)a and 27 (2).

(a) All Hotels, Motels, Rooming houses, Lodging houses, and Multiple dwellings and residential premises where the occupants pay rent on a weekly, monthly, or yearly basis and where the residential premises is the occupant's principal place of residence.

(2) Notwithstanding anything to the contrary in this Act, all occupants of residential rooms in Hotels, Motels, Rooming houses, Lodging houses, Multiple dwellings and residential premises where the rooms are the occupant's principal place of residence, are deemed to be tenants within the scope and meaning of this Act:

Save and except

(a) Those whose rents are in excess of five hundred dollars per month and or

(b) are in fact, bona fide transients or travellers.

(3) The Rentalsman shall exclude from the scope and meaning of this Act, residential rooms in Hotels, Motels, Rooming houses, Lodging houses, Multiple dwellings and all residential premises where it is shown conclusively that the residential rooms have been for the preceding twelve months and are now in fact, bona fide let exclusively to transients and travellers.

Commencement. 4. This Act shall be deemed to have come into force on the first day of January, 1974, and is retroactive to the extent necessary to give full force and effect to its provisions on, from and after that date.

Clause No. 3 Continued.

C. THAT the Medical Health Officer, Fire Chief, Director of Permits & Licenses, and Director of Legal Services prepare a joint report outlining where discrepancies occur in definitions in each of the related By-laws and submit recommendations to the July 24, 1975 meeting of this Committee.

4. Small Site Compact Housing Demonstration Projects in the City of Vancouver.

The Committee considered a City Manager's Report from the Director of Planning dated June 20, 1975 advising that the City of Vancouver has been approached by the Greater Vancouver Regional District Compact Housing Programme to undertake a series of five innovative compact housing demonstration projects within the City during 1975. It is the opinion of the Director of Planning that this is a worthwhile programme and should be implemented by City staff in co-operation with the GVRD Programme. The report went on to outline the GVRD Compact Housing Programme, demonstration projects proposed for the City, Vancouver City staff time commitment and concluded with the following recommendations:

(a) Agreement in principle to participate in the GVRD Compact Housing Programme to sponsor five to six compact housing demonstration projects on small sites located in designated areas within the City during 1975, and,

(b) That Council instruct the Director of Planning to coordinate the efforts of City Staff in cooperation with GVRD personnel in the implementation of these prototypical examples of good quality compact housing.

RECOMMENDED,

THAT the above recommendations outlined on the City Manager's Report dated June 20, 1975 be approved.

5. 1976-80 Five Year Plan - Housing

Council on June 17, 1975 when considering a Housing and Environment Committee recommendation to include $10 million for Housing in the 1976-80 Five Year Plan moved that the Housing and Environment Committee be requested to look into the details of this proposed housing allocation particularly the matter of breakdown of the amount of the subsidy involved.

The Committee considered a memorandum from the Chairman dated June 23, 1975 outlining a breakdown in the $10 million housing request. It advised that the basic breakdown of this $10 million would be $7 million revolving housing funds and a $3 million potential subsidy fund. The reason for the subsidy fund is to make land economic for societies so that they can meet C.M.H.C. and Provincial guidelines. The Chairman advised that the $3 million is only a potential subsidy fund. The Federal Government will be shortly amending the National Housing Act to allow itself to acquire and write down for co-op and non-profit groups the cost of expensive inner-city land. Further, the Province, in the fall may be considering some new legislation and financial arrangements which could affect subsidies by the City.

The Committee noted that a very effective public relations programme would be required providing complete information on who, why and how the subsidy would be related.

Clause No. 5 Continued.

RECOMMENDED,

A. THAT Council approve in principle the following breakdown of the $10 million for housing in the 1976-80 Five Year Plan:

(i) Revolving housing fund - $7 million

(ii) Potential subsidy fund - $3 million.

B. THAT the Chairman submit to the next meeting of the Committee a detailed breakdown of the potential $3 million subsidy fund.

6. Housing Sites - Proposal Call - Downtown East Side.

The Committee considered the following Manager's Report from the Director of Housing dated June 19, 1975:

The Housing Committee has been considering the development of approximately 800 units of housing in the Downtown Eastside to replace the housing which was removed as a result of the construction of the new Court House and the enforcement of certain City by-laws.

City Council has requested the Supervisor of Property and Insurance to report regarding the possibility of acquiring sites for the purpose described above.

The Supervisor of Property and Insurance will be negotiating for the purchase of three sites. Council authorization for this acquisition program will be requested when a negotiated price is confirmed, and funds available.

As time is of the essence, and in order to comply with the directives and objectives of the Committee, that these housing units should be replaced as expediently as possible, I would recommend that the City institute a proposal call for the development of 200 - 300 units of housing on two to three sites to be provided by the proponent. The proposal documents, including the general outline specifications, are to be provided by the City, and development proposals may be submitted on these tender documents.

Recommendation:

1. That the Director of Housing be authorized to institute a call for development proposals for the construction and development of approximately 200 - 300 units of hostel housing on two to three sites in the area bounded, on the east, by W/S Heatley Avenue; west, by E/S Carrall Street; north, by S/S Alexander Street; and south, by N/S Hastings Street.

Development proposal contracts will be submitted for City Council approval and will be subject to funding being available from the senior governments.

During discussion, Ann McAfee, Housing Planner, suggested that when the City makes proposal calls, the developer should be fully aware that his proposal must be suitable for the area or neighbourhood in which it is to be developed.

RECOMMENDED,

A. THAT the above recommendation of the City Manager be approved;

B. THAT an example of the type of housing the City wants be given to each developer responding to the proposal call.

INFORMATION

7. Housing Status Report.

The Committee considered a report from the Housing Planner dated June 20, 1975 outlining the present status on Government assisted housing in the City of Vancouver.

RESOLVED,

THAT the above report be received.

8. Progress Report on Enforcement of the Fire By-law.

The Committee considered a City Manager's Report of the Fire Chief outlining progress on upgrading hotels under the Fire By-law. This report which is on file in the City Clerk's office stated in part:

"This report is a brief summary of changes in status in buildings within the "Core" area since the last submission to May 12, 1975.

All information herein is up to and including June 19, 1975. The changes listed have been integrated with the last report, being a list of all buildings, addresses, status and disposition, placed on file with the City Clerk. A copy of this updated progress list of hotels is also placed on file with the City Clerk.

Sprinkler Systems Installed:	17	
Sprinkler work started:	3	
Sec. 38 Requirements completed:	2	
Buildings Vacated:	2	
Sprinkler Contracts Signed:	9	
Total (Positive Action):	33	
Prosecution Initiated:	5	
Total changes since last report:		38

Of the original 353 hotels, 132 remain to be completed and work is progressing in the majority of this group.

RESOLVED,

THAT the above noted report be received.

9. Progress Report on Enforcement of the Lodging House By-law.

The Committee considered a City Manager's Report from the Medical Health Officer dated June 19, 1975 outlining progress on enforcement of the Lodging House By-law.

This report which is on file in the City Clerk's office stated:

"This report will give details on enforcement of the Lodging House By-law in the Core Area (that part of the City north of Broadway, and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period May 16, to June 13, 1975 inclusive. During this period, Lodging House inspections and enforcement was maintained as a priority programme.

As reported in previous reports, there was a substantial number of premises which had not applied for operators permits. As directed, the Public Health Inspectors have now checked all known premises and the number of lodging Houses in the Core Area has been further reduced to 751 premises. This is a reduction of 96 from prior reports, and may be attributed to the existing follow-up of Operators Permit applications which revealed that these premises had changed to single or duplex dwellings, or no longer exist due to demolition.

Clause # 9 Continued.

During this past period, expired Interim Permits have been re-issued and there is now, out of 751 in the Core Area, a total number of 54 premises which have not submitted their applications. This gives a total of 697, (or 93%) permits which have either been issued or are in the process of being issued. It will be noted that there has been a reduction in permits issued which has resulted in further follow-up of permit applications. At the present time, 7 court actions are pending, 2 court cases have been finalized.

During the period May 16, to June 13, 1975 one further premises in the Downtown Eastside closed for a total of 6 rooms only. It was necessary to issue a 24 hour closure notice to the premises at 265 Union Street on June 17, 1975, as conditions had degenerated to such an extent that the health and safety of the occupants were endangered. Staff from Human Resources relocated the tenants.

It is necessary to continually supervise the operations of the Core ARea Lodging Houses as conditions rapidly deteriorate if frequency of inspections are not maintained.

It will be noted that there are still 15 premises which indicated that they would close but are now in the process of renovation to comply with the By-law. This will restore 366 rooms to the accommodation total in the Core Area.

New owners have taken over the Anchor Hotel and are renovating the living accommodation without vacating the building."

RESOLVED,

THAT the above report be received.

10. La Petite Maison Co-Operative Housing Project.

The Committee considered a letter from La Petite Maison Cooperative Housing Association dated June 19, 1975 requesting that the City make available to it either by direct lease from the City or through sale to the Provincial Government and lease back to the Cooperative, the City-owned site at 46th and Arlington.

The Chairman advised that the City had been holding this site until the Housing Director commenced his duties with the City and had the chance to look at other City-owned sites. Mr. Yusuf Adatia, President of La Petite Maison Cooperative Association advised that the members of this Cooperative were very willing and anxious to start a housing project on this site.

Mr. M. Jeroff, Housing Director advised that two different groups had expressed interest in developing this site and informed the Committee that a joint report from him and the Director of Planning on the future of the site would be submitted to the July 24, 1975 meeting of this Committee.

RESOLVED,

THAT the letter submitted by La Petite Maison Cooperative Association dated June 19, 1975 be received.

11. Report Reference - Fraser River Study.

Mr. R. Mann, Consultant, with the use of maps, submitted a report reference on his study of the Fraser River.

He advised that his final report on this study would be submitted to his client (a coalition of the Provincial Government, GVRD, and various Municipalities) in approximately two weeks' time.

The maps outlined all the different area uses along the Fraser River such as industrial, residential, rural, etc. Other maps outlined present situation along the Fraser, community development, special places which exist now, existing recreational sites, access to the Fraser River and existing character areas.

Mr. Mann expressed that a conflict existed with the logging industry and the airport. He went on to advise that a built-in management process was available through the GVRD and North Fraser Harbour Commission.

In conclusion he informed that when this final report has been prepared it will be submitted to the City Manager's office so that its requests can be co-ordinated by City staff.

RESOLVED,

THAT the report reference on the Fraser River study submitted by Mr. R. Mann, Consultant, be received with thanks.

The meeting adjourned at 3.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 482-4

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JUNE 26, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 26th, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Fairview Area Planning - Budget for Information Programme

The Committee considered a report of the City Manager dated June 12th, 1975 wherein the Director of Planning submitted the following budget for the Information Programme to enable the Fairview Planning Committee to effectively and efficiently carry out the community-wide Fairview Planning programme as intended in their Terms of Reference;

1.	Newsletter (1,000 copies/month for 5 months) printing $120 x 5 = 600 distribution $50 x 5 = 250		$850
2.	Reports and Handouts for Meetings ($50 for 5 months)		250
3.	Notification for Public Meetings (posters, ads, notices, etc.)		300
4.	Graphics Supplies		600
5.	Graphics Displays		300
6.	Fairview Policy Plan Documents (500 copies @ $3 each = $1,500 drafts - $500)		2,000
7.	Zoning plan		$675
	printing	$175	
	public mtg publicity	150	
	public mtg - media ads	350	
8.	Plan Plebiscite brochure (750 @ 3¢ each) business reply (1/3 @ 10¢ each) printing		250
	TOTAL		$5,225

Continued on Page 2.

Clause No. 1 Continued

RECOMMENDED

THAT funds in the amount of $5,225.00 be made available by transfer from Planning Department Salaries (Appropriation 7305/1) for the Information budget of the Fairview Planning Programme.

2. Retaining Walls and Overhanging Decks - Pt. Grey Road

Council, on May 27th, 1975 heard a delegation with respect to the construction of a grade level wood deck which would extend from the rear of the building at 3623 Cameron Avenue out over the existing seawall.

Council

RESOLVED

THAT the matter of retaining walls and overhanging decks in this area be referred to the Standing Committee on Planning and Development for report, and Development Permit No. 69584 in respect of 3623 Cameron Avenue be not granted at this time.

Mr. C. S. Fleming, Director of Legal Services, and Mr. H. W. Gray, Zoning Planner, were present for the discussion.

The Chairman advised that two things should be considered:

a) What rights does a person have with respect to building on his own property;

b) What kind of a general policy could the City have with respect to projection over a bank or seawall.

Mr. Gray advised that no structure can be built within 35 feet from the rear property line, but in the Pt. Grey Road area, it is difficult to determine the rear property line. If anyone was to alter the configuration of the land substantially, this would require the approval of the Director of Planning.

Members of the Committee felt that if the decks were designed in a sensitive way, they should be allowed, but unfortunately most of them are too dominant. If too many overhanging decks are constructed, people would not be able to use the beach.

Discussion centred on the possibility of guidelines being prepared for the whole Pt. Grey Road shoreline to illustrate graphically what could be allowed.

Mr. Fleming advised that once a plan for the area is prepared, it may be possible to establish a Building Line.

Continued on Page 3. . .

Clause No. 2 Continued

The Committee

RECOMMENDED

THAT the Local Area Planning Team investigate preparing illustrative guidelines for developments along the Pt. Grey Road waterfront with the Park Board participating in this study; for report back.

FURTHER, THAT Development Permit Application No. 69584 be not issued.

3. Residential Hotel Policies in the West End

The Committee considered a report of the City Manager dated June 19th, 1975 wherein the Director of Planning submits the following Residential Hotel Policies:

Conversion

1) That conversions of apartment buildings to residential hotels be generally not permitted.

New Development

1) That new residential hotels be permitted only within the area shown on the attached map

2) That local residents who may be affected be asked to comment before approvals are given

3) That residential hotels and their facilities not be incompatible with the local residential environment

4) That to qualify as a new residential hotel, a building must:

a) consist of dwelling units only,

b) conform to apartment building parking requirements,

c) conform to residential sign standards of the existing Sign By-law when in the residential areas,

d) not contain liquor licensed premises, or convention facilities.

Existing Premises

1) That the Director of Planning be authorized to approve development permit applications and the Director of Permits and Licences be authorized to permit licences for the following existing premises as residential hotels:

Ocean Side	1847 Pendrell
St. James Place	1095 Bute
Beach Lodge	1080 Gilford
Surf	1861 Beach
Gilford Court	1901 Pendrell
Centennial Lodge	1111, 1123 & 1131 Burnaby
Shato Inn	1825 Comox

Continued on Page 4. . .

Clause No. 3 Continued

With respect to 4(d) above, the Committee felt that "liquor licensed premises" should be amended to read "beer parlours".

RECOMMENDED

THAT the Residential Hotel Policies for the West End be approved with the following amendment:

4) (d) not contain beer parlours, or convention facilities.

(Alderman Harcourt wished to be recorded as opposed.)

4. Downtown Open Space and Recreational Uses Policy

The Committee considered a report of the City Manager dated June 18th, 1975 wherein the Director of Planning advised that the following Open Space and Recreational Policies of the Official Development Plan for Downtown have been discussed with the Park Board as requested by the Committee on May 13th 1975:

"THAT Policies 1 to 4 on Open Spaces and Recreational Uses be adopted after amendment to read as follows, and be referred for discussion with the Park Board:

1) Implement an Open Space concept for Downtown through combined public private actions.

2) Encourage developers to provide usable open space where pedestrian amenities whould be high.

3) Encourage developers to utilize low roof areas for useable open space purposes.

4) Encourage inclusion of Recreational Uses in developments without density constraints where they are of small scale, do not add to traffic problems or harm the form of development."

On June 9th, 1975 the Park Board

"RESOLVED: That the Board approve recommendations 1 - 6 in the Downtown Open Space Policies report and forward comments a) to h) as noted in the Board's Director of Planning report dated June 6th, as follows:

Recommendations

1. Approve Map 1 as an indication of policy regarding the future development of open space in the Downtown.

2. Encourage developers to provide usable open space where pedestrian amenities should be high.

3. Encourage developers to utilize low roof areas for usable open space purposes.

Continued on Page 5. . .

Clause No. 4 Continued

4. Encourage inclusion of Recreational Uses in developments without density constraints where they are up to 10,000 sq. ft. in size, do not add to traffic problems or harm the form of development.

5. Establish a Downtown Open Space Fund with all monies from the sale of City owned land in the Downtown being placed in this fund.

6. Establish a tree planting plan for Downtown Streets."

The City Manager advised that Map 1 referred to is under review and will be available at a later date.

The Committee discussed roof gardens and some members felt there should be an incentive to the developers to make sure they develop low roof areas for public open space.

With respect to establishing a fund for monies from the sale of City-owned land in the Downtown, the Chairman suggested that the Property Endowment Fund Board be requested to consider placing some of the monies in the Open Space Fund.

RECOMMENDED

A. THAT the following Open Space Policies be approved for inclusion in the Official Development Plan for Downtown:

i) Implement an Open Space concept for Downtown through combined public/private action.

ii) Encourage developers to provide usable open space where pedestrian amenities should be high.

iii) Encourage developers to utilize low roof areas for usable open space purposes.

iv) Encourage inclusion of Recreational Uses in developments without density constraints where they are up to 10,000 sq. ft. in size, do not add to traffic problems or harm the form of development.

v) Establish a Downtown Open Space Fund with the Property Endowment Fund Board allocating some monies from the sale of City-owned land in the Downtown to this fund.

vi) Establish a tree-planting plan for Downtown streets in consultation with the City Engineer and the Board of Parks and Recreation.

B. THAT the Society of Landscape Architects be requested to advise this Committee on means of drawing up guidelines for the provision of better roof gardens.

The meeting adjourned at 4:35 P.M.

+ + + + + + FOR COUNCIL ACTION SEE PAGE(S) 484

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

June 26, 1975.

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 26, 1975, at 3:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

. . . . . .

RECOMMENDATION

1. Construction, Management and Operation of Ray-Cam Community Centre

The Committee had before it for consideration a Manager's report (circulated) on the above topic in which the Director of Social Planning gave a comprehensive review on progress to date toward construction of this new community centre.

A representative of the Social Planning Department verbally reviewed the report and drew the Committee's attention to one of three recommendations of the Social Services Committee which were passed by Council on June 25, 1974.

This recommendation read as follows:

"A. THAT the City reaffirm its commitment to the basement activity room, showers, and sauna, at the new estimated cost of $122,850."

The Social Planning Department representative indicated there is some doubt as to whether this recommendation actually commits the City to pay $122,850.00 as its share of the project, because the City's original commitment was for a share of $60,000.00.

The estimated total cost of the building including professional fees, loss of furniture and equipment and interim financing is $419,800.00.

The Comptroller of Budgets advised the Committee that the Director of Finance agrees to this expenditure but his Department requires Council's authority to expend the funds from the Public Housing Fund.

Following discussion, it was

RECOMMENDED

THAT Council authorize the expenditure of up to $122,850.00 from the Public Housing Fund as its share of the Ray-Cam Community Centre Project.

Cont'd...

2. Department of Labour, Human Rights Branch

Appearing before the Committee this date was Ms. Shelagh Day, Human Rights Officer with the Provincial Department of Labour, who claimed two women were refused employment with the City of Vancouver because of their sex contrary to the Human Rights Code.

Ms. Day explained one of the women applied to the Parks Board for one of two Labourer I positions funded by L.I.P. for the building of swans' nests. She was not hired and was told it was because there were no washroom facilities for female employees at the job location. However, this case has now been settled, Ms. Day advised.

In the second case a woman, Lynne MacKenzie, was one of 16 applicants for three positions as swampers on City garbage trucks. (Labourer II classification)

Three men were hired and the woman was told there were no washroom or shower facilities at the City's Manitoba Works Yard, where garbage swampers wash up following their shifts.

Ms. Day pointed out that a 130 lb. woman is currently doing well as a garbage swamper for the City of New Westminster. She stated the fact that there were no washroom and shower facilities for women at the Manitoba Works Yard is a hindrance to the hiring of women.

A representative of the City Engineering Department replied that in this particular case the job was a Labourer II classfication which required prior Labourer I experience which the woman applicant Ms. MacKenzie did not have.

Ms. Day claimed that Ms. MacKenzie applied for the job in October and as a result of being refused employment because of alleged sex discrimination, had no income until she obtained employment as a bus driver in December. Ms. Day claims the City may be responsible for this loss in wages because of the alleged sex discrimination.

Ms. Day in her capacity as a Human Rights Officer for the Department of Labour, is operating in this case under the following provisions of Section 15 of the Human Rights Code:

"15. (1) Where the director

(a) receives a complaint alleging that a person, whether or not he is the complainant, has been discriminated against contrary to this Act; or

(b) receives a complaint alleging that a person has contravened this Act; or

(c) alleges, whether or not a complaint is received, that a person has contravened this Act or that a person has been discriminated against contrary to this Act; or

(d) receives from the commission an allegation that a person has contravened this Act or that a person has been discriminated against contrary to this Act,

the director shall forthwith inquire into, investigate, and endeavour to effect a settlement of the alleged discrimination or contravention."

Cont'd...

Clause No. 2 Continued:

If the Human Rights Officer is unable to effect a settlement the matter is then placed before a board of inquiry which under Section 17(b) of the Human Rights Code may, among other things;

"17. (1) Where a board of inquiry is of the opinion that an allegation is not justified, the board may dismiss the allegation.

(2) Where a board of inquiry is of the opinion that an allegation is justified, the board of inquiry shall order any person who contravened this Act to cease such contravention, and to refrain from committing the same or similar contravention, and may

(a) order a person who contravened the Act to make available to the person discriminated against such rights, opportunities, or privileges as, in the opinion of the board, he was denied contrary to this Act;

(b) order the person who contravened the Act to compensate the person discriminated against for all, or such part as the board may determine, of any wages or salary lost, or expenses incurred, by reason of the contravention of this Act."

During discussion it was noted by a representative of the City Engineering Department that the lack of washroom facilities for women may be able to be overcome and that his department does hire women, in particular for work on the False Creek Seawall and the Granville Mall. The department is aware of the provisions of the Human Rights Code but in hiring looks for the best qualified person male or female.

Following discussion, it was

RECOMMENDED

(a) THAT the Human Rights Branch of the Department of Labour be referred to the Director of Legal Services to affect a settlement in the case of Ms. Lynne MacKenzie;

(b) THAT since the Human Rights Code is a law of the Province of British Columbia, the City abide by its provisions in its hiring and promotion policies;

(c) THAT the Director of Personnel conduct a general review of the hiring and promotional policies of the City of Vancouver to ensure they are in keeping with the provisions of the Human Rights Code and report back to the Community Services Committee.

NOTE: DELEGATION REQUEST ON THIS MATTER, Ms. S. Day, Human Rights Branch of the Department of Labour.

RECOMMENDATION

3. Juvenile Detention Home - Report from the Medical Health Officer

The Committee at its meeting of June 19, 1975, was in receipt of a letter dated June, 1975 (circulated) from Valerie Meredith of the Family Court Committee which was

Cont'd...

Clause No. 3 Continued:

critical of the condition of the Juvenile Detention Home at 2625 Yale Street. At its June 19, 1975 meeting the Committee RESOLVED:

"THAT the Medical Health Officer inspect the Juvenile Detention Home at 2625 Yale Street and report back to the Community Services Committee.

and it was, RECOMMENDED

THAT a copy of the letter from the Family Court Committee complaining of the condition of the Juvenile Detention Home at 2625 Yale Street be forwarded to the Minister of Public Works and the Attorney-General requesting that they give it serious consideration and reply as soon as possible to the Community Services Committee."

The Medical Health Officer appeared before the Committee this date and distributed the following report:

"The Medical Health Officer was instructed by the Standing Committee of Council on Community Services at its meeting of June 19, 1975 to inspect the Juvenile Detention Home in regard to the sanitation, accommodation and to report his findings to the committee.

On Tuesday, June 24 in the afternoon, Dr. G. H. Bonham, M.H.O. and Mr. D. A. Morgan, Director of Environmental Health, inspected the premises at 2625 Yale and the following comments are a result of conditions found at the time of inspection:

Total Available Occupancy:	Male juveniles -	33
	Female juveniles -	13
At time of Inspection:	Male juveniles -	22
	Female juveniles -	8

1. Accommodations (Rooms and Cells)

The size of all rooms were adequate. Bedding was clean and mattresses were of good quality. (The exception was one male occupant who did not have a mattress and the staff stated he had burnt it during the previous night).

Washrooms and equipment were adequate and in good repair and clean.

There was visible damage to the walls and some windows were broken in the individual rooms, but this is to be expected in this type of operation.

Ventilation was satisfactory in all areas except in the 5 security cells in the West Section where there were no provisions for direct ventilation due to security measures. In this area there were noticeable odours. These rooms were not bright and damage to surfaces more noticeable.

2. Recreational Facilities

Appeared minimal and could be enlarged.

3. Food Preparation Area

This is an older kitchen and could be upgraded, but appears to be well maintained. There were no complaints about the food or food service.

4. Staff

In discussions with Staff it became apparent that there is some anxiety for personal safety and degree of supervision when alone on shift. We would recommend additional staff be employed so as to enable adequate supervision and this would also allow much superior recreation possibilities.

5. Maintenance

Maintenance through building is done by inmates,and at the time of the inspection appeared satisfactory.

6. Infestations

No infestations were noted, and staff did not report any incidents.

Cont'd...

Clause No. 3 Continued:

RECOMMENDATIONS

1. Adequate ventilation be provided immediately to the 5 security cells in the West Section.

2. Staff be increased to permit the minimum of two supervisors in both the male and female sections on duty at all times."

The Medical Health Officer spoke to his report, adding that an adequate outdoor recreational area is not used at all because of a shortage of supervisory staff.

The Chairman advised that he too had inspected the premises and described them as a "disgrace".

Following discussion, it was

RECOMMENDED

(a) THAT the City request the Provincial Public Works Department and/or the Attorney-General's Department to provide adequate ventilation to the five security cells in the West Section of the Juvenile Detention Home, and that if the Province does not carry out this work, the City provide the necessary ventilation;

(b) THAT the City request the Attorney-General's Department to increase the staff at the Juvenile Detention Home at 2625 Yale Street to permit the minimum of two supervisors in both the male and female sections to be on duty at all times;

(c) THAT the City request that the Attorney-General give urgent consideration to a new juvenile detention facility.

INFORMATION

4. Enforcement of Government Liquor Act

"Vancouver City Council on May 27, 1975, when considering a report from the Community Services Committee meeting of May 15, 1975, passed the following recommendations:

(a) THAT Council request the Liquor Administration Branch to consider a complete ban on minors in cabarets; such measure to be considered as a change in the Liquor Act;

(b) THAT Council instruct the Liquor Administration Branch and the Police Department to implement a program of regular inspection and enforcement of regulations in beer parlours and cabarets and that consideration be given to:

(i) Liquor Administration Branch Inspectors being available on a night-time basis."

The Committee had before it for consideration a letter dated June 19, 1975, (circulated) from Mr. V.C. Woodland, General Manager of the Liquor Administration Branch in which he advised he agrees with the Commitee's recommendation (a) above, and that this matter is before the Attorney-General's Department for consideration when dealing with the new Liquor Act regulations.

Cont'd...

Clause No. 4 Continued:

Mr. Woodland's letter also advised of the Liquor Administration Branch's cooperation with the City Police Department in enforcing the Government Liquor Act. His letter stated Liquor Administration Branch Inspectors do make evening inspections on occasion.

Following discussion, it was

RESOLVED

THAT the letter from Mr. V.C. Woodland, General Manager, of the Liquor Administration Branch be received.

5. Inventory of Youth Services

The Committee had before it for consideration a brief memo from Mr. Doug Purdy, Senior Social Planner, describing progress to date towards compilation of a youth services compendium which has been requested by the Community Services Committee. Mr. Purdy stated he anticipated all organizations catering to youth in the City would file their reports with the Social Planning Department by June 25, 1975. He advised the final directory of youth services should be compiled in approximately 4 weeks.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 485-486

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 22, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES.

MOVED by Ald. Bird
SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of July 8, 1975, including the Minutes of the 'In Camera' Meeting of July 8, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

VII. Report of Standing Committee on Finance and Administration. (July 17, 1975)

1976-1980 Five Year Plan (Clause 1)

The Council agreed to hear the Chairman of the Park Board with respect to the 1976 - 1980 Five Year Plan.

Commissioner Brown addressed the Council and spoke with regard to those items in the Five Year Plan involving the Park Board. The Commissioner expressed the concern of the Park Board, emphasizing that the items had been reduced to a bare minimum. Comments were also made concerning the improvements to the Kitsilano Pool, which have been deleted, and in this regard the Medical Health Officer commented on the health aspects of the Pool, and other pool and beach areas.

Cont'd...

1976 - 1980 Five Year Plan
(Clause 1) Cont'd.

In considering the Standing Committee's report dated July 17, 1975, various officials answered questions put by Members of Council.

MOVED by Ald. Volrich
THAT recommendations (A) to (F) of the Committee, contained in this report, be approved.

- (amended)

Single Ballot

MOVED by Ald. Rankin (in amendment)
THAT recommendation (D) of the Committee be deleted and, therefore, one ballot be submitted to the electorate, containing one Question on the Five Year Plan.

- CARRIED
(Ald. Bowers, Sweeney, Volrich and the Mayor opposed)

Kitsilano Pool

MOVED by Ald. Bird (in amendment)
THAT renovations necessary to bring the Kitsilano Pool up to the required health standards be included in the Five Year Plan at a cost of $650,000, on the understanding that an application for one-third of a million dollars will be applied for from the Provincial Government's Community Recreation Facilities Fund for the Kitsilano Pool renovations.

- (carried)

MOVED by Ald. Volrich (in amendment to the amendment)
THAT the figure of $650,000 in Alderman Bird's amendment be struck and the figure of $500,000 be inserted in lieu thereof.

- (not put)

The amendment by Alderman Bird was put and CARRIED.

Left-turn Bays - False Creek

MOVED by Ald. Volrich (in amendment)
THAT $400,000 allocated for Left-turn Bays re the False Creek Development - 6th Avenue at Oak Street and at Heather Street, be deleted from the Plan.

- CARRIED UNANIMOUSLY

Underground Wiring

MOVED by Ald. Volrich (in amendment)
THAT an allocation of $1.7 million for underground wiring, be included in the Plan.

- LOST

(Ald. Bird, Boyce, Harcourt, Marzari, Rankin and the Mayor opposed.)

Cont'd..

1976 - 1980 Five Year Plan
(Clause 1) Cont'd)

Underground Wiring (Cont'd)

MOVED by Ald. Cowie (in amendment)
THAT an allocation of $1,000,000 for underground wiring, be included in the Plan.

- LOST

(Ald. Bird, Bowers, Boyce, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Bird (in amendment)
THAT an allocation of $850,000 for underground wiring, be included in the Plan.

- CARRIED

(Ald. Bowers, Boyce, Marzari and Rankin opposed)

Neighbourhood Improvement Program.

MOVED by Ald. Marzari (in amendment)
THAT a total of $2,000,000 be allocated in the Plan with respect to the Neighbourhood Improvement Program.

- CARRIED

(Ald. Kennedy, Sweeney and Volrich opposed)

The main motion by Alderman Volrich, as amended, and reading as follows, was put and - CARRIED UNANIMOUSLY

"THAT City Council approve including $2,000,000 in the Five Year Plan for the Neighbourhood Improvement Program.

THAT City Council approve the total amount of $58,850,000 in the 1976-80 Five Year Plan to be put to the voters on October 8, 1975, details to be as amended by the Finance and Administration Committee, and the following amendments made by Council this day:

Left-hand turns - False Creek.	Delete	$400,000.
Underground Wiring.	Delete	$850,000.
Kitsilano Pool Renovations.	Add	$650,000.

AND FURTHER THAT one ballot be submitted to the electorate containing one Question on the Five Year Plan.

THAT City Council include an amount of $500,000 in the Five Year Plan for the Public Safety Building on the assumption that the proceeds of the Provincial Court Building are applied to the renovation.

THAT the report dated July 10, 1975, from the Permits and Licenses Department re Police Facilities be received.

THAT the memorandum from the Mayor dated July 17, 1975, be received and no action taken."

Council recessed at 11.a.m. and reconvened at 11.15 a.m. with the same members present.

CITY MANAGER'S REPORT

Park Board - Kitsilano and Sunset Ice Rinks.

Council considered the matter of Kitsilano and Sunset Ice Rinks which is contained in the Manager's Report of July 18, 1975, Finance Matters, Clause 8.

The Chairman of the Park Board spoke briefly to the matter and urged Council to approve the Park Board request as set out in the report.

MOVED by Ald. Harcourt
THAT the City enter into a contract on behalf of the Park Board with A.R. Grimwood Ltd., for a management contract for Ice rinks at Kitsilano and Sunset for an upset price not to exceed $2,930,000 on the understanding given by the Architect and the Contractor that they will be able to reduce the total cost by at least $90,000 on the two rinks by negotiating on construction.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council agreed to defer the following items of Unfinished Business, pending the hearing of delegations later this day:

Civic Grant Appeal.
Rezoning - 3296 S/E Marine Drive.
Lack of Parks and Playing Fields in Fairview Slopes.
Hiring and Promotional Procedures in the City of Vancouver.
Elderly Citizens Housing Project Tax Relief - 10th Avenue and Yukon Street.

Demolition Applications.

1179 West 7th Avenue.

1085-99 Robson Street (784 Thurlow)

City Council on July 8, 1975, after considering the City Manager's report on the above demolition applications, instructed that the Demolition Permit re 1179 West 7th Avenue be withheld to this meeting, pending a report from the Heritage Advisory Committee on the building. The Council noted a report from that Committee, dated July 18, 1975.

Council, on July 8, 1975, also withheld the Demolition Permit for 1085-99 Robson Street (784 Thurlow) pending a report back to this meeting from the Director of Planning on the designation of the building and the possible methods of compensation for the property owners. The Manager's report of July 15, 1975, containing the Director of Planning's recommendations in this regard was noted.

Cont'd..

UNFINISHED BUSINESS (Cont'd)

Mr. Russell Baker, representing the developer, and the developer of the proposed development at 1179 West 7th Avenue, addressed the Council and gave a history of the matter.

MOVED by Ald. Bowers
THAT the Demolition Permit re 1179 West 7th Avenue be granted on the basis of a satisfactory development scheme being submitted.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Rankin
THAT the matter of a Development Permit re 1085-99 Robson Street (784 Thurlow) be deferred, pending the hearing of a delegation from the Montreal Trust Company.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Delegation Request -
Mr. Richard Fury, Various Matters.

The Council noted a letter from Mr. Richard Fury, requesting to appear before Council regarding:

The pay raise of senior Civil Servants.

The "housing problem" and its possible solutions.

General Meetings of the City Council.

MOVED by Ald. Harcourt
THAT the delegation request of Mr. Richard Fury be granted, and arrangements left with the City Clerk.

- CARRIED

(Ald. Bowers and Boyce opposed)

Economic Benefits of Preserving
Old Buildings.

Council noted a letter submitted by the City Clerk on behalf of the Vancouver Heritage Advisory Committee in which it was requested that Council approve an allocation of $600 to send two members of the Heritage Advisory Committee, and one member of the Planning Department to the "Economic Benefits of Preserving Old Buildings" Conference in Seattle, Thursday July 31 to Saturday, August 2, 1975.

MOVED by Ald. Volrich
THAT the request of the Vancouver Heritage Advisory Committee be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Request to use Loudspeaker at Annual Parade - Glad Tidings Temple.

Under date of July 8,1975, the Glad Tidings Temple submitted a letter requesting permission to use a loudspeaker in its Annual Parade being held on August 9, 1975. The Chief Constable had already granted permission to hold the Parade.

MOVED by Ald. Bird
THAT the Glad Tidings Temple be permitted to use a loudspeaker in its parade as requested.

- CARRIED UNANIMOUSLY

Establishment of Committee re Grants.

The Arts Club Theatre, in a letter dated July 8, 1975, proposed a new system of establishing civic grants and offered its assistance in this regard in setting up a Committee.

The Mayor advised that he has already discussed the matter of a Cultural Committee with the Community Arts Council and suggested that this matter be deferred at this time.

MOVED by Ald. Harcourt
THAT the letter from the Arts Club Theatre be received and considered further when the Mayor and the Community Arts Council report to Council on proposals re Cultural grants.

- CARRIED UNANIMOUSLY

Civic Funding - Appeal

MOVED by Ald. Rankin
THAT the Cross-Reach Single Parents' request to appear as a delegation appealing Council's decision re its civic grant request, be granted, and arrangments left with the City Clerk.

- CARRIED UNANIMOUSLY

The Beefeater Band Grant Request.

Council noted a letter dated July 7, 1975, from Mr. Gordon Olson Director of the Beefeater Band, requesting a grant of $2,000, to assist the Band which has been invited to perform at the Edinburgh Military Tattoo this year.

MOVED by Ald. Bird
THAT a grant of $1,000 be approved to the Beefeater Band with respect to its attendance at the Edinburgh Military Tattoo.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)

Pedestrian activated light at
Oak Street and 59th Avenue.

The Council noted a letter from the Marpole-Oakridge Area Council requesting to appear as a delegation later this day concerning its petition regarding an activated light being installed at the intersection of Oak Street and 59th Avenue. The matter is contained in the Official Traffic Commission's report dated July 3, 1975, which is before Council this day.

MOVED by Ald. Bird
THAT the request of the Marpole-Oakridge Area Council be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

49th Avenue Bus Route.

In a letter dated July 12, 1975, Killarney Champlain Citizens for Action group requested to appear as a delegation later this day on the subject of the 49th Avenue bus route, which matter is contained in the Official Traffic Commission's report of July 3,1975.

MOVED by Ald. Harcourt
THAT the request of the Killarney Champlain Citizens for Action group be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

False Creek - 9 day Boat Show.

Council noted a letter from Mr. Russell Baker, Solicitor, requesting to appear as a delegation this day regarding the proposed installation of floats in False Creek for a nine-day boat show. The matter is contained in Clause 5 of the Planning and Development Committee's report dated July 10, 1975.

MOVED by Ald. Bird
THAT the request of Mr. Russell Baker be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GFNERAL REPORT
JULY 18, 1975.

Works and Utility Matters
(July 18, 1975)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Closure of lane West of Cambie Street, between 10th Avenue and lane North of 10th Avenue, Adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453 and Plan 4386.

Cl. 2. Closure of Heather St. and Alder St., North of 6th Avenue and Subdivision of Area 6, False Creek Development.

Cl. 3. Deferred Local Improvement (Lakewood, William to Charles)

Cl. 4. 1045 Burnaby Street - Tree Relocation for Crossing - D.P.A. 69964.

Cl. 5. Vancouver and Delta Sanitary Landfill Agreement.

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

1045 Burnaby Street - Tree Relocation
for Crossing - D.P.A. 69964. (Clause 4)

MOVED by Ald. Volrich
THAT the tree presently located at 1045 Burnaby Street be re-located by the Park Board, at the expense of the developer, and that the re-location be a condition of the Sidewalk Crossing approval.

- CARRIED UNANIMOUSLY

Vancouver and Delta Sanitary
Landfill Agreement. (Clause 5)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(July 18, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Self-Serve Gas Stations.
Cl. 2. Demolitions in Kitsilano.
Cl. 3. Cedar Cottage N.I.P. Appropriation: St. Joseph's School.
Cl. 4. Strathcona Rehabilitation Project.
Cl. 5. Neighbourhood Improvement Program - Kitsilano Appropriation of Funds.
Cl. 6. Alternate Subdivision Approving Officer.

The Council took action as follows:

Self-Serve Gas Stations
(Clause 1)

In considering this clause the Council heard representations from Imperial Oil Ltd., and from Texaco Canada Ltd., speaking in respect of amendments to Schedule B of the License By-law.

MOVED by Ald. Bowers
THAT the Self-serve stations at the following locations be approved and, therefore, added to Schedule B of the License By-law.

1795 West Broadway
1205 Burrard Street
2405 East Broadway
3792 West 4th Avenue
688 South East Marine Drive.

- CARRIED

(Ald. Bird, Marzari, Rankin and Volrich opposed)

MOVED by Ald. Sweeney
THAT the proposal by Imperial Oil Ltd., to convert the station at 2806 Cambie Street to a Self-serve station and, therefore, relinquish the Self-serve station at 2000 West Broadway, be not approved.

- CARRIED

(Ald. Bowers and Cowie opposed)

MOVED by Ald. Bowers
THAT a Self-serve station at 3075 Kingsway be approved and, therefore, added to Schedule B. of the License By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT a Self-serve station at 205 S.E. Marine Drive be not granted.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Volrich and the Mayor opposed)

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
July 18, 1975. (Cont'd)

Self-Serve Gas Stations
(Clause 1) (Cont'd)

MOVED by Ald. Boyce
THAT a Self-serve station at 205 S.E. Marine Drive be approved, and, therefore, added to Schedule B of the License By-law.

- CARRIED

(Ald. Harcourt, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Rankin
THAT a Self-serve station at 3310 West Broadway be not approved.

- CARRIED

(Ald. Bowers and Cowie opposed)

MOVED by Ald. Harcourt
THAT a Self-serve station at 2120 Grandview Highway be not approved.

- CARRIED

(Ald. Bowers, Boyce, Cowie and Marzari opposed)

MOVED by Ald. Volrich
THAT a Self-serve station at 1500 Main Street be approved and, therefore, added to Schedule B of the License By-law.

- CARRIED UNANIMOUSLY

The Council recessed at 12.20 p.m. to reconvene in the Council Chamber at 2.00 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2.00 p.m. with Mayor Phillips in the Chair and the following Members present :

PRESENT : Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL : D. H. Little.

DELEGATIONS AND UNFINISHED BUSINESS

Rezoning - 3296 S/E Marine Drive

Mr. B. Kershaw, Solicitor, appeared on behalf of Mr. Tom Holmes in respect of an application to amend the zoning by-law to rezone property at 3296 S/E Marine Drive from RT-2 (two-family dwelling district) to industrial and/or commercial. The Council had before it a report of the City Manager containing information from the Director of Planning in respect of this application, in which the Director and the Vancouver City Planning Commission recommend the application be not approved which recommendation is endorsed by the City Manager.

MOVED by Ald. Bowers
THAT pursuant to the afore-mentioned reports this application for rezoning be not approved.

- CARRIED UNANIMOUSLY

Grant Request: S.E.A.R.C.H.

Dr. Malcolm Crane on behalf of the Society for Education, Action, Research and Counselling on Homosexuality, and Gay Bars, appeared in support of a grant in the amount of $17,899 for operational costs, promotion and education for one year.

The Council had before it a report on the matter from the City Manager under date of April 16, 1975, in which information is given from the Director of Social Planning recommending as follows :

"1) the City approve a grant of $8,424 to SEARCH to pay the salary of the Community Education Worker;

2) the City pay half the operating costs in the amount of $4,737, subject to the condition that the Vancouver Resource Board agree to pay the other half;

3) SEARCH undertake to raise funds from its membership and other sources to meet operating expenses in subsequent years if the program continues."

.../cont'd

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Grant Request : S.E.A.R.C.H. (cont'd)

The Director of Social Planning will make application for 50% cost-sharing for this program under the Canada Assistance Plan. Should such funding be forthcoming, the net cost to the City would be approximately $8,949.00."

MOVED by Ald. Harcourt
THAT the foregoing recommendations of the Director of Social Planning be approved.

- LOST (NOT HAVING RECEIVED THE REQUIRED MAJORITY).

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

Lack of Parks and Playing Fields in Fairview Slopes

Mr. Ted Baynes, representing the Save Our Parkland Association, appeared before Council urging provision for parks and playing fields in the Fairview Slopes area, with particular reference to Area 6.

MOVED by Ald. Cowie
THAT oral representations of Mr. Baynes be received and the matter referred to the Director of Planning for report back on ways and means of providing small parks and playing fields accommodations in the Fairview Slopes area (activities such as tennis and like recreation).

- CARRIED UNANIMOUSLY

Hiring and Promotional Procedures: City of Vancouver.

Council, on July 8, 1975, when considering the report of the Community Services Committee dated June 26, 1975, on the above matter deferred certain of the recommendations in the report, pending the hearing of a delegation from the Human Rights Branch of the Department of Labour and the Status of Women Council.

Ms. Shelagh Day on behalf of the delegation, circulated a comprehensive brief suggesting the creation of an Equal Employment Opportunity Program for the City, and other matters. The delegation suggested to Council that a Committee be struck composed of memebrs of Council, City Management, the Unions certified at the City and the Human Rights Branch.

In considering this whole matter, Council noted a report from the City Manager dated July 16, 1975, giving information prepared by the Director of Personnel Services on the recruiting and promotion practices carried out by the Civic Administration.

MOVED by Ald. Harcourt
THAT the proposal of the Human Rights Branch regarding striking a special committee to design and oversee an Equal Employment Opportunity Program, be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Hiring and Promotional Procedures :
City of Vancouver (continued)

MOVED by Ald. Harcourt
THAT the following recommendations of the Community Services Committee,as contained in its report of June 26,1975, be approved :

"THAT since the Human Rights Code is a law of the Province of British Columbia, the City abide by its provisions in its hiring and promotion policies;

THAT the Director of Personnel conduct a general review of the hiring and promotional policies of the City of Vancouver to ensure they are in keeping with the provisions of the Human Rights Code and report back to the Community Services Committee."

- CARRIED UNANIMOUSLY

Lutheran Project Development Society :
Tax Relief

Council received a delegation from the Lutheran Project Development Society of B.C. requesting tax relief for its proposed elderly citizens housing project at 10th Avenue and Yukon. The organization submitted a brief outlining the reasons for requesting tax relief. It was noted that the site has been unoccupied since October, 1974.

Council noted a report of the City Manager dated July 15, 1975, wherein the Director of Finance outlined the City's general procedure in respect of grants in lieu of taxes.

MOVED by Ald. Rankin
THAT a grant in the amount of $1393.42 be approved to the Lutheran Project Development Society of B.C. under Section 206 of the Vancouver Charter, to be applied against the organization's taxes for 1975.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Bus Stop at Frontenac and 54th Avenue

Earlier this day Council approved a delegation request from the Killarney Champlain Citizens for Action Committee. Pursuant thereto Mr. Davidowitz, representing the organization, addressed Council referring to the Official Traffic Commission's report of July 4, 1975 (Clause 5), dealing with the matter. After due consideration it was

MOVED by Ald. Marzari
THAT the bus stop on Frontenac at 49th Avenue not be relocated, but, a new bus stop be installed on Frontenac at 54th Avenue.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Marine Trades Association:
Dock Facilities False Creek

With the permission of Council earlier this day, Mr. R. K. Baker addressed the Council on behalf of the Marine Trades Association of B.C., making application for the Association to build dock facilities within the bay of the proposed Heather Street Marina in False Creek. The facility would be a gift to the City of Vancouver. Mr. Baker referred to a letter from the Association which had been circulated previously to Members of Council, wherein certain stipulations were detailed concerning the Association's Annual "On-the-Water Show".

The Council noted that the Planning and Development Committee had considered this matter as contained in its report dated July 10, 1975, which is to be considered by Council this day.

The Council, after hearing the representation from the Marine Trades Association of B.C. then considered the Standing Committee's Report dated July 10, 1975 (Clause 5).

MOVED by Ald. Bird
THAT the recommendations of the Committee as contained in Clause 5 of this report dated July 10, 1975, be approved.

- CARRIED

(Ald. Bowers, Cowie, Marzari and Rankin opposed)

Pedestrian-activated signal request:
Oak Street and 59th Avenue

Representatives of the Marpole-Oakridge Area Council were present in support of a pedestrian-activated signal for the intersection of 59th Avenue and Oak Street. In this regard the Council noted the resolution of the Official Traffic Commission of July 3, 1975, contained in its Clause 3 proposing that such signal be deferred for future consideration by the Engineering Department under the Warrant System.

MOVED by Ald. Marzari
THAT a pedestrian-activated signal be installed at the intersection of 59th Avenue and Oak Street forthwith, funds to be provided from contingency reserve.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
July 18, 1975 (Cont'd)

Clauses 2 - 6 inclusive.

MOVED by Ald. Sweeney
THAT Clause 2 of this report be received for information and the recommendations of the City Manager contained in Clauses 3,4,5 and 6 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(July 18, 1975)

Request for Street Closure -
Grandview - Woodlands Area
(Clause 1)

MOVED by Ald. Rankin
THAT a maximum amount of $500 be approved in respect of the various requests made by the Grandview-Woodlands Goodtime Crew, and referred to in this clause, and taking into consideration the conditions and recommendations set out in the report by the City Engineer and the Director of Finance.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Finance Matters
(July 18, 1975)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Sale of Furniture and Equipment - B.C. Assessment Authority.
Cl. 2. Investment Matters (Various Funds) May 1975.
Cl. 3. Auto Allowance for City Employees.
Cl. 4. Third Floor Renovations.
Cl. 5. Staffing and Operating Costs - Joe Fortes (West End) Branch Library.
Cl. 6. Cultural Grant - Vancouver Opera Association (VOA)
Cl. 7. Vancouver Historical Insights Limited.
Cl. 8. Park Board - Kitsilano and Sunset Ice Rinks.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Staffing and Operating Costs -
Joe Fortes (West End) Branch Library.
(Clause 5)

MOVED by Ald. Sweeney
THAT the request of the Vancouver Public Library Board and the West End Community Centre Association to appear before Council as delegations on this matter, be granted, and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

Cultural Grant - Vancouver
Opera Association (VOA)
(Clause 6)

MOVED by Ald. Harcourt
That the City's previous actions be confirmed and, therefore, the grant approved earlier this year to the Vancouver Opera Association be spent solely for the rental of the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 18, 1975) (Cont'd)

Vancouver Historical Insights Limited
(Clause 7)

MOVED by Ald. Harcourt
THAT the recommendation of the Director of Social Planning, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Park Board - Kitsilano and
Sunset Ice Rinks. (Clause 8)

For Council action on this Clause, see page 4.

Personnel Matters
(July 18, 1975)

"Program Budgeting" Attendance:
Two Employees - Finance Department
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 18, 1975)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Parcel D (R.P.2347) lying in front of lots 1 & 2 Block 1, D.L. 184, 2215 Commissioner Street.
Cl. 2. Rental Review - West Half of Argyle Street End Adjacent to Lot 20, East Half of Block C, D.L.328.
Cl. 3. Anavets Senior Citizens Housing, Lot D. Block 109, D.L. 264A. Situated: 900 Block East 8th Avenue.
Cl. 4. Execution of Priority Agreement for Mortgage - 731 Union Street, Lot 34, Block 92, District Lot 181, Plan 196.
Cl. 5. Sale of Lots 1-4, Blocks 1 & 2, D.L.311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L.319 etc., Situated N.W. Corner of Ash and S.W. Marine Drive.
Cl. 6. Thunderbird Neighbourhood Development, St. Margaret's Reformed Episcopal Church.
Cl. 7. Demolitions.

The Council took action as follows:

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 18, 1975) Cont'd.

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4 of this report, be approved.

Sale of Lots 1-4, Blocks 1 & 2, D.L.311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L.319, etc. Situated N.W. Corner of Ash and S.W. Marine Drive. (Clause 5)

MOVED by Ald. Harcourt
THAT the Cheshire Homes Society be granted an extension to the sale date for two months, and the Society be asked to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood Development
St. Margaret's Reformed Episcopal Church.
(Clause 6)

MOVED by Ald. Harcourt
THAT the sale of City Property, as described in this clause, to St. Margaret's Church, be approved, based on $100,000 per acre and, therefore, the full sale price will be $150,000.

- CARRIED UNANIMOUSLY

Demolitions
(Clause 7)

MOVED by Ald. Harcourt
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

B. Cooperative Housing Site
Langara Lands.

The City Manager submitted the following report under date of July 15, 1975:

The Acting Supervisor of Property & Insurance and Director of Finance reports as follows:-

"On May 27, 1975, after considering the reports of the Planning Department on the disposal of the Langara Lands, Council approved the location, the type of development and the disposition of various sites to be created within the area. In particular approval was given to sell the 5.5 acre co-operative housing site to the Provincial Government for lease for the development of co-operative housing, at a price (based on its use for co-operative housing) of $248,000.00 per acre.

The Deputy Minister of Housing on behalf of the Provincial Government, has declined the City's offer to sell for the following reasons:

1. The Government's purchase of land is restricted to projects which can be developed immediately.

2. C.M.H.C. funds for co-operative development are fully allocated, and immediate development of this site could not take place.

3. In their judgment the cost of the land is too high for co-operative housing for low-income groups.

The funds from the sale of this and other sites in Langara were to reimburse the City for the purchase of the lands from Marathon. In the financial reconciliation forming part of the report considered by Council on May 27, the total costs of the site were shown to exceed the expected revenues to be derived from the sale of the housing sites. That reconciliation must now be updated for two reasons:

1. Council, on June 17, 1975, recommended that parking, curbs, sidewalks and street lighting be charged on a normal local improvement basis.

2. On May 27, 1975, the City Manager advised Council that there were further costs of servicing not detailed in the report. Those further costs have been detailed by the Engineer and total $420,000.00.

These factors obviously change the deficit expected from development as reported to Council on May 27, 1975.

Expected Revenues

Y.M.C.A. and Park	1,125,000.
Senior Citizen Housing	500,000.
Co-operative Housing ($248,000./acre)	1,364,000.
Market Housing ($300,000/acre)	2,250,000.
TOTAL	5,239,000.

Estimated Costs:

Acquisition	4,500,000.
Debt Servicing	685,100.
Modification of Golf Course	350,000.
Jurors	2,000.
Engineering Services	420,000.
TOTAL	5,957,100.
DEFICIT	718,000.

If the 5.5 acres now designated for co-operative housing were to be sold for market housing at $300,000.00 per acre and a density of 15 units per acre, this deficit could be reduced to $432,100.00.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Co-operative Housing Site
Langara Lands (Cont'd)

It is therefore RECOMMENDED that this site be designated a market housing site and that it be placed on the market for sale at a fixed price based on the same per acre value and on the same terms and conditions as approved by Council on May 27, 1975, for the 7.5 acre market housing site in Langara; and that the resolution of Council of April 15th, 1975 be rescinded only insofar as it relates to co-operative housing. However, it is recognised that Council may wish to consider some other alternative.

A report by the City Engineer, dealing with local improvement charges and additional costs for servicing, is being submitted concurrently."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance and Director of Finance be approved.

MOVED by Ald. Rankin
THAT the foregoing report of the City Manager be referred to the Housing Committee, and the Committee pursue with the Provincial Government authorities, ways and means of effecting Co-operative Housing, for report to Council on the matter, within two months.

- CARRIED UNANIMOUSLY

B(i) Servicing of Langara Lands

The following report, dated July 16, 1975, was submitted by the City Manager:

The City Manager submits the following report of the City Engineer and the Director of Finance:

"The City Engineer and Director of Finance report as follows:

SERVICING THE LANDS

In the Director of Planning's report dated May 16, 1975, and dealt with by Council on May 27, 1975, it was mentioned that City services would require up-grading and that a separate report on costs would be submitted. When dealing with this portion of the report the City Manager brought to Council's attention that this work was estimated to cost $420,000 in addition to the $60,000 for streets and sidewalks adjacent to the site. The following is a detailed breakdown of these costs:

(1)	Sewers in the new internal street and in easements within the subdivision	$ 120,000
(2)	Watermains in the new internal street and easements and larger mains from 45th and Cambie and from 45th and Columbia to feed	$ 210,000
(3)	Undergrounding B.C. Hydro and B.C. Tel lines in new internal street and easements and including feeds from the lane north of 49th	$ 80,000
(4)	Pavement and curbs, sidewalks, and street lighting on the new internal street and sidewalks on Cambie and on 49th abutting	$ 60,000
(5)	Relocating golf course parking lot to allow new internal street and subdivision	$ 10,000
		$ 480,000

Note: that these descriptions and estimates are preliminary, being based on the subdivision information available to date.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Servicing of Langara Lands (Cont'd)

LOCAL IMPROVEMENTS

Council, on 27 May, 1975, approved that paving and curbs, sidewalks, and street lighting (Item 4 above) should be local improvements. Upon completion of the legal survey plan a report on the local improvements will be submitted to Council.

FINANCING

The City Engineer and the Director of Finance RECOMMEND that the funds for Items (1), (2), (3) and (5) above come from the land sales."

The City Manager RECOMMENDS that the above report of the City Engineer and the Director of Finance be approved.

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance and Administration. (July 10, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Discussion on all Matters Pertaining to Labour Relations.
Cl. 2. Furniture Requirements - Health Department.
Cl. 3. Sale or Leasing of Land in Champlain Heights - Areas E & F.
Cl. 4. Community Disparity Fund - Vancouver's Claim.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the Committee, contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

I(i) Council Brief to the Provincial Government for Claim Against the Community Disparity Fund.

The Council noted a report from the City Manager, dated July 18, 1975, containing a draft brief for a claim on the Community Disparity Fund. The report had been requested by the Finance and Administration Committee at its meeting on July 10, 1975.

The brief had been revised by the Director of Finance and was submitted at this time for Council's consideration.

MOVED by Ald. Volrich
THAT the brief, as submitted by the Director of Finance, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development. (July 10, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Official Development Plan for the Downtown.
Cl. 2. Granville Street Pedestrian Transitway - Phase II.
Cl. 3. Central Broadway Urban Design Study.
Cl. 4. Fairview Area Planning - Heritage Houses.
Cl. 5. On-The-Water Boat Show - Rental Boat Dock.
Cl. 6. Laurel & Heather Street Land Bridges.

The Council took action as follows:

Official Development Plan for the Downtown (Clause 1)

Moved by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Granville Street Pedestrian Transitway - Phase II. (Clause 2)

MOVED by Ald. Bowers
THAT item (a) re Bus Shelters, as contained in Clause 2 be referred back to the Committee for further consideration:
AND FURTHER THAT the balance of the recommendations in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Central Broadway Urban Design Study. (Clause 3)

MOVED by Ald. Bowers
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fairview Area Planning - Heritage Houses - Clause 4)

MOVED by Ald. Bowers
THAT the recommendations as contained in this clause, be approved, but that recommendation 'B' be given top priority by the City Manager for report back to Council as soon as possible.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(July 10, 1975) (Cont'd)

On-the-Water Boat Show -
Rental Boat Dock (Clause 5)

For Council action on this clause see page 14.

Laurel & Heather Street Land Bridges
(Clause 6)

MOVED by Ald. Bowers
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

III Report of Standing Committee
on Community Services
(July 10,1975)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Immigrant Services Centre - 8165 Main Street.
Cl. 2. Liquor Permit Application - 1222 Hamilton Street.
Cl. 3. Liquor Administration Branch - Hours of Operation for Neighbourhood Pubs.
Cl. 4. Derelict Buildings in the Skid Road Area.

The Council took action as follows:

Immigrant Services Centre -
8165 Main Street (Clause 1)

In considering this clause, the Chairman of the Committee advised Council that the Budget Officer and the City Manager's office had suggested certain changes to the Committee's recommendations.

After due consideration it was
MOVED by Ald. Rankin
THAT City Council approve the continuation of these positions to March 31, 1976, with funding to be consistent with prevailing rates for the positions, with that amount for the period July 1, 1975 to December 31, 1975, approximately $12,766, to be funded from Contingency Reserve, and the amount for the period January 1, 1976 to March 31, 1976, approximately $6,861 to be approved in advance of the 1976 budget.

THAT City Council approve operating costs in the amount of $18,370 of which $12,580 is to be provided from Contingency Reserve for the period July 1, 1975 to December 31, 1975, with the balance of $5,790 to be approved in advance of the 1976 budget, for that period January 1, 1976 to March 31, 1976.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(July 10, 1975) (Cont'd)

Immigrant Services Centre -
8165 Main Street (Clause 1) Cont'd.

THAT City officials negotiate cost-sharing of operating costs for the Immigrant Services Centre with the South Vancouver Community Resources Board and the Federal Department of Manpower and Immigration after the period ending March 31, 1976.

THAT City Council approve the leasing of the premises at 8165 Main Street, for a one year period at $1,200 per month.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 570

IV. Report of Official Traffic
Commission
(July 3, 1975)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1. Pine Crescent - Traffic Control.
Cl. 2. Resident Parking Only - Vicinity of Nanaimo and Kingsway.
Cl. 3. Pedestrian Signal Request on Oak Street and 59th Avenue.
Cl. 4. Combined Through Bus Route 27: Southeast Vancouver to Kootenay Loop.
Cl. 5. 49th Avenue Bus Route.
Cl. 6. Marine Drive at 70th Avenue - Overhead Sign.
Cl. 7. 33rd Avenue and Granville Street.
Cl. 8. Standardization of Turn Regulation Signs.
Cl. 9. Other Business.

The Council took action as follows:

Pine Crescent - Traffic Control
(Clause 1)

In considering this clause, Mr. Gascoyne, Assistant City Engineer - Traffic, gave a further explanation of the situation with respect to traffic control at Pine Crescent and 36th Avenue.

MOVED by Ald. Marzari
THAT the City Engineer be authorized to install a stop sign on Pine Crescent at 36th Avenue.

- CARRIED UNANIMOUSLY

Resident Parking Only - Vicinity
of Nanaimo and Kingsway (Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Official Traffic Commission (July 3, 1975) Cont'd.

Pedestrian Signal Request on Oak Street and 59th Avenue. (Clause 3)

For Council action on this clause see page 14.

Combined Through Bus Route 27: Southeast Vancouver to Kootenay Loop (Clause 4)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

49th Avenue Bus Route (Clause 5)

In considering Clause 5, Council was reminded that 'B' had been dealt with earlier this day.

MOVED by Ald. Marzari
THAT recommendations 'A', 'C' and 'D' be approved.

- CARRIED UNANIMOUSLY

Marine Drive at 70th Avenue - Overhead Sign (Clause 6)

MOVED by Ald. Marzari
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 7, 8 and 9

MOVED by Ald. Marzari
THAT Clauses 7, 8 and 9 contained in this report, be received for information.

- CARRIED UNANIMOUSLY

O.T.C. Functions.

Alderman Boyce criticized the effectiveness of the Official Traffic Commission and the Mayor directed that Alderman Boyce submit a report on the matter for the consideration of Council.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report to Council from the Steering Committee re Park Board Study.

Under date of July 18, 1975, the Steering Committee re the Park Board Study, comprising Alderman Volrich and Alderman Bowers, submitted a report prepared by Peat,Marwick and Partners, on the responsibilities and authorities of the Vancouver Board of Parks and Recreation.

The Steering Committee recommended that the seven recommendations of the Consultant contained in pages 5, 6 and 7 of the report, be referred to the City Manager for comment and that Council consider them further after hearing from the Manager and the Parks Board.

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Steering Committee be approved.

- CARRIED UNANIMOUSLY

(Report referred to is on file in the City Clerk's Office.)

VI. Report from Clients' Committee re Space Requirements of the Vancouver Police Department.

Council noted a report from the Clients' Committee re Space Requirements of the Vancouver Police Department, dated July 3, 1975 from which the following is extracted.

"RESOLVED

(A) THAT the Standing Committee of Council on Finance and Administration allocate a maximum of $260,000 in the Five Year Plan for expansion to the Oakridge Sub-station, such expansion to not include a jail.

(B) THAT the Construction and Maintenance Division re-examine the figures titled #1, #2 and #3 which was submitted to the Clients' Committee meeting of April 15th which were approved by Council April 22nd, with a view to keeping them in line with Council's recommendation of April 22nd (i.e. "that costs be kept within the lowest estimates") and report to the Standing Committee on Finance and Administration.

And it was
RECOMMENDED

A. THAT Council expand the terms of reference of Harrison/Kiss, Architects, to include the expansion to the Oakridge Sub Station; that Harrison/Kiss begin preparation of sketch plans and cost estimates for the Oakridge expansion and that this addition to the Oakridge Sub-station cost no more than $260,000. "

Cont'd....

CITY MANGER'S AND OTHER REPORTS (Cont'd)

Report from Clients' Committee
re Space Requirements of the
Vancouver Police Department (Cont'd)

MOVED by Ald. Bowers
THAT the resolution of the Committee be received for information and the recommendation be approved after amendment as follows:

THAT Council expand the terms of reference of Harrison/Kiss Architects to include the expansion to the Oakridge Sub-station; that Harrison/Kiss begin preparation of sketch plans and cost estimates for the Oakridge expansion and that this addition to the Oakridge Sub-station cost no more than $260,000.
AND FURTHER THAT the Architects, as soon as possible, provide the Committee with a more detailed breakdown of the square footage required, particularly the 2,050 sq. ft. referred to in the report.

- CARRIED UNANIMOUSLY

Police Station, 312 Main Street
Drawings and Cost Estimates

Alderman Bowers advised Council that the Manager is requesting authorization for the architects to commence the preparation of drawings and cost estimates for the annex at 312 Main Street.

MOVED by Ald. Bowers
THAT Harrison/Kiss be authorized to proceed with the preparation of drawings and cost estimates for the annex at 312 Main Street.

- CARRIED

(Ald. Marzari opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4702, BEING THE BUILDING BY-LAW, TO INCORPORATE THE 1975 NATIONAL BUILDING CODE

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was
MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Highway Purposes

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands :

1. East 4 feet of Lot 1, Block 4, in the South East quarter of Section Twenty-Three, Town of Hastings Suburban Lands, Plan Number 4819.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Closing, Stopping up and dividing with abutting lands

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City is subdividing its lands and portion of the Canadian Pacific Railway Company's lands between Birch Street and Cambie Street, north of 6th Avenue;

3. The Canadian Pacific Railway Company is agreeable to the relocation of their right-of-way and the exchange of lands in this area to accommodate the subdivision;

4. The portion of Heather Street adjacent to Block 278, and the portion of Alder Street adjacent to Block 274 both of District Lot 526 and deemed dedicated by the deposit of Plan 590 lying to the north of the north side of 6th Avenue are surplus to the City's highway requirements.

THEREFORE BE IT RESOLVED THAT the portions of Heather Street and Birch Street lying to the north of the northerly limit of 6th Avenue and being adjacent to Blocks 278 and 274 respectively, District Lot 526 and deemed to be dedicated by the deposit of plan 590, the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S. dated July 11, 1975 and marginally numbered LA378, a print of which is attached hereto, be closed, stopped up and title taken thereto and

BE IT FURTHER RESOLVED THAT the said closed roads be subdivided with the abutting lands.

(FALSE CREEK DEVELOPMENT AREA 6)

- CARRIED UNANIMOUSLY

1. Minaki Lodge and Other Similar Displacements

At the Council Meeting on July 8, 1975, Ald. Kennedy submitted a Notice of Motion regarding Minaki Lodge and the displacements of citizens. The motion was seconded by Ald. Sweeney. As a result of information received from the Acting Supervisor of Property and Insurance in a memo dated July 10, 1975, Ald. Kennedy requested that the motion be now withdrawn, to which the Council agreed.

ENQUIRIES AND OTHER MATTERS

Langara Students' Society:
Summer Carnival

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT Council approve the granting of a Special Occasions Permit for one day only to sell beer and wine at the Annual Langara Students' Society Summer Carnival to be held on August 1, 1975.

- CARRIED UNANIMOUSLY

Development of Strathcona Area
Sites C. & D.

Alderman Harcourt referred to a letter he has received from Strathcona Property Owners and Tenants Association on the matter of interim financing of consultant's costs incurred regarding sites C and D in Strathcona.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the letter from Strathcona Property Owners and Tenants Association, dated July 10, 1975, be referred to the Director of Finance for report back to Council as soon as possible, on interim financing between S.P.O.T.A. and the Shon Yee Association.

- CARRIED UNANIMOUSLY

In addition to the above Alderman Harcourt also requested that the comprehensive report re the Strathcona Development requested by Council some time ago, be presented to Council as soon as possible. The Mayor so directed.

Change of Date -
Five Year Plan Plebiscite

Alderman Boyce suggested an alternate date to the October 8, 1975 Five Year Plan Plebiscite, and in this regard offered a motion to rescind the previous motion of Council setting the date of October 8, 1975. There being no seconder, the motion to rescind was not put.

ENQUIRIES AND OTHER MATTERS (Cont'd)

2624 Waterloo Street - Illegal Suite.

Alderman Bowers referred to Council's resolution of June 24, 1975 concerning the Illegal Suite situation at 2624 Waterloo Street. The Council had directed that City regulations be enforced as a result of additional Illegal Suites having been constructed.

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT the Council resolution of June 24, 1975, be amended whereby the Hardship application by Mrs Cotsakis be approved in respect of the basement suite only, but that all other units and additions be removed.

- CARRIED UNANIMOUSLY

Sound Truck - Canada Manpower Centre.

Alderman Marzari referred to a letter submitted by Canada Manpower Centre, dated July 21, 1975 which requested permission to tour residential streets within the boundaries of Burrard, 16th Avenue, Sasamat and 4th Avenue, for the purpose of publicizing the existence and services provided by this Centre for students. Permission is requested for Monday and/or Tuesday, July 28/29, 1975.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT permission be granted the Canada Manpower Centre as requested in its letter of July 21, 1975.

- CARRIED

(Ald. Boyce opposed)

The Council adjourned at approximately 5.15 p.m.

The foregoing are Minutes of the Regular Council meeting of July 22, 1975, adopted as amended on July 29, 1975.

A. Phillips
MAYOR

B. N. Leith
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of lane west of Cambie St., between 10th Avenue and lane north of 10th Ave. - Adjacent to Lots A - E, Block 360, D.L. 526, Plan 3453 and Plan 4386

The Manager's Report of January 20,1975 - Works and Utilities - contained the following report:

"An application has been received to purchase the 12 foot lane west of Cambie Street between 10th Avenue and the lane north of 10th Avenue. The applicant, the owner of the lands of both sides of the lane, wishes to consolidate his lands and the lane into one parcel. He is prepared to dedicate 10 feet for the widening of Cambie St. This lane is surplus to the City's highway requirements.

I RECOMMEND that all that portion of lane dedicated by the deposit of Plan 3453 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $6,250 for the surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 10 foot widening strip for highway purposes.

(c) The applicant to pay for the removal or relocation of all utilities and any other costs to affect the subdivision of the site.

Council of June 24, 1975 deferred this matter for further information regarding the proposed development. The following is submitted for information:

(1) The developer is to dedicate the easterly 10 feet of the site for the widening of Cambie St.

(2) The developer has submitted plans for a 4 storey office and retail building.

(3) Parking is underground. The main floor to be retail and the upper floors to be offices.

(4) The Development Permit has been approved but it is not to be issued until the lane has been closed and a satisfactory plan of subdivision has been approved and tendered for deposit in the Land Registry Office."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Closure of Heather St. and Alder St. North of 6th Avenue and Subdivision of Area 6, False Creek Development

The City Engineer reports as follows:

"Portion of Area 6 on the south shore of False Creek between Cambie St. and Birch St. is to be subdivided. The new subdivision will provide access from 6th Avenue at two new locations. This will make Heather Street and Alder Street north of 6th Avenue surplus to the City's highway requirements. To create the scheme of development, which has been previously approved by

Cont'd . . .

Clause 2 Cont'd

Council, the Canadian Pacific Railway Company has agreed to the relocation of their right-of-way adjacent to 6th Avenue. The Railway Company has also agreed to an exchange of lands with the City. The portions of their present right-of-way made surplus by the new location will be conveyed to the City. The portions of City lands within the new right-of-way parcels are to be conveyed to the C.P.R.

I RECOMMEND that:

(a) All those portions of Heather Street and Alder Street lying to the north of the northerly limit of 6th Avenue the same as shown outlined red and green respectively on plan prepared by A. Burhoe B.C.L.S. dated July 11, 1975 and marginally numbered LA 378 be closed, stopped up and title taken thereto.

(b) The portions of street so closed be subdivided with adjacent lands.

(c) The plan of subdivision marginally numbered L377 for this portion of False Creek Development be signed on behalf of the City of Vancouver and deposited in the Land Registry Office.

(d) The City of Vancouver convey to the Canadian Pacific Railway Company, without charge, the portions of City lands lying within the newly created right-of-way parcels."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Deferred Local Improvement (Lakewood, William to Charles)

The City Manager submits the following report of the City Engineer:

"The Council on 6 May, 1975 considered a number of local improvement projects including one for Pavement and Curbs, by petition, on Lakewood Drive from William Street to Charles Street. One owner appeared requesting a pavement wider than the 27 feet planned because of parking problems. Council deferred its decision on this project and requested the City Engineer to review and report.

This review has been made. There are ten houses in the block, seven of which have rear access. If the block were fully parked, both sides, it would provide two parking spaces for every house. Even then there would be a passing gap at the mid-block lane. There is no justification for greater than the standard 27 feet width.

I RECOMMEND that the local improvement, by petition, for pavement and Curbs on Lakewood Drive from William Street to Charles Street (Item 29 of Schedule 432) be undertaken, with the width to be 27 feet."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION:

4. 1045 Burnaby Street - Tree Relocation For Crossing - D.P.A. 69964

The City Manager submits the following report of the City Engineer:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration.'

The existing buildings on this site are to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the north side of Burnaby Street for access to parking. There is a tree in the area of the proposed crossing.

Cont'd . . .

Clause 4 Cont'd

It is not practical to relocate the crossing satisfactorily because of the structural design constraints within the building, therefore the tree will have to be relocated from this location. The Board of Parks and Public Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval. "

The City Manager submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

5. Vancouver and Delta Sanitary Landfill Agreement

The City Manager submits the following report of the City Engineer and Director of Legal Services:

"In a letter dated 10 July, 1975, the Delta Council gave Vancouver 3 years notice of cancellation of the Sanitary Landfill Agreement. The reason given is that Vancouver is in breach of Sections 4(c) and 4(d) of the Agreement.

Section 4(c) is as follows:

"All garbage disposal contractors carrying on business under the jurisdiction of Vancouver or Delta other than any garbage disposal contractor under contract to Delta or Vancouver must, before making use of the "Area", enter into an Agreement with Vancouver satisfactory to Vancouver. Such agreement shall set forth the terms, conditions and charges to be made for the use of the garbage disposal facilities in the "Area" and shall not discriminate against the garbage disposal contractors carrying on business under the jurisdiction of Delta. If the garbage disposal contractor carries on business under the jurisdiction of Delta he must first be approved by Delta. Prior to the commencement of the Sanitary Land Fill Operation by Vancouver, Vancouver and Delta shall designate by regulation those classes of persons in their respective municipalities who shall be entitled to use the "Area" for the disposal of garbage and refuse other than the garbage disposal contractors hereinbefore mentioned. The regulation shall contain the scale of fees to be charged such users and the terms and conditions of use. The regulation may be revised or amended by the parties from time to time by mutual agreement;"

Section 4(d) is as follows:

"Only garbage and refuse collected from within the City or Vancouver or the Municipality of Delta will be accepted for the Sanitary Land Fill Operation, provided, however, that garbage and refuse may be accepted from other municipalities if the parties hereto so agree;"

It has not been established how Delta considers that Vancouver is in breach of Section 4(c). From the correspondence received it is apparent that Delta considers the Agreement breached under Section 4(d) because the University Endowment Lands have hauled garbage to the Landfill and Vancouver has accepted the material. The University Endowment Lands have been hauling approximately 3 loads per week, which is extremely small compared to the total amount received at the site.

There is some question whether or not the foregoing would be sufficient to enable Delta to terminate the agreement. In the first place the breach is so insignificant related to the magnitude of the contract that a Court might be prepared to refuse to enforce the termination provision. In addition there is the fact that Delta, for some years has acquiesced in what they are now complaining about, i.e. they knew we were accepting refuse from University Endowment Lands. Thirdly, the City remedied the breach immediately when Delta objected. In summary, it is at best a technical breach which in no way goes to the root of the contract.

Cont'd . . .

Clause 5 Cont'd

The Agreement with Delta provides that Delta be paid $20,000 per year or the amount of the taxes if they are greater, plus free dumping for Delta's refuse collection, and the transfer of the land to Delta when filled.

The Agreement was signed on 29 May, 1962 for a 20 year period. Since this date, including 1975, Vancouver has paid to Delta $287,556 in direct payments, and provided approximately $182,000 in free dumping for the Municipality, for a total of $469,000. Dumping at the disposal site did not start until late 1966, however Vancouver paid $20,000 per year to Delta from the date of signing the Agreement during the period when the land was being acquired and developed as a landfill site.

Taxes did not exceed $20,000 until 1974 when the tax bill was $26,156, in 1975 the tax bill is $29,510. It is noteworthy that the tax bill for 1973 was $11,216, and for 1970 was $3,560.

The amount of refuse received at the landfill in 1974 is outlined below:

City of Vancouver, Municipal	-	160,434 tons
Delta, Municipal	-	19,957 tons
Private haulers	-	66,502 tons
	Total	246,893 tons

Delta also consider that in accordance with Section 4(a) of the Agreement that the City of Vancouver should convey to Delta lands which have been filled to final elevation.

Section 4(a) is as follows:

"After the fifth year of the Sanitary Land Fill Operation and every five years thereafter during the currency hereof and at any other time or times at the discretion of Vancouver, Vancouver, so far as it legally can but not otherwise, shall convey to Delta such portions of the said "Area" as are filled to the final elevations agreed to pursuant to this agreement by good and sufficient deed in fee simple, provided, however, that Vancouver may withhold any portion or portions of the said "Area: so filled for such periods of time as the City Engineer of Vancouver considers reasonably necessary if, in his opinion, the removal of such portion or portions would materially interfere with the efficiency or conduct of the operation. Vancouver will carry out all surveys required in connection with the conveyance and do such other acts as Delta may reasonably require to complete the conveyances. Delta reserves the right to refuse the conveyance of any portion of the "Area" unless that portion of the "Area" is properly filled according to the terms of this agreement. Written notice of such refusal shall be given by Delta to Vancouver containing the reasons for such refusal within thirty (30) days after receiving notice in writing from Vancouver that a portion of the "Area" is ready for conveyance. Should any dispute arise between the parties as to whether any portion of the "Area" is properly filled according to the terms of this agreement, the dispute may be referred to arbitration by either party;"

No request has previously been received to convey filled lands to Delta. A portion of the landfill is presently being completed to meet Pollution Control Branch requirements. The City is however currently proceeding with a study to determine if treatment of the runoff water from the site is required to meet Pollution Control Branch regulations. If treatment is required, the filled area likely will be needed for this process, thus the City is not yet in a position to convey filled land to Delta. It is expected this decision will be made during 1976.

The City Engineer and the Director of Legal Services RECOMMEND that:

a. Delta be advised that the City is not yet in a position to convey filled land to that municipality, however it is expected that a decision on this will be forthcoming in 1976.

Cont'd . . .

Clause 5 Cont'd

b. That in accordance with the request of Delta, the City Manager be authorized to meet with representatives of Delta on a without prejudice basis and report back to Council.

The City Manager RECOMMENDS that the above report of the City Engineer and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

BUILDING AND PLANNING MATTERS

A-4

CONSIDERATION

1. Self-Serve Gas Stations

The Director of Permits and Licenses reports:

"Imperial Oil Limited and Texaco Canada Limited have requested that Schedule "B" of The License Bylaw be amended to add some additional locations of self-serve stations. Imperial Oil Limited request the following locations to be added to Schedule "B":

1795 West Broadway

A building permit was issued April 15, 1975, to convert to a self-serve station. This station will have 3 service bays for lubrications, minor repairs, etc.

1205 Burrard Street

A building permit was issued April 23, 1975, to convert to a self-serve station. This station will have 4 service bays.

2405 East Broadway

A building permit was issued April 15, 1975, to convert to a self-serve station. This station will have 3 service bays.

3792 West 4th Avenue

A building permit was issued April 25, 1975, to convert to a self-serve station. This station will have 3 service bays.

688 South East Marine Drive

A building permit was issued April 25, 1975, to convert to a self-serve station. This station will have 3 service bays.

The building permits mentioned above were issued prior to the amendment to the License Bylaw and since no additions to the buildings were involved, a Development Permit was not required.

Imperial Oil Limited also wish to convert the station at 12th Avenue and Cambie (2806 Cambie Street) to a self-serve station and if approved will relinquish the self-serve station at 2000 West Broadway which is presently included in Schedule "B" of the License Bylaw. If approved, the station at 2000 West Broadway would be converted back to a Conventional Station no later than August 1, 1975.

There are 40 Imperial Oil service stations in the city and of this number 5 are self-serve stations which are included in Schedule "B". The 15% guideline established by Council would permit Imperial Oil a total of 6 self-serve stations. The addition of the above 5 locations (4 more than the 15%) would provide for 10 self-serve stations, 25% of the total stations.

Texaco Canada Limited request the following locations be added to Schedule "B" suggesting that they were inadvertantly left off the original list:

Clause No. 1 (continued)

3075 Kingsway

Permits were obtained February 24, 1975, and the Company advises the self-serve station has been in operation since March 1, 1975. This location was inadvertantly left off the list of April 7, 1975.

205 South East Marine Drive

Development Permit 67762 was issued on March 7, 1975, to convert to a self-serve station. Alterations not commenced and not included in list of April 1975.

3310 West Broadway

This location was shown on the April 7, 1975 list as a proposal only and was not included in Schedule "B". The company advises that plans of the proposed self-serve station were approved by the Fire Warden on March 21, 1975, but the required permits have not as yet been applied for.

There are 39 Texaco Canada Limited service stations in the City and of this number 13 are included in Schedule "B". The addition of the above 3 locations would increase the percentage of self-serve Texaco Stations to approximately 40%.

An application has also been received from Mr. Dahms Nicholson to convert the service station at 2120 Grandview Highway to a self-serve station. Mr. Nicholson is the lessee-operator of this station which operates under the Mohawk brand name. The property and building is owned by Mohawk Oil Co. Ltd. An extract from Mr. Nicholson's letter of application follows:

"I wish to convert the pump island area of the station to self-service. A self-service operation will lower retail pricing at my station and improve gasoline sales.

My service bays will remain open and I will continue to operate a Full-Service gasoline station.

I have operated in Vancouver, as a private businessman, under the Mohawk trade style for 10 years.

I believe that conversion to self-service will help me increase my sales by offering my customers a lower price."

There are presently 7 Mohawk service stations operating in the City. Two are privately owned and operated, three are Company owned and operated by a lessee, and the remaining two are self-serve Company owned and operated. One of these self-serve stations was approved by Council on June 17, 1975. If the application from Mr. Nicholson is approved, approximately 43% of the Mohawk stations will be self-serve.

Gulf Oil Canada Ltd. request that a self-serve station at 1500 Main Street be added to Schedule "B" of the License Bylaw. This location was shown as a proposed self-serve station on the list of April 7, 1975. Development Permit No. 68226 to construct a self-serve station at this location was applied for in September 1974 and was issued May 1, 1975. An application for the building permit is presently being processed. The addition of this station to Schedule "B" would not exceed the number of Gulf self-serve stations permitted under the 15% guideline.

Imperial Oil Ltd. and Texaco Canada Ltd. request that they be notified when this report is being dealt with by Council."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

INFORMATION

2. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition applications in the Apartment Area of Kitsilano.

Margaz Enterprises Limited had applied to demolish five residential buildings at 1913-43 West 5th Avenue. One building is a single-family dwelling and the other four dwellings are conversions containing a total of eight dwelling units, four housekeeping units, and one sleeping room. The applicant has stated that he intends to apply for a development permit under the existing RM-3A zoning, although he is aware that changes to the zoning have been approved in principle by Council on May 6, 1975. A sub-committee of the Heritage Committee reviewed the demolition application and decided to take no action. The demolition permits were issued on June 3, 1975.

Nonet Holdings had applied to demolish a duplex at 1905 West 8th Avenue and a multiple conversion dwelling at 1999 West 8th Avenue. The conversion contains a total of three dwelling units, two housekeeping units, and one sleeping room. The subject sites are both corner lots and the applicant has stated his intention to develop similar apartments at both locations. These permits were issued on June 10, 1975. A develop ment permit application has been received for 1999 West 8th Avenue to construct a 7-unit apartment. The developer has been made aware of the impending zoning changes and may submit a revised design.

Wall and Redekop Realty Ltd. had applied to demolish two multiple-conversion buildings at 2476 and 2486 West 3rd Avenue. The two buildings contain a total of 15 units. The demolition permits were issued on May 23, 1975. A development permit was issued on February 12, 1975 to build a 17-unit apartment building on the site. "

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

3. Cedar Cottage N.I.P. Appropriation: St. Joseph's School

The Director of Planning reports as follows:

"One of the goals of the Cedar Cottage Neighbourhood Improvement Program as noted in the Concept Plan of November, 1974 was to provide for increased Public Use Areas within the neighbourhood. One of the sites subsequently identified by the Program was St. Joseph's School at 3261 Fleming Street (see map). The school originally approached the Cedar Cottage N.I.P. Committee in October, 1974 with a request for $40,000.00.

"Following discussion and revision of this request, the N.I.P. Committee recommended on May 28, 1975 that City Council allocate a sum not to exceed $9,200.00 for improvements to the grounds at St. Joseph's School. These improvements include installation of a playground, general planting and beautification at the front and back, and making the back part of the school property a useable play area. It is understood that most of the $9,200.00 is required for materials acquisition. The school will provide most of the labour and some material. The school will also be raising further funds on its own. Maintenance will be school responsibility.

Clause No. 3 (continued)

"In a letter dated June 27, 1975, Central Mortgage and Housing Corporation stated they would approve this appropriation of N.I.P. funds provided a restrictive convenant is prepared providing public access for 15 years. Officials of the school indicate this would be acceptable to them if applied on a pro rata basis.

"The Director of Planning recommends:

"A. That Council approve the appropriation of $9,200.00 from the Cedar Cottage Neighbourhood Improvement Program (Recreation Account) for improvement to St. Joseph's School grounds.

"B. That Council direct the Director of Legal Services, in conjunction with St. Joseph's School officials, to prepare and register a restrictive convenant against the St. Joseph's School property assuring public access for 15 years."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Strathcona Rehabilitation Project

The Director of Planning reports as follows:

"At its meeting on June 11, 1975 the Strathcona Rehabilitation Committee reviewed the present status of the project and considered several additional items for the project. Two of these (Bilingual Street Signs and a small landscaping project) are relatively minor and details are now being worked out. A proposal for building an underpass under Prior Street to connect the Linear Park to False Creek Park was also briefly considered, but in the light of a very rough estimate of cost in excess of one million dollars, this was referred back to SPOTA for further consideration.

The City Engineer had submitted a proposal to the Committee for the reconstruction of the old wooden bulkheads in Strathcona. Many of the properties are below street level and the streets are supported by these bulkheads. As these require renewal they are replaced by the City Engineer with concrete retaining walls, the cost of which is comparable to that of replacing with wood. This is done on a continuous basis as part of the City's maintenance program, and at the expense of the City. The proposal before the Committee was that bulkhead replacement, which would materially improve the quality and appearance of the area and which would be done sooner or later in any event, should be done now as part of the neighbourhood upgrading process as part of the rehabilitation program.

Two alternatives were considered by the Committee:

(a) Complete replacement of all bulkheads - $130,000.

(b) Replacement of bulkheads having an expected life of less than ten years - $80,000. The phrase "expected life" in this context refers to requiring total replacement.

The Committee considered both alternatives and concluded that it would be far preferrable and probably cheaper over the long period to replace all the bulkheads at this time. The Federal and Provincial representatives on the Committee have authority to approve this item in their own right but in the case of the City, Council authority is necessary and is requested.

Clause No. 4 (continued)

The present status of funds for the Strathcona Project and the original budgeting is as follows:

Title	Original Budget	Expended or Committed
Administration	$ 500,000	$ 300,000
Grant Loans	2,000,000	700,000
Public Works	2,000,000	2,411,000
Contingencies	430,000	344,000
	$4,930,000	$3,755,000

SUMMARY

Original budget	$4,930,000	
Less: Expenditures & Commitments	3,755,000	
	$1,175,000	
Less: Transfer to Britannia Urban Renewal	300,000	Note 2
Balance (excluding Strathcona Community Centre)	$ 875,000	Note 1

Note 1 - The City's share amounting to $218,750 (25% of $875,000) is held in reserve for the balance of 1975 in accordance with Council's resolution of January 21, 1975.

Note 2 - Council has requested a transfer of $300,000 to the Britannia Urban Renewal Project.

In the case of the Strathcona Community Centre, CMHC has requested that this be handled under the N.I.P. and a report on this item has just been approved by Council. There will not, therefore, be any claim on Strathcona funds for the Community Centre. In the case of the transfer to Britannia, Provincial approval has been obtained but there is still no Federal approval. It is anticipated that this will be approved by CMHC. When it is, the uncommitted funds from all sources for Strathcona will then be $875,000. It is apparent, therefore, that the $130,000 for the bulkheads is more than covered by presently available funding. The Director of Finance recommends that if this item is approved by Council, the source of funds for the City's share amounting to $32,500 would be provided from funds reserved for Strathcon in the City's Urban Renewal fund.

The City Engineer advises that approval of this work under the Rehabilitation Project will allow him to reduce his maintenance appropriation in 1975 by $5,000.

The Director of Planning recommends that Council approve the replacement of all bulkheads in the Strathcona Rehabilitation Project area at an estimated total cost of $130,000 with the City's share being $32,500 to be appropriated from the City's Urban Renewal Fund."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

RECOMMENDATION

5. Neighbourhood Improvement Program - Kitsilano Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

In this connection, the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, has received application from Bayview School and Lord Tennyson School for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The proposal for Lord Tennyson School involves alterations to one basement room located at the east side of the building. By separating this room from the rest of the building and bringing it up to daycare standards, this area can be used by the community (Appendix A). The costs for these improvements is to be taken from both Daycare and Community Centres Facilities funds based on the projected use of the room.

On May 13, 1975, City Council approved the appropriation of NIP funds ($15,000) to Bayview School to alter the existing gymnasium and activity room to improve accessibility and isolate them from the rest of the school.

Stage III of the Bayview School proposal is to alter the boy's basement area of the school to provide a location for the continuation of day-time programs. This will soon be the only room in the school that could be guaranteed on a permanent basis for daytime programs (Appendix B). Again, costs are to be shared between Daycare and Community Facilities Funds to reflect the actual projected use of the room.

The Kitsilano Planning Committee and the Local Area Planner have reviewed both proposals and approved the applications for both Bayview and Lord Tennyson Schools. The Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

Discussions with the School Board officials followed, to determine how the Neighbourhood Improvement Program could contribute to each school's community activities.

On June 13, 1975, Dr. D. L. Pritchard, Assistant Superintendent of Planning for the School Board, advised the Kitsilano Planning Committee and Planning Department staff that the proposals for Lord Tennyson School and Bayview School had been reviewed by Senior Officials of the School Board and were both approved (Appendix C).

It is therefore RECOMMENDED that:

A. City Council approve the expenditure of up to $21,000 (twenty-one thousand dollars) ($5,250 City; $5,250 Province; $10,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the alteration of a portion of Lord Tennyson School as outlined in Appendix A of this report. Ten thousand dollars ($10,000) is to come from the Community Centres Facilities funds and eleven thousand dollars ($11,000) is to come from the Child Care Centre funds based on the projected use of the room, as approved in the Kitsilano Neighbourhood Improvement Program concept plan.

B. City Council approve the expenditure of up to $13,000 (thirteen thousand dollars) ($3,250 City; $3,250 Province; $6,500 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of contributing to the implementation of Stage III of the Bayview School proposal as outlined in Appendix B of this report. Twelve thousand dollars ($12,000) is to come from the Child Care Centre funds and one thousand dollars ($1,000) is to come from the Community Centres Facilities funds based on the projected use of the room, as approved in the Kitsilano Neighbourhood Improvement concept plan. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

6. Alternate Subdivision Approving Officer

The Director of Planning reports as follows:

"On June 24, 1975 City Council appointed Mr. R. R. Youngberg, Associate Director, Area Planning, as alternate Subdivision Approving Officer to act on behalf of the Director of Planning in his absence.

As Mr. Youngberg is on vacation until the end of August, it is recommended that Mr. A. D. Geach, Assistant Director, Special Services be appointed alternate Subdivision Approving Officer for the period of Mr. Youngberg's absence to act on behalf of the Director of Planning in his absence during that period, i.e. from the date of approval of this report until August 31, 1975."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552 & 557

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Request for Street Closure - Grandview - Woodlands Area

The City Manager submits the following report of the City Engineer and Director of Finance:

"In correspondence dated June 24th, (see attached), the Grandview-Woodlands Goodtime Crew have advised that they are sponsoring a multi-cultural Festival from July 25 - July 27, 1975, in Grandview Park.

The Goodtimes Crew, operating under an Opportunity For Youth grant, requests that the following streets abutting the park be closed to facilitate the Festival, which includes Dances, Displays and Demonstrations:

1) William Street - From Commercial Drive to Cotton Drive (1 block)
2) Charles Street - From Commercial Drive to Cotton Drive (1 block)
3) Cotton Drive - From Charles Street to William Street (1 block)

A further request to also use Commercial Drive has been withdrawn. As required, a consensus has been taken of the residents abutting the area and in the immediate vicinity, who would be affected by the proposed street closures.

The applicant also requests that costs of temporary signing and barricading and street cleaning be borne by the City. These costs are estimated at approximately $1,000.00.

The applicant further requests the City provide on-site equipment and material such as sanitation facilities, lighting, electricity, public address systems and stage facilities. Since these commodities are not normally provided by the City and the items mentioned would have to be supplied by private sources, the Goodtime Crew is therefore requesting a grant to cover these costs.

There are no objections from a Traffic Engineering standpoint, and B.C. Hydro Transit is not affected by the closures.

Should Council approve the applicant's request to close these streets, the closure would be in effect from 12 noon to 10:00 p.m. on Friday, July 25th, and Saturday, July 26th, and from 12 noon to 6:00 p.m. on Sunday, July 26th. Approval should also be subject to the following conditions:

a. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims that may arise from the proposed Festival. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

b. Unrestricted access be provided for emergency vehicles.

c. Any items attached to City light standards be to the satisfaction of the City Engineer.

d. Any electrical connections on the street be to the satisfaction of the City Engineer.

e. Any food concessions be approved by the City Health Department.

f. Licenses required by the Department of Permits and Licenses be obtained prior to the event.

g. The costs of required licenses be borne by the applicant.

Cont'd . . .

Clause 1 Cont'd

h. The costs of signing and barricading be borne by the applicant.

i. The cost of street cleaning over and above normal street cleaning be borne by the applicant.

j. Appropriate approval be obtained from the Board of Parks and Recreation for use of Grandview Park.

Should Council decide in favour of the applicant's request for free services, (approximately $1,000.), it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case, conditions 7, 8 and 9 of the above would not apply.

The request for a further grant for equipment etc. which the applicant advises will cost $500.00 is a matter for Council's consideration."

The Director of Finance recommends as follows:

"A. If the street cleaning, temporary street signing and street barricading costs are to be borne by the City, the funding be in the form of a grant, but available only to the City Engineering Department to cover the costs incurred by that Department up to the authorized amount;

B. If the request for financial aid for the providing of public toilets, stage, lighting, electricity, public address system and receptacles is approved, such aid be in the form of an outright grant to the Society to assist in the financing of the proposed program in general, so that it is clearly understood that the City will not be liable for any specific costs incurred by the organization in carrying out the program, and will not provide financial assistance in excess of $500.00;

C. If all or any part of this request is approved, the source of funding will be Contingency Reserve."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 588

FINANCE MATTERS A-7

RECOMMENDATION

1. Sale of Furniture and Equipment - B.C. Assessment Authority.

The Director of Finance reports as follows:

"City Council on Oct. 29th, 1974, approved the rental of space including furniture and equipment to the B.C. Assessment Authority on a month to month basis, effective July 2, 1974.

The rental rate is $4625.00 per month which includes the following:

Rental of space	$4,166.00
Parking	51.00
Furniture & Equipment	408.00
	$4,625.00

The B.C. Assessment Authority has advised that it will be moving its staff to new premises this fall.

The City Purchasing Agent and the Assessment Commissioner have reviewed the furniture and equipment in use by the Authority staff and negotiations have resulted in the following proposed sale to the Assessment Authority:

1. Sale of furniture and equipment to be at fair market value and effective July 1, 1975.

2. Total furniture and equipment in use by Assessment Authority $34,587.00
   Assessment Authority to lease 6,311.00
   Assessment Authority to purchase $28,276.00

3. The purchase to be reduced by the rental paid on the items to be purchased $4,242.00

4. The sale of the furniture and equipment to be $24,034.00

5. The balance of furniture and equipment amounting to $6311.00 to be leased to the B.C. Assessment Authority @ $78.00 per month until the Assessment staff moves to its new premises, or until required by the City in part or in total.

The balance of furniture and equipment valued at $6311.00 is made up of file cabinets and small size desks. The file cabinets will be used to fill normal City requirements and most of the desks will be used to fill the small size desk needs of the new Health building.

Therefore, I would recommend as follows:

A. The furniture and equipment requested by the B.C. Assessment Authority be sold to them at a net cost of $24,034.00 effective July 1, 1975.

B. The present monthly rental agreement between the City and the B.C. Assessment Authority be amended to reflect the lease of the balance of the furniture and equipment from $408 per month to $78 per month."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Investment Matters (Various Funds) May 1975)

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
1975	Chartered Bank Deposit Receipts and Government Notes					
May 1	Bank of Montreal	May 2/75	$ 1,000,082.19	$ 1,000,000.00	1	3.00
	Royal Bank of Canada	June 16/75	999,597.81	990,349.30	46	7.41
2	Greater Vanc. Sewerage & Drainage District	May 30/75	998,783.78	993,108.10	28	7.45
	Mercantile Bank of Canada	May 7/75	1,000,958.90	1,000,000.00	5	7.0
	Mercantile Bank of Canada	May 7/75	500,462.33	500,000.00	5	6.75
	Mercantile Bank of Canada	June 13/75	2,017,030.14	2,000,000.00	42	7.40
6	Mercantile Bank of Canada	Aug 15/75	2,554,304.79	2,500,000.00	101	7.85
7	Mercantile Bank of Canada	Aug 15/75	2,042,465.75	2,000,000.00	100	7.75
8	Bank of Montreal	May 9/75	500,047.95	500,000.00	1	3.50
9	Alberta Treasury Bills	June 13/75	744,717.75	739,498.71	35	7.36
12	Banque Canadienne Nat.	July 15/75	1,490,334.83	1,471,321.33	64	7.37
15	Greater Vanc. Sewerage & Drainage District	May 22/75	500,000.00	499,300.98	7	7.30
20	Mercantile Bank of Canada	May 21/75	750,138.70	750,000.00	1	6.75
21	B.C. Hydro & Power Auth.	May 27/75	750,847.60	750,000.00	6	6.875
22	Royal Bank of Canada	May 23/75	500,082.19	500,000.00	1	6.0
	Mercantile Bank of Canada	May 27/75	1,501,181.51	1,500,000.00	5	5.75
27	Bank of Nova Scotia	Aug 15/75	1,523,424.66	1,500,000.00	80	7.125
30	Bank of British Columbia	July 15/75	1,009,136.99	1,000,000.00	46	7.25
	Royal Bank of Canada	June 4/75	982,156.12	981,248.80	5	6.75
	Bank of British Columbia	July 15/75	1,008,947.95	1,000,000.00	46	7.10
			$22,374,701.94	$22,174,827.22		

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures						
May 1	City of Van. 8.0 %	Apr 1/91	$ 25,000.00	82.50	$ 20,625.00	15/11	10.25
12	City of Van. 6.25%	Apr 15/80	10,000.00	89.25	8,925.00	4/11	9.0
			$ 35,000.00		$ 29,550.00		
	Chartered Bank Deposit Receipts and Government Notes						
May 27	B.C. Hydro	July 15/75	1,009,424.11		1,000,000.00	49 days	7.02
28	Mercantile Bank	July 15/75	998,262.49		989,079.50	48 days	7.06
	Mercantile Bank	July 15/75	997,391.08		988,216.10	48 days	7.06
			$3,040,077.68		$3,006,845.60		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY AS AT MAY 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$33,471,015.48	$32,637,422.14"

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for May 1975 be approved.

3. Auto Allowance for City Employees.

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since June 1, 1974, and does not reflect current operating costs especially the significant increase in gasoline prices.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 15¢ to 17¢ per mile and that the present flat allowance be increased from $35 to $50.

The annual increase in cost to the City is estimated at $15,750. Based on an effective date of July 1, 1975, the 1975 cost would be approximately $7,875, which will be provided from Contingency Reserve upon approval of this report. A portion of the auto allowance increase is for the 10¢ gasoline increase that was effective July 1, 1975. We have been advised that the municipality will probably be able to recover this from the Federal Government although we have not been able to get further details on the procedures, etc. We have assumed the recovery in the estimated cost to the City both annual and for 1975.

A copy of the report has been sent to the Municipal & Regional Employees' Union, Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

A. The revised schedule of auto allowances as per Appendix 1 be approved effective July 1, 1975.

B. The casual auto allowance rate be increased from 15¢ to 17¢ per mile effective July 1, 1975 and that the present flat allowance be increased from $35 to $50.

C. The estimated increase for 1975 amounting to $7,875 be provided from Contingency Reserve.

D. The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.
(A copy of the detailed report is on file in the City Clerk's Office.)

4. Third Floor Renovations.

The Director of Permits and Licenses reports as follows:

"On September 10, 1974 Council passed the following motions when dealing with the Standing Committee on Finance and Administration report dated August 29, 1974:

'THAT the recommendations re Council Chamber, in the amount of $19,900 be approved, with the addition of $1,800 for carpets to be installed in the public area.

THAT doors to the balcony of the Chamber be installed and the City Manager report back on the extra cost involved.

THAT the recommendation concerning consultants preparing a plan and cost estimates re alternate seating arrangements in the Council Chamber, be received and no further action taken.

THAT the recommendation concerning Aldermen's corridor, Offices and Lounge, be approved.

THAT the recommendations re #1 and #2 Committee Rooms, be approved.

THAT the recommendation re General Contingency, be approved.

THAT Consultants' fees of $20,000 be approved.

THAT the total costs involved in Third Floor Renovations, be charged to the 1974 Supplementary Capital Program.

THAT the new Committee Room to be constructed on the South side of the Council Chamber, be designated as No. 3 Committee Room.'

At its meeting of April 8, 1975 Council approved the following recommendation of the Standing Committee on Finance and Administration report dated March 20, 1975:

'THAT air-conditioning and double-glazing windows in the five Aldermanic offices be not proceeded with.'

The total funds approved by Council amounted to $199,361.00.

After completing the working drawings and specifications in accordance with the Design Consultant's proposals, the Architect obtained a quotation from the Construction Management Contractor for the alterations which indicated that the total cost including furnishings, fees and miscellaneous items would be approximately $271,000.00, and exceeds the approved budget by $72,000.00. The Architect, Design Consultant and Construction and Maintenance Division therefore pursued various cost-saving measures, which have reduced the indicated total cost to $247,839.00. The Architect considers this the minimum sum required to complete the improvements as previously reported to Council and approved, without either eliminating features previously considered necessary, or making further changes that would reduce the quality of the work below a suitable and acceptable standard.

Clause No. 4 Continued.

There remain options, not recommended by the Consultants or the Construction & Maintenance Division, to further reduce the cost by excluding:

(1)	Double glazing of windows in new Committee Room - approx. saving	$ 2,700
(2)	Air-conditioning of new Committee Room - approx. saving	13,000
(3)	Wall panelling in new Committee Room - approx. saving	8,600
(4)	Door between Council Chamber balcony and stairway - approx. saving	1,600
		$25,900

If the work is to proceed as previously reported, Council approval is required for an additional $48,478.00.

The Comptroller of Budgets reports that the necessary additional funds amounting to $48,478.00 have been provided in the 1975 Supplementary Capital Budget, subject to Council approval of this report. The remaining funds amounting to $199,361.00 were provided in the 1974 and 1975 Supplementary Capital Budgets.

When scheduling the work, the lack of temporary accommodation for the Aldermen whose offices will be displaced by the new Committee Room was of particular concern. In order to minimize inconvenience and not delay the project further, the construction of the four new offices was initiated.

It is recommended that:

a) Council authorize the renovations to the third floor at a cost of $247,839.00.

b) Council approve the work to be carried out by Allan & Viner Construction Co. Ltd. as Management Contractors, on the basis of cost plus a fixed monthly fee, under an agreement satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

5. Staffing and Operating Costs - JOE FORTES (WEST END) BRANCH LIBRARY.

The Director of the Vancouver Public Library reports as follows:

"Establishment of the above named Branch was approved by City Council on June 11, 1974, by Capital Appropriation 0411/1301-2-3. It is anticipated that the Branch will be ready for occupancy on October 1, 1975, and it is requested that staffing and other operating costs be authorized as follows:

This library will form part of a large community centre complex in the West End of the city. It is expected that book stock and circulation will be of moderate size and the duties of the librarians will be largely adult oriented. The nature of the community will require that the library be open 6 days a week, from Monday to Saturday inclusive, and it is possible that public demand will require Sunday service at a later date. The staffing and operating costs of this Branch were approved by the Library Board at its meeting on February 19, 1975."

Clause No. 5 Continued.

In view of Council's resolution of April 15, 1975, that the trial 6-day opening for the Mount Pleasant and Kitsilano branches be discontinued due to the high unit cost of the added service, as well as Council's resolution of June 17, 1975, to operate the South Granville Branch on a 5-day basis, consistent with other branches, operating cost comparisons for a 5-day and 6-day operating basis are shown below.

	SIX-DAY OPENING			FIVE-DAY OPENING		
	Annual Cost *	1975 Cost **	Staff	Annual Cost *	1975 Cost **	Staff***
PERMANENT STAFF:						
Librarian III	$24,971	$3,458	1	$24,971	$3,458	1
Librarian I	39,736	5,518	2	19,868	2,759	1
Lib. Asst. IV	14,747	2,045	1	14,747	2,045	1
Lib. Asst. II	22,216	3,157	2	22,216	3,157	2
Lib. Asst. I	19,179	2,792	2	9,590	1,396	1
Sub-total	$120,849	$16,970	8	$91,392	$12,815	6
PART-TIME STAFF			Hrs./Week			Hrs./Week
Librarian I	$ 3,891	$ 555	8	$13,618	$1,942	28
Lib. Asst. II	13,447	1,962	46	9,062	1,322	31
Lib. Asst. I	2,776	415	11	9,590	1,434	38
Sub-total	$20,114	$2,932	65	$32,270	$4,698	97
TOTAL STAFF COSTS:	$140,963	$19,902		$123,662	$17,513	

* - Top step, 1976 rates, including fringe benefits.
** - Mid-step, 1975 rates, including fringe benefits. Opening assumed November 1, 1975.
*** - Six-day staff level reduced in accordance with Library report of April 15, 1975.

Other operating costs are as follows:

	Cost per Annum	Cost in 1975
Telephone	$ 315	$ 50
Light, heat and water	1,500	250
Printing and stationery	2,300	380
Janitor contracts	2,400	400
Microfilm	400	70
Postage	600	100
Misc. and contingency	900	150
Revenue (Fines - net photocopy)	(3,000)	(500)
Total other operating costs	$ 5,415	$ 900

The Administrative Analyst reports that, while this library is connected to a secondary school through the community centre, it is not analogous to the Britannia complex. The school library is located on the second floor; the public library, on the ground floor. These areas are distinct and separable. At Britannia, the integrated library serves two schools and shares mutual and inseparable areas with the public library function. Consequently, the same justification for a six-day opening does not apply.

The classification of positions contained in this report have been concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.

Clause No. 5 Continued.

The Director of Finance advises that if this report is approved, the funds for 1975 will have to be provided from the Contingency Reserve Account.

In conformance with previous Council resolutions, the City Manager RECOMMENDS that staffing and funds for the Joe Fortes Branch Library be on the basis of a five-day opening, consistent with other branch libraries, at an annual cost of $129,077, or $18,413 for two months in 1975.

The Director of the Vancouver Public Library does not concur with this recommendation and will appear before Council on this matter.

CONSIDERATION

6. Cultural Grant - Vancouver Opera Association (VOA)

The Director of Social Planning REPORTS:

"On February 11, 1975, City Council approved a grant of $20,646.00 to VOA and on March 24, 1975 an additional grant of $1,000.00 for a Children's Program. The $20,646.00 is to cover rental of the Queen Elizabeth Theatre (QE).

In 1974, the City grant of $18,800.00 was earmarked for rental and staff requirements at the QE. The VOA has assumed that the 1975 grant can be used to pay rent and also for related expenses. Under related expenses, they include funds for insurance, license fee, stage hands, coffee, receptions.

The City Budget Officer feels he has authority to approve payments for rental costs only. He has, to date this year, paid out $17,537.50 of the approved $21,646.00 for rent and has withheld payment of $1,940.27 for related expenses. The VOA feels these related expenses are due and owing to them.

Although this matter was discussed during the 1974 Budget hearings, no clear policy is to be found in Council resolutions.

The Director of Social Planning and the Director of Finance request Council instruction on this matter.

The question is:

Whether the VOA may spend the $20,646.00 ($1,000 for Children's Program is not at issue) approved by Council for rental of the QE and also for expenses related to those productions, e.g. stage hands, license, insurance, coffee, receptions

OR

Whether the VOA may spend City funds solely for rental of the QE."

The City Manager submits this report of the Director of Social Planning for CONSIDERATION of City Council.

7. Vancouver Historical Insights Limited.

The Director of Social Planning REPORTS and RECOMMENDS:

"On June 24, 1975, it was MOVED by Alderman Kennedy, SECONDED by Alderman Harcourt, and carried unanimously:

'THAT WHEREAS the organization known as Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver Heritage areas;

AND WHEREAS its skills and premises could be harnessed to help the City's UN Committee on Habitat 1976;

AND WHEREAS I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED THAT City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect to its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.'

On May 7, 1975, the Director of Planning, in a letter to Vancouver Historical Insights, said in part:

'I appreciate the work you do to heighten the awareness and enjoyment of the City for a large number of people. The type of program you operate is unusual and has a potential for development into broader areas as the City itself develops.'

The Director of Social Planning fully concurs with the Director of Planning and his favourable comments on this organization. And, we are joined by a host of others, especially educators and media personalities who are equally supportive.

In the past year, over 20,000 students have enjoyed Insight tours on early Vancouver. In addition, Historical Insights has provided special programs for senior citizens, community centres, the handicapped and youth groups.

Hugh Main, Director of the Vancouver Visitors' Bureau, thinks that Vancouver Historical Insights programs can pay for themselves by way of services to tourists and convention visitors. He has offered to help advertise and utilize their programs through the Visitors' Bureau.

Historical Insights has been funded by the Department of Education. This funding ended abruptly on June 30, 1974, leaving the organization high and dry; without its monthly budget of $4,275 ($1,625 - office and overhead, $2,650 for 3 staff members).

Clause No. 7 Continued.

Vancouver Historical Insights Monthly Cost

(A) Fixed Office and Overhead Costs Per Month*

Rent and Taxes	$700
IBM Lease	50
Insurance	15
Xerox Lease	85
Transportation	200
Office/Misc	100
B.C. Tel	40
B.C. Hydro	50
Printing	200
Slides & Projectors/Bulbs	150
Postage	35
	$1625

*Based on last year plus increased rent and taxes plus 15%

(B) Wages

Raymond McAllister	$1100
Ron Meyer (part time)	550
Al Horne	1000
	$2650

(C) Totals

Overhead and Wages	$4275

Now the organization needs time and interim funding to become self-supporting. In addition to selling visitor and convention tours, Historical Insights educational programs should be able to pay for themselves by way of charging schools and students for services. There is reason to believe, based on its past high degree of acceptance among educators on every level, that these tours can continue to provide a valuable educational experience which individual School Boards and Social Studies classes throughout the Lower Mainland will pay for.

Also, in the next few months there will be a call on the part of the Host Secretariat of External Affairs and the Non-Governmental Organizations involved in the hosting aspects of Habitat 76, for the kinds of services which Vancouver Historical Insights offer. Mr. Fladell, the City's UN Conference Coordinator, will encourage the paid use of Vancouver Historical Insights services by the Federal Government.

In order to help Vancouver Historical Insights develop a self-supporting program over the next few months, the Director of Social Planning RECOMMENDS:

City Council approve a grant of $12,000, payable as follows:
July - $1,500, August - $3,000, September - $3,000
October - $3,000, November - $1,500,
for salaries and operating expenses.

This recommendation is based on the fact that Historical Insights has already begun to acquire revenue for some of its services and on the expectation that the organization may be self supporting by the end of this year. Raymond McAllister, Director of Historical Insights agrees with this.

The Comptroller of Budgets advises that if this report is approved, the source of funding will be contingency reserve."

The City Manager submits the Recommendation of the Director of Social Planning for Council's CONSIDERATION.

8. Park Board - Kitsilano and Sunset Ice Rinks

The following report has been received from the Director of Finance:

"The Vancouver Park Board by letter dated July 15, 1975, requests City Council approval of awarding contracts for the Kitsilano and Sunset Ice Rinks. The letter is quoted in full as follows:

'Re: Kitsilano and Sunset Ice Rinks

On July 9, 1975, three selected tenders for construction of the above two ice rinks were opened in public at the Park Board office. A tabulation prepared by the Architects on the three bids is attached.

Park Board members were polled and agreed that City Council should be requested to enter into a contract on behalf of the Park Board with A.R. Grimwood Ltd. for a management contract for the two ice rinks for an upset price not to exceed $2,930,000.

This amount compares with the funds available for the two ice rinks of $3,148,000. The Board had originally budgeted $2,840,000 for a contract for the two rinks, retaining $308,000 for architects fees and equipment and furnishings. The upset price of $2,930,000 will leave only $218,000 for architects fees and equipment and furnishings, which is $90,000 short of our original allocation. The architect and contractor have assured the Superintendent of Parks that they will be able to reduce the total cost to the City by at least $90,000 on the two rinks by negotiating on construction details. The City Council considered a Manager's report dated January 10, 1975, that gave a summary of the financing for the rinks (copy attached).

Your early approval of the foregoing request would be appreciated.'

The Park Board allocation of $2,840,000 plus $308,000 for a total of $3,148,000 would appear to be correct based on the City Manager's report to Council of January 10, 1975, regarding financing of the ice rinks. That report indicated a short fall of $567,500 which has since been approved by Council in the 1975 Supplementary Capital Budget. However, the estimates at that time included only $28,500 for the Ice Rink Study Group and this amount appears to be overspent at this time. I have been unable to resolve the nature of the over expenditure with the Park Board because of the rush to get this present report to Council. Therefore, it may be necessary for Council to provide some extra funds, probably next year, to cover over expenditures.

All financing assumes that Community Recreation Facility grants of $333,333 will be received for each rink.

The above request of the Park Board is submitted for Council CONSIDERATION."

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 588-9

PERSONNEL MATTERS

RECOMMENDATION:

1. "Program Budgeting" Attendance: Two Employees - Finance Department

The Director of Personnel Services reports as follows:

"On March 6, 1975 the attendance of two Finance Department employees was approved at a three day course in Montreal. However, the course was over-subscribed and the required funds of $1,530. were held committed and thereby set aside for attendance at the next course on the same subject.

Notification has just been received that the Division of Management Education, The University of Michigan, Ann Arbor, Michigan, has developed a six day course which provides the public administrator with the tools necessary to implement Program Budgeting in terms of a Results-oriented Decision-Making System, (Aug. 17 - 22,1975).

The Director of Finance has indicated again, that he wishes Mr. R. B. Ross, Comptroller of Budgets and Mr. S. W. Smith, Budget Officer, to attend as both would be directly involved in the development and implementation of the planned program budgeting system for the City.

For each participant the cost to the City, in addition to five days leave of absence with pay, would be approximately $1,060 (Registration Fee $395; Air Fare $305; Bus Fare $15; Hotel $150; Meals, Ground Transportation & Misc. $125.). The Comptroller of Budgets advises that the required total funds for the attendance of two employees of $2,120 ($1,530 already committed plus an additional $590.) would be available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Departmen

The cost per participant exceeds $750, which is the upper limit the City Manager may approve for such training activity, and therefore is submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 559

A-9

PROPERTY MATTERS

RECOMMENDATIONS:

1. Parcel D (R.P. 2347) lying in front of lots 1 & 2, Block 1, D.L. 184, 2215 Commissioner Street

The Acting Supervisor of Property & Insurance reports as follows:-

"This City property comprising approximately 94,000 sq. ft. of water and 5,000 sq. ft. of land was leased by way of assignment to Straits Towing Limited from June 1, 1955 to May 31, 1975.

The property is presently utilized for a tug boat business and has been improved by the lessee with a two storey frame office building and wharves. The current rental is a land rent of $297.00 per month plus taxes as if levied.

The lease agreement gives the lessee the right to renew for a further ten years and the lessee has exercised the option.

All improvements made by the lessee have reverted to the City and after negotiation the lessee has agreed to the following lease.

USE - for the purposes of a tug boat business

TERM - June 1, 1975 to May 31, 1985

RENT - $2,000.00 per month plus taxes as if levied for the first 2½ years.

RENT REVIEW - every 2½ years and to be market rental value.

REPAIRS - Lessee to repair to the standard of a prudent owner. Lessee not responsible for structural repairs to office building. The term structural to exclude roof cladding.

INSURANCE - Lessee to carry public liability insurance and in addition all risk insurance on the wharves subject to the standard exclusions but to include collision coverage in respect of their own vessels.

BUILDINGS & WHARVES - All existing and future improvements are City property.

LEASE AGREEMENT - to be satisfactory to the Director of Legal Services.

RECOMMENDED that the above noted property be leased to Straits Towing Limited on the aforementioned terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Rental Review - West Half of Argyle Street End Adjacent to Lot 20, East Half of Block C, D.L. 328

The Acting Supervisor of Property & Insurance reports as follows:

"The West Half of Argyle Street End, South of Kent Avenue adjacent to Lot 20, East Half of Block C, D.L. 328 is presently leased to Kerkhof Stone and Marble Ltd. for a 10 year period, August 1st, 1970 to July 31st, 1980 at a rental of $25.00 per month subject to 1 year's notice of cancellation if required for municipal purposes.

Cont'd . . .

Clause 2 Cont'd

The lease is subject to a rental review on August 1st, 1975 and the lessee, by letter dated June 17th, 1975, has agreed to a rental increase from $25.00 per month to $50.00 per month. This rental is considered to be fair and reasonable for the present use which is access and open storage.

RECOMMENDED That the foregoing rental increase be approved as of August 1st, 1975."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Anavets Senior Citizens Housing
Lot D, Block 109, D.L. 264A
Situated: 900 Block East 8th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"On August 29, 1972 City Council approved the sale of Lots 15 to 19 (now known as Lot D), Block 109, D.L. 264A to the Anavets Senior Citizens' Society. In February, 1973 the Society took title to the property. The City retained an option agreement to re-purchase the lands at the net sale price if construction for senior citizens' housing did not take place by August 29, 1974.

Due to the delay in issuing a development permit the Society requested a six month extension to the option. On August 9, 1974 City Council approved their request and extended the option to February 28, 1975.

When the Society put plans out for tender they were advised that the bids were too high for C.M.H.C. to service the project. Construction was therefore delayed and a further extension to the option was requested from the City. On January 28, 1975 this was approved for a further 6 months to August 28, 1975.

Anavets Senior Citizens Society have been unable to resolve their financing difficulties. However, with a view to cutting costs they have submitted plans to the City Planning Department but it is very unlikely that they will complete all financing requirements by August 28, 1975.

The Anavets Senior Citizens Housing Society have indicated their desire to complete this project and the delays appear to have been unavoidable. It is anticipated that a further 6 month extension to the option will enable them to resolve their financing difficulties.

RECOMMENDED:
That Anavets Senior Citizens Housing Society be granted an extension of 6 months from August 28, 1975 to February 28, 1976; the City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

4. Execution of priority agreement for mortgage - 731 Union Street, Lot 34, Block 92, District Lot 181, Plan 196

The Director of Legal Services and the Acting Supervisor of Property and Insurance report as follows:

"This property is part of the Strathcona Rehabilitation Project and the owner Ngun Kow Yee Chiang on June 8, 1972 executed a mortgage to the City in the amount of $3,000 of which $750 is repayable to the City. The balance will be forgiven if the terms of the mortgage are complied with until June 1, 1977.

The mortgagor wishes to borrow an additional amount of $10,000 but the Credit Union requires that its mortgage be registered as a first charge. The City has been requested to execute a priority agreement permitting registration of the new mortgage as a charge in priority to the mortgage held by the City.

Cont'd . . .

Clause 4 Cont'd

It is estimated that the market value of the property is well in excess of the combined proposed mortgages and the City's interest in the property would be well protected as a second mortgagee.

It is recommended that the Director of Legal Services be authorized to execute a priority agreement, satisfactory to him, between the City of Vancouver and Vancouver City Savings Credit Union as mortgagee."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Acting Supervisor of Property and Insurance be approved.

CONSIDERATION:

5. Sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319 etc.; Situated N.W. Corner of Ash and S.W. Marine Drive

The Acting Supervisor of Property & Insurance reports as follows:-

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Blocks 1 & 2, D.L. 311 and Lots 18-20, Block 21 and Lot 20, Block 32, D.L. 319, etc., situated N.W. Corner of Ash and S.W. Marine Drive, to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to the conditions outlined in the report to Council by the Supervisor of Property and Insurance. Council established the sale date at 120 days from the date of approval of the sale or the date of issuance of a Development Permit, whichever is the sooner. This four month interim period between approval of sale and date of sale was allowed to permit the Society time to submit plans and arrange financing etc.

Subsequently, this office advised the Society that principal and other sale costs were due and payable by January 8th, 1975, and informed them that in accordance with the City's policy, any outstanding principal after that date would be subject to interest at the current rate of 10½%.

The Society requested an extension of the sale date from January 8, 1975, to July 8, 1975. This was to enable them to resolve their financing as they wished to apply in January, 1975, under C.M.H.C.'s new regulations. Council approved the request on January 14th, 1975, thus creating a saving to the Society and a loss to the City of approximately $13,000.00 in interest charges and property taxes.

Cheshire Homes Society have now submitted a request for a further time extension from July 8th, 1975, to July 8th, 1976, as their financing is still unresolved. Their application for funding has been submitted to C.M.H.C., but its acceptability depends upon the contribution to be made by the Provincial Government. The Provincial Government is not prepared to make any commitment at this time, consequently C.M.H.C. are also unable to make a commitment.

A statement has been submitted to Cheshire Homes including taxes for the period July 8th to December 31st, 1975. Any principal outstanding after July 8th will be subject to interest at the rate of 10½% if sale date is not deferred.

In considering the Society's request for a deferred date of sale, Council may wish to be aware that the property is being sold below market value. If Council approves extending the sale date

Cont'd . . .

Clause 5 Cont'd

for a further 12 months, this property will have been tied up for almost two years. There has been no principal, taxes or interest paid and there is no guarantee that Cheshire Homes will obtain their financing.

Several co-operatives and Senior Citizen Societies are having difficulty obtaining financing. The offer of two sites to the Provincial Government for Co-op developments, approved by Council, has been declined by the Government and at least one Senior Citizens' Society has been unable to obtain funding.

This request for a deferment of date of sale from July 8, 1975 to July 8, 1976, by Cheshire Homes Society is placed before Council for CONSIDERATION."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for CONSIDERATION.

6. Thunderbird Neighbourhood Development
St. Margaret's Reformed Episcopal Church

The Acting Supervisor of Property & Insurance reports as follows:-

"A report dated April 24, 1975, by the Standing Committee on Planning & Development went to City Council on May 6, 1975, re development of City-owned land in the Thunderbird Neighbourhood.

The Standing Committee made a number of recommendations, i.e., 'A - K', which Council adopted after amending Item 'D', which dealt with the sale to the Confratellanza Italo-Canadese. Amongst others the following resolutions were passed:-

' (B) THAT the City of Vancouver offer for sale to General Distributors 5.0 acres of land, being Blocks 107 & 108, Section 28, T.H.S.L. together with the road allowance of Fourth Avenue east of Skeena Street, for the purpose of constructing a warehouse.

' (C) THAT the City of Vancouver offer for sale or lease to St. Margaret's Church a site of 1.5 acres surveyed from the Third Avenue road allowance East of Skeena Street and Block 106, Section 28, T.H.S.L. for the construction of a church and day-care facility;

' (D) THAT the City of Vancouver offer for sale or lease to the Confratellanza Italo-Canadese, 2.0 acres surveyed from the western portion of Block 96, Section 29, T.H.S.L. at a price of $100,000 per acre, for the construction of a community centre; such sale or lease to be subject to the purchaser or lessee making application and obtaining rezoning for such site.'

Based on City Council's adopting the foregoing St. Margaret's Church and General Distributors were advised that our negotiators would be contacting them to settle a price for their sites.

Subsequently, St. Margaret's Church advised they were of the understanding that the sale to them would be at the same per acre price as to the Confratellanza Italo-Canadese. The Mayor and Chairman of the Housing Committee have advised that this was also their understanding.

The estimated market value of the St. Margaret's Church site is $217,800 per acre for a total of $326,700. However, based on $100,000 per acre the sale price would be $150,000.

Cont'd . . .

Clause 6 Cont'd

Accordingly, the matter of clarifying the sale price for 1.5 acres of land to St. Margaret's Church, as part of the Thunderbird Neighbourhood Development, is submitted for the CONSIDERATION of Council. All other normal adjustments and conditions already approved by Council are still to apply."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for CONSIDERATION.

INFORMATION:

7. Demolitions

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
1313 West 3rd Avenue; (Lot 3642, False Creek)	False Creek Redevelop-ment	Bob's Power Demolition Ltd.	$3,300.00	316/1625
This is for the demolition of the Workshops and Offices				
1061-63 Seymour St. (Lot 26, Blk. 83, D.L. 541)	Civic Purposes	Phillip J. Blackall	$765.00	4769/
1025 Thurlow St., (D of 20 & E.½ of 19, Blk 22, D.L. 185)	Nelson Park	John McLean	$580.00	4189/
This demolition was approved by Council on June 17th, 1975.				
1866 & 1872 W. 5th Avenue, (W.½ of 4 & E.½ of 3, Blk 267, D.L. 526	Housing Site	Johnston & McKinnon Demolitions Ltd.	$2,450.00	146/1901

This demolition was approved by Council on June 17th, 1975."

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 559-60

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

JULY 10, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 10, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Bowers, Marzari
Kennedy, Sweeney

CLERK: G. Barden

RECOMMENDATION

1. Discussion on all matters pertaining to Labour Relations.

Mr. Graham Leslie of the Municipal Labour Relations Bureau was invited to meet with the Committee to discuss all matters pertaining to labour relations.

The Chairman stated that Council has been disappointed with the results of the labour negotiations; the increase they were obliged to approve was excessive and imposed an unfair burden on the tax-payer. The Council is also dissatisfied with the process by which negotiations were concluded. The Council had not been involved and only received general reports. The Chairman questioned the efficacy of the present practice which permits municipalities within the G.V.R.D. to opt out of the joint bargaining process. He asked Mr. Graham Leslie for comments on the negotiations and ways of improving future bargaining.

Mr. Leslie stated that one solution could be timing of negotiations. The Committee of Mayors has commissioned the G.V.R.D. Labour Relations Bureau to examine the whole structure of negotiations and this report should be presented to the affected Councils late this year. Mr. Leslie noted one reason for the high settlement was that almost 4% of the 1975 settlement resulted from the shortfall in the total settlement package for 1974.

The Committee discussed timing of the negotiating process and the handicap municipalities are under in terms of establishing their budgets. They questioned the Union's practice of calling sudden study sessions which are completely irresponsible and should be stopped.

Following further discussion, it was

RECOMMENDED

(a) THAT all Municipalities in the G.V.R.D. be urged to agree to joint negotiations in the future.

(b) THAT the G.V.R.D. Review Committee examine ways and means of improving the bargaining process and position.

(c) THAT the G.V.R.D. Review Committee give consideration to the unsatisfactory present timing of negotiations with reference to budgeting.

(d) THAT communication and information to members of the involved Councils be improved upon.

2. Furniture Requirements - Health Department.

The Committee had for consideration a Manager's Report dated July 4, 1975. (Copy circulated).

On December 17, 1974, Council approved the purchase of a new building on West 8th Avenue to accommodate the Health Department. The Administrative Analyst reported that discussions had taken place with the Purchasing Agent, the Medical Health Officer and the City Architect which produced an itemized list of furniture and equipment requiring funding of up to $108,075, summarized as follows:

1.	Central Office		
	Replacement Furniture	$ 2,400	
	Additional Furniture	2,500	$ 4,900
2.	Central Office		
	Upgrading Library Facilities	5,200	5,200 *
3.	Central Office		
	25 Cubic Foot Refrigerator for Storage of Immunization Vaccines	1,600	1,600 *
4.	Burrard Health Unit		
	Replacement Furniture	22,000	
	Additional Furniture	2,330	24,330
5.	Demonstration Kitchen	1,600	1,600 *
6.	Enlarged Dental Office	32,900	32,900 *
7.	Community Care Licensing Staff		
	Replacement Furniture	1,900	
	Additional Furniture	2,500	4,400
8.	Volunteers for Seniors - Staff		
	Replacement Furniture	600	
	Additional Furniture	700	1,300
9.	Common Areas -		
	Replacement Furniture	4,000	
	Additional Furniture & Equipment	12,520	16,520
10.	Moving Expenses	5,500	5,500
			$98,250
	Plus 10% =		$108,075

* Extension of service

The Director of Finance advised that funds are available as follows:

1975 Supplementary Capital Budget Provision	$ 83,875
1975 Furniture Replacement Program	24,200
TOTAL	$108,075

It was noted that the established practice has been to allow a 10% contingency for price changes and minor furniture items when providing funds for furnishing new premises.

Clause No. 2 Continued.

The City Manager advised that the following items would provide an extension of service - Library facility, Refrigerator, Demonstration kitchen, and Enlarged Dental Office.

The Committee questioned the establishment of an enlarged dental office and felt the Health Department should submit a more detailed report on this item.

Following further discussion, it was

RECOMMENDED

(a) THAT City Council approve an amount of $62,645 for replacement and additional furniture and equipment as follows:

Furniture for:

Central Office Staff	$ 4,900
Burrard Health Unit Staff	24,330
Community Care Licensing Staff	4,400
Volunteers for Senior Staff	1,300
Common Areas	16,500
Moving Expenses	5,500
	$56,950
Plus 10% =	$62,645

(b) THAT funds be provided in accordance with the Director of Finance's statement contained in this report.

(c) THAT the Medical Health Officer submit a detailed report on the request for an enlarged dental office.

3. Sale or Leasing of Land in Champlain Heights - Areas E & F.

The Committee had for consideration a Manager's Report dated July 3, 1975 (copy circulated) wherein the Director of Finance advised there is a need for Council policy on the marketing of land in Champlain Heights - areas E & F as to whether the land should be leased or sold. The report put forward arguments in favour of either alternative.

The Committee opted in favour of leasing the land and following discussion, it was

RECOMMENDED

(a) THAT all the land in areas E & F of Champlain Heights be leased on a long term basis, lease payments for non-market housing to be on a monthly, annual, or other periodic basis, pre-paid leases to be sold for the land for market housing.

(b) THAT the land in enclave 1 be offered on the basis of 60 year leases.

4. Community Disparity Fund - Vancouver's Claim.

A memo dated July 9, 1975 from the Director of Finance re Community Disparity Fund - Vancouver's Claim was circulated at the meeting. Enclosed with the memo was a circular from the Department of Municipal Affairs stating a deadline of July 31, 1975 for submission of applications for grants to be dispersed from the Community Disparity Fund. The Director of Finance also submitted a draft brief and claim for consideration of the Committee.

The circular from the Department of Municipal Affairs states that preference will be given to those applications requesting assistance for capital works, including the purchase of equipment, not assisted by other Provincial or Federal funds - i.e. the Sewerage Facilities Assistance Act, the Community Recreation Facilities Fund, National Housing Act, or water assistance as provided by the Natural Gas Revenue Sharing Act.

The Committee noted that the Natural Gas Revenue Sharing Act provides for an amount of $3 million in the Community Disparity Fund and the Director of Finance proposes making application for $2 million of this fund for the City of Vancouver. The draft brief and claim outlined potential suggestions for areas of claim, which reflects the "preference" statement in the circular from the Department of Municipal Affairs.

Following discussion, it was

RECOMMENDED

(a) THAT the Director of Finance prepare a revised application to the Community Disparity Fund claiming $2 million on behalf of the City of Vancouver incorporating the various suggestions made by the Committee.

(b) THAT the Director of Finance submit this application to Council for approval, concurrent with this Report.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 663

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

JULY 10, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 10, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy (Items 1 to 5)

ALSO PRESENT: Alderman Marzari (Items 3 & 4)

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Official Development Plan For The Downtown

The following memorandum dated July 9th, 1975 from the Chairman was distributed at the meeting:

"The Downtown Study Team has advised me that the Committee has not finally considered the section of the Official Development Plan for the Downtown with respect to Height of Buildings.

"On April 29th, 1975 the Committee considered the following:

"The height of buildings shall not exceed the height limits prescribed and illustrated on Plan 3; except as follows:

1. The Development Permit Board may, in its discretion, permit buildings which exceed the prescribed height limits, after taking particular account of the overshadowing, view obstruction, and other environmental criteria set out in the Design Guidelines. However, in no case shall the maximum height as may be permitted exceed 450 ft."

and RECOMMENDED

"THAT the Section on Height of Buildings be approved."

"On May 13th, 1975, Council passed the following motion:

"THAT the section on Height of Buildings be referred back to the Standing Committee on Planning and Development for further consideration following a meeting of the Committee and other members of Council with the G.V.R.D. on the Livable Region Plan."

"Representatives of the Downtown Study Team will be present at the meeting of the Committee of July 10th, 1975 in order that this section of the Official Development Plan may be considered for inclusion in the O.D.P."

Continued on Page 2.

Clause No. 1 Continued

RECOMMENDED

THAT the section on height of buildings in the Official Development Plan for the Downtown be approved.

2. Granville Street Pedestrian Transitway - Phase II

Council, on June 24th, 1975, when considering a report of the City Manager dated June 13th, 1975 submitting a joint report of the Director of Social Planning, City Engineer and Chief Constable, referred consideration of bus shelters, washrooms, short-term parking and a police sub-station to the Standing Committee on Planning and Development (copies of the reports are on file in the City Clerk's Office).

a) Bus Shelters

A breakdown of the $8000.00 cost for the bus shelters proposed by Seaboard Advertising Limited was requested at the Council meeting for consideration by the Committee.

Mr. R. C. Boyes, Deputy City Engineer, reported that the cost would be shared one-half by Seaboard Advertising and one-half by the City of Vancouver. It could not be a local improvement levy.

Mr. M. Egan, Director of Social Planning, advised that the bus shelters should not contain benches.

The Chairman noted the following letter dated July 8th, 1975 which he had received from Mr. E. Smith, Vice-President Western Region - Trans-Ad.

" It is our understanding that consideration is being given to a proposal for a Transit Shelter on the Mall and advertising in conjunction therewith.

" We would appreciate the privilege of discussing this project with you and we would welcome the opportunity to submit a formal Tender in that regard.

" Our business is Transit Advertising - i.e. in and on buses, streetcars, trolley coaches and subway cars. Also "in site" advertising in subway stations.

" We have many many years of experience and expertise in the business and are specialists in not only advertising in and on Transit Vehicles but also in specialized and customized back-lighted and face-lighted advertising displays, in stations, walkways and shelter areas, etc.

" We have access to both National and Local Sales through our offices across Canada and could make our expertise and experience available to you.

" We are available for discussion at your convenience. "

Continued on Page 3. . .

Clause No. 2 (a) Continued

Mr. Smith advised that his company does not have a model of a bus shelter. Their company usually take the specification laid out by the companies and within the specifications make alterations and tender on what is required.

Mr. R. Sinclair of Seaboard Advertising Limited displayed their model of the proposed bus shelter. Seaboard has offered to pay one-half the cost of construction, the cost of cleaning the shelters, plus an amount for vandalism, in exchange for two panels of advertising. They have agreed to controlled advertising. He advised that if their proposal is approved for the two prototype shelters on the Mall, Seaboard would not expect to hold a franchise on any others that might be constructed. The normal procedure of obtaining designs and competitive bids could be followed.

RECOMMENDED

THAT two prototype shelters, utilising the Seaboard design, be constructed on Granville Mall - one at the north end containing benches and one at the south without benches, to contain a limited amount of controlled advertising; the cost to be shared - one-half by Seaboard Advertising and one-half by the City of Vancouver.

b) Public Washrooms

The Committee

RECOMMENDED

THAT the City develop washroom facilities at the north and south ends of Granville Mall at City expense; locations to be selected bv the City Engineer and reported back with costs to the Committee.

c) Parking

The Engineering Department reported that an approximate 10% reduction in parking has occurred on the south end of the Mall and it is proposed to construct a short-term parking facility of 560 spaces in the Seymour/Helmcken area. Mr. J. Adams of Adams Properties, the owner of the parking garage on Seymour Street opposite the Orpheum Theatre, advised that a parking facility in the proposed location would be too far from the actual shopping area of Granville Mall and would be a financial disaster. He stated that his parking garage, which runs from Seymour through to Richards Street, is never full and if it was feasible, they would construct additional floors to handle the parking demand. The demand has not been great enough to justify the capital cost of adding two floors. The Committee

RECOMMENDED

THAT development of a short-term parking facility for Granville Mall not be pursued at this time.

Continued on Page 4. . .

Clause No. 2 Continued

d) Police Sub-Station

Inspector K. Brown, who is in charge of Division 1 (Downtown area), stated that what the Police Department requires is not really a sub-station on the Mall itself for the policemen but rather a store-front operation for the use of police and other organizations. At the present time there are beat men on the Mall 24 hours per day. If someone is taken into custody or requires aid, the police have to leave their beat to deliver the person either to a youth resources centre or to the police station. If they have a store-front operation, the person could be taken inside and someone else could come and deliver the person to the appropriate place.

Alderman Harcourt advised that an inventory of services for youths was being prepared for the Community Services Committee and indicated that a comprehensive programme to deal with youths at the south end of Granville Street should be worked into the study.

RECOMMENDED

THAT the matter of a Police Department facility for the south end of the Granville Mall be referred to the Standing Committee on Community Services to incorporate a joint approach with Police and Youth Resources Centres into their study of the inventory of services for youths.

3. Central Broadway Urban Design Study

The Committee considered a report of the City Manager dated July 3rd, 1975 and the Urban Design Guidelines for Central Broadway prepared by Norman Hotson Architects (on file in the City Clerk's Office).

Distributed at the meeting were copies of a letter of transmittal dated June 23rd, 1975 from Mr. N. Hotson and a draft of the introduction to the Urban Design Guidelines (copy circulated).

Mr. M. Kemble of the Planning Department advised that the first recommendation in the report of the City Manager should state "report back in 60 days on the specific recommendations...." to coincide with the report back on general public discussion and comments on the Urban Design Study.

RECOMMENDED

A. THAT the Director of Planning report back in 60 days on the specific recommendations as outlined in the Introduction to the Study Report, after further review and consultation with other concerned City Departments.

B. THAT copies of the Urban Design Study be made available for general public discussion and comment, for report back in 60 days to the Committee.

Continued on Page 5. . .

Clause No. 3 Continued

C. THAT funds be transferred from the Planning Department Printing Sundry Reports Account 7308/93 to the Central Broadway Urban Design Study Account 7308/107.

4. Fairview Area Planning - Heritage Houses

The Committee considered a report of the City Manager dated July 4th, 1975 in which the Director of Planning recommends that the recommendations contained in the Fairview Planning Committee report on Heritage Houses in the Fairview Slopes (copy circulated) be adopted and that appropriate City staff be instructed to carry out the task outlined in them.

Mr. R. Sterne outlined the recommendations contained in the above Fairview Planning Committee report dated July 4th, 1975 which are as follows:

" (1) THAT Interim Development Control Guidelines No. 1, 3, 4, and 7 for conditional uses in the CRM-2 and CRM-3 District Schedules be deleted, and further THAT the following guidelines be adopted and added to the remaining:

a) Do not approve demolition of buildings of heritage merit listed in Category A by the Vancouver Heritage Advisory Committee.

b) Encourage the preservation of buildings of heritage merit listed in Category A, B, or C by the Vancouver Heritage Advisory Committee by allowing any appropriate use within the CRM-2 and CRM-3 schedules subject to the condition that the building facade is restored to a reasonable degree to the original character as part of the development.

c) No building listed in Category B by the Vancouver Heritage Advisory Committee can be demolished unless a development permit application has been approved for the property. Also, in the case of Category B buildings, Council approval of the demolition must be obtained.

d) Encourage the retention of buildings listed in Category B or C by the Vancouver Heritage Advisory Committee by approving rehabilitation, and suitable alterations and additions to those buildings to increase their liveability, and also by allowing suitable infill development to take place on those properties.

e) Do not include non-habitable basement and attic floor areas of a rehabilitated Category A, B, or C building in the calculation of allowable floor space ratio. Also, do not include the floor area of a rehabilitated Category A, B, or C building for the purposes of calculating parking requirements.

f) The retention of a house or houses listed in Category B or C by the Vancouver Heritage Advisory Committee in the final design of a redevelopment scheme will be regarded as a significant positive feature in the analysis of a development permit application.

g) Encourage new development which does not conflict with nearby residential development with respect to overall design, scale, style, building materials, and use. In the case where a new development is immediately adjacent to a building listed in Category A, B, or C, a sideyard should be maintained which is adequate to permit the use of compatible materials facing the existing building, to provide for light penetration, and for plants and trees.

" (2) THAT the Directors of Finance and Housing, in co-operation with the Fairview Planning Committee and the Vancouver Heritage Advisory Committee, analyze the feasibility of and make recommendations concerning:

a) the implementation of property tax incentives for the preservation of residentially-occupied houses with heritage merit, and

b) a Heritage Rehabilitation Revolving Fund.

" (3) THAT the Directors of Planning and Legal Services analyze the feasibility of and make recommendations concerning possible zoning and development control mechanisms to encourage the retention and preservation of buildings of heritage merit. This investigation should include, but not be limited to the Transfer of Development Rights.

" (4) THAT City Council ask the Federal Government to review the terminal write-off clause in the Income Tax Act which benefits those who demolish older buildings."

Continued on Page 6. . .

Clause No. 4 Continued

Mr. D. Cornejo, Fairview Planner, advised that the Director of Planning supports the recommendations of the Fairview Planning Committee.

The Chairman advised that he had received the following letter dated July 9th, 1975 from Mr. D. Cartwright, Chairman of the Fairview Resident Owners Association.

" On behalf of the Fairview Resident Owners Association I wish to indicate our approval and support of the four recommendations contained in the report "Heritage Houses in the Fairview Slopes" prepared by the Fairview Planning Committee.

" Of particular concern to resident home owners is item b) of the first recommendation. This would act as an incentive to owners of older houses to preserve their buildings by being able to utilize a portion for commercial use. "

After discussion, the Committee

RECOMMENDED

A. THAT Recommendation No. 1 of the Fairview Planning Committee be approved.

B. THAT Recommendation Nos. 2 and 3 of the Fairview Planning Committee be referred to the City Manager to be undertaken as part of a Heritage Study with City-wide implications.

C. THAT Recommendation No. 4 of the Fairview Planning Committee be referred to the Standing Committee on Housing and Environment for action.

5. On-The-Water Boat Show/Rental Boat Dock

The Committee considered a report of the City Manager dated July 3rd, 1975 wherein the False Creek Project Manager recommends that the rental visitors boat dock on the west side of Heather Bay be approved in principle for use by rental and charter boats, yacht sales, visiting boats, future ferry terminal, etc., as well as use for a 9-day on-the-water boat show in the Fall of each year. The Director of Planning agreed in principle with the foregoing but is concerned about the location in the smallness of Heather Bay as shown on the map (copy circulated). He also advised that the Urban Design Panel did not like the design.

The Chairman advised that Council had approved an application for a 9-day on-the-water boat show for 1975. When people live in the area, they may not want the parking, etc. involved in a permanent rental boat dock. Mr. Sutcliffe, False Creek Project Manager, outlined the following conditions which would be attached to the 20-year Lease Agreement:

(a) The City will give Marine Trades Association a 20 year lease and the Marine Trades Association will design, build, maintain and manage the rental/visitor boat dock, in accordance with the attached preliminary drawing.

Continued on Page 7. . .

Clause No. 5 Continued

(b) The dock will be used for rental and charter boats, yacht sales, visiting boats and, when the demand justifies it, sight-seeing boats and a ferry terminal. Maintenance and repair of boats will not be permitted. Harbour Ferries Ltd., Granson Yacht Charters and Andy Robertson will have an opportunity to submit proposals.

(c) The Marine Trades Association will have the right to use the dock for their annual floating boat show on nine consecutive days in September or such other date mutually agreed upon.

(d) The Marine Trades Association will have the right to add approximately 500 feet of additional floats for the annual floating boat show in accordance with the attached preliminary drawing. Only two piles will be permitted to anchor the temporary floats. These piles will be installed by the developer and will be covered with painted lithographs having a marine flavour. These same piles will serve as demarcation markers separating the proposed ferry dock from the Heather Marina activity and will be permanent.

(e) The Marine Trades Association will not be permitted to erect a structure on land or water adjacent to the floats. A sales, administration or ticket office could be located in nearby commercial space.

(f) Parking will be provided by the City for the normal uses of the boat dock at a fee to be paid for by the Marine Trades Association. The Marine Trades Association will be responsible for extra costs incurred by the City for parking during the annual floating boat show.

(g) The lease for the water lot and the fees for the parking and for the annual boat show will be negotiated by the Properties and Insurance Office.

(h) On-shore displays during the floating boat show will be restricted to the Leg-In-Boot Square with designs being first approved by the City.

(i) The B. C. Marine Trades Association will be required to obtain the necessary permits and approvals from the City of Vancouver and senior governments.

He recommended

(a) that the rental/visitor boat dock on the west side of Heather Bay, as illustrated on the attached drawing, be approved in principle, for use by rental and charter boats, yacht sales, visiting boats, and, when the demand justifies, sight-seeing boats and a ferry terminal, as well as for use for a 9-day on-the-water boat show in the Fall of each year;

(b) That the application by the Marine Trades Association to design, finance, build and manage this boat dock and the annual boat show be approved, subject to the Marine Trades Association obtaining the necessary permits and approvals from the City of Vancouver and the senior governments, and subject to an agreement satisfactory to the City regarding water lot lease, use, and parking fees and costs;

(c) that the B.C. Marine Trades Association be required to give Harbour Ferries, Granson Yachts and Andy Robertson an opportunity to bid for portions of the dock for various purposes, such as rental and charter boat yacht sales, sight-seeing, etc."

Continued on Page 8. . .

Clause No. 5 Continued

RECOMMENDED

THAT the recommendations of the False Creek Project Manager be approved in principle, subject to the normal development permit application procedure.

FURTHER THAT the Director of Legal Services be requested to include in the Lease Agreement, a three-year revision clause for termination of the lease if the development or its related parking are a cause of concern to the neighbourhood.

(Aldermen Bowers and Cowie opposed.)

At this point, Alderman Kennedy left the meeting.

6. Laurel & Heather Street Land Bridges

The Committee considered a report of the City Manager dated July 3rd, 1975 wherein the False Creek Project Manager states as follows:

" City Council, on June 11th, 1974 adopted Scheme C that showed pedestrian crossings linking Fairview to Area 6 and on February 25th, 1975, approved the 1975 Capital Budget which outlined 6th Avenue crossing expenditures of $1,020,000 to be appropriated after 1975. Also on February 25th, City Council requested the Parks Board and the Development Consultant to examine ways of making a more viable Destination Park in Area 6 to include an enlarged City-owned area south of 6th Avenue on the Fairview Slopes.

" Inherent in Scheme C has been the provision of some parking for the park to occur under the Laurel Street Pedestrian Bridge.

" The City, on December 17th, 1974 acquired the approximate 1.3 acres of land at Laurel and 6th Avenue in a land exchange with the Provincial Government.

" Council, on March 18, 1975 also approved that the Parks Board and the Project Manager in consultation with the Fairview Planning Committee, examine the development opportunities of city-owned lands to include specific consideration of using these lands for an integrated housing, open space and land bridge development.

" On June 17th, 1975, Council endorsed a Park Conceptual Plan for Area 6 that includes these Laurel Street lands. The plan proposes that these be used as open space and for future community facilities, with a $57,000 landscape budget for the deck portion.

" In summary, there have been four different uses proposed for City-owned land immediately south of the proposed Laurel Street Pedestrian bridge:

-open space;

-community facilites;

-parking

-housing.

" Some of these uses may appear to be conflicting, however, any one will be interconnected to the land bridge and thus influenced by its design and extent. As a result, it is concluded that the bridge and the land area are inseparable in terms of a design solution. It is therefore necessary that a single study examine the issue of land bridges and Laurel Street land use. "

Continued on Page 9. . .

Clause No. 6 Continued

The purpose of this study would be to have a consultant prepare alternative development programmes and economic analyses for the Laurel Street lands and prepare bridge design concepts for the Laurel and Spruce Streets locations to be reviewed periodically by a steering committee composed of members of the Engineering and Planning Departments, Parks Board staff and Fairview Planning Committee; such committee to be chaired by representative of the Development Group.

The terms of reference for the consultant, as well as the tasks of the Steering Committee and False Creek Group are as follows:

The Consultants: to produce design schematics and costs acceptable to the Engineering Department for pedestrian crossings that are attractive and appear inviting to the public at Laurel and Spruce Streets;

to consider including some commercial or other development on the Spruce Street crossing, and to present an analysis of this consideration;

to produce alternative cost recovery development programs for the 1.3 acres of City land at Laurel Street that considers each of the permitted uses, open space, housing, community facilities, and if necessary, additional uses that may be necessary to achieve the cost recovery objective. The City's recovery amount is to be determined by the Director of Finance;

to provide 80 parking spaces for the use of park visitors within the Laurel Street design. There is to be no charge for park parking. These parking spaces could be shared by other users, but must be available for park visitors at the peak demand periods;

to produce the bridge concepts parking and land use plans which would not exceed a cost to the City of $1,020,000 plus an additional $57,000. for landscaping;

The Steering Committee: to review the report and make recommendations to City Council through the False Creek Development Group.

The False Creek Development Group: to co-ordinate and to be responsible for managing the study.

The development procedure would be as follows:

The Development Consultant to invite firms to express an interest to complete this study; to select a firm, based upon their curriculum vitae and the staff members to be assigned; to review the submissions and selection with the City Manager and to appoint a firm.

The report is to be completed in four weeks, the expectation being that the cost will not exceed $10,000. The cost of $10,000 is to come from the $1,020,000 budget for the Laurel & Heather Land Bridges, to be expended in 1975 rather than 1976, to be financed prior to 1976 through the False Creek Interim Financing Reserve.

Continued on Page 10. . .

Clause No. 6 Continued

Mr. S.Portner, a member of the Fairview Planning Committee, advised that there is an area of 266' x 240' at the street allowance for Laurel Street which should be considered as one site. The Fairview Planning Committee feels there could be a small community facility, an inviting entrance to the park, and a small amount of cooperative housing on this site.

RECOMMENDED

A. THAT the terms of reference for the consultants be approved with the cost recovery development programmes to include open space community facilities and a small amount of cooperative housing.

B. THAT formation of the Steering Committee be approved.

C. THAT the development procedure be approved.

The meeting adjourned at 5:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 744-5

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

July 10, 1975.

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, July 10, 1975, at approximately 3:30 p.m.

PRESENT : Alderman Rankin, Chairman
Aldermen Marzari, Vice Chairman

Alderman Boyce,
Alderman Sweeney
Alderman Volrich

RECOMMENDATION

1. Immigrant Services Centre - 8165 Main Street

The Committee had before it for consideration a Manager's Report dated June 23, 1975, (circulated) in which the Director of Social Planning and the Medical Health Officer reported on the progress to date on the new Immigrant Services Centre which began operation at 8165 Main Street on January 27, 1975.

Officials of the City Health and Police Departments, the South Vancouver Resources Board, Manpower and Immigration Department, and the Immigration Services Society all provide staff time and services at the Centre and representatives of these organizations were present at today's meeting.

The Senior Social Planner reviewed the report, drawing the Committee's attention to the fact that in the four months from February to May of this year, 933 persons were interviewed or assisted at the Centre and that there were over 3,000 phone calls to the Centre for assistance.

The Centre operates from noon to 8:00 p.m. but the Committee was advised that staff often remain later than the normal closing hours.

In conclusion it was stated that the consensus of all agencies involved is that the Immigrant Services Centre offers a comprehensive service that the public has made good use of, and on this basis the Medical Health Officer and the Director of Social Planning are recommending continuation of the Centre.

.../cont'd

Clause No. 1 (continued)

During discussion it was noted that over 90% of those persons served at this Centre are residents of the south east sector of the City, although there are similar services available for persons in other areas of the City. It was also pointed out that many of the persons making use of this Centre have been residents in Canada for a number of years, some of whom do not yet speak English. Interpreters for various languages are available at the Centre.

Following discussion it was

RECOMMENDED

THAT the following recommendations of the Medical Health Officer and the Director of Social Planning be approved :

A. City Council approve the continued funding of a full time Public Health Nurse position at a cost of $9,607 for the period July 1, 1975 to March 31, 1976.

B. City Council approve the continued funding of a full time temporary Health Aide Interpreter for a nine month period effective July 1, 1975 to March 31, 1976 at a cost of $7,869.

C. The two Health Department staff positions be reported by the Medical Health Officer in his departmental budget requests in the future.

D. City Council approve operating costs of the Immigrant Services Centre in the amount of $18,370 for the period July 1, 1975 to March 31, 1976.

E. City officials negotiate cost-sharing of operating costs for the Immigrant Services Centre with the South Vancouver Community Resources Board and the Federal Department of Manpower and Immigration after the period ending March 31, 1976.

F. City Council approve the leasing of the premises at 8165 Main Street for a one year period at $1,200 month.

G. City Council approve an amount of $23,898 from Contingency Reserve for the period July 1 to December 31, 1975 and an amount of $11,948 for the period January 1 to March 31, 1976 in advance of the 1976 revenue budget.

The Comptroller of Budgets advises that funds are available from Contingency Reserve.

.../cont'd

INFORMATION

2. Liquor Permit Application -
1222 Hamilton Street,
Development Permit Application No. 70385.

The Committee had before it for consideration a Manager's Report dated June 26, 1975, in which it was reported on behalf of the Director of Planning as follows :

"that the above-noted Development Permit Application has been filed to alter and use the main floor and a portion of the basement of this 3-storey plus basement warehouse building as a restaurant/cabaret.

This development is situated in the downtown area between Drake and Davie Streets in the (CM-1) Commercial District.

This development will maintain a public assembly area of approximately 2,928 sq.ft. This assembly area includes the dining areas and dance floor.

The data on the submitted drawings indicate that there will be seating for 245 persons.

The Director of Planning approved this application after receiving advice from the Development Permit Advisory Committee, subject to the condition that prior to the issuance of the development permit"

> 'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'

This report is submitted for the consideration of the Standing Committee of Council on Community Services."

During discussion the Committee expressed concern over the fact that up to 245 persons could be accommodated in this building which is in a warehouse area at the south-east of Hamilton Street.

It was noted there are two other licensed clubs within three blocks of this location.

Following discussion it was

RESOLVED

THAT the applicant for development permit No. 70385, Mr. V. R. Burt, be advised that the Standing Committee of Council on Community Services does not regard his application with favour and that he and a representative of the Police Department be invited to appear before the Community Services Committee to discuss this matter further.

.../cont'd

RECOMMENDATION

3. Liquor Administration Branch
re hours of operation for
Neighbourhood Pubs

The Committee had before it for consideration the following letter, dated June 20, 1975, from Mr. B. E. Munkley, Director of Licensing of the Liquor Administration Branch :

"Dear Sirs:

Reference your letter dated June 18th, 1975 regarding Neighbourhood Pub applications. It is noted that you indicate conditions of licensing restricting the seating to 100 persons. Would you please advise or confirm your feelings with regard to the hours of sale; for instance, is it mandatory that the premises be closed at 11:00 p.m. or would you consider extending the hours for these community Neighbourhood Pubs. "

Present regulations of the Liquor Administration Branch require the hours of sale at neighbourhood public houses to be no later than 11:00 p.m. and all patrons must be off the premises one half-hour after the sale of liquor stops.

During discussion the consensus of the Committee was that since neighbourhood pubs are a relatively new concept, the suggestion for extending their hours of operation may be premature.

Following discussion it was

RECOMMENDED

THAT Council disapprove of the extension of the hours of sale in neighbourhood pubs but that this matter be reviewed again by the Community Services Committee in six months.

RECOMMENDATIONS

4. Derelict Buildings in the Skid Road Area

The Community Services Committee, at its meeting of June 19, 1975, after considering a letter from The Downtown Eastside Residents' Association passed the following resolution :

"THAT the Chief Fire Warden, City Building Inspector and Medical Health Officer examine these structures and report back to the Community Services Committee."

.../cont'd

Clause No. 4 (continued)

The Committee had before it for consideration a Manager's Report, in which the Fire Chief reported on six buildings in the downtown eastside area which the Committee considered individually as follows :

A. The Fire Chief reports as follows :

"112 Main Street - 2 storey frame

Owner : Western Equipment Ltd. 102 Main Street.

This building is presently used for storage by the owners. The building is in a state of complete disrepair, presenting a potential fire hazard to premises located at 118 Main Street.

Our records show that on March 11/75 there was a fire on the second floor. There were signs of forcible entry. The water and electricity have been shut off. In my opinion this building should be demolished.

June 23/75: Owners will be applying for a demolition permit very soon. Presently looking for new storage space."

Following discussion it was

RECOMMENDED

THAT the City Clerk write the owner of 112 Main Street advising him to apply for his development permit application immediately.

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B. The Fire Chief reports as follows :

"201-203-205 Powell Street - 2 St. frame & stucco

Owner : Wm. Mow Chuen Sam
Agent : Canada Permanent Trust Co. (876-7111)
Ed. Chiang (732-3220, 736-3311 or 879-9551)

This building contains a retail store on the main floor, plus living quarters in the rear (201). There are living quarters in the part addressed 203 Powell Street. The second floor (205) contains two suites. The rear stairway is partially obstructed. The wiring is in poor condition throughout the building. Poor health conditions also exist. Appropriate orders are being issued.

June 23/75 : Health Department and Electrical Inspectors notified. Fire alarm upgrading order to be issued."

.../cont'd

Clause No. 4 (continued)

Following discussion it was

RECOMMENDED

THAT the City Building Inspector and the Medical Health Officer report to the Community Services Committee on 201 - 203 - 205 Powell Street in one month's time.

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C. The Fire Chief reports as follows :

"237- 237A Powell Street - 3 St. frame & Stucco
1 St. concrete block at rear

Owner : Joe Gon and Jow Kwok Tung,
1285 E. 49th Avenue (327-8037)

Occupant : Kwok Jow, 368 Powell Street

Main floor - presently used for storage.
Second and third floors - unoccupied, badly damaged by fire on May 12, 1975.

June 24/75: Second and third floors are not repairable. These floors should be removed. Owner is presently trying to sell the building. Insurance claim has not been settled yet. If the owner won't repair this building it should be demolished. Appropriate orders are being issued."

During discussion the Committee queried the last sentence of the Fire Chief's Report on this structure and following discussion it was

RECOMMENDED

THAT the City Clerk write the owner of 237 - 237A Powell Street enquiring as to the status of the building and that the owner be asked his plans for the building and report to the Community Services Committee in one month's time.

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D. The Fire Chief reports as follows :

"225 Main Street - 2 St. frame & brick

Owner : T. Hara, 193. E. Hastings Street (682-6177)

Main floor and basement presently being used for storage by Jones Markets Ltd. Will be vacant in about three weeks. The owner has applied for a development permit. Renovations will begin when plans approved.

Second floor will be used for offices."

.../cont'd

Clause No. 4 (continued)

Following discussion it was

RECOMMENDED

THAT the Director of Planning be asked to report to the Community Services Committee on the status of the development permit application the owner of 225 Main Street has applied for.

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E. The Fire Chief reports as follows :

"205 & 215 East Georgia Street (George Rooms)

Owner : St. Lawrence Investments Ltd. 4811 Cambie St.
Hotel Leased By: L. & K. Investments Ltd. (Vanagas Holding Ltd.)

The hotel comprises two buildings. One building is a three storey frame with retail stores on the main floor. The other building is a five storey brick and frame with retail store on the main floor. (Vacant).

The three storey section that was badly damaged by fire is being renovated. The two buildings are being sprinklered." Completion date approximately July 20, 1975.

Following discussion it was

RECOMMENDED

THAT the above report be received and the Fire Chief submit a further report on this building to the Community Services Committee in one month's time.

- - - - - - - - - - - -

F. The Fire Chief reports as follows :

"301 - 305 Main Street (Formerly Jay Rooms) 2 St. frame & brick

Owner : Jim Lee, 324 East 13th Avenue.
Main floor - (301 - 305 Main Street) owner has permit to renovate. Second floor will be renovated into a single dwelling unit. This building is in average condition."

Following discussion it was

RECOMMENDED :

THAT the report on this building be received.

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 626

OFFICIAL TRAFFIC COMMISSION

JULY 3, 1975

A meeting of the Official Traffic Commission was held on Thursday, July 3rd, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Dr. K. Mirhady, Chairman, Vancouver School Board
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Mr. J. Moodie, for City Manager
Mr. R. Jackson, for Director of Legal Services
Supt. R. Cray, Vancouver Police Department

ALSO PRESENT: Mrs. E. Robinson, Vancouver Parent-Teacher Council
Mr. R. Pedosuk, representing Mr. Thompson of B.C. Hydro

ABSENT: Mr. W. Reese, Vancouver Safety Council

CLERK: M. L. Cross

Adoption of Minutes

The Minutes of the meeting of the Official Traffic Commission of April 17th, 1975 were adopted.

INFORMATION

1. Pine Crescent - Traffic Control

The Commission considered a letter dated May 7th, 1975 from Mr. J. Bigsby expressing concern about the extremely heavy volume of traffic along Pine Crescent which has created a major hazard and caused numerous severe accidents at the 4-way courtesy corner of 36th Avenue and Pine Crescent.

Mr. R. Gascoyne advised that on-going studies are being carried out in the area as a result of the abandonment of the Burrard/Arbutus connector and recommended that a "stop" sign be installed on Pine Crescent and 36th Avenue.

Mr. Bigsby stated that the residents in the area felt the "stop" sign would be more effective on 36th Avenue rather than Pine Crescent.

RESOLVED

THAT the submission of Mr. Bigsby be received and the matter referred to the Engineering Department to be included as part of a study of an overall transportation plan for the area; for report back to the Commission.

RECOMMENDATION

2. Resident Parking Only - Vicinity of Nanaimo & Kingsway

The Chairman advised that during discussion at a Public Hearing to rezone an area in the vicinity of 30th Avenue and Baldwin Street, residents of the area complained about lack of resident parking. The matter was referred to the Official Traffic Commission.

Continued on Page 2. . . .

Clause No. 2 Continued

The Commission considered the following report dated June 9th 1975 by the City Engineer:

" In any block where resident parking is being usurped by non-residents, there are two methods of recourse depending on the nature of the parking occurring. First, there is the "three hour By-law". This By-law is applicable where vehicles are parked in excess of three hours between 8 a.m. and 6 p.m. of any day. Enforcement can be obtained through a telephone complaint to the Police Department. Secondly, if heavy non-resident parking occurs in the evening or during the day for periods less than three hours, "Resident Parking Only" zones can be established. Enforcement of these "R.P.O." zones is again instigated by the resident, and it is required that he recognizes a non-resident vehicle and identifies it to a police officer. If there is any parking space available within the block though not necessarily in front of a specific residence, the situation is considered acceptable and "R.P.O." zones are not established.

" The Traffic Engineering Office has had no request for "R.P.O." zones adjacent to the Eldorado Motor Hotel, and observation of parking densities in the area, and in the vicinity of East 30th Avenue and Baldwin, indicate that no such zones are warranted. "R.P.O." zones are established only where a demonstrated parking problem exists, as explained in the first paragraph, - not where a problem is merely anticipated. If the new development in question does generate undue on-street parking, however, we would be prepared to investigate the problem at that time. "

Miss D. Price, a resident in the area, advised that there is no parking available, particularly in the evening, because patrons of the Eldorado Hotel who cannot find room in the parking lot park on the surrounding streets. Miss Price lives on 32nd Avenue and feels that her block should also have "Resident Parking Only" signs.

The "three hour By-law" was explained, whereby cars parked longer than three hours between 8:00 A.M. and 6:00 P.M. would be ticketed upon complaint to the Police Department; however, the cars will not be towed away.

The Commission felt that if enough residents get together and telephone the Police Department to enforce the "three hour By-Law", it may deter overtime parkers.

Alderman Boyce put forward a motion that "Resident Parking Only" signs be installed in the area at locations to be determined by Traffic Engineering. The motion LOST with Alderman Marzari, Dr. Mirhady, Supt. Cray and Messrs. Gascoyne, Jackson and Moodie opposed.

After further discussion, the Commission

RECOMMENDED

THAT the matter of "Resident Parking Only" signs in the vicinity of Nanaimo Street and Kingsway be deferred until the Engineering Department observes parking densities around the Eldorado Hotel in the evening; for report back to the Commission.

FURTHER, THAT residents in the area be advised of their right to telephone the Police Department to have the "three hour By-law" enforced between the hours of 8:00 A.M. and 6:00 P.M.

(Alderman Boyce wished to be recorded as opposed.)

Continued on Page 3. . . .

INFORMATION

3. Pedestrian Signal Request on Oak Street at 59th Avenue

The Commission considered a report of the City Engineer dated June 26th, 1975 (copy circulated) wherein it is recommended that the present pedestrian crossing control devices at the intersection of 59th and Oak Street remain as the most appropriate form of crossing protection for pedestrians at this time. The present devices consist of a painted crosswalk on the south side of 59th Avenue with overhead interior illuminated crosswalk sign and amber flasher displayed in each direction complemented by advance warning signs which indicate that a crosswalk is ahead.

Mr. E. Ruddell, Chairman of the Traffic and Transit Committee of the Marpole-Oakridge Area Council, submitted photographs of the intersection, a chart of Activity Attendance for the Community Centre in 1974, Accidents Statistics, and a Petition which he certifies as having 1625 signatures as of 3rd July 1975. The Chairman advised Mr. Ruddell that the petition containing the actual signatures should be submitted to the Commission.

Residents of the area present at the meeting advised that they had been witnesses to fatal accidents at the intersection which were not recorded in the Engineer's report. They stated that some parents will not let their children cross Oak Street to attend the Community Centre without the presence of an adult at the intersection.

Mr. J. Moodie advised that two pedestrian activated signals have already been approved but there is no money available to install them. Financing of this additional signal would have to be considered.

Alderman Boyce put forward a motion to approve the installation of a pedestrian activated signal at 59th Avenue and Oak Street immediately, with the City Engineer reporting direct to Council on source of funds. The motion was DEFEATED with Supt. Cray and Messrs. Gascoyne, Jackson and Moodie opposed.

Discussion centred on the relative position of installing a pedestrian activated signal at the intersection of 59th Avenue and Oak Street in the regular warrant system. Mr. Gascoyne advised that it was tenth in line and likely to be approved in due course. The Commission

RESOLVED

THAT the matter of a pedestrian activated signal at the intersection of 59th Avenue and Oak Street be deferred for future consideration by the Engineering Department under the warrant system.

RECOMMENDATION

4. Combined Through Bus Route 27: Southeast Vancouver to Kootenay Loop

The Commission considered a report of the City Engineer which recommended that a bus stop on the west side of Joyce Street and Kingsway be approved for the No. 27 Rupert service.

At Council on May 27th, 1975 representatives of the area objected to the southbound bus stop on Joyce Street across from the loop. Council referred the matter to the Official Traffic Commission for discussion with representatives from the Bureau of Transit and a delegation from the citizens, stating in the meantime the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

Continued on Page 4. . .

Clause No. 4 Continued

The Chairman advised that representatives of the Bureau of Transit had been requested by the Clerk to appear at the Commission meeting.

The following letter dated June 3rd, 1975 from Mr. V. J. Parker, Director of Transit Services, was considered at the meeting.

> " Thank you for the extract from City Council Meeting on May 27, 1975.
>
> " We had previously suspended our plans that directed our B.C. Hydro operations planning group to make changes in bus stops at Joyce Road and Kingsway.
>
> " We had determined that we would operate City BUS #27 Rupert as close to the former arrangements as possible. We will make any further changes as part of a general plan for upgrading services in South-East Vancouver and Burnaby."

Mrs. E. Nichols, Secretary of the Collingwood Centre for Elder Citizens, advised that as well as objecting to the proposed bus stop, residents felt the destination signs should be located so as to be seen more clearly. The following sketch and letter dated June 27th, 1975 from Mrs. Nichols were presented to the meeting:

> "It has been brought to our attention numerous times about destination signs in bus. If signs could be inserted as sketch shows, it could be seen from all directions. When bus now enters loop people come out of shelter pass three or four other busses then find down in lower right hand corner bus is going in opposite direction in which they wish to travel. If this change can be made we think it will satisfy every one."

"Bus drivers coming from Kootenay loop do not acquaint passengers going to town that they can board bus on Kingsway in front on bank."

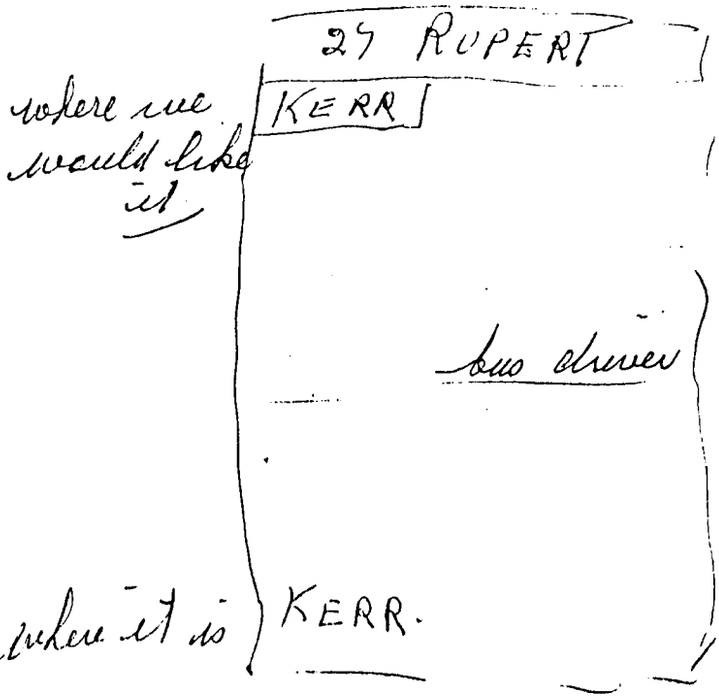

Continued on Page 5 . . .

Clause No. 4 Continued

Mr. Pedosuk, agreed to act as liaison to determine whether anything could be done to relocate the destination signs of buses.

The Commission also considered a letter dated June 2nd, 1975 from Mr. J. D. Murray, President of the Killarney Community Centre Society, opposing the proposed changes in bus stops on the 21 Kerr and 27 Rupert bus route.

RECOMMENDED

THAT the proposed bus stop on the west side of Joyce Street at Kingsway not be installed.

FURTHER THAT the Chairman contact the Bureau of Transit to have a representative appear before the Commission to advise of any decisions that have been made with respect to bus routes.

5. 49th Avenue Bus Route

The Commission considered a report of the City Engineer dated June 27th, 1975 which responded to various requests from Mr. E. Lyngen, Chairman of the Killarney Champlain Citizens for Action, related to the 49th Avenue bus operation.

The City Engineer recommended

1. That bus stops be authorized, in both directions on 49th Avenue at Frontenac Street.
2. That the bus stop on Frontenac Street at 49th Avenue not be relocated.
3. That additional bus stops not be established on 49th Avenue between Killarney and Rupert Streets.
4. That the Killarney Champlain Citizens for Action Committee at 3200 East 54th Avenue and the Killarney Community Centre at 6260 Killarney Street be provided with copies of this report.

Mr. N. Davidowitz voiced his concerns with respect to the Engineer's recommendations.

After discussion, the Committee

RESOLVED

THAT the matter of additional bus stops on 49th Avenue between Killarney and Rupert Streets be deferred until a letter dealing with a pedestrian crossing study at 49th Avenue and Killarney Street is received from the Killarney Champlain Citizens for Action Committee; for report back to the Commission;

and

RECOMMENDED

A. THAT bus stops be authorized, in both directions on 49th Avenue at Frontenac Street.

B. THAT the bus stop on Frontenac Street at 49th Avenue not be relocated.

Continued on Page 6. . .

Clause No. 5 Continued

C. THAT the Killarney Champlain Citizens for Action Committee at 3200 East 54th Avenue and the Killarney Community Centre at 6260 Killarney Street be provided with copies of this report.

D. THAT the Official Traffic Commission be the elected body through which bus stops and other Bureau of Transit matters are channelled through Council.

6. Marine Drive at 70th Avenue - Overhead Sign

Mr. R. Gascoyne advised that an overhead illuminated crosswalk sign appeared warranted at this intersection.

RECOMMENDED

THAT an overhead illuminated crosswalk sign be installed at the intersection of Marine Drive and 70th Avenue.

INFORMATION

7. 33rd Avenue and Granville Street

Mr. R. Gascoyne advised that the study on alternative proposals for improving the intersection of 33rd Avenue and Granville Street had not been completed and he would report back to the Commission.

8. Standardization of Turn Regulation Signs

At the last meeting of the Commission, Alderman Boyce requested a verbal report from the Engineering Department with respect to the placement of turn regulation signs at intersections. Mr. J. McLewin, Traffic Operations Engineer, advised that at most intersections, the primary traffic signal head is centred overhead with a secondary head at the left corner of the intersection. Turn regulation signs are usually placed adjacent to the primary signal head.

9. Other Business

Mrs. E. Robinson requested the Engineering Department to investigate and report on the intersection of Joyce Street and Kingsway. The same time has been allowed for crossing Kingsway as existed before the street was widened.

The meeting adjourned at 9:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 466-7

July 18, 1975

REPORT TO COUNCIL

STEERING COMMITTEE RE PARK BOARD STUDY

RECOMMENDATION

1. Consultant's Study of Responsibilities and Authorities of the Vancouver Board of Parks and Recreation

A copy of the above study by Peat Marwick and Partners is circulated for Council's Information.

Aldermen Volrich and Bowers represented Council on a steering Committee for this study. They recommend that the 7 recommendations of the Consultant found on pages 5, 6 and 7 of the report be referred to the City Manager for comment, and that Council consider them after hearing from the Manager and from the Parks Board.

FOR COUNCIL ACTION SEE PAGE(S) 68

REPORT TO COUNCIL

CLIENTS' COMMITTEE RE SPACE REQUIREMENTS OF VANCOUVER POLICE DEPARTMENT

July 3, 1975

A meeting of the Clients' Committee re Space Requirements of Vancouver Police Department was held in the City Manager's Board Room, third floor, City Hall, on Thursday, July 3, 1975, at approximately 9:00 a.m.

PRESENT: Alderman Bowers, Chairman
Alderman Rankin
Mr. Lorne Ryan, City Manager
Mr. J. McLean, Administrative Analyst
Chief Constable D. Winterton, Police Department
Deputy Chief Constable T. Dixon, Police Department
Inspector E. W. Lister, Police Department
Mr. Joseph H. Cohen, Vancouver Police Board
Mr. A. Langley, Assistant Director I/C of Construction & Maintenance Division of Permits & Licenses Department
Mr. C. E. Carlson, Harrison/Kiss, Architects

CLERK: H. Dickson

BACKGROUND

At its previous meeting held on April 15, 1975, the Clients' Committee recommended:

1. That Council request the Director of Planning to exempt the area bounded by Main Street on the west, Cordova Street on the north, Gore Avenue on the east, and the lane paralleling Cordova to the south from his application for CD-1 Zoning in the Downtown Eastside area.

2. That the User Committee be requested to advise the Clients' Committee of its requirements for:

   (a) jail space
   (b) expansion to the Oakridge Sub-Station

   and the estimated cost of meeting these requirements.

3. That the City Engineer report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements.

4. That Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be endorsed in principle and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept to the lowest estimates.

At its meeting on April 22, 1975, Council,when considering the above recommendations from the Clients' Committee,took action as follows:

"Recommendations 1, 2 and 3 were approved after Recommendation 3 was amended to read as follows:

3. That the City Engineer, <u>in consultation with the Downtown Parking Corporation</u>, report as soon as possible on public parking requirements in the area of the Public Safety Building and cost estimates of meeting such requirements.

cont'd ...

"In consideration of Recommendation 4 of the Committee, Council amended this motion to read as follows:

4. That Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing Public Safety Building only and that costs be kept within the lowest estimates reported.

Recommendation 4 was then deferred until the User Committee re Space Requirements of the Vancouver Police Department arranged an information meeting and tour of the Public Safety Building for Council Members."

Council, on May 6, 1975, following a tour of the Public Safety Building, passed the following motions:

"THAT Options 'A'2 and 'B'3 of the Harrison/Kiss report of February 21, 1975, be pursued and the Architects be instructed to proceed towards working drawings for renovations to the existing public Safety Building only, and that costs be kept within the lowest estimates reported."

"THAT the matter of costs for the Public Safety Building be referred to the Finance and Administration Committee for consideration as part of the forthcoming five-year Capital Programme."

For the information of Council, 'A'2 and 'B'3 of the Harrison/-Kiss report referred to in Recommendation 4 above are as follows:

"A. PUBLIC SAFETY BUILDING

2. Renovate the building (lock-up excluded) based upon the full space requirements and provide for space shortages in a new annex as described under Heading 'B'2 or 'B'3.

B. PARKING & GYMNASIUM ANNEX

3. Parking for approximately 130 police service vehicles and 34 motorcycles.
A gymnasium with changing, exercise and locker rooms. Approximately 24,500 sq. ft. of space to accommodate existing and projected shortages to the end of the year 1977. Provision for future expansion to the maximum permissible under the Zoning By-laws. "

At the April 15, 1975, meeting of the Clients' Committee, updated cost figures as follows were presented by the Construction and Maintenance Division of the City:

"Summary

	Current Estimates		
1. Public Safety Building	3,910,000	-	4,470,000
2. Parking, Gymnasium, Offices	2,780,000	-	3,355,000
3. Alternative Parking Site	175,000	-	175,000
4. Communications Centre	425,000	-	425,000
Total Forward	7,290,000	-	8,425,000
Less amounts included in (1) for Communications area	(-) 314,000		(-) 361,000
TOTAL ESTIMATES	6,976,000		8,064,000

Summary	Current Estimates		
TOTAL ESTIMATES (c/f)	6,976,000		8,064,000
Less funded for Communications Centre	(-) 330,000	-	(-) 330,000
Balance of funds required	6,646,000	-	7,734,000
Less unexpended in 445/ Accounts Police Renovation	748,000	-	748,000
Additional Funds Required	$5,898,000	-	$6,986,000
	$6,500,000		"

It was on these figures that the Council motions on May 6, 1975, and April 22, 1975, were based.

* * * *

In calling the meeting to order this day the Chairman advised the Committee it is yet to be determined the amount of funds which should be included in the Five Year Plan for the renovations of the main police building, the funding required for an addition to the Oakridge Sub-Station and the cost of providing public parking required at the main police station.

It was noted during discussion that at its April 15th meeting the Clients' Committee had been advised that the City Engineering Department was already studying parking requirements for the Public Safety Building, but it was pointed out at today's meeting that this was an incorrect assumption on the part of the Committee; that the City Engineering Department will not be able to report on public parking requirements at the police station following consultation with the Downtown Parking Corporation (as per Council's resolution of April 22nd) for at least two months.

Members of the Committee had before them for consideration copies of the proposed Five Year Plan that the Standing Committee on Finance and Administration is currently studying and noted that on Page 48 of the Plan, $7,639,000 is allocated for renovations to the Police Station.

This appeared to be contrary to the Council's motion of April 22nd, which stated in part: "that costs be kept within the lowest estimates reported".

The lowest estimates provided to the April 15th Clients' Committee meeting by the Construction and Maintenance Division and approved by Council April 22nd totalled $5,898,000.

The Committee noted that there also are mysteries about the amount of funds currently available; that the figures supplied by the Construction and Maintenance Division to the April 15th meeting indicated $748,000 was available as unexpended funds in the account for Police renovation, whereas the proposed Five Year Plan on Page 48 has a note that there is currently $650,000 on the current Capital Programme which can be applied against these costs. There was also confusion expressed over funding of the communications centre and how it affects the Five Year Plan.

Since none of the information required was available at the Committee meeting, it was agreed that the Director of Construction and Maintenance would report on this matter directly to the Finance and Administration Committee.

A representative of Harrison/Kiss advised further the preliminary sketch plans for the Public Safety Building project could be ready in a week or so, working drawings could be completed by the end of the year and construction could start in early 1976.

During discussion it was noted the City is in a tight financial situation and all costs must be kept to a minimum.

On Item #3 of the figures submitted to the April 15th Committee meeting for an alternate parking site during construction period it was agreed that Firehall #2 could be demolished, but that this parking site should not cost $175,000 and need not be black-topped. (A figure of less than $100,000 was suggested, and the Director of Construction and Maintenance was to deal with this matter also in his report to the Finance and Administration Committee.

In accordance with Recommendation #2 of the April 15th Clients' Committee meeting, approved by Council April 22nd, the following report was distributed at the meeting by the User Committee:

With reference to the April 15, 1975 resolution:

"That the User Committee be requested to advise the Clients Committee of its requirements for:

a) Jail Space
b) Expansion to the Oakridge Sub-station

and the estimated cost of meeting these requirements."

a) Jail Space

At the moment, it is extremely difficult to predict the future of the V.P.D. Jail, and therefore, its space requirements. The Police Board has been assured by Dr. M. Matheson of the Attorney-Generals Department that the Provincial Government will be taking over responsibility for custody of charged prisoners within a matter of weeks.

On the basis of this assurance, we can assume that our only detention needs will be for prisoners "held without charge", and possibly a contract arrangement with the Immigration Department. If so, one floor of the present facility would be adequate -- probably the 5th would be best. No extensive renovation would be required, but a general clean-up is necessary.

From the point of view of the committee, little or no capital expenditure will be required.

For the record, it should be noted that the 4th and 6th floors of the Detention Annex are not suitable for conversion to office space. They may be utilized for storage space or some limited function, but the cost of any renovation would be exorbitant. That portion of the 3rd floor which is now used as the booking area may be recoverable for office space.

b) Oakridge Expansion

A study was made of the Oakridge facility, and the following conclusions formed:

1) The present building is barely adequate for its present use.
2) Considerable expansion of services, plus more decentralization will require additional police facilities in the South or South East portion of the city.
3) An additional floor on the Oakridge building will provide an extra 3800 square feet of space. This should meet the police Department needs for several years, and would be well utilized even if outgrown sooner.

(That is, space requirements outside of Oakridge would be reduced proportionately to the amount provided in the present building).

4) A second floor on Oakridge is probably the most economical way to solve the present and mid-range space problem.

Again, a definite breakdown of the 3,800 square feet is subject to a series of policy decisions which are still pending. Based on the latest considerations, suggested usage would be approximately as follows:

District 3 Inspector & Staff Sergeant	200 Sq. Ft.
District 4 Inspector & Staff Sergeant	200 Sq. Ft.
Detective Office (2Sgts. 4 Detectives)	450 Sq. Ft.
Y.P.S. (NCO, 2 men)	250 Sq. Ft.
4 Interview Rooms	300 Sq. Ft.
Locker Room, Washroom, Etc.	2,050 Sq. Ft.
	3,450 Sq. Ft.
Plus circulation (at least 350 Sq. Ft.)	

Also required would be additional parking space for both Police and staff vehicles. Minimum anticipated requirements are for 28 Police vehicles and 30 staff members.

Estimated cost of providing the second-floor addition is $355,000.

This includes the acquisition of some adjacent city-owned property for use as parking space for approximately 38 vehicles, plus the cost of blacktopping, etc. Also included is the cost of placing the present jail cells "Outside" the building. "

This report was reviewed verbally by the Police Department which ed the $355,000 for a second floor at the Oakridge Sub-station udes professional fees and inflation escalation as well as placing present jail cells "outside" the building.

The Committee noted that a maximum security type of jail is not ired at Oakridge; that persons are usually held there for only tter of a few hours.

It was noted the Police should report back on the minimum ing facilities which could be incorporated at the Oakridge station; such as a type utilizing heavy wire mesh.

The Committee also questioned the allocation of 2,050 sq. ft. pace at the Oakridge Sub-station for locker room and washroom e.

Following discussion it was

LVED

THAT the Standing Committee of Council on Finance and Administration allocate a maximum of $260,000 in the Five Year Plan for expansion to the Oakridge Sub-station, such expansion to not include a jail.

THAT the Construction and Maintenance Division re-examine the figures titled #1, #2 and #3 which was submitted to the Clients' Committee meeting of April 15th which were approved by Council April 22nd, with a view to keeping them in line with Council's recommendation of April 22nd (i.e. "that costs be kept within the lowest estimates") and report to the Standing Committee on Finance and Administration.

NOTE: It was estimated the Construction and Maintenance Division would require three to four weeks before appearing before the Finance and Administration Committee on this matter. *

And it was

MENDED

THAT Council expand the terms of reference of Harrison/Kiss, Architects, to include the expansion to the Oakridge Sub-Station; that Harrison/Kiss begin preparation of sketch plans and cost estimates for the Oakridge expansion and that this addition to the Oakridge Sub-Station cost no more than $260,000.

The meeting adjourned at 11:10 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 568-9

* This report was submitted to the Finance and Administration Committee at its meeting of Thursday, July 17, 1975.

RIBUTED MONDAY

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

JULY 17,1975

A meeting of the Standing Committee of Council on Finance and lministration was held in the No. 2 Committee Room, Third Floor, .ty Hall, on Thursday, July 17, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Marzari, Sweeney
ABSENT:	Ald. Kennedy
CLERK:	G. Barden

COMMENDATION

1976-80 Five Year Plan Review for 1975 Plebiscite.

The Committee had for consideration a special report from the 76-80 Five Year Plan Review Committee dated July 15, 1975, outning a recommended plebiscite content and background of how the gures were arrived at; a report dated July 10, 1975 from the rmits and Licenses Department on funding for renovations of the blic safety building which Council requested be included in the rthcoming plebiscite; a letter dated July 10, 1975 from the ard of Parks and Recreation outlining various requests in conction with the Five Year Plan; together with a memorandum dated ly 17, 1975 from the Mayor (distributed at meeting) in which he oposed an alternate approach to the Housing Revolving Fund for e Five Year Plan (copies circulated).

The Committee centered discussion on the following:

(i) Neighbourhood Improvement Programme.

The Committee discussed the Neighbourhood Improvement Programme and it was noted that the 1974 plebiscite did not include funds for the programme as $2,480,000 of previous plan urban renewal funds were available. However, the 1975 N.I.P., not yet approved by the Federal and Provincial Governments, is apparently going to require anywhere from $1.3 million to $1.9 million of these funds. There is now a residue of $1.3 million in the existing programme over and above the $1.3 million appropriated for the 1975 programme. This would still leave an inadequate balance of funds available to allow the City to continue to participate at the current level throughout the planned period. The Committee felt it would be regrettable to entirely eliminate the programme and favoured including $1 million to allow the programme to continue until 1977. The Chairman stated that the programme could possibly be funded in 1977 and 1978 from supplementary capital or other sources.

Lause No. 1 Continued.

(ii) Renovations to Public Safety Building.

The Committee discussed funding required for the police building. In April 1975, it was estimated that the cost of renovating the public safety building would be $6,710,000. The Review Committee reported that after obtaining revised figures on the costs and deleting $6 million representing proceeds from the sale of the Court House to the Provincial Government a balance of $710,000 would be required.

The Review Committee recommended that a rounded figure of $700,000 be included for this building in the 1975 plebiscite. The following is a comparison of costs for the renovations if funded by the Five Year Plan and if funded mostly from the sale of the Court House, based on the Special Review Committee report and the report from the Permits and Licenses Department, modified verbally by the Director of Finance:

	IF funded out of 5-year plan	IF funded mostly from Court House
Renovation of existing building	4,109,000	3,992,000
Annex to present building	3,221,000	3,127,000
Temporary Parking Lot	30,000	30,000
	7,360,000	7,149,000
less funds available for Public Safety Building	- 650,000	- 650,000
less proceeds of sale of Provincial Court Building, if so applied		-6,000,000
Balance:	6,710,000	499,000

It is noted that there is a saving of approximately $210,000 allowance for discount on the sale of debentures if the renovations are funded mostly from the sale of the Court House. The Committee reduced the amount to be included in the plebiscite for the Public Safety Building to $500,000.

(iii) Expansion of Oakridge Sub-station.

The amount of $355,000 was submitted for inclusion in the Five Year Plan for Oakridge Sub-Station, the Review Committee reduced this to $260,000 and this amount was rounded to $300,000 by the Director of Finance. The Committee felt it should have been rounded to a lesser figure and reduced it to $250,000.

.ause No. 1 continued

(iv) Plebiscite Content.

The following table shows the recommended plebiscite content as amended by the Finance and Administration Committee:

	1974 Plebiscite (000)	Plus or Minus Changes by Council and Depts in 1975 (000)	Starting Point 1975 Review (000)	Review Group Changes (000)	1975 Plebiscite Before Rounding (000)	Recommende 1975 Plebiscit (000)
ts, Roads & Bridges, etc.						
eet Paving				1,000 -		
e Paving				190 -		
ewalks				130 -		
t Turn Bays						
tings Viaduct	13,496		13,496		12,176	12,200
l. Northern Rwy. Bridges						
dova St. Extension						
er Items						
t Lighting						
al Impvt.						
er	1,837		1,837	155 -	1,682	1,700
ergrounding						
ground Wiring	1,680		1,680		1,680	1,700
e Disposal	806		806		806	800
ications	1,623		1,623	373 -	1,250	1,250
fication	1,625		1,625	1,625 -	0	
Bldgs & Property						
cation of Firehalls	1,420	886 -	534		534	550
nstruction of Firehalls	1,268		1,268		1,268	1,250
erty Purchase Fund	3,000		3,000	1,000 -	2,000	2,000
ic Safety Building		6,710 +	6,710	6,000 -	710	500
idge Sub-station		355 +	355	95 -	260	250
evelopment	13,416	867 +	14,283	1,283 -	13,000	13,000
cquisition	7,073		7,073	3,073 -	4,000	4,000
ity Recreation Facilities	8,800	867 -	14,333	6,400 -	7,933	7,950
ng Pools	6,400					
ies						
ches	272	272 -		272 +	272	300
rict		950 +	950	950 -		
l	3,000	7,000 +	10,000		10,000	10,000
TOTALS	65,716	13,857	79,573	22,002 -	57,571	57,450

lus $1,000,000 to be added in for N.I.P. 1,000

58,450

The Committee discussed what City policy is re financing the e Year Plan should the plebiscite fail and the Director of Finance requested to prepare an information report so that members of ncil would know what the laternatives are.

cont'd ...

Lause No. 1 Continued.

(v) Ballot.

The Committee discussed the format for presentation of the ballot to the public and favoured a four ballot format structured as follows:

	1974	1975
ıllot 1		
ıneral Engineering Works, Protection to ırsons and Property, and Public Buildings d Property.	$26,755,000	$22,200,000
llot 2		
rk Development and Acquisition	$20,489,000	$17,000,000
llot 3		
mmunity Recreation Facilities	$15,472,000	$ 8,250,000
llot 4		
volving Fund for Acquisition of Land for Housing d Assistance in Creating Housing	$ 3,000,000	$10,000,000
ıs $1 million to be included in one of the above for N.I.P.		1,000,000
	$65,716,000	58,450,000

---oooooooooo0ooooooooooo---

llowing further discussion, it was

RECOMMENDED

(A) THAT City Council approve including $1 million in the Five Year Plan for the Neighbourhood Improvement Programme. Note: Alderman Marzari requested that the Review Committee consider including the N.I.P. allocation in the ballot for Community Recreation Facilities.

(B) THAT City Council approve the total amount of $58,450,000 in the 1976-80 Five Year Plan to be put to the voters on October 8, 1975, details to be as amended by the Finance and Administration Committee and shown in the above table.

(C) THAT City Council include an amount of $500,000 in the Five Year Plan for the public safety building on the assumption that the proceeds of the Provincial Court Building are applied to the renovation.

(D) THAT City Council approve a separated ballot being presented to the voters along the general lines outlined above.

(E) THAT the report dated July 10, 1975 from the Permits and Licenses Department re Police Facilities be received.

(F) THAT the memorandum from the Mayor dated July 17, 1975 be received and no action taken.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 544-6

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 22ND, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Council Chamber, Third Floor, City Hall, at 7:30 P.M. on Tuesday, July 22nd, 1975 for the purpose of holding a Public Hearing to amend the Zoning and Development By-Law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Bowers

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning proposed amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

1. Continuation of the Adjourned Public Hearing of June 24th, 1975 for the application to rezone 2893 West 41st Avenue.

An application had been received from Mr. Roger Romses, Architect, and Dr. N. Divinsky, University Non-Profit Building Society, to rezone the E½ of Lots 6 and 7, Amended Lot 8, Block 9, District Lot 2027 from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District.

The application was not approved by the Director of Planning as it is considered that the form of development is unsuitable in regards to the shape and size of the site; the close proximity of the buildings of the proposed development to the adjacent single family properties; and the isolating of the three single family homes at the northeast corner of West 41st Avenue and MacKenzie Street.

The application was approved by the Vancouver City Planning Commission subject to the following:

a) that the applicant acquire the 10-foot lane dedicated along the west side of Amended Lot 8;

b) the height be restricted to 24 feet above the average grade of West 41st Avenue; and

c) the floor space ratio not to exceed 0.60.

The application had previously been considered at a Public Hearing on June 24th, 1975 and it was resolved

THAT Council defer consideration of this rezoning application to the evening of July 22nd, 1975. This meeting to be held in the Council Chambers.

Continued on Page 2. . .

Clause No. 1 Continued

It was further resolved

"THAT the Planning Department sponsor an Information Meeting in the area prior to July 22nd to ensure that all the affected citizens are fully informed of the proposed development."

Mr. H. W. Gray, Zoning Planner, advised that the Planning Department had sponsored a Public Information Meeting at the Kerrisdale Community Center on July 10th, 1975 which was attended by approximately 60 people from the area surrounding the proposed development. He briefly summarized the rezoning application which had been presented in detail at both the previous Public Hearing and the Information Meeting, pointing out that the proposed development, located east of Crofton Manor, a Senior Citizens development, is for a non-profit 19-unit condominium in a single family area and would isolate three single family residences on the west side of the development.

Dr. N. Divinsky, President of the University Non-Profit Building Society, the applicant for this rezoning, stressed to Council that care is being taken to preserve the many shrubs and trees around the proposed development; that the development is of high quality and was approved by the Design Panel and the Vancouver City Planning Commission. He pointed out that the 19-unit co-operative housing development will not generate as much traffic as is already generated by the existing nursery. He said that his Society has attempted to acquire the three small corner lots but were unable to.

Mr. R. Romses, architect for the development, told Council that every effort has been made to minimize the impact of the project on the single family residential nature of the area; the height of the proposed development is 24 feet while some houses in the area are slightly above this height. He stated that if the property were allowed to be developed for single family homes, they could come to within 5 feet of the three houses at the northeast corner of West 41st Avenue and MacKenzie Street and could be up to 35 feet high. He stressed that trees planted by the nursery, ranging up to 50 feet in height, will be retained to provide screening from the adjacent single family homes.

Fourteen delegations spoke in favour of the proposed rezoning generally stating that the Society had been founded to solve the housing problems of U.B.C. faculty and staff and members of the Society. Single-family housing is expensive and uneconomical for this site. Many advised that the only way they could afford housing in Vancouver would be through co-operative housing such as this. The residents in the area supporting the development felt there would be far less traffic generated than that of the existing nursery which many felt was an 'eyesore'.

Thirteen delegations spoke against the proposed rezoning stating that the development was a piecemeal erosion of the single-family area and was an unacceptable density. Some residents were concerned about the close proximity of the development to their homes and their subsequent lack of privacy. Many felt the flashing signal light at 41st Avenue and MacKenzie Street would be inadequate to handle the increased traffic they feel will be generated by the proposed development.

All letters received and briefs submitted, as well as detailed comments of the delegations, are on file in the City Clerk's office.

MOVED by Ald. Marzari

THAT the rezoning application be approved.

- CARRIED

(The Mayor and Aldermen Sweeney and Volrich opposed.)

Continued on Page 3. . .

2. North Side of False Creek

The Director of Planning has submitted an application to rezone

(A) North side of Prior Street between Gore Avenue and the Road West of Main Street

Lots 1-47, Block 21 and Lots 1-17, Block 22, All of D.L. 196

Present Zone: (CM-1) Commercial District
Requested Zone: (M-1) Industrial District

(B) Portion of Crown Lease Land to the City, North of Lot 14, Block 64, D.L. 185 and South of the Revised Harbour Headline

Present Zone: (M-1) Industrial District
Requested Zone: (RS-1) One-Family Dwelling District

(C) South side of Beach Avenue between Thurlow Street and the Burrard Bridge

W½ and E½ of Lot 26, Lots 27-30, Block 14, Plan 92 and West Portion of Lot B, Block 14, Plan 9919 and Water Lots 3-8 of Lot 5317, All of D.L. 185

Present Zone: (M-1) & (M-2) Industrial District
Requested Zone: (RS-1) One-Family Dwelling District

(D) Area bounded by Beach Avenue, Burrard Street, Pacific Street and Homer Street

Lots 1-34 inclusive, Block 721, D.L. 541. Lot G, Plan 15118 and Lots 4-12 and Lots A-C, Plan 8486 and Lots D-F, Plan 12388, Block 122, D.L. 541. South 183.88' of Lots 2 and 3 and Lot 4, Plan 9597, Block 123, D.L. 541. South 183.88' on the West and South 122.73' on the East of Lot L 5606, Plan 6109, D.L. 541. Lot J, Block 115, D.L. 541

Present Zone: (CM-1) Commercial District
Requested Zone: (F.C.C.D.D.) False Creek Comprehensive Development District

The application was approved by the Director of Planning. Mr. Gray advised that the application had not been considered by the Vancouver City Planning Commission.

With respect to (D) above, Mr. J. C. Southcott, Vice-President - Administration of J. Fyfe Smith Co. Ltd., presented a brief (on file in the City Clerk's office) indicating that a portion of their property - described as Lots D, E and J, Block 115, District Lot 541 - would fall within the area to be rezoned. The southwest portion of the land and building would become F.C.C.D.D. and the balance would remain CM-1.

If the necessary land on Pacific Street is expropriated to extend it to an artery joining Pacific and Beatty Streets as indicated in the "Area Development Plan for Area 2, False Creek" adopted by Council on November 5th, 1974, they would lose irreplaceable warehouse area. If Pacific Street dissected their development, the isolated segment would be of no value due to the lack of ready access from one building to the other.

Continued on Page 4. . .

Clause No. 2 Continued

MOVED by Ald. Rankin

THAT a decision on the above rezoning be deferred until a report from the Vancouver City Planning Commission is received.

FURTHER THAT the Director of Planning be requested to consider the points raised by the delegation.

- CARRIED UNANIMOUSLY

3. Text Amendments Zoning By-Law No. 3575 - Development Permit Board

The Director of Planning has submitted an application to amend the text of the Zoning and Development By-Law No. 3575 to allow

(a) Technical Administrative changes in connection with submitting Development Permit Applications to the Development Permit Board.

(b) Discretion for the Director of Planning to consider certain applications of a "minor" nature; without first referring such applications to the Development Permit Board.

(c) "Conditional Uses" in the existing downtown Commercial and Historical area zoning districts being subject to approval by the Development Permit Board instead of the Director of Planning.

The application was approved by the Director of Planning.

Mr. D. M. Hickley, Assistant Director, Central Area Division, advised that although the actual application to amend the text of the Zoning and Development By-Law has not been considered by the Vancouver City Planning Commission, on April 16th, 1975, the Commission approved the formation of the Development Permit Board. The text amendments arise from that approval.

MOVED by Ald. Rankin

THAT the application be approved.

- CARRIED UNANIMOUSLY

4. Text Amendments - False Creek Comprehensive Development District By-Law No. 4783 - Development Permit Board

The Director of Planning has submitted an application to amend the False Creek Comprehensive Development District By-Law No. 4783 to provide for Development Permit Applications to be submitted to the Development Permit Board.

Continued on Page 5 . . .

Clause No. 4 Continued

The application was approved by the Director of Planning. Although the application has not been considered by the Vancouver City Planning Commission, Mr. Hickley could see no reason for any objections from the Commission to the amendments.

MOVED by Ald. Rankin

THAT the application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Bird

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law for Items 1, 3 and 4.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:40 P.M.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 22, 1975, adopted on August 12, 1975.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 29, 1975, in the No. 1 Committee Room commencing at 9:30 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich.

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the Minutes of the Regular Council Meeting of July 22, 1975, be adopted after amendment to page 23 to include the following motion with respect to Clauses 2, 3 and 4 of the report of the Standing Committee on Community Services dated July 10th, 1975:

"MOVED by Ald. Rankin,
THAT Clause 2 be received for information and the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY."

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Boyce,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

Council agreed to vary the agenda to consider Clause 3 of the City Manager's report Building and Planning Matters (A-4) re Ground Leases - False Creek.

Ground Leases, Phase 1, Area 6 False Creek (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendations of the False Creek Development Group as contained in the above-mentioned report, be approved;

FURTHER THAT approval be given for the sponsors to proceed with construction prior to execution of the leases subject to:

(a) the City being satisfied the subdivision plan is acceptable in principle to the Land Registry Office

(b) each of the sponsors having executed an agreement to lease

(c) financing for the individual projects being confirmed before construction is commenced

(d) the Director of Legal Services taking steps necessary to protect the interests of the City.

- CARRIED

AMENDED SEE PAGE 702

(Aldermen Kennedy and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan

The Council considered the following report dated July 25, 1975, as submitted by the City Manager:

"The City Engineer, Director of Planning and Director of Social Planning report as follows:

'On July 8 Council considered a recommendation of the Standing Committee on Planning and Development to establish an implementation plan for traffic improvements in the downtown. Council heard delegations on this subject and passed the following motion:

> 'That no further action be taken this day on the Downtown Transportation Plan proposals;
>
> Further that the Director of Social Planning, the Director of Planning and the City Engineer consider the matter of options and alternatives, for report back to Council in respect of the Downtown Transportation Plan.'

Following Council's resolution members of the Planning, Engineering and Social Planning Departments have met several times over the past two weeks. Representatives of the Bureau of Transit and the G.V.R.D. Planning Department were included in several of the meetings. The purpose of this report is to present the results of these discussions and to recommend a phased program of traffic improvements in the downtown.

BACKGROUND

As part of the Downtown Study, in 1974 all aspects of downtown transportation were studied, including transit, pedestrians and vehicle movement and parking. The major transportation objectives of the Downtown Study were:

(1) to emphasize better transit services as the key to downtown transportation improvements;

(2) to improve conditions for pedestrians by reducing traffic where possible;

(3) to maintain an efficient street system for vehicles which would still be required downtown even with improvements to transit.

The Downtown zoning proposals of April, 1975, contained policy proposals related to these objectives.

Since April, the reports submitted to the Committee have emphasized improvements to the street system for vehicles and pedestrians resulting in the Scheme IIIA which, as noted above, has been referred back for further study of options. Copies of these reports, dated May 22, 1975, and June 10, 1975, and the resolutions of Council, are attached to this report.

Details of the transit improvements proposed have not progressed as quickly pending agreements with the Bureau of Transit and the City. Following a successful working session with Bureau of Transit officials on July 23, 1975, it now seems likely that detailed proposals for transit downtown can be developed to complement the program for street improvements described in this report.

All of the street proposals described below have been compared with the proposals just received from the Bureau of Transit. There appear to be no major areas of conflict which cannot be resolved with further study and discussion.

REVIEW OF OPTIONS

This report will present the alternatives and options which were considered in the development of the recommended scheme, with specific comments by the Directors of Planning and Social Planning included on certain elements. The views of the Bureau of Transit are included in this discussion. There will be a report reference to explain the various options.

The differences between the alternatives and options considered lie primarily in the degree of pedestrianization envisaged and the extent of the corresponding roadway changes. No proposal offers a significant increase in street capacity; replacement of capacity which has or will be lost to specific street closures and pedestrian improvements and provision of some bypass opportunities, are achieved to varying degrees.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transporation Plan (continued)

Elements of the scheme now recommended and shown on the attached map are defined in three categories:

1. Short term improvements;

2. Improvements agreed in principle but with details to be worked out;

3. Improvements where agreements depend on further studies to be carried out.

The scheme recommended to Council consisted of seven 'traffic street' elements and a pedestrian network. The following sections will discuss these elements, noting alternatives and options where they exist.

PEDESTRIAN NETWORK

The proposed scheme identified a pedestrian network including Robson from Thurlow to Hamilton, Hamilton from Robson to Pender, Carrall from Keefer to Water, Pender from Main to Carrall, and the Pender Keefer Diversion, as well as the existing Granville Mall and Water Street pedestrian areas. Some of these pedestrian elements are dependent upon construction of roadway links to provide alternative traffic routes. A phasing program to implement the pedestrian network will be reported on at a later date.

In Committee discussions, more intensive pedestrianization was considered, particularly the development of Hastings as a pedestrian-transit street tieing in both the proposed Hamilton pedestrian oriented street and Granville Mall. Traffic reductions on other core streets were also proposed, as well as intensive pedestrian use of lanes. The Committee concluded that neither intensive use of lanes by pedestrians, nor extensive reductions of street space in the core was practical.

The Hastings pedestrian-transit mall relates directly to a replacement street along the Waterfront - the North Bypass considered in the Committee discussions. This new street would provide sufficient capacity to permit eliminating the automobile role of Hastings. Planning and Engineering agree that a Hastings pedestrian mall would be desirable from many viewpoints, but equally all agree that there are significant liabilities and obstacles associated with the proposed North Bypass. This remains an option.

The Social Planning Department is of the opinion that the designation of Hastings Street as a future pedestrian transit mall is inappropriate given:

(1) the socio-economic character of Hastings Street, and

(2) there are limitations to a city's capacity to upgrade its shopping areas;

(3) the limitation of traffic options at the eastern neck of the downtown, and

(4) a desire to consider increased pedestrian Waterfront access through means other than the North Bypass.

The South Bypass

This proposed roadway connects the Columbia-Quebec Connector to existing streets west of Carrall and the proposed Smithe-Nelson Couplet. These connections would avoid the proposed site for the Chinese Cultural Center and permit pavement reductions on Pender Street and closure of the Pender-Keefer Diversion. Without the South Bypass the severe traffic congestion in this area would preclude traffic reductions in the Chinatown area and the form of development planned for the Chinese Cultural Center. This roadway also relieves the very congested section of Main Street north of Terminal Avenue, providing opportunities for improved bus operation.

There is no effective alternative to the South Bypass. A connection to the Pender-Keefer Diversion and Columbia Street from the Connector has been rejected by Council, and this does not in any case provide a route to the Nelson-Smithe Couplet. If the South Bypass is not implemented, we are unable to offer other measures to achieve the above objectives. There are conflicts between this proposal and a proposal for an LRT routing through this area. However, the Bureau of Transit and City officials believe these problems can be resolved by working jointly with B.C. Hydro.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

Cordova Extension

The Cordova Extension directs traffic from the very congested section of Hastings west of Granville, and eliminates turning problems at Granville and Howe. Once again, there is no alternative to this plan element.

All Departments are agreed that the extension to Burrard is desirable and should proceed. The extension west to Thurlow or Bute is, of course, dependent on the overall traffic pattern selected. As part of a ring road - bypass philosophy, the extension to Thurlow and Bute provides the important opportunity for automobiles to avoid the downtown core by going via the ring road. The Bureau of Transit feels that the Cordova Extension to Burrard is very desirable for bus operations associated with the proposed Waterfront terminal. The Director of Planning believes that further studies to assess the environmental impact of the extension to Thurlow and Bute on Waterfront development are necessary.

Smithe-Nelson Couplet

The Couplet replaces the capacity lost with the elimination of traffic on Robson Street at Howe. Also, as part of the ring concept it provides the perimeter link from the South Bypass north-south element on the west perimeter of the downtown core. It can be justified in isolation from the ring system as a circulation system and simply replacing of capacity lost on Robson. This couplet can be implemented as far west as Thurlow without major street changes. The Bureau of Transit and Engineering staff believe the couplet can be incorporated effectively into transit plans for the West End.

The alternative to the Nelson-Smithe Couplet is two-way operation on Smithe Street. (This has been suggested again by the architects for the Provincial Complex.) The two-way operation could take place either on the existing Smithe Street pavement or on an enlarged pavement. A two-way operation on the existing pavement would provide much less capacity than is required to replace the Robson-Smithe Couplet and turn restrictions and circulation limitations would be required to obtain any reasonable traffic flow. Widening of Smithe Street would involve property acquisition at an excessive cost and would significantly disrupt businesses along Smithe.

Nelson Park Tunnel and Bute-Thurlow Couplet

These two elements are considered together since all Departments agree that the Bute-Thurlow Couplet should not be implemented without construction of the Nelson Park Tunnel. It also relates to the extension of Cordova beyond Burrard. While an on-street Bute-Thurlow Couplet is operationally feasible and acceptable from the traffic point of view, the impact on the West End would be unacceptable. This tunnel provides a reasonable and practical means of resolving the conflict between traffic flow using a Bute-Thurlow Couplet and the West End. The Director of Social Planning believes ideally the tunnel should extend beyond Robson to the north and beyond Thurlow to the east, thus completely eliminating conflict with the West End. This would create an additional expense which has not been estimated at this time. The Director of Social Planning notes that street closures related to the tunnel would benefit the West End.

The Director of Planning is unable to recommend in favour of the tunnel at this time since he believes that further environmental studies would be required to assess the tunnel's impact realistically.

The Bute-Thurlow Couplet provides an important part of the ring system to direct traffic to the perimeter of the downtown core and provide good access to the high density office areas in the northwest corner of the core.

The alternative to the tunnel and the Bute-Thurlow Couplet is to consider a further staging bymaintaining and increasing the present traffic loading on Hornby, Burrard and Thurlow, rather than shift the traffic emphasis to the edge of the core. Without the Bute-Thurlow Couplet, Robson will be required to carry a significant volume of westbound traffic which would follow a Hornby, Robson routing.

Development of Alberni to Replace Robson

The development of Alberni is proposed as a replacement for Robson Street. If the scheme recommended by the Committee were implemented, Alberni could replace completely the through traffic function of Robson and allow Robson, from Howe to Bute, to operate as a pedestrian transit street, with the remainder of Robson acting as a local access street for the West End. If the alternative to the tunnel and Bute-Thurlow Couplet is considered, the development of Alberni Street would still provide significant relief to Robson Street.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan (continued)

Extension of Melville

The extension of Melville improves access for bus transit to the high density office areas in the Golden Triangle and avoids the present routing of westbound traffic from Dunsmuir, Melville, via Thurlow, to Georgia. If the complete scheme is implemented, the extension of Melville is essential to provide the westbound to southbound movement and allow the ring road to function.

FINANCING AND TIMING

The Cordova extension to Burrard and some limited improvements on Thurlow and Bute are included in the Five-Year Plan plebiscite approved by Council last week. The remaining elements of the scheme were recommended for financing as follows in the previous report to Committee:

(a) Smithe-Nelson Couplet - $190,000 to be provided in 1975 by interim allocation from the Burrard Arbutus road funds with this money to be restored from the 1976 Supplementary Capital Budget.

(b) Development of Alberni and Extension of Melville ($300,000 and $160,000). This total of $460,000 was not included in the 1967-1980 Capital Plan plebiscite and alternative financing was, therefore, considered.

Previous discussion in Council suggested the use of funds from the sale of land purchased for the Burrard Arbutus Connector.

Since this borrowing was specifically for transportation, it seems appropriate that these funds be diverted to transportation improvements elsewhere in the city rather than being treated as general revenue. In this event, there would be sufficient monies available to develop Alberni and extend Melville without recourse to the 1976-80 Five-Year Plan. Certain of these lands can be sold to the Property Endowment Fund or for public housing in the relatively near future. The Director of Finance concurs with the proposal to allocate money realized from the sale of land bought for the Burrard-Arbutus Connector for this purpose.

(c) Nelson Park Tunnel (preliminary $6,000,000). No funding source is available at this time.

(d) South Bypass (preliminary $1,000,000). This element cannot be defined sufficiently clearly to recommend a fund allocation. It was anticipated that money for this work would be provided from Supplementary Capital over the period 1976-1980.

SELECTION OF OPTIONS

The preceding sections have noted options and alternatives were considered during the development of the plan and their assets and liabilities. In an overall sense, the Director of Social Planning views the plan recommended by the Committee as a realistic means of reducing vehicular congestion in the core area by providing a bypass system for those trips that presently must pass through the central business district for other destinations. The ring road system proposed by the City Engineer will allow greater and more pleasant pedestrian utilization of downtown streets, and will at the same time, because of the anticipated reduction in vehicular traffic, facilitate the movement of public transportation within the CBD. With the reservation that noise control and minimizing community disruption should be the major consideration in the selection of tunnel entrance and exit locations, Social Planning strongly supports the scheme recommended by the Planning Committee. The Bureau of Transit is strongly supportive of some elements of the proposal, and believes that any potential conflicts with transit plans can be resolved. The Director of Planning has concurred with most elements of the plan, expressing concern primarily about the cost and environmental impact of the tunnel. The G.V.R.D. Planning Department has no detailed comments, but urges early resolution of any potential conflict between street development plans and LRT planning.

Despite concurrence on the majority of the plan, however, it is difficult to establish an overall implementation scheme acceptable to all Departments. A modified staging process for the Committee recommended scheme would allow the flexibility and time for investigation sought by the Director of Planning for review of the tunnel and Cordova extension beyond Burrard and provide an acceptable interim solution in the opinion of the City Engineer. This interim solution is not favoured by the Director of Social Planning due to the high volume of traffic on Nelson between Thurlow and Burrard. While the Director of Planning believes the interim solution is acceptable for implementation, he believes there should be no construction until after public comment is received on the proposals.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

The following recommendations are divided into those supported by all Departments and those recommended individually.

All Departments RECOMMEND the following:

1. Inclusion of Plan 1 attached in the Downtown Official Development Plan as the City's Pedestrian and Traffic Street Plan.

2. Approval of development of Alberni and extension of Melville in 1976-77 with funding ($460,000) to be provided from the sale of the Burrard-Arbutus property as outlined above.

3. Approve the South Bypass for development, with funds to be provided from Supplementary Capital 1976-80 as appropriate and approved by Council.

4. Confirm Council's decision of June 24 that the school be located generally within the north and west portion of Block 22 to accommodate future tunnel developments.

The City Engineer RECOMMENDS that the Nelson-Smithe Couplet be implemented in 1975 to assist with present traffic problems, with funding to be provided on an interim basis from Burrard-Arbutus street funds, with subsequent replacement from 1976 Supplementary Capital Budget. While the Director of Social Planning believes a Smithe-Nelson, Nelson Park Tunnel and Bute-Thurlow system should be implemented, he does not concur with an interim Smithe-Nelson Couplet because it creates a negative environmental impact on Nelson between Burrard and Thurlow. As noted above, while the Director of Planning agrees with the couplet, he does not concur with implementation of any part of the scheme prior to public discussion of the Downtown Official Development Plan.'

The City Manager recommends that Council approve the Departmental recommendations 1 thru 4 and submits the question of the Nelson Smithe Couplet for Council's CONSIDERATION."

The City Engineer, with the aid of maps, gave a comprehensive oral report on this whole matter including cost estimates on the various projects shown. The Council noted a memorandum from the G.V.R.D. in which Council was asked to support a resolution on matters relating to transit planning in the City.

A letter from the School Board under date of July 23, 1975, was also noted in which the School Board was concerned regarding delays in providing school accommodation in the West End insofar as an annex is proposed on the south-west corner of Block 22. The Mayor advised that in discussing the communication with the Chairman of the School Board, he had been informed that the School Board would prefer that location, but would accept the previous decision of Council that the school be located generally in the north and west portion of Block 22 which kept open the options of a tunnel.

Council also heard comments from the Director of Social Planning regarding the interim Smithe-Nelson Couplet and from Mr. Hickley of the City Planning Department concerning the reports effect on the Downtown Transportation Plan.

It was agreed that reference on page 2 of the report to a North By-pass be deleted. After due consideration, it was

MOVED by Ald. Kennedy,
THAT

*(a) inclusion of Plan 1 attached to the report and as amended in presentation, in the Downtown Official Development Plan as the City's Pedestrian and Traffic Street Plan be approved, on the understanding that the tunnel proposal is a proposal only and will be the subject of further study.

(*Amended Plan 1 on file in City Clerk's Office)

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan
(continued)

(b) approval of development of Alberni and extension of Melville in 1976-77 with funding ($460,000) to be provided from the sale of the Burrard-Arbutus property as outlined above;

(c) the South By-pass be approved with funds to be provided from Supplementary Capital 1976-80 as appropriate and approved by Council;

(d) Council's decision of June 24th, be confirmed in that the school be located generally within the north and west portion of Block 22, subject to handicapped and old age pensioners affected by relocation, being found adequate alternative accommodation by the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Nelson-Smithe couplet be further considered after public discussion on the Downtown Official Development Plan in September.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Rankin,
THAT this Council supports the resolution of the G.V.R.D. Board to 'prepare a program for preliminary engineering, traffic management, adjacent land development and zoning and financing of the initial light Rapid Transit link', and instructs City Departments to work collectively with G.V.R.D. and Bureau of Transit Services staffs on all matters relating to transit planning in the City.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 11:00 a.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 11:40 a.m.

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UNFINISHED BUSINESS

Council agreed to defer the following items of Unfinished Business pending the hearing of delegations later this day:

(a) Cross-Reach Single Parents - Grant Appeal

(b) Staffing and Operating Costs - Joe Fortes (West End) Branch Library.

COMMUNICATIONS OR PETITIONS

1. Request for Permission to use 'Vancouver' in the name 'Vancouver Writers' Free Press Association'

Council noted a letter from Mr. Spence on behalf of a number of Vancouver writers requesting to use the prefix 'Vancouver' in the society's name (Vancouver Writers' Free Press Association).

MOVED by Ald. Kennedy,
THAT the request of the Vancouver Writers' Free Press Association to use the name 'Vancouver' in the society's name be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Proposed Development Permit - Primary Annex Adjacent to Nelson Park

MOVED by Ald. Bird,
THAT the letter from the School Board dated July 23, 1975, concerning the primary annex adjacent to Nelson Park be received having been taken into consideration by Council earlier this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JULY 25, 1975

Works & Utility Matters
(July 25, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Pacific Centre Parking Garage Equipment - Block 42
Cl. 2: Bi-Weekly Garbage Collection

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(July 25, 1975)

Van Dusen Botanical Display Garden - 1975 Operating Budget (Clause 1)

MOVED by Ald. Cowie,
THAT this whole matter be referred to the City Manager to discuss with the Park Board the costs involved in opening Van Dusen Gardens on the basis of a park with no fee to be charged;

FURTHER THAT the City Manager, in consultation with the Director of Legal Services also report on prior commitments made by Council in respect of the property;

AND FURTHER THAT when the matter is again considered by Council the Park Board and the Botanical Gardens Association be given the opportunity of addressing Council.

- CARRIED

(Alderman Kennedy opposed)

Building & Planning Matters
(July 25, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Application to amend Zoning and Development By-law for Downtown District
Cl. 2: Thunderbird Neighbourhood Development - Blocks 105, 106, 107, 108, Section 28 THSL & Block 96 Section 96, THSL
Cl. 3: Ground Leases, Phase 1, Area 6, False Creek

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(July 25, 1975) (cont'd)

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Ground Leases, Phase 1, Area 6
False Creek (Clause 3)

For Council action on this Clause, see page 1.

Licenses & Claims Matters
(July 25, 1975)

Claim Number 15750 - Cochrane Stephenson
(Western) Limited (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 25, 1975)

Hudson Street Bridge
(Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 25, 1975)

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: West End Community Centre - Staffing (Stationery Equipment Operator)
Cl. 2: Safety Requirements - City Analyst's Laboratory
Cl. 3: Pedestrian Access Through Pacific Centre Garage from the Toronto-Dominion Bank Tower to the Court House
Cl. 4: Orpheum Theatre Restoration
Cl. 5: Hindustan Canadian Educational and Cultural Society - Picture Screen
Cl. 6: Vancouver Museums & Planetarium - Grant
Cl. 7: Park Board Indemnities
Cl. 8: Archives Security and Extension of Hours - Part-time Attendants

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Rankin and Sweeney were opposed to Clause 4)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(July 25, 1975) (cont'd)

Vancouver Museums & Planetarium
Grant (Clause 6)

MOVED by Ald. Volrich,
THAT this Clause be referred to the Finance and Administration Committee for review and consideration with representatives of the Vancouver Museums and Planetarium Association.

- CARRIED UNANIMOUSLY

Park Board Indemnities
(Clause 7)

MOVED by Ald. Volrich,
THAT the Director of Legal Services prepare a By-law with respect to a $2,000 annual indemnity to members of the Park Board retroactive to January 1, 1975.

- CARRIED UNANIMOUSLY

Archives Security and Extension of
Hours - Part-time Attendants (Clause 8)

MOVED by Ald. Volrich,
THAT this Clause be deferred for consideration by the Finance and Administration Committee, but that the two part-time attendants be retained pending the report of the Committee being considered by Council.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 25, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Downtown Study Team - Temporary Staff
Cl. 2: Proposed Personnel Regulation: Employment Interview Expenses - Out of Town Applicants (Reg. 270-7)

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 25, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Lease Renewal - 475 Main Street Traffic Courts and Offices
Cl. 2: 39 Lots in the Strathcona Area - Option to Purchase
Cl. 3: Lots 15-20, Sub 1; and Lots 1-7 and 15-20, Sub 4; all in Block 43, D.L. 139 Sit: East side of Camosun Street 20th to 21st Avenue
Cl. 4: Land Exchange: Fairview Slopes Property to the City Adanac/Cassiar Property to the Provincial Government for Co-operative Housing
Cl. 5: Vancouver Chinatown Housing Society - S/S Union Street between Campbell & Raymur Avenues

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(July 25, 1975) (cont'd)

Clauses 1 to 4

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Cowie, Harcourt and Rankin opposed to Clause 3)

Vancouver Chinatown Housing Society
S/S Union Street between Campbell & Raymur Avenues (Clause 5)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved, and the Vancouver Chinatown Housing Society be asked to submit its request for tax exemption on its property in the normal manner.

- CARRIED UNANIMOUSLY

B. Park Board - Staffing
(Vancouver East Recreation Project)

The City Manager under date of July 18, 1975, submitted the following report:

"The City Manager has received the following report from the Superintendent of the Park Board:

'The Vancouver East Recreation Project was established in 1967 for the purpose of providing public recreation programs in that area of the city bounded on the north by the waterfront, on the east by Victoria Drive, on the south by first Avenue, and on the west by Cambie Street.

At that time the area lacked community centres and the project programs were carried out in existing community facilities. The main office of the recreation project was located in a converted cloak room at Britannia High School. A project Director, one Assistant, one Cashier-Clerk Typist, part-time budget, facility rental and supplies budget was provided. In 1970 a second Assistant Director was added to the project complement.

Since 1967, Strathcona Community Centre was constructed and staffed. The Downtown Easisde Recreation Project was established, serving the area bounded by Cambie, Hastings, Heatley and the waterfront. We are now in the process of planning recreational services that will be provided in the new Britannia Services Centre.

In the light of these recreational developments in the area it has become apparent that the majority of the recreational services, initially intended to be provided by the Vancouver East Recreation Project, have now become the function of either Strathcona Community Centre or the Downtown Eastside Recreation Project and others will be part of the Britannia Services Centre recreation programs.

There is still a need for some recreational services to be provided as part of the extension program of the Britannia Services Centre and this has not been provided for in the revised Britannia budget pending the disposition of the Vancouver East Recreation Project.

The 1975 operating budget for the Vancouver East Recreation Project is $68,702.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Staffing (Vancouver East Recreation Project) (cont'd)

It is recommended that:

a. the Vancouver East Recreation Project be disbanded including all established positions that are currently part of that operation;

b. we establish the position of one extension recreation programmer at a cost of $10,000;

c. provide $2,000 for the rental of community facilities and $1,000 for supplies plus $360 a year for transportation, and $4,000 for part-time staff;

d. the present full-time staff at Vancouver East Recreation Project be reassigned, if they desire, to similar positions elsewhere within the system;

e. consideration be given to provide $5,060 for program at Tillicum and Hastings School, now being co-ordinated and conducted by one of the Vancouver East Recreation Project assistants.'

The City Manager RECOMMENDS approval of Recommendations a and d, and RECOMMENDS against approval of the balance of the recommendations since the program was established as a substitute for community centres which have since been constructed and because sufficient justification for Recommendations Nos. b, c, and e has not been provided."

MOVED by Ald. Volrich,
THAT this whole matter be referred for further report by the administration to the Finance and Administration Committee for consideration.

- LOST

(Aldermen Bird, Bowers, Harcourt, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Boyce, Cowie and Volrich opposed)

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The Council recessed at 12:20 p.m. to reconvene in the Council Chamber at 2:00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich.

DELEGATIONS AND UNFINISHED BUSINESS

Cross-Reach Single Parents: Grant Appeal

The Council received a delegation from the Cross-Reach Single Parents appealing the previous action of Council of not approving a grant to the organization in the amount of $14,040 (net $7,020 after C.A.P. recovery).

MOVED by Ald. Sweeney,
THAT Council approve a grant of $14,040 (net $7,020 after C.A.P. recovery) for the Cross-Reach Single Parents Program, subject to the program being offered in the West End. This grant to cover a 10-month period from June 1, 1975 to March 31, 1976;

FURTHER THAT the grant be paid to the Cross-Reach Society which will administer the grant.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Volrich opposed)

Staffing and Operating Costs - JOE FORTES (West End) Branch Library

Council on July 22, 1975, when considering a Manager's report dated July 18, 1975, regarding the staffing and operating costs of the Joe Fortes (West End) Branch Library, agreed to hear a delegation from the Library Board and the West End Community Centre Association.

Rev. McSherry, on behalf of the Association, filed a brief and requested Council to permit the library to be opened during weekday afternoons and evenings and all day Saturday and on Sunday afternoons for winter months. The Association suggested that the library need not be opened during weekday mornings because of budget considerations.

Mr. Peter Kitchen, Chairman of the Library Board, also filed a brief supporting the 7-day library services for various stated reasons. The costs involved were detailed as an attachment to the brief.

MOVED by Ald. Kennedy,
THAT an appropriation of $130,000 be approved for staffing and funding the Joe Fortes (West End) Branch Library based on the annual cost for 1976, and the Library Board have discretion on the question of the opening hours based on this amount;

FURTHER THAT approval be given for approximately 2½ months operation this year based on the same arrangement as above but at 1975 costs.

- CARRIED

(Alderman Harcourt opposed)

The above motion having been Carried, an amendment by Alderman Harcourt to substitute a lesser amount of $123,600 was not put.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Street Closure in Gastown to Accommodate a Bicycle Race

The City Manager under date of July 21, 1975, submitted the following report of the City Engineer:

"In a letter received on May 28, 1975, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 4, 1975, from 10:00 a.m. to 3:00 p.m. to accommodate a bicycle race. The streets requested to be closed are:

Powell Street from Columbia Street to Carrall Street
Water Street from Carrall Street to Abbott Street
Abbott Street from Water Street to Cordova Street
Cordova Street from Abbott Street to Columbia Street
Columbia Street from Cordova Street to Powell Street
Carrall Street from Cordova Street to Maple Tree Square

The event will be composed of a preliminary Celebrity race and the major race involving around 60 bicycles. The latter will involve a routing along Water Street, Abbott Street, Cordova Street, Columbia Street and Powell Street.

The proposed race is similar to one which was held last year and no problems were encountered. However, this year the applicant requests that costs for signing and barricading be borne by the City. The estimated cost of this work is $600.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Transit will be affected by the street closure but B.C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to the arrangement used last year.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Monday, August 4, 1975, from 10:00 a.m. to 3:00 p.m.; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is name insured.

2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

3. Any food concessions be approved by the City Health Department.

4. The cost of temporary traffic controls be borne by the applicant.

Should Council decide in favour of the applicant's request for free services, it is suggested this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. In this case Item (4) of the above would not apply.

The Comptroller of Budgets advises there are sufficient funds provided for in contingency reserve to provide for this cost of City services.

The City Manager submits the matter to Council for CONSIDERATION."

MOVED by Ald. Rankin,
THAT the Gastown Merchants' Association's request to close the above streets to vehicular traffic on the date and time mentioned, be approved subject to the following conditions:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Street Closure in Gastown to Accommodate a Bicycle Race (continued)

"(a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is name insured.

(b) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

(c) Any food concessions be approved by the City Health Department.

(d) The cost of temporary traffic controls be borne by the applicant."'

FURTHER THAT a total grant of up to $500.00 be approved to the organization in respect of the costs involved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

D. Funding for Pedestrian Signals

The City Manager under date of July 28, 1975, submitted the following report of the City Engineer and the Director of Finance:

COMMENTS OF ENGINEERING DEPARTMENT

"On May 6th, Council approved the installation of a pedestrian signal on McGill Street in the vicinity of Penticton Street. On May 13, 1975, Council approved the installation of a pedestrian signal on First Avenue at Slocan Street. The total cost of these two installations amounts to approximately $18,600. At the Council meeting on July 22, another pedestrian signal was approved at the intersection of 59th Avenue and Oak Street with funding from the Contingency Reserve.

These signals were not part of this year's Traffic Signal Program approved by Council, and no funds are therefore available in program funds for this purpose. This year's program included five pedestrian signals which would improve the safety for pedestrians at some of the most difficult crossing locations in the City. The installation of pedestrian signals at these five locations was based upon a warrant adopted by Council last year. The warrant permitted identification of the priority locations requiring pedestrian signal treatment on a City-wide basis. This year's Signal Program also includes four new vehicular signals and major signal modifications at three locations. This total 1975 signal program is clearly required. We are planning on completing the implementation phase of the signal work by the end of the year.

Therefore, the Engineering Department cannot recommend deferral of any of these signals to next year's program in place of the three pedestrian signals mentioned above and approved by Council in May and July."

COMMENTS OF FINANCE DEPARTMENT

"Up to 1974, the Traffic Signal Reserve received 25% of the net parking meter revenues. Commencing in 1974, it received 100% of the net revenues and this has been continued for 1975. This represents in round numbers an increase in available funds from approximately $50,000 per year in the past, to $250,000 per year now. These funds are fully committed to projects, as the City has embarked upon a "massive" signalization program compared to previous years.

The two pedestrian signals costing $18,600 approved by Council on May 6 and 13, 1975 plus the pedestrian signal approved by Council on July 22, 1975, with an approximate cost of $8,000 to $9,000, would appear to have a lower Engineering Department priority than the basic program for 1975, and cannot be funded from the above source in the normal course of events. The obvious action is to include them in the 1976 program.

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Funding for Pedestrian Signals
(continued)

The 1975 Traffic Control Program plus the uncompleted 1974 projects carried forward to 1975, amounts to approximately $492,000, of which about 40% has been completed to date. There are a number of projects involving modifications to the traffic signal system which have not yet been started, and which could be deferred to 1976 to provide the approximate $27,000 required for the three signals approved by Council on May 6, 13, and July 22.

"It is suggested that, since the City Engineer is behind in his traffic signalization program and assuming the May 6, 13 and July 22 signals have a higher priority in Council's mind compared to the basic 1975 program, the City Engineer revise his 1975 program to include the three signals and defer part of the other signal modifications to 1976, as it appears the work would not be done until 1976 anyway."

The City Manager does not support the suggestion of the Director of Finance that the City Engineer revise his 1975 program deleting signals which were approved by Council on the warrant system in 1974. It is noted by the City Engineer that these signals are to be installed at some of the most difficult crossings in the City.

The City Manager notes that Contingency Reserve is not an appropriate source of funds for continuing Capital programs such as signalization, and therefore RECOMMENDS that the pedestrian signals approved by Council on May 6, 13 and July 22 be placed on the 1976 signalization program and funded by the Traffic Signal Reserve.

MOVED by Ald. Bowers,
THAT the City Engineer's Traffic Signalization Program for 1975, be approved on the understanding priority will be given to those signals authorized by Council on May 6, 13 and July 22, 1975, but the question of an increase in the appropriation, be deferred until review in August.

CARRIED UNANIMOUSLY

MOVED by Ald. Bird in amendment,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY.

I. Greater Vancouver Regional District:
Liveable Region Plan

Under date of July 16, 1975, the Vancouver City Planning Commission submitted a report resulting from discussion and written comments submitted by members on the G.V.R.D. Liveable Region Plan.

MOVED by Ald. Volrich,
THAT the report from the Vancouver City Planning Commission be received and referred to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

In considering the foregoing, it was suggested the Mayor arrange a joint meeting with the Planning Commission and Council members to discuss matters of common interest. The Mayor undertook to arrange this.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Illegal Suites:
Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of July 18, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Dow Myong Oh (owner), 1076 West 41st Avenue
Frank Quiring (tenant), 174 West 21st Avenue
James John Irvine (tenant), 1950 East 1st Avenue
Marlene Anderson (tenant), 3248 Coleridge Avenue
Sally Kovacs (tenant), 2037 MacDonald Street
Julie Anne Peake (tenant), 3408 East 29th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Mrs. Gertrude Lohvin (owner), 7276 Victoria Drive
Phera Singh (owner), 2880 East 44th Avenue
Mervin V. Hanson (tenant), 3642 West 22nd Avenue
Richard A. Lockhart & Mark Fox (tenants), 4435 West 11th Avenue
Fotis Vlachos (owner), 3289 West 11th Avenue
Frances E. Cruise (tenant), 2005 West 59th Avenue
Jenny Y. M. Tao (tenant), 693 West 31st Avenue
Balwant Singh Bapla (owner), 969 East 59th Avenue
Audrey Gauchi (tenant), 245 North Templeton Street
Dan Rodocker (tenant), 4745 Gothard Street

(c) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(d) the following applications be not approved:

Mile Bobanovic (owner), 4919 Rupert Street
Bob M. Ishmail (owner), 4850 Joyce Street
Mohan Singh Gill (owner), 852 East 63rd Avenue
Manuel W. Lee (tenant), 3291 East Georgia Street
Eva Gusland (owner), 2569 Pandora Street
Peter Beyer (tenant), 2375 West 35th Avenue

MOVED by Ald. Bird,
THAT recommendations (a) to (d) inclusive contained in the foregoing Committee of Officials report dated July 18, 1975, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, July 24, 1975

Consultant Assistance for Central Waterfront Zoning (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Community Services July 24, 1975

Liquor Permit Application: 1222 Hamilton Street, Development Permit Application No. 70385 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy, Sweeney and Volrich opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 30, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Boyce introduced two ladies in the public gallery - Mrs. Athen Athanasioux of Athens, Greece, President of World Council, Y.W.C.A. and Mrs. Janine Van Vliet of Brussels, Belgium, Executive Council Member, Y.W.C.A.

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BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4017, BEING THE BOARD OF ADMINISTRATION BY-LAW (Claims Procedure)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Rezoning of Property at 2893 West 41st Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT WHEREAS Council on July 22, 1975, approved the rezoning of a parcel of property situate at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the Zoning By-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed

(b) the matter be reviewed by Council twelve months from the date of the Public Hearing.

- CARRIED

(Alderman Cowie opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Encroachment: 4 North Slocan Street

advised of a letter he had received from the owner of 4 North Slocan Stree concerning the transferring of his property over to the Veterans' Land Act Administration, and in this regard, was unable to obtain clear title because of an encroachment on the road allowance. The enquiry was referred to the Director of Legal Services for report back to the next meeting of Council.

Alderman Volrich - Sale of Land to Italian Folk Society

enquired with respect to the motion of Council dated April 8, 1975, when it dealt with the sale of land to the Italian Folk Society. The Alderman explained that insufficient time was given to the organization to complete the sale.

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT Council's position with respect to the sale of property to the Italian Folk Society be on the basis of completing the sale within 120 days of the issuance of a development permit or 12 months from the date of Council approval. (April 8, 1975)

- CARRIED UNANIMOUSLY

Alderman Bowers - Contravention of By-law

referred to Council's action of May 13, 1975, concerning the property at 4584 West 1st Avenue indicating that petitioners are complaining that the direction of Council has not been carried out.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the City Manager be instructed to have arrangements concluded forthwith for removal of the top floor of 4584 West 1st Avenue by a definite date as directed by Council on May 13, 1975, and that a report on the matter be submitted to Council on August 12, 1975.

- CARRIED UNANIMOUSLY

Alderman Bird - Penalty re Taxes

referred to a tax payer who had complained about paying a penalty on the Homeowners' Grant portion of her tax bill and would be in serious financial difficulties as a result. Alderman Volrich advised that the Finance and Administration Committee was looking into this whole matter of tax payments and will be reporting to Council shortly.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the Mayor be authorized to pay $8.00 from the Mayor's fund in this particular instance.

- CARRIED UNANIMOUSLY

Alderman Boyce - Ingress and Egress to Oakridge Shopping Centre

enquired with respect to when work will be carried out to the new entrances and exits to the Oakridge Shopping Centre. The Manager undertook to investigate the matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce - By-law Court

requested the Director of Legal Services to examine the matter of having set up courts at City Hall dealing specifically with infractions to City By-laws.

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The Council adjourned at approximately 3:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of July 29, 1975, adopted as amended on August 12, 1975.

A. Phillips
MAYOR

R. N. Little
CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS:

1. Pacific Centre Parking Garage Equipment - Block 42

The City Manager submits the following report of the City Engineer:

"On October 22, 1974, City Council approved the awarding of the contract for the Pacific Centre Parking Garage Equipment (Tender No. 28-74-10) for Block 42 and Block 52 Garages, to Westgate Electronics Ltd, for a total contract price of $128,252.00. This work consists of new installation in Block 42 and revising the equipment in Block 52 to make it compatible with Block 42. The contract was priced in two components:

1) Basic Equipment $85,382.00;

2) Extra Specified items and additional equipment $42,870.00

A. Total Contract Price

Among the specified extras included in the contract, was the provision of "duplicate (slave) parking control equipment in the office area." (item 5 of the October 22, 1974 report.)

As a result of the transposition of two numbers, the total price of this equipment was reported as $5,100. whereas the correct total should read $5,300. (an increase of $200.). This will require an adjustment in the contract price.

B. Anti-Passback

Included in the additional equipment was the provision of an "anti-passback" system including automated exit gates for monthly parkers for a quoted extra cost of $5,750.00. This cost included $1,400.00 for the supply and installation of conduit capable of serving both present and future systems. Provision of additional equipment to make the operation of Block 52 garage compatible with that of Block 42, plus spare equipment, cost $4,725.00, for a total cost of ($5750 - $1400 + $4725) $9075.00.

"Passback" is a practice whereby the holder of a contract parking card will use his card to activate the entry gate, but will leave his card in the unit for use by one (or more) following motorists. "Anti-passback" is a system whereby the use of the contract parking card is restricted to an entrance/exit sequence.

As a result of a more detailed review of the garage operation however, and of discussions held with the Downtown Parking Corporation, operators of the garage, and with Westgate Electronics Ltd, suppliers of the equipment, the conclusion has been reached that the "anti-passback" equipment should not be installed.

C. Intercom System

Under the present contract, the contractor is required to extend the existing intercom system to service the increase in customer parking that will be generated by the two block development of Blocks 52 and 42. The garage will have a capacity for some 1550 parking customers.

Through further investigation and discussion with the supplier of the equipment and with the operators of the garage, however, it has been determined that the extension of the existing system has limitations in its communication capabilities which reduce its value as an instrument of service to the public.

An outline of the existing and proposed systems and definition of the basic components and system of operation is attached to this report as Appendix A.

The cost of modifying the proposed system would be an additional $2,499.00. The major portion of this cost is due to the additional wiring required for the two extra Master Stations.

Cont'd . . .

Clause 1 Cont'd

I RECOMMEND that:

(a) the contract price for the duplicate parking control in the garage office be amended from $5,100. to read $5,300. (total price);

(b) the anti-passback" system including automated exit gates for monthly parkers, together with additional and spare equipment, be deleted from the contract for a cost saving of $9,075.00

(c) the proposed intercom system be improved in order to provide a more acceptable system at an additional cost of $2,499.00".

The City Manager RECOMMENDS approval.

2. Bi-Weekly Garbage Collection

The City Manager submits the following report of the City Engineer:

"On 21 November, 1972 the question of less frequent collection of residential refuse was considered by Council and it was decided to continue the present weekly collection cycle. Following is the report considered at that time based partly on a questionnaire circulated to some 37 major North American cities:

"Most cities in North American collected refuse on a weekly basis, although collection twice a week is common in warmer areas. None of the cities responding to our questionnaire collect less frequently than once per week. However, it would be possible to reduce costs by collecting refuse every two weeks. While the quantity of refuse removed would probably remain approximately the same, the efficiency of collection would increase.

We have developed a preliminary estimate of the saving which would be expected, based on the following assumptions.

1. The residential "free" collection would be four regulation cans every two weeks.

2. The night-shift collection area, primarily downtown, and method of operation would remain as at present.

3. Commercial premises would be provided with the same service as at present.

The present collection-beat structure would obviously have to change markedly under these circumstances. Using a "best guess" projection of the most desirable beat structure, we estimate that the minimum saving resulting from bi-weekly collection would be $160,000. per year.

The Medical Health Officer advises that he does not favour bi-weekly collection, because he expects rodent and fly problems will increase. Introduction of bi-weekly collection would also represent a significant decrease in service to the public. Additional garbage cans would have to be stored and would certainly increase the clutter in lanes. Retaining household garbage an extra week would increase odour problems. It is our opinion that an average household of 4 to 5 people would prefer to retain the present level of service at the present cost, rather than obtain a nominal cost reduction ($1.40 to $1.75 per year) and a lower level of service. (The extent of the cost reduction can perhaps best be indicated by noting the annual cost of the two additional cans which each family would require would be greater than the reduction in pick-up cost, even if the cans last five years.)

In view of the Medical Health Officer's advice, and the significant reduction in standard of service with only a nominal reduction in cost per capita, which would result from two weekly collections, the City Engineer RECOMMENDS that the present weekly collection cycle be retained."

Cont'd . . .

Clause 2 Cont'd

In terms of 1975 costs the estimated annual savings will be $235,000 or $0.52 per capita per year. With these current figures the annual cost of the two additional cans which each family would require would still be greater than the reduction in pick-up costs.

The Medical Health Officer advises that his opinion has not changed and he does not favour bi-weekly collection. In the Lower Mainland all of the municipalities are on a weekly collection schedule.

The City Engineer RECOMMENDS that in view of the Medical Health Officer's advice, and the significant reduction in standard of service with only a nominal reduction in cost per capita, that the present weekly collection cycle be retained."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 653

HARBOURS AND PARKS MATTERS

A-3

CONSIDERATION & RECOMMENDATION

1. Van Dusen Botanical Display Garden - 1975 Operating Budget

The Director of Finance reports as follows:

"The Vancouver Park Board, at their meeting on Monday, July 7, 1975, passed the following:

'..."VANDUSEN BOTANICAL DISPLAY GARDEN

a) Operating Budget - At the last meeting of the Board, staff were requested to prepare a further report on the proposed 1975 operating budget including a five year financial projection for the Gardens. Board members received copies of a report dated July 4, prepared by the Director of Financial Services, recommending that $108,000 be requested for 1975 from City Council for maintaining and operating the Garden following the August 30th official opening.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board request City Council to provide $108,000 for the 1975 maintenance and operating budget.

- Carried.

b) Capital Funds - It was noted that Board members and staff are endeavouring to obtain $150,000 of additional capital funds from private sources for essential capital equipment purchases and finishing capital development in 1975. The Superintendent stated that development work must continue in order to open the gardens but the Board does not have any capital funds left. He suggested it would probably be necessary to reallocate capital funds from other accounts to cover over-expenditures. A report would be submitted to the July 21st Board meeting"...'

The Park Board staff had presented to the Park Board a program budget structure based on three separate levels of service for the Van Dusen Botanical Gardens, split into recreation and education sub-functions. Level one was considered to be the highest, Level two the medium, and Level three bare maintenance. The requested amount of money for 1975 operating costs for the period September 1 to December 31, 1975, of $108,000, apparently represents Level two for recreation and Level three for education.

The Park Board, in developing their program budget for the Van Dusen Botanical Garden faces problems that they would not face in other areas, where the background information on cost, attendance, charges, etc., exist. The Botanical Garden is a brand new operation and we do not have adequate experience with its type of operation.

Therefore, it appears that some kind of compromise is necessary in the level of service to be provided and the cost to the City. Experience will refine this. The problem is that future refinement may lead to a very high cost to achieve a reasonable objective for the Gardens (or it may not).

On a full year basis, the $108,000 represents operating costs of $457,000 less revenues of $130,000, for a net operating cost on a full year basis of $327,000.

The Park Board has also submitted a description of the level of service implied by their various ratings, but it is in summary form and Council may wish a fuller report reference explanation from the Park Board. The information from the Park Board is quoted as follows:

Clause No. 1 (continued)

'A DESCRIPTION OF THE II - II SERVICE LEVEL

The financial appropriation provided at a second quality level display garden and a third level education program creates a service which will provide:

... Horticulture displays with a wide variety of plant species and annually changing floral exhibit, and a minimum number of educational programs with some community involvement in plant propogation, care and arrangement...

A higher level of service (e.g. I - I) would provide a more intense, year-round color display, aesthetically arranged, with constantly changing patterns and species. The education offering would attract thousands more people into 'adult tuition' and 'student' programs.

A lower 'subsistence' service level (e.g. III - III) would maintain a garden standard aimed merely at preserving existing plant life. Aesthetically, the garden would have minimal attraction and relatively no education program resource could be offered to the public.

Service Level for 1976

The low service level for 1975 was chosen primarily because of City budget problems. It is hoped that the decision as to the quality level for the 1976 budget that will be struck later this year will reflect a higher level of service.'

Budget Considerations

Attached as Appendix I is the detailed budget provided by the Park Board to support their request for $108,000 this year, and their concept of a full year net operating cost of $327,000. Their request of $108,000 for 1975, September 1 - December 31, apparently represents one-third of each item in their full year schedule. At budget review time, City Council included $100,000 in Contingency Reserve in anticipation of operating costs necessary for the Botanical Gardens after they open, and therefore the funds are available to meet the request of the Park Board.

The Finance Department is unable to properly and in detail evaluate the Park Board budget, but we do have the following:

Recommendations

A. Staffing to be reviewed by the Administrative Analyst (same as Vancouver Aquatic Centre).

B. Position and rate classifications to be determined by the Director of Personnel Services:

(a) Pay grades for Clerk Stenos range from P.G. 6 - I to P.G. 16 - IV. There is no pay grade 17 for any Steno position.
(b) Concurrence of unions normally obtained.

C. It is not City budgeting policy to include Contingency sums in operating budgets. Adjustments, if necessary, can be made during the year. Therefore, the Contingency item should be deleted.

D. Parks Board to submit a detailed budget of revenues and expenditures each year, commencing 1976, in support of their annual budget request.

For Consideration in Council

A. Whether they wish further information from the Park Board, in explanation of the levels of service proposed for the Botanical Gardens.

B. Consideration of the request of the Park Board for $108,000 for 1975 operating costs, September 1 - December 31, 1975, such funds to be provided from Contingency Reserve.

Clause No. 1 (continued)

C. If Council approves the recommendations in the section "Budget Considerations" -

(a) results of the staffing review will be reported to Council, if any changes are to be recommended.

(b) the funding to be adjusted for any changes in position classification and the elimination of the Contingency provision.

(c) Council to instruct the Parks Board to submit details of revenues and expenditures in support of their budget submissions for funding of the Van Dusen Botanical Gardens in subsequent years. "

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION and RECOMMENDS that the recommendations contained therein be approved.

FOR COUNCIL ACTION SEE PAGE(S) 623

BUILDING AND PLANNING MATTERS

A-4

RECOMMENDATION

1. Application to amend Zoning and Development By-law for Downtown District

The Director of Planning reports as follows:

"The date of September 25, 1975 has been tentatively scheduled for a Public Hearing on the proposed Downtown District By-law.

However, City Council has not formally instructed the Director of Planning to make the application to amend the Zoning and Development By-law. This instruction is required to enable Council to have the option to withhold a permit prior to the adoption of any Official Development Plan or amendment to the Zoning By-law - as provided by Section 570 of the Vancouver Charter.

It is recommended that the Director of Planning be now instructed to make an application to amend the Zoning and Development By-law to provide for a "Downtown District" and refer such application together with the proposed Official Development Plan for a Downtown District to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

2. Thunderbird Neighbourhood Development
Blocks 105, 106, 107, 108, Section 28 THSL &
Block 96, Section 96, THSL

The Acting Supervisor of Property & Insurance reports as follows:

"On May 6, 1975, City Council adopted a report by the Standing Committee on Planning and Development re City-owned land in the Thunderbird Neighbourhood which recommended sale of the following sites:

(a) 1.5 acres to St. Margaret's Church for a church and daycare facility;

(b) 2.0 acres to Confratellanza Italo-Canadese for a community centre;

(c) 5.0 acres to General Distributors for a warehouse.

The following is a brief resume of the requirements which must be completed prior to any of the sites being conveyed to the purchasers.

Situated in the centre of the site is a 0.3 acre parcel owned by B.C. Hydro, see plan attached. At its meeting on May 6, Council authorized the City to contact the Hydro authority for the purpose of either purchasing or leasing this parcel. The subdivision cannot proceed until this point has been settled.

Accordingly, the Planning Department have entered into negotiations with the Lands Division of the B.C. Hydro. However, if a purchase cannot be negotiated and the land has to be leased, the present subdivision plan might not be workable as the design of the development requires City ownership of this block.

The development also includes four road allowances and the City Engineer is presently arranging for their closure.

Clause No. 2 (continued)

The City will be in a position to transfer title of the Thunderbird lands after the following requirements have been completed.

A. Negotiations with B.C. Hydro as to whether their land is to be purchased or leased by the City;

B. Depending on the outcome of negotiations, B.C. Hydro to transfer title to the City;

C. The City Engineer to complete road closures and ascertain requirements for relocating services;

D. The City Engineer to commence survey after title obtained from B.C. Hydro;

E. The City Engineer to prepare subdivision plans, after survey completed, for all sites in the Development;

F. As the proposed subdivision is adjacent to a controlled access highway the Land Registry Act requires that the Provincial Department of Highways give their approval;

G. Negotiations with General Distributors to be completed re a price for their site;

H. Purchase money to be paid by all developers and the Director of Legal Services will then complete all necessary documentation.

Without allowing for any delays or set-backs, the above procedures will take a minimum of two to three months. "

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance for INFORMATION.

RECOMMENDATION & CONSIDERATION

3. Ground Leases, Phase 1, Area 6, False Creek

The False Creek Development Group reports as follows:

"Purpose

The purpose of this report is to recommend the principal terms and conditions for the ground leases between the various sponsors and the City for the residential components of Phase 1, Area 6, False Creek and to consider approval for negotiated construction contracts.

Sponsors

Vancouver City Council, on February 25, 1975, passed a resolution endorsing the various sponsors for the residential components of Phase 1, Area 6, subject to completion of satisfactory negotiations regarding ground leases.

In the ensuing negotiations with the sponsors, the following changes have taken place;

Clause No. 3 (continued)

-The B. C. Baptist Foundation who were endorsed as the sponsor of a non-profit rental housing development in Enclave #2, Parcel #3, have withdrawn. Frank Stanzl Construction Ltd. has agreed to form a separate organization to take over the position of B. C. Baptist Foundation to meet the same household and income mix. It would be a low rental housing development under the Limited Dividend program which provids controls for 15 years, after which the sponsor has the option to pay off the senior government mortgage and continue as a market unit.

-The Netherlands Association who were endorsed as the sponsors of a non-profit rental housing development in Enclave #8, Parcel #10, and the B'Nai Brith Society who were endorsed as the sponsor of a senior citizens rental project in Enclave #8, Parcel #9, have amalgamated, with the Netherlands Association taking responsibility for both developments in Enclave #8, while maintaining the senior citizen component.

-The Pears Group, who were endorsed as sponsors of a small co-operative are being dealt with as part of the market condominiums.

-The water-lot lease for the Greater Vancouver Floating Home Co-operative is being held up by the Provincial Government, and cannot be dealt with at this time.

SPONSOR	PARCEL NO.	PROGRAM	NUMBER OF DWELLINGS
Eastern Cluster			
Kiwanis Uptown	1	Senior Citizens	64
Frank Stanzl Construction Ltd.-Limited Dividend	11	Low Rental Entrepreneurial	67
	3	Low Rental Entrepreneurial	77
Bertha O. Clarke	2	Low Rental Non-profit	46
Creek Village Building Co-operative	4	Controlled Leasehold Condominium	61
Frank Stanzl Construc-Ltd.-Market	13	Market Condominiums	62
	14*	Market Condominiums	53
	16	Market Condominiums	48
False Creek Co-operative	5	Par Value Co-operative	82
Total			560 (Max 650)**
Western Cluster			
False Creek Co-operative	6	Par Value Co-operative	86
Lower Mainland Society for the Physically Handicapped	7	Residences for Physically Handicapped	24
University Non-Profit Building Society	8	Controlled Leasehold Condominiums	55

Clause No. 3 (continued)

Frank Stanzl Construction Ltd.-Market	17	Market Condominiums	32
Netherlands Association	10	Low rental Non-Profit and Senior Citizens	124
Total			321 (Max 330)**
TOTAL, PHASE 1:			881 (Max 900)**

*The "Pears Group" is included in Parcel 14.
**Maximums set by Zoning By-law approved by Vancouver City Council

The program will provide the social mix as called for by Council in their resolution of September 10th, 1974 and as reported to Council on February 25, 1975.

Construction Contracts

Our objective is to have construction completed by June/July 1976 within the cost allowances stated in our financial pro-formas and in accordance with the design guidelines.

In order to meet the constraints of cost and timetable, we have required each sponsor to demonstrate to our satisfaction before making an application for a Development Permit that their project can be built on time and within the cost allowance. In cases of doubt, we are asking the sponsor to appoint a contractor-developer and to negotiate a contract.

Since this is a departure from the traditional procedure of independent design followed by a call for competitive bids, we are requesting approval by the three levels of government of a procedure containing the following elements:

(a) the sponsor to select an architect;

(b) the architect, on instructions from the sponsor, to develop a design concept in collaboration with our co-ordinating architect (Thompson, Berwick, Pratt) and co-ordinating developer (Frank Stanzl Construction Ltd.) as outlined in the Development Group's development procedures, dated February 10, 1975;

(c) the sponsor and architect to discuss construction contracts with contractors/developers and in cases of doubt regarding costs to select a contractor/developer for a negotiated bid or management contract;

(d) the selected contractor/developer to work closely with the sponsor's architect in the preparation of the drawings and specifications for Development Permit application, having in mind the maximum permissible cost allowances;

(e) the sponsor and/or contractor/developer, prior to the sponsor applying for a Development Permit, to give assurances, satisfactory to the Development Group, that the project can be built within our cost allowances and within the timetable;

(f) the negotiated contract or a construction management contract to include a maximum ceiling price, provision for sub-trade competitive bids, and provision for a savings clause, in which savings under the guaranteed maximum price will be shared between the sponsor and the contractor;

Clause No. 3 (continued)

(g) the contractor/developer to have adequate authority regarding the structural systems, methods of construction, finish details, and materials, so that he and the architect can produce the required product in accordance with the design guidelines and within the cost allowances.

The above procedure preserves competitive sub-contract bids, provides protection to the sponsors through the savings clause, and improves the probability of achieving the desired balance between quality and economy.

Ground Leases

The Engineering Department, Survey Branch, are now completing the subdivision plan for deposit with the Land Registry Office. The sponsors are well advanced with their designs based on the proposed subdivision plan. Development Permit Applications are now being submitted to the Director of Planning and two have been issued. Some construction is expected to start in August and most foundation work must be in progress by September to meet our timetable.

Financing of the Controlled Leasehold Condominiums and of the Market Condominiums is now committed.

We have agreement in principle with each of the sponsors regarding the ground leases and other matters and each has signed a letter of understanding which is subject to the approval of Council.

Copies of each of the letters of understanding are on file in the City Clerk's Office for examination.

The ground leases will include the terms set forth in the appendices attached hereto and such other terms and conditions as the City deems advisable.

Following are comments in respect of particular terms of the ground leases:

1. All Ground Leases shall be for a term of 60 years and will commence on substantial completion of the buildings to be erected on the leased premises or 1st of July, 1976 whichever date is earlier.

2. The ground rents over the first 30 years of the lease have been varied to meet the financial constraints of the individual developers. For instance, the senior citizen developments have the option of a low initial rental of 8% x $6.00 per square foot, and escalating over the first twenty years, whereas, the market condominiums have the option of paying a flat rate of 9.5% x $12.63 per square foot over the first thirty years.

   It has been recognized in our dealings with the sponsors that monthly payments for most forms of housing are more onerous in the first few years, while the ability to pay improves as incomes rise over time. It is for this reason that most leases have somewhat lower initial rents but with escalation clauses which increase rentals over time. It is also for this reason that we have opted for leases with monthly payments as opposed to prepaid leases or outright sale, because these latter options would result in fixed repayment terms over time. This has been a mutually satisfactory arrangement for both the sponsors and the City and enables the City to recover its value over time.

Clause No. 3(continued)

3. The ground rents are different for each category of sponsor. All contain an initial lease period of either 20 or 30 years during which time the rent is either fixed or escalates in accordance with a formula. For the balance of the term of 60 years, the rent will be subject to negotiation every 10 years.

4. The ground rent for the first year for each type of project will be calculated as follows:

- Senior Citizens - 8% x $6.00 per square foot of maximum building area allowed for the project;
- dwellings for physically handicapped -8% x $6.00 per square foot of maximum building area allowed for the project;
- non-profit low-rental housing - 8% x $7.00 per square foot of maximum building area allowed for the project;
- limited dividend low rental housing - 8% x $8.00 per square foot of maximum building area allowed for the project;
- co-operative - 8% x $8.00 per square foot of maximum building area allowed for the project;
- controlled leasehold condominium - 9.5% x $9.50 per square foot of maximum building area allowed for the project;
- market condominium - 9.5% x $12.63 per square foot of maximum building area allowed for the project.

5. Escalation clauses for each type of project are as follows:

-Senior Citizens - the value of $6.00 per square foot of maximum building area will increase by stated amounts at stated intervals during the first 20 years followed by revaluation on the 20th year and each 10 years thereafter. There is an option of starting the first 20 years with a higher initial rate and less escalation through the 20 years.

-Dwellings for Physically Handicapped - the value per square foot of maximum building area will increase from $6.00 to $7.00 for the 11th to 20th year, following which there will be a revaluation on the 20th year and every 10 years thereafter.

-Non-profit Low Rental Housing - the rent will be firm for the first three years following which for the next 17 years there will be an escalation based on the increases in the National Personal Disposable Income index. On the 20th year and each 10 years thereafter, the rent will be subject to negotiation.

-Limited Dividend Low Rental.- same as non-profit low rental housing.

-Co-operative - same as non profit low rental housing.

-Controlled Leasehold Condominium - the value per square foot of maximum building area will increase by stated amounts at stated intervals over the first 30 years and on the 30th year and each 10 years thereafter will be subject to re-negotiation. When individual units are sold to persons who do not receive subsidies from the Provincial Government, the ground rent will be increased to a rate comparable to the free market.

Clause No. 3 (continued)

-Market Condominiums - the purchaser will have the option of selecting from four alternative methods of calculating ground rent, one of them being a prepayment for the 60 year term of the lease at a value of $14.06 per square foot of maximum building area and others having various escalation formulas in the first 30 years followed by negotiation on the 30th year and each 10 years thereafter.

6. Additional Levies - the City shall have the option of levying an extra charge in addition to the rent to pay for augmented transit should our negotiations with the Bureau of Transit not be completely successful. This provision does not apply in respect to the ground lease with the Lower Mainland Society for Residences for the Physically Handicapped.

7. Use of Premises - although the use is restricted, there is provision to permit other activities to be approved by the City, for example, handicrafts in the physically handicapped project.

8. The leases for the rental projects (senior citizens, co-operative, low rental housing, housing for the physically handicapped) prohibit subletting of the entire project and permit assignment for purposes of mortgaging to finance the development.

9. The ground leases for the strata lot projects (market and controlled leasehold condominiums) contain the following provisions:

(a) each condominium may be sold by way of assignment of the ground lease, in addition the purchaser will pay rent to the City, the rent will be that selected from a schedule in the lease by the original lessee (developer); the developer is permitted to offer a choice of rents to the purchaser from the schedule in order to facilitate sales of the condominiums. The total rent payable under all the assignments will not be less than the rent which would have been paid to the City by the developer under the ground lease. If a developer cannot sell any of the condominiums, he may sublet them;

(b) THE DEVELOPER IS TO BE RELIEVED OF THE OBLIGATION TO PERFORM THE COVENANTS UNDER THE GROUND LEASE WHEN ALL CONDOMINIUMS ARE SOLD;

(c) the City, upon expiry or termination of the lease, will purchase the owner's strata lot at a price based on the fair market value of the strata lot. This provision is recommended by the Development Consultant and Director of Finance as being necessary in order to successfully sell the condominiums and arrange mortgage financing.

10. The Director of Finance is of the opinion that the above leases together with the anticipated return for the commercial leases (yet to be negotiated) will produce the financial objectives stated by Council in their resolution dated February 25, 1975.

11. The Lower Mainland Society for the Physically Handicapped, the Kiwanis Uptown Senior Citizens and the Netherlands Association Senior Citizens intend to apply to Council each year for relief from property taxes. The financial pro-formas which have been submitted to the senior governments for financing have assumed that property taxes will be waived. The Development Consultant recommends that sympathetic consideration be given by Council to such requests from the sponsors.

Clause No. 3 (continued)

Council's present policy (resolution of Council on 21st January, 1975) with regard to property taxes on Senior Citizens' housing is to allow exemption, on an annual basis, by By-Law, until such time as the senior level governments introduce subsidies to the projects to cover the payment of taxes.

Construction Prior to Signing Leases

Our objective is to have construction completed by June/July, 1976. It is considered essential that this timetable be met if the construction is to be completed within the budgeted cost allowances for the individual projects.

In order for the completion schedule to be met, we estimate that construction should commence in September, 1975. However, it appears unlikely that the ground leases will be executed by that time.

Council may wish to consider allowing the sponsors to proceed with construction prior to execution of the leases. There are certain risks to allowing this action, both in terms of liability for accidents on the site, and of the developer defaulting and not completing construction. If Council chose to allow construction to proceed prior to signing of the ground leases, this action should be subject to the Director of Legal Services taking the steps necessary to protect the interests of the City.

The option to allow the construction to proceed prior to the execution of the ground leases is submitted for the CONSIDERATION of Council.

RECOMMENDATIONS

It is recommended:

A. That the City enter into ground leases with each of the above-named sponsors which shall include the terms of the appendices attached hereto in respect of each of such sponsors, the terms and conditions of the ground leases to be satisfactory to the Director of Legal Services.

B. That the procedure for negotiated contracts for construction along the lines described in the report be approved. "

The City Manager RECOMMENDS that the recommendations of the False Creek Development Group be approved and submits the matter of construction proceeding in advance of execution of the ground leases for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 634-

LICENSES AND CLAIMS MATTER

RECOMMENDATION

1. Claim Number 15750 - Cochrane Stephenson (Western) Limited

The Director of Legal Services reports as follows

"This claim arises from operations by our Streets Branch crew on January 6th, 1975 adjacent to 1324 Franklin Street, Vancouver.

Our crew was replacing sidewalks on the south side of Franklin Street and in breaking up a vehicle crossing into the above premises damaged the footings under the building wall causing partial collapse of the wall. This made it necessary to remove and rebuild a section of the wall. Inspection of the damage was made by our Structures Branch Engineer and it was confirmed that the City was responsible for the damage. He also estimated cost of repairs to be approximately $3,000.00

We now have verification of all labour and material costs to repair the damage in the amount of $2,315.06. In addition to this it has been agreed that we will allow the nominal amount of $50.00 in legal costs to the solicitor representing the owner of the building.

In the circumstances I believe the City is liable to the owners of the building for the damages and legal costs claimed and would request authorization to have a cheque issued in the amount of $2,365.06 payable to Cochrane Stephenson (Western) Limited to finalize settlement of this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 685

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Hudson Street Bridge

The City Manager submits the following report of the City Engineer:

BACKGROUND

Several matters concerning maintenance responsibility and associated right-of-way control of the Hudson Street Bridge Project remain to be finalized. In an effort to formalize the division of ownership and responsibility between the Ministry of Transport and the City, the Ministry have presented your officials with a draft legal agreement for preliminary approval.

In January, 1969, Council approved a basic scheme for the Vancouver approaches to the Hudson Street Bridge.

On March 2, 1971, Council's position on the landscaping and the cost sharing for the Granville Street widening was as follows:

(a) Council reaffirmed its former decision not to contribute to the cost of the Project;

(b) Council expressed approval of certain landscaping exclusions proposed by the Ministry of Transport;

(c) Council did not support certain landscaping exclusions proposed by the Ministry of Transport.

On May 16, 1972, Council reaffirmed its approval of the proposed design of the Vancouver approaches, it being understood that the matters of landscaping exclusions, maintenance responsibility and cost sharing for the Granville Street widening would be finalized at a later date.

The City Engineer's Report dated December 15, 1972, and adopted by Council on December 19, 1972, confirmed the agreement of the Ministry of Transport with all requests of Council regarding the landscaping and the cost sharing for the Granville Street widening. This report stated also that only details of maintenance responsibilities and right-of-way control remained to be worked out and would be reported to Council when finalized.

PRESENT STATUS

Construction of the Hudson Street Bridge is progressing rapidly with completion scheduled for August 20, 1975. The Ministry of Transport wish, therefore, to finalize an agreement with the City before the opening.

The Ministry of Transport have requested an amendment to the landscaping areas approved by Council on December 19, 1972. This amendment is necessary to provide a larger site for development of Crown land in the northwest corner of Hudson Street and Marine Drive. The City Engineer and the Director of Planning are in concurrence with the amendment to the landscaped area as shown on Plan SK 3156 (Appendix I).

The Ministry of Transport, in their draft legal agreement, propose a general division of maintenance and right-of-way control. This division is summarized as follows:

I. Maintenance

(a) The City would undertake responsibility for maintaining the reconstructed streets at grade level; this includes traffic islands, sidewalks, landscaped borders and related services such as lighting, signage and drainage.

Cont'd . . .

Clause 1 Cont'd

(b) The Ministry would undertake responsibility for maintaining the elevated approaches spanning grade level streets; this includes not only the elevated roadways, their signage and lighting, but also their structural supports such as piers, retaining walls, abutments and light masts.

(c) The demarcation of responsibility for maintenance would be the junctures of grade level streets and approach ramps, as defined by a line drawn between the extremities of the ramp end posts.

II. Right-of-way control and land ownership

(a) The Federal Government will convey to the City, by Letters Patent, all lands upon which the new streets and facilities, including landscaping, at grade level, are constructed. The lands to be conveyed are shown in Appendix II.

(b) The City to grant the Federal Government easements and right-of-way in perpetuity for maintaining all appurtenances to the bridge, which they are required to maintain, on properties shown in Appendix III.

COMMENTS

It is highly desirable that the City take control of the grade level streets and landscaping as proposed by the Federal Government, since these areas serve abutting properties and local traffic.

The Federal Government, at the request of the City, submitted plans of the landscaping design for approval in January, 1975. The Park Board suggested that more trees and an irrigation system be included. The Ministry of Transport subsequently agreed to install an underground irrigation system, but did not agree to an additional expenditure for more trees. The Park Board feel, however, that the landscaping is acceptable. The estimated annual maintenance for the landscaping strip is $5,000. The expertise for maintaining such a large landscaped area can be provided by the Park Board. This landscaped area is closely related to the proposed street layout and it is proposed that it be established as part of the street allowance. Therefore, the maintenance costs would be charged against the City Engineer's budget for maintenance of street ends and bridge approaches.

RECOMMENDATIONS

It is RECOMMENDED that:

A. The amendment to the landscaping area, as shown in Appendix I, be approved on the understanding that the federal government will develop this site under a City development permit with due regard to adjacent residential developments.

B. The Ministry of Transport's proposal for maintenance responsibility and right-of-way control associated with the north approaches to the Hudson Street Bridge, as outlined above, be approved.

C. The Director of Legal Services be authorized to sign an agreement, with the Ministry of Transport, on behalf of the City, consistent with the aforementioned proposals of the draft agreement, and satisfactory to the City Engineer and the Director of Legal Services.

D. The City assume control of the landscaped areas, with the Park Board undertaking responsibility for all associated maintenance works. Funding for this maintenance to be budgeted annually in the City Engineer's appropriation for the maintenance of street ends and bridge approaches.

Cont'd . . .

Clause 1 Cont'd

E. The lands to be conveyed (Appendix II) be established as street allowance upon receiving Letters Patent from the Federal Government."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 654

Manager's Report, July 25, 1975

A-7

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Staffing (Stationery Equipment Operator.

On July 3, 1973, City Council awarded the contract for the construction of the West End Community Centre. An integral part of this Centre is an ice arena. Construction of the Centre is virtually complete; take-over is anticipated on November 1, 1975.

While a complete report on staffing for the Centre will be forthcoming in August, the Park Board have expressed an interest in filling the stationary equipment operator position prior to the take-over so that the operator may be thoroughly familiar with the new mechanical systems being installed. The proposed classification of this employee is Stationary Equipment Operator I (pay grade 17). At the mid-range, the cost for 4 months in 1975 will be approximately $4,300, including fringe benefits.

The Director of Finance advises that funding for this position, if approved, will be from the Contingency Reserve Account.

A copy of this report has been sent to the V.M.R.E.U.

The City Manager RECOMMENDS that the position of Stationary Equipment Operator be established for the West End Community Centre, effective September 1, 1975.

2. Safety Requirements - City Analyst's Laboratory.

The Director of Permits and Licenses reports as follows:

"We have received directions from the Workers' Compensation Board to improve the exhaust system to the Toxicology bench in the City Analyst's Laboratory. To meet their requirements the existing exhaust hood must be removed and a larger hood installed, and the existing supply air system improved.

We estimate the cost to do the work will be approximately $3,400.

The City Safety Officer has inspected the equipment and concurs with the report.

The Comptroller of Budgets advises that if Council approves the recommendation of this report, funds will be provided from Contingency Reserve.

It is recommended that Council approve the expenditure of funds in the amount of $3,400 to provide necessary safety equipment to meet Compensation Board requirements. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

3. Pedestrian Access Through Pacific Centre Garage from the Toronto-Dominion Bank Tower to the Court House.

The Director of Legal Services reports as follows:-

"On 21 March, 1973, the City entered into an agreement with Pacific Centre Limited and the Minister of Public Works (the Province) granting permission for the judiciary and lawyers to have right of passage from the Toronto-Dominion Bank Tower to the Court House through the Pacific Centre Garage. Certain court rooms, chambers and the Law Society Library are temporarily located in the Tower. This agreement terminates on 31 July, 1975.

Under the provisions of this agreement, the Province may elect to extend the term for a further term of one (1), two (2) or three (3) years upon giving the City and Pacific at least six (6) months' notice. The extension agreement to be subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) but excluding any provision for further extensions.

By letter dated 14 May, 1975, from the Department of Public Works a request has been made for an extension of the agreement for a further period of three years "as the full and final completion of the new Law Courts is not anticipated until 1978." It is to be noted that this is less than the six (6) months' notice required under the existing agreement.

The Assistant City Engineer, Traffic, advises that the extension is acceptable to him from an Engineering standpoint. Pacific Centre advises that the Province has renewed its lease of premises in the Tower and has no objection to the extension on the terms provided in the existing agreement. The Downtown Parking Corporation has no objection to the extension.

It is RECOMMENDED that the request of the Province be granted and that the existing agreement between the City, Pacific Centre Limited and the Minister of Public Works be extended for a further term of three years subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) excluding any right to a further extension. The agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the above report of the Director of Legal Services be approved.

4. Orpheum Theatre Restoration.

The Chairman of the Orpheum Theatre Building Committee reports as follows:

"On May 14, 1974 Council appointed Thompson, Berwick, Pratt & Partners as 'architectural consultants re the Orpheum Theatre, the terms to be negotiated by the Board of Administration with the source of funds being appropriated from the Orpheum Restoration Fund.'

On December 17, 1974 Council approved a report of the Special Committee on the Orpheum Theatre which recommended in part that:

a) 'City Council approve the program of restoration as presented to it, but ask the City Manager to examine the detailed cost estimates to determine if further economies might be possible.

b) The balance required for the restorations, over and above the Federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976'.

Clause No. 4 Continued.

The program of restorations presented to Council at the December 17, 1974 meeting amounted to $3,205,000. Since then the City Manager has recommended savings in the amount of $35,600 to Council lowering the budget to $3,169,400. Of this amount $71,000 for acoustical engineering has already been appropriated. The program of restoration approved, but not yet funded, therefore stands at $3,098,400.

A revised quantity survey of costs as of July 17, 1975 has been prepared by the Architect, altering the estimated cost of renovations from $3,098,400 to $3,316,250.

The Orpheum Theatre Building Committee has, however, expressed the firm intention to make such economies in the work as are necessary to meet the original budget.

The Architect has completed the schematic design phase and is now well into the preliminary design. It is expected that enough working drawings will be available to commence restoration by December 1975.

In view of the nature of the work of this restoration, the Architect recommends hiring of a construction management firm. The Architect will recommend a number of suitable firms who will be asked to tender a construction management fee. The successful management firm will then work with the Architect to implement the restoration work by the letting of competitively tendered sub-trade contracts.

The Architect also recommends that authorization be received for the purchase of major equipment items which require long delivery times in order that the project not be delayed awaiting their arrival.

Funds required in 1975 for Architects' Fees and construction are estimated at $200,000.

The Comptroller of Budgets advises that funds were allocated in the 1975 Supplementary Capital Program to cover foreseen 1975 costs.

It is recommended that:

A) Council authorize the Architect to call for construction management bids from suitable firms for a report back to Council.

B) Council approve the appropriation of $200,000 for Architects' and Consultants' Fees, preliminary construction work in 1975 and pre-ordering of equipment whose delivery must be expedited."

The City Manager RECOMMENDS the foregoing report of the Chairman of the Orpheum Theatre Building Committee be approved.

5. Hindustan Canadian Educational and Cultural Society - Picture Screen.

The Director of Finance reports as follows:

"The Hindustan Canadian Educational and Cultural Society has, for some time in the past, rented the Queen Elizabeth Playhouse for filmed presentations. They did, for this purpose, install a moving picture screen valued at $530.00. Subsequently the Society experienced financial difficulties so that they incurred rental expenses totalling $400 with the Queen Elizabeth Theatre that they were unable to pay. An agreement was therefore entered into between the Queen Elizabeth Theatre and the Society, whereby the Theatre would accept ownership of the screen in full payment of the $400 debt.

The Director of Finance recommends that funding in the amount of $400 be approved from Contingency Reserve to allow the write off of this outstanding $400 debt."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

6. Vancouver Museums and Planetarium - Grant.

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the museums complex and the City would make a grant towards the museum operating expenses.

The amount of the grant was set at $500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of the portion of the Archives building occupied by the Museum Association.

The total amount of the City grant to the Association for the year 1975 is $761,085 calculated as follows:

1. Museums and Planetarium Complex		
Basic grant		$ 500,000
Less:	Salary and fringe benefits of Museum Manager	19,866
		480,134
Add:	Salary and fringe benefit increases 1972 to 1974	151,164
:	1975 salary and fringe benefit increases per calculation attached	123,035
		$ 754,333
2. Archives Building - Janitor and security services		6,752
Total 1975 Grant - Note 1		$ 761,085

Note 1: The Museums Association has submitted a request for an increase in the City grant which will be reported on shortly to Council. "

The City Manager RECOMMENDS approval of the grant of $761,085 to the Vancouver Museums and Planetarium Association for the year 1975.

CONSIDERATION

7. Park Board Indemnities.

The Director of Legal Services reports as follows:

In 1972 the Vancouver Charter was amended to allow payment of $1,000.00 annual indemnity to members of the Park Board, which was put into effect by by-law.

Upon the instructions of Council at the request of the Park Board, I sought and obtained an amendment at the last session of the Legislature increasing this amount to $2,000.00.

In addition, the amendment is retroactive to January 1st, 1974.

If so instructed, I will prepare the necessary by-law, but I will need to know whether Council wishes it to commence with 1975 or whether it is desired to make it retroactive to include 1974.

The City Manager submits the foregoing report for CONSIDERATION of Council, and notes that any additional costs related to these increases will be funded from Contingency Reserve.

8. Archives Security and Extension of Hours: Part-time Attendants.

I. HISTORY

The City Clerk reports as follows :

"By Council's resolution of October 22nd, 1974 , 2 part-time attendants were authorised to be employed on the following schedule to provide security in the Archives and make possible an extended hours service :

(i) Monday - 10:00 a.m. to 6:00 p.m.
Tuesday to Friday - 10:00 a.m. to 9:00 p.m.
Saturday - 10:00 a.m. to 5:00 p.m.

Council then requested a six months report from the City Manager and instructed that the Minister of Education be requested to grant funds in respect of the educational services rendered at the Archives.

On further reflection, it was felt advisable to commence the extended hours on a more limited basis to gain "use" experience and give greater security within the Archives. Therefore, the following reduced schedule was implemented effective February 3, 1975 :

(ii)

Monday	10:00 a.m.	to	6:00 p.m.
Tuesday	10:00 a.m.	to	9:00 p.m.
Wednesday	10:00 a.m.	to	6:00 p.m.
Thursday	10:00 a.m.	to	9:00 p.m.
Friday	10:00 a.m.	to	6:00 p.m.

II. EXPERIENCE TO DATE

Public use of the Archives during the extended hours reveals the following :

	1974*	1975* *	Total***
January	1005	1866	n/a
February	1262	2644	12%
March	1391	2318	14%
April	1116	1651	13%
May	1984	2960	17%
June	808	1332	10%
Total Number of Researchers/Research Requests	7566	12771	

* - 9:00 to 5:00 service only.
** - 10:00 to 6:00 plus two evenings - February to June.
*** - Use after 5:00 p.m. as percentage of total use, 1975.

II. EXPERIENCE TO DATE (continued)

It is felt, therefore, that extended hours should be in force only when the various educational institutions are open as the demand is not expected to continue through the summer months.

Clause No. 8 Continued.

III. SECURITY

(a) Security in the Archives was, and is, a real concern. Prior to establishment of the Archive attendant's positions :

(i) surveillance in the search room and public areas was on an intermittent rather than continuous basis,

(ii) items were charged out for search room use in bundles, volumes or boxes, rather than on a more individual basis,

(iii) items were only occasionally spot-checked on return to the control desk as time permitted,

(iv) a very informal registration procedure was followed, requiring only a signature on a guest book,

(v) large purses, briefcases and packages were permitted in the searching area,

(vi) there was no check-out procedure.

(vii) documents were missing and one user actually returned the document previously taken away.

With the provision of the attendants, staffs have been arranged :

(i) so that the entrance to the Archives is continually under surveillance as well as the Search Room.

(ii) visitors are required to deposit their carrying bags, briefcases and packages near the entrance, (all necessary protection for the City has been taken pursuant to advice from the Law Department),

(iii) persons using the Archives fill out a detailed registration form and are issued with a Search Room pass,

(iv) all items are individually charged out,

(v) finally, various physical changes have been carried out to make the overall surveillance more effective.

(b) In addition to assisting with security functions, registration and retrieval, the attendants perform the following duties :

(i) Duplicating for resale of copies to the public.

(ii) Organization of public tours at set times, especially during the summer,

(iii) Routine cataloguing, filing, indexing and similar functions as time permits,

(iv) Compilation of public use statistics of the Archives.

Because of this additional assistance, the Archivists have been free to do a great deal of culling which has resulted in the authorized destruction of paper equivalent to some 283 - four-drawer filing cabinets.

Clause No. 8 Continued.

IV. PROPOSAL

a) Attendants

THAT, two part time attendants be continued on a regular shift basis on the schedule set out in the revised Schedule No. I (ii) above which provides for one attendant commencing duty at 10:00 a.m., a second attendant at 2:00 p.m. Monday to Friday and allows for two evenings of opening from 6:00 to 9:00 p.m. January to May inclusive and September to December inclusive.

If the Council does not wish to continue extended hours as at present, the City Clerk considers it most important that the two part-time attendants be approved for the regular public hours to ensure an adequate level of surveillance in the Search Room area.

b) Hours open to the public

Experience has shown that the best regular opening hours to the public are from 10:00 a.m. to 6:00 p.m. and, therefore, it is proposed that these be the hours of opening for the Archives apart from any evening hours of opening that may be authorized by Council.

Regular staffs would work by the usual City Hall hours, except that one member of the staff would observe the 10:00 a.m. - 6:00 p.m. hours in order that the attendant on duty would not be alone in the building from 5 - 6:00 p.m. If the two evening hours of opening are continued a staff member would be required to be present in addition to the attendant during that extended period.

V. COSTS OF PROPOSALS

(a) Hours of 10:00 a.m. to 6:00 p.m. Mon.-Fri. only

	Bal. of 1975	ESTIMATED COST Annual Cost 1975 Rates	Annual Cost 1976 Rates (not incl. COLA)
Part-time attendants 10-4 hour shifts/wk.	$ 3,749	$ 8,861	$ 9,735
Permanent full-time staff cost	-	-	-
Fringe benefits @ 8%	300	709	779
	$ 4,049	$ 9,570	$ 10,514

(b) Revised estimates based on reduced extended hours proposal: (Item I, (ii) - Page 1).

	Bal. of 1975	REVISED ESTIMATED COST Annual Cost 1975 Rates	Annual Cost 1976 Rates (not incl. COLA)
Part-time attendants 10-4 hour shifts/week, and 2 - 3 hr. shifts for 9 months each year (Sept. to May inclusive) @ $4.26 per hour	$ 4,196	$ 9,857	$ 10,830
Permanent Staff - additional costs for irregular hours	500	1,100	1,100
Fringe benefits @ 8%	376	877	955
Total Revised Estimate	$ 5,072	$ 11,834	$ 12,885

Clause No. 8 Continued.

VI. REQUEST TO MINISTER OF EDUCATION

The Honourable Eileen Dailly, Minister of Education, replied to Council's request for assistance for the Archives, in a letter dated November 27th, 1974, by stating that the department did not " have funds available to assist in the operation of the Archives." (See Appendix I, attached).

VII. RECOMMENDATIONS

a) THAT, the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room.

b) THAT, in addition, during the months of January to May inclusive and September to December inclusive the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays.

c) THAT, these two evening openings be covered by a part-time attendant and a regular staff member.

d) THAT, additional funds in the amount of $5072 be approved for this purpose from August 1 to the end of the 1975 fiscal year.

(The Comptroller of Budgets advises that if this request is approved, the source of funds will be contingency reserve).

The Administrative Analyst notes that four of the five changes instituted to increase security were administrative and would not require extra staff; and further notes that the demand for service arises to a great extent from both High School and University students.

The City Manager reports as follows:

Adoption of Recommendation (a) would provide an increased level of service, at an annual cost of $9,570 (1975 rates) and is therefore submitted for CONSIDERATION of Council.

Recommendations (b) and (c) must be treated jointly. Their adoption would provide an increased level of service, at an annual cost of $11,834 (1975 rates), and are therefore submitted for CONSIDERATION of City Council.

Recommendation (d) implies adoption of Recommendations (a), (b) and (c).

FOR COUNCIL ACTION SEE PAGE(S) 654-5

PERSONNEL MATTERS

RECOMMENDATIONS:

1. Downtown Study Team - Temporary Staff

On March 13, 1975, the Standing Committee on Planning and Development passed the following recommendation:

> "That the matter of temporary staff for the Downtown Study Team be referred to the City Manager for report to Council when Council considers the by-law proposals and policy summary related to the Downtown Zoning By-law."

On March 25, 1975, Council approved the extension of the three temporary staff positions referred to above.

BACKGROUND

On July 3, 1973, Council approved the temporary establishment of a Clerk-Steno position and a Planning Assistant for a nine-month period to assist in revising the Zoning and Development By-law. Extensions were approved on April 23, 1974 and December 17, 1974.

On March 13, 1973, Council approved the establishment of a Planner I position for a 20-month period to work in the West End. On December 31, 1974, the position was extended for a further three months.

CLERK-STENOGRAPHER

This position was vacated in early 1975 and has since been filled by a temporary transfer from Central Office staff.

Continuation of the position was predicated upon the need for reception and stenographic services at 456 West Broadway. The Downtown Study Team has now moved to the space vacated by the Health Department in the East Wing.

The City Manager RECOMMENDS that funding for this position be discontinued effective July 31, 1975, and the need for clerical services for the Downtown Study Team be reviewed by the Administrative Analyst in six weeks; in the interim period, the clerical duties to be performed by the Department's typing pool.

The Director of Planning does not concur with the foregoing recommendation.

PLANNING ASSISTANT

The incumbent of this position resigned at the end of June, 1975.

The City Manager RECOMMENDS that funding for this position be discontinued effective June 30, 1975.

PLANNER I

The incumbent has been informed that the position would be eliminated at the end of July, 1975.

The City Manager RECOMMENDS that funding for this position be discontinued effective July 31, 1975.

2. Proposed Personnel Regulation: Employment Interview Expenses - Out of Town Applicants (Reg. 270-7)

The Director of Personnel Services reports as follows:

Cont'd . . .

Clause 2 Cont'd

"At present, the City does not have a written policy with respect to payment of expenses incurred by applicants who are requested by the City to come for a job interview.

The practice has been to pay applicants their transportation expenses (return air-fare from the City of residence and return ground transportation to and from airports) and hotel accommodation. No allowance has been provided for meals. Although applicants are specifically advised prior to their interview trip that we do not reimburse them for meal expenses, we continue to get into disputes with applicants who either do not completely understand our practice or who question its rationale. It is a reasonable expectation on the part of applicants that if we invite them for an interview, and pay transportation and accommodation costs, that we would also pay for their meals.

The attached Personnel Regulation defines in writing our current practice and in addition, provides for an allowance for meals. This regulation has been discussed with the Director of Finance and has his concurrence.

It is recommended that the attached Personnel Regulation become Section 7 of Personnel Regulation No. 270 - Filling of Vacancies, and be titled "Employment Interview Expenses - Out of Town Applicants".

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 655

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease Renewal - 475 Main Street
   Traffic Courts and Offices

The Acting Supervisor of Property & Insurance reports as follows:

"By resolution of Council dated January 14, 1975, the Supervisor of Property & Insurance was authorized to renew the lease of the above premises for a period of one year effective October 1, 1974.

Such lease was endorsed by the Attorney-General's Department at a rental of $131,789,00 reflecting an annual rate of $7.00 per square foot.

In accordance with the lease terms, the City on June 11, 1975 advised the agent for the owner that a lease renewal was to be requested. Subsequently, discussions were held with representatives of the Provincial Department of Public Works who confirms that a minimum term of an additional year was required with a right of renewal for a further year and asked that the City negotiate same.

This request was forwarded to the agent for the owner. He has now confirmed that his principals have agreed to the renewal at the same rental and approved the renewal option.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to renew this lease for a period of one year at a rental of $131,789.00 effective October 1, 1975 with an option to renew for a further one year term. All other terms to remain the same as in the previous lease and all to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. 39 Lots in the Strathcona Area
   Option to Repurchase

The Acting Supervisor of Property & Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of various properties in the Strathcona area with date of sale established as May 1, 1973. The City retained an option to repurchase if development did not commence by November 1, 1974.

On October 18, 1974, the Minister of Housing, on behalf of the Province of British Columbia, submitted a formal request to have the option modified to extend the expiry date to November 1, 1975. The Director of Planning submitted this request to Council on November 5, 1974 and a six month extension only to May 1, 1975 was approved.

Continued on Page 2* * *

Clause No. 2 Continued

Thompson, Berwick, Pratt and Partners, Architects for the development, by letter dated April 2, 1975, submitted a further request to re-consider extending the option to November 1, 1975. Delays centered around issuance of the Development Permit were stated to be the cause of the delay in starting construction. However, their extension request was approved only to July 15, 1975, at Council of April 15, 1975.

A letter dated July 9, 1975 has now been received from the Department of Housing formally requesting a further extension to the option agreement to December 31, 1975. It is anticipated that this further extension will enable them to comply with the requirements of the option as construction is expected to start on seventeen of the lots by August 1, 1975, and on the balance by the beginning of November."

RECOMMENDED that the Provincial Government be granted a further extension to the option agreement from July 15 to December 31, 1975. The City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Lots 15-20, Sub 1; and Lots 1-7 and 15-20, Sub 4; all in Block 43, District Lot 139
Sit: East side of Camosun Street, 20th to 21st Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"On October 27, 1970, Council considered a report from the Director of Planning, dealing with City-owned property on the East side of Camosun Street in the vicinity of 20th and 21st Avenues. Council approved the recommendations which set the boundaries of the proposed park site and recommended that 19 lots, surplus to the park requirements be re-subdivided into 13 larger sized lots and placed on the market for sale. The sale of these lots was to provide funds for the City to acquire privately owned lands within the park boundaries. On February 1, 1971, the City Engineer was instructed to survey the site and proceed with re-subdivision and to commence construction of streets and lanes and the installation of sewer, water and other services. Because of the Civic strike and work of a higher priority, the survey and installation of services for this particular site were delayed.

On February 5, 1974, the Penta Co-operative Housing Society appeared before the Standing Committee of Council on Housing and requested a site located within the park boundary for a co-operative development. The Committee advised the group that this site lay within the park boundaries and suggested that they look at the site which had been approved for re-subdivision. As a result of the interest in this site by the Penta Group, The City Engineer was instructed to hold the servicing of the site in abeyance until the outcome of the possible sale to the Penta Group had been determined.

Continued on Page 3* * *

Clause No. 3 Continued

Numerous discussions were held between the Penta Group, the Planning Department and the Standing Committee of Council on Housing and on June 19, 1975, an application was before the Public Hearing to rezone this RS-1 single family site to CD-1 to permit the co-operative development. This application was not approved.

Under Section 10 (13) of the Zoning and Development By-Law no new application of a similar nature can be made for 12 months. In view of this, as well as the recent amendment to the Subdivision Control By-Law permitting smaller lots, and the recent trend to encourage development on smaller lots, the following recommendations are made:

RECOMMENDED:

(1) THAT the City Engineer be authorized to proceed with the preparation of the site and the construction of roads and services on the basis of the existing subdivision of 19 lots.

(2) THAT the Supervisor of Property & Insurance be authorized to market these single family residential lots as soon as they have been prepared and serviced."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

4. Land Exchange: Fairview Slopes Property to the City. Adanac/Cassiar Property to the Provincial Government for Co-operative Housing.

The Acting Supervisor of Property & Insurance reports as follows:

"On December 17th, 1974 City Council approved the exchange of nine Government-owned lots on the Fairview Slopes, plus the sum of $815,750.00 for a City-owned lot of approximately 10.2 acres at Adanac and Cassiar Streets, to be used for co-operative housing.

Sale date was established as 120 days from the date of Council's approval of the sale or the date of issuance of a development permit, whichever was the sooner.

As a development permit has not been issued sale date has been established as April 16th, 1975. All adjustments have been calculated from that date.

Since the City was unable to transfer title by the approved date of sale the Government are asking for an extension of the sale date to July 1st, 1975. As the delay was due to unexpected problems in the survey, which delayed preparation of the subdivision plan and conveyance, this request appears to be justified.

RECOMMENDED That the Provincial Government be granted an extension to the sale date from April 16th to July 1st, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

5. The Vancouver Chinatown Lions
Now: Vancouver Chinatown Housing Society
Portion of Blocks 97 and 98, D.L. 181
S/S Union Street between Campbell & Raymur Avenues

The Acting Supervisor of Property & Insurance reports as follows:

"On August 13th, 1974, City Council approved in principal the sale of the westerly portion of the property bounded by Campbell & Raymur Avenues, Union Street and the Venables-Prior Diversion, known as Portion of Block 97 and Block 98, District Lot 181 to the Chinatown Lions club for the development of senior citizens' housing, and the easterly portion to the Villa Cathay Personal Care Society for a personal care home, subject to the following conditions:

- the societies agreeing to price or lease agreements;
- the societies making the necessary rezoning application and obtaining CD-1 rezoning to permit senior citizens housing and a personal care home, with a maximum floor space ratio of .75;
- the societies obtaining development permits and entering into any necessary easement, bulkhead agreements, etc.

On October 22nd, 1975 City Council approved the sale of the easterly portion of the above site to the Villa Cathay Society for $225,000.00 subject to the conditions previously approved in principle.

Following discussions with the Vancouver Chinatown Lions on their purchase price an offer to purchase the westerly portion for $225,000.00 has been received. This offer is based on the same square foot rate as the Villa Cathay site. The Lions also advised that they have formed a Society and wish to acquire the site in the name of the Vancouver Chinatown Housing Society.

The Vancouver Chinatown Housing Society are also requesting Council's consideration of a permanent tax exemption similar to that which Council approved to the Villa Cathay Society on May 6th, 1975.

It is therefore RECOMMENDED:

(a) THAT in accordance with Council's authority of August 13th, 1974 the westerly portion of Blocks 97 and 98, D.L. 181 be sold to the Vancouver Chinatown Housing Society for development of senior Citizens' housing, subject to the conditions of sale previously approved in principle.

(b) THAT the date of sale be the date of issuance of the development permit or 120 days from the date Council approves this report, whichever is the sooner.

(c) THAT the Society's request for a down payment of only 10% instead of the standard 25% be accepted by the City. Balance to be payable in three equal instalments at six, twelve and eighteen months' after date of sale. Interest on the balance to be charged at the current City rate of 10%.

There is no longer "permanent" exemption from taxation for elderly citizens' housing projects, since the Provincial Government changed the Charter so that Council has to provide exemption by means of a bylaw passed each year. Council did agree that senior citizens' housing projects are to continue to be exempt and, therefore, directed the Director of Legal Services to prepare and present the necessary exempting bylaw each year. The Vancouver Chinatown Housing Society should apply for exemption in the normal manner, through a letter of request to the City Clerk. This exemption, if approved, would apply from the date of the first building inspection, which is sometime in the future. In the interim, they could apply to Council for a grant equal to taxes based on financial need."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property and Insurance be approved and submits the matter of property tax exemption for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 655-6

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July 16, 1975.

REPORT TO: Mayor Arthur Phillips, and Members of the City Council

FROM: The Vancouver City Planning Commission

SUBJECT: Greater Vancouver Regional District Livable Region Plan

The following is the report of the Vancouver City Planning Commission resulting from discussion and written comments of the members on the GVRD Livable Region Plan.

The general consensus of the Commission is that the preparation and pursuit of this Livable Region Plan is a highly desirable undertaking. The GVRD is to be congratulated for their efforts to this stage. While the Commission generally supports the need for region planning and monitoring of growth, it is readily apparent that the Livable Region Plan is faced with numerous major problems. Without appearing to be completely negative, the Commission expresses their concern that the mechanism for achieving the objectives of the plan is inadequate for the task.

Specifically, the Commission observes that to achieve the objectives of this plan municipalities will be required to sacrifice some considerable autonomy and resources. Without this "centralization" of planning power and pooling of resources, the Livable Region Plan cannot succeed. Presently the GVRD does not have the fiscal and planning powers necessary for the task, yet this subject was a matter of discussion as much as six years ago. Without this centralization of power or high degree of cooperation, the LRP is simply a drawing board exercise.

Not only is the support and cooperation of the GVRD members essential to the success of this Plan, but the active cooperation of the provincial government is also essential. Regrettably the actions of the provincial government appear to be out-of-step with the LRP Concept. The call for decentralization of activities in the private sector is a mockery unless public developments conform to the same standards. Moreover, recent provincial government announcements concerning their housing programs suggest a disregard for the Livable Region Plan. The province is presently planning a development to house 70 - 80,000 people in Coquitlam, while the target growth in the LRP is 51,000.

A third issue relates to the coordination of transportation and the LRP. A key component of the LRP is the transportation network, yet the planning of transportation in the GVRD appears to be progressing independent of the LRP. It may be observed that the decentralization philosophy contained in the LRP appears to be antagonistic to present transportation plans.

In general, the Commission would like to endorse the LRP and the five principles contained therein. However, in order for this to become a viable planning document, high priority must be assigned to the determination of a definite implementation plan, including the realignment of powers and resources necessary to achieve these goals.

In addition to these general concerns, the Commission would like to introduce a number of specific points arising from the LRP. In raising these points, we do not wish to appear negative towards the plan, as it is generally felt these issues can be resolved in an acceptable manner.

1. The Town Centre concept, detached from the GVRD's statistics, is the central design theme suggested in the document. It is a valid and acceptable concept if:

(a) it is understood that there already is a hierarchy of centres in the region and that the Vancouver core is and should remain dominant. (See Page 19, Role of Vancouver.)

(b) high quality transportation linkages between the town centres must be included in the initial implementation phase, preferably under the aegis of an Authority or Commission.

(c) high density residential concentrations should be encouraged in each town centre and every Regional municipality must understand this and plan for it.

2. The Role of Vancouver, essentially described on P.19 as slowing its growth rates in order to increase growth elsewhere is gross negative planning. It is a failure to understand the underlying reasons why people and business locate where they do.

The GVRD does not appear to have taken heed of the natural buoyancies which contribute to the growth of this city. Nowhere is there any understanding given to the economies of scale; the natural and man-made amenities which attract; the daily task of journey to work for secretarial, clerical and sales people; and the very human factor of prestige, etc.

3. A prime factor regulating "LIVABILITY" in a city is the diversity or variety of social, cultural, environmental and physical features available to its residents. Vancouver is fortunate to possess a varied landscape in each of these categories and any planning process, particularly a Regional Master Plan, which does not acknowledge this should not be allowed to go too far unchallenged.

It should be strictly ensured that the GVRD Livable Region Plan does not produce massive sameness across the Region. That would be the antithesis of LIVABILITY.

4. GVRD places its main emphasis on planning for the east side. (Note location of Town Centres and rapid transit routes.) Cost certainly would prohibit implementing a metro-wide plan at the outset. However, costs do not prohibit the production of a plan on paper which treats all parts of the Region equally. (Paper plans can contain phasing as well.)

There is a lack of Town Centres proposed for the North Shore and Richmond - Delta. This, in turn, yields a stunted distribution of high quality transit facilities for the City's west side.

5. Some considerable differences still remain between the GVRD population forecasts and those of the City. These differences must be explained or justified, and a decision as to which figures are to become the basis for planning must be made.

6. What must be done to ensure government leadership, particularly at the provincial level? The incentives to attract people and jobs to regional town centres (Page 20) such as tax or financing incentives are of questionable value.

7. The recommendation or policy is made for a "wider choice of housing"! Does this simply mean the designation of new "west ends" or is there an implication for redevelopment to provide more mix in all areas? (E.g. Penta Cooperative.) Again, housing and the compact housing program appear out-of-step with the action of individual municipalities with the Livable Region Plan.

8. The mix for regional centres assumes a considerable shift in office location. How is the objective to be achieved?

9. At present, the GVRD is assigning a negative role to Vancouver. This means that the City will have to enact very negative business controls which have high probability of backfiring on the City's real "livability".

   For example, such a negative control as "downzoning" already applied, probably contributes to inflating the cost of land and rent. In a situation of continuing increases in demand, when the supply is cut, this is inevitable. Nevertheless, the only solid thing that has happened so far, is that Vancouver on its own initiative has discouraged growth of certain kinds and beyond certain levels in the central city. This is impressive endorsement of the livable region principle, and Council should be congratulated.

10. It is important to understand that Town Centres cannot be forced to succeed. Artificial success caused by inducing stagnation elsewhere will not yield healthy town centres. If the GVRD wants success, it must make each centre independently attractive regardless of growth downtown.

11. Under Goods Movement, Page 24, improvement in the system of transporting goods throughout the Region is related to a program of modernizing industrial and port activity and reclaiming obsolete uses of the Burrard Inlet and Fraser River waterfront for urban and recreational purposes. Vancouver's harbour is of prime importance to the commerce of the West Coast and to the passenger trade. Those important functions dependent on waterfront locations should not be replaced by urban development that can be accommodated elsewhere. In the event that any of this harbour land is excess to need it should be used to provide an open "breathing edge" to the city.

12. An open space conservation policy to protect the amenity areas of the region is long overdue but until more funding is available no shift from acquisition to development of park land should be made.

Respectfully submitted,

S. W. Hamilton,

Stanley W. Hamilton, Per: E.G.
Chairman.

FOR COUNCIL ACTION SEE PAGE(S) 162

DISTRIBUTED MONDAY

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
PLANNING & DEVELOPMENT

JULY 24, 1975.

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24th, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 p.m.

PRESENT : Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT : Alderman Bird

COMMITTEE CLERK : M. L. Cross

RECOMMENDATION

1. Consultant Assistance for Central Waterfront Zoning

The Committee considered a report of the City Manager dated July 10, 1975, in which the Director of Planning states in part :

"When the departmental budget was prepared for the 1975 program, it was intended that work on the central waterfront zoning amendments would be done by in-house staff. However, this work has been delayed by the heavy workload of the Department. The Harbour Park proposal call has also pre-empted staff time and will continue to do so. There are two options available for the completion of the work on zoning amendments for the central waterfront. Either:

(1) to engage a consultant at an estimated cost of $9,000 for an estimated completion by late September; or,

(2) to complete the work using available staff, with an estimated completion in December, 1975 or January, 1976.

One of the principal advantages arising from the use of a consultant would be to have this work well advanced before the deadline for submissions on Harbour Park.

A general outline of the scope of the work would be as follows:

(a) to review the work of the previous harbour front consultant, Mr. R.C. Mann, including his recommendations for a zoning change;

(b) to prepare a policy framework for the consideration of City Council through the Standing Committee on Planning and Development;

(c) to prepare a draft official development plan and design guidelines compatible with other zoning changes now being made within the Central Area; and,

(d) to review the above documents with the affected parties, during the course of the work, including the National Harbours Board, Marathon Realty, and the Greater Vancouver Regional District staff.

Detailed terms of reference, acceptable to the Director of Legal Services, would be prepared before the work was started. A consultant would be responsible to the Director of Planning and would work with staff of the Central Area Division."

Clause No. 1 Continued

Discussion followed as to whether the National Harbours Board would be in favour of hiring a consultant to undertake this work, in view of the fact it is not in favour of the recommendations of the study carried out by the previous waterfront consultant, Mr. R. C. Mann.

The Chairman agreed to contact the Port Manager to determine the views of the National Harbours Board

RECOMMENDED

THAT an amount of up to $9,000.00 be provided from Contingency Reserve to engage a consultant to undertake the work detailed in (a) to (d) in the report of the City Manager dated July 10th, 1975; subject to the Chairman contacting the National Harbours Board to obtain its views as to whether it feels the study should be undertaken.

(Alderman Kennedy wished to be recorded as opposed.)

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FOR COUNCIL ACTION SEE PAGE(S) 604

DISTRIBUTED MONDAY

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

July 24, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 24, 1975 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Boyce Alderman Volrich
ABSENT:	Alderman Marzari Alderman Sweeney
COMMITTEE CLERK:	H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1222 Hamilton Street, Development Permit Application #70385

The Community Services Committee at its meeting of July 10, 1975, when dealing with a Manager's report dated June 26, 1975, resolved that the applicant for Development Permit #70385, Mr. V. R. Burt, be advised the Standing Committee of Council on Community Services does not regard his application with favour and that he and a representative of the Police Department be invited to appear before the Community Services Committee to discuss this matter further.

A representative of the applicants for this liquor permit application and representatives of the Police Department appeared before the Committee this date as the Committee reconsidered this application which, at its July 10, 1975 meeting, the Committee had considered with disfavour because of its large seating capacity of up to 245 persons and because of its location in a warehouse area away from the generally known entertainment area.

The Committee noted the proposed out-of-the way location could result in intoxicated persons leaving the premises and being susceptible to being beaten or "rolled".

The representative of the applicants stated the location is "two doors" off the east end of Davie Street in a somewhat private location because, he explained, a conflict can occur when "straight" people walk off the street into such a club which will cater to "gay" people.

A representative of the Police Department agreed with the applicant that the location, slightly away from the generally known nightclub locations, is a factor which the Police Department is in favour of in that it will attract fewer numbers of persons who may not know the exact nature of the club.

Cont'd . . .

Clause #1 continued:

Regarding the seating capacity, the applicant stated that the 245 seats is the maximum permissible under the Fire By-law and that he expects an average of 200 persons which, he stated, is the average size of crowd in most nightclubs.

The Committee admitted that at its first consideration of this matter on July 10, 1975 it was unaware the proposed club was to cater to the "gay" type of clientele.

The Committee expressed the view that larger cabarets are more difficult to police and noted the Liquor Administration Branch has expressed some concern about the growing number of liquor outlets in the downtown area. "Where do we draw the line on the number?" was the expressed concern of the Committee.

A representative of the Police Department indicated the applicants are responsible and the Department is of the opinion they are qualified to properly manage the proposed club.

The Committee pointed out it had received complaints about cabarets and beer parlours that were poorly managed and the licenses of some such poorly managed operations had been suspended in the past by the City.

The applicant was told he was entitled to a chance to prove he can properly operate such a club, and following discussion it was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application #70385 to operate a liquor outlet at 1222 Hamilton Street.

(Attached to this report is the Manager's report dated June 26, 1975, on this application which the Committee first considered on July 10, 1975.)

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 674

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 7, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 7, 1975, at 7:30 p.m. at the Salvation Army Temple, 301 East Hastings Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Kennedy, Sweeney and Volrich

ABSENT: Aldermen Bird, Cowie, Harcourt, Marzari and Rankin

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Downtown Eastside Rezoning

An application was received from the Director of Planning to rezone the area generally bounded by Heatley Avenue, Alexander Street, the lane west of Main and the lane south of East Hastings Street; but excluding the blocks bounded by Main Street, Powell Street, Gore Avenue and the lane south of Cordova Street (known as Lots 1-27, Block 5 and Lots 1-5 and 22-31, Block 4, All of D.L. 196) and also excluding the existing (CD-1) Comprehensive Development Districts located at the S/W corner of Cordova Street and Jackson Avenue (known as Lots 10-16, Block 57, D.L. 196); S/S of the 300 Block East Cordova Street (known as Lots 10-14, Block 56, D.L. 196); and the N/S of the 500 Block East Cordova Street (known as Lots 25-28, Block 53, D.L. 196).

Present Zone:	(RS-1) One-Family Dwelling District (M-1) Industrial District (M-2) Industrial District (CM-1) Commercial District
Requested Zone:	(CD-1) Comprehensive Development District.

The application was approved by the Director of Planning with the CD-1 By-law permitting the development as follows:

" USES

(1) Residential uses (including new and conversions to dwelling units, sleeping units, housekeeping units, boarding houses, rooming houses and hotels).

(2) Institutional uses

(3) Park and Open Space

(4) Recreational uses

(5) Wholesale business

(6) Warehouse (general)

Cont'd....

Downtown Eastside Rezoning
(continued)

(7) Retail stores, businesses or undertakings as may be approved by the Director of Planning and including Bakery (retailing on premises only, not exceeding a total of 2,200 square feet of floor area), Barber and Beauty Shop, Billiard and Pool Hall, Launderette and Coin-operated Dry Cleaning and Restaurant (excluding a drive-in).

HEIGHT

Shall not exceed 8 storeys or 100' whichever is the lesser.

FLOOR SPACE RATIO

Shall in no case exceed 3.0.

RESTRICTION OF NON-RESIDENTIAL USES

Non-residential uses shall be located at or below ground level, except however, where non-residential uses serve the immediate needs of the local residents, then the Director of Planning may permit the use of additional floors for non-residential uses. Residential uses, however, will not be permitted above warehousing.

PARKING & LOADING

Parking and loading shall be provided and maintained as required in accordance with Section 12 and 13 of the Zoning and Development By-law.

OTHER

All other conditions, including setbacks, site coverage, etc., shall be subject to the approval of the Director of Planning."

The application was not approved by the Vancouver City Planning Commission.

MOVED by Ald. Boyce,
THAT this Public Hearing be adjourned.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 7:50 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 7, 1975, adopted on August 26, 1975.

A. Phillips
MAYOR

B. Ladd
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 12, 1975, in the Council Chamber, commencing at 9.30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Bird.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Bowers

THAT the Minutes of the Special Council (Public Hearing) of July 22, 1975, be adopted and the Minutes of the Regular Council Meeting of July 29, 1975 (with the exception of the 'In Camera' portion) be adopted after amending Clause (b) in Alderman Harcourt's resolution on page 1 re Ground Leases - False Creek, to read:

'(b) each of the sponsors having executed an agreement to lease, OR
each of the sponsors having filed with the City an appropriate letter of intent to lease.'

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND MANAGER'S REPORT

B. Van Dusen Botanical Display Garden - Operating Budgets.

At this point in the proceedings Council heard representation from the Park Board (Commissioner Gibson) and from the Botanical Gardens Association (Dr. Turnbull) speaking in respect of Van Dusen Botanical Display Garden and its proposed budget, as referred to in the City Manager's report of August 8, 1975. Commissioner Gibson referred to the successful operation of Butchart Gardens and stated a preference for alternative "C" in the Manager's report. Commissioner Gibson was of the opinion that if the Gardens are fully developed they will be self-supporting within five years.

Dr. Turnbull filed a brief dated August 8, 1975, giving the background and details of the Association, including information on fund-raising projects. It was stated in the brief that the Gardens, within a few years, will be self-supporting.

The Council then considered the following City Manager's report of August 8, 1975:

" City Council on July 29th. passed the following motions while dealing with a report on the 1975 Operating Budget for the Van Dusen Botanical Display Gardens:

" That this whole matter be referred to the City Manager to discuss with the Park Board the costs involved in operating Van Dusen Gardens on the basis of a park with no fee to be charged;

Further That the City Manager, in consultation with the Director of Legal Services also report on prior commitments made by Council in respect of the property;

And Further That when the matter is again considered by Council the Park Board and the Botanical Gardens Association be given the opportunity of addressing Council. "

As requested by City Council, a meeting was held with members of the Park Board, staff and City Officials to discuss the above recommendations of Council.

This report, resulting from the discussions held, is forwarded to Council in the following format:

I - Prior commitments in respect to the property

II - Park with no fee to be charged

III - Alternative financing option

IV - Summary and Consideration

I. Prior Commitments in Respect to the Property

This item is dealt with in the first instance as it has a bearing on the total subject. Basically, the City is committed to a 'Botanical Display Garden' on this site and therefore a 'park' is not an alternative.

The Director of Legal Services advises that a review of the agreements between the various parties - Vancouver Foundation, Provincial Government, Canadian Pacific Railway and the City - all contain references to use as a Botancial Display Garden. One of the sections is quoted herewith:

"'6. The City shall, immediately following conveyance by or on behalf of the company to the City of Parcel B, place the Botanical Display Garden site in the care and custody of the Vancouver Board of Parks and Public Recreation for the purposes of developing and maintaining a Botanical Display Garden for the use and enjoyment of the public. "

City Council, at its meeting of January 6, 1971, approved the financing contract, which contained the above quotation. The agreement for sale contract between the above mentioned parties and the Canadian Pacific Railway contains similar covenants and was approved by Council at the same time. City Council was advised in the report that the contract and agreement contained covenants by the City that the property would be developed and maintained as a Botanical Display Garden.

Cont'd....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)

Van Dusen Botanical Display
Garden - Operating Budgets (Cont'd)

II. Park with No Fee to be Charged

Since Council is committed to provide a Botanical Display Garden on the site, then it is assumed that the only costs that could be forwarded in response to Council's request is a minimum (Level III) budget that may meet the requirements of the legal commitment. (Level III refers to the lowest level of operating and maintenance as proposed in the program plan and budget prepared by the Board of Parks and Recreation.) The estimated costs and revenues for Level III, along with the comments from the Park Board staff on the level of services that would be provided are summarized as follows with the comparative figures for the Level II - Recreation and Level III education previously forwarded to Council. (Details are attached as Appendix I (Level III) and Appendix II (Level II-III):

With Admission Fee

	Level III (Appendix I)	Comparative Level II-III (Appendix II)
Salaries and Wages	$234,720	$302,050
Fringe Benefits	28,166	36,246
Utilities	23,700	23,700
Equipment Operating	8,400	11,400
Horticultural Mtce., Supplies	9,000	14,280
Plant Material Purchases	15,600	31,700
Bldg. & Exhibit Mtce.	5,000	7,500
Educational Costs	6,300	6,300
Administrative Costs	1,700	5,510
Contingency	19,715	19,078
	$352,301	$457,764
Revenue	95,250	130,300
Annual Costs (Net)	257,051	327,464
1975 Requirement (4 months)	85,680	108,000

Without Admission Fee

Costs	352,301	457,764
Less Savings:	8,250	8,250
Actual Cost	344,051	449,514
1975 Requirement (4 months)	114,680	149,840

Note - Appendix III attached shows unit cost comparisons with other Gardens as prepared by the Board of Parks and Recreation.

Parks Board comments re Level III-III are as follows:

'Although the Park Board can maintain the Gardens at a service level III-III, it is felt that this low subsistence standard in both the recreation and educational components will reduce the potential public enjoyment of the Gardens. The under-utilization of facilities that will result and the marginally aesthetic appeal to the public will reduce public support for future capital improvements in the Gardens. Because the Gardens may in fact deteriorate the present capital investment could decrease in value.

Finally, it is anticipated that a botanical display garden maintained at this level will result in a decrease in revenue due to poor attendance and adverse publicity.

In conclusion, the Park Board requests funds for 1975 net operating costs (August 31 - December 31) of $108,000, allowing a service level of Recreation II, Education III. The Park Board feels that a lower subsistence level as described above will be detrimental to the future development of the Gardens and will seriously cut back attendance and generate poor public reaction.'

Cont'd.....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)

Van Dusen Botanical Display
Garden - Operating Budgets (Cont'd)

III. Alternative Financing Option

Considering various statements made and information received as to the probability that the Botanical Gardens would pay for itself when fully developed (in five years) and that each year, as the Gardens develop, it is considered that increases in fees would be warranted, it is proposed that one method of financing the operating and maintenance costs be as follows:

The City to provide funds to the Board of Parks and Recreation on a decreasing balance for the first five years and that the Board of Parks and Recreation refund, through their budget, the amount of the advance over the following ten years as follows:

	Net Cost to City	Credit to City
1975	$ 108,000	
1976 Full Year	327,500	
1977	262,000	
1978	196,500	
1979	131,000	
1980	65,500	
1981		$ 100,500
1982 - 1990 (9 yrs. @ $110,000)		990,000
	$1,090,500	$1,090,500

Note:

(1) The above is based on the assumption that the Board of Parks and Recreation will continue to raise sufficient capital funds for development costs.

(2) The amount of funds to be included in the Park Board budget as shown above and to be recovered are at current dollar levels and would not be increased for inflation. It is assumed that the increase in fees would provide for the inflation factor.

(3) The operating costs are based on a Level II for recreation and a Level III for education as this is considered to be the minimum level of service that allows for increased fees in the future.

(4) This option has not been discussed with the Board of Parks and Recreation.

IV. Summary and Considerations

In view of the fact that Council is legally committed to a Botanical Display Garden, then a decision is required as to the level of service to meet that commitment. Council has some options on the method by which it wishes to finance the annual operating and maintenance costs and they are contained in the following alternatives.

The following alternatives are presented to Council for its consideration:

Alternative A

A minimum (subsistance) level of service (Level III) that will -

'maintain a garden standard aimed merely at preserving existing plant life. Aesthetically, the garden would have minimal attraction and relatively no education program resource could be offered to the public.'

The 1975 and annual cost to the City are:

	Net (with Entrance Fee)	Without Entrance Fee
1975 (4 months)	$ 85,680	$114,683
annual (1975-76 dollars)	$257,051	$344,051

Cont'd....

DELEGATIONS AND MANAGER'S REPORT (Cont'd)

Van Dusen Botanical Display
Garden - Operating Budgets (Cont'd)

Alternative B (see Section III)

Provide funds to the Park Board on a declining basis for five years with repayment over the subsequent ten years.

The minimum level of service required is Level II for recreation and Level III for education which will provide -

'Horticulture displays with a wide variety of plant species and annually changing floral exhibit, and a minimum number of educational programs with some community involvement in plant propagation, care and arrangement...'

The 1975 and annual costs and recoveries to the City are:

	Net Cost to City	Credit to City
1975	$ 108,000	
1976 Full Year	327,500	
1977	262,000	
1978	196,500	
1979	131,000	
1980	65,500	
1981		100,500
1982 - 1990 (9 yrs. @ $110,000)		990,000
	$1,090,500	$1,090,500

Alternative C

Provide funds at the same level of service as Alternative B for 1975 and request the Park Board to prepare a detailed report to Council prior to their 1976 budget submission as to the financial effect of providing different levels of service on a declining budget provision and repayment basis.

The City Manager submits the foregoing report for the CONSIDERATION of Council and RECOMMENDS that, depending on the alternative approved by Council:

(1) Staffing be reviewed by the Administrative Analyst (same as Vancouver Aquatic Centre).

(2) Position and rate classifications to be determined by the Director of Personnel Services.

(3) Park Board to submit a detailed budget of revenues and expenditures each year, commencing 1976, in support of their annual budget request.

(4) Funds required for 1975 to be provided from Contingency Reserve."

MOVED by Ald. Bowers

THAT Alternative "B" as contained in the City Manager's report dated August 8, 1975, be approved after deleting the reference to repayment to the City in 1981 - 1990:

FURTHER THAT the recommendations of the City Manager, as contained in the report, be adopted.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Pofi Bar

Council, on May 13, 1975, passed the following motion:

"THAT the Owners of the Pofi Bar be given an extension of sixty days from the date of issuance of the development and building permits to relocate the Pofi Bar entrance to Commercial Drive, failing which Mr. Bresciani be requested to appear before Council to show cause why his business license should not be revoked:

FURTHER THAT the City Manager arrange to expedite the issuance of the necessary permits as soon as possible."

Council noted a Manager's report, dated July 23, 1975, submitted for the information of Council, indicating that a new entrance to the Pofi Bar had been created at 1308 Commercial Drive and that the entrance on Charles Street had been boarded up with plywood panelling.

With the permission of Council Mr. Robert York, a local resident, addressed the Council and referred to a basement door in the alley which was being utilized by patrons of the Pofi Bar, and complained regarding the cheap boarding used to close the entrance on Charles Street.

MOVED by Ald. Rankin
THAT the owner of the Pofi Bar be instructed to improve the colour and exterior appearance of the closed-up Charles Street entrance, and not permit patrons to enter or leave the building by the door at the rear of the premises, except in case of emergency.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Hours of Operation for Neighbourhood Pubs.

The Council noted a letter, dated July 25, 1975, from Mr. Peter Uram, the owner of the Bimini, a neighbourhood pub in Kitsilano, requesting that it review an earlier decision to disapprove the extension of hours of business in neighbourhood pubs.

Mr. Uram, with permission, addressed the Council and spoke in support of his letter.

MOVED by Ald. Sweeney
THAT the subject matter of closing hours for pubs be referred back to the Standing Committee on Community Services for review at the appropriate time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Fire By-law Enforcement -
777 Burrard Street.

The Council noted a letter, dated July 28, 1975, from Farris, Vaughan, Wills and Murphy, solicitors for Mrs. Doris Gould, the owner of a hotel located at 775-9 Burrard Street. The solicitors are requesting a hearing before Council with respect to an order that Mrs. Gould has received to modify her building to conform to Section 40 of the Fire By-law.

The Council, on April 8, 1975, when considering Mrs. Gould's building, had instructed the Fire Chief to carry out normal By-law enforcement.

MOVED by Ald. Bowers
THAT the delegation request of Farris, Vaughan, Wills and Murphy, on behalf of Mrs Doris Gould, be granted, and arrangements be left with the City Clerk.

- CARRIED

(Ald. Harcourt opposed)

Vancouver Skal Club.

The Council considered a letter from Vancouver Skal Club, under date of August 6, 1975, in which a proposal was made for the City of Vancouver to sponsor a reception during the 1979 International Congress, if it is held in Vancouver.

MOVED by Ald. Volrich
THAT the Vancouver Skal Club be advised that the Council would welcome the 1979 International Congress in Vancouver but no financial commitment can be undertaken by the City.

- CARRIED UNANIMOUSLY

Endowment Lands Regional
Park Committee.

Under date of August 6, 1975, the Endowment Lands Regional Park Committee, submitted a letter requesting to appear as a delegation before Council to ask for a re-drafting of the boundary between Crown and Camosun Streets in the vicinity of 20th to 25th Avenues.

The Council was advised that the delegation is prepared to appear on August 26, 1975, rather than on August 12, 1975, as stated in its letter.

MOVED by Ald. Volrich
THAT the delegation request of the Endowment Lands Regional Park Committee be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Estimate re Five-Year Plan Voting.

The Council noted a letter from the City Clerk, dated August 5, 1975, in which he enclosed the estimates, totalling a net amount of $123,845, respecting the forthcoming Five-Year Plan voting on October 8, 1975. The City Clerk advised that the cost did not include any special arrangements regarding publicizing the vote.

MOVED by Ald. Volrich
THAT the estimates of $123,845, in connection with the forthcoming Five-Year Plan vote, as submitted by the City Clerk, be approved and the City Clerk take all necessary action insofar as his particular duties are concerned.

- CARRIED UNANIMOUSLY

Proposed Signs at 8877 Granville Street.

Council noted a letter from Donald A. Burns, on behalf of Miss Drebot, requesting a delegation from Miss Drebot concerning the discontinuance of a proposed sign in front of 8877 Granville Street.

MOVED by Ald. Boyce
THAT the delegation request of Donald A. Burns, solicitor for Miss Drebot, be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY.

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT AUGUST 8, 1975.

Works and Utility Matters (August 8, 1975)

Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Local Improvement - Reduction in Scope.
Cl. 2. Local Improvements on the "Initiative Principle"
Cl. 3. Fuel Oil Tender No. 56-75-1
Cl. 4. Tender No. 58-75-8: Supply and delivery of Mineral Aggregates.
Cl. 5. Air Valve Replacement Program.
Cl. 6. 1973 General Budget Account #8038/3046 Auxiliary Steering Modifications.

The Council took action as follows:

Local Improvement - Reduction in Scope (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager contained in this clause be approved, after noting that "Rupert Street" as contained in the Engineer's recommendation should read "Renfrew Street".

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters
(August 8, 1975) (Cont'd)

Local Improvements on the
"Initiative Principle" (Clause 2)

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Clauses 3 - 6 inclusive

MOVED by Ald. Boyce
THAT the recommendations of the City Manager contained in clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 12, 1975)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Oxygen Detection Meters
Cl. 2. Britannia Community Services Centre
Cl. 3. Investment Matters (Various Funds) June 1975.
Cl. 4. Sewerage Facilities Assistance Act.
Cl. 5. 'Poser' and 'Reser' Expenditures.
Cl. 6. Local Initiatives Program 1975-1976.
Cl. 7. Tenders, Installation of Sewage System, Heather St. Marina.

The Council took action as follows:

Clauses 1 - 5 inclusive.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in clauses 1, 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

Local Initiatives Program
1975-1976 (Clause 6)

MOVED by Ald. Bowers
THAT the L.I.P. proposals be handled in the same manner as in prior years except that the Finance Committee submit a report on the applications for Council approval and determination of the maximum City contribution.

- CARRIED UNANIMOUSLY

Tenders, Installation of Sewage System,
Heather St. Marina. (Clause 7)

MOVED by Ald. Harcourt.
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 10.45 a.m. and following an 'In Camera' meeting in the Mayor's Office and a Special Council Meeting re Public Hearing at 2 p.m., reconvened in the Council Chamber at 3.25 p.m. with Mayor Phillips in the Chair and the same Members present.

STANDING COMMITTEES AND OTHER REPORTS.

IX. Report of Standing Committee on Finance and Administration. (August 7, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Vancouver Museums & Planetarium Association - Grant.
Cl. 2. Archives Security and Extension of Hours: Part-time Attendants.

The Council took action as follows:

Vancouver Museums and Planetarium Association - Grant. (Clause 1)

Council received a delegation from Dr. B. Wilson, President of the Vancouver Museums and Planetarium Association, speaking to the Organization's request for an increase in its basic grant. Dr. Wilson also explained the salary increases and increments which had occurred.

MOVED by Ald. Volrich
THAT Council approve an allocation of $761,085. to the Vancouver Museums and Planetarium Association.

- (carried)

MOVED by Ald. Kennedy (in amendment)
THAT the foregoing figure of $761,085. in the motion by Alderman Volrich, be struck and the figure of $800,000. be inserted in lieu thereof.

- (lost)

MOVED by Ald. Sweeney (in amendment to the amendment)
THAT the figure of $800,000. in the foregoing amendment be struck and the figure of $807,122. be inserted in lieu thereof.

- (lost)

The amendment to the amendment was put and LOST

(Ald.Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment was put and LOST

(Ald.Bowers, Cowie, Harcourt, Marzari, Rankin Volrich and the Mayor opposed)

The amendment, and the amendment to the amendment having lost, the motion by Alderman Volrich was put and CARRIED UNANIMOUSLY.

Cont'd....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Finance and Administration (August 7, 1975) (Cont'd)

Vancouver Museums & Planetarium Association - Grant. (Clause 1) (Cont'd)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, as contained in this clause, be approved after amendment as follows:

"THAT the City request the Association to agree to the City Manager reviewing the terms of the agreement and operating arrangements with the Association when Dr. Shrum has submitted his report on the complex."

- CARRIED UNANIMOUSLY

Archives Security and Extension of Hours: Part-time Attendants. (Clause 2)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Harbours and Parks Matters (August 8, 1975)

Storm Damage - Stanley Park (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(August 8, 1975)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1. Townhouse Development - CRM-2, Commercial/Multiple Dwelling District (Fairview Slopes) - 801 West 7th Avenue - Development Permit Application #68802.
Cl. 2. Cedar Cottage N.I.P. Appropriation: Brewers Park.
Cl. 3. Demolitions in Kitsilano.
Cl. 4. Development Permit Application #70953 - 1443-1459 Robson Street.
Cl. 5. 4584 West 1st Avenue.
Cl. 6. 924 West 7th Avenue - Development Permit Application #69473 (Townhouse Development with Offices) Zone: CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes) Site size: 100' wide x 120' deep.
Cl. 7. 1165 West 8th Avenue - Development Permit Application #69718.
Cl. 8. Imperial Gas Station at 12th and Cambie.
Cl. 9. Encroachment - N/E Corner of Slocan and Dundas.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 be approved and clause 3 be received for information.

- CARRIED UNANIMOUSLY

4584 West 1st Avenue
(Clause 5)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved, on the understanding that the matter will be reconsidered no later than the end of September.

- CARRIED UNANIMOUSLY

924 West 7th Avenue - Development Permit Application #69473 (Townhouse Development with Offices)
(Clause 6)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(August 8, 1975) (Cont'd)

1165 West 8th Avenue - Development
Permit Application #69718. (Clause 7)

In considering this clause, reference was made to a letter circulated to Members of Council from K.R. Hennesy, on behalf of certain residents, objecting to the proposed development, in its present form, at 1165 West 8th Avenue.

Mr. Iredale, the architect of the proposed development, addressed the Council and gave details of the steps taken and delays encountered with respect to the project.

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved, subject to an 8 ft. side yard being provided on the easterly property line.

- (amended)

MOVED by Ald. Cowie (in amendment)
THAT the words 'subject to an 8 ft. yard being provided on the easterly property line' as contained in Alderman Marzari's motion, be struck.

- CARRIED

(Ald. Marzari and Rankin opposed)

The amendment having carried, the motion as amended was put and CARRIED.

(Ald. Marzari and Rankin opposed)

Imperial Gas Station at 12th and Cambie
(Clause 8)

MOVED by Ald. Harcourt
THAT the request of the Imperial Oil Company Limited, to appear as a delegation on this subject, be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Encroachment - N/E Corner of
Slocan and Dundas. (Clause 9)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on
Housing and Environment.
(July 24, 1975)

Sale of Former Haro Park Site (Clause 3)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Council recessed at 4 p.m., and following an 'In Camera' Meeting in the Mayor's office, reconvened in the Council Chamber at 4.55 p.m., Mayor Phillips in the Chair, and the same members present, with the exception of Alderman Boyce.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses and Claims Matters
(August 8, 1975)

Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Judgment Against Constables Weatherhead, McLean and Carpenter in Civil Action.
Cl. 2. Claim Number 15931 - Frank Stanzl Construction Ltd.
Cl. 3. Supreme Court Action by the Crown in Right of the Province of British Columbia (Public Works Dept.) - re Preventing Access to Crown Property.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Harcourt.
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(August 8, 1975)

Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Speed Deterrent Bumps - Higher Zoned Lanes.
Cl. 2. Request for Street Closure - 900 Bidwell Street.
Cl. 3. Request for Additional Bus Stops, Cassiar Street at Triumph Street.

The Council took action as follows:
Clauses 1 - 3 inclusive
MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 8, 1975)

Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Assignment of Waterlot Lease #6924, Carrington Street Wharf.
Cl. 2. RENTAL REVIEW - Lease of the North 7' and the South 10' Lot 7, Block 299, D.L. 526. Sit: S/S 6th Avenue West of Ash Street. Known as 636 West 6th Avenue.
Cl. 3. Sale of Properties - W/S Hoy Street between 29th Avenue and Moscrop Street.
Cl. 4. Demolitions.

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 8, 1975) (Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 1, 2 and 3 be approved and clause 4 be received for information.

- CARRIED UNANIMOUSLY

C. 1975-76 Non Union Casual Wage Rates - Park Board.

The City Manager submitted the following report, under date of August 8, 1975:

The Director of Personnel Services reports as follows:

"The Board of Parks and Recreation has approved a schedule of wage rates for 1975 and 1976 for its non-union casual workers, a copy of which is attached to this report as Appendix I. As in previous years, the rates for the majority of the Classes have been increased by the same percentages as those gained by unionized staffs. The 1975-76 rates have been arrived at by applying the percentage increases negotiated by either the Inside or Outside workers to each category, whichever is the more appropriate.

The matter of a 1974 salary increase for these employees was considered by City Council at its meeting of July 9, 1974. At that time, Council approved the recommendation of the Acting Director of Personnel Services that the employees receive an increase of 12%, or such increase as was necessary to bring the rates up to the Provincial minimum wage, whichever was greater. The 1974 report also committed the Personnel Services Department to conduct a salary review of these casual rates, pursuant to a Park Board resolution that "The Chairman meet with the Mayor to request that the review of rates for non-union casual employees in relation to rates paid by surrounding municipalities be conducted by the City Personnel Department immediately so that future rates be established on time".

As a result of this review, special upward adjustments have been recommended for the following Classes, and these adjustments have been incorporated into the rates shown in the Appendix:

Building Attendant II
Building Attendant I (formerly Building Maid)
Filter and Pool Attendant
Children's Zoo and Pony Attendant

No increase has been recommended for the Community Centre Worker series at this time. It is our intention to review these rates this fall in comparison with rates paid for similar work in the surrounding municipalities, and to report further on the matter if any adjustment appears to be warranted.

The approximate cost of the proposed increases for 1975 is $122,959, of which $9,247 will be chargeable to Income Operations. The Comptroller of Budgets advises that adequate provision for the balance of $113,712 has been made in Contingency Reserve.

I RECOMMEND that the schedule of Park Board non-union casual wage rates for 1975-76 contained in Appendix I be approved."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Housing and Environment. (July 24, 1975)

Council considered this report which contains nine clauses, identified as follows:

Cl. 1. Housing Status Report.
Cl. 2. Rent Controls.
Cl. 3. Sale of Former Haro Park Site.
Cl. 4. Housing Registry and Relocation Service.
Cl. 5. Fire By-law Progress Report.
Cl. 6. Empress Hotel.
Cl. 7. Outstanding Housing and Environment Matters.
Cl. 8. Non-Market Family Housing.
Cl. 9. City-Owned Land at 2nd Avenue and Wallace Street.

The Council took action as follows:

Housing Status Report (Clause 1)

MOVED by Ald. Harcourt
THAT the resolutions of the Committee, contained in this clause be received, and that the recommendation be approved.

- CARRIED UNANIMOUSLY

Rent Controls. (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Sale of Former Haro Park Site (Clause 3)

For Council action on this clause, see page 13.

Housing Registry and Relocation Service. (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Clauses 5, 6 & 7.

MOVED by Ald. Harcourt
THAT clauses 5, 6 and 7 of this report, be received for information.

- CARRIED UNANIMOUSLY

Cont'd.....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Housing and Environment (Cont'd)

Non-Market Family Housing
(Clause 8)

MOVED by Ald. Harcourt
THAT recommendation (a) of the Committee be deleted and the following substituted therefor:

"THAT the Director of Planning and Director of Housing discuss development of the site jointly with local community and with consultant architect on the basis of an analysis of the potential of the site by the architect. Following this discussion an appropriate concept plan may be produced in discussion with the local people."

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendations (b) and (c) of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

City-owned Land at 2nd Avenue
and Wallace Street
(Clause 9)

MOVED by Ald. Harcourt.
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on
Community Services
(July 24, 1975)

Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Neighbourhood Pub Application - 4473 West 10th Avenue.
Cl. 2. Police Report - 616 Club, 616 Robson Street.
Cl. 3. Night Time Emergency Shelter for Persons with Emotional Problems.

Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in Clause 1 be approved, and clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

(Ald. Volrich was opposed to Clause 1)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Planning and Development (July 24, 1975)

Council considered this report which contains five clauses, identified as follows:

Cl. 1. Proposed Redevelopment of Hudson's Bay Company Property, adjacent to The Bay Parkade.
Cl. 2. Status Report on Area 10 in False Creek.
Cl. 3. Design Concept for an Area Development Plan for Phase 2, Area 6, in False Creek.
Cl. 4. Development Permit Application No. 70083 - Royal Vancouver Yacht Club - Coal Harbour.
Cl. 5. Kitsilano Goals Program.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Bowers
THAT clauses 1 and 4 in this report be received for information, and the recommendations of the Committee contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Kennedy and Sweeney opposed to Clause 3)

Kitsilano Goals Program.
(Clause 5)

Alderman Bowers requested, and received permission, to delete the last two paragraphs of this clause.

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development. (July 24, 1975)

Kitsilano Area Planning Program:
Kitsilano Point Plan
(Clause 1)

MOVED by Ald. Bowers
THAT recommendation 'A' of the Committee contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed to Plan Policies Nos. 3 and 4 contained in this clause.)

MOVED by Ald. Bowers
THAT recommendations 'B','C','D', and 'E' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Finance and Administration. (July 31, 1975)

Council considered this report which contains three clauses, identified as follows:

Cl. 1. Proposed Convention Centre Feasibility Study.
Cl. 2. Greater Vancouver Conventions and Visitors Bureau - Supplementary Grant.
Cl. 3. Health Department Furniture Requirements for Dental Division.

The Council took action as follows:

Proposed Convention Centre Feasibility Study. (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee contained in this clause, be amended to read as follows:

"THAT City Council advise the Provincial Government it would support an independent feasibility study with respect to a Convention Centre in Vancouver at the cost of the senior governments."

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Greater Vancouver Conventions and Visitors Bureau - Supplementary Grant. (Clause 2)

MOVED by Ald. Volrich
THAT recommendation (a) of the Committee be deferred until Council has received the mid-year financial review.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT recommendation (b) of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT recommendation (c) of the Committee be amended to read as follows:

"THAT the City request the Provincial Government for a share of the hotel room tax and further that the City seek a meeting with officials of the Provincial Government for further discussion of this matter."

- CARRIED

(Ald. Bowers and Sweeney opposed)

Health Department Furniture Requirements for Dental Division. (Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Community Services. (July 31, 1975.)

Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Downtown Eastside Residents' Association - Complaints re Distribution of Letters to Oppenheimer Lodge Tenants.
Cl. 2. Police Reports on Operations of Beer Parlours.
Cl. 3. First United Church re Housing Relocation Subsidy Fund.
Cl. 4. 3371 Findlay Street.
Cl. 5. Vandalism and Rowdyism in the Champlain Heights Area - Information Report.
Cl. 6. Strathcona Off-Street Drop-in Program.
Cl. 7. Police Department Facility on Granville Mall.

The Council took action as follows:

Clauses 1 - 7 inclusive.

MOVED by Ald. Rankin
THAT clauses 1, 2(a) and (b), 3, 4, 5, 6 and 7, be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Planning and Development. (July 31, 1975)

Council considered this report, which contains six clauses, identified as follows:

Cl. 1. B.C. Hydro Carrall Street Yards Area 3 - False Creek.
Cl. 2. Kitsilano Apartment Neighbourhood Zoning and Development Control Process.
Cl. 3. Community Services Centre for Areas E & F, Champlain Heights.
Cl. 4. Planning Department - Semi-Annual Report on Work Program Objectives.
Cl. 5. Grandview-Woodland Area Planning - Preliminary Information Budget.
Cl. 6. Landscape Designs.

Council took action as follows:

B.C. Hydro Carrall Street Yards Area 3 - False Creek. (Clause 1)

MOVED by Ald. Bowers
THAT recommendation 'A' of the Committee be amended to read as follows:

"THAT the City Manager or Director of Planning convene a meeting of the rail companies to initiate a joint study of the rationalization of rail lines in the City; with application being made to the Federal Government for funding under the Railway Relocation Act."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 'B' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development
(July 31, 1975) (Cont'd)

Kitsilano Apartment Neighbourhood Zoning
and Development Control Process.
(Clause 2)

MOVED by Ald. Bowers
THAT recommendations 'A' and 'B' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Community Services Centre for Areas
E & F, Champlain Heights.
(Clause 3)

MOVED by Ald. Bowers
THAT recommendation 'A' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 'B' of the Committee be approved, after adding the following words at the end of the recommendation:

'That the City's funds be advanced from Contingency Reserve and reimbursed from the sale of prepaid leases in the area'.

- CARRIED UNANIMOUSLY

Planning Department - Semi-Annual
Report on Work Program Objectives.
(Clause 4)

MOVED by Ald. Bowers
THAT recommendations 'A' and 'B' of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Grandview-Woodland Area Planning -
Preliminary Information Budget
(Clause 5)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

Landscape Designs
(Clause 6)

MOVED by Ald. Cowie
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED

(Alderman Kennedy Opposed)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VIII. Special Committee of Officials
Illegal Suites - Hardship Cases

The Special Committee of Officials re Illegal Suites - Hardship Cases, submitted the following report, under date of July 25, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Victoria Wasilewski (owner), 3880 Clark Drive
Dorothy J. Newcombe (tenant), 655 East 49th Avenue
Gina Wilson (tenant), 926 WEst 14th Avenue
Alex A. and Theresa Smith (owners), 3220 East 14th Avenue
May Bedry (owner), 741 East King Edward
Audrey E. Morris (tenant), 1753 William Street

(b) the following applications be approved for one year from the date of this Resolution:

Mr. A. Bartlett (tenant), 235 East 63rd Avenue
Patricia A. Beamish (tenant), 655 East 49th Avenue
Meredyth Savage (tenant), 3773 West 18th Avenue
Gerry W. Nairn (tenant), 3818 West 15th Avenue
Balwant S. & Gurdeep K. Bhandher (tenants), 783 West 62nd Avenue
Lachhman S. Tagger (tenant), 1005 East 54th Avenue
Lorna Hawes (tenant), 3182 West 3rd Avenue
Violet Mary Haines (tenant), 1753 William Street
Ron Michael (owner), 481 West 40th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Lorne Chernochan (tenant), 3545 West 30th Avenue
Salvatore Mancuso (tenant), 2609 West 1st Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Jhalman Lidder (owner), 332 East 38th Avenue
Alex N. MacDonald (owner), 250 West 44th Avenue
Ernie Malamas (owner), 3276 Ontario Street

MOVED by Ald. Bowers
THAT recommendations (a) (b) (c) and (d) of the Committee be approved;
FURTHER THAT the following be granted a one-year extension from the date of this resolution:

Jhalman Lidder (owner), 332 East 38th Avenue
Alex N. MacDonald (owner) 250 West 44th Avenue
Ernie Malamas (owner) 3276 Ontario Street.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW FOR PRESCRIBING STANDARDS FOR THE MAINTENANCE AND OCCUPANCY OF PROPERTY WITHIN THE CITY OF VANCOUVER. (STANDARDS OF MAINTENANCE BY-LAW.)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments:

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3614 BEING THE LOCAL IMPROVEMENT BY-LAW (SPEED DETERRENT BUMPS)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW TO CREATE THE "WEST END DISTRICT - (W.E.D)".

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO ADOPT THE OFFICIAL DEVELOPMENT PLAN FOR THE WEST END DISTRICT.

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 2647 BEING THE CLUB REGULATION BY-LAW.

MOVED by Ald. Rankin
SECONDED by Ald.Volrich
THAT the By-law be introduced and read a first time.
- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Volrich
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW RELATING TO THE USE OF RAILWAY WHISTLES.

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney

Additional Seating at Empire Stadium.

advised for information that he had been approached by B.C. Lions regarding the possibility of the City assisting with the cost of installing additional seats between the goal lines at Empire Stadium. He indicated in reply that the City is in no position to give a financial commitment in this regard.

The Council adjourned at approximately 6. p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 12, 1975, adopted on August 26, 1975.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 12, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 12, 1975, at 2:00 p.m. in the Council Chambers, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. 1130 West Pender Street

An application was received from Mr. Charles T. Paine of Paine & Associates, Architects, to rezone Lots 3, 4, 11, 12, A-F, Block 16, D.L. 185 being 1130 West Pender Street.

Present Zone: (CM-1) Commercial District

Requested Zone: (CD-1) Comprehensive Development District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission with the CD-1 By-law permitting the development as follows:

"USES

Offices
Retail
Restaurant (including outdoor eating)
Athletic Club
Exercise Centre
Residential - consisting of townhouses and/or dwelling units
And customarily accessory uses, including off-street parking and loading.

FLOOR SPACE RATIO

Not to exceed 6.0 overall. The floor space ratio for the residential development shall not exceed 1.0 and the floor space ratio for the off-retail-restaurant and athletic club shall not exceed 5.0.

HEIGHT

The height of the development shall not exceed 360 feet, measured from the average grade of West Pender or 28 storeys.

And subject to the following conditions:

cont'd....

1130 West Pender Street
(continued)

(1) That the detailed scheme of development to be first approved by the Director of Planning after further advice from the Urban Design Panel, having particular regard to the overall design, treatment of open space, landscaping, vehicular ingress and egress, servicing areas and off-street parking.

(2) That the owner undertakes in writing to agree to have the site rezoned from (CD-1) Comprehensive Development District to the Downtown Development District at the time the Downtown is rezoned;

Further, that should the foregoing conditions not be complied with within 180 days of approval of the Public Hearing to the rezoning, the approval contained in this resolution shall expire."

The Zoning Planner reviewed the proposed development and advised that with respect to condition (1) quoted above, the Urban Design Panel have now approved the scheme of development. The application is endorsed by the Director of Social Planning.

Mr. Gray advised that the Vancouver Heritage Advisory Committee recently rescinded its original decision to preserve the existing building on this site on the grounds that the building is structurally poor. The applicant has agreed that should his application for rezoning be approved, he is agreeable to inclusion of this project in the Downtown Plan.

Mr. C.T. Paine, Paine and Associates, Architects, described the project with the aid of a model. He advised that Knowlton Realty, Property Managers of the existing building, in consultation with Social Planning, had offered relocation assistance to a number of the existing tenants.

A representative of Knowlton Realty confirmed Mr. Paine's statements with respect to offers of relocation assistance to the existing tenants.

The following addressed Council on this matter:

- Mr. Bruce Eriksen, DERA, filed a brief opposing the demolition of the existing building and the rezoning of the site.

- Mr. B. Clinch, Downtown Community Resource Board, opposed the application, as demolition of the Park Plaza would displace a number of elderly tenants who would find it difficult to relocate in comparable accommodation.

- Rev. Lindsay, a member of the West End Community Resource Board also spoke against the project.

- Mr. G. Cumming, member of the West End NDP, read a brief opposing the application to rezone.

- Mr. Jim Atkins, West End Community Resource Board, also spoke against the proposed rezoning because of displacement of elderly tenants.

- Mr. Kevin Topalian, Research Coordinator, Mental Patients Association, advised his Association strongly opposed to the proposed rezoning because by eliminating good, cheap housing, Council will add to the housing problems of low-income residents of the Downtown.

cont'd....

1130 West Pender Street
(continued)

- Ms. Vicki Obedkoff & Mr. Hennessy, Team Workers, First United Church, both addressed Council in opposition to the proposed rezoning.

- Miss Olive Mott, Social Worker in the West End, requested Council not approve the application because of the people on limited pensions who would be displaced through the demolition of the existing building.

- Jean Swanson, DERA & Miss Gordon, Red Door Rental Agency, both spoke against the proposed rezoning.

- Mr. Horst P. Penz addressed Council in support of the rezoning application.

Council also noted a letter from the Vancouver and District Labour Council registering their concerns about the resultant loss of accommodation to people of limited income.

MOVED by Ald. Rankin,
THAT the rezoning application be not approved.

- CARRIED

(Aldermen Bowers, Cowie and Kennedy opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 3:25 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 12, 1975, adopted on August 26, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 12TH, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held in the Champlain Heights Comprehensive Community School, 6955 Frontenac Street, on Tuesday, 12th August 1975, at 7:30 P.M., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the Council do resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider and hear delegations concerning the proposed amendment to Section 2 of the CD-1 Comprehensive Development District By-law No. 4550, an amending By-law to the Zoning and Development By-law No. 3575.

- CARRIED UANIMOUSLY

1. To Amend the (CD-1) Comprehensive Development District By-Law No. 4550, Section 2.

An application has been submitted by the Director of Planning to amend the (CD-1) Comprehensive Development District By-Law No. 4550, Section 2, by adding the following:

"church and related school".

The proposed change of use refers to Lots 5 to 7, District Lot 334, being located on the North side of East 58th Avenue, East of Kerr Street - Champlain Heights.

The application was approved by the Director of Planning. It was not approved by the Vancouver City Planning Commission who passed the following motion on 30th July 1975:

"THAT the Commission recommend that the proposed Amendment to CD-1 Bylaw No. 4550, to permit 'church' and related 'school' be not approved, inasmuch as the proposed school is not community-oriented and does not meet the guidelines established by Council Committee."

Mr. D. Janczewski of Planning Department outlined the proposal of the Open Bible Chapel. He advised that "high rise" is already a permitted use under CD-1 By-Law No. 4550 but a Public Hearing is required to amend the By-law to include "church and related school".

Continued on Page 2. . .

Clause No. 1 Continued

Mr. N. Jones, Architect, with the aid of slides, presented the architectural concept of the development. In answer to a query, he advised there is no immediate financing for the project, but it will be through Central Mortgage Housing Corporation.

Rev. Schroder and Rev. Krogel of the Open Bible Chapel advised that the City wishes to acquire the property they presently own on 10th Avenue and Yukon Street for civic purposes. The Property & Insurance Office is attempting to find an alternative site. Rev. Schroder stated that the church is Evangelistic. The congregation comes from all parts of Vancouver and some from Surrey. Their purpose is to rehabilitate young people and train ministers. One of the buildings in the complex would be used for housing the students.

Eleven persons spoke in opposition to the proposed development of the Open Bible Chapel Complex, including Mr. E. Lyngen, who presented a brief on behalf of the Killarney Champlain Citzens for Action and Mr. D. Babcook, who submitted a petition containing 27 signatures. Some of the reasons for opposition expressed were

- too many churches in the area already.
- the development has too high a density.
- there are traffic and parking problems in the area already.
- how does the Open Bible Chapel expect to get enough underground parking to adequately serve the development.
- if the congregation can be up to 600, why are only 30 parking spaces allocated for the church; where are the rest going to park.
- the people in the area feel they already have their fair share of churches, Senior Citizens and low-income housing.

Dr. Hanna advised that there were numerous churches in the area now. He has been discussing the provision of a medical clinic in Champlain Heights with the Planning Department for some time and a site has not been located.

MOVED by Ald. Rankin

THAT Section 2 of CD-1 Comprehensive Development District By-Law No. 4550 be amended by adding the following:

"church and related school"

- (AMENDED)

MOVED by Ald. Sweeney in amendment:

THAT the following be added to Ald. Rankin's motion:

"but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit."

- CARRIED

(Ald. Boyce and Marzari opposed)

Continued on Page 3. . .

Clause No. 1 Continued

MOVED by Ald. Marzari

THAT the matter be deferred for consideration at the next meeting of Council.

- LOST

(The Mayor and Ald. Bowers, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and carried:

THAT Section 2 of CD-1 Comprehensive Development District By-Law No. 4550 be amended by adding the following:

"church and related school"

but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit.

- CARRIED

(Ald. Boyce and Marzari opposed)

MOVED by Ald. Volrich

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Rankin

THAT the rezoning application of the Director of Planning be approved and that the Director of Legal Services be instructed to bring forward the necessary amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

The Council adjourned at 10:55 P.M.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 12, 1975, adopted on August 26, 1975.

A. Phillips
MAYOR

D. N. Little
CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The City Engineer Reports as follows:

"A local improvement lane pavement project, residential standard, was approved at a Court of Revision on May 2, 1974, (Schedule 425, Item #74) for paving on:

Lane south of Venables St. from lane east of Renfrew St. to Nootka St. and lane east of Renfrew St. from Venables St. to Parker St.

Since the Court of Revision the portion of the lane east of Renfrew St. from Venables St. to the lane south of Venables St. has been closed and included in a Senior Citizens' Housing Site. So that the paving of the balance of the lane can be placed on the tax roll, it is necessary to reduce the scope of the project.

I RECOMMEND that the project be reduced in scope so that the redefined area is:

Lane south of Venables St. from lane east of Renfrew St. to Nootka St. and lane east of Rupert St. from the lane south of Venables St. to Parker St.,

and that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step (City Engineer's report)

'As required by the Local Improvement Procedure By-law, projects for street and lane lighting as shown on the attached schedule dated August 1, 1975, are advanced to Council on the "Initiative Principle".

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5 percent of the City's Streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following project involves traffic considerations:

4th Avenue from 4th Avenue Diversion to Highbury Street is being advanced because the present lighting is inadequate for the traffic needs. This lighting, which is suspended from Hydro poles, was installed at the City's expense 22 years ago. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Lane Lighting Projects

Projects in this group have been prepared after consultation with the Police Department. In accordance with the Council recommendation of September 14, 1973 for such projects, they are being advanced on the initiative principle.

Cont'd . . .

Clause 2 Cont'd

The City's share of these improvements is available in the 1975 Street Lighting Capital Budget' and by deferring the upgrading of Lighting on 54th Ave. from Victoria to Tyne."

Second Step (Director of Finance Report)

'In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated August 1, 1975.

The estimated total cost of these improvements is $ 255,706.00 and the City's share of the cost is $ 75,120.00.

I have to report that the necessary financial arrangements can be made to carry out this work'."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be approved together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) The Court of Revision for the projects listed in the attached schedule dated August 1, 1975, be held at 7:30 p.m., Thursday, October 23, 1975.

(d) The upgrading of Lighting on 54th Ave. from Victoria to Tyne be deferred and appropriation 213/3305 ($45,000) be cancelled.

NOTE: (REQUIRES AFFIRMATIVE VOTE OF 2/3 OF COUNCIL MEMBERS PRESENT.)

3. Fuel Oil Tender - Tender No. 56-75-1

The City Manager submits the following report of the Purchasing Agent and City Engineer:

"Tenders for the above were opened on July 14, 1975 and referred to the Purchasing Agent and City Engineer for report. The officials concerned report as follows:

A tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the General Revenue Budget.

Seven bids were received. Two of the bids did not offer to supply all the products asked for in the tender. Also, one of the bidders restricted his bid to the supply of all the products tendered and is not interested in accepting a partial award.

When the bids are compared, based upon estimated annual requirements, Texaco Canada Ltd. is the overall low bid. If we were to consider splitting the award between the low bidders of each product, Texaco would be low bid except for premium fuel and marine fuel requirements. However, the low bidder for marine fuel requirements will not accept a partial award and the extra cost of premium fuel from Texaco Canada Ltd. is only $350 in an annual estimated premium fuel requirement of $32,000. It is not considered economical to split the fuel oil contract for the supply of premium fuel separate from our other fuel requirements. Texaco Canada Ltd. is the overall low bid and provides an annual savings of approximately $6,000 over the next lowest bidder.

Cont'd . . .

Clause 3 Cont'd

We RECOMMEND acceptance of the overall low bid from Texaco Canada Ltd. for the supply of fuel oils over a one year period at an estimated annual cost of $794,000 plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved subject to a contract satisfactory to the Director of Legal Services.

4. Tender No. 58-75-8 - Supply & Delivery of Mineral Aggregates

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on July 28, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

All recommendations in this report are for acceptance of the low bids meeting specification, with the exception of Item No. 5 which is the low effective bid.

Conrock Construction submitted the lowest bid for Item 5 - Crushed Rock. However, because of the very high density of the material being offered, the City would have to purchase approximately 20% more of the material to obtain the required volume, thereby making the next bid from Construction Aggregates the effective low bid.

Construction Aggregates Ltd. offered a combined product as an alternative to Items 1 to 4 (these materials are combined when making asphaltic concrete). Awards are recommended for Items 1 to 4 and the combined product. This will allow usage of the combined product while still retaining a source of supply for Items 1 to 4 in the event that the blend is unsuccessful. If the blend is successful the product change will produce an estimated saving of approximately $70,000.

The City Engineer and Purchasing Agent recommend as follows:-

A. Rivtow Straits Ltd.

Items 1, 7, 10 and 17 for a twelve month period for an estimated cost of $301,230. These materials will be delivered and unloaded on City stockpiles at Cambie Works Yard.

B. Conrock Construction Ltd.

Item 13 for a twelve month period for an estimated cost of $71,800. This material will be delivered and unloaded on City stockpiles at Cambie Works Yards.

C. Construction Aggregates Ltd.

Items 2, 3, 4, 5, 9, 11 and their alternate for a 1/2" Combined Asphalt blend for a 12 month period, for an estimated cost of $706,110. These materials will be delivered and unloaded on City stockpiles at Cambie Works Yard.

Clause 4 Cont'd

It is also RECOMMENDED that each of the four bidders be awarded an unspecified portion of the material which is to be picked up by City trucks (items 9,12 and 17) as and when required for a twelve month period so that the material for each job can be picked up from the location that produces the lowest on-site cost for that particular location (taking the City's hauling costs into account). It is estimated that this portion of the contract will cost an additional $60,000.

The above costs include all taxes and charges."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

Deposits or bid bonds of unsuccessful tenderers to be returned by the City Treasurer.

5. Air Valve Replacement Program

The City Manager submits the following report of the City Engineer:

"Air valves are installed in the water system to automatically release the small amounts of air that accumulates at high points in a pipe line that would restrict the flow capacity of the watermain, and to automatically allow air to enter a pipe when the watermain is drained to prevent thin wall pipes from collapsing. Over 100 air valves are installed in the City's water system, below ground. All of these below ground air valve installations are cross connections which could cause the contamination of the water system with ground water. Most of these air valves were installed such that they cannot be maintained.

The estimated cost of replacing these air valves with properly designed air valve installations is $50,000.00 (1975 costs).

To permit engineering time to properly size and design each air valve installation, the replacement of air valves should be carried out over a three year period. From the 1975 Water Works Capital Budget $15,000.00 should be appropriated for this program. The remaining funds to be allocated in the 1976 and 1977 Water Works Capital Budgets.

Funds for this years work are available from Water Works Capital, Account 128/7902 'Short Notice Projects - Unallocated'.

The City Engineer RECOMMENDS that the sum of $15,000.00 be appropriated from Water Works Capital Account 128/7902, for the above work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

6. 1973 General Budget Account #8038/3046
Auxiliary Steering Modifications

The City Manager submits the following report of the City Engineer:

"In 1973 funds were approved ($12,000) for steering modifications to our front end loaders and graders in order to comply with revised Workers Compensation Board (W.C.B.) Regulations. These funds were not spent in 1973 because W.C.B. exempted some of our equipment and extended the dead line from July 1, 1973 until approved modification kits were available.

We have been advised by John Deere Co. Ltd. that approved steering modification kits are available for the two model 544 John Deere loaders we are currently operating. The cost of this modification is $1,200 per unit or $ 2,400 for the two machines.

Cont'd . . .

Clause 6 Cont'd

These auxiliary steering kits are required to be installed on our front end loaders 2134 and 2135 in order to comply with W.C.B. regulations.

The City Engineer RECOMMENDS that $2,400 be provided from Contingency Reserve for the installation of auxiliary steering kits on City of Vancouver front end loaders Nos. 2134 and 2135."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 746-7

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

1. Storm Damage - Stanley Park

The City Manager has received the following report from the Superintendent, Board of Parks & Recreation, in accordance with instructions of Council dated May 27, 1975:

"BACKGROUND

On May 27, 1975 City Council dealt with the matter of replacement of 180' of Stanley Park seawall, immediately south of Siwash Rock, as contained in Section 7 (II) of the City Manager's report dated May 23, 1975.

At that time Council referred the item back to the Park Board for a detailed report on the cause of damage, proposed method of repair, proposed preventative measures and cost involved to ensure that this same extent of damage does not recur, except in extreme circumstances (once in 20 years).

CAUSE OF DAMAGE

This section of the seawall around Stanley Park which has the most westerly exposure, bears the direct brunt of westerly gales. It was constructed in 1963 and has sustained damage several times from the impact of westerly gales. The damage sustained this year resulted from an unusually severe westerly gale on March 29th and 30th.

The nature of the damage stems from storm wave action striking and overtopping the seawall. This action causes severe damage to the top section and causes erosion of materials from behind the wall, and on the promenade particularly, where the water is deflected back from the sandstone cliffs behind.

High sandstone cliffs characterize this area and before the seawall was constructed, high tides washed these cliffs. The wall was constructed to follow the alignment of the toe of the cliffs (see attached sketch) to take advantage of a good footing and avoid construction in deeper water. At the point of maximum damage, however, the resultant wall alignment has a fairly tight concave curve which tends to trap the wave action and increase its effect. In addition, the wall's almost vertical face allows the water to carry over the top in storm situations.

METHOD OF REPAIR AND PROTECTION

The damage to the wall can be minimized by the following steps:

1) Reconstruction of a portion of the wall to reduce the concave curve radius (as shown on sketch).

2) Construction of a wall with a re-entrant face, i.e. a curved face which turns the waves back rather than allow them to spill behind the wall.

3) Placement of large rocks in the water in front of the wall in the vulnerable area to help break up the wave force before it strikes the wall.

Cont'd . . .

Clause 1 Cont'd

"COST

The estimate given to replace the wall was shown as $40,000 in the May 23rd report. This estimate reflected the cost of immediate replacement. Replacing the damaged section of wall in 1976 from funds to be provided in the 1976 supplementary capital budget, if approved, is estimated to be $55,000. Temporary repairs have been made from the normal seawall maintenance account. These repairs will not last through more winter storms and a further deterioration in the wall can be expected this winter.

The Superintendent of Parks RECOMMENDS:

That an amount of $55,000 be provided in the City's 1976 supplementary capital budget to implement the reconstruction of this portion of seawall as early in 1976 as possible."

The City Manager notes that the amount of $55,000 is a total amount for redesign, rebuilding in a new configuration, and prevention.

The City Manager RECOMMENDS that the request of the Park Board be considered following the 'June' budget review (in late August) at which time additional funds may be available for the 1975 Supplementary Capital Budget.

FOR COUNCIL ACTION SEE PAGE(S) 419

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Townhouse Development - CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes) - 801 West 7th Avenue - Development Permit Application #68802

The Director of Planning reports:

"Development Permit Application #68802 has been filed by Aitken-Bozyk, Architects, to construct a 3 storey plus cellar townhouse development containing 6 dwelling units on this presently vacant site at the north-west corner of 7th Avenue and Willow Street in the CRM-2 Commercial/ Multiple Dwelling District.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 Commercial/Multiple Dwelling District Schedule with respect to floor space ratio, setbacks and height.

The proposed building would have a floor space ratio of 0.87 in lieu of 0.45; 3 storey and cellar in height in lieu of 2 storey and cellar; 21'6" front yard in lieu of 24 ft.; and the cellar stairs and a small bay window protrude into the required flanking side yard.

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

B. For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) The maximum floor space ratio exceed 1.5, computed or described in Section 1.G. of this CRM-2 Commercial/ Multiple Dwelling District Schedule.

(ii) The height of a building exceed thirty-five (35) feet, nor twenty-five (25) feet measured from the centre line level of the nearest street directly southward."

City Council on April 8, 1975 adopted the following interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts.

	City Council Guidelines	Proposed Development
Limited commercial use (for this site)	25%	Nil
Height above hypothetical line	35 ft.	31'3"
Height above south property line	25 ft.	26'6" to the highest point of the sloping roof.

Notification

Thirty-five neighbouring property owners were notified and two letters of objection were received; one from the Trans-Pacific Trading Company, immediately south of the proposed development, objecting to the residential use; the other from the older dwelling immediately to the west, objecting to the light into the existing kitchen window being obstructed (5' sideyards provided).

Cont'd . . .

Clause #1 continued:

Urban Design Panel

The Urban Design Panel reviewed the revised drawings on June 12, 1975 and recommended that the design be approved.

The Fairview Area Planner has reviewed the proposal and has no objections to the development as now proposed.

RECOMMENDATION

The Director of Planning recommends that Development Permit Application #68802 be approved thereby permitting the construction of a townhouse development on this site containing six dwelling units, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) the north 10' of Lots 11 and 12, Block 297, District Lot 526, be first dedicated to the City for lane purposes.

   (b) the north 10' of Lots 11 and 12 to be first leased from the City for the purposes of ingress and egress (in part)

   (c) a letter of undertaking is to be first submitted by the owner, to the satisfaction of the City Engineer regarding the grading, drainage, surfacing and maintenance of the northerly 20' of the development to be used as ingress and egress

   (d) provision and location of a garbage storage area on the site to the satisfaction of the City Engineer

   (e) fully dimensioned, revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

      (i) the grades along the rear of the site (future lane) are in accordance with the City Building Grades, to be obtained from the City Engineer

      (ii) correct east property line dimensions

      (iii) finish grades around the building

      (iv) dimensions of the off-street parking spaces and overhead clearance throughout the parking garage

2. The off-street parking facilities, including the ingress and egress, are to be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All landscaping and treatment of the open portions of the site, other than area of ingress and egress referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

2. Cedar Cottage N.I.P. Appropriation: Brewers Park

The Director of Planning reports as follows:

"The Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974 and subsequently by the senior levels of government placed as first priority the improvement of parks and recreation facilities in the area. The sum of $281,340.00 was allocated in the Concept Plan for this purpose (the sum was later added to the Beautification and Public Use Area allocation to total $582,700.00). Following approval of the Concept Plan detailed design of specific parks was begun by staff of the Board of Parks and Recreation working with the Planning Department, the Cedar Cottage N.I.P. Committee and area residents.

Implementation has begun on the first of these parks, China Creek Park, and the Board has now completed estimates for the first stage of the work required for Brewers Park. Because Brewers Park is already fairly well developed, much of the work done through N.I.P. will be directed at improving or modifying existing facilities, (existing tennis courts, playing surfaces, fencing, etc.). The cost of this work is estimated by the Parks Board to be $56,000.00. Under N.I.P., the City's share of this cost is 25% or $14,000.00.

When Planning is completed on required new facilities a second report will be prepared and forwarded to City Council.

The Director of Planning recommends:

1. That Council authorize the appropriation of $56,000.00 from the Cedar Cottage N.I.P. funds for purposes of making improvements to existing facilities at Brewers Park with the understanding that a second appropriation will be required to deal with new facilities on this park."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

3. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment area of Kitsilano.

Bob's Power Demolition Limited has applied to demolish a single-family dwelling at 1935 West 1st Avenue. A development permit was issued on June 8, 1975, to construct a nine-unit apartment building on the site.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975, states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

In accordance with this policy, the owner of the site, L and K Contractors Limited, were contacted by the Planning Department. A partner in the company was informed of this policy and he stated

Clause #3 continued:

that as of July 1, 1975, the house had been vacant. He stated that the tenants had been given three months notice plus a relocation fee and that this was handled by the real estate Agent who negotiated their purchase of the property.

The above is submitted for the information of City Council."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATIONS

4. Development Permit Application #70953 - 1443-1459 Robson Street

The Director of Planning reports as follows:

"On July 15, 1975, Development Permit Application #70953 was filed by Lort & Lort, Architects, to construct a high-rise hotel complex including office, retail, restaurant and lounge facilities on the north-east corner of Nicola and Robson Streets.

The site is located within the area that was approved at a Public Hearing on June 26, 1975 to be rezoned from C-5 Commercial District to (W.E.D.) West End District. The amending By-law to establish the (W.E.D.) West End District and the official development plan will be before Council for enactment on August 12, 1975.

Because the By-law has not been enacted and since this development permit application was filed after the date of the Public Hearing and will not meet the requirements of the proposed (W.E.D.) West End District Schedule, Council may withhold the issuance of the development permit pending the adoption of the amending By-law, in accordance with Section 570 of the Vancouver Charter.

Although the plans submitted with the development permit application have not been fully checked, it is noted that the proposed development greatly exceeds the floor space ratio regulations of the (W.E.D.) West End District, as approved by Council at the Public Hearing on June 26, 1975.

The West End Area Planner is not in favour of the development as proposed.

RECOMMENDATION

In accordance with Section 570 (1) & (2) of the Vancouver Charter, that Development Permit Application #70953, filed on July 15, 1975, be withheld for a period of 30 days from the date of application and a further 60 days pending the adoption of the (W.E.D.) West End District amendment to the Zoning and Development By-law

AND FURTHER

Should City Council enact the By-law to rezone the area, including the subject site, to (W.E.D.) West End District with the applicable regulations and official development plan that Development Permit Application #70953 be denied."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. 4584 West 1st Avenue

The City Building Inspector reports as follows:

"Council on May 13, 1975, passed the following resolution:

'THAT Council direct the appropriate officials to enter into discussion with the owners to restore the property to its original exterior bulk form and the City be

Cont'd . . .

Clause #5 continued:

responsible for its share of the costs involved in the error caused by the civic administration in issuing the building permit.'

I have met once with Mr. Culling, one of the developers and have talked to him several times on the telephone. He undertook to talk to the immediately affected neighbours and agreed to meet with them at a later date. He indicated he would be prepared to modify his layout but is not willing to restore it to its original state.

I have also talked with Mrs. Tomsich, and Mr. Robin Clark called me, both of whom are immediate neighbours and are willing to meet. Mr. Clark, however, hoped the meeting would be in September because he would be away on vacation. I undertook to call the meeting at a time when all could be present.

I RECOMMEND the matter be laid over until I can arrange this meeting."

It is

RECOMMENDED that consideration of the building at 4584 West 1st Avenue be laid over until the Building Inspector has met with Mr. Culling and the immediate neighbours.

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

6. 924 West 7th Avenue - Development Permit Application #69473 (Townhouse Development with Offices) Zone: CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes) Site size: 100' wide x 120' deep

The Director of Planning reports as follows:

" Development Permit Application #69473 has been filed to construct a 3 storey building containing offices on the main floor and 2 floors above containing 14 dwelling units.

The site is located in the CRM-2 District on the south side of 7th Avenue between Laurel and Oak Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. The floor space ratio proposed is 1.4. Provision is made on site for 22 off-street parking spaces and 1 off-street loading space, having vehicular access from 7th Avenue. No lane exists at this location. The height of the building would be 3 storeys plus a cellar and 25' mean height above the southerly property line. The height to the peak of the roof would be 28'. The overall height would not exceed 35' above a hypothetical line down from front to rear. The building would maintain setbacks of 4' from the 7th Avenue property line, 5'4" from the easterly property line, nil from the westerly property line and 18'6" from the rear property line.

Section 3 of the CRM-2 District Schedule, which regulations are subject to special approval by City Council, states:

"In order to encourage the development of buildings designed to take advantage of the steep north facing slope the City Council may in its discretion permit a building at variance with the regulations set out in Section 1 of the Schedule after having received the report thereon from the Director of Planning. In the exercise of its discretion, the Council shall also have due regard to the following:

Cont'd . . .

Clause #6 continued:

(a) The provision of private outdoor living space, daylight, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and its overall design.

(b) For buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule and

(ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward."

City Council on April 8, 1975, adopted the following interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts:

	City Council Guidelines	Proposed Development
Limited commercial use	25%	12%
Height above hypothetical line down from front to rear	35'	33'
Height above south property line	25'	
to mean height of sloping roof		25'
to peak of sloping roof		28'

Notification

Thirty-one neighbouring property owners were notified of this development permit application and no replies were received.

Urban Design Panel

The Urban Design Panel has recommended to the Director of Planning that the design be approved subject to simplification of exterior finishes.

RECOMMENDATION

The Director of Planning recommends that this development permit application be approved thereby permitting the construction of a building on this site containing offices on the ground floor with 14 dwelling units above, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

(a) provision and location of garbage storage and pick-up areas to be first approved by the Director of Planning after consultation with the City Engineer and Medical Health Officer

(b) landscaping, treatment of the open portions of the site to be first approved by the Director of Planning

(c) all crossings are to be approved by the City Engineer

(d) an undertaking is to be first submitted in writing to the satisfaction of the Director of Planning, indicating that all services including telephone, television cable, electricity, etc., will be completely underground

(e) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

Cont'd . . .

Clause #6 continued:

(i) finished grades around the building

(ii) overhead clearance height for the parking area to be not less than 7' minimum

(iii) finished surface access ramp and garage, including the loading and unloading area to be stated

(iv) locations and details of all underground parking ventilators

(v) curb to be indicated at the underground parking garage

(vi) manoeuvring aisles for the two off-street parking spaces located near the access ramp to meet the requirements of Section 12(1)(c)

(vii) the southerly 10' of the site (Lots 7 & 8) to be first dedicated to the City for lane purposes and any necessary agreements to be first entered into with the City for use of this portion of the site so dedicated (this 10' portion would be a landscaped area)

(viii) the height of the building should not exceed 25' above the south property line

2. All off-street parking facilities and loading are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All landscaping and treatment of the open portions of the site, other than the off-street parking and loading areas referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

4. All utilities, including telephone, television cable, and electricity shall be completely underground."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

7. 1165 West 8th Avenue - Development Permit Application #69718

The Director of Planning reports:

"Rhone & Iredale, Architects, have filed Development Permit Application #69718 to construct a three-storey plus basement building on this site containing offices on the main floor with 9 dwelling units above. The site is located on the north side of 8th Avenue between Spruce and Alder Streets, and is in the CRM-2 Commercial/Multiple Dwelling District.

There is a similar building existing farther east in this block. The existing building and the proposed building would be separated by an existing dwelling which is being recommended to Council to be designated as a Category A Heritage Building (Steamboat House).

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 Commercial/Multiple Dwelling District Schedule with respect to floor space ratio, setbacks and height.

Cont'd . . .

Clause #7 continued:

The proposed building would have a floor space ratio of 1.5 in lieu of 0.45; 3 storeys and basement in height in lieu of one storey and basement; 4' front yard in lieu of 24'; 2' rear yard in lieu of 35'; 4' easterly side yard in lieu of 5'; and nil westerly side yard in lieu of 5'.

Section 3 of the CRM-2 District Schedule, in order to encourage the development of buildings designed to take advantage of the steep north facing slope, gives City Council the discretion to permit a building at variance to the regulations of Section 1 with Council to have due regard to the following:

' A. The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings, and the overall design.

B. For buildings approved under this clause only,Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case however shall:

(i) the maximum floor space ratio exceed 1.5 computed or described in Section 1.G of this CRM-2 Commercial/ Multiple Dwelling District Schedule

(ii) the height of a building exceed 35' nor 25' measured from the centre line level of the nearest street directly southward. '

City Council on April 8, 1975, adopted interim control guidelines for conditional uses in CRM-2 and CRM-3 Districts.

	City Council Guidelines	Proposed Development
Limited commercial use	50%	42%
Maximum height above hypothetical line drawn from front to rear of site	35'	35' (measured to mean height of the pitched roof)
Height above south property line	25'	25' (measured to mean height of the pitched roof)

It should be noted that the above heights are measured to the mean height of the pitched roof of the proposed building as described by the definition of height in the Zoning and Development By-law. The actual total height to the peak of the pitched roof would be 42' above a hypothetical line drawn from front to rear and 30' above the southerly property line.

Notification

Twenty-seven neighbouring property owners were notified of this application, and there were five objections received from neighbouring property owners. Four of the objectors were owners of the properties to the north of the proposal across the City lane. Their objections included blocking of sunlight to the rear areas of their dwellings; loss of privacy to their rear yards and living quarters; access to the parking facilities being provided from the lane rather than from the street endangering children playing in their backyards and the construction not being compatible with the historic value of their homes. The fifth objector was from the property owner immediately to the east of the proposed development. That property owner's objections were with respect to the location of the loading ramp and walkway adjacent to the property line; loss of privacy; loss of view and sunlight.

A check of sunlight angles indicates that the rear of the dwellings to the north would be in shadow for approximately three winter months, from approximately November to January inclusive.

Cont'd . . .

Clause #7 continued:

It is noted that the vehicular access to the 23 underground parking spaces would be from the City lane and due to grade differential, it would not be possible to provide vehicular access from the street. With regard to objections raised by the adjoining easterly property owner, it is noted that the submitted drawings indicate the provision of an off-street loading space immediately adjacent to the easterly property line. This loading bay would be built up to a height of approximately 5' above the front yard of the adjoining property. It is considered that because of the office use only of the main floor, minimal loading would be required and that a solution would be to delete the loading space from the front of the development and since one additional parking space is being proposed underground that this additional space be set aside to accommodate small vehicles loading and unloading.

Urban Design

The Urban Design Panel has recommended approval to the scheme of development.

The Fairview Area Planner has recommended approval of this development. However, the Planner did not have the opportunity to review the application in light of the objections received from neighbouring property owners. The Fairview Planning Committee reviewed this application on July 31, 1975 with the applicant and the owner of the property immediately to the east. They recommend approval of this development permit application only if an 8 foot side-yard is provided on the easterly property line. This is felt to be necessary because the proposed development does not take into account the character of 1151 West 8th Avenue (Category A Heritage House). By building to the property line, the rear yard is enclosed on both sides at the property line.

City Council on December 18, 1973, refused a development permit application on report from the Director of Planning for a similar building at this location. The building now proposed, after negotiation with the Planning Department, has been redesigned to provide some additional open space and setbacks.

RECOMMENDATION

The Director of Planning recommends that Development Permit Application #69718 be approved, thereby permitting the construction of a building on this site to contain offices on the main floor with 9 dwelling units above, subject to the following conditions:

1. Prior to the issuance of the development permit:

   (a) arrangements are to be first made to the satisfaction of the City Engineer regarding all non-standard surfacing and treatment of City sidewalks and/or streets;

   (b) provision and location of garbage storage and pick-up area to be first approved by the Director of Planning after consultation with the City Engineer and Medical Health Officer;

   (c) an undertaking is to be first submitted in writing to the satisfaction of the Director of Planning indicating that all services including telephone, television cable, electricity etc. will be completely underground;

   (d) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

      (i) the commercial area clearly indicated as office space only;

      (ii) the deletion of the proposed loading bay on the easterly boundary of the site and the lowering of that portion of the plaza level to the satisfaction of the Director of Planning;

      (iii) details of screening and landscaping to the easterly property line;

Cont'd . . .

Clause #7 continued:

(iv) one of the 23 proposed off-street parking spaces clearly designated for the use of small vehicles loading and unloading office supplies.

2. All off-street parking and loading facilities are to be provided including surfacing and screening, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All utilities, including telephone, television cable and electricity shall be completely underground.

4. The main floor to be used and occupied as office space only."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

8. Imperial Gas Station at 12th and Cambie

The Director of Planning reports as follows:

"The City Clerk has received a letter from Imperial Oil Limited (Appendix I) requesting that their gas station at 12th and Cambie be permitted to convert to self-serve operation.

The conversion of this station to self-serve was refused by City Council on July 22, 1975. The reasons stated by Imperial Oil for a reconsideration of this decision are:

(1) They now propose to retain the service bays.

(2) A building permit was issued in April 1975.

Imperial Oil currently have ten stations on Schedule 'B' of the Licence By-law controlling self-serve stations. This represents 25 percent of their total stations (40) as of April 1, 1975. Comparisons with other companies are shown for information of Council in Appendix II."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

PLEASE NOTE: Delegation Request on this matter. (See Appendix I)

RECOMMENDATION

9. Encroachment - N/E Corner of Slocan & Dundas

The Director of Legal Services submits the following report:

"At the last meeting of Council Alderman Rankin raised the problem faced by the owner of the above land in attempting to obtain a V.L.A. mortgage.

Clause #9 continued:

The problem is that the building encroaches slightly on the street allowance, and our normal encroachment agreement, being revocable at any time, is unacceptable to the V.L.A.

I have discussed this matter briefly with the City Engineer and an official of the V.L.A., and it appears that the solution to this problem is to draft an encroachment agreement which is irrevocable for the life of the building, and if so instructed I will arrange to have such an agreement prepared. I recommend that I be so instructed."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 720-1

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS:

1. Judgment Against Constables Weatherhead, McLean and Carpenter in Civic Action

The Director of Legal Services reports as follows:

"On May 30, 1975 His Honour Mr. Justice Hinkson awarded to Valmond E. Romilly general damages in the amount of $300 and costs of $795.22, against Constables Weatherhead, Carpenter and McLean, for false imprisonment, which occurred October 12, 1974.

Mr. Romilly was falsely imprisoned at the Public Safety Building for a brief period of time. Mr. Justice Hinkson's Judgment clearly indicates damages awarded were nominal and little blame was placed on the Officers, although there was a technical false imprisonment. An appeal of this Judgment is not recommended for any of the Defendants.

Payment of the Judgment and taxed costs in the amount of $1,095.22 is recommended. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

2. Claim Number 15931 - Frank Stanzl Construction Ltd.

The Director of Legal Services reports as follows:

"This claim arises from the breaking of a water main opposite 4833 Belmont Street on March 10th, 1975 and subsequent flooding of the adjacent property.

The residence building on this property had been under construction for some time and was due to be completed and turned over to the occupants about the time of this occurrence.

On April 30th, 1974 City work crews excavated and installed a sewer lead into this property. In doing so they excavated below and at right angles to the water main on Belmont Street.

Engineering investigation confirmed that subsequent settlement in the sewer lead excavation backfill caused loss of support for the water main. Settlement of the water main caused it to fracture on March 10th, 1975.

Although our Waterworks crew attended promptly the heavy flow of water from the broken main running down grade into the property destroyed a newly compacted gravel base for pavement and driveways around the building. It also damaged the perimeter drainage system and the area around a swimming pool at the rear of the property. The value of the home on this property is in excess of $500,000.00.

Repairs and materials were supplied by the contractor constructing the building. These have been checked for cost and found to be reasonable and in order. The total amount involved for material and labour is $2,636.38.

Cont'd . . .

Clause 2 Cont'd

In the circumstances I believe the City is liable to the contractor constructing the building and to the property owner. I recommend payment in the amount of $2,636.38 to Frank Stanzl Construction Ltd. to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. Supreme Court Action by the Crown in Right of the Province of British Columbia (Public Works Dept.) - re Preventing Access to Crown Property

The Director of Legal Services reports as follows:

"This claim arises from the closure of the lanes east of Hudson Street, south of 73rd Avenue, and the sale of certain lands, including the area formerly occupied by the stopped-up lanes, to certain property developers.

The effect of the sale of this land to the developers was to deny access to the Department of Public Works for certain parking stalls on their property. Accordingly, the Provincial Government initiated a Supreme Court Action against the City, Hudson Marine Holdings Ltd., Granville Terminals Ltd., Big Spring Properties Ltd. and Bordignon Masonry Ltd. As against the City, the Provincial Government asked damages or compensation for the stopping up of the access lanes which deprived them of access to their lands, and damages for reduction in the market value of their land. They also sought a declaration that the Resolution passed by the City on the 22nd day of January, 1974, stopping up the lanes, was void in that the City failed to offer them (an abutting owner) the opportunity to purchase the lane lands.

We are satisfied that the Provincial Government is correct in its allegation that no opportunity was afforded them to offer to purchase the lane land. Subsequently discussions took place between representatives of all parties to the dispute, with the object, firstly, of providing some solution for the Plaintiff's problem, and also to have the action withdrawn and settled.

One suggestion was that the City should buy back sufficient land to provide access. This would have cost an estimated $4,000, and was eventually discarded in favour of an agreement between the developers and the Provincial Government, whereby the Provincial Government is to be granted an easement over the developers property so as to allow access to the parking area. However, due to changes in ground level arising out of the new construction, it will be necessary to construct a small ramp from the developers' property to the Crown property. The City Engineer advises that the cost of this reinstatement will be approximately $8,300. However, this department has agreed with the solicitor for the developers that the City would be prepared to consider paying the lesser of (a) the cost of reinstatement, or (b) $3,000. No costs of legal action to be taxed against the City and the legal costs of the easement agreement to be settled between the developers and the Provincial Government, (i.e. not to involve the City).

Cont'd . . .

Clause 3 Cont'd

In the circumstances I believe that the Provincial Government has a valid claim against the City, which might well not be confined to the cost of reinstatement, but perhaps also involve general damages. I therefore recommend payment in the amount of $3,000 to Messrs. Norton, Stewart, Norton, Johns & Cave, solicitors for the developers, who will be responsible for the work of reinstatement, in order to finalize this claim."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 922

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Speed Deterrent Bumps - Higher Zoned Lanes

The City Manager submits the following report of the City Engineer:

"Council on 2 May 1974, dealing with a request for Speed Deterrent Bumps in a residential lane, established the cost-sharing as:

2/3 City - 1/3 Property Owners

This cost-sharing was subsequently incorporated in the By-law.

We now have requests for Speed Deterrent Bumps in lanes in Multiple Dwelling and Commercial Zones. Before we can deal with these the cost-sharing must be established. It would be in keeping with other local improvements for the property Owners in the higher zones to pay a larger share of the cost and it is suggested that the above formula be reversed to:

1/3 City - 2/3 Property Owners

for the higher zones.

I RECOMMEND that the costs of Speed Deterrent Bumps in lanes in Multiple Dwelling, Commercial and Industrial Districts be borne 1/3 by the City and 2/3 by the Property Owners. (The necessary By-law to amend the Local Improvement Procedure By-law has been prepared and can be dealt with later this day.)"

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Request for Street Closure - 900 Bidwell Street

The City Manager submits the following report of the City Engineer:

"In correspondence dated July 22, 1975, (see attached) the Neighbourhood Services Association of Greater Vancouver advised that their Gordon House Services Association is sponsoring a mini folk festival on Saturday, August 23, 1975.

The festival will take place in the applicant's building and surrounding grounds at 1705 Nelson Street, however they do request the closure of Bidwell Street from Nelson Street to the lane north of Nelson Street from 4 p.m. to 10 p.m. on Saturday August 23rd, 1975. This portion of the street is primarily to provide an area for people to participate and observe the ethnic dances involved in the festival.

There are no objections from a traffic engineering standpoint and B.C. Hydro is not affected by the closure.

Accordingly, it is RECOMMENDED that the Gordon House Neighbourhood Association be permitted to close to vehicular traffic, Bidwell Street from Nelson Street to the lane north of Nelson Street on Saturday, August 23, 1975, from 4 p.m. to 10 p.m. subject to the following conditions:

a. The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.

b. The cost of temporary traffic controls to be borne by the applicant.

c. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

d. Unrestricted access to be provided for emergency vehicles."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Request for Additional Bus Stops,
Cassiar Street at Triumph Street

The City Manager submits the following report of the City Engineer:

"The #89 Queens bus provides a half-hourly service from North Vancouver to and from the Kootenay Bus Loop. The service enters Vancouver over the 2nd Narrows Bridge and travels on Cassiar and Hastings Street to the Bus Loop.

At present, north and southbound stops exist on Cassiar at Oxford Street, immediately south of the Bridge approaches. Patronage is light, and it has not been necessary to date, to establish an additional stop in the five blocks between Oxford and Hastings Street.

A request has now been received from a patron of the Exhibition Park facilities for bus stops at Triumph Street. Triumph Street connects directly with the entrance to the Empire Stadium Parking Lot and Exhibition Park. The existing bus stop arrangement does not conform to the Selective Stop Policy, and since the additional stop will be used almost exclusively in connection with functions at the Empire Stadium or Exhibition Park, at a time when usage is expected to be heavy, it would be appropriate to establish north and south bound stops at this intersection. The B.C. Hydro and Power Authority has examined the proposal and is prepared to service the stops upon receipt of City approval.

Accordingly it is RECOMMENDED:

A. That a bus stop be established on the east side of Cassiar Street at Triumph Street.

B. That a bus stop be established on the west side of Cassiar Street at Triumph Street ".

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 722

MANAGER'S REPORT, August 8, 1975 . . . . . (FINANCE)

FINANCE MATTERS

A-7

RECOMMENDATION

1. Oxygen Detection Meters.

The City Manager submits the following report of the City Engineer:

"Section 12.04 of the Worker's Compensation Board regulations require workmen, entering manholes or underground vaults, to have equipment to test for oxygen deficiency and flammable gases. The Worker's Compensation Board has recently commenced the strict enforcement of this regulation.

Essential work by the Electrical Operations Branch of installing and splicing cables in B. C. Telephone Co. manholes was stopped due to the lack of proper ventillating and oxygen detection equipment. To expedite the return to essential work, funds for the required equipment costing $2,250.00 were used from Account 8063/4631 'General Construction Supplies'. However, neither this account nor any other Electrical Operations Branch Revenue Account has sufficient surplus funds to cover this cost.

Similarly, for the Water Works Operations Branch to be able to comply with the Worker's Compensation Board regulations it is necessary to purchase three combined combustible gas and oxygen detection meters. The level of regular maintenance does not permit the sharing of equipment between Operation Branches. Funds were not appropriated in the 1975 Water Works Revenue Budget for this equipment. It is not feasible to obtain funds from this years Water Works Revenue Accounts without a reduction in the level of service. The cost for this equipment is estimated to be $2,500.00.

The Comptroller of Budgets advises that should Council wish to authorize the transfer of $4,750.00 for the purchase of this equipment, the funds can be allocated from Contingency Reserve.

The City Engineer RECOMMENDS that $2,250.00 be transferred from Contingency Reserve to Electrical Operations Branch Account 8063/4631 and an additional $2,500.00 be allocated from the Contingency Reserve for the purchase of three additional combined combustible gas and oxygen detection meters for the Water Works Operations Branch."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Britannia Community Services Centre.

The Director of Legal Services reports as follows:-

"On 29 May, 1973, Council adopted the recommendations of the Standing Committee on Community Development of 17 May, 1973, namely:- the approval of the plans for the Britannia Community Services Centre (the "Centre") and the proposed organization and administration of the Board of Management for the Centre. The Britannia Community Services Centre Society (the "Society") was subsequently incorporated with the object of operating the Centre, the operations of the Society to be chiefly carried on in the Grandview-Woodlands and Strathcona areas. The lands upon which the Centre is being constructed are owned by the City and the Board of School Trustees of School District No. 39 (Vancouver) (the "School Board"). The cost of constructing the Centre is being borne by the City and the School Board.

Clause No. 2 Continued.

In order to implement the said recommendations of the Standing Committee, it was necessary to determine the terms and conditions upon which the Society would manage the Centre on behalf of the City and the School Board. After considerable discussion among representatives of the City, School Board, Park Board, Library Board and the Society, a proposed management agreement has been reached between the City, School Board and the Society, a copy of which agreement is filed with the City Clerk for information. The proposed agreement is dated as of 1 April, 1975, and contains the following principal terms:-

1. The term is three years which may be terminated by either party on ninety days' notice.

2. The Society is required, inter alia, to develop and provide community services and programmes to meet the needs of the public in the neighbourhood in which the Centre is situated and encourage the use of such services and programmes.

3. The community services and programmes in the Centre and the schedules therefor are to be established and provided by the Society in consultation with the School Board, Park Board and Library Board.

4. The rate policy to be used by the Society in respect to the fees for the use of the facilities in the Centre shall be subject to the approval of the City Council.

5. The Society is required to keep proper account of its income and expenditures and provide the Director of Finance with an annual audited statement of such income and expenditures.

6. The Society to submit annually to the City Council for approval the proposed operating, maintenance and capital budget of the Society with respect to the Centre. The monies in the budget as approved shall be paid to the Society monthly in amounts as the Director of Finance and the Society agree are necessary for the operation of the Centre.

7. The School Board will repair and maintain the buildings of which the Centre is composed, maintain the grounds and employ security guards and custodial staff, the cost thereof to be borne by the City and the School Board.

8. The Society may enter into operating agreements with the City, School Board, Park Board and Library Board as it may deem advisable for the implementation of this agreement. No such agreement shall be entered into with the Park Board or the Library Board without the approval of the City.

The terms of the operating agreements have been settled by the parties and the following agreements require the approval of Council:-

1. Agreement between the Society, Library Board and School Board in respect to an integrated programme and administrative structure for the library facility.

Clause No. 2 Continued.

2. Agreement between the Society and the Park Board in respect to the provision of programme and administrative support staff and funding for recreation services to meet the interests and priorities of the residents of the Grandview-Woodlands and Strathconaareas.

Copies of these agreements filed with the City Clerk for information.

It is RECOMMENDED that

A. the said agreement dated as of 1 April, 1975, and made between the City, the School Board and the Society respecting the management of the Centre be approved and the same executed on behalf of the City;

B. the said agreement between the Society, the Library Board and the School Board in respect to the library facility in the Centre be approved;

C. the said agreement between the Society and the Park Board respecting the provision of programme and administrative support staff and funding for recreation services be approved."

The City Manager RECOMMENDS that the Director of Legal Services' recommendations be approved.

3. Investment Matters (Various Funds) June 1975.

The Director fo Finance reports as follows:

"(a) Security Transactions during the month of June 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
1975						
June 4	Mercantile Bank of Can.	July 15/75	$ 997,085.94	$ 988,954.30	41	7.32
5	Mercantile Bank of Can.	July 15/75	997,560.42	989,611.00	40	7.33
12	Bank of Nova Scotia	Sept 16/75	1,528,800.00	1,500,000.00	96	7.30
13	Bank of Montreal	Aug 1/75	2,019,277.81	2,000,000.00	49	7.18
	Bank of Montreal	Aug 5/75	1,010,440.27	1,000,000.00	53	7.19
17	Greater Vanc. Water Dist.	June 20/75	993,849.43	993,256.74	3	7.26
19	Bank of Nova Scotia	Nov 14/75	1,030,208.22	1,000,000.00	148	7.45
	Toronto Dominion Bank	Sept 15/75	1,017,358.90	1,000,000.00	88	7.20
20	Bank of British Columbia	Sept 19/75	508,888.08	500,000.00	91	7.13
	Bank of Montreal	June 23/75	1,000,226.03	1,000,000.00	3	2.75
23	Provincial Bank of Canada	Sept 17/75	1,000,000.00	983,090.84	86	7.30
24	Greater Vanc. Water Dist.	July 17/75	700,000.00	696,904.03	23	7.05
	B.C. Hydro & Power Auth.	July 17/75	50,222.12	50,000.00	23	7.05
25	Bank of Canada	June 26/75	1,500,302.05	1,500,000.00	1	7.35
26	Provincial Bank of Canada	Oct 15/75	1,533,528.08	1,500,000.00	111	7.35
	Bank of British Columbia	Oct 15/75	2,044,278.36	2,000,000.00	111	7.28
27	Bank of British Columbia	Nov 14/75	2,056,843.84	2,000,000.00	140	7.41
	Toronto Dominion Bank	June 30/75	1,000,493.15	1,000,000.00	3	6.00
30	Bank of British Columbia	Nov 17/75	2,056,920.55	2,000,000.00	140	7.42
	Toronto Dominion Bank	July 2/75	2,000,547.95	2,000,000.00	2	5.00
			$25,046,831.20	$24,701,816.91		

Clause No. 3 Continued.

SINKING FUND TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
	Debentures						
ne 2	City of Van. 8.5%	June 2/85	$120,723.12	$100.00	$120,723.12	10/0	8.5
6	City of Van. 5.0%	May 1/78	1,000.00	91.125	911.25	2/11	8.5
10	City of Van. 5.75%	Oct 15/77	3,000.00	93.75	2,812.50	2/4	8.75
12	City of Van. 9.25%	Sept 1/90	100,000.00	93.43	93,430.00	15/3	10.10
19	City of Van. 6.0%	Jun 15/80	2,000.00	85.96	1,719.20	5/0	9.60
20	City of Van. 5.0%	May 1/78	2,000.00	90.75	1,815.00	2/10	8.75
23	City of Van. 8.5%	Dec 3/93	50,000.00	87.10	43,550.00	18/5	10.05
24	City of Van. 8.0%	Apr 1/91	214,000.00	86.02	184,082.80	15/9	9.75
30	City of Van. 8.0%	Apr 2/93	1,000.00	83.00	830.00	17/9	10.05
			$493,723.12		$449,873.87		
	Chartered Bank Deposit Receipts and Government Notes						
ne 23	Bank of British Columbia	Oct 1/75	2,549,726.03		2,500,000.00	100 days	7.26
			3,043,449.15		2,949,873.87		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY AS AT JUNE 30, 1975.

Type of Security	Par or Maturity Value	Cash or Book Value
ort Term		
Chartered Bank Deposit Receipts and Government Notes	$40,635,357.14	$39,634,885.50"

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for June be approved.

INFORMATION

4. Sewerage Facilities Assistance Act.

The following report has been received from the Director of Finance:

"City Council at its meeting on April 22, 1975, approved the recommendation of the Standing Committee of Council on Finance and Administration, dated April 10, 1975, that representations be made to the Provincial Government to include sewer and pollution control debt charges for debt other than 20 years in the calculation for assistance under the Sewerage Facilities Assistance Act.

The reason for the request was that the City had issued in past years fifteen year sewer debt and had also paid for sewer work from the Supplementary Capital Budget. Neither of these could be taken into consideration in determining the grant under the Sewerage Facilities Act.

Clause No. 4 Continued.

The following letter has been received from Mr. R.W. Prittie, the Deputy Minister of Municipal Affairs and Inspector of Municipalities:

> 'The recommendations have been reviewed by the staff and although we do not disagree with the merit of such changes it must be recognized that the Sewerage Facilities Assistance Act is one of "Economics". As there are only limited funds available for any particular programme the 20 year limit is considered a reasonable approach. Those municipalities which are able to absorb additional debt charges and capital contributions from current revenue, without undue difficulty, should be encouraged to do so. In addition, those municipalities which have had such a policy in the past and hopefully will retain in the future, should be commended.
>
> The proposed changes in assessments to 100% of market will of course require the necessary amendments to the Sewerage Facilities Assistance Act in order to retain the relative balance in the amount of the grant.'

In view of the foregoing, the City will of course have to make sure that all its sewer debt is done under straight twenty year financing so that it may qualify for inclusion in the grant calculation."

The City Manager submits the foregoing report of the Director of Finance for Council's INFORMATION.

5. 'Poser' and 'Reser' Expenditures.

"The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures made from the Purchase of Outside Services (POSER) and his Research (RESER) accounts.

Single expenditures of $5,000 and over require prior Council approval.

STATUS OF ACCOUNTS - JANUARY 1 TO JUNE 30, 1975

POSER - $40,500

	Committed	Paid
Honorarium to Citizens' Committee (Antoinette Lodge)	$45.21	$45.21
* Consultant - Recreation Study	3,300.00	3,300.00
Consultant - Integrated Information Systems	3,020.00	3,020.00
Transportation - Elderly Citizen	16.00	16.00
* The Vancouver Book	5,000.00	4,700.00
Relocation - East Hotel	753.50	753.50
Housing Registry/Relocation Service	1,200.00	1,200.00
Britannia Community Services Centre	1,500.00	1,500.00
Prints, materials - ASPO Conference	595.89	595.89
* Public Opinion Survey-Recreation Study	650.00	650.00
	$16,080.60	$15,780.60

Clause No. 5 Continued.

RESER - $32,000

Demographic Analysis	$1,285.00	$1,285.00
Phase II Amenities-Granville Mall	1,000.00	1,000.00
Consultant-community data programming, social research	4,832.00	3,020.00
* Kitsilano Population Survey	7,000.00	3,200.00
	$14,117.00	$8,505.00

* Previously approved by Council

NB Details of expenditures are available in the Social Planning Department."

The City Manager submits the above report of the Director of Social Planning for Council's INFORMATION.

CONSIDERATION

6. Local Initiatives Program 1975 - 1976.

The City Manager submits the following report of the City Engineer:

"On July 18, 1975, as was the practice in preceding years, application forms and guidelines were circulated by Engineering to City Departments requesting submissions for Local Initiatives Program (L.I.P.) projects.

Submissions to the local Job Creation Branch of Manpower and Immigration must be post-marked no later than midnight, September 12, 1975; we have requested that completed applications be returned to us by August 19, 1975 so that projects may be analyzed, tabulated and summarized for report.

In 1974, approximately 38 projects were reviewed; it is expected that a similar number will be submitted in 1975.

A detailed review of all projects may be more than Council would wish to undertake at a regular meeting; we would suggest, that as in prior years, the proposals be submitted to the Standing Committee on Finance and Administration with authority, to make application for projects on the City's behalf. Applications approved by the Standing Committee would be subject to formal confirmation by Council. The Director of Finance suggests that Council may also wish to limit the City's share of Revenue Budget funds to a maximum of $100,000.00.

The City Manager submits the above matter to Council for CONSIDERATION.

RECOMMENDATION

7. Tenders, Installation of Sewage System, Heather St. Marina.

The City Manager submits the following report of the False Creek Development Consultant:

In accordance with the recommendations of the Development Consultant, approved by Council on July 8, 1975, competitive tenders have been invited for the installation of a patent Vacusan Sewage System, to be purchased by the City.

Tenders for Installation of Sewage System for the Heather Street Marina, were opened on July 28th, 1975 and referred to the False Creek Development Consultant for tabulation and report to the City Manager.

One tender only was received, from Commonwealth Construction Co. Ltd. in the sum of $12,820.00. To this figure must be added the $14,800.00 for the purchase of a patent Vacusan Sewage System, giving a total of $27,710.00. This is $1,810. or 7% above the budget figure.

RECOMMENDATIONS :

A) It is recommended that the contract for the installation of a sewage system be awarded to:

Commonwealth Construction Ltd., 700 Taylor Street, Vancouver, B.C.

B) That a net total of $1,810. be transferred from the remaining Marina Contingency Account of $46,048. which, along with the approved budget for the sewage system service, will cover the recommended contract figure.

The City Manager RECOMMENDS that the recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 777

PROPERTY MATTERS

RECOMMENDATION

1. Assignment of Waterlot Lease #6924
Carrington Street Wharf

The Acting Supervisor of Property & Insurance reports as follows:

"On February 11th, 1975 City Council approved purchase of Lot B, Block 14, D.L. 196 & 306, located at the foot of Carrington Street, from the Greater Vancouver Sewerage & Drainage District. The lot measures approximately 288' x 150', and is zoned RS-1, has approximately 288 feet of frontage on the Fraser River and is improved with a commercial dock. The commercial dock occupies a portion of waterlot 6924 which is leased from The North Fraser Harbour Commissioners to the Greater Vancouver Sewerage & Drainage District for a term expiring December 21st, 1975.

The City of Vancouver as the upland owner is now required to obtain a lease of the waterlot and The North Fraser Harbour Commissioners are agreeable to an assignment of the current lease in the interim, also a renewal in the future.

RECOMMENDED that the City of Vancouver apply to the North Fraser Harbour Commissioners for an assignment of waterlot lease 6924 from the Greater Vancouver Sewerage & Drainage District to the City of Vancouver also a new lease of the waterlot upon expiry on December 21st, 1975.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. RENTAL REVIEW - Lease of the North 7' and the South 10' of Lot 7, Block 299, D.L. 526
Sit: S/S 6th Avenue West of Ash Street
Known as 636 West 6th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"The North 7' and the South 10' of Lot 7, Block 299, D.L. 526, situated on the South side of 6th Avenue, West of Ash Street, are presently leased to H. C. Kennedy Investments Ltd. for a 10 year period commencing October 1st, 1970 subject to a six month's cancellation clause and a 5 year rental review. The front portion is utilized as a landscaped area and the rear portion for warehousing.

The current lease is subject to a rental review on October 1st, 1975 and the lessee, H. C. Kennedy Investments Ltd. has agreed to a rental increase from $340.00 per annum to $573.00 per annum effective October 1st, 1975. This rental is considered to be fair and reasonable.

RECOMMENDED that the foregoing rental increase be approved effective October 1st, 1975 for the remaining term of the lease.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Sale of Properties-W/S Hoy St.
between 29th Avenue and Moscrop Street

The Acting Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public on July 28, 1975.

RECOMMENDED That the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

Clause #3 Continued:

Blocks 89 & 102, District Lot 36, Plan No. 14949
West side Hoy Street between 29th Avenue and Moscrop Street

Name	Approx. Size	Purchase Price	Terms	Conditions
Lots "F" and "J"				
Bawn Const. Ltd.	(F) 41' X 113'	$33,376.00	City Terms	Easement
	(J) Irreg 5,375 sq. ft.	$33,376.00	City Terms	
Lot "G"				
Berislav B. Brunac	44' X 122'	$37,111.00	City Terms	Easement
Lot "H"				
Mr. Dennis C.K. Cheung	44' X 122'	$37,661.00	City Terms	
Lot "I"				
H.&P. Loewen Contractors Ltd.	44' X 122'	$36,781.00	City Terms	
Lot "K"				
Frank Nicoletti	Irreg. 6,939 sq. ft.	$36,110.00	City Terms	
Lot "L"				
Wenzel Enterprises Ltd.	Irreg. 6,060 sq. ft.	$36,781.00	City Terms	
Lot "M"				
Bing Kuen Chui	Irreg. 7,922 sq.	$37,900.00	City Terms	
Lots "N" and "O"				
Trans-Pacific Development Corp.	(N) Irreg. 5,101 sq. ft.	$36,781.00	City Terms	
	(O) Irreg. 4,905 sq. ft.	$36,781.00	City Terms	

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
135 West 10th Avenue legally described as Lot 12, Block 380-A, D.L. 526	Civic Purposes (Damaged by Fire)	P. Blackall	$1,100.00	3357/-

---This demolition includes the Sheds.
---This demolition was approved by Council on June 19, 1975

Cont'd.

Clause #4 Continued:

2) 4805, 4885 & 4893 Boundary Road, (7 of A and 5 & 6 of B, Block 108, D.L. 36 & 51)	Family Housing Purposes	George Muys	$1,425.00	4912-459 4912-457 & 4912-460
---This demolition includes the foundations.				
3) 2225 & 2236 E. 29th Avenue, Legally described as 9 of 2 & 5 of 3, Blocks B & 10, D.L. 393	Brock Park Site	Johnston & McKinnon Demolitions Limited	$725.00	4189/

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 122-3

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING & ENVIRONMENT

July 24, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, July 24, 1975, at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Boyce
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Bird

CLERK: Ron Demofsky

INFORMATION & RECOMMENDATION

1. Housing Status Report

The Committee considered the Housing Planner's status report on 'Government Assisted Housing in the City of Vancouver' dated July 18, 1975.

During discussion of this report, which is on file in the City Clerk's Office, the Chairman expressed alarm that approximately 1,050 units of family and senior citizen housing were being held up due to Provincial Government funding constraints. The Committee agreed that due to high land costs in the City of Vancouver, several housing projects did not fall within the financial guidelines established by senior governments. The City would therefore have to write down land costs to non-profit organizations.

During further discussion of this report, the following points were noted:

- Semlin-Triumph-Pandora

Mr. D. Vanin of the G.V.R.D. advised that G.V.R.D. applied for rezoning on April 1, 1975, and to date no public hearing date has been set. A similar situation existed with the site at 2500 Grandview Highway and Penticton.

The Chairman advised that Council on October 29, 1974, approved the Housing Committee recommendation:

"THAT all departments involved with the development of social housing in the City of Vancouver (e.g. Permits and Licenses, Planning, Social Planning, Building and Engineering) be instructed to give any matters pertaining to such housing, immediate attention to thus facilitate development."

The Housing Planner advised that she would check into these two matters in order to expedite them.

- 2100 West 42nd Avenue
  Kerrisdale Legion

RESOLVED

THAT representatives of the Kerrisdale Legion and merchants in the area of 2100 West 42nd Avenue be invited to the next meeting of this Committee to discuss the proposed senior citizen housing project for this site.

cont'd....

Clause No. 1 continued

- Cheshire Homes Society
  Ash Street & Marine Drive

Mr. T. DuMoulin of Cheshire Homes was present and submitted a brief advising that no funding commitment for this project would be forthcoming from the Provincial Government this year. However, the request would be resubmitted in the fall of this year in the hope that it would be given high priority for 1976 funding.

The brief also advised that the completion date of July 8, 1975, for the purchase from the City of land at $210,000 has now expired. A letter seeking an extension for one year to July 8, 1976, was sent to the City's Property and Insurance Office on June 27, 1975.

RESOLVED

(a) THAT the above-noted brief submitted by Cheshire Homes Society of B.C. be received;

(b) THAT this Housing Status Report dated July 18, 1975, be received;

(c) THAT the Chairman be instructed to write to the Provincial Government informing them of the approximately 1,050 units of family and senior citizen housing being held up due to funding constraints of the Provincial Government;

FURTHER THAT the Chairman request them to advise of the soonest possible date funding for these projects will be available.

RECOMMENDED

THAT a one year extension on the completion date for the purchase of the City-owned site at Ash Street and Marine Drive to the Cheshire Homes Society from September, 1975, to July 8, 1976, be granted.

(Note from Clerk: Council on July 22, 1975, when considering a Manager's Properties report dealing with this housing project, moved 'THAT the Cheshire Homes Society be granted an extension to the sale date for two months, and the Society be asked to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.')

RECOMMENDATIONS

2. Rent Controls

The Committee considered a letter from Mr. K.V. Shepherd dated June 18, 1975, requesting permission to enter into a tenancy agreement with the City for a term of three years plus one day under Section 20(1)(d) of the Landlord and Tenant Act, thus allowing him to increase rents higher than the maximum allowable increase in the Landlord and Tenant Act.

Mr. Shepherd and representatives of the Rent Review Commission were present this day.

The Chairman advised that the Rent Review Commission was presently reviewing some of its policies on rent control and requested the representatives of the Rent Review Commission to bring the Committee up to date on the present status of this matter.

Representatives of the Rent Review Commission advised that they were presently looking at two options with regards to rent control. The present 10.6% allowable rent increase was made up of a 7.1% increase in operating expenses and a 3.5% increase in interest rates. Under the proposed policy, if operating expenses or interest rates were higher than those used in the maximum rent increases calculated, a larger rent increase could be allowed.

Clause No. 2 continued

As the new rent control policy is near completion, public meetings will be held in order to get public input. They would also accept Council input before the final report is produced.

The Committee agreed that allowing Mr. Shepherd to enter into a 3 year plus 1 day lease with the City would establish a precedent, and several other landlords would follow suit.

RECOMMENDED

(a) THAT the Rent Review Commission meet with Council in August, 1975, to discuss their new rent control policies before they are finalized;

(b) THAT the letter from Mr. K.V. Shepherd dated June 18, 1975, be received.

3. Sale of Former Haro Park Site

The Committee considered a Manager's report dated June 11, 1975. During discussion of this report which outlines objectives and design, land acquisition and eligibility of project for capital contribution, the Committee noted that this land was transferred to the City for $350,000 for development of senior citizen housing.

RECOMMENDED

(a) THAT Vancouver City Council rescind its resolution of March 13, 1973, "THAT it (Lots 23 to 26, Block 32, District Lot 185) be offered for sale to the Provincial Government for the purpose of the Government developing specified housing on the property and the Chairman and the Acting Director of Planning co-ordinate this proposal and subsequently report back on progress made."

(b) THAT Vancouver City Council authorize the sale of Lots 23 to 26, Block 32, District Lot 185, to the B'nai B'rith Foundation, the principal sponsoring agency, for the purposes only of the project described in this report, on the following conditions:-

(i) Purchase price to be $350,000 plus carrying charges, or payable on City terms at the interest current at the date of sale.

(ii) A development permit to be obtained by the B'nai B'rith Foundation for the proposed Multi-Purpose Service Centre for Geriatric Care on the site described above;

(iii) Adjustment for the then current year's taxes to be made from the date of sale.

(iv) An option (or other documentation deemed preferable by the Director of Legal Services), in favour of the City to repurchase the site at the net sales price in the event construction does not commence to the point where the foundations have been poured within 18 months from the date of sale, or is not completed within 36 months from the date of sale;

(v) The date of sale to be the date of the letter of acceptance from the purchaser;

(vi) The purchaser to enter into any easement agreements that may be required by the City;

(vii) The offer of the City of Vancouver to sell this property on the foregoing terms to be open for acceptance by the B'nai B'rith Foundation until February 29, 1976.

(c) THAT the Director of Social Planning, in consultation with the Director of Planning, be responsible for monitoring the progress of the project and lending such assistance and support to the sponsors of the project as may from time to time be required.

4. Housing Registry & Relocation Service

Council on June 17, 1975, approved the Housing and Environment Committee's recommendation that City funds for support of several autonomous decentralized agencies for the fiscal year April 1, 1975, to March 21, 1976, not exceed $31,987 - these funds together with the 2/3 grant from the Provincial Government ($63,974) to be allocated to the various agencies following report back from Social Planning.

Council also approved a further two month interim grant of $14,146 for the months of June and July for the Red Door and Y.W.C.A.

The Committee considered a City Manager's report dated July 7, 1975, which is on file in the City Clerk's Office, stated in part:

"On March 31st, 1975, funding for the fiscal year 1974 - 1975 ended for registry and relocation services in Vancouver. Funds available for the fiscal year April 1st, 1975 - March 31st, 1976, are $95,962. based on a 15¢ per capita grant from the Province matched by a 7 1/2¢ grant from the City. The City's share amounts to $31,987. Population calculations for grant purposes are based on a 1971 census figure of 426 530 persons.

In April of this year, City Council advanced $12,216. of the available 1975 - 1976 amount as a two month (April - June) interim grant to the two agencies funded last year -- the YWCA and the Red Door. The interim grant was coupled with instructions for the Social Planning Department to meet with interested agencies in the registry and relocation field and develop a central computerized concept for delivering the service.

On May 22nd, 1975, the Standing Committee on Housing and the Environment rejected the computer structure brought forward and adopted a recommendation of the City Manager for providing registry and relocation services by funding existing agencies within the budget limitation prescribed by per capita funding detailed in the Provincial - Municipal sharing agreement (R-100).

On June 17th, 1975, City Council approved the May 23rd recommendations of the Housing and Environment Committee and also approved a further two month interim grant of $14,146. for the months of June and July for the Red Door and the YWCA.

The remaining amount available for registry and relocation services is $69,600.

Requests are as follows:

YWCA	(8 months)	$26,668.
Red Door	(8 months)	$29,920.
HARK	(10 months)	$16,794.
B.C. Housing	(10 months)	$ 5,000.
West End Registry	(10 months)	$19,900.
TOTAL		$98,182.

As the YWCA and Red Door were funded last year and have established recognized services, and as they have both been carried on an interim basis at the same level of funding for the first four months of this year, we have assumed it reasonable to continue to fund both agencies through the remainder of this fiscal year. Funds required for this purpose are $56,588.

Remaining funds available to new agencies making requests this year would then be $13,012. Requests from new agencies total $41,594. Only the B. C. Housing Foundation Services Registry could be fully funded, leaving an $8,612. surplus; or one or the other of HARK or the West End Registry could be funded on a reduced basis. The situation is competitive between the agencies and the Director of Social Planning does not feel further deferral of this matter for discussion will provide agreement."

During discussion, the Committee agreed that an additional $10,000 be included in the budget making the balance $23,012. $5,000 could be paid to B.C. Housing Foundation for their housing registry and relocation service, leaving $18,012 to fund HARK and West End Registry. Mr. R. Young of the Social Planning Department advised that funds were not available in the Provincial Sharing Program for registry and relocation agencies during the current year. He didn't think this would be C.A.P. shareable.

Clause No. 4 continued

RECOMMENDED

(a) THAT a grant of $26,668 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period August 1, 1975, to March 31, 1976. Funds to be disbursed in the following manner:

(i) $16,667.50 be approved for the period August 1, 1975, to December 31, 1975, from Contingency Reserve.

(ii) $10,000.50 be approved for the period January 1, 1976, to March 31, 1976, in advance of the 1976 Revenue Budget;

(b) THAT a grant of $29,920 be approved for the continuation of the Red Door's Rental Aid Service for the period August 1, 1975, to March 31, 1976. Funds to be disbursed in the following manner:

(i) $18,700 be approved for the period August 1, 1975, to December 31, 1975, from Contingency Reserve.

(ii) $11,220 be approved for the period January 1, 1976, to March 31, 1976, in advance of the 1976 Revenue Budget;

(c) THAT an additional $10,000 be added to the present $13,012 remaining available, making the total available $23,012. These funds to be allocated as follows:

(i) $5,000 - B.C. Housing Foundation Relocation and Registry Service.

(ii) $18,012 - HARK and West End Registry subject to the Director of Social Planning reviewing the proposals presented by these agencies.

INFORMATION

5. Fire By-law Progress Report

The Committee considered a Manager's Report, which stated in part:

" This report covers the status end disposition of 318 of the original buildings required to be upgraded by the Fire Bylaw amendments up to July 15, 1975.

Certain status changes have made it impossible to relate the figures herein to those of the previous report. For instance, some buildings were vacated and so recorded, but subsequently upgraded or sprinklered.

Buildings which have been eliminated from the program are not included in this report, such as those with less than 20 rooms.

	SKID ROAD ONLY	TOTAL CORE AREA
Work completed:	103	178
Contracts signed or work in progress:	29	76
In prosecution:	9	28
Vacated:	11	19
New orders issued (new owners, etc.)	3	17
	155	318

Approximately 38% of the " Core Area " remains to be finalized.

Approximately 8% of the " Skid Road Area " remains to be finalized.

cont'd....

Clause No. 5 continued

Excellent cooperation has been given to this program recently by the Prosecutor's Office.

In particular, Prosecutor Bill Stewart has helped coordinate a working system with the Fire Wardens and appears to be well aware of the intricacies of the program.

Further, he has given advice and guidance that has greatly helped the Task Force during Court appearances. Mr. Stewart has now been transferred to Criminal Court but we anticipate that his replacement will be equally helpful to the program. "

RESOLVED

THAT the above-noted City Manager's report be received.

6. Empress Hotel

The Committee considered a Manager's report dated July 21, 1975, regarding the Empress Hotel at 235 East Hastings Street. This report, which is on file in the City Clerk's Office, stated in part:

"This is a 7 storey concrete hotel containing 83 rooms on six floors and a beverage parlour and lobby on the main floor.

The one stairway is open from top to second floor, with a separation door between the second and main floor. The present means of alternate egress is by an outside iron fire escape from the end of the main corridors. The room doors are single panel type with glass transoms above.

On January 21, 1974 an interview was made on-site with a Mr. Peter Pezel, the stated owner to explain the forthcoming Bylaw amendments affecting his building. He appeared not to be receptive and inferred that his building was fireproof.

May 1, 1974

Mr. Pezel stated that he had no response from sprinkler companies. Still not receptive.

June 24, 1974

Mr. Pezel stated that he would install sprinklers when able and would send a letter showing intent.

August 6, 1974

Owner undecided.

August 9, 1974

Order issued to comply with Section 38 of Fire Bylaw.

December 16, 1974

Information sent to Prosecutor for a summons to be issued.

April 30, 1975

Court appearance - adjourned to August 3, 1975.

April 14, 1975

A letter was sent to Mr. C. Robert Kennedy in response to his request for consideration under Section 40(b) of the By-law.

Mr. Kennedy, acting for his client, now suggests relaxation under Section 42B of the Bylaw be considered by City Council.

In this regard it should be noted that this only refers to relaxation of that particular section. That section was introduced to prevent altering the building to escape the categories, described in Section 38, from the date February 19, 1974 forward.

It would seem that they now wish Council to allow them to reduce the size of the building below 5 storeys and to less than 20 rooms. "

cont'd....

Clause No. 6 continued

RESOLVED

(a) THAT the Chairman be instructed to write to Mr. C.R. Kennedy advising him of Council's policy with regards to allowing owners of lodging houses and hotels to alter the size of their buildings or the number of rooms so as not to fall within regulations of the Fire By-law;

(b) THAT the above-noted City Manager's report dated July 21, 1975, be received.

7. Outstanding Housing and Environment Matters

The Committee considered a report from the Chairman dated July 15, 1975, outlining outstanding matters of the Housing and Environment Committee.

RESOLVED

THAT the above-noted Chairman's report be received.

RECOMMENDATION

8. Non-Market Family Housing

The Committee considered a City Manager's report dated July 17, 1975, regarding potential non-market family housing sites. This report, which is on file in the City Clerk's Office, stated in part:

"I understand that it is the Housing Committee Chairman's objective to produce approximately 800 units of housing in the Downtown Eastside and approximately 500 units of family housing within the City's limits.

The development of housing in the Downtown Eastside was the subject of an earlier report to Committee; therefore, this report shall direct itself to the development of non-market housing.

The City's instrument for financial funding will be the recently created City of Vancouver Public Housing Corporation. By virtue of this corporation, it is appropriate to take note of the objectives and aims of this umbrella organization. The letters patent of incorporation indicate the City's area of influence in housing to be vast in nature. While this may be the case, I have been given to understand that development of the non-market family housing will be primarily directed and confined towards the low - moderate income family. The development of such housing will be pursued under various sections of the National Housing Act, with particular application and emphasis to Section 15(1).

While it may have been suggested that the City's thrust be directed towards the low - moderate income group, this does not preclude incorporating some low income families into housing developments initiated by the City and thereby qualify for other governmental subsidy assistance (e.g. Section 44 - N.H.A.) Whether the City wishes to pursue such activity, or whether the City will confine itself to certain income categories, as indicated, is a matter of Council policy.

While the objective of Council is to provide non-market housing, it is recognized that the production of such programs be implemented so that local areas are not adversely affected. While all such programs will recognize this matter, it is also essential that new attitudes, new concepts and new approaches be advanced and accepted. Such housing schemes should be endorsed by all concerned people in order that the results can be successfully achieved. The confidence and support of the neighbouring electorate will be solicited. However, there may be situations wherein such concurrence will not be achieved under any conditions, in which case, an alternative to the public initiation and production might be considered, in that some other organization might be afforded the opportunity to develop such a particular site.

cont'd....

Clause No. 8 continued

Some isolated housing sites have been examined for family housing development. The scale and nature of proposed development for non-market family housing will require that the lands be rezoned from their present category. Those sites which appear to be the most conducive to development have been investigated jointly with C.M.H.C. so that the City might be able to establish acceptance for funding purposes on a housing or residential basis. I have every reason to believe that those lands which are currently under consideration for housing development will be approved by C.M.H.C. for funding for residential purposes. In some instances, it is considered that the lands are being underutilized if developed as suggested.

Discussions have been held with the City Planning Department to confirm and support the scale and nature of housing projects now being considered. In addressing ourselves to this matter, it became very apparent that a number of issues emerged, such as land uses; the effect of proposed transit routes on the sites which are considered for development; the income mix and percentage of various income groups within a particular development; and the approaches which might be taken to obtain the support and endorsation of the neighbouring community residents.

Some of those items referred to are policy matters. In the matter of approaches towards citizen consent, the two distinct views are as follows:

1. Director of Housing - Prepare a conceptual plan with consultant architects in concert with City Planning Department and discuss this concept with local community, solicit their comments and incorporate their views wherever possible into subsequent development.

2. Director of Planning - Discuss development of site jointly with local community and with consultant architect on the basis of an analysis of the potential of the site by the architect. Following this discussion an appropriate concept plan may be produced in discussion with the local people.

While I do not share the total views of the Planning Department, regarding which technique will be more effective, my approach will suggest to the residents that something is going to happen and the question then resolves itself to: to what extent; whereas the approach of the Director of Planning requests the communities' opinions as to what should happen in the first instance and a decision taken on the course of action to follow.

In addition to discussions held with the City's Planning Department, discussions have also taken place with the Vancouver School Board, Vancouver Board of Parks and Recreation and the City Engineer to ascertain what undue hardship development of the City's non-market family housing might have on existing public facilities. With the exception of the City Engineer's Department, it was generally considered that these proposed developments could be incorporated and integrated into existing neighbourhoods and communities without the expenditure of large sums of public funds.
The City Engineer has pointed out, on certain sites the matter of utilities and street and/or lane widenings and closures will require further study before their approval can be obtained.

The lands now being proposed for family housing development are all presently zoned RS-1 and will therefore require rezoning to permit a multiple dwelling use (e.g. CD-1.)
In order that the multiple dwelling zoning can be fully supported, it will be necessary for certain architectural preliminary site plans to be prepared. These plans would incorporate, among other things, the size of buildings, their locations, their relationship to each other, elevations, open space areas, pedestrian and vehicular systems, etc.

These preliminary drawings can be obtained in either of the following methods:

1. The City to call for development proposals based upon preliminary sketch drawings by a consultant architect appointed by the City.

2. The City to call for development proposals based upon preliminary drawings proposed and supplied by the proponent.

cont'd....

Clause No. 8 continued

There is merit in both approaches, however, the Director of Housing RECOMMENDS that the City might find it more acceptable and in the City's best interest to proceed with alternative #1."

During discussion of this report, the Committee agreed with the Director of Housing's approach towards citizens' input as outlined above.

RECOMMENDED

(a) THAT in order to obtain local peoples' involvement in preparing housing proposals, the Director of Housing be instructed to prepare a conceptual plan with consultant-architects in concert with the City Planning Department and discuss this concept with the local community, solicit their comments and incorporate their views wherever possible into subsequent development;

(b) THAT Council approve a call for development proposals based upon preliminary sketch drawings by a consultant-architect appointed by the City;

(c) THAT Council instruct the Director of Planning and the Director of Housing to convene public meetings in those communities in order to discuss the proposals with the local residents.

INFORMATION

9. City-Owned Land at 2nd Avenue and Wallace Street

The Committee considered a City Manager's report dated June 27, 1975, pertaining to City-owned land at 2nd Avenue and Wallace Street and Point Grey Road, Lots 1 to 4 and 7 to 10, East Part D.L. 488. This report, which is on file in the City Clerk's Office, stated in part:

"The report of this Committee dated April 25, 1975, dealt in part with the possibility of highway requirements from the proposed housing site.

The City Engineer reports that no portion of the proposed housing site to be located on Lots 1 to 4 and 7 to 10 are required for future highway. The option for the extension of Point Grey Road in the future is still open as such an extension would only affect the lands to the west of the proposed housing site."

RESOLVED

THAT the above-noted City Manager's report dated June 27, 1975, be received.

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The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 724-5

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

July 24, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 24, 1975 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Boyce Alderman Volrich
ABSENT:	Alderman Marzari Alderman Sweeney
COMMITTEE CLERK:	H. Dickson

RECOMMENDATION

1. Neighbourhood Pub Application - 4473 West 10th Avenue

The Committee had before it for consideration the following memo from the Department of Permits and Licenses dated July 16, 1975:

"On August 19, 1974, the Community Development Committee considered an application from a Mr. G. J. Martin to operate a Neighbourhood Pub at the above location.

On September 12, 1974, the Community Development Committee recommended approval of Mr. Martin's application subject to the City conducting a referendum of the residents and merchants in a four block area surrounding 4473 West 10th Avenue, the cost of such referendum to be borne by the applicant, Mr. Martin. This recommendation was approved by City Council on October 22, 1974.

Mr. Martin, in a letter received December 31, 1974, then requested his application "be left in limbo" for some time as he felt residents of the area would not vote in favour.

On March 20, 1975, the Community Services Committee reconsidered this application and resolved that his application be deferred indefinitely, it being understood that such deferral will have no bearing on any other application for a Neighbourhood Pub in this area.

Enclosed is a copy of a new application received from Mr. John R. Harmer of #1107-1275 Pacific Street who is representing a group of people presently in the process of forming a company who are applying for permission to operate a Neighbourhood Pub at 4473 West 10th Avenue.

Mr. Harmer and three of his associates have been interviewed. The building being considered is a vacant two-storey frame building which was formerly used as a bank. It can be altered to meet the requirements of the various By-laws. With some modification the required off-street parking can be provided. There is no licensed liquor outlet within one mile of the proposed location.

Cont'd . . .

Clause #1 continued:

The City Clerk advises that he will be unable to conduct any further pub referenda until early in the New Year in view of the pending five year plan and suite conversion issues."

An attached amenity report from the Permits and Licenses Department concluded that the Department feels the proposed location is suitable for a neighbourhood pub.

Two representatives of the applicants for this neighbourhood pub appeared before the Committee and advised they are in the process of leasing the premises but the fact that the City Clerk is unable to hold a pub referendum until early in the New Year would be detrimental to the applicants in leasing the premises and not being able to operate it as a pub for at least 6-8 months.

Both the Chairman of the Committee and the City Clerk reiterated there is no way a pub referendum could be carried out prior to early 1976.

During discussion, it was noted the previous applicant, a Mr. G. J. Martin, whose application was approved subject to the City conducting a referendum, had requested his application be "left in limbo", because he felt there was opposition in the area to his proposal. It was suggested there had been some lobbying done in the area in opposition to the previous application.

A representative of the new applicants informed the Committee, however, they have canvassed the area on their own and have found that approximately 80% of the residents favour a neighbourhood pub at this location.

Replying to the Committee,the applicants stated they are aware the pub referendum, conducted by the City, is held at the applicant's cost and a $2,000 down payment on this referendum is required and that a 60% majority in favour is required for Committee approval of neighbourhood pubs.

Noting that last year's Community Development Committee and Council had approved a previous application by Mr. Martin, subject to the referendum in a four block radius of the location, it was

RECOMMENDED

THAT Council approve the application of Mr. J. R. Harmer, to operate a neighbourhood pub at 4473 West 10th Avenue, subject to a petition plebiscite being conducted by the City of residents and owners in a four block radius of this location, as early as possible in 1976, cost of such plebiscite to be borne by the applicant and further subject to the applicant complying with all applicable City By-laws.

INFORMATION

2. Police Report - 616 Club, 616 Robson Street

The Committee had before it for consideration a report from the Police Department, dated June 26, 1975 (circulated) on the above noted premises which indicated individuals involved in drugs and violence were found in and around the club the evening of June 26, 1975.

Cont'd . . .

Clause #2 continued:

Mr. P. Lloyd, owner of the club, defended himself in response to the Police report, claiming the person who was arrested and found to be in possession of one-half ounce of powdered LSD, was in the process of being evicted from the club by the management.

On the matter of the bouncer, Mr. D. Cadieux, and his involvement with violence both inside and outside the premises, the owner told the Committee Mr. Cadieux at the time was not an employee of the club.

On the matter of his doorman, Mr. G. Glen, being charged for possession of "speed" for the purpose of trafficking, the owner replied to the Committee that Mr. Glen had been dismissed as an employee of the club and was merely completing his last week of employment with the club at the time of the Police involvement the night of June 26, 1975 at the club.

The owner denied the statement in the Police report that undercover officers had made purchases of drugs in the club and said the situation of drug use in the washroom, as reported by the Police, will not occur again.

The owner advised he had made a complete change in the management of the club and that he himself is now taking a more active role in the running of the premises and has hired two persons with management experience to assist him.

During discussion the Committee noted that City Centre Youth Resources recently advised the Committee that this particular club led the list of all cabarets in the downtown area where obvious juveniles had been apprehended by City Centre Youth Resources workers, the number over a four month period totalling 22 persons.

This fact alone is reason to close the club,the Committee told the owner.

The Committee warned Mr. Lloyd that it has the power to recommend suspension of his business license and told him the Committee does not wish the Police Department to have to be involved in policing the operations of such establishments. If the situation at the 616 Club continues, it will be closed, the owner was told.

The club has a capacity of 125 persons, 2,000 square feet, has an average nightly clientele of 60-70 patrons and is open until 2:00 a.m.

The owner explained he became active in the management of the club he has owned since April of 1973 only last May because of the increasing number of Police visits to the club.

The club is open to the public but has a predominantly "gay" clientele.

The owner was told by the Committee that it does not feel the role of the Police Department is to keep juveniles out of such clubs; that this is the responsibility of the management of such clubs.

Following discussion it was

RESOLVED

THAT this matter be deferred for two months after which time the Police be requested to submit a further report on the 616 Club and the owner be urged to substantially improve the management of the club.

Cont'd . . .

3. Night Time Emergency Shelter for Persons With Emotional Problems

The Committee had before it for consideration a Manager's report dated July 16, 1975 (circulated) on the above noted topic and a note on the agenda as follows:

"For the benefit of new members on the Committee the Mayor late last year appointed Alderman Harry Rankin to meet with appropriate officials of the Provincial Government to urge that the Provincial Forensic Commission proceed as soon as possible with establishment of an assessment and treatment clinic to take referrals from the Police Department.

At a special meeting on Friday, January 3, 1975, Alderman Rankin along with Dr. G. Bonham, Vancouver Medical Health Officer, met with Health Minister Dennis Cocke, Deputy Dr. F.G. Tucker, (Head of the Provincial Forensic Commission), Staff Inspector Dan Brown, of the Vancouver Police Department in charge of the jail facility, Dr. M. Vallance, in charge of Vancouver General Hospital Emergency Psychiatric Ward and Dr. W. Goresky, Psychiatrist, Strathcona Community Care Team, which presently provides Psychiatric care at the Vancouver City Jail. It was resolved at that meeting that the Provincial Forensic Commission's Planning Committee would examine Shaughnessy Hospital and other locations, and recommend where the required facility could be established.

This Committee recommended in early February, 1975 to the Forensic Commission the establishment of a 20 bed facility on Ward C-1 at Shaughnessy Hospital.

The Committee Clerk, in a telephone conversation with a research assistant of the Provincial Forensic Commission has determined that the recommendation for the 20 bed facility at Shaughnessy was accepted by the Forensic Commission and that the Minister of Health, Dennis Cocke has approval in his budget for a 20 bed facility and forensic clinic, but progress apparently is bogged down because the ward selected at Shaughnessy is due for demolition for the new B.C. Medical Centre.

According to the spokesman for the Forensic Commission, discussions on this matter are continuing between the B.C. Medical Centre, the U.B.C. Department of Psychiatry, Shaughnessy Hospital, and the Forensic Services Commission."

Also before the Committee was a letter dated July 18, 1975 from the Gastown Team of the Vancouver Resources Board (circulated) in support of the Manager's report and urging the establishment of a short-term, 24-hour emergency housing facility for disturbed persons, staffed by personnel who can assist such disturbed individuals.

"There should be no restrictive criteria regarding age, type of disturbance, drug use, etc.," the Gastown Team letter suggested.

A representative of the Social Planning Department spoke to the report, pointing out the main problem appears to be that existing agencies which are established to deal with persons in emotional crises have restrictive criteria which leads to the situation where there is no place for an emotionally disturbed person who should not be left alone, to go.

Cont'd . . .

Clause #3 continued:

Dr. Roberta McQueen, Director of Mental Health, City Health Department, and Mr. J. Seagar, Director of Patient Services of the Greater Vancouver Mental Health Services, attended, as did representatives of the Gastown Team and all urged establishment of a 24-hour emergency shelter as referred to in the Manager's report.

During discussion it was noted Vancouver General Hospital psychiatric ward now handles 300-500 psychiatric emergencies per month and is physically incapable of handling all such cases. The Gastown Team encounters approximately 50 such cases per month and the Y.M.C.A. about 30 per month.

When the restrictive criteria of other existing agencies prevent assistance for those in emergency need, the only alternative is to find a hotel room for the afflicted and endeavour to have a qualified person stay with the person who is in emotional difficulty.

The Chairman advised that he himself, in endeavouring to find short-term emergency accommodation for such an individual, was in contact with an agency which had two beds available but the agency flatly refused to take in the distraught person because of the agency's criteria.

The Committee noted the City contributes financially to these agencies yet they have set their own criteria which restricts their effectiveness or usefulness.

The funding of these agencies is a factor to be considered as the various agencies are funded not only by the City but also by branches of senior levels of government. The main concern of the Committee was the matter of who sets the criteria for admission of an emotionally troubled person to each particular agency.

The Committee was advised a new 10-bed unit unit will open August 1, 1975 under the auspices of the Greater Vancouver Mental Health Services; that St. Paul's Hospital is planning to expand its emergency psychiatric service and that the situation at Shaughnessy Hospital for an emergency forensic psychiatric facility remains a mystery owing in part to the proposed B.C. Medical Centre which is to be built on the site of Shaughnessy Hospital.

Representatives of the Gastown Team reiterated a shortage of beds is not the main concern but the restrictive criteria established by agencies which deal with emotionally disturbed persons is the problem.

Following discussion it was

RESOLVED

(a) THAT the Clerk to the Community Services Committee write to the Chairman of the Provincial Forensic Commission inquiring as to the status of the 20-bed forensic unit agreed to earlier this year by the Provincial Health Department for Shaughnessy Hospital, and that the Clerk also write to St. Paul's Hospital inquiring into details of their planned expansion of emergency psychiatric facilities;

(b) THAT the existing agencies involved in this field (listed in the Manager's report) be invited to appear before a special meeting of the Community Services Committee to discuss this problem and explain their criteria for admission of persons in need of their respective services;

Cont'd . . .

Clause #3 continued:

(c) THAT the Greater Vancouver Mental Health Teams be invited to attend this special meeting and that the meeting include discussion on co-ordination to establish a 24-hour, 20-bed emergency facility for short-term treatment of persons experiencing emotional problems who may be violent or under the influence of drugs or alcohol; such facility to serve persons of all ages.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 725

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JULY 24, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24, 1975 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Bird

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Proposed Redevelopment of Hudson's Bay Company Property Adjacent to The Bay Parkade

The following memorandum to the Committee dated July 24th, 1975 from the Director of Planning was distributed at the meeting:

"It is understood that the Hudson's Bay Company are requesting that the maximum permitted density for the block bounded by Seymour, Dunsmuir, Richards and Georgia be increased to a Floor Space Ratio of 9.0. Both the existing CM-1 zoning and the proposed Downtown zoning specify a maximum F.S.R. of 5.0.

It is recommended that this and all similar requests for changes to the proposed Downtown zoning be deferred until after the public hearing (scheduled for September 25, 1975).

The major reasons for this recommendation are as follows:

1. The Downtown zoning proposals as approved by Council are now being widely circulated for public review prior to the September Public Hearing.

   If changes to the package under review are made before the hearing occurs, the issues under discussion will tend to become confused.

2. Approval of the request would not be consistent with the objective of limiting office development Downtown and supporting the G.V.R.D. Livable Region Plan.

   Council approved the proposed densities for Downtown zoning on June 17, 1975 following a discussion of the "Livable Region Plan" with the Greater Vancouver Regional District.

   Increasing the maximum permitted density in the block under discussion could lead to an extra 600,000 square feet of offices or at least 3,000 more employees Downtown.

3. It is understood that the Hudson's Bay Company wishes to expand its parkade and also develop some office and other commercial space. Both objectives can be achieved within the limits of the maximum densities proposed (F.S.R. 5.0).

4. Arguments based on the designation of the Hudson's Bay Store as a heritage structure do not seem to justify the transfer of density to sites across Seymour owned by the Bay, bearing in mind that:

   (a) The existing F.S.R. of the Hudson's Bay store is 8.4, which is close to the maximum permitted F.S.R. of 9.0.

   (b) Designation as a heritage structure does not prevent changes or additions being made to a structure. "

Continued on Page 2. . .

Clause No. 1 Continued

Also distributed were the map and density proposals for the Downtown which were approved by Council on June 17th, 1975 and a map indicating the subject property and surrounding area (copies distributed).

Mr. A. H. Waisman, Architect, and Mr. A. T. R. Campbell, Solicitor, appeared on behalf of the Hudson's Bay Company requesting that the property they own in the middle of the block bounded by Georgia, Seymour, Dunsmuir and Richards be changed to F.S.R. 9.0 rather than F.S.R. 5.0 for the following reasons:

"1. THE REPORT PREPARED BY THE DOWNTOWN STUDY GROUP OF THE CITY OF VANCOUVER DATED SEPTEMBER 1974 SHOWED THIS PARTICULAR SITE AS A 9X FSR AS WELL AS SHOWING THIS SAME PROPERTY AS HIGHRISE AND HIGH DENSITY.

2. THE SITE IS LOCATED ON A HIGH POINT OF LAND IN THE DOWNTOWN PENINSULA WHICH PLANNERS TRADITIONALLY FIND DESIRABLE FOR HIGHRISE BUILDINGS.

3. DEVELOPMENT OF THIS SITE IS EXTREMELY IMPORTANT AS A CONNECTING LINK TO THE QUEEN ELIZABETH, CBC AND PROPOSED FEDERAL GOVERNMENT COMPLEXES LOCATED TO THE EAST.

4. THE EXISTING EATON'S, IBM, HUDSON'S BAY UNDERGROUND LINK COULD EASILY BE CONNECTED INTO THIS BLOCK WITH PROVISION FOR FUTURE CONNECTIONS IN AN EASTERLY DIRECTION NOT ONLY TO THE NEW BUILDINGS NOW DEVELOPING ON GEORGIA BUT TO THE LAND OWNED BY THE CITY ON THE CORNER OF DUNSMUIR AND RICHARDS.

5. THIS PROPERTY BECOMES A KEY TO ANY PEDESTRIAN-CONNECTED SYSTEM BETWEEN THE CITY OWNED LAND ON THE CORNER OF DUNSMUIR AND RICHARDS AND ONTO THE SIMPSON SEARS AND GASTOWN DEVELOPMENTS.

6. WE STRESS THE GROUND FLOOR CONNECTION BECAUSE IT WOULD BE OUR INTENT TO KEEP THE ENTIRE GROUND FLOOR OF ANY PROPOSED OFFICE BUILDING OPEN AS A BAY PLAZA AND AS PART OF THE ABOVE-MENTIONED PEDESTRIAN SYSTEM.

THIS SPACE, WHILE IT WILL BE OSTENSIBLY OPEN, WILL CONTAIN LANDSCAPING, REFLECTING POOLS AND FOUNTAINS, AN OPEN-AIR RESTAURANT, A GATHERING ARENA WHICH COULD PROVIDE SEATING AND SHELTER FOR ENTERTAINMENT, ALL OF WHICH WILL UNQUESTIONABLY BE AN ASSET TO THE DOWNTOWN ENVIRONMENT. THERE WILL BE SOME SMALL SHOPS ALONG THE PLAZA BETWEEN SEYMOUR AND RICHARDS THAT WILL FURTHER ATTRACT PEOPLE AND MAKE THIS AN INTERESTING ACTIVITY CENTRE.

7. THIS SAME PLAZA COULD HAVE A PASSAGEWAY UNDER SEYMOUR INTO THE BAY BASEMENT WHICH WOULD THEN AUTOMATICALLY TIE INTO THE GRANVILLE PEDESTRIAN MALL AND TO THE MANY PREVIOUSLY MENTIONED DEVELOPMENTS TO THE EAST GIVING FURTHER VITALITY TO PEDESTRIAN INTEREST IN THIS AREA."

A map showing the proposed pedestrian movement was distributed (copy circulated).

Mr. D. M. Hickley, Assistant Director - Central Area, advised that a high level of public amenity at ground level could be achieved in this scheme but that this block had been changed to F.S.R. 5.0 from F.S.R. 9.0 as a result of discussion with the Greater Vancouver Regional District on controlled growth.

Mr. Hickley advised that under the present interim zoning for the Downtown, subject to Council's approval, in return for special public amenities, the F.S.R. could be increased to an unspecified amount.

Continued on Page 3. . .

Clause No. 1 Continued

The Committee felt that this kind of development should be encouraged but that the Bay should make representation at the Public Hearing to amend the boundary to exclude their property from F.S.R. 5.0 and include it in the F.S.R. 9.0.

RESOLVED

THAT the presentation of Mr. Waisman on behalf of the Hudson's Bay Company be received with the comment that they be encouraged to continue their discussion with Planning Department staff on this proposal and to bring forward their request to the Public Hearing to be held on September 25th, 1975 for a change in boundary so that their property could be included as part of the F.S.R. 9.0.

- CARRIED UNANIMOUSLY

RECOMMENDATION

2. Status Report on Area 10 in False Creek

The Committee considered a report of the City Manager dated July 17th, 1975 wherein the Director of Planning advised that an Area Development Plan concept for Area 10 is under preparation, with the City Engineer assessing the City's costs of servicing. The completed Area Development Plan concept will be presented to the Committee in approximately six weeks.

Mr. D. M. Hickley, Assistant Director - Central Area, stated that B.C. Central Credit Union, one of the four major land owners in Area 10 (National Harbours Board, Western Outboard and the City) have reached the development permit stage of their development and without an approved Area Development Plan in the False Creek Comprehensive Development District, approval of permits for major developments are subject to Council's decision.

Four options are open:

a) Await preparation of an Area Development Plan;

b) Prepare an Area Development Plan for the portion of Area 10 which includes B.C. Central Credit Union;

c) Deal with the Development Permit Application under the discretionary power of the Director of Planning without the Area Development Plan.

d) Obtain Committee and Council's approval in principle of the concept to consider and approve the B.C. Central Credit Union office building ahead of the whole Area Development Plan.

Mr. G. Hamilton, architect, with the aid of a model, described the various components of the Credit Union's development.

Continued on Page 4. . .

Clause No. 2 Continued

Mr. E. D. Sutcliffe, False Creek Project Manager, stated discussions with representatives of Central Mortgage & Housing Corporation have indicated that a three-way cost sharing agreement could be worked out for the servicing; the Engineering Department would have to work out a formula.

RECOMMENDED

THAT an Area Development Plan be prepared as soon as possible for a portion of Area 10, based on the concept of the B.C. Central Credit Union proposal; for submission to Public Hearing.

3. Design Concept for an Area Development Plan for Phase 2, Area 6, in False Creek

The Committee considered a report of the City Manager dated July 16th, 1975 submitting a detailed report of the Director of Planning of the same date (copy circulated), outlining the Council's decisions with respect to Area 6 in False Creek, as well as the elements needed to make Area 6, Phase 2 a viable scheme containing a mixed residential, commercial and open space form of development. Also included in the report are the implications of delaying Phase 2, Area 6.

The following four major areas of concern have guided the selection of a scheme which takes all the objectives into account:

1. Economic Recovery

In 1974, the Engineering Department and the Development Group made estimates for the front-end expenditures for the total development of Area 6. The estimates for Phase 2 were done prior to any design work, and were tentatively estimated at $6.2 million based on a portion of the work being done in 1975. Due to a variety of factors, it is now anticipated that these costs could be appreciably higher, although this estimate cannot be further refined until a design has been approved and timing established. It is desirable that development in Phase 2 recovers these front-end expenditures; in order to do so, the development will have to provide some 750 dwelling units with some 100,000 square footage of commercial space arranged in such a form that services can be provided as economically as possible and an attractive environment is created so that the development is seen as a desirable residential area.

2. Social Mix

The City's goal in this area is to achieve a social mix in the residential units to be provided. In this particular area a social mix of 15% family households and 85% singles and couples is desirable.

Because of the location of this development, which is further removed from schools, playgrounds and shops than Phase 1, the percentage of family and seniors' accommodation is reduced.

3. Open Space

The City originally aimed to provide 35 acres of public open space in the whole of ARea 6. With 30 acres already provided in Phase 1 only 5 acres are required to meet the objective. This can be achieved in Phase 2. However, for other reasons, largely to do with the special environmental nature of the Phase 2 area, a considerably larger area of open space, combining private and public open space, is achievable.

4. Environment

Because of the location of the western part of Phase 2 against the ramp to the Granville Bridge itself, the development of the area must take on a particular form in order to minimize the disadvantages of massing, noise, and shadowing caused by the Bridge. These conditions call for a building form which is generally vertical and dense at the western end of Phase 2, gradually reducing in height and spreading more broadly over the site to the east. The overall form of development occurring in Phase 1 will not be appropriate for the whole of Phase 2.

Continued on Page 5. . .

Clause No. 3 Continued

The Developments statistics for Phase 2, Area 6, are as follows:

DEVELOPMENT STATISTICS	PHASE 2 AREA 6
TOTAL AREA	17.75 acres
DEVELOPMENT AREA	10.0 acres
PUBLIC OPEN SPACE	5.0 acres (min.)
LOCAL SERVICES ROAD	2.0 acres
TOTAL NO.OF DWELLING UNITS	750
- SINGLES, COUPLES, ELDERLY (UNITS)	650
- FAMILY UNITS	100
COMMERCIAL FLOOR SPACE	100,000 sq.ft. (max.)
NET RESIDENTIAL DENSITY (1)	75 d.u.a.
POPULATION	1,500
MAXIMUM BUILDING HEIGHT (STOREYS)	15 (max.)

These figures, with the exception of "total area", are approximate and are subject to a plus or minus 10% margin of flexibility.

(1) dwelling units per "development area"

Four alternatives were investigated:

Alternative 1 - Open Space
Alternative 2 - Dense Vertical Form
Alternative 3 - Low Spreading Form
Alternative 4 - Vertical and Spreading Form (preferred alternative)

The Director of Planning recommended that he be instructed to bring forward an Area Development Plan for Phase 2, Area 6, based on the preferred Alternative 4, for Public Hearing.

Discussion centred on bringing forward an Area Development Plan based on a concept rather than an actual design. Alternative 4 could be put forward for Public Hearing but material on park option and possible use for civic buildings would have to be available.

After discussion, the Committee

RECOMMENDED

THAT an amount of up to $50,000.00, charged to the False Creek Development Fund, be provided for the Director of Planning and the False Creek Project Manager to obtain assistance to examine and prepare design concepts for Phase 2, Area 6, to include park options and possible use for civic buildings; prior to submission to Public Hearing.

(Alderman Kennedy wished to be recorded as opposed.)

Continued on Page 6, . .

INFORMATION

4. Development Permit Application No. 70083
Royal Vancouver Yacht Club - Coal Harbour

The Committee considered a report of the City Manager dated July 9th, 1975 in which the Director of Planning advises that a Development Permit Application has been received from Henriquez & Todd,on behalf of the Royal Vancouver Yacht Club,to create an island close to the shore in Coal Harbour on the waterlot leased from the National Harbours Board to erect a new clubhouse.

Mr. T. Nonay, Planning Department, presented the architect's drawings to the Committee and advised the yacht club has to obtain approval from the Ministry of Transport and obtain a Reclamation Permit from the National Harbours Board.

Mr. D. M. Hickley, Assistant Director - Central Area, advised that in 1974, all Development Permit Applications for developments on the Burrard Inlet Waterfront were referred to the Standing Committee on Waterfront and Environment and as Planning and Development is the 1975 Committee dealing with waterfront matters, the application is presented for information.

The Committee

RESOLVED

THAT the report of the City Manager dated July 9th, 1975 be received for information and referred to the Board of Parks and Recreation for consideration as to the impact of the development on Stanley Park.

FURTHER THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Standing Committee on Planning and Development for information.

RECOMMENDATION

5. Kitsilano Goals Program

The Committee considered a report of the City Manager dated July 4th, 1975 submitting the "Goals for Kitsilano" which were endorsed by the Standing Committee on Community Development on December 12th, 1974 but deferred by Council on December 17th until after a Public Meeting of the Standing Committee on Planning and Development is held in the Kitsilano area. This meeting took place and Local Area Planning in general was discussed but the recommendation on Kitsilano goals was not acted upon.

The Committee considered and commented on the following goals:

1. **Kitsilano should grow to reach a reasonable and optimum population which will maintain the positive aspects of the area.**

2. **A Diversity of people in Kitsilano should be maintained.**

3. **Diversity should be encouraged within the neighbourhoods of Kitsilano.**

Continued on Page 7. . .

Clause No. 5 Continued

4. Allow a greater diversity of building types.

5. Old homes that are capable of providing sound housing should be retained wherever possible.

6. Commercial development should be in scale with the community.

7. Explore alternatives to the present method of controlling development and design.

8. Efforts should be made to make Kitsilano more attractive.

9. Reduce noise levels.

10. Outdoor common space in the form of small parks and playgrounds should be within walking distance of everyone.

11. Public use of the Kitsilano waterfront should be insured.

12. Residents should have the opportunity to remain in the area as it changes.

13. Continue to provide opportunities for resident involvement in the planning of the area.

14. Co-ordinate Social Service Planning and the physical planning process.

15. Promote public transit in the area.

16. Through traffic should be discouraged from using residential streets -- roads and transit facilities should be designed to have the least detrimental effect on the community.

17. Solve the problems caused by heavy parking in residential areas.

18. A dual approach will be adopted in dealing with Community facilities by Centralizing some and Decentralizing others.

Comments of the Committee:

Goal No. 2 - This is a supposition.
Goal No. 5 - Change-over is economic tampering.
Goal No. 6 - Should be small scale.
Goal No. 9 - Traffic is an erosion of the Community.

After discussion, it was requested that the Director of Planning take into account the comments of the Committee this date.

RECOMMENDED

THAT the Kitsilano goals be endorsed as general policy for the area.

The meeting adjourned at 5:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 126

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IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JULY 24, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, July 24, 1975 in the Kitsilano Planning Office, 2384 West 4th Avenue, Vancouver, B.C. at approximately 7:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Bird

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Kitsilano Area Planning Program: Kitsilano Point Plan

The Committee considered the following report of the City Manager dated July 5th, 1975 in which the Director of Planning states:

"The attached report* contains the policies that are recommended to be the statement of planning intent for Kitsilano Point. They are the result of work carried out between the area planning staff and residents of the area. Since January 1975, frequent meetings have been held with the public, civic staff, and the Kitsilano Planning Committee.

The following recommendations concern the living areas, public amenity, commercial areas, streets and traffic and community facilities of Kitsilano Point.

The recommended policies for Kitsilano Point are as follows:

LIVING AREAS

Duplex Area

1. The floor space ratio allowed on existing homes in the RT-2 area be increased to 0.75.
2. Duplex and triplex developments be allowed in the RT-2 area as a conditional use at a f.s.r. of 0.60.
3. Fourplexes be allowed in the RT-2 area as a conditional use at a f.s.r. of 0.75.
4. On-site parking be permitted on all sites currently developed with residential buildings where the site abutts a lane and the proposed parking area is immediately adjacent to the lane.
5. The minimum standards and maintenance by-law as adopted by City Council, be applied in Kitsilano Point on a priority basis.

Apartment Area

6. Apartments be permitted in this area.
7. Townhouses be allowed as a conditional use on lots with a maximum frontage of 100 ft.
8. Individual property owners have the option to downzone their property to the regulations covering the area north of the Right-of-Way.
9. Owners of single-family homes, duplexes, conversion homes, and apartments be encouraged to use the funds available through the Residential Rehabilitation Assistance Program (RRAP) to upgrade their buildings.

Continued on Page 2. . .

*(copy circulated)

Clause No. 1 Continued

The C.P.R. Right-of-Way

10. When developed, the Right-of-Way should be used for some form of family housing.

11. If any land is made available to the City on the Right-of-Way it should be used to construct a small, decentralized community centre.

PUBLIC AMENITY AREA

12. Kitsilano Point be approached as a residential community improvement area.

13. The Parks Board be requested to assist in a scheme of tree-planting and landscaping.

14. A bicycle path connecting the east and west sides of the recreational/cultural complex be developed.

15. The standard pavement width for local streets should be 32'.

COMMERCIAL AND SHOPPING AREA

16. The commercial zone of Kitsilano Point be designated a local, pedestrian-oriented shopping area.

STREETS AND TRAFFIC

17. Vehicular traffic, other than resident and resident's guest traffic be discouraged from entering the inner residential area.

18. Fir Street be extended north to provide a link with the City Marina on False Creek and the Planetarium Complex.

19. Stricter enforcement of violations of the law restricting camping in vehicles.

COMMUNITY FACILITIES

20. Henry Hudson School be improved in order to provide some community services to Kitsilano Point.

It is, therefore, recommended:

1. That Plan Policies #1,2,3,4,5,6,7,8,9,10,11,12,16, and 17 be adopted by City Council as the basis for the Kitsilano Point Plan.

2. That the Director of Planning prepare an appropriate development plan and zoning by-laws for Public Hearing based on the Plan policies and criteria adopted in this report.

3. That Plan Policies #13, 14, and 20 be endorsed in principle in order for staff to engage in implementaton discussions with other Boards.

4. That Plan Policies #15, 18, and 17 be endorsed in principle and the City Engineer be requested to report to City Council on appropriate means of implementation as necessary.

5. That Plan Policies #19 and 17(h) be approved and the City Police Department be informed of this recommendation.

The City Manager submits this report for the CONSIDERATION of the Committee. "

Mr. D. J. Janczewski and Miss J. Hlvach of the Planning Department outlined the process by which the recommendations for the Kitsilano Point evolve and described the three distinct areas of the Point as follows:

1. the duplex area, north of the C.P.R. Right-of-Way which is zoned RT-2.

2. the apartment area, located between Cornwall Street and the C.P.R. Right-of-Way, which is zoned RM-3A for multiple housing.

3. the C.P.R. Right-of-Way, which is currently vacant and unzoned, separates the duplex area and apartment area.

Continued on Page 3. . .

Clause No. 1 Continued

The Committee considered the policies.

In Plan Policy No. 3, the Kitsilano Planning Team amended Criteria 5 to read "...two and a half storeys plus cellar....". It was suggested that Criteria 6 should read "Fifty per cent of new multiple-family buildings."

With respect to Plan Policy No. 5, it was agreed that this should be brought to the attention of the City Building Inspector.

The Committee felt that Plan Policy No. 12 should be encouraged as soon as possible and the Engineering Department should be requested to undertake the improvements on the City's initiative.

Portions of Plan Policy No. 17, dealing with vehicular traffic, i.e. (b), (f), (g) and (h), should be referred to the City Engineer with the Engineer giving consideration to City-wide implications of the 20 m.p.h. zone.

Alderman Harcourt put forward a motion that the City Engineer be instructed to install a stop light at the intersection of Arbutus and Cornwall Streets as soon as possible, but the motion was defeated with Aldermen Bowers, Cowie and Kennedy opposed.

After discussion, the Committee

RECOMMENDED

A. THAT amended Plan Policies Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 16 and 17 be adopted by City Council as the basis for the Kitsilano Point Plan, subject to the following amendments:

- Plan Policy No. 5 be referred to the Director of Permits and Licenses for immediate action.
- Plan Policy No. 12 be referred to the City Engineer to undertake improvements on the City's initiative.
- Plan Policy No. 17(b) be referred to the City Engineer to investigate in terms of City-wide implications.

B. THAT the Director of Planning prepare an appropriate development plan and zoning by-laws for Public Hearing based on the Plan policies and criteria adopted in this report.

C. THAT Plan Policies Nos. 13, 14 and 20 be endorsed in principle in order for staff to engage in implementation discussions with other Boards.

D. THAT Plan Policies Nos. 15, 18 and 17 be endorsed in principle and the City Engineer be requested to report to City Council on appropriate means of implementation as necessary.

E. THAT Plan Policies Nos. 19 and 17(h) be approved and the City Police Department be informed of this recommendation.

(Alderman Kennedy wished to be recorded as opposed to Plan Policies Nos. 3 and 4 contained in Recommendation A above.)

The meeting adjourned at approximately 10:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 726

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION
JULY 31, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 31, 1975 at 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Kennedy, Sweeney
ABSENT:	Ald. Marzari
CLERK:	G. Barden

RECOMMENDATION

1. Proposed Convention Centre Feasibility Study.

The Committee had for consideration a memorandum dated July 29, 1975 from the Chairman (copy circulated) re financing of tourism, support and encouragement of tourism and the convention industry in connection with a proposed feasibility study for a Convention Centre in Vancouver.

Mr. G. S. Crawford, Head of Economics and Marketing Research for B.C. Research, advised that B.C. Research in association with Marketing Consultant, F. Rex Werts Limited, has been discussing a proposed feasibility study for a Vancouver Convention Centre/ Exhibit Hall complex with the Department of Travel Industry and distributed copies of a draft outline for terms of reference for a preliminary feasibility study. (Copy circulated). He stated that the senior Governments are receptive to a study being carried out.

Mr. F. Rex Werts stated that pre-feasibility studies indicate a convention market of between $7 to $8 billion and out of that Canada gets a very small part, almost entirely in Toronto and Montreal. He stated that conventions want to go to different places and Vancouver is not tapping that market. Also a major centre in Vancouver, being closest to the Orient, could become the gateway for the Orient to the rest of Canada and the U.S. He stated that trends indicate larger use towards larger facilities, conventions are linked to exhibit hall use more and more. In Toronto, they are looking at a larger exhibit hall and we will look to them for guidance. The whole thing should be studied in depth and visits should be made to the larger complexes to see how they were done, benefits to the City and community, financial aspects, etc.

Following further consideration, it was

RECOMMENDED

THAT City Council request the Provincial Government to commission the first phase of a feasibility study for a convention Centre in Vancouver at the cost to the senior Governments.

2. Greater Vancouver Conventions and Visitors Bureau - Supplementary Grant.

On April 8, 1975, City Council passed the following motions:

"(a) THAT City Council approve a grant of $100,000 to the Greater Vancouver Convention & Visitors' Bureau for 1975 and consideration be given to supplementary funding once the City revenues are established for 1975.

(b) THAT City Council seek a meeting within two months with the Provincial Government to discuss increased participation in funding for the Tourist Bureau and other Tourist Bureau matters."

The Chairman reported a negative response from the Provincial Government to the request for increased funding for tourism. He stated the report on revenues available in 1975 should be before the Committee within a month.

Mr. J. Hoegg, President, Mr. H. B. Main, General Manager and Mr. G. F. Blyth, Chairman, Finance Committee, Greater Vancouver Convention and Visitors' Bureau, reported that the number of visitors to the Bureau has increased seven times in the last ten years with no increase in their $100,000 grant from the City. In Toronto they have had an increase of 500% and Montreal 1,000% increase in the same period. They stated that if the grant had been increased only 5% per year, it would be close to $170,000 and they requested that the City increase the grant to $170,000 for 1975.

It was noted that the Provincial Government received revenues of about $5 million from the hotel tax and it is probable that about $3 million of it came from Vancouver. It was suggested that the City should request a share of the hotel tax from the Provincial Government to be funnelled to the Tourist Bureau.

The Committee noted that it appears the Bureau will have added responsibilities to carry out in connection with Habitat in 1976 and the Federal Government should be requested to make a special grant for dissemination of information during the Habitat Conference.

Following further discussion, it was

RECOMMENDED

(a) THAT City Council consider allocating an additional grant of $50,000 to the Greater Vancouver Convention and Visitors' Bureau for 1975 at the time of the mid-year financial review;

(b) THAT City Council request a special grant of $30,000 from the Federal Government to cover additional costs to the Tourist Bureau in servicing the basic needs of visitors to Vancouver during the Habitat Conference in 1976, the funds to be transferred by the City to the Tourist Bureau;

(c) THAT the City request the Provincial Government for a share of the hotel room tax to be used entirely for Tourist Bureau promotion and further that the City seek a meeting with officials of the Provincial Government for further discussion of this matter together with officials of the Tourist Bureau.

3. Health Department Furniture Requirements for Dental Division.

The Committee had for consideration a Manager's Report dated July 17, 1975 (copy circulated) setting out detailed information with regard to equipment for the Dental Division of the Health Department, summarized as follows:

(a)	Replacement furniture and equipment	$20,925
(b)	New equipment:	
	(i) Orthopantomograph	9,000
	(ii) X-ray developer	2,000
	(iii) Cavitron	1,000
	TOTAL	$32,925 + 10%

It was noted that the established practice has been to allow a 10% contingency for price changes and minor furniture items when providing funds for furnishing new premises.

Dr. McLean of the Health Department stated that the Personnel Department is experiencing difficulty in filling vacancies in the Dental Division as applicants prefer the opportunity to use up-to-date equipment. The three pieces of new equipment would help attract appropriate staff. It is also necessary to up-grade and improve facilities to provide a high standard of service to the public.

During discussion the Committee noted that it has been a difficult year financially and the need for the Orthopantomograph has not been established. The few patients who are suspected to need this service could be referred elsewhere for this procedure.

The previous report of the Finance Committee dated July 10, 1975 advised as follows:

"The Director of Finance advised that funds are available as follows:

1975 Supplementary Capital Budget Provision	$ 83,875
1975 Furniture Replacement Program	24,200
TOTAL	$108,075"

Of this amount, $62,645 was approved by Council on July 22, 1975 for purchase of replacement and additional furniture and equipment.

Following further discussion, it was

RECOMMENDED

(a) THAT City Council approve an amount of $24,118 for equipment as follows:

(i) Purchase of Replacement Equipment	$20,925
(ii) Purchase of Cavitron	1,000
	$21,925
Plus 10%	2,193
	$24,118

Clause No. 3 Continued.

(b) THAT the Director of Finance be instructed to carry out a study of the fee structure related to the operation of the Dental Clinics, for report back to the Committee;

(c) THAT funds be provided in accordance with the Director of Finance's statement quoted in this report.

The Meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 127

REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

July 31, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, July 31, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Marzari

COMMITTEE CLERK:
CLERK: H. Dickson

INFORMATION

1. Downtown Eastside Resident's Association - Complaints re Distribution of Letters to Oppenheimer Lodge Tenants

The Committee had before it for consideration a letter dated July 23, 1975 from Mr. William McPhatter of D.E.R.A. which the Office of the City Clerk had previously referred to the Supervisor of Property and Insurance for report to the Community Services Committee.

The Chairman, however, had placed the D.E.R.A. letter on today's agenda, prior to receipt of the requested report.

The letter alleged the Manager of Oppenheimer Lodge would not co-operate with D.E.R.A. representatives in the distribution of over 150 sealed letters to tenants of Oppenheimer Lodge. These letters were not mailed but were being delivered by D.E.R.A.

The Acting Supervisor of Property and Insurance, the Manager of Oppenheimer Lodge and Mr. Rogers, President of the Oppenheimer Lodge Resident's Association, appeared before the Committee.

The Acting Supervisor of Property and Insurance advised it is general policy, for security reasons, not to allow unknown persons to enter at will into City buildings and that residents of Oppenheimer Lodge do not want letters slid under their doors. Mr. Rogers agreed with this.

The Manager of the Lodge further advised that 173 letters were received while there are only 140 residents and most were addressed to "Occupant" only, that approximately only 50 were addressed by name to tenants in the building.

In conclusion the Manager advised the Committee that in future such unmailed letters if addressed to the name of the tenant, will be delivered by him, and following discussion it was

RESOLVED

THAT the letter dated July 23, 1975 from D.E.R.A and the verbal report of the Acting Supervisor of Property and Insurance, the Manager of the Oppenheimer Lodge and the President of the Oppenheimer Lodge Resident's Association, be received.

Cont'd . . .

2. Police Reports on Operations of Beer Parlours

(a) Nelson Place - 1006 Granville Street

The Committee had before it for consideration a Police report dated July 11, 1975 (circulated) on incidents involving intoxicated persons at the above noted premises on July 11, 1975.

Lawyer Bob Wicks, on behalf of the owner of the Nelson Place, and beer parlour manager George Apopodopolous, appeared before the Committee in response to the police report and, like other beer parlour operators who have appeared before the Committee, were told in no uncertain terms that the management of beer parlours is the responsibility of the owner and his employees and not that of the Police Department. The pair was told that patrons are not to be served until they are in a state of intoxication and then evicted in an intoxicated state into the street.

The Committee pointed out that the Police report contained a total of four violations of the Liquor Act which all occurred during one Police visit. A representative of the Police Department suggested there is periodic sloppiness in the management of this establishment.

During discussion it was revealed by the beer parlour manager that other beer parlours in the area close one-half hour earlier by special Liquor Administration Branch permission and patrons from these early closing establishments then move into the Nelson Place.

Following discussion it was

RESOLVED

THAT the Police Department report on the management and operation of the Nelson Place beer parlour in two months, such report to include the previous history of this beer parlour's operation.

(b) Grandview Hotel - 618 West Cordova Street

The Committee had before it for consideration a Police report dated July 12, 1975 (circulated) outlining incidents which occurred on this particular evening at this establishment.

A representative of the Police Department advised the Committee that since the report was written the management of the Grandview has been good, that the Department feels there has been a general improvement in its operation.

Representatives of the owners of the Grandview appeared before the Committee and stated they had encountered no previous problems in their operation. In response to the Police Department's allegation (contained in the report) that an 18 year old was found on the premises, one of the owners, who himself had been a policeman for 12 years, produced an identification card of this particular youth which stated he was 19 years old at the time.

Bruce Eriksen of D.E.R.A. told the Committee that the Grandview is one of the best run pubs in town.

Following discussion it was

RESOLVED

THAT the Police Department report dated July 12, 1975 on the Grandview Hotel, 618 West Cordova Street, be received.

Cont'd . . .

3. First United Church re Housing Relocation Subsidy Fund

The Committee had before it for consideration a letter dated July 22, 1975 from Ms. Vicki Obedkoff of First United Church (circulated) inquiring as to the status of a housing relocation subsidy which was to have been set up to assist persons displaced from their homes by City By-law enforcement.

City Council at its meeting of April 8, 1975 passed the following motion:

"THAT Council approve a City expenditure of 25% of the required rental subsidy for a six-month period per individual, to match the Provincial Government's share of 75% for people in the Downtown Eastside area dislocated due to By-law enforcement.

(Total subsidy not to exceed $90,000.)"

Following discussion it was

RESOLVED

THAT the Chairman would endeavour to contact the Minister of Human Resources as soon as possible to clarify the status of this housing relocation subsidy, in particular, whether the Human Resources Department intends to provide its 75% share of the maximum fund of $90,000.

4. 3371 Findlay Street

The Committee had before it for consideration a memo dated July 21, 1975 from the Medical Health Officer to the Committee Chairman (circulated) advising of a number of inspections and charges laid against owners of this dilapidated building. Also before the Committee was a copy of a letter dated July 9, 1975 (circulated) from the Chairman of the Cedar Cottage NIP Committee to Judge Selbie, expressing dissatisfaction with the Court's levy of a $100 fine for two of nine charges to which the owner pleaded guilty to six.

The Chairman advised he is familiar with the building and noted hundreds of hours of staff time costing perhaps $10,000, had been spent on inspections which resulted only in a $100 fine.

Elaine Louie and Jerry Jang appeared before the Committee and stated they had taken over the management of the building on February 1, 1975 and since have called in pest control experts to rid the building of pests.

Health Inspector Carl Hutton told the Committee there has been progress toward improving the building since the above noted couple took over the management.

Mr. Jang stated 40% of the suites have been repainted since February 1, 1975 and old sheds at the rear of the building have been removed.

The Chairman stated the building is a disgrace to the neighbourhood and, following discussion it was

Cont'd . . .

Clause #4 continued:

RESOLVED

THAT the Medical Health Officer report further on 3371 Findlay Street in two months, with a detailed report on what improvements have been made and what improvements remain to be made to bring the building up to an acceptable standard.

5. Vandalism and Rowdyism in the Champlain Heights Area - Information Report

The Committee had before it for consideration a Manager's report dated July 25, 1975 (circulated) with attachments on this matter.

The Director of Social Planning directed the Committee's attention to the second last paragraph of the report which indicated the complaints have been resolved to the satisfaction of those concerned, that the single juvenile person responsible for the alleged molestings has been identified and he and his family have since left the Champlain Villa.

Following discussion it was

RESOLVED

THAT the Manager's report dated July 25, 1975 on Vandalism and Rowdyism in the Champlain Heights Area be received.

6. Strathcona Off-Street Drop-In Program

The Community Services Committee at its meeting of June 19, 1975, after considering an application from the Strathcona Off-Street Centre for funding, resolved:

"THAT the application be referred to the Director of Social Planning for report back to the Community Services Committee as soon as possible."

The Committee had before it for consideration a Manager's report dated July 22, 1975 in which the Director of Social Planning recommended no funding for this organization which had requested $5,900 as an interim grant or $63,000 for a full year of operation.

A representative of the Social Planning Department advised the Committee this particular organization has now withdrawn its application for funding and will reapply at a later date.

Following discussion it was

RESOLVED

THAT the verbal report of the representative of the Social Planning Department be received.

7. Police Department Facility on Granville Mall

City Council at its meeting of July 22, 1975 approved the following recommendation of the Planning and Development Committee from its report dated July 10, 1975:

Cont'd . . .

Clause #7 continued:

"THAT the matter of a Police Department facility for the south end of the Granville Mall be referred to the Standing Committee on Community Services to incorporate a joint approach with Police and Youth Resources Centres into their study of the inventory of services for youths."

Police Staff Sergeant Harvey Brown, other Police representatives and a representative of the Social Planning Department appeared before the Committee on this matter and reminded the Committee there are large numbers of transient youth in the Mall area who frequently need counselling or Police advice. Currently this requires a Police Constable to take the youth(s) several blocks to the City Centre Youth Resources Office at 52 Water Street for such services; thus temporarily reducing Police manpower on the heavily populated Granville Mall area.

The Police suggested they require a small "storefront" office to discuss and analyze young person's problems, such office possibly to have back-up staff from such agencies as City Centre Youth Resources.

It would not be a Police Sub-Station, the Police stated, but only an office which would mean Police assigned to the Mall would not be required to leave the area. It could also serve as a reception area and information centre and possibly include native Indian workers, it was suggested.

The City Centre Youth Resources Centre at 52 Water Street had been quite successful in dealing with youth problems and a similar operation on or near Granville Mall would be a useful facility, the Police stated.

A representative of the Social Planning Department stated the Council motion of July 22, 1975 linking such a facility to the inventory of Youth Services has nothing in common but agreed the facility as proposed by the Police Department would serve a useful function.

During discussion the Committee inquired whether there would be enough manpower, in addition to the Police, to man such a centre and, following discussion it was

RESOLVED

(a) THAT the Director of Social Planning, in co-operation with the Police Department and the Planning Department, locate a suitable site for a Police Department "storefront" facility on or near the Granville Mall;

(b) THAT the Director of Social Planning prepare a simple inventory of the various workers catering to young people at present in the Granville Mall area;

(c) THAT the Director of Social Planning prepare a report on the appropriate staff and hours of such a facility; and report back to the Community Services Committee as soon as possible.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 723

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

JULY 31, 1975

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 31, 1975 at approximately 3.35 p.m.

PRESENT: Ald. Bowers, Chairman
Ald. Bird, Cowie, Harcourt, Kennedy

COMMITTEE CLERK: M. Cross

RECOMMENDATION

1. B.C. Hydro Carrall Street Yards Area 3 - False Creek.

The Committee considered a report of the City Manager dated July 24, 1975 wherein the Director of Planning advises that meetings have been held with B.C. Hydro Rail Authorities and their architects to consider and discuss the future of the Carrall Street Yards Area in False Creek.

The Chairman advised that he had been contacted by Mr. J. Wai representing the Chinese Cultural Centre who requested that no decision be made until they have had an opportunity to comment on the proposal. He also received a letter dated July 24, 1975 from Mr. J. W. Wilson, Executive Director of B.C. Hydro stating in part:

> "As there is a great deal of urgency to this project it is our intention to proceed under our powers as a public utility. Nevertheless we seek your cooperation and would be grateful if you would arrange for the interested parties in your group to discuss our proposal with the team from Rhone & Iredale."

The Committee also considered a report from Rhone & Iredale entitled "A Study for Rail Pool Car Distribution Facility" which states in part:

"Planning the site is made complex by the number of parties who have an interest in the site, and by the key position of the site which makes it critical to plans for the future redevelopment of the east end of False Creek. Some of the factors affecting the planning of the site are:

- the site provides the potential for providing a link with the False Creek waterfront to Chinatown, Gastown and the proposed education - cultural precinct.
- The City Planning Department is scheduled to undertake a study of the area later this year. This study will focus concepts for continuing the redevelopment of False Creek east of the Connaught Bridge and lead to CD rezoning.
- The City Traffic Department is proposing a new arterial road across the site.
- an LRT right-of-way is required by the Bureau of Transit Services.
- the Department of Lands and Forests has proposed the site be used in an Urban Demonstration Project for the provision of a water-oriented park and housing.

Some of these considerations are in apparent conflict with B.C. Hydro's intentions for continued use of Carrall Yards. Initial contacts with those interested parties having a significant interest in the site have confirmed that the three part process through the City of Vancouver for obtaining a development permit and subsequent building permit, that is normally followed under an established zoning, is not in this case appropriate, nor will it meet the time constraints."

Cont'd...../2

Clause No. 1 Continued.

Mr. R. Iredale advised that B.C. Hydro is willing to co-ordinate the needs of other groups involved in this area i.e. Planning Department, Vancouver City Planning Commission, Engineering Department, Provincial Bureau of Transit Services, and Provincial Department of Lands and Forests. He requested that the Committee instruct City Departments to participate in this study. He stated the concern of B.C. Hydro is that the rail facility be compatible with all others in the area.

Mr. D. M. Hickley, Assistant Director, Central Area, advised that in 1973, Council adopted a policy that major rail facilities should be removed as soon as possible and there be no additional railway construction. The plan for Area 3 in False Creek will not be completed until November --B.C. Hydro would like to have their study completed by the end of September with the input from all interested groups.

Part 2 of the False Creek Railway Study for removal of railway tracks in False Creek prepared by Acres Consultant Services in December 1972 was not proceeded with. Members of the Committee felt that the City should take the initiative to get the study started.

After discussion the Committee

RECOMMENDED

A. THAT the City convene a meeting of the rail companies to initiate a joint study of the rationalization of rail lines in the City; with application being made to the Federal Government for funding under the Railway Relocation Act.

B. THAT a representative of the Planning and Engineering Departments sit on the Co-Ordinating Committee set up by B.C. Hydro to consider the interim solutions.

2. Kitsilano Apartment Neighbourhood Zoning and Development Development Control Process.

The Committee considered a report of the City Manager dated July 24, 1975 in which the Director of Planning describes the appropriate development plan and zoning By-laws to be submitted to Public Hearing. Based on the plan, policies and criteria for the Kitsilano Apartment Neighbourhood adopted by Council on May 6, 1975 the proposed District Schedules for RM-3B, RM-3A, M-1A and C-2B (copy circulated) contained in the report, were considered.

The Director of Planning recommended that the Development Permit Board, consisting of the Director of Planning, Director of Social Planning, and City Engineer, approve major permit applications and the Director of Planning approve the minor applications. Mr. M. Egan, Director of Social Planning did not object to the inclusion of Kitsilano in the Development Permit Board's terms of reference but disagreed with the permits also going through the Area Planning Committee as well as the Development Permit Advisory Panel. Mr. R. C. Boyes, Deputy City Engineer, did not feel that Development Permit Applications in Kitsilano should be the responsibility of the Development Permit Board.

Cont'd../3

Clause No. 2 Continued.

After discussion, the Committee

RECOMMENDED

A. THAT the Director of Planning be instructed to apply to rezone the Apartment Neighbourhood of Kitsilano to the proposed district schedules as indicated in Appendix V of the report of the City Manager dated July 24, 1975.

B. THAT the Development Control Process i.e. issuance of Development Permit Applications, in this area remain under the jurisdiction of the Director of Planning with input from the Urban Design Panel and the local community.

(Appendix V - copy circulated.)

3. Community Services Centre for Areas E & F, Champlain Heights.

The Committee considered a report of the City Manager dated July 28, 1975 in which the Director of Planning states in part:

" In a June 25 meeting with civic officials of the Parks Board, School Board, Finance, Social Planning, Planning and Health Departments, the following program for preparation of a site plan of the community services for Areas E & F of Champlain Heights was agreed to.

Terms of Reference

A consultant should be hired to prepare the plans for the community facilities. The consultant should seek input from civic staff and from the residents of the area. To insure public involvement, the consultant will be required to make presentations to the Citizens' Advisory Committee (six meetings) and to the general public (two meetings).

In the interaction between the consultant and the public, it should be made clear that not all of the facilities planned will be available immediately. There are financial constraints which mean that large capital expenditures are not possible for the next five years. Therefore, the staging of the development will be an important aspect of the plan.

In addition to the points covered above, the consultant should be responsible for the following tasks:

a) With the assistance of the Staff Steering Committee and the Citizens Advisory Committee, prepare a survey to determine community priorities re community facilities.

b) Prepare spatial requirements for buildings.

c) Prepare a site and function plan for building location, landscaping, etc.

d) Prepare guidelines for the coordination of building design.

e) Prepare scheduling and preliminary cost estimates.

Roles of Other Participants

i) Staff Steering Committee: A steering committee involving representatives of -

a) Parks Board
b) School Board
c) Finance Department
d) Social Planning Department
e) Planning Department
f) Health Department

should be struck to guide the consultant in the preparation of plans and the carrying out of his duties.

Cont'd../4

Clause No. 3 Continued.

ii) Planning Advisory Committee:

It is proposed that the Citizens' Advisory Committee, which assisted in the preparation of plans for Areas E & F, would assist in providing an input from the community.

iii) Public:

With assistance from the Citizens' Advisory Committee, meetings in the Community should be held on two occasions, i.e.,

i) September 30, to outline program and process and preliminary ideas.

ii) October 31, outline preliminary site plans.

Cost Sharing

It is estimated that the consultant's fee for this program would be approximately $25,000. This cost is to be equally shared by the City and the School Board.

Source of Funds

The funds for hiring the consultant are part of the front-end expenditures of the development of Areas E & F of Champlain Heights. The front-end expenditures will be recoverable from the proceeds of the disposition of the land.

Timing

Preliminary plans should be required within two months of the contract being let and final plans within three months. This process should be finished by December 1975."

The Committee RECOMMENDED

A. THAT the program for preparation of a site plan of the Community Services Centre in Areas E & F, Champlain Heights, as outlined in the report of the City Manager dated July 28, 1975 be approved;

B. THAT a Consultant be hired at an estimated cost of $25,000, the City's share of which will be part of the front end expenditures for the development of Areas E & F of Champlain Heights, subject to the School Board agreeing to pay 50% of the cost.

4. Planning Department - Semi-Annual Report on Work Program Objectives.

The Committee considered a report of the City Manager dated July 17, 1975 submitting a report of the Director of Planning of the same date (on file in City Clerk's office) setting out work program objectives of the Planning Department for the period July to December 1975. The report contains an outline of the work of each division of the Planning Department containing a short statement of objectives as at the beginning of the year, progress made towards these objectives in the first six months, and the proposed work program for the period July to December. Also considered was the Planning Department's proposed input to the Standing Committee's program for the next six month period.

Cont'd../5

Clause No. 4 Continued.

After discussion the Committee RECOMMENDED

A. THAT the Work Program Objectives of the Planning Department for the period July to December 1975 as set out in the report of the Director of Planning dated July 17, 1975 be approved on the understanding that the objectives will be carried out by existing and approved staff.

B. THAT the program of work set out in the Appendix to the above report be approved as the Planning Department's input to the Standing Committee on Planning and Development's program for the period July to December 1975; subject to the City Manager ascertaining from other departments whether program conflicts with any of their work schedules.

5. Grandview-Woodland Area Planning - Preliminary Information Budget.

The Committee considered a report of the City Manager in which the Director of Planning reports:

"City Council on June 17, 1975 approved recommendations of the Standing Committee of Council on Planning and Development which stated in part "that a local area planning programme for Grandview-Woodland be established." The Grandview-Woodland planner has been meeting with individual residents, businessmen and citizens' organizations in the community to publicize the planning program and to stimulate interest in the formation of a representative citizens' planning committee. In order to successfully publicize the program, it has become necessary to request a preliminary allocation of funds for information purposes. The funds will be used to notify property-owners and residents of the area, which has a population of around 9000 households, of the establishment of the planning program and to publicize a public meeting which will be held prior to the selection of a citizens planning committee.

The following information budget is proposed:

BUDGET FOR PRELIMINARY INFORMATION PROGRAM

1.	Notification of residents and property owners	$750.00
2.	newspaper advertising and posters	400.00
3.	rental of meeting places	100.00
4.	preparation of information handbook	350.00
5.	printing of information handbook	$3000.00
		$4600.00

It should be noted that a further report will be forthcoming, detailing the terms of reference for a Grandview-Woodland planning committee and an overall budget for the planning program which will provide for a continuing information function.

Cont'd../6

Clause No. 5 Continued.

The Administrative Officer (Planning) advises that funds are available in the Departmental Budget for transfer from Salaries (7305/1).

The Director of Planning recommends:

That funds in the amount of $4600.00 be made available by transfer from Account 7305/1 for the preliminary information budget of the Grandview-Woodland planning program."

The Committee RECOMMENDED

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated July 24, 1975 be approved.

(Alderman Kennedy wished to be recorded as opposed.)

6. Landscape Designs.

During the discussion of Clause No. 2 this day, the matter of ensuring satisfactory designs for landscaping in developments was considered. The Administrative Assistant to the City Manager advised that a report on Performance Bonds has already been requested by a member of Council and this would cover landscaping requirements.

The Committee

RECOMMENDED

THAT in light of the importance of landscaping designs, the City carry out inspections after developments are completed to ensure that the provisions of the approved landscaping drawings are complied with.

(Alderman Kennedy wished to be recorded as opposed.)

FOR COUNCIL ACTION SEE PAGE(S) 738-9

The meeting adjourned at 5:30 p.m.

DISTRIBUTED MONDAY

IX

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

August 7, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 7, 1975, at 10:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Volrich (Chairman) Alderman Bowers Alderman Kennedy Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
ABSENT:	Alderman Marzari
CLERK:	G. Barden

CONSIDERATION & RECOMMENDATION

1. Vancouver Museums & Planetarium Association - Grant

City Council on July 29, 1975, when dealing with a Manager's report dated July 25, 1975, passed the following motion:

"THAT this clause be referred to the Finance and Administration Committee for review and consideration with representatives of the Vancouver Museums and Planetarium Association."

Dr. B. Wilson, President, Mr. W.R. Underhill, Past President and Dr. G. Shrum, Executive Director, Vancouver Museums and Planetarium Association spoke to their request for an increase in the basic grant of $500,000 to $807,122 for 1975, calculated as follows:

(i)	Museums and Planetarium Complex Basic Grant	$500,000
	Less: Salary and fringe benefits of Museum Manager	19,866
		480,134
	Add: Salary and fringe benefit increases 1972 to 1974	151,164
	1975 salary and fringe benefit increases	123,035
		$754,333
(ii)	Archives Building - Janitor and security services	6,752
		$761,085
(iii)	Annual Promotions Within Grade	46,037
	Total 1975 Grant Requested	$807,122

The Association advised they are only asking the City to cover costs respecting salary increases that have been negotiated, and the substantial increases in operating and maintenance costs in other areas will be their responsibility.

They also advised that the Executive Director, Dr. Shrum, is preparing a report on the operation of the Vancouver Museums and Planetarium Complex for the Association.

cont'd....

Clause No. 1 continued

Discussion centred on the report of October, 1971, prepared by A.R. Bethell, Administrative Analyst, which resulted in Council establishing a basic annual grant of $500,000 to the Association. There was some conflict of interpretation of the terms of the agreement. It was questioned whether the City's commitment is to pay the $500,000 grant plus all these salary increases each year. It was suggested that copies of the agreement be circulated and that the terms of the agreement and operating arrangements be reviewed when the Association has had the benefit of the report being prepared by the Executive Director.

Following further discussion, a motion was put forward by Alderman Sweeney that the City Council approve a grant of $761,085 plus $46,037 for a total of $807,122 to the Association for 1975. The motion was defeated with Aldermen Bowers, Kennedy and Volrich against.

Tie votes resulted on the following two motions and they are therefore submitted for Council's CONSIDERATION:

(a) THAT City Council approve a grant in the rounded figure of $800,000 to the Association for 1975;

(b) THAT City Council approve a grant of $761,085 to the Association for 1975.

After further discussion, the Committee

RECOMMENDED

THAT the City Manager review the terms of the agreement and operating arrangements with the Association when the Association has received the report being prepared by Dr. Shrum.

RECOMMENDATION

2. Archives Security and Extension of Hours: Part-time Attendants

City Council on October 22, 1974, authorized employment of two part-time attendants to provide security in the Archives and make possible an extended hours services. Council then requested a six month report from the City Manager and instructed that the Minister of Education be requested to grant funds in respect of the educational services rendered at the Archives.

City Council on July 29, 1975, when dealing with a Manager's report (copies circulated) dated July 25, 1975, passed the following motion:

"THAT this clause be deferred for consideration by the Finance and Administration Committee, but that the two part-time attendants be retained pending the report of the Committee being considered by Council."

The City Clerk reported that the extended hours were commenced on a limited basis to gain 'use' experience and give greater security within the Archives. Experience indicates that extended hours should be in force only when the various educational institutions are open as the demand is not expected to continue through the summer months.

cont'd....

Clause No. 2 continued

The Committee questioned the need for visitors to deposit parcels when entering the Archives and it was reported that this is an essential procedure that is common in other Archives throughout the world. This procedure together with the new system of checking out material has greatly decreased losses of irreplaceable documents.

The Manager's report of July 25th, included the following recommendations of the City Clerk, however, the City Clerk when speaking to the report at the Finance Committee meeting, requested that the matter of extended hours be deferred indefinitely as it is still being discussed with staff and union representatives:

"(a) That the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room.

(b) That, in addition, during the months of January to May inclusive and September to December inclusive, the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays.

(c) That these two evening openings be covered by a part-time attendant and a regular staff member.

(d) That additional funds in the amount of $5,072 be approved for this purpose from August 1, to the end of the 1975 fiscal year."

Following further discussion it was

RECOMMENDED

(a) THAT the temporary arrangements of the employment of two part-time attendants at the Archives (two 4-hour shifts 10:00 a.m. - 6:00 p.m. Monday to Friday) be approved on a permanent basis to ensure the required security in the Archives Search Room;

(Archives open to the public from 10:00 a.m. to 6:00 p.m. Monday to Friday)

(b) THAT the additional funds necessary to implement the above be approved;

(c) THAT the following recommendations of the City Clerk be deferred indefinitely:

(i) That, in addition, during the months of January to May inclusive and September to December inclusive, the Archives be open in the evenings from 6 - 9 p.m. for 2 evenings per week only and not including Saturdays

(ii) That these two evening openings be covered by a part-time attendant and a regular staff member;

(d) THAT the source of funding be Contingency Reserve.

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The meeting adjourned at approximately 12:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 789

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 26, 1975, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the Minutes of the Special Council Meeting (Public Hearing) of August 7, 1975, Regular Council Meeting of August 12, 1975, Special Council Meeting (Public Hearing) of August 12, 1975 at 2:00 p.m. and the Special Council Meeting (Public Hearing) of August 12, 1975, at 7:30 p.m., be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Development Permit Application #69600:
2175 Oxford Street - Urban Design Panel

Council at its meeting on June 17, 1975, deferred consideration of a clause on this matter in the Manager's report (Building and Planning matters) dated June 13, 1975, pending a more detailed explanation from the Design Panel on their position.

Council had for consideration today a memo dated August 19, 1975, from the Design Panel reading as follows:

On June 17, City Council at its regular meeting passed the following motion:

> "That DPA #69600, 2175 Oxford Street, be referred back to the Design Panel for a more detailed explanation to Council on their position in this matter".

This Development Permit Application had initially been referred to Council because of different views held by the Director of Planning and the Urban Design Panel. The Panel had recommended refusal of the design on the grounds that it, if executed, would adversely affect public amenity. The Director of Planning however felt that:

cont'd....

UNFINISHED BUSINESS (cont'd)

D.P.A. #69600: 2175 Oxford Street -
Urban Design Panel (continued)

> "...Having made a comparison of the design of this apartment building under similar applications made over recent months and having noted that the application showed some improvements to the original drawings submitted, would be prepared to approve the design."

In reply to Council's request for a more detailed explanation, the Panel wishes to say that although similar designs have been approved in the past, this should not be a reason to keep approving them.

Designs of this kind are a recurring problem inasmuch that, in less than skilled hands, they invariably produce a coffin like shape. Furthermore, closer examination of the floor plans show absurdly shaped and useless interior spaces. (e.g., a 5'-6" wide study room.)

Designs for similar buildings on similar sites by others have shown that it is indeed possible to produce good looking buildings.

The Panel feels that this is not a competent design but if Council in its wisdom sees nothing wrong with it and wishes to support the Director of Planning's recommendation to approve it, the Panel will accept Council's judgment.

Council also considered the previously deferred Manager's report.

Mr. P. Mees, Secretary, Urban Design Panel and the Director of Planning addressed Council on this Development Permit Application.

MOVED by Ald. Bowers,
THAT Council approve the recommendation of the Urban Design Panel that the Director of Planning be instructed to refuse this design on the grounds that it, if executed, will adversely affect public amenity.

- LOST

(Aldermen Boyce, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT the Director of Planning be instructed to approve Development Permit Application #69600 being 2175 Oxford Street.

- CARRIED

(Aldermen Bowers & Cowie opposed)

- - - - -

Council agreed to defer the following items of Unfinished Business pending the hearing of delegations later this day:

(2) Imperial Gas Station at 12th and Cambie

(3) Redrafting of Boundary between Crown and Camosun Streets: Vicinity of 20th - 25th Avenues

(4) Proposed Signs at 8877 Granville Street.

COMMUNICATIONS OR PETITIONS

1. Bonusing System

The Council considered a letter from the Social Planning and Review Council of B.C. dated August 8, 1975, requesting to appear before Council as a delegation with respect to a bonusing system throughout the City.

MOVED by Ald. Rankin,
THAT the delegation request of the Social Planning and Review Council of B.C. be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

2. Canadian Professional Boxing Federation: Annual Meeting - Grant Request

Under date of August 11, 1975, the Vancouver Athletic Commission submitted a letter requesting a grant of $1,000 to cover the cost of a dinner sponsored by the Commission for the delegates to the Annual Meeting of the Canadian Professional Boxing Federation to be held at the Bayshore Inn, September 19th and 20th, 1975.

MOVED by Ald. Sweeney,
THAT a grant of $1,000 to the Vancouver Athletic Commission be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT a grant of $500.00 to the Vancouver Athletic Commission be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Rankin,
THAT no further action be taken on this matter.

- CARRIED

(Alderman Sweeney opposed)

3. Vancouver Bach Choir: Grant Request

The Vancouver Bach Choir, by letter of August 8, 1975, requested a grant of approximately $3,000 being equivalent to the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975. This figure includes the cost of the rental as well as the cost of the stage crew.

MOVED by Ald. Bowers,
THAT consideration of this request be deferred to the next meeting of Council for report back from the Manager of the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Date of Public Meeting re Designation of Heritage Buildings

Council considered the following communication dated August 18, 1875, from the Vancouver Heritage Advisory Committee:

By-law No. 4800, "A By-law to create the Vancouver Heritage Advisory Committee", passed by City Council on September 24, 1974, states in Section 5:

"The functions of the Committee shall be to advise Council on the following matters which may be referred to it by Council from time to time:

(a) the need for preserving heritage buildings, structures, or lands which collectively represent a cross-section of all periods and styles in the City's historic and cultural evolution;

(b) the costs and benefits of the preservations;

(c) the compatibility of preservations with other lawful uses of the buildings, structures, or lands;

and in particular, to make recommendations to Council respecting the designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures and lands."

At its meeting of March 20, 1975 the Standing Committee of Council on Planning and Development resolved:

"THAT the Heritage Advisory Committee pursue changes in legislation and procedures to arrive at various levels of designation."

Accordingly the Vancouver Heritage Advisory Committee submits the attached list of 25 buildings, 13 of which it is recommending for "A" Category designation, and 12 for "B" Category designation.

"A" buildings are those which the Committee feels should remain and be preserved or restored to their original condition, while the Heritage Committee would entertain proposals for some alterations to Category "B" buildings.

The Heritage Committee requests that Council at this time set a date for a public meeting on the designation of these buildings to which the owners of all 25 buildings will be invited and afforded an opportunity to speak and at which time the Heritage Committee and the Planning Department will make a full presentation supporting its recommendations.

(List of Buildings recommended for designation on file in City Clerk's Office)

MOVED by Ald. Volrich,
THAT the recommendation of the Heritage Committee with respect to a Public Meeting, be approved;

FURTHER THAT the date and time of the meeting be left to the discretion of the Mayor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT only those buildings recommended for designation under Category "A" be considered by Council for designation at the Public Meeting and that the remaining buildings listed under Category "B" be reviewed for Council's information only.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Vancouver Heritage Advisory Committee report to Council at the proposed Public Meeting on the criteria used in the initial recommendation that the Park Plaza be designated a heritage building, to include an explanation on why this building was subsequently removed from the recommended designation list.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Approval of Expenses for Aldermen Cowie & Harcourt

Council considered a request from Alderman Harcourt for approval of expenses incurred by Alderman Cowie and himself for a stopover in Toronto on the evening of June 1st, 1975. The purpose of this stopover en route to the CFMM Conference in London was to permit the Aldermen, with the Director of Housing, to meet with the staff of the Toronto Housing Corporation.

MOVED by Ald. Bowers,
THAT Council approve expenses incurred by Alderman Cowie and Alderman Harcourt during their stopover in Toronto on the evening of June 1st, 1975, en route to the CFMM Conference in London, Ontario.

- CARRIED UNANIMOUSLY

6(a) & (b) Use of No. 2 Firehall

MOVED by Ald. Bowers,
THAT Council approve the request of the Actors' Workshop and the Downtown Eastside Residents' Association to appear as a delegation later this day on this matter.

- CARRIED UNANIMOUSLY

7. Request to host a Dinner: B.C. Heart Foundation

Under date of August 12, 1975, the B.C. Heart Foundation requested that the City host a special dinner for delegates to their annual convention and workshop on November 2, 3 and 4, 1975, at the Hotel Georgia.

MOVED by Ald. Bowers,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

8. Daily Farmers' Market

The Council considered a letter dated August 18, 1975, from the United Fruit Growers requesting to appear before Council as a delegation with respect to establishment of a daily farmers' market.

MOVED by Ald. Bowers,
THAT the delegation request of the United Fruit Growers be granted, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

9. Report on National Trust for Historic Preservation Conference

Alderman Cowie submitted an information memorandum dated August 21, 1975, on his attendance with a member of the Heritage Advisory Committee and a Planning Department staff member at the National Trust for Historic Preservation Conference on July 31st to August 2nd, 1975. The main theme of this Conference was the economics of preservation.

MOVED by Ald. Harcourt,
THAT the memorandum of Alderman Cowie be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

10. Benches at Bus Stops

MOVED by Ald. Boyce,
THAT the delegation requests of Mr. L.A. King, Solicitor and Superior Signs Ltd., be granted and heard later this day when Council is considering the report of the Standing Committee on Planning and Development dated August 14, 1975, on bus shelters.

- CARRIED UNANIMOUSLY

11. Transit Meeting with Council

The Bureau of Transit in a letter dated August 18, 1975, suggested that a second meeting with Council be set up to discuss transit matters for Vancouver. The suggested time is mid-September.

The Bureau wishes to outline some of their Downtown and False Creek service improvement proposals and to discuss unresolved conflicts with roadway proposals of the Engineering Department slated for late September.

MOVED by Ald. Boyce,
THAT the request of the Bureau of Transit be approved and arrangements for the meeting be left with the City Clerk.

- CARRIED UNANIMOUSLY

12. Attendance at Annual Meeting of the Associated Boards of Health of B.C.

In a letter dated August 25, 1975, Alderman Boyce requested approval to attend the Annual Meeting of the Associated Boards of Health of B.C. in Penticton. This meeting is being held September 9, 1975, the day prior to the commencement of the UBCM Conference.

MOVED by Ald. Bowers,
THAT Alderman Boyce's request be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 22, 1975

Works & Utility Matters
(August 22, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Sewer Construction in Charles-Adanac Neighbourhood
Cl. 2: Storm Sewer Construction on Dundee and Killarney Streets Prior to Paving
Cl. 3: Purchase of Aerial Platform and Ladder Trucks
Cl. 4: Tender No. 58-75-9: Ready-Mixed Concrete
Cl. 5: Revised Schedule of Rates for Refuse By-law

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(August 22, 1975) (cont'd)

Revised Schedule of Rates for
Refuse By-law (Clause 5)

MOVED by Ald. Bowers,
THAT the proposed rates for 1975 be deleted;

FURTHER THAT the new schedule of rates for 1976 be approved and implemented effective November 1st, 1975.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(August 22, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Jericho Beach Property
Cl. 2: Properties Along Point Grey Road Acquired for Park

The Council took action as follows:

Jericho Beach Property
(Clause 1)

MOVED by Ald. Volrich,
THAT Council approve the recommendation of the City Manager contained in this Clause, subject to the Federal Government delivering to the City, Letters Patent to the City Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for public park and recreation purposes.

- CARRIED UNANIMOUSLY

Properties along Point Grey
Road Acquired for Park (Clause 2)

Council noted delegation requests with respect to this Clause from the Downtown Eastside Residents' Association, Downtown Eastside Resources Board and the West Broadway Citizens' Committee.

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT Council not approve the delegation requests.

- LOST

(Aldermen Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT consideration of this Clause be deferred to permit delegations on this matter to be heard later this day and that a representative from the Park be invited to be present at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 22, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Rezoning Application: 245 West 16th Avenue (Mr. Weisborn and Mr. Mizrahi)
Cl. 2: Rezoning Application: 241 West 16th Avenue (Ronald Dent, Seventh Avenue Construction Ltd.)
Cl. 3: Historic Area Advisory Board (H.A.A.B.)
Cl. 4: Addition to House at 1212 Laurier Street
Cl. 5: Development Permit Board - Staffing

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Director of Planning review the present zoning in the general area between Oak and Main, 16th and Broadway for report back to Council.

- CARRIED UNANIMOUSLY

Historic Area Advisory Board
(HAAB) (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Addition to House at 1212
Laurier Street (Clause 4)

MOVED by Ald. Bowers,
THAT this Clause be received for information and the Director of Permits and Licenses be instructed to take no further action on this matter.

- LOST

(Aldermen Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Board:
Staffing (Clause 5)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(August 22, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 1934 Barclay Street - Tree Relocation for Crossing - D.P.A. 70454
Cl. 2: Closure of Water Street

The Council took action as follows:

1934 Barclay Street - Tree Relocation for Crossing - D.P.A. #70454 (Clause 1)

MOVED by Ald. Bowers,
THAT removal of the central tree in front of 1934 Barclay Street be approved subject to the developer bearing the expenses of removal as a condition of the crossing approval.

- CARRIED UNANIMOUSLY

Closure of Water Street
(Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 22, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Public Information Leaflet - Various City By-laws
Cl. 2: Quarterly Review of Revenue and Expenditures as at June 30, 1975
Cl. 3: Tender Awards
Cl. 4: 1976-80 Capital Program
Cl. 5: Consultants for City Brief to Provincial Committee on Taxation

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 4 and 5 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Boyce opposed in Clauses 2 and 5)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(August 22, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Dick Building, 1490 West Broadway - Lots 1 & 2, Block 351, D.L. 520
Cl. 2: Lot C, Block 270, D.L. 526 - S/S 5th Avenue between Fir and Granville Streets
Cl. 3: Demolitions
Cl. 4: Flanders Installations Ltd. - Lots 17 to 20, Block 227, D.L. 526, 1807 Burrard Street
Cl. 5: Thunderbird Neighbourhood Development - Blocks 105 to 108, S.W.¼ Section 28 and Block 96, Section 29

The Council took action as follows:

Dick Building, 1490 West
Broadway (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

S/S 5th Avenue between Fir and
Granville Streets (Clause 2)

MOVED by Ald. Rankin,
THAT City Lot C be leased as detailed in this Clause;

FURTHER THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Demolitions
(Clause 3)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Flanders Installations Ltd.
1807 Burrard Street (Clause 4)

MOVED by Ald. Rankin,
THAT the request of Mr. R. Anderegg to appear as a delegation on this subject be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

Thunderbird Neighbourhood
Development (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Subdivision Plan, Area 6, False Creek - Agreement with C.P.R.

The City Manager under date of August 19, 1975, submitted the following report of the False Creek Project Manager:

" Purpose

The purpose of this report is to obtain Council's approval of an agreement between the City and the C.P.R. with respect to relocation of the rail line in Area 6, False Creek and approval of certain expenses for expediting final signatures on the Subdivision Plan.

Background

Inherent in the Plan for Phase 1, Area 6, approved by Council following a public hearing and re-affirmed on several occasions since, is the relocation of the railway, right of way and tracks, closer to Sixth Avenue. The cost of so doing having been included in the budget request to Council, endorsed by Council on the 25th of February, 1975.

A Subdivision Plan for Phase 1, Area 6 has been prepared by the Engineering Department and has been signed by the appropriate City approving officials. It has been discussed with Land Registry who have stated that it is in satisfactory form requiring only the signature of the C.P.R. before being acceptable for deposit.

Before the C.P.R. will sign the Subdivision Plan, an agreement is required between the C.P.R. and the City with respect to the relocation and the consequent exchange of property. As a result of several meetings scheduled by the Engineering Department, an agreement has been prepared which is satisfactory to the Law Departments of the City and the C.P.R. and now requires formal ratification by Vancouver City Council. In order to obtain the required signatures on the Subdivision Plan, the agreement, Subdivision Plan and certain supporting documents must be approved by certain C.P.R. and Marathon officials in Vancouver, in Toronto and in Montreal. Normally this procedure takes weeks or months but the local C.P.R. and Marathon officials are prepared to expedite the process by personally taking the documents to Toronto and Montreal in company with a representative of the Development Group. Council on July 29, 1975 directed that construction start in Phase 1, Area 6 if three conditions are met, one being that the City be satisfied that the Subdivision Plan is acceptable in principle to the Land Registry office. It is our objective to start construction as early as possible in September so as to fulfill our social and economic obligations.

It is therefore recommended that:

1. The agreement which is on file in the City Clerk's Office between the C.P.R. and the City of Vancouver be approved.

2. That the Development Group pay the travelling expenses of a representative of Marathon/C.P.R. to visit Toronto and Montreal to expedite approval, charging such expenses to the Development Group Consultant's budget.

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Project Manager be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Construction of the Provincial Government Complex on Blocks 51, 61 and 71, D.L. 541

The City Manager under date of August 22, 1975, submitted the following report of the Director of Legal Services:

"On 5 February, 1974, Council approved the terms of a letter dated 5 February, 1974, from the Minister of Public Works with respect to the development by the Province of Blocks 51, 61 and 71, District Lot 541. Among the terms contained in the letter, the following relate to this report:

(a) The Robson Street automobile ramp is to be relocated South on Howe Street.

(b) The City would lease to the Province for 50 years for the sum of one dollar per year portions of the subsurface and air rights to the surrounding and enclosed streets as may be required by the Province for the development now and in the future.

(c) The Province would lease to the City the existing buildings on Block 51 for 50 years for the sum of one dollar per year, the surface of Block 51 to be maintained for public use.

The Province has completed the construction of an automobile tunnel and a truck tunnel South of the intersection of Howe and Robson Streets which connect with the existing underground tunnel presently under lease to Pacific Centre Limited (Pacific). The Province proposes to close the Robson Street automobile ramp on 2 September, 1975.

Before the closure of the Robson Street ramp the following documents require the approval of Council:

1. Howe Street Undersurface Lease between the City and the Province

This lease grants to the Province the right to construct the aforesaid automobile and truck tunnels to take the place of the Robson Street ramp. Because these tunnels are connected to Pacific's underground tunnel (which is under lease to Pacific for 99 years), the Province has requested that the Howe Street undersurface lease be for a term of not exceeding 99 years to ensure Pacific's access to the streets. The rent is one dollar. No taxes will be paid by the Province. The Province assumes all maintenance costs. Provision has been made to extend the truck tunnel to provide access by third parties.

2. Easement between the City, the Province, and Pacific

This easement grants to Pacific the right to use the automobile and truck tunnels constructed by the Province. This will permit Pacific to gain access to the street system when the Robson ramp is closed. The term is the earlier of 99 years and the expiry of the Howe Street undersurface lease.

3. Easement between the City, The T. Eaton Realty Company, Limited, Pacific, and the Province

This easement grants to the Province the right to use the truck tunnel in Block 52 (Eaton's) and the tunnel in Howe Street which is under lease to Pacific. This will permit the Province to enter the tunnel system at Howe Street South of Georgia Street in order to gain access to the Government complex. The term is 99 years.

4. Partial surrender of the Block 52 Undersurface Lease between Pacific, The City, and Canada Permanent Trust Company (Trustee)

Under this agreement, Pacific surrenders to the City that portion of the undersurface of Robson Street leased to Pacific by the City for that portion of the Robson Street automobile ramp being relocated South on Howe Street. The Trustee releases its charge upon the said lands. The City releases a utility easement from the said lands. The document makes the necessary technical changes to the other leases given by the City to Pacific.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Construction of the Provincial Government Complex on Blocks 51, 61 and 71, D.L. 541 (continued)

5. Amendment of the Block 52 Parking Lease between Pacific, the City, and the Trustee

As a result of the relocation of the Robson Street ramp (which is part of the premises leased to the City by Pacific under the Block 52 parking lease), the City surrenders to Pacific those premises. Pacific grants to the City the use and enjoyment of the easements through the automobile tunnel granted to Pacific by the Province. The City surrenders its interest in the old ramp.

6. Orders-in-Council

Under the Vancouver Enabling Act, 1968, the City entered into certain agreements relative to Pacific Centre. This Act has been amended empowering the parties to enter into the foregoing easements, leases and agreements and which requires the approval of the Lieutenant-Governor in Council.

The Orders-in-Council are as follows:

(a) Order-in-Council for approval of easements in favour of Pacific.

(b) Order-in-Council for approval of easements in favour of the Government.

(c) Order-in-Council for approval of partial surrender of Block 52 Undersurface Lease.

(d) Order-in-Council for approval of amendment of Block 52 Parking Lease.

In addition, it is proposed that the Province and the City enter into a sidewalk easement agreement. As a result of the construction of the automobile tunnel and truck tunnel by the Province, part of the public sidewalk was removed. This easement grants to the City a right-of-way for a public sidewalk on parts of Block 61 and Block 71 owned by the Province. The term of the easement will coincide with the term of the Howe Street undersurface lease.

All of the foregoing documents are on file with the City Clerk for examination.

Departmental Counsel for the Department of Public Works submitted to the City a form of lease which the Government is prepared to grant to the City covering the Court House Building on Block 51. The Government is prepared to lease the building for a term equivalent to the Howe Street undersurface lease rather than 50 years as originally agreed to by the parties. The extension of this term is made on the understanding that the undersurface leases will be for terms of 99 years. The form of lease has yet to be reviewed by this Department.

It is recommended that the aforesaid documents, namely:

(a) the Howe Street Undersurface Lease between the City and the Province;

(b) the Easements between the City, the Province, and Pacific;

(c) the Easements between the City, The T. Eaton Realty Company, Limited, Pacific, and the Province;

(d) the partial Surrender of the Block 52 Undersurface Lease between Pacific, the City, and the Trustee;

(e) the Amendment of the Block 52 Parking Lease between Pacific, the City, and the Trustee; and

(f) the sidewalk easement between the Province and the City;

be approved and, following such minor amendments thereto as the Director of Legal Services may deem advisable, such documents be executed on behalf of the City and the Seal of the City affixed thereto.

It is further recommended that the aforesaid Orders-in-Council be approved as to form.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Construction of the Provincial Government Complex on Blocks 51, 61 and 71, D.L. 541 (continued)

It is further recommended that the aforesaid lease of the Court House Building on Block 51 be accepted for a term equivalent to the Howe Street Undersurface lease and that, subject to the Director of Legal Services being satisfied as to the terms of such lease, the same be executed on behalf of the City and the Seal of the City affixed thereto.

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted by Council."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

D. Project 'Turn Down Traffic Volume'

The City Manager under date of August 22, 1975, submitted the following report of the City Engineer:

"Project Status

This demonstration project to further the use of carpools and staggered working hours was originally proposed in 1974 by the City as a UN Demonstration project. Although this program did not proceed, the Transportation Development Agency (research arm of Transport Canada) has agreed to fund the project in the amount of $500,000. This represents a reduction from the $671,000 originally requested, but a reduction in project length to two years and elimination of some budget elements will make it possible to carry out a worthwhile study. If Council approves, the project is scheduled to begin October 1, 1975.

City Cost

The City's contribution to the project, largely in the form of support services such as data processing, office space, payroll, etc., is estimated at $158,000. Only about $30,000 "out-of-pocket" expenditure by the City will be required for this project during 1975-1977. The majority of this expense will be dealt with through the normal budget process, but some funding ($10,000) will be required before finalization of the 1976 Budget, primarily for consulting services to assist City staff in the initial stages of the project. As is usual with Federal grants, the City will also have to provide interim project financing since the Federal share is paid quarterly in arrears. The Deputy Director of Finance has advised that if Council approves this project, funds for 1975 can be provided from Contingency Reserve.

Staffing

On the basis of verbal advice of approval from the Federal Government, the Personnel Department has classified the proposed project positions and placed advertisements to save time. However, staff cannot be hired until Council has formally approved the proposed positions, which are temporary for two years. They are:

a) Project Manager - Branch head level position at pay grade 33 ($1,763 - $2,114) responsible for overall as well as day to day technical and administrative control and direction.

b) Project Analyst - a technical position at pay grade 28 ($1,401 - $1,677) to carry out technical analyses, supervise data collection, prepare research reports, etc.

c) Information Officer - pay grade 24 ($1,173 - $1,401) - to handle the publicity program; deal with media, advertising consultants; prepare press releases, and brochures; prepare program reports.

d) Clerical and support staff - two to three clerical and support staff will be required, depending on the stage of development of the project. These will be Clerk-Typist II.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Project 'Turn Down Traffic Volume' (continued)

RECOMMENDATIONS

The City Engineer RECOMMENDS:

i. That Council authorize the Mayor to enter into an agreement, satisfactory to the Director of Legal Services, with the Transportation Development Agency for carrying out Project Turn Down Traffic Volume.

ii. That expenditure of $10,000 for consulting costs and office furniture and equipment for Project Turn Down Traffic Volume be authorized at this time, to be provided from Contingency Reserve.

iii. That the staff positions for this project as outlined above be approved (during the classification process, the V.M.R.E.U. has concurred with these positions). Funding for these will be by the Federal Government.

The City Manager RECOMMENDS that the above report of the City Engineer be approved."

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:50 a.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 2:00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

DELEGATIONS AND UNFINISHED BUSINESS

Imperial Gas Station at 12th Avenue and Cambie

Council at its meeting on August 12, 1975, approved the request of Imperial Oil Co. Ltd., to appear as a delegation on this matter.

Submitted for Council's information was an appendix to the August 8, 1975 Manager's report which lists existing self-serve gas stations in the City; the Manager's report dated July 18, 1975, on this matter and Council's action of July 28, 1975, on that report.

Mr. S.A. Ruocco, Senior Accounts Executive, Imperial Oil Ltd., addressed Council and circulated a letter dated August 20, 1975, for consideration. The previous application for a self-serve gas station on this property did not include retention of the service bays. Mr. Ruocco advised that Imperial Oil will retain and fully staff the service bays at this location. Imperial Oil was requesting reconsideration of their request for a self-serve gas station at 12th Avenue and Cambie on this basis.

MOVED by Ald. Cowie,
THAT the proposal by Imperial Oil Co. Ltd., to convert the station at 12th Avenue and Cambie to a self-serve gas station be approved, subject to retention and continued full operation of the service bays.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Redrafting of boundary between Crown and Camosun Streets: Vicinity of 20th - 25th Avenues

Council on August 12, 1975, approved a delegation request of the Endowment Lands Regional Park Committee on redrafting of the boundary between Crown and Camosun Streets in the vicinity of 20th - 25th Avenues.

Also before Council was an extract from the Manager's report dated July 25, 1975 (Property Matters) on this matter which Council approved on July 29, 1975. A letter from the Park Board dated August 20, 1975, was also before Council for consideration. This letter requested Council

(1) to consider an early transfer of the Camosun Bog park site to the care and custody of the Park Board;

(2) that Camosun Street not be extended through the Camosun Bog and the alignment be included within the park;

(3) the matter of optimum boundaries in the vicinity of 21st Avenue be deferred to the joint attention of the Property & Insurance Department, City Planning Department and Park Board Planning Department, for report back, and

(4) the Engineering Department be requested to discontinue fill-dumping in this area.

Mr. I. Bain, addressed Council on behalf of the Endowment Lands Regional Park Committee on the following points raised in their brief dated August 11, 1975, which had been previously circulated to Council members:

(1) That the Camosun Street right-of-way not be completed but turned into park acreage and left in a natural state, since the proposed redrawing of boundaries will remove any need to open up this street;

(2) That the fragile and irreplaceable Camosun Bog will be separated from housing developments by a buffer strip which will give the park a pleasing natural edge;

(3) The area designated for park following the exchange of present park and residential zones be declared a city park as soon as possible.

MOVED by Ald. Bowers,
THAT resolutions (2) and (3) of the Park Board be approved;

FURTHER THAT the Engineering Department be included in this resolution.

- CARRIED UNANIMOUSLY

During discussion of this item, the City Engineer advised that his Department is no longer fill-dumping in this area.

DELEGATIONS AND COMMUNICATIONS (cont'd)

Use of No. 2 Firehall

As agreed, Council heard representations from Ms. Mallie E. Boman, Artistic Director, the Actors' Workshop, requesting Council's approval for the use of the old No. 2 Firehall at the corner of Gore and Cordova as a performing arts workshop space. Ms. Boman requested that demolition of the building be deferred and a report back to Council be requested from the appropriate civic departments.

cont'd....

DELEGATIONS AND COMMUNICATIONS (cont'd)

Use of No. 2 Firehall
(continued)

Ms. Boman had previously circulated to Council members a brief in support of the Actors' Workshop's request.

Ms. Jean Swanson, DERA, also spoke and urged Council to retain this building for community use.

MOVED by Ald. Cowie,
THAT the proposal of the Actors' Workshop be referred to the City Manager for report back, after consultation with the Director of Planning and the Director of Social Planning; in the meantime, the building be secured from vandalism and demolition not be proceeded with.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Signs at 8877
Granville Street

Council on August 12, 1975, approved a delegation request from Donald A. Burns, on behalf of Miss Drebot with respect to removal of the Laing Bridge advance signing from the front of her property.

Council also had for information, the following report of the City Manager dated August 18, 1975, on this matter:

"INTRODUCTION

The new Laing Bridge connecting the City of Vancouver to Sea Island at the south end of Granville Street is scheduled to open in the very near future. This Bridge will provide a major traffic link between the City of Vancouver and Vancouver's International Airport on Sea Island. In order to facilitate the movement of traffic, direct connections to this Bridge under free flow conditions are provided for both westbound and eastbound traffic on Marine Drive.

ROADWAY LAYOUT AND SIGNING

The main route for Vancouver traffic destined to the airport is anticipated to be via Granville Street to Marine Drive, and onto the Laing Bridge ramp. At the same time it is expected that a significant portion of the traffic on Marine Drive, west of the Laing Bridge, will continue to travel eastbound on Marine Drive past the Laing Bridge. Because of the need to provide adequate roadway capacity for these two major traffic components along Marine Drive eastbound (namely that component destined to the airport and that component destined east on Marine Drive) in the immediate vicinity of the Bridge approach ramp, a roadway layout to facilitate free flow traffic conditions has been provided. More specifically, prior to this ramp there are three traffic lanes on Marine Drive. At the point where the Bridge approach physically separates from Marine Drive, the two most northerly lanes (inside lanes) lead to the Bridge, while the southerly lane (curb lane) contines as Marine Drive (refer to attached sketch).

In order to permit this high capacity roadway layout to be effective, it is essential that adequate notice be provided to motorists in advance of the point where the bridge ramp begins. Suitable advance notice in the form of properly designated and well located traffic signs will allow drivers sufficient time to manoeuver into their proper lane prior to reaching the point where the airport ramp physically separates from Marine Drive.

In this case it is most desirable that a satisfactory sign be located 1,000 feet in advance of the major divergent point as well as a sign at the divergent point. This design will minimize erratic driving patterns and traffic accidents.

COMPLAINT BY CITIZEN

The necessary advance notice consists of two green informational signs (each 13'-6" x 4'6") attached to a common overhead support. This signing is to be located on street allowance opposite 8877 Granville Street. The abutting zoning in the area where the sign is located is residential (RM-3, multiple dwelling district) and most buildings in this area are residential. The signs and support posts are located adjacent to a residential property which also functions as a non-conforming use (beauty salon). This non-conforming use has been approved by the City of Vancouver.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Proposed Signs at 8877 Granville Street (continued)

The complainant, Miss Rose Drebot, resides and does business in the affected residential property. She has requested that the sign be relocated either north or south of her property. In her most recent correspondence she has proposed that the sign be relocated to the vacant lot 33 ft. to the north of her property.

SIGN LOCATION ALTERNATIVES

Apart from the existing location, there are three main alternative sites to consider, namely:-

1. Further south - beyond the Drebot property.
2. A few hundred feet further north of the Drebot property.
3. 33 feet further north of the Drebot property.

If this sign were located about 100 feet further south, it would be virtually ineffective since drivers southbound on Granville Street would not be able to read the sign clearly due to the curved alignment of Granville Street. A location further south than 100 ft. is totally impractical.

If this sign were located a few hundred feet further north on Granville Street, the impact of the sign message would be unsatisfactory, since the notice would be seen by motorists too far in advance of the airport ramp.

If this sign were located about 33 feet further north, it would be about as effective as its present location. The abutting property to this proposed sign location is presently vacant. However, the property owner, who lives adjacent to the vacant lot, has expressed serious concern about the sign being located adjacent to this property. Based upon a preliminary cost analysis, it is estimated that it would cost approximately $10,000 to relocate this sign about 33 feet as much of the sign structure is already in place.

CONCLUSION

The Engineering Department has carefully considered the complaint of Miss Rose Drebot, and based upon the foregoing examination, it is concluded that the sign facility should not be relocated. While it is unfortunate that this sign is located in front of her property, from the standpoint of overall public safety and economy, it is not desirable to relocate the sign. This has been conveyed to Miss Drebot in the form of a meeting an Engineering Department representative had at her residence, plus a subsequent written report sent to her on July 22, 1975.

The City Manager submits the matter to Council for INFORMATION. "

The City Clerk advised that during the lunch recess, he had been informed that Mr. Burns, Solicitor for Miss Drebot was ill and therefore unable to attend. The City Clerk had contacted Mr. Burns' office and requested that an alternate representative appear before Council this day. No representative of Miss Drebot was present in the Council Chamber.

Mrs. N. Johnson spoke against the relocation of the advance signing in front of her property at 8851 Granville.

Mr. Gascoyne, Assistant City Engineer - Traffic and Transportation, spoke to the City Manager's report.

MOVED by Ald. Bowers,
THAT the report of the City Manager be received for information and no further action be taken on this matter.

- CARRIED UNANIMOUSLY

Alderman Cowie requested that the City Engineer beautify the area adjacent to the signing to the greatest extent possible. The Mayor so directed.

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Harbours & Parks Matters
(August 22, 1975) (cont'd)

Properties Along Point Grey Road
Acquired for Park (Clause 2)
(continued)

Council earlier this day deferred consideration of this Clause to permit delegations on this matter.

It was noted that representatives of the Park Board were unable to be present at this time because of a previously arranged meeting with the Hon. B. Danson, Minister of State for Urban Affairs.

Council heard representations from Mr. B. Eriksen, DERA and Miss Libby Davies, Chairperson, Downtown Community Resource Board urging retention of the Point Grey properties and Seagate Manor in particular, as the accommodation provided in those buildings is vitally needed.

Mr. Gutstein representing Mr. Carl Lehan, West Broadway Citizens' Committee, also spoke against demolition of Seagate Manor and supported the proposal of the Kitsilano Planning Committee that Seagate Manor be used as a relocation centre for Kitsilano tenants displaced because of the City constructing housing.

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,
THAT consideration of this Clause be deferred, to afford the Park Board an opportunity of appearing before Council on this matter.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Rankin,
THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements;

FURTHER THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings.

(Deferred to later this day)

MOVED by Ald. Volrich,
THAT further debate on Alderman Rankin's motion be deferred to later this day.

- CARRIED

(Aldermen Harcourt, Marzari, Rankin and Sweeney opposed)

DELEGATIONS AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
August 14, 1975

Bus Shelters
(Clause 1)

Council earlier this day agreed to hear representations from:

(a) Mr. T. Peters, representing Goodwill Advertising Limited

(b) Mr. W. Nicolle, General Manager, City Bench Co., (Superior Signs Ltd.).

When considering this report, Mr. Ted Peters and Mr. W. Nicolle reiterated the statements contained in their communications both dated August 22, 1975. Both asked that Council request the J.C. Decaux Company to negotiate with them with respect to provision of benches at bus stops in the City.

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Marzari opposed)

MOVED by Ald. Bowers,
THAT recommendations B, C and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Mr. T. Peters, representative of Goodwill Advertising Limited and Mr. W. Nicolle, General Manager, City Bench Co., (Superior Signs Ltd.), be invited to appear before the Standing Committee on Planning and Development on the matter of benches at bus shelters before any final decision is made with respect to bus shelters in the City.

- CARRIED UNANIMOUSLY

Council recessed at 3.15 p.m. and, following an 'In Camera' Meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.45 p.m.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbours and Parks Matters
(August 22, 1975)

Properties Along Point Grey Road
Acquired for Park (Clause 2)

Earlier in the proceedings, Council resolved that further debate on Alderman Rankin's motion be deferred to later this day.

With the permission of Council, Alderman Rankin varied his motion to read as follows:

"THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements caused by City Council actions.

FURTHER THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings."

(Underlining denotes addition)

MOVED by Ald. Kennedy (in amendment)
THAT the word 'temporarily' be inserted between the words 'be' and 'used' in the first part of the above motion.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

It was agreed to vote on Alderman Rankin's motion in two parts and to reverse the order:

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to apply for the available grants and loans from the Federal Residential Rehabilitation Program, these monies to be applied toward the cost of any necessary up-grading of these buildings.

- CARRIED

(Ald. Bowers, Boyce, Cowie and the Mayor opposed)

MOVED by Ald. Rankin
THAT the residentially developed sites along Point Grey Road (including Seagate Manor) which were acquired for parkland, be used as relocation centres for people in special need through displacements caused by City Council actions.

- (lost)

MOVED by Ald. Volrich
THAT the above motion be deferred.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion of Alderman Rankin was put and, a tie-vote having resulted, the motion was declared LOST

(Ald. Bowers, Boyce, Cowie, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development (August 21, 1975)

Downtown Eastside Rezoning (Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Cowie opposed)

At this point in the Meeting, the Council recognized Madame Jeanne Sauve, Minister of the Environment, and members of her staff, who were present in the Council Chamber.

Alderman Boyce left the meeting at this point.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE COMMISSIONERS OF THE BOARD OF PARKS AND RECREATION

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4876, BEING THE DEVELOPMENT PERMIT BOARD AND DEVELOPMENT PERMIT ADVISORY PANEL BY-LAW

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4783, BEING A ZONING AMENDMENT BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 4531 BEING THE REFUSE BY-LAW.

The City Clerk advised that, as a result of Council's action earlier this day, when considering the City Manager's report (Works and Utility Matters) Clause 5, regarding Revised Schedule of Rates for Refuse By-law, the By-law is now withdrawn.

MOTIONS

A. Closing, Stopping up and subdividing with abutting lands.

MOVED by Ald. Boyce
SECONDED by Ald. Sweeney

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City is subdividing its lands and portion of the Canadian Pacific Railway Company's lands between Birch Street and Cambie Street, north of 6th Avenue;

3. The Canadian Pacific Railway Company is agreeable to the relocation of their right-of-way and the exchange of lands in this area to accommodate the subdivision;

4. The portion of Heather Street adjacent to Block 278, and the portion of Alder Street adjacent to Block 274 both of District Lot 526 and deemed dedicated by the deposit of Plan 590 lying to the north of the north side of 6th Avenue are surplus to the City's highway requirements.

Cont'd....

MOTIONS (Cont'd)

Closing, Stopping up and subdividing with abutting lands. (Cont'd)

THEREFORE BE IT RESOLVED THAT the portions of Heather Street and Alder Street lying to the north of the northerly limit of 6th Avenue and being adjacent to Blocks 278 and 274 respectively, District Lot 526 and deemed to be dedicated by the deposit of Plan 590, the same as shown outlined red and green respectively on plan prepared by A. Burhoe, B.C.L.S. dated July 11, 1975 and marginally numbered LA 378, a print of which is attached hereto, be closed, stopped up and title taken thereto and

BE IT FURTHER RESOLVED THAT the said closed roads be subdivided with the abutting lands:

AND BE IT FURTHER RESOLVED THAT Council's resolution of July 22, 1975, be rescinded.

(FALSE CREEK DEVELOPMENT AREA 6)

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

NOTICE OF MOTION

The following Notices of Motion were submitted to the Meeting and recognized by the Chair:

1. Cancellation of Canadian Urban Demonstration Program (CUDP)

MOVED by Ald. Volrich

THAT WHEREAS:

(a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;

(b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance, and which would be of lasting benefit to the citizens of Vancouver;

(c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;

(d) The City and Provincial Governments, and a great many individuals, officials, and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

Cont'd..

NOTICE OF MOTION (Cont'd)

Cancellation of Canadian Urban Demonstration Program (CUDP) (Cont'd)

(e) It is considered incredible by the Council of the City of Vancouver that such a Program should be discontinued abruptly by the Federal Government, while at the same time the Federal Government, among other comparisons, provides 285 millions of dollars in funds in this fiscal year to continue with such questionable programs as L.I.P.

THEREFORE BE IT RESOLVED as follows:

That, in the light of the discontinuance of the C.U.D.P. program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least $3 million to the City of Vancouver in consideration of the City sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. program and the U.N. Conference.

(Notice)

2. Public Hearings in respect of rezonings in residential areas.

MOVED by Ald. Volrich

THAT WHEREAS:

(a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;

(b) Present procedures for notices of Public Hearings to affected residents are at time inadequate;

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

1. That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;

2. That such notices shall also be given to known community organizations which are active or interested in the general area;

3. That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;

4. That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;

5. That in appropriate situations the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing.

6. Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

(Notice)

NOTICE OF MOTION (Cont'd)

3. Minaki Lodge.

MOVED by Ald. Rankin
THAT Council reconsider the demolition of Minaki Lodge, 1138 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975.

(Notice)

4. Transient Housing

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney
THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;

AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them.

(Notice)

ENQUIRIES AND OTHER MATTERS

Public Hearing on
Downtown Rezoning.

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT Council authorize the Director of Planning to expend up to $5,000 for display advertising in The Sun and The Province for the forthcoming Public Hearing on Downtown Rezoning; the Director of Finance to report on source of funds.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Bowers
THAT the Public Hearing on Downtown Rezoning be held on the evening of September 25, 1975, commencing at 7.30 p.m., in the Council Chamber on the Third Floor, City Hall.

- CARRIED UNANIMOUSLY

Council adjourned at 5 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of August 26, 1975, adopted on September 16, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Sewer Construction in Charles - Adanac Neighbourhood

The City Engineer Reports as follows:

"The City is proceeding with sale of single - family lots in the Charles/Adanac neighbourhood (William and Napier Streets from Cassiar to Boundary). In order to permit these lots to be marketed, it will be necessary to do extensive sewer construction in this area. Due to the poor soil conditions, construction costs will be high.

The estimated total cost for sewer construction is $270,000.

I RECOMMEND that $270,000. be appropriated as follows:

a) $262,000. from Sewers Capital Budget Account 112/2001.

b) $8,000. from Sewers Capital Budget Account 118/7901, 'City Subdivisions - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Storm Sewer Construction on Dundee and Killarney Streets Prior to Paving

The City Engineer Reports as follows:

"Dundee and Killarney Streets between Kingsway and 41st Avenue are scheduled for paving during the 1975 paving program. At the present time there are sanitary sewers only on these streets. Since this is an existing twin sewer area, storm sewers must be constructed prior to paving.

The estimated total cost for sewer construction is $190,000.

I RECOMMEND that $190,000. be appropriated from Sewers Capital Budget Account 118/7903, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

3. Purchase of Aerial Platform and Ladder Trucks

The City Manager submits the following report of the City Engineer:

"Starting in 1974, an expanded traffic signal construction program was approved by City Council for the immediate improvement of traffic conditions on City streets. This work is being done by the Engineering Department. It is expected that this program will continue at approximately this level for the next five years.

The trained staff are available and trucks can be rented for this construction work, but there are not enough City owned trucks with mounted aerial equipment on hand to carry out both the necessary maintenance program and this construction work. Costs can be reduced if the City acquires its own aerial units.

To complete the traffic signal construction program on time, two additional aerial trucks are required. These units can be obtained by:

Cont'd . . .

Clause 3 Cont'd

Comparative Costs:

(1) Leasing

The cost of leasing two trucks is approximately $2,000 per month. The City is currently renting an aerial platform truck from Truckweld Equipment Ltd. at $934.50 per month plus gas, oil and insurance. Therefore, the annual cost of leasing two units would be approximately $24,000 per years.

(2) Outright Purchases

The cost of City owned and maintained aerial platform trucks would be as follows:

Description	Capital Cost	Annual Costs - Capital Operating Maintenance and Interest on Capital
1 - Aerial platform truck now on rental from local dealer	$19,600 ($17,600 plus $2,000 for outfitting)	$6,200
1 - New 32 ft. aerial ladder truck	$21,000 (complete)	$5,400
	Total Annual Cost	11,600

The total capital cost will be recovered within four years since there will be a reduction in annual costs to the traffic signal accounts of about $12,000 per year, i the two trucks are provided through outright purchase. In order to provide this saving as soon as possible these trucks should be purchased from local stock.

Because the City owns other aerial trucks, the fleet can always be reduced after five years without any change in the overall fleet economics. That is, these two extra trucks can be worked into the fleet for the remainder of their useful life instead of purchasing replacements for existing units.

The Comptroller of Budgets advises that if this report is approved the source of funding for the purchase of these vehicles, $40,600 will be Contingency Reserve.

The City Engineer RECOMMENDS that $40,600 be provided from Contingency Reserve for the purchase of two aerial ladder trucks."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

4. Tender No. 58-75-9 - Ready-Mixed Concrete

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened on August 5th, 1975 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

Provision was made in the Tender document for the City to award more than one contract so that concrete may be obtained for each job from the supplier's depot that results in the lowest on-site cost after the City's hauling costs are considered.

Approximately 60% of the concrete will be delivered by the supplier and the remaining 40% will be picked up from the supplier's depot by city vehicles. The city picks up concrete because all the suppliers levy a surcharge on loads of less than six cubic yards. As the surcharge varies from $4 to $30 per load depending upon load size, it is often more economical to pick-up small loads than it is to have them delivered.

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

A. Kask Bros. Ready-Mix Ltd. (low bid)

All of the City's requirements for delivered ready-mix concrete and an unspecified portion of the ready-mix concrete that is to be picked-up by city vehicles, as and when required for a twelve month period. The estimated cost is $245,000.

Cont'd . . .

Clause 4 Cont'd

B. a) Lafarge Concrete Ltd.
b) Ocean Construction Supplies Ltd.

An unspecified portion of the ready-mix concrete that is to be picked up by city vehicles, as and when required for a twelve month period. The estimated cost is $100,000.

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and in the tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Revised Schedule of Rates for Refuse By-law

The City Manager submits the following report of the City Engineer:

"The rates currently in force (By-law #4531) for the collection of refuse including containers were last adjusted in 1973. A review, recently completed, indicates the necessity to revise those existing to compensate for increases in expense due to inflation. An explanation of rate changes is included in this report.

It is therefore proposed that new rates be established for the period from September 1, 1975 to December 31, 1976, in two stages as follows:

(Note: This report does not cover strata-title and leased condominiums)

SCHEDULE 'B" - Rates for Collection of Refuse

I. Receptacles or Cans	Present Rate 1973	Proposed Rate 1975	Proposed Rate 1976
A. Dwelling			
1. First two receptacles per weekly collection	no charge	no charge	no charge
2. Each receptacle additional to (1), no carryout, cash paid to driver	$ 0.30	$ 0.45	$ 0.50
3. Each receptacle additional to (1), no carryout, charge accounts	$ 0.25	$ 0.35	$ 0.40
4. Each receptacle additional to (1), with carryout	$ 0.40	$ 0.55	$ 0.60
B. All premises other than a Dwelling			
1. Dayshift			
a) Non-Carryout -			
i. Charge accounts, each receptacle	$ 0.25	$ 0.35	$ 0.40
ii. Cash paid to driver - 3 receptacles or more	$ 0.30 each	$ 0.45	$ 0.50
iii. Minimum cash payment	$ 0.75	$ 1.25	$ 1.50

Cont'd . . .

Clause 5 Cont'd

b) Carryout -			
i. Charge Accounts, each receptacle	$ 0.40	$ 0.55	$ 0.60
ii. Cash paid to driver - 3 receptacles or more	$ 0.45 each	$ 0.60	$ 0.70
iii. Minimum cash payment	$ 0.75	$ 1.25	$ 1.50
c) Nightshift area, each receptacle, cash or charge	$ 1.00	$ 1.50	$ 1.75

	Present Rate 1973	Proposed Rate 1975	1976
2. Nightshift			
a) Non-Carryout -			
i. Charge accounts each receptacle	$ 0.40	$ 0.55	$ 0.60
ii. Cash paid to driver - 2 receptacles or more	$ 0.45 each	$ 0.65	$ 0.70
iii. Minimum cash payment	$ 0.75	$ 1.25	$ 1.50
b) Carryout -			
i. Charge accounts, each receptacle	$ 0.55	$ 0.75	$ 0.80
ii. Cash paid to driver - 2 receptacles or more	$ 0.60 each	$ 0.85	$ 0.90
iii. Minimum cash payment	$ 0.75	$ 1.25	$ 1.50
I. Special or Unscheduled Collections Per Cubic Yard			
A. Non-Carryout			
1. Per cubic yard	$ 6.00	$ 9.00	$10.00
2. Minimum charge	$ 3.00	$ 5.00	$ 5.50
B. Carryout			
1. Per cubic Yard	$ 8.00	$11.00	$12.00
2. Minimum charge	$ 4.00	$ 6.00	$ 6.50
C. Hourly Rate	$22.50	$25.00	$27.00

II. City Containers - - 1, 2 & 3 Cubic Yard

A. ..... Minimum monthly charge including one call per month.

B. ..... Charge for each additional call per month.

C. ..... Charge for each mechanical haul out.

D. ..... Charge for standby or waiting time per minute.

E. ..... Roll out charge for distance greater than thirty feet.

Cont'd . . .

Clause 5 Cont'd

	1 Cubic Yard	2 Cubic Yard	3 Cubic Yard
1974			
A	11.50	14.10	15.65
B	3.00	4.60	5.15
C	0.50	0.50	0.50
D	-	-	-
E	-	-	-
1975			
A	16.50	18.50	20.25
B	5.50	6.50	7.25
C	5.00	5.00	5.00
D	0.75 /min.	0.75 /min.	0.75 /min.
E	2.00	2.00	2.00
1976			
A	18.15	20.30	22.25
B	6.00	7.00	8.00
C	5.50	5.50	5.50
D	0.85 /min.	0.85 /min.	0.85 /min.
E	2.20	2.20	2.20

EXPLANATION OF CHARGES

Increases in rates are the result of wage settlements, truck and equipment rental increases and general inflation expected for the 1975 - 1976 period.

Schedule 'B' - Rates for collection of Refuse

The collection of refuse from residential dwellings represents 75% of the workload involved. The basic cost of collection has increased to $0.35 per can. As a deterrent to additional workload, and in order to maintain the most economical beat structure, premiums are charged for the time involved in collecting cash from a resident and issuing a receipt or for carrying the refuse out to the lane from within the property.

On nightshift, two inter-related factors are principally responsible for the higher unit cost: congestion in the downtown lanes reduces the travel speed and efficiency of servicing the beat and the higher frequency of collection (up to six times per premise per week) compounds the difficulties. In the 'nightshift area', approximately 1,150 premises are serviced on nightshift, 110 on dayshift. Those serviced on dayshift have elected to be collected during the day for various reasons - - usually because they cannot, or do not wish to provide storage for a garbage can at a lane or other suitable location.

The increase in the charges for special collections from $6.00 per cubic yard and from $22.50 per hour can be principally attributed to the general inflation of the relevant wages, salaries and equipment rental.

Cont'd . . .

Clause 5 Cont'd

CONTAINERS

Background

The containerized system of garbage collection was implemented by the City in 1960; a subsequent By-law amendment permitted private haulers to provide containerized service. At present the City concentrates on 1, 2, and 3 cubic yard sizes whereas private haulers depend on the larger more economical sizes up to and including 27 cubic yards. Since the cost of picking up a 1 and 2 cubic yard container is basically the same as a 3 yard we are subsidizing the smaller with the larger. On the other hand, an appropriate balance has to be maintained to deter the customer from using numerous cans (approximately 11 per cubic yard) and from piling up bulk refuse in the lanes, thus creating a fire hazard.

The container rates are set to recover all costs of operation including general City administration such as payroll, purchasing, and personnel, as well as supervision and administration within the Engineering Department

On this basis, the operation will show a book loss of $225,000 in 1975. The actual "out of pocket" loss when the fixed overheads absorbed by this operation are considered will be about $50,000.

The present rates are inadequate because of inflation, delayed container rate adjustment and an unusual fleet situation. Over 80% of our fleet was due for replacement in 1974. Delays in delivery mean that only now are there units coming in. As a consequence, our truck costs have been high and our fleet performance poor. With a new fleet in 1976 we are forecasting a book profit of $100,000, with a contribution of another $180,000. to cover fixed City overheads.

Rate Changes

Three areas have been a source of lost time for the City and have the effect of subsidizing the customer. These include mechanical haul--outs, manual roll-outs and standby or waiting periods.

Mechanical haul-out is required for containers located on slopes or ramps. The proposed rate of $5.00 for haul-out is more representative of the extra time involved in dumping these containers and will ensure that the customer either pays more of the cost or arranges to locate his container more conveniently.

Similarly containers that have to be rolled manually by the crew to and from the truck are not paying a suitable portion of the time required. For a roll out distance of more than 30 feet a $2.00 per dump charge is proposed.

In cases where a City crew stands idle, waiting for the customer to bring out a container, the latter is not penalized for being tardy. A charge of $0.75 per minute of waiting time is proposed to encourage the customer to be ready.

These three changes it is anticipated will offset some of our lost time and/or improve our efficiency by encouraging the customer to be more efficient.

By-law Changes

The Director of Legal Services has forwarded a report containing the necessary By-law changes for Council's Consideration later this day, if this report is approved.

The City Engineer RECOMMENDS the above rate changes be approved.

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 822-23

HARBOURS & PARKS MATTERS

CONSIDERATION AND RECOMMENDATION

1. Jericho Beach Property

The Director of Legal Services reports as follows:

"By agreement dated 25 March, 1969, and made between the Government of Canada and the City, the Government agreed to transfer progressively to the City the Jericho Beach Property lying north of Fourth Avenue. In the agreement the property to be transferred to the City for park purposes is divided into four parcels numbered 1 to 4 inclusive.

By resolution of Council dated 13 May, 1969, Parcel 1 (parcel immediately adjacent to Jericho Beach) was transferred to the custody, care and management of the Park Board for public park and recreational purposes effective immediately.

By resolution of Council of 10 June, 1969, Parcel 2 (parcel on which the truck compound was situated) was transferred to the custody, care and management of the Park Board, effective as the City takes possession of the parcel. The City now has possession of this parcel.

By resolution of Council of 25 April, 1972, Parcel 4 (the former Spencer property) was transferred to the care, custody and management of the Park Board effective 30 March, 1972.

There remains the transfer to the Park Board of Parcel 3 (the parcel lying east of Discovery Street on which is situated the major buildings) and Lots 1, 2, 3 and 4, District Lots 448 and 538, Plan 13977 (the lots containing approximately 38 acres which were purchased by the City for $388,000.00).

Under the provisions of the agreement of 25 March, 1969, the Government transferred to the City Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for public road purposes. Council may wish at this time to consider whether or not to quit claim its interest in Lots 5 and 6 in consideration for the Government delivering to the City Letters Patent to the said lots for public park and recreation purposes.

It is RECOMMENDED that the Board of Parks and Recreation have the custody, care and management of said Parcel 3 and lots 1 to 4 inclusive of District Lots 448 and 538, Plan 13977, for public park and recreational purposes, effective immediately."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Legal Services and submits the question of a quit claim for Council's CONSIDERATION.

Continued on Page 2. . .

2. Properties Along Point Grey Road Acquired for Park

The Director of Planning reports as follows:

"When Seagate Manor and the other properties along Point Grey Road were purchased, it was with the intention of eventually making the sites available as a public park that would improve public access to the beach. On February 3, 1975, the Parks Board decided to demolish Seagate Manor and four other houses along Point Grey Road to provide two lookout parks. An alternate use for the Seagate site has been recommended by the Kitsilano Planning Committee at its meeting of July 9, 1975.

Since the City will soon be actively involved in constructing non-market housing in Kitsilano on sites currently developed residentially, it is realized that a number of low to moderate income tenants may be displaced because of this redevelopment process when retention and rehabilitation of existing buildings is not feasible.

In all cases, where possible, displaced tenants will be offered accomodation in the new housing development which will be replacing their former residence. The City has a policy to aid in relocating any tenants who are displaced because of actions on the part of the City.

In the case of tenants who accept accomodation in the new housing development, there is a period of one to two years that they will have to be relocated for this purpose.

It was recommended by the Kitsilano Planning Committee on July 9, 1975, that Seagate Manor could be used as a relocation centre for Kitsilano tenants displaced because of the City constructing housing.

This alternative has many advantages. The property is already owned by the City and would not necessitate the expenditure of funds to purchase a similar facility. Seagate Manor, which contains 11 self-contained suites, being located in Kitsilano, is an appropriate location for displaced Kitsilano tenants, as they would have the option of remaining within their community. In addition, for any repairs that may be needed to Seagate Manor, the City, as landlord, is eligible for a grant of $2,500 per self-contained unit and a loan of an additional $2,500 per self-contained unit, under the Federal Residential Rehabilitation Assistance Program. As City involvement in the building of housing in Kitsilano is expected to last a number of years, it is felt that RRAP money would be well spent on Seagate Manor. It should also be noted that the few remaining tenants in Seagate are expected to be relocated by July 31, 1975, leaving the building vacant.

It should be clarified that this proposal is recommended as an interim use only for Seagate Manor which does not preclude the use of the Seagate grounds and the adjacent duplex site as a park, subject to the recommendations of the Parks Board.

Although the recommendation made by the Kitsilano Planning Committee referred only to the Seagate site, the area planner for Kitsilano suggests that such a recommendation could apply to other sites along Point Grey Road also acquired for parkland and slated for demolition. In addition to the Seagate site (2831 West Point Grey Road), this also includes 2823-25, 3235, 3225 West Point Grey Road and the cottage behind Seagate Manor. Many of the same advantages, as outlined above for the Seagate site, also hold true.

The use of these sites along Point Grey Road as relocation centres would be valuable as long as the City is actively involved in developing non-market housing in Kitsilano. At the present time, the housing site on Second Avenue, east of Maple, which has been acquired with NIP funds is occupied by four residential buildings. Other City owned properties which are potential new housing sites are situated on the lands acquired for the now defeated Burrard/Arbutus Connector which are developed residentially. Dunhill has been considering Kitsilano sites for new housing which are currently developed. It is also extremely likely that sites acquired in the future will also be developed residentially, and rehabilitation will not always be an economic or desirable form of development.

Continued on Page 3. . .

Clause No. 2 Continued

In order to implement the suggestion that residentially developed sites along Point Grey Road, slated for demolition to become park sites, be used as relocation centres, it is necessary to have this suggestion adopted by the Parks Board.

The Director of Planning submits the following for the CONSIDERATION of Council:

THAT City Council consider the recommendation that residentially developed sites along Point Grey Road, which were acquired for parkland, be used as relocation centres and that Council's recommendation be forwarded to the Parks Board."

The City Manager notes that the tenants will to all intents and purposes be out in the first week in September and demolition contracts will be issued at that time. The occupation of the buildings will not be practical as appliances have been removed as the units become vacant. If the building is unoccupied, vandalism will take place.

The City Manager also notes that on February 3, 1975, the Park Board requested Council to proceed with the demolition of properties on Point Grey Road, immediately on expiry of the lease agreements. On February 28, 1975, Council debated this matter - at that time, several delegations appeared before Council and spoke to the matter. After considering the arguments, a resolution was put to upgrade Seagate Manor. This resolution was lost and no further action was taken to defer demolition of the properties.

In view of the foregoing and following consideration of the feasibility of the Planner's report, the City Manager RECOMMENDS that no action be taken.

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FOR COUNCIL ACTION SEE PAGE(S) 823, 835-37

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. 245 West 16th Avenue - Lot 11, Block S, D.L. 526, Group 1, N.W.D., Plan 1530 - Present Zone: (RT-2) Two-Family Dwelling District - Requested Zone: (RM-3) Multiple Dwelling District - Applicant: Mr. Weisborn and Mr. Mizrahi

The Director of Planning reports as follows:

"An application has been received from Mr. Weisborn and Mr. Mizrahi of 241 West 16th Avenue, Vancouver, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

> ' Rezoning this land as (RM-3) Multiple Dwelling District. This will clear the way for removing the present structure(s) which will soon need major repair when the present leases expire in June and July of 1975, and in the meantime proceeding with preparation of plans to replace the structure(s) with a greater number of dwelling units and more floor space than there is presently situated, thereby helping to relieve the present housing shortage in the City of Vancouver. At the same time it will upgrade the existing accommodation.'

The neighbour, 241 West 16th Avenue, to the east of the subject site has also applied to rezone the property from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the same purpose as stated in this application. The applicant, together with the applicant of 241 West 16th Avenue, has indicated that they would favour developing both lots jointly under (RM-3) Multiple Dwelling District. In a letter to the Planning Department dated January 21, 1975, Mr. Dent of 241 West 16th Avenue, stated:

> "I, personally, would have no objection if the Planning Department considers it desirable to make the rezoning subject to the condition that the two properties be consolidated or to development going ahead on plans approved by the City."

SITE DESCRIPTION

The subject site is located on the north side of West 16th Avenue between Alberta and Columbia Streets. The lot has a frontage of 50 feet and a depth of 135 feet to a 20 foot lane at the rear of the property for a site area of 6,750 square feet.

The subject site is presently developed with an older 1½-storey plus basement house which has had a history of alterations since 1948. In 1948 the basement was altered to provide recreational and sleeping rooms for use by the immediate family. In 1959 the structure was converted to a multiple dwelling with the construction of one dwelling unit each on the main floor, second floor and basement. The basement dwelling unit was approved for a limited period of time of one year, and has been continually re-approved, the present expiry date being March 15, 1976.

The lands fronting onto West 16th Avenue from Ontario Street west to the lane east of Cambie Street and the area north of the site is zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings and conversions. Simon Fraser School is located on the north side of West 16th Avenue between Columbia and Manitoba Streets, one block east of the subject site.

Cont'd . . .

Clause #1 continued:

ANALYSIS

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would create an isolated lot of higher bulk and intensity of use in an area currently developed no higher than (RT-2) Two-Family Dwelling District density.

The Vancouver City Planning Commission in its meeting of April 9, 1975 concurred with the recommendation of the Director of Planning not to approve the rezoning application."

RECOMMENDATION: THAT the application to rezone the subject lot from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. 241 West 16th Avenue - Lot 10, Block S, D.L. 526, Plan 7530 - Present Zone: (RT-2) Two-Family Dwelling District - Requested Zone: (RM-3) Multiple Dwelling District - Applicant: Mr. Ronald Dent, Seventh Avenue Construction Limited

The Director of Planning reports as follows:

"An application has been received from Mr. Ronald Dent of Seventh Avenue Construction Limited, 241 West 16th Avenue, Vancouver, B.C., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

> 'Rezoning this land as (RM-3) Multiple Dwelling District. This will clear the way for removing the present structure(s) which will soon need major repair when the present leases expire in June and July of 1975, and in the meantime proceeding with preparation of plans to replace the structure(s) with a greater number of dwelling units and more floor space than there is presently situated, thereby helping to relieve the present housing shortage in the City of Vancouver. At the same time it will upgrade existing accommodation.'

The neighbour, 245 West 16th Avenue, to the west of the subject site has also applied to rezone the property from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the same purpose as stated in this application. The applicant, together with the applicant of 245 West 16th Avenue, has indicated that they would favour developing both lots jointly under (RM-3) Multiple Dwelling District. In a letter to the Planning Department dated January 21, 1975, the applicant stated:

> "I, personally, would have no objection if the Planning Department considers it desirable to make the rezoning subject to the condition that the two properties be consolidated or to development going ahead on plans approved by the City."

SITE DESCRIPTION

The subject lot is located on the north side of West 16th Avenue between Alberta and Columbia Streets. The lot has a frontage of 50 feet and a depth of 135 feet to a 20 foot lane at the rear of the property for a site area of 6,750 square feet.

Cont'd . . .

Clause #2 continued:

The subject site is presently developed with an older one-storey plus basement house which was altered in 1946 to provide for a self-contained suite in the basement. The lands fronting onto West 16th Avenue from Ontario Street west to the lane east of Cambie Street and the area north of the site is zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings and conversions. Simon Fraser School is located on the north side of West 16th Avenue between Columbia and Manitoba Streets, one block east of the subject site.

ANALYSIS

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would create an isolated lot of higher bulk and intensity of use in an area currently developed no higher than (RT-2) Two-Family Dwelling District density.

The Vancouver City Planning Commission in its meeting of April 9, 1975 concurred with the recommendation of the Director of Planning not to approve the above rezoning application."

RECOMMENDATION: THAT the application to rezone the subject lot from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Historic Area Advisory Board (H.A.A.B.)

The Director of Planning reports as follows:

"On July 27, 1971, Vancouver City Council appointed the following to H.A.A.B.:

Mr. W. Birmingham	(A.I.B.C.)
Mr. S.G. Brown	(Pioneers' Association)
Mr. F. Chang	(Chinatown Property Owners' Association)
Mr. D. Fabian	(Gastown Residents)
Mr. P. Hebb	(Community Arts Council)
Mr. J. Hellsten	(Gastown Residents)
Professor H. Kalman	(U.B.C.)
Mr. E. Keate	(Gastown Merchants)
Mr. L .A. Killam	(Gastown Property Owners' Association)
Professor G. Knox	(U.B.C.)
Mr. J. Lee	(Chinatown Property Owners' Association)
Mr. F.Low-Beer	(Community Arts Council)
Mr. M.G. Thomson	(Gastown Merchants' Association)
Mr. R.K. Wilcox	(Gastown Property Owners' Association)

On 19 October, 1971 Mr. B. Downs (A.I.B.C.) was appointed by Vancouver City Council.

Cont'd . . .

Clause #3 continued:

On September,21, 1972, the following were nominated:

Mr. E.H. Louie	(Chinatown Merchants' Association)
Mr. Bing Wong	" " "
Mr. V. Louie	(Chinatown Property Owners" Association)
Mr. J.H. Hassen	(Pioneers' Association)

- as replacement for original appointees. These nominees were never formally approved by City Council.

In August 1973, Architects Joe Wai and Bing Thom were invited by the Chairman of H.A.A.B. to consider their names being put forward for nomination for appointment to H.A.A.B.

In December 1973 the Pioneers' Association proposed that Mr. G.M. Morrison take over the duties of Mr. S.G. Brown as a temporary arrangement.

The Board operated in the difficult initiative years of the Historic Area, with the outcome of the efforts of the Board to be new zoning schedules and major changes to the Sign By-law. During the period of the Board's functioning, several local and national awards were received by the City for the Gastown area.

Individual members of the Board freely gave their time and effort to the improvement of the City. This dedicated work has not been acknnowledged by the City.

The last formal meeting of the Historic Area Advisory Board occurred 5 March 1974.

As this Board has never been formally disbanded, the Director of Planning recommends that City Council do so forthwith, acknowledging members' participation with an appropriate letter of thanks".

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

4. Addition to House at 1212 Laurier Street

On June 17, 1975, with respect to a sundeck built into the side yard at 1212 Laurier Street, Council passed the following resolution:

"MOVED

THAT the City Manager report to Council as follows:

(a) Is the house over the property line?

(b) Did the Development Permit, when issued, authorize the construction of this addition up to the property line?

FURTHER THAT, in the meantime, the Director of Legal Services take appropriate action in an endeavour to halt the court proceedings until the Council has dealt with the question."

The City Building Inspector reports as follows:

"Comment on Item (a)

With respect to item (a), we have received a copy of a survey plan dated July 5, 1973, prepared by Hermon, Cutton & Bunbury. This plan shows that the concrete wall of the patio near the ground level encroaches nearly one inch onto the property to the

Cont'd . . .

Clause #4 continued:

west owned by Mr. McKay. The newly constructed roof rafters encroach about 2". The building of the superstructure troubled the neighbour to the west, Mr. McKay, who then had this survey done. The date of the survey indicates that the construction in the side yard was complete before Mrs. Yorsh received her Building Permit.

Comment on Item (b)

At the time of the Council meeting of June 17, 1975, we did not believe that a plan had been submitted for the work covered by Building Permit #64707. There is no plan in our plan file and no reference to it on the permit. I have been shown, however, a plan by Mrs. Yorsh which bears our Department's approval stamp. The plan shows the encroachment into the 10 foot side yard.

Further Comments

While it may appear that our Department issued the permit in error, there are further comments to make:

(a) When applying for her permit on July 9, 1973, Mrs. Yorsh advised our plan checker that the work was simply replacement of that which was already in place. It is usual for our Department to accept the applicant's word knowing that if it is otherwise the inspector in the field will act on the matter. In such cases a plan is not required.

(b) A survey made by the neighbour to the west indicates that the installation in the side yard was there prior to the date on which Mrs. Yorsh obtained her permit.

(c) Our inspector called on the job on July 12, 1973, three days after the permit was issued, and told Mrs. Yorsh that the installation in the side yard was not allowable.

(d) Mr. McKay, the neighbour, is unhappy with the superstructure in the side yard, but would not object to the low-lying concrete patio."

The City Manager submits the report of the City Building Inspector for the INFORMATION of Council.

5. Development Permit Board - Staffing

On April 22, 1975, City Council approved the recommendation of the Standing Committee on Planning and Development as follows:

"The office of the City Clerk will provide administrative assistance to the Development Permit Board for the purpose of keeping minutes and such other requests as may be made or have already been described."

Council at that time further resolved:

"That the matter of administrative assistance and support staff for the Development Permit Board be referred to the City Manager for report back to the Committee."

Further to discussions between the Director of Planning and the City Clerk, and following the recent reorganization of duties within the Planning Department, the Director of Planning has advised that the

Cont'd . . .

Clause #5 continued:

secretarial staff within the Planning Department could assume responsibility for these duties without an increase in staff. A classification review of the affected positions will be conducted after the Development Permit Board has been in operation for three months.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 824

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. 1934 Barclay Street - Tree Relocation for Crossing - D.P.A. 70454

The City Manager submits the following report of the City Engineer:

"On September 12, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

The existing building on this site is to be demolished and a new structure is to be constructed which requires a sidewalk crossing on the south side of Barclay Street for access to parking. There is a tree in the area of the proposed crossing.

Because of the location of the three trees in front of this property, it is not possible to relocate the crossing to give adequate clearance by the trees due to their close proximity to each other.

We have been advised by the Board of Parks and Recreation that the tree in question is not worth relocating. Further, the trees in question are closer than normal, therefore, removing the centre tree will be an improvement in the spacing in this block. The architect has been advised and agrees to bear the expense of removing the tree as a condition of the crossing approval."

The City Manager submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

2. Closure of Water Street

The City Manager submits the following report of the City Engineer:

"In a letter dated August 11, 1975, (see attached) Al Bowen, President of The Gastown Merchants Association, requests the closure of Water Street on September 20, and 21, 1975. The closure will facilitate the official opening festivities of the Water Street project as well as the parade and on-street festival. The streets affected by the closure are:

1)	Water Street:	from Carrall Street to Cordova Street (3 blocks)
2)	Alexander Street:	from Columbia Street to Carrall Street (1 block)
3)	Trounce Alley:	lane south of Water Street from Carrall Street to Abbott Street (1 block)

The applicant requests that these streets be closed from 7 a.m. to midnight on September 20, and 21, 1975.

The parade will not involve special treatment since it will contain itself entirely within the closed streets and occur between 11:00 a.m. and 12 noon on Saturday, September 20, 1975.

There are no objections from a traffic engineering standpoint and B.C. Hydro is not affected by the closure.

Accordingly, it is RECOMMENDED that the Gastown Merchants Association's request for closure to vehicular traffic of Water Street from Carrall Street to Cordova Street, Alexander Street from Columbia Street to Carrall Street and Trounce Alley from Carrall Street to Abbott Street be approved. The closure to be in effect from 7 a.m. to midnight on September 20, and 21,1975, and subject to the following conditions:

Cont'd . . .

Clause 2 Cont'd

a. The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.

b. Unrestricted access to be provided for emergency vehicles.

c. That any licences required by the Department of Permits & Licences, or the Health Department be obtained prior to the closure."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 824

MANAGER'S REPORT August 22, 1975

FINANCE MATTERS

A-7

RECOMMENDATION

1. Public Information Leaflet - Various City By-laws.

The Director of Planning and the Director of Permits and Licenses report as follows:

"On December 10, 1974, Council requested a report from the Director of Planning and the Director of Permits and Licenses on the cost and method of producing a public information pamphlet on the subject of various City by-laws particularly the Zoning and Development By-law and Building By-law.

We have concluded that it would be far more preferable to have pamphlets of this type written by people who specialize in public communication and who can understand better than those of us who are involved in the by-laws, what the general public needs to know. We are so very close to the subject ourselves that it is difficult to evaluate what should be left in and what should be left out.

This report has been so long in coming forward because, while discussions have been held with various potential writers for this document, these have mostly resulted in an unsatisfactory conclusion for one reason or another. Recently, however, discussions have been held with Bud Elsie, a former Province reporter at City Hall, and now a Public Relations Consultant in his own right. It is our joint recommendation that the writing should be done by Mr. Elsie and that design, graphics and printing of the pamphlet should be done in-house within City Hall.

Two sorts of pamphlets have been considered:

(i) Public Information Pamphlet

It is assumed that architects and developers are relatively familiar with the process and an information sheet has been available for a number of years providing information to the professionals in the field. It is assumed that the main audience for this first pamphlet is the very occasional developer, for example, someone who wishes to add to his house or build a new one. This pamphlet would explain why there are by-laws, what by-laws are probably relevant, what needs to be done by the applicant particularly with regard to obtaining development and building permits, the sorts of time spans and costs he will be involved with and then a list of contacts at City Hall for further information. This would also include descriptions of some limited sections of relevant by-laws. It is estimated that the cost of researching and writing this by Bud Elsie would be approximately $1,000. The cost of printing for 2,000 copies assuming a document about three times as large as the current leaflet 'Zoning and You' (one sheet 8½" x 11" with two folds) would be of the order of $500 or $600. An amount not exceeding $1,600 is therefore recommended.

(ii) Layman's Guide to the Zoning By-law

The second category of pamphlet is a 'Layman's Guide to the Zoning By-law.' This would be a generalized description of the Zoning and Development By-law but would not replace in any way the Zoning By-law itself. It is realized that there is some danger in producing such a document as by its very nature it must be abbreviated and simplified. People reading this simplified version could be mislead into believing that they have all the necessary information. Despite this danger, we see some benefit in producing such a document and again it should preferably be written by a communications specialist and designed and printed within City Hall. The estimated cost of researching and writing this document is approximately $2,000 and the cost of printing for 2,000 copies is estimated at $1,500. An amount not exceeding $3,500 is therefore recommended. It is suggested that it would be advantageous to delay the production of this document until the enactment of revised by-laws for the Downtown and West End.

Cont'd.../2

Clause No. 1 Continued.

The Comptroller of Budgets advises that if this report is approved funding would be available as follows:

Consultant Fees

Director of Planning's Share available from the department's Consultants Services General Appropriation 7308/114	$1,500
Director of Permits & Licenses' Share available from Contingency Reserve	1,500
Printing Costs:	2,100

Funds up to $2,100 are available in the Planning Department's Printing Sundry Reports Appropriation 7308/93

Accordingly, it is RECOMMENDED:

A. THAT the Director of Planning and the Director of Permits & Licenses be authorized to enter into an agreement with Bud Elsie Limited for the research and writing of information pamphlets and guides as described in (i) and (ii) above.

B. THAT the contract, not to exceed $3,000, be negotiated by the Director of Planning and the Director of Permits and Licenses and that $1,500 be transferred from Appropriation 7308/114 - Consultants Services General and the balance of $1,500 be transferred from Contingency Reserve to a new and non-recurring account - Consultant Services - Information Pamphlet and Zoning Guide, to be included in the Planning Department's budget and that expenditure of up to $2,100 from Planning Department Appropriation 7308/93 - Printing Sundry Reports - be authorized for printing these pamphlets

C. That production of the 'Layman's Guide to the Zoning By-law' be deferred until after enactment of the revised Zoning By-law for the Downtown area."

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of Permits and Licenses be approved.

2. Quarterly Review of Revenue and Expenditures as at June 30, 1975.

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1975 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted. The net of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Cont'd.../3

Clause No. 2 Continued.

Revenue Variations

General Tax Levy - $321,620

The Board of Appeals granted some major increases in assessed values of certain properties in 1975 which will produce $321,620 in additional taxation revenue.

Grants in Lieu of Taxes - $143,548 net

1. Crown Dominion Properties - $61,292

   The mill rates used in calculating the grant in the original budget were estimated lower than the final actual rates.

2. National Harbours Board - $130,000

   An upward revision of estimated mill rates to actual, plus increased assessed values for grant purposes will result in about $130,000 of additional revenue.

3. Adjustments of Prior Years - ($47,744)

   Adjustments of prior years' assessed values of Crown property by Federal assessors, for purposes of City claims for grants in lieu of taxes, reduced revenues by a net $47,744 as follows:

Crown Dominion Properties	- decrease	$ 53,034
National Harbours Board	- increase	(9,695)
C.B.C.	- decrease	4,405
Total Reduction - Prior Years		$(47,744)

Sundry Rentals - $241,936

Increased rentals from City-owned properties are due to higher rental rates plus higher taxes in 1975 on those properties which are rented at a rate which includes an amount equivalent to taxes.

Inspection Fees - $170,000

Estimated revenues from permit fees in the original budget estimates were based on anticipated reduced construction activity. Building construction is however continuing at a much higher level than expected and revenue from permit fees can be increased as follows:

Building permits	-	$110,000
Electrical permits	-	50,000
Building grade fees	-	10,000
		$170,000

Miscellaneous Fees and Receipts - $24,034

Council approved the sale of furniture and equipment to the B.C. Assessment Authority amounting to $24,034. This revenue was not included in the original budget estimates.

Proceeds from Natural Gas Revenue - ($39,100)

One of the bases for calculating the sharing of natural gas revenues was to allow $100 per housing unit on the annual increase in new housing units in the municipalities in 1974. The City's estimate of 2,580 units was reduced to a net increase of 2,189 new housing units for 1974 which reduces the grant by $39,100.

Cont'd.../4

Clause No. 2 Continued.

Expenditure Variations

Transfer to Reserves - $512,222

The 1975 Revenue Budget was balanced at a tax rate of 17.28 mills for general purposes after providing temporary financing of $3,290,218 from the U.S. Premium Reserve and Revenue Surplus. This temporary borrowing was to be repaid from the City's share of the proceeds from natural gas revenues.

The City's share of natural gas revenues, however, was $512,222 less than the funds temporarily borrowed from reserves and this difference should now be replaced.

Contingency Reserve

A preliminary review of the Contingency Reserve indicates that the reserve contains a balance of funds excess to our revenue budget requirements. A separate report is being prepared for Council on the use of these funds for additional 1975 Supplementary Capital projects and other purposes.

In addition to the foregoing variations, there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget, if the variations are significant.

Transfers of Appropriation in Excess of $500

The following departmental transfers were approved by City Manager Authorization Minutes and are reported to Council for information.

(1) Health

To	-	6801/2	Salaries Temporary Help	$ 4,298
From	-	6801/1	Salaries - Administration	4,298

To provide funds for temporary Clerk Steno. II

(2) Civic Theatre

To	-	6211/13	Advertising & Promotional Material	2,126
From	-	6237/271	Salaries - Casual	2,126

To provide funds for revised method of distribution of Q.E.T. Mailing List.

(3) City Pound

To	-	6407/753	Portable Steam Cleaner	1,600
From	-	6705/48	Industrial Waste Inspector Salaries	1,600

To provide funds for acquisition of portable steam cleaner.

(4) Planning

To	-	7309/3	Overtime	$ 1,567
From	-	7305/3	Salaries Overtime	1,567

To provide additional funds for Downtown Development Group overtime.

Cont'd .../5

Clause No. 2 Continued.

(5) Planning

To	- 7308/123	Consultant - Airport Planning	1,750
From	- 7305/1	Salaries	1,750

To provide funds for Consultant Services - Airport Planning.

(6) Social Planning

To	- 7873/1708	Bus Rental	4,000
From	- 7873/1710	Special Events	4,000

To provide additional funds for Operation Step Out bus rental.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

1. The 1975 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriation Increase (Decrease) $
General Tax Levy	321,620
Grants in Lieu of Taxes - Net	143,548
Sundry Rentals	241,936
Inspection Fees	170,000
Miscellaneous Fees & Receipts	24,034
Natural Gas Revenues	(39,100)
Revenue Increase	$ 862,038
Expenditures	
Transfer to Reserves	512,222
Expenditure Increase	$ 512,222
Excess of Revenue over Expenditure Increases	$ 349,816

2. The excess of revenue increase over expenditure increase, which is estimated at $349,816 for the year 1975, be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Cont'd..../6

INFORMATION

3. Tender Awards.

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Automotive Mirrors & Protective Lighting Equipment
Street Lighting & Traffic Signal Poles
Supply of Fine Paper
Police Motorcycles
Portland Cement
Bolts, Nuts, Washers & Fasteners
Extra Light Colored Wiping Rags
Fabrication & Installation of Aluminum Dump Truck Bodies
Supply of Portable Flowmeter Measuring Open Channel Flow
Bulldozer
70 H. P. Tracked Loader

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

4. 1976-80 Capital Program.

The City Manager has received the following report from the Director of Finance, the Director of Legal Services, and the City Clerk.

"City Council has now approved a modified 1976-80 Capital Program referendum in the amount of $58,850,000 to be submitted to the voters on October 8, 1975.

The purpose of this report is to confirm with Council the details of the whole 1976-80 program, excluding such items as Sewers and Waterworks borrowing, which are being dealt with in a separate report to Council. Other sources of expected financing, as they relate to the program as a whole, are shown. Also included is our understanding of the specific elements of each capital category, for Council confirmation or alteration. This allows Council to view the program in perspective and confirm the details. It also serves to avoid future problems as to exactly what was approved or intended, and gives future Councils the clean starting point to any changes they may consider necessary, in view of changing conditions.

Also submitted is the necessary "question" to be submitted to the voters, regarding the amount of money to be borrowed under the authority of the plebiscite and a legal description of each category. The "question" submitted for Council approval is attached as Appendix I. The details of the Capital Program are submitted as Appendix II."

The City Manager RECOMMENDS Council approval of the "question" to be put to the voters (Appendix I), and of the detailed breakdown of the Five Year Plan as shown in Appendix II.

cont'd.../7

5. Consultants for City Brief to Provincial Committee on Taxation.

The Director of Finance reports as follows:

"As Council will be aware, the Provincial Government has established a Commission of Inquiry on property assessment and taxation for the purpose of thoroughly studying the entire taxation question as it relates to municipalities in the Province of British Columbia. This Committee will be sitting over the next many months and will eventually prepare recommendations for restructuring of the property taxation system and possibly other aspects of the municipal taxation system in British Columbia for action by the Provincial Legislature.

The work of the Committee is of vital importance to the City of Vancouver and the other municipalities in the province and it behooves the City of Vancouver both independently and in conjunction with other municipalities and the U.B.C.M. to make positive and comprehensive recommendations to the Committee. It should be remembered that the results of the Committee's work, if followed through by the Legislature, will affect the finances of the City and the taxation policies the City may use, for many years into the future.

My Department will be primarily preparing the brief for consideration by the Finance and Administration Committee, and in turn Council, for presentation to the Provincial Committee. The brief will be long and it will be complex. Almost certainly, we will require outside expertise and consultation on both theoretical and practical aspects of the various questions. With this in mind, I RECOMMEND that Council approve an appropriation of $10,000 from Contingency Reserve to establish the necessary funds for consultant work in preparation of the brief, such consultants to be chosen in consultation with the City Manager and if necessary the Chairman of the Finance and Administration Committee."

The City Manager RECOMMENDS that the report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 825

PROPERTY MATTERS

RECOMMENDATION

1. Dick Building
   1490 West Broadway
   Lots 1 & 2, Block 351, D.L. 520

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on July 28, 1970, in considering the Board of Administration report of June 19, 1970, approved the leasing of the above described City-owned property for five years at market rental value.

The subject property comprises two lots in the south-east corner of Granville and Broadway, measuring in total 50 ft. X 120 ft., recently rezoned to C-3-A commercial district. The structure consists of a three-storey re-inforced concrete and brick office building with four retail stores on the ground floor and at present eight tenants occupy the upper floors and two rooms are vacant. There is a part basement, heating is supplied by a gas-fired hot water furnace with automatic controls

Subsequent to the aforementioned Council resolution, eight individual tenants were granted leases for varying terms the bulk of which will terminate December 31, 1975.

Four of the lessees have recently indicated a desire to enter into new leases, and it is anticipated that other tenants will wish term leases.

In an effort to determine the present status of this property, the office of the Supervisor of Property & Insurance has carried out a rental survey in the area, which indicates that rentals should be increased in the range of 45 percent.

By letter dated July 9, 1975, the Director of Planning advised that the property should not be sold for the same reasons that were advanced in 1970 ie, strategic location respecting rapid transit, as the site is too small it should be retained pending development in the area. In addition, the Director of Planning advised that if any term leases are granted, the City should protect the building from modification to maintain its character and also retain the right to obtain vacant possession of the ground floor area for essential civic purpose such as a rapid transit station or access to same.

In view of the foregoing, it appears realistic for the City to continue the direct management of this property for a fixed period of ten years and offer leases for this term to the individual tenants who wish to have tenure, for report back, such leases to include rental review clauses at each 2½-year period."

RECOMMENDED that the Acting Supervisor of Property & Insurance be authorized to offer leases to the individual tenants in the Dick Building for a maximum period of ten years with appropriate cancellation clauses and other conditions to protect the City's interest, all terms and conditions to be to the satisfaction of the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

.....2

CONSIDERATION AND RECOMMENDATION

2. Lot C, Block 270, D.L. 526
South Side of 5th Avenue
Between Fir & Granville Streets

The Acting Supervisor of Property & Insurance reports as follows:

"This property was acquired by the City in 1954 in connection with the construction of Granville Bridge.

It is zoned M-1 Industrial and comprises approximately 8000 square feet. The location is on Granville Bridge exit and access and egress is difficult.

It was leased from May 1954 to April 30, 1975 to Price Holdings Limited (by way of assignments) for a building material storage yard. It is improved by a barn constructed in 1905.

The rent for the last rental period 1974 - April 1975 was $245.00 per month plus taxes.

In 1971 the Director of Planning stated that the lot was no longer required for civic purposes and could be either sold or leased.

Price Holdings own Lot E and conduct a printing business.

Victor Properties Limited et. al. own Lot D.

Price Holdings wish to expand their business and Victor Properties propose to contract a new building on Lot D and lease a portion to Price Holdings.

City Lot C would provide part of the required parking for the new building.

The proposal is to lease the property as follows:

LESSEE - Victor Properties Limited et. al.,
202-1600 West 6th Avenue,
Vancouver, B.C.

TERM - 20 years from June 1, 1975
USE - Parking Lot

RENTAL - $420.00 per month plus taxes as if levied for the first 2½ years.

RENTAL REVIEW - Every 2½ years and to be a percentage of the market value of the land plus taxes as if levied.

The percentage utilized to be the interest rate charged on sale of City lands.

Market value to be established by comparison with the sale price of Industrial-zoned lands in the area.

For the first 10 years any improvements made by lessee to be disregarded in the establishment of the rent.

DEVELOPMENT PERMIT - Lessee to obtain.

LIABILITY - City to be held harmless from any damage caused by objects or dust falling off the bridges or ramps.

Clause #2 (Cont'd)

INSURANCE - Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.

OUTGOINGS - All outgoings to be paid by lessee.

IMPROVEMENTS - All improvements belong to the City.

LEGAL AGREEMENT - To be satisfactory to the Director of Legal Services and will specify that the lease of City Lot C will run with the ownership of Lot D.

Council may wish to give CONSIDERATION as to whether they wish to dispose of City Lot C by Public Tender or to lease Lot C as detailed above.

If Council approves the latter, then it is RECOMMENDED that Lot C be leased to Victor Properties Limited et. al. subject to the foregoing terms and conditions.

The City Manager submits the matter of disposition of Lot C by Public Tender or Lease for the CONSIDERATION of Council and contingent upon disposition by lease, RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
916-922 Powell St. Lots 5-7 and 31-36, Block 49, D.L. 181	Redevelopment Project A-2 Area A-5	Johnston & McKinnon Demolitions Ltd.	$23,950.00	5847/52
&				
925-947 E. Cordova Lots 7-14, Block 62 D.L. 181				
&				
1010-1020 E. Cordova Lots 1-8, Block 63, D.L. 181	(Removal of Warehouses-Former Active Iron and Metal Co.)			

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

.....4

4. Flanders Installations Ltd.
Lots 17 to 20, Block 227, D.L. 526,
1807 Burrard Street

The Acting Supervisor of Property & Insurance reports as follows:

"With regard to the letter from Mr. Ray V. Anderegg, solicitor for Flanders Installations Ltd., dated May 28, 1975, addressed to City Council, the following is a resume of negotiations held with representatives of the company and staff of the Property and Insurance Office.

After being informed by letter dated March 23, 1973, of the City's intention to widen Burrard Street, company representatives were first contacted on April 10, 1973, and an inspection of the building was made.

At this time the company was interested in relocating their operation in the Richmond area. To implement this proposal an offer in the amount of $200,000.00 supported by an independent appraisal obtained by the City was made to the owners on May 3, 1973. This offer was rejected by the company.

Later, the company after considering other alternate sites, expressed an interest in erecting a new office-retail building on the residual 56 foot site after deducting the required 44 feet for the widening of Burrard Street.

Further negotiations took place from time to time with company representatives and on September 30, 1973, Flanders were informed that the City had purchased the adjoining 25 foot lot, Lot 16, Block 227, D.L. 526 which could be exchanged with property required for the Connector to give Flanders an 81 foot site.

The company appreciated this purchase but then approached the Property & Insurance office with a proposal to relocate their operation immediately by exchanging their property for a similar sized City-owned parcel on the S.W. Corner of 1st Avenue and Burrard Street. This proposal was made at a meeting on October 17, 1974, where preliminary plans were produced for the 1st and Burrard site. After being informed that the 1st and Burrard site was not available because of previous lease arrangements, the company informed the Property & Insurance Office that they would now plan to relocate on their present property and the adjoining City-owned lot.

No further word was received from the company until their solicitor's letter of February 14, 1975, asking that the City expropriate their property. When the offer of $300,000.00 based on a second independent appraisal, obtained by the City, had been rejected in writing by Mr. Anderegg, and, after consultation with the Director of Legal Services, an expropriation report was prepared for City Council.

After City Council's action of May 6, 1974, regarding the Arbutus-Burrard Connector, a sequence of events took place which are described in copies of letters attached to Mr. Anderegg's letter copies of which were circulated for the information of the City Manager and members of City Council on July 17, 1975.

It is noted that the City Engineer will be reporting shortly to Council re the widening of Burrard Street and will be recommending that a strip of land varying in width from 20 feet to 25 feet be acquired from the eastern boundary of this property. This acquisition of 2,700 sq. ft. will include approximately 1,860 sq. ft. of building area. If this report is approved, then negotiations to acquire all or a portion of the property will be resumed."

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Clause #4 (Cont'd)

The Director of Legal Services reports as follows:

"After reviewing the relations and correspondence between the City and Flanders Installations Ltd., the Law Department reports that the City is not obligated to Flanders Installations Ltd. in any way. The City has not committed any wrong-doing of any nature actionable at the suit of Flanders Installations Ltd. nor is the City in any way obliged to pass a resolution of expropriation in light of what has transpired."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance and the Director of Legal Services to Council for INFORMATION and notes the delegation request.

Delegation Request - Mr. R. Anderegg

RECOMMENDATION

5. Thunderbird Neighbourhood Developement - Blocks 105 to 108, S.W.¼ Section 28; and Block 96, Section 29

The Acting Supervisor of Property & Insurance reports as follows:

"On May 6, 1975, Council adopted a recommendation of the Standing Committee on Planning and Development based on a report from The Director of Planning dated April 24, 1975, dealing with the sale of the following sites:

A. 1.5 acres to St. Margaret's Church for a church and day-care facility,

B. 2 acres to the Confratellanza Italo-Canadese for a community centre,

C. 5 acres to General Distributors for a warehouse,

D. 1.8 acres to the Park Board.

Subsequent to negotiations, General Distributors have now advised the Supervisor of Property & Insurance that they are not prepared to proceed with the purchase of the 5 acre site.

When Council approved the direct sale of this site, to General Distributors it deviated from a practice followed by the City for many years whereby any surplus lands which are to be sold are advertised in both local newspapers and bids are called for. In this way many people are made aware of the availability of the sites and have an equal opportunity to submit a bid. In addition to the advertising, this office keeps a record of people who are interested in any particular site and when the property is put on the market, these people are notified.

With the shortage of industrial land, we have many inquiries each week with respect to the availability of such sites and for these particular blocks we have some 20 companies and individuals who have, during the past year or two placed their names on our list and who wished to be notified when the land was to be sold. The direct sale of this site has already caused a complaint from one of the companies on this list, protesting the method by which the land was disposed of and asking if the City has abandoned its long standing practice of calling for bids from all interested persons.

Since General Distributors have advised that they do not wish to proceed with the purchase of this site, it is suggested that the City follow its normal practice of advertising sites for sale and calling for bids. To protect the interests of the local residents who have been involved in the proposal for this area, it is suggested further that very specific terms of development be made conditions of sale. The result could be a development in keeping with the type already approved by the residents.

Clause #5 (Cont'd)

It is therefore RECOMMENDED that once the various problems connected with the resubdivision of this area have been worked out, the site surveyed, and registered in the Land Registry Office, that the Acting Supervisor of Property & Insurance collaborate with the Director of Planning to determine appropriate conditions of sale and development and that the land be advertised for sale and bids called for in the normal manner."

The City Manager RECOMMENDS approval of the foregoing report of the Acting Supervisor of Property & Insurance.

FOR COUNCIL ACTION SEE PAGE(S) 826

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

AUGUST 14, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 14, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Bird

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Bus Shelters

The Committee considered a report of the City Manager dated 11th August 1975 (copy circulated).

Mr. L. J. L'helias, French Trade Commissioner, and Mr. C. Robin of the J. C. Decaux Company were present, as well as Mr. R. Sinclair of Seaboard Advertising and Mr. J. Gough of Neon Products.

Mr. W. Curtis, City Engineer, recommended that the two prototype bus shelters for Granville Mall proposed by Seaboard proceed with the City reimbursing the company for its share of the capital cost should the City decide not to permit Seaboard Advertising to install the remaining seven shelters on Granville Mall as per their original proposal.

Mr. Curtis outlined the Decaux proposal for installing bus shelters, information centres, direction poles and street furniture throughout the City in exchange for an exclusive advertising franchise on the facilities supplied. They were requesting installation of a minimum of 300 shelters. One panel with advertising on both sides would cover the company's cost. For every two panels of advertising of civic nature, they would request three panels which would be non-civic.

Mr. C. Robin displayed models of the proposed bus shelters, street furniture and information centres. With respect to the bus shelters, he advised that, as well as the advertising panel, a waste receptacle and bus route map would be provided in each shelter. The shelters would be lighted at night. In addition, the company's package would include provision of 60 to 80 locations for street furniture - two panels of advertising, one side for civic or cultural advertising and one for non-civic advertising. Mr. Robin stated that the advertising on the panels would be changed every two weeks and not relocated to another location in the City. They would also install 5 to 10 information centres containing a map of the City, panel for civic or cultural information, rotating panel for advertising (at least one of the 8 advertisements would be of a civic nature) digital time indicator and a vending machine for City maps or magazines.

Continued on Page 2. . .

Clause No. 1 Continued

Mr. R. Sinclair questioned whether the information centres or bus shelters with advertising would be allowed under the City's Sign By-Law. He also stated that if street direction signs or information centres were going to be installed on a trial basis, his company would like an opportunity to install some. After considerable discussion, the Committee

RECOMMENDED

A. THAT Seaboard Advertising be permitted to install two prototype shelters on Granville Mall as originally recommended by the Standing Committee on Planning and Development on 10th July 1975.

B. THAT J. C. Decaux be permitted to install six prototype shelters of their design at locations in the City selected by the City Engineer; the City Engineer to report back to the Committee on possible locations, agreements, length of tenure, etc.

C. THAT the matter of installing street direction signs be taken under advisement by the City Engineer and any decision reported back to the Committee at the same time as the report on possible locations, etc.

D. THAT no City-wide commitment for street furniture and bus shelters be made without giving other companies the opportunity of supplying competitive bids.

The meeting adjourned at 5:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 836

DISTRIBUTED MONDAY

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

AUGUST 21, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 21, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Bird

ALSO PRESENT: Alderman Boyce
Alderman Marzari

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Downtown East Side Zoning

The Chairman introduced the members of the Vancouver City Planning Commission present -- Messrs. S. Hamilton (Chairman), G. Brekalo, E. Crowley, J. Lecky and J. Lowden -- as well as Mr. Bruce Ericksen and Ms. Agda Campbell of the Downtown Eastside Residents Association. He also advised that the Federal Government had announced that the Downtown East Side has been chosen as a Neighbourhood Improvement Program area.

The Committee considered the following memorandum dated 19th August 1975 from the Chairman to all members of Council:

"This discussion was arranged at the suggestion of the Mayor and with the concurrence of the Director of Planning. The Director of Legal Services has ruled that it is not in violation of the procedures governing Public Hearings.

It is scheduled at a time when there are no conflicting meetings, and I hope that many members of Council can come.

The primary purpose of the meeting is to discuss with members of the Vancouver City Planning Commission their concerns about the proposed rezoning. Their arguments were transmitted in a short letter to the Hearing, but they did not feel it proper to appear at a Public Hearing to elaborate on it.

Following this and other discussions, we may then recommend to Council when the Public Hearing might be re-scheduled, and whether the proposal should be exactly as previously advertised or whether there should be some modifications."

Mr. D. Janczewski of the Planning Department advised that the rezoning application came about as a result of Council's desire to recognize that the Downtown East Side is playing an important part in the City -- it has a mixed land use, including 2435 existing dwelling units -- 2583 after completion of Antoinette Lodge. The zoning would be the first step to stabilizing the community to qualify for Neighbourhood Improvement Program funding -- the NIP funds would provide for better facilities and improvements to the community. The zoning is needed to recognize the residential component and strengthen it and establish the character of the area.

Continued on Page 2. . .

Clause No. 1 Continued

Mr. S. Hamilton wished to clear up the misunderstanding that the Commission did not want to go to the Public Hearing -- they felt their comments were expressed in the statement circulated with the Agenda. The Commission's motion on July 28th, 1975 to approve the rezoning application was defeated three to two and although he did not vote, Mr. Hamilton indicated he was against the rezoning. He stated the Commission members are not opposed to increasing the housing stock -- they are opposed to the zoning which will effect a "freeze" on land. There are no guidelines for developers, there is limited information as to what position developers will be placed in 18 months. It was felt that some of the areas proposed for rezoning would be more suitable for uses other than housing.

Mr. J. Lowden felt the rezoning robs affected persons knowledge of their rights pertaining to their property -- development of the area will be at the discretion of the Director of Planning. He stated the Planning Department cannot tell owners of property where they stand. He asked about non-conforming uses and was advised that they could remain as non-conforming but if they were burned down or otherwise removed, could not be rebuilt.

The Chairman advised that the purpose of the rezoning was to encourage residential -- not drive out industrial uses. He stated office and industrial uses could be permitted if they were compatible and did not displace residential units.

Mr. Lowden and other members of the Commission would like to see a planning concept for the area before the rezoning takes place.

The Committee urged the Vancouver City Planning Commission to assist in this matter by suggesting methods of demolition controls, protecting and preserving housing and retaining compatible industry.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the Director of Planning be instructed to prepare an interim rezoning for the Downtown East Side, taking into account comments regarding the preservation of residential accommodation and compatible commercial and industrial uses; such interim zoning to be reported to Council on September 16th, 1975.

(Ald. Cowie wished to be recorded as opposed.)

The meeting adjourned at 5:10 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 838

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 28, 1975, in the No. 1 Committee Room, commencing at 3:15 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

1. Commencement of Construction, Phase I, Area 6, False Creek

The Council had for consideration the following report of the City Manager under date of August 27, 1975, respecting commencement of construction, Phase I, Area 6, False Creek:

" Background

Vancouver City Council at meeting on 29th July, 1975 adopted the following resolution:

"FURTHER THAT approval be given for the sponsors to proceed with construction prior to execution of the leases subject to:

(a) the City being satisfied the subdivision plan is acceptable in principle to the Land Registry Office.

(b) each of the sponsors have executed an agreement to lease.

(c) financing for the individual projects being confirmed before construction is commenced.

(d) the Director of Legal Services taking steps necessary to protect the interests of the City."

Subsequently on 12th August, 1975, Council amended item (b) of said resolution as follows:

(b) each of the sponsors having executed an agreement to lease, OR each of the sponsors having filed with the City an appropriate letter of intent to lease.

(Underlining denotes amendment)

Comments on each of these conditions are as follows:

(a) Subdivision Plan

The subdivision plan has been signed by the approving officer of the City of Vancouver and by the Director of Legal Services for the city. Before being deposited with the Land Registry office, it requires the signature of the C. P. R., which in turn, requires agreement between the City and C. P. R. with respect to land exchange to accommodate relocation of the C. P. R. rail line. This agreement was approved by Vancouver City Council on 26th of August, 1975 and is now being processed by the C. P. R., the expectation being that they will approve and sign the Subdivision Plan in early September. There is a chance that the C. P. R. officials will have to obtain the approval of their Board of Directors (the next meeting of the Board being 15th October, 1975), in which case the agreement and in turn the Subdivision Plan could not be signed until after that Board resolution is received. We know of no obstacles to the signing of the Subdivision Plan, its deposit with Land Registry, and its ultimate approval.

(b) Ground Leases

All sponsors have filed with the City an appropriate letter of intent to lease.

cont'd....

Commencement of Construction, Phase I,
Area 6, False Creek (continued)

(c) Financing

With respect to the market and the controlled leasehold condominium units, the Bank of Montreal knowing that the subdivision plan is not yet registered, have set aside funds for the mortgage financing for these developments and stated that these funds will be used for these purposes. The Bank is not in a position to actually commit these funds until the cash flow estimates have been made, but we do not see any impediments to this that cannot be dealt with in due course. In light of this mortgage financing being available and in light of our discussions with the Bank, we anticipate that the Bank will provide the necessary interim financing.

Regarding the non-market dwellings, CMHC and the Provincial Government have earmarked certain funds but to date have not made commitments. However, CMHC have encouraged us to complete our applications with respect to both plans and financing and to be ready to start construction in September/October in the expectation that satisfactory financing arrangements will be made.

(d) Protection of the interest of the City

It is recognized there is some risk in authorizing the Sponsors to proceed with construction before the Subdivision plan has been completed and the ground leases executed. If the subdivision plan is not approved by the C. P. R., it will be necessary for the City to modify the plan which can mean a delay in executing the leases and completing the financing. Allowing sponsors to enter upon the lands before the ground lease is executed could weaken the bargaining position, the covenants under the ground leases which would normally protect the City will not be available during that period.

It is also brought to the attention of Council, that the Sponsors who have a considerable financial interest in the construction work may require that the City give certain assurances - until each Sponsor is approached in this respect, any such requirements are unknown. Therefore, it may be necessary to refer this matter again to Council.

Each sponsor will be required to take out adequate public liability insurance protecting both the sponsor and the City, prior to the sponsors entry upon City lands (this is a requirement of the ground leases).

Other points which should be brought to the attention of Council are as follows:

1. Development and Building Permits are being processed. However, under normal approval procedures, the timetable probably cannot be met. Therefore a task force committee is being set up to expedite the process, the intention being that construction of foundations will commence early in September.

2. All sponsors with the exception of two (University Non-Profit Building Society and Lower Mainland Society for Residences for the Physically Handicapped) have made commitments with a contractor for construction within the budget and within the timetable.

3. The sponsors have already spent considerable sums of money (in the hundreds of thousands of dollars) on design fees and advance purchase of materials.

4. The timetable calls for substantial completion of construction by June, 1976 which is related to the expiry of Construction Labour agreements. To hold the prices, a start must be made soon. A substantial delay will mean that it will not be possible to meet our cost objectives and therefore, our income objectives.

5. CMHC have appointed a senior official as a co-ordinator to process the applications to CMHC so as to achieve the objectives outlined in our timetable.

cont'd....

Commencement of Construction, Phase I,
Area 6, False Creek (continued)

Recommendation

It is recommended that since there are no impediments to permitting the Sponsors to enter upon the lands in Area 6 and commence construction in accordance with their letters of intent filed with the City, the conditions contained in the resolution of Council dated 29th July, 1975 and 12th August, 1975 respectively be declared to have been substantially complied with and that approval be given to the Sponsors to proceed with construction. "

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy & Sweeney opposed)

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The Council adjourned at approximately 3:40 p.m.

* * * * *

The foregoing are Minutes of the Special Council meeting of August 28, 1975, adopted on September 16, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 4, 1975, in the No. 1 Committee Room, commencing at 3:45 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: M.L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider the report of the Standing Committee on Finance & Administration dated September 4th, 1975, respecting the 1975-76 Local Initiatives Program.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance & Administration, September 4, 1975

1975-76 Local Initiatives Program (Clause 1)

Council considered the report of the Standing Committee on Finance & Administration dated September 4, 1975, wherein a priority rating is assigned to the various City Departments' applications for projects to be funded under the 1975-76 LIP.

MOVED by Ald. Sweeney,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bird and Boyce opposed)

MOVED by Ald. Boyce in amendment,
THAT Project #27 - Van Dusen Botanical Gardens, be removed from the Priority 3 category and placed in the Priority 1 category.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Sweeney was put and CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 4:10 p.m.

* * * * *

The foregoing are Minutes of the Special Council meeting of September 4, 1975, adopted on September 16, 1975.

A. Phillips
MAYOR

R. N. Lith
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 16, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 1975, at 2:00 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Amendment to the Zoning and Development By-law No. 3575

An application has been received from the Director of Planning to amend the Zoning and Development By-law No. 3575, whereby:

"Renumber subsections (1) and (2) of Section 7 as subsections (2) and (3) respectively, and by the insertion of the following as subsection (1):

'(1) Every person who violates any of the provisions of this By-law or who suffers or permits any act or thing to be done in contravention or in violation of any of the provisions of this By-law, or who neglects to do or refrains from doing anything required to be done by any of the provisions of this By-law or who does any act which violates any of the provisions of this By-law, or who fails to comply with any order, direction or notice given under this By-law, is guilty of an offence against this By-law and liable to the penalties hereby imposed. Each day that a violation is permitted to exist shall constitute a separate offence.'"

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Bird,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 2:05 p.m. to reconvene in regular session in the Council Chamber.

The foregoing are Minutes of the Special Council meeting (Public Hearing) of September 16, 1975, adopted on September 23, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 16, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, (arrived 2.05 p.m.) Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there were matters to be considered 'in Camera' later this day.

MOVED by Ald. Sweeney
SECONDED by Ald. Bowers
THAT the Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

- - - - - - - - - - - - -

The Council reconvened at 2.05 p.m.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT the minutes of the Regular Council Meeting of August 26,1975 (with the exception of the 'In Camera' portion), the Special Council Meeting of August 28, 1975, and the Special Council Meeting of September 4, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND COMMUNICATIONS

1975 Collective Agreement between Vancouver Police Board and Vancouver Policemen's Union - Parking Facilities.

The Council noted a letter, dated August 29, 1975, from the Vancouver Police Board, concerning a resolution of that Board, supporting the provision of parking for on-duty police members on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets. A letter, dated September 15, 1975 from McTaggart, Ellis and Co., representing the Policemen's Union, was also noted.

Cont

DELEGATIONS AND COMMUNICATIONS (Cont'd)

1975 Collective Agreement -
Police Parking Facilities (Cont'd)

Dr. Hugh Parfitt, representing the Police Board, Deputy Chief Dixon, representing the Police Department and Mr. W.R. Martin, Counsel for the Policemen's Union, addressed Council speaking in support of utilizing the subject property for parking purposes. On a question raised with respect to parking fees, Constable J.Wise, a member of the Policemen's Union, was of the opinion that the members would not wish to pay parking fees.

MOVED by Ald. Bird
THAT, in order to provide the parking facilities called for in the Collective Agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a development permit and the Director of Planning be authorized to issue a development permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

(a) the area being suitably gravelled;

(b) the fee for parking to be $5.00 per month per car with provision of this low cost staff parking not being considered a precedent;

(c) the cost of gravelling, barricading and signing to be charged to Contingency Reserve;

(d) the use of the lot for parking be subject to cancellation on 30 days' notice;

FURTHER THAT only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one year period only.

- (carried)

MOVED by Ald. Boyce
THAT the foregoing motion of Alderman Bird be deferred pending an investigation of other possible sites in the area.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed

The motion to defer having lost, the motion of Alderman Bird was put and CARRIED

(Ald. Marzari, Rankin and Volrich opposed.)

CITY MANAGER'S REPORTS

Finance Matters
September 12, 1975.

Mount Pleasant Community Centre
Addition and Alterations.
(Clause 13)

MOVED by Ald. Volrich
THAT the Director of Legal Services be instructed to enter into a contract with G.D.Shaw Construction Co., Ltd.,in the amount of $169,035.00, on behalf of the Park Board.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Vancouver Bach Choir
Grant Request.

Council on August 26, 1975, when considering a grant request from the Vancouver Bach Choir, for approximately $3,000 for the rental of the Queen Elizabeth Theatre, deferred the matter, pending a report from the Manager of the Queen Elizabeth Theatre. Under date of September 9, 1975, the Manager submitted a letter giving details of the Choir and rentals to be paid.

MOVED by Ald. Bird
THAT a grant of $2,500 be approved to the Vancouver Bach Choir, towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT a grant of $1,500 be approved to the Vancouver Bach Choir, towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Harcourt, Kennedy, Marzari and Sweeney opposed)

MOVED by Ald. Marzari
THAT a grant of $500 be approved to the Vancouver Bach Choir towards the rental of the Queen Elizabeth Theatre for December 4, 5 and 6, 1975.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

COMMUNICATIONS OR PETITIONS

Election Returns on Computer System.

The Council noted the following letter dated August 27, 1975, from the City Clerk:

"The Manager of Computer Services and the City Clerk have had meetings on placing election returns on the computer system and arrangements can now be made to program for the 1976 elections.

For the following reasons, I am desirous of converting to the computer system:

(a) Cumulative returns can be obtained progressively throughout the election evening;

(b) The results following the election evening and after the last field return is received will be determined earlier than by the present system;

(c) Experience with the computer system should be obtained before any decision is made on the use of voting machines.

In order to be part of the 1976 computer program and because of the necessity to develop and test an appropriate program as soon as possible, an early decision should be made.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Election Returns on Computer System (Cont'd)

It is therefore **RECOMMENDED**

(a) That the election returns for the 1976 General Election be tabulated by the computer system;

(b) That no further consideration be given to the purchase of voting machines until after experience has been obtained with computerised election results.

(At the appropriate time, it will be proposed that a representative of Computer Services and the City Clerk's Office visit Seattle to view an operation)."

MOVED by Ald. Rankin
THAT the recommendations of the City Clerk contained in his letter of August 27, 1975, be approved;
AND FURTHER THAT, authority be granted to representatives of Computer Services and the City Clerk's office to visit Seattle to view a similar operation, at the appropriate time.

- (carried)

MOVED by Ald. Marzari
THAT the letter from the City Clerk be deferred, pending re-examination of an earlier report on the matter, submitted by the City Clerk.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

(Ald. Marzari opposed)

Demolition of Minaki Lodge.

The Council noted the following letters on the matter of Minaki Lodge, 1138 Nelson Street:

Downtown Eastside Residents' Association, September 3, 1975, Delegation Request.

Loomis Holdings Ltd., Operators of Minaki Lodge, September 9, 1975, Delegation Request.

Mayor Phillips, September 16, 1975, recommending that Council rescind its motion of June 24, 1975.

In addition to the above, Council noted a motion by Alderman Rankin, which was submitted as Notice on August 26, 1975, requesting that Council reconsider the demolition of Minaki Lodge.

MOVED by Ald. Volrich
THAT the following recommendation of the Mayor, as contained in his letter of September 16, 1975, be approved and Alderman Rankin's motion be deferred for one week.

"THAT subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Demolition of Minaki Lodge (Cont'd)

MOVED by Ald. Harcourt
THAT the letters from Downtown Eastside Residents' Association, and Loomis Holdings Ltd., be received.

- CARRIED UNANIMOUSLY

City of Vancouver - Five Year Plan.

Under date of September 2, 1975, the Board of School Trustees, submitted the following letter:

" Following a presentation by Alderman J. Volrich at a meeting of the Board held on August 26th, 1975 the Board approved the following motions:

1. *That the Vancouver School Board endorse the City's Five Year Plan.*

2. *That the Board permit information concerning the Five Year Plan to be distributed through the schools.*

The Board authorized the distribution of information through the schools on the understanding that it would be similar to that distributed in 1970.

We have asked Mr. D. J. Elsie, the City's representative, to forward a draft of the information to be distributed to the Board prior to its distribution.

Would you bring this information to the attention of City Council. "

MOVED by Ald. Harcourt
THAT the letter from the School Board be received.

- CARRIED UNANIMOUSLY

Changes - Deputy Mayor.

MOVED by Ald. Bird
THAT in accordance with the request of the Mayor in his letter dated September 4, 1975, the following changes be made to the roster for Deputy Mayor:

October, 1975.	-	Alderman Harcourt
December, 1975.	-	Alderman Rankin

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Five-Year Lease with Option to Purchase on 252 East 19th Avenue, Vancouver, from Elizabeth Mary Watters to Desmond Martin Foley.

Section 20, Sub-section (4) of the Landlord and Tenant Act states in part:

"No landlord shall enter into a tenancy agreement for a term exceeding three years unless he first obtains approval of:

(a) where the residential premises are situated in a municipality, the Municipal Council. "

In this regard, a letter from Berner, Vertlieb, Anderson and Company, Barristers and Solicitors, was noted as follows:

"I am the Solicitor for Mr. Foley, the Lessee in the above-named Lease. I hereby make application on his behalf to the Members of Council of the City of Vancouver pursuant to Section 20, Sub-section (4) of the Landlord and Tenant Act, Statutes of B. C. 1974, C. 45.

The Lease in question concerns a single family dwelling unit owned in fee simple by Miss Watters, which premises Miss Watters has agreed to lease to my client for a term of five years, with an option to purchase the premises at a gross purchase price of $55,000.00 at any time during the currency of the Lease.

Prior to the agreement of the parties hereto regarding this Lease, there was no subsisting landlord and tenant relationship between Miss Watters and any other person and she has occupied the house as sole owner thereof. Mr. Foley intends to occupy the house together with his wife and small child.

I trust that the above is sufficient information in support of an application for approval of the said Lease for a term in excess of three years.

I request that this matter be dealt with as quickly as possible by Council and that if there is any further information required I be contacted at your earliest convenience.

I thank you and await the results of your earnest consideration. "

MOVED by Ald. Harcourt

THAT the application for approval of the lease, as described in the foregoing letter dated August 27, 1975, from Berner, Vertlieb, Anderson and Company, be approved.

- CARRIED UNANIMOUSLY

In considering this general matter, the Mayor instructed the Director of Legal Services to prepare a draft resolution for Council's consideration, wherein the administration could authorize similar applications under this Section of the Landlord and Tenant act.

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters,
September 12, 1975.

Submission from Vancouver Public Library Board regarding the Greater Vancouver Library Federation. (Clause 1)

The Council considered this clause and heard a delegation from the Chairman of the Library Board speaking in support of the proposal regarding the Greater Vancouver Library Federation. Mr. Kitchen, the Chairman, advised that the City's libraries already meet the standards required and no upgrading will be necessary in this regard.

The Director of Finance expressed concern on various points which had been, in his opinion, only partly answered in a further letter circulated to Members of Council by the Library Board.

MOVED by Ald. Rankin
THAT authority be granted to enter into an agreement as proposed by the Vancouver Public Library Board in its letter dated September 11, 1975, subject to there being no financial obligations to the City as a result of this agreement.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Carnegie Library -
Northstar Museum.

MOVED by Ald. Marzari
THAT the letter dated August 29, 1975, from Harry E.S. Fan, asking to appear as a delegation regarding the Carnegie Library, be referred to the Standing Committee on Community Services, and Mr. Fan be requested to make his submission to that Committee.

- CARRIED UNANIMOUSLY

National Workshop in Ottawa.

The Council noted a letter, dated September 10, 1975, from Alderman Boyce, advising that she has been invited by the National Capital Commission to attend a National Workshop Session in Ottawa October 15th to 17th, 1975, on "Women's Role in Shaping the Environment". The Alderman requested Council's permission to attend.

MOVED by Ald. Marzari
THAT leave of absence be granted Alderman Boyce to attend the National Workshop Session in Ottawa, and that, except for travel costs, the per diem and normal expenses be granted.

- CARRIED

(Ald. Bowers, Kennedy and Volrich opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Langara Golf Course

Under date of September 9, 1975, Alderman Harcourt submitted the following letter:

"As instructed by Council, I have been in touch with the Minister of Housing and his officials about Langara lands set aside for the Co-operative. Attached you will see the exchange of correspondence with the Provincial Government. A meeting will take place shortly with the Minister to arrange a satisfactory solution.

Further, the City will be spending approximately $350,000 to reshape the Langara Golf Course. You will recall that the Citizens Advisory Committee and their officials suggested that a fitness jogging track be built around the golf course. Further recommendations were brought forward to build a picnic area with benches beside the Sexsmith School. I feel that these two amenities would be of great benefit to the neighbourhood and would be well received by the citizens. May I suggest that we approach the Provincial Department of Recreation and Conservation for a 1/3 grant. The total cost of fixing up the golf course and providing the jogging trail and picnic area would be approximately $500,000. If we are putting $350,000 forward, then our request to the Provincial Government would be for approximately $165,000. I would like to seek authorization from Council to pursue this matter with the Provincial Government."

MOVED by Ald. Harcourt

THAT authorization be granted to Alderman Harcourt on behalf of Council to apply to the Provincial Government for a grant of one-third of the total cost for recreational development of Langara Golf Course area, as proposed above.

- CARRIED.

(Ald. Boyce and Kennedy opposed)

Demolition and Development Permits
Low-cost Housing.

MOVED by Ald. Harcourt

THAT the request of the Hastings-Sunrise Community Resources Board to appear before Council on September 23, 1975, to present a statement regarding the question of demolition and development permits, and low cost housing for low and moderate income people in Vancouver, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Point Grey Road Waterfront Park Properties - 2323-5, 2831 (Seagate Manor) 3223-25 and 3235.

Council noted a letter dated September 15, 1975, from the Board of Parks and Recreation on the above subject, as quoted hereunder:

> "The above Park Board waterfront properties on Point Grey Road that were purchased with park acquisition funds have been under discussion in recent weeks. The buildings have been rented out over the past few years for housing as an interim use. However, members of the Park Board are unanimous in their decision that the properties now must be used for public waterfront park purposes.
>
> It has been stated on numerous occasions, by many members of Council, that the Park Board should have more autonomy and control of Board affairs. The Board requests City Council to agree that disposition and use of the above Point Grey Road waterfront properties is the responsibility of the Park Board."

MOVED by Ald. Boyce

THAT Council comply with the request of the Park Board, as contained in its letter of September 15, 1975, and agree that the disposition and use of the above Point Grey Road waterfront properties is the responsibility of the Park Board.

- (lost)

MOVED by Ald. Kennedy

THAT the foregoing letter be deferred, pending further consideratio at a later date.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

AMENDED SEE PAGE 11

The motion to defer having lost, the motion of Alderman Boyce was put and LOST.

(Ald.Bird, Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Point Grey Road Waterfront Park Properties 2323-25, 2831(Seagate Manor), 3223-25 and 3235.

The Council noted a further letter from the Board of Parks and Recreation, dated September 10, 1975, concerning the above properties, in which a motion of the Board was quoted instructing the Superintendent to seek demolition bids for the buildings on the park properties on Point Grey Road, for consideration at the next Park Board Meeting.

MOVED by Ald. Sweeney

THAT the letter, dated September 10, 1975, from the Park Board, be received.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.50 p.m., with the same members present.

CITY MANAGER'S REPORTS (Cont d)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 12, 1975

Works & Utility Matters
(September 12, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Closure of the Lane East of Alma Street between 7th Avenue and the Lane South of 7th Avenue
Cl. 2: Lease of portion of the Lane South of 28th Avenue West of Knight Street
Cl. 3: Tender #56-75-3 - Asphalt-Liquid and Paving
Cl. 4: Advance Work on Local Improvement Project, Lane Lighting, Lane East of Granville, North of Broadway
Cl. 5: Underground Wiring Progress Report

The Council took action as follows:

Clauses 1 - 4 (inclusive)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Underground Wiring Progress Report
(Clause 5)

MOVED by Ald. Bird
THAT the undergrounding of transmission lines on 16th Avenue from Camosun to Blanca be not undertaken at this time;
AND FURTHER THAT the following recommendations, contained in this clause, be approved:

THAT this Local Improvement Project, referred to as Item 5 of Court of Revision No.415 (Nov.9,1972) be cancelled, and that the unexpended balance of the City's share of the appropriation amounting to approximately $95,174 be returned to Account No.250/7901 'Underground Wiring - Unappropriated'.

THAT the present method for calculation of property owners' rates be retained at the present time.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(September 12, 1975)

Group Trailer Parking
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Harbours and Parks Matters
(September 12, 1975)

Provincial Water Lease -
Jericho Tennis Club.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 12, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Sites C & D Strathcona Area - SPOTA and Shon Yee Association
Cl. 2: Neighbourhood Improvement Program: Kitsilano - Appropriation of Funds
Cl. 3: Strata Title Application - Conversion of 2301-03-05-07 West 3rd Avenue
Cl. 4: Demolitions in Kitsilano
Cl. 5: Amendments to the Proposed CD-1 By-law for the Downtown Eastside
Cl. 6: Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Council took action as follows:

Sites C. & D. Strathcona Area -
SPOTA and Shon Yee Association
(Clause 1)

MOVED by Ald. Harcourt
THAT an interest-free interim financing loan of $12,500 each, be approved to the Shon Yee Association and S.P.O.T.A. for development and consultation costs to date, on the understanding that repayment will be made when senior government funding has been determined;
AND FURTHER THAT the source of funds for this loan be left to the discretion of the Director of Finance.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

Clauses 2 and 3.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Demolitions in Kitsilano
(Clause 4)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Harcourt and Rankin opposed)

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(September 12, 1975) (Cont'd)

Amendments to the Proposed CD-1
By-law for the Downtown Eastside.
(Clause 5)

MOVED by Ald. Marzari
THAT the delegation requests of the Downtown Community Resource Board and the Downtown Eastside Residents' Association be granted.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and Volrich opposed)

Mr. D. Janczewski of the Planning Department, spoke in explanation of this clause.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT a Public Hearing on the proposed CD-1 By-law for the Downtown Eastside be arranged as soon as practical.

- CARRIED UNANIMOUSLY

Amendments to the Proposed CD-1
By-law for the Downtown Eastside.
(Clause 6)

MOVED by Ald. Volrich
THAT the Director of Social Planning be authorized to acquire the information referred to in this clause, in co-operation with the Planning Department.

- CARRIED

(Ald. Marzari opposed)

Licenses and Claims Matters
(September 12, 1975)

Claim of Thomas McFarlane
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Marzari opposed)

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters
(September 12, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Block 42/52 Parking Garage Charges
Cl. 2: Closure of 200 Block East Pender Street
Cl. 3: Sidewalk Cafe

The Council took action as follows:

Block 42/52 Parking Garage Charges
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Closure of 200 Block -
East Pender Street.
(Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the City Engineer, contained in this clause be approved and a grant of $300 be approved to the Chinese Cultural Centre for the purposes detailed in the report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Sidewalk Cafe
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 12, 1975)

The Council considered this report which contains thirteen Clauses identified as follows:

Cl. 1: Submission from Vancouver Public Library Board regarding the Greater Vancouver Library Federation
Cl. 2: Central and Oliver Hotels Multi-Use Centre - United Housing Foundation (UHF)
Cl. 3: South Burnaby Lawn Bowling Club - Central Park
Cl. 4: Van Dusen Botanical Display Garden - Staffing
Cl. 5: Public Notification Costs - Downtown Rezoning
Cl. 6: Tender Awards
Cl. 7: Liabilities of Municipalities in British Columbia for Excess Charges from Private Hospitals
Cl. 8: Fire Department - Staffing
Cl. 9: Britannia Community Services Centre - Staff & Budgets
Cl. 10: Restoration of the Orpheum Theatre
Cl. 11: Request from United Housing Foundation for Grant
Cl. 12: 1975 Supplementary Capital Budget Review
Cl. 13: Mt. Pleasant Community Centre Addition and Alterations - Vancouver Park Board

The Council took action as follows:

Cont'd..

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(September 12, 1975) (Cont'd)

Clause 1. For Council action on this clause, see page 7.

Central and Oliver Hotels Multi-Use Centre,
United Housing Foundation (UHF)
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 8 (inclusive)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in clauses 3,4,5 and 8 be approved, and clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

Britannia Community Services Centre -
Staff and Budgets.
(Clause 9)

Prior to considering this clause it was noted that a letter had been received from the Vancouver Municipal and Regional Employees' Union suggesting that the matter be deferred to give the Union an opportunity to review the matter further.

MOVED by Ald. Bird
THAT this clause be referred back to the City Manager for discussion with the Vancouver Municipal and Regional Employees' Union as requested.

- CARRIED UNANIMOUSLY

Restoration of the Orpheum Theatre
(Clause 10)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Rankin opposed)

Request from United Housing Foundation
for Grant.
(Clause 11)

MOVED by Ald. Harcourt
THAT a grant of $8,975.14 be approved to the United Housing Foundation for the purpose detailed in this report.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Kennedy opposed)

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(September 12, 1975) (Cont'd)

1975 Supplementary Capital
Budget Review.
(Clause 12)

MOVED by Ald. Marzari
THAT Projects 1 - 4 as recommended by the City Manager, be approved, and the balance of the projects be submitted to the Standing Committee on Finance and Administration for review and report.

- (carried unanimously)

MOVED by Ald. Rankin (in amendment)
THAT the following words be inserted in the motion of Alderman Marzari, after the word 'Manager', 'and Project 8 (Ice Rink - Hastings East Area)'.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Marzari was put and CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the following recommendation of the Director of Finance, as contained in this clause, be approved:

'THAT Council approve the application to the Province and CMHC for $4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights.'

- CARRIED UNANIMOUSLY

Clause 13. For Council action on this clause, see page 2.

Personnel Matters
(September 12, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: National Research Council Sub-Committee Problems on Urban Engineering
Cl. 2: Leave of Absence (1½ days) - Mrs. A.I. Derby, Plan Checking Assistant I
Cl. 3: Dental Care Plan: Employees - City of Vancouver, Park Board and Vancouver Police Board

The Council took action as follows:

National Research Council Sub-Committee
Problems on Urban Engineering.
(Clause 1)

MOVED by Ald.Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(September 12, 1975) (Cont'd)

Leave of Absence (1½ days) -
Mrs A.I. Derby, Plan Checking
Assistant I. (Clause 2)

MOVED by Ald. Volrich
THAT the request of Mrs Derby, Department of Permits and Licenses, for 1½ days leave of absence (September 4/5, 1975) to enable her attendance in Toronto, Ontario, at the Sub-Committee on Integration of Private Pension Plans, be granted.

- CARRIED UNANIMOUSLY

Dental Care Plan: Employees - City of
Vancouver, Park Board and Vancouver
Police Board. (Clause 3)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(September 12, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Moving Expenses for Tenants displaced for demolition of City buildings
Cl. 2: Option to Repurchase - 837 and 511 East Georgia St.
Cl. 3: Lease Renewal - N/S of 34th Avenue between Slocan and Kingsway
Cl. 4: Land at S/W corner of Gore and Union Streets

The Council took action as follows:

Clauses 1 - 3 (inclusive)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Land at S/W corner of Gore and Union Street.
(Clause 4)

MOVED by Ald. Marzari
THAT this clause be deferred pending the hearing of a delegation from Mr. John Tate, as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. Shinerama

The following report was submitted by the City Manager, under date of September 8, 1975:

The City Manager submits the following report of the City Clerk:

"On August 27, 1975, I received the attached letter from the B.C.I.T. Student Association dated August 25, 1975, requesting permission to hold a Shinerama campaign on Friday, September 12, 1975.

In the past two years Council has approved this B.C.I.T. Student campaign subject to the following conditions:

i. Provision of adequate insurance coverage satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may result from the Shinerama.

ii. That six foot clearance in the downtown area, and four foot clearance in the residential areas, be available for free movement of pedestrians along the sidewalks.

As Council did not meet before September 12, 1975, I requested the City Engineer to submit his comments on this request. (attached) He suggested that this campaign be subject to the two conditions outlined above.

In view of this, the B.C.I.T. Students Association was given permission to hold Shinerama 1975 on September 12, 1975, subject to the above conditions.

In past years the Council has consistently approved of this application. To avoid the necessity of further reference to the Council on the matter, it is recommended, subject to the conditions of the officials concerned, the City Clerk be given authority to grant approval of future applications of this association in respect of the Shinerama Campaign, in the same manner as is now the case with the regular tag day applications i.e. poppy day, Kinsmen's Apple Day and Lions Carnation Day."

The City Manager submits this matter for Council's confirmation of actions taken, and approval of recommendations of the City Clerk.

MOVED by Ald. Bowers
THAT the actions taken by the officials as noted in this report be confirmed, and the recommendations of the City Clerk regarding future applications be approved.

- CARRIED UNANIMOUSLY

C. Parking Requirements - Parcel 10, Area 6, Phase I, False Creek.

Under date of September 16, 1975, the City Manager submitted a report of the Director of Planning, concerning parking requirements in Parcel 10, Area 6, Phase I, False Creek. The Director of Planning recommends 57 parking spaces, while the City Engineer's recommendation (endorsed by the staff committee) is 95 spaces. Various supporting reasons were given for both recommendations and Council was requested to determine whether 57 or 95 car parking spaces in Parcel 10, meet the requirements of the False Creek Official Development Plan.

MOVED by Ald. Harcourt
THAT 57 car parking spaces in Parcel 10, as recommended by the Director of Planning, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, August 21, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 1976-80 Capital Program for Sewers and Waterworks
Cl. 2: Five Year Plan - Report on Advertising & Publicity

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, August 28, 1975

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Kerrisdale Senior Citizens' Housing Project
Cl. 2: Fire By-law Progress Report on Upgrading Hotels
Cl. 3: Progress Report - Enforcement of Lodging House By-law
Cl. 4: Progress Report - Selected Park Development Works
Cl. 5: Dogs
Cl. 6: Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront
Cl. 7: Proposed Noise By-law
Cl. 8: Public Smoking in Food Stores

The Council took action as follows:

Clauses 1 to 6 and 8

MOVED by Ald. Harcourt,
THAT Clauses 1, 2, 3 and 4 be received for information and the recommendations of the Committee contained in Clauses 5, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Proposed Noise By-law (Clause 7)

MOVED by Ald. Harcourt,
THAT the following recommendations of the Committee contained in this Clause be approved after amendment to recommendation (a) as follow

"That the Director of Legal Services investigate:

(a) whether the proposed Noise Control By-law could be worded so as to permit the City Engineer to implement a staging process to allow present City equipment to be converted or replaced with equipment having noise control devices, and to report back on the exclusion of certain equipment;

(b) if a Charter Amendment would be required to give police officers the authority to ticket persons violating the provisions of the proposed Noise Control By-law."

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, August 28, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Heritage Designation Legislation
Cl. 2: Application for Extension of Lease from Canron Ltd., Western Bridge Division - Area 5, False Creek
Cl. 3: Planning Matters - Locarno & Jericho Park Area

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Planning Matters - Locarno & Jericho Park Area (Clause 3)

Council noted a letter from the Park Board dated September 10, 1975, which contained the following resolution:

"That the Board remind City Council that it has no authority to dispose of park sites such as those in Block 130 without the consent of the Park Board, and further, the Board requests City Council to defer consideration of the Committee's report pending a joint meeting with City Council's Planning Committee and Park Board representatives."

MOVED by Ald. Boyce,
THAT recommendations A(i) to (iv) of the Committee contained in this Clause, amended as follows, be referred to the Standing Committee on Planning and Development to discuss with the community and the Park Board, discussion to include multiple housing alternatives

"A. That Alternative A, including the following, be proceeded with:

(i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board;

(ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;

(iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer."

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

(Underlining indicates amendment)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, August 28, 1975 (continued)

Planning Matters - Locarno & Jericho Park Area (Clause 3) (continued)

MOVED by Ald. Bowers,
THAT amended recommendations A(i), (ii) and (iii) as quoted above be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Sweeney,
THAT the communication from the Park Board dated September 10, 1975, be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Community Services, August 28, 1975

The Council considered this report which contains three Clauses idenfified as follows:

Cl. 1: Hours of Operation of Neighbourhood Pubs
Cl. 2: Night Time Emergency Shelter for Persons with Emotional Problems
Cl. 3: Chimo Terrace - Wall Street Park Proposal

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Housing and Environment, September 4, 1975

Rent Control Policies (Clause 1)

In considering this Clause, Council also had before it for consideration a memo dated September 10, 1975, from Alderman Harcourt, Chairman of the Standing Committee on Housing and Environment on rent control policies which contained the following recommendations:

"A. That rent control policies developed by the Rent Review Commission be administered on a municipal basis.

B. That flexibility, discretion and an appeal process be built into these rent control policies."

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
September 4, 1975 (continued)

Rent Control Policies
(Clause 1) (continued)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that recommendations A and B contained in his memo be amended to read as follows and a recommendation C be added:

"A. That the entire rental accommodation grievance process be administered on a municipal basis;

B. That flexibility, discretion and an appeal process be built into these rent control processes;

C. That lodging houses and hotels be included in the Landlord and Tenant Act."

(Underlining indicates amendment)

MOVED by Ald. Harcourt,
THAT the foregoing recommendations, as amended, be approved.

- CARRIED UNANIMOUSLY

VI. U.N. Conference

Alderman Kennedy, Chairman of the Special Committee re U.N. Conference, submitted the following report under dated of September 9, 1975:

"Special Committee of Council re UN Conference RECOMMENDS:

THAT subject to the expected commitment from the Federal Department of External Affairs to guarantee the City the sum of $50,000 towards its billboard program obligation if the Habitat Conference should be cancelled, and

WHEREAS the purchase of over half of the billboards involved in the program has been pledged by the business community, and

WHEREAS a combination of Civic program budget for advertising, Host Secretariat Public Affairs budget and Seaboard Advertising will jointly guarantee the purchase of the balance of any unsold billboards involved in the program area,

the Chairman of the UN Committee and the Director of Finance be empowered to contract with Seaboard Advertising for the purchase of every billboard (some 300 in all) in the area west of Commercial and north of King Edward, in the amount of $50,000;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

U.N. Conference
(continued)

FURTHER, that every effort be made to continue to involve a wide segment of the Vancouver community in this program through the purchase of these billboards, and that the Coordinator of the Civic UN Program immediately initiate the area-wide art competition in order to produce the Habitat-themed art to be used on the said billboards."

MOVED by Ald. Harcourt,
THAT the recommendations of the Special Committee contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW (Rate Increase)

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S 49th Avenue between Cambie & Ontario Streets)

AMENDED SEE PAGE 91

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes North 10 feet of Lots 14, 15, 16 and 17, Block 328, D.L. 526, Plan 590

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

North 10 feet of Lots 14, 15, 16 and 17 of Block 328, District Lot 526, according to Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes West 8' of Lot 2, Blocks 4 to 8, S½, D.L. 650, Plan 1755

MOVED by Ald. Bird,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 8 feet of Lot 2 except the East 7 feet now road, Blocks 4 to 8, South Half, District Lot 650, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated July 16, 1975, and marginally numbered LF 7374, a print of which is attached hereto, Plan No. 1755;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. (a) Cancellation of Canadian Urban Demonstration Program (CUDP)

(b) Public Hearings in respect of Rezonings in Residential Areas

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the following Notices of Motion submitted by Alderman Volrich at the Council meeting on August 26, 1975, be deferred to the next meeting of Council:

(a) Cancellation of Canadian Urban Demonstration Program (CUDP)

MOVED by Ald. Volrich,
THAT WHEREAS

(a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;

(b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance and which would be of lasting benefit to the citizens of Vancouver;

(c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;

(d) The City and Provincial Governments, and a great many individuals, officials and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

(e) It is considered incredible by the Council of the City of Vancouver that such a Program should be discontinued abruptly by the Federal Government, while at the same time the Federal Government, among other comparisons, provides 285 millions of dollars in funds in this fiscal year to continue with such questionable programs as LIP;

THEREFORE BE IT RESOLVED THAT, in the light of the discontinuance of the C.U.D.P. Program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least $3 million to the City of Vancouver in consideration of the City sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. Program and the U.N. Conference.

(Deferred)

(b) Public Hearings in Respect of Rezonings in Residential Areas

MOVED by Ald. Volrich,
THAT WHEREAS

(a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;

(b) Present procedures for notices of Public Hearings to affected residents are at time inadequate;

cont'd....

MOTIONS (cont'd)

Public Hearings in Respect of Rezonings in Residential Areas (continued)

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

(1) That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;

(2) That such notices shall also be given to known community organizations which are active or interested in the general area;

(3) That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;

(4) That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;

(5) That in appropriate situations, the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing;

(6) Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

(Deferred)

2. Transient Housing

At the Council meeting on August 26, 1975, the following Notice of Motion was submitted by Alderman Kennedy and seconded by Alderman Sweeney:

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;

AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them.

- CARRIED

(Alderman Marzari opposed)

NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Rankin, were recognized by the Chair:

1. Demolition Development Permits

MOVED by Ald. Rankin,
THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

(a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;

(b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;

(c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits.

(Notice)

2. Demolition of Lorne Apartments
1150 Nelson Street

MOVED by Ald. Rankin,
THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975.

(Notice)

- - - - -

The Council adjourned at approximately 6:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of September 16, 1975, adopted as amended on September 23, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of the Lane East of Alma Street, between 7th Avenue and the Lane South of 7th Avenue - adjacent to Lots A-C, Block 43, D.L. 540, Plan 5188

The City Engineer reports as follows:

"An application has been received to purchase the 12 foot lane east of Alma Street between 7th Avenue and the lane south of 7th Avenue. The applicant, who owns land on the west side of the lane to be closed, wishes to consolidate his land and the lane into one parcel. The applicant is prepared to dedicate the south 10 feet of the consolidated site for lane purposes and the west 7 feet of his property for the widening of Alma Street. This would make the lane east of Alma Street surplus to the City's highway requirements. The area of lane and road to be dedicated is approximately 650 square feet greater than the area of lane to be closed.

I RECOMMEND that all the lane dedicated by the deposit of Plan 5188 be closed, stopped up and conveyed to the owner abutting the west side of the lane subject to the following conditions:

a. The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane with the abutting lands and dedicate the required 7 foot widening strip for road purposes and dedicate the required 10 foot strip for lane purposes.

b. The applicant to pay for the removal or relocation of all utilities and any necessary street work to affect the closure of the lane. The estimated cost of this work is $7,500.

c. The applicant to provide the necessary easement to give access to the rear of the W ½ of Lot 3 on the east side of the lane to be closed.

d. Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of portion of the lane south of 28th Avenue west of Knight St. abutting Lot 26 and 27, Blk. 17, D.L's. 391 & 392, Plan 2534

The City Engineer reports as follows:

"Application has been received from the owners of Lots 26 and 27, Block 17, D.L. 391 and 392, Plan 2534 to lease the lane at the rear of these lots for access to their carports. This portion of lane is not open and extends westerly from Knight Street for only the width of one lot.

I RECOMMEND that the south 10 feet, except the east 7 feet of Lot 26 and the north 10 feet, except the east 7 feet of Lot 27, both of Block 17, D.L's. 391 and 392, Plan 2534 be closed, stopped up and leased to the abutting owners subject to the following conditions:

(a) The term of the lease to be 10 years with a 6 month notice of cancellation, if required, for municipal purposes.

(b) The rental to be a nominal $10 for the term.

(c) The lease area to be used to provide ingress and egress to the existing carports.

(d) Agreements satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 56-75-3 - Asphalt-Liquid and Paving

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on August 18, 1975 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Only Imperial Oil complied with the condition of 'Prices to be firm for a twelve month period'.

Three bids were received and based on a total estimated quantity for a one year period the tendered prices are as follows:

	Item	Shell Canada *	Imperial Oil	Standard Oil
1.	MC grades	$ 59,360	$ 61,200	No Bid
2.	RS-1,RS-2K & SS-1 Emulsions	No Bid	No Bid	$ 49,590
3.	85/100 Grade	$318,870	$331,020	No Bid

* Shell's total prices are based on their August 15, 1975 customer list price.

Item 1 - MC Grades

Shell Canada offered the low bid of $0.316/gal ., however, this price was not firm and as of August 15, 1975, their price had increased to $0.371/gal. Comparing this price with the firm price of $0.3825/gal. offered by Imperial Oil Ltd., there is a difference of $0.0115/gal. or $1,840 per year.

Item 3 - 85/100 Asphalt

Shell Canada offered the low bid of $59.73/ton, however, this price was not firm and as of August 15, 1975 their price had increased to $70.86/ton. Comparing this price with the firm price of $73.56/ton offered by Imperial Oil Ltd., there is a difference of $2.70/ton or $12,150 per year.

The tender required that firm prices be submitted and since petroleum based products are subject to unpredictable price increases, it is believed that it is to the City's advantage to accept the firm bids offered by Imperial Oil Ltd.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Imperial Oil Enterprises Ltd

Item 1 - MC Grades

The firm bid at a total estimated cost of $61,200.

Item 3 - 85/100 Grades

The firm bid at a total estimated cost of $331,000.

Standard Oil Co. of British Columbia

Item 2 - RS-1, RS-2K & SS-1 Emulsions

The only bid received at a total estimated cost of $49,590.

The 5% Provincial S.S. Tax is in addition to all prices shown in the report and tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Advance Work on Local Improvement Project, Lane Lighting, Lane East of Granville Street, North of Broadway

The City Manager submits the following report of the City Engineer:

"Included in the Schedule of Local Improvement Projects, which were given first and second step approval on August 12, 1975, was a Lane Lighting Project for Lane East of Granville Street, 7th Avenue to Broadway. These projects will come before a Court of Revision on October 23rd and subsequently before Council for approval.

An urgent request has been received from the Royal Bank of Canada at Broadway and Granville for lane lighting to be installed in the Lane East of Granville Street between Broadway and the Lane North of Broadway. In making the request a bank representative points out that members of their staff have been molested in this area while walking to the Bank parking lot in this block. The Bank is prepared to pay for these two lights if the larger project does not proceed. The estimated cost is $300.

So that the two lights in this section of the project can be installed immediately:

I RECOMMEND that Council authorize the installation of these two lights and designate them to form part of the cost of the anticipated local improvement."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION AND CONSIDERATION:

5. Underground Wiring Progress Report

The City Manager submits the following report of the City Engineer:

"The purpose of this report is to inform City Council of the progress of projects to 'underground' utility aerial lines, to describe the problems that are delaying work on the programs advanced to City Council in 1972 and 1973, and to request Council's direction on one project (16th Avenue from Camosun to Blanca).

A. Background

On February 22, 1972, Council approved in principle a $3 million to $6 million program of underground wiring through the Provincial Government's Power and Telephone Line Beautification Fund Act. The Act established a $10 million fund and committed the Province to bearing one third of the cost of undergrounding existing power and telephone lines, where the public utilities and the Municipalities each agree to pay one third. Council also established the principle of 'priority streets' (scenic routes and major streets).

A further report to Council approved on August 15, 1972, set up guidelines for Underground Wiring Local Improvement Projects. Such projects were to include the costs of undergrounding not only the lines on the streets but also the service connections on the abutting properties.

Funds for the City's share of the cost of the program have been provided as follows:

Surplus from Champlain Heights Underground Wiring	$ 41,000
1972 Supplementary Capital Budget	501,000
1973 Supplementary Capital Budget	430,000
1972 False Creek Development Funds	50,000
TOTAL	$1,022,000

Owing to the delays discussed in Section C of this report, no Supplementary Capital Funds were requested for 1974 and 1975.

Cont'd . . .

Clause 5 Cont'd

B. Progress to Date

Appendix I shows the present status of 15 projects which have been proposed in previous reports to City Council and which have either been undertaken or are still under consideration. Not listed is 1st Avenue between Nanaimo and Boundary, which was advanced as a Local Improvement on the Initiative Principle but defeated and not proceeded with.

These projects have been chosen either because they are in beautification areas, on major streets, or where requests have been received.

Of these projects, three are now completed and a further four are expected to be completed by the end of 1975. Based on the estimates, the cost of these seven projects will be shared as follows:

Province of B.C.	$ 686,445
Utilities	686,445
Property Owners	139,075
City	589,650*
TOTAL COST	$2,101,615

*The City's share includes nonshareable costs for undergrounding plant owned by the City, which makes the City and Property Owner's share greater than one third of the total cost.

This represents removal of 3.7 miles of pole lines, at an average total cost of approximately $108 per foot of street.

In addition to the seven projects covered by the above costs, the Stanley Park and 16th Avenue projects are the remaining two items which have been approved by Council but not yet commenced. These are discussed in Sections E and F of this report.

Status of City funds is as follows:

Total funds approved	$1,022,000
Estimated City share of projects completed or under way	589,650
Balance of City funds approved	$ 432,350
Less provision for Stanley Park	170,000
Balance available for 16th Avenue Project	$ 262,350

C. Factors Delaying Projects

Three problems have hindered the progress of the program. They are:

(1) Utility Company staff limitations. The number of projects undertaken by the Utilities is limited by the number of trained engineering and underground cable staff available to B.C. Hydro and B.C. Telephone Company. B.C. Hydro has had difficulty recruiting and training suitable staff, and at present can only handle a limited number of projects each year without delaying more essential work. It is, however, anticipated that the program proposed in the 1976-80 Five Year Plan could be accomplished.

(2) Utility policy not to share connection costs. As a matter of policy, B.C. Hydro refuses to share in the cost of placing underground service ducts on private property, or to share in the cost of necessary wiring alterations in buildings. B.C. Telephone Company also refuses to share in the cost of trenching for service ducts and cables on private property. As the Province will share only in costs agreed to by the Utilities, it will not contribute towards these service connection costs. Consequently the full cost of the connection ducts and internal wiring changes must be borne by the property owners and the City. This is a serious obstacle to the undergrounding program.

Cont'd . . .

Clause 5 Cont'd

It should be noted that, in the case of Water Street, B.C. Hydro made an exception to its policy and agreed to share in all connection and wiring alterations costs. However, B.C. Hydro officials point out that this was only done because it was justified on engineering considerations for improving the Authority's distribution system.

Discussions to persuade B.C. Hydro and B.C. Telephone Company officials to change their policy with regard to these costs for other projects have not been successful.

(3) Lack of authority to work on private property. At present the City has no power to require owners to allow undergrounding of their services. The Utility Companies are reluctant to proceed with undergrounding projects without assurance that all services connections will be undergrounded so that the poles and overhead wiring can all be removed.

A resolution was passed by the Union of B.C. Municipalities in 1973, requesting the Provincial Government to amend the Act to provide legal authority for a Municipality to enter private property to carry out undergrounding of service connections. No action was taken by the Government on that resolution. On June 17, 1975, Council agreed to resubmit the resolution to U.B.C.M. this year. This year's submission also includes provision that Utility Companies be obliged to share in the costs of work on private property.

If this amendment to the Act is not approved, the Council may wish to seek these powers by Charter amendment. Without these powers, either consent of all owners to receive underground services must be obtained, or some temporary means must be found, agreeable to the Utilities, to serve properties where access to install underground service equipment on private property is denied.

D. Proposed Undergrounding Capital Program.

The proposed Five Year Plan (1976-80) includes $850,000 for the City's share of the Undergrounding projects. Based on the present guidelines for cost sharing, it is estimated that this will provide sufficient City funds for approximately $3 million of undergrounding. Such a program would underground utility wires on from three to five miles of street and is considered an extremely limited program, considering that there are over 300 miles of pole lines on streets in the City.

E. Projects in Planning Stage (the item numbers refer to those shown on Appendix I)

It is proposed to advance the following projects which are listed on Appendix I when plans and estimates are prepared, subject to the funds being available to meet the City's share, and subject to service connection difficulties being overcome.

Based on the present guidelines for cost sharing, the City's share of these items would use up approximately one half of the $850,000 proposed in the next Five Year Plan (Funds for the Stanley Park Project are already available).

(9) Stanley Park, Coal Harbour to Brockton Point.

This project was requested by Parks Board and approved by Council on September 3, 1972. (Not a Local Improvement. A number of service connections are involved including cables to marine service stations. B.C. Hydro recently provided a preliminary estimate of $450,000 (Municipal share of $150,000) and indicated that a preliminary technical study has been completed. Total City cost, including B.C. Telephone and City work is estimated at $170,000.

(10) Hastings St., Burrard to Thurlow.

This project is requested by British Pacific Building Ltd., who are building Oceanic Plaza. This will be a Local Improvement. As most of the property on both sides of this block of Hastings Street belongs to the one owner and as only one or two service connections are involved, the project should proceed without undue difficulty. Estimates have been requested from the B.C. Hydro and B.C. Telephone Company.

Cont'd

Clause 5 Cont'd

(11) Beach and Morton Avenues, Stanley Park to Denman Street.

A number of property owners have requested that this be put forward as a Local Improvement. It is along a scenic route, which leads to Stanley Park. There are several service connections. Estimates have been requested.

(12) Burrard St., Helmcken to Beach.

No service connections. Estimates have been requested.

(13) 41st Avenue, Granville and Montgomery.

No service connections. Estimates have been requested.

(14) Beatty St., Pender to Smithe.

This is a major street connecting major access streets to Gastown and Chinatown. Many service connections are involved. Estimates have been requested.

(15) Northwest Point Grey Area.

Requests for undergrounding in this area have been received over the past 15 years. The Northwest Point Grey Ratepayers Association are actively promoting this project. Few of the streets involved qualify as priority streets under the guidelines approved by Council on August 15, 1972 and therefore, under existing criteria, most of the owners would be assessed a large proportion of the Municipal third of the cost, plus their full connection costs. There are many service connections on this project.

Where there are many service connections on a project, the difficulties of sharing costs and obtaining authority to work on private property, which are described in Section C of this report, will have to be overcome before such projects can proceed successfully.

F. Delay in Undergrounding Lines on 16th Avenue, Camosun to Blanca.

This project was advanced as a Local Improvement on the Initiative Principle and approved for construction on November 9, 1972. Fifty of the 117 abutting owners objected to the project. At that time, the B.C. Hydro preliminary estimate was $466,046. Since that time B.C. Hydro have made further engineering studies and have now stated that the cost will be at least $900,000.

When the project was advanced in 1972, the University Endowment Lands agreed to bear their share of the Municipal Share, proportionate to the University Endowment Lands abutting 16th Avenue. The U.E.L. has now withdrawn that commitment because the Provincial Government who control the budget, state they are already contributing one third of the costs under the Act.

For these reasons, the City's share for this project would increase from $95,454 to at least $287,400. Funds are not fully available (at least $25,000 deficient) in the Undergrounding account. Under the circumstances, Council may wish to (1) defer the project to 1976, or (2) not proceed with project.

G. Possible Revision of Guidelines.

In the report approved by Council on August 15, 1972, the principle was established that for priority streets (scenic routes and major streets) the property owners' line rate would be set at 50% of the municipal third (i.e. one sixth) of the cost of undergrounding lines on a "typical or average" street. On June 11, 1974, Council approved the same formula for setting connection rates.

One method of increasing the mileage of undergrounding accomplished, per dollar of Capital Funds expended, would be to increase the percentage used to calculate property owners' rates from 50% to some higher figure. For example, doubling the rates for those projects on priority streets proposed in Appendix I for the first part of the next Five Year Plan would reduce the extimated City's share by approximately $147,000. On this basis the program could be increased by approximately one third.

Cont'd . . .

Clause 5 Cont'd

The effect of increasing the property owner's share of these projects however, will be to increase the probability that the Local Improvement Projects may be defeated and the program of undergrounding under the Power and Telephone Line Beautification Act may be virtually stopped. I believe that a more effective means of maintaining the miles of lines undergrounded, would be to select projects where the costs are lower, thereby reducing the amount of City's share funds required. Accordingly, it is recommended that the present method of calculating the property owner's rates be retained.

H. Summary

Seven undergrounding projects will be completed by the end of 1975, removing pole lines on approximately 3.7 miles of streets at total cost of approximately $2.1 million, of which the City's share amounted to approximately $590,000. Present funds are sufficient to provide City's share of the Stanley Park Project which will commence in late 1975 or early 1976. There are not sufficient funds to proceed with the 16th Avenue project.

If the next Five Year Plan is approved, which provides for $850,000 to meet the City's share of costs, I estimate that the utility lines can be removed from an additional three to five miles of streets at an estimated cost of $3 million.

It is recommended that the present method for calculation of property owners' rates be retained at the present time.

The 1976 program would include the remaining projects listed on Appendix I which have no service connection problems.

It will not be possible to maintain the program at the proposed rate in subsequent years unless the right is obtained to do work on private property, and the Utility Companies are compelled to share the cost of service connections, as requested in the resolution proposed to the U.B.C.M., which Council approved on June 17, 1975.

I submit for COUNCIL'S CONSIDERATION the question of proceeding with the project to underground the transmission lines of 16th Avenue from Camosun to Blanca for which the estimated City's share of the costs will be increased from $95,454 to at least $287,000 based on the revised estimate from the B.C. Hydro and the University Endowment Lands' withdrawal of their earlier commitment to pay their portion of the Municipal Share.

i. If Council wishes to proceed I recommend that the project be deferred until 1976, because it is estimated that, there is a deficiency of at least $25,000 in the present Underground Wiring Funds, and further funding will not be available until and unless the 1976 Capital Budget is approved.

ii. If Council decides not to proceed, I recommend that this Local Improvement Project, referred to as Item 5 of Court of Revision No. 415 A (Nov. 9, 1972), be cancelled, that the unexpended balance of the City's share of the appropriation amounting to approximately $95,174 be returned to Account No. 250/7901 'Underground Wiring - Unappropriated'."

The City Manager submits the matter to Council for INFORMATION AND CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 12

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Group Trailer Parking

The following report has been received from the Medical Health Officer:

"An application was received by the Health Department on August 7, 1975, from the Northwest International Horse Show, for the parking of a group of ten (10) or more trailers at the Pacific National Exhibition on September 23 - 27, 1975.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3.2 which reads as follows:

'The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units, but shall be limited to groups comprising ten (10) or more such units.'

Sanitary arrangements will be to the satisfaction of the Medical Health Officer."

The City Manager RECOMMENDS that the application of the Northwest International Horse Show for parking for a group of trailers be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Provincial Water Lease - Jericho Tennis Club

The Director of Planning reports as follows:

"On June 19, 1975, a letter was received from the British Columbia Lands Branch of Department of Lands, Forest and Water Resources, dealing with the application of the Jericho Tennis Club for the renewal of their water lease.

The City was asked to comment as to whether in fact the granting of the lease was in conflict with the planning goals of the City of Vancouver. The Jericho Tennis Club has been contacted and they have responded as to the use in operation of the water lease (Appendix I).

It is, therefore, recommended that the City pose no objections to the extension of the Jericho Tennis Club's water lease."

The City Manager RECOMMENDS that the report of the Director of Planning be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 13

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Sites C & D Strathcona Area - SPOTA and Shon Yee Association

The following report has been received from the Director of Finance:

"The following letter dated July 10, 1975, addressed to the Mayor and members of City Council, from SPOTA, was referred to in Council July 22, 1975, by Alderman Harcourt and was referred to the Director of Finance for a report back to Council.

> 'In February 1974, Vancouver City Council asked Strathcona Property Owners' and Tenants' Association and Shon Yee Association to develop that land in the Strathcona area known as Site C & D.
>
> Accordingly SPOTA and Shon Yee prepared plans, which were submitted to the city for a development permit in October 1974.
>
> The City encountered legal problems with the site on October 29, 1974. Nevertheless, you and Mr. Pickstone, Deputy Director of Planning, very explicitly asked SPOTA to proceed with the development permit process with Zoning Department and the Design Panel. We did so.
>
> As you are aware, the design process for this site has been complicated. Over one year's work has been done planning this development, and our consultants' costs have accumulated considerably; approximately $12,500 for SPOTA and $12,500 for Shon Yee.
>
> In separate and joint discussions with yourself and Mr. Pickstone, you have stated that under the circumstances the city has a responsibility to provide interim financing of these costs until the legal issue of the site is resolved. At that time the project itself can assume over-all funding of costs from senior government sources.
>
> SPOTA requires confirmation that the city is prepared to assume such interim financing of Site C & D until the legal issue is resolved. SPOTA is prepared to meet with you and members of the Housing Committee to discuss the requirements of interim financing in detail.'

The original Council action referred to in the opening paragraph of the above letter was Council approval in February 1974 of two clauses in the minutes of the Standing Committee on Community Development, January 17, 1974, as follows:

> 'RECOMMENDS, That Council
>
> a. agree to make available part of Sites C & D, Strathcona, for the development of family housing by SPOTA, subject to agreement on boundary, method of tenure, price and form of development, and
>
> b. agree to make available the balance of the site for a personal care home and senior citizens' housing to the Shon Yee Society subject to agreement on boundary, method of tenure, price and form of development.'

Cont'd . . .

Clause #1 continued:

As far as I am aware, there has been no Council action explicitly asking SPOTA to proceed with the development permit process and the expenditure of significant funds on design. This problem of delay between the start of the design process and final construction wherein the design costs can be financed is common with many organizations producing housing in the City of Vancouver.

If City Council did agree to provide interim financing to the SPOTA and Shon Yee organizations for their consultants' costs, architects' fees, etc., then it opens up some serious problems. There is no source of funds available inasmuch as the Housing Fund, which could be a source, has so many demands on it that it cannot possibly meet those demands. In the case of sites C and D, we do not know whether the development will ever be able to proceed because our title is being attacked and until resolution of this in the courts we just do not know what the position is. The precedent that would be established by providing interim financing to these organizations would open us up to claims for interim financing for development costs from innumerable organizations that experience delay for one reason or another in getting their projects underway. There is the significant problem of checking the claims of the organizations to make sure that the claims are legitimate development costs for the sites.

When the voters approve the 1976-80 Five Year Plan this fall, it would be possible to appropriate a portion of the $3 million section of the Housing $10 million for the specific purposes of providing interim financing for development costs for such organizations but I would not recommend it.

The Property and Insurance Office informs me that no negotiations have taken place with SPOTA and Shon Yee regarding method of tenure and price as the two organizations have not provided the Property and Insurance Office with the necessary information to commence negotiations.

I therefore Recommend

that Council not provide interim financing to SPOTA and Shon Yee Association for their development costs related to the potential development of this site."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

2. Neighbourhood Improvement Program:
Kitsilano - Appropriation of Funds

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Kitsilano Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Program. The Kitsilano Concept Plan allocated approximately $234,000 to Daycare Facilities.

On June 25, 1975 the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office, received an application from the Kitsilano Area Childcare Society for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The Kitsilano Childcare Society has a lease for two City owned lots on the north side of Sixth Avenue, west of Maple, which expires March 11, 1976. These two lots (lots 13 & 14, Block 265, D.L. 526) are among those reserved for the Burrard/Arbutus Connector. Now that the Burrard/Arbutus Connector has been defeated, one proposed alternate use for this property and adjacent property, is for a park site. Since a park will not likely be constructed on the site for approximately five years, it is therefore recommended that the lease on lots 13 & 14 to the Kitsilano Childcare Society be extended for an additional two years until March 11, 1978.

The proposal put forward by the Society is to assemble a portable building on the site that will provide daycare service for 20 children, three to five years old. The total amount requested includes the building, site preparation and interior furnishings (Appendix A).

Cont'd . . .

Clause #2 continued:

It should be noted that part two of the submitted proposal requests funds for outdoor equipment to come from the Open Space funds. This request was deferred by the Kitsilano Planning Committee pending a more detailed examination.

As noted in Appendix A, the Kitsilano Childcare Society has been in contact with Marolin Dahl of the Department of Human Resources and now have written confirmation that the Department of Human Resources will subsidize low-income parents who require daycare services. The Planning Department has also been in touch with the Minister of Human Resources, Mr. Norman Levi, regarding a possible capital grant of $20,000 (twenty-thousand dollars). In a letter dated July 3, 1975, Mr. Levi stated that he will consider this request.

Acting within the terms of reference established by City Council, the Kitsilano Planning Committee and local Area Planner reviewed the proposal and recommended approval of the application; Central Mortgage & Housing Corporation has also agreed with the request.

It is, therefore, RECOMMENDED that:

1. City Council approve the expenditure of up to $59,300.00 (fifty-nine thousand and three hundred dollars) ($14,825 City; $14,825 Province; $29,650 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of purchasing and furnishing a portable daycare centre for the Kitsilano Childcare Society. (NOTE: This amount would be reduced to $39,300 if the Provincial Government is forthcoming with its Capital Grant).

2. City Council approve the extention of the lease on Lots 13 & 14, Block 265, D.L. 526 to the Kitsilano Childcare Society for an additional two years until March 11, 1978."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Strata Title Application - Conversion
2301 - 03 - 05 - 07 West 3rd Avenue
Lot B (See 4226 4-L), Block 222, D.L. 526,
Plan 1076 - 63' x 100'
RM-3A Multiple Dwelling District (Medium Density)
Applicants: Mr. & Mrs. Carr, McIntyre, Pollock and Larter

The Director of Planning reports as follows:

"An application has been received from the above noted 'tenants in common' to convert two wood-frame semi-detached two-family dwellings, erected in 1942, from a limited company to a Strata Title ownership.

N.B. See Appendix 'A' for site plan.

The applicants, in their prospectus, state that each tenant has an undivided one-quarter interest in the property, which was purchased by the four parties in November, 1974, and this property cannot therefore be classified as 'rental accommodation'. (Copy of prospectus available for inspection at the City Clerk's office).

Special approval is not required, at present, to convert a building from 'rental' to 'co-operative'. However, a proposed conversion from a 'co-operative' to strata lots can be approved or refused by City Council under the provisions of Section 5(1) of the Strata Titles Act which applies to "a previously occupied building".

N.B. See Appendix 'B' for Section #5 of the Strata Titles Act (1974).

Cont'd . . .

Clause #3 continued:

The City Building Inspector reports the following results of inspections carried out to these two buildings on July 16th and 17th, 1975:

Building

Fire separation in the attic between units consists of a single layer of 3/4" shiplap. Fire separation between basement ceiling and floor above consists of one (1) layer of $1\frac{1}{2}$" wood fire stopping. The floor in the basement kitchen of (2301) is very springy and possibly requires repair. Structural alterations are being done on main floor of Unit (2307) without required permits.

Recommend:

1. 3/4 hour fire separation be provided in the attic space between each unit.

2. An additional layer of $1\frac{1}{2}$" fire stopping be provided in the floor space between each unit.

3. The basement floor in Unit (2301) be repaired to satisfaction of the District Building Inspector.

4. Owner to apply for Building Permit to alter Unit (2307).

Plumbing

2301 West 3rd Avenue

Basement: The water closet, wash basin, bath tub and sink do not appear to be properly installed or vented, and these fixtures have been connected with plastic piping, a material not approved for use in this type of building. A Plumbing Permit is required for this work.

Electrical

The electrical works in the above building appear to comply with Electrical By-Law No. 3417.'

Further to the condition of the buildings, the following declaration has been received from Charles Bowman, M.R.A.I.C. (Architect), for each two family dwelling:

> 'I made an inspection of the duplex on Monday, June 23, 1975, and found the building in an excellent state of repair . The maintenance and renovating of this structure, its fixtures and finish, surpass the quality control requirements of the Central Mortgage and Housing Corporation as contained in Section Nine (Residential Standards) of the National Building Code of Canada.'

Since the existing buildings have been purchased by the present occupants, each having an undivided $\frac{1}{4}$ interest in the property, the Director of Planning with the concurrence of the Director of Permits and Licenses, RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

Clause #3 continued:

> That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until these buildings substantially comply with the applicable City by-laws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish five residential buildings on the northside of West Third Avenue, between Cypress Avenue and Burrard Street (1800 block). Four of the buildings are single-family dwellings and one is a conversion containing three dwelling units. The owner has stated that he intends to construct an apartment condominium upon the site under the proposed new apartment zoning for Kitsilano.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975 states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owner, middle-income tenants generally are able to find alternate accomodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long-term families, senior citizens, and those earning less than $3000 per year.

In accordance with this policy, the owner of the site, Mr. Francis Yip, was contacted by the Planning Department. Mr. Yip was aware of this policy, and on August 19, 1975, submitted a letter to the Area Planner for Kitsilano stating his actions with regard to implementing this policy. (See Appendix A)

Two of the single-family dwellings were owner-occupied. Another single-family dwelling was vacant when purchased in April 1975. The other single-family dwelling was rented to group of people. Mr. Yip states that he believes "there is only one person staying there now". The remaining resident is on welfare and therefore makes less than $3000 per year and accordingly should be offered relocation assistance. However, no rent has been paid on this building since February 1975 even though the landlord offered to reduce the rent from $250 to $180. Mr. Yip states that "I have exhausted all methods of negotiation with them". He further states that "I do not think that the occupants have any right to be staying in this house". Accordingly, has not made any attempt at relocating this tenant.

With respect to the conversion dwelling, one suite was vacant when purchased, another was owner occupied and the third contained a tenant whose income is less than $3000. The owner, offered two alternate accomodations in the east end of the City for this tenant at comparable rents. However, the tenant stated that he would prefer to remain in the Kitsilano area.

The area planner has discussed relocation with Mr. Yip upon numerous occasions and is convinced that he has made every reasonable effort to relocate those deserving of assistance.

It is, therefore, recommended the demolition permit be issued.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd

5. Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Director of Planning reports as follows:

"I. BACKGROUND

On 7 August 1975 the Public Hearing scheduled to deal with the proposed CD-1 rezoning for Downtown Eastside was adjourned.

Since there was some concern about the implications of the rezoning it was decided, following the adjourned public hearing, to meet with Planning and Development Committee, Vancouver City Planning Commission, and various other interested parties to discuss possible amendments to the bylaw to clarify some points and to ensure a more complete understanding of the objectives.

II. CHANGES

Following our meetings and discussions, several changes are proposed; the most important being:

a) residential, recreational, institution, park and open spaceand use required by a public authority, are permitted as outright uses, and

b) other presently established industrial uses are permitted as conditional uses with certain restrictions, and

c) a policy statement is attached to clarify the objectives, and

d) F.S.R. on Main and Hastings is increased to 5.0 from 3.0.

III. CD-1 BYLAW

The amended bylaw, incorporating the above proposed changes, is attached. (Appendix A); (Appendix B is the previous proposed bylaw).

It is, therefore, RECOMMENDED that:

1) The policy statement for the Downtown Eastside be adopted by City Council.

2) The recommended changes to the CD-1 By-law be put forward to Public Hearing by City Council."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

DELEGATION REQUESTS: Downtown Community Resource Board and Downtown Eastside Residents' Association

CONSIDERATION

6. Amendments to the Proposed CD-1 By-law for the Downtown Eastside

The Director of Social Planning REPORTS as follows:

There is a standing instruction from City Council that the Director of Social Planning report on the social implications of major rezoning proposals. Accordingly, the Social Planning Department has consulted with the Planning Department during the drafting of the Amendments to the proposed CD-1 Rezoning By-law for the Downtown Eastside and wishes to advise that it supports amendments recommended to Council.

Council has not endorsed a Local Area Planning program for this area of the City. A primary reason for amending the By-law at this time is to qualify the Downtown Eastside as a Neighbourhood Improvement Program area. Even if a NIP program is not approved by senior governments, the Social Planning Department feels that the adoption of these amendments would still benefit the Downtown Eastside. They are intended to protect the Downtown Eastside as a mixed-use but primarily residential area.

Cont'd . . .

Clause #6 continued:

There are three subject areas in which more information is needed in order to refine and strengthen City policies for the Downtown Eastside.

The subject areas are:

1. Population and Housing Characteristics
   - breakdown of population by income, employment, age, sex, ethnic background, family situation and incidence of social problems;
   - patterns of in and out migration caused by redevelopment pressures from within the area itself, and from surrounding areas such as Gastown and Downtown;

   This information would enable the City to identify needs for housing and for community amenities.

2. Industrial Requirements of the City and Employment Requirements of Downtown Eastside residents:
   - determination of over-all City need for light industrial development that may require land in the area
   - assessment of need to provide residents with opportunities for employment in their neighbourhood

   This information would enable the City to formulate a rational policy regarding industrial uses in this part of the City.

3. Existing By-law provisions
   - review of the effectiveness of the Maintenance and Occupancy By-law and the Rezoning By-law as measures to protect and improve existing housing and to encourage new housing for low-income people in the Downtown Eastside.

   Information on this subject would likely result in by-law improvements.

The Director of Social Planning is prepared to make Social Planning staff and funds available to acquire the above information in co-operation with the Planning Department, if City Council considers this an appropriate course of action.

The City Manager submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 13 & 14

A-5

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim of THOMAS McFARLANE

The Director of Legal Services reports as follows:

"On April 15, 1975 a police constable, having ordered the claimant to stop his vehicle because he believed the driver had run down a police dog and was attempting to leave the scene, tried to force the vehicle to stop. In doing so the window of the vehicle was broken and glass therefrom entered the claimant's eye, injuring him, and necessitating his absence from work.

It appeared from a subsequent investigation that the police dog was not hit or, if hit, was not injured. There is no evidence that the claimant knew or believed he injured the dog or that he was aware that he had been ordered to stop. In these circumstances it is the opinion of the Director of Legal Services that the claimant would establish liability if the matter were to proceed to trial.

A tentative settlement of $4,200.00 has been made with the claimant's counsel. The amount is reasonable in the circumstances.

The Director of Legal Services requests authorization to have a cheque issued in the amount of $4,200.00 payable to the claimant's solicitors, Derpak, White & Company, In Trust, to finalize settlement of this claim. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 11

FIRE AND TRAFFIC MATTERS

RECOMMENDATION:

1. Block 42/52 Parking Garage Charges

The City Manager submits the following report of the City Engineer:

"Under Section 16.08 of the Block 52 Parking Lease, the monthly rental for parking spaces shall be based on the prevailing rates being charged from time to time, in the downtown core of Vancouver as that term is defined under the said section. The present rates are, unreserved parking $35.00 per month and reserved parking $45.00 per month.

Since the prevailing rental rates being charged in the downtown core for unreserved and reserved parking have increased considerably since the last increase early in 1973, it is proposed to increase the unreserved parking to $40.00 per month and the reserved parking to $65.00 per month, such increases to become effective on October 1, 1975. The twenty-five dollar differential between unreserved and reserved parking compares to the average rate difference charged by the private parking lot industry in the downtown area.

The proposed new rates have been discussed with the Lessor, Pacific Centre Ltd, and agreement has been reached that increases are justifiable.

I RECOMMEND that:

(a) the monthly rental for unreserved parking in the Pacific Centre Garage be increased from $35.00 per month to $40.00 per month .

(b) the monthly rental for reserved parking in the Pacific Centre Garage be increased from $45.00 per month to $65.00 per month.

(c) the above increases to become effective on October 1, 1975."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:

2. Closure of 200 Block East Pender Street

The City Manager submits the following report of the City Engineer:

"In a letter dated August 14, 1975, Gordon Mark, Parade Co-ordinator of the Chinese Cultural Centre requests the closure of the 200 Block East Pender Street on Saturday, September 20, 1975. The closure will facilitate a Mid-Autumn Festival similar to last years event. The festival will include a parade, Chinese games, displays and novelties. These events will necessitate the street being closed to traffic from 7 a.m. to 10 p.m. (see attached)

The City of Vancouver has been asked to provide the required signing and barricading as well as any extra street cleaning, free of charge, for this event.

Last year, Council did approve an expenditure for related services and the cost this year is estimated to be $300.00 for the required signing, barricading and street cleaning.

Transit service will be affected by the closure, however, B.C. Hydro has agreed to re-route its buses. There are no objections from a traffic engineering standpoint and the Police Department will provide special attention for the event.

The Police Department will also issue permission and provide special attention for the parade which is planned for Saturday evening.

Accordingly, it is RECOMMENDED that the Chinese Cultural Centre's request for closure to vehicular traffic of Pender Street from Main Street to Gore Avenue be approved. The closure to be in effect from 7 a.m. to 10 p.m. on Saturday, September 20, 1975, and subject to the following conditions:

Cont'd

Clause 2 Cont'd

a) The applicant enter into a satisfactory agreement with the Director of Legal Services indemnifying the City against any claims arising from this event.

b) Unrestricted access to be provided for emergency vehicles.

c) That any licences required by the Department of Permits & Licences or the Health Department be obtained prior to the closure.

Furthermore, should Council in CONSIDERATION decide in favor of the applicants request for free services, it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations.

The Comptroller of Budgets advises that there are sufficient funds available in contingency reserve to provide for the cost of City Services."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

RECOMMENDATION:

3. Sidewalk Cafe

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidwalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

A further application has been received, as follows:-

(i) The Plumtree Club, 20 Blood Alley/Gastown, for a sidewalk cafe adjacent to their outlet in Blood Alley (see appendix).

The Liquor Administration Branch is agreeable to the extension of the alcoholic beverage permit for this cafe provided the applicant enters into a lease with the City, as in the case of previous applications.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 be set at $100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the proposed sidewalk cafe.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

a. the proposed sidewalk cafe at 20 Blood Alley be approved;

b. the rental for 1975 be $100. per month and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;

c. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;

d. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restaurateur's liquor permit to include the area of the sidewalk cafe."

The City Manager RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 15

FINANCE MATTERS

A-7

RECOMMENDATION

1. Submission from Vancouver Public Library Board Regarding the Greater Vancouver Library Federation.

The Director of Finance has submitted the following report:

"Council will have received a letter from the Chairman of the Vancouver Public Library Board regarding a Greater Vancouver Library Federation. The letter is quoted as follows:

'It is a privilege to present the Plan of Service for the Greater Vancouver Library Federation.

We have gained the support and approval of the Library Development Commission and the Provincial Secretary's Office. This Plan will result in greatly improved library service for the citizens of Vancouver and the member libraries at no additional direct costs to the taxpayers of Vancouver. We anticipate future grants will be based on the same formula as projected for the balance of 1975.

The funds come first to assist the further development of the Vancouver Public Library as a resource centre and also to reimburse the Vancouver Public Library system for services given to non-residents of the City within the Federation area.

The Vancouver Public Library Board would be pleased to meet with you to discuss this Plan at your earliest convenience.'

The letter and the accompanying material generally lack detail upon which Council could make a judgment as to the fiscal effect on the taxpayers of Vancouver of belonging to the Library Federation. A number of important questions are unanswered and Council may wish to receive considerably more detail, plus comments from officials, prior to meeting with the Vancouver Public Library Board as suggested by the Chairman in his concluding paragraph.

Some of the points that the Vancouver Public Library Board should produce considerable detail on are as follows:

1. What are the detailed cost implications for Vancouver taxpayers?

2. What are the specific commitments wanted from Vancouver Council regarding service level, capital expenditures, etc.?

3. What are the proposed growth characteristics of the Plan, throughout the Federation territory?

4. What are the cost distributions re point #3?

5. The material indicates certain service level standards to be arrived at by target dates. What are Vancouver's corresponding present service level statistics and what are the implied costs of meeting the proposed service levels?

6. Why does Vancouver have no more voting power than any other member?

7. The agreement and the bylaws need to be reviewed by our Director of Legal Services and the implications stated.

The above is submitted so that Council may CONSIDER whether it wishes the Library Board to answer the above points prior to a general meeting with Council on the subject."

Cont'd.../2...

Clause No.1 Continued.

The City Manager RECOMMENDS that Council obtain the additional information indicated above from the Vancouver Public Library Board prior to meeting with the Board.

2. Central and Oliver Hotels Multi-Use Centre - United Housing Foundation (UHF).

The following report has been received from the Director of Finance and the Director of Social Planning:

"As Council will be aware from previous reports, we have been attempting for some time to develop the Capital Financing for the bathing, dining and recreational facility in the Central and Oliver Hotels. A number of organizations, both private and governmental, have been approached. The cost of renovations was previously estimated at $485,000 and is now estimated at $531,000. CMHC has agreed to an addition of $141,000 to their basic mortgage, thereby reducing the need for funds to $390,000.

As Council will also be aware, the City and the Province have agreed to amortize the costs of these renovations as part of the operating costs of the facility. In effect, a loan of $390,000 is required which will be amortized over a period of ten years.

It has come to the point where the only two organizations who have funds available to loan to the UHF for the completion of the renovations for the bathing, dining and recreational facility in the Central and Oliver Hotels, are the City and the Province. The City has available in the 1971-75 Five Year Plans under the category of Health and Welfare Buildings an amount of $174,200, which is the remainder of the funds available in that category. The Province has agreed to loan the remainder of the funds, being $215,800. required for the renovations. This appears to be the only way to successfully complete the multi-use centre in the Central and Oliver Hotels in accordance with Council's direction and wishes.

It is therefore RECOMMENDED

1) THAT the City loan UHF $174,200, to be amortized over a ten year period (in effect, paid off by the City and the Province in their agreed cost sharing ratios towards the operating and capital amortization costs of the Centre, source to be 1971-75 Five Year Plan Health and Welfare Buildings category);
2) UHF now be responsible for the renovations and construction of the Multi-Use facility and upon completion of the work UHF will manage these facilities which are located in their building;

3) The Director of Social Planning will continue his supervisory responsibility on behalf of the City to ensure that the Social Services are developed in accordance with plans already approved by City Council."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Director of Social Planning.

3. South Burnaby Lawn Bowling Club - Central Park.

The Director of Legal Services reports as follows:

"The South Burnaby Lawn Bowling Club operates a bowling green and Clubhouse in Central Park under a license Agreement. This Agreement expired on the 28th of February, 1975 and the Club has requested renewal of the Agreement for a further three years. The Central Park Committee recommended that the lease be executed between the City of Vancouver, the Corporation of the District of Burnaby and the South Burnaby Lawn Bowling Club for three years from March 1st, 1975 for a rental fee of $1.00 per year. The City of Vancouver Board of Parks and Recreation by resolution adopted on August 18, 1975 has approved execution of the Agreement."

Cont'd../3..

Clause No. 3 Continued.

The City Manager RECOMMENDS that the Agreement satisfactory to the Director of Legal Services between the City of Vancouver, the Corporation of the District of Burnaby and the South Burnaby Lawn Bowling Club be executed on behalf of the City of Vancouver.

4. Van Dusen Botanical Display Garden - Staffing.

On August 12, 1975, Council approved a recommendation of the City Manager, that the staffing for the Van Dusen Botanical Gardens be reviewed by the Administrative Analyst. The staffing was presented in that report as follows:

SALARIES AND WAGES	FULL YEAR TOTAL
1 Curator (P.G. 27, Step 5)	$16,668
1 Clerk Steno (P.G. 17, Step 1)	10,627
1 Trades Foreman	16,161
5 Gardeners	70,772
5 Gardener Helpers	59,900
3 Labourers	34,320
Part-time Labourers (equal to 2 men full year)	22,880
1 Equipment Operator	12,532
2 Janitors	18,420
2 Watchmen	21,756
2 Concession Attendants	18,014
	$302,050
FRINGE BENEFITS	
$302,050 x 12%	36,246
Total	$338,296

The Administrative Analyst reports that after extensive discussions with the Park Board staff, it was considered desirable to reduce the permanent staff complement by three persons; reallocating these funds to part-time employees, contract services and equipment rental. Not only would this organization give a higher degree of operating flexibility during the formative period, but funds would be available for the provision of a motorized cart so that the Watchman-Janitors can patrol the grounds at night.

It is RECOMMENDED that the following permanent positions be established:

POSITION	PAY GRADE	1975 COSTS (4 MOS.)	1976 COSTS
Curator	27	$6,796	$21,746
Clerk-Typist II	9	3,185	10,174
Trades Foreman		4,439	18,859
Gardener II		4,270	18,149
Gardener I (4)		15,550	66,044
Gardener Helpers (5)		21,158	67,431
Labourer II		3,202	13,606
Labourer I (3)		9,418	40,033
Equipment Operator Premium			508
Janitor-Watchman (2)	13	7,347	23,493
Cashier-Attendant	6	2,952	9,421
Sub-Total		$78,317	$289,464

Cont'd.../4...

Clause No. 4 Continued.

PART-TIME STAFF

POSITION	PAY GRADE	1975 COSTS (4 MOS.)	1976 COSTS	HRS/WEEK
Watchman		$2,304	$ 9,789	30
Cashier-Attendant	6	2,329	7,432	30
Sub-Total		$4,633	$17,221	
Total Staff Costs*		$82,950	$306,685	
Contract Cleaning/ Equipment rental		$3,400	$10,200	
GRAND TOTAL		$86,350	$316,885	

* All Staff Costs at mid-step, including fringe benefits, without C.O.L.A.

RECOMMENDATION

The City Manager RECOMMENDS that the foregoing staff and operating costs be established for the Van Dusen Botanical Gardens; all positions to be classified by the Director of Personnel Services.

5. Public Notification Costs - Downtown Rezoning.

The Director of Finance reports as follows:

"On August 26th 'Council authorized the Director of Planning to expend up to $5,000 for display advertising in The Sun and The Province for the forthcoming Public Hearing on Downtown Rezoning; the Director of Finance to report on source of funds'.

I wish to report that the $5,000 can be provided from Contingency Reserve."

The City Manager RECOMMENDS that the $5,000 for the display advertising be provided from Contingency Reserve.

INFORMATION

6. Tender Awards.

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Cast Iron Waterworks Fittings, Valves, Hydrants.
Repairing & Retreading Pneumatic Tires.
Trucks.
Dump Truck Hoists.
Replacement of Scale Heads & Mechanism for Delta Disposal Site Truck Scales.
Portable Conveyor/Screening System.
Police Radio Dispatch Consoles.

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

Cont'd.../5....

7. Liabilities of Municipalities in British Columbia For Excess Charges from Private Hospitals.

The Director of Finance reports as follows:

"'History

For many years the Province of British Columbia has established the rate that would be paid to private hospitals for social allowance cases in those hospitals. During most of this period, the rate was accepted by the hospitals. About 1969 the private hospitals stated that the Provincial rate was insufficient and began billing the municipalities at a higher rate, which they stated reflected their cost position. The Province of British Columbia said that it would not reimburse the administrative agencies, in most cases the municipalities, above the Provincial rate. The municipalities therefore reduced the private hospitals' bills to the Provincial rate and paid the private hospitals at this lower rate.

The private hospitals then took their case through the courts to the Supreme Court of Canada and won the right to bill at their higher established rates. The Supreme Court stated that the private hospitals were to be reimbursed at reasonable cost and the municipalities were, by statute, responsible for paying the hospitals for social assistance cases. The liability therefore rested with the municipalities to pay the difference between the Provincial rate and the private hospitals' billed rates.'

As a result of the court action, the City paid the private hospitals $519,146.66 and subsequently (in the fall of 1974) billed the Province for this amount. The Department of Human Resources advised at that time that they were not authorized to reimburse the City and other municipalities for private hospital accounts resulting from the court action.

In April, 1975, a brief was presented by the various municipalities affected to the Minister of Human Resources recommending that the Province reimburse the municipalities and that these costs be included in the shareable welfare cost system of the Province and further that appropriate legislation be passed to control the rate structure of the private hospitals in the future.

The Social Assistance Act was amended on June 26, 1975, and the amendment was retroactive to May 27, 1974.

The amount of outstanding claims by private hospitals against the City subsequent to the payment of the $519,146.66 and up to May 27, 1974, is $247,935.24. These claims have now been paid by the City.

The Deputy Minister of the Department of Human Resources has advised that the Province will reimburse the full $247,935.24 for the latest claims and will reimburse the City $454,227.24 towards the original $519,146.66, leaving a balance of $64,919.42.

The Deputy Minister further advised that these payments totalling $702,662.48 ($247,935.24 + $454,227.24) are being made voluntarily by the Provincial Government.

The balance of $64,919.42 represents Court costs, legal fees and interest paid by the City as a result of the original Supreme Court judgment. The Province has stated they are not willing to pay these costs as they had incurred considerable legal costs of their own in this matter.

Cont'd.../6...

Clause No. 7 Continued.

The Director of Legal Services advises that the amount of $64,919.42 is a legal cost to the City of Vancouver and the Province is not required to reimburse the City.

The Director of Finance submits the foregoing report for the Information of Council and advises that $65,000 will be transferred from the Contingency Reserve to provide for the uncollectable legal costs."

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

8. Fire Department - Staffing.

On April 18, 1975, City Council approved the recommendation of the City Manager that a Clerk III position be established for a period of six (6) months, in the Fire Department, to alleviate the workload brought on by the preliminary Agreement with the Vancouver Firefighters' Union.

The Administrative Analyst has examined the workload in this office, and report as follows:

" A. The additional and continuous workload in the Payroll Section has increased significantly due to the more complex conditions in the final Agreement.

B. The Director of Finance will be investigating the salary payroll systems throughout the city early in 1976. This investigation should result in organizational and staff changes in all payroll sections.

C. The workload in the Quartermaster/Purchasing Section has also increased as a result of the new Union Agreement.

While a number of procedural changes are being instituted to reduce the workload, the additional staff should be extended until such time as the overall systems have been reorganized.

The estimated cost for continuation of this position for twelve (12) months is $1,900 in 1975, and $10,200 in 1976.

I recommend that the temporary Clerk III position in the Fire Department be extended for a 12-month period, commencing November 1, 1975.

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

The V.M.R.E.U. have received a copy of this report."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Administrative Analyst.

Cont'd..../7....

9. Britannia Community Services Centre - Staff and Budgets.

The Administrative Analyst reports as follows:

"On June 17, 1975, City Council approved the staffing for the Park Board and the Britannia Society, at the Britannia Community Services Centre. In that report, responsibility for the Cashiers and Attendants at the ice rink and swimming pool was vested in the Park Board. Subsequent investigation has shown that improved security and financial administration would be achieved by placing this staff on the Society's payroll, reporting to the Society's accountant.

I recommend that the following staff and funding be transferred from the authorized Park Board complement to the Britannia Society's staff:

	Pay-grade	1975 (3 months)	1976
Cashier/Clerk Typist (rink)	10	$ 2,475	$ 10,550
Rink Attendant (30 hrs./week)	10	1,533	6,521
Cashier/Clerk Typist (pool)	10	2,475	10,550
Cashier (30 hrs./week)	-	1,235	5,304
		$ 8,718	$ 32,925

(All staff at mid-step, including fringe benefits but not COLA.)

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.

10. Restoration of the Orpheum Theatre.

The Chairman of the Orpheum Theatre Building Committee reports as follows:

"On July 29th, 1975 Council approved a report of the Chairman of the Orpheum Theatre Building Committee which recommended in part that:

> 'Council authorize the Architect to call for Construction Management bids from suitable firms for a report back to Council'.

The Architect, after investigating the suitability and desire of a number of firms to participate in the restoration, asked for Construction Management proposals from five contracting firms. After receipt of the written proposals, an interviewing committee comprising the project Architect, the Theatre Manager and the City Architect, together with several of their involved staff, interviewed the representatives from the various contracting firms.

The purpose of the interviews was to determine the extent of services to be provided by the Contractors for their quoted fees, to assess their attitude and approach to the project, and to establish the terms under which they would carry out work by their own forces.

Cont'd.../8....

Clause No. 10 Continued.

The quoted Construction Management fees, adjusted to the amount requested for off-site management services plus overhead and profit for work carried out by the Contractor's own forces, are as follows:

Allan & Viner Construction Co. Ltd.	$ 89,400
Halse-Martin Construction	94,000
Cana Construction	110,000
Stevenson Construction	130,000
Biely Construction	147,500

It was the unanimous conclusion of the interviewing committee that Halse-Martin Construction Co. Ltd. should be appointed as Management Contractor for this project.

The quoted fee from Halse-Martin is slightly above that received from Allan & Viner but it is the interviewing committee's conclusion that the recommended firm's proposal included services which more than made up for the fee differential. The reasons for the interviewing committee's choice are expressed in detail in a letter to the Chairman of the Orpheum Theatre Building Committee from the Architect, a copy of which is attached.

The Management Fee submitted by Halse-Martin is within the Architect's estimated allowance for this service.

It is recommended that Council accept the tender of Halse-Martin Construction Co. Ltd. and direct the Chairman of the Orpheum Theatre Building Committee to enter into a contract with them for the sum of $94,000, this contract to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Chairman of the Orpheum Theatre Building Committee be approved.

CONSIDERATION

11. Request from United Housing Foundation for Grant.

The following report has been received from the Director of Finance.

"The United Housing Foundation has submitted the following request with respect to the interest payable on their short term loan from the City, a loan which was necessary due to the difficulty in establishing the permanent financing for the Multi-Use Centre. The subject is being reported to Council concurrently with recommendations for the final financing. The request is quoted as follows:

'Your Director of Finance (Peter Leckie) is aware of a $200,000 8% interim loan made available to United Housing Foundation by the City of Vancouver for the purpose of financing the increase in services required (e.g. electrical, plumbing, heating venting, sprinklers, elevator etc.) for the Multi-Use Centre. The service area handles the Multi-Use Centre and the Hotel Room portion of the project.

Because of the delay in arranging financing for the completion of the work on the Multi-Use Centre, we have an additional cost as of September 15, 1975 of $8,975.14 which is the interest on the above loan from the City.

We wish to apply to the City for assistance to meet this commitment to the equal amount of the cost of the loan or $8,975.14.

We would be grateful for an opportunity to discuss this with you at your convenience.'

The above request is submitted to Council for CONSIDERATION."

Your City Manager submits the above report of the Director of Finance for the CONSIDERATION of Council.

RECOMMENDATION & CONSIDERATION

12. 1975 Supplementary Capital Budget Review.

The following report has been received from the Director of Finance.

"We have completed the review of Contingency Reserve and can now recommend the transfer of additional funds to the 1975 Supplementary Capital Budget. There are certain high priority items that are being recommended to Council, plus Council may wish to consider additional items which had to be turned down earlier this year in the consideration of the main 1975 Supplementary Capital Budget.

At the time of submitting the original 1975 Supplementary Capital Budget in the spring of 1975, it was recognized that it would be inadequate and would have to be reviewed when the 1975 budget picture clarified. Also, with the assessment base remaining at the 1974 level, the revenue generated by 1½ mills remained substantially the same as the previous year.

The projects will be listed under three headings, being Recommended, Priority One Consideration, and Priority Two Consideration.

Projects RECOMMENDED

1. Champlain Heights Front End Development Costs

The development of Champlain Heights for housing,in accordance with Council's direction, will require the expenditure of approximately $12 million in front end costs. These funds will be recovered through the disposition of the property, but the process of development is such that the funds flow in after the development funds have been spent. The time lag is such that $4.25 million of interim financing is required for the development process. The City should apply to CMHC, through the Provincial Government, for Section 42 development financing for this purpose. However, the availability of funds and the timetable are in question. The Director of Finance met with Provincial Government officials on September 4, 1975 to initiate the process, subject to Council approval, but if the development is to proceed, the City must supply initial interim financing.

It is therefore RECOMMENDED that the City establish an interim financing reserve for the development of Champlain Heights of

$2,000,000

2. 517 Hamilton Street (City owned)

The City Manager's office has examined the question of renovating 517 Hamilton Street, and further analysed the best use for the property. The ground floor was used previously as the Single Men's Unit of the Welfare Department, but the Department of Human Resources has now moved this operation to premises on Homer Street. The second floor had been leased by the previous owner to a rooming house operator, whose lease was cancelled when the City purchased the property.

The ground floor should be renovated to accommodate the Fire Inspectors and the Health Unit currently housed in rented premises at 306 Abbott, which is totally unsatisfactory accommodation. The Construction and Maintenance Division has done a fairly detailed cost breakdown and it is RECOMMENDED that funds be provided for the renovations and for new furniture for the offices for a total of

$ 123,000

Cont'd.../10...

Clause No. 12 Continued.

3. Stanley Park Seawall

Council, on August 12, 1975, approved the recommendation of the City Manager that the request of the Park Board for $55,000 to repair the seawall damage at Siwash Rock be deferred until such time as the possibility of additional funds being available for the 1975 Supplementary Capital Budget was known. Given the circumstances that the wall will be further damaged this winter requiring further temporary repairs and allowing continued deterioration of the wall, it is RECOMMENDED that the Park Board be requested to repair the wall as soon as possible, and that funds be provided in the amount of

$ 55,000

4. Traffic Signals

On July 22, Council resolved that the three signals approved by Council on May 6 and 13 and July 22 be given priority in the 1975 Traffic Signalization Program and that three items in the main part of the program be deferred until it was known whether additional funds would be available in the budget.

As the signals that had to be deleted by the City Engineer to make way for the three additional signals are high priority, it is RECOMMENDED that additional funds be provided for the 1975 Traffic Signalization Program, of

$ 27,000

TOTAL RECOMMENDED Additions to 1975 Supplementary Budget $2,205,000

Consideration Priority No. 1

1. Pioneer Place Renovations

At its meeting on August 28, the Housing and Environment Committee considered the Park Board report on Pioneer Place renovations and is forwarding that report to Council , subject to the Director of Finance being able to specify a source of funds. If Council approves the report, the funds can be provided from this review of the Supplementary Capital Budget, in the amount of

$ 63,000

2. Wall Street Park Development

Also, at their August 28 meeting, the Housing and Environment Committee considered the Wall Street Park development and, if Council approves the development of the City owned lots on Wall Street, then funds can be provided herewith in the amount of

$ 30,000

(The question was also raised regarding the acquisition of an additional lot to complete the purchasing of the block. However, the expenditure of the additional funds does not appear to be justified at this time, and are therefore not presented under Priority Consideration one.)

TOTAL PRIORITY CONSIDERATION ONE $ 93,000

Cont'd.../11....

Clause No. 12 Continued.

Consideration Priority No. 2

If Council approved all of the above items, it would leave an additional $202,000 that Council could consider using for the following items, which appeared in the original 1975 Supplementary Capital Budget and for which funds were not available.

1.	Engineering Department		$ 249,000
	The following requests have been received:		
	(a) Major street paving - Rupert Street 15th to 23d	$137,000	
	(b) Replace gas powered generators, now considered unreliable, with new solid state power, with battery back-up. These old generators provide power for the Police-Engineering radio transmitters.	$ 24,000	
	(c) Cambie Yard - to modernize the unloading area and remove unsightly piles, decks and broken bulk-heads.	$ 88,000	
		$249,000	
2.	The Director of Permits & Licenses requests provision of funds for modernizing City Hall elevators.		$ 150,000
3.	Kerrisdale Arena Renovations		$ 25,250

(a) Because of rising costs the Board has incurred $10,250 of expenditures to date in excess of the $400,000 allocated out of the Board's five year plan funds for major renovations.

(b) Estimate of $15,000 necessary for installation of secondary switchboard and motor control centre plus rewiring compressor controls.

During 1973 the Board was advised that City Council would be sympathetic to supplementary capital requests as the Board had to expend $400,000 from the Board's current five year plan "Community Service Centres - Extensions and Improvements" Fund for essential renovations to Kerrisdale Arena. The Board's application to the Provincial Government for a Community Recreational

Cont'd.../12...

Clause No. 12 Continued.

Facility Fund Grant for Arena renovations was not approved.

4. West End Community Centre (nearing completion) $ 119,000

The Park Board applied for a Provincial Government Community Recreational Facility Fund Grant for this project and had been granted an amount of $654,333. This allowed the City to return $300,000 to the City's parking reserve fund which was originally designated to cover a short-fall of funds for the West End Community Centre project. In view of the Provincial Government Grant monies approved, the Park Board requests the following:

(a) Estimates made several years ago for furnishing and equipping totalled $75,000. An estimate of what is now needed requires an additional amount of $75,000.

(b) The School Board has advised that the costs of installing the replacement playfield have risen $44,000 over the original approved appropriation of $100,000 provided by the Park Board.

5. Underground Wiring at Stanley Park - Coal Harbour $ 115,000

As arranged with the City Engineer this is an on-going City programme of undergrounding wires which requires $15,000 of Park Board capital funds to complete the project and tie in existing services.

Beach Avenue Water Front Seawall

The shoreline from the Vancouver Aquatic Centre at Burrard Bridge to Stanley Park is in poor condition and needs a seawall and promenade to service this heavy use waterfront - first phase of a $200,000 project.

6. West End Community Centre Additional Improvements $ 148,000

(a) Roof Top Garden -

The Civic Design Panel specifically asked that landscaping on the roof be included at the time the development permit was approved. This item was deleted when the project was trimmed to meet money available. Cost $94,000.

Cont'd.../13...

Clause No. 12 Continued.

(b) Ground Level Landscaping Improvements

The pedestrian connection between the Senior Citizens' project and the community centre and the large portion of the children's play area was relegated to concrete instead of the more acceptable brick paveway, as used in the Senior Citizens' project. When the contract was awarded, in order to cut the costs the architects have requested that the brick paving again be put back in the contract. Cost $54,000.

7. Major Renovations to Percy Norman Pool $ 250,000

The pool has reached a critical age and condition and because of high maintenance costs requires major renovations to make it acceptable to the public.

The Board has submitted this project in the 1976-80 five year capital plan. Should it be approved, funds will not be required from supplementary capital.

8. Ice Rink - Hastings East Area $ 75,000

City Clerk in a letter dated March 20, 1975, advised that City Council on March 18 passed the following resolution after hearing a delegation on the matter:

"That Council consider the construction of an ice rink in the Hastings east area to be a priority item in the 1976-80 Five Year Capital Plan;

Further that the Park Board be requested to finalize design plans for the rink to permit an early start on construction should the Five Year Plan be approved."

The Board does not have funds to prepare working drawings for the proposed rink, and an amount of $75,000 should be included in the 1975 supplementary capital request for preparation of completed working drawings so that tenders can be called immediately providing the 1976-80 Five Year Capital Plan is approved.

It is RECOMMENDED that the Group 1 items be approved, and the Priority 1 and 2 consideration items are put to Council for CONSIDERATION. The source of funds would be provided by transfer from Contingency Reserve to Capital Reserve for the 1975 Supplementary Capital Budget.

It is also RECOMMENDED that Council approve the application to the Province and CMHC for $4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights."

Your City Manager RECOMMENDS approval of the recommendations of the Director of Finance and submits the balance of the items to Council for CONSIDERATION.

Cont'd...../14.....

CONSIDERATION

13. Mount Pleasant Community Centre Addition and Alterations - Vancouver Park Board.

The following report has been received from the Director of Finance.

"The Park Board on Monday, September 8th, took the following action which is quoted from a letter from the Chairman of the Park Board to his Worship the Mayor and members of City Council, dated September 10th, 1975. They wish to have Council act on this on September 16th.

'MOUNT PLEASANT COMMUNITY CENTRE ADDITION AND ALTERATIONS - BIDS

At the August 18th Board meeting, the five bids received for the addition to the Mount Pleasant Community Centre were referred to staff for compilation and discussion with the Architect. Staff met with the architectural consultants, McNab, Barclay and Young, who recommended that the low bid from G.D. Shaw Construction Co. Ltd. be approved.

It was regularly moved and seconded,

RESOLVED: That the Board accept the low bid totalling $169,035, submitted by G.D. Shaw Construction Co. Ltd. for additions and alterations to the Mount Pleasant Community Centre, and request City Council to approve awarding of the contract on behalf of the Board.

- Carried. ....

The five bids received are summarized as follows:

		Addition	Alteration
1.	G.D. Shaw Const. Co. Ltd.	$158,046	$10,989
2.	Arlen Const. Ltd.	173,400	25,000
3.	Bengal Const. Co. Ltd.	185,188	15,559
4.	Dogwood Const. Co. Ltd.	181,000	25,163
5.	Fairview Const. Ltd.	198,967	14,699

The addition will be situated on the north side of the present community centre and will accommodate 2 racquet ball courts, storage and corridors. The alterations within the present building include 2 saunas, 2 change rooms and separate lifeguard rooms.

Budget

Contract	$169,035
Consulting Fees	15,000
Landscaping	5,000
Furnishings and equipment	2,000
Testing Fees	1,000
Miscellaneous	7,965
Estimated cost of alteration work in unexcavated portion of existing community centre building	25,000
	$ 225,000

Funding

Park Board Account 83/509	$ 70,000
Park Board Account 86/509	80,000
Provincial Recreation Grant	75,000
	$ 225,000

Cont'd.../15....

Clause No. 13 Continued.

We have received assurance of $50,000 from the Provincial Government for the Community Recreational Facilities Grant for this project. We do not anticipate any difficulty in having the Provincial Government increase the grant to $75,000 as shown in our budget figures.

Will you please instruct the Legal Department to enter into a contract with G.D. Shaw Construction in the amount of $169,035 on behalf of the Park Board at the Council meeting on September 16th as this is the final day of the 30 day bid hold period.'

The request of the Park Board to Council to enter into the contract is submitted for Council CONSIDERATION."

Your City Manager submits the report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 15 TO 17

PERSONNEL MATTERS

RECOMMENDATION

1. National Research Council Sub-Committee Problems on Urban Engineering

The City Manager submits the following report of the City Engineer:

"Three years ago the National Research Council formed a sub-committee to deal with engineering problems arising in urban areas. This committee is composed of a number of City Engineers and University Professors from across Canada. The City Engineer, William Curtis, has been a member of this committee representing British Columbia.

The chairman of the noted sub-committee is retiring and the National Research Council have asked Mr. Curtis to assume the chairmanship of the sub-committee. The National Research Council pays all expenses except Mr. Curtis' time. This usually involves two trips of a day or two duration to Eastern Canada per year. In addition, Mr. Curtis has been heading a task force for the sub-committee on waste disposal in Canada. Permission is requested of Council to permit Mr. K.F. Dobell, Assistant City Engineer, to attend approximately one meeting per year on this matter. Again, all expenses are borne by the National Research Council.

It is RECOMMENDED that:

(a) Mr. Curtis be permitted to assume chairmanship of the National Research Council sub-committee on urban engineering problems and be permitted to attend meetings as necessary at the expense of the National Research Council;

(b) Mr. Dobell be permitted to attend meetings of the task force on waste disposal at the expense of the National Research Council."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION

2. Leave of Absence (1½ days) - Mrs. A.I. Derby Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"In March of this year City Council approved the attendance of Mrs. A. I. Derby, Plan Checking Assistant I, at the meetings of the Canada Pension Plan Advisory Committee. The meetings were scheduled for May 8th and 9th and October 2nd and 3rd 1975 in Ottawa, Ontario.

The Sub-Committee on Integration of Private Pension Plans, of which Mrs. Derby is also a member, is meeting in Toronto, Ontario on September 5th.

Mrs. Derby has requested 1½ days leave of absence with pay (September 4th (½) and September 5th) to permit her attendance.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested."

The City Manager therefore submits for Council's CONSIDERATION the request of Mrs. A. I. Derby, Plan Checking Assistant I, Department of Permits & Licenses, for 1½ days leave of absence (September 4th and 5th, 1975) to enable her attendance in Toronto, Ontario, at the Sub-Committee on Integration of Private Pension Plans.

Manager's Report, September 12, 1975..... (PERSONNEL - 2)

INFORMATION

3. Dental Care Plan - Employees of the City of Vancouver, Board of Parks & Recreation and Vancouver Police Board

The Director of Personnel Services reports as follows:

"The 1975-76 Collective Agreements with the Inside Workers, Outside Workers, Foremen, Electrical Inspectors and Technicians, and members of I.A.T.S.E. each contain a provision for a Dental Care Plan, the coverage to become effective on January 1, 1976. Two other employee groups, the uniformed Policemen and Firemen already have such plans in effect. The underwriter in each of these cases is the Medical Services Association (M.S.A.) and the services of this firm have been found to be quite satisfactory.

Investigations conducted by this Department and by the Labour Relations Department of the G.V.R.D. during the month of August revealed that a decision as to the choice of an underwriter for the coverage to begin January 1, 1976 would have to be made very quickly if the most economical coverage was to be obtained. The College of Dental Surgeons has announced an increase in their fees and the Dental Plan rate structure will be increased by 15% in October, 1975.

In discussions with M.S.A., we were able to obtain their agreement to extend the pre-increase rates to the new coverage if a decision could be made prior to September 1, 1975 appointing M.S.A. as the carrier. Also these relatively low rates would be guaranteed until the end of August, 1977. We were advised by Fowler and Associates Consultants Ltd., our advisor in these matters, that the rates quoted were the best available in today's market and that to delay a decision beyond September 1st would result in a 15% additional oost to the City and its employees.

On August 29, 1975, therefore, a written commitment was given to M.S.A. that they would be appointed the underwriter for the new Plans, subject to the agreement of the Unions involved, such agreement being necessary since the employees bear 50% of the cost of the coverage. The Executive of the V.M.R.E.U. has already agreed to the arrangement and the other Unions have the matter under consideration."

The City Manager submits the above report of the Director of Personnel Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 17 & 18

PROPERTY MATTERS

RECOMMENDATION

1. Moving Expenses for Tenants displaced for demolition of City buildings

The Acting Supervisor of Property & Insurance reports as follows:-

"Under the Landlord and Tenant Act, Section 20 (3), when a landlord gives notice to vacate, to a tenant of residential premises, for the purpose of demolition, the landlord is required, on receipt of a statement of account of the tenants mover, to pay the tenants moving expenses, or the amount of three hundred dollars, whichever is the lesser.

The number and amount of claims from the City's tenants cannot be predicted with any degree of certainty for the current fiscal year, but the equivalent of 100 claims averaging $250 each can be anticipated.

It is RECOMMENDED, that Council authorize an appropriation in the amount of $25,000, from the Contingency Reserve Account, for the purpose of reimbursing the City's tenants, for moving expenses as required under the Landlord and Tenant Act."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Lot 33, Block 82, D.L. 181, and Lot 30, Block 85, D.L. 181, (837 and 511 East Georgia St.) Two lots in the Strathcona Area

The Acting Supervisor of Property & Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of thirty-nine properties in the Strathcona area with date of sale established as May 1, 1973. The Provincial Government took title to the lots in July 1973, and the City retained an Option to Repurchase if development did not commence by November 1, 1974.

The Government has requested and received three extensions to the Option with the latest extension approved by Council on July 29, 1975, to December 31, 1975.

By letter dated July 28, 1975, The Honourable G.L. Chatterton has requested that the City repurchase, at the original price of $9,500.00 each, two of the thirty-nine lots as S.P.O.T.A. has indicated to the Provincial Government that they do not require them. These lots are described as Lot 33, Block 82, D.L. 181, (837 East Georgia Street) and Lot 30, Block 85, D.L. 181, (511 East Georgia Street).

With the considerable increase in property values since 1973, it would be to the City's advantage to repurchase these lots for the sum of $9,500.00 each and the Director of Finance has advised that there are sufficient funds in the Sundry Property for Resale Account.

It is therefore RECOMMENDED that the City exercise its option to repurchase Lot 33, Block 82, and Lot 30, Block 85, both of District Lot 181, for the sum of $9,500.00 each, the date of adjustment to be the date Council approves this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

.....2

3. Lease Renewal - Portion of Lots 21-23, Blocks 1 & 2, D.L. 52
Sit: North side of 34th Avenue between Slocan Street and Kingsway

The Acting Supervisor of Property & Insurance reports as follows:

"Lots 21-23, Blocks 1 & 2, D.L. 52 situated 2500 block East 34th Avenue are presently leased to Mr. Karass Steak House Ltd. for a five year term - November 1st 1969 to October 31st 1974. The lease has continued on a month to month holdover clause pending a decision by Mr. Karass as to possible changes in parking requirements with respect to his restaurant operation.

This matter has now been resolved and Mr. Karass concurs with the recommendation of the Acting Supervisor of Property & Insurance as follows:

1. A five year lease renewal commencing July 1st 1975.
2. Use to be for parking purposes only for the staff and customers of its restaurant business and no other purposes.
3. One year notice of cancellation if required for municipal purposes.
4. A rental of $117.50 per month, rental to be subject to review in two and one half years.
5. Lease to be in compliance with terms and conditions as contained in development permit 48296.

RECOMMENDED that the foregoing terms and conditions be approved subject to the lease agreement being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

CONSIDERATION

4. Land at south-west corner of Gore Street and Union Street

The Director of Planning reports as follows:

"In 1971 Council purchased the last remaining piece of privately owned property at the south-west corner of Gore and Union Streets as part of the landscaping for the proposed new Georgia Viaduct. The property at that time was occupied by a laundry. Various proposals were advanced by individuals and groups to the staff for other uses for this corner and these were consistently resisted.

On June 11, 1974, however, a delegation from Puccini's Italian Restaurant Ltd. located on Main Street requested permission to establish a parking lot on the property and Council resolved:

> "That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property."

On October 22, 1974, a joint report of the City Engineer and the Director of Planning was submitted noting that four alternative uses could be considered:

(a) Landscaped open space

(b) A church

(c) Tennis courts

(d) A parking lot

Clause #4 (Cont'd)

The report suggested that the only two possible uses were a landscaped open space and a parking lot, and a diagramatic plan was presented showing a possibility for the development of a parking lot. At the meeting of October 22, 1974, there was a delegation from the residents of the 800 Block Gore and 200 Block Union Streets opposing the use of the property for a parking lot and Mr. John Tate, owner of Puccini's Italian Restaurant Ltd., appeared, supporting the use of part of this City-owned land for parking. Council passed the following resolution:

> "That the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue."

A revised plan has been prepared indicating the possibility of parking for 72 cars and indicating the absolute maximum amount of landscaping which is possible while still retaining the parking. No attempt has been made to develop costs for this until the principle of whether any parking at all would be permitted, has been established. This plan is illustrated in the attached sketches.

The plan and this report in draft form have been submitted to Mr. John Tate, the proponent of parking, to Carey Ditmars, spokesman for the residents of the 800 Block Gore and 200 Block Union Streets, to SPOTA who have written in support of Mrs. Ditmars, and to the MacLean Park Residents Association. The Planning Department has received some communications on this proposal and there have also been letters and petitions directed to Council. Our present understanding of these communications is that they are as follows, but there may be others submitted to Council after the date of this report:

Petition, submitted by Mr. Tate of Puccini's from 33 merchants in the area.	In support of the parking.
Carey Ditmars for residents of the 800 block Gore and 200 block Union Streets (dated September 12, 1974).	Opposing the parking.
Two petitions (signed by 8 and 10 petitioners).	Opposing the parking.
Letter dated December 4, 1974, from S.P.O.T.A.	Opposing the parking.
Letter from Mrs. Greta Wood, President, MacLean Park Residents Association.	Opposing the parking and proposing recreational use
Letter dated June 27, 1975, from MacLean Park Residents Association.	Continuing opposition to parking and proposing landscaped open space.
Letter dated July 4, 1975, from Ms. Nina Fahrni, on behalf of residents of the 800 block Gore and 200 block Union Streets.	Opposing the parking and in favour of preserving the land as park.

The use of this land for recreational purposes for children from the MacLean Park housing is not recommended because of the heavy traffic on Gore Street.

If Council agrees to the principle of providing parking on this site, it is suggested that this matter be referred back to the City Manager for report on costs, rentals, and administrative arrangements. If Council determines that there should be no parking on this property, then the City Engineer will proceed with his landscaping.

Council is reminded, however, that on March 11, 1975, Council adopted the following recommendations of the City Engineer, pertaining to the landscaping of the Georgia Viaduct Replacement.

Clause #4 (Cont'd)

'(a) Contract No. 3 - Site and Landscape Development - Georgia Viaduct Replacement be considered completed, thereby releasing Jeckway Landscaping from further obligation for the landscaping.

(b) The Performance Bond retained by the City be returned to Jeckway Landscaping Limited.

(c) Any further costs for landscaping the Union Laundry site be considered as part of the cost of preparing the area for alternate use.'

Following Council's adoption of these recommendations, the balance of the funds available in the Georgia Viaduct Replacement account ($204,834) were transferred into other Streets Capital Accounts. Should Council determine, therefore, that there should be no parking on this property, and that the City Engineer should proceed with his landscaping, it will be necessary to negotiate with a landscaper for the work to be done and to appropriate funds to cover the cost of the work. It has been estimated that this cost would be in the order of $8,500. Funds for this work could be provided from the 1976 Supplementary Capital Budget and Council should consider this when dealing with the 1976 Budget. The availability of funds, however, will serve to delay the work on-site until 1976. The Director of Finance concurs with this proposal.

The foregoing report is submitted for the consideration of Council as to whether or not to proceed with developing details on the parking, or to proceed with the landscaping."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: MR. JOHN TATE

FOR COUNCIL ACTION SEE PAGE(S) 18

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION
August 21, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 21, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Sweeney, Bowers
Ald. Kennedy, and Marzari

CLERK: H. Dickson

RECOMMENDATION

1. 1976-80 Capital Program for Sewers and Waterworks.

The Committee had before it for consideration a Manager's Report dated August 1, 1975 on the 1976-80 Capital Program for Sewers and Waterworks, (copy circulated), in which he recommended borrowing authority for Sewers and Waterworks Capital Programs total $42,033,000 for the period 1976-80 be approved.

During discussion, it was noted the programs for which borrowing is sought are contained on pages 23 to 35 of the proposed Five Year Plan which will be presented to the electorate on October 8, 1975.

The Committee questioned whether it should re-examine these figures with a view to reducing them as was done with the overall Five Year Plan to which certain cut-backs were made.

A representative of the Engineering Department replied the Sewer and Waterworks Programs are not discretionary items; that they are mandatory programs, some of which are necessary to meet Pollution Control Branch regulations; and that the Pollution Control Branch can force the City to upgrade its Sewers and Water Systems.

Senior staff officials advised that planning for such projects takes two to three years and therefore necessary capital funds are required for these long periods of time.

The Committee observed that its members, not being engineers specializing in waterworks and sewers, cannot adequately assess if the proposed programs are absolutely essential.

The City Manager replied the answers to this question are contained on page 23 of the Five Year Plan which reads as follows:

"PROGRAM SUMMARY

This sewer program provides for ...

1. the replacement of obsolete existing facilities such as piping, pumping equipment, service connections.

2. new sewers to provide service to new and redeveloping areas and to relieve areas subject to flooding with sewage during storms.

3. upgrading the sewer system to comply with the Pollution Control Board's requirements by separation of storm and sanitary flows, improvements to outfalls and storage of combined flows.

4. separation of service connections on private property.

Cont'd..../2...

Clause No. 1 Continued.

PROGRAM OBJECTIVES

To counter the aging of the system and maintain service
To relieve certain areas now suffering flooding with sewage
To give service to new and redeveloping areas
To protect the receiving waters and meet the requirements of the Pollution Control Board"

It was further noted by senior staff that approximately $6 million had already been trimmed from the Sewer and Waterworks project by the Five Year Plan Review Committee.

The observation was made that sewers and waterworks are a basic essential service to the public.

The Committee reiterated its concern as to the high cost and again asked if a re-examination of the figures is necessary. The City Manager replied that this is a "no fat" program and a re-examination of the figures would be impractical. It was further pointed out that each particular project cannot go ahead without Council approval and if Council feels the money situation becomes too tight, any particular project could,in fact,be turned down.

It was pointed out the figures in the report are merely estimates and may increase or decrease.

The Committee suggested each project should come before Council as a report reference with the Engineering Department seeking borrowing authority on an annual basis and in this way, the Council is not committing itself to borrowing the large sum of $42,033,000 at one time.

Following discussion it was,

RECOMMENDED

THAT Council approve in principle that the City Engineering Department and the Director of Finance be granted authority for borrowing up to $42,033,000 for the 1976-80 Sewer and Capital Works Project but that borrowing authority for this amount be sought from Council annually over the five year period.

INFORMATION

2. Five Year Plan - Report on Advertising and Publicity.

Mr. Peter Ross and Mr. Bud Elsie, Public Relations Consultants for the City on the October 8, 1975 Five Year Capital Program, appeared before the Committee and presented their plans for publicizing the forthcoming Five Year Plan.

Their plans include information to home owners and tenants, newspaper advertising, billboards and bus advertising, and radio and television advertising.

A general discussion ensued during which Committee members made suggestions on the publicity campaign.

Cont'd...../3...

Clause No. 2 Continued.

During discussion it was noted that all persons on the voters' list will receive a card indicating they are registered and advising of their polling place.

It was further noted a postal strike which may occur in mid-September could have a bearing on publicity distribution but contingency plans are being arranged.

Following discussion it was,

RESOLVED

THAT Public Relations Consultants, Mr. Peter Ross and Mr. Bud Elsie meet with the City Manager, Director of Finance, the City Engineer, the City Clerk and other appropriate officials to determine the final publishing and advertising campaign for the Five Year Plan.

The Meeting adjourned at approximately 3.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 20

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

August 28, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, August 28, 1975, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: M. Cross

The Minutes of the meeting of July 24, 1975, were adopted.

INFORMATION:

1. Kerrisdale Senior Citizens' Housing Project

On July 24, 1975, the Committee resolved that representatives of the Kerrisdale Legion and merchants in the area of 2100 Block West 42nd Avenue be invited to the next meeting to discuss the above proposed senior citizens' housing project.

The Chairman advised that no representatives of the Legion or the merchants would be appearing.

RESOLVED,

THAT the matter be tabled until further information is obtained as to whether the project is proceeding.

2. Fire By-law Progress Report on Upgrading Hotels

The Committee considered a report (on file in the City Clerk's Office) of the City Manager in which the Fire Chief reports that of the 318 buildings in the core area affected by Sections 38-40 of Fire By-law No. 2193, only 95 remain to be upgraded.

Deputy Fire Chief J. Tuning advised that when the core area is completed, priority for upgrading will be given to the oldest buildings in the remainder of the City.

RESOLVED,

THAT the progress report on upgrading hotels in the core area be received.

3. Progress Report - Enforcement of Lodging House By-law

The Committee considered a report (on file in the City Clerk's Office) of the City Manager dated August 15, 1975, wherein the Medical Health Officer provides information to update the details of the enforcement of the Lodging House By-law in the core area.

Mr. D. Morgan, Director of Environmental Health, advised of pending prosecutions and court cases which had been finalized.

The question of a separate Municipal By-law Court was mentioned and the Chairman indicated that he would be writing to the Attorney-General with respect to a Court, close to City Hall, staffed by City prosecutors.

Cont'd . . .

RESOLVED,

A. THAT the report of the City Manager dated August 15, 1975, on enforcement of the Lodging House By-law be received.

B. THAT the Director of Environmental Health produce for the next meeting of the Committee documentation from their prosecution record book of examples of cases being prosecuted under the Lodging House By-law which have involved extensive staff time and delays for prosecutions.

4. Progress Report - Selected Park Development Works

The Committee considered a letter dated August 27, 1975, (copy circulated) from Mr. L. Foster, Director of Planning, Board of Parks and Recreation, outlining the present situation and funding requirements of the proposed park development on selected sites in the eastern part of the City.

(a) Charles-Adanac Area

Mr. Foster advised that preliminary estimates indicate approximately $128,000 (3.2 acres @ $40,000 per acre) would be required for park development purposes.

(b) Wall Street - Slocan to Kaslo Streets

Mr. Foster advised that $100,000 has been requested out of 1975 Supplementary Capital Funds; $30,000 for park development purposes and $70,000 to acquire privately owned Lot 107 plus dwelling. Acquisition of this lot is required to enable Kaslo Street to be closed and included in the park development.

(c) Thunderbird Island

Mr. Foster advised that the $75,000 approved by Council on July 8, 1975, for immediate development of Thunderbird Island Park cannot be advanced to the Park Board until a small triangular portion of Provincial Government land is transferred to the City and included in the subdivision. Mr. R. Youngberg, Associate Director, Area Planning, advised that the Provincial Government will not sell this land to the City but have offered a long-term lease. This could not be part of the subdivision but park development could proceed. The Chairman agreed to contact representatives of the Provincial Government to request a long-term lease to allow the project to proceed as soon as possible.

(d) Pioneer Place

The design of Pioneer Place was referred back to the Park Board, appropriate City staff and the Urban Design Panel for redesign and report back. All have reviewed the proposals. The newly-formed Gastown Historic Area Advisory Committee has also commented. Mr. Stephen Cripps, Parks Development Manager advised that $63,000 would be required from 1975 Supplementary Capital Funds.

RESOLVED,

THAT the progress reports from the Director of Planning, Board of Parks and Recreation, on selected park developments on the east side of the City be received.

Cont'd . . .

RECOMMENDATION:

5. Dogs

The Committee considered the minutes of the special meeting of July 24, 1975, re S.P.C.A. Capital Grant request for low-cost spay and neuter clinics and,

RECOMMENDED,

A. THAT the information contained in the minutes of the Special Meeting of the Housing and Environment Committee dated July 24, 1975, be received.

B. THAT approval in principle be given to the implementation of "Operation Tattoo" by the B.C. Society for the Prevention of Cruelty to Animals.

C. THAT the matter of implementation of a program for a low-cost spay and neuter clinic be referred to the City Manager and the Director of Permits and Licenses for report to the Housing and Environment Committee.

6. Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront

The Committee considered a report (on file in the City Clerk's Office) of the City Manager dated July 24, 1975, wherein the Director of Planning categorizes billboards and roof signs in the areas of Special Sign Control. At the present time, non-conforming signs can only be removed by Council passing a resolution of 2/3 of all its members. The categories are as follows:

Group A: Poster Panels (Billboards)

These are billboards which display messages printed on paper, usually for a four week period. The copy size of posters is standardized at 20 feet by 8 feet 7 inches. They may be located on ground or mounted above roofs. All posters belong to Seaboard Advertising Ltd.

Group B: Bulletin Boards

These are billboards on which display messages are handpainted on steel or plywood sections which are then locked into frames. They vary in size and are leased for 12-month periods and may be periodically rotated among several locations during that time.

Group C: Spectaculars

These are customized displays incorporating flashing lights, changing copy and/or neon. They are usually employed for their impact after dark and generally leased for three to five years.

Group D: On-Premises Roof Signs with Neon

These are first party , self-illuminated roof signs which carry only the name of the establishment or advertisement strictly incidental to the use of the premises.

Cont'd . . .

Group E: On-Premises Roof Signs (Painted)

These first party signs are generally painted on plywood or metal panels and are not self-illuminated.

Group F: On-Premises Illuminated Plastic-faced Roof Signs

These are first party signs with advertising messages painted onto a plastic face and illuminated internally.

Group G: Individual Letter Roof Signs

These signs are company names composed of individual letters attached to the edge of the roof.

The following four "spectaculars" listed in Group 'C' above cannot be removed by Council resolution as permits for changes were issued prior to March 1, 1973. They are permitted to remain for five years from the date of issuance of the permit:

Sign	Location	Date of Permit
1. Sheraton Hotel	Oak Street Bridge	February 2, 1973
2. Mazda	S/S Granville Bridge	November 20, 1972
3. Macaulay Nicolls Maitland	N/S Granville Bridge	September 14, 1972
4. Goodyear	N/S Granville Bridge	November 20, 1971

The Director of Planning also recommends that signs listed in Group 'G' be permitted to remain as they are low in profile and do not create a view obstruction.

Mr. L. Cheng of the Planning Department submitted an addendum of three signs in Group 'B' to be removed.

The Committee questioned whether the "Molson" sign (Group 'D') was a roof sign or a part of the redesigned structure.

After discussion the Committee,

RECOMMENDED,

A. THAT a decision with respect to the "Molson" sign, 1550 Burrard Street, be deferred until the Director of Legal Services and Director of Planning report as to whether it is a "sign" or part of the building structure.

B. THAT Council instruct the removal of all signs listed in Group 'A' to Group 'F'; with the exception of 'Sheraton Hotel' and 'Mazda' spectaculars listed in Group 'C', and the "Molson" sign (Group 'D') referred to in (A) above.

C. THAT Council instruct the City Clerk to notify the property owners and affected sign companies by registered mail of Council's intention to remove such signs and that the owners may appear before Council on a date set by the Mayor to present any reason why such signs should not be removed.

D. THAT Council instruct the Supervisor of Property and Insurance to terminate the lease of 1378-1392 Granville Street (Lots 10-19 and Plan C, Subdivision of Lot 20-38, Block 113, D.L. 541) for the use of spectaculars.

Cont'd . . .

E. THAT Council request Neon Products to approach Mazda and Sheraton Hotel with the request that they remove their signs in the same period as other signs are removed.

F. THAT the Director of Planning report back on removal of roof signs in C-2, C-2A and C-3 commercial areas in November, 1975.

(NOTE - Appendices indicating the location and illustrations of signs in the various categories are on file in the City Clerk's Office.)

7. Proposed Noise By-law

The Committee considered a report of the City Manager dated August 21, 1975, wherein the Medical Health Officer outlines the comments of the Health, Planning, Engineering, Police, and Permits and Licenses Departments respecting implementation of the proposed G.V.R.D. Noise Control By-law. The comments are as follows:

"Health Department - This Department would handle all complaints from the general public relating to properties in the city exclusive of (a) traffic noise, and (b) on-street construction noise. No additional staff is anticipated as a reducing number of core area lodging houses will permit a transfer of Health Inspector time to noise control. The Department will require about $5,000 in equipment, based on Burnaby's experience.

Engineering Department - This Department will monitor all activities related to on-street construction including its own public works, utility construction, etc. Violations will be reported to Health Inspectors for confirmation and development of data for prosecution in instances of non-cooperation re abatement.

A full review by the Engineering Department of the implications of the by-law has lead to the following summary of the City Engineer.

1. Existing construction equipment cannot meet the proposed by-law standards.
2. Modification costs in the order of $700,000 for City trucks and equipment and/or provision of noise barriers will be required.
3. There will be a recurring cost to the City of Vancouver of an estimated $250,000 per year for increased construction costs due to loss of efficiency.
4. The proposed by-law will create a situation in which changed construction procedures would probably cause increased traffic congestion.
5. Deferring the effective date of the by-law for a transition period of two years or permitting the use of existing equipment for a given period (probably a minimum five years) is required to permit the City and other agencies time to meet the proposed by-law standards.
6. As part of the screening process for construction activity on the street, the Engineering Department should now screen proposed projects for noise level control. This will require an additional Engineering Assistant IV.

The City Engineer RECOMMENDS

(a) That the Committee consider a five year phase-in period to permit the use of existing equipment.

(b) If the by-law is implemented as proposed:

(i) the effective date for the sections relating to construction noise should be two years after adoption of the remainder of the by-law;

Cont'd . . .

(ii) initially, $250,000 be allocated from Contingency Reserve to begin equipment modification and replacement with a further more detailed report from the City Engineer to provide a more precise estimate of the remaining work to be done (the estimated total cost would be about $700,000 for conversion);

(iii) an additional Engineering Assistant IV (subject to classification by the Director of Personnel Services), an additional automobile, and office equipment, be authorized for the Engineering Department to review applications for street construction and utility works for noise by-law control at an estimated cost of $5,000 for 1975, and a recurring cost of about $19,000 per year for salary (1975 mid-scale rates) and $2,000 per year for transportation.

The full report of the City Engineer is appended.

Finance Department

The Director of Finance RECOMMENDS

1. A five-year phasing-in process as indicated by the City Engineer in order to reduce conversion cost to a minimum. The alternative is the conversion of existing equipment of a cost estimated to be approximately $700,000;

2. Exemption of on-street construction (pavement breaking) because of its transient nature and because of increased City operating costs for noise control estimated to be approximately $250,000 per year;

3. Consideration be given to exempting certain other transient noises, e.g. riveting on a construction project, but not on a plant site, for economic reasons;

4. Reconsideration of the levels recommended by the G.V.R.D. as they appear to be going somewhat further in construction noise elimination than many other Municipalities in the country;

5. That the Director of Legal Services comment on all aspects of the proposed by-law, including its enforceability.

Planning Department

This Department will carry out two functions:

1. Preparation of the map of the City designating Quiet and Activity Zones, and

2. Investigation, along with the Department of Permits & Licences, of the means of monitoring all new development permit applications and building permits for potential violations of the by-law with a view to requesting accoustical engineering consultations when appropriate.

Police Department

This Department will carry out roadside checks of motor vehicles with whatever assistance from the Health Department is requested. Follow-up assistance with prosecution would be done by the Health Department. This police function is carried out by the R.C.M.P. in Burnaby and is not considered onerous."

Mr. W. Curtis, City Engineer, reiterated the expense involved in converting City equipment and suggested that certain exemptions be made so that the City equipment could be replaced over a five-year period, with new equipment containing noise control devices.

The question of authority for police officers to ticket persons violating the noise by-law was discussed.

After discussion, the Committee,

Cont'd . . .

RECOMMENDED,

THAT the Director of Legal Services investigate:

(a) whether the proposed noise control by-law could be worded so as to permit the City Engineer to implement a staging process to allow present City equipment to be converted or replaced with equipment having noise control devices.

(b) if a Charter Amendment would be required to give police officers the authority to ticket persons violating the provisions of the proposed Noise Control By-law.

8. Public Smoking in Food Stores

The Committee considered a report of the City Manager dated August 22, 1975, wherein the Medical Health Officer recommends that the Health By-law be amended to restrict public smoking in food premises.

A letter dated August 28, 1975, (copy circulated) from Mr. T. Milburn, Division Manager, Canada Safeway Limited, supporting the Medical Health Officer's recommendation was distributed at the meeting.

RECOMMENDED,

THAT the Director of Legal Services be instructed to prepare an amendment to City Health By-law No. 4387 to restrict smoking in food markets in the City of Vancouver.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 20

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 28, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 28, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Heritage Designation Legislation

The Committee considered a report of the City Manager dated 8th August 1975, wherein the Director of Planning reports on the designation of areas as requested by the Committee on 20th March 1975 and outlines the changes in legislation and procedures the Heritage Advisory Committee developed for various levels of designation, i.e.

"Category 'A' Buildings of outstanding heritage value that are considered to make a larger contribution to the city than any alternative use of the site.

Category 'B' Buildings with enough heritage merit to warrant designation but not of sufficient merit to preclude the possibility of alterations or demolition if a superior alternative is presented.

Category 'C' Buildings which have some heritage merit but which would not be recommended for designation."

A Heritage Area would consist of a concentration of buildings or structures from any of the three categories.

Category "A" buildings can be designated under existing legislation but a legislative change would be required to protect interiors of heritage value. Category "B" buildings can be designated under existing legislation but would require Council's approval for any alterations to the structure. A legislative change should be sought to permit the Heritage Advisory Committee to approve alterations but require Council to approve demolitions. In a Heritage Area, legislation to authorize specific zoning to protect heritage aspects of the area should be introduced. No approval would be needed for alterations to structures but demolition of a building in a Heritage Area should require Council's approval.

In order to provide the legislative basis for the designation of Heritage Areas and two levels of building designation, the Director of Planning, in consultation with the Heritage Advisory Committee, recommends:

1. An addition to the heritage building legislation to require special approval of alterations to the interior of structures when the interior is considered to be important, and is listed as such in the by-law designating the building.

Continued on Page 2. .

Clause No. 1 Continued

2. A provision to allow the designation of buildings where alterations may be approved by the Heritage Advisory Committee but demolition must be approved by City Council. (Category "B").

3. A provision to designate areas with the requirement that the demolition of any building within the designated area must be approved by City Council.

After discussion, the Committee

RECOMMENDED

THAT the Director of Legal Services be instructed to request the necessary legislation to permit the City to enact heritage building legislation:

a) to require special approval of alterations to the interior of structures when the interior is considered to be important, and is listed as such in the by-law designating the building;

b) to allow the designation of buildings in Category "B" where alterations and demolition must be approved by Council on the advice of the Heritage Advisory Committee;

c) to designate areas with the requirement that the demolition of any building within the designated area must be approved by City Council.

2. Application for Extension of Lease from Canron Ltd., Western Bridge Division - Area 5, False Creek

The Committee considered a report of the City Manager dated 21st August 1975 (on file in the City Clerk's office) wherein the Director of Planning reports on the immediate and long-term implications of the extension of the Canron lease in Area 5, False Creek, and the Supervisor of Property & Insurance reports on lease information.

Messrs. B. E. Jackson and D. Jamieson of Canron were present.

Mr. D. Hickley, Assistant Director - Central Area Division, advised that the proposed extention to the Canron lease is premature and should be considered in 1978, the next renewal period for the lease, when several leases in Area 5 can be considered together. In 1978, the desirability of residential development in Area 5 could be evaluated based on experience in Area 6.

Mr. Jackson distributed copies of Canron's brief dated 4th July 1975 (on file in the City Clerk's Office) addressed to the Mayor and Members of City Council, and requested that consideration be given to extending the leases with the City of Vancouver beyond the expiration date of 1988. Canron is attempting to get a commitment from the City, indicating that they would be allowed to remain past 1988, in order to make decision as to the amount of money to be invested in upgrading their facilities and providing an easement for a waterfront walkway to be compatible with what the City of Vancouver is planning for Area 5 in False Creek. If marine-oriented facilities are to remain in Area 5 past 1988, Canron would like to be considered as a continuing tenant.

The Committee felt further discussion should be carried out with Canron to discuss land use, acceptable lease terms, etc.

Continued on Page 3. . .

Clause No. 2 Continued

After discussion, the Committee

RECOMMENDED

THAT the Director of Planning report in three months on alternatives or options in terms of land use and tenures of leases for Area 5, False Creek.

(Ald. Kennedy wished to be recorded as opposed.)

3. Planning Matters - Locarno and Jericho Park Area

The Committee considered a report of the City Manager dated 22nd August 1975 (on file in the City Clerk's Office), wherein the Director of Planning outlines anticipated developments in the Jericho/Locarno area which will be coming before Council for decision.

Messrs. J. Houston and J. Sutherland, representing Community Builders Ltd., and Mr. C. H. Naphtali, representing residents in the vicinity of Sasamat Ravine, were present for discussion of this item.

Mr. R. Youngberg, Associate Director, Area Planning, described the three development alternatives and presented them to the Committee for discussion purposes.

Mr. R. Spaxman, Director of Planning, recommended that the alternatives be referred for discussion with residents of the neighbourhoods concerned and the results and a preferred alternative reported back to the Committee.

The City Manager recommended, in view of the history of attempted development, that Alternative A, representing the status quo, be proceeded with.

After considerable discussion, the Committee

RECOMMENDED

A. THAT Alternative A, including the following, be proceeded with:

i) Blocks 130 and 129 to be sold for single-family homes, thereby providing funds for Jericho Park development.

ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood.

iii) Community Builders Ltd. to proceed with the subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115'.

iv) City-owned property at Second Avenue and Sasamat Street to be subdivided to provide ten (10) single-family lots of similar size.

Continued on Page 4. . .

Clause No. 3 Continued

B. THAT the Director of Planning report on a detailed design for possible subdivisions along Sasamat Ravine.

C. THAT delegations be permitted to appear before Council at the time the City Engineer reports on the roadway alignment at Trimble Street and Hadden Avenue.

(Ald. Cowie wished to be recorded as opposed.)

The meeting adjourned at 5:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 2/702

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

August 28, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 28, 1975 in the Council Chamber, third floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Hours of Operation of Neighbourhood Pubs

Vancouver City Council at its meeting of August 12, 1975, after considering a letter dated July 25, 1975 from Mr. Peter Uram, operator of Bimini (Kitsilano neighbourhood pub) passed the following motion:

"THAT the subject matter of closing hours for pubs be referred back to the Standing Committee on Community Services for review at the appropriate time."

The Committee this date had before it for consideration Mr. Uram's letter of July 25, 1975 (circulated). Mr. Uram and an associate appeared before the Committee to argue in favour of longer hours for their neighbourhood pub, explaining that at the 11:00 p.m. closing time patrons drive to other areas of the City to continue drinking.

Petitions signed by 78 persons in support of longer hours of operation at Bimini were placed before the Committee.

The Committee stated the original concept of a neighbourhood pub was that it was to be small in nature and an establishment to which patrons would generally walk rather than drive.

The Committee pointed out that in the beginning the potential operators of neighbourhood pubs were made well aware of the early closing hours as well as the economic ramifications inherent therein. The Committee further pointed out that the 11:00 p.m. closing time was on the original application form, was mentioned in the petition plebiscite of residents and tenants in the area and was a condition of the City's approval of the operation.

It was pointed out this particular pub has been in operation only five months and the Committee expressed surprise that the operators would request a change in hours of operation after such a short time.

The Committee noted it had not heard the views of other neighbourhood pub operators, and following discussion it was

RESOLVED

THAT the Community Services Committee meet for a thorough review of the hours of operation of neighbourhood pubs, and that the Director of Permits and Licenses, representatives of the Liquor Administration Branch and the operators of existing neighbourhood pubs be asked to attend.

Cont'd . . .

2. Night Time Emergency Shelter for Persons With Emotional Problems

The Community Services Committee at its meeting of July 24, 1975, when considering a Manager's report dated July 16, 1975, passed the following resolutions:

"(a) THAT the Clerk to the Community Services Committee write to the Chairman of the Provincial Forensic Commission inquiring as to the status of the 20-bed forensic unit agreed to earlier this year by the Provincial Health Department for Shaughnessy Hospital, and that the Clerk also write to St. Paul's Hospital inquiring into details of their planned expansion of emergency psychiatric facilities;

(b) THAT the existing agencies involved in this field (listed in the Manager's report) be invited to appear before a special meeting of the Community Services Committee to discuss this problem and explain their criteria for admission of persons in need of their respective services;

(c) THAT the Greater Vancouver Mental Health Teams be invited to attend this special meeting and that the meeting include discussion on co-ordination to establish a 24-hour, 20-bed emergency facility for short-term treatment of persons experiencing emotional problems who may be violent or under the influence of drugs or alcohol; such facility to serve persons of all ages."

In attendance at today's meeting were the following:

- Dr. J. P. Duffy, Executive Director of the Provincial Forensic Commission
- Dr. G. Bonham, Medical Health Officer, City of Vancouver
- Dr. R. McQueen, Director of Mental Health, City of Vancouver
- Inspector B. Baird, Vancouver Police Department
- Dr. S. Croft, City Jail Physician
- Dr. T. Bezereda, Psychiatric Assessment Unit, Vancouver General Hospital
- Ms. R. Shearer, Social Planning Department, City of Vancouver
- Mr. T. Mears, City Centre Youth Resources
- Mr. B. Coull, Mental Patients Association
- Mr. R. Gutteridge, Central City Mission
- Mr. R. Wursthorn, Gastown Community Resource Board
- Mr. J. Seager, Greater Vancouver Mental Health Services
- Ms. M. Ford, Vancouver Resources Board
- Mrs. H. Hicks, Kitsilano Community Care Team
- Mr. R. Buckley, Chairman, Ad Hoc Committee on Community Resources for Persons With Psychiatric Difficulties

Cont'd . . .

Clause #2 continued:

- Mr. J. Russell, Drug Dependency Programs, Vancouver Resources Board

- Mr. G. Mavis, Vancouver Crisis Centre

- Ms. V. Langdon, Y.W.C.A.

The Committee had before it for consideration a letter, in response to Resolution (a) of the July 24, 1975 meeting, dated August 18, 1975 (circulated) from Dr. C. Schwarz, Head, Department of Psychiatry, St. Paul's Hospital, which outlined that Hospital's plans for expansion of its emergency psychiatric unit.

The Chairman advised those present the purpose of the meeting was to sort out the apparent "hodge-podge" of present resource agencies, each with their own criteria for admission and treatment of persons experiencing emotional difficulties. He referred briefly to the budgets of special agencies which have night time beds available, noting that the Vancouver Emotional Emergency Centre has a budget of $10,149 per month; the Mental Patients Association an annual budget of $199,964; the Detoxification Centre over $400,000 per year; the Crisis Centre over $178,000 per year and Lookout over $7,000 per month.

It was noted during discussion there are some beds available for persons requiring them, yet these beds are infrequently used either because of lack of knowledge of their existence or because of an agency's restrictive criteria for admission.

There is no co-ordination of these services and no central inventory of available beds.

The Committee stated it should not spend money on providing more beds when existing ones are not being used.

A representative of the Police Department told the Committee there are two types of ill persons his Department comes in contact with:

- The Police Department processes approximately 15,000 alcoholism victims each year through its jails and that while the Department has for some years been promised some assistance in handling this problem, "we're not getting anywhere".

- The Department comes in contact regularly with mentally ill criminal offenders who are often violent or suicidal.

Dr. S. Croft, the City Jail Physician, explained the problem at the City Jail is that, for example, there were a total of 1,600 persons processed through the Jail during July and that a doctor is available only on a half-time basis backed up by two nurses.

He pointed out Riverview Mental Hospital has been reduced by 1,800 beds during the past five years, a period in which the use of dangerous hallucinogenic drugs has increased tremendously.

He urged establishment of detoxification centres and recommended that the Police Department be relieved of the problem of dealing with alcoholism. He added there have been instances in which it has taken as long as 11 or 12 days to get a jailed psychotic patient referred to Riverview Hospital. He also urged there be an improvement in the present jail facility.

The Greater Vancouver Mental Health Services advised the Committee it recently opened "Venture", a 10-bed short-stay residence on West 13th Avenue but it will not accept chronic alcholism victims or violent persons.

Cont'd . . .

Clause #2 continued:

The Committee, noting its Resolution (c) from its meeting of July 24, 1975, urged establishment of a 20-bed emergency facility and in view of the opening of "Venture" that an additional 10 beds may be all that is required.

A representative of Vancouver General Hospital told the Committee it has an open-door emergency facility for the assessment of emotionally disturbed persons but that its costs $126.00 per day to keep such patients. V.G.H. Psychiatric Emergency Ward now handles approximately 6,000 such cases each year.

Dr. J. P. Duffy, Executive Director of the Provincial Forensic Commission, advised that the Commission had planned a new facility of approximately 20 beds at Shaughnessy Hospital but this would have involved the relocation of approximately 45 hospitalized war veterans. The B.C. Medical Centre (proposed to be located at Shaughnessy) and Shaughnessy Hospital are co-operating towards a forensic clinic but the Forensic Commission as yet has no budget to operate such a facility.

A spokesman from City Centre Youth Resources reiterated earlier claims that every night it is faced with the dilemma of where to place emotionally upset persons who come to the centre at 52 Water Street; and that it has to "shop around" for beds, occasionally having to house distraught persons in hotel rooms.

It was stated that V.G.H.'s Psychiatric Assessment staff goes off duty at 10:00 p.m. and that the Hospital's psychiatric unit stops taking referrals for assessment shortly after 9:00 p.m.

Medical Health Officer, Dr. G. Bonham, advised that gaps in service are due in part to the ad hoc manner in which funding has been established and that the Metropolitan Board of Health has recommended there be a joint co-ordination of funding.

Mr. R. Gutteridge of Central City Mission advised the Committee a 10-bed unit on Abbott Street staffed 24 hours per day which took referrals from V.G.H. had recently closed. He said the referrals from V.G.H. had diminished as had referrals from the Police Department.

The Committee concluded its deliberations by noting the following points:

- there is general agreement that a central up-to-date bed index is required;

- there should be a co-ordination of existing agencies by a central referral centre and that the Crisis Centre is the most appropriate organization to undertake this co-ordination;

- the reopening of Central City Mission should be given serious consideration;

- each agency should be required to file a report on their admission criteria;

- that approximately 10 additional beds could be made a available, possibly at Lookout and the Crisis Centre;

- that all bodies which provide funding for these types of facilities should meet to consider co-ordination of their funding.

Following discussion it was

Cont'd . . .

Clause #2 continued:

RESOLVED

THAT the Social Planning Department:

(a) locate a further 10 beds within existing facilities for use for emergency night time psychiatric patients;

(b) organize a meeting with the various agencies in this field and the Crisis Centre to establish an index of beds and set up a co-ordination of their services;

(c) acquire in writing the criteria for admission from each agency and arrange a meeting of the funding bodies;

and report back to the Community Services Committee.

RECOMMENDATION

3. Chimo Terrace - Wall Street Park Proposal

At the request of the Chairman, the Committee had before it for consideration a memo dated August 27, 1975 from Mr. G.D. Purdy, Senior Social Planner, regarding a delay in Central Mortgage and Housing Corporation's funding for this park project which, as the memo stated "has been hanging in limbo" for some months.

Also before the Committee for information purposes was an extract from the Social Services Committee meeting of May 9, 1974 (circulated) when the Committee last considered this matter.

The memo from the Senior Social Planner suggested the Committee make a number of recommendations to Council to expedite this long-standing matter of cost-sharing for the development of this playground and, following brief consideration it was

RECOMMENDED

THAT Vancouver City Council request Central Mortgage and Housing Corporation to approve and immediately release funds for the development of City owned and partnership lands as follows:

A. Lots 1 - 6 and Lot A, Block 16) excepting right-of-way
Lots 1 - 4 Block 18) for rail line
D.L. 184.

B. Lots 6, 7 and 8, Block 19, D.L. 184.

C. Oxford and Cambridge Street ends.

D. Side lands between the two buildings constituting Chimo Terrace Housing Project,

for park and playground purposes.

The meeting adjourned at approximately 5:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 22

SPECIAL MEETING OF THE
HOUSING AND ENVIRONMENT COMMITTEE

September 4, 1975

A Special Meeting of the Housing and Environment Committee was held on Thursday, September 4, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Bowers
Alderman Boyce
Alderman Cowie
Alderman Kennedy
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ALSO PRESENT: Mr. J. Brewin, Rent Review Commission
Mr. D. Rung, Rent Review Commission
Mr. J. Patterson, Rent Review Commission
Mr. L. Bell, Department of Housing

CLERK: R. Demofsky

INFORMATION:

1. Rent Control Policies

The Chairman informed that the purpose of this meeting was to give members of Council an opportunity to provide input into the current review of the rent controls by the Rent Review Commission, and to give members of the Rent Review Commission the chance to inform Council what they have done with regards to this matter to date.

Mr. J. Brewin advised that the Rent Review Commission had been working on recommendations related to rent controls since the spring of this year and that the Rent Review Commission's final report will be submitted to the Provincial Government by the end of this month.

He advised that housing starts in Canada had been decreasing since 1969 and attributed this to the present low vacancy rate. This decrease in construction is directly related to federal tax policies, increases in mortgage rates, and construction costs, and the condominium phenomenon. The hassle factor also contributed to this decrease. During meetings with the landlords and the Rent Review Commission, the landlords recommended that the maximum allowable rent increase be gradually increased over a period of four to five years; such increase to be 28% per year compounded annually for approximately four or five years.

However, one of the problems with this proposal is that federal tax policies, increases in construction cost and mortgage rates, etc., as outlined above have pushed the price of construction up so high that it is virtually impossible to recoup an economically feasible return on investment; e.g. to be economically feasible, rents for a one-bedroom apartment would have to be $350 per month.

Another problem with the landlords' recommendation is that it would not guarantee additional construction of rental housing.

Therefore, the Commission will have to resort to comprehensive housing policies to encourage home owners, provide rental subsidies, provide income supplements, etc. Such a system would be simple to administer, would be fair to both parties, would allow matters to be dealt with quickly and efficiently and could be administered on a municipal basis.

In the ensuing discussion the following points were noted:

- The maximum rental increase limit of 10.6% was only a temporary measure until new rent control policies could be developed.

Cont'd . . .

- People on fixed incomes such as old age pensioners are encountering the biggest dilemma because their incomes are not increasing along with the increasing rents. Senior governments should do everything possible to encourage developers to build additional rental accommodation.

- City Council's policy relating to this matter is against rent controls and favours a means of rent review to control excessive rent increases. If rent controls are established, flexibility, discretion, and an appeal process must be built into the controls.

- The senior governments should establish a system of variable interest rates over a period of twenty years, with rates being very low at the beginning and gradually increased over the term.

- Innovative housing such as 700 square foot homes and home ownership programs whereby senior governments provide subsidies to people purchasing condominium type housing should be studied.

- Lodging houses and hotels which provide permanent residences for people on fixed incomes should fall under the rent controls of the Landlord and Tenant Act.

In conclusion the Chairman thanked representatives of the Rent Review Commission for being present this day, and advised that City Council would be making its final recommendations related to rent control policies to the Rent Review Commission in the very near future.

The meeting adjourned at approximately 3:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 22 TO 23

VI

REPORT OF ALDERMAN KENNEDY, CHAIRMAN
SPECIAL COMMITTEE OF COUNCIL RE: U.N. CONFERENCE

September 9, 1975

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

Special Committee of Council re UN Conference RECOMMENDS:

THAT subject to the expected commitment from the Federal Department of External Affairs to guarantee the City the sum of $50,000 towards its billboard program obligation if the Habitat Conference should be cancelled, and

WHEREAS the purchase of over half of the billboards involved in the program has been pledged by the business community, and

WHEREAS a combination of Civic program budget for advertising, Host Secretariat Public Affairs budget and Seaboard Advertising will jointly guarantee the purchase of the balance of any unsold billboards involved in the program area,

the Chairman of the UN Committee and the Director of Finance be empowered to contract with Seaboard Advertising for the purchase of every billboard (some 300 in all) in the area west of Commercial and north of King Edward, in the amount of $50,000;

FURTHER, that every effort be made to continue to involve a wide segment of the Vancouver community in this program through the purchase of these billboards, and that the Coordinator of the Civic UN Program immediately initiate the area-wide art competition in order to produce the Habitat-themed art to be used on the said billboards.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 23104

CITY OF VANCOUVER

REGULAR COUCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 23, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of September 16, 1975, (including the 'In Camera' portion), together with the Minutes of the Special Council Meeting (Public Hearing) of September 16, 1975, be adopted, after amending the Regular Council Minutes of September 16, 1975, as follows:

"Page 9: The voting record re Alderman Boyce's motion on the Park Board's letter be amended whereby Alderman Bowers and the Mayor are recorded as in favour of the lost motion."

"Page 23: That it be recorded that Alderman Volrich was excused from voting on the By-law to amend the Zoning and Development By-law."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Bonusing System

The Council on August 26, 1975, agreed to hear a delegation from the Social Planning and Review Council concerning the possibility of a bonusing system to be applicable throughout the City with respect to housing.

Mrs. M. Knox, representing SPARC Panel on Handicapped Housing Committee, addressed the Council speaking in support of such a theme.

MOVED by Ald. Marzari,
THAT the Standing Committees on Housing and Environment and Community Services meet with representatives of SPARC to work out definite guidelines for design, selection of tenants, integration of other units and to develop bonusing on a City-wide basis for the provision of handicapped housing units.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Farmers' Market

Council on August 26, 1975, deferred consideration of a letter from the United Fruit Growers of B.C. concerning the establishment of a daily farmers' market, pending the hearing of a delegation as requested from the organization.

Mr. H. Rhenish addressed the Council and filed a brief dated September 23, 1975, urging the establishment of a daily farmers' market by means of appointing a Committee with authority for funding, to set up such a proposal.

MOVED by Ald. Boyce,
THAT this whole matter be referred to the Standing Committee on Community Services for consideration and report.

- CARRIED UNANIMOUSLY

Use of Jericho Lands for Habitat Forum

Mr. Terry Tanner, representing the Association in Canada Serving Organizations for Human Settlements (ACSOH), and Mr. Al Clapp addressed Council and gave details and submitted drawings showing how the organization intends utilizing Jericho and certain existing buildings on the activities involved respecting the Habitat Forum during the U.N. Conference to be held in Vancouver in 1976.

Council was advised that funds will be forthcoming from the Federal Government and from the local community to provide the plans and physical changes outlined.

MOVED by Ald. Harcourt,
THAT this Council supports the use of Jericho in connection with the Habitat Forum and activities in the manner detailed by the delegation in its oral presentation.

- CARRIED UNANIMOUSLY

Fire By-law Enforcement: 777 Burrard Street

Council on August 12, 1975, granted a request of Farris Vaughan, Wills and Murphy, Solicitors, to appear as a delegation on behalf of Mrs. Doris Gould regarding an order she had received to modify her building at 777 Burrard Street to conform to Section 40 of the Fire By-law.

Mr. Gardner, speaking on behalf of Mrs. Gould, filed a brief giving details of the building in question and the history of the matter to date, and circulated photographs of the interior and exterior of the premises.

Mr. Davies representing the Fire Department, answered questions put forth by Council members and indicated that in his opinion, the building was not up to the required standard.

It was noted that Council on April 8, 1975, approved the recommendation of the Housing and Environment Committee dated March 27, 1975, wherein the Fire Chief was instructed to carry out normal By-law enforcement of the premises at 777 Burrard Street.

MOVED by Ald. Harcourt
THAT the representation by Mr. Gardner, on behalf of Mrs. Gould, be received and Council confirm its previous decision of April 8th, 1975.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

I. Report of Standing Committee on Community Services, September 18, 1975

Indian Friendship Centre (Clause 1)

Council considered this Clause, and in this regard, a representative of SPOTA advised that the organization wished to appear as a delegation but was not prepared to speak this day, having been advised that the matter would be deferred until the next meeting of Council.

Mr. Jessup of the Social Planning Department spoke to this matter and elaborated on the Committee's report.

MOVED by Ald. Marzari,
THAT this whole matter be referred to the Community Services Committee to arrange a public meeting in the area with interested parties this week.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin,
THAT this matter be deferred until 7:00 p.m. this day to enable SPOTA to make its presentation.

- LOST

(Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT this matter be deferred for one week to hear delegations from SPOTA and representatives of the Vancouver Indian Centre Society.

- CARRIED

(Aldermen Bird, Rankin and Sweeney opposed)

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The Council observed a short recess at approximately 4:00 p.m. and reconvened in the Council Chamber at 4:10 p.m.

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COMMUNICATIONS OR PETITIONS

1. Nelson Park - Minaki Lodge

The following letter dated September 18, 1975, was received from the Board of School Trustees:

"This will advise you that the Board approved the following motion at its meeting on September 16th, 1975:

THAT the Board approve the exchange of the existing Lord Roberts Annex site, being parcel G of Block 22, D.L. 185, plus 50% of the lane allowance abutting on Parcel G, for an equivalent area of land on the north-west corner of Block 22, identified by the shaded area on the site plan of Jones Haave Delgatty, Architects, entitled "Lord Roberts Primary Annex - Nelson Park", dated September 1975, such exchange to be subject to the condition that when Minaki Lodge is no longer required for its present use, the City shall, if requested by the Board, add to the new school site, at no cost to the Board, and clear of improvements, lots 5

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Nelson Park - Minaki Lodge
(continued)

and 4 and a portion of lot 3W1/2, sufficient to provide an area equivalent in size to that portion of the new site located south of the centre of the existing lane, which would then revert to the City.

I am enclosing a copy of the architect's plan showing the location of the site.

Would you bring this matter to the attention of Council."

MOVED by Ald. Harcourt,
THAT Council concur with the motion of the Board of School Trustees dated September 16, 1975, as quoted above.

- CARRIED UNANIMOUSLY

(Architect's Plan referred to on file in City Clerk's Office)

The Council also noted the following letter from the Park Board dated September 23, 1975:

"The following is an excerpt from the minutes of the last meeting of the Board held on September 22, 1975:

...'NELSON PARK - DEMOLITION OF MINAKI LODGE

City Clerk in a letter dated September 19, advising that City Council on September 16, passed the following resolution:

..."That the following recommendation of the Mayor, as contained in his letter of September 16, be approved and Alderman Rankin's motion be deferred for one week.

..That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere..'...

Board members received copies of a letter dated September 18th, from the School Board to the City Clerk, advising of action by the School Board at their meeting of September 16th.

It was regularly moved and seconded,

RESOLVED: That the Board express approval of City Council rescinding its motion of June 24, 1975 with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings for a further period not to exceed 12 months.

- Carried."...

MOVED by Ald. Harcourt,
THAT the letter from the Park Board be received and the lease to Loomis Holdings be reviewed in two years from the date of this resolution.

- CARRIED

(Alderman Boyce opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 19, 1975

Works & Utility Matters
(September 19, 1975)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Private Roadway abutting the S/S of Malkin Avenue - S/W Corner of Malkin Avenue and Glen Drive
Cl. 2: Watermain Installations - 1975 Capital Budget
Cl. 3: Reallocation of Water Funds
Cl. 4: Increase in Borrowing Authority to Complete 1971-75 Sewers Capital Program

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in Clauses 1 to 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 19, 1975)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Alternate Attendance for Members of the Development Permit Board
Cl. 2: Amendment to Zoning and Development Fee By-law
Cl. 3: Strata Title Application - Conversion - 2825 Spruce Street - Siesta Apartments
Cl. 4: Rezoning Application - N/E corner of Keith Drive and East 7th Avenue
Cl. 5: Conditions of Rezoning - 2893 West 41st Avenue
Cl. 6: Cedar Cottage and Kitsilano N.I.P. Appropriations: R.R.A.P. Promotion

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 to 3 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N/E Corner of
Keith Drive and East 7th Avenue (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Planning to submit the application to a Public Hearing, be approved.

- CARRIED UNANIMOUSLY

Conditions of Rezoning
2893 West 41st Avenue (Clause 5)

MOVED by Ald. Bowers,
THAT the request of Romses, Kwan & Associates to appear as a delegation on this matter be approved, and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(September 19, 1975)(continued)

Cedar Cottage and Kitsilano N.I.P.
Appropriations: R.R.A.P. Promotion
(Clause 6)

MOVED by Ald. Marzari,
THAT the recommendation of the Director of Planning contained in this Clause be approved, and a report be submitted at the end of two months as to the effectiveness and acceptance of the program in the area.

- CARRIED

(Alderman Bowers opposed)

Fire & Traffic Matters
(September 19, 1975)

Street Closure - 19th Avenue,
Oak Street to Laurel Street
(Clause 1)

MOVED by Ald. Bird,
THAT the request of the Congregation Schara Tzedeck as contained in this Clause be approved subject to the conditions detailed in the report.

- CARRIED UNANIMOUSLY

Finance Matters
(September 19, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Temporary Accommodation - Oakridge Sub-Station
Cl. 2: Investment Matters (Various Funds) July 1975
Cl. 3: Tender Awards

The Council took action as follows:

Temporary Accommodation - Oakridge
Sub-Station (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 19, 1975)

Increase in Maximum Age for Fire
Fighter Recruits (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 19, 1975)

Replacement of Retaining Wall
900 East 12th Avenue (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Use of Number 2 Fire Hall

The City Manager under date of September 18, 1975, submitted the following report of the Directors of Social Planning and Planning:

"On August 26th, 1975, Council heard a delegation from the Actors' Workshop requesting the use of the old Number 2 Fire Hall at the corner of Gore and Cordova as a performing arts workshop space. Council members had previously received a written brief in support of the Actors' Workshop request.

Council also heard a delegation from the Downtown Eastside Residents Association urging the City to retain the building for some type of community use. Council resolved:

'THAT the proposal of the Actors' Workshop be referred to the City Manager for report back, after consultation with the Director of Planning and the Director of Social Planning; in the meantime, the building be secured from vandalism and demolition not be proceeded with.'

Staff of the Social Planning and Planning Departments have held discussions with representatives of the Actors' Workshop and Downtown Eastside Residents Association. There has been general agreement on the uses proposed by the Actors' Workshop, based on the understanding that they would involve both City-wide and local community groups in their activities.

Uses proposed by Actors' Workshop include a wide variety of theatrical and performing arts activities, including: workshops in acting, voice, movement, mask and mime, play-writing and martial arts; jazz music workshops, concerts and jams; rehearsal sessions and the performance of new works. Actors' Workshop would extend performing space to other performing artists, students and groups. (Some of these groups are listed in an excerpt from the Actors' Workshop brief appended to this report).

During discussions it was suggested that space in the building could be made available to residents of the Downtown Eastside for such things as sewing groups, music groups and vocational classes. It is hoped residents could be involved in renovating the building, in working on stage sets and costumes and as participants in some of the Actors' Workshop programs. The type and extent of Downtown Eastside residents participation in the Actors' Workshop project has not been decided and would be left to develop over time as the two groups interact.

Henriquez and Todd, Architects, have drawn up a proposal for renovation of the building to meet the Actors' Workshop's requirements. The Actors' Workshop has submitted an application for $99,000 in LIP funds to pay for materials and labour for the first part of this renovation. The success of their application depends on a very early approval by Council for their use of the Number 2 Fire Hall. (The Actors' Workshop would spend $5,000 of its own funds on materials and plans to apply to other funding sources for later renovations).

In September, 1974, the Heritage Advisory Committee recommended that Number 2 Firehall be designated for preservation because of its architectural and historical value. However, City Council decided on September 24, 1974, to exclude the building from the list of designated historic buildings. Since then the building has been considered for demolition in order to provide additional police parking, although Council has made no formal decision on the matter.

Reasons for preserving the building include its architectural and historical merit and its replacement value, which is estimated to be approximately $300,000. Given the acute shortage of suitable workshop and performing space in the City and the lack of community and cultural facilities in the Downtown Eastside, the Actors' Workshop proposal is a very desirable alternative.

While we are recommending in support of the Actors' Workshop proposal we note the following limitations of this report:

(a) We are not certain, at this time, of the Actors' Workshop ability to raise funds to renovate the building;

(b) No attempt has been made to assess other possible uses for the building and thus, we cannot say that the Actors' Workshop is a first priority. During the planning process in the Downtown Eastside for example, it may be demonstrated that there are community services which might also be accommodated in this building. However, at present there appears to be much public support for and no objections to its use by Actors' Workshop.

Deputy Chief Constable Tom Dixon advises that the police are badly in need of parking space. They would settle for alternative parking on another site in close proximity to the Public Safety building.

The Directors of Social Planning and Planning recommend:

1. THAT the old Number 2 Fire Hall be preserved for cultural and community uses.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Use of Number 2 Fire Hall
(continued)

2. THAT the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building.

3. THAT the Supervisor of Property and Insurance be instructed to work out a five year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services. "

The City Manager notes that the parking lot between the Firehall and the Police station now accommodates 36 vehicles, these are "black and whites" prowl cars and detective vehicles (the attached letter from the Deputy Chief Constable refers). An additional 10 fleet vehicles are parked on the street. A total of 46 vehicles require space on a 24-hour basis. During construction of the Public Safety Building annex, alternative parking for the fleet vehicles will be required.

The Engineer reports that No. 2 Firehall site will accommodate 42 vehicles if the building is demolished. It will accommodate 20 vehicles if the building is left standing.

The present rate for commercial parking is estimated to be approximately $35 per month for this area.

To accommodate the 42 vehicles which could be parked on the Firehall site in commercial parking would cost, at today's rates, $1,470 per month ($17,640 per annum.)

The City Manager notes that on a rental basis for storage space, the No. 2 Firehall could generate a minimum revenue of approximately $21,000 per annum (based on $2.00 per square foot.)

If the building was used for some commercial endeavour such as a restaurant or discotheque, the space could rent between $21,000 - $42,000 per annum (based on a range of $2.00 - $4.00 per square foot.)

It is noted that the No. 2 Firehall is a strategically located property. The City Manager is not able to support the recommendations contained in this report unless a reasonable market rate is returned to the City. The City Manager is of the opinion that more economical space for an "Actors Workshop" could be found in other areas of the City.

Finally, it is noted that there has been no public involvement with respect to alternate uses as it has been assumed the site would be used for Police parking. If Council decides that this site should not be used for parking, the City Manager RECOMMENDS that the Property and Insurance Division advertise for proposals to lease this property which is in a strategic location for future civic use. Such proposals could then be considered by Council to determine which one provided the highest and best use for the City.

In considering this report, Deputy Chief Dixon gave details with respect to the parking requirements for police cars.

MOVED by Ald. Sweeney,
THAT the Property and Insurance Division advertise for proposals to lease this property which is in a strategic location for future civic use; such proposals to be considered by Council to determine which one provided the highest and best use for the City.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Use of Number 2 Fire Hall
(continued)

MOVED by Ald. Marzari,
THAT

(a) the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building;

(b) the Director of Social Planning be instructed to work out a five year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services.

(Amended)

MOVED by Ald. Bowers in amendment,
THAT the word 'five' contained in Alderman Marzari's motion be struck, and the word 'ten' be inserted in lieu thereof.

- CARRIED

(Aldermen Bird, Sweeney and Volrich opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT

(a) the Actors' Workshop be granted a lease on the building subject to the condition that LIP or other funding is approved for renovations and that the Actors' Workshop be responsible for all improvements, maintenance and management of the building;

(b) the Director of Social Planning be instructed to work out a ten year lease with the Actors' Workshop including acceptable rent and cancellation clauses; such lease to meet with the approval of the Director of Legal Services."

(Underlining indicates amendment)

(Alderman Sweeney opposed)

II. Report of Standing Committee on Planning and Development, September 18, 1975

Status Report re Proposed Downtown Rezoning Public Hearing - September 25, 1975 (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for September 24, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4550, BEING A ZONING BY-LAW (Champlain Heights Open Bible Chapel)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bird was excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Violation of By-law)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt was excused from voting on this By-law)

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO IMPLEMENT CERTAIN POWERS CONTAINED IN THF VANCOUVER CHARTER.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

As previously agreed, Council heard representations from Mr. S.R. Cramer, on behalf of The Studio and Mr. W.A. Gold, who operates the Roman Garden Leisure Club in Richmond. Both addressed Council and put forward arguments against the proposed By-law.

Concern was expressed by some members of Council on the effect of the By-law on those operations which Council does not wish to prohibit.

MOVED by Ald. Harcourt
SECONDED by Ald. Cowie
THAT the By-law be amended by deletion of the words 'Body-Rub' and 'Body-Rub Parlour' wherever they appear in this By-law.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin
SECONDED by Ald. Boyce
THAT the By-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the By-law.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bowers, Cowie, Harcourt opposed)

MOVED by Ald. Boyce
SECONDED by Ald. Marzari
THAT the By-law be referred back to the Director of Legal Services for revision, taking into consideration, comments made this day by Council members.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

A. Closing, Stopping-up, Subdividing and conveying to abutting owners. Block 360, D.L. 526. (lane West of Cambie Street, North from 10th Avenue.)

MOVED by Ald. Sweeney,
SECONDED by Ald.Rankin
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. All the lane dedicated by the deposit of Plan 3453 is surplus to the City's highway requirements;

3. The owner of the properties on both sides of this lane has applied to acquire the lane for consolidation with the balance of his lands.

THEREFORE, BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 3453 adjacent to Lots "A" to "E", (Plan 3453), Block 360, District Lot 526 be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED that the lane so closed, be subdivided with the abutting lands in a manner satisfactory to the approving officer, (lane West of Cambie Street, North from 10th Avenue).

- CARRIED UNANIMOUSLY

1. Cancellation of Canadian Urban Demonstration Program (CUDP)

Council, at its meeting on September 16, 1975, deferred a motion by Alderman Volrich on the above matter.

Alderman Volrich requested, and received Council's permission, to delete Section (e) from this motion.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT WHEREAS

(a) The Urban Demonstration Program, when announced by the Federal Government, was greeted with approval and high expectations by all cities across the country;

(b) The Program was of particular importance to the City of Vancouver which, in agreeing to host the United Nations Habitat Conference in May, 1976, was "led along" by the Federal Government in the expectation of receiving some significant capital contribution for some project which would commemorate the Conference and its importance and which would be of lasting benefit to the citizens of Vancouver;

(c) The City is being obliged to incur substantial costs in connection with the Conference and in otherwise having to assume very considerable responsibilities;

Cont'd....

MOTIONS (Cont'd)

Cancellation of Canadian Urban Demonstration Program (CUDP) (Cont'd)

(d) The City and Provincial Governments, and a great many individuals, officials and organizations have gone to a great deal of time and effort in considering and preparing proposals to the Federal Government in accordance with the announced terms and purposes of the Program, all of which are now effectively rendered as a colossal waste of time and effort;

THEREFORE BE IT RESOLVED THAT, in the light of the discontinuance of the C.U.D.P. Program, the City of Vancouver request the Federal Government to approve a special allocation of capital funds of at least $3 million to the City of Vancouver in consideration of the City sponsoring the U.N. Habitat Conference in 1976, such funds to be used by the City in connection with such capital project or projects as the City may consider to be most appropriate having regard to the original objectives of the C.U.D.P. Program and the U.N. Conference.

- CARRIED

(Ald. Kennedy opposed)

2. Public Hearings in Respect of Rezonings in Residential Areas.

Council, at its meeting on September 16, 1975, deferred a motion by Alderman Volrich on the above matter.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT WHEREAS

(a) Applications for rezonings in residential areas are often matters of both general and local interest and concern;
(b) Present procedures for notices of Public Hearings to affected residents are at times inadequate:

THEREFORE BE IT RESOLVED THAT the following general guidelines be followed in respect of such Public Hearings:

(1) That, as far as may be practical, notices to nearby residents shall extend to an area of at least a 2-block radius from the location of the proposed development;
(2) That such notices shall also be given to known community organizations which are active or interested in the general area;
(3) That such notices shall, as far as may be possible, be mailed or delivered so as to give at least three weeks notice to affected residents and community organizations;
(4) That in appropriate situations where the rezoning may be of general community interest, notice also be published in any local newspaper circulating in the area;
(5) That in appropriate situations, the City's Planning Department sponsor an informational public meeting in the affected local community at least two weeks prior to the date of the Public Hearing;
(6) Council re-affirm its previous resolutions that Public Hearings be scheduled for the evening, except for minor amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

3(i) Demolition Development Permits.

Council, on September 16, 1975, agreed to hear delegations on the following motion which was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

(a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;

(b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;

(c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits.

The following addressed Council on this matter, urging approval of Alderman Rankin's motion and putting forth various reasons for so doing:

Mr. J.T. Cork, Hastings-Sunrise Action Council - brief file on line assembly and demolitions in the Hastings-Sunrise communities.

Hastings-Sunrise Community Resource Board - brief filed.

Mr. A.T. Griffin, First United Church - brief filed.

Patrick Graham - brief filed. Spoke in favour of selective demolition.

Bruce Eriksen, Downtown Eastside Residents' Association.

C. Clynch, Downtown Community Resource Board.

Barry Coull, Chairman, Kitsilano Resource Board.

Spokesman for Rev. Shaver, Chairman of the Downtown Community Health Society.

D. Johnson, on behalf of the Grace Gospel Fellowship - brief filed.

Ms. Olivia Mott, Neighbourhood Services Association.

Arthur J. Lee, M.P.

Mental Patients' Association.

Renters United for Secure Housing - brief filed.

Joan Morelli, Vancouver Resource Board, Ms. Morelli also advised that the Grandview-Woodlands Resource Board and the Vancouver Anti-Poverty Group support Alderman Rankin's motion.

Cont'd....

MOTIONS (Cont'd)

Demolition Development Permits (Cont'd)

Jake Van Der Kamp, President, Alma Mater Society, U.B.C.,

A representative of Loomis Holdings Ltd.

Mr. Atkins, West End Resource Board.

Bruce Yorke for C.O.P.E.

Karen O'Shannacery, Community Workers Program, Downtown Eastside.

MOVED by Ald. Marzari (in amendment)
THAT the motion be amended by deleting the words 'low income' in clause (a) of the resolution.

- (deferred)

MOVED by Ald. Sweeney (in amendment)
THAT the motion be further amended by deleting the words 'AND WHEREAS the present development will see a lot of this type of housing demolished;' and all the words following 'has been approved' in resolution (a).

- (deferred)

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT further consideration of the above motion be deferred for a period of four weeks.

- CARRIED

(Ald. Bowers, Marzari, Rankin, Sweeney and the Mayor opposed)

3(ii) Demolition of Lorne Apartments
1150 Nelson Street.

Council noted delegation requests with respect to the following motion, from:
Vancouver Resource Board,
Kitsilano Community Resource Board.
West End Vancouver Resource Board.
Downtown Eastside Residents' Association.

"THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975."

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT consideration of the above motion be deferred to the next meeting of Council to permit the above delegations to be heard.

- CARRIED UNANIMOUSLY

(Ald. Bowers and Cowie opposed)

4. Approval of Leases:
Residential Premises.

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin

THAT WHEREAS Section 20 of the "Landlord and Tenant Act" provides that no landlord shall enter into a lease of residential premises in excess of three years without the approval of Council:

BE IT RESOLVED THAT leases in excess of three years but not more than five years are hereby approved in the following cases:

(a) where the residential premises are single-family dwellings occupied solely by the prospective tenant and family; and

(b) where the proposed lease contains an option to purchase in favour of the tenant; and

(c) where the tenant indicates his agreement to the term;

and the Director of Legal Services is hereby authorized to execute an appropriate form of approval on behalf of the City Council.

- (amended)

MOVED by Ald. Bird (in amendment)
SECONDED by Ald. Marzari

THAT the words 'but not more than five years' be deleted from the second paragraph of the motion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin

THAT the motion, as amended and reading as follows, be approved.

"THAT WHEREAS Section 20 of the "Landlord and Tenant Act" provided that no landlord shall enter into a lease of residential premises in excess of three years without the approval of Council;
BE IT RESOLVED THAT leases in excess of three years are hereby approved in the following cases:

(a) where the residential premises are single-family dwellings occupied solely by the prospective tenant and family; and

(b) where the proposed lease contains an option to purchase in favour of the tenant; and

(c) where the tenant indicates his agreement to the term;

and the Director of Legal Services is hereby authorized to execute an appropriate form of approval on behalf of the City Council."

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

5. Demolition of Minaki Lodge

At the Council Meeting on September 16, 1975, the following Motion of Alderman Rankin, was deferred.

"MOVED by Ald. Rankin
THAT Council reconsider the demolition of Minaki Lodge, 1138 Nelson Street, and the notice for vacant possession of the apartment by October 31, 1975."

Alderman Rankin requested and received permission of Council to withdraw the above motion.

6. Leave of Absence - Alderman Cowie.

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT Alderman Cowie be granted leave of absence from December 6, 1975 to January 17, 1976;
AND FURTHER THAT as Alderman Cowie will be visiting Australia during this period, he be granted permission to officially present the City of Vancouver's best wishes to the Council of the City of Sydney and the National Capital Commission Board in Canberra upon visiting these cities.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Kennedy
THAT WHEREAS it would appear to be the wish of the people of Vancouver to retain the Harbour Park Site for public enjoyment:

AND WHEREAS development for building need not be undertaken to recoup the purchase price if the air rights were sold in lieu thereof, which is in recognition of the principle that it is in the public interest to permit high density where it least matters if it is counter-balanced by correspondingly low density where it is most needed;

BE IT THEREFORE RESOLVED that City Council proceed forthwith on this principle and instruct the City Manager to arrange for negotiations on behalf of the City with all adjacent owners who might be in a position to benefit from the purchase of all or part of the air rights.

(Notice)

ENQUIRIES AND OTHER MATTERS

Harbour Park Jury.

Alderman Kennedy — requested information about the number of entries into the Harbour Park competition, the nature of the entries, cost of printing, jury fees, and whether any of the proposals contained housing components. The Mayor directed the City Manager to reply to Alderman Kennedy's query.

West End Senior Citizens' Development.

Alderman Cowie — queried why the recently completed West End Senior Citizens' Development is not being occupied. The Mayor undertook to investigate this matter and advise Alderman Cowie.

B.C. Cemeteries Association

Alderman Sweeney — referred to a communication he had received from B.C. Cemeteries Association requesting the City to join the Association, and asked for reasons why the City has not become a member of this group. The Mayor referred this matter to the City Manager for report back.

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The Council adjourned at approximately 7.40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of September 23, 1975, adopted on September 30, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Private Roadway abutting the South Side of Malkin Ave. - Lot "I" of 1, Dist. Lots 181 and 2037, Plan 14275 - Southwest corner of Malkin Ave. & Glen Drive.

The City Engineer reports as follows:

"In an agreement dated the 14th day of June, 1948, commonly known as the Fruit Row Agreement, provision was made for a private roadway abutting the southerly limit of Malkin Avenue from Glen Drive to approximately Princess Avenue. In the agreement, the owners of the lands undertook to construct a pavement upon the private roadway when required by the City. This private roadway has not been constructed.

An agreement dated the 1st day of January, 1965, which amends the 1948 agreement provides that the City may give permission for a building to encroach upon the area affected by the private roadway provided the owner can demonstrate to the City Engineer's satisfaction that the parking, unloading and maneuvering of vehicles can be carried out within the owners lands without infringing upon Malkin Avenue.

M A Q Holdings Ltd., owner of Lot "I" of Lot 1, District Lots 181 and 2037, Plan 14275, has applied for a Modification Agreement so as to permit a portion of their building to encroach upon a portion of the private roadway.

The applicant has submitted a plan of redevelopment of Lot "I" showing the proposed warehouse and has received approval under provisions of the Zoning and Development By-Law. In respect to the agreement dated the 1st day of January, 1965, this plan of redevelopment is satisfactory to the City Engineer.

I RECOMMEND that an agreement be entered into to permit the encroachment onto the private roadway a portion of the building proposed for Lot "I", subject to the following conditions:

(a) The encroachment not to exceed the portion outlined red on plan marginally numbered LE 4223.

(b) The term of the agreement to be for the life of the building.

(c) Any further development of Lot "I" to be subject to the City Engineer's approval in respect to the agreement dated the 1st day of January, 1965.

(d) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"Watermain construction projects have been finalized for the remainder of the 1975 Capital Budget Year. For the most part the replacements are required for fire protection. Two installations (Marine Drive and 14th Avenue) are to replace leaking mains. The projects are as follows:

Cont'd . . .

Clause 2 Cont'd

PROJECT 510

Street	From	To
Laurel Street *	10th Avenue	13th Avenue
12th Avenue	Laurel Street	350 feet east
Willow Street	12th Avenue	13th Avenue
Heather Street	10th Avenue	300 feet south
Ash Street	10th Avenue	13th Avenue

* In the event of a street closure, the Laurel Street replacement main between 10th and 12th Avenues will be installed in an easement elsewhere on the street or hospital property.

Estimated cost: $80,000.

PROJECT 511

5th Avenue	Yew Street	Cypress Street
Arbutus Street	4th Avenue	5th Avenue

Estimated cost: $61,000

PROJECT 512

14th Avenue	MacDonald Street	Trafalgar Street
4th Avenue	Waterloo Street	Blenheim Street

Estimated cost: $33,000

PROJECT 513

4TH Avenue	Alma Street	4th Avenue Diversion

Estimated Cost: $97,000

PROJECT 514

S.W. Marine Drive	Wallace Street	Blenheim Street

Estimated cost: $94,000

PROJECT 515

2nd Avenue	Cypress Street	Burrard Street
3rd Avenue	Fir Street	Granville Street
3rd Avenue	Cypress Street	Burrard Street
5th Avenue	Cypress Street	Pine Street

Estimated Cost: $60,000

PROJECT 516

8th Avenue	Cypress Street	Granville Street

Estimated cost: $50,000

The total estimated cost for projects 510 to 516 is $475,000. Funds are available from the following sources:

Short Notice Projects - Unallocated, Acct. #128/7902	$200,000
Miscellaneous Unappropriated, Acct.#128/7904	9,459
Uncompleted Design - Unappropriated, Acct. #128/7905	265,541
	$475,000

Cont'd . . .

Clause 2 Cont'd

I RECOMMEND that projects #510 to #516 be approved for construction and that the required $475,000 be transferred from Accounts 128/7902, 7904 & 7905 as stipulated above, subject to approval of Item 3 of this report. (Reallocation of Water Funds)."

The City Manager RECOMMENDS that the foregoing be approved.

3. Reallocation of Water Funds

The City Engineer reports as follows:

"The 1975 Water Works Capital Budget included $600,000 for the servicing of the South East Sector. This work will not be carried out within the 1975 Budget period.

In order that the aforementioned funds may be available for other water works project, I RECOMMEND that $600,000 be transferred from Account Code 123/5601, 'Champlain Heights', to Account Code 128/7905, 'Uncompleted Design - Unappropriated'.

Funds for future work in Champlain Heights will be appropriated from future Capital Budgets as and when required."

The City Manager RECOMMENDS that the foregoing be approved.

4. Increase in Borrowing Authority to Complete 1971-75 Sewers Capital Program

The City Manager submits the following reports of the City Engineer and the Director of Finance.

The City Engineer reports as follows:

"During the past several years, with increasing concern about pollution standards, sewer construction programs have been increased in many parts of B.C. The City's 1971-75 Capital Program for sewer construction was increased significantly in 1971 to meet this increasing demand for pollution control. The program was increased somewhat in 1973 to meet the City's obligations under the terms worked out for the resolution of the Canadian National Railways agreement relating to False Creek Flats.

Prior to 1971, the sewer construction program related primarily to reconstruction of existing sewers for capacity and pollution reasons, and construction of sewers for new City subdivisions. In 1971 an additional $6,978,000 was added to the program, and in 1973 a further $1,450,000, providing a total of $18,578,000 for construction of City sewer works and $13,173,000 for Greater Vancouver Sewage and Drainage District works for 1971-75. About $14,000,000 of the total funds for construction of City works were planned to improve pollution control. The Provincial Pollution Control Act provides for the imposition of standards for discharge from sewers, and the Pollution Control Board has been preparing standards for sewer discharges over the past few years. However, these standards are still not finalized, although final guidelines have been expected for some time.

The program of construction within the City identified the following priorities:

1. Elimination of continuous discharges throughout the City.
2. The improvement of water quality in False Creek and adjacent beach areas.
3. The reduction in the frequency of sewer discharges throughout the City.

Accordingly our program was structured to carry out work in the areas outlined in the following table:

Cont'd . . .

Clause 4 Cont'd

Location	Purpose
1. West End	Replacement of under capacity sewers and separation of storm and sanitary sewage in most areas to reduce, and ultimately eliminate, combined sewer overflows along the beach area of the West End.
2. Downtown	Reconstruction of inadequate sewers with separation of storm and sanitary sewage in most areas to reduce, and ultimately eliminate, the overflow of sanitary sewage to False Creek from this area.
3. False Creek Flats	Construction of sewers in this area which was not properly sewered (work was required under the C.N.R. Agreement). This work provides basic sewer facilities and eliminates the previous continuous discharge of sanitary sewage to the East end of False Creek.
4. South of False Creek Flats	Construction of separate sewers in this multiple dwelling area to eliminate combined sewer overflows to the East end of False Creek.
5. Kitsilano	Separation of the system to eliminate the discharge of sanitary sewage from this area was envisaged in the 1971-75 program, although the existing sewer system in this area is in reasonable condition.
6. Area South of Marine Drive	Construction of a separate sewer system to eliminate sanitary discharges to the Fraser River from this area.
7. Still Creek	Modifications to manholes and some minor reconstruction in the Still Creek area to reduce the contamination of the water in Still Creek.
8. Rebuild Pumping Stations - Several Locations	Reconstruction to increase the capacity of the City sewer system to carry greater sanitary sewage and storm water flows to reduce the frequency of combined overflows. In many areas this work would have been required in any case, simply to put the stations in proper operating condition.
9. New City Subdivisions and Reconstruction	Reconstruction of sewers prior to installing new pavements, for repair and relay and minor extensions of the existing sewer system, and construction for new City subdivisions.

The overall program is well in hand; except for inflationary increases, work has largely been within estimates, and we have the physical capacity to complete the works in 1976. However, more construction was required for new City subdivisions, for essential sewer reconstruction prior to paving and for miscellaneous repairs, re-lays, and extensions than was allowed for. Funds have been reallocated on an interim basis and there is, therefore, a shortage of funds to complete the pollution control works. Furthermore, the rate of inflation which has existed since the program was first developed has created a further shortage of funds. Accordingly, a review of our program was undertaken in late 1973 and early 1974 to determine the effect of inflation and reallocation of funds on our ability to complete the proposed pollution control works. We had anticipated reporting on this issue to Council when we were able to report on the final guidelines for sewer discharges from the Pollution Control Board. However, since these guidelines are still not available, and the present capital program is in its last stages, we are reporting to you at this time.

Cont'd . . .

Clause 4 Cont'd

Effect of Inflation

The standard Engineering News Record Construction Cost Index increased from 1600 in 1971 to 2000 in early 1973 to 2150 at this time, with further increases expected by the end of 1975. Accordingly, additional expenditures will be required to complete the pollution control program authorized by Council, consistent with the draft Pollution Control Board's guidelines. The additional expenditure required to compensate for excess inflation is $3,900,000. These funds are required to complete projects presently in hand, such as the separation of sewers in the West End and the downtown area, as well as sewer construction in the area between Marine Drive and the Fraser River in the eastern part of the City. A Greater Vancouver Regional District pumping station has very recently been made operational to provide sanitary service to this area, and additional City sewer construction will be required to provide for present and future development and eliminate discharges to the river from this area.

Effect of Increased City Subdivision and Miscellaneous Work

The extra expenditure involved in City subdivisions, (notably the False Creek redevelopment area), and sewer reconstruction (particularly prior to paving), has reduced the funds available for other works. We are able to compensate to some degree for this expenditure by reallocating funds from the Kitsilano area, where present analysis indicates that we can achieve effective pollution control using the existing system by upgrading pumping stations and carrying out only limited construction. However, an additional $1,000,000 is required in order to complete the program laid out above, other than that which has been reallocated from the Kitsilano area.

Funding Required

The total increased funding required is, therefore, $4,900,000, which would allow completion of the planned program, except for Kitsilano. In our view, works in the Downtown, West End and area South of Marine Drive are essential and should be carried out. Accordingly, we are recommending that additional borrowing authority be authorized to permit completion of the 1971-75 program.

The Director of Finance reports as follows:

The Comptroller of Accounting has exhaustively reviewed the City Engineer's report and while we cannot comment on the desirability of the work to be done (this is within the Engineer's responsibility), we do support the request for the additional $4,900,000 borrowing authority as being necessary to complete the 1971-75 Sewer Program, as amended. The attached Appendix provides details regarding the changes that have taken place in the Program.

We therefore RECOMMEND that City Council approve an increase of $4,900,000 in the 1971-75 Sewer Capital Program borrowing authority to provide for the effects of inflation on construction costs and the need for sewer expenditures in certain areas above those anticipated in the revised Five Year Plan provided in 1971."

The City Manager RECOMMENDS that the above report of the City Engineer and Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 15

Manager's Report, September 19, 1975 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATIONS

1. Alternate Attendance for Members of the Development Permit Board

The Director of Planning reports as follows:

"The By-law creating the Development Permit Board provides that

'7. Any member of the Board with the approval of Council is hereby authorized to deputize a person to act on his behalf at any meeting of the Board.'

To provide for continuity of attendance, each Board member has advised of their proposed deputy from the following members of their departments.

For City Engineer	R. C. Boyes, Deputy City Engineer
	K. F. Dobell, Assistant City Engineer, Departmental Services and Sewers
For Director of Social Planning	D. Purdy, Senior Social Planner
For Director of Planning	R.Youngberg, Associate Director - Area Planning
	D. Hickley, Assistant Director - Central Area

It is recommended that the named deputy for each of the Board Members be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved on the understanding that the Department Heads named should attend all meetings of the Board to the greatest extent possible. Attendance on the Board should not be treated on a rotating basis as this will not provide the required continuity in reviewing development permit applications.

2. Amendment to Zoning and Development Fee By-law

The Director of Planning and the Director of Finance report as follows:

"The Zoning and Development By-law now provides that Development Permit Applications may be initially submitted in preliminary form.

This is an integral part of the procedures for the Development Permit Board in consultation with the Advisory Panel to consider Development Permit Applications initially in the Central Area.

It is recommended that changes be now made to the Zoning and Development Fee By-law to effectively implement the provision for filing Development Permit Applications in preliminary form.

Cont'd . . .

Clause #2 continued:

It is proposed that the Fee By-law be amended to provide that fees for preliminary applications be 50% of the regular application fee--but with a minimum of $50, and a maximum of $150.

The regular application fee would be payable in addition before the Development Permit could be issued.

The Zoning and Development By-law also provides that although any application will be void 12 months after date of filing, the Director of Planning may extend the period of validity upon request of the applicant. It is proposed that there be a fee charge of $50 for this type of request.

The Director of Finance notes that these fees are subject to review when the current review of fees is complete.

Accordingly, it is recommended that the proposed changes be approved and that the Director of Legal Services now submits the required amendments to the Zoning and Development Fee By-law to implement the proposed changes."

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of Finance be approved.

3. Strata Title Application - Conversion
2825 Spruce Street - Siesta Apartments

The Director of Planning reports as follows:

"An application has been received from the eight shareholders of Spruce Developments Ltd. to convert a four storey wood-frame apartment building erected in 1955, from a 'cooperative' ownership to a Strata Title ownership. The building is located on a 50' x 125' lot in an RM-3 Multiple Dwelling District and contains eight dwelling units. The applicants are as follows:

Ste. 101 - T. L. Ebbett		known as
" 102 - A. E. White		Spruce Developments
" 201 - R. A. Burnham		Ltd. (Incorporation
" 202 - T. Martin		No. 12960).
" 203 - M. Mitchell		Registered July
" 301 - A. Good		30, 1974
" 302 - Mrs. M. Barrett		
" 303 - Mrs. E. Patterson		

N.B. See Appendix 'A' for site plan.

The applicants, in their prospectus, state that the building is 100% occupied by the present owners and it is their wish to have the eight suites strata titled, at which time the affairs of Spruce Developments Ltd. would be terminated. (Copy of prospectus available for inspection at the City Clerk's Office)

Special approval is not required at present, to convert a building from rental to 'cooperative', however, a proposed conversion from a 'cooperative' to Strata lots can be approved or refused by City Council, under the provisions of Section 5 (1) of the Strata Titles Act, which applies to "a previously occupied building".
N.B. See Appendix 'B' for Section 5 of the Strata Titles Act (1974).

Compliance with applicable City Bylaws

The City Building Inspector reports the following results of inspections carried out to this building on July 16 and 17, 1975.

'The items below do not substantially comply with Building Bylaw No. 4702:

(1) Suite entrance doors are hollow-core, do not provide required fire separation.

Cont'd . . .

Clause #3 continued:

(2) There are openings in the fire separation between suites and public corridors, i.e. milk bottle containers.

(3) The second means of egress does not comply. It consists of a stair way ending with a drop ladder and there is no second means of egress from Units 301 and 302.

(4) Fire separation of the exits is not adequate, closures are hollow-core or glass panel doors and there are other unprotected openings in the separation.

(5) Garbage chute doors are wood faced with sheet metal, do not provide adequate protection.

(6) There is a crawlspace under the building and the fire separations for the floor above do not extend through this space.

Plumbing

The sink in the boiler room is connected to the plumbing with rubber hoses and is not vented. This sink must be installed in accordance with Plumbing Bylaw No. 4068. A Plumbing Permit is required for this work.

Four parking spaces are provided which is not in compliance with Zoning and Development Bylaw No. 3575.

Electrical

An electrical survey has been made in the above premises and our Inspection Services report that the electrical works do not comply with the requirements of Electrical Bylaw No. 3417. The following work is required:

(1) The receptacles on appliance circuits are to be installed where needed in fixtures throughout the premises.

(2) The wiring on top floor door switch, fan in furnace room and wiring to cablevision which are installed incorrectly must be installed in an approved manner.

(3) All lighting branch circuits in house panel to be protected by 15 Ampere (tamper-resistant) fuses.

There may, however, be components of the electrical system which could not be observed by visual inspection, hence we cannot warrant that these components will comply with the Bylaw.'

Further to the condition of this building, the following declaration has been received from Charles Bowman M.R.A.I.C. (Architect):-

"An inspection of 2825 Spruce St. was made on April 25, 1975, and I found the building in an excellent state of repair. The quality of construction and finishes substantially meets the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction (1970).

Since the existing building is owned by the eight occupants under the registered company of Spruce Developments Ltd., the Director of Planning with the concurrence of the Director of Permits & Licences recommends that the application be approved subject to the following condition:-

THAT a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City Bylaws, to the satisfaction of the City Building Inspector and at no cost to the City.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

4. Rezoning Application - N.E. Corner of Keith Drive and East 7th Avenue, South ½ of Lot A, Block 94, D.L. 264A

The Director of Planning reports as follows: -

"An application has been received from Mr. Klaus Schmid, Architect, (on behalf of the British Columbia Society for the Prevention of Cruelty to Animals), requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RM-3) Multiple Dwelling District to (M-1) Industrial District for the purpose of:

'Construction of a new animal clinic, a two storey building of approximately 5,000 square feet for the British Columbia Society for the Prevention of Cruelty to Animals (B.C.S.P.C.A.).'

SITE DESCRIPTION

The subject site is situated on the N.E. corner of Keith Drive and East 7th Avenue. The site is 122 feet (on Keith Drive) and 132 feet (on East 7th Avenue) for a total site area of 16,104 square feet. (See Appendix A)

The subject site is zoned (RM-3) Multiple Dwelling District and is not developed except for the northerly portion of the subject site, which is used for parking in conjunction with the S.P.C.A. facilities existing on the north half of Lot A.

The lands to the West, North and East of the subject site are zoned (M-1) Industrial District and the lands to the South are zoned (RM-3) Multiple Dwelling District.

Of the surrounding lands zoned (M-1) Industrial District, the lands to the West are owned by Vancouver Sawmills Ltd. A recent fire on the site has resulted in the site being used for lumber storage only. The property on the S.W. corner of Keith Drive and East 7th Avenue is presently vacant. The property to the North of the subject site is presently occupied by the B.C.S.P.C.A. facilities, which is developed with a two-storey animal hospital containing offices, a dwelling unit for the caretaker and animal facilities. The land north east of the site (Lots 21-24) are developed with a two-storey warehouse with basement. The land immediately east of the subject site is vacant. The land south of the subject site is presently vacant (Lots 1-5) at the S.E. corner of Keith Drive and East 7th Avenue. The three lots west of the lane fronting onto East 7th Avenue (Lots 6-8) are developed residentially with duplexes.

BACKGROUND

The subject site is owned by the B.C.S.P.C.A. and forms the south half of Lot A. The institution which is philozoic in nature, is unable to develop the site as an animal hospital under the existing (RM-3) Multiple Dwelling District Zoning.

An animal hospital is an outright use in the (M-1) Industrial District Schedule. The subject site in question was consolidated in August of 1957 to include the S.P.C.A. owned property (north half of Lot A), the former east-west lane, and the south half of Lot A (subject site) which was purchased from the City of Vancouver in July of 1954. An easterly 20 feet of the north half of Lot A was dedicated for a new lane.

In May of 1957, prior to consolidation of the property, an application for rezoning similar to this application was made by the S.P.C.A. for the subject site. The application

Cont'd . . .

Clause #4 continued:

requested rezoning of the south half of Lot A from the existing (RM-3) Multiple Dwelling District to (M-1) Industrial District. Approval was obtained from Council, following a public hearing, subject to prior compliance by the owners with the following conditions:

' (a) That the building be located as close as possible to the current buildings;

(b) That a 12-foot landscaped setback from the 7th Avenue frontage be provided.

Further recommended that Schedule C of the Zoning and Development By-Law be amended by adding an additional Section 5, as follows:-

7th Avenue East, north side
Keith Drive to Clark Drive.....12 feet. '

The S.P.C.A. did not proceed with the application.

In June of 1967 an application was received from an adjacent industrial business to rezone the lots west of the subject site to an (M-1) Industrial District. This application was approved by Council and as a condition prior to enactment of the amending By-Law that a 12 foot landscaped setback on the north side of East 7th Avenue be provided. The 12 foot landscaped setback was provided and Schedule C of the Zoning and Development By-Law was amended by adding the additional Section 5 as indicated above.

Proposed Development

The architect's drawings submitted with the application and marked,'Received, February 10, 1975', indicate a proposed development containing a one storey building with a second storey on the westerly portion thereof. The proposed development is situated on the south-western portion of the subject site. The submitted drawings indicate a proposed building of approximately 68 feet in length along 7th Avenue and approximately 55 feet in width along Keith Drive. The northerly portion of the subject site is proposed for parking, extending the parkway facilities which presently serve the existing facilities to the north. The submitted drawings indicate a total of 11 parking spaces and 1 loading space with ingress and egress from Keith Drive. The proposed form of development presently indicates two buildings on one site.

The Director of Planning recommends approval of the application to rezone the subject site from (RM-3) Multiple Dwelling District, to (M-1) Industrial District, subject to the following conditions:-

1. That prior to the enactment of the amending By-Law the applicant undertake in writing the following:-

(a) That the detailed scheme of development will be approved by the Director of Planning.

(b) That proper landscaping will be provided and maintained.

(c) That all kennels and recovery rooms are to be located in the northern portion of the building.

(d) That the extension indicated on the drawings submitted will not be developed.

Cont'd . . .

Clause #4 continued:

Further, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in the resolution shall expire.

The Vancouver City Planning Commission at its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning.

The Director of Planning recommends that the application to rezone the subject site be referred to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Conditions of Rezoning - 2893 West 41st Avenue

The Director of Planning reports as follows:

"City Council on July 29, 1975, resolved:

'That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed,

(b) the matter be reviewed by Council twelve months from the date of the Public Hearing.'

RECOMMENDATION:

That prior to enactment of the amending by-law that the following conditions are to be complied with:

1. THAT the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future widening;

2. THAT a 12 foot side yard be required along the West side of the East $\frac{1}{2}$ of Lots 6 and 7, Block 9, District Lot 2027; (see attached map - Appendix A);

3. THAT the required off-street parking be one space for every 725 square feet of gross floor area plus 5 spaces for visitor parking. All off-street parking is to be provided underground;

4. THAT the vehicular ingress and egress to the development and the provision and location of garbage areas are to be approved to the satisfaction of the City Engineer;

Cont'd . . .

Clause #5 continued:

5. THAT satisfactory landscaping, including tree planting, shall be provided and maintained together with the provision of a satisfactory screen fence and the maintaining of any existing suitable trees, even though they may in part encroach on the neighbours' property as well as the subject property, and;

6. THAT the detailed scheme of development be approved by the Director of Planning after receiving further advice from the Urban Design Panel, having due regard for the overall design, provision and maintenance of landscaping, provision of daylight to the development, provision of outdoor play and recreation area, access for delivery and emergency vehicles, and off-street loading spaces.

The Director of Planning further recommends to Council:

THAT Council direct the Director of Legal Services that when the amending By-Law is brought forward for enactment that the site coverage provision be amended by deleting the figure 50% and substituting in lieu thereof a maximum site coverage figure of 35%."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

6. Cedar Cottage and Kitsilano N.I.P. Appropriations: R.R.A.P. Promotion

The Director of Planning reports as follows:

"In June, 1974 City Council designated Kitsilano and part of the Cedar Cottage area as Neighbourhood Improvement Program areas. Concurrent with the N.I.P., which is designed to improve physical facilities within a neighbourhood, is the Residential Rehabilitation Assistance Program (R.R.A.P.), which is intended to upgrade the existing dwellings within N.I.P. areas. N.I.P. is a joint program in which costs are shared between the City, the Province and C.M.H.C. R.R.A.P. is a C.M.H.C. program and City Council passed a resolution on July 30, 1974 stating: "That the City request C.M.H.C. to administer the R.R.A.P. and publicize and promote the benefits of this program."

C.M.H.C. has fulfilled this responsibility to some extent and in practice the site offices have given what assistance they could. However, R.R.A.P. did not pick up quickly in either area and only a few R.R.A.P. applications were processed within the first year of the program (approximately 50 in Cedar Cottage and 80 in Kitsilano). In June, 1975, a student was hired by C.M.H.C. specifically to promote R.R.A.P. and the response was substantial in both areas, almost doubling the original response in Cedar Cottage with a somewhat lesser response in Kitsilano. This promotion has now been withdrawn from each area but was by no means completed and served more as a pilot project.

There have been various approaches taken to R.R.A.P. across Canada. The City of Calgary has established a division within City Hall to deal with their maintenance and occupancy by-law and R.R.A.P. Staff includes one division head, 3 inspectors and 2 assistants. Efforts to this time have been directed at the one existing N.I.P. area (these have been 500 R.R.A.P. applications in an area of 1700 dwellings) and will be directed at new N.I.P. areas as they are approved. Winnipeg has established a team of 4 inspectors who promote, inspect and advise on R.R.A.P. within the two N.I.P. areas. C.M.H.C. deals only with the loans. Victoria has done no R.R.A.P. promotion in its two N.I.P. areas other than to mention it at public meetings and hand out pamphlets supplied by C.M.H.C. at those meetings. Total R.R.A.P. response in Victoria has been less than 100 applications. City staff hope to carry out some city initiated promotion in subsequent N.I.P. areas.

Cont'd . . .

Clause #6 continued:

Since C.M.H.C. does not appear to be prepared to proceed with a more complete on-going promotion in Vancouver, and it is felt that without complete and proper promotion the City will not benefit fully from this federal program, it is now proposed that a program be initiated from the site offices in the areas. This approach would have the advantage of being administered more closely with the Neighbourhood Improvement Program, and of ensuring that all property owners are at least aware of the program's possibilities. It is felt that the most appropriate approach at this time would be to hire two staff on a temporary two month basis. It should be noted that L.I.P funds may be approved to promote housing rehabilitation through R.R.A.P. If this is approved it is anticipated that promotion funded through L.I.P. would immediately follow the temporary promotions proposed here. Hence, the continuous promotion and assistance process could be maintained.

The Director of Finance advises that if Council chooses to take this action, funds for this staff could be transferred from the "Other Departments" accounts of the Planning Stage budgets for both programs, as charges against these appropriations have been less than anticipated when the estimates were prepared. The costs would be as follows:

Temporary, at Planning Assistant II level	
Two Staff ($886./month) for two months	$3544.00
+ Fringe Benefits @ 9%	319.00
	$3863.00

Federal Share	$1932.00
Provincial Share	966.00
City Share	965.00

The Director of Planning therefore recommends:

That Council authorize the hiring of two staff at the Planning Assistant II level on a temporary basis for two months to promote the Residential Rehabilitation Assistance Program in Cedar Cottage and Kitsilano and further that cost of this staff be provided by transferring funds from the "Other Departments" appropriations of the Cedar Cottage and Kitsilano N.I.P. Planning Stage budgets."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 95-6

FIRE AND TRAFFIC MATTERS

CONSIDERATION:

1. Street Closure - 19th Avenue, Oak Street to Laurel Street

The City Manager submits the following report of the City Engineer:

"Congregation Schara Tzedeck in a letter dated September 10, 1975, signed by Miss Myra Feinberg, requests permission to close to vehicular traffic, 19th Avenue between Oak Street and Laurel Street on Saturday, September 27, 1975 from 6:00 p.m. to midnight, so that they may hold a religious service in the street. Approximately 500 people are expected to attend. This is an annual event, which has been approved by Council in previous years. On September 17, 1975, the applicant advised orally that they only require the portion of 19th Avenue from Oak Street to the lane east.

There are no objections to this closure from an Engineering or Police Department standpoint, and transit service is not affected.

Temporary signing together with barricades will be required.

Should Council approve the applicant's request to close to vehicular traffic, 19th Avenue from Oak Street to the lane east on Saturday, September 27, 1975 from 6:00 p.m. to midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all possible claims which may arise from the closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. The costs of required signing and barricading be borne by the applicant.
3. The cost of any additional street cleaning over and above normal street cleaning required following the closure, be borne by the applicant."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 16

FINANCE MATTERS

A-7

RECOMMENDATION

1. Temporary Accommodation - Oakridge Sub-Station.

The Director of Permits and Licenses reports as follows:

"The Police Department reports that with the recent increase in the strength of the Patrol Division, they plan to transfer a Superintendent from the Traffic Division to the Patrol Division. This Superintendent would be in charge of Patrol Divisions operating from the Oakridge Sub-Station and would have support staff in the form of an Administrative Officer (Inspector) and a typist. There is no practical way to accommodate these three staff members in the existing building. The desired date for transfer of the three persons mentioned is October 19, 1975 and the planned additions to the building cannot be completed for at least eight months, therefore the most practical solution is to lease a mobile office unit which would be temporarily located to the side of the existing Oakridge Sub-Station.

With the graduation of Recruit Class #1 from the B. C. Police College, on November 14, 1975, fifty-nine additional constables will be assigned to District 3, working out of Oakridge. Parade room and related facilities, while inadequate, will suffice until completion of the new addition, however extra space will be required. It is recommended that the basement room now being used to store and issue reserve police equipment be utilized as locker space. This could be achieved by removing the wall between the existing locker room and unfinished storage area and finishing the walls and ceiling of the storage space to match the existing locker room. This proposal fits into the future plans for the extension and renovations of the Oakridge Sub-Station and would in effect reduce the total amount of work to be done in the future. Temporary storage facilities for the reserve police equipment can be found at 312 Main Street.

The estimated cost to provide the necessary accommodation is as follows:

(A) Portable Office -		
- Rent, heat & insurance for a period of 12 months (including insurance premium by supplier)	$ 2,700	
- Delivery and setting up unit including construction of a temporary wooden walk between the two buildings and electrical service connection	1,800	
		$ 4,500
(B) Locker facility for additional Patrol Officers		2,500
TOTAL		$ 7,000

The Comptroller of Budgets advises that if Council approves the recommendations of this report the funds will be provided from Contingency Reserve.

It is recommended that Council approve the funds in the amount of $7,000 for the lease and installation of a portable field office for a period of approximately twelve months and for the extension of the present locker room facility. Funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

Cont'd.../2...

Investment Matters (Various Funds) July 1975.

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
July 2	Bank of Montreal	Aug.15/75	$2,017,238.36	$2,000,000.00	44	7.15
	Bank of Montreal	July 3/75	1,000,209.59	1,000,000.00	1	7.65
	Government of Canada	July 3/75	1,000,209.59	1,000,000.00	1	7.65
	Mercantile Bank of Canada	July 3/75	2,000,397.26	2,000,000.00	1	7.25
	Mercantile Bank of Canada	July 3/75	1,000,191.78	1,000,000.00	1	7.00
3	Provincial Bank of Canada	Sep 15/75	2,029,397.26	2,000,000.00	74	7.25
	Provincial Bank of Canada	Dec 1/75	2,063,295.89	2,000,000.00	151	7.65
	Mercantile Bank of Canada	Jul 14/75	501,054.79	500,000.00	11	7.00
	Mercantile Bank of Canada	Jul 15/75	4,009,205.48	4,000,000.00	12	7.00
	Mercantile Bank of Canada	Jul 16/75	751,869.86	750,000.00	13	7.00
	Mercantile Bank of Canada	Aug 1/75	2,011,520.55	2,000.000.00	29	7.25
	Mercantile Bank of Canada	Aug 15/75	3,025,800.00	3,000,000.00	43	7.30
	Mercantile Bank of Canada	July 7/75	2,001,315.07	2,000,000.00	4	6.00
	Mercantile Bank of Canada	Sep 15/75	2,000,000.00	1,970,516.75	74	7.38
	Banque Canadienne Nat.	Dec 15/75	1,735,285.79	1,677,501.60	165	7.62
	Banque Canadienne Nat.	Nov 14/75	1,985,249.71	1,931,983.08	134	7.51
	Bank of Montreal	July 4/75	1,000,095.89	1,000,000.00	1	3.50
	Bank of Montreal	July 4/75	2,000,164.38	2,000,000.00	1	3.00
4	Mercantile Bank of Canada	Jul 15/75	2,004,068.49	2,000,000.00	11	6.75
	Mercantile Bank of Canada	Jul 17/75	751,803.08	750,000.00	13	6.75
	Bank of Montreal	Jul 15/75	1,001,808.22	1,000,000.00	11	6.00
	Bank of Montreal	Jul 31/75	1,507,767.12	1,500,000.00	27	7.00
	Royal Bank of Canada	July 7/75	2,000,821.92	2,000,000.00	3	5.00
	Banque Canadienne Nat.	Oct 2/75	1,221,925.48	1,200,000.00	90	7.41
	Banque Canadienne Nat.	Oct 15/75	2,042,441.64	2,000,000.00	103	7.52
	Banque Canadienne Nat.	Nov 14/75	2,055,823.56	2,000,000.00	133	7.66
	Banque Canadienne Nat.	Dec 2/75	1,031,730.68	1,000,000.00	151	7.67
	Banque Canadienne Nat.	Dec 15/75	2,070,362.74	2,000,000.00	164	7.83
7	Can. Imp. Bank of Commerce	Nov 3/75	1,537,118.22	1,500,000.00	119	7.59
	Can. Imp. Bank of Commerce	Nov 20/75	1,028.280.55	1,000,000.00	136	7.59
	Banque Canadienne Nat.	Oct 1/75	1,526,542.19	1,500,000.00	86	7.51
	Bank of British Columbia	July 8/75	3,000,571.23	3,000,000.00	1	6.95
	Provincial Bank of Canada	Dec 15/75	4,136,033.97	4,000,000.00	161	7.71
8	Banque Canadienne Nat.	Dec 12/75	500,000.00	484,273.00	157	7.55
	Mercantile Bank of Canada	Oct 15/75	2,039,600.00	2,000,000.00	99	7.30
	Banque Canadienne Nat.	Dec.16/75	1,487,865.09	1,439,420.51	161	7.63
	Banque Canadienne Nat.	Nov 14/75	2,481,830.30	2,417,327.40	129	7.55
9	Banque Canadienne Nat.	Oct 15/75	990,004.53	970,666.72	98	7.42
	Banque Canadienne Nat.	Dec 15/75	1,239,672.79	1,199,845.16	159	7.62
14	Mercantile Bank of Canada	Jul 15/75	600,106.85	600,000.00	1	6.50
	Bank of Montreal	Jul 15/75	4,800,591.78	4,800,000.00	1	4.50
15	Mercantile Bank of Canada	Aug 15/75	1,710,323.42	1,700,000.00	31	7.15
	Mercantile Bank of Canada	Sep 15/75	998,100.74	985,842.80	62	7.32
	Toronto-Dominion Bank	Aug 29/75	4,741,372.88	4,700,000.00	45	7.14
	Toronto-Dominion Bank	Sep 22/75	1,013,724.38	1,000,000.00	69	7.26
	Mercantile Bank of Canada	Aug 11/75	496,539.07	493,919.40	27	7.17
16	Royal Bank of Canada	Oct 17/75	1,834,397.26	1,800,000.00	93	7.50
17	Mercantile Bank of Canada	Jul 22/75	1,000,958.90	1,000,000.00	5	7.00
21	Mercantile Bank of Canada	Jul 22/75	500,095.89	500,000.00	1	7.00
22	Bank of Canada	Jul 31/75	2,498,834.76	2,494,498.43	9	7.05
28	Mercantile Bank of Canada	Jul 31/75	1,500,863.01	1,500,000.00	3	7.00
	Mercantile Bank of Canada	Jul 31/75	1,500,832.19	1,500,000.00	3	6.75
31	Bank of Montreal	Sep 30/75	1,012,701.37	1,000,000.00	61	7.60
	Bank of British Columbia	Dec 31/75	2,583,102.05	2,500,000.00	153	7.93
	Bank of Nova Scotia	Jan 2/76	1,551,277.40	1,500,000.00	155	8.05
			96,132,395.00	94,865,794.85		

Cont'd.../3...

Clause No. 2 Continued.

SINKING FUND TRANSACTIONS (PURCHASES)

te		Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
		Debentures						
1	9	Ont.Hydro & Power Comm. 8.5% Sept.15/76 ext.Sept.15/96-8.25%		400,000.00	100.50	402,000.00	1/2	8.08
1	15	City of Van. 9%	Jul 15/90	10,446.60	100.00	10,446.60	15/0	9.00
		City of Van. 9%	Jul 15/90	882,921.00	100.00	882,921.00	15/0	9.00
		City of Van. 9%	Jul 15/90	2,233,348.68	100.00	2,233,348.68	15/0	9.00
				3,526,716.28		3,528,716.28		
		Chartered Bank Deposit Receipts and Government Notes						
1	15	Mercantile Bank	Aug 20/75	1,492,236.87		1,481,758.20	36 days	7.17
				5,018,953.15		5,010,474.48		

Cemetery Perpetual Care Fund (Purchases)

		Debentures						
	16	City of Van. 5.00%	May 1/78	1,000.00	90.87	908.70	2/9	8.75
		City of Van. 5.75%	Oct 15/77	2,000.00	93.98	1,879.60	2/3	8.75
		City of Van. 5.50%	Mar 1/78	2,000.00	92.51	1,850.20	2/7	8.75
		City of Van. 6.25%	Apr 15/80	1,000.00	90.44	904.40	4/9	8.75
	23	City of Van. 8.00%	Apr 2/93	2,000.00	80.00	1,600.00	17/8	10.50
				8,000.00		7,142.90		

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
AS AT JULY 31/75

Type of Security	Par or Maturity Value	Cash or Book Value
rt Term		
rtered Bank Deposit Receipts and Government Notes	$89,554,490.32	$87,409.391.26"

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for July 1975 be approved.

Cont'd.../4...

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Trucks
Fire Department Work Jackets
Automotive Gasoline & Diesel Fuel
Automotive & Automotive Equipment Bearings & Seals
Traffic Signal Equipment

Copies of the details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 96

PERSONNEL MATTERS

RECOMMENDATION

1. Increase in Maximum Age for Fire Fighter Recruits

The Director of Personnel Services reports as follows:

"At present the required age for entry as a recruit into the Vancouver Fire Department is a minimum of 21 years of age and a maximum of 26 years of age. Fire Chief A. Konig has requested a change in the maximum age for Fire Fighter Recruits to 28 years.

Selection of Fire Fighter recruits over the last number of years gives evidence to show that candidates are more often selected from the upper age range (24-26) than from the lower age range (21-23). The reason for this predominance of selection from the upper age range is invariably attributed to the maturity of the candidate's preparedness for this occupational goal.

In view of the number of recruits required each year, it is believed that increasing the maximum recruiting age will enhance the quality and quantity of eligible recruits.

I concur with the Fire Chief's request and recommend that the maximum age for Fire Fighter recruits be increased to 28 years.

Should Council approve this request I recommend the Director of Legal Services prepare the necessary amendments to the Fire Department By-law No. 2748."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 96

PROPERTY MATTERS

RECOMMENDATION

1. REPLACEMENT OF RETAINING WALL
900 East 12th Avenue
Lots 1 & 2, Block 173A, D.L. 264A

The Acting Supervisor of Property and Insurance reports as follows:-

"The subject property was acquired by the City in 1914. The improvements consist of a two-storey building, erected originally as a fire hall, which has been occupied by the Boys' Club since 1939. On April 10th, 1972, Council granted a renewal of their lease of this property and an additional property located at 395 East 6th Avenue for a further five-year period. This lease commenced January 1st, 1972, at a nominal rent of $1.00 per annum for each property. Council also approved a total allowance of $3,000.00 on both buildings over the lease period. This allowance ($3,000.00) was to cover normal maintenance and repairs and did not take into consideration any major repairs or alterations.

The site grade at 900 East 12th Avenue is approximately four feet higher than the adjacent privately-owned property to the east and has been retained by sixty feet of concrete wall and sixty feet of wood planked bulkhead. These retaining walls are now collapsing and must be replaced. We have received the following prices to remove the existing walls and erect a reinforced concrete wall along the approximately 120' east property line.

Dan Rae Building Contractors Ltd.	$5,823.00
Ray-Bilt Contractors Ltd.	$5,960.00
J. Comparells Construction	$6,744.00

It is RECOMMENDED

That the Acting Supervisor of Property and Insurance be authorized to award a contract to Dan Rae Building Contractor Ltd. for the erection of the above-mentioned retaining wall at a cost of $5,823.00 as an additional expense over and above the $3,000.00 allowance granted under the terms of the existing lease to the Boys' Club. This amount to be charged to Account Code 9407/182."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 96

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

September 18, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 18, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATION:

1. Indian Friendship Centre

On March 18th, 1975, Vancouver City Council unanimously approved the recommendation of the Community Services Committee:

"THAT City Council approve in principle the establishment of a new Indian Friendship Centre in Vancouver City."

In relation to this recommendation, Vancouver City Council received for information the following resolutions of the Community Services Committee:

"THAT the Supervisor of Property and Insurance and the Director of Social Planning examine the request of the Vancouver Indian Friendship Centre for City land and report back to the Community Services Committee (March 18th, 1975);

"THAT the Director of Social Planning arrange a meeting between the Indian Friendship Centre and S.P.O.T.A.* to consider the feasibility of their joint use of Site No. 1 (W S Hawks Street between Prior and Malkin Streets) and report back to the Community Services Committee, such report to also include whether SPOTA will receive the necessary Federal funding for its Greenhouse project on this property (April 22nd, 1975); and

"THAT the Director of Planning examine Sites No. 1 and No. 2 and report back to the Community Services Committee on the appropriateness of these sites for a new Indian Friendship Centre as proposed in their brief of March 6th, 1975 (April 22nd, 1975)."

Submitted this day for the Committee's consideration was a City Manager's Report dated September 9, 1975, which stated in part:

"The Vancouver Indian Centre Society has requested that the City lease to them about 1 1/4 acres of land for the construction of a new Friendship Centre in Vancouver. The Society requested a 50 year lease at a nominal rent of $1.00 per year.

After several preliminary discussions with the Standing Committee on Community Services, the choice for a site was reduced to two alternative locations. The first choice, referred to as Site 1, was a 4.37 acre parcel on the west side of Hawks Avenue between Prior Street and Malkin Avenue, zoned M-2 Industrial. The second choice, referred to as Site 2, was a 1.24 acre parcel on the east side of Raymur Avenue between Williams Street and Malkin Avenue, also zoned M-2 Industrial. (Appendix 2 of the Report contains a map indicating the precise geographic location of the sites).

Cont'd . . .

The Directors of Social Planning and Planning, in conjunction with the Supervisor of Property and Insurance, were requested by Council to:

(1) examine the request of the Vancouver Indian Friendship Centre for land;

(2) assess the appropriateness of Sites 1 and 2 as alternative sites for a new Indian Friendship Centre; and

(3) determine the feasibility of joint use of Site 1 by S.P.O.T.A. and the Vancouver Indian Centre Society, and the likelihood of S.P.O.T.A. receiving the necessary Federal funding for its Greenhouse and Gardening Project.

The Directors of Social Planning and Planning report that:

(1) the area containing Sites 1 and 2 more than adequately satisfies the social planning criteria for locating the new Indian Friendship Centre in the City (see Section E, pages 3 - 4 of the Report);

(2) in terms of physical planning criteria, Site 1 is preferable to Site 2 as a site for the Centre (see Section F, pages 4 - 5 of the Report);

(3) Site 1 with an area of 4.37 acres is large enough to accommodate both the new Indian Friendship Centre (1.1 acres) and possible local needs of Strathcona residents for additional recreation facilities and open space (the remaining 3.27 acres); and

(4) The Minister of State for Urban Affairs has advised the City that the Federal Government has postponed indefinitely the further funding of projects under the Canadian Urban Demonstration Program. Hence, the Strathcona Greenhouse and Gardening Project will not be funded by the Federal Government.

The Directors of Social Planning and Planning therefore RECOMMEND, and the Supervisor of Property and Insurance, and the Chief Constable concur:

A. THAT Vancouver City Council approve the creation of a site at least one (1) acre in area at the north west corner of Lot B, Lot 1, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of $1.00 per year for the purposes only described in this report, AND

B. THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets)."

Following brief discussion, it was,

RECOMMENDED,

THAT the two recommendations in the above noted City Manager's Report dated September 9, 1975, be approved.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 93

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 18, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 18, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Status Report re Proposed Downtown Rezoning
Public Hearing - September 25, 1975

The Committee considered a report of the City Manager dated 15th September 1975 wherein the Director of Planning describes the work being done to prepare for the Downtown Public Hearing on 25th September, outlines major items of concern, explains the boundary changes made on 5th September 1975 and recommends certain text changes.

The report states in part:

"C. EXPLANATION OF THE BOUNDARIES OF THE PROPOSED DOWNTOWN DISTRICT

1. Changes made September 5, 1975

The boundaries now being submitted to Public Hearing as shown on the Proposals as amended September 5, 1975 incorporate the following changes:-

These are numbered on the map attached.

Area 1, north side of Pender from Bute to Cardero - The line has been defined to ensure exclusion of the waterfront lots now zoned M-1 Industrial.

Area 2, north side of Cordova from Granville to Richards - The boundaries now include the C.P.R. station.

Area 3, northwest corner of Hastings and Main - The site of the Ford Building was clearly identified.

Area 4, Burrard Street from Pacific to Beach - This is to include a residual area not included in the West End District and the False Creek District.

Continued on Page 2. . .

Clause No. 1 Continued

11. Further Possible Boundary Change for Consideration

The boundary of an area to be re-zoned may be reduced at a Public Hearing, but not expanded. It now appears reasonable that the following area should be excluded from the re-zoning to a Downtown District, shown on the map attached as Area 5.

Area 5, north of Cordova Street extension west of Howe Street - This small parcel is north of Lots 1 and 2, Sub-lot A, Block 16, D.L. 541.

Although it lies below the embankment at the edge of Downtown and is owned by the C.P. Rail and is used as part of their waterfront railyards, through a historical accident, it is presently zoned CM-1.

Council may wish to exclude it and consider it as part of the waterfront zoning district.

D. TEXT CHANGES RECOMMENDED

The following recommended changes do not include minor editorial changes required in drafting of the actual By-law after the Public Hearing.

1. Downtown Zoning

- Downtown Zoning (i) Amendment to Zoning By-law

  Page 2, Clause 5. Add the words: "Unless otherwise approved by the Director of Planning pursuant to Section 3(14) of the Zoning and Development By-law." Comment: This refers to applications of a minor nature which may be approved by the Director of Planning.

- Downtown Zoning (ii) Official Development Plan

  Page 3, clause 5, line 4. Add the words: "considered inappropriate" after the word "developments." Comment: To emphasize the intent to distinguish between different types of office activities.

- Downtown Zoning (ii) Official Development Plan

  Page 11, line 10, Insert: "and clause 3 below" after "guidelines".

- Downtown Zoning (ii) Official Development Plan

  Page 12, clause 3, delete clause 3 and insert the following: "3. Within the Downtown District, residential floor area may be substituted for commercial floor area, provided however that in no case shall the density (Floor Space Ratio) of residential use exceed 3." Comment: To make clear the intention that residential development up to a maximum F.S.R. is permitted in any location in the downtown.

- Downtown Zoning (ii) Official Development Plan

  Page 17, clause 3, line 2, delete the words: "Within the area denoted by the letter B on Map Four" Comment: To provide for temporary parking in the Downtown core, subject to conditions. These conditions will be reported to Council at an early date for the guidance of the Development Permit Board.

Continued on Page 3. . .

Clause No. 1 Continued

11. Downtown Guidelines

- (ii) Design Guidelines

Page 13, clause 424, noise conditions. Substitute the word "City" for G.V.R.D."

A memorandum from the Director of Planning dated 18th September 1975, proposing the following text amendment, was distributed at the meeting:

" Downtown Zoning

(ii) Official Development Plan

Section 5. Parking and Loading

Delete Clause 3, Page 17 and insert the following:

"3. Surface parking is not permitted except as follows:

(a) Surface parking as a separate use may be permitted for a temporary period not exceeding five years, subject to such conditions as may be prescribed by the Development Permit Board.

(b) Surface parking as an accessory use, limited in number, may be permitted where in the opinion of the Development Permit Board, there are special peculiarities of the site or the development.

Any approval granted pursuant to this clause shall be in accordance with the Design Guidelines."

RECOMMENDED

THAT the text changes and boundary adjustments outlined above be referred to the Public Hearing on 25th September 1975.

FOR COUNCIL ACTION SEE PAGE(S) 99

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 25, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 25, 1975, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M.L. Cross

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT this Council permit the agenda to be varied to consider a By-law to amend By-law #4876, being the Development Permit Board and the Development Permit Advisory Panel By-law.

- CARRIED UNANIMOUSLY

BY-LAW TO AMEND BY-LAW NO. 4876, BEING THE DEVELOPMENT PERMIT BOARD AND THE DEVELOPMENT PERMIT ADVISORY PANEL BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Application to Amend the Zoning and Development By-law for Downtown Zoning

(a) To amend the Zoning and Development By-law No. 3575, establishing a new Comprehensive Development District to be known and described as "Downtown District (DD)", and any necessary consequential amendments.

(b) Proposed By-law to Amend the Zoning and Development By-law No. 3575

To amend the Zoning and Development By-law No. 3575, to rezone that area commonly known as Downtown as outlined in black on the attached Plan Z-178 from (RM-4A) Multiple Dwelling District; (CM-1) Commercial District (General); (CM-1A) Commercial District (General); (CM-2) Commercial District (General); (CM-2A) Commercial District (General); (C-5) Commercial District (Amenity Commercial); (P-1) Parking District and (M-2) Industrial District to a Comprehensive Development District to be known and described as "Downtown District (DD)".

cont'd....

Application to Amend the Zoning and Development By-law for Downtown Zoning (continued)

NOTE: FURTHER RECOMMENDED by the Director of Planning:

"That the Ford Building (Lots 9 & 10, Block 9, D.L. 196) located at the northwest corner of Main Street and Hastings Street be excluded from the Downtown rezoning." (This area is located in the proposed Downtown Eastside Rezoning Application).

(c) Proposed Official Development Plan By-law

To consider a By-law adopting an Official Development Plan relating to the proposed amendment to the Zoning and Development By-law No. 3575, creating the "Downtown District (DD)".

(d) Downtown Guidelines

To consider the Downtown Guidelines, as described below:

(i) Planning Policies
(ii) Design Guidelines
(iii) Character Areas.

An application has been received from the Director of Planning to establish a new Comprehensive Development District to be known and described as "Downtown District (DD)" to rezone the area commonly known as "Downtown" outlined on Plan Z-178, to consider a By-law to adopt an official development plan and to consider Downtown guidelines. (The draft By-laws, draft plans, draft official development plan, and draft Downtown guidelines are on file in the City Clerk's Office).

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Vancouver City Planning Commission, because of the complex nature of the documents, wish to record a number of specific concerns. (The report containing these concerns is on file in the City Clerk's Office).

Mr. R. Spaxman, Director of Planning and Mr. D. Hickley, Assistant Director, Central Area Planning, reviewed the draft proposals for Council.

The following speakers were heard:

- Hon. Gary Lauk, Minister of Economic Development and Mr. Emery Barnes, MLA, expressed some concerns that apply to their West End constituents i.e. the traffic plan for Downtown should be further studied to take into account how it would affect the West End residents. They urged Council to pass a demolition By-law.

- Mr. Bernard Clynch felt the Downtown plan should have a safeguard re demolition written into the By-law.

- Mr. Brian Calder presented a brief on behalf of the Greater Vancouver Real Estate Board indicating that the proposed inducement to developers to provide residential accommodation within their project should be introduced and suggested a more flexible policy towards parking within new developments.

- Ms. M. Courvoisier presented a brief on behalf of the West End Traffic Committee expressing concern re the Downtown Pedestrian and Street Traffic Plan and suggested that endorsation of the traffic plan be delayed until a comprehensive study is undertaken of its effects on the West End traffic patterns and its social and environmental impact on the residents.

cont'd....

Application to Amend the Zoning and Development By-law for Downtown Zoning (continued)

- Mr. R.H. Street presented a brief on behalf of Rideau Investments Ltd., requesting that the boundaries of Density Area G be amended to allow their property to revert to 6.0 FSR which was proposed in April, 1975, and upon which they appointed architects to prepare a development scheme. When the boundary was changed in July, 1975, the density dropped to 3.0 which is not economically feasible for their development scheme.

- Mr. B. Eriksen, DERA, urged Council to consider a demolition By-law as part of the proposals.

- Mr. Sol Jackson presented a brief on behalf of the Committee of Progressive Electors opposing the rezoning proposals and advising that COPE feels the appeal process should be with Council, not the Board of Variance.

- Ms. M. Thiel presented a brief on behalf of the West End and Downtown Ratepayers' Association requesting Council to postpone any down zoning in the City of Vancouver and to reconsider the increase of the density in the West End and continuous erosion of West End streets from through traffic coming into and out of the Downtown core.

- Messrs. D. Dickhout and J. Arnad of the West End New Democrats, requested that Council amend the Charter to withhold demolition permits in any area of the City and expressed concern that the West End would become the "dumping ground" for traffic.

- Mr. G. Thomson presented a brief on behalf of the Downtown Business Association noting that the Association supports the proposed new Downtown zoning and development regulations as a positive step forward - certain modifications will be needed as further experience is gained.

- Ms. Olivia Mott requested that before any endorsation is give to the draft plan for the Downtown, a comprehensive study be made of the impact on the residents in the West End.

- Mr. F. Lowther, a resident of the Hastings-Sunrise Area, advised that what is happening in the Downtown, affects the Hastings-Sunrise area and the whole of the City of Vancouver; low and medium income residents in the West End are being displaced and he feels the Downtown plan should contain provision for a demolition By-law.

- A representative of the First United Church expressed concern that the West End would be seriously affected by the proposed Downtown plan.

- Mr. John Olsen presented a brief on behalf of the Community Alternatives strongly supporting the adoption of the guidelines proposed by the Downtown Planning Team.

- Mr. H.P. Penz spoke in support of the proposed By-laws.

- Mr. R. McIntyre of the West End Community Resource Board, expressed concern about traffic being re-routed through the West End to take pressure off of Downtown streets and urged a study be carried out so the people living in the West End will see how the Downtown proposals will affect them.

- Mr. T. Osborne expressed concern that considerations other than commercial and industrial usage should be looked at in the proposals.

cont'd....

Application to Amend the Zoning and Development By-law for Downtown Zoning (continued)

- Dr. W.G. Hardwick stated that there are a number of areas in the By-law where little is written - it may be possible for new guidelines to be passed by resolution of Council without a Public Hearing process but wherever possible, there should be some opportunity for the public to speak to any new guidelines.

- Two briefs had been submitted to which no one spoke; one from the Building Owners' and Managers' Association of Vancouver who agreed in principle, with some reservations, to the new zoning guidelines and to the method of implementation and one from Davis & Co., Solicitors for the Bay, reiterating their request made to the Standing Committee on Planning and Development that the boundaries be changed to include their property in the FSR 9.0 rather than FSR 5.0 density areas.

(Copies of the briefs referred to are on file in the City Clerk's Office)

The Mayor called for further speakers for or against the rezoning proposals and no others appeared.

MOVED by Ald. Bowers,
THAT the briefs, communications and representations be received, and consideration and decision on the rezoning application be deferred to September 30, 1975.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:10 p.m. to reconvene on September 30, 1975, at 2:00 p.m.

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The Special Council, in Committee of the Whole, reconvened at approximately 2:00 p.m., in the Council Chamber, with Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

The Director of Planning reviewed the draft proposals in light of the statements made by the speakers on September 25, 1975. The Director of Planning advised that the legal description shown in "C-II - Further Possible Boundary Change for Consideration" of the report of the Standing Committee on Planning and Development dated September 18, 1975, be amended to read as follows:

"Lot 2 of A, Block 16, D.L. 541, Plan 5264, Easterly 78 feet of Lot C, Block 16, D.L. 541"

MOVED by Ald. Bowers,
THAT the application of the Director of Planning be approved including the exclusion of the Ford Building (Lots 9 & 10, Block 9, D.L. 196 sit. N/W corner of Main and Hastings Street);

FURTHER THAT the text amendments detailed in the report of the Standing Committee on Planning and Development dated September 18, 1975, which was approved by Council on September 23, 1975, be approved as amended this day by the Director of Planning.

- CARRIED

(Aldermen Boyce and Marzari ... 1)

Application to Amend the Zoning & Development By-law for Downtown Zoning (continued)

MOVED by Ald. Marzari,
THAT the application of the Director of Planning be deferred for one month to permit Council to obtain more specific information on growth control in the Downtown as well as providing an opportunity for a more detailed review of the implications of the various character areas.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Section 4 'Height of Building' in the Downtown Zoning (ii) Official Development Plan be amended as follows:

"Area A from 450' to 300'
Area B from 300' to 250'."

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Section 1 'Land Use' in the Downtown Zoning (ii) Official Development Plan be amended to require that 12% of any development in the Downtown area be residential.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird in amendment,
THAT the boundaries of Density Area G be realigned at the laneway between Haro and Robson Streets in the 1000 block Robson to permit the FSR to revert to 6.0 as requested by Rideau Investments Ltd.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the motion of Alderman Bird be deferred.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion of Alderman Bird was put and LOST.

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The motion to defer and the amendments having lost, the motion by Alderman Bowers was put and CARRIED.

MOVED by Ald. Bowers,
THAT Downtown Guidelines (i) Plan Policies and (ii) Design Guidelines be approved;

FURTHER THAT Downtown Guidelines (iii) Character Areas be approved in principle and referred back to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

cont'd....

Application to Amend the Zoning & Development By-law for Downtown Zoning (continued)

MOVED by Ald. Harcourt,
THAT the Director of Planning be instructed to report back on recommendations for providing and/or preserving a broad range of residential accommodation in the Downtown area.

- CARRIED

(Alderman Sweeney opposed)

MOVED by Ald. Harcourt,
THAT the City Engineer report back on the result of the project 'Turn Down Traffic Volume';

FURTHER THAT this report be considered in conjunction with the recent proposals of the Bureau of Transit together with the suggestions put forward this day by the Director of Planning on alternate transit approaches.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in regular session in the Council Chamber at approximately 4:40 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 25, 1975 (continued on September 30, 1975) adopted on October 7, 1975.

A. Phillips
MAYOR

B. K. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 30, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Deputy Mayor Sweeney
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari and Volrich

ABSENT: Mayor Phillips
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council Meeting of September 23, 1975, be adopted.

- CARRIED UNANIMOUSLY

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The Council recessed to reconvene to continue the Special meeting of Council on Downtown Rezoning.

Following the Special Council meeting and an 'In Camera' meeting, Council reconvened in the Council Chamber at 4:40 p.m., with the same members present with the addition of Mayor Phillips and Alderman Rankin.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

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Council at an 'In Camera' meeting earlier this day, agreed to deal with the following item in open Council.

P.N.E. Rental & False Creek Property Negotiations

Aldermen Bowers and Harcourt, in a memo to Council dated September 28, 1975, advised of the results of negotiations they undertook on Council's instructions with the Hon. Robert Williams on the matter of Provincial land needed for roadway and park purposes in Area 6 False Creek.

At their meeting on July 7, 1975, with the Minister, it was learned that any settlement in False Creek would be contingent on reaching agreement on the question of the rental payable by the P.N.E. to the City.

The following was submitted for Council's approval:

cont'd....

P.N.E. Rental & False Creek
Property Negotiations (continued)

(1) Rent will be paid annually at the close of the P.N.E.'s fiscal year (November 30), applicable to the fiscal year then terminating;

(2) For a full year, the rent will be the equivalent of $500,000 (Five Hundred Thousand Dollars) in "1975 dollars"; i.e. there will be an annual adjustment to compensate for inflation;

(The Minister announced to the Board that the Province will refund to the P.N.E. annually one half of the rental payable to the City)

(3) There will be no further review of rent payable, so that this agreement will apply to the end of the lease period (1994);

(4) For the year terminating November 30, 1975, the rent will be pro-rated from May 19, 1975, and will therefore be $267,000 (Two Hundred and Sixty-seven Thousand Dollars);

(5) For the first ten years, the rent will be paid into a special City account to be used exclusively for improving the social and recreational facilities in the North-East sector of Vancouver. Decisions on expenditures will be made annually by City Council upon advice from local citizen groups;

(Underlined words were an amendment agreed to by the P.N.E. Board)

(The Minister announced that the Province might provide additional funds towards some of these improvements, particularly opening up the waterfront)

(6) City Council will waive its right to approve or disapprove expenditures by the P.N.E. for capital improvements of its grounds or facilities.

MOVED by Ald. Bowers,
THAT recommendations (1) to (6) quoted above be approved.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Sweeney in amendment,
THAT recommendation (5) be deleted.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

MOVED by Ald. Cowie,
THAT Council approve the following appropriations from the $267,000 in pro-rated rental to be paid the City by the P.N.E. for 1975:

$75,000 for preparation of completed working drawings for the Hastings Ice Rink
$30,000 for development of Wall Street Park.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Council agreed to defer the report reference from the City Engineer on the Vanterm - Truck Traffic to the next meeting of Council.

UNFINISHED BUSINESS AND DELEGATIONS

Conditions of Rezoning:
2893 West 41st Avenue

Council at its meeting on September 23, 1975, deferred consideration of a clause of the Manager's Report (Building and Planning matters) dated September 19, 1975, to permit representation from Romses, Kwan and Associates, Architects.

The City Manager under date of September 23, 1975, substituted the following report for consideration.

The Director of Planning reports as follows:

"City Council on July 29, 1975, resolved:

'That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed,

(b) the matter be reviewed by Council twelve months from the date of the Public Hearing.'

RECOMMENDATION:

That prior to enactment of the amending by-law the following conditions are to be complied with:

1. THAT the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future widening;

The Director of Planning further recommends to Council:

THAT Council direct the Director of Legal Services that when the amending By-Law is brought forward for enactment that the site coverage provision be amended by deleting the figure 50% and substituting in lieu thereof a maximum site coverage figure of 35%."

The Director of Planning further recommends to Council:

THAT prior to the issuance of the Development Permit the following conditions shall be complied with.

2. THAT a 12 foot side yard be required along the west side of the East $\frac{1}{2}$ of Lots 6 and 7, Block 9, District Lot 2027; (see attached map - Appendix A);

3. THAT the required off-street parking be one space for every 725 square feet of gross floor area. All off-street parking is to be provided underground;

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Conditions of Rezoning: 2893 West 41st Avenue (continued)

4. THAT the vehicular ingress and egress to the development and the provision and location of garbage areas are to be approved to the satisfaction of the City Engineer;

5. THAT satisfactory landscaping, including tree planting, shall be provided and maintained together with the provision of a satisfactory screen fence and that the owner makes every effort and endeavours to maintain any existing suitable trees, even though they may in part encroach on the neighbours' property as well as the subject property, and;

6. THAT the detailed scheme of development be approved by the Director of Planning after receiving further advice from the Urban Design Panel, having due regard for the overall design, provision and maintenance of landscaping, provision of daylight to the development, provision of outdoor play and recreation area, access for delivery and emergency vehicles, and off-street loading spaces."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Mr. Roger Romses addressed Council and stated that it would be extremely difficult to comply with recommendation 2 of the Manager's report.

MOVED by Ald. Bird,
THAT recommendation 2 contained in the Manager's report be amended to read as follows:

"2. That a 7 foot side yard be required along the west side of the East ½ of Lots 6 and 7, Block 9, District Lot 2027 (See attached map - Appendix A)."

- CARRIED

(Aldermen Harcourt, Rankin and Sweeney opposed)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in the above report be approved as amended.

- CARRIED UNANIMOUSLY

(Appendix A on file in the City Clerk's Office)

Greater Vancouver Convention and Visitors' Bureau - Supplementary Grant

MOVED by Ald. Volrich,
THAT the delegation from the Greater Vancouver Convention and Visitors' Bureau be deferred for three weeks.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore and Union Streets

Council on September 16, 1975, deferred consideration of the following clause of the Manager's report (Property Matters) dated September 12, 1975, pending a delegation from Mr. John Tate representing Puccini's Italian Restaurant:

The Director of Planning reports as follows:

"In 1971 Council purchased the last remaining piece of privately owned property at the south-west corner of Gore and Union Streets as part of the landscaping for the proposed new Georgia Viaduct. The property at that time was occupied by a laundry. Various proposals were advanced by individuals and groups to the staff for other uses for this corner and these were consistently resisted.

On June 11, 1974, however, a delegation from Puccini's Italian Restaurant Ltd. located on Main Street requested permission to establish a parking lot on the property and Council resolved:

> "That this whole matter be referred to the Director of Planning for consideration by the Strathcona Planning Team, and a report be submitted to Council on the valuation of the various alternative uses of the property."

On October 22, 1974, a joint report of the City Engineer and the Director of Planning was submitted noting that four alternative uses could be considered:

(a) Landscaped open space

(b) A church

(c) Tennis courts

(d) A parking lot

The report suggested that the only two possible uses were a landscaped open space and a parking lot, and a diagramatic plan was presented showing a possibility for the development of a parking lot. At the meeting of October 22, 1974, there was a delegation from the residents of the 800 Block Gore and 200 Block Union Streets opposing the use of the property for a parking lot and Mr. John Tate, owner of Puccini's Italian Restaurant Ltd., appeared, supporting the use of part of this City-owned land for parking. Council passed the following resolution:

> "That the Director of Planning report back to Council with an alternate proposal to permit a relocated parking area as well as a substantial amount of landscaping particularly in the area adjacent to Gore Avenue."

A revised plan has been prepared indicating the possibility of parking for 72 cars and indicating the absolute maximum amount of landscaping which is possible while still retaining the parking. No attempt has been made to develop costs for this until the principle of whether any parking at all would be permitted, has been established. This plan is illustrated in the attached sketches.

The plan and this report in draft form have been submitted to Mr. John Tate, the proponent of parking, to Carey Ditmars, spokesman for the residents of the 800 Block Gore and 200 Block Union Streets, to SPOTA who have written in support of Mrs. Ditmars, and to the MacLean Park Residents Association. The Planning Department has received some communications on this proposal and there have also been letters and petitions directed to Council. Our present understanding of these communications is that they are as follows, but there may be others submitted to Council after the date of this report:

Petition, submitted by Mr. Tate of Puccini's from 33 merchants in the area.	In support of the parking.
Carey Ditmars for residents of the 800 block Gore and 200 block Union Streets (dated September 12, 1974).	Opposing the parking.
Two petitions (signed by 8 and 10 petitioners).	Opposing the parking.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore
& Union Streets (continued)

Letter dated December 4, 1974, from S.P.O.T.A.	Opposing the parking.
Letter from Mrs. Greta Wood, President, MacLean Park Residents Association.	Opposing the parking and proposing recreational use.
Letter dated June 27, 1975, from MacLean Park Residents Association.	Continuing opposition to parking and proposing landscaped open space.
Letter dated July 4, 1975, from Ms. Nina Fahrni, on behalf of residents of the 800 block Gore and 200 block Union Streets.	Opposing the parking and in favour of preserving the land as park.

The use of this land for recreational purposes for children from the MacLean Park housing is not recommended because of the heavy traffic on Gore Street.

If Council agrees to the principle of providing parking on this site, it is suggested that this matter be referred back to the City Manager for report on costs, rentals, and administrative arrangements. If Council determines that there should be no parking on this property, then the City Engineer will proceed with his landscaping.

Council is reminded, however, that on March 11, 1975, Council adopted the following recommendations of the City Engineer, pertaining to the landscaping of the Georgia Viaduct Replacement.

'(a) Contract No. 3 - Site and Landscape Development - Georgia Viaduct Replacement be considered completed, thereby releasing Jeckway Landscaping from further obligation for the landscaping.

(b) The Performance Bond retained by the City be returned to Jeckway Landscaping Limited.

(c) Any further costs for landscaping the Union Laundry site be considered as part of the cost of preparing the area for alternate use.'

Following Council's adoption of these recommendations, the balance of the funds available in the Georgia Viaduct Replacement account ($204,834) were transferred into other Streets Capital Accounts. Should Council determine, therefore, that there should be no parking on this property, and that the City Engineer should proceed with his landscaping, it will be necessary to negotiate with a landscaper for the work to be done and to appropriate funds to cover the cost of the work. It has been estimated that this cost would be in the order of $8,500. Funds for this work could be provided from the 1976 Supplementary Capital Budget and Council should consider this when dealing with the 1976 Budget. The availability of funds, however, will serve to delay the work on-site until 1976. The Director of Finance concurs with this proposal.

The foregoing report is submitted for the consideration of Council as to whether or not to proceed with developing details on the parking, or to proceed with the landscaping."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Ms. P.C. Connor, Solicitor for the Tate Group, addressed Council and filed a brief outlining the proposal from Puccini's Restaurant re establishment of a parking lot on this property.

The delegation indicated that the cost of development and the responsibility of administration of the parking lot will be borne by the Tate Group. The Group would also be responsible for the continued cost of maintenance and upkeep. The delegation also stated the parking lot would be attractively landscaped by them.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Land at S/W Corner of Gore
& Union Streets (continued)

MOVED by Ald. Marzari,
THAT Council take no action on the request of the Tate Group for the use of City-owned land at the south-west corner of Gore and Union Streets as a parking lot;

FURTHER THAT the City not proceed with any further landscaping of this site.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT Council approve the establishment by the Tate Group of a parking lot on the City-owned site at the south-west corner of Gore and Union Streets;

FURTHER THAT the City Manager report on costs, rental and administrative arrangements.

- CARRIED

(Aldermen Marzari and Rankin opposed)

Indian Friendship Centre

Council agreed to defer this item of Unfinished Business pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Assistance for Urban Transportation
from the Federal Government

The Canadian Federation of Mayors and Municipalities by letter of September 19, 1975, requested Council to approve a resolution on urban transportation to be submitted to the Federal Government. This resolution expressed the CFMM's Board of Directors' dissatisfaction with the inadequacies of the announced Federal policy of assistance for urban transportation.

It was also requested that an early meeting of the President of the CFMM with the Prime Minister be sought to express the Association's position.

MOVED by Ald. Volrich,
THAT Council approve the resolution of the CFMM on the urban transportation program.

- CARRIED

(Alderman Bowers opposed)

2. Penticton Plaza -
Co-operative Housing

Council noted a letter dated September 18, 1975, from the United Housing Foundation on the implications of the City's present land lease proposal and offering to meet with Council to further discuss this matter.

MOVED by Ald. Harcourt,
THAT a delegation from the United Housing Foundation be approved and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Bank of Canada:
Rate Increase

The City of Windsor, Ontario, in a letter dated September 19, 1975, submitted a resolution on the Bank of Canada's interest rate and requested that Council support it.

MOVED by Ald. Bowers,
THAT the communication be received.

- CARRIED UNANIMOUSLY

4. Unsold Condominiums in Kitsilano

Renters United for Secure Housing (RUSH) in a letter dated September 25, 1975, requested permission to appear as a delegation this evening on the large number of unsold condominium units in Kitsilano and demolition of existing rental units.

MOVED by Ald. Cowie,
THAT this matter be referred to the Standing Committee on Housing and Environment for consideration.

- LOST

(Aldermen Bowers, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT the delegation from Renters United for Secure Housing be heard when the issue of demolition permits is again before Council.

- CARRIED

(Alderman Marzari opposed

5. Harbour Park Site

Council noted a request from the Committee to Save the Entrance to Stanley Park and other groups to speak to Alderman Kennedy's motion concerning Harbour Park.

Alderman Kennedy requested and Council agreed to defer his motion on Harbour Park to the next meeting of Council at which time representations be heard from those organizations who have requested to speak.

CITY MANAGER'S AND OTHER REPORTS

Council agreed to vary the agenda to deal with a report of the Special Committee to Study Fire Safety in Highrise Buildings dated September 5, 1975.

Report of Special Committee to Study
Fire Safety in Highrise Buildings,
September 5, 1975

Mr. R.S. Nairne, Chairman of the Special Committee, addressed Council and requested that prior to approval of the Committee's recommendations by Council, the report be first presented to appropriate groups and individuals for discussion and comment.

Fire Chief A. Konig also addressed Council on this matter.

MOVED by Ald. Bowers,
THAT a special meeting of Council be convened in two months' time with members of the Special Committee, affected property owners and interested groups, to discuss the report of the Special Committee; in the meantime, copies of the Committee's report be circulated to affected property owners and interested groups in the City for comment.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Mayor Phillips left the meeting and Deputy Mayor Sweeney took the Chair.

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COMMUNICATIONS OR PETITIONS (cont'd)

Demolition of Housing:
2500 Block East Pender

Council agreed to hear representations from the Pender Street Committee of the Hastings-Sunrise Action Council as requested in their communication dated September 28, 1975.

This group represents residents living on or in the vicinity of the 2500 block East Pender Street. Mrs. E. Garnett, spokeswoman for the group, addressed Council and urged that steps be taken to prevent further demolition of housing in the 2500 block East Pender.

MOVED by Ald. Rankin,
THAT Council withdraw any demolition permits issued in respect of the remaning houses in the 2500 block East Pender Street;

FURTHER THAT should the owner proceed with any further demolitions in this block, the Director of Legal Services seek a court injunction to stop demolition.

- CARRIED

(Aldermen Bowers and Kennedy opposed)

MOVED by Ald. Rankin,
THAT Mr. John Andru, owner of the properties in the 2500 block East Pender Street, be requested to appear before the next meeting of the Standing Committee on Housing and Environment on October 9, 1975, to discuss this matter.

- CARRIED

(Alderman Kennedy opposed)

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The Council recessed at approximately 6:30 p.m. to reconvene at approximately 7:30 p.m. in the Council Chamber.

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Council, in Committee of the Whole, reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: R. Henry.

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Indian Friendship Centre.

Council, on September 23, 1975, agreed to hear delegations with respect to the proposed Indian Friendship Centre which was detailed in a report from the Standing Committee on Community Services dated September 18, 1975. The Committee had submitted the following recommendations for approval:

"A. THAT Vancouver City Council approve the creation of a site at least one (1) acre in area at the north west corner of Lot B, Lot 1, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of $1.00 per year for the purposes only described in this report, AND

B. THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets)."

Delegations were heard as follows:

Strathcona Area Joint Committee - brief filed,
Vancouver Indian Centre Society - brief filed,
Strathcona Community Centre Association - brief filed,
Strathcona Property Owners and Tenants Association,
Strathcona Elderly Citizens Association,
MacLean Tenants' Association,
D.M.R. Applied Management Ltd.

Council was also advised that the Vancouver and District Public Housing Tenants' Association supported the concept of an Indian Friendship Centre at this location.

MOVED by Ald. Rankin
THAT the recommendations of the Standing Committee on Community Services, as quoted above, be approved.

- (carried)

MOVED by Ald. Volrich
THAT consideration of recommendation 'A' be deferred for one month pending further consultation and discussion between the organizations concerned, under the guidance of the Social Planning Department.

- LOST

(Ald. Bird, Bowers, Boyce, Harcourt, Kennedy and Rankin opposed)

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Indian Friendship Centre (Cont'd)

With the agreement of Council the recommendations of the Committee were voted on separately, as follows:

MOVED by Ald. Rankin,
THAT Vancouver City Council approve the creation of a site at least one (1)acre in area at the north west corner of Lot B, Lot 1,, District Lot 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets) and that the site thereby created be leased to the Indian Friendship Centre Society for a period of 50 years at a nominal rent of $1.00 per year for the purposes only described in this report.

- CARRIED

(Ald. Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Rankin
THAT Vancouver City Council request the Director of Social Planning, in conjunction with the Director of Planning, the Parks Board and the Strathcona Joint Committee, to examine the need for open space and recreation facilities in the Strathcona Area, particularly in relation to the future use and development of the land remaining in Lot B, Lot 1, D.L. 181, 196, 2937 (w/s Hawks Avenue between Prior and Malkin Streets).

- CARRIED UNANIMOUSLY

MOVED bu Ald. Volrich
THAT the Director of Social Planning arrange meeting(s) between the Vancouver Indian Centre Society and Strathcona community groups for discussion respecting the joint development of the total site.

- CARRIED UNANIMOUSLY

At this point in the Meeting, a short recess was observed.

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MOTIONS AND DELEGATIONS (Cont'd)

Demolition of Lorne Apartments.

On September 23, 1975, Council deferred the following motion by Alderman Rankin to permit a number of delegations to be heard.

"THAT Council reconsider the demolition of the Lorne Apartments, 1150 Nelson Street, and the notice for vacant possession of the Apartment by October 31, 1975."

Pursuant thereto, the following delegations addressed Council:

Mr. Jemvey, Principal of Lord Roberts School - concerned about the delay re the proposed school development on the property.

Ms. J. Morelli, Vancouver Resource Board - in support of Alderman Rankin's motion.

Mr. B. Coull, Chairman, Kitsilano Community Resource Board - in support of Alderman Rankin's motion.

With the agreement of Council, the Motion was changed and it was,

Cont'd.....

MOTIONS
AND DELEGATIONS (Cont'd)

Demolition of Lorne Apartments (Cont'd)

MOVED by Ald. Rankin
THAT Council rescind its motion of June 24, 1975, insofar as it affected the Lorne Apartments and the notice for vacant possession.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT.
(September 26, 1975)

Building and Planning Matters
(September 26, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Urban Design Panel Membership.
Cl. 2. Demolitions in Kitsilano.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 26, 1975.)

Investment Matters (Various Funds)
August 1975. (Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, contained in Clause 1 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(September 26, 1975)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Consent to Assignment of Lease - Portion of Arbutus Street abutting Block 425, D.L. 526, Situated between 13th and 14th Avenues.
Cl. 2. McLaren Electric Building, 1836 West 5th Avenue. Lease of portion (945 sq.ft.) on second floor. Lots 7 to 9; the south 40 feet of Lot 10; Lot "A" (Explanatory Plan 5233): Lots 14 & 15 Except Right-of-Way all in Block 267, D.L. 526.
Cl. 3. Insurance Brokerage Appointment to the City of Vancouver.
Cl. 4. Triangular Portion of Parcel B of Lots 29036, Block 240, D.L. 526 - N/S 4th Avenue between Fir and Granville Streets.

The Council took action as follows:

Clauses 1 - 4 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 1,2,3 and 4, be approved.

- CARRIED UNANIMOUSLY

I. Report of Vehicles for Hire Board.
(September 18, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Vancouver Driving School Operations.
Cl. 2. Taxis and Turns in Downtown.

The Council took action as follows:

Vancouver Driving School Operations
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Board, as contained in this clause, be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Volrich and the Mayor opposed)

Taxis and Turns in Downtown
(Clause 2)

MOVED by Ald. Rankin
THAT the taxi turn prohibitions along the Granville Mall be retained.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Vehicles for Hire Board
September 18, 1975 (Cont'd)

Taxis and Turns in Downtown
(Clause 2) (Cont'd)

MOVED by Ald.Rankin
THAT taxis be allowed to turn left on to Dunsmuir Street from the Granville Mall when proceeding North, and to turn left on to Smithe Street from the Granville Mall when proceeding South.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT right turns be granted as soon as possible to all vehicles including taxis along Seymour Street for most hours of the day, but retaining an exclusive bus lane and turn prohibitions only between 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.

- CARRIED

(Ald. Harcourt and Marzari opposed)

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At this point in the proceedings Mayor Phillips left the Meeting to attend to other Civic Business and Deputy Mayor, Alderman Sweeney, assumed the Chair.

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II. Report of Standing Committee on Community Services.
(September 18, 1975)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Liquor Permit Applications.
Cl. 2. Hardship Appeal - 2569 Pandora Street.
Cl. 3. Derelict Buildings in Skid Road - 205-15 East Georgia Street.
Cl. 4. 616 Club.
Cl. 5. The Swedish Touch - 538 Howe Street.

The Council took action as follows:

Clauses 1, and 3 - 5 (inclusive)

MOVED by Ald. Rankin
THAT the recommendations of the Committee as contained in clause 1 be approved, and clauses 3, 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

Hardship Appeal -
2569 Pandora Street
(Clause 2)

When considering this clause of the Committee's report, a subsequent report, dated September 29, 1975, from the City Manager was noted, in which it was recommended by the administration - 'that no action be taken with respect to rescinding the motion adopted by City Council on July 29, 1975, dealing with Eva Gusland but that the Director of Permits and Licenses be instructed to

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(September 18, 1975) (Cont'd)

Hardship Appeal -
2569 Pandora Street
(Clause 2) (Cont'd)

obtain a notarized application from the tenant, Mr. Ostrom and the matter be dealt with in the normal way by the Hardship Committee'.

MOVED by Ald. Rankin
THAT the foregoing recommendation of the City Manager, as contained in his report of September 29, 1975, be approved, and the Hardship Committee report to Council on the matter, in due course.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development.
(September 18, 1975)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Fairview Area Planning - Heritage Houses.
Cl. 2. Fraser River Recreation Study.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT Clauses 1 and 2, in the Committee's report, be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE.

MOVED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Bowers
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE.

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Rankin voted in the negative in respect of this by-law.)

MOTIONS (Cont'd)

Closing and Stopping-up of Lanes for Housing and Park Sites.

MOVED by Ald. Bird
SECONDED by Ald. Cowie

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City is creating two housing sites and a park site between Union Street and Malkin Avenue, West of Raymur Avenue;

3. To create these three sites, various portions of highway which are surplus to the City's highway requirements are to be closed.

THEREFORE BE IT RESOLVED that the following portions established as road be closed, and stopped up:

Lots 6 and 7; 8 except the South 9 feet; portion of Lot 8 and Lot 9 included in Reference Plan 4993, Block 97, District Lot 181;

that part of Lot 1 included in Reference Plan 12575; the south 7 feet of each of Lots 1 to 10; the North 59 feet of each of Lots 11 to 20; that part of Lot 20 included in Reference Plan 12574; those portions of Lots 11 to 20 included in Reference Plan 4993; ALL IN Block 98, District Lot 181;

that part of Parcel "A" (Reference Plan 1117) included in Reference Plan 4993, District Lot 181;

Cont'd....

MOTIONS (Cont'd)

Closing and Stopping-up of
Lanes for Housing and Park Sites (Cont'd)

that portion of Parcel "I" (Reference Plan 1341) lying north of Parcel 1, Reference Plan 1892 included in Reference Plan 4993, District Lot 2037;

that portion of said portion of Parcel "I" (Reference Plan 1341)included in Explanatory Plan 12699.

AND BE IT FURTHER RESOLVED that the following portions of road dedicated by the deposit of Plan 196 be closed, stopped up and title taken thereto:

1. The road abutting the southerly limit of Blocks 112 and 113 lying between the southerly production of the westerly limit of Lot 40 said Block 112 and the westerly limit of Parcel "I", lying north of Parcel 1, Reference Plan 1892, District Lot 2037 (Reference Plan 1341);

2. The road lying between the easterly production of the northerly limit of Lot 20, said Block 112, and the easterly production of the southerly limit of Lot 21, said Block 112;

3. The road abutting the northerly limit of said Block 113 lying between the northerly production of the westerly limit of Block 1, said Block 113 and the westerly limit of said portion of Parcel "I" (Reference Plan 1341);

4. The road lying between the southerly production of the easterly limit of Lot 20, Block 97 and the easterly limit of said portion of Parcel "I" (Reference Plan 1341);

ALL IN DISTRICT LOT 181, PLAN 196.

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 21, 1975, and marginally numbered LD 1482, a print of which is hereunto annexed.

AND BE IT FURTHER RESOLVED that all the foregoing described portions of road be subdivided with adjacent City lands to form 3 parcels.

(Closure of portions of road between Union Street and Malkin Avenue between Hawkes Avenue and Raymur Avenue)

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Railway Anti-Whistling By-Law.

Alderman Bird requested that the City Manager report on why the Anti-Whistling By-law is not being enforced. The Deputy Mayor so directed.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Barking Dogs.

Alderman Bird — referred to a petition he had received complaining about dogs causing a disturbance by barking. The Deputy Mayor suggested that the petition be referred to the Committee chaired by Alderman Boyce on this matter.

Complaints re Dogs.

Alderman Boyce — referred to numerous complaints being received and advised that she had obtained a City of Ottawa By-law dealing with dogs which were a nuisance, and requested that a similar effective by-law be enacted by the City of Vancouver.

Transportation Costs re Ottawa Conference.

Alderman Marzari — referred to action taken by Council at its last meeting concerning the attendance of Alderman Boyce at the National Capital Commission Conference in Ottawa. The Council had agreed to pay all expenses except travelling expenses. Alderman Marzari advised that representatives of the Planning Commission and the Park Board will be attending and these Boards are paying transportation costs. The Alderman recommended that Council also pay Alderman Boyce's travelling costs in this regard.

MOVED by Ald. Marzari
SECONDED by Ald. Harcourt

THAT approval be given to pay transportation costs incurred by Alderman Boyce in attending the National Capital Commission Conference in Ottawa, October 15th - 17th, 1975.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9.55 p.m.

The foregoing are Minutes of the Regular Council Meeting of September 30, 1975, adopted on October 7, 1975.

A. Phillips
MAYOR

CITY CLERK

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Urban Design Panel Membership

The Secretary of the Urban Design Panel reports as follows:

"The Architectural Institute of B.C., has requested that the following changes be made to the Urban Design Panel Membership for 1975:

Expired Term of Office of the following Members:

Mr. Terry Barkley, MRAIC
Mr. Henry Hawthorn, RCA, MRAIC
(the third member, Mr. Jonathan Yardley, retired earlier this year for personal reasons.)

Full Member Status (from Alternate Member)

Mr. Neil Pelman, MRAIC
Mr. Zoltan Kiss, RCA, MRAIC
Mr. Robert Todd, MRAIC

Nominated Members

Mr. William Rhone, FRAIC
Mr. Kanau Uyeyama, MRAIC
Mr. John Keith-King, MRAIC

The Association of Professional Engineers of B.C. has requested that the following changes be made to the 1975 Urban Design Panel Membership.

Expired Term of Office: Mr. Lorne Bohlman, P.Eng

Full Member Status: (from Alternate Member) Mr. Leslie Metcalf,P.Eng

Nominated Member: Mr. M.B. Pierce, P.Eng

The British Columbia Society of Landscape Architects have agreed that the following changes be made to the 1975 Urban Design Panel Membership.

Expired Term of Office: Mrs. Cornelia Oberlander, BCSLA

Full Member Status: (from Alternate Member) Mr. Don Vaughan, BCSLA

Nominated Member: Mr. John Lantzius, BCSLA

It is recommended that the nominees of the Architectural Institute, the Association of Professional Engineers of B.C. and the B.C. Society of Landscape Architects be appointed to the Urban Design Panel for a two year term and that the retiring members be thanked for their voluntary services."

The City Manager RECOMMENDS that the report of the Urban Design Panel Secretary be approved.

INFORMATION

2. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

Cont'd . . .

Clause #2 continued:

An application has been made to demolish a single family dwelling at 2484 Point Grey Road. A development permit to construct a 4 unit apartment building on the site was issued on September 10, 1975.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1975, states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owner, middle income tenants generally are able to find alternative accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long-term families, senior citizens and those earning less than $3000 per year.

In accordance with this policy, the owner of the site, Gillespie Investments Ltd., was contacted. The owner was not aware of this City Council policy but stated that although the building is now vacant, it was occupied by a couple who are of middle-income. Mr. Gillespie subsequently submitted a letter to the Area Planner for Kitsilano stating the circumstances of the previous tenants. A copy of his letter is attached is Appendix A.

It is, therefore, recommended a demolition permit for 2484 Point Grey Road be issued.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 151

Manager's Report, September 26, 1975 FINANCE

FINANCE MATTERS

A-7

RECOMMENDATION

1. Investment Matters (Various Funds) August 1975.

Director of Finance reports as follows:

) Security Transactions during the month of August 1975.
) Summary of Securities held by the General and Capital Accounts

) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

e	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
ust 1975						
	Bank of Montreal	Aug. 27/75	787,199.67	784,597.60	15	8.07
	Mercantile Bank of Canada	Aug. 14/75	3,000,575.34	3,000,000.00	1	7.00
	Bank of B.C.	Aug. 15/75	1,000,239.73	1,000,000.00	1	8.75
	Banque Canadienne Nat.	Jan. 16/76	2,073,465.75	2,000,000.00	155	8.65
	Banque Canadienne Nat.	Jan. 16/76	2,589,979.46	2,500,000.00	151	8.70
	Bank of B.C.	Aug. 26/75	1,001,315.07	1,000,000.00	6	8.00
	Mercantile Bank of Canada	Aug. 26/75	2,403,057.53	2,400,000.00	6	7.75
	Bank of B.C.	Aug. 22/75	1,500,000.00	1,499,632.35	1	8.95
	Prov. Bank of Canada	Jan. 15/76	1,553,700.00	1,500,000.00	146	8.95
	Bank of Montreal	Sept. 8/75	982,556.45	979,730.00	13	8.10
	Royal Bank	Sept. 2/75	1,001,534.25	1,000,000.00	7	8.00
	Royal Bank	Sept. 5/75	701,534.25	700,000.00	10	8.00
	Bank of Montreal	Aug. 27/75	1,000,109.59	1,000,000.00	1	4.00
	Banque Canadienne Nat.	Jan. 15/76	1,034,110.42	1,000,000.00	141	8.83
			$20,629,377.51	$20,363,959.95		

Debt Charges Equalization Fund (Purchases)

Chartered Bank Receipts

ust 1975						
	Bank of B.C.	Mar. 15/76	630,416.22	600,000.00	202	9.16
			$ 630,416.22	$ 600,000.00		

SINKING FUND TRANSACTIONS (PURCHASES)

e	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
ust							
	City of Van. 10 %	Dec. 16/94	40,000.00	95.87	38,348.00	19/ 4	10.50
	City of Van. 8 %	Apr. 1/91	25,000.00	82.27	20,567.50	15/ 8	10.30
	City of Van. 6 %	June 15/80	1,000.00	87.25	872.50	4/10	9.35
	City of Van. 6 %	June 15/80	1,000.00	87.20	872.00	4/10	9.35
	City of Van. 5 %	May 1/78	1,000.00	90.00	900.00	2/ 9	9.25
	City of Van. 9.25%	Sept. 1/90	12,000.00	92.05	11,046.00	15/ 0	10.30
			$ 80,000.00		$ 72,606.00		

) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
rt Term		
rtered Bank Deposit eipts & Government Notes	$74,338,663.34	$72,240,197.86"

City Manager RECOMMENDS that the report of the Director of Finance on Investment ters (Various Funds) for August 1975 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 151

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Assignment of Lease - Portion of Arbutus Street abutting Block 425, D.L. 526 Situated between 13th & 14th Avenues

The Acting Supervisor of Property & Insurance reports as follows:-

"The easterly 17 feet of Arbutus Street lying between the southerly limit of 13th Avenue and the northerly limit of 14th Avenue, and abutting Block 425, D.L. 526 is currently leased to Bear Investments Ltd. for a term of 30 years from the first of October, 1967, subject to 6 months notice of cancellation.

The abutting properties formerly registered in the name of Bear Investments Ltd. have now been sold to CX Film Processing Laboratories Ltd. and application has been received for consent to assign the subject lease to the new registered owners.

RECOMMENDED that the City consent to an assignment of the lease dated November 15, 1967 in the name of Bear Investments Ltd. for the easterly 17 feet of Arbutus Street between 13th and 14th Avenues abutting Block 425, D.L. 526 to CX Film Processing Laboratories Ltd. subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. McLaren Electric Building, 1836 West 5th Avenue Lease of portion (945 sq. ft.) on second floor Lots 7 to 9; the south 40 feet of Lot 10; Lot "A" (Explanatory Plan 5233): Lots 14 & 15 Except Right-of-Way all in Block 267, D.L. 526

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council 'In Camera' on August 12, 1975, recommended

'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31, 1981.'

Mardon and Campbell Insurance Agencies Ltd. occupy 945 square feet on the second floor of this building and operate a general insurance agency.

The three year lease with the former owner of the building expired in June 1974 and until now the lessee has been holding over on a month to month basis pending Council's decision on the future of this building.

After City Council's decision of August 12, 1975, negotiations were commenced and the lessee has agreed to a new lease incorporating the following terms and conditions:

1. Rent to be increased from $250.00 per month to $400.00 per month commencing November 1, 1975.

2. Lease term to be 2½ years from November 1, 1975, with right to renew for a further 2½ years.

3. Lessee to have the exclusive use of three parking stalls.

4. Lessee to have the right to sub-lease or assign when approved in writing by the City, such approval not to be unreasonably withheld.

5. City to covenant and agree not to permit another general insurance agency to rent space in this building.

Clause #2 (Cont'd)

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

RECOMMENDED that the above space be leased to Mardon and Campbell Insurance Agencies Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Acting Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Insurance Brokerage Appointment to the City of Vancouver

The Acting Supervisor of Property and Insurance and the Director of Finance report as follows:-

"The City's three year Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy expires on January 1st, 1976. This policy insures against theft and destruction of money, securities and mercantile stock at specific locations and also includes a blanket fidelity bond covering each employee in the amount of $100,000.00, with higher limits for specified senior officials. The current annual premium is $8,273.00.

This insurance has been serviced by the firm of Macaulay Nicolls Maitland and in particular, by the same broker, Mr. Glen Mansell for 23 years. During the past 11 years, Macaulay Nicolls Maitland on behalf of the General Accident Group, have been the successful tenderer for this risk and were often the only tenderer interested.

After 11 years of tendering and improving its various insurance policies, the City now enjoys the best coverage, rates and brokerage service available. However, it is increasingly apparent that it is no longer a buyer's market and major underwriters are reluctant to entertain competitive bidding, in fact brokers are hard pressed to retain existing premiums.

Council has realized this situation by recently approving the appointment of Reed Shaw Stenhouse as broker for all of the City's other insurance policies and your officials strongly believe that it would be in the City's best interest to appoint the firm of Macaulay Nicolls Maitland Insurance as broker for the City's Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy for a period of six years, commencing January 1st, 1976. It is understood that the appointment would be revokeable if either party becomes dissatisfied during this period.

RECOMMENDED That the firm of Macaulay Nicolls Maitland Insurance be appointed as broker for the City's Fidelity Bond, Money, Securities and Mercantile Stock Insurance Policy for a period of six years, commencing January 1st, 1976, which appointment shall be revokeable by either party."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance and the Director of Finance be approved.

4. Triangular Portion of Parcel B of Lots 29-36 Block 240, D.L. 526 - N/S 4th Avenue Between Fir and Granville Streets

The Acting Supervisor of Property & Insurance reports as follows:

"The triangular portion of Parcel B of Lots 29-36, Block 240, D.L. 526, located on the N/S of 4th Avenue, is zoned M-1 Industrial, comprises 2,400 square feet and was leased to Mrs. J.A. Walley for 15 years from June 1st, 1965.

Clause #3 (Cont'd)

The property is situated beneath the Fir Street Ramp of Granville Bridge and supplies four required parking spaces for a building on Lot C. The lease is subject to one year's notice of cancellation if required for civic purposes.

The rent was subject to review as of June 1st, 1975 and after negotiation, the lessee has agreed that it be increased from $132.00 per annum, plus taxes to $432.00 per annum, plus taxes.

RECOMMENDED That the rental for the period June 1st, 1975 to May 31st, 1980, be set at $432.00 per annum, plus taxes as if levied."

The City Manager RECOMMENDS That the foregoing Recommendation of the Acting of Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 132

I

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

A meeting of the Vehicles for Hire Board was held on Thursday, September 18, 1975, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Director of Legal Services
Financial Analyst
Director of Permits and Licenses
City Manager
Inspector Robinson, Police Department
Constable Le Fare, Police Department

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Vancouver Driving School Operations

On July 24, 1975, the Board heard representatives of Vancouver City Driving Schools outline some problems with which they were being faced.

It was,

RESOLVED,

THAT the Vancouver City Driving Schools submit:

a) Recommendations on minimum driver school rates

b) Recommendations on limiting the number of driving school vehicles

c) Recommendations made by the Vancouver City Driving Schools to the Provincial Government for endorsation of the Vehicles for Hire Board.

The Board today considered a letter from the Vancouver City Driving Schools dated August 20, 1975, which stated as follows:

" Further to our presentation at the Vehicles for Hire Board meeting of the 24th of July last, and in accordance with the Board's suggestion, we now submit the following proposals approved at a meeting of Vancouver school owners held 1st August, 1975.

1. MINIMUM RATES: That, to establish a fee structure that is fair to the public and provide a sound operating environment for our driving schools, we propose ...

a) A fixed minimum commercial non-pickup rate of $16.50 per lesson hour or as otherwise determined by the Board. See Attachment.

b) A review of minimum rates as may be warranted from time to time.

c) Prohibition of special promotional inducements designed to blunt or defeat the intent of this clause.

2. ISSUE of LICENSES: That, to avoid possible proliferation of vehicle and business licenses and ensure adequate training services with free competition, we propose ...

a) Require an annual report each January from each school (beginning with 1975) showing the number of vehicles licensed and the number of in-car instruction hours carried out as compared to the total number of hours available.

b) Determine the need for additional service to the public from the annual school reports provided that individual schools may, by formal application, request vehicle licenses subject to proof of need. Based on the number of such applications, the Board might then consider the need for more driving school business licenses.

c) Inasmuch as 1974 figures indicate an over-abundance of vehicles, temporarily suspend the issuance of further licenses pending the findings of a review of annual reports for 1975.

Cont'd . . .

3. **VEHICLE OCCUPANCY: Experience has clearly indicated a need for the regulation contained in By-law 4499, Clause 28 (1) (d) which was repealed 26th May, 1970. We recommend that this public safeguard be reintroduced."**

Representatives from Johnston's Driving School Ltd., Continental Driving Academy Ltd., and the Vancouver Safe Driving and Research Society, were present.

i) Minimum Rates

When discussing this matter Mr. J. Plaskett, representing Vancouver City Driving Schools advised that in order to maintain an acceptable standard of teaching a minimum rate would have to be charged.

The City Manager suggested that a minimum rate would not be required as long as driving schools were properly policed by the Permits and Licenses Department.

There was no further discussion regarding minimum rates.

ii) Issue of Licenses

During the discussion on this subject the Chairman advised that the City does not presently have the power to reject any applications which meet appropriate City requirements. However, Council does have the power to enact by-laws which would give more control over issuance of licenses.

Following further discussion on this matter, it was

RECOMMENDED,

A. THAT an annual report each January, from each school beginning with 1975, showing the number of vehicles licensed and the number of in-car instruction hours carried out as compared to the total number of hours available, be submitted to Council.

B. THAT Council determine the need for additional service to the public from annual school reports, provided that individual schools may, upon formal application, request vehicle licenses subject to proof of need, based on the number of such applications the Board might then consider the need for more driving school business licenses.

C. THAT the Director of Legal Services be instructed to bring forward appropriate by-law amendments thus giving the City the above noted by-law powers.

iii) Vehicle Occupancy

During this discussion some representatives of the Vancouver City Driving Schools expressed that driving instruction cabs should only contain the student and the instructor except in cases of institutional classes such as high schools, etc. Other representatives of the Vancouver City Driving Schools expressed that having more than one student was to the advantage of the students involved. This is known as piggy-backing.

Two very distinct points of view were apparent here, and no further action was taken on this particular matter.

RESOLVED,

THAT the letter from the Vancouver City Driving Schools dated August 20, 1975, be received.

Cont'd . . .

2. Taxis and Turns in Downtown

The Vehicles for Hire Board discussed the matters of taxis on Granville Mall and taxi turns in the downtown area on May 15, 1975, and

RESOLVED,

A. THAT the request of the Vancouver Taxi-Cab Driver Employees Association to allow taxis to turn left on Dunsmuir Street from Granville Street when proceeding north and to turn left on Smythe Street from Granville Street when proceeding south, be referred to the City Engineer for report back to the next meeting of this Board.

B. THAT representatives of the Engineering Department, Bureau of Transit, and the Transit Union be invited to the next meeting of the Vehicles for Hire Board to discuss the matters of allowable taxi turns off Granville and in the downtown core area.

The Board considered a City Manager's Report dated August 20, 1975, which is on file in the City Clerk's Office, and stated in part:

"TURNS FROM GRANVILLE MALL

The taxi industry requested that taxis be allowed to turn left onto Dunsmuir Street from the Granville Mall when proceeding north and to turn left onto Smithe Street from the Granville Mall when proceeding south.

Under the existing traffic regulations, taxis presently must exit by using either end of the Mall with no turns at these exit points (i.e., they must drive straight north on Granville Street across the Hastings Street intersection or straight south on Granville Street across the Nelson Street intersection). One main reason for this arrangement was to give priority to pedestrians and transit vehicles.

By prohibiting taxis from making these turning movements, there are no conflicts with pedestrians crossing the east-west streets such as Dunsmuir and Georgia. This arrangement is desirable from a standpoint of facilitating pedestrian movement in the downtown as well as providing maximum safety for pedestrians crossing these streets.

Another important reason for these turn prohibitions is to minimize delays to buses by turning vehicles. Because of the high volume of pedestrians crossing the intersecting streets, turning taxis would often be forced to wait for the pedestrians to clear the crossing. These waiting taxis would, in turn, block buses using the Mall and thereby adversely affect bus schedules and service.

A third reason for the taxi turn prohibitions was to discourage the use of the Mall as a 'shortcut' route for east-west taxi trips in the downtown.

To assist taxis, and at the same time encourage a mall environment for pedestrians, vehicle loading facilities have been located at six of the seven intersecting streets. These loading facilities are available for taxis for at least 20 hours of the day for the purpose of dropping off or picking up passengers. (See attached plan for details.)

It is our opinion that the aforementioned turn prohibitions which apply to taxis are still appropriate on the Granville Mall.

TURNS FROM HOWE AND SEYMOUR STREETS

The taxi industry also requested that taxis be allowed to use the exclusive bus lanes on Howe and Seymour Streets to make right turns at intersecting streets.

The exclusive bus lane on Howe Street and the turn prohibitions were eliminated in May in conjunction with the implementation of the Robson Street closure. Therefore, this concern is no longer a problem to the taxi industry.

Cont'd . . .

There are nine (9) streets intersecting with the Seymour exclusive bus lane. Right turns are permitted at three of these streets at Davie, Smithe and Georgia. The bus volumes using Seymour Street are fairly heavy in the morning and evening peak periods averaging almost one per minute (i.e., 53 buses per peak hour). At these times it is desirable to minimize on right turns by non-bus traffic in order to avoid service delays to buses held up by right turning traffic waiting for crossing pedestrians. It is most important that these buses maintain their schedules in order to encourage wide public acceptance of buses as a reliable alternative to the automobile.

However, during base periods of the day (from 9:00 a.m. and 4:00 p.m.)it would be advantageous if the bus lane was available to all forms of vehicular traffic and if right turns were permitted. The delays caused to buses under this condition would not be significant.

Between about 6:00 p.m. and 7:00 a.m. bus volumes are also very light on Seymour Street while there is an on-going need for the use of this lane equally for right turns. For these reasons the existing bus lane should not be exclusive at this time and right turns should be permitted.

The proposal of time limited exclusive bus lanes on Seymour and Howe Streets (between about 7 - 9 a.m. and 4 - 6 p.m.) was brought to the attention of the Bureau of Transit Services earlier this year. The Bureau rejected the proposal in favour of maintaining the present exclusive bus lanes along Seymour and Howe Streets on a 24-hour-a-day basis with several right turn prohibitions.

It would take about four weeks to modify the signs and to remove pavement buttons related to the Seymour Street bus lane in order to change it from a 24-hour-a-day exclusive bus lane to an exclusive bus lane only between 7 - 9 a.m. and 4 - 6 p.m. This work has been estimated to cost $6,000. Funds are available in the Engineering Department Operating Accounts for this purpose.

CONCLUSIONS

Because of the objectives of Council of developing a mall that is pedestrian oriented and at the same time of providing a two-way exclusive roadway for buses, it is concluded that the existing turn prohibitions at intersecting streets along the Mall should be retained.

There is merit in retaining an exclusive bus lane on Seymour only in the peak travel period (i.e., 7 - 9 a.m. and 4 - 6 p.m.) and in permitting all vehicles to use and turn from this lane in the other 20 hours of the day. Implementation of this arrangement would mean that taxis and all other forms of vehicular traffic would have a much improved circulation from Seymour Street. At the same time, under this arrangement, bus delays during the base period would be minimal.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. the turn prohibitions along the Granville Mall be retained;

2. right turns be granted as soon as possible to all vehicles, including taxis, along Seymour Street for most hours of the day by retaining an exclusive bus lane and turn prohibitions only between 7 - 9 a.m. and 4 - 6 p.m."

When discussing turns from Granville Mall the Chairman suggested that it would not make a big difference if taxis were allowed to turn off the Mall except during rush hours. Taxi representatives agreed that rush hours did not pose the biggest problem here. Further that their being able to turn off the Mall would not encourage them to cruise the Mall.

A representative from the Hydro Transit System suggested that allowing taxis additional turning rights would only create greater problems. He recommended that the Mall use remain as it presently is.

Taxi representatives requested free use of the Mall just as B.C. Hydro busses.

Cont'd . . .

The City Manager suggested that Granville Mall was pedestrian-oriented and to keep it that way the City Engineer's recommendation should be approved.

During discussions on the matter of turns from Howe and Seymour Streets Mr. Graham representing the Bureau of Transit read the Board a letter from Mr. Victor J. Parker, Director, Bureau of Transit, dated September 18, 1975. This letter, which is on file in the City Clerk's Office, advised that the Bureau was in agreement with the City Engineer's recommendation to retain present policies regarding Granville Street, but disagreed with the recommendation regarding restriction of the hours of operation of the Seymour transit lane from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m. The peak traffic period has spread beyond the traditional limits described above in the afternoon, and now begins about 3:00 p.m.

Following discussion, it was

RECOMMENDED,

A. THAT the taxi turn prohibitions along the Granville Mall be retained.

B. THAT right turns be granted as soon as possible to all vehicles including taxis along Seymour Street for most hours of the day but retaining an exclusive bus lane and turn prohibitions only between 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 6:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 172-3

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

September 18, 1975

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 18, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Liquor Permit Applications

The Committee considered City Manager's Reports on each of the following liquor permit applications:

- The Spinning Wheel - 212 Carrall Street
- Hy's of Canada - 943 Hornby Street
- Mr. Raymond Wong - 745 Thurlow Street

Mr. A. Floyd of the Planning Department reviewed these reports with the Committee, following which it was,

RECOMMENDED,

A. THAT the liquor permit application for The Spinning Wheel at 212 Carrall Street be approved.

B. THAT the liquor permit application for Hy's of Canada at 943 Hornby Street be approved.

C. THAT the liquor permit application for Mr. Raymond Wong at 745 Thurlow Street be approved.

2. Hardship Appeal - 2569 Pandora Street

Vancouver City Council on July 29, 1975, considered a report from the Hardship Committee and approved their recommendation to refuse this application for a hardship case.

Mr. J. Barter of the Downtown Eastside Residents' Association and Mrs. E. Gusland were present today to appeal this Council decision.

Mrs. Gusland advised the Committee that her tenant, Mr. Ostrom, was a semi-retired man and, in view of the housing shortage, needed the accommodation she was providing.

RECOMMENDED,

THAT Council rescind its motion of July 29, 1975, and approve Mrs. Gusland's application for a hardship case.

FURTHER THAT the Director of Permits and Licenses acquire more information on the tenant, such as age, circumstances, etc., and submit a report to Council to be considered in conjunction with this recommendation.

(NOTE FROM CLERK: Rescinding motion requires affirmative vote of 2/3 of Council Members present.)

INFORMATION:

3. Derelict Buildings in Skid Road - 205-15 East Georgia Street

The Committee considered a City Manager's Report (which is on file in the City Clerk's Office) and stated in part:

"On July 22, 1975 Council approved the recommendation of the Standing Committee of Council on Community Services and recommended that the Fire Chief submit a further report on 205-15 East Georgia Street (George Rooms) in one month's time with respect to its condition.

The Fire Chief reports as follows:

These premises are now fully sprinklered and at the time of writing this report the building is almost ready for complete occupancy.

There are some minor routine Bylaw requirements to be completed but otherwise the premises may be occupied at any time. "

The Committee,

RESOLVED,

THAT the above noted City Manager's Report be received.

4. 616 Club

This Committee on July 24, 1975, when considering a Police Department Report on the 616 Club at 616 Robson Street, resolved,

"THAT this matter be deferred for two months after which time the Police be requested to submit a further report on the 616 Club and the owner be urged to substantially improve the management of the club."

This report is on file in the City Clerk's Office.

RESOLVED,

THAT this matter be deferred to the next meeting at which time the City Manager and representatives from the Police Department could be present for a further discussion.

5. The Swedish Touch - 538 Howe Street

The Committee considered a letter from D.W. McRae, Superintendent, Commanding Investigation Division, Vancouver Police Department, regarding this matter. The letter, dated September 12, 1975, stated in part:

"These premises are licenced for photography only, and has in fact been conducting body massages, and nude photography.

This report is for your information in relation to The Studio which is before your Committee, and the new by-law being prepared by City Council."

RESOLVED,

THAT this information be received.

The meeting adjourned at approximately 4:17 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 153-4

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 18, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 18, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Fairview Area Planning - Heritage Houses

The Committee considered a report of the City Manager dated September 4th, 1975.

On July 10th, 1975 the Committee recommended that the following recommendations of the Fairview Planning Committee be referred to the Manager to be undertaken as part of a Heritage Study with City-wide implications:

"(2) THAT the Directors of Finance and Housing, in co-operation with the Fairview Planning Committee and the Vancouver Heritage Advisory Committee, analyze the feasibility of and make recommendations concerning:

a) the implementation of property tax incentives for the preservation of residentially-occupied houses with heritage merit, and

b) a Heritage Rehabilitation Revolving Fund.

(3) THAT the Directors of Planning and Legal Services analyze the feasibility of and make recommendations concerning possible zoning and development control mechanisms to encourage the retention and preservation of buildings of heritage merit. This investigation should include, but not be limited to the Transfer of Development Rights."

In his interim report, the Manager advises that the Planning Department will be calling a meeting of the various Departments and Committees for report back to the Committee within two months.

RESOLVED

THAT the interim report of the City Manager dated September 4th, 1975 be received.

Continued on Page 2. . .

2. Fraser River Recreation Study

The Committee considered a report of the City Manager dated August 22nd, 1975 wherein the Director of Planning sets out the conclusions of the report "North Fraser Recreation Study" prepared by Thompson, Berwick, Pratt and Partners, June 30th, 1975 (copy on file in the City Clerk's office). The Consultants' report makes specific recommendations for implementation in the Vancouver area and the Director of Planning summarizes these as follows:

Immediate

1) Connect a southlands trail system to the existing U.B.C. endowment lands trail system.
2) Improve the Celtic Island area for both public and commercial boat use.
3) Improve the foot of Angus and investigate extending recreation opportunity.
4) Identify the foot of Oak Street (N.F.H.C. office) as an information centre location.
5) Initiate an industrial/recreation demonstration in the heart of the industrial zone.
6) Declare the use of city lands south of Champlain Heights to be park and recreation use only.
7) Initiate detailed planning to provide park and connecting links to Champlain Heights.
8) Identify Knight Street Bridge as an important new access potential.

Intermediate

1) Link U .B.C., Southlands and Marpole with continuous public walkways.
2) Interconnect interesting recreation places within the industrial belt.
3) Link riverside parks with community facilities in Champlain Heights.
4) Recognize Marpole as an important urban sub-centre.
5) Initiate and pursue major improvement demonstration within the industrial area.

Long Term

1) Declare Southlands to be essentially a recreation area.
2) Provide major urban riverfront park in Marpole.
3) Provide a major community riverfront park and recreation area for Fraserview/Champlain Heights.

Mr. R. Youngberg, Associate Director - Area Planning, advised that the above conclusions of the Consultants' report should be looked at in more detail. The Technical Committee(comprised of representatives of the Councils of Vancouver, Richmond, Burnaby, New Westminster, the Provincial Government, the North Fraser Harbour Commission, and the G.V.R.D.) is discussing the conclusions of the report to come up with a programme of potential projects and budget items for report back to their respective Councils, Boards, etc.

The Committee agreed that the Planning Department should continue to attend meetings of the Technical Committee.

Continued on Page 3. . .

Clause No. 2 Continued

RESOLVED

THAT the report of the City Manager dated August 22nd, 1975 be received and the Director of Planning, in conjunction with the Park Board, hold public meetings to carry out discussions of the specific recommendations for Vancouver with the communities on the south slopes, i.e. Marpole-Oakridge and Killarney-Champlain.

The meeting adjourned at 5:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 154

SPECIAL COMMITTEE OF COUNCIL TO STUDY
FIRE SAFETY IN HIGHRISE BUILDINGS

September 5, 1975

TO: Vancouver City Council

FROM: Mr. R.S. Nairne, Chairman

On June 25, 1974, the City Council passed the following motion:

"THAT a committee be established by the Board of Administration to report back to Council on procedures for existing highrise buildings meeting the proposed highrise fire protection standards."

As Chairman of the Special Committee of Council to Study Fire Safety in Highrise Buildings, I am pleased to enclose herewith, copies of a report and recommendations of the Committee. The recommendations contained in the report have been arrived at after nine months of bi-monthly meetings. As appointed Chairman of the Committee, I wish to express my sincere appreciation to all the members for the generous amounts of time they devoted to this important assignment. The Committee represented a balance of areas of interest and was drawn from members of the staff of the City Fire Department and the Department of Permits and Licenses, and also had representation from owners and operators of highrise office buildings and from members of the Architectural and Engineering professions.

The recommendations were arrived at after due consideration of these various points of view. The substance of the recommendations was decided after many meetings and is unanimously supported by members of the Committee. With such diverse interests and points of view represented on the Committee, however, it is understandable that some members may be more concerned than others that these recommendations be adopted as soon as possible and that they represent a minimum set of requirements. The Fire Chief, for example, is in total contact with the consequences of fires on life safety and is particularly anxious to emphasize the necessity of adopting these measures within a reasonable time frame. Further, the Committee wishes to reiterate that should it be Council's intention to adopt these recommendations, they first be presented for discussion to appropriate groups and individuals for comment prior to such formal adoption.

I speak for all the members of the Committee in offering to provide any further comments and advice to Council should further explanations and information be required.

R. S. Nairne

R. S. Nairne,
CHAIRMAN

September 5, 1975

REPORT TO COUNCIL

SPECIAL COMMITTEE OF COUNCIL TO STUDY FIRE SAFETY IN HIGHRISE BUILDINGS

PREAMBLE

The Special Committee of Council to Study Fire Safety in Highrise Buildings is pleased to submit herewith its recommendations concerning the improvement of conditions of fire safety in existing office buildings. The Committee, as appointed by Council, is composed of building managers, professionals in the field of architecture and engineering, the City Building Inspector, the Fire Chief and several of his staff.

The first meeting was held on November 6, 1974, and further meetings have been held every second week since that date. We are particularly indebted to the Fire Chief and his staff who have provided particulars on all the existing highrise office buildings in Vancouver and which would be affected by any new regulations adopted by the City. The City Building Inspector has also been generous in assisting the Committee in providing valuable information on existing and previous Code requirements, and in interpreting various relative sections of the National Building Code.

The aim of the Committee has been to study methods of improving life safety in the event of a fire in highrise office buildings. The recommendations deal with such measures as are considered appropriate to achieve this objective and are therefore not specifically intended to protect property but rather to ensure the safety and egress of occupants in the event of a fire.

Before drawing up the recommendations, considerable background material was submitted and studied by Committee members. This included information on various systems of fire and smoke control being studied and in many cases, incorporated in new buildings in the U.S., Canada and elsewhere.

A recent study done by B.O.M.A. indicates that the incidence of fire in highrise office buildings and the loss of life or injury to occupants is relatively low. Indeed the point is made that one is safer in a highrise office building than in ones own home. In making recommendations for up-grading buildings, the probability factor and the economic costs of stringent requirements must be realistically related.

The recommendations presented herein have been arrived at in accordance with the Terms of Reference which were given this Committee at its inception. The Committee is satisfied that if any upgrading of existing buildings is to be undertaken, that these recommendations provide a reasonably uniform and worthwhile set of requirements that should markedly improve fire safety conditions in existing highrise office buildings. While many additional requirements and mechanical devices could have been suggested, it is felt that the recommendations provide a reasonable balance between economic feasibility and a responsible recognition of the need to set reasonable fire safety standards for the protection of the public. The Committee is aware that the future use to be made of these recommendations is the responsibility of the City Council and will require serious consideration. It does feel, however, that if any improvement is to be made, the recommendations taken in context, and as a whole, represent a minimum preliminary step that will significantly improve fire safety conditions in existing buildings. The Committee also feels quite strongly that adoption of these recommendations should not be formalized until they are presented to interested and affected members of the community and some discussion and reaction received.

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As mentioned above, background information was provided by the Fire Chief and his staff. This was a detailed inventory of all highrise office buildings in Vancouver. The definition of a highrise was "any office building over 75 feet in height". The inventory gave details of the buildings including age, size, type of construction, number and type of exits, elevators, etc. (See Appendix I attached).

RECOMMENDATIONS

The Committee quickly decided to divide the buildings into five categories, depending on their age. Each category was identified as being related to a particular time at which building code regulations were modified. The five categories were established as follows:

Category (1) - Those buildings on which Building Permits were issued prior to February 1, 1937.

Prior to this date, fire-escapes were allowed as exits without any restriction with respect to the height of the building. There was no clear statement requiring at least two enclosed stairways as exits for all buildings two storeys in height or higher.

Category (2) - Those buildings on which Building Permits were issued after February 1, 1937, but prior to August 3, 1965.

The basic By-law in this period was numbered 2445. It states clearly that at least two stairways are required as a means of egress for all buildings two storeys or greater in height. A table of building areas shows at what points additional exits are required as the building increases in area. By-law #2445 allowed fire-escapes to count as exits on buildings up to three storeys in height but not on higher buildings. There were further amendments in later years. For example, in 1954, an amendment required the enclosure of stairs of all apartment buildings, hotels and lodging houses two storeys in height. There were amendments in 1956, and 1958, that required the stair enclosures of buildings six storeys or greater in height to be of two-hour non-combustible material. Otherwise, there is no significant change in the exit requirements for high buildings in this period.

Category (3) - Those buildings on which Building Permits were issued after August 3, 1965, but prior to September 1, 1973.

This By-law #4193 was written in the form of the 1953 edition of the National Building Code but contained some significant modifications in line with the 1960 and 1965 editions of the Code. Included in By-law #4702, was a provision allowing dead-end corridors in fire-resistive office buildings to be 50' long.

Category (4) - Those buildings on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

This Building By-law #4702 adopted the 1970 edition of the Nationa Building Code including Revision Series 1 and 2 but not Revision Series In other words, these buildings comply with the 1970 National Building Code but not inclusive of the complete requirements for high buildings.

Category (5) - Those buildings on which Building Permits were issued after February 5, 1974, but prior to September 24, 1974.

On this date, Revision Series #3 was adopted. This means that all buildings for which permits were obtained in this period had to be designed in accord with one of the 14 measures listed in the publication NRC #13366 "Measures for Fire Safety in High Buildings".

cont'd....

REQUIREMENTS FOR BUILDINGS

CATEGORY ONE-A - Those buildings between 75 and 100 feet in height from grade to the floor of the top storey must have one fully enclosed stairwell and an accessible outside fire escape, or alternately, be totally sprinklered.

(i) Requirements for Unsprinklered Buildings

(a) The interior exit stairs must be enclosed within at least a one hour fire separation and walls and ceilings must have a flame spread rating of 25 or less.

(b) That corridors be enclosed with non-combustible construction.

(c) That the flame spread ratings be required for public corridors in the 1975 N.B.C.

(d) That in lieu of (b), a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.

(e) All floors shall be separated from other floors by substantially a one hour fire separation.

(f) All vertical shafts shall have a fire resistance rating of at least three-quarters of an hour.

(g) The fire escape system may require alterations or improvements to the satisfaction of the Fire Chief (i.e.) protection from fire exposure from unprotected openings within 10 feet of the exterior escape, provision of a vestibule of approximately 100 sq. ft. with one hour rated walls at point of entry to escape on each floor, easy access door or window to escape, replacing straight ladders with stairs between balconies, etc.

(h) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(i) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C.

(j) Corridors must be no more than 50 lineal feet dead-ended.

(k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(ii) Requirements for Sprinklered Buildings

(a) One elevator must be designed for manual use by firefighters.

(b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

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CATEGORY ONE-B - That buildings over 100 feet in height from grade to the floor of the top storey must have two fully enclosed stairwells or alternatively be totally sprinklered. Direct access must be provided to fire exits from the main corridor.

(i) Requirements for Unsprinklered Buildings

(a) The interior exit stairs must be enclosed within at least a one hour fire separation and the walls and ceilings must have a flame spread rating of 25 or less.

(b) That corridors be enclosed with non-combustible construction.

(c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(d) That in lieu of (b), a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.

cont'd....

Category One-B
(continued)

(e) All floors shall be separated from other floors by substantially a one hour fire separation.

(f) All verticle shafts shall have a fire resistance rating of at least one hour.

(g) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(h) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C. Emergency power must be provided for the fire-fighter elevator.

(i) Corridors must be no more than 50 lineal feet dead-ended.

(j) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(ii) Requirements for Sprinklered Buildings

(a) One elevator must be designed for manual use by fire-fighters.

(b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

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CATEGORY TWO - Those buildings over 75 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 1, 1937, but prior to August 3, 1965.

(i) Requirements for Unsprinklered Buildings

(a) All floors shall be separated from other floors by substantially a one hour fire separation.

(b) All verticle shafts shall have a fire resistance rating of at least one hour.

(c) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(d) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the N.B.C. Emergency power must be provided for the elevator that is manually controlled.

(e) That corridors be enclosed with non-combustible construction.

(f) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(g) That in lieu of (e) a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.

(h) That walls and ceilings of interior exit stairs have a flame spread rating of 25 or less.

(i) That in the return air duct riser of supply fan ventillating systems, there be a smoke detector to sense smoke and stop all fans.

(j) That the air handling systems be required to have a manual reset and not come on automatically.

(k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

cont'd....

Category Two (continued)

(l) Corridors must be no more than 50 lineal feet dead-ended.

(m) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

(a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.

(b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(c) That in the return air duct riser of supply fan ventillating systems there be a smoke detector to sense smoke and stop all fans.

(d) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY THREE - Those buildings over 75 feet in height from grade to to the floor of the top storey on which Building Permits were issued after August 3, 1965, but prior to September 1, 1973.

(i) Requirements for Unsprinklered Buildings

(a) All floors shall be separated from other floors by substantially a two hour fire separation.

(b) All vertical shafts shall have a fire resistance rating of at least one hour.

(c) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(d) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.

(e) That corridors be enclosed with non-combustible construction.

(f) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(g) That in lieu of (e) a one hour combustible wall which was installed under the provisions of the By-law of its day, be accepted.

(h) Exit corridors shall conform to appropriate code requirements.

(i) That in the return air duct risers of supply fan ventillating systems there be a smoke detector to sense smoke and stop all fans.

(j) That the air handling systems be required to have a manual reset and not come on automatically.

(k) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(l) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

(a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.

cont'd....

Category Three (continued)

(b) The building shall be equipped with a wet standpipe system located to the satisfaction of the Fire Chief (Note: Appendix II indicates design guidelines).

(c) That in the return air duct riser of supply fan ventillating systems there be a smoke detector to sense smoke and stop all fans.

(d) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FOUR-A - Those buildings between 75 and 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

(i) Requirements for Unsprinklered Buildings

(a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.

(b) That corridors be enclosed with non-combustible construction.

(c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(d) Exit corridors shall conform to appropriate code requirements.

(e) That the air handling systems be required to have a manual reset and not come on automatically.

(f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(g) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

(a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.

(b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FOUR-B - Those buildings over 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after September 1, 1973, but prior to February 5, 1974.

(i) Requirements for Unsprinklered Buildings

(a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.

(b) That corridors be enclosed with non-combustible construction.

(c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(d) Exit corridors shall conform to appropriate code requirements.

(e) That the air handling systems be required to have a manual reset and not come on automatically.

cont'd....

Category Four-B (continued)

(f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(g) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

(a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.

(b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FIVE-A - Those buildings between 75 and 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 5, 1975, but prior to September 24, 1974.

(i) Requirements for Unsprinklered Buildings

(a) All elevators shall be fitted with a reliable standard of fire resistive doors at each floor and all elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one which serves all floors be designed to conform to Sub-section 3.2.6.3 of the 1975 N.B.C. Emergency power must be provided for the elevator that is manually controlled.

(b) That corridors be enclosed with non-combustible construction.

(c) That the flame spread ratings be as required for public corridors in the 1975 N.B.C.

(d) Exit corridors shall conform to appropriate code requirements.

(e) That the air handling systems be required to have a manual reset and not come on automatically.

(f) The area of a compartment (compartment means area surrounded by one hour minimum fire separation) shall not exceed 10,000 sq. ft. until such time as the whole building is sprinklered.

(g) That external opening areas be supplied on each floor as per National Building Code of 1975.

(ii) Requirements for Sprinklered Buildings

(a) All elevators shall be controlled to return them to the main floor on signal by a fire alarm and at least one elevator that serves all floors must be designed for manual use by fire fighters.

(b) That the air handling systems be required to have a manual reset and not come on automatically.

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CATEGORY FIVE-B - Those buildings over 120 feet in height from grade to the floor of the top storey on which Building Permits were issued after February 5, 1974, but prior to September 24, 1974.

Requirements shall conform to the 1975 N.B.C.

DISCUSSION OF RECOMMENDATIONS

The building inventory revealed a wide variety of building types in which fire safety measures ranged from almost non-existent to quite complete. The oldest buildings, for example, often had only one open internal stair and an external fire escape. This situation, while potentially dangerous in terms of the spread of smoke, is to some degree offset by the fact that no mechanical air moving ventilation is provided. Unlike new buildings, windows are usually operable and offices tend to be compartmented into small areas.

cont'd....

New office buildings tend to have more adequate exit stairway systems but smoke dispersal throughout the building is more of a problem because of air handling equipment which, in some instances, cannot be shut off promptly when a fire occurs.

The Committee attempted to take these disparate features into consideration when formulating its recommendations. In each category, sprinklering of the entire building is allowed as the preferred method of improving fire safety. Since the City requires sprinklering of all new buildings over 75 feet, but has not made this requirement retroactive, the Committee felt that acceptable alternatives to sprinklering must be devised for each category. (It is interesting to note too that the National Building Code defines Highrise buildings as being 120 feet in height rather than the 75 feet in the City's definition). Thus, it will be noted that the recommendations provide that each category does in fact offer different but alternative methods of improving fire safety. The alternatives are considered appropriate to deal with the particular conditions found in each category or age group.

The recommendations involve a considerable capital investment by building owners. In each category the option selected will undoubtedly be influenced by technical and construction considerations which will in turn determine the option within a particular category which can be provided most economically. Consequently, it is to be assumed that the recommendations attempt to ensure that compliance with either option within a category will provide more or less equally effective measures for improving conditions of public safety within a building.

Many new devices have recently become available for detecting fire, smoke and temperature change (both rate of change and in absolute values). While recognizing the usefulness of these devices, the Committee also is aware that they are often delicate mechanisms and require regular maintenance by qualified personnel. If they are to be used to turn off fans, operate sprinklers, dampers, elevators, etc they must be completely reliable. It would be irresponsible to require the use of these devices without also requiring strict and regular maintenance, testing and inspection. For the above reasons, the Committee decided only to require the following:

(1) That there be an automatic smoke detection device in the main return air duct which will stop all fans, and

(2) That the air handling system must have a manual reset device and not come on automatically.

In addition to the technical recommendations proposed herewith, supplementary recommendations have also been suggested dealing with inspections, testing, etc.

The technical recommendations, while thoroughly discussed by the Committee, should be reviewed by experts and modified as is considered necessary for clarity, practicality and consistency. Wherever possible attempts have been made to relate requirements to existing regulations, such as the National Building Code, Fire Marshall's Act, etc. The recommendations have been developed as guidelines and the Committee would expect that their precise wording, but not their general intent, might well be amended or even re-written by expert Code authorities. It is assumed that if it is the intention of the City to adopt the Committee's proposals in whole or in part, that they would be included in the Fire By-law or such other existing City legislation deemed appropriate.

SUPPLEMENTARY RECOMMENDATIONS

The following recommendations may be beyond the specific Terms of Reference of the Committee, however, it was felt advisable to mention these additional recommendations dealing with the broader aspects of administration and supervision of regulations dealing with fire safety:

cont'd....

Supplementary Recommendations
(continued)

(1) It was felt that the Fire Department and possibly the Department of Permits and Licenses should be given consideration in budget and manpower to allow for the establishment of pre-fire planning for highrise buildings. Such a plan would involve the Fire Department and building owners in co-ordinating their activities in the event of fire.

(2) Adequate funds should be made available to provide for public education in respect to proper fire safety procedures in highrise buildings. Such a program would deal, by the use of television and the use of newspaper promotion, with such subjects as information on behavior in fire situations, information on fuel load brought into office buildings by tenants and other matters to inform the public as to the facilities available for improving life safety in highrise buildings. Encouragement should also be given to the holding of regular fire drills in all office buildings.

(3) Consideration should be given to requiring buildings to provide trained personnel to be on duty whenever the building is occupied. Such personnel would be trained to understand and operate the various fire safety devices and to assist fire fighting crews as required. It is recognized that this is an additional financial burden on building owners and that due to staff turnover, may not prove to be a practical requirement, at least in the short term.

(4) There should be a requirement that the various fire safety systems in a building are maintained and inspected regularly. The Committee understands that these matters will be dealt with in the new National Fire Code and for that reason, makes no further comments in this area.

FOR COUNCIL ACTION SEE PAGE(S) 11/1

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 7, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting (Public Hearing) of September 25, 1975, (continued on September 30, 1975) together with the Minutes of the Regular Council Meeting of September 30, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Harbour Park Site

Council on September 30, 1975, deferred a motion by Alderman Kennedy re Harbour Park Site to this meeting of Council to enable a number of delegations to be heard on the matter.

Council also noted a letter from the Park Board dated October 7, 1975, advising of a resolution of the Board passed at its meeting on October 6, 1975, which suggested that an alternative method might be found to the proposed 60 year extendable lease of 3.4 acres at Georgia and Denman Streets to retain the land for public park purposes. In this regard, Park Commissioner Gibson addressed Council requesting a decision on the motion be deferred for one week to permit the Park Board to try and obtain funding to purchase the area in question.

Delegations were then heard as follows:

- The Committee to Save the Entrance to Stanley Park (Mrs. Iredale) - Brief Filed
- Vancouver Board of Trade (Mr. Tanner)
- Vancouver Community Arts Council (Mr. Carey) - Brief Filed

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Harbour Park Site
(continued)

- Vancouver Council of Women (Mrs. Piggott) - Brief Filed

- Citizens' Council on Civic Development (John Stanton).

MOVED by Ald. Rankin,
THAT in considering this matter of Alderman Kennedy's motion re Harbour Park Site, the order of the agenda be changed to consider at the same time, a report dated October 2, 1975, from the Director of Planning concerning the Harbour Park Developer Proposal Submission.

- CARRIED UNANIMOUSLY

The Director of Planning answered questions raised by representatives of the Vancouver Board of Trade. The City Manager urged Council to proceed on the course of action proposed in the Director of Planning's report rather than revert to other proposals at this time, primarily because of the financial cost to the City each day there is delay.

Mr. Leckie, a member of the Jury Panel referred to in the Director of Planning's report, also urged Council to proceed in accordance with the terms of reference given the Panel.

MOVED by Ald. Boyce,
THAT consideration of this whole matter be deferred.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT WHEREAS it would appear to be the wish of the people of Vancouver to retain the Harbour Park Site for public enjoyment;

AND WHEREAS development for building need not be undertaken to recoup the purchase price if the air rights were sold in lieu thereof, which is in recognition of the principle that it is in the public interest to permit high density where it least matters if it is counter-balanced by correspondingly low density where it is most needed;

BE IT THEREFORE RESOLVED that City Council proceed forthwith on this principle and instruct the City Manager to arrange for negotiations on behalf of the City with all adjacent owners who might be in a position to benefit from the purchase of all or part of the air rights.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT the "Jade" submission referred to in the Director of Planning's report dated October 2, 1975, be submitted to a Public Hearing for consideration, and in the meantime, the Director of Planning meet with the developers to incorporate the suggestions of the Jury Panel in the proposed scheme.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Harbour Park Site
(continued)

MOVED by Ald. Sweeney,
THAT the letter from the Vancouver City Planning Commission dated October 3, 1975, concurring with the decision of the Jury Panel, and the submissions heard this day, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Canadian Federation of Mayors and Municipalities - Membership Fees

The Mayor submitted the following memorandum under date of October 1, 1975:

"The Canadian Federation of Mayors and Municipalities has forwarded its invoice covering the City's membership fees in that Federation. The cost per capita for membership in the CFMM was raised at the recent CFMM Conference to 3.5¢ per capita. This means that our bill for 1975 is $15,050.

I RECOMMEND that Council approve the new rate of 3.5¢ per capita and that the City Manager be directed to forward the City of Vancouver's 1975 Membership fee of $15,050. to the CFMM as soon as possible."

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor contained in the foregoing memorandum be approved.

- CARRIED UNANIMOUSLY

2. Sign By-law Amendments

A letter from Neon Products Ltd., dated October 3, 1975, was received requesting that a delegation from the sign industry be permitted to speak to Council on the matter of amendments to the Sign By-law which are contained in the report of the Standing Committee on Housing and Environment dated September 25, 1975.

With the agreement of Council, Mr. Jack Hartree and Mr. Bob Oliphant spoke requesting an opportunity to make certain changes to the Committee's report.

Alderman Harcourt, as Chairman of the Committee, requested and received approval of Council to add the following as recommendation C of the Committee:

"C. THAT City Council approve the amendments to the Sign By-law attached to the City Manager's report of September 9, 1975, as Appendix 'A', and instruct the Director of Legal Services to prepare the necessary By-law amendments."

MOVED by Ald. Harcourt,
THAT this Clause of the report of the Standing Committee on Housing and Environment dated September 25, 1975, including the additional recommendation, dealing with amendments to the Sign By-law, be referred back to the Standing Committee for further review in light of the sign industry's concern.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Waiving of Sub-Section of the National Building Code

The following letter was received from Four Seasons Hotels Ltd., dated October 3, 1975, requesting to waive a certain sub-section in the National Building Code with respect to entrance doors between corridors and guest rooms in hotels:

"Four Seasons Hotels Ltd., is currently building its first hotel in Vancouver at the corner of Georgia and Howe Streets, in the Pacific Centre complex,comprising 430 rooms.

The hotel, The Four Seasons, has been under construction for well over a year, and is scheduled for completion in April,1976. Under the National Building Code, adopted by the City of Vancouver, we are required to provide self-closing devices and door hardware that will not automatically lock on closing guest room doors, but will require a guest to lock the door separately upon entering or leaving the room.

The standard hotel room door has a self-locking device, and this is used universally in all hotels. Guests are familar with this type of normal hotel lockset function. We feel they would not lock the door with their key on leaving the room. This, as you can appreciate, will pose a very grave room security problem.

We opened our hotel in Calgary in September,1974, and the City of Calgary did not require us to meet the requirements laid down by the National Building Code with respect to the entrance doors between corridors and guest rooms.

We are also in the process of building an hotel in Montreal, and the City of Montreal does not require us to comply with this sub-section of the National Building Code.

We now understand too, that a national police association intends to present a formal application to Ottawa to have this sub-section of the National Building Code amended because of the very high security risk. When we have more details on this, we will pass them onto you.

We have already elicited the support of the B.C. Hotels' Association and the Vancouver Convention and Tourist Bureau in our efforts to have this sub-section amended.

Time, however, is of the essence in this regard, and whilst we feel confident that with such impressive support, this sub-section of the National Building Code, will eventually be amended by due process from Ottawa because of the problems in security, especially in hotels, we are seeking your help now in obtaining permission from the City of Vancouver to waive this potentially hazardous sub-section."

MOVED by Ald. Harcourt,
THAT the Director of Legal Services be requested to submit an amendment to the Building By-law in accordance with the request of Four Seasons Hotels Limited;

FURTHER THAT the Building Inspector speak to the matter, if he so wishes, when the amendment to the By-law is before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT OCTOBER 3, 1975

Works & Utility Matters (October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Local Improvements - Reduction in Scope
Cl. 2: Vancouver Centre Development Ltd. - Georgia Link Construction

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters (October 3, 1975)

Rezoning - 2025 McLean Drive (Clause 1)

MOVED by Ald. Harcourt,
THAT the Director of Planning be instructed to make application to rezone the subject lands described in this Clause from (RM-3) Multiple Dwelling District to (M-1) Industrial District, and the matter be considered at a Public Hearing.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters (October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Dog Biting Incident
Cl. 2: Revision of License Fees for 1976

The Council took action as follows:

Dog Biting Incident (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Revision of License Fees for 1976 (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(October 3, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Park Board Staff - Heather Street Marina
Cl. 2: West End Community Centre - Staffing

The Council took action as follows:

Park Board Staff - Heather Street Marina (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

West End Community Centre - Staffing (Clause 2)

MOVED by Ald. Harcourt,
THAT this Clause be referred to the Park Board for comment prior to consideration by Council.

- CARRIED UNANIMOUSLY

Property Matters
(October 3, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: McLaren Electric Building - 1836 West 5th Avenue
Lease of portion on Second Floor (1,045 sq. ft.)
Cl. 2: Acquisition for Family Housing Project - 3279 Findlay Street
Cl. 3: Demolitions

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

B. Neighbourhood Improvement Program: Kitsilano - Appropriation of Funds

The City Manager under date of October 2, 1975, submitted the following report of the Director of Planning:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On October 1, 1975, the Kitsilano Citizens Planning Committee and City staff of the Kitsilano Planning Office received applications from General Gordon School and Henry Hudson School for grants from the Neighbourhood Improvement Program budget for Kitsilano.

The project put forward by representatives of General Gordon School involved alterations to the existing lunchroom that would greatly increase its potential for community use. (Appendix 1, Proposal A).

cont'd....

CITY MANAGER' AND OTHER REPORTS (cont'd)

Neighbourhood Improvement Program:
Kitsilano - Appropriation of Funds
(continued)

The project put forward by representatives from Henry Hudson School involved alterations to the boys' basement area and to the lunchroom. These alterations would segregate these rooms from the rest of the school and make them more useable for the existing after-school day care program and for use by the community in the evenings. The Out of School Care program also requires some equipment to improve their services. This equipment would also be useful to those using the rooms in the evening. (Appendix 2)

The Kitsilano Community Center staff have expressed interest in programming activities into these rooms, especially activities which are likely to be attended by residents of the immediate neighbourhood.

Acting within the context of the terms of reference established by City Council, the Kitsilano Planning Committee and Local Area Planner reviewed these proposals and recommended approval of the applications; it should be noted that the third part of the proposal for Hudson School, to "make alterations to the boys' washroom" was not approved because these alterations are not necessary for either the after-school program or for community use of the rooms. Central Mortgage and Housing Corporation has also concurred with these requests.

Previous to this, discussions had been held with School Board officials to explore the contributions that could be made by the Neighbourhood Improvement Program to the schools' community activities.

On September 18, 1975, Mr. D. Moir, Assistant Superintendent of Planning for the School Board advised the Committee and Planning Department staff that the proposals for Henry Hudson and General Gordon schools had been reviewed by the School Board and approved. The School Board also agreed to pay the cost of all overheads on these projects (a total of $6,669 for both projects). (Appendix 3).

It is, therefore, RECOMMENDED that:

1. City Council approve the expenditure of up to $17,200 (seventeen thousand, two hundred dollars; $4,300 City; $4,300 Provincial; $8,600 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making the alterations to General Gordon School as outlined in Appendix 1, Proposal A.

2. City Council approve the expenditure of up to $10,100 (ten thousand one hundred dollars; $2,525 City; $2,525 Provincial; $5,050 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to Henry Hudson School (alterations to the washroom not included) and purchasing equipment for the Hudson Out of School Program as outlined in Appendix 2.

The City Manager RECOMMENDS that the report of the Director of Planning be approved."

(Appendices referred to on file in the City Clerk's Office)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:55 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Official Traffic Commission
October 1, 1975

Pedestrian Signal Request -
47th Avenue and Knight Street
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the Commission contained in this Clause be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, September 25, 1975

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Housing Site - 14th Avenue and Nootka
Cl. 2: Amendments to the Sign By-law
Cl. 3: Housing Status Report
Cl. 4: Housing Site - 2nd Avenue and Wallace
Cl. 5: Lodging House By-law - Prosecutions
Cl. 6: Chairman's Report
Cl. 7: Non-Market Family Housing Sites

The Council took action as follows:

Housing Site - 14th Avenue
and Nootka (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved after deleting the word "closing" in recommendation A and substituting the word "developing".

- CARRIED UNANIMOUSLY

Amendments to the Sign
By-law (Clause 2)

For Council action on this Clause, see page 3.

Housing Status Report
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved and the resolution be received for information.

- CARRIED UNANIMOUSLY

Housing Site - 2nd Avenue and
Wallace Street (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved after deleting the word "negotiate" in recommendation A and substituting the word "discuss";

FURTHER THAT the resolution be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
September 25, 1975 (continued)

Lodging House By-law:
Prosecutions (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved and the resolution received for information.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Harcourt,
THAT Clauses 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
September 25, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 1975 Supplementary Capital Budget Review
Cl. 2: Killarney Champlain Citizens for Action - Five Year Plan Advertising Funds

The Council took action as follows:

1975 Supplementary Capital
Budget Review (Clause 1)

MOVED by Ald. Volrich,
THAT the funds for the following items be transferred from Contingency Reserve to Capital Reserve for the 1975 Supplementary Capital Budget:

Kerrisdale Arena Renovations	$ 25,250
West End Community Centre (furnishings & equipment - $75,000) (replacement of playfield- $44,000)	119,000
TOTAL	$144,250

AND FURTHER THAT the balance of this Clause be deferred for further consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

Killarney Champlain Citizens for Action
Five Year Plan Advertising Funds
(Clause 2)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Community Services, September 25, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Hours of Operation of Neighbourhood Pubs
Cl. 2: Neighbourhood Pub Application - 6069 West Boulevard
Cl. 3: Neighbourhood Pub Application - 1445 East 41st Avenue
Cl. 4: Carnegie Library - Proposal of Mr. Harry E.S. Fan

The Council took action as follows:

Hours of Operation of Neighbourhood Pubs (Clause 1)

After giving consideration to this Clause, the Council took no action.

Clauses 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Kennedy and Volrich opposed to Clause 2)

IV. Report of Standing Committee on Planning and Development, September 25, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Development Procedure - Champlain Heights - Areas E and F
Cl. 2: Surface Parking in the Downtown
Cl. 3: Kitsilano Area Planning Program (Point Grey Road Park and Development Issues)

The Council took action as follows:

Development Procedure - Champlain Heights - Areas E and F (Clause 1)

MOVED by Ald. Bowers,
THAT the City Manager hire or retain on a consulting basis a Project Manager to carry out the responsibilities for development of Champlain Heights, Areas E and F.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT the team management procedure be adopted in principle for the development of Champlain Heights, Areas E and F.

- Lost

(Aldermen Bird, Boyce, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Bird,
THAT the foregoing motion by Alderman Cowie be tabled until the City Manager reports back in due course.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Rankin and Volrich opposed)

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, September 25, 1975 (continued)

Development Procedure - Champlain Heights - Areas E and F (Clause 1) (continued)

The motion to defer having lost, the motion by Alderman Cowie was put and LOST

(No further action was taken with respect to a team management procedure)

MOVED by Ald. Bowers,
THAT, in the meantime, City staff proceed as instructed by City Council with the leasing of Enclave No. 1; with advertising for sale expected early in December.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Bowers,
THAT Clause 2 be received for information and the recommendations of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (Lot 29, Block 2, SW¼, Section 47, THSL, Plan 4272)

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. All that portion of Lot 29, Block 2, South West Quarter, Section 47, Town of Hastings Suburban Lands, Plan 4272, described as follows:

   Commencing at the southerly limit of the westerly limit of said Lot 29;

   Thence N 0° 14' 30" E, 4.74 feet, more or less, following in the westerly limit of said Lot 29, to intersection with a line drawn parallel to and 4 feet perpendicularly distant north easterly from the south westerly limit of said Lot 29. The said south westerly limit also being the northerly limit of the B.C. Hydro right-of-way;

   Thence S 57° 15' 30" E, 14.53 feet, more or less, following in the line drawn parallel to and 4 feet perpendicularly distant north easterly from the south westerly limit of said Lot 29 to intersection with the southerly limit of said Lot 29;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Road Purposes
(Lot 29, Block 2, SW¼, Section 47,
THSL, Plan 4272) (continued)

Thence N 89° 45' 30" W, 7.44 feet, more or less, following in the southerly limit of said Lot 29 to intersection with the south westerly limit of said Lot 29;

Thence N 57° 15' 30" W, 5.7 feet, more or less, following in the south westerly limit of said Lot 29 to the point of commencement. The same as shown outlined red on plan marginally numbered LF 2724, a copy of which plan is attached hereto, according to Plan 4272 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED THAT the above-described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Cowie, seconded by Alderman Sweeney and was recognized by the Chair:

Downtown Automobile Towing

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots, tourist information parking areas, private residential and commercial parking lots and vacant lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council on alternative ways of controlling parking in pay parking lots, tourist information areas, private residential and commercial parking lots, and vacant lots where towing away by private towing companies will be severely curtailed (i.e. removal of license plates and retrieval through a public agency, ticketing, etc.)

(Notice)

NOTICE OF MOTION (cont'd)

The following motion was submitted by Alderman Volrich and Notice was called:

Demolition of Residential Buildings

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT WHEREAS

(a) The City of Vancouver has undoubtedly reached the stage where the demolition of residential buildings should not be permitted indiscriminately and without some measure of control by the City, particularly where such demolition will result in the loss of rental accommodation and the displacement of residents;

(b) The rights of owners of such buildings and their plans for development should also be given fair and reasonable consideration;

THEREFORE BE IT RESOLVED as follows:

1. That the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide rental accommodation;

2. That such legislative authority provide for the City's authority to be exercised along the following lines:

   (a) that demolition permits, as a general rule, will not be issued unless a building permit is first approved;

   (b) that demolition permits may be issued on the approval of the Director of Planning whenever conditions of danger or public health may necessitate the same;

3. That the By-law also provide for a substantial minimum penalty for demolition without first obtaining a building permit, based on the number of units that may be demolished without such permit.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Municipal By-law Courts

referred to a letter addressed to Alderman Harcourt from the Attorney-General which had been circulated to Council members. The Attorney-General suggested that such a court could be set up utilizing a Justice of the Peace similar to the Traffic Courts. Alderman Rankin did not agree with a J.P. conducting such a court and it was

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT a committee of Council be appointed to discuss this matter of Municipal By-law Courts with the Attorney-General.

- CARRIED UNANIMOUSLY

(The Mayor appointed Alderman Boyce, Chairman and Aldermen Harcourt and Rankin to the Committee.)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Proposed Sale: Hawthorn Private Hospital

expressed concern that Hawthorn Private Hospital on Point Grey Road is up for sale because the owners are unable to finance the renovations required to have the premises comply with City By-laws. It was suggested that the Provincial Department of Health be approached and made aware of the situation. The Mayor undertook to do so.

Alderman Bowers - Stage Design Exhibit: Queen Elizabeth Theatre

referred to an exhibition to be staged in the lobbies of the Queen Elizabeth complex.

MOVED by Ald. Bowers,
SECONDED by Ald. Cowie,
THAT WHEREAS the Civic Auditorium Board has approved the staging of an exhibit of Stage Design in the lobbies of the Queen Elizabeth complex for a period of one month;

AND WHEREAS the sponsors would like to open it to the public free of charge on five afternoons;

THEREFORE BE IT RESOLVED THAT the normal rental charge for the use of the lobbies be waived for these events.

- CARRIED UNANIMOUSLY

Alderman Harcourt - Langara Golf Course

referred to a letter received from the Minister of Recreation and Conservation suggesting that the redevelopment of the Golf Course and the area peripheral to the Course would be eligible for a 1/3 grant from the Community Recreational Facilities Fund.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the City apply to the Provincial Government's Community Recreational Facilities Fund for a 1/3 grant as suggested by the Minister in his letter of September 24, 1975.

- CARRIED UNANIMOUSLY

Alderman Boyce - Old CNR Station

suggested that the Mayor write to the CNR in an attempt to obtain for the City the CNR Station at the North Foot of Main Street. The Mayor undertook to make enquiries in this regard.

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The Council adjourned at approximately 5.00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of October 7, 1975, adopted on October 21, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Local Improvements - Reduction in Scope

The City Manager submits the following report of the City Engineer:

"Pavements and curbs on a number of the side streets in the West Broadway shopping area were advanced as local improvements and approved by Council in 1971. About that time, however, the Planning Department began work on a possible beautification project in this area. New proposals for some side streets were possible and so construction of certain of these pavements was deferred:

Balaclava Street,	8 th Avenue to 10th Avenue
Bayswater Street,	8th Avenue to Broadway
Carnarvon Street,	Broadway to 10th Avenue
McKenzie Street,	Broadway to 10th Avenue
Trutch Street,	Broadway to 10th Avenue

The Broadway West Beautification Project is now well underway and includes the paving of unpaved side streets from Broadway to the lanes north and south (or to midblock where no lane exists). The other halves of the above blocks (from the lane to 8th or to 10th) have been paved under the 1971 local improvements. So that these local improvements can be certified as complete and placed on the tax roll, Council must formally 'reduce them in scope' to exclude the parts done under the Beautification Project.

I RECOMMEND:

1. That the local improvement projects for pavement and curbs listed below be reduced in scope by excluding the sections indicated:

   a) Balaclava Street from 8th Avenue to 10th Avenue (408/1)
   - exclude portion from the Lane North of Broadway to a point approx. 115 feet south of Broadway on the west side and approx. 117.12 feet south of Broadway on the east.

   b) Bayswater Street from 8th Avenue to Broadway (408/2)
   - exclude portion from the lane north of Broadway to Broadway.

   c) Carnarvon Street from Broadway to 10th Avenue (408/6)
   - exclude portion from Broadway to the lane south of Broadway.

   d) McKenzie Street from Broadway to 10th Avenue (408/13)
   - exclude portion from Broadway to a point approximately 112.5 feet south of Broadway on the west side and approximately 112.2 feet south of Broadway on the east.

   e) Trutch Street from Broadway to 10th Avenue (408/20)
   - exclude portion from Broadway to the lane south of Broadway.

2. And that the portion of the cost of the projects to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the projects."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION:

2. Vancouver Centre Development Ltd. - Georgia Link Construction

The City Manager submits the following report of the City Engineer:

"Background

On March 6, 1973, Council approved Development Permit No. 58435 to permit Vancouver Centre Development Ltd. to develop their property at 650 West Georgia Street. A condition of Council's approval was that before the Development Permit was issued, the applicant was to obtain approval of City Council for: 'the precise timing of construction, and on-street traffic arrangements for both vehicular and pedestrian traffic during construction'.

Cont'd . . .

Clause 2 Cont'd

On December 18, 1973, Council approved a report of the Director of Planning and the City Engineer dealing with traffic arrangements and scheduling of the construction as requested by Council.

The Development Permit allows construction of two understreet links; one across Granville Street to Pacific Centre (Granville link) and the other across Georgia Street to the Hudson's Bay Company (Georgia link).

The Granville link was substantially completed in 1974 during the construction of Granville Mall. However, completion of the link in the Georgia-Granville intersection had to be delayed because it was not possible to provide four vehicular traffic lanes through the intersection, since Pacific Centre Development was occupying the northerly curb lane on Georgia Street. The report to Council, on December 18, 1973, suggested this possibility and stated that construction would have to be completed at a later date.

Vancouver Centre are ready to complete their construction of the Granville link, and since four traffic lanes can now be maintained through the Georgia-Granville intersection, the City Engineer recommends that work proceed in early October 1975.

Vancouver Centre have requested permission to proceed with construction of the Georgia link in accordance with their agreement with the City. Council, as mentioned above, gave approval for construction provided all details of construction were satisfactory to the City Engineer. Vancouver Centre propose to construct the Georgia link in three phases. The City Engineer has had discussions with the developer and the following is a summary of traffic arrangements and schedule for construction. This report will be accompanied by a report reference by the City Engineer.

1. Phase I, from early October to December 15, 1975, providing a pedestrian walkway and the four northerly traffic lanes on Georgia (the Granville link will be completed during this time);

2. Phase II, from early January to February 29, 1976, providing a pedestrian walkway and two traffic lanes on the north side of Georgia and two traffic lanes on the south;

3. Phase III, from February 29 to April 30, 1976, providing a pedestrian walkway on the north side of Georgia and four traffic lanes on the south side (once this work is complete, the street can be restored prior to the U.N. Conference).

The developer has been asked to do whatever is necessary (including working double shifts) to ensure that the construction schedule is met. The representatives of Vancouver Centre have assured us they will comply with the schedule. On this basis, the City Engineer feels the proposed traffic arrangements and schedule are satisfactory."

The City Manager submits the above report of the City Engineer for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 2

A-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Rezoning - 2025 McLean Drive, Southwest Portion of Lot 5 of Parcel A, Blocks 78 & 81, D.L. 264A, Plan 10775

The Director of Planning reports as follows:

"In issuing a Development Permit Application to permit the erection of a warehouse and office building on Lot 5 of Parcel A, it was noted that the Southeast portion of the site is zoned (RM-3) Multiple Dwelling District (See Appendix A). It was recommended that the Director of Planning be requested to make an application to amend the Zoning and Development By-law #3575 to rezone the southeast portion of this site to an (M-1) Industrial District and also to amend Schedule "C" by requiring that the 12' landscaped setback on the west side of McLean Drive now extend to Grandview Highway.

SITE DESCRIPTION

The northerly portion of the site is zoned (M-1) Industrial District and developed with a warehouse/office building. The southeast portion of the subject site is zoned (RM-3) Multiple Dwelling District and developed with vehicular parking which is ancillary to the above-mentioned building. The surrounding properties to the north, representing the remaining lands of Block 78, are zoned (M-1) Industrial District and developed with a variety of light industrial establishments. The surrounding lands immediately to the east of the subject site are zoned (RM-3) Multiple Dwelling District and developed with the Grandview Elementary School.

BACKGROUND

In June of 1960, Council approved a proposal by the City Engineer to close that portion of Fifth Avenue which abuts Block 78 and add this portion of closed road together with the adjoining properties to the south (being Lots 21-24 inclusive, Block 81, D.L. 264A) to Block 78. Having purchased these added lands, the owners of Block 78 received approval in March of 1961 to subdivide the block into 5 lots. The existing zoning, however, remained unchanged; the former East 5th Avenue lands assumed the zoning of Block 78 (M-1) Industrial District (under Section 566(6) of the Zoning and Development By-Law No. 3575), the subject site (former lots 21-24 inclusive, of Block 81, D.L. 264A) remained (RM-3) Multiple Dwelling District (see Appendix B).

RECOMMENDATION:

(1) That the Director of Planning be instructed to make application to rezone the subject lands from (RM-3) Multiple Dwelling District to (M-1) Industrial District.

(2) That Item 4, McLean Drive of Schedule "C" of the Zoning and Development By-Law #3575 be amended by deleting the words 'Fifth Avenue' and inserting the words 'Grandview Highway'.

(3) That the report of the Director of Planning be referred to a Public Hearing."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved and referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 188

LICENSES AND CLAIMS MATTERS

INFORMATION

1. Dog Biting Incident

The Director of Legal Services reports as follows:

"Mrs. Neylan has written a letter regarding an incident in which her son was bitten by a dog, and she alleges that the provisions of sections 59 and 61 of the 'Health Act' should be invoked. These sections read as follows:

> '59. Every Local Board shall cause to be made, from time to time, inspection of its district, in order to prevent the accumulation within the district of any dirt, filth, or other thing which may endanger the public health, and with a view to ascertain what nuisances exist calling for abatement under the powers of this Act in order to abate every such nuisance.'
>
> '61. Information of any nuisance or unsanitary condition under this Act within the jurisdiction of any Local Board may be given to the Local Board by any person aggrieved thereby, or by any two inhabitant householders, or by any officer of the Local Board, or by any constable or officer of any police force within the jurisdiction of the Board.'

In my view, the scheme and purpose of the 'Health Act' and the language used in the sections mentioned do not indicate that they would apply to a dog which may have bitten a person. I believe they refer to a state of affairs which should be abated, and deal with matters affecting Public Health.

The repeal of the 'Animals Act' has left a vacuum in the City. Council has already advised the Provincial Government of this and has requested remedial legislation. None has yet been passed."

The City Manager submits the report of the Director of Legal Services to Council for INFORMATION.

Continued on Page 2. . .

RECOMMENDATION

2. Revision of License Fees for 1976

The Director of Finance and the Director of Permits and Licenses report as follows:

"Introduction:

In the past years the Finnis Study (1968) and an in depth analysis and cost distribution conducted by the Finance Department (1969) led to a license fee structure which was based on recovering issuing and inspection costs, plus an additional margin which allowed the license fee level to cover increasing costs for several years.

The Finance Department has now completely reviewed and re-analysed the cost distribution and has arrived at new license fee levels, which would result in the first increase to the basic fee since 1969. The new fee structure has been reviewed by the Director of Permits and Licenses, who concurs with the recommended fee increases. The recommended fees encompass both the License Bylaw and the Vehicle for Hire Bylaw

Policy Used:

In arriving at the new schedule, City policy of including 100% of costs at the 1975 level was applied insofar as was possible. To this a marginal increase, basically a rounding off upward procedure was added, which will provide a cushion to some degree for anticipated cost increases in 1976. In a few cases, where costs could not be specifically identified, best judgment was used in establishing a reasonable fee. At the final stage all the fees were reviewed by a group of staff with the Director of Finance and Director of Permits and Licenses and final adjustments made.

A number of special license fee categories exist, which have never been treated on a cost recovery basis. These special cases and recommendations for increases are:

Malt Beverage Wholesaler

- no increase recommended to present fee of $15,000.00

Exhibitions: Horse Racing

- increase annual fee of $1,000 to $1,500

(Horse racing is actually run by six organizations in sequence, three of which buy licenses and transfer those licenses to the other three organizations. One transfer of a license is allowed under the bylaw.)

Apartments - existing fee: $10.00 per annum per dwelling unit.

- increase to: $13.00 per annum per dwelling unit.

Duplex - existing fee: $10.00 per dwelling unit

- increase to: $13.00 per dwelling unit

Multiple Conversion Dwelling

- Existing fee: $15.00 per annum, plus $10.00 per dwelling unit; $7.00 per housekeeping unit; $4.00 per sleeping unit

- increase to: $13.00 per dwelling unit, $9.00 per housekeeping unit; $5.00 per sleeping unit.

Note: We are recommending deletion of the surcharge ($15.00) on multiple conversion dwellings and rooming houses as it is inequitable compared to apartments.

Continued on Page 3. . .

Clause No. 2 Continued

Personal Care Home: increase fee from $4.00 per sleeping unit to $5.00 per sleeping unit

Rooming House - existing fee: $15.00 per annum, plus $4.00 per sleeping unit

- increase to: $5.00 per sleeping unit

Penalty:

Provisions by way of penalty for late payment of license fees under section 29(1)(a) and (b) of the License Bylaw are as follows:

(a) In respect of any license purchased within thirty days from the date fixed for payment of the license fee: five percent of the amount of the license fee.

(b) In respect of any license purchased more than thirty days after the date fixed for payment of the license fee: ten percent of the amount of the license fee.

These penalties have not been sufficient to be effective and it is recommended that minimum charges be incorporated which will amend the penalty clauses as follows:

(a) In respect of any license purchased within thirty days from the date fixed for payment of the license fee: five percent of the amount of the license fee, minimum charge $5.00.

(b) In respect of any license purchased more than thirty days after the date fixed for payment of the license fee: ten percent of the amount of the license fee, minimum charge $10.00

Summary:

Costs to be recovered by the license fees include all administration and inspection costs of the Department of Permits and Licenses attributable to licensing. These costs were evenly distributed to all license categories. Particular cost elements of the Fire Warden's branch, Health, Police and Engineering departments were assigned to specific license categories, where applicable. From this, the new proposed license fee schedule was generated to form the recommendations of this report. This would increase revenues from $1,347,000. under the present fee structure to approximately $2,010,000 under the proposed fee structure, in 1976 an increase of $663,000 per annum.

Recommendations:

The Director of Finance and the Director of Permits and Licenses recommend:

(1) That effective for 1976, the attached schedules of license fees be implemented and the Director of Legal Services be requested to prepare the necessary amendments to the License Bylaw and Vehicles for Hire Bylaw (see App. 1 and 3.)

(2) That effective for 1976, the License Bylaw penalties be amended to include the minimum charges as set out in this report.

(3) That the additional specific fee categories be created and the fees be increased from the catchall $10.00 level to the level indicated in Appendix 2."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits & Licenses and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 188

FINANCE MATTERS

A-7

RECOMMENDATION

1. Park Board Staff - Heather Street Marina.

The Administrative Analyst reports as follows:

"The Heather Street Marina is scheduled to open December 1, 1975. I have reviewed the operation of both the Burrard Marina and the Heather Street Marina, and note:

The Burrard Marina has 421 berths, and is staffed as follows:

1 - Marina Operator II
2 - Marina Operator I's
1 - Resident Caretaker
2 - Marina Attendants (casual payroll - 2 months.)

The Heather Street Marina is a considerably smaller operation. However, in order to operate the marina satisfactorily and maintain adequate security, a proportionate reduction in staff is not possible. A minor reorganization and the addition of three (3) permanent staff will facilitate the operation of both marinas.

The staff for the two marinas would be organized as follows:

1 - Marina Operator II (plus 2 pay grades for added duties)
4 - Marina Operator I's
2 - Resident Caretakers
4 - Marina Attendants (casual payroll - 2 months.)

It is proposed that the following additional staff be added to complete the revised reorganization:

	Pay Grade	1975 (1 month)	1976
2 - Marina Operator I's	15	$1,985	$25,402
1 - Resident Caretaker		357	4,572
2 - Marina Attendants (2 months)		--	1,797
		$2,342	$31,771

(All staff at mid-step, including fringe benefits but not C.O.L.A.)

I recommend that the three (3) permanent positions above be established, and that the Director of Personnel Services review the classifications of the Marina Operators prior to filling the new positions.

The V.M.R.E.U. has received a copy of this report.

The Director of Finance advises that these positions will be funded within the Property Endowment Fund from the proceeds of the marina operations.

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.

Cont'd.

2. West End Community Centre - Staffing.

The West End Community Centre is expected to open on December 15, 1975. This Centre includes an arena, senior citizens' lounges, nursery school, art studio, meeting rooms, auditoria, teen lounge, as well as a "health club" area comprised of two handball courts, two squash courts, an exercise room, a sauna area and a roof top tennis court. The foregoing portions of the Centre will be under the direct control of the Park Board, it being anticipated that these activity areas will be open from 9:00 a.m. to 11:00 p.m. on weekdays; 10:00 a.m. to 9:00 p.m. on weekends and holidays.

The Centre also includes a secondary school library, a public library, an underground parking area for 157 cars, a restaurant and an arena concession area. Staffing for the public library was resolved by Council on July 22. Negotiations are underway with various private operators for the operation of the underground parking area. A future Council report is anticipated on this matter. The lease arrangements to operate the restaurant have not been finalized. The Park Board expect that the restaurateur will also operate the arena food concession.

BUILDING MAINTENANCE AND OPERATION

On July 29, 1975, Council approved the establishment of a Stationary Equipment Operator for the West End Community Centre. Because the Park Board staff will be responsible for cleaning both libraries as well as the Community Centre and arena, a total complement of eight (8) Iceman/Janitors is proposed. In order to accommodate the variable shifts necessary for the operation of this Centre, and to provide 24-hour security, two of these positions should be funded on a part-time basis.

RECREATION PROGRAM OPERATION

On February 5, 1974, City Council established the position of Community Recreation Director for the West End Community Centre. Because the Director is responsible for the co-ordination of recreation services in the local area served by the Community Centre, his responsibilities will extend beyond the physical confines of the Centre.

Three recreation program persons are proposed to maintain the anticipated operating hours and conduct recreation programs throughout the community. These people will likely be transfers from the West End Recreation Project (see next page). It is further proposed to employ a Cashier/Clerk-Typist in the Community Centre office during the hours the Centre is open.

SKATING RINK

On July 4, 1975, Council passed the following recommendation of the City Manager:

> "THAT the position of Ice Rink Co-ordinator be retained, pending Council's consideration of the Recreation Services Study and the report on staffing for the West End Community Centre."

It is now proposed to abolish this position upon establishment of the new position of Rink Programmer at the West End Community Centre, the incumbent to act in an advisory capacity to the Central Recreation Services staff in addition to his duties at the West End Rink. Because this skating rink is of non-standard dimension and is not equipped with team benches or penalty boxes as most arenas, the method of operation is relatively uncertain at this time. It is, therefore, proposed to staff the arena with a permanent Cashier/Clerk-Typist and provide funds for part-time Skate Room Attendants, Commissionaires and Cashiers.

Cont'd.

Clause No. 2 Continued.

PROGRAM ACTIVITIES

Discussions with the West End Community Centre Association have indicated that the Association does not anticipate having any direct involvement in carrying out recreation programs in the Centre. Rather, they expect to function as an advisory group only. Consequently, the programming staff will have to assume responsibility for the full range of recreation programs, both within and without the Community Centre. Discussions with the Park Board have indicated that a total of $20,000 per year would be sufficient to carry out these programs. It is expected that this allocation will cover the cost of part-time instructors and programmers, as well as the rental cost for outside premises.

OTHER EXPENSES

Other expenses in operating the Community Centre have been estimated by the Park Board, as follows:

ITEM		1976 Costs
Building Maintenance:	Materials	$ 3,000
	Labour	2,000
Fringe Benefits		700
Electricity		4,000
Natural Gas		4,000
Water		1,200
Janitor Supplies		800
Scavenging		500
Propane (Zamboni Fuel)		2,000
Gasoline (Edger Fuel)		150
Coveralls (for Staff)		450
Mechanical Preventative Maintenance		1,500
Zamboni Blade Sharpening		800
		$ 21,100

Credits against the foregoing costs are being negotiated with the Vancouver Public Library and the School Board with regard to the provision of services to these facilities. On July 29, 1975, City Council approved an operating budget for the branch library which included $3,900 for heat, light, water and janitorial contracts.

WEST END RECREATION PROJECT

The West End Recreation Project was established in 1967 for the purpose of providing public recreation programs in existing community facilities in the West End. The main office of the project has been located in King George High School.

Because the provision of recreation services in the West End will now become the function of the staff at the West End Community Centre, this project should be disbanded in the same manner as the Vancouver East Recreation Project.

The 1975 operating budget for the West End Recreation Project is $106,300 (estimate).

SUMMARY

Permanent Staff*	Pay Grade	1975 Costs	1976 Costs
Community Recreation Director	27	$ 850	$ 21,746
General Programmers (2)	20	1,238	31,692
Elderly Citizens' Programmer	20	619	15,846
Rink Programmer	21	647	16,572
Equipment Operator II (2 mos., 1975)	19	2,372	15,187
Iceman/Janitors (6)	14	2,842	72,737
Cashier/Clerk-Typists (2)	10	826	21,101
Sub-Total:		$9,394	$194,881

Cont'd.

Clause No. 2 Continued.

SUMMARY (continued):

	Pay Grade	1975 Costs	1976 Costs	Hours/ Week
Part-time Staff*				
Cashier/Clerk-Typist	10	$ 318	$ 8,139	28
Watchman/Janitor	13	496	12,686	42
Cashier Attendant **	6	285	4,752	28
Doorman **	10	141	2,551	18
Skate Room Attendant II **	11	322	5,816	40
Skate Room Attendant I **	7	214	3,860	29
Sound Room Operator **	8	122	2,205	16½
Guard/First Aid **	11	322	5,816	40
Ice Patrols II **	10	141	2,551	18
Commissionaire ($5.50/hr.)		286	4,862	26
Sub-Total:		$ 2,647	$ 53,238	
TOTAL STAFF COSTS:		$12,041	$ 248,119	

* All staff costs at mid-step, including fringe benefits; no COLA.
** 34 weeks per year.

Other Costs		
Program Expenditure	$ 838	$ 20,000
Operating Costs	880	21,100
Sub-Total	$ 1,718	$ 41,100
TOTAL COST OF OPERATION:	$13,759	$ 289,219

Offsetting revenues have not been completely appraised at this time. However, it is City policy that charges for Community Centre programs cover the fees plus the cost of materials and supplies. Because the West End Community Association does not expect to be operating programs, the Park Board will derive some offsetting revenues from the programs which they conduct. The abolition of the West End Recreation Project will result in savings totalling $110,850 (at 1976 wage rates; all other costs not inflated). Until contracts are negotiated with independent operators, the Library Board and the School Board, and until the arena program has been established, other revenues cannot be accurately assessed.

REVENUES:

Recreation Programs	-	$ 15,000
W.E.R.P.	-	110,850
Restaurant, Arena Food	-	6,000
Parking Garage	-	40,000
Arena Income	-	30,000
Library, School Board Janitorial	-	8,000
TOTAL ESTIMATED REVENUES:	-	$ 209,850

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

The V.M.R.E.U. have received a copy of this report.

Cont'd.

Clause No. 2 Continued.

RECOMMENDATIONS

The City Manager RECOMMENDS as follows:

1. That the following additional 12 positions be established in the West End Community Centre; all positions subject to classification by the Director of Personnel Services:

   2 General Programmers
   1 Elderly Citizens' Programmer
   1 Rink Programmer
   6 Iceman/Janitors
   2 Cashier/Clerk-Typists.

2. That a total of $53,238 (1976 rates) be approved for part-time operating personnel; pro-rated at $2,647 for 1975.

3. That a total of $20,000 per year be approved for part-time Programmers and Instructors for the operation of recreation programs; pro-rated at $838 for 1975.

4. That operating expenses of $21,100 per year be approved; pro-rated at $880 for the balance of 1975.

5. That the Park Board define an appropriate policy regarding rates to be charged for recreation services in the West End, such policy to be submitted to the City Manager and then to Council for consideration.

6. That the West End Recreation Project be disbanded (effective December 31, 1975), including all established positions that are currently part of that program; the permanent staff being reassigned, if they desire, to similar positions within the Park Board.

7. That the open hours be subject to review by the City Manager in the fall of 1976.

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PROPERTY MATTERS

RECOMMENDATION

1. McLaren Electric Building, 1836 West 5th Avenue
Lease of portion (1,045 sq. ft.) on second Floor

The Acting Supervisor of Property and Insurance reports as follows:-

"City Council "In Camera" on August 12th, 1975, recommended 'That the Supervisor of Property and Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31st, 1981.'

Vancouver Home Centre Ltd (Robo Plaster) occupy 1,045 sq. ft. on the second floor of this building located 1836 West 5th Avenue, Lots 7 to 9 etc., and utilize the space for showroom and office purposes.

The three-year lease with the former owner of the building expired in June, 1974, and until now, the lessee has been holding over on a month-to-month basis pending Council's decision on the future of this building.

After City Council's decision of August 12th, 1975, negotiations were commenced and the lessee has agreed to a new lease incorporating the following terms and conditions:-

1. Rent to be increased from $200.00 per month to $350.00 per month commencing November 1st, 1975.

2. Lease term to be two years from November 1st, 1975, with right of renewal for a further two years.

3. Lessee to have the exclusive use of three parking stalls.

4. Lessee at the termination of the lease period will not remove the antique timber beams or walls. Lessee will have the right to remove two interior doors, all lighting, kitchen cabinets, carpeting and fireplace screen.

5. City will ensure that any tenant taking over McLaren Electric's lease of the warehouse area on the main floor will honour Vancouver Home Centre's sub-lease of warehouse space.

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

RECOMMENDED That the above space be leased to Vancouver Home Centre Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

2. Acquisition for Family Housing Project
3279 Findlay Street

The Acting Supervisor of Property and Insurance reports as follows:-

"The above property (Lot A except West 10 ft. now lane, Block I, D.L. 753, known as 3279 Findlay Street) has been offered for sale to the City. This property is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, which block is under consideration as a housing site. The Director of Housing concurs in the acquisition of this property.

Clause #2 (Cont'd)

These premises comprise a single-storey frame dwelling plus a full basement, erected in 1926 on a lot 41.15' x 110', zoned R.S.-1. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, wood shingle exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiation with the owners, they are prepared to sell their property for the sum of $49,300.00 on the understanding that the sale date be September 30, 1975, and that they retain rent-free possession to October 15, 1975. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot 'A' except the West 10 feet, Block I, District Lot 753, known as 3279 Findlay Street, for the sum of $49,300.00 on the foregoing basis, chargeable to Code #4910/410, Property Purchases For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
105 Comox Street /19 E.½ and 20/22/ 85	Nelson Park Site	Mr. Frank McCamley 8622 Harvie Rd. Surrey, B.C.	$850.00	#4189
945 Boundary Rd. nd 3686 Tanner St. /109/36 and 4/A 108/ 6 and 51 respectively	Replotting	Mr. John Bulych 2286 East 61st Vancouver, B.C.	$640.00	#4912/455
285 Frontenac Street ot 54, Blocks 3 & 4, .L. 339, N.E.¼	Family Housing Project	Bob's Power Demolition Ltd.	$745.00	#565/1608*

*(Demolition was previously approved under incorrect code #4905/1608)

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 189

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

September 25, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 25, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

The Minutes of the meeting of August 28, 1975, were adopted.

RECOMMENDATIONS:

1. Housing Site - 14th Avenue and Nootka

The Committee considered the following City Manager's Report dated September 8, 1975:

"On April 24, 1975, the Standing Committee of Council on Housing and Environment met to discuss the Housing Status Report submitted by the Housing Planner. It was recommended 'that the Engineering Department look into the matter of closing off the road allowance and necessity of culverting on the site at 14th Avenue and Nootka, in view of the proposed handicapped housing project and report back'.

Presently there is an open watercourse (Still Creek) running along 14th Avenue and across Nootka Street. 14th Avenue and a portion of Nootka Street have not been opened partly because the creek has not been culverted and partly because the properties on both sides of 14th Avenue have not been developed. The culverting of the creek is the responsibility of the Regional District and they have no plans for carrying out this work in the foreseeable future.

The property on the south side of 14th Avenue is presently occupied by St. Jude's Roman Catholic School . The sisters of the school have the children use the treed portion of the street allowances and the creek for nature study. They have written asking that the street allowances remain unopened and the creek be not culverted.

The residents of the properties on the north side of the lane adjacent to Lot 21 have indicated their preference to having 14th Avenue remain unopened. They complained about the excessive traffic in the east-west lane south of their properties and feel the opening of Nootka Street and 14th Avenue would increase the traffic circulation around their block.

With 14th Avenue unopened, all traffic to and from any development on Lot 21 would have to use the lane system. Emergency vehicles would have unsatisfactory access to the area. The Fire Chief states that the lane system would not adequately provide access for fire fighting equipment.

Accordingly, 14th Avenue should be opened to promote adequate access to any residential development on the city-owned property. Such opening would require the creek to be culverted.

The City Engineer RECOMMENDS that if any type of residential use is approved for either side of 14th Avenue between Renfrew and Nootka Streets, then 14th Avenue between Renfrew and Nootka Streets and Nootka Street between 14th Avenue and the lane north of 14th Avenue be opened to traffic."

During discussion of the report Mr. W. Casson, Director of Housing, G.V.R.D., expressed agreement with the City Manager's Report, and further advised that the plans include a twenty-four foot access road within the boundaries of the site running parallel to the present open lane at the north end of the site. Entry would be off Nootka Street and then on to this access road.

Cont'd . . .

RECOMMENDED,

A. THAT the architect and all related authorities be requested to proceed with all haste on the design of the handicapped housing project for this site without closing 14th Avenue nor all of Nootka Street, subject to the satisfaction of the City Engineer and the Fire Chief.

B. THAT the G.V.R.D. be requested to make application for rezoning of this site.

C. THAT all related City officials be reminded that all departments involved with the development of social housing in the City of Vancouver (e.g. Permits and Licenses, Planning, Building, and Engineering, and Social Planning) be instructed to give any matters pertaining to such housing immediate attention to thus facilitate development.

INFORMATION AND RECOMMENDATION:

2. Amendments to the Sign By-law

Submitted for the Committee's consideration was a City Manager's Report dated September 9, 1975, entitled 'Amendments to the Sign By-law'. This report, which is on file in the City Clerk's Office, stated in part:

1. INTRODUCTION

The Sign Bylaw No. 4810 adopted in Open Council on October 8, 1974 has been in operation for over half a year. When the Bylaw was presented at that time to the Waterfront and Environment Committee and later to City Council, City staff informed the Committee and Council that amendments to the Bylaw might be necessary, and after the Bylaw had been in operation for about six months and with experience gained during that time, staff would bring forward to Council the necessary amendments.

2. MEETINGS WITH SIGN INDUSTRY

During the period in which the Bylaw has been in operation, City staff and the sign industry have had the opportunity to evaluate the effectiveness of the Bylaw from actual signs that have been erected. The Bylaw, in general, is believed to have been successful in achieving its objectives of discouraging sign proliferation and promoting better design. Very few complaints have been received and the sign industry has responded favourably to the Bylaw.

On February 28, 1975, letters were sent to the sign industry inviting them to send in their comments on the Bylaw regulations and suggestions to amend the Bylaw. A number of responses were received and evaluated by City staff. Proposed amendments incorporating some of the suggestions from the sign industry were drafted. A meeting between industry representatives and City staff was held on April 24, 1975 to discuss the proposals. A few changes were agreed upon by both parties. However, a proposal by City Engineer to reintroduce a section from the previous Sign Bylaw which enabled City Council to revoke the right of any sign to project over a City street for any reason was strongly opposed by the sign industry representatives. It was also agreed that City staff meet with two members from the sign industry to discuss the extent of projection for projecting signs and the exclusion of embellishments from sign area calculations. A meeting for this purpose was held on May 8, 1975.

3. THE PROPOSED AMENDMENTS

Attached as Appendix "A" are proposed amendments to the Sign Bylaw as a result of the meetings with the sign industry representatives. Most of the changes are minor in nature for the purpose of clarification and adjustment. The more important changes are noted below:

Cont'd . . .

(a) Facia Signs for Second Storey Business (Item 12, Appendix "A")

The maximum permitted facia sign area is based on ground floor frontage. For a number of second storey businesses, the only frontage on the ground floor will be the entrance. Their signs will be limited to a small facia sign or a canopy sign based on the width of the entrance. This is creating some hardship to some businesses, especially restaurants and nightclubs that are located on the second storey. The suggested amendment will allow retail businesses and restaurants to have a facia sign for the width of their premises located between the 2nd and 3rd storey, subject to a 2 feet maximum height limitation for the sign.

(b) Facia Sign on Flanking Wall that Faces onto an Open Space (Item 13,) Appendix "A")

The maximum permitted facia sign area is based on the street frontage on which such sign is located. For this reason, a flanking wall with no street frontage cannot have a facia sign. It is now proposed that when such a flanking wall faces on an "open space" on the same site and the open space has a street frontage, a facia sign may be permitted on the wall, and the area of such sign will be controlled by the street frontage of the open space.

(c) Regulation of Canopy Sign by Copy Area instead of Sign Area (Item 25, Appendix "A")

The use of "sign area" to regulate the size of canopy signs has in some cases, because of sign size limitation, resulted in sign boxes attached to canopies with the sign boxes themselves being of less width than the canopy. This has produced an unsatisfactory appearance. The proposed amendment will permit the sign to extend to the full width of the canopy but still limited to the same amount of "copy area" as before.

(d) Relaxation of Provisions of Bylaw for Signs which constitute Integral Elements of the Design of Buildings (Item 31, Appendix "A")

This is a new proposal to encourage signs forming part of the architectural design of the building. Advice on such signs could be given when the building design is being considered by the Urban Design Panel.

(e) City's Power to Order Removal of Signs Projecting over City Streets (Item 40, Appendix "A")

The City Engineer requests that a clause should be included in the Bylaw, setting out the authority to revoke permits for signs projecting over City streets. The previous Bylaw had such a clause recording Council's power under the Charter, to revoke permits for signs projecting over City's streets for any reason without compensation. The clause was omitted from the new Sign Bylaw at the request of the Sign Companies because at that time it was believed other means available were adequate for the removal of signs which conflict with street widenings or other uses of the streets. The Sign Companies are strongly opposed to reintroducing the clause from the previous Bylaw.

An alternative clause which is acceptable to the Sign Companies and is favored by the Officials has been prepared for consideration. The alternative clause spells out conditions under which the Administrator is authorized to revoke a permit and have the sign removed or relocated when it conflicts with street widening or other use of the streets without having to take the matter to Council. Only one or two projects a year may require this procedure.

The two alternative clauses are:

Alternative 1: (Clause 8A of previous Sign Bylaw No. 2341)

> "Any permit granted for the erection of any sign, any part of which projects over any street or public place, shall be construed as a license to occupy that portion of such street or public place over which such

Cont'd . . .

sign or any part thereof projects. Such license to occupy may be revoked at any time by resolution of the Council for any reason and on such notice as the Council may deem advisable, and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect."

Alternative 2: (Clause acceptable to the Sign Companies and also favored by City Officials)

"Any permit granted for the erection of any sign, any part of which projects over any street or public place, shall be construed as a license to occupy that portion of such street or public place over which such sign or any part thereof projects. Where in the opinion of the City Engineer, the sign interferes with or will interfere with the placement or use of equipment installed by the City or utility company, or the use of the street or public place or with the visiblity of traffic signal control devices that are existing or to be installed over any street or public place; such license to occupy may be revoked at any time by the Administrator and on such notice as he may deem advisable and thereafter all rights and privileges granted with respect to such sign shall be deemed to be cancelled and of no further effect."

(Appendixes referred to herein are on file in the City Clerk's Office.)

Mr. L. Cheng of the Planning Department advised that Alternative 2 outlined above was the most acceptable to both City officials and the sign companies.

When discussing sidewalk signs the Committee considered a letter from Mr. Al Bowen, Chairman of the Gastown Historic Area Planning Committee, dated September 22, 1975. In his letter he advised that it is the firm opinion of the Gastown Historic Area Planning Committee that free standing sidewalk signs are appropriate for the Gastown Historic Area. He requested that when the Standing Committee on Housing and Environment next revised the new sign by-law, free standing sidewalk signs be included as legal signage in the Gastown Historic Area. When discussing this letter Mr. Cheng advised the Committee that Council on August 13, 1974, rejected a proposal to allow sidewalk signs to be legalized.

Also circulated for the Committee's information was a booklet on 'Gastown Sign Guidelines' published by the City Planning Department and a letter from Mr. R.M. Oliphant dated September 23, 1975, outlining his comments on the proposed sign by-law amendments. (These are on file in the City Clerk's Office.)

Cont'd . . .

RECOMMENDED,

A. THAT Alternative 2 as outlined in the above noted City Manager's Report dated September 9, 1975, on 'Amendments to the Sign By-law' be approved.

B. THAT sidewalk signs be legalized in the Gastown Area subject to the following guidelines as outlined in 'Gastown Sign Guidelines', and subject to first hearing a report from the Engineering Department:

"FREE STANDING SIGNS

(1) NUMBER

(a) For institutional uses, one bulletin board per establishment.

(b) For retail (including restaurants) and entertainment uses, one A-shaped sandwich sign per pedestrian level street frontage establishment.

(2) SIZE

Up to ten square feet in area and six feet in height.

(3) LOCATION

(a) Anywhere within the front yard of the establishment.

(b) Anywhere on the sidewalk directly in front of the establishment provided that the unobstructed sidewalk width is at least eight feet.

(4) PARKING LOTS

(a) Free standing signs for Parking Lots shall comply will the Number, Size, Content and Lighting requirements for Parking Garage Projecting Signs.

(b) The signs shall be located on the property line immediately beside the lot entrance."

RESOLVED,

THAT all the information submitted be received.

3. Housing Status Report

Submitted for the Committee's consideration was a monthly status report on government assisted housing in the City of Vancouver dated September 19, 1975.

During discussion of this report, which is on file in the City Clerk's Office, the Chairman noted that approximately eleven of the anticipated projects were being held up due to lack of funding.

Following further discussion it was,

RECOMMENDED,

THAT the Director of Planning be requested to proceed directly to public hearings on the sites at Semlin Drive - Triumph Street, and 2924 East Venables Street, following consideration of these sites by the Vancouver City Planning Commission.

RESOLVED,

THAT the monthly status report on government assisted housing in the City of Vancouver dated September 19, 1975, be received.

4. Housing Site - 2nd Avenue and Wallace Street

The Committee considered a City Manager's Report, which is on file in the City Clerk's Office, dated September 9, 1975, which stated in part:

"City Council, at its meeting on August 12th, approved a recommandation wherein the subject vacant lands be considered for development by both the City of Vancouver Non-Profit Housing Corporation and private developers.

The lands in total comprise approximately 3.44 acres."

Two groups, as of this date, being the Point Grey Housing Society, and the Penta Co-operative Housing Association are still interested in some form of development.

"On reviewing the most recent needs of each of the 2 co-operatives, it would appear to contain the following elements:

TYPE	DUNBAR VILLAGE COMMUNITY CO-OPERATIVE	PENTA CO-OPERATIVE HOUSING ASSOCIATION
Bachelor		3
1-Bedroom	18	1
2-Bedroom	11	14
3-Bedroom	1	6 "

During discussion of this site Mr. R. Youngberg of the Planning Department expressed that his department was interested in submitting more input on the matters of the proposed subdivision of this site, site densities, economics, zoning, etc. The Committee noted that an architect had been hired for this site as authorized by Council on August 12, 1975.

RECOMMENDED,

A. THAT the Director of Housing be authorized to discuss with the Dunbar and Penta groups the resubdivision of these lands to create the following sites:

i) 1.72± Acres to be developed by the City of Vancouver Non-Profit Housing Corporation,

ii) 1.00± Acre to be developed by the Penta Co-operative Housing Association,

iii) .75± Acre to be developed by the Dunbar Village Community Co-operative;

and the Acting Supervisor of Property and Insurance be authorized to negotiate suitable lease terms and conditions with the Co-operative societies.

B. THAT the Director of Housing be instructed to liaise with other relevant City departments when preparing housing proposals.

C. THAT an evening public meeting be held in this neighbourhood with the Director of Housing, Planning Department representatives, and the architect present to discuss these housing proposals with the residents.

RESOLVED,

THAT the City Manager's Report on 'Housing Site - 2nd Avenue and Wallace Street, dated September 9, 1975, be received.

5. Lodging House By-law - Prosecutions

The following City Manager's Report dated September 19, 1975, was submitted:

"At the meeting of the Housing Committee on August 28, 1975, it was resolved that the Director of Environmental Health produce for the next meeting of the Committee, documentation from the department's prosecution record book some examples of cases being prosecuted under the Lodging House By-law which have involved extensive staff time and delays for prosecution.

Records from our prosecution book on the following addresses:

1002 Main Street, Blackfriars Rooms
175 E. Broadway, Lee Building
3371 Findlay Street, Trico Estates Ltd.
2129-47 Yukon Street, Rejinder Singh Roopra
546 Prior Street, Lee Quai Pang
53 W. Hastings Street, Strathcona Hotel

Prosecutions Still Pending

1104 Bute Street, Miss D. Smith
578 Alexander Street, Robt. Bowes
1044 Seymour Street, Mr. B. Riggs
1052 Seymour Street, Mr. B. Riggs "

The Director of Environmental Health reviewed the situation with the Committee and advised that the Blackfriars Rooms at 1002 Main Street were presently operating without a permit and had ignored two previous notices to vacate. There are presently three outstanding charges against this lodging house. The charges against this premise was withdrawn by the prosecutor on August 26, 1975.

The Director of Environmental Health further advised that health inspectors had not been able to gain entry to the lodging house at 1104 Bute Street and thus could not lay a charge nor take this matter to court.

Following further discussion it was,

RECOMMENDED,

A. THAT the Chairman write a letter to the Attorney-General outlining the situation at 1002 Main Street, specifically requesting an explanation as to why the prosecutor withdrew charges on this lodging house without first discussing this with City officials.

FURTHER THAT the report of the City Manager outlined above also be sent to the Attorney-General as sample information relating to charges being withdrawn by the prosecutor.

B. THAT the Director of Environmental Health be given the right to enter the lodging house at 1104 Bute Street with Police support so that a thorough inspection of all areas of this premise can be made.

RESOLVED,

THAT the City Manager's Report on 'Lodging House By-law - Prosecutions' dated September 19, 1975, be received.

INFORMATION:

6. Chairman's Report

The Committee considered a report submitted by the Chairman dated September 19, 1975, outlining actions of the Housing and Environment Committee over the past six months, and anticipated

Cont'd

future actions. This report, which is on file in the City Clerk's Office, touched on items such as City of Vancouver Public Housing Corporation, monthly reports on status of non-market housing, activities designed to improve the quality of housing in the overall environment, possibilities for extending conversion areas, housing registry and relocation services. Fall activities to include demolition controls, by-law enforcement, Vancouver Public Housing Corporation, and comprehensive City housing policies.

RESOLVED,

THAT the Chairman's Report dated September 19, 1975, be received.

7. Non-Market Family Housing Sites

The Committee considered a Manager's Report dated August 25, 1975, entitled 'Non-Market Family Housing Sites'. This report, which is on file in the City Clerk's Office, stated in part:

"This report is pursuant to the decision of Council insofar as community involvement and participation is concerned regarding the 1975 proposed housing program.

Accordingly, community meetings were scheduled and held in the Grandview Community Centre for the purpose of discussing proposed housing on the lands generally described as follows:

1) Commercial Drive and Findlay Street,
2) Walker Street and Copley Street,
3) Nanaimo Street and Vanness Avenue.

The notices for the subject meetings were hand-distributed by volunteers of the Community Centre and as great a distribution as possible was made.

It is now incumbent that a report on the general climate, opinions and concerns expressed in each of the meetings be made."

RESOLVED,

THAT the City Manager's Report dated August 25, 1975, on 'Non-Market Family Housing Sites' be received.

The meeting adjourned at approximately 2:35 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 191-2

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

September 25, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 25, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Kennedy, Marzari Sweeney
CLERK :	G. Barden

RECOMMENDATION

1. 1975 Supplementary Capital Budget Review.

City Council, on September 16, 1975, when dealing with the attached Manager's Report dated September 12, 1975, passed the following motions:

> "THAT Projects 1 - 4 as recommended by the City Manager, be approved, and the balance of the projects be submitted to the Standing Committee on Finance and Administration for review and report.
>
> THAT the following recommendation of the Director of Finance, as contained in this clause, be approved:
>
> > 'THAT Council approve the application to the Province and CMHC for $4,250,000 of Section 42 (NHA) funds for interim financing of development for housing in Champlain Heights.'

The Committee had before it, Priority No. 1 and No. 2 consideration items contained in the Manager's Report dated September 12, 1975. (Copy circulated). Copies of a report dated September 25, 1975 on the West End Community Centre - Furnishing and Equipment were circulated at the meeting.

The Committee, in the ensuing discussion noted that certain items could be recommended for inclusion in the 1975 Capital Budget if the Five Year Plan is approved. However, if the Five Year Plan should fail, the Committee would want to reconsider each item.

Cont'd.

Clause No. 1 Continued.

The following is a summary of the items recommended by the Committee for inclusion in the 1975 Supplementary Budget (detailed descriptions of these items are included in the Manager's Report):

(i)	Pioneer Place Renovations	$ 63,000
(ii)	Wall Street Development	30,000
(iii)	Replace gas powered generators for Police/Engineering radio transmitters	24,000
(iv)	Kerrisdale Arena Renovations	25,250
(v)	West End Community Centre (furnishings & equipment - $75,000) (replacement of playfield- $44,000)	119,000
(vi)	Underground Wiring - Stanley Park - Coal Harbour	15,000
		$276,250

The Park Board withdrew the following two items as they are included in the Park Board portion of the 1976-80 Five Year Plan:

(i) Major Renovations to Percy Norman Pool.

(ii) Ice Rink - Hastings East Area:

and noted that it would be possible to delay the seawall and promenade on the Beach Avenue waterfront and the roof top garden on the West End Community Centre.

The Engineering Department noted that it would not be possible to pave Rupert Street from 15th to 23rd Avenue in 1975 but advised that it is most important that this paving be done in 1976 to permit subsequent completion of works planned in the 1976-80 Capital Program.

Following further discussion, it was

RECOMMENDED

A. THAT conditional upon passage of the Five Year Plan, funds in the amount of $276,250 be transferred from Contingency Reserve to Capital Reserve for the 1975 Supplementary Capital Budget for items 1-6 detailed above.

B. In the event that the Five Year Plan is not approved the Standing Committee on Finance and Administration re-consider all items in the Manager's Report of September 12, 1975 referred to the Committee by Council.

C. THAT consideration of the item Major Street Paving of Rupert Street, 15th to 23rd be deferred until 1976.

Cont'd.

INFORMATION

2. Killarney Champlain Citizens for Action - Five Year Plan Advertising Funds.

The Committee had, for consideration, a letter dated September 2, 1975 from the Killarney Champlain Citizens for Action.

It was RESOLVED

THAT this matter be referred to the Chairman for discussion with the Killarney Champlain Citizens for Action.

The Meeting adjourned at approximately 2.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 192

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, September 25, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Hours of Operation of Neighbourhood Pubs

The Community Services Committee at its meeting of August 28, 1975, after considering a letter from Mr. Peter Uram, operator of Bimini, who requested an extension of hours of his neighbourhood pub, passed the following resolution:

"THAT the Community Services Committee meet for a thorough review of the hours of operation of neighbourhood pubs, and that the Director of Permits and Licenses, representatives of the Liquor Administration Branch and the operators of existing neighbourhood pubs be asked to attend."

Present regulations of the Liquor Administration Branch require the hours of sale at neighbourhood public houses to be no later than 11:00 p.m. and all patrons must be off the premises one-half hour after the sale of liquor stops.

In attendance at today's meeting were several representatives of the Police Department, along with Mr. R. E. G. Smith, Chief Inspector of the Liquor Administration Branch, the operators of the two existing neighbourhood pubs and representatives of applicants for other neighbourhood pubs in the City.

The Chairman opened the meeting by reminding those present that the Committee on July 10, 1975, after considering a letter from Mr. B. E. Munkley, Director of Licensing of the Liquor Administration Branch, had resolved not to recommend the Liquor Administration Branch extend neighbourhood pub hours. This was prior to the consideration of Mr. Uram's request for longer hours.

There was considerable discussion on this matter which featured slightly divergent views on the matter by the operators of the existing pubs; Peter Uram of Bimini at 2010 West 4th Avenue and Tom Hammond of Dover Arms at 961 Denman Street.

Mr. Uram argued for extended hours, stating that in his opinion, residents of Kitsilano want longer hours for his neighbourhood pub and he stated he would guarantee good management.

Mr. Hammond pointed out his location has an extremely high residential density and his pub has approximately 17,000 people from which to draw customers within a four-block walking distance. He stated he is "sitting on the fence" on the matter of hours of operation; that he is happy with the required 11:00 p.m. closing time and if he were to ask for an extension of hours to 1:00 a.m., it would be for weekends only.

Cont'd . . .

Clause #1 continued:

A spokesman representing Mr. D. Murphy, applicant for a pub at 6069 West Boulevard, wished it to be recorded that Mr. Murphy does not want an extension of hours past 11:00 p.m.

A representative of the Police Department told the Committee there has been a minimum amount of trouble with neighbourhood pubs and the Department would prefer the existing 11:00 p.m. closing time to remain.

The Police stated they have noted occasions of overcrowding in neighbourhood pubs and advised that the longer licensed premises remain open, the greater the risk of trouble as patrons consequently drink more.

The Committee affirmed it would not relax the required parking regulations and noted some licensed restaurants which remain open until 1:00 a.m. draw large volumes of vehicular traffic with its accompanying parking problems. A particular restaurant on West Broadway was singled out as an example of this problem.

Following discussion it was

MOVED by Alderman Marzari

THAT Council request the Liquor Administration Branch to extend the hours of operation for the two existing neighbourhood pubs in the City of Vancouver to 1:00 a.m. Saturday and Sunday mornings on a three month trial basis.

- LOST

(Alderman Rankin, Sweeney and Volrich opposed).

During further discussion it was noted by the Committee that the rules for neighbourhood pubs as laid down by the Liquor Administration Branch, stipulate an 11:00 p.m. closing time and to change the hours would not be in good faith with the public.

The Committee's deliberations concluded with the observation that the two existing pubs have been in operation only six to eight months; that within a year there could be several more in operation; that the original concept for neighbourhood pubs was that they be different from existing beer parlours (i.e. smaller, shorter hours, walk-in clientele, etc.) and that to extend their hours would reverse this concept and make them the same as all other drinking establishments.

No action was taken.

RECOMMENDATIONS

2. Neighbourhood Pub Application - 6069 West Boulevard

The Committee had before it for consideration a memo dated September 11, 1975 and an amenity report from the Director of Permits and Licenses and an application from Mr. Donald Murphy to operate a neighbourhood pub at 6069 West Boulevard.

Cont'd . . .

Clause #2 continued:

The Director of Permits and Licenses's memo stated:

"The premises are located in a local commercial district and without difficulty, a change can be made to a Neighbourhood Pub in compliance with regulations, with the possible exception of the required parking. If difficulty is experienced in getting necessary parking on the site, immediately adjoining properties may be utilized for parking purposes."

The amenity report read as follows:

"Our survey indicates that the proposed Pub is to be located in a fairly large commercial area of Kerrisdale. North and South of the premises are other commercial developments and some low-rise apartments. West 41st Avenue to the North has commercial development and some high-rise apartments.

West of the location is a residential district containing single family dwellings and apartments, and one church at 45th Avenue and Yew Street.

East of the proposed location are commercial buildings, two and three storey apartments and one church at the corner of 43rd Avenue and East Boulevard. From 45th Avenue to 49th Avenue on Maple Street are two schools, Magee Secondary School and Maple Grove Elementary School. Further East is a one family dwelling area,

South of the proposed location are two and three storey apartments and other commercial development, and then one family dwellings.

It is suggested that with the degree of commercial development in the area and the fairly large number of apartments, this location is suitable for a Neighbourhood Pub."

Appearing before the Committee on the applicant's behalf were his wife and Mr. D. McGarvie who stated they are aware of all regulations and the fact that a petition plebiscite cannot be conducted by the City Clerk's Office until early in 1976.

During consideration the City Clerk pointed out the importance of having proof that the applicant does have a secure lease or ownership of the premises and in response to this question the representatives of the applicant stated that Mr. Murphy does have a lease on the premises.

Following discussion it was

Cont'd . . .

Clause #2 continued:

RECOMMENDED

THAT Council approve the application of Mr. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations.

3. Neighbourhood Pub Application - 1445 East 41st Avenue

The Committee had before it for consideration a memo dated September 29, 1975 and an amenity report from the Director of Permits and Licenses and an application from Messrs. Ron Wickstrom and Roger Trettenero to operate a neighbourhood pub at 1445 East 41st Avenue.

The memo from the Director of Permits and Licenses stated:

"The building is now composed of offices, which are occupied, but can be altered to comply with the regulations. Some additional parking might be required."

The amenity report stated:

"Our survey indicates that this building is located in a small commercially zoned area at the North East corner of 41st Avenue and Knight Road. There are service stations on three of the corners of this intersection, the fourth corner has a two storey commercial building on it and for four blocks in each direction from 41st Avenue and Knight Road is almost entirely single family dwellings, as well as three churches. There are no schools within the four block radius.

It should be noted that the small commercial area is encompassed by dwellings in every direction, including immediately North and East of the proposed Pub location, and this may be considered an adverse factor in the consideration of the application.

It should be noted that the nearest Public House is the Blue Boy Hotel at Fraser Street and Marine Drive, well beyond the one mile limitation."

Cont'd . . .

Clause #3 continued:

The applicant, Mr. R. Wickstrom, appeared before the Committee and stated he and his associates are applying for the first neighbourhood pub in the eastern side of the City. He pointed out that the proposed location at 41st and Knight Road is one of the busiest intersections in the City and he told the Committee that he had canvassed the area and found that most residents are favourable to his proposal for a neighbourhood pub at the above noted address. He told the Committee he does have a lease on the premises.

A representative of the Permits and Licenses Department noted this commercial area is relatively small and the Committee noted the area is primarily residential and is a definable neighbourhood.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. R. Wickstrom to operate a neighbourhood pub at 1445 East 41st Avenue subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations.

INFORMATION

4. Carnegie Library - Proposal of Mr. Harry E. S. Fan

Vancouver City Council at its meeting of September 16, 1975 passed the following motion:

"THAT the letter dated August 29, 1975, from Harry E. S. Fan, asking to appear as a delegation regarding the Carnegie Library, be referred to the Standing Committee on Community Services, and Mr. Fan be requested to make his submission to that Committee."

The Committee had before it for consideration the attached letter dated August 29, 1975 from Mr. H. Fan.

Council at its meeting of May 8, 1975 approved in principle the proposal of the Downtown Eastside Residents' Association for the use of this building as a community recreation facility.

Both Mr. Fan and Mr. B. Eriksen of D.E.R.A. appeared before the Committee.

The Chairman advised that an application has been made by D.E.R.A. to the Provincial Recreation and Conservation Department for a 1/3 grant towards the cost of renovating the building for a community recreation facility.

Mr. Fan explained that he purchased over 7,000 specimens of rock and over 1,000 Indian artifacts over a year ago and is seeking a suitable location of approximately 3,000 square feet to display this material for which he would charge an admission fee for the public to view.

Mr. Eriksen replied there is no room left in the building and a commercial venture in the building would jeopardize the application for a grant from the Provincial Recreation Department.

Cont'd . . .

Clause #4 continued:

Following discussion it was

RESOLVED

THAT the letter dated August 29, 1975 from Mr. Harry E. S. Fan be received and tabled pending the outcome of D.E.R.A.'s proposal for a community recreation facility and the Association's application to the Provincial Government for a 1/3 grant.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 125

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 25, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, September 25, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Development Procedure - Champlain Heights - Areas E and F

The Committee considered a report of the City Manager dated 17th September 1975 (copy circulated) wherein the Director of Planning and Director of Finance seek approval for a Development Procedure for Champlain Heights in order that the duties for the Project Manager authorized by Council on 28th January 1975 can be determined and the position filled.

Three basic alternative Development Procedures were outlined:

a) A separate developer for each parcel.
b) A single developer for all parcels.
c) A Project Management Team.

The report outlines the responsibilities of the Project Management Team and the Project Manager. The Director of Planning and Director of Finance recommended:

a) that the project management team procedure, as outlined in this report, be adopted for the development of Champlain Heights, Areas E and F.

b) that the City Manager hire or retain on a consulting basis a Project Manager to carry out the responsibilities for development of Champlain Heights, Areas E and F.

After discussion, the Committee

RECOMMENDED

THAT the City Manager be instructed to hire or retain on a consulting basis a Project Manager to carry out the responsibilities for development of Champlain Heights, Areas E and F and the decision on development procedures be deferred until the appointment of the Project Manager and the outcome of offers to lease Enclave No. 1.

FURTHER THAT, in the meantime, City staff proceed as instructed by City Council with the leasing of Enclave No. 1; with advertising for sale expected early in December.

(Note: Council, on July 22nd, 1975, when considering a report of the Director of Finance on the question of sale vs lease of land in Champlain Heights, approved a recommendation of the City Manager that all residential land in Areas E and F in Champlain Heights be leased.)

Continued on Page 2. . .

INFORMATION

2. Surface Parking in the Downtown

The Committee considered a report of the City Manager dated 19th September 1975 (on file in the City Clerk's Office) wherein the Director of Planning describes the existing policies for surface parking in the Downtown as well as the provisions which are being recommended for adoption with the new Downtown zoning to be considered at the Public Hearing on 25th September 1975.

Mr. E. Crickmore, Planning Department, advised that under the following Downtown Zoning Design Guideline, gravel parking lots will no longer be permitted; paving and landscaping would be required:

> "(e) Where surface parking occurs, the area should be paved, marked, curbed and screened from view . with an adequate amount of natural and hard landscaping (trees and shrubs, permanent screen walls and paving). Screen walls should be designed, and use materials which blend with surrounding buildings."

The Committee agreed that "substantial" should be substituted for "adequate" in the above Guideline.

Mr. Crickmore stated that permits would be issued for periods up to five (5) years to allow for amortization of the costs involved. The policy would apply to any City-owned land in the Downtown used for surface parking.

The Committee

RESOLVED

THAT the report of the City Manager dated 19th September 1975 be received for INFORMATION.

RECOMMENDATION

3. Kitsilano Area Planning Program
(Pt. Grey Road Park and Development Issues)

Park Commissioners May Brown and Theo DuMoulin were present for the discussion of this item.

The Committee considered a report of the City Manager dated 18th September 1975 (copy circulated) wherein the Director of Planning describes the Kitsilano Area Planning Program process whereby discussions have been held during the last year with civic staff and interested citizens concerning the existing City policy of creating an open "park" strip on the north side of Point Grey Road as proposed by the Bartholomew Plans of 1929 and 1946, using a fund of $1-Million for property acquisition from the 1971-1975 Capital Program.

A number of concerns have arisen that require resolution in any long term policy dealing with this area, i.e.

a) land acquisition policy;
b) the question of the type of "park" to be created with specific concerns relating to the condition of the beach;
c) the effect that any policy will have upon the larger community, particularly the stability of the residential area south of Point Grey Road and traffic generation;
d) the type of development and redevelopment permitted on the north-side of Point Grey Road irrespective of land acquisition policy;
e) the effect that new construction (new buildings or additions) have upon existing houses, particularly views; or new construction (retaining walls, or overhanging decks and buildings) have upon the conditions and quality of the beach.

Continued on Page 3

Clause No. 3 Continued

Mr. D. Janczewski, Planning Department, with the aid of slides, outlined the following policies which are recommended by the Director of Planning:

a) Policy No. 1. That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy. (Balsam to Alma).

b) Policy No. 2. Property should be acquired on the basis of opportunity and availability on the north side of Point Grey Road.

c) Policy No. 3. A degree of emphasis should be placed on acquiring land abutting street ends, and in the easterly portion of the strip.

d) Policy No. 4. Clearance of the land should only occur when large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared.

e) Policy No. 5. Demolition of the existing houses should not occur until the housing situation in Vancouver eases.

f) Policy No. 6. The beach area should continue in its present "natural" state.

g) Policy No. 7. The Engineering Department be requested to develop and maintain the existing street ends.

h) Policy No. 8. The Engineering Department, in conjunction with other civic staff, be requested to develop improved signage and delineation of access points; also, to examine the existing access points and recommend on their improvement.

i) Policy No. 9. All designs for retaining walls must first be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer who would give regard to structural adequacy and public safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.

j) Policy No. 10. A development plan be prepared, including a restriction on any development overhanging the cliff and a building setback of a minimum of 15 feet from the cliff's edge (ground level decks could be permitted to the cliff's edge).

k) Policy No. 11. No construction or building be permitted at the base of the cliff.

l) Policy No. 12. The zoning of this area remain RS-2 and RT-2.

m) Policy No. 13. Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

n) Policy No. 14. No side yard relaxations be granted on new developments.

Continued on Page 4. . .

Clause No. 3 Continued

The following letter dated 25th September 1975 from the Board of Parks and Recreation was distributed at the meeting:

"At the September 22nd meeting of the Board, a draft report prepared by the City Planning Department entitled "Kitsilano Area Planning Program" was discussed with a representative of the City Planning Department.

Board members agreed that the draft report and the 13 policy recommendations are in keeping with the over-all Park Board objectives in the area except for policies #4 and #5.

Policy #4 states: "Clearance of the land should only occur when large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared".

Comment - It was agreed by Board members that this proposed policy is not in keeping with the objectives of the waterfront park purchase program. The Board requests that policy #4 be changed to provide that 'clearance of the land should occur when the property is purchased and the owner is given reasonable time to find other accommodation'. It is not consistent policy to purchase land for park purposes and keep the park land indefinitely for housing purposes.

Policy #5 states: "Demolition of the existing houses should not occur until the housing situation in Vancouver eases".

Comment - Board members did not agree with this policy as the housing situation in Vancouver may never ease and such policy is not consistent with the use of park acquisition funds for housing purposes. Vacant existing housing should be demolished, and reasonable relocation time allowed for present occupants of occupied houses to find alternate accommodation when demolition should proceed and the land made available for public park purposes.

Board members were very concerned that the City should adopt realistic policies with respect to the Point Grey Road waterfront park acquisition program. "

The Committee considered the policies and made the following comments and changes:

- Policy No. 2 should read "property should be considered for acquisition on the basis...." and in the description, "should be purchased" should read "should be considered for purchase".

- With respect to Policy No. 5, the Committee and the Park Commissioners agreed that instead of conflicts arising everytime demolition of housing on Park Board land is discussed, the Council and Park Board should meet and arrive at a policy with respect to housing on Park Board land.

- With respect to Policy No. 6, Mr. W. Curtis, City Engineer, stated that if the beach were left in its natural state, it will be available only to the people who live above it. It should be developed for public use. Commissioner Brown advised that the Park Board supported leaving the beach in its natural state.

Continued on Page 5. . .

Clause No. 3 Continued

- The following should be added to Policy No. 8...."as well as considering access from Pioneer Park".

- With respect to Policy No. 9, the Director of Legal Services, in a memorandum to the Chairman dated 25th September 1975, comments as follows:

"Firstly: there is considerable doubt that the construction of "a retaining wall" is necessarily a "land use" or a "development" as contemplated by the powers contained in the Vancouver Charter. There are some obvious cases, but it is indeed very possible that a lot may not be.

Secondly: even if it is a land use and even if it is a development, it is not likely that it is a principal use, but more than likely an accessory use of land which, under Schedule A, requires no development permit.

Thirdly: even it if is a land use and even if it is a development for which a development permit is required, it is more than likely an outright use in the District Schedule, and since there is no mention in the By-law of any regulations and controls, a permit would automatically have to be issued. It seems to me, therefore, that it may not be possible to ever get the matter before the Director of Planning for consideration."

The Committee agreed that in order to implement this policy, an appropriate By-Law amendment would be necessary.

- With respect to Policy No. 14, Mr. Janczewski wished the Committee to specifically note that the policy of only approving Development Permit Applications for alterations or addition where the cost does not exceed $30,000.00 was being eliminated.

After discussion, the Committee

RECOMMENDED

A. THAT Plan Policies Nos. 1, 2, 3 and 6 to 14, as amended, be approved in principle pending the input of Policy No. 2.

B. THAT consideration of Plan Policies Nos. 4 and 5 be deferred and that a Committee consisting of the Chairmen of the Planning and Development Committee, the Housing and Environment Committee, and the Park Board meet with staff prior to a special meeting of the Council and the Park Board to discuss a policy with respect to housing on Park Board land.

C. THAT the Director of Legal Services be instructed to draft an appropriate By-Law amendment to enable implementation of Policy No. 9 relating to retaining walls.

The meeting adjourned at 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 193-4

V

PART REPORT TO COUNCIL
OFFICIAL TRAFFIC COMMISSION

OCTOBER 1, 1975

A meeting of the Official Traffic Commission was held on Wednesday, October 1st, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. J. Moodie, for City Manager
Ms. B. McKinley, Vancouver Safety Council
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Supt. R. Cray, Vancouver Police Department
Mr. N. Divinsky, Vancouver School Board

ALSO PRESENT: Mrs. E. Robinson - Vancouver Parent-Teacher Council

ABSENT: Mr. C. S. Fleming, Director of Legal Services

CLERK: G. Barden

RECOMMENDATION

1. Pedestrian Signal Request - 47th Avenue and Knight Street

The Committee had for consideration a report dated 23rd September 1975 from the City Engineer recommending that a pedestrian signal at 47th Avenue and Knight Street be included in the 1976 traffic signal programme. The signal is estimated to cost $10,700.00. (Copy circulated).

A brief from the Culloden Court Tenants Association, detailing the need for immediate installation of the signal light, was presented (copy circulated). A delegation, representing residents of the area, supporting the brief, advised they had met with Mayor Phillips on this matter and he advised them a signal could be installed immediately if such a recommendation came from the Official Traffic Commission.

Following further discussion, it was

RECOMMENDED

THAT City Council approve the immediate installation of a pedestrian activated signal at 47th Avenue and Knight Street with funds to be provided from Contingency Reserve.

The delegation requested that the extra policing of traffic in this area be continued until the signal light is installed, and the Chairman instructed that a letter go to the Vancouver Police in this regard.

FOR COUNCIL ACTION SEE PAGE(S) 191

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 21, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council Meeting of October 7, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Flanders Installations Ltd.,
1807 Burrard Street.

Council, on August 26, 1975, deferred consideration of a report from the City Manager, dated August 22, 1975, regarding the property at 1807 Burrard Street, pending the hearing of a delegation from the Counsel for Flanders Installations Ltd.,

Mr. R. Anderegg, representing Flanders Installations Ltd., addressed the Council and reviewed the sequence of events that had taken place and urged that Council proceed with the expropriation proceedings to acquire the subject property and compensate the Company.

Mr. Hamilton, an architect for the company, gave details of the new premises purchased by Flanders Installations Ltd., at 645 West 8th Avenue, and explained certain zoning problems involving the block bounded by 7th and 8th Avenues, Heather and Ash Streets.

Cont'd..

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Flanders Installations Ltd.,
1807 Burrard Street. (Cont'd)

MOVED by Ald. Harcourt

THAT the report of the City Manager dated August 22, 1975, re the property at 1807 Burrard Street, be received for information pending a report being submitted soon by the City Engineer regarding the widening of Burrard Street;

FURTHER THAT the submission by Mr. Hamilton be referred to the Planning and Development Committee for consideration and report;

AND FURTHER THAT when the foregoing reports are submitted, the Council, 'In Camera', discuss the legal ramifications.

- CARRIED UNANIMOUSLY

Penticton Plaza -
Co-operative Housing.

Council, on September 30, 1975, when considering a letter from the United Housing Foundation, agreed to hear a delegation on the matter of Co-operative Housing - Penticton Plaza. Council was advised that a further letter has been received from the organization withdrawing its delegation request at this time.

Demolition Controls.

Discussion of this matter was deferred, pending the hearing of several delegations later this day.

COMMUNICATIONS OR PETITIONS

Request that the City Co-host a
Reception for the U.N. Conference
on June 1, 1976.

Council noted the following letter submitted by the Provincial Secretary, under date of October 6, 1975:

" Reference is made to earlier correspondence between us with respect to Provincial Government participation in the cultural programmes associated with the United Nations Conference on Human Settlement scheduled to be held in Vancouver in May/June of 1976.

The Cultural Programme for Habitat '76 as forwarded under cover of your letter dated May 29 and as amended as a result of a Tri-Level meeting on July 8 is agreed and the Provincial Government is prepared to commit and grant $100,000 as its share towards this programme. A condition being imposed is that the grant will be paid in two instalments subsequent to receiving written confirmation that the Federal Government has approved a grant of $228,000 as its share of the overall cost of the cultural programme.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Request that the City Co-host a Reception for the U.N. Conference on June 1, 1976. (Cont'd)

At a Tri-Level meeting on August 14 in the office of the Deputy Provincial Secretary in Victoria it was suggested that the Province of British Columbia and the City of Vancouver co-host a Reception for Delegates to the U.N. Conference and their Spouses on June 1. This suggestion is acceptable and the Province is prepared to commit $7,500 as its share of the total estimated cost of $15,000 . This amount will be committed subsequent to receiving written confirmation that the City of Vancouver has approved a similar amount.

Thank you for your co-operation. "

MOVED by Ald. Kennedy
THAT this matter be referred to the Special Committee re U.N. Conference, for consideration and report.

- CARRIED UNANIMOUSLY

Proposed Expansion at Vancouver International Airport

MOVED by Ald. Bird
THAT the delegation request from the Community Forum on Airport Development to make a presentation with regard to the proposed expansion at Vancouver International Airport, be granted.

- CARRIED UNANIMOUSLY

Outdoor Burning

Council noted a letter from the Mayor under date of October 16, 1975, in which the Mayor recommended that By-law No. 2193 be amended so that no burning days be permitted in the City of Vancouver.

After due consideration it was agreed that the Fire By-law not be amended, but that it be stressed to home-owners that burning of leaves or other refuse is not permitted on streets, boulevards or lanes.

4584 West 1st Avenue.

MOVED by Ald. Bowers
THAT the delegation request from Mrs Tomsich regarding the property at 4584 West 1st Avenue, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

False Creek - Area 3.

Council noted a letter from the Vancouver City Planning Commission, dated October 3, 1975, concerning a proposed major development by B.C. Hydro in False Creek Area 3.

The Planning Commission offered its assistance in arranging to bring together the principals involved, because of an apparent lack of communication and co-ordination.

MOVED by Ald. Bowers
THAT the letter from the Vancouver City Planning Commission be received and referred to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

1976-80 Capital Programme
Plebiscite: Results.

Under date of October 17, 1975, the City Clerk advised that the votes cast in the affirmative on the 1976-80 Capital Programme plebiscite, submitted to the electors on October 8, 1975, did not amount to a majority of all the votes cast.

MOVED by Ald. Sweeney
THAT the letter from the City Clerk be received.

- CARRIED UNANIMOUSLY

Civic Chaplain.

In a letter dated October 21, 1975, Mayor Phillips recommended that Dean O'Driscoll of Christ Church Cathedral be appointed as Civic Chaplain for the months of November and December, 1975, and the month of January 1976.

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

Vancouver Aquatic Centre -
Remedial Work Contract.

Council noted a letter from the Park Board dated October 21, 1975, in which a resolution from the Park Board Meeting held October 20, 1975, was quoted as follows:

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Vancouver Aquatic Centre -
Remedial Work Contract (Cont'd)

"THAT the Board approve the name of 'Canusa Construction Ltd.,' being changed to 'Panel Products Division of Component Structures Ltd.' on the contract for remedial work to the interior walls at the Vancouver Aquatic Centre as suggested by Mr. Cowley of the City Legal Department.'

MOVED by Ald. Bowers
THAT the Park Board's action, as contained in its letter of October 21, 1975, be confirmed.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
OCTOBER 17, 1975

Works and Utility Matters
(October 17, 1975.

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Closure of Lane South of 1st Ave., between Cassiar and Skeena Streets - Block 96, Section 29, T.H.S.L., Plan 4242.
Cl. 2. Sanitary Sewer on Commissioner Street at Kaslo.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(October 17, 1975)

Mountain View Cemetery -
Eighth Renovation.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(October 17, 1975)

The Council considered this report, which contains eight clauses, identified as follows:

Cl. 1. 821 Drake Street.
Cl. 2. Cedar Cottage N.I.P. Appropriation: Grandview Ice Rink Time Piece, Improvements to the Grounds of Queen Alexandra Elementary School.
Cl. 3. Four Seasons Hotel Ltd., re Locks on Guest Room Doors.
Cl. 4. Demolitions in Kitsilano - 1928 West 8th Avenue.
Cl. 5. Demolitions in Kitsilano - Four Buildings on Laburnum Street.
Cl. 6. 4498 West 6th Avenue.
Cl. 7. Cedar Cottage N.I.P. Appropriation: Brant Villa Day Care Centre.
Cl. 8. 1975 Neighbourhood Improvement Program.

The Council took action as follows:

821 Drake Street
(Clause 1)

MOVED by Ald. Rankin
THAT the owners of 821 Drake Street be advised that it is the City's intention to demolish the building at 821 Drake Street and, in this regard, a formal motion be prepared and submitted to Council by the Director of Legal Services.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation,
Grandview Ice Rink Time Piece,
Improvements to the Grounds of Queen
Alexandra Elementary School. (Clause 2)

Moved By Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Four Seasons Hotel Ltd.,
re Locks on Guest Room Doors.
(Clause 3)

In considering this clause the Council also noted a further letter from the Four Seasons Hotel Ltd., dated October 17, 1975, commenting on the City Manager's report.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy and the Mayor opposed)

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(October 17, 1975) (Cont'd)

Four Seasons Hotel Ltd.,
re Locks on Guest Room Doors
(Clause 3) (Cont'd)

The Director of Legal Services was then instructed to submit an amendment to the Building By-law, which will allow self-locking doors on high hotel buildings only, except those located in dead-end corridors.

Demolitions in Kitsilano
1928 West 8th Avenue.
(Clause 4)

MOVED by Ald. Bowers
THAT a demolition permit for the building at 1928 West 8th Avenue be issued.

- CARRIED UNANIMOUSLY

Demolitions in Kitsilano
Four Buildings on Laburnum
Street (Clause 5)

MOVED by Ald. Bowers
THAT a demolition permit for the buildings at 1414, 1420, 1426 and 1432 Laburnum Street, be issued.

- CARRIED

(Ald. Rankin opposed)

Clauses 6 and 7.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

1975 Neighbourhood Improvement
Program. (Clause 8)

MOVED by Ald. Rankin
THAT this clause be deferred and the Council make the strongest representations to the Federal and Provincial Governments, to urge them to reconsider their decisions to reduce the amounts allocated to these N.I.P. programs.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Marzari, Sweeney and the Mayor opposed)

At this point in the proceedings Council received a delegation from the Downtown Eastside Residents' Association (Ms. L. Davies) speaking in support of the recommendations of the Director of Planning as contained in the report.

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

MOVED by Ald. Marzari
THAT the City's contribution in respect of the Neighbourhood Improvement Programs detailed in this report be set at $1.3 million.

- LOST

(Ald. Bird, Bowers, Boyce, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed.)

MOVED by Ald. Harcourt
THAT the Downtown Eastside and Mount Pleasant areas be approved as Neighbourhood Improvement Programs for 1975.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

MOVED by Ald. Bowers
THAT the City Council approve two additional positions of Planning Assistants for the Neighbourhood Improvement areas, and the Director of Personnel Services classify the positions and submit his recommendations to the City Manager for approval.

- (carried)

MOVED by Ald. Harcourt in amendment,
THAT the following words be added to Alderman Bowers' motion after the word 'Assistants':

"and two Planners".

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Boyce
THAT this Council appeal to the Federal and Provincial Governments to increase their grants in respect of the Neighbourhood Improvement Programs.

- CARRIED

(Ald. Bowers, Kennedy and Sweeney opposed)

Council recessed at 4.15 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.55 p.m. with the same members present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Langara: Disposal of Sites for Family Housing.

The Council considered a report from the City Manager, dated October 15, 1975, on the matter of disposal of sites for Family Housing in Langara. The report detailed the status of each of the sites and contained the following recommendations of the Director of Planning and the Acting Supervisor of Property and Insurance:

(A) Y.M.C.A. Site (2 Acres)

Subject to access to the Y.M.C.A. facility for public use being to the satisfaction of the Board of Parks and Recreation and City Council, this site be sold to the Y.M.C.A. for $450,000.00 (Plus a portion of the current year's taxes and applicable administration and registration fees) on the following terms:

$150,000.00	Down Payment
$150,000.00	On the anniversary date of the agreement for sale in each of the following two years, subject to the City's current rate of interest of 11%.

Date of sale to be the date of approval of this recommendation.

(B) Provincial Park Site (3 Acres)

Council confirm the sale of this site to the Provincial Government at the price of $225,000.00 per acre, subject to a lease back to the Parks Board at the nominal amount of $1.00 per year: the lease document to be to the satisfaction of the Board of Parks and Recreation and the Director of Legal Services.

(C) Senior Citizens' Site (2 Acres)

The sale date be amended to be:-

The date of issuance of the development permit, or 120 days from the date council approves this report, which ever is the sooner;

And that the sale be on City terms of 25% down, the balance in 3 equal instalments payable, six, twelve and eighteen months after the date of sale with interest at the current rate of 11%.

(D) Market Housing and Co-operative Sites

(1) Both family housing sites be offered for sale and development on the basis of a fixed price of $300,000 per acre for a total for each site of

Lot 1 (5.5 acres) $1,650,000

Lot 3 (7.5 acres) $2,250.000

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Langara: Disposal of Sites
for Family Housing. (Cont'd)

(D) Market Housing and Co-operative Sites (Cont'd)

(2) The conditions of development for the lands be as approved by Council on May 27, 1975, except for the following changes:-

(i) Required Parking: 5.5 acre site (Lot 1) and 7.5 acre site (Lot 3)

Parking to be provided on a scale of 1.5 spaces per dwelling unit, with not less than two-thirds of the required parking to be provided in either cellar or basement.

(ii) Types of Accommodation: 5.5 acre site (Lot 1)

Not more than 20% of the total number of dwelling units shall contain two bedrooms and the remaining units shall contain 3 or more bedrooms.

(3) The Supervisor of Property and Insurance be instructed to re-advertise the two sites for sale and development using the existing proposal call documents modified to accommodate the changes recommended in recommendations (1) and (2) above, with offers to be returned in February, 1976.

The City Manager concurred with the foregoing recommendations.

MOVED by Ald. Harcourt
THAT recommendations (A), (B) & (C) as contained in the Manager's report of October 15, 1975, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation (D) as contained in the Manager's report of October 15, 1975, be approved.

- (carried)

MOVED by Ald. Bowers (in amendment)
THAT Lot 1, as described in recommendation '(D)' be offered for sale and development on the basis of a fixed price of $270,000 per acre.

- LOST

(Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED.

(Ald. Boyce and Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(October 17, 1975)

Bus Shelters
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 17, 1976)

The Council considered this report which contains thirteen clauses, identified as follows:

Cl. 1. Additional Chemist for City Analyst's Laboratory.
Cl. 2. Park Board - Staffing (Building Service Worker at Grandview Community Centre.)
Cl. 3. Canadian Memorial Swimming Pool - Request for Grant.
Cl. 4. Conference-Symposium on Master Planning for Community Fire Protection.
Cl. 5. Continuation of Appointment to Royal Commission on Family and Children's Law.
Cl. 6. Britannia Community Services Centre - Staff and Budgets.
Cl. 7. Fire Department - Manning Requirements.
Cl. 8. Fire Department - Staffing.
Cl. 9. Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975.
Cl.10. Legal Expenses - P.C. 364 Musgrave, R.
Cl.11. Interest on Prepayment of Property Taxes.
Cl.12. Cancellation of Cleaning Contracts and Forfeiture of Performance Bond.
Cl.13. Extension of Contract with University of British Columbia and City of Vancouver.

The Council took action as follows:

Additional Chemist for City
Analyst's Laboratory (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Park Board - Staffing (Building
Service Worker at Grandview Community
Centre. (Clause 2)

MOVED by Ald. Cowie
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(October 17, 1975) (Cont'd)

Canadian Memorial Swimming Pool -
Request for Grant (Clause 3)

MOVED by Ald. Bowers
THAT, as suggested in the report, the Director of Permits and Licenses submit a detailed report to Council, and the Park Board be requested to submit comments as to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function.

- CARRIED UNANIMOUSLY

Conference-Symposium on Master Planning
for Community Fire Protection.
(Clause 4)

MOVED by Ald. Bird
THAT the recommendation of the Fire Chief, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Sweeney and the Mayor opposed)

Clauses 5 and 6.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Fire Department - Manning
Requirements (Clause 7)

MOVED by Ald. Volrich
THAT this clause be referred to the Standing Committee on Finance and Administration for review and report.

- CARRIED

(Ald. Bird, Cowie, Rankin and the Mayor opposed)

Fire Department - Staffing
(Clause 8)

MOVED by Ald. Sweeney
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(October 17, 1975) (Cont'd)

Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975. (Clause 9)

MOVED by Ald. Marzari
THAT this clause be deferred pending a review of all the City's finance reserves by the Standing Committee on Finance and Administration.

- CARRIED

(Ald. Kennedy, Sweeney and the Mayor opposed)

Legal Expenses - P.C.364 Musgrave R.
(Clause 10)

MOVED by Ald. Rankin
THAT the account of $80 referred to in this clause not be paid until the judicial decision has been determined.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird
THAT the account of Farris, Vaughan, Wills and Murphy in the amount of $80, as shown in this clause, be approved.

- CARRIED

(Ald. Rankin opposed)

Interest on Prepayment of Property Taxes.
(Clause 11)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

In approving the foregoing clause, it was suggested that the taxpayers be notified of the action taken by Council, by means of a notice in the local newspapers.

Clauses 12 and 13.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in clauses 12 and 13, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(October 17, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. One Additional Position - Continental Hotel, Property and Insurance Division.
Cl. 2. Higher Starting Salary, Financial Analyst, Finance Dept.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 17, 1975)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Acquisition for Park Site #19 (West End)
Cl. 2. Utility Easement Over Block C, D.L.6311.
Cl. 3. Demolitions.
Cl. 4. Lot A, except North 7 feet, Sub. 1, Blocks 7, 9 & 11, D.L. 352, Plan 1005 and 1457. Situated S/S Kingsway and West of Commercial.

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Utility Easement Over Block C,
D.L.6311.
(Clause 2)

At the request of the City Manager this clause was withdrawn.

B. B.C. Antique Fire Apparatus Association - Grant to Purchase Fire Truck.

Under date of October 17, 1975, the City Manager submitted the following report of the City Purchasing Agent:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B.C. Antique Fire Apparatus Association - Grant to Purchase Fire Truck. (Cont'd)

"The subject Association has submitted a request to appear as a delegation to request a grant in the amount of $1,100. to purchase a surplus fire truck from the City. See letter and supporting data, dated October 5, 1975, from the B.C. Antique Fire Apparatus Association.

BACKGROUND

The subject apparatus was declared surplus and turned over to Surplus Stores on February 20, 1975.

Approximately six months ago, two representatives of the Antique Fire Apparatus Association (Charles E. Gamble and John W. Kirkland) visited surplus stores to examine and photograph the equipment. They were told at that time that, if they wished to submit a request to City Council, they should do so right away so it wouldn't be listed in the next auction.

No further word was heard from them, so it was listed for sale in the auction set for September 13, 1975.

Three days before the auction, Mr. Newby, President of the Association, contacted theCity to request that the vehicle be withdrawn from the auction so they could make representation to City Council for its acquisition. As there was not sufficient time before the auction to refer the matter to City Council, it was suggested that they could attend the auction and buy the apparatus and approachCouncil afterwards for a grant. It was stressed that if they were the high bidder they would have to pay for the truck without any assurances of a grant from City Council.

Mr. Newby attended the auction and submitted the high bid of $1,100. He has not paid the bid price so title still rests with the City and the vehicle is being held at Manitoba Yards. He has, however, advised that if he is not successful in the grant request he will obtain funds from the Provincial Government for the purchase of the fire truck."

The City Manager RECOMMENDS that the above grant request not be approved on the basis that the B.C. Antiques Fire Apparatus Association has been guaranteed Provincial funding for this equipment.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Joint Report of Standing Committees on Finance and Administration and Community Services, October 2, 1975

Reorganization Report of the Board of Parks and Recreation Services Division from the Task Force on Recreation Services (Clause 1)

In considering this Clause, Council also noted a report on the subject from the City Manager dated October 15, 1975, in which he made the following recommendations respecting the Standing Committee's report of October 2, 1975:

"(i) That recommendations B, E, H, I and J be approved, and that recommendation D be amended and approved, as follows:

'Instruct the City Manager to undertake an immediate review of the number of secretarial staff required.'

(ii) That recommendations C and F be referred to the City Manager for report back.

(iii) That recommendation A be deferred until the total staffing requirements resulting from the report are known, and recommendation G be deferred until the City Manager reports on recommendations C and F."

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in his report of October 15, 1975, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, October 2, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Neighbourhood Pub - 3631 West 4th Avenue
Cl. 2: Liquor Permit Application - 455 Abbott Street
Cl. 3: Neighbourhood Pub - 4473 West 10th Avenue
Cl. 4: Farmers' Market - Delegation from United Fruit Growers

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED

(Alderman Volrich opposed to Clause 3)

Farmers' Market - Delegation from United Fruit Growers (Clause 4)

In considering this Clause, the Mayor advised that he had received a report from the Federal Department of Agriculture re farmers' market and suggested the Standing Committee may wish to examine this document.

MOVED by Ald. Marzari,
THAT the resolution of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, October 2, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Development Permit Application No. 71410 - Columbia Containers Ltd., 2775 Commissioner Street
Cl. 2: Disposition of Lands - Foot of Angus Drive on the Fraser River

The Council took action as follows:

Development Permit Application No. 71410 - Columbia Containers Ltd., 2775 Commissioner St. (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Disposition of Lands - Foot of Angus Drive on the Fraser River (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations A, C and D of the Committee contained in this Clause be approved and recommendation B be amended to read as follows:

"B. THAT the City-owned RS-1 zoned lands be reserved for park purposes and discussions be held with the Park Board."

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Housing and Environment, October 7, 1975

Compact Housing on Findlay Street Site (Clause 1)

In considering this Clause, it was noted that there was no quorum at the completion of the meeting and, therefore, the following was submitted for Council's consideration:

"A. THAT the matter of 'a procedure for meetings in the community' to discuss future housing projects be referred to the Director of Housing and the Director of Planning to report back to the Housing and Environment Committee with recommendations on the best meeting procedure.

B. THAT the Director of Housing be given authority to spend an additional $3,000 for architects fees for the housing project at Commercial Drive and Findlay Street."

MOVED by Ald. Harcourt,
THAT items A and B, as detailed above, be approved.

(amended)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, October 7, 1975 (continued)

Compact Housing on Findlay Street Site (Clause 1) (continued)

MOVED by Ald. Cowie in amendment,
THAT item B be amended to read as follows:

"THAT an additional amount of up to $3,000 for architects fees for the housing project at Commercial Drive and Findlay Street be approved at the discretion of the City Manager."

- CARRIED UNANIMOUSLY

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"A. THAT the matter of 'a procedure for meetings in the community' to discuss future housing projects be referred to the Director of Housing and the Director of Planning to report back to the Housing and Environment Committee with recommendations on the best meeting procedure.

B. THAT an additional amount of up to $3,000 for architects fees for the housing project at Commercial Drive and Findlay Street be approved at the discretion of the City Manager."

V. Report of Standing Committee on Housing and Environment, October 9, 1975

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Demolition of Housing - 2500 Block East Pender
Cl. 2: Kitsilano RM-3A Conversion Survey
Cl. 3: Proposal Calls - Hostel Housing in the Downtown Eastside
Cl. 4: 1975-76 Housing Program
Cl. 5: Tax Exemption - New Senior Citizen Housing Projects
Cl. 6: Kitsilano Housing Society
Cl. 7: Housing Site - 2nd Avenue and Sasamat Street

The Council took action as follows

Demolition of Housing - 2500 Block East Pender Street (Clause 1)

In considering this Clause, Council noted a letter subsequently received from Mr. John Andru dated October 14, 1975, the owner of the properties involved, detailing a number of requests to Council in respect of demolition of his properties.

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

Kitsilano RM-3A Conversion Survey (Clause 2)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, October 9, 1975 (continued)

Proposal Calls - Hostel Housing in the Downtown Eastside (Clause 3)

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved after amendment as follows:

"A. THAT Council approve the construction of up to a six storey hostel housing project on the site of the south-east corner of Dunlevy Avenue and Alexander Street, being Lots 1-6, Block 41, D.L. 196, subject to approval of the Antoinette Lodge Steering Group.

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

MOVED by Ald. Harcourt,
THAT the following recommendation of the Committee as contained in this Clause be approved:

"B. THAT Council approve construction of a seven-storey hostel housing project on the property described as Lots 3, 4 and 5, and the west half of Lot 6, Block 57, being on the south side of Cordova Street just east of Dunlevy Avenue. This building would contain 85 units and have a floor space ratio of 2.87±."

(amended)

MOVED by Ald. Cowie in amendment,
THAT the words "seven-storey" be deleted in the foregoing motion by Alderman Harcourt.

- CARRIED

(Aldermen Bird, Harcourt and Rankin opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

1975-76 Housing Program (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"THAT the 1975/76 Housing Program as outlined by the Director of Housing in the amount of $26,215,000 be approved in principle and subject to approval of any rezoning requirements."

- CARRIED UNANIMOUSLY

Tax Exemption - New Senior Citizen Housing Projects (Clause 5)

MOVED by Ald. Harcourt,
THAT, as suggested by the City Manager, this Clause be deferred pending a report from the Director of Finance.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, October 9, 1975 (continued)

Kitsilano Housing Society (Clause 6)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED

(Aldermen Bird and Volrich opposed)

Housing Site - 2nd Avenue and Sasamat Street (Clause 7)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

No further action was taken with respect to this Clause.

VI. Report of Standing Committee on Finance & Administration, October 9, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Consideration of Results on Plebiscite on 1976-80 Five Year Plan
Cl. 2: 1975 Tax Billing

The Council took action as follows:

Consideration of Results of Plebiscite on 1976-80 Five Year Plan (Clause 1)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
THAT the following recommendation of the Committee contained in this Clause be approved:

"B. THAT a special committee consisting of the Chairman, City Manager and the Director of Finance report to the Finance Committee as soon as possible on ways and means of implementing a 'pay as you go' plan for essential capital projects, including consideration of priorities to be given projects, in particular over the year 1976, and explaining consideration beyond that, including timing when such projects should proceed."

- Carried

(Alderman Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, October 9, 1975 (continued)

Consideration of Results of Plebiscite on 1976-80 Five Year Plan (Clause 1) (continued)

MOVED by Ald. Rankin in amendment,
THAT the foregoing motion by Alderman Bowers be amended, whereby the Finance Committee, rather than a Special Committee, examine the ways and means of implementing a 'pay as you go' plan.

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

The Council also noted a memorandum from the City Clerk dated October 15, 1975, which contained a report of the Finance & Administration Committee dated September 25, 1975, concerning the 1975 Supplementary Capital Budget Review. The Council had deferred consideration of the report until this meeting.

MOVED by Ald. Volrich,
THAT the memorandum from the City Clerk and the report of the Finance and Administration Committee dated September 25, 1975, re 1975 Supplementary Capital Budget Review be deferred, pending a report from the Finance Committee on a 'pay as you go' plan for essential capital projects.

- CARRIED UNANIMOUSLY

1975 Tax Billing (Clause 2)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Planning and Development, October 9, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Economic Implications of Heritage Designation
Cl. 2: Grandview-Woodland Area Planning
Cl. 3: Champlain Heights - Areas E and F
Cl. 4: Status of Rezoning Applications

The Council took action as follows:

Economic Implications of Heritage Designation (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
October 9, 1975 (continued)

Grandview-Woodland Area
Planning (Clause 2)

MOVED by Ald. Boyce,
THAT Council approve the establishment of a Planning Assistant position for a Grandview-Woodland Area Planning Program with the position existing until June, 1977.

- Lost

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Council approve the establishment of a Planning Assistant and Clerk-Typist positions for the Grandview-Woodland Area Planning Program, these positions to exist until June, 1977.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Boyce was put and LOST.

MOVED by Ald. Bowers,
THAT program priorities be adopted within the Planning Department so that the Grandview-Woodland Area Planning Program may proceed without additional staff.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari & Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee re location of staff as contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Standing Committee on Planning and Development review the work program of the Planning Department with particular reference to the Grandview-Woodland Area Planning Program.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Community Services,
October 9, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: 3371 Findlay Street
Cl. 2: Nelson Place Hotel - Police Report on Beer Parlour
Cl. 3: Night Time Emergency Shelter for Persons with Emotional Problems

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
October 9, 1975 (continued)

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Night Time Emergency Shelter for
Persons with Emotional Problems
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORIT

IX. Report of Official Traffic Commission
October 1, 1975

The Council considered this report which contains thirteen Clauses identified as follows:

Cl. 1: 'Resident Parking Only' Zones in the Vicinity of Nanaimo and Kingsway
Cl. 2: Pedestrian Signal and Bus Stop Request on 49th Avenue at Killarney Street
Cl. 3: Request for Resident Parking Zones in the 1700 Block Charles Street (Pofi Bar)
Cl. 4: 33rd Avenue at Granville Street
Cl. 5: Oak Street Bridge - Ramp for E/B to S/B Traffic from S.W. Marine Drive
Cl. 6: Use of Certain Vancouver East Streets as Truck Routes
Cl. 7: Stop Signs at Semlin Drive and Pender Street
Cl. 8: 72nd and Osler Traffic Problems
Cl. 9: Bureau of Transit Meeting
Cl. 10: Joyce Loop Transit Problems
Cl. 11: Napier and Commercial - Crosswalk
Cl. 12: 57th Avenue Alignment
Cl. 13: Traffic Safety Education

The Council took action as follows:

'Resident Parking Only' Zones in
the Vicinity of Nanaimo and Kingsway
(Clause 1)

MOVED by Ald. Marzari,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Pedestrian Signal and Bus Stop Request
on 49th Avenue at Killarney Street
(Clause 2)

MOVED by Ald. Marzari,
THAT recommendations A and C of the Commission contained in this Clause be approved and recommendation B regarding the bus stops be deferred pending a meeting with residents in the area.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Official Traffic Commission
October 1, 1975 (continued)

Request for Resident Parking Zones in the
1700 Block Charles Street (Pofi Bar)
(Clause 3)

MOVED by Ald. Marzari,
THAT the recommendation of the Commission contained in this Clause be approved.

- CARRIED UNANIMOUSLY

33rd Avenue at Granville
Street (Clause 4)

MOVED by Ald. Marzari,
THAT, at the request of the City Manager, this Clause be referred to the Standing Committee on Finance & Administration for review as to source of funds when that Committee is reviewing the Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

Oak Street Bridge - Ramp for E/B to
S/B Traffic from S.W. Marine Drive
(Clause 5)

MOVED by Ald. Marzari,
THAT the recommendations of the Commission contained in this Clause be approved after deleting the following words from recommendation A:

"providing the benefits outweigh the disadvantages."

- CARRIED UNANIMOUSLY

Use of Certain Vancouver East
Streets as Truck Routes (Clause 6)

MOVED by Ald. Marzari,
THAT this Clause be tabled, pending the outcome of the discussion to be held later this evening regarding Vanterm.

- CARRIED UNANIMOUSLY

Clauses 7 to 13 inclusive

MOVED by Ald. Marzari,
THAT Clauses 7, 8, 9, 10, 11 and 13 be received for information and the recommendations of the Commission contained in Clause 12, be approved.

- CARRIED UNANIMOUSLY

X. Part Report of Standing Committee
on Community Services,
October 16, 1975

Liquor Permit Application -
1333 Burrard Street (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:25 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in open session in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

REPORT REFERENCE AND DELEGATIONS

Vanterm - Truck Traffic

The City Engineer, with the aid of maps, gave a report reference on the estimated truck volumes which will be originated by the Vanterm terminal. This terminal, which is located near Centennial Pier, is scheduled to open in November.

The City Engineer estimates that there will be approximately 900 trucks daily, emanating from this terminal. Their approximate distribution will be as follows:

TO/FROM	(i)	North Shore.	30
	(ii)	Coq. Bur. N.W., Surrey.	100
	(iii)	Richmond/Delta	100
	(iv)	Vancouver W.of Granville	10
	(v)	Central City Area	60
	(vi)	Vancouver: Granville to Boundary; Burrard Inlet to Fraser River (except Central City Area)	600

Earlier in the day Council deferred for consideration at this time, the following recommendation of the Official Traffic Commission:

"THAT City Council request a meeting, as soon as possible, of the three levels of Government to discuss Vanterm and implications to residents in Vancouver East."

Council heard representations from the following on this matter:

Hastings Sunrise Action Council - Mr. J. Cork filed a brief giving an analysis of the present truck movement through the Hastings-Sunrise area, and requesting that the Official Traffic Commission immediately initiate negotiations with the Federal and Provincial authorities for joint expertise and cost sharing to alleviate the traffic congestion.

Adanac-Charles Planning Advisory Committee - Mr. H. Foster filed a brief recommending that consideration be given to using the Roberts Bank facilities, rather than Vanterm and also that consideration be given to using the C.P.R. Right-of-Way along the waterfront as a container truck route. This brief was supported by the Adanac-Charles Co-operative Society and Senior Citizens Outreach.

Cont'd....

At this point, Mayor Phillips left the Meeting and Deputy Mayor - Alderman Harcourt, took the Chair.

REPORT REFERENCE AND DELEGATIONS (Cont'd)

Vanterm - Truck Traffic (Cont'd)

Hastings Chamber of Commerce - Mr. P. Donaghey filed a brief recommending implementation of various controls on truck traffic and fast buses and that the City seek Federal and Provincial funding to provide an alternative route.

Grandview-Woodlands Community Resource Board - a representative of the Board filed a brief urging City Council to investigate alternatives to truck transportation and to undertake impact studies on the community.

Vancouver East Constituency Council - New Democratic Party - Ms. S. Banister filed a brief opposing the proposed truck routes planned for the Vanterm facility.

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Mayor Phillips resumed the Chair at this time

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The Hon. Robert Williams - Vancouver East M.L.A., - addressed Council and suggested that consideration be given to an environmental impact analysis. He also suggested that mitigation funds should be applied to the area by the Federal Government and other involved agencies. The Minister concluded by offering to Council any assistance which his Department could give should Council decide to undertake an environmental impact study.

Vancouver Area New Democrat Party - Mr. P. Lyons spoke on the hazards to residents from the increased traffic and suggested that public meetings on this matter should be held in the area.

Professor Lebowitz - a resident of the area and an Economist at Simon Fraser University, suggested there be an analysis of the social costs to residents of the proposed increase in truck traffic.

MOVED by Ald. Rankin

THAT the Director of Legal Services be instructed to bring in an amendment to the Street and Traffic By-law prohibiting large trucks from Vanterm ports off-loading onto city streets and requiring transporation of goods through the City of Vancouver in smaller trucks.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Volrich

THAT the Mayor and a special committee of Council seek an immediate meeting, to which all Members of Council will be invited, with the Hon. R. Basford, the National Harbours Board and Local Members of Parliament to discuss the concerns generated by the Vanterm operation.

- CARRIED UNANIMOUSLY

Cont'd..

REPORT REFERENCE AND DELEGATIONS (Cont'd)

Vanterm - Truck Traffic (Cont'd)

MOVED by Ald. Volrich
THAT the National Harbours Board and the responsible Federal Minister, be requested to immediately delay commencement of the Vanterm operation until appropriate meetings have been held to resolve the issues.

- CARRIED

(Ald. Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

UNFINISHED BUSINESS, MOTIONS AND DELEGATIONS

Demolition Controls

On September 23, 1975, Council deferred Alderman Rankin's motion on Demolition Permits and proposed amendments, for four weeks, to this day.

On October 7, 1975, Notice was called on a motion by Alderman Volrich re Demolition of Residential Buildings, and this was also before Council this day.

Also submitted for Council's consideration were:

City Manager's report dated October 16, 1975, recommending certain actions re demolition control:

City Manager's report dated October 17, 1975, setting forth comments of the Director of Planning on this matter.

Council heard representations on this item from the following organizations:

Renters United for Secure Housing - Ms. S. Heppner submitted a brief supporting Alderman Rankin's motion and asking that Council not approve any demolition permits for the Kitsilano area until the Condominium vacancy rate is at least 3%.

Mr. Wilkinson, a resident of Laburnum Street, advised Council that he had recently been approached by a real estate firm to sell his house. When the current development on adjacent properties is completed, this house will be locked-in between two condominium developments.

Committee of Progressive Electors - a representative filed a brief requesting that Council amend Alderman Volrich's motion so as to:

1. Protect the dispossessed low income tenants,
2. Maintain and improve the inner City Communities,
3. Keep the issuance of demolition permits a public affair.

Cont'd..

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)

Demolition Controls (Cont'd)

Grandview-Woodlands Community Resource Board - Ms. Joan Morelli spoke against Alderman Volrich's motion.

Pender Street Committee - Ms. E. Garnett urged Council to pass effective demolition controls this evening. Ms. Garnett also spoke in favour of Alderman Rankin's motion.

Hastings-Sunrise Community Resource Board - Mr. Greenwell filed a brief urging Council and other levels of government to undertake an effective housing programme.

U.E.L. Tenants Society - representatives of the Society filed a brief urging Council to take effective action to control demolitions, and retain low and middle income rental housing in the City.

Downtown Community Resource Board - Mr. B. Clynch filed a brief setting forth suggested amendments to Alderman Volrich's motion.

First United Staff Team - Ms. L. Phipps addressed Council urging that immediate steps be taken to control demolitions and retain low-cost housing stock.

Downtown Eastside Residents' Association - Mr. Bruce Eriksen filed a brief in which the Association put forward suggested amendments to Alderman Volrich's motion.

Japanese Community Volunteers' Association - Mr. J. Hamada submitted a brief indicating that his association would support an amended version of Alderman Volrich's motion.

West End Community Council - Mrs. Hagan filed a brief stating that the motions presented are not acceptable to the organization as they are not comprehensive.

Grandview Tenants Committee - Mr. D. Laalo submitted a brief supporting Alderman Rankin's motion and citing examples where low-cost housing units are about to be demolished and replaced by high-rent multiple developments.

Hastings-Sunrise Action Council - Mr. J. Cork requested immediate control of the demolition of low-cost housing.

Alma Mater Society, University of British Columbia - Mr. D. Johnson advised that his society is completely opposed to demolition of residential housing for low and middle-income families.

Simon Fraser University Students' Society - Mr. P. Hagan filed a brief in opposition to demolition of low-cost residential housing. The brief also supported the proposed amendments to Alderman Volrich's motion put forward earlier this evening.

Vancouver Tenant Council - Mr. R. Garneau advised that his council supports Alderman Rankin's motion.

Downtown Community Health Society - a representative advised that the Society supports the proposed amendments to Alderman Volrich's motion put forward by previous delegations.

Grace Gospel Fellowship - Rev. Lindsay addressed Council in favour of Alderman Rankin's motion.

Cont'd.

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (cont'd)

Demolition Controls (cont'd)

Kitsilano Community Resource Board - Mr. Turvey spoke in support of the amendments to Alderman Volrich's motion proposed by earlier delegations or, failing that, adoption of Alderman Rankin's motion.

Mental Patients' Association - Mr. Topalian urged Council to initiate effective demolition controls.

Vancouver Area Council, New Democratic Party - Ms. Livingstone filed a brief supporting the amended motion submitted by Downtown Eastside Residents' Association.

The following spoke in support of effective demolition controls:

Mr. K. Day
Mr. J. Land
Mr. T. Hanson - Vancouver South Resource Board.

Alderman Rankin requested, and received permission, to amend his motion as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

(a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;

(b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;

(c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits;

(d) Demolition permits may be issued on the approval of the Director of Planning whenever conditions of danger or public health may necessitate the same;

(e) The By-law also provide for a minimum penalty up to $20,000 per unit for demolition without first obtaining a building permit.

- (lost)

cont'd....

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)

Demolition Controls (Cont'd)

At the meeting on September 23, 1975, the following amendments to the above motion were proposed:

"MOVED by Ald. Marzari (in amendment)
THAT the motion be amended by deleting the words 'low income' in clause (a) of the resolution."

- (lost)

"MOVED by Ald. Sweeney (in amendment)
THAT the motion be further amended by deleting the words 'AND WHEREAS the present development will see a lot of this type of housing demolished,' and all the words following 'has been approved' in resolution (a)."

Alderman Sweeney requested, and received permission to withdraw his amendment.

The amendment by Alderman Marzari was then put and LOST.

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt (in amendment)
THAT all the words following ' has been approved' in clause (a) of Alderman Rankin's motion, be approved in principle and referred to the Standing Committee on Housing and Environment for further consideration.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendments having lost, the motion by Alderman Rankin as quoted above, was put and LOST.

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

Alderman Volrich requested, and received permission, to withdraw his motion, following which it was

MOVED by Ald. Volrich
THAT the following recommendations of the City Manager, contained in his report dated October 16, 1975, on demolition controls, be approved:

1. THAT the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide residential rental accommodation;

2. THAT such legislative authority provide for the City's authority to be exercised along the following lines:

   (a) Approval by the City for the demolition of a building containing residential units not be granted until a development permit has been issued and working drawings for purposes of issuing a building permit are 50% completed in the opinion of the City Building Inspector.

Cont'd.

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)

Demolition Controls (Cont'd)

(b) That demolition permits may be issued on the approval of the Director of Permits and Licenses whenever conditions of danger or public health may necessitate the same.

3. THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, based on the number of units that were demolished without such permit; and that such penalty may be recovered in the same manner as real property taxes.

FURTHER THAT the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the City, transfer of development rights, City objectives for low rental senior citizen and non-market family housing.

- CARRIED

(Ald. Kennedy opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

Regular Council, October 22, 1975. 12.01 a.m.

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4387
BEING THE HEALTH BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

(Ald. Sweeney opposed) - CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Sweeney opposed)

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 4804,
BEING THE TAX PREPAYMENT BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAW TO AMEND BY-LAW No. 4702,
BEING THE BUILDING BY-LAW.

MOVED by Ald. Bowers
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.

- CARRIED
(Ald. Marzari, Rankin, Sweeney and Volrich opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Marzari, Rankin, Sweeney and Volrich opposed)

MOTIONS

A. Allocation of Lands for
Road Purposes.

MOVED by Ald. Bowers
SECONDED by Ald. Volrich
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. North 2 feet of each of Lots 21 to 25, Block 217, District Lot 526, Plan Number 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Lands for Road Purposes.

MOVED by Ald. Bowers
SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. North Seven Feet of Lot 20, Block "O", Section 42, Town of Hastings Suburban Lands, Plan 11660. (3257 East 18th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

1. Downtown Automobile Towing

MOVED by Ald. Cowie
SECONDED by Ald. Sweeney

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots, tourist information parking areas, private residential and commercial parking lots and vacant lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council on alternative ways of controlling parking in pay parking lots, tourist information areas, private residential and commercial parking lots, and vacant lots where towing away by private towing companies will be severely curtailed (i.e. removal of license plates and retrieval through a public agency, ticketing, etc.)

Alderman Cowie requested, and received permission to withdraw this motion.

MOVED by Ald. Cowie
SECONDED by Ald. Sweeney

THAT the City Manager report back to the Vehicles for Hire Board on matters raised re Downtown automobile towing at the last meeting of the Board.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Sweeney, and recognized by the Chair.

MOVED by Ald. Sweeney

THAT WHEREAS the Vancouver Charter provides for an elected Park Board as opposed to a Parks Commission which is appointed by the Local Council in all other cities, towns and districts in the Province of British Columbia;

THEREFORE BE IT RESOLVED THAT Vancouver City Council apply to the Provincial Government for enabling legislation to amend the Vancouver Charter so that, in lieu of an elected Park Board, there will be an appointed Parks Commission possessing powers similar to those possessed by Parks Commissions elsewhere in the Province.

(Notice)

ENQUIRIES AND OTHER MATTERS

Travel Expenses,
Director of Social Planning.

Mayor Phillips advised that he, representatives of S.P.O.T.A., and the Director of Social Planning, have been invited to Ottawa to accept the "Massey" award for the Strathcona Rehabilitation Programme. He requested that Council approve travel and other related expenses for the Director of Social Planning.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT Council approve travel and other related expenses for the Director of Social Planning to accompany the Mayor to Ottawa to accept the 'Massey' award.

- CARRIED UNANIMOUSLY

The Council adjourned at 12.20 a.m.

The foregoing are Minutes of the Regular Council meeting of October 21, 1975, adopted on October 28, 1975.

A. Phillips
MAYOR

E.V. Little
CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of 1st Ave. between Cassiar and Skeena Streets - Block 96, Section 29, T.H.S.L., Plan 4242

The City Engineer reports as follows:

"On May 6, 1975, Council approved an offer for sale or lease to the Confratellanza Italo-Canadese of 2.0 acres of the Westerly portion of Block 96, Section 29, T.H.S.L. at the S.E. corner of 1st Avenue and Cassiar Street. One of the conditions of sale or lease is that the purchaser or leesee pay for the relocation and removal of utilities where required.

The lane in this block is surplus to the City's highway requirements. To create this 2 acre parcel, it will be necessary to close the lane and subdivide it with the abutting lands. The balance of the block is to be retained by the City and, therefore, the cost of relocating the utilities in this portion should be borne by the City.

I RECOMMEND that all the lane dedicated by Plan 4242 be closed, stopped up and title taken thereto subject to the following conditions:

(a) The closed lane be subdivided with the abutting lands to form two parcels.

(b) The cost of relocating the utilities be pro-rated between the City and the purchaser or lessee of the 2 acre parcel to the satisfaction of the City Engineer. The estimated total cost of this work is $5,000."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sanitary Sewer on Commissioner Street at Kaslo

The City Engineer reports as follows:

" At the present time there are three houses in the 2800 block Wall Street which are still using septic tanks. The only means of serving these properties by gravity is to construct a sewer across the abutting C.P.R. tracks to the G.V.R.D.'s new Harbour East Interceptor sewer on the south side of Commissioner Street.

The estimated cost of this sewer construction is $15,000.00.

I RECOMMEND that $15,000 be appropriated from Sewers Capital Account 118/7905, 'Pollution Control- Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 238

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery - Eighth Renovation

The Medical Health Officer requests approval of the following project as detailed:

On December 31, 1973, Agreement was reached with the Vancouver Masonic Cemetery Association for the City of Vancouver to assume ownership and maintenance for the Masonic Section from the Vancouver Masonic Cemetery Association. It comprises 5 acres. With reassignment of space not currently in use, 960 grave spaces will be freed. The additional 960 new grave spaces will, through leasing, provide $105,600 to Cemetery Redevelopment: (64% $67,200 to Reserve plus 36% $38,400 to Perpetual Care Funds). It is not known when these monies will be generated. It depends solely on completion of the renovation to provide the grave spaces and the demand for space, which could be years.

The Vancouver Masonic Cemetery Association has turned over to the City of Vancouver for the Perpetual Care Fund, securities in the face value of $52,000 now deposited and generating revenue which is credited to the cemetery account, this will increase the income to the cemetery account by approximately $3,000 in 1975 and subsequent.

The Masonic Section is included in the proposed Eighth Renovation of Mountain View Cemetery. Renovations with respect to the Masonic Section are to reposition markers as follows:

319 erect to be laid flat
358 flat to be adjusted to new grading
284 to remain erect

to conform to the City standard.

The estimated cost for this upgrading is as follows:

Labour: Grading, cultivating and seeding	$7,550.00
Labour: Resetting markers, memorials, etc	7,800.00
Fringe Benefits	4,400.00
Total Labour	$19,750.00
Supplies and rental equipment	5,900.00
	25,650.00
Administration and overhead	2,600.00
Total Estimate:	$28,250.00

As of December 31, 1974, the maintenance of this section was assumed by the City. In its present condition, the estimated cost of maintenance to the City would be $7,900 per year. If its recommended upgrading is carried out, the annual cost of maintenance will be reduced to $4,000 based on 1975 prices.

It is therefore requested that approval be given for this Eighth Renovation and that authority be given to file an application with the Minister of Consumer Affairs to proceed with the project.

The City Manager RECOMMENDS that:

(a) City Council approve the above Eighth Renovation as described, including preparation of such plans and records as required.

(b) Funds in the amount of $28,250 be appropriated from Reserve for Cemetery Redevelopment Account 4759. This has been the source of funding for previous renovations of this nature in the Cemetery.

(c) The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Affairs to proceed.

FOR COUNCIL ACTION SEE PAGE(S) 238

BUILDING & PLANNING MATTERS

A-4

CONSIDERATION

1. 821 Drake Street.

On June 17, 1975, City Council when dealing with the City Manager's Report concerning the above address asked: -

> "THAT City Officials defer enforcement action on this building pending a further report to Council within 90 days on the condition of this building and site."

'The Director of Permits and Licenses reports that the building at 821 Drake Street has not changed since the June 17th report.

The building is still unoccupied and although dilapidated and unkempt, it is secure. It is not considered to be a hazard or in a dangerous structural condition so no action can be taken under the provisions of the Building, Health or Fire By-laws.

Mrs. Shillabeer was interviewed on October 6, 1975, and stated that her financial position has not changed but that she personally is continuing to make alterations and repairs to the building so that it may be reoccupied.

If the City Council wishes to take any further action in this matter, the only course remaining is to declare the property a nuisance under Section 324A of the Vancouver City Charter and give the required sixty (60) day notice to the owner to demolish the property or otherwise put it in an acceptable condition.'

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Grandview Ice Rink Time Piece, Improvements to the Grounds of Queen Alexandra Elementary School.

The Director of Planning reports as follows:

"A. Grandview Ice Rink Time Piece

"In the questionnaire distributed to the Cedar Cottage community in the fall of 1974, enlarging the ice rink was rated #11 of the 40 proposed projects. The firm of Walkey/Olson has been hired by the Parks Board using N.I.P. funds to make recommendations on improvements to the Grandview Community Centre and some thought will be given to the adjacent ice rink as well. In the meantime, the 1975-76 minor hockey season has begun and the Grandview Minor Hockey Association has approached the Cedar Cottage N.I.P. Committee for assistance in replacing the existing ice rink time piece. After some discussion, and after it was made clear that the Parks Board did not have funds in its' budget for such a clock, the N.I.P. Committee has recommended to Council that N.I.P. funds be used to purchase the time piece. The amount recommended is not to exceed $5,000.00. Additional costs will be borne by the minor hockey association.

Cont'd.

Clause No. 2 Continued.

"B. Queen Alexandra Elementary School

"One of the goals of the Cedar Cottage Neighbourhood Improvement Program as noted in the Concept Plan of November, 1974 was to provide for beautification and public use areas. Approval has been received for construction of a playground at Tyee Elementary School, in conjunction with the School Board, and at St. Joesph's School, in conjunction with the school officials, and work will proceed shortly on these two projects. Planning has now been completed for improvements to Queen Alexandra Elementary School, 1300 East Broadway. These improvements will provide for a) beautification of a courtyard; b) moving of a portable to provide space for the courtyard; c) insetting the existing playground fence along Broadway; d) extensive planting of trees, hedge, etc. and provision for masonary planters. The plans were worked out by area residents, staff at the school and School Board personnel. Total cost is estimated at $45,300.00 including overhead.

"On September 16, 1975, the Vancouver School Board approved the plans and provided for an 80%/20% sharing of the total cost. The Board's share of the cost will therefore be $9,060.00. The cost to N.I.P. will be $36,240.00. Of this, the cost to the City would be 25% or $9,060.00.

"The Director of Planning recommends:

"1. That Council approve the appropriation of $5,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of a scoreboard and time piece for the Grandview Ice Rink. The costs will be shared as follows:

C.M.H.C.	-	$2,500.00
Province	-	$1,250.00
City	-	$1,250.00

Additional costs to be borne by the Grandview Minor Hockey Association.

"2. That Council approve the appropriation of $36,240.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for improvements to Queen Alexandra Elementary School. The costs will be shared as follows:

C.M.H.C.	-	$18,120.00
Province	-	$ 9,060.00
City	-	$ 9,060.00

The School Board will provide a further $9,060.00."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Four Seasons Hotel Ltd. re Locks on Guest Room Doors.

The City Building Inspector reports as follows:

"I refer to the request by Mr. D. O. Schwerz of the Four Seasons Hotel Ltd. that they be allowed to install self-locking doors on guestrooms in their hotel in the Pacific Centre.

This is contrary to the 1970 and 1975 National Building Code which, with respect to residential buildings greater than 60 feet in height requires that doors between sleeping rooms and public corridors be equipped with self-closing devices but not with locks which lock automatically. The reason for this requirement is as follows:

Cont'd.

Clause No. 3 Continued.

- People trying to escape in a panic state induced by fire may leave their suite without their key, and on finding the exit stairwell or public corridor untenable because of smoke or heat, should be able to re-enter their suite for refuge.

- People leaving their suite without a key to sound an alarm or warn other tenants, should be able to re-enter their suite.

- People leaving a suite under panic and forgetting to warn other people in the same suite should be able to re-enter for rescue reasons.

The reason for the requested change to the Bylaw is an alleged security problem. I question whether people will be as careless as is implied. Most guests try the door knob when they close a self-locking door to see if it is really locked. This action will remind them that they must use their key. Furthermore, it would not be difficult to install a low voltage warning light to indicate a door is not locked.

The letter from Four Seasons Hotels Ltd. refers to Calgary and Montreal. We are advised by the Chief Building Inspector of Calgary that the City was forced to depart from the Code in this respect because of Provincial Liquor Board legislation. Since Montreal has not adopted the National Building Code, it is not an issue in that city.

We have on file a copy of a letter from the Four Seasons Hotel to the Associate Committee dated April 14th of this year, pointing out the security concerns of their organization with respect to this regulation. We also have on file a copy of the letter of reply by the Secretary of the Associate Committee dated April 30, 1975, which reads in part as follows:

> "This subject, particularly in relation to security in hotel rooms, has been brought to the Code Committees' attention in the past. The Committees, however, have agreed that automatic locking devices should not be installed so that a person who leaves his room and finds himself in a smoke-filled corridor can return to his room. Your comments will, however, be forwarded to the committees for consideration. It should perhaps be noted that while it is appreciated that such an arrangement does not conform to the usual practices, a number of hotels have been built without self-locking devices and appear to be satisfactory."

To the foregoing should be added that the high rise towers in the Senior Citizens High Rise complex at 1650 Haro and 1655 Barclay are equipped as required by the National Building Code.

There are some further questions to be considered:

- If Council wishes to delete this requirement it is strongly recommended that the clause in the Bylaw which forbids self-locking doors to sleeping occupancies in dead-end corridors be maintained.

- The requirement in the Building Code is applicable to all sleeping occupancies including apartment buildings. If Council wishes to make change will it be applicable to other sleeping occupancies as well as hotels?

In the name of life safety I urge the Council to give serious consideration to the points made in this report.

I recommend strongly that Council not amend the Building Bylaw to allow self-locking doors on high hotel buildings."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

Cont'd.

CONSIDERATION

4. Demolitions in Kitsilano - 1928 West 8th Avenue.

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the apartment area of Kitsilano.

An application has been made to demolish a single family dwelling at 1928 West 8th Avenue.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than $3,000 per year.

In accordance with this policy, the owner of the site, Granger Industries Limited was contacted. An agent for the owner stated that the house was vacant when it was purchased in August, 1975. The applicant believes that the house has been vacant for almost a year. The area planner therefore, feels that the relocation policy is not applicable in this instance.

Preliminary discussions have been held among Granger Industries, the Kitsilano Area Planner and the Kitsilano Planning Committee to consider a multiple-family housing project on the site to be constructed under the Provincial Governments Proposal Call Program. No development permit application has yet been made.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the building on 1928 West 8th Avenue.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

5. Demolitions in Kitsilano - Four Buildings on Laburnum Street.

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish four buildings on Laburnum Street in the apartment area of Kitsilano Point. The building at 1414 Laburnum is a duplex and 1420, 1426 and 1432 Laburnum are single family dwellings.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than $3,000 per year.

Cont'd.

Clause No. 5 Continued.

In accordance with this policy, the owner of the site, Sicherman Construction Company, was contacted. The owner was not aware of this City Council policy but stated that the occupants of the buildings did not fall into any of the categories requiring relocation assistance. Mr. Sicherman subsequently submitted a letter to the Kitsilano Area Planner stating the circumstances of the residents. A copy of this letter is attached as Appendix A. The Area Planner feels that the owner has complied with Council policy on relocation.

A development permit application was filed on September 30, 1975, to construct a 26 unit apartment building on the site now occupied by these four houses. This application is currently being processed.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the buildings on 1414, 1420, 1426 and 1432 Laburnum Street.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION

6. 4498 West 6th Avenue.

The Director of Permits and Licenses reports that: -

"The property at 4498 West 6th Avenue is situated in an RS-1 One Family Dwelling District. Our records show, however, that the use of the building is non-conforming under the regulations of the Zoning and Development By-law, in that it has been occupied prior to 1930 as a store with one housekeeping unit on the main floor, and one dwelling unit on the second floor.

A petition, objecting to the structural alterations being made to the building and signed by seven surrounding neighbours, was received by the Director of Planning on April 26, 1975.

An inspection was made on April 28, 1975, and a "STOP WORK" card was posted on the building as the Inspector reported structural alterations were being made to the building prior to the issuance of a Permit. Several attempts were made to reinspect the building and finally on May 28, 1975, access was gained and a second "STOP WORK" card was posted as the first card had been removed.

Again, several attempts were made to reinspect the building, and finally, on July 17, 1975, access was gained and our Inspection Services reported that considerable structural alterations had been made to the building since the posting of the second "STOP WORK" card on May 28, 1975.

A charge was laid, and on September 23, 1975, the owner pleaded guilty to a violation of the Building By-law. Judge J. McGivern fined the owner $10.00, even though the minimum fine under the regulations of the By-law is $50.00. No further action is contemplated by Crown Counsel with respect to this incorrect fine.

Cont'd.

Clause No. 6 Continued.

Section 568 of the Vancouver City Charter states that no structural alterations except those required by Statute or by-law shall be made to a non-conforming building without the approval of the Board of Variance if the non-conformity is in respect to use. It is obvious from the action of the owner that there is no intention on his part to make an application to the Board of Variance for relaxation of the By-law, or to restore the building to its original state.

In view of the decision given by the Provincial Court, it is RECOMMENDED that the Director of Legal Services be instructed to take the necessary steps to obtain an injunction for the removal of the structural alterations."

The City Manager RECOMMENDS that the report of the Director of Permits and Licenses be approved.

7. Cedar Cottage N.I.P. Appropriation: Brant Villa Day Care Centre.

The Director of Planning reports as follows:

"One of the priorities of the Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974, is the improvement of the social facilities within the area. A sum of $488,000.00 was allocated within the N.I.P. budget for this purpose.

"In June, 1975, the Cedar Cottage Planning Office was approached by the Brant Villa Day Care Society, 4103 Brant Street, with a request for financial assistance for the physical improvement of the Day Care facility. This request was forwarded to the Cedar Cottage N.I.P. Committee. Following two months of discussion, the Committee passed the following resolution:

'THAT this Cedar Cottage Neighbourhood Improvement Program Committee recommend to City Council that a sum not to exceed $10,000.00 be allocated for improvements to the facilities, grounds, landscaping and some furnishings to the Brant Villa Day Care Centre.'

"The improvements to this Centre would involve:

"(i) physical external improvements (landscaping, play area, canopy)
(ii) indoor and outdoor equipment

"During the course of these discussions a number of contractors' estimates were forwarded regarding the physical improvements. Estimates for equipment were based on list price, (see attached). The funding recommendation is based on these estimates but it has been made clear to the Society that further landscaping estimates are required. The Director of Planning feels that proper procedure would be to deal with the external improvements on a contract basis but to have the indoor equipment purchased through the City and forwarded to the Day Care Centre. This would ensure proper handling of funds and somewhat lower costs. C.M.H.C. agrees to this procedure as does the Brant Villa Day Care Society.

"Site inspection by staff of the Cedar Cottage Planning Office showed that the lack of external improvements do present a bleak environment for day care usage. Enquiries with the Provincial Department of Human Resources indicated there were no provincial funds forthcoming, (see attached).

Cont'd.

Clause # 7 Continued.

This day care centre is one of 11 that have been situated on various vacant city-owned lands or park sites according to Council resolution of April 23, 1974. All sites are leased to the Provincial Government on a two year basis for $1.00/year. It is our understanding that the Province intends to reapply for extensions on all leases for a further two years following the termination of the present leases. This particular site lies immediately north of the Brant Villa Federal/Provincial housing project and the Centre serves that project as well as the surrounding community. There are no existing or proposed plans to use this site for any use other than day care, and the day care serves the community well from this location. Therefore, if funds are approved for improvement to this Centre it is recommended that the next renewal of the lease be for a minimum term of 5 years to ensure fuller use of the facilities provided by these funds. Through N.I.P., total cost to the City for this project would be $2,500.00.

"The Director of Planning recommends:

"1. That Council authorize the appropriation of a sum not to exceed $10,000.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program for purposes of physical improvements to and some equipment for the Brant Villa Day Care Centre. Through N.I.P., the costs would be borne as follows:

C.M.H.C.	-	$5000	(50%)
Province	-	$2500	(25%)
City	-	$2500	(25%)

"2. That Council authorize the purchasing division to purchase indoor and outdoor equipment as listed in Appendix I as well as a suitable vacumn cleaner, folding door and wall covering. Discussion should take place with the Day Care Society and the Cedar Cottage Planning Office prior to purchase.

"3. That Council authorize the Supervisor of Property and Insurance to enter into a lease arrangement for a minimum term of 5 years on the property concerned following termination of the existing lease."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

8. 1975 Neighbourhood Improvement Program.

The Director of Planning reports as follows:

"On December 17, 1974, City Council approved the recommendations of the Standing Committee on Community Development to:

1. Request from the senior levels of government $3 Million for the 1975 Neighbourhood improvement Programs and another $120,000 for the site clearance program, and;
2. Approve the City's portion of the 1975 N.I.P. in an amount up to $1,300,000 (up to $1,100,000 would be for the Neighbourhood improvement Program and $200,000 for site clearance).
3. Council at the same time deferred consideration of Mount Pleasant and Dowtown East Side as N.I.P. areas for 1975.

Cont'd.

Clause No. 8 Continued.

On February 18, 1975 upon the recommendation of the Director of Planning, a special meeting of the Planning and Development Committee was held to consider requests for N.I.P. allocations from various neighbourhoods. Discussions occurred with representatives of the:

1. Hastings-Sunrise Action Council
2. Mount Pleasant Citizen's Committee
3. Downtown Eastside Resident's Association
4. Action Now
5. Grandview-Woodlands Area Council
6. Marpole-Oakridge Area Council

At this meeting, requests were made for full-scale local area planning programs, as well as Neighbourhood improvement Programs. The Committee requested the Director of Planning, in consultation with the Director of Social Planning, to recommend areas in which the Neighbourhood Improvement Program should be implemented in 1975. This report was also to include recommendations on necessary staff and suggestions on actions which could be taken in those areas not chosen for N.I.P. in 1975.

I 1975 N.I.P. Allocations

On September 4, 1975, Central Mortgage and Housing Corporation announced a $1.125 Million N.I.P. grant to the City of Vancouver (see Appendix I). Of this amount, $125,000 has been allocated as the Federal contribution to the Strathcona Community Centre. A further report for the Strathcona Centre will be forwarded at a later date. The total Senior Government contribution, therefore, would be $1.7 Million. The City's share of the total would be 25%, or 62½% depending on the category of project undertaken, but would not exceed $1.3 million allocated by Council on Dec.17,1974.

This has followed negotiations between the senior levels of government and the City Planning Department. These negotiations have also discussed the appropriate areas of the City that are acceptable to the Federal and Provincial Governments.

It should be noted that the allocations are less than requested. The initial stages of the planning process will investigate if the funds are sufficient to complete the desired projects within the tentative boundaries of Mt.Pleasant and the Downtown East Side.

II Recommended N.I.P. Areas in 1975

The Planning Department report, Neighbourhood Improvement in Vancouver, identified a number of potential communities that could benefit from the N.I.P. Based upon the analysis that was completed in preparing this report and submissions from various neighbourhoods, it is recommended that Mt.Pleasant and the Downtown East Side be designated N.I.P. areas for 1975.

In general, the boundaries of these areas are indicated on Appendix II; the exact boundaries will be refined as the planning process advances in these neighbourhoods.

It should be strongly emphasized that the N.I.P. is not a substitute for local planning efforts. Both of these areas are extremely complex from both a social and physical point of view and should involve eventual recommendations on land-use, zoning, transportation, socio-economic characteristics of the population and so on. Cedar Cottage, originally an N.I.P. area, has been required to deal with complex transit questions that will affect the future of the community. This type of effort will also be particularly true in the Downtown Eastside where complex interrelationships with the Downtown, Gastown, the Port, etc. must be examined and resolved.

The N.I.P. which deals only with funding community facilities and services will not be able to deal with the long-term viability of these neighbourhoods, or the process involving its residents in these decisions.

Cont'd.

Clause No. 8 Continued.

III Inter-Departmental Liason

The co-ordination of N.I.P. in 1974 has been the responsibility of the City Planning Department. This has related to obtaining senior levels of government approval and funding, working in the areas, developing implementation policies and involving local residents. During 1975 this role is believed to be the most appropriate for the program. To facilitate planning, budgeting and implementation, a staff committee has been established to co-ordinate N.I.P. projects under the Chairmanship of the Director of Planning.

Experience in the 1974 programs in Cedar Cottage and Kitsilano indicated that other department and board input will be required in the planning and evaluation stages. Particularly in 1974 the Parks Board has had a major role to play in the N.I.P.

In the Downtown Eastside, the Social Planning Department will have a major role to carry out due to their knowledge of the area and experience they have had with the residents. The Social Planning Department will be asked to take a considerable role in the N.I.P. here within the process and program that is established.

IV Staff Requirements

Experience in 1974 has shown that the administration of each of these two programs will require a Planner and a Planning Assistant for each program. These positions will require automobile allowance to attend meetings in the area.

in addition, it is possible that a site office of some type will be necessary in both communities. This will provide not only contact with residents of the community, but will assist C.M.H.C. in advertising and taking applications under the Residential Rehabilitation Assistance Program (R.R.A.P.). Requirements for the site offices and possible secretarial assistance will be reported on at a later date after further contact with the community is completed.

Additional staff may be required by other Departments to implement various projects arising out of N.I.P. and to provide input into the planning process. All staff and operations are cost shareable. The only restriction is that Planning portion of all projects is limited to 8% of the total allocated funds. Our Planning expenditure to date in the 1974 program is just over 2%.

V 1975 Program Changes

During 1974, fund allocations were made to the areas before planning was initiated. During negotiations with C.M.H.C., they have agreed that preliminary planning and priority setting by the areas can proceed before allocations are made; this will improve allocation of funds to the areas.

Additionally, it appears that site acquisition for housing purposes will not be permitted through the N.I.P. in 1975.

Cont'd.

Clause No. 8 Continued.

VI Areas Not Selected for N.I.P.

Hastings-Sunrise, Grandview-Woodlands, and Marpole-Oakridge were not selected as N.I.P. areas for 1975. The following actions are suggested for these communities:

1. Grandview-Woodlands: City Council has approved an area planning program for the area. it is expected that part of Grandview will be recommended as an N.I.P. area in 1976. A report on staffing, terms of reference, etc., for Grandview-Woodlands is forthcoming in September.

2. Hastings-Sunrise: The Planning Department will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff. it should be noted that only the northwest portion of Hastings-Sunrise was identified as an N.i.P. priority area.

3. Marpole-Oakridge: The Planning Department will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff.

   It should be noted, however, that this will be minimum service and will not approach the level of service provided through a Local Area Planning program."

It is therefore recommended that:

1. The Downtown Eastside and Mount Pleasant be approved as Neighbourhood Improvement Program for 1975.

2. City Council approve the positions of a Planner and Planning Assistant for each of the N.I.P. areas, and that the Director of Personnel Services classify the positions and submit his recommendation to the City Manager for approval. (This is a cost shareable item).

3. That Auto Allowance be approved for the two positions in each area on an intermittent basis (approximately 50 miles per month - $8.50 each)

4. City Council approve the expenditure as outlined in Appendix III.

The Director of Finance notes that City Council approval of $1,300,000 for the 1975 NIP was predicated upon senior government contribution of $3,000,000. In view of the current senior government contribution of a maximum of $1,700,000, I would recommend a proportionate reduction in the City's contribution from $1,300,000 to $735,000.

The City Manager notes that on August 12, 1975, Council approved the following recommendation of the Standing Committee on Planning and Development, regarding the Planning Department's work program:

"THAT the Work Program Objectives of the Planning Department for the period July to December 1975 as set out in the report of the Director of Planning dated July 17, 1975 be approved on the understanding that the objectives will be carried out by existing and approved staff."

Cont'd.

Clause No. 8 Continued.

The work program for the Area Planning Division included:

"3. b. Initiation and implementation of Local Area Planning and Neighbourhood Improvement Programs for Mt. Pleasant and Downtown East Side."

The City Manager further notes that the anticipated work programs in Kitsilano and Cedar Cottage appear to require nominal input from professional planners towards the end of the year, and that both areas have planners assigned to them. Furthermore, one of these planners has been partially occupied in the Downtown East Side.

In view of the foregoing, and noting the comments of the Director of Finance, the City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 239-41

A-6

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Bus Shelters

The City Manager submits the following report of the City Engineer:

"In the Council resolution of August 26, 1975, approving the recommendation of the Planning and Development Committee of August 14, 1975, the Engineering Department is instructed to report back to Council on the matter of the installation of six bus shelters by the J.C. Decaux Company of Paris, France. At that time it had been decided by Council that a local Company - Seaboard - would install two prototype bus shelters on Granville Mall and that the J.C. Decaux Company would install six shelters on a test basis throughout the city.

With regard to the Seaboard shelters, City costs and locations were clearly established and the installation is in process. With regard to the J.C. Decaux shelters, it was left to the City Engineering Department to find six appropriate locations and work out cost-sharing arrangements with the J.C. Decaux Company in more detail for report back. The six locations selected are:

1. 1055 West Georgia Street at Royal Centre
2. Southwest corner of Burrard and Robson Streets
3. Hastings Street at Abbott Street
4. Broadway west of Balaclava Street
5. Broadway west of Cambie Street
6. Hastings and Nanaimo Streets.

These locations attempt to maximize usage by patrons. Accordingly, major transit routes are used and locations having high pedestrian and boarding volumes have been selected. The J.C. Decaux Company has requested that one of the shelters be of double length to illustrate the modular capabilities of their design. It was also proposed that one of the shelters contain an information kiosk, which was one of their normal designs, and that this kiosk be used by the Vancouver Arts Council on a test basis at no cost to the Arts Council. Unfortunately, Decaux have discontinued their information kiosk shelter.

In approving the report of August 11, 1975, to the Planning and Development Committee Council has given preliminary approval to the expenditure of $500 per shelter (total $3,000) for electrical hookups and installation. The Director of Finance at that time reported that funds were available from Contingency Reserve for this purpose. The J.C. Decaux Company will bear the full costs of the shelters themselves. In the event that the City decides not to proceed with the full Decaux proposal of 300 shelters, Decaux have stated that they will remove the six prototype shelters at no cost to the City. Accordingly, there would be no further costs to the City in connection with the pilot proposed. As was noted in a previous report to Council on this matter the J.C. Decaux Company have asked that they be permitted to install 300 bus shelters throughout the city at no cost to the City in exchange for the exclusive right to have advertising in these shelters. The Planning and Development Committee did not approve the proposal but rather approved six pilot shelters being constructed for evaluation with no promise to accept the proposal.

The Decaux Company have requested that they be permitted to install one directional signpost at no cost to the City and subject to removal at the City's request should the full proposal of Decaux not be accepted. This signpost will show directions to major locations in the city such as the Queen Elizabeth Theatre, P.N.E., etc. It is proposed that this directional signpost be installed at Granville and Georgia Streets on a pilot basis. The Engineering Department has no objection to this location.

Cont'd . . .

Clause #1 continued:

The Decaux Company have also requested permission to install one city indicator. This indicator is a two-sided sign located at street level with a civic map on one side and advertising on the other side. In this case it is proposed that the civic map be for Gastown since merchants in this area have requested such a map and that the other side advertise civic functions and those being held at the Queen Elizabeth Theatre, etc. Again, the city indicator would be installed on a pilot basis entirely at the cost of J.C. Decaux and would be removed at no cost to the City should their proposal not be accepted.

It is RECOMMENDED that

1. the proposed six pilot bus shelters be installed at the locations noted in this report. Five of these would be the standard Decaux shelter and one of them would be a double modular arrangement.

2. the cost of the electrical connection and part of the installation cost be provided from Contingency Reserve. The City's part of the cost would be $3,000, the cost of the shelters themselves and all maintenance to be borne by the J.C. Decaux Company.

3. the installation of one directional signpost located at Granville and Georgia Streets be approved on a pilot basis. All costs to be borne by J.C. Decaux Company.

4. a city indicator containing a map of Gastown and advertising of civic functions be approved for installation in the Gastown area. All costs for installation and removal of this pilot to be carried by the J.C. Decaux Company."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 244

FINANCE MATTERS

A-7

RECOMMENDATION

1. Additional Chemist for City Analyst's Laboratory.

The Medical Health Officer reports as follows:

"The professional staff of the City Analyst's laboratory currently is comprised of the City Analyst, the Assistant City Analyst and four Chemists. The most recent staff addition was in April, 1971, when a Chemist was added on a temporary basis. This position has been retained since that time.

Work Load

Since staff was added in the 1971, the work load in the Coroner's toxicology section has increased substantially, as shown below:

Year	Coroner's Cases
1970	1,451
1971	1,863
1972	1,947
1973	2,276
1974	2,434.

In order to cope with this increased work load, overtime expenditures totalling $10,565, for the period January 1 to August 31, 1975, were incurred.

I am advised by the Administrative Analyst that:

A. The cost of an additional Chemist for two months of 1975 will be $3,109; for 1976, $20,050 (including fringe benefits, excluding C.O.L.A.);

B. The Chemists' salaries are currently under review by the Director of Personnel Services.

I RECOMMEND that one additional Chemist position be established in the City Analyst's Laboratory on a permanent basis, and the existing temporary Chemist position be made permanent."

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

A copy of this report has been forwarded to the V.M.R.E.U.

The City Manager RECOMMENDS approval of the foregoing report of the Medical Health Officer.

Cont'd.

2. Park Board - Staffing (Building Service Worker at Grandview Community Centre).

The Administrative Analyst reports as follows:

"In 1969, the Building Service Worker at the Grandview Community Centre was reclassified as an Iceman-Janitor. The establishment of a permanent Iceman-Janitor reduced the need for casual help in the rink, but necessitated the employment of casual help at the community centre.

At the present time, a Building Service Worker has been employed on the casual payroll, on a full-time basis. It is proposed to re-establish the permanent position of Building Service Worker at the community centre.

Comparative costs of the proposal are as follows:

	1975 (2 mos.)	1976
Casual payroll	$1,895	$12,123
Permanent Position *	$1,827	$11,650

(*Costs at mid-range, including fringe benefits but not C.O.L.A.)

I RECOMMEND that a Building Service Worker position be established at Grandview Community Centre, following classification by the Director of Personnel Services.

Funds have been provided in the Park Board budget, in Casual Payroll Accounts.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

CONSIDERATION

3. Canadian Memorial Swimming Pool - Request for Grant.

The following report has been received from the Director of Finance.

"Mr. Kenneth A. Wotherspoon, on behalf of the Canadian Memorial Church Board, has written to Council requesting a $10,000 Capital Grant for renovation and maintenance work on the Canadian Memorial Pool. His letter is as follows:

'Since 1923 Canadian Memorial has operated a swimming pool for the people of Vancouver. The costs of maintenance and operation have all been borne by the congregation.

In recent years our Board has felt the burden of increasing costs particularly as the need for repair and renovation have become evident. If the pool is to remain open in the future to serve the community as it has in the past we realize we must look to the community for assistance.

At a meeting last spring between our Property Committee and some Parks Board officials including chairperson May Brown, it was suggested that our pool is a viable resource for the city in that we have served around 1,000 swimmers per year; also its geographical location and its attractiveness for Beginners' make it unique in the area. On the advice of this meeting we proceeded with some renovations and made an application for a grant from the Provincial Government's Community Recreational Facilities Fund. We received the enclosed letter in response.

Cont'd.

Clause No. 3 Continued.

We now turn to you for the assistance we need to keep our pool operating. This does not seem to be an unreasonable request because this is the first time since 1923 that we've asked for assistance in a project which has been an integral part of this city's recreational life.

The cost of the renovation work carried out this past summer has not exceeded $10,000. The persons from the Parks Department have advised us that our basic plant and equipment are in good shape. Operationally we are still able to break even on the costs and are feeling pleased that our swimming staff are proficient and yet willing to work for less than those at the city's other pools.

We'll be pleased to hear from you.'

Canadian Memorial asked for, but did not receive help from the Provincial Recreation Facilities Fund as it appears that the work is outside the terms of reference of the fund.

Before dealing with the matter, Council may wish more detailed technical information, perhaps a review by the Construction and Maintenance Division of the Department of Permits and Licenses. Further, Council may also wish to have a report from the Park Board with respect to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function that has been studied by the Task Force on recreation services and by the Park Board, which is currently being dealt with by Council. Council would then be in a better position to determine whether the request of Canadian Memorial Church fits into the overall concept of the City's functional responsibilities of recreation in this city."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

CONSIDERATION

4. Conference-Symposium on Master Planning for Community Fire Protection.

The Fire Chief reports as follows:

A three day Conference-Symposium is to be held October 28, 29 and 30 in Orlando, Florida on Master Planning Techniques and Procedures for Fire Protection and the Fire Chief recommends the Fire Department Analyst attend.

The City of Vancouver would benefit from the information to be presented at this Symposium, which is designed to "provide a dialogue of information on master planning techniques among fire prevention attendees and provide an opportunity to learn the importance and procedures of effective master planning and learn some of the newest methodologies being developed for master planning." The Symposium's purpose is to initiate the process of implementing refined fire protection practices at the local level.

The agenda has been developed by the National Fire Protection and Central Administration, United States Department of Commerce from NFCA study grants on master planning methodologies.

The program includes such topics as:

Planning for Fire Station Location, Description of the NFPCA Master Planning Methodology and Standards in Community Fire Protection Master Planning.

Cont'd.

Clause No. 4 Continued.

COSTS TO THE CITY

There is no conference fee other than the cost of two lunches and dinners that is part of the schedule. One day traveling time to and from the conference-symposium would be required.

5 days leave of absence with pay	
Conference meals	$ 33.00
Air fare	360.00
Meals 3 days @ $15.00 per diem	45.00
Hotel 4 nights @ $30.00	120.00
TOTAL	$558.00

As this symposium was not anticipated no funds were provided in the Fire Department Budget. The Comptroller of Budgets advises that if approved,the source of funding would be Contingency Reserve.

The Fire Chief recommends approval be given for the Fire Department Analyst to attend the Conference-Symposium on Master Planning for Fire Protection and funds in the amount of $558.00 be Contingency Reserve.

The City Manager submits the recommendation of the Fire Chief for the CONSIDERATION of Council.

RECOMMENDATION

5. Continuation of Appointment to Royal Commission on Family and Children's Law.

The Medical Health Officer reports as follows:

City Council on December 18, 1973 approved leave of absence for Mrs. Mish Vadasz, Senior Social Work Consultant, to take up an appointment with the Royal Commission. Mrs. Vadasz served in her role as a Commissioner until May 30, 1975, on a full time basis. All salary costs were recovered in full from the Attorney-General's Department.

Effective August 1, 1975 the Attorney-General requested that Mrs. Vadasz be allowed to join the 'Implementation Team' of the Royal Commission on Family & Children's Law to implement the recommendations of the 4th Report. The team is responsible for planning facilities and resources for juveniles, and for expanding the Unified Family Court around the province.

After carefully considering this request Mrs. Vadasz, in concert with the Director of Mental Health Services, agreed that Mrs. Vadasz' continuation in the role of Commissioner working with the 'Implementation Team' would be a valuable resource, not only to this Department but to the City of Vancouver and the community at large.

The Family & Children's Law Commission has placed on file with the Health Department agreement that salary costs for time worked will be paid in total by them. Effective August 1, 1975 until approximately December 31, 1976,Mrs. Vadasz will be working for them four days out of every five.

Cont'd.

Clause # 5 Continued.

Your Medical Health Officer RECOMMENDS:

1. that Mrs. Vadasz be granted leave of absence with pay to December 31, 1976 to complete her appointment to the Royal Commission on Family & Children's Law;

2. that Mrs. Vadasz be retained on the City of Vancouver payroll and that all costs for salary and fringe benefits be recovered in total from the Family & Children's Law Commission.

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

6. Britannia Community Services Centre - Staff and Budgets.

City Council, at its meeting of September 16, 1975, considered the following report:

' The Administrative Analyst reports as follows:

"On June 17, 1975, City Council approved the staffing for the Park Board and the Britannia Society, at the Britannia Community Services Centre. In that report, responsibility for the Cashiers and Attendants at the ice rink and swimming pool was vested in the Park Board. Subsequent investigation has shown that improved security and financial administration would be achieved by placing this staff on the Society's payroll, reporting to the Society's accountant.

I recommend that the following staff and funding be transferred from the authorized Park Board complement to the Britannia Society's staff:

	Pay-grade	1975 (3 months)	1976
Cashier/Clerk Typist (rink)	10	$ 2,475	$ 10,550
Rink Attendant (30 hrs./week)	10	1,533	6,521
Cashier/Clerk Typist (pool)	10	2,475	10,550
Cashier (30 hrs./week)	-	1,235	5,304
		$ 8,718	$ 32,925

(All staff at mid-step, including fringe benefits but not COLA.)

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.'

At the request of the Vancouver Municipal and Regional Employees' Union, Council referred the report to the City Manager, for discussion with the Union. Subsequent discussions ensued and the Union have now indicated their concurrence.

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

Cont'd.

Manager's Report, October 17, 1975 FINANCE

7. Fire Department - Manning Requirements.

The Fire Chief and Director of Personnel Services report as follows:

"At its meeting of January 28, 1975 City Council approved the recommendations of the Finance and Administration Committee concerning Fire Department manning requirements, one of which was:

(iii) That the uniform strength of the Fire Department be increased by 16 men effective upon adoption of this report.

This addition was required due to increased vacation and long service leave entitlement which had occurred since 1970, as well as a deteriorating situation with respect to absence because of illness and injury. At the time of that report, 1975 negotiations had not been concluded, and therefore, calculations were based on the provisions of the 1974 Collective Agreement.

As pointed out in the report of the Director of Personnel Services entitled "1975 Arbitration Award - Vancouver Policemens' Union and Vancouver Firefighters' Union" which Council received for information at its meeting (In Camera) of August 26, 1975 the arbitration award for Firefighters resulted in improved provisions for vacation leave as well as long service leave and in an increase in time off for Statutory Holidays.

The purpose of the present report is to inform Council of the impact of the award on manpower requirements and to recommend an increase in staff in order to maintain the present level of service:

(1) Statutory Holidays

The 1974 Agreement provided for time off equivalent to 8 duty shifts in lieu of the 11 Statutory holidays. This time off is taken immediately after the Firefighters' annual vacations. The arbitration award improved this provision by increasing the number of duty shifts off from 8 to 11 and by adding a clause granting an additional duty shift off for any further Statutory holiday declared by the Municipal, Provincial or Federal governments. If one assumes that the Federal government will proclaim 'Heritage Day' in 1976 as seems very possible (see note re Heritage Day in Section 2(b) below), the total result of these improvements is estimated to be 3004 more duty shifts off in 1976 than in 1975.

(2) Vacation Entitlement

The arbitrator improved vacation provisions in several different respects, the result of which is a substantial increase in the total amount of time during which men will be absent from duty on paid vacation leave.

(a) Basic Vacation Provisions - Whereas vacation provisions had been expressed in terms of "calendar days off" in previous Agreements, the Arbitrator ruled that for the majority of the uniformed staff (i.e. the Firefighters and operational ranks above, commonly known as 'Group I' employees), time off is now to be expressed in terms of duty shifts. This alone results in an increase in time off. For example, a Firefighter who in 1974 was entitled to 14 calendar days off (an average of 84 working hours) is now entitled to 8 duty shifts (96 working hours). Also, the years of service requirements to qualify for 12 and 16 duty shifts off were each reduced by one and in the 21st year of service members now receive 20 duty shifts. The estimated increase in time off over 1974 for Group I employees due to these changes is 1211.5 duty shifts.

Cont'd.

Clause No. 7 Continued.

(b) Vacations to Commence on 'First Duty Shift Back' Basis

The arbitration ruled not only that vacation entitlement be measured in terms of duty shifts, but also directed that a member's vacation must commence on the first duty shift on which he would otherwise have been scheduled to return to work following his regular days off. Under the previous system of calendar day entitlement, this would very often not occur. This award has necessitated the drawing up of a completely revised method of vacation scheduling for 1976. (Note: By assuming the proclamation of 'Heritage Day', and therefore 12 duty shifts off for Statutory Holidays rather than 11, it has been possible to build certain efficiencies into the schedule which otherwise could not have been accomplished). The revised schedule has not yet been finalized and will require Union approval prior to implementation. It is therefore not possible to provide an estimate of the additional manpower required as a result of this portion of the award. However, it is entirely possible that the new schedule will produce a need for more men over and above the number recommended in the summary of this report, and we will be reporting to Council further on this matter at a later date.

(3) Long Service Leave

The 1974 Collective Agreement provided for 28 calendar days' paid long service leave after 25 years' service, to be taken before the completion of 30 years' service and each subsequent five year period thereafter. The arbitrator reduced the initial service requirement for this leave from 25 to 20 years. It is difficult to be accurate in estimating how much of this time off will be taken in any one year, since it is taken at any time during the five year periods at the option of the members. However, if one assumes that 20 percent of those who are now eligible for the leave will take it in 1976, then the increase for Group I employees due to the award would be 98 duty shifts.

SUMMARY AND RECOMMENDATIONS

In summary, the arbitration award has produced the following projected increases in time off provisions for Group I employees in 1976:

Item	Increase in Duty Shifts Off Due to Arbitration Award
Statutory Holidays	3004.0
Vacations	1211.5
Long Service Leave	98.0
Total:	4313.5

If the present manning strength per shift is to be maintained without resorting to substantial overtime payments, then additional manpower will be required to make up this shortfall. The calculation below represents the number of First Year Firefighters which would have to be hired in 1976 in order to maintain present manning strength:

1 Man =	182.5	duty shifts per year
Less	12.0	duty shifts Statutory holidays
	8.0	duty shifts vacation
	5.0	duty shifts absenteeism
Balance	157.5	working duty shifts for 1st Year Firefighter

Additional men required in order to maintain a manning strength of at least 144 men per shift:

$$\frac{4313.5}{157.5} = 27.4$$

Plus Group II requirement	.3
Total	27.7 Men

Cont'd.

Clause No. 7 Continued.

It should be noted that the above figure is conservative in that it does not allow for further increases which will be needed in 1977 and subsequent years as the new men gain seniority and thus more time off entitlements. This report also assumes that absence due to illness and injury will remain at their present levels, an assumption which appears justified since there has as yet been no significant change from the 1974 experience.

We therefore RECOMMEND that, in order to compensate for the effects of the 1975 arbitration award and to maintain approved firefighting standards of service:

(1) The uniformed strength of the Fire Department be increased by twenty-eight (28) men, effective not later than November 17, 1975 in order that their initial training can be completed by January 1, 1976.

(2) The funds required for the balance of 1975, estimated at $38,892 be provided from Contingency Reserve. (It is estimated that the annual recurring salary and fringe benefit costs, calculated at the current rate for a 4th year Firefighter, will be $317,774).

The City Manager RECOMMENDS that the recommendation of the Fire Chief and the Director of Personnel Services be approved.

RECOMMENDATION

8. Fire Department - Staffing.

The City Manager has received the following report from the Administrative Analyst:

"The store section of the Fire Department administration was increased from one to two Clerks in 1950, and is responsible for maintaining a stock of emergency equipment, janitorial supplies, stationery, etc. It also maintains the necessary records of stock, processing of all purchase requisitions, maintaining the clothing sizes of all uniformed staff and the purchasing and issuing of uniforms.

In the last 25 years, the number of Fire Fighters has increased from 526 to 771 (47% increase); the number of fire halls has increased from 18 to 20 (11% increase); and the hours of work have decreased from 37½ to 35 hours per week. The mix in uniform items issued has changed radically, and has become significantly more complex.

The two employees responsible for this work are long-term employees--one having started in 1946, the other in 1956. Consequently, their vacation entitlement has reduced the time available to carry out the above duties.

The cumulative effect of the foregoing is an increase of 49% in the volume of work and a decrease of 13% in the time available to do the work. The net effect of these two factors is an increase of 72% in workload.

In view of the foregoing, the Fire Chief has requested a staff increase of one Clerk in this section. I concur with this request, and report that the estimated cost would be $1,758 for two months in 1975 and $11,249 for 1976 (salary at mid-range, including fringe benefits but excluding C.O.L.A.). Non-recurring costs for furniture have been estimated at $375. The Comptroller of Budgets reports that there are sufficient funds within the 1975 Fire Department budget to cover the 1975 costs of salary and furniture.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

Cont'd.

INFORMATION & RECOMMENDATION

9. Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975.

The following report has been received from the Director of Finance:

"In accordance with Section 25.03 of the Agreement between the City of Vancouver and the Downtown Parking Corporation Limited, the Corporation is required to report its operating budget to the City of Vancouver (Council) for Information. This refers to the Operating Budget. The Capital Budget is to be reported to Council for approval or otherwise, but we have not yet received it and it will be reported to Council when it is received.

The agreement requires the budget and hence the net profit to be calculated in a particular manner which is not quite in accordance with normal accounting practice but suits the relationship between the Corporation and the City. The net profit, as calculated under the agreement, allows the deduction from operating profits of amounts required to repay the debenture debt of the Corporation. The effect of this is to provide for the retention of cash in the Corporation for the payment of their tax refund note liability and to provide capital for expansion.

The budget for the year ended March 31, 1976, is attached to this report as an Appendix and indicates an estimated net profit for the year of $100,459.00. This is after allowing for debenture repayment of approximately $97,000, which result in a true accounting profit of approximately $200,000.

For the year ended March 31, 1975, the Corporation had a net profit calculated as per the agreement, of $48,679. The Corporation has forwarded this amount to the City. I believe that the profits of the Corporation transferred to the City should be put in the City's Parking Sites Reserve and further, that the Parking Sites Reserve and the Downtown Parking Corporation assets should both be in the Property Endowment Fund.

I therefore RECOMMEND

1. that the profit of the Downtown Parking Corporation for the year ended March 31, 1975, be received and placed in the Parking Sites Reserve, and

2. that the Parking Sites Reserve and the Downtown Parking Corporation properties be considered as part of the Endowment Fund.

Further, submitted for the INFORMATION of Council is the budget for the year ended March 31, 1976, attached as an Appendix to this report."

The City Manager supports the recommendations of the Director of Finance and submits the budget for the year ended March 31, 1976, of the Downtown Parking Corporation, to Council for INFORMATION.

CONSIDERATION

10. Legal Expenses - P.C. 364 Musgrave, R.

The Director of Legal Services submits the following report:

"The Vancouver Police Board at its meeting of September 25, 1975 passed the following resolution:

"A letter was received from P.C. 364 Musgrave, R. enclosing an account submitted by Mr. G. K. MacIntosh of Farris, Vaughan, Wills, and Murphy, in the amount of $80.00 for services rendered on August 13, 1975, in connection with the fatal shooting of Richard Petersen.

Cont'd.

Clause No. 10 Continued.

Moved:

"That the account of Farris, Vaughan, Wills, and Murphy, in the amount of $80.00 for professional services rendered by Mr. G. K. MacIntosh in acting for P.C. 364 Musgrave, R. on August 13, 1975, in connection with the fatal shooting of Richard Petersen be forwarded to City Council with a recommendation for payment under the provisions of section 472 of the Vancouver Charter."

Carried."'

Mr. McIntosh attended at the Richmond Police Station at 5:00 a.m. on August 13, 1975 to advise Constable Musgrave of his rights concerning the fatal shooting of Richard Petersen. The account rendered appears to be in order in the circumstances."

The City Manager submits the report of the Director of Legal Services to City Council for its CONSIDERATION.

RECOMMENDATION

11. Interest on Prepayment of Property Taxes.

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine by bylaw the interest rate and terms and conditions applicable to the prepayment of property taxes.

On March 11, 1975, City Council passed Bylaw 4852 which amended the Tax Prepayment Bylaw 4804 to change the interest rate payable by the City on prepayment of property taxes to 5% per annum. This last change in rate was considered reasonable in light of the then prevailing short term interest rates. However, since that time, the short term interest rates have risen and, in my opinion, our current interest rate of 5% is not attractive to the average taxpayer.

I therefore believe that the City should increase its payment interest rate to 7% per annum, a rate which is more representative of current market conditions. This rate to be effective on November 1, 1975.

I have taken the liberty of requesting the Director of Legal Services to prepare the necessary amending bylaw and it is submitted to Council concurrently with this report.

I therefore RECOMMEND that Council approve the increase in the interest rate payable by the City on tax prepayments from 5% to 7%, and amend Bylaw 4804 accordingly, effective November 1, 1975."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

Cont'd.

RECOMMENDATION

12. Cancellation of Cleaning Contracts and Forfeiture of Performance Bond.

The Director of Legal Services reports as follows:

"The City of Vancouver enters into contracts for window cleaning and janitor services at various locations throughout the City. These contracts contain specifications and conditions to be met by the successful bidder. Our Building Construction & Maintenance Division regularly inspects the various premises to ensure the proper performance of the terms of the contract. A performance bond is required to be posted by each cleaning contractor. Should the contractor fail to meet the terms of the contract the contract is cancelled and the bond forfeited to meet the damages suffered by the City for the failure to perform. In this instance the bond posted was $3,000.00. It was duly converted and the damages have been calculated to be $1,264.33 leaving a balance of $1,657.07.

Duly considering the terms of the contract and the amount of damages suffered, the Director of Legal Services concludes that it is legally proper for the City to pay $1,657.07 to the contractor and therefore RECOMMENDS that a cheque be issued for $1,657.07 payable to Vancouver Building Maintenance Ltd. in settlement of this matter."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

13. Extension of Contract with University of British Columbia and City of Vancouver.

The Medical Health Officer reports as follows:

"Effective August 1, 1969, an Agreement was signed by the City of Vancouver and the University of British Columbia to provide public health nursing time on an annual basis. The service provided is 100% recoverable from the University.

A request has been received by the City of Vancouver for a further renewal of this contract for a period of twelve months effective September 1, 1975 to August 31, 1976 (being the period during which this service is required by the University), with the necessary revisions to bring the terms of the letter of Agreement up to date. Two signed copies of the revised letter of Agreement have been forwarded by the University for signature of the Medical Health Officer.

There will be no cost to the City of Vancouver to provide the part-time services of the Community Health Nurses during the period of the contract and upon termination of the contract, the part-time positions will be terminated.

It is requested that approval be given the Medical Health Officer to renew this Agreement. The Law Department has reviewed the Letter of Agreement and advises that its terms and conditions are acceptable to the City of Vancouver.

The City Manager RECOMMENDS that:

The Medical Health Officer be authorized to renew the Agreement to supply five Community Health Nurses to the University of British Columbia on a half-time basis for twelve months, effective September 1, 1975 to August 31, 1976, at no cost to the City.

FOR COUNCIL ACTION SEE PAGE(S) 244-6

PERSONNEL MATTERS

RECOMMENDATION

1. One Additional Position - Continental Hotel, and Insurance Division, Finance Department

The Director of Personnel Services reports as follows:

"At its meeting on November 12, 1974, City Council approved a recommendation of the City Manager that 6 new positions be established under the direction of the Supervisor of Property and Insurance, these positions to constitute the operating staff of the Continental Hotel. Council was informed at the time that the Provincial Government would continue to pay for present and future operating expenses, including management and maintenance. In addition to a Residence Manager and an Assistant Residence Manager, four positions of "engineer-custodian" were approved. These latter positions were subsequently classified as one Building Service Worker II and three Building Service Worker I's.

Recent discussions with the Residence Manager and the chief Property Management Officer in Property and Insurance have revealed that the present complement of four Building Service Workers is insufficient. One of the main reasons for this is the nature of the heating plant, which requires that someone with a Class 'B' Heating Certificate must be on hand at all times when it is in operation. In order to provide for 24-hour coverage, an additional staff member is needed.

I therefore, RECOMMEND that Council approve the establishment of one additional position of Building Service Worker I at the Continental Hotel.

There will be no expense to the City since the Deputy Minister of Human Resources has confirmed that the Province will assume the additional cost of the new position.

The Business Manager of the V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

2. Higher Starting Salary, Financial Analyst, Finance Dept.

The Director of Personnel Services reports as follows:

"During the past six months, we have advertised on numerous occasions, both in Vancouver and across Canada in order to attract qualified applicants for the above mentioned position. Only one candidate, Mr. Dale Bairstow, has the required education and experience.

Mr. Bairstow possesses a Master's Degree in Geography and has worked as a Municipal Affairs Consultant for a number of years. He is currently a Research Officer for the Central Mortgage and Housing Corporation with a special interest in housing.

In view of the extreme difficulty of attracting suitable applicants, Mr. Bairstow's relevant experience and qualifications, his current income, which is in excess of $1850 per month, and his unwillingness to accept less than $1735 per month, it is recommended that approval be given for a starting salary of $1735 per month (September 1, 1975 rate) which is the fifth step of Pay Grade 28 ($1449 - 1735).

Ms. Pat Skeene has been a Financial Analyst for the past year and has a similar background to Mr. D. Bairstow. As it has been past practice to raise current staff in an identical position to an equal step in the range if qualifications and experience are similar to those of the incoming employee, I recommend that Ms. Pat Skeene's salary be adjusted from the second to the fifth step ($1735 per month) to Pay Grade 28 ($1449 - 1735), effective the date of Mr. Bairstow's appointment.

The additional cost of raising Ms. Skeene's salary for 1975 will be approximately $400, and for 1976 approximately $2500.

The Director of Finance advises that funds are available within the Departmental Budget."

The City Manager RECOMMENDS that this report of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 247

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR PARK SITE # 19 (WEST END)

The Acting Supervisor of Property & Insurance reports as follows:-

"The subject property, legally described as the North half of the North half of Lot 1, (unimproved lot), and the East half of Lot 2, (known as 1414 Haro Street), both in Block 45, District Lot 185, is located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets, and has been offered for sale to the City by the owner. This Park Site is listed in Table I of the Park Sites Purchase Program 1971-1975, confirmed by City Council December 15, 1970.

This property consists of two parcels of land: a landscaped lot, (32.75' x 66'), and an adjoining lot (33' x 131') improved with a two-storey and full basement frame dwelling erected in 1900. Both parcels are zoned RM-4'A' and the total area is 6,484.5 square feet.

The dwelling erected on the East half of Lot 2, (1414 Haro Street), has four rooms on the main floor with an area of 1,250 square feet; three rooms on the second floor, and a three room self-contained suite in the basement. This building has 13 plumbing fixtures, a patent shingle roof, stucco on exterior walls, a concrete foundation, and is heated by a gas-fired hot water system.

This structure has been extensively remodelled and modernized by the present owner and is in good condition. The dwelling is occupied as a single family residence, with the self- contained suite in the basement being unoccupied. It is intended to rent this house as a single unit when the present owner vacates on October 31, 1975, and to continue renting same until required for park development and at such time demolish the structure. It is noted that this acquisition leaves only one property remaining to be purchased by the City to complete total acquisition of Park Site #19.

Negotiations with the owner confirm that she is prepared to sell for the sum of $115,100 as of October 31, 1975. This price is considered to be fair and equitable and representative of property values in the area. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of $115,100 on the foregoing basis, chargeable to Code #4189 - Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. UTILITY EASEMENT OVER BLOCK C.D.L. 6311

The Acting Supervisor of Property and Insurance reports as follows:-

"In 1962, the City leased the above waterlot from the Province for the Burrard Civic Marina. This lease was granted subject to two easements, which allow the Home Oil Barge adjacent to the Marina to be serviced with power and telephone from the S. shore of the creek.

Clause #2 (Cont'd)

Swan Wooster Engineering Co. Ltd., acting for the Barge owners, have proposed relocating one easement for the power and waterline as there has been damage to these lines due to dredging, etc. and feel an easement at a new location would minimize the possibilities of damage. The Board of Parks and Recreation have indicated they have no objections to relocating the easement and agree the proposed new location is less subject to damage.

A new easement would be granted with the condition that the City would be held harmless if the power or water lines were damaged.

RECOMMENDED That an easement be granted to Home Oil Co. Ltd. over Block C, D.L. 6311, subject to the easement agreement being drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
1123 Comox St (W.½ of Lot 18, Block 22, D.L. 185)	Nelson Park Site	Kayjay Wrecking Co. LTD.	$895.00	4189/

This demolition is for the removal of the building, including the foundation.

North Side of 1000 Block East Hastings Lots 9-16, Block 63 D.L. 181	Redevelop-ment Project 2, Area A-5	Merchant Contractors Ltd.	$8,135.00	5847/52

This is for the removal of the foundations and debris at a portion of the Former Active Iron and Metal Co. building

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

4. Lot A, except North 7 feet, Sub. 1, Blocks 7, 9 & 11 D.L. 352, Plan 1005 and 1457, Situated S/S Kingsway and West of Commercial

The Acting Supervisor of Property & Insurance reports as follows:

"Lot A except North 7 feet, Sub. 1, Blocks 7, 9 and 11, D.L. 352, Plans 1005 and 1457, situated S/S Kingsway and West of Commercial was purchased by the City in 1931 for future street requirements and has been reserved since that time.

The lot is irregular in shape, is approximately 3,060 square feet in area and located in an area zoned C-2 commercial district.

The owners of abutting lots B, C and D have requested the City to sell any surplus portion of Lot A not required for road purposes to enlarge their present site.

The City Engineer now advises that he requires the easterly 17 feet plus a corner cut-off for a total of approximately 1,670 square feet. This would leave a portion of approximately 16 feet wide and about 1,400 square feet in size available for sale to the abutting owner as outlined in sketch attached as appendix I. The Director of Planning concurs with this proposal.

Following negotiations, the owners of Lots B, C and D have agreed to a purchase price of $15,400.00 for the above described surplus portion of Lot A and to provide the necessary plans, survey and all documentation required to consolidate the site.

The Acting Supervisor of Property & Insurance believes this represents fair market value and therefore RECOMMENDS that:

the surplus portion of lot A not required for road purposes be sold subject to the following conditions:

A. Sale date to be date of approval by Council;

B. Sale price to be $15,400.00;

C. The portion to be consolidated with abutting Lots B, C and D to form one parcel; the purchaser to be responsible for the survey and plans and any documentation (other than the conveyance from the City) and costs to effect consolidation. Such plans shall be to the satisfaction of the City Engineer.

D. Purchaser to be responsible for registration fees and property taxes from sale date."

The City Manager RECOMMENDS that the foregoing recommendation of Acting Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 247

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION
AND
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

October 2, 1975

A joint meeting of the Standing Committee of Council on Finance and Administration and the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 2, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Boyce, Kennedy, Marzari, Sweeney.
ABSENT:	Ald. Rankin
CLERK:	G. Barden

CONSIDERATION.

1. Reorganization Report of the Board of Parks and Recreation Services Division from the Task Force on Recreation Services.

On February 5, 1974, City Council approved a report from the Mayor dated January 29, 1974 recommending that a special Task Force be formed to report back with specific recommendations on Community recreation services.

The Committee had for consideration a report dated September 26, 1975 from the Task Force on Community Recreation Services. (Copy circulated).

The report of the Task Force on Recreation headed up by Commissioner May Brown, Alderman Marzari, and Dr. Walter Hardwick outlined twelve recommendations for change, re-organization and shifts in management function and style in the Recreation Services Division of the Vancouver Board of Parks & Recreation. Commissioner Brown reported the Task Force is requesting that the positions of Staff Development Co-ordinator and Research Co-ordinator be deferred at this time. The Director of Recreation position has not yet been filled and it was felt that this person should be involved in filling these two positions. Also they did not list salaries for two Recreation Programmers although this was included in the total cost shown. With the Changes noted, the recommendations from the Task Force are as follows:

A. Approve the Task Force on Community Recreation Services Report dated April 14, 1975, respecting the re-organization of the Recreation Services Division.

B. Approve the establishment of a Committee on Community Recreation and Leisure Services including the staffing of said committee by City Clerk.

C. Approve the establishment of two (2) additional Area Manager positions at pay grade 29.

D. Instruct the Director of Personnel to undertake an immediate review of the number of Secretarial staff required to provide support services to the four Area Managers.

Cont'd.

Report to Council
Standing Committees of Council
on Finance & Administration and
Community Services. October 2, 1975

Clause No. 1 Continued.

E. Approve in principle the establishment of permanent Icemen/Janitor positions to enable the 12 month operation of rink facilities presently being reviewed by the City Manager's office.

F (i) Approve the establishment of Community Recreation Director positions for all areas where two or more recreation facilities are located on one site; and that the duties and responsibilities of this position be in accord with the reorganization, philosophy and objectives proposed for the Recreation Services Division in this report.

(ii) Salaries for two Recreation Programmers be approved.

G. Approve salary, office and administration costs in advance of the 1976 budget in the amount of $157,305.00 as follows:

(i)	Salaries	$130,272.00
(ii)	Fringe Benefits	15,633.00
(iii)	Administration costs	11,400.00
	TOTAL:	$157,305.00*

* Subject to change re deletion of recommendations 5 & 6 in the Task Force Report dated September 26, 1975.

H. Request an early report from the Director of Social Planning regarding the Study of Recreational Facilities, detailing priorities and funding proposals for the upgrading of recreational facilities under the jurisdiction of the Board of Parks and Recreation.

I. Request an early report from the Director of Social Planning, in consultation with the Superintendents of Parks and Vancouver School Board regarding the philosophy, establishment, capital financing and operating costs pertaining to community schools in the City of Vancouver.

J. The matter of an analysis of playgrounds, playfields and studies be immediately considered by the Director of Recreation Services; on condition that those unallocated funds available from the present study be available for consultative assistance.

Commissioner Brown stated that the report is a combination of studies they were requested by Council to undertake a year ago and now other mechanisms should be set up to take over and carry on. The report is a consensus of all people involved including Community Centre Associations. Commissioner Brown stated that the re-organization should move slowly, however, the system should be carried out to a certain degree now and it was stressed that the two additional Area Managers should be approved at this point. It was noted that City Council approved the policy of Area Management when the first two Area Managers were approved earlier this year. The establishment of two additional Area Managers would provide a starting point for the re-organization.

Commissioner Brown reported that the Task Force is in favour of the establishment of a committee on Community Recreation and Leisure Services to carry on for the Task Force. This Committee would be composed of two Aldermen, two School Trustees, and two Park Commissioners and staffed by the City Clerk. Commissioner Brown stated that both the School and Park Boards support such a liaison Committee. A letter dated October 1, 1975 from the School Board on this aspect was circulated at the meeting.

Cont'd.

Report to Council
Standing Committees of Council
on Finance & Administration and
Community Services
October 2, 1975

Clause # 1 Continued.

The Chairman noted that the City Clerk has advised that this is the first time a proposal involving the City Clerk's office has come to his attention, and therefore, requests that this recommendation be deferred until he has studied the full impact of the suggestion and has been fully informed on the expectancy of providing staff for this committee.

The City Manager and Director of Finance advised that they had not studied all implications of the report and would appreciate an opportunity to do this and prepare a report.

During the ensuing discussion there was a divergence of opinion amongst the Committee members as to how this report should be handled and the following motion was put and resulted in a tie vote, and therefore, is submitted to Council for CONSIDERATION:

THAT further consideration of the report of the Task Force on Recreation be deferred pending a report from the City Manager on this matter.

The Meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 249

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

October 2, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, Oc ober 2, 1975 at pproximately 3:30 p.m.

PRESENT:	Alderman Marzari, Acting Chairman Alderman Boyce Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Rankin
COMMITTEE CLERK:	H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub - 3681 West 4th Avenue

Council at its meeting of June 17, 1975, upon the recommendation of the Community Services Committee at its meeting of May 29, 1975 approved a neighbourhood pub to be operated by Mr. John Keith-King at 3681 West 4th Avenue, subject to the usual petition plebiscite.

The Committee had before it for consideration a letter dated September 26, 1975 from Mr. John Keith-King (circulated) which explained he has provided three car parking spaces and one loading bay behind his proposed pub and leased four spaces - two on the east and two on the west.

The By-law requires seven car parking spaces.

Appearing before the Committee this day were Mr. Keith-King who explained he had done everything possible to provide the required parking and a representative of the Planning Department who stated the rental agreement for the parking on neighbouring sites should be more than on a month-to-month basis before the Development Permit will be issued.

Mr. Keith-King stated he was unable to secure more than a month-to-month rental agreement as the two parking spaces on one side are sub-let from a party who has a month-to-month rental from the bank which owns the property.

Mr. Keith-King promised the Committee he would maintain this parking arrangement and that if he failed to do so the City could revoke his business license.

The Committee, noting the applicant apparently has done everything possible to be in reasonable compliance with the parking regulations,

RECOMMENDS

THAT Council approve the parking arrangements negotiated by Mr. John Keith-King for at least seven parking spaces at the neighbourhood pub which Council approved for Mr. John Keith-King to operate at 3681 West 4th Avenue as being in sufficient compliance with the intent of the parking regulations for neighbourhood pubs; and that the Planning Department report to the Community Services Committee any departure from this parking arrangement.

Cont'd . . .

2. Liquor Permit Application - 455 Abbott Street

The Committee had before it for consideration a Manager's report dated September 18, 1975 on a liquor permit application - Development Permit Application #71155, by Mr. Sammy Kee for the Lotus Hotel at 455 Abbott Street, which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to use a portion of the basement of this existing hotel building as a cabaret. This development is situated on the west side of Abbott Street, between Hastings and Pender Streets.

This development will maintain a public assembly area of approximately 1848 sq. ft. The applicant has stated verbally that there will be seating for a maximum of 200 persons.

This development is located in a CM-1 Commercial District and was previously approved as a restaurant (with licensed premises). The request has been reviewed and cleared by the Downtown Planning Team and the Central Area Planner.

The Director of Planning approved this application, after receiving advice from the Development Permit Advisory Committee, subject to the condition that prior to the issuance of the development permit:

> "This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

The City Manager submits the foregoing report for the CONSIDERATION of the Standing Committee of Council on Community Services. "

Following due consideration the Committee

RECOMMENDS

THAT the application of Mr. Sammy Kee to operate a cabaret at 455 Abbott Street be approved.

3. Neighbourhood Pub - 4473 West 10th Avenue

Council on August 12, 1975, recommended approval of the application of Mr. J. Harmer to operate a neighbourhood pub at 4473 West 10th Avenue subject to a petition plebiscite being carried out of residents and merchants in a four-block radius of the proposed location, such plebiscite to be held at the cost of the applicant and in early 1976.

The Committee had before it for consideration a memo dated September 29, 1975 from the Director of Permits and Licenses which stated:

"On September 16, 1975, the City Clerk received a letter from Mr. Harmer, who stated that he was withdrawing from the group which had applied successfully for the above license, and that his successor would be a Mr. Norman T. Wickstrom.

A new application for the same Neighbourhood Pub has been received from Mr. N. T. Wickstrom. He has been interviewed and advised of the various restrictions and limitations which exist respecting the licensing of Neighbourhood Pubs. He has also been advised of the present delay in conducting a referendum which will not be carried out before early in 1976.

Cont'd . . .

Clause #3 continued:

Attached is a copy of the application in Mr. Wickstrom's name, as well as his letter which accompanied the application. Attached, also is a copy of the Rental Agreement which exists between the owner of the property at 4473 West 10th Avenue and the group which was involved in this application, including Mr. Wickstrom. All of the previous conditions, i.e. amenity assessments, etc. and the recommendations of this department in favour of this application remain unchanged."

(Documents referred to in the foregoing memo from the Director of Permits and Licenses are on file in the City Clerk's Office).

During discussion one Member of the Committee stated some mail had been received expressing opposition to this proposed neighbourhood pub.

Following consideration the Committee

RECOMMENDS

THAT Council accept the name of Mr. N. T. Wickstrom as the principal applicant for the neighbourhood pub at 4473 West 10th Avenue, which Council approved on August 12, 1975, subject to a petition plebiscite being carried out in a four-block radius of the location, cost of which is to be borne by the applicant, and to be held in early 1976.

INFORMATION

4. Farmer's Market - Delegation from United Fruit Growers

Vancouver City Council at its meeting of September 23, 1975, when considering a brief and after hearing a delegation from United Fruit Growers of B.C., resolved:

"THAT this whole matter be referred to the Standing Committee on Community Services for consideration and report."

Representatives of the Planning, Health, Engineering and Social Planning Departments, along with Mr. H. Rhenisch of United Fruit Growers appeared before the Committee this date.

The Acting Chairman opened the discussion by pointing out that in July of 1974 the Director of Social Planning was instructed to examine fruit markets in other cities and report on a permanent location for such a market in Vancouver. It was also noted that a Special Task Force of City Officials on Fruit Vending, met with Fruit Growers' representatives and reported to Council on July 8, 1975.

Council on July 8, 1975 passed the following motion:

"THAT City Council approve off-street fruit vending sites at the following locations on a temporary basis for 1975 only:

(i) East side of Columbia/Quebec connector north of Terminal Avenue (subject to satisfactory lease arrangements being made and the applicant receiving a Development Permit).

Cont'd . . .

Clause #4 continued:

(ii) North side of 14th Avenue east of Slocan Street. (subject to any required approval from the Board of Variance).

(iii) East side of Nanaimo Street south of Vanness Avenue (subject to receipt of a Development Permit).

FURTHER THAT the following rental rates be approved:

(i) Rental rate for vending site on the north side of 14th Avenue east of Slocan Street to be set at $.64 per sq. ft. per year net. This rent to be payable on a monthly basis.

(ii) Rental rate for vending site on the east side of Nanaimo Street south of Vanness Avenue to be set at $.67 per sq. ft. per year net. This rent to be payable on a monthly basis.

FURTHER THAT the Task Force of City officials be requested to examine the possibility of using the Jericho site as a Farmers Market for report back."

A representative of the Engineering Department told the Committee the temporary sites and rental rates recommended on July 8, 1975 were unsatisfactory to United Fruit Growers due to monetary considerations and the fact that the No. 1 site required rezoning.

The Committee concluded the City has made no progress on the issue of Farmers Markets.

The key decision to be made, it was noted, is who is going to put up the "front" money to establish a Farmers Market, who will manage the facility and what types of products it should market.

The policy decision for Council therefore, is whether or not, and to what extent, the City should be involved in a commercial venture.

The Committee was told that as many as 120 flower and vegetable producers would be interested in marketing their products at a Farmers Market type of facility in the City which would require 120 stalls.

Staff representatives advised the Committee that Farmers Market operations in both New Westminster and Seattle are being phased out, the former for health reasons and the latter for economic reasons. A Saturday and Sunday Farmers Market operation in Edmonton has not been financially successful.

The Committee reiterated that its concern is to determine what should be the role of the City and that it would be difficult to justify the use of taxpayers' money in such a venture unless the City receives a fair economic return.

In response to the suggestion that United Fruit Growers manage such a facility, Mr. Rhenisch said his Association is prepared to manage a fruit market but has no experience with marketing of other products such as eggs, fish, poultry, etc. He said United Fruit Growers would welcome an open market for all products but can administer only the marketing of fruit and vegetables.

Cont'd . . .

Clause #4 continued:

The Committee noted that City staff has accumulated some information of Farmers Markets but the information remains unconsolidated.

Concern was expressed over the possibility of inferior products being brought to the City market and it was noted the Provincial Government's Marketing Boards should be consulted.

Consideration was given to advertising for proposals for the operation of a Farmers Market with the City providing a site at a reasonable rate.

It was noted that Council on July 8, 1975 asked the Task Force of officials to examine the possibility of using Jericho as a site for a Farmers Market and it was stated the City Law Department is involved in discussions with the Federal Government on this matter.

Mr. Rhenisch suggested an ideal site other than those proposed in the report considered by Council on July 8, 1975 would be near First Avenue and Main Street north of Terminal Avenue.

However, this is private property. Aside from the rental rates proposed by Council on July 8, 1975 being unsuitable to United Fruit Growers, and the fact that the first recommended site requires rezoning, Mr. Rhensich pointed out these sites are restricted as far as foot and bus traffic access is concerned.

Another site favoured by United Fruit Growers is the parking lot at the C.N.Terminal at the north foot of Main Street.

Following discussion it was

RESOLVED

(a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;

(b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmers Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;

(c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmers Market in the existing buildings at the Jericho site;

(d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmers Market, the parking lot at its passenger pier at the north foot of Main Street.

The meeting adjourned at approximately 5:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 249

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

OCTOBER 2, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 2, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 71410 - Columbia Containers Ltd., 2775 Commissioner St.

The Committee considered a report from the City Manager dated September 29th, 1975. The Director of Planning, in accordance with a Council resolution of August 12th, 1975 to submit development permit applications in the Waterfront Study Area to the Standing Committee for information, advised that an application has been received from Allied Engineering Services on behalf of Columbia Containers Ltd. to erect two new tanks totalling 600 sq. ft. The application is being processed in the normal manner for issuance.

The Committee had no comments on the application and it was

RESOLVED

THAT the report of the City Manager dated September 29th, 1975 be received.

RECOMMENDATION

2. Disposition of Lands - Foot of Angus Drive on the Fraser River

The Committee considered a report of the City Manager dated September 24th, 1975 (copy circulated) wherein the Director of Planning reports on matters which affect the disposition of the lands at the foot of Angus Drive and recommends

a) the City retain its lands.

b) A meeting be initiated with representatives of the Province and the City (including Parks Board) to discuss alternative development schemes which will both finance the City's cost of acquiring Steele Bros. property and preserve public access to the Fraser River.

The City Manager recommended that the disposition of the City lands be deferred pending the outcome of the meeting with the City and the Province.

The Chairman advised that the residents of the area would like to see the RS-1 zoned area retained with the disposition of the M-2 zoned land decided after the negotiations.

Continued on Page 2. . .

Clause No. 2 Continued

After discussion the Committee

RECOMMENDED

A. THAT a meeting be initiated with representatives of the Province and the City (including Parks Board) to discuss alternative development schemes which will both finance the City's cost of acquiring Steele Bros. property and preserve public access to the Fraser River.

B. THAT the City-owned RS-1 zoned lands be retained and dedicated as park; before dedication an agreement to be reached between the City and the Parks Board for payment for market value of these lands.

C. THAT a decision with respect to the City-owned M-2 zoned lands be deferred pending the outcome of the negotiations in Recommendation A.

D. THAT the City Engineer be instructed to delay servicing the lands in the Foot of Angus Drive area.

The meeting adjourned at 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 250

IV

SPECIAL MEETING OF THE

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 7, 1975

A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Tuesday, October 7, 1975, at 1:00 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

CONSIDERATION:

1. Compact Housing on Findlay Street Site

This meeting arose out of a memo from Alderman Cowie dated October 3, 1975, to Members of the Housing and Environment Committee, and other related officials.

Alderman Cowie advised that Council on October 7, 1975, approved the site at Commercial and Findlay for family housing. This meeting was to formulate a procedure for future meetings with residents in areas surrounding a site, thus resulting in a housing development.

He laid out the following procedure for discussion:

First Meeting

At the first meeting in the area a City politician should be present to state Council's policy regarding housing. Representatives from the School Board, Engineering Department, Planning Department, the Director of Housing, and the architect should also be present. The purpose of this meeting would be to determine the people's concerns, needs, etc. This meeting would sum up with criteria to be passed to the architects so that they may develop a proposal.

Second Meeting

The second meeting to be held in approximately three weeks time. Architects would submit a proposal into which could be incorporated some alternatives. This presentation would be made in conjunction with consultation from the Planning Department.

Third Meeting

If necessary a third meeting could be held to clarify the design, incorporate alternatives, etc.

Following these meetings the Housing Director could start developing the site.

During discussion of this procedure, the Director of Planning suggested that the schedule of meetings must be flexible and sensitive to residents' needs and concerns.

Don Sinclair, Area Planner, advised that while the surrounding residents were in favour of housing on this site, they expressed concern about the type of people to eventually live there and about project management.

The Director of Housing reassured the Committee that before approaching the community with housing proposals, etc., he consults with the Planning Department to acquire their advise and guidance. The Committee agreed that a politician should be at the first meeting in order to give leadership. Also, that a specific proposal or design should not be presented to the first meeting. The Director of Planning suggested that the terms of reference of the Director of

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Housing be more flexible allowing him to be involved with more than just family housing.

At this point in the meeting Alderman Harcourt left.

Ron Walkey and Byron Olson, Architects with the Britannia Design Group, submitted a model of a proposed housing development for this site. They agreed that models and plans should not be presented to the first community meeting. They should go into the first meeting cold in order to determine the community's concerns, needs, etc. He agreed with the procedure as outlined at the beginning of this report.

At this point in the meeting Alderman Boyce left.

When reviewing this particular housing project Ron Walkey outlined the community's concerns and objectives as presented at the first meeting.

At this point in the meeting Alderman Rankin left.

Following discussion, Alderman Cowie suggested the following revised procedure for meetings:

First Meeting

The first meeting to be set up and chaired by the Planning Department. A City politician to be present to outline Council policy. Representatives from the School Board, Engineering Department, Director of Planning, Director of Housing, and the architects to be present to provide any requested information. No drawings, plans, models, etc. to be submitted to this meeting. Meeting to be summarized with criteria to be submitted to architects to design a proposal.

Second Meeting

To be called by the Director of Planning in approximately three weeks time. The Director of Housing starts playing a bigger role, architects to unveil model for people to see.

Third Meeting

To be called by the Director of Planning, if required, to clarify the housing project, incorporate alternatives, etc.

There being no quorum present, the following is submitted for Council's CONSIDERATION:

A. THAT the matter of "a procedure for meetings in the community" to discuss future housing projects be referred to the Director of Housing and the Director of Planning to report back to the Housing and Environment Committee with recommendations on the best meeting procedure.

B. THAT the Director of Housing be given authority to spend an additional $3,000 for architects fees for the housing project at Commercial Drive and Findlay Street.

The meeting adjourned at approximately 1:58 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 250-1

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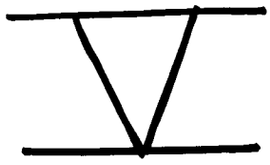

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 9, 1975.

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 9, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT : Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK : R. Demofsky

The Minutes of the meeting of September 25, 1975, were adopted.

INFORMATION :

1. Demolition of Housing - 2500 Block East Pender Street

Council on September 30, 1975, heard representations from the Pender Street Committee of the Hastings-Sunrise Action Council, regarding demolition of housing in the 2500 Block East Pender Street and passed the following motion:

> "That Mr. John Andru, owner of the properties in the 2500 block East Pender Street, be requested to appear before the next meeting of the Standing Committee on Housing and Environment on October 9, 1975, to discuss this matter."

Mr. Andru was present today and advised that he purchased these properties in 1973 as a tax shelter and due to changing legislation the shelter was lost. On June 5, 1975, he wrote to Alderman Harcourt informing that his property was for sale. This letter was referred to the Director of Housing and Mr. Andru subsequently had discussions with him. Not being satisfied with the outcome of these discussions Mr. Andru proceeded to demolish some of his houses. He informed that two of his houses had already been demolished, one burnt down, one was half demolished, and of the remaining three; tenants in two had been given notice to vacate and no notice had been given to tenants in the seventh house. These houses are located near a Fedco Food Store, an appropriate location for single family houses. He further stated that rent being charged was not sufficient to cover the expenses being incurred.

The Committee expressed that Mr. Andru was demolishing the houses even before he had rezoning for these lots and a development permit. By demolishing the houses his revenue, insufficient as it may be,would be reduced to zero. Mr. Andru was advised that the City was presently discussing demolition regulations and would be against him demolishing the remaining houses.

At this point in the meeting Alderman Boyce left.

The Committee noted that this was only one of several instances where people purchased property as a tax shelter and had lost the shelter. Some policy should be established to deal with this type of situation. It was suggested that demolition permits should be tied to development permits in order to stop demolition where no immediate future plans for development were available.

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At this point the Committee agreed to hear some of the citizens from the Pender Street Committee of the Hastings-Sunrise Action Council. Representatives of this group advised that they wanted to keep this area single family and that people living in this area agreed.

RESOLVED,

THAT representatives of the Pender Street Committee of the Hastings-Sunrise Action Council meet with Mr. Andru, the owner, and area residents to discuss the highest and best use of this site to the people in this neighbourhood and report back to this Committee with the results of the above meeting.

FURTHER THAT City officials assist in this process.

2. Kitsilano RM-3A Conversion Survey

On March 18, 1975, the Vancouver City Council authorized the expenditure of $7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A Conversion Zone of Kitsilano to determine exactly who is residing within four dwelling types; single family, conversion, rental apartment, and condominium.

Submitted for the Committee's consideration was a City Manager's Report dated October 1, 1975, in which the Director of Social Planning reported on the 'Kitsilano RM-3A Conversion Survey'.

This report, which is on file in the City Clerk's Office, advised that the Kitsilano RM-3A area selected for the survey is bounded by Cornwall on the north, Burrard on the east, Broadway on the south, and Balsam on the west. It proceeded to analyse the population characteristics in each of the areas as follows:

A. SINGLE FAMILY DWELLINGS

1) Residents of single family dwellings who own their dwelling and have no monthly mortgage payment on the average have resided at their present address for 27 years. This group is composed of a high percentage (36%) of retired persons.

2) The average age level of occupants of dwelling units that are owner occupied with no mortgage payments is 35 - 49 years of age. This grouping shows the highest average age level, with an average occupant age tendency of 40 years of age. The average occupant age tendency of all the households that are owner-occupied and have monthly mortgage payments is 24.3 years of age while the occupants of those dwellings classified as tenant-occupied had an average age tendency of 21.4 years of age.

3) Household members, 18 years of age or less, comprise a larger percentage (22%) of the single family dwelling population than they do in the other dwelling types. The percentage was higher in the tenant-occupied units (27.7%) than it was for owner occupied units (16.7%). The 18 years of age or less population percentage was 15% or less in all other cases except for owner-occupied converted house units where it was 17.6%.

4) The single family dwelling had the highest percentage of family households with 71% of the respondents living with other members of their immediate family, compared to 37% for the converted house sample, 51% for the self-owned apartment sample and 46% for the rented apartment sample.

Cont'd . . .

5) Owner-occupied single family dwelling units have a very low occupant per room/bedroom average. The ratios of 0.31 and 0.83 respectively indicate the degree of under-utilization that exists in this type of dwelling. This compares with the higher ratios of 0.46 and 1.59 that represent the existing situation in cost-shared, rented apartments. A similar situation also exists for cost-shared, converted house units where the ratios are 0.53 and 1.39.

6) Asked to estimate the present value of their dwelling, 38 of the 56 single family dwelling owners responded with evaluations ranging from between $25,000 to $125,000. The estimates resulted in an average estimated value of $62,340.

7) Rented single family dwellings, as expected, were occupied by residents who collectively represented a much younger grouping than those residing in owner-occupied dwellings. The average household age level for this type of rented unit was 20 years of age. Average length of residence was only 2.8 years, slightly longer than the 2.3 average of rented converted house units, but considerably shorter than the 20 year average of owner-occupied single family dwellings.

8) The tenant-occupied single family dwelling had the largest household size with 3.4 persons per household. This is largely due to the fact that this type of dwelling unit also has the highest number of children (18 years of age or less) in relation to the total number of occupants, (27.6%). This finding tends to indicate that younger couples with children, unable to afford buying a house will most likely resort to renting a single family dwelling. A further breakdown of rental units into those occupied by unrelated persons and immediate family members supports this analysis. 42% of the population residing in rented single family dwelling units occupied by immediate family members were 18 years of age or less.

9) Only 28% of the single family dwelling residents sampled had been living at their present address less than 2 years compared with 53% for converted house residents, 57% for self-owned apartment residents and 55% for rented apartment residents.

B. CONVERTED HOUSES

1) The household income level was lowest for the converted house population. The average household income range for households residing in this type of dwelling was $6,000 - $7,999 with an average income tendency of around $7,760 per year. Average incomes of single family households and rental apartment households were both in the $8,000 - $9,999 range. They indicated average income tendencies of $8,260 and $8,740 per year respectively. The highest average income was exhibited by the self-owned apartment population which had an average income range of $10,000 - $11,999 per year with incomes tending to average around the $11,000 per year mark.

2) The converted house unit appears to fill the accommodation needs of a variety and mixed array of persons ranging from the teenaged tenant to the retired person. The population renting a dwelling unit in a converted house has a number of prominent characteristics which support this statement:

a) The converted house rental unit resident has the shortest length of residence. The survey sample average was 2.3 years.

b) The average household income range for the converted house unit, both owner-occupied and tenant-occupied, was the lowest of the four dwelling type samples averaging $6,000 - $7,999 per year. A large 38% of the sample had household incomes under $6,000 per year.

2) c) The occupants of converted house rental units are young adults averaging on the low side of the 19-24 years of age range. Residents of owner-occupied converted house units average a considerably higher 35-49 years of age. This low average occupant age level is also applicable to residents of rented single family dwellings.

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d) The chief wage earners of converted house dwelling units were on the whole less formally educated than those residing in the other three types of dwellings. A lower percentage (54%) of the converted house - chief wage earners, it appears, have had further education beyond the High School level.

e) The converted house sample had the lowest percentage of family households with only 37% of the dwelling units surveyed living with members of the immediate family. This sample had the highest percentage (21%) of persons living with friends and sharing expenses.

C. OWNER-OCCUPIED APARTMENTS

1) The high average age level associated with self-owned apartment units, coupled with the fact that a high percentage (18.4%) of the heads of households are retired, supports the theory that today elderly persons are more likely to sell their homes and move into self-owned apartments.

2) A very high percentage (88%) of owner-occupied apartment units are owned by persons who prior to moving to their present address had lived in the Kitsilano area (33%) or other Vancouver or suburban location (55%).

3) The ability of self-owned apartments to attract residents with professional and highly skilled occupations gives it the highest average household income level of the four dwelling types; $10,000 - $12,000 per year.

D. TENANT-OCCUPIED APARTMENTS

1) Residents of apartmental building rental units had the highest average age level (25-34 years of age) of the three different rental unit types.

2) The average length of residence of the tenant-occupied apartment unit was 3.7 years. Only owner-occupied single family dwellings and converted houses had a longer residency average.

3) Tenant-occupied apartment units, while the most numerous type of dwelling unit, are on the average the smallest, averaging 4.1 rooms and 1.1 bedrooms per unit. Only 10% of the total number of occupants were 18 years of age or less. Representation of this age grouping was second lowest of the four dwelling types with only owner-occupied apartment units having a lower percentage (5.4%).

4) Corresponding to the small tenant-occupied apartment unit size is the small household size of 1.8 persons per unit, which in turn accounts for an average accommodation ratio of 0.46 occupants per room and 1.59 occupants per bedroom in rent shared units and 0.37 occupants per room and 1.41 occupants per bedroom in units shared by members of the immediate family.

5) The chief wage earner of the tenant occupied apartment unit tends to be the most highly educated. 31% were college graduates compared to a distant 23% for the second ranked owner-occupied unit. However, the average household income was approximately 26% higher for the household residing in an owner-occupied unit; $10,000 - $12,000 per year.

6) The rented apartment resident is very likely a person who lived either in another part of Canada (18%) or outside of Canada (10%) prior to their present address. The only other sample which showed this situation to any degree was the converted house resident (16%). "

Mr. M. Egan, Director of Social Planning, reviewed the report with the Committee and concluded that if people on moderate income were going to live in the Kitsilano area massive housing subsidies would be required.

At this point in the meeting Alderman Boyce came back.

Mr. Egan further advised that in addition to the needed housing subsidies the City should try to acquire existing structures and preserve them. The Chairman advised that the City had just applied for $6.8 million to do just this.

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RESOLVED,

THAT the City Manager's Report dated October 1, 1975, entitled 'Kitsilano RM-3A Conversion Survey' be received.

RECOMMENDATION :

3. Proposal Calls - Hostel Housing in the Downtown Eastside

Pursuant to discussions with the Standing Committee on Housing and Environment, and City Council, proposals were received for the construction of hostel accommodation under a turn key agreement on the lands provided by the proponent.

A City Manager's Report dated September 25, 1975, entitled 'Proposal Calls: Hostel Housing Downtown Eastside' was submitted for the Committee's consideration.

In this report, which is on file in the City Clerk's Office, the Director of Housing stated in part :

"Two proposals were received and they contain the following elements:

PROPOSAL #1 - A 4-storey building containing 108 units (107 hostel units plus 1 caretaker's suite.) This proposal was submitted for the S/E corner of Dunlevy Avenue and Alexander Street. This property is described as Lots 1 - 6, Block 41, D.L. 196, New Westminster District. The present proposal provides for a F.S.R. of 1.83±. The total cost of the development is $1,782,115, or approximately $16,502/unit.

PROPOSAL #2 -

(i) The original proposal provided for a 9-storey building containing 97 units (96 hostel units plus 1 caretaker's suite) on lands immediately to the west of Oppenheimer Lodge. The land is described as Lots 7 - 9, Block 57, D.L. 196. This proposal provided for a F.S.R. of 3.23±. The total cost of the development is $1,634,440, or approximately $16,850/unit.

(ii) Negotiations took place with the proponent and the proposal was subsequently amended to a 7-storey building containing 85 units on property described as Lots 3, 4 & 5, and W½ of Lot 6, Block 57, being on the S/S Cordova Street just east of Dunlevy Avenue. The F.S.R. in this amended proposal is 2.87± and is now estimated to cost $1,562,110, or approximately $18,377/unit.

Under proposed CD-1 zoning, Proposal #1 could be increased in height and in the number of units. On the basis of increasing the height one additional floor, the cost of the development would increase to approximately $2,246,000 for 140 units, or approximately $16,043/unit. In the event that the building height is increased to 6 storeys containing 172 units, the total cost is approximately $2,710,000, or $15,756/unit. "

In reviewing this report with the Committee the Director of Housing advised that the Planning Department considered Proposal #1 to be appropriate in terms of location and general form of development and agreed to meet with the community to solicit their views. However, with regards to Proposal #2 the Planning Department felt that not only was the design and scale inappropriate in this location, it was pointed out that this is an important central location and required careful analysis re: community needs. They therefore proposed that the proposal not be pursued.

Ms. Dorothy Jan of the Planning Department advised that four storeys for Proposal #1 was the most suitable, however, the project could go to five storeys with a roof garden.

Mr. M. Geller of C.M.H.C. emphasized that C.M.H.C.'s priority is family housing in the downtown eastside area, and that the City

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should look at the potential of both new construction and conversion housing. The Chairman advised that no family housing projects had been prepared for this year, however, the above two hostel housing projects were ready and could go ahead as soon as funding had been approved. Family housing proposals will be prepared for next year.

When discussing Proposal #2 the Committee agreed that housing was very badly in need in this particular area.

RECOMMENDED,

A. THAT Council approve the construction of a six-storey hostel housing project on the site of the south-east corner of Dunlevey Avenue and Alexander Street, being Lots 1-6, Block 41, D.L. 196, subject to approval of the Antoinette Lodge Steering Group.

B. THAT Council approve construction of a seven-storey hostel housing project on the property described as Lots 3, 4, and 5, and the west half of Lot 6, Block 57, being on the south side of Cordova Street just east of Dunlevy Avenue. This building would contain 85 units and have a floor space ratio of 2.87 ±.

(Aldermen Boyce and Cowie are recorded as voting against this recommendation.)

4. 1975-76 Housing Program

The Committee considered a letter dated September 8, 1975, from the Director of Housing to the Department of Housing in Victoria regarding the 1975/76 Housing Program. The letter, which is on file in the City Clerk's Office, stated in part:

" RE: 1975/76 HOUSING PROGRAM

Pursuant to our recent discussion, this will advise that this Corporation's tentative and current non-market family rental housing program contains the elements as indicated and appears to be of the following nature:

(See following page) . . .

A. DEVELOPMENT ON LANDS OWNED AND/OR ASSEMBLED BY CITY OF VANCOUVER

LAND LOCATION	ACREAGE	DENSITY/ ACRE	TOTAL # UNITS	TOTAL DEVEL-OPMENT COSTS	ARCHITECT	TYPE OF HOUSING
*1. 2nd Ave & Wallace St	3.5	18	63	$2,835,000	John Keith King	2/3/4 Bed. Townhouse-Apt.
2. Boundary Rd-Price St-Tanner	4.2	18	75	3,375,000	Neil Pelman	2/3/4 Bed. Townhouse-Apt.
*3. 46th Ave & Arlington St	4.8	18	86	3,870,000	Ron Howard	2/3/4 Bed. Townhouse-Apt.
4. Foster Ave & Euclid Ave	1.8	18	32	1,440,000	Romses Kwan & Assoc.	2/3/4 Bed. Townhouse-Apt.
5. Commercial Dr & Findlay St	1.5	18	27	1,215,000	Britannia Design	2/3/4 Bed. Townhouse-Apt.
6. Nanaimo St & Vanness Ave	1.7	18	30	1,350,000	Zoltan Kiss	2/3/4 Bed. Townhouse-Apt.
7. Walker St & Copley St	.9	18	16	720,000	--	2/3/4 Bed. Townhouse-Semi-det
8. Hoy St & Moscrop St	1.4	18	25	1,125,000	--	2/3/4 Bed. Townhouse-Apt.
9. 2nd Ave-Maple St-Cypress St	100x120		12	540,000	--	2/3 Bed. Apt.
TOTAL			366	$16,470,000		

B. DEVELOPMENT ON LANDS PURSUANT TO "PROPOSAL CALL" - PROPOSALS NOW UNDER REVIEW AND CONSIDERATION

1. Downtown Eastside, S.E. corner Dunlevy & Alexander Sts	150x120		140	$2,246,000	Waisman Architectural Group	Hostel Apt.
2. Downtown Eastside, S/S Cordova St - East of Dunlevy Ave	87.5 x 122		85	1,562,000	--	Hostel Apt.
3. 8570 Ash St at Marine Dr	2.1	15	31	1,395,000	Jim Butler	3 Bed. Townhouse / 3 Bed. Semi-detached
4. 14th Ave - Main St - Ontario St	133x132		12	540,000	--	
5. 41st Ave & Oak St	152x282		100	4,000,000	Jim Butler	2/3 Bed. Apt.
TOTAL			368	$9,743,000		
GRAND TOTAL			734	$26,213,000		

* To be developed jointly with a co-operative.

In bringing this matter to your attention, we wish to advise that the program contains the following assumptions:

1.) that the lands can be rezoned (where the rezoning is required) to permit the densities, scale and form of development proposed for each site.

2.) that adequate and appropriate funding will be available from both C.M.H.C. and your department as it concerns the capital funding/subsidy. It is proposed to develop these housing units under Section 15(1) of the N.H.A.

3.) that subject to an acceptable design, the densities of 18 units to the acre would be an acceptable form of development for family housing.

Insofar as the matter of rezoning is concerned, consultant architects have been appointed for those sites as indicated. Where no architect has yet been appointed, an appointment will be made at the appropriate time. Community meetings have already been held in some instances to discuss the potential development and to solicit their approval and concurrence therein. Community meetings are being scheduled to discuss development for the remainder of the sites.

It is also noteworthy to mention that some of the sites which have been assembled by the City of Vancouver are vacant and are owned by the City. In some instances, some assembly is still required in order to consolidate an acceptable housing site. All purchases and assembly is being undertaken by the City's Property and Insurance Division.

Your attention is drawn to the fact that in two instances we propose to develop a site jointly with a co-operative. One can expect that in the event the City does not proceed with development on the lands, that the lands might then be made available to a co-operative for family housing development. This is an area which I believe has possibility, and should be recognized and could be explored at the appropriate time. The effect of such an alternate should clearly demonstrate that development of the lands for family housing have great potential; with adequate and appropriate funding can therefore be put into the market for development almost immediately.

I hope that this information provided will assist you, and clearly indicates the needs of this Corporation concerning capital commitments for our current housing program. This commitment of funds will assist us and enable us to proceed with some degree of certainty and thereby assure ourselves that our planning efforts will be reasonably successful."

RECOMMENDED,

THAT the 1975/76 Housing Program as outlined by the Director of Housing in the amount of $26,215,000 be approved.

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5. Tax Exemption - New Senior Citizen Housing Projects

The Chairman submitted a letter dated September 23, 1975, which is on file in the City Clerk's Office, and stated in part:

"Council on January 21, 1975, when considering a City Manager's Report dated January 17, 1975, re the above matter passed the following motions:

"THAT new senior citizens housing developments be tax exempt and be handled on an annual basis;

FURTHER THAT the recommendation of the City Manager contained in this Clause be approved, and therefore, the officials be instructed on the basis of the recommendations set out in the report."

I bring this matter before you today in order that we may decide what to recommend to Council for the years 1976 and beyond."

Following discussion, it was

RECOMMENDED,

THAT all new senior citizen housing projects be tax exempt.

INFORMATION :

6. Kitsilano Housing Society

Representatives of the Kitsilano Housing Society were present to discuss a "Buy Back Kitsilano Fund" proposal. They submitted a brief outlining this proposal. This brief, which is on file in the City Clerk's Office, highlighted the following points:

"The Kitsilano Housing Society incorporated as a non-profit society in Victoria on February 28, of this year, has developed an innovative program to house families on low and moderate incomes at very little cost to the taxpayer. The program is called "Buy Back Kitsilano" and is a method by which the resources of the community both financial and human can be used co-operatively to acquire, rehabilitate, and operate rental accommodation that would otherwise be demolished. The "Buy Back Kitsilano Program" known as BBK offers the advantages of:

- self-help
- financially self-supporting
- enhances the feasibility of the neighbourhood improvement program
- provides in the community
- perserves the present socio-economic mix
- lends itself readily to the use of infill
- provides twenty times the return on the dollar

According to the United Housing Foundation the present cost per unit for new construction is $35,634 in the City. Since land values in Kitsilano are higher than average this means that new construction in Kitsilano would be more than $35,634 per unit with other factors remaining constant.

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The BBK acquisition costs us $14,574 per unit or about 2/5 of the price of new units. Even after renovations were added on we will still have accommodation costing less than half the price of new construction. By using long term debts to maximum advantage we have been able to multiply the 50% savings by a leverage factor of ten, yielding a buying power of twenty times on each dollar invested.

Suites we own which are presently occupied by families on welfare will be designated for these purposes so that if a vacancy occurs only another family on welfare will be selected. We intend to reserve at least 25% of the suites for families on assistance or senior citizens. We would like the City to join us in enlarging the scope of the BBK program in order to aid more members of our community and obtain secure housing at a reasonable cost. We RECOMMEND therefore that the City agree to give to the Kitsilano Housing Society a long term loan of $100,000 at moderate interest rates. This loan to be invested through the BBK fund in low-cost housing through which we can attain a multiplier factor of twenty. Our society will acquire approximately 60 units and designate one-quarter of them for families on assistance and senior citizens. Furthermore we RECOMMEND that the City foregive a portion of the loan in direct proportion to the number of units designated for families on assistance and senior citizens."

Following discussion on this brief, it was

RESOLVED,

THAT the proposal outlined above be received and referred to the Director of Finance for report back to the next meeting of this Committee.

RECOMMENDATION:

7. Housing Site - 2nd Avenue and Sasamat Street

Council on September 16, 1975 when considering a report of the Planning and Development Committee dated August 28, 1975, regarding the above matter, passed the following motion:

"That Community Builders Ltd., and the City proceed with joint or separate subdivision of approximately 20 single-family lots, measuring approximately 55 feet by 115 feet, and city-owned property at 2nd Avenue and Sasamat Street to be subdivided to provide 10 single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the approving officer."

The Committee felt that in view of the existing open space surrounding this area, Council should rescind its above motion and reconsider the type of housing to be developed on this site.

RECOMMENDED,

THAT Council rescind its above noted motion of September 16, 1975, and reconsider the type of housing to be developed on the site at 2nd Avenue and Sasamat Street.

NOTE FROM CLERK:

- Rescinding motion requires affirmative vote of 2/3rds of Council members present.

- With regards to the above Council motion of September 16, 1975, please be informed that Community Builders Ltd. has submitted an application to subdivide both their property and city-owned property into 36 lots.

The meeting adjourned at 3:21 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 251-3

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

October 9, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 9, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Mayor Phillips Ald. Bowers, Kennedy, Marzari, and Sweeney
ALSO PRESENT:	Ald. Boyce
CLERK:	G. Barden

RECOMMENDATION

1. Consideration of Results of Plebiscite on 1976-80 Five Year Plan.

The Chairman stated that the Plebiscite on the 1976-80 Five Year Plan failed for a second time in one year with a total of 55.1% against. He felt that this is a strong indication from the public that it is concerned over Government spending and rising costs and a thorough and harsh examination on future spending should be carried out. He advised that he had a meeting with the Mayor, City Manager, and the Director of Finance to discuss what options are available and the following four options were outlined:

1. Present the same plan again as soon as possible in a separated ballot form.

2. Present the same plan or a further reduced plan on a separated ballot at the time of the 1976 election.

3. Present only a public works plan in November 1976.

4(a) Proceed on a "pay as you go" basis for the next few years.

(b) Re-examination of present commitments and priorities in 1976 Capital Program.

(c) Consideration of what projects, street improvements, fire and police and basic engineering, must be regarded as critical and how they could be financed.

(d) A slowing down and phasing of park development and re-consideration of priorities over the next few years.

The Mayor stated that it was his feeling that if the vote was close a re-submission would be acceptable but if it was not close it was a message from the public to change our thinking. He stated it is his inclination to cut back on our expenditures and proceed on a "pay as you go" basis. This could always be revised if a year from now things seemed different, then we could re-submit a borrowing plan. He stated he wished to sound out the feelings of the Committee to ascertain if there is any urgency to submit a new plebiscite immediately.

Cont'd.

Report to Council
Standing Committee of Council
on Finance & Administration
October 9, 1975

Clause No. 1 Continued.

Alderman Bowers submitted a report dated October 9, 1975 giving an example of a "pay as you go" plan.

City officials favoured re-submission of a four part ballot as soon as possible. They felt there would be a scramble for the funds under a "pay as you go" plan with Aldermen favouring different projects. Also, a Five Year Plan provides for smoother and more efficient operation of the City because it allows planning ahead the projects that are to be done.

Following further discussion, the Committee favoured option No. 4 and it was

RECOMMENDED

A. THAT the Director of Finance report on a "pay as you go" plan taking into consideration potential sources of funds and the City's debt charges pattern.

B. THAT a special committee consisting of the Chairman, City Manager and the Director of Finance report to the Finance Committee as soon as possible on ways and means of implementing a "pay as you go" plan for essential capital projects, including consideration of priorities to be given projects, in particular over the year 1976, and explaining consideration beyond that, including timing when such projects should proceed.

Commissioner May Brown urged that the Park Board be given an opportunity to study their priorities and submit a list to Council prior to any commitments being made for park and recreation funds.

2. 1975 Tax Billing.

This matter was deferred to the next meeting because of time restrictions.

The meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 253-4

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 9, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 9th, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 3 & 4)

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Economic Implications of Heritage Designation

The Committee considered a memorandum dated 6th October 1975 from the Secretary of the Vancouver Heritage Advisory Committee, advising that the Heritage Committee is currently involved in the study of a comprehensive report prepared by the Planning Department on the economic alternatives for owners of heritage designated buildings and requesting that when this matter is dealt with by the Planning & Development Committee, a member of the Heritage Committee be permitted to speak to the matter.

RESOLVED

THAT the memorandum from the Secretary of the Vancouver Heritage Advisory Committee be received and the Heritage Committee advised that one of its Members is welcome to attend the meeting of the Planning & Development Committee at which the subject of economic implications of heritage designation is considered.

RECOMMENDATION AND CONSIDERATION

2. Grandview-Woodland Area Planning

The Committee considered a report of the City Manager dated 18th September 1975 (copy circulated) wherein the Director of Planning outlines the Planning Department's progress to date in establishing the Grandview-Woodland Area Planning programme and requests approval for additional staff to complete the Grandview-Woodland Planning Team. Messrs. Youngberg - Associate Director Area Planning, D. Janczewski and W. Buholzer of the Planning Department, advised of the problems in the Grandview-Woodland area and the need for support staff for the Area Planner.

The Committee discussed the formation of the Citizens Committee and Mr. Buholzer advised that the interim Committee would make recommendations on the composition, selection procedures and terms of reference for a Grandview-Woodland Planning Committee which would be presented to the Planning & Development Committee for their endorsation.

After discussion, the Committee

RECOMMENDED

THAT the arrangements outlined in the report of the City Manager dated 18th September 1975 regarding the location of the Grandview-Woodland Local Area Planning staff at the Information Centre, Britannia Community Centre, be endorsed.

Continued on Page 2. . .

Clause No. 2 Continued

The following motion was put and resulted in a tie vote and is therefore forwarded by the Committee for the CONSIDERATION of Council:

> THAT programme priorities be adopted within the Planning Department so that the Grandview-Woodland Area Planning Programme may proceed without additional staff.
>
> (Ald. Cowie and Harcourt wished to be recorded as opposed to the motion.)

RECOMMENDATION

3. Champlain Heights - Areas E and F

The Committee considered a report of the City Manager dated 6th October 1975, wherein the Director of Planning advised that on 31st July 1975 the Standing Committee on Planning & Development recommended

> "THAT a Consultant be hired at an estimated cost of $25,000, the City's share of which will be part of the front end expenditures for the development of Areas E & F of Champlain Heights, subject to the School Board agreeing to pay 50% of the cost."

Council approved the recommendation on 12th August 1975 and added the following:

> "THAT the City's funds be advanced from Contingency Reserve and reimbursed from the sale of prepaid leases in the area."

In a letter dated 23rd September 1975, Mr. J. E. Robertson, Head of Business Administration of the School Board, advised that the Board, at its meeting of 16th September 1975, approved the following recommendation of their Building & Planning Committee:

> "THAT the Board cooperate in the planning process for Champlain Heights Areas "E" and "F", provided that the City pays the total cost of the programme as was done in the case of the Britannia Community Services Centre project."

The Director of Planning advised that two alternatives were available:

a) Subdivide a portion of the land for a High School and Elementary School, and ask the School Board to proceed with school designs.

b) The City put up the full amount of consultant fee.

and recommended that the City pay the total cost of hiring a consultant.

The Committee

RECOMMENDED

> THAT the City pay the total cost for hiring a consultant to prepare site plans for the Community Services Centre in Champlain Heights; funds to be advanced from Contingency Reserve and reimbursed from the sale of prepaid leases in the area.

Continued on Page 3. . .

INFORMATION

4. Status of Rezoning Applications

Alderman Harcourt advised that on 19th June 1975, the Committee heard a presentation from the Zoning Administration Group of the Planning Department with respect to rezoning applications. After discussion, the Committee felt that ways of reducing the time taken for processing rezoning applications should be investigated and the results reported back to the Committee. As a considerable time has elapsed, he requested that the status of outstanding rezoning applications be made available for the next meeting of the Committee.

The Committee

RESOLVED

THAT the Director of Planning be instructed to report to the next meeting of the Committee (16th October 1975) the status of outstanding rezoning applications.

The meeting adjourned at 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 254-5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VIII

October 9, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, October 9, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. 3371 Findlay Street

The Committee had before it for consideration a Manager's report dated October 2, 1975 in which the Medical Health Officer reported on the condition of this building as requested by the Community Services Committee on July 31, 1975.

The report quoted the Medical Health Officer, in part, as follows:

"Repair and redecoration to all suites have been completed to the satisfaction of this Department. Repair to the roof has been completed. Cleaning of walls and ceiling in hallway is also completed. Pest control vigilance is still being maintained. Mrs. Louie is now considering a general facelift to the exterior of the building, for which tenders are now being sought. The exterior yard will also be included in improving the appearance of this site.

Since taking control of the premises, Mrs. Louie has co-operated well and made steady progress. I am inclined to believe she will honour her stated obligation. This Department will now only be concerned with observing future maintenance."

A representative of the Medical Health Officer told the Committee the Health Department will continue to inspect this building.

Mrs. Eileen Louie, owner of the building, was present.

Following discussion it was

RESOLVED

THAT the Manager's report dated October 2, 1975 on 3371 Findlay Street be received and the owner of this building be thanked for co-operating with the City Health Department in bringing her building up to standard.

Cont'd . . .

2. Nelson Place Hotel - Police Report on Beer Parlour

The Community Services Committee at its meeting of July 31, 1975, resolved:

"THAT the Police Department report on the management and operation of the Nelson Place Hotel beer parlour in two months, such report to include the previous history of this beer parlour's operation."

The Committee had before it for consideration a report (circulated) dated September 11, 1975 from the Investigation Division of the Police Department.

Appearing before the Committee this date were the owner of the Hotel, Mr. D. Poll; the Manager of the beer parlour, Mr. G. Apopodopolous and their lawyer, Mr. B. Wicks.

Representatives of the Police Department had been invited to attend but were unable to send a representative.

There was considerable discussion on this matter with Mr. Wicks defending the operation of the beer parlour and explaining the various problems and difficulties encountered in operating a beer parlour.

It was revealed during discussion that this beer parlour had been closed by the Liquor Administration Branch on the Thursday, Friday and Saturday immediately preceeding this Committee meeting.

However, the Committee noted it could not properly reach a recommendation without hearing directly from the Police Department and it was

RESOLVED

THAT the Police Department report on the Nelson Place Hotel beer parlour dated September 29, 1975 be deferred for two weeks and that the Police Department be asked to appear before the Committee in two weeks with an up-to-date report on the operation of this particular beer parlour.

RECOMMENDATION

3. Night Time Emergency Shelter for Persons With Emotional Problems

The Committee had before it for consideration a Manager's report dated September 24, 1975 (circulated) which was in response to the following recommendations of the Community Services Committee meeting of August 28, 1975:

"RESOLVED that the Social Planning Department:

(a) locate a further 10 beds within existing facilities for use of emergency night time psychiatric patients;

(b) organize a meeting with the various agencies in this field and the Crisis Centre to establish an index of beds and set up a co-ordination of their services;

(c) acquire in writing the criteria admission from each agency and arrange a meeting of the funding bodies and report back to the Community Services Committee."

Cont'd . . .

Clause #3 continued:

During discussion the Chairman of the Committee advised he spent a night with a member of the Social Planning Department visiting the various agencies which deal with persons in emotional difficulties and as a result is in agreement with the recommendations of the Director of Social Planning contained in the Manager's report.

A representative of Lookout, an agency which deals in this field, stated Lookout can provide six beds now and possibly can add four more in the near future.

Following consideration the Committee

RECOMMENDS

THAT the following recommendations of the Director of Social Planning as contained in the Manager's report dated September 24, 1975 be approved:

(a) THAT a grant be made to Lookout for $3,156 to cover the cost of six emergency beds for a three-month period;

(b) THAT the Social Planning Department report to the Community Services Committee at the end of the three-month period on the co-ordination of all emergency beds and their use and also on the matter of funding by the Vancouver Resources Board.

The meeting adjourned at approximately 4:30 p.m.

* * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 255-6

IX

PART REPORT TO COUNCIL
OFFICIAL TRAFFIC COMMISSION

OCTOBER 1, 1975

A meeting of the Official Traffic Commission was held on Wednesday, October 1st, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P. M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. J. Moodie, for City Manager
Ms. B. McKinley, Vancouver Safety Council
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Supt. R. Cray, Vancouver Police Department
Mr. N. Divinsky, Vancouver School Board

ALSO PRESENT: Mrs. E. Robinson, Vancouver Parent-Teacher Council

ABSENT: Mr. C. S. Fleming, Director of Legal Services

CLERK: G. Barden

Adoption of Minutes

The minutes of the meeting of the Official Traffic Commission of 3rd July 1975, were adopted.

INFORMATION

1. "Resident Parking Only" Zones in the Vicinity of Nanaimo and Kingsway

The Commission had for consideration the following report dated 16th September 1975, from the City Engineer:

" On July 22, 1975, City Council adopted the recommendations of the Official Traffic Commission that:-

THE matter of "Resident Parking Only" signs in the vicinity of Nanaimo Street and Kingsway be deferred until the Engineering Department observes parking densities around the Eldorado Hotel in the evening; for report back to the Commission.

FURTHER, THAT residents in the area be advised of their rights to telephone the Police Department to have the "three hour By-law" enforced between the hours of 8:00 a.m. and 6:00 p.m.

A licence plate parking survey was carried out around the Eldorado Hotel on a Friday and Saturday evening, between the hours of seven and ten o'clock. The survey showed a low to normal parking density in the area, with the majority of on-street parked vehicles belonging to the residents of the surveyed area. During 'peak' pub hours of the Eldorado Hotel, no great increase of non-resident on-street parking took place. It appears that the hotel parking facilities are accommodating the heavier weekend crowds with virtually no hotel patrons utilizing adjacent residential streets.

Further, the local residents of that area have, by letter, now been made aware of the "three hour By-law" and have been advised of their right to telephone the Police Department for enforcement of the By-law. "

Continued on Page 2. . .

Clause No. 1 Continued

The residents complained that the survey was done during a strike of the beer truck union which did not give a true picture of the situation. They requested that another survey be done when the patron parking at the El Dorado Hotel is back to normal. The Chairman requested that the residents call her when they would like the survey to be done.

After further discussion, it was

RESOLVED

THAT the City Engineer's report be received and further consideration of this matter be deferred pending a further survey.

RECOMMENDATION

2. Pedestrian Signal and Bus Stop Request on 49th Avenue at Killarney Street

The Commission had for consideration a report dated 17th September 1975, from the City Engineer (copy circulated), advising that a pedestrian activated signal is warranted at 49th Avenue and Killarney Street, and that the bus stops should remain unchanged. The delegation advised that an additional bus stop should be installed between the school and library as they claim there is a 1000 ft. gap between stops; otherwise, they requested that the present bus stops be relocated.

The Chairman noted correspondence from the following groups supporting installation of additional bus stops:

a) Killarney Champlain Citizens for Action Area Council
b) Killarney Secondary School
c) Contact Centre
d) Killarney Community Centre
e) Vancouver Public Library
f) Daisy Webster, MLA

The City Engineer advised that the present bus stop arrangement on 49th Avenue conforms to Council's policy, particularly the selective bus stop policy and far side policy. There are presently bus stops at Killarney Street west bound and Rupert east bound; these stops flank the school buildings and are only 300 ft. apart. The relatively short distance to walk from either stop to the community centre and school does not warrant additional stops.

Following discussion, it was

RECOMMENDED

A. THAT a pedestrian activated signal be installed at 49th Avenue and Killarney Street.

B. THAT the bus stops remain unchanged.

C. THAT the correspondence be received.

Continued on Page 3 . . .

3. Request for Resident Parking Zones in the 1700 Block Charles Street (Pofi Bar)

The Commission considered the following report dated 18th September 1975, from the City Engineer:

"The original request for Resident Parking Only zones from the residents of the 1700 block Charles Street, was received in February, 1974, shortly after the opening of the Pofi Bar. Investigation revealed that there was no warrant for the installation of Resident Parking zones and the applicants were so advised in April, 1974.

On July 25, 1974, a petition was submitted to the Standing Committee of Council on Social Services for resolution of various items related to the Pofi Bar, among these was a request for Resident Parking zones. This item was referred to the Official Traffic Commission; who at their September 11, 1974, meeting recommended:

(i) That the City Engineer's recommendation contained in his report dated September 5, 1974, that Resident Parking Only zones not be established in the 1700 block Charles Street, be approved.

(ii) That the matter be again reviewed next May and local residents be advised of this fact.

Council approved this recommendation on September 24, 1974.

In the interim, the other complaints have been dealt with by the Standing Committee of Council on Social Services.

In April 1975, the owners of the Pofi Bar were advised that in order to renew their business licence, they would be required to relocate their entrance from Charles Street to Commercial Drive within thirty (30) days. At a meeting on May 13, 1975, City Council granted a sixty (60) day extension to complete the renovations.

Also in May 1975, and in accordance with Council's instruction of Sept. 24/74, the matter of R.P.O. zones in the 1700 block Charles was reviewed. This showed that the situation was virtually the same as in the last two investigations. Parking densities in the block being 53% to 60% with space usually available on both sides of the street. In these circumstances, there was not a warrant for establishment of R.P.O. zones, particularly since about half the vehicles observed belonged to the residents themselves. Further, there are lanes on both sides of Charles Street and most residences have spaces available off these lanes. A report was not submitted at that time pending some experience following the relocation of the entrance.

In September, 1975, following the relocation of the Pofi Bar entrance the requirement for R.P.O. zones in the 1700 block Charles Street was again reviewed. Observations revealed an increase of 15% in parking densities, from an average of 55% to 70%. This increase may be attributed to the renovations that were undertaken while the entrance was being relocated. These alterations have increased the capacity of the Pofi Bar and consequently attracted more patrons. Notwithstanding this additional patronage, parking spaces are still available on both sides of the street.

It was further noted that patrons were also parking in the 1600 block Charles Street (which has residences on the south side only) and the 1200 and 1300 blocks of Commercial Drive (which is commercially developed). There was no warrant for R.P.O. in the 1600 block Charles Street and Commercial Drive has signed parking time limits."

Following discussion, it was

RECOMMENDED

THAT the Resident Parking Only zones not be established in the 1700 Block Charles Street.

Continued on Page 4. . .

4. 33rd Avenue at Granville Street

The Commission considered a report dated 2nd September 1975, from the City Engineer (copy circulated) on the question of improving the "tight" turning radius from Granville Street onto 33rd Avenue.

The City Engineer advised that the pavement on 33rd Avenue could be widened to 42 feet for a distance of 150 feet on either side of Granville Street. This widening would cost $35,000.00 and since there are no existing curbs and gutters east of Granville Street, that portion of the work would be assessed against the property owners through local improvement procedures.

The Commission agreed that the City Engineer should survey local residents regarding the widening which would require removal of three 10-inch diameter trees on the north side of 33rd Avenue east of Granville Street and three small trees on the north side west of Granville Street. The Commission felt the cost of the widening should be borne by the City at large, since 33rd Avenue is an arterial street.

Following further discussion, it was

RECOMMENDED

A. THAT the cost of widening 33rd Avenue at Granville Street be borne by the City.

B. THAT the City Engineer be instructed to survey residents two blocks east and west of Granville Street on 33rd Avenue on the proposed widening, advising that the work would not be done under local improvement procedures,

5. Oak Street Bridge: Ramp for E/B to S/B Traffic from S.W. Marine

The Commission considered the following report dated 18th September 1975 from the City Engineer:

"The Marpole-Oakridge Area Council has made presentations to the O.T.C. concerning the need for the E/B to S/B access ramp to the Oak Street Bridge.

The Traffic Division has made a very preliminary examination of the design of such a ramp and identified a number of constraints and problems related to the provision of this ramp as an addition to the existing structure.

For example, to minimize the impact on adjacent properties, the ramp should be as steep as possible. However, a steep ramp would create a difficult and hazardous merge because of the resultant slow speed of trucks merging with the fast traffic already on the bridge.

A ramp could result in access limitation to properties south of Marine Drive because Oak south of Marine would probably have to be closed.

The problems may be minimized by the expenditure of sufficient money.

Our brief review of this problem suggests there is benefit in the provision of this ramp provided the problems noted above can be minimized. Further detailed engineering study is required to provide definitive information."

Continued on Page 5. . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

A. THAT the Mayor, on behalf of Council, request the Provincial Government to do the necessary design studies and construct an E/B to S/B access ramp to the Oak Street bridge as soon as possible, providing the benefits outweigh the disadvantages (with copies to the Minister of Recreation & Conservation and Ms. Daisy Webster, MLA, and the Marpole-Oakridge Area Council).

B. THAT the Provincial Government also be requested to maintain appropriate liaison with the City officials during such design study.

6. Use of Certain Vancouver East Streets as Truck Routes

The Commission had for consideration a letter dated 20th September 1976 from the Hastings Sunrise Action Council advising that the following motion was passed by them on 17th September 1975:

"Whereas the influx of the projected number of additional trucks (250 - 5 axle units) will add greatly to the already overcrowding on these streets; and

"Whereas additional noise and fume pollution will result to the surrounding residential community; and

"Whereas the additional traffic will result in additional hazards to pedestrians and school children crossing these streets;

Therefore be it resolved that this meeting of 250 citizens held September 17, 1975 at Hastings Community Centre, unanimously demand that immediate steps be taken by the 3 levels of Government representatives to initiate talks for the purpose of joint action on truck routes and goods movement to ensure minimal disruption to the existing residential community.

And further to discuss cost sharing the construction of these routes.

And further this organization be kept advised of the negotiations."

The Chairman advised that a Report Reference will be heard on Vanterm at the next meeting of City Council and the Commission felt a request for such a meeting should go forward to Council at that time.

Following further discussion, it was

RECOMMENDED

THAT City Council request a meeting, as soon as possible, of the three levels of Government to discuss Vanterm and implications to residents in Vancouver East.

Continued on Page 6. . .

INFORMATION

7. Stop Signs at Semlin Drive and Pender Street

Mr. Geoffrey Weyman submitted a petition dated 27th September 1975, requesting a stop sign at Semlin Drive and East Pender Street because of the many accidents there each month.

Following discussion, it was

RESOLVED

THAT the petition be received and the City Engineer be requested to investigate this matter and report back.

8. 72nd and Osler Traffic Problems

Mr. E. Ruddell of the Marpole-Oakridge Area Council circulated a letter dated 29th September 1975, advising that buses and other heavy vehicles are still using Osler Street to get to Oak Street bridge. They proposed that an island be installed across the centre on 72nd Avenue at the intersection of Osler Street to restrict non-resident traffic from using this route. They advised they are conducting a survey of local residents in regard to this proposal.

Following discussion, it was

RESOLVED

THAT the letter be received and the City Engineer be requested to investigate this matter and report back.

9. Bureau of Transit Meeting

The Chairman advised that she has been endeavouring to set up a meeting with the Bureau of Transit and citizens of Killarney/ Champlain Heights area to discuss traffic problems in their area.

Following discussion, it was

RESOLVED

THAT the Commission sponsor such a ~~meeter~~ meeting to be held at the Champlain Heights Community School on Wednesday, 29th October 1975.

10. Joyce Loop Transit Problems

A letter dated 30th September 1975, from the Collingwood Elder Citizens Centre on Joyce Loop transit problems was submitted at the Official Traffic Commission meeting.

Following discussion, it was

RESOLVED

THAT the letter be received and referred to the Traffic Engineer for investigation.

Continued on Page 7. . .

11. Napier and Commercial - Cross-Walk

A letter dated 2nd September 1975 from the Britannia Community Services Centre was received requesting a cross-walk and pedestrian activated traffic light be installed as soon as possible to ensure safe access for children and the elderly coming to the centre.

Following discussion, it was

RESOLVED

THAT the letter be received and referred to the Traffic Engineer for investigation.

RECOMMENDATION

12. 57th Avenue Alignment

Alderman Boyce advised the Commission that a meeting had been held to discuss the possibility of extending 57th Avenue at Cambie easterly to connect up with 57th Avenue at Ontario. To make this connection, the Langara Golf Course would be affected.

It was suggested that the City Engineer contact the consultant doing redesign of the golf course caused by the housing development proposed at the north end.

Following discussion, it was

RECOMMENDED

A. THAT such a study for the re-alignment of 57th Avenue be undertaken.

B. THAT the City Engineer be instructed to contact the consultant for the golf course planning in order that input may be made relative to the alignment of 57th Avenue.

13. Traffic Safety Education

It was reported that the Vancouver Safety Council has applied for a L.I.P. grant to start an elder citizens traffic safety programme and they would like to extend this programme to include traffic safety education for school children.

It was suggested that Judge D. Jones be invited to discuss traffic safety education, the point system, impaired driving, etc. with the Commission. Mrs. McKinley agreed to circulate material on the point system to members of the Commission together with material on the safety programme prior to the meeting with Judge Jones.

The meeting adjourned at approximately 9:05 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 256-7

DISTRIBUTED MONDAY

3326

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

October 16, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 16, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1333 Burrard Street

The Committee had before it for consideration a Manager's report dated October 7, 1975 on the application of Mr. Fred Muhlbauer (Development Permit Application #71487) which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to alter and use a portion of the ground floor of this existing 2 storey private club building as a cabaret. This development is located in the downtown core area on the northwest corner of Burrard and Harwood Streets in the (CM-1) Commercial District (proposed rezoning to Downtown District - DD).

This development will maintain a public assembly area of approximately 1,749 sq. ft. The plan indicates there will be a maximum seating capacity for 125 persons.

The Director of Planning approved this application after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

The City Manager submits the foregoing report for the CONSIDERATION of the Standing Committee of Council on Community Services."

Appearing before the Committee on this matter were the applicant, Mr. F. Muhlbauer and a representative of the Planning Department who explained the development involves the applicant leasing a portion of the existing Royal Canadian Legion building at 1333 Burrard Street, from the Legion, and operating the Sunset Dance Cabaret which will cater to a middle-aged clientele. The Legion will continue to operate but on a smaller scale and with the new cabaret the total public assembly area will actually be less than now exists in the Legion itself.

Cont'd . . .

Clause #1 continued:

During discussion the Committee expressed some concern as to parking and traffic problems and the proximity of the proposed cabaret to the residential area but was assured by the Planning Department representative the application meets all applicable City regulations with respect to parking.

Mr. Muhlbauer told the Committee his cabaret will not be a rock-and-roll type of entertainment establishment and that he has 14 years experience in the restaurant business, most recently with Grouse Mountain and Hotel Vancouver.

He assured the Committee he has made arrangements with adjacent property owners for the necessary praking.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Fred Muhlbauer (Development Permit Application #71487) to operate a cabaret on the ground floor of 1333 Burrard Street.

NOTE: Following the meeting Mr. Muhlbauer presented the attached letter pertaining to parking arrangements to the Committee Clerk.

FOR COUNCIL ACTION SEE PAGE(S) 257

CITY OF VANCOUVER

SPECIAL COUNCIL - October 23, 1975

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 23, 1975, in No. 1. Committee Room, at 3.30 p.m.

PRESENT: Alderman Volrich (Chairman)
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, and Sweeney.

ABSENT: Mayor Phillips (On Civic Business)
Alderman Kennedy.

CLERK TO THE COUNCIL: R. Henry.

In the absence of the Mayor, it was agreed that Alderman Volrich assume the Chair.

Local Improvements on the Initiative.

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Alderman Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Street and Lane Lighting, on the Initiative.
Schedule No. 434.

The Court received from the Collector of Taxes, Schedule No. 434 listing a number of local improvement initiative projects at various locations. It was noted that projects Nos. 2, 8, 27 and 36 had been defeated by petitions received from more than one half of the owners, representing more than one half of the total assessed value.

The Tax Collector requested the Court to adjust the measurements of projects Nos. 10, 15, 18, 25 and 38, which the Court has authority to do under Section 511 of the City Charter.

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the measurements of projects Nos. 10, 15, 18, 25 and 38 be adjusted as detailed in the Tax Collector's statement, submitted to the Court this day.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Cowie
THAT Schedule No. 434, as submitted by the Tax Collector and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

COURT OF REVISION (Cont'd)

MOVED by Ald. Harcourt
SECONDED by Ald. Cowie
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt
SECONDED by Ald. Cowie
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure - Schedule 434.

The Council received the following representations speaking to the projects listed.

	Sch.No.	Project No.	
Mr. Lawson.	434	48	Re traffic in the lane and untidy condition caused by a commercial store.
Mrs. Nash.	434	57	Criticized method of notification. Suggested most property owners do not understand the proposed works.
Mr. Pruss.	434	28	Opposed, as the lane is sufficiently lit at present by street lighting.
Mr. Keefe.	434	89	Opposed to the proposed project.

The Assistant City Engineer advised that his Department will be reporting soon on amendments to the rates for residential properties as shown in the schedule.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT, excluding the West End area, where any single-family properties abut commercial areas, the cost of lighting lanes be apportioned to the commercial properties only.

- (deferred)

MOVED by Ald. Bowers
SECONDED by Ald. Boyce
THAT the foregoing motion be deferred to the next meeting of Council pending a report from the Director of Legal Services and the Director of Finance on the implications of this proposed policy change.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure
Schedule 434. (Cont'd)

The Council then considered the following report of the Deputy City Engineer, as submitted by the City Manager:

"GENERAL

Projects for lighting on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on October 23, 1975.

The projects are identified as follows:

Schedule	Item	Type
Initiative 424	1 to 27	Street Light Standard Projects.
	28 to 90	Lane Lighting Projects.

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
434	2,8 & 27.	Street Light Standard Projects.
	36	Lane Lighting Projects.

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1975 Lighting Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the 'Initiative Projects' in Schedule 434, except the defeated items 2, 8, 27 and 36 be undertaken.

The City Manager RECOMMENDS approval."

MOVED by Ald. Bowers
SECONDED by Ald. Boyce
THAT projects Nos. 57 and 58, Lanes south and north of Hastings Street from Garden Drive to Renfrew Street, be not proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT projects Nos. 2, 8, 27 and 36, having been defeated by petitions, be not proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the balance of the projects be deferred to the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure
Schedule 434 (Cont'd)

MOVED by Ald. Bowers
SECONDED by Ald. Bird
THAT the Director of Permits and Licenses be requested to investigate the condition of the lane east of Dunbar, between 27th and 29th Avenues, behind the commercial stores.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 4.30 p.m.

The foregoing are Minutes of the Special Council meeting (Court of Revision) of October 23, 1975, adopted on November 4, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 23, 1975

ADJOURNED PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 23, 1975, at 7:30 P.M. at the Strathcona Elementary School Gymnasium, 592 East Pender Street, for the purpose of continuing an Adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Downtown Eastside Rezoning

An application has been submitted by the Director of Planning to rezone the area generally bounded by Heatley Avenue, Alexander Street, the lane west of Main Street and the lane south of East Hastings Street; but excluding the blocks bounded by Main Street, Powell Street, Gore Avenue and the lane south of Cordova Street (known as Block 5, Plan 14664 and Lots 1-5 and 22-31, Block 4, All of D.L. 196) and also excluding the existing (CD-1) Comprehensive Development Districts located at the S.W. corner of Cordova Street and Jackson Avenue (known as Lots 10-16, Block 57, D.L. 196); South side of the 300 Block of East Cordova Street (known as Lots 10-14, Block 56, D.L. 196); and the North side of the 500 Block of East Cordova Street (known as Lots 25-28, Block 53, D.L. 196).

Present Zones: (RS-1) One-Family Dwelling District
(M-1) Industrial District
(M-2) Industrial District
(CM-1) Commercial District

Requested Zone: (CD-1) Comprehensive Development District

The application submitted to the August 7th, 1975 Public Hearing was approved by the Director of Planning with the CD-1 By-law permitting the following:

USES

(1) Residential uses (including new and conversions to dwelling units, sleeping units, housekeeping units, boarding houses, rooming houses and hotels).

(2) Institutional uses

(3) Park and Open Space

(4) Recreational uses

Continued on Page 2. . .

Clause No. 1 Continued

(5) Wholesale business

(6) Warehouse (general)

(7) Retail stores, businesses or undertakings as may be approved by the Director of Planning and including Bakery (retailing on premises only, not exceeding a total of 2,200 square feet of floor area), Barber and Beauty Shop, Billiard and Pool Hall, Launderette and Coin-operated Dry Cleaning and Restaurant (excluding a drive-in).

HEIGHT

Shall not exceed 8 storeys or 100' whichever is the lesser.

FLOOR SPACE RATIO

Shall in no case exceed 3.0.

RESTRICTION OF NON-RESIDENTIAL USES

Non-residential uses shall be located at or below ground level, except however, where non-residential uses serve the immediate needs of the local residents, then the Director of Planning may permit the use of additional floors for non-residential uses. Residential uses, however, will not be permitted above warehousing.

PARKING & LOADING

Parking and loading shall be provided and maintained as required in accordance with Section 12 and 13 of the Zoning and Development By-law.

OTHER

All other conditions, including setbacks, site coverage, etc., shall be subject to the approval of the Director of Planning.

The Vancouver City Planning Commission did not approve the application submitted to the August 7th, 1975 Public Hearing.

At the Public Hearing held on August 7th, 1975, Council resolved

"THAT this Public Hearing be adjourned."

On Thursday, 21st October 1975, the Standing Committee on Planning and Development met with representatives of the Vancouver City Planning Commission and the Downtown Eastside Residents Association and recommended to Council

"THAT the Director of Planning be instructed to prepare an interim rezoning for the Downtown Eastside, taking into account comments regarding the preservation of residential accommodation and compatible commercial and industrial uses; such interim zoning to be reported to Council on September 16, 1975."

Continued on Page 3. . .

Clause No. 1 Continued

Council, on 26th August 1975, approved the above recommendation of the Standing Committee on Planning and Development.

On 8th September 1975, the Vancouver City Planning Commission considered proposed amendments to the previously presented CD-1 By-law which they did not approve. After considering the proposed amendments, the Commission resolved

> "THAT the Commission endorse the Draft proposal with the amendments submitted to it on this date, September 8, 1975, which dealt with concerns raised in previous meetings and also wants to put itself on record as approving the intent of the proposal to maintain and preserve residential uses in this area."

The Commission further resolved

> "THAT it is important to protect lands for future port expansion and the necessary back-up port facilities;
>
> THAT further study of ownership patterns in the area be undertaken and their intentions with regard to future development ascertained."

On 16th September 1975, the City Council considered a report of the City Manager wherein the Director of Planning outlined proposed changes to the original Draft By-law and resolved

> "THAT the recommendation of the City Manager, contained in this clause, be approved;
>
> THAT a Public Hearing on the proposed CD-1 By-Law for the Downtown Eastside be arranged as soon as practical."

The Director of Planning recommends the following amendments to the CD-1 By-law presented to the Public Hearing of 7th August 1975:

(1) The boundaries of the area to be rezoned shall be the same except that the $1\frac{1}{2}$ Blocks generally bounded by Main Street, Powell Street, Gore Avenue and the lane south of Cordova Street (Lots 1-5 & 22-31, Block 4 and Block 5, Plan 14664, All of D.L. 196) will be included in the area to be rezoned.

(2) The uses to be amended by deleting the words "businesses and undertakings" following the words "Retail store" and specifically list the following uses:

- Bakery (retailing on premises only, not exceeding a total of 2,200 square feet of floor area);
- Barber and Beauty Shop;

Continued on Page 4. . .

Clause No. 1 Continued

- Billiard and Pool Hall;
- Launderette and Coin-Operated Dry Cleaning;
- Restaurant (excluding a Drive-In) and;
- Offices

All of the above uses, including retail store, are to be at or below street grade. The Director of Planning may permit additional floors provided that 50% of the total additional floor space consists of dwelling units or otherwise serves the immediate needs of the local residents.

And ADD the following uses:

- Theatre (excluding a Drive-In)
- Use required by a Public Authority
- Industrial uses as listed under Sections 1A and 2A of the (M-1) Industrial District Schedule (light) and Sections 1A and 2A of the (M-2) Industrial District Schedule (heavy), may be permitted provided that:

  i) These uses have been established and operating prior to September 1, 1975 and;

  ii) These uses remain in their present locations, and;

  iii) Expansion and structural modifications of these uses be limited to development on sites used for the existing use only as defined by the subdivision in effect on September 1, 1975.

(3) The Floor Space Ratio has been amended from a maximum of 3.0 to the following:

(a) Within the area bounded by Alexander Street, Heatley Avenue, the lane north of East Hastings Street and the lane east of Main Street and in Block 5 (no lane) ± 120 feet east of Main Street, the Floor Space Ratio for all uses shall not exceed 3.0;

(b) The area bounded by Heatley Avenue, the lane south of East Hastings Street, the lane east of Main Street and the lane north of East Hastings Street and the area bounded by East Hastings Street, the lane west of Main Street, Alexander Street, and the lane east of Main Street and in Block 5 (no lane) ± 120 feet east of Main Street, the Floor Space Ratio for all uses other than residential uses shall not exceed 5.0. Residential uses shall not exceed a Floor Space Ratio of 3.0.

(4) Off-Street parking and loading is required in accordance with Sections 12 and 13 of the Zoning and Development By-Law No. 3575 but provision is now made whereby the Director of Planning in the exercise of his discretion may relax the required amount having due regard to its location in relation to the site and surrounding streets and buildings, the effect on traffic, its overall design and the general amenity desired for the Downtown Eastside Area.

- -

Continued on Page 5. . .

Clause No. 1 Continued

Mr. D. Janczewski of the Planning Department advised that the proposed rezoning would recognize and strengthen the residential component of the community and establish the character of the area thereby stabilizing the community. He circulated an information sheet (on file in the City Clerk's Office) showing the description of land uses in the Oppenheimer Park area, the total number of dwelling units, approximate existing and projected population figures and percentages of senior citizen population and average incomes for the Oppenheimer area as compared to the Vancouver area as a whole.

The following presented briefs (on file in the City Clerk's Office):

- Mr. S. B. Anderson, on behalf of Western Stevedoring Co. Ltd., requested that Lots 18-23 of Block 43 be exempted from the proposed rezoning and they be permitted to expand their operations.
- Mr. K. Takeuchi, on behalf of the senior citizens of the Japanese Canadian Society of Greater Vancouver, requested that Council approve the proposed rezoning.
- Mr. C. Lew, on behalf of the Wing Wing Company, requested that Council exclude Block 70, in which their property is situated, from the rezoning.
- Ms. Vicki Obedkoff, on behalf of the First United Church staff/team, stated that demolition and development permits should have housing replacement requirements.
- Mr. B. Eriksen, on behalf of the Downtown Eastside Residents Association, stated that the proposed By-law does not prohibit industry but would not allow them to expand beyond their present site.
- Ms. Agda Campbell, on behalf of the community workers in the Downtown Eastside, stated that they support the efforts of the residents of the community to obtain rezoning away from the emphasis on business and industry.
- Ms. Libby Davies, on behalf of the Downtown Community Resources Board, stated that the area should be rezoned so that existing housing will be maintained and new housing built to replace the 1300 housing units lost in the past few years. The section on demolition and development permits should be removed as a policy statement and included in the By-law itself.

The following individuals spoke to the rezoning proposals:

- Mr. H. Fan requested that the four lots at the southwest corner of Gore and Hastings be excluded to enable him to develop a parking garage for badly needed parking in the area.
- Mr. C. Lee, representing Master Printing, 344 East Cordova, requested Council to allow them to expand and develop on the site adjoining their present property.
- Mr. Watt, representing Watkins Holdings and Coast Machine Works, stated that people living in the area have co-existed with industry for many years and other land is available to build low rental housing without upsetting the present zoning.

Continued on Page 6. . .

Clause No. 1. Continued

- Messrs. Nye, Thomson and Engelbeen, representing industrial property owners and tenants in the area, advised that industry had been located there for many years and if it is not allowed to expand and the area becomes primarily residential, many people will be out of jobs.
- Mr. J. Harrison was opposed to providing more housing in the area.
- Mr. L. Brandolini, owner of No. 5 Orange Hotel, stated he had no quarrel with the idea of providing housing, but felt that it was unrealistic to include the property in the area bounded by the lane west of Main, Alexander, Main Street and East Hastings Street, as 35% of the units existing in the area are unrentable.
- Mr. M. Goldberg, property owner in the 500 Block Powell Street, stated the existing commercial/residential/ industrial mix should remain and the zoning should not be changed to provide more residential.
- Mr. Lowther of the Hastings East/Grandview area, stated that as any rezoning affects the whole City, he is opposed to the present process of rezoning - the rezoning process should be developed with local participation.
- Mr. W. A. Street, representing 22 small commercial and industrial businesses in the area, stated these businesses have co-existed with residential for many years with no conflicts. He requested Council to undertake a detailed study of the area to see how increasing housing and retaining industrial/commercial uses could be effected without injuring one or the other; after the study, specific zoning proposals should be brought forward.
- Rev. Lindsay, on behalf of the Grace Gospel Fellowship, felt the area was being intruded upon by developers; the housing stock should be retained and expanded.
- Mr. B. Clynch, on behalf of the Vancouver Centre NDP Executive, spoke in favour of the proposed By-law to provide more residential accommodation.
- Mr. J. K. Harrison requested that Council exclude the 300 Block Alexander Street from the rezoning and Mr. R. M. Brown, representing Burrard Ironworks, requested the exclusion of the 200 Block Alexander Street.
- Ms. Theresa Boros emphatically stated the area needs housing.
- Dr. M. Crane urged Council to accept the CD-1 By-law.
- Ms. Jean Swanson indicated there was not enough decent housing in the area; the residents have no objection to co-existing with industry but they do not want to be pushed out of their neighbourhood and favour limited expansion by industry.
- Mr. T. Mesic, on behalf of the Stratchona Property Owners and Tenants Association, supports the rezoning of the Downtown Eastside area with limited industrial expansion. He indicated that recreational facilities and open space should be developed along with residential.

Continued on Page 7. . .

Clause No. 1 Continued

- Mr. Gutteridge, on behalf of the Central City Mission, requested Council to accept the proposals of the Planning Department with the amendments re demolition and development permit control suggested by the Downtown Eastside Residents Association and the Downtown Community Resources Board.
- Mr. Emery Barnes, M.L.A., commented on the rezoning proposal and indicated that the Provincial Goverment would support the City in its efforts to control demolition of residential property.
- Also received was a Petition (on file in the City Clerk's Office) containing 1141 signatures, requesting City Council to rezone the Oppenheimer Area to CD-1.

The Mayor called for further speakers for or against and no one appeared.

Having heard representations and briefs, Council took the following action:

MOVED by Ald. Rankin,
THAT the rezoning application be approved.

(Deferred)

MOVED by Ald. Bowers in amendment,
THAT the following be added to Clause (ii) on Page 3 of the application for rezoning by the Director of Planning:

"However, expansion into adjacent lots is permitted if in the opinion of the Director of Planning

(a) the industrial use is compatible with nearby residential uses

(b) the expansion does not involve the demolition of residential units except by special permission of Council."

- CARRIED

(Aldermen Bird, Kennedy, Marzari, Rankin & Sweeney opposed)

MOVED by Ald. Kennedy,
THAT further consideration of this matter be deferred to the regular meeting of Council on October 28, 1975.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

Continued on Page 8. . .

Clause No. 1 Continued

MOVED by Ald. Bowers,
THAT the western boundary of the area to be rezoned be the lane east of Main Street.

- LOST

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Kennedy,
THAT further consideration of this matter be deferred to the regular meeting of Council on October 28, 1975.

- CARRIED

(Alderman Rankin opposed)

The meeting adjourned at 10:55 P.M.

The foregoing are Minutes of the Special Council meeting (Adjourned Public Hearing) of October 23, 1975, adopted on November 4, 1975.

A. Phillips
MAYOR

L. N. Lill
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 28, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting of October 21, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Greater Vancouver Convention & Visitors' Bureau: Supplementary Grant

City Council on August 12, 1975, when dealing with the Finance and Administration Committee's report of July 31, 1975, re the supplementary grant to the Greater Vancouver Convention and Visitors' Bureau, approved two of the Committee's recommendations and deferred the following recommendation until Council had received the mid-year financial review:

"THAT City Council consider allocating an additional grant of $50,000 to the Greater Vancouver Convention & Visitors' Bureau for 1975."

Council on September 16, 1975, received the mid-year review.

Mr. J. Hoegg, President of the Bureau, addressed Council this day and submitted a brief dated September 29, 1975, urging the City increase its annual grant of $100,000 which has remained at this same amount since 1964.

MOVED by Ald. Volrich,
THAT an additional grant of $25,000 be approved to the Greater Vancouver Convention & Visitors' Bureau.

(Carried)

(Aldermen Boyce, Marzari and Rankin opposed)

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Greater Vancouver Convention & Visitors' Bureau: Supplementary Grant (continued)

MOVED by Ald. Kennedy in amendment,
THAT the $25,000 in Alderman Volrich's motion be struck and the amount of $50,000 be inserted in lieu thereof.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED BY THE REQUIRED MAJORITY.

2. 4584 West 1st Avenue

The Council considered Clause 3 of the report of the Standing Committee on Planning and Development dated October 16, 1975, regarding alterations being made to a house at 4584 West 1st Avenue.

Mr. Hardy, a neighbour in the area, filed a brief giving the history of the matter and listing options that Council should follow in respect of the addition to the property. Dr. Pasparakis, the owner of the dwelling in question, and his partner, Mr. Culling, both addressed Council explaining their point of view regarding the addition. Dr. Hooley, a resident in the area, also spoke against the property addition.

MOVED by Ald. Bowers,
THAT the recommendation of the Committee as contained in this Clause of the Committee's report dated October 16, 1975, be approved.

- CARRIED

(Aldermen Bowers, Cowie, Sweeney and Volrich opposed)

It was agreed to defer consideration of the following Unfinished Business items until this evening's session of Council:

(a) Designation of Heritage Buildings

(b) Demolition Application for 1085-99 Robson Street (784 Thurlow) Manhattan Apartments.

3. Local Improvements: Street and Lane Lighting on the Initiative

Following a Court of Revision (Local Improvements) on Thursday, October 23, 1975, the Council considered a number of street and lane lighting projects on the initiative. At that meeting, the following motion by Alderman Rankin was deferred to this meeting of Council pending a report from the Director of Finance and the Director of Legal Services:

"THAT, excluding the West End area, where any single-family properties abut commercial areas, the cost of lighting lanes be apportioned to the commercial properties only."

Approval of a number of other projects were also deferred to this Council meeting.

Council was advised that the officials involved are requesting that Council defer the proposed policy change for a few weeks to enable them to produce an appropriate report.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Local Improvements: Street and Lane Lighting on the Initiative (continued)

Council noted a report from the City Manager under date of October 24, 1975, in which the City Engineer recommended a number of projects not affected by the proposed policy change, be approved as follows:

"That

(a) the light standard projects in Schedule No. 434, Items 1 to 20 and 22 to 27, except the defeated Items 2, 8 and 27 be undertaken;

(b) the lane lighting projects in Schedule No. 434, Items 21 and 28 to 90, except the defeated Item No. 36, the projects not proceeded with Items 57 and 58, and except the projects containing residential property Items 39, 40, 41, 43, 47, 48, 62, 63, 88, 89 and 90, be undertaken."

MOVED by Ald. Volrich,
THAT the foregoing recommendations of the City Engineer as contained in the City Manager's report of October 24, 1975, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the motion as submitted by Alderman Rankin at the Special Council meeting on October 23, 1975, be deferred further until the officials involved submit an appropriate report.

- CARRIED UNANIMOUSLY

4. Downtown Eastside Rezoning

Following a Public Hearing on October 23, 1975, and having heard representations and received briefs from all wishing to speak on the matter of Downtown Eastside Rezoning, Council took action as follows:

"Moved,
THAT the rezoning application be approved.

(Deferred)

Moved in amendment,
THAT the following be added to Clause (ii) on Page 3 of the application for rezoning by the Director of Planning:

'However, expansion into adjacent lots is permitted if in the opinion of the Director of Planning

(a) the industrial use is compatible with nearby residential uses

(b) the expansion does not involve the demolition of residential units except by special permission of Council.'

- Carried

Moved,
THAT further consideration of this matter be deferred to the regular meeting of Council on October 28, 1975.

- Carried."

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Downtown Eastside Rezoning
(continued)

Pursuant thereto, the Council noted a memorandum from the Mayor dated October 24, 1975, and a letter from Central Mortgage and Housing Corporation dated October 27, 1975, concerning the clarification of N.I.P. funds which had been the matter of debate during the Public Hearing.

After due consideration, it was

MOVED by Ald. Bowers in amendment,
THAT the Director of Legal Services and Director of Planning re-draft the By-law so that in the portion of the affected area which flanks both sides of Main Street, offices shall be permitted as an additional out-right use.

- LOST

(Aldermen Bird, Boyce, Kennedy, Marzari, Rankin and Sweeney opposed)

The amendment as submitted by Alderman Bowers this day having lost, the motion as amended on October 23, 1975, and reading as follows was put and CARRIED:

"THAT the rezoning application be approved, after adding to Clause (ii) on Page 3 of the application for rezoning by the Director of Planning, the following:

'However, expansion into adjacent lots is permitted if in the opinion of the Director of Planning

(a) the industrial use is compatible with nearby residential uses

(b) the expansion does not involve the demolition of residential units except by special permission of Council.'"

(Aldermen Bird, Bowers, Kennedy and Sweeney opposed)

- - - - -

Council recessed at 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

- - - - -

COMMUNICATIONS OR PETITIONS

1. Polling District Changes
for 1976

In a memorandum to Council dated October 21, 1975, the City Clerk suggested that he take action to re-distribute a limited number of polling districts in preparation for the 1976 Civic Election. It was stated that a general review of all polling districts is becoming necessary because of residential changes and difficulties in locating adequate polling places. However, this is a very large job and cannot be considered for this coming election.

The City Clerk recommended that Council approve the necessary action being taken in respect of the limited number of polling district changes proposed for 1976; the funds in connection therewith being available within the City Clerk's budget.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Polling District Changes
for 1976 (continued)

MOVED by Ald. Volrich,
THAT the recommendation of the City Clerk as contained in his memorandum dated October 21, 1975, be approved, and the necessary By-law amendment be submitted in due course.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 24, 1975

Works & Utility Matters
(October 24, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Lease of portion of Lane South of 8th Avenue, East of Yew Street abutting Lots 1 and 2, Block 324, D.L. 526, Plan 590
Cl. 2: Application for Sidewalk Crossing

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 24, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: 4658 Bellevue Drive - Contravention of Zoning By-law
Cl. 2: Strathcona Evaluation Study

The Council took action as follows:

4658 Bellevue Drive - Contravention
of Zoning By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Strathcona Evaluation Study
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(October 24, 1975)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Legal Expenses, G. Grierson
Cl. 2: Water Street Beautification Program

The Council took action as follows:

Legal Expenses, G. Grierson
(Clause 1)

MOVED by Ald. Bird,
THAT the request of the Park Board for Council to pay for any reasonable legal expenses incurred by Mr. Grierson as a result of defending himself against the charge that has been laid against him while he was in pursuit of his duties, be granted.

- CARRIED UNANIMOUSLY

Water Street Beautification
Program (Clause 2)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 24, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Property Endowment Fund - Miscellaneous Account
Cl. 2: Hudson Street Crossing Expropriation of Lane on N/W Corner of S.W. Marine Drive and Hudson Street
Cl. 3: Park Board Rental Properties

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Park Board Rental Properties
(Clause 3)

In considering this Clause, Council felt that the Park Board's request was for information purposes and therefore, it was

MOVED by Ald. Volrich,
THAT the request of the Park Board as contained in this Clause be granted.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, October 16, 1975

Edith Cavell Hospital -
For Sale (Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Planning and Development, October 16, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Gastown Historic Area - Economic Study
Cl. 2: Fairview Planning Program - Status Report
Cl. 3: 4584 West 1st Avenue

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

4584 West 1st Avenue (Clause 3)

For Council action on this Clause, see page 2.

III & IV Illegal Suites: Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following reports under dates of October 17, 1975, and October 24, 1975:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Lynn M. Stanleigh (tenant), 1906 Trafalgar Street
Mrs. Winifred MacCormack (owner), 3505 East 22nd Avenue
Mrs. U. M. Kantonen (tenant), 687 West 71st Avenue
Gordon Geler (tenant), 2775 Oliver Crescent
Bhulabhai Amratlal (owner) , 1167 East 19th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Michael Sturdy (tenant), 2575 West 1st Avenue
Harbans L. Auluck (owner), 2785 East 54th Avenue
Abdul K. Rahemtula (owner), 737 East 21st Avenue
Deborah Ward (tenant), 3626 Quesnel Drive
Gordon M. Worsley (tenant), 1974 Turner Street
Shirley C. Sinclair (tenant), 4295 Sophia Street
Heather Andrews & Anna-Marie Bratlee (tenants), 1329 Walnut Street
Charanjit Basra (tenant), 5135 Aberdeen Street
Jane Pycus (tenant), 1753 East 49th Avenue
Valerie E. Wilson (tenant), 611 East 53rd Avenue

(c) the following applications be approved for six months from the date of this Resolution:

George Petrescue (owner), 3556 East 22nd Avenue
Ruth Anne Cridland (tenant), 2891 West 29th Avenue
Phyllis A. Anderson (tenant), 2891 West 29th Avenue
Rene Damour (tenant), 3437 Kingsway

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(e) the following applications be not approved:

Amrik S. Nijjar (owner), 3174 Kings Avenue
Gulamhusein A. Jiwa (owner), 5088 Moss Street
Baldev & Harminder Shokar (owners), 4150 Elgin Street

- - - - -

(a) The following applications recommended for approval by the Sub-Committee be approved:

Judith Shui-Fong Man (tenant), 2963 Graveley Street
M. S. Garcha (tenant), 2125 East 38th Avenue
Hugh W. MacPherson (tenant), 3838 Nanaimo Street

(b) the following applications be approved for one year from the date of this Resolution:

Bipin Chandra & Premlata Mehta (owners), 2342 East 54th Avenue
David A. Berghofer (tenant), 1842 Stephens Street
Perry W. Abbey & Doborah G. Mulhall (tenants), 2486 West 8th Avenue
Paul J. C. Tilbrook (tenant), 3525 West 8th Avenue
Phillip David Byrne (owner), 1747 Trafalgar Street
Alev Day (tenant), 5292 Cambie Street
Susanne D. Healey (tenant), 1747 Trafalgar Street
Catherine Gisborne (tenant), 4157 West 14th Avenue
Kathy Branston (tenant), 8564 Oak Street
Filip Dragun (owner), 5312 Prince Albert
Garcia M. Jaime (tenant), 2432 West 5th Avenue
Lenora McRobb (owner), 5215 Elgin Street

(c) the following applications be approved for six months from the date of this Resolution:

Richard Elezam (tenant), 2436 West 1st Avenue
Jacques LeBlanc (tenant), 2432 West 5th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Albert Reginald Rayner (owner), 3513 East 22nd Avenue
B. Tsalamandris (owner), 354 West 14th Avenue
Sherman H. Jung (owner), 4663 Cambie Street

MOVED by Ald. Bowers,
THAT recommendations (a) to (e) inclusive, contained in the foregoing reports of the Committee of Officials dated October 17, 1975, and October 24, 1975, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. Matters insofar as the Regional District Meeting for October 29, 1975, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (1205 Rossland)

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West Four feet of Lot 16, Block 4 in the South East Quarter of Section 23, Town of Hastings Suburban Lands, Plan 4819

(1205 Rossland)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes (1221 Rossland)

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West Four Feet of Lot 14, Block 4 in the South East Quarter of Section 23, Town of Hastings Suburban Lands, Plan 4819

(1221 Rossland)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

Change in Park Board Autonomy

At the last meeting of Council on October 21, 1975, Alderman Sweeney submitted a Notice of Motion with respect to a change in the autonomy of the Park Board.

With the permission of Council, Alderman Sweeney withdrew his proposed motion.

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Kennedy and recognized by the Chair:

Information re Harbour Park Property

MOVED by Ald. Kennedy,
THAT WHEREAS there have been a number of enquiries respecting the transfer of shares and assets to the City from Harbour Park Developments Limited;

AND WHEREAS it would appear to be in the interest of the City that such enquiries be properly answered with the facts relating thereto;

THEREFORE BE IT RESOLVED THAT the following information be made available to the public on request:

Council Minutes and Resolutions, including 'In Camera' Minutes

Administrative Documents, including City Manager and Department Head reports

Correspondence

Agreements or Understandings

and any other ancillary information

all pertaining to the transfer of shares and assets to the City from Harbour Park Developments Limited.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Leave of Absence: Mr. W. Morrison

advised that she had received a request from the C.U.P.E. Local 1004 that Mr. Morrison, a Civic employee, be granted leave of absence with pay by the City to attend future meetings of the Special Committee re Equal Opportunity Program of which Mr. Morrison was a member.

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT the request of C.U.P.E. Local 1004 as stated in their letter of October 14, 1975, be granted and, therefore, Mr. Morrison be granted leave of absence with pay.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Outdoor Burning

referred to telephone calls he had received complaining that homeowners had been unable to take advantage of outdoor burning last weekend because of adverse weather conditions. He suggested that Council consider later dates for a "fall clean-up" and requested the Administration to report on this aspect. The Mayor directed the City Manager to report on this matter to the Housing and Environment Committee meeting on November 6, 1975.

Condolences

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT a letter of condolence be sent on behalf of the Council to the family of the late Basil Nixon, former Provincial Fire Marshal.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:50 p.m. to reconvene at 7:30 p.m.

- - - - -

The Council reconvened in the Council Chamber at approximately 7:30 p.m., with Deputy Mayor Harcourt in the Chair and the following members present:

PRESENT: Deputy Mayor Harcourt
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bowers,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Harcourt in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Designation of Heritage Buildings

Council had for consideration, a list of 25 buildings, 13 of which Council's Heritage Committee recommended be designated as "A" Category buildings and 12 of which were recommended for "B" Category designation.

Council at its meeting on August 26, 1975, had resolved to consider only the "A" buildings for designation and review the "B" buildings for information only.

The Chairman of the Heritage Committee, Mr. Cole Harris, gave a 15-minute introductory presentation with the aid of slides.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Designation of Heritage Buildings
(continued)

The Deputy Mayor called for delegations and representations were heard as follows:

- Mr. Doug Garnett, owner of the William Elms House at 1125 West 7th Avenue (recommended for "B" designation) stated he is uncertain about the effects of designation, but would not object to designation if it can be undesignated at a future date should he plan redevelopment. He suggested designation could be an economic hardship.

- Mr. Errol Fisher, presented a brief which stated designation of the James England House at 2300 Birch (recommended for "A" designation) would be a distinct economic disadvantage to the owner. His brief suggested four methods, including tax exemption and transfer of development rights to compensate for any economic loss to the owner which might result from designation. He stated designation would put a ceiling on his plans for the property.

- Vancouver School Trustee J.A. Lavin, representing the School Board, spoke to the Heritage Committee's recommendation that Lord Strathcona School at 592 East Pender Street be designated a "A" heritage building. He questioned which portion of the five-part building is to be designated, what the School Board's rights and responsibilities are if the School is designated, whether the Board will be permitted to modernize the building and whether the Board is responsible for maintaining the building if it eventually becomes obsolete and is replaced by a new school.

- Mr. Leslie Peterson presented a brief on behalf of Sunco Enterprises Ltd., owners of the Manhattan Apartments at 784 Thurlow (recommended for "B" designation) which requested the building be excluded from designation as it does not meet existing building codes or fire By-laws. The brief stated further that to meet these standards, it would be necessary to completely raze the inside of the building at a cost in excess of $1 million which is well beyond the economic capability of the owner.

- A woman spoke in opposition to the designation of a house at 1151 West 8th Avenue (recommended for "A" designation) until it is more fully explained what designation involves.

- Mr. Crystal of British Pacific Building Ltd., owners of the Marine Building told Council the owner has no objection to designation of the Marine Building as an "A" Category heritage structure.

- Mr. Adolf Skog presented a brief stating he and Mr. Uno Langman, owners of Century House or the Canada Permanent Building at 432 Richards, are basically in agreement with designation but such designation could have a significant effect on the adjacent property they own.

Following further deliberations, it was

MOVED by Ald. Volrich,
THAT designation of any buildings as heritage structures be deferred until the various economic considerations are resolved.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Designation of Heritage Buildings
(continued)

MOVED by Ald. Cowie,
THAT Hodson Manor at 1254 West 7th Avenue be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT the James England House at 2300 Birch be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,
THAT Fairview House at 1151 West 8th Avenue be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,
THAT the Marine Building at 355 Burrard Street, be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Cowie,
THAT the Hotel Vancouver at 900 West Georgia Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Cowie,
THAT the B.C. Permanent Loan Building at 330 West Pender Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Cowie,
THAT the Canada Permanent Building (Century House) at 432 Richards Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Designation of Heritage Buildings
(continued)

MOVED by Ald. Cowie,
THAT the Vancouver Block at 736 Granville Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Cowie,
THAT the Winch Building at 739 West Hastings Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Cowie,
THAT the Beatty Street Drill Hall at 620 Beatty Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

MOVED by Ald. Cowie,
THAT the Sylvia Hotel at 1154 Gilford Street be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Cowie,
THAT City Hall at 453 West 12th Avenue be designated as a heritage structure and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Bowers,
THAT consideration of the designation of Lord Strathcona School at 592 East Pender Street as a heritage building be deferred pending receipt of further information from the Heritage Committee as to what portion of the school the Heritage Committee is recommending be designated.

- CARRIED UNANIMOUSLY

Council instructed the Director of Legal Services that when he submits the necessary By-law to designate the buildings considered this day as heritage structures, he also bring forward a By-law to de-designate the Immigration Building as a heritage structure.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Designation of Heritage Buildings
(continued)

MOVED by Ald. Bowers,
THAT the owners of the following buildings which the Heritage Committee has recommended for "B" Category designation, be notified that in the opinion of Council, these buildings are of historical value;

FURTHER THAT applications for demolition permits on these buildings must be reported to Council and such demolition permit applications will be withheld for 90 days:

Vancouver Club	915 West Hastings Street
Chalmers Church	2801 Hemlock Street
St. Luke's Home	309 East Cordova Street
William Elms House	1125 West 7th Avenue
House	1301 West 7th Avenue
Hudson's Bay Insurance Co. Building	924 West Hastings Street
Georgia Hotel	801-15 West Georgia Street
Roedde House	1415 Barclay Street
Manhattan Apartments	784 Thurlow Street
Alberta Lumber Co. Office	790 West 6th Avenue
Brock House	3875 Point Grey Road
Takehara Tenements	1017 West 7th Avenue.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

Demolition Application for
1085-99 Robson Street (Manhattan Apartments)

Council had before it for consideration, a Manager's report dated July 15, 1975, on a demolition application for 1085-99 Robson Street, which had not been acted upon previously by Council pending the appearance of a delegation representing the owner of the Manhattan Apartments.

Mr. Leslie Peterson, representing the owner, earlier this evening made a submission as to the position of the owner of this building.

MOVED by Ald. Rankin,
THAT the demolition application for the Manhattan Apartments at 1085-99 Robson Street be withheld for the 90 days permitted in the City Charter.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of October 28, 1975, adopted on November 4, 1975.

A. Phillips
MAYOR

B. H. Zill
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of portion of the lane South of 8th Avenue, East of Yew Street abutting Lots 1 and 2, Block 324, D.L. 526, Plan 590

The City Engineer reports as follows:

"An application has been received from the owner of Lots 1 and 2, Block 324, D.L. 526, to lease back the south 10 feet of Lots 1 and 2 which is to be dedicated for lane purposes by subdivision plan. This dedicated portion will not be required for lane purposes in the near future, as the 10 foot strips in the balance of the block have yet to be acquired. The applicant wishes to use this portion of lane for access to his garbage container situated near the southeast corner of his lot.

I RECOMMEND that upon dedication of the South 10 feet of Lots 1 and 2, Block 324, D.L. 526, for lane, that the said dedicated portion be closed, stopped up, and leased to the abutting owner, subject to the following conditions:

(a) The term of the lease to be 10 years with a one month notice of cancellation if the area is required for municipal purposes.

(b) The rental to be $10 for the term of the lease.

(c) The lease area to be kept in neat and tidy condition.

(d) No structure to be erected on the lease area.

(e) The lessee to be responsible for drainage of the lease area.

(f) Agreements to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Application for Sidewalk Crossing

The City Manager submits the following report of the Director of Legal Services:

"Mr. and Mrs. Lawrence Bradshaw of 3617 West 48th Avenue have requested that the Engineering Department install a sidewalk crossing to service their residential property. The City Engineer is apprehensive about carrying out this work because the topography of the Bradshaw lot and the City street are such that a sidewalk crossing of usual design would greatly increase the probability of run-off water from the street flooding not only the Bradshaw property but surrounding properties as well.

The Bradshaws have indicated a willingness to have the crossing installed on the understanding that they will enter into an agreement with the City whereby they agree to save harmless and indemnify the City against all damage to their own and surrounding properties caused by flooding directly attributable to the new crossing. Such an agreement would be framed so as to charge the Bradshaw property as security for performance of their indemnity agreement and such charge would run with the land and be binding upon subsequent purchasers of the property.

It is RECOMMENDED that the City enter into an agreement with the Bradshaws whereby they would agree to indemnify and save harmless the City of Vancouver against all damage caused by flooding attributable to the installation of a sidewalk crossing by the City Engineering Department, such agreement to be to the satisfaction of the City Engineer and the Director of Legal Services and such agreement to be in addition to all other requirements of the Engineering Department in connection with sidewalk crossings."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 354

BUILDING & PLANNING MATTERS

A-4

INFORMATION

1. 4658 Bellevue Drive - Contravention of Zoning By-law.

Letters have been received from approximately thirty-two (32) citizens in the vicinity of 4658 Bellevue Drive objecting to the use of this property as other than a single family residence.

The Director of Permits and Licenses reports that: -

"Inspections show that the house is a two storey and basement building having three bedrooms and a three-piece bathroom in the basement; kitchen, TV room, two dining rooms, living room and a two-piece bathroom on the main floor; and a TV room, three bedrooms and a three-piece bathroom on the second floor.

The premises are used as a fraternal club and the House Master, Mr. D. McArthur advises that fourteen people (students) live in the building, nine were present at the time of inspection. There are two off-street parking spaces at the rear of the building.

Mr. McArthur in the presence of the other persons was advised of the contravention of the Zoning and Development By-law to the effect that the premises must be restored to the status of a single family dwelling. The appropriate notification regarding this matter is being sent to both the landlord and the tenants."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

2. Strathcona Evaluation Study.

The Director of Planning reports as follows:

"The Vancouver City Council on June 8, 1974 approved the following recommendation of the Board of Administration (Building and Planning Matters) of January 4, 1974:

'Accordingly, it is RECOMMENDED that the City approve the carrying out of an evaluation study of the Strathcona Project and authorize expenditure of the City's share of this work in an amount not to exceed $4,125, the source of funds to be the Urban Renewal Capital Funds allocated to the Strathcona Rehabilitation Project, it being understood that a further recommendation on Stage 2 will be forthcoming during 1974.'

This recommendation followed consideration by the Strathcona Rehabilitation Committee of a proposed study, with costs shared between the City and the senior governments, to provide a comprehensive evaluation of the project which would be of assistance in developing new approaches in urban renewal. The Committee recommendation of December 19, 1973 which formed the basis for Council's approval was as follows:

Cont'd.

Clause No. 2 Continued.

'THAT the proposal and budget set out by Mr. Larry Bell of UCS in a report entitled "Evaluative Study Design" dated December 19, 1973, be approved and the necessary arrangements be made to start as soon as possible, for a total cost not to exceed $16,500 in Stage 1, and the estimate of $15,000 for Stage 2 to be reviewed at the conclusion of Stage 1.'

Briefly, the study as described in 'Evaluative Study Design: Report to the Strathcona Rehabilitation Committee' referred to above, was to be done in two stages. Stage 1 is an historical review including evaluation, project administration, and details of the program. Stage 2 as described in the study design, would be an update of the economic analysis (e.g. real estate turnover and prices) and measurement of consumer satisfaction, and a retrospective study of the social organization in the neighbourhood. The intention was that Stage 1 be completed before mid-1974 and that there would then be a pause of approximately six months before Stage 2 would be commenced to allow it to take advantage of further practical experience of the operation of the project.

Stage 1 was considerably delayed from the timing originally anticipated. A draft was received at the end of July this year, and circulated to members of the Strathcona Rehabilitation Committee. The Committee on October 8, 1975 considered this draft and the comments from individual members of the Committee. The reaction was generally favourable and the comments were largely regarding matters of detail. The Committee recommended that these comments be supplied immediately to the consultant with the request that he complete the final report within thirty days.

Earlier this year, the Deputy Director of Planning, then Chairman of the Strathcona Rehabilitation Committee, solicited proposals from consultants for Stage 2 in anticipation of completion of Stage 1 in the early summer, with a view to moving quickly to completion of the whole study, if possible by the end of the year. The Strathcona Rehabilitation Committee interviewed potential consultants on June 5, 1975.

On October 8, 1975, the Committee, having reviewed the detailed submissions made, recommended that the firm of Ptarmigan Planning (L. Hurwitz and A. Levitan) be appointed for this work in accordance with the terms of their

letters of June 3, July 7, and October 7, 1975. The estimated cost of the work is $18,950. This estimate includes the cost of 300 copies of a three-page summary and ten copies of the final report.

The representatives of C.M.H.C. and the Province on the Strathcona Rehabilitation Committee have authority to approve expenditures of this kind within the overall project budget. However, the approval of City Council is necessary in regard to the City's share.

Accordingly, it is recommended that the City approve the carrying out of Stage 2 of the Evaluation Study of the Strathcona Rehabilitation Project and authorize the expenditure of the City's share of cost of this work in an amount not to exceed $4,737.50, the source of City funds being the Urban Renewal Capital Funds allocated to the Strathcona Rehabilitation Project."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 354

FINANCE MATTERS

A-7

CONSIDERATION

1. Legal Expenses, G. Grierson.

The Director of Legal Services reports as follows:

"The following communication has been received from the Park Board:

'On Friday, February 21, 1975, Mr. Greg Grierson, Park Board entrance supervisor at Killarney Community Centre, was involved in an incident whereby Dale Herback refused to leave the centre at closing time and received loosened front teeth, and his parents have laid a charge of assault on behalf of their son against the entrance supervisor, Greg Grierson. The Superintendent has referred the matter to Mr. R.R. Maitland, lawyer, to defend Mr. Grierson similarly to the previous incident involving entrance supervisor Tom Cooper at Killarney Community Centre on December 4, 1974.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to pay for any reasonable legal expenses that Mr. Grierson incurs as a result of defending himself against the charge that has been laid against him while he was in pursuit of his duties. - Carried. '

The letter refers to a similar incident involving one T. Cooper. In that case Council passed the following resolution unanimously:

'That the City pay any reasonable legal expenses that Mr. Cooper incurs as a result of defending himself against a charge that has been laid against him while in pursuit of his duties.'

The question of indemnifying Mr. Grierson is submitted for Council's consideration."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

RECOMMENDATION

2. Water Street Beautification Program.

The Director of Legal Services and the City Engineer report as follows:

"Pursuant to a report of the Director of Legal Services dated April 4, 1975 Council agreed to lease from C.P.R. and Marathon Realty on an interim year-to-year lease a strip of land north of Water Street for lane access. The interim arrangement was to stand only until C.P.R. was in a position to provide the City with a 99-year lease of this strip at a nominal $1.00 per year rent with the City paying the taxes. The Water Street Beautification program had been considered by City Council July 8, 1974 pursuant to a departmental report of the Director of Planning and the City Engineer dated July 3, 1974.

Cont'd.

Clause No. 2 Continued.

Project 200 Properties Ltd., a subsidiary of Marathon Realty and C.P.R., has completed construction of a new building on the north side of Water Street between Cambie and Abbott Streets which building has six bay windows that encroach onto Water Street. Part of the overall agreement with C.P.R., Marathon Realty and Project 200 Properties is that the City will provide Project 200 Properties Ltd. with an encroachment agreement concerning the six bay windows. Pursuant to a departmental report of the City Engineer dated July 4, 1975, Council resolved on July 8, 1975 that the six bay windows be validated in accordance with the encroachment by-law but that the rent therefor be a nominal $1.00 per year which is equal to the rent payable by the City to C.P.R. for lease of the laneway north of Water Street. Project 200 Properties Ltd. is now apprehensive about the standard form of encroachment agreement which provides that it can be cancelled at any time by the City Engineer. Project 200 Properties Ltd. is now requesting that the encroachment agreement concerning the six bay windows include the provision that it cannot be cancelled by the City unless and until the building is demolished.

Accordingly it is RECOMMENDED that the City enter into an encroachment agreement with the owner of the building concerning the six bay windows, such agreement to provide that it cannot be cancelled by the City unless and until the building is demolished and such agreement to reflect the Council resolution of July 8, 1975, and otherwise to be to the satisfaction of the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 355

PROPERTY MATTERS

RECOMMENDATION

1. Property Endowment Fund
   - Miscellaneous Account

The Acting Supervisor of Property & Insurance reports as follows:-

"On June 17, 1975, Council approved the establishment of the Property Endowment Fund Board for the purpose of managing certain City-owned lands to produce a reasonable return on the City's investment in properties consistent with the City's planning and development objectives,

Certain miscellaneous expenses such as appraisal fees, costs incurrred in advertising the sale or lease of properties, etc., will be incurred in some instances, and funds are required to cover these charges.

It is

RECOMMENDED that an account be established in the amount of $5,000.00 to cover miscellaneous expenses incurred with respect to the Property Endowment Fund lands, the source of funds to be the Property Endowment Fund. Normal City procedures will govern expenditures of these funds."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Hudson Street Crossing Expropriation of Lane on North-West Corner of South West Marine Drive and Hudson Street

The Director of Legal Services reports as follows:

"The Federal Crown expropriated a lane running north-south in Block 2, D.L. 318, Plan 3872, Northwest corner of Southwest Marine Drive and Hudson Street for the purpose of consolidation with other properties in that block to be used for the construction of a post office substation and construction of landscaping and approach roads for the Hudson Street Bridge. About one-third of the lane will be returned to the City along with other lands by agreement to be executed between the City and the Crown.

In order to consolidate the lands and register a new subdivision plan which will show the additional areas for streets the City must sign a Quit Claim to the lane. The City Engineer and Supervisor of Property and Insurance are satisfied that the consideration for the Quit Claim and acquisition of the lands by the Crown is reasonable."

The City Manager RECOMMENDS that the Supervisor of Property and Insurance execute the Quit Claim in consideration of the property exchange proposed by the Crown.

.....2

CONSIDERATION

3. Park Board Rental Properties

The Director of Finance reports as follows:-

"On September 8, 1975, the Park Board passed the following resolution related to the discussion indicated.

'PARK BOARD RENTAL PROPERTIES

Commissioner Brown suggested that the Board review the rental and administration of Park Board properties, presently handled by the Property & Insurance Department at City Hall. It was noted that there are approximately 60 houses on property purchased for park purposes.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to instruct the Property & Insurance Department to submit to the Park Board a complete list of all park properties and returns thereon, and advise how they are administered and the costs, for a complete review by the Park Board.

- Carried.'.....

The request of the Park Board is submitted to Council for consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 355

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

October 16, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 16, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Edith Cavell Hospital - For Sale

On August 21, 1975 Mr. Alan White of Canada Permanent Trust offered to the City for sale the Edith Cavell Hospital at 2855 Sophia Street. His attached letter was referred to the Property and Insurance Division of the Finance Department for report to the Community Services Committee.

The Committee had before it for consideration a Manager's report dated September 23, 1975 (circulated).

A representative of the Property and Insurance Division, along with Mr. Alan White of Canada Permanent Trust and a representative of the owner appeared before the Committee this date.

The Chairman of the Committee referred to a memorandum from Alderman Warnett Kennedy inquiring as to whether the hospital property might be adaptable for displaced senior citizens, particularly on an interim basis.

Mr. White of Canada Permanent Trust advised the Committee the asking price of the owners had been $600,000 for the building but they would accept any fair appraised value. It was explained the partnership owning the hospital has operated it for 20 years and wishes to get out of the hospital business, and the partnership is being dissolved.

During discussion the Committee noted the City is not in the business of operating hospitals and that to convert this special purpose building to another use would be fairly expensive.

Following discussion it was

RESOLVED

THAT the Manager's report dated September 23, 1975 on the offer of sale of the Edith Cavell Hospital be received for information, and that no action be taken by the Committee;

FURTHER THAT the Chairman and Vice-Chairman of the Committee raise the matter at an early meeting of the Vancouver Resources Board.

The meeting adjourned at approximately 3:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 355

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 16, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 16, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Gastown Historic Area - Economic Study

The Committee considered a report of the City Manager dated 3rd October 1975 (on file in the City Clerk's Office), wherein the Director of Planning reports on an economic evaluation of the public and private revitalization efforts in the Gastown Historic Area. The results of the study are contained in the Report "Gastown Economic Study: 1966-1974" which was circulated at the meeting (copy on file in the City Clerk's Office).

Mr. Manfred Klenke of the Planning Department advised that the following economic activities and changes are apparent:

- The City of Vancouver invested $1,071,000 in capital improvements in Gastown. The Federal and Provincial Government, utility companies and property owners together spent $2,104,000 on three beautification schemes.

- From 1965 to 1973, the value of building permits increased by 2,180 percent from $42,000 in 1965 to $971,000 in 1973. This compares with a city-wide increase of 114 percent for the same period.

- Overall assessment increased by 147 percent from $12,570,000 in 1966 to $31,016,000 in 1974. This compares with a city-wide overall assessment increase for commercial and industrial properties of 127 percent.

- General Property Taxes increased from $165,000 in 1966 to $383,554 in 1974, an increase of 132 percent over 1966.

- The average value of real property market transaction increased from 19.9 million dollars in 1966 to at least 49 million dollars in 1974, an increase of 147 percent.

- The floor area occupied by wholesalers or left vacant decreased from 50 percent of the total floor area in Gastown in 1966 to 30 percent in 1974. The floor area occupied by retailers increased by 147 percent and the floor area occupied by restaurants and entertainment establishments more than doubled between 1966-1974. The office floor area increased by 61 percent."

Continued on Page 2. . .

Clause No. 1 Continued

Mr. Klenke stated that the figures were based on assessments up to 1973 and on early 1972 property values. Social costs and benefits are not quantified, but it appears from perusal of police records that the crime rate in Gastown has decreased. The study is complete but the figures will be compared with new ones in 1977. The Committee suggested that in any further studies the impact of the police "crack-down" on the 31 pubs in the area, as well as the additional street lighting in lanes, be considered.

RESOLVED

THAT the report of the City Manager dated 3rd October 1975 and the Planning Department report "Gastown Economic Study: 1966-1974, September 1975" be received.

RECOMMENDATION

2. Fairview Planning Programme - Status Report

The Committee considered a report of the City Manager dated 9th October 1975 (on file in the City Clerk's Office), wherein the Director of Planning reviews the progress of the Fairview Planning Programme and sets out the following objectives and target dates for future reports:

"(a) Preparation of Fairview Policy Plan

- outlining recommendations to Council for Land Uses/Urban Design, Transportation and Related Physical Improvements, Open Space, Housing and Social Mix, People Services and Community Involvement.

Mid-November - mail out draft proposals to residents and property owners.

Early-December- Public Meeting

Mid January - presentation to Standing Committee on Planning and Development.

(b) Implementation

February - report by Fairview Planning Committee on appropriate form of continuing community involvement.

April/May - report on appropriate amendments and zoning by-laws for Public Hearing (Planning and Legal Services)

- report on transportation, traffic, and related physical improvements (Engineering and Planning).

- report on housing and social mix (Housing, Planning, Social Planning).

- report to Parks Board on open space and park development work program (Parks Board staff and Planning Dept.) "

Mr. D. Cornejo, Fairview Area Planner, advised that by the beginning of February the Council-appointed Fairview Planning Committee may be phased out and they would come forward with recommendations on an appropriate form of continuing community involvement.

Continued on Page 3. .

Clause No. 2 Continued

They feel they should have an involvement in the implementation stage. Mr. Cornejo indicated that after the beginning of February he would most likely not be Fairview Planner full time and would be available for other area planning work, but would be available for a part time basis for implementation of the Fairview Planning Programme.

RECOMMENDED

THAT the objectives and target dates for future reports relating to the Fairview Planning Programme, as set out in the City Manager's report dated 9th October 1975, be approved.

The Committee recessed at 4:00 P.M. and reconvened at 4:30 P.M. with the same members present.

3. 4584 West 1st Avenue

Dr. and Mrs. A. Pasparakis, the owners of the dwelling at the above address, Mr. B. Culling, their representative, and the following neighbouring residents were present:

Mr. & Mrs. M. Tomsich	-	4579 West 2nd Avenue
Mr. & Mrs. J. Hardy	-	4588 West 1st Avenue
Mr. & Mrs. R. Clarke	-	4569 West 2nd Avenue
Mr. G. Tomsich	-	4573 West 1st Avenue
Ms. P. Wilson	-	4570 West 1st Avenue
Mr. R. F. Hooley	-	4593 West 1st Avenue

The Committee considered a report of the City Manager dated 9th October 1975 in which the City Building Inspector states in part:

"On May 13, Council considered a report from the City Manager dated May 9, 1975, with respect to alterations being made on the house at 4584 West 1st Avenue. They also heard complaints from neighbours with respect to the alteration work. Council passed the following resolution:

'THAT Council direct the appropriate officials to enter into discussion with the owners to restore the property to its original exterior bulk form and the City be responsible for its share of the costs involved in the error caused by the civic administration in issuing the building permit.'

No work has been done since that date.

On September 29, 1975, the Building Inspector met with the owners of the subject house and the owners of 11 neighbours houses. There was considerable discussion during which time the owners showed proposals to slope the roof line of the new construction. The neighbours declared they would not be satisfied with less than the removal of the top floor. The Building Inspector stated that in his opinion the floor area of the house has not been increased."

Continued on Page 4. . .

Clause No. 3 Continued

"The owners stated they are not willing to restore the building to its original form or to remove the top floor.

The Director of Legal Services advises that there are three courses of action that may be taken:

1. The City may prosecute through the Provincial Courts; or

2. The City may launch proceedings for an injunction; or

3. The citizens in their own right may do so.

He advises further that since the owner was led to believe that his actions were legal because he was given a Development Permit and a Building Permit, the Court may not grant an injunction.

If an injunction is granted, the owner will have grounds for action against the City and the cost could be considerable."

Mr. D. Matheson, City Building Inspector, advised that the neighbours were concerned that the floor area of the dwelling would be increased but, in his opinion, this is not the case. Issuance of the Building Permit was in error as a Development Permit should have been obtained first. After issuance of the Building Permit,a Development Permit was issued. Four neighbours appealed the decision to the Board of Variance who ruled the decision of the Director of Planning to authorize the issuance of the Development Permit be quashed.

Dr. A. Pasparakis and Mr. B. Culling distributed photographs for the Committee's perusal, as well as letters dated 15th October 1975 (on file in the City Clerk's Office) from Mr. W. Yeoman, the former owner, and Mr. H. Rochester, real estate appraiser, indicating that the third (attic) floor had two finished rooms - a study at the front and a bedroom at the rear. Mr. Yeoman's letter stated the middle room was unfinished and used for storage.

The Committee considered a sketch of the dwelling (copy circulated) indicating the original and existing roof line, as well as a proposed modification, which would not be as much of a view obstruction.

The neighbours expressed their concerns, some of which are:

- people in the neighbourhood applying for permits have had to conform to the by-laws with respect to floor space ratio - they are concerned the subject dwelling exceeds by-law requirements.

- the proposed modification is not that suitable - the view is still lost.

- they want the house restored to its original bulk form.

It was noted that as the Board of Variance quashed the original Development Permit, the owners of the dwelling would have to apply for a new Development Permit Application. Mr. R. Spaxman, Director of Planning, requested some guidance with respect to "discretionary power" as there seemed to be a question of the level of amenity being affected by the building extending upwards. Alderman Harcourt felt that staff should be asked to look at dealing with a new Development Permit Application and see how the matter could be dealt with in Court. It was agreed the latter point should not be considered until a new Development Permit Application is looked at.

Continued on Page 5. . . .

Clause No. 3 Continued

RECOMMENDED

THAT the Director of Planning, in consultation with the Director of Legal Services and other civic officials, be instructed to report on the possibility of a Development Permit being issued for a development which reflects the proposed design of the modified roof line as submitted to the Committee this day by the owners; acceptable dimensions to be set by the Director of Planning, taking into account Council's decision of 13th May 1975 to restore the property to its original bulk form.

(Ald. Bowers wished to be recorded as opposed.)

The meeting adjourned at 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 351 & 356

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 4, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 4, 1975, at 2:00 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. N/E Corner of East 7th Avenue and Keith Drive (S½ of Lot A, Block 94, D.L. 264A)

An application has been submitted by Mr. Klaus Schmid, on behalf of the B.C. Society for the Prevention of Cruelty to Animals (SPCA), to rezone the south half of Lot A, Block 94, District Lot 264A, being the north-east corner of East 7th Avenue and Keith Drive, from an RM-3 Multiple Dwelling District to an M-1 Light Industrial District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission subject to the following conditions:

"That prior to the enactment of the amending By-law, the applicant undertakes in writing the following:

(a) That the detailed scheme of development be approved by the Director of Planning;

(b) That proper landscaping will be provided and maintained;

(c) That all kennels and recovery rooms are to be located in the northern portion of the building; and

(d) That the extension indicated on the drawings submitted will not be developed."

Mr. H.W. Gray, Zoning Planner, briefly outlined the proposed development and its location. He advised that the applicant wished condition (c) above amended to 'That all dog kennels and recovery rooms be soundproofed,' and indicated that this would be acceptable to the Planning Department. Mr. Gray advised that notification had been sent to 148 properties in the area, and no replies were received.

MOVED by Ald. Harcourt,
THAT the rezoning application be approved, subject to the condition re soundproofing of all dog kennels and recovery rooms being to the satisfaction of the Director of Planning.

- CARRIED UNANIMOUSLY

cont'd....

N/E Corner of East 7th Avenue
and Keith Drive (continued)

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:05 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 4, 1975, adopted on November 18, 1975.

A. Phillips
MAYOR

R. D. Lewis
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 4, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Dean O'Driscoll of Christ Church Cathedral, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there was one matter to be considered 'In Camera' later this day.

MOVED by Ald. Sweeney
SECONDED by Ald. Bowers
That the Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Minutes of the Special Council Meeting (Court of Revision) of October 23, 1975, the Minutes of the Special Council Meeting (Adjourned Public Hearing) of October 23, 1975, together with the Minutes of the Regular Council Meeting (including the 'In Camera' portion of October 28, 1975) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Use of P.N.E.Rental Funds.

Council had before it a communication from the Park Board, dated October 27, 1975, advising of the following resolution of the Board with respect to the use of P.N.E. Rental funds:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Use of P.N.E. Rental Funds (Cont'd)

"THAT staff, through the Planning & Operations Committee, prepare lists of suggested projects totalling $267,000 for 1975, and $500,000 for 1976, to be discussed with the local citizens."

MOVED by Ald. Volrich
THAT Council acknowledge receipt of the Park Board letter and advise the Park Board that it is in accord with the Board proceeding along the lines indicated.
FURTHER THAT suggested projects be referred to Council for consideration and approval.

- CARRIED UNANIMOUSLY

Kitsilano Railroad Right-of-Way

Council noted a letter from Mr. J.D. Lowden of Marathon Realty Company Ltd., requesting to appear this day on the matter when the report on the Kitsilano Railroad Right-of-Way is before Council.

MOVED by Ald. Harcourt
THAT the request of Marathon Realty be granted, and the delegation be heard later this day when the report is before Council.

- CARRIED UNANIMOUSLY

Craftsmen's Association of British Columbia - Grant Request.

In a letter dated October 31, 1975, the Craftsmen's Association of British Columbia requested Council's consideration to fund a special 'Award of Excellence' to be awarded at its exhibition November 17 to 29, 1975. The piece awarded this prize will be exhibited at the Habitat Craft Festival next May and June.

MOVED by Ald. Marzari
THAT Council approve a grant of $100.00 towards the Craftsmen's Association of British Columbia's 'Award of Excellence'.

(Ald. Bird and Volrich opposed)

- CARRIED BY THE REQUIRED MAJORITY

Fire By-laws and Apartment Buildings

The Rental Housing Council of B.C. in a letter dated November 3, 1975, requested to appear as a delegation on November 18, 1975 when the Standing Committee on Housing and Environment's report on 'Fire By-law Upgrading outside the Core Area' is before Council.

MOVED by Ald. Harcourt
THAT the request of the Rental Housing Council of B.C. to appear as a delegation on November 18, 1975, with respect to the report on 'Fire By-law Upgrading Outside the Core Area' be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Development Permit Application:
Corner of Wall and Nanaimo Streets.

Council had for consideration the following memo dated November 3, 1975, from Mayor Phillips:

"I am attaching a copy of a letter from Mr. Peter Kennedy concerning the issuance of a development permit for the construction of a 12-storey apartment complex at the corner of Wall and Nanaimo Streets.

This area, which is bounded by Nanaimo, Wall, the lane north of Hastings and Semlin Street, has many similarities to Cornwall Street in Kitsilano and it would seem to me to make sense to re-zone the area to RM-3A.

I THEREFORE RECOMMEND that Council instruct the Planners to apply for such re-zoning and that they withhold the issuance of any development permits that do not conform. "

MOVED by Ald. Volrich
THAT the Director of Planning be instructed to make application for re-zoning of the area bounded by Nanaimo, Wall, the lane North of Hastings and Semlin Street, and to submit this application to a Public Hearing.

FURTHER THAT the Director of Planning enter into negotiations with the developer with respect to a re-design of the development in view of the proposed re-zoning.

- CARRIED UNANIMOUSLY

Grandview-Woodland Area Planning Program.

The West Grandview Property Owners' Association submitted a request, undated, to appear at an evening meeting of Council on the Grandview-Woodland Area Planning Program. It was noted that Council, on October 21, 1975, when dealing with a report from the Standing Committee on Planning and Development on this matter, moved:

"THAT the Standing Committee on Planning and Development review the work program of the Planning Department with particular reference to the Grandview-Woodland Area Planning Program."

MOVED by Ald. Kennedy
THAT the West Grandview Property Owners' Association be advised that they may attend the following related meetings if they so wish:

a) The Standing Committee on Planning and Development, when the Committee will be reviewing the Grandview-Woodland Area Planning Program:

b) The Public Hearing to rezone the area bounded by Nanaimo, Wall, the lane North of Hastings and Semlin Street:

c) A night meeting of Council.

FURTHER THAT the Grandview-Woodland Area Council and Steering Committee be advised of these meetings and given the opportunity to attend if they so wish.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Demolition Application:
1035 West 13th Avenue.

Council noted a letter, dated November 3, 1975, from Horst Dammholz Realty Limited, requesting to appear as a delegation on the above matter, when the report is before Council later this day.

MOVED by Ald. Rankin
THAT the delegation request from Horst Dammholz Realty Limited, to appear before Council later this day when the matter of the demolition application in respect of 1035 West 13th Avenue is considered, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 31, 1975

Works and Utility Matters
(October 31, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Lease of portion of S.W. Marine Dr., East of MacDonald St. abutting Lot 3, Block 6, D.L.315, Plan 6938.
Cl.2. Watermain Installations - 1975 Capital Budget.
Cl.3. Revised Disposal Rates.

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Bird
THAT the recommendations of the City Manager contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(October 31, 1975)

Request for Health Department Participation in a Trial of a New Vaccine. (Clause 1)

The Medical Health Officer advised that word 'unproved' in the first paragraph of this report should read 'improved'.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(October 31, 1975)

The Council considered this report which contains seven clauses, identified as follows:

Cl.1. Rezoning Application: South side of W.15th Avenue - West of Montcalm Street.
Cl.2. Rezoning Application: 148 South Penticton Street
Cl.3. Letter received from Tenth Avenue Alliance Church Re: Champlain Heights - Areas E & F.
Cl.4. Cedar Cottage N.I.P. Appropriation: Grandview Community Centre Nursery School.
Cl.5. Feasibility of City Owned and Operated Relocation Houses.
Cl.6. Rezoning Application: S.E. Corner of 40th Avenue and Dunbar.
Cl.7. Rezoning Application: Kitsilano Point Right-of-Way, Area between Arbutus Street and Chestnut Street, North of Cornwall Avenue.

The Council took action as follows:

Rezoning Application:
South Side of W.15th Avenue -
West of Montcalm Street.
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P.Appropriation
Grandview Community Centre Nursery School.
(Clause 4)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Feasibility of City Owned and
Operated Relocation Houses.
(Clause 5)

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in this clause, be approved.

- (carried)

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(October 31, 1975) (Cont'd)

Feasibility of City Owned and
Operated Relocation Houses.
(Clause 5) (Cont'd)

MOVED by Ald. Rankin (in amendment)
THAT the present policy with respect to relocation be amended by changing item (iii) to read as follows:

'that City staff provide relocation assistance which shall include relocation centres.'

- LOST

(Ald. Bird, Bowers, Boyce, Marzari, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Kennedy opposed)

Rezoning Application:
S.E. Corner of 40th Avenue and Dunbar.
(Clause 6)

Mr. McCrum, a resident of the area, addressed Council and re-iterated the residents' request that the lots in question be immediately re-zoned to RS-1 - One-family dwelling district.

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to submit an application to rezone the S.E. Corner of 40th Avenue and Dunbar, Lots 44 and 43, Block 14, D.L.2027, to RS-1 One-family dwelling district, to the Public Hearing scheduled for December 9, 1975.

- CARRIED

(Ald. Cowie opposed)

Rezoning Application: Kitsilano Point
Right-of-Way, Area between Arbutus and
Chestnut Streets, North of Cornwall Avenue
(Clause 7)

As agreed earlier this day, Mr. J.D. Lowden of Marathon Realty Company Ltd., addressed Council. He advised that Marathon Realty would not be willing to assume 100% of the cost of undergrounding the B.C. Hydro power lines. He indicated his Company is willing to share with B.C. Telephone Co., the cost of undergrounding their services on this site, as well as sharing the cost of sewer construction, and to deed one of the lots on this site to the City for community use.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(October 31, 1975) (Cont'd)

Rezoning Application: Kitsilano
Point Right-of-Way.
(Clause 7) (Cont'd)

MOVED by Ald. Bird
THAT the application by Marathon Realty Company Ltd., and related information be submitted to the Public Hearing, it being understood, should the rezoning be approved, that prior to enactment of the by-law, in addition to other conditions referred to in the report of the Director of Planning, Marathon Realty be required to pay all of the municipal share of undergrounding the B.C. Hydro pole line.

- (carried)

MOVED by Ald. Bowers (in amendment)
THAT the municipal share of underground the B.C. Hydro pole line be shared on a 50/50 basis between the City and Marathon Realty Company Ltd.,

- LOST

(Ald. Bird, Boyce, Kennedy, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Marzari
THAT consideration of this clause be deferred, and the Director of Finance be instructed to enter into negotiations with Marathon Realty Company Ltd., on this application.

- LOST

(Ald.Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment and the motion to defer having lost, the motion by Alderman Bird was put and CARRIED

(Ald. Bowers, Cowie and Harcourt opposed)

MOVED by Ald. Rankin
THAT this report be referred to the Director of Finance for report back on the present value of this site, and what the value of the site would be if Marathon Realty's application for rezoning were approved.

- CARRIED

(Ald. Bowers opposed)

- - - - - - -

Council recessed at approximately 4:00 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4:25 p.m., with the same members present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(October 31, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl.1. Local Improvement Taxes: Hospitals.
Cl.2. Block 42 Parking Facilities - Provisional Rental.
Cl.3. Domestic Animal Protection Act.
Cl.4. Orpheum Theatre - Federal Grant Agreement.
Cl.5. Demolition Control Legislation.
Cl.6. Senior Citizens' Housing - Real Property Taxation.

The Council took action as follows:

Clause 1.

MOVED by Ald. Sweeney
THAT the recommendation of the City Manager contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Demolition Control Legislation
(Clause 5)

MOVED by Ald. Volrich

1) THAT the recommendation of the City Manager contained in this clause, be approved.

2) THAT item 3 of Council's resolution of October 21,1975 be amended to read as follows:

"THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, based on the square footage of such accommodation that was demolished without such permit; and that such penalty may be recovered in the same manner as real property taxes."

(underlining denotes amendment)

3) THAT the Director of Legal Services bring forward to the next meeting of Council, a regulatory by-law with respect to demolition control, based on the proposed Charter amendment.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(October 31, 1975) (Cont'd)

Senior Citizens' Housing -
Real Property Taxation. (Clause 6)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 3, 1975)

Amendments to the Sign By-law.

The City Manager submitted the following report of the Director of Planning:

"The Sign By-Law requires amendment to reflect the recent changes or proposed changes to the Zoning and Development By-Law.

The affected Zoning and Development By-Law District Schedules are:

- West End District
- Downtown District
- C3A Commercial District (Broadway, Vine to Prince Albert Streets)
- Downtown East Side

It is RECOMMENDED THAT:

(a) The required amendments to the Sign By-Law be prepared and submitted direct to a Public Hearing.

(b) Any sign application received and not in conformity with the proposed amendments be reported to Council. "

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Manager's Report
(October 31, 1975)

Demolition Control.

The City Manager submitted the following report of the Director of Permits and Licenses:

"City Council on October 21, 1975 approved the recommendation of the City Manager contained in his report on demolition controls.

At the moment we have 18 applications involving 38 buildings which have been processed and under the previous policy would have been issued. In view of the additional control procedures Council wishes to adopt, the applications are being referred for Council's Consideration and instructions on whether to issue the permits or not. Each of the buildings has been inspected with the following being found:-

The 38 buildings are comprised:-

10 One Family Dwellings
5 Two Family Dwellings
19 Multiple Occupancies
3 Residential/Commercial
1 Apartment

which are comprised of:-

74 Dwelling Units
52 Housekeeping Units
3 Housekeeping Rooms
29 Sleeping Rooms

Of the 158 units, 146 are considered to be of good quality, 11 fair and are inhabited by 145 persons. Sixty-eight units are vacant; seventeen buildings are considered to be of good quality; 14 fair and 6 poor. Thirteen sites are considered good, or tidy, 24 fair and 1 as being untidy.

The attached chart shows the above noted information in detailed form in relation to the addresses concerned. It also shows the opinion of the Department regarding possible disposition of the premises. This is presented in the far right column and eleven premises are recommended to be demolished, and the remaining to be considered by Council. This recommendation to demolish is based on the general condition of the building, whether it is capable of being rehabilitated and the present occupancy.

The Director of Permits & Licenses RECOMMENDS that the Demolition Permits be issued for the following addresses:-

1769-73 Davie Street
1349 E. 3rd Avenue
1353 E. 3rd Avenue
1352 Grant Street
808 E. 8th Avenue
816 E. 8th Avenue
1543 Maclean Drive
436 West 16th Avenue
624 West 10th Avenue
646 West 10th Avenue
2028 West 3rd Avenue

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Demolition Control (Cont'd)

Further, the Director of Permits & Licenses submits the remaining 27 premises for the CONSIDERATION of Council as to whether demolition permits should be issued at this time, or when the criteria mentioned in paragraph 4 is met."

The City Manager submits the foregoing report for the CONSIDERATION of Council and RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

As agreed earlier, Council heard representation from Ms.R. Winsor, of Horst Dammholz Realty Limited. She requested permission to demolish the building at 1035 West 13th Avenue, and indicated that application has been made for a development permit.

MOVED by Ald. Volrich

THAT consideration of the demolition permits listed in the City Manager's report be deferred until the proposed demolition control regulatory by-law is before Council, and in the meantime no demolition permits be issued by the City:

FURTHER THAT the Director of Permits and Licenses submit a further report to Council in line with the proposed Charter amendment re demolition control legislation.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney and the Mayor opposed)

D. Manager's Report
(October 31, 1975)

Rezoning Application:
North Side of 2500 East 22nd Avenue.

The City Manager submitted a report of the Director of Planning on an application from K.G. Terris, Architect on behalf of the Penticton Plaza Co-operative Housing Association.

The report contained - Site Description, Background, Details of the Proposed Development and Analysis of the Development and concluded with the following recommendations:

"That a final recommendation on the application be deferred until after the Planning Department holds a Public Information Meeting with the applicant and the residents to explain the need for housing, the rezoning application and discuss their concerns of the proposed scheme of development.

And further that the Planning Department, following the Public Information Meeting, report a final recommendation to Council prior to a referral to a Public Hearing."

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Rezoning Application:
North Side of 2500 East 22nd Avenue (Cont'd)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
(October 31, 1975)

South Cambie - Riley Park Community
Resources Board Election Task Force

The City Manager submitted the following report of the City Engineer:

"A communication dated October 23, 1975, has been received from Mr. D. Coffey and Mr. N. Jennings of the South Cambie - Riley Park Task Force. On behalf of the organization and in connection with their election of officers, the writers ask permission to hold a parade, use a sound truck, distribute handbills and be provided with a police escort for the event.

In discussion with the applicants, we are advised that they only intend to operate a sound truck. Therefore, there is no parade per se to be considered and no special traffic control measures required. On our advice respecting the By-law, the applicants have also revised their request to distribute handbills and this will now only be done at the related Community Centres. The Police advise that it is not their policy to provide escorts for such events and the applicants have been so advised.

The proposal now, is to operate a sound truck from Douglas Park Community Centre west on 22nd Avenue to Oak Street, south on Oak Street to King Edward Avenue, east on King Edward Avenue to Main Street, south on Main Street to 33rd Avenue, west on 33rd Avenue to Ontario Street and north on Ontario Street to Riley Park Community Centre. It is anticipated that, depending on weather conditions, they will commence around 2:00 p.m. and finish around 5:00 p.m. on Saturday, November 15, 1975.

Therefore, by further communication received on October 30, 1975, the request has been amended to embrace only the use of a sound truck.

While there is no objection to the proposal from a Police or Engineering standpoint; permission to operate a sound truck can only be given by City Council per Section 81 (4) of the Street and Traffic By-law."

The City Manager submits the matter to Council for CONSIDERATION.

MOVED by Ald. Bowers
THAT the South Cambie - Riley Park Community Resources Board Election Task Force be not granted permission to operate a sound truck on Saturday, November 15, 1975.

- CARRIED
(Ald. Harcourt, Marzari, Rankin and the Mayor opposed)

STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee on Planning and Development (October 23, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl.1. Central Broadway Urban Design Study.
Cl.2. Economic Alternatives of Preserving Heritage Buildings.
Cl.3. Status of Outstanding Rezoning Applications.

The Council took action as follows:

MOVED by Ald. Bowers
THAT recommendation 1 of the Committee as contained in this clause, be approved.

- CARRIED

(Ald. Bird and Kennedy opposed)

MOVED by Ald. Bowers
THAT recommendation 2 of the Committee be approved, after amendment to read as follows:

'THAT the Planning Department edit the consultant's report having regard to comments received from the public and other civic departments and thereafter prepare firm development policy recommendations for endorsation by the Committee. In the meantime the unedited consultant's report not be distributed further.'

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 3 of the Committee contained in this clause, be approved.

- CARRIED

(Ald. Bird opposed)

Clauses 2 and 3.

MOVED by Ald. Bowers
THAT the recommendation of the Committee contained in clause 2 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance and Administration (October 23, 1975)

1975 Tax Billing.
(Clause 1)

MOVED by Ald. Volrich
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

III. Illegal Suites - Hardship Cases
(October 31, 1975.)

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of October 31, 1975:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Heather D. Boychuk (tenant), 3424 Euclid Street
Herbert Herrmann (tenant), 3895 Glendale Street
Mary Jane DeGuerre (tenant), #6 - 6128 Chester Street
Carol Bell (tenant), 2375 West 35th Avenue
Morris Gohen (tenant), 2247 Oxford Street
Lau Wai Chuen (tenant), 1354 East 18th Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Sada and Sita Nand (owners), 1339 East 33rd Avenue
Lynn Marie Alexander (tenant), 2109 West 35th Avenue
Michael Seifert (tenant), 2048 West 48th Avenue
David Booth (tenant), 875 West 15th Avenue
Ross and Sharman Y. Munro (tenants), 2445 West 8th Avenue
Ram Lochan (owner), 2735 Napier Street
Richard W. Young (tenant), 3605 West 8th Avenue
Abdul and Bibi Gaffar (owners), 165 S. W. Marine Drive
Sheban Ali (tenant), 1791 East 41st Avenue
Roger Irvine (tenant), 3707 West 2nd Avenue
Vaughan Rollins (tenant), 3537 West King Edward
Johannes A. Koomen (tenant), 4538 West 15th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

Peter & Christine Byrne (tenants), 3470 East 2nd Avenue
Tarlochan Singh & Joginder Ranu (owners), 87 East 64th Avenue
Jose Simoes (owner), 5777 Wales Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Harcourt
THAT recommendations (a),(b),(c) and (d) contained in the foregoing report of the Committee of Officials - Hardship Cases, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

IV. Part Report of Standing Committee on Community Services. (October 30, 1975)

616 Club - Police Report (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this clause, be approved after amendment to read as follows:

"THAT the owners and operators of the 616 Club at 616 Robson Street appear before Council to show cause why their 1975 restaurant license and dining lounge license should not be suspended:
FURTHER THAT the Director of Permits and Licenses be instructed not to issue a license for this establishment in 1976 without first reporting to the appropriate Standing Committee of Council."

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

V. Part Report of Standing Committee on Housing and Environment. (October 30, 1975)

American Hotel - 928 Main Street. (Clause 1)

Alderman Harcourt, Chairman of the Committee advised that this hotel has changed hands and the new owner has submitted a Letter of Intent dated November 3, 1975, that he will upgrade and maintain the premises in a satisfactory condition. He, therefore, requested that the recommendations of the Committee contained in this clause be withdrawn. The Council so agreed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4299, BEING THE VEHICLES FOR HIRE BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No.4450 BEING THE LICENSE BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW. (Downtown District)

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Rankin was excused from voting on this By-law)

BY-LAWS (Cont'd)

4. BY-LAW TO PROVIDE FOR AN OFFICIAL DEVELOPMENT PLAN FOR THE DOWNTOWN DISTRICT (DD)

MOVED by Ald. Sweeney
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

(Ald. Marzari opposed) - CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Sweeney
SECONDED by Ald.Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

(Ald. Marzari opposed) - CARRIED
(Ald. Rankin was excused from voting on this By-law)

MOTIONS

1. Information re Harbour Park Property.

MOVED by Ald. Kennedy
SECONDED by Ald. Boyce
THAT WHEREAS there have been a number of enquiries respecting the transfer of shares and assets to the City from Harbour Park Developments Limited;

AND WHEREAS it would appear to be in the interest of the City that such enquiries be properly answered with the facts relating thereto;

THEREFORE BE IT RESOLVED THAT the following information be made available to the public on request:

Council Minutes and Resolutions, including 'In Camera' Minutes,

Administrative Documents, including City Manager and Department Head reports,

Agreements or Understandings,

And any other ancillary information,

all pertaining to the transfer of shares and assets to the City from Harbour Park Developments Limited.

- CARRIED UNANIMOUSLY

Cont'd.....

MOTIONS (Cont'd)

Information re Harbour Park Property (Cont'd)

During discussion of this motion Alderman Kennedy referred to a delegation request from Mr. J.S. Shakespeare, Barrister & Solicitor, on behalf of Messrs. John Keith-King, architect, and John Stanzl, developer, with respect to their unsuccessful development proposal for the Harbour Park Site.

MOVED by Ald. Volrich
SECONDED by Ald. Boyce
THAT this delegation request be approved for the Council meeting on November 18, 1975.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

City-owned lane at the rear of 554 East 15th Avenue.

Alderman Sweeney referred to a letter he had received from Mr. Wayne Nelson with respect to a small piece of city-owned lane at the rear of 554 East 15th Avenue, and the difficulties Mr. Nelson has encountered in his efforts to purchase same.
The Mayor directed that the City Manager investigate Mr. Nelson's complaint for report back.

By-law re Body-rub Parlours

Alderman Boyce queried the disposition of the proposed by-law to regulate Body-rub Parlours and similar establishments.
The Director of Legal Services advised that this would be forthcoming in the near future.

Hodson Manor

Alderman Cowie requested a report on when Hodson Manor will again be occupied.
The City Manager advised that he is still awaiting estimates with regard to final renovations to the building.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Seagate Manor

Alderman Bird queried the status of Seagate Manor. The Mayor advised that the Director of Planning had submitted an application for RRAP funds as per Council's instructions. However, it appears that these funds will not be granted unless residential occupancy of the building can be guaranteed for fifteen years. The Mayor expects a report from the Director of Planning on this matter to the next meeting of Council.

The Council adjourned at 5:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 4, 1975, adopted on November 18, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of portion of S. W. Marine Dr., east of MacDonald St. abutting Lot 3, Block 6, D.L. 315, Plan 6938

The City Engineer reports as follows:

"The application has been received from the owner of Lot 3 amended to lease back the 10 foot wide portion of road which will be dedicated by a subdivision plan creating 2 parcels. The portion of road so dedicated will not be developed at this time.

I RECOMMEND that upon dedication of the 10 foot strip of Lot 3 amended for road that the portion of road so dedicated be closed, stopped up and leased to the abutting owners, subject to the following conditions.

(a) The term of the lease to be 10 years with a 6 month notice of cancellation if the area is required for municipal purposes.

(b) The rental to be a nominal $10 for the term.

(c) No structures to be erected on the lease area.

(d) Agreements to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"To provide adequate fire protection to a Government Senior Citizen Housing Development north of 4th Avenue and West of Wallace Street, the following main replacements or extensions are required:

PROJECT 517

Street	From	To
2nd Avenue	Wallace Street	Dead end west
Wallace Street	2nd Avenue	4th Avenue
Point Grey Road	Highbury Street	Wallace Street

The estimated cost for this project is $46,000.

I RECOMMEND that project 517 be approved and that $46,000 be appropriated for this work from the 1975 Water Works Capital Account 128/7902, 'Short Notice Projects - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

3. Revised Disposal Rates

The City Engineer reports as follows:

"The rates currently in effect for the disposal of waste at the City's Sanitary Landfill were last adjusted in 1973. It is now necessary to revise the existing rates, to compensate for increases in operating costs due to inflation, wage increases and Pollution Control Branch requirements. The royalty charges to be paid to Delta Municipality are also taken into account.

Accordingly it is proposed that Schedule "A" Rates for Disposal of Refuse, By-law 4531 be revised as follows:

Cont'd . . .

Clause 3 Cont'd

	Present Rate 1973	Proposed Rate 1 January, 1976
1. Disposal of Refuse		
Loads of 500 lbs. or less	$0.50	$0.75
Loads over 500 lbs. or less than 1,000 lbs.	$0.90	$1.50
Loads over 1,000 lbs.-less than 2,000 lbs.	$1.80	$3.00
Loads greater than 2,000 lbs., each 1,000 lbs. or portion thereof.	$0.90	$1.70
2. Load Pull-off per load	$1.50	$3.00
3. Unloading time		
First 30 minutes	no charge	no charge
Each additional 30 minutes or part thereof	$2.00	$3.00

The City Engineer RECOMMENDS that:

a. The above disposal rate changes be approved, effective 1 January, 1976,

b. The Director of Legal Services prepare the necessary by-law."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 383

A-2

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Request for Health Department Participation in a Trial of a New Vaccine

The Medical Health Officer reports as follows:

"The Metropolitan Health Service of Greater Vancouver on behalf of Connaught Laboratories Limited is planning to undertake a clinical trial of a live measles vaccine. Although this new Connaught Live Measles Vaccine has given excellent results in clinical trials in other Centres, additional numbers are necessary before this unproved vaccine can be marketed.

The children would be given the vaccine and carefully followed by the project nurse, blood tests will be done later to assure that immunity is adequate.

It will be necessary to set up a special project to pursue this clinical trial. In discussions with Dr. E. W. Pearson, Medical Director Connaught Laboratories Limited, it is proposed that Connaught provide funds for a project staff to carry out the required trial involving 150 infants to be enrolled. This project needs to begin immediately to enroll approximately 40 infants prior to the year end. The project will be carried into Burnaby, Richmond, and the North Shore after the new year.

Total cost of the project has been assessed as follows:

		October 14, 1975 to December 31, 1975	January 1, 1976 to March 25, 1976
a.	Personnel		
	Community Health Nurse I (1 - ½ positions)	$4,677.00	$ 6,732.00
	Clerk Typist II (½ position)	1,778.00	2,271.00
	TOTAL SALARIES:	$6,455.00	$9, 003.00
b.	Fringe Benefits at 12%	775.00	1,081.00
c.	Stationery Supplies	250.00	300.00
d.	Car Allowance	250.00	300.00
	TOTAL SALARIES & MISCELLANEOUS	$7,730.00	$10,684.00
e.	Administration & Overhead - 10%	773.00	1,068.00
	NET COST	$8,503.00	$11,752.00

Connaught Laboratories Limited has confirmed in writing that this budget will be acceptable to them and indicates that any additional expense for personnel or supplies will be covered to the end of the project trial bearing in mind the difficulty in enrolling infants and very often the extension of the trial period. There will be no expense to the City of Vancouver concerning this project.

In view of the importance of this project, the Medical Health Officer recommends that the City of Vancouver agree to participate with the Connaught Laboratories in this study.

Cont'd . . .

Clause #1 continued:

The Medical Health Officer RECOMMENDS that:

(1) The Health Department be authorized to participate in the programme described above on the understanding that all expenses are fully recoverable from the Connaught Laboratories Limited;

(2) Expenditure of funds be authorized subject to total recovery as arranged with Connaught Laboratories Limited in the following estimated amounts:

1975	$ 8,503.00
1976	$11,752.00

(3) The Director of Personnel Services be authorized to establish the two temporary positions of Community Health Nurse I, and one Clerk Typist II, for a period commencing with approval of this Report and terminating at the conclusion of the project."

The City Manager RECOMMENDS the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 383

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS:

1. South side of W. 15th Avenue - West of Montcalm Street
   Lots 4 - 7, Block 474, D.L. 526

   Present Zone: (RT-2) Two Family Dwelling District
   Requested Zone: (RM-3A) Multiple Dwelling District

   Applicant: Mr. Werner Kieselowsky, Era Builders Ltd., for Canera Investments.

The Director of Planning reports as follows:

"An application has been received from Mr. Werner Kieselowsky of Era Builders Limited, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RT-2) Two-Family Dwellings District to (RM-3A) Multiple Dwelling District for the purpose of:

'Constructing an apartment-condominium complex of approximately 42 units as designed by: Zoltan S. Kiss, Architect, M.R.A.I.C. The architect's final plans will indicate a particular regard for the unique characteristics of the neighborhood, including the gradual slope of the proposed site, the open school grounds across the street, and will display a disdain for the stylized monotony commonly accepted in buildings such as we are proposing to build on this site.'

SITE DESCRIPTION

The site is comprised of four adjacent lots located on the south side of West Fifteenth Avenue, between Montcalm Street and Wolfe Avenue. The site is zoned (RT-2) Two family Dwelling District and is developed with older structures consisting of a conversion containing three dwelling units and four housekeeping units, duplex, and a personal care home.

The property within one block of the subject site to the west, south, and east is zoned (RT-2) Two-Family Dwelling District, and is developed with similar types of dwellings. The property at the N.E. corner of West Fifteenth Avenue and Alder Street is zoned (RT-2) Two-Family Dwelling District and developed with the Cecil Rhodes Elementary School. The property at the N.W. corner of West Fifteenth Avenue and Alder Street is presently zoned (RM-3) Multiple Dwelling District and is developed with a three storey plus basement apartment building. (See Appendix A)

PROPOSED DEVELOPMENT

The drawings forming part of the application marked 'Received, City Planning Department; February 26, 1975,' indicate a three storey plus basement apartment building containing a total of 42 dwelling units.

Calculations (as submitted by applicant)

Site Area:	101.6' x 264' =	26,822 sq. ft.
Gross Floor Area:	3 floors at 12,650 sq. ft.=	37,950 sq. ft.
	Laundry and storage =	1,400 sq. ft.
Total Floor Area:	=	39,350 sq. ft.
Maximum Allowable Floor Area at F.S.R. of 1.49:	=	39,964 sq. ft.
Parking Required:	=	58 cars
Parking Provided:	=	55 cars

Clause 1 Cont'd

The rezoning of the site from (RT-2) Two-Family Dwelling District to (RM-3A) Multiple Dwelling District would be an isolated RM-3A allowing a development of a higher bulk and intensity of use in an area presently zoned as (RT-2) Two-Family Dwelling District.

City Council on August 26, 1975 RESOLVED:
"That the Director of Planning review the present zoning (RT-2) (Two-Family Dwelling District) in the general area between Oak and Main, 16th and Broadway for report back to Council".

While this area is immediately east of the site under consideration the RT-2 zoning is similar in character to the area in the west.

The Vancouver City Planning Commission in its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning and further recommended:

> "That City Council ask the Director of Planning to review the relevance of the (RT-2) Two Family Dwelling District Schedule in transition areas such as this location."

RECOMMENDATION: That the application to rezone the subject site be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. 148 South Penticton Street
Lots 31, 32, Block 34, D.L. T.H.S.L.; Plan 364.

Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (C-1) Commercial District

Applicant: Mr. Donald Mah (Manatee Enterprises Limited), for Mrs. Lin Fong Lee.

The Director of Planning reports as follows:-

"An application has been received from Mr. Donald Mah, (Manatee Enterprises Ltd.), on behalf of Mrs. Lin Fong Lee requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

> 'the necessity of a grocery store in that area. This property is presently occupied with a store on the ground floor and a living quarter on the second floor.'

Received as part of the application was a petition with 213 names that are in support of this rezoning.

On February 13, 1975, a letter was sent to the applicant from the Department, requesting a clarifying letter elaborating on the purpose of the rezoning application. The applicant subsequently responded stating:

> 'The proposal is only to replace the old facilities with new modern facilities. To serve the area to the utmost, the owner proposes to erect a two storey concrete block building, comforming to the requirements of the new by-laws. The lower floor will house a modern grocery store and a coin operated laundromat; the upper floor will be rented out as professional offices, all of which are badly needed for the area.'

Cont'd . . .

Clause 2 Cont'd

SITE DESCRIPTION

The subject site is on the N.E. corner of Penticton and Pandora Streets, and is composed of two adjacent lots, each bearing a frontage on Pandora Street of 33 feet and a depth of 122 feet, for a total site area of 8,052 square feet.

The subject site is presently zoned (RS-1) One-Family Dwelling District and is developed with a two storey building which occupies the south half of the subject site and contains a grocery store on the ground floor with a dwelling on the second floor. On the north half of the subject site, a $1\frac{1}{2}$ storey with basement single family dwelling is developed. Both of the buildings on the site appear in poor condition.

The areas surrounding the subject site are zoned (RS-1) One Family Dwelling District and are developed with 1, $1\frac{1}{2}$ and 2 storey one-family dwellings. Immediately south of the subject site on the block bounded by Penticton, Pandora, Slocan and Franklin Streets, Hastings School is located. Two blocks south of the subject site the land is zoned and developed as a (C-2) Commercial District. (See Appendix A)

ANALYSIS

In 1960, when certain C-1 Commercial zoned lands on Penticton Street between the lane north of McGill Street and the lane south of Eton Street, were rezoned from (C-1) Commercial District to (RS-1) One-Family Dwelling District, two lots were left as C-1 Commercial to serve the day to day needs of the local residents.

Of these two sites only the S.W. corner of Penticton Street and Eton Street is developed with a grocery store. A single family dwelling is developed at the N.E. corner of Penticton and McGill Streets. Other grocery stores in the area are located at the S.W. corner of Renfrew and Eton Streets, west side of Renfrew Street between Oxford and Dundas Streets, and 5 on Hastings Street; 3 on the North side between Penticton and Slocan Streets, between Kamloops and Penticton Streets, and between Nanaimo and Kamloops Streets, and 2 on the South side between Slocan and Kaslo Streets, and between Nanaimo and Kamloops Streets.

There also exists three non-conforming grocery stores, located at the N.W. corner of Slocan and McGill Streets, at the N.E. corner of the Penticton and Cambridge Streets, and on the North side of Dundas Street between Slocan and Kaslo Streets.

There are presently adequate grocery stores in the area to serve the day to day needs of the local residents, especially those within four blocks of Hastings Street. The development of professional offices in an area zoned and developed as a (RS-1) One-Family Dwelling District would be an unsuitable use with regard to traffic and parking problems generated by the greater intensity of use of the land."

The Vancouver City Planning Commission in its meeting of September 3, 1975, endorsed the recommendation of the Director of Planning and further recommended:

"THAT Council request the Director of Planning to review the character of corner stores, in view of the difficulties encountered in improving or upgrading as a result of their designation in the Zoning and Development By-Law."

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Clause 2 Cont'd

RECOMMENDATION: That the application to rezone the subject lands be not approved.

Further that the Director of Planning be directed to make an application to rezone the northeast corner of McGill and Penticton Streets from (C-1) Commercial District (local) to (RS-1) One-Family Dwelling District."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Letter received from Tenth Avenue Alliance Church Re Champlain Heights - Areas E & F

The Director of Planning reports as follows:

"The attached letter addressed to His Worship, Mayor Art Phillips, from Rev. Paul W. Edwardson of the Tenth Avenue Alliance Church records his church's interest in obtaining 4 to 5 acres of land for the purpose of developing a Christian Education facility, a day-care centre, and senior citizens residence in Areas E & F of Champlain Heights.

Council has approved development plans for Champlain Heights. These plans which were developed in co-operation with local area residents stated as a general policy that churches within Areas E & F should be developed on very small sites, and church complexes such as that outlined in this letter should be developed only at a location separated from the main housing of Areas E & F. The only site that was set aside of this size is the site at the intersection of the existing and future S.E. Marine Drive (see attached map).

There has been considerable interest in this site from a number of groups, including X-Kalay, and the adjoining Baptist Theological College. No particular method of marketing these sites in a fair and equitable way has been presented to City Council to date.

In view of the above it is recommended that the letter of the Tenth Avenue Alliance Church be received, and their interest recorded so that they may be notified when such site can be released.

A number of activities are required before it is available for marketing. These include the purchase of a couple of private properties (Mr. Holms), filling a ravine, closure of a registered street, and preparation of a registrable subdivision plan. Such works are not scheduled but believed to be a couple of years away."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Cedar Cottage N.I.P. Appropriation: Grandview Community Centre Nursery School

The Director of Planning Reports as follows:

"In the original Cedar Cottage N.I.P. Concept Plan as approved by Council in Nov. 1974, $488,000 was allocated to the improvement of social facilities within the Cedar Cottage Area."

"The Grandview Community Centre Nursery School first approached the Cedar Cottage N.I.P. committee at its regular meeting of September 17, 1975 with a request for funding assistance. The request was essentially for equipment and some furnishings. At

Cont'd . . .

Clause 4 Cont'd

its subsequent regular meeting on Oct. 1, 1975 the N.I.P. committee recommended that Council approve a sum not to exceed $4,200.00 for improvements to the nursery school. The specific items are listed in Appendix I."

"C.M.H.C. has stated they are in agreement with this recommendation."

"Two points should be noted:

1. Drapes
   Although the design of the centre is currently under study by the firm of Walkey/Olson, the N.I.P. committee felt the drapes for this part of the centre could be ordered now, rather than waiting for what could be more than a year. The acquisition should be made in consultation with the consultant and Parks Board staff assisting in the study.

2. Gymnastic equipment
   As stated in the Appendix the existing equipment is totally adult oriented. No breakdown of cost estimates has been forwarded at this time, but rather a lump sum for total acquisition. Since the equipment will be used in the Community Centre, acquisition must be made in conjuction with the Parks Board.

The items would be purchased through the Community Centre association.

The Director of Planning recommends:

That council approve the appropriation of a sum not to exceed $4,200.00 from the Cedar Cottage Neighbourhood Improvement Program (Social facilities account) for furnishings and equipment for the Grandview Community Centre Nursery School.

Under N.I.P. the costs will be borne as follows:

C.M.H.C.	$2,100
Province	$1,050
City	$1,050 "

The City Manager recommends that the report of the Director of Planning be approved.

5. Feasibility of City Owned and Operated Relocation Houses

The City Manager submits the following report:

Vancouver City Council, on September 16, 1975, passed the following motion:

"THAT WHEREAS needy people are displaced from time to time by demolition of housing required for various civic purposes and by decisions of City Council;

AND WHEREAS relocation can be a difficult and sometimes impossible matter within the usual time limits and in view of the critical housing situation in Vancouver;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to report on the feasibility of the City acquiring properties which can be redeveloped to house such persons until such time as more permanent and suitable accommodation can be secured by them or for them."

As requested, a meeting was held with the City Manager and civic officials to discuss the feasibility of this proposal.

Cont'd . . .

Clause 5 Cont'd

It was recognized at the outset that the exact number of people involved would be impossible to determine, as the motion not only includes people displaced by demolition of housing required for civic purposes, but also "by decisions of City Council." This could include all rezonings involving demolitions.

BACKGROUND

The City manages approximately 850 residential units. All properties have been purchased for specific future civic uses, such as streets, parks or housing (in the latter example, it is intended to replace the existing buildings with new accommodation.) In virtually all cases, the buildings now on site are to be demolished to make way for new development of one sort or another.

When land is required for civic use and buildings must be demolished the City provides tenants with a minimum 120 days notice; up to $300 for moving expenses, plus relocation assistance if requested. To date, the incidence of people requesting relocation assistance has been very low.

The motion recommends the City acquire property to redevelop and use as temporary accommodation to house people "until such time as more permanent and suitable accommodation can be secured by them or for them." The intent, therefore, would be to use this accommodation on a temporary basis. People who are forced to move and cannot find satisfactory accommodation could be housed in these units until alternate accommodation was found.

The requirements for such a program would include both the acquisition of the physical units and the presence of a relocation service. The City presently supports five relocation agencies through grants amounting to $105,962 per year.* Unfortunately, their performance is extremely limited due to the fact that the number of vacant rental units in Vancouver is virtually non-existent. The relocation services are, however, established and experienced and would be preferable to taking on more City staff.

The second component of this program would be the actual housing units themselves. The housing presently owned by the City is virtually 100% occupied; as well, there is a long waiting list. As these properties have been acquired for other civic purposes, the City would have to acquire additional units to facilitate the suggested program. At today's prices the unit cost is estimated to be in the range of $20,000 - $35,000, dependent on location, condition, size, etc. Assuming one hundred units were required to provide a base, the acquisition costs would be between $2 million and $3.5 million.

Management and maintenance costs would be additional. As the occupancy would change over rapidly and a certain number of units presumably would be kept vacant at all times in order to cover any 'emergency' cases, the operating costs could be quite high.

In light of these costs, it was noted by staff that it may well be more economical to subsidize an individual's rent for a period of time in new accommodation, rather than building up an inventory of City-owned units. Taking the low figure of $2 million in capital costs only, and assuming an individual left a unit renting at $100 and moved to a unit renting at $200, the City could subsidize rents for two thousand individuals for ten months each!

Following discussion, it was concluded by staff that the area of rent subsidies was not one in which the City should become involved. Administration and management of such a program would be extremely difficult. It was suggested that for 'difficult cases' relocation services could be employed and a lump sum payment could be made over and above the present provision of moving expenses.

Cont'd . . .

Clause 5 Cont'd

Staff concluded that 'relocation centers,' rental subsidies and lump sum payments had many problems and few positive benefits. It was noted that the relocation center proposal involved two moves and it was the opinion of staff that a more efficient, less costly method could be developed. It was felt that the present system appears to work reasonably well where individuals are given a minimum of four months' notice plus an amount up to $300 to cover moving expenses; as well, relocation assistance is provided on request. It was noted that individuals displaced due to civic actions receive a certain degree of priority on B.C. Housing Management Commission's housing lists. Staff commented that this is presently an ad hoc procedure and a statement from B.C.H.M.C. clarifying this policy would be helpful.

SUMMARY AND RECOMMENDATIONS

In summary, the City Manager notes that acquiring properties which can be redeveloped and used as 'relocation centers' is not an attractive economic proposition. Indeed, this approach would appear to be the most costly of all options. The proposed program would require additional staff to undertake the acquisition as well as additional staff to manage and maintain the units.

The City Manager would therefore conclude that the program offers very few advantages, if any, and is not feasible from an economic perspective, particularly in view of the City's present financial position with respect to capital programs.

The City Manager therefore RECOMMENDS:

A. That Council endorse the present policy as administered by Property & Insurance.

(This being:

i) that individuals be given a minimum 120 days notice to vacate.

ii) that the City provide up to $300 to cover moving expenses.

iii) that City staff provide relocation assistance if requested.)

B. That Council request Property & Insurance to report back on any particular cases involving undue hardship for special consideration.

C. That Council request that in Vancouver housing projects, the B.C. Housing Management Commission give priority to Vancouver residents displaced through civic actions.

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* The relocation grants are provided through a Provincial Government program whereby the City contributes 1/3 and the Province contributes 2/3 of the total cost. The maximum grant available is based on a "per capita allocation". The City's share in this program for the fiscal year ending March 31, 1976 amounts to $31,987. August 12, 1975, City Council approved an additional $10,000 to cover additional costs bringing the total City contribution to $41,987.

6. S.E. Corner of 40th Avenue and Dunbar
Lot 44 and Lot 43, Block 14, D.L. 2027

Present Zone: (C-2) Commercial District
Requested Zone: (RS-1) One Family Dwelling District

Applicant: Director of Planning

The Director of Planning reports as follows:

"An application has been made by the Director of Planning to amend the Zoning and Development By-Law No. 3575 to rezone the above described property from (C-2) Commercial District to (RS-1) One Family Dwelling District.

SITE DESCRIPTION

The lots are located at the S.E. corner of West 40th Avenue and Dunbar Street. Both lots have a frontage of 66 feet on West 40th Avenue and a depth of 101.5 feet or a total site area of 13,398 square feet. (See Appendix A). Lot 44 and the westerly portion (33 feet) of lot 43 is zoned (C-2) Commercial District and the remainder of lot 43 is zoned (RS-1) One Family Dwelling District. Both lots are presently developed with a single family dwelling.

The lands to the west, north, and south fronting onto Dunbar south of West 39th Avenue to West 41st Avenue, and both sides of West 41st Avenue between the lane west of Dunbar Street and Collingwood Street are zoned (C-2) Commercial District and developed various retail stores including a Safeway grocery store on the north side of West 41st Avenue. The land to the east of the site is zoned (RS-1) One Family Dwelling District and developed with one family dwellings.

The southwest corner of West 41st Avenue and Dunbar Street is presently being used as a bus loop. Lots 21 and 24, Block 14, D.L. 2027, immediately north of Lot 43, Block 14, D.L. 2027 are also zoned with the western half being (C-2) Commercial District and the eastern half being (RS-1) One Family Dwelling District. Each of these two lots are developed with a one family dwelling.

ANALYSIS

Council resolutions of February 25 and April 18, 1975 requested the Director of Planning to report on rezoning of Lot 44 and Lot 43 from (C-2) Commercial District to (RS-1) One Family Dwelling District, stem from neighbourhood opposition to redevelopment of the nearby Safeway store, which is now underway.

While recognizing the major "area specific" concerns that exist regarding rezoning of the site a study should be carried out before rezoning both lots 43 and 44 to (RS-1) One Family Dwelling District. Lot 44 is located in a district commercial centre whose future is uncertain; a rezoning at this time could prejudice the future vitality of this commercial area. Additionally, this lot provides a residential environment of questionable amenity in view of the commercial uses to the west, north and south.

Lots 21 and 24 which front onto West 39th and West 40th Avenues respectively are also zoned (C-2) Commercial District and (RS-1) One Family Dwelling District and should also be examined to see if they should also be rezoned to (RS-1) One Family Dwelling District.

Cont'd . . .

Clause 6 Cont'd

RECOMMENDATION: That the final recommendation of the Planning Department on the application be deferred so that the Planning Department can hold a Public Information Meeting with the residents to examine and discuss the issues of this application.

And further that following the Public Information Meeting the Planning Department report back to Council with a recommendation on the application prior to its referral to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Kitsilano Point Right-of-Way
Area located between Arbutus Street and Chestnut Street north of the lots on the north side of Cornwall Avenue

Lots A-J, D.L. 526, Plan 15855

Present Zone: (RT-2) Two-Family Dwelling District
Requested Zone: (CD-1) Comprehensive Development District

Applicant: Mr. Jim Lowden (for Marathon Realty Co. Ltd.)

The Director of Planning reports as follows:

"An application has been received from Mr. Jim Lowden of Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'permitting the development of a total of 31 condominium infill housing units on 9 of the 10 lots.'"

In a letter received on July 8, 1975 by the Planning Department, Mr. Lowden further stated:

"There will be seven groups of three unit clusters and two groups of five unit clusters for a total of thirty-one.

Through a (CD-1) form of zoning we can give the community greater assurance that the product which will be built is similar to the proposal we have discussed with them."

City Council on August 12, 1975, when dealing with the Kitsilano Area Planning Program: Kitsilano Point Plan approved recommendations 10 & 11 which dealt with the C.P.R. Right-of-Way. They are:

"10. When developed, the Right-of-Way should be used for some form of family housing.

11. If any land is made available to the City on the Right-of-Way it should be used to construct a small, decentralized community centre."

SITE DESCRIPTION

The sites are located between Arbutus and Chestnut Streets, north of Cornwall Avenue. There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet, for a total site area of 5,049

Clause 7 Cont'd

square feet. These 8 are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These lots have a frontage of 50 feet and a depth of 138.7 feet, for a total of 6,935 square feet. All of the lots are zoned (RT-2) Two-Family Dwelling District and contain no buildings, however, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2) Two-Family Dwelling District and are developed with mostly 1 and two-family dwellings and some conversions. The land to the south of the lots is zoned (RM-3A) Multiple Dwelling District of which the majority is developed with three storey apartment buildings, with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street the Billy Bishop Royal Legion.

PROPOSED DEVELOPMENT

The architect's drawings forming part of the application and marked "Received - July 8, 1975" indicate that there are three types of designs proposed for the 10 lots. The choice of the type relates to the adjacent buildings. Where an apartment building exists on the south boundary, type A is proposed. Type A consists of a two-storey structure at the front of the lot to harmonize with the (RT-2) Two-Family Dwelling District and then steps back and closer to the apartments at a three storey level to match these adjacent heights.

Where a house exists on the south boundary, type B is proposed. This contains only a small central three storey element with each end of the structure being two storeys so as not to overpower the houses. It is also centrally located on the lot as opposed to type A.

Both types A & B have no windows that face south to avoid looking directly into existing or potential adjacent apartments. Main living areas on the ground floor open onto patios which are shielded by fencing on the property line. Each unit has a separate and distinct entrance. Outdoor living areas are also separate and distinct.

Type C units, which have a Greer Avenue frontage, are street oriented accommodation while retaining the level of quality and design incorporated in types A & B.

CALCULATIONS

	Type A	Type B	Type C
Site Area	5,049 sq.ft.	5,049 sq.ft.	6,935 sq.ft.
Floor Area(gross)	5,866 sq.ft.	5,641 sq.ft.	8,583 sq.ft.
(excluding cellars)	4,056 sq.ft.	3,894 sq.ft.	7,258 sq.ft.
F.S.R.	1.16	1.11	1.24
No.Dwelling Units	2 bed. - 1 1 bed. - 2 3	2 bed. - 1 3 bed. - 2 3	2 bed. & den - 5 5
Height	3 plus cellar 28 feet	3 plus cellar 27 feet	3 plus cellar 27 feet
Site Coverage	44.5%	45%	60.1%
Parking	3 spaces	3 spaces	5 spaces

The drawings indicate that the community centre is to be located on the east side of Walnut Street, or Lot G.

Clause 7 Cont'd

ANALYSIS

The Planning Department supports this type of housing for the C.P.R. Right-of-Way. In its important location as a division between the duplex and apartment areas, it is designed to act as a transition in terms of height and density between the two areas.

The Kitsilano Planning Staff have had several meetings with representatives from Marathon Realty and with the Kitsilano Point Residents to discuss the proposal. The majority felt it was a good proposal for housing which the community and Planning Department can support.

The Planning Department, in conjunction with the Kitsilano Point Residents, cannot support the use of Lot G on the east side of Walnut Street as the location for the community centre. A more centrally located site for the community centre would be the west side of Maple (Lot D) or the west side of Walnut (Lot F). The adjoining property at these two locations are lower in height than the adjoining property located at the east side of Walnut. A one storey community centre would form a better transition between the $1\frac{1}{2}$ storey buildings than between the 2 and 3 storey buildings adjacent to Lot G.

ENGINEERING DEPARTMENT - SEWER AND HYDRO

The Engineer reports that the sewers now located on the C.P.R. Right-of-Way between Arbutus and Maple Streets have been there since 1914. An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way, the sewers must be reconstructed at a total cost of approximately $50,000.00. Following review by the Law and Engineering Departments, both have concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50-50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers.

B.C. Hydro presently has a pole line on the C.P.R. Right-of-Way which they are required to remove to allow for the proposed development. B.C. Hydro has begun to install a pole line on Creelman Avenue to take the place of the line to be removed, but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost approximately $90,000.00 to $100,000.00. If Council decides that the pole line should be undergrounded, application can be made under the Provincial "Power and Telephone Line Beautification Fund: Act which provides that where a Municipality, a Utility Company and the Provincial Government agree to share equally the cost of an undergrounding project, the Province will pay one-third of the costs.

The following are three alternatives to finance the Municipal Share:

a) Advance an "Undergrounding" Local Improvement Project

On non-priority streets such as Creelman Avenue, it is the City's policy to assess all the Municipal Share against the abutting owners. This alternative will take approximately four months to process and will probably be defeated by the owners. The City does not have the authority in the "Charter" to proceed with undergrounding projects on "Special Grounds". This alternative is not recommended.

b) Pay all the "Municipal Share" out of Capital Funds for "Undergrounding"

The allocated Capital Funds are ear-marked for the priority projects which were listed in the report received by Council on September 16, 1975 (i.e. Stanley Park, Hastings Street, Beach Avenue, etc.). This would be a departure from City policy.

Clause 7 Cont'd

c) Require that Marathon Realty pay all the Municipal Share as a condition of the rezoning.

Council will want to further consider the issue of undergrounding Hydro on Creelman Avenue and the method of financing.

It should be noted that the Bureau of Transit have mentioned using this right-of-way as part of an inner-city streetcar service using as much of existing rail right-of-way as possible. No details are available on this proposal.

The Urban Design Panel has considered the proposal on two occasions. On April 17, 1975 the Panel considered the design of types A and B:

"The Panel is most pleased with this proposal and wishes to commend the architect for a job well done.

The Panel was informed of the support of the proposal by the Kitsilano Local Area Planner and the local residents.

RECOMMENDATION: That the Director of Planning support this proposal and encourage the applicant to proceed with a Development Permit Application".

The Urban Design Panel considered type C on September 11, 1975:

"The Panel had earlier seen and approved types A & B but not type C of the townhouse clusters.

Although not as attractive a design as A or B, the Panel finds the C cluster design better than average.

RECOMMENDATION: That the Director of Planning approve the design of the C type townhouse cluster as well as the previously recommended A & B cluster designs."

The Vancouver City Planning Commission in its meeting on September 30, 1975 when considering this application endorsed the recommendation of the Director of Planning noting that a few technical details still had to be worked out.

RECOMMENDATION: That the application to rezone the said land to (CD-1) Comprehensive Development District be approved with the (CD-1) By-Law restricting the development as follows:

1. USES

Townhouses not to exceed 3 dwelling units on Lots A-H, D.L. 526, Plan 15855, and not to exceed 5 dwelling units on Lots I-J, D.L. 526, Plan 15855, and customarily ancillary uses Community Centre (not to exceed 1 storey in height)

2. FLOOR SPACE RATIO

a) not to exceed 1.2 on each lot of Lots A-H, D.L.526, Plan 15855
b) not to exceed 1.25 on each lot of Lots I-J, D.L.526, Plan 15855

In computing the floor space ratio, all floors whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the

Cont'd . . .

Clause 7 Cont'd

highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sun-decks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning."

3. HEIGHT

Not to exceed three storeys plus cellars nor 30 feet.

4. OFF-STREET PARKING

1 space per dwelling unit shall be provided.

And subject to the following:

A. That the detailed scheme of development be first approved by the Director of planning having due regard to the over-all design; provision and maintenance of landscaping, vehicular ingress and egress and off-street parking; garbage collection and provision of useable outdoor space.

B. Before considering the conditions required to be fulfilled by the owner prior to the enactment of the CD-1 By-Law, Council should decide:

1. Whether the B.C. Hydro pole line should be relocated on to Creelman Avenue from Chestnut to Arbutus Street (at the expense of the B.C. Hydro) or be undergrounded at an estimated cost of from $90,000 to $100,000 and application made for the project under the Provincial "Power and Telephone Line Beautification Fund" act.

2. If the line is to be undergrounded, decide on the method for financing the Municipal Share of the undergrounding costs.

Three alternatives are as follows:

(a) Advance an "Undergrounding" Local Improvement project which would asses the owner's abutting Creelman Avenue from Arbutus to Chestnut Street with the Municipal Share of the costs.(Not recommended)

(b) Pay all of the "Municipal Share" out of the Present Capital Funds for "Undergrounding" and defer work on priority streets.

(c) As a condition for the rezoning of the "Right of Way" properties, require Marathon Realty to pay all of the Municipal Share. If this alternative is selected, the following condition should be added as item 3 to the list of conditions shown in clause "C" below.

to read as follows:

"3.That the owner submit a satisfactory undertaking to Council in writing to agree to pay one-third of the total cost of undergrounding the power line on Creelman Avenue."

Cont'd . . .

Clause 7 Cont'd

NOTE: If Council decides to apply to underground the line under the Provincial Act, it will be necessary when the Zoning By-Law is passed, in order to meet the Provincial requirements, that Council pass a resolution to undertake the "Undergrounding" project.

C. That prior to the enactment of the CD-1 By-Law the owner is to comply with the following conditions:

1. That the owner submit a satisfactory undertaking to Council in writing to dedicate one lot to the City for a community centre, and that the site for the community centre is to be approved by Council following further discussions between Marathon Realty and the Director of Planning.

2. That the owner submit a satisfactory undertaking to Council in wirting to give the City an easement for the sewer and to pay 50% of the total sewer construction.

Should the above conditions not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 334-6

FINANCE MATTERS

A-7

RECOMMENDATION

1. Local Improvement Taxes : Hospitals.

The Director of Legal Services reports as follows:

"In September of this year the Mayor received a letter from the Associate Deputy Minister of Hospital Programmes advising that the Minister of Health and the Department of Municipal Affairs felt that it would be desirable for hospitals in Vancouver to be exempt from local improvement taxes as is the case under the Municipal Act. The last paragraph of the letter is as follows:

'We would be grateful if you would discuss this matter with your Council and let us have your comments.'

The Mayor referred this letter to me for report.

I have discussed this matter with the Director of Finance and while we do not intend to comment on the change itself since this is a political matter and it appears that the Government intends to do it anyway, we are most concerned that any change does not affect existing local improvement charges.

Accordingly I would recommend that Council advise the Associate Deputy Minister of Hospital Programmes that if any legislative changes are to be made, the change be made as set out below:

'Subsection (1) of Section 504 of the Vancouver Charter is repealed and the following substituted:

504. (1) Every parcel of real property which is exempt from real property taxation under Part XX shall be liable to be specially assessed and to be taxed under this Part except the following real property:-

(i) Crown lands;

(ii) real property vested in the City;

(iii) real property vested in the Board of School Trustees of School District No. 39 (Vancouver); and

(iv) real property for which a hospital is receiving aid under the Hospital Act and is exempt from real property taxation under section 396(c)(iii), provided, however, that such exemption shall not apply to any taxes being levied and collected or to be levied and collected by the City based on special assessments imposed on such real property under this Part for the payment of all or any part of the cost of any local improvement project undertaken by Council prior to 1 January, 1976, under this Part.'"

The City Manager RECOMMENDS approval of the recommendation of the Director of Legal Services.

2. Block 42 Parking Facilities - Provisional Rental.

The Director of Finance has submitted the following report.

"Under the terms of the various agreements with Pacific Centre Ltd. regarding the City's operation of the parking facilities under Block 52 and 42, the City must amortize the cost of construction of the parking facilities over a long term period at an interest rate that is determined under the terms of the various agreements. Block 52, as Council will be aware, has been in the City's hands for some time.

Cont'd.

Clause No. 2 Continued.

Block 42 has now opened and I am advised by the Director of Legal Services that the effective date of the takeover by the City is October 1, 1975 and that, therefore, the City should be paying Pacific Centre Ltd. a rental on a monthly basis for those parking facilities. The terms of the agreement under which the rental is exactly calculated are such that the accurate rental cannot be determined for some months. Further, there will be a slight adjustment of rental on the Block 52 parking facility, caused by a loss of a few spaces when the knock-out wall between Block 52 and 42 was taken down.

Preliminary calculations, based on the method of calculating that would appear to be most favourable to the City, suggests that the final rental will be between $33,000 and $34,000 per month. The Chief Financial Officer of Pacific Centre Ltd. and I have agreed that an interim rental payment of $33,000 per month would be in order for recommendation to Council, subject to adjustment when we are in a position to calculate the accurate rental.

Any net gains or losses on the operation of the Block 52 and Block 42 parking facilities are taken care of within the 'parking sites reserve', as has been the case with the Block 52 parking facility for several years.

I therefore RECOMMEND that the City of Vancouver agree to a provisional rental for the Block 42 parking facility, payable to Pacific Centre Ltd., in the amount of $33,000 per month, to be adjusted when the final factors needed for an accurate calculation of rental are available."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

3. Domestic Animal Protection Act.

The Director of Legal Services reports as follows:

"On February 25, 1975, City Council adopted the following recommendation of the Standing Committee on Housing and Environment dated February 13, 1975:

'THAT the Director of Legal Services be requested to discuss with the appropriate Provincial Department for report back to Council the status of the Animal Act and the Domestic Animal Protection Act as they relate to the City of Vancouver.'

The purpose of this recommendation was to obtain clarification or legislation to provide some protection for the citizens of Vancouver against vicious dogs.

Notification has now been received that as a result of a recent amendment to the Domestic Animal Protection Act, the City may request that certain sections of the Act be applicable in Vancouver.

I have reviewed the Act with the Director of Permits and Licenses and it is our opinion that City Council should request that Sections 1, 5, 6, 8, 12 and 16 be made to apply to the City.

Section 5 would permit a peace officer (e.g. Pound Officer) to kill a dog found running in a pack.

Section 6 would allow a person to kill a dog if the dog is attacking or viciously pursuing a person or domestic animal. At the present time there is little or no recourse against a dog, or the owner of a dog, which has bitten or attacked a citizen, or killed birds or other animals in Stanley Park.

Cont'd.

Clause No. 3 continued

The provisions of Section 8 would permit a citizen to lay an information against the owner of a dog which has killed or injured a person or domestic animal. A Judge could order the dog destroyed. This would give a citizen who has been attacked and bitten by a dog some recourse, whereas at the present time little or no action can be taken.

Subsection (1) of Section 12 would give the Pound Officers authority to enter property to enforce the provisions of the Act or the Pound By-law.

As a housekeeping measure, we should ask that sections 1 and 16 be declared in force as these contain needed definitions and other procedural matters and offences and penalties.

I THEREFORE RECOMMEND that:

(a) City Council request the Minister of Agriculture to issue an Order under Section 2(1)(a) of the Domestic Animal Protection Act declaring Sections 1, 5, 6, 8, 12 and 16 of that Act shall apply to the City of Vancouver.

(b) Upon the coming into force of these sections, a request should be made under Section 1(1) requesting the Lieutenant-Governor in Council to issue an Order which will satisfactorily designate the wildlife in Stanley Park as Domestic Animals for the purposes of the Act.

(c) Similarly, the Minister should be requested to designate the Pound Officers and such Park Board personnel as may be necessary to police the Act in Stanley Park as "Domestic Animal Protection Officers"."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Legal Services.

4. Orpheum Theatre -
Federal Grant Agreement

The Director of Legal Services reports as follows:

"On March 19th, 1974, Council adopted the report of the Committee re Orpheum Theatre which indicated that there was a two-million-dollar grant available towards the purchase and renovation costs of the Orpheum Theatre. Since that date, terms of agreement implementing payment of this grant have been under negotiation. The final agreement has now been prepared and a copy is on file in the office of theCity Manager.

In essence, the agreement provides for the payment of $333,333.00 on or before March 31, 1976 and, if the purchase is completed by January 1976, further payments of $333,333.00 on or before April 30, 1976 and $333,334.00 on or before April 30, 1977. It further provides for two payments of $500,000.00 each on or before March 31, 1976 and on or before March 31, 1977 if by those dates in each of those years Council has spent $750,000.00 and $3,000,000.00 respectively on improvements and equipment. Other terms and conditions are fairly routine and I am not outlining them here.

The payment of $1,000,000.00 with respect to improvements and equipment is tied to the two dates of March 31, 1976 and March 31, 1977. Both the City Manager and I believe that these limitation dates could be interpreted as meaning any default by the City in spending the sums of money required by those dates might result in the loss of the grant, and we believe that we should endeavour to clarify those clauses by renegotiation or otherwise.

cont'd....

Clause No. 4 continued

I RECOMMEND that Council approve the form of the agreement subject to the same being satisfactory to the Director of Legal Services, and that the City Manager endeavour to clarify the payment of the grants for improvements and equipment by renegotiation in a form satisfactory to himself and the Director of Legal Services, and that the Mayor and the City Clerk be authorized to sign the agreement on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Demolition Control Legislation

The Director of Legal Services reports as follows:

"On October 21, 1975, Council passed a resolution approving the City Manager's report that the City seek legislative authority to control demolition of residential rental accommodation. The text of the resolution is as follows:

'THAT the following recommendations of the City Manager, contained in his report dated October 16, 1975, on demolition controls, be approved:

1. THAT the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide residential rental accommodation;

2. THAT such legislative authority provide for the City's authority to be exercised along the following lines:

   (a) Approval by the City for the demolition of a building containing residential units not be granted until a development permit has been issued and working drawings for purposes of issuing a building permit are 50% completed in the opinion of the City Building Inspector.

   (b) That demolition permits may be issued on the approval of the Director of Permits and Licenses whenever conditions of danger or public health may necessitate the same.

3. THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, <u>based on the number of units that were demolished</u> without such permit; and that such penalty may be recovered in the same manner as real property taxes.'

I am attaching for Council's information my proposal as to the form such legislation should take by way of a Charter Amendment. I believe this will achieve the objectives set out in Council's resolution, but I am recommending one change. I have underlined in subsection (3) of the resolution the Council's direction that the penalties should be based on the number of units demolished. On re-examination we now believe this method could prove impractical. I suggest that in lieu thereof the penalty should be based on the square footage of such accommodation that was demolished. The assessment records have this in complete detail and in my opinion this would eliminate the practical problems. I have underlined this change in the draft legislation.

cont'd.....

Clause No. 5 continued

I understand the Legislature will commence its sittings in mid-November, and time is therefore of the essence in presenting this to the Provincial Government, and I would RECOMMEND that the draft legislation be approved and that I submit the same forthwith to the Provincial Government requesting the same be enacted as a Charter Amendment at the forthcoming session.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

6. Senior Citizens' Housing - Real Property Taxation

The Director of Finance reports as follows:

"In January of this year, it was reported to Council that the Provincial Government had recently amended the section of the Vancouver Charter affecting the tax exemption of Senior Citizens' Housing within the City. The effect of this was such that new Senior Citizens' Housing funded by the Provincial Government after March 31, 1974 is considered taxable, unless specifically exempted by City By-law. It was explained that it appeared that the Provincial Government felt that municipalities were reluctant to accept new Senior Citizens' Housing because they do not pay taxes and felt that this amendment would provide greater incentive to accept these developments. It also appeared that, at that time, the Provincial Government intended to offer operating subsidies to the new Senior Citizens' developments, especially to cover the property taxes, and were looking to the Federal Government to jointly share in these costs.

Senior Citizens' Housing built prior to the latest change continue to be exempt and are not affected by these current developments. Council action on January 21, 1975, when considering the above, was that new Senior Citizens' Housing developments should continue to be tax exempt and should be handled on an annual basis by means of the Director of Legal Services bringing forward the appropriate By-law to exempt the Senior Citizens' Housing. Council was further advised that officials would be reporting each year as to the current position of any Provincial/Federal support program and advising Council of the exemption question to be dealt with.

On October 9, the Standing Committee of Council on Housing and Environment discussed the question of tax exemption for new Senior Citizens' Housing projects, but Council deferred action on the recommendation of the Committee, at the request of the City Manager, as a report was pending from the Director of Finance.

We have now been informed by CMHC that the Federal and Provincial Governments have developed a subsidy program to provide operating subsidies under section 44 (1) (b) of the National Housing Act such that rents do not exceed 25% of the income of the tenant. This subsidy of the operating costs of the project will and does apparently cover property taxes as well. Our information is that the subsidy program was effective September 1, 1975. In our opinion, this new subsidy allows municipalities to levy property taxes against new Senior Citizens' Housing projects without unduly burdening those projects and the residents therein.

It is therefore RECOMMENDED that Council not pass a By-law for 1976, exempting from real property taxes, Senior Citizens' Housing projects which have received Provincial Government funding after March 31, 1974.

It is further RECOMMENDED that, as long as the senior government subsidy program covers property taxes for these developments, staff not report back to Council on the issue of annual exemption from real property taxes."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 327-328

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

October 23rd, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 23rd, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 10:35 a.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M.L. Cross

RECOMMENDATION

1. Central Broadway Urban Design Study

The Committee considered a report of the City Manager dated October 2nd, 1975 and an addenda report of the City Manager dated October 17th, 1975 (copy circulated). Also considered were letters (on file in the City Clerk's office) from individuals and organizations expressing concerns about the consultant's Urban Design Guidelines for Central Broadway.

Mr. D.M. Hickley, Assistant Director, Central Area, outlined the guidelines, indicating that within the development permit process; i.e. the preliminary discussions that are held with architects and developers and consideration by the Development Permit Board; most architects would have no difficulty in working out developments that would meet the urban design guidelines.

Mr. M. Kemble of the Planning Department presented three examples of developments in the Burrard sub-area of Central Broadway with floor space ratios ranging between 2.75 and 3.0 which meet the urban design guidelines.

The following were present for the discussion:

Mr. R.K. Baker, representing several property owners on Broadway
Messrs. P. Watkinson and R. Schuss, representing the Greater Vancouver Real Estate Board
Mr. R. Orr, representing Orr's Stores
Mr. D. Sigler, representing Broad-Oak Holdings

Concern was expressed that recommendation 3 of the Director of Planning indicating that they would be reporting back on their investigation of significant older buildings would delay the development permit application process further. The Committee indicated that this study would not hold up any applications.

Continued on Page 2....

Clause No. 1 Continued

Mr. R. Spaxman, Director of Planning, advised that the Planning Department was trying to move towards a more flexible system which would take into account the sensitive environmental conditions of Broadway. Architects will have the opportunity to be creative working within the guidelines.

Mr. R. Gascoyne, Assistant City Engineer, Traffic Division and Mr. H. Nicholson, Assistant City Engineer, Electrical Division requested that all references in the Urban Design Guidelines referring to street use be removed. Examples presented were:

(a) Street Lighting
- varying the type of lamp standards from one street to another
- special lighting fixtures
- types of lamps i.e. mercury or incandescent

(b) Traffic
- traffic speeds
- provision of on-street and off-street parking
- use of lanes

Mr. Hickley advised that the concerns of the Engineering Department would be taken care of in their recommendation 2 wherein the Planning Department agreed to edit the consultant's report to take into account comments from other civic departments and the public, after which firm development policy recommendations would be reported back to the Committee.

After discussion the Committee

RECOMMENDED

1. THAT the Urban Design Guidelines relating to development, contained in the Consultant's report be approved as an interim basis for determining the discretionary design aspects of the C-3A zoning.

2. THAT the Planning Department edit the consultant's report in line with comments received from the public and other civic departments and thereafter prepare firm development policy recommendations for endorsation by the Committee.

3. THAT the significant older buildings as listed in the consultant's report be further investigated by the Planning Department with reference to the Vancouver Heritage Advisory Committee for report back to the Planning and Development Committee in six weeks, on the understanding that the study will not hold up any development permit applications that have been submitted.

(Alderman Kennedy wished to be recorded as opposed to recommendation 1 and Alderman Bird wished to be recorded as opposed to recommendations 1 and 3).

Continued on Page 3 ....

2. Economic Alternatives of Preserving Heritage Buildings

The Committee considered a letter dated October 14th, 1975 from the Secretary of the Vancouver Heritage Advisory Committee (on file in the City Clerk's office) outlining the Heritage Committee's recommendations on economic methods of encouraging the preservation of heritage buildings. Mr. R. Thompson and Mrs. R. Fleming, members of the Heritage Committee, were present.

Due to the lack of time remaining for the Committee meeting, Mr. Thompson briefly explained the Committee's recommendations and requested that his notes be distributed to Members of Council for their information before the Public Meeting to be held on Tuesday, 28th October 1975, to discuss the designation of a further twenty-five (25) buildings for heritage preservation.

The Committee

RECOMMENDED

THAT the recommendations of the Vancouver Heritage Advisory Committee be received and referred to a joint meeting of the Planning and Development Committee and the Vancouver Heritage Advisory Committee to be held on Thursday, 6th November 1975, at which time the Director of Planning, Director of Finance and Director of Legal Services will provide their comments and recommendations on the economic alternatives of preserving heritage buildings.

3. Status of Outstanding Rezoning Applications

The Director of Planning submitted a memorandum attaching a status report on outstanding rezoning applications (on file in the City Clerk's Office). The Committee felt the format should be changed to include separate columns indicating date application submitted and estimated dates for consideration by Urban Design Panel, Vancouver City Planning Commission, Council and Public Hearing.

Due to lack of time, this item was deferred for consideration at a future meeting of the Committee.

The meeting adjourned at 12:25 P.M.

NOTE FROM CLERK:

A copy of Mr. Thompson's notes referred to in Clause No. 2 are attached for information.

FOR COUNCIL ACTION SEE PAGE(S) 392

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

October 23, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 23, 1975 in the No. 2 Committee Room, third floor, City Hall at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION

1. 1975 Tax Billing

The Committee had before it for consideration a Manager's report (copies circulated) dated October 7, 1975 wherein the Director of Finance reviewed the 1975 tax billing which was different from past billings because of the introduction of an advance tax bill. The report outlined special problems and complaints received and proposed improvements for future billings.

The Committee centered discussion on the penalty provision,redesign of the tax form to simplify and clarify the bill for taxpayers, separation of amounts owing each agency, homeowners grant and penalty due date, bonusing for prepayment. The Director of Finance agreed to investigate and report back to the Committee on these aspects.

Following further discussion it was

RESOLVED

THAT the report dated October 7, 1975 be received.

The meeting adjourned at approximately 2:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 392

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

October 30, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 30, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. 616 Club - Police Report

The Community Services Committee on July 24, 1975, following consideration of a Police report dated June 26, 1975 on the 616 Club at 616 Robson Street, and following discussion of the report with the restaurant manager and Mr. P. Lloyd, resolved to defer consideration for two months pending a further Police report on this Club.

The Committee had before it for consideration this date a report from the Police Department (circulated) covering the period of August 1, 1975 to October 22, 1975 on the 616 Club; a letter dated October 13, 1975 (circulated) from a City resident complaining of juveniles in the 616 Club (names in this letter have been blanked out to preserve the anonymity of the juveniles involved); and the Minutes of the July 24, 1975 Community Services Committee meeting when this matter was last considered (circulated).

Also before the Committee was a letter dated October 29, 1975 (circulated) from Mr. P. Lloyd, President of the 616 Restaurant Ltd., in which he stated he is surrendering his license to operate the 616 Restaurant. Attached to Mr. Lloyd's letter were receipts from the City for Mr. Lloyd's 1975 dining lounge and restaurant licenses.

Appearing before the Committee on this matter were representatives of the Police Department, the Director of Permits and Licenses, the City License Inspector, and Mr. P. Lloyd and his manager, Mr. Terry Wallace.

It was pointed out to the Committee the 616 Club is currently closed for one week because of a temporary liquor license suspension by the Liquor Administration Branch.

It was also pointed out that the documents surrendered the previous day (October 29, 1975) to the City by Mr. Lloyd were merely license fee receipts and not the actual dining lounge and restaurant licenses.

The Chairman ruled, therefore, the Committee would proceed as if the Club is still licensed to operate.

Cont'd . . .

Clause #1 continued:

Inspector V. Lake of the Vice-Section of the Police Department reviewed the Police report and added that since the report was compiled a Police Detective and Constable visited the establishment and in the course of inspecting the premises were verbally insulted by an alleged staff member of the Club who was subsequently arrested for being intoxicated in a public place. The Police later were told this particular staff member had been fired.

In response to queries from the Committee on the allegations contained in the October 13, 1975 letter of complaint from a City resident that staff aided in the hiding of a juvenile girl from her father, Manager Mr. Wallace stated he was prepared to sign a sworn statement that none of the staff of the 616 Club would knowingly hide a minor in the Club. He stated the particular girl referred to may be one who frequents the Club and carries I.D. indicating that she is 24 years old.

Mr. Lloyd told the Committee he planned to remain closed for two to three weeks longer than the one week Liquor Administration Branch license suspension to renovate the Club and reopen with a completely different type of entertainment and that minors would be discouraged.

The Chairman reminded Mr. Lloyd he was warned by the Committee July 24, 1975 that if the situation at the 616 Club continued it would be closed.

The Police told the Committee that in the opinion of one City Police Detective the 616 Club is "a den of iniquity which should never have been allowed to develop".

Following further deliberations the Committee

RECOMMENDED

THAT Council suspend the 1975 restaurant license and dining lounge license for the 616 Club at 616 Robson Street and that the Director of Permits and Licenses be instructed not to issue a license for this establishment in 1976 without first reporting to the appropriate Standing Committee of Council.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 394

DISTRIBUTED MONDAY

V 25

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 30, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 30, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce

CLERK: R. Demofsky

RECOMMENDATIONS:

1. American Hotel - 928 Main Street

The Committee considered a City Manager's report dated October 24, 1975, regarding this hotel. The report is on file in the City Clerk's Office and stated in part:

" The American Hotel has continued to operate living accomodation in violation of the Lodging House By-law. Repeated efforts by the Health Department to negotiate upgrading of these premises have met with little success in the following areas:

1. Rooms 13, 17, 18, 19, 20, 21, are inside rooms lacking natural light and adequate ventilation. Room 39A needs only adequate ventilation to be provided. Mr. Iaci has stated continually that plans will be submitted showing proposed renovations to upgrade these rooms to provide adequate light and ventilation.

2. Floor coverings in washrooms, halls and in a number of the sleeping rooms require replacing.

3. Badly soiled and torn mattresses require replacing in seven (7) rooms.

4. One (1) room requires redecorating.

Although a closure order was issued for the above mentioned rooms requiring light and ventilation on March 6, 1974 (with an extension of sixty days granted on May 9, 1974 to enable architects to submit plans for renovations), these rooms have been in continued use as living accomodation to date.

The Interim Lodging House Operator's Permit is due to expire on November 1, 1975. The Medical Health Officer now considers it impossible to issue a further Lodging House Operator's Permit due to the non-compliance of these premises.

The Beer Parlour operation of these premises have met with requirements of the Health Department."

The Committee discussed this report and noted that an on-going problem has existed. Alderman Rankin advised that the hotel was presently being sold.

Cont'd . . .

RECOMMENDED,

A. THAT the Liquor Administration Branch be asked to cancel the liquor license for the American Hotel at 928 Main Street.

B. THAT the operating permit due to expire on November 1, 1975, not be renewed.

C. THAT the owner of the American Hotel be requested to appear before this Committee to explain why appropriate work has not been done to bring this hotel up to by-law standards and show cause why his business license should not be cancelled.

FOR COUNCIL ACTION SEE PAGE(S) 394

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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, November 12, 1975, in the No. 1 Committee Room, third floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Harcourt
Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Police Parking - City-owned Lot bounded by Jackson, Dunlevy, Keefer and Pender Streets

Council on September 16, 1975, approved the use of the above City-owned site for police parking subject to a number of conditions. One of these conditions was:

"The use of the lot for parking be subject to cancellation on 30 days' notice."

The Director of Legal Services requested consideration of amendment to Council's resolution of September 16th, by deleting condition (d) set forth above and substituting the following therefor:

"That the use of the lot for parking be subject to cancellation forthwith upon Council commencing or permitting the commencement of development of the lot for other purposes."

MOVED by Ald. Cowie,
THAT Council's resolution of September 16, 1975, with respect to the use of the site bounded by Jackson, Dunlevy, Keefer and Pender Streets for temporary parking for police force employees, be amended by deleting condition (d) and subsituting the following therefor:

"(d) That the use of the lot for parking be subject to cancellation forthwith upon Council commencing or permitting the commencement of development of the lot for other purposes."

- CARRIED UNANIMOUSLY

2. Observance of Remembrance Day by Commercial Establishments

The following Notice of Motion submitted by Alderman Volrich, was recognized by the Chair:

MOVED by Ald. Volrich,
THAT WHEREAS Remembrance Day is the day which the Nation recognizes those who lost their lives in the defence of their Country;

AND WHEREAS it is befitting that this day be strictly observed;

cont'd....

Observance of Remembrance Day by
Commercial Establishment (cont'd)

AND WHEREAS certain commercial establishments in the City of Vancouver remained open on last Remembrance Day in contravention of the observance of this day and in violation of the provisions of the Vancouver Charter;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

(Notice)

3. Truck Transportation in Vancouver

Mr. W.H. Curtis, City Engineer, with the aid of several large maps, presented a report reference on the Manager's report dated November 5, 1975, on truck transportation. (Copy of the full report is on file in the City Clerk's Office).

The report concluded with the following recommendations:

"LONG TERM MEASURES

1. The City continue and expand as necessary its involvement in:

   (a) the Federal-City trucking study and pursue long-term solutions deriving therefrom in the form of terminal consolidation and other measures;

   (b) rail rationalization investigations;

   (c) current programs and research in the areas of air and noise pollution related to trucks (current propane fleet 15 trucks and 5 sweepers);

   (d) noise by-law changes;

   (e) developing a truck route between the Downtown and the Second Narrows Bridge, serving the north shore of Burrard Inlet. This is a G.V.R.D. suggestion.

SHORT TERM MEASURES

2. The proposal to concentrate truck routes and to rezone these to commercial land use not be pursued. This is also the opinion of the Director of Planning.

3. The proposal to control truck noise through time controls on a large scale - not be pursued.

4. The existing truck route system shown on Diagrams III and IIIA be revised as shown on those diagrams, retaining the present philosophy of dispersed trucking (on designated truck routes), which minimizes truck miles in the city and, therefore, detrimental environmental impact.

5. The Director of Legal Services be directed to prepare the necessary by-law changes for Recommendation 4.

6. The Engineering Department be directed to continue working with the Harbours Board towards the development of Commissioner Street as a peripheral truck route.

7. The City pursue the matter of the construction of the Powell Street overpass at Clark Drive in such a way that the existing important truck and vehicular movements intersecting at that location will not be detrimentally affected.

cont'd....

Truck Transportation in Vancouver (cont'd)

8. The City Engineer be instructed to carry out a more detailed design and prepare a submission to the Federal Government under the Urban Commuter Assistance Program for cost sharing of the Great Northern Cut proposal. This would include a combined truck route and some form of fastbus route. This will require consultation with the Bureau of Transit and the G.V.R.D. relative to possible joint use as an L.R.T. corridor currently under study by the G.V.R.D.

9. Marine Drive-Boundary Road by pass of the South Slope should be designed and constructed at a cost of $275,000. If Council decides to proceed with this proposal, the Director of Finance has stated the funds should come from 1976 Supplementary Capital Budget.

10. If Council decide to proceed with the Marine Drive-Boundary Road bypass, then the City Engineer be authorized to seek agreement with Burnaby on the physical aspects of the proposal. The City Manager is already discussing cost sharing on Boundary Road in general.

11. North and South Kent should be developed as an industrial street and relief of South East Marine Drive. If so, the recent decision that South Kent should now be a discontinuous street will require changing and a program of property acquisition (presently 80 percent complete) should be continued.

12. Council decide whether the Boundary Road-Vanness railroad overpass should be reconstructed at a cost of about $150,000 so that Boundary Road in that section could become a major truck route, thereby permitting the removal of Joyce Street from the truck route system. If so, the City Engineer be instructed to carry out more detailed investigation of the most effective way in which the Boundary Road-Vanness railroad overpass can be reconstructed, for report back. If approved, the Director of Finance states that funds should come from the 1976 Supplementary Capital Budget.

13. In order to make the proposed truck system more effective and to improve enforcement, the City Engineer be instructed to carry out a signing program of the truck system at a cost of $35,000 to be derived from the 1976 Engineering Department Revenue Budget."

It was agreed to defer consideration of the above recommendations to an evening meeting of Council on November 25, 1975.

4. Vanterm Truck Traffic

Vancouver City Council at its meeting on October 21, 1975, after hearing a number of delegations on the topic of truck transit problems and the new Vanterm container facility, resolved

"THAT the Mayor and a special committee of Council seek an immediate meeting, to which all Members of Council will be invited, with the Hon. R. Basford, the National Harbours Board and Local Members of Parliament to discuss the concerns generated by the Vanterm operation."

"THAT the National Harbours Board and the responsible Federal Minister be requested to immediately delay commencement of the Vanterm operation until appropriate meetings have been held to resolve the issues."

cont'd....

Vanterm Truck Traffic
(cont'd)

Appearing before Council this day was a delegation which included Port of Vancouver Manager Mr. F.J.N. Spoke; Mr. R.K. Latta, Vanterm Project Manager; Mr. L. Carlyle, Port Engineer; Mr. J.N. Hyland of the Executive Committee of the Port Authority; and Mr. J.A.C. Andrews of N.D. Lea and Associates, Engineers.

During discussion, the delegation stated a significant proportion or approximately 40% of the trucks using Vanterm will be of the small two-axle van type and that in terms of traffic volume, the number of trucks generated by Vanterm when it is fully operational in 1985, will be about the same as now using the Heatley Overpass.

The Port Manager stated the Clark Drive overpass has not been cancelled, but merely postponed and funds will be provided in the Harbours Board's budgets in 1977 and beyond for this project. He stated he strongly supports the City Engineer's contention that the overpass is a necessity.

The delegation stated that the Harbours Board could not contribute directly to the Burlington Northern "Cut" truck route but there have been discussions involving the Port, Harbours Board and the City Engineering Department on the reconstruction of Commissioner Street as a truck route to Vanterm. This project is contingent upon a property exchange with the City.

It was also noted by Council that the City pays in excess of $500,000 annually, for the maintenance and operation of the City fire boat which protects facilities on National Harbours Board property and the City may have to discontinue this expensive service. Mr. Spoke agreed a fire boat is a necessity in the Harbour.

There was some agreement that much of the traffic that will be using Vanterm already exists in the City and will merely be re-routed to Vanterm. There could be a reduction, for example, on the number of trucks entering the City via the Knight Street Bridge as a result of Vanterm.

Following discussion, it was

MOVED by Ald. Volrich,
THAT the appropriate Federal Minister be urged by City Council to direct the National Harbours Board to a rapid completion of the Clark Drive overpass of Powell Street and the reconstruction of Commissioner Street as a truck route, both projects to be at the expense of the National Harbours Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 4:20 p.m.

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The foregoing are Minutes of the Special Council Meeting of November 12, 1975, adopted on November 18, 1975.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 18, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the Minutes of the Regular Council meeting of November 4, 1975, (with the exception of the 'In Camera' portion), Minutes of the Special Council meeting (Public Hearing) of November 4, 1975, and the Minutes of the Special Council meeting of November 12, 1975, be adopted.

- CARRIED UNANIMOUSLY

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MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT Council recess to reconvene following the Public Hearing.

- CARRIED UNANIMOUSLY

The Council reconvened at approximately 2:10 p.m.

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(At this point, Alderman Rankin joined the meeting)

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Fire By-laws and Apartment Buildings

Council on November 4, 1975, agreed to hear representations from the Rental Housing Council of B.C. on fire by-laws and apartment buildings.

Council had before it for consideration, Clause 3 of the report of the Standing Committee on Housing and Environment dated October 30, 1975, on Program for Continuation of Fire By-law Implementation.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Fire By-laws and Apartment Buildings (continued)

Mr. F. Grant and a number of other representatives of the Rental Housing Council of B.C., addressed the Council and filed a brief protesting the proposal to extend Fire By-law enforcement outside the core area. The brief concluded with the following recommendations:

"(a) In the light of these factors, we recommend the whole matter of enforcement be deferred for 3 or 4 months.

By this time the Provincial election will be settled and more information should be available from the Provincial Government on the legislation affecting apartment owners.

(b) In the meantime, we recommend that City Council initiate an independent study into the possibility of less costly and more effective alternatives to sprinklers in terms of saving lives within the suite. Experience in other cities should be considered.

Perhaps it would be feasible to sprinkle halls only, and to install smoke or heat detectors in the suites. Tenants can go out windows of low-rise buildings, take refuge on sun decks, or enter a wetted-down hall.

(c) We must all look at cost benefits and alternatives with great care in this period of inflation if we want to preserve a healthy housing industry. Many owners cannot finance the present By-law changes so they will be unable to comply. Therefore, we also recommend that City Council conduct an in-depth study of the economic implications of the By-law and of possible alternatives. Such a study has been promised several times but never produced. It is long overdue."

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Volrich,
THAT Council request the Provincial Fire Marshal to commission a study of the general problem of implementation of the City Fire By-law and the Fire Marshal's Act, with reference to apartment buildings, with basic information to include relevant statistics, economic implications, recommendations as to any changes in requirements and alternative means of providing fire protection in such buildings.

- CARRIED

(Aldermen Bird, Harcourt and Rankin opposed)

616 Club, 616 Robson Street

Following consideration of the report of the Standing Committee on Community Services dated October 30, 1975, Council resolved that the owners and operators of the 616 Club at 616 Robson Street, appear before Council to show cause why their 1975 Restaurant License and Dining Lounge License should not be suspended.

Mr. P. Lloyd, owner of the 616 Club, addressed Council and stated that on November 3, 1975, he had returned to the Director of Permits and Licenses his business license for this Club. He further stated that he has sold all furniture and assets of this enterprise, and is no longer in business in Vancouver.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

616 Club, 616 Robson Street
(continued)

The Director of Permits and Licenses advised that he has received an application for a business license for the 616 Club from another party. This application identifies Mr. Lloyd as one of the partners.

MOVED by Ald. Rankin,
THAT the 1975 Restaurant License and Dining Lounge License for the 616 Club be cancelled for 1975;

FURTHER THAT the Director of Permits and Licenses be instructed to not issue any business licenses for operation of these premises as a club or restaurant until he has undertaken a thorough examination of the incorporation of the applicants, ownership of the building and all persons who would be involved in the operation of the club.

- CARRIED UNANIMOUSLY

Harbour Park

Council on November 4, 1975, agreed to hear representations from Mr. J.S. Shakespeare, on behalf of Mr. J. Stanzl, developer and Mr. John Keith-King, who submitted an unsuccessful development proposal in response to the proposal call for Harbour Park.

Mr. Shakespeare and Mr. Stanzl both addressed Council on this matter and filed a brief illustrating the development proposal. The delegation indicated they were basically requesting endorsement in principle of the development proposal to permit refinement of the design including scaling down if necessary.

Mr. John Keith-King, by means of slides, illustrated the proposed development and its location in relation to Georgia Street traffic.

Alderman Boyce read a memorandum dated November 18, 1975, on Harbour Park which she had previously circulated to members of Council. Alderman Kennedy also read a position paper dated November 18, 1975, on the proposal call competition.

MOVED by Ald. Boyce,
THAT the Public Hearing on Harbour Park be postponed for a maximum of three months to allow full investigation re the transfer of development rights of the site in question.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the representations of the delegation be received.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:15 p.m.

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COMMUNICATIONS OR PETITIONS

1. Recreation Task Force

Council had for consideration a letter from the Board of Parks and Recreation dated November 5, 1975, requesting that Council act on recommendations A, C, F and G regarding the recreation task force report as soon as possible.

MOVED by Ald. Harcourt,
THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY

2. Request for City to Host a Dinner at 1976 Conference

The Interchange on Canadian Studies in a letter dated November 5, 1975, requested Council host a dinner for the forthcoming Interchange on Canadian Studies to be held in Vancouver in 1976. This dinner will be held on Sunday, April 25, 1976, for 500 delegates at an approximate cost of $4,000.

MOVED by Ald. Bowers,
THAT the letter from the Interchange on Canadian Studies be referred to the Vancouver School Board with a request that they reconsider hosting this dinner.

- CARRIED UNANIMOUSLY

3. Rezoning Application: N/E Corner Kingsway & Nanaimo

Council noted a request from Messrs. John and Clarke Eusanio to appear as a delegation with respect to Clause 3, Manager's report (Building & Planning matters), dated November 14, 1975.

MOVED by Ald. Bird,
THAT the delegation request from Messrs. John and Clarke Eusanio be approved.

- CARRIED UNANIMOUSLY

4. Proposals from World Federalists of Canada

In a letter dated November 9, 1975, the World Federalists of Canada requested that Vancouver make a financial contribution to the Association; twin with another city of the world with a like population as Vancouver, and fly the United Nations flag alongside the Canadian flag.

MOVED by Ald. Harcourt,
THAT the communication be received.

- CARRIED UNANIMOUSLY

5. Demolition of Housing: 2500 Block East Pender

Council on September 30, 1975, having heard representations from residents in the area, resolved:

"THAT Council withdraw any demolition permits issued in respect of the remaining houses in the 2500 Block East Pender Street;

FURTHER THAT should the owner proceed with any further demolitions in this block, the Director of Legal Services seek a court injunction to stop demolition."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Demolition of Housing: 2500 Block East Pender (continued)

Mr. John Andru, in a letter dated November 5, 1975, requested that he be permitted to complete the demolition of 2521 East Pender and to clean up the disputed properties.

MOVED by Ald. Bird,
THAT Mr. Andru be granted permission to complete demolition of the particular property which is already half demolished and unoccupied.

- CARRIED UNANIMOUSLY

6. Rezoning Application: 2000 Block West 48th Avenue

MOVED by Ald. Bird,
THAT the delegation request from Allan & Lougheed, Barristers and Solicitors, regarding a rezoning application for the 2000 Block West 48th Avenue, be approved.

- CARRIED UNANIMOUSLY

7. Proposed Rezoning of 2300 Block West 37th Avenue

MOVED by Ald. Bird,
THAT the delegation request from Mr. Martin D. Zlotnik, with respect to the proposed rezoning of the 2300 Block West 37th Avenue, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT NOVEMBER 14, 1975

Works & Utility Matters (November 14, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Local Improvement - Reduction in Scope
Cl. 2: Clark Drive Level Crossing over CNR and CPR tracks North of Powell Street
Cl. 3: Langara Lands - Local Improvements

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1 to 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 14, 1975

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Demolitions in Kitsilano
Cl. 2: Items Deferred from Public Hearing of July 22, 1975
Cl. 3: Rezoning Application - N/E Corner of Kingsway and Nanaimo
Cl. 4: Rezoning Application - 716 East 41st Avenue
Cl. 5: Rezoning Application - 2050-70 West 48th Avenue
Cl. 6: Residential Rehabilitation Assistance Program Fund for Seagate Manor
Cl. 7: Development Permit Application #71698 - 2416 West 3rd Avenue (Kitsilano)
Cl. 8: Lane East of Dunbar Street, Between 27th and 29th Avenues

The Council took action as follows:

Demolitions in Kitsilano
(Clause 1)

MOVED by Ald. Bowers,
THAT a demolition permit be approved for the single-family dwelling located at 2028 West 3rd Avenue.

- CARRIED UNANIMOUSLY

Items Deferred from Public
Hearing of July 22, 1975 (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N/E Corner
Kingsway and Nanaimo (Clause 3)

It was agreed to defer consideration of this Clause to a later meeting of Council pending the hearing of a delegation approved earlier this day.

Rezoning Application - 716
East 41st Avenue (Clause 4)

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 2050-2070
West 48th Avenue (Clause 5)

It was agreed to defer consideration of this Clause to a later meeting of Council pending the hearing of a delegation approved earlier this day.

Residential Rehabilitation Assistance
Program Fund for Seagate Manor (Clause 6)

MOVED by Ald. Volrich,
THAT Council express its intent to use Seagate Manor for residential purposes for 15 years;

FURTHER THAT the Director of Finance report back to Council on the financial implications of this action.

- CARRIED

(Aldermen Bowers, Boyce, Cowie and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 14, 1975) (cont'd)

Development Permit Application
#71698 - 2416 West 3rd Avenue
(Kitsilano) (Clause 7)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Lane East of Dunbar Street Between
27th and 29th Avenues (Clause 8)

MOVED by Ald. Sweeney,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Kennedy left the meeting)

Licenses & Claims Matters
(Novmeber 14, 1975)

Claim Number 15502 -
Evelyn Tackaberry (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(November 14, 1975)

Fastbus Segregated Bus Stops on Hastings
Street and Additional Bus Stop on
Melville-Dunsmuir Connector (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 14, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Restoration of the Orpheum Theatre
Cl. 2: Joint Government Seminar "Operation Access"
Cl. 3: Expenses: Heritage Advisory Committee
Cl. 4: Investment Matters (Various Funds) September 1975
Cl. 5: Hodson Manor - 1254 West 7th Avenue

The Council took action as follows:

Restoration of the Orpheum
Theatre (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Rankin and Sweeney opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(November 14, 1975)(cont'd)

Joint Government Seminar
'Operation Access' (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bird, Boyce and Marzari opposed)

Clauses 3 and 4

MOVED by Ald. Cowie,
THAT the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Hodson Manor - 1254 West
7th Avenue (Clause 5)

MOVED by Ald. Marzari,
THAT a grant of $4,600 to the Fairview Little People's Society be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT the following recommendations of the City Manager be approved:

"A. Accept the Architects' report and budget estimate, and retain Rhone & Iredale Architects to complete the project;

B. Approve the estimates as outlined in the body of the report in the amount of $78,595 including the Day Care Grant, the necessary funds to be transferred from Contingency Reserve;

C. Approve entering into a cost plus fixed fee contract with Shopland Construction. The contract to be to the satisfaction of the Director of Legal Services."

- CARRIED UNANIMOUSLY

Property Matters
(November 14, 1975)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Lease of Portion of D.L. 5317; South of Beach Avenue
Cl. 2: Acquisition for Non-Market Housing Site 5519 Melbourne Street
Cl. 3: Demolitions

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Demolition Control

The City Manager under date of November 14, 1975, submitted the following report of the Director of Permits & Licenses:

"On November 4, 1975, Council passed the following resolution:

"THAT consideration of the demolition permits listed in the City Manager's report be deferred until the proposed demolition control regulatory bylaw is before Council, and in the meantime no demolition permits be issued by the City:

FURTHER THAT the Director of Permits and Licenses submit a further report to Council in line with the proposed Charter amendment re demolition control legislation."

With respect to the second sentence of the resolution, the Director of Permits and Licenses reports as follows:

"Further information to that contained in the Manager's report of October 31, 1975, with respect to control of demolitions is as follows:

- No Development Permits or Building Permits have been issued for new buildings on the sites of the 38 buildings covered by the report.

- Development Permits have been applied for with respect to 17 of the 38 buildings and 2 Building Permits have been applied for.

- Since the preparation of the report there have been 8 further applications involving 21 units for Development Permits. In two cases Development Permits have been issued and in one case a Building Permit has been applied for.

The City Manager submits the report for the INFORMATION of Council."

MOVED by Ald. Harcourt,
THAT the foregoing report be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, October 30, 1975

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: GVRD Housing Site - 14th Avenue and Nootka
Cl. 2: Grant Request - Spay and Neuter Clinic
Cl. 3: Program for Continuation of Fire By-law Implementation
Cl. 4: Housing Status Report
Cl. 5: Downtown Street Tree Planting Strategy Plan
Cl. 6: Kitsilano Housing Society - "Buy Back Kitsilano Fund"
Cl. 7: Minimum Standards By-law
Cl. 8: Pender Street Demolitions

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
October 30, 1975 (continued)

Clauses 1 and 4 to 8

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 4, 5, 6, 7 and 8 be received for information.

- CARRIED UNANIMOUSLY

Grant Request - Spay and
Neuter Clinic (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"That the City of Vancouver approve a grant to the B.C.S.P.C.A., of up to $45,000, for the development of a low-cost spay and neuter clinic."

(underlining denotes amendment)

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Boyce and Marzari opposed)

Program for Continuation of
Fire By-law Implementation (Clause 3)

For Council action on this Clause, see pages 1 and 2.

II. Report of Standing Committee
on Finance & Administration,
October 30, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Fire Department - Manning Requirements
Cl. 2: Fire Boat - Operation and Financing
Cl. 3: Consideration of Policy re Grant Requests for Social Services

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Volrich,
THAT Clauses 1, 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Community Services,
October 30, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Mental Patients Association - Non-Conforming Uses
Cl. 2: B.C. Association for the Advancement of Coloured People - Problems Meeting By-law Requirements for Assembly Hall
Cl. 3: Offer of Location for a Farmer's Market

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
October 30, 1975 (continued)

Clauses 1 to 3

MOVED by Ald. Rankin,
THAT Clauses 1, 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Housing and Environment,
November 6, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Bicycle Routes and Walking Trails
Cl. 2: Housing List - B.C. Housing Management Commission

The Council took action as follows:

Bicycle Routes and Walking
Trails (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"That Council approve in principle the Habitat bike route project, and the City Engineer report back to the Standing Committee on Housing and Environment on design and cost figures."

- CARRIED UNANIMOUSLY

(underlining denotes
amendment)

Housing List - B.C. Housing
Management Commission (Clause 2)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Community Services,
November 6, 1975

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Day Care Leases
Cl. 2: Nelson Place Beer Parlour - Police Report
Cl. 3: Carnegie Library

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clause 1 be approved and the resolutions be received for information;

FURTHER THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services
November 6, 1975 (continued)

Carnegie Library
(Clause 3)

MOVED by Ald. Rankin,
THAT the resolutions of the Committee contained in this Clause be received, and the recommendation be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the City solicit bids for lease of the Carnegie Library for any legal use, it being made clear that the building is a designated heritage structure;

FURTHER THAT these bids be in the hands of the City by the end of January, 1976.

- CARRIED

(Aldermen Boyce, Marzari and Rankin opposed)

VI. Report of Standing Committee
on Planning and Development,
November 6, 1975

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Economic Alternatives for Preserving Heritage Structures and Areas
Cl. 2: Special Plaque for Designated Buildings
Cl. 3: Consideration of Buildings in Yaletown
Cl. 4: Development Permit Application No. 71851 - Ocean Fisheries Ltd. - 2165 Commissioner Street
Cl. 5: Redevelopment of Granville Island

The Council took action as follows:

Economic Alternatives for Preserving
Heritage Structures and Area (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations A to J of the Committee, with the exception of recommendation H, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation H of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Bird opposed)

MOVED by Ald. Bowers,
THAT the resolution of the Committee contained in this Clause be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT an interim method of dealing with heritage structures be referred to the Planning and Development Committee for further consideration.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
November 6, 1975 (continued)

Special Plaque for Designated
Buildings (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"That an appropriation of $500.00 be added to the budget of the Vancouver Heritage Advisory Committee to enable the design and production of a special plaque for Council designated heritage structures; funds to be provided from Contingency Reserve;

Further That subsequent issues of the plaque be paid for by the owners of designated structures."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Clauses 3, 4 and 5

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 3 be approved and Clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VII. Illegal Suites - Hardship Cases.
November 14, 1975.

The Committee of Officials, Illegal Suites - Hardship Cases, submitted the following report, under date of November 14, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

James G. Darlington (tenant), 2532 East 16th Avenue
Pearl-Ann Kaulius (tenant), 1310 Walnut Street
Janice M. Achilles (tenant), 3708 West 2nd Avenue
Linda Joel (tenant), 456 West 21st Avenue
Kathy Jackson (tenant), 2239 West 1st Avenue

(b) the following applications be approved for one year from the date of this Resolution:

Jerry W. Wright (tenant), 2710 Waterloo Street
Syd Portman (tenant), 2710 Waterloo Street
Susan E. Irvine (tenant), 999 West 20th Avenue
Lila Wati Singh (owner), 849 East 26th Avenue
Kantilal and Wanita Thakorlal (owners), 2692 East 45th Avenue
Nicolas Bordokas (tenant), 186 West 17th Avenue
Chiu Kwok Tai (tenant), 2648 Dundas Street
May Tong Lee (owner), 3291 East Georgia Street
Kashmir S. Johal (tenant), 431 S. E. Marine Drive
Pamela Kathleen Wheeler (tenant), 3883 West 10th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

William Cackette (tenant), 2590 West 5th Avenue
Priscilla A. Suson (tenant), 5225 Wales Street
Andrew Pratt (tenant), 2515 West 2nd Avenue
Catherine L. Dullege (tenant), 2515 West 2nd Avenue
Laurie M. Soul (tenant), 2515 West 2nd Avenue
Daniel D. Sheehan (tenant), 2310 Balaclava Street

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

George R. Carlisle (owner), 5052 Chambers Street
Partap Singh Dhillon (owner), 4914 Spencer Street

MOVED by Ald. Bowers
THAT the foregoing report of the Committee of Officials, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VIII. Part Report from Special Committee re U.N. Conference. (November 10,1975)

Reception for Delegates to the U.N. Conference. (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

IX. Part Report from Standing Committee on Finance and Administration. (November 13, 1975)

Fire Department - Manning Requirements (Clause 1)

Council considered this clause, which contained the following recommendations:

(a) That the next aerial ladder truck received in the City service, be placed at Fire Hall #18 which will have the effect of reducing the complement at this Hall from 8 to 7 firefighters, thereby reducing the total need for new firefighters from 28 to 23 in 1976;

(b) That the uniformed strength of the Fire Department be increased by 23 men as soon as possible in order that their initial training can be completed by January 1, 1976;

(c) That City Council serve two years' notice of discontinuance of use of the Vancouver Fire Boat to the National Harbours Board and relevant municipalities, and the Director of Finance and City Engineer be instructed to report back on source of funds and timing required to upgrade the mains, hydrants and pumper trucks;

(d) That the City Manager further investigate and report on the whole question of work redistribution as summarized in alternative #4.

Mr. Gordon Anderson, President of Vancouver Firefighters' Union, spoke to this report.

MOVED by Ald. Volrich
THAT recommendation (a) contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT recommendation (b) contained in this report be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Marzari and the Mayor opposed)

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Part Report from Standing Committee
on Finance and Administration.
(November 13, 1975) (Cont'd)

Fire Department - Manning
Requirements (Clause 1)(Cont'd)

MOVED by Ald. Harcourt
THAT recommendation (b) be deferred to the next meeting of Council.

- LOST

(Ald. Bird, Bowers, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion to approve was put and LOST.

MOVED by Ald. Volrich
THAT recommendation (c) contained in this report, be approved.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Volrich
THAT recommendation (d) contained in this report be approved.

- CARRIED

(Ald. Bird opposed)

MOVED by Ald. Bowers
THAT Firehall No.19, located at 4396 West 12th Avenue, be closed, effective January 1, 1976.

- (deferred)

MOVED by Ald. Cowie
THAT consideration of Ald. Bower's motion be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

During discussion of the foregoing item
Alderman Harcourt left the meeting.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF THE REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW. (To Control Demolitions)

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was,

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Observance of Remembrance Day by Commercial Establishments.

MOVED by Ald. Volrich
SECONDED by Ald. Cowie
THAT WHEREAS Remembrance Day is the day on which the Nation recognizes those who lost their lives in the defence of their Country;

AND WHEREAS it is befitting that this day be strictly observed;

AND WHEREAS certain commercial establishments in the City of Vancouver remained open on last Remembrance Day in contravention of the observance of this day and in violation of the provisions of the Vancouver Charter;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

It was agreed to defer this motion to the next meeting of Council.

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

Observance of the Lord's Day Act
by Commercial Establishments.

MOVED by Ald. Volrich

THAT WHEREAS a number of commercial and retail establishments in the City of Vancouver are open for business on Sundays in violation of the Lord's Day Act;

AND WHEREAS this practise is becoming more and more common within the City of Vancouver;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violate the observance of the Lord's Day Act.

(Notice)

ENQUIRIES AND OTHER MATTERS

Residential Parking
West 6th Avenue.

Alderman Bird — referred to complaints from residents of the 3000 Block, West 6th Avenue, about difficulties in parking in front of their properties. One of the reasons for this problem is that several houses have been converted into multiple dwellings. Another factor is that there is no lane behind these properties.
The Mayor directed that the City Manager investigate this matter for report back.

Residential Parking
West 6th Avenue.

Alderman Bird — referred to a request from residents of the 2900 and 3000 Block, West 6th Avenue, for 'Residents Only' parking in front of their properties.
The Mayor directed that this request be referred to the Official Traffic Commission for investigation.

The Council adjourned at 7:05 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 18, 1975, adopted on November 25, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Local Improvement - Reduction in Scope

The City Engineer reports as follows:

"A local improvement project for lane lighting in the Lane North of Robson St. from Burrard St. to the Lane East of Jervis St. and the Lane East of Jervis St. from the Lane North of Robson St. to Robson St. was approved at a Court of Revision on July 11, 1974, Schedule 426, Item No. 55.

Lane Lighting projects consist of the installation of street lights on wooden poles. In the section of the project on the Lane East of Jervis St. from the Lane North of Robson St. to Robson St. no wooden poles now exist.

I do not consider lighting to be essential in this half-block of lane at present, and the project should be reduced in scope.

I RECOMMEND that for Item 55, Schedule 426, the project be reduced in scope to:

Lane North of Robson St. from Burrard St. to the Lane East of Jervis St.

and, that the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

2. Clark Drive Level Crossing over CNR and CPR tracks North of Powell Street

The City Engineer reports as follows:

"The National Harbours Board requires access to its Van Term development on the south shore of Burrard Inlet. To provide this, the Harbours Board has asked the City to widen and improve the existing public crossing on Clark Drive over the railway tracks. The Harbours Board has also agreed to accept all charges pertaining to the crossing that may be assessed against the City.

To carry out the widening, the City must seek permission from the Canadian Transport Commission. As the work is at no cost to the City and will improve the street system and give more access to the waterfront, I RECOMMEND that:

(a) The City Engineer be authorized to sign requisite plans on behalf of the City;

(b) The Director of Legal Services be instructed to make the necessary application to the Canadian Transport Commission."

The City Manager RECOMMENDS that the foregoing be approved.

3. Langara Lands - Local Improvements

The City Engineer reports as follows;

"Council, on 27 May, 1975, approved that certain paving and curbs, sidewalks, and street lighting related to the Langara Lands should be local improvements. To permit the local improvement steps to start while the City still holds title, Council is requested to:

a. Declare the City-owned parcels to be assessable for these local improvements, and

Cont'd . . .

Clause 3 Cont'd

b. Authorize the City Clerk to sign the Local Improvement Petitions.

Council on 22 July, 1975 approved a recommendation that the costs of sewers, water works, underground wiring and the relocation of a parking lot came from the land sales. With the defeat of the Five-Year Plebiscite, a source of funds will need to be found for the City's share of the local improvements. The Director of Finance advises that this is available from the land sales also. The estimated cost is $60,000.

I RECOMMEND:

A. That the City-owned parcels as listed be declared assessable for the following Local Improvement projects:

a. Pavement and curbs on the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south:
- lots 2, 3 & 4 of Lot A, block 1165, D.L. 526.

b. P.C. concrete sidewalks on both sides of the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
- lots 2, 3 & 4 of Lot A, block 1165, D.L. 526

c. Street lighting on both sides of the un-named Street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.
- lots 2, 3 & 4 of Lot A, block 1165, D.L. 526.

d. P.C. concrete sidewalk on the south side of 49th Avenue from Cambie Street to a point approximately 1,200 feet west of Ontario Street.
- lots 1, 2 & 4 of Lot A, block 1165, D.L. 526.

e. P.C. concrete sidewalk on the east side of Cambie Street from 49th Avenue to a point approximately 949 feet south.
- lots 1 & 3 of Lot A, block 1165, D.L. 526.

B. That the City Clerk be authorized to sign Local Improvement petitions for the works listed in "1" on behalf of the City as the property owner.

C. That the City's share of the cost of these projects, estimated at $30,000, come from the land sales."

The City Manager RECOMMENDS that the above report of the City Engineer be approved

FOR COUNCIL ACTION SEE PAGE(S) 438

BUILDING & PLANNING MATTERS

A-4

CONSIDERATION

1. Demolitions in Kitsilano

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish a single family dwelling at 2028 West 3rd Avenue.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

> Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than $3,000 per year.

In accordance with this policy, the owner of the site, Shelter Development and Contracting, was contacted. Mr. Jan Timmer, acting for the owners, stated that the previous tenants did not fall into any of the categories requiring relocation assistance. Mr. Timmer subsequently submitted a letter to the Kitsilano Planning Office stating the circumstances of the previous residents. A copy of this letter is attached as Appendix A. The Area Planner feels that the owner has complied with Council policy on relocation.

A development permit was filed on October 16, 1975 to construct an 8 unit apartment building on the site. This application is currently being processed.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the single family dwelling located at 2028 West 3rd Avenue.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION

2. Items Deferred from Public Hearing of July 22, 1975.

The Director of Planning reports as follows:

"At a Public Hearing held on July 22, 1975, the Director of Planning submitted an application to rezone:

(A) North side of Prior Street between Gore Avenue and the Road west of Main Street; Lots 1-47, Block 21 and Lots 1-17, Block 22, all of D.L. 196 from (CM-1) Commercial District to (M-1) Industrial District; (See attached draft by-law and draft plan - Appendix A).

Cont'd.

Clause No. 2 Continued.

(B) Portion of Crown Lease Land to the City, North of Lot 14, Block 64, D.L. 185 and South of the Revised Harbour Headline from (M-1) Industrial District to (RS-1) One-Family Dwelling District; and, (see attached draft by-law and draft plan - Appendix B).

(C) South side of Beach Avenue between Thurlow Street and the Burrard Bridge; W½ and E½ of Lot 26, Lots 27-30, Block 14, Plan 92 and the west portion of Lot B, Block 14, Plan 9919 and Water Lots 3-8 of Lot 5317, all of D.L. 185 from (M-1) Industrial District (light) and (M-2) Industrial District (heavy) to (RS-1) One-Family Dwelling District. (See attached draft by-law and draft plan - Appendix C).

(D) Area bounded by Beach Avenue, Burrard Street, Pacific Street and Homer Street, Lots 1-34 inclusive, Block 721, D.L. 541; Lot G, Plan 15118, and Lots 4-12 and Lots A-C, Plan 8486, and Lots D-F, Plan 12388, Block 122, D.L. 541. South 183.88' of Lots 2 and 3 and Lot 4, Plan 9597, Block 123, D. L. 541. South 183.88' on the West and South 122.73' on the East of Lot L 5606, Plan 6109, D.L. 541. Lot J, Block 115, D. L. 541. From (CM-1) Commercial District to (F.C.C.D.D.) False Creek Comprehensive Development District. (See attached draft by-law and draft plan - Appendix D)

City Council at the Public Hearing was informed that the application had been approved by the Director of Planning, but the application had not been considered by the Vancouver City Planning Commission.

Council resolved at the Public Hearing:

"THAT a decision on the above rezoning be deferred until a report from the Vancouver City Planning Commission is received.

FURTHER THAT the Director of Planning be requested to consider the points raised by the delegation."

The Vancouver City Planning Commission at its meeting of July 28, 1975, endorsed the recommendation of the Director of Planning to approve the rezoning application for items A-C, listed above. No delegations came forward to be heard on these three items.

The J. Fyfe Smith Co. Ltd. appeared as a delegation in regard to item D, the area bounded by Beach Avenue, Burrard Street, Pacific Street, and Homer Street.

Concerns raised by J. Fyfe Smith Co. Ltd.

The brief presented by Mr. Southcott of J. Fyfe Smith Co. Ltd. on July 22, 1975, indicated that a portion of their property described as Lots D, E, and J, Block 115, D.L. 541 would fall within the area to be rezoned. The south-west portion of the land and building would become (F.C.C.D.D.) False Creek Comprehensive Development District and the balance would remain (CM-1) Commercial District.

A copy of the brief, including maps of the area is attached as Appendix E.

Cont'd.

Clause No. 2 Continued.

The brief noted that:

> "The Fyfe Smith Co. is not objecting to the concept of False Creek Redevelopment nor the necessary rezoning to facilitate such development."

The major concern of the company was the effect of extending Pacific Street through their property to connect with the extension of Beatty Street.

The brief noted that the extension of Pacific would reduce the warehouse area and leave an isolated segment of land of no value on the other side of the street.

Further discussions have now been held with the City Engineer, Mr. Southcott and Marathon Realty Ltd.

It has been confirmed that the extension of Pacific Street to the Beatty Street Extension should remain part of the False Creek Area 2 Development Plan.

The purpose of the connection is to provide secondary access from False Creek to Granville and Burrard Bridges and to Downtown via Seymour and Richards, in addition to the primary connection from False Creek to the West End via Beach Avenue.

The Beatty Street Extension will not be developed until justified by Marathon's development, and in all probability not until the rail tracks are removed, which will be several years in the future. At that time Fyfe Smith and other operations in the area will be disrupted by the loss of rail service, in any case, so the problem described by Mr. Southcott may not arise.

At that time it would be appropriate for the precise alignment of the connection to Pacific Street to be determined, and for the City to acquire the necessary right of way.

Mr. Southcott is aware that there is no immediate threat of disruption to the Fyfe Smith Co., and has been assured that any future acquisition for the right of way would include the small corner to the west. Marathon Realty Co. have indicated that they would be prepared to consider the acquisition of this corner for consolidation with their False Creek property.

In view of the above, it is considered that the boundary between the (CM-1) Commercial District and the (F.C.C.D.D.) False Creek Comprehensive Development District as proposed in the rezoning application and as shown on the attached map (Appendix D) is logical and correct.

On July 28, 1975, the Vancouver City Planning Commission considered the rezoning application and resolved:

> "THAT the Commission recommend approval of the application of the subject area inasmuch as there appears to be adequate recourse for the owner of Lots D, E, and J, Block 115, D.L. 541."

RECOMMENDATION: That the application to rezone areas A-D be approved and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law No. 3575.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd.

3. N.E. Corner of Kingsway and Nanaimo Street
Lots 6 & 7, Block 9, D.L. 393

Present Zone: (RT-2) Two Family Dwg. District
Requested Zone: (C-2) Commercial District

Applicant: Mr. John Eusanto and Mr. Clarke Eusanto.

The Director of Planning reports as follows:

"An application has been received from Mr. John Eusanto and Mr. Clarke Eusanto requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RT-2) Two Family Dwelling District to (C-2) Commercial District for the purpose of:

'developing offices with suites above'.

SITE DESCRIPTION

The site is located on the northeast corner of Kingsway and Nanaimo Street and is composed of two lots. Lot 7 has a frontage of 49.6 feet, lot 6 has a frontage of 33 feet. Both lots have a depth of 121 feet to a 20 foot lane for a total site area of 9922 square feet. The lots are zoned (RT-2) Two Family Dwelling District and are developed with three billboards on lot 7 and a 1½ storey house on lot 6. (See Appendix A).

The lands to the east on the north side of Kingsway and lot 5 north of the site is zoned (RT-2) Two Family Dwelling District. The lands to the south and west are zoned (C-2) Commercial District. The N.W. corner of Kingsway and Nanaimo Street is developed with a gasoline service station, the S.E. corner with the Eldorado Motor Hotel. The S.W. corner of Kingsway and Nanaimo Street was rezoned in May, 1975 to (CD-1) Comprehensive Development District with a small one storey bank and two storey office building fronting onto Kingsway with an apartment building behind.

ANALYSIS

A sketch elevation submitted by the applicants and forming part of the application indicates a three storey building with offices at street grade and two floors of suites above.

A previous application to rezone these two lots plus lot 5 to the north and lot 9 to the east from (RT-2) Two Family Dwelling District to (C-2) Commercial District in 1968 by Block Brothers Realty Limited, for the purpose of developing offices was refused because the rezoning would have created a situation whereby the thirteen lots zoned (RT-2) Two Family Dwelling District on the north side of Kingsway between two commercially zoned areas. The houses presently developed in this area appear to be in good to excellent condition.

The rezoning of the site from (RT-2) Two Family Dwelling District to (C-2) Commercial District would allow a development of a higher bulk and intensity of use in an area that is zoned and developed as (RT-2) Two Family Dwelling District to the north and east.

The Director of Planning, however, would give favourable consideration to an application to rezone to (CD-1) Comprehensive Development District of a well designed, mixed commercial and residential development that is compatible with the area and is limited to a floor space ratio of 1.0, and that the commercial use be restricted to small offices

Cont'd.

and/or retail uses that serve the local needs of the area and are quiet to the residentail uses on the upper floors. The design should have particular regard to its effect on the adjacent residential owners, provide adequate vehicular ingress and egress to the site. Amenities should be built into the development. The applicant should also attempt to acquire the remaining RT-2 zoned lot to the north of the site (Lot 5, Block 9, D.L. 393) to be included in the development.

The Vancouver City Planning Commission when considering the application on September 30, 1975 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone be not approved.

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

4. 716 E. 41st Avenue, Lot 41, Block 1, D.L. 665,
Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (C-2) Commercial District
Applicant: Mr. Ronald S. Nelsen, Internation Bubble Machine Limited.

The Director of Planning reports as follows:

"An application has been received from Mr. Ronald Nelsen of International Bubble Machine Limited, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'providing a turning radius between gas islands and car wash.'

SITE DESCRIPTION

The site is located on the south side of East 41st Avenue, East of Fraser Street and has a frontage of 30.5 feet and a depth of 95 feet to a 20 foot lane for a site area of 2,897 square feet. The site is zoned (RS-1) One-Family Dwelling District and is developed with a one-storey plus basement house. (See Appendix A)

The lands to the east, north and south are zoned and developed (RS-1) One-Family Dwelling District. Both sides of Fraser Street from East 38th Avenue to East 51st Avenue except for the West side of Fraser Street north of East 41st Avenue is zoned (C-2) Commercial District and developed with various retail outlets to serve this area. The land on the west side of Fraser Street north of East 41st Avenue is zoned (RS-1) One-Family Dwelling District where the Mountain View Cemetery is located.

PROPOSED DEVELOPMENT

The drawings forming part of this application and marked "Received City Planning Department, July 10th, 1975" indicate a tunnel car wash on the south half of the site with two pump islands. The station on the commercial zoned property that abutts the lot being considered in this application which would be demolished and with the addition of this lot would develop the pumps and tunnel car wash. The additional lot is needed to enlarge the site to allow for the proposed development.

The drawings indicate landscaping and screening around the site.

Cont'd.

Clause No. 4 Continued.

ANALYSIS

From the Planning Departments' point of view there is adequate commercially zoned property in the area. The proposed development is not considered an appropriate form of development in the area having regard to the single family dwellings to the east and commercial property to the south which contains living quarters. Vehicular ingress and egress is restricted to northbound on Fraser Street and eastbound on East 41st Avenue due to the lane control islands at this intersection of two arterial streets.

The developer should examine other existing zoned sites that are more adaptable to this form of development.

The Vancouver City Planning Commission considered the application at its meeting of September 30th, 1975 and endorsed the recommendation of the Director of Planning."

A letter was received on October 16th, 1975 from the applicant requesting the Planning Department to hold the application in abeyance as:

"An Engineers study is under way to determine an alternative layout on the existing site."

RECOMMENDATION:

That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. 2050-2070 West 48th Avenue
Lots 2 and 3 of A of Lot 1, Block 2,
D.L. 526, Plan 7198

Present Zone: (RS-1) One Family Dwg. District
Requested Zone: (RM-3) Multiple Dwg. District

Applicant: Mr. Edward Wood.

The Director of Planning reports as follows:

"An application has been received from Mr. Edward Wood, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of: "Construction of apartment block or six-lex".

SITE DESCRIPTION

The subject site is situated on the south side of the 2000 block West 48th Avenue (2050-2070) West 48th Avenue. The site is 150 feet in length along West 48th Avenue and is 119.35 feet (average) in width for a total site area of 17,902.5 square feet. (See Appendix A)

The subject site is zoned (RS-1) One Family Dwelling District and is developed with a one storey plus a basement duplex on each lot. The property to the west and southwest of the site is zoned (RM-3) Multiple Dwelling District and is developed as a four storey, 74 unit apartment block. The lands to the north and east of the site is zoned (RS-1) One Family Dwelling District and are developed with one to two and a half storey single family homes. The land fronting onto West and East Boulevard north of West 49th Avenue is zoned (C-2) Commercial District.

Cont'd.

Clause No. 5 Continued.

Vehicular ingress and egress to the site is from West 48th Avenue to garages at the side of each duplex. There is no lane at the rear of the site however, there does exist a 20 foot dead end lane east of the site.

The rezoning of the site from (RS-1) One Family Dwelling District to (RM-3) Multiple Dwelling District would allow a development of a higher bulk and intensity of use in an area zoned and developed with one family dwellings, except for the site which is developed with two duplexes.

The Vancouver City Planning Commission when it considered this application at its meeting of September 30, 1975 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

6. Residential Rehabilitation Assistance Program Fund for Seagate Manor.

The Director of Planning reports as follows:

"On August 26, 1975, City Council considered a recommendation of the Planning Department to use Seagate Manor and other properties along Point Grey Road which were acquired for parkland, as relocation centres for those Kitsilano residents displaced because of City actions. Additionally, the question was raised as to the necessity of demolishing the structures to "prove" the City's intent to acquire Point Grey Road property during the current housing situation. On that date, City Council instructed the Director of Planning to apply for available grants and loans from the Federal Residential Rehabilitation Assistance Program, these monies to be applied toward the cost of any necessary upgrading of these buildings.

The objective of the Residential Rehabilitation Assistance Program is to prolong the life of the building for a further fifteen years. Since City Council has not yet resolved the question of the long term use of Seagate Manor, the building is not eligible for funds from RRAP. Until the long term use of Seagate Manor has been resolved, the Planning Department does not believe it appropriate to apply for these funds and, therefore, has not done so to date.

Since City Council must ensure that the expectancy for residential use of Seagate Manor will be at least fifteen years before C.M.H.C. will approve any funding for rehabilitation, the Planning Department requests that City Council give consideration to this matter."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Cont'd.

INFORMATION

7. Development Permit Application # 71698
2416 West 3rd Avenue (Kitsilano)

The Director of Planning reports as follows:

"In the apartment area plan for Kitsilano, as adopted by City Council on May 6, 1975, three half blocks were recommended to be downzoned from RM-3A to RT-2. This recommendation was made by the Planning Department as these blocks are generally developed with sound, substantial conversion houses and fourplexes which are considered desirable to retain. Maintaining some form of apartment zoning on these blocks would encourage redevelopment which would destroy the existing character of these streets.

Among those blocks recommended to be downzoned is the south side of West Third Avenue between Balsam and Larch. An application was made on September 30, 1975 to replace five conversion buildings containing 27 units with a three storey apartment building containing 57 dwelling units. The development of an apartment building on this site is contrary to City Council policy, the recommendations of Kitsilano residents and the recommendations of the Planning Department.

The rezoning application which proposes rezoning this block from RM-3A to RT-2 was submitted on October 20, 1975. Since the rezoning application was made subsequent to the filing of the above development permit application, the Vancouver Charter does not give City Council the authority to hold the permit."

The City Manager submits the foregoing report for the INFORMATION of City Council

8. Lane East of Dunbar Street, Between 27th & 29th Avenues.

The Director of Permits and Licenses reports that:

"The following motion was passed at the Special Council meeting of October 23, 1975 :

"that the Director of Permits and Licenses was requested to investigate the condition of the lane east of Dunbar, between 27th and 29th Avenues, behind the commercial stores."

The Director reports that with one exception the lane was found on several occasions to be in acceptable condition. The exception is at the rear of Stong's Supermarket at 326-54 Dunbar.

Two Smithrite containers were each approximately one half on the lane allowance and one half on Stong's property. This could create a traffic obstruction in the lane. In addition approximately fifteen shopping carts full of cardboard cartons and packaging were at the rear of the store, some on the lane allowance. The paper was being fed into a compactor.

The Manager of Stongs, Mr. B. W. Rossum, was contacted and the problem explained. He assured our Inspector that the Smithrite containers and shopping carts would be kept entirely on Stongs property. Mr. Rossum states that neighbours also leave refuse on Stong's property and further that his company has applied to the City to have the lane surfaced. The Engineering Department has confirmed that Stongs have initiated an application which is being processed.

This area will receive particular attention in the future."

The City Manager submits the report of the Director of Permits and and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 439-440

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. Claim Number 15502 - Evelyn Tackaberry

The Director of Legal Services reports as follows:

"This claim arises as a result of injuries suffered by the above Evelyn Tackaberry due to a fall on the sidewalk in the 1600 Block Davie Street on September 21st, 1974.

Investigation discloses that our Waterworks Branch had installed a new water main along this block under the sidewalk and had put temporary surface in place on one half of the sidewalk parallel and next to the curb. The backfill in the excavation settled resulting in a surface differential of approximately 2 inches between the settled area and the top of a water meter box in the sidewalk. The claimant failed to see this differential in the surface and her foot slipped off the edge of the meter box twisting her ankle and causing her to fall.

Her injuries as verified by medical reports included tearing of ligaments in the right ankle with damage to the peroneal nerve and contusions to the right knee. The ankle was in a cast for six weeks and after ten months she still suffered pain and limitation in the movement of the ankle. She now is required to wear soft low shoes with arch supports rather than ordinary styled footwear. She still has a visible disability in her ankle and limitations in its movement. She has required treatment and examination by both orthopedic and neurology specialists.

Negotiations with her counsel have resulted in an agreement that responsibility for this accident be divided equally between the claimant and the City. The liability of the City arises from the failure to properly backfill the excavation to avoid settlement and the negligence of the claimant arises from her not keeping a proper lookout and failing to see the hazard.

In the circumstance I believe a settlement should be arranged with Council for the claimant in the amount of $2055.00 to cover general damages, special damages for loss of wages and other expenses, and legal fees and disbursements. I recommend that a cheque in the amount of $2055.00 be issued payable to John E. Davis as solicitor for Evelyn Tackaberry to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

FIRE & TRAFFIC MATTERS

INFORMATION AND RECOMMENDATION

1. Fastbus Segregated Bus Stops on Hastings Street and Additional Bus Stop on Melville-Dunsmuir Connector

The City Engineer reports as follows:

"On June 24, 1975, the Vancouver City Council approved the installation of these stops as an experiment. The stops were designed to facilitate the loading and unloading of buses and to speed the services on the portion of Hastings Street between Main and Seymour Streets.

The installations have been successful; however, operational experience indicates that the eastbound stop at Columbia Street would serve better at a location nearside Carrall Street. Council has previously authorized a stop at Carrall and thus, it is only necessary to cancel the stop at Columbia Street."

Accordingly, it is RECOMMENDED that the bus stop on the S/S of Hastings Street, west of Columbia Street be cancelled."

The City Manager submits the matter to Council for INFORMATION AND RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 440

FINANCE MATTERS

A-7

RECOMMENDATION

1. Restoration of the Orpheum Theatre.

The Director of Finance, the Director of Legal Services and the Director of Permits and Licenses report as follows:

"City Council on September 16, 1975 approved the following recommendation:

'THAT Council accept the tender of Halse-Martin Construction Co. Ltd. and direct the Chairman of the Orpheum Theatre Building Committee to enter into a contract with them for the sum of $94,000.00, this contract to be satisfactory to the Director of Legal Services.'

With the approval of this management contract, the restoration of the Orpheum Theatre will be going forward. There are two items related to the restoration that should be resolved by City Council at this time as follows:

(A) Cost and source of funds for restoration (Director of Finance)

(B) Details of contracts (Director of Permits & Licenses and Director of Legal Services).

(A) Cost and Source of Funds (Director of Finance)

City Council was advised on July 29, 1975 of the following estimated costs:

Estimated cost (per Dec. 17/74 report to Council)	$3,205,000
Less: Savings recommended by the City Manager and approved by Council on June 24/75	35,600
Estimated cost to complete -	$3,169,400

The source of funds to meet the above costs, known at this time, are as follows:

Source of Funds

Federal Government	$1,000,000	
Orpheum Fund Lottery, etc.	320,000	
City Funds - approved in 1975 Supplementary Capital Budget	479,530	
		$1,799,530
Estimated City funds required from the 1976 Supplementary Capital Budget		$1,369,870

City Council, on December 17, 1974 approved the recommendation of the Special Committee on the Orpheum Theatre, and specifically recommendation E as follows:

'That the balance required for the restoration, over and above the Federal contributions and the public donations, be included in the Supplemental Capital Budgets for 1975 and 1976.'

The 1975 Supplemental Capital Budget includes $479,530, and the balance to be provided in 1976 Supplemental Capital Budget is $1,369,870. This report will recommend that City Council approve the provision of $1,369,870 in advance of the 1976 Revenue Budget.

Contd.

Clause No. 1 Continued.

Since the 1976 Supplemental Capital Budget will not be finalized until next Spring, and that it is anticipated that expenditures will be incurred in excess of funds available prior to that time, the Director of Finance requires that 'back-up' funds be provided at this time in the amount of $1,369,870. At present, these back-up funds will have to be provided from the Property Endowment Fund. These funds can only be considered as temporary financing.

(B) Performance of the Work (Director of Permits & Licenses and Director of Legal Services)

In his contract with the City, the Construction Manager (Halse-Martin Construction Ltd.) will carry out the normal supervisory and administrative duties of a general contractor. His fee also contains an allowance for overhead and profit on certain parts of the work which he performs with his own personnel or with minor trades at cost.

It is proposed that the major trades be contracted directly with the City, although their work will be under the supervision of the Construction Manager. Although lump sum bids will be received where practical, the Architect recommends that work be done on a cost-plus basis when it is not possible to provide sufficient information to obtain realistic lump sum bids prior to the award of the contract.

Because of the number of contracts to be entered into, it will be recommended that the City Architect be assigned the responsibility of awarding trade contracts as required, satisfactory to the Director of Legal Services, keeping in mind that the total approved budget is not to be exceeded.

Recommendations

The Director of Finance recommends that:

1) The following appropriations be set up to provide for the restoration of the Orpheum Theatre:

(a)	Renovation Contracts	$2,695,400
(b)	Management Fee	94,000
(c)	Design Fees	307,000
(d)	Acoustical Consultants	73,000
		$3,169,400

2) The amount of $1,369,870 be included in the 1976 Supplementary Capital Budget.

3) The amount of $1,369,870 of Property Endowment Funds be appropriated as temporary financing until approval of the 1976 Revenue Budget.

The Director of Permits & Licenses recommends that the City Architect be directed to award such trade contracts as are necessary to carry out the work of the Orpheum Theatre Restoration, the contracts to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Finance, the Director of Permits and Licenses and the Director of Legal Services be approved.

Cont'd.

2. Joint Government Seminar "Operation Access"

The Director of Finance reports as follows:

"On February 17, 1976, a Seminar entitled "Operation Access" is being held at the Hotel Vancouver. It is jointly sponsored by the B.C. Department of Economic Development and the Federal Department of Supply and Services, and they have submitted a letter inviting the City to participate, i.e., the Mayor is invited to participate in the opening ceremonies and they are requesting Council approval for participation in the Seminar by the Purchasing Division of the City of Vancouver.

The theme of the Seminar is "How to Sell to Government" and I believe that participation by the City would be useful to both the City and members of the business community. It should encourage additional competition for City business and hopefully, encourage local manufacture of items which are now being brought in from outside the Province.

If the City does participate, the senior governments will provide a booth with a desk, display panels, etc., but the City will have to staff the booth and provide its own handouts and graphics.

We propose that the handouts be our "How to Sell to the City of Vancouver" brochures, and we estimate the cost to be approximately $150. The graphics will probably be mounted on the display panels, but it is uncertain, at this time, whether they will be in the form of graphs, charts, photographs, actual samples of products, or a combination of these, so we will not have an estimate of costs until some decisions are made regarding the form of the graphics.

Mr. E. Fladell, the City's Information Officer, has, however, agreed to work with the Province's Design Consultants to ensure that the City's display is compatible with the main theme and, in a conversation with the Director of the Provincial Trade & Industry Division, he obtained a verbal agreement that if the cost of the graphics exceeds $750. the Province will pick up the excess costs.

I, therefore, recommend that the Purchasing Division of the Department of Finance participate in "Operation Access" and the sum of $900. be provided from Contingency Reserve to cover the cost of graphics and information handouts."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Expenses: Heritage Advisory Committee.

The City Manager submits the following report of the City Clerk:

"Under Section 564A (6) of the City Charter it is provided that :

> 'The Council shall include in its annual budget such sums as may be necessary to defray the expenses of the Heritage Advisory Committee'

Provision was not made in the General Government Account for such expenses for the year 1975 and it is therefore

RECOMMENDED

that an amount of $700 be transferred from Contingency Reserve to the General Government Account for the purpose.

Expenses of the Committee already authorised by Council or as out-of-pocket expenses have been incurred in the amount of $784.36, $200 of which has been applied from the City Clerk's Budget where limited provision had been made."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

Cont'd.

4. Investment Matters (Various Funds) September 1975.

The Director of Finance reports as follows:

"(a) Security Transactions during the month of September 1975.
(b) Summary of Securities held by the General and Capital Accounts.

SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes					
Canadian Imperial Bank of Commerce	Oct 7/75	$1,504,798.36	$1,500,000.00	14	8.34
Mercantile Bank of Canada	Sep 30/75	1,981,141.85	1,978,900.00	5	8.27
Bank of British Columbia	Oct 15/75	501,772.26	500,000.00	15	8.625
Royal Bank of Canada	Nov 3/75	1,008,150.68	1,000,000.00	34	8.75
Provincial Bank of Canada	Feb 13/76	1,500,000.00	1,448,145.00	136	9.61
Bank of Montreal	Oct 3/75	993,845.08	993,167.55	3	8.30
		$7,489,708.23	$7,420,212.55		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
Debentures						
City of Van. 6.0%	June 15/80	$ 5,000.00	86.00	$ 4,300.00	4/9	9.75
City of Van. 6.0%	June 15/80	2,000.00	86.85	1,737.00	4/9	9.50
City of Van. 5.75%	Oct 15/77	12,000.00	93.46	11,215.20	2/1	9.25
City of Van. 5.0%	May 1/78	11,000.00	90.24	9.926.40	2/8	9.25
City of Van. 6.25%	Apr 15/80	15,000.00	86.375	12,956.25	4/7	10.15
City of Van. 10.0%	Dec 16/94	10,000.00	93.00	9.300.00	19/2	10.87
City of Van. 6.0%	June 15/80	1,000.00	85.00	850.00	4/8	10.10
		$56,000.00		$50,284.85		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

Debentures						
City of Van. 9.25%	Sept 1/87	$ 1,000.00	91.58	$ 915.80	12/-	10.50
City of Van. 9.25%	Sept 1/90	1,000.00	88.95	889.50	15/-	10.75
City of Van. 5.5%	Nov 15/80	1,000.00	81.75	817.50	5/1	10.15
		$ 3,000.00		$2,622.80		

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30/75

Type of Security	Par or Maturity Value	Cash or Book Value
Term		
Chartered Bank Deposit Receipts and Government Notes	$62,879,315.14	$61,062,330.02

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for September 1975 be approved.

Cont'd.

CONSIDERATION & RECOMMENDATION

5. Hodson Manor - 1254 West 7th Avenue.

The Director of Permits and Licenses reports as follows:

"On June 17, 1975 Council passed the following motion when dealing with leasing Hodson Manor:

> 'THAT Council approve the recommendation of the City Manager that a lease be prepared between the City of Vancouver and the Multi-cultural Association of British Columbia for the use of Hodson Manor (1254 West 7th Avenue). The lease to be prepared by the Director of Legal Services and to the satisfaction of the Supervisor of Property and Insurance. The rental fee to be $915.00 per month.
>
> FURTHER THAT this lease include a sub-lease to the Fairview Little People's Society and the Fairview Information Centre as proposed in the letter from the Multi-cultural Association of British Columbia dated June 2, 1975.'

The Architects for the project, Rhone & Iredale, have met with the future tenants of the building and have completed preliminary plans which satisfy the requirements of the tenants. Copies of the Architects' report on this phase of the renovation work have been circulated to Council.

Included in the report is an estimate for the work which is shown below. The funding is dependent on Council approving a grant request for the Day Care function, therefore a second breakdown is shown that excludes the work required for the Day Care.

Phase II Expenditures	With Day Care	Without Day Care
- Contractors ceiling price for construction (Cost plus fixed fee contract)	$62,973	$60,908
- Fixed Management Fee	4,200	4,110
- Light Fixtures	2,250	2,250
Sub Total	$69,423	$67,268
- Architectural Fee - (10% of the cost of the work, based on the above total)	6,950	6,727
TOTAL	$76,373	$73,995
Additional costs of conversion from Day Care	2,222	
TOTAL	$78,595	$73,995

The difference of $4,600 represents the grant request by the Fairview Little People's Society.

The Architect recommends that the contract for this phase of the work be continued on a cost plus fixed fee contract but with a guaranteed ceiling price. They report that Shopland Construction, who were the contractors for Phase I of the renovations, has done competent work and has the advantage of knowing the work and they therefore recommend that Shopland Construction be retained to complete the project. The cost shown in the estimate for construction work is a ceiling price submitted by Shopland Construction.

Cont'd.

Clause No. 5 Continued.

Funds

Of the funds approved by Council, to date an amount of $5,748 is still unexpended.

On June 17, 1975 Council approved an amount of $26,400 to be included in the 1975 Supplementary Capital Budget as a provision for rising costs due to inflation.

The Budget statement to complete the project is as follows:

		With Day Care	Without Day Care
- Phase II Expenditures		$78,595	$73,995
- Funds Available:			
Credit from Phase I	$ 5,748		
Approved funds in Supplementary Capital Budget	26,400		
Insurance settlement for theft of electrical wiring	400	32,548	32,548
- Additional Funds Required		$46,047	$41,447

The Comptroller of Budgets advises that if Council authorizes the recommendations of this report the necessary additional funds will be provided from Contingency Reserve.

The following Grant Request is submitted for Council's CONSIDERATION. Certain work must be carried out for the specific need to accommodate the Day Care function in the building. This work has been calculated at approximately $4,600. The Provincial Authorities have advised that they will not provide any funding for the short term lease of Day Care in Hodson Manor and the Fairview Little People's Society have therefore written a report to Council for a Grant for funding. This letter is included as an attachment to this report.

It is recommended that Council:

A. Accept the Architects' report and budget estimate, and retain Rhone & Iredale Architects to complete the project.

B. Approve the estimates as outlined in the body of the report in the amount of $78,595 including the Day Care Grant or $73,995 not including the Day Care Grant, the necessary funds to be transferred from Contingency Reserve.

C. Approve entering into a cost plus fixed fee contract with Shopland Construction. The contract to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 460-1

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Portion of D.L. 5317; South of Beach Avenue

The Acting Supervisor of Property & Insurance reports as follows:-

"The City owns Lot B of 22-25, Block 14, D.L. 185 and leases D.L. 5317 from the Provincial Government.

Portions of this property have been developed by the Parks Board as the Aquatic Centre and parking for patrons.

The Jib Set Sailing School Ltd. is presently temporarily located on City land at the Foot of Denman Street and the City has requested that they vacate their premises by January 31st,1976.

The Jib Set have applied for a Development Permit to construct a 3,800 sq. ft., two-storey plus basement building on Water Lot 5832, which they lease. In addition to the building they will construct floats ramps and public walkways for a sailing school marine service centre and the charter of vessels. (sketch attached.)

The Director of Planning is prepared to issue a development permit subject to certain conditions.

One of the conditions is the provision of 6 off-street parking spaces including pedestrians and automobile access from Beach Avenue.

After negotiation, the Jib Set have agreed to the following proposal:-

(1) Leased area - portion of D.L. 5317 shown hatched on attached plan, measuring approximately 20' X 140'

(2) Use - Six parking spaces; balance to be landscaped

(3) Term - December 1st, 1975, to December 14th, 1979 (Note December 14th, 1979, is the expiry date of the City's lease from the Provincial Government)

(4) Option to Renew - In the event that the Provincial Government renews the City's lease of D.L. 5317, the Jib Set to have the right to renew their lease of the hatched portion until February 14th, 1992, or the expiry date of the City's lease, whichever is the earlier.

(5) Rent - $120.00 per month for the first 2½ years.

(6) Rental Review - Every 2½ years and to be the gross market rental value of 6 parking stalls. Market Rental value to be established by comparison with other lots.

(7) Easement - Lessee to have the right of automotive and pedestrian ingress and egress through the Aquatic Centre parking lot. If required by the Parks Board, the location of the easement to be shown by plan.

(8) Outgoings - All outgoings to be paid by lessee.

.....2

Clause #1 (Cont'd)

(9)	Liability	- Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services and to hold the City harmless from all claims relating to objects or dust falling off Burrard Bridge or ramps.
(10)	Condition	- Lessee to keep leased area and easement area in a clean and tidy condition and to maintain landscape area in a condition satisfactory to the Parks Board.
(11)	Costs	- All costs of preparation of agreements, surveys, and registration fees to be borne by lessee.
(12)	Restrictions	- Jib Set patrons not to use Aquatic Centre parking
(13)	Development Permit	- Lessee to obtain
(14)	Prov. Government Consent	- Lessee to obtain
(15)	Legal Agreement	-To be satisfactory to the Director of Legal Services.

The City Engineer, the Superintendent of the Board of Parks and Recreation and the Provincial Government have all indicated their approval in principa to the development.

The Acting Supervisor of Property & Insurance is of the opinion that the suggested rental is realistic.

RECOMMENDED That the portion of D.L. 5317 indicated on the attached plan be leased to the Jib Set Sailing School Ltd., subject to the foregoing terms and conditions.

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

2. ACQUISITION FOR NON-MARKET HOUSING SITE
Lot 23, Block 7, D.L.'s 36 & 49
5519 Melbourne Street

The Acting Supervisor of Property & Insurance reports as follows:

"City Council, (In Camera) on August 26th, 1975, approved an amended Recommendation "D" of the report of the Standing Committee on Housing and Environment dated July 24, 1975, which authorized the Supervisor of Property and Insurance to negotiate the purchase of this property to complete the consolidation of the site for report back to Committee.

This is the only privately owned property in the block bounded by Tyne Street, Euclid Avenue, Melbourne Street and Foster Avenue.

These premises comprise of a one-storey and basement frame dwelling with a main floor area of approximately 975 square feet, erected in 1918 with remodelling of the interior started in 1968, on a site 33' x 108', zoned R.S.-1. This dwelling contains 5 rooms, 5 plumbing fixtures, has a patent roof installed in 1968, a stucco and siding exterior completed in 1972, full concrete basement, and is heated by a 5-year old oil-fired furnace. The condition of the dwelling is average for age and type.

Clause #2 (Cont'd)

Following negotiations, the owner has agreed to sell for the sum of $46,000.00 as of November 15, 1975, subject to the owner retaining rent-free possession to February 15, 1976, and retaining the living room rug and kitchen cabinets. This price represents fair and reasonable value for this property. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Acting Supervisor of Property & Insurance be authorized to acquire this property for the sum of $46,000.00 on the foregoing basis, chargeable to Code #4952/807 - Sundry Properties For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
895 West 6th Avenue Lot 3, Block 277, D.L. 526	False Creek Redevelopment	Johnston & McKinnon Demolitions Ltd.	$1,795.00	#316/1625
	Office and Warehouse			
673 & 677 E. 5th Lots 11 & 12, Block 93, D.L. 264A	Future Housing Purposes	Bob's Power Demolition Ltd.	$2,650.00	#4954/827 & 826
	Dwelling & Commercial Building			
1121 Comox Street Lot 18, E.½, Block 22, D.L. 185	Nelson Park	Mr. E. McCaughan 199 East 17th Avenue	987.00	#4189/

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 477

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

October 30, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 30, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce

CLERK: R. Demofsky

The Minutes of the meeting of October 9, 1975, were adopted.

RECOMMENDATIONS:

1. G.V.R.D. Housing Site - 14th Avenue and Nootka Street

Council on December 3, 1974, approved the lease of the above City-owned site to the G.V.R.D. for a family housing development with the Supervisor of Property and Insurance to report back on lease details.

The Committee considered a City Manager's report dated October 8, 1975. This report, which is on file in the City Clerk's Office, stated in part:

" The third site, legally described as Lot 21, Block 4, Section 43, T.H.S.L. is situated on the north side of 14th Avenue between Renfrew and Nootka Streets. Council approved a prepaid lease of this site on the basis of $63,000.00 plus 9% on the understanding the G.V.R.D. would culvert the creek which runs through unopened 14th Avenue. This site was re-examined as a family housing site by the G.V.R.D. As a result, the G.V.R.D. now proposes to develop the site as a handicapped housing project with approximately 50 units, and has suggested that the creek would not have to be culverted if the site were to be developed for this use rather than family housing. With the need for culverting eliminated, the G.V.R.D. has advised that they are prepared to now offer $160,000.00 for this site on a lease basis.

A report from the City Engineer submitted to the Housing Committee on September 25, 1975, recommended that 14th Avenue be opened to provide ingress and egress if any type of residential use is approved for either side of 14th Avenue between Renfrew and Nootka Streets. However, at that meeting the G.V.R.D. presented a new plan showing access to the site from Nootka Street thus eliminating the costly culverting of the creek and the opening of 14th Avenue. The Engineer has agreed in principle to the new proposal subject to certain conditions to be complied with by the G.V.R.D. which include:

(a) improving Nootka Street between Grandview Highway and the development: estimated cost to the G.V.R.D. $6,000.00

(b) improving the east/west and the north/south lanes on a local improvement basis: estimated cost to the G.V.R.D. $2,000.00

(If not favoured by the residents, the G.V.R.D. to bear the full cost estimated at $4,000.00.) "

During discussion of this report Mr. R. Boyes, Deputy City Engineer suggested that all costs of providing services and access to this site be borne by the G.V.R.D.

Cont'd . . .

RECOMMENDED,

THAT the G.V.R.D. offer of $160,000 for Lot 21, Block A, Section 43 on the basis of a sixty year prepaid lease be approved subject to satisfactory arrangements being made with the City Engineer for access from Nootka Street, and servicing of this site, and that costs of providing services and access to this site be borne by the G.V.R.D.

2. Grant Request - Spay and Neuter Clinic

Council on September 16, 1975, considered a Housing and Environment Committee report on the above matter and referred the matter of implementation of a program for a low-cost spay and neuter clinic to the City Manager and Director of Permits and Licenses for report back.

The Committee considered a City Manager's report dated October 20, 1975, related to this matter. In this report, which is on file in the City Clerk's Office, the Director of Permits and Licenses stated in part:

"The request for a grant of $100,000 was predicated on a spay and neuter clinic. Discussion at Standing Committee meetings to date have failed to show a clear need for a spay and neuter clinic and certainly not to the extent envisaged by the S.P.C.A. Their submission has referred to animal hospital facilities beyond that which could be considered a simple spay and neuter clinic. The plan submitted with their rezoning application also includes office space presumably for the administrative functions of their total operation. As a result the requested sum appears to be for services and functions materially beyond the spay and neuter clinic level. It is very questionable whether the City should be supporting hospital services to the citizens of the lower mainland when the responsibility should rest directly with the owner.

It is true that a spay and neuter clinic would be of some benefit to the control of dogs in the City of Vancouver, but this should not be considered the panacea for the control of all dog problems. The number of animals which could physically be dealt with in a clinic when related to the total estimate of animals in the lower mainland makes the real impact of this on dog population control questionable. Overall control must include adequate legislation along with strict enforcement and penalties as well as education of the public to their responsibiliti as a pet owner. Reasonable improvement has taken place in Vancouver on the first items noted and perhaps further steps can be taken. This can also be considered as part of an educational program, for the pet owner must be responsible at all times for the actions of their pets. Dog control problems will still exist if our streets are over-run with dogs, spayed or neutered, or not. It would be a retrogressive step if the citizen believed that spaying or neutering solved the problem which could result from a too complacent attitude after having their animal spayed.

The request for a grant was predicated on the full financial participation from surrounding municipalities. Twelve municipalities were contacted and we are advised that one approved the grant request; four referred the matter to the future, and seven did not approve the request We have no knowledge of the programs or services being proposed in the facility and their relation to the grant request, either now or on a recurring basis.

City Council on June 17, 1975, approved a report of the Standing Committee on Housing and Environment which recommended that the followin recommendation be referred to the G.V.R.D. for report back:

"That the G.V.R.D. be requested to strike a Committee, representative of elected and staff members to deal with dog control problems and that the matter of the suggested Low Cost Spay Clinic be referred to this Committee for recommendation back, since funding for this facility has been requested on a regional basis. (It should be noted that of the total $275,000 capital estimate, Vancouver has been asked for $100,000.)"

Cont'd . . .

The G.V.R.D. at their Board meeting of July 2 dealt with a letter from the City of Vancouver on the resolution. It was moved "that the letter be received by the Board"."

Mr. J.C. Holmes of the B.C.S.P.C.A. advised that he had received financial commitments in the amount of $32,500 from four municipalities.

Following consideration of this matter the Committee,

RECOMMENDED,

THAT the City of Vancouver approve a grant to the B.C.S.P.C.A., on a per capita basis of 40% of the total amount raised by the B.C.S.P.C.A. from other municipalities, for the development of a low-cost spay and neuter clinic.

NOTE: Requires eight affirmative votes.

3. Program for Continuation of Fire By-law Implementation

Submitted for the Committee's consideration was a City Manager's report dated October 10, 1975, in which the Fire Chief reported as follows:

"You will note there are five groups of buildings which will be subject to upgrading in varying degrees. We intend to establish as phase three those buildings contained in groups 1, 2 and 3 for a total of 401 buildings.

It could be possible to complete this phase by the end of 1976 if owners co-operate. However from our experience to date, we can expect some 'hard' cases which are time-consuming, making our completion date rather optimistic. We do not intend to deal with groups 4 and 5 until we have completed phase three.

In addition to phase three, we intend to pursue enforcement of Emergency Lighting in buildings from four to six storeys inclusive. We will hold off enforcement of Emergency Lighting in buildings over six storeys pending clarification from the Attorney-General's Office. Should their response indicate these requirements will not be forthcoming for some time, we will proceed with Emergency Lighting for all buildings over four storeys."

The five groups of buildings subject to upgrading in varying degrees are outlined as follows:

"GROUP 1

Buildings of 3 storeys or more, and constructed prior to 1930:	174

GROUP 2

Buildings of 3 storeys or more, and constructed from 1930 to 1949:	73

GROUP 3

Buildings of 3 storeys or more, and constructed from 1950 to 1959:	154

Cont'd . . .

GROUP 4

Buildings of 3 storeys or more, and constructed from 1960 to 1975. (Including recent buildings which may require little or no upgrading.) 451

GROUP 5

Buildings which require on-site inspection to categorize, including: 1982

(a) Buildings originally listed as 2 storeys which may be defined as 3 storeys under the Fire Bylaw definition of "storey."

(b) Buildings with incomplete information to categorize in above 4 groups."

This report is on file in the City Clerk's Office.

RECOMMENDED,

THAT the program for continuation of Fire By-law implementation as outlined by the Fire Chief in the above noted City Manager's report dated October 10, 1975, be approved.

INFORMATION:

4. Housing Status Report

The Committee considered a monthly status report on government assisted housing in the City of Vancouver submitted by the Housing Planner.

During discussion of this report the Chairman advised that rezoning of the Semlin-Triumph housing site would go to a public hearing on November 27, 1975.

RESOLVED,

THAT the housing status report submitted by the Housing Planner be received.

5. Downtown Street Tree Planting Strategy Plan

The Committee considered a report on the October 9, 1975, meeting of an ad-hoc professional committee formed by Alderman Cowie to review and clarify the street tree planting plan for the downtown area of the City of Vancouver.

Alderman Cowie advised that this report was submitted today for the information of the members of the Housing and Environment Committee. The above report is on file in the City Clerk's Office.

RESOLVED,

THAT the above noted report submitted by Alderman Cowie be received.

6. Kitsilano Housing Society - "Buy Back Kitsilano Fund"

The Housing and Environment Committee on October 9, 1975, considered a proposal from the Kitsilano Housing Society regarding a "Buy Back Kitsilano Fund". This matter was referred to the Director of Finance for consideration and report back.

Cont'd . . .

The Committee today considered a City Manager's report dated October 22, 1975, in which the Director of Finance advised that he had reviewed the submission of the Kitsilano Housing Society, and due to lack of sufficient details, has written to the society asking for further details and methods under which the society would intend to operate in the financial sense.

RESOLVED,

THAT the information report from the Director of Finance referred to above be received.

7. Minimum Standards By-law

The Committee considered a letter from the Downtown Eastside Residents' Association dated October 27, 1975, requesting that the City officials be instructed to order the owners of the East Hotel, King Edward Apartments, and the Strathcona Hotel, to bring their buildings up to standard as outlined in the Minimum Standards By-law. Also submitted by D.E.R.A. was a list of twenty-seven lodging houses and hotels in the downtown eastside area which do not conform to by-law standards.

The Director of Legal Services advised that the Minimum Standards By-law stated that a building must be "capable of being used for housing" before it falls within the constraints of this by-law.

RESOLVED,

A. THAT the information submitted by D.E.R.A. be received.

B. THAT appropriate City staff be requested to inspect the East Hotel, King Edward Apartments, and Strathcona Hotel, and report back.

C. THAT the Director of Legal Services be instructed to report back to the next meeting on appropriate amendments to the Lodging House By-law with respect to requiring that essential services such as furnaces, hot water tanks, stoves, water and fuel pipes, gas lines, etc., be restored within forty-eight hours.

8. Pender Street Demolitions

The Committee on October 9, 1975, heard a delegation from Mr. J. Andru, owner of some houses in the 2500 Block East Pender Street which he was demolishing. After also hearing delegations from the Pender Street Committee, it was resolved,

"THAT representatives of the Pender Street Committee of the Hastings-Sunrise Action Council meet with Mr. Andru, the owner, and area residents to discuss the highest and best use of this site to the people in this neighbourhood and report back to this Committee with the results of the above meeting."

Mr. Lowther of the Pender Street Committee was present today to advise that a meeting was being arranged for November 4, 1975. This committee has attempted to get a commitment from Mr. Andru of no further evictions from his houses. However, such a commitment has not been obtained. He requested the Housing and Environment Committee's support in:

i. asking Mr. Andru for a commitment on no further evictions;

ii. asking him not to demolish any more houses.

Cont'd . . .

He also asked that City inspectors inspect these houses and enforce the Minimum Standards By-law. He noted that of the four houses left standing, two are occupied, one is vacant, and one is one-half demolished.

The Chairman advised that the City had not yet received the charter amendment to prevent demolition. Also that the City would not be interested in purchasing such property for single family housing.

Following discussion, it was,

RESOLVED,

A. THAT the Director of Housing attend the above noted November 4, 1975, meeting between Mr. Andru and the Pender Street Committee to determine the value of the land and report back to this Committee.

B. THAT the relevant City officials be instructed to inspect the houses owned by Mr. Andru in the 2500 Block East Pender Street, and report back to this Committee with the condition of each house.

The meeting adjourned at approximately 2:47 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 1112 & 1113
4-1-1975

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 30, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 30, 1975, at 1:30 p.m., in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

INFORMATION

1. Fire Department - Manning Requirements

The Committee had for consideration a Manager's report dated October 17, 1975, wherein the Fire Chief and Director of Personnel Services recommended that in order to compensate for the effects of the 1975 Arbitration Award and to maintain approved firefighting standards of service, the uniformed strength of the Fire Department be increased by 28 men effective not later than November 17, 1975, in order that their initial training can be completed by January 1, 1976.

The Committee expressed concern over the large increase needed to meet the requirements and felt other alternatives should be investigated such as reductions in the standard of service and manpower per apparatus.

The City Manager stated that a report could be prepared on the suggested alternatives, but the Union would have to be involved in any reduction in manpower per apparatus, also, any postponement of appointment, means that call-out pay will be necessary. He stated that the 28 additional men could be approved now and other alternatives investigated. The additional men could be compensated for by normal attrition if a later decision was made to reduce the standard of service.

Chief Konig stated that the approved firefighting standards of service have already been pared down to the bare minimum with the contemplated addition of 28 men, and he was strongly opposed to any further reduction. If the standard of service is reduced the only alternative he would consider is closing the halls, with particular reference to Hall No. 21. He would not consider reducing manning of apparatus.

Following further discussion, it was

RESOLVED that this matter be deferred pending a report from the City Manager on November 13, 1975, on ways of reducing the fire-fighting standards of service, including estimates of the levels of protection.

2. Fire Boat - Operation and Financing

The Chairman reported that the Finance Committee had discussed this matter in June, 1974, and it was felt that the burden of full financing of the Fire Boat should not be the responsibility of the City as it is used extensively by other bordering municipalities. The following motions were passed at that time:

"THAT the National Harbours Board be requested to assume full responsibility for fire protection in the harbour, for ships and waterfront property within its jurisdiction in the Vancouver Harbour, and discussions be arranged by

cont'd....

Clause No. 2 continued

the Mayor with the National Harbours Board, and that neighbouring municipalities bordering on the harbour be requested to support the City of Vancouver in this position;

FURTHER THAT the Mayor take the question of fire protection in the harbour to the appropriate officials in Ottawa."

The Chairman reported that any discussions held in this regard had received a negative response.

The Fire Chief reported that in 1970, Fire Chiefs from relevant municipalities were invited to a meeting to discuss the needs of the Fire Boat in terms of protection of the harbour. The Chiefs that attended were unanimous that they needed the Fire Boat for protection of the waterfront properties. When the Chiefs approached their Councils, they reneged and stated they did not need the Boat. As a result of that, we asked Council for direction as to what the Fire Department should do in the event that municipalities requested the Boat. It was the concensus of Council that there was a moral contribution to respond. The Fire Department laid down a set of directives that stated an official request from the Fire Chief of a neighbouring municipality must be received before responding to a fire there and they could expect to be charged for the service. At a recent fire on the North Vancouver waterfront earlier this month, the request from the Fire Chief did not come until 20 or 25 minutes after the Vancouver Fire Department became aware a serious fire was burning there. The result was a judicial decision that an automatic system to dispatch the Fire Boat to fires must be instituted.

In view of the foregoing, and the fact it is costing the City $560,000 annually to operate the Fire Boat, the Committee was of the opinion that it would be entirely proper to make some hard decisions such as discontinuing the service of the Fire Boat unless the National Harbours Board and appropriate municipalities share in the operating cost.

Following further discussion, it was

RESOLVED that the course of action be deferred pending receipt of a brief to be prepared by the City Manager for submission to the Port Authority and relevant municipalities on this matter.

3. Consideration of Policy re Grant Requests for Social Services

The Committee considered the following memorandum dated October 27, 1975, from the Chairman:

This year the Council approved grants to organizations providing social services in the city to an amount of approximately $600,000.

I met on Wednesday, October 22, 1975 with Human Resources Minister Norman Levi and officials of his Department, along with Alderman Marzari and Director of Social Planning, Maurice Egan. What emerged from that meeting was the desire of the Provincial Government to assume full responsibility in the field of funding social service agencies through its Community Resource Boards. This year most of the organizations which received City funds had indicated that they were not being funded by the Resource Board or that they were being inadequately funded. Mr. Levi indicates, however, that the government has now set up a funding process which will be adequate to meet the needs of the various agencies and thus would relieve the City of its involvement in this particular field. In stepping out of this field there will undoubtedly be misgivings about the transfer of further responsibilities to the Resource Boards and in many minds there will continue to be questions about the role and value of these resource boards in the community.

cont'd....

Clause No. 3 continued

However, the fact is that they do presently exist and that they can, to some extent relieve the City of a financial obligation which it has borne until now. I have no doubt but that some agencies and organizations will continue to approach the City for emergent needs. The point to be emphasized, however, and the policy to be considered is that the City completely withdraw from the field of funding of agencies providing social services and that we refer all applications from such agencies to the Vancouver Resource Board. This policy should be clearly established at this time so that the many agencies which have already filed their applications with the City and the many other proposing to do so will be notified as soon as possible of City's position.

I recommend that this action be approved as a matter of policy.

Following discussion, it was

RESOLVED that the memorandum be referred to the City Manager for consideration and report back to a joint meeting of the Standing Committees on Finance and Administration and Community Services.

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The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 443

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

III

October 30, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 30, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Mental Patients Association - Non-Conforming Uses

Mr. Bill Carter, Residence Co-ordinator, and Ms. Jackie Hooper, Housing Co-ordinator, of the Mental Patients Association, appeared before the Committee this date and presented a letter dated October 30, 1975 (circulated) in which the Mental Patients Association explained their five halfway houses fit neither into the Single-Family Dwelling nor the Boarding Home definitions in the City Zoning By-law.

The delegation suggested that a new designation for halfway houses such as are operated by the Mental Patients Association should be incorporated in the City By-law.

Folowing discussion it was

RESOLVED

THAT the request of the Mental Patients Association for a new designation for halfway houses in the City Zoning By-law be referred to the Director of Social Planning for a report back to the Community Services Committee following consultation with other City Departments.

2. B.C. Association for the Advancement of Colored People - Problems Meeting By-law Requirements for Assembly Hall

The Committee had before it for consideration a letter dated October 24, 1975 (circulated) from Mr. Ernest A. King, President of the B.C.A.A.C.P.

The letter explained the Association has approval for a grant from the Provincial Government for a community centre; that the Association wishes to use a building at 4515-31 Main Street for this purpose, but that City Building regulations do not permit assembly hall use on the second floor of a two-storey wooden frame building which has other uses on the ground floor.

Cont'd . . .

Clause #2 continued:

City Building Inspector Mr. D. Matheson explained that under the present By-law an assembly hall use can only be permitted in a second floor wood frame building if the entire building is to be so used and this particular building has commercial uses of the ground floor. The National Building Code requires a minimum of a two-hour fire resistance between the two floors.

It was suggested this particular problem could be referred to the Board of Appeal but the Building Inspector added he would not lightly agree to such use because there could be a fire hazard in such a double use of this wooden building. Mr. King pointed out the floor between the two uses is two by six inch laminated wood beams.

The Committee felt an inspection of the building must be carried out by the City to determine precisely whether or not the building could meet City regulations with an assembly hall use on the second floor.

Following discussion it was

RESOLVED

THAT Mr. Ernest A. King of the B.C. Association for the Advancement of Colored People meet with the City Building Inspector to discuss the Association's proposed use of the second floor of 4515-31 Main Street as an assembly hall and clarify how the second floor of the building can be used as an assembly hall and report back to the Community Services Committee if necessary.

3. Offer of Location for a Farmer's Market

The Committee at its meeting of October 2, 1975, after hearing from Mr. Hans Rhenisch of United Fruit Growers, on the topic of establishing a Farmer's Market in the City, resolved:

"(a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers' Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;

(b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmer's Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;

(c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmer's Market in the existing buildings at the Jericho site;

(d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmer's Market, the parking lot at its passenger pier at the north foot of Main Street."

Cont'd . . .

Clause #3 continued:

The Committee had before it for consideration this date a letter dated October 20, 1975 from Mrs. F. Leung (circulated) offering to sub-lease a portion of the six-storey Mandarin Centre at Main and Keefer Streets for a Farmers' Market.

Appearing before the Committee this date were Mrs. Leung and representatives of United Fruit Growers, the City Engineer, the Director of Planning, the Director of Social Planning and the Medical Health Officer.

Mrs. Leung gave a full explanation of the various facilities available in the Main and Keefer Street building, stating that up to two floors of the building, totalling 16,800 sq. ft. per floor could be available. The building is equipped with all the necessary facilities including walk-in freezers, refrigerated cooling bins, etc.

The Centre was set up as a Chinese-style Farmers' Market and is currently undergoing a reorganization of management.

Mrs. Leung stated she could act as a co-ordinator to set up a Farmer's Market in the Centre.

A representative of United Fruit Growers, in response to a request from the Social Planning Department, promised to send in a letter outlining in full the Fruit Growers' requirements for a Farmers' Market, including the approximate number of vendors who would participate.

The Committee noted there are staff reports still pending on this topic,and following discussion it was

RESOLVED

THAT the proposal of Mrs. F. Leung be received and considered by the Planning and Social Planning Departments in their preparation of a joint report to the Community Services Committee as requested by the Committee on October 2, 1975.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 484

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

IV

November 6, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 6, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bird, Chairman
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce
Alderman Harcourt

ALSO PRESENT: Alderman Sweeney

CLERK: R. Demofsky

RECOMMENDATION:

1. Bicycle Routes and Walking Trails

Submitted by the Vancouver Trails Steering Committee was a pamphlet entitled "Urban Trails - Development Strategy for Vancouver" dated October, 1975. This pamphlet, which is on file in the City Clerk's Office, outlined the proposed purpose of trails, statement of goals, approach to planning, trail concepts, routes considered, planning of action, and concluded with recommendations. In summary this pamphlet stated:

> "This report is submitted to the citizens of Vancouver and their elected representatives at all levels. The great potential of urban trails as a modest cost recreational asset with high benefits is explained. An evolutionary strategy for trail development with strong public participation is proposed. A strong commitment by all who share these goals could enable the preparation of a demonstration bicycle and walking trail from U.B.C. through Jericho and Kitsilano to Stanley Park in time for Habitat '76."

Mr. J. Woolliams, Chairman of the Vancouver Trails Steering Committee, outlined, by way of maps and diagrams, the proposed walking, jogging and bike trails, including the proposed Habitat trail. He advised that a high priority of this Committee was to link the proposed trails with existing trails.

Mr. N. Hill, a member of the Vancouver Trails Steering Committee, advised that while Vancouver had a very good bicycle race track, it lacks facilities for recreational bicycling.

Commissioner B. Keefer of the Park Board briefly outlined the proposed Habitat route which starts in Stanley Park, proceeds along the English Bay sea-walk, over the Burrard Street Bridge, through Kitsilano Park, along First Avenue, along Jericho to Chancellor Boulevard, and to U.B.C. He advised that this proposed trail would use existing road ways and paths. However, minor costs related to signs, road markings, etc., would be involved. After the Habitat '76 Conference, it was hoped that this trail could be extended to Burnaby. He further advised that the Park Board would provide the project leader if the Engineering and Planning Departments could provide the staff time. The Provincial Government was enthusiastic about this proposed program. However, a firm commitment for City staff time is required.

Sue Hiscock advised that a bicycle fair was held in Stanley Park on August 24, 1975, and today she had a petition with 800 signatures of people in support of bike trails in the City.

The Committee was further advised that Victoria has gone ahead with a bike route project, and all the municipalities within the capital improvement district are co-operating.

Cont'd . . .

Following further discussion, it was

RECOMMENDED,

THAT Council approve in principle, the Habitat bike route project as a high priority and approve the appropriate City staff time required for a study of this project.

FURTHER THAT the Vancouver Trails Steering Committee report back to this Committee just as soon as the above noted study has been completed.

INFORMATION:

2. Housing List - B.C. Housing Management Commission

Submitted for the Committee's consideration was a B.C. Housing Management Commission waiting list for senior citizens and families.

For seniors it advised that:

"55% of applicants are single female; 23% are single male; 22% are couples

41% live in Vancouver Burrard; 15% in Vancouver North; 10% in Burnaby

45% will relocate anywhere"

For families it advised that:

48% of applicants are single-parent families; 52% couples.

63% of families requiring housing have pre-school or school-age (6-13 year) children.

'high-risk' groups, in this sense, tend to be couples with pre-schoolers and single-parents with school-age children.

55% of applicants are employed full-time; 28% are on Social Assistance.

Present location

23% live in Vancouver North (Strathcona, Grandview, Hastings Sunrise);

15% in Vancouver Burrard; 12% in Vancouver East; 13% in Vancouver South and Vancouver West; 12% in Burnaby; 8% in Surrey.

Preferred location

40% indicate they will relocate anywhere."

This submission is on file in the City Clerk's Office.

Following discussion of this, it was

RESOLVED,

THAT the B. C. Housing Management Commission submission be received.

The meeting adjourned at approximately 2:18 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 444

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

November 6, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, November 6, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION AND INFORMATION

1. Day Care Leases

(a) The Committee had before it for consideration a Manager's report dated October 20, 1975 (circulated) which recommended that the City renew leases to the Provincial Government of a number of sites for Day Care Centres.

During consideration, a representative of the Director of Legal Services pointed out that a lease of the site for the Gordon House Day Care Centre in the 1100 Pendrell has already been attended to and that therefore, recommendation "C" in the summary of recommendations should be deleted. (This is site No. 12 on the list of sites appended to the report).

It was pointed out by a representative of the Day Care Information Centre of the Department of Human Resources that the Province does not require three sites which were recommended to be renewed. Specifically, these are sites Nos. 1, 2, and 5 in the list appended to the report as follows:.

Term	Legal	Location	Map
April 11/74-April 10/76	Lots 34 & 35/104-105-106/36 &51	E/S Hoy St. - 29th Ave. to Moscrop	37
April 11/74-April 10/76	Lots 12 & 13/H/301	N/W Corner - King Edward & Windsor	41
April 11/74-April 10/76	Lot C of 1-3/E/301	N/E Corner - King Edward & Carolina St.	41

It was

RESOLVED

THAT the Supervisor of Property and Insurance be advised that the Provincial Government is not interested in leasing Day Care Sites Nos. 1, 2, & 5 contained in the list appended to the Manager's report on Day Care Centre Leases, dated October 20, 1975.

Clause #1 (a) continued:

Following further consideration it was

RECOMMENDED

A. THAT Day Care Centre Sites Nos. 4 to 11 inclusive be leased to the Provincial Government for a term of two years commencing April 23, 1976 and expiring April 22, 1978, such lease or leases to be in accordance with the Manager's report on Day Care Leases dated October 20, 1975 and otherwise be to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance;

B. THAT the existing leases concerning Day Care Centre Sites Nos. 1 to 9 inclusive simply continue in full force and effect under the holdover clauses contained in those leases until April 23, 1976.

C. THAT the lease for Day Care Centre Site No. 12 on the list appended to the Manager's report on Day Care Centre Leases dated October 20, 1975 continue as it is subject to cancellation upon three months notice as and when the City ascertains a contrary need for the site.

D. THAT the lease respecting Brant Villa Day Care Centre go forward as provided in the Council resolution of October 21, 1975 which read as follows:

"THAT Council authorize the Supervisor of Property and Insurance to enter into a lease agreement for a minimum term of five years on the property concerned following termination of the existing leases."

(b) The Committee had before it for information a Manager's report dated October 21, 1975 (circulated) which contained information for the Committee on the present status of various Day Care Centres in the City.

During consideration, a representative of the Director of Legal Services pointed out the name "Burrardview Park Day Care Centre" at 975 Lagoon Drive in Stanley Park as contained in the second paragraph of the report should be entitled "The Lefeaux House Day Care Centre".

It was

RESOLVED

THAT the Manager's report dated October 21, 1975 on various Day Care Centres be received for information and the name of Burrardview Day Care Centre be amended to read "The Lefeaux House Day Care Centre".

2. Nelson Place Beer Parlour - Police Report

The Community Services Committee at its meeting of October 9, 1975, following consideration of a Police Department report on the Nelson Place beer parlour, resolved that this matter be deferred for two weeks.

Cont'd . . .

Clause #2 continued:

It was not possible to arrange this matter for the convenience of those concerned prior to this date.

The Committee had before it for consideration a Police report dated October 23, 1975 (circulated) on incidents which had occurred at the Nelson Place beer parlour, 1006 Granville Street, between August 2, 1975 and October 17, 1975 inclusive and concluding with a statement that since March of 1974 there have been 73 incidents involving underage persons in the Nelson Place beer parlour which have been investigated by the Police up to August 5, 1975.

A representative of the Police Department told the Committee this date, however, that since October 17, 1975, there has only been one incident at the Nelson Place that came to the attention of the Police and that it was not the fault of the management of the beer parlour. The Police spokesman told the Committee that since the management has apparently gained a tighter control of the beer parlour patrons, the Police Department would recommend the beer parlour be allowed to continue operating.

A member of the Committee pointed out that during the period September 4 to 16, 1975, when the beer parlour was under review by the City, nine or ten juveniles were found on the premises by the Police.

In response to this it was pointed out by lawyer, Mr. R. Wicks, representing the owner, that the Liquor Administration Branch suspended the beer parlour's license for the period October 1 to October 6, 1975 for these incidents.

Mr. Wicks told the Committee all licensed premises on the Granville Mall are subject to very frequent visits by the Police Department and more fair Police reports might include the total number of visits by the Police as well as a number of infractions reported. He stated the visits by uniformed Police, sometimes as frequently as every hour of two, can, in itself, lead to incidents.

Mr. Wicks urged the Committee to issue a directive that future reports by the Police Department should be more complete.

Following consideration it was

RESOLVED

THAT the Police Department report on the Nelson Place beer parlour covering the period August 2, 1975 to October 17, 1975 be received and the Police Department be asked to submit a further report covering the operation of the Nelson Place beer parlour in two months.

3. Carnegie Library

Council, on May 27, 1975, approved in principle the recommendations of the Community Services Committee from its meeting of May 8, 1975 on a proposal from the Downtown Eastside Residents' Association for renovations to the Carnegie Library to create a community centre. D.E.R.A. subsequently filled out the necessary application forms for a 1/3 Provincial Government grant under the Community Recreational Facilities Fund Act.

Cont'd . . .

Clause #3 continued:

The Committee had before it for consideration a letter dated October 14, 1975 (circulated) addressed to Mr. Bruce Eriksen, President of the Downtown Eastside Residents' Association, from Mr. M. C. M. Matheson, Chief of Recreational Facilities and Regional Parks Division of the Department of Recreation and Conservation. The letter advised D.E.R.A. that its application for a 1/3 grant under the Community Recreation Facilities Fund was withdrawn from consideration and listed six requirements the Association must yet include in its application.

The Provincial Government requires, among other matters, "evidence that the City Council allocation of $650,000 proposed for the 1976 Supplementary Capital Budget has been formally approved".

Also before the Committee for consideration was a memo dated November 6, 1975 (circulated) from Mayor Phillips to the Chairman of the Committee in which the Mayor recommended:

"THAT Council authorize the Supervisor of Property and Insurance to proceed with the sale of the Carnegie Library and City-owned land at the corner of Main and Hastings immediately."

The Director of Social Planning and Mr. B. Eriksen, President of D.E.R.A. appeared before the Committee on this matter.

The Chairman drew the attention of the Committee to the Mayor's memo and stated the Committee has spent considerable time in dealing with proposals from D.E.R.A., the Native Courtworkers, and Mr. Harry Fan on the use of this building. The Chairman disagreed with the Mayor's suggestion that renovations to the building could cost $1 million.

The Committee considered receiving the Mayor's memo, but, after noting the site is one of the most valuable pieces of property the City owns, and one which will appreciate, concluded that to sell it would not be in the best interests of the City and that a definite motion from the Committee in response to the memo was required.

During consideration it was pointed out the City cannot formally approve an expenditure of $650,000 in the 1976 Supplementary Capital Budget until actual budget discussions take place, but it could reaffirm the allocation. This figure was originally set by Council as the amount required to renovate the building for City staff use, not for renovations for Community Centre type of use.

It was also noted that the proposal of D.E.R.A. to utilize the building as a community facility involves other groups such as the Park Board, Library Board, and possibly the Native Courtworkers Association and that actual cost sharing estimates for both renovations to the building and operation of the facility have never been formally determined by the City.

There has been no City staff report or analysis of the D.E.R.A. proposal which has been approved in principle by Council.

Mr. Bruce Eriksen reminded the Committee that D.E.R.A. was provided with cost estimates to renovate the building by the architectural firm of Downs/Archambault, and the total estimated figure was $558,000 as of April 30, 1975. Costs would increase at approximately 1½% per month.

Mr. Eriksen stated that all that D.E.R.A. requires from the City to meet the Department of Recreation and Conservation's requirements for a 1/3 grant is an assurance the $650,000 will definitely be allocated for Carnegie Library renovations in 1976.

Cont'd . . .

Clause #3 continued:

This, however, is subject to the 1976 Budget Review Committee. The Director of Social Planning pointed out the City cannot do anything this year about a major expenditure in 1976 and suggested there could be other options open such as a co-operative arrangement with the Province with the City selling the building to the Province for a shared use or the City retaining the building and asking the Province to undertake the costs of renovation.

Following further discussion it was

RESOLVED

A. THAT the Community Services Committee seek a meeting with representatives of the Provincial Department of Recreation and Conservation, the Downtown Eastside Residents' Association and the other organizations included in D.E.R.A.'s proposal to finalize budget arrangements and examine the options available for community recreation use of Carnegie Library as proposed by D.E.R.A.;

B. THAT the City Manager examine all proposals for the use of the Carnegie Library and report back to the Community Services Committee on the financial aspects and variety of options available.

It was

RECOMMENDED

THAT the memo of Mayor Phillips, dated November 6, 1975, on the Carnegie Library be received for information by Council and that the City in no way consider selling the Carnegie Library and the City-owned property at Main and Hastings Streets.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 444-5

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 6, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 6, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Kennedy

ABSENT: Alderman Harcourt

COMMITTEE CLERK: M. L. Cross

The following members of the Vancouver Heritage Advisory Committee were present for the discussion of Clauses 1, 2 and 3:

Mr. F. Grant (Chairman)
Mr. R. Thompson
Mr. B. Downs
Mrs. R. Fleming
Mrs. N. Sterne

Dr. N. Oliver and Mr. M. Klenke of the Planning Department were also present.

INFORMATION/CONSIDERATION/RECOMMENDATION

1. Economic Alternatives for Preserving Heritage Structures and Areas

The Committee considered the following:

A. Vancouver Heritage Advisory Committee's recommendations submitted by the Secretary under date of 14th October 1975:

(a) THAT as the Municipal Act provides for municipalities to grant tax exemptions, that Council request the Director of Legal Services to seek a Charter Amendment which would give City Council the power to grant tax exemptions for designated heritage buildings and lands.

(b) THAT City Council request the appropriate Minister of the Provincial Government to have the Provincial Assessment staff consider special assessment regulations for heritage buildings and lands designated under Section 564A of the City Charter.

(c) THAT the City seek power to secure easements or other legal rights to facades of designated heritage buildings by donation, purchase or lease.

Continued on Page 2. . . .

Clause No. 1 Continued

(d) THAT Council request the Director of Legal Services, following discussions with the Planning Department and other necessary City staff, to explore means to assist property owners wishing to preserve a historic building whereby zones for the transfer of development rights to a specific property could be established and to obtain the necessary Charter Amendment to enable the City to transfer development rights in areas.

(e) THAT Council consider favourably the use of CD-1 zoning to assist in the preservation and redevelopment of heritage buildings as a means of providing incentives to owners of designated buildings.

(f) THAT Council consider incentive zoning to preserve heritage buildings.

(g) THAT Council instruct the relative Civic staff to work with other professionals to find solutions to permit renovations or alterations to heritage designated buildings, setting aside whatever conditions of the Fire and Building Codes which would inhibit preservation without compromising public safety and that any agreed-upon relaxations of these codes be reported to City Council.

B. Report of the City Manager dated 30th October 1975, wherein the Director of Planning suggests the following amendments to the Vancouver Heritage Advisory Committee's recommendations:

1) Under Recommendation (d) it might be more appropriate that Council request the Director of Planning, in consultation with the Director of Legal Services and other City staff as required to report further on the matter of transfer of development rights.

2) The proposed use of (CD-1) zoning in Recommendation (e) does not appear to be necessary in addition to the proposals relating to 'Transfer of Development Rights' in Recommendation (d) and 'Incentive Zoning' in Recommendation (f).

3) Under Recommendation (g), it might be more appropriate that Council instruct the Director of Permits and Licenses in consultation with other City staff to examine fire and building regulations related to the safety of heritage buildings.

and recommends in addition

1) That the City establish a policy of leasing space for its own uses in heritage structures where a firm commitment on tenancy is required to obtain financing for the rehabilitation of the structure.

Continued on Page 3. . .

Clause No. 1 Continued

2) That the City initiate a policy of encouraging bequests of property, cash and historical artifacts, including facade easements.

3) That the City seek the power to give grants on a sharing basis to owners of designated heritage buildings.

C. Report of the City Manager dated 30th October 1975, wherein the Director of Finance comments on

1) Property Tax Exemptions for designated heritage buildings;

2) Assessment of designated heritage buildings;

3) Facade easements;

4) Establishment of a policy whereby the City would lease space in heritage structures;

and recommends that property tax exemptions not be considered and that further study be devoted to other policy proposals.

(The reports referred to are on file in the City Clerk's Office.)

Mr. Thompson advised that the Vancouver Heritage Advisory Committee is asking Council to seek a charter amendment to give the City power to grant tax exemptions to the owners of designated heritage buildings who show a need for financial assistance. The exemptions would not apply to all owners just because they were losing potential development. He urged the Committee not to abandon tax exemptions but to consider the possibility of seeking a charter amendment to allow grants to be provided to those owners in need. A Society could be formed to give grants to those owners who could justify eligibility due to a financial hardship imposed by loss of development potential.

Mr. C. Fleming, the Director of Legal Services, advised that Council has the power to give grants to Societies.

With respect to the Vancouver Heritage Advisory Committee recommendation dealing with special assessment regulations for heritage buildings and lands, Ms. P. Skene of the Finance Department indicated that the Provincial Assessor is taking into consideration the fact that if designation drops the land value and the assessment was based on land value, the assessment should automatically go down. If this is not happening, there is an appeal process.

Mr. Thompson advised that the Vancouver Heritage Advisory Committee is requesting Council to seek the power to secure easements to facades of designated heritage buildings. Instead of buying the entire building, the City could buy an easement on the facade. The City would be responsible for maintaining the facade. The financial cost to the City was discussed and the Committee decided this request should be explored further.

With respect to the recommendation on transfer of development rights, the Vancouver Heritage Advisory Committee is requesting a Charter amendment which would approve the transfer of development rights anywhere in the City, dealing with each situation as it arises, as a method to assist owners wishing to preserve a historic building.

Continued on Page 4. . .

Clause No. 1 Continued

With respect to using CD-1 zoning as an incentive to owners of designated buildings, the Director of Planning suggests that this would not be necessary if authority was granted for transfer of development rights and incentive zoning. Mr. Downs advised that CD-1 zoning would allow a developer to argue retention and obtain some sort of bonus.

The Heritage Committee requested Council to consider incentive zoning, i.e. allowing a higher density, relaxing some restrictions and allowing non-conforming uses to be rebuilt, as a means of preserving heritage buildings and possibly as a means of designing adjacent structures in harmony with heritage buildings.

Dr. Oliver advised that not all districts schedules would be revised to include incentive zoning but certainly the Downtown and West End Districts Schedules would as a start.

Alderman Kennedy and Mr. Downs requested that the Planning Department talk to owners of heritage buildings and the owners of properties adjacent to heritage buildings to retain any green spaces surrounding the structure.

With respect to relaxing the regulations of the Fire and Building Codes, Alderman Cowie advised that the Heritage Committee was finding that owners had no trouble meeting the Fire Code; it was the regulations of the National Building Code. In the case of heritage buildings, it was hoped that variations of the National Building Code could be worked out on an individual basis satisfactory to civic officials. It was felt that the National Research Council should be approached to see if amendments could be made to the National Building Code.

The Committee considered the additional recommendations of the Director of Planning. With respect to the City leasing space for its own use in heritage structures, it was agreed that rentals would have to be in line with that which would be obtained elsewhere.

The Committee took no action with respect to the Director of Planning's recommendation to seek power to give grants on a sharing basis to owners of designated buildings.

RECOMMENDED

A. THAT the possibility of granting tax exemptions for designated heritage buildings and lands not be proceeded with.

B. THAT while it is understood that Provincial Government assessment staff are taking into account the fact that heritage designation may lower land values thence assessments, the Provincial Government Assessor be notified at the time heritage buildings and lands are designated by Council and the fact that land assessment may be affected.

C. THAT the Director of Planning, with the advice of the Director of Finance, explore the acquisition and maintenance costs which the City would incur if the power to secure easements or other legal rights to facades of designated heritage buildings was obtained.

Continued on Page 5. . .

Clause No. 1 Continued

D. THAT the Director of Planning and Director of Legal Services, in consultation with other civic officials, explore the means to assist property owners wishing to preserve a historic building whereby zones for the transfer of development rights to a specific property could be established and to obtain the necessary Charter amendment to enable the City to transfer development rights in areas.

E. THAT the use of CD-1 zoning be considered to assist in the preservation and redevelopment of heritage buildings as a means of providing incentives to owners of designated buildings.

F. THAT consideration be given to providing incentive zoning to preserve heritage buildings but that additional density only be allowed after consultation with the Vancouver Heritage Advisory Committee.

G. THAT the Director of Planning and the Director of Legal Services report on the possibility of relaxing the regulations concerning non-conforming uses in buildings designated as heritage structures.

The following recommendation resulted in a tie vote and is put forward for CONSIDERATION:

H. THAT the National Research Council be requested to consider an amendment to the National Building Code which would allow designated heritage structures to meet the objectives of the Code by alternative methods.

(Ald. Bird and Kennedy wished to be recorded as opposed.)

I. THAT, all things being equal, preference be given to the City leasing space for its own uses in heritage structures where a firm commitment on tenancy is required to obtain financing for the rehabilitation of the structure.

J. THAT the City initiate a policy of encouraging bequests of property, cash and historical artifacts, including facade easements.

RESOLVED

THAT the Vancouver Heritage Advisory Committee address itself to the identification of heritage lands generally and in particular the lands immediately adjacent to heritage buildings.

RECOMMENDATION

2. Special Plaque for Designated Buildings

The Committee considered an extract of the Minutes of the Meeting of the Vancouver Heritage Advisory Committee of 20th October 1975, wherein the Heritage Committee requested an appropriation not exceeding $500.00 to enable the design and production of a special plaque for Council designated heritage structures.

Continued on Page 6. . .

Clause No. 2 Continued

The Committee

RECOMMENDED

THAT an appropriation of $500.00 be added to the budget of the Vancouver Heritage Advisory Committee to enable the design and production of a special plaque for Council designated heritage structures; funds to be provided from Contingency Reserve.

3. Consideration of Buildings in Yaletown

The Committee considered an extract of the Minutes of the meeting of the Vancouver Heritage Advisory Committee of 20th October 1975, which points out that Yaletown is a historically important eight block area, a definite character area, and should be preserve as such. Mr. Downs asked that the Planning Department be requested to study Yaletown as a special character area as soon as possible.

RECOMMENDED

THAT the Director of Planning be instructed to study Yaletown as a special character area and consider it on a priority basis.

INFORMATION

4. Development Permit Application No. 71851 - Ocean Fisheries Ltd. - 2165 Commissioner Street

The Committee considered a report of the City Manager dated 30th October 1975, in which the Director of Planning states in part:

" A development permit application has now been received from Sanderson Recreation Planners Ltd. on behalf of Ocean Fisheries Ltd. to "add/erect fish holding tanks". The 80' x 50' x 10' high tanks will serve the existing fish processing plant (see map).

The principal use of the proposed system will be to provide facilities for brine curing herring for roe recovery and food herring production. A secondary use will be for handling and storage of other types of fish on a short term basis.

The application is being processed in the normal manner for issuance."

RESOLVED

THAT the report of the City Manager be received for information and the Director of Planning be instructed to notify the applicant of the Committee's concern that the development should not emit noxious fumes.

Continued on Page 7. . .

5. Redevelopment of Granville Island

The Committee considered a letter dated 27th October 1975 from Mr. K. B. Ganong, Regional Director of Central Mortgage and Housing Corporation, forwarding a report prepared by their consultants, Thompson, Berwick, Pratt & Partners, entitled "Granville Island - a process for redevelopment" (copies of the letter and report are on file in the City Clerk's Office).

In his letter, Mr. K. Ganong advised that the recommendations of the report have the support of Central Mortgage and Housing Corporation in general and they would now like to proceed with an important working relationship with representatives of the City. He and Mr. R. Brink, Project Manager, have now met with the Director of Planning and other civic officials.

RESOLVED

THAT the letter from Mr. K. B. Ganong dated 20th October 1975 and the report prepared by Thompson, Berwick, Pratt & Partners entitled "Granville Island - a process for redevelopment" be received.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 142 6

PART REPORT TO COUNCIL

SPECIAL COMMITTEE RE:

U.N. CONFERENCE

November 10, 1975

A meeting of the Special Committee Re: U.N. Conference was held on Monday, November 10, 1975, at 11:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bird
Alderman Boyce
Mr. C. Bayley, Habitat
Mr. E. Fladell, Social Planning
Mr. A. Geach, Planning
Mr. R. Henry, City Clerk's Office
Mr. H. Nicholson, Engineering
Mr. C. Pederson, Habitat
Mr. R. Rose, Habitat
Ms. H. Symonds, Planning
Dr. V. Wieler, Habitat

CLERK: R. Demofsky

RECOMMENDATION:

1. Reception for Delegates to the U.N. Conference

Vancouver City Council on October 21, 1975, considered a letter from the Provincial Secretary dated October 6, 1975, which stated in part:

"At a Tri-Level meeting on August 14 in the office of the Deputy Provincial Secretary in Victoria it was suggested that the Province of British Columbia and the City of Vancouver co-host a Reception for Delegates to the U.N. Conference and their Spouses on June 1. This suggestion is acceptable and the Province is prepared to commit $7,500 as its share of the total estimated cost of $15,000. This amount will be committed subsequent to receiving written confirmation that the City of Vancouver has approved a similar amount."

This matter was then referred to this Committee for consideration and report.

Mr. Rose advised that approximately 2,000 official delegates and approximately 1,000 spouses would be present for Habitat '76.

Mrs. H. Symonds suggested that delegates could be entertained in houses of Vancouver residents. This would be a very kind City gesture. Alderman Boyce and Mrs. Symonds advised they would work on such a proposal and report back to this Committee.

RECOMMENDED,

THAT due to the substantial commitment already made by the City for its civic program, further financial commitments not be made for the above noted reception.

FOR COUNCIL ACTION SEE PAGE(S) 442

* * *

IX

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 13, 1975, at 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

ALSO PRESENT: Alderman Boyce
Alderman Cowie

CLERK: G. Barden

RECOMMENDATION

1. Fire Department - Manning Requirements

On October 30, 1975, when considering a Manager's report dated October 17, 1975, (copies circulated), the Standing Committee of Council on Finance and Administration, passed the following motion:

"THAT this matter be deferred pending a report from the City Manager on November 13, 1975, on ways of reducing the firefighting standards of service, including estimates of the levels of protection."

In a report dated November 10, 1975, (copies circulated), the Manager outlined five alternatives as follows, with three suggested combinations of alternatives:

"1. Retain Existing Level of Service

Whereas the Fire Chief and the Director of Personnel Services had reported that retention of the existing level of service would require the hiring an an additional 28 fire fighters, subsequent investigation has revealed that advancing the replacement of an obsolete aerial ladder truck at Fire Hall #18 will have the effect of reducing the complement at this Hall from 8 to 7 fire fighters. Consequently, the total need for new fire fighters would be reduced from 28 to 23; the first-year costs being approximately $331,000, rising to approximately $468,000 per year when the new recruits reach "average" status. The Fire Chief recommends this course of action.

2. Close Fire Hall #19

Fire Hall #19 is located at 4396 West 12th Avenue, and was built in 1927. It was scheduled for reconstruction in the Five Year Plan, at a cost of $645,000. Four positions are permanently situated at the fire hall in order to effectively man a 1050 g.p.m. pump. The apparatus at this hall is used to provide back-up service to the University Endowment Lands Fire Department. The contract with the U.E.L. requires 12 months' notice of cancellation. Revenue from this contract is $21,500 per year.

Assuming Fire Hall #19 is closed, Fire Hall #12 (built in 1913 and located at 3090 West 8th Avenue) would be moved to the vicinity of 8th Avenue and Camosun.

The loss of these 4 positions is equivalent to 20.6 'average' firemen, for a total saving of approximately $420,000 in salaries. Sale of #19 Fire Hall site would generate approximately $120,000; relocation of #12 Fire Hall would have a net cost of approximately $700,000.

cont'd....

Clause No. 1 continued

As a consequence of this closure, approximately 489 acres (93 blocks) would, theoretically, have the maximum fire response time increased from 3:00 minutes to 3:45. Subsequent relocation of #12 Fire Hall would reduce the area to 252 acres (48 blocks) and the maximum response time to about 3:15 minutes.

3. Remove the Fire Boat from Service *

The present authorized complement of the Fire Boat is 6 positions. A total of 26 personnel is permanently used to maintain these positions, with fire fighters from the "pools" supplementing this complement during vacation periods. Four of the staff are engineers with no fire fighting skills.

Maintaining an adequate level of service in the Burrard Inlet waterfront after elimination of the fire boat would require an upgrading of the watermains and hydrants in the vicinity, as well as upgrading the capacity of the pumper trucks from 1,000 g.p.m. to 1,500 g.p.m. Upgrading of the watermains and hydrants would cost approximately $2,000,000 and would require approximately 24 months for design and construction. Similarly, delivery time quoted by the manufacturers is two years; and 3 units would cost approximately $100,000 more than the smaller pumps.

1975 operating costs for the fire boat are estimated to be $540,000.

4. Work Redistribution *

Because the suburban fire halls do not respond to as many calls as the halls in the higher density areas, the possibility of removing one fireman from each piece of apparatus, and adding three emergency squads, might be considered. Specifically, 7 men could be replaced in Fire Halls #18, 19, 21 and 22 with a 3-man squad located at Fire Hall #18, and 7 men could be replaced at Fire Halls #5, 13, 15, 17 and 20 with two 2-man squads located at Fire Hall #20.

The emergency squads would be equippped with a standard 4-door sedan with flashers, siren and inhalator, and would respond to all alarms in their collective districts.

The work redistribution described above has not been thoroughly analyzed. Considerable investigation would be required prior to institution. As described above, however, 7 positions (36 'average' fire fighters) would be eliminated, at an annual saving of approximately $725,000 after providing for additional equipment costs.

5. Reduce Authorized Staff from 148 to 142 *

While the present authorized complement is 148, the department operates at a minimum staff level of 144, dropping a man from Fire Halls #1, 7, 15 and 22 to achieve this lower level. In the event of a further deficiency, personnel are released from Fire Halls #12, 8, 1, 3, 6 and 4 (in that order) to arrive at a staff level of 138.

Elimination of these six positions would be equivalent to a total staff reduction of 30.9, with a salary saving of $630,000 per year.

* The Committee's attention was drawn to the following clauses from the Fire Fighters' Union Agreement:

13.3 Changes Affecting the Agreement

The City agrees that, wherever practicable, any reports or recommendations to be made to Council dealing with matters covered by this agreement will be communicated to the Union in sufficient time to afford the Union reasonable opportunity to consider them and, if necessary, to protest them when the matter is dealt with by Council.

cont'd....

Clause No. 1 continued

13.4 General

It is agreed that any general conditions presently in force but which are not specifically mentioned in the agreement shall continue in full force and effect for the duration of this contract."

The Fire Chief and the Firefighters' Union stated that they could not agree to any of the alternatives except alternative #1 and would protest any reduction in the standard of service. Following discussion, it was

RECOMMENDED

(a) That the next aerial ladder truck received in the City service, be placed at Fire Hall #18 which will have the effect of reducing the complement at this Hall from 8 to 7 firefighters, thereby reducing the total need for new firefighters from 28 to 23 in 1976;

(b) That the uniformed strength of the Fire Department be increased by 23 men as soon as possible in order that their initial training can be completed by January 1, 1976;

(c) That City Council serve two years' notice of discontinuance of use of the Vancouver Fire Boat to the National Harbours Board and relevant municipalities, and the Director of Finance and City Engineer be instructed to report back on source of funds and timing required to upgrade the mains, hydrants and pumper trucks;

(d) That the City Manager further investigate and report on the whole question of work redistribution as summarized in alternative #4.

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The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 448-4

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 18, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 18, 1975, at 2:05 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Amendment to the Zoning and Development By-law No. 3575 (Demolition Control)

An application has been received from the Director of Planning to amend the Zoning and Development By-law No. 3575, regarding Demolition Control, as follows:

"To require any person intending to demolish residential rental accommodation to obtain a development permit and giving the Director of Planning the power to refuse the same unless a development permit exists for redevelopment on the site and 50% of the required building plans are on file."

The Director of Legal Services spoke to the application and explained the implications for Council's information.

The application was approved by the Director of Planning.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Volrich,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 2:10 p.m. to reconvene in regular session in the Council Chamber.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 18, 1975, adopted on November 25, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 20, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 1975, at 7:30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT : Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL : M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Bowers,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Champlain Heights - Enclave 1 of Areas E & F.
S.W. corner East 49th Avenue and Boundary Road.
Remainder of Lot C, D.L. 339, Plan 13651

An application has been submitted by the Director of Planning to re-zone the south-west corner of East 49th Avenue and Boundary Road being Lot C, D.L. 339, Plan 13651 from a RS-1 one family dwelling district to a CD-1 comprehensive development district. The CD-1 By-Law would restrict the form of development as follows :

" Uses: One Family Dwellings and customarily ancillary uses, including off-street parking.

Floor Space Ratio: Shall not exceed 0.60.

Dwelling Units Per Acre: Shall not exceed 8 units per acre.

Height: Shall not exceed two storeys plus a cellar or one storey plus a basement.

Off-Street Parking: Two off-street parking spaces shall be provided for each dwelling.

The Director of Planning further recommends that clause C (i) of the 'Design Standards' approved by Council on July 8, 1975 when dealing with the Manager's Report of July 4, 1975 on Champlain Heights, Enclave 1 Areas E & F be amended to read:

"C (i) Buildings should be low in scale." "

.../continued

Clause 1 (continued)

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the 8.8 acre site for Enclave 1 of areas E and F Champlain Heights was being re-zoned to CD-1 to allow innovative strata-title single family dwellings with set design standards. This would allow for co-ordination of design by one developer. He described the proposed income mix for Champlain Heights i.e., one-third each low, middle and high income. The single family units in Enclave 1 would be at the upper end of the income scale. The income balance for the development of Champlain Heights is such that funds from this development will go towards servicing and parks, as well as providing for less expensive land for other developments in Champlain Heights. He also advised that once the re-zoning is approved, tenders will be advertised on December 2,1975 for pre-paid 60-year leases.

Mr. S. Jackson, Community Planner, a resident of the Killarney-Champlain Heights area opposed the re-zoning stating that most people cannot afford single family housing and as this is the last large area of land in the City of Vancouver, it should be utilised for medium density housing which the majority of people can afford.

MOVED by Ald. Cowie
THAT the re-zoning application be approved.

- CARRIED UNANIMOUSLY

2. The area contained within the North side of Georgia Street, Stanley Park, Harbour Headline and the Centre Line of Denman Street.

An application has been submitted by the Director of Planning to amend CD-1 By-Law No. 4065 by striking out Sub-sections 2 and 4 and by re-zoning the area west of the centre line of Denman Street from CD-1 comprehensive development district to :

" (a) Site A: (RS-1) One Family Dwelling District

(b) Site B: (CD-1) Comprehensive Development District, with the CD-1 By-Law restricting the form of development as follows:

Uses: Dwelling Units
Retail Stores
Offices
Cabaret
Restaurants (excluding a drive-in)
Community, Cultural and Recreational Facilities
Theatre (excluding a drive-in)
Customary ancillary uses including off-street parking and loading

.../continued

Clause 2 (continued)

Floor Area: The gross floor area of a building shall not exceed 420,000 square feet measured to the extreme outer limits of the building, excluding those floors below grade used for parking and loading. The Director of Planning may, in his discretion, exclude amenity features, such as balconies, patios, roof gardens, or open swimming pools.

Height: Shall not exceed 180 feet from the average building grade of Georgia Street as established by the City Engineer,

And subject to the following conditions :

1. That 55% of the total gross floor area shall consist of dwelling units, including customarily ancillary facilities.

2. That the total number of off-street parking shall not exceed 450 spaces, all of which shall be underground.

3. Suitable off-street loading and garbage collection facilities shall be provided on site to the satisfaction of the Director of Planning, in consulatation with the City Engineer and the Medical Health Officer, after due regard to Section 13 of the Zoning and Development By-Law #3575.

4. All vehicular ingress and egress to the site shall be restricted to Denman Street.

5. The developer shall provide a right-of-way for future transit facilities to be reserved between the east and west boundaries of the site, the alignment of the right-of-way to be to the satisfaction of the Director of Planning in consultation with the City Engineer.

6. It is clearly understood by the developer that the lands and the shoreline to the north do not form part of the development.

7. The development is not to be materially different from the plans numbered 1-10, prepared by Shumiatcher Galovics Architects, dated November 12, 1975.

8. That the detailed scheme of development to be first approved by the Director of Planning after receiving advice from the Urban Design Panel. "

A memorandum dated October 29, 1975, from Mr. S. Cripps, Park Development Manager, Park Board, as well as an extract from the Minutes of the meeting of the Urban Design Panel of November 13, 1975 (copies on file in the City Clerk's Office) were distributed at the meeting.

Mr. D. M. Hickley, Assistant Director, Central Area, advised that Council on October 7, 1975, referred to the "Jade" submission which was chosen by the jury, to a Public Hearing. In the interim the Director of Planning was instructed to meet with the developers to incorporate the suggestions of the jury in the proposed scheme.

.../continued

Clause 2 (continued)

Mr. M. Egan of the Planning Department, with the aid of drawings (on file in the City Clerk's Office) outlined the proposed scheme of development.

Mr. W. Curtis, City Engineer, advised of the increased traffic volumes which will occur i.e. a 6% increase on Georgia Street. There is also a pedestrian problem as there is only twenty-one seconds permitted for north-southbound traffic and this is all the time available for pedestrians to cross Georgia Street. A pedestrian crossing (underpass or overpass) would be necessary and a report will be forthcoming from the Engineering Department.

Mr. A. Lau, Social Credit candidate for Vancouver Centre, felt it was not too late to stop towers being built at the entrance to Stanley Park and urged Council to support the transfer of development rights proposal for this site.

Mr. D. Manning submitted a brief on behalf of the the Save the Entrance to Stanley Park Committee,stating that this development is a misuse of this site and will further increase the traffic at the entrance to Stanley Park. He requested that the Federal Government be asked why, if they can spend 80 - 100 million dollars in purchasing land in Toronto's "Harbourfront", they cannot provide 4.4 million dollars of Federal funds to purchase 3.4 acres on Vancouver's waterfront.

Mr. P. Brown advised that the Downtown Ratepayers Association years ago saw the necessity to protect this valuable piece of land, perhaps people will realise this is the last chance to save the property and come up with the money.

Mr. R. Carey submitted a brief on behalf of the Community Arts Council, indicating that as it has taken twenty months to reach the Proposal Call stage,a further delay of 3 months to study the transfer of development rights aspect would not be unwarranted if it would save this valuable property.

Mrs. J. V. Clyne urged the City Council to take time to investigate a proposal for transfer of development rights for this property, which might solve the City's financial problem and enable the site to become open waterfront park for the citizens of Vancouver.

Mr. M. Holt who resides on a boat on the Harbour Park waterfront is concerned that the design parameters do not include the area between the water and the land, and is concerned that the inherent character of the area derived from water-orientated activities will be destroyed.

Mr. J. Dunn, representing small businessmen in the subject area, requested Council to consider allowing the buildings to remain and that their leases not be terminated until there are firm development plans and/or permits obtained for the site which would indicate an immediate start on construction.

Mr. V. Andrews requested Council to find the 4.4 million dollars to save the property through transfer of development rights.

.../continued

Clause 2 (continued)

Mr. R. C. Mann expressed concern that the City has no management framework within which to manage this complex development. There is a possibility of default or failure and this should be minimised by ensuring the City obtains the development that is proposed and defines public services, transit requirements, traffic problems and co-ordinates adjacent planning. A contingency plan should be available in case of default. He urged Council to consider transfer of development rights, even for half of the site.

Dr. W. Gibson stated that a Foundation was prepared to purchase the land and hold it up to five years, at which time the City would purchase it back. After being advised the interest rate the Foundation is requesting merely to hold the land was 8%, Dr. Gibson requested that Council consider re-negotiating with the Foundation for a better rate of interest.

Mr. C. Shelton, representing the Committee of Progressive Electors, opposed the re-zoning, stating this valuable land should not go to high-rise development.

Mr. J. Stanton, on behalf of the Citizens Council for Civic Development, opposed the re-zoning of this property to permit high-rise development.

Mrs. M. Piggott submitted a brief on behalf of the Vancouver Council of Women, stating that it is the Council's opinion that urban development is not a waterfront use and the site should be retained for an open waterfront approach to the Park. They urged that the retention of the site be thoroughly investigated before any change in zoning is made.

Mr. T. Hodgkins, a fisherman, asked that the area not be re-zoned.

The Mayor called for speakers for or against the proposed re-zoning and no one appeared.

MOVED by Ald. Kennedy,
THAT the Public Hearing be adjourned for three months.

- LOST
(Ald. Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the re-zoning application submitted by the Director of Planning this day be approved.

- CARRIED
(Ald. Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Cowie,
THAT the City Engineer carry out a more detailed traffic study of the area, including cost comparisons of an overpass versus underpass on Georgia Street.

FURTHER THAT appropriate officials ensure this development proceeds as quickly as possible and the basic elements of the design be maintained.

- CARRIED
(Ald. Boyce opposed)

.../continued

Clause 2 continued

MOVED by Ald. Boyce,
THAT the Director of Legal Services negotiate the provision of a performance bond in the terms of the lease agreement for this development.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:55 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 20, 1975, adopted on December 2, 1975.

A. Phillips
MAYOR

E. W. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 25, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT.

The Mayor acknowledged the presence in the Council Chamber of students from the Magee Secondary School, under the direction of their teacher, Mrs Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council Meeting of November 18, 1975 (with the exception of the 'In Camera' portion) together with the Minutes of the Special Council (Public Hearing) of November 18, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

1. Fire Department - Manning Requirements.

City Council, on November 18, 1975, after considering a report from the Finance and Administration Committee on the manning requirements for the Fire Department, approved a number of resolutions and deferred the following motion until this meeting.

"THAT Firehall No.19, located at 4396 West 12th Avenue, be closed, effective January 1, 1976."

Mr. Gordon Anderson, President of the Vancouver Fire Fighters' Union, addressed the Council in support of the Fire Chief's position of retaining the existing level of service of the Fire Department which would require the hiring of additional fire fighters as a result of labour negotiations. As an alternative, Mr. Anderson endorsed an examination into the level of service of the Fire Department.

Mrs. P. Glass and Mrs M. Ford, representing Dunbar West Point Grey Community Resource Board, filed statistical information and opposed any suggestion to close down Firehall No.19, and supported the Fire Chief's position.

Mr. J. Frew, representing West Point Grey Civic Association, filed a brief and indicated that he had received six hundred and seventy-one (671) signatures in support of retaining Firehall No.19 and maintaining the existing level of service. He suggested that Council hold a Public Meeting with area residents to obtain their reactions.

Mr. Denis Gray-Grant, representing Western News, referred to a petition he had obtained also supporting the position of the Fire Chief and the other delegations.

Council noted a further report from the Manager, dated November 20, 1975, in which a number of recommendations were proposed if Council was prepared to reduce the level of service in the general area abutting the University Endowment Lands.

MOVED by Ald. Bird

THAT the uniformed strength of the Fire Department be increased by twenty-three (23) men as soon as possible, in order that their initial training can be completed by January 1, 1976, on the understanding that Firehall No.19 remains open for service to the area involved.

- CARRIED

(Aldermen Bowers, Harcourt and Marzari opposed)

MOVED by Ald. Cowie

THAT the Council instruct the City Manager and the Fire Chief to authorise the hiring of a consultant to assist the Fire Department to undertake an examination of the standard of service of the Vancouver Fire Department and to make any recommendations regarding modernization or change of service.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Fire Department - Manning Requirements (Cont'd)

MOVED by Ald. Marzari
THAT, as recommended in a report of November 20, 1975, the City Manager be authorized to negotiate with the Provincial Government with the view to arranging reciprocal service between the Vancouver Fire Department and the University Endowment Lands Fire Department.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the letters and submissions regarding this matter be received.

- CARRIED UNANIMOUSLY

(The motion as submitted by Alderman Bowers at the meeting on November 18, 1975, re Firehall No.19, was not put.)

2. N.E.Corner of Kingsway & Nanaimo Street, Lots 6 & 7, Block 9, D.L.393. Present Zone: (RT-2) Two Family Dwelling District Requested Zone: (C-2) Commercial District.

Council, on November 18, 1975, when considering a City Manager's report regarding the proposed rezoning of the North East Corner of Kingsway and Nanaimo Street, deferred the matter pending the hearing of a delegation as requested.

Mr. J. Eusanio, the applicant, spoke in support of his application and, following an explanation by the Zoning Planner, it was

MOVED by Ald. Harcourt
THAT the recommendation, as contained in the Manager's report of November 14, 1975, be approved, but the Director of Planning submit an appropriate CD-1 rezoning application re this property, which would include Lot 5, Block 9, D.L.393, to the north of the property in question.

- CARRIED UNANIMOUSLY

3. 2050-2070 West 48th Avenue, Lots 2 & 3 of A of Lot 1, Block 2, D.L.526, Plan 7198. Present Zone: (RS-1) One Family Dwelling District. Requested Zone: (RM-3) Multiple Dwelling District.

Council, on November 18, 1975, deferred consideration of a Manager's report on the rezoning of 2050-2070 West 48th Avenue, pending the hearing of a delegation as requested.

Mr. P. Lee, representing the applicant, addressed Council, speaking in support of the application, which was for the purpose of constructing an apartment block.

MOVED by Ald. Harcourt
THAT the recommendation of the Manager, as contained in his report of November 14, 1975, be approved and, therefore, the application be not granted.

- CARRIED

(Aldermen Bowers, Boyce and Sweeney opposed)

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

4. Proposed Rezoning of 2300 Block West 37th Avenue.

(Report A.4 - Clause 8)

Council noted this application to rezone the South Side of West 37th Avenue, between Vine and Balsam Streets, for the purpose of constructing a 45-suite rental apartment complex.

Mr. Zlotnik, the applicant, addressed the Council, speaking in support of his application and, by means of slides and a model, described the proposed location and the complex. A brief was also filed.

MOVED by Ald. Harcourt
THAT the proposal to rezone to RM-3A, the South Side of 37th Avenue, from the Church to the commercial area on Arbutus Street, be submitted to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Boyce, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Sweeney
THAT the application to rezone the 2300 Block West 37th Avenue, be referred to a Public Hearing.

- CARRIED

(Aldermen Marzari, Rankin and the Mayor opposed)

5. Truck Transportation in Vancouver.

Consideration of this item was deferred, pending the hearing of delegations later this day.

Council recessed at 4.10 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in open Council at 4.45 p.m., with the same members present.

UNITED NATIONS HABITAT CONFERENCE

At this point in the proceedings the Council discussed the matter of the forthcoming U.N. Conference on Human Settlements (Habitat), scheduled for Vancouver - May 31 to June 11, 1976.

A memorandum from Alderman Volrich on police costs for the Conference, was noted.

Following a lengthy discussion in which a number of concerns were expressed, it was

MOVED by Ald. Bowers
THAT WHEREAS it is now probable that the proposed Habitat Conference will be marked by demonstrations and confrontations;

AND WHEREAS massive police efforts would be required to protect participants at great expense to the taxpayers;

AND WHEREAS a conference held under such circumstances is a detriment rather than an asset to the City of Vancouver;

THEREFORE BE IT RESOLVED that this Council request the Government of Canada to cancel the Habitat Conference.

- (carried)

UNITED NATIONS HABITAT CONFERENCE (Cont'd)

MOVED by Ald. Marzari (in amendment)
THAT the following be inserted in the foregoing motion by Alderman Bowers after the third paragraph.

'AND WHEREAS the City of Vancouver is exasperated with the lack of liaison, administrative planning and financial commitments'

LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Alderman Bird opposed)

MOVED by Ald. Volrich
THAT this Council not make any special provisions in the 1976 budget for police equipment in connection with the Habitat Conference.

- (deferred)

MOVED by Ald. Volrich
THAT the foregoing motion be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Civic Dinner - Fire Chiefs Convention - August 1976.

City Council on March 25, 1975, approved an amount of $3,300 for the hosting of a Civic Dinner at the Canadian Association of Fire Chiefs Convention in Vancouver in August, 1976. The Fire Chief had requested $6,500 because of the expected 650 persons attending.

In a letter dated November 12, 1975, the Fire Chief requested that Council re-consider its previous decision and provide the original amount of $6,500.

MOVED by Ald. Bird
THAT an additional amount of $3,200 be authorized to host a Civic Dinner at the Canadian Association of Fire Chiefs Convention next August, making a total amount of $6,500.

- CARRIED

(Aldermen Bowers, Marzari and Volrich opposed)

Demolition - 2500 Block East Pender Street.

A letter from the Pender Street Committee, Hastings Sunrise Action Council, was noted, requesting to appear as a delegation this evening regarding the demolition of houses in the 2500 Block East Pender Street.

MOVED by Ald. Harcourt
THAT, as the subject matter is being considered by the Housing Committee on Thursday, November 27, 1975, the delegation be requested to appear before that Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
November 21, 1975.

Works and Utility Matters
(November 21, 1975)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Local Improvement by Petition.
Cl. 2. Lane Lighting Local Improvement Projects.

The Council took action as follows:

Local Improvement by Petition
(Clause 1)

MOVED by Ald. Cowie
THAT the recommendation contained in this clause be approved.
FURTHER THAT the Director of Planning report back on the possibility of including awnings in the guidelines for the beautification of the Kerrisdale Shopping Area.

- CARRIED UNANIMOUSLY

Lane Lighting Local Improvement
Projects. (Clause 2)

MOVED by Ald. Volrich
THAT the present cost-sharing formula re lane lighting projects be retained and, therefore, the following steps be implemented:

1. The lanes listed on the attached table be declared 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure By-law.
2. The estimated rate for residential (one and two-family) properties on these projects be corrected to 45c per front foot.
3. The additional $2,275 of City's share be provided from 218/7505 'Installing Lane Lighting - Unallocated' and 218/7506 'Unspecified Projects'.
4. The projects lists (Nos. 39,40,41,43,47,48,62,63, 88,89 and 90, Schedule 434) be undertaken.

- LOST

(Ald. Bowers, Boyce, Harcourt Marzari and Rankin opposed)

A tie-vote ensued and therefore the motion was declared LOST.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works and Utility Matters
(November 21, 1975) (Cont'd)

Lane Lighting Local Improvement
Projects (Clause 2) (Cont'd)

MOVED by Ald. Rankin

THAT the following policy be confirmed with respect to Lane Lighting Local Improvement Projects, and the Director of Legal Services bring forward the necessary amendment to the Local Improvement By-law:

(a) The policy will apply to multiple-dwelling property in the same way as to commercial and industrial.

(b) The intent is that, on such 'zoning-boundary' lanes, the share which would normally fall on the residential properties shall be added to the share borne by the other properties.

(c) These projects are not to be undertaken as advanced, and the Engineer is to re-advance them applying the new cost-sharing formula.

- CARRIED

(Aldermen Bird, Cowie, Sweeney and Volrich opposed)

Building and Planning Matters
(November 21, 1975)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1. 1929 East 6th Avenue.

Cl. 2. 724 Kingsway and 705 Kingsway - Development Permit Application #70462 (Retention of the use of the Building as a Retail Store).

Cl. 3. Strata Title Application - Conversion 2417 through 2449 Point Grey Road.

Cl. 4. Strata Title Application - Conversion 2569-2571 Cornwall Street.

Cl. 5. Strata Title Application - Conversion 1004 Hamilton St.

Cl. 6. 1855-1895 West 10th (North Side of West 10th, East of Cypress St.) Lots 16-20, Block 346, D.L.526. Present Zone: (RT-2) Two-Family Dwelling District Requested Zone: (RM-3) Multipe Dwelling District. Applicant: Mrs G.A.Tupper (on behalf of the owners)

Cl. 7. East 33rd Avenue near Knight Street, Lot 13, Block 7. D.L.705. Present Zone:(RS-1) One Family Dwelling District. Requested Zone: (C-1) Commercial District. Applicant: Standard Oil Company of B.C. Limited.

Cl. 8. South Side of West 37th Avenue between Vine and Balsam Streets. Lots 1 - 5 of Subdivision 11, Block 17, D.L.526. Present Zone: (RS-1) One Family Dwelling District. Requested Zone: (RM-3A) Multiple Dwelling District. Applicant: Mr. Martin Zlotnik.

Cl. 9. S.W.Corner of Grandview Highway and Slocan. Lot 2 of A, Sec.45, T.H.S.L. Present Zone (RS-1) One-Family Dwelling District. Requested Zone: (CD-1) Comprehensive Development District. Applicant: Dr. G.Visentin on behalf of the Italian Folk Society of British Columbia.

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(November 21, 1975) (Cont'd)

1929 East 6th Avenue
(Clause 1)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application -
724 and 705 Kingsway. (Clause 2)

MOVED by Ald. Volrich
THAT the Development Permit application re 724 and 705 Kingsway be approved subject to a requirement that a minimum of eleven off-street parking spaces at 705 Kingsway be clearly identified and properly maintained for the use of the subject development at 724 Kingsway, and that a proper lease be entered into for the parking facilities.

- CARRIED UNANIMOUSLY

Clauses 3, 4 and 5.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application
1855 - 1895 West 10th Avenue.
(Clause 6)

MOVED by Ald. Volrich
THAT this clause be deferred pending the hearing of a delegation as requested.

- CARRIED UNANIMOUSLY

Rezoning Application
East 33rd Avenue near Knight St.
(Clause 7)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clause 8 - For Council action on this clause see Page 4.

Rezoning Application
S.W. Corner of Grandview
Highway and Slocan. (Clause 9)

MOVED by Ald. Volrich
THAT the application to re-zone the South West corner of Grandview Highway and Slocan be referred to a Public Hearing and the recommendation of the Director of Planning that the architects be encouraged to proceed towards a Development Permit application while heeding the comments of the Urban Design Panel as contained in this clause, be approved.

AND FURTHER THAT the Planning Department hold a public information meeting in the area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(November 21, 1975)

Flower Vending Kiosk -
Mr. W. Kostyk. (Clause 1)

MOVED by Ald. Volrich
THAT this clause be deferred pending the hearing of a delegation from Mr. Kostyk as requested.

- CARRIED UNANIMOUSLY

Finance Matters
(November 21, 1975)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Tender Awards.
Cl. 2. Contract of Guarantee with Mr. Wilson Chen re Mid East Enterprises Ltd.
Cl. 3. Replacement Billing Machine - Property and Insurance Division.

The Council tcok action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Bird
THAT Clause 1 be received for information, and the recommendations of the City Manager contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 21, 1975)

Increase in Premiums - Travelers
Group Policy GA-201699.
(Clause 1)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(November 21, 1975)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Rental Review - N/W Corner Station and Central Streets
Cl. 2: Lease of Portion of Main Floor of 2131 Burrard Street (McLaren Electric Building)
Cl. 3: Sale of City-owned Land - N/S Great Northern Way West of Prince Edward Avenue
Cl. 4: Sale to Mennonite Senior Citizens' Society - 4.01 Acre Site in 5700 Block Bruce Street
Cl. 5: Acquisition for Non-Market Housing - Kitsilano Area 2130-32 Cypress Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Sale to Mennonite Senior Citizens' Society - 4.01 Acre Site in 5700 Block Bruce Street (Clause 4)

MOVED by Ald. Bird,
THAT the Mennonite Society be advised that Council approves the reduction of the purchase price by $30,000;

FURTHER THAT the Society be billed for the outstanding sum of $20,000 due to the City on the principal amount.

- CARRIED UNANIMOUSLY

Acquisition for Non-Market Housing - Kitsilano Area 2130-32 Cypress Street (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Sale: Two-Acre Site Langara to the Y.M.C.A.

The City Manager under date of November 21, 1975, submitted the following report:

The Supervisor of Property and Insurance and The Director of Legal Services report as follows:

"On October 21, 1975 City Council approved the sale of a two-acre site in Langara to the YMCA "subject to access to the YMCA facilities for public use being to the satisfaction of the Board of Parks and Recreation and City Council ...".

In order to qualify for grants from the Provincial Government, at the request of the Provincial Government the YMCA has amended its constitution to add the following provision which is unalterable:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Sale: Two-Acre Site Langara
to the Y.M.C.A. (continued)

... "This Association will make available any facilities as they are identified from time to time which are constructed in part or in whole with funds received from Her Majesty in the Right of the Province of British Columbia, to any person or persons who wish to use the said facilities in accordance with the purpose of the said facilities. The charge for using the said facilities to those members of the public who are not members of this Association shall be either a daily or hourly charge or other such charge agreed upon between this Association and the Department of Recreation and Conservation. This provision shall be unalterable."

The purpose of this report is to advise Council as to the problems arising out of its October 21, 1975 resolution which provides that the sale to the YMCA go forward subject to public access to the facility being to the satisfaction of the Board of Parks and Recreation and City Council. As to the views of the Park Board on the question of public access to the facility, at its meeting of November 17, 1975, the Park Board resolved that:

... "Since the YMCA has amended their constitution to provide public use to meet Provincial Government regulations, this clause is acceptable to the Vancouver Park Board.
- Carried." ...

It then remains to consider the question of public access to the facility being to the satisfaction of City Council. On this question two points should be emphasized. Firstly, that in light of the amendment to the YMCA constitution noted above, the question of rates and charges to the public for use of the facility cannot be interfered with by the City since the YMCA constitution now provides that that is a matter solely between the YMCA and the Department of Recreation and Conservation of the Provincial Government. That is to say, the YMCA does not have the legal capacity to allow the City or any other third party to become involved in the question of charges to the public. Secondly, Mr. Fairbairn of the YMCA, with whom we have been dealing on this matter, indicates that the Board of Directors of the YMCA had not fully appreciated that Council might wish to attach conditions regulating public access to the facility. Mr. Fairbairn indicates that the thinking of the YMCA Board of Directors is that they see no need of the City attempting to regulate public access to YMCA facilities because any member of the public is free to join the YMCA at any time and further that the YMCA has a program of free membership to the children of low income families. However, we did not seek nor were we provided the exact details of this program for children. Mr. Fairbairn further indicated that the YMCA Board of Directors will be inclined in all probability to re-examine the entire transaction in the event that Council attaches conditions governing public access to the facilities.

Inasmuch as the Board of Parks and Recreation are well equipped to consider matters of public recreation and inasmuch as the Parks Board has no desire to attach conditions to this sale, accordingly it is

RECOMMENDED That the sale of the Langara site to the YMCA site go forward without the attachment of any conditions regarding public access to the facilities not withstanding the October 21, 1975 Resolution to the contrary."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED

(Alderman Marzari opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Seagate Manor

The City Manager under date of November 21, 1975, submitted the following report of the Director of Finance:

"City Council, on November 18, 1975, expressed its intent to use Seagate Manor for residential purposes for fifteen years and requested the Director of Finance to report back to Council on the financial implications of this action.

The Seagate Manor was purchased in 1969 and the source of funds was the Point Grey Road Acquisition Capital Fund. I have reviewed with the Law Department various options open to Council to deal with any capital financing problems related to the Council decision to use Seagate Manor for residential purposes for fifteen years. There are several options available, but until the Law Department has had a chance to review them in depth, we would prefer not to recommend any particular one. However, we are of the opinion that Council can take this action and that any financial problems are solvable. If funds must be provided to reimburse the Capital Fund (one of the options), then the source of funds will have to be Revenue Surplus. However, we will report back in the near future on the specific option that best suits the circumstances. In the meantime, there does not appear to be any reason why Council cannot implement its decision to use Seagate Manor for residential purposes for fifteen years.

The Property & Insurance office estimates cost of rehabilitation at $25,000 for fire bylaw requirements, $20,000 for immediate renovation requirements, plus an unknown amount to make the building usable for residential purposes for the fifteen year period. Some of these funds may very well have to be advanced before RAPP money may be available, because of the arrival of winter. It appears that under the RAPP program the City, as landlord, will be eligible for grants of $2,500 per self contained unit and loans of $2,500 per self contained unit. The amount of these funds is subject to review by CMHC and therefore may be less. However, the funds may come close to meeting our requirements for renovations on Seagate Manor, even though the loan portion will have to be repaid in the future. Any short fall of funds between the cost of renovations required and the funds provided by CMHC, will have to be provided by the City."

The City Manager submits the above report of the Director of Finance for Council's INFORMATION.

MOVED by Ald. Volrich,
THAT consideration of the foregoing report be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, November 13, 1975

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Capital Funds - Local Improvement Petitions
Cl. 2: Anti-inflation Program for Vancouver

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Planning and Development, November 13, 1975

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: False Creek - Area 3 Proposed Rail/Truck Terminal for B.C. Hydro
Cl. 2: Area 5 Plan - False Creek
Cl. 3: Status of Outstanding Rezoning Applications
Cl. 4: False Creek Land Bridges

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clauses 2, 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

III. Illegal Suites: Hardship Cases

The Committee of Officials concerning Illegal Suites - Hardship Cases, submitted the following report under date of November 21, 1975:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Mrs. Sarah Parenteau (tenant), 9 S. E. Marine Drive
Rosa Kondekor (tenant), 1127 East 63rd Avenue
Lorelei McLean (tenant), 3810 Collingwood Street
Myra French (lessee), 287 East 26th Avenue
Mary Christine Robert (tenant), 7282 Culloden Street

(b) the following applications be approved for one year from the date of this Resolution:

Gordon Templeton (tenant), #2 - 2150 East Pender Street
Bruce M. Bingham (owner), 2970 West 19th Avenue
Francisco Rivas (owner), 568 West 23rd Avenue
Peter F. Mejstrick (tenant), 3337 Quesnel Drive
Balbir Singh & Rajinder Kaur Bhangu (tenants) 5346 Cecil Street
Donald Massey (tenant), 2050 C Alma Street
Ralph Trumpour (tenant), S - 2189 West 2nd Avenue
Ken L. J. Corcoran (tenant), 4605 West 12th Avenue
Doreen Gladeau (tenant), 756 East 11th Avenue
Fred Chernoff (tenant), 1541 Victoria Drive
Gurmel Gill (owner), 1491 S. E. Marine Drive

(c) the following applications be approved for six months from the date of this Resolution:

Bradley T. Dunn (tenant), #2 - 1845 Dunbar Street
Omar Delimedac (owner), 1994 William Street
Francis Shiu Ram (owner), 2047 East 22nd Avenue

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Illegal Suites: Hardship Cases (continued)

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964.

(e) the following applications be not approved:

David Kalaski (tenant), 6944 Quebec Street
Sohrab Khan (owner), 2765 East 46th Avenue
Harold & Mary Epp (owners), 1511 West 63rd Avenue
George Marsh (tenant), 1411 East 21st Avenue

MOVED by Ald. Harcourt,
THAT recommendations (a) to (e) contained in the foregoing Committee of Officials' report dated November 21, 1975, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

The Mayor advised that the question of the Water and Sewer District coming under the Municipal Finance Authority is under consideration by the Regional District.

Both the City's Director of Finance and Mr. Carlisle, Director of Finance and Administration, G.V.R.D., would prefer not to join the M.F.A.

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The Mayor suggested that Council consider nominees for the Chairmanship of the G.V.R.D., which will be vacated by Mr. Kelly at the end of the year.

It was agreed to discuss this matter at an 'In Camera' meeting in the near future.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4792, BEING A BY-LAW TO REGULATE THE USE OF THE GRANVILLE MALL (Taxi Turns)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/E Corner Keith Drive & 7th Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR CERTAIN PROJECTS UNDER THE 1971-1975 FIVE YEAR PLAN TO PROVIDE ADDITIONAL FUNDS FOR THE CONSTRUCTION AND EQUIPPING OF INDOOR SWIMMING POOLS ADJACENT TO SECONDARY SCHOOLS (Templeton Secondary School)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Downtown Eastside)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Sweeney opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Sweeney opposed)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Champlain Heights)

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Observance of Remembrance Day by Commercial Establishments

Alderman Volrich obtain Council's permission to substitute the following revised motion for the similar motion which was before Council on November 18, 1975:

MOVED by Ald. Volrich,
SECONDED by Ald. Cowie,
THAT WHEREAS Remembrance Day is the day on which the Nation recognizes those who lost their lives in the defence of their Country, and the rights and values for which our Country stands;

AND WHEREAS it is befitting that this day be observed in an appropriate manner;

AND WHEREAS certain commercial establishments in the City of Vancouver remained open on last Remembrance Day in contravention of the observance of this day and in violation of the provisions of the Vancouver Charter;

cont'd....

MOTIONS (cont'd)

Observance of Remembrance Day by
Commercial Establishments (cont'd)

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

- CARRIED UNANIMOUSLY

(Underlining denotes revision)

2. Observance of the Lord's Day Act by Commercial Establishments

Alderman Volrich requested and received permission to add the following to his motion:

"FURTHER BE IT RESOLVED THAT the Director of Legal Services consult with the Attorney-General regarding effective procedures for dealing with such violations."

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT WHEREAS a number of commercial and retail establishment in the City of Vancouver are open for business on Sundays in violation of the Lord's Day Act;

AND WHEREAS this practise is becoming more and more common within the City of Vancouver, and this trend can only lessen the meaning and spirit of Sunday;

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses consult with the Crown Counsel on the laying of charges against those establishments which violate the observance of the Lord's Day Act;

FURTHER BE IT RESOLVED THAT the Director of Legal Services consult with the Attorney-General regarding effective procedures for dealing with such violations.

(Lost)

(Aldermen Bowers, Boyce, Cowie, Marzari and the Mayor opposed)

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT consideration of the foregoing motion be deferred for one week to permit Council to obtain further information on this matter.

- LOST

(Aldermen Bowers, Harcourt, Rankin, Sweeney and Volrich opposed)

A tie vote having resulted, the motion to defer was declared LOST. The motion by Alderman Volrich was then put and a tie vote resulted and it was also declared LOST.

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The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m. in the Council Chamber.

- - - - -

The Council reconvened at approximately 7:40 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bird
Alderman Kennedy

MOTIONS (cont'd)

Observance of the Lord's Day Act by Commercial Establishments (cont'd)

Alderman Volrich made reference to his motion defeated by Council earlier in the proceedings regarding observance of the Lord's Day Act.

Alderman Volrich requested his motion be re-introduced in two weeks as there was not time for sufficient debate on the matter and that some members of Council voted against the motion because there was insufficient information before them on this matter. Alderman Volrich indicated Council's non-approval of his motion could be misconstrued by the business community as a Council endorsement of businesses remaining open on Sundays. He suggested there should be a report from the Director of Legal Services and that Council should consider a policy on this whole matter.

The Mayor suggested that Alderman Volrich consult with the Director of Legal Services and bring in a new Notice of Motion on this matter in two weeks.

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver

Council on November 12, 1975, held a special meeting for a report reference from the City Engineer on a Manager's report dated November 5, 1975, on truck transportation, and agreed to defer the recommendations of the City Engineer contained in that report to an evening meeting of Council this date.

Council, therefore, had before it for consideration, the following recommendations of the City Engineer:

"LONG TERM MEASURES

1. The City continue and expand as necessary its involvement in:

   (a) the Federal-City trucking study and pursue long-term solutions deriving therefrom in the form of terminal consolidation and other measures;

   (b) rail rationalization investigations;

   (c) current programs and research in the areas of air and noise pollution related to trucks (current propane fleet 15 trucks and 5 sweepers);

   (d) noise by-law changes;

   (e) developing a truck route between the Downtown and the Second Narrows Bridge, serving the north shore of Burrard Inlet. This is a G.V.R.D. suggestion.

SHORT TERM MEASURES

2. The proposal to concentrate truck routes and to rezone these to commercial land use not be pursued. This is also the opinion of the Director of Planning.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

3. The proposal to control truck noise through time controls on a large scale - not be pursued.

4. The existing truck route system shown on Diagrams III and IIIA be revised as shown on those diagrams, retaining the present philosophy of dispersed trucking (on designated truck routes), which minimizes truck miles in the city and, therefore, detrimental environmental impact.

5. The Director of Legal Services be directed to prepare the necessary by-law changes for Recommendation 4.

6. The Engineering Department be directed to continue working with the Harbours Board towards the development of Commissioner Street as a peripheral truck route.

7. The City pursue the matter of the construction of the Powell Street overpass at Clark Drive in such a way that the existing important truck and vehicular movements intersecting at that location will not be detrimentally affected.

8. The City Engineer be instructed to carry out a more detailed design and prepare a submission to the Federal Government under the Urban Commuter Assistance Program for cost sharing of the Great Northern Cut proposal. This would include a combined truck route and some form of fastbus route. This will require consultation with the Bureau of Transit and the G.V.R.D. relative to possible joint use as an L.R.T. corridor currently under study by the G.V.R.D.

9. Marine Drive-Boundary Road by pass of the South Slope should be designed and constructed at a cost of $275,000. If Council decides to proceed with this proposal, the Director of Finance has stated the funds should come from 1976 Supplementary Capital Budget.

10. If Council decide to proceed with the Marine Drive-Boundary Road bypass, then the City Engineer be authorized to seek agreement with Burnaby on the physical aspects of the proposal. The City Manager is already discussing cost sharing on Boundary Road in general.

11. North and South Kent should be developed as an industrial street and relief of South East Marine Drive. If so, the recent decision that South Kent should now be a discontinuous street will require changing and a program of property acquisition (presently 80 percent complete) should be continued.

12. Council decide whether the Boundary Road-Vanness railroad overpass should be reconstructed at a cost of about $150,000 so that Boundary Road in that section could become a major truck route, thereby permitting the removal of Joyce Street from the truck route system. If so, the City Engineer be instructed to carry out more detailed investigation of the most effective way in which the Boundary Road-Vanness railroad overpass can be reconstructed, for report back. If approved, the Director of Finance states that funds should come from the 1976 Supplementary Capital Budget.

13. In order to make the proposed truck system more effective and to improve enforcement, the City Engineer be instructed to carry out a signing program of the truck system at a cost of $35,000 to be derived from the 1976 Engineering Department Revenue Budget."

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

Distributed at the meeting by the City Engineer were the following additions to his recommendations which Council agreed to consider:

"5. ..... and for reducing the upper size limits for permits authorizing more than one trip.

14. The proposed permit fees in the following table be adopted:

Type of Permit	Present	Proposed
Single Trip	$ 2.00	$ 5.00
Continuing Trip	$15.00	$35.00
Replacement	$ 2.00	$ 5.00."

Delegations were heard as follows:

- Mr. Ron Biggs, Automotive Transport Association of B.C., presented a brief in support of the City Manager's report with the exception that First Avenue is not included as a truck route. The brief urged action on the Burlington-Northern Cut as soon as possible and requested Council to exert every effort to have the Federal Government approve the Powell-Clark overpass and the waterfront truck route.

- Mr. J.T. Cork, Hastings-Sunrise Action Council, suggested that measures contained in the Manager's report are not sufficient to satisfactorily alleviate truck traffic problems in the N.E. section of the City. The use of Commissioner Street as a truck route, for example, will funnel traffic on to Renfrew Street and hence on to Hastings and/or Broadway. He suggested containers emanating from the new Vanterm facility should be moved by rail rather than truck to Coquitlam and Port Mann and urged Council to negotiate immediately with senior levels of Government to alleviate the problems.

- Mr. B. Foster of the Adanac/Charles Advisory Planning Committee told Council he canvassed 67 homes in his area and that residents are not satisfied with the proposed recommendations. He suggested truck movement be restricted to certain hours, that there be greater use of rail facilities for goods transportation and that Roberts Bank be used as a container transfer point.

- Mr. P.E. Thorne, Hastings Community Association, presented a brief expressing concern over trucks emanating from the new Vanterm container facility and trucking in close proximity to Hastings Community Centre and swimming pool where it would affect the safety of citizens using the Centre. Concern was also expressed over access of residents to New Brighton Park and Pool on the north side of McGill Street and on the increasing congestion at Hastings and Cassiar Streets.

- Mr. F. Lowther, Hastings-Sunrise Community Resource Board, presented a brief stating trucks in the East End will create innumerable hardships and suffering in the way of truck congestion, pollution and safety and health problems. The brief urged trucks not be allowed on East End streets.

- Mr. J. Weyman, Chairman, Grandview-Woodlands Community Resource Board, stated truck routes proposed to serve the Vanterm container dock are unacceptable when rail facilities already exist. He urged Council to pursue freight movement by rail as an alternative to trucks as there already exists truckage to many areas of the City.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

- Mr. Michael O'Neil, Grandview Tenants Association, presented a brief in which his Association stated it is opposed to trucks in their neighbourhood which threatens the safety and well-being of the community. The brief stated there could be an increase in taxes as a result of erosion of streets and this tax increase will be passed on to tenants. The brief supported the use of existing rail transport to bring cargo to distribution points outside residential areas.

- Mr. Laberto, Grandview-Woodlands Area Council, told Council any increase in traffic is detrimental and that the Federal Government was responsible for the creation of the Vanterm facility yet failed to spend any funds to provide proper routes for the trucks which will use this facility. The routes should have been created before Vanterm was built.

- Mr. Bruce Yorke, Committee of Progressive Electors (COPE), claimed the Manager's report reveals a failure in planning by the City and that Vanterm is about to become operational, yet plans for truck routes to the facility have not yet been finalized. He urged Council to convene a series of meetings with the railways and National Harbours Board to develop rail spur lines into Vanterm and questioned the reference in the Manager's report that rail lines will be eliminated. He expressed agreement on the proposed Powell-Clark overpass; stated trucks over 48 feet in length should not be permitted on City streets and suggested representatives of citizen groups should be included on any City negotiating team which would meet with the National Harbours Board and railways.

The City Engineer replied his Department is anxious to preserve as much rail line as possible, yet some trackage is destined to be eliminated. He pointed out that only 20% of incoming freight at Vanterm can be transported by rail and that over 2/3rds of the goods are destined for points not served by railways.

Mr. R. Youngberg, City Planning Department, suggested that by approving recommendations 4 and 5, Council would be reaffirming existing truck routes except for some minor alterations. He stated the Planning Department does not feel the Engineering Department has presented the case for a 'dispersal' truck transit system as opposed to a 'concentrated' system.

The Planning Department agrees with recommendations 6, 7 and 8, but wishes to report on the ramifications of these as they affect land use. The Planning Department is disturbed by recommendation 9 in that it would sever the Champlain Heights residential area. Mr. Youngberg favours the route of 41st Avenue, Joyce, 29th Avenue and Boundary Road over the use of Boundary Road as a through truck route and suggested more information pertaining to access to bridges is required before Kent Street should be used as a truck route.

(At this point in the proceedings, Alderman Bowers took the Chair)

During discussion of the truck route report, it was noted that funds have not yet been allocated for any capital improvements to streets, that the Burlington-Northern Cut proposal would cost an estimated $2 million of which there should be cost sharing with senior levels of government. Consideration was given to meeting senior levels of government, to increasing the over-size truck permit fee to raise necessary revenue for street improvements and to specified hours for truck movement.

(At this point in the proceedings, Mayor Phillips returned to the Chair)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Truck Transportation in Vancouver (continued)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT recommendations 9, 10, 11 and 12 of the City Engineer be referred for further study by the Engineering and Planning Departments for a report to the Standing Committee on Planning and Development.

- CARRIED

(Aldermen Boyce and Marzari opposed)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT recommendations 1 through 14, including 5 as amended, but excluding recommendations 3, 9, 10, 11 and 12, be approved;

FURTHER THAT recommendation 3 be referred for further consideration by staff for report to the Planning and Development Committee;

AND FURTHER THAT recommendation 7 concerning the construction of the Powell-Clark overpass be at the full cost of the National Harbours Board.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT the City seek a meeting with the appropriate officials of both the Provincial and Federal Governments early in the new year, to discuss financing of the Burlington-Northern Cut truck route and other costs inherent in the City Manager's report of November 5, 1975, on truck transportation in Vancouver.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:07 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of November 25, 1975, adopted on December 2, 1975.

A. Phillips
MAYOR

E. W. Lett
CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Local Improvement by Petition

The City Engineer reports as follows:

"The program for the beautification of the Kerrisdale Shopping Area developed by the Planning Department, the Architects, and the Merchants' Committee included the installation of yellow fabric awnings on both sides of 41st Avenue between West Boulevard and Yew Street. These were to have been local improvements paid for by the abutting properties and were to have been advanced separately from the Local Improvement for the surface work on 41st Avenue. Because each awning would require the consent of the abutting owner to fasten to his building, separate petitions were drawn for each awning, incorporating that consent.

In a meeting held April 17, 1973, Council adopted a recommendation of the City Engineer and Deputy Director of Planning which stated, 'if only a few petitions are signed, the whole question of awnings will be reconsidered and the matter will be reported to Council'. Twenty-one petitions were issued in June 1973.

Only one of these petitions has been returned, for one fifty-foot frontage on the south side. The Merchants' Committee advise that no others have been signed. It is apparent that there is not now support for this phase of the beautification program. Property Owners normally install awnings themselves under the provisions of the Building By-law. The reason for proposing City involvement was to encourage uniformity and continuity. There is no justification for the City proceeding with one awning.

The following are the formal reports required by the Local Improvement Procedure By-law when a sufficiently signed petition has been filed.

First Step

'A petition for installation of an awning over the sidewalk of 41st Avenue, abutting lots 18 and 19, block 9, D.L. 526, sufficiently signed by the affected property owner, has been forwarded to me by the City Clerk. I have to advise that it is not advisable to undertake this project as a local improvement.'

Second Step

The Director of Finance submits the following report on the financial arrangements:

'In accordance with the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated November 4, 1975.

The estimated cost of the project is $5,000 of which the City's share is NIL.

I have to report that the necessary financial arrangements could be made to carry out this work'."

The City Manager has decided that it is not desirable to undertake this project as a local improvement and RECOMMENDS that it not be advanced further.

CONSIDERATION:

2. Lane Lighting Local Improvement Projects

The City Engineer reports as follows:

"At the Special Council meeting on October 23, 1975, and again on October 28, 1975, Council deferred the following motion pending a report from the officials;

'MOVED
That excluding the West End area where any single-family properties abut commercial areas, the cost of lighting lanes be apportioned to the commercial properties only.'

This report is intended to correct the residential rate, explain present policy of cost sharing and to examine the implications of the proposed motion. Information on the lanes involved is shown in Appendix "A".

Cont'd . . .

Clause 2 Cont'd

I. Correction of Residential Rate.

It was explained at the Court of Revision that the business rate was shown in error on the notices sent to the residential owners on these projects. It was estimated that the residential (one and two family zoning) rate should be 45¢ per foot compared with 90¢ per foot for other property.

To correct the error, the lanes must be designated to be "thoroughfares" for the purposes of Part II of the Local Improvement Procedure Bylaw and the residential rate set. As a result, the City's share of the projects will be increased by $2,275. This amount is available from the Unallocated Basic Street Lighting Capital Funds.

II. Cost Sharing of Lane Lighting Projects.

Council in 1973 approved a program of lane lighting by the local improvement method. The Local Improvement Procedure Bylaw was amended to include such projects, and provided that the costs be shared in much the same manner as for street lighting projects.

The Local Improvement Bylaw contains a number of sections which, in effect, provide that costs of local improvements in excess of that required to fulfil the local need will be borne by the City at large. This principle applies to such things as street and lane paving and street lighting, and under Section 16 (3)(b) also applies to lane lighting projects. The result of this is that in any year all residentially zoned property is assessed at the same rate regardless of the actual cost of the improvement.

The standard spacings for lane lighting as described in our report to Council dated August 24, 1973, are shown below, along with the estimated costs for the projects.

	Approximate Spacing of Lights	Estimated Cost Per Abutting Foot	Estimated Annual Cost Per Foot Over 10 Years
Residential (Single and Two Family)	200 ft.	45¢	7¢
Business, Commercial and Multiple Dwelling	100 ft.	90¢	14¢

The annual residential assessment for a ten year period based on these rates, would be $2.30 on a 33 foot lot and $3.50 on a 50 foot lot.

III. Implications of the Proposed Motion.

The proposed motion is not in keeping with the following basic assumptions:

(a) The installation of lane lights is a benefit to both residential and business property as a crime deterrent and a convenience. Exempting residential property would imply that the lighting does not benefit residential property when it abuts a business lane. The fact that no 'Notices of Objection' were received on nine of the eleven projects suggests that many residential owners may agree that lane lighting provides a benefit.

(b) Residential property owners in these projects should pay no more and no less than any other residential property owners, irrespective of abutting commercial property or other circumstances.

(c) Commercial property owners in these projects should pay no more and no less than any other commercial property owners, irrespective of abutting residential property or other circumstances.

Because the proposed motion would create inequities for both residential and commercial property owners, I feel the present cost-sharing formula should be retained. However, should Council wish to carry out the intent of the motion, the following action should be taken:

Cont'd . . .

Clause 2 Cont'd

The Director of Legal Services should be instructed to bring forward the necessary amendment to the Local Improvement Bylaw. To insure that this amendment correctly reflects Council's wishes, the following understanding should be confirmed or corrected:

(a.) The policy will apply to multiple-dwelling property in the same way as to commercial and industrial;

(b.) The intent is that, on such 'zoning-boundary' lanes, the share which would normally fall on the residential properties shall be added to the share borne by the other properties; and

(c.) These projects are not to be undertaken as advanced, and the Engineer is to re-advance them applying the new cost-sharing formula.

If, however, Council agrees that the present cost sharing formula should be retained the required steps would be that:

1. The lanes listed on the attached table be declared 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure Bylaw;

2. The estimated rate for residential (one and two-family) properties on these projects be corrected to 45¢ per front foot;

3. The additional $2,275 of City's share be provided from 218/7505 'Installing Lane Lighting - Unallocated' and 218/7506 'Unspecified Projects';

4. The projects listed (Nos. 39, 40, 41, 43, 47, 48, 62, 63, 88, 89 and 90, Schedule 434), be undertaken."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 515 6

BUILDING & PLANNING MATTERS

INFORMATION

1. 1929 East 6th Avenue.

A letter has been received from Mrs. Betty Dugas of 1937 East 6th Avenue, dated October 24, 1975, respecting the condition of the building at 1929 East 6th Avenue. Mrs. Dugas feels that merely keeping this empty building secure is "not the answer" to her problem.

The Director of Permits and Licenses reports as follows:

"The above building which is a two storey frame house has been unoccupied for a number of years. From time to time the building has been found to be open to the public. The owner has been contacted and asked to make the building secure. On each occasion this has been done.

There was a fire in the building in July 1974, and following this, the building was again secured and the yards placed in an acceptable condition.

Inspections show that the building is not structurally unsound or in danger of collapse. Recently this Department has taken action to have the building again made secure, it having been broken into by neighbourhood vandals. This work was carried out by a contractor on orders from the City and the charges will be placed against the Tax Roll.

It is not felt that the structural condition of the building is such that demolition could be ordered. Council has power under section 324A of the Charter, to declare the building unkempt and dilapidated and a nuisance in the neighbourhood. They may then order the building to be torn down or repaired.

If Council wishes to take such action, the Director of Legal Services should be requested to prepare the appropriate resolution."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

CONSIDERATION

2. 724 Kingsway & 705 Kingsway - Development Permit Application # 70462 (Retention of the use of the Building as a Retail Store)

The Director of Planning reports as follows:

" Development Permit Application #70462 has been filed by Mr. S. Kopelow to continue the use of the building, located at 724 Kingsway, for furniture sales and showroom, for a further period of time and for the provision of ancillary parking at 705 Kingsway (north-east corner of Kingsway and Fraser Street).

City Council, on May 28th, 1974, when dealing with a previous similar development permit application, at the request of Mr. Kopelow, resolved:

"That this Development Permit Application be approved for a period of one year on the understanding that 11 parking spaces will be provided on the site of the Union 76 Service Station at the northeast corner of Kingsway and Fraser Street. "

Cont'd.

Clause No. 2 Continued.

This previous Development Permit Application had been refused by the Technical Planning Board for the following reasons:

"The off-street parking as proposed to be provided on the neighbouring gasoline service station site is considered unsatisfactory, having regard to the distance (198') from the subject site and the lack of sufficient space on the service station site. Further, it is considered that there is insufficient peculiarity of site or development to otherwise warrant the relaxation of the required 11 off-street parking spaces and the relaxation of the required 2 off-street loading and unloading spaces to nil. "

This decision of the Technical Planning Board was later upheld by the Board of Variance.

Information was submitted at that time that 11 parking spaces would be provided on the site of the Union 76 Service Station, at the northeast corner of Kingsway and Fraser Street. The parking agreement was for a period of one year, with an option to continue for a second year.

The applicant advised that the use proposed was for a retail furniture showroom. Furniture would be on display, customers would choose their merchandise and the goods ordered would be delivered direct from a warehouse. Furniture displayed in the showroom would only be changed very infrequently. Loading and unloading would be done from a side-loading truck in the City lane and would not interfere with the traffic flow in the alleyway.

The off-street parking on the service station site is a 198' distance from the furniture store (maximum distance 150' is permitted by the regulations of the Zoning and Development By-law). Further, it was considered that there was insufficient space available on the service station site to allow for the permanent assignment of eleven off-street parking spaces as proposed. The open areas of the service station were observed to be used for the parking of trailers and cars. This service station is located at the northeast corner of Fraser and Kingsway which is across a busy intersection from the retail store.

The use of the building at 724 Kingsway for a furniture showroom and retail sales requires eleven off-street parking spaces and two off-street loading/unloading spaces. The previous use of the building (wholesale business) required only 7 off-street parking spaces. The Zoning and Development By-law states that if a change of use of a building increases the required parking by more than 10%, then the total required parking for the building is to be provided.

It is noted that the parking situation in the area has not improved since the previous approval last year and that there is a lack of off-street parking facilities in the area.

After contacting the applicant, a letter has been submitted from Mr. J.A. Godfrey of the Union 76 Service Station which states:

"This is to inform you that we will continue to supply Shellmar Furniture Ltd. with additional off-street parking. Present arrangements are for four spaces with more available if required. "

The Director of Planning has considered this development permit application and would only be prepared to approve retail uses in this area if adequate parking is provided and considers that this proposal would not meet that requirement. The previous use of this building was wholesale which requires less off-street parking facilities.

Cont'd.

Clause No. 2 Continued.

It is suggested that if Council wish to approve this application with parking on the neighbouring site, there should be conditions of approval requiring that a minimum of 11 off-street parking spaces at 705 Kingsway be clearly identified and properly maintained for the use of the subject development at 724 Kingsway and that a proper lease be entered into for the parking facilities. "

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION

3. Strata Title Application - Conversion 2417 through 2449 Point Grey Road.

The Director of Planning reports as follows:

An application has been received from Marlin L. Loeppky (Notary Public) agent for Dugold John McAlpine (owner) and six tenants, for Council approval to convert the eight suite apartment building (two-storey and basement) at the above address from rental to Strata Title ownership.

N.B. See Appendix "A" for site plan.

The applicants have submitted the following information:

1. Prospectus
2. Strata Plans
3. Declaration from agent that six of the eight tenants wish to purchase their dwelling units and the remaining two tenants will be allowed to remain as tenants.
4. Declarations from the eight tenants approving of the joint proposal to convert the building from rental to strata title ownership.
5. Declaration from G. SAYERS, P. Eng., concerning the state of repair, general workmanship and finishes of this building.

N.B.: Copy of Prospectus available for inspection at the City Clerk's Office

Further to the condition of the building, the City Building Inspector reports as follows:

"This building is in compliance with the Building By-law except the fire separations between dwelling units must be carried up to the roof in the attic space. The plumbing and electrical installations are satisfactory.

I am in receipt of a letter from G. Sayers, P. Eng, Professional Engineer in which he states:

"The state of repair, general workmanship and finishes compare favourably with the standards as set by Central Mortgage and Housing Corporation." "

Cont'd.

Clause No. 3 Continued.

Since six of the eight tenants in this apartment building wish to purchase their dwelling units and since all eight tenants approve of this application, the Director of Planning with the concurrence of the Director of Permits & Licenses RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City by-laws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. Strata Title Application - Conversion 2569-2571 Cornwall Street.

The Director of Planning reports as follows:

An application has been received from Jack & Beverley D. Pinch and D.E. & Mary A. Streadwick, for the approval of City Council to convert their semi-detached two-family dwelling from joint ownership to strata-title.

This two storey with basement, wood-frame building was erected in 1940 and was purchased by the present joint-tenants noted above, in 1967. (See Appendix 'A' for site plan). The applicants have submitted the following information:

1. Prospectus

2. Strata Plans

3. Declarations from the joint-owners that they occupy their respective units and there are no tenants.

4. Declaration from GERARD WAGNER, Architect, that the building is of reasonable quality for its age.

5. Declaration from S.H. POPE P.ENG - Consulting Engineer, that the building is in sound condition for its age.

NB: Copy of prospectus available for inspection at the City Clerk's office.

Further to the condition of the building, the City Building Inspector reports as follows:

"Inspections have been carried out at the above addresses and the following are the requirements of this Department.

Building Bylaw:

1. The 3/4 hour fire separation between the two units must be continuous from the footing to the under side of the roof deck. This can be done by providing a new 3/4 hour partition in the attic space and by covering the party wall in the basement with ½" UL Gypsum Board on both sides.

Cont'd.

Clause No. 4 Continued.

Plumbing & Gas Bylaw:

1. Water piping to be separated for each side - each tenant having control of their water service and all other supply piping.

Electrical Bylaw:

1. Receptacles on appliance circuits are to be installed where needed in the basement of 2569 - 2571 Cornwall Street.

2. The receptacle in the bathroom on the second floor of 2569 Cornwall Street is to be removed.

3. All unapproved extension cords on the premises at 2569 - 2571 Cornwall Street must be removed and approved outlets installed where needed.

4. All wiring, fittings and fixtures on the premises at 2569 - 2571 Cornwall Street are to be checked and put in good repair.

5. The knob and tube wiring in the basement of 2569 Cornwall Street must be placed in a good state of repair."

Since the applicants have jointly owned and occupied both dwelling units since 1967 and there are no tenants involved, the Director of Planning with the concurrence of the Director of Permits and Licences RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following conditions:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City bylaws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. Strata Title Application - Conversion 1004 Hamilton Street.

The Director of Planning reports as follows:

An application has been received from International Centura Industries Ltd. of 1120 Hamilton Street, for the approval of City Council to convert an existing two storey warehouse at 1004 Hamilton Street into 34 Strata Lots. (See Appendix 'A' for site plan.)

The applicant has submitted the following information:

1. Prospectus

2. Building elevations and floor layout

NB - Copy of prospectus available for inspection at the City Clerk's Office.

Cont'd.

Clause No. 5 Continued.

The second storey was added to this building in 1971 and with respect to its present condition, the City Building Inspector reports as follows:

"This building is essentially in accord with the Building Bylaw (which includes the National Building Code) except for compliance with the provisions for the handicapped. There is no basic reason to oppose the conversion of the building to a strata titled complex. The applicant should be advised however that he must obtain a building permit to cover the new layout and the building must continue to comply with the Building Bylaw. For example, all occupants of the building must have access to the two exists by means of a public corridor all installed in accordance with the Building Bylaw.

Since the work to be done will not involve the structure but will consist primarily of the installation of partitions to divide the building up into parcels, and recognizing the use to be a warehouse, I will not require compliance with the Handicapped regulations."

Since this warehouse is properly located in the Downtown District (D.D.) and the building contains no residential accommodation, the Director of Planning, with the concurrence of the Director of Permits and Licences, RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership, subject to the following condition:

"That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City bylaws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

6. 1855-1895 West 10th (North Side of West 10th East of Cypress Street). Lots 16-20, Block 346, D.L. 526.
Present Zone: (RT-2) Two-Family Dwelling District
Requested Zone: (RM-3) Multiple Dwelling District
Applicant: Mrs. G. A. Tupper (on behalf of the owners).

The Director of Planning reports as follows:

"An application has been received from Mrs. G.A. Tupper on behalf of the owners to amend the Zoning and Development By-Law No. 3575 whereby the above-noted lands be rezoned from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'rezoning the above-described property from (RT-2) to (RM-3) for three storey apartment buildings or highrise senior citizens retirement home'.

SITE DESCRIPTION

The site is located on the north side of the 1800 block of West 10th east of Cypress Street and is composed of 5 lots which have a frontage of 50 feet and a depth of 125 feet to a 20 foot lane, for a total site area of 31,250 square feet. The site is zoned (RT-2) Two-Family Dwelling District and is developed with duplexes, a rest home and a boarding house. (See Appendix A).

Cont'd.

Clause No. 6 Continued.

The lands to the west, south and east are zoned (RT-2) Two-Family Dwelling District and are developed with duplexes and conversions. The land to the north is zoned (C-3A) Commercial District and is developed with various retail outlets. The block to the southwest of the site is zoned (RS-1) One-Family Dwelling District and is developed with the Lord Tennyson School.

The rezoning of this site from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwelling District would be an isolated (RM-3) Multiple Dwelling District allowing a development of a higher bulk and intensity of use in an area presently zoned (RT-2) Two-Family Dwelling District."

V.C.P.C.

The Vancouver City Planning Commission when considering the application on November 5, 1975, endorsed the recommendation of the Director of Planning.

RECOMMENDATION

That the application to rezone be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. East 33rd Avenue near Knight Street, Lot 13, Block 7, D.L. 705
Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (C-1) Commercial District
Applicant: Standard Oil Company of B.C. Limited.

The Director of Planning reports as follows:

"An application has been received from Standard Oil of B.C. Limited requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (C-1) Commercial District for the purpose of:

'Consolidating it with the two commercial lots at the north-east corner of 33rd Avenue and Knight Street, i.e. Lots 11 and 12. Development Permit Application #68075 to demolish the existing gasoline service station on the two commercial lots and replace it with a self-serve station has already received City approval (on June 20, 1975). The incorporation of Lot 13 into the redevelopment scheme will permit a more efficient lay-out of the new station. Traffic circulation within the interior of the site as well as ingress and egress from the property will be improved and safer as a result of the addition of Lot 13. Moreover it will be possible to carry out a more complete and comprehensive landscaping program of the new development with a larger parcel of land. This will improve the aesthetics and appearance of the corner and be a benefit to the whole neighbourhood. The company has owned Lot 13 for some time now for the specific purpose of enlarging the corner site. There is no intention or consideration of any further enlargement of the site. Personal contact has been made with the two neighbours immediately to the north and east of the proposed new station. They both appear to be in favour of the proposal and have no objection to our proceeding with the development as proposed.'

Cont'd.

Clause No. 7 Continued.

SITE DESCRIPTION

The site is situated near the N.E. corner of East 33rd Avenue and Knight Street. The site has a frontage of 33 feet on East 33rd Avenue by a depth of 110 feet for a total site area of 3630 square feet. The land to the west which is occupied by a gasoline service station has a frontage of 84 feet on East 33rd Avenue by a depth of 110 feet for a total site area of 9240 square feet. See Appendix A. The site together with the land to the west which are proposed for redevelopment have a total site area of 12,870 square feet. See Appensix A.

The site is zoned (RS-1) One Family Dwelling District and is developed with a one family dwelling. The existing service station to the west is zoned (C-1) Commercial District, as is the N.W. and S.W. corners of East 33rd and Knight which are developed with a grocery store and a self-serve gasoline service station.

The lands to the North, South and East of the site are zoned (RS-1) One Family Dwelling District and are developed with one family dwellings, except to the south which is developed as Kensington Park.

PROPOSED DEVELOPMENT

The architects drawings forming part of the application indicate a proposed development containing two pump islands and a one storey sales office of 345 square feet. The proposed sales office contains a service counter and two restrooms.

Ingress and egress to the proposed development is from East 33rd Avenue and from Knight Street. The submitted drawings indicate that landscaping is to be included along the eastern and northern edges of the proposed development.

From the Planning Department's point of view there is adequate commercially zoned property in the area and it cannot support the expansion of a commercial zoning that is intended to serve the needs of the local residents. The self serve gasoline station can be developed on the existing zoned (C-1) Commercial District property to the west.

V.C.P.C.

The Vancouver City Planning Commission when considering the application on November 5, 1975, endorsed the recommendation of the Director of Planning.

RECOMMENDATION

That the application to rezone the site be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd.

8. South Side of West 37th Avenue between Vine and Balsam Streets.
Lots 1 - 5 of Subdivision 11, Block 17, D.L. 526
Present Zone: (RS-1) One Family Dwelling District
Requested Zone: (RM-3A) Multiple Dwelling District
Applicant: Mr. Martin Zlotnik

The Director of Planning reports as follows:

"An application has been received from Mr. Martin Zlotnik requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the site be rezoned from (RS-1) One-Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'constructing a 45 suite rental apartment complex consisting of 17 three bedroom units and 28 two bedroom units. It is anticipated that the units will be rented in the medium rental range.'

A letter was received from Mr. Martin Zlotnik on November 17, 1975 requesting that his application to rezone to (RM-3) Multiple Dwelling District be amended to request to rezone to (RM-3A) Multiple Dwelling District. The application was amended on November 17, 1975.

SITE DESCRIPTION

The site is located on the south side of West 37th Avenue between Vine and Balsam Streets and has a frontage of 270 feet and a depth of 122 feet, to a 20 foot lane. The total site area is 32,940 square feet which is composed of 5 lots zoned (RS-1) One-Family Dwelling District and is developed residentially with one family homes, except for one lot which contains no buildings.

The lands to the west, north and east are zoned (RS-1) One-Family Dwelling District and are developed with single family homes. The land to the south is zoned (RM-3) Multiple Dwelling District and is developed for the most part with apartment buildings of various heights.

PROPOSED DEVELOPMENT

The architects' drawings forming part of the application indicate a proposed development containing 45 units consisting of 17 three bedroom units (980 square feet) and 28 two bedroom units (820 square feet).

CALCULATIONS (as submitted by the applicant)

Site area	32,940 square feet			
Floor area	17 - 3 bed @ 980 sq.ft.	=	16,660	square feet
	28 - 2 bed @ 820 sq.ft.	=	22,960	square feet
	Circulation	=	4,400	square feet
	Cores	=	1,100	square feet
	Basement	=	2,000	square feet
	TOTAL	=	47,000	square feet

Cont'd.

Clause No. 8 Continued.

Floor Space Ratio permitted under (RM-3) (with bonus) = 1.54 or 49,500 square feet.

Off-Street Parking 1 per 725 square feet gross - 65 spaces

The Urban Design Panel in its meeting of October 30, 1975:

"The Panel does not wish to involve itself with the rezoning question but wishes to say that if this land were to be rezoned, this design would present a suitable form of development in that it would provide a good transition between the (RM-3) zoned area and the residential part of Kerrisdale.

Recommendation: that if the application to rezone is approved, the Panel would approve the design."

The Planning Department cannot support the rezoning of the site from (RS-1) One-Family Dwelling District to (RM-3A) Multiple Dwelling District as it would be an extension of the (RM-3) area to the south which would allow a development of a higher bulk and intensity of use in an area presently zoned (RS-1) One-Family Dwelling District. The rezoning would also create a great deal of uncertainty and instability in what is presently a solid, well-maintained residential area.

The Vancouver City Planning Commission considered the application at its meeting of November 5, 1975. A motion to support the Director of Planning's recommendation was lost (4 to 3). Two other motions were then moved, that recommendedf that the application be reconsidered as a (CD-1) Comprehensive Development District and that the application also be considered under the (RM-1) Multiple Dwelling District. Both of these motions were lost (4 to 3). The V.C.P.C. could not reach a decision on application and recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone be not approved.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

9. S.W. Corner of Grandview Highway and Slocan. Lot 2 of A, Sec. 45, T.H.S.L. Present Zone: (RS-1) One-Family Dwelling District. Requested Zone: (CD-1) Comprehensive Development District. Applicant: Dr. G. Visentin on behalf of the Italian Folk Society of British Columbia.

The Director of Planning reports as follows:

"An application has been received from Dr. G. Visentin on behalf of the Italian Folk Society of British Columbia, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

"Building the Italian Cultural and Recreational Centre as proposed by the Italian Folk Society of British Columbia."

Cont'd.

Clause No. 9 Continued.

BACKGROUND:

The Director of Planning in a report to Council dated April 1, 1975 dealing with Development Proposals for the Beaconsfield Park Area reported that various groups representing the city's Italian Community had approached Coundil requesting that a portion of the site be sold at a reasonable price for an Italian Community Centre.

The B.C. Italian Folk Society, which reports a membership of 65,000 in the Province of B.C., has proposed to develop an Italian Cultural and Recreational Centre on the westernmost three acres of the subject site. The Centre would be open to the general public and would include day-dare facilities, library and reading room, art workshops, conference rooms, music and dance school, swimming pool, bocce fields and an Italian style licensed cafe.

The Planning Department recommended to Council and Council approved on April 8, 1975 that

"The B.C. Italian Folk Society be offered a 3.0 acre parcel of land as outlined in Alternative 2 (See Appendix A) for so long as the site is used for the purpose intended and outlined in this report (outlined above) with the City reserving unto itself a possibility of reverter, subject to the following conditions:

(a) The price for the site to be $100,000 per acre as per the Mayor's letter dated March 21, 1975 with such reduction as may be necessary re piling costs.

(b) The B.C. Italian Folk Society to make application to rezone the 3.0 site to permit the development of an Italian Cultural and Recreational Centre, and to commence development within one year of receipt of rezoning.

(c) The B.C. Italian Folk Society to enter into agreements with the City or the Greater Vancouver Sewerage and Drainage District as required with respect to bulkheads, easements, walkways, etc.

(d) The B.C. Italian Folk Society to obtain a development permit and the date of sale to be 120 days from the date of Council's approval of the sale or the date of issuance of the permit, whichever is sooner.

(e) Arrangements for the removal or relocation of the gas anode bed on the easterly portion of the site, if required, to be the responsibility of the B.C. Italian Folk Society.

(f) The Society enter into an agreement with the City, undertaking to comply with the guidelines attached to the foregoing report as Appendix V."

NOTE: The April 1, 1975 report is attached as Appendix B.

SITE DESCRIPTION

The site is located at the S.W. corner of Slocan Street and Grandview Highway, and is 550± feet on Slocan Street and has a depth of 250± feet for a total site area of 3 acres. The site is zoned (RS-1) One Family Dwelling District and is presently vacant. See Appendix A.

Except for the land north of the lane north of 14th Avenue and east of Slocan Street which is zoned (C-2) Commercial District the surrounding lands are zoned (RS-1) One Family Dwelling District. The RS-1 lands are developed with single family dwellings to the southeast, Beaconsfield Park to the south and vacant land to the east and west.

Cont'd.

Clause No. 9 Continued.

The lands to the east which are also city owned are designated as a potential housing site. The site, plus the vacant land to the west was used for a sanitary land fill in the 1920's and approxiamtely 75% of the land is covered by 8 to 9 feet of uncompacted refuse, some of it overlying peaty soils.

PROPOSED DEVELOPMENT

The architect's drawings forming part of this application marked 'Received City Planning Department October 10, 1975' indicate a one storey plus basement building containing a library, classrooms, art and crafts rooms, kitchen, nursery, custodian apartment and main hall.

Bocce lanes and off-street parking is provided north of the building.

CALCULATIONS

Site Area:	130,680 square feet		
Total Floor Area:	36,462 square feet		
Floor Space Ratio:	0.27 (gross)		
Site Coverage:	Buildings	31,269 sq. ft.	or 24%
	Vehicular Facilities	37,975 sq. ft.	or 29%
			53%
Height:	Not to exceed 32 feet as measured from the average building grade of Slocan Street.		
Off-Street Parking:	129 spaces are indicated		

The Urban Design Panel considered the application at its meeting on October 16, 1975:

"The Panel is not opposed to this rezoning application but finds it difficult to evaluate the design without more detail and a small scale model.

Recommendation: That the Director of Planning supports this rezoning application and encourage the architects to proceed toward a development permit application while heeding the Panel's comments above."

Prior to the Public Hearing the Planning Department will hold a Public Information Meeting in the area.

V.C.P.C.

The Vancouver City Planning Commission when considering the application in its meeting of November 5, 1975, endorsed the recommendation of the Director of Planning.

Cont'd.

Clause No. 9 Continued.

RECOMMENDATION:

That the application to rezone the site from (RS-1) One- Family Dwelling District to (CD-1) Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

USES:	Cultural and Recreational Centre Bocce lanes Off-street Parking and Customary ancillary uses
FLOOR SPACE RATIO:	Not to exceed a gross floor space ratio of 0.30.
HEIGHT:	Not to exceed one storey plus a cellar nor 35 feet in height measured from the average building grade of Slocan Street as determined by the City Building Inspector.
OFF-STREET PARKING:	129 spaces

AND SUBJECT TO THE FOLLOWING:

That the detailed scheme of development be approved by the Director of Planning following further advice from the Urban Design Panel with particular regard to the provision and maintenance of vehicular ingress and egress, off-street parking, garbage collection and landscaping.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 546 7

A-6

FIRE & TRAFFIC MATTERS

INFORMATION

1. Flower Vending Kiosk of Mr. W. Kostyk

The City Engineer reports as follows:

"Reference is made to a communication (attached) dated September 22, 1975, received from Mr. William Kostyk, an applicant for various street vending permits to sell flowers throughout the City.

Mr. Kostyk's letter relates the previous history of his vending operation as well as a description of his present financial status. Mr. Kostyk requests that he be permitted exemption from design standards for at least five kiosks until such time that he can afford conversion to kiosks of City design standard.

HISTORY

In 1974, following many complaints from the public, merchants and members of Council as to the appearance of the existing kiosks, Council decided that

> 'the City Engineer would produce designs, with the aid of consultants if necessary, which would be used by vendors rather than their own designs.'

On November 5, 1974, Council appointed Mr. Ron Bain as the consultant to design three types of vending kiosks. In his terms of reference, Mr. Bain was required to meet with vendors, merchants and City officials to establish appropriate criteria for the designs. Mr. Bain complied with this requirement, following which, his designs were produced and presented to Council for approval.

On February 11, 1975, Council resolved that

1) only the kiosk designs contained in the appendix of (this) report (dated January 24, 1975) and prepared by Mr. Bain be permitted in the future,

2) a new guideline for implementation be added which requires the vendor to choose one of the portable designs with exceptions to this being permitted by the City Engineer only in rare cases,

3) all existing kiosks be replaced no later than June 1, 1975. In cases of extreme hardship, extensions be permitted by Council,

4) removal of illegal kiosks after seven days warning be authorized with provision for storage and return on payment of removal costs.

Council also moved:

a) that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors,

- and -

b) that a special committee of Council comprised of the Mayor and Aldermen Cowie and Harcourt be established to meet with officials and vendors to discuss the positioning of kiosks, development of additional prototypes for vending kiosks and to review on an individual merit basis, all kiosks presently in use on the Granville Mall.

Cont'd . . .

Clause #1 continued:

STATUS

On March 25, 1975, Council received for information a report from the special committee re: Street Vending. The committee had considered all kiosks (known of at that time) and had recommended that all were to be replaced no later than June 1, 1975, with the exceptions as noted in the report.

Mr. Kostyk's kiosk design was considered, and the committee decided that no exception should be made for his particular operation.

Mr. Kostyk had one kiosk in operation on-street on the June 1st deadline, and since it was not an approved design, it was removed by City crews on June 3, 1975. After payment of costs, the kiosk was returned to Mr. Kostyk on June 11, 1975, following which, he modified the design somewhat in an attempt to conform to City design standards and placed this kiosk on-street during the month of August. It should be mentioned, at this time, that Mr. Kostyk has modified only one kiosk and should Council grant him an exemption for this design, he proposes only to modify the remaining four kiosks accordingly.

Negotiations have been continuing with Mr. Kostyk for some time in an attempt to achieve a workable arrangement, but he insists on utilizing a non-standard kiosk. The modified kiosk does not meet City design specifications regarding appearance, size and materials, although it is similar in colour.

Another flower vendor, operating in two locations downtown, was required to construct a City design kiosk by June 1, 1975, in order to remain on-street legally. He did so and finds the kiosk adequate for his flower vending operation.

Since many vendors have asked and continue to ask to be exempted from Council's decision to permit only those designs made by the consulting architect, making any exceptions other than those made by the Council committee on a one-time basis, could result in a reversal to the situation which existed before Council instructed that only a standard design be used. Such a policy is only workable if exceptions are not made."

The City Manager submits the matter to Council for INFORMATION.

NOTE: DELEGATION REQUEST THIS DAY. (See attached letter.)

FOR COUNCIL ACTION SEE PAGE(S) 5/8

FINANCE MATTERS

INFORMATION

1. Tender Awards.

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

7 Gang Tractor/Mower Assemblies
Fire Hose

Vehicular Battery Chargers for Police Portable Radios
Trucks
Rental of Traffic Barricades
Decorative Globe Type Street Lighting Fixtures & Poles
Supply of Office Chairs
Self Contained Hopper Type Spreader Bodies
Tailgate Mounted Salter Sanders
Truck Mounted Aerial Ladders
Reinforcing Steel and Merchant Steel
Truck Mounted Aerial Ladders
Lubricating Oils

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Contract of Guarantee with Mr. Wilson Chen re Mid East Enterprises Ltd.

The Director of Legal Services reports as follows:

"Pursuant to a Council resolution of July 30, 1974, the City entered into a lease of the premises at 570 Carrall Street with Mid East Enterprises Ltd. It is a term of that lease that Mid East post a bond in the sum of $3,000.00 to secure demolition and clean-up of the premises upon termination of the lease. It is also a term of the lease that Mid East Enterprises Ltd. make the necessary arrangements with the City concerning the sidewalk crossings which service the premises.

After much delay, the Law Department finally arranged that the old crossing agreement be assigned to Mid East and stipulated that the obligations of Mid East in respect of the sidewalk crossings be secured by a bond of $4,000.00.

Mid East is unable to post the necessary bonds. However, a director of the company, Mr. Wilson Chen of 106 North Holden Street, Burnaby, B. C., has put the City in possession of various bearer bonds totalling $7,000.00 to secure the performance by Mid East of its obligations to the City. Inasmuch as Mr. Chen insists that the bearer bonds are his personal property rather than assets of Mid East, it is preferable that the City enter into a formal contract of guarantee pursuant to which Mr. Chen is to guarantee the obligations of Mid East Enterprises Ltd. as described.

Cont'd.

Clause NO. 2 Continued.

Accordingly, it is RECOMMENDED that the City enter into a contract of guarantee with Mr. Wilson Chen whereby Wilson Chen is to save harmless and indemnify the City against breaches of covenant on the part of Mid East Enterprises Ltd. pursuant to the aforesaid lease and the aforesaid assignment of crossing agreement, such contract of guarantee to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. Replacement Billing Machine - Property and Insurance Division

The Director of Finance reports as follows:

"The Property and Insurance Division of the Finance Department presently issues approximately 1000 rental invoices per month. This amount will greatly expand upon completion of the False Creek and Champlain Heights developments.

The present billing machine in use is approximately 12 years old and is in a state where it has become unreliable and in fact may break down completely at any time. We have been advised that due to age, the machine can not be repaired.

The Purchasing Agent recommends that the present billing machine be replaced immediately and advised that the replacement cost is approximately $12,000.

RECOMMENDED that the billing machine for the Property and Insurance Division be replaced immediately at an estimated cost of $12,000, funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 576

PERSONNEL MATTERS

INFORMATION

1. Increase in Premiums - Travelers Group Policy GA-201699

The Director of Personnel Services reports as follows:

"Employees of the City and Park Board represented by the Canadian Union of Public Employees, Local 1004, are covered by a Sickness and Accident Insurance plan underwritten by the Travelers Life Insurance Company of Canada. Under the plan, an employee is entitled to 80% of his regular pay for a maximum of 26 weeks for disabilities exceeding 3 working days. (The employer pays 100% of pay for the first 3 working days of a disability, for a maximum of 4 disabilities in any one calendar year.) Employees qualify for the plan after one year of service and at the present time approximately 1033 employees are involved (835 City and 108 Park Board).

Payment of premiums under the plan is shared between the employees and employers, with the former paying 84¢ for each $100.00 of wages and the employers paying the balance. Any refund of premiums belongs to the employers. The present total premium is $4.00 per $100.00 of wages, the employers' share being $3.16. Essentially, the basic rate has remained unchanged since 1971 although there was a minor upward adjustment from $3.92 to the present $4.00 in 1973 solely to provide for an improvement in coverage negotiated by the Union in that year.

We have now been advised by Travelers that as a result of adverse experience during the past policy year (May 10, 1974 to May 9, 1975) a deficit developed in the amount of $26,340. This is in strong contrast to the 1973-74 policy year at the end of which a premium surplus of $50,733. was returned to the City. The claims thus far in the 1975-76 renewal year are continuing at a high level: for example, losses in May, June and July approximated 100% of premiums and these are the months which are normally among the best from a claim viewpoint.

As a result of these factors Travelers informs us that an increase in premium rates will be necessary, effective on September 25, 1975, and has offered us the following two alternatives:

1. An 18.9% increase from the present $4.00 per $100 of payroll to $4.76 per $100 of payroll.

2. A 10% increase to $4.40 per $100 of payroll, with the added proviso for a retroactive premium payment, related to the experience, up to a maximum payment equivalent to a $4.76 rate.

Fowler and Associates Consultants Ltd., the City's consultant in these matters, have reviewed the situation on our behalf and advise us that the proposed rates are reasonable and competitive in the circumstances. With respect to the two alternatives, they recommend that we choose the second one, since it involves possible advantages to the City and no disadvantages. The added annual cost to the City of the 10% increase, based on 1974 Payroll figures, would be $41,522. If the retroactive payment were required under the second alternative, this would involve a further $37,369. for a total additional cost of $78,891. These estimates are no doubt understated due to the increased wage levels negotiated for 1975-76. There will be no additional costs to the employees since their contributions are fixed at 84¢ per $100 of wages, as mentioned previously.

Of more concern than the increased premiums is the fact that they have been necessitated by a recent deterioration in the sick leave experience of our Outside Workers. Not only has the number of claims increased since 1973-74, but the average claim duration has lengthened as well. Obviously, such absenteeism results in operational inefficiencies such as crew adjustments disrupted work scheduling, and increased overtime payments, all of which mean additional costs to the City. The Insurer and our Consultants advise us that there is a general trend toward deteriorating sick leave experience among other groups in the community. However, the City's situation is nonetheless disturbing, particularly in view of what Travelers characterizes as a "very high ratio of claims to employees covered" (7 claims for every 10 employees covered).

.....2

Clause #2 (Cont'd)

Every effort must be made to reduce the incidence of sick leave and the following remedial action is planned:

(a) Travelers provides a Claim investigation service in order to ensure as far as possible that there is no abuse of the Plan. I intend to meet with them, along with our Consultant and the City Engineer, in the near future to discuss what further assistance they may be able to provide in the area of cost controls.

(b) The Outside Workers are not presently covered by the Occupational Health Plan which applies to our other employee groups. The possibility of extending this plan to them is currently under discussion with the Union in connection with the 1975-76 Local Issues still outstanding from the 1975-76 Contract negotiations.

(c) Earlier in 1975, Travelers began a 15% Income Tax deduction from Weekly Indemnity Claim payments to employees. Previously, no deduction had been made at the time of payment. We are hopeful that the deduction of tax at source will have some beneficial effect on experience since the reduction of the amount of disposable income may increase the incentive to return to work as soon as possible."

The City Manager submits the above report of the Director of Personnel Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) [illegible]

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - Lots 20-24, Block A2, D.L. 2037
Situated - N/W Corner Station and Central Streets

The Acting Supervisor of Property & Insurance reports as follows:-

"Lots 20-24, Block A2, D.L. 2037, situated at the north/west corner of Station and Central Streets are presently leased to C.D.W. Steel Co. Ltd. for a period of approximately 23 years, expiring December 21, 1988.

The lease is subject to rental reviews at five year intervals and the Lessee has now agreed to a rental increase from $451.00 per month plus all taxes as if levied to $1638.37 per month, plus all taxes as if levied, the increase to be effective July 1, 1975. This rental is considered to be fair and reasonable and indicative of the increase in property values during the past five years.

RECOMMENDED that the foregoing increase be approved as of July 1, 1975."

The City Manager RECOMMENDS that the foregoing Recommendation of the Acting Supervisor of Property & Insurance be approved.

2. Lease of portion of the main floor (9,600 sq.ft.±)
of 2131 Burrard St.- (McLaren Electric Building)

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council, on December 17th, 1974, approved a lease of the above space (at 2131 Burrard Street) to McLaren Electric Limited to expire December 31st, 1976, at a monthly rental of $2,400.00, with the City being responsible for the payment of all utilities.

Subsequently, City Council on August 12th, 1975, (In Camera), in considering the disposition of lands acquired by the City for the Arbutus-Burrard Connector, approved the following recommendation:-

'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire December 31st, 1981; this date coincides with the expiry date of the major tenant in this building. The Director of Planning and the City Engineer concur with the recommendation and are prepared to endorse a firm lease to existing tenants.'

Recently, Mr. Basil McLaren, the owner of McLaren Electric Ltd., has approached the City with a view to surrendering the unexpired term of his lease.

To implement this matter, his agent, Professional Realty Corporation Ltd., have located a lessee, Daycor West Accessories Ltd., who is willing to lease the space for five years commencing January 1st, 1976, to December 31st, 1981, but request an option to renew for a further period of five years under the following terms and conditions:-

(a) Lease term to be five years from January 1st, 1976, with right of renewal for a further five years.

(b) Rental to be $32,400 per annum, or $2,700 per month for the first three years.

(c) A full rental review based on current economic rentals to be conducted after the third year. If the lease is renewed after the fifth year, the new rental will be based on economic rentals at that time and a full rental review will be conducted again after the third year of the lease renewal.

(d) City to be responsible for payment of property taxes, heating, common area maintenance, and payment of B.C. Hydro charges up to a maximum of $400.00 per month for this space.

.....2

Clause #2 (Cont'd)

(e) The parking spaces now assigned to McLaren Electric to be included. In the event of any resubdivision for civic purposes, the lessee will be guaranteed an equal number of spaces as now existing.

(f) Further to City Council's recommendation of October 17th, 1975, approving a new lease to Vancouver Home Centre Ltd. of 1,045 sq. ft. on the second floor, Daycor West Accessories Ltd. to continue the sub-lease to Vancouver Home Centre Ltd. of part of the warehouse area included in the 9,600 sq. ft.

(g) First and last months' rent in the amount of $5,400.00 to be payable in advance upon date of approval of the lease by City Council.

(h) Commission in the amount of $5,508.00 ($32,400 @ 17%) representing real estate commission of 5% on the first year's rental and 3% on the subsequent four years to be paid by the City to Professional Realty Corporation Ltd. prior to January 1st, 1976.

(i) McLaren Electric Ltd. to deliver a surrender of its lease in a form satisfactory to the Director of Legal Services.

In considering this matter the Acting Supervisor of Property and Insurance evaluated the following points as being favourable to the City:-

A. One-year advance on increased net rental at 7%.

B. Tenant compatible to others in building

C. Tenant will expend approximately $75,000 in improvements

D. Third year and fifth year review

It is noted that this lessee was informed that present Council policy specifies that no lease is to run beyond December 31st, 1981. However, as Daycor West Accessories Limited intend to spend approximately $75,000 to update and renovate the premises, ten years to amortize this cost is not unreasonable. In this regard, the City Engineer and the Planning Department have no objection to a lease of this duration as the proposed plans for the widening of Burrard Street do not involve the actual building, (only the seven-foot building set-back).

It is the opinion of the Property & Insurance Office that it is prudent to lease now on the foregoing basis as this proposed lessee would be reluctant to expend the sum of $75,000 on this space on the basis of obtaining only a one-year sub-lease from McLaren Electric. Further, on balance, the net income accruing to the City on the long term would appear to be the best deal obtainable.

RECOMMENDED: that the above space be leased to Daycor West Accessories Limited under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

.....3

3. Lots A,F,I & J; Block 4, D.L. 200A - N/S
Great Northern Way West of Prince Edward Avenue

The Acitng Supervisor of Property & Insurance reports as follows:-

"The City owns Lots A, F, I & J, Block 4, D.L. 200A. Lot F is situated on the S/S of 1st Avenue and Lots A, I & J on the N/S of Great Northern Way west of Prince Edward Avenue. The Pound and the extension of the Pound occupy Lots A & I. Lots F & J are vacant and are divided by a lane.

The owner of Lot G of Block 4, D.L. 200A adjacent to the City-owned Lots F & J has approached the City with respect to opening negotiations for the possible purchase of the City's land.

The City's properties were acquired during the depression years through tax sale and have been withheld from the market for various reasons. Brewers Creek which runs underneath the property was culverted many years ago and the location of the culvert is not known. In addition, there is a grade separation between Lots F & J, Lot J being approximately 35 feet above the elevation of Lot F. Because of the expense involved in building retaining walls and bringing in fill for the installation of a lane and because of the unknown location of the culvert, the lane has never been developed. Various schemes to subdivide the City-owned land have been proposed over the years, but have been abandoned because of the foregoing and other reasons.

The proposal received from the abutting owner to purchase the City's lands and consolidate them with his own appear to have some merit. However, further input would be required from the Planning Department, the Engineering Department and this office to resolve problems which can be foreseen in the proposal, involving relocating easements, utilities etc. Also, negotiation could possibly help resolve lane access problems confronting the Pound.

It is therefore, RECOMMENDED that authority be given to the Supervisor of Property and Insurance to enter into negotiations with the adjoining owner of Lot G, Block 4, D.L. 200A for the purpose of resubdivision and sale of the City land to him. Such sale to be subject to solution of the inherent problems in relation to subdivision, relocation or removal of utilities etc., to the satisfaction of the Directors of Planning, Permits and Licenses and City Engineer, and approval of City Council of a final report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

CONSIDERATION

4. Sale to Mennonite Senior Citizens' Society
-4.01 Acre Site in 5700 Block Bruce Street

The Supervisor of Property & Insurance reports as follows:-

"On January 25th, 1972, Council considered a report of the Board of Administration (Property Matters) dated January 14th, 1972, regarding an offer from the Mennonite Senior Citizens' Society to purchase 4.01 acres of City-owned land in the 5700 Block Bruce Street.

The Society had offered to purchase the site for $88,000.00 which the Supervisor of Property and Insurance could not, justifiably, endorse. The Supervisor had indicated to the Society an assessed value of $254,800.00 based on a hypothetical sub-division, less $34,000.00 as a saving to the City in water, sewer and road services, and had advised the Society that he was prepared to recommend the sale to the Society at a price of $220,800.00 for a senior citizens' development. This amount represented a considerable reduction from normal market value, estimated to be $360,000.00 at that time.

Clause #4 (Cont'd)

After hearing a representative of the Society, Council passed the following resolution:

> "THAT this property be made available to the Mennonite Senior Citizens' Society at the value of $200,000.00 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months." (The underlining has been added by this office).

A further delegation from the Society requesting a reduction in sale price was heard by Council on August 1st, 1972. However, Council confirmed the sale price of $200,000.00 and gave the Society first refusal to purchase the site within 30 days. The Society elected to proceed with the purchase.

On October 11th, 1973, the Society submitted a bill to the Supervisor of Property & Insurance in the amount of $135,149.13 for what they considered were the "proven extras for site preparation because of soil conditions", and requested that this sum be credited against the sale price of $200,000.00. The amount of the bill was in the opinion of the Supervisor of Property & Insurance, excessive, and at a meeting with the representatives of the Society the Supervisor reminded the Society that the Council had, in setting the sale price below market at $200,000.00 already discounted the selling price because of known peat conditions. The Society was further advised that, in the opinion of the Supervisor of Property and Insurance, $45,000.00 was a more realistic claim for site preparation and he would be prepared to recommend approval of this sum.

A revised bill was submitted by the Society in the amount of $157,176.45, an increase of $22,027.32 over the first bill submitted by the Society.

With the concurrence of the City Manager, the matter was referred to the Director of Construction and Maintenance, a division of the Department of Permits and Licenses, for an analysis of the company's claim and for his comments. The Director and his assistant, both registered architects, concluded that the amount which the Society had allowed as a credit against the total costs of the work which it suggested represented the normal costs for a ground slab, foundation and under-ground work, were inadequate and would not be sufficient to develop this structure on normal ground on that site. The Director concluded that the proven extras would be the difference between the expected costs of the same work on the same site under normal soil conditions and the actual costs as supported by the invoices forwarded by the Society. On this basis the Director estimated the difference to be approximately $28,350.00 (after correcting some minor double billing and deleting some unrelated items in the actual costs submitted by the Society).

After receiving this information from the Director of Construction and Maintenance this office advised the Society that it could not justifiably recommend to Council a reduction in the purchase price of an amount greater than $30,000.00. The Society was further advised that, on this basis, there remained due to the City, for the purchase of this site, the sum of $20,000.00 on the principal amount (exclusive of interest which had been set at 9% from the date of sale) and that in addition there remained outstanding the sum of $1,038.50 being the land registry fees to register the deed of land in favour of the Mennonite Society.

Briefly, the situation is as follows:

(a) Council approved the sale of a 4.01 acre site to the Society for the sum of $200,000.00 being approximately two-thirds of the estimated market value of the site, less costs of proven extras for site preparation;

Clause #4 (Cont'd)

(b) The Society paid the sum of $150,000.00 and the site was conveyed to them;

(c) The Society submitted a claim in the amount of $135,149.13 for what they determined to be "proven extras for site preparation because of soil conditions";

(d) The Supervisor of Property and Insurance advised the Society that in his opinion this amount was excessive and that a more realistic sum would be in the realm of $45,000.00;

(e) The Society submitted a revised bill in the amount of $157,176.45, an increase of $22,027.32 over their first bill;

(f) After making an analysis of the Society's claim, the Director of Construction and Maintenance advised that in his opinion the proven extras for site preparation were approximately $28,350.00;

(g) The Supervisor of the Property and Insurance Office advised the Society that under the circumstances he could not feel justified in recommending a reduction of the purchase price by any sum greater than $30,000.00. The Society was further advised that on this basis there remained due to the City the sum of $20,000.00 on the principal amount (exclusive of interest set at 9% when the land was sold) plus outstanding registration fees in the sum of $1,038.50.

(It is noted that the Society is exempt from payment of taxes which for the years 1974 and 1975 would have amounted to $70,996.99.)

Because of the great discrepancy in the sum claimed by the Society of $157,176.45 as proven extras and the amount of $28,350.00 determined from the materials submitted by the Society to be the proven extras, the matter is referred to Council for Consideration.

Council may wish to submit the matter to an independent arbitrator acceptable to both parties, technically competent to meet with the Director of Construction and Maintenance and a representative of the Society to determine what portion of the final bill can be considered to represent "proven extras for site preparation because of soil conditions"; the recommendations of the arbitrator to be reported back to Council. The costs of any such arbitrator should be borne equally between the City and the Society."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance for CONSIDERATION.

RECOMMENDATION

5. Acquisition for Non-Market Housing
- Kitsilano Area 2130-32 Cypress St.

The Acting Supervisor of Property & Insurance reports as follows:-

"On August 12th, 1975, Council, "In Camera", approved the report of the Standing Committee of Council on Housing and Environment dated June 25th, 1975, respecting Arbutus-Burrard Connector Lands. This report recommended under Item "A", 'That it be established as a policy, the City acquire the necessary lands in Blocks 266 & 267, as passed by Council's Resolution on May 6th, 1975. Because of the shortage of funds, purchases could not be proceeded with without further reports to Council.'

Clause #5 (Cont'd)

It is noted that in Block 267, five privately-owned parcels remain to be acquired to give the City ownership of the whole block except the Railway Right-of-Way.

In this regard the owners of Parcel "A" of Lots 18 to 20, Block 267, D.L. 526, 2130-2132 Cypress have agreed to sell their property to the City. This property includes two dwellings erected in 1910 on a site 31' X 150' zoned RM-3"A".

The first dwelling known as 2132 Cypress Street is a 2 1/3-storey and full basement frame structure with a main floor area of 889 sq. ft. This improvement contains 8 rooms, plus finished basement area, has 8 plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by an automatic oil-fired furnace.

The interior of this dwelling is in good condition, but the exterior will require new front stairs, and new eave troughs and down pipes. The dwelling is presently rented for $295.00 per month.

With the new restrictions on demolition of dwellings, it will be necessary to expend additional funds immediately to permit necessary renovations, the estimated cost of which is $2,000.00.

The second dwelling known as 2130 Cypress Street is located at the rear of the lot and is a 1 1/3-storey and full basement frame dwelling with a main floor area of 510 sq. ft. This improvement contains 3 rooms, has 4 plumbing fixtures, a patent shingle roof, shingle exterior, concrete foundation and is heated by an automatic gas-fired furnace. Condition of this dwelling is fair and is presently rented for $150.00 per month.

Following negotiations with the owners, they are prepared to sell for the sum of $70,000.00 as of November 30th, 1975. This price is considered to be fair and equitable and representative of market value in the area and is endorsed by the Central Mortgage & Housing Corporation. It is proposed to continue renting these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the above property for the sum of $70,000.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program, Implementation Fund Account #810/604.

It is further,

RECOMMENDED that the Supervisor of Property & Insurance be authorized to carry out necessary repairs to the stairs and eave troughs, up to the amount of $2,000.00 and Council appropriate this amount, chargeable to Implementation Fund Account No. 810/604, to be credited to Account Number 810/671. It is proposed to apply to the Commission for authority to increase rentals under either Section 37 or 28, or both simultaneously of the Landlord and Tenant Act to recoup the cost of renovations."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 579

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

November 13, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 13, 1975, at 1:30 p.m. in the No. 2 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

ALSO PRESENT: Alderman Boyce
Alderman Cowie

CLERK: G. Barden

RECOMMENDATION

1. Capital Funds - Local Improvement Petitions

The Committee had for consideration, a Manager's report dated October 29, 1975, (copies circulated) in which the City Engineer requested a commitment for a significant local improvement by petition program so that he could deal with some 300-350 petitions for street curbing and paving, residential lane paving and sidewalks in 1976.

The City Engineer advised that there is a problem with timing due to the local improvement procedure and the planning and scheduling of work. Also, he would like to be able to advise the public when their petitions are likely to be honoured.

The majority of the Committee felt that a comprehensive review of all Civic programs should be done by the Review Committee rather than by piecemeal.

Following discussion, it was

RECOMMENDED that the Capital Program Review Committee be instructed to keep the mid January deadline for establishing the scale of local improvement program in mind in their work.

2. Anti-inflation Program for Vancouver

Due to time restrictions, this matter was deferred to the next meeting of the Committee.

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The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 521

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

NOVEMBER 13, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 13, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:35 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce (Items 1 and 2)

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. False Creek - Area 3
Proposed Rail/Truck Terminal for B.C. Hydro

The Committee considered the following:

a) Report of the City Manager dated 6th November 1975 forwarding a report of the Director of Planning of the same date.

b) Letter dated 3rd October 1975 from the Chairman of the Vancouver City Planning Commission.

c) Reports 2 and 3 prepared by B.C. Hydro's architects, Rhone and Iredale, on the B.C. Hydro Carrall Street Yards.

(Copies of the above reports and letter are on file in the City Clerk's Office.)

Present for the discussion were:

B.C. Hydro	J. Wilson	
	I. Grant	- Land Department
	C. Nash	
	R. Newton	- B.C. Hydro Rail
	W. Duncan	- B.C. Hydro Transportation
Rhone & Iredale	R. Iredale	
	C. Mason	
C. P. Rail	R. Hillings	
Marathon Realty	J. Lowden	
Chinese Community	J. Wai	
	T. Mah	
V.C.P.C.	G. Massey	

Mr. Iredale, with the aid of diagrams, outlined the proposed rail/truck terminal and the effect current operations have on future development of the site, described the proposed programme for interim facilities based on the needs tabulated from the questionnaires distributed to participating City Departments, and identified conflicting land uses of the site.

Continued on Page 2. . .

Clause No. 1 Continued

Mr. Iredale pointed out that a letter dated 6th October 1975 from Mr. J. Wilson, Executive Director - B.C. Hydro, to Mr. R. Spaxman, Director of Planning, forms part of Report 3 and advises that the proposed rail facility is intended to be of a temporary nature. The letter states in part:

" Since you and your colleagues have been very kind in collaborating with us on our planning for the Carrall Yards area, I thought I should give you one reassurance which might be of help.

I gather that some understandable skepticism has been expressed regarding our stated intention to reestablish our present pool car operations in the Carrall Yards area for only a ten year period. I want to reassure you that this is a serious intention which was made quite clear to and approved by the Hydro Board many months ago.

In establishing this policy we were very well aware of the significance of the Carrall Yards area for the redevelopment plans for the east end of False Creek. Our decision to permit a ten year development in the southern part of our holdings was made in the light of two conditions. The first was our knowledge that many of the properties at the east end of False Creek are governed by leases which have as much as fifteen years still to run. From this we concluded that a ten year development of the Carrall Yards would not obstruct the development of the area. The second point was that we plan to remove our pool car operations to points nearer the geographical center of the metropolitan area, but we need time in which to do this and a ten year period would give us ample time for the planning and execution of such a move.

I might add as a foot note that we have been assured that even a ten year development would be economic from our point of view.

I hope that these assurances will convince you that we mean what we say when we propose a short-term development and that also we are taking a broad view of our responsibilities towards the proper development of the city. "

The Chairman advised that the Mayor had received the following letter dated 6th November 1975 from Mr. Thomas Mah, Chairman of the Chinatown Historic Area Planning Committee, expressing concern over the proposed development:

"The Chinatown Historic Area Planning Committee is extremely concerned over the recent developments that are proposed around the contemplated Chinese Cultural Centre site. It has come to this Committee's attention that a major rail yard and warehousing proposal by B.C. Hydro will greatly affect a significant portion of the Chinese Cultural Centre's proposals, i.e. the East End Lake and Park, as well as the general Chinatown Historic Area. To complicate this issue further, there have been studies for a Light Rail Transit Line, plus proposal for a by-pass road, plus an on-going planning process of False Creek "Area Three". It would seem that the above issues are occurring simultaneously but in isolation from one another. We find this situation to be totally unacceptable for Chinatown.

Continued on Page 3. . .

Clause No. 1 Continued

"It is also our understanding that the Chinese Cultural Centre is actively engaged in discussions with yourself, the Provincial and Federal Governments, in negotiating the necessary lands and funds to realize their goals. The above issues would surely jeapardize their opportunities, unless some action is brought forth to resolve the confusion.

The Chinatown Historic Area Planning Committee would therefore recommend to you the following two pointsof action.

- Encourage a delay in further planning and development of the proposed B.C. Hydro scheme until all information has been collected and the various interest groups have had the opportunity to make their assessments.

- Organize a working committee of all participants involved in this issue. The members might include representatives from the Municipal Government, Provincial Government, Federal Government, the Regional District and the local Chinatown groups, i.e. a member of the Chinese Cultural Centre and a member from the Area Planning Committee. The mandate of this Committee would be to resolve the complex of planning issues surrounding this area.

We know that these concerns must be dealt with immediately and we trust that you will come to some decisions shortly. We would be pleased to hear from you should you have further thoughts on this matter. "

Mr. J. Wai also expressed concern that the Chinese Cultural Centre had not been contacted re the proposed development.

Messrs. R. Spaxman, Director of Planning, and A. Malczewski, Planning Department, advised of the areas of concern to the Planning Department as contained in their report dated 6th November 1975 and stated they did not feel that all the affected parties had been notified. B.C. Hydro did not meet with the parties on a communal basis -- but individually. The Planning Department feels there should be a task force of all involved to resolve the conflicts.

Mr. W. Curtis, City Engineer, advised that from a transportation point of view the various agreements and resolutions Council has more or less committed itself to, i.e. south bypass, Provincial Government Lagoon proposal, possibly may be met by this scheme.

Mr. Spaxman advised that the Planning Department was also working under Council's direction with respect to removal of warehousing uses and rail in the eastern end of False Creek. Although this proposal appears to give the City an opportunity to link streets, after further study perhaps another routing could be found.

Mr. R. Hilling of C.P. Rail stated they had no real objections to the proposed development.

Mr. J. Lowden of Marathon Realty advised they are working with C.P. Rail to phase out rail in the Downtown and hoped that development of this temporary facility would not slow down C. P. Rail in its efforts to find a more regionally acceptable area for their facilities. Any decision made on rail east of Cambie Street would have an effect on their area west of Cambie Street.

Continued on Page 4. . . .

Clause No. 1 Continued

Mr. G. Massey, representing the Vancouver City Planning Commission, advised that he would like Rhone & Iredale to present their development proposals to the next meeting of the Commission.

After further discussion, the Committee

RECOMMENDED

A. THAT the report of the City Manager dated November 6th, 1975 forwarding a report of the Director of Planning of the same date, the letter of the Vancouver City Planning Commission dated October 3rd, 1975 and the reports submitted by Rhone and Iredale on the B.C. Hydro Carrall Yards be received for information.

B. THAT Rhone and Iredale, in consultation with the Director of Planning, meet with the Vancouver City Planning Commission, Marathon Realty and the Chinese Community Groups

C. THAT consideration of this matter be deferred until the Council meeting of December 9th, 1975 at which time the following information should be available:

- input from the Vancouver City Planning Commission, Marathon Realty and the Chinese Community Groups
- status report from the City Engineer on the Rail Rationalization and Urban Goods Movement Studies
- assurance from B.C. Hydro that the facilities will be removed in ten years.

INFORMATION

2. Area 5 Plan - False Creek

The Committee considered a draft report of the Director of Planning dated 6th November 1975 which was submitted to the Committee at this time in draft form for information only as it was felt the Committee should be aware of the conclusions with respect to Area 5 in their deliberations with respect to Area 3.

The Committee

RESOLVED

THAT the draft report of the Director of Planning dated 6th November 1975 be received.

Continued on Page 5. . .

INFORMATION

3. Status of Outstanding Rezoning Applications

Mr. H. W. Gray, Zoning Planner, and Mr. H. Schesser, Group Leader - Zoning Administration, distributed a status report (copy circulated) of outstanding rezoning applications, indicating the date applications were filed and proposed dates for submission to Vancouver City Planning Commission, Council and Public Hearing.

The Committee felt that an updated status report should be available each month.

RESOLVED

THAT the status report of outstanding rezoning applications be received and the Director of Planning be instructed to submit a status report each month to the Committee.

4. False Creek Land Bridges

Mr. E. D. Sutcliffe, False Creek Project Manager, advised that Hawthorn, Mansfield, Towers, Architects, had prepared a draft report dated 31st October 1975 on the False Creek land bridges. The report has been distributed to members of the False Creek Steering Committee, which includes representatives of the Fairview Slopes, Planning, Engineering and Social Planning Departments who are currently making an appraisal of the plan. When the appraisal is completed, a joint Development Group/Planning/Engineering/Social Planning report would be presented to the Committee.

Mr. H. Hawthorn advised that the consultant's terms of reference were to prepare bridge design concepts for the Laurel and Spruce Streets locations as indicated in approved development plans for Area 6 of False Creek, i.e. a major land bridge of significant width at Laurel Street and a minor pedestrian crossing at Spruce Street.

With the aid of drawings, Mr. Hawthorn described the 60' bridge crossing at Laurel which includes provision for 80 parking spaces for visitors to the major destination park, and the narrower Spruce Street crossing. He also outlined the development options of the 1.3 acres of City-owned land at Laurel between 6th and 7th Avenues.

Funding of $1,077,000.00 would come from the front end expenditure budget for False Creek. Any costs above this amount would have to be recovered by leasing land for residential/commercial development.

RESOLVED

THAT the verbal progress report by the consultant be received.

The meeting adjourned at approximately 5:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 522

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 27, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 27, 1975, at 7:40 p.m., in the Auditorium of Templeton Secondary School, 727 Templeton Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin and Sweeney

ABSENT: Alderman Boyce
Alderman Kennedy
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/E Corner of Venables and Renfrew Streets

An application has been submitted by Mr. Ross Ritchie, Architect, on behalf of the B.C. Housing Foundation, to rezone Lot 1, Block 2, NW¼ Section 24, T.H.S.L. being the S/E corner of Venables and Renfrew Streets, from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES: Senior Citizens Housing Development (including dwelling and sleeping units) and Customarily Ancillary uses, including off-street parking.

FLOOR SPACE RATIO: Shall not exceed 0.75

HEIGHT: Shall not exceed 3 storeys nor 35 feet measured from the average building grade of Venables Street as determined by the City Engineer.

OFF-STREET PARKING: One off-street parking space shall be provided for every 6 units.

AND subject to the following:

That the detailed scheme of development be first approved by the Director of Planning following further advice from the Urban Design Panel having due regard for overall design, provision and maintenance of landscaping, provision and maintenance of vehicular ingress and egress, off-street parking areas, outdoor space and conditions of Council approved on January 22, 1974.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

cont'd....

S/E Corner of Venables and
Renfrew Streets (cont'd)

Mr. W. Gray, Zoning Planner, briefly outlined the proposal for the information of Council.

Mr. Jeff Lowther, representing Hastings-Sunrise Action Council and the Hastings-Sunrise Resource Board, spoke in favour of the development. He also asked Council that when RS-1 areas are being rezoned, careful consideration be given to the nature of the replacing development.

MOVED by Ald. Harcourt,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Aldermen Boyce, Kennedy and Volrich joined the meeting)

2. E/S of Semlin Drive between Triumph Street and the Lane South of Pandora

An application has been submitted by Mr. Daniel Vanin on behalf of the Greater Vancouver Regional District, to rezone Lots 1-3 & 14-16, Block 29; Lots 1-3, Block 36, all in D.L. 184, being the east side of Semlin Drive between Triumph Street and the lane south of Pandora Street, from (C-2) Commercial District and (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES: Townhouses and Apartments and Customarily Ancillary uses including off-street parking.

FLOOR SPACE RATIO: Shall not exceed 0.80 on each site.

HEIGHT: Shall not exceed two storeys plus a basement.

OFF-STREET PARKING: Each site shall provide 14 off-street parking spaces or a minimum of 1.28 spaces per unit.

AND subject to the following:

That the overall detailed scheme of development to be approved by the Director of Planning having particular regard for the overall design, provision and maintenance of landscaping, provision of useable outdoor space, suitable garbage collection facilities and off-street parking.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner outlined the proposed Development.

Mr. S.J. Mason, Terminal City Iron Works Ltd., asked for clarification of the City's intentions with respect to further expansion of their industry on Block 37, which is directly adjacent to some of the property being considered for rezoning. It was suggested that Terminal City Iron Works Ltd., submit a development permit application detailing their expansion proposals to enable the Planning Department to give this matter due consideration.

cont'd....

E/S of Semlin Drive between Triumph Street and the Lane South of Pandora (cont'd)

Mr. W. Casson spoke on behalf of the applicant and urged approval of the application.

Mr. J. Lowther asked what guarantees could be given that the proposed development can accommodate people of low and middle incomes.

Mr. J. Weyman, Grandview-Woodlands Community Resource Board, urged the City to become involved in building more developments of this type.

Mr. P. Kennedy, operator of an industry in the area, spoke in support of the rezoning.

A resident of the area expressed the hope that in the future, Council will consult the Grandview-Woodlands Planning Committee before undertaking any future rezoning in this area.

MOVED by Ald. Harcourt,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

3. E/S of Semlin Drive between Triumph Street and the Lane North of Hastings

An application has been submitted by the Director of Planning to rezone Lots 1 & 16, Block 29; Lots 1 & 16, Block 36; Lot 1, Block 39; all in D.L. 184, being the east side of Semlin Drive between Triumph Street and the lane north of Hastings Street, from (C-2) Commercial District to (RM-3) Multiple Dwelling District.

The application was approved by the Director of Planning subject to the following:

(a) That Lot 1, Block 39, D.L. 184 located at the S.E. corner of Semlin Drive and Franklin Street (developed as a restaurant) NOT be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District; and,

(b) Should the rezoning of Lots 1 & 16, Block 29 and Lot 1, Block 36, All of D.L. 184, be approved by Council to (CD-1) Comprehensive Development District, as part of the G.V.R.D. family housing application [(a) noted above], then no action need be taken in rezoning the above-noted lots from (C-2) Commercial District to (RM-3) Multiple Dwelling District. If Council does not approve G.V.R.D.'s application to rezone the above-noted lots to (CD-1) Comprehensive Development District, then it is recommended that they be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District; and,

(c) That Lot 16, Block 36, D.L. 184 be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District be approved. (N.E. corner of Franklin Street and Semlin Drive).

The application was also approved by the Vancouver City Planning Commission.

It was noted with respect to (b) above, that in approving the previous rezoning application, this matter has been resolved.

cont'd....

E/S of Semlin Drive between Triumph Street and the Lane North of Hastings (cont'd)

MOVED by Ald. Rankin,
THAT the following applications of the Director of Planning be approved:

(a) That Lot 1, Block 39, D.L. 184, located at the S/E Corner of Semlin Drive and Franklin Street not be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District;

(b) That Lot 16, Block 36, D.L. 184, be rezoned from (C-2) Commercial District to (RM-3) Multiple Dwelling District (N/E Corner of Franklin Street and Semlin Drive).

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:10 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 27, 1975, adopted on December 9, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 2, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Dean O'Driscoll of Christ Church Cathedral.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Magee Secondary School, under the direction of their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting (Public Hearing) of November 20, 1975, together with the Minutes of the Regular Council Meeting of November 25, 1975, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Rezoning Application - 1855-95 West 10th Avenue

Council on November 25, 1975, deferred consideration of a Manager's report dated November 21, 1975, regarding a rezoning application for 1855-95 West 10th Avenue, pending the hearing of a delegation as requested.

Mr. P. McNaughton appeared before the Council this day speaking in support of the application to rezone the properties from RT-2 (Two-Family Dwelling District) to RM-3 (Multiple Dwelling District).

The Zoning Planner, with the aid of a map, described the zoning in the area and advised Council on what would be permitted under the present zoning.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Rezoning Application - 1855-95
West 10th Avenue (continued)

MOVED by Ald. Cowie,
THAT the recommendation of the City Manager as contained in his report of November 21, 1975, be adopted, and therefore, the application to rezone be not approved.

- CARRIED UNANIMOUSLY

2. Flower Vending Kiosk -
Mr. W. Kostyk

City Council on November 25, 1975, deferred consideration of a City Manager's report dated November 21, 1975, regarding flower vending kiosks, pending the hearing of a delegation from Mr. Kostyk as requested.

Mr. Kostyk advised Council of his present financial status and requested exemption from the design standards for at least five of his kiosks until he could afford conversion to the City's design standards.

MOVED by Ald. Rankin,
THAT Mr. Kostyk be granted exemption from the City's kiosk design standards for a period of one year in respect of his kiosk located outside the Vancouver General Hospital.

- Carried

(Alderman Boyce opposed)

MOVED by Ald. Sweeney in amendment,
THAT the figure 'one' in Alderman Rankin's motion be struck, and the figure 'two' be inserted in lieu thereof.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED.

CITY MANAGER'S AND OTHER REPORTS

Report of Client's Committee re Space Requirements of Vancouver Police Department (November 27, 1975)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Renovations to Oakridge Sub-Station
Cl. 2: Renovations to the Existing Public Safety Building, 312 Main Street
Cl. 3: Annex Building at 312 Main Street
Cl. 4: Communications Centre
Cl. 5: Exterior Facade of 312 Main Street

Deputy Chief Stewart, who was present, and Mr. Harrison, the Architect of the project, answered questions put by members of Council in further explanation of the report.

The City Manager drew Council's attention to a resolution of the Committee contained on page 3 with reference to temporary accommodation which may be required during renovations, and advised that additional costs can be expected in this regard.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Client's Committee re Space Requirements of Vancouver Police Department (November 27, 1975) (continued)

Clauses 1 to 4

MOVED by Ald. Bowers,
THAT the recommendations of the Client's Committee contained in Clauses 1 to 4 be approved.

- Carried Unanimously

MOVED by Ald. Kennedy in amendment,
THAT recommendation (d) contained in Clause 2 regarding a request for a status report of the City Firehall at Cordova and Gore Street, be deleted.

- LOST

(Aldermen Bird, Bowers, Boyce, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

Exterior Facade of 312 Main Street (Clause 5)

MOVED by Ald. Rankin,
THAT the proposal of the Architects for external treatment of the Public Safety Building at an estimated cost of $150,000, be not proceeded with.

- CARRIED

(Aldermen Cowie and Kennedy opposed)

MOVED by Ald. Cowie,
THAT external treatment to the Public Safety Building at the street level, as proposed by the Architects, be approved up to an amount of $100,000, and the Client's Committee and the Director of Finance report with respect to the source of funds.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Police Department Renovations and Construction - Financing

The Council noted the following report of the City Manager dated December 1, 1975, regarding the financing of the Police Department renovations and construction:

"The Director of Finance reports as follows:

'The following report is submitted concurrently with the report of the Client's Committee Re: Space Requirements of Vancouver Police Department. The Client's Committee met on November 27th and recommended in part that the Director of Finance report on the financial aspects of their recommendation.

The following summary shows the estimated costs, as recommended by the Client's Committee and the funds available and source of additional funds required.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Police Department Renovations and Construction - Financing (continued)

FUNDING FOR SPACE REQUIREMENTS - POLICE DEPARTMENT

Estimated Costs

	Est. Cost	Appropriated	Balance Required
Oakridge	$ 292,000	--	$ 292,000
Communications Centre	466,000	$425,000	41,000
Police Annex	3,127,000	--	3,127,000
312 Main (Renovations)	3,992,000	--	3,992,000
Estimated Total	$7,877,000	$425,000	$7,452,000

Source of Funds

1971-1975 Five Year Plan Funds (From Revenue)			$ 500,000
Sale of Courts Furniture & Equipment		$223,746	
1975 Supplemental Capital		51,000	
		$274,746	
Less: Appropriated for increase in Communications Centre	$95,000		
Appropriated for consultants costs, etc. to date	40,746	135,746	139,000
Available in unappropriated funds for Police renovations			$ 639,000
Add: Sale of Provincial Court House (222 Main)			6,000,000
			$6,639,000
* Balance required in 1976 Capital Budget from revenue			813,000
			$7,452,000

* Note: The 1976/81 Capital Program included:

$500,000 - Police renovations (additional)
250,000 - Oakridge expansion

$750,000
813,000 - Required for Client's Committee recommendation

$ 63,000 - Increase in 1976 Capital Budget from revenue

If City Council approves the recommendations of the Client's Committee then City Council should approve the following recommended source of funds:

1. That the source of funds estimated at $292,000 for the addition at Oakridge be provided from the available balance of unappropriated funds.

2. That the increase in construction costs at the Communications Centre estimated at $41,000 be provided from the available balance of unappropriated funds.

3. That the construction of the Police Annex and the renovations to the Police building at 312 Main Street estimated to cost $7,119,000 ($3,127,000 & $3,992,000) be provided as follows:

   (a) Balance of unappropriated funds (subject to amounts approved in #1 and #2 above) $ 306,000

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Police Department Renovations and Construction - Financing (continued)

(b)	Funds from the sale of the Court House to the Provincial Government	6,000,000
*(c)	1976 Capital Budget from revenue	813,000
		$7,119,000

* Any reduction or increase in costs by City Council would change the requirement.

The Director of Finance submits the foregoing report for the information of City Council and subject to any approval by City Council of the recommendation of the Client's Committee, recommends that the financing be approved as recommended above.'

The City Manager submits the foregoing report for the information of City Council and notes the recommendations of the Director of Finance on Source of Funds. "

MOVED by Ald. Volrich,
THAT recommendations 1 to 3 contained in the foregoing City Manager's report be approved, after amending recommendation 3(c) to read as follows:

"3(c) 1976 and/or 1977 Capital Budget from revenue $813,000."

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

3. Seagate Manor

Council on November 25, 1975, deferred for consideration, a report of the City Manager dated November 21, 1975, regarding Seagate Manor. A subsequent report from the City Manager dated November 28, 1975, was noted as follows:

"The following report is received from the Director of Finance:

'Until such time as the review of capital funds indicates whether or not there is another potential source of funds, I recommend that Council approve the provision of $255,265.06 from Revenue Surplus to reimburse Point Grey Road Acquisition capital funds for the cost of Seagate Manor. If a review of capital funds indicates a better source, I will so report to Council.'

Your City Manager RECOMMENDS the approval of the recommendation of the Director of Finance."

Commissioner Brown, Chairman of the Park Board, was present, addressed the Council and stated the Park Board's position with respect to Seagate Manor.

The Council also discussed other City-owned premises adjoining and in the area of Seagate Manor.

MOVED by Ald. Harcourt,
THAT, pursuant to the Park Board's request, the City-owned premises at 2823-25, 3225 and 3235 West Point Grey Road, with the exception of Seagate Manor, be turned over to the care, custody and management of the Park Board.

- CARRIED

(Aldermen Bird, Boyce, Rankin and Sweeney opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Seagate Manor
(continued)

MOVED by Ald. Volrich,
THAT the reports of the City Manager dated November 21st and 28th, 1975, be received and a further report be submitted by the City Manager, giving information on the operation costs of Seagate Manor and potential rentals.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
THAT the portion of Council's resolution of November 18, 1975, wherein Council expressed its intent to use Seagate Manor for residential purposes for 15 years, be rescinded.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

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The Council recessed at approximately 4:00 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:20 p.m.

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Meeting with the Hon. Barney Danson,
Minister of State for Urban Affairs

The Mayor advised that the Hon. B. Danson will be meeting with him at City Hall on Thursday, December 4, 1975, at 10:00 a.m. regarding the U.N. Conference, and therefore invited all members of Council to meet with the Minister.

4. Habitat Conference -
Police Costs

MOVED by Ald. Rankin,
THAT the motion respecting police costs for the Habitat Conference which was deferred at the last meeting of Council, be deferred a further week in view of the forthcoming meeting with the Hon. B. Danson.

- CARRIED UNANIMOUSLY

5. Heritage Designation -
Lord Strathcona School

MOVED by Ald. Bird,
THAT the matter of heritage designation of Lord Strathcona School be deferred until December 9, 1975, pending the hearing of a delegation from the School Board as requested.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request for City to Sponsor
Luncheon for I.A.T.A. Convention

MOVED by Ald. Bowers,
THAT the request of CP Air for the City to host a luncheon during the International Air Transport Association's convention next year, be received, and therefore no action be taken.

- CARRIED UNANIMOUSLY

2. Neighbourhood Pub at
6069 West Boulevard

MOVED by Ald. Rankin,
THAT a representation to Council from Shaughnessy Apartments Limited, opposing a neighbourhood pub at 6069 West Boulevard, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Fire Boat

Under date of November 27, 1975, the Mayor submitted the following memorandum concerning a meeting to discuss the future of the Fire Boat:

"I have had a conversation with Mr. Fred Spoke, Port Manager, who indicates that he would be prepared to discuss the future of the fire boat with Council. It must be understood that this would not indicate any commitment by Mr. Spoke.

I recommend that Alderman Volrich and Alderman Bird form a committee of two to meet with Mr. Spoke to discuss the future of the fire boat."

The Mayor also recommended at this time that Commissioner Ryan be added to the Committee and the Committee be given power to add additional members as necessary.

MOVED by Ald. Harcourt,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

4. Provincial Government Grant

The Council noted the following letter from the Minister of Municipal Affairs dated November 24, 1975:

"At the recently concluded Session of the Legislative Assembly, the provincial government introduced a major new programme of revenue sharing with British Columbia's municipalities. This programme was embodied in the Natural Gas Revenue Sharing Act, whose single most important provision called for a provincial grant based on the relative operating costs of each municipality. It is my privilege to enclose with this letter a cheque in the amount of $2,494,996.00 for the calculated resource grant to which your municipality is entitled.

The entire revenue sharing programme, including the calculated resource grant, was designed in consultation with the Union of British Columbia Municipalities. The grant based on operating costs is important not only because of size of the sums being distributed, but also because it takes into account the actual spending patterns of the province's municipalities. In this manner the calculated resource grant should help to reduce the financial burdens associated with size and growth.

The Natural Gas Revenue Sharing Act is a significant precedent in provincial-municipal relations. I am confident that its benefits will improve the quantity and quality of provincial financial assistance to local government."

MOVED by Ald. Bird,
THAT the foregoing letter from the Minister of Municipal Affairs, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
NOVEMBER 28, 1975

Works & Utility Matters
(November 28, 1975)

Closure of Portion of Lane South of
47th Avenue, East of Dunbar Street
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 28, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Development Permit Application #67892 and #71318
3200 East 54th Avenue (Champlain Mall)
Cl. 2: Strata Title Application - Conversion
1575 Beach Avenue
Cl. 3: 756 West 13th Avenue - Fire Damage

The Council took action as follows:

Development Permit Application #67892
and #71318-3200 East 54th Avenue
(Champlain Mall) (Clause 1)

MOVED by Ald. Marzari,
THAT this Clause be deferred for one week pending further report from the Director of Planning on the aspect of child minding facilities in the project and the reaction of the Community Care Facilities Group.

- CARRIED UNANIMOUSLY

Strata Title Application - Conversion
1575 Beach Avenue (Clause 2)

In considering this Clause, Mr. Trowbridge, on behalf of N.B. Cook Corporation Limited, addressed the Council in support and in explanation of the application.

Discussion ensued with respect to Council's original intention and interpretation of the Strata Titles Policy and it was suggested that clarification of the policy should be considered.

MOVED by Ald. Kennedy,
THAT this Clause be deferred for two weeks and, in the meantime, the Director of Social Planning submit a further report in respect of the attitude of the occupants of 1575 Beach Avenue.

- CARRIED

(Aldermen Bowers and Sweeney opposed)

756 West 13th Avenue -
Fire Damage (Clause 3)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Licenses & Claims Matters
(November 28, 1975)

Request for By-law Amendment
(Clause 1)

MOVED by Ald. Bird,
THAT this Clause be deferred pending the hearing of a delegation from John Taylor Associates, as requested.

- CARRIED

(Aldermen Boyce and Marzari opposed)

Finance Matters
(November 28, 1975)

Revision of the Water Works By-law
No. 4848, Fee Schedules "A" & "G"
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 28, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Staffing: Urban Design Panel
Cl. 2: Leave of Absence Without Pay - Mr. R.E. Matthews and Mr. D.W. Fletcher
Cl. 3: Salary - Police Physician

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 28, 1975)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Minaki Lodge - Lease Arrangements - 1138 Nelson
Cl. 2: McLaren Electric Building, 2151 Burrard Street Lease of portion (2,160 sq. ft.) of second floor
Cl. 3: Acquisition of 5370 Elgin Street for Widening of 37th Avenue between Fraser and Inverness
Cl. 4: License to Occupy for Parking Purposes to Johnston Terminals Ltd.
Cl. 5: Sale of Properties

The Council took action as follows:

Minaki Lodge - Lease Arrangements
1138 Nelson (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be deferred pending the hearing of delegations from Mr. D. Angel and Mrs. V. Ferguson as requested.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(November 28, 1975)(cont'd)

Clauses 2 to 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Grant to B.C. S.P.C.A.

The City Manager under date of November 28, 1975, submitted the following report:

"On November 18, 1975, Council passed the following resolution:

'THAT the City of Vancouver approve a grant to the B.C. S.P.C.A. of up to $45,000 for the development of a low-cost spay and neuter clinic.'

The phrase '...of up to $45,000' needs to be clarified so that the monies can be paid.

Mr. Holmes of the B.C. S.P.C.A. stated in Council on November 18, 1975, that he would consider a grant to be satisfactory that would amount to 40% of the total municipal contributions.

If this is the intent of the resolution, I would suggest the resolution be amended to read as follows:

'THAT the City of Vancouver approve a grant to the S.P.C.A. for the development of a low-cost spay and neuter clinic; the grant to be 40% of the total municipal grants made to the project, the amount not to exceed $45,000.'"

The foregoing report of the City Manager is submitted to Council for CONSIDERATION.

MOVED by Ald. Rankin,
THAT the resolution of Council of November 18, 1975, be amended to read as follows:

"THAT the City of Vancouver approve a grant to the S.P.C.A. for the development of a low-cost spay and neuter clinic; the grant to be 40% of the total municipal grants made to the project, the amount not to exceed $45,000."

- CARRIED

(Alderman Boyce opposed)

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At this point in the proceedings, Alderman Marzari left the meeting.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Staffing - Heritage Matters

The City Manager under date of November 24, 1975, submitted the following report of the Director of Planning:

"Council, on May 15, 1973, approved the following recommendations of the Board of Administration (Finance Matters):

'1. THAT Mrs. Nancy Oliver and Mr. Jon Ellis be employed from June 1st to December 31st, 1973 at an estimated cost of $13,200 with classification of the positions to be determined by the Director of Personnel Services.

2. THAT the Director of Planning and Civic Development report back on progress in September, 1973, with a view to determining whether the two persons would be extended for a further period of time.'

On December 11, 1973, Council approved the following recommendation of the Board of Administration (Finance Matters):

'Accordingly, it is RECOMMENDED that the two Planning Analyst positions be continued until December 31, 1975.'

A classification review was undertaken by the Personnel Services Department on the position held by Mrs. Oliver, Planning Analyst, and on April 15, 1974 the position was re-classified to a Planner 1.

The Planning Analyst positions held by Mr. Jon Ellis, was vacated when he was promoted to a Planner 1. This position was then filled by Mr. M. Klenke, who transferred from the Overall Planning Division of the Department.

The two staff members occupying these positions have worked in a support capacity for the Heritage Advisory Committee and in developing the Planning Department's recommendations on heritage matters. The work has involved the development and implementation of policies relating to preservation including comprehensive surveys to determine which buildings have heritage merit, economic studies convering the Gastown area, and the broader questions of the economics of preservation.

The program has achieved significant results since its inception in 1973. The staff assisted in preparation of signing and zoning regulations for the Gastown and Chinatown Historic Areas. Historic Area Annual Reports were completed for Gastown and Chinatown. Designation of 22 buildings has been implemented and a report has been completed on designation of a further 25 buildings. Considerable work has been done with the Heritage Advisory Committee towards development of procedures to ensure preservation and possible processes of compensation to property owners.

A review of work in connection with heritage matters for 1976, having regard to the aims of the Heritage Advisory Committee; directions given by the Standing Committee on Planning and Development; and the approach which is considered by the Director of Planning as appropriate for the coming year indicate changes from the procedures previously in operation are needed.

These changes are based on the need to include heritage aspects as a basic component of Area Planning programs and to bring to the program urban design skills from within the staff, which have not to date been readily available to the Heritage Advisory Committee.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Staffing - Heritage Matters
(continued)

There is a need for staff with sensitivity and ability to recognize quickly potential heritage buildings and areas and to provide the necessary analysis of such areas graphically. Staff with such skills are available in the Department.

At the same time, there is a substantial amount of work under way and recommended for 1976, where the particular capabilities of the Planner I (Mrs. N. Oliver) could be used with advantage. This work is shown in the list attached as an appendix to this report with an estimate of time allowed to each. Some of this work requires an input by the Planning Analyst (Mr. M. Klenke). The total amount of his time required is estimated at approximately 35%. There is a need for advice on economic matters for the work of the Overall Planning Divisions, as indicated on the table, which would be provided by the remaining 65% of the Planning Analyst's time, if the position was extended for a further year.

The Chairman of the Heritage Advisory Committee has confirmed the Committee's need in 1976 for the kind of professional and administrative capability provided by Mrs. Oliver, while agreeing with the transition of the program through greater emphasis on urban design aspects and inclusion of heritage matters as essential components of area planning programs, mentioned earlier in this report. His view is therefore that Mrs. Oliver, supported by other Planning Department staff with urban design skills, as needed, can provide the service needed by the Committee.

Having regard to the need to minimize increases to the department's operating costs in 1976 two alternative recommendations are presented for consideration. The first alternative recommends that the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver, be extended for a further year and that the position of Planning Analyst (Temporary), occupied by Mr. M. Klenke be not further extended. Financial and economic advice needed for the heritage work recommended for 1976 would have to be provided from other sources within the Department, although these would be limited, and to a greater extent than hitherto from the Finance Department.

The other Alternative is to extend the term of both positions (Planner I - Temporary) and (Planning Analyst - Temporary) for a further year. This would allow for needed economic input to the Overall Planning Division by the Planning Analyst for the time, as indicated on the table, when he would not be working on heritage matters.

In either alternative the situation would be reviewed in September 1976 for report in the light of experience up to that time.

FOR CONSIDERATION

The following alternative recommendations are put forward for consideration:

Alternative 1

That the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver be extended for a further year, terminating December 31, 1976 and that the position of Planning Analyst (Temporary), occupied by Mr. M. Klenke be not extended.

Salary costs of 20,096 plus fringe benefits at 10% (2,009) for a total of 22,105 would show in the 1976 salary estimates.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Staffing - Heritage Matters
(continued)

Alternative 2

That the position of Planner I (Temporary) presently occupied by Mrs. N. Oliver and Planning Analyst (Temporary) presently occupied by Mr. M. Klenke be extended for a further year, terminating December 31, 1976.

Salary costs for Mrs. Oliver of 20,096 plus fringe benefits at 10% (2,009) and for Mr. Klenke of 16,553 plus fringe benefits at 10% (1,655) totaling 40,313 would be included in the 1976 salary estimates."

The City Manager notes that since the Historic Building Program was initiated in 1973, the staff have become involved in regular Planning Department duties. With the exception of assistance to the Heritage Advisory Committee (15% of one person's time), the 1976 program is comprised of regular departmental duties.

In view of the foregoing, the City Manager RECOMMENDS that permanent staff of the Planning Department assume responsibility for the tasks outlined in the appendix, and that the two positions be terminated on December 31, 1975, in accordance with Council's resolution of December 11, 1973.

(Appendix on file in City Clerk's Office)

The Council also noted a memorandum from the Vancouver Heritage Advisory Committee expressing concern that at least one person from the Planning Department should be assigned on a permanent full-time basis as support staff for the Committee.

MOVED by Ald. Cowie,
THAT Alternative Recommendation 1 as contained in the foregoing City Manager's report be approved.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

D. U.N. Conference Habitat

The Council noted a report from the City Manager under date of November 28, 1975, with respect to expenditures and commitments relating to the City's involvement with the U.N. Conference Habitat.

MOVED by Ald. Rankin,
THAT the foregoing report of the City Manager be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

E. Staffing - Computer Services

The Council noted a report of the City Manager dated December 1, 1975, concerning staffing requirements in the Computer Services Division of the Finance Department.

The report contained the following recommendations of the Director of Finance and the Manager of Computer Services to which the City Manager concurred:

(1) Addition of one Data Control Clerk position and one Clerk-Keypunch Operator I position to the Computer Services Division. The estimated annual cost based on the third step of current 1975 rates including fringe benefits at 10% would be $23,136;

(2) That, because of staff turnover, the required additional funds for the remainder of 1975 be provided from within the Computer Services budget - Account 7030/301 Salaries;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Staffing - Computer Services
(continued)

(3) That the Director of Personnel Services review and establish the classification of the above positions for report to and approval by the City Manager."

MOVED by Ald. Harcourt,
THAT the foregoing recommendations be approved.

- CARRIED UNANIMOUSLY

F. Murray Nurseries (2803 West 41st Avenue)
Crofton Manor (2893 West 41st Avenue)

The City Manager, under date of December 1, 1975, submitted for the information of Council, the following report of the Director of Planning:

"Aldermen Volrich and Sweeney requested in a memorandum dated November 27, 1975, that a brief status report be prepared for the next Council meeting. This request follows a meeting between the Aldermen and representatives of the MacKenzie Homeowners Group concerning the above-noted properties.

1. Murray Nurseries

The Public Hearing held on July 22, 1975 to consider an application whereby the E½ of Lots 6 and 7, Amended Lot 8; Block 9, D.L. 2027 (Appendix A) be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District. Council on this date approved the application with the CD-1 By-Law restricting the form of development as follows:

USES	Townhouses and customary accessory uses
FLOOR SPACE RATIO	Not to exceed 0.60
SITE COVERAGE:	Not to exceed 50%
HEIGHT:	Not to exceed 24 feet nor three storeys
DWELLING UNITS PER ACRE:	Not to exceed 19 units per acre

Council on July 29, 1975 resolved:

'That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning by-law until the necessary conditions are approved by Council and carried out by the applicant;

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Murray Nurseries and
Crofton Manor (Cont'd)

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed,

(b) the matter be reviewed by Council twelve months from the date of the public hearing.'

Council approved the conditions contained in the Manager's report dated September 19, 1975 as amended by Council on September 30, 1975, which is attached as Appendix B.

The CD-1 By-Law for the property has not been brought forward for enactment to Council as the owners have not complied with the following conditions:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed, and;

(b) that the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future road widening.

A Development Permit Application (#72049) was received on November 12, 1975 for the above property and is presently being checked by the Zoning Division.

2. Crofton Manor

An application to amend the CD-1 By-Law No. 4674 by the use 'Personal Care for 46 units', was received from Mr. Esplen on behalf of Mr. Cook, the owner, on June 13, 1975. See Appendix C for the CD-1 By-Law No. 4674.

On October 7, 1975 Mr. Bibby of the B.C. Medical Centre, Mr. Morton and Mr. Donaldson met with Mr. H. W. Gray, Zoning Planner, regarding the Shaughnessy Hospital site development, displacement of the veterans now located at this site and that the Province has an option on the property and is undertaking a feasibility study.

A letter was received from Mr. Cook, owner of Crofton Manor, on October 8, 1975, requesting that the Planning Department hold in abeyance his application to amend the uses of the CD-1 By-Law until there has been a disposition of the option. Mr. Cook's application is now being held.

A subsequent meeting was held on November 12, 1975 between Mr. H. W. Gray, Mr. Bibby, Mr. Donaldson and Mr. Morton regarding the use of Crofton Manor as a personal care and hospital facility for the veterans who are displaced from the Shaughnessy Hospital site and possibly other areas in the City. It was pointed out by Mr. H. W. Gray that they could not use the rear yard for parking as there is residential immediately to the north. It was agreed that more details of the proposal would be required. In any event, the change in use of Crofton Manor would require an amendment to the CD-1 By-Law which involves a Public Hearing. They were encouraged to discuss the proposed change with the neighbourhood. No further information has been received since the meeting of November 12th nor has any formal application been filed to amend the Zoning By-Law.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Murray Nurseries and
Crofton Manor (Cont'd)

MOVED by Ald. Volrich
THAT the foregoing report be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, November 20, 1975

Briefing for Information Purposes on Financial Matters in General (Clause 1)

MOVED by Ald. Volrich
THAT the report of the Committee be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, November 20, 1975

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Demolition Controls
Cl. 2: Low-Cost Spay and Neuter Clinic

The Council took action as follows:

Demolition Controls
(Clause 1)

MOVED by Ald. Kennedy
THAT consideration of this clause be deferred until after the Provincial election on December 11, 1975.

- CARRIED

(Alderman Rankin opposed)

Low-cost Spay and Neuter Clinic
(Clause 2)

MOVED by Ald. Harcourt
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, November 20, 1975

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Establishment of Branch Library - West Point Grey
Cl. 2: Civic Cultural Grants - 1976
Cl. 3: Anti-Inflation Program for Greater Vancouver
Cl. 4: Council Package

The Council took action as follows:

Establishment of Branch Library - West Point Grey. (Clause 1)

MOVED by Ald. Volrich
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Civic Cultural Grants - 1976 (Clause 2)

MOVED by Ald. Volrich
THAT the Committee's recommendations with respect to the cultural guidelines, as detailed in the above clause and set out below, be approved.

1. Cultural Grants are given only to Non-Profit Societies which, in the judgment of City Council, make a unique arts contribution to, or are of special significance to the City.

2. Cultural Grants are given to defray a portion of operating expenses for established cultural facilities or to help cultural organizations produce specific programs on a planned basis.

3. In order to apply for a Cultural Grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period for which the grant is requested must be specified.

4. Except in exceptional circumstances, Cultural Grants will not be made available to cover past deficits in operating budgets or for capital improvements.

6. So long as a major Special Event grant is given on an annual basis to the B.C. Folk Arts Society for the purposes of Folkfest and other folk art activities, no Cultural Grants should be recommended for ethnic performing groups.

7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for consideration and advice within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the Cultural Grants recommendations report to the Standing Committee on Finance and Administration.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, November 20, 1975 (cont'd)

Civic Cultural Grants - 1976 (Clause 2) (cont'd)

8. Festival activities (neighbourhood and city-wide), civic celebrations and special projects will not be considered for Cultural Grants. Instead, applications for funds for such activities shall be referred to the Social Planning Department to be reviewed within the framework of a pre-determined "Special Events" budget and be co-ordinated with the Engineering and Police Departments.

9. Cultural Grants will be dealt with at budget time on a once a year basis.

11(b). In 1976, except for established and unique cultural facilities, such as the Artists' Gallery and Western Front, first time grant requests will necessarily fall into a low priority category.

11(c). Funding for professional organizations of superior artistic merit, whose civic grant in 1975 was less than $2,000, may receive grants of up to $2,000, regardless of the percentage increase over 1975. The intent here is to adjust for inequities which may have occurred in the past.

11(d). In 1976, for all other applicants, no grant may exceed an 8% increase over the 1975 level. Some grants may remain at the 1975 level and some may be reduced or phased out.

11(f). The Centennial Museum and the Vancouver Art Gallery will be dealt with separately by the Standing Committee on Finance and Administration on a previously established basis.

12. All organizations which received grants from the City in 1975, are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the following guideline, as amended, be approved:

"11(a). In 1976, the total of Cultural Grant recommendations may not exceed an increase of 8% over the 1975 total (or approximately $25,0000, excluding the Centennial Museum and the Vancouver Art Gallery), and those organizations who receive a grant in lieu of rental of the civic-owned theatres."

- CARRIED

(Aldermen Kennedy and Volrich opposed)

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Civic Cultural Grants - 1976
(Clause 2) (Cont'd)

MOVED by Ald. Volrich

(a) THAT guideline No. 5, reading as follows, be deleted.

5. Conversely, organizations will not be penalized for surpluses in the given year, providing that such surpluses are placed in reserve to defray costs for capital improvements or to cover future deficits.

(b) THAT guidelines Nos. 10 and 11(e), as set out below, be deferred for further consideration and discussion with the Director of Social Planning.

10. Special Events will be dealt with on a semi-annual basis. The budget for Special Events should include some discretionary funds for the purpose of initiating, planning and co-ordinating City-sponsored Special Events.

11(e) The projected Special Events budget should be a minimum of $60,000, and include a $10,000 discretionary fund.

- CARRIED UNANIMOUSLY

Anti-Inflation Program for
Greater Vancouver
(Clause 3)

MOVED by Ald. Volrich

THAT recommendation B(1) of the Committee with respect to the following anti-inflation program, as set out below and amended this day, be approved.

1. That, as a general policy, no <u>further</u> increases in staff <u>including Police and Fire,</u> be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;

b) Present temporary positions should be phased out as soon as possible;

c) The number of seasonal or temporary positions filled by any department or body shall not exceed tne number of positions filled in 1975.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Anti-Inflation Program for
Greater Vancouver
(Clause 3) (Cont'd)

MOVED by Ald. Boyce
THAT recommendation B(2) of the Committee, reading as follows, be approved.

2. That no increases in pay be given members of Council in 1976, including the Mayor.

- CARRIED

(Aldermen Bowers, Cowie, Kennedy and Sweeney opposed)

MOVED by Ald. Volrich
THAT the remainder of the Committee's recommendations, as set out below, be approved.

3. That it be made clear at this time, as a matter of policy, that all labour contracts not yet entered into for the year 1976 are to be considered as falling within the Federal guidelines. This will include Police and Fire Department contracts.

6. That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of departments can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people

7. That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of equipment and materials can be reduced or deferred without impairment to efficient operation.

8. That all departments and other civic bodies be requested to report within one month's time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided.

9. That the City Manager report back to the Committee as to the extent by which the City's financial involvement in the support of the Museum may be reduced.

FURTHER THAT all departments and civic boards be advised that in preparation of their 1976 estimates, the reductions intended by recommendations 7 and 8 be taken into account.

- CARRIED UNANIMOUSLY

No action was taken to approve recommendations 4 and 5 of the Committee.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration,
November 20, 1975. (Cont'd)

Council Package
(Clause 4)

MOVED by Ald. Volrich
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping-up and Conveyance of lane to abutting Owner (Alma Street & 7th Avenue)

MOVED by Ald. Boyce
SECONDED by Ald. Volrich
THAT WHEREAS

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. An application has been received to purchase the 12 foot lane east of Alma Street between 7th Avenue and the lane south of 7th Avenue.

3. The said 12 foot lane includes all the lane dedicated by the deposit of Plan 5188 and is surplus to the City's highway requirements.

THEREFORE BE IT RESOLVED that all the lane dedicated by the deposit of Plan 5188 be closed, stopped up and conveyed to the abutting owner of Lots A, B and C; and

BE IT FURTHER RESOLVED THAT the said closed lane and the abutting said lots be consolidated to form one parcel in a manner satisfactory to the approving officer.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Expropriation of property
(North half of Lot A, South
of Lot 2, Block 41, D.L.200A)

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT WHEREAS the City of Vancouver desires to acquire that certain parcel or tract of land more particularly described as the North half of Lot A, South of Lot 2, Block 41, District Lot 200A, Plan 197, in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 190 of the "Vancouver Charter", Statutes of British Columbia, 1953, Chapter 55, and amendments hereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT the real property aforesaid be, and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Cowie submitted the following Notice of Motion, which was recognized by the Chair:

Enforcement of Sign By-law No. 4810

MOVED by Ald. Cowie

THAT WHEREAS during City, Provincial and Federal election campaigns, it has become a practice to place political lawn signs in residential areas advertising various party candidates;

AND WHEREAS many of these lawn signs are large in size and visually polluting the residential environment (lawn signs during the current Provincial election appear much larger and more numerous than in past elections -- some are as large as 4' x 8' on quiet residential side streets);

AND WHEREAS By-law No. 4810 (Sign By-law) Schedule A, Clause 9 states:

"Temporary signs related to political campaigns or civic non-commercial health, safety or welfare campaigns, provided the signs are removed within two weeks after the conclusion of the campaign. Such signs shall be free standing having a maximum size of 6 square feet and subject to prior approval from the Administrator (Director of Permits & Licenses)."

Cont'd.....

NOTICE OF MOTION (Cont'd)

Enforcement of Sign By-law No. 4810 (Cont'd)

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses be instructed to enforce the above quoted section of the Sign By-law;

FURTHER THAT the City Engineer be instructed to immediately remove all non-conforming signs.

It was agreed to defer consideration of this motion until Alderman Cowie's return from vacation.

The Council adjourned at 5.50 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 2, 1975, adopted on December 9, 1975.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of portion of Lane South of 47th Ave., East of Dunbar Street, Adjacent to the E ½ Lot 1, Block 1, D.L. 314, Plan 2788.

The City Engineer reports as follows:

"The north 10 feet of E ½ Lot 1 was established for lane when an east-west lane was planned for this block. These plans have been abandoned and this portion of lane is now surplus to our highway requirements. The owner of the E½ of Lot 1, has made application to purchase this portion of lane and add it to his property.

I RECOMMEND that the north 10 feet of the E½ of Lot 1, Block 1, D.L. 314 be closed, stopped up, and conveyed to the owner of the balance of the E ½ of Lot 1, subject to the following conditions:

a) The applicant to pay the nominal sum of $100.00 inclusive of all costs in accordance with the recommendation of the Supervisor of Property and Insurance.

b) The closed portion of lane to be consolidated with the balance of the E½ Lot 1.

c) The applicant to grant the City a 10 foot Public Utilities easement over the north 10 feet of the consolidated parcel.

d) Any agreement to be satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 517

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application Nos. 67892 and 71318
3200 East 54th Avenue (Champlain Mall)

The Director of Planning reports as follows:

" Gerard Wagner, Architect, on behalf of Hudson's Bay Company, has filed two separate development permit applications:

DPA #67892 - for the use of a 7848 sq. ft. portion of the basement of the existing building for offices and child-minding service

DPA #71318 - for the construction of a 2800 sq. ft. addition to the food retail store, located in the south-westerly portion of the building.

Location: Southeast corner of 54th Avenue and Kerr Street (Champlain Mall Shopping Centre).

History: On April 20th, 1971, City Council passed By-law No. 4550, permitting the rezoning of the site to CD-1, with the uses of the building restricted as follows:

"The following commercial establishment, catering to the daily and occasional shopping needs of residents of several neighbourhoods, or a "District" of the City, shall be permitted:

(a) Retail establishments, including large super markets, apparel, shoe, appliance stores, large variety stores and other similar convenience and shopping goods uses.

(b) Service establishments including barber or beauty shops, health spa, cleaning and dyeing shops, (collection and delivery only), launderette, or coin-operated dry-cleaning, restaurants (excluding drive-ins), shoe repair, tailor or dress-making, optical, watch or electrical appliance repair shops or other similar service type uses.

(c) Gasoline service station.

(d) Offices serving the southeast sector "District" of the City only.

(e) Public assembly or entertainment uses, including billiard and pool hall, bowling alley, auditorium or theatre or other similar assembly or entertainment type uses. "

The floor space ratio was limited by resolution of City Council to 0.25. The basement area in question was not included in the floor space ratio.

Vehicular parking was to be provided to a standard not less than 6.5 spaces per 1,000 sq. ft. of "gross leasable area" (1015 spaces), of which 1.2 spaces per 1,000 sq. ft. of "gross leasable area" were to be reserved and designated for employee parking at all times.

The development now proposed would meet the By-law requirements with the exception of floor space ratio.

Continued on Page 2. . .

Clause No. 1 Continued

Present situation: City Council later on August 1, 1972, approved a recommendation from the Planning Department that 958 parking spaces be accepted. The 958 spaces being larger than the minimum requirements.

The floor space ratio with the additional area now proposed would be 0.267 or approximately 10,600 sq. ft. (6%) over the maximum permitted 0.25 as previously approved by Resolution of Council. The additional floor area with the exception of the 2800 sq. ft. addition to the food store would be within the basement of the existing building and would not increase the building bulk.

The applications were considered by the Director of Planning on October 6th, 1975, who recommends that the applications be approved, thereby permitting the use of a portion of the basement of the existing building as medical/dental offices and small offices, all catering to the needs of the local District only, and an ancillary child-minding service and furthermore, the construction of an addition to the existing food retail store, subject to the provision of the required off-street parking facilities, and subject to City Council's approval to permit a floor space ratio of 0.267 in lieu of 0.25, on report from the Director of Planning. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Strata Title Application - Conversion
1575 Beach Avenue

The Director of Planning reports as follows:

"An application has been received from NEIL B. COOK, president of N.B. COOK CORPORATION LTD., for the approval of City Council to convert his 14 storey with basement, 40 suite apartment building, at the above address, to Strata Title ownership.

N.B. See Appendix "A" for site plan

The applicant has submitted the following information:

1. Prospectus
2. Management Contract
3. Declaration from a representative of A.E. LePAGE WESTERN LTD., agents for the owner, concerning the posting of notices to tenants of the proposed conversion from rental accommodation to Strata Lots.
4. Declaration from N.B. COOK (owner), pertaining to:
   (a) the declaration and notices to tenants by A.E. LePAGE WESTERN LTD., referred to in item #3 above;
   (b) undertaking to grant any tenant a lease to April 30, 1978 or a monthly lease to the same date;
   (c) 37 letters from 40 of the present tenants indicating approval and endorsement of owner's proposal to convert the building from rental accommodation to Strata Title ownership - being 92.5% of the present tenants. It is estimated that 17 tenants wish to purchase equity in the building and 20 wish to remain as tenants.
5. Declaration from JOHN H. READ, Professional Engineer, attesting to the state of the building as being 'excellent'.

Continued on Page 3. . .

Clause No. 2 Continued

"N.B. Copy of Prospectus available for inspection at the City Clerk's Office

Further to the condition of the building, the City Building Inspector reports as follows:

"Following an inspection, the building appears to comply substantially with all relevant City By-Laws."

Therefore, since 92.5% of the present tenants endorse this application, the Director of Planning with the concurrance of the Director of Permits and Licences RECOMMENDS that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership and the Approving Officer is hereby authorised to issue the required Certificate of Approval. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. 756 West 13th Avenue - Fire Damage

Dolores Penner and Patricia M. McTuerney have written about a dispute between the Vancouver General Hospital and Mr. D. Banks. The hospital owns the building at 756 West 13th Avenue and Mr. Banks is a tenant. Mr. Banks in turn operates the building as a lodging house, some tenants being senior citizens. In March 1975 the building was damaged by fire. The complainants say that the City Inspectors have inspected and approved the wiring and gas lines and have "recommended" that the building should be repaired. They say that the V.G.H. Board is pressing for demolition of the building and they consider this action by V.G.H. to be irresponsible.

The City Building Inspector reports as follows:

"We have inspected this house and have required the repair or replacement of all damaged wiring and gas lines. Because the Vancouver General Hospital by letters of May 15th and July 15th declared their intention to demolish the building we have not formally required the repair of the roof. Temporary weather protection is provided by tarpaulins and plastic sheets.

The Hospital authorities advise that they acquired the property for expansion purposes but because of changed planning the expansion will now not take place. They wish to dispose of the property and do not feel that the building warrants the expenditure required to repair it in compliance with the Bylaw. I have advised the Finance Department of the Hospital about the new amendment to the Bylaw with respect to demolitions. They are referring the matter to their Board.

At the present time the house is occupied by Mr. Banks and one tenant.

It is recommended that action in this matter be deferred until the Vancouver General Hospital reconsiders the matter."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

FOR COUNCIL ACTION SEE PAGE(S) 577

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Request for By-law Amendment

The Director of Permits and Licenses reports that:

"A letter has been received from John Taylor Associates, Solicitors for Krak-A-Joke Ltd., 855 Granville Street, requesting that Section 17(1) of License Bylaw 4450 be rescinded. Section 17(1) states:

> 'No person who owns or keeps for hire or profit any instrument or mechanical device for recreation or amusement, or any shooting gallery, shall permit any such instrument or device to be operated, or any customer, person or onlooker to remain in such shooting gallery or any place where such an instrument or device as aforesaid is operated, between the hours of twelve o'clock midnight and the hour of six o'clock in the following morning; and no such person shall permit any person under the age of eighteen years to enter or remain at any time in any room in which any such instrument or device is kept.'

John Taylor Associates make the following points in their letter:

a) That business premises such as Woodwards and the Bay operate amusement devices in violation of the Bylaw.

Comment Business establishments such as these are not considered to be Arcades for their principle function is not the keeping of mechanical recreation and amusement devices for hire. Also, this type of store is not in business to cater to people wishing to use these devices and therefore the environment is not similar to an Arcade. It has been the Department's policy, for many years, that a business is not classified as an Arcade under Section 17(1) unless there are 4 or more devices on the premises.

b) The Pacific National Exhibition operate similar devices without restricting juvenile access.

Comment Section 17(1) also apply to the Arcades on the P.N.E. grounds as part of the Amusement Park and the Exhibition. They are not open full time or year round, however, and the staff of the P.N.E. police the operation well.

c). That juveniles are not restricted from access to pool halls.

Comment This was a previous restriction which was removed from the License Bylaw in 1971. This should perhaps be re-evaluated with the view to reinstating the restriction.

d) That amusement devices do not have a detrimental effect on the character of juveniles and does not increase absenteeism from schools.

Clause No. 1 Continued

Comment The operation of the device, as such, may have little effect on juveniles, but some of the Arcades are situated in areas where other customers could have a detrimental effect on them. We have received complaints in the past where juveniles have been found in Arcades when they should have been at school.

The opinion of the Police Department on the John Taylor request is as follows:

> 'The following are reasons why the Vancouver Police feel that the above mentioned bylaw should not be changed.
>
> Various members of the police department have expressed concern that if this bylaw is rescinded, we will in effect be inviting youths to frequent arcades and will be giving their attendance a stamp of approval. We feel there are enough attractions already which give youths reasons to frequent the downtown area and we certainly have enough youth already frequenting the area.
>
> It is felt that parents would support the retention of this bylaw. They allow their children to come into the central business district for legitimate purposes, (theatres, shopping, etc.) they would certainly not allow or consent to time and pocket money being spent in arcades.
>
> Further, many of these arcades are featuring hard-core pornographic movies which are shown in small booths in the same room as the various machines are located. We do not feel we should allow the morals of our youth to be corrupted by allowing them free access to such displays. The British Columbia Director of Film Classification also feels the same way as he often restricts movies that are in general circulation to persons eighteen years of age or over.
>
> Our prime concern however, is not the playing of pin-ball machines or the "watching" of "skin flicks" (or movies) but the kinds of influences that are present in various arcades. Police and Social Workers who work in the area, if required, will confirm that youths who frequent the downtown area get involved in or are exposed to various nefarious activities and that young adults who frequent the arcades do exploit, in many ways, the juveniles who enter these establishments.
>
> The forementioned are areas of concern which the Vancouver Police have and in view of these, the Vancouver Police would recommend that this bylaw not be changed. Perhaps we could look at re-instating a bylaw relating to young people in pool halls as the same argument could apply in that situation.'

The Director of Permits and Licenses RECOMMENDS that no action be taken on the request of John Taylor Associates to rescind Section 17(1) of the License Bylaw."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be adopted.

DELEGATION REQUEST - MR. GARTH M. EVANS, JOHN TAYLOR ASSOCIATES

FOR COUNCIL ACTION SEE PAGE(S) 578

FINANCE MATTERS

A-7

RECOMMENDATION

1. Revision of the Water Works By-law No. 4848, Fee Schedules "A" & "G".

The City Engineer reports as follows:

"Due to increased material, labour and equipment costs, the cost of installing water service pipes and water meters is now greater than the revenue obtained from the fees levied under the Water Works By-law. The present fees came into effect on January 29th, 1975. A recommended new fee structure is shown in the following table. This fee structure is to cover cost for a one year period, January 1st - December 31, 1976.

SCHEDULE 'A': Service Pipe or/connection fee

Service Pipe Size	Present Fee	Proposed Fee
3/4"	$320.00	$475.00
1"	$420.00	$500.00
1½"	$600.00	$630.00
2"	$750.00	$815.00
3"	$1,150.00	'at cost'
4"	$1,150.00	'at cost'
6"	$1,450.00	'at cost'
8"	'at cost', minimum $1,800.00	'at cost'
12"	'at cost', minimum $1,800.00	'at cost'

SCHEDULE 'G': Fees for Installation of Water Meters

Size of Standard Meter	Present Fee		Proposed Fee	
	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
5/8"	$110.00	$40.00	$160.00	$60.00
3/4"	$110.00	$40.00	$160.00	$60.00
1"	$110.00	$50.00	$160.00	$60.00
1½"	$135.00	$60.00	$180.00	$70.00
2"	$145.00	$70.00	$190.00	$80.00
3"	$1,100.00	$110.00	$1,200.00	$120.00
4"	$1,240.00	$140.00	$1,300.00	$150.00
6"	$1,440.00	$200.00	$1,500.00	$200.00
8"	'at cost' $1,440.00 minimum	$250.00	'at cost' $1,500.00 minimum	$250.00
10"	'at cost' $1,440.00 minimum	$300.00	'at cost' $1,500.00 minimum	$300.00
Size of Fireline (Low Headloss) Meter				
4"	$1,520.00	$250.00	$1,520.00	$250.00
6"	$2,100.00	$300.00	$2,100.00	$300.00
8"	'at cost' $2,100.00 minimum	$350.00	'at cost' $2,100.00 minimum	$350.00
10"	'at cost' $2,100.00 minimum	$400.00	'at cost' $2,100.00 minimum	$400.00

The change to an 'at cost' fee for 3,4,6,8 and 12-inch service pipes is recommended because of the wide variance in the cost of installation. For example, the 1975 cost to October, for 4-inch service installations varied from $551 to $3,157. This variation in cost resulted from various length of services and from the variation in working conditions (traffic, other utilities) found in downtown where most of the larger services

Cont'd.

ıse No. 1 Continued.

ıow installed. The increase in the number of fire lines started in late
With little more than one year of history on which to base a 'flat
fee, there is a high risk that any 'flat rate' fee set now will vary
.ficantly from the average 1976 cost. The 'at cost' method will protect
ıst a possible large descrepancy between installation cost and fees
:cted. A return to a 'flat rate' fee is not recommended until the current
ıd for fire lines to existing buildings in the downtown area substantially
:es, or until a sufficient history of costs is accumulated on which to base
.at rate' fee.

The average cost of 3/4-inch services in the past has been kept low because
ıe practice of installing services prior to application by the customer. To
cost, in new subdivisions the City installed 3/4-inch services prior to
.cation to avoid road repairs. Few prior to application installed services
xist. With only high density developments now planned for Champlain Heights
E and F, no additional "low cost" services can be anticipated. The increase
.e 3/4-inch service fee by more than the average increase reflects the loss of
enefit derived in the past from the prior to application installed services.

The City Engineer RECOMMENDS that:

e proposed Fee Schedules 'A' and 'G' be approved.
e Director of Legal Services be instructed to prepare the necessary amendments
the Water Works By-law.
e effective date of the new fee schedules be January 1st, 1976.

The Director of Finance concurs in the proposed fee changes."

The City Manager RECOMMENDS that the above report of the City Engineer be
ved.

FOR COUNCIL ACTION SEE PAGE(S) 578

PERSONNEL MATTERS

MMENDATION

Staffing: Urban Design Panel

irector of Planning reports as follows:

Council, on September 18, 1973, approved recommendations of the Board of Administration (Building and Planning Matters) dated September 7, 1973 regarding design procedures in relation to beautification and their staff requirements.

The Board's report noted that staff at that time in the Beautification Section of the Civic Development Division consisted of the following:

Permanent Staff:	One Planner II One Planner I One Planning Assistant III
Temporary Staff:	One Planner I (source of funds being the salary for the then vacant Director of Planning position)

Included in the recommendations approved by Council was the following:

> 'THAT the temporary Planner I position be confirmed as permanent and one additional position (maximum Planner I be established subject to availability of applicants) to terminate on December 31, 1975. (The classifications are recommended by the Director of Personnel Services and concurred in by the Business Manager of the V.M.R.E.U.)'

The temporary position, which is classified as Planner I, is presently occupied by Mr. P. Mees, who was appointed following Council's approval of the recommendation. An increasing amount of this employee's time, as indicated below, has been devoted to his role of secretary to the Urban Design Panel.

The Board's report was supplemented by an Appendix showing the number of man-days demand per project, both actual and estimated, including the various beautification projects then under way and the demands of the Design Panel and Technical Planning Board. The indicated demands for Design Panel and Technical Planning Board for the period June to December, 1973 was an average of ten man-days per month.

Subsequently, the Technical Planning Board was abolished and the Urban Design Panel underwent a number of changes. One of the more significant of these changes was that the Chairman is now elected from the membership, in place of the former arrangement under which the Director of Planning was the Chairman.

Development permits requiring the attention of the Design Panel still need the same degree of checking as when the Technical Planning Board was in existence. Now that the Chairman of the Design Panel is not the Director of Planning, the demands of the supporting role of the Planner I have increased, as the Chairman has not the former ready access to staff to assist him.

The volume of development permit applications dealt with by the Urban Design Panel has increased from 146 in 1973 to 174 in 1974 and 193 in the period January 1 to October 31, 1975. About 50% of the 1975 applications have required some form of follow-up action by the Planner.

The changes in demand on the services of the Planner I, together with the increase in the number of items dealt with by the Design Panel, have resulted in approximately 70% of his time in 1975 being devoted to Design Panel work, compared with approximately 50% in 1973.

.....2

ıuse #1 (Cont'd)

The work for the Panel includes selection of items to be considered, site inspections, preparing meeting agendas, presentation of items to the Panel involving evaluation of architectural aspects and information on surrounding developments, minutes and reports of Panel's actions, advice to the Director of Planning, and follow-up on decisions of the Panel, including consultation with architects for applicants. This work has required a high degree of professional expertise and as noted above, has taken up approximately 70% of the incumbent's time in 1975. The remaining time has been occupied on design advisory service for the Area Planning and Special Services Divisions and the Housing Planner, and representing the views of the Design Panel on a Committee on Compact Housing.

It is the view of the Chairman of the Urban Design Panel, as expressed in his letter of October 27, 1975 (copy attached) and concurred in by the Director of Planning that this position should be made permanent, particularly in view of its importance to the work of the Panel.

Salary costs of $22,212 plus fringe benefits at 10% ($2,212) for a total of $24,424 will show in the 1976 salary estimates.

It is RECOMMENDED that the position of Planner I, presently occupied by Mr. P. Mees, be made permanent."

City Manager RECOMMENDS that the report of the Director of Plan- be approved.

Leave of Absence Without Pay - Mr. R.E. Matthews and Mr. D.W. Fletcher

Director of Personnel Services reports as follows:

:ers have been received from C.U.P.E. Local 1004 (Vancouver Civic Employees' ı) requesting leave of absence without pay for Mr. R. E. Matthews (Park Board) Mr. D.W. Fletcher (Engineering Department) from November 20, 1975 to nber 31, 1975 for the purpose of performing their duties as Officers of the ı. These requests have been granted in accordance with Clause 11(g) of the ective Agreements.

Jnion has also asked that Messrs. Matthews and Fletcher continue to be given protection of the Travelers Accident and Sickness Policy during this period, the Union paying the full premium cost. This arrangement would be identical ıat which has been approved for other Union officials on leave of absence over past few years. The Law Department advises that it will be necessary to h a rider to the Travelers Policy to formalize the extension of coverage.

ıerefore, RECOMMEND that Council authorize the Mayor and City Clerk to ıte the necessary rider to the Travelers Policy when it is received, and the seal of the City thereto."

ity Manager RECOMMENDS that the above recommendation of the Director of nnel Services be approved.

alary-Police Physician

irector of Personnel Services reports as follows:

ts meeting of November 13, 1975, the Vancouver Police Board passed the wing resolution:

The Director of Personnel Services submitted a report on the position f Police Physician in which he recommended that the salary be increased

Clause #3 (Cont'd)

from $700 to $1,960 per month based on $90.00 per half day for five days per week and for being on call in the evenings. He further recommended that the salary of relief Police Physician be increased from $260.00 to $780.00 per month based on $90.00 per half day for two days per week and for being on call in the evenings.

Moved:

That the recommendations of the Director of Personnel Services that the salary of the Police Physician be increased from $700 per month to $1960 per month and the salary of relief Police Physician be increased from $260 per month to $780 per month both based on a rate of $90.00 per half day and for being on call in the evenings, be approved; and

Further that City Council be requested to consider providing the funds required ($13,800) to pay Dr. Croft the new rate from April 1st, 1975, to the date of his resignation, November 6, 1975; it being understood that other docters employed by the City on a part time basis received the $90.00 per half day rate effective April 1, 1975."

The rates of $700 per month for the Police Physician and $260 per month for relief were approved by Council on July 4, 1967 and have not been reviewed since that time. Over the past eight years, advances in professional salaries have been considerable, and this is particularly true of medical staff who are hired on a part-time basis. While the recommended increase from $700 to $1960 per month for the Police Physician and from $260 to $780 per month for the relief Police Physician, may appear to be extreme, the effect is simply to bring the Police salaries into line with the sessional rates currently paid to part-time Medical Health Officers engaged by the City Health Department. These latter rates have in turn been established at the same levels as those set by the Provincial Government for comparable work in order that the City can be competitive in recruiting.

On the question of retroactivity for Dr. Croft, the Police Board is correct in their statement that "other doctors employed by the City on a part-time basis received the $90.00 per half day rate effective April 1, 1975". However, Council should be aware of the following points:

(a) The rate paid to the Police Physician has been less than the City's sessional rates for Doctors for a number of years.

(b) The request for a review was initiated not by Dr. Croft himself, but by Police Department officials, early in November, due to his pending resignation.

(c) To grant the request for retroactivity to April 1, 1975 would be contrary to the City's Personnel Regulations. Regulation 195-1(e) states in part: "Retroactive payment will be made from the first pay period following receipt of the request".

In summary, I RECOMMEND that:

(a) Council approve the recommended salary increase for Police Physician to $1960 per month and for relief Police Physician to $780 per month, both effective November 13, 1975.

(b) The request for retroactive payment to April 1, 1975 for Dr. Croft be refused."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 575

PROPERTY MATTERS

CONSIDERATION AND RECOMMENDATION

1. Minaki Lodge - Lease arrangements
1138 Nelson St., Lot 5, Block 22, D.L. 185

The Acting Supervisor of Property and Insurance reports as follows:-

"City Council recognizing the special problems regarding relocation of the remaining 25 tenants in Minaki Lodge passed the following motion on September 16, 1975.

'That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975, with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere.'

Subsequently, School and Park Board representatives indicated their approval of this arrangement.

Later, on September 23, 1975, City Council resolved that the lease to Loomis Holdings be reviewed in two years from September 23, 1975.

After Council's decisions, several meetings have been held between Directors of Minaki Lodge and staff of the Property and Insurance Office and written proposals have been submitted by the Directors, copies of which are attached to this report. As a result of these meetings, the following pertinent items are submitted for Council's consideration.

(i) In order to find alternate facilities for board and room residence and prepare an orderly move to a new location, the Directors of Minaki Lodge are requesting the two year lease be effective from January 1, 1976, and have an option to renew for a further one year period. At the end of the lease period, with one year renewal, Loomis Holdings covenant and agree to give vacant possession of the building to the City and to pay their own moving costs. The School Board have indicated that this arrangement is satisfactory to them.

(ii) At present the administrative staff of the lodge are housed in 1144 Nelson Street, (E½ of Lot 6, Block 22, D.L. 185), which is immediately adjacent on the West side. This house is connected with the lodge by a buzzer system which enables management to be available for emergencies at any time. This site however, is required for location of the new school and demolition was proposed to proceed after October 31, 1975. (This action is now being held up pending Council action on demolitions which was deferred November 4, 1975.)

1130 Nelson Street (Lot 4, Block 22, D.L. 185), lying to the East of Minaki Lodge is not required at this time for school construction and the two existing tenants have been given notice to vacate by October 31, 1975.

The Directors of Minaki Lodge have now requested a lease of this dwelling for 3 years so that proper supervision of the lodge can be continued. The School Board agree to this arrangement.

(iii) With regard to rental payments under a new lease, the Directors of Minaki Lodge have requested that the rental remain the same ($1,000.00 per month). In support they have presented an estimated revenue and expense statement for the Fiscal Year ending June 30, 1976. In addition, they have also supplied financial statements for the years 1974 and 1975. In analyzing these statements, it is evident that wages and purchases account for the largest proportion of the gross income (71%) and as a result profit is small and there has been no reasonable return to

Clause #2 (Cont'd)

Loomis Holdings Ltd. The Directors of Minaki Lodge also have suggested that in the third year of the lease they plan to gradually reduce the number of tenants and request that monthly payments to the City be on a sliding scale. This reduced rental to be based monthly on the percentage of full occupancy (44).

(iv) Further requests from Loomis Holdings Ltd. are as follows:

- City to take care of items of deferred maintenance. It is estimated that these items will cost $43,000.00, of this amount $20,000.00 is a direct City responsibility to conform to City By-laws.

  It is noted that the Board of Parks and Public Recreation in 1969 requested that the remaining structures in Block 22 be demolished in order that Park development might proceed. City Council at that time resolved that the building should remain for another year and by reason of further extensions and except for vital repairs, deferred maintenance has been accumulating for 6 years.

- City Council to reimburse them in the amount of $3,830.29 for loss of revenue and other expenses during the period from the service of Notices to Vacate to the rescinding motion by City Council. A copy of their statement is attached to this report. (It is noted that the 75% subsidy for loss of rentals including tenant relocation costs is $10,771.74, amount paid to October 31, 1975, being the date the subsidy was terminated by the Property and Insurance Office.)

The foregoing costs to the City may be summarized as follows:-

Rental Subsidy to Date and Tenants' Moving Costs	$ 10,771.74
Mandatory repairs & Maintenance Pursuant to City By-Laws	66,700.00
Optional repairs & maintenance requested by Minaki Lodge	23,000.00
Request for reimbursement by Minaki Lodge	3,830.29
	$104,302.03

At present the City is receiving $12,000 annual income from this property, but the lessee is not paying taxes ($4,137.82) or contributing to major repairs and maintenance. Using an estimated 40% expense rate, the City is now receiving a net income of $7,200 per year. The mandatory expenditure of $66,700 by the City will create an annual deficit of $15,033 for the City, ($22,233 - $7,200), under a three-year lease and an annual deficit of $26,150 under a two-year lease.

Further, if the City expends an additional $23,000 this deficit will be $22,700 annually under a three-year lease, and $37,650 annually under a two-year lease.

In view of the foregoing, it is suggested that an increased rental be paid by Loomis Holdings Ltd., based on the difference between the required expenditure of up to $75,000 and their additional requests for the cost of non-mandatory requirements to facilitate their running of the lodge with new tenants. This amount is estimated to be $23,000 and could be amortized over the term of lease granted by Council.

As previously mentioned, an estimated approximate cost of $20,000.00 is required to bring this structure to Health, Lodging House and Electrical minimum by-law standards. In

Clause #1 (Cont'd)

addition, the new Fire By-law standards require an estimated expenditure of $46,700.00 immediately for sprinkler installation etc. (The Acting Supervisor of Property & Insurance has been served notice that the City of Vancouver will face prosecution if Minaki Lodge is not brought up to fire By-law requirements within 90 days.)

Since School and Park Boards have agreed to a three-year tenure and since a large amount of mandatory repairs and maintenance are to be carried out by the City for the building to remain in operation, Council may wish to give CONSIDERATION to the following:-

(a) granting a 3 year lease effective from January 1, 1976, (in place of a two year lease from September 23rd, 1975);

(b) an increased rental above the $1,000.00 per month, the increase to be contingent upon the amount of money expended on their requests for $23,000.00 of non-mandatory deferred maintenance (carpets, blinds painting etc.) these costs to be amortized over the term approved by Council.

(c) 1130 Nelson Street to be rented at market value, term to coincide with lodge lease;

(Directors of Minaki Lodge have asked to appear as a delegation to speak on this matter.)

Now that investigation has established that an amount of $66,700.00 is required for minimum mandatory by-law requirements for the two year lease term already approved by Council, and it is deemed prudent that there should be an allowance for repair contingencies and unforeseen requirements when the lodge is back on a full operation basis.

The Acting Supervisor of Property and Insurance RECOMMENDS that an amount, not to exceed $75,000.00, be established for bringing the structure up to minimum by-law requirements and maintenance over the term of the lease decided by Council.

The Comptroller of Budgets advises as follows:

- Fire By-Law requirements to be chargeable to Account Code #447/1201 and

- Other mandatory By-Law requirements to be chargeable to Congingency Reserve."

The City Manager submits (a), (b) & (c)above to Council for CONSIDERATION and RECOMMENDS approval of the recommendation of the Acting Supervisor of Property and Insurance.

Delegation Request - Mr. D. Angel & Mrs. V. Ferguson

RECOMMENDATION

2. McLaren Electric Building, 2151 Burrard Street
Lease of portion (2,160 sq ft.) of second floor

The Acting Supervisor of Property & Insurance reports as follows:

"City Council 'In Camera' on August 12, 1975, recommended:
'That the Supervisor of Property & Insurance be authorized to negotiate leases on the McLaren Electric Building to expire no later than December 31, 1981.'

Trend Kitchen Centre Ltd. occupy 2,160 square feet on the second floor of this building under a three year lease which expires November 30, 1975.

Clause #2 (Cont'd)

Following negotiations this lessee has agreed to a new lease incorporating the following terms and conditions:

- Rent to be increased from $400.00 per month to $700.00 per month commencing December 1, 1975.
- Lease term to be five years from December 1, 1975 with full rental review after 2½ years.
- Lessee to have the exclusive use of four parking stalls.
- Lessee to have the right to sub-lease or assign when approved in writing by the City, such approval not to be unreasonably withheld.
- City to be responsible for payment of heat and light.
- Lessee to be responsible for internal janitorial service.

It is noted that the above rental rate represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Trend Kitchen Centre Ltd. under the above terms and conditions with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Acquisition of 5370 Elgin St. for Widening of 37th Avenue Between Fraser and Inverness

The Supervisor of Property & Insurance reports as follows:

"On September 21, 1971, City Council dealt with the question of whether 37th Avenue was to remain at 33 feet or ultimately widened to 50 feet. City Council recommended a course of action be taken with respect to the development of a 50 foot street. The owners of the above property, which is required for the widening of 37th Avenue had an offer from a private purchaser who subsequently backed away from concluding the transaction upon finding out the City's plan for widening 37th Avenue. The owners are now offering this property for sale to the City.

These premises comprise a 1½ storey non-basement frame dwelling erected in 1945 on a lot 49.5 ' X 98' zoned R.S. 1. The dwelling contains 4 rooms and a utility room on the main floor plus one room upstairs which was added in 1962. The dwelling also contains 5 plumbing fixtures, has a patent shingle roof, stucco exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a double garage at the rear of the property.

Following negotiations with the representative of the owners they are prepared to sell for the sum of $46,200.00 which was the price the private purchaser had agreed to pay, also on the understanding that the sale date be November 30, 1975, and that they retain rent-free possession to December 31, 1975. It is considered that this price is fair and equitable and represents market value in the area. It is proposed to rent these premises on a month to month basis until 37th Avenue is to be widened at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lot 18 Amd., Block 14, D.L.'s 668-670 known as 5370 Elgin Street for the sum of $46,200.00 on the foregoing basis, chargeable to Code #561/2905, Land Purchase Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. License to Occupy of Parking Purposes to Johnston Terminals Ltd.
Portion of Parcel I, Block 279, D.L. 526
And Lot 13, D.L. False Creek Plan 16003

The Supervisor of Property and Insurance reports as follows:

"The above property was leased to Johnston Terminals for ten years terminating on August 14, 1974, at a monthly rental of $452.20 plus taxes as if levied.

The lease has been continued on a month to month basis pending the finalizing of plans on parking for the Heather Street Marina. These plans are now complete and the parking lot will be upgraded and landscaped in the early spring of 1976. This work will be done by the False Creek Consultant and the lot will remain under City control. The intent is to make joint use of this parking lot for both Marina patrons and Johnston Terminals Limited employees parking. The lot will provide parking for 158 cars with the marina being allocated 45 stalls for full time use and the use of 100 stalls on weekends, holidays and from 5 p.m. to 7 a.m. on weekdays. Johnston Terminals would have the use of 13 stalls full time and would have use of the 100 stalls on weekdays from 7 a.m. to 5 p.m., excepting public holidays. Working jointly with the False Creek Consultant and Johnston Terminals Limited has produced the following.

a. Johnston Terminals Limited have agreed to a license to occupy a portion of the premises for a 3 year term commencing December 1, 1975.

b. Only private passenger type vehicles may use this portion of the premises.

c. Thirteen stalls to be available for the exclusive use of the licensee.

d. One hundred stalls to be available for the exclusive use of the licensee between the hours of 7 a.m. to 5 p.m. on Monday to Friday inclusive, except for public holidays.

e. The rent to be $730.00 per month.

f. The City may terminate the license on giving 6 months notice if the premises are required for civic purposes.

g. The licensee may terminate the agreement by giving 6 months notice.

RECOMMENDED that a license to occupy be granted to Johnston Terminals Limited on the above terms and conditions with the agreement to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance.

5. Sale of Properties

The Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

NAME	PURCHASE PRICE	TERMS

A. Lot B, Block 10, D.L. 668-670, Plan 14974
-N/S 37th Avenue, West of Windsor Street.
Approximately 49 ft. X 98 Ft - RS-1

Domenico Taddei	$39,228	City Terms

Conditions: Bulkhead agreement - property above lane level.

B. Lot 2, Block 113, Sections 28 & 29, Plan 15727
-W/S Kootenay Street, at Gravely Street
Approximately 36,957 sq. ft. - M-2

Kebet Holdings Ltd.	$181,050	City Terms

Conditions: 10 ft. X 20 ft. easement. Purchaser required to connect to sewer on 1st Avenue by use of right-of-way over Lot 1 to the South.

C. Lots 5 & 6, Block 1, N.W.¼ Section 24, Plan 367 Amd.
-E/S Renfrew, Between Venables and Charles Streets.
Approximately 69.6 ft. X 120 ft. - C-1

Trasolini and Eng Construction Ltd.	$110,000.	City Terms

Conditions: Development permit to be obtained within 120 days and prior to transfer of property. Finished grade not to be below street or lane level

D. 5-Acre parcel N.E. Corner 5th Avenue and Skeena Street
-Permitted uses: warehousing, wholesaling and light manufacturing
-Development by one principal firm; low traffic generator.

Community Builders	$1,415,700	City Terms

Conditions:

Development conditions

Development of the site must conform to the following conditions:-

- Be of high quality and in harmony with the adjacent residential area with all activity (except parking and loading) conducted completely within an enclosed building.
- Maximum height of any building shall be 40 feet.
- A minimum 45-foot landscaped setback shall be provided along Skeena Street.
- The development shall be well landscaped with particular emphasis on the area adjacent to Highway 401 and the area facing the residential development on the West side of Skeena Street.
- Truck access and the major portion of employee parking must be provided at the rear of the site.

Clause #5 (Cont'd)

Conditions of sale

The purchaser will be required to:-

- Obtain a development permit conforming to the design approval and development conditions set out herein, prior to transfer of property; such permit to be obtained within 120 days. Date of sale will be the date of issuance of the permit.

- Grant the City an option to repurchase the site in the event construction to the point of poured foundations has not been commenced within a period of 18 months from the date of Council's approval of the sale, or completed within a period of 36 months.

- Sign any and all bulkhead or easement agreements which the City may determine to be necessary."

The City Manager RECOMMENDS THAT the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 578-7

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

November 20, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 20, 1975, at approximately 10.00 a.m.

PRESENT: Ald. Volrich, Chairman
Mayor Phillips
Ald. Bowers, Bird, Boyce, Harcourt, Kennedy, Marzari, Sweeney

CLERK: G. Barden

INFORMATION

1. Briefing for Information Purposes on Financial Matters in General.

All members of Council were invited to attend a special meeting of the Standing Committee of Council on Finance and Administration at which the Director of Finance gave a briefing session on financial matters in general for information purposes. The Director of Finance expanded on material that was circulated to Members of Council to assist in understanding the overall finances of the City. The material included:

- Operating Revenues and Expenditures from 1965-74 and 1974-75
- Tax Collections from 1960-74
- Capital Expenditures and Source of Funds 1965-74
- Proposed Capital Program 1976-80
- Debt Policy and Borrowing Authority
- Level of Outstanding Debt 1960-75
- Local Improvements
- Waterworks
- Statement of Debenture Maturities
- Sinking and Related Funds
- Debt Charges Equilization Fund
- U.S. Premium Liability Reserve Fund
- Contingent Liabilities
- Non-contingent Debt Raised by Other Bodies

Members of Council were very enthusiastic about the excellent briefing session presented by the Director of Finance and requested that similar sessions be held on a regular basis, particularly following an election.

Following further discussion, it was

RESOLVED

THAT page 12 outlining Operating Revenue and Expenditures for 1965-1974 be referred back to the Director of Finance for conversion to percentages and circulation to Members of Council for their information.

The Meeting adjourned at approximately 12.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 585

II.

SPECIAL MEETING OF THE

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

November 20, 1975

A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 20, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie

ABSENT: Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Demolition Controls

Council on October 21, 1975, considered two City Manager's reports dated October 16, and October 17, 1975, regarding demolition controls, and approved the recommendations contained therein. One of the recommendations was:

"THAT the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing and Environment Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the City, transfer of development rights, City objectives for low rental senior citizen and non-market family housing."

Submitted this day was a brief from Alderman Harcourt, dated November 20, 1975, entitled 'Demolition Controls'. This brief, which is on file in the City Clerk's Office, stated in part:

" Council has become increasingly more involved in the whole demolition issue. Two basic principles have evolved for Council's consideration. These are:

1. That demolition permits should be tied to development and building permits.

2. That in the Inner-city area, as a minimum, at least as many low-income dwelling units should be built as are being demolished.

1. Last Spring, I was asked to report back on demolition controls. By August, Dr. Bryson, Director of Permits and Licenses, had prepared factual information on demolition for the years 1973 to the mid part of 1975. City staff and myself considered this information plus the Social Planning study on the 1100 conversion units in the RM3-A area of Kitsilano and also the Director of Legal Services' and Director of Planning's information on Toronto's stiff anti-demolition by-law penalties.

Cont'd . . .

Alderman Rankin and Alderman Volrich, in the latter part of September, placed slightly different motions before Council. Each was incomplete, but together they formed the basis for a comprehensive Council approach. With that in mind, I seconded both motions to get them on the floor for debate at the September 23rd Council meeting. Many delegations were heard at that time. Staff were instructed to analyze the motions and submissions and report back within a month's time. October 21st the City Manager's report and the Director of Planning's memo were before us when we again considered Alderman Rankin's and Alderman Volrich's motions. Twenty eight delegations appeared. Council defeated Alderman Rankin's motion. Alderman Volrich withdrew his motion. Council then adopted the City Manager's report which meant accepting the first basic principle which tied demolition permits to building permits.

2. The second principle, replacement of low and modest income inner-city housing units, was referred to the Housing and Environment Committee for a report back on practical ways to carry out such a policy. The Housing and Environment Committee will start considering this question at its meeting slated for November 20. Further meetings will be held with senior governments and a report will be brought back to Council in early 1976.

Not only the question of low income housing in the inner-city will be reported on at that time, but also a detailed housing policy will be available. City officials are preparing a housing policy paper which is part of the emergent city plan Alderman Bowers' Planning and Development Committee will be bringing before Council in the Spring of 1976. Housing policies for the city will be considered, as will the rest of the city plan, in relation to the GVRD's Livable Region Plan for 1976-86.

However, the Housing and Environment Committee's immediate focus for a November 20th meeting is on the City Manager's recommendation, which was passed by Council on October 21st. That recommendation is that "the City Manager further recommends that the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the city, transfer of development rights, city objectives for low rental senior citizen and non-market family housing."

Staff have had further time to consider the delegation presentations of September 23rd and October 21st, Council members' statements of October 21st and the Department of Planning report dated October 16.

Cont'd . . .

In my opinion there are a number of ways that the second basic policy of providing an adequate number of low and modest income housing units in the inner-city can be carried out.

A. Those that are already in operation or accepted:

1) Bonusing, e.g. the RM3-A area in Kitsilano

2) Changing zoning to allow residential, e.g. the Downtown Plan and new zoning for the Downtown Eastside.

3) Neighbourhood preservation, e.g. Downtown Eastside and Strathcona.

4) Renewal of older industrial and warehouse areas, e.g. False Creek.

5) Government sponsored or non-profit or co-operative new housing units. This Committee receives a monthly status report on such activities.

6) Acquisition of existing residential units. Examples in the past are the Stanley-New Fountain, Central, Oliver and Ferry Rooms, and the Residents United to Save Housing proposals for Kitsilano. Further, the Director of Housing, Mr. Maurice Jeroff, has applied to the senior levels of government for $4 million to be used in 1976 for acquisition of existing residential structures where necessary.

B. There are some other approaches that Council has not yet agreed to or thoroughly considered:

1) Require residential developers, where demolitions are involved, to provide a certain number of low income or modest income units in the development. I understand the City of Los Angeles has introduced such a measure.

2) Establish a quota system for each neighbourhood in the city so that demolitions of existing units are tied to acquisition construction bonusing, or some other means of building or preserving low income units.

3) An impost system where developers pay part, or all, of the construction costs of their units if they do not wish to build them themselves.

The Chairman expressed that demolitions were creating a social problem and emphasized the importance of City involvement in control of demolitions. The City should try to establish a policy which fits into the liveable region plan. During discussion of the above brief the following points were noted:

- The City should emphasize its involvement in 'housing' and should not deal with low-income housing in isolation.

- It was expressed that stopping demolitions could be a deterrent to developers building rental housing.

- The City should establish a policy of building low-cost rental housing.

Cont'd . . .

- The private developers should be given incentives to construct rental housing i.e. 'bonusing' in Kitsilano in RM-3A areas.

- The Chairman advised that DAON will be building 500 rental units at Pacific and Burrard and various other developers will be building another 500 rental units in the City of Vancouver.

- Over the past two years approximately 65% of new housing units have been non-market.

- Co-operative housing projects should be equally distributed in all parts of the City.

Mr. Dan Janczewski of the Planning Department submitted a brief outlining for the Committee a number of ways that demolition controls could be of assistance. This brief is on file in the City Clerk's Office. Listed below are some points from this brief:

- When a multiple housing project is to be in an area, adequate schools, parks, and other facilities must be readily available.

- The points noted in Alderman Harcourt's brief should be related to a housing policy for the City which conforms to the City plan and a liveable region plan.

- The Planning Department should look at all areas of the City and advise on:

  a. those areas where there should be no change;

  b. those areas where change is desirable and exactly what kind;

  c. those areas where we want radical change.

In answer to a question from Mr. J. Cotgrave of the Property and Insurance Department the Chairman advised that approximately 100 to 150 housing units are being lost per year in the Kitsilano area, and that approximately 60% of these house low-income people.

RECOMMENDED,

A. THAT Council adopt the principle that as a minimum, as many low income housing units will be built as are being demolished.

B. THAT the following strategies be reconfirmed:

  i) Bonusing, e.g. the RM-3A area in Kitsilano

  ii) Changing zoning to allow residential, e.g. the Downtown Plan and new zoning for the Downtown Eastside.

  iii) Neighbourhood preservation, e.g. Downtown Eastside and Strathcona.

  iv) Renewal of older industrial and warehouse areas, e.g. False Creek.

  v) Government sponsored or non-profit or co-operative new housing units.

  vi) Acquisition of existing residential units.

C. THAT further consideration be given to the following approaches:

i) that residential developers be required to provide as many low income units as are being demolished.

ii) that every residential housing project provide a certain number of low or modest income housing units.

iii) that a quota system be established for inner-city neighbourhoods.

iv) that the question of developer imposts be approved.

D. THAT staff report back on such policies and, further, that the Chairman of the Housing and Environment Committee hold discussions with the Federal and Provincial Government housing officials about the above points with report back to the Housing and Environment Committee.

E. THAT these points be related to a housing policy for the City which conforms to the City plan and a liveable region plan.

INFORMATION:

2. Low-Cost Spay and Neuter Clinic

Alderman Boyce noted that Council on November 18, 1975, approved a grant of up to $45,000 to the B.C.S.P.C.A. for construction of a low-cost spay and neuter clinic. She requested that Mr. J. Holmes, Secretary-Manager of the B.C.S.P.C.A. be present at a future Housing and Environment Committee meeting to provide further information related to the total financing of this facility.

The meeting adjourned at approximately 2:54 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 585

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

November 20, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall on Thursday, November 20, 1975 at approximately 1.30 p.m.

PRESENT:	Alderman Volrich, Chairman Aldermen Bowers, Kennedy Marzari, and Sweeney
ALSO PRESENT:	Alderman Boyce (for Clause 1 only)
CLERK:	G. Barden

INFORMATION

1. Establishment of Branch Library - West Point Grey.

The West Point Grey Community Association distributed a brief dated November 3, 1975 supporting a letter of October 24, 1975 in which the Vancouver Public Library advised they agreed in principle to the Association's request that a Branch Library service be established in the area of 10th Avenue and Sasamat Street.

Ms. Dorothy Gillis, president of the West Point Grey Community Association advised that they had conducted a survey of every household in both West Point Grey and the University Endowment Lands. The survey response indicated that 90% felt that a branch library is needed in the vicinity of the 10th and Sasamat Street, and 90% would use the branch library if one were available. West Point Grey is the only area that did not receive funds for a branch library as agreed to by the voters in the 1971-75 Five Year Plan.

It was noted that West Point Grey Library was included in original submissions for the 1976-80 Five Year Plan on a leased premises basis, with the request being $150,000 for books and equipment. The request was deleted in the review process.

Mr. Peter Kitchen, Chairman, Vancouver Public Library Board advised that the University Endowment Lands are not included in the Greater Vancouver Library Federation and residents had requested that they be given access to any branch library established in the West Point Grey area.

In the ensuing discussion, the Committee felt the Association should first approach the Provincial Government and the Federation for capital and operating funds to establish a library in West Point Grey since it would also serve the University Endowment Lands.

Following further discussion it was,

RECOMMENDED

THAT the submission be received, it being understood that the Association will apply directly to the Provincial Government and the Federation for capital and operating funds to establish a branch library in West Point Grey.

Cont'd.

RECOMMENDATION

2. Civic Cultural Grants - 1976.

The Committee had for consideration a Manager's Report dated November 4, 1975 (copy circulated) in which the Director of Social Planning recommended adoption of 12 guidelines in connection with Civic Cultural Grant applications as follows:

"1. Cultural Grants are given only to Non-Profit Societies which, in the judgment of City Council, make a unique arts contribution to, or are of special significance to the City.

2. Cultural Grants are given to defray a portion of operating expenses for established cultural facilities or to help cultural organizations produce specific programs on a planned basis.

3. In order to apply for a cultural grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period during which the grant is to be used, must be specified.

4. Except in exceptional circumstances, cultural grants will not be made available to cover past deficits in operating budgets or for capital improvements.

5. Conversely, organizations will not be penalized for surpluses in the given year, providing that such surpluses are placed in reserve to defray costs for capital improvements or to cover future deficits.

6. So long as a major Special Event grant is given on an annual basis to the B.C. Folk Arts Society for the purposes of Folkfest and other folk art activities, no Cultural Grants should be recommended for ethnic performing groups.

7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for adjudication, within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the cultural grants recommendations report to the Standing Committee on Finance and Administration.

8. Festival activities (neighbourhood and city-wide), civic celebrations and special projects will not be considered for cultural grants. Instead, applications for funds for such activities shall be referred to the Social Planning Department to be reviewed within the framework of a predetermined "Special Events" budget and be co-ordinated with the Engineering and Police Departments.

9. Cultural Grants will be dealt with on a once a year basis.

10. Special Events will be dealt with on a semi-annual basis. The budget for Special Events should include some discretionary funds for the purpose of initiating, planning and co-ordinating City-sponsored Special Events.

11. a) In 1976, the total of cultural grant recommendations may not exceed an increase of 10% over the 1975 total (or approximately $275,000, not including the Centennial Museum and the Vancouver Art Gallery).

Cont'd.

Clause No. 2 Continued.

b) In 1976, except for established and unique cultural facilities, such as the Artists' Gallery and Western Front, first time grant requests will necessarily fall into a low priority category.

c) Funding for professional organizations of superior artistic merit, whose civic grant in 1975 was less than $2,000, may receive grants of up to $2,000, regardless of the percentage increase over 1975. The intent here is to adjust for inequities which may have occurred in the past.

d) In 1976, for all other applicants, no grant may exceed an 8% increase over the 1975 level. Some grants may remain at the 1975 level and some may be reduced or phased out.

e) The projected Special Events budget should be a minimum of $60,000, and include a $10,000 discretionary fund.

f) The Centennial Museum and the Vancouver Art Gallery will be dealt with separately by the Standing Committee on Finance and Administration on a previously established basis.

12. All organizations which received Grants from the City in 1975 are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department. Applications are to be returned to the Social Planning Department by the second week in December. Recommendations on Cultural Grants and Special Events shall be brought to the Standing Committee on Finance and Administration on January 8th, 1976 and to full Council on January 27th, 1976."

The Director of Social Planning reported that the guidelines were drawn up in response to requests from cultural organizations for a more open adjudication process. Also the guidelines should help effect more economical administration procedures and whilst holding the line against inflation, help protect organizations which are currently dependent on cultural grants for their continued operation.

The City Manager stressed that he could not endorse or support any guidelines for discretionary funds.

Following discussion, the Committee dealt with the twelve guidelines as follows:

RECOMMENDED

A. THAT guidelines 1, 2, 4, 6, 8, 11(b), 11 (c), 11 (d) and 11 (f) be approved as outlined above.

B. THAT guidelines 3, 7, 9, and 12 be approved amended as follows:

3. In order to apply for a cultural grant, an organization must be prepared to supply valid financial information. What the grant is for, and the period for which the grant is requested must be specified.

Cont'd.

Clause No. 2 Continued.

7. Applications for amateur and semi-professional organizations should be referred to the Community Arts Council for consideration and advice within the framework of civic guidelines and budget constraints. Their recommendations will be reviewed by the Social Planning Department's advisory group and included in the cultural grants recommendations report to the Standing Committee on Finance and Administration.

9. Cultural Grants will be dealt with at budget time on a once a year basis.

12. All organizations which received Grants from the City in 1975 are to be contacted immediately and given the opportunity to obtain applications, together with copies of these guidelines, from the Social Planning Department.

C. THAT guideline # 5 be deleted.

D. THAT guidelines 10, 11 (a), and 11 (e) be deferred for further consideration and discussion with the Director of Social Planning.

3. Anti-Inflation Program for Greater Vancouver.

The Chairman in a memorandum dated November 3, 1975 proposed an Anti-Inflation program for Vancouver as follows:

"This year has seen us come to a crisis in our economy which has necessitated the recent drastic actions of restraint taken by the Federal and Provincial Governments.

To a large extent I believe that the crisis has been of their own making, in terms of the excessive spending programs of both governments in recent years, and their complete failure to implement policies that could control the situation.

However, in the light of the restraints now imposed by the senior governments, I suggest that we, on the City level, now take similar action to assert our own determination to hold the line in certain areas of our own responsibility. Some of the actions which I recommend will not be popular, but neither are many of the actions taken by the senior governments. I hope, however, that all affected persons, departments and agencies will accept these restraints with understanding as to their necessity. We ask their full cooperation. I would also hope that other cities and municipalities in B.C., and across Canada, will take similar actions, so that all three levels of government can join together in a concerted and coordinated effort to bring a measure of control to the inflationary pressures in our economy.

With these considerations in mind, therefore, I RECOMMEND the following:

1) That, as a general policy, no increases in staff be permitted during the coming year, effective immediately.

The following policies will also apply:

a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;

Cont'd.

Report to Council
Standing Committee of Council
on Finance & Administration
November 20, 1975

Clause No. 3 Continued.

b) Present temporary positions should be phased out as soon as possible;

c) The number of seasonal or temporary employees hired by any department or body shall not exceed the number hired in 1975.

2) That no increases in pay be given members of Council in 1976, including the Mayor.

3) That it be made clear at this time, as a matter of policy, that all labour contracts not yet entered into for the year 1976 are to be considered as falling within the Federal guidelines. This will include Police and Fire Department contracts.

4) That it be established as a matter of policy at this time that no increases will be approved in cultural grants in 1976. This applies both to the total of cultural grants over the 1975 level and to individual grants. A few exceptions may be considered where the grant is related to the amount of rental paid to the Theatre or Playhouse, where such rentals have increased over the 1975 level.

5) That the City not consider any applications whatever for grants from agencies in the field of providing social services, since this is considered by the Provincial Government as being its area of responsibility. All such applications should be referred to the Department of Human Resources. This is essentially in line with the offer of the Minister to fully assume this responsibility.

6) That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of personnel can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people.

7) That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of new equipment and materials can be reduced or deferred.

8) That all departments and other civic bodies be requested to report within one months time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided in 1975.

9) That the City Manager report back to the Committee as to the extent by which the City's financial involvement in the support of the Museum may be reduced."

Cont'd.

Report to Council
Standing Committee of Council
on Finance and Administration
November 20, 1975.

Clause No. 3 Continued.

The City Manager and the Director of Finance supported the proposed program and felt it would be effective in holding the line and fighting inflation at the civic level.

Following discussion it was,

RECOMMENDED

A. THAT recommendations 3 and 9 be approved;

B. THAT recommendations 1, 2, 4, 6, 7, and 8 be approved, amended as follows:

(1) That, as a general policy, no increases in staff be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

a) Exceptions to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;

b) Present temporary positions should be phased out as soon as possible;

c) The number of seasonal or temporary positions filled by any department or body shall not exceed the number of positions filled in 1975.

(2) That no increases in pay beyond the Federal guidelines be given members of Council in 1976, including the Mayor.

(4) That it be established as a matter of policy at this time that no increases will be approved in cultural grants in 1976. This applies to the total of cultural grants, excluding the Museum and Art Gallery, over the 1975 level. A few exceptions may be considered where the grant is related to the amount of rental paid to the Theatre or Playhouse, where such rentals have increased over the 1975 level.

(6) That all departments and other civic bodies be requested to immediately implement ways and means by which the productivity of departments can be further improved. A specific report is requested in each appropriate case within two months' time. In many situations this will depend on the extent of the extra duties that City Council imposes on our staff. The Council, therefore, can assist in the matter by following some restraint in the number of reports or unnecessary exercises it requests of our staff people.

(7) That all departments and civic bodies be requested to immediately implement ways and means by which the purchase of new equipment and materials can be reduced or deferred without impairment to efficient operation.

Cont'd.

Clause No. 3 Continued.

(8) That all departments and other civic bodies be requested to report within one month's time on all programs within their jurisdiction which can be deferred without impairment to the basic level of services provided.

C. THAT recommendation 5 be deferred for report from the Director of Social Planning.

D. THAT all departments and civic boards be advised that in preparation of their 1976 estimates, the reductions intended by recommendations 7 and 8 be taken into account.

4. Council Package.

Committee members discussed the heavy Council package that is put before Council each week and the time spent on trivial matters that could be handled by staff.

The question of more authority being given to the City Manager to handle minor reports such as rental reviews, illegal suits, etc. was brought up. It was felt that the length and number of reports could be reduced. The City Manager agreed to review these matters.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 786 70

DISTRIBUTED MONDAY

REPORT TO COUNCIL

November 27, 1975

IV

CLIENT'S COMMITTEE RE SPACE REQUIREMENTS OF VANCOUVER POLICE DEPARTMENT

A meeting of the Client's Committee re Space Requirements of Vancouver Police Department was held in the No. 1 Committee Room, third floor, City Hall on Thursday, November 27, 1975 at approximately 10:00 a.m.

PRESENT:
Alderman Bowers, Chairman
Alderman Rankin
Mr. L. E. Ryan, City Manager
Mr. D. Forss, Deputy Director of Finance
Mr. A. Langley, Assistant Director of Construction & Maintenance Division
Deputy Chief Constable T. Dixon
Mr. J. H. Cohen, Vancouver Police Board
Supt. T. Herdman, Vancouver Police Dept.
Mr. J. Johnson, Vancouver Police Dept.
Mr. R. Stewart, Vancouver Police Dept.
Mr. J. Bisset, Vancouver Police Dept.
Mr. F. Harrison, Architect
Mr. C. E. Carlson, Architect
Mr. P. Skrimshire, Construction & Maintenance Division

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

The Committee had before it for consideration budget estimates and preliminary drawings (circulated) from Architects Harrison/Kiss and the Construction and Maintenance Division of the City for the renovations to the Oakridge Police Sub-Station, renovations to the Public Safety Building at 312 Main Street, construction of an annex building for 312 Main Street, and budget figures for the Communications Centre now nearing completion within 312 Main Street.

The Committee considered each project separately as follows:

1. Renovations to Oakridge Sub-Station

The Architects explained they had begun plans which would be within the previous budget estimate of $250,000 but later learned the requirements of the Police for space had increased somewhat, hence the additional cost of $42,000. The total estimated cost of $292,000 does not include any additional furniture which may be required.

There was some discussion on the use of space at Oakridge by Community Resource Board social services personnel and whether they could not be housed in Resources Board offices.

The Police replied, however, this service is required on a 24-hour basis. The space planned for will accommodate an increase in Police manpower which has already been approved by Council and will become active in 1976.

Following discussion it was

Cont'd . . .

Clause #1 continued:

RECOMMENDED

THAT Council approve a maximum expenditure of $292,000 for the expansion to the Oakridge Police Sub-Station.

2. Renovations to the Existing Public Safety Building, 312 Main Street

It was noted the latest costs remain within the previous estimated costs the Architects were instructed to keep within. However, the renovations to this building are planned on the basis that the proposed annex will also be built.

The Architects explained the plans have been approved in principle by the User's Committee save for some minor internal re-arrangement of offices.

The Architects further explained that a complete wall-to-wall gutting of the building has been scaled down somewhat in that major fixtures such as washrooms, stairwells, etc. will not be relocated. The amount of renovations in the basement has also been cut back.

The Architects stated they are confident the renovations can be done for the estimated $3,992,000 cost.

A representative of the Police Department stated he had been under the impression the annex would be built first rather than the two projects being undertaken concurrently.

This raised the question of temporary relocation of Police staff during the renovations and the possible additional cost of such temporary accommodation.

The Committee had originally thought it could use the old Firehall located at Cordova and Gore Streets, which was recently leased by the City to a theatre group, as temporary Police accommodation.

It was stated that the Theatre group has not yet obtained its grant from the Federal Government and therefore a possibility exists that the old Firehall could again become available. It was agreed this matter should be investigated.

It was felt the User's Committee should report back to the Client's Committee on any need for temporary accommodation outside 312 Main Street during the renovations and the costs of such accommodation as well as the costs of any additional furniture which may be required for the enlarged Police station.

Discussion then centered on the possibility of extending the terms of reference of Turnbull and Gale, contractors for the Communications Centre, to include contract management of the entire project of renovations and construction of the annex or whether the management contract should be determined by tender.

However, it was pointed out the services of the contractor will be required in the preparation of the working drawings for the renovations.

Cont'd . . .

Clause #2 continued:

Following discussion it was

RESOLVED

THAT the User's Committee report to the Client's Committee on any need for temporary accommodation outside 312 Main Street during the renovations and the cost of such accommodation and the costs of any additional furniture required.

It was

RECOMMENDED

(a) THAT Council approve renovations to the Police Station at 312 Main Street at a cost of $3,992,000;

(b) THAT the terms of reference of Turnbull and Gale, contractors for the Communications Centre at the Police Station, be expanded on a fee basis to include assistance in the preparation of working drawings for renovations to the entire building at 312 Main Street;

(c) THAT the Architects Harrison/Kiss and the Construction and Maintenance Division of the City investigate a management contract for the renovations and construction of the annex and report back on whether such a contract should be put to public tender for competitive bidding;

(d) THAT Council request a status report on the recently negotiated lease of the City Firehall at Cordova and Gore Streets to the Actor's Workshop to determine whether the building might still be available for temporary Police accommodation during renovations to the Police Station.

3. Annex Building at 312 Main Street

The Architects advised the Committee plans for the annex have been accepted by the User's Committee but there will be some reshuffling of internal office space to meet Police requirements.

In response to a question from the Chairman, the Architects stated it would not be possible to leave off the top floor as this would not provide enough space to accommodate the Department. A small section of the fourth floor of approximately 1,100 sq. ft. could be omitted.

It was noted that skywalks are proposed for both the third and fourth floors and that if one were omitted, a saving of approximately $20,000 might be realized. (This is a major portion of the increased estimate of $43,000).

Following discussion it was

RECOMMENDED

THAT Council approve the construction of the annex building for the Police Station at 312 Main Street but that the Architects, in consultation with the User's Committee, find means to keep the total cost to a maximum of $3,127,000.

Cont'd . . .

4. Communications Centre

The Architects advised the increase of $41,000 over the previous estimated total cost for this project, which is now nearing completion, is due mainly to the installation of a large new generator to serve the entire complex.

Following discussion it was

RECOMMENDED

THAT Council approve the expenditure of an additional $41,000 for the Communications Centre bringing the total cost to $466,000.

FURTHER THAT the Director of Finance report to Council on the source of funding for all projects to meet Police Department space requirements and the source of funding for a management contractor's fee.

CONSIDERATION

5. Exterior Facade of 312 Main Street

The Committee's attention was drawn to a letter dated October 31, 1975 (circulated) from Architects Harrison/Kiss which suggested a new exterior for the Public Safety Building.

This work would cost an estimated $150,000 and the result is illustrated on the sketches attached to the October 31, 1975 letter.

Following discussion it was

RESOLVED

THAT the proposal of Harrison/Kiss, Architects, for external treatment of the Public Safety Building be received and forwarded to Council for consideration.

The meeting adjourned at approximately 11:45 a.m.

* * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 571-4

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 4, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 4, 1975, at 7:30 p.m., in the Auditorium of Kitsilano Secondary School, 2550 West 10th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Kitsilano Apartment Neighbourhood Zoning and Development Control Process

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575, as follows:

1. Section 2 of By-law No. 3575 is amended by inserting the following immediately after the definition of "Height of Building":

" "Infill" shall mean a building or group of buildings containing any number of dwellings that is built on any site and includes the retention of existing buildings. "

2. Subsection (9) of section 3 is amended by adding the following as clause (d):

" (d) The Director of Planning may, in his discretion, relax the following provisions of subsection (2) of Section 10, namely:

paragraph (c) of sub-clause (iv) of clauses (a) and (b);

paragraph (c) of sub-clause (v) of clause (c);

paragraph (c) of sub-clause (iii) of clause (d);

paragraph (c) of sub-clause (ii) of clause (e). "

3. To amend By-Law No. 3575 by establishing the following District Schedules:

a. (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood) Schedule A of the Draft By-Law.

b. (RM-3A1) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood) Schedule B of the Draft By-Law.

cont'd....

Kitsilano Apartment Neighbourhood
Zoning and Development Control
Process (continued)

c. (C-2A) Commercial District (Suburban) Schedule C of the Draft By-Law.

d. (M-1A) Industrial District (Light-Residential Community) Schedule D of the Draft By-Law.

4. To rezone the area outlined in black on the attached plan identified as Plan Z-182, whereby each area be rezoned as indicated below:

a. From (RM-3A) Multiple Dwelling District (Medium Density) to (RM-3A1) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood).

b. From (RM-3A) Multiple Dwelling District (Medium Density) to (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood).

b.1 From (RM-3A) Multiple Dwelling District (Medium Density) and (M-1) Industrial District (Light) to (RM-3B) Multiple Dwelling District (Medium Density - Inner Urban Neighbourhood.

c. From (C-2) Commercial District (Suburban) to (C-2B) Commercial District (Suburban).

c.1 From (C-2) Commercial District (Suburban) and (M-1) Industrial District (Light) to (C-2B) Commercial District (Suburban).

c.2 From (C-3A) Commercial District (Medium Density) to (C-2B) Commercial District (Suburban)

d. From (C-2) Commercial District (Suburban) and (M-1) Industrial District (Light) to (C-3A) Commercial District (Medium Density).

e. From (RM-3A) Multiple Dwelling District (Medium Density) to (RT-2) Two-Family Dwelling District (Duplex and Semi-Detached).

f. From (M-1) Industrial District (Light) to (M-1A) Industrial District (Light-Residential Community).

AND including any consequential amendments.

The Vancouver City Planning Commission recommended approval of the application. The Director of Planning also recommended approval of the application and further recommended as follows:

1. That the Director of Planning withdraw that portion of his application whereby Lots 1-10, Block 231, D.L. 526 situated on the South side of the 2400 block of West Third between Larch and Balsam Streets to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District.

cont'd....

Kitsilano Apartment Neighbourhood
Zoning and Development Control
Process (continued)

Further that the Director of Planning be instructed to make application to rezone the above noted lots from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District and this be referred direct to a Public Hearing following a report from the Vancouver City Planning Commission.

Council noted two memorandums from the Director of Legal Services dated December 3rd and 4th, 1975, which pointed out typographical errors in the Draft By-law submitted to Council members previously.

Following an explanation of the application by Mr. Dan Janczewski, representing the Planning Department, the following persons were heard:

- Mr. Fred Fairey opposed the plan describing it as negative and too restrictive with too much power being left to the Director of Planning. He also criticized the Kitsilano Area Planning Office. He suggested highrises should not be totally banned and criticized the rezoning of the south side of 2400 and 2500 blocks West 4th Avenue.

- Mrs. D. Boutsakis expressed her concern with the two blocks on the north side of Broadway between Arbutus and Vine which she claimed had already been down-zoned from C-2 to C-3A under the Central Broadway Plan, and was now threatened with further down-zoning from C-3A to C-2B.

- Mr. H.H. Wiebe, representing the Greater Vancouver Real Estate Board, supported the principal proposals set out in the application, but regretted Council's decision to abandon the Arbutus Connector. An alternative to the proposal of offering bonuses to developers was submitted. (Brief filed).

- Mrs. E. Canpomungo, a property owner, objected to the down-zoning of her particular property from RM-3 to duplex zoning under the proposed plan. She wanted highrise development for her property in order to realize its fullest investment potential.

- Mr. G.F. Moul, representing the Kitsilano Ratepayers' Association, supported the application with the exception of Section 4 "Proposed Rezoning to RT-2". (Brief filed)

- Ms. Shelagh Day opposed the plan. Speaking as a property owner, she felt more consideration should have been given to single families, small families and their needs and less to the development of highrises. In her opinion, the plan as presented would only benefit people in high income brackets.

- Mr. Don Parker was doubtful whether some of the proposals listed in the policy statement could be enforced. He mentioned particularly problems affecting Heritage buildings.

- Mr. Bob Woodward, who said he was speaking for handicapped people, discussed the provision for bonusing developers who built accommodation for handicapped people and advocated financial rental aid for handicapped tenants of such accommodation.

cont'd....

Kitsilano Apartment Neighbourhood
Zoning and Development Control
Process (continued)

MOVED by Ald. Volrich,
THAT the foregoing application by the Director of Planning, excluding the south side of the 2400 and 2500 blocks West 4th Avenue between Balsam and Trafalgar Streets (Lots 1 to 10, Block 240A, D.L. 526 and Lots 1 to 10, Block 241, D.L. 526), be approved;

FURTHER THAT the Director of Planning's recommendations respecting the south side of the 2400 block West 3rd Avenue between Larch and Balsam Streets be adopted.

(amended)

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Bird in amendment,
THAT the following be added to Alderman Volrich's motion:

"FURTHER THAT the two blocks on the north side of Broadway between Arbutus and Vine Streets (Lots 11 to 20, Block 323, D.L. 526 and Lots 11 to 20, Block 324, D.L. 526), be also excluded."

(amended)

(Aldermen Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin in amendment
to the amendment,
THAT the following be added to the amendment by Alderman Bird:

"AND FURTHER THAT the reference in the Draft By-law to bonuses for senior citizen, handicapped and low-income housing, be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines."

- CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended and reading as follows, was put and CARRIED:

"THAT the foregoing application by the Director of Planning, excluding the south side of the 2400 and 2500 blocks West 4th Avenue between Balsam and Trafalgar Streets (Lots 1 to 10, Block 240A, D.L. 526 and Lots 1 to 10, Block 241, D.L. 526), be approved;

FURTHER THAT the Director of Planning's recommendations respecting the south side of the 2400 block West 3rd Avenue between Larch and Balsam Streets be adopted;

FURTHER THAT the two blocks on the north side of Broadway between Arbutus and Vine Streets (Lots 11 to 20, Block 323, D.L. 526 and Lots 11 to 20, Block 324, D.L. 526), be also excluded;

AND FURTHER THAT the reference in the Draft By-law to bonuses for senior citizen, handicapped and low-income housing, be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines."

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

cont'd....

Kitsilano Apartment Neighbourhood
Zoning and Development Control
Process (continued)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law, taking into account the errors listed in his memorandums of December 3rd and 4th, 1975.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:45 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of December 4, 1975, adopted on December 16, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 9, 1975, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledge the presence in the Council Chamber of students from Magee Secondary School, under the direction of their teacher, Mrs Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Minutes of the Special Council Meeting (Public Hearing) of November 27, 1975, together with the Minutes of the Regular Council Meeting of December 2, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Request for License By-law Amendment

At its meeting on December 2, 1975, Council deferred consideration of a clause in the Manager's report (License and Claims Matters) dated November 28, 1975, regarding a request for an amendment to the License By-law, pending the hearing of a delegation as requested.

Mr. G.M. Evans, representing the owner of Krak-a-Joke Ltd., 855 Granville Street, addressed the Council requesting that Section 17(1) of the License By-law 4450 be rescinded. The Section deals with amusement devices and shooting galleries being operated after 12 o'clock midnight, and prohibits persons under eighteen from entering premises in which instruments or devices are kept.

The City Manager's report recommended that no action be taken on the request to rescind Section 17(1) of the License By-law.

MOVED by Ald. Boyce
THAT the submission made this day be received and the recommendation of the City Manager, as contained in his report of November 28, 1975, be approved.

- CARRIED UNANIMOUSLY

False Creek - Area 3, Proposed Rail/Truck Terminal for B.C. Hydro.

Council on November 25, 1975, when considering the matter of a proposed Rail/Truck Terminal for B.C. Hydro in False Creek - Area 3, deferred consideration of the matter, pending the hearing of delegations from various groups. The subject was contained in the report from the Standing Committee on Planning and Development of November 13, 1975.

The Council noted the following letters relating to the matter:

Chinese Cultural Centre and Chinese Historic Area Planning Committee, dated December 1, 1975;

B.C. Hydro, Land Management & Development Department, dated December 3, 1975;

Vancouver City Planning Commission, dated December 4, 1975;

A report from the City Manager, dated December 3, 1975, in which the City Engineer provided a status report on the Rail Rationalization and Urban Goods Movement Studies, and the Truck Study was also noted.

The City Engineer and Mr. Hickley, representing the Planning Department, spoke in explanation of this whole matter. Mr. Ran Iredale gave a comprehensive oral explanation of the background and ramifications of the proposal. Mr. Bing Tom and Mr. Joe Wai, representing the Chinese Community Groups, gave the view of their organization as contained in their letter of December 1, 1975.

Cont'd..

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

False Creek - Area 3, Proposed
Rail/Truck Terminal for B.C. Hydro.(Cont'd)

Mr. Nash, representing B.C. Hydro, also addressed Council in support of the Authority's position.

MOVED by Ald. Bowers
THAT the City accept 'in principle' the proposal presented this day by Mr. Ran Iredale with respect to the proposed Rail/Truck Terminal for B.C. Hydro on the understanding that written assurance will be received from B.C. Hydro in respect of its ten-year tenure, and that the alternate proposal of the right of way between the viaduct supports will be reviewed for further report to Council.

- (deferred)

MOVED by Ald. Marzari
THAT this whole matter be deferred until the first meeting of Council in January 1976, and in the meantime the City Manager report on:

(a) The five objections stated in B.C. Hydro's letter regarding the alternative proposal of a road/rail right of way between the viaduct supports, presently being studied by Marathon Realty Co., Ltd., for the Provincial Government;

(b) Acceptable confirmation of Rail Freight facilities being relocated after ten years;

(c) Economics of transactions generally, from City's point of view.

- CARRIED

(Alderman Bowers opposed)

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The Council recessed at 4.00 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber, in open Council, at 4.25 p.m.

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Minaki Lodge - Lease Arrangements
1138 Nelson Street.

On December 2, 1975, Council deferred consideration of a report on Lease Arrangments for Minaki Lodge, as contained in the Manager's Report (Property Matters) dated November 28, pending the hearing of a delegation as requested.

Mr. D. Angel, representing Loomis Holdings, addressed the Council speaking in support of the company's requests, which are detailed in the City Manager's report.

MOVED by Ald. Bowers
THAT the Supervisor of Property and Insurance report back on the minimum amount required to operate this building on a two-year lease basis, with an option to renew for a further one year; not necessarily bringing the building up to By-law standards.

- CARRIED

(Alderman Harcourt opposed)

DELEGATION AND STANDING COMMITTEE REPORT

Report of Standing Committee on
Community Services.
November 27, 1975.

Petition Opposing Neighbourhood Pub
at 6069 West Boulevard. (Clause 1)

Council, on December 2, 1975, agreed to hear a representation with respect to a proposed Neighbourhood Pub at 6069 West Boulevard.

Pursuant thereto, Mr. Cullis, representing certain residents in the area, addressed Council speaking against the holding of a plebiscite.

Mr. McGarvie, representing the applicants, spoke in support of Council's decision of October 7, 1975, to conduct a petition plebiscite.

Another resident also spoke against locating a pub in the area, mainly because of traffic congestion and parking problems.

MOVED by Ald. Bowers
THAT the representations heard this day be received and, therefore, the pub plebiscite proceed, in accordance with Council's resolution of October 7, 1975.

(Ald. Boyce and Volrich opposed) - CARRIED

DELEGATIONS, CITY MANAGER'S AND STANDING COMMITTEE REPORTS

Vancouver International
Airport Expansion.

Council, on October 21, 1975, agreed to hear a delegation from the Community Forum on Airport Development and, in this regard, the Council noted a report of the City Manager, dated October 29, 1975, a letter from Transport Canada and a letter from the B.C. Aviation Council. In the City Manager's report, the Director of Planning detailed the problems and issues concerning Vancouver International Airport expansion. The letter from the Pacific Regional Administrator of Transport Canada suggested that a decision be withheld until the final report of the Airport Planning Committee is made public in mid-January 1976. The B.C. Aviation Council urged Council to postpone receipt of the delegations at this time, insisting that all members of the Airport Planning Committee be permitted to make a full representation.

Mr. E. R. Starling, on behalf of the Community Forum, addressed Council and submitted a brief in which the concerns of the group were detailed on Airport expansion, and also a concern that there be maximum participation by citizens.

MOVED by Ald. Harcourt
THAT the representations heard this day be received and Council agree to the holding of a Public Meeting after receipt of the Airport Planning Committee's final report;
FURTHER THAT the City Manager's report of October 29, 1975, and the communications referred to be received for information.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

U.N Conference -
Financial Commitments
and Police Costs.

On December 2, 1975, Council deferred consideration of a Manager's report dated November 28, 1975, on the City's financial commitments re the forthcoming U.N. Conference. Also deferred was a motion by Alderman Volrich - 'That Council not make any special provisions in next year's budget for police equipment required for the Conference'.

After giving further consideration to this matter, Alderman Volrich requested and received Council's permision to amend his motion of November 25, 1975, to read as follows:

MOVED by Ald. Volrich
THAT this Council not make any special provisions in the 1976 budget for extra costs of policing in connection with the Habitat Conference;
FURTHER THAT the Council confirm the understanding reached with the Federal Government, through the Minister of Urban Affaris, to the effect that the Federal Government will be assuming full responsibility for the projected costs and any additional costs that may arise.

- CARRIED

(Alderman Sweeney opposed)

The Council then considered the City Manager's report of November 28, 1975, and it was

MOVED by Ald. Volrich
THAT, in light of the Federal Government's position, Council confirm its commitment on the billboards and the City's continued involvement in the U.N. Civic Conference Program, including the revised budget as detailed in the City Manager's report of November 28, 1975.

- CARRIED

(Alderman Harcourt, Marzari and Sweeney opposed)

MOVED by Ald. Rankin
THAT WHEREAS the Members of City Council have had a discussion with The Honourable Barney Danson on Habitat;

AND WHEREAS the Government has agreed to pay costs of policing for this Conference;

AND WHEREAS the Jewish Community has indicated they will hold peaceful vigils;

AND WHEREAS the Crime Conference deferred from Toronto was carried out in Geneva without problems of violence;

THEREFORE BE IT RESOLVED THAT City Council welcome 'Habitat' to Vancouver.

- LOST

(Ald. Bowers, Harcourt, Marzari, Sweeney, Volrich
and the Mayor opposed)

Special Committee re the U.N. Conference.

Alderman Kennedy requested that Aldermen Volrich and Bird be added to the Special Committee re the U.N. Conference and the Council agreed to his request.

UNFINISHED BUSINESS (Cont'd)

Development Permit Application
3200 East 54th Avenue (Champlain Mall)

Council, on December 2, 1975, deferred a City Manager's report (Building and Planning Matters) dated November 28, 1975, regarding a Development Permit application for 3200 East 54th Avenue (Champlain Mall), pending a further report from the Director of Planning.

The Council noted this report, dated December 8, 1975, which reads as follows:

" City Council at its meeting of December 2, 1975, when dealing with the City Manager's report (Building and Planning matters) regarding the use of the basement area for offices and child-minding service in this development and the construction of a 2800 sq. ft. addition to the existing food retail store, resolved:

"That this clause be deferred for one week pending further report from the Director of Planning on the aspect of child-minding facilities in the project and the reaction of the Community Care Facilities group."

The Director of Planning reports as follows:

"The plans submitted with the development permit application indicate an area of approximately 970 sq. ft. in the basement of the existing building will be used for a child-minding service. The developers have indicated by letter that the child-minding service would be for the use of customers while shopping in the shopping centre.

The plans submitted have been approved under the Community Care Facilities Licensing Act and by the City of Vancouver Health Department for a maximum of 20 pre-school children.

RECOMMENDATION: The Director of Planning recommends that the development permit applications be approved, subject to the following additional condition:

Prior to the issuance of the development permit, an agreement is to be first registered by the owners of the development to the satisfaction of the Director of Planning and the Director of Legal Services, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child-minding service. "

The City Manager RECOMMENDS that the report of the Director of Planning be approved. "

MOVED by Ald. Harcourt
THAT the foregoing report of the City Manager, dated December 8, 1975, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request to Use Sound Truck at Parade.

The Gastown Merchants' Association submitted the following letter respecting a Children's Christmas Parade:

"On December 14th, we are co-sponsoring a Children's Walking Parade in cooperation with the Salvation Army. As it is of extremely brief duration, it has been planned directly through the Chief Constable's Office. The one thing that would require approval would be a sound vehicle which would lead the parade and play Christmas music. This would occur between 2.30 and 3.30 p.m."

The Police Department have given permission for the Parade and the matter of a sound truck is submitted to Council for consideration.

MOVED by Ald. Bird
THAT permission be granted the Gastown Merchants' Association to use a sound vehicle in the parade and play Christmas music on December 14, 1975, between the hours of 2.30 and 3.30 p.m.

- CARRIED UNANIMOUSLY

2. Vancouver Community College Council: Delegation Request.

Council noted a letter under date of December 4, 1975, from the Vancouver Community College Council, requesting to appear as a delegation on the matter of a Development Permit which will be the subject of a report from the Director of Planning on December 16, 1975.

MOVED by Ald. Harcourt
THAT the request of the Vancouver Community College Council to appear before Council as a delegation on December 16, 1975, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT DECEMBER 5, 1975

Works & Utility Matters (December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Elimination of Deposit for Unstopping Blocked Sewer Connections
Cl. 2: Annual Replacement of Engineering Department Vehicle Radios
Cl. 3: Rental of Festoon Lights to 1975 Christmas Carolship Committee

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
December 5, 1975, (Cont'd)

Clauses 1 and 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental of Festoon Lights to 1975
Christmas Carol Ship Committee.
(Clause 3)

MOVED by Ald. Bowers
THAT the recommendation of the City Engineer as contained in this clause be approved, and an amount of up to $500 be granted to the 1975 Christmas Carol Ship Committee for rental of Festoon Lights.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Building & Planning Matters
(December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Vancouver Park Board Minutes Dealing with Champlain Heights
Cl. 2: D.P.A. No. 70723 - 970 Union Street Personal Care Home Development
Cl. 3: D.P.A. No. 70997 - 1160 West 6th Avenue (Fairview Slopes)

The Council took action as follows:

Vancouver Park Board Minutes
Dealing with Champlain Heights
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received and the matter be referred to a Special Meeting of Council for further consideration.

- CARRIED UNANIMOUSLY

Clause 2 and 3.

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(December 5, 1975)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Tender No. 39-75-5 - Item 3 Automobiles (Police and Fire Departments)
Cl. 2: Quarterly Review of Revenues and Expenditures as at September 30, 1975
Cl. 3: Space Requirements - City Hall
Cl. 4: West End Activation Program
Cl. 5: 1965-75 City Operating Budget Allocated by Expenditure Category
Cl. 6: Canadian Memorial Swimming Pool
Cl. 7: Juvenile Detention Home, 2625 Yale Street

The Council took action as follows:

Tender No. 39-75-5 - Item 3 Automobiles
(Police and Fire Departments)
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in Clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Quarterly Review of Revenues and
Expenditures as at September 30, 1975.
(Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in Clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Space Requirements - City Hall
(Clause 3)

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in this clause, be approved, including the carpet installation for the open work area for the Accounting and Budget Divisions.

- CARRIED UNANIMOUSLY

West-End Activation Program.
(Clause 4)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in Clause 4 of this report, be approved.

- CARRIED UNANIMOUSLY

1965-75 City Operating Budget
Allocated by Expenditure Category
(Clause 5)

MOVED by Ald. Harcourt
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
December 5, 1975, (Cont'd)

Canadian Memorial Swimming Pool
(Clause 6)

MOVED by Ald. Bird
THAT a grant of $10,000 be approved to cover the improvements to the Canadian Memorial Swimming Pool, as detailed in Clause 6 of the report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Juvenile Detention Home,
2625 Yale Street
(Clause 7)

MOVED by Ald. Boyce
THAT this clause be deferred for consideration at the next meeting of Council.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 5, 1975)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closing of Civic Offices - December 24, 1975
Cl. 2: Vancouver City Hall Choristers - Concert Tour

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of the report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(December 5, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Sub-Lease - S/S Stewart Street between Victoria and Salsbury Drives
Cl. 2: Acquisition for Family Housing Project - 3269 Findlay Street
Cl. 3: Sale of Properties

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
December 5, 1975 (Cont'd)

Sale of Properties
(Clause 3)

In considering this clause reference was made to a letter received by Members of Council from A.E. LePage Western Ltd., Realtor, objecting to the manner in which tenders had been called on this property.

In view of the letter received, the Mayor recommended that the City re-submit a call for tenders on this property at 1530 West 8th Avenue.

MOVED by Ald. Rankin

THAT the Mayor's recommendation in respect of this clause, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 6.00 p.m. to reconvene following the Public Hearing.

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The Council reconvened at approximately 8:15 p.m., with Mayor Phillips in the Chair, and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce
Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing and Environment, November 27, 1975

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Highlights of Housing Activities
Cl. 2: Housing Status Report
Cl. 3: Progress on Fire By-law Enforcement
Cl. 4: Outstanding Housing and Environment Committee Matters
Cl. 5: Residential Rehabilitation Assistance Program in Hostel Units
Cl. 6: Sixty-year Ground Lease - GVRD Housing
Cl. 7: Killarney Gardens
Cl. 8: Pender Street Demolitions
Cl. 9: By-law Enforcement in Licensed Premises
Cl. 10: Outdoor Burning
Cl. 11: Vancouver International Airport - Community Forum

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Harcourt,
THAT Clauses 1, 2, 3 and 4 be received for information, and the recommendation of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

Sixty-year Ground Lease - GVRD Housing (Clause 6)

It was agreed that the following point in this Clause be deleted:

"The Housing Corporation should be obliged to demolish the buildings at the expiry of such an option since the buildings at that time presumably have no useful life."

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause, as amended, be approved.

- CARRIED UNANIMOUSLY

Killarney Gardens (Clause 7)

In considering this Clause, Council noted a letter from the Director of Legal Services advising that with respect to recommendation C of the Committee, he does not believe that any By-law passed by the City of Vancouver in the form recommended, would have any validity or enforceability.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, November 27, 1975 (cont'd)

Killarney Gardens (Clause 7) (cont'd)

MOVED by Ald. Harcourt,
THAT

(a) Recommendations A and B of the Committee contained in this Clause be approved;

(b) The Chairman be authorized to discuss recommendations C, D and E with the Department of Human Rights and the Attorney-General;

(c) The following portion of recommendation E be referred back to the Standing Committee on Housing and Environment for further consideration:

"Further that the clause in the Landlord and Tenant Act which states that residential premises with rentals of $500 per month or over not be subject to rent controls, not be changed."

(d) Recommendation F be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendations G, H, I and J be approved after amendment to recommendations H and I to read as follows:

"H. THAT Council request the Department of Human Resources to plan for the appropriate number of day care centres, in-home care and 24-hour care if the need is determined.

I. THAT the Chairman determine the owner of Killarney Gardens and invite him, his managers, as well as the Director of Legal Services, City Manager and other appropriate City officials to a future meeting of this Committee."

- CARRIED UNANIMOUSLY

(Underlining denotes amendments)

MOVED by Ald. Rankin,
THAT the Director of Legal Services report to the Standing Committee on Housing and Environment on the possibility of laying charges under the Human Rights Act with respect to the Killarney Gardens situation;

FURTHER THAT the Director of Legal Services also report to the Committee on whether there have been any violations of the Landlord and Tenant Act on the part of the owners and managers of Killarney Gardens.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, November 27, 1975 (cont'd)

Pender Street Demolitions (Clause 8)

MOVED by Ald. Harcourt,
THAT recommendations A, B, C and E of the Committee contained in this Clause be approved after amendment to recommendation B to read as follows:

"B. THAT the Director of Legal Services report back to a future meeting of this Committee on whether the Minimum Standards By-law would allow the City to bring the house at 2503 East Pender Street up to acceptable standards.";

FURTHER THAT recommendation D of the Committee contained in this Clause be deleted.

- CARRIED UNANIMOUSLY

By-law Enforcement in Licensed Premises (Clause 9)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Outdoor Burning (Clause 10)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"THAT Section 3A of the Fire By-law No. 2193, dealing with Outdoor Burning, be retained."

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
THAT the appropriate section of Fire By-law No. 2193 be amended by moving all future fall burning week-ends ahead one week.

- CARRIED

(Alderman Volrich opposed)

Vancouver International Airport - Community Forum (Clause 11)

For Council action on this Clause, see page 4.

II. Report of Standing Committee on Community Services November 27, 1975

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Petition Opposing Neighbourhood Pub at 6069 West Boulevard
Cl. 2: Stepout Project - Continuation of Funding
Cl. 3: Juveniles in Licensed Cabarets

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
November 27, 1975 (cont'd)

Petition Opposing Neighbourhood
Pub at 6069 West Boulevard (Clause 1)

For Council action on this Clause, see page 4.

Stepout Project - Continuation
of Funding (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Volrich opposed)

Juveniles in Licensed Cabarets
(Clause 3)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
November 27, 1975

The Council considered this report which contains two clauses identified as follows:

Cl. 1: D.P.A. No. 71904 - AirWest Airlines Ltd., North Foot of Jervis Street
Cl. 2: Parkade Security

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT Clause 1 be received for information, and the recommendations of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Release of Impounded Vehicle

referred to a situation where a citizen's car was impounded by Busters some time ago. The citizen was subsequently cleared of any charges against him with respect to this matter. His car is still at the Towing Company and there is presently $200.00 owing.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the matter of obtaining release of the car without payment of impounding fees, be referred to the Director of Legal Services to investigate with a view to obtaining early release of the car.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of December 9, 1975, adopted on December 16, 1975.

O. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Elimination of Deposit for Unstopping Blocked Sewer Connections

The City Engineer and the Director of Finance report as follows:

"Under our present system of unstopping sewer connections, the City requires a $15.00 deposit before any work is started. The work is then done on an 'at cost' basis. If the responsibility for the stoppage lies with the City, the deposit is returned. If the responsibility lies with the applicant, then the applicant is billed less the deposit on hand. This system has been in effect since 1929, under the City's Plumbing By-law.

Due to inflation, the $15.00 deposit has become inadequate as almost all the unstop accounts have exceeded the deposit. The average unstop cost is in the $45.00 to $50.00 range. Therefore, a review of the deposit system has been made.

During 1974, there were 1,709 unstops, of which 691 were City responsibility and 1,018 unstops were owner responsibility.

Frequently there is difficulty in collecting the $15.00 deposit and time is wasted by the City crew while these arrangements are being made. Considerable additional time is involved in processing the deposit and billing through the Engineering Department and Accounting and Treasury Divisions.

An increase in the amount of the deposit to $45.00 to $50.00 to cover average cost would likely be more difficult and time consuming to collect. In addition, many legitimate complaints are presently received from the applicant (40% of the total) who puts up the deposit only to find the cause of the stoppage is the City's responsibility and he must wait for up to 10 days to receive a refund. This situation will only be aggravated through an increase of a $45.00 to $50.00 deposit.

It is proposed to eliminate the requirement of a deposit and rather to have the City works crew present a suitable form, to be signed by the applicant authorizing the work and agreeing to pay the costs if it is found that the cause of the stoppage is private responsibility. The applicant will then be billed and under a no-deposit-system the billing process can be streamlined and the invoices will be submitted at once, an important factor in any billing and collection system.

It is estimated that these changes in procedure will result in an annual saving in staff time of approximately 500 man hours in processing by the various Departments of unstop refunds. The elimination of the deposit may increase the value of uncollectable accounts; however, this will be at least partly offset by the savings in processing time.

The present By-law allows the City Engineer to require a larger deposit if it is anticipated there is going to be an excessive cost to do the job. This provision should remain in the By-law, for special circumstances.

Therefore, it is RECOMMENDED that:

A. The City eliminate the necessity of requiring a $15.00 deposit before any sewer unstop work is carried out, except where the City Engineer is of the opinion that a deposit is required.

B. That the Director of Legal Services prepare the necessary amendments to the Plumbing By-law to take into account the changes recommended in this report.

Cont'd

Clause 1 Cont'd

C. The Director of Finance and the City Engineer review this change in policy in one year's time and report back to City Council if there are any significant problems due to the elimination of the deposit."

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer and Director of Finance.

2. Annual Replacement of Engineering Department Vehicle Radios

The City Engineer reports as follows:

"The Engineering Department radio system will be converted to new channels beginning May 1976. On the annual replacement program twenty-two vehicle radios are scheduled for replacement at a cost of $16,500. If the radio replacements are approved in the Revenue Budget around the end of May it will take a further five months for delivery. During this period, radios, scheduled for replacement, would have to be converted to the new channels at a cost of $5500. This amount can be saved if the replacement radios are ordered now for delivery by May 1976.

I RECOMMEND that $16,500 be approved in advance of the Revenue Budget to facilitate the early purchase of twenty-two replacement radios."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1975 Christmas Carolship Committee

The City Engineer reports as follows:

"The 1975 Christmas Carolship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

On July 9, 1968, Council increased the rental rate to 16¢ per foot in line with increased maintenance costs. On November 22, 1974, the rental rate was increased to 20¢ per foot due to the further increase in materials and maintenance costs.

Christmas Carolship Committee did not allow sufficient time to obtain Council's approval before the festoons were required on the Carolship Fleet. In order not to delay the project, the City Manager authorized the release of approximately 2500 feet. of festoons to the Committee.

I RECOMMEND that Council give retroactive approval to rent approximately 2500 feet of festoons to the 1975 Christmas Carolship Committee for approximately $500.

The Committee has applied for a grant equivalent to the rental charge. For the past twelve years, Council has approved grants to the amount of the actual cost of maintaining the festoons.

Submitted for Council's CONSIDERATION is the request from the 1975 Christmas Carolship Committee for a grant of up to $500 for rental of approximately 2500 feet of festoons. It may be that the actual cost to the City for handling the lights and replacing damaged lamps, sockets etc., will amount to less than $500 in which case the rental charge and grant would be reduced correspondingly. Should City Council approve this Grant, funds are available from the Contingency Reserve."

The City Manager RECOMMENDS that the above report of the City Engineer be approved and submits for CONSIDERATION the application for a grant.

FOR COUNCIL ACTION SEE PAGE(S) 639-40

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. Vancouver Park Board Minutes Dealing with Champlain Heights

The Director of Finance has submitted the following report.

"The following is an excerpt from the minutes of the meeting of the Vancouver Park Board on November 17, 1975:

"CHAMPLAIN HEIGHTS

"The Chairman expressed concern about the lack of park development funds allocated for the Champlain Heights new housing areas that the City has already developed and plan to develop in Champlain Heights. She noted that City Council has approved $25,000 for planning a new community services centre in the new areas E and F but has not allocated any funds to develop a centre.

" Alderman Cowie noted that a City bylaw requires that 10% of any property over 10 acres be donated for open space but there is no requirement for donation of funds to develop the open space. He also noted that the Mayor has stated there are Endowment funds for the Park Board to start developing the former Kerr Road Dump park area into a golf course.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board request City Council to provide a portion of funds received from all lands sold in the Champlain Heights area for park and recreational facilities development and that City Council be requested to make a firm commitment for these funds before any further City properties are disposed of in the Champlain Heights area.

- Carried."...

I will try to deal with the points raised in the Park Board's Minute sequentially.

The first point raised in the Park Board discussion appears to be concerning regarding the lack of park development funds allocated for the Champlain Heights area. As presently conceived park development funds of approximately $2,200,000 are included as an item in the front end servicing costs for Champlain Heights. This is for park development and not recreational facilities. This is an early estimate and we are trying to have the Park Board develop firmer estimates as we are in the process of negotiating financing of the front end costs with the Provincial Government. Assuming that we can arrange such financing with the Provincial Government there does not appear to be any particular problem related to park development capital requirements for Champlain Heights.

Clause No. 1 Continued

With respect to the second point raised regarding a new Community Services Centre, it is true that City Council has approved $25,000 for planning, but until such planning is further along it is impossible to determine what funds are required for the Centre itself and therefore no funds have been allocated to develop a Centre and at this point in time there are no funds included in the front end financing costs.

With respect to the resolution of the Park Board in the above minute I believe the fact that park development funds have been included in the front end financing estimates should remove the concern of the Park Board regarding this element. With respect to recreational facilities Council could if they wish designate that these are to be paid for from the proceeds of disposition of the property in Champlain Heights but Council should be aware that such funds would probably not be available before 1979 or 1980 or even later. The financing structure for the servicing of Champlain Heights requires expenditures on the order of 12 to 13 million dollars to be made over the period 1975-78 with the concentration in 1976 and 1977. As the City does not have the funds to provide this construction financing it is assumed that the expenditures will be provided for from the proceeds of the disposition of the market housing enclaves plus short-term financing of approximately 4¼ million from the Province of B.C. This assumes that the market housing enclaves are marketed with sixty year prepaid leases. The non-market housing is expected to produce revenue on a long-term basis through sixty year leases with monthly or annual rental payments. This means that we will not have large capital sums available from the disposition of the non-market housing. Effectively, the return to the City is going to take place over a period of years, which makes it difficult to provide any financing for recreational facilities (this is certainly dependent upon the number of dollars required for the recreational facilities). It also means that recreational facilities, if they are to come from the proceeds of the disposition of Champlain Heights, could not be built for some years,which is probably unsatisfactory from everyone's point of view.

It would appear to be difficult for Council to make a firm commitment for funds for recreational facilities "before any further City properties are disposed of in the Champlain Heights area" without stopping the development of Champlain Heights dead while a complete rethinking of the process takes place. To meet such a requirement as the Park Board expects would probably mean that the City would have to switch to a much higher component of market housing versus non-market housing in Champlain Heights.

I feel that the City will have to provide the funds for the recreational facilities from some other source and until the amount of money required has been resolved it is impossible to say where this might be or whether it is even possible."

The City Manager submits the request of the Park Board for Council CONSIDERATION.

MANAGER'S REPORT, December 5, 1975 . . . . . (BUILDING -3)

RECOMMENDATION

2. 970 Union Street - Development Permit Application No. 70723
(Personal Care Home Development)
Zone: RM-3 Multiple Dwelling District
Site Size: 1.11 Acres

The Director of Planning reports as follows:

"Development Permit Application #70723 has been filed by William S. Tong, Architect, on behalf of the Villa Cathay Carehome Society, to construct a 3-storey 74-unit personal care home on this site (City-owned land).

The site is located on the south side of Union Street between Raymur Avenue and Campbell Avenue.

City Council on October 22, 1974, approved the sale of this land to the Villa Cathay Carehome Society and the Chinatown Lions Club, subject to conditions, one of which was:

> "That the Society makes the necessary rezoning application and obtains rezoning for CD-1, to permit senior citizens housing and personal care home, with a maximum floor space ratio of 0.75."

The development permit application has now been processed and the development as proposed would comply with the existing RM-3 Multiple Dwelling District Schedule. The floor space ratio proposed would be 0.83 (considerably less than the maximum that could be permitted on this site according to the RM-3 District Schedule). It is considered that the development as proposed would be suitable in this area and could be dealt with under the existing zoning without the necessity of rezoning the site to CD-1.

The Urban Design Panel have considered this application and have recommended that it be approved.

The Director of Planning, after receiving advice from the Development Permit Staff Committee, has approved this development permit application for the construction of a personal care home on this site containing 74 units, subject to several conditions, including that prior to the issuance of the development permit, it be recommended to City Council that Council's previous resolution of October 22, 1974 be amended to permit the development to be approved under the existing RM-3 District Schedule with a maximum floor space ratio of 0.85 as proposed."

The Supervisor of Property and Insurance reports as follows:

"On October 22, 1974 City Council approved the sale of the easterly portion of Blocks 97 and 98, D.L. 181, to the Villa Cathay Care Home Society, subject to conditions previously approved in principle and subject to the re-subdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval being February 20th, 1975.

The site to be created contained a small portion of the Prior-Venables Connector which had not been transferred into the City's name when it was acquired by the City around 1930.

To acquire title to this portion of roadway it was necessary for the City to formally expropriate and obtain a Vesting Order. Hence the re-subdivision was considerably delayed and the plan just recently cleared the Land Registry Office.

Clause No. 2 Continued

Since the site had not been created by February 20th, 1975, the sale date could not be met. For this reason, and because the Provincial Department of Housing will not be able to make a financial commitment until the new fiscal year, the Society is requesting an extension of the sale date to March 31, 1976.

The Supervisor of Property & Insurance RECOMMENDS:

that the date of sale of Block 125, D.L. 181 and 2037, Plan 16060, to the Villa Cathay Care Home Society be extended from February 20, 1975 to March 31, 1976."

The City Manager RECOMMENDS that the reports of the Director of Planning and the Supervisor of Property and Insurance be approved.

3. 1160 West 6th Avenue - Development Permit Application No. 70997
Zone: CRM-2 Commercial/Multiple Dwelling District (Fairview Slopes)
Site Size: 100' x 120'

The Director of Planning reports as follows:

"Development Permit Application #70997 has been filed by Sidney C. Suen, Architect, for the Vancouver Enterprises Limited, to construct a three storey office building on this site located on Fairview Slopes on the south side of 6th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment.)

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) the provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design

(b) for buildings approved under this clause only, Council shall determine the maximum floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G. of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of a building exceed 35' (thirty-five feet) nor 25' (twenty-five feet) measured from the centre line level of the nearest street directly southward.

City Council on April 8, 1975 adopted interim control guidelines for the Fairview Slopes. With respect to height, these guidelines included "generally any approved development which exceeds the height of 35 feet measured vertically or the hypothetical line connecting the north and south property lines but in no case shall the height exceed 25 feet above the south property line".

Clause No. 3 Continued

The development as proposed would be in conformity to these guidelines. The interim control guidelines also allowed for consideration of a building containing completely commercial use at this location on the south side of 6th Avenue.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this development permit application. However, they pointed out that this approval should not be considered to be established as a precedent for commercial development entirely on 6th Avenue.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this development permit application be approved, thereby permitting the construction of an office building on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) provision and location of garbage storage and pick-up areas to be first approved by the City Engineer and the Medical Health Officer

   (b) all crossings are to be approved by the City Engineer

   (c) revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

      (i) location and details of all underground parking ventilators

      (ii) ramp grades of 10% maximum of the first 20' and 12½% subsequently

      (iii) the southerly 10' of the site (Lots 4 & 5) to be first dedicated to the City for lane purposes and an agreement entered into with the City for use of this portion of the site so dedicated

      (iv) building grades and design elevations (building grades at lane level to be strictly complied with)

      (v) a provision of adequate support for the lane

      (vi) access to the garages to be made to the satisfaction of the Director of Planning, after consultation with the City Engineer

2. All off-street parking facilities and loading are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law, within sixty (60) days of the proposed development and thereafter to be permanently maintained.

3. All landscaping and treatment of the open portions of the site, other than the off-street parking and loading areas referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manger RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 640

FINANCE MATTERS

RECOMMENDATION

1. Tender No. 39-75-5 - Item 3 Automobiles (Police & Fire Departments).

The Chief Constable, Fire Chief, City Engineer, and Purchasing Agent report as follows:

"Tenders for the above were opened on November 17, 1975 and referred to the Chief Constable, Fire Chief, City Engineer, and Purchasing Agent for report.

The tenders called for prices on five items and this report will deal with Item 3 only.

Funds for this purchase are provided in the 1975 General Revenue Budget.

Eleven bids were received for this item. The bid numbers refer to the order of the bids in ascending order or price. The quantity of automobiles required are as follows:

22 - solid colour autos for Police work.
27 - black and white autos for Police work.
2 - red and white autos for Fire work.

Bid No.1 is an alternative bid offered by Eagle Ford Sales Ltd. for a 4-door Ford Maverick (@ $3,999.17). This automobile does not meet our specifications for Police and Fire emergency work.

Bid No.2 from Northridge Plymouth Chrysler Ltd. for a Plymouth Fury meets specifications and is acceptable. However, Northridge Plymouth Chrysler Ltd. did not have factory costs at the time of bidding for the two-tone paint and the steel belted radial tires, and advised us, on the tender form, that they would pass the factory costs if any on to us when received from the manufacturer. Bid No.2 has advised us that factory costs for two-tone paint will be $30.00 per auto and factory cost for HR78-15 steel belted radial tires in lieu of fabric ply radial tires will be $23.20 per auto. Chrysler Motor Corporation has confirmed that the prices quoted by Northridge Plymouth Chrysler Ltd are factory costs.

It should be noted that bids No. 2, 3, & 4 all offered Chrysler products, and the addition of the above factory costs to Bid No.2 does not change the order of the bids. Bid No.2 then meets all specifications and is considered to offer the best dollar value.

The Chief Constable, City Engineer, and Purchasing Agent RECOMMEND acceptance of the lowest bid to meet specifications, Bid No.2, from Northridge Plymouth Chrysler Ltd. for:

(a) 22 only Plymouth Fury sedans complete with steel belted radial tires at a total price of $94,301.90 ($4,263.25 each plus $23.20 for steel belted radial tires) plus 5% Provincial Sales Tax.
(b) 27 only Black and White Plymouth Fury sedans complete with steel belted radial tires at a total cost of $116,544.15 ($4,263.25 each plus $30.00 for two-tone paint plus $23.20 for steel belted radial tires) plus 5% Provincial Sales Tax.

The Fire Chief, City Engineer, and Purchasing Agent RECOMMEND acceptance of Bid No.2 from Northridge Plymouth Chrysler Ltd. for two only Plymouth Fury sedans complete with steel belted radial tires at a total cost of $8,632.90 ($4,263.25 each plus $30.00 for two-tone paint plus $23.20 for steel belted tires) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing be approved subject to a contract satisfactory to the Director of Legal Services.

RECOMMENDATION

2. Quarterly Review of Revenues and Expenditures as at September 30, 1975.

The Director of Finance reports as follows:

"In accordance with Council instructions, the following review of Revenues and Expenditures as at September 30, 1975 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Current Surplus on Revenue Account

The Current Surplus on Revenue Account is the amount available at year-end for transfer to the City's accumulated Revenue Surplus of prior years. This current surplus (or deficit) is estimated during the June 30th and September 30th reviews of the budget and is the result of adjustments made to the original Revenue and Expenditure appropriations approved by Council at the beginning of the year.

June 30th Budget Review

It was noted in the report to Council on the budget position at June 30th, that revenues were expected to exceed original estimates by $862,038 and expenditures would increase by $522,222 over the original estimates. The excess of the revenue increase over the expenditure increase amounted to $349,816 and was transferred to the Current Surplus on Revenue Account.

September 30th Budget Review

The following report shows that $660,000 in additional revenue is expected to be realized and that expenditure estimates will be reduced by $172,714. The sum of the estimated revenue increases and expenditure decreases amounts to $838,714 which will be transferred to Current Surplus on Revenue Account. (See Summary and Recommendations on Page 5)

Year to Date

The total of amounts transferred to Current Surplus on Revenue Account re the June 30th review ($349,816) and the September 30th review ($838,714) amounts to $1,188,530 which is the estimated budget surplus for the year 1975.

Revenue Variations

Taxes on Property Sold by City - $10,000

Current taxes on property sold by the City is expected to exceed the original estimate by $10,000.

Tax Grants Provincial Properties - $266,500

Substantial increases in property values as approved by Provincial assessors plus new Insurance Corporation of B.C. improvements assessed in 1975 will increase the Provincial grants in lieu of taxes as follows:

I.C.B.C. property	$152,700
Liquor Control Board	18,200
Other Provincial properties	95,600
Total	$266,500

Sundry Rentals - $171,500

There will be an estimated net increase of $171,500 in sundry rentals due mainly to higher rental rates and the acquisition of additional properties.

Cont'd.

Clause No. 2 Continued.

Scavenging Container Fees - $98,000

The recently approved rate increase in containerized garbage collection fees, effective November 1, 1975 is expected to produce about $98,000 in increased revenues.

Provincial Court Fees and Fines - ($80,000)

Fines and fees collected to date and estimated to the end of the year indicate that the original appropriation of $610,000 should be reduced by $80,000.

Business Taxes - $200,000

A substantial increase in supplementary business tax billings this year is expected to yield approximately $200,000 in additional business tax revenue.

Metered Water Revenue - ($100,000)

Due to reduced water usage, metered water revenue is expected to decrease by $100,000 over the original estimate. This reduction will be off-set by a transfer of $100,000 from the Water Rates Stabilization Reserve to cover this short-fall.

Expenditure Variations

Municipal Share of Social Assistance - ($312,000)

Normally each year, there is an adjustment (additional charge or credit) in the Municipal share of social assistance costs when the Province balances out actual social assistance costs with the estimated per capita charges billed monthly to municipalities. In 1974 the City set aside an amount of $312,000 as a provision for an expected additional charge in 1975 applicable to the year 1974. We have been advised by Provincial officials that there will be no adjustment of costs in 1975 applicable to their year ending March 31, 1975.

The provision of $312,000 is therefore not required and it is proposed that these funds be added back to Contingency Reserve this year.

Britannia Community Services Centre - ($118,000)

An amount of $260,000 was provided in the 1975 budget for operating costs of the Centre based on an estimated start-up date early in the year. Certain of the facilities (ice rink, swimming pool) are still under construction and operating costs can be reduced by $118,000.

Parks Board Adjustments - ($54,714)

1. With the construction of the West End Community Centre and the Britannia Community Services Centre, previous recreation programs provided out of temporary facilities in those areas were discontinued.
2. Funding of the VanDusen gardens operation can be reduced due to changes in staffing.
3. The foregoing adjustments, summarized below, have been discussed with and agreed to by the Parks Director of Financial Services:

(a)	West End Recreation Project	($15,600)
(b)	East Recreation Project	(19,253)
(c)	VanDusen - staffing	(19,861)
	Total Reduction	($54,714)

In addition to the foregoing variations there are a number of accounts where minor over and under expenditures will occur. These accounts are adjusted by transfer of appropriation within the departmental budget if the variations are significant.

Cont'd.

Clause No. 2 Continued.

Transfers of Appropriations in Excess of $500

1. Engineering

To	-	8051/3603	Salaries Overtime	$ 7,300
To	-	8051/3604	Salaries Temporary Help	8,700
From	-	8051/3602	Salaries - Administration	16,000

To provide additional funds for Traffic Division Overtime and Temporary Help.

2. Engineering

To	-	8052/3730	Traffic Origin - Destination Survey	9,500
From	-	8051/3603	Salaries - Administration	9,500

To provide funds to augment traffic survey as part of SWIM Program.

3. Engineering

To	-	8003/407	Library Up-grading Costs	4,300
From	-	8002/306	Salaries - Unattached Branches	4,300

To provide funds for Library Up-grading.

4. Law Department

To	-	7061/698	New Office Equipment	900
From	-	7060/681	Salaries	900

To provide funds for acquisition of Dictator and Transcriber.

5. Planning

To	-	7308/107	Central Broadway Urban Design Study	1,000
From	-	7308/93	Printing Sundry Reports	1,000

To provide fund for the Central Broadway Urban Design Study.

6. Health

To	-	6925/264	Flower Containers, etc.	500
From	-	6925/267	Liner Purchase	500

To provide additional funds for acquisition of flower containers, etc. for Mtn. View Cemetery.

7. Health

To	-	6801/142	Clinical Supplies	4,000
From	-	6801/143	Dental Expenses and Supplies	4,000

To provide additional funds for acquisition of clinical supplies.

8. Engineering

To	-	8006/723	New Computer Terminal	4,000
From	-	8005/634	Data Processing Services	4,000

To provide funds for acquisition of Computer Terminal.

9. Archives

To	-	8701/3	Salaries Overtime	2,000
From	-	8701/1	Salaries	525
From	-	8701/24	Printing Historic Reports & Pamphlets	1,000
From	-	8701/39	Salaries	475

To provide additional funds for City Archivist overtime.

10. Social Planning

To	-	7865/1203	Printing & Art Work	6,900
From	-	7869/1501	General Informat	3,000
From	-	7830/700	Research Services	3,000
From	-	7801/17	Purchase of Outside Service	900

To provide additional funds for Urban Reader printing and art work

Cont'd.

Clause No. 2 Continued.

11. Engineering

To	-	8009/1022	Repairs to Lab. Heating System	$ 1,000
From	-	8014/1320	Alterations to Work Areas	1,000

To provide funds for repairs to Lab. heating system.

12. Revenue & Treasury

To	-	7015/149	Temporary Help	2,400
To	-	7017/181	Microfilm Reader/Printer	600
From	-	7015/158	Auto Maintenance	1,000
From	-	7015/172	Mail Contract	2,000

To provide additional funds for temporary help and the acquisition of a microfilm reader/printer.

13. Personnel

To	-	7045/490	Supplies & Services Training Activities	1,020
From	-	7045/482	Salaries Overtime	1,020

To provide funds for managerial and senior supervisory course.

14. Engineering

To	-	8126/7413	Office Supplies & Services	3,000
To	-	8126/7419	General Supplies	2,200
From	-	8126/7434	Day Shift Truck & Equipment Rental	2,900
From	-	8126/7436	Night Shift Truck & Equipment Rental	2,300

To provide additional funds for office supplies and general supplies.

15. Engineering

To	-	8127/7528	Air Packs	1,500
From	-	8127/7544	Replacement Equipment	1,500

To provide funds for acquisition of Air Packs for Delta Disposal Site.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that

1. The 1975 Revenue and Expenditure appropriations be adjusted as follows:

		Appropriation Increase (Decrease) $
Revenues		
Taxes on Property Sold by City		10,000
Tax Grants - Provincial Properties		266,500
Sundry Rentals		171,500
Scavenging Container Fees		98,000
Provincial Court Fees and Fines		(80,000)
Business Taxes		200,000
Metered Water Revenue	$100,000	
Water Rates Stabilization Reserve	(100,000)	-0-
Net Revenue Increase		$666,000
Expenditures		
Municipal Social Assistance Costs	($312,000)	
Contingency Reserve	312,000	-0-
Britannia Community Services Centre		(118,000)
Parks Board Adjustments		(54,714)
Net Expenditure Decrease		($172,714)
Total Revenue Increase and Expenditure Decrease		$838,714

Cont'd.

Clause No. 2 Continued.

2. The total revenue increase and expenditure decrease, which is estimated at $838,714, be transferred to the Current Surplus on Revenue Account. "

3. Council will note that the 1975 surplus could amount to approximately $1,000,000 if our present predictions hold true. However, it should be clearly noted that it is only a rough estimate, and the year-end actual figure could be very different. Accumulated Revenue Surplus is not nearly as large as it should be, given the size of the City's operations (budget) and considering the emergencies that could face a city. I will be recommending that most of this year's surplus, if one is actually realized, be transferred to Revenue Surplus. It should also be remembered that 1976 will be a difficult year regarding the provision of capital funds, and it may be necessary to use the surplus or a portion of it. With all of the above points in mind, it is my recommendation that Council refrain from proposing any spending plans related to the potential surplus indicated in the above report.

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION & RECOMMENDATION

3. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On December 17, 1974 City Council approved the City Manager's report on the above subject which recommended the relocation of the Health Department to a new building at 1060 West 8th Avenue. This move was accomplished in July 1975, thereby releasing 5,150 sq.ft. of space on the ground floor of the East Wing of City Hall.

At the end of October the Assessment Authority, occupying space on the ground floor of the Main City Hall Building moved to new premises thereby releasing approximately 7,340 sq.ft. of space.

The City Architect reports that during the last few months a detailed study of space requirements of Departments has been conducted with a view to determining the manner in which the vacated spaces can be best used in order to satisfy the current and future requirements of various Departments.

This study is not complete and final recommendations for all Departments are not yet ready, but certain initial steps have become apparent that will fit in with a general plan to provide for the probable future demands for space.

City Council on November 12, 1974 approved the re-organization of the Accounts Division into two divisions - Accounting and Budgets. At that time there was approval for seven additional staff. There was not sufficient space to accommodate the additional staff and it was necessary to move the Budgets Division from the second floor.

The Accounting Division is still very cramped in its space on the second floor and the temporary quarters provided for the Budgets Division on the ground floor has created an inefficient separation of the Divisions. The area required to meet the combined present and probable future requirements of these two Divisions is approximately 7,000 sq.ft. which is similar to the area vacated by the Assessment Authority.

Cont'd.

Clause No. 3 Continued.

It is considered that these two Finance Department Divisions are appropriate users of this area because it will provide a complete and separate section of the building devoted to one general use with good internal access to the remainder of the Divisions in that Department. A plan for this use has been prepared which has received the approval of the Director of Finance. This consolidation of the Accounting and Budgets Divisions in the Assessment space will release approximately 3,630 sq.ft. on the second floor and approximately 750 sq.ft. on the main floor for other uses. The cost of the relocation is estimated as follows:

a) Alterations to the main floor $46,000
b) Moving expenses $ 1,500

Concurrently with the above move it is proposed to finalize recommendations for the use of the space vacated by the move of the Accounting and Budgets Divisions and to recommend the reallocation of the former Health Department.

At the present time the progress of the study indicates that the former Health Department area in the East Wing should be shared by the Planning Department and the Department of Permits and Licenses, both of which require additional space. The combined additional requirements of these two Departments appear to be equivalent to the ground floor of the East Wing. Time has not permitted a detail plan to be formulated because:

(1) Planning Department has requested a re-organization of the present third floor area to reflect the structure of the Department in order to improve the efficiency and working conditions of the Department and this study may affect the additional area required on the ground floor.

(2) The Department of Permits and Licenses should be examined closely to determine the most appropriate function that could be divorced from the main body of the Department and occupy space on a separated floor.

However, in principle both Department Heads agree to the general concept of additional area provided on a separate floor.

Because these studies and continuing investigations for other Departmental needs are very involved and time consuming and should be carried on concurrently with the working drawings for the ground floor of the Main Building it is recommended that a consultant with drafting office resources be appointed to expedite the complete recommendations for the City Hall Complex. It is estimated that this will require approximately $4,000 in planning and drafting assistance for the preliminary work. Further consultant fees should be expected if alteration work is commissioned to outside consultants.

The Director of Finance advises that funds amounting to $100,000 were provided in the 1975 Supplemental Capital Budget for the anticipated renovations required for the space needs in the City Hall Complex.

The following is submitted for Council's CONSIDERATION.

One of the complaints concerning the present Accounting Division work area is a high noise level which creates difficult working conditions for staff. The general work areas are quite large and open where nearly all employees operate adding machines or typewriters and require to use telephones frequently in close proximity to one another. Under these circumstances the open work areas would gain substantial benefit in acoustic control and upgrading of working space with the provision of carpet. The noise problem will be alleviated to some degree with the provision of more working space, but continued requests for carpeting as a measure of sound control can be anticipated in the future. The provision of carpet can be most economically achieved at the present time in large open areas before partitions are erected. The installation should be a commercial grade carpet to include open work areas and those private offices not normally entitled to carpet but left uncarpeted would produce difficult janitorial problems. The estimated cost of the installation is $12,000.

Cont'd.

Clause No. 3 Continued.

It is recommended that Council approve:

(A) The relocation of the Accounting and Budgets Divisions of the Finance Department to the ground floor of the Main Building at an estimated cost of $47,500.

(B) The retention of a consultant to assist in completing the planning for other Departments that require expansion space at an estimated cost of $4,000.

(C) Carpet be installed in the open work areas of the Accounting and Budgets Divisions at an estimated cost of $12,000.

(D) Appropriations totalling $63,500 including carpet or $51,500 not including carpet for the move of the Finance Department and continuing planning for other Departments be provided from the funds allocated in the 1975 Supplemental Budget.

(E) The City Manager to report back to Council as agreement is reached on the requirements of various other Departments together with the cost involved in necessary alterations or relocations."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

RECOMMENDATION

4. West End Activation Program.

The Medical Health Officer and the Director of Social Planning report as follows:

"City Council, at its meeting of March 5, 1974, approved the establishment of a temporary part-time position of Coordinator of Volunteers (Activiation Therapist) for the West End area for six half days per week for six months.

During the 1975 budget review, the Health Department and the Social.Planning Department were requested to determine which of the two departments would be responsible for the Special Programmes, a category of accounts which was previously established to cover the "Coordinator of Volunteers" programmes. It was ultimately decided between the two departments that for the 1975 fiscal year, the accounts would be established within the Social Planning Department, but that the expenditures would be incurred by the Health Department, but distributed into the Social Planning "Special Programmes" accounts.

The Provincial Department of Human Resources has advised that the Minister has agreed to support this program and to pay the amount of 25% of salary involved in setting up the program. This is consistent with the Government's policy of paying 25% of C.A.P. shareable items.

The purpose of the Activation Program was to involve senior citizens in physical and recreational activity which would help prevent the deterioration and isolation associated with aging, and which would encourage the maintenance of maximum general health through improved functions and added confidence in approaching everyday tasks.

Mrs. Susan Ezzy was hired as Activation Therapist for a period of six months as authorized by Council. The development of the program was designed as a demonstration pilot project. Mrs. Ezzy divided her work into two three month periods, that is from Feb. 3/75 to April 30/75 and from Sept. 8/75 to Dec. 8/75.

Cont'd.

Clause No. 4 Continued.

Evaluation of the program has been conducted by issuing self answer subjective questionnaires. From the second three month period September-December 1975 a video tape is being prepared with the help of the Physical Education Department, UBC, to show objectively before and after changes. The results available from the questionnaires issued in April 1975 showed that thirty-nine people were involved, 5 men and 34 women. Three groups were conducted at Robson Street Sub-office, at St. Paul's Church Hall, and at Nicholson Towers Senior Citizens Housing Project. The participants were 60 years and older in age. Some had specific handicaps resulting from arthritis, cerebral vascular accident, amputation. From the 39 people, 25 Questionnaires were returned. Twenty-three reported positive changes, 16 showing moderate improvement and 6 stating they had noticed marked improvement. Three reported no changes. Improvements noted were increased mobility and flexibility. Attitudinal changes involved a general sense of well being and a more confident approach to everyday living.

Mrs. Ezzy found that a group of 12 individuals was the largest number of elderly people she could supervise on an individual basis. Increased numbers of people could be reached per session by the employment of volunteers who had previously participated i n the course under the overall supervision of Mrs. Ezzy. Many of the participants expressed a desire to be continually involved in the activation program on a long-term basis. Provision of an opportunity for continued participation would fulfill this need and provide social support and follow-up.

The target population of a continuing program would initially be in the West End, with its high proportion of senior citizens. It is considered that the present program (which ends on Dec. 8/75) should be extended for a period of three months from January 1/76 to March 31/76. This extension would allow time for:

a. further evaluation

b. exploration of the possibilities of securing new funding; and

c. integration with new groups working with senior citizens and contact with increased numbers of elderly people through the new senior citizen housing complex and West End Community Centre.

In addition to C.A.P. Sharing (50%) it is proposed to again seek Provincial financial support of 25% of the cost of the three month extended program.

The estimated costs for January 1, 1976 to March 31, 1976 are:

Coordinator of Volunteers (Activation Therapist)	
6 - ½ days per week @ $31.03 per ½ day - PG 22	$2,421.00
Supplies	100.00
TOTAL	2,521.00
Less: C.A.P. Sharing (50%)	1,260.50
	1,260.50
Less: Provincial Government Contribution (If Approved) ie 25% of $2,521.00	630.25
1976 City Share	$ 630.25

Cont'd.

Clause No. 4 Continued.

Your Medical Health Officer and Director of Social Planning RECOMMEND as follows:

a. The continued establishment of a temporary part-time position of Coordinator of Volunteers (Activation Therapist) for the West End area for six half days per week for three months from January 1, 1976 to March 31, 1976 at a total cost of $2,521.00 - 50% of which will be C.A.P. sharing.

b. The provincial Government be requested to continue to contribute 25% of the total cost of the program i.e. $630.25; and

c. The part-time position of Coordinator of Volunteers (Activation Therapist) be hired on the establishment of the Social Planning Department and seconded to the Health Department for incorporation into the existing Volunteer Service Program."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer and the Director of Social Planning be approved.

INFORMATION

5. 1965-75 City Operating Budget Allocated by Expenditure Category.

The Director of Finance has submitted the following report for the information of Council.

"On November 20th, 1975 during Council's review of the financial affairs of the City, Council expressed a desire to have page 12 of the information presented at that time converted from dollars to percentages. The accompanying table to this report gives the percent of total City operating budget for the years 1965-75 as allocated to the various expenditure categories, matching the table on page 12 referred to above. It is submitted for the information of Council."

The City Manager submits the above report of the Director of Finance for the INFORMATION of Council.

CONSIDERATION

6. Canadian Memorial Swimming Pool.

The Director of Permits and Licenses reports as follows:

"On October 21, 1975 Council passed the following motion when dealing with a Grant Request for the Canadian Memorial Swimming Pool:

'THAT, as suggested in the report, the Director of Permits and Licenses submit a detailed report to Council and the Park Board be requested to submit comments as to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function.'

The City Architect has examined the facility and has had consultations with the City Inspectional Division and the Health Department.

The following summarizes our findings:

- The Pool operates on a six day schedule between the hours of 9:00 a.m. and 9:00 p.m. with approximately 150 people using the pool daily.

- The operation includes family swimming, swimming classes and a new program for Senior Citizens which is proving to be successful.

Clause No. 6 Continued.

- The Pool is used largely by the general public in the area as well as Church members.

- The Pool tank is approximately 18 feet by 50 feet. It is in good condition and maintained to required Health Department standards.

- The mechanics plant is old but in good condition.

- The poolside deck and ancilliary area concrete floors are maintained to Health Department standards.

- The smooth tile around the pool apron should be replaced with non-slip tiles.

- The dressing and washroom areas require improvement.

The Canadian Memorial Church Board has recently completed the following improvements:

(a) Regrouting tile joints in pool tank
(b) Painting
(c) New acoustic ceiling in pool area
(d) New automatic showers

The requested $10,000 Grant would cover the following proposed improvements:

(a) Hot water return to showers

(b) New clothes cubby holes

(c) New lighting to men and women's dressing rooms.

(d) Emergency lighting to pool area.

(e) Replace four deteriorated doors and frames.

(f) Replace washroom fixtures.

(g) New toilet partitions and privacy screens

(h) Replace pool apron tile to a non-slip type.

The cost of the above work still to be done has been estimated at $9,800.

The Pool facilities will be greatly improved with the completion of these renovations and we consider it a worthwhile expenditure.

Attached to this report is a submission from the Park Board outlining their assessment of the importance of the Canadian Memorial Pool in the total recreation service program, provided by the City."

The City Manager submits the above report of the Director of Permits and Licenses for Council CONSIDERATION.

Cont'd.

RECOMMENDATION

7. Juvenile Detention Home, 2625 Yale Street.

The Director of Permits and Licenses reports as follows:

"The Juvenile Detention Home and the Family Court Building are both City-owned buildings located on a City-owned parcel of land bounded by Penticton Street, Wall Street and Burrard View Park. The property is zoned Single Family.

In April 1974 the Provincial Government assumed the responsibility for the detention of juveniles and the operation of the Family Court and continued to use both facilities on a short-term lease basis. The City has accepted the arrangement on the understanding that the Provincial Authorities would carry all the maintenance and operation costs of the facilities.

The Provincial Government have now vacated the Juvenile Detention Home and served notice of lease termination to the City with the effective termination date as December 31, 1975. Their vacating of the building was precipitated by the rupture of the boiler and subsequent lack of heat. They have stated that due to the physical condition of the building it is neither economical or financially sound for them to remain as lessee.

Although the basic structure of the building appears sound the interior is in very poor condition. While the building remains vacant and unheated it can be expected to deteriorate even more due to moisture penetration and vandalism. Not only is the boiler ruptured, the roof has minor leaks in several places and a number of windows are now broken.

The Home is a single-purpose type building and an alternate use of the building other than detention is not evident and highly unlikely to be economically feasible.

In order that the costs associated with this building be kept to a minimum it appears advisable that the building be demolished.

The adjacent Family Court Building is still occupied by the Provincial Courts personnel and is serviced with domestic hot water from the Juvenile Detention Home. In the event of demolition, additional costs would be incurred for a new hot water heater installation within the confines of the Family Court Building.

The estimated costs to demolish the Juvenile Detention Home are as follows:

Demolition	$ 26,500
Miscellaneous Work - Repairs to asphalt, fill required after demolition, blocking connecting corridor to Family Court	5,500
Domestic Hot Water Heater Installation	1,200
TOTAL	$ 33,200

Cont'd...

Clause No. 7 Continued.

If Council should decide to retain the building the following are associated costs relating to its continued operation:

Capital Costs -		
a)	New gas fired boiler	$ 7,000
b)	Repairs to windows & roof	1,500
	Sub-Total	$ 8,500
c)	Security Patrol - 2 checks per night plus 2 extra at weekend, at $350 per month	$ 4,200
d)	Operation Costs - Heating, electrical, general maintenance, insurance, etc. at approx. $650 per month	$ 7,800
Approx. total cost for one year		$20,500

The Comptroller of Budgets advises that any required funds must be provided from Contingency Reserve.

Director of Finance

The Director of Finance notes that, since the Juvenile Detention Home is a single-purpose type of building for detention purposes and is considered to be highly uneconomic for other purposes, the expenditure of $20,500 for 1975 and a continuing annual expenditure of $12,000 for servicing, heating, etc., seems unwarranted.

The following is submitted for Council consideration:

A) Approve the demolition of the Juvenile Detention Home and the estimate as outlined in the body of the report in the amount of $33,200, or

B) Approve funds in the amount of $20,500 for capital and operating costs as outlined in the body of the report.

C) Necessary funds to be transferred from Contingency Reserve."

The City Manager submits the foregoing report of the Director of Permits and Licenses and, noting the remarks of the Director of Finance, RECOMMENDS that the Juvenile Detention Home be demolished, funds to be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 611-2

PERSONNEL MATTERS

RECOMMENDATION

1. Closing of Civic Offices - December 24, 1975

The Director of Personnel Services reports as follows:

"In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at noon on Wednesday, December 24th, 1975 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 24th, and is not in the nature of a statutory holiday."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter dated November 24th, 1975, are requesting a portion of two working days, on Tuesday, December 23rd and Wednesday, December 24th, 1975, to tour and perform in local hospitals. In addition they are asking permission to present three concerts in the City Hall Rotunda on those days - two on the Tuesday and one on the Wednesday. The Choir members are also performing in the evening at various hospitals and rest homes. Some twenty members of the Civic staff are involved.

As City Council has approved similar requests of the Vancouver City Hall Choristers in previous years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Tuesday, December 23rd and Wednesday, December 24th, 1975 in order that they may present concerts as local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6-4

PROPERTY MATTERS

RECOMMENDATIONS

1. Sub-lease of Lots 13, Block 1, D.L. 183E Situated S/S of Stewart Street between Victoria and Salsbury Drives

The Supervisor of Property and Insurance reports as follows:-

"Lot 13, Block 1, D.L. 183 E, situated S/S of Stewart Street between Victoria and Salsbury Drives was conveyed to the City of Vancouver in 1922 and held in trust for use as a spur track right-of-way for the property owners of Lots 2, 3, 4, 5, 8 and 9, Block 1, D.L. 183 E, situated north of Stewart Street. Lot 13 is leased to the National Harbours Board for a ten year period commencing April 22, 1958 and thereafter on a year to year basis subject to three months notice of cancellation. The rental is set at $1.00 per annum with the provision that any sub lessee shall be responsible for all taxes. The National Harbours Board sub leased this property to Bristol Myers, occupants of the abutting properties.

The National Harbours Board have received an application from Bristol Myers for a further sub lease of their entire premises to Emde Trucking Co. Ltd. and have requested the City's consent to this sub lease. It is noted that under previous sub-leases all parties concerned in the original conveyance of the property to the City are protected under the terms of the original lease.

RECOMMENDED that consent be given to sub lease the interest of Bristol Myers to Emde Trucking Co. Ltd., subject to the documents being drawn to the satisfaction of Director of Legal Services.

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for RECOMMENDATION.

2. Acquisition for Family Housing Project - 3269 Findlay Street

The Supervisor of Property & Insurance reports as follows:-

"Lot B Except the W. 10 Ft., Block I, D.L. 753, (3269 Findlay Street), is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, part of which block is under consideration as a housing site. This is the last property required to assemble the site.

These premises comprise a 1½-storey frame dwelling, plus a full basement, erected in 1929 on a lot 33' x 110', zoned R.S.-1. The dwelling contains 4 rooms on the main floor, 2 rooms upstairs, 5 plumbing fixtures; has a patent shingle roof, wood shingle exterior; and heat is supplied by an automatic gas-fired furnace. The dwelling is in fair condition.

Following negotiations with the owners, they are prepared to sell their property for the sum of $54,000.00, on the understanding that the sale date be December 1, 1975, and that they retain rent-free possession to February 28, 1976. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot B except the West 10 Feet, Block I, District Lot 753, known as 3269 Findlay Street, for the sum of $54,000.00 on the foregoing basis, chargeable to Code #4910/411."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Sale of Properties

The Supervisor of Property and Insurance reports as follows:

"Offers to purchase Lot 4, Sub. 4 to 8, Block 330, D.L. 526 Plan 8781, known as 1530 West 8th Avenue were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received, and that the net proceeds of the sale be credited to Supplemental Capital Budget to help defray the expenditures incurred in acquiring the new Health Building.

NAME	PURCHASE PRICE	TERMS
Porte Realty for B.C. Turf Ltd.	$675,000.00	Cash

The City Manager RECOMMENDS THAT the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

NOTE: This requires a 2/3 majority of Council.

FOR COUNCIL ACTION SEE PAGE(S) 642-3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

November 27, 1975

A meeting of the Standing Committee on Housing and Environment was held on Thursday, November 27, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Bird, Chairman (Items 1-6)
Alderman Harcourt, Chairman (Items 7-11)
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

INFORMATION:

1. Highlights of Housing Activities

Submitted for the Committee's consideration by the Chairman were:

a. reports outlining highlights of Housing Committee actions since January 1, 1973;

b. highlights of Housing and Community Services Committee activities related to the Downtown Eastside since January 1, 1973;

c. Chairman's reports dated February 27, 1975, and September 19, 1975.

RESOLVED,

THAT the above noted information reports submitted by Alderman Harcourt, Chairman of the Housing and Environment Committee be received.

2. Housing Status Report

The Committee considered an up-date report outlining the present status of Government assisted housing - City of Vancouver, submitted by the Housing Planner dated November 21, 1975.

RESOLVED,

THAT the above noted report be received.

3. Progress on Fire By-law Enforcement

The Committee considered a City Manager's report dated November 24, 1975, outlining progress on upgrading of hotels to meet Fire By-law standards. This report, which is on file in the City Clerk's Office, stated in part:

" The report of August 18, 1975 to the Standing Committee on Housing, summarized the status and disposition of the 318 Core Area buildings affected by Section 38-40 of the Fire Bylaw.

Since that time there has been a change in the disposition of 39 buildings as follows:

Cont'd . . .

Sprinklers complete & approved:	30	buildings
Section 38 requirements complete:	6	"
Buildings Vacated:		
1. 148 E. 6th. Avenue: To be renovated to comply with Section 38 by new owner.	2	"
2. 660 Jackson Avenue: Under renovation by owner to comply with Section 38.		
Removed from file - occupancy changed:	1	"
	39	

The reduction of this number from the previous total of remaining buildings leaves 57.

The current status of these buildings can be summarized as follows:

	SKID ROAD	REMAINDER OF CORE AREA	TOTAL
Sprinklers being installed and contracts signed without Court action:	2	10	12
Sec. 38 requirements progressing:	3	11	14
In Prosecution. Sprinkler contract now signed:	4	4	8
In Prosecution. Section 38 contract now signed:		1	1
Compliance still in planning stage. (Georgia Hotel: Devonshire Hotel: Vancouver Hilton Hotel.)		3	3
Prosecution pending:		4	4
In Court - no further progress:	6	5	11
- progress stopped:	2		2
Buildings to be vacated:		2	2
TOTALS:	17	40	57

The total number of buildings upgraded since the Bylaw became effective July 1, 1974 is now 262. (170 buildings completely sprinklered and approved: 92 fully complying with Section 38 or option.)

A list of the 57 remaining Core Area buildings has been placed on file with the City Clerk.

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BUILDINGS OUTSIDE THE CORE AREA

The task force has now commenced the next phase of the upgrading program, outside the core area. The owners of pre-1930 buildings containing more than twenty (20) residential type rooms and three or more stories in height, are now being contacted and inspection tours arranged with a Fire Warden in their respective buildings.

Approximately seventy (70) buildings have been inspected to date and orders issued to the owners to comply with the Bylaw within 90 days. In many of these buildings, fire alarm upgrading and emergency lighting is also required.

Some contracts have already been signed by the owners for sprinkler installations and this phase appears to be progressing favorably. "

Cont'd . . .

RESOLVED,

THAT the above noted City Manager's report dated November 24, 1975, be received.

4. Outstanding Housing and Environment Committee Matters

The Committee considered an information report submitted by the Chairman dated November 19, 1975, outlining outstanding matters of the Housing and Environment Committee.

RESOLVED,

THAT the above noted report be received.

RECOMMENDATIONS:

5. Residential Rehabilitation Assistance Program in Hostel Units

The Committee considered a City Manager's report dated November 3, 1975, in which the Director of Planning reported as follows:

"Current regulations governing the use of the Residential Rehabilitation Assistance Program limit the provision of rehabilitation grants/loans to either:

a) the owners of family housing units (defined as self-contained and providing cooling and sanitary facilities); or

b) a non-profit corporation for the conversion of a residential structure into a greater number of units; or

c) a non-profit corporation for hostel units.

These guidelines currently restrict the rehabilitation of "hostel" units to those owned by non-profit corporations.

Particularly in the Downtown East Side and Kitsilano a large number of hostel, and boarding house units are home to many people, but are ineligible for R.R.A.P. loans.

Obviously, this is detrimental to the Citys goals of upgrading neighbourhoods as well as individual housing units.

C.M.H.C. has indicated they are currently reviewing their regulations and wish to ascertain the City of Vancouvers opinion on this issue. "

It is, therefore, recommended -

(1) because of the number of "hostel" type units that will continue to provide housing for residents of the City, particularly the Downtown East Side, C.M.H.C. be requested to permit R.R.A.P. grants and loans to owners of buildings providing hostel units. "

The Housing Planner reviewed this report with the Committee, following which it was,

RECOMMENDED,

THAT the recommendation outlined in the above City Manager's report dated November 3, 1975, be approved.

Cont'd . . .

6. Sixty-year Ground Lease - G.V.R.D. Housing

Submitted for the Committee's consideration was a City Manager's report dated November 24, 1975, and a letter from the Greater Vancouver Housing Corporation dated November 17, 1975. The letter from the Greater Vancouver Housing Corporation, which is on file in the City Clerk's Office, suggested the possibility of a renewal option clause in the 60-year lease agreement,and also outlined the possibility of a clause requiring the purchase by the City with the improvements at the expiration of the lease period, but with no option to renew. Either approach would be satisfactory to the Greater Vancouver Housing Corporation.

The City Manager's report, which is on file in the City Clerk's Office, stated in part:

"The Housing Corporation has requested that the Committee consider the possibility of stipulating that the several leases provide for option to renew in addition to the 60-year term and further that the leases provide for repurchasing of the buildings by the City at the expiration of the 60-year term. The purpose of this report is to make some observations on those two requests.

As to whether or not there should be an option to renew following the 60-year term, we are strongly of the view that 60 years is quite long enough. It seems fanciful to attempt to foresee the needs of the City of Vancouver 60 years from now. The entire rationale of this scheme is to relieve an immediate housing shortage. Whether or not the priorities governing the allocation of the City's resources 60 years from now happens to coincide with today's priorities is simply beyond us; this matter is properly for our grandchildren to decide. In short we are suggesting that flexibility is a virtue.

As to compensation for the buildings at the expiry of the 60 years, there seems to be several compelling reasons why the City should not pay compensation for the buildings. Firstly, the prepaid rent is approximately only 65 to 70% of what the market prepaid rent would be. Secondly, the construction costs of the buildings as well as the prepaid rent to the City will come from C.M.H.C. mortgages. The principal and interest owing on the mortgages will be paid by the rents received from the tenants occupying the buildings. Since the G.V.R.D. is putting in little, if any, of its own money we cannot see why the City should agree to purchase from the G.V.R.D. a capital asset which was not in the first place purchased with G.V.R.D. money. Such compensation would be a second gift in addition to the below-market prepaid rent; in short the G.V.R.D. would be getting something for nothing. Thirdly, if the buildings have little value 60 years from now, and this is a definite possibility, then the City will be obliged to demolish same shortly after the buildings revert to the City. In that event we would have the incongruous spectacle of the City on the one hand paying for the buildings and shortly thereafter paying again to have them demolished. Fourthly, although it might be felt that the buildings would be kept in better repair if compensation were payable at the end of the term, we do not feel that of itself this is sufficient justification to warrant the payment of compensation. We say this because it must be kept in mind that we are dealing with a private corporation wholly controlled by the G.V.R.D. and in fact the lease provides that the G.V.R.D. is to guarantee the proper performance of the covenants on the part of the Housing Corporation to repair the buildings and to leave same in good repair at the end of the lease. There seems nothing in this transaction to warrant a suspicion that the G.V.R.D. will do other than act in good faith throughout. Moreover, in any event, the lease reserves to the City the power to carry out those repairs which are being neglected by the lessee. And so there seems little prospect of having dilapidated buildings revert to the City.

Cont'd . . .

In the event that the Committee is desirous of having the leases provide for an option to renew, it is felt that such renewal should only go forward on the following basis:

* Market rental as determined by the Property and Insurance Division should be paid throughout the option period and reviewed bi-annually. Here keep in mind that by this time the C.M.H.C. mortgage will have been repaid and so there seems nothing to warrant a below-market rent.

* The option should be framed so that its term would not be for a presently determined period of time but rather would be for the then remaining life of the buildings as the parties agree or as established by independent architects at the time for renewal. But in either case, renewal should not exceed a certain term of years in any event.

* The Housing Corporation should be obliged to demolish the buildings at the expiry of such an option since the buildings at that time presumably have no useful life.

* Because the buildings have no useful life at the expiry of the option, but rather would be liabilities in need of demolition, no compensation should be payable.

* No option should be granted unless the G.V.R.D. or some other responsible government authority agrees to act as guarantor during the term of the option and this should be confirmed not only at the commencement of the lease but also must be a condition precedent to the validity of the option when it is exercised. On this point please note that the leases are going to the Housing Corporation but the G.V.R.D. will be a party to the lease as guarantor.

On the other hand, in the event that the Committee is desirous of compensation being payable at the expiry of the 60-year term, such compensation should not be full market value of the buildings. It seems appropriate that such compensation should be reduced by the anticipated cost of demolition and should also be reduced by the difference between the prepaid rent for the term and what a market prepaid rent for the term would be.

In conclusion, we do not favour either the granting of an option at the end of the 60-year term or the payment of compensation for the buildings at any time.

The City Manager notes that in similar circumstances in False Creek and Champlain Heights there will be neither an option to renew nor a compensation clause written into the lease agreement. Any option to renew will remain at the discretion of the City to be considered when the lease terminates.

The City Manager therefore, RECOMMENDS, that no option clause nor compensation clause be included in the lease agreement with the Greater Vancouver Housing Corporation."

Following discussion on this report, it was

RECOMMENDED,

THAT the recommendation outlined in the above noted City Manager's report dated November 24, 1975, be approved.

At this point in the meeting Alderman Harcourt arrived and took the Chair.

Cont'd . . .

7. Killarney Gardens

Submitted for the Committee's consideration was a brief from the Tenants Rights for Children dated November 21, 1975. Mrs. Noir, a member of the Tenants Rights for Children, and a resident of Killarney Gardens, reviewed the brief with the Committee, which outlined that discrimination was occurring against children in Killarney Gardens. The implications of 'adults only' housing are serious and affect the whole community, not just families involved. The knowledge of several specific discrimination cases led a group of concerned people to establish Tenant Rights for Children to identify and investigate discrimination against children, to publicize the effective legislation to protect families in both rental apartments and houses, as well as self-owned suites. In a recent scan of "for rent" advertisements in the Vancouver Sun classified section it was revealed that 90% of the apartments available would not accept children as tenants.

Approximately eighteen months ago the owners of Killarney Gardens, located at 54th Avenue and Kerr Street decided to phase out children. The number of children in the complex has dropped from over 400 to under 100. The Cook School Annex student population has thus decreased. The Y.M.C.A. Day Care Centre opened in July, 1973, at the request of the property owners, has been given notice to vacate January 1, 1976, displacing 25 children (six from the complex and nineteen from the residential neighbourhood.) There are no day-care facilities easily accessible and with enough openings available in the immediate vicinity for the youngsters being "evicted" from the existing centre: their working mothers may have to give up their employment. Landlords exert pressure on parents to move out as outlined in this quote from a management letter to a tenant in Killarney Gardens:

> "Permission would not, and has not ever, been granted for the purpose of baby-sitting whether for profit or not."

In the same letter:

> "The premises shall be used exclusively as the private residence of the tenant and the members of his immediate family only unless written permission of the landlord or the building manager for other uses is obtained."

Children in the complex are being disciplined by the landlord through building managers, and the parents have virtually no say in the matter. This approach has been put into writing in the form of a lease addendum as follows:

> "The lessee agrees that the lessee shall, at all times, supervise such child, or children, <u>to the satisfaction of the lessor</u>."

Outside, children's activities are rigidly controlled by rules and regulations.

These problems are compounded for single parents, especially single mothers. In the classified advertisement survey mentioned above, only about three-quarters of the premises that would accept children would accept single parent families. Approximately 30% of the 45 families living in Killarney Gardens are single parent families. Mrs. Noir further advised that the owners are proposing to use the day-care centre as an adult lounge.

The Committee was of the opinion that when this complex was

Cont'd . . .

built it was to be for family housing. Mr. W. Casson of the G.V.R.D. reiterated that this was a family oriented complex.

The Committee expressed that it would be difficult to make a by-law prohibiting landlords from discriminating against families with children retroactive to restore the situation to its original state.

Following discussion on this matter, it was

RECOMMENDED,

A. THAT the Director of Planning submit a report outlining the background information on the rezoning of this property to CD-1 and all details of the proposal call for Killarney Gardens.

B. THAT C.M.H.C. be requested to submit all the guidelines related to this mortgage on Killarney Gardens.

C. THAT the Director of Legal Services be instructed to submit to the next meeting a draft by-law prohibiting landlords from discriminating against families with children in rental housing accommodation, with the following guidelines:

   a. It should prohibit all conversions to adult-only buildings that have occurred since 1972, and prevent all future such conversions.

   b. It should not apply to buildings that are exclusively for occupancy by senior citizens, or the landlord's principal residence, or the ones that prior to 1972 were exclusively occupied by adults.

   c. Landlords must apply to the City to be granted an exemption under the by-law.

   d. Landlords must post signs indicating family buildings, unless they have received such an exemption from the City.

   e. Adequate fines will be imposed against those landlords who violate the provisions of the by-law.

   f. An administrative network should be established so that the provisions of the by-law are properly enforced.

D. THAT the Chairman be authorized to write to the Department of Human Rights requesting legislation to counteract discrimination against single parents and families with children while seeking an apartment, and after taking possession of rental premises.

E. THAT Council request the Attorney-General's Department for amendments to the Landlord and Tenant Act to counteract discrimination against single parents and families with children who reside in rental premises;

   FURTHER THAT the clause in the Landlord and Tenant Act which states that residential premises with rentals of $500 per month or over not be subject to rent controls, not be changed.

F. THAT Council approve in principle the requesting of the Department of Housing and the Department of Municipal Affairs any legislation to ensure that a certain percentage of rental housing be shown to be for families with children, and the rental complexes now in existence be required to achieve and maintain a certain percentage of units for families with children occupancy;

Cont'd . . .

FURTHER THAT this matter be referred to the Director of Legal Services, the Director of Planning, and the Director of Social Planning for report back, to the next meeting of this Committee, on the implementation of such legislation.

At this point in the meeting Alderman Bird left.

G. THAT Council request the Department of Human Resources to pass legislation preventing the removal of day care centres unless special circumstances can be shown.

H. THAT Council request the Department of Human Resources to pass legislation for the appropriate number of day care centres per capita; in-home care, and 24-hour care if the need is determined.

I. THAT the Chairman determine the owner of Killarney Gardens, and invite him, his managers, as well as the Director of Legal Services, City Manager, and other appropriate City officials to the next meeting of this Committee.

J. THAT a representative of the School Board be invited to the next meeting of this Committee and requested to submit information on why the Cook School Annex was built, what the future of this annex is, and why the student population recently dropped from 400 to 100.

8. Pender Street Demolitions

Council on November 25, 1975, considered a delegation request from the Pender Street Committee with regards to demolitions in the 2500 Block East Pender Street, and referred this to the Housing and Environment Committee.

The Housing and Environment Committee on October 30, 1975, discussed this matter, and resolved,

"That relevant City officials inspect the house owned by Mr. Andru in the 2500 Block East Pender Street, and report back to this Committee on the condition of such house."

The City Manager's report dated November 25, 1975, was submitted outlining the status of houses as follows:

"The inspection service of the Permits and Licenses Department reports on the seven buildings owned by Mr. Andru as follows:

2503 - Building vacant, becoming vandalized.

2509 - Building occupied as a one family dwelling and in fair condition.

2515 - Building demolished.

2521 - Building demolished. This followed Council's action on November 18 approving the demolition of this partially demolished house.

2527 - Building demolished.

2533 - Building occupied as a one family dwelling and in fair condition.

2551 - Building demolished."

Cont'd . . .

Representatives of the Pender Street Committee were present this day.

The Director of Housing advised that he had met with Mr. Andru and informed of Mr. Andru's willingness to sell his seven lots to the City of Vancouver on a quick sale basis with no charge for the existing houses as long as the City removes them at no charge to him. The selling price was approximately $250,000 for seven lots. One of the seven lots was removed from the remaining six. The purchase price for the six lots would be approximately $215,000. Mr. Jeroff advised that on the six lots a maximum of twelve housing units could be built. To make such a project economically feasible the City could not pay more than $125,000 for the six lots. Mr. Andru was asking approximately $215,000.

Following discussion, it was

RECOMMENDED,

A. THAT the Director of Permits and Licenses be instructed to report back to the next meeting on the condition of the building at 2503 East Pender Street which is presently being vandalized.

B. THAT the Director of Legal Services report back to the next meeting of this Committee on whether the Minimum Standards By-law would allow the City to bring the house at 2503 East Pender Street up to acceptable standards;

FURTHER THAT if the Minimum Standards By-law would not allow this the Director of Legal Services be instructed to submit an appropriate amendment allowing a house in this condition to be brought up to acceptable standards.

C. THAT the Director of Permits and Licenses send a notice to Mr. Andru, owner of the house at 2503 East Pender Street, advising that it is the City's intention to bring this house up to acceptable standards via the Minimum Standards By-law.

D. THAT the Director of Housing report back on the possibility of family housing on this site.

E. THAT the delegation from the Pender Street Committee and the City Manager's report dated November 25, 1975, noted above be received.

9. By-law Enforcement in Licensed Premises

The Committee considered a letter from the Downtown Eastside Residents Association dated November 17, 1975, requesting that the Committee seriously consider instructing the Department of Permits and Licenses to suspend all City licenses held by the Empress Holdings Limited at 235 East Hastings Street until such time as Chief Konig reports to City Council that the Empress Hotel has complied with all the standards required under the Fire By-law.

Mr. Pezel, one of the owners of the Empress Hotel, was present and advised that he has conformed with all aspects of the Fire By-law with the exception of installation of a sprinkler system.

The Chief Fire Warden advised that there are approximately four hotels in the downtown eastside area with licensed premises which do not yet conform, but are in the process of upgrading. The owners of the Empress Hotel have adamantly refused to conform.

The Committee noted that 299 of the 318 hotels in the downtown eastside area conform to the Fire By-law; one of the 19 not conforming is the Empress Hotel.

Cont'd . . .

Following discussion, it was

RECOMMENDED,

A. THAT the Director of Permits and Licenses be instructed to not issue the 1976 Business License to the Empress Hotel until the owners produce a contract for the installation of a sprinkler system satisfactory to the Fire Chief.

B. THAT the Fire Chief report back, to the next meeting of this Committee, on the other 18 hotels in the downtown eastside area which do not presently conform to the Fire By-law.

10. Outdoor Burning

In Council on October 28, 1975, Alderman Sweeney suggested that Council consider later dates for "fall clean-up" and requested that the administration report on this aspect. The Mayor directed the City Manager to report on this matter to the Housing and Environment Committee.

The Committee considered a City Manager's report dated November 21, 1975, in which the City Engineer and Medical Health Officer reported as follows:

"On October 21, 1975, after due consideration, Council agreed that the Fire By-law #2193 not be amended so that all burning days would be eliminated in the City of Vancouver.

At the Council meeting of October 28, 1975, the Mayor directed that a report concerning later dates for the fall outdoor burning weekends be forwarded to the Housing and Environment Committee.

The Fire By-law provides that the fall outdoor burning weekends are "... the last Saturday in the month of October, the following Sunday, and the following Saturday and Sunday." This year, these days fell on October 25, 26 and November 1 and 2. The By-law allows the burning of garden refuse in the nature of grass and other clippings, leaves, tree and shrub prunings, cuttings and like material, without a permit from the Fire Chief, during these days.

The outdoor burning weekends were originally selected because it was considered that on the average, they would meet the needs of the householders for burning of garden refuse. Normally by the end of October the gardens are cleaned out and the leaves have dropped, however this year the burning weekends were a week earlier than usual and a good period of fall weather in October kept most of the leaves from falling. In 1976 the burning weekends as presently established will be about a week later, i.e. the first one will be 30 and 31 October.

When considering the dates for the fall burning weekends the following should be considered:

1. There is an apparent demand for outdoor burning and certain people count on being permitted to burn in the spring and/or fall.

2. If the dates were left open, i.e. to be decided on the basis of weather conditions, leaf fall, etc., the problems found at present would be reduced. However, advice to the public would have to be on shorter notice and could be difficult to accomplish.

3. The present method of establishing dates was set in 1969 by means of a change in the Fire By-law. Those of the general public who are concerned have learned to count on these particular times as burning weekends.

   Some of the surrounding municipalities have adopted the same criterion and place advertisements in the Sun and Province for their own community. If the City of Vancouver times are varied many people may be confused.

Cont'd . . .

4. The present system, "on the average", has worked fairly well, it does give those who wish to, a chance to burn on four weekends per year, two in the Spring and two in the Fall. The cost to administer this system is minimal and very few problems have arisen. The public concerned are aware of this system and have learned to rely on the days now provided.

If it is felt that some flexibility of burning dates is necessary the Fire By-law could be amended to allow the Fire Chief to set specific weekend dates within a defined time period (say one month). This would reduce problems of severe weather inversions and variations in date of leaf falling. However under such an arrangement the public would be less sure when burning was permitted and effective notification may be difficult.

Another possibility would be to extend the burning period for a longer period, say 4 weeks i.e. allow burning on any day during the 4 week period which would provide an opportunity for citizens to select more suitable conditions and times.

However, this arrangement of allowing more burning days would be a move towards more pollution rather than less."

Mr. R.C. Boyes, Deputy City Engineer, was present and reviewed the report with the Committee.

Following discussion, it was

RECOMMENDED,

THAT the existing Leaf Burning By-law be retained.

11. Vancouver International Airport - Community Forum

Alderman Boyce noted that a report on "Vancouver International Airport Extension: Problems and Issues" had been completed and requested that this be submitted to Council as soon as possible with representatives from the Community Forum present. Council on October 21, 1975, approved a delegation request of the Community Forum in conjunction with this matter.

RECOMMENDED,

THAT the report on "Vancouver International Airport Extension: Problems and Issues" be submitted to Council just as soon as representatives of the Community Forum can appear as a delegation.

The meeting adjourned at approximately 3:21 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 636 & 644-46

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

November 27, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, November 27, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

1. Petition Opposing Neighbourhood Pub at 6069 West Boulevard

City Council, at its meeting of October 7, 1975, approved the following recommendation from the Community Services Committee:

"THAT Council approve the application of Mr. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City legislation."

The Committee had before it for consideration a petition signed by approximately 147 residents of the area expressing opposition to a pub at 6069 West Boulevard.

Mrs. W. Williams, spokesman for the petitioners, told the Committee parking in the area is deplorable and a pub would add to the existing noise, traffic and parking problems in the neighbourhood. She said persons who signed the petition are residents who own condominium suites in the neighbourhood and that all but a half-dozen of them are over 65 years of age.

Appearing before the Committee for the applicant, Mr. D. Murphy, were Mrs. Murphy and Mr. D. McGarvie, who submitted a petition containing 163 signatures of residents of the neighbourhood who stated they have no opposition to the proposed pub. The signatures were collected in a single day of canvassing, the Committee was told. Mr. McGarvie explained most of the signatures are of residents who live immediately behind the proposed pub. He added that if there were any suggestion that a significant proportion of residents in the area are opposed to the pub, Mr. and Mrs. Murphy would not proceed with the petition plebiscite which they are required to pay for.

Cont'd . . .

Clause #1 continued:

During discussion it was pointed out there could be approximately 2,500 persons within a radius of four blocks of the proposed pub location who will be entitled to vote on the plebiscite. 60% of those voting would have to be in favour if approval is to be considered for a pub.

The City Clerk explained that to call off the plebiscite vote which Council has already agreed to hold, Council would have to rescind its October 7, 1975 approval of the Community Services Committee's recommendation.

The Committee took no further action on the matter but understood there would be delegation requests to Council.

RECOMMENDATION

2. Stepout Project - Continuation of Funding

The Committee had before it for consideration a Manager's report dated November 13, 1975 (circulated) in which the Director of Social Planning recommended as follows:

"(a) THAT the funding for Stepout Project be extended on the same basis as it now operates for another year (January 1 - December 31, 1976).

(b) THAT funds in the amount of $66,058* be provided to the Social Planning Department;

* Canada Assistance Plan sharing The Social Planning Department is eligible for 45% recovery on its budget frm the Federal and Provincial governments under CAP. The estimated net cost to the City in 1975 for Stepout is $34,093. Estimated net cost for 1976 would be $36,332."

Appearing before the Committee on this matter were representatives of the Social Planning and Health Departments who told the Committee the project has involved 90 senior citizens groups and every nursing and boarding home for elderly persons in the City. Approximately 300 volunteer workers are involved in the program.

During discussion a member of the Committee questioned whether the service should be funded by the Provincial Human Resources Department and whether it is a program which is a necessity for the City to fund.

However, it was noted there is a 45% recovery under the Canada Assistance Plan Program and that the Social Planning Department is currently involved in a longer range study of transportation for the elderly and disabled and that once such an overall program is organized it would ideally be funded by the Provincial Government. In the meantime, the Committee felt, the City should ensure that a minimal service is provided until the overall program is established.

Cont'd . . .

Clause #2 continued:

Following discussion it was

RECOMMENDED

(a) THAT the funding for Stepout Project be extended on the same basis as it now operates for another year (January 1 - December 31, 1976);

(b) THAT funds in the amount of $66,058* be provided to the Social Planning Department;

* Canada Assistance Plan sharing the Social Planning Department is eligible for 45% recovery on its budget from the Federal and Provincial governments under CAP. The estimated net cost to the City in 1975 for Stepout is $34,093. Estimated net cost for 1976 would be $36,332.

INFORMATION

3. Juveniles in Licensed Cabarets

A member of the Committee raised the issue of juveniles in cabarets in the early hours of the morning. The Alderman referred to an incident the previous Friday night in which a 15-year old girl who was found to be carring a chisel in her purse, was picked up by the Police at a City cabaret at 2:25 a.m. The girl was alleged to be carrying a false identification card.

Following a brief discussion it was

RESOLVED

(a) THAT the Committee request the Police Department and City Centre Youth Resources to prepare a joint report to the Committee on the operation of the Seymour Street cabaret known as Faces;

(b) THAT the Director of Permits and Licenses, in consultation with the Police Department, prepare a report to the Community Services Committee on City establishments which are licensed to sell identification cards; such report to include what methods such establishments take to establish the true age and identity of a customer before issuing them with an identification card.

The meeting adjourned at approximately 4:15 p.m..

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FOR COUNCIL ACTION SEE PAGE(S) 636 & 646-7

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 27, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, November 27, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Cowie
Alderman Harcourt

ABSENT: Alderman Bird
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 71904
AirWest Airlines Ltd., North Foot of Jervis Street

The Committee considered a report of the City Manager dated 12th November 1975 (on file at the City Clerk's Office) wherein the Director of Planning advises that AirWest Airlines Ltd. has submitted a development permit application to retain their office, waiting room, aircraft landing base, etc., at the north foot of Jervis Street which was approved until 31st October 1975 by Development Permit No. 68443. The Director of Planning further advises that the application is now being processed and that he is prepared to approve it for a limited period of one year expiring 31st October 1976.

RESOLVED

THAT the report of the City Manager dated 12th November 1975 be received for information.

RECOMMENDATION

2. Parkade Security

The Committee considered a report of the City Manager dated 17th November 1975 (copy circulated), outlining the recommendations of the "Ad Hoc Committee Investigating Parking Lot Security" which includes representatives from the Vancouver Police, Social Planning and Engineering Departments, the Downtown Parking Corporation and the Downtown Business Community.

The following representatives of the Ad Hoc Committee were present:

Mr. Frank Battershill - T. Eaton Co.
Mr. Eric Cameron - Royal Centre
Mr. Paul Clough - Imperial Parking
Mr. Michael Evison - Building Owners & Managers Assn.
Mr. Rollie O'dell - The Bay

Mr. R. Gascoyne, Assistant City Engineer - Traffic and Transportation, advised that the Engineering Department would like to see a study carried out with respect to the cost and feasibility of requiring closed circuit TV in parkades, specifically in stairwells.

Continued on Page 2. . .

Clause No. 2 Continued

Discussion centred on how to ensure better designs of parkades rather than filling up space under buildings with parking spaces, as well as how to better direct people in parkades as in some cases, signing does not always provide the best solution. It was felt by the Committee that both these points should be covered when the City Manager reports back.

RECOMMENDED

A. THAT the City Manager report back to the Planning and Development Committee with specific recommendations aimed at increasing personal safety against crime in both existing and proposed parkade structures; the recommendations to include the development of design guidelines for elevated and/or underground parking facilities in developments in the City of Vancouver which would increase security without compromising fire safety requirements, methods of ensuring better designs for parkades and the feasibility of requiring the provision of closed circuit TV in parkades, specifically in stairwells.

B. THAT, until design guidelines for increased security are developed and approved, the Development Permit Advisory staff be instructed to examine proposed developments, including parking facilities, with a view to incorporating design features which consider both fire and personal safety characteristics.

C. THAT the Downtown Parking Corporation be requested to report to the Standing Committee on Planning and Development respecting security measures and their costs which could improve public service and safety.

The meeting adjourned at approximately 3:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 647

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 9, 1975

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 9, 1975, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy (Items 5 and 6), Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. N/E Corner Kingsway and 12th Avenue (Biltmore Motor Hotel)

An application was received from the Director of Planning to rezone Lot 2, Block 116, D.L. 301, being the north-east corner of Kingsway and 12th Avenue from (C-3) Commercial District to (CD-1) Comprehensive Development District.

The (CD-1) By-law will restrict the form of development as follows:

USES:	Hotel containing 100 sleeping units, beer parlour, cocktail lounge, banquet rooms, coffee shop and dining rooms, retail stores (not to exceed 250 square feet) and customarily ancillary uses including off-street parking.
FLOOR SPACE RATIO:	Not to exceed 3.15,
HEIGHT:	Not to exceed 7 storeys nor 90 feet measured from the average building grade of 12th Avenue as established by the City Engineer.
OFF-STREET PARKING AND LOADING:	Shall be provided in accordance with the provisions of Sections 12 and 13 of the Zoning and Development By-Law No. 3575.

AND Subject to the following:

That the overall detailed scheme of development be first approved by the Director of Planning after receiving advice from the Urban Design Panel; having due regard to the provision and maintenance of landscaping, vehicular ingress and egress and off-street parking and loading.

cont'd....

N/E Corner Kingsway and 12th Avenue
(Biltmore Motor Hotel) (cont'd)

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Boyce,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

2. RT-3 District Schedule

An application was received from the Director of Planning as follows:

(a) To establish a new Two-Family Dwelling District Schedule (Duplex and Semi-Detached) to be known and described as (RT-3) Two-Family Dwelling District (Duplex and Semi-Detached)

(b) LOCATION: To amend the Zoning and Development By-Law No. 3575 whereby the lands generally bounded by Campbell Avenue, the lane south of East Hastings Street, Gore Avenue and Prior Street and the lands bounded by Prior Street, Heatley Avenue, Atlantic Street and Jackson Avenue, however, excluding three (CD-1) Comprehensive Development Districts which are bounded by Gore Avenue, Pender Street, Jackson Avenue and Union Street; by Pender Street, Heatley Avenue, Keefer Street and the east side of Princess Avenue; and by Keefer Street, Hawks Avenue, Georgia Street and Heatley Avenue, be rezoned from (RT-2) Two-Family Dwelling District (Duplex and Semi-Detached) to (RT-3) Two-Family Dwelling District (Duplex and Semi-Detached).

(c) Subsection (1) of Section 9 is amended by inserting immediately after (RT-2) Two-Family Dwelling District the following:

"(RT-3) Two-Family Dwelling District Schedule".

(d) Subsection (2) of Section 1A of Schedule B is amended by inserting the words "in districts other than the RT-3 District" immediately after the words "Buildings containing one or two dwelling units only on sites with no developed secondary access".

(e) Schedule B is amended by inserting immediately after Subsection (2) of Section 1A the following section:

"3. Buildings containing dwelling units on sites with or without developed secondary access in RT-3 Districts.	One parking space for each dwelling unit."

And any consequential amendments.

cont'd....

RT-3 District Schedule
(continued)

NOTE: DIFFERENCES BETWEEN THE RT-2 AND RT-3 DISTRICTS.

	RT-2 (EXISTING)	RT-3 (PROPOSED)
HEIGHT:	1 Storey plus basement or 2 storey plus cellar	Same height, however, Director of Planning may relax the regulations to provide for a height of 2 storeys plus basement on a site where the natural grade is substantially below the grade of the street or lane the site adjoins.
FRONT YARD:	24 Feet	12 feet, except in cases where both front yards on the two adjoining lots have depths of more than 12 feet, the required front yard shall be the average depth of the front yards of the two adjoining lots, but need not exceed eighteen (18) feet.
SITE AREA:	Two-Family dwelling on a lot of 4,800 square feet, except in the case where a lot is on record in the Land Registry Office prior to September 7, 1975, a minimum site area of 3,800 square feet.	-One and Two-Family dwellings a minimum site area of 2,800 square feet -Townhouses or apartment buildings a minimum site area of 5,500 square feet.
CONDITIONAL USES:	Townhouses and apartment buildings subject to (RM-1) Multiple Dwelling District Schedule	Townhouses and apartment buildings subject to Section 1 of the RT-3 By-Law
NEW BOARDING AND ROOMING HOUSES:	30' in height and on a site not less than 7,200 square feet	30' in height and on a site not less than 5,500 square feet.
NEW HOSPITAL OR PERSONAL CARE HOME:	40,000 square feet Floor Space Ratio not to exceed 0.60	20,000 square feet Floor Space Ratio not to exceed 0.75

The following are conditional uses in the RT-2 District and there are no provisions for them in the proposed RT-3 District:

- Group Houses
- New Fraternity or Sorority House
- Golf Course
- Tourist Court

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

cont'd....

RT-3 District Schedule
(continued)

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

3. 1636 East Broadway

An application was received from Mr. Vincent Kwan, Architect, to rezone Lots 13 and 14, Block 161, D.L. 264A, being 1636 East Broadway, from (RM-3) Multiple Dwelling District and (C-2) Commercial District to (CD-1) Comprehensive Development District.

The (CD-1) By-law will restrict the form of development as follows:

USES:	Office or retail stores not to exceed 3,000 square feet Dwelling Units And customarily ancillary uses including off-street parking
FLOOR SPACE RATIO:	Not to exceed 1.3
HEIGHT:	Shall not exceed 36 feet measured from the average building grade of East Broadway as established by the City Engineer, nor three storeys.
OFF-STREET PARKING:	Shall be provided with one space for each 1,000 gross square feet of commercial floor area and one space for each 725 gross square feet of residential floor area, subject to the variation of the Director of Planning that the owner give a satisfactory undertaking in writing that the retail store and/or office be restricted to local needs or that one dwelling unit to be continually rented and occupied by people who do not own or drive a motor vehicle.

AND subject to the following:

That the overall detailed scheme of development be first approved by the Director of Planning after receiving advice from the Urban Design Panel; having due regard to the provision and maintenance of garbage collection facilities, vehicular ingress and egress, off-street parking and landscaping.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Volrich,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

4. 2025 McLean Drive

An application was received from the Director of Planning to rezone the south-west portion of Lot 5 of Parcel A, Blocks 78 and 81, D.L. 264A, being 2025 McLean Drive from (RM-3) Multiple Dwelling District to (M-1) Light Industrial District, and that Item 4, McLean Drive of Schedule C of the Zoning and Development By-law No. 3575, be amended by deleting the words "Fifth Avenue" and inserting in lieu thereof, the words "Grandview Highway".

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Bird,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

5. S/E Corner of West 40th Avenue and Dunbar Street

An application was received from the Director of Planning to rezone Lot 44, West ½ of Lot 43, Block 14, D.L. 2027, being the south-east corner of West 40th Avenue and Dunbar Street, from (C-2) Commercial District to (RS-1) One-Family Dwelling District.

The Director of Planning did not approve the application, but recommended as follows:

(a) That only the West ½ of Lot 43, Block 14, D.L. 2027 be rezoned from (C-2) Commercial District to (RS-1) One-Family Dwelling District;

(b) That Lot 44, Block 14, D.L. 2027 NOT be rezoned from (C-2) Commercial District to (RS-1) One-Family Dwelling District;

(c) Further that the Director of Planning be instructed to rezone the West ½ of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One-Family Dwelling District and refer this direct to a Public Hearing.

The application was not approved by the Vancouver City Planning Commission, however, the Vancouver City Planning Commission does approve the recommendations of the Director of Planning listed above.

Mr. Greyell, representing the present owners of the property, spoke against the application. His opposition was based on the arguments that his clients had purchased this commercially-zoned property for investment purposes and rezoning to residential would affect the return of their investment.

Mr. McCrum spoke in favour of the application and urged Council to approve it.

Ms. McLeod, a former resident in one of the subject houses, spoke in favour of the rezoning and indicated that while the houses may appear dilapitated on the outside, they are structurally sound and could be renovated and made habitable.

MOVED by Ald. Bowers,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT the Director of Planning be instructed to rezone the West ½ of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One-Family Dwelling District and refer this direct to a Public Hearing.

- CARRIED UNANIMOUSLY

6. To Amend the (RT-2) Two-Family Dwelling District

An application was received from the Director of Planning whereby:

(1) Subsection A of Section 2 of the (RT-2) Two-Family Dwelling District Schedule of By-Law No. 3575 is amended by striking out the words "Town houses and" in clause (2).

(2) Subsection A of Section 2 of the (RT-2) Two-Family Dwelling District Schedule is further amended by inserting the following immediately after clause (2):

"(2a) Town houses on sites of not less than 7200 square feet and having a side yard of not less than 7 feet and subject to the (RM-1) regulations, except regulations D, F, and J and subject to notification of such adjoining property owners as the Director of Planning deems necessary."

NOTE: Difference between the existing regulations and proposed in regard to Townhouses in the (RT-2) Two-Family Dwelling District Schedule.

	EXISTING	PROPOSED
TOWNHOUSES:	Conditional use, subject to notification of adjoining property owners.	Conditional use, subject to notification of adjoinin property owners.
SITE AREA:	Minimum site area of 10,000 square feet.	Minimum site area of 7,000 square feet.
SIDE YARDS:	Side yards shall be provided on each side of the building such that the outer walls of the building be contained within 135 degrees horizontal angles subtended from all points along the side property lines provided, however, in no case shall the side yard be less than 7 feet.	Not less than 7 feet
DAYLIGHT ACCESS:		No Provision

Townhouses in the existing regulations of the (RT-2) Two-Family Dwelling District Schedule are subject to the (RM-1) Multiple Dwelling District regulations. In the proposed amendment, Townhouses are subject to the (RM-1) Multiple Dwelling District regulations except for regulations D - Side Yards; F - Daylight Access; and; J - Site Area.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:14 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of December 9, 1975, adopted on December 16, 1975.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the City of Vancouver was held on Thursday, December 11, 1975, at approximately 3:00 p.m., in the No. 1 Committee Room, third floor, City Hall, to consider matters pertaining to a $20 million Debenture By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce
Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

$20 MILLION DEBENTURE ISSUE

BY-LAWS

1. BY-LAW NO. 4920 TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $20,000,000 IN LAWFUL MONEY OF THE UNITED STATES OF AMERICA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW NO. 4921 TO PROVIDE FOR THE SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF U.S. $20,000,000 TO CERTAIN PURCHASERS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The City Clerk identified to Council, the form of purchase agreement referred to in this By-law and by which By-law authority was granted to enter into that agreement as of December 1, 1975.)

MOTIONS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,

THAT WHEREAS by By-law dated the 11th day of December, 1975, the Council of the City of Vancouver authorized the issue and sale of Debentures in the aggregate principal amount of $20,000,000 of lawful money of the United States of America and undertook in such By-law to appoint The Bank of Montreal Trust Company to be the Debenture Registrar and to be the City's Agent for service of process;

AND WHEREAS Council has the authority to engage a person within or without Canada to conduct all business connected with the issue and servicing of the Debentures;

THEREFORE BE IT RESOLVED THAT The Bank of Montreal Trust Company, 2 Wall Street, New York, N.Y., be and is hereby engaged and authorized to be the Debenture Registrar and the City's lawful Agent and Attorney for service of process as provided for in By-law No. 4920, and to perform all acts required or contemplated by such By-law;

AND BE IT FURTHER RESOLVED THAT any one of the Mayor, the Director of Finance, or any Assistant Director of Legal Services be and is hereby authorized to execute such contracts, assurances and indemnities as may be required to retain The Bank of Montreal Trust Company.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 3:07 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting of December 11, 1975, adopted on December 16, 1975

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 16, 1975, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Deputy Mayor Rankin
Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Boyce (Ill)
Alderman Cowie (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from Eric Hamber Secondary School, under the direction of their teacher, Mr. Klassen.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Public Hearing) of December 4, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), of December 9, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Public Hearing) of December 9, 1975, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting of December 11, 1975, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Rankin in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Heritage Designation -
Lord Strathcona School

Council on October 28, 1975, when considering a list of buildings recommended for designation by the Heritage Advisory Committee, passed the following motion:

"That consideration of the designation of Lord Strathcona School at 592 East Pender Street as a heritage building be deferred pending receipt of further information from the Heritage Committee as to what portion of the school the Heritage Committee is recommending be designated."

Subsequently, the Heritage Advisory Committee at its meeting on November 17, 1975, recommended as follows:

"That Council be advised the Heritage Committee recommends that the oldest part of Strathcona School, the portion which faces on Keefer Street, be designated an 'A' Category heritage building."

Council on December 2, 1975, deferred this whole matter pending the hearing of a delegation from the School Board. School Trustee Dr. Lavin addressed the Council this day and filed a brief dated December 15, 1975, in which a number of reasons were given on why the School Board opposed designation of Lord Strathcona School and the designation of other school buildings.

Mr. Rob Watt, representing the Heritage Advisory Committee, spoke in support of the Committee's decision to designate only a portion of the school building and referred to discussions he had held with the Principal of Lord Strathcona School.

MOVED by Ald. Harcourt,
THAT the recommendation of the Heritage Advisory Committee dated November 17, 1975, be approved.

(Deferred)

MOVED by Ald. Volrich,
THAT this whole matter be deferred pending a meeting between the Heritage Advisory Committee and the School Board to discuss the concerns expressed in the School Board's brief dated December 15, 1975, and, in addition, the economics of designating part of the school as an "A" Category heritage building.

- CARRIED

(Aldermen Bowers, Marzari and Deputy Mayor Rankin opposed)

2. Vancouver Community College
Council - Development Permit

It was agreed to defer consideration of this matter pending the hearing of a delegation this evening.

3. Juvenile Detention Home
2625 Yale Street

Council on December 9, 1975, deferred consideration of a Manager's report (Finance Matters), dated December 5, 1975, concerning the Juvenile Detention Home at 2625 Yale Street to this meeting of Council.

MOVED by Ald. Harcourt,
THAT Council approve the demolition of the Juvenile Detention Home and the estimate as outlined in the body of the report in the amount of $33,200, and the necessary funds be transferred from Contingency Reserve.

- CARRIED UNANIMOUSLY

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Juvenile Detention Home
2625 Yale Street (cont'd)

MOVED by Ald. Harcourt,
THAT a meeting be arranged between the Standing Committee on Community Services and appropriate Provincial Government authorities to discuss the topic of juvenile detention facilities in the Lower Mainland.

- CARRIED UNANIMOUSLY

4. Strata Title Application - Conversion, 1575 Beach Avenue

Council on December 2, 1975, when considering a Manager's report regarding a strata title application at 1575 Beach Avenue, deferred the report pending submission of a further report from the Director of Social Planning in respect of the attitude of the occupants of 1575 Beach Avenue.

Pursuant thereto, the Council noted a report of the City Manager dated December 15, 1975, in which the Director of Social Planning concluded that after interviewing 13 tenants, less than 90% unequivocally approved and endorsed the conversion. It was therefore recommended as follows:

"That no action be taken by City Council, at this time, on Neil Cook's application to convert his rental apartment at 1575 Beach Avenue to strata title ownership;

That in the future, tenants living in buildings affected by conversion applications of this kind be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council."

The City Manager recommended that the foregoing recommendations of the Director of Social Planning be approved.

MOVED by Ald. Kennedy,
THAT the report of the City Manager dated December 15, 1975, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the strata title policy be referred to the City Manager for review and report to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

Part Report of Vehicles for Hire Board (December 10, 1975)

Taxi Rate Increases (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the Vehicles for Hire Board as contained in this Clause, with respect to taxi rate increases, be approved.

- CARRIED

(Aldermen Bowers, Marzari and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. Petitioning Support for Less than 10% Increase in GVRD Budget

Under date of December 4, 1975, the Corporation of Delta submitted a letter petitioning the City of Vancouver to request that the Directors of the Regional District endeavour to produce a budget that is within a 10% increase over its 1975 budget.

MOVED by Ald. Sweeney,
THAT the letter from the Corporation of Delta be received.

- CARRIED

(Alderman Bowers opposed)

The City Clerk was instructed to circulate the GVRD's budget to all members of Council.

2. Resubmission of Call for Tenders re Sale of 1530 West 8th Avenue

Council deferred consideration of this matter pending the hearing of a delegation this evening.

3. Variation in Police Authorized Strength

The Council noted a letter from the Vancouver Police Board dated December 11, 1975, on the variation of police authorized strength. The Police Board recommended as follows:

"That, effective February 22nd, 1976, the authorized strength of the Vancouver Police Department be altered as indicated in the above table:

INCREASE:	1 Sergeant
	5 Detectives
	3 Corporals
DECREASE:	9 Constables

That the amount of $21,659.87 (1975 Rates) be approved for this purpose, to be included in the 1976 Police Budget Estimates."

MOVED by Ald. Volrich,
THAT the recommendations of the Vancouver Police Board as contained in its letter of December 11, 1975, be approved.

- CARRIED

(Alderman Marzari and Deputy Mayor Rankin opposed)

4. Bond Issue, New York

In a letter dated December 15, 1975, the Director of Legal Services requested that the City indemnify him against any personal liability arising out of legal opinions given in respect of a $20 million bond issue.

MOVED by Ald. Volrich,
THAT the City of Vancouver shall indemnify Charles S.G.C. Fleming, Director of Legal Services, against any personal liability in any action, matter or proceeding arising out of his legal opinion dated December 16, 1975, and rendered to the following vendors in the City of Vancouver Debenture Issue for $20,000,000 due December 1, 1995:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Bond Issue, New York
(cont'd)

Aetna Life Insurance Company
The State Teachers Retirement Board of Ohio
The Mutual Benefit Life Insurance Company
Connecticut General Life Insurance Company
The Franklin Insurance Company
Occidental Life Insurance Company of California
The Minnesota Mutual Life Insurance Company.

- CARRIED UNANIMOUSLY

5. Site Office -Proposed Staffing

The Council agreed to defer consideration of a letter from the Cedar Cottage N.I.P. Committee until later in the agenda when Council will be considering a report from the Standing Committee on Planning and Development dated December 4, 1975, on the matter of the Cedar Cottage Site Office.

6. Commemoration Concert - Queen Elizabeth Theatre - Grant Request

The Council noted a letter from Kitsilano Boys' Band Alumni Association dated December 15, 1975, requesting a grant equal to the rental of the Queen Elizabeth Theatre for the purpose of a concert to honour the occasion of the 84th birthday of the Band's leader, Mr. Arthur Delamont.

MOVED by Ald. Volrich,
THAT a grant equal to the rental of the Queen Elizabeth Theatre be approved to the Kitsilano Boys' Band Alumni Association.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT DECEMBER 12, 1975

Works & Utility Matters
(December 12, 1975)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of 3rd Avenue, 48th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway
Cl. 2: CMHC Grant for Storm Sewer Construction in Champlain Heights
Cl. 3: Tender No. 57-75-12 - Cast Iron Waterworks Fittings, Valves, Hydrants

The Council took action as follows:

Clauses 1 to 3

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Social Service & Health Matters
(December 12, 1975)

Vancouver Community College Student Health Services Budget Approval 1975 (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(December 12, 1975)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: 'Oceanic Plaza' Pedestrian Overpass to 'Guinness Tower'
Cl. 2: Strathcona Rehabilitation Project Expenses in Connection with Massey Award
Cl. 3: D.P.A. #71496 - 7520 Cambie Street (Petition Filed by Neighbouring Property Owners)
Cl. 4: Self-Serve Station - Gulf Oil 2277 Kingsway
Cl. 5: Potential Housing Sites - 46th & Arlington and Walker & Copley
Cl. 6: Sign Application - 736 Main Street
Cl. 7: Amendments to Building By-law 4702

The Council took action as follows:

'Oceanic Plaza' Pedestrian Overpass to 'Guinness Tower' (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Marzari and Deputy Mayor Rankin opposed)

Strathcona Rehabilitation Project Expenses in Connection with Massey Award (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Director of Planning as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3, 5 and 7

MOVED by Ald. Volrich,
THAT Clauses 3 and 5 be received for information, and the recommendation of the City Manager contained in Clause 7 be approved.

- CARRIED UNANIMOUSLY

Self-Serve Station - Gulf Oil
2277 Kingsway (Clause 4)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Harcourt, Sweeney and Deputy Mayor Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(December 12, 1975) (cont'd)

Sign Application - 736 Main
Street (Clause 6)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(December 12, 1975)

Soliciting for Charity on
City Streets (Clause 1)

In considering this Clause, the Council was advised that a letter had been received today from the International Society for Krishna Consciousness Inc. (ISKCON), requesting to appear as a delegation before Council.

MOVED by Ald. Marzari,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the delegation request of ISKCON be granted.

- CARRIED

(Aldermen Bird and Kennedy opposed)

Finance Matters
(December 12, 1975)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Artists Gallery
Cl. 2: P.C. 402 C.M.R. Offer - Legal Expenses
Cl. 3: Investment Matters (Various Funds) October, 1975
Cl. 4: Railway Spur Track across Kent Street South
Cl. 5: Tender No. 12-76-1 - Uniforms and Raincoats (Policemen and Firemen)

The Council took action as follows:

Artists Gallery
(Clause 1)

MOVED by Ald. Kennedy,
THAT this Clause be deferred for consideration by the Standing Committee on Finance and Administration.

- LOST

(Aldermen Bird, Bowers, Harcourt, Marzari, Sweeney, Volrich and Deputy Mayor Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Social Planning as contained in this Clause be approved, but that this grant be considered as an advance on any grant that may be provided to the Artists Gallery in 1976.

- CARRIED UNANIMOUSLY

cont'd....

- - - - -

The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:00 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(December 12, 1975) (cont'd)

P.C. 402 C.M.R. Offer - Legal Expenses (Clause 2)

MOVED by Ald. Bird,
THAT the recommendation of the Police Commission as contained in this Clause be approved.

- CARRIED

(Deputy Mayor Rankin opposed)

Investment Matters (Various Funds)
October, 1975 (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 12, 1975)

Personnel Regulation 253 - Travelling Expenses (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(December 12, 1975)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Vancouver Chinatown Housing Society S/S Union Street between Campbell and Raymur
Cl. 2: Tenants on the Harbour Parks Development Ltd. Property and Entrance to Stanley Park
Cl. 3: Demolitions - Various Properties
Cl. 4: Insurance Brokerage Appointment to the City of Vancouver

The Council took action as follows:

Vancouver Chinatown Housing Society - S/S Union Street between Campbell & Raymur (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(December 12, 1975) (cont'd)

Clauses 2, 3 and 4

MOVED by Ald. Bird,
THAT Clauses 2 and 3 be received for information, and the recommendation of the City Manager contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

B. Oakridge: Ingress/Egress Changes

Council agreed to defer consideration of this matter pending the hearing of delegations this evening.

C. Park Board - Reorganization and Staffing

The City Manager under date of December 11, 1975, submitted the following report:

This report will deal with Recommendations "A", "C", "F" and "G", which were submitted by the Task Force on Recreation to a joint meeting of the Standing Committee on Finance and Administration and the Standing Committee on Community Services on October 2, 1975; and considered by City Council at its meeting of October 21, 1975.

It is noted that Recommendation "D", relating to secretarial staff, will be the subject of a future report.

RECOMMENDATION "A"

On October 2, 1975, the Task Force recommended:

"Approve the Task Force on Community Recreation Services report dated April 14, 1975, respecting the re-organization of the Recreation Services Division."

Council resolved on October 21, 1975:

"That Recommendation A be deferred until the total staffing requirements resulting from the report are known..."

By correspondence from the Superintendent of the Park Board, dated November 14, 1975, the total staffing implications were reported as follows:

"I have been advised that if the reorganization structure as suggested in the report was ever carried out, a total of 91 additional staff would be required."

On December 2, 1975, Council approved a report of the Standing Committee on Finance and Administration, dated November 20, 1975, which included the following recommendation:

"That, as a general policy, no increases in staff be permitted for the fiscal year 1976, effective immediately.

The following policies will also apply:

a) Exception to the basic policy will be considered only in special or urgent situations which should be brought before Council for approval;"

In view of the foregoing, it seems appropriate to receive the report of the Task Force at this time since approval of the report would imply a significant further increase in staff. Specific items of policy contained within the report should be the subject of discussions between the new Director of Recreation Services, the Park Board, and City Council, in the future.

RECOMMENDATIONS "C" AND "F"

Recommendation "C" read as follows:

"Approve the establishment of two (2) additional Area Manager positions at pay grade 29."

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Reorganization and Staffing (cont'd)

Recommendation "F":

"(i) Approve the establishment of Community Recreation Director positions for all areas where two or more recreation facilities are located on one site; and that the duties and responsibilities of this position be in accord with the reorganization, philosophy and objectives proposed for the Recreation Services Division in this report.

(ii) Salaries for two Recreation Programmers be approved."

Council's resolution of October 21, 1975, read as follows:

"That Recommendations C and F be referred to the City Manager for report back."

The Administrative Analyst has discussed the general organization of the Recreation Division with the Acting Director of Recreation. The present organization, as shown in Appendix I, illustrates the span of control delegated to present Area Managers. With 15 people reporting directly to each Area Manager, supervision is less than satisfactory.

This situation makes it difficult for the two Area Managers to maintain effective liaison with the Community Centre Associations, supervise the Community Centre Directors and Assistant Community Recreation Directors, and develop coherent and integrated programmes within their areas.

Principal reasons for establishing four (4) Area Managers are:

(a) To reduce the span of control.

(b) To assume direct responsibility for liaison with Community Centre Associations. This weakness was reported by the Task Force as one of their major findings:

"An uneven and jurisdictionally fuzzy relationship between Community Associations and Recreation Division which has created misunderstanding, distrust and, at times, animosity between elected Parks Board Commissioners, Recreation staff and Community Associations."

Discussions with the Acting Director of Recreation have concluded that a reorganization can be effected within the existing staff complement. Clearly-defined job classifications will be required to eliminate the apparent overlap of responsibilities inherent in the present organization. A number of positions will be eliminated; their tasks will be reallocated, and their responsibilities redefined. The proposed organization is shown in Appendix II.

In general, there is a reduction in the number of recreation titles inherent in the proposed reorganization. Community Centre Directors will be re-titled. Community Recreation Directors will be re-titled Community Recreation Co-ordinators. Co-ordinators and Centre Directors will report to Area Managers. The general definition of responsibilities for the new positions follows:

1. The Community Recreation Co-ordinator is primarily responsible for the administration and control of the operations at sites where two or more recreation facilities are located. The primary function of this position will be the effective management of the physical facility.

   Unresolved at this time is the question of reporting responsibility for the Operating Engineers and Building Service Workers located in major recreation facilities. Some staff economies may be attained by an integration of the building maintenance function within such facilities. This should be subject to review by the Administrative Analyst and the Park Board three months after the reorganization has been implemented.

2. Recreation Programmer. The Programmer will be responsible for conducting both Sport/Fitness and Cultural Programmes within community centres, rinks, pools, and where appropriate, in the community at large.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Reorganization and Staffing (cont'd)

Adoption of the proposed organization will result in the following 33 positions being abolished (or reclassified):

5 Community Centre Directors
18 Assistant Community Centre Directors
3 Community Recreation Directors
3 Rink Managers
1 Assistant Pool Manager
3 Pool Managers

The following 33 positions will be established, and classified by the Director of Personnel Services:

2 Area Managers
5 Community Recreation Co-ordinators
25 Recreation Programmers
1 Recreation Trainee.

For purposes of comparison, the present and proposed organizations for Killarney Community Centre and the Riley/Douglas Community Centres are shown in the attached Appendixes III and IV.

It should be noted that the proposed organization features a logical progression for staff to advance through the system. The Recreation Trainee in the Central Services Division would be promotable to a Programmer. Promotable Programmers could advance to Community Centre Directors and Community Recreation Co-ordinators.

RECOMMENDATION "G"

The Task Force's recommendation follows:

"Approve salary, office and administration costs in advance of the 1976 budget in the amount of $157,305.00 as follows:

(i)	Salaries	$130,272.00
(ii)	Fringe benefits	15,633.00
(iii)	Administration costs	11,400.00
	TOTAL	$157,305.00*

* Subject to change re deletion of recommendations 5 & 6 in the Task Force Report dated September 26, 1975."

Council, on October 21, 1975, resolved:

"...Recommendation G be deferred until the City Manager reports on Recommendations C and F."

Because of the major redefinition of responsibilities and functions of personnel in the Recreation Division, the principal costs will be related to classification of new positions. Until the positions have been classified, it is not practical to estimate costs of implementation.

RECOMMENDATIONS

The City Manager RECOMMENDS as follows:

1. That the report of the Task Force on Community Recreation Services be received.

2. That the organization of the Recreation Division, as described herein, be approved, and implemented as soon as possible.

3. That the following 33 positions be abolished (or reclassified):

5 Community Centre Directors
18 Assistant Community Centre Directors
3 Community Recreation Directors
3 Rink Managers
1 Assistant Pool Manager
3 Pool Managers

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Park Board - Reorganization and Staffing (cont'd)

4. That the following 33 positions be established, and classified by the Director of Personnel Services:

2 Area Managers
5 Community Recreation Co-ordinators
25 Recreation Programmers
1 Recreation Trainee.

5. That the functions, responsibilities and workload of the Area Managers be reviewed six months after the reorganization has been implemented.

6. That the budget and requirements for additional stenographic staff be the subject of a future report.

7. That staff relationships within the Central Services Division be the subject of a future report.

8. In order to allow for the orderly transition to the new organization, the 2 Area Managers should be established, as soon as possible, as additional positions. Because these positions may be filled from outside the civic service, a temporary increase in the total staff could occur. This increase will be eliminated by attrition, with the ultimate result of reducing the complement to its present authorized level.

The representatives of the Park Board staff and the Recreation Task Force concur with the foregoing at this time.

A copy of this report has been forwarded to the V.M.R.E.U.

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

D. West End Community Centre - Staffing

The City Manager under date of December 8, 1975, submitted the following report of the Superintendent of Parks:

"The West End Community Centre is expected to open in January of 1976. This Centre includes an ice rink, senior citizens' lounges, nursery school, art studio, meeting rooms, auditorium, teen lounge, as well as a "health club" area comprised of two handball courts, two squash courts, an exercise room, a sauna area and a roof top tennis court. The foregoing portions of the Centre will be under the direct control of the Park Board, it being anticipated that these activity areas will be open from 9:00 a.m. to 11:00 p.m. on weekdays; 10:00 a.m. to 9:00 p.m. on weekends and holidays.

The Centre also includes a secondary school library, a public library, an underground parking area for 157 cars, a restaurant and an ice rink concession area. Staffing for the public library was resolved by Council on July 22nd. Negotiations are underway with various private operators for the operation of the underground parking area. A future Council report is anticipated on this matter. The lease arrangements to operate the restaurant have not been finalized. The Park Board expect that the restaurateur will also operate the ice rink food concession.

BUILDING MAINTENANCE AND OPERATION

On July 29, 1975, Council approved the establishment of a Stationary Equipment Operator for the West End Community Centre. Because the Park Board staff will be responsible for cleaning both libraries as well as the Community Centre and ice rink, a total complement of eight (8) Iceman/Janitors is proposed. In order to accommodate the variable shifts necessary for the operation of this Centre, and to provide 24-hour security, two of these positions should be funded on a part-time basis.

RECREATION PROGRAM OPERATION

On February 5, 1974, City Council established the position of Community Recreation Director for the West End Community Centre. Because the Director is responsible for the co-ordination of recreation services in the local area served by the Community Centre, this person's responsibilities will extend beyond the physical confines of the Centre.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

West End Community Centre - Staffing (cont'd)

Three recreation program persons are proposed to maintain the anticipated operating hours and conduct recreation programs throughout the community. These people may be transfers from the West End Recreation Project (see next page). It is further proposed to employ a Cashier/Clerk-Typist in the Community Centre office during the hours the Centre is open.

SKATING RINK

The West End Community Centre skating rink is of non-standard dimension and is not equipped with team benches or penalty boxes as most ice rinks, and the method of operation is relatively uncertain at this time. It is, therefore, proposed to staff the ice rink with a permanent Cashier/Clerk-Typist and provide funds for part-time Skate Room Attendants, Commissionaires and Cashiers.

PROGRAM ACTIVITIES

Discussions with the West End Community Centre Association have indicated that the Association does not anticipate having any direct involvement in carrying out recreation programs in the Centre. Initially, they expect to function as an advisory group only. Consequently, the programming staff will have to assume responsibility for the full range of recreation programs, both within and without the Community Centre. Discussions with the Park Board have indicated that a total of $20,000 per year would be sufficient to carry out these programs. It is expected that this allocation will cover the cost of part-time instructors and programmers, as well as the rental cost for outside premises.

OTHER EXPENSES

Other expenses in operating the Community Centre have been estimated by the Park Board, as follows:

ITEM		1976 Costs
Building Maintenance:	Materials	$ 3,000
	Labour	2,000
Fringe Benefits		700
Electricity		4,000
Natural Gas		4,000
Water		1,200
Janitor Supplies		800
Scavenging		500
Propane - Zamboni Fuel		2,000
Gasoline - Edger Fuel		150
Coveralls - for Staff		450
Mechanical Preventative Maintenance		1,500
Zamboni Blade Sharpening		800
Telephone system - annual		1,100
- non-recurring		3,600
		$ 25,800

Credits against the foregoing costs are being negotiated with the Vancouver Public Library and the School Board with regard to the provision of services to these facilities. On July 29, 1975, City Council approved an operating budget for the branch library which included $3,900 for heat, light, water and janitorial contracts.

WEST END RECREATION PROJECT

The West End Recreation Project was established in 1967 for the purpose of providing public recreation programs in existing community facilities in the West End. The main office of the project has been located in King George High School.

Because the provision of recreation services in the West End will now become the function of the staff at the West End Community Centre, this project should be disbanded in the same manner as the Vancouver East Recreation Project.

The 1975 budget for the West End Recreation Project is $106,300, including $9,250 head office overhead allocation.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

West End Community Centre - Staffing (cont'd)

SUMMARY

Permanent Staff *	Pay Grade	1976 Costs
Community Recreation Co-ordinator	27	$ 21,746
Programmers (4)	18 - 20	62,026
Equipment Operator II	19	15,187
Iceman/Janitors (6)	14	72,737
Cashier/Clerk-Typists (2)	10	21,101
Sub-total		$ 192,797

Part-time Staff *	Hours/ Week	Pay Grade	1976 Costs
Cashier/Clerk-Typist	28	10	$ 8,139
Watchman/Janitor	42	13	12,686
Cashier/Attendant	28	6	7,280
Doorman	18	10	3,900
Skate Room Attendant II	40	11	8,892
Skate Room Attendant I	29	7	5,720
Sound Room Operator	16½	8	3,380
Guard/First Aid	40	11	8,892
Ice Patrols II	18	10	3,900
Commissionaire $5.50/hr.	26		4,862
Sub-total			$ 67,651

(* All staff at mid-step; including fringe benefits; no C.O.L.A.)

Other Costs

Program Expenditure	$ 20,000
Operating Costs	25,800
Sub-total	$ 45,800
TOTAL COST OF OPERATION	$ 306,248

Offsetting revenues have not been completely appraised at this time. However, it is City policy that charges for Community Centre programs cover the fees plus the cost of materials and supplies. The Park Board will derive some offsetting revenues from the programs which they conduct. The abolition of the West End Recreation Project will result in savings totalling $101,600 at 1976 wage rates, all other costs not inflated. Until contracts are negotiated with independent operators, the Library Board and the School Board, and until the ice rink program has been established, other revenues cannot be accurately assessed.

REVENUES

Recreation Programs	$ 15,000
Restaurant, Ice Rink Food	6,000
Parking Garage	31,000
Ice Rink Income	51,000
Library, School Board Janitorial	13,000
TOTAL ESTIMATED REVENUES:	$ 116,000

RE-ALLOCATION PARK BOARD FUNDS

West End Recreation Project	$ 101,600
TOTAL ESTIMATED REVENUES AND RE-ALLOCATED FUNDS	$ 217,600 "

The Comptroller of Budgets advises that if this report is approved, the funds will be budgetted in the 1976 Park Board estimates.

The V.M.R.EU. have received a copy of this report.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

West End Community Centre - Staffing (cont'd)

RECOMMENDATIONS:

The City Manager RECOMMENDS as follows:

1. That the following additional 12 positions be established in the West End Community Centre; all positions subject to classification by the Director of Personnel Services:

   4 Recreation Programmers
   6 Iceman/Janitors
   2 Cashier/Clerk-Typists.

2. That a total of $67,651 (1976 rates) be approved for part-time operating personnel.

3. That a total of $20,000 per year be approved for part-time Programmers and Instructors for the operation of recreation programs.

4. That operating expenses of $25,800 per year be approved.

5. That the West End Recreation Project be disbanded, effective December 31, 1975, including all established positions that are currently part of that program; the permanent staff being reassigned, if they desire, to similar positions within the Park Board.

6. The open hours be subject to review by Park Board staff in the fall of 1976.

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in the foregoing report, be approved.

- CARRIED UNANIMOUSLY

E. Landmark Projects Corporation Ltd. Proposal - 2300 Block Wall Street

The City Manager under date of December 12, 1975, submitted the following report of the Director of Planning and City Engineer:

"Landmark Projects Corporation Ltd. applied on October 10, 1975 for a development permit to construct an eleven storey apartment building containing 66 dwelling units in the 2300 Block Wall Street under RM-3 zoning. The Urban Design Panel expressed criticism of the proposed design, and recommended that the design be referred back to the architect for substantial improvements. A preliminary review by the Planning Department of the plans submitted indicated conformity with the Zoning and Development By-law, and a development permit would eventually have had to be issued for this outright use subject to amendments being made to the design of the building. However, local area residents and the Grandview-Woodland Interim Planning Committee requested that Council defer approval of the application, until the opinion of the residents regarding the proposed development could be made known.

Council on November 4, 1975 considered a memorandum from the Mayor dated November 3, 1975 which referred to the proposed eleven storey apartment complex. Council unanimously resolved "THAT the Director of Planning be instructed to make application for rezoning of the area bounded by Nanaimo, Wall, the lane north of Hastings, and Semlin Street" to RM-3A, and further "THAT the Director of Planning enter into negotiations with the developer with respect to a redesign of the development in view of the proposed rezoning."

The Planning Department has made the necessary application for rezoning of the above mentioned area to RM-3A. The Department met with Messrs. D. and F. Briscoe of Landmark Projects Corporation Ltd. on December 2, 1975. Following this meeting, a written submission was received from them on December 3, 1975 (refer to Appendix I). Landmark basically agreed to scale the development down to low-rise configuration, in return for the following considerations:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Landmark Projects Corporation Ltd.
Proposal - 2300 Block Wall Street
(cont'd)

1. In exchange for the dedication to the City of Vancouver by Landmark Projects Corporation Ltd. of portions of the site required for future widening of Wall Street and realignment of the Wall and Nanaimo intersection, the City closes the lane immediately adjacent to Lot 8 of the site, and title to this property passes to Landmark Projects Corporation Ltd. Additionally, that the allowable building area in the new low-rise development includes the floorspace equivalent to the land along Wall Street dedicated to the City, as well as the floor space equivalent to the lane.

2. The City of Vancouver grants to Landmark Projects Corporation Ltd. the ten-foot wide lane behind Lots A, B, C, and D in Block 27, D. L. 200A (in the vicinity of Fifth Avenue and Brunswick Street in the Mount Pleasant area) to complete a site assembly at that location.

3. The City gives top priority to processing the new drawings and development permit application for a low-rise building on Lots 8 - 11A, Block 2, D. L. 184 in order that a minimum delay will be experienced.

Representatives of the Planning, Engineering and Finance (Property and Insurance) Departments have reviewed the Landmark proposals. Staff comments on the various requests by the Company are as follows:

(1) The lane immediately southwest of the subject site can be dispensed with from a traffic point of view, although it does contain a sewer for which an easement would have to be provided if the City were to dispose of the lane. Additionally, the lane entrance would have to be reconstructed and certain hydro poles relocated. On the other hand, the strips of land on the east side of Wall Street presently owned by Landmark Projects Corporation Ltd. are required for eventual widening of Wall Street (refer to Appendix II).

Regarding the floor space ratio of the proposed building, a cursory check of the plans for the eleven storey building, revealed that the applicant had included the adjoining city lane in the site area and F.S.R. calculations. On the basis of these calculations, the development would have provided 66 dwelling units. Approximately five fewer units would have been possible had the lane not been included in the site.

(2) This matter is not related to the Wall Street proposal and we recommend that it not be considered a part of these negotiations.

(3) The Planning Department has undertaken to process new drawings under the original development permit application, and will give top priority to the processing of the amended development permit application for a low-rise apartment building on this site. The owners were given this undertaking by the Zoning Planner at the December 2, 1975 meeting.

Accordingly, the Director of Planning and the City Engineer recommend:

1. THAT the portion of the lane adjacent to the southwesterly limit of Lot 8, Block 2, D. L. 184 be closed, stopped up, and conveyed to the abutting owner (Landmark Projects Corporation Ltd.) subject to:

   (a) Landmark Projects Corporation Ltd. dedicating the required portions of their property to the City of Vancouver for the widening of Wall Street and realignment of the Wall and Nanaimo intersection (see Appendix II).

   (b) The City being granted a sewer and drainage easement to contain the existing sewer in the lane.

   (c) The existing catch basin being removed or relocated at the applicant's expense.

   (d) All other costs to effect the lane closure being borne by the applicant (estimated cost including catch basin removal is $2,500.00).

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Landmark Projects Corporation Ltd.
Proposal - 2300 Block Wall Street
(cont'd)

(e) The applicant undertaking to submit revised drawings for a low-rise apartment development on the site, such development to comply with the RM-3A district schedule of the Zoning and Development By-law. Required yards are to be measured from the new property lines, while the allowable floor space will be calculated on the original site area plus the twenty-foot lane which is to be added to the site.

(f) The applicant providing a subdivision plan to the satisfaction of the Approving Officer consolidating the site and dedicating the required road allowance, and tendering such plan for registration at the Land Registry Office prior to the issuance of the development permit.

2. THAT the request that the City transfer ownership of the lane behind Lots A, B, C, and D, Block 27, D. L. 200A, at no cost, to Landmark Projects Corporation Ltd. not be considered.

The Director of Planning undertakes to give top priority to the processing of a revised development permit application for Lots 8 to 11A, Block 2, D. L. 184."

The City Manager RECOMMENDS that the report of the Director of Planning and the City Engineer be approved.

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Planning and Development, December 2, 1975

Grandview-Woodland Area Planning
(Clause 1)

In considering this Clause, it was noted that the West Grandview Property Owners' Association is requesting to appear as a delegation on this matter on January 13, 1976.

MOVED by Ald. Bowers,
THAT this report be deferred pending the hearing of a delegation from the West Grandview Property Owners' Association on January 13, 1976.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, December 4, 1975

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Local Initiatives Program 1975-76
Cl. 2: Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975
Cl. 3: Labour Relations - Encouragement of Area Bargaining and Prospective Role of UBCM as Co-ordinating Agency

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, December 4, 1975 (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, December 4, 1975

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Downtown Guidelines - (iii) Character Areas
Cl. 2: 2nd and Sasamat Area - Scheme of Development
Cl. 3: Canron Ltd., Western Bridge Division - Request for Extension of Lease in Area 5 of False Creek
Cl. 4: Neighbourhood Improvement Program in the Downtown Eastside
Cl. 5: Cedar Cottage - N.I.P. Implementation Stage
Cl. 6: Kitsilano Area Planning Program and Neighbourhood Improvement Program

The Council took action as follows:

Clauses 1, 2, 4 and 6

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1, 2, 4 and 6 be approved.

- CARRIED UNANIMOUSLY

Canron Ltd., Western Bridge Division - Request for Extension of Lease in Area 5 of False Creek (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved after amendment to read as follows:

"A. That land use Policy Option 2 be adopted for the purposes of planning the east end of False Creek subject to:

(i) the major pedestrian link around the waterfront being negotiated as a desirable feature on a lease-by-lease basis;

(ii) requirements for major changes to existing industries being brought to Council in each case.

B. That the Supervisor of Property & Insurance be instructed to negotiate with Canron Ltd., Western Bridge Division, a lease agreement based on market value of land and report back on a proposed extended lease acceptable to the City and to the Company, such lease not to involve a reduction in area other than that required for the walkway."

- CARRIED

(Alderman Sweeney opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
December 4, 1975 (cont'd)

Cedar Cottage - N.I.P. Implementation
State (Clause 5)

In considering this Clause, Council was reminded that the Cedar Cottage N.I.P. Committee are requesting to appear as a delegation at a night meeting of Council on keeping the Site Office open until all projects are planned and under construction.

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved after amendment to read as follows:

"A. That use of the site office of the Cedar Cottage Neighbourhood Improvement Program be extended to 31st March, 1976;

B. That the temporary position of the Clerk-Typist II be extended to 31st March, 1976;

C. That due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk-Typist;

D. That the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Program budget to reflect the City's share as being an amount not to exceed $4870.00.";

FURTHER THAT arrangements be made to hear the delegation as requested, and the matter of the site office termination be determined at that time.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Community Services, December 4, 1975

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 1024 Davie Street
Cl. 2: Transportation for the Elderly and Disabled
Cl. 3: Brock House Society - Request for Interim Operating Funds
Cl. 4: Carnegie Library - Delegation from the Downtown Eastside Residents' Association

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Marzari
THAT the recommendation of the Committee contained in clause 1, be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Brock House Society - Request for Interim Operating Funds (Clause 3)

MOVED by Ald. Bird
THAT this clause in the Committee's report be deferred to the next regular meeting of Council.

- CARRIED

(Ald. Bowers opposed)

Carnegie Library - Delegation from the Downtown Eastside Residents' Association (Clause 4)

MOVED by Ald. Marzari
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

V. Part Report of Standing Committee on Finance and Administration, December 11, 1975.

1976 Capital Program on 'Pay As you Go' Basis. (Clause 1)

MOVED by Ald. Volrich
THAT recommendations (a) (b) (c) (d) (f) and (g) of the Committee contained on this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT recommendation (e) of the Committee, contained in this report, be approved.

- (carried)

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Part Report of Standing Committee on
Finanace and Administration.
(December 11, 1975) (Cont'd)

1976 Capital Program on
'Pay as you Go' Basis.
(Clause 1) (Cont'd)

MOVED by Ald. Marzari
THAT recommendation (e) of the Committee be deferred for consideration at the first regular meeting of Council in January, 1976, and the City Manager submit a report detailing a number of engineering items considered by the Special Committee, with specific reference to lane paving, street lighting undergrounding and other items.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney and Volrich opposed)

The motion to defer having lost, the motion by Alderman Volrich was put and CARRIED.

(Ald. Harcourt, Marzari and Rankin opposed)

Reference was made to a letter received this day from the Park Board on Champlain Heights Park and Recreation Developments informing of the following resolution of the Park Board:

> "THAT the Board express great concern to City Council about lack of parks and recreation facilities in the Champlain Heights area to serve the existing residents, as the City is the developer and should set a good example."

MOVED by Ald. Sweeney
THAT the letter from the Park Board, dated December 16, 1975 be received and referred to the Special Meeting of Council on Champlain Heights.

- CARRIED UNANIMOUSLY

VII. Report of Committee of Officials
December 12, 1975.

Illegal Suites -
Hardship Cases.

The Special Committee of Officials re Illegal Suites - Hardship Cases submitted the following report, under date of December 12, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

(a) The following applications recommended for approval by the Sub-Committee be approved:

Veronica Chu (owner), 11 East 19th Avenue
Marijan & Theresa Bejtovic (owners), 546 S. Kamloops Street
Santi Kaur (tenant), 787 East 53rd Avenue
Arthur Claude Ostrom (tenant), 2569 Pandora Street
Deborah M. Joe (tenant), 2210 Victoria Drive
Theresa M. Leslie (tenant), 5088 Moss Street
Florence B. Jensen (tenant), 2116 Parker Street
Susan Paquette (tenant), 2796 East 14th Avenue

Cont'd.....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Committee of Officials
December 12, 1975 (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

(b) the following applications be approved for one year from the date of this Resolution:

Harbhajan Singh Parmar (tenant), 3444 East 28th Avenue
Josefina E. Ventura (tenant), 3196 East 8th Avenue
Deborah Jane Johnston (tenant), 2980 Waterloo Street
Carol E. Dohan (tenant), 2980 Waterloo Street
Mr. R. J. Wilson (owner), 520 East 56th Avenue
Ingrid Ann Currey (tenant), 2911 West 34th Avenue
Wai Sun Yeung Chan (tenant), 4524 Harriet Street
Ahmed Ahmed (tenant), 941 Ringwood Avenue
Dale Berger (tenant), 505 West 63rd Avenue
Siu Hung Leung (tenant), 1425 East 18th Avenue

(c) the following applications be approved for six months from the date of this Resolution:

John Ntais (owner), 2304 Stephens Street
Sohan Singh Kooner (owner), 361 West 18th Avenue

(d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

(e) the following applications be not approved:

Bruno & Luciana Porcellato (tenants), 2810 Kitchener Street
Avinoam Sharabi (owner), 317 West 22nd Avenue
Kul Jeet Gill (owner), 3627 East 46th Avenue
Luis Baptista Pereira (owner), 3409 East 25th Avenue

MOVED by Ald. Bowers
THAT recommendations (a) (b) (c) and (d) of the Committee be approved:
FURTHER THAT the following applications be not approved:

Bruno & Luciana Porcellato (tenants),2810 Kitchener Street,
Avinoam Sharabi (owner), 317 West 22nd Avenue,

AND FURTHER THAT the following be granted a one-year extension from the date of this resolution:

Kul Jeet Gill (owner), 3627 East 46th Avenue,
Luis Baptista Pereira (owner), 3409 East 25th Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
THAT the City Manager review the feasibility of dealing with Illegal Suites - Hardship Cases administratively, with applicants having the right of appeal to Council, for report back at an early date.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

VIII. Part Report of Standing Committee on Finance and Administration December 11, 1975.

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Strathcona Community Centre Extension,
Cl. 2. Development Permit Board - Budget in Advance of 1976, Plus 1975 Budget.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the Committee, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

Council was advised that there were no matters to be considered with respect to the G.V.R.D. meeting to be held on Wednesday, December 17, 1975.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
That the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPTION OF REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.4848, BEING THE WATER WORKS BY-LAW.

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments it was

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(N/S Prior St. Between Gore Avenue and Road West of Main Street: Crown Lease Land South of Revised Harbour Headline: S/S Beach Ave. between Thurlow St. and Burrard Bridge.)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(Area bounded by Beach Ave. Burrard Street, Pacific Street and Homer St.)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOULSY

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(Coal Harbour)

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(S/E Corner of Venables and Renfrew Streets)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Boyce, Kennedy & Volrich were excused from voting on this By-law)

6. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(N/E Corner of Semlin Drive and Franklin Street)

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

(Cont'd)

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW. (Cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW No.3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(E/S Semlin Drive between Triumph Street and lane south of Pandora St.)

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No.4299
BEING THE VEHICLES FOR HIRE BY-LAW.
(Increase in Taxi Rates)

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

Sunday Closing

MOVED by Ald. Volrich

COMMENT: When this matter was first brought before Council I believe that some members of Council declined to approve my previous motion because of the desire to have more information on the facts and implications. These will be presented when the following motion is considered. The practice of opening on Sundays is now becoming more widespread, more and more retail outlets are advertising openings and sales on Sundays. I believe that unless this practice is stopped now, it may soon get out of hand. A great many people have expressed support for some action on the part of Council. On the matter of principle I believe that this practice is against the spirit and meaning of Sunday.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. THAT the Director of Legal Services be requested to consider amendments or revisions to the "Shops Closing By-law" to provide for the closing of shops on Sundays, with the following provisions:

   (a) "Shops" be defined similarly as in the Municipal Act - that is, excluding shops being open for various types of specified business.

   (b) The Council to be empowered to add to these exemptions as it may decide, including the exemption of a specific area.

2. IF the Director of Legal Services considers that a by-law amendment or revision may not be effective or valid, he be requested to consult with the Attorney General in order to bring about such Charter amendments or other separate legislation as may be appropriate to remedy the situation.

3. THAT the Attorney General be requested to approve "flats" to prosecute those retail stores which are presently opening on Sundays in violation of the Lord's Day Act.

(Notice)

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The Council recessed at approximately 5.25 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened in Open Session in the Council Chamber at 7.30 p.m. with the following members present.

PRESENT: Alderman Rankin (Deputy Mayor)
Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari and Volrich

ABSENT: Mayor Phillips (Civic Business)
Alderman Boyce (Ill)
Alderman Cowie (Leave of Absence)
Alderman Sweeney (Arrived for the last item)

UNFINISHED BUSINESS AND DELEGATIONS

Vancouver Community College Council - Development Permit

Council, on December 9, 1975, approved a delegation from representatives from the Vancouver Community College Council on this matter.

Before Council for consideration was a report from the City Manager, under date of December 15, 1975, giving the reasons for the required minimum of 560 parking spaces on the proposed site at 2780 East Broadway.

Dr. Oberlander pleaded the case for the Vancouver Community College Council with respect to a reduction in the required number of parking spaces for this new development. By means of maps he argued the College's position that 237 parking spaces would adequately serve this new facility. He further stated that the number of parking spaces currently used by programs of the King Edward Campus is approximately 250. In addition the programs at the new facility would be spread over a period from 8.00 a.m. to 10.00 p.m. and, therefore, there would be less concentration of students at any one time than at the Langara Campus.

The Director of Planning briefly outlined his department's position in this matter.

MOVED by Ald. Bowers
SECONDED by Ald. Marzari

THAT the Director of Planning be instructed to process the Development Permit Application No. 71895 - 2780 East Broadway, subject to the facility containing a parking structure which would immediately provide 237 parking spaces:

FURTHER THAT the Vancouver Community College Council undertake to increase the structure to provide a maximum of 560 parking spaces at a later date, if proven necessary,and that the structure be so designed to permit this expansion.

- (amended)

MOVED by Ald. Harcourt (in amendment)
SECONDED by Ald. Bird

THAT the figure of "237" in Alderman Bowers' motion be struck, and the figure of "350" inserted in lieu thereof.

- CARRIED

(Alderman Bowers opposed)

The amendment having carried, the motion of Alderman Bowers, as amended was put and CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Sale of Property -
1530 West 8th Avenue.

City Council, on December 9, 1975, when considering the following Manager's report dated December 5, 1975, approved a recommendation from the Mayor that the City re-submit a call for tenders on the property at 1530 West 8th Avenue:

"Sale of Properties

The Supervisor of Property and Insurance reports as follows:

"Offers to purchase Lot 4, Sub. 4 to 8, Block 330, D.L. 526 Plan 8781, known as 1530 West 8th Avenue were received by the City Clerk as a result of the City's call for tenders, and were opened in public on November 24, 1975.

RECOMMENDED That the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received, and that the net proceeds of the sale be credited to Supplemental Capital Budget to help defray the expenditures incurred in acquiring the new Health Building.

NAME	PURCHASE PRICE	TERMS
Porte Realty for B.C. Turf Ltd.	$675,000.00	Cash

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved."

Appearing before Council this evening were Mr. C. Diamond, representing B.C. Turf Ltd., and Mr. H. Porte of Porte Realty Ltd., both of whom submitted briefs. Both briefs urged Council not to re-tender and to accept the recommendation of the City Manager that Porte Realty's offer to purchase as set out above, be accepted.

Mr. Hilton, representing A.E. Le Page, who requested that this property be re-tendered, outlined the reasons for his company's request. He stated his company was under the impression that tenders would not be called on this property until December 15, 1975 and that they were not aware of the tender call for November 24, 1975.

The Deputy Supervisor of Property and Insurance advised that, due to the length of the postal strike the tender date was changed to November 24, 1975. As a result of this, all known interested parties were notified by phone and by letter where possible of the change in tender date. The Property and Insurance Department have on record that they advised A.E. Le Page of the changed date.

MOVED by Ald. Bowers
SECONDED by Ald. Bird

THAT Council rescind its motion of December 9, 1975, that the City re-submit a call for tenders on this property at 1530 West 8th Avenue:

FURTHER THAT the offer by Porte Realty Ltd., to purchase the property at 1530 West 8th Avenue for $675,000, be accepted.

(Ald. Rankin opposed) - CARRIED BY THE REQUIRED MAJORITY.

CITY MANAGER'S REPORT AND DELEGATIONS

B. Oakridge: Ingress/
Egress Changes

Under date of December 4, 1975, the City Manager submitted the following report of the City Engineer on Oakridge Ingress/Egress Changes:

The City Engineer reports as follows:

"In response to a request from the Mayor, the following report provides information about the changed ingress/egress to the Oakridge Shopping Centre.

BACKGROUND

By letter dated December 18, 1973, the Principal of the Annie B. Jamieson School sent in a petition signed by approximately 300 residents in the Oakridge area concerning traffic conditions on Tisdall Street stating: 'It is the opinion of many of the residents that if 45th Avenue were blocked off at Tisdall Street, the vehicular flow would be decidedly decreased'.

Appendix 1 illustrates the Oakridge area, school and the original ingress/egress system serving Oakridge.

In May, 1974, a report (Appendix 2) was submitted to the Official Traffic Commission giving background about the traffic situation and discussing alternative solutions. Traffic volumes on Tisdall were significantly higher than on a normal residential street. Traffic counts at the time indicated that Tisdall Street was carrying approximately ¼ of the Oakridge-oriented traffic and at extreme peak periods, volumes reached 900 vehicles per hour (2-way). OTC approved the report in principle (closure of entrances/exits on 45th and construction of a new entrance on Cambie) and requested that the City Engineer write to the residents in the vicinity of 45th Avenue (in the Oakridge area) to determine if there was any objection to the closure of the two westerly crossings on 45th Avenue.

Approximately 500 questionnaires were distributed in the area bounded by 45th, Cambie, the lane north of 49th and the lane east of Oak. The response to the questionnaire was: 143 in favour of closure; 56 against closure.

The OTC reaffirmed approval of the changes and the OTC report was considered by Council in January, 1975. When the report was considered, delegations were heard in favour of and against the changes. Council approved the OTC report.

Following the Council approval, Woodward's submitted two alternative treatments through the Mayor's office. One alternative was rejected by the Engineering Department and the other was modified and referred back to Woodward's for their consideration. This revised plan was agreed to by Woodward's and the City Engineering Department in June, 1975. This required work by the City on Cambie Street and 45th Avenue and work by Woodward's on the new entrance on Cambie Street and the new entrance/exit on 45th Avenue.

The City's work was started on August 12, 1975 and completed on September 15, 1975. The westerly entrance/exit on 45th Avenue was closed on October 28, 1975. Because Woodward's had not completed their construction work, the new entrance/exit was not opened and the original easterly entrance/exit closed until early in November, 1975.

TRAFFIC CONDITIONS

Following the changes, traffic conditions have been monitored and traffic counts have been done on a regular shopping day and a $1.49 day.

Immediately following the changes, Oakridge customers who had been using the Tisdall/45th route continued to use the route, resulting in confusion, frustration and many illegal turns as they attempted to get into Oakridge. As more and more drivers became familiar with the changes, traffic patterns have revised and the major problems of the first few days have disappeared.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Oakridge: Ingress/
Egress Changes (Cont'd)

Appendix 3 illustrates traffic counts taken in March, 1975 (before changes) and November, 1975 (after changes), and December, 1975 ($1.49 day).

Observations during the day and in the p.m. rush hour show that some delay is being experienced by motorists using the 45th Avenue entrance/exits, however, traffic conditions at the new entrance north of 45th Avenue are relatively free flow with no delays. The traffic counts in Appendix 3 show the northerly Cambie exit is being under-utilized and the rerouting of traffic from the 45th Avenue left-turn slot to the northerly one would ease conditions somewhat.

The 45th Avenue intersection is further complicated in that all normal intersection movements take place there as well as the movements in and out of Oakridge.

The December, 1975 count was done on a $1.49 day and indicated minor problems at the other Oakridge access points, but delays of three to four minutes on 45th Avenue exiting Oakridge. Such delay is equivalent to the southbound rush hour delay on the Cambie Bridge and is not considered a serious situation at that time of day.

Numerous complaints have been received about extreme congestion within the Oakridge parking lot on Saturdays. Such congestion is a product of increased shopping activity because of the pre-Christmas period and the loss of one exit (westerly exit on 45th Avenue). In general, it can be expected that there will be certain times at all major traffic generators (PNE, ferries to Vancouver Island, Stanley Park, etc.) when delays and congestion of varying degrees are experienced. A major shopping centre such as Oakridge is no exception. Access changes will be disruptive and confusing to users affected until such time as new patterns emerge and the users reorient and adjust to the new situation.

COMPLAINTS

Since the changes, approximately 60 people have telephoned complaining about the changes. The complaints were either about specific aspects of the new arrangements, or about 'Why the changes?', 'Is it permanent?', etc. stating they wished the 45th Avenue entrance/exits re-opened. Petitions with almost 2000 names have been received.

ADDITIONAL MODIFICATIONS

Traffic counts and observations show that the new northerly entrance on Cambie Street is under-utilized, possibly because many Oakridge users are not aware of this entrance. Advisory signing will be installed to help redistribute traffic from the 45th Avenue route.

IMPACT ON TISDALL STREET

As noted on the traffic counts, there is a high percentage of illegal turns being made at the 45th Avenue entrance resulting in Oakridge traffic continuing to use 45th/Tisdall. Even with the illegal turns, volumes on Tisdall have been reduced substantially. A sample count during lunch hour indicates a reduction of over 60%.

SUMMARY

The changes to the entrances and exits at Oakridge Shopping Centre from 45th Avenue were made in response to numerous requests, petitions and delegations from residents in the vicinity of the Centre. The City survey of residents in the vicinity, carried out at the instruction of the OTC, showed a majority in favour of the changes. From the traffic engineering point of view, volumes as high as 900 vehicles in one hour constitute a severe nuisance and a hazard to the citizens of Tisdall Street, which is a local, residential street and is not designed to carry such volumes. The changes to Oakridge have remedied this situation markedly.

Cont'd.....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Oakridge: Ingress/
Egress Changes. (Cont'd)

The changes have inconvenienced some shoppers at Oakridge. This fact was recognized at the time Council made the decision to proceed with the changes to the entrances and exits. Nothing has changed since then. A number of shoppers were, and continue to be, opposed to the changes. The convenience of some of the shoppers must, therefore, be weighed against the safety and the nuisance to residents in the immediate vicinity. The changes that were made, in our opinion, constitute the best compromise between these two opposing desires."

The City Manager submits the report of the City Engineer to Council for INFORMATION.

Mr. R. Gascoyne, Assistant City Engineer - Traffic and Transportation, reviewed the report for the information of Council, following which representations were heard from the following:

Mr. MacLaren, representing Woodwards Stores Ltd., and the Oakridge Merchants' Association, stated that business at the shopping centre has been affected by the closure, and all tenants of the centre are very concerned at this loss of revenue. Mr. McLaren referred to a petition containing a number of signatures urging the re-opening of the South-west entrance and exit to the centre, on 45th Avenue.

The following also addressed Council in support of the re-opening of the south-west exit on 45th Avenue.

Mr. Flavelle	-	Purdy's Chocolates.
Mr. K. Rymer.	-	Resident.
Mr. M. McCuish.	-	Resident.
Mr. K. Ridley.	-	Resident.
Mr. J. Wilson.	-	Resident.
Mrs. Swartz.	-	Resident.
Mr. A. Nobleman.	-	Resident.
Mr. F. Turnbull.	-	Resident.
Mr. J. Rose.	-	Resident.
Ann Lyman.	-	Resident.
Mr. B. Rummie.	-	Watson Meats (Co-owner)
Owner of the Heather Shop.		
Two other residents of the area.		

Mr. McComber, representing a number of residents on Tisdall Street, spoke in support of the statements in the City Manager's report and asked Council to give the new traffic patterns to and from Oakridge a fair trial before deciding to again change them.

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During the hearing of the above representations Alderman Marzari left the meeting and Alderman Sweeney arrived.

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Staff Sergeant Campbell, Traffic Section, Police Department, introduced Corporal Brown who reported on the current traffic situation at the Oakridge Shopping Centre. Corporal Brown advised that at the present time, traffic on 45th Avenue in the vicinity of Ash and Cambie Streets particularly, is extremely chaotic and hazardous. For the past while he has had two men on traffic duty in the evening and on weekends. He did agree that the re-opening of this entrance and exit would certainly alleviate the current traffic problems on 45th Avenue, in the vicinity of Ash and Cambie Street. However, he suggested that the changes be monitored for a few months to allow people to get used to them before any decision is made with respect to re-opening the south-west entrance and exit on 45th Avenue.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (cont'd)

Oakridge: Ingress/
Egress Changes (cont'd)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT Woodwards Department Stores be given authority to immediately re-open the south-west entrance and exit on 45th Avenue.

- (not put)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT consideration of the traffic situation at Oakridge be deferred for two months to permit the City Engineer to monitor the traffic situation, and report back to Council the affect on traffic of the changes to the entrances and exits at Oakridge.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

The Council adjourned at 10:30 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 16, 1975, adopted on January 6, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of 3rd Avenue, 4th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway - Blocks 106, 107 & 108, Section 28, T.H.S.L.

The City Engineer reports as follows:

"On August 26, 1975, Council approved that a 5 acre site at the north-easterly corner of 5th Avenue and Skeena Street be advertised for sale. To create the 5 acre site it is necessary to close the street ends of 3rd Avenue, 4th Avenue and the Lane South of 3rd Avenue, all lying between Skeena Street and the Trans-Canada Highway, and subdivide these portions of highway with the abutting lands. These two streets and lane are surplus to the City's highway requirements.

I RECOMMEND that all those portions of streets and lane outlined red and green respectively on plan marginally numbered LE 4267 be closed, stopped up, title taken thereto and subdivided with the abutting lands."

The City Manager RECOMMENDS that the foregoing be approved.

2. CMHC Grant for Storm Sewer Construction in Champlain Heights

The City Engineer reports as follows:

"CMHC announced new sewer financing policies in July of this year which provide benefits for storm sewer construction in previously undeveloped areas. Therefore, we have reviewed the possibility of CMHC financing for Champlain Heights sewer construction. It turns out that the rates CMHC offers are higher than those the City is able to obtain (10-3/4% vs. 10 ¼%), so borrowing through CMHC is not desirable. However, CMHC does permit Municipalities to provide their own financing and receive forgiveness on the total eligible costs of projects. We estimate that the CMHC forgiveness grant will be in the order of $120,000 for Phase I of sewer construction in Champlain Heights.

I RECOMMEND that we be authorized to submit an application to CMHC for a forgiveness grant for Champlain Heights Phase I sewer construction."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 57-75-12 - Cast Iron Waterworks Fittings, Valves, Hydrants

Tenders for the above were opened by the City Manager on October 14, 1975, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Capital and Revenue Budgets.

The 5% Provincial Sales Tax is in addition to all prices shown in the report and tabulation.

Terminal City Iron Works Ltd. submitted the overall low bid (local content considered) for fittings and hydrants. Homco International Ltd. submitted a lower bid by approximately 35% for valves.

The valves offered by Homco, which are manufactured in Taiwan, are not recommended for the following reasons:-

Cont'd . . .

Clause 3 Cont'd

1. The valves do not meet specifications in several areas, e.g., corrosion protection, stem, stem nut, seat ring and disc materials.

2. Homco International Ltd. failed to submit the data specified in the tender, which is required to evaluate their product, and to determine if their valves meet or deviate from specifications, e.g., dimensional drawings submitted did not fully detail tolerances of all valves, types of joints, joint accessories, gaskets, lugs, bolts, etc.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications from Terminal City Iron Works Ltd. for all items, at a total cost of $163,307.90 including a 4% special discount for the awarding of all items."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 703

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Vancouver Community College Student Health Services Budget Approval 1975

The Medical Health Officer reports as follows:

"For four (4) years the City of Vancouver Health Department has been providing health services to the students at the Vancouver Community College. All services and supplies provided by the City are fully recoverable from Vancouver Community College. Billings are done on a quarterly basis under recoverable account 6810/402.

This Department has been informed that $78,620.00 has been provided in the Provincial Department of Education budget for Student Health Services for the fiscal year April 1, 1975 to March 31, 1976. Copy of letter dated November 7, 1975, from Mr. L. Berg, Bursar, Vancouver Community College is attached.

This Department has adjusted the Vancouver Community College budget to reflect the City's fiscal system of budgeting on a calendar basis. The sum of $58,965.00 has been reserved for the period April 1, 1975 to December 31, 1975 and the balance of $19,655.00 will be carried over to form part of our 1976 fiscal year i.e. January 1, 1976 to March 31, 1976.

The sum of $19,124.00 was recovered for services rendered to the Vancouver Community College for the period January 1, 1975 to March 31, 1975. This amount has been added to the above mentioned sum of $58,965.00 making a budgetary total of $78,089.00 for the period January 1, 1975 to December 31, 1975. The amount of $78,089.00 has been allocated as follows:

SALARIES

Medical Health Officer Part - Time 6801/4	2,119.00
CH Nurses 2.6 Positions 6801/10	34,981.00
CH Nurses 2 Part-Time for (BTSD and BEST PROGRAMMES) 6801/10	1,802.00
Psychologist Part-Time 6801/5	11,759.00
Orthoptist Part-Time 6801/1	2,266.00
Nutritionist Part-Time 6801/27	500.00
Health Services Office Assistant (Full-Time) 6801/1	8,286.00
Student Aides Part-Time	298.00
	62,011.00
Fringe Benefits 6801/23	7,441.00
Car Allowances	160.00

Clause #1 continued:

Supplies, Equipment, Education Materials and Services	1,400.00
Administration and Overhead 10%	7,077.00
TOTAL	78,089.00

All the above positions have been established by Council.

Your Medical Health Officer recommends that:

a) the budget as shown above be approved;

b) billings continue on a quarterly basis."

The Comptroller of Budgets reports as follows:

" The foregoing report of the City Medical Health Officer requests the approval, in retrospect, of the expenditures by the City to provide Health Services to the Vancouver Community College for the City's 1975 fiscal year. All of the costs incurred by the City in providing Health Services to the Vancouver Community College are recoverable from the Provincial Government.

The foregoing report shows the various positions and services to be funded in, and charged against, a number of different appropriations as applicable. The costs are then recovered in full on a quarterly billing basis against account #6810/402 "Recovery of Costs Vancouver Community College". Recovery in this account is currently budgeted at $60,000, or $18,089 less than the total of the 1975 budget recommended in the enclosed report.

It is the recommendation of the Comptroller of Budgets that this report be recommended for approval as follows:

a) That the Health Department budget with respect to the Vancouver Community College be approved at the total of $78,089.00 as requested, and that recovery of costs from the Vancouver Community College during the 1975 fiscal year be increased from $60,000, by $18,089, to $78,089, with the increase in recovery being transferred to Contingency Reserve.

b) It is advised that, although the City presents the proposed budget to the Province in October of each year, for inclusion in the Provincial budget in the following April, the City does not receive confirmation of funding until much later, in this instance November 7 of the operating year. It is therefore recommended that the City Medical Health Officer request the Provincial Government to provide confirmation of funding at the start of the Provincial fiscal year to enable the City to budget on a sound basis.

c) That the Health Department be authorized to provide services to the Vancouver Community College for the period January 1, 1976 to March 31, 1976 to the total of $19,655 as currently funded by the Provincial Government for that period, considering the increased level of salaries and fringe benefits effective January 1, 1976. And further, that the Health Department include a detailed budget for the Health Services provided to the Vancouver Community College for the period January 1, 1976 to December 31, 1976, in the Health Department 1976 Revenue Budget Estimates."

The City Manager RECOMMENDS that the foregoing recommendations of the Comptroller of Budgets be approved.

FOR COUNCIL ACTION SEE PAGE(S) 704

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. "Oceanic Plaza" Pedestrian Overpass to "Guinness Tower"

The Director of Planning reports as follows:

"At Council's regular meeting of May 28th, 1974, Council dealt with a report from the Board of Administration dated May 24, 1974, wherein the City Engineer recommended approval of a pedestrian overpass across Hastings Street between the proposed Oceanic Plaza and the existing Guinness Tower also owned by the same company. (For the Board of Administration report see Appendix #1)

Council passed the following resolution:

"THAT with the exception of (e) (i) dealing with rental, recommendation (a) to (e) of the Board of Administration contained in this clause, be approved, after adding the Director of Planning to recommendation (a) and rephrasing (e) (iii) to read as follows:

"City to retain the right of one year's notice of cancellation if the structure is no longer in use or if removal is required by the City."

In a motion that followed, Council passed a condition of approval re pedestrian overpass:

"THAT rental be $1.00 per annum, subject to review of the width of the overpass by the Director of Planning for report back to Council with comments of the Design Panel....."

Prior to this date, the overall proposed scheme of development as delineated on the drawings which accompanied Development Permit application #62582 was given a recommendation for approval by the Urban Design Panel on March 4th, 1974. The Panel minutes (see appendix #2, attached) do not specifically mention the pedestrian overpass over Hastings Street but as it is part of the overall design it must be concluded that the Panel's recommendation embraced all of the proposed development shown on the drawings, including the design of the overpass.

The Technical Planning Board on July 5th approved the Development Permit application including the design of the overpass and the indicated width of 12.17 ft., on the condition that:

"AN agreement is to be first entered into to the satisfaction of the City Engineer and Corporation Counsel with respect to the proposed pedestrian overpass over Hastings Street, and the non-standard surface treatment to sidewalks or pavements on City Property."

As a consequence the Development Permit was issued July 9th, 1974 subject to, among others, the conditions above.

On the same date, the Urban Design Panel, at Council's request, took another look at the pedestrian overpass and commented as follows:

" 1) It (the overpass) should be more of a feature and more strongly expressed and should possibly be widened to 20 feet.

2) It should provide an easy transition from plaza to bridge surface so as to encourage its use and could include planting and seating arrangements.

Unless the bridge is attractive, inviting and easy to use, it will serve no purpose."

Continued on Page 2. . . .

Clause No. 1 Continued

The contradiction between the Panel's earlier recommendation for approval and the one above should be attributed to the fact that when dealing with the project as a whole the Panel's main preoccupation was with the office tower and plaza and consequently the pedestrian overpass was not given the critical attention it received when it was dealt with separately.

It is my opinion that the overpass should be as unobtrusive as possible and I therefore do not support the Urban Design Panel's suggestion that it be widened to 20 feet. However, I do concur with the Panel's comment that the number of steps needed to connect the bridge deck with the plaza could discourage the use of the overpass.

The City Engineer requires that the overpass maintain a minimum 18 feet clearance to accommodate trolley bus wires, which means that the bridge deck cannot be lowered.

The Architect, after receiving the Design Panel's comments, submitted a revised design on August 7th, 1974 (Drawing A-30). This design indicates a reduction in the number of steps while at the same time maintaining the required 18' clearance at the centre of the span, giving the overpass a slight arc. The width has been kept at 12.17'.

The City Engineer has no objection from an engineering standpoint to the structure as indicated on the revised drawing.

RECOMMENDATION: THAT the design of the proposed overpass, as delineated on Drawing A-30 dated August 7, 1974 be APPROVED."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

2. Strathcona Renabilitation Project Expenses in Connection with Massey Award

The Director of Planning reports as follows:

"The Strathcona Rehabilitation Project received a Vincent Massey Award as one of a number of projects making a significant contribution to the amenity of urban life. The awards were presented by the Governor-General in Ottawa on October 27, 1975.

When arrangements for attendance at this ceremony were being made, it was ascertained that travel and accommodation expenses for one representative of the local area concerned would be paid by the Vincent Massey Awards organization. Mrs. Bessie Lee, Vice-President of the Strathcona Property Owners and Tenants Association, attended and is seeking reimbursement of her expenses in this way.

Subsequent to the making of these arrangements, Mr. T. Mesic, President of the Strathcona Property Owners and Tenants Association, expressed a desire to attend and was advised through Central Mortgage and Housing Corporation that it was considered that his expenses might be chargeable to the Rehabilitation Project under costs relating to administration. The representatives of C.M.H.C. and the Province on the Strathcona Rehabilitation Committee have indicated that they are prepared to approve the charging of these costs in this way if the City is prepared to contribute 25% under the present cost-sharing arrangement.

Continued on Page 3. . . .

Clause No. 2 Continued

The costs involved for travel, accommodation, and meals amount to $430.45. The City's share (25%) would be $107.61.

It is RECOMMENDED that the City approve the sharing of the costs related to the attendance of Mr. Tom Mesic at the Massey Awards presentation on October 27, 1975, in the amount of $430.45, with the City's share being $107.61, the costs being charged to the administration costs of the Strathcona Rehabilitation Project."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

INFORMATION

3. 7520 Cambie Street - Development Permit Application No. 71496
Petition Filed by Neighbouring Property Owners

The Director of Planning reports as follows:

"A petition dated October 27, 1975 was filed, containing 26 signatures objecting to the development proposed at 7520 Cambie Street by Development Permit Application #71496.

This development permit application was filed on behalf of the Flamingo Restaurant to use the vacant site as a parking area ancillary to the existing restaurant located immediately adjacent on the north. The site is located on the east side of Cambie Street between 59th and 60th Avenues. The subject site is in a RS-1 One Family Dwelling District and the adjoining restaurant site is in a C-1 Commercial District.

The restaurant exists with the necessary permits and presently maintains the required off-street parking facilities. The development as proposed would have provided additional parking facilities. The remaining property in this block to the south of the subject site is zoned and developed as a RT-1 Two Family Dwelling District.

History

City Council at a Public Hearing on November 26, 1974 refused an application to rezone this site from a RS-1 One Family Dwelling District to a RT-2 Two Family Dwelling District.

Present Situation

The Director of Planning at his meeting of November 17, 1975 considered Development Permit Application #71496, after receiving a recommendation from the Development Permit Staff Committee, and subsequently the application was refused for the following reasons:

"The proposed use is considered unsuitable in this location, having regard to the close proximity of the site to dwellings and to the objections received from neighbouring property owners."

In the consideration of this application, 33 property owners were notified of the proposed development as a result of which the subject petition was submitted as well as two additional letters stating objection to the proposal."

The City Manager submits the foregoing report for the INFORMATION of City Council.

Continued on Page 4. . .

RECOMMENDATION

4. 2277 Kingsway - Self Serve Station - Gulf Oil

The Director of Permits and Licenses reports as follows:

"Gulf Oil Canada Limited have requested that Schedule "B" of the License Bylaw be amended to include their Self Serve Station, now under construction at 2277 Kingsway. This Self Serve Station was approved on July 24, 1975, under Development Permit No. 70654 and replaces a conventional station. The new station will have four service bays.

Gulf Oil presently have fifty-seven (57) service stations in the City and of this number eight (8) are Self Serve. The guideline established by City Council would permit Gulf Oil to have a maximum of nine (9) Self Serve Stations.

It is recommended that Schedule "B" of the License Bylaw be amended to include the Gulf Oil Self Serve Station at 2277 Kingsway (Kingsway and Nanaimo) and the Director of Legal Services be requested to prepare the necessary Bylaw amendment."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses be approved.

INFORMATION

5. Potential Housing Sites - 46th & Arlington and Walker & Copley

The Director of Planning reports as follows:

"A letter was received from Mr. Ron Allen with respect to Copley-Walker city-owned land and a petition was received from the MacCorkindale Area Committee with respect to the city-owned property at 46th and Arlington. This letter and petition are attached to this report.

These communications were also sent to the various members of City Council. Information has been supplied to members of City Council on the matter by the Director of Planning and a response to Mr. Allen's letter has been forwarded by members of City Council.

The two sites in question represent two out of seven sites that Council approved as potential housing sites. Staff was requested by the Housing Committee to conduct meetings in the various areas with a member of the Planning Department as Chairman and with a member of the Housing Committee and the Director of Planning also present. The objective of the meetings was to investigate the possibility of providing alternative forms of family housing on these particular sites.

The reception with respect to both of these properties is reasonably well summarized in the attached communications received."

Clause No. 5 Continued

"The concerns range from inadequacy of services in the community to accommodate a higher density development, alternative uses for city lands and concern as to the scale and form of development and the social mix that is contemplated.

It is the intention to have a further meeting in the two areas to answer some of the concerns of the communities involved."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

6. Sign Application - 736 Main Street

The Director of Planning and the Director of Permits & Licences report as follows:

"1. BACKGROUND

The above sign application is within the HA-1 (Chinatown Historic Area) zone or Special Area 'F' under the Sign By-law. The proposed sign does not presently meet the size requirements of the Sign By-law, as follows:

Sign Type	Size	Proposed Area	Max. Area Permitted by By-law
Facia	4' x 20'	80 S.F.	50 S.F.

Therefore, the Sign Administrator (Director of Permits & Licences) cannot issue the sign permit.

However, the above application was referred to and considered by the Chinatown Historic Area Planning Committee on November 5, 1975. The Committee recommended APPROVAL of the application subject to some minor conditions, for the following reasons:

A. The general type, character and location of the sign relates well to the architectural features of the building, and is a definite improvement to the existing situation.

B. The building is located on the fringe of the HA-1 area, where a larger permitted sign area would not be inappropriate.

2. SUMMARY

The Chinatown Historic Area Planning Committee is in favour of this sign application being approved, subject to the following conditions:

A. The existing 4' x 8' projecting sign to be removed.

B. The height of the new facia sign to be reduced to a maximum of 3' - 6".

Although the sign application has been refused, City Council however, may approve this sign application under Section 10 of the Sign By-law which states:

"If a sign application has been refused or otherwise rejected, the applicant may appeal to the Council or body designated by Council, which, in the exercise of its discretion, may authorize the issuance of a permit. Any such decision shall be final and conclusive."

Continued on Page 6. . .

Clause No. 6 Continued

3. RECOMMENDATION:

1. That City Council APPROVE this sign application, subject to the conditions outlined in (2) above."

The City Manager RECOMMENDS that the report of the Director of Planning and Director of Permits & Licences be approved.

RECOMMENDATION

7. Amendments to Building By-Law 4702

The City Building Inspector reports as follows:

"Since the adoption of the 1975 National Building Code on June 22, 1975, By-Law 4885, a number of problem areas have arisen which require amendments to the By-Law to improve understanding of some of the Building Code requirements and recent amendments suggested by the Associate Committee on the National Building Code. Some of these are: the meaning of the requirement for exits to be at or near grade; clarification of the requirement for the dispersal of the occupants in high occupant spaces in high buildings; the access to floor areas that a person must have at each fifth storey in high buildings, new code requirements to regulate the use of foam plastic in buildings, and others.

Amendments are also needed, as recommended by the Fire Chief in respect to standpipe requirements so as to recognize past practice in the City which also affects fire fighting procedures, such as the installation in stairwells of the fire department hose connections; recognition of other systems than storage tanks at the top of buildings to maintain the pressure requirements, recognition of the NFPA Standard 13, for the combined sprinkler and standpipe installations; and others.

Changes are also suggested to more clearly delineate the powers of the Building By-Law Board of Appeal, such as on the decisions made by the Building Inspector for alterations to non-conforming buildings that amount to less than twice the assessed value of the building.

Other proposed changes are suggested that are of an editorial nature or for clarity of intent.

It is RECOMMENDED:

a) that this report be approved and

b) that the Director of Legal Services be directed to prepare a By-Law to amend By-Law 4702 as outlined above."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

FOR COUNCIL ACTION SEE PAGE(S) 104-5

A-6

FIRE & TRAFFIC MATTERS

INFORMATION

1. Soliciting for Charity on City Streets

The Director of Permits and Licenses reports that: -

"Members of the International Society for Krishna Consciousness Inc. (ISKCON) are soliciting funds on City Streets without approval of City Council. Such approval can only be granted by Council and the following is the policy established by Council:

> "THAT the Council of the City of Vancouver not approve any tag day in the City on public property, with the exception of the annual tag day held in support of the Poppy Fund, the Kinsmen Club of Vancouver's Apple Day, and the Greater Council of Lions Clubs' Carnation Day."

In September, 1974, ISKCON applied for a license to solicit funds on City streets but failed to appear before Council on two occasions when arrangements were made for them to do so.

Mr. Chatterton, the President of ISKCON, was notified on December 5, 1975, to cease the solicitations until approval of Council was obtained. This notice has not been complied with and members of ISKCON are still on the City streets, dressed as Santa Claus, passing out candy canes and requesting donations.

A letter was received on December 9, 1975, from the President of ISKCON requesting a license for their solicitation. A license has not been issued in view of the policy referred to above.

The President of the ISKCON Society is aware that a Soliciting For Charity license is required in the City but still members of the Society proceed to solicit funds without approval.

We have received complaints regarding their present campaign and past and we are proceeding to lay an information with the Crown Counsel in order to charge the individual members who are soliciting without a license. Charges have been laid in the past but the individual members involved had left the City before the summons could be delivered.

Attached is a copy of the letter received from ISKCON and a copy of their financial statement for 1974."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 705

FINANCE MATTERS

CONSIDERATION

1. Artists Gallery.

The Director of Social Planning reports as follows:

"On June 24,1975, Council approved the recommendations of the Standing Committee of Finance and Administration as follows:

(a) The Director of Social Planning phase out the operation of the Artists Gallery under the auspices of the Social Planning Department and that he assist the Artists Gallery in establishing itself as a private, non-profit Cultural Society;

(b) The Artists Gallery, when organized as a private, non-profit Society, continue its administrative responsibility for the City-owned collection in its possession;

(c) The Director of Legal Services to prepare an agreement between the City and the Society to ensure the City's continued ownership and control of its art, valued at approximately $200,000;

(d) That City Council approve funds in the amount of $15,528 to cover the cost of the operation from July 1, 1975 to December 31, 1975 as follows:

		(1974 Rates)
Salary of Curator	$210 x 31 weeks	$6,510
Assist.Curator's Salary	175 x 31 weeks	5,425
Fringe Benefits - 10%		1,193
Rent	300 x 6	1,800
Utilities	30 x 6	180
Telephone	20 x 6	120
Material and Supplies	50 x 6	300
		$15,528

(e) Source of funding to be Contingency Reserve

The Artists Gallery is now in the process of becoming a registered non-profit society of British Columbia. A Board has been established; a constitution has been drawn and signed, and is at the Registrar's office in Victoria.

In the interim, the City has received a LIP grant from the Federal Government in the amount of $67,500 for the continuance of the Artists Gallery programs. No civic share was requested in connection with the LIP program.

The Curator of the Artists Gallery, Mrs. Frances Fitzgibbon has been receiving a civic salary of $252 per week but the funds provided through this LIP grant only covers $152 per week for this salary.

In the normal course of events, the Artists' Gallery, as a non-profit Society, is expected to receive a grant from the Provincial Government and will also apply for a cultural grant from the Civic Government. However, these funds will not materialize until the end of April, 1976. Therefore there is a shortfall of $1,700 during the transition period that Mrs.Fitzgibbon continues to work as a civic employee.

The Director of Social Planning RECOMMENDS:

THAT a grant of $1,700 be approved in advance of the 1976 budget to augment the presently approved LIP funding to bring the salary of the Curator of the Artists Gallery from $152 per week to $252 per week during the period January 1, 1976 to April 30, 1976.

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

Cont'd.

CONSIDERATION

2. P.C. 402 Offer, C.M.R.: Legal Expenses.

The Director of Legal Services reports as follows:

"The following resolution of the Police Commission has been received from the Secretary of the Commission:

'THAT the account of Guild, Yule, Schmitt, Lane & Murray in the amount of $750.00 for professional services rendered by Mr. G. L. Murray, Q.C. in defending Constable C.M.R. Offer on a charge of Common Assault on Mr. W. W. Scott, be forwarded to City Council with a recommendation for payment under the provisions of Section 54 of the Police Act.'

P.C. Offer, in company with a fellow officer, stopped the complainant Scott and another on the night of October 16, 1975 as they considered their actions suspect in a neighbourhood known for a number of break-ins.

The circumstances surrounding this matter have been reported as follows:

'Judge Wong, in reaching his decision, commented that during the trial he paid particular attention to the demeanour of the witnesses as they gave evidence. As a result, he came to the conclusion that the case rested on the credibility of the complainant, William Wallace Scott, and the accused, Constable Offer.

The Judge found that Scott was, on the night in question, intoxicated, and that he was rightfully approached by the Constables and subsequently legally arrested. He described Scott as a "petulant and surly" young man who had exhibited a front of bravery, due to the amount of liquor he had had, which he might not have exhibited otherwise.

Judge Wong further found that Scott was struck, once in the eye by Constable Offer. Scott's injuries to his lower lip were consistent with his having fallen to the gravel portion of the roadway. He did not believe that the Constable struck Scott six times in the mouth as stated by the complainant.

The Judge further commented that it would have been preferred if the Constable could have subdued Scott by means other than those used, however, he appreciated that policemen cannot always stop to consider the "niceties" of the situation when confronted with such a situation.

He then referred again to the credibility of the complainant and the accused, and found that the complainant had exaggerated, to the point where his evidence could not be believed.'

The account, when compared with similar previous occurrences, does not appear out of line. If taxed, I doubt that the Taxing Officer would reduce it.

The above resolution is therefore submitted for Council's consideration."

The City Manager submits the foregoing report to Council for CONSIDERATION.

RECOMMENDATION

3. Investment Matters (Various Funds) October 1975.

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1975.
(b) Summary of Securities held by the General and Capital Accounts.

SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes					
Mercantile Bank of Canada	Oct 9/75	$ 750,328.77	$ 750,000.00	2	8.00
Province of Ontario	Oct 20/75	1,175,923.87	1,174,524.09	5	8.70
Royal Bank of Canada	Oct 21/75	1,000,821.92	1,000,000.00	4	7.50
Mercantile Bank of Canada	Nov 27/75	1,008,901.37	1,000,000.00	38	8.55
Bank of Montreal	Oct 23/75	1,000,136.99	1,000,000.00	1	5.00
Bank of Montreal	Oct 23/75	1,500,164.38	1,500,000.00	1	4.00
Can. Imp. Bank of Commerce	Oct 24/75	1,000,242.46	1,000,000.00	1	8.85
Bank of Nova Scotia	Nov 14/75	998,109.18	993,021.64	22	8.50
Bank of Nova Scotia	Oct 30/75	497,320.20	496,510.82	7	8.50
Can. Imp. Bank of Commerce	Oct 30/75	496,678.35	495,870.01	7	8.50
Royal Bank of Canada	Nov 4/75	991,870.69	990,717.12	5	8.50
Bank of Nova Scotia	Nov 4/75	499,671.83	499,090.70	5	8.50
Banque Canadienne Nationale	Nov 4/75	983,922.95	982,771.90	5	8.55
		$11,904,092.96	$11,882,506.28		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
Debentures						
City of Van. 8.00%	Apr 1/91	$ 5,000.00	81.00	$ 4,050.00	15/6	10.51
Chartered Bank Deposit Receipts and Government Notes					Term Days	
Toronto Dominion Bank	Nov 3/75	$ 503,932.88		$ 500,000.00	33	8.70
Bank of British Columbia	Oct 2/75	2,500,000.00		2,499,327.50	1	9.82
Provincial Bank of Canada	May 14/76	2,651,335.62		2,500,000.00	225	9.82
		$5,660,268.50		$5,503,377.50		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

Debentures					Term Yrs/mos.	
City of Van. 8.125%	Nov 1/82	$ 3,000.00	90.00	$ 2,700.00	7/0	10.17
City of Van. 5.75%	Oct 15/77	1,000.00	95.125	951.25	2/0	8.50
City of Van. 6.00%	June 15/80	2,000.00	87.10	1,742.00	4/8	9.50
		$ 6,000.00		$ 5,393.25		

Cont'd.

Clause No. 3 Continued.

b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31/75

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$46,872,783.66	$45,564,097.11

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for October 1975 be approved.

RECOMMENDATION

4. Railway Spur Track across Kent Street South.

The Director of Legal Services reports as follows:

"Evans Products Company, Limited had the C.P.R. construct a railway spur track to service Lot B, Block 13, District Lot 322, Plan 5270 (except the north 33 ft. thereof). Because this spur track crossed Kent Street South, Evans Products on December 12, 1968 entered into a spur track agreement with the City pursuant to which the City authorized the construction of the track across Kent Street and at the same time Evans Products assumed all obligations in connection with installation, repair and removal of the track across the City street. Evans Products has now sold Lot B to Block Bros. Contractors Ltd. Unfortunately the spur track agreement with Evans Products did not provide that the covenants of Evans Products be secured by way of an indemnity agreement charging Lot B. And so the City presently has no agreement with Block Bros. The solicitors for Block Bros. have advised that Block Bros. are now prepared to enter into a fresh spur track agreement on the same terms as the agreement with Evans Products with the additional provision that the fresh agreement also provide for indemnification and that the indemnification provisions be secured as a lien against Lot B.

It is RECOMMENDED that the City enter into a spur track agreement with Block Bros. Contractors Ltd. on terms similar to the spur track agreement with Evans Products Company, Limited and that this agreement provide that Block Bros. secure the performance of their covenants under the agreement by charging Lot B with a lien for performance of the agreement and the agreement otherwise to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

Cont'd.

RECOMMENDATION

5. Tender No. 12-76-1 - Uniforms and Raincoats - Policemen and Firemen.

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject tender were opened on December 8, 1975 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1976 Revenue Budget.

Two bids were received.

RECOMMENDATION

We recommend acceptance of the overall low bid, to meet specifications, submitted by Gordon Campbell Ltd. for the supply of the 1976 Policemen's and Firemen's Uniforms, at an estimated cost of $149,671.30, plus 5% Provincial Sales Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS the report of the Chief Constable, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Corporation Council.

FOR COUNCIL ACTION SEE PAGE(S) 765-6

A-R 7251

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation 253 - Travelling Expenses

The Director of Personnel Services reports as follows:

"I have revised Personnel Regulation 253 - Travelling Expenses

(a) by clarifying

- the reasons for which travel expenses will be paid - Section 1(a).
- the authority required for undertaking travel to conduct general City business - Section 2(a).
- rate limitations for transportation and accommodation - Sections 4 and 5.

(b) by cross-referencing this regulation with Regulations 45 - Conferences and 248 - Training Activities - Section 2(b) and (c).

(c) by specifying the procedure for processing of travel expense claims (already in effect) - Section 1(b) and (c).

(d) by adding a procedure for periodically reviewing and revising Per Diem and Expense Allowances - Section 6.

This revision has been made in collaboration with the Director of Finance who is in agreement with the proposed changes and additions.

It is RECOMMENDED that the revised Regulation 253 - Travelling Expenses be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 106

PROPERTY MATTERS

RECOMMENDATION

1. The Vancouver Chinatown Housing Society
Block 124, D.L 181, Plan 16060
Situated: S/S Union Street between Campbell and Raymur Avenues

The Supervisor of Property and Insurance reports as follows:-

"On July 29th, City Council approved the sale of the westerly portion of blocks 97 and 98, D.L. 181, to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principle and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval, being November 26th, 1975.

The site to be created contained a small portion of the Prior-Venables Connector which had not been transferred into the City's name when it was aquired by the City around 1930.

To aquire title to this portion of roadway it was necessary for the City to formally expropriate and obtain a Vesting Order. Hence the resubdivision was considerably delayed and the plan cleared the Land Registry Office in mid-November. However, due to the mail strike, this information was not communicated to the Vancouver Chinatown Housing Society until November 28th, 1975. Since the Vancouver Chinatown Housing Society did not have a legal description for the site, they believed that they could not apply for a development permit or for their financing. Therefore the Society is now requesting an extension of the sale date to March 31, 1976.

Supervisor of Property and Insurance RECOMMENDS:
That the date of sale of Block 124, D.L. 181, Plan 16060, to the Vancouver Chinatown Housing Society be extended from November 26th, 1975 to March 31st, 1976 to permit the Society time to apply for a development permit and for financing."

The City Manager RECOMMENDS the foregoing Recommendation of the Supervisor of Property & Insurance to Council be approved.

INFORMATION

2. Tenants on the Harbour Parks Development Ltd. Property and Entrance to Stanley Park

The Director of Finance has submitted the following report.

"Council members have received a letter from Mr. John Dunn, a tenant on the Harbour Park property. He was requesting that the buildings not be destroyed and the tenancies terminated until such time that final plans were approved and permits for the new development indicated an immediate start on reconstruction of the development.

The tenants on the Harbour Park property are on a month to month tenancy and entitled to no more than thirty days notice. They have been aware of this for a long time and, presumably, should have been making tentative plans for relocation. The City has actually provided them with ninety days verbal notice and I have instructed the Property & Insurance office to give them written notice of termination of tenancy for not later than January 31, 1976.

I have done this because negotiations regarding the ground lease with Harcourt Developments Ltd. and the other matters related to the new development are proceeding quickly and the hand over could take place from February on. Demolition should follow immediately but it is of course possible that unforeseen delays could occur with the result that the site could be vacant for some unknown length of time, but this does not appear to be the situation at this time. I have consulted with Mr. Bellamy, General Manager of Harcourt Developments Ltd., and it is their desire to have vacant possession at the time we hand over the property to them, upon the signing of the ground lease. As they will be proceeding to immediate development, they do not wish to have the problem of any tenants on the property.

.....2

Clause #2 (Cont'd)

As I have indicated above, the tenants have long known that their tenancy could be terminated at any time, and the City has provided them with three times the length of notice actually required under their tenancy."

Your City Manager submits the above report from the Director of Finance to Council for INFORMATION.

3. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
1112 Nelson St. W.½ of 2, Block 22, D.L. 185	Nelson Park Site	Johnston & McKinnon Demolitions Ltd.	$4,700.00	#4189
1144 & 1148 Nelson Street	Nelson Park Site	Mr. George Muys	$2,600.00	#4189
1120 Nelson St. E.½ of 3, Block 22, D.L.185	Nelson Park Site	Phillip Blackall	$1,320.00	#4189/
1110 Nelson St. E.½ of 2, Block 22, D.L. 185	Nelson Park Site	Mr. Edmond McCaughan	$1,239.55	#4189/
1150 Nelson St. Lot 7, Block 22, D.L. 185	Nelson Park Site	Johnston & McKinnon Demolitions Ltd.	$3,750.00	#4189/

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

4. Insurance Brokerage Appointment to the City Of Vancouver

The Director of Finance and the Supervisor of Property and Insurance report as follows:-

"On March 1st, 1976, the City will be entering its third year of insuring the Automobile Fleet under the Insurance Corporation of British Columbia "Autoplan".

In view of the uncertainties prevalent both in the Provincial Government and the insurance industry prior to, and after the introduction of "Autoplan", on March 1st, 1974, it was apparent that the City's automobile fleet insurance should continue to be serviced by the broker who, after eight years of successful competitive tendering of this risk, was knowledgeable of the peculiarities of the City's automobile fleet and was prepared to handle the numerous problems that arise, without undue disruption in service.

.....3

Clause # 4 (Cont'd)

The Broker, Vancouver Holdings (B.C.) Ltd., have provided exceptional service to the City with the result that the City's automobile fleet has functioned without any delay relating to licensing or insurance and with no additional cost to the City for the service provided.

Vancouver Holdings (B.C.) Ltd. are currently preparing to renew the City's automobile fleet insurance with the I.C.B.C. for the 1976/77 term and, in this regard, your officials recommend that approval be given to the appointment of Vancouver Holdings (B.C.) Ltd. as Broker for the City's Automobile Fleet Insurance for a period of six years commencing January 1st, 1976. It is understood that the appointment would be revocable if either party becomes dissatisfied during this period.

RECOMMENDED That the firm of Vancouver Holdings be appointed as broker for the City's Automobile Fleet Insurance Policy for a period of six years, commencing January 1st, 1976, which appointment shall be revocable by either party."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 766

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 2, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Tuesday, December 2, 1975, in the Auditorium of the Britannia Secondary School, 1001 Cotton Drive, Vancouver, at 7:30 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Marzari
Alderman Rankin
Alderman Sweeney

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Grandview-Woodland Area Planning

The Committee considered a report of the City Manager dated 25th November 1975 forwarding a report of the Grandview-Woodland Interim Planning Committee containing recommendations for the formation and terms of reference of a Grandview-Woodland Advisory Planning Committee (on file in the City Clerk's Office).

Messrs. R. Blunden and G. Legebokoff and Miss J. Lee, members of the Interim Planning Committee, were present for the discussion.

Mr. W. Buholzer, Area Planner for Grandview-Woodland, advised that the community wishes to avoid an Advisory Planning Committee that is appointed by City Hall. The Interim Planning Committee's selection procedure for the 21 persons to comprise the Committee is workable and because of the community input involved, will form a solid basis for planning recommendations from the Community.

Mr. Blunden advised that the objective of the Interim Planning Committee in the formation of an Advisory Planning Committee is to have a Committee drawn from all areas of the community chosen by members of the community,accountable to the community.

Mr. H. Carter and Mrs. G. Chong, representing the West Grandview Property Owners' Association, reiterated their Association's desire to meet with Council at an evening meeting on 13th January 1976 to put their views forward to the entire Council.

Mr. J. Barker, a property owner, indicated that area planning was badly needed in this area of the City.

Mr. D. Laalo presented a brief (on file in the City Clerk's Office) on behalf of the Grandview Tenants Committee, urging the Committee to allow the area planning programme to go ahead.

Messrs. G. Kennedy and A. Stusiak expressed support for the election procedure for a representative Advisory Planning Committee.

Continued on Page 2. . .

Clause No. 1 Continued

The recommendations of the Grandview-Woodland Interim Planning Committee for the formation of a Grandview-Woodland Advisory Planning Committee are as follows:

I Membership of the Advisory Planning Committee shall be upon the basis of representation from each of seven zoning areas within the Grandview-Woodland area (see attached map).

II Composition of Advisory Planning Committee

The committee shall consist of a maximum of 21 persons composed of: 3 representatives from each of the seven areas consisting of one tenant, one property owner and one other person having a declared tenant, property owning or business interest in the area.

III Method of Selection of Advisory Planning Committee

i) Public meetings to elect representatives to the Citizens' Advisory Planning Committee shall be organized by the Vancouver City Planning Department in consultation with the Interim Planning Committee and held in each of the seven areas (Section I) with the present Interim Planning Committee soliciting nominations of area candidates that may be both written in or made from the floor at each of the public meetings.

ii) The present Interim Planning Committee shall verify the eligibility of candidates prior to election.

iii) The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area.

iv) Elections shall be conducted at public meetings held in the seven areas of the community by a show of hands to determine the successful candidates.

IV Term of Office for Members of the Advisory Planning Committee

i) The term of office for the Citizens' Advisory Planning Committee shall be for one year, or until the committee has fulfilled its responsibility to the community, but not to exceed two years.

V Operating Procedure for Advisory Planning Committee

i) There shall be a public meeting called to evaluate the work and recommendations of the Advisory Planning Committee not later than 1 year after the election for membership.

ii) In the event of insufficient elected members, or resignations from the Advisory Planning Committee, the Committee shall make every effort to appoint another member, or members having eligibility of serving on the Committee until the soonest period of election.

Continued on Page 3. . . .

Clause No. 1 Continued

iii) In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called.

iv) All meetings of the Advisory Planning Committee and all decisions and recommendations must be made in meetings open to public inspection. It is also the responsibility of the committee to seek to publicize its decisions and recommendations.

v) All documents, reports, correspondence and memoranda of the Advisory Planning Committee shall be open for public inspection at a place, or places to be designated within the Grandview-Woodland area.

vi) The regular elected members and appointed members of the Advisory Planning Committee shall volunteer their services and receive no remuneration for their services. (This does not mean they might not be reimbursed for expenses incurred on Committee business).

VI Removal from Office of Committee Members

Committee members shall be removed from office in the event of:

i) failure to attend at least half of the regular meetings of the committee during a six month period;

ii) failure to attend three consecutive meetings without proper prior notification;

iii) by the submission to the Committee Chairman of a petition having at least five hundred (500) signatures, with accompanying addresses of eligible community members, specifying the name or names of their own area representative to the Committee who is to be removed;

iv) members of the Committee who during their term of office lose eligibility for that office shall automatically withdraw, or be removed from the Committee.

VII Other Consideration - Elections

i) For regular elections, the Advisory Planning Committee shall constitute itself an interim committee from its own members that are not seeking re-election, to supervise the election.

ii) In the event of the total resignation removal from office or the candidacy of all standing members, an advertised Public Meeting of the entire Grandview-Woodland area shall be called by City Council, the outgoing Advisory Planning Committee or in their failure by any other interested person to appoint an interim committee to supervise the election.

Continued on Page 4. . .

Clause No. 1 Continued

VIII Other Considerations

i) Neither Vancouver City Council nor the Advisory Planning Committee shall have the right or authority to amend the working constitution of the Citizens' Advisory Planning Committee without first calling a Public Meeting of the entire Grandview-Woodland area during which the matter must be decided by a public vote.

After discussion the Committee

RECOMMENDED

A. THAT the recommendations of the Grandview-Woodland Interim Planning Committee concerning the formation and terms of reference of a Grandview-Woodland Advisory Committee, with the exception of Recommendation VI (iii), be endorsed, subject to the selection of the elected persons from the seven areas being ratified by Council.

B. THAT the Planning Department be instructed to proceed with the public meetings as outlined in Recommendation III of the Interim Planning Committee.

The meeting adjourned at approximately 9:15 P.M.

NOTE:

Mr. H. Carter, West Grandview Property Owners' Association, has asked to appear as a delegation regarding this matter on 13th January 1976 and requests that further consideration of the matter be deferred until that time.

FOR COUNCIL ACTION SEE PAGE(S) 715

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

December 4, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, December 4, 1975 at approximately 1.30 p.m.

PRESENT:	Ald. Volrich, Chairman Ald. Bowers, Marzari
ABSENT:	Ald. Kennedy, Sweeney
CLERK:	G. Barden

RECOMMENDATION

1. Local Initiatives Program 1975-76.

The Committee had for consideration, two Manager's Reports, one dated November 26, 1975 (copy circulated) advising of the current status of the 1975-76 Local Initiatives Program and recommending the following:

"(a) two additional L.I.P. projects approved by Manpower;

(b) a request for a L.I.P. Payroll Clerk from the Director of Finance; and

(c) a reduction in the City's appropriations for L.I.P."

The above projects are described in detail in the Manager's November 26, 1975 report.

The other report dated December 1, 1975 and attachments from the Vancouver Park Board (on file in City Clerk's Office) advised that the Federal Government had scaled down their grant for the L.I.P. project at the Langara Golf Course from $45,000 to $31,500. On September 4, 1975, City Council had approved a City contribution of $52,357 to provide a total cost for the peripheral public park of $97,357. The Park Board applied for a one-third Community Recreation Facilities Fund grant of $50,000 on the understanding that the estimated total cost of the project would be $150,000. The Park Board is requesting that the City grant be increased by $16,143 so that the project may proceed as planned and qualify for the provincial funds.

The Committee felt that the City should again approach the Federal Government for their full share of the project which would require an additional amount of $13,500 to bring the total to $45,000 as originally requested.

The Committee noted that two City programs, one from the Recreation Branch of the Park Board and the other from the Police Department, were submitted by the respective bodies and approved for funding by Manpower without first being referred to the Finance Committee and/or City Council. The Committee expressed concern that these programs were submitted separately as the applications could be improperly filled out, and therefore not be approved, which would result in the City receiving a reduction in grants. It was felt that all City applications should be co-ordinated and submitted to Manpower by the Engineer through the Finance and Administration Committee and City Council.

Clause No. 1 Continued.

Following further discussion, it was

RECOMMENDED

A. THAT the Park Board project BX-2142-1 C.A.P.A. Cleanup and the Police Department project BX-1107-5 be included in the 1975-76 Local Initiatives Program.

B. THAT the Finance Department project for a Payroll Clerk, rejected by Manpower for L.I.P. funding, be included in the program at a cost of $7,400 as part of the City's contribution.

C. THAT the City's share approved by Council on September 4, 1975, be reduced to provide only $21,217 from contingency reserve in 1975 and that the 1976 estimated City's share amounting to $225,130 be included in the 1976 revenue budget.

D. THAT the Mayor be requested to contact the Federal Government and request that the grant for the L.I.P. project at Langara be increased to the amount originally requested in view of the pending grant from the Provincial Government.

E. THAT the Park Board and Police Board be requested to submit all future applications through the City so that they can be co-ordinated and completed properly, meeting all requirements.

F. THAT the Engineer handling all City applications be requested to investigate in consultation with other civic officials and Manpower the question of enough information being given to Manpower.

2. Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975.

The Committee had for consideration, a Manager's Report (copy circulated) dated October 17, 1975, in which the Director of Finance reported that for the year ended March 31, 1975, the Downtown Parking Corporation had a net profit, calculated as per the agreement between them and the City, of $48,679. The Corporation had forwarded this amount to the City. The Director of Finance advised that the profits of the Corporation transferred to the City should be put in the City's Parking Sites Reserve, and further, the Parking Sites Reserve and the D.P.C. assets should both be in the Property Endowment Fund.

Following discussion, it was

RECOMMENDED

A. THAT the profit of the Downtown Parking Corporation for the year ended March 31, 1975, be received and placed in the Parking Sites Reserve; and

B. THAT the Parking Sites Reserve and the Downtown Parking Corporation properties be considered as part of the Endowment Fund;

C. THAT the Downtown Parking Corporation budget for the year ended March 31, 1976 be received for information.

3. Labour Relations - Encouragement of Area Bargaining and Prospective Role of UBCM as Coordinating Agency.

The Chairman distributed at the meeting, a report dated November 10, 1975 from the Executive Director of the Union of British Columbia Municipalities to all members of U.B.C.M., advising that the U.B.C.M. Executive, at its meeting on October 30-31 devoted considerable time and discussion to current labour-management conditions in Municipalities and districts, to the possible implications of the Federal economic guidelines, and to the role and functions of the U.B.C.M. in these matters.

The Chairman reported that the U.B.C.M. feels it could be of great assistance in the labour field in general by acting as the central co-ordinating agency rather than getting involved in the area of negotiations. It could act as a clearing house for information and data and encourage regional districts to get together and thereby bring about a higher degree of effectiveness and uniformity in settlements, particularly in areas which have very limited involvement in the U.B.C.M. The executive members of the U.B.C.M. wish to have a reaction from all members before making a decision to expand the U.B.C.M. labour relations service to the members. It was noted that a fee would be charged for this service and the approximate cost would be $20,000 per annum pro-rated to all U.B.C.M. members, Vancouver's share would be approximately $4,500.

The following is the Committee's reaction to the questionnaire circulated by the U.B.C.M.:

	Question	Committee's Reaction
1. (a)	Should the development of area bargaining by groups of members be endorsed, encouraged and assisted?	Yes, however, in Vancouver's case, it was questioned whether the bargaining area should be extended beyond the G.V.R.D. boundaries. Also, we should have effective coordination of all G.V.R.D. members.
	IF SO	
(b)	Should the U.B.C.M. act as a coordinating agency and "clearing house" to assist such groups?	Yes
2. (a)	Are you satisfied with the present level of labour relations information and services?	Yes, however, we realize this probably is not the case for other municipalities.
	IF NOT	
(b)	What information or services would you like to see?	
3.	Are you prepared to support additional costs for the U.B.C.M. to provide increased labour relations research capacity, and to enable co-ordination between bargaining groups to be carried out? The approximate cost would be $20,000 per annum, pro-rated to all U.B.C.M. members (average cost 1¢ per capita).	Yes
4.	Can the U.B.C.M. assume a commitment from your municipality or regional district to provide prompt and current information?	Yes, through the regional district.

Cont'd.

Clause No. 3 Continued.

Following further discussion, it was

RECOMMENDED

THAT the City Council approve the general principle involved and reply as indicated above.

The Meeting adjourned at approximately 2.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 775-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 4, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 4, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:45 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Downtown Guidelines - (iii) Character Areas

The Committee considered a report of the City Manager dated 6th November 1975, wherein the Director of Planning advised that the Character Area Guidelines have been amended to take into consideration some concerns of the City Engineer re pedestrian movement. Mr. Curtis, City Engineer, advised that the concerns have now been met in the revised report.

The report of the City Manager and the report "Downtown Guidelines - (iii) Character Areas" are on file in the City Clerk's office.

The Committee

RECOMMENDED

THAT the report on Downtown Guidelines - (iii) Character Areas be approved.

2. 2nd and Sasamat Area - Scheme of Development

The Committee considered a report of the City Manager dated 27th November 1975 (copy circulated) wherein the Director of Planning advised that at a public meeting in the area on 29th October, discussions were held with local residents with respect to a subdivision application by the Mauna Loa Towers Limited Group, as well as an examination for alternative housing development in the community. The alternative schemes of development are set out in the above-mentioned City Manager's report.

Mr. I. Goldenberg and Mr. M. Gropper, representing the developer, advised that the original subdivision application was submitted in June. It was revised in August and since that time there has been no answer to the approval of the subdivision.

Mr. R. Youngberg advised that Alternative 1 represents a subdivision that the Approving Officer is prepared to approve. The developer, however, feels there could be provision for more lots in the scheme.

Continued on Page 2. . .

Clause No. 2 Continued

Although the developer would prefer to develop a single-family subdivision, the majority of the community present at the public meeting favoured pursuing an alternative form of housing. Mr. Youngberg advised that the developer would pursue a strata title development as indicated in Alternative 2 but did not want to go to the expense of design drawings for the rezoning to find the rezoning application turned down. The Approving Officer is obligated under subdivision regulations to consider a single-family subdivision. The Director of Planning favours an alternative form of housing; either strata title single-family or attached units; providing for a slightly higher density but at the same time preserving the natural features of the area.

The Committee discussed requirements to obtain the CD-1 zoning. Mr. Youngberg advised that an application could be made for the development of housing at RS-1 single-family density, giving a height limitation, with the layout and design of the housing to be to the satisfaction of the Director of Planning. He recommended that the Planning Department report to Council in January 1976 setting out the Planning Department's recommendations for density, heights of buildings, number of units, etc.

After discussion, the Committee

RECOMMENDED

A. THAT the Director of Planning be instructed to apply for rezoning of the area to CD-1 with uses being single-family housing at RS-1 density; with the layout and design of the housing to be to the satisfaction of the Director of Planning.

B. THAT, in the interim, the Director of Planning recommend an appropriate number of units that could be fitted on the site, taking into account the developer's requested number of units; to be reported to Council prior to the Public Hearing.

3. Canron Ltd., Western Bridge Division -
Request for Extension of Lease in Area 5 of False Creek

The Committee considered a report of the City Manager dated 1st December 1975 (on file in the City Clerk's Office) wherein the Director of Planning outlines long-term options and implications for industry, mixed uses and housing and recreation for Areas 3, 4 and 5 at the eastern end of False Creek.

In the City Manager's report, the Director of Planning and the Supervisor of Property & Insurance recommended approval of the Policy Option 2 with respect to mixed uses:

" 2. Mixed Uses, including industry, recreation, and housing. Compatible industrial uses that require locations adjacent to Downtown or take advantage of major transportation routes - existing and proposed - can be provided. This option carries the following implications:

- major pedestrian links would be provided (1) around the waterfront (2) from the Creek to Downtown and (3) from the Creek to Chinatown
- current transportation proposals in Area 3 could proceed
- long-term leases of City land could be granted to certain industries

Continued on Page 3. . .

Clause No. 3 Continued

- spur rail lines would be retained in the East Basin of False Creek
- public waterfront access and water-based recreation could occur in the East Basin
- housing and commercial uses could be developed
- existing industries would have to make major changes to become compatible and attractive. "

In the report, the City Engineer advised that many issues in Option 2 should be discussed before it it approved, i.e. the provision of major pedestrian links through operating industrial sites and the requirement for existing industries to make major changes.

Mr. W. Curtis, City Engineer, advised that this would require extensive changes to the City's asphalt and aggregate system which is located right where the walkway would go. Mr. D. Hickley, Assistant Director - Central Area, advised there is provision in the Canron agreement for a walkway. Mr. A. Ferguson of the Property & Insurance Division advised that the Egmont Towing lease agreement provides for the walkway to be closed temporarily for loading and unloading of barges. Canron's lease agreement could contain the same provision.

Messrs. G. Ward-hall and D. Jamison, representing Canron, advised that the Company would not be prepared to negotiate "a smaller and more efficient area" as suggested in the report.

After discussion, the Committee

RECOMMENDED

A. THAT land use Policy Option 2 be adopted for the purposes of planning the east end of False Creek subject to the major pedestrian link around the waterfront being negotiated as a desirable feature on a lease-by-lease basis.

B. THAT the Supervisor of Property & Insurance be instructed to negotiate with Canron Ltd., Western Bridge Division, a lease agreement based on market value of land and report back on a proposed extended lease acceptable to the City and to the Company, such lease not to involve a reduction in area other than that required for the walkway.

4. Neighbourhood Improvement Program in the Downtown Eastside

The Committee considered a report of the City Manager dated 27th November 1975 (copy circulated) wherein the Director of Planning advises that N.I.P. implementation funds for the Downtown Eastside cannot be utilized until a land use and N.I.P. concept plan is formulated and approved by Council; and outlines an approach and work programme to be followed in dealing with planning issues.

In discussing the work programme, the following points were noted:

- with respect to Section IX - Liaison Alderman, the Chairman agreed to contact the members of Council and appoint an Alderman to attend the meetings and act as Council liaison for the programme.

- with respect to Section XI (3) - Industrial Port Facilities, the Committee agreed that the word "Port" should be deleted as well as the entire sub-clause (c).

Continued on Page 4. . . .

Clause No. 4 Continued

After further discussion, the Committee

RECOMMENDED

A. THAT the Supervisor of Property & Insurance be requested to obtain a lease on a suitable site office of approximately 800 - 1000 square feet in the community.

B. THAT the planning process and work programme, with the exception of Section XI (3)(c), be approved; subject to any reservations from other Departments being sent direct to Council in January 1976.

C. THAT Section XI (3) (c) re Issues - Industrial Facilities be deleted.

(Alderman Cowie wished to be recorded as opposed to this deletion.)

D. THAT the City Manager be authorized to approve a budget up to an amount of $20,357.00 as the City's share of the programme.

E. THAT the target date for completion of the planning process be the end of 1976, with a report from the Director of Planning in June 1976 outlining a detailed work programme and schedule for implementation.

5. Cedar Cottage - N.I.P. Implementation Stage

The Committee considered a report of the City Manager dated 28th November 1975 (on file in the City Clerk's Office) wherein the Director of Planning advises that the present situation with respect to the Cedar Cottage N.I.P. programme involves a Planner II, Planning Assistant III and Clerk Typist II working out of a site office. The office lease and position of Clerk Typist II terminate 31st December 1975. The Planner II and Planning Assistant III positions are approved for the life of the N.I.P. programmes. The Planner II will move into other N.I.P. programmes, reducing his time in Cedar Cottage, with the office being maintained by the Planning Assistant III and the Clerk Typist II. From January to April 1976, one R.R.A.P. - L.I.P. person will also be in the office.

Mr. D. Sinclair, Area Planner for Cedar Cottage, advised that office space is not available in the community centre.

After discussion, the Committee

RECOMMENDED

A. THAT use of the site office of the Cedar Cottage Neighbourhood Improvement Programme be extended to 31st March 1976, with notice being given immediately that the site office will be terminated at that time.

B. THAT the temporary position of the Clerk Typist II be extended to 31st March 1976.

Continued on Page 5. . .

Clause No. 5 Continued

C. THAT due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk Typist.

D. THAT the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Programme budget to reflect the City's share as being an amount not to exceed $4870.00.

6. Kitsilano Area Planning Programme and Neighbourhood Improvement Programme

The Committee considered a report of the City Manager dated 28th November 1975 (on file in the City Clerk's Office) wherein the Director of Planning outlines the present status of the Kitsilano Area Planning Programme and makes recommendations concerning the continuation of the programme into 1976. A further report on the termination of the programme will be submitted prior to 31st March 1976.

The Committee

RECOMMENDED

A. THAT the existing position of Clerk Steno II, temporary to 30th June 1976, be terminated on approximately 31st March 1976. (Neighbourhood Improvement Programme planning stage funds.)

B. THAT the existing position of Planning Assistant III continue to 31st December 1976, and the Director of Personnel Services be requested to examine the salary of this position in relation to responsibility after 31st December 1975. (Approximate salary cost - $15,927.00).

The meeting adjourned at 5:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 716 7

762165

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

December 4, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, December 4, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1024 Davie Street

The Committee had before it for consideration a Manager's report dated November 27, 1975 on the application of Mr. M. Goldhar for a liquor permit at 1024 Davie Street, in which the Director of Planning reported as follows:

"A development permit #71386 has been issued on October 22, 1975 by the Director of Planning, after receiving advice from the Development Permit Staff Committee, to use a 34' x 57'6" portion of the basement of this existing building for a dining room area in conjunction with a previously approved cabaret.

A development permit was issued in May 1973 by the Technical Planning Board for the use of the cabaret in the basement. That development permit is still valid. However, the current operator did not receive a liquor permit from the Liquor Administration Branch. The Liquor Administration Branch will not grant a liquor permit to the applicant for this previously approved cabaret until approval is given by Council for the liquor outlet.

The seating area of the proposed dining room would be approximately 1400 sq. ft. for a total of 3800 sq. ft., including the public assembly area of the cabaret. The maximum seating capacity for the total development would be 342 persons.

The Director of Planning recommends that the liquor outlet be approved for the cabaret and the dining room in accordance with the previously approved Development Permits #62383 and #71386."

The applicant, Mr. Goldhar, was present during consideration of this matter and was advised by the Chairman that as the Committee has the power to recommend approval it has also the power to recommend cancellation of the license if there are any complaints about the operation of the club.

Following brief discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Goldhar for a liquor permit for 1024 Davie Street.

Cont'd . . .

INFORMATION

2. Transportation for the Elderly and Disabled

The Committee had before it for information a Manager's report dated November 28, 1975 on transportation for the elderly and disabled (circulated) in which the Director of Social Planning advised the Committee as follows:

" The Social Planning Department in co-operation with the Engineering Department and with the assistance of a professional Transportation Consultant, has undertaken a study which will:

(a) Collect data on potential ridership, numbers, nature of handicapping condition, frequency of use, type of trips.

(b) Complete an inventory of existing vehicles whether they are part of a fleet or used solely by one agency be it private or public for its own clients.

(c) Look at way of coordinating existing fragmented services to improve efficiency.

(d) Consider methods of -

(i) encouraging agencies to share or pool their vehicles via the City's Turn Down Traffic Volume project for more efficient use of existing stock;

(ii) encouraging volunteer drivers through innovative programs.

(e) Develop cost estimates, fare structures, cost sharing formulae, methods of subsidizing users.

(f) Establishing minimum standard of service.

(g) Determinations of most suitable vehicles.

We will report back to the Committee before March 1976 on the results of this study."

In response to the Committee's questions, Mrs. S. Anderson of the Social Planning Department advised that the current study is being funded by POSER Funds and that approximately $3,000 will be spent this year. The Social Planning Department intends to apply to the Federal Government for funding under its Transportation Development Agency of the Department of Transport for a more comprehensive study similar to one which was carried out in Edmonton.

Some members of the Committee questioned whether the Provincial Department of Human Resources, through its Resources Boards should not contribute financially to any further studies in this field. Mrs. Anderson replied it is her understanding the Human Resources Department is awaing the outcome of the preliminary City study to determine what costs may be involved in a larger scale study.

Following discussion it was

RESOLVED

THAT the Manager's report dated November 28, 1975 on transportation for the elderly and disabled be received for information.

Cont'd . . .

RECOMMENDATION

3. Brock House Society - Request for Interim Operating Funds

The Committee had before it for consideration a Manager's report dated December 4, 1975 (circulated) in which the Director of Social Planning reported in part as follows:

"The Director of Social Planning had recommended that funds from POSER in the amount of $3,500 be provided to Brock House Society. However, in the opinion of the Deputy Director of Finance, this use is more in the nature of a grant than a POSER expenditure Therefore, the Director of Social Planning recommends that the Committee approve a grant of $3,500 to the Brock House Society towards interim operating expenses. These funds to be provided from the Social Planning Department's POSER Budget. New funds are not required."

During discussion of this matter the observation was made by the Committee that the City's involvement in this senior citizen's activity centre was to be limited to acquisition of the property and that it would not be involved in operating costs.

The Chairman advised that POSER Funds usually can be spent by the Social Planning Department without any approval by the Community Services Committee or Council.

A representative of the Director of Finance, referring to a statement in the report that the Society hopes to receive LIP funds totalling $100,000, suggested this is an optimistic expectation.

The suggestion was made by the Committee that the Resources Board should contribute to this operation but the Chairman of the Committee, who is also Chairman of the Vancouver Resources Board, replied that the Vancouver Resources Board has no funds available.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of $3,500 to the Brock House Society towards interim operating expenses; these funds to be provided from the Social Planning Department's POSER Budget.

INFORMATION

4. Carnegie Library - Delegation from the Downtown Eastside Residents' Association

Vancouver City Council at its meeting of November 18, 1975 received the following resolutions and approved the recommendation of the Community Services Committee report dated November 6, 1975:

"A. THAT the Community Services Committee seek a meeting with representatives of the Provincial Department of Recreation and Conservation, the Downtown Eastside Residents' Association and the other organizations included in D.E.R.A.'s proposal to finalize budget arrangements and examine the options available for community recreation use of Carnegie Library as proposed by D.E.R.A.;

Cont'd . . .

Clause #4 continued:

B. THAT the City Manager examine all proposals for the use of the Carnegie Library and report back to the Community Services Committee on the financial aspects and variety of options available;

RECOMMENDED

THAT the memo of Mayor Phillips, dated November 6, 1975, on the Carnegie Library be received for information by Council and that the City in no way consider selling the Carnegie Library and the City-owned property at Main and Hastings Streets."

Council also, at its November 18, 1975 meeting, passed the following motion:

"THAT the City solicit bids for lease of the Carnegie Library for any legal use, it being made clear that the building is a designated heritage structure;

FURTHER THAT these bids be in the hands of the City by the end of January, 1976."

In accordance with the above, the Supervisor of the Property and Insurance Division of the City advertised on November 28 and November 29, 1975 calling for proposals for the the lease of the building. The proposal call stipulates the lessee will be required to undertake to repair and retain the exterior appearance of the building and comply in all respects with City By-laws and regulations, including the "Historic Area" Schedule.

In response to a written request from D.E.R.A. dated November 27, 1975 the Chairman agreed to hear D.E.R.A. on this matter at the Committee meeting this date.

Mr. B. Eriksen, President of D.E.R.A., appeared before the Committee and submitted a brief dated December 4, 1975 (circulated) in which D.E.R.A. proposed the City lease the Carnegie Library to D.E.R.A. for one dollar per year for 20 years. The letter indicated D.E.R.A. will raise the necessary money for the renovations to the building.

The Chairman opened discussion on this matter by suggesting that D.E.R.A.'s proposal should be forwarded to the City Manager to be considered with other proposals which will be opened and examined after January 30, 1976.

During discussion it was noted the $650,000 the City had allocated for renovations to the building was originally in the 1973 budget and was for renovations to the building to provide office space for City and other government agencies and not for a community centre use.

Following further discussion it was

RESOLVED

THAT the submission of D.E.R.A. dated December 4, 1975, be received as an application to lease the Carnegie Library and be referred to the City Manager as a proposal in accordance with the City's call for lease proposals for the Carnegie Library.

The meeting adjourned at approximately 4:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 718

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 11, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 11, 1975, at 1:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

RECOMMENDATION

1. 1976 Capital Program on 'Pay As You Go' Basis

The Committee had for consideration, a report dated December 8, 1975, (copy circulated) from the Special Committee to Review the 1976-80 Capital Program. The report deals with ways and means of implementing a 'Pay As You Go' plan for essential capital projects, including consideration of priorities to be given projects, in particular over the year 1976, and explaining consideration beyond that, including timing when such projects should proceed.

The Chairman stressed that the proposal before the Committee is for a one year program only and deals with the proposed basic capital program for 1976, the supplementary capital program is still to come. The Special Committee endeavoured to preserve enough flexibility in the program to allow for certain projects that may come up during the year.

The City Engineer presented his concerns on the 'Pay As you Go' plan pointing out shortfalls that would occur over a five year period, as opposed to the benefits of a five year plebiscite, and suggested that some means be found to provide additional capital funding.

The City Manager noted that the restriction placed on street paving under Note #1, regarding a proportionate reduction in the program should not be necessary.

Following further discussion, it was

RECOMMENDED

(a) That net debt charges in the operating budget be allowed to grow at a rate of 10% over the previous year, commencing in 1976.

(b) That the 1.5 mills previously included in the operating budget, for capital purposes, be adjusted in 1976 to reflect the fact of the assessment roll being frozen at 1974 levels and therefore 1.85 mills be approved for 1976.

(c) That $2,000,000 be provided from the Debt Charges Equalization Fund in 1976, for the purpose of providing capital funds, with the proviso that these funds be replaced if possible from the net proceeds of the disposition of the Harbour Park property. Funds would also be provided from the Fund to support the 10% growth policy related to debt charges.

(d) That the funds available for the 1976 Supplementary Capital Budget be established at $3,000,000 and the Basic Capital Budget at $6,250,000.

(e) That the 1976 Basic Capital Budget recommended in the Special Committee's report and the sources of funds (see the table) be recommended for approval at an early Council meeting in 1976.

cont'd....

Clause No. 1 continued

(f) That each department and Board be required to submit the specific details of how they propose to spend their allocated capital funds.

(g) That the Park Board be directed to not commit any 1976 City Capital funds to the Van Dusen Botanical Gardens without specific Council approval.

The Finance Committee deleted the following recommendation of the Special Committee:

"That the City Engineer reduce his curb and gutter and lane paving projects (City share) proportionately to the reduction of funds provided for Engineering works in total."

FOR COUNCIL ACTION SEE PAGE(S) 789

VI

PART REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

December 10, 1975

A meeting of the Vehicles for Hire Board was held on Wednesday, December 10, 1975, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Mr. K. Armstrong, Permits and Licenses
Dr. H. Bryson, Director of Permits and Licenses
Mr. H. Creighton, Financial Analyst
Police Constable Davies, Vancouver Police Department
Mr. C. Fleming, Director of Legal Services
Inspector Robertson, Vancouver Police Department
Mr. L. Ryan, City Manager

CLERK: R. Demofsky

RECOMMENDATION:

1. Taxi Rate Increases

On September 18, 1975, the Vehicles for Hire Board was submitted a request from the Vancouver Taxi-cab Owners Association for an increase in taxi rates. This request was referred to the Director of Finance for report back.

Submitted this day was a City Manager's Report dated November 5, 1975, which is on file in the City Clerk's Office, and stated in part:

"Previous Rate Increases

The more recent taxi rate increases have been as follows:

	March 1972	May 1974	Sept 1974	Proposed 1975
Flag	$ .45	$ .55	$ .65	$ .90
% increase	Nil	22%	18%	33%
Mileage	$ .50	$ .60	$ .60	$ .70
	25%	20%	Nil	17%
Waiting time	$6.00	$6.00	$8.00	$10.00
	Nil	Nil	33%	25%
Fare for average trip of 3.5 miles	$2.20	$2.65	$2.75	$3.35
% increase	19%	20%	4%	22%

Impact of Rate Increases on Revenues

It will be noted that the above fare increases are not necessarily converted to equivalent percentage increases in gross revenues because there are a number of economic factors which relate to it. For instance, as the cost of taxi services rise, a proportion of the taxi patrons will switch to another form of transportation which is cheaper to them. Also, with the economic slowdown in Vancouver, Canada and the United States in the last year, the demand for taxi services has decreased. Thus, the Watts Marketing Research Ltd., who are consultants to the V.T.O.A., have estimated that the 24% fare increases in May and September 1974, only boosted revenues for October - December 1974 by 9.3%.

Cont'd . . .

Previous Consultant Studies

In June 1974 the City hired the firm, The Thorne Group Ltd., to examine the financial aspects of the taxi industry and to make recommendations on the requested fare increases. They reported that, at the time of their study, the financial operations of the average cab would be as follows for June, 1974 (after reflecting the May rate increase, the change in drivers' remuneration, and costs at the May 1974 level) and for September, 1974 (after reflecting the September rate increase):

	Thorne Data	
	June 1974	September 1974
Revenue	$32,508	$33,723
Operating Costs	10,352	10,432
Drivers' Remuneration		
50% of gross	16,254	16,862
fringe 8% of wages	1,224	1,248
	$27,830	$28,542
Gross return to owner (before taxes)	$ 4.678	$ 5,181

The Thorne Group reported that the cost increases experienced since the last rate increase in 1972 had been fully compensated by the May 1974 rate increase. They advised that the fare increase which was subsequently granted in September 1974 would provide a surplus of $609, and that this could be justified in terms of the expected diminished revenues occasioned by the expected increase in taxi licenses.

In December/January 1975, the Watts Marketing Research Ltd. conducted an analysis of the financial aspects of the taxi industry for the V.T.O.A. In that report, Watts reported that the average earnings for taxi cabs in 1974 was $36,942. By adjusting the data to reflect a full year operation on the May 1974 rates, the revenues being earned in June 1974 at an annual rate would be approximately $38,000 and in September would be approximately $38,308 Based on the expenditures as at June 1, 1974, as reported in the attachment by Watts, plus estimates of the September, 1974 level of expenditures, the comparable figures to the above figures by the Thorne Group are as follows:

	Based on Watts Data	
	June 1974	September 1974
Revenue	$38,000	$38,308
Operating Costs	11,307	11,557
Drivers' Remuneration		
50% of gross	19,000	19.154
fringe - 8% of wages	1,520	1,532
	31,827	32,243
Gross return to owner (before taxes)	$ 6,173	$ 6,065

Reported Cost Increases Since June, 1974

In the attached four page document prepared by Watts, it is reported that costs for the average cab have increased by $4,323 for the period June 1, 1974 to September 1, 1975, and this represents a 38% increase in operating costs. It will be noted that this figure includes an estimate for an increase in car insurance premiums for 1976.

If the data provided by Watts on cost increases was applied to the Thorne Group's financial model of operating costs as determined in June, 1974, the cost increases to September, 1975 for the Thorne data would be $4,299, which would represent a 42% increase.

As previously noted, there was a rate increase subsequent to the compiling of data in June, 1974. namely in September, 1974 when the fares increased by 4%. The additional revenues thus generated would have been split with 54% going to the drivers, and the balance to offset operating costs and to add to profits. Thus when evaluating the cost increases from June, 1974 to September, 1975, the additional revenue from the September, 1974 rate increase must be deducted.

Cont'd . . .

After making this deduction, the cost increases, when expressed as a percentage of revenue, would be 11% for the Watts' data and 11.8% for the Thorne data.

Basis for Rate Increase

The issue to be dealt with by the Board is the question of the basis for granting rate increases. Three alternative possible bases would be as follows:

1) The rates are to be increased to generate sufficient revenue to meet cost increases
   - this approach links revenues to costs and gives recognition to the impact on revenue of rate increases plus reduced taxi patronage due to higher prices.

2) The rates are to increase by a percentage amount equal to the percentage increases in costs
   - this approach links revenue to costs, but makes the assumption that the industry can maintain its volume in the face of higher rates.

3) The rates are to increase based on an arbitrary judgment of what is appropriate in view of current economic conditions and expected consumer response.
   - this approach does not attempt to link revenues to costs, but rather takes a broader approach, and gives recognition to the problem that significant rate increases may have a detrimental effect on taxi patronage and, perhaps, total revenues.

It is our opinion that, based on the experience relating to the 1974 fare increases, where a 24% rate increase only increased revenues by 9.3% (conclusion reached by Watts) and under the existing economic conditions, the presently requested rate increases might not fully compensate the taxi owners for the reported cost increases (if volume drops). Further, we do not think it to be a wise policy to attempt to meet this objective because it could result in very high rate increases.

The second option is one whereby the rate increases are proportionate to cost increases. Although we do not strongly support this approach, it is a more determinable approach, and we have adopted a variant of it in the recommendation to this report. The reductions in revenue through consumer response should be met in the long run by growth in the demand and increased efficiency on the part of industry.

The third approach has a greater appeal to us. For one thing, it does not seem appropriate that the City should attempt to maintain the high level of profitability in the industry in the face of an overall economic slowdown. Rather, we are of the opinion that the City should focus on maintaining the volume of taxi patronage. This would be consistent with the long-run interests of the taxi industry, and with the City's transportation policy of discouraging the use of the private automobile. Any short term dip in profits is bound to be recouped in the long-run as economic conditions improve, as long as a significant portion of taxi patrons are not alienated by the high rates.

Another reason for our reluctance to adopt the first two approaches is our lack of confirmation of the data we have on costs and revenues. The two studies conducted by Watts and Thorne have demonstrated significant discrepancies in results. We do not have an opinion as to which has the more correct figures, but it will be noted that the industry's consultant, Watts, reports a significantly higher level of profitability than the Thorne report. A high level of profitability would be consistent with the current high prices for taxi licenses which are reportedly for the two major cab companies in the $40,000 range.

Further, we note that the reported results by Watts and Thorne represent the average for all cabs, and Watts has stated in an earlier report that there are significant areas for improvement in efficiency.

Cont'd . . .

Requested Rate Increases

The two most pertinent rate increases to be analyzed are the flag and mileage rates. We do not have sufficient data to analyze the impact of the increases in the waiting time or trunk charge, but it is not anticipated to have any significant impact on the "average trip."

The requested increase in the flag rate is from $.65 to $.90 and, on the average trip of 3.5 miles, would increase the fare by 9.4% over the levels in June 1974. The requested increase in the mileage rate is from $.60 per mile to $.70 per mile and, on the average trip, would increase the fare by 13.2%. Together, the two rate increases would increase the average fare by 22.6% over the levels in June 1974. Once again, it will be noted that total revenues would not necessarily increase by this amount, depending on the reaction of the patrons to the fare increases.

By applying this proposed rate increase to the previously determined revenue figures, the following is a comparison of the increases in revenue and operating costs since June 1974:

	Thorne Data	Watts Data
Revenue increase	8,567	8,659
Operating cost increase	4,379	4,323

Drivers' Remuneration

The Board, in 1974, specified to the V.T.O.A. that the minimum drivers' remuneration would be 50% of the gross revenue (plus tips). With the fringe benefits included, this results in 54% of revenue being applied for drivers' remuneration and the balance for operating costs and profits. The Thorne Group estimated that the increase in drivers' share of revenues from 45% to 50% combined with the 1974 fare increases would result in a 35.3% increase in remuneration to drivers.

If the drivers were to share in the revenue increases contemplated with these rate increases this would mean that the owner's costs would increase significantly. The following is a comparison of the additional revenues (as shown above) and the additional costs (with the drivers sharing in the additional revenues):

	Thorne Data	Watts Data
Revenue increase	8,567	8,659
Cost increase - operating	4,379	4,323
- drivers	4,626	4,676
	9,005	8,999

This would suggest that the requested rate increase would not fully compensate the owners for their cost increases since June 1974 if the drivers' share in the increased revenues on the basis presently required by the Board. If the drivers were to fully participate in the increased rates, it would mean that their remuneration would increase by 21.8% (assuming volume constant). This increase would be above the Federal wage guidelines of 8% to 10%.

Cont'd . . .

Alternative Rate Increase and Driver Participation

One alternative would be to grant a rate increase which would compensate the owners for the cost increases and grant the drivers a 10% increase in remuneration. This would require a change in the drivers' rate of participation from 50% to 47.25%.

The rate increase would be as follows:

	Present	Proposed
Flag	$ .65	$ .75
% increase		15%
Flag plus initial 1/6 mile	(.75)	
Flag plus initial 1/7 mile		(.85)
Mileage	.60	.70
% increase		17%
Fare for average trip	2.75	3.20
% increase		16%

Based on the Watts data, this would produce an increase of $6,437 over the June 1974 level. Of that amount, $2,068 would go to the drivers which would be a 10% increase over the level of earnings in September 1974. The balance of $4,369 would go to the owners and would compensate them for their cost increases.

Recommendations

It is RECOMMENDED that the taxi rates be increased to the following levels:

- for the first one-seventh mile or fraction thereof $.85
- for each additional one-seventh mile or fraction thereof $.10

If the first recommendation is approved, then it is further RECOMMENDED that the driver's minimum share of gross revenues be reduced from 50% to 47.25%."

Mr. H. Creighton, Financial Analyst, reviewed the above City Manager's Report with the Board.

During the ensuing discussion the City Manager noted the three approaches which could be used as a basis for rate increases (outlined in above report). When discussing the first two points he noted that sufficient statistical information on costs and revenues was not available to implement these, therefore, the basis for the final recommendations was outlined in point number three. The recommendations fall within Federal wage guidelines.

Mr. J. Dawson, President of the Vancouver Taxi-cab Owners Association, was present and advised that he was concerned about the drivers' decrease in commissions and requested that the drivers' 50% commission be retained. Also that the original rate increase request submitted by the VTOA be approved. He advised that the 22% outlined in the above City Manager's Report would not net a large enough increase to cover a 50% commission to the drivers. Decreasing drivers' commissions would create labour problems among taxi drivers. He suggested that taxi rate structures be standardized in all surrounding municipalities.

He quoted from a section of the Federal wage guidelines, which stated:

> "If an employer can demonstrate that he cannot attract or hold workers at existing wages and that an increase above the guidelines is necessary, the employer will not be regarded as having breached the guidelines."

Cont'd . . .

He concluded that the taxi industry does not fall under the Federal wage guidelines. Presently 50% of the drivers are permanent, with the optimum being approximately 75% due to the seven day work week. Mr. T. Scarr reiterated that the taxi industry does not fall within the Federal Government wage guidelines.

Mr. Dawson further noted that the reported 22% increase to compensate cost increases and thus leave their profit the same would only be reality if the taxi patron volume was constant. However, for both economic reasons, and improvements in the bus service, this volume was decreasing.

Mrs. J. Wood, representing the Vancouver Taxi-cab Driver Employees Association confirmed the concerns expressed by Mr. Dawson, that decreasing the drivers' commission would cause labour problems among drivers, and requested that the original taxi increase rate requested by the VTOA be granted.

The Chairman advised that a fair payment to the taxi drivers would be approximately $5.00 per hour. Mr. Dawson advised that if the rate increase outlined in the above City Manager's Report was granted, it would yield approximately $4.00 per hour to the drivers.

The Director of Permits and Licenses suggested that the rate increase, as requested by the VTOA, was not unreasonable. Further that the VTOA should be encouraged to improve the quality of drivers. To assist the City in getting better service the drivers should be given a 50% commission.

The Chairman expressed approval of the above points and suggested that from January 1, 1976, the City should compile as much information on earnings of taxi drivers as possible. Mr. Dawson advised that approximately 80% of all taxi drivers are drivers only, and do not own cars. This 80% segment would provide a reasonable basis from which to derive the required information. Mr. Creighton suggested that the taxi industry could do a survey and base this information on trip sheets, and submit this information for the future knowledge of the Vehicles for Hire Board. Mr. Dawson advised that the taxi industry would co-operate with this in every way.

Following further discussion on this matter, it was,

RECOMMENDED,

THAT the following taxi rate increases be approved, effective January 1, 1976:

	RATE
1) Flag	$ .90
Flag plus initial 1/6 mile)	(1.00)
Flag plus initial 1/7 mile)	
2) Mileage (per mile)	.70
3) Waiting time (per hour)	10.00
4) Charge for carrying trunk	2.00
5) Special rate from Exhibition Park to downtown Vancouver	1.25

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FOR COUNCIL ACTION SEE PAGE(S) 701

DISTRIBUTED MONDAY

VIII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 11, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 11, 1975, at 1:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich (Chairman)
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

CLERK: G. Barden

RECOMMENDATION

1. Strathcona Community Centre Extension

The Committee had for consideration, a letter dated December 5, 1975, from the Central Mortgage & Housing Corporation together with background material relevant to this matter attached to a memorandum dated December 4, 1975, from the Planning Department. (On file in the City Clerk's Office).

On June 17, 1975, City Council, when dealing with a Manager's report dated June 13, 1975, passed the following motion:

"THAT the City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by $62,500 and $125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals."

The CMHC, in their letter of December 5, 1975, confirm that $125,000 of the 1975 allocation of N.I.P. funds is designated exclusively for the Strathcona Community Centre.

The Chairman noted that the Federal funds of $125,000, together with $62,500 City funds (already allocated by Council on September 24, 1975), and $62,500 Provincial funds, will bring the total funds approved for the Strathcona Community Centre extension to $250,000.

Following discussion, it was

RECOMMENDED

(a) That in view of the letter from CMHC dated December 5, 1975, Council now approve that the Strathcona Community Centre extension proceed;

(b) That the letter from CMHC and background material be received.

2. Development Permit Board - Budget in Advance of 1976, Plus 1975 Budget

The Committee had for consideration, a Manager's report dated November 27, 1975, (copy circulated) detailing the Development Permit Board's budget requests, in advance of the 1976 budget, totalling $5,025 for 1976, and remaining 1975 expenses totalling $555.00.

cont'd....

Clause No. 2 continued

The City Manager questioned the amount of $3,224 for overtime, and the Planning Department advised that the amount of $2,000 listed for senior planners would not likely be asked for by the senior planners involved, however, the junior staff would claim overtime. In addition, it is expected that the full Development Permit Board budget will be recoverable through the Development Permit fee structure.

Following further discussion, it was

RECOMMENDED that Council approve the Development Permit Board budget for 1975, in the amount of $555.00, and for 1976, in the amount of $5,025 in advance of the 1976 budget.

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The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 121

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 6, 1976, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Harcourt, Marzari, Rankin, Sweeney & Volrich.

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Kennedy.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING.

The Council was advised that there was a matter to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Boyce
THAT the Minutes of the Regular Council Meeting of December 16, 1975, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Boyce
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

B. Rail/Truck Terminal for B.C. Hydro in False Creek, Area 3.

The Council considered the following report dated December 23, 1975, as submitted by the City Manager:

Vancouver City Council, at its meeting on December 9, 1975, when dealing with the proposed Rail/Truck Terminal for B.C. Hydro in False Creek, Area 3, passed the following motion:

"THAT this whole matter be deferred until the first meeting of Council in January 1976, and in the meantime the City Manager report on:

Cont'd..

Rail/Truck Terminal for B.C. Hydro
in False Creek. Area 3. (Cont'd)

(a) The five objections stated in B.C. Hydro's letter regarding the alternative proposal of a road/rail right-of-way between the viaduct supports, presently being studied by Marathon Realty Co., Ltd., for the Provincial Government;

(b) Acceptable confirmation of Rail Freight facilities being relocated after ten years;

(c) Economics of transactions generally, from City's point of view."

A meeting was held December 22, 1975 with City officials and representatives of B.C. Hydro. The consultant architects for B.C. Hydro presented three options which were discussed in relation to the preferred proposal 'P'.

The three options basically involved containing the new rail/truck facility entirely to the south of the viaduct (proposals attached.) The options were not pursued by Hydro for reasons of functional efficiency, economics and/or their physical space requirements.

With respect to the five objections regarding the alternative proposal of locating a road/rail right-of-way between the viaduct supports referred to in the above motion, the following explanations were given by Hydro representatives:

(1) The proposal right-of-way would require removal of three buildings from Commonwealth Construction who have sixteen years remaining on their lease in the area. These buildings would have to be relocated elsewhere and would add to the cost of development (see point #3.)

(2) Although it is estimated that only four - six months would be required to negotiate a move on the part of Commonwealth Construction, any redesign at this stage would require redoing drawings. Hydro plan to start construction early in 1976.

(3) Relocation of Commonwealth Construction at an estimated cost of approximately $400,000 and this, with other increased costs due to other lease problems and operating inefficiencies, would increase the total cost of the project by approximately 13% and is therefore not feasible. If none of the options nor the preferred proposal were acceptable to the City they could expand facilities on land they now occupy (this would be a poor solution as far as the City is concerned, as it would not free up any land and would not permit the Taylor Street connection to provide the south by-pass which is needed by the City.)

(4) The alternative proposals provide less land for development. Because of design consideration relating to the movement of rail cars and reduced site area, as well as operating inefficienc the alternative proposals were dropped.

(5) Parking arrangements can be rationalized within the available sit in all proposals; however, their location with respect to the rai track and warehouses creates some difficulties. The proposal for roof-top parking was dropped for economic reasons.

With respect to recommendation 'b', Hydro officials reported that they consulted with their Executive Director, Mr. J. Wilson, and received confirmation of the ten year life of the facility. The ten year term would begin following completion of the first warehouse buildings. Construction of the warehouse buildings is to be phased over about three years.

Cont'd....

CITY MANAGER'S REPORT (Cont'd)

Rail/Truck Terminal for B.C. Hydro
in False Creek. Area 3. (Cont'd)

Hydro officials reported that the Authority felt the statement by their Executive Director should provide the City with a sufficient commitment

Following discussions with the City Manager and the mover of the motion Alderman Marzari, it was agreed that the points regarding economics had been dealt with in recommendation 'a' and therefore recommendation 'c' was not considered.

With respect to the Taylor Street connection, City Council on January 9, 1975, passed the following motion after hearing presentations from the Minister of Lands, Forests and Water Resources regarding demonstration projects:

> "THAT the Provincial Government be advised that Council welcomes the proposal of a False Creek Lake and supports the submission t the Federal Government subject to:
>
> (a) construction to include the diverting of traffic around the lake to the satisfaction of the City Engineer;
>
> (b) the project to be carried out without cost to the City;
>
> FURTHER, that the Provincial Government be requested to include, in its scheme, a culvert system from the proposed lake to the harbour area in Burrard Inlet."

It was noted during discussions with Hydro officials that an agreement could be worked out whereby the City would have the option of realigning the Taylor connection after Hydro vacated the site.

In view of the facts that:

(1) Hydro have advised the City they intend to proceed with this development under their powers as a public utility, and without a development permit; although they intend to continue to consult with City officials on the project;

(2) Should they be forced to abandon proposal 'P' for some unforeseen circumstances, they would not adopt options 'A', 'B', or 'C' but would instead expand over the present site;

(3) The development will be in place for only 10 years;

(4) A badly needed south by-pass road allowance will be provided thro B.C. Hydro property, to be realigned if required by the City afte the development has been relocated.

The City Manager therefore RECOMMENDS that City Council endors proposal 'P' as presented in the consultant's report.

The City Manager submits for CONSIDERATION the question of approaching the Provincial Government for an agreement regarding Hydro tenure and the matter of funding construction of the Taylor Street connection.

Circulated to Members of Council is a report from the consultants supporting the position that proposal 'P' is the only proposal acceptable to the Hydro.

Cont'd....

CITY MANAGER'S REPORT (Cont'd)

Rail/Truck Terminal for B.C. Hydro
in False Creek, Area 3, (Cont'd)

Council received further explanation from the City Manager and the City Engineer and from Mr. Grant, representing B.C. Hydro, in particular regard to the re-location of the rail-freight facilities and the construction of the Taylor Street road - connection.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager as contained in his report of December 23, 1975, be approved, subject to a resolution being obtained from the Board of Directors of B.C. Hydro and Power Authority committing the Authority to completion of the removal of its rail-freight development by December 31, 1986.

- CARRIED

(Ald. Bird, Rankin and Sweeney opposed)

The Mayor advised that the City Manager would be reporting further on the matter of financing the construction of the Taylor Street road - connection.

UNFINISHED BUSINESS & DELEGATIONS

1. Soliciting for Charity
on City Streets.

City Council, on December 16, 1975, received for information a Manager's Report dated December 2, concerning the International Society for Krishna Consciousness Inc. soliciting funds on City Streets without approval, and granted the hearing of a delegation from ISKCON.

Mr. Peter Chatterton, President of the organization, addressed the Council and filed a brief outlining the objectives of the group and suggesting that they meet with a committee or Council Members with a view to resolving the matter of the issuance of a license for the group to solicit.

MOVED by Ald. Harcourt
THAT the representation by ISKCON, and the brief submitted this day, be received.

- CARRIED UNANIMOUSLY

2. Brock House Society - Request
for Interim Operating Funds.

Council, on December 16, 1975, considered a clause contained in the report of the Community Services Committee, dated December 4, 1975, regarding a request of the Brock House Society for Interim Operating Funds in the amount of $3,500. Council deferred the matter until this meeting of Council.

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Brock House Society - Request
for Interim Operating Funds (Cont'd)

MOVED by Ald. Bird
THAT a grant of $3,500 on a 'one-time' basis be approved to the Brock House Society towards Interim Operating Expenses, and that the funds be provided from the Social Planning Department POSER budget.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bowers, Harcourt and Volrich opposed)

MOVED by Ald. Boyce
THAT further consideration of the Brock House Society's request for a grant be given when all Members of Council are present and representatives of the Society be invited to address Council as a delegation at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Burrard View Park -
Juvenile Detention Home

Under date of December 16, 1975, the Chairman of the Park Board submitted the following excerpt from the Board's minutes:

"Board members reviewed the City Manager's report dated December 5th to City Council which recommended demolition of the old juvenile detention home located on City property adjoining Burrard View Park. On December 9th, City Council deferred the Manager's report to their December 16th meeting.

After discussion, it was regularly moved and seconded,

THAT the Board request City Council to add the city-owned property to Burrard View Park for park and recreation purposes when the building is demolished."

Council, on December 16, 1975, approved the demolition of this building.

MOVED by Ald. Bird
THAT the letter from the Park Board, dated December 16, 1975, be referred to the Director of Planning for report to the Standing Committee on Planning and Development, and a representative of the Park Board be invited to the Committee Meeting when the matter is considered.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Request that City Host a Banquet at 21st Triennial of The National Council of Women of Canada

The National Council of Women of Canada, in a letter dated October 7, 1975, requested the City to host a banquet during the conference of the National Council of Women to be held in Vancouver June 21 - July 2, 1976.

MOVED by Ald. Bowers
THAT the foregoing letter from the National Council of Women of Canada be received and no further action taken.

- CARRIED UNANIMOUSLY

Hostel Units - Dunlevy Avenue and Alexander Street.

Under date of December 8, 1975, the Mayor, as Chairman of the Board of Directors of the Vancouver Non-Profit Housing Corporation, submitted the following report regarding Hostel Units on Dunlevy Avenue and Alexander Street:

"Vancouver City Council passed the following resolution October 21, 1975:

> "THAT Council approve the construction of up to a six storey hostel housing project on the site of the south east corner of Dunlevy Avenue and Alexander Street; being Lots 1 - 6, Block 41, D.L. 196 subject to approval of the Antoinette Lodge Steering Group."

An application for funding was made by the Vancouver Non-Profit Housing Corporation to C.M.H.C., who advised December 3, 1975 that a loan under Section 15.1 of the N.H.A. had been approved. This loan will be in the amount of $2,998,776. The loan is subject to execution of all terms of the formal agreement.

The loan will fund the creation of 171 hostel units.

This report is submitted for the information of Council."

MOVED by Ald. Sweeney
THAT the foregoing letter from the Mayor be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Sponsorship for Dinner at 1976 Conference of Interchange on Canadian Studies.

Council, on November 18, 1975, considered a letter from Interchange on Canadian Studies, requesting the Council to host a dinner, and referred the request to the Vancouver School Board with the suggestion that it consider hosting the dinner.

Under date of December 18, 1975, a letter was received from the Chairman of the School Board in which the Board advised it had committed about $13,000 of staff time and services to the week-long meeting. Council, therefore, was requested by the School Board to reconsider its decision and assist the Board in sponsoring this conference.

MOVED by Ald. Rankin
That the letter from the Vancouver School Board, regarding the 1976 Conference of Interchange on Canadian Studies, be received.

- CARRIED UNANIMOUSLY

Request for Support re Increase - National Gas Costs.

The Council of the City of Windsor, in a letter dated December 22, 1975, requested the City to endorse a resolution restricting further energy price increases to the Wage and Price Guidelines established by the Federal Government.

MOVED by Ald. Bird
THAT this Council support the resolution of the City of Windsor as contained in its letter of December 22, 1975.

- LOST

(Ald. Boyce, Bowers, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT the letter from the City of Windsor be received.

- CARRIED UNANIMOUSLY

Sale of Menno Court - 5700 Block Bruce Street

The Chairman of the Mennonite Senior Citizens Society, in a letter dated December 16, 1975, requested to appear before Council concerning the extra cost involved in preparing the ground for the Menno Court Senior Citizens site. The organization is of the opinion that it has suggestions which will resolve the matter in a manner satisfactory to itself and the City.

MOVED by Ald. Rankin
THAT the delegation request of the Mennonite Senior Citizens Society be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Council Representation on
Public Boards and Commissions.

Under date of January 5, 1976, the Mayor submitted Council appointees to various Board and Commissions and, after amendment, it was

MOVED by Ald. Volrich
THAT the following appointments be approved:

AUDITORIUM BOARD

Alderman Bowers

BRITANNIA COMMUNITY SERVICES MANAGEMENT BOARD LIAISON

Alderman Marzari

CIVIL DEFENCE BOARD

Mayor Phillips

DOWNTOWN PARKING ASSOCIATION

Alderman Volrich

FOLKFEST '76 COMMITTEE

Alderman Boyce
Alderman Volrich

GREATER VANCOUVER CONVENTION & VISITORS BUREAU

Alderman Sweeney

HERITAGE ADVISORY BOARD

Alderman Harcourt

JOINT BURNABY-VANCOUVER FRASER RIVER COMMISSION

Alderman Cowie

LOWER MAINLAND MUNICIPAL ASSOCIATION

Alderman Boyce

METROPOLITAN BOARD OF HEALTH

Alderman Boyce
Alderman Marzari (Alternate)

OFFICIAL TRAFFIC COMMISSION

Chairman: Alderman Bird
Alderman Marzari

P.N.E. DIRECTORS

Alderman Bowers
Alderman Bird
Alderman Cowie
Alderman Sweeney
Alderman Volrich

PARK BOARD LIAISON

Alderman Boyce to alternate with the DEPUTY MAYOR
(This will mean one meeting amonth for the Deputy Mayor and one for Alderman Boyce)

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Council Representation on
Public Boards and Commissions (Cont'd)

REMEMBRANCE DAY COMMITTEE

Mr. Halford Wilson
Alderman Bird

SCHOOL BOARD LIAISON

Alderman Bowers

U.N. CONFERENCE COMMITTEE

Chairman: Alderman Kennedy (with power to add)

VANCOUVER ART GALLERY ASSOCIATION

Alderman Marzari

VANCOUVER ATHLETIC COMMISSION

Alderman Sweeney

VANCOUVER LIBRARY BOARD

Alderman Cowie

VANCOUVER RESOURCES BOARD

Alderman Marzari
Alderman Rankin

VEHICLES FOR HIRE BOARD

Alderman Rankin

VANCOUVER CITY PLANNING COMMISSION NOMINATING COMMITTEE

Alderman Bowers

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT the Standing Committees, including Chairmen and Vice-Chairmen, as appointed in 1975, be re-appointed for 1976.

- CARRIED UNANIMOUSLY

Deputy Mayors - 1976

Under date of January 5, 1976, the Mayor submitted the following letter:

> It is the established policy of City Council to have a rotating Deputy Mayorship. The Deputy Mayor handles a number of social functions and official gatherings that it is not possible for the Mayor to attend. For this service he receives extra remuneration.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Deputy Mayors - 1976 (Cont'd)

Members of Council are asked to be Deputy Mayor for one month periods throughout the year. I propose the following roster for Deputy Mayor:

January 1976	-	Darlene Marzari
February 1976	-	Art Cowie
March 1976	-	Hugh Bird
April 1976	-	Jack Volrich
May 1976	-	Helen Boyce
June 1976	-	Warnett Kennedy
July 1976	-	Fritz Bowers
August 1976	-	Ed Sweeney
September 1976	-	Harry Rankin
October 1976	-	Michael Harcourt
November 1976	-	Jack Volrich
December 1976	-	Darlene Marzari

MOVED by Ald. Bowers
THAT the foregoing proposal by the Mayor be approved.

- CARRIED UNANIMOUSLY

Hardship Appeal - Illegal Suite
1511 West 63rd Avenue.

Mr. and Mrs.Harold Epp, in a letter dated December 31, 1975, requested an opportunity of appearing as a delegation before Council to speak against Council's refusal to permit the use of their basement suite.

MOVED by Ald.Rankin
THAT the foregoing request of Mr. and Mrs. Harold Epp, to appear as a delegation, be granted.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at 3.35 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 3.55 p.m., with the same members present.

- - - - -

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 2, 1976.

Works & Utility Matters
(January 2, 1976)

Closure of Lane South of 15th Avenue
West of Carolina Street, Portion of
Lot A, Block 100, D.L.301.
(Clause 1)

MOVED by Ald. Rankin
THAT this clause be deferred, pending the hearing of delegations from Mr. W. Partridge and Mr. W. Nelsen, as requested.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(January 2, 1976)

875 West 63rd Avenue -
Hardship Appeal.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(January 2, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning.
Cl. 2. Rezoning Application - Yew Street and S.W. Marine Drive overlooking the Marine Drive Golf Course, Western portion of Lot 11 and Parcel L, Block 3, D.L.316.

The Council took action as follows:

Bonus Provision: Kitsilano RM-3B
and RM3A-1 Zoning.
(Clause 1)

MOVED by Ald. Marzari
THAT this clause be referred to the Standing Committee on Housing and Environment for consideration and report.

- CARRIED UNANIMOUSLY

Rezoning Application -
Yew Street & S.W. Marine Drive.
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager be approved and, therefore, the application be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(January 2, 1976)

Request for Bus Stops on
Granville Street at Drake Street.
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(January 2, 1976)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Authority to Invest Funds.
Cl. 2. Annual Financial Authorities.
Cl. 3. Cedar Cottage N.I.P. Appropriation: Equipment for Grandview Community Centre Lounge.
Cl. 4. Park Board: Satellite School Program.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation:
Equipment for Grandview Community Centre Lounge.
(Clause 3)

MOVED by Ald. Bowers
THAT Council authorize the appropriation of $5,500 from the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of equipment and paint for the lounge/games room of the Grandview Community Centre.

- CARRIED UNANIMOUSLY

Park Board: Satellite
School Program.
(Clause 4)

MOVED by Ald. Boyce
THAT Council approve a transfer within the Park Board budget in the amount of $5,060 to Small Community Halls account.

- CARRIED

(Ald. Rankin and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(January 2, 1976)

Consent to Assignment of Lease;
McLaren Electric Building -
1836 West 5th Avenue.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report from Standing Committee on Housing & Environment.
(December 18, 1975.)

The Council considered this report which contains fourteen clauses, identified as follows:

Cl. 1. Progress on Enforcement of Fire By-law.
Cl. 2. Fire By-law Enforcement - Mt. Allison Lodge.
Cl. 3. Fire By-law Appeal - Windermere Apartments.
Cl. 4. Progress on Enforcement of Lodging House By-law.
Cl. 4a. Lodging House By-law Enforcement - Wicklow Hotel.
Cl. 5. Compact Housing Program - Progress to Date.
Cl. 6. Killarney Gardens.
Cl. 7. Housing Management and F.P.28, Hard to House Facility, 300 Block East Cordova Street.
Cl. 8. Amendments to the Sign By-law.
Cl. 9. Amendments to Sign By-law; Sign Schedules for Recently re-zoned Comprehensive Development Districts.
Cl.10. "Molson's" Sign - 1550 Burrard Street.
Cl.11. Fire By-law Enforcement - Strathmore Lodge.
Cl.12. Enforcement of Lodging House By-law.
Cl.13. Interim Housing Status Report.
Cl.14. Financing - Low Cost Spay and Neuter Clinic.

The Council took action as follows:

Progress on Enforcement
of Fire By-law.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee that the City of Vancouver not issue 1976 Business Licenses for the Empress Hotel, 235 East Hastings Street, be deleted as the owners have now signed a contract re sprinkler installation.

FURTHER THAT any reference to the Empress Hotel be deleted from recommendation 'B' of the Committee.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report from Standing Committee on Housing and Environment. (December 18, 1975) (Cont'd)

Progress on Enforcement of Fire By-law. (Clause 1) (Cont'd)

MOVED by Ald. Bowers

THAT the Director of Permits and Licenses be instructed to not issue any City of Vancouver licenses to the Vanport Hotel, 645 Main Street and the Ivanhoe Hotel, 1038 Main Street, until Council has heard representations on January 27, 1976, from the owners of these two hotels.

FURTHER THAT the Liquor Administration Branch be advised of Council's action in this matter, and requested not to issue Liquor Licenses to these two hotels until after the January 27, 1976, meeting; in addition the Liquor Administration Branch be invited to be present at the January 27, 1976, meeting of Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendations 'B' and 'C' of the Committee, as amended, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 (inclusive)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in clauses 2, 3, 4, 4a, and 5, be approved.

- CARRIED UNANIMOUSLY

Killarney Gardens (Clause 6)

Alderman Harcourt advised that the Committee is having difficulties in getting agreement from the owners of Killarney Gardens to a meeting to discuss this matter. However, he will continue his efforts to arrange a meeting.

MOVED by Ald. Harcourt

THAT recommendations 'A' and 'B' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Housing Management and F.P.28, Hard to House Facility, 300 Block East Cordova St. (Clause 7)

MOVED by Ald. Harcourt

THAT recommendations 'A', 'B' and 'C' of the Committee be approved and the following be added as recommendation 'D':

"THAT approval in principle be given to establishment of a Hostel Management Advisory Group, with membership as follows:

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Standing Committee on Housing and Environment.
(December 18, 1975) (Cont'd)

Housing Management and F.P.28, Hard to House Facility, 300 Block East Cordova Street.
(Clause 7) (Cont'd)

Two representatives from the Community Resources Board;

One representative from the Downtown Community Health Society;

One representative from the Downtown Eastside Residents' Association;

One representative from community groups that have been involved in housing in the Downtown Eastside;

One representative from the Social Planning Department, City of Vancouver."

- CARRIED UNANIMOUSLY

Clauses 8 - 14 (inclusive)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 8, 9 and 10 be approved, and clauses 11, 12, 13 and 14 be received for information.

- CARRIED UNANIMOUSLY

II. Report from Standing Committee on Community Services.
(December 18, 1975)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Liquor Permit Application - 205 Main Street.
Cl. 2. Liquor Permit Application - 801 Beach Avenue.
Cl. 3. Super Graphics and Wall Murals - Approval Process.
Cl. 4. Ray-Cam Co-operative Community Centre - Operational Structure.
Cl. 5. Request for Approval to Distribute Furniture valued at over $300.
Cl. 6. Shannon Day Care Centre - Progress Report.

The Council took action as follows:

AMENDED SEE PAGE 2

Clauses 1 - 6 (inclusive)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, and 6 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(N/E Cnr. Kingsway & 12th Ave. Biltmore Hotel)

MOVED by Ald. Boyce
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time, and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Boyce
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(1636 East Broadway)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Council Meetings - 1976.

The Council considered suggested Council Meeting dates for 1976, submitted by the City Clerk and, after amendment, it was

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

THAT the Regular Council Meetings for the year 1976 be held on Tuesdays on the following dates, commencing at 2:00 p.m., and, after a declared recess, to continue at 7:30 p.m. for completion of Council business if and when necessary.

DATES		SKIP COUNCIL	
JANUARY	6	JANUARY	20
"	13		
"	27		
FEBRUARY	3	FEBRUARY	17
"	10		
"	24		
MARCH	9	MARCH	2
"	16	"	30
"	23		
APRIL	6	APRIL	20
"	13		
"	27		
MAY	4	MAY	25
"	11		
"	18		
JUNE	1	JUNE	15
"	8		
"	22		
"	29		
JULY	13	JULY	6
"	27	"	20
AUGUST	10	AUGUST	3
"	24	"	17
"	31		
SEPTEMBER	21	SEPTEMBER	7
	28	"	14
OCTOBER	5	OCTOBER	12
"	19		
"	26		
NOVEMBER	9	NOVEMBER	2
"	23	"	16
"	30		
DECEMBER	7	DECEMBER	21
"	14	"	28

Two evening delegation meetings per month, if advisable,

2:00 p.m. delegations for those who can manage.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. Sunday Closing

MOVED by Ald. Volrich
SECONDED by Ald. Rankin

COMMENT: When this matter was first brought before Council I believe that some members of Council declined to approve my previous motion because of the desire to have more information on the facts and implications. These will be presented when the following motion is considered. The practice of opening on Sundays is now becoming more widespread, more and more retail outlets are advertising openings and sales on Sundays. I believe that unless this practice is stopped now, it may soon get out of hand. A great many people have expressed support for some action on the part of Council. On the matter of principle I believe that this practice is against the spirit and meaning of Sunday.

THEREFORE BE IT RESOLVED AS FOLLOWS:

1. THAT the Director of Legal Services be requested to consider amendments or revisions to the "Shops Closing By-law" to provide for the closing of shops on Sundays, with the following provisions:

   (a) "Shops" be defined similarly as in the Municipal Act - that is, excluding shops being open for various types of specified business.

   (b) The Council to be empowered to add to these exemptions as it may decide, including the exemption of a specific area.

2. IF the Director of Legal Services considers that a by-law amendment or revision may not be effective or valid, he be requested to consult with the Attorney General in order to bring about such Charter amendments or other separate legislation as may be appropriate to remedy the situation.

3. THAT the Attorney General be requested to approve "flats" to prosecute those retail stores which are presently opening on Sundays in violation of the Lord's Day Act.

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT consideration of this motion be deferred to the next meeting of Council, and representations be heard from interested parties.

- LOST

(Ald. Bird, Bowers, Marzari, Rankin and Sweeney opposed)

MOVED by Ald. Volrich
SECONDED by Ald. Rankin
THAT the foregoing motion be approved.

- CARRIED

(Ald. Bowers opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari
Chairman of Special Committee
on Equal Employment Opportunities

advised that she would be reporting to Council next week with specific recommendations. Ms. K. Ruff and Mr. P. Winn have requested an opportunity to appear before Council when this matter is being considered.

MOVED by Ald. Marzari
SECONDED by Ald. Bowers
THAT the delegation requests be approved and arrangements be made to hear these delegations at 2.00 p.m. at the next meeting of Council.

- CARRIED UNANIMOUSLY

Alderman Boyce

Body-rub Parlours

enquired as to disposition of the by-law with respect to controlling Body-rub Parlours in the City. The Director of Legal Services advised that the previous Attorney-General had indicated he would amend the Municipal Act to permit control of these operations. He undertook to follow this matter up with the new Attorney-General.

Alderman Boyce

Municipal By-law Courts

referred to the matter of Municipal By-law courts which will be discussed at the G.V.R.D meeting on January 7, 1976, and requested that Council Members support the G.V.R.D.'s position. The Mayor advised that Council is already on record as supporting Municipal By-law Courts.

The Council adjourned at 4.45 p.m.

- - - - -

The foregoing are Minutes of the Regular Council of January 6, 1976, adopted after amended on January 13, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Closure of Lane South of 15th Avenue West of Carolina Street Portion of Lot A, Block 100, D.L. 301

The City Engineer reports as follows:

"Over the past two years the closure and disposal of the above portion of lane has been the subject of review and negotiation with two interested parties. During the course of the review, and as more detailed information on the lane was obtained from Land Registry Office searches, the basis and procedure of disposal of the lane was varied in accordance with advice from the Law Department. As a result, with all of the information now available and fully considered, this report Recommends that the lane be sold to the most recent applicant, Mr. Nelsen of Oak Investments, who is the abutting owner to the north.

However, Council should be aware that Mr. Partridge, the abutting owner to the south (Lot 7), did inquire two years ago about the purchase of the lane and, furthermore, before full detailed information was available, was more recently offered half of the lane allowance. Mr. Partridge is objecting to the total lane allowance being sold to Mr. Nelsen and wishes to appear before Council as a delegation.

The summary of the proceedings on the above lane is as follows:

1. In November, 1973 Mr. Partridge made inquiries regarding the purchase of the lane allowance which is at the rear of his Lot 7. At that time he was advised that we were not prepared to sell this portion of lane since it appeared, from a cursory examination, that we would be endeavouring to acquire a through-lane allowance within the block.

2. In February 1974 Mr. Nelsen inquired whether the lane was for sale and was also advised (orally) that it was not.

3. In July 1974 Oak Investments (Mr. Nelsen) inquired if the lane could be sold. Further searches of the properties in the block at the Land Registry Office indicated that the City did not wish to put a lane through the block as we had previously closed the western portion for resubdivision of the west half of the block. It was then concluded that the lane was surplus and could be sold. As part of the normal process, the Property & Insurance Department was asked to determine a price. Mr. Nelsen was contacted on October 17 and advised of this price ($7,623). However, Mr. Nelsen (in his telephone conversation) advised our Department that he was not prepared to purchase at this price. To confirm the matter, a letter was sent, stating the figure and asking Mr. Nelsen to advise us if he wished to acquire the lane. At this point we felt the matter was closed. We were unaware that Mr. Nelsen continued to negotiate with the Property & Insurance Department.

4. On February 5/75 Property & Insurance advised our Department that a new price of $5,000 was agreeable. When it was determined that this was the same party (Mr. Nelsen) negotiating a price on the lane, it was necessary to carry out a detailed search in the Land Registry Office with respect to title. This search took considerable time and the transfer of title to the City has just now been registered.

5. In discussing lane closures with the Law Department as a result of the Provincial law suit on a lane closure, it appeared from the information available at that time (May 1975) that the abutting property owner should be offered at least a portion of the lane, particularly since he had requested purchase in 1973. This abutting property owner (Mr. Partridge) advised that he did wish to purchase the lane, so in the circumstances, it was felt that an equal division of the lane allowance (one half to each property) was the most appropriate arrangement. This was suggested to both parties, and while Mr. Partridge will agree to one half, Mr. Nelsen will not.

Continued .....

Clause 1 Cont'd

6. In a recent further review of the matter with the Law Department, we have been advised that with all of the current information on this property, the City is at liberty to sell the entire 20 foot lane to either of the abutting owners. Because of the subdivision in the block, it would be preferable to sell the full 20 feet of lane allowance to Mr. Nelsen, both for lot depth and continuity of the rear property lines of the adjacent lots. (See attached sketch).

I RECOMMEND that the portion of lane shown outlined on plan numbered LF 7494 be closed, stopped up and conveyed to the owner of the abutting East Half of Lot 3, Block 100, D.L. 301, subject to the following conditions:

1. The value of the lane to be $5,000 in accordance with the recommendations of the Supervisor of Property & Insurance.

2. The lane so closed be subdivided with the said East Half of Lot 3 to form one parcel."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

DELEGATION REQUESTS: Mr. P.M. Partridge and Mr. W. Nelsen

FOR COUNCIL ACTION SEE PAGE(S) 4

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. 875 West 63rd Avenue - Hardship Appeal

The City Building Inspector reports as follows:

"On October 27, 1970, Council considered an application from Mr. Piara Singh Sandhu for the withholding of enforcement action under City Council's Hardship policy. In the original application, it was noted that a Building Permit had been obtained on December 31, 1969, for the installation of a playroom, recreation room, bedroom and three-piece bathroom in the basement.

Inspection of the building in July of 1970 found that the basement was occupied as a separate housekeeping unit. In Mr. Sandhu's application for consideration under the Hardship policy the cost of the installation of the basement accommodation ($4,000) was shown as an outstanding debt. The Hardship Committee felt that this was a flagrant violation of the Zoning and Development Bylaw and were inclined to recommend that the application be refused. The matter was placed before Council who resolved:

> "THAT this illegal suite be permitted to be continued for a limited period of two years by which time the debt incurred by the owner in respect of the installation should be substantially reduced; this action however, is subject to a commitment from the owner that the illegal suite will be removed at the end of this limited period."

On November 30, 1970, Mr. Sandhu gave a commitment in writing that the building will be restored to a one family dwelling within a period of two years.

Two further applications were made to City Council for consideration under the Hardship policy, the last one being in August 1974. Council at that time instructed the City Building Inspector to withhold enforcement action for a period of six months. Numerous attempts were made to reinspect the building and finally on August 8, 1975, a new application was made by Mr. Sandhu for further consideration for the withholding of action under the Hardship policy.

The original submission to City Council indicated that Mr. Sandhu had borrowed $2,000 from the bank and $2,000 from a friend for the installation of the illegal basement unit. The new application indicates that the bank has been paid off, the building re-mortgaged, but that Mr. Sandhu's equity in the dwelling has increased to $42,000. The new application further indicates that the applicant is still separated from his wife, supporting two children and temporarily unemployed.

It is the opinion of your committee that there is no hardship in this case.

As the building was erected as a one family dwelling in 1968, and as Mr. Sandhu has had the income from the illegal accommodation for a period of 5 years to recover the debt incurred, it is RECOMMENDED that the Building Inspector be instructed to enforce the regulations of the Zoning and Development Bylaw."

The City Manager RECOMMENDS that the foregoing recommendation of the City Building Inspector be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

The Directors of Legal Services and Planning report as follows:

"On December 4, 1975, Vancouver City Council in Committee of the Whole considered the proposed rezoning of the Kitsilano Apartment Neighbourhood. At this meeting Council resolved in part that:

> "the reference in the Draft By-Law to bonuses for senior citizen, handicapped and low income housing be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines".

1. Control of Bonused Units

Section 24A of the Land Registry Act allows a municipality to obtain from a developer, a restrictive covenant regarding land use and allows such a covenant to be registered against the land so that the same runs with the land and binds any and all successors to the title. A violation of the covenant where the conditions are not met provides that the municipality could launch an action to enforce the covenant or restrain its contradiction as the case may be.

This section of the Land Registry Act ensures that if the developer takes advantage of any bonuses granted, they can only be used for the purpose for which they were granted.

2. Guidelines for Bonused Units

Each planned development that indicates a willingness to utilize this bonus provision will, by necessity, be negotiated and dealt with on an individual basis, because of variables in land cost, financing, current construction and material costs, etc.

However, the intent of agreements that will be entered into between the City and builder, will be to provide these lower cost units along these criteria:

A) Land component will not be included in the cost of those units designated for social housing.

B) The cost of building "basics" will not be included in the cost of social housing units (elevators, roof, foundation, landscaping, etc.). The construction cost of the units will reflect basically their individual structure and their furnishings.

C) Up to twenty per cent of the total units within the building will be designated for these purposes.

D) The units must be of equal design, construction, materials and furnishings of the market units. However, in the individual negotiation that occurs, possible reductions in unit size for senior citizens may be desirable for additional or less costly units; units oriented to the handicapped will contain the appropriate "hardware".

E) The bonused units will be randomly scattered throughout the building, to be determined in negotiations with the builder.

Continued on Page 2. . .

Clause No. 1 Continued

F) The buildings will be generally required to meet all Central Mortgage and Housing Corporation and National Housing Act requirements.

G) The builder will be permitted a profit of between five and ten per cent on the bonused units.

H) The rental level or sales price will be determined for the following year in negotiations between the City and builder. In the case of rental units, the monthly rental level may be reviewed annually. In the case of condominium units, the purchaser will enter into an agreement with the City not to resell the unit for five years at a cost exceeding purchase price, plus the annual increase of the Consumer Price Index.

I) Rental units would be filled from a list of tenants provided by B. C. Housing Management, the City of Vancouver, or other appropriate agency as approved by the City.

J) Condominium units would be filled by prospective purchasers who are most in need of these units (i.e., approximately 25% of their income to mortgage payments would be a guideline in determining eligibility).

K) In the long term, it is believed desirable that the City of Vancouver Housing Corporation staff assume the responsibility of implementing this bonus provision, through negotiations with developers, assisting in placement and reviewing rent levels and purchase price.

The provision of these guidelines for each individual project will be insured by a "contract" prepared by the Director of Legal Services and entered into between the builder and the City of Vancouver. This would then be the basis for a covenant, as explained in Section 1, under Section 24A of the Land Registry Act.

It is therefore recommended that the RM-3B and RM3A-1 District Schedules be enacted including the bonus provisions."

The City Manager RECOMMENDS that the recommendation of the Directors of Legal Services and Planning be approved.

2. Rezoning Application -
Yew Street and S.W. Marine Drive overlooking the Marine Drive Golf Course, Western portion of Lot 11 and Parcel L, Block 3, D.L. 316

The Director of Planning reports as follows:

"An application has been received from Mr. Musson of Musson Cattell and Associates, Architects, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described area be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'construction of a 12 unit Strata Title Townhouse development.'

SITE DESCRIPTION

The subject area is situated west of S.W. Marine Drive on the north side of Yew Street and overlooks the Marine Drive Golf Course. The site has a frontage of 166 feet on Yew Street and has a total site area of 94,966 square feet or 2.18 acres. (See Appendix A).

Cont'd . . .

Clause 2 Cont'd

The site slopes from Yew Street to the west for a drop of approximately 60 feet. The site is zoned (RS-1) One-Family Dwelling District and presently is heavily treed and contains no buildings.

The lands to the north, east and south of the site are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings. The land to the west is zoned (RA-1) Limited Agricultural District and is developed with the McCleery and Marine Drive Golf Courses.

The easterly portion of Lot 11 and Parcel L are developed with a single family dwelling each, which are located approximately 200 feet from the proposed site.

HISTORY

The owner of the property since 1972 has been corresponding with the Planning Department on schemes for a proposed subdivision of the southerly portion of Lot "L" into a cul-de-sac from Yew Street with five one-family lots. Other proposals considered included the land of the two adjoining neighbours to the north.

The Planning Department proposed an alternative proposal where a townhouse development could be designed for the south slope for 8 to 10 units. Since the original meeting held in August 1974, the owner has since acquired the west portion of the adjoining Lot 11 to the north, which results in a proposal for 13 units instead of the original 11.

PROPOSED DEVELOPMENT

The architects' drawings forming part of the application indicate a proposed development containing 12 luxury townhouse units plus a Caretaker's suite. The proposed development is entered from Yew Street and each suite is serviced by a screened private road which runs along the east property boundary.

The scheme is broken into blocks of 1, 2 and 3 units. All suites will take advantage of the view to the west and each unit will contain an attached two-car enclosed garage and a private roof garden. Additionally, 11 guest parking stalls are to be included in the development.

The submitted drawings indicate a proposed site coverage of 30% and a Floor Space Ratio not to exceed 0.60, same as required in the (RS-1) One-Family Dwelling District Schedule.

ANALYSIS

The proposed development has evolved from the desire by Mr. Fred Wyder, the owner of Parcel L to develop the westerly portion of his property without impeding the view and facilities of the existing residence. The original intent was to create a cul-de-sac and subdivide the property into four individual lots. However, the Planning Department suggested that instead of a simple subdivision, Strata Titling of the units might be more appropriate. The present scheme was developed in consultation with Civic Officials.

The Urban Design Panel when considering the proposed development at its meeting of September 25, 1975, noted that:

> 'This design left most of the Panel members speechless with delight and admiration.'

The Urban Design Panel recommended as follows:

Cont'd . . .

Clause 2 Cont'd

'Recommendation: The Director of Planning support this rezoning application and encourage the applicant to proceed toward a Development Permit Application.'

The Planning Department favours this rezoning application and feels tha with the low density and attention to landscaping, the scheme can be introduced to the neighbourhood without disturbing the existing fabric of the area.

The Director of Planning recommends that the application to rezone the subject lands from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District be approved with the CD-1 By-Law restricting the development as follows:

USES:	Townhouses Caretaker's Dwelling Off-Street Parking and Customarily Ancillary Facilities
FLOOR SPACE RATIO:	Not to exceed 0.60 and to be measured as in the (RS-1) One-Family Dwelling District Schedule
HEIGHT:	Not to exceed 3 levels plus storage below
OFF-STREET PARKING:	35 off-street parking spaces shall be provided (which consists of 2 spaces per unit plus 9 guest spaces)

And subject to the following:

- That the detailed scheme of development be approved by the Director of Planning with particular regard for the provision and maintenance of off-street parking, vehicular ingress and egress, landscaping and garbage collection facilities.

- The development is not to be materially different from the plans numbered 1-7, prepared by Musson Cattell & Associates, Architects, dated August 29, 1975.

- Prior to the enactment of the amending CD-1 By-Law, the owner is to comply with the following condition:

  a) that the area to be rezoned be subdivided and consolidated into one lot.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire."

The Vancouver City Planning Commission at its meeting of November 5, 1975 when considering the application, endorsed the recommendation of the Director of Planning.

The Director of Planning recommends that the application to rezone the said lands be referred to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Request for Bus Stops on Granville Street at Drake Street

The City Engineer reports as follows:

"The Downtown Community Resources Board has requested these stops be established for the use and convenience of the senior citizens at Continental Hotel.

Stops had previously existed at this intersection, but were removed as part of the Transit Operations Downtown Vancouver in 1970 in an attempt to speed the bus service since usage of these stops was very light.

The situation has been reviewed and discussions held with the Transit Authority on the matter. It has been agreed that, as the usage will still be light, and consequently delay will be negligible, the stops can be re-established.

Accordingly, it is RECOMMENDED that Council approve north and south-bound stops on Granville Street at Drake Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

FINANCE MATTERS

RECOMMENDATION

1. Authority to Invest Funds.

The following report is submitted by the Director of Finance.

"The Director of Finance has requested the normal authority to invest funds as they become available during the year 1976.

Your City Manager recommends that the Director of Finance, in consultation with the City Manager, be authorized, for the year 1976, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, 260 of the Charter. In the case of major investments, there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenace Funds; Captain Vancouver's Grave Maintenance Trust Fund; Pension D. Funds; Taylor Manor Trust Funds

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Union Act.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Union Act."

Your City Manager RECOMMENDS the approval of the above report.

Cont'd.

RECOMMENDATION

2. Annual Financial Authorities.

The Director of Finance reports as follows:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

Your City Manager recommends:

(a) That the Director of Finance be authorized, for the period January 1 to December 31, 1976, in accordance with Sections 215 and 216 of the Vancouver Charter, to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1 to July 15, 1976, such capital funds as are available for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter."

Your City Manager RECOMMENDS the above report be approved.

CONSIDERATION

3. Cedar Cottage N.I.P. appropriation: Equipment for Grandview Community Centre Lounge.

The Director of Planning reports as follows:

Equipment for Grandview Community Centre Lounge

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is the improvement of the social facilities in the area and to this end $488,000 has been set aside of the total $1,844,750 available. A major part of the original social facilities funding estimate was based on improvements to the Grandview Community Centre and one of the priorities for improvements at the Centre was the Teen Lounge. A sub-committee that included members of the Cedar Cottage N.I.P. committee, the Cedar Cottage Community Police Team, Community Centre staff and Teens was established in the fall of 1974, to make recommendations on how best to improve this lounge but the recommendations were tabled until the results would be known of a study now being carried out by the architectural consultants Walkey/Olson regarding improvements required at the centre. There was some discussion as to whether or not a teen lounge is appropriate in the building but it is now clear that the consultant's study will be making recommendations regarding a lounge. It is intended however, that lounge and games equipment not be restricted to teens, but will be used at various times throughout the day by all ages in the community. Parks Board staff have also prepared a painting plan for this lounge area. The Cedar Cottage N.I.P. committee has therefore recommended to Council that an appropriation of N.I.P. funds be established from which equipment and paint may be purchased following the renovations resulting from the consultant's study.

"C.M.H.C. has concurred with this proposal.

The Director of Planning recommends:

"That Council authorize the appropriation of $5,500 from the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of equipment and paint for the lounge/games room of the Grandview Community Centre.

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

Cont'd.

CONSIDERATION

4. Park Board: Satellite School Program

The Director of Finance submits the following report.

"During the 1975 budget review, a Park Board request for $5,060 for recreation programs in east-end schools was disallowed by staff, appealed by the Park Board at the Finance Committee review of the 1975 revenue budget, and the appeal turned down. In July 1975, the Park Board report to Council disbanding the Vancouver East Recreation Project (replaced by Strathcona Community Centre, Downtown Eastside Recreation Project and Britannia Services Centre) contained the recommendation that $5,060 be provided for programs in east-end schools. This recommendation was not approved by Council.

While the above could be interpreted as meaning that Council was merely not prepared to increase Parks budget funds by this additional amount (rather than objecting to the program), the action of Council in twice turning it down indicates that Council was specifically refusing to have satellite school programs in addition to the programs already provided.

On October 20, 1975, the Park Board considered the request from the Hastings Community Association regarding the $5,060 Satellite School Program. A Park Board staff member reported that funds could be reallocated in order that the Satellite School Program could continue until December 31, 1975. The Park Board did not take any official action in the form of a resolution requesting a budget transfer to cover the cost of the Satellite School Program.

I have now been informed that, within the Park Board budget, the amount of $5,060 is being charged to an account called Small Community Halls as expenditures are being incurred. The Park Board apparently does not intend to request a budget reallocation. The Small Community Halls budget item is not an appropriate place to charge this item, as the intention of this particular Small Community Halls Program has nothing to do with the type of programs involved in the Satellite School Program. The Small Community Halls budget is for the provision of building maintenance in four halls. Further, it does not classify the Satellite School Program expenditure properly and distorts the budget analysis comparison for future years. It also serves the purpose of hiding the fact that the Park Board, in effect, is supporting and paying for a program that was twice turned down by Council.

My primary concern is that the Park Board has failed to ask for a budget transfer when they wish to do something that has not been approved by Council in the Park Board budget. It is our opinion that City budget regulations and Charter provisions are applicable to the Park Board. The wording in the formal resolution of Council adopting the annual budget,

> "... resolved that the said estimates both as to totals and individual items pertaining thereto... are hereby adopted by Council."

and the wording in the Vancouver Charter (Parks - Section 493 (1)),

> "Save by resolution of the Council, the Board shall not authorize or make any expenditures except those provided for in the estimate as adopted by Council."

would seem to make it clear that if funds were not approved in the original estimates for a specific item, the Board would require Council approval to expend funds on this item (whether a transfer of appropriation were involved or not).

Also attached as an appendix to this report is a copy of the existing Council approved policies regarding control of budget expenditures.

It is therefore my opinion that the Park Board should be required to request a budget transfer from Council and presumably the process would involve Park Board justification for the particular program."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 12

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Assignment of Lease, McLaren Electric Building, 870 square feet, more or less, on second floor, 1836 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:

"Teachers' Investment and Housing Co-operative are currently leasing 870 square feet, more or less, on the second floor of the McLaren Electric Building under a lease dated July 1, 1975. This leased area came under control of the City pursuant to take-over of management function and assignment of leases by Mr. Basil McLaren approved by City Council on December 17, 1974.

An application has now been received for consent to assign the current lease which expires December 31, 1976, from Teachers' Investment and Housing Co-operative to their wholly owned subsidiary, Ventra Travel Services Ltd. Such assignment to be effective as of the date of City Council's approval.

RECOMMENDED that the City consent to an assignment of the lease dated July 1, 1975, from Teachers' Investment and Housing Co-operative to Ventra Travel Services Ltd. subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

I.

REPORT TO COUNCIL

STANDING COMMITTEE ON
HOUSING AND ENVIRONMENT

December 18, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 18, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Rankin

ABSENT: Alderman Boyce
Alderman Cowie

CLERK: R. Demofsky

The Minutes of the meetings of November 6, 20, and 27, 1975, were adopted.

RECOMMENDATIONS:

1. Progress on Enforcement of Fire By-law

The Committee considered a City Manager's Report dated December 11, 1975, in which the Fire Chief reported as follows:

" Since July 1, 1974 a total of 87 charges have been laid and Summons' issued to building owners for failure to comply with the Fire Bylaw, Section 38.

In most cases the owners have been found guilty or have pleaded guilty and paid a minimal fine, with advice to comply given by the Court Judge. Most of these people have now complied. Only twenty (20) remain to be processed in the Courts. Nine (9) of these have now made positive progress towards compliance leaving a total of ten (10) buildings on which no progress has taken place whatsoever and one (1) on which progress has stopped.

BUILDINGS ON WHICH NO PROGRESS HAS BEEN MADE:

LICENCED PREMISES

EMPRESS HOTEL, 235 East Hastings Street.

Information on this building has been previously circulated to the Housing Committee.

VANPORT HOTEL, 645 Main Street.

The owners of this building, Lee's Benevolent Association were issued orders to comply with Section 38 on August 9, 1974. Charges were laid on February 6, 1975 resulting in a minimum $50.00 fine. After further attempts to gain compliance failed, new Information was forwarded on August 13, 1975 against both the owners and lessees of the building. The trial date has been set for January 14, 1976.

IVANHOE HOTEL, 1038 Main Street.

Bylaw information was first issued to the owners of this building in February, 1974. Orders to comply within 90 days were issued on August 7, 1974. A contract was signed with Ashford Sprinkler Co. in December, 1974 with work due to start in January. By April 2, 1975 no work had been started. At this time the contract with Ashford was cancelled and a new contract signed with Mor-Gren Company who have now installed most of the piping.
A dispute arose between Mor-Gren and the owner over payment for the work and all progress stopped. Mor-Gren has subsequently placed a mechanics lien on the building to recover costs.
Information was forwarded to the Prosecutor on July 24, 1975 and the next Court appearance set for December 17, 1975.

Cont'd . . .

OTHER BUILDINGS - NO PROGRESS

504 East Hastings Street - FERRARA COURT

254-62 East Pender Street - SYDNEY HOTEL

101 East 7th. Avenue - QUEBEC MANOR

R/O: R. & R. Lambert Ltd. Mr. R.W. Stewart (Director.)

546 Prior Street

R/O: Mr. Lee Pang

2440 Heather Street

R/O: Eugene & To Sang Mah.

777 Burrard Street - IRWINGTON COURT

R/O: Mrs. Doris Gould

522 Richards Street - KINGSLEY HOTEL

R/O: Mr. Harold Wright.

18 West Hastings Street - BURNS BLOCK

R/O: Ray Bros. Holdings Limited.

POSITIVE PROGRESS AFTER RECEIVING SUMMONS

1111 Seymour Street - Hollywood Apts. R/O Mr. M. Short. Prop. Mr. F. Gougeon. Section 38 requirements almost complete. Will be finished by December 31, 1975.

106 West Hastings Street - Argyle House. R/O Estates Investments, Mr. M. Thomson. Sprinkler installation now complete and operating. City test to be made this month.

347 W. Pender Street - Hartney Apts. Sprinkler installation in progress.

853 E. Pender Street - Delmar Rooms. Sprinkler installation in progress.

75 E. 8th. Avenue. Section 38 requirements to be completed in two weeks.

686 W. 8th. Avenue. Contract and financing arranged to comply with Section 40(b). Work to start this month.

337 Dunsmuir Street - Alcazar Hotel. Sprinkler installation started in November, 1975 by Mawhinney Bros.

855 E. Broadway. This case was heard in Court and dismissed because the Crown failed to prove that 20 or more rooms were used for residential purposes. A visit was made to the premises last week and the owner informed that Information would be resubmitted to the Prosecutor. A phone call from a lawyer indicates that the owner will now comply and is seeking sprinkler estimates.

797 Keefer Street. Sprinkler installation started December 4, 1975."

Chief Fire Warden Birnie was present and reviewed this report with the Committee. Following discussion, it was

RECOMMENDED,

A. THAT the City of Vancouver not issue 1976 Business Licenses for the Empress Hotel, 235 East Hastings Street, the Ivanhoe Hotel, 645 Main Street, and the Vanport Hotel, 1038 Main Street.

B. THAT the Director of Permits and Licenses report back to this Committee on whether or not the Minimum Standards By-law can be used to have the following premises brought up to by-law standards:

- Empress Hotel, 235 East Hastings Street
- Vanport Hotel, 645 Main Street
- Ivanhoe Hotel, 1038 Main Street

Cont'd . . .

C. THAT the above noted City Manager's Report dated December 11, 1975, be received.

2. Fire By-law Enforcement - Mt. Allison Lodge

The Committee considered a City Manager's Report dated December 9, 1975, in which the Fire Chief reported as follows:

"On request, Fire Warden D. Cameron inspected the above premises on November 17, 1975 and confirmed that there are now only 18 rooms used for residential purposes, two less than the twenty (20) outlined in Section 38 of the Fire Bylaw. Suites formerly occupied on the main floor have been vacated and are now intended to be used as stores.

A change of ownership is now taking place and the new owner wishes to complete the store occupancy and retain the existing 18 residential rooms.

It is our opinion that the existing rear verandah serving the remaining suites affords a reasonable degree of safety. Alterations to accommodate the stores would be supervised by the Building Inspector as to fire separation from the suites.

We would therefore have no objection to relaxation under Section 42B of the Fire Bylaw to reduce the number of rooms, should Council decide that literal enforcement would result in unnecessary hardship. "

Following discussion, it was

RECOMMENDED,

THAT relaxation of Section 42B of the Fire By-law to reduce the number of rooms from 20 to 18 be granted to the Mt. Allison Lodge, 742 East Broadway.

3. Fire By-law Appeal - Windermere Apartments

The Committee considered a letter from the G.V.R.D. dated November 27, 1975. This letter advised that the Windermere Apartments owned by the G.V.R.D. was among the properties acquired to facilitate St. Paul's re-development program. This re-development schedule is such that demolition of buildings on this site could commence by next fall. The usefulness of the proposed improvement to conform to Fire By-law standards would thus be for a very short period of time.

This letter is on file in the City Clerk's Office.

The Committee also considered a City Manager's Report dated December 12, 1975, which advised that this building did not conform to Fire By-law standards and outlined the existing infractions. (This report is on file in the City Clerk's Office.)

Following consideration of this matter, it was

RECOMMENDED,

THAT enforcement of the Fire By-law on the Windermere Apartments be deferred until the fall of 1976.

4. Progress on Enforcement of Lodging House By-law

Submitted for the Committee's consideration was a City Manager's Report dated December 8, 1975, in which the Medical Health Officer reported as follows:

Cont'd . . .

"This report will give details on the enforcement of the Lodging House By-law in the Core Area of the City and will furnish updated information for the period August 15 - December 1, 1975.

There has been a further reduction in the number of Lodging Houses in the Core Area from 726 to 687. This reduction is a result of conversions to single family use, demolitions and closures for various reasons.

Pursuant to Council's instruction the premises at 1104 Bute Street were entered and inspected by both Health Department and Fire Department inspectors with the result that the premises are now vacated with the exception of two dwelling units.

Renovations at the American Hotel, 928 Main Street, have been completed and the premises now comply with the Lodging House By-law.

Three court cases have been finalized during this period with all charges being dismissed in two cases and in the other a fine was imposed of $200. One new charge was laid in regards to refusal of entry for inspection purposes at 1104 Bute Street.

There now appears to be plans to renovate and re-open several premises which have been closed in the past by the Health Department. The premises at 222 Keefer (45 rooms) have been renovated and are now open for occupancy.

The distribution of Lodging House By-laws for posting in the premises is continuing and the Operator's Manuals are being delivered during routine inspections."

When reviewing this report with the Committee, the Director of Environmental Health noted that approximately twelve premises containing 195 rooms which have been closed in the past by the Health Department have plans to renovate and reopen. It was also noted that the premises at 1052 Seymour Street and 578 Alexander Street have been in constant infraction of the Lodging House By-law.

Following discussion, it was

RECOMMENDED,

THAT the City Prosecutor be requested to report back to this Committee as soon as possible on why prosecutions against the premises at 1052 Seymour Street and 578 Alexander Street, have not yet gone to trial.

4a. Lodging House By-law Enforcement - Wicklow Hotel

The Director of Environmental Health advised that the owner of this premise has been delinquent by not conforming to the Lodging House By-law. There is presently a court case in process involving ownership of this premise, and the prosecutor will not accept prosecution until after the Health Department's 60-day notice to comply to the Lodging House By-law expires on January 6, 1976.

RECOMMENDED,

A. THAT the Medical Health Officer be instructed to lay charges to the Wicklow Hotel for non-compliance with the Lodging House By-law just as soon as is appropriate after the 60-day notice expires on January 6, 1976.

B. THAT the above noted City Manager's Report dated December 8, 1975, be received.

Cont'd . . .

5. Compact Housing Program - Progress to Date

The Standing Committee on Housing and Environment at its June 26, 1975, meeting, and City Council at its July 8, 1975, meeting, approved a joint City of Vancouver/G.V.R.D. program to sponsor a maximum of six innovative housing projects on sites of from 1 to 5 building lots in areas of the City where there was a local area planning program.

Planning Department staff have been participating with the G.V.R.D. Housing Department staff since July in the selection and preliminary review of two proposed, small scale developments as part of the Compact Housing Program.

The Committee considered a City Manager's Report dated December 4, 1975, which is on file in the City Clerk's Office. This report advised of the following two proposed small scale Developments:

a. Duplex - First Avenue and Trafalgar Street

The side by side plan of this duplex provides an alternative to the up/down plan used in most of the duplexes in Vancouver. The two dwelling units are situated on a smaller than normal lot (3384 sq. ft.) in Kitsilano. The smaller unit is designed to accommodate adults while the larger unit is addressed toward the needs of a family.

The site is located on the northeast corner of First Avenue and Trafalgar Street in a two family dwelling district (RT-2) in Kitsilano. The generally good condition of the surrounding homes combined with the site's proximity to community facilities (e.g. employment, education, recreation, shopping and public transportation), make this a very desirable location for family living.

b. Triplex - Marathon Proposal for CPR Right-of-Way

The overall development consists of ten (10) flat undeveloped infill lots on the CPR Right-of-Way which runs through an older residential neighbourhood in Kitsilano Point. Three typical cluster housing types have been designed in response to the variety of existing housing types (apartment, duplex, detached house) adjacent to the development site. The "type A" cluster which faces onto Arbutus Street was being designated as a possible G.V.R.D/City of Vancouver Demonstration Project.

The Type "A" cluster, which is addressed toward families, has been designed as a transition between a 1 1/2 storey single family detached house to the north and a 3 storey walkup apartment to the south. This triplex consists of one two-bedroom unit (1,090 sq. ft.), one three-bedroom unit (1,450 sq.ft.) and one three-bedroom plus den unit (1,495 sq.ft.). The site density is 26 units per acre with a floor space ratio of 0.74 (excluding basements).

The project would be developed by Marathon Realty Co. Ltd. and designed by Zoltan Kiss/Ray Letkeman of Vancouver. Both the developer and the architects have been involved in several projects in Vancouver - eg: Granville Square, Arbutus Village, Gaslight Square, and Phase I of the False Creek development.

When discussing this report the Committee observed that the proposed units were not for low income families and that the floor areas of each unit were quite large, and would therefore, be expensive.

Mr. D. Vanin of the G.V.R.D. agreed with the Committee's observation, but noted that a proposed density of 26 units per acre was relatively high and could be considered as compact housing.

RECOMMENDED,

THAT the above noted City Manager's Report dated December 4, 1975, be received and referred back to the Director of Planning for a further report outlining why this is considered as compact housing.

Cont'd . . .

6. Killarney Gardens

Council on December 9, 1975, when considering a Housing and Environment Committee report on the above matter passed the following motions:

"A. THAT the Director of Planning submit a report outlining the background information on the rezoning of this property to CD-1 and all details of the proposal call for Killarney Gardens.

B. THAT C.M.H.C. be requested to submit all the guidelines related to this mortgage on Killarney Gardens.

C. THAT the following matter be referred back to the Housing and Environment Committee for future consideration:

'FURTHER THAT the clause in the Landlord and Tenant Act which states that residential premises with rentals of $500 per month or over not be subject to rent controls, not be changed.'

D. THAT the Chairman determine the owner of Killarney Gardens and invite him, his managers, as well as the Director of Legal Services, City Manager and other appropriate City officials to a future meeting of this Committee.

E. THAT a representative of the School Board be invited to the next meeting of this Committee and requested to submit information on why the Cook School Annex was built, what the future of this annex is, and why the student population recently dropped from 400 to 100."

The Committee considered a City Manager's Report dated December 17, 1975, in which the Director of Planning outlined the chronological list of events related to the development of the Killarney Gardens housing project.

This report, which is on file in the City Clerk's Office, stated in part:

"Conditions of Scheme of Development:-
The scheme of development shall consist of town houses and garden apartments to provide mainly accommodation for families. At least 80% of the units shall contain two or more bedrooms and no building shall be higher than three storeys. There shall be no specific limit on the floor space ratio and the scheme of development shall be to the approval of City Council."

The Committee also considered a letter from Killarney Properties which outlined the existing situation at Killarney Gardens. This letter is on file in the City Clerk's Office.

Mrs. M. Noir of the Tenant Rights for Children was present and when speaking to the above noted letter made the following points:

- There has always been a caretaker in each apartment block.
- Since living at Killarney Gardens she has never seen children urinate or defecate in the hallways.
- There are four large one-bedroom suites on the main floor of the apartments.
- The townhouses have no specific section only for families with children.
- The property owners previously requested the Director of the Community Centre to lower the budget.

Cont'd . . .

- The day care centre was started as a result of Killarney Properties approaching the Y.M.C.A. and asking them to start a day care centre in the Killarney Gardens complex for use of children in the complex and the surrounding neighbourhood.
- The activities that the Director of Killarney Gardens held in the school next door were badminton, basketball, etc. which required the high ceiling of a gymnasium.
- The owners of Killarney Gardens have verbally offered to rent the day care space to Y.M.C.A. for $1,000 per month. They have also verbally offered to extend the proposed closing date of December 31, 1975.
- In 1972 several families with teenage or near teenage children were evicted.
- Pressure is being applied to families through the management and staff but is extremely difficult to prove. Tenants tend to not put their complaints in writing.
- The renovation of suites between tenancies is, and has been, a policy of Killarney Gardens management.
- The tenant who requested the policy on babysitting never babysat children previously, and never received any complaints from neighbours.
- She has never seen a security patrol in the past six months. The tenants at Killarney Gardens are concerned about security.

Mrs. Noir advised that there is no communication between the owner, the manager, and the tenants. Meetings between these groups could be used to resolve existing problems.

In view of all of this, the immediate problem is the closure of the day care centre on December 31, 1975. Single parents might have to leave their jobs if day care facilities cannot be found.

Ms. V. Simons, Director of the Killarney Gardens Day Care Centre advised that since the day care centre opened approximately 2½ years ago it has been full with a constant waiting list. It is an excellent facility providing a healthy environment for pre-school children. Due to the government freeze on capital grants it might not be possible to relocate this day care centre.

The Chairman advised that Mr. D. Moir of the School Board could not be present today, but would be present at a meeting to be held at Killarney Gardens.

Following further discussion, the Committee

RECOMMENDED

A. THAT the Chairman invite the owners of Killarney Gardens to a meeting of the Housing and Environment Committee to be held in the activity room at Killarney Gardens to discuss the whole matter of family rentals and the day care centre at Killarney Gardens;

FURTHER THAT the Chairman urge the owners of Killarney Gardens not to close the day care centre until after the above noted meeting.

B. THAT all information submitted this day be received.

Cont'd . . .

7. Housing Management and F.P. 28, Hard to House Facility, 300 Block East Cordova Street

Council, on August 15, 1972, approved the recommendation of the Medical Health Officer:

"That the City of Vancouver, in consultation with the Province of British Columbia and Central Mortgage and Housing Corporation, develop a 75 place supervised residential facility."

On April 30, 1974, the recommendation of the Housing Committee was approved by Council,

"That the City of Vancouver take on the complete management of the downtown Hard to House Facility through the Property and Insurance Office, similar to the Oppenheimer 'system'."

The Committee considered a City Manager's Report dated December 12, 1975, (on file in the City Clerk's Office) in which the Acting Supervisor of Property and Insurance advised that construction of this facility is now underway and completion is tentatively scheduled for April or May, 1976. The design, as approved by the Senior Governments, G.V.R.D. and the Housing Committee, is for a three-storey building to provide seventy, single room units, five of which are designed to accommodate paraplegics. Provisions are made for 24-hour supervision, cafeteria meal service, on-site laundry, lounge facilities, medical treatment and a social worker interview room.

The report outlined two basic approaches that may be taken in the operational concept of this facility. The report advised that under the existing agreement with the Federal and Provincial Governments on the Oppenheimer, Antoinette, and Cordova Lodges, the city is responsible for the management and administration. The Continental Hotel is operated by the city under an agreement with the Provincial Department of Human Resources.

In view of the foregoing, it is apparent that a clear-cut recommendation is required to establish where the responsibility for control, management and operation of these housing developments will lie.

Mr. Bailey, General Manager of B.C. Housing Management Commission was present, and expressed confidence that B.C.H.M.C. could assume responsibility for management of Cordova, Oppenheimer, and Antoinette Lodges. He further advised that B.C.H.M.C. would work with the hostel management advisory group which would be made up of the following membership, as outlined in a City Manager's Report dated December 16, 1975, which is on file in the City Clerk's Office:

- Two representatives from the Community Resources Board;
- One representative from the Downtown Community Health Society;
- One representative from the Downtown Eastside Residents Association;
- One representative from community groups that have been involved in housing in the Downtown Eastside;
- One representative from the Social Planning Department, City of Vancouver.

Mr. D. Purdy of the Social Planning Department suggested that if management was turned over to B.C.H.M.C., the management process could be reviewed by them. Details relating to the transfer of management would have to be worked out among Property and Insurance, Social Planning, and the B.C. Housing Management Commission. Mr. J. Cotgrave of the Property and Insurance Department outlined for the Committee the necessary staff related to the Hard to House Facility.

Cont'd . . .

Following further discussion, it was

RECOMMENDED,

A. THAT the B.C. Housing Management Commission be requested to assume management function and responsibilities of the Continental Hotel, Oppenheimer Lodge, Antoinette Lodge, and the Hard to House Facility (Cordova Lodge).

B. THAT the Supervisor of Property and Insurance and Director of Social Planning meet with B.C.H.M.C. to discuss details related to the transfer of management and report back.

C. THAT the reports of the City Manager dated December 12, and December 16, 1975, be received.

8. Amendments to the Sign By-law

Council on October 7, 1975, heard a delegation from Neon Products Limited represented by Mr. J. Hartree on the matter of amendments to the Sign By-law, and passed the following motion:

"That this matter be referred back to the Housing and Environment Committee for further review in light of the Sign Industry's concern."

The Committee considered a City Manager's Report (on file in the City Clerk's Office) dated November 27, 1975, in which the Directors of Planning and Permits and Licenses advised that a meeting was held on October 21, 1975, between city staff and Mr. J. Hartree representing Neon Products Limited, to discuss their remaining concerns on the amendments to the Sign By-law. Discussions included such items as copy area of canopy signs, "trio", area of automatic changeable copy facia signs, and billboards attached to building walls.

Following consideration of this report the Committee,

RECOMMENDED,

A. THAT the following amendments be made to the Sign By-law:

(a) Item (25)

Substitute with the following:

Section 6 (4) (a) is deleted and the following substituted: P.20

"The length of a canopy sign shall not exceed the length of the face of the canopy on which it is attached provided however that where signs on adjacent canopy faces are so constructed as to form one continuous sign, such restriction need not apply. The copy area of a canopy sign shall not exceed 25% of the sign area."

(b) Item (26)

Substitute with the following:

Section 6 (4) (b) is amended by deleting the first paragraph and the following substituted: P.20

"The copy area of a sign located on the side or sides of a canopy shall not exceed the copy area of a sign located on the front of the canopy."

(c) Item (27)

Delete.

Cont'd . . .

(d) Item (28)

On the fourth line of the paragraph delete the words "trio billboard" and substitute with "billboard using indexing".

(e) Insert as item (30A) the following:

Section 7 (1) (g) - Add new section to read as follows: P.24

"(g) automatic changeable copy area exceeding 25 sq. ft. in area."

(f) Item (33)

Substitute with the following: P.25

Section 8 (5) is deleted and the following substituted: P.25

"A changeable copy sign shall only be permitted in the Suburban and Downtown Commercial Areas as defined in Section 4 of this Bylaw. The changeable copy area shall form an integral part of the sign. For a manual changeable copy sign the changeable copy area shall not exceed 50% of the sign face on which it is located, and a maximum area of 25 sq. ft.

For an automatic changeable copy sign, the changeable copy area shall not exceed 75% of the sign face. The maximum changeable copy area of automatic changing copy shall not be more than 25 sq. ft. except when special approval is given under Section 7 (1) (g).

Notwithstanding the above, theatres, coliseums and other entertainment and recreational establishments where frequent changes of events necessitate similar changes in the message of the sign, the changeable copy area may occupy the whole area of the sign.

Time and/or temperature indicators are considered as automatic changeable copy signs for the purpose of this Bylaw and they shall be permitted in all areas except residential areas, historic Gastown area and historic Chinatown area as defined in Section 4 of this Bylaw. They shall conform to the regulations that applied to changeable copy sign."

(g) New Item (61)

Section 2 is amended by deleting the definition of "Facia Sign"

and the following substituted: P.5

""Facia Sign" means a wall sign and as well every sign, except billboards, attached to, placed or inscribed on, or erected or placed against a wall or other surface, whether forming part of a building or not, and having the exposed face thereof on a plane approximately parallel to the plane of such wall and projecting not more than fifteen inches from the face of such wall."

(h) New Item (62)

Section 6 (8) (d) is deleted and the following substituted: P.22

"The support structure of a free standing billboard shall consist of no more than two columns properly anchored to the ground. The support structure of a billboard attached to a wall shall not be more than 12 inches above the roofline or top of the parapet of the wall of the building to which it is attached. All other structural elements shall be concealed.

All parts of the billboard shall be located within private property."

Cont'd . . .

B. THAT Council approve amendments to the Sign By-law as amended.

C. THAT Council instruct the Director of Legal Services to prepare the necessary by-law amendments.

9. Amendments to Sign By-law: Sign Schedules for Recently-rezoned Comprehensive Development Districts

Council on November 4, 1975, approved a City Manager's Report dated November 3, 1975, on amendments to the Sign By-law to reflect the recent changes, or proposed changes to the Zoning and Development By-law and resolved in part:

"The required amendments to the Sign By-law be prepared and submitted direct to a Public Hearing."

The Committee considered a City Manager's Report dated December 5, 1975, in which the Directors of Planning and Permits and Licenses reported that:

"A proposed Sign Schedule for the recently rezoned area of the West End (West End District - W.E.D.) has been prepared and circulated to various sign companies and several West End groups for their comments. The comments received to date have been favourable.

Due to variations in the permitted uses between different areas zoned Comprehensive Development Districts in the City, each newly-created Comprehensive Development District such as W.E.D., D.D., and CD-1 is, or will be, assigned separately a sign schedule most appropriate to that district under Schedule 'I' of the Sign By-law. The regulations of the assigned schedule will then be applied to that particular comprehensive development district. Since the Sign By-law was passed in October, 1974, a number of areas in the City have been rezoned to Comprehensive Development Districts.

When the C-3A Commercial District was created, the commercial uses permitted were quite similar to those of C-3 Commercial District. Controls similar to C-3 could well be applied to C-3A District.

When an area is rezoned to a Comprehensive Development District or a new zoning district such as the recently-created C-3A District, there could be a time lapse between the rezoning and the time when an existing sign schedule could be assigned to or a new sign schedule prepared for that district and enacted through an amendment to the Sign By-law. For Council's information, during such interim period, the sign schedule applicable immediately before the rezoning shall apply and sign applications will be approved accordingly until such time as the new sign schedule becomes effective."

Following discussion of this report, it was

RECOMMENDED,

THAT the amendments outlined in appendixes 'A' to 'C' as follows, and attached to the City Manager's Report dated December 5, 1975, on amendments to the Sign By-law: sign schedules for recently-rezoned comprehensive development districts be referred to a Public Hearing following a report from the City Planning Commission:

Cont'd . . .

APPENDIX 'A'

The following is the schedule prepared for the West End District (W.E.D.):

Schedule 'J' WEST END DISTRICT

For the purpose of this schedule the following uses shall mean uses as defined in the West End Official Development Plan:

(1) Residential
(2) Social, Recreational, and Public
(3) Convenience Commercial
(4) Residential Hotel
(5) Local Commercial
(6) Commercial with Hotels

(A) PERMITTED SIGNS

(1) Signs are permitted in Schedule "A" except that the maximum area of a directional sign in areas of "Local Commercial" and "Commercial with Hotels" and Social, Recreational, and Public uses shall be 6 sq. ft.

(2) One non-illuminated temporary real estate sign not exceeding 35 sq. ft. per street frontage up to a maximum of two per site provided that no two faces are visible simultaneously from the same direction shall be permitted in areas of "Local Commercial" and "Commercial with Hotels". Such sign may be attached to a fence or hoarding.

(3) The following types of signs:

(a) Convenience Commercial

(i) Canopy Sign
(ii) Facia Sign
(iii) Awning Sign
(iv) Mansard Roof Sign

(b) Residential Hotel

(i) Facia Sign
(ii) Freestanding Sign
(iii) Canopy Sign

(c) Local Commercial and Commercial with Hotels

(i) Facia Sign
(ii) Projecting Sign
(iii) Free Standing Sign
(iv) Canopy Sign
(v) Under Canopy Sign
(vi) Awning
(vii) Mansard Roof Sign

(B) SIGN REQUIREMENTS

(4) Signs shall conform to all specifications as set forth in Section 6 and 8 of the By-law.

(5) Not withstanding the above.

(a) facia signs

(i) for "Convenience Commercial", the maximum sign area shall be 12 sq. ft. Sign shall only be located on the signable area as defined in Section 6(1) (a) of this By-law.

Cont'd . . .

(ii) for "Residential Hotel", the maximum sign area shall be 12 sq. ft. The vertical dimension of the sign shall not exceed 2 feet. Sign shall only be located in the signable area as defined in Section 6(1) (a) of this By-law.

(iii) Section (6) (1) (h) of the By-law shall not apply to "Local Commercial" and "Commercial with Hotel."

(b) for projecting signs, a sign area of 3/4 sq. ft. per lineal foot frontage to a maximum of 75 sq. ft. shall be permitted;

(c) free standing signs for residential hotels, the maximum sign area shall be 10 sq. ft. and the maximum height of the sign shall be 4 feet. In "Local Commercial" and "Commercial with Hotel" the maximum sign area for a free standing sign shall be 35 sq. ft.

(d) Canopy signs;

(i) for "Convenience Commercial" the maximum vertical dimension of the sign shall not exceed 15 inches and (the maximum copy area for each sign face shall not exceed 25% of the area of the sign face);

(ii) for "Residential Hotel", the sign shall be non-illuminated, the maximum vertical dimension shall not exceed 15 inches;

(e) for awning signs, the maximum height of letters on the awning shall be 12 inches. Symbols and logs will be permitted provided that the copy area of any symbols, logos and letters shall not exceed 1/3 of the awning face on which the sign is located. Awning signs shall only be permitted on the first floor level.

APPENDIX 'B'

(1) Add to Schedule 'I' - Comprehensive Development Areas, the following for new CD Districts:

Map Index No.	Location	Boundary designated by Bylaw No.	Assigned Schedule
83	West End District (W.E.D.)	4890	J
84	Downtown District (D.D.)	4911	B-(Downtown Commercial)
85	Downtown East Side	*	B-(Suburban Commercial C-2)
86	South East Corner of Cambie and 49th (Langara)	4900	B-(Commercial Residential)
87	Block bounded by W. 7th, Burrard, W. 6th and Pine	4823	B-(Suburban Commercial C-2)
88	East Side of Nanaimo between William and Charles	4828	B-(Suburban Commercial C-2)
89	South-West Corner of Nanaimo and Kingsway	4861	B-(Suburban Commercial C-2)
90	North-East Corner of Columbia and Keefer	4830	F
91	North-East Corner of Yukon and Marine Drive	4775	A
92	Boyd Diversion, Renfrew and E. 22nd	4789	A
93	South-West Corner of School and Tyne	4824	A

Cont'd . . .

94	East Side of Renfrew, between E. 18th and E. 19th	4825	A
95	South Side of Nanton, between Yew and Arbutus	4826	A
96	South Side of Cordova between Gore and Dunlevy	4827	A
97	East Side Commercial Drive between Georgia and Adanac	4829	A
98	North-East Corner of Poplar and South-East Marine Drive	4860	A
99	North side of Cordova between Jackson and Princess	4879	A
100	Southeast corner of Venables and Renfrew	*	A
101	East side of Semlin Dr. between Triumph St. and the lane south of Pandora St.	*	A
102	Southwest corner of E.49th Ave. and Boundary Road (Champlain Heights - Enclave 1 of Areas E and F)	4918	A
103	Area bounded by Pacific St., Granville Bridge, Beach Ave., and Burrard Bridge.	*	B-(Local Commercial)
104	Northwest corner of Georgia and Denman (Harbour Park development)	*	B-(Commercial Residential)

(2) Delete from Schedule 'I' Comprehensive Development Areas under Map Index No.32 the assigned Schedule 'A' and substitute with assigned Schedule "B (Commercial Residential)".

(3) Add to Schedule 'I' Comprehensive Development Areas under Map Index Nos. 12, 16, 28, 37, 38, 40, 48, 67, and 74 the word "C-2" after assigned schedules "B (Suburban Commercial)".

(4) Delete from Schedule 'I' Comprehensive Development Areas under Map Index No.1, the location "Coal Harbour - Chilco to Bidwell" and substitute with "Coal Harbour - Denman to Bidwell".

* The rezoning applications have been approved by Council and went through public hearings.

The By-law numbers will be available once the By-laws are enacted.

APPENDIX 'C'

Add the word "C-3A" after the word "C-3" in:

(1) Section 4, Schedule 'B', Suburban Commercial Areas

(2) Schedule B (A)(2)

(3) Schedule B(B)(5)(a)

(4) Schedule B (B)(5)(b)

Cont'd . . .

10. "Molson's" Sign - 1550 Burrard Street

City Council on September 16, 1975, approved recommendations of the Standing Committee on Housing and Environment which included that a decision with respect to the "Molson's" signs, 1550 Burrard Street, be deferred until the Director of Legal Services and the Director of Planning report as to whether it is a "sign" or part of the building structure.

The Committee considered a City Manager's Report (on file in the City Clerk's Office) dated November 27, 1975, in which the Director of Legal Services and Director of Planning reported as follows:

"The Director of Legal Services and the Director of Planning after examining the four "Molson" signs located on top of the building at 1550 Burrard Street concluded that they are signs and not part of the building structure. These signs were interpreted, in the City Manager's report of July 24, 1975 on removal of billboards and roof signs adjacent to freeway and bridge approaches, as "On-Premises Roof Signs with Neon." These signs were non-conforming when they were regulated through the Zoning and Development By-law. They are now non-conforming under the Sign By-law. Council can order such signs removed after they have been non-conforming for five years. On August 28, 1975 when the Standing Committee on Housing and Environment was dealing with the City Manager's report, a representaive of one of the sign companies pointed out that the "Molson" signs were approved under the previous by-law as facia signs replacing a previous roof sign.

A check into the records indicates that the signs were treated as facia signs when a Development Permit was issued on May 14, 1971 after an appeal was allowed to relax Section 10, (21) (E) A (7) of the Zoning and Development By-law No. 3575 dealing with facia and wall signs. This allowed the signs to project 15 feet above the roof line of the existing building where five feet was normally permitted. However, when the Building Permit was issued it was for the erection of four roof signs and not four facia signs. Upon closer examination of the construction of the signs and the method by which they are attached to the building, the Director of Legal Services and the Director of Planning are of the opinion that they would be more appropriately classified as facia signs than roof signs.

As facia signs the "Molson" signs still exceed the sign area permitted under the present Sign By-law and are therefore non-conforming. However, the signs only became non-conforming when the Sign By-law became effective on October 8, 1974. Any order to remove the signs could not therefore be made until after five years from that date."

Following discussion of this report, it was

RECOMMENDED,

THAT the "Molson's" sign presently located on top of the building at 1550 Burrard Street be classified as a facia sign and that the removal of the signs not be required at this time.

INFORMATION:

11. Fire By-law Enforcement - Strathmore Lodge

The Committee considered a City Manager's Report dated December 2, 1975, in which the Fire Chief reported as follows:

Cont'd . . .

"An inspection was made of this building and my inspectors' report as follows:

This seven storey concrete apartment was constructed in approximately 1920. It contains 100 residential suites. The general maintenance, condition and upkeep is of a high standard for a building of this age - however, it does not provide any of the requirements of Section 38 and must be considered a high risk building in terms of fire spread.

An open stairway with no separation doors at any level serves as the main egress route within the building. Eight outside metal fire escapes serve every suite as the secondary means of egress to the first floor level, each terminating approximately 10 feet above grade. Corridors are plaster on laminated 2" x 4". All suite doors are of the panel type and have transoms over. Other openings into the corridors are milk bottle cupboards and garbage chutes.

It appears impractical to comply with Section 38 or 40(b) and a sprinkler system throughout the building would be the only alternative.

In addition to this requirement, emergency lighting must be installed at each level to illuminate the centre stairwell and corridors throughout the building under Section 43A of the Fire Bylaw."

Following discussion of this report, it was

RESOLVED,

THAT the above noted City Manager's Report dated December 2, 1975, be received.

12. Enforcement of Lodging House By-law

The City Manager submitted a report dated December 10, 1975, in which the Medical Health Officer advised as follows:

"The Vancouver City Council at its meeting of April 2, 1974 approved the following recommendations of the Board of Administration.

(a) Four (4) Public Health Inspector I or II positions and one (1) Clerk-Typist II position be established on a permanent basis in accordance with the report of the Director of Personnel Services for immediate enforcement of the Lodging House By-law. Auto Allowance for the Public Health Inspectors to be on a regular basis.

(b) Upon retirement or resignation of currently employed Public Health Inspectors, the vacancy be not filled until reviewed by the Board of Administration. The numbers of Public Health Inspector positions, by this report, increased by four (4) from twenty-nine (29) to thirty-three (33), be reduced to twenty-nine (29) over the next 18 months.

The Medical Health Officer now reports that one of the recruited four additional public health inspectors did not ultimately accept a position in Vancouver, one health inspector died and one has resigned, reducing the complement to thirty (30). Of these thirty, one is on extended sick leave.

The Department therefore reports that with the additional inspectors, an increased lodging house program was temporarily feasible but that only the pre-existing basic inspection and enforcement program is currently in effect. To increase attention to lodging houses would require a reduction in the Health Act (as distinct from City By-law) enforcement of sanitation, food control, swimming pool and citizen complaint investigations.

The full anticipated lodging house program has not been developed outside the "Core Area" (Burrard, Clark Drive, Broadway, Burrard Inlet), nor has

Cont'd . . .

the full posting of Lodging Houses and each unit according to section 19 of the by-law been carried out in any part of the City. The required printed material has, however, been ordered.

The successes and difficulties of the enforcement program have been reported regularly to the Standing Committee of Council on Housing and Environment.

The department is anxious to communicate to this Committee its exact position. It is not anxious to build any empire directed to the Lodging House program. The staff who have done a difficult job so well do not feel that they are fully utilizing the full range of their 2½ year training and find this work frequently exasperating. Enforcement programs are not well supported by the public or by the courts although many community groups in the downtown East side are supportive.

I feel that this whole matter should be laid open before the committee and re-assessed."

The City Manager notes that the foregoing is submitted for the INFORMATION of the Standing Committee on Housing and Environment and that no action is contemplated at this time; and reports that the Administrative Analyst is currently reviewing the health inspection function."

In reviewing this report with the Committee the Medical Health Officer advised that Section 19 of the Lodging House By-law which requires the posting of information signs in every lodging house unit would be carried out in the very near future. He also advised that once the core area is in compliance with the Lodging House By-law regular inspections will be required to maintain appropriate compliance with the Lodging House By-law. The area outside of the core area also requires routine inspections in order to realize compliance.

The Committee expressed concern that prosecutions were poorly prepared by the Prosecutors Office, that long time lapses were involved before court cases were heard, that fines were insufficient, and suggested that the Committee should have information on why this situation exists.

The Committee noted that the Administrative Analyst is currently reviewing the health inspection function and would be reporting back to the Housing and Environment Committee in January, 1976.

RESOLVED,

THAT the above noted City Manager's Report dated December 10, 1975, be received.

13. Interim Housing Status Report

Submitted for the Committee's consideration was a City Manager's Report dated November 24, 1975, in which the Director of Housing reported as follows:

"1) Proposal Call - Family Housing - July 14, 1975

Four proposals had been submitted, all of which are now being abandoned and not being proceeded with.

It is noteworthy to mention that the proponent for proposal (40/44/54 West 14th Avenue) was not able to obtain an extension to their option which had expired.

Cont'd . . .

2) Proposal Call - Hostel Housing Downtown Eastside - August 18, 1975

Two proposals were received. Application for approval concerning capital and subsidy funding had been made to both the Provincial Department of Housing and C.M.H.C. The matter is currently under consideration. The pertinent details of each proposal contains the following:

i) 173 units at a construction cost of $2,797,776; S/W corner Dunlevy Avenue and Alexander Street.

ii) 85 units at a construction cost of $1,562,110; S/S Cordova Street just east of Dunlevy Avenue.

3) Proposal Call - Family Housing - October 27, 1975

In this regard seven proposals are now being pursued with C.M.H.C. and the Provincial Department of Housing. These seven proposals represent in total 209 units at an estimated construction cost of $8.7 M.

4) Acquisition and Renovation of Existing Housing Stock

A request had been made to C.M.H.C. for $4 M for such a program.

5) Land Acquisition - Section 42 N.H.A.

Application for such funding had been submitted to C.M.H.C. and the Provincial Department of Housing for a loan in an amount of $4,546,877.

6) Land Acquisition - Downtown Eastside

The Provincial Department of Housing has committed to loan $500,000 towards the acquisition of lands in the Downtown Eastside for hostel housing.

7) Several community meetings had been held concerning the possible development of some City-owned land. The lands under consideration are as follows:

		APPROXIMATE NO. OF UNITS
i)	2nd Avenue & Wallace Street	63
ii)	Boundary Rd-Price St-Tanner St.	75
iii)	Arlington Street & 46th Avenue	86
iv)	Foster Avenue & Euclid Avenue	32
v)	Commercial Drive & Findlay Street	77
vi)	Nanaimo Street & Vanness Avenue	46
vii)	Walker Street & Copley Street	21
		400

The foregoing outlines briefly the activities of the City's Public Housing Corporation. In addition, within the City of Vancouver the

1) G.V.R.D. is involved with the development of 56 family housing units.

2) Dunhill Corporation is involved with the development of 201 family housing units.

Cont'd . . .

3) Various non-profit co-operatives assisted and supported by the United Housing Foundation are involved with the development of 278 family housing units which includes development in False Creek.

In summary, the family housing developments under consideration for and/or under development appear to be of the following description:

City of Vancouver Public Housing Corporation		
i) Proposal Call	209	
ii) City-owned lands	400	
		609
G.V.R.D.		56
Dunhill Corporation		201
Various Co-operatives		278
TOTAL		1,154 "

Following discussion of this matter, it was

RESOLVED,

THAT the City Manager's Report dated November 24, 1975, be received.

14. Financing - Low Cost Spay and Neuter Clinic

At the November 20, 1975, meeting of this Committee more information on the financing of the low cost spay and neuter clinic was requested.

The Committee considered a letter from Mr. C. Jack Holmes, Secretary-Manager - B.C.S.P.C.A. dated December 3, 1975, and outlining all of the sources of funding for the proposed low cost spay and neuter clinic. This letter is on file in the City Clerk's Office.

RESOLVED,

THAT the above noted letter dated December 3, 1975, be received.

The meeting adjourned at approximately 3:23 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 3-5

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

December 18, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, December 18, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 205 Main Street

The Committee had before it for consideration a Manager's report dated December 4, 1975 (circulated) on the application of Mr. Mawarford of Coaster Construction for Brandolini Holdings Ltd. for a development permit #71870 at 205 Main Street which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to use a portion of the main floor of this existing hotel building as a restaurant/cabaret. This development is situated on the south-west corner of Main and Powell Streets.

This development will maintain a public assembly area of 1130 square feet and a dining area of 1020 square feet. The applicant's plans state that there will be seating for a maximum of 145 persons including the dining and cocktail areas.

This site is in the area that has been approved at a Public Hearing to be rezoned from CM-1 Commercial District to CD-1 (Downtown East Side). This portion of the building was previously occupied as a public house (beer parlour).

The Director of Planning approved this application, after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'"

During discussion it was noted this location is presently known as the No. 5 Orange Street beer parlour and the application is to convert it to a restaurant/cabaret.

Cont'd . . .

Clause #1 continued:

Following brief discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Mawarford of Coaster Construction for Brandolini Holdings Ltd. for development permit No. 71870 to use a portion of the main floor of 205 Main Street as a restaurant/ cabaret.

2. Liquor Permit Application - 801 Beach Avenue

The Committee had before it for consideration a Manager's report dated December 10, 1975 (circulated) on the application of Mr. N. Canow for Nik's Godown Ltd. for a development permit at 801 Beach Avenue which read as follows:

"It is reported on behalf of the Director of Planning that the above-noted development permit application has been filed to use a portion of the main floor of the existing building as a restaurant and cocktail lounge.

This development is situated in the downtown peninsula on the north-west corner of Beach Avenue and Howe Street in the (CM-1) Commercial District. (Rezoning is being considered to FCCDD - False Creek Comprehensive Development District.)

The proposed development will provide a 5090 sq. ft. restaurant, and a cocktail lounge with a public assembly area of 1060 sq. ft. The applicant stated that there would be a total of 48 persons seated in the cocktail lounge.

The Director of Planning approved this application, after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

'This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.'"

Following brief discussion it was

RECOMMENDED

THAT the application of Mr. N. Canow for Nik's Godown Ltd. for development permit No. 72094 to use a portion of the main floor of 801 Beach Avenue as a restaurant and cocktail lounge be approved.

3. Super Graphics and Wall Murals - Approval Process

The Community Services Committee on May 15, 1975, after recommending approval of two outdoor wall murals proposed by the Pier Group Mural Company, which the Director of Planning had turned down under Section 7(1) of the Sign By-law, resolved:

"THAT the Director of Planning be asked to appear before the Community Services Committee to discuss criteria for exterior wall murals and his discretion to approve such murals under Section 7(1) of the Sign By-law."

Cont'd . . .

Clause #3 continued:

The Committee had before it for consideration a Manager's report dated December 8, 1975 (circulated) in response to the above resolution which stated in part:

"The majority opinion from the artists consulted is against setting out criteria for works of art. As an alternative, some of the artists suggested a small Advisory Panel from among their number who would assist the Director of Planning in evaluating the super graphics and wall murals. It is believed that a further advisory group is not needed at this time as there have been few applications under this section of the By-law to date. The Urban Design Panel, which includes members of design professions with the ability to assist in the required evaluation, particularly as murals have such an important relationship to building design and form, is an appropriate body to provide the required advice. A representative of the Pier Group Mural Company has stated that this procedure is acceptable to their company.

Applications will be examined systematically under a sequence including:

Location (permanent or otherwise, industrial, commercial, etc.);

Applicants' intentions (message intended--only obviously inappropriate ones should be stopped, reasons for location, perceived advantages);

Size (principal dimensions, size in relation to building);

Visibility (close view, wider view, suitability of colours for light conditions);

Permanance (durability);

Relationship to building form (whether the mural helps building form or worsens it);

Community acceptability (harmony or discord with neighbours, avoidance of political or third-party advertising, and similar considerations).

The Urban Design Panel and the Panel, on October 30, 1975, agreed to advise on super graphics and wall murals to assist the Director of Planning in exercising his discretion under Section 7 of the Sign By-law."

The Director of Planning, representatives of the Law and Social Planning Departments, along with representatives of the Pier Group Mural Company, appeared before the Committee on this matter and there was considerable discussion during which it was revealed that the mural proposed for the north side wall of the day care centre at Vancouver Community College which was presented by the Pier Group to the Committee and recommended for approval on May 15, 1975, was not the same mural which had earlier been presented and turned down by the Director of Planning.

During discussion the suggestion was made that representatives of the art community such as the Director of the Vancouver Art Gallery and the principal of the Vancouver School of Art should comment to the Director of Planning on wall murals proposed for the exterior walls of City buildings.

Cont'd . . .

Clause #3 continued:

The Director of Planning, speaking in support of the proposition in the Manager's report that the Urban Design Panel review mural proposals, suggested that he would welcome the comments of such a group in making his decisions on the acceptability of wall murals and that this is a value judgement which should not be left to one individual.

The suggestion was made that the Community Services Committee could be the approving body for murals or that it could be an appeal group for artists whose murals were not approved by the Director of Planning following his consultation with the Urban Design Panel.

A "press agent" who stated he represents two mural painting clients, criticized the lengthy time period required for approval of murals, stating it can take as long as six months and that this fact alone could be the reason more mural applications are not being received by the City.

It was generally agreed by the Committee that artists whose murals were not acceptable to the Director of Planning could appeal to Council via the Community Services Committee.

Following discussion it was

RECOMMENDED

THAT Council approve the systematic examination of proposed wall murals as set forth in the Manager's report dated December 8, 1975;

FURTHER THAT the Director of Planning in addition to consulting with the Urban Design Panel on the applications for wall murals, also consult with representatives of the art community such as the Director of the Vancouver Art Gallery, prior to ruling on proposed outdoor wall murals.

4. Ray-Cam Co-operative Community Centre - Operational Structure

The Committee had before it for consideration a Manager's report dated December 3, 1975 (circulated) on the operational structure of the Ray-Cam Co-operative Community Centre.

Representatives of the Ray-Cam Community Association and the Social Planning Department appeared before the Committee on this matter and Community Association members stated they had read the report and agreed with it.

The report concluded with the following comments by the Director of Social Planning on the establishment of a management and operational structure:

"Now that the construction of the facility will soon be underway, attention must be focused on the management format and budget for the new centre. Previous comments by members of the Community Services Committee indicate that the management structure should reflect not only the desire of the Ray-Cam Cooperative to participate in the running and operation of the centre (at the policy level); but also include Participation by other agencies such as the City, Parks Board and possibly B.C.Housing Management Commission.

Clause #4 continued:

Due to the delays related to the construction of the community centre and the anxiety involved, the development of a management proposal and budget was unintentionally deferred. The City's commitment to fund the management and operation of the community services centre on its completion, requires that a budget be submitted to the Finance Committee of City Council before a March 1976 deadline. The amount of operational funds necessary will be determined in part by the portion of the year the centre will be operational. Construction should be completed in May if early December start materializes.
Social Planning Department and Ray-Cam Cooperative Association representatives have met several times on the management issue. Ray-Cam has revised its previous stand for managerial autonomy and agreed to a joint management board consisting of City, Parks Board, B.C. Housing Management Commission, Strathcona Resource Board, Raymur Tenants Association and Ray-Cam Cooperative representatives.

It will be the responsibility of the nine member Community Centre Board of Management (six members from the three community organizations and the remaining three from the three involved civic agencies) to:

1) establish annual budgets, raise funds and approve capital expenditures;
2) set management policies for the Centre;
3) operate programs in the Centre;
4) provide janitorial and maintenance services;
5) approve the hiring and dismissal of administrative staff.

Ray-Cam Cooperative Association has already made the necessary modifications to its charter to allow it to become the official citizen organization associated with the Community Centre. Besides this prime role Ray-Cam will also operate the Daycare and Co-op store facilities independent of the Community Activity Centre.

A Board of Management comprised of representatives of various interest groups will be concerned primarily with policy matters as outlined above. The approval and organization of the Management Board is a timely issue in light of the Board's role in the development of the annual operating budget. The outline of the proposed Board of Management organization, which has the mutual approval of the Ray-Cam Board and Social Planning, is appended to this report.

An agreement to participate has been received from several organizations and agencies represented on the proposed Board of Management. Similar consent is anticipated from the remaining."

During discussion it was noted construction of this new facility began on December 1, 1975.

Following discussion it was

RECOMMENDED

THAT Council approve of the Ray-Cam Community Centre's Board of Management as outlined in the Manager's report dated December 3, 1975, so that the Board, once established, can participate in the drafting of an annual operating budget and operational guidelines for the Centre.

INFORMATION

5. Request for Approval to Distribute Furniture Valued at Over $300

Council, at its meeting of April 4, 1974 approved procedures and guidelines (circulated) for the sale of City-owned surplus furniture at 10% or $10 to non-profit organizations.

Clause #5 continued:

Among the guidelines were that requests for furniture valued at over $300 be referred to Committee for approval.

The Committee had before it for consideration a request (circulated) from the Riley Park Area Council for $570 worth of furniture.

Following discussion it was

RESOLVED

THAT the Committee approve of the sale of $570 worth of surplus City-owned furniture to the Riley Park Area Council for $59.85, including tax.

RECOMMENDATION

6. Shannon Day Care Centre - Progress Report

The Committee had before it for consideration a Manager's report dated December 9, 1975 (circulated) on progress towards having a day care centre established in the Hudson Marine Plaza (a commercial office tower development in Marpole) as agreed to by Council on July 23, 1974.

Representatives of the Law Department and the Shannon Day Care Society appeared before the Committee on this matter.

The report documents a number of requirements the developer has failed to meet in providing adequate facilities in the day care centre.

A representative of the Law Department stated the City wrote the developer on November 20, 1975 outlining the shortcomings in the provision of proper day care facilities and that a written reply had not yet been received at the time of the meeting.

Following discussion it was

RECOMMENDED

THAT the City proceed to carry out repairs and other work necessary to provide a day care centre at the Hudson Marine Plaza which meets the standards required by Provincial and Municipal authorities for day care facilities and that the City withhold the costs of carrying out this work from the day care operating costs the City has agreed to pay the owner; such work to be undertaken by the City beginning on January 30, 1976.

The meeting adjourned at approximately 5:50 p.m.

* * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 15

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 13, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney & Volrich

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Harcourt

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT Council express its condolences to the family of the Late Lorne Brown, former Park Board Commissioner.

- CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Marzari,
THAT the Minutes of the Regular Council Meeting of January 6, 1976, with the exception of the 'In Camera' portion, be adopted, after amending the resolution of Council on Page 15 concerning Clause 3 of the report of the Community Services Committee to show this clause being adopted after amending the recommendation of the Committee whereby the Director of Planning is directed to consult with one representative of the art community only.

- CARRIED UNANIMOUSLY

Council Meetings - 1976

Alderman Kennedy requested that the Council meeting dates as approved by Council on January 6, 1976, be amended by scheduling a Council meeting for June 15, 1976, and scheduling a skip Council meeting on June 8, 1976, because of the Habitat Conference which will be held at that time.

MOVED by Ald. Kennedy,
SECONDED Ald. Volrich,
THAT the Council resolution of January 6, 1976, concerning Council meeting dates be amended whereby June 8, 1976, will be a 'skip' Council meeting and a Regular Council meeting be scheduled for June 15, 1976, but with no evening session.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into Committee of the Whole Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & OTHER REPORTS

Equal Employment Opportunities Program

The Council considered a report dated January 6, 1976, as submitted by Alderman Marzari, concerning an equal opportunities program on which subject a Committee had been appointed last year with Alderman Marzari as Chairman.

Ms. K. Ruff, on behalf of the Human Rights Commission, addressed Council speaking in support of the report and the program generally.

Mr. P. Winn also addressed Council on the subject, supporting Alderman Marzari's report and suggesting that Council give leadership in expanding the program to private business.

The report concluded with the following recommendations:

"That Council re-affirm its commitment to a full equal opportunity programme including the handicapped and racial minorities.

That Council direct Social Planning Department to make a researcher available to work with the Committee and the Human Rights Commission in programme development."

Alderman Marzari proposed that the second recommendation be now withdrawn and therefore it was

MOVED by Ald. Marzari,
THAT Council approve that the terms of reference of the Committee shall include a full equal opportunity program including the handicapped and racial minorities.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Bowers,
THAT the Committee be asked to prepare a study of the national ethnic origin of the present Civic work force.

(Deferred)

MOVED by Ald. Sweeney,
THAT the matter of the proposed study be deferred and referred back to the Special Committee for further consideration with Union representatives.

- CARRIED

(Aldermen Bowers, Marzari, Rankin and the Mayor opposed)

Alderman Marzari advised that the Committee will be expanded to include the Fire Chief or his representative and Mr. Mowett representing handicapped organizations.

Mandarin International Inn
141 Keefer Street

The Council considered a report from the City Manager under date of January 13, 1976, in which the Director of Planning reported as follows on the matter of the Mandarin International Inn at 141 Keefer Street:

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

"The site is located on the north side of Keefer Street between Main and Columbia Streets and is located presently in the HA-1 (Chinatown) District.

Brief History

June 12, 1973	An application was filed by the Planning Department to amend the Downtown Zoning and Development District Schedules. (This site was in a CM-1 District at that time.)
June 12, 1973	Development Permit Application #63200 was filed by Jones, Haave & Delgatty, Architects, on behalf of the Mandarin International Inn to construct a hotel, restaurant and neighbourhood pub.
Sept. 11, 1973	Amendments to Downtown Zoning Schedules passed by Council.
January 15, 1974	An error was discovered regarding floor space ratio calculations. After the development permit application was submitted, on a cursory check the floor space ratio was calculated at 6.30. On January 15, 1974 in a discussion with the developer, the error was discovered and in fact the floor space ratio was approximately 11.30 including the above ground off-street parking levels. Council was informed of this in a previous report of June, 1974.
March 18, 1974 to April 4, 1974	Planning Department and City Engineering Department were considering the site for possible collective parking in the Chinatown area. On April 4, 1974 a letter was submitted to Mrs. Faye Leung advising that it was agreed that a collective parking garage would not be appropriate on this site.
April 5, 1974	Development Permit Application #63200 was approved by the Technical Planning Board, subject to various conditions that had to be met prior to its issuance. These conditions included a reduction in floor space ratio, design approval and a reduction in the size of the beverage room.
April 11, 1974	A letter was sent to the applicant (Jones, Haave & Delgatty, Architects) advising them of the decision of the Technical Planning Board of April 5, 1974, including all the conditions.
May 27, 1974	The Urban Design Panel recommended that the Technical Planning Board refuse the design on the grounds that it, if executed, would adversely affect public amenity.
May 31, 1974	The Technical Planning Board considered the comments of the Urban Design Panel and resolved that since the recommendation of the Panel would involve a major re-structuring of the proposed development, the Technical Planning Board could not accept the recommendation of the Panel and referred the matter to City Council for consideration noting that an attempt would be made to secure improvements to the vehicular access insofar as pedestrian amenity is concerned.

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

June 11, 1974	City Council, on the question of design, resolved: "That the application to construct a hotel on the site be referred back to the Director of Planning to consider further with the owner the following conditions submitted by the Design Panel: - that the sidewalk and lower floor use not be dominated by vehicular access and storage - that it recognize the vital need for pedestrian amenity in the general Chinatown area."
August 27, 1974	City Council on report from the Director of Planning approved the establishment of liquor outlets in the development.
Sept. 24, 1974	The By-law to establish the HA-1 Historic Area District was passed by Council.
January 3, 1975	The last drawings were submitted by the Architect to comply with the conditions previously set by the Technical Planning Board prerequisite to the issuance of the development permit.
January 20, 1975	Development Permit #63200 was issued permitting the construction of a hotel on the site containing a restaurant/cabaret, licensed lounge, coffee shop and beverage room.

In the intervening period from the time the development permit application was filed until it was finally issued, considerable discussion and correspondence took place including the Urban Design Panel, other City departments, the Technical Planning Board and City Council as well as the architects and the developer. Matters under discussion included design, reduction in floor area, height, amount of parking and improvements to the circulation of pedestrians and vehicles.

The development as originally proposed would have been 18 storeys in height including 5 parking levels above grade with floor space ratio of 11.30.

The development as approved was 15 storeys in height with 2½ storeys of off-street parking above grade with floor space ratio of 7.50.

Present Situation

A development permit normally expires 12 months from date of issuance unless a valid Building Permit has been applied for. The anniversary date for this development permit is January 20, 1976.

On December 1, 1975 a letter was submitted from Dillingham Corporation Canada Limited requesting extension of the development permit for a 6-month period in order to complete formal working drawings and specifications for submittal to the Building Department. A further letter dated December 30, 1975, including the required fee of $50.00, was submitted by the Architects, Jones, Haave, & Delgatty also requesting an extension of the development. The reasons given in this letter are:

> "....Due to past economic conditions, our client has been unable to arrange adequate financing for the project for the last year and apparently is now ready to proceed on the project. We have a letter dated December 29, 1975 authorizing this firm to proceed with an application for a Building Permit and completed foundation drawings for this permit. In order to properly prepare these drawings with full consultant input, we would hereby request an extension to the development permit for a period of six months from the expiry date of January 20, 1976...."

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

Because of the significance of this development to Chinatown, the application for extension was referred to the Chinatown Historic Area Planning Committee for comments as it would not be in keeping with the HA-1 District, approved by Council on September 24, 1974. This was dealt with at their first available meeting of January 7, 1976. The recommendation of the Chinatown Historic Area Planning Committee was that the extension should not be granted for the following reasons:

'A. Since this development was applied for and approved under the old CM-1 Zoning (almost 3 years ago), that any new extension of the development permit should only be considered with regard to the new HA-1 zoning regulations, which this proposal clearly does not meet.

B. The scale and size of the proposed development does not relate to the low profile surrounding area, and will have a negative impact on the surrounding historical area.

C. If this project goes ahead, it may compromise the future development of a comprehensive urban design policy for the Chinatown area.'

The Architects have informed the Director of Planning that if no extension is granted, they will endeavour to submit the necessary drawings before January 20, 1976 in order to obtain necessary building permits in accordance with normal policy.

As a result of this, the Director of Planning considers that the requests for extension should not be granted. The Architects were informed of this verball on January 8, 1976."

The City Manager submits the foregoing report for the INFORMATION of City Council.

Council also noted briefs and communications from Mrs. Leung, the developer, Jones, Haave & Delgatty, Architects and the Dillingham Corporation Canada Limited.

Mrs. Leung addressed Council in support of extending the development permit with respect to the project. Mr. Delgatty, Architect and Mr. Skodje of the Dillingham Corporation, also spoke and supported the extension.

Following an explanation from the Director of Planning, it was

MOVED by Ald. Boyce,
THAT this whole matter be deferred for one month.

- LOST

(Aldermen Bird, Bowers, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bird,
THAT an extension of six months be authorized in respect of development permit #63200.

- LOST

(Aldermen Bowers, Boyce, Kennedy, Marzari, Rankin, Volrich and the Mayor opposed)

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

Mandarin International Inn
141 Keefer Street (cont'd)

MOVED by Ald. Kennedy,
THAT an extension of three months be authorized in respect of development permit #63200.

- LOST

(Aldermen Bowers, Boyce, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Bowers,
THAT an extension of one month be authorized in respect of development permit #63200.

- CARRIED

(Aldermen Marzari, Rankin and the Mayor opposed)

- - - - -

RECOGNITION - Mr. D.A. Matheson

At this point in the proceedings, Council recognized Mr. Donald A. Matheson, the City Building Inspector and Deputy Director of Permits and Licenses, who is retiring from the City's service on January 15, 1976.

Mr. Matheson, who was present in Council with Mrs. Matheson, was presented with cuff links.

MOVED by Ald. Rankin,
THAT WHEREAS Donald A. Matheson joined the staff of the City of Vancouver as Deputy City Building Inspector on November 1, 1948;

AND WHEREAS Donald A. Matheson progressed to the position of City Building Inspector on July 2, 1952, which position he has since held;

AND WHEREAS on January 15, 1976, he will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

DONALD A MATHESON

sincere and grateful appreciation, thereby commending him for his twenty-eight years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY

Following response by Mr. Matheson, Council recessed at approximately 4:00 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:30 p.m.

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CITY MANAGER'S & OTHER REPORTS (cont'd)

Harbour Park Development

Council considered a report of the City Manager dated January 9, 1976, regarding Harbour Park Development wherein the City Engineer reported as follows:

cont'd....

CITY MANAGERS AND OTHER REPORTS (cont'd)

Harbour Park Development
(cont'd)

"On November 20, 1975, Council, when dealing with the Harbour Park Development in public hearing, directed that: "The City Engineer carry out a more detailed traffic study of the area including cost comparisons of a pedestrian overpass versus underpass across Georgia Street."

The developer has had a traffic consultant carry out a study of the traffic generated by this development and the Engineering Department has analysed the matter further. In addition, negotiations have been held with Harcourt Development Corporation on cost sharing of required facilities and associated land matters.

TRAFFIC IMPLICATIONS

Georgia Street at Denman carries about 55,000 vehicles per day. The distribution of this volume and the peak hour situation have already been reported to Council. Traffic volumes on Georgia at this location are beyond the capacity of the street and backups now occur every day. These backups have not reached the north-south streets such as Burrard because reversible lanes are used on Georgia, pedestrian volumes at the intersections are very small, and little development has taken place north of Georgia. There is no buffer flexibility at the Georgia-Denman intersection and with Chilco closed there is no alternative route. Accordingly, all additional volumes must be carefully dealt with to keep the increase in backups on Georgia within about the 6% previously reported to Council.

The major problems are described here and then solutions outlined:

1. The development will generate about 5000 motor vehicle trips per day two way. The inbound traffic volume is estimated to be 2500 vehicles, of which 1200 would enter from Georgia via right turns north on Denman, and 1300 would enter from Denman. The outgoing trips would be 2500 vehicles, of which about 500 would turn right on Georgia to go west. In addition, we expect an increase in transit loading on Georgia west of Denman.

   Proposed solutions to deal with these increases are:

   a) Motor vehicle access from Georgia will be prohibited and will be controlled through the traffic signal at Denman.

   b) A twelve foot widening strip along Georgia was always provided in the area and the developer's plans presented to Council at the public hearing showed this widening. This will permit the construction of an additional lane on Georgia, west of Denman, which will provide storage space for vehicles merging into westbound Georgia traffic and for the increased transit loading.

   c) The twelve foot strip will also permit construction of a new wide sidewalk and landscaping which will form a suitable pedestrian approach to Stanley Park.

2. A second major conflict could occur from about 800 trips wishing to leave the development and proceed south on Denman. These movements would restrict traffic on Denman Street going toward Stanley Park, particularly in the peak traffic period. To deal with this potential conflict, it will be necessary to prohibit through traffic southbound on Denman at the Georgia-Denman intersection.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park Development (cont'd)

3. A third major conflict, and the most important one, would occur from increased pedestrian volumes crossing Georgia at Denman Street. Very little pedestrian crossing time now exists in the easterly crosswalk of Georgia Street. Due to the high volume of left turn traffic from Denman Street to westbound Georgia Street, pedestrian crossing is prohibited on the westerly crosswalk of Georgia Street. Any increase in this pedestrian time or even a small increase in pedestrian volumes would result in loss of green time in the east-west direction. This would have a very significant effect on the Georgia Street traffic and backups further east could be expected. If these reach the major north-south arterials, serious congestion would result.

This problem has been discussed with the developer who agrees that this situation must be avoided. Separation of pedestrian and vehicular traffic at the Georgia-Denman intersection is the only solution to the problem. As directed by Council, two methods of achieving this separation have been analysed:

a) An overpass -

The structure for this would be less expensive than an underpass ($120,000.00 vs. $330,000.00) and might pose fewer security problems. However, it would form a highly visible obstruction across Georgia Street right at the entrance to Lost Lagoon and Stanley Park. In addition it is impossible to construct access to the overpass at the south end without the use of the private property at that location. This would drive the costs well beyond those of the other alternative.

b) An underpass -

The structure for this would cost about $330,000.00, including moving of utilities. It could be constructed without use of private land at the south end by having an access point in the sidewalk allowance on Georgia at Denman. The north entrance would be constructed on the Harbour Park property. The developer has agreed that land could be provided for this purpose without affecting the development.

The matter of security has been discussed with the Police Department who feel that security should not be a problem. However, provision could be made for future installation of doors at each end to close the structure at night when surface pedestrian volumes would not be detrimental. These would be constructed only if found necessary and this is doubtful. Appropriate arrangements can be made for controlling surface pedestrian use.

Since the underpass would be almost entirely on City street and since it would serve the city parks to the west as well as private development to the north and north-east, the underpass would be maintained and policed by the City, as is the one to the west at Chilco.

Both the Engineering Department and the developer agree that the underpass alternative is the best solution to the problem and this is recommended.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park Development (cont'd)

COST SHARING

The curb, gutters and pavement for the one lane widening can be a local improvement (estimated cost $40,000.00). Since the City is the only land owner this would be assessed to the City property and recovered from the development under the lease. The sidewalk necessary would be constructed largely on the twelve foot strip and the north boulevard by the developer as part of the development.

With respect to the underpass, discussions have been held between the developer and the Engineering Department, and the developer has agreed to pay one third of the cost to a maximum of one hundred thousand dollars.

The properties benefited by the pedestrian underpass are:

a) The Harbour Park development

b) The new City park immediately north-west

c) The Bayshore immediately north-east (particularly when its proposed expansion takes place).

A fair assessment of benefit would be one third each and, therefore, cost sharing of one third each is appropriate. This cost sharing would be arranged through further negotiations including the Bayshore (Harbour Park and City already agree) or by a local improvement on the initiative. The latter approach is the more certain. The Director of Finance states that the City's one third (approximately) of the cost would be provided from $1,000,000.00 for the development of the park site west of the Harbour Park development.

It is RECOMMENDED that:

A) The Director of Legal Services be directed to arrange for the dedication of the twelve foot strip along Georgia Street.

B) The City Engineer be directed to negotiate with Bayshore Inn on cost sharing on a one third basis for the underpass, and if this fails, to initiate a local improvement on the basis of assessed benefit being one third City park, one third Harbour Park development, and one third Bayshore Inn. (Harbour Park Development Corporation have already agreed to $100,000.00 on this basis).

C) The Director of Legal Services be directed to bring forward the by-law for the local improvement if this is necessary.

D) The Director of Legal Services be directed to provide for the north access to the pedestrian underpass and financial arrangements for the underpass in the lease agreement.

E) The City Engineer be directed to design and, upon completion of financial arrangements, construct the pedestrian underpass as part of the City street system.

F) The City share of the underpass construction be provided from the $1,000,000.00 provided for the park development at the Harbour Park site.

G) The City Engineer be directed to bring forward a local improvement on the initiative for the necessary curb and pavement work on the north side of Georgia Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park Development
(cont'd)

Following an oral explanation by the City Engineer, the Director of Planning addressed the Council and expressed his concern on the speed of decision of the City Engineer's proposal and suggested additional information be obtained and consideration given in view of the future of this particular area.

MOVED by Ald. Boyce,
THAT this whole matter be deferred pending a report on performance bonds which had been requested previously.

- LOST

(Aldermen Bowers, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT recommendations A to G as contained in the foregoing Manager's report be approved.

(Amended)

MOVED by Ald. Rankin in amendment,
THAT recommendation E be amended to read as follows:

"E. The City Engineer be directed to reserve the land necessary to construct the pedestrian underpass as part of the City street system and report back in six months' time and, in the meantime, the Director of Planning report after studying the implications."

- CARRIED

(Aldermen Bowers, Boyce and Kennedy opposed)

MOVED by Ald. Sweeney in amendment,
THAT all of the words in parenthesis in recommendation B be struck.

- CARRIED UNANIMOUSLY

The amendments having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT recommendations A to G as contained in the foregoing Manager's report be approved after striking all the words in parenthesis in recommendation B and amending recommendation E to read as follows:

'The City Engineer be directed to reserve the land necessary to construct the pedestrian underpass as part of the City street system and report back in six months' time and, in the meantime, the Director of Planning report after studying the implications.'"

(Aldermen Boyce and Kennedy opposed)

UNFINISHED BUSINESS

1. 1976 Capital Program on 'Pay As You Go' Basis

Council on December 16, 1975, approved a number of recommendations contained in a report of the Finance and Administration Committee dated December 11, 1975, concerning a 1976 Capital Program on a 'Pay As You Go' Basis. In so doing, it approved the recommendation of the Committee that the 1976 Basic Capital Budget and the sources of

cont'd....

UNFINISHED BUSINESS (cont'd)

1976 Capital Program on 'Pay As you Go' Basis (cont'd)

funds be recommended for approval at an early Council meeting in 1976.

MOVED by Ald. Volrich,
THAT the 1976 Basic Capital Budget as recommended in the Special (Review) Committee's report and the sources of funds as contained in the table attached to that report, be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of the following Unfinished Business items pending the hearing of delegations later this day:

2. Grandview-Woodland Area Planning

3. Cedar Cottage - N.I.P. Implementation Stage

4. Closure of Lane South of 15th Avenue, West of Carolina Street

5. Hardship Appeal - Basement Suite 1511 West 63rd Avenue.

COMMUNICATIONS OR PETITIONS

1. Joint Committee on Community Recreation & Leisure Services

The Council was advised that the Joint Committee on Community Recreation and Leisure Services is seeking authorization for staff input from the Social Planning Department in order to support and expedite the work of the Joint Committee.

MOVED by Ald. Bird,
THAT the request of the Joint Committee on Community Recreation and Leisure Services for staff input from the Social Planning Department be approved in principle and the Committee report to Council in further detail in respect of the amount of staff input necessary.

- CARRIED UNANIMOUSLY

2. West Coast Air-Sea Rescue Operations

In a letter dated January 5, 1976, the District of Campbell River is seeking support in encouraging the Minister of Transport and the Minister of National Defence to review the question of Air-Sea rescue on the West Coast.

MOVED by Ald. Volrich,
THAT this Council support the request of the District of Campbell River and, therefore, the Minister of Transport and the Minister of National Defence be so informed.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 9, 1976

Works & Utility Matters
(January 9, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Areaway at 139 East Pender Street
Cl. 2: Lease of portion of Lane South of 54th Avenue East of Hudson Street
Cl. 3: Revisions to Plumbing By-law No. 4068 - Fees for building Sewer Extensions
Cl. 4: Common Emergency Telephone Number (9-1-1)
Cl. 5: Damages Caused by Anchor Rods during Excavation

The Council took action as follows:

Clauses 1, 2, 3 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Common Emergency Telephone
Number (9-1-1) (Clause 4)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved, however, the City Manager attempt to negotiate the matter of interest rates on equipment value as referred to in Note ii of this Clause.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(January 9, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Jericho Hill School Health Services Budget Approval 1975
Cl. 2: Amendments to By-law No. 4162, A By-law relating to the Operation and Maintenance of the Cemetery
Cl. 3: City Centre Youth Resources - Gastown Clinic, 52 Water Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
JANUARY 9, 1976 (cont'd)

Building & Planning Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Residential Rehabilitation Assistance Program: Promotion and Status Report
Cl. 2: Cedar Cottage N.I.P. Appropriation - Brewers Park Stage III

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Analysis of 1975 Property Tax Roll for Single-Family Residences
Cl. 2: False Creek $10,000,000 loan from CMHC

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(January 9, 1976)

Filling of One Vacant Position - Care Facilities Consultant II - Health Department (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
JANUARY 9, 1976 (cont'd)

Property Matters
(January 9, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Sale to Confratellanza Italo-Canadese Society - 2 Acres - Block 96, Section 29 THSL
Cl. 2: 10.3 Acre Site on the S/S of Adanac Street East of Cassiar Street

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Corner West 40th Avenue and Dunbar Street)

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (2025 McLean Drive)

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 4162, BEING THE CEMETERY BY-LAW (Mountain View Cemetery)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up and Subdividing Lane South of 1st Avenue between Cassiar and Skeena Streets

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane in Block 96, Section 29, Town of Hastings Suburban Lands dedicated by the deposit of Plan 4242 is surplus to the City's highway requirements;

(3) Lots 1 to 32 said Block 96 together with the surplus lane are to be subdivided into two parcels;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up and Subdividing Lane South of 1st Avenue between Cassiar and Skeena Streets (cont'd)

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 4242 abutting lots 1 to 32, Block 96, Section 29, Town of Hastings Suburban Lands, Plan 4242 be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the said lane to be closed and the said lots 1 to 32 be subdivided into two parcels.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes: North 5 feet of Lot 18, Block 'O', Section 42, THSL, Plan 11660

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

North 5 feet of Lot 18, Block 'O', Section 42, Town of Hastings Suburban Lands, Plan 11660;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Refuse Collection from Strata Corporations & Co-operatives

referred to a letter he had received regarding the policy approved by Council on refuse pick-ups in strata titles and co-operative units. The Alderman enquired if inequity existed. The Mayor directed that the communication be referred to the City Manager and the City Manager report back with respect to the policy for the information of Council.

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The Council recessed at approximately 5:30 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Cowie (Leave of Absence)
Alderman Harcourt

UNFINISHED BUSINESS AND DELEGATIONS

Grandview-Woodland Area Planning

Council, on December 16, 1975, deferred consideration of the above clause in the report of the Standing Committee on Planning and Development, dated December 2, 1975, pending the hearing of a delegation from the West Grandview Property Owners' Association. In its report the Committee advised it had reviewed the following recommendations of the Grandview-Woodland Interim Planning Committee:

I Membership of the Advisory Planning Committee shall be upon the basis of representation from each of seven zoning areas within the Grandview-Woodland area (see attached map).

II Composition of Advisory Planning Committee

The committee shall consist of a maximum of 21 persons composed of: 3 representatives from each of the seven areas consisting of one tenant, one property owner and one other person having a declared tenant, property owning or business interest in the area.

III Method of Selection of Advisory Planning Committee

i) Public meetings to elect representatives to the Citizens' Advisory Planning Committee shall be organized by the Vancouver City Planning Department in consultation with the Interim Planning Committee and held in each of the seven areas (Section I) with the present Interim Planning Committee soliciting nominations of area candidates that may be both written in or made from the floor at each of the public meetings.

ii) The present Interim Planning Committee shall verify the eligibility of candidates prior to election.

iii) The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area.

iv) Elections shall be conducted at public meetings held in the seven areas of the community by a show of hands to determine the successful candidates.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

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Grandview-Woodland Area Planning (Cont'd)

IV Term of Office for Members of the Advisory Planning Committee

i) The term of office for the Citizens' Advisory Planning Committee shall be for one year, or until the committee has fulfilled its responsibility to the community, but not to exceed two years.

V Operating Procedure for Advisory Planning Committee

i) There shall be a public meeting called to evaluate the work and recommendations of the Advisory Planning Committee not later than 1 year after the election for membership.

ii) In the event of insufficient elected members, or resignations from the Advisory Planning Committee, the Committee shall make every effort to appoint another member, or members having eligibility of serving on the Committee until the soonest period of election.

iii) In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called.

iv) All meetings of the Advisory Planning Committee and all decisions and recommendations must be made in meetings open to public inspection. It is also the responsibility of the committee to seek to publicize its decisions and recommendations.

v) All documents, reports, correspondence and memoranda of the Advisory Planning Committee shall be open for public inspection at a place, or places to be designated within the Grandview-Woodland area.

vi) The regular elected members and appointed members of the Advisory Planning Committee shall volunteer their services and receive no remuneration for their services. (This does not mean they might not be reimbursed for expenses incurred on Committee business).

VI Removal from Office of Committee Members

Committee members shall be removed from office in the event of:

i) failure to attend at least half of the regular meetings of the committee during a six month period;

ii) failure to attend three consecutive meetings without proper prior notification;

iii) by the submission to the Committee Chairman of a petition having at least five hundred (500) signatures, with accompanying addresses of eligible community members, specifying the name or names of their own area representative to the Committee who is to be removed;

iv) members of the Committee who during their term of office lose eligibility for that office shall automatically withdraw, or be removed from the Committee.

Cont'd..

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Grandview-Woodland Area Planning (Cont'd)

VII Other Consideration - Elections

i) For regular elections, the Advisory Planning Committee shall constitute itself an interim committee from its own members that are not seeking re-election, to supervise the election.

ii) In the event of the total resignation removal from office or the candidacy of all standing members, an advertised Public Meeting of the entire Grandview-Woodland area shall be called by City Council, the outgoing Advisory Planning Committee or in their failure by any other interested person to appoint an interim committee to supervise the election.

VIII Other Considerations

i) Neither Vancouver City Council nor the Advisory Planning Committee shall have the right or authority to amend the working constitution of the Citizens' Advisory Planning Committee without first calling a Public Meeting of the entire Grandview-Woodland area during which the matter must be decided by a public vote.

The Committee's report concluded with the following recommendations:

A. THAT the recommendations of the Grandview-Woodland Interim Planning Committee concerning the formation and terms of reference of a Grandview-Woodland Advisory Committee, with the exception of Recommendation VI (iii), be endorsed, subject to the selection of the elected persons from the seven areas being ratified by Council.

B. THAT the Planning Department be instructed to proceed with the public meetings as outlined in Recommendation III of the Interim Planning Committee.

Mrs. Gladys Chong, representing West Grandview Property Owners' Association, addressed Council and filed a brief. Mrs.Chong stated that the Association does not want a Neighbourhood Improvement Program nor re-zoning in the area. The area in question is bounded by Commercial Drive, Broadway, Clark Drive and Hastings Street, and for a number of years has been zoned RM-3. By means of a map, Mrs.Chong illustrated that the area is well-served by public services and amenities.

Mr. Joe Alvaro, a member of the West Grandview Property Owners' Association spoke against implementation of a N.I.P program in this area and filed a brief. He suggested that the only improvements required in this area of Grandview-Woodland are paving and curbing of City streets.

Cont'd.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

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Grandview-Woodland Area Planning (Cont'd)

Mr. D. Laalo - Grandview Tenants'Association, filed a brief in support of the Grandview-Woodland Area Planning Program, and the formation of a Grandview-Woodland Advisory Planning Committee.

The Rev. K. Imayoshi, Grandview Woodland Area Council, addressed the Council in support of the Grandview-Woodland Advisory Planning Committee and commended the Interim Planning Committee for its excellent work to date. He offered his Council's assistance, if needed, with development of the program.

Mr. R.R.Youngberg, Planning Department, explained the purposes of the Local Area Planning Program and Neighbourhood Improvement Program. He indicated that it has not, as yet, been decided to recommend the Grandview-Woodland area for a Neighbourhood Improvement Program. It is anticipated the Planning Department will be submitting recommendations on future N.I.P. areas to Council, in March 1976.

MOVED by Ald. Bowers
SECONDED by Ald. Volrich
THAT recommendation "A" of the Committee be approved, subject to the Planning and Development Committee further reviewing recommendations III (iii) and (iv), and recommendation V(iii) of the Interim Planning Committee, with a view to amendment where necessary.
FURTHER THAT recommendation "B" of the Committee be approved.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

Cedar Cottage - N.I.P.
Implementation Stage.

Council, on December 16, 1975, when considering the above clause in the report of the Standing Committee on Planning and Development, dated December 4, 1975, passed the following resolutions:

A. THAT use of the site office of the Cedar Cottage Neighbourhood Improvement Programme be extended to 31st March 1976.

B. THAT the temporary position of the Clerk Typist II be extended to 31st March 1976.

C. THAT due to the increase in responsibilities following the withdrawal of the Planner from the site office, the Director of Personnel Services examine the classification and salary levels of the Planning Assistant and Clerk Typist.

D. THAT the City Manager be authorized to adjust the Cedar Cottage Neighbourhood Improvement Programme budget to reflect the City's share as being an amount not to exceed $4870.00.

Cont'd..

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Cedar Cottage - N.I.P.
Implementation Stage. (Cont'd)

On the same date Council agreed to hear a delegation from the Cedar Cottage N.I.P. Committee, on keeping the site office open until all projects are planned and under construction.

Mrs. F. Simatos, Vice-Chairman of the Cedar Cottage N.I.P. Committee, addressed Council and filed a brief setting out the current N.I.P. project situation in the area and requesting an extension of the site office at 3378 Findlay Street, including retention of the necessary staff, until the projects are completed. Other reasons given for extension of the site office were:

It serves for central communication for co-ordination;

Meeting place;

Identification and easy access; and

Is well-known to the community.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT the use of the site office of the Cedar Cottage Neighbourhood Improvement Program and the present staff, be extended to the end of 1976, and the Director of Planning be instructed to maintain existing planning services in the area.

- (referred)

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the above motion by Aldermen Rankin and Marzari, be referred to the Standing Committee on Planning and Development for consideration and report back to Council.

- CARRIED UNANIMOUSLY

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At this point in the proceedings Mayor Phillips left the meeting and Alderman Marzari, Deputy Mayor, assumed the Chair.

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Closure of Lane South of 15th Avenue,
West of Carolina Street.

Council, on January 6, 1976, deferred consideration of the following report of the City Manager (Works & Utility Matters) dated January 2, 1976, pending the hearing of delegations from Mr. P.M. Partridge and Mr. W. Nelsen, abutting property owners:

"Over the past two years the closure and disposal of the above portion of lane has been the subject of review and negotiation with two interested parties. During the course of the review, and as more detailed information on the lane was obtained from Land Registry Office searches, the basis and procedure of disposal of the lane was varied in accordance with advice from the Law Department. As a result, with all of the information now available and fully considered, this report Recommends that the lane be sold to the most recent applicant, Mr. Nelsen of Oak Investments, who is the abutting owner to the north.

However, Council should be aware that Mr. Partridge, the abutting owner to the south (Lot 7), did inquire two years ago about the purchase of the lane and, furthermore, before full detailed information was available, was more recently offered half of the lane allowance. Mr. Partridge is objecting to the total lane allowance being sold to Mr. Nelsen and wishes to appear before Council as a delegation.

Cont'd.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Closure of Lane South of 15th Avenue
West of Carolina Street. (Cont'd)

The summary of the proceedings on the above lane is as follows:

1. In November, 1973 Mr. Partridge made inquiries regarding the purchase of the lane allowance which is at the rear of his Lot 7. At that time he was advised that we were not prepared to sell this portion of lane since it appeared, from a cursory examination, that we would be endeavouring to acquire a through-lane allowance within the block.

2. In February 1974 Mr. Nelsen inquired whether the lane was for sale and was also advised (orally) that it was not.

3. In July 1974 Oak Investments (Mr. Nelsen) inquired if the lane could be sold. Further searches of the properties in the block at the Land Registry Office indicated that the City did not wish to put a lane through the block as we had previously closed the western portion for resubdivision of the west half of the block. It was then concluded that the lane was surplus and could be sold. As part of the normal process, the Property & Insurance Department was asked to determine a price. Mr. Nelsen was contacted on October 17 and advised of this price ($7,623). However, Mr. Nelsen (in his telephone conversation) advised our Department that he was not prepared to purchase at this price. To confirm the matter, a letter was sent, stating the figure and asking Mr. Nelsen to advise us if he wished to acquire the lane. At this point we felt the matter was closed. We were unaware that Mr. Nelsen continued to negotiate with the Property & Insurance Department.

4. On February 5/75 Property & Insurance advised our Department that a new price of $5,000 was agreeable. When it was determined that this was the same party (Mr. Nelsen) negotiating a price on the lane, it was necessary to carry out a detailed search in the Land Registry Office with respect to title. This search took considerable time and the transfer of title to the City has just now been registered.

5. In discussing lane closures with the Law Department as a result of the Provincial law suit on a lane closure, it appeared from the information available at that time (May 1975) that the abutting property owner should be offered at least a portion of the lane, particularly since he had requested purchase in 1973. This abutting property owner (Mr. Partridge) advised that he did wish to purchase the lane, so in the circumstances, it was felt that an equal division of the lane allowance (one half to each property) was the most appropriate arrangement. This was suggested to both parties, and while Mr. Partridge will agree to one half, Mr. Nelsen will not.

6. In a recent further review of the matter with the Law Department, we have been advised that with all of the current information on this property, the City is at liberty to sell the entire 20 foot lane to either of the abutting owners. Because of the subdivision in the block, it would be preferable to sell the full 20 feet of lane allowance to Mr. Nelsen, both for lot depth and continuity of the rear property lines of the adjacent lots. (See attached sketch).

I RECOMMEND that the portion of lane shown outlined on plan numbered LF 7494 be closed, stopped up and conveyed to the owner of the abutting East Half of Lot 3, Block 100, D.L. 301, subject to the following conditions:

1. The value of the lane to be $5,000 in accordance with the recommendations of the Supervisor of Property & Insurance.

2. The lane so closed be subdivided with the said East Half of Lot 3 to form one parcel."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Closure of Lane South of 15th Avenue
West of Carolina Street. (Cont'd)

Both Mr. Partridge and Mr. Nelsen had previously submitted briefs which were circulated to Members of Council.

Mr. Partridge addressed Council and submitted a further brief, dated January 13, 1976, giving the reasons why he opposes the lane being sold to Mr. Nelsen. He suggested that Council consider splitting the lane in half and disposing of it fairly to each property owner.

Mr. Nelsen addressed Council and reiterated some of the points made in his previously submitted brief. He indicated that, should Council agree to sell the lane to him, he would make allowances for Mr. Partridge's existing fence and pole line. He further stated that it was his intention to erect a decorative screen wall and black-top this portion of the lane for use as parking.

MOVED by Ald. Sweeney
SECONDED by Ald. Kennedy
THAT the portion of the lane outlined on Plan No. LF7494 be closed, stopped-up and conveyed to Mr. P.M. Partridge, the owner of the abutting Lot 7, at a price of $5,000.

- CARRIED

(Ald. Bowers and Boyce opposed)

Hardship Appeal - Basement Suite
1511 West 63rd Avenue.

Council, on November 25, 1975, approved the recommendation of the Hardship Committee that the above Hardship Appeal be not approved.

On January 6, 1976, Council agreed to hear an appeal from Harold and Mary Ann Epp against the decision to not allow their hardship appeal.

Mr. Harold Epp addressed Council and requested Council's re-consideration in this matter on the grounds that he is a student at U.B.C., and his wife, their present sole source of income, is expecting their second child and will have to discontinue work for several months. He also stated that the occupants of the suite are the Epp's younger sisters, one of whom begins Nurses training at Vancouver Community College in May, 1976.

MOVED by Ald. Bird,
SECONDED by Ald. Rankin
THAT Harold and Mary Ann Epp be granted a one-year extension from the date of this resolution ,in respect of the basement suite at 1511 West 63rd Avenue.

- CARRIED UNANIMOUSLY

Harbour Park Development.

Alderman Boyce stated that she had, some time ago asked the City Manager to research the financial stability of Harcourt Developments.

The City Manager advised that he had checked with the Better Business Bureau, Dunn and Bradstreet, and a number of local developers with offices in Edmonton. He stated that, while Harcourt Developments itself is a small developer, the principal behind the company is Dr. Allard, who is a large developer and a well-known principal of a large trust company. The indications are that Dr. Allard is a substantial and valid developer.

The Council adjourned at 10.00 p.m.

The foregoing are Minutes of the Regular Council meeting of January 13, 1976, adopted on January 27, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Areaway at 139 East Pender St.

The City Engineer reports as follows:

"The areaway slab at 139 E. Pender is in a deteriorated condition structurally and as such constitutes a hazard to the public. This areaway is the subject of an encroachment agreement and is a registered charge against the abutting property. The owner has been contacted on many occasions with verbal and written communications, urging him to make repairs. To date he has done nothing.

Encroachment By-law 4243 authorizes the City Engineer to make necessary repairs and bill the owner for the costs.

I RECOMMEND that:

A. The City Engineer be authorized to:

(i) appoint a consulting engineer to determine and design necessary repairs to the above areaway;

(ii) appoint a contractor to carry out the work.

B. The costs be recovered from the owner in a manner determined by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of portion of Lane South of 54th Ave. east of Hudson St. abutting Lot 3, of Lot 1, Blk 17A, D.L. 526, Plan 12790

The City Engineer reports as follows:

"An application has been received from the owner of Lot 3 of Lot 1, Block 17A, D.L. 526, Plan 12790, to lease the portion of 10 foot lane abutting this lot. The lane is not open and will not be required for lane opening until such time as additional land is dedicated for lane within the block.

The owner abutting this portion of lane on the south side has given his written consent to this portion of lane being leased to the applicant.

I RECOMMEND that the portion of lane shown outlined red on Plan LF 7505 be closed, stopped up and leased to the owner of Lot 3 of Lot 1, Block 17A, D.L. 526, Plan 12790 subject to the following conditions:

(1) The term to be 10 years with 6 months notice of cancellation if the area is required for municipal purposes.

(2) The rental to be a nominal $10 for the term.

(3) The lease area to be kept in a neat and tidy condition.

(4) No structures to be erected on the lease area.

(5) The lease area to be used for access, parking and landscaping.

(6) Agreement to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

Cont'd . . .

3. Revisions to Plumbing By-law No. 4068 - Fees for building Sewer Extensions

The City Engineer reports as follows:

"The scale of fees for sewer connections set forth in sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-Law were last amended in December 1974. That amendment provided for a cost increase in 1975 of approximately 10% and did not anticipate the 26% wage increase granted to the outside workers. Therefore, the City suffered a net loss on the sewer connection accounts in 1975.

The following tabulation summarizes current fees and proposed fees:

Item	Current Fee	Proposed fee for 1976
(1) One and two family dwelling building sewer extension	$ 900	$1,200
(2) Building sewer extensions other than one and two family dwelling:		
(a) 4-inch diameter	$1,000	$1,300
(b) 6-inch diameter	$1,300	$1,700
(c) 8-inch diameter	$1,750	$2,300
(d) 10-inch diameter	$2,100	$2,800
(e) 12-inch diameter	$2,500	$3,200
(f) 15-inch diameter	$2,800	$3,500
(g) Manhole installation in conjunction with building sewer extension	$ 750	$ 950
(h) Connections greater than 15-inch diameter	$2,800 Min.	$3,500 Min.
(3) New hub or wye on twin sewer	$ 450	$ 600
(4) New hub or wye on single sewer	$ 150	$ 200

The proposed fees listed above provide for anticipated cost increases in 1976 and should recover costs for all items except connections for one and two family dwellings. The proposed fees listed for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee somewhat below cost for these connections.

The City Engineer recommends that:

A. Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No. 4068 be approved in principle as follows:

- 1.4.16 (2) for $900 substitute $1,200

- 1.4.16 (3) (a) For $1,000 substitute $1,300
  (b) For $1,300 substitute $1,700
  (c) For $1,750 substitute $2,300
  (d) For $2,100 substitute $2,800
  (e) For $2,500 substitute $3,200
  (f) For $2,800 substitute $3,500
  (g) For $ 750 substitute $ 950
  (h) For $2,800 substitute $3,500

- 1.4.20 (a) For $ 450 substitute $ 600 (new wye-twin sewer)
  (b) For $ 150 substitute $ 200 (new wye-single sewer)

B. The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.

C. The effective date of these By-law Revisions be February 16,1976."

The City Manager RECOMMENDS that the foregoing be approved.

4. Common Emergency Telephone Number (9-1-1)

The City Engineer reports as follows:

"This report describes the schedule for putting the "9-1-1" system in operation, the advertising program and the funds required in 1976 Revenue Budget for the telephone charges, equipment and advertising.

A. Time Schedule.

On November 27, 1973, Council approved the implementation of a 9-1-1 Common Emergency Telephone Number. This number will terminate in the new Police Communications Centre and residents can, by calling a single number, reach Police, Fire and Ambulance emergency services.

Construction of the Communications Centre was approved on October 29, 1974, after an architectural study recommended renovation of the Public Safety Building and its retention for the Police Department.

Original estimates indicated that 9-1-1 could be implemented on July 1, 1975; however, because of the delay in relocating the Courts and the additional time required for construction, testing and training, the following schedule is set:

1. January 1, 1976 - completion of renovations.
2. March 15, 1976 - completion of installation and testing of radio and telephone equipment.
3. April 1, 1976 - after two weeks of "hands on training", transfer Police communication operations to new facilities.
4. May 1, 1976 - implement 9-1-1 system.

B. Advertising Campaign.

The advantage of the Common Emergency Telephone Number is that it can readily be memorized so the Public can call all emergency services without reference to a telephone book. Although there will be some publicity given to the inauguration of the 9-1-1 system, an advertising campaign is recommended to educate the Public.

Phase 1 of the advertising campaign will coincide with the inauguration of 9-1-1 and will include running newspaper ads, radio announcements and sending "mailings" with the telephone bills and the City tax notices. Bumper strips are also proposed for City vehicles. It is proposed to employ assistants to do the art work and prepare the Public Relations material for the mailings, bumper strips and the radio announcements and to engage a personality to act as spokesman on radio shows and T.V. interviews. In conjunction with the campaign, the Engineering Department will survey and assess public awareness of 9-1-1 starting before the cut over to 9-1-1 and continuing for approximately one year.

The estimated cost of Phase I is $30,000 of which the B.C. Telephone Company will be spending an estimated $15,000 and the City $10,000 plus committing approximately $5,000 in staff time for the survey of public awareness.

When Seattle implemented their system, some problems developed because many people had not been fully made aware of the system and further advertising was necessary. Although it is hoped that the initial publicity and advertising will create adequate awareness of 9-1-1, a second phase of advertising has been developed for a period of three to nine months, to be used if the surveys show a need for further advertising. Phase 2 of the campaign, would use billboards and radio messages. The cost of this phase is estimated to be up to $35,000. The B.C. Telephone Company will share these costs equally with the City.

The Social Planning Department will coordinate the campaign with the B.C. Telephone Company.

C. Estimated Costs.

The B.C. Telephone Company has paid the costs for adapting their facilities to bring all 9-1-1 calls from the nine Vancouver telephone exchanges into their 'Mutual' central office. The City is required to pay the connection and rental charges for the telephone trunks from the 'Mutual' exchange to the Communications Centre and for the telephone equipment in the Centre.

In November 1973, Council approved an increase of the $3000 per month in the Police Department's operating budget for increased telephone rental charges and the

Cont'd . . .

Clause 4 Cont'd

sum of $29,000 for the installation of telephone trunks, construction of an equipment room, and purchase of an additional recorder. After more detailed examination of the operation of the Communications Centre, it was found that additional equipment is required for satisfactory operation. The additional facilities and costs have been itemized below.

1. Increased non-recurring costs.

a)	Trunk and equipment connection costs.	$ 1,500
b)	Larger switchboard	9,000
c)	Additional locals, metering and signalling systems	600
d)	Relocation of existing trunks	300
e)	Overexpenditure of account 232/1901 for larger electrical feeders (see Note i)	1,500
f)	Interest (see Note ii)	7,500
	Total Non-Recurring Costs	$20,400
g)	Advertising Program - Phase I (see Note iii)	$10,000

Note i — In 1974, $8700 was provided out of the $29,000 for the construction of an equipment room for the telephone equipment and to provide special electrical feeders. After the project started, the Telephone Company requested extra electrical feeders to adequately service their equipment. The cost of this additional electrical work which the agreement requires be provided by the City amounted to $1500.

Note ii — When Council approved the construction of the Communications Centre in 1974, an order was given to the B.C. Telephone Company to have their equipment ready to operate by July 1, 1975. They installed a major portion of the equipment in the basement of the building in February 1975. Their agreement provides that they may charge interest at 9½% of the equipment value when there is a delay in putting the equipment into service. The Company has requested interest from September 1, 1975 until the system is put into service.

Note iii — The surveys which are proposed to be carried out by the Engineering Department will account for up to approximately $5000 staff time, making a total City contribution of approximately $15,000 towards advertising. The B.C. Telephone Company propose to spend a like amount for their part of Phase 1.

2. Increased Rental Costs

The following tabulation shows the estimated increased telephone rental for 1976.

a)	Total rental costs for equipment in the Communications Centre for 9½ months is estimated to be	$46,740
b)	Less the rental costs for the equipment removed from the old centre.	$10,200
c)	Increased rental costs for 1976	$36,540
d)	Costs as estimated in original proposal ($3000 per month)	$28,500
e)	Increased rental over the original proposal	$ 8,040

The additional funds will be required in January 1976 for the advertising program and in April 1976 for the telephone charges.

I recommend that

I. Phase 1 of the Advertising Program be undertaken, and

II. The following amounts be approved in advance of the 1976 Budget to be added to the Police Department Revenue Budget:

(a)	Non-recurring costs	$20,400
(b)	Telephone rental	$36,540
(c)	Advertising 9-1-1 (Phase 1)	$10,000"

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

5. Damages Caused By Anchor Rods During Excavation

The City Manager submits the following report of the City Engineer:

"In deep excavations for new developments one method of shoring is to drill holes for anchor rods into the street at various depths below the surface and pump concrete grout in the holes to imbed the anchor rods. This has been permitted where it is unreasonable to do otherwise, in the City Engineer's opinion. A deposit for damages has been collected along with provision for Public Liability Insurance and other safeguards. This control practice has been in effect since it was approved by City Council on January 23, 1973 and is working satisfactorily. However, some instances of damages have occurred whereby B. C. Hydro electric underground lines, B. C. Telephone lines, and City Sewer lines have been drilled into. In the first two utilities mentioned, the damage is immediately noticed but several sewers have been partially blocked by the pumped concrete grout but have continued to operate at a reduced flow until rain storms overloaded the sewer and caused flooding of private property.

It is proposed to charge those developments which use this method of shoring a flat charge for post-inspecting the sewer lines by T. V. camera. This fee would not be returnable and would cover the cost of a crew to inspect the sewer for damage. The proposed fee is $600.00, which would be in addition to the normal deposits, and is estimated to cover the average cost of an inspection.

The City Engineer recommends that he be authorized to collect a non-refundable fee for T. V. inspection in the amount of $600.00 from those developments choosing this method of shoring."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 68

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Jericho Hill School Health Services Budget Approval 1975

The Medical Health Officer reports as follows:

"For a number of years the City of Vancouver Health Department has been providing Health services to Jericho Hill School, operated by the Provincial Department of Education. All services and supplies provided by the City are fully recoverable through the Provincial Department of Education. Billings are done on a quarterly basis under recoverable account No. 6810/401.

This Department has been informed that $49,650.00 has been provided in the Provincial Department of Education Budget for Health Services for the fiscal year April 1, 1975 to March 31, 1976. Copy of letter dated August 6, 1975, with a copy of the budget from Mr. M.V. Thorsell, former District Superintendent of Jericho Hill School is attached.

This Department has adjusted the Provincial budget to reflect the City's fiscal system of budgeting on a calendar basis. The sum of $37,237.00 has been reserved for the period April 1, 1975 to December 31, 1975 and the balance of $12,413.00 will be carried over to form part of our 1976 fiscal year, i.e. January 1, 1976 to March 31, 1976.

The sum of $11,435.00 was recovered from the Provincial Department of Education for services rendered to Jericho Hill School for the period January 1, 1975 to March 31, 1975. This amount has been added to the above mentioned sum of $37,237.00 making a budgetary total of $48,672.00 for the period January 1, 1975 to December 31, 1975. The amount of $48,672.00 has been allocated as follows:

SALARIES	
Medical Health Officer (Part-Time) 6801/4	$ 2,882.00
Consultant Services (Medical) (Part-Time) 6801/4	84.00
CH Nurses (2 Part-Time Positions) 6801/10	10,550.00
Registered Nurse (Part-Time) 6801/10	144.00
Nutritionist (Part-Time) 6801/27	2,347.00
Physiotherapist (Part-Time) 6801/27	4,743.00
Dental Hygienist (3/5 Time for 10 Months) 6801/7	6,068.00
Dental Assistant I (3/5 Time for 10 Months) 6801/7	4,170.00
Clerk Typist II (Position For 10 Months) 6801/1	7,047.00
	$38,035.00
Fringe Benefits 6801/23	2,840.00
Supplies & Equipment	2,972.00
Health Education Materials & Services	400.00
Administration & Overhead 10%	4,425.00
TOTAL	$48,672.00

All the above positions (with the exception of the Clerk-Typist II) have been established by Council.

Cont'd . . .

Clause #1 continued:

This Department has in the past provided limited clerical support to our health staff at Jericho Hill School. This has proved unsatisfactory and as there was a definite need for a full time clerical person, this department provided a Clerk-Typist II from our limited existing clerical staff as from April 1, 1975 and recovered the full salary of the Clerk-Typist II from the Provincial Department of Education which has provided funds for 10 months in the Jericho Hill School Budget for the services of a Clerk-Typist II as from April 1, 1975. It should be mentioned that the Jericho Hill School closes in July and August each year.

The cost of the Clerk Typist II position (Pay Grade 9) is as follows:

(a) April 1, 1975 to December 31, 1975 (Excluding July and August)	(b) Annual 10 Months
$4,673.00	$7,200.00

Your Medical Health Officer recommends that:

a) the budget as shown above be approved;

b) billings continue on a quarterly basis;

c) one new 10 month position of Clerk-Typist II (Pay Grade 9) be establised for Jericho Hill School with effect from April 1, 1975.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. Amendments to By-law No. 4162, A By-law Relating to the Operation and Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"On August 28th, 1975 application was made to the Minister of Consumer Services seeking approval of a proposed rate increase for Mountain View Cemetery to prevent the incurring of large losses in Cemetery operations.

Under date of December 15th, 1975 approval of the proposed rate increase was received setting rates as shown on Schedule A attached. The Cemetery Superintendent indicates that with this increase operations will net approximately evenly. A further request for annual adjustment of rates will be submitted to the Minister shortly, after detailed review of 1975 year end statements.

During the interim a review of the existing Cemetery By-Law # 4162 was conducted by this Department and a number of sections in the By-Law were noted to need updating. A listing of these sections is attached and should be incorporated into By-Law # 4162.

The Director of Legal Services has reviewed and is in agreement with the attached By-Law changes including Schedule A.

Your Medical Health Officer recommends that:

1) By-Law #4162 be amended as shown;

2) That Cemetery fees and charges be increased as shown in Schedule A, effective the date of adoption of this report;

3) The Director of Legal Services be instructed to prepare the necessary amendments to the existing By-Law.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

Cont'd . . .

3. City Centre Youth Resources -
Gastown Clinic, 52 Water Street

The following report has been received from the Medical Health Officer:

"On the request of the City Centre Youth Resources in December 1974, the City Council approved funds in the amount of $7,000, (salaries $6,000, supplies $1,000), for the Health Department to provide Nursing Services for use by the "Family and Children's Service Facilities", 52 Water Street for six (6) months trial period ending August 15, 1975.

Subsequent to its opening in February 1975 the Province of B. C. was approached with the request that the Province fund 100% of the cost of operations of this clinic on an on-going basis, with effect August 15, 1975. Operations to continue under the City of Vancouver Health Department.

Confirmation of Provincial funding, as requested, has been received and is contained in a letter from Dr. Elliot, Deputy Minister Community Health Programmes, Province of B. C; ,dated December 30, 1975.

Your Medical Health Officer therefore recommends that the Gastown clinic continue in its current role and present level of operations within the City of Vancouver Health Department, at no cost to the City. The clinic is to be funded 100% by the Province of B. C. "

The City Manager RECOMMENDS that the preceding report from the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62

BUILDING AND PLANNING MATTERS

INFORMATION

1. Residential Rehabilitation Assistance Program: Promotion and Status Report

The Director of Planning reports as follows:

"On September 23rd, 1975, City Council adopted the following Resolution:

> "That Council authorize the hiring of two staff at the Planning Assistant II level, on a temporary basis for two months to promote the Residential Rehabilitation Assistance Program in Cedar Cottage and Kitsilano and further, that costs of the staff be provided by transferring funds from the other departments' appropriations of the Cedar Cottage and Kitsilano N.I.P. planning stage budgets, and a report be submitted at the end of two months as to the effectiveness and acceptance of the Program in the area".

This recommendation allowed two temporary staff people to become actively involved in the promotion of the Residential Rehabilitation Assistance Program in the two N.I.P. areas.

During that period contact was made into selected pockets of the N.I.P. areas, to determine if the method of direct contact would in fact increase the amount of people taking advantage of the R.R.A.P. Program to upgrade the quality of housing units within the area. During this process contacts were made by blanketing the area with letters to the home-owners, (and absentee owners if addresses could be ascertained) followed up by phone calls, individual door-to-door canvassing and setting up appointments with interested home-owners.

The Appendix indicates the sub-areas that were canvassed during this two months, and indicates the location of individuals who have applied for grants and loans through the R.R.A.P. Program. The results for this two month period indicate that within the Cedar Cottage N.I.P. area, 30 applications have been received for home rehabilitation; of these 30, 19 were received within the areas that were canvassed by staff. In the Kitsilano area 49 applications were received and of these, 10 were in the area that was canvassed.

This would indicate that in the Cedar Cottage area, there was a definite increased utilization of the Program when direct contact was made with the individual home-owners and absentee landlords. In the Kitsilano N.I.P. area, the results were not as effective. This is primarily due to the difficulty in contacting absentee owners. Future efforts in Kitsilano will require more effective means of establishing these contacts. The results of this canvass and similar efforts completed by C.M.H.C. a number of months ago, would indicate that this method does increase owner awareness of the program and increases applications. It should also be indicated that additional applications are being received in these sub-areas as a result of this canvass.

From January 5th until May 5th, a Local Initiatives Program will be utilized to place an R.R.A.P. promoter within each one of the N.I.P. areas, and it is expected by C.M.H.C. and by our past experience, that this will significantly increase the number of applications.

Continued on Page 2. . . .

Clause No. 1 Continued

The summary of the R.R.A.P. Program to date is as follows:

R.R.A.P. SUMMARY: MAY 1974 TO DECEMBER 1975

	HOMEOWNER			RENTAL UNITS		
	UNITS	GRANT	LOAN	UNITS	GRANT	LOAN
Kitsilano						
Committed	124	$240,997	$ 36,378	126	$185,761	$ 46,127
Pending	108	Approx. $284,000	$ 40,000	142	Approx. $270,000	$ 85,000
Cedar Cottage						
Committed	93	$195,653	$ 65,083	27	$ 57,038	$ 20,911
Pending	40	Approx. $ 80,000	$ 40,000	34	Approx. 57,000	$ 28,000
TOTAL	365	Approx. $800,650	$181,461	329	Approx. $569,799	$180,038

Total Dwelling Units approved or pending approval for rehabilitation: 694

Total R.R.A.P. Grants approved or pending approval: $1,370,449

Total R.R.A.P. Loans approved or pending approval: $ 361,499

TOTAL R.R.A.P. Approx. $1,731,948 "

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Brewers Park Stage III

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks facilities in the area. To this end improvements to Cedar Cottage Park (formerly an extension of China Creek Park) have almost reached completion and the Stage I improvements to Brewers Park have begun following Council approval of the required funding on August 12th, 1975. At the time of the Brewers Park (Stage I) approval it was stated that a second appropriation would be required when planning of all improvements was completed. The Parks Board has now finalized the plan following discussions with area residents and the N.I.P. committee. Cost of the further improvements is estimated at $106,500. This includes provision for cost increases on tenders for tennis court construction that were higher than the estimates prepared for the Stage I report, tennis court lighting, playground construction, pathway lighting to improve the safety of the park, landscaping, picnic tables, benches, and horseshoe pitch. Under N.I.P. the city's share of these expenses would be $26,625. C.M.H.C. has concurred with this proposal. "

Continued on Page 3. . .

MANAGER'S REPORT, January 9, 1976 . . . . . (BUILDING - 3)

Clause No. 2 Continued

"N.I.P. the costs are shared as follows:

C.M.H.C.	$53,250
Province	$26,625
City	$26,625

The Director of Planning recommends that Council approve the appropriation of $106,500 from the recreation account of the Cedar Cottage Neighbourhood Improvement Program for Stage II improvements to Brewers Park."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 64

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FINANCE MATTERS

INFORMATION

1. Analysis of 1975 Property Tax Roll for Single-Family Residences.

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner occupied and the owners are therefore eligible for the Home-owner Grant and School Tax Removal and Resource Grant (hereafter referred to as the Home-owner Grant), the taxes are shown with the Home Owner and the School Tax Removal and Resource Grants deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1974-75 and an analysis of the ratio of land to total assessed values.

The average of total taxes (general, school, hospital, regional district and assessment authority) is $760. Netting out the Home-owner Grant, the average is reduced to $511. This net amount represents an increase of 23.1% over the 1974 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was $669 (net $430).

The average taxes are represented by:

General purposes	$395
School purposes	338
Hospital, Regional District, & B.C. Assessment Authority	27
	$760
Less: Homeowner Grant	255
	$505

General Purposes Taxes

The change in the general purposes tax levy between 1974 and 1975 is shown below:

	1974	1975	Percent Change 1974-75
General Purposes Tax Levy on all properties	$58,239,160	$69,626,456	19.6%
General Purposes Tax paid by average single-family homeowners	337	395	17.2%

There was a slight shift in the burden of taxes away from the residential sector onto the commercial and industrial sector. This shift was due to new construction.

Clause No. 1 Continued.

School Taxes

The change in the school tax levy between 1974 and 1975 was as follows:

	1974	1975	Percent Change 1974-75
School Tax Levy on all properties	$62,977,481	$73,541,087	16.8%
School Tax paid by average single-family homeowners	295	338	14.6%

It will be noted that, while the School Tax Removal and Resource Grant was intended to reduce school taxes on residential units, it only increased $1.31 million for SFR whereas total school tax increases for the single-family residences amounted to $3.15 million. Looking at the averages, school taxes increased by $43 while the Grant increased by $17. It would seem that the School Tax Removal and Resource Grant has not expanded in line with school expenditures.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1974 and 1975 was as follows:

	1974	1975	Percent Change 1974-75
Hospital Tax Levy on all properties	$1,309,346	$1,691,952	29.2%
Regional District Tax Levy on all properties	1,445,960	1,686,183	16.6%
B.C. Assessment Authority Tax Levy on all properties	-	2,249,526	0
Total for all properties	$2,755,306	$5,627,661	104.2%
Hospital, Regional District & B.C. Assessment Authority Tax paid by average single-family homeowners	$13	$27	107.7%

The most significant change here has been the addition of the property tax levy to pay for the costs of administering the B.C. Assessment Authority. The Assessment Authority was created in 1975 as a first step in establishing a uniform assessment practice throughout the Province.

Sub-Groups of Single-Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1975, the lower valued properties experienced a proportionately greater rate of increase in taxation than did the higher valued ones. This bears out the experience of previous years. This higher growth rate in net taxes for the lower valued properties seems to be attributable to the fact that whereas the School Tax Removal Grant was increased, the Resources Grant, which provides a basic $30 exemption, was not. The School Tax Removal Grant which benefits the medium to higher valued properties was doubled to a maximum of $80 with the actual amount received being related to total taxes. As shown in Exhibit V this meant that the total Home Owner and School Tax Removal Grant did not increase at all on average for the lower valued properties and increased 18.4% on average for the upper third.

Increases in the assessed value of land vis à vis improvements is not a factor in this years analysis as it was in previous years. This is because the 1975 assessment roll was "frozen" by the Provincial Government. It is the same as the 1974 assessment roll except where improvements have been created or added to."

The City Manager recommends the foregoing report of the Director of Finance be received for INFORMATION.

RECOMMENDATION

2. False Creek $10,000,000 loan from CMHC.

The Director of Finance reports as follows:

"Council previously sought and obtained approval from the Province and from the Federal Government for the City to borrow $10,000,000 as part of the financing costs for the development of False Creek. We are about to execute the first loan agreement with CMHC, and require a formal Council resolution authorizing the borrowing. The borrowing will of course take place over a period of time and not all at once. The term is thirty years and the interest rate 8%.

I therefore RECOMMEND that Council formally approve the borrowing of up to $10,000,000 from Central Mortgage and Housing Corporation, and authorize the execution of the necessary borrowing agreements and eventual debentures to be issued to the Federal Government."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 69

PERSONNEL MATTERS

RECOMMENDATION

1. Filling of One Vacant Position - Care Facilities Consultant II - Health Department

The City Medical Health Officer and the Director of Personnel Services report as follows:

"On August 29, 1972, Council approved the recommendations of the then Standing Committee on Health and Welfare concerning the enforcement of the Community Care Facilities Licensing Act. Four staff positions were approved, including three at the professional level, one of which was to be assigned supervisory responsibilities. The supervisory position was later classified by the Personnel Services Department as a Care Facilities Consultant II, Pay Grade 27.

Although the position was subsequently advertised extensively on a number of occasions, we have never been successful in filling the position permanently from outside sources. It would seem apparent that individuals with experience directly related to the field are just not available.

Since 1973, the position has been filled on a temporary basis by City Public Health Inspectors. It has been found that, while their experience is not as closely related as might be ideally desirable, they nevertheless have been quite effective in their supervision of the function. It has therefore been concluded that under the circumstances, the position should be filled by a Public Health Inspector. However, the present temporary arrangement has administrative disadvantages which should be corrected. One effect of it is that there is a temporary vacancy for Public Health Inspector I or II. It has been found difficult enough to recruit Inspectors at these levels for permanent positions in the past since the demand for qualified graduates has traditionally exceeded the supply. To fill a temporary position is virtually impossible.

Since May, 1975, the position has been filled temporarily by Mr. Thomas Cairney whose regular classification is Public Health Inspector III, Pay Grade 25. He is considered to be a desirable candidate for a permanent appointment to the post. However, Mr. Cairney is unwilling to apply for the position on a permanent basis in the present circumstances since it is totally funded by the Vancouver Resources Board and it is not impossible that the position may some day be transferred to the V.R.B. (The other three positions originally approved by Council are already on the V.R.B. establishment). After almost 22 years' service with the City, Mr. Cairney is understandably reluctant to run the very real risk of transfer to another employer. He would, however, be quite prepared to apply if he were given an assurance that if the position were transferred, he could stay with the City in his present regular classification of Public Health Inspector III.

In order to accomplish this, it might be necessary temporarily to exceed the authorized strength of Public Health Inspectors by one position if the Care Facilities Consultant II position were in fact transferred. However, due to the relatively high turnover of Public Health Inspectors I and II, it is not anticipated that this would continue for any great length of time. The more likely long term result would be that a vacant I or II position would be filled by Mr. Cairney who would be paid at the III level, until such time as a III position becomes vacant.

We therefore RECOMMEND that authority be granted to guarantee to a Public Health Inspector who occupies the position of Care Facility Consultant II that, in the event that the Care Facility Consultant II position is transferred to the Vancouver Resources Board, he may remain with the Health Department and revert to his previous classified level of Public Health Inspector."

The City Manager RECOMMENDS that the above recommendation of the City Medical Health Officer and Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 67

PROPERTY MATTERS

RECOMMENDATION

1. Sale to: Confratellanza Italo-Canadese Society
2 Acres; Block 96, Section 29 T.H.S.L.

The Supervisor of Property and Insurance reports as follows:

"On May 6th, 1975 Council approved an offer for sale or lease to the Confratellanza Italo-Canadese Society of 2 acres of land in the Thunderbird Neighbourhood Development. The date of sale was to be 120 days from the date of Council approval of the sale (September 2, 1975) or the date of issuance of the development permit, whichever was the sooner.

On July 29th, 1975 Council received for information a report setting out the City's requirements prior to any of the sites in the Thunderbird Neighbourhood Development being conveyed. The City Engineer has now completed road closures, ascertained requirements for relocating services, surveyed and completed subdivision plans for the site for the Confratellanza group. The subdivision plan has received the approval of the Provincial Department of Highways and the Approving Officer and the City will register early this year.

Due to the foregoing requirements the site was not available by sale date of September 2nd, 1975 and we are therefore recommending that the sale date be extended to the date Council approves this report (January 13, 1976).

The Supervisor of Property and Insurance recommends that the date of sale of 2 acres in Block 96, Section 29, T.H.S.L. to the Confratellanza Italo-Canadese Society, be extended from September 2nd, 1975 to the date Council approves this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. 10.3 Acre Site on the South Side of
Adanac Street East of Cassiar Street -
Now legally described as Lot 1, Section 27, Plan-15955

The Supervisor of Property & Insurance reports as follows:-

"In 1965, the B.C. Hydro and Power Authority approached the City with respect to the purchase by the Authority of City-owned property located on the North East Corner of Euclid Avenue and Joyce Street legally described as Block 66, District Lot 37. The Authority proposed to acquire the City-owned land in partial exchange for a 10.3-acre site located on the South Side of Adanac Street East of Cassiar Street plus a cash payment from the City. Located at the North-West Corner of the 10.3-acre site was a 2½ acre site owned by the Provincial Government formerly the Girls' Industrial School site.

As the property which the City would acquire lay within an area affected by possible Highway route it was considered to be to the City's advantage to acquire the property and on December 16, 1965, Council approved the exchange subject to the City obtaining a right of first refusal on the 2½ acre former Girls' Industrial School Site. On June 15, 1966, in a letter to the City from the Minister of Public Works a right of first refusal on the 2½ acre site was granted to the City in the event the site was declared surplus to the requirements of the Provincial Government.

Clause #2 (Cont'd)

On December 17, 1974, Council approved the sale of the 10.3-acre site to the Provincial Government for lease to a Co-operative Housing Society for the development of low density apartments, townhouses, duplex and detached units, and the property has since been conveyed to the Government. The Co-operative Society now wish to use the 2½ acre site for recreational purposes in conjunction with the housing development on the 10.3 acre site. They have been advised by the Provincial Government that as the City of Vancouver has a right of first refusal on this particular land, then the approval of the City of Vancouver will be required before the lease can be entered into.

The right of first refusal on the 2½ acre site was obtained at the time the City acquired title to the adjoining property. The Director of Planning has advised that as the City has sold the adjacent 10.3 acre site the right of first refusal on the Provincial land is no longer required.

It is therefore RECOMMENDED that the Provincial Government (Department of Housing) be advised that the City of Vancouver relinquishes its right of first refusal on the former Girls' Industrial School Site."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

Report to Council

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SPECIAL COMMITTEE RE
EQUAL EMPLOYMENT OPPORTUNITIES

On July 22nd, 1975, Council passed the following motion, "that the proposal of the Human Rights Branch regarding striking a special committee to design and oversee an Equal Opportunities Program be approved". As the Chairman of this Committee which is comprised of myself, Alderman Sweeney, representatives of the affected unions, and a representative from the Status of Women Council, I am returning to Council with the following report and a request for clarification of the mandate for the committee.

The committee has thus far met twice to discuss the basic format for its work. What has emerged thus far is that a comprehensive study of employment opportunities for women can be gleaned by looking through our existing personnel records. However, the initial intention of the motion we passed last July was to deal on a much broader basis with problems of opportunity for minority, ethnic and nationality groups. A number of these groups wrote letters of endorsement which came to us along with Miss Day's original presentation, and therefore, it would certainly make eminent good sense to include in our data collection some estimate of what opportunities exist within the City Hall service for these minority groups. VMREU, Police, the Engineering Department, Personnel, Status of Women Council and Human Rights Branch support this approach. However, the Firefighters, Nurses, and CUPE have expressed some reservations about including racial and ethnic minority statistics in our study.

Such a study would involve anonymous questionnaires circulated to all members of City Hall staff to pull together information about ethnic or national origin. I have appended a suggested draft which might go out with this questionnaire to all employees. The obvious advantages in doing the total study of the work force in one go is apparent. Simply to do a survey of our existing work force on existing data, namely, sex, age and employment category would provide only partial information. If we are to do any kind of comprehensive survey, I would recommend that we do it all at once. This would be a more efficient use of time as the information we have could be correlated with information gleaned through the questionnaire format. The financial implications of moving into the broader question of discrimination and equal opportunity employment breaks down as follows:

ESTIMATED COSTS OF PROPOSED E.E.O.P. RESEARCH PROJECT

(a) One Time

2 interviewers for 3 months @ $800 per month	$4,800.
Initial computer set-up, including programming	3,000.
Producing labels for questionnaire forms (Computer Services)	500.
Printing of Forms	100.
TOTAL	$8,400.

(b) Recurring Annual Costs Up-dating Data

Processing changes	$1,500.
Yearly Analysis	600.
TOTAL	$2,100.

A more limited version of the programme (looking at women's opportunity) would involve manual sorting of existing information.

..../2

At this point, the committee is seeking cost-sharing with the unions, with the Provincial Government and with the Federal Government. Manpower is prepared to donate one interviewer staff time for the three months. If the Social Planning Department allocated one researcher for the three month period, staff costs could be absorbed into our existing budget.

The goal of the whole exercise, of course, is to try to develop some kind of program whereby discrimination in the City work force is investigated and through long term planning, abolished. Ultimately we should be able to provide the kinds of training needed by those groups that have been traditionally left out of the work force and who have been, through lack of training or lack of opportunity, denied access to the promotional system. The larger hope is that the City program will provide a prototype or model for private enterprise or other municipalities to follow. What is needed from Council at this time is a mandate to pursue the goals and objectives of the program to incorporate all racial and ethnic minorities as well as women in this overview. Once done, the committee can get on with the task of organizing the questionnaires and the data collection system, so that by summer of 1976, information will be available and broken down in report form for Council to develop an equal opportunity strategy.

RECOMMENDATIONS

1. THAT Council re-affirm its commitment to a full equal opportunity programme including the handicapped and racial minorities.

2. THAT Council direct Social Planning Department to make a researcher available to work with the committee and the Human Rights Commission in programme development.

Darlene Marzari

Darlene Marzari
Alderwoman

January 6, 1976

DELEGATION: Ms. K. Ruff, Status of Women Council

Mr. P. Winn, Secretary of State Office

FOR COUNCIL ACTION SEE PAGE(S) 4

Draft

TO: ALL EMPLOYEES

SUBJECT: GATHERING INFORMATION FOR THE EQUAL EMPLOYMENT OPPORTUNITIES PROGRAM

In the Staff Newsletter of December _____, I outlined the aims of the City's new Equal Employment Opportunity Program and some of the steps that will be involved in designing and implementing it.

In the last month, we have held discussions with Supervisors, Department Heads, and union representatives in order to hear their suggestions and to explain the objectives and methods of the Program.

The first few months of the Committee's life have been spent in familiarizing ourselves with our tasks, and in letting everybody at the City know who we are and what we're here for.

The next step for the Committee is gathering information on the City work force.

As we described in our earlier Newsletter, the aim of the Program is to ensure that there is equal access to all types of employment for all groups of people, without regard to race, colour, sex, age, or national origin. The City has had a policy of non-discrimination and gathering the information on the composition of our work force will enable us to assess whether this policy has been effective, to identify areas where all groups are not competing on an equal footing, and to design steps to overcome barriers to equal opportunity.

Detailed information about the City's work force is a necessary part of defining problems and it will assist the Committee in the development of realistic plans. A data base also acts as a benchmark against which to measure future progress.

Therefore, if the Program is to be successful, we need to collect some basic information from all employees - information that is not available in present personnel files.

The information we collect will allow us to analyse the composition of the present work force by race, colour, sex, age, and national origin.

We know that some of you may feel uncertain about answering questions about your race, colour, and national origin. We have discussed

the gathering of this sensitive information very thoroughly at Committee meetings over the last few months and for everyone's protection and comfort we have developed the following guidelines for the use and storage of the information:

1. Although we will have to cross-file the information we collect with names in order to make sure that we have information from everyone and in order to update the information, the questionnaires will be anonymous. The Committee is only interested in statistical groupings and reports developed from the gathered information will not show any particular individual's race or colour or national origin.

2. The information collected will be kept locked and separate from all regular personnel information.

3. The information will be used only for the Equal Employment Opportunity Program.

4. After it is first gathered, the information will only again be cross-filed with names for the purposes of updating the information base, and this will only be done with the approval and under the supervision of the Director of the Human Rights Branch.

The information will be collected by interviewers who will be visiting you shortly. We ask your full co-operation in answering his or her questions.

If you have any questions about the Program or the interview, please contact your union representative, the Personnel Director, Shelagh Day at the Human Rights Branch, or myself.

Darlene Marzari

Nov.1975

Shelagh Day
Human Rights Officer

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, January 21, 1976, at approximately 9:20 a.m., in the No. 1 Committee Room, third floor, City Hall, to consider matters pertaining to the Juvenile Detention Home property.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce
Alderman Kennedy

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. Juvenile Detention Home
2625 Yale Street

Council received an oral report from the City Manager advising that on the morning of January 20, 1976, a picket line of residents of the area was placed around the Juvenile Detention Home, thereby preventing the demolition from continuing. The City Manager also stated that because of the deteriorated condition of this building, it would be uneconomical for the City to consider reconstruction.

Mr. W.D. Lachmann, for Concerned Citizens of Hastings East, requested an opportunity to address Council on this matter.

MOVED by Ald. Rankin,
THAT the representation be heard from Mr. Lachmann.

- CARRIED UNANIMOUSLY

Mr. Lachmann then addressed Council and filed a brief suggesting the following:

(1) Delay demolition until the area residents can voice their opinions on the future development of the property.

(2) Allocate all or part of the $500,000 P.N.E. rental money for renovation of the existing building, or

(3) Incorporate the site with the adjacent Burrard View Park.

MOVED by Ald. Bowers,
THAT WHEREAS the City has decided to demolish a building situate on the site at 2625 Yale Street previously used as the Juvenile Detention Home;

AND WHEREAS a contract has been let for, and work commenced upon, demolishing the said building;

AND WHEREAS certain persons have interfered with the progress of the demolition of the building and have expressed an intention to continue such interference and prevent such demolition;

cont'd....

Juvenile Detention Home
2625 Yale Street (cont'd)

AND WHEREAS the building in its partly demolished state constitutes a danger;

THEREFORE BE IT RESOLVED AS FOLLOWS:

(a) THAT the Director of Legal Services cause proceedings to be taken seeking an injunction, and interim injunction on motion made ex parte or otherwiese, restraining any and all persons from interfering with the demolition of the said building and from engaging in any and all acts which could in any way interfere with such demolition;

(b) THAT the City of Vancouver hereby undertakes to abide by any Order the Supreme Court of British Columbia may make as to damages, should the said Court hereafter be of the opinion that the proposed defendants in the action or any of them shall have suffered any damages by reason of the Court granting an interlocutory injunction in the said action;

(c) THAT any and all employees of the City, or of its agents or contractors retained in connection with the demolition of the said building, or any and all members of the Vancouver Police Force or any and all persons designated by the Director of Legal Services are hereby authorized to swear affidavits and do any and all other things necessary to seek and obtain an injunction.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:25 a.m.

* * * * *

The foregoing are Minutes of the Special Council meeting of January 21, 1976, adopted on February 3, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 27, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Dean O'Driscoll of Christ Church Cathedral, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin
THAT the Minutes of the Regular Council Meeting of January 13, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Sale to Mennonite Senior Citizens Society - 5700 Bruce Street.

City Council, on November 25, 1975, passed the following motion in regard to the sale of a 4.01 acre site at 5700 Bruce Street to the Mennonite Senior Citizens Society.

"THAT the Mennonite Society be advised that Council approves the reduction of the purchase price by $30,000;

FURTHER THAT the Society be billed for the outstanding sum of $20,000 due to the City on the principal amount."

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Sale to Mennonite Senior Citizens Society - 5700 Bruce Street. (Cont'd)

In a letter dated December 16, 1975, the Society asked to appear before Council concerning the matter of extra costs for site preparation, which the Society proposed should be deducted from the sale price of the land.

Before hearing the delegation this day, Alderman Bowers proposed that the Society agree to an independent arbitrator, whose decision would be binding, with the costs being shared by both the City and the organization. In agreeing to this proposal, the delegation referred to a brief it had prepared and the Mayor instructed that this brief be circulated in the meantime.

MOVED by Ald. Bowers

THAT the City and the Mennonite Senior Citizens Society determine upon agreed questions on the matter of extra costs for site preparation, following which an independent arbitrator be appointed to bring down binding arbitration;

FURTHER THAT the arbitration costs be shared equally between the City and the Society.

- CARRIED UNANIMOUSLY

Progress of Enforcement of Fire By-law relative to: Vanport Hotel, 645 Main Street, Ivanhoe Hotel, 1038, Main Street, Vancouver.

Council, on January 6, 1976, having considered a report of the Standing Committee on Housing and Environment, passed the following motion in regard to Fire By-law enforcement.

"THAT the Director of Permits and Licenses be instructed to not issue any City of Vancouver licenses to the Vanport Hotel, 645 Main Street and the Ivanhoe Hotel, 1038 Main Street, until Council has heard representations on January 27, 1976, from the owners of these two hotels.

FURTHER THAT the Liquor Administration Branch be advised of Council's action in this matter, and requested not to issue Liquor Licenses to these two hotels until after the January 27, 1976, meeting; in addition the Liquor Administration Branch be invited to be present at the January 27, 1976, meeting of Council."

Council this day noted a report, dated January 19, 1976, from the City Manager, in which the Fire Chief advised that both hotels have now submitted to him satisfactory evidence that they will comply with the Fire By-law.

MOVED by Ald. Rankin

THAT the Director of Permits and Licenses be instructed to issue all relative City licenses to the owners of the Vanport Hotel and the owners of the Ivanhoe Hotel.

- CARRIED UNANIMOUSLY

Removal of Billboards and Roof Signs adjacent to Freeway and Bridge Approaches and Waterfront.

Council agreed to defer consideration of this matter, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

Request for Proclamation of
Brotherhood Week.

In a letter dated January 6, 1976, the Canadian Council of Christians and Jews advised that 'Brotherhood Week' throughout Canada will take place - February 22 - February 29, 1976, and requested that the Council approve a proclamation declaring the week as 'Brotherhood Week'.

MOVED by Ald. Bowers
THAT the request of the Canadian Council of Christians and Jews be granted and, therefore, this Council proclaim February 22 - 29, 1976, as 'Brotherhood Week'.

- CARRIED UNANIMOUSLY

Church of Scientology's
Task Force on Alcoholism.

Council noted a letter from the Church of Scientology's Ministry of Social Reform, in which a Task Force on Alcoholism wishes to appear before Council to present its views.

MOVED by Ald. Bowers
THAT the Church of Scientology's Task Force on Alcoholism be given an opportunity of being heard as a delegation before the Standing Committee on Community Services.

- CARRIED UNANIMOUSLY

Evening Shopping for Disabled and
Persons who need Assistance.

Under date of January 14, 1976, the Social Planning and Review Council of B.C. submitted a letter requesting an opportunity to come before Council to discuss a proposal for special evening shopping for the 'disabled and persons who need assistance'. Canada Safeway Ltd., it was advised, is prepared to allow one supermarket to remain open on alternate Wednesday evenings from 6.p.m. to 9.p.m., but this would require waiving the Shops Closing By-law. A trial period of eight alternate Wednesdays to evaluate the proposal was suggested.

MOVED by Ald. Bowers
THAT the request of the Social Planning and Review Council of B.C., as contained in its letter of January 14, 1976, regarding special evening shopping for the 'disabled and persons who need assistance' be granted on a trial basis, and the Director of Permits and Licenses be instructed to waive the provisions of the Shops Closing By-law during this trial period, on the understanding that the organization will report back to Council on its evaluation in due course.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 164

COMMUNICATIONS OR PETITIONS (Cont'd)

Economic Alternatives of
Preserving Heritage Buildings.

The Council noted a memorandum from the Vancouver Heritage Advisory Committee dated January 20, 1976, on the 'Economic Alternatives of Preserving Heritage Buildings'.

Council,on November 18, 1975, passed a motion directing that an interim method of dealing with heritage structures be referred to the Planning and Development Committee for further consideration.

A memorandum from the Heritage Advisory Committee urged that Council give consideration to a submission from the Roman Catholic, Anglican and United Churches, as well as hearing a representative of the churches and a representative from the Committee.

MOVED by Ald. Sweeney
THAT the delegation request from the Vancouver Heritage Advisory Committee and the three church organizations be granted.

- CARRIED UNANIMOUSLY

Change of Management -
Oppenheimer Lodge.

Council noted a letter, dated January 15, 1976, from the President of the Oppenheimer Lodge Residents Association requesting to appear as a delegation before Council urging that there be no change in the management of the Lodge. It was noted that Council, on January 6, 1976, requested the B.C. Housing Management Commission to assume management functions and responsibilities for this Lodge.

MOVED by Ald. Rankin
THAT the delegation request from the Oppenheimer Lodge Residents Association be granted.

- CARRIED UNANIMOUSLY

Development Permit Application for
420 West 16th Avenue.

Council noted a letter from Mrs E. Chapman, on behalf of the local resident homeowners asking to appear as a delegation on the matter of a development permit application for 420 West 16th Avenue.

MOVED by Ald. Rankin
THAT the delegation request from Mrs E. Chapman, on behalf of local resident homeowners, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

1976 Habitat Conference -
Policing Costs.

Under date of January 20, 1976, Vancouver Police Board submitted the following extract from the Minutes of its meeting, dated January 15, 1976, respecting the 1976 Habitat Conference Policing Costs.

"The Chief Constable submitted a report on the estimated cost of providing policing for the 1976 Habitat Conference. He said it was estimated that the total cost above the normal police budget would be $338,000. It was understood that the Federal Government would pay up to $300,000 of the total amount with the remaining $38,000 to be paid by the City.

The Chief recommended that the Board approve the report and forward it to City Council for consideration and discussion with the appropriate Federal Officials in order to arrive at a firm agreement as to cost sharing.

MOVED:
THAT the recommendation of the Chief Constable be approved.

- CARRIED."

Attached to the letter was a report from the Chief Constable showing details of the budget figures.

MOVED by Ald. Bowers
THAT this Council approve the police budget at an estimated total cost of $550,000, of which $338,000 is additional to the normal police budget, as described in the letter from the Vancouver Police Board dated January 20, 1976, subject to the following:

a) All additional police costs arising out of the Habitat Conference, over and above the normal expenditure for the policing of the City, be paid by the Federal Government which, in the total police budget of $550,000 for the minimum policing costs for the Conference, is estimated at $338,000.

b) The Federal Government pay for all policing costs in excess of the above minimum budget.

c) The Federal Government to assume all public liability costs for property damage arising out of the Conference.

- (carried)

(Ald. Cowie, Kennedy and Sweeney opposed)

MOVED by Ald. Sweeney (in amendment)
THAT the foregoing motion by Alderman Bowers be amended whereby the Federal Government will assume the total policing budget estimated at $550,000.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having lost the motion by Alderman Bowers was put and CARRIED.

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd)

1976 Habitat Conference -
Policing Costs (Cont'd)

MOVED by Ald. Rankin
THAT the Council appoint the City Manager to execute an agreement between the Federal Government and the City in regard to the foregoing budget arrangements.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT the Director of Social Planning be instructed to negotiate with the Federal Government and/or its agencies on the housing needs arising out of the Habitat Conference, and that the City take the position that the Federal Government must assume all housing costs resulting therefrom.

- CARRIED UNANIMOUSLY

Designation of Heritage Buildings
- Canada Permanent Building, and
- The Marine Building.

The Council noted letters from Constantini & Co., and British Pacific Building Ltd., concerning the designation of heritage buildings effecting both companies, and requesting to appear before Council on a proposed by-law which is before Council this day.

MOVED by Ald. Rankin
THAT the request of Constantini & Co., and British Pacific Building Ltd., to appear as delegations be granted, and the by-law concerned, which is for consideration later this day, be deferred pending the hearing of these delegations.

- CARRIED UNANIMOUSLY

Re-appointment of Special Committees

Council noted the following memorandum, dated January 23, 1976, from the City Clerk on the matter of re-appointment of Special Committees.

(a) BUILDING COMMITTEE - ORPHEUM THEATRE

Manager, Civic Theatres (I. Dobbin or Desig.)
Supervisor, Construction & Maintenance
(A. Langley or Desig.)
Rep. of Vancouver Symphony Orchestry
(D. Kent or Alternate)
Past-Chairman of Clients' Committee
(G. Massey or Alt. Alderman Bowers)

(b) CONTROL OF SOLICITING FOR CHARITY

Mayor Phillips)
Chief License Inspector) With Power to Add
Director of Legal Services)

(c) ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)
Executive Secretary to Mayor) With Power to Act

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Re-appointment of Special Committees (Cont'd)

(d) OFFICIAL TRAFFIC COMMISSION

Alderman Bird
Alderman Marzari
City Manager
City Engineer
Director of Legal Services
Chief Constable
School Trustee
Member of Traffic & Safety Council

(e) STREET NAMING COMMITTEE

Director of Planning
City Clerk
City Engineer
Director of Permits & Licenses

(f) VEHICLES FOR HIRE BOARD

Alderman Rankin
City Manager
Director of Legal Services
Director of Permits & Licenses
Traffic Division, Police Department

(g) EQUAL EMPLOYMENT OPPORTUNITIES

Alderman Marzari)
Alderman Sweeney) With Power to Add
Mr. W. Curtis, City Engineer
Mr. D. Pollard, Director of Personnel Services
Mr. D. Mowat, Canadian Paraplegic Association
Fire Chief A. Konig

(h) CLIENT'S COMMITTEE RE SPACE REQUIREMENTS OF THE VANCOUVER POLICE DEPARTMENT

Alderman Bowers
Alderman Rankin
City Manager
Chief Constable
Mr. J.H. Cohen, Vancouver Police Board
Mr. A. Langley, Supervisor of Construction and Maintenance

(i) JOINT COMMITTEE OF COMMUNITY RECREATION & LEISURE SERVICES

Alderman Bowers)
Alderman Boyce) Council appointees to the Committee

(This Committee is also comprised of two representatives each of the Park Board and School Board.)

(j) MUNICIPAL BY-LAW COURTS

Alderman Boyce (Chairman)
Alderman Harcourt
Alderman Rankin

MOVED by Ald. Bird
THAT the foregoing Committees and Personnel be appointed for 1976.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

Appeal re Council's Resolution
- Lane South of 15th Avenue.

The Council noted a letter from Owen, Bird (Barristers and Solicitors), dated January 23, 1976, containing a request to appear as a delegation on behalf of Mr. Wayne Nelsen. The purpose of the delegation is to appeal Council's resolution of January 13, 1976 on the sale of the portion of lane at the rear of the East Half of Lot 3, Block 100, D.L. 301, Plan 187, to Mr. P.M. Partridge.

MOVED by Ald. Bird
THAT the delegation request from Owen, Bird (Barristers and Solicitors) be granted.

- LOST

(Ald. Bowers, Cowie, Kennedy, Marzari, Sweeney and the Mayor opposed)

No further action was taken on this matter.

Proposed 11-storey Building
at 555 East 5th Avenue.

The Council noted a letter, under date of January 26, 1976, from the Mount Pleasant Citizens Committee, concerning a proposed 11-storey building at 555 East 5th Avenue. The organization requested to appear before Council to present its views.

Council also noted a memorandum from the City Clerk giving the status of the development, which explained that a Development Permit had been issued a year ago and had been renewed last November. The development is an outright use permitted under the Zoning and Development By-law.

MOVED by Ald. Rankin
THAT the request of the Mount Pleasant Citizens Committee to appear as a delegation be granted and a copy of the City Clerk's memorandum be forwarded to the Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 23, 1976

Works & Utility Matters
(January 23, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Watermain Installations - 1975 Capital Budget
Cl. 2: Lease of CPR Right-of-Way to City - Kerrisdale Beautification Project
Cl. 3: Tender Awards

The Council took action as follows:

Clauses 1 - 3 inclusive.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 be approved, and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Social Service and Health Matters
(January 23, 1976)

Illegal Suites - Hardship Cases
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 23, 1976)

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Rezoning Applications -
(a) W/S Hudson between 72nd Avenue and the Lane South of 73rd Avenue
(b) S/W Corner of 73rd Avenue and Hudson
Cl. 2: Cedar Cottage N.I.P. Appropriation - The Boat Day Care Centre, 2948 Victoria Drive
Cl. 3: D.P.A. No. 67969 - 3135 West Broadway - Off-Street Parking Requirements
Cl. 4: Imperial Oil Gas Station at 1407 East 41st Avenue - Request to Convert to Self-Serve
Cl. 5: Mohawk Gas Station at 2120 Grandview Highway
Cl. 6: N.I.P. - Kitsilano Appropriation of Funds - Kitsilano Day Care Society
Cl. 7: N.I.P. - Kitsilano Appropriation of Funds - Guild Montessori Day Care Centre

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
No. 67969 - 3135 West Broadway -
Off-Street Parking Requirements.
(Clause 3)

MOVED by Ald. Harcourt
THAT this item be deferred, pending the hearing of delegations from parties concerned.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 23, 1976) (Cont'd)

Imperial Oil Gas Station at 1407
East 41st Avenue, Request to Convert
to Self-Serve. (Clause 4)

MOVED by Ald. Bird
THAT the request of Imperial Oil Co., Ltd., to convert the gas station at 1407 East 41st Avenue to self-serve, and delete the gas station at 2000 West Broadway from the list of permitted self-serve gas stations, be approved.

- (deferred)

MOVED by Ald. Volrich
THAT the foregoing motion of Alderman Bird be deferred, and the request by Imperial Oil Co., Ltd., to be heard as a delegation be granted.

- CARRIED

(Ald. Bowers and Marzari opposed)

Mohawk Gas Station at
2120 Grandview Highway
(Clause 5)

MOVED by Ald. Bird
THAT consideration of this Clause be deferred, pending the hearing of a delegation as requested.

- CARRIED

(Ald. Marzari opposed)

Clauses 6 and 7.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(January 23, 1976)

Chinese Cultural Centre -
Grant Request.
(Clause 1)

MOVED by Ald. Harcourt
THAT the request of the Chinese Cultural Centre for a grant to cover the cost of civic services for a parade planned by the organisation for Saturday, January 31, 1976, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 23, 1976)

The Council considered this report which contains nine Clauses identified as follows:

Cl. 1: By-law Enforcement Officer Study
Cl. 2: By-law Enforcement Officers
Cl. 3: Police Manual Personnel Data Processing System
Cl. 4: Pacific National Exhibition & Sunday Sports By-law
Cl. 5: Possibility of School Board and GVRD Brochure Inserts in City Tax Notice
Cl. 6: Various Claim Payments by Law Department
Cl. 7: Legal Expenses - Inspector W. Baird and Constable D.G. Flye
Cl. 8: Appointment of External Auditors, 1976
Cl. 9: Dental Plan - Vancouver Firefighters' Union

The Council took action as follows:

By-Law Enforcement Officer Study
(Clause 1)

In considering this clause, the Mayor requested the City Engineer to report in three months time on other enforcement duties which could be undertaken by the By-law Enforcement Officers.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this Clause, be approved on the understanding that there will be no reduction in the uniformed strength of the police force.

- CARRIED UNANIMOUSLY

By-Law Enforcement Officers
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Police Manual Personnel Data
Processing System.
(Clause 3)

MOVED by Ald. Volrich
THAT the request of the Police Board, as contained in this Clause, be not granted.

- CARRIED

(Ald. Bowers, Cowie, Kennedy and the Mayor opposed)

Pacific National Exhibition
& Sunday Sports By-law.
(Clause 4)

MOVED by Ald. Bowers
THAT the request of the Pacific National Exhibition Board to amend the Sunday Sports By-law be granted, and the Director of Legal Services, on behalf of Council, prepare and submit the necessary Charter Amendment.

- LOST

(Ald. Boyce, Harcourt, Kennedy, Marzari, Rankin and Volrich opposed)

No further action was taken on this matter.

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 23, 1976) (Cont'd)

Possibility of School Board and GVRD Brochure Inserts in City Tax Notice
(Clause 5)

MOVED by Ald. Volrich
THAT the proposal of the City Manager, as contained in this Clause be approved on the understanding that the School Board's request be given priority.

- CARRIED UNANIMOUSLY

Various Claim Payments by Law Department
(Clause 6)

MOVED by Ald. Bowers
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Legal Expenses - Inspector W. Baird and Constable D.G. Flye.
(Clause 7)

MOVED by Ald. Bird
THAT the recommendation for payment, as submitted by the Vancouver Police Board, and contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Appointment of External Auditors - 1976.
(Clause 8)

MOVED by Ald. Bowers
THAT the firm of Thorne, Riddell & Co., be appointed auditors for the City of Vancouver for the year 1976 at a fee of $57,500, in accordance with the terms as to scope and responsibility as set out in parts 1-4 inclusive of the report re audit of City's records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Dental Plan - Vancouver Firefighters' Union.
(Clause 9)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(January 23, 1976)

Leave of Absence with Pay -
Dr. Frederic Bass, Health Department
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 23, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Sale of Lot situated N/W Corner of Inverness and 37th Avenue
Cl. 2: Lease of Various Premises in Dick Building 1490 West Broadway
Cl. 3: Lease of Portion of Lot 12, False Creek and Spur Track Agreement over Portion of Adjoining Road (Moberly Street)

The Council took action as follows:

Clauses 1 - 3 inclusive

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Premises Open for Business on Remembrance Day

Council had for consideration a report of the City Manager dated January 21, 1976, in which the Director of Permits and Licenses reported as follows:

On November 25, 1975, City Council resolved that the Director of Permits and Licenses consult with Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

The Director of Permits and Licenses reports as follows: -

A. "Advertisements from the local newspapers were obtained which indicated that certain premises were to be open for business on Remembrance Day, November 11, 1975. The Managers of these businesses were interviewed with the following results: -

6464 Fraser Street - Better Value Furniture

The President and General Manager both refused to admit that the store was open on the 11th of November for business and stated that the matter had been referred to their Solicitor.

220 S. W. Marine Drive - Lions Furniture Mart

The President and General Manager both refused to admit that the store was open on the 11th of November for business and stated that the matter had been referred to their Solicitor.

1148 West Georgia - Mainland Book Mart Ltd.

The owner and Manager would not admit that the premises were open for business on November 11, 1975.

1315 Venables Street - R. W. Enterprises Ltd.

The Manager admitted that he did open his doors but did not conduct any business.

1630 S. E. Marine Drive - Western Teak Interiors

The Manager admitted being open for business on November 11, 1975.

Mr. M. Norris, Senior Crown Counsel has been consulted with respect to the evidence in the above cases and he is of the opinion that a charge may be laid against Western Teak Interiors and R. W. Enterprises Ltd. There is insufficient evidence, however, to proceed against the other three companies.

B. It should be further noted that Section 279A(7) of the Vancouver City Charter states THAT:

"Every shop shall be closed for business on the following days, that is to say: Christmas Day and the day immediately following; New Year's Day; Good Friday; Dominion Day; Victoria Day; Labour Day; Remembrance Day; the birthday, or the day fixed by Proclamation of the Governor in Council for the celebration of the birthday, of the reigning sovereign; and any day fixed by the Parliament of the Dominion or appointed by Proclamation of the Governor in

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Premises Open for Business
on Remembrance Day (cont'd)

Council for a general fast or thanksgiving or as a holiday of general application throughout the Dominion; and any day appointed by Proclamation or Order of the Lieutenant-Governor in Council or the City Council as a holiday. 1957, c. 85, s. 17."

In past years the number of businesses which stayed open on those days prohibited by the Charter have been few. Today there is a major trend to staying open on these days and to very prominently advertise the fact.

In addition to the review requested by Council concerning Remembrance Day, a survey of twelve premises was carried out on Boxing Day, December 26th. The information was again obtained from advertisements but all premises which did advertise were not inspected. All of the twelve premises inspected were found to be open and carrying on their business.

2550 East Hastings Street - Fedco (Department Store)

166 West Hastings Street - Murray Goldman (Clothing)

600 Granville Street - Fairweather (Clothing)

996 Homer Street - The Warehouse (Furniture)

6464 Fraser Street - Better Value Furniture

4678 Main Street - Gill's Furniture

1503 Kingsway - Four Seasons Leisure World (Sporting Goods)

100 S. W. Marine Drive - The Warehouse (Furniture)

220 S. W. Marine Drive - Lions Furniture Mart

350 S. E. Marine Drive - Wosks (Furniture)

1630 S. E. Marine Drive - Western Teak Interiors (Furniture)

2674 West 4th Avenue - Fedco Drugs Ltd. (Dept. Store Operations)

Mr. M. Norris, Senior Crown Counsel was again consulted with respect to the evidence obtained on the stores that were open on December 26, 1975, and, after Certificates of Incorporation of the various limited companies are obtained from Victoria, is prepared to lay charges.

It is apparent that all of the businesses noted in A and B above showed an intent to violate Section 279A(7) of the Vancouver City Charter. The penalty for a violation of the Vancouver City Charter is contained in the Fine & Penalty Bylaw No. 3404, and sets a maximum fine of $100.00 with no minimum. Since all companies concerned, either demonstrated an intent, or in fact did violate the provisions of the Charter, but as the maximum penalty for conviction is so minor, Council may wish to consider either laying charges against those companies which can be accepted by the Senior Crown Counsel, or alternatively, of having all companies appear before Council to explain their actions."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of Council.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Premises Open for Business
on Remembrance Day (cont'd)

MOVED by Ald. Volrich,
THAT the Crown Prosecutor be requested to prefer charges against all premises listed in the above report.

- CARRIED

(Aldermen Bowers, Cowie and Kennedy opposed)

I. Report of Standing Committee on Community Services, January 8, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Liquor Permit Application - 339 West Pender (B.J.'s Club)
Cl. 2: Liquor Permit Application - 860 Denman (Tiffany's)
Cl. 3: Liquor Permit Application - 1015 Burrard (Good Time Charlie)

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, January 15, 1976

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: D.P.A. No. 71895 - Vancouver Community College, 2780 East Broadway
Cl. 2: Monthly Status of Rezoning Applications
Cl. 3: Consultant's Report on the Economics of Conversion Housing
Cl. 4: D.P.A. No. 72320 - North Foot of Bute Street Gulf Oil Canada Ltd.
Cl. 5: Mount Pleasant - N.I.P. - Alteration of Boundary
Cl. 6: Waterfront Planning Study - Progress Report

The Council took action as follows:

D.P.A. No. 71895 - Vancouver Community College, 2780 East Broadway (Clause 1)

Council agreed to defer consideration of this Clause pending the hearing of delegations later this evening.

Clauses 2 to 6

MOVED by Ald. Bowers,
THAT Clauses 2, 3, 4 and 6 be received for information and the recommendations of the Committee contained in Clause 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Official Traffic Commission, January 14, 1976

The Council considered this report which contains ten Clauses identified as follows:

Cl. 1: Adoption of Minutes
Cl. 2: Chairman - 1976
Cl. 3: Request for Barrier Median on 72nd Avenue & Osler
Cl. 4: Request for Pedestrian Crossing Facilities on Granville in the Vicinity of 72nd Avenue
Cl. 5: Pedestrian Signal Request - Cordova and Jackson
Cl. 6: Signal Request at Commercial Drive and Napier
Cl. 7: Pedestrian Crossing Situation on Rupert between 3rd and 5th Avenues
Cl. 8: Bus Stops at 49th Avenue in Vicinity of Killarney
Cl. 9: Request for Installation of Patrol Activated Light on 12th Avenue and St. George Street Intersection
Cl. 10: Traffic Safety Education

The Council took action as follows:

Clauses 1 to 10 -

MOVED by Ald. Bird,
THAT Clauses 1, 2, 3, 8, 9 and 10 be received for information and the recommendations of the Committee contained in Clauses 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for January 28, 1976, is concerned.

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:45 p.m.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW

Council agreed to defer consideration of this By-law pending the hearing of delegations approved earlier this day.

cont'd....

BY-LAWS (cont'd)

2. BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN THE CITY OF VANCOUVER AND THE CORPORATION OF DELTA RESPECTING THE OPERATION IN THE CORPORATION OF DELTA OF A DISPOSAL GROUND FOR GARBAGE AND REFUSE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Fee Increase for City Sewers)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (RT-2 Two Family Dwelling District)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Cowie was excused from voting on this By-law)

MOTIONS

1. Enforcement of Sign By-law No. 4810

Alderman Cowie requested and received permission to withdraw the following Notice of Motion submitted by him at the Council meeting on December 2, 1975:

"THAT WHEREAS during City, Provincial and Federal election campaigns, it has become a practice to place political lawn signs in residential areas advertising various party candidates;

AND WHEREAS many of these lawn signs are large in size and visually polluting the residential environment (lawn signs during the current Provincial election appear much larger and more numerous than in past elections - some are as large as 4' x 8' on quiet residential side streets);

AND WHEREAS By-law No. 4810 (Sign By-law) Schedule A, Clause 9 states:

'Temporary signs related to political campaigns or civic non-commercial health, safety or welfare campaigns, provided the signs are removed within two weeks after the conclusion of the campaign. Such signs shall be free standing having a maximum size of 6 square feet and subject to prior approval from the Administrator (Director of Permits & Licenses).';

THEREFORE BE IT RESOLVED THAT the Director of Permits and Licenses be instructed to enforce the above-quoted section of the Sign By-law;

FURTHER BE IT RESOLVED THAT the City Engineer be instructed to immediately remove all non-conforming signs."

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - GVRD Hospital Board

expressed concern about the lack of City of Vancouver input into this Board, particularly as most of the major hospital development will be taking place in the City of Vancouver. He asked Council members on the Board of the G.V.R.D. to become more actively involved in hospital planning for the Regional District.

Alderman Rankin - ICBC Effect on City Car Fleet Insurance

requested that the Director of Finance be instructed to report to Council on the impact of the new ICBC rates on the City's car fleet insurance, this report to include a breakdown of the insurance costs and related items.

The Mayor so directed.

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The Council recessed at approximately 5:55 p.m. to reconvene at approximately 7:30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront

Council on September 16, 1975, approved a number of recommendations of the Standing Committee on Housing and Environment on the above matter. One of these recommendations was:

"THAT Council instruct the removal of all signs listed in Group 'A' to Group 'F'; with the exception of 'Sheraton Hotel' and 'Mazda' spectaculars listed in Group 'C' and the 'Molson' sign (Group 'D') referred to in (A) above."

At the same meeting, Council agreed to hear delegations from property owners and affected sign companies wishing to present reasons why such signs should not be removed.

Council also agreed that after having heard delegations, it would consider the date by which the affected signs and billboards should be removed.

Representations were heard from the following:

- Mr. H.E. Harrison, Vice-President and General Manager of Wometco (B.C.) Ltd., addressed Council. He requested that the sign on the Coca-Cola plant at 1818 Cornwall be permitted to remain and submitted a brief setting out arguments in support of his request.

- Mr. S.T. Madley, Treasurer, Bekins Moving and Storage Co. Ltd., addressed Council and submitted a letter requesting that their roof sign at 1625 Chestnut Street be permitted to remain.

- Mr. Doug J. Davis, Vice-President, KVOS-TV (B.C.) Ltd., submitted a brief in support of the position of KVOS-TV that Council should not order the removal of the KVOS-TV sign on its building at 1345 Burrard Street or the KVOS-TV billboard on the northwest corner of Pacific and Burrard Streets.

  The Director of Planning indicated that the company had not been ordered to remove its signs at 1345 Burrard Street.

- A representative of the Sign Industry's Union, Local 138, advised that the Union's Business Agent was unable to be present this evening. The Mayor suggested that the Union file its brief with Council at a later date as it deals with the whole matter of signs within the City of Vancouver.

- Mr. J.H. Cunliffe appealed to Council to permit him to retain the Butchart Gardens' bulletin board located at 8930 Oak Street, to enable him to renew the lease to provide funds to eventually remove the sign.

- Mr. Bob Sinclair, Seaboard Advertising, cited examples of signs belonging to his company which were wrongly designated as falling within the "G" zones, e.g., Panel #38 located at Abbott and Pender Streets. He requested that the "G" zone designations, specifically as they relate to his company's signs, be reviewed. Mr. Sinclair also stated that his company has waited 18 months for approval of a ground location which, in its opinion, meets the intent of the By-law requirements.

- Mr. Gough, Neon Products, requested that Council hold separate votes on removal of each sign before them for consideration this evening.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront (cont'd)

- Mr. Wallace, Wallace Neon, stated that a number of signs owned by his company and included in the list of signs to be removed, had been approved by building permits issued prior to the By-law being passed.

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the Coca-Cola sign located at 1818 Cornwall be excluded from the list of signs ordered removed by Council on September 16, 1975.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Bowers,
SECONDED by Ald. Cowie,
THAT Wometco (B.C.) Limited be instructed to remove the Coca-Cola roof sign at 1818 Cornwall by May 1, 1976.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Sweeney and Volrich opposed)

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT Bekins Moving and Storage Co. Ltd., be instructed to remove their roof sign at 1625 Chestnut Street by May 1, 1976.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Sweeney opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Volrich,
THAT the KVOS-TV roof sign located at 1345 Burrard Street and the KVOS-TV billboard located on the northwest corner of Pacific and Burrard Streets be excluded from the list of signs ordered removed by Council on September 16, 1975.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt and Marzari opposed)

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT KVOS-TV (B.C.) Ltd., be instructed to remove their roof sign at 1345 Burrard Street and the KVOS-TV billboard located on the northwest corner of Pacific and Burrard Streets by May 1, 1976.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the owners of the Butchart Gardens sign located at 8930 Oak Street be instructed to remove their sign by May 1, 1976.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Removal of Billboards and Roof Signs Adjacent to Freeway and Bridge Approaches and Waterfront (cont'd)

MOVED by Ald. Cowie,
SECONDED by Ald. Bowers,
THAT the points raised by the representative of Seaboard Advertising Limited be referred back to the Standing Committee on Housing and Environment for further consideration and that the Director of Planning and the Director of Legal Services report to the Committee on this submission at that time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT Mr. Wallace's statements with respect to exemption to certain of his company's signs, be referred to the Housing and Environment Committee for further consideration and that the Director of Planning and the Director of Legal Services report to the Committee on this submission at that time.

- CARRIED UNANIMOUSLY

Council noted a letter from Sundance Trampolines dated January 27, 1976, presenting reasons for retention of their roof sign located at 1364 Seymour Street.

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the letter from Sundance Trampolines dated January 27, 1976, be received and they be ordered to remove their sign at 1364 Seymour Street by May 1, 1976.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Marzari,
THAT all of the remaining signs listed in Groups 'A' to 'F' apart from those previously excluded by Council on September 16, 1975, be ordered removed by May 1, 1976;

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary resolutions with respect to Council's action this evening.

- CARRIED UNANIMOUSLY

DELEGATIONS & OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, January 15, 1976 (cont'd)

D.P.A. #71895 - Vancouver Community College, 2780 East Broadway (Clause 1)

Council on December 16, 1975, after hearing representations from the Vancouver Community College Council on this matter resolved:

"THAT the Director of Planning be instructed to process the Development Permit Application No. 71895 - 2780 East Broadway, subject to the facility containing a parking structure which would immediately provide 350 parking spaces;

FURTHER THAT the Vancouver Community College Council undertake to increase the structure to provide a maximum of 560 parking spaces at a later date, if proven necessary, and that the structure be so designed to permit this expansion."

Council earlier this day deferred consideration of this Clause to permit representations from people in the area and from Dr. Gilligan, Principal, King Edward Campus, Vancouver Community College.

cont'd....

DELEGATIONS & OTHER REPORTS (cont'd)

D.P.A. #71895 - Vancouver Community College, 2780 East Broadway (cont'd)

Mr. Phillip Crosley, a resident of the area, spoke on behalf of the citizens of East Broadway. By means of a map, he outlined the number of public service structures in the area which generate large volumes of traffic and cause parking problems for residents of the area. He stated that to add a facility which could generate possibly a further 950 cars a day in the area would adversely affect the liveability of the area as well as adding to the danger to the children from traffic travelling through the residential area. He suggested Vancouver Community College investigate other possible sites which could be used instead.

Mrs. McGuigan, a resident of the 2800 Block East Broadway, and a student at Vancouver Community College, also opposed the proposed development by Vancouver Community College on East Broadway. She suggested that unless the parking provided by the College on this site were free, the students will park on adjacent streets rather than pay a parking fee. She also asked whether or not the College is planning a day care centre to replace the one presently at the King Edward site. She too suggested a number of alternate sites which the College could consider to replace its present campus.

Mr. H. Fry, Vice-President Pacific GMC Limited, which is located adjacent to Vancouver Technical School, also opposed the development. He stated his company already has a considerable problem with Vancouver Technical students littering their landscaped setback.

Dr. Gilligan, Principal, King Edward Campus, stated the site is needed to serve the East side of the City. A recent survey of the methods of transportation of the student body at King Edward Campus showed that only 28% travel by car and 72% by public transportation. The proposed location on East Broadway has the same level of public service transportation as the present site.

He also stated that it is intended to establish another campus elsewhere in the City and that this campus is not intended to replace a Downtown campus. The Vancouver Community College lease with the Vancouver General Hospital expires in June of this year. The Director of Planning advised that Vancouver General Hospital has applied for a Development Permit which would involve some development on the present College campus.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council rescind its motion of December 16, 1975.

- CARRIED

(Alderman Bowers opposed)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Vancouver Community College Council be requested to work with the Planning and Development Committee and City officials with respect to locating a suitable alternative site for its present King Edward campus.

- CARRIED UNANIMOUSLY

The Mayor indicated that he would discuss with the Greater Vancouver Regional Hospital District at its meeting on January 28, 1976, a possible extension of the Vancouver Community College's lease of the King Edward site.

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT this Clause of the Committee be received for information.

- CARRIED UNANIMOUSLY

(At this point, Alderman Harcourt left the meeting)

DELEGATIONS (cont'd)

Juvenile Detention Home
2625 Yale Street

At a Special Meeting of Council on January 21, 1976, the City Manager was authorized to proceed with demolition of this building.

The Mayor advised that he had received a delegation request from Mr. Wm. Dronsfield, representing Concerned Citizens for Hastings East, with respect to retention of the Juvenile Detention Home.

MOVED by Ald. Bird,
SECONDED by Ald. Boyce,
THAT the delegation be heard.

- CARRIED UNANIMOUSLY

Mr. Dronsfield addressed Council and requested Council reconsider its decision to demolish the Juvenile Detention Home. He suggested this building could serve as a meeting place for senior citizens of the area, many of whom find Hastings Community Centre too far away to walk to. Also many children of the area do not use the Community Centre because of the dangers inherent in crossing Hastings Street. He stated the area from Victoria Drive to Renfrew, Hastings North to the Waterfront, which is zoned RS-1 and is a multi-lingual community, is in great need of a community facility.

He requested Council stop demolition of the building and hold public meetings in the area to obtain opinions and ideas from the residents on use of the building. He also suggested that Council use part of the P.N.E. rental funds to restore this building.

The Mayor advised the delegation that the Park Board are currently holding meetings in the area to determine the recreational needs of the citizens and suggested that Mr. Dronsfield's group meet with the Park Board to discuss their needs.

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the representation of the delegation be received.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 10:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of January 27, 1976, adopted after amended on February 3, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"The following projects are scheduled for construction in the early part of 1976.

PROJECT 518

Street	From	To
Quebec Street	6th Avenue	8th Avenue
7th Avenue	Manitoba Street	Lane West of Main Street
8th Avenue	Quebec Street	160 ft.east

Estimated Cost: $51,000

PROJECT 519

6th Avenue	Alberta Street	Manitoba Street
7th Avenue	Alberta Street	Columbia Street
8th Avenue	Alberta Street	Columbia Street

Estimated Cost: $52,000

PROJECT 520

4th Avenue	Quebec Street	Main Street
5th Avenue	Alberta Street	Quebec Street

Estimated Cost: $46,000

All of the work is required to maintain fire protection. The mains to be replaced are small diameter old cast iron, whose flow capacity has been reduced due to tuberculation so they can no longer provide adequate flow for fire fighting.

The total estimated cost for projects 518 to 520 is $149,000. Funds for this work are available from the 1975 Waterworks Capital Account 128/7905, 'Uncompleted Design - Unallocated'.

I RECOMMEND that projects 518, 519, and 520 be approved and that the total required amount of $149,000 be appropriated for this work from the 1975 Waterworks Capital Account 128/7905, 'Uncompleted Design - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of C.P.R. Right-of-Way to City - Kerrisdale Beautification Project

The City Engineer reports as follows:

"Landscaping and development of the intersection of 41st Avenue and East and West Boulevards was included as part of the Kerrisdale Beautification. In the Council meeting of July 31, 1973, it was moved, 'THAT the Council proceed with Part A which is at City Cost', Part A being the portion of the improvement in the 41st Avenue and West Boulevard intersection. A portion of the landscaped area is situated within the C.P.R. right-of-way which the railway, through Marathon Realty, has agreed to lease to the City. The C.P.R. has forwarded the appropriate lease documents.

Provision for rental, equivalent of taxes and continuing costs was proposed in a Council report dated April 9, 1973, which stated that these costs be borne by the City with funds being provided in the Engineering Department Budget. Council approved the recommendation of the City Engineer and Director of Planning on April 17, 1973.

Cont'd . . .

Clause 2 Cont'd

The proposed lease area is shown hatched on the attached plan. The terms of the lease propose that the agreement be on a year to year basis at an annual rental of $120 plus the equivalent of taxes (estimated at $1,200 on the basis of 1975 mill rates). The Acting Supervisor of Property and Insurance considers the terms of the lease to be reasonable.

As a portion of the area forming the landscaping site is presently covered by another lease between the City and C.P.R. for parking along the right-of-way from 37th Avenue to 42nd Avenue, Marathon Realty has advised the City that the existing parking lease will have to be revised. They also wish to re-negotiate this lease, the terms of which will be the subject of a separate report.

The City Engineer RECOMMENDS that:

A. The proposed lease agreement for the landscaping site at the intersection of 41st Avenue and East and West Boulevards be approved;

B. Authorization be given to:

(i) include an amount covering rental and the equivalent of taxes in the annual Streets Maintenance Budget - Sundry Leases and Rentals.

(ii) make provision for continuing maintenance costs in the annual Streets Maintenance Budget."

C. The Director of Legal Services and City Engineer be authorized to sign a satisfactory agreement for the lease area on behalf of the City."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

INFORMATION:

3. Tender Awards

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

400 & 600 Amp D. C. Arc Welding Machines
Cast Steel Trench Jacks
De-Icing Salt
Ramming Type Compactors
2-Way Mobile Radio Equipment
2 & 3 Cubic Yard Refuse Containers
Lumber
Wheeled Loader
3 Cubic Yard Street Sweepers - 3 wheel type
Riding Rotary Mower
Work Trailers
1976 Envelope Requirements
Automobiles
14 H. P. Tractors & Attachments

Copies of the details of these tender awards are attached."

The City Manager submits the foregoing report of the City Engineer and Purchasing Agent for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 111

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Illegal Suites - Hardship Cases

On December 16, 1975, City Council adopted a resolution instructing as follows:

> "THAT the City Manager review the feasibility of dealing with Illegal Suites - Hardship Cases administratively, with applicants having the right of appeal to Council, for report back at an early date."

The City Manager, after reviewing the policies and procedures with respect to Hardship Applications, RECOMMENDS that City Council instruct the Director of Permits and Licenses to comply with the recommendations of the Hardship Committee with respect to Hardship Applications, but that in the event of a refusal, the applicants be advised that they have a right to appear before City Council.

FOR COUNCIL ACTION SEE PAGE(S) 12

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Applications:
   (a) West Side Hudson Street between 72nd Avenue and the Lane South of 73rd Avenue
   (b) Southwest Corner of 73rd Avenue and Hudson Street

The Director of Planning reports as follows:

"At a Public Hearing held on October 29, 1970, Council approved of certain rezoning proposals to rezone from (M-1) Industrial District to (C-2) Commercial District in the Marpole area between West 73rd Avenue and S.W. Marine Drive and between Oak Street and the lane west of Hudson Street (See Appendix A). Council also considered an application to rezone the area bounded by West 72nd Avenue, the lane west of Hudson Street, West 73rd Avenue and Oak Street whereby the lands be rezoned from (M-1) Industrial District to (RM-3) Multiple Dwelling District. The application was not approved and Council resolved the following:

> 'That the Director of Planning report to Council on the feasibility of rezoning the West side of Hudson Street to (C-2) Commercial District and;
>
> Further that the Director of Planning report on the matter of providing a landscaped setback on the northern boundary of the (M-1) Industrial District adjacent to the (RM-3) Multiple Dwelling District.'

An application by the Director of Planning was applied for on November 5, 1970 to amend the Zoning and Development By-Law No. 3575 whereby the West side of Hudson Street between 72nd Avenue and the lane south of 73rd Avenue (Lots 1-9, Block 6; Lots 20-24, Block 2, All of D.L. 318) be rezoned from an (M-1) Industrial District to a (C-2) Commercial District. (See Appendix B).

Mr. Harry Boyd applied on February 12, 1974 to amend the Zoning and Development By-Law No. 3575 whereby the southwest corner of 73rd Avenue and Hudson Street (Lots 21-23, Block 2, D.L. 318) (See Appendix B) be rezoned from an (M-1) Industrial District to a (C-2) Commercial District for the purpose of:

> 'establishing a zoning schedule suitable for the current development of the property.'

On February 2, 1973, the Technical Planning Board approved Development Permit Application No. 61070 to permit Mr. Boyd to construct a one-storey building to contain retail stores and offices as a conditional use in the (M-1) Industrial District. This structure has since been constructed.

The remainder of the West side of Hudson Street between 72nd Avenue and 73rd Avenue is developed with a lumber retail store and showroom, retail stores and some dwelling and housekeeping units.

Continued on Page 2. . .

Clause No. 1 Continued

The lands to the east are zoned (M-1) Industrial District and are developed with various industrial uses; to the north and west the lands are zoned (RM-3) Multiple Dwelling District and are developed mostly with apartment buildings with the occasional one and two-family dwelling and multiple conversion dwellings. The lands to the south are zoned (C-2) Commercial District.

The department delayed reporting on these two applications due to the fact that the lands in question are developed except for one lot and also the question of the implications that the altered traffic pattern would have on the immediate area with the opening of the Art Laing Bridge to the south. The Planning Department is of the opinion that rezoning at this time to a (C-2) Commercial District may provide for significant redevelopment potential and could seriously affect the vitality of the nearby Granville and 70th suburban commercial district.

Regarding the matter of providing a landscaped setback along the flankage of the industrial lands lying on the south side of West 72nd Avenue between the lane west of Hudson and Oak Street, this would, in our opinion, cause undue hardship to the owner as the subject lots have a frontage of 33 feet. Also, the majority of the said lots are developed industrially except for 3 lots, 2 of which are developed with homes and one a parking lot.

Recommendation: That both applications continue to be held until the Marpole Local Area Programme is in progress and the existing commercial policies are reworked and the appropriate roles for the Hudson-Marpole and Granville and 70th commercial districts are more clearly defined."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Cedar Cottage N.I.P. Appropriation:
The Boat Day Care Centre, 2948 Victoria Drive

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the social facilities in the area. To this end, Council has approved N.I.P. appropriation to improve Brant Villa Day Care Centre, Grandview Nursery School, Cedar Cottage Neighbourhood House, and to hire a consultant to study the needs of the Grandview Community Centre.

On November 12, 1975, representatives of the Boat Day Care Centre made representation to the Cedar Cottage N.I.P. Committee requesting $9,579.81 for improvements to the Day Care Centre grounds and indoor and outdoor equipment.

Following discussion, the N.I.P. Committee agreed to recommend that $9,500 be allocated to the Boat Day Care for improvements and equipment as outlined in Appendix 1.

This Day Care Centre is situated on three of eight lots at this location registered in the name of Vancouver School Board. (i.e. lots 9,10,11; Blk.168, D.L. 264). The current lease extends to April 22, 1978.

Continued on Page 3. . .

Clause No. 2 Continued

The Director of Planning recommends:

THAT Council authorize the appropriation of $9,500 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program for improvements to the grounds and indoor and outdoor equipment for the Boat Day Care Centre as per Appendix 1; the amount not to exceed $9,500, but adjustments be permitted within that limit. Under N.I.P. the costs are shared as follows:

C.M.H.C.	=	$4,750
Province	=	$2,375
City	=	$2,375."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Development Permit Application No. 67969 - 3135 West Broadway - Off-Street Parking Requirements

City Council in April of 1975 received a complaint from Mr. & Mrs. Lorne Atkinson of the Ace Cycle Shop (copy attached). The complaint referred to the parking situation in the area of the 3100 block West Broadway, with particular reference to the El Matador Restaurant.

The Director of Planning and the Director of Permits & Licences report as follows:

"The El Matador Restaurant is located on the north side of West Broadway approximately mid block between Balaclava and Trutch Streets.

History

This building was originally used and occupied by an automotive dealer. In 1968 a development permit was issued permitting the use of one half of the building for the El Matador Restaurant. Then in 1969 a further development permit was granted for a limited period of time for the use of the total building for the restaurant. The off-street parking facilities provided at that time included 4 spaces on the restaurant site and an additional 7 spaces leased at the rear of an existing commercial building at 3105-21 West Broadway for a total of 11 spaces. The development required, according to the regulations of the Zoning and Development By-law, a total of 13 spaces.

A later development permit #66489 permitted the retention of this use for a further period of time, expiring March 31, 1975 with the same parking provisions. During these limited periods of approval, it was suggested to the owners of the restaurant that they endeavour to obtain satisfactory permanent parking facilities in the area. They advised that they had made several efforts but were unable to find any other space for parking facilities.

Subsequently in July of 1974 the City was advised that the 7 parking spaces on the neighbouring site at 3105-21 West Broadway were no longer available. The restaurant owners were advised in writing by the Department of Permits and Licences to provide the required off-street parking facilities elsewhere or to cease in the use of the premises.

Then in August of 1974 they filed Development Permit Application #67969 to retain the restaurant use with only the 4 off-street parking spaces on the restaurant site. Since the filing of this Development Permit Application #67969, it has been determined that a lounge permit for the use of an approximate 950 square foot portion of the restaurant premises has been issued by the Liquor Administration Branch. This lounge permit was issued in October 1974 subsequent to a letter dated September 12, 1974, from

Continued on Page 4. . .

Clause No. 3 Continued

the Chairman of the Community Development Committee. Under the regulations of the Liquor Administration Branch, a lounge permit allows the sale of draft beer. No development permit application has ever been filed for the use of a portion of the restaurant for a lounge.

Present Situation

The complaint from Mr. & Mrs. Lorne Atkinson of the Ace Cyle Shop was submitted on April 10, 1975.

Subsequently a meeting was held between representatives of the Planning Department and representatives from 12 businesses in the 3100 block West Broadway (60% of the total businesses in the block). The general parking problem in the immediate area was discussed, what the causes of this were and how merchants were affected by it. It was the general consensus that there was a shortage of parking in the area which was aggravated by several factors including some uses such as the lounge operation of the El Matador Restaurant. There was some disagreement, however, as to how much parking demand the restaurant actually caused. The restaurant owners felt that a good deal of their business was from people walking to it from the immediate residential area and that they contributed no more to the overall parking demand than many other businesses, such as the Hollywood Theatre which has no off-street parking facilities. Of the 12 representatives of the businesses in the block, 4 were opposed to any major parking relaxation because they felt that the present parking problem in the area has been caused, at least in part, by the present lounge operation of the El Matador Restaurant.

In further discussions with merchants in the area, some merchants felt that the lounge operation of the El Matador was an imposition on their customers while others felt that the El Matador attracts customers to the area.

A cursory parking check of the area indicates that the on street parking spaces in the 3000, 3100 and 3200 block West Broadway are heavily used during the day and evening, with the 3100 block appearing to have slightly higher usage than the other blocks. The off-street parking facilities in the area related to the other businesses appear to be under utilized.

A plan submitted with the current development permit application indicates an area of approximately 5,000 sq. ft. for the restaurant and an assembly area of approximately 950 sq. ft. for the lounge. A recent inspection of the premises has determined that there are seating facilities for 90 people in the restaurant and 56 people in the lounge.

Summary of Required Parking

The previous approval for the restaurant required 13 off-street parking spaces. A total of 11 spaces were provided. Of these, 4 were provided on the site and 7 at the rear of a neighbouring site. The development permits were issued on condition that these 11 spaces be provided and maintained.

The premises as they are now being used (without the necessary permits) including the lounge would require 27 off-street parking spaces.

Only 4 off-street parking spaces are now proposed. These spaces would be located at the rear of the site.

Having regard to the complaints received from people in the area, the Director of Planning and Director of Permits & Licences do not recommend such a substantial relaxation of off-street parking requirements.

Continued on Page 5. . .

Clause No. 3 Continued

There are several possible alternatives:

1. The use of the premises could be reduced to fit the number of parking spaces available. This would mean elimination of the lounge and a reduction in the size of the restaurant from 5000 sq. ft. to 2600 sq. ft. (Such a reduction appears excessive.)

2. The lounge could be closed and the existing restaurant approved with the provision of just 4 parking spaces (compared with 13 spaces required).

3. The application could be approved with the provision of 4 parking spaces but with the hours of operation of the lounge limited to the evening.

4. Both the lounge and the restaurant could be approved. (This is the other extreme from alternative 1.)

The Director of Planning and the Director of Permits & Licences recommend that the Development Permit Application be approved according to alternative 2 above for a period of time expiring December 31, 1977, subject to review at that time and subject to the following condition:

1. The 4 off-street parking spaces at the rear of the site are to be maintained, including surfacing, during the limited period of approval expiring December 31, 1977."

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of Permits and Licences be approved.

DELEGATION REQUEST: MESSRS. G. & C. BONNIS

CONSIDERATION

4. Imperial Oil Gas Station at 1407 East 41st Avenue
Request to Convert to Self-Serve

The Director of Planning reports as follows:

"A letter dated 16th December 1975 addressed to the Mayor and Members of City Council has been received from Imperial Oil Limited (see Appendix 1) requesting that this gas station at 1407 East 41st Avenue at Knight Street be permitted to convert to self-service.

Imperial Oil Limited currently has 11 of the 40 or 27.5% of their gas stations in the City as self-service. It is now proposed to terminate the existing self-serve gas station at 2000 West Broadway at Maple Street and transfer the existing licence to 1407 East 41st Avenue. The number of Imperial Oil Limited self-service gas stations would remain unchanged, this exceeds the City Council's limitation of 15%.

If this conversion is allowed, 1407 East 41st Avenue at Knight Street should be added to and 2000 West Broadway at Maple Street should be deleted from the list of permitted self-serve gas station locations in Schedule B of the Licence By-law controlling self-serve gas stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: Mr. S. A. Ruocco - Imperial Oil

Continued on Page 6 . . .

5. Mohawk Gas Station at 2120 Grandview Highway

The Director of Planning reports as follows:

"By letter, undated but received in the City Clerk's office on 7th October 1975 (see Appendix I), Mr. Dahms H. Nicholson requests that his gas station at 2120 Grandview Highway be permitted to convert to self serve.

The conversion of this station to self serve was refused by City Council on July 22, 1975. This station is operated under the Mohawk brand name, and if permitted to convert to self serve would mean that a total of 3, or 43 percent, of Mohawk's 7 gas stations in the City would be self serve. Currently 2 out of 7, or 29% of Mohawk gas stations in the City are self serve. The principal reason for requesting a reconsideration of the refusal is that Mr. Nicholson is an independent businessman whose decision to convert to self serve was his own.

If this conversion is allowed, 2120 Grandview Highway should be added to the list of permitted self serve gas station locations in Schedule B of the Licence By-law controlling self serve gas stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: Mr. Dahms H. Nicholson

RECOMMENDATION

6. Neighbourhood Improvement Program: Kitsilano
Appropriation of Funds - Kitsilano Daycare Society

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Program.

On October 29, 1975, the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office received an application from the Kitsilano Day Care Society for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

The Kitsilano DayCare Society operates in the basement of Kitsilano Neighbourhood House which is located at Vine Street and 7th Avenue. The Centre provides day-care service for 25 children who are three to five years old.

The Day Care Society is requesting additional funds to cover the cost of items that their grant from the Department of Human Resources will not cover. Many of these items, such as washer, dryer and playground equipment are necessary to meet Provincial day-care licensing standards. The total amount requested of $8,190.00 (eight thousand one hundred and ninty dollars) is itemized in Appendix A attached to this report.

As with other daycare services in Kitsilano which have received funds from the Neighbourhood Improvement Program, the Planning Department has felt that a two year commitment that the location will remain available for daycare is necessary. A letter has therefore been written by Kitsilano Neighbourhood House stating that they will continue to provide space for day-care for a further two years. This letter is attached as Appendix B.

Continued on Page 7. . .

Clause No. 6 Continued

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommended approval. Central Mortgage and Housing Corporation has also been informed of and concurred with this request.

It is therefore, RECOMMENDED that:

1. City Council approve the expenditure of up to $8,190 (eight thousand one hundred and ninty dollars) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of bringing this facility up to the provincial day-care licensing standards.
($2,047 City; $2,048 Province; $4,095 Federal)."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

7. Neighbourhood Improvement Program: Kitsilano
Appropriation of Funds - Guild Montessori Daycare Centre

The Director of Planning reports as follows:

"On December 17, 1975, the Kitsilano Citizens' Planning Committee and City staff of the Kitsilano Planning Office received a request from the Guild Montessori Daycare for a grant from the Neighbourhood Improvement Program budget for Kitsilano. (The request is attached as Appendix A).

The Guild Montessori Daycare Center serves 20 three to five year old children, most of whom live in Kitsilano. There are no outside play facilities on the daycare center site at present. There are also no children's play areas anywhere nearby.

The parents of the Guild Montessori Daycare are proposing to build a playground on the daycare center site which will be used by the children in the daycare during the day, and will be available to the children in the neighbourhood during the evenings and week-ends. Because of the anticipated use by children of all ages during the whole week, this playground has been designed to be extremely durable. It also includes slides and climbing apparatus which seem to be very popular with children (a small sketch of the proposed playground equipment is attached as Appendix B.)

The Guild Montessori Daycare is located on city-owned land which is leased until April 1978. If the City decides not to renew the lease on the land, all of this playground equipment, including the ferro-cement structure can be moved. If, for some reason, this Daycare Centre eventually closes, then the playground equipment will be turned over to the City and could easily be located on the park site at 7th and Arbutus.

It is estimated that the proposed playground equipment will cost approximately $6,288 (as shown on Appendix C). This cost includes 2 man/months of free labour to be provided by the parents. It is possible that the final cost will be slightly less because the parents are trying to solicit donations of as much of the needed material as they can. However, since donations are always uncertain until the material is actually received, the budgeted amount assumes no such donations.

The Kitsilano Citizens' Planning Committee and the Local Area Planner reviewed this proposal and recommended approval of the request. Central Mortgage and Housing Corporation has been informed of and concurred with this request.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $7,038.00 (seven thousand and thirty eight dollars) ($3,519 Federal, $1,759.50 Provincial, $1,759.50 City) from the Kitsilano Neighbourhood Improvement Program Daycare Facilities budget for the purpose of constructing a playground on the site of the Guild Montessori Daycare Centre at 2091 West 8th Ave. This playground is to be available for the use of the Daycare Center children during normal hours of operation and to the children living in the neighbourhood at all other times during the day.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112-3

Manager's Report, January 23, 1976 . . . . . (FIRE - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Chinese Cultural Centre Grant Request

The City Engineer reports as follows:

"In a letter dated January 8, 1976, (see attached) Mr. Gordon Mark of the Chinese Cultural Centre requests a grant to cover the costs of a parade planned for Saturday, January 31, 1976. The proposed parade will proceed along Pender Street from its assembly point at Carrall Street to dispersal at Gore Avenue, commencing at 11:00 A.M. and finishing at approximately 1:00 P.M. The parade operation does not necessitate a street closure, therefore does not require the approval of Council. Although transit service will be affected, B.C. Hydro has agreed to re-route its buses and the Police Department is prepared to provide special attention for this event.

Since the Chinese Cultural Centre is a non-profit organization, it has requested that all costs of this parade be borne by the City, which is the purpose of this report. The estimated cost of the required temporary signing and barricading, as well as anticipated extra street cleaning, is $175.

For Council's information, there is also another parade planned for this area on the following day, Sunday, February 1, 1976. Both parades are planned in celebration of the Chinese New Year. Since the two parades occur on the same weekend, temporary traffic controls will be in effect on both days. The estimated cost for the second parade is also $175, which will be borne by the Chinese Benevolent Association.

Should Council decide in favor of Mr. Gordon Mark's request for free services, it is suggested that this be done in the form of a grant in order that funds be apportioned to the applicable appropriations.

The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1976 budget.

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 113

FINANCE MATTERS

RECOMMENDATION

1. By-law Enforcement Officer Study.

The City Engineer and Chief Constable report as follows:

At the August 13th, 1974 meeting, City Council requested that the Engineering Department and Police Department review and report on the use of civilian personnel for parking meter enforcement. Work on this study was begun immediately, and culminated in a technical report (Parking Meter Enforcement Patrol) which is on file in the office of the City Engineer. This report to Council summarizes the results of that technical study and recommends action on that matter.

Parking meters were introduced in the City of Vancouver to control the use of street space providing short-term parking; without such control, street space is taken up predominantly by long term parkers. On-street parking is the most convenient and desirable means of parking for most short-term needs, such as shopping, business, and entertainment. Without space for short-term parking, many of the activities which are important to the vitality and character of the downtown are discouraged. Metered curb space provides a substantial portion (10%) of all downtown spaces, and a much higher proportion of short-term spaces. Parking Meter Revenues are allocated first to expenses, then to traffic control devices, and finally to the Parking Sites Reserve Fund.

Police Department staff carried out initial surveys of the parking enforcement and violation rate in the downtown area. These surveys indicated that during the day over half the metered spaces in the downtown are occupied illegally by overparked cars. This arises from the limited resources which the Police Department is able to apply to this problem. Only five Constables, with many other traffic and police duties to perform, are available to provide meter enforcement six days per week. Under current conditions, each meter would be checked only once in three days, on an average.

Further work in the study examined the loss of short-term parking revenue and stalls. Comparing actual meter revenue to theoretical meter revenue shows that about 37% of the total meter utilization is not paid for, presumably as a result of overparking. This is an effective loss of about 900 short-term parking stalls; a loss equivalent to over half the parking available at the Pacific Centre Garage. The loss of potential meter revenue is about $290,000 per year.

Obviously, not all illegal parkers will be deterred by enforcement, nor can 100% of theoretical revenue be obtained. However, a substantial improvement could be obtained by improved enforcement. The study examines the extent to which enforcement can be increased without an increase in costs.

Parking meters would generate an estimated additional $290,000/year if additional enforcement eliminated all violations. This is not realistic, but an additional $252,500 (5% violation rate) could be achieved; at these levels of enforcement and violation, a $149,500 increase in the fine revenue is anticipated. (using the new $5 fine rate)

Possible Meter By-Law Force

Meter enforcement could be carried out by civilians using the Parking Meter By-Law, since it is not necessary under the Police Act to have this work done by a Police Constable. Elimination of meter duties from the police responsibility would increase service in other police and traffic control areas. This would be very desirable.

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Clause No. 1 Continued.

An economic analysis shows that a check of parking meters on average every 3 meter intervals (i.e. a 1/2 hour meter every 90 minutes, 1 hour meter every 3 hours, etc.) could be carried out without net expenditure; the extra meter revenue would cover the cost of the meter patrol. It is assumed that fine revenue will not decrease (since enforcement will increase by a factor of about 10, it is more probable that fine revenue will increase). This requires a staff of 21 By-law Enforcement Officers (providing 17 officers on duty each day) and 2 supervisors providing coverage six days a week. Initially, ten of these positions could be classified as temporary until stabilization of the meter violation rate occurs. The following table shows the annual costs (1976) of such a scheme:

Item	Credit	Debit
1.Staff (including fringe benefits):		
21 By-law Enforcement Officers at p.g. 10		$210,200
1 Working Supervisor at p.g. 13		$ 11,000
1 Supervisor at p.g. 25		$ 18,200
Staff costs (annual)		$239,400
2. Transportation ($5,000 + $2,250 per year operating and maintenance cost)		$ 3,100 *
3. Office and Supply ($2,000 alterations + $3,000 furniture		$ 900 *
4. Uniform ($200 per year)		$ 3,600
5. Two way radios ($1,600)		$ 5,000 *
6. Extra Meter Revenue	$252,500	
7. Extra fine revenue	$149,500 +	
8. Totals	$402,000 +	$252,000
9. Net Profit	$150,000 +	-

\+ includes the recent fine increase

* denotes amortized rates

Classifications are still subject to review by the Director of Personnel. Annual costs of transportation, two way radios, office furniture and supplies include amortization of capital at 10%. (amounting to $50,000 in the first year)

The Vancouver Municipal and Regional Employees' Union have received a copy of this report. The Vancouver Policemen's Union has taken a position that they cannot agree in principle with a plan that takes away from police members a function that has been traditionally theirs.

The Executive of the Force has taken the position that they are not prepared to place any additional Constables on this type of duty. They, the Executive of the Force, consider this type of duty to be a low priority item in the deployment of personnel.

The Director of Finance advises if Council approves this report, that funds to set up the initial operation will be provided from parking meter revenues and fine revenues, and that normal accounting procedures will be used to monitor, jointly with the City Engineer, changes in parking meter revenue and parking fines. Deficits, if any, in the initial years, will be provided from the Parking Sites Reserve.

The City Engineer and Chief Constable recommend:

1. The following staff positions be created in the Engineering Department, subject to classification by the Director of Personnel Services:

Clause No. 1 Continued.

21 By-law Enforcement Officers	(P.G. 10, first step)	$210,200 p.a.
1 working supervisor	(P.G. 13, mid step)	$ 11,000 p.a.
1 Supervisor	(P.G. 25, first step)	$ 18,200 p.a.

10 of these positions should be established temporarily, with a report back after 3 months of operation to finalize the permanent staff level, based on the violation rate after the expanded enforcement program.

2. An appropriate account structure be established in 1976 for the costs of the operation, assuming 9 months operation at a cost of $180,000.

3. $50,000 be provided for initial expenses, from 1976 parking meter revenues, subject to a detailed report back from the City Engineer on the specific initial expenses.

4. The current Police Parking Squad be retained to concentrate on non-meter police and traffic functions."

The City Manager RECOMMENDS that the above report of the City Engineer and Chief Constable be approved.

2. Re By-law Enforcement Officers.

The Director of Legal Services reports as follows:

"The Vancouver Charter used to provide for the position of 'special constable' as well as providing for the appointment of regular members of the Police Force. The special constable category applied to license inspectors and pound officers.

This category was removed from the Charter with the enactment of the Police Act, and under that Act the equivalent is now called 'By-law Enforcement Officer'. The appointment of such people is vested in the Police Board which also has the authority to define their powers and duties.

Because of this change, I believe we should request the Vancouver Police Board to appoint our Pound Officers as By-law Enforcement Officers so that they can carry out their regular duties in By-law enforcement.

Accordingly I recommend that the Director of Legal Services, together with the Director of Permits and Licenses, apply to the Vancouver Police Board for the appointment of the several Pound Officers as By-law Enforcement Officers, and that a satisfactory resolution be passed by the Board so that these officers will possess the same powers as they possessed when they were special constables."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved by Council.

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CONSIDERATION

3. Police Manual Personnel Data Processing System.

The following resolution was approved by the Vancouver Police Board on December 18, 1975:

"The Chief Constable advised that in December, 1973 the Patrol Division Information and Management Study had recommended that steps be taken to implement a system whereby information concerning special skills, linguistic abilities, etc. of members of the Force could be readily retrieved from the Personnel files. He said since that time, a number of manual retrieval systems had been examined and it appeared that the McBee Keyport Data Processing System would best meet the Department's needs until such time as computerized retrieval facilities became available. He stated the cost involved was approximately $1200 and provision would be made for purchase of the system in the 1976 Police Supplemental Estimates. He added, he was most anxious to implement the system as soon as possible, and requested the Board to ask City Council to consider approval of the expenditure of $1200 prior to approval of the 1976 Police Budget.

'Moved

THAT City Council be requested to consider authorizing the purchase of the McBee Keyport Data Processing System at an estimated cost of $1200 prior to approval of the 1976 Police Budget.

Carried'"

The City Manager submits the foregoing resolution of the Vancouver Police Board to Council for CONSIDERATION.

4. Pacific National Exhibition and Sunday Sports By-law.

The Director of Legal Services reports as follows:

"The Directors of the Pacific National Exhibition have passed the following resolution:

'That the Board of the Pacific National Exhibition request the City of Vancouver bylaw covering sports events on Sunday be amended to read the same as the Sunday entertainment bylaw.' [Removal of the 6.00 p.m. limitation.]

City Council received a similar request in February, 1974, at which time I pointed out that a Charter amendment would be required. At the time the request came in it was too late to advance an amendment.

At this moment in time I do not contemplate advancing any Charter amendments this year. In any event, it is still unknown as to when the Legislature will be called into session or whether there will even be time, before such session is called, to prepare and advance Charter amendments for such session.

The request of the Pacific National Exhibition is submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Legal Services for the CONSIDERATION of Council.

5. Possibility of School Board and GVRD Brochure Inserts in City Tax Notice.

The following report has been received from the Director of Finance.

"The Head of Business Administration of the Vancouver School Board wrote to the City Clerk on December 18, 1975 regarding a meeting of Vancouver School Board on December 15, 1975. The letter is as follows:

"RE: School Brochure Insert in City Tax Notice

At a meeting of the Board held on December 15th, 1975 the Board considered the matter of enclosing a brochure on school costs with the tax notice. The Board approved the following motion:

THAT the City Clerk be notified that in 1976 the Vancouver School Board wishes to include an insert in the tax notice.

Would you kindly bring this request to the attention of Council.

Mr. P. Hill, the Board's Head of Communications has been assigned the task of drafting a brochure for consideration by the Board.

It is my recollection that when the Board made a similar request for 1975, Mr. P. Leckie had assigned an official to co-ordinate the preparation of the City tax notice inserts and requested that the school board representative discuss format, size, etc. with him. Would you advise me if the same procedure would be followed in 1976 and if so, the name of the City official so that Mr. Hill could discuss the matter with him early in January 1976."

In addition, the City Clerk received the following letter relative to the wishes of the GVRD to include a brochure.

"Dear Mr. Little,

Three years ago the Greater Vancouver Regional District prepared a small pamphlet (copy enclosed) describing its role and functions. With the co-operation of municipalities in the region about 150,000 of the pamphlets were distributed with 1973 tax notices, newsletters or through libraries and other public facilities.

The GVRD has assumed additional responsibilities and functions in the last three years, but general public awareness of these responsibilities and functions is still lacking. The GVRD is proposing to print a new pamphlet, updated with new written material and pictures. It would likely be the same size as the 1973 pamphlet. We would again like to enlist the co-operation of the municipalities in distributing the pamphlet, which we would have ready by early March.

Could you let me know if your municipality will agree to distribute the pamphlet with your tax notices, or through some other means and, if so, how many copies you would need. Because there is some urgency in preparing the pamphlet I would appreciate it if you could put this matter before your council as soon as possible.

Clause No. 5 Continued.

If there is any further information I can provide, please don't hesitate to call.

Yours sincerely,

D.J. (Bud) Elsie"

The mechanics of mailing the tax bill are such that five pieces of paper can be involved. These are the main mailing envelope, the tax bill itself, a return envelope, a Homeowner Grant explanatory note required by the Provincial government, and one brochure. It is therefore not possible to have a City brochure, a separate School Board brochure and a separate GVRD brochure. Last year the preparation of the City's brochure was basically in the hands of the Mayor, the Chairman of the Finance Committee, and Mr. Ernie Fladell of the Social Planning Department. It is not known what procedure would be used this year or whether City Council will wish to include a brochure but it is assumed at this time that we will so wish. The requests of the School Board and the GVRD should therefore probably be referred to the Mayor, the Chairman of Finance, and Mr. Fladell to see if some of the School Board and GVRD's desires could be met by inclusion of School Board and GVRD information on the single City brochure. There is also a distinct possibility that notification of the new "911" emergency phone number will also be included on the brochure. I do not know at this time what information the School Board and GVRD would wish to put forward to the taxpayers."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION and suggests that Mr. Fladell contact the School Board and Mr. Elsie for the GVRD to determine what information it is that the School Board and GVRD wishes to provide to the taxpayers, following which he could consult with the Mayor and the Chairman of the Finance and Administration Committee to see if this could be co-ordinated with Council's submission to the taxpayers.

NOTE: GVRD pamphlet referred to on file in City Clerk's office.

INFORMATION

6. Various Claim Payments by Law Dept.

The Director of Legal Services reports as follows:

"This report covers claim payments through the Law Department between January 1, 1975 and December 31, 1975 in the range of dollar value between 100.00 and 1,500.00.

There were 41 claims paid in this range and these claims had a total value of $11,003.00.

Of the 41 claims in this range only six exceed $500.00 and these six claims had a total value of $4,477.00."

The City Manager submits the foregoing report for the INFORMATION of Council.

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CONSIDERATION

7. Legal Expenses: Inspector W. Baird and Constable D. G. Flye.

The Director of Legal Services reports as follows:

"The Secretary to the Vancouver Police Board has submitted the following report:

'A letter was received from the Vancouver Policemen's Union enclosing an account in the amount of $229.55 submitted by Mr. G. L. Murray, Q.C. for professional services rendered in representing Inspector W. Baird and Constable D. G. Flye at a Public Inquiry under Section 40 of the Police Act into the complaint of Mr. R. E. Reynolds.

Moved: THAT the account submitted by Guild, Yule, Schmitt, Lane & Murray in the amount of $229.55 for professional services rendered by Mr. G. L. Murray, Q.C. in representing Inspector W. Baird and Constable D. G. Flye at a Public Inquiry under Section 40 of Police Act into the complaint of Mr. R. E. Reynolds, be referred to City Council with a recommendation for payment in accordance with Section 54 of the Police Act.'

Section 40 of the Police Act is a new section under which a citizen can request a hearing into allegations he may have against members of the Police Force. When such a request is made it must naturally be investigated because the Board is obliged to hold the hearing. The accused officers must be prepared to defend themselves if they dispute the allegations. Also, considerable staff time must be spent in investigation, preparing the case for the Board, arranging for the attendance of witnesses, etc. The constables' cost of defence is only one small item. A member of my department was also required to take part as Counsel to the Board.

In this case full preparation was made, and the Board, all witnesses, Counsel, etc. convened at the appointed time and place. The complainant, although notified, failed to appear to substantiate the allegations. The Board therefore dismissed the complaints.

The 'accused' officers' legal expenses are submitted for Council's consideration as to payment. The amount seems reasonable to me."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

8. Appointment of External Auditors, 1976.

The Director of Finance reports as follows.

"The matter of the appointment of external auditors of the City for the year 1976, pursuant to the provisions of the Vancouver Charter, is submitted for Council consideration.

The City's present auditors, Thorne, Riddell & Co., by letter dated January 15, 1976 applied for appointment as the City's auditors for the year 1976 and have submitted information in support of their application. The letter is attached to this report.

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Clause No. 8 Continued.

The quoted fee of $57,500 represents an increase of 11.6% over the 1975 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1976. They have taken into consideration the policies of restraint adopted by City Council with respect to the anti-inflation program, and it is their understanding that the proposed increase in the 1976 audit fee falls within the limitations imposed upon professional fees and incomes under the Anti-inflation Act and Regulations issued by the Government of Canada. They emphasize that it is their intention to comply in all respects with the inflation control measures, and in the event that the estimated 10% increase in salaries, which is the major component of their increase, does not fully materialize, they will reduce their billing accordingly.

If the City requests unforeseen work outside the audit program, then there may be some slight increase in fees.

The appointment of auditors should be in the following form:

That the firm of _____ be appointed auditors for the City of Vancouver for the year 1976 at a fee of _____, in accordance with the terms as to scope and responsibility as set out in parts 1-4 inclusive of the report re audit of City's records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

The City Manager submits the report of the Director of Finance for Council CONSIDERATION.

(Copies of letter dated January 15, 1976 are circulated for the information of Council.)

RECOMMENDATION

9. Dental Plan - Vancouver Firefighters' Union.

The Director of Legal Services reports as follows:

"City Council at its meeting "In Camera" March 25th, 1975 approved memorandum of agreement pertaining to settlement of the 1975 Collective Agreement with the Vancouver Firefighters' Union. This agreement included authorization for a Dental Plan. A Dental Plan has been proposed by MSA satisfactory to the Director of Personnel Services.

Recommendation

The Director of Legal Services recommends that the application and necessary agreements for a Dental Care Plan between the Medical Services Association and the City of Vancouver for the benefit of the Vancouver Firefighters' Union Local #18, International Association of Firefighters, be executed to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 114-5

PERSONNEL MATTERS

RECOMMENDATION

1. Leave of Absence with Pay - Dr. Frederic Bass, Health Department

The Medical Health Officer reports as follows:

"Dr. Frederic Bass joined the Health Department in July 1975 to serve in the dual role of consultant in Preventive Medicine and Burrard Health Unit Medical Officer. Dr. Bass's expertise was recognized while he was on faculty at the University of Pennsylvania when he was asked to participate in a National Conference on Preventive Medicine early in 1975. This Conference, sponsored by the United States Government produced a most important series of recommendations addressed to government and agencies at all levels. Dr. Bass has since been asked to serve on a small Task Force to advise on implementation of these recommendations. It is anticipated that Dr. Bass's involvement in this activity will be of significant benefit to the Health Department and the preventive components in its present programs.

The plan of the Task Force Chairman is to have three meetings in 1976, the first to take place February 4 - 6 in Bethesda, Maryland. Presumably, the other meetings will be of similar duration and at the same location. Dr. Bass's expenses will be covered by the Department of Health, Education and Welfare in Washington so the only cost to the City will be 4 days' leave of absence with pay (3 days meeting and 1 day travel) for each of the three meetings.

Your Medical Health Officer recommends that:

a) Dr. Frederic Bass be granted 4 days' leave of absence with pay to attend a Task Force on Preventive Medicine meeting in Bethesda, Maryland, from February 4 - 6, 1976,

b) approval in advance be granted for up to 8 days' leave of absence with pay to allow Dr. Bass to attend a maximum of 2 additional Task Force meetings during 1976."

The City Manager recommends Council approval of the Medical Health Officer's request.

FOR COUNCIL ACTION SEE PAGE(S) 116

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Lot 19, Block 18, D.L. 668-670, Plan 1369
Situated North-west Corner of Inverness and 37th Avenue

The Supervisor of Property and Insurance reports as follows:

"On May 23, 1975, Council authorized the Supervisor of Property and Insurance to negotiate the sale of the northerly 16 feet of Lot 19, Block 18, D.L. 668-670, Plan 1369 , situated north-west corner of 37th Avenue and Inverness Street to the owner of abutting Lot 20.

Negotiations have now been completed and the prospective purchaser has submitted an offer to purchase which the Supervisor of Property and Insurance considers fair and equitable.

RECOMMENDED that the northerly 16 feet of Lot 19, (except the West 2 feet established), Block 18, D.L. 668-670, Plan 1369 be sold to the owner of abutting lot 20 on the following conditions.

- Sale price to be $2,300.00.
- Consolidation of the 16 foot strip with Lot 20, Block 18, D.L. 668-670, Plan 1369; the City to prepare the deed, subdivision plans and pay the registration fees; any other documentation and/or fees required to complete the transaction to be the responsibility of the purchaser.

FURTHER THAT
The balance of Lot 19, to be dedicated for street purposes and the balance of the market value of the lot based on the 1971 value of $11,000.00 be charged to the City Engineer. These funds to be provided for in the Engineering Streets 1976 Capital Budget."

The City Manager RECOMMENDS THAT the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Lease of Various Premises in the Dick Building
-Lots of 1 & 2, Block 351, D.L. 526 - 1490 West Broadway

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the City Manager's report of August 22nd, 1975, approved by Council August 26th, 1975, wherein the Acting Supervisor of Property & Insurance was authorized to offer leases to the individual tenants in the above-described City-owned building for a maximum period of ten (10) years.

There are at present twelve tenants in the Dick Building and of these twelve, six tenants have indicated their desire to apply for term leases. The balance of the tenants will remain on month-to-month agreements. Rentals on both long term and month to month leases will be increased an average of 45%, this increase will bring the rentals in line with comparable properties in the area. Further, this increase will eliminate the need for a tax escalation clause and all the long term leases will be reviewed every 2½ years.

(1) Lessee: Dr. P. Seifert (738-7434)
Leased Area: Room #3 - 324 square feet
Term: 2½ years
Rent: $1,656.00 per annum
Previous Rent: $1,140.00 per annum

Clause #2 (Cont'd)

(2) Lessee: Adcom Research Limited
Leased Area: Room #10 - 276 square feet
Term: 2 years
Rent: $1,296.00 per annum
Previous Rent: $900.00 per annum

(3) Lessee: Second Church of Christ, Scientist
Leased Area: 1482 West Broadway
Term: 10 years
Rent: $4,098.00 per annum
Previous Rent: $2,820.00 per annum
Rent Review: Each 2½ year period
Cancellation: One year's notice for essential civic purposes only.

(4) Lessee: Sheesh Mahal Restaurants Limited
Leased Area: 1484 West Broadway
Term: 10 years
Rent: $10,782.00 per annum
Previous Rent: $7,440.00 per annum
Rent Review: Each 2½ year period
Cancellation: One year's notice for essential civic purposes only.

(5) Lessee: Pacific Candy Limited
Leased Area: 2506 Granville
Term: 10 years
Rent: $12,102.00 per annum
Previous Rent: $8,400.00 per annum
Rent Review: Each 2½ year period
Cancellation: One year's notice for essential civic purposes only.

(6) Lessee: Ewert Jewellers
Leased Area: 2516 Granville Street
Term: 10 years
Rent: $3,768.00 per annum
Previous Rent: $2,600.00 per annum
Rent Review: Each 2½ year period
Cancellation: One year's notice for essential civic purposes only.

In addition to the foregoing terms and conditions, all leases will include a clause that any tenant improvements or alterations will first be approved by the Supervisor of Property & Insurance.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to request the Director of Legal Services to draw leases effective January 1st, 1976, for the foregoing premises and incorporate any additional conditions to protect the City's interest respecting this property."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lease of Portion of Lot 12, False Creek, Plan 16003 and Spur Track Agreement over Portion of Adjoining Road (Moberly Street)

The Supervisor of Property and Insurance and City Engineer report as follows:

"Johnston Terminals Ltd. have a Spur Track into their property from the the C.P.R., False Creek Branch, Right of Way. This Spur Track has been in existence for many years and while surveying for the False Creek Development it was found that a portion of the Spur Track is on City property and a portion on the dedicated road. The City property was acquired in a trade with the Crown (Provincial) and a check with the Province has shown they were not aware that this Spur was encroaching on the property. Johnston Terminals were also unaware the Spur line encroached and if they were required to move the tracks over so that they are entirely on their own property it would require the removal of a portion of one of their warehouse buildings.

At this time the encroachment of the Spur Track onto City property is not a factor in the development of the property but as the elevation of the City property has been raised by filling, it does require additional costs for a retaining wall.

Negotiations with Johnston Terminals Ltd. have produced the following:

a. The City will lease the Spur Track encroachment over Lot 12 to Johnston Terminals Ltd. for a term of 5 years commencing January 1, 1976.
b. The lease will terminate if the Spur Track is removed at any time during the 5 year term.
c. The rent on a portion of Lot 12 to be $10.00 per year.
d. Johnston Terminals Ltd. to enter into an Encroachment Agreement with the City over a portion of the dedicated road to run concurrently with the adjoining lease.
e. Johnston Terminals Ltd. to pay the City the sum of $3375.00 for additional costs incurred in constructing the retaining wall.
f. Johnston Terminals Ltd. to pay the City the sum of $200.00 for costs of documentation and in lieu of an encroachment agreement fee.

RECOMMENDED that a lease and Encroachment Agreement be granted to Johnston Terminals Ltd. on the above terms and conditions with the agreements to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 116

DISTRIBUTED MONDAY

B.

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MANAGER'S REPORT

January 21, 1976

TO: Vancouver City Council

SUBJECT: Premises Open for Business on Remembrance Day

CLASSIFICATION: CONSIDERATION

The City Manager submits the following report of the Director of Permits and Licenses:

On November 25, 1975, City Council resolved that the Director of Permits and Licenses consult with Crown Counsel on the laying of charges against those establishments which violated the observance of Remembrance Day.

The Director of Permits and Licenses reports as follows: -

A. "Advertisements from the local newspapers were obtained which indicated that certain premises were to be open for business on Remembrance Day, November 11, 1975. The Managers of these businesses were interviewed with the following results: -

6464 Fraser Street - Better Value Furniture

The President and General Manager both refused to admit that the store was open on the 11th of November for business and stated that the matter had been referred to their Solicitor.

220 S. W. Marine Drive - Lions Furniture Mart

The President and General Manager both refused to admit that the store was open on the 11th of November for business and stated that the matter had been referred to their Solicitor.

1148 West Georgia - Mainland Book Mart Ltd.

The owner and Manager would not admit that the premises were open for business on November 11, 1975.

1315 Venables Street - R. W. Enterprises Ltd.

The Manager admitted that he did open his doors but did not conduct any business.

1630 S. E. Marine Drive - Western Teak Interiors

The Manager admitted being open for business on November 11, 1975.

Mr. M. Norris, Senior Crown Counsel has been consulted with respect to the evidence in the above cases and he is of the opinion that a charge may be laid against Western Teak Interiors and R. W. Enterprises Ltd. There is insufficient evidence, however, to proceed against the other three companies.

B. It should be further noted that Section 279A(7) of the Vancouver City Charter states THAT:

"Every shop shall be closed for business on the following days, that is to say: Christmas Day and the day immediately

following; New Year's Day; Good Friday; Dominion Day; Victoria Day; Labour Day; Remembrance Day; the birthday, or the day fixed by Proclamation of the Governor in Council for the celebration of the birthday, of the reigning sovereign; and any day fixed by the Parliament of the Dominion or appointed by Proclamation of the Governor in Council for a general fast or thanksgiving or as a holiday of general application throughout the Dominion; and any day appointed by Proclamation or Order of the Lieutenant-Governor in Council or the City Council as a holiday. 1957, c. 85, s. 17."

In past years the number of businesses which stayed open on those days prohibited by the Charter have been few. Today there is a major trend to staying open on these days and to very prominently advertise the fact.

In addition to the review requested by Council concerning Remembrance Day, a survey of twelve premises was carried out on Boxing Day, December 26th. The information was again obtained from advertisements but all premises which did advertise were not inspected. All of the twelve premises inspected were found to be open and carrying on their business.

2550 East Hastings Street - Fedco (Department Store)

166 West Hastings Street - Murray Goldman (Clothing)

600 Granville Street - Fairweather (Clothing)

996 Homer Street - The Warehouse (Furniture)

6464 Fraser Street - Better Value Furniture

4678 Main Street - Gill's Furniture

1503 Kingsway - Four Seasons Leisure World (Sporting Goods)

100 S. W. Marine Drive - The Warehouse (Furniture)

220 S. W. Marine Drive - Lions Furniture Mart

350 S. E. Marine Drive - Wosks (Furniture)

1630 S. E. Marine Drive - Western Teak Interiors (Furniture)

2674 West 4th Avenue - Fedco Drugs Ltd. (Dept. Store Operations)

Mr. M. Norris, Senior Crown Counsel was again consulted with respect to the evidence obtained on the stores that were open on December 26, 1975, and, after Certificates of Incorporation of the various limited companies are obtained from Victoria, is prepared to lay charges.

It is apparent that all of the businesses noted in A and B above showed an intent to violate Section 279A(7) of the Vancouver City Charter. The penalty for a violation of the Vancouver City Charter is contained in the Fine & Penalty

Bylaw No. 3404, and sets a maximum fine of $100.00 with no minimum. Since all companies concerned, either demonstrated an intent, or in fact did violate the provisions of the Charter, but as the maximum penalty for conviction is so minor, Council may wish to consider either laying charges against those companies which can be accepted by the Senior Crown Counsel, or alternatively, of having all companies appear before Council to explain their actions."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 117-119

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

January 8, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, January 8, 1976 at approximately 3:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Boyce Alderman Sweeney
ABSENT:	Alderman Marzari Alderman Volrich
COMMITTEE CLERK:	H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 339 West Pender Street (B.J's Club)

The Committee had before it for consideration a Manager's report dated December 30, 1975 (circulated) on the application of Mr. B. J. Tipper and Mr. J. G. Wolfe for Development Permit No. 72183 to use the westerly 2,500 sq. ft. portion of the basement of this building as a cabaret with a maximum seating capacity of 144 persons.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. B. J. Tipper and Mr. J. G. Wolfe for Development Permit No. 72183 to use a portion of the basement of the building at 339 West Pender Street as a cabaret.

2. Liquor Permit Application - 860 Denman Street (Tiffany's)

The Committee had before it for consideration a Manager's report dated December 30, 1975 (circulated) on the application of Mr. C. Hawes for Tiffany's for Development Permit No. 71956 to alter and use the cellar and a 19' by 53' area in the south-east portion of the main floor of 860 Denman Street as a cabaret/restaurant with a maximum seating capacity of 91 persons.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. C. Hawes for Development Permit No. 71956 to use a portion of the cellar and a 19' by 53' area in in the south-east portion of the main floor of 860 Denman Street as a cabaret/restaurant.

Cont'd . . .

3. Liquor Permit Application -
1015 Burrard Street (Good Time Charlie)

The Committee had before it for consideration a Manager's report dated December 30, 1975 (circulated) on the application of Lisogar Construction for Good Time Charlie for Development Permit No. 71974 to use a portion of the basement of this existing hotel complex as a cabaret with a maximum seating capacity of 300 persons.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Lisogar Construction for Development Permit No. 71974 to use a portion of the basement of the existing hotel complex at 1015 Burrard Street as a cabaret.

The meeting adjourned at approximately 3:40 p.m.

* * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 119

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

II

JANUARY 15, 1976

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 15, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Cowie (Leave of Absence)

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 71859 - Vancouver Community College, 2780 East Broadway

Messrs. H. Pankratz, L. Berg and R. Howard (Architect), representing the Vancouver Community College, were present for the discussion.

The Chairman advised that he understood the College has revised their proposal to include three floors of parking with the structure being built so as to enable two additional floors to be added. The option that the Provincial Government has on the property expires on 22nd January 1976 and some decision needs to be made. It would be helpful to know if the College could proceed subject to certain conditions.

Mr. A. Floyd, Group Leader - Development Permit Group, submitted an information memorandum to the members of the Committee (copy circulated) outlining the history of the Development Permit Application, reporting on the public meeting requested by the citizens of the area and advising that revised drawings had been received but had not been fully processed.

Mr. Spaxman, Director of Planning, advised that Council had instructed him to process the Development Permit Application subject to the facility containing a parking structure to provide 350 cars, and this instruction is being carried out. He would like the opportunity of discussing the area's concerns regarding traffic with the Engineering Department. Even if a verbal commitment could be given, the development permit could not be issued immediately.

The Chairman advised that the report of the Committee would be going to Council on 27th January 1976, and if the people in the area wanted to appear, they should contact the City Clerk's office.

RESOLVED

THAT the verbal report of the Director of Planning be received.

Continued on Page 2. . . .

2. Monthly Status of Rezoning Applications

The Committee considered the monthly status report on rezoning applications submitted by the Director of Planning (on file in the City Clerk's office) and after discussion

RESOLVED

THAT the report be received.

3. Consultant's Report on the Economics of Conversion Housing

The Committee considered a report (on file in the City Clerk's office) of the City Manager dated 31st December 1975.

Mr. D. Janczewski, Planning Department, advised that Western Realesearch had been retained to complete an analysis of the economics of conversion-type houses in order to understand more fully some of the arguments being put forward for rezoning to higher density and redevelopment in the RS-2 and RT-2 zoned areas of the City, as well as obtaining a better understanding of the investment economics in dwellings before firm recommendations could be made on stability versus change in local areas. The RS-2 and RT-2 zones of Kitsilano were concentrated on but the results are considered to be relevant to other conversion districts of the City. The analysis showed that the continued existence of conversion zones is sound from an economic and investment point of view. Conversion zones also provide more opportunities for lower cost housing.

RESOLVED

THAT the report of the City Manager dated 31st December 1975 be received.

4. Development Permit Application No. 72320 - North Ft. of Bute Street - Gulf Oil Canada Ltd.

The Committee considered a report of the City Manager dated 5th January 1976 (copy on file in the City Clerk's office) wherein the Director of Planning advised that he had received a Development Permit Application to retain a temporary office building at the above location for a further period of time. The report also states that the Corporate Manager of Gulf Oil Canada Ltd. has indicated that the Company will terminate and vacate its land operation at the foot of Bute Street by September 1976. The Development Permit Application is being processed and the Director of Planning is prepared to approve it for a limited period of time expiring 1st October 1976.

RESOLVED

THAT the report of the City Manager dated 5th January 1976 be received.

RECOMMENDATION

5. Mount Pleasant - N.I.P. - Alteration of Boundary

The Committee considered a report of the City Manager dated 29th December 1975 (copy circulated) wherein the Director of Planning advises that the existing area of the Mount Pleasant Neighbourhood Improvement Programme may not be eligible for assistance under two of the guidelines established for the 1975 Neighbourhood Improvement Programmes:

Continued on Page 3. . .

Clause No. 5 Continued

a) The area is stable in terms of density and land use; and

b) The minimum level of Federal contributions for an NIP project shall be one hundred dollars ($100) per resident.

As the existing Mount Pleasant N.I.P. area would not be stable because only 35 - 40% is currently developed to the RM-3 permitted density and also contains a population of 11,600, requiring a Federal contribution of $1,160,000.00, the Director of Planning recommended that the area of the Mount Pleasant N.I.P. be reduced to a smaller, more stable area containing 7,500 people.

Discussions ensued as to whether R.R.A.P. funds were available for the area which it is proposed to delete from the N.I.P. area and a motion that Council request Central Mortgage & Housing Corporation to make R.R.A.P. money available in the excluded portion of the Mount Pleasant N.I.P. area was put and deferred.

RECOMMENDED

A. THAT the boundaries of the Mount Pleasant N.I.P. area be altered to include the area bounded by Broadway, Clark/Knight and Kingsway.

B. THAT the motion regarding Council requesting Central Mortgage & Housing Corporation to make R.R.A.P. money available in the excluded portion of the Mount Pleasant N.I.P. area be deferred to a future meeting of the Committee at which time discussions can take place on possible long term implications.

INFORMATION

6. Waterfront Planning Study - Progress Report

Mr. R. Spaxman, Director of Planning, advised that over a year ago the Greater Vancouver Regional District deferred consideration of the third reading of the City's application to amend the designation of the Burrard Inlet waterfront in the Regional Plan to Urban in order that the City could bring in a local zoning by-law change which would contain some of the G.V.R.D. concerns. When the "R. C. Mann report" was completed, some major influences (i.e. National Harbours Board, C.P. Rail and Vancouver Port Authority) expressed concerns. The Mayor and the City Manager met with the Port Authority and National Harbours Board. The Director of Planning was instructed to meet with a Working Committee of representatives of the Ministry of State for Urban Affairs, National Harbours Board Port Authority, C.P. Rail, Marathon Realty, Bureau of Transit and Greater Vancouver Regional District to establish a working relationship to alleviate the objections of the various agencies.

The Working Committee have produced a report containing revised policy guidelines for a new by-law which will be presented shortly to the Parent Committee and subsequently to the Standing Committee on Planning and Development in February.

The City will then prepare a local zoning by-law amendment. It is expected the G.V.R.D. will give third reading to the City's application to amend the Regional Plan in May 1976.

RESOLVED

THAT the verbal progress report by the Director of Planning be received.

The meeting adjourned at 4:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 119

III

REPORT TO COUNCIL
OFFICIAL TRAFFIC COMMISSION

JANUARY 14, 1976

A meeting of the Official Traffic Commission was held on Wednesday, January 14, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Bird, Chairman
Alderman Marzari
Mr. J. Moodie, for City Manager
Ms. B. McKinley, Vancouver Safety Council
Dr. N. Divinsky, Vancouver School Board
Insp. J. S. Robertson, Vancouver Police Department
Mr. R. Gascoyne, Asst. City Engineer - Traffic

ALSO PRESENT: Mrs. E. Robinson, Vancouver Parent-Teacher Council
Staff Sgt. N. A. Campbell, Vancouver Police Dept.
Mr. J. McLewin, Engineering Department
Mr. E. R. Thompson, B.C. Hydro & Power Authority

CLERK: G. Barden

1. Adoption of Minutes

The minutes of 1st October 1975 were approved.

2. Chairman - 1976

At a meeting of the Vancouver City Council held on 6th January 1976, Alderman Bird was appointed Chairman of the Official Traffic Commission and Alderman Marzari as Council Representative for 1976.

INFORMATION

3. Request for Barrier Median on 72nd Avenue at Osler Street

The Commission had for consideration a report dated 29th December 1975 from the City Engineer (copy circulated) recommending that the overall traffic arrangements in the area of 72nd Avenue and Osler Street remain as there are. A study of the area was completed by the Engineer in response to a request for barrier median on 72nd Avenue across Osler Street to discourage through use of Osler Street by non-residential motorists.

The Engineer advised that generally, installation of these median barriers will cause serious delays to emergency vehicles such as fire, police and ambulance, and increase travel distance for delivery-type vehicles and residential motorists. Also, it can be a traffic hazard, especially when there are snow conditions.

Mr. E. Ruddell, Marpole-Oakridge Area Council, suggested that the 2-way stop sign on Osler and 72nd Avenue be reversed with the stop sign on 72nd Avenue. This would influence heavy traffic to use another route.

The City Engineer stated a stop sign will be installed on 71st at Osler and this should be reviewed in six months to see if it has a deterent effect on traffic using Osler Street. Mr. Ruddell requested that the study be carried out in the afternoon rather than peak traffic periods as heavy truck traffic generally travels in non-peak periods. It was also suggested that the Engineer investigate the installation of "trucks prohibited" signs at Osler and Hudson Streets on S.W. Marine Drive. The Engineer agreed to do this.

Continued on Page 2. . . . .

Clause No. 3 Continued

Following further discussion, it was

RESOLVED

THAT the traffic arrangements in the area of 72nd and Osler Street remain as they are and a review be carried out in six months by the City Engineer.

RECOMMENDATION

4. Request for Pedestrian Crossing Facilities on Granville Street in the Vicinity of 72nd Avenue

The Commission had for consideration a report dated 7th January 1976 from the City Engineer (copy circulated) in response to a petition with some 45 signatures from the residents of Kiwanis Manor, 8790 S.W. Marine Drive, requesting a pedestrian overpass or pedestrian signal at the intersection of Granville Street and 72nd Avenue.

Following discussion, it was

RECOMMENDED

A. THAT a pedestrian crosswalk with internally illuminated signs and flashers be established along Granville Street at approximately mid-block 71st and 72nd Avenue.

B. THAT the $6000.00 funds required for this work be provided, in advance, from the 1976 Traffic Signal Program using the Traffic Control Reserve.

5. Pedestrian Signal Request - Cordova Street and Jackson Avenue

The Commission had for consideration a report dated 29th December 1975 from the City Engineer (copy circulated), in response to letters from many groups and associations requesting the installation of a pedestrian signal at the intersection of Cordova Street and Jackson Avenue.

Ms. Jean Swanson, Secretary - Downtown Eastside Residents Association, advised that she attends many meetings of associations and groups in this area each week and that most people attending are elderly residents of the area. Also, there are many handicapped people. They always ask what can be done about getting across Cordova Street. Ms. Swanson stated it is almost impossible for a young person to get across during peak traffic periods as there are virtually no breaks in the traffic.

It was suggested that the situation be reviewed one month after installation of the light at Gore and Cordova which will be recommended in the 1976 Traffic Signal Program; however, some members felt something should be done immediately to alleviate the situation, such as installation of crosswalks. The Engineer suggested that restricted parking would help alleviate a problem of vision at the corner of Cordova Street and Jackson Avenue.

Continued on Page 3. . . .

Clause No. 5 Continued

Following further discussion, it was

RECOMMENDED

A. THAT a painted crosswalk with an internally illuminated overhead crosswalk sign and amber flasher be installed on Cordova Street in the vicinity of Jackson Avenue.

B. THAT restricted parking on the approach to the intersection of Cordova Street and Jackson Avenue be approved.

C. THAT the police be requested to increase patrol and enforcement of the speed limit along Cordova Street.

D. THAT funds in the amount of $4500.00 be approved in advance of the 1976 Budget, using the Traffic Control Reserve fund for this work.

The City Engineer was also requested to have the crosswalk lines painted at Dunlevy and Cordova Streets.

6. Signal Request at Commercial Drive and Napier Street

The Commission had for information a report dated 29th December 1975 from the City Engineer (copy circulated) in response to a letter from the Britannia Community Service Centre requesting pedestrian signals at the following locations:

a) Commercial Drive and Napier Street
b) Victoria Drive and Venables Street

The Engineer noted that a push button traffic signal is now in operation at Venables Street and Victoria Drive.

The Engineer reported that investigation of the Commercial Drive and Napier Street has concluded that a pedestrian activated signal is warranted at the intersection of Napier Street and Commercial Drive. Accordingly, this proposal for a pedestrian signal will be included in the 1976 Signal Program which will be submitted to the Commission shortly for approval.

The Commission felt more immediate action should be taken on installation of a pedestrian activated signal at Napier and Commercial Drive and it was

RECOMMENDED

THAT an amount of $10,000.00 be approved in advance of the 1976 Budget for installation of a pedestrian activated traffic signal at Napier and Commercial, using Traffic Control Reserve funds.

7. Pedestrian Crossing Situation on Rupert Street Between 3rd and 5th Avenues

The Commission had for consideration a report dated 7th January 1976 from the City Engineer (copy circulated) in response to a petition containing about 300 names from residents regarding the lack of traffic control systems along Rupert Street.

The particular concern is for improved protection for those pedestrians crossing this roadway between 3rd and 5th Avenues.

Continued on Page 4. . . .

Clause No. 7 Continued

During discussion, it was reported by the Engineer that a meeting had been held with representatives of Beulah Gardens Senior Citizens Home on Friday, 9th January 1976. It was pointed out at the meeting of the Beulah Gardens representatives that street illumination should be increased at the crest of the hill and that an additional bus stop should be located on Rupert Street at the Senior Citizens Home.

Following further discussion, it was

RECOMMENDED

A. THAT the traffic control arrangements in the area remain as they presently exist.

B. THAT street illumination be increased in the area of the crosswalk at Beulah Gardens on Rupert Street.

C. THAT one additional bus stop be located on Rupert Street at the Senior Citizens Home.

INFORMATION

8. Bus Stops at 49th Avenue in the Vicinity of Killarney

On 21st October 1975, City Council deferred the Commission's recommendation that the bus stop remain unchanged on 49th Avenue in the vicinity of Killarney Street pending a meeting with residents in the area.

Alderman Marzari reported that she had attended a meeting of residents in the area. It was explained that the pedestrian signal light at 49th and Killarney will enable people to get across to the bus stop and that it is close enough to the library to walk the short distance and this was agreeable to residents at the meeting.

Following discussion, it was

RESOLVED

THAT an additional bus stop not be established on 49th Avenue in the vicinity of Killarney Street.

NEW BUSINESS

9. Request for Installation of Patrol Activated Light On 12th Avenue and St. George Street Intersection

Dr. N. Divinsky advised that a request had been forwarded by the School Board from the Principal and Parent Committee at Nightingale School to have a patrol activated light installed on 12th Avenue at St. George Street. The concern has been that in the past two years traffic has increased on 12th Avenue to the extent that the task of controlling this corner by a student patrol has become almost impossible. It was

RESOLVED

THAT this matter be referred to the City Engineer for investigation and report.

Continued on Page 5. . . .

UNFINISHED BUSINESS

10. Traffic Safety Education

It was noted that the following reports had been circulated to Commission members on 3rd December 1975:

- A brief report on the present status of S.P.A.R.C.'s identification for disabled drivers project.

- A report from the Department of Transportation and Communications Motor Vehicle Branch on

  a) Drivers Safety and Improvement Program
  b) The Point System and how it functions.

Following discussion, it was

RESOLVED

THAT a representative of the Motor Vehicle Branch be invited to a meeting of the Official Traffic Commission to explain the Point System and how it functions.

The meeting adjourned at approximately 9:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 120

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 3, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin and Sweeney.

ABSENT: Alderman Marzari.
Alderman Volrich (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Windermere High School, under the direction of their teacher, Mr. Walker.

'IN CAMERA' MEETING

The Council was advised that were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie

THAT the minutes of the Special Council Meeting of January 21, 1976, be adopted.

FURTHER THAT the minutes of the Regular Council Meeting of January 27, 1976 (with the exception of the 'In Camera' portion) be adopted, after amending the resolution re Evening Shopping for Disabled Persons on page 3 of these minutes, by inserting, after the word "By-law", the following: 'in respect of the Safeway Store at Broadway and McDonald Street'.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Designation of Heritage Buildings

Economic Alternatives of Preserving Heritage Buildings.

Council, at its meeting on January 27, 1976, deferred consideration of an amendment to the Heritage By-law to permit delegations to be heard from representatives of Century House and the Marine Building, and the Heritage Advisory Committee.

Mr. P. Taberner, representing the owners of Canada Permanent Building (Century House) 432 Richards Street, addressed Council and submitted a brief. He stated that if Century House is to be designated as a heritage structure, the adjoining Walsh Block, owned by the same company, should also be designated. The Walsh Block is an integral part of Century House and is the same age. Mr. Taberner stated that Council should first establish whether there will be any consideration given to the economics of designation, before designating any further buildings.

Mr. A. McEachern, of Russell and Dumoulin, Solicitors, representing the owners of the Marine Building, requested that Council not proceed with the designation of this building until a study of the economic implications of designation has been completed.

Mrs. J. Fleming, Chairman, Heritage Advisory Committee, stated that the Committee is still considering economic alternatives of preserving heritage buildings. The Committee is also awaiting the results of studies on this matter by the Planning and Legal departments. She urged Council to give early approval to the amendment to the Heritage By-law.

Council agreed to the request from the Metropolitan Council of the United Church of Canada that their delegation be deferred to the February 24, 1976, meeting. It was also agreed to defer consideration of the communication dated January 20, 1976, from the Heritage Advisory Committee on 'Economic Alternatives of Preserving Heritage Buildings'.

MOVED by Ald. Bowers

THAT consideration of the amendment to the Heritage By-law be deferred to the first full meeting of Council following representations from the Metropolitan Council of the United Church of Canada and the Heritage Advisory Committee on 'Economic Alternatives of Preserving Heritage Buildings'.

- CARRIED UNANIMOUSLY

Proposed 11-storey Building at 555 East 5th Avenue.

Council, on January 27, 1976, agreed to hear representations from the Mount Pleasant Citizens' Committee re the proposed 11-storey building at 555 East 5th Avenue.

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Proposed 11-storey Building
at 555 East 5th Avenue. (Cont'd)

Mr. D. Fairbrother, representing Mount Pleasant Citizens' Committee, voiced the citizens' objections to the proposed development and asked Council to consider if there was any possible means whereby this development could be stopped. He stated that the residents objected to the height of the building as it will obstruct their view. He also stated that at present there are a large number of vacant condominiums in the area.

Ms. J. Bird, a member of the Fairview/Mount Pleasant Resources Board, objected to the proposed development as it will effect the quality of life in the area. She suggested that this site be developed as a Green Belt to provide a buffer between the industrial and residential areas on the slopes.

Mr. A. Worthington, representing the citizens of Mount Pleasant, also opposed the proposed development and suggested that consideration be given to altering the design to a 3-storey structure which would be more compatible with the present development of the area.

The Director of Planning reviewed the development process to date and noted that this project was started late in 1972. He advised that the company intends to begin excavation of the site in the near future.

Mr. S. Purches, Stuart Developments Ltd., the developer of the property stated that he has invested a large sum of money in this development to date and is now ready to proceed with excavation. He has also almost finalized the contracts for construction of the building.

In response to a question from Council, he indicated that he would be willing to enter into negotiations with the Director of Planning on re-design of the building to a low-rise structure. However, these negotiations would be contingent upon his being given assurance that his economic position will be given consideration and that negotiations would not prejudice his eventually proceeding with development of this site.

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to enter into negotiations with the developer of the proposed 11-storey building at 555 East 5th Avenue, to bring back to Council as soon as possible feasible arrangements to place a low-rise structure on this site, which will allow the same number of units as proposed in the present development.

- CARRIED

(Ald. Bird, Bowers and Kennedy opposed)

MOVED by Ald. Kennedy
THAT the Director of Planning be instructed to immediately report back to Council on an interim re-zoning proposal for the Mount Pleasant area.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT AND DELEGATION

Building and Planning Matters
(January 30, 1976)

420 West 16th Avenue - Development Permit Application #72161.
(Clause 1)

Council, on January 27, 1976, agreed to hear a delegation from Mrs. E. Chapman, on behalf of local residents.

Submitted for the consideration of Council this day was a report from the City Manager, dated January 30, 1976, on the proposed development at 420 West 16th Avenue.

Mrs Chapman stated the residents objected to the proposed development because of the density, the type of structure (wood frame) and the traffic congestion which would result in the area from this development. Another complaint of the residents is the possibility of the formation of teenage gangs and the intrusion of such gangs into the neighbourhood. The residents suggested this site should be used for Senior Citizens housing.

MOVED by Ald. Harcourt
THAT the submission of the delegation be received.
FURTHER THAT the Director of Planning be instructed to approve the development permit application #72161 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 two family dwelling district zoned site (209.77' x 156.6') located at the south-west corner of West 16th Avenue and Yukon Street.

- CARRIED UNANIMOUSLY

- - - - - -

The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at approximately 4.45 p.m., with the same members present and with the addition of Alderman Marzari.

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COMMUNICATIONS OR PETITIONS

1. Heritage Committee Request for Funds to Travel to Victoria

Under date of January 30, 1976, the Vancouver Heritage Advisory Committee submitted the following letter:

> I wish to advise you that the Vancouver Heritage Advisory Committee, at its meeting on Monday, 26th January 1976, agreed to accept an invitation to attend a joint meeting with the Victoria Heritage Advisory Committee in Victoria on Monday, 16th February 1976 at noon (see attached clause from the minutes of Vancouver Heritage Advisory Committee meeting).
>
> Up to 8 members of the 11-member committee would like to travel to Victoria to meet with the Victoria Heritage Advisory Committee and to attend the special event planned by Heritage Canada in recognition of Heritage Day.
>
> The Vancouver City Charter provides in Section 204(k) that Council may provide for the expenditure of money for the payment of out-of-pocket expenses incurred by any member of a Board, Commission or other Administrative body in the performance of his duties.
>
> Expected costs for this trip are as follows:

3 cars at $5 per car x 2 (each way)	$ 30.00
8 persons at $2 per person x 2	32.00
Approximately 80 miles per car driving (40 miles each way) x 3 cars = 240 miles at 17¢ per mile	40.80
Miscellaneous	22.20
Total	$125.00

> The Vancouver Heritage Advisory Committee request approval of this expenditure under Section 204(k) of the City Charter.

(Extract from Minutes of Heritage Advisory Committee referred to on file in City Clerk's Office)

MOVED by Ald. Kennedy,
THAT approval be given for an expenditure of $125.00 to the Vancouver Heritage Advisory Committee, under Section 204(k) of the City Charter, for the purpose of travelling to Victoria.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT JANUARY 30, 1976

Works & Utility Matters (January 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: CMHC Grant for Storm Sewer Construction in Champlain Heights
Cl. 2: Tender No. 57-75-18 - Supply & Delivery of 4", 6", 8" and 12" Water Pipe

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(January 30, 1976) (cont'd)

Clauses 1 and 2

MOVED by Ald. Sweeney,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 30, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: 420 West 16th Avenue - D.P.A. #72161
Cl. 2: D.P.A. #71958 - 1050 West Pender Street
B.C. Forest Products Limited
Cl. 3: Strathcona Evaluation Study - Stage I

The Council took action as follows:

420 West 16th Avenue -
D.P.A. #72161 (Clause 1)

For Council action on this Clause, see page 4.

Clauses 2 and 3

MOVED by Ald. Bird,
THAT Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Investment Matters (Various Funds)
November 1975
Cl. 2: Van Dusen Botanical Gardens - Staffing

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 30, 1976)

Sixty Year Ground Leases to G.V.R.D.
for Low Income Family Housing (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Joint Report of Standing Committees on Community Services and Finance & Administration, January 22, 1976

Social Services Civic Grants for 1976 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

It was noted that a tie vote had resulted in Committee with respect to a grant to Coast Foundation in the amount of $11,027, although the Committee had recommended $1,853 of this amount for operating expenses. The matter was therefore submitted to Council for consideration.

MOVED by Ald. Rankin,
THAT a total grant of $11,027 be approved to Coast Foundation and application be made for C.A.P. funding.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird and Kennedy opposed)

A tie vote also resulted in Committee with respect to a grant to Multilingual Social Services in the amount of $13,172. The matter was therefore submitted to Council for consideration. Council noted a memorandum from the Senior Social Planner, Mr. D. Purdy, giving additional information on the organization.

MOVED by Ald. Harcourt,
THAT a grant of $13,172 be approved to the Multilingual Social Services and application be made for C.A.P. funding.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

MOVED by Ald. Rankin,
THAT a grant of $22,176 to the Downtown Eastside Residents' Association be approved.

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

The Joint Committee had taken no action with respect to grants to Outward Bound and the Salvation Army Family Service Department and took no action at this time with respect to the B.C. Lions Society for Crippled Children (Easter Seal Bus Service). The Council also took no action re these grant requests.

MOVED by Ald. Rankin,
THAT social service organizations wishing to appeal Council's decision in respect of the foregoing grants, be given an opportunity to do so.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Community Services, January 22, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Gastown Residents' Association
Cl. 2: (a) Surplus Furniture Disposition
(b) Furniture Request - Downtown Eastside Women's Centre
Cl. 3: Nelson Place Beer Parlour - Police Report
Cl. 4: Liquor Permit Application - 2784 East Hastings Street

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Rankin,
THAT Clauses 1, 2 and 3 be received for information and the recommendation of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, January 22, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Truck Transportation in Vancouver
Cl. 2: Cedar Cottage - N.I.P. Implementation Stage

The Council took action as follows:

Truck Transportation in Vancouver (Clause 1)

In considering this Clause, it was noted that the Killarney Champlain Citizens for Action group is requesting to appear as a delegation on the matter on February 10, 1976.

MOVED by Ald. Bowers,
THAT the delegation request from the Killarney Champlain Citizens for Action be granted and the City Engineer give a brief report reference at that time.

- CARRIED UNANIMOUSLY

Cedar Cottage - N.I.P. Implementation Stage (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Lands bounded by Campbell Avenue, Lane South of East Hastings, Gore and Prior)

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time, and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 20, 1976, to JANUARY 18, 1977, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closing, Stopping Up and Conveyance (East ½ of North 10 feet of Lot 1, Block 1, D.L. 314)

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The North 10 feet of of Lot 1, Block 1, District Lot 314, Plan 2788 has been established for lane purposes under filing 32883;

(3) This 10 foot strip is surplus to the City's highway requirements;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up and Conveyance (East ½ of North 10 feet of Lot 1, Block 1, D.L. 314) (cont'd)

(4) The owner of the East ½ of said Lot 1 has made application to acquire the surplus portion of lane at the rear of his property;

THEREFORE BE IT RESOLVED THAT the East half of the North 10 feet of Lot 1, Block 1, District Lot 314, Plan 2788 be closed, stopped up and conveyed to the owner of the East ½ of Lot 1, said Block 1; and

FURTHER BE IT RESOLVED THAT the said East ½ of the North 10 feet of Lot 1 and the said East ½ of Lot 1 be consolidated to form one parcel.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Mayor Phillips - Opening of New Vanterm Terminal

advised of invitations received to attend the formal opening of the new Vanterm terminal next Tuesday, February 10, 1976, at 4:00 p.m.

The Council agreed to review its agenda at that time and determine which members may wish to attend.

Mayor Phillips - License Fee - Seeing Eye Dogs

instructed the Director of Legal Services bring in an amendment to the License By-law whereby the owners of seeing eye dogs would not be charged a license fee.

Alderman Harcourt - Speed Limit on Residential Streets

requested that the City Engineer submit a report on the feasibility of restricting vehicles to 20 mph on residential streets. The Mayor so directed.

Alderman Bird - Kitsilano Secondary Suites Plebiscite

enquired as to the results of the recent plebiscite on secondary suites held in the Kitsilano area.

The City Clerk reported he had advised the results of the secondary suite plebiscites taken recently to the Director of Planning who will be reporting soon to Council on the matter.

The Mayor directed this information be made available to Council by February 10, 1976.

- - - - -

The Council adjourned at approximately 5:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of February 3, 1976, adopted on February 10, 1976.

A. Phillips
MAYOR

B. N. Tull
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

INFORMATION:

1. CMHC Grant for Storm Sewer Construction in Champlain Heights

The City Engineer reports as follows:

"CMHC advised the City Engineering Department on December 31, 1975, that our grant application in the amount of $120,000 towards the construction of storm sewers in Phase 1 of Champlain Heights has been approved.

This grant is conditional on the City putting the sewer construction to tender. The final amount of the grant will be based on actual cost.

The City Engineer submits the foregoing report for Council's information."

The City Manager submits the report of the City Engineer to Council for INFORMATION.

RECOMMENDATION:

2. Tender No. 57-75-18 - Supply & Delivery of 4", 6", 8", and 12" Water Pipe

The City Manager submits the following report of the City Engineer and the Purchasing Agent:

"Tenders for the above were opened by the City Manager on January 5, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

'The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Central Stores Operating Account.

Tenders for the supply of ductile iron water pipe were received from five firms. Three firms tendered according to specifications, The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications, from Canron Pipe Division Ltd. for $412,720.00, including 5% Provincial S.S. Tax.'"

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 168-9

A-4

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. 420 West 16th Avenue - Development Permit Application #72161

The Director of Planning reports as follows:

"Development Permit Application #72161 was received on November 26, 1975 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 two family dwelling district zoned site (209.77' X 156.6') located at the south-west corner of West 16th Avenue and Yukon Street.

Previous Application

The Director of Planning, on August 14, 1975, refused a previous development permit application #70670 for townhouses because the development as proposed was considered unsuitable at this location having regard to:

- the number of units
- size of units
- form of development
- objections from the neighbouring property owners

The developer was anxious at that time to get a decision on his proposal and there was not time to negotiate improvements.

Present Situation

Following the refusal, negotiations started for a revised scheme and as a result, a new scheme has been developed which is illustrated in the latest drawings, received January 15, 1976. They indicate a two storey complex containing thirty (30) dwelling units. The unit composition of the development is as follows:

No. of Bedrooms	No. of Units	Square Footage
1-bedroom	6 one-storey units	483 sq. ft.
2-bedroom	6 one-storey units	690 sq. ft.
	10 two-storey units	676 sq. ft.
3-bedroom	8 two-storey units	757 sq. ft.

Underground parking facilities for 30 cars would be provided, with vehicular access from West 16th Avenue. (For detailed analysis, see Appendix I.) The proposed development is basically in compliance with the technical requirements of the Zoning and Development By-law with the exception of minor yard infringements.

The applicant and the B.C. Housing Management Commission (Appendices II, III and IV) note:

(a) The project will be occupied by low-income families, under the provisions of the National Housing Act, and owned and administered by the Province of British Columbia.

(b) The Commission will strive to place not more than three persons in any two-bedroom unit and not more than two persons in any one-bedroom unit. In the two-bedroom units the Commission would consider placing couples with one child or single parents with two children. Particular care would be exercised in selection of ages of the children to avoid a heavy concentration of children under the age of 10 years. Consideration would be given to placing couples without children in the one-bedroom units.

Cont'd...

Clause No. 1 Continued:

(c) The Commission determine applicants on the basis of overcrowding and inadequacies of present housing units, income level, and notice to vacate present accommodation.

(d) With regard to income, the Commission have indicated that the expected income mix would be with the majority of families having an income of $12,000 or less, one unit for a family having no income ceiling and the remainder with an income between $12,000 and $16,000.

Based on the information submitted, the development will accommodate approximately 92 persons, which could include between 32 and 62 children.

Design

The design has been approved by the Urban Design Panel.

Social Planning

A memorandum from the Social Planning Department states in part:

> '....the density at 40 units per net acre is similar to family densities in False Creek. I believe that it will provide a satisfactory living environment for families.
>
> The provision for private and shared amenities appears to be satisfactory in most respects. However, I would prefer to see an area designed specifically for children's outdoor play space.
>
> The traffic volume on this part of 16th Avenue would not appear to constitute a safety problem for children. In any case, it would be no greater problem for children in this development than for children in other single family homes that front on 16th Avenue.
>
> This is the kind of development that residents of single family detached housing areas generally oppose. I believe that their opposition stems largely from an unfamiliarity with such developments and the impact on the surrounding neighbourhood. If we cannot approve developments such as this one, it is difficult to foresee how we can possibly provide any new low and middle income family housing in the City of Vancouver at a time when there is a great demand for such housing. I recommend approval of this development permit application....'

City Engineer

The Engineering Department (Traffic Division) have reviewed the proposal and indicate that the impact on traffic and parking created by this development would be acceptable.

Local Residents' Response (Appendix V)

In accordance with the requirements of the RT-2 District Schedule, 38 neighbouring property owners were notified. Four letters of objection were received as well as two petitions (Appendices VI and VII) containing 81 signatures (representing 28 neighbouring properties) objecting to the proposed development.

Discussion

The main concerns and objections raised by the neighbouring property owners can be summarized as follows:

A. Density (because of the number of family groups located within a small area).

B. The type of structure (wood frame versus stone, brick, etc.)

C. The disruptions of view of residents on West 17th Avenue

D. Vehicular access from West 16th Avenue

Cont'd...

Clause No. 1 Continued:

E. Noise and congestion (created by traffic and animal pets)

F. On street parking

G. Traffic hazard to children

H. The formation of teenage gangs and the intrusion of any such gangs into the neighbourhood.

I. The type of development (low income welfare development)

J. The site should be used for senior citizens housing.

Comments

It is considered that many of the concerns expressed are matters which can be satisfactorily controlled by effective management of the project. This would include control on the number of people and income and social mixes, general maintenance and the provision of good quality landscaping. In order to find a most satisfactory scheme, a great deal of effort has been taken to seek design improvements from the original application and the policies of the B.C. Housing Management Commission investigated. Changes in the design have been made in discussion in order to effect improvements.

The design is now considered to be acceptable and has been altered and improved since the neighbouring property owners were notified.

The project provides an interior court and other landscaped areas, a part of which could be developed as a children's play area.

Conclusion

The Director of Planning recognizes the concerns expressed by the neighbouring residents, but notes, however, that there is a need to provide and maintain low and medium income housing in all communities of the City. It is considered that this form of development is a reasonable attempt to alleviate this acute shortage, and that any adverse impact of the proposal on the area can be minimized by sensitive management by the British Columbia Housing Management Commission, who have a record of good management.

There is some possibility that a similar development could be promoted on the remaining half of this block. The Director of Planning believes that this present development is probably already large enough for this location and it would be advisable not to consider a further social housing proposal in the area.

While the technical analysis of this project is likely to lead to a recommendation for the approval of the Director of Planning, it was considered desirable bearing in mind the significant degree of opposition expressed by the neighbours, to inform Council of the application before the decision is made."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION THIS DAY - MRS. E. CHAPMAN

INFORMATION

2. Development Permit Application #71958 - 1050 West Pender Street
B.C. Forest Products Limited

The Director of Planning reports as follows:

"The above noted development permit application has been filed to retain the existing heliport on the roof of the existing building on this site.

A previous development permit (#66559) approved a helicopter landing place (private) on the roof of this building for a 12 month period of time expiring August 31, 1975.

Cont'd...

Clause No. 2 Continued:

The Director of Planning approved this application for a period of time expiring December 31, 1976, subject to the condition that prior to the issuance of the development permit:

'This application to be reported to City Council for information.'

A letter received from the Regional Superintendent, Transport Canada, Air, states that their division has no objections to this proposal."

The City Manager submits the foregoing report for the INFORMATION of City Council.

3. Strathcona Evaluation Study: Stage I

The Director of Planning reports as follows:

"Council, on January 8, 1974, approved the carrying out of an Evaluation Study of the Strathcona Rehabilitation Project on a two-stage basis, with costs charged to the Rehabilitation Project and shareable between the City, the Province, and Central Mortgage and Housing Corporation. The approval included the requirement that the City's share of the cost not exceed $4,125. The Study was directed by Mr. L. I. Bell and includes an overview of the project's evolution, information on its administration, and details of various aspects of the rehabilitation process.

The Strathcona Rehabilitation Committee, on October 8, 1975, considered comments from its members on the draft of this study and these comments were supplied to the consultant to assist him in putting the report into final form. Copies were received on January 9, 1976, and the Strathcona Rehabilitation Committee, on January 22, 1976, recommended acceptance of the Study.

Stage II of the Study, which will include an updating of the economic analysis and measurement of consumer satisfaction and a retrospective study of the social organization in the neighbourhood, is now being prepared following Council's approval on October 28, 1975 of the City sharing in the costs with the senior governments.

Copies of the Stage I Study entitled 'The Strathcona Rehabilitation Project - Documentation and Analysis' dated December, 1975 are supplied for members of Council."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 167 & 169

Manager's Report, January 30, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) November 1975

The Director of Finance reports as follows:

"(a) Security Transactions during the month of November 1975.
(b) Summary of Securities held by the General and Capital Accounts.

SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes					
Mercantile Bank of Canada	Nov 6/75	$ 1,000,000.00	$ 999,277.50	3	8.80
Mercantile Bank of Canada	Nov 12/75	2,003,769.86	2,000,000.00	8	8.60
Bank of Montreal	Nov 7/75	750,102.74	750,000.00	1	5.00
Mercantile Bank of Canada	Nov 10/75	1,000,678.08	1,000,000.00	3	8.25
Mercantile Bank of Canada	Nov 18/75	2,002,909.59	2,000,000.00	6	8.85
Mercantile Bank of Canada	Nov 17/75	1,500,986.30	1,500,000.00	3	8.00
Toronto Dominion Bank	Nov 17/75	500,318.49	500,000.00	3	7.75
Mercantile Bank of Canada	Nov 25/75	3,500,000.00	3,493,453.36	8	8.55
Bank of British Columbia	Dec 4/75	1,003,835.62	1,000,000.00	16	8.75
Bank of Nova Scotia	Dec 4/75	497,805.75	495,914.48	16	8.70
Toronto Dominion Bank	Nov 24/75	1,000,678.90	1,000,000.00	3	8.26
Bank of Montreal	Nov 25/75	1,000,136.99	1,000,000.00	1	5.00
Mercantile Bank of Canada	Dec 9/75	991,984.76	988,545.70	14	9.07
Mercantile Bank of Canada	Nov 26/75	1,250,308.22	1,250,000.00	1	9.00
Mercantile Bank of Canada	Jan 15/76	996,982.75	984,397.30	51	9.15
Mercantile Bank of Canada	Dec 17/75	993,949.93	988,545.70	22	9.07
Mercantile Bank of Canada	Nov 27/75	1,250,308.22	1,250,000.00	1	9.00
Mercantile Bank of Canada	Nov 27/75	2,503,167.81	2,500,000.00	5	9.25
Bank of Montreal	Nov 27/75	1,500,164.38	1,500,000.00	1	4.00
Bank of British Columbia	Dec 2/75	1,501,528.77	1,500,000.00	4	9.30
		$26,749,617.16	$26,700,134.04		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
Debentures						
City of Van. 10.0%	Dec 16/94	$250,000.00	93.97	$234,925.00	19/1	10.75
City of Van. 6.0%	June 15/80	1,000.00	85.61	856.10	4/7	10.00
City of Van. 8.0%	Apr 1/91	25,000.00	81.125	20,281.25	15/4	10.50
		$276,000.00		$256,062.35		

Chartered Bank Deposit Receipts and Government Notes				Term Days	
Mercantile Bank of Canada	Dec 1/75	744,017.76	739,169.62	28	8.55
		$1,020,017.76	$995,231.97		

Cont'd . . .

Clause #1 continued:

SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$35,639,137.40	$34,706,588.45

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for November 1975 be approved.

2. Van Dusen Botanical Gardens - Staffing

The Administrative Analyst reports as follows:

"Background

The staffing level for Van Dusen Botanical Gardens was approved by Council on August 12, 1975. Anticipated total staffing costs were $338,296.

A review of the staffing was reported to Council on September 16, 1975. This report converted some of the permanent positions previously proposed to part-time or contract positions. Total staffing costs were estimated to be $316,885.

Current Situation

Further discussions with Park Board staff have indicated a need for an Assistant to the Curator, to provide security during evening and weekend operations, administrative coverage during absences and vacations, and to be responsible for general administrative tasks. In order to maintain an equivalent budget position, the Park Board proposes to reduce the operating complement by one Labourer.

Recent discussions with Provincial Secretary have culminated in the Provincial Government's provided 100% funding for an Education Co-ordinator at the Botanical Gardens.

The revised responsibilities and staffing, outlined above, have been discussed with the Director of Personnel Services, who advises that the Trades Foreman and Clerk Steno II positions should be reclassified downward to Sub-Foreman (Trades) and Clerk-Typist II, respectively. Neither of these positions has been filled.

Effect on the Budget

The effect of changing the staff complement, as outlined, is as follows:

Cost		
Assistant to the Curator (estimated at pay grade 15)	$12,701	$12,701
Saving		
Labourer I	$14,289	

Cont'd . . .

Clause #2 continued:

Reclassification of Clerk-Steno II position to Clerk-Typist II	740	
Reclassification of Foreman position	2,090	17,119
NET BUDGET REDUCTION		$ 4,418

RECOMMENDATIONS:

The Administrative Analyst recommends that:

A. Approval be given for an additional position of Assistant to the Curator.

B. A Labourer I position be eliminated from the authorized complement at the Van Dusen Botanic Gardens.

C. The Director of Personnsel Services review and classify the positions discussed above.

The Park Board have approved the foregoing report.

A copy of this report has been forwarded to the V.M.R.E.U. and Local 1004, C.U.P.E."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

FOR COUNCIL ACTION SEE PAGE(S) 169

PROPERTY MATTERS

RECOMMENDATION

1. Sixty Year Ground Leases to Greater Vancouver Housing Corporation Ltd. (GVRD) for Low Income Family Housing

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On December 3rd, 1974, Council approved in principle three sixty-year term ground leases to the Greater Vancouver Housing Corporation Ltd. which is wholly controlled by the Greater Vancouver Regional District for the purpose of constructing low-income family housing projects. At the time of giving approval in principle Council requested a subsequent report which is now submitted.

The first project comprises three sites as follows:

- south side of Triumph Street between Semlin and Lakewood (Lots 1 to 3, Block 29, D.L. 184);
- north side of Pandora Street between Semlin and Lakewood (Lots 14 to 16, Block 29, D.L. 184);
- southeast corner of Pandora Street and Semlin Drive (Lots 1 to 3, Block 36, D.L. 184).

This first project is the construction of thirty-six (36) back-to-back row houses with twelve (12) houses on each of the three sites. The Housing Corporation advises that construction is scheduled to commence on each of these first three sites as of April 1, 1976. The prepaid rental for the three sites comprising the first project is set at $225,000.00.

As to the second project at Grandview and Kamloops (Lot A, Block 7, Southwest quarter, Section 34, THSL, Plan 13648), construction is scheduled to commence June 1, 1976. Twenty (20) townhouses are to be built on this site for which the prepaid rental is $160,000.00.

On the third GVRD project, which is located on the north side of 14th Avenue between Renfrew and Nootka Streets, construction is due to commence in the fall of 1976. Since this site requires rezoning and since the commencement date for this project is many months away, no recommendations concerning this project are made in this report.

The ground leases for the first and second projects will be identical in all respects save only provisions peculiar to the particular sites. The notable features of theses leases include:

i. The terms of the leases are sixty years commencing as of the respective date construction is due to commence or the date of filing of the document in the Land Registry Office, whichever is the sooner.

ii. At the expiry of the sixty-year term the buildings erected by the GVRD revert to the City. In accordance with the Council resolution of December 9, 1975, based on the recommendations of the Committee on Housing and Environment dated November 27, 1975, there is to be no compensation payable for the reversion of the buildings to the City and further there is to be no option to renew upon expiry of the sixty-year terms.

Clause #1 (Cont'd)

iii. The buildings will be a low-rental housing project which shall be occupied only by families of low income or such other persons as the Central Mortgage and Housing Corporation designates, having regard to the existence of a condition of shortage, overcrowding or congestion of housing.

iv. The leases are to be 'net leases' which is to say that the City is not obliged to expend any money whatever during the sixty years. However, there are many provisions throughout the lease where the City if it so wishes may expend money and recoup same from the Lessee as additional rent.

v. The Housing Corporation is to pay all taxes of any nature whatever and in the event that the property becomes exempt from taxation, the Lessee is to pay an amount equal to the taxes that would have been payable but for such exemption.

vi. The Lessee is to indemnify and save harmless the City in respect of all losses, injuries, costs, mechanics' liens, etc., except to the extent that negligence on the part of the City caused or contributed to such losses, etc.

vii. The Greater Vancouver Regional District is to guarantee proper performance of the covenants of the Greater Vancouver Housing Corporation under the lease and further is to indemnify and save harmless the City in respect of any damages, injuries or losses suffered by the City as a result of improper performance by the Lessee of its covenants.

It is recommended that the City lease the construction sites outlined in this report to the Greater Vancouver Housing Corporation Ltd. upon the prepaid rent and terms set out in this report, such leases otherwise to be to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services."

The City Manager recommends that the foregoing recommendation of the Supervisor of Property & Insurance and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 169

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY SERVICES & FINANCE & ADMINISTRATION

January 22, 1976

A joint meeting of the Standing Committees of Council on Community Services and Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, January 22, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney Alderman Volrich
ABSENT:	Alderman Boyce
COMMITTEE CLERK:	H. Dickson

RECOMMENDATION

1. Social Services Civic Grants for 1976

The Committees had before them for consideration a Manager's report dated January 7, 1976 (circulated) in which the Director of Social Planning recommended grants totalling $492,271 be approved for 28 organizations in the City.

The Social Planning Department had received 33 requests for grants totalling $631,067.

Net cost to the City after Canada Assistance Plan recovery would be $376,397.

The City's cost would be further reduced to approximately $281,738 if all pending applications for CAP are approved.

In 1975, Council approved 74 Social Service grants toalling $793,770., 42 ($527,545) of these grants were approved in February as part of the Social Planning Department's annual grant report. Another 15 ($172,064.) were reported on by Social Planning during the year and 17 groups ($94,161.) approached Council directly. Net cost to the City is estimated at $545,000.

The Director of Social Planning and members of his staff appeared before the Committees, reviewed the report and, replying to questions from the Committees' members, provided additional information on the background activities and financial arrangements of the various organizations seeking City funding.

A letter dated January 6, 1976 from Mrs. May Gutteridge of St. James' Social Service Society (circulated) was introduced to the meeting by a member of the Committees.

In it the St. James' Social Service Society makes an application for a grant of $7,800 from the City.

Cont'd . . .

Clause #1 continued:

During discussion of this matter the Clerk pointed out that the request of the St. James' Social Service Society had been referred by the City Clerk's Office to the Director of Social Planning for a report to the Community Services Committee.

The Director of Social Planning advised the Committees that at the time in 1975 that he recommended that the City purchase the St. James' Social Service Society property at 333 Powell Street, it was on the condition that he would not recommend Council allocate operating funds to the Society and that Mrs. Gutteridge understood that condition of the Director of Social Planning's recommendation that the City purchase the property; such purchase guaranteeing a continuation of the service.

However, it was stated by the Committees that the Society has since lost salary revenue from the Drug and Alcohol Commission and, following discussion it was

RECOMMENDED

THAT Council grant $7,800 to the St. James' Social Service Society (See Item #34 in the attached Manager's report).

The Committees considered each of the 33 requests individually and, following discussion it was

RECOMMENDED

(a) THAT Council approve Civic grants for Social Services in the amount of $421,696 as detailed in the right-hand margin of the attached Manager's report and subject to any conditions outlined in the report of the Director of Social Planning;

(b) THAT future requests from the S.P.C.A. be referred to the Director of Permits and Licenses for consideration;

(c) THAT the grant of $31,566 (included in the total recommended by the Committees as per recommendation No. 1) recommended for Family Service Centres of Greater Vancouver be subject to the following conditions:

(i) Should CRB funds not be available for Local Area Family Services, that no further funds will be forthcoming from the City of Vancouver.

(ii) Family Development program staff give greater emphasis to family group programmes on the east side of the City.

Every three months funds for family development programmes be forwarded to Family Services upon receipt of information pertaining to:

- the nature of the family development group
- group leader's name
- location of group
- programme capacity
- number of mothers enrolled/participating
- number of children enrolled/participating
- goal/outcome of program.;

Cont'd . . .

Clause #1 continued:

CONSIDERATION

Tie votes resulted on recommendations to approve the following recommendations of the Director of Social Planning and the recommendation is therefore submitted for Council's consideration:

Coast Foundation - A tie vote resulted on the Committees' recommendation that $11,027 be granted this organization; however, the Committees did recommend a grant of $1,853 for operating expenses of this activity centre, therefore the matter of a further grant of $9,174 towards salary benefits and expenses and a researcher-organizer for a one-year project to set up a volunteer based re-socialization program for clients not able to leave boarding homes, is submitted for Council's consideration (Item #7 in the attached Manager's report).

Multilingual Social Services - A tie vote resulted on a recommendation to approve a grant of $13,172 to this organization and is therefore submitted to Council for consideration (See Item #30 in the attached Manager's report).

The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 170

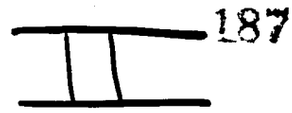

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, January 22, 1976 at approximately 2:50 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Gastown Resident's Association

The Committee had before it for consideration a Manager's report dated December 1, 1975 (circulated) in which the Director of Social Planning provided information on the operation of the Gastown Resident's Association, a private society responsible for the hostel at 36 Blood Alley.

In the report the Director of Social Planning summarized as follows:

"The management style of the Gastown Residents Association is unique to subsidized housing in Vancouver. Having residents formulate policy and manage the facility through the society has had its problems in the past. The presence of the Manager Consultant has resulted in residents understanding and taking a more active role in the operation of the residence. The results are:

1. The physical aspects of the residence have been upgraded.

2. She has given guidance to the Board in the development of its skills as a Board of Directors;

3. She has been able to prevent many difficult situations by being constantly aware of the social climate of the residence;

4. She has developed an atmosphere of co-operation and pride among the residents.

Throughout the past year there have been several changes in the membership of the Board of Directors and the two management positions. The Manager Consultant is the one constant person who is able to assist the Gastown Residents Association in functioning in a smooth and efficient manner.

The Social Planning Department, CMHC and Cordova Development Association are unanimous that the experiment in residential management is a success and that much of this is directly related to the philosophy, management style, sensitivity and respect for the residents of the Manager-Consultant."

Following consideration it was

RESOLVED

THAT the Manager's report dated December 1, 1975 on the Gastown Resident's Association be received for information.

Cont'd . . .

2. (a) Surplus Furniture Disposition

The Committee had before it for consideration a Manager's report dated January 12, 1976 (circulated) in which the Director of Social Planning reported that surplus City-owned furniture such as desks, typewriters, tables, adding machines, chairs, filing cabinets, bookcases, etc. totalling 150 items and valued at $2,390 had been distributed to 11 non-profit organizations in the City for $260.

This is in accordance with the Council motion of April 4, 1974 which approved procedures and guidelines for the sale of City-owned surplus furniture at 10% of the appraised value or $10 (whichever is greater) to non-profit organizations.

Following consideration it was

RESOLVED

THAT the Manager's report dated January 12, 1976 on the Disposition of City-owned surplus furniture be received for information.

2. (b) Furniture Request - Downtown Eastside Women's Centre

The Committe had before it for consideration a request (circulated) from the Downtown Eastside Women's Centre for surplus City-owned furniture with an appraised value of $430. Under procedures and guidelines established by Council at its meeting of April 4, 1974 for the disposition of surplus City-owned furniture, approval of the Committee is required to sell furniture with a value of over $300 (sales with a value up to $300 may be approved by the Director of Social Planning).

The Director of Social Planning recommended the Committee approve the sale of $430 worth of surplus City-owned furniture to the Downtown Eastside Women's Centre for $45.15.

Following consideration it was

RESOLVED

THAT the Committee approve of the sale of $430 worth of surplus City-owned furniture to the Downtown Eastside Women's Centre for $45.15.

3. Nelson Place Beer Parlour - Police Report

The Community Services Committee at its meeting of November 6, 1975, requested the Police to report back on the operation of the Nelson Place beer parlour in two months.

The Committee had before it for consideration a report dated January 12, 1976 (circulated) from Inspector V. Lake of the Investigation Division of the Police Department which concluded that the management and staff of the Nelson Place Hotel have "gained control of the premises and are doing a good job".

Cont'd . . .

Clause #3 continued:

Following consideration it was

RESOLVED

THAT the report dated January 12, 1976 from Inspector Lake of the Police Department be received for information.

RECOMMENDATION

4. Liquor Permit Application - 2784 East Hastings Street

The Committee had before it for consideration a Manager's report dated January 5, 1976 (circulated) on the application of Mr. Jonathan Marr for Development Permit Application No. 72268 to operate a cabaret with a public assembly hall area of 1,314 sq. ft. and seating for approximately 200 persons at 2784 East Hastings Street.

A representative of the Planning Department advised the Committee the building had previously been used for a restaurant and is proposed to be used for a cabaret and that the Director of Planning has approved the application subject to approval by the Community Services Committee.

Following consideration it was

RECOMMENDED

THAT the application of Mr. Jonathan Marr for Development Permit Application No. 72268 to operate a cabaret at 2784 East Hastings Street be approved.

The meeting adjourned at approximately 3:15 p.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 22, 1976

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 22, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3.35 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird (Portion of Item 1 only)
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

1. Truck Transportation in Vancouver.

On November 25, 1975, Council referred further consideration of the following recommendations of the City Engineer (contained in a report of the City Manager dated November 5, 1975) to the Standing Committee on Planning and Development:

"3. The proposal to control truck noise through time controls on a large scale - not be pursued.

9. Marine Drive-Boundary Road by pass of the South Slope should be designed and constructed at a cost of $275,000. If Council decides to proceed with this proposal, the Director of Finance has stated the funds should come from 1976 Supplementary Capital Budget.

10. If Council decide to proceed with the Marine Drive-Boundary Road bypass, then the City Engineer be authorized to seek agreement with Burnaby on the physical aspects of the proposal. The City Manager is already discussing cost sharing on Boundary Road in general.

11. North and South Kent should be developed as an industrial street and relief of South East Marine Drive. If so, the recent decision that South Kent should now be a discontinuous street will require changing and a program of property acquisition (presently 80 percent complete) should be continued.

12. Council decide whether the Boundary Road-Vanness railroad overpass should be reconstructed at a cost of about $150,000 so that Boundary Road in that section could become a major truck route, thereby permitting the removal of Joyce Street from the truck route system. If so, the City Engineer be instructed to carry out more detailed investigation of the most effective way in which the Boundary Road-Vanness railroad overpass can be reconstructed, for report back. If approved, the Director of Finance states that funds should come from the 1976 Supplementary Capital Budget."

.....2

Clause No.1 Continued.

Mr. W. Curtis, City Engineer, advised that Council in 1974 requested the Engineering Department to study a Boundary Road by-pass as a relief measure for south slope truck problems. Analysis indicated that a significant proportion of those truck trips could be diverted around Boundary Road (e.g. half the Knight Street trips). A Knight-Joyce route would affect approximately 700 homes whereas a Marine-Boundary route would affect approximately 420 homes.

The cost of the redesigned alignment would be $275,000 plus $150,000 to improve the Vanness overpass at Boundary. The latter amount would be cost-shareable with the Municipality of Burnaby; and perhaps with the Federal Government (i.e. they may contribute 50% for the replacement of an existing structure.)

In order for the bypass to be successful, Mr. Curtis advised that North Kent and South Kent Avenues would have to be utilized as an arterial to relieve Marine Drive. Council has resolved that South Kent be discontinued as a through route and property has been acquired between Knight and Boundary to preserve the area for recreation purposes. From a traffic standpoint, utilizing North and South Kent Streets as an arterial route outweighs the argument of people getting to the recreation areas. Under or overpasses could be constructed at key points along Kent Street. Mr. Curtis also felt the area south of Marine Drive at Boundary should be utilized as an industrial area and afforded proper access and distribution facilities.

Mr. R. Spaxman, Director of Planning, advised that the area between Marine Drive and the by-pass should be considered further. The by-pass would disect proposed residential enclaves in Champlain Heights and a good deal of rental family housing would be lost. There is a problem in the South and North Kent Avenues area in that there is a fair amount of residential co-existing with industrial. It would be expensive to buy up the single family houses to make the area industrial. Also if South Kent goes through, recreation areas will be lost. The citizens of the area should be consulted before any decision is made.

With respect to time controls, Mr. Curtis advised that if all truck trips were concentrated in the day time hours, the cost of goods movement would immediately increase. Analysis has shown that 8% of trucks leave during evening and night periods and 5% between mid-night and 7.00 a.m. Approximately 450 million tons per year move at night.

After discussion, the Committee

RECOMMENDED

A. THAT the Marine Drive-Boundary Road by-pass of the South Slopes be designed and constructed at a cost of $275,000; funds to be available from the 1976 Supplementary Capital Budget.

B. THAT the City Engineer be authorized to seek agreement with the Municipality of Burnaby on the physical aspect of the Marine Drive-Boundary Road by-pass proposal.

C. THAT the Boundary Road-Vanness railroad overpass be re-constructed at a cost of approximately $150,000; negotiations to be entered into with respect to cost sharing with Federal and Provincial Governments; the City's share to be available from the 1976 Supplementary Capital Budget.

(At this point Alderman Bird left the meeting.)

.....3

Clause No. 1 Continued.

D. THAT the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.

E. THAT in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road.

F. THAT the proposal to control truck noise through time controls on a large scale not be pursued.

NOTE FROM CLERK:

Subsequent to the meeting, a letter dated January 22, 1976 was received in this office on January 29, 1976 from the Killarney Champlain Citizens for Action requesting to appear as a delegation on this matter on February 10, 1976.

2. Cedar Cottage - N.I.P. Implementation Stage.

Council on December 16, 1975 referred the following motion to the Standing Committee on Planning and Development for consideration and report back to Council:

> "That the use of the site office of the Cedar Cottage Neighbourhood Improvement Program and the present staff, be extended to the end of 1976, and the Director of Planning be instructed to maintain existing planning services in the area."

Mr. D. Sinclair, Planner for the Cedar Cottage area, distributed copies of a budget indicating costs for operating the site office for 3,6, 9 and 12 months.

Citizens of the area expressed their wish that the site office remain open.

After discussion the Committee

RECOMMENDED

A. THAT the use of the Cedar Cottage site office be extended to the end of 1976 with the staff consisting of a Planner II (100% for 6 months and 50% for 6 months), a Planning Assistant III and a Clerk Typist II.

(Alderman Kennedy wished to be recorded as opposed.)

B. THAT the City Manager be authorized to approve a budget for the operation of the site office; any significant difference in the final budget and the one presented, to be reported to the Committee.

The Meeting adjourned at 4.45 P.M.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 10, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE.

MOVED by Ald. Bird
SECONDED by Ald. Cowie
THAT the Council express its condolence to the family of the late Mr. H. R. MacMillan, a Freeman of the City.

- CARRIED UNANIMOUSLY

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their instructor, Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Minutes of the Regular Council Meeting of February 3, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

OPENING CEREMONY - NEW VANTERM TERMINAL

The Mayor reminded Council of the formal opening of the new Vanterm Terminal today at 4.00 p.m. Aldermen Bird, Kennedy and Sweeney expressed their wish to attend.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Council agreed to defer consideration of the following items of Unfinished Business, pending the hearing of delegations later this day.

1. Report of Special Committee of Council to Study Fire Safety in Highrise Buildings.
2. Change of Management - Oppenheimer Lodge.
3. Imperial Oil Gas Station at 1407 East 41st Avenue - Request to Convert to Self-Serve.
4. Brock House Society - Request for Interim Operating Funds.
5. Truck Transportation in Vancouver.

COMMUNICATIONS OR PETITIONS

1. Removal of Billboards and Roof Signs.

Under date of January 23, 1976, the Carpenters Shopmen, Local Union 1928, submitted the following letter:

" With reference to the removal of billboard and roof signs we would request that, in view of the present economic situation and heavy unemployment, before reaching a decision the Council will give consideration to the number of jobs placed in jeopardy.

Therefore Local 1928 on behalf of our members working in the related industry, appeal to the Council to make employment and job security a prime consideration in reaching a decision on this matter.

Thanking you in anticipation of your co-operation."

MOVED by Ald. Sweeney
THAT the foregoing letter be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Co-sponsorship and Grant Request - Concept Symposium Summer 1976.

Council noted a letter dated February 3, 1976, from the Sculpture Symposium Society of B.C., advising that it is presently organizing a Concept Symposium to be called Urbanart, which will be held at the end of Summer, 1976. The main object of Urbanart is to show how artists could contribute to develop an alternative urban environment. Proposals will be displayed during a two-week festival.

The Society is requesting that the City co-sponsor Urbanart and, in this regard, a letter addressed to the Chairman of the Finance Committee was also noted, asking the City to consider a grant of $5,000.

MOVED by Ald. Volrich
THAT the request of the Sculpture Symposium Society of British Columbia be referred to the Finance Committee for consideration and report, after obtaining budget details from the Society and comments from the Director of Social Planning.

- CARRIED UNANIMOUSLY

3. Resignation of Mr. Waddell from Family Court Committee

Under date of February 5, 1976, Mr. Ian G. Waddell submitted his resignation from the Family Court Committee because of other commitments. Mr. Waddell was appointed by Council on February 3, 1976.

MOVED by Ald. Bowers
THAT Mr. Waddell's resignation be accepted with regret.

- CARRIED UNANIMOUSLY

4. Resignation of Mrs Rebecca Watson from Board of Variance.

Mrs.Rebecca Watson, in a letter dated February 5, 1976, submitted her resignation from the Board of Variance for health reasons.

MOVED by Ald. Bird
THAT Mrs. Watson's resignation be accepted with regret, and the Mayor forward a letter of appreciation on behalf of Council.
FURTHER THAT the matter of filling the vacancy be referred to the City Clerk to bring forward at the appropriate time for Council's consideration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Variety Clubs International -
1976 Telethon - Grant Request.

In a letter dated January 29, 1976, the Variety Clubs International submitted a request for a grant to cover the following costs with respect to its 1976 Telethon, to be held February 21 and 22, 1976.

Theatre rental	$ 3,500.00
Police protection and security.	$ 5,770.00
	$ 9,270.00

The City Clerk advised of grants equal to the rental of the Queen Elizabeth Theatre only, provided in previous years.

MOVED by Ald. Rankin
THAT a grant of $3,500 be approved to the Variety Clubs International, equal to the rental of the Queen Elizabeth Theatre for its annual Telethon to aid Handicapped Children.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 6, 1976.

Works and Utility Matters
(February 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Closure of portion of the South side of 6th Avenue between Alder and Spruce Streets - adjacent to Lot 3, except South 10 feet and North 7 feet, Block 294, D.L. 526, Plan 590.

Cl. 2. Local Improvements "By Petitions" and on "Special Grounds".

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 6, 1976)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Premises at 4584 West 1st Avenue.
Cl. 2. Cedar Cottage N.I.P. Appropriation: Tree Planting on Victoria/Commercial Diversion.
Cl. 3. Consultant's Fees and Finalized Work Program for the Downtown East Side.
Cl. 4. South Side of 2400 Block West 3rd Avenue and South Side of 2400 & 2500 Blocks West 4th Avenue - Rezoning Applications.
Cl. 5. Amendment to CD-1 By-law - 3282-3298 East 1st Avenue (S.E. Corner East 1st Avenue and Rupert Street)
Cl. 6. N.I.P. Kitsilano Appropriation of Funds - Kitsilano Information Centre.
Cl. 7. Neighbourhood Improvement Program - Kitsilano Appropriation: Child Care Services.

The Council took action as follows:

Premises at 4584 West 1st Avenue
(Clause 1)

MOVED by Ald. Bowers
THAT this clause be received and the Director of Planning be requested to discuss the matter with the Director of Legal Services and report as to whether re-zoning of the property, or any other solution can be recommended which could resolve the situation.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation -
Tree Planting on Victoria/Commercial Diversion.
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Consultant's Fees and Finalized Work
Program for Downtown Eastside
(Clause 3)

MOVED by Ald. Harcourt.
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 6, 1976.) (Cont'd)

N.I.P. Kitsilano Appropriation of Funds -
Kitsilano Information Centre. (Clause 6)

MOVED by Ald. Bowers
THAT this clause be deferred until the future of the Community Resource Boards has been determined.

- CARRIED UNANIMOUSLY

Neighbourhood Improvement Program -
Kitsilano Appropriation: Child Care
Services (Clause 7)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(February 6, 1976)

Replacement of Fire Apparatus -
Tender No. 39-75-4. (Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 6, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1. Renewal of Fiscal Agency for City Debenture Issues.
Cl. 2. Judgment Against Constable Stanley R. Bush in Civil Action.
Cl. 3. Increase in Water Rates Revenue.

The Council took action as follows:

Renewal of Fiscal Agency for
City Debenture Issues
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 6, 1976) (Cont'd)

Judgment Against Constable Stanley R. Bush in Civil Action.
(Clause 2)

MOVED by Ald. Bowers
THAT the request of the Vancouver Police Board, as contained in its letter of January 21, 1976, with respect to the indemnification of Constable Stanley R. Bush, be approved.

- CARRIED UNANIMOUSLY

Increase in Water Rates Revenue
(Clause 3)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(February 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Approval in Advance of 1976 Budget - Managerial and Supervisory Course Attendance - 48 Employees, All Departments.

Cl. 2. Leave of Absence - Mrs A.I. Derby - Plan Checking Assistant I.

The Council took action as follows.

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(February 6, 1976)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Extension of time to Complete Development, Maq Holdings Ltd., 879 East Hastings St.
Cl. 2. Lease of 250 Terminal Avenue.
Cl. 3. Extension of Option - Anavets Senior Citizens Housing - 900 Block East 8th Avenue.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(February 6, 1976) (Cont'd)

Cl. 4. Assignment of Lease-City-owned Lot 4, Block 52, D.L. 37, situated: S/S of 3300 Block Kingsway, West of Tyne Street.
Cl. 5. McLaren Electric Building, 2151 Burrard Street, Lease of portion (21600 square feet) of Second Floor.
Cl. 6. 39 Lots in the Strathcona Area - Option to Repurchase.

The Council took action as follows:

Extension of time to Complete Development
Maq Holdings Ltd., 879 East Hastings St.
(Clause 1)

MOVED by Ald. Rankin
THAT the City proceed in accordance with its resolution of December 16, 1975.

- (carried)

(Ald. Cowie, Harcourt, Kennedy and Volrich opposed)

MOVED by Ald. Cowie
THAT this matter be deferred until the next meeting of Council at which time the developers be asked to appear before Council and show cause that they will commence development within two months.

- LOST

(Ald. Bird, Bowers, Kennedy, Rankin, Sweeney and Volrich opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED

Clauses 2 and 3.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 - 6 inclusive

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

B. Lot 1, Block 2, N/W¼ Section 24, T.H.S.L. Plan 15707. Situated: S/E Corner of Venables & Renfrew Streets. Residences for Senior Citizens.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Housing and Environment (January 29, 1976)

Housing for the Handicapped (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, January 29, 1976

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Status Report on Government Assisted Housing
Cl. 2: Vacant Premises Survey in the Downtown Core Area
Cl. 3: Royal Rooms, 237 Main Street
Cl. 4: Progress on Enforcement of City Fire By-law to Upgrade Hotels
Cl. 5: Progress Report re Municipal By-law Court
Cl. 6: Wicklow Hotel, 1516 Powell Street
Cl. 7: Bonus Provision - Kitsilano RM-3B and RM3A-1 Zoning
Cl. 8: Killarney Gardens

The Council took action as follows:

Clauses 1 - 8 inclusive

MOVED by Ald. Harcourt
THAT Clauses 1, 5a, 6 and 8, be received for information, and the recommendations of the Committee, as contained in Clauses, 2, 3, 4, 5 and 7, of this report be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, January 29, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Fire Fighting Services in B.C.
Cl. 2: Financial Assistance to Municipalities for 1976
Cl. 3: Business License Fees

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Community Services, January 29, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Farmers' Market
Cl. 2: Liquor Permit Application - 1630 Alberni Street
Cl. 3: Neighbourhood Pubs - Hours of Operation
Cl. 4: Abacus Realty Inc. - Method of Operation
Cl. 5: Tax Buyers

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Rankin
THAT Clauses 1 and 3 be received for information, and the recommendation of the Committee, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Abacus Realty Inc. - Method of Operation. (Clause 4)

In considering this clause, Council noted a brief, dated February 5, 1976, from Abacus Realty Inc., which had been circulated previously. The Company requested Council to amend By-law No.4450, Section 2, and gave reasons for this request.

MOVED by Ald. Rankin
THAT the recommendation of the Committee be approved, after amendment by inserting the words 'an initial fee of' before the amount of $5.00.

- (amended)

MOVED by Ald. Volrich
THAT the first part of the Committee's recommendation be amended to read as follows:

"THAT Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business."

- CARRIED

(Ald. Bowers, Boyce, Harcourt, Marzari and Rankin opposed)

The motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business;
FURTHER THAT Council request the Director of Planning & Research of the Provincial Department of Housing to consider reducing the maximum fee government funded rental agencies are permitted to charge, from $10.00 to an initial fee of $5.00 to match Vancouver City's By-law governing the operation of housing rental agencies."

Underlining denotes amendment.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services. (Cont'd)

Tax Buyers
(Clause 5)

MOVED by Ald. Rankin
THAT this clause be received and the reports referred to be made available to the Committee in two weeks' time.

- CARRIED UNANIMOUSLY

- - - - -

At this point Council agreed to vary the Agenda to consider the matter of a grant for the Brock House Society.

UNFINISHED BUSINESS

Brock House Society
Request for Interim Operating Funds.

Council, on January 6, 1976, when considering the matter of a grant to the Brock House Society, passed the following motion:

"THAT further consideration of the Brock House Society's request for a grant be given when all Members of Council are present and representatives of the Society be invited to address Council as a delegation at that time."

A delegation from the Brock House Society was present in the public gallery, however, it was

MOVED by Ald. Harcourt
THAT Council approve a grant of $3,500 to the Brock House Society towards interim operating expenses; these funds to be provided from the Social Planning Department's POSER Budget.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee
on Planning and Development,
January 29, 1976

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Harbour Park Developer Proposal - Progress Report
Cl. 2: Laurel & Spruce Street Land Bridges
Cl. 3: Grandview-Woodland Area Planning
Cl. 4: Kitsilano Area Planning Program - West Broadway Plan
Cl. 5: Status Report - Champlain Heights
Cl. 6: Chinatown and Gastown Historic Areas Planning Committee

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development (Cont'd)

Harbour Park Developer Proposal:
Progress Report
(Clause 1)

MOVED by Ald. Bowers
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Laurel & Spruce Street
Land Bridges
(Clause 2)

MOVED by Ald. Bowers
THAT the recommendations of the Committee be approved, after deleting recommendation 'B', and striking the words 'the two' in recommendation 'C' and substituting the word 'any'.

- (carried unanimously)

MOVED by Ald. Kennedy
THAT this whole subject be deferred and brought up at a later date when Council Members are more aware of all the ramifications.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Marzari, Rankin Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT the Spruce Street bridge not be proceeded with at this time.

- CARRIED

(Alderman Cowie opposed)

- - - - -

At this point in the proceedings, Alderman Boyce left the meeting.

- - - - -

MOVED by Ald. Bowers
THAT the Laurel Street bridge be proceeded with as recommended and the budget be reduced accordingly, based on one bridge only being constructed.

- (carried)

(Ald. Kennedy and Marzari opposed)

MOVED by Ald. Kennedy (in amendment)
THAT the design of the Laurel Street bridge be changed to reduce the width to 30 feet.

- (lost)

(Ald. Cowie, Harcourt, Sweeney, Rankin and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development (Cont'd)

Laurel & Spruce Street
Land Bridges.
(Clause 2) (Cont'd)

A tie-vote resulted and, therefore, the amendment was declared LOST.

The motion by Alderman Bowers was, therefore, put and CARRIED

(Ald. Kennedy and Marzari opposed)

- - - - -

At this point, Aldermen Kennedy and Sweeney left the meeting.

- - - - -

Clauses 3, 4, 5 and 6

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

- - - - - - - -

Council recessed at 4.05 p.m., and, following and 'In Camera' meeting in the Mayor's Office recessed again to reconvene in open council in the Council Chamber, at 7.30 p.m.

- - - - - - - -

The Council reconvened in the Council Chamber at 7:30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Fire Safety in Highrise Office Buildings

On September 30, 1975, Mr. R.S. Nairne, Chairman of Council's Special Committee to Study Fire Safety in Highrise Buildings, submitted his Committee's report to Council for consideration. At that time, Council resolved that the report be deferred for two months, at which time, Council meet with members of the Special Committee, affected property owners and interested groups to discuss the report of the Special Committee.

Mr. R.S. Nairne and other members of the Committee were present in Council this evening.

The following delegations made representations to Council on this matter:

- Mr. M. Evison, President, Building Owners' and Managers' Association of Vancouver (BOMA), addressed Council and filed a brief indicating that BOMA Vancouver does not subscribe to all of the Special Committee's recommendations. The brief identified five major areas of concern to BOMA Vancouver; these are:

  (1) That external opening areas be supplied on each floor as per National Building Code of 1975

  Based on a conservative estimate of over $5 million, we consider that this cost is completely disproportionate to the possible benefits.

  (2) The area of a compartment shall not exceed 10,000 sq. ft.

  We recommend this requirement become mandatory only on the expiration of existing leases.

  (3) Time Frame

  The minimum time frame for implementing the proposed regulations should be three years.

  (4) Right of Appeal

  In order to recognize that there will be 'reasonable alternatives' we recommend an Appeal Board consisting of five members.

  (5) Tax Considerations

  Since properties will not directly benefit from imposed capital expenditures, we urge that such capital expenditures are not considered, for the purpose of local assessment, as property 'improvements'.

  We further urge for the purpose of Federal and Provincial Income Tax that 'legislated' capital expenditures be subject to a form of accelerated capital cost allowance similar to existing provisions made with regard to certain pollution abatement expenditures.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Fire Safety in Highrise
Office Buildings (cont'd)

The brief suggested that consideration be given to using granulized glass in windows. However, Mr. Evison indicated that this solution would also be extremely costly to building owners.

The City Building Inspector indicated that it would be possible to expand the function of the Building By-law Board of Appeal to cover appeals with respect to fire safety regulations for highrise office buildings.

- Mr. R.M. Shier, representing the Highrise Fire Protection Review Committee of B.C. Hydro and Power Authority, submitted a brief supporting the recommendations of the Special Committee.

A written brief was submitted by the Board of Trade and circulated to Council.

It was suggested that consideration be given to amortization of the cost of upgrading buildings to meet the proposed regulations. The Mayor suggested that BOMA look at this question and submit a brief to Council at a later date.

MOVED by Ald. Volrich,
THAT the representations and briefs be received and the City Manager, in consultation with appropriate officials and the Special Committee, review the report and recommendations of the Special Committee and the points raised in the briefs submitted this evening, with particular reference to the possible utilizing of granulized glass in window openings, and redefining a highrise to conform with the definition in the National Building Code.

- CARRIED UNANIMOUSLY

Change of Management -
Oppenheimer Lodge

Council on January 6, 1976, when considering a report of the Standing Committee on Housing and Environment on Change of Management - Oppenheimer Lodge, passed the following resolutions:

(a) THAT the B.C. Housing Management Commission be requested to assume management function and responsibilities of the Continental Hotel, Oppenheimer Lodge, Antoinette Lodge, and the Hard to House Facility (Cordova Lodge).

(b) THAT the Supervisor of Property and Insurance and Director of Social Planning meet with B.C.H.M.C. to discuss details related to the transfer of management and report back.

(c) THAT the reports of the City Manager dated December 12, and December 16, 1975, be received.

(d) THAT approval in principle be given to establishment of a Hostel Management Advisory Group, with membership as follows:

Two representatives from the Community Resources Board

One representative from the Downtown Community Health Society

One representative from the Downtown Eastside Residents' Association

One representative from community groups that have been involved in housing in the Downtown Eastside

One representative from the Social Planning Department, City of Vancouver.

cont'd....

Change of Management -
Oppenheimer Lodge (cont'd)

Council on January 27, 1976, agreed to a delegation request from the residents of Oppenheimer Lodge on this matter.

Mr. Roy Rogers, President, Oppenheimer Lodge Residents, addressed Council and filed a brief. The brief requested that the City continue to manage the Lodge or, failing that, that the present manager of the Lodge be retained. The residents are opposed to the proposed hostel management advisory group becoming involved in the day to day management of the Lodge.

The City Manager advised that the management advisory group would have no input into the interior operation of Oppenheimer Lodge. The terms of reference of the management advisory group is to assist in establishing management criteria for Cordova and Antoinette Lodges and any other like facilities planned for the Downtown Eastside area. In addition, the group would work with prospective tenants of these residences.

The City Manager also advised that negotiations are still under way with B.C. Housing Management Commission re their taking over management of City-owned housing developments in the Downtown Eastside.

Mr. J. Cotgrave, Property and Insurance Office, stated that if the B.C. Housing Management Commission takes over management of Oppenheimer Lodge, no assurance could be given that the present manager, who is a City employee, would continue in this position as he may not wish to relinquish his status as a Civic employee. Mr. Cotgrave also indicated he considers the proposed advisory group too cumbersome and would prefer a similar group to that established prior to occupancy of Oppenheimer Lodge.

MOVED by Ald. Kennedy,
THAT the hostel management advisory group have no jurisdiction over management of Oppenheimer Lodge;

FURTHER THAT management of Oppenheimer Lodge continue on the present basis.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Standing Committee on Housing and Environment give further consideration to management of the Continental Hotel, Antoinette Lodge and Cordova Lodge, including the composition of the hostel management advisory group and continuation of the present management of Oppenheimer Lodge.

- CARRIED UNANIMOUSLY

Imperial Oil Gas Station at 1407
East 41st Avenue - Request to
Convert to Self-Serve

Council on January 27, 1976, deferred consideration of the following clause of the Manager's report (Building and Planning matters), dated January 23, 1976, to permit representations from Imperial Oil Limited:

The Director of Planning reports as follows:

"A letter dated 16th December 1975 addressed to the Mayor and Members of City Council has been received from Imperial Oil Limited requesting that this gas station at 1407 East 41st Avenue at Knight Street be permitted to convert to self-service.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Imperial Oil Gas Station at 1407 East 41st Avenue - Request to Convert to Self-Serve (cont'd)

Imperial Oil Limited currently has 11 of the 40 or 27.5% of their gas stations in the City as self-service. It is now proposed to terminate the existing self-serve gas station at 2000 West Broadway at Maple Street and transfer the existing licence to 1407 East 41st Avenue. The number of Imperial Oil Limited self-service gas stations would remain unchanged, this exceeds the City Council's limitation of 15%.

If this conversion is allowed, 1407 East 41st Avenue at Knight Street should be added to and 2000 West Broadway at Maple Street should be deleted from the list of permitted self-serve gas station locations in Schedule B of the Licence By-law controlling self-serve gas stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Mr. S. Ruocco, Senior Accounts Executive, Development, Imperial Oil Limited, filed a brief and requested that Council approve the requested transfer. He indicated that the self-serve gas station at Broadway and Maple will revert to a service station, however, negotiations are currently under way with Canada Safeway to relinquish this site in favour of a site at another Safeway location which is less congested than the Broadway and Maple site.

MOVED by Ald. Harcourt,
THAT Imperial Oil Limited be granted permission to terminate the existing self-serve gas station at 2000 West Broadway at Maple Street and transfer the existing license to 1407 East 41st Avenue;

FURTHER THAT self-serve gas station at 1407 East 41st Avenue at Knight, be added to and 2000 West Broadway at Maple be deleted from the list of self-serve gas station locations in Schedule B of the License By-law controlling self-serve gas stations.

- CARRIED

(Aldermen Kennedy, Marzari, Rankin and Volrich opposed)

Truck Transportation in Vancouver

Council on February 3, 1976, deferred consideration of the report of the Standing Committee on Planning and Development dated January 22, 1976, on truck transporation in Vancouver to permit representations from the Killarney-Champlain Citizens for Action, at which time the City Engineer would give a brief report reference.

The City Engineer, by means of maps, gave a report reference on the proposals to construct a Marine Drive-Boundary Road bypass of the South Slope. This bypass would provide relief from truck traffic on Knight Street. The City Engineer advised it is proposed to utilize North and South Kent Avenues as an arterial to relieve Marine Drive. It is eventually proposed that Marine Drive, in the vicinity of Boundary, would only be used by trucks using the Boundary Road-Marine Drive bypass.

Mr. Sol Jackson submitted and read a brief on behalf of the Killarney-Champlain Citizens for Action. He stated the main opposition to the proposed truck route is the probable loss of 400 low-cost rental housing units which were to be constructed in the area of Champlain Heights located south of Marine Drive. The citizens are also requesting that they be involved in any further developments of the area including truck route planning.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Truck Transportation in Vancouver
(cont'd)

Mr. Jackson urged Council that if the proposed Boundary Road-Marine Drive bypass is implemented, the cost of noise control be included. Mr. Jackson also suggested that consideration be given to declassifying S.E. Marine Drive as a truck route and classifying the proposed Marine Way in its stead.

It was suggested that the Planning and Development Committee discuss the housing mix in Areas E and F in Champlain Heights in view of the probable loss of 400 low-cost rental housing units resulting from the Marine Drive-Boundary Road bypass.

MOVED by Ald. Bowers,
THAT the following recommendations of the Planning and Development Committee as amended this day be approved:

A. That the Marine Drive-Boundary Road by-pass of the South Slopes be designed and constructed at a cost of $275,000; funds to be available from the 1976 Supplementary Capital Budget.

B. That the City Engineer be authorized to seek agreement with the Municipality of Burnaby on the physical aspect of the Marine Drive-Boundary Road by-pass proposal.

C. That the Boundary Road-Vanness railroad overpass be reconstructed at a cost of approximately $150,000; negotiations to be entered into with respect to cost sharing with Federal, Provincial and Municipal Governments; the City's share to be available from the 1976 Supplementary Capital Budget.

D. That the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.

E. That in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road.

F. That the proposal to control truck noise through time controls on a large scale not be pursued.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/E Corner Adanac and Cassiar Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bowers, Marzari and Volrich were excused from voting on this By-law)

MOTIONS

1. Allocation of Land for Lane Purposes (1215 Rossland)

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West four feet of Lot 15, Block 4 in the South East Quarter of Section 23, Town of Hastings Suburban Lands, Plan 4819

(1215 Rossland Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

Community College Planning

MOVED by Ald. Kennedy,
THAT WHEREAS it is becoming increasingly difficult to preserve the well-established single family residential neighbourhood areas within the City's boundaries;

AND WHEREAS there is growing concern that Community Colleges and their related need for automobile parking represents a serious burden to residential streets which were not designed to accommodate the overspill of cars;

AND WHEREAS these extra automobiles cause danger to children and seriously affect the environment with noise, fumes and lack of privacy;

THEREFORE BE IT RESOLVED THAT College Councils be requested to plan their educational requirements to fit the scale and character of the neighbourhoods within which new campuses are programmed;

AND FURTHER BE IT RESOLVED THAT College Councils be requested to consult with the Director of Planning, particularly in the initial stages of College planning, in order that all of the ramifications in respect of such planning can be taken care of in the early stages and in order that developments may be finally brought about which will be acceptable to both the Colleges and to the public at large.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Travel Expenses:
CFMM Executive Meeting

advised that he had agreed to accept the appointment as a Director of C.F.M.M. and had attended a one day meeting in Ottawa last week. He indicated he will file a memo with Council on matters raised at the meeting which would be of interest to Council members. He indicated he was unsure at this point whether C.F.M.M. would assume responsibility for his travel and other expenses related to the meeting.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT in the event that the Canadian Federation of Mayors and Municipalities does not assume responsibility for expenses incurred by Alderman Volrich in attending a meeting of its executive in Ottawa the week of February 2, 1976, Council approve payment of travel and other incidental expenses incurred by Alderman Volrich in this regard.

- CARRIED UNANIMOUSLY

Alderman Volrich -
Guatemalan Relief Fund Drive

advised that he had been contacted by the Red Cross with respect to its desire to hold a Guatemalan Relief Fund Drive on Friday, February 13th, and Saturday, February 14th, 1976.

cont'd....

ENQUIRES AND OTHER MATTERS (cont'd)

Guatemalan Relief Fund Drive (cont'd)

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT permission be given to the Vancouver Branch of the Canadian Red Cross to hold a Guatemalan Relief Fund Drive in the City of Vancouver from 9:00 a.m. to 9:00 p.m. Friday, February 13th, and 9:00 a.m. to 5:00 p.m. Saturday, February 14th, 1976.

- CARRIED UNANIMOUSLY

Alderman Boyce - Body Rub Parlour By-law

requested a report on the status of the proposed Body Rub Parlour By-law. The Mayor directed the City Manager investigate this matter and advise Alderman Boyce.

Alderman Harcourt - GVRD - Hospital Construction

referred to a special meeting of the GVRD Board of Directors at 10:00 a.m. February 11, 1976, on hospital construction. He considers this matter of great importance to Vancouver because a number of the major projects planned affect the City of Vancouver. He requested the Mayor to obtain as much information as possible on this topic for Council's information.

Alderman Marzari requested that Council members on the GVRD Board support any request for a delegation that may come from pediatricians.

Mayor Phillips - Vancouver Community College (King Edward Site)

indicated that the matter of extension of the Vancouver Community College lease on the King Edward site was also on the agenda for the GVRD Board meeting.

- - - - -

The Council adjourned at approximately 9:35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of February 10, 1976, adopted on February 24, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of portion of the South side of 6th Avenue between Alder and Spruce Streets - adjacent to Lot 3, except South 10 feet and North 7 feet, Block 294, D.L. 526, Plan 590

The City Engineer reports as follows:

"The City presently owns Lot 3, Block 294, D.L. 526, Plan 590 and intends to place this property on the market. The North 7 feet and South 10 feet of Lot 3 have been established as highway several years ago, for the widening of Sixth Avenue and a future lane respectively. Since the completion of the False Creek subdivision on the North side of Sixth Avenue, no widening on the South side of Sixth Avenue, in this area,is contemplated. The North 7 feet of Lot 3 is surplus to the City's highway requirements. The South 10 feet of this lot is still required for a future lane.

I RECOMMEND that the North 7 feet of Lot 3, Block 294, D.L. 526, Plan 590 be closed, stopped up and consolidated with the abutting Lot 3, except the South 10 feet, to form one parcel."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements "By Petition" and on "Special Grounds"

The City Manager submits the following report of the City Engineer and the Director of Finance:

"First Step (Petitions - Langara Lands)

Council on 18 November 1975 authorized the signature of petitions for certain local improvements related to the Langara Lands. The City is the only property owner. The petitions have been signed, certified by the Collector of Taxes, and forwarded to me. As required by the Local Improvement Procedure By-law, I have to advise that it is feasible and desirable to undertake these projects as local improvements. The projects are:

1. P.C. Concrete sidewalk on the east side of Cambie Street from 49th Avenue to a point approximately 949 feet south.

2. P.C. Concrete sidewalks on both sides of the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.

3. P.C. Concrete sidewalk on the south side of 49th Avenue from Cambie Street to a point approximately 1,200 feet west of Ontario Street.

4. Pavement and curbs on the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.

5. Special street lighting on the un-named street east of Cambie Street from 49th Avenue to a point approximately 500 feet south.

Funds for the City's share of these projects is to come from the land sales (Council 18 November 1975).

Water Street Beautification (Surface Project)

This project was undertaken on Special Grounds and the work is substantially complete. Before it can be placed on the Tax Rolls, however, a Special Assessment Roll must be prepared, Notices mailed to the property owners and the project brought before a Court of Revision."

Cont'd . . .

Clause 2 Cont'd

The Director of Finance reports as follows:

"Second Step (Petitions - Langara Lands)

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated 30 January, 1976.

The estimated total costs of these improvements is $60,412 of which the City's share is $21,241.

I have to report that the necessary financial arrangements can be made."

The City Manager has decided that it is desirable to undertake the projects by petition referred to and RECOMMENDS:

A. That the reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

B. That the projects by petition listed above be brought before a Court of Revision at 2:00 p.m. on Tuesday, 9 March, 1976.

and FURTHER RECOMMENDS:

C. That the Collector of Taxes be instructed to have a Special Assessment Roll prepared, Notices mailed, and the Water Street Beautification - Surface Project brought before this same Court of Revision.

FOR COUNCIL ACTION SEE PAGE(S) 196

BUILDING & PLANNING MATTERS

INFORMATION

1. Premises at 4584 West 1st Avenue.

The Director of Planning and Director of Legal Services report as follows:

"When last dealing with this subject Council, on October 28, 1975, adopted the following resolution, being the recommendation of the Standing Committee on Planning and Development of October 16, 1975:

'THAT the Director of Planning, in consultation with the Director of Legal Services and other civic officials, be instructed to report on the possibility of a Development Permit being issued for a development which reflects the proposed design of the modified roof line as submitted to the Committee this day by the owners; acceptable dimensions to be set by the Director of Planning, taking into account Council's decision of 13th May 1975 to restore the property to its original bulk form.'

We have explored this matter quite thoroughly in the light of Council's instruction but are unable to find any way under the existing By-law that this recommendation could be carried out. It is quite clear that the proposal will result in a building having three storeys. The peak-roof type of structure which previously existed was at most a 2½-storey structure which is the maximum height permitted by the Zoning and Development By-law. Furthermore, with respect to floor space ratio, the City Building Inspector earlier indicated that the total floor space would be 3772 square feet, which exceeds the By-law. Under the By-law he indicated the allowable floor space ratio of 0.60 would authorize only 2079 square feet.

There is no provision anywhere in the By-law which allows the Director of Planning, or any other civic official or civic body, to relax either the height, the floor space ratio, or the general "bulk" of the building. The only outside body which does have jurisdiction to relax the By-law is the Board of Variance, and if the parties to this dispute could agree to an acceptable compromise, even though it might offend the By-law, the Board of Variance could relax the By-law so as to allow it. The fact of the matter is, however, that the parties are not in agreement and such an approach seems almost impossible. In addition, the Board of Variance has already ruled against the owners on the appeal from a previous development permit approval.

Finally, even if some measure of discretion could be found which would allow the development permit to be authorized so as to permit the proposal suggested by the owners, the opponents to the development would once again have an appeal to the Board of Variance, and since there is already an outstanding Order by the Board of Variance it seems highly likely that they would merely re-affirm their earlier position.

The effect of the earlier decision of the Board was to quash the development permit that had been issued. If no action is taken, the situation will remain static.

Clause No. 1 Continued.

There is, of course, always the power in Council to amend a By-law, but such an amendment would, of course, be of universal application and it would seem unwise to amend the whole By-law merely to deal with this one situation which would in no way satisfy the complaints of the neighbourhood."

The City Manager submits the foregoing report of the Director of Planning and Director of Legal Services for the INFORMATION of Council.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Tree Planting on Victoria/ Commercial Diversion.

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. Apropos to this it has been proposed to plant maple and cedar trees along the Victoria/Commercial Diversion from Findlay Street to Victoria Drive. Parks Board staff have estimated the cost at $6,000.00. C.M.H.C. has approved this proposal with the funds being provided from the Recreation Account.

The Director of Planning recommends:

THAT Council approve the appropriation of $6,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for tree planting along the Victoria/Commercial Diversion. Costs would be shared as follows:

C.M.H.C.	=	$3,000.00
Province	=	$1,500.00
City	=	$1,500.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Consultant's Fees and Finalized Work Program for the Downtown East Side.

The Director of Planning reports as follows:

I. BACKGROUND

"On December 16, 1975, City Council approved a preliminary work program for the Downtown East Side Neighbourhood Improvement Program.

This report outlines the recommended finalized timing and work program for the first year of planning activity. In addition, it seeks approval for funds to complete necessary surveys and information gathering.

Clause No. 3 Continued.

II. WORK PROGRAM

Appendix I indicates a time schedule and work items to be completed during the planning program. This work program has been formalized in cooperation with other civic Departments and Boards and discussed in the NIP Assistance Committee. It is felt that ratification by Council is necessary to ensure that the program proceeds as planned by all involved Departments and to acquaint Council with the complexity of the efforts that are required in the area.

III. CONSULTANT AND SURVEY FEES

Appendix II indicates additional work that is required for the areas Neighbourhood Improvement Program. A total of $1,500 is requested by the Engineering Department and considered necessary. The current high volume of traffic and anticipated increases, particularly due to Van Term, require that particular efforts to route traffic and increase pedestrian safety are made to increase the livability of the area.

An analysis of the housing conditions and the character of the residents is the most critical aspect of any planning effort in the area. The outcome will affect decisions on future social housing, facilities and so on. A consultant, a former City Building Inspector, would be required to complete a portion of this work.

It is, therefore, recommended that:

(1) the Work Program (Appendix I) for the Downtown East Side Neighbourhood Improvement Program be endorsed as Council's approach; and,

(2) the sum of $4,900 ($3,400 for the Housing Analysis and $1,500 for the Engineering Department Analysis) be approved from the NIP planning stage funds. (City share: $1,225)
(Province share: $1,225)
(Federal share: $2,450)"

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. South Side of 2400 Block West 3rd Avenue and South Side of 2400 & 2500 Blocks West 4th Avenue.- Rezoning Applications.

The Director of Planning reports as follows:

1. South Side 2400 Block West 3rd

"At a Public Hearing on December 4, 1975 which dealt with the creation of four new district schedules and the rezoning of the Kitsilano Apartment Area, the Director of Planning recommended the withdrawal of that portion of the application whereby Lots 1-10, Block 231, D.L. 526, situated on the south side of the 2400 block of West 3rd proposed to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District. The Director further recommended that he be instructed to make an application to rezone the above-described lots from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District, and that this be referred direct to a public hearing following a report from the City Planning Commission.

Council on December 4, 1975 resolved that:

"the Director of Planning's recommendations respecting the south side of the 2400 Block West 3rd Avenue be adopted".

Clause No. 4 Continued.

The Director of Planning made an application to rezone the south side of the 2400 block of West 3rd to (RM-3B) Multiple Dwelling District on December 11, 1975.

2. South Side 2400 & 2500 Block West 4th

Council at the Public Hearing on December 4, 1975 when dealing with the South side of the 2400 & 2500 blocks of West 4th, resolved that they be excluded from the rezoning. The property was proposed to be rezoned from (RM-3A) Multiple Dwelling District to (RT-2) Two Family Dwelling District. The Director of Planning made an application to rezone the south side of the 2400 and 2500 blocks of West 4th from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District on December 22, 1975. The north side of 2400 and 2500 blocks of West 4th was approved at the Public Hearing to be rezoned from RM-3A to RM-3B. (See Appendix A.)

Both the south side of the 2400 Block of West 3rd and the south side of the 2400 and 2500 Blocks of West 4th are similarly developed with duplexes and three-storey walk-up apartments except for the southwest corner of Balsam Street and West 4th Avenue, which is developed with the Daley Auto Centre Ltd., and the southeast corner of Trafalgar and West 4th Avenue, which is developed with a neighbourhood grocery store.

To bring these two blocks into conformity with the rest of the Kitsilano Apartment Area, the Director of Planning recommends that the 2400 and 2500 blocks on the south side of West 4th should be rezoned to (RM-3B) Multiple Dwelling District.

The Vancouver City Planning Commission in its meeting of January 7, 1976 when considering this application endorsed the recommendation of the Director of Planning.

RECOMMENDATION:

That application to rezone the south side of 2400 and 2500 blocks of West 4th from (RM-3A) Multiple Dwelling District to (RM-3B) Multiple Dwelling District be referred direct to a Public Hearing together with the application for the south side of the 2400 block of West 3rd which has already been referred to a Public Hearing by Council."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. Amendment to CD-1 By-law - 3282 - 3298 East 1st Avenue (S.E. corner East 1st Avenue and Rupert Street)

The Director of Planning reports as follows:

"An application has been received from Mr. A. Saba requesting an amendment to the Zoning and Development Bylaw No. 3575 whereby the CD-1 Bylaw No. 4379 for the above-described property be amended to include "offices" as an allowed use, for the purpose of:

'allowing Paymaster Cheque-Writers (Canada) Ltd., of 3282 East 1st Avenue to utilize their premises for office purposes.'

Clause No. 5 Continued.

HISTORY

City Council at a Public Hearing held on May 16, 1968 approved the rezoning of the above-described property from (C-1) Commercial District to (CD-1) Comprehensive Development District, restricted to the following uses:

1. Retail Establishments

   Grocery Store
   Bakery, retailing on premises
   Drug Store

2. Service Establishments

   Barber or Beauty Shop
   Cleaning and Dyeing Shop (Collection, delivery only)
   Launderette or Coin-Operated Dry Cleaner
   Restaurant (excluding a Drive-In)
   Shoe Repair Store

3. Other local convenience commercial uses similar to the foregoing, subject to the approval of the Technical Planning Board.

The intent of the uses was to cater to the day-to-day needs of the residents of the local neighbourhood. The form of development was not to exceed one storey nor 15 feet in height, not to exceed a floor space ratio of 0.40 and the provision of one free-standing sign was permitted, not to exceed 25' in height to identify the shopping centre.

In a letter received by the Planning Department on May 20, 1975, Mr. Saba stated that:

> 'The Canton Restaurant occupies one-half of the building and up until one year ago we constantly struggled to keep the building rented to merchants who conform to the CD-1 zoning. There are a long list of business failures during this period which include an electronic store, a ladies and children's wear store and two beauty parlours.
>
> Contrary to our belief in 1968 when this project was planned, we now realize that there is very little demand or need for service commercial in that area. One of the difficulties of course is the traffic pattern and the volume of fast moving traffic eastward on 1st Avenue which makes it very difficult to turn into our entrance. However, in spite of these difficulties, we shall always endeavour to adhere to the zoning but we ask that you assist us at this particular time by allowing Paymaster Ltd., to remain.'

Mr. J. Tettamanti, Architect, on behalf of Paymaster Cheque-Writer Limited, applied for a development permit on September 10, 1974 to use a portion of the existing one-storey building as an office. The application was refused as the requested use is considered unsuitable and not a local commercial activity as may be permitted in this (CD-1) Comprehensive Development District.

Clause No. 5 Continued.

SITE DESCRIPTION

The site is located on the Southwest corner of East 1st Avenue and Rupert Street and is zoned (CD-1) Comprehensive Development District. The land at the Northwest and Southeast corners of East 1st Avenue and Rupert Street are zoned (C-1) Commercial District and are developed with a gasoline service station, of which the Southeast corner station is self-serve. The land to the South and West is zoned (RS-1) One-Family Dwelling District and is developed with 1½ and 2-storey single family dwellings. (See Appendix A).

ANALYSIS

The site is presently developed with a building 115 feet by 61 feet less 770 square feet at the rear of the building used for off-street loading and garbage collection. The building is presently developed with the Canton Restaurant which is contained in the eastern half of the building, a beauty parlour, grocery store, and the Paymaster Cheque-Writers Ltd. The space used by Paymaster Cheque-Writers Ltd. is 20 feet wide and 62.5' in depth for a total floor area of 1240 square feet.

In considering the specifics of the case, in particular the difficulty of attracting long-term tenants and the fact that the office space requested is minimal, the Director of Planning recommends that the CD-1 Bylaw be amended to include "office, not to exceed 2000 square feet" and be subject to the following condition:

> 'that any subsequent development permit issued for office use (not to exceed 2000 square feet) be subject to a three year approval.'

The time limit on the development permit allows the Director of Planning to re-assess the situation in connection with office use in three year's time.

The Vancouver City Planning Commission, when it considered the application at its meeting of January 7, 1976 endorsed the recommendation of the Director of Planning.

RECOMMENDATION: That the application to amend the text of the CD-1 Bylaw 4379 be referred to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

6. N.I.P. Kitsilano: Appropriation of Funds - Kitsilano Information Centre.

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Program.

On January 7, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received a request from the Kitsilano Information Center for a grant from the Neighbourhood Improvement budget for Kitsilano.

There has long been a recognized need for a community newspaper in Kitsilano and the Information Center is now able to publish such a paper. This paper would be published monthly and would contain the articles and information noted in Appendix A.

.....7

Clause No. 6 Continued.

The Information Center receives salaries and operating costs from the Kitsilano Community Resources Board, but they receive no money for capital expenditures. There is enough money remaining in the Information Center's 1975 budget to publish and distribute two issues of a community newspaper. The K.C.R.B. has stated its commitment to provide sufficient funds to publish this paper for at least another year. However, there are no funds available for the purchase of some small equipment which is needed in order to produce a finished paper. The Information Center therefore requested the allocation of some money from the Neighbourhood Improvement Program budget in order to purchase the needed equipment. As noted in Appendix B, the Information Center can get a typewriter and layout table for considerably less than normal retail price. Therefore, their total request is for $750, rather than the $1,112 which would be required if all the equipment was bought at retail prices.

The Kitsilano Citizens' Planning Committee feels that a community newspaper is one of the most needed services in Kitsilano and they therefore strongly recommend that this request for NIP funding for the Kitsilano Information Center be approved. The Local Area Planner concurs with the Planning Committee's recommendation. Central Mortgage and Housing Corporation has been informed of this request and also concurs.

It is therefore recommended that:

City Council approve the expenditure of up to $750 (seven hundred and fifty dollars) ($375.00 Federal, $187.50 Provincial, $187.50 City) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of providing the Kitsilano Information Center the necessary equipment to produce a community newspaper for Kitsilano."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

7. Neighbourhood Improvement Program - Kitsilano Appropriation: Child Care Services.

The Director of Planning reports as follows:

"City Council approved the Neighbourhood Improvement Program Concept Plan for Kitsilano in November, 1974. Priorities included the objective of improving day-care services in the community.

In this connection, the Kitsilano Planning staff and the Kitsilano Planning Committee received a request from Bayview Community School for funds from the Neighbourhood Improvement Program budget in order to purchase equipment for day care programs currently operating in the school.

On May 13, 1975, City Council approved Stage I of Bayview School's proposal for NIP funding. Fifteen thousand dollars ($15,000) was approved to alter the existing gymnasium and activity room to improve accessibility and isolate these rooms from the rest of the school.

On July 22, 1975, City Council approved $13,000 for Stage III for Bayview School. This proposal was to alter the boys' basement area of the school to provide a location for the continuation of day-care and other daytime programs. This was suggested as this will soon be the only room in the school that can be guaranteed on a permanent basis for daytime programs.

The new room that is created by Stage III of the Bayview School's proposal is used by three child care groups. A representative of these groups made a request for funds to provide equipment for this room to the Kitsilano Planning Committee on November 26, 1975.

Clause No. 7 Continued.

The room is used by Bayview Out-of-School Care, which provides child care for approximately thirty children between the ages of 6 and 10, before and after regular school hours. Two child minding groups, Bayview Community Pre-School and Bayview Playgroup, provide child care during the week for about twenty-four children who are between two and four years of age.

The request made by this group for funds is to provide the equipment necessary for Provincial Government day-care licencing. An itemized list is included as Appendix A. The total amount requested is $1,641.49.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommended approval of the application. Central Mortgage and Housing Corporation was also advised of and concurred in the proposal.

It is therefore recommended that:

City Council approve the expenditure of up to $1,641.49 (one thousand six hundred and forty-one dollars and forty-nine cents) from the Kitsilano Neighbourhood Improvement budget for the purpose to purchase equipment for child care services in Bayview School as outlined in Appendix A. The funds, to come from the Daycare category are as follows: Federal=$820.75; Provincial=$410.38; City=$410.38."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 191-E

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Replacement of Fire Apparatus - Tender No. 39-75-4

The Fire Chief, City Engineer and Purchasing Agent report as follows:

"This report deals with a request for funds in advance of the 1976 General Revenue Budget and a tender award for the purchase of two pieces of fire apparatus.

I. REQUEST FOR FUNDS

In February, 1970, City Council approved a 15-year replacement policy for fire apparatus. The equipment scheduled for replacement in 1976 is:

1 - 1949 La France Aerial Ladder Truck
Shop No. 52

1 - 1950 Seagrave Aerial Ladder Truck
Shop No. 51

Delivery times on aerial equipment has been from 18 to 24 months. Therefore, we have prepared this request for funds in advance of budget to allow for the ordering of this equipment now, so that inservice dates of mid 1977 to late 1977 can be realized.

In addition, the Fire Chief is recommending that one aerial ladder truck be replaced with an aerial platform truck, similar to the Fire Bird unit now operated by the Department. The second Fire Bird aerial platform would:

1. Provide high level firefighting capabilities to the area outside of the downtown core (stationed at Hall No. 3 - 12th & Quebec) and be available for all multiple alarm responses in the City.

2. Ensure the availability of an aerial platform truck for high level rescue work in the event that one unit is down for maintenance.

3. Improve our capabilities of high level rescue over an aerial ladder. The existing Fire Bird has demonstrated this by being solely responsible for saving 8 lives, 5 of which were firefighters trapped and unconscious on the 12th floor of the Century Plaza Hotel.

4. Reduce the amount of time to extinguish major fires because of its ability to lift larger loads than an aerial ladder truck. This larger load capacity allows the aerial platform to project larger water streams, carry more hose and carry more men to a higher vantage point than an aerial ladder.

A 125-foot aerial platform costs $167,000 more than an aerial ladder. The Fire Chief recommends purchase of the 125-foot aerial platform truck instead of one aerial ladder truck, in view of the capabilities of this unit and the need for it.

Note: Only recommendation A or B below should be approved, not both.

(A) The Fire Chief RECOMMENDS that funds be provided in advance of the 1976 General Revenue Budget to provide replacements for two pieces of aerial apparatus as follows:-

- $140,000 for the purchase of one 100-foot aerial ladder truck

- $307,000 (U.S. dollars) for the purchase of one 125-foot aerial platform truck

for a total of $447,000. If Council does not approve the above recommendation,

Continued on Page 2. . .

Clause No. 1 Continued

(B) The Fire Chief RECOMMENDS $280,000 be provided in advance of the 1976 General Revenue Budget for the purchase of two 100-foot aerial ladder trucks as 1976 scheduled replacements.

II TENDER RECOMMENDATION

Tenders were called to obtain prices for a 100-foot aerial ladder truck and a 125-foot aerial platform truck. Tenders were opened on December 15, 1975, and referred to the Fire Chief, Purchasing Agent and City Engineer for report.

Funds for this purchase are subject to Council's approval of funds in advance of the 1976 General Revenue Budget. Note: That only recommendation A or B should be approved, not both.

Item 1 - 100-Foot Aerial Ladder Truck

Three alternatives were offered from one bidder, Howard Distributors Ltd. All alternatives offered the same ladder and body but the three bid prices are based on the choice of chassis. The prices varied from $131,242.00 to $145,912.00 plus 5% Provincial Sales Tax.

The low bid for a 100-foot aerial ladder truck mounted on a Scott chassis meets specifications and is acceptable.

Item 2 - 125-foot Aerial Platform Truck

Only one bid was received for this item. The unit offered is the same as the Fire Bird unit now operated by the City. The tender called for alternative prices, one price as per specifications and separate prices for alternative engines and transmissions.

(A) If funds are provided for the replacement of one 100-foot aerial ladder truck, and for a 125-foot aerial platform, the Fire Chief, City Engineer and Purchasing Agent RECOMMEND:

1) acceptance of the low bid from Howard Distributors Ltd. for one only Pierreville 100-foot aerial ladder truck mounted on a Scott chassis at a total cost of $131,242.00 plus 5% Provincial Sales Tax;

2) acceptance of the bid from Calavar Corporation for one only Calavar 125-foot Firebird at a total cost of $291,792 (U.S. dollars) plus 5% Provincial Sales Tax.

(B) If funds are provided only for the purchase of two 100-foot aerial ladder trucks, the Fire Chief, City Engineer and Purchasing Agent RECOMMEND:

acceptance of the low bid from Howard Distributors Ltd. for two only Pierreville 100-foot aerial ladder trucks mounted on Scott chassis at a total cost of $262,484.00 ($131,242.00 each) plus 5% Provincial Sales Tax. "

The City Manager RECOMMENDS that recommendations "A" in the above report of the Fire Chief, City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 72

FINANCE MATTERS

RECOMMENDATION

1. Renewal of Fiscal Agency for City Debenture Issues

The following report has been received from the Director of Finance:

"In 1974 Council approved a recommendation of the City Manager and Director of Finance that A.E. Ames & Co. Ltd. be appointed the City's fiscal agents for City debenture issues until December 31st, 1975. During the term of the agreement two debenture issues were successfully placed. In November 1974 the fiscal agents formed and managed a large syndicate in Canada, composed of investment dealers and chartered banks to market a $15 million 20-year sinking fund debenture issue. In October, 1975 the fiscal agents assisted the City in the preparation of documents and in its presentations to Moody's Investors Service, Inc. and to Standard & Poors Corporation. As a result of these presentations, Moody's rating of City of Vancouver securities was raised from A to AA, while Standard & Poors maintained their AA rating. Subsequent to this, A.E. Ames & Co. Ltd. arranged a private placement of a City of Vancouver $20 million debenture issue in the United States.

Also during this period A.E. Ames & Co. Ltd. have assisted us in the obtaining of first mortgage funds in connection with the False Creek Development. This is still on-going.

Historically high levels of interest rates were reached in 1974 and again in 1975 caused in part by the large demands being made upon capital markets combined with abnormally high rates of inflation. The demand for capital throughout the world will continue to be high for the foreseeable future. Many of the economic and market factors which led to the appointment of the fiscal agents in 1974 are still present today and there is a continuing need to be sensitive to the most suitable forms of borrowing instruments which the City should issue and to the timing of the borrowings.

The City's borrowing needs for the next two years are somewhat lower then they have been historically, because of the defeat of the 1976-80 Five Year Plan plebiscite. We anticipate that there will be annual borrowings of $8-$10 million for sewer and water purposes, $2,600,000 of 1966-70 Urban Renewal Borrowing Authority for NIP, and approximately $1 million of remaining 1971-75 Five Year Plan Borrowing Authority. There may well also be several million dollars of financing to be done for Champlain Heights.

I am at this time recommending that the City renew the fiscal agency for its bond issues for 1976 and 1977. This would, in my opinion, greatly help the City in obtaining the borrowed funds that we must have, even in the face of unsatisfactory bond markets and given the currency and capital market problems throughout the world. A fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favourable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day-to-day basis. Such sensitivity is necessary for successful placement of debenture issues in today's bond market, and it is one of the responsibilities of the fiscal agent to keep abreast of markets and to advise the City in this regard. A fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a fiscal agent or syndicate of underwriters that the borrower's requirements will be handled in a certain manner. The agreement is cancellable on 60 days notice and the terms and conditions, etc. applicable to each debenture issue are subject to mutual agreement between the City and the fiscal agent. The formal items of contract refer to such things as expenses and commissions on any mutually agreed debenture issue. No change is proposed in these terms, from those approved by Council in 1974.

A.E. Ames & Co. Ltd. have a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues in the past. They have also been the dealer that has maintained the best contact with the City and have been most diligent in

Cont'd . . .

Clause #1 continued:

providing the City with good information and advice over many years. They are one of the largest Canadian investment dealers with well-established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I recommend that:

a) City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A.E. Ames & Co. Ltd., essentially similar to the expired agreement, with no change in obligations of the City regarding expenses or commissions, for a period ending December 31st, 1977, subject to cancellation by either party on 60 days notice.

b) Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Chairman or Deputy Chairman of the Committee plus the Mayor and the City Manager.

c) The Director of Legal Services be instructed, upon advice from the Director of Finance, to prepare the necessary bylaws authorizing the issues, for submission to Council."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

2. Judgment Against Constable Stanley R. Bush in Civil Action

The Director of Legal Services reports as follows:

"Harmen T. Verbrugge brought an action in the Supreme Court against Constable Stanley R. Bush claiming damages for personal injury sustained on or about the 11th of May, 1972 when the said Verbrugge sustained gunshot wounds to the jaw from a police revolver held by the said Stanley Bush.

Briefly, the learned trial Judge found that the accident occurred after a lengthy high-speed chase in which the Plaintiff Verbrugge was the pursued person. When Verbrugge's vehicle and the pursuing Police vehicle came to a stop Verbrugge was ordered to sit still. Stanley Bush approached Verbrugge's vehicle with his revolver drawn and cocked. Despite the Plaintiff's evidence that he remained at all times in a stationary position the learned trial Judge found as a fact that the Plaintiff moved out of his car and in doing so struck his cheek against Bush's revolver, causing the weapon to discharge accidentally.

The learned trial Judge accepted the evidence of Constable Bush and his colleague, Constable Athans, in all respects where it conflicted with that of the Plaintiff.

He found that the accident was caused equally by the negligence of the Plaintiff in attempting to leave his vehicle when expressly instructed not to do so and by the negligence of the Defendant Stanley Bush in approaching so closely to the Plaintiff with his revolver drawn and cocked, that movement, on the Plaintiff's part, would cause the weapon to discharge.

Cont'd . . .

Clause #2 continued:

Damages were assessed as follows:

(a)	General damages for injury	$27,000.00
(b)	Loss of income	9,750.00
(c)	Out-of-pocket expenses (special damages)	2,574.24
(d)	Legal costs	2,411.08
		$41,735.32

Since liability was apportioned equally, the Plaintiff has judgment for $20,867.66.

Copies of the learned trial Judge's written Reasons for Judgment are available for perusal and are presently held on file in the Law Department.

This incident occurred at a time when it was necessary for a member of the Vancouver City Police Force against whom a Judgment was obtained to request City Council for indemnity to the extent thereof, pursuant to the provisions of section 472 of "the Vancouver Charter (repealed in 1974). Had this incident occurred in 1974 or later liability would automatically have fallen on the City.

This report is submitted in explanation of the letter dated January 21,1976, from the Vancouver Police Board, directed to the City Clerk wherein is set out a resolution of the Vancouver Police Board requesting City Council's indemnification of Constable Stanley R. Bush in this matter.

In conclusion it should be stressed that the finding against Bush was one of negligence. There was no finding of a specific intentional, deliberate, reckless or wanton act on his part."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

RECOMMENDATION

3. Increase in Water Rates Revenue

The Director of Finance reports as follows:

"The Water Works distribution system of the City of Vancouver is intended to work on a self-supporting basis, with the City purchasing water wholesale from the Greater Vancouver Water District supply system, maintaining the water distribution system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend an increase of 19.6% in flat and metered water rates for the year 1976, the first since January 1, 1971. At that time, an 8% increase was approved by Council, an increase that was considered to be sufficient for 5 years ending December 31, 1975. The intention was to have a 5 year period to avoid frequent changes of rates by providing surpluses in the first two years of operation, a break-even situation in the third year and deficits the following two years.

The concept of setting rates to cover a 5 year program is not realistic in today's high inflationary period and we are therefore recommending that the rates be set annually.

Cont'd . . .

Clause #3 continued:

The report is forwarded to Council in the following format:

A. History and Effects on Water Rates Stabilization Reserve
B. Proposed Changes in Flat Rate Policy
C. 1976 Financial Picture for the Water Utility
D. Proposed Increase in Flat Rate Water Charges
E. Proposed Increase in Metered Water Charges
F. Summary and Recommendations

A. History and Effects on Water Rates Stabilization Reserve

It is impossible to exactly match revenues and expenditures for any given year, and for this reason, a water rates stabilization reserve was established in 1965 amounting to $368,163 using the operating surplus for that year. The reserve was set up to offset operating deficits in any year that such deficits occurred. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was considered not necessary to increase the size of the reserve. In 1970, there was a deficit on the operation amounting to $360,471 which was provided from the reserve. At that time, the rates were increased 8% to produce a five year break-even period. The following table shows the estimates, the actual, and the effect on the reserve.

1971-1975 Projection vs. Actual

Year	Estimated Net Surplus/Deficit Per 1970 Report	Actual Surplus/Deficit	Reserve Balance Dec. 31st
1970 Balance forward			7,692
1971	120,000	84,248	91,940
1972	60,000	352,783	444,723
1973	10,000 (D)	323,413	768,136
1974	65,000 (D)	61,942	830,078
1975	120,000 (D)	710,000 (D) (est.)	120,078 (est.)

As can be seen, the estimated deficit for 1975 will basically eliminate the reserve as at December 31, 1975. The balance of $120,000 in the reserve has been taken into the calculation for 1976 in an attempt to reduce the large increase from 1975 to 1976. It is brought to City Council's attention that any loss at year end in 1976 in the water works operation including the use of the reserve will have to be provided from general revenue. However, the estimates contained in this report are considered sufficient to avoid this possibility.

B. Proposed Changes in Flat Rate Policy

In order to effectively administer an annual change of rates, we are recommending that the rate structure be simplified as follows:

(i) Flat Rate for Single Family Dwellings

There are some 36 different flat (domestic) rates that can apply to property, depending upon the size of property, size of pool, or for an extra dwelling unit. This rate structure was designed at a time when there were 15 water inspectors on staff. A major change in procedures in 1965 eliminated the need for house to house inspection and reduced the number of inspectors to 6. The present 6 inspectors on staff are fully occupied in reading and inspection of metered water and fire services. These factors have made it impractible to maintain the wide rate structure and therefore the intended equity concept is not obtained. A survey of the neighbouring municipalities revealed that they charge a basic flat rate fee to all single family dwellings, duplexes are charged twice the single family fee and extra units that offer less than complete facilities are not charged.

Cont'd . . .

Clause #3 continued:

Recommended Policy Change

That effective January 1, 1976 one flat rate for all single dwelling units be established in lieu of the present variable rate structure. (For details see section "D" of this report.)

(ii) Swimming Pools

Water revenue received in 1974 by the City of Vancouver for swimming pools with less then 5000 cu.ft. was $3000. This revenue was for permanent (in ground) pools. It is virtually impossible to insure that all swimming pools are being charged due to the growth over the last few years in build-your-own in ground, above ground, etc. types of pools. The latter tend to use more water than the permanent in ground concrete pools and therefore any attempt at equity in charging for usage of water is not achieved.

Recommended Policy Change

That effective January 1, 1976 the charge for fish ponds, swimming pools, ornamental pools, etc. up to 5000 cu.ft. in size be eliminated, with pools in excess of 5000 cu.ft. to remain on meters.

(iii) Garden Permits

Section 33 of the Water Works By-Law provides:

"The collector may agree to the use of water for Garden Lots upon payment in advance of the rates prescribed in Schedule "E" if in his opinion the necessary facilities are available and the said use is restricted to garden use only."

The issue of garden permits is under the control of the Supervisor of Property and Insurance. He has advised that from an administrative point of view it would be more appropriate to collect a single fee to replace the water charge but not specifically identified as for water usage. In 1975 approximately 40 permits were issued for a total water revenue of $550. The rental fee for 1976 to be set at $11.50.

Recommended Policy Change

That effective January 1, 1976 Section 33 and Schedule E of the Water Works By-Law be deleted and that the Supervisor of Property and Insurance charge a rental fee of $11.50 for 1976. This fee to be reviewed annually by the Director of Finance for Report to Council if revisions required.

C. 1976 Financial Picture for the Water Utility

The estimated loss in 1975 for the water works operation is $710,000 leaving a balance in the Water Rates Stabilization Reserve of $120,000. The projected loss in 1976 at the same level of fees will be $1,440,000 - for which only $120,000 is available in the reserve leaving $1,320,000 to be provided by an increase in fees of 19.6%. The details are as follows:

Water Works Operation

Estimated Expenditures	1976 Estimates	1975 Actual *
Debt Charges	$3,245,000	$2,818,000
Water Purchases (G.V.W.D.)	3,080,000	2,961,000
Water Rates Billing Expense	248,000	226,000
Operating and Maintenance	1,583,000	1,421,000
	8,156,000	7,426,000

Cont'd . . .

Clause #3 continued:

Estimated Revenue

1975 Revenues			
Flat Rate	$2,946,000		
Metered Rate	3,770,000	6,716,000	6,716,000
Projected Deficit		1,440,000	$ 710,000
1976 Increase @ 19.6%		1,320,000	
Deficit to be Provided From Water Rates Stabilization Reserve		$ 120,000	

* Subject to final close of City books.

The effects of the proposed increase and change in policy are shown in the following two sections - (D) Proposed Increase in Flat Rate Water Charges and (E) Proposed Increase in Metered Water Charges.

D. Proposed Increase in Flat Rate Water Charges

The following tables show the proposed flat rate water charges for 1976 taking into account the policy changes and rate increases recommended in this report.

(i) Single Dwelling Unit (Schedule "B" - Water Works By-Law #4848)

No. of Properties	Site Size in Sq.Ft.	Present Rate Per Year	Present Rate Total $	Rate with 19.6% Per Year	Rate with 19.6% Total $	Proposed Rate
40,608	up to 4356	$34.00	$1,380,672	$40.75	$1,654,776	
24,480	4356-6600	36.75	899,640	44.00	1,077,120	
9,058	6600-8844	39.00	353,262	46.50	421,197	$43.25
3,256	8844-13,332	44.25	144,078	53.00	172,568	
658	13,332-21,780	54.00	35,532	64.50	42,441	
78,060	TOTAL		$2,813,184		$3,368,102	

Additional Charges:

5,138	Extra dwelling units	$13.00	$66,794	$15.50	$79,639	$15.50
	Fish Ponds, Swimming Pools, Ornamental Pools, etc.					
357	up to 500 cu.ft.	-	$3,000	-	$3,588	-
	500-1000	$2.05		$2.45		
	1000-2000	4.10		4.90		
	2000-3000	7.00		8.35		
	3000-4000	9.70		11.60		
	4000-5000	12.50		14.95		
	All pools in excess of a capacity of 5000 cu.ft. are metered					No Change

(ii) Flat Charges for Unmetered Fire Service Pipes (Schedule "C" - Water Works By-Law #4848)

1,179	2 inch or smaller	$19.50	$52,400	$23.50	$62,670	$23.50
	3 inch	29.50		35.00		35.00
	4 inch	40.50		48.50		48.50
	6 inch	47.50		56.50		56.50
	8 inch	55.00		66.00		66.00
	10 inch	58.50		70.00		70.00
	12 inch	62.50		75.00		75.00

Cont'd . . .

Clause #3 continued:

(iii) Flat Charges for Garden Lots (Schedule "E" - Water Works By-Law #4848)

35	up to 4356 sq.ft.	$11.50	$550	$13.75	$650 -
	4356-6600	14.00		16.75	
	6600-8844	16.50		19.75	
	8844-13,302	22.50		27.00	
	13,332-21,780	32.50		39.00	

E. Proposed Increase in Metered Water Changes

The meter rates to be increased 19.6% as shown in the following schedule:

Charges for Metered Water Service - Schedule "D" of Water By-Law

Water Consumption Charge

Two-Monthly Period	Four-Monthly Period	Rate Per Unit of 100 cu.ft. Present	Proposed
First 200 units used	First 400 units used	22.9¢	27.4¢
Next 400 units used	Next 800 units used	18.4¢	22.0¢
Next 1000 units used	Next 2000 units used	14.3¢	17.1¢
Over 1600 units used	Over 3200 units used	12.8¢	15.3¢

A minimum quantity of 8 units per month will be charged for, should a lesser quantity or no water be consumed.

Meter Charge Based on Size and Type of Meter, Payable on Each Service in Addition to the Water Consumption Charges

Serviced with standard type meters

Per Two-Monthly Period

	Present	Proposed
5/8 & 3/4 inches	$ 4.15	$ 4.95
1 inch	4.50	5.40
1½ inch	5.45	6.50
2 inch	6.75	8.10
3 inch	13.00	15.55
4 inch	16.45	19.65
6 inch	21.10	25.25
8 inch	32.25	38.60
10 inch	40.35	48.25

Per Four-Monthly Period

5/8 & 3/4 inch	5.30	6.35
1 inch	6.05	7.25
1½ inch	8.00	9.55
2 inch	10.50	12.55

Serviced with low head loss meters

4 inch	18.75	22.45
6 inch	28.05	33.55
8 inch	37.10	44.40
10 inch	45.95	54.95

Cont'd . . .

Clause #3 continued:

The above rate increases will result in an increase in revenue of $738,900 on the 1975 amount of $3,770,000 for a total estimated 1976 water meter revenue of $4,508,900.

F. Summary and Recommendations

The foregoing report deals with the overall operation of the City's water works utility system. City Council policy has for many years been that the cost of the water utility is to be recovered from the users. In order to continue this policy a substantial percentage (19.6) although not necessarily dollar increase will be required in 1976. In order to keep the increase to a minimum in 1976 this report has recommended that the period covered be reduced from 5 years to 1 year and that the balance in the Water Rates Stabilization Reserve amounting to $120,000 be used.

In order to ease the administration of more frequent changes there have been certain policy changes recommended that would simplify the system with little effect on the equity of the charges to the user.

Therefore the Director of Finance recommends that:

1) The policy of setting water rates charges on a 5 year basis be changed to an annual basis.
2) The balance in the Water Rates Stabilization Reserve estimated at $120,000 as at December 31, 1975 be used in establishing the water rates for 1976.
3) Flat water rates for single dwelling units be set at one rate and that for 1976 this rate to be $43.25.
4) The additional flat charges for fish ponds, swimming pools, ornamental pools under 5000 cu.ft. be deleted.
5) The flat water charges for garden lots as levied under the Water Works By-Law be deleted and that a rental fee be established at $11.50 for 1976.
6) The balance of flat rate and metered water fees be increased 19.6% as detailed in Sections "D" and "E" of this report.
7) The Director of Legal Services be requested to amend the Water Works By-Law #4848 for changes approved by City Council to be effective January 1, 1976."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 148 9

PERSONNEL MATTERS

RECOMMENDATION

1. Approval in Advance of 1976 Budget - Managerial and Supervisory Course Attendance - 48 Employees, All Departments

The Acting Director of Personnel Services reports as follows:

"Funds in the amount of $10,156.50 have been requested for Appropriation 7045/490 - Supplies and Services, Training Activities. Of this amount $5,670.00 has been budgetted for three Management and Supervisory Courses.

It is proposed that the first two of these courses be held in March and April 1976 at a cost of approximately $3,780.00. These courses, which are nine days in length, (five days on course, five days back on the job, and four more days on course), have proved highly successful and places on the course have been requested by all Departments.

In order to operate the course, (that is, to purchase supplies, acquire guest lecturers, and schedule personnel on to the courses), it is necessary that funding is available to provide the March and April courses.

Therefore, I RECOMMEND that the attendance of 48 employees at the "Management and Supervisory Course" be approved in advance of the 1976 budget at an estimated cost of $3,780.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be approved.

2. Leave of Absence - Mrs. A. I. Derby Plan Checking Assistant I

The Director of Permits and Licenses reports as follows:

"His Excellency The Governor General In Council, on the recommendation of the Minister of National Health and Welfare, has re-appointed Mrs. A. I. Derby as a member of the Canada Pension Plan Advisory Committee. Such appointment to terminate October 11, 1977.

Based on past experience, Mrs. Derby will probably be asked to attend two Cabinet meetings and two Committee meetings per year in Ottawa, Ontario, requiring her absence from duty for two days, including travelling time, in each case.

The Director of Personnel Services advises that there are no provisions in the Personnel Regulations to cover the leave of absence requested.

'CONSIDERATION:

The request of Mrs. A. I. Derby for leave of absence with pay to attend Cabinet and Committee meetings of the Canada Pension Plan Advisory Committee, as required, to October 11, 1977.'

Council has granted Mrs. Derby leave of absence with pay previously, to enable her attendance at the Committee meetings during the past two years."

The City Manager RECOMMENDS that Mrs. Derby's request be granted.

FOR COUNCIL ACTION SEE PAGE(S) 149

PROPERTY MATTERS

RECOMMENDATION

1. Extension of time to Complete Development
Maq Holdings Ltd. 879 East Hastings St.

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On December 16th, 1975 City Council (In Camera) dealt with a report setting out Maq Holding's failure to complete development on Lot C, Block 61, D.L. 181, Plan 196, situated at 879 East Hastings Street, in accordance with predetermined conditions of sale and an option agreement and bond to ensure development would take place within a reasonable time, and resolved:

'That the Director of Legal Services be authorized to make a claim against the bonding company; and to initiate all necessary proceedings to exercise the option to repurchase Lot C, Block 61, D.L. 181, Plan 196 for $51,000.00 in accordance with the agreement. As the City is required to act within a specified period of time to safeguard its interests this matter must be dealt with immediately. Funds to be provided from Redevelopment Project 2 (account code # 5847/44).'

Following Council's action a Caveat (which expires February 18, 1976) was filed against the property; the bonding company was informed that the purchaser had not completed development in accordance with the bond, and Maq Holdings were requested to transfer the property with clear title to the City.

Maq Holdings requested that they be given another chance to complete development. A meeting was held between members of the Law Department, Property and Insurance, and Maq Holdings' principals, solicitor and architect. Maq Holdings' explained the reasons why development of various proposals, for which development permits had been issued, could not be proceeded with, and advised that, as one of their own subsidiary companies was required to relocate its premises, development of this site for the company's own use must now take place. In addition the company can now arrange its own financing. They have spent $61,766.00 already in development expenses. If given another opportunity by extension of time to complete development to January 31st, 1977, the company and its solicitor gave assurance that the project would be completed within the time specified.

If an extension is approved by Council Maq Holdings have agreed to immediately execute a new option to purchase agreement, with such agreement to be registered as a first charge against the property. Development is to be considered complete when a Certificate of Occupancy is issued by the City Building Inspector. The Director of Legal Services and the Supervisor of Property and Insurance believe that under the circumstances the development will proceed as stated by the principals and therefore:

RECOMMEND that Maq Holdings be granted an extension to January 31st, 1977, to complete development (completion to be defined as issuance of a Certificate of Occupancy by the City Building Inspector); such extension to be subject to an option satisfactory to the Director of Legal Services to repurchase the property, free of encumbrances, at the net sale price; and such other documentation as the Director of Legal Services may deem necessary to protect the City's interest."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

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2. Lease of 250 Terminal Avenue

The Supervisor of Property and Insurance reports as follows:

"This City property (Lot 16 Block A2 D.L. 2037) is located within the industrial area bounded by Industrial Avenue, Main Street, Terminal Avenue and Station Street.

It has been leased since 1924 and in 1967 the building reverted to the City.

The building comprises a 2 storey brick and frame warehouse with approximately 7800 square feet on the main floor and 2400 square feet on the second floor. The second floor is largely unuseable because of lack of proper access and non compliance with fire regulations.

Council May 29, 1973 approved a lease to Pacific Spectra Ltd. expiring December 31, 1975 at a rental of $455.00 per month and taxes. Pacific Spectra had an option to renew but did not exercise the option.

The building is now occupied by Spearhead Chemicals on a month to month basis at a rental of $875.00 per month and taxes. Spearhead have asked for a lease until 1988 which is the common expiry date of leases in the area.

After negotiations the Lessees have agreed to the following:

Premises	Main floor plus approximately 400 sq. ft. of second floor front. This portion of the second floor to be used as office space only.
Use	Warehouse and Office.
Term	February 1, 1976 to December 31, 1988.
Rent	For the first 2½ years - $875.00 per month, plus 1/12th of annual taxes as if levied.
Review	Every 2½ years and to be market rental value on the basis of a flat rate, plus taxes as if levied.
Repairs	Lessee to repair to the standard of a prudent owner. Lessee responsible for repairs to roof cladding, but not responsible for structural repairs.
Outgoings	All outgoings to be paid by Lessee.
Restrictions	Balance of 2nd floor not to be utilized without consent of City Council.
Surety	Lessee to provide Surety Bond for 3 month's rent or deposit 3 month's rent with the City.
Bylaws	Lessee to obey all City Bylaws, including obligation to remove snow from the sidewalk.

Due to change in use the heating controls require improvement and the lessee asks that this work be done by the City. The request if reasonable and the estimated cost amounts to approximately $1,000.00.

RECOMMENDED that Lot 16, Blk A2, D.L. 2037 be leased to Spearhead Chemicals on the foregoing basis and the City spend up to $1,000.00 to improve the heating system."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Extension of option
Anavets Senior Citizens Housing
900 Block East 8th Avenue

The Supervisor of Property and Insurance reports as follows:

"On August 29, 1972 City Council approved the sale of the above site to the Anavets Senior Citizen's Society. In February, 1973 title to the property was transferred to the Society and the City retained an option agreement to repurchase the lands at the net sale price if construction for senior citizen housing did not take place by August 29, 1974.

In July, 1974 the Society requested a six month extension to the option. They advised they could not go to tender nor apply for financing from Central Mortgage and Housing as the issuance of the Development Permit had been delayed. On August 9, 1974 Council approved their request and extended the option to February 28, 1975.

When the Society put plans out for tender they were advised the bids were too high for C.M.H.C. to service the project. Construction was therefore delayed and a further extension to the option was requested. On January 28, 1975 the option was extended to August 28, 1975.

Since the first design proposals were too expensive it was necessary for the Society to redesign to cut costs and go through the Development Permit application process again as well as complete all requirements to again apply for financing from C.M.H.C. Consequently another extension was applied for and on July 22, 1975 Council approved extending the option to February 28, 1976, with the City having 3 months from that date to exercise its option.

On January 26, 1976 a request was received from Anavets Senior Citizen's Housing Society for another extension of one year on the option. C.M.H.C. have indicated that funds will not be available until the budget is approved for the next fiscal year and have asked the Society to resubmit plans and specifications for review by them. In addition, redesigning will once again be necessary in an effort to bring down costs.

The Society have expended considerable time and monies in an effort to bring this development to fruition. It is expected that a further extension of one year will enable the Society to resolve their planning and financing difficulties. It is therefore:

RECOMMENDED that Anavets Senior Citizens' Housing Society be granted an extension of one year from February 28, 1976 to February 28, 1977; the City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Assignment of Lease-City-owned Lot 4,
Block 52, D.L. 37. Situated: S/S of
3300 Block Kingsway, West of Tyne Street

The Supervisor of Property and Insurance reports as follows:

"City-owned Lot 4, Block 52, D.L. 37, situated on the south side of Kingsway west of Tyne is leased to Marine Hotel Ltd. for a period of 20 years expiring on March 31, 1981. The site is utilized for required parking purposes in conjunction with their Hotel operation and the lease is subject to rental review at 5 year intervals, the next review being April 1, 1976.

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Clause #4 (Cont'd)

Marine Hotel Ltd. has now been sold and the new owners Butterworth Holdings Ltd., Frizzell Holdings Ltd. and Legree Holdings Ltd. have requested consent to an assignment of the lease to their interest.

RECOMMENDED
that consent be given to assign the lease of City-owned Lot 4, Block 52, D.L. 37 from Marine Hotel Ltd. to Butterworth Holdings Ltd. et al subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

5. McLaren Electric Building, 2151 Burrard Street
Lease of portion (2160 square feet) of second floor

The Supervisor of Property and Insurance reports as follows:

"City Council on December 2, 1975, approved a lease of the above premises to Trend Kitchen Centre Ltd. for a term of five years commencing December 1, 1975, with full rental review after 2½ years.

The lessee's solicitor after examining the lease has asked that his client be given a right to renew for a further five years because of the costly remodeling and renovation program being planned by the lessee which would have to be amortized over this short period. It is understood that a full rental review would be conducted after 2½ years of the renewal period.

Under the circumstances the above request appears reasonable in view of City Council's approval on November 25, 1975, of a five year lease with an option to renew for a further five years to Daycor West Accessories Ltd., a lessee in the same building.

Therefore, it is RECOMMENDED that the lease arrangements with Trend Kitchen Centre Ltd. be amended to include a right to renew for a further five years. All other terms and conditions as approved by City Council on December 2, 1975, to remain and the amended lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

6. 39 Lots in the Strathcona Area
- Option to Repurchase

The Supervisor of Property and Insurance reports as follows:

"On March 6, 1973, City Council approved the sale of various properties in the Strathcona area with date of sale established as May 1, 1973. The City retained an option to repurchase if development did not commence by November 1, 1974.

On October 18, 1974, the Minister of Housing, on behalf of the Province of British Columbia, submitted a formal request to have the option modified to extend the expiry date to November 1, 1975. The Director of Planning submitted this request to Council on November 5, 1974 and a six month extension only to May 1, 1975 was approved.

Clause #6 (Cont'd)

Thompson, Berwick, Pratt and Partners, Architects for the development, by letter dated April 2, 1975, submitted a further request to re-consider extending the option to November 1, 1975. Delays centered around issuance of the Development Permits were stated to be the cause of the delay in starting construction. However, their extension request was approved only to July 15, 1975, at Council of April 15, 1975.

In July, 1975 the Department of Housing asked for a further extension to December 31, 1975 and Council approved this request July 29, 1975. Also on September 16, 1975 Council approved repurchasing two of the 39 lots and title was transferred to the City in November, 1975. The option has been released on these two lots as well as on 19 of the original 39 sold, as development, under the terms of the option has been completed.

The option to repurchase now covers 18 lots in the Strathcona area. On January 8, 1976 The Provincial Department of Housing submitted a further extension request pending Council's ratifying a zoning change to RT-3 for Phase III of the Strathcona Infill Housing Scheme.

The changed zoning has been approved by Public Hearing and was ratified by Council January 27, 1976. Following the rezoning approval the architect will submit development permit applications and expects to meet the development conditions of the option within six months. It is therefore:

RECOMMENDED that the Provincial Government be granted a further extension to the option agreement from December 31, 1975 to June 30, 1976. The City to have 3 months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19-20

B

Manager's Report

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Lot 1, Block 2, N/W¼ Section 24 T.H.S.L., Plan 15707
Situated: S/E Corner of Venables & Renfrew Streets.
Residences for Senior Citizens

The Supervisor of Property and Insurance reports as follows:

"On December 10th, 1974 City Council approved the sale of Lot 1, Block 2, N/W ¼ Section 24 T.H.S.L., Plan 15707 to the Provincial Government with the conditions that the site be used for Senior Citizens Housing and that B.C. Housing Foundation be given first choice to develop the property.

The City retained an option to repurchase in the event development was not commenced to a point were foundations had been poured within 12 months from the date the Province received a registerable conveyance.

On February 20th, 1975 a restrictive covenant was registered, to insure the development would be used solely for the purpose of housing the elderly; a conveyance was also registered and an option to repurchase in favour of the City in the event construction had not commenced to the point of pouring of foundation walls, by February 20th, 1976. Under this option the City has agreed to refrain from exercising the option until after February 20th, 1976.

B.C. Housing Foundation were originally going to lease this property from the Province but are now arranging to purchase it subject to the option held by the City. They are also arranging financing through Central Mortgage and Housing Corporation.

By letter dated January 23, 1976 the solicitor handling the acquisition for B.C. Housing Foundation has requested an extension to December 31, 1976 in which to commence construction, on behalf of his client. B.C. Housing have already called for tenders and expect to commence construction well in advance of December 31,1976.

By letter dated January 30, 1976 the Provincial Government, as registered owner of the site, has also requested an extension to December 31, 1976 in which to commence construction. It is therefore:

RECOMMENDED that the City grant the Province an extension from February 20, 1976 to December 31, 1976 to allow time for construction to commence to the point where foundations have been poured."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 266

REPORT TO COUNCIL

SPECIAL MEETING OF THE
STANDING COMMITTEE ON HOUSING AND ENVIRONMENT

January 29, 1976

A Special Meeting of the Standing Committee on Housing and Environment was held on Thursday, January 29, 1976, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

RECOMMENDATION:

1. Housing for the Handicapped

The Chairman welcomed representatives of handicapped groups to the first of a series of meetings to establish guidelines on what types of handicapped accommodation were needed. (A list of those present is on file in the City Clerk's Office.)

HOUSING NEED

Mary Knox, President of SPARC of B.C.'s Panel on Handicapped, representing 54 organizations and agencies of disabled persons and individual consumers, presented a brief (on file in the City Clerk's Office) in which the following points were made:

a. Handicapped persons need to be integrated into the rest of the community as do all persons.

b. Accessible housing is needed by all persons since most of us grow frail and/or disabled by aging.

c. Physical or mental disability knows no social barrier. Disabilities are not confined to the aged and low income groups.

The Handicapped Resource Centre, which is Greater Vancouver's housing placement centre for persons with physical handicaps, had over the past two years, serviced almost 1,000 persons and at present 171 persons were seeking bachelor suites or one and two bedroom apartments. Forty percent of the persons seeking larger accommodation were restricted to the outlying areas of the City and this restriction added to transportation costs, made employment, shopping and social interaction extremely difficult.

The Panel and the Handicapped Resource Centre wanted to see all future rental housing constructed with:

a. ramped access to the main entrance and elevator services

b. apartment entrances with minimum 30" doors

c. large bathroom doorways in suites

d. increased bathroom floor area

The brief requested that:

a. The City of Vancouver Building By-law No. 4795 be extended to cover all housing projects exceeding four units and that the standards prescribed in C.M.H.C.'s publication 'Housing for the Handicapped', be enforced in all new rental housing buildings.

b. Unless it can be shown that site conditions are prohibitive, the percentage of units designed for accessibility to the handicapped must include 10 percent of the total number of units and should apply to each type of unit in the building, e.g. 1, 2 or 3 bedroom apartments.

The brief also outlined a number of possible changes to the bonusing provisions proposed for Kitsilano RM-3B and RM3A-1 zoning, and suggested that the bonusing system should be extended over the entire City.

Cont'd . . .

Mr. W. Casson, G.V.R.D. Housing Director, advised that the regional district project at 14th Avenue and Nootka Street would provide 50 suites for handicapped persons in a totally segregated building. Some suites at two other family-oriented projects, 7th Avenue (36 suites) and Grandview and Semlin (20 suites) would also be available for handicapped people.

Handicapped representatives were invited to submit their views on housing need, design, location benefits of different areas of the City to the Planning Department which was currently preparing recommendations for a report on future housing needs.

Mr. R. Nessel, Project Co-ordinator, reported that his group, The Lower Mainland Society for Residences for the Physically Handicapped, had commenced construction of a 24 unit two-storey group home at False Creek with completion expected in June.

BONUSING

During discussion on the bonusing proposal Planning Department staff advised that approximately three developers had expressed an interest in building strata title suites in the Kitsilano area. C.M.H.C. was not interested in buying rental units but there was a possibility that the bonused units could be acquired and sold under the Assisted Home Ownership Program.

Alderman Marzari, who was unable to attend the meeting, submitted a memorandum in which she made the following points:

a. Zoning should not be restricted to Kitsilano. Efforts should be taken through the zoning by-law to incorporate a similar bonusing clause in all RM-3 and RM-3A areas.

b. A Standards Committee should be struck -- SPARC, the Director of Legal Services, and the Panel on Handicapped -- to ensure that the units are:

   i. designed in consultation with handicapped people;

   ii. held in perpetuity for the handicapped (under an agreement with the city);

   iii. filled with people who need the accommodation most.

RENTAL ASSISTANCE

Concern was expressed that under present regulations, the handicapped were not eligible for rental assistance in housing units administered by B.C. Housing Management Commission. It was the consensus of the meeting that the handicapped should receive the same consideration as low income families and senior citizens.

Mr. Casson advised that discussions had taken place with the former Provincial Government, which had been sympathetic to the proposed policy change, but before an Agreement could be signed the provincial election had taken place. He had been trying for three months, without success, to get a commitment.

RECOMMENDED,

THAT the Standing Committee on Housing and Environment be authorized to strike a committee, to include handicapped representatives, to meet with the Minister of Housing to press for immediate changes in legislation to extend the rental assistance program to handicapped persons.

The meeting adjourned at approximately 11:30 a.m.

* * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

January 29, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, January 29, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of December 18, 1975, were adopted.

INFORMATION:

1. Status Report on Government Assisted Housing

The Committee considered a report of the Housing Planner dated January 16, 1976, (on file in the City Clerk's Office) summarizing the 1975 activities of government assisted housing in the City of Vancouver and highlights of anticipated actions for 1976, together with 1974-75 comparative statistics.

The Housing Planner reported:

"1975 continued the trend of planning and construction of government assisted housing being primarily directed toward seniors' accommodation; 96 percent of all newly built units in 1974 and 86 percent in 1975. In large measure, this resulted from attractive Federal and Provincial funding arrangements and the greater acceptability of seniors' accommodation by the community. In 1976, it is anticipated that family housing will be a more significant proportion of the total as projects now underway are completed.

During 1975, the prime causes of delay in securing approval for government assisted housing in Vancouver centered about rezoning and funding applications. An acute shortage of appropriately zoned land at prices acceptable to senior governments led many government assisted housing sponsors in Vancouver into the difficult situation of having to attempt to secure and upzone low density land before funding approval was granted. In addition, the number of funding applications for seniors' accommodation from throughout the Province resulted in a number of otherwise "ready-to-go" projects being deferred to 1977 for funding."

The Housing Planner noted that government assisted housing units completed during 1975 totalled 1,595 units comprising 178 units of family housing; 1,377 senior citizen; 40 handicapped. Presently under construction were 53 family units; 283 senior citizen; 192 single person. In various stages of planning or seeking approval were another 1,858 units - 575 family; 1,127 senior citizen; 156 other. Currently in the development stage were 1,781 City of Vancouver units: Langara, 100 senior citizen (project also includes 200 "market" townhouses); Champlain Heights, 1,000 assisted units through 1978 (project includes 1,059 "market" units); False Creek, 339 family, 79 senior citizen, 263 other.

RESOLVED,

THAT the report of the Housing Planner, dated January 16, 1976, be received.

Cont'd . . .

RECOMMENDATIONS:

2. Vacant Premises Survey in the Downtown Core Area

The Committee had for information a City Manager's Report dated January 23, 1976, in which the Medical Health Officer indicated the present status of a number of vacant premises in the downtown core area. The Committee considered this report in detail and following discussion,

RECOMMENDED,

THAT the owners of the following premises be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate the same under the provisions of the Standards of Maintenance By-law:

331 Main	30 ½ E. Hastings
536 Prior	53 E. Hastings
349 Powell	210 Keefer
420 E. Hastings	207 Union
420 E. Cordova	52 Water
522 Richards	515 W. Pender
525-31 Carrall	876 Granville
445 Gore	172 E. Cordova

3. Royal Rooms, 237 Main Street

The Medical Health Officer in the following City Manager's Report, dated January 21, 1976, reported as follows:

"Further to your request for information regarding the status of the above mentioned Lodging House. Repeated efforts by this department to resolve problems in the Royal Rooms have met with only partial success. There appear to be problems between the operator and owner over the lease, resulting in the operator's unwillingness to carry out necessary improvements. On January 6, 1976 a full inspection was carried out and the attached letter was sent to Mr. Kwok Tong Quon on January 9, 1976. A re-inspection was made on January 19, 1976 and there were no noted major improvements in the premises. An appointment has been made with the Prosecutor for January 22, 1976 to discuss the laying of charges under the Lodging House Bylaw.

Section 18(5) of the Lodging House Bylaw permits the Medical Health Officer to issue an Interim Operating Permit for a period of up to one year, where he is satisfied that the applicant is actually proceeding with work necessary to make the premises comply with the Provisions of this Bylaw.

The present condition of the premises makes it impossible for this department to issue an Operating Permit or an Interim Operating Permit. Interim Permits have been issued for the following periods:

October 31, 1974	-	January 31, 1975
January 31, 1975	-	September 15, 1975
October 24, 1975	-	November 28, 1975
November 20, 1975	-	December 31, 1975 "

Following discussion of the City Manager's recommendation that the owner and operator of the Royal Rooms, 237 Main Street, be required to appear before the Standing Committee on Housing and Environment to show cause why the premises should not be closed because of non-compliance with the Lodging House By-law, it was

Cont'd . . .

RECOMMENDED,

A. THAT the owner and operator of the Royal Rooms, 237 Main Street, be requested to come before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate the same under the provisions of the Standards of Maintenance By-law.

B. THAT the above noted City Manager's Report dated January 21, 1976, be received.

4. Progress on Enforcement of City Fire By-law to Upgrade Hotels

Submitted for the Committee's consideration was a Manager's Report, dated January 26, 1976, in which the Fire Chief reported as follows:

"In the last upgrading report of December 11, 1975 a list of buildings was submitted on which no progress had been made and buildings which were in for Prosecution.

The three licensed premises: Empress Hotel: Vanport Hotel and Ivanhoe Hotel are, as a result of Council action now taking positive steps to comply. In the meantime progress on the sprinkler installation at the Cobalt Hotel, 915-17 Main Street (Licensed premises) has slowed to the point that a Prosecution is being requested.

With respect to the hotels under Prosecution which do not have a liquor license, progress is as follows:

504 East Hastings Street — Ferrara Court

254-62 East Hastings Street — Sydney Hotel

These two are set for trial February 26, 1976.

101 East 7th. Avenue - Quebec Manor

The trial date was set for December 16, 1975 but it was adjourned for three (3) months when the defence pointed out that this was a Heritage Building and the Court was not clear if the Fire Bylaw would be applied.

A policy statement by Council would assist in clearing up this issue.

546 Prior Street

A sprinkler contract was signed by the owner December 16, 1975 and the case has been adjourned to February 17 to set a date for trial.

2440 Heather Street

Case adjourned to February 10, 1976 as in previous report.

777 Burrard Street - Irwington Court

The trial date for this case was December 16, 1975 but when it came before the Judge the defence argued that this was a Heritage Building and the case was adjourned to May 27, 1976 for trial. This was similar to the situation with Quebec Manor.

This case was reported in the Province newspaper (copy of article attached) in a negative manner and as a result we have requested a copy of the transcript to determine what actually took place in this case.

522 Richards Street - Kingsley Hotel

Premises vacant.

18 West Hastings Street - Burns Block

This was to come to trial on January 7, 1976 but the Crown had to request an adjournment to February 17, 1976 due to our Inspector being unable to attend.

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Cont'd . . .

The balance of those hotels reported have completed the required work or are in the final stages of completion.

In 1975 there were 46 Prosecutions requested under the City Fire Bylaw, plus 23 under Provincial Statute. Our experience in dealing with the Court relative to the City Fire Bylaw has been quite successful.

During this period there has been a very high turn-over of Prosecutors, making it difficult for our Inspectors to maintain a good line of communication. This has resulted in some extraordinary delays due to the Prosecutor's lack of knowledge of the case and the upgrading program. For example, in the case of the Empress Hotel there were eleven (11) adjournments allowed.

In our opinion one of the advantages of having the same Prosecutor dealing with all Bylaw cases is in the fact that he will soon become aware of all of the City Bylaws and the relationship of one discipline to the other. As a consequence he would be able to give advice and guidance as to which Bylaw would be most effective to deal with any situation.

The Provincial Fire Marshal has communicated his intention to make certain studies of the City Fire Bylaw but he has indicated he is not prepared to become involved in the economics of the upgrading program (see letter attached.)

I would suggest however, that the only practical method by which a realistic study can be made of the economics is for building owners, who receive orders to comply with the Bylaw within 90 days, to call in contractors and ask for estimates on the work required, in consultation with the inspectors involved in the program. The total costs involved in any area of the City can then be accurately computed.

A program of upgrading hotels in the City of Victoria is now being carried out under the requirements of the Fire Marshal Act. The City of Winnipeg also has a program of upgrading hotels and apartments underway (a copy of their Bylaw is attached.)

There does not appear to be any indication that emergency power for elevators will be required by the Keenlyside Report and therefore I recommend that we proceed with enforcing the requirements for emergency lighting in all appropriate buildings including those over 6 storeys in height."

Representatives of the Housing Rental Council of B.C. were present and addressed the Committee on the economic aspects of upgrading hotels and apartments under the provisions of the Fire By-law. After discussion they agreed to meet with appropriate City officials and contractors and submit to the Committee a list of selected buildings showing the estimated cost per suite of upgrading.

When reviewing the above report with the Committee, the Chief Fire Warden noted the Cobalt Hotel, 915-917 Main Street, was the only remaining licensed hotel in the downtown core area that had not complied with the sprinkler regulations.

RECOMMENDED,

A. THAT the operators of the Cobalt Hotel, 915-917 Main Street, be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that their City licenses be cancelled.

B. THAT prosecution be proceeded with against the operators of the Cobalt Hotel for non-compliance under the provisions of the City Fire By-law.

C. THAT the Council proceed with the enforcement of Fire By-law requirements for the provision of emergency lighting in all appropriate buildings, including those over six-storeys in height, as recommended by the City Manager in his report, dated January 26, 1976, quoted above.

D. THAT the Director of Planning report to the Crown Counsel's Office on the status of Quebec Manor, 101 East 7th Avenue and Irwington Court, 777 Burrard Street, in relation to the Heritage By-law.

Cont'd . . .

5. Progress Report re Municipal By-law Court

The Director of Legal Services submitted a memorandum dated January 22, 1976, reporting progress on his Department's examination on the present method of conducting by-law prosecutions.

The Director of Legal Services reported as follows:

"At the present time, by-law prosecutions are being conducted by the office of the Crown Counsel. This has two main disadvantages. The first is that that office is totally divorced from the City Hall which results in an unavoidably detached attitude towards by-laws. The second is that the prosecutors in that office quite naturally are more pre-occupied with criminal and quasi criminal offences.

Our examination also reveals the fact that by-law offences average 1½ to 2 days per week in Court. (We do not include Street and Traffic By-law or other by-laws involving motor vehicle offences in this study.)

Under the present procedures it is not expected that the case load would rise drastically in the near future, but we have not really got going on prosecutions under the new Sign By-law or the Standard of Maintenance By-law.

By-law prosecutions are covered by the "Summary Convictions Act". Recent amendments allow a judge, upon conviction of an accused, to assess the person's ability to pay, and in many cases, therefore, the fines are nominal. Furthermore if the accused fails to pay a fine, there is no penalty other than to seek a civil judgment for collection.

In addition, a number of judges tend to impose a suspended sentence if the infraction has been remedied by the accused before the trial. To me, this indicates a general belief that By-law offences are not serious and are actually regulatory in nature. Hence, if the accused ultimately complies, why should the courts impose a sentence?

It has been suggested that a "referee system" be used in by-law cases similar to the system now used for traffic violations. Lawyers are not generally "appreciated" at such hearings, as the intention is to deal with the offences in an informal, summary way. Further, it is my observation that the Police Department members are unhappy to some extent with the new referee system as a number of persons are being acquitted for violations on other than legal grounds.

Furthermore, I believe the referee system could really only work where very simple questions of fact are involved. In spite of this, we might suggest that the referee system be tried on an experimental basis with some of our more straightforward by-laws.

Regarding actual prosecutions of by-law offences, I believe as a first step we should try using a system whereby a prosecutor is attached to the Law Department and commutes to the Provincial Courts in the same way as our civil litigation lawyers commute to the civil courts. If a prosecutor were attached to the Law Department he would be available to all the inspectors and would be in a much better position to prepare a case for trial. Furthermore I believe there would be more by-law enforcement than exists now. In my view he could be occupied on trials at least two days a week and the balance of his time could

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be spent in advising on questions of enforcement to the staff charged with enforcement and in properly preparing for trial, since he would be at the source of all his information.

I believe both the referee system and the "prosecutor on loan" experiments are worth considering and discussing with the Attorney-General.

I am quite certain the Crown Counsel's office would be glad to be rid of the by-law issue since they have no connection with the City Hall at all."

Following discussion it was

RECOMMENDED,

A. THAT Council support in principle the proposal of the Director of Legal Services, contained in his report dated January 22, 1976, that a Prosecutor be attached to the Law Department for the purpose of preparing and prosecuting by-law cases, and advising City staff in the preparation of cases involving offences under City by-laws.

B. THAT the report of the Director of Legal Services, dated January 22, 1976, be received.

INFORMATION:

5a. Court Proceedings re Fire and Lodging House By-laws

At its meeting on December 18, 1975, the Committee resolved to invite the Senior Crown Counsel, Mr. C.M. Norris, to discuss certain problems that had arisen in connection with prosecutions under the City's Fire and Lodging House By-laws.

Mr. Norris was present and reviewed some of the concerns expressed by the Committee, i.e.:

- Lengthy adjournments granted by the Courts - in one case repeated adjournments for two years.
- Staff changes in the Crown Counsel's Office resulting in a lack of continuity between City officials and prosecutors experienced in by-law offences.
- The attitude that by-law offences were not important which was reflected in the fines imposed by the Courts in cases that had cost many thousands of dollars to bring to trial.

Mr. Norris stated that adjournments were the exception rather than the rule as it was more advantageous to his office that cases be dealt with quickly. One specific case referred to by the Committee where there had been several adjournments because the defendant had trouble getting witnesses was going to trial on February 20, 1976. He had checked back over a year and a half but could find no record of any complaints by the City. If City officials felt there were instances where they were not getting the co-operation of the Crown Counsel's Office, he would be happy to meet with City officials and discuss matters. On the question of the Courts imposing unrealistic fines, Mr. Norris suggested that this indicated the by-laws required changes. He did not agree that changes in the Prosecutor staff presented serious problems.

The Medical Health Officer recalled two previous occasions when general discussions had taken place between the City and the Prosecutor's Office, one with Mr. Norris' predecessor. Dr. Bonham advised that he

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had been involved in a recent case where the changeover in prosecution staff had had a devastating effect on the proceedings.

It was agreed that City Health officials meet with Mr. Norris for further discussions and to explore specific cases.

RESOLVED,

THAT the oral presentation by Mr. Norris be received with thanks.

6. Wicklow Hotel, 1516 Powell Street

The Committee considered the report of the City Manager dated January 23, 1976, in which the Director of Permits and Licenses reported as follows:

"At the request of Alderman Harcourt, the Wicklow Hotel was inspected with the Standards of Maintenance By-Law in view.

The building is an old 4 storey combustible frame structure with a masonry shell and a partial basement. The building appears to be structurally sound. There are 102 rooms equipped with gas plates and used from time to time as housekeeping rooms. At present 63 are occupied.

The following conditions were found:

1. Fifteen rooms have undersized windows which limits light and ventilation.

2. Sixteen additional rooms have restricted light and ventilation because of a building which is immediately adjoining on the East side.

3. Nineteen rooms were found to be used for storage purposes only.

4. No hot water is supplied to any of the hand basins which are found in each of the individual rooms.

   Extensive replumbing of the building will be necessary to provide this service.

5. All rooms and public hallways require repainting, and minor repairs to walls and ceilings.

6. All floor coverings in the rooms and the public hallways require replacement.

7. Four small areas of the public halls were found to be insecure and require further inspection.

8. The gas plates in all rooms require servicing and cleaning.

9. Eighteen rooms were found to have no electrical outlets. Re-wiring to provide an outlet in each habitable room will be necessary. Numerous unauthorized extension cords were found in use in almost all rooms. Extensive rewiring of the building appears necessary.

10. No adequate second means of egress to grade is provided for tenants above the first floor. The lower portion of the fire escape system consists of a drop ladder and is not considered satisfactory.

The conditions referred to above could be dealt with under the Standards of Maintenance By-Law, however, proper management, which has obviously been lacking, will be required. This factor is not covered in the Standards of Maintenance By-Law.

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It should be noted that:

1. The Medical Health Officer reports that the following action has been taken with regards to the aforementioned premises:

   a) Pursuant to Council's instruction, discussions were held with the Crown Counsel regarding the laying of information under various sections of the Lodging House By-Law (January 22, 1976)
   b) Twenty-two rooms were placarded as unfit for habitation due to their present condition. Twenty-one of these rooms were vacant at the time of the posting and the operator agreed to re-locate the one occupant to a more suitable room in the building.
   c) Five occupants have been referred for medical assessment in order to ascertain if they should be relocated in more suitable accommodation.
   d) Mr. Reardon has restored the heat and repaired the hot water supply to the bathing units.

2. The Chief Fire Warden reports that their Department has issued orders to up-grade the fire escape system, or install a sprinkler system. This order expires on January 27, 1976, and the normal enforcement procedures will follow."

After hearing representation from the co-operators of the Wicklow Hotel, Mr. Reardon, and Mrs. Tickleman, who referred to pending legal proceedings to establish the ownership of the hotel, the Committee,

RESOLVED,

THAT the report of the City Manager, dated January 23, 1976, be received.

RECOMMENDATION:

7. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

City Council, at its meeting on January 6, 1976, when dealing with the City Manager's Report, dated January 2, 1976, referred the recommendations of the Director of Planning and Director of Legal Services contained therein to the Committee for consideration.

The Director of Planning and Director of Legal Services reported as follows:

"1. Bonus Provision: Kitsilano RM-3B and RM3A-1 Zoning

The Directors of Legal Services and Planning report as follows:

"On December 4, 1975, Vancouver City Council in Committee of the Whole considered the proposed rezoning of the Kitsilano Apartment Neighbourhood. At this meeting Council resolved in part that:

"the reference in the Draft By-Law to bonuses for senior citizen, handicapped and low income housing be deferred pending a report being submitted by the Director of Legal Services and the Director of Planning on appropriate control and guidelines".

1. Control of Bonused Units

Section 24A of the Land Registry Act allows a municipality to obtain from a developer, a restrictive covenant regarding land use and allows such a

Cont'd . . .

covenant to be registered against the land so that the same runs with the land and binds any and all successors to the title. A violation of the covenant where the conditions are not met provides that the municipality could launch an action to enforce the covenant or restrain its contradiction as the case may be.

This section of the Land Registry Act ensures that if the developer takes advantage of any bonuses granted, they can only be used for the purpose for which they were granted.

2. Guidelines for Bonused Units

Each planned development that indicates a willingness to utilize this bonus provision will, by necessity, be negotiated and dealt with on an individual basis, because of variables in land cost, financing, current construction and material costs, etc.

However, the intent of agreements that will be entered into between the City and builder, will be to provide these lower cost units along these criteria:

A) Land component will not be included in the cost of those units designated for social housing.

B) The cost of building "basics" will not be included in the cost of social housing units (elevators, roof, foundation, landscaping, etc.). The construction cost of the units will reflect basically their individual structure and their furnishings.

C) Up to twenty per cent of the total units within the building will be designated for these purposes.

D) The units must be of equal design, construction, materials and furnishings of the market units. However, in the individual negotiation that occurs, possible reductions in unit size for senior citizens may be desirable for additional or less costly units; units oriented to the handicapped will contain the appropriate "hardware".

E) The bonused units will be randomly scattered throughout the building, to be determined in negotiations with the builder.

F) The buildings will be generally required to meet all Central Mortgage and Housing Corporation and National Housing Act requirements.

G) The builder will be permitted a profit of between five and ten per cent on the bonused units.

H) The rental level or sales price will be determined for the following year in negotiations between the City and builder. In the case of rental units, the monthly rental level may be reviewed annually. In the case of condominium units, the purchaser will enter into an agreement with the City not to resell the unit for five years at a cost exceeding purchase price, plus the annual increase of the Consumer Price Index.

I) Rental units would be filled from a list of tenants provided by B. C. Housing Management, the City of Vancouver, or other appropriate agency as approved by the City.

J) Condominium units would be filled by prospective purchasers who are most in need of these units (i.e., approximately 25% of their income to mortgage payments would be a guideline in determining eligibility).

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K) In the long term, it is believed desirable that the City of Vancouver Housing Corporation staff assume the responsibility of implementing this bonus provision, through negotiations with developers, assisting in placement and reviewing rent levels and purchase price.

The provision of these guidelines for each individual project will be insured by a "contract" prepared by the Director of Legal Services and entered into between the builder and the City of Vancouver. This would then be the basis for a covenant, as explained in Section 1, under Section 24A of the Land Registry Act.

It is therefore recommended that the RM-3B and RM3A-1 District Schedules be enacted including the bonus provisions."

Mr. D. Janczewski, of the Planning Department, reviewing the report with the Committee, referred to certain revisions suggested by the Director of Planning relating to the resale of bonused units. He advised that concern had been expressed that upon resale in the open market the bonused units would appreciate beyond the financial reach of the low-income families they were originally intended for.

After discussion, it was

RECOMMENDED,

A. THAT the guidelines relating to bonus provisions in Kitsilano RM-3B and RM3A-1 zoned areas referred to in the Manager's Report dated January 2, 1976, be approved in principle.

B. THAT in a strata title situation, the sale by an owner of any bonused unit be conditional on the City retaining the right of first refusal, with the cost of the unit being the purchase price, plus an amount representing the annual increase in the Consumer Price Index.

C. THAT the report of the City Manager, dated January 2, 1976, be received.

INFORMATION:

8. Killarney Gardens

The Committee on November 27, 1975, when discussing a brief presented by Tenants Rights for Children instructed the Director of Legal Services to report on aspects of the Human Rights Act, and the Landlord and Tenant Act.

The Director of Legal Services, in a report of the City Manager dated January 8, 1976, reported as follows:

"Council, when dealing with the Committee's report on this subject, passed two resolutions.

I was instructed to report on the possibility of laying charges under the 'Human Rights Act' and to report on whether there is any violation of the 'Landlord and Tenant Act'.

With respect to the 'Human Rights Act', I assume the Committee is concerned over whether discrimination with respect to people with children is an offence. It would appear not to be. The Act does not include this as a violation.

With respect to the 'Landlord and Tenant Act', I simply do not know, nor do I have any means of ascertaining, whether the landlords are in violation of any aspect of that Act. There are a great many 'do's and don'ts' with respect to the landlord's responsibilities. Examples are the state of repair and the provision of services, etc. It is simply not possible for me to form a judgment on whether the Act is being violated.

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Committee members are aware that the Rentalsman's office was established to implement the Act and under section 52 he has the responsibility of receiving complaints regarding alleged violations and has the authority to investigate them. The Act does not vest any authority in any civic officials to carry out investigations."

The Committee also considered a letter from the lawyers for the owners of Killarney Gardens (on file in the City Clerk's Office).

RESOLVED,

THAT the Manager's Report, dated January 8, 1976, be received.

The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 201

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, January 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Kennedy
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Fire Fighting Services in British Columbia

The Committee had for consideration a summary of a report prepared by Dr. H. L. Keenleyside for the Provincial Government on fire fighting services in British Columbia (copy circulated). The summary was prepared by U.B.C.M. and they are requesting comments from all U.B.C.M. Municipalities on the effects which the report's recommendations might have on local government operations and finances. It is intended that a U.B.C.M. brief will be developed and submitted to the Provincial Government early in 1976 and any comments and opinions on any aspect of the report will be considered in the preparation of that brief.

The Committee noted that many of the recommendations in the summary are not applicable to the City of Vancouver and it was felt these should not be commented upon by the City of Vancouver.

Following further discussion it was

RECOMMENDED

A. THAT the City Manager prepare a brief report to the Committee on items pertinent to the City of Vancouver;

B. THAT the brief be presented as a separate report from the City of Vancouver to the Provincial Government with a copy to U.B.C.M.;

C. THAT the Special Committee of Council on Fire Safety in High-Rise Buildings provide a status report on their actions.

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2. Meeting with Minister of Municipal Affairs on Financial Assistance to Municipalities for 1976

Alderman Volrich reported that he had met with the Minister of Municipal Affairs to discuss financial assistance to Municipalities from the Provincial Government in 1976. The basic points that came out of the discussion were as follows:

A. The Minister indicated that Municipalities in the Province would not receive less in the way of overall financial assistance than they received last year.

B. The Minister indicated that the Provincial Government intends to carry through with its promise to come up with a formula for sharing of Provincial Government revenues with Municipalities. They are looking for a formula incorporating income tax, sales tax and additional revenues. The Minister stated it is impossible to arrive at a formula for this year and the sharing for 1976 will be primarily based upon last year's distribution. He expects a revenue-sharing formula to be decided upon for 1977.

C. The Minister clearly indicated that the three million dollar Disparity Fund will be handled on a different basis this year and will likely be distributed on a per capita basis.

D. The Minister indicated he was giving consideration to grants in lieu of full property taxes on Provincial buildings this year.

The Committee questioned inequities in the proportion paid by the City of Vancouver for the Assessment Authority. It was felt that strong representation should be made in this area.

The Chairman stated that it is expected that there will be more communication and contact with the Provincial Government this year and he will be meeting the Minister shortly for further discussion.

Following discussion it was

RECOMMENDED

(i) THAT Council request the U.B.C.M. to confirm with with the Minister of Municipal Affairs the understanding reached at the latest meeting of the U.B.C.M. representatives with him on payment of grants to municipalities fully equivalent to property taxes on Provincial Government properties. Further, that an early reply be requested from the Minister to permit inclusion of this grant in the City's 1976 Budget;

(ii) THAT the Chairman and the Director of Finance prepare a brief to be filed directly with the Provincial Government dealing with the levy paid by the City for the Assessment Authority.

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3. Business License Fees

The Committee had for consideration a Manager's report dated January 27, 1976 (copy circulated) giving background information regarding increases in business license fees in 1976.

It was noted that license fees were last raised for the 1969 license year. It was also noted that there had been significant cost increases since that time, and increased fees effective for the 1973 and 1975 license years would have been recommended if staff and workloads had permitted, in order to avoid the high increases necessary for the 1976 license year.

The Committee centered discussion on the following two points in the report:

A. Apartment License Fees

The Committee questioned the cost of apartment fee increases and the relationship to the increases in the cost of administration of the License By-law in this area.

B. Second Hand Store License Fees

The Committee questioned policing costs for second hand stores and it was reported that many second hand stores do not fit into this category and should be reclassified.

The Permits and Licenses Department reported that a Committee has been formed to review the License By-laws in total and these matters will be dealt with.

Following further discussion it was

RECOMMENDED

THAT the Director of Finance report on the need for revision in license fees for 1977 with particular reference to apartment fees and second hand store fees, such reporting to be done on an annual basis.

The meeting adjourned at approximately 2:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 261

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

January 29, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 29, 1976, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Farmers' Market

The Community Services Committee, at its meeting on 2nd October 1975, resolved:

(a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;

(b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmers Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;

(c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmers Market in the existing buildings at the Jericho site;

(d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmers Market, the parking lot at its passenger pier at the north foot of Main Street.

The Committee had before it for consideration a Manager's Report dated 30th December 1975 (copy circulated) in which the Director of Social Planning concluded as follows:

" The City of Vancouver has encouraged the development of a Farmers' Market by produce growers or other interested parties on the assumption that a suitable City owned site might be made available at a nominal lease or some other concession granted but that site management and sub leases to vendors would be the responsibility of an appropriate sponsor. To date there has been little in indication of serious intent to develop a full scale Farmers' Market in Vancouver under private auspices without considerable City subsidy. "

Continued on Page 2. . . .

Clause No. 1 Continued

The Director of Social Planning recommended that the City take no further action on its own initiative to develop a farmers' market in Vancouver.

The City Manager recommended approval of this recommendation of the Director of Social Planning.

Also before the Committee was a letter dated 5th November 1975 from the Board of Parks & Recreation (copy circulated), advising that the Board is not interested in a commercial operation, such as a farmers' market, being located on land that was dedicated for parks purposes. (This letter was in response to the Committee's Resolution (c) of 2nd October 1975.)

Also before the Committee, on this matter, was a letter dated 20th January 1976 (copy circulated) from Mr. A. J. Thomson, Marketing Officer, Marine Terminals of Canadian National, in response to the Committee's Resolution (d) of 2nd October 1975. This letter advised that the Canadian National dock at the north foot of Main Street is presently leased as a parking lot.

Appearing before the Committee this date were the Director of Social Planning, a representative of the City Planning Department, Mr. E. B. Pratt (In-Charge of the Food Promotion Division of the Department of Agriculture), Mr. R. B. Stocks (Secretary-Manager of the B.C. Federation of Agriculture) and representatives of various Marketing Boards.

Mr. Hans Rhenisch of United Fruit Growers, the main proponent to date for a farmers' market, was invited to attend but did not appear.

There was considerable discussion on this matter during which Mr. Stocks told the Committee that a recent poll of all marketing boards showed that none supported the concept of the farmers' market.

It was pointed out that a few farmers are interested in the farmers' market concept, that roadside produce stands are still operated by some farmers, but that generally a farmer cannot afford to leave his farm and travel to the city to participate in a farmers' market or hire someone to do such work for him.

Mr. E. Pratt of the Department of Agriculture told the Committee his Department conducted a feasibility study on a farmers' market concept and their conclusion was similar to that of the City Director of Social Planning - that farmers' markets have to be subsidized, that to be successful they should include arts and crafts and other commercial ventures, that it is difficult to attract sellers to such markets, that the number of farmers interested in such markets is dwindling, that such a market should be in an enclosed covered space, have adequate parking and be close to public transit and that the cost saving of products marketed through such a facility would be minimal.

The Committee felt it is still interested in trying to initiate some type of a farmers' market in the City and following discussion, it was

RESOLVED

THAT the report of the City Manager dated 30th December 1975, on Farmers' Markets, be received, it being understood that the City is still receptive to the concept of a farmers' market.

Continued on Page 3. . . .

RECOMMENDATION

2. Liquor Permit Application - 1630 Alberni Street

The Committee had before it for consideration a Manager's Report dated 22nd January 1976 (copy circulated) on the application of Mr. A. Debicki, Architect for First Canadian Land Corp. for Development Permit No. 72303 to use a 1250 square foot portion of the main floor of the existing building as a cabaret and a 620 square foot portion of the second floor as a cocktail lounge.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit, this request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action.

Following brief discussion, it was

RECOMMENDED

THAT Council approve the application of Mr. A. Debicki, Architect for First Canadian Land Corp., for Development Permit No. 72303 to use a 1250 square foot portion of the main floor of 1630 Alberni Street as a cabaret and a 620 square foot portion of the second floor as a cocktail lounge.

INFORMATION

3. Neighbourhood Pubs - Hours of Operation

The Community Services Committee, at its meeting on 10th July 1975, after considering a letter dated 20th June 1975 from the Director of Licensing of the Liquor Administration Branch which asked the Committee's feelings on extending the hours of operation of neighbourhood pubs, recommended that Council disapprove of the extension of the hours of sale in the neighbourhood pubs but that this matter be reviewed again by the Community Services Committee in six months.

As six months had expired, this matter was up for reconsideration by the Committee.

The Committee was reminded that only one operator of a neighbourhood pub, Mr. P. Uram of Bimini's, had requested an extension of hours and that the Committee, at its meeting of 25th September 1975, after considering his request, took no action to extend the existing 11:00 P.M. closing time.

During discussion, it was noted there are many licensed premises open after 11:00 P.M. for those persons who wish to drink alcoholic beverages after the 11:00 P.M. neighbourhood pub closing time. Following discussion, it was

RESOLVED

THAT the Committee take no action on the extension of hours of operation of neighbourhood pubs.

Continued on Page 4 . . . .

RECOMMENDATION

4. Abacaus Realty Inc. - Method of Operation

The Committee had before it for consideration a letter from Mr. H. Jamieson of Red Door Rental Aid (copy circulated) advising that Abacaus Realty Inc. was advertising rental listings for suites, homes and duplexes, such information being supplied to customers for a fee of $20.00.

Also before the Committee was a transcript of a tape-recording that is played to persons calling the Abacaus Realty telephone number (copy circulated).

City By-Law No. 4790, passed by Council on 13th August 1974, being a by-law to amend the City License By-Law, states:

> "2. The By-law is further amended by inserting the following as section 21A:
>
> **'RENTAL AGENCY**
>
> **21A. No rental agency shall directly or indirectly take, accept or receive any deposit, or charge and collect any fee for any services rendered to a person seeking residential rental accommodation unless and until such person has successfully obtained rental accommodation as a direct result of such services; PROVIDED, HOWEVER, that any rental agency may charge and collect a registration fee not exceeding five dollars.'**

Mr. L. Rivero (President of Abacaus Realty), the Director of Permits & Licenses and the Director of Legal Services appeared before the Committee on this matter.

The Committee was advised that Abacaus Realty had lost its case in court on a charge of violating the above-noted by-law and had presented the Permits & Licenses Department with a letter this date advising that the Company would revert back to charging the $5.00 fee it is allowed to charge for providing rental information.

Mr. Rivero said he intends to appeal the court's decision.

It was noted during discussion that Mr. Rivero's company has a City Business License and a Provincial Real Estate License.

The Director of Legal Services advised that the court had ruled that Abacaus Realty is operating as a rental agency and should therefore be licensed as such.

Mr. Rivero replied he felt the rental agency by-law did not apply to him because his company is not a rental agency but a real estate company. He said almost all real estate companies supply information on rentals or leases and normally charge the landlord the equivalent of one month's rent for finding a tenant for premises available for rent or lease. Real estate firms may charge $25.00 for real estate information.

Mr. Rivero read to the Committee from a newsletter (from the Social Planning & Review Council of B.C.) information pertaining to the government funding of non-profit housing rental agencies and how such government funded agencies should operate. The information included a regulation that such government funded housing agencies could charge a fee of up to $10.00 and that students, senior citizens and welfare recipients cannot be charged a fee.

Continued on Page 5. .

Clause No. 4 Continued

The Committee noted there is therefore an inconsistency between the City and the Provincial Department of Housing's regulations on fees rental agencies are permitted to charge.

Mr. Rivero told the Committee he met with the Permits & Licenses Department last August and that the Permits & Licenses Department advised him at that time that he was required to limit his rental information fee to $5.00. Mr. Rivero maintained the $5.00 fee for approximately 1½ months and subsequently wrote the Mayor's office requesting a definition of rental agency. His letter to the Mayor's office was referred to the Director of Permits & Licenses and the Director of Legal Services for a report but a report could not be prepared at that time pending the outcome of a court case against another rental agency known as Rentex.

Following discussion, it was

RECOMMENDED

THAT Mr. L. Rivero of Abacaus Realty Inc. be requested to appear before Council to show cause why he should be issued a rental agency license, in view of the fact that the Company has been convicted in court of violating the City's Rental Agency By-Law;

FURTHER THAT Council request the Director of Planning & Research of the Provincial Department of Housing to consider reducing the maximum fee government funded rental agencies are permitted to charge from $10.00 to $5.00 to match Vancouver City's By-Law governing the operation of housing rental agencies.

INFORMATION

5. Tax Buyers

The Committee had before it for consideration a letter dated 20th January 1976 (copy circulated) from Mr. B. Eriksen, President of Downtown Eastside Residents' Association, which urged that action be taken to eliminate companies which buy income tax returns.

The letter specifically named Imperial Credit Protectors (1974) Ltd. and cited a case where a DERA member, Mr. J. McDonald, sold his tax refund of $84.00 to this company for $42.00.

Mr. Eriksen's letter had been referred by the City Clerk's office to the Department of Permits & Licenses for a report but, at the request of the Chairman, was placed on the Community Services Committee agenda.

DERA's letter noted the tax buying companies are now also buying the $100.00 B.C. Renter's Resource Grant from those low income persons who qualify for such a grant. A representative of Imperial Credit Protectors advised the Committee that the B.C. Discounters Association, to which the tax buying companies belong, has now agreed not to purchase Renter's Resource Grants.

Replying to questions from the Committee, the representative of Imperial Credit Protectors stated most customers are in the $2000.00 to $12,000.00 income bracket and that 80% of their tax returns are $300.00 or less.

Continued on Page 6. . .

Clause No. 5 Continued

There is no limit established as to what percentage of a tax return a company must give its customer, but the representative admitted to the Committee that no company will pay a person less than 50% of the value of the tax return.

Mr. B. Eriksen of DERA presented the Committee with a list of the names and addresses of a number of such tax buying companies (copy circulated), and a copy of a letter dated 26th January 1976 (copy circulated) from the Minister of Consumer Affairs on the subject of tax buyers.

Following discussion, it was

RESOLVED

THAT the Department of Permits & Licenses prepare a report on the operation of income tax and Renter's Resource Grant purchasing companies, such report to include the number and nature of complaints which may have been received by the Better Business Bureau;

FURTHER THAT the Director of Legal Services report on what legal control the City may exercise over such companies;

FURTHER THAT upon receipt of such reports, the Committee recommend that Council make representations to the Provincial and Federal Governments urging immediate action to control the percentage such companies may give their customers in purchasing their income tax returns.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 262-3

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 29, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 29, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy (Item 1 and portion of Item 2.)

CLERK : M. L. Cross

INFORMATION

1. Harbour Park Developer Proposal: Progress Report.

A report of the City Manager dated January 23, 1976 was distributed at the meeting. The Committee deferred consideration of same to the next meeting (February 5, 1976) at which time representatives of the Planning, Social Planning, Engineering, and Legal Departments and the Park Board would be present.

RESOLVED

THAT the report of the City Manager dated January 23, 1976 be deferred for consideration at the next meeting of the Committee.

RECOMMENDATION

2. Laurel and Spruce Street Land Bridges.

The Committee considered a report of the City Manager dated January 15, 1976 forwarding a report of the False Creek Development Group dated January 15, 1976 (copy circulated) and a report entitled "False Creek Land Bridges" dated November 28, 1975 prepared by Hawthorn Mansfield Towers, Architects (on file in City Clerk's office). The City Manager submitted the reports to the Committee for consideration and suggested that the Committee re-examine the need for these land bridges before committing three-quarters of a million dollars to the project at this time.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that the purpose of the report is to respond to a request from Council for recommendations for a development program and bridge design for crossings over 6th Avenue at Laurel and Spruce Streets. The recommendations were prepared by a team headed by Architect Henry Hawthorn and reviewed by a Steering Committee of representatives of the Engineering and Planning Departments, Park Board, Fairview Planning Committee, chaired by the Development Consultant.

Mr. Hawthorn described the design features of the Laurel and Spruce Street Land Bridges.

.....2

Clause No. 2 Continued.

Some discussion followed as to whether or not both land bridges should be constructed at this time. Alderman Kennedy put forward a motion that construction of the Laurel Street land bridge be deferred at this time; utilizing only a foot bridge at either the Spruce Street or Laurel Street location. The motion was defeated with Aldermen Bowers, Cowie, and Harcourt opposed.

(At this point Alderman Kennedy left the meeting.)

After further discussion, the Committee

RECOMMENDED

A. THAT the final report entitled "False Creek Land Bridges" dated 28th November, 1975 prepared by a team headed by the Architects, Hawthorn Mansfield Towers be received.

B. THAT the Engineering Department prepare detailed documentation and drawings for the purpose of tendering and construction of the two pedestrian bridges, landscaping and parking, in co-operation with the False Creek Development Group and Planning Department, in accordance with the design schematics, drawings and cost estimates contained in the Architects report, for construction in 1976 within a budget of $1,077,000 which includes design fees.

C. THAT the issue of transit routing into Area 6 be resolved by the Development Group before the construction of the two bridges proceeds.

D. THAT the False Creek Development Consultant, in consultation with the Steering Committee and Planning Department, select and recommend to the City Council a development procedure to develop the 1.1 acres of City-owned land west of Laurel between 6th and 7th Avenues to provide commercial, community, co-operative housing, open space and parking for the commercial and housing developments, in accordance with the design schematics contained in the Architects' report.

E. THAT the Consultants' proposal to close Seventh Avenue at Laurel Street and Spruce Street at Sixth Avenue and Seventh Avenue be not approved.

F. THAT the Consultants' proposal to reduce the width of Seventh Avenue, Laurel Street and Spruce Street be referred to the City Engineer for report following consultation with the Fairview Planning Committee and the Development Group.

G. THAT when issues in Recommendations E and F above are resolved, the Fairview Planning Committee, in consultation with the Parks Board, Development Group and City Engineer prepare recommendations for report to City Council regarding the Neighbourhood Parks referred to in the Consultants' report.

.....3

3. Grandview-Woodland Area Planning.

The Committee considered a report dated January 22, 1976 (on file in City Clerk's office) which the City Manager submitted for information. In the report, the Director of Planning advises that members of the Grandview-Woodland Interim Planning Committee had met with Alderman Volrich with respect to the following motion of Council on January 13, 1976:

"THAT recommendation "A" of the Committee be approved, subject to the Planning and Development Committee further reviewing recommendations III (iii) and (iv) and recommendation V (iii) of the Interim Planning Committee, with a view to amendment where necessary."

The members of the Interim Committee agreed to the following changes to their recommendations dated November 1975:

Recommendation III (iii)

"The present Interim Planning Committee shall check the eligibility of the people attending the public meetings to vote in the elections of that area."

Amended by adding:

"Residents, owners of property and operators of business in each sub-area are eligible to vote in that sub-area."

Recommendation III (iv)

"Elections shall be conducted at public meetings held in the seven areas of the Committee by a show of hands to determine the successful candidates."

Amended by substituting "by written ballot" in place of "by a show of hands."

Recommendation V (iii)

"In the event of the mass resignation of at least half of the members of the Advisory Planning Committee, fresh elections shall be immediately called."

The above section should be replaced with:

"In appointing members to replace resigned members of the Advisory Planning Committee, the Committee shall give preference to the runner-up in the election which placed the resigned member on the Committee, if that runner-up is willing to serve."

The Committee

RECOMMENDED

THAT the amendments to the recommendations of the Grandview-Woodland Interim Planning Committee be endorsed; and the report of the City Manager dated January 22, 1976 be received for information.

.....4

4. Kitsilano Area Planning Program: West Broadway Plan.

The Committee dealt with a report dated January 22, 1976 (on file in City Clerk's office) which the City Manager submitted for consideration. In the report, the Director of Planning sets out the policies that are recommended as the statement of planning intent for West Broadway.

Mr. D. Janczewski, Planning Department, outlined the proposed policies and described the physical characteristics of the area. He advised that in 1973, guidelines were approved by Council to regulate development in the area. The present report suggests the following new policies should be adopted:

1. The role of Broadway West, in the context of both the City and the region, should remain as a district commercial centre.

2. Encourage new development to include a residential component.

3. Rezone existing "excess" commercial land to residential.

4. The zoning of the "core" area of West Broadway should be revised to produce a pedestrian oriented district shopping centre (2700 - 3100 Blocks inclusive).

5. Shops and services catering to the needs of the district residents should be encouraged.

6. The fringe areas of West Broadway are beyond the core of pedestrian oriented activity and some general business and automobile oriented uses should be permitted.

7. Any new use in an existing building will have to meet the parking requirements of the zoning by-law.

8. On-street parking should remain as a feature of Broadway at this time.

9. West Broadway merchants should be encouraged to implement an off-street collective parking scheme using commercially zoned land.

10. Dedication of lanes to complete the lane system in the area be required as a condition of new development.

11. Physical changes should enhance the appearance and character of Broadway West.

The C-2 zoning of the core area (2700 - 3100 block West Broadway) mentioned in policy 4 should be revised to meet the following criteria:

Criteria A: Retail uses or services catering to area residents only be permitted on the ground floor with a maximum F.S.R. of 1.0 on that level. Dwelling unit occupied by the operator of the retail use will also be permitted.

Criteria B: Retail use only on the second floor, ancillary to ground floor retail, or office on the second floor to have a maximum F.S.R. of 1.0.

.....5

Clause No. 4 Continued.

Criteria C: Residential use of the second and third floors be permitted with a maximum total F.S.R. of 1.5 (no second storey commercial) or 1.0 (second storey commercial included). Residential use be permitted on a conditional basis if on site open space (large balconies or above ground level courtyards), suitable landscaping and an adequate buffer between residences and traffic noise are provided for residents.

Criteria D: Maximum height of three storeys (to 40'). The northerly side of the building to have a maximum height of 24' and a 120° containing angle to the vertical at this height.

Criteria E: Continuous storefront facades at the property line, except where commercial "courtyards" are provided which do not seriously interrupt the store front continuity. Ground level setbacks may be permitted in order to create a protective overhang or pedestrian arcade, provided that a significant part of the building facade is located on the property line.

Pedestrian access may be permitted from the street. Vehicular access to be provided from the lane where a lane exists. However, in the absence of a lane, vehicular ingress and egress may be permitted from the street.

Criteria F: Maximum frontage of individual retail outlet is not be exceed 50 ft, except in the case where other pedestrian amenities such as courtyards, etc., are provided.

Criteria G: Parking and loading be provided off lane unless otherwise approved by Director of Planning.

Criteria H: Parking for retail and office uses not to be permitted on residentially zoned land.

Uses in this "core" area should be in keeping with the needs of the district residents. For example, this would include: household supply stores, butchers, small hardware stores, grocers, heating shops, upholstery and decorating shops, district real estate offices, restaurants, etc.

The above criteria are generally applicable to the fringe area also with the following additions:

Addition to Criteria A: Office space will be allowed on the ground floor as a conditional use.

Also, Criteria E may be altered so that certain automobile oriented uses may actually be permitted.

Addition to Criteria E: As a conditional use, automobile oriented uses which break up the storefront continuity will be permitted, provided, however, that functioning continuous storefront facades are not "broken".

.....6

Clause No. 4 Continued.

It is hoped with the revised zoning that rather than three-storey office buildings, emphasis would be placed on retail on the ground floor, offices on the second floor and residential on the 2nd/3rd floors.

Messrs. T. and R. Orr were present. Mr. T. Orr stated that with the exception of the criterion in Plan Policy 4 with respect to the maximum frontage of individual retail outlets not exceeding 50 ft. they were basically in agreement with the policies. He queried what good a pedestrian oriented core would be if there was no place to park cars. He suggested that more latitude in zoning should be allowed with respect to the parking question. He requested that the Committee table the matter for a further study by an independent consultant to bring to the Committee the theory of implementing the policies in their present form.

After discussion, the Committee

RECOMMENDED

THAT Council approve in principle the plan policies for West Broadway at outlined in the report of the City Manager dated January 22, 1976 and refer back to the Standing Committee on Planning and Development for detailed discussion at a later date at which time the following information should be available:

a. Report from the Director of Planning on the economic feasibility of residential in the area.

b. Report from the City Engineer on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land.

c. Report from the Director of Planning outlining alternatives for providing pedestrian interest without necessarily introducing the maximum 50 ft. frontage for individual retail outlets.

5. Status Report - Champlain Heights.

The Committee considered an information report dated January 27, 1976 (on file in City Clerk's office) wherein the City Manager advised of the status of implementation of the development of Areas E and F in Champlain Heights. The Manager pointed out Section 5, Organization and Administration,which reads as follows:

The Planning Department have organized a staff committee of the various affected departments to co-ordinate input to the development. Council has authorized a Project Manager, but I do not consider that it is necessary to appoint this Manager until the results of marketing Enclave I are known, and some decisions are taken with respect to zoning. In the meantime, co-ordination and management for the project will be provided from the Manager's Office. If and when it becomes apparent that additional management input is necessary, that cannot be provided from the Manager's Office, the matter will be reported to City Council. "

Clause No. 5 Continued.

RECOMMENDED

THAT Council endorse Section 5 of the report of the City Manager dated January 27, 1976.

6. Chinatown and Gastown Historic Areas Planning Committees.

The Committee considered a report of the City Manager dated January 16, 1976 (copies circulated).

On June 19, 1975, the Committee recommended:

"THAT the Supervisor of Property and Insurance, in conjunction with the Planning Department, be requested to find suitable accommodation for the two Planning Committees to enable them to carry out their duties; and report back.

THAT the question of an annual budget of $4,000.00 for each Committee be deferred until the report on suitable accommodation is received."

On July 8, 1975 Council appointed regular members to each of the Committees but did not appoint alternate members. These appointments are necessary to ensure a quorum at meetings and to allow for continuity and overlap of members' participation.

In the Chinatown Historic Area, two facilities are available for meeting purposes -

1. Chinese Cultural Centre offices at 313 East Pender Street

2. Chinese Freemasons' Hall, 116 East Pender Street

At a rental fee of $50.00 per meeting it is estimated that $1,000.00 would be required for accommodation purposes.

In the Gastown Historic Area, no budget allocation is required for accommodation as the meetings have been held in the following two locations at no cost:

1. Ambassador Developments Ltd., Board Room, 311 Water Street.

2. Pacific Rim Distributors, Board Room, 311 Water Street.

The proposed budget for the Chinatown Historic Area Planning Committee is $1975.00 and for the Gastown Historic Area Planning $675.00.

The Director of Planning recommended:

1. In accordance with the previously-approved terms of reference, alternate members be appointed for each Committee;

Clause No. 6 Continued.

2. The terms of office of regular members previously appointed by Council for one (1) and two (2) year periods, be extended to expire as of September 30, 1976, and September 30, 1977, respectively;

3. Permanent Engineering Department representation on both Committees be deleted from the terms of reference.

4. The proposed budgets, totalling $2,650 for both Committees, as outlined be approved, in advance of the 1976 Revenue Budget.

After discussion, the Committee

RECOMMENDED

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated January 16, 1976 be approved.

The Meeting adjourned at 5.50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 233-5

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 19,1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 19, 1976, at 7.30 p.m., in the Auditorium, Point Grey Secondary School, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Cowie (In the Chair)
Aldermen Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips, (Civic Business)
Aldermen Bird, Harcourt

CLERK TO THE COUNCIL: Mrs. M. Kinsella.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

South Side of West 37th Avenue
Between Vine and Balsam Streets.

An application was received from Mr. Martin Zlotnik to re-zone Lots 1 - 5 of Subdivision 11, Block 17, D.L.526, being the south side of West 37th Avenue between Vine and Balsam Streets, from (RS-1) One-Family Dwelling District to (RM-3A) Multiple Dwelling District.

The Director of Planning did not approve the application, and the Vancouver City Planning Commission considered the application at its meeting of November 5, 1975. A motion to support the Director of Planning's recommendation was lost (4 to 3). Two other motions were then moved, that recommended that the application be reconsidered as a (CD-1) Comprehensive Development District and that the application also be considered under the (RM-1) Multiple Dwelling District. Both of these motions were lost (4 to 3). The Vancouver City Planning Commission could not reach a decision on application and recommendation of the Director of Planning.

The Director of Planning reviewed the proposed development. The area is presently zoned (RS-1) One-Family Dwelling District and is mainly developed with single family homes. The Director of Planning recommended the application be not approved as it would be an extension of the (RM-3) area to the south, which would allow the development of a higher bulk and intensity of use than presently in the area. He is also of the opinion that the re-zoning would create a great deal of uncertainly and instability in what is presently a well-maintained single-family area. The Director of Planning advised that a petition containing over seven-hundred (700) names opposed to the development had been received by his department. He also advised of the outcome of a Public Information Meeting held by his department on Monday, January 12, 1976, in the area.

Cont'd.

South Side of West 37th Avenue
between Vine and Balsam Streets (Cont'd)

At that meeting the majority of those present were strongly against the proposed development.

Mr. H. Zlotnik, representing the developers, addressed Council on this matter. He stated that the developers are in favour of a community plan for the area and indicated that, if the application to rezone is not approved, the developers will retain the property as a long-term investment.

The following residents of the area addressed Council. All of them requested that the application to re-zone be not approved and strongly urged no changes in re-zoning until a study had been done on the over-all planning of the Kerrisdale area. The majority of the speakers also urged that the single-family residential nature of the area be maintained and that Council not approve 'spot' re-zoning.

Mr. Eric Wilson,
Mr. J.L. Powell,
Mr. Charles Flavell,
Mr. Dave Thomas,
Mr. Jack Mills,
Sheila Peterson (read a letter from Mr. Dennis Argue)
Mr. Raphael,
Mr. Allen,
Mr. McCrum,
Margaret Dupley,
Mr. John Lawrence,
Mr. Frank Gerber,

MOVED by Ald. Boyce,
THAT the application from Mr. Martin Zlotnik to re-zone Lots 1 - 5 of Subdivision 11, Block 17, D.L.526, being the south side of West 37th Avenue between Vine and Balsam Streets, from (RS-1) One-Family Dwelling District to (RM-3A) Multiple Dwelling District, be not approved.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion, which was recognized by the Chair:

MOVED by Ald. Volrich

THAT the Director of Planning be requested to report to Council on the over-all planning of the Kerrisdale area, with a view to maintaining the residential nature and qualities of the area, in consultation with the citizens of the area.

(Notice)

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Boyce
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9.10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 19, 1976, adopted on March 9, 1976.

A. Phillips
MAYOR

B. T. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 24, 1976, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Phillips (Arrived 2:25 p.m.)
Aldermen Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari (Arrived 3:00 p.m.) Rankin, Sweeney and Volrich

ABSENT: Alderman Bird

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from the Basic Job Readiness Training Class at Douglas College, Richmond, under the direction of their teacher Mr. Jim Sutton and students from the English Language Class at Vancouver Community College under the direction of their instructor Miss Diane Jones.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting of February 10, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair.

- CARRIED UNANIMOUSLY

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Kitsilano Area Planning Program - Point Grey Road Property Acquisition Program & Development Issues

The Deputy Mayor drew Council's attention to a communication from Mrs. Ruth Buzzard requesting to appear as a delegation this day in respect of the Point Grey Road Property Acquisition Program and Development Issues, the subject of which is contained in a report from the Planning and Development Committee dated February 17, 1976 and would be considered by Council later this day.

Council was advised that the Park Board and a number of people in the area in question are requesting that this matter be deferred pending the hearing of delegations at a later date.

cont'd....

Kitsilano Area Planning Program - Point Grey Road Property Acquisition Program and Development Issues (cont'd)

MOVED by Ald. Boyce,
THAT Clause 1 in the report of the Planning and Development Committee dated February 17, 1976, concerning Kitsilano Area Planning Program - Point Grey Road Property Acquisition Program and Development Issues, be deferred pending the hearing of delegations from the Park Board and area residents, and until a report is submitted with respect to a rear building line as referred to in the Committee's report;

FURTHER THAT an evening meeting of Council be arranged when the delegations and report is considered.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Economic Alternatives of Preserving Heritage Buildings

Council on February 3, 1976, agreed to hear delegations from the Anglican, Roman Catholic and United Churches on the matter of economic alternatives of preserving heritage buildings. Council also agreed to hear representation from the Vancouver Heritage Advisory Committee.

Mr. J. Jessiman, representing the Church groups, addressed Council and referred to a brief which had been circulated previously from the organizations. The points in the brief covered compensation for loss of property value, preservation and other economic costs. Mr. Jessiman requested Council review its Heritage By-law with a view to seeking appropriate amendments to the Vancouver Charter.

Mrs. Fleming and Prof. McLeod representing the Heritage Advisory Committee, both spoke and clarified the position and functions of the Committee and supported the Churches particularly with regards to financial concerns.

MOVED by Ald. Volrich,
THAT the submissions by the delegations made this day be received.

(Carried Unanimously)

MOVED by Ald. Kennedy in amendment,
THAT the following words be added to Alderman Volrich's motion:

"and that an advisory panel be set up to guide those owners of designated buildings on how assistance may be given on e.g. maintenance, transfer of development rights, CD-1, incentive zoning, reassessment, etc."

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED UNANIMOUSLY.

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During consideration of the foregoing, Mayor Phillips assumed the Chair.

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UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Request to Convert to Self-Serve
Mohawk Gas Station, 2120 Grandview
Highway

Council on January 27, 1976, deferred consideration of a Manager's report (Building & Planning matters), dated January 23, 1976, regarding conversion of a gas station at 2120 Grandview Highway to self-serve, pending the hearing of a delegation.

Mr. D.H. Nicholson addressed the Council this day and filed a brief suggesting that Council convert this station to self-serve to improve sales and provide customers with lower priced gasoline. It was emphasized by Mr. Nicholson that although he leases his station from Mohawk Oil, he operates it independently and the request to convert is his own and not that of Mohawk Oil Company.

MOVED by Ald. Boyce,
THAT the request of Mr. Nicholson to convert his station at 2120 Grandview Highway to a self-serve gasoline station be approved and the License By-law be amended accordingly.

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

No further action was taken with respect to this matter.

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During consideration of the foregoing, Alderman Marzari arrived at the meeting.

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D.P.A. No. 67969 - 3135 West Broadway
Off-Street Parking Requirements

Council on January 27, 1976, deferred consideration of a Manager's report (Building & Planning matters), dated January 23, 1976, with respect to a Development Permit Application for off-street parking requirements at 3135 West Broadway, pending the hearing of delegations.

Mr. W.G. Nugent, Solicitor for El Matador Restaurant, the property involved, addressed Council and in a letter dated February 20, 1976, advised that further developments had taken place and parking space had been acquired at 3080 West Broadway.

In view of this additional information, it was

MOVED by Ald. Boyce,
THAT this matter be referred back to the City Manager for review and report to Council.

- CARRIED UNANIMOUSLY

Abacus Realty Incorporated
Method of Operation

Council on February 10, 1976, when considering a report of the Standing Committee on Community Services dated January 29, 1976, on the matter of Abacus Realty's method of operation, passed a motion which read in part as follows:

"That Mr. L. Rivero of Abacus Realty Inc., be requested to appear before Council with respect to his rental agency business."

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Abacus Realty Incorporated
Method of Operation (cont'd)

Mr. Rivero addressed Council and filed a brief with respect to his rental agency suggesting that an amendment be made to the City License By-law to exclude Provincially Licensed and Bonded Real Estate Agents from requiring to be licensed as rental agencies.

The Council was not inclined to accede to the request of Mr. Rivero and it was

MOVED by Ald. Volrich,
THAT the submission by Abacus Realty Incorporated be received.

- CARRIED UNANIMOUSLY

Proposed 11-Storey Apartment
Building at 555 East 5th Avenue

Council on January 27, 1976, heard representations and gave consideration to the matter of a proposed 11-storey apartment building at 555 East 5th Avenue. Subsequently, Council 'In Camera', on February 10, 1976, considered the matter further and gave further instructions to the Director of Planning in respect of the proposed building. A number of representations requested to speak on the matter today.

MOVED by Ald. Rankin,
THAT delegations as requested be heard on the matter of the proposed 11-storey apartment building at 555 East 5th Avenue.

- CARRIED

(Aldermen Bowers and Boyce opposed)

The following delegations were then heard:

- Mr. A. Worthington representing Citizens of Mount Pleasant, filed a brief proposing Council reconsider its decision of February 10, 1976.

- Ms. J. Bird, representing Fairview/Mount Pleasant Community Resources Board, referred to the noise factor and proposed the City exchange the property for a City-owned site at another location.

- Mr. Bruce Yorke, Committee of Progressive Electors (COPE), proposed that all financial aspects involved be made public. He supported the idea of an exchange of land and also suggested the City consider buying the land and applying for financial assistance from the Federal and Provincial Governments.

- Mr. Christopherson filed a brief which proposed freezing all construction for four months, obtaining financial assistance from the Federal Government and suggested an innovative urban design be drawn up to preserve the area.

- Mr. T. Hansen representing Vancouver N.D.P. opposed the construction of the project and urged Council to stop construction now and find ways and means of purchasing or exchanging the land in question.

MOVED by Ald. Rankin,
THAT a Committee be appointed by the Mayor comprising of two representatives of Council and the Director of Planning to carry out further discussions with the developer on the basis of the following:

(a) redesign to a three-storey building

(b) exchange of land or some other suitable arrangements;

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Proposed 11-Storey Apartment Building
at 555 East 5th Avenue (cont'd)

FURTHER THAT it be understood the developer's legal and economic position is to be protected;

AND FURTHER THAT the matter be reported back within one month if possible to an open meeting of Council when the representatives of the community will be given an opportunity of appearing on the matter."

- CARRIED

(Alderman Bowers opposed)

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The Council recessed at approximately 4:10 p.m., and following an 'In Camera' meeting in the #3 Committee Room, reconvened in open meeting in the Council Chamber at approximately 5:00 p.m.

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COMMUNICATIONS OR PETITIONS

1. Truck Transportation
in Vancouver

A letter from the Hon. Otto Lang, Minister of Transport under date of February 9, 1976, was noted responding to Council's request for a meeting with Federal and Provincial Government officials to discuss truck transportation within the City.

The Minister referred to a meeting previously convened by Western Transport Advisory Council and the Federal Department of Transport in January of this year and stated that because of this recent meeting on regional transportation issues and the current activity described, he considered it untimely to hold a meeting to discuss Vancouver's specific urban transportation problems.

MOVED by Ald. Volrich,
THAT this matter be referred to the Mayor to reiterate Council's request for a meeting with Federal and Provincial Government officials to discuss the truck transportation problems so that the City's views and concerns might be put forth.

- CARRIED UNANIMOUSLY

2. Arthur Laing Bridge -
Proposed Joint Meeting

Under date of February 13, 1976, Mayor G.J. Blair of Richmond submitted a letter as follows:

The introduction of the Arthur Laing Bridge into the transportation system serving the Airport has been of vital concern to both this Municipality and yourselves.

Controversy over the facility has been debated without the involvement of direct dialogue between the political representatives of Vancouver and Richmond. To this end, the implications and feelings of each of the Councils have not been appreciated.

As a result of conversations with some of your Aldermen at a recent Transportation Committee meeting of the GVRD, I believe that it would be in our best interest if a meeting could be convened between our Councils, or Committee of those Councils.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Arthur Laing Bridge - Proposed Joint Meeting (cont'd)

I would therefore request that Council give consideration to such a meeting for the purpose of exploring and expressing the problems associated with traffic, especially the possibility of making available to residents of Richmond an alternate route to the Vancouver area via this facility.

MOVED by Ald. Harcourt,
THAT the letter from Mayor Blair be received and the matter be referred to the Standing Committee on Planning and Development;

FURTHER THAT the Corporation of Richmond send representatives of their Council to the Standing Committee to assist in discussions on the matter.

- CARRIED UNANIMOUSLY

3. Heritage Designation of 166 West 10th Avenue

Under date of February 20, 1976, the Vancouver Heritage Advisory Committee submitted the following letter:

The Heritage Advisory Committee recommends that Council designate the Davis house at 166 West 10th Avenue as a heritage structure and that the Director of Legal Services be instructed to draw up the necessary by-law to so designate the building.

The house was built in either 1891 or 1892 but lack of building permits for the period makes it difficult to date precisely.

It is a fine example of a late Victorian wood frame home, very representative of the type and style of house built in great numbers in Strathcona, the West End and Mount Pleasant between 1887 and 1895. The interior woodwork is particularly representative of the 1890's period.

The owners, brothers John D. Davis and Geoff D. Davis, their parents, Mr. and Mrs. John R. Davis, and a friend, Elaine Bougie, using their own resources and doing most of the work themselves, have completely restored this house to its original early 1890's condition. They have been especially careful to retain or reproduce many of the original features, while at the same time providing themselves with a structurally sound home with modern services. This has involved such basic work as new foundations, plumbing, wiring, heating and new exterior siding.

The owners have been advised of the Heritage Advisory Committee's intention to recommend the building be designated and have submitted the attached letter dated 18th February 1976, in support of the designation.

Also attached, for the information of Council, is a photograph of the house.

(Letter and photograph referred to on file in City Clerk's Office)

MOVED by Ald. Cowie,
THAT the recommendation of the Vancouver Heritage Advisory Committee as contained in the foregoing letter be approved, and therefore, the Director of Legal Services be instructed to draw up the necessary By-law to designate the building at 166 West 10th Avenue.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Development - MAQ Holdings Ltd.
879 East Hastings Street

In a letter dated February 20, 1976, Swinton & Company, Solicitors for MAQ Holdings Ltd., requested an opportunity to appear before Council with respect to the development at 879 East Hastings Street. Council on February 10, 1976, had not granted an extension of time to the Company to complete the development.

MOVED by Ald. Rankin,
THAT the delegation request from Swinton & Company, on behalf of MAQ Holdings Ltd., be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 20, 1976

Works & Utility Matters
(February 20, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Lease of Portions of Terminal Avenue East of Station Street being Portion of Parcels B & C, D.L. 2037
Cl. 2: Closure of Lane North of 2nd Avenue from Trimble Street to Sasamat Street
Cl. 3: Local Improvements - Reduction in Scope
Cl. 4: Recycling Pilot Project
Cl. 5: Refuse Collection from Strata Title Corporations and Co-operatives

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(February 20, 1976)

The Council considered this report which contains twelve clauses identified as follows:

Cl. 1: Cedar Cottage N.I.P. Library Survey
Cl. 2: Cedar Cottage N.I.P. Appropriation - Regulation Baseball Diamond on John Hendry Park
Cl. 3: Lease to Kitsilano Area Child Care Society for Day Care
Cl. 4: Ventilation Requirements - Pistol Range Public Safety Building
Cl. 5: Pedestrian Bridge across Richards Street, South of Cordova Street
Cl. 6: Deletion of Section 3(13) of the Zoning and Development By-law No. 3575
Cl. 7: 995 West 7th Avenue - Development Permit Application to Construct Townhouses
Cl. 8: N.I.P. Kitsilano Appropriation - Kitsilano Showboat
Cl. 9: Public Information Meetings - Budget

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(February 20, 1976) (cont'd)

Cl. 10: Merit Oil Company Ltd. Gasoline Stations - 2403 Granville Street and 500 Kingsway
Cl. 11: Retention of Additions to the Dwelling at 5808 Crown Street
Cl. 12: Public Meeting on the Rezoning of the C.P.R. Right-of-Way, Kitsilano Point

The Council took action as follows:

Clauses 1 to 3 and 5 to 9

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Ventilation Requirements - Pistol Range Public Safety Building (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved, on the understanding that there will be no further changes when renovations to the Building take place.

- CARRIED UNANIMOUSLY

Merit Oil Company Ltd. Gasoline Stations 2403 Granville and 500 Kingsway (Clause 10)

MOVED by Ald. Volrich,
THAT consideration of this Clause be deferred pending the hearing of a delegation as requested by Merit Oil Company Ltd.

- CARRIED UNANIMOUSLY

Retention of Additions to Dwelling at 5808 Crown Street (Clause 11)

MOVED by Ald. Volrich,
THAT consideration of this Clause be deferred pending the hearing of a delegation as requested by Mr. G.B. Walker.

- CARRIED UNANIMOUSLY

Public Meeting on the Rezoning of the CPR Right-of-Way, Kitsilano Point (Clause 12)

MOVED by Ald. Bowers,
THAT the application to rezone the Kitsilano Point right-of-way from RT-2 to CD-1 be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 20, 1976)

Kiosk Operation for the Community Arts Council of Vancouver (Clause 1)

MOVED by Ald. Kennedy,
THAT a token rental of the kiosk for the Community Arts Council be approved for a six-month trial period.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(February 20, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Display of Canadian Cancer Society Flags
Cl. 3: Greater Vancouver Convention and Visitors' Bureau - 1976 Grant Request
Cl. 4: Renovations to City Hall
Cl. 5: Body Rub Parlour By-law

The Council took action as follows:

Tender Awards
(Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Display of Canadian Cancer Society Flags (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT a grant be approved to the Canadian Cancer Society at an estimated cost of $500.00 to cover the costs of installing and removing the flags.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Greater Vancouver Convention and Visitors' Bureau - 1976 Grant Request (Clause 3)

MOVED by Ald. Sweeney,
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Renovations to City Hall
(Clause 4)

MOVED by Ald. Marzari,
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Body Rub Parlour By-law
(Clause 5)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

(Carried Unanimously)

MOVED by Ald. Bowers in amendment,
THAT Clauses 4, 5, 6, 7 and 8 be deleted from the draft By-law.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED UNANIMOUSLY.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(February 20, 1976)

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Lease of City-owned Land - 1500 Block West 3rd Avenue Under 4th Avenue Ramp to Granville Bridge
Cl. 2: Minaki Lodge - Lease Arrangements and Cost Estimates
Cl. 3: Demolitions
Cl. 4: Acquisition of 2780 S.E. Marine Drive
Cl. 5: Acquisition for Non-Market Housing - Kitsilano Area, 1850,1852, 1856 West 5th Avenue
Cl. 6: 517 Hamilton Street - Renovations to Second Floor
Cl. 7: Tenders for Properties - Langara Lands and Enclave One, Champlain Heights

The Council took action as follows:

Clauses 1, 3, 4, 5 and 7

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 4 and 5 be approved and Clauses 3 and 7 be received for information.

- CARRIED UNANIMOUSLY

Minaki Lodge - Lease Arrangements and Cost Estimates (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved and the estimated cost to bring Minaki Lodge up to minimum By-law standards in the amount of $53,097.15 be approved.

- CARRIED UNANIMOUSLY

517 Hamilton Street - Renovations to Second Floor (Clause 6)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved subject to funds being made available from Central Mortgage and Housing Corporation.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Housing and Environment, February 5, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Residential Rehabilitation Assistance Program
Cl. 2: Secondary Suites Plebiscite
Cl. 3: 1934 Barclay Street
Cl. 4: Site at Second Avenue and Wallace

The Council took action as follows:

Residential Rehabilitation Assistance Program. (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Secondary Suites Plebiscite (Clause 2)

MOVED by Ald. Harcourt
THAT the Planning Department be instructed to explore rezoning to permit secondary suites in the following areas:

a) all of Cedar Cottage,
b) Area II of Kitsilano,

and that Area I of Grandview-Woodlands be referred back to the Standing Committee on Housing and Environment, for further review.

FURTHER THAT recommendation 'B' of the Committee be approved.

- CARRIED UNANIMOUSLY

Clauses 3 & 4.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee as contained in Clause 3 be approved, and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, February 5, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Proposed Pub - 6069 West Boulevard
Cl. 2: Juveniles in Licenses Cabarets
Cl. 3: Juvenile Detention Facility

The Council took action as follows:

Cont'd....

CITY MANAGERS AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services,
February 5, 1976. (Cont'd)

Clauses 1 & 2.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Juvenile Detention Facility
(Clause 3)

MOVED by Ald. Rankin
THAT Council endorse the use of Willingdon School as a remand and assessment centre for juveniles;

FURTHER THAT the Community Services Committee be appointed by Council to meet with the Attorney-General in Victoria to outline the Vancouver Family Court Committee's concerns over Family and Juvenile Courts and urge an upgrading of facilities and methods of operation, including a recommendation that Family and Juvenile Court Judges, prosecutors and administrators be independent of the Criminal Division and be assigned to Family and Juvenile court work for a period of at least one year.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
February 5, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Annual Review of the Planning Department's Work program
Cl. 2: Harbour Park Developer Proposal - Progress Report
Cl. 3: Second and Sasamat - Scheme of Development
Cl. 4: Status of Rezoning Applications
Cl. 5: Cedar Cottage N.I.P. - Dedication of City-owned Lots for Walkway between Lord Selkirk School and Brewers Park

The Council took action as follows:

Clauses 2, 3 & 5.

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in Clauses 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY
(Ald. Kennedy was opposed to recommendation 'C' in Clause 2)

Clauses 1 and 4.

MOVED by Ald. Bowers
THAT Clauses 1 and 4 in this report, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Community Services. February 11, 1976.

Carnegie Library - Use of and Financing Renovations to Carnegie Library. (Clause 1)

MOVED by Ald. Rankin
THAT the following be approved:

A. THAT Council request the Social Planning Department to meet with the Parks Board, Library Board, Vancouver Community College, Downtown Eastside Residents' Association and the other interested community organizations to study the types of programmes which could be operated by these organizations at the Carnegie Library, and prepare a proposal for the overall operation of the building as a community centre facility, this proposal to be subject to Council approval.

B. THAT Council request a grant of one-third of the renovation costs from the Provincial Government;
FURTHER THAT the possibility of obtaining N.I.P. funding for the renovations be explored.

C. THAT Council appropriate $650,000.000 in the 1976 Supplementary Capital Budget for renovations to Carnegie Library for community use.

- CARRIED

(Ald. Bowers and the Mayor were opposed to recommendation 'A')

(Ald. Bowers, Kennedy, Volrich and the Mayor were opposed to recommendations 'B' and 'C'.)

When considering this report, Council noted a report from the City Manager, dated February 9, 1976, recommending that the proposal of Harry E.S. Fan be accepted and the Director of Legal Services be instructed to prepare a lease document which incorporates the necessary clauses to protect the City's interest.

MOVED by Ald. Rankin
THAT the report of the City Manager, dated February 9, 1976, be received.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration, February 12, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Preliminary Report on the 1976 Revenue Budget Estimates
Cl. 2: Five Year Plan Plebiscite
Cl. 3: Fire Fighting Services in B.C.

The Council took action as follows:

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration
February 12, 1976. (Cont'd)

Clauses 1 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in Clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Five Year Plan Plebiscite
(Clauses 2)

MOVED by Ald. Boyce
THAT this clause be referred back to the Standing Committee on Finanace and Administration for report to Council on a term capital plan for submission to the electors at the General Elections this year.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 361

VI. Report of Standing Committee
on Planning and Development,
February 12, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Rezoning Application - S/S West 37th Avenue
Cl. 2: X-Kalay - Request for a Site in Champlain Heights

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT Clause 1 in this report be received for information and the recommendations of the Committee, as contained in Clause 2, be approved.

- CARRIED
(Ald. Kennedy and Volrich were opposed to Clause 2)

VII. Report of Standing Committee
on Planning and Development
February 17, 1976.

For Council action on this report - see Page 1.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VIII. Report of Standing Committee on Planning and Development. February 12, 1976.

Annual Review of the Planning Department's Work Programme. (Clause 1)

MOVED by Ald. Bowers
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole, be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Exemption of Seeing-Eye or Guide Dogs)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4848, BEING THE WATERWORKS BY-LAW (Charges)

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET & TRAFFIC BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 4702, BEING THE BUILDING BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO DEFINE AND PRESCRIBE THE POLLING DISTRICTS IN THE CITY OF VANCOUVER IN WHICH THE ELECTORS OF THE CITY SHALL VOTE, AND TO DEFINE AND PRESCRIBE POLLING DISTRICTS IN SCHOOL DISTRICT No.39 (VANCOUVER) IN WHICH THE SCHOOL ELECTORS SHALL VOTE.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Allocation of Land for Lane Purposes (South 10 feet of each of Lots 4 and 5, Block 294, D.L. 526)

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of lots 4 and 5, Block 294, District Lot 526, Plan No. 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

2. Allocation of Land for Lane Purposes (2225 Parker Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 21, Block 17, District Lot 264A, Plan No. 403 and 1771

(2225 Parker Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

3. Allocation of Land for Lane Purposes (2040 Pandora Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of Lot 6, except East 40 feet and Lot 5, Block 36, District Lot 184, Plan 178

(2040 Pandora Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

4. Allocation of Land for Lane Purposes (2054 Pandora Street)

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of the East 40 feet of Lot 6, Block 36, District Lot 184

(2054 Pandora Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

5. Allocation of Land for Lane Purposes (924 West 7th Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Cowie,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of Lots 7 and 8, Block 316, District Lot 526, Plan 590

(924 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

6. Closing, Stopping Up and Conveying to Abutting Owner (Lane North of 2nd Avenue between Trimble & Sasamat)

MOVED by Ald. Boyce,
SECONDED by Ald. Cowie,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) All the lane dedicated by the deposit of plan 4877, lying between the northerly production of the westerly limit of lot 1, subdivisions 3 and 4, plan 4601, and the northerly production of the easterly limit of Lot "B", plan 19111; ALL OF Block 133, District Lot 540, shown outlined red on plan prepared by A. Burhoe, B.C.L.S.; dated February 12th, 1976, and marginally numbered LF 7555, a print of which is hereunto attached, is surplus to the City's highway requirements;

Cont'd...

MOTIONS (Cont'd)

Closing, Stopping Up and Conveying to Abutting Owner (Lane North of 2nd Avenue between Trimble & Sasamat) (Cont'd)

(3) Said lot 1 and said lot "B" and the said lane are to be subdivided into buildable lots;

THEREFORE BE IT RESOLVED THAT all the hereinafter described portion of lane be closed, stopped up and conveyed to the abutting owners; said portion of lane more particularly described as follows:

All the lane dedicated by the deposit of plan 4877, lying between the northerly production of the westerly limit of lot 1, subdivisions 3 and 4, plan 5601, and the northerly production of the easterly limit of lot "B", plan 1911;

ALL OF Block 133, District Lot 540, shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 12th, 1976, and marginally numbered LF 7555, a print of which is hereunto attached; and

FURTHER BE IT RESOLVED THAT the said lot 1, the said lot "B", and the said closed lane be subdivided; and

FURTHER BE IT RESOLVED THAT the Resolution of Council closing portion of the hereinbefore described lane dated April 2, 1974, be rescinded.

- CARRIED UNANIMOUSLY

7. Closing and Stopping Up of Portion of S/S of 6th Avenue East of Alder Street

MOVED by Ald. Boyce,
SECONDED by Ald. Cowie,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The North 7 feet of Lot 3, Block 294, District Lot 526, Plan 590 has been established for road purposes under filing 33094;

(3) 6th Avenue in this location is not to be widened on the South Side;

(4) The North 7 feet so established is surplus to the City's highway requirements;

(5) The remainder of said Lot 3 is City-owned and is to be sold;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lot 3, Block 294, District Lot 526, Plan 590 be closed, stopped up and sold with Lot 3, except the South 10 feet now lane, said Block 294.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

8. Closing, Stopping Up and Subdividing with Adjacent Lands (Lane South of Wall Street, West of Nanaimo Street)

MOVED by Ald. Boyce,
SECONDED by Ald. Cowie,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) A portion of the lane dedicated by plan 178 lying southwesterly of the southwesterly limit of Lot 8, Block 2, District Lot 184, Plan 178 is surplus to the City's highway requirements;

(3) The owner of the aforesaid Lot 8 wishes to acquire the said surplus portion of lane;

(4) The owner of Lot 8 owns several lots in the block from which the City requires portions for road purposes;

(5) The owner and the City have agreed to an exchange of lands;

(6) The owners of the abutting lands southwesterly of the portion of lane to be closed (Lot "D", Plan 15354-VF151) have Quit Claimed any interest they may have in this portion of lane;

THEREFORE BE IT RESOLVED THAT the following described portion of lane be closed, stopped up and conveyed to the owner of Lot 8, Block 2, District Lot 184, Plan 178; said portion of lane more particularly described as follows:

All that portion of lane dedicated by the deposit of plan 178 bounded on the southeasterly limit by the southwesterly production of the southeasterly limit of said Lot 8, and bounded on the northwesterly limit by the southwesterly production of a line drawn parallel to and 7 feet perpendicular distant southeasterly from the northwesterly limit of said Lot 8. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 16, 1975, and marginally numbered LF 7495, a print of which is hereunto annexed; and

FURTHER BE IT RESOLVED THAT the said lane so closed be subdivided with adjacent lands.

- CARRIED UNANIMOUSLY

9. Community College Planning.

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,

THAT WHEREAS it is becoming increasingly difficult to preserve the well-established single family residential neighbourhood areas within the City's boundaries;

AND WHEREAS there is growing concern that Community Colleges and their related need for automobile parking represents a serious burden to residential streets which were not designed to accommodate the overspill of cars;

AND WHEREAS these extra automobiles cause danger to children and seriously affect the environment with noise, fumes and lack of privacy;

Cont'd....

MOTIONS (Cont'd)

Community College Planning (Cont'd)

THEREFORE BE IT RESOLVED THAT College Councils be requested to plan their educational requirements to fit the scale and character of the neighbourhoods within which new campuses are programmed;

AND FURTHER BE IT RESOLVED THAT College Councils be requested to consult with the Director of Planning, particularly in the initial stages of College planning, in order that all of the ramifications in respect of such planning can be taken care of in the early stages and in order that developments may be finally brought about which will be acceptable to both the Colleges and to the public at large.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Cowie and recognized by the Chair.

Automobile Towing.

MOVED by Ald. Cowie

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

AND WHEREAS in the "Vancouver Sun" newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of licence plates, retrieval through a public agency and ticketing.

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by the towing companies.

Cont'd...

NOTICE OF MOTION (Cont'd)

Automobile Towing (Cont'd)

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in "pay parking lots" in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard the Manager discuss the matter with the operators of these particular lots.

(Notice)

The Council adjourned at 6.30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of February 24, 1976, adopted after amended on March 9, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of portions of Terminal Ave. east of Station St. being portion of parcels B & C, D.L. 2037, Ref. Plan 1341

The City Engineer reports as follows:

"An application has been received from Canadian National Railways to lease portions of Terminal Avenue for access and loading purposes. This portion of street allowance will not be required for the widening of Terminal Avenue for some time, as Terminal Avenue has recently been curbed and paved.

I RECOMMEND that all that portion of Terminal Avenue, outlined red on Plan LF 7401, be closed, stopped up, and leased to the abutting owner, subject to the following conditions:

(a) The term to be 20 years with a 12-month notice of cancellation by either party.

(b) The rental to be $15,225 per annum with review every 2½ years, in accordance with recommendations of the Supervisor of Property and Insurance.

(c) Lease area to be used for access, loading, and parking, with no structures to be erected on the lease area.

(d) The lease area to be kept in a neat and tidy condition.

(e) The lessee to have the right to sub-lease to their tenants in a manner satisfactory to the City Engineer and Director of Legal Services.

(f) Agreements to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing be approved.

2. Closure of lane north of 2nd Ave. from Trimble St. to Sasamat St., Block 133, D.L. 540

The City Engineer reports as follows:

"On October 28, 1975, Council approved the sale of City owned Lot 1 of Subd. 3 and 4, Block 133, D.L. 540, Plan 5601, and the lane north of 2nd Ave. between Trimble and Sasamat Streets to Community Builders, the abutting owner of Lot B, Block 133, D.L. 540, Plan 11991. This lane is surplus to the City's highway requirements.

I RECOMMEND that the portion of land dedicated by the deposit of Plan 4877 at the rear of Lot 1 of Subd. 3 and 4 (Plan 5601) and Lot B (Plan 11991) both of Block 133, D.L. 540 the same as shown outlined red on Plan Lf 7555 be closed, stopped up, and conveyed to the owner of said Lot B, subject to the closed lane being subdivided with abutting Lot 1 and Lot B in a manner satisfactory to the approving Officer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Local Improvements - Reduction in Scope

The City Engineer reports as follows:

"A light standard project was advanced and approved by Council in 1974 for Renfrew Street from 22nd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side.

Cont'd . . .

Clause 3 Cont'd

In conjunction with the paving of Boyd Diversion, however, the roadway of Renfrew Street north of 23rd Avenue was swung to the east to enter Boyd Diversion, instead of continuing straight to make a complex intersection with 22nd Avenue, Boyd Diversion and Renfrew Street to the north.

The lighting thus gives little, if any, benefit to the two flankages on the west side of Renfrew between 22nd Avenue and 23rd Avenue and they should not be assessed.

I RECOMMEND:

A. That this project, Court of Revision Schedule No. 426, Item No. 30, be reduced in scope from:

'Renfrew Street from 22nd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side', to:

'Renfrew Street from 23rd Avenue to 24th Avenue on the west side and from Boyd Diversion to the centre line of 24th Avenue on the east side'.

B. That the portion of the cost of the project to be borne by the real property benefited thereby shall be borne proportionately in the same manner and on the same basis as originally provided for the project."

The City Manager RECOMMENDS that the foregoing be approved.

4. Recycling Pilot Project

The City Engineer reports as follows:

"A. BACKGROUND

On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects to evaluate the citizen participation, market stability and operational difficulties that could be expected if a long-term, City-wide recycling program were undertaken. The two pilot programs were:

i. Recycling Depot at Manitoba Works Yard to be operational for a twelve-month period.

ii. Collection of paper (mainly newspaper) in selected areas of the City for a four-month period.

The depot and collection programs both began in February, 1974, and on August 27, 1974, an interim report reviewing the recycling operations and recommending the continuation of the backyard paper recycling program until February, 1975, was approved by Council. On March 11, 1975, Council approved a further report recommending that:

1) The residential paper recycling program be discontinued due to the absence of a convenient recycling vehicle and a suitable paper market.

2) The Recycling Depot operation be continued for one year subject to the City Engineer making satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.

This report reviews the operation of the recycling depot since its establishment in February, 1974, and the further one year continuance authorized by Council in February, 1975, and recommends continuation of the recycling depot as the most effective and economic manner in which the City may participate in recycling.

Cont'd . . .

Clause 4 Cont'd

B. RECYCLING DEPOT OPERATION

$13,500 was appropriated for the establishment of a Recycling Depot at Manitoba Yard which was opened on February 25, 1974, and was to be operational for a one-year period. In order to minimize operational costs while maintaining supervision over the Depot, a management agreement was negotiated with a private business man familiar with recycling operations. The terms of this agreement provide for the supervision of the Depot in return for the revenue obtained from glass delivered to the Depot.

The depot costs and revenues from February 25, 1974, to December 31, 1975 are detailed as follows:

	Start Up Costs		Operating 1974		Operating 1975
CITY COSTS					
Initial costs for site preparation, storage shelters, labor, equipment & materials	$9,212		-		-
Advertising Costs	3,032		-		-
Operating Costs	-		$3,402		$8,192
Total Costs	$12,244		$3,402		$8,192
CITY REVENUE					
Paper	-	(522 tons)	$8,133	(595 tons)	$3,660
Aluminium	-	(2 tons)	$478	(1.6 tons)	$240
Ferrous metal	-	(104 tons)	$2,308	(116 tons)	$1,820
Total City Revenue	-		$10,919		$5,720
Appropriation	$13,500				
Net City Cost Balance or (deficit)	$1,256		$7,517		($2,470)
* Contractor's Revenue	-	(440 tons)	$8,170	(550 tons)	$11,000

* (glass revenue is paid directly to the depot manager under the terms of the management agreement.)

Estimated Depot Costs and Revenues for 1976 (January 1 - December 31 - based on an agreement similar to the current operating agreement).

i) Costs

- Depot maintenance	$500
- Advertising	$2,500
- Operating	$9,000
	$12,000

ii) Revenue

- Paper	600 tons	$3,000
- Aluminium	2 tons	$400
- Ferrous Metal	120 tons	$1,800
		$5,200

iii) Deficit (1976) $6,800

Cont'd . . .

Clause 4 Cont'd

The above 1976 estimate is submitted in budget form, however if the surplus from the initial start up appropriation, the surplus earned in 1974 and the deficit of 1975 are considered together, a net balance of $6,300 remains from previous years, which nearly offsets the $6,800 estimated 1976 deficit.

The dramatic increase in operating costs for 1975 as compared to 1974 was the result of the City having to assume the container rental and transportation costs that were previously paid for by Community Paper Recycling Ltd., and resulted in costs exceeding revenues by $2,470. Since the paper market is still in a depressed state and it does not appear that there will be a substantial recovery in 1976, the revenue and operating costs for 1976 should be similar to 1975, however $500 for some needed maintenance at the depot, and $2,500 for hand out advertisement, has been included in the 1976 cost estimate.

The contractor operating the recycling depot has agreed to continue the depot operation for another year on the same basis as previously.

The amount of recyclable material received in 1975, as compared to 1974, indicates that the recycling depot is receiving a stable citizen response and is most likely the most effective, economic manner in which the City may participate in recycling.

The City Engineer RECOMMENDS -

A. That the recycling depot operation at Manitoba Yard be continued until December 31, 1976, subject to the City Engineer negotiating satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.

B. Appropriations be provided under 8127/- in advance of the 1976 Budget approval as follows:

Operating Costs	$12,000
Revenue	$5,200 "

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

INFORMATION:

5. Refuse Collection from Strata Title Corporations and Co-operatives

The City Engineer reports as follows:

"At the council meeting of January 13, 1976, a communication from Conse-C Enterprises Ltd., Burnaby, was referred to the City Manager and City Engineer for report with respect to the policy of refuse collection from Strata Title Corporations and Co-operatives.

The letter stated that there are a number of inequities in the City's policy which did not provide the same services to Strata Title home-owners as are provided to other home-owners.

In a telephone conversation with Mr. Daem, president of Conse-C Enterprises, the inequities result from the following City requirements:

1. Sufficient regulation garbage receptacles, or City containers, must be available on the premises to contain a one-week volume of garbage from the premises.

2. The City will provide for one normal weekly collection only, additional collections and/or special requirements will be charged for as provided in the City of Vancouver Refuse By-law.

Attached is the previous report dated February 18, 1975, which sets out in more detail these conditions which were approved by Council.

Mr. Daem advised that one of the Strata Title Corporations administered by his company, i.e. Huntington Place, 1816 Haro Street, has not provided sufficient space for a one-week storage of refuse and, therefore requires more than one

Cont'd . . .

Clause 5 Cont'd

collection per week. Mr. Daem considers that the additional visits should be provided free because the building is entitled to 12 cubic yards of free removal per week, and they are providing space for only 6 cubic yards of storage. In the particular case which Mr. Daem has raised, and assuming that 12 cubic yards of garbage are generated per week and 2 additional 3 cubic yard containers are rented and space is made available for these, an additional $484 would be saved per year by Huntington Place if they took full advantage of the City's free dumping provision.

As noted in Item 2, the City provides for one free regular collection per week, any additional calls are charged for at by-law rates. If the philosophy was adopted that because a premises is entitled to a certain amount of free garbage collection weekly and this amount must be removed free by the City even though several calls per week are required to do so, because the building has not provided storage space, the added cost of collection would amount to a subsidy for those who have not or do not wish to provide adequate storage space.

It is estimated that the average additional cost, to divert a truck from its established route to make additional calls is $4.00 per instance, excluding the normal dumping and hauling costs. If this extra service is provided at no cost to Strata Title Corporations the ramifications could be serious in that approximately 65% of the Strata Title buildings currently being serviced are either paying for additional calls if sufficient storage is not provided for one week, or they have provided adequate storage in excess of the minimum sized container and require only one call per week. The remaining 35% find that the minimum size container, i.e. 2 cubic yards, is suitable for their needs when emptied once per week. With the anticipated number of Strata Title and Co-operative buildings expected to be serviced by the end of 1976, the minimum additional cost will be in the order of $35,000 per year, since the tendency would be to rent the smallest container available and request multiple calls per week, if the regulations were changed accordingly.

Mr. Daem also stated that he considered that garbage and refuse should be disposed of more frequently than once per week. Once per week collection is standard for residential collection; however, many commercial buildings require more frequent collections to suit their own needs, such as lack of adequate storage, this service is provided by all collectors including the City of Vancouver.

Multiple calls for garbage and refuse collection per week are available to all Strata Title Corporations, however, only one call per week is provided free."

The City Manager submits the above report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 280

A-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Cedar Cottage N.I.P. : Library Survey.

The Director of Planning and the Director of the Vancouver Public Library report as follows:

"In the community-wide questionnaire distributed by the Cedar Cottage Neighbourhood Improvement Program in August and September, 1974, a branch library in the area was rated as third priority (following Trout Lake clean-up and construction of a swimming pool). Since a Cedar Cottage Branch Library was included in both of the recent 5 Year Plan Plebiscites, the N.I.P. program did not give it serious consideration for funding. However, following voter rejection of the last 5 Year Plan proposal, a local library was discussed by the N.I.P. Committee and meetings were initiated with the Library Board. It was generally agreed that a library would be a suitable N.I.P. project and the N.I.P. Committee felt that funds could be reallocated from the Housing Account of the Cedar Cottage N.I.P. Program.

There is, however, some question as to the most appropriate location for a branch library. Possibilities mentioned to date include Knight/Kingsway area; the vicinity of the Grandview Community Centre; and the Broadway/Commercial intersection. Since establishing a branch library would take up to $150,000.00 of N.I.P. funds, the Cedar Cottage N.I.P. Committee would like assurance that the location gives maximum possible service to the N.I.P. area. As well, if a library at, say, Knight/Kingsway or Broadway/Commercial will serve only a small proportion of N.I.P. area residents, then it is questionable that N.I.P. funds should be appropriated at all. On its part, the Library Board would prefer a location that best serves the general area of the City of which Cedar Cottage is part.

It is proposed, therefore, that a survey be undertaken to give some indication re the best library location. Survey results would look at preferred locations considering (i) the N.I.P. area and (ii) the total area. The survey will be conducted by the research section of the Planning Department in conjunction with the Library Board and the N.I.P. Committee. Terms of Reference are attached.

C.M.H.C. have indicated their approval of N.I.P. funding for this survey. They point out, however, that allocation for the actual capital costs of a library may have to be pro rated (i.e. based on the estimated ratio of users from the N.I.P. area) if it appears to them that N.I.P. funds would otherwise be used to supply a general city or district facility, rather than an essentially neighbourhood facility. This survey would help in determining this factor.

If a library does go ahead as a N.I.P. project the on-going annual operating costs will total up to $150,000.00. Since this would be additional to the existing Library Board operating budget it would be appropriate that Council indicate approval in principle of the use of N.I.P. funds to establish a Cedar Cottage branch library prior to spending time and money on this type of survey.

.....2

Clause No. 1 Continued.

In its report of December 8, 1975 to the Finance and Administration Committee, the Special Committee to Review the 1976-1980 Capital Program noted in its Appendix that the Library Board has requested that funds be committed for branch libraries in 1978 and 1979 as part of the 1976-1980 "Pay As You Go" Capital Program. By utilizing N.I.P. funds the City would be able to establish a library in the Cedar Cottage area prior to 1978, without having to utilize the pay-as-you-go capital funding approach.

The Director of Planning and the Director of the Vancouver Public Library recommend:

1. That Council approve in principle the use of Cedar Cottage N.I.P. funds to establish a branch library in the Cedar Cottage area.

2. That Council authorize the appropriation of $1,500.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program to conduct a survey to aid in determining the best location for a Cedar Cottage Branch Library.

   Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	$750.00
Province	-	$375.00
City	-	$375.00"

The City Manager RECOMMENDS that the report of the Director of Planning and the Director of the Vancouver Public Library be approved.

2. Cedar Cottage N.I.P. Appropriation: Regulation Baseball Diamond on John Hendry Park.

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the Parks and Recreation Facilities of the area. One project that has been considered since the outset of the program is a regulation baseball diamond on John Hendry Park. The Parks Board has worked out a plan in conjunction with the Vancouver Little League and completed a cost estimate of $16,000.00. The estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

C.M.H.C. have concurred with this proposal.

The Director of Planning recommends that Council authorize the appropriation of $16,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for construction of a regulation baseball diamond on John Hendry Park.

Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	$8,000.00
Province	-	$4,000.00
City	-	$4,000.00"

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Lease to Kitsilano Area Child Care Society for Day Care.

The Director of Legal Services reports as follows:

"On September 16, 1975, City Council approved the Director of Planning's report which recommended that up to $59,300.00 of Neighbourhood Improvement Program funds be spent to purchase and furnish a portable day care centre for the Kitsilano Area Child Care Society and further that the site at 6th Avenue and Maple Street (Lots 14 and 15, Block 265, District Lot 526) be leased to the Society for a period of two years until March 11, 1978. On November 18, 1975, City Council authorized renewal of leases for an additional two years of various day care centre sites to the Provincial Government. Inadvertently the Kitsilano Child Care Society site at 6th Avenue and Maple Street was included within that recommendation.

Accordingly, it is now recommended that notwithstanding the earlier resolution of November 18, 1975, the Kitsilano Area Child Care Centre site together with the portable building to be purchased and furnished by the City from NIP funds be leased to the Kitsilano Area Child Care Society for a period of two years to commence when the building is ready for occupancy at an annual rent of $1.00 per year, such lease to be to the satisfaction of the Director of Permits and Licenses, the Supervisor of Property and Insurance and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

4. Ventilation Requirements - Pistol Range Public Safety Building.

The Director of Permits and Licenses reports as follows:

"The Public Safety Building was visited on January 8, 1976 by a Workers' Compensation Board Inspector. One of the requirements arising from the inspection was to improve the ventilation in the Pistol Range. The City Architect has had the problem investigated and reports that it can be rectified to the approval of the Workers' Compensation Board Inspector by upgrading the existing system and adding additional outlets. The estimate to do the work is as follows:

New Ductwork	$3,500
Ductwork Cleaning	800
Upgrade Fans	1,500
	$5,800

The Comptroller of Budgets advises that if Council approves the recommendations of this report, funds will be made available in the 1976 Departmental Budget.

It is recommended that Council approve the expenditure of funds in the amount of $5,800 in order that the above work may be carried out; funds to be provided in advance of the 1976 Departmental Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

.....4

5. Pedestrian Bridge across Richards Street, south of Cordova Street.

The Director of Legal Services reports as follows:

"The Engineering Department has received an application on behalf of the owners from Eng & Wright, Architects, for permission to construct a pedestrian bridge across Richards Street approximately 43 ft. south of Cordova Street between the old Eaton's building and the old Eaton's parkade on the east side of Richards Street. This new overpass will replace the existing bridge which connects the same two buildings. The new structure will be approximately 30 ft. above the street. The Planning Department approved the structure in principle on November 24, 1972.

Under the Encroachment By-law the annual rental is to be 50¢ per square foot or such other rent as recommended by the Supervisor of Property and Insurance and approved by Council. At 50¢ per square foot the annual rental would be $865.00, however, the Supervisor of Property and Insurance is of the opinion that a market value rent for this structure would be $3,850.00.

At the same time the owners of the building are refurbishing the old Eaton's parkade. To this end the City Planning Department has insisted that cladding be put on three sides of the building and the owners have indicated a willingness to comply with this requirement.

It is recommended that the City enter into an Encroachment Agreement with the owners of the property concerning the pedestrian bridge with the annual rental to be $3,850.00, such annual rental to be reviewed every two and one-half years subject to construction plans being satisfactory to the City Engineer, the Director of Planning and the City Building Inspector. Also the owner is to be taxed on the structure as if it were a real property improvement. The agreement is to provide for a one year notice of cancellation. Otherwise the agreement is to be to the satisfaction of the Director of Legal Services.

It is also recommended that the City enter into an encroachment agreement with the owner of the property concerning the cladding to be put on to the side of the old Eaton's parkade. Because the City requires this cladding, there is to be no annual charge under this agreement and there is to be a provision that the agreement cannot be cancelled by the City until the building is demolished. Otherwise the agreement is to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services be approved.

6. Deletion of Section 3(13) of the Zoning and Development By-law No. 3575

The Director of Planning reports as follows:

"At the Board of Variance meeting held on February 11, 1976, an Appellant appealing a decision of the Director of Planning stated that the Director of Planning could not approve an addition to a use listed in Section 2 of any District Schedule which was more than 30% of the original floor area according to Section 3, Subsection 13 of the Zoning and Development By-Law No. 3575. The Director of Planning had approved an addition which was 57% of the original floor area of a use listed in Section 2 of a District Schedule.

Clause #6 continued:

Section 3, Subsection 13 reads:

' 3(13) In any case where a Development Permit has been issued for a use listed in Section 2 of any District Schedules to this By-Law the Director of Planning may authorize the issuance of a Development Permit for an addition to such development, provided that the addition complies in all respects with the provisions of this by-law and does not exceed 30% of the gross floor area of the building authorized by the original Development Permit.'

Section 3, Subsection 13 was approved in 1966 at the time that the Technical Planning Board was still in existence. The Section granted the Director of Planning authority to allow an addition of up to 30% of the original floor area of a use listed in Section 2 of any District Schedule without having to have Development Permit Application approval from the Technical Planning Board. This was done to speed up the processing and approval of Development Permit Applications for additions to uses listed in Section 2 of every District Schedule. Those Development Permit Applications for additions which exceeded 30% of the original floor area were then considered for approval by the Technical Planning Board.

Council approved the abolition of the Technical Planning Board and vested the authority to approve or disapprove conditional uses (those listed in Section 2 of every District Schedule) in the Director of Planning. At the time that the Technical Planning Board was abolished and the Director of Planning was vested with the authority to approve or disapprove conditional uses, Section 3, Subsection 13 should also have been deleted thereby transferring the authority to approve additions which exceed 30% of the original floor areafrom the Technical Planning Board to the Director of Planning.

RECOMMENDATION: That Section 3, Subsection 13 of the Zoning and Development By-Law No. 3575 be deleted and be referred direct to Public Hearing after a report from the Vancouver City Planning Commission. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. 995 West 7th Avenue - Development Permit Application to Construct Townhouses

The Director of Planning reports as follows:

"Development Permit Application No. 72022 has been filed by Peter Reese, Architect, for Morris Investment Limited, to construct a three-storey townhouse development containing 14 dwelling units on this CRM-2 zoned site (100' x 120') located on the Fairview Slopes at the Northeast Corner of 7th Avenue and Oak Street.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, set-backs and height. (For detailed comparison, see attachment).

Clause #7 continued:

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on April 8, 1975 adopted interim control guidelines for Fairview Slopes. With respect to height, these guidelines included '.....generally not approve any development which exceeds the height of 35 feet, measured vertically above a hypothetical line connecting the north and south property lines, but in no case shall the height exceed 25 feet above the south property line'.

The development as proposed will be in conformity to the 35' height guidelines with the exception of two 10' x 10' towers which would be 42 feet high. The mean height of the building would be 25' above the southerly property line (the height would be 30.5' to the peak of the building).

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a three-storey townhouse development containing 14 dwelling units on this site, subject to the following conditions:

A. Prior to issuance of the Development Permit:

(a) Provision and location of garbage storage and pick-up areas to be first approved by the Director of Planning after consultation with the City Engineer and the Medical Health Officer.

(b) Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.

Clause #7 continued:

(c) All crossings are to be approved by the City Engineer.

(d) An undertaking is to be first submitted in writing to the satisfaction of the Director of Planning, indicating that all services including telephone, television (cable), electricity, etc., will be completely underground.

(e) Revised drawings are to be first submitted clearly indicating to the satisfaction of the Director of Planning:

(i) building grades and design elevations to be shown

(ii) overhead clearance height for the parking area at not less than 7 feet minimum to be shown

(iii) finished service access ramp and garage ramp to be clearly stated and that the ramp grades of not more than 10 percent for the first 20 feet and 12½ percent subsequently to be clearly shown on the drawings

(iv) locations and details of all underground parking ventilators to be shown

(v) entrance to parking garage to be widened to 20 feet minimum

(vi) off-street parking space located near the ramp to meet the requirements of Section 12(1)(b).

(vii) the northerly 10 feet of the site (Lots 19 and 20) to be first dedicated to the City for lane purposes and any necessary agreements to be first entered into with the City for use of this portion of the site so dedicated

(viii) no planting is to be made on future lane allowance. Any street planting to be first approved by the City Engineer, then covered by an agreement.

Z. All 25 off-street parking spaces are to be provided including surfacing, screening and curbing, in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-Law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All approved landscaping and treatment of the open portions of the site other than the off-street parking area as referred to in the preceding condition shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

D. All utilities, including telephone, television (cable) and electricity shall be completely underground."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

8. Neighbourhood Improvement Funds - Kitsilano
Appropriation - Kitsilano Showboat

The Director of Planning reports as follows:

"After Kitsilano was approved as a Neighbourhood Improvement Program Area in June of 1974; subsequently, City Council approved the Concept Plan in November 1974. At that time, $123,000 was allocated to parks and open space. The objective of this allocation is to provide additional park space and improve the existing open space.

On January 21, 1976, a representative of the Kitsilano Showboat Committee approached the Kitsilano Planning Committee with a request for Neighbourhood Improvement Program Funds.

Showboat, located by the Kitsilano Beach tidal pool, has long been a Kitsilano landmark. Operation of Showboat was once handled by the Kitsilano Chamber of Commerce, but has in recent years been taken over by a concerned group of citizens, the Kitsilano Showboat Committee. This Committee consists of approximately 15 persons.

The Area Planning staff and Planning Committee were advised that Showboat is in need of some minor repairs. Specifically, the floor of the stage is warping and a new paint job is needed. The Parks Board has estimated that it will take $2,500 to provide new plywood and asbestos tile for the dance floor on the stage and to provide the necessary paint. The Showboat Committee has volunteered to do all the necessary labour.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommend approval of the request. Central Mortgage and Housing Corporation was also advised of and concurred in the recommendation.

It is, therefore, RECOMMENDED that:

City Council approve the expenditure of $2,500 (two thousand five hundred dollars)from the Open Space account of the Kitsilano Neighbourhood Improvement Program Budget for the purpose of providing a new dance floor and repainting Kitsilano Showboat.

The funds are cost shared as follows:

Federal	$1,250.00
Provincial	625.00
City	625.00 ."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Public Information Meetings - Budget

The Director of Planning reports as follows:

"On September 23, 1975 City Council resolved that the guidelines contained in Appendix I be followed for holding Public Information Meetings concerned with rezoning applications prior to a Public Hearing being held. It was noted when the Planning Department's 1976 budget was being prepared that the costs incurred with holding these meetings should be included.

It is anticipated that the Planning Department will sponsor 12 Public Information Meetings dealing with rezonings during 1976. The budget therefore is based on sponsoring 12 meetings, and covers the cost of advertising, notification, room rental, staff overtime, and necessary equipment.

ADVERTISEMENTS

A display ad will be published in advance of a Public Information Meeting containing information on location of the proposed rezoning, who the applicant is, what form of development is proposed and, where and when the meeting will be held.

.....9

Clause #9 continued:

A display ad will be placed in both the Sun and Province for two days except when an area is served by a local newspaper, then the display ad will be published twice in the local paper and once in the Sun and Province. An average display ad is 3 columns by 5 inches and costs $180 per day or $360 for two days (average) in a local newspaper and $650 per day in both the Sun and Province or $1300 for two days. The display ad will include a small map of the area in question when necessary to more clearly identify the area.

$1,300 x 12 = $15,600

NOTIFICATION

On an average 400 letters are sent to an area at least two blocks in radius from the site applied to be rezoned. The cost of the letters, envelopes, and stamps is 10¢ per letter or $40 per 400 letters.

$40 x 12 = $480

ROOM RENTAL

The School Board rents rooms to the Planning Department based on the following fee schedule on a four-hour use period:

Secondary Auditorium - $80
Elementary Auditorium - $50

The average rental fee used in preparing this budget is $70.00 per meeting. This is arrived at by the fact that some meetings, when space is available, are held in Community Centres without charge under a free rental agreement.

$70 x 12 = $840

OVERTIME

A Planner 1 from the Zoning Division is present at the Public Information Meetings at approximately $12 per hour. The meetings usually are no longer than four hours, therefore four hours at $12 is $48.

$48 x 12 = $576

EQUIPMENT

The Public Information Meetings are held in the community, therefore equipment will be needed for presentation of material, (display boards, screens) as well as expenses not covered by room rental such as a sound system and operator, preparation of the room (setting and taking down chairs, display boards, etc.). The cost will depend upon what equipment is available at the location of a Public Information Meeting and what equipment we must rent. An average of $75 is allocated for such expenses.

$75 x 12 = $900

RECOMMENDATION:

That the budget for Public Information Meetings be approved as detailed below, before the 1976 budget is approved.

Advertisements	$15,600
Notification	480
Room Rental	840
Overtime	576
Equipment	900
TOTAL	$18,400."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved subject to review by the Budget Review Committee.

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CONSIDERATION

10. Merit Oil Company Ltd. Gasoline Stations - 2403 Granville Street and 500 Kingsway

The Director of Planning reports as follows:

"The City Clerk has received a letter from Merit Oil Co. Ltd. (Appendix 1) requesting that their gasoline stations at 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street be permitted to convert to self-serve operation.

Merit Oil Company Limited currently has 1 of the 3 or 33.3% of their gasoline stations in the City as self-service. If the conversion of these 2 gasoline stations were permitted, it would mean all 3 or 100% of Merit Oil Company's gasoline stations in the City would be self-service, exceeding City Council's limitation of 15%.

If these conversions are allowed, 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street should be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self service gasoline stations."

The City Manager submits the foregoing report for the CONSIDERATION of the City Council.

INFORMATION

11. Retention of Additions to the Dwelling at 5808 Crown Street

Mr. Graham B. Walker, Barrister and Solicitor, has requested to appear before Council as a delegation with respect to the retention of a roofed-over patio addition and a carport addition made to the rear of the above building without first obtaining the necessary permits.

The Director of Permits and Licenses and the Director of Planning report as follows:

"From Mr. Walker's submission it is evident that there is confusion with respect to the Building and Development Permits applied for and issued. The following is the chronological order of these:

On June 26, 1974 Development Permit No. 67014 was issued to construct a 12' x 23' roofed-over patio to the rear of the above building. This Development Permit validated the existing southerly flanking side yard of 7' (12' required) and relaxed the rear yard to 32' (35' required). The plans submitted by the applicant indicated a 32' rear yard would be maintained. It was later determined that this dimension was, in fact, 23'.

On June 27, 1974 Building Permit No. 70163 was issued for the addition. On September 4, 1974 the District Building Inspector reported that concrete column footings for the new patio had been poured prior to inspection. The report indicated that a rear yard of 23' was being maintained in lieu of the 32' as approved by the Development Permit. The Inspector further reported that a carport had been attached to the north side of the dwelling without first obtaining the necessary permits and that this carport also did not maintain the required side or rear yards. A "STOP WORK" card was given to Mrs. Rainaldi and she was advised not to proceed any further with the work.

Clause #11 continued:

The plans submitted by the applicant and forming part of Development Permit No. 67014 did not indicate the carport addition.

Notification was sent to the owner advising of the deficient yards and on October 30, 1974, a letter was received by the Department of Permits and Licenses, signed by a Mrs. Olga Rainaldi, advising that she did not wish to proceed with the addition at this time and that another set of drawings would be submitted at a later date. As a result of this letter, Building Permit No. 70163 was cancelled.

On May 27, 1975, an application signed by a B.A. Reid was made to the Board of Variance, Appeal No. 20174, for the retention of the carport maintaining a 6'-6" rear yard.

On June 4, 1975 the Board of Variance was advised that a 10' lane allowance was required at the rear of this site. The appeal was then laid over for the applicant to submit amended drawings indicating a minimum 10' rear yard and a minimum 2' northerly side yard - which would provide for the lane allowance and maintain the same side yard as provided by the existing structure.

Subsequently, on June 18, 1975, the Board of Variance allowed the appeal in accordance with the amended plans. The appeal before the Board of Variance at that time only referred to the carport addition and not the roofed-over patio addition.

The Zoning Planner, on June 19, 1975, advised the appellant, Mr. B.A. Reid, by letter of the decision of the Board of Variance and that he was required to obtain a Development Permit for the carport addition.

On April 21, 1975 a new Development Permit Application No. 69969 was filed by Mr. B.A. Reid, again requesting relaxation of the rear yard to construct the 12' x 23' roofed-over patio addition to the rear of the dwelling. The plans submitted with this Development Permit Application indicated a rear yard of 23' (35' required) and also the carport addition. The Director of Planning did not have the authority to approve the yard relaxations for the carport addition, therefore consideration of Development Permit Application No. 69969 was deferred pending the June 18, 1975 decision of the Board of Variance.

Subsequently, on June 30, 1975, the Director of Planning refused Development Permit Application No. 69969 as it was considered that there was insufficient peculiarity of site or development to warrant the relaxation of the required rear yard of 35' to 23'.

This decision of the Director of Planning was then appealed to the Board of Variance and on July 23, 1975 the Board of Variance disallowed the appeal and upheld the decision of the Director of Planning.

On December 5, 1975 an inspection was made of the building where it was found that the roofed-over patio addition that had been refused by both the Director of Planning and

Clause #11 continued:

the Board of Variance had been constructed and, further, that no permits have been applied for to alter the carport addition in accordance with the plans approved by the Board of Variance.

On December 15, 1975 a notice was sent to the owners requesting that the roofed-over patio addition be removed."

The City Manager submits the foregoing report of the Director of Permits and Licenses and the Director of Planning to Council for INFORMATION.

DELEGATION REQUEST: Mr. G. B. Walker

RECOMMENDATION

12. Public Meeting on the Rezoning of the C.P.R. Right-of-Way, Kitsilano Point

The Director of Planning reports as follows:

"BACKGROUND:

In June, 1975, Marathon Realty applied to rezone the vacant C.P.R. Right-of-Way on Kitsilano Point from the existing duplex zone (RT-2) to a comprehensive zone (CD-1) which would allow construction of townhouses. (Appendix A, for location). The proposal as put forward by Marathon consisted of developing a total of 31 condominium townhouse units on 9 of the 10 lots. The remaining lot was to be dedicated to the City for community use.

When City Council considered this rezoning application on November 4,1975, it was recommended to refer this application to a public hearing with the following generalized conditions to be applied:

USES:	- townhouses not to exceed 3 dwelling units on 7 of the lots and townhouses not to exceed 5 dwelling units on two of the lots. - a one-storey community centre.
FLOOR SPACE RATIO:	- not to exceed 1.25
HEIGHT:	- not to exceed 3 storeys nor 30 ft.
OFF-STREET PARKING:	- one space per dwelling unit

And also subject to the following:

(a) Detailed scheme of development to be approved by the Director of Planning.

(b) That Marathon Realty be required to pay all of the municipal share of undergrounding the B.C. Hydro pole line (approx. $33,000).

(c) That one lot be dedicated to the City for a community centre.

(d) That the City be given an easement for the sewer and 50% of the total sewer construction to be paid by Marathon.

Marathon has stated that they are not agreeable to these conditions and that they will withdraw their rezoning application if all of the above conditions are attached to the CD-1 zoning. Marathon has, however, suggested various options which they feel will be acceptable to them. These options were discussed recently at a public meeting.

Clause #12 continued:

PUBLIC MEETING:

A public meeting was held February 9, 1976 to discuss the various options for development of the Kitsilano Point Right-of-Way, as suggested by Marathon Realty. These are listed in Appendix B. The 45 people at the meeting included property owners on either side of the right-of-way, property owners along Creelman Avenue, and the Kitsilano Point Planning Committee, Alderman Bowers, the Kitsilano Area Planner and representatives of Marathon Realty.

The meeting indicated that residents were generally in favour of the townhouses proposed but were adamantly opposed to overhead wires being erected on Creelman Avenue. The majority of people at the meeting were in favour of Alternative B which would mean allowing Marathon to construct on all 10 of the lots, a total of 34 units and taking the value of one lot, approximately $60,000 to pay for the municipal share of undergrounding the wires, $33,000 and using the remainder for a neighbourhood project such as tree planting.

Subsequent to the Public Meeting, a letter was received by the Kitsilano Area Planner from Marathon Realty requesting that the rezoning application be reactivated. The conditions of the rezoning were also listed. A copy of the letter is attached as Appendix C.

From the Public Meeting a number of technical questions were raised with respect to the hydro lines. The City Engineer has provided additional information to the Planning Department regarding some of these queries, which are noted as follows:

A. Undergrounding of B. C. Hydro pole line

The proposed line on Creelman, whether overhead or underground, would be a similar size to the present line and therefore the one-third City share of the undergrounding cost is still estimated at $33,000.

B. C. Hydro is now preparing plans and will soon call for bids. In approximately one month we expect a more accurate estimate and a written commitment from B. C. Hydro to bear its third of the cost. Upon receipt of B. C. Hydro's estimate and commitment, and approval by City Council, application would be made to the Provincial Government for approval of the project under the Power and Telephone Line Beautification Fund Act. B. C. Hydro installation work would take four to six weeks after receipt of Government approval.

B. C. Telephone work could be done concurrently with B. C. Hydro work, assuming a suitable easement is provided on the right-of-way by Marathon Realty.

B. Sewer

As stated in the previous report to Council (October 31, 1975) the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50-50 basis, providing that Marathon Realty grants the City a permanent easement for a new sewer.

From the results of the Public Meeting it may be appropriate to refer this rezoning application to a Public Hearing with a revised set of conditions attached. However the proposed development of townhouses on all ten lots and the donation of the value of one lot to the community would not only change the conditions of the CD-1 By-law, but may be sufficient to change the recommendations of the City Planning Department and the Vancouver City Planning Commission.

It is, therefore, RECOMMENDED that:

City Council consider referring the application to rezone the Kitsilano Point right-of-way from RT-2 to CD-1 to a Public Hearing after a further report thereon by the City Planning Department and the Vancouver City Planning Commission on the proposed change of conditions to the CD-1 By-law."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 280-1

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Kiosk Operation for the Community Arts Council of Vancouver

The City Engineer reports as follows:

"In a letter dated November 21, 1975 (see attached), Mrs. Susan Lepage, President of the Community Arts Council of Vancouver, submits a proposal for use of a City-constructed prototype kiosk.

HISTORY

On February 11, 1975, when considering a report on Street Vending, City Council resolved, in part:

> 'that three kiosks be constructed by the City and sold to vendors to be used as prototypes by other vendors.'

The three prototypes were built and to date we have sold the two merchandise kiosks. Since all present food vendors operate from kiosks which have been permitted a relaxation from City design standards, we have the food prototype kiosk which we agree to make available to the Arts Council.

PRESENT STATUS

The Community Arts Council requests the use of this kiosk as an Arts Information Centre for tourists and local citizens. This Centre will offer information on artistic/cultural events throughout the City, such as supplying details on ticket purchases and directions to local functions. The proposed Centre will operate on a six-month trial basis from April 1 to October 1 this year and, if approved, the kiosk will be positioned in a central location on the Granville Mall.

The Arts Council is principally funded by Provincial Government grants. Mrs. Lepage advises, however, that these funds are limited and she is requesting City Council assistance in one of three ways. These are:

1) Free use and occupancy of the kiosk for the six-month trial period;
2) A token rental of the kiosk for the six-month trial period;
3) An outright grant of $2100 to cover the purchase of the kiosk.

The Arts Council proposal is a 6-month trial project, therefore, it would seem appropriate to sublet the kiosk for a token rental until such time as a more permanent arrangement can be finalized. This course is favoured by Mrs. Lepage.

The Director of Finance advises that there are sufficient funds available in the event Council wishes to approve alternative 3) which involves a grant of $2100. If elective 1) or 2) is chosen, the original revenue expected from sale of this kiosk will be deferred."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 281

FINANCE MATTERS

INFORMATION

1. Tender Awards

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

U.N. Habitat Conference Flags
Dental Equipment
Decorative Street Banners
Laundry Service
1600 Gallon Street Flusher
Road Marking Paint
Fork Lift Truck
Funeral Services for Deceased Indigents
Supply & Delivery of Waterworks Brass & Screwed Brass Fittings
Supply & Delivery of Copper Water Tube
Automatic Saw Tooth Grinding Machine
Lawn Tractors and Rotary Mower Attachments

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

RECOMMENDATION AND CONSIDERATION

2. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff could perform the work, and the estimated cost is $500.

I RECOMMEND that permission be given to install flags on the six flag islands, during the month of April 1976,and

I submit for COUNCIL'S CONSIDERATION the request from the Canadian Cancer Society for a GRANT from the City to cover the costs of installing and removing the flags (estimate $500)."

The City Manager RECOMMENDS approval of recommendation and submits the request for a grant for Council's CONSIDERATION.

CONSIDERATION

3. Greater Vancouver Convention and Visitor's Bureau - 1976 Grant Request

The Director of Finance reports as follows:

" The Greater Vancouver Convention and Visitors Bureau is requesting a civic grant of $137,000 for the 1976 fiscal year to help defray the costs of that part of their programme related to the servicing of Visitors. The City has, for the past 12 years, made an annual grant to this organization for this purpose.

Cont'd . . .

Clause #3 continued:

During the period 1964 through 1974 the annual civic grant was maintained at $100,000. In 1975, however, after an appeal to Council by the organization, the 1975 grant was increased to $125,000.

Enclosed as Appendix "A" is the Bureau's 1976 grant request together with their substantiating data."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

4. Renovations to City Hall

The Director of Permits and Licenses reports as follows:

"The sum of $140,000 was provisionally included in the 1975 Supplementary Capital Budget for improvements to the Printing Branch Shops and Offices and other renovation work required in the subground floor. As the plans for the Printing Branch were developed, it became apparent that the basic proposal was not providing for certain requirements and was not making the best use of the space. Also, the funds available proved to be insufficient to do everything necessary to complete renovation of the subground floor. The City Architect therefore decided to defer the work in the subground floor until all the previously approved programmes had been fully completed, and to submit new estimates at this time, including remaining renovation work required elsewhere in the building to complete the overall renovation program.

Several alternative plans for the Printing Division were studied and a revised scheme adopted which best meets the requirements within the restricted space available. The revised scheme involves more structural and plumbing alterations and a more elaborate mechanical ventilation system than was initially proposed. The Architect prepared working drawings on the basis of the revised scheme and obtained a quotation for the work from the Construction Management Contractor.

Detailed plans also were prepared for renovating the two public washrooms on the subground floor and two others on the third floor. Council has already approved funds for one of these to be altered for the use by the handicapped but the work was deferred until all four washrooms could be renovated at the same time. The revised estimates also include a minor alteration in the men's staff washroom on the third floor which will make it available for the handicapped.

Renovation of the public corridors and private elevator lobby on the subground floor, already partially completed but decorated on a temporary basis only during the construction period, can be completed by refinishing the existing wooden bases and applying vinyl wall covering to the walls. The existing floor tiles are in good condition and need not be replaced at this time.

Proposed improvements in the men's lunchroom include general redecoration of the walls and ceilings, improved lighting, removal of exposed ductwork and wiring, and new venetian blinds. It is proposed that the existing furnishings and floor tiles be retained.

Proposed improvements in the telephone exchange office include general redecoration of the walls and ceilings, installation of carpet, new window coverings, improved lighting, mirror and a notice board, also alteration of an existing partition.

Cont'd . . .

Clause #4 continued:

Previously approved minor alteration of the food storage section of the cafeteria kitchen, deferred pending implementation of the work on the Printing Branch, has been included in the Capital Estimates, which are as follows:

- Alteration and improvements in Printing Offices, Shops and Vault Area	$142,500
- Alteration and renovation of four washrooms	16,700
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000
- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Renovation of private elevator lobby and public corridors	9,200
- Miscellaneous expense, including permits and insurance premiums	2,300
TOTAL	$198,500

The Director of Finance advises that funds in the amount of $119,053 are available within the City Hall Renovations Budget, and an additional $79,447 would have to be provided in the 1976 Supplementary Capital Budget to carry out the total program of $198,500 to complete the renovations program in the City Hall. The original provision of $140,000 in the 1975 Supplementary Capital Budget for the recommended work in the subground floor was reduced by $20,947 due to increased costs incurred in completing the third floor improvements ($8,027) and renovation of all other areas (Phases I - III) for which the final cost exceeded the appropriations by $12,920.

It is recommended:

(a) That Council approve the foregoing proposals and estimates for completion of the City Hall Renovation Program.

(b) That the necessary additional funds be provided in the 1976 Supplementary Capital Budget.

(c) That the quotations received from the Construction Management Contractor (Allan & Viner Limited) for alteration of the Printing and Vault Areas and the public washrooms be accepted, and the Director of Permits and Licenses be authorized to proceed with the work, on the basis of cost plus a monthly fee of $5,560 for managing and supervising the work, including the services of a full time superintendent on the site."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

5. Body Rub Parlour By-law

The Director of Legal Services reports as follows:

"I was earlier instructed to attempt to draw a by-law to give Council control over the operation of body rub parlours.

Action has been delayed because there was an indication by the former Attorney-General that there would be legislation passed to ensure that local Councils had adequate power to

Cont'd

Clause #5 continued:

deal with them. After Mr. Gardom took office as the new Attorney-General, I enquired of him whether the new Government intended to enact any special legislation and was informed that there were no plans at present to introduce any legislative changes. I am therefore limited to using the licensing powers contained in the Vancouver Charter.

I am recommending to Council that the License By-law be amended to include definitions of these premises and also add an entire new section setting out the regulations which must be observed. A copy of the proposed by-law, setting out these regulations is attached.

In preparing these in conjunction with the Director of Permits and Licenses, by-laws and ordinances of several other cities, both Canadian and American, were considered.

If, after studying the by-law, Council wishes to proceed to adopt such a by-law as presented or amended, as the case may be, I recommend that I be instructed to bring the by-law forward for formal enactment."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 282

PROPERTY MATTERS

RECOMMENDATION

1. City-Owned Portion of Lot C of 5-15
   Block 240, D.L. 526
   - Situated 1500 Block West 3rd Avenue Under
   4th Avenue ramp to Granville Bridge

The Supervisor of Property & Insurance reports as follows:-

"The above property was leased by way of assignment to Dan MacLures' Taxi (1963) Ltd. for twenty years at a rental of $140.00 per month, plus taxes.

The lease expires on April 30th, 1976, and the principals of MacLures Cab Ltd., Thomas Montgomery and Beverly W. Hall have requested a renewal and transfer of lessee from Dan MacLures' Taxi (1963) Ltd. to their name. The City Engineer has no objection to renewal.

The area comprises approximately 10,000 sq. ft. and has been improved by the lessee with a gasoline pump and blacktop. It is used in conjunction with the lessee's adjoining land as a taxi cab terminal.

After negotiation, the lessees have agreed as follows:-

Use - Taxi Cab Terminal

Term - 20 years from May 1st, 1976

Cancellation by City - on 12 month's notice at any time after the first five years

Rent - For first 2½ years $282.00 per month, plus 1/12th annual taxes as if levied.

Rental Review - Every 2½ years and to be market rental value of 40 parking places less 20% for expense. Rental to be charged on basis of flat rate, plus taxes.

Liability - Lessee to hold City harmless for loss or damage caused by objects falling off Granville Bridge or ramps.

Lessee to insure the City against loss caused by Fire

Restrictions - Lessee to temporarily vacate area if required by the City Engineer.

By-laws - Lessee to obey all City By-laws.

Condition - Lessee to keep property in a clean and tidy condition and to restore the property to a condition satisfactory to the City Engineer within 90 days of the last day of occupancy.

Agreement - Satisfactory to the Director of Legal Services and to be drawn in the names of Thomas Montgomery and Beverly W. Hall as requested by MacLures' Cabs Ltd.

The Supervisor of Property & Insurance is of the opinion that the suggested rent is realistic.

RECOMMENDED That this property be leased to Thomas Montgomery & Beverly W. Hall, subject to the foregoing condition."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

CONSIDERATION AND RECOMMENDATION

2. Minaki Lodge, 1138 Nelson Street
Lease arrangements and Cost Estimates

The Supervisor of Property and Insurance reports as follows:

"City Council recognizing the special problems regarding relocation of the remaining 25 tenants in Minaki Lodge, passed the following motion on September 16, 1975:

> 'That subject to School Board and Park Board approval, Council rescind its motion of June 24, 1975, with regard to Minaki Lodge and that the Lodge be leased to Loomis Holdings to continue their management until a suitable alternate is provided elsewhere'.

Subsequently, School and Park Board representatives indicated their approval of this arrangement.

Later, on September 23, 1975, City Council resolved that the lease to Loomis Holdings be reviewed in two years from September 23, 1975.

Then on December 9, 1975, City Council after considering a report of the City Manager dated November 28, 1975, and after hearing a delegation from Loomis Holdings Ltd. recommended as follows:

> 'That the Supervisor of Property and Insurance report back on the minimum amount required to operate this building on a two-year lease basis with an option to renew for a further one-year; not necessarily bringing the building up to By-Law standards'.

Preliminary estimates shown in the report of December 9, 1975, indicated the following costs:

Mandatory repairs and maintenance pursuant to City By-Laws	$66,700.00
Optional repairs and maintenance requested by Minaki Lodge	$23,000.00
	$89,700.00

Contractors' estimates have now been received on all items required to bring Minaki Lodge up to minimum By-Law standards as follows:

Fire By-Law requirements	$26,048.75
Health By-Law requirements	5,048.40
	$31,097.15
In addition it is estimated $22,000.00 will be required to be expended by the City as required for minimum necessary repairs and maintenance	$22,000.00
	$53,097.15

The $22,000.00 estimate covers required repairs and maintenance for such items as:

> roof and eavetrough repairs, general carpentry, heating repairs, plumbing, stair elevator, chimney and bedding, in an amount of $10,700.00, plus an estimated sum of $11,300 for electrical, if ordered to bring the building up to the Electrical By-Laws,

Clause #2 (Cont'd)

Attached for Council's information are copies of letter dated November 4, 1975, from the Fire Warden and memo of December 30, 1975, from the Health Department.

Therefore:

The matter of bringing the building up to minimum Fire, Health and Electrical By-Law standards (in light of its limited life) is placed before Council for its consideration and determination.

The Comptroller of Budgets advises as follows:

- Fire By-Law requirements to be chargeable to Account Code 447/1201 and
- Other mandatory By-Law requirements to be chargeable to Contingency Reserve.
- All normal maintenance to be charged to Sundry Rental Account 9407/182.

The City Manager submits the above estimates to Council for CONSIDERATION and RECOMMENDS approval of the following recommendations of the Supervisor of Property and Insurance:-

(a) City to grant Loomis Holdings Ltd. a two-year lease of 1138 Nelson Street, Lot 5, Block 22, D.L. 185, from January 1, 1976, with an option to renew for a further one year at a monthly rental of $1,000.00. Lease to contain a proviso that Loomis Holdings Ltd. will give the City vacant possession of the premises at the end of the lease term or one year renewal and that Loomis Holdings Ltd. will be responsible for the payment of all moving costs. It is noted that by letter dated November 4, 1975, the School Board agreed to the above lease proposal.

(b) City to grant Loomis Holdings Ltd. a lease of adjoining 1130 Nelson Street, Lot 4, Block 22, D.L. 185, for the same term as Minaki Lodge at the current monthly rental of $89.59 which is controlled by the Landlord and Tenant Act. This adjoining property to the east is required to house the administrative staff of Minaki Lodge so that they can be on immediate call in case of emergencies.

INFORMATION

3. DEMOLITIONS

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
2625 Yale St. Lot A of Lots 138 to 155, Town of Hastings Suburban Lands	Civic Purposes (Juvenile Detention Home)	Johnston & McKinnon Demolitions Ltd.	$23,395.00	8477/401
1115 Comox Street W.½ of 19, Blk. 22, D.L. 185	Nelson Park Site	Litchfield Bulldozing & Demolition Ltd.	$ 1,035.00	4189/
5519 Melbourne St. Lot 23, Blk. 7, D.L.'s 36 & 49	Non-Market Family Housing	George Muys	$ 550.00	4952/807

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

....4

RECOMMENDATION

4. Acquisition of
2780 S.E. Marine Drive

The Supervisor of Property & Insurance reports as follows:-

"The above property, (2780 S.E. Marine Drive), which is located on the south side of S.E. Marine Drive, west of Jellicoe Street has been offered for sale to the City of Vancouver. The property abuts a City-owned lot legally described as East half of Block 66.

This property comprises a large parcel, 159 feet by 381 feet ±, having an area of approximately 1.41 acres, and is zoned C.D.1. The adjoining City lot has an area of 1.38 acres, assembled with above property would provide a marketable industrial site of 2.79 acres. CD -1 zoning in this area permits Industrial development.

Following negotiations with the owners, they are prepared to sell for the sum of $271,385.00 as of February 29, 1976.

The Property Endowment Fund Board has reviewed this proposal and resolved that the purchase be taken to Council for ratification.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire the property legally described as West half of Block 66, D.L. 258 & 329, for the sum of $271,385.00 on the foregoing basis, chargeable to Code No. 4749/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Acquisition for Non-Market Housing
Kitsilano Area, 1850, 1852, 1856
West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"On August 12, 1975, City Council, "In Camera", approved the report of the Standing Committee of Council on Housing and Environment dated June 25, 1975, respecting Arbutus-Burrard Connector Lands. This report recommended under Item "A", 'that it be established as a policy, the City acquire the necessary lands in Blocks 266 and 267, as passed by Council's Resolution on May 6, 1975. Because of the shortage of funds, purchases could not be proceeded with without further reports to Council.'

It is noted that in Block 267, four privately-owned parcels remain to be acquired to give the City ownership of all RM-3A lands in this block.

In this regard, the owner of Parcel "A" of Lots 5, 16 and 17, Block 267, D.L. 526, Plan 590, 1850, 1852 and 1856 West 5th Avenue has agreed to sell her property to the City. This is one of the four privately owned parcels referred to in the previous paragraph.

....5

Clause #5 (Cont'd)

This consolidated site containing a total of 7400 square feet and zoned RM-3A is composed of three parcels. The first parcel fronting on 5th Avenue measuring 10' X 120' provides access to two 62' X 50' parcels at the rear abutting the Railway Right-of-Way.

The two 62' X 50' parcels are improved with three dwellings, a workshop and a shed, all erected in 1908.

1850 West 5th Avenue is the principal dwelling being a 1½ storey, non-basement, frame structure with a main floor area of 1850 square feet. This improvement contains seven rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by a gas-fired, automatic furnace.

1852 West 5th Avenue is a one storey, non-basement, frame structure with a main floor area of 480 square feet. This dwelling contains three rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation, and is heated by a gas-fired, wall space heater.

1856 West 5th Avenue is a one storey, non-basement, frame structure with a main floor area of 524 square feet. This dwelling contains four rooms, has four plumbing fixtures, a patent shingle roof, wood siding exterior, concrete foundation and is heated by a gas-fired, wall space heater.

These three residences are in fairly good condition for age and type and are all currently rented to relatives of the owner at a total monthly rental of $400.00.

The workshop measuring 16' X 15' contains a gas heater and is served with electric power. This improvement is in good condition.

Condition of the small shed (14' X 8') is poor.

Following negotiations with the owner's solicitor, he has advised that his client is prepared to sell for the sum of $109,525.00 as of February 29, 1976. This price is considered to be fair and equitable and representative of market value in the area and is endorsed by the Central Mortgage and Housing Corporation. It is proposed to continue renting these dwellings on a month-to-month basis until the land is required for housing development, at which time the dwellings will be demolished.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of $109,525.00 on the foregoing basis, chargeable to Kitsilano Neighbourhood Improvement Program, Implementation Fund Account # 810/605."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

6. 517 Hamilton Street
Renovations to Second Floor

The Supervisor of Property & Insurance on the instructions of the Property Endowment Fund Board reports as follows:-

"In 1969 the City leased the main floor of 517 Hamilton Street for 10 years for Social Service Department purposes.

On May 1st, 1973, Council, "In Camera", authorized the Supervisor of Property and Insurance to negotiate for possible purchase of the property. In November 1973 City Council authorized the purchase of the building. Prior to the acquisition, on April 30, 1973, Council instructed the Supervisor of Property and Insurance to acquire the lease of the 2nd floor (used as a hotel) to eliminate disruption of City staff on the ground floor. The lease was acquired and the occupants of the 2nd floor were given Notice to Vacate.

The second floor has remained vacant since that time. The main floor was subsequently vacated by the Provincial Government. In September, 1975, Council approved funds for the improvement of the main floor to accommodate City staff, and Construction and Maintenance Division will shortly be in a position to proceed with these improvements.

The Property Endowment Fund Board, on December 5th, 1975, in reviewing this property, requested that estimates be obtained on the cost of alterations and renovations to permit the 2nd floor to be operated as a hostel. The Construction and Maintenance Division advised that the beam system carrying the 2nd floor is inadequate and new beams must be installed if the 2nd floor is to be used again; it will be necessary to provide a secondary means of egress; and further that development of the 2nd floor at a later date would be more costly as many services for the second floor are in the floor/ceiling system, necessitating installation from the first floor.

Several alternative schemes and estimates were prepared by the Construction and Maintenance Division. The Property Endowment Fund Board examined these schemes and recommended, because of apparent shortage of hostel accommodations in this area, that the City proceed with renovations to provide 23 sleeping rooms at minimal standard, cost of these renovations to be $124,000.00. In addition to this, $11,500.00 will be required for furnishings. Central Mortgage and Housing Corporation have indicated that there should be no problem in obtaining R.R.A.P. Funds from the Federal Government provided that the hostel is operated by the City of Vancouver Non-profit Corporation.

Because of the apparent shortage of hostel accommodations in this area, it is
RECOMMENDED that approval be given for the Construction and Maintenance Division to proceed with plans to alter the second floor of 517 Hamilton Street to provide 23 sleeping rooms at minimal standards and that funds totalling $135,500.00 be provided through the Property Endowment Fund and further that application be made to Central Mortgage and Housing Corporation for funding under R.R.A.P."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

INFORMATION

7. Tenders for Properties - Langara Lands and Enclave One, Champlain Heights

The Supervisor of Property and Insurance and the Director of Planning report as follows:

"Enclave I - Champlain Heights

Tenders for Sites One and Three in Langara and for Enclave One in Champlain Heights were opened at 9:30 A.M. February 9, 1976. No tenders were received for Enclave One Champlain Heights.

Langara Sites

One tender, from Nu-West Development Corporation, was received for the two Langara Sites. However, the information that the City requested be provided with offers to purchase, such as site lay-out, plans, elevations perspective sketches, schedules of areas and calculations etc. was not submitted and the proposal basically is a suggestion that the guidelines set by Council and the conditions for this site under the CD-1 zoning be changed.

The Langara housing concepts were developed after a long process of work with consultants and a Citizen Committee. The Consultants' proposals for the family housing emphasized low height and ground coverage and the density recommended was 12.5 units per net acre. Subsequent Council actions raised these figures to 16 on Lot 1 and 15 on Lot 3. The proposal is for 30 units per acre.

While a development at about twice the number of units per acre than presently approved, might be possible within, or not significantly above, the floor space ratio applicable to Lots 1 and 3, through introduction of smaller units throughout and lowering the proportions of the larger units, it would obviously result in a much more intensive development and greater numbers of residents than originally contemplated.

Under the present zoning and approved conditions of development for these two sites, the proposal submitted by Nu-West Development Corporation is not acceptable. If consideration is given to changing the guidelines, as suggested in the submission primarily by increasing the number of units per acre, other developers would undoubtedly be interested.

In normal situations when a call for tenders on City lands does not produce an acceptable bid at the time of opening the tenders, the lands have remained on the market and bids received by the Supervisor of Property and Insurance. This is a policy approved by Council. The above sites will be handled in this manner unless Council wishes to take other action."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance and the Director of Planning to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 283

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

February 5, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, February 5, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

RECOMMENDATIONS:

1. Residential Rehabilitation Assistance Program

On December 9, 1975, Council approved a recommendation of the Standing Committee on Housing and Environment that representation be made to the Federal Government to request rehabilitation grants and loans be extended to owners of buildings providing hostel units other than non-profit organizations.

The Chairman advised that he had received a communication dated January 27, 1976, from the Program Director of Neighbourhood and Residential Improvement, C.M.H.C., Ottawa, acknowledging Council's concern and stating that a number of possible methods of making loan monies available to private hostel and rooming house owners had been examined by his division but it was impossible to circumvent Section 341 (1) (b) of the National Housing Act which limited C.M.H.C. lending to the owner of a family housing unit or of housing accommodation of the hostel or dormitory type for the purpose of assisting in the repair, rehabilitation, and improvement thereof where the owner is a non-profit corporation as defined in Section 15.1(3) and described in Section 15.1(2).

The Chairman also made reference to communications in support of Council's decision received from Arthur Lee, M.P. for Vancouver East, and Downtown Eastside Residents' Association.

Ms. Libby Davies expressed D.E.R.A.'s concern and advised that many owners were in favour of upgrading their premises but could not afford to do so without financial assistance. Some were being threatened with prosecution.

Following discussion, it was

RECOMMENDED,

A. THAT the Downtown Eastside Residents' Association submit to the Standing Committee on Housing and Environment for further consideration a list of premises in the downtown core area suitable for rehabilitation, together with the number of rooms and the names and addresses of owners and lessees.

FURTHER THAT pending prosecutions relating to premises on D.E.R.A.'s list be delayed where appropriate.

2. Secondary Suites Plebiscite

Consideration was given to the Manager's Report dated February 4, 1976, in which the Director of Planning reported on plebiscites on secondary suites which, as a result of Council's instruction of January 17, 1975, had been carried out in sub-areas of RS-1 zones of Kitsilano, Cedar Cottage, and Grandview-Woodlands. Residents had been

Cont'd . . .

Clause 2 Cont'd

asked if they were in favour of additional accommodation (one family dwelling unit plus one self-contained suite).

The results were summarized as follows:

	Eligible Voters	Voter Response	Positive Response
Cedar Cottage 1	37	40.54%	73.33%
Cedar Cottage 2	227	42.73%	67.37%
Cedar Cottage 3	176	43.75%	78.95%
Cedar Cottage 4	304	48.03%	64.75%
Cedar Cottage Overall	744	45.03%	69.23%
Grandview-Woodland 1	529	47.26%	59.41%
Grandview-Woodland 2	265	42.64%	37.84%
Grandview-Woodland 3	484	51.24%	49.59%
Grandview-Woodland Overall	1278	47.81%	51.35%
Kitsilano 1	142	63.38%	46.51%
Kitsilano 2	141	53.19%	72.00%
Kitsilano 3	448	63.62%	41.22%
Kitsilano 4	304	57.24%	44.12%
Kitsilano 5	811	63.13%	33.95%
Kitsilano 6	176	51.14%	42.70%
Kitsilano 7	368	63.04%	42.92%
Kitsilano Overall	2390	61.00%	41.37%."

The Director of Planning advised that the Planning Department would be reporting to the Standing Committee on Planning and Development with detailed recommendations for each of the three local areas, concerning a policy towards secondary suites.

Following discussion, it was

RECOMMENDED,

A. THAT the Planning Department be instructed to explore rezoning to permit secondary suites in the following areas:

1. all of Cedar Cottage
2. Area I of Grandview-Woodlands
3. Area II of Kitsilano

and report back to the Standing Committee on Housing and Environment on rezoning recommendations.

B. THAT the Manager's Report dated February 4, 1976, be received.

3. 1934 Barclay Street

Alderman Bird referred to the condition of a vacant house at 1934 Barclay Street which he had observed during a recent tour of the West End.

It was,

RECOMMENDED,

THAT the owner of 1934 Barclay Street be requested to appear before the Standing Committee on Housing and Environment to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the owners of such premises to renovate same under the provisions of the Standards of Maintenance By-law.

Cont'd . . .

INFORMATION:

4. Site at Second Avenue and Wallace

The presence of representatives from Penta Housing Co-operative and Dunbar Village Co-operative was acknowledged and reference was made to their letter dated January 28, 1976, (circulated), requesting a meeting to discuss land costs. The delegation was advised a meeting would take place in the community on Monday, February 9, 1976, and therefore, it was

RESOLVED,

THAT the communication from the Penta and Dunbar Village Housing Co-operatives be referred to City staff for study and preliminary discussion.

The meeting adjourned to reconvene "In Camera"

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FOR COUNCIL ACTION SEE PAGE(S) 284

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

FEBRUARY 5, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 5, 1976 at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Proposed Pub - 6069 West Boulevard

The Committee had before it for consideration a memorandum dated 19th January 1976 from the City Clerk which advised as follows:

"On October 7, 1975 the Council instructed a pub plebiscite be held in connection with the application to operate a pub at 6069 West Boulevard. This was confirmed by resolution of Council on December 9, 1975.

Enclosed is a communication from Mrs. C. M. Murphy (circulated) advising of withdrawal of their application for a pub at this particular location.

In view of this information, I would recommend no further action be taken to proceed with this pub plebiscite."

The City Clerk, Mr. D. H. Little, appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT no further action be taken to proceed with a pub plebiscite on the application of Mr. and Mrs. D. Murphy to operate a neighbourhood pub at 6069 West Boulevard.

INFORMATION

2. Juveniles in Licensed Cabarets

The Committee, at its meeting on 27th November 1975, resolved

a) THAT the Committee request the Police Department and City Centre Youth Resources to prepare a joint report to the Committee on the operation of the Seymour Street cabaret known as Faces;

Continued on Page 2. . . .

Clause No. 2 Continued

b) THAT the Director of Permits and Licenses, in consultation with the Police Department, prepare a report to the Community Services Committee on City establishments which are licensed to sell identification cards; such report to include what methods such establishments take to establish the true age and identify of a customer before issuing them with an identification card.

The Committee had before it for consideration a Manager's report dated 23rd January 1976 (copy circulated) on Juveniles in Licensed Cabarets and a letter dated 29th December 1975 from Deputy Chief Constable R. B. Cray (copy circulated) which advised that the only record of a juvenile being found in the Faces Cabaret at 795 Seymour Street was the case of the 15-year old girl which the Committee had previously discussed.

The Director of Permits & Licenses and representatives of the Police Department appeared before the Committee on this matter.

The Chairman noted that when certain beer parlours consistently broke Liquor Administration Branch and City regulations, the Committee recommended business licenses be suspended and Council supported this action. A similar approach to cabarets would be a much more effective and expeditious way to deal with problem cabarets than through the criminal process.

A representative of the Police Department told the Committee the police have been finding "a lot of people under 19" in downtown area cabarets and that many of these cabarets are not checking customers for proper identification. The police spokesman, on the matter of false ID cards, told the Committee these are cards with the bearer's name, photograph, age, height, weight and address on them and businesses which produce them will do so for anyone who brings in a birth certificate. The policeman pointed out, however, that anyone could borrow someone else's birth certificate and obtain these ID cards.

The policeman added that while these cards are not acceptable identification under Liquor Administration Branch regulations, many clubs do accept them. The Committee noted the following from the Manager's report dated 23rd January 1976:

"The Liquor Administration Branch advise that all applicants for liquor licenses are informed that the only identification acceptable to them are:

1. Valid drivers license
2. Passport
3. B.C. Identification card issued by the Motor Vehicle Branch
4. Naturalization Certificate

All the above have a photograph of the person to whom it is issued.

The Liquor Administration Board also advise that an order was issued to all operators of cabarets on November 21, 1975, which reads as follows.

"1. That the licencee shall not permit any minor persons to be on the licenced premises during the hours that the premises are being operated as a cabaret.

2. That adequate door control is provided and maintained during the time that the premises are being operated as a cabaret to ensure that no minor persons are permitted to enter the licenced establishment." "

Continued on Page 3. . .

Clause No. 2 Continued

"The instructions issued by the Liquor Administration Branch places the onus, of determining whether or not a person is nineteen years of age or over, entirely on the operator of premises licensed to sell liquor. If the operators of these premises fail to follow the guidelines as explained to them, they are faced with the possibility of having their license suspended by either the City or the Liquor Administration Branch."

The Director of Permits & Licenses advised that if customers in cabarets are not 19 years or older and do not have proper ID cards, then he could suspend their business licenses.

During discussion of the Faces Cabaret, the Committee was told by the police that this club operates on weekends, opening at midnight with a banquet liquor permit and customers bring their own liquor.

Following discussion, it was

RESOLVED

THAT the Police Department be requested to file regular reports with the City Director of Permits & Licenses on licensed cabarets where juveniles are being found, and that the Director of Permits & Licenses then report this information to the Community Services Committee which will consider suspension of the business licenses of such cabarets;

FURTHER THAT the Director of Permits & Licenses report to the Community Services Committee on why the Faces Cabaret at 795 Seymour Street is permitted to operate in a unique manner, using banquet permits, unlike all other cabarets in the downtown area.

RECOMMENDATION

3. Juvenile Detention Facility

The Committee had before it for consideration the 1975 annual report from the Vancouver Family Court Committee (copy circulated) which advised that the Provincial Government's current plans to use Willingdon School as a remand and assessment centre for juveniles have been consistently advocated by the Family Court Committee and that pressure being exercised by those wishing to convert the institution to their own uses or those who do not want a correctional facility in their community be resisted.

Appearing before the Committee for a general discussion on this matter were Mrs. Valerie Meredith, Mrs. Helen McRae and Mr. Anthony Mears of the Vancouver Family Court Committee and the Attorney-General's delegate, Judge Harold Keenlyside, Chairman of the Family and Children's Court Services, with other members of Family and Children's Court Services team of the Attorney-General's Department.

Mrs. Meredith told the Committee the Family Court Committee was appearing before the Community Services Committee to seek support from the City that a remand and assessment centre be established at Willingdon, that the facility was designed for such use, and that if it is not instituted now, it could be years before a new and proper juvenile detention facility is established to serve the Lower Mainland.

Continued on Page 4. . . .

Clause No. 3 Continued

There ensued a wide-ranging discussion on problems at Family and Juvenile courts and the recommendations listed in the 1975 report of the Family Court Committee which are as follows:

a) The probation staff be increased.

b) The present one month appeal period in consent orders be increased to six months.

c) The Family and Juvenile Court Judges, prosecutors, and administrators be independent of the Criminal Division.

d) Cases be scheduled more realistically and that appointments for the hearing of cases be experimented with.

e) Facilities for the comfort and convenience of families (particularly with regard to refreshments) be expanded.

f) There be an information officer who would meet persons and inform them as to procedure and when their cases will be heard.

g) Instead of prosecutors associated with the Criminal Division, there be a Child Welfare Counsel and staff whose ideology is consistent with "the prevention concept of child care" rather than the "crime-responsibility concept" which exists presently.

The desire was expressed by the Family Court Committee that Judges and prosecutors should not be switched back and forth from Family and Juvenile Courts to Criminal Courts; that they should be assigned for at least one year to Family and Juvenile Courts.

Concern was also expressed over the scheduling of cases and how persons often are required to wait half a day or more for a particular court case. Judge Keenlyside replied it is nearly impossible to determine how long cases will take, thus making scheduling difficult, but that he would discuss this matter with those directly involved.

It was the feeling of the Committee that Family and Juvenile Courts do need improvement and that the concerns of the Family Court Committee should be forwarded to Victoria. It was also felt the Family Court Committee should appear more often before the Community Services Committee of Council.

Following discussion, it was

RECOMMENDED

THAT Council endorse the use of Willingdon School as a remand and assessment centre for juveniles;

FURTHER THAT a Committee be appointed by Council to meet with the Attorney-General in Victoria to outline the Vancouver Family Court Committee's concerns over Family and Juvenile Courts and urge an upgrading of facilities and methods of operation, including a recommendation that Family and Juvenile Court Judges, prosecutors and administrators be independent of the Criminal Division and be assigned to Family and Juvenile court work for a period of at least one year.

The meeting adjourned at approximately 4:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 284-5

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

February 5, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 5, 1976 at approximately 3.35 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt
CLERK:	M. L. Cross

INFORMATION

1. Annual Review of the Planning Department's Work Program.

The Committee agreed to defer consideration of this item to a later meeting when there would be sufficient time for a presentation by the Department and for discussion Tuesday, February 17, 1976 at 2.00 p.m. was suggested.

RESOLVED

That this item be deferred for consideration by the Committee on February 17, 1976.

RECOMMENDATION

2. Harbour Park Developer Proposal: Progress Report.

The Committee considered a report dated January 23, 1976 which the City Manager submitted to the Committee for Information. In the report the Director of Planning describes the development:

PROJECT DESCRIPTION

Two towers, 11 and 12 storeys, terraced backwards on the northeast facade, are proposed. These are linked by a 5-storey "V" structure. All floors above the ground floor (level 118 , Georgia Street level) are now for residential use solely. This provides approximately 240 apartments with an average floor area of 1200 square feet, ranging from 850 square feet to 2,000 square feet. Various amenities are provided, also on these levels, for the residents.

No commercial office component is now being considered for this development at any level.

The Georgia Street level ground floor includes a large plaza plus the majority of the retail/commercial space; the remainder of the retail/commercial use is to be located along the northern (waterfront) face of the building at the waterfront walk grade (level 101). An east/west right-of-way has been provided behind (south of) this lower retail/commercial space. Parking for 270 vehicles plus loading and unloading, and garbage pick-up facilities, are provided at the same level (101). Above this parking area, a mezzanine level (109) has been introduced (from the southern boundary of the structure to the right-of-way) to provide parking for approximately 180 vehicles. (Total parking 270 plus 180 = 450.)

.....2

Clause No. 2 Continued.

SUMMARY OF USES

Of the 420,000 sq. ft. allowable floor area, approximately 350,000 (85%) will be for residential and associated purposes. The remainder will be for retail/commercial use located on the main ground floor level (the Georgia Street level) with some on the waterfront walk level.

PARKING

Of the approximate 450 vehicle spaces provided, it is anticipated that about 300 must be assigned to satisfy residential requirements. An additional 65 spaces will serve the retail/commercial space, thus allowing approximately 85 spaces for visitors.

Mr. J. Shumiatcher, Architect, pointed out to the Committee the changes that had been made to the original proposal.

The City Engineer reported that a central circulation facility was proposed connecting the Stanley Park Zoo along the Burrard waterfront to the ferry terminal, Gastown, Chinatown and False Creek. Such a facility has been recommended in the Marathon proposals for Burrard Inlet, in the Burrard Inlet Waterfront Committee recommendations and by the Bureau of Transit. The developer was requested to provide for such a facility; the alignment of which to be to the satisfaction of the Director of Planning and the City Engineer. The present design indicates that a streetcar facility could not be provided due to the curvature proposed.

In answer to a query as to why the park design wasn't proceeding at the same time, Mr. L. Foster, Director of Planning, Park Board advised that they required advance funding for a consultant to get seriously into the design question. Preliminary design work has been done by Park Board staff. The total design is beyond existing staff resources and an amount of $15,000 - 20,000 would be required to retain an outside consultant. Mr. Michael Egan of the Planning Department advised that a completed design and fixed alignment of the shoreline is required as soon as possible in order to carry out negotiations with the National Harbours Board.

With respect to the transit facility through the development Mr. Shumiatcher advised that he had envisaged a "small scale soft tire" proposal. He stated that if it was going to be a vehicle on tracks it would need an exclusive right-of-way as the developers would not want it to go through the buildings. Mr. Egan advised that the Bureau of Transit had indicated they would prefer an exclusive right of way. Messrs. Curtis and Egan indicated the proposed development could contain a shared facility as long as the alignment is straight. This would require a tube 16' high x 25' wide x 460' long through the buildings.

The Committee urged the developers and staff to continue discussions to resolve the matter.

The Committee also agreed that the Social Planning Department need not carry out an examination of social amenity requirements.

Mr. C. S. Fleming, Director of Legal Services advised that the matter of the lease agreement was progressing well. The Committee requested a progress report on the lease agreement be presented to the Committee.

.....3

Clause No. 2 Continued.

Mr. L. E. Ryan, City Manager stated that the City is requiring an irrevocable letter of credit rather than a performance bond. Financial competence has been shown by the developers.

RECOMMENDED

A. THAT the progress report of the City Manager dated January 23, 1976 be received.

B. THAT the Superintendent of Parks prepare a report for the Committee as soon as possible outlining a proposal for the design process, including what existing staff resources are available, a program and the budget required if an outside consultant is retained.

C. THAT an examination of the social amenity requirements of the development not be pursued by the Social Planning Department.

D. THAT the Director of Legal Services prepare a progress report for the Committee on the status of the lease agreement.

(Alderman Kennedy wished to be recorded as opposed to Recommendation C).

3. Second and Sasamat - Scheme of Development.

The Committee had before it a report dated January 22, 1976 which the City Manager submitted to the Committee for Consideration.

Mr. R. Youngberg, Associate Director, Area Planning, advised that Council on December 16, 1975 approved the following recommendations of the Committee dated December 4th:

"A) That the Director of Planning be instructed to apply for rezoning of the area to CD-1 with uses being single family housing, at RS-1 density; with the layout and design of the housing to be to the satisfaction of the Director of Planning.

B) That in the interim, the Director of Planning recommend an appropriate number of units that could be fitted on the site, taking into account the developer's requested number of units; to be reported to Council prior to the public hearing."

The rezoning application cannot be completed until Council has determined the density for the development. Two options are proposed by the Director of Planning:

(1) A density of six and four units for the southerly and northerly sites respectively.

OR

(2) A density of seven and five units for the southerly and northerly sites based on the principle of some units of housing being closely spaced together to maximize usable open space and preservation of views through the project.

In both options, the Floor Space Ratio would not exceed F.S.R. 0.6 and a height limit of two storeys plus a cellar or one storey plus a basement. On selection of one of the above two options, the Director of Planning will be able to complete the application for rezoning and submit such application direct to Public Hearing together with a report from the Vancouver City Planning Commission."

Clause No. 3 Continued.

Messrs. I Goldenberg and M. Gropper, developers, Mr. B. Downs, Architect and Mr. Clement, representing the property owners of the area were present for the discussion.

With the aid of a model, Messrs. Goldenberg and Downs indicated to the Committee how the development is cut down into the slope thus protecting the view corridor of the neighbours. Mr. Downs stated that the houses would contain approximately 2,000 sq. ft. and if some consideration could be given to allowing basements rather than cellars, the bulk of the building could be kept down.

After discussion, the Committee

RECOMMENDED

A. THAT a density of seven and five units for the southerly and northerly sites respectively be endorsed with the floor space ratio not to exceed 0.6 and a height limit of two storeys plus basement, the developer to take into consideration the maximization of usable open space and preservation of views throughout the project.

B. THAT the Director of Planning be instructed to complete the rezoning application and refer direct to a Public Hearing.

INFORMATION

4. Status of Rezoning Applications.

The Committee considered the monthly status of rezoning applications as of January 29, 1976 submitted by the Director of Planning.

After discussion, the Committee

RESOLVED

THAT the monthly status report of rezoning applications be received.

5. Cedar Cottage - N.I.P. - Dedication of City-Owned Lots for Walkway Between Lord Selkirk School & Brewers Parks

The Committee considered a report of the City Manager dated January 23, 1976 (copy circulated) in which the Director of Planning recommends that four vacant city-owned lots on Commercial Street be dedicated as street allowance for a walkway between Lord Selkirk School and Brewers Park and the City issue the local improvement petition for curb and pavement on Commercial Street between East 22nd Avenue and Kingsway.

The City Manager recommended that the four lots be charged to N.I.P. in accordance with normal City practice.

Mr. D. Sinclair, Cedar Cottage Area Planner, distributed project cost estimates (copy circulated). He indicated that if the four lots were dedicated as street allowance, the $62,500.00 would be a non-shareable capital grant to N.I.P. thus making the City's share $895,000.00 rather than $832,500.00.

Cont'd . . .

Clause No. 5 Continued.

After discussion the Committee

RECOMMENDED

THAT an amount of $62,500 for the purchase of Lots 52 to 55, South part of Block 12 and one foot Block 14, D.L. 352 for a walkway between Lord Selkirk School and Brewers Park be charged to the Cedar Cottage Neighbourhood Improvement Program.

The meeting adjourned at approximately 5:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 285

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

FEBRUARY 11, 1976

A meeting of the Standing Committee of Council on Community Services was held on Wednesday, February 11, 1976, at 2:00 p.m. at the Carnegie Library, Main and Hastings Streets.

PRESENT:	Alderman Rankin, Chairman Alderman Boyce Alderman Marzari Alderman Sweeney
ABSENT:	Alderman Volrich
ALSO PRESENT:	Alderman Harcourt Mrs. May Brown, Parks Board Chairman Mr. D. Bell-Irving, Representing Vancouver Community College and the Library Board.

. . . . . .

INFORMATION AND RECOMMENDATION:

1. Carnegie Library - Use of and Financing Renovations to Carnegie Library

Representatives of the Downtown Eastside Residents' Association, Parks Board, Heritage Advisory Committee, Vancouver Community College, Library Board, and other community organizations were present to discuss the public use of this building with the Committee and the financing for renovations to this structure.

The Chairman of the Committee reviewed briefly the history of the building since 1901 when land for the building was donated to the City by the Freemason's Society and $50,000 in capital was given to the City as a gift from Andrew Carnegie for construction of a public library. It was noted the building has always been used as a public building.

It was also noted that on June 5, 1973, Council approved in principle renovation costs of $697,500 to use the building as a city health and welfare branch. Plans for such use, however, were droppped when the Provincial Government took over the administration of welfare.

Council on May 27, 1975, approved in principle a proposal put forward by D.E.R.A. for community use of the building. D.E.R.A. since then had applied for a one-third grant from the Community Recreation Facilities Fund. The Chairman also noted that in response to Council's call for proposals late last year for the use of the building, some proposals for commercial use were received.

The Chairman stressed it has always been the feeling of the Community Services Committee that this building should be used as a public facility. Members of the Committee and Alderman Harcourt reiterated their earlier statements that the building should be opened for public use.

Architect Mr. Barry Downs advised the Committee that, at the request of D.E.R.A., he studied the building and on April 30, 1975 advised D.E.R.A. that basic essential renovations which would bring the building up to By-law standards would total $558,000 including the installation of an elevator.

Cont'd...

He told the Committee this cost would now be approximately $600,000 or more.

It was noted that the Provincial Government, in response to D.E.R.A.'s request for a one-third grant from the Community Recreation Facilities Fund, requires firm commitment from the City that it has definitely allocated funds in its 1976 Budget for the renovations, before the Provincial Government can approve this one-third grant.

The Committee was advised by the Chairman of the Parks Board, there is apparently a waiting list of projects for grants from the Community Recreation Facilities Fund and there is some uncertainty as to the status of this fund which is presently under review by the new Provincial Government.

In response to a query from the Committee, architect Mr. Barry Downs replied that renovation work can be done in stages with the first stage, including new roof and all mechanical work, (electrical, plumbing and heating) costing $150,000 to $200,000.

However, the Committee was urged by Mr. L. Killam that it would be cheaper to do the entire renovation work at once; that staged projects have a history of increasing costs.

Mr. Bruce Ericksen of D.E.R.A., noting the building was built with funds donated to the City expressly for the purpose of building a public library, stated his organization feels the City has an obligation to retain the building for public use. He stressed the downtown eastside has a serious lack and dire need for a public recreation facility and added the Residents' Association does not care who runs the facility as long as it is open to the general public.

D.E.R.A. has already met with representatives of the Parks Board, Library Board, Vancouver Community College, and other organizations and joint use of the building has been discussed by these groups. A suggestion was made that the City's Social Planning Department should examine the building, meet with the various organizations and determine space requirements, advise of programmes and operating budgets and report to Council on the joint operation of the Carnegie Library by these organizations as a community centre.

Following discussion, it was

RESOLVED

THAT whereas the Carnegie Library is a historic site, the history going back to the turn of the century, and whereas the land it is situated on was a gift from the Freemasons and the building was constructed with $50,000 which was a gift from Andrew Carnegie, therefore the Community Services Committee reiterate its position that the Carnegie Library be used for community purposes in the widest possible sense;

and it was,

RECOMMENDED

A. THAT Council appropriate $650,000.00 in the 1976 Supplementary Capital Budget for renovations to Carnegie Library for community use;

B. THAT Council request a grant of one-third of the renovation costs from the Provincial Government;

Cont'd...

C. THAT Council request the Social Planning Department to meet with the Parks Board, Library Board, Vancouver Community College, Downtown Eastside Residents' Association, and other interested community organizations to study the types of programmes, and budgets for such programmes which could be operated by these organizations at the Carnegie Library, and prepare a proposal for the overall operation of the building as a community centre facility.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

V

February 12, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari,
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Preliminary Report on the 1976 Revenue Budget Estimates

The Committee had for consideration a Manager's report dated February 9, 1976 (copy circulated) in which the Director of Finance gives a preliminary report on the 1976 revenue budget estimates. The preliminary estimates indicate a budget deficit of $13,619,813 and a projected increase of 14.75% in general property taxes. This budget estimate is before the budget review process and confirmation of the amount of the Provincial Government grant.

The Director of Finance reported that the biggest question mark in drawing up the budget is the amount of the Provincial Government grant. Another area of concern is wage settlements being finalized after the time the budget must be set. The Chairman stated that some work is being done in this area by U.B.C.M. so that wage settlements are finalized by the beginning of the year.

The Committee discussed the Federal guidelines and suggested that the budget be drawn up on the assumption that the Provincial Government grant will be increased by 10% and therefore the Committee should set a target of keeping budget increases to a level which would ensure no more than a 10% increase in taxes.

It was suggested that this amount of paring could not be achieved in the budget review process and would have to be done at the Committee level.

The Provincial Government should be made aware of the need for this additional money as some of the budget expenditures are uncontrollable.

Following further discussion it was

RECOMMENDED

A. THAT a target be set to limit the 1976 tax increase to 10% based on the assumption of a 10% increase in the revenues received from the Provincial Government;

Cont'd . . .

Clause #1 continued:

B. THAT a personal appeal for a 10% increase in Provincial revenues be made by the Mayor, Chairman of the Finance Committee and the Director of Finance to the new Provincial Ministers of Finance and Municipal Affairs as soon as possible.

C. THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1976 Revenue Budget Estimates as submitted, in consultation with the Chairman of the Finance Committee, and

(i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council;

(ii) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board;

(iii) report all adjustments made to the budget during reviews to the Standing Committee on Finance and Administration;

D. THAT the Manager's report dated February 9, 1976 be received for information.

INFORMATION

2. Five-Year Plan Plebiscite

The Committee was questioned by the City Clerk as to whether or not there would be a five-year plan plebiscite included in the election this year.

The Committee felt it would be premature to make a decision at this time and no action was taken by the Committee.

RECOMMENDATION

3. Fire Fighting Services in British Columbia

The Committee had for consideration a Manager's report dated February 11, 1976 (copy circulated) in connection with a Summary of a report prepared by Dr. H. L. Keenleyside for the Provincial Government on fire fighting services in British Columbia.

The Summary was prepared by U.B.C.M. and they requested comments from all U.B.C.M. members on the effects which the report's recommendations might have on local government operations and finances. It is intended that a U.B.C.M. brief will be developed and submitted to the Provincial Government early in 1976 and any comments and opinions on any aspect of the report will be considered in preparation of that brief.

Cont'd . . .

Clause #3 continued:

On February 10, 1976 City Council approved the Finance Committee's recommendations that the City Manager prepare a brief report to the Committee on items pertinent to the City of Vancouver and that the brief be presented as a separate report to the Provincial Government with a copy to U.B.C.M.

The Manager's report indicates which recommendations the City of Vancouver is prepared to support, which are not applicable to the City of Vancouver and comments on those recommendations the City is in disagreement with.

It was noted that the Manager's comments on recommendation No. 19 deals only with the second half of that recommendation and the report should be amended to make this clear.

Following discussion it was

RECOMMENDED

THAT the Manager's report dated February 11, 1976 be approved as a basis for the submission to the Provincial Government with the above amendment, copies to be sent to U.B.C.M.

The meeting adjourned at approximately 2:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 286-7

VI

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

February 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 3:35 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Cowie Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Bird (Leave of Absence)
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	M. Cross

INFORMATION

1. Rezoning Application - South Side of West 37th Avenue

Mr. Martin Zlotnik appeared before the Committee and submitted a letter dated February 12, 1976 addressed to the attention of Mr. Spaxman, Director of Planning (copy circulated). Mr. Zlotnik requested a six month's deferment of the Public Hearing set for February 19, 1976, so that the planning issues of the area could be considered and discussions held with residents of the area.

The Chairman advised Mr. Zlotnik that it was his understanding that he was coming to the Committee to request that his application be withdrawn. The Committee would not be able to make a decision with respect to adjournment and suggested Mr. Zlotnik either proceed with the Public Hearing or withdraw his application.

Mr. Zlotnik advised that he would proceed with the Public Hearing.

RESOLVED

THAT Mr. Zlotnik's letter dated February 12, 1976 be received and officials notified that the Public Hearing would proceed.

RECOMMENDATION

2. X-Kalay - Request for a Site in Champlain Heights

The Committee had before it a report dated February 4, 1976 which the City Manager submitted for consideration. In the report the Director of Planning outlined the request of the X-Kalay Foundation Society for Site No. 9 in Areas E and F, Champlain Heights, for housing 75-80 persons in a complex comprising of:

- An administrative building providing offices, gymnasium and communal dining and kitchen facilities.
- Three group housing units for 45 persons (no kitchen facilities).
- Ten conventional units, two to three bedrooms, self-contained units (30-35 persons).

Cont'd . . .

Clause #2 continued:

Messrs. D. Berner and J. Hurst of X-Kalay and Mr. G. Massey, Architect, were present.

Mr. R. Youngberg, Associate Director, Area Planning, outlined the history of the Society's attempts to obtain a site in Champlain Heights. He advised that with the decision to construct a Marine Drive-Boundary Road bypass of the South Slopes, a review of the uses and types of housing to be located below South-East Marine Drive will have to be carried out.

Mr. Hurst advised that the drop at the south end of the property would provide a natural barrier to the truck route.

In the report, the Director of Planning advises that if the proposal of X-Kalay is approved in principle, it should be subject to:

(a) price or lease agreed upon by the City. Recommendations with respect to the terms should be the subject of a further report from the Director of Finance, after negotiations with X-Kalay.

(b) X-Kalay making a rezoning application and obtaining same. In this regard, X-Kalay would be well advised to have meetings in the community to discuss their proposals, and to take into account the views and concerns of the local residents.

(c) X-Kalay obtaining a development permit.

(d) X-Kalay entering into an agreement with the City so that the land reverts back to the City if development does not commence within two years from the date Council should approve the release of the subject property. The agreement on this matter would be drawn up by the Director of Legal Services.

The Director of Finance noted that X-Kalay should not be offered the land until the proposed uses for enclaves 10 and 11 to the east of the site have been decided.

After discussion the Committee

RECOMMENDED

A. THAT the proposal of the X-Kalay Foundation Society be approved in principle subject to the conditions set out in the report of the City Manager dated February 4, 1976.

B. THAT prior to making a rezoning application, the X-Kalay Foundation Society hold discussions/meetings with the Baptist Theological College and the residents of the area.

(Alderman Kennedy wished to be recorded as opposed.)

FOR COUNCIL ACTION SEE PAGE(S) 287

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

February 17, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Kitsilano Planning Office, 2384 West 4th Avenue on Tuesday, February 17, 1976 at approximately 5:05 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Cowie Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Bird (Leave of Absence)
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	M. Cross

RECOMMENDATION AND CONSIDERATION

1. Kitsilano Area Planning Programme - Point Grey Road Property Acquisition Programme & Development Issues

The Committee considered a report of the City Manager dated February 6, 1976 (copy circulated) in which the Director of Planning recommends the adoption of a set of policies for this area.

Ms. J. Hlavach, Kitsilano Area Planner, advised that in October, 1975 Council approved in principle a number of policies to guide property acquisition and private development on the north side of Point Grey Road. The policies have been modified as a result of discussions with the residents, the Park Board and the Vancouver City Planning Commission:

Policy #1 - That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2 - Property should be considered for acquisition on the basis of opportunity and availability anywhere on the north side of Point Grey Road.

Policy #3 - A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting street ends, and between Balsam and Trafalgar.

Policy #4 - The beach area should remain in its current "natural" condition.

Policy #5 - The Engineering Department be instructed to report back to Council on the development and maintenance of these street ends as mini-parks, in a manner that will improve their usability.

Policy #5a - The Engineering Department be instructed to report back to Council on improved signage and delineation of access points and on improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Pioneer Park).

Cont'd . . .

Clause #1 continued:

Policy #6 - The Director of Legal Services be instructed to prepare an amendment to the Zoning and Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer, who would give regard to structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.

Policy #7 - No construction or building be permitted at the base of the cliff.

Policy #8 - The Director of Legal Services be instructed to prepare a CD-1 zoning schedule for the area that would establish a rear building line as indicated in Appendix I.

Policy #9 - Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

Policy #10 - Ground level decks be permitted beyond the northerly building line that is established, but in no case shall they overhang the cliffs edge.

Policy #11 - No side yard relaxations be granted for new developments.

With respect to Policies #1, 2 and 3, Ms. Hlavach advised that rather than purchase on the basis of priority areas, property would be purchased on the basis of willing seller, preferably on lands abutting street ends and land between Balsam and Trafalgar Streets. It was suggested that perhaps parks could be developed at street ends and locations where the City has already acquired property thereby creating a variety of houses and parks along Point Grey Road, enabling some of the houses to be preserved. Commissioner May Brown, Chairman of the Park Board, advised that the Board would like an opportunity to develop parks in an imaginative and innovative way such as this. Also discussed was the possibility of transfer of development rights from the north side of Point Grey Road to the south side, enabling higher density development, and thereby providing monies for the acquisition of property on the south side.

Members of the audience requested that Policy #2 specifically state that property would not be expropriated.

Ms. Hlavach advised that the following two policies considered in September, 1975 had been deleted:

- Clearance of land should only occur where large assemblies have occurred. It may be preferred that until the majority of the land is acquired it should not be cleared.

- Demolition of the existing houses should not occur until the housing situation in Vancouver eases.

The Committee felt that the disposition of the acquired property and buildings should be left to the discretion of the Park Board and there should be a policy statement to that effect.

In Policy #6, the Committee agreed to change the word "seawall" to "retaining wall" and "existing land form" to "previous land form".

A lengthy discussion with members of the audience ensued with respect to Policy #8; establishing a rear building line by utilizing a CD-1 zoning schedule. The CD-1 zoning would be based on the existing RS-2 and RT-2 regulations and the following:

(a) the rear yard requirement and building line as indicated on the map to be attached to the CD-1 zoning schedule.

Cont'd . . .

Clause #1 continued:

(b) the regulation of retaining walls as far as design and structural safety is concerned.
(c) permissible parking of vehicles in the front yard as long as a landscaped area, satisfactory to the Director of Planning, is provided.
(d) permissible to move on the site an existing multiple-conversion dwelling to the rear building line.

It is also recommended that no townhouses or purpose designed apartments be permitted.

Commissioner Brown indicated that the Park Board is opposed to the location of the rear building line in the 3500 Block Point Grey Road as this is the area where the most change will occur. If the proposed building line is endorsed, all the houses will expand their dwellings back to the rear and possibly double their size. This would also increase property values in terms of what the Park Board would have to purchase. The CD-1 zoning schedule should freeze the location of homes that are there now. The Chairman stated that in most cases the proposed building line would reduce the area in which people could build; he suggested a re-thinking of the line in the 3500 Block.

The amended policies read as follows:

Policy #1 - That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2 - Property should be considered for acquisition only on the basis of opportunity and availability anywhere on the north side of Point Grey Road, and not by expropriation.

Policy #3 - A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting street ends, and between Balsam and Trafalgar.

Policy #4 - The beach area should remain in its current "natural" condition.

Policy #5 - The Engineering Department be instructed to report back to Council on the development and maintenance of these street ends as mini-parks, in a manner that will improve their usability.

Policy #5a - The Engineering Department be instructed to report back to Council on improved signage and delineation of access points and on improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Pioneer Park).

Policy #6 - The Director of Legal Services be instructed to prepare an amendment to the Zoning and Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc. and the City Engineer, who would give regard to structural adequacy and safety. In no case, however, may retaining walls be constructed to extend the previous land form at the top of the cliff.

Policy #7 - No construction or building be permitted at the base of the cliff.

Cont'd . . .

Clause #1 continued:

Policy #8 - The Director of Legal Services be instructed to prepare a CD-1 zoning schedule for the area that would establish a rear building line.

Policy #9 - Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

Policy #10 - Ground level decks be permitted beyond the northerly building line that is established, but in no case shall they overhang the cliffs edge.

Policy #11 - No side yard relaxations be granted for new developments.

Policy #12 - Decision with respect to the use of acquired sites and buildings on the north side of Point Grey Road shall be left to the discretion of the Park Board.

RECOMMENDED

A. THAT Policies #2, 3, 4, 5, 5a, 6, 7, 9, 10 and 11, as amended, be endorsed;

B. THAT Policy #8, as amended, be endorsed in principle; and the Park Board and the Director of Planning recommend to the Director of Legal Services an alteration of the proposed rear building line in the 3500 Block West Point Grey Road.

Tie votes resulted with respect to Policies #1 and 12 and the following is put forward for the CONSIDERATION of Council:

THAT Policies #1 and 12 be endorsed.

(Aldermen Bowers and Cowie were opposed to Policy #1 and Aldermen Harcourt and Kennedy were opposed to Policy #12).

The meeting adjourned at approximately 7:25 p.m.

* * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 274-5

ISTRIBUTED MONDAY

VIII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

February 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall on Thursday, February 12, 1976 at approximately 3:35 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Cowie Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Bird (Leave of Absence)
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	M. Cross

INFORMATION

1. Annual Review of the Planning Department's Work Programme

The Committee commenced consideration of the above on Thursday, February 12, 1976 but due to lack of time, reconvened to continue discussion at 2:00 p.m. on Tuesday, February 17, 1976 with Ald. Bowers, Cowie and Kennedy present, as well as Ald. Boyce and Volrich.

The Committee considered a report dated January 28, 1976 which the City Manager submitted for consideration (copy circulated) forwarding a copy of the report entitled "Annual Review 1975/76, January, 1976" prepared by the Planning Department (on file in the City Clerk's office).

During the second portion of the meeting, the Committee also considered a report dated February 12, 1976 (copy circulated) in which the City Manager submitted comments of the City Engineer for the information of the Committee and recommended that the items raised by the City Engineer be referred back to the City Manager for review with the affected Departments.

Mr. R. Spaxman advised that this was the Department's third annual review and was intended to present an evaluation of the Department's performance in 1975 as well as the new goals for 1976. A number of items which deserve to be highlighted as major accomplishments are:

- In keeping with the department's goal to assist in the long term development of the city by developing comprehensive policies; plans were prepared and approved by Council for the Downtown Area, West End, Kitsilano and Design guidelines were approved for Central Broadway.

- The comprehensive zoning schedules for the above areas are designed to provide for increasing flexibility of action. To accomplish this, a new administrative structure was established providing for a Development Permit Board.

- To assist overall policy planning, an interdepartmental Plan Review Committee was established. Through this action the increased possibility of plans reflecting the needs of a broad range of interests is noted with enthusiasm.

Cont'd ...

Clause #1 continued:

- The Department continued to fulfill its goal of replanning and upgrading areas of the City requiring physical improvement through the continuation of Local Area Planning and Neighbourhood Improvement Programs in Kitsilano, Cedar Cottage and Fairview and the initiation of new programs in the Downtown Eastside, Mt. Pleasant and Grandview Woodlands.

- The Department was pleased to receive the Park and Tilford Design award, the Heritage Canada National Award and special mention in the Vincent Massey award for design excellence in the Gastown Area.'

A brief breakdown of the Department organization, number of staff, work programmes, percentage of Departmental budget of $1,947,000 etc. is as follows:

Administration - two persons; 5% of the budget;

Area Planning - seventeen persons; responsible for Neighbourhood Improvement Programmes, Local Area Planning, monitoring other areas, current projects; 13½% of the budget;

Central Area Planning - thirteen persons; responsible for Central Area Planning, zoning and development control as well as detailed studies in the Central Area; 18% of the budget;

Overall Planning - eleven persons; responsible for policy planning and research, planning in the Regional Context, Overall City Planning; 13% of the budget;

Special Services - ten persons; responsible for Urban Design and and Special Projects, job control; 13% of the budget;

Staff Services - eighteen persons; responsible for graphic and stenographic services, budget control; 15½% of the budget;

Zoning - eighteen persons; responsible for processing of development permit, subdivision and strata title applications, Board of Variance, and development control; 22% of the budget.

Mr. T. Droettboom, Planner III, Overall Planning Division, advised that the major task for the Policy Planning group is to prepare a comprehensive overall policy plan. The Plan Review Committee which reviews background papers on various issues, prepared by various affected Departments, was established to guide the development of overall City planning policies. A preliminary compilation of existing policies was prepared for information. Informal "discussion sessions" have been held with Council on population, housing and employment, to give them a clearer understanding of issues facing the City.

After discussion at the Plan Review Committee, other background policies (i.e. finance, commercial and industrial land uses, recreation and leisure, environmental management, municipal servicing, community social services, transportation, issues of public safety) will be presented to Council.

The Research and Information Group of the Overall Planning Division provides services to the public, Council, the Planning and other City Departments. Four issues of the "Quarterly Review" were published detailing the socio-economic characteristics of local areas in the City and major trends affecting the City.

Cont'd.....

Clause #1 Continued:

The Division provides assistance to non-market housing sponsors and participates with the G.V.R.D. Technical Planning Committee, inter-governmental housing committees, and the Airport Planning Committee.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the primary function of the Area Planning Division is to administer local area planning programmes with priority being given to those areas undergoing social and physical change. Local Area Planning Programs were carried out in Kitsilano, Fairview, Cedar Cottage and were commenced in Grandview-Woodlands and the Downtown East Side. The division monitored projects in other priority areas such as Mount Pleasant, Riley Park, Marpole and Hastings. Neighbourhood Improvement Programmes are underway in Kitsilano, Cedar Cottage, Mount Pleasant and the Downtown East Side. Area studies have been carried out for Champlain Heights and the Fraser River.

In 1976 the Division hopes to complete the planning stage in Fairview Slopes and in Kitsilano carry on implementation of N.I.P. In Grandview Woodland, the local area planning program will be formalized, a plan for apartment zoning will be prepared and portions of the area designated for N.I.P. funding subject to being able to provide some support staff for the Area Planner.

It is anticipated that a plan for the Downtown Eastside will be completed by summer and implementation of most of the projects by the end of 1976.

In Mount Pleasant, a policy plan will be prepared and priorities set for N.I.P. projects.

In Cedar Cottage, Neighbourhood Improvement Programs will be implemented and plans prepared for the commercial and industrial areas.

The Division will monitor areas that have no planning services at the moment and continue to review Neighbourhood Improvement Programmes.

At this point the Committee discussed participation by Aldermen in each of the local areas and it was suggested that the liaison member of Council for each local area attempt to work more closely in 1976 with the planner and the citizen's committees.

It was also suggested that the Planning Department arrange a work shop in the near future and invite representatives of the citizen's committees to get together with members of Council to discuss the successes and failures of local area planning programs.

Mr. D. Hickley, Assistant Director, Central Area advised that the Division had completed revised zoning for Downtown, West End and Central Broadway and instituted new development control procedures within the Central Area i.e. establishment of the Development Permit Board. One-quarter of staff time in the Division is taken up reviewing development proposals.

A zoning by-law is being prepared for the Burrard Inlet Waterfront. False Creek Area Development Plans are being prepared for Area 10 (B.C. Central Credit Union), Phase 2 of Area 6, and Area 9 (Granville Island).

The Division is working on West End parking policy, Chinatown parking guidelines i.e. appearance of parking lots, and a central area transit plan including the ferry terminal, in consultation with Engineering and other agencies.

Cont'd....

Clause # 1 Continued:

The Urban Design section is working on guidelines for Robson Square (in conjunction with the architects) Burrard Inlet Waterfront, West End and Central Broadway.

The Division is preparing a report on open spaces Downtown. Rather than a study of mini parks east of Denman Street, 'beautification' of Denman is being considered.

Detailed area studies are being carried out for Areas 1, 3, 4 & 5 in False Creek, Robson Street, Chinatown and Yaletown.

The Housing Planner will develop a Central Area housing policy and guidelines for downtown living.

Mr. A. Floyd, Group Leader, Development Permit Group, advised that the Zoning Division consists of three groups:

Zoning and Administration - process rezoning applications (55 in 1975 - 67% over 1974) administrative and secretarial services to the Board of Variance (464 appeals processed) commence comprehensive review and updating of zoning and subdivision by-laws, working with consultants on preparation of Information booklets for developers and the general public.

Subdivision - process subdivision and strata title applications (161 and 57 respectively in 1975). The processing time for these applications has considerably improved and they are now processed within three weeks.

Development Permit - process development permit applications (272 outright and 1554 conditional in 1975). The development permit process has been improved and the complaints have diminished.

Discussion centred on the function of the Development Permit Board. Mr. Spaxman advised that the process is working but it is more cumbersome and requires a lot of staff time. No real contentious issues have emerged as yet and no developments have had to be referred to Council. Applicants still have the appeal process through the Board of Variance if their application is turned down.

With respect to rezoning applications, discussion centred on whether there should be a Public Hearing to approve the principle of a development and to inform residents of an area and obtain community response, prior to developers going to great expense and then having their development turned down. Mr. Spaxman advised that when a rezoning application is received it is added to the monthly status report which goes to Committee. If Council wishes, when the development is reported to them for referral to Public Hearing, the development could first be considered at a public meeting in the area, and after community response is known, referred to Public Hearing.

Mr. A. D. Geach, Assistant Director, Special Services, advised that this Division was established to provide planning services on special projects that arise and need immediate response i.e. Strathcona Rehabilitation Committee, Britannia Community Services Centre and Langara Land Disposal. The Division, in consultation with the Sign Industry and other Departments, prepared a new Sign-By-law and developed a procedure for evaluating applications for super graphics and wall murals.

The heritage programme, service to Urban Design Panel and budgeting system and job scheduling are included in the Division as well as Staff Services - the stenographic and graphics sections.

Cont'd.....

Clause #1 Continued.

Messrs. W. H. Curtis and K. Dobell advised that the document establishes the responsibilities and objectives of the Planning Department for 1976 and thus affects other departments involved in similar responsibilities; they are concerned that there is an overlapping of responsibilities and duplication of staff time between departments.

Mr. Dobell pointed out some Engineering Department concerns with respect to duplication of mapping procedures, and studies related to parking policies in the Downtown, Chinatown and West End; transportation planning; comments on physical improvements to streets; and other studies.

The Manager suggested that the issues raised by the City Engineer be referred to him for review by the affected departments.

Mr. Spaxman advised that in order to improve the communication between departments, the City Manager has established a Plan Review Committee where the dialogue with respect to departmental functions should be carried out. Mr. Egan, Director of Social Planning, advised that currently there is a sharing of responsibilities between his Department and the Planning Department.

With respect to a query about discretionary authority, Mr. Spaxman advised that it was good to have the discretion as far as enabling innovation and creativity in designs, but he felt one individual should not have to be responsible--it should be done publicly so that a decision can be questioned. If the Development Permit Board is successful, he recommends its authority be extended across the whole City.

After further discussion, the Committee

RESOLVED:

A. THAT the Director of Planning and his staff be commended for their presentation and that the report of the City Manager dated January 28th, 1976 be received.

B. THAT the issues raised by the City Engineer contained in the report of the City Manager dated February 12th, 1976 be referred to the City Manager for review with the affected Departments.

FOR COUNCIL ACTION SEE PAGE(S) 288

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 26, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 26, 1976, in the Auditorium, Templeton Secondary School, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips (for Item 2)
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: Mrs M. Kinsella.

COMMITTEE OF THE WHOLE

MOVED by Ald.Sweeney,
SECONDED by Ald. Bird,
THAT the Council resolve itself into Committee of the Whole, Deputy Mayor Cowie in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Area generally bounded by Semlin Drive, Wall Street, Nanaimo Street and the lane North of Hastings Street, excluding that area bounded by Nanaimo Street, Franklin Street, Templeton Street and Pandora Street.

An application has been submitted by the Director of Planning to re-zone the area generally bounded by Semlin Drive, Wall Street, Nanaimo Street and the lane North of Hastings Street, excluding that area bounded by Nanaimo Street, Franklin Street, Templeton Street and Pandora Street, from (RM-3) Multiple Dwelling District to (RM-3A) Multiple Dwelling District.

The Director of Planning and the Vancouver City Planning Commission approved the application.

The Director of Planning reviewed the application for the information of Council Members.

The following delegations spoke to this item.

Mr. Kalmyk spoke in favour of high-rise development in the area and, therefore, he supported the application.

The following spoke against the proposed application:

Mr. Taylor, Mr. Barber.

Mr. D. Laalo, on behalf of the Grandview Tenants' Association, while in favour of the rezoning application, felt that steps should be taken to ensure provision of rental accommodation in the area. He also indicated there is a need for additional recreational amenities for the residents of the area.

MOVED by Ald. Rankin
THAT the re-zoning application be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Mayor Phillips arrived and assumed the Chair.

2. Easterly 3 acres of North 8.5 acres of Lot A, Section 45, T.H.S.L. Southwest Corner of Grandview Highway and Slocan Street.

An application has been received from Dr. G. Visentin, on behalf of the Italian Folk Society of British Columbia, to re-zone the Southwest Corner of Grandview Highway and Slocan Street, Easterly 3 acres of North 8.5 acres of Lot A, Section 45, T.H.S.L., from (RS-1) One-Family Dwelling District to a (CD-1) Comprehensive Development District. The CD-1 By-Law would restrict the form of development as follows:

1.	Uses:	Cultural and Recreational Centre consisting of a hall, library, classrooms, nursery, trattoria, kitchen, health club, dressing rooms, caretaker apartment and customarily ancillary uses. Bocce lanes Off-street parking and loading.
2.	Floor Space Ratio:	The floor space ratio shall not exceed a gross floor space ratio of 0.30.
3.	Height:	The height of the building shall not exceed one-storey plus cellar nor 35 feet measured from the average building grade of Slocan Street as determined by the City Building Inspector.
4.	Off-Street Parking:	129 off-street parking spaces shall be provided.
5.	Off-Street Loading:	Shall be provided in accordance with Section 13 of the Zoning and Development By-Law.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning briefly reviewed the application for the information of Council.

Dr. G. Visentin, representing the applicant, explained that the proposed Community Centre represents the effort of the entire Italian community, and is supported by the Italian Consul in Vancouver.

Mr. Legge submitted a petition signed by 643 residents of the area adjacent to the proposed Community Centre, opposing the re-zoning application. Mr. Legge stated that the Centre could generate considerable additional traffic in the area and could also result in disturbance of the peace of the neighbourhood. He also stated that the Centre was located away from the centre of the Italian community in the City.

Cont'd.

Easterly 3 acres of North 8.5 acres
of Lot A, Section 45, T.H.S.L.,
Southwest Corner of Grandview Highway
and Slocan Street. (Cont'd)

The following addressed Council in favour of the development and requested Council approve the re-zoning application.

Mr. Camino,
Mr. Tom Bresciani,
Mr. Spartano,
Mr. Colombo,
Mr. Gary Lauk, M.L.A. Vancouver Centre
Mr. Gerino,
Mr. P. Borden,
Mr. S. Albanese,
Mr. Rutlick,
Mr. Howie Slocan,
Mr. R. Vullagio.

The following residents of the area spoke against the proposal; they consider that the community is already well-served with recreational facilities as there are now two Community Centres in the area and, therefore, a third is not needed. They also expressed concern over the possible traffic problems which would arise from this development and the possible disturbance of the neighbourhood in the evening hours.

Mr. D. Hamilton,
Mr. N. McPherson,
Mrs.Arlen,
Mr. L. Sander,

MOVED by Ald. Volrich
THAT the re-zoning application be approved, subject to the conditions recommended by the Director of Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

MOVED by Ald. Sweeney,
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9.10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 26, 1976, adopted on March 9, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 9, 1976

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 1976, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

Local Improvements by Petition and on the Initiative

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Concrete Sidewalks, Pavements and Curbs and Street Lighting by Petition

Water Street Beautification Surface Project

The Court noted a schedule for concrete sidewalks, pavements, curbs and street lighting by petition, which was submitted by the Collector of Taxes. Five projects listed were in the general area, Cambie Street and 49th Avenue.

The Court also received from the Collector of Taxes notification of a project submitted on the initiative regarding "Water Street Beautification Surface Project." This project was undertaken under Schedule #506 (3) "Special Grounds" by Council November 5, 1974.

There was no one present who wished to address the Court on the matter and it was, therefore,

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the petition projects and the initiative project as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

cont'd...

Local Improvements - Subsequent Procedure

Council considered the following report of the City Manager concerning the subsequent procedure of the projects before the Court of Revision this day:

"The City Engineer reports as follows:

Projects for Sidewalks, Pavement and Curbs, and Special Street Lighting, by Petition, have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on 9 March, 1976.

These projects are identified as Items 1 to 5 on the Collector of Taxes' Schedule 435. The works are related to the Langara Lands and the petitions were signed by the City Clerk on behalf of the City as owner.

I RECOMMEND, subject to the proceedings of the Court of Revision and Council, that the projects 'by Petition' Items 1 to 5 in Schedule 435, by undertaken.

NOTE: The Water Street Beautification - Surface Project will come before this same Court of Revision. Subject to the proceedings of the Court, no subsequent action by Council is required beyond receiving the report of the Court of Revision.

The City Manager RECOMMENDS approval of the above report of the City Engineer."

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the foregoing recommendation of the City Manager be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 2:05 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of March 9, 1976, adopted on March 16, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 9, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Class for Women at General Gordon School, Vancouver, under the direction of their instructor, Mrs Inman.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the Minutes of the Special Council Meetings (Public Hearings) of February 19 and February 26, 1976 be adopted:
FURTHER THAT the Minutes of the Regular Council Meeting of February 24, 1976, (with the exception of the 'In Camera' portion) be adopted after amending the record of voting re the Five-Year Plebiscite motion on Page 14, to show Aldermen Bowers, Cowie and Volrich opposed to the motion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the Regular Council recess to re-convene following the Special Council (Court of Revision).

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bowers
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Extension of Time to Complete Development - MAQ Holdings Ltd., 879 East Hastings Street.

Council, on February 10, 1976, when considering a Manager's report (Property Matters) concerning the development at 879 East Hastings Street, passed the following motion:

"THAT the City proceed in accordance with its resolution of December 16, 1975."

Subsequently, Council on February 24, 1976, agreed to hear a delegation from the legal counsel for MAQ Holdings Ltd., developers of the property.

Pursuant thereto, Mr. Stephen E. Dadson of Swinton & Company, Barristers and Solicitors, addressed the Council and referred to a brief which had been previously circulated to the Council members giving details of the proposed development and the circumstances of the delay in proceeding.

MOVED by Ald. Bowers
THAT the Supervisor of Property and Insurance be instructed to re-negotiate the sale of the property in question to MAQ Holdings Ltd., based on the current market value, with an option to purchase expiring at the end of 1976.

- CARRIED

(Ald. Bird, Harcourt and Kennedy opposed)

2. Civic Grant Appeals

The Council agreed to defer consideration of Civic Grant Appeals, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Proposed Townhouse Development 2893 West 41st Avenue.

Under date of February 24, 1976, Kerrisdale Concerned Citizens' Committee submitted a letter regarding the proposed townhouse development at 2893 West 41st Avenue. The organization is opposed to the present design of the development and is requesting to appear as a delegation at the next Council Meeting.

MOVED by Ald. Sweeney
THAT the delegation request of the Kerrisdale Concerned Citizens' Committee be granted, and the developer also be invited to address Council on the matter;
FURTHER THAT, in the meantime, the Director of Legal Services discuss the City's legal position with both delegations.

- CARRIED

(Alderman Bowers opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Designation of Heritage Buildings
- Marine Building.

Council considered the following letter, dated February 17, 1976 from Russell & Dumoulin, Barristers and Solicitors;

"We acknowledge receipt of your letter of February 5th and subsequent telephone call from your Mr. H. Dickson to Mr. B. W. F. Fodchuk.

This will confirm that the Council meeting of the 24th of February next is limited to representatives from the Metropolitan Council of the United Church of Canada and the Vancouver Heritage Advisory Committee appearing on the matter of "Economic Alternatives of Preserving Heritage Buildings".

Ostensibly the representations will be limited to comments relating to buildings of or having religious connotations so far as economic alternatives are concerned. As we indicated to you, our client, British Pacific Building Limited, being the owner of a revenue producing property, is still anxious to be heard and we assume will be given that right at some future Council meeting before any irrevocable steps are taken by Council amending the Heritage By-law.

Consequently, on the assumption that representations at the Council meeting on the 24th of February are limited to submissions from church oriented or religious institutions, we are not insisting on behalf of our client to be heard at that time. We reserve the right, however, to be notified of any subsequent Council meetings in connection with the Heritage By-law with which our client, as an interested party, would be concerned. "

MOVED by Ald. Bird
THAT the foregoing letter be received and the Company be notified that the proposed By-law is being considered by Council later this day.

- (amended)

MOVED by Ald. Kennedy (in amendment)
THAT the following words be added to the motion by Alderman Bird - 'and therefore the delegation be heard this day, if it so desires'.

- CARRIED

(Ald. Bowers, Cowie and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED.

"THAT the foregoing letter be received and the Company be notified that the proposed By-law is being considered by Council later this day, and therefore the delegation be heard this day, if it so desires."

(Ald. Bowers and Cowie opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

3. De-designation of the Immigration Building.

The Vancouver Heritage Advisory Committee submitted the following letter, dated March 9, 1976, for Council's consideration:

"The Heritage Advisory Committee, at its meeting on Monday, 8th March 1976, resolved that it communicate to Council its feelings on the de-designation of the Immigration Building as proposed in Part 2 of the By-law before Council today.

The Heritage Advisory Committee is opposed to such de-designation, particularly when no new development plans for the site have been submitted by the owner.

The Heritage Advisory Committee feels the Immigration Building is of historical significance to the citizens of Vancouver and should be preserved as a heritage structure.

The Heritage Advisory Committee respectfully suggests that Council ask the Heritage Advisory Committee to comment on any future de-designations of heritage buildings in the City."

MOVED by Ald. Volrich
THAT the letter from the Vancouver Heritage Advisory Committee, with respect to the de-designation of the Immigration Building, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 5, 1976

Works & Utility Matters
(March 5, 1976)

Consultant for Laurel Street Bridge (Clause 1)

MOVED by Ald. Cowie
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 5, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Kitsilano N.I.P. Appropriation - Tree Planting in the Apartment Area
Cl. 2: Demolition Permits

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(March 5, 1976) (Cont'd)

Kitsilano N.I.P. Appropriation:
Tree Planting - Apartment Area.
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Demolition Permits
(Clause 2)

MOVED by Ald. Bowers
THAT the demolition permits presently being withheld, be processed by the Director of Permits and Licenses in accordance with the by-law in effect at the time of application.

- (deferred)

MOVED by Ald. Volrich
THAT this whole matter be deferred pending a report being submitted by the City Manager with respect to the description and condition of the properties affected.

- CARRIED

(Ald. Bird, Bowers and Kennedy opposed)

Fire and Traffic Matters
(March 5, 1976)

Vancouver St. Patrick's Day Parade
Grant Request
(Clause 1)

MOVED by Ald. Bird
THAT a grant of $500 be approved with respect to the St. Patrick's Day Parade, to assist with expenses incurred by City forces.

- (carried)

MOVED by Ald. Bowers (in amendment)
THAT the figure of '$500' in Alderman Bird's motion be struck and '$1,000' be inserted in lieu thereof.

- LOST

Ald.Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 5, 1976)

The Council considered this report which contains twelve Clauses identified as follows:

Cl. 1: West End Community Centre - Restaurant and Ice Rink Facilities
Cl. 2: $20,000,000 Debenture Issue Authorized by By-law No. 4920
Cl. 3: Investment Matters (Various Funds) December 1975
Cl. 4: Office Machines for Engineering Branch Office
Cl. 5: Templeton Park Pool - Staffing
Cl. 6: Liaison Officer - Fraserview Branch Library
Cl. 7: Vancouver Park Board Legal Bill
Cl. 8: Student Summer Employment - PSEMP '76
Cl. 9: City of Vancouver Automobile Fleet Insurance
Cl. 10: Recreation Co-ordinator to Work with Vancouver & District Public Housing Tenants Association
Cl. 11: Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District Tax Levies
Cl. 12: Auto Allowance for City Employees

The Council took action as follows:

Clauses 1 - 4, 6, & 12.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 3, 4, 6, and 12, of this report, be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on Clause 2, being one of the affected principals)

(Ald. Boyce was opposed to Clause 12)

Templeton Park Pool - Staffing
(Clause 5)

MOVED by Ald. Boyce
THAT the recommendations of the City Manager, as contained in this clause, be approved, but the matter of School Board rental be the subject of a report from the Park Board, particularly after review of the financial arrangements respecting the Lord Byng Pool.

- CARRIED UNANIMOUSLY

Vancouver Park Board Legal Bill
(Clause 7)

MOVED by Ald. Volrich
THAT no action be taken on this Clause.

- LOST

(Ald. Bird, Boyce, Cowie, Harcourt, Marzari, Sweeney and the Mayor opposed)

MOVED by Ald. Boyce
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED

(Ald. Kennedy, Rankin and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 5, 1976) (Cont'd)

Student Summer Employment -
PSEMP - '76.
(Clause 8)

MOVED by Ald. Bowers
THAT the City participate in PSEMP '76, at a maximum City cost of $52,000, and the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

City of Vancouver Automobile
Fleet Insurance.
(Clause 9)

MOVED by Ald. Volrich
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Recreation Co-ordinator - Vancouver
& District Public Housing Tenants'
Association (Clause 10)

MOVED by Ald. Sweeney
THAT the recommendations of the Superintendent of Parks and Recreation be approved, subject to Senior Government funding being received by the Vancouver and District Public Housing Tenants' Association, and also subject to the Association assuming the costs of the position of Recreation Co-ordinator:
FURTHER THAT the amount involved be pro-rated as of the date of commencement.

- CARRIED

(Ald. Bowers, Kennedy and Volrich opposed)

Grants in lieu of Various
Tax Levies. (Clause 11)

MOVED by Ald. Bird
THAT the request for grants in lieu of taxes to six religious organizations and six charitable organizations, as detailed in this Clause, be approved:

FURTHER THAT the City Manager report back to Council on why the Broadway Pentecostal Benevolent Association and the Kiwanis Senior Citizens Housing Project on Marine Drive, have not received Provincial Government funding.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 5, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Property Endowment Fund - Transfer of Property
Cl. 2: Extension of Sale Date - 2 acre Senior Citizen Site Langara, Southvan Foundation
Cl. 3: Establishment for Highway Purposes (N/S 3rd Avenue between Yew and Arbutus Streets)
Cl. 4: Sale of Property (N/S Venables between Woodland and McLean Streets)
Cl. 5: N/W Corner of Prior Street and Jackson Avenue

The Council took action as follows:

Property Endowment Fund -
Transfer of Property
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be deferred pending a progress report from the Property Endowment Fund Board.

- CARRIED UNANIMOUSLY

Clauses 2,3 & 4.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

N/W Corner of Prior Street
and Jackson Avenue.
(Clause 5)

MOVED by Ald. Marzari
THAT the request of Pastor Annie Girard, to appear as a delegation with respect to this Clause, be granted, and therefore consideration of the Clause be deferred.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, February 19, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: City Stage Request for Cultural Grant
Cl. 2: Discussion of Miscellaneous Points of the City's Assessment and Property Taxation Brief to the Provincial Commission
Cl. 3: Revision of Tax Bill

The Council took action as follows:

City Stage Request for Cultural Grant (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2 and 3

MOVED by Ald. Volrich,
THAT Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, February 19, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Location of Liquor Stores in the West End
Cl. 2: Employment Growth and Location in the City of Vancouver in Relation to the Objectives of the Livable Region Program of the G.V.R.D.
Cl. 3: Champlain Heights - Areas E and F (Status Report #2)
Cl. 4: Champlain Heights Areas E and F - Housing Mix
Cl. 5: Champlain Heights Areas E and F - Engineering Services

The Council took action as follows:

Clauses 1, 3, 4 and 5

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 4 be approved and Clauses 3 and 5 be received for information.

- CARRIED UNANIMOUSLY

Employment Growth and Location in the City of Vancouver in Relation to the Objectives of the Livable Region program of the GVRD (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations A and B of the Committee be approved;

FURTHER THAT the Director of Planning be instructed to present the proposed amendments directly to a Public Hearing unless otherwise considered advisable;

AND FURTHER THAT recommendation C of the Committee be received for information.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in Committee Room #3, reconvened in open session in the Council Chamber at approximately 4:55 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Housing and Environment, February 26, 1976

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Standards of Maintenance By-law
Cl. 2: Restoration of Essential Services - Lodging House By-law
Cl. 3: Vacant Premises in Downtown Core Area
Cl. 4: Royal Rooms - 237 Main Street
Cl. 5: Cobalt Hotel, 915-917 Main Street
Cl. 6: Ad-Hoc Professional Committee re Downtown Street Tree Planting
Cl. 7: Amendments to Sign By-law - Sign Schedules for recently Rezoned Comprehensive Development Districts
Cl. 8: Removal of Billboards and Roof Signs

The Council took action as follows:

Clauses 1, 2, 5, 6, 7 and 8

MOVED by Ald. Harcourt,
THAT Clauses 1, 5, 6, 7 and 8 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Vacant Premises in Downtown Core Area (Clause 3)

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved;

FURTHER THAT consideration of 445 Gore Avenue and 30½ East Hastings Street be deferred to the next meeting of Council to permit delegations on these two premises.

- LOST

(Aldermen Bowers, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendation B of the Committee contained in this Clause be approved and the resolution of the Committee be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the communication from Fraser Hyndman dated March 5, 1976, Solicitors for the owners of 445 Gore Avenue, be received.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, February 26, 1976 (cont'd)

Royal Rooms - 237 Main Street (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the Medical Health Officer be instructed to issue a 60-day interim operating permit to the operator of the Royal Rooms.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Community Services, February 26, 1976

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Hastings-Sunrise/Strathcona Community Recreation Youth Workers
Cl. 2: Cedar Cottage - Kensington Youth Employment Program
Cl. 3: Night Time Emergency Shelter for Persons with Emotional Problems
Cl. 4: 616 Robson Street - License Application
Cl. 5: Tax Buyers
Cl. 6: Neighbourhood Pub Application - 3728 Clark Drive
Cl. 7: Church of Scientology's Task Force on Alcoholism
Cl. 8: Willingdon School as a Juvenile Detention Home

The Council took action as follows:

Clauses 1, 2, 3, 4, 7 and 8

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved and Clauses 3, 7 and 8 be received for information.

- CARRIED UNANIMOUSLY

Tax Buyers (Clause 5)

MOVED by Ald. Rankin,
THAT the following resolution of the Committee contained in this Clause be approved:

"THAT the Director of Legal Services be requested to prepare a regulatory by-law which fixes the percentage of the income tax return that income tax buying companies should be permitted to charge their customers."

- CARRIED

(Aldermen Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Sweeney,
THAT

(a) the Federal Government be requested to make income tax rebates non-transferrable;

(b) the Provincial Government be requested to make renters grants non-transferrable.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
February 26, 1976 (cont'd)

Neighbourhood Pub Application -
3728 Clark Drive (Clause 6)

MOVED by Ald. Rankin,
THAT the application be approved in principle, and a pub plebiscite be authorized; the form of such plebiscite to be left in the hands of the Chairman to arrange with the City Clerk.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
February 26, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: D.P.A. #72631 - CBA Messenger and Parcel Service Ltd., 650 Denman Street
Cl. 2: Status of Developments in the Thunderbird Neighbourhood
Cl. 3: Kitsilano Point Zoning
Cl. 4: Proposed Commercial Development - S/S Franklin between Penticton and Kamloops Streets

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,
THAT Clauses 1, 2 and 4 be received for information and the recommendations of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

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Point Grey Road Property Acquisition
Program and Development Issues

MOVED by Ald. Bowers,
THAT the Director of Planning make application to amend the Zoning and Development By-law and the Director of Legal Services prepare a draft By-law amendment to establish a building line on the north side of Point Grey Road in accordance with the proposals from the Planning Department to the Planning and Development Committee on February 17, 1976.

(amended)

MOVED by Ald. Rankin in amendment,
THAT the following words be added to the motion of Alderman Bowers:

"except that the rear building line of the 3500 Block Point Grey Road be curved with the centre of the line at least 40 feet back from the previously proposed building line for that Block."

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the Director of Planning make application to amend the Zoning and Development By-law and the Director of Legal Services prepare a draft By-law amendment to establish a building line on the north side of Point Grey Road in

cont'd....

Point Grey Road Property Acquisition
Program & Development Issues (cont'd)

in accordance with the proposals from the Planning Department to the Planning and Development Committee on February 17, 1976, except that the rear building line of the 3500 Block Point Grey Road be curved with the centre of the line at least 40 feet back from the previously proposed building line for that Block."

MOVED by Ald. Kennedy,
THAT the City Manager report back on the feasibility of the City conducting a ground survey of 3513 and 3553 Point Grey Road.

- CARRIED UNANIMOUSLY

- - - - -

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Establishment of Land for Highway Purposes (Portion of Lane North of 3rd Avenue between Yew and Arbutus Streets)

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT WHEREAS the City of Vancouver is the registered owner of the North two feet of Subdivision C of Lots 30 to 34, Block 224, District Lot 526, Plan 3559;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as highway;

THEREFORE BE IT RESOLVED THAT the North two feet of Subdivision C of Lots 30 to 34, Block 224, District Lot 526, Plan 3559 be and the same is, hereby established for highway purposes and declared to form and constitute portion of highway.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

2. Closing, Stopping Up and Subdividing with Abutting Lands (3rd and 4th Avenues, and Lane south of 3rd Avenue between Skeena and Trans-Canada Highway)

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,

THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The roads abutting Block 107, Section 28, Town of Hastings Suburban Lands dedicated by the deposit of Plan 3104 and lying between the easterly limit of Skeena Street and the westerly limit of the Trans-Canada Highway, and the lane in said Block 107 dedicated by the deposit of Plan 3672 and lying to the west of the westerly limit of the Trans-Canada Highway are surplus to the City's highway requirements;

(3) The portions of Blocks 106, 107 and 108, Section 28, lying to the west of the westerly limit of the Trans-Canada together with the surplus lane and roads are to be subdivided into 2 parcels;

THEREFORE BE IT RESOLVED THAT all those portions of road dedicated by the deposit of Plan 3104 adjacent to Block 107, Section 28, Town of Hastings Suburban Lands, Plan 3104 and that portion of lane dedicated by the deposit of Plan 3672 in said Block 107 all lying between the productions northerly and southerly of the westerly limits of Lots 1 and 30, Block 107, Section 38, Town of Hastings Suburban Lands, Plan 3672 and the westerly limit of the Trans-Canada Highway according to Highway Plan 62, the same as shown outlined red and green respectively on a plan prepared by A. Burhoe, B.C.L.S., dated December 9, 1975, and marginally numbered LE 4267, a print of which is hereunto annexed, be closed,stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the roads and lane so closed be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of the following motions to the next meeting of Council:

Automobile Towing

MOVED by Ald. Cowie,
SECONDED by Ald.

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

cont'd....

MOTIONS (cont'd)

Automobile Towing
(cont'd)

AND WHEREAS in the 'Vancouver Sun' newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of license plates, retrieval through a public agency and ticketing;

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by towing companies;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in 'pay parking lots' in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard, the Manager discuss the matter with the operators of these particular lots.

Overall Planning -
Kerrisdale Area

MOVED by Ald. Volrich,
SECONDED by Ald.
THAT the Director of Planning be requested to report to Council on the overall planning of the Kerrisdale area, with a view to maintaining the residential nature and qualities of the area, in consultation with the citizens of the area.

NOTICE OF MOTION

Alderman Kennedy submitted the following Notice of Motion which was recognized by the Chair:

Provincial Government Complex

MOVED by Ald. Kennedy,
THAT WHEREAS it has been stated that costs of the Provincial Government complex have more than doubled;

AND WHEREAS the closure of Robson Street to accommodate this complex has seriously disrupted the flow of traffic within the central area of Downtown;

THEREFORE BE IT RESOLVED THAT Council request the Provincial Government to enter into negotiations with the City whereby the costly ice rink within the project will be eliminated and Robson Street reopened to automobile traffic.

(Notice)

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The Council recessed at approximately 6:30 p.m. to reconvene at 7:30 p.m.

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The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

UNFINISHED BUSINESS AND DELEGATIONS

Civic Grant Appeals

A. God's Rescue Mission

The Council received a delegation from the Rev. Malinda Thorne, on behalf of God's Rescue Mission, appealing the decision of Council on February 3, 1976, when a grant of $3,325 was approved to the organization. The Mission had requested a grant of $6,000 for 1976.

Alderman Marzari, as a member of the Community Resources Board indicated that the Board will be approving a grant of $1,000 to the organization.

MOVED by Ald. Bird
THAT a total grant of $4,400 for 1976, to God's Rescue Mission, be approved.

- (amended)

MOVED by Ald. Kennedy (in amendment)
THAT the figure of $4,400 in Alderman Bird's motion be struck and the amount of $5,000 be inserted in lieu thereof.

- CARRIED

(Ald. Volrich opposed)

The amendment having carried, Alderman Bird's motion, as amended, was put and CARRIED BY THE REQUIRED MAJORITY.

(Ald. Volrich opposed)

B. Outward Bound

Mr. John Hasell, on behalf of Outward Bound, addressed the Council, appealing Council's decision of February 3, 1976, when Council did not approve the grant to the organization. An amount of $8,500 is requested for 1976.

MOVED by Ald. Rankin
THAT a grant of $5,500 for 1976 to Outward Bound be approved, subject to the Director of Social Planning and the Executive Director of Outward Bound agreeing to the selection of participants benefitting by this grant.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bird and Volrich opposed)

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Civic Grant Appeals (Cont'd)

C. New Hope Centre.

The Council noted that the New Hope Centre is requesting deferral of its appeal until a later date.

D. Downtown Eastside Residents' Association

Council received the following delegations supporting D.E.R.A's 1976 grant request for $22,176. A motion of Council on February 3, 1976, to approve this grant was lost.

Downtown Eastside Residents' Association.	(Mr. Bruce Eriksen)	
Liberal Party in B.C.	(Mr. Patrick Graham)	Brief filed.
First United Church.	(Rev. Art Griffin)	Brief filed.
Mr. Ron Johnson.		
Mr. Darg Bell-Irving.		
Grace Gospel Fellowship.	(Rev. Ronald Lindsay)	
Downtown Eastside Women's Centre.	(Ms. N.J. McCallum)	
Mental Patients' Association.	(Mr. G. McCann.)	
The Door is Open Drop-in Centre.	(Mr. J.R. McIntyre.)	
Rev. Peter Davison.		Brief filed.
Mr. Gary Lauk, M.L.A. and on behalf of Mr. Emery Barnes,M.L.A.		
Grandview-Woodlands. C.R.B.	(Mr. G.Legebohoff)	Brief filed.
Grandview-Woodlands Tenants' Association.	(Mr. D. Laalo)	
Hastings-Sunrise Action Council.	(Mr. J. Cork)	
Kitsilano Community Resources Board.	(Ms. Connie Kehoe)	
Pender Street Committee, Hastings-Sunrise Action Council.	(Mr. F. Lowther)	
Downtown Eastside Recreation Project.	(Ms.Tanis Cornwall)	
Downtown Community Health Society.	(Mr. Carl Archer)	Brief filed.
Community Planning Association of Canada.	(Mr. Herb Barbolet)	
Japanese Community Volunteers Association.	(Mr. Jun Hamada)	
Mr. Eric Kelly.		
Lookout.	(Ms.Karen O'Shannacery)	
Committee of Progressive Electors. (C.O.P.E.)	(Mr. Bruce Yorke)	
Ms. Barbara Taylor.		

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Civic Grant Appeals (Cont'd)

Downtown Eastside Residents' Association (Cont'd)

Vancouver Community Legal Assistance Society.	(Mr. A.H. MacLean)
B.C. Association of Non-Status Indians.	(Mr. K.N. Giles)
St. Paul's Church	(Rev. R. Brugger, S.A.)
Mr. F. H. Wyder.	
Gastown Men's Residence Association.	(Mr. R. Schellenberg)
Ms. Iris Dow.	

MOVED by Ald. Boyce
SECONDED by Ald. Rankin
THAT a grant of $22,176 to the Downtown Eastside Residents' Association for 1976, be approved.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Vancouver International Airport - Proposed Expansion.

Alderman Boyce reminded Council that on December 9, 1975, it was agreed to hold a Public Meeting upon receipt of the Airport Planning Committee's final report. The Alderman suggested this meeting be held on the evening of April 6, 1976, at an appropriate location in the South Vancouver area, at which time various delegations would be heard.

MOVED by Ald. Boyce
SECONDED by Ald. Harcourt
THAT a Special Council Meeting, with respect to Vancouver International Airport-Proposed Expansion, be held on Tuesday, April 6, 1976, at a convenient location; arrangements to be left with the City Clerk.

- CARRIED UNANIMOUSLY

The Council adjourned at 10.55 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 9, 1976, adopted on March 16, 1976.

A. Phillips
MAYOR

B. N. Lill
CITY CLERK

WORKS AND UTILITY MATTERS

INFORMATION:

1. Consultant for Laurel St. Bridge

The City Manager submits the following report of the City Engineer:

" An Engineer has been appointed for the continuation of the structural design of this bridge. The Engineer, Mr. A. A. Williams, was appointed previously as a part of the team which did the concept design. Thus, as Mr. Williams has been actively involved throughout and has done the preliminary structural design, it is to the City's advantage to have him complete the work. He has been advised to prepare the design drawings and specifications within two months so that tenders can be called about May 1st and construction can be completed in 1976.

Mr. Williams is well qualified in this type of work. He has been asked to consult with the Architects, the Soils Engineer and the Landscape Architects as required so that the bridge will conform with the approved concept plan. "

The City Manager submits the report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 364

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kitsilano N.I.P. Appropriation: Tree Planting in the Apartment Area.

The Director of Planning reports as follows:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to improve appearance and open space of the community. Specific policies about tree planting in the Kitsilano Apartment Area were adopted by City Council on May 6, 1975.

PLAN POLICY #22: A comprehensive approach to the provision of paving "commons" and walkways, be approved for the apartment area.

PLAN POLICY #23: In conjunction with a comprehensive open space program, the Parks Board be requested to assist in the development of an overall tree planting effort in the Kitsilano Apartment Area.

In order to implement these policies, the Planning Department has studied the Apartment Area to determine the most appropriate locations for tree planting. Fourth Avenue between Burrard and Balsam is an important determinant of the appearance of Kitsilano as this commercial area is well used by residents of the Apartment Area. The addition of trees to this street would benefit not only the shoppers but also passing motorists.

With respect to establishing a walkway system in the Apartment Area, it has been suggested that the planting of large trees along Yew Street from Cornwall to 4th and along Vine Street from 4th to Broadway, would serve to visually link the beach area to the 4th Avenue commercial area along Yew Street and 4th Avenue to Connaught Park along Arbutus Street.

Additionally, in order to improve the appearance of Kitsilano as one approaches from the Burrard Bridge and to improve the environment around Henry Hudson School and the Cornwall shopping area, it is proposed to plant in the 1900 Block Cornwall and York Streets.

The specific locations for tree plantings in these areas are to be worked out between the Parks Board and the City Engineer. The suggested areas for trees plantings are indicated in Appendix A.

Parks Board staff have estimated the cost at $35,895 for 352 trees including brick or other infilling of tree plots where they are in the walk. CMHC has approved this proposal with funds provided from the "Recreational Facilities" Account.

The Kitsilano Area Planner and Kitsilano Planning Committee have examined the proposal and recommend that funds be allocated for the purpose of tree planting.

It is therefore, recommended that:

City Council approve the appropriation of $35,895 (thirty-five thousand, eight hundred and ninety five dollars) from the Kitsilano Neighbourhood Improvement Program for tree planting in the Apartment Area. Costs would be shared as follows: C.M.H.C. = $17,947.50; Province = $8,973.75; City = $8,973.75."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

CONSIDERATION

2. Demolition Permits.

The Director of Permits and Licenses and the Director of Legal Services report as follows:

"On November 18 of last year Council adopted a By-law amendment which, in effect, required an applicant for a demolition permit to obtain a development permit where the premises involved residential rental accommodation.

Prior to the adoption of the By-law, City Council, on November 4, 1975, passed a resolution which 'froze' the issuance of any demolition permits. Prior to the adoption of By-law amendment No. 4913, building permits for demolition were being held up under this order. Two of the applicants brought lawsuits seeking court orders against the City. These were successful since there was technically no legal authority for the freeze. As a result, orders were made and these permits were issued.

There are still 10 applications, which include 21 buildings, being held under that Council resolution. They deal with premises ranging from some which are still inhabited to some which are so dilapidated as to be beyond economic salvation and, if not demolished, should at least be boarded up.

All things being equal, these permits would have been issued in accordance with the provisions of the By-law existing at the time of application, since there was no By-law restriction. The By-law restriction did not arise until after these applications. They were only held up by reason of an 'administrative' resolution, not legally binding.

Because the hold-up was not technically binding and because an applicant is entitled to have his application dealt with in accordance with existing law, the Director of Legal Services is of the opinion that these permits ought to be issued and in law ought to be handled on the law as it was at the date of application and not as it stands today.

Inasmuch as this would involve an apparent overriding of Council's resolution, the matter is submitted to Council for consideration. The By-law amendment, however, having been made, the resolution is spent in respect of whatever force and effect it may have had. The By-law is, of course, being applied to all applications since November 18, 1975, but applications made prior to that date are still being held."

The City Manager submits the foregoing report of the Director of Permits and Licenses and the Director of Legal Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 364-5

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Vancouver St. Patrick's Day Parade Grant Request

The City Engineer reports as follows:

"The Vancouver St. Patrick's Day Parade is scheduled to take place on Sunday, March 14, 1976.

In a letter dated January 27, 1976 (see attached), Mr. Tom Byrne, Chairman of the St. Patrick's Day Parade, requests "...some form of a grant to help defray the expenses...".

The parade will assemble on Alberni Street west of Thurlow Street and will proceed by way of Georgia, Burrard, Hastings, Granville, Cordova and Water Streets to a dispersal on Powell and Alexander Streets. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

Being on a Sunday, the parade has been approved by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will readily be accommodated.

Considerable temporary signing and barricading will be required for this parade, as well as extra street cleaning, all of which will be done outside of normal working hours. It is estimated that the cost of this work will be $2,000.

Should Council decide in favour of Mr. Byrne's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1976 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 365

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Restaurant and Ice Rink Facilities

The Director of Legal Services reports as follows:

"On December 15, 1975, the Board of Parks and Recreation adopted a resolution accepting tender from Mr. R. Sun (Sun Glamour Ltd.) to lease the restaurant facilities in the West End Community Centre for the provision of restaurant facilities to serve the recreation facilities as well as the general public and Senior Citizens in the neighbourhood. Special food services and reduced prices will be offered to resident Senior Citizens.

Recommendation

It is recommended that the Board of Parks and Recreation be authorized to execute lease with R. Sun and/or Sun Glamour Ltd. on the following terms and conditions.

(a) Term - 10 years with renewal for 5 years

(b) Rent - 1st 2 years - $1,000 per month
2nd 3 years - $1,150 per month
last 5 years - $1,300 per month

Renewal term by agreement or arbitration.

Additional rent shall be 6% of gross income from all sources which exceeds the base rent. The Lessee will not be charged rent for the first three months while installing equipment.

(c) Tenant to install complete cooking and servicing facilities to the satisfaction of the Superintendent to accommodate 140 people.

(d) Terms and conditions of the lease to be in accordance with the tender and to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

2. $20,000,000 Debenture Issue Authorized by By-law No. 4920

The Director of Legal Services reports as follows:

"It was necessary in connection with the Debenture issue for the Mayor, the City Clerk and the Director of Finance to sign certain certificates and/or affidavits for the purpose of assuring the purchasers as to the organization and financial condition of the City. The terms of the sale of the Debentures provided that these certificates and affidavits formed the basis for the sale and purchase and accordingly they had to be executed by the named persons on behalf of the City in order to sell the Debentures. As the certificates were required to be signed on behalf of the City it would seem appropriate for the Council to agree to in-

Cont'd . . .

Clause #2 continued:

demnify the named officials from any costs, expenses or damages which they may incur as a result of their having signed certificates and/or affidavits in connection with the Debenture issue. Accordingly it is recommended that the City agree to indemnify the Mayor, the City Clerk and the Director of Finance from any and all costs and expenses incurred or damages imposed, arising out of any claim or action in connection with their having certified or deposed to the facts contained in their certificates and affidavits issued in connection with the Debenture issue."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Investment Matters (Various Funds) December 1975

The Director of Finance reports as follows:

"(a) Security Transactions during the month of December 1975.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER 1975

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

e	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
ember						
2	Mercantile Bank of Canada	Dec 18/75	$ 1,004,098.63	$ 1,000,000.00	16	9.35
	Bank of British Columbia	Dec 22/75	1,005,128.77	1,000,000.00	20	9.36
	Bank of Montreal	Dec 5/75	993,038.86	992,260.00	3	9.55
	Royal Bank of Canada	Dec 18/75	1,490,727.09	1,484,480.07	16	9.60
	Bank of Montreal	Dec 3/75	2,500,547.95	2,500,000.00	1	8.00
3	Mercantile Bank of Canada	Dec 10/75	1,001,821.92	1,000,000.00	7	9.50
	Bank of British Columbia	Jan 15/76	1,011,403.84	1,000,000.00	43	9.68
	Bank of British Columbia	Feb 13/76	1,019,134.25	1,000,000.00	72	9.70
4	Mercantile Bank of Canada	Dec 5/75	1,000,260.27	1,000,000.00	1	9.50
5	Bank of British Columbia	Dec 8/75	1,501,142.88	1,500,000.00	3	9.27
9	Mercantile Bank of Canada	Dec 11/75	988,295.49	987,781.30	2	9.50
1	Bank of British Columbia	Dec 15/75	1,001,030.14	1,000,000.00	4	9.40
5	Mercantile Bank of Canada	Jan 14/76	1,511,589.04	1,500,000.00	30	9.40
6	Bank of Montreal	Dec 17/75	20,365,384,75	20,362,595.36	1	5.00
7	Mercantile Bank of Canada	Mar 1/76	2,039,452.05	2,000,000.00	75	9.60
	Mercantile Bank of Canada	Mar 15/76	2,046,816.44	2,000,000.00	89	9.60
	Banque Canadienne Nationale	Feb 17/76	1,016,255.89	1,000,000.00	62	9.57
	Banque Canadienne Nationale	Apr 15/76	2,000,000.00	1,938,499.20	120	9.65
	Banque Canadienne Nationale	Feb 13/76	6,092,625.21	6,000,000.00	58	9.715
	Banque Canadienne Nationale	May 14/76	2,079,725.21	2,000,000.00	149	9.765
	Mercantile Bank of Canada	Jan 15/76	4,029,150.68	3,998,959.20	29	9.50
	Bank of Nova Scotia	Jan 2/76	1,004,168.77	1,000,000.00	16	9.51
18	Bank of British Columbia	Mar 15/76	1,023,169.32	1,000,000.00	88	9.61
	Royal Bank of Canada	Dec 19/75	994,529.33	994,270.00	1	9.52
	Royal Bank of Canada	Dec 23/75	993,574.04	992,280.00	5	9.52
19	Bank of British Columbia	Dec 22/75	1,000,723.29	1,000,000.00	3	8.80
22	Mercantile Bank of Canada	Dec 29/75	1,986,749.18	1,983,212.00	7	9.30
23	Bank of Montreal	Dec 24/75	750,102.74	750,000.00	1	5.00

Cont'd . . .

Clause #3 continued:

24	Royal Bank of Canada	Dec 30/75	1,501,972.60	1,500,000.00	6	8.00
29	Bank of Montreal	Dec 30/75	1,750,239.73	1,750,000.00	1	5.00
	Bank of British Columbia	Jan 7/76	1,002,280.82	1,000,000.00	9	9.25
30	Bank of British Columbia	Mar 15/76	764,679.45	750,000.00	76	9.40
	Mercantile Bank of Canada	Mar 15/76	4,079,956.16	4,000,000.00	76	9.60
31	Mercantile Bank of Canada	Apr 15/76	1,027,879.45	1,000,000.00	106	9.60
			$73,577,654.24	$72,984,337.13		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security		Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures							
December								
1	City of Van.	9.25%	Sept 1/90	$750,000.00	89.36	$670,200.00	15/9	10.70
	Chartered Bank Deposit Receipts and Government Notes							
December							Term Days	
16	Bank of British Columbia		May 17/76	$1,405,230.90		$1,350,000.00	153	9.76
31	Bank of Montreal		Jan 30/76	100,678.08		100,000.00	30	8.25
				$2,255,908.98		$2,120,200.00		

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

Date	Debentures						Term Yrs/mos.	
December								
11	City of Van.	8.0%	Apr 2/93	$19,000.00	79.55	$15,114.50	17/4	10.60

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$43,047,802.35	$42,120,000.70

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for December 1975 be approved.

4. Office Machines for Engineering Branch Office

The City Engineer reports as follows:-

"The Streets Branch operations office in Manitoba Yard has two old adding machines which are due for replacement. In order to cope with extra costing work associated with the low cost paving project and the lane paving project, the office rented two electronic calculators from October 1975 to February 1976. The supplier of the electronic calculators

Cont'd . . .

Clause #4 continued:

offers to apply the rental ($280.00) paid on them against the purchase price if we buy two machines immediately. The machines offered, Olivetti Logos 59, are the same as those bought in our replacement program for the past two years, and are very well suited to our work.

The Purchasing Agent has examined the offer and recommends that we accept it, since the existing units can not be economically repaired.

The City Engineer RECOMMENDS that funds of $388.50 be made available in advance of budget approval for the purchase of two Olivetti Logos 59 printing electronic calculators to replace two old adding machines in the Streets Operations office."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

5. Templeton Park Pool - Staffing

The Superintendent of Parks and Recreation reports as follows:

"Templeton Park indoor swimming pool will be ready for operation by mid-March 1976. The facility located on Templeton Park and adjacent Templeton Secondary School contains a twenty-five meter pool, a separate small teaching pool, changing rooms exclusively for pool patrons, plus additional change rooms to accommodate teaching pool users and, during non-teaching pool use, various athletic groups who use the bordering park playing fields. The unit also has a small office for ticket sales and user control as well as office accommodation for the pool manager. Off street parking is provided.

The entire swimming pool facility will be under the direct control of the Park Board. The various activity areas will be open daily seven days a week from 6:00 a.m. to 10:00 p.m. with the exception of July and August when it is anticipated that the pool will operate five days a week from 6:00 a.m. to 10:00 p.m. The facility will be open during holidays.

It is expected that the Vancouver School Board will use up to thirty-eight hours per week during the school year for which a rental will be charged, the amount of the rental is currently being negotiated.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility a maintenance and janitorial staff of one full time Stationary Equipment Operator and one full time Building Service Worker is required.

Recreation Programme and Operation

Because the pool is a free standing facility we require one full time Pool Manager who will be responsible for co-ordinating, programme planning, supervising, budget control and general supervision.

The seven day operation and sixteen hour programme day require in addition the following full time staff:

One Pool Attendant II who will assume the pool manager's role during his time off and will act as head lifeguard and attend to routine filter and chlorination duties.

Cont'd . . .

Clause #5 continued:

Two full time Instructor Attendants are required plus additional part time Instructors and Attendants because the programme content will include swimming, lifesaving, lifeguarding and instruction at all levels as well as limited custodial functions.

NOTE: One Instructor Attendant will be assigned to provide lifeguard services during School Board use. The cost of the lifeguard service will be recovered from the Vancouver School Board.

It is proposed to engage one full time Cashier-Clerk Typist during the peak operational hours to handle general revenues, registration and public information. Part time cashiers will be required to cover the operation during the Cashier-Clerk Typist's normal time off.

Other Expenses

Other expenses in operating the pool have been estimated by the Park Board as follows:

Item	Annual Costs
Supplies	$ 5,000.00
Electricity and Phones	8,000.00
Light Equipment	1,500.00
Fuel	8,000.00
Scavinging	300.00
Building Maintenance	
Labour & Fringe Benefits	500.00
Material	500.00
Equipment Maintenance	
Labour & Fringe Benefits	500.00
Material	500.00
Miscellaneous	1,000.00
TOTAL	$ 25,800.00

Summary

Permanent Staff*	Pay Grade	Annual Costs (1976 Rates)
Pool Manager I	18	$ 12,936.00
Instructor Attendant II	16	11,784.00
Instructor Attendant II	16	11,784.00
Pool Attendant II	16	11,784.00
Cashier-Clerk Typist	10	9,420.00
Equipment Operator I	17	12,372.00
Building Service Worker I	14	10,824.00
Fringe Benefits		9,708.48
Sub Total		$ 90,612.48

Part Time Staff*	Hours Per Year	Pay Rate Per Hour	
Instructor Attendants	7,901½	5.385	$ 42,549.57
Pool Attendants II	328.	6.020	1,974.56
Cashiers	1,062.½	4.295	4,563.43
Building Service Worker	376.	5.530	2,079.28
Aquatic Specialists	418.	6.170	2,579.06

Cont'd . . .

Clause #5 continued:

Vacation and Statutory Replacement Programme Staff	4,262.36
Vacation and Statutory Replacement Maintenance Staff	1,955.19
Fringe Benefits	4,797.36
Sub Total	$ 64,760.81

Other Expenses

Operating Costs	$ 25,800.00
Total Cost of Operation	$181,173.29

(* All Staff at mid-step; no COLA)

Revenue

The Park Board will derive some off-setting revenue from programmes conducted plus rentals. These revenues have been estimated as follows:

Ticket Sales	$ 30,000.00
Programme Fees	25,000.00
Rentals	30,000.00
Total Estimated Revenues	$ 85,000.00

The Director of Financial Services advises that the Board of Parks and Recreation have budgeted for the Templeton Park Pool expenditures in the Board's budget estimates.

The V.M.R.E.U. have received a copy of this report.

RECOMMENDATIONS:

That Vancouver City Council:

1. Establish and fund the following seven positions for the Templeton Park Pool; all positions subject to classification by the Director of Personnel Services.

   One Pool Manager I
   One Pool Attendant II
   Two Instructor Attendants
   One Cashier-Clerk Typist
   One Stationary Equipment Operator
   One Building Service Worker."

   The Administrative Analyst notes that the 1976 expenditures for Templeton Pool will be subject to normal review of the Park Board estimates.

The City Manager RECOMMENDS approval of the foregoing recommendations of the Superintendent of Parks & Recreation.

Cont'd . . .

6. Liaison Officer - Fraserview Branch Library

The City Manager has received the following report from the Director of the Vancouver Public Library:

"The report recommending the establishment of a new position of Liaison Officer (Library) at our Fraserview Branch was approved by the Library Board at its regular meeting on January 14th, 1976.

Funded in 1975 through the casual payroll, this position is vital for the operation of our Fraserview Branch and new Branches in the near future. I would be grateful if it may be referred to City Council for authorization of necessary funds for a regular full-time position."

The report to the Library Board included the following justification:

"The incumbent of this position must have a great deal of rapport with the youth and when rapport fails, has the physical strength to remove a group from the premises. During quiet periods, the worker would assist and be trained in routine desk and clerical duties appropriate for Branch operation but be readily available should a problem arise. Also, with this clerical training and ability to deal effectively with a troublesome group, the incumbent may be called upon to relieve in other Branches, such as Strathcona. Similarly, if we are going to continue in such areas as Riley Park and Cedar Cottage, this position is essential for staff to function effectively.

This work is not included in existing class specifications and it is recommended, therefore, that a new classification of Liaison Officer (Library) be established. Having considered the duties and responsibilities of this position and required qualifications, it is recommended that this classification be rated at Pay Grade 12 ($785 - $902 per month.)"

The Administrative Analyst notes that this position has been funded since June, 1974 from the Library's casual payroll; the incumbent having been classified at pay grade 12. Subsequent correspondence with the Union has established that, in order that this employee continue to work non-standard hours on a permanent basis, an additional pay grade must be awarded. The total effect of establishing this position on a permanent basis, after allowing for reduction in the casual payroll and increased fringe benefits available to permanent employees, will be approximately $800 per year.

The Administrative Analyst RECOMMENDS that a new position of Liaison Officer (Library) be established at the Fraserview Branch Library, classification to be at pay grade 12, plus one pay grade for working non-standard hours.

The Director of Personnel Services concurs with the foregoing recommendation.

The City Manager RECOMMENDS approval of the foregoing recommendation.

7. Vancouver Park Board Legal Bill

The following report has been submitted by the Director of Finance.

"Council will be aware that the Vancouver Park Board hired a lawyer in 1975 to advise them in their dispute with Council regarding Park Board properties on Point Grey Road. The bill rendered to the Park Board by the law firm amounts to $3,278.78.

Under Section 493 (1) of the Vancouver Charter, the Park Board does not have the power to authorize or make any expenditures except those provided for in the estimates as adopted by the Council, save by resolution of Council.

Cont'd . . .

Clause #7 continued:

I advised the Park Board in September, through the Superintendent, that I do not have the authority to approve the payment of the bill for legal services when it eventually arrives, as it is not included in the Park Board budget. I further suggested to the Superintendent that it should be presented to the Park Board, and that the Park Board should submit it to the City Council with a recommendation that Council increase their budget by sufficient funds to pay it.

RECOMMENDED that $3,278.78 be approved in advance of approval of the 1976 Park Board revenue budget, for the payment of the above legal bill."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

CONSIDERATION AND RECOMMENDATION

8. Student Summer Employment - PSEMP '76

The City Engineer reports as follows:

"The Provincial Department of Labour has announced its Provincial Seasonal Employment-Municipal Program for 1976 (PSEMP '76).

This program is similar to last year's (S.W.I.M. '75) basically oriented towards high school students but with a 20% proportion of university students permitted for supervisory functions. Last year the City hired approximately 102 High School and 25 University students.

PSEMP '76 - Summary

a) High School students are to be hired for July and August.

b) University students may be hired from May to August inclusive.

c) The Province will pay -

..... $18.18 per student per working day.

..... 4% holiday pay on the total gross salaries reimbursed.

..... $18.18 per student for each statutory holiday provided the student worked on the project a minimum of 15 working days prior and the day preceding and the day following the holiday.

d) The City must pay -

..... any salary or wage in excess of the Provincial subsidy i.e. Union rate differential.

..... fringe benefits (6% approximately).

..... 4% holiday pay on the difference between the Union wage rate and the Provincial subsidy.

..... all other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board or Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rates. Typical examples are given on the following table.

	Monthly Wage Inc. Fringe	Provincial Subsidy	City Cost
Clerk Typist I	$ 715	$400 (56%)	$315 (44%) *
Clerk I	$ 750	$400 (54%)	$350 (46%) *
Clerk III	$1,040	$400 (39%)	$640 (61%) *

Cont'd . . .

Clause #8 continued:

Director of Finance's Comments:

'In view of the stringent budget situation that the City is faced with in 1976 and Council's direction limiting increases, coupled with the fact that participation will require significant subsidization of the wage and salary level above the base level contributed by the Province, I would recommend that Council at least limit the City's participation in this program to a maximum of last year's actual contribution which was $52,000.'

Timing and Procedure

Information on PSEMP '76 has been distributed to all Departments and (at the time of writing) they are preparing proposals. A summary of these proposals can be given to Council on 9 March, 1976. Applications are due in Victoria on 22 March, 1976.

If Council favours participation in PSEMP '76, it is recommended that the Standing Committee on Finance and Administration be authorized to review the departments' proposals for report back to Council on 16 March, 1976. It is suggested that Council may, for the guidance of the Committee, establish a maximum City's cost.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

A. The question of whether the City will participate in PSEMP '76.

B. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that:

C. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects.

D. The Assistant City Engineer, Departmental Services and Sewers, Mr. K.F. Dobell, be authorized to sign the application forms on behalf of the City and to make minor adjustments where required. (e.g. proportioning of University students)."

The City Manager submits 'A' and 'B' for the CONSIDERATION of Council, and if the City is to participate, RECOMMENDS that 'C' and 'D' be approved and that the maximum City participation, if any, be $52,000.00.

INFORMATION

9. City of Vancouver Automobile Fleet Insurance

In accordance with Council's request of January 27th, 1976, the Director of Finance and the Supervisor of Property and Insurance report on the status of the I.C.B.C. rate structure and coverage as follows:-

"On March 1st, 1974, all licensed vehicles owned by the City were insured through the Insurance Corporation of British Columbia (I.C.B.C.). In 1973, the last year of competitive conditions, the City's insurance premium for automobile insurance was $186,000.00 , which coverage was as follows:-

Third party liability and passenger hazard, $1,000,000.00 inclusive limits.

Cont'd . . .

Clause #9 continued:

Non-owned automobile with third party liability, $1,000,000.00 inclusive limits.

Collision and Upset - Not Insured.

The City was successful in obtaining basically the same form of coverage under I.C.B.C. with the exception of compulsory collision for passenger vehicles, 1967, or newer, or commercial vehicles, 1967, or newer and under 8,000 lbs. G.V.W.

During the first year's experience under I.C.B.C. the City's 1,206 licensed vehicles generated a gross premium of $214,982.00. This sum was offset by a 40% deferred payment plan offered to large fleets as a safe driving incentive, which the City took advantage of resulting in a 'deposit' premium of $128,989.00.
If the claims experience is good, the deferred premium is forgiven; if it is poor, all or part of the deferred premium becomes due and payable to the I.C.B.C.

In May of 1974, the City accepted a private plan to insure against the near certainty of the I.C.B.C. calling upon the City to pay the $85,993.00 deferred premium. This was a prudent decision, for the claims during the 1974/75 term were high and the private insurers were called upon to pay the deferred amount.

The 1975/76 term generated a gross premium of $171,747.00 which this year was offset by a territorial discount in addition to the 40% premium deferment. This resulted in a net "deposit" premium of $87,497.00 for basically the same number of vehicles and coverage as the 1974/75 period. Private insurers were again prepared to insure the deferred premium but this time their terms and premium were unacceptable.

The City's claims experience for the 1975/76 period will not be made known until August, 1976, but it is expected that the claims experience will be similar to that of the previous year. If this is the case, the City will likely be called upon to pay a deferred premium of approximately $60,000.00 later this year.

For the period March 1st, 1976, to February 28th, 1977, the I.C.B.C. have declared the following changes:

(A) The $36.00 per vehicle territorial discount introduced last year has been abolished.

(B) A reduction in the premium deferral from 40% to 30%.

(C) Collision and upset is now optional.

In view of the foregoing changes promulgated by the I.C.B.C. and the lack of forewarning prior to the expiry of the existing coverage, your officials authorized the City's insurance broker to make changes in the coverage prior to Council approval. These changes are as follows:-

Effective March 1st, 1976, all collision insurance on City vehicles will be terminated with the exception of specific Fire Department and Engineering Department vehicles valued in excess of $50,000.00.

Fire Department Vehicles:

At present, there are 17 Fire Department vehicles with a value exceeding $50,000.00. These are expensive emergency vehicles and are particularly exposed to the perils of fire and collision.

For this reason, authorization was given to insure these units against physical damage subject to $2,500.00 deductible under All Perils Coverage.

Cont'd . . .

Clause #9 continued:

Engineering Department Vehicles:

The Engineering Department operate approximately 86 sanitation packers and side loader trucks with an average value of $50,000.00 each. Due to the nature of their work, these vehicles have a high frequency of fire damage. It was considered practical to insure these vehicles against physical damage subject to a $5,000.00 deductible under All Perils coverage primarily because the deductible is waived in the event of fire damage.

In view of the foregoing, we are now in receipt of the documents and correspondence confirming issuance of decals and license plates coverin 1,275 vehicles presently operated by the City effective March 1st, 1976.

The premium for this insurance is arrived at as follows:-

Total Premium	$286,107.00
Total License Fees	2,550.00
Non-owned Auto Policy	294.00
Two Separate Antique Vehicle Policies	82.00
Combined Totals	$289,033.00

As previously indicated, whereas last year the I.C.B.C. allowed larger fleet operators to defer 40% of their premiums, this year they reduced this to 30%.

The deferred premium applies only to the main fleet premium of $286,107.00 and would reduce the sum payable to the I.C.B.C. by $85,832.00, which has resulted in a 'deposit' premium of $200,205.00 excluding license fees and the other policies which are not subject to the deferred premium calculation."

The City Manager submits the foregoing report of the Director of Finance and the Supervisor of Property & Insurance to Council for INFORMATION.

CONSIDERATION

10. Recreation Co-ordinator to work with Vancouver & District Public Housing Tenants Association

The Superintendent of Parks and Recreation reports as follows:

" INTRODUCTION:

In January of 1975, City Council approved funds in the amount of $3,738.00 to enable the Vancouver and District Public Housing Tenants Association to engage a Recreation Coordinator to assist the residents of public housing to develop recreation programs. The Coordinator was subsequently hired and the contract for his services expired on October 24, 1975.

During the period of the contract, the Coordinator was successful in helping the residents in several areas of the City to develop recreational activities.

This report recommends that the Board of Parks and Recreation acquire the services of a staff person to continue to work with the Vancouver and District Public Housing Tenants Association; as per the following resolution passed by the Board of Parks and Recreation on November 17, 1975.

Cont'd . . .

Clause #10 continued:

'It was moved by Commissioner Livingstone, seconded by Commissioner DuMoulin,

RESOLVED: That $14,587. be included in the Board's 1976 Supplemental Budget requests for a recreation staff person to work with the Vancouver and District Public Housing Tenants Assoc.

CARRIED.'

Public Housing Recreation Coordinator

During the initial period of this project, January through October, 1975, the recreation worker acted in the capacities of program organizer and resource coordinator. Through his direct organizing ability, and his success at coordinating and using the resources of other community agencies, considerable organizational development and program planning occurred - some examples include -

Champlain Place

Through the efforts of the coordinator, an informal five team softball league was organized. He was also able to acquire a small grant from the South Vancouver Resources Board ($357.00). A weekend camping trip to Cultus Lake which involved nine families was also organized. Tae Kuan Do and African Dancing programs were also developed.

Culloden Court

A childrens and pre-teen program had been active at Culloden Court. The coordinator was able to expand this program by helping the residents acquire a LIP Grant, which resulted in acquisition of three workers.

Annual Picnic

The Recreation Coordinator was able to acquire donations from various groups to enable the Vancouver and District Public Housing Tenants Association to buy prizes and arrange for entertainment at the annual picnic.

Other Activities

The Recreation Coordinator was instrumental in the organization of a chess tournament involving 30 people, social evenings and a successful bowling league.

1976 Funding Request

The funds allocated for the Vancouver and District Public Housing Tenants Association expired in October 1975. Subsequently, a request was made by the Association to the Board of Parks and Recreation, for continued support. The brief submitted by the Association contained a budget which was in excess of $300,000. The Board was of the opinion that it was not in a position to support the entire proposal. However, the Board considered it was appropriate to acquire a staff person to continue to assist the Association with their work. The motion referred to above, reflects the Board's position. Funds have been included in the 1976 Supplemental Budget of the Board of Parks and Recreation.

The Association has been encouraged by the Board to seek financial assistance through the Federal Government under the Canada Assistance Plan and through the Provincial Government. The Association has been informed by officials in the Provincial Department of Recreation and Conservation, that any commitment to the program would be held pending information on the support received at the local level.

The proposed Recreation Coordinator will be assigned to the Central Services Section of the Recreation Department, where he will receive staff services and philosophical direction. He will be deployed in consultation with the Vancouver and District Public Tenants Housing Association where he will receive day to day direction regarding need identification and program development.

It is intended that the Recreation Coordinator will spend 45% of his time in direct program leadership, with the remaining time being devoted to organizational development with tenants recreation groups.

Cont'd . . .

Clause #10 continued:

The budget for the Recreation Coordinator, for the period January 1 to December 31, 1976 is -

1.	Salaries:	
	1 Recreation Coordinator $1,011. a month x 12 months	$12,132.00
2.	Fringe Benefits Total fringe benefits at 12%	1,455.00
3.	Transportation (car mileage)	1,000.00
		$14,587.00

RECOMMENDED:

Approve the establishment of a full-time staff person within the Recreation Department; Position subject to classification by the Director of Personnel Services."

The City Manager submits the foregoing recommendations of the Superintendent of Parks and Recreation for Council's CONSIDERATION.

If Council approves the foregoing report and in the event of senior government funding being received by the Vancouver & District Public Housing Tenants Association, the City Manager suggests that the approval be conditional on the Association assuming the cost of this position.

11. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for the City of Vancouver - B.C. Assessment Authority has either made the properties exempt for 1975 or certified they will be shown as exempt on the 1976 Assessment Roll in accordance with Charter provisions and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-C (i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the dates the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections:

A. Religious Organizations

1. The Church in Vancouver **$1,792.66**
2255 Quebec St. - Lots A & B & S 70' of 9 & 10/36/200A
Church Buildings and parking
Occupied and in use - July 28, 1975
Grant to cover period from July 28, 1975 to December 31, 1975

2. Temple Sholom **$1,580.28**
4426 West 10th Ave. - Lot 3 of 2 E 180 ft/154/540
Synagogue
Occupied and in use from April 27, 1975
Registered in Society's name May 26, 1975
Grant to cover period from May 26, 1975 to December 31, 1975

Cont'd . . .

Clause #11 continued:

3. Broadway Pentecostal Tabernacle $7,452.33
2677 East Broadway - Lot E/22/sec. 34 N½ THSL
New Church building
Occupied and in use from December 1, 1974
Date of first building inspection - August 13, 1973
Grant to cover period from August 13, 1973 to December 31, 1974

4. The Salvation Army $1,779.12
3403 East 49th Ave. - Lot 38/1 & 8/339 N½
Salvation Army Citadel
Occupied and in use from January 1, 1975
Made exempt by B.C. Assessment Authority for 1975
Date of first building inspection June 14, 1974
Grant to cover period from June 14, 1974 to December 31, 1974

5. Seicho No Ie Canada $ 698.92
305 East 16th Ave. - Lot 24/98/301
Church building
Occupied and in use from April 1, 1974
Made exempt by B.C. Assessment Authority for 1975
Grant to cover period from April 1, 1974 to December 31, 1974

6. Akali Singh Sikh Society $ 521.45
467 - 471 East 11th Ave. - Lot A/125/264A
Addition to temple
Occupied and in use from January 1, 1975
Grant to cover period from January 1, 1975 to December 31, 1975

B. Charitable Organizations

1. Mental Patients Association $ 699.18
2805 West 7th Ave. - Lot 1/3/2 & 4/32/192
Rehabilitation of former mental patients
Occupied and in use from March 24, 1975
Grant to cover period from March 24, 1975 to December 31, 1975

2. Serendipity Playschool $ 863.45
2720 Balaclava St. - Lot 1/78/540
Playschool & Day Care Centre
Occupied and in use from January 1, 1975
Grant to cover period from January 1, 1975 to December 31, 1975

3. Neighbourhood Services Association of Greater Vancouver $ 1,387.46
1705 Nelson St. - E½ of Lot 21/58/185
Activity Centre for Senior Citizens, children and families
Occupied and in use from April 1, 1975
Permits issued for alterations - December 6, 1974
Grant to cover period from December 6, 1974 to December 31, 1975

4. Opportunity Rehabilitation Workshop $ 940.85
111 Victoria Drive - Lot C /2/183
Expansion of Training Workshop for Vocationally Handicapped
Made exempt for 1975 by B.C. Assessment Authority
Date of first building inspection - September 9, 1974
Grant to cover period from September 9, 1974 to December 31, 1974

5. Vancouver-Richmond Association for the Mentally Retarded $ 1,818.3
6655 and 6699 Arlington St.
Residences for Mentally Retarded
Occupied and in use from October 6, 1975
Date of first building inspection - January 11, 1975
Grant to cover period from January 11, 1975 to December 31, 1975

Cont'd . . .

Clause #11 continued:

6. **Broadway Pentecostal Benevolent Association** **$28,607.09**
2633 East Broadway
Senior Citizens Housing
Occupied and in use from July 1975
Date of first building inspection - October 9, 1973
Grant to cover period from October 9, 1973 to December 31, 1975

On November 4, 1975 City Council approved a recommendation of the City Manager not to exempt from property taxes any senior citizen's housing projects which have received Provincial Government funding after March 31, 1974.

The Broadway Pentecostal Benevolent Association has confirmed they have not received funding of any kind from the Provincial Government under the Elderly Citizen's Housing Aid Act and they therefore are not taxable under that provision of the Charter.

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $48,141.12 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

12. Auto Allowance for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since July 1, 1975, and does not reflect current operating costs especially the significant increase in insurance rates.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 17¢ to 22¢ per mile and that the present flat allowance be increased from $50 to $65.

The annual increase in cost to the City is estimated at $67.450. Based on an effective date of March 1, 1976, the 1976 cost would be approximately $56,200, which will be provided in the 1976 budget.

A copy of the report has been sent to the V.M.R.E.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

(1) The revised schedule of auto allowances as per Appendix 1 be approved effective March 1, 1976.

(2) The casual auto allowance rate be increased from 17¢ to 22¢ per mile effective March 1, 1976 and that the present flat allowance be increased from $50 to $65.

(3) The estimated increase for 1976 amounting to $56,200 be provided in the 1976 budget.

(4) The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the same procedure."

The City Manager recommends that the foregoing report of the Director of Finance be approved.
(A copy of the detailed report is on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 366 7

Property Matters

RECOMMENDATION

1. Property Endowment Fund
   - Transfer of Property

The Director of Finance reports as follows:

"On June 17, 1975 City Council passed the following motion: 'That a Property Endowment Fund be established based on the Objectives, Revenue Policy, and Structure proposed in the Mayor's memorandum of May 15, 1975 to the Standing Committee on Finance and Administration'.

The Accounting Division and Property Insurance Department have extracted those properties which are not required for civic use and listed them for transfer to the Property Endowment Fund.

The properties for transfer are as follows:

Tax sale properties, at cost:	$ 298,825
Properties purchased for servicing and resale, at cost:	2,519,320
Capital properties (at assessed values, at December 31, 1974):	
Parks (Champlain Heights area):	1,971,036
(These properties will be transferred back to Capital Properties when the specific lands in Champlain Heights are dedicated to park purposes.)	
False Creek industrial site:	3,385,667
Sundry capital properties:	26,019,127
Block 42, (at option price):	7,000,000
	$ 41,193,975

The tax sale properties to be purchased from the revenue fund for cash, the remaining properties to be contributed to the Property Endowment Fund.

A listing of the properties, by legal description, has been submitted to the City Clerk's office for review by members of Council if they so desire.

The Director of Finance recommends:

Council approve the transfer of the above properties as of January 1, 1975 as well as agreements for sale relating to those properties in the amount of $436,484.00 to the Property Endowment Fund:

Council approve the purchase by the Land Purchase Fund for future civic use of the remaining tax sale properties in the amount of $19,077.00 this amount being cost (these properties are held for Park purposes)."

The City Manager RECOMMENDS approval of the recommendations of the director of Finance.

2. Extension of Sale Date - 2 acre Senior Citizen Site Langara, Southvan Foundation.

The Supervisor of Property and Insurance reports as follows:

"On May 27th, 1975 City Council approved a number of recommendations with regard to Langara Lands. Specifically two acres for senior citizen housing were to be sold to the Southvan Foundation at a price of $500,000.00. The date of sale was to be the date of issuance of a development permit or 120 days from May 27th (September 24th), 1975.

Clause #2. (Cont'd)

As the subdivision plan, creating the various sites in Langara, was not deposited until the beginning of October a status report on the Langara Lands was submitted to Council October 21st, 1975.

At that time the Southvan Foundation had not completed financial arrangements with the B.C. Government and Central Mortgage and Housing Corporation. Therefore it was recommended that the date of sale be amended to be the date of issuance of a development permit or 120 days from October 21st (February 17th, 1976). Council approved extending this sale date and also approved the sale on City terms of 25% down, and the balance in three equal installments payable at the interest rate of 11%.

C.M.H.C. recently advised our office they have been working with the Southvan Foundation since March, 1974 and are satisfied that the Foundation have the ability to develop their project at a satisfactory per unit sale price and have suggested that preliminary sketch plans be prepared using start-up funds approved in July, 1974. However, C.M.H.C. are unable to make a further commitment at this time and expect it will be May before they can give any firm direction with respect to funding.

Southvan Foundation have been billed with an adjustment date of February 17, 1976 for the 25% down payment and interest will accrue from that date. However, since funds are not available they are requesting an extension of the sale date for a further six months to August 17th, 1976.

With the sale date set at February 17, 1976 Southvan Foundation is required to pay, by that date, 25% downpayment ($125,000.00), taxes for February 16-December 31, 1976. Interest will accrue at 11% on the outstanding balance from date of sale, However, since C.M.H.C. are unable to make a funding commitment Southvan Foundation are requesting the sale date be extended for a further six months to August 17, 1976 resulting in a savings to the Society of interest and reduced taxes. It is

RECOMMENDED THAT the date of sale of the two acre senior citizen site in Langara be extended from February 17th, 1976 to August 17th, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Establishment for Lane Purposes

The Supervisor of Property and Insurance reports as follows:

"Lot C of 30 to 34, Block 224, D.L. 526, Plan 3559 situated north side of 3rd Avenue between Yew and Arbutus Streets was acquired by tax sale in 1936 and subsequently sold in 1939, with the City retaining the north 2 feet for lane purposes. The north 2 feet have been in use as lane since that time; however it was never formerly established for that purpose.

To correct this situation the City Engineer has requested that we proceed to have this portion of Lot C established as lane at this time and it is therefore:

RECOMMENDED that the north 2 feet of Subdivision C of Lots 30 to 34, Block 224, D.L. 526, Plan 3559 be established as highway and that the formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Sale of Property

The Supervisor of Property & Insurance reports as follows:-

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public February 23, 1976.

RECOMMENDED that the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received."

Lot 11 of 9, Block C, D.L. 183, Plans 127 and 417
Situated North Side Venables between Woodland and McLean Streets

Name	Approx. Size	Purchase Price	Terms	Conditions
Giovanni Ambrosetti	33' X 122'	49,000.00	City Terms	Bulkhead Agreement Required

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

5. N/W corner of Prior Street & Jackson Avenue.

The Supervisor of Property and Insurance reports as follows:

"A letter has been received addressed to the office of the City Clerk dated February 6th, 1976, from Pastor Annie Girard with respect to a City owned lot at the north/west corner of Prior Street and Jackson Avenue on which she has made an offer to purchase for $5,000.00. The Supervisor of Property and Insurance has been asked to prepare a report on this matter and the following is submitted for Council information.

The lot in question is Lot A, Subdivision 17 and 18, Block 103, D.L. 196, Plan 197 and was purchased by the City in 1958 for replotting purposes. It is zoned RT-3, measures 50 feet by 66 feet and is a developable site by itself. The abutting property to the north is developed as a church site but is owned by Annie Lluella Girard as an individual.

In March 1974 the owner of the abutting property approached the City with a request to purchase the City's lot. The lot was subsequently released for sale by the Planning Department subject to its consolidation with the privately-owned lot, and a market value of $25,000.00 was established. At this point the prospective purchaser was advised that the combined site was not of a sufficient size to permit expansion of the existing church facilities and, if this was the intent, an application for a development permit should be made prior to final negotiations.

The prospective purchaser later advised that the intended use for the property was for a lawn or a parking lot and offered the sum of $1,000.00. As it was apparent at this time that the party was not interested in paying the market value for the City lot, two alternatives were suggested to her which would permit the uses she had indicated, at far less cost.

(a) As a lawn - a garden permit was suggested at an annual fee of $11.50.

(b) As a parking lot - a lease was proposed.

Both alternatives have been rejected.

Clause #5 (Cont'd)

The Supervisor of Property and Insurance recommends against the sale of this site for the sum of $5,000.00 for the following reasons:

(a) The acquisition of the City's lot does not provide the abutting owner with a site of sufficient size under the present zoning and development by-law for a church development.

(b) The sale of the lot at one-fifth of its market value would be to a private individual as the church does not own the abutting lot.

(c) The uses to which the lot would be put as indicated to this office by the prospective purchaser are either a lawn or a parking site which can be accomplished by
(i) a garden permit at $11.50 per annum
(ii) a lease

(d) The estimated market value of the lot is $25,000.00 and the disposition of the land for such uses to a private individual at a fraction of its worth is unwarranted."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance to Council for INFORMATION.

DELEGATION REQUEST: Pastor Annie Girard

FOR COUNCIL ACTION SEE PAGE(S) 765

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

February 19, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 19, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Sweeney
ABSENT:	Alderman Marzari
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. City Stage Request for Cultural Grant

The Committee had for consideration a Manager's report dated February 12, 1976 (copy circulated) in which the Director of Social Planning reports on the request of City Stage for a cultural grant of $11,000 towards operating costs for 1976 and a one-time grant of $9,000 towards equipment and installation costs.

In December, 1975 the City Stage was forced to vacate its premises at Howe and Dunsmuir Streets because of new development taking place. Following an exhaustive search, they located new premises at 745 Thurlow Street. The City Stage has obtained a lease of these premises for five years with an option to renew. This move will incur a one-time relocation and construction cost of $50,850 and the City Stage is requesting a one-time grant for the move.

A summary of the City Stage 1976 Budget is as follows:

Revenue:		
Box Office Receipts	$ 56,000	
Other Earnings	2,500	
Grants to Theatre Operation:		
City of Vancouver	11,000	
Province - B.C. Cultural Grant	27,500	
Canada Council	40,000	
		140,000
Expenses:	$154,950	
Estimated Leasehold, Improvements, Equipment & Installation Costs	50,850	
		205,800
Fund Raising Objective		(65,800)

Clause #1 continued:

The Committee questioned a surplus that the City Stage shows at December 31, 1975 and is not included in their 1976 Budget.

Mr. Ray Michal,Managing Director of City Stage, stated they would like to keep the $12,000 surplus in reserve to be put towards the $65,800 if necessary. If it is not necessary, the $12,000 will be included in their budget next year. Mr. Michal, when questioned as to how they propose to raise the $65,800, stated they hope to get approximately $10,000 each from the City, Federal and Provincial Governments. They would like the City to take the initiative as it would make it easier for them when approaching the senior governments. The balance they hope to raise through the private sector.

The Committee expressed concern that it would set a precedent if a cultural grant were approved outside of the cultural grant guidelines as recommended by the Director of Social Planning, and following further discussion it was

RECOMMENDED

(a) THAT a grant of $11,000 be made to City Stage for its operating budget;

(b) THAT a one-time grant of $9,000 be made to City Stage to be used for equipment and installation for its new theatre location;

(c) THAT the above two grant amounts be included in the $275,000 allocation for Cultural Grants as shown in the 1976 Cultural Grant Guidelines.

INFORMATION

2. Discussion of Miscellaneous Points of the City's Assessment and Property Taxation Brief to the Provincial Commission

The Director of Finance is putting together a brief on assessment and property taxation to be presented to the Provincial Commission on Property Assessment and Taxation in March. He discussed the proposed brief with the Committee with a view to receiving guidance on the Committee's views on the following points dealing with exempt properties and how they should be taxed or not taxed:

A. Provincial Government property
B. Crown corporations
C. Municipal property not in use for Civic purposes
D. charitable organizations
E. National Harbours Board properties.

The Director of Finance will finalize the brief shortly for approval by the Committee and City Council, taking into account the points raised at today's meeting.

(Alderman Sweeney left at this point in the meeting).

Cont'd . . .

3. Revision of Tax Bill

On October 23, 1975 The Finance Committee requested the Director of Finance to investigate and report on re-design of the tax form to simplify and clarify the bill for tax payers, such as separation of amounts owing each agency, homeowner's grant and penalty-due date, and bonusing for pre-payment. The Director of Finance presented a revised tax form but the Committee felt it should be studied further by a professional designer and a forms manufacturing company.

The Director of Finance agreed to contact the Office of Design in Ottawa and a forms manufacturing company on this matter.

The meeting adjourned at approximately 2:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 204

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

February 19, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 19, 1976, at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Cowie Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Bird (Leave of Absence)
CLERK:	M. L. Cross

RECOMMENDATION

1. Location of Liquor Stores in the West End.

The Committee considered a report dated February 12, 1976 which the City Manager submitted for Information. (Copy Circulated).

Ms. B. Howard of the Planning Department advised that discussions have been held with officials of the Liquor Administration Branch and Engineering staff concerning the location of liquor stores in the West End with respect to traffic back-ups. Liquor Administration Branch officials indicated that the Robson Street store was being phased out and they were attempting to attract people to the Alberni Street store. Mr. R. G. Gascoyne, Assistant City Engineer, Traffic and Transportation, advised that the traffic situation on Robson at this location was tolerable. There is only one entrance into the liquor store parking lot and if the situation worsens, perhaps two sidewalk crossings; one for ingress and one for egress, would be required.

RECOMMENDED

A. THAT the Liquor Administration Branch be advised that it is anticipated that the traffic situation on Robson Street will continue to worsen and that they take this into account in their future planning for liquor stores in the West End.

B. THAT the report of the City Manager dated February 12, 1976 be received.

(Alderman Cowie wished to be recorded as opposed to Recommendation A).

2. Employment Growth and Location in the City of Vancouver in Relation to the Objectives of the Livable Region Program of the G.V.R.D.

The Committee considered a report dated February 5, 1976 which the City Manager submitted for consideration (copy circulated) and a report dated November, 1975 prepared by the Planning Department entitled "Employment Growth in Vancouver: A Research and Issue Definition Paper for Discussion" (on file in City Clerk's office).

Mr. D. Hayes of the Planning Department advised that the purpose of the recommendations contained in the report is to ensure that local commercial areas and industrial areas are used for such purposes and not for offices. The department is not trying to eliminate local commercial functions or offices related to the industry concerned, but would like to prevent regional offices being constructed in these areas. In the report the Director of Planning recommended:

"1. Instruct the Director of Planning to make application to amend the C-2 district zoning schedule as follows:

Include offices as outright uses only if:

(i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1, local commercial district zoning schedule; AND

(ii) Contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people);

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

2. Instruct the Director of Planning to make application to amend the M-1 and M-2 industrial zoning schedules to remove "office building" as a conditional use in such schedules. Offices as an ancillary use to industrial buildings (as already detailed in the zoning schedule will continue to be permitted.

3. Instruct the Director of Planning to:

(i) Make application to create an M-1B zoning schedule which shall be identical to the current M-1 zoning schedule except that after "office building" as listed as a conditional use, add "to a maximum floor space ratio of 1.2". (The same as the maximum now permitted in C-1 zoned areas and proposed for C-2 areas.)

(ii) Make application to rezone the areas shown as areas "a" and "b" on the accompanying map (Appendix I) from M-1 to M-1B. These areas include the frontage, to a depth of 150 feet, of Burrard Street, 4th Avenue, Arbutus Street, and 10th Avenue within the currently zoned M-1 area. This will permit small offices in continuation of existing implicit development policy for these areas.

(iii) Make application to rezone the area shown as area "c" on the accompanying map (Appendix I) from M-1 to C-2. This one and a half block rezoning of the frontage on Arbutus Street recognizes the existing commercial uses, is contiguous with an existing C-2 area on 12th Avenue, and is essentially a rationalization of the zoning in this location.

4. Instruct the Director of Planning to inform all affected property owners of the applications for amending the zoning bylaw as noted in 1, 2, and 3 above, and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the Public Hearing/s on these matters."

Clause No. 2 Continued.

There are a number of sites in industrial areas advertised as office building sites based on the fact that conditional uses have been allowed in the past. The Committee felt that this matter should be deferred for clarification of the policy. Mr. Spaxman requested guidance on how to handle development permit applications for conditional use offices in M-1 areas in the interim. The Committee indicated that in the inner area of the City the applications should be turned down. There should also be some consideration given in the future to the preparation of design guidelines for commercial and industrial area.

The City Engineer and Director of Finance also comment on the report prepared by the Planning Department.

After discussion the Committee

RECOMMENDED

A. THAT the Director of Planning be instructed to make application to amend the C-2 district zoning schedule as follows:

Include offices as outright uses only if:

(i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1, local commercial district zoning schedule; AND

(ii) They contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people);

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

B. THAT the Director of Planning be instructed to inform all affected property owners of the applications for amending the Zoning By-law in A above, and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the Public Hearing/s on these matters.

C. THAT recommendations 2 and 3 contained in the report of the City Manager dated February 5, 1976 be deferred for further consideration and clarification of the policies for industrial areas.

INFORMATION

3. Champlain Heights - Areas E & F (Status Report #2).

The Committee considered a report dated February 18, 1976 (copy circulated) which the City Manager submitted for Information.

In the report the Champlain Heights Interim Project Manager reports that no tenders were received for Enclave 1 but steps are being taken to remedy the lack of response. He noted that with respect to servicing the City Engineer would report as well as the Director of Planning for the housing mix in Areas E & F in view of the probable loss of 400 low cost housing units resulting from the approval of the Marine Drive-Boundary Road bypass.

RESOLVED

THAT the report of the City Manager dated February 18, 1976 be received.

RECOMMENDATION

4. Champlain Heights Areas E & F - Housing Mix.

The Committee considered a report of the City Manager dated February 18, 1976 (copy circulated) in which the Director of Planning reports on the housing mix in areas E & F in view of the probable loss of 400 low cost rental housing units.

With respect to the analysis of the effect of trucking along Marine Drive, a consultant will be required. The City Manager recommended that the matter of retaining a consultant not be approved until additional information is received on terms of reference etc.

Mr. R. Youngberg, Associate Director, Area Planning, advised that it will be possible to stay within the existing overall density, adding 100 units to allow flexibility in terms of the changing socio/economic mix within the total package. The City Engineer could carry on with design of roads and utilities and the registration of the subdivision and the Planning Department could proceed with re-zoning. Before the Engineer commences with servicing there should be knowledge of the marketing of the lands and financing. Once servicing starts there will be a pressure of debt charges etc. and the City may be forced to make hasty decisions which might affect the development.

RECOMMENDED

A. THAT no action be taken with respect to increasing the density of Enclaves 2 to 8 and 12 to 21 inclusive, Areas E & F, and application for rezoning proceed on the basis of the existing proposed numbers of units.

B. THAT the Planning Department continue with its analysis of alternative land uses below South East Marine Drive.

C. THAT the matter of retaining a consultant to undertake an analysis of the effect of trucking along Marine Drive be subject to the approval of the City Manager following receipt of additional information on terms of reference, etc.

INFORMATION

5. Champlain Heights - Areas E & F (Engineering Services).

The Committee considered a report dated February 19, 1976 (copy circulated) which was distributed at the meeting. The City Manager submitted the report for Information.

Mr. W. Curtis, City Engineer, advised that to this point in time, the expenditure for design and survey operations is approximately $35,000 and clearing and access costs will be $150,000. Funds for this work are available from previous budgets. About June, 1976 costs are expected to accumulate at the rate of $375,000 per month and in 1977 $450,000 per month. In 1978 $1.5 million will be required to complete the streets construction. If phasing or slowing down of servicing occurs, it would cost $1.5 million per year for inflation.

Mr. P. Leckie, Director of Finance advised that the proposed development costs for Champlain Heights are estimated at $12.25 million. Financing for $6.25 million is available with the balance to come from disposition of sites. If the Engineer is instructed to install services, Council should approve the necessary borrowing authority. This should not be done until it is known that some of the land can be marketed.

RESOLVED

THAT the report of the City Manager dated February 19, 1976 be received.

The Meeting adjourned at approximately 5.45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

February 26, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, February 26, 1976, at 1:30 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of February 5, 1976, were adopted.

HOUSING MATTERS

INFORMATION:

1. Standards of Maintenance By-law

At its meeting on October 30, 1975, the Committee instructed the Directors of Legal Services and Permits and Licenses to report on aspects of the Standards of Maintenance By-law.

A.
The Director of Legal Services, in a Manager's Report dated February 19, 1976, (circulated) reported on the applicability of the By-law which arose from a Charter Amendment in 1974, and he addressed himself to the principle question as to what buildings were covered by the By-law. The amended wording of the relevant section was as follows:

> "for fixing standards of fitness for human habitation to which all dwellings, whether single or multiple, shall conform, and for requiring the owners of dwellings to make the same conform....and for providing....that in default....the city may....enter and effect such repairs, renovations or alterations as are necessary to make the dwellings conform....".

Therefore, the question to be resolved was what was meant by the phrase "dwellings, whether single or multiple".

The Director of Legal Services reported as follows:

> "When I was appearing before the Private Bills Committee, that Committee was advised that block-busting was the concern that prompted Council to ask for an amendment.
>
> It seems to me that in order to apply the By-law a building must be a dwelling. If there has been total abandonment by the owner with a view to redevelopment to something else, I would doubt that it would apply. If the premises were totally vandalized so that they were quite incapable of being used as below standard accommodation, I doubt that it would apply. It may well be that the section could be interpreted as meaning "occupied habitable accommodation" because the section is concerned with protecting the occupants of dwellings. The very least, I think, would be that the building must be capable of being used for housing, albeit below the standard required. I think a Court would have difficulty supporting an Order where the owner indicates that he wishes to discontinue using it for living accommodation or, to put it another way, I do not believe the section could be used to recreate or create housing accommodation. If this were the case, it would

Cont'd . . .

be, in effect, freezing a person's use of his land if it had ever been used for habitable accommodation and is a deprival of his rights under the Zoning and Development By-law.

In addition, the section is concerned with "repairs, renovations or alterations". This suggests there is something in existence but which is below a prescribed standard. It would not, I think, include massive reconstruction or re-creation.

In the end result, however, the only way to find out what the section covers would be to have a test case."

RESOLVED,

THAT the Manager's Report dated February 19, 1976, be received.

B.

In response to a request from the Chairman the Director of Permits and Licenses, in a Manager's Report dated February 18, 1976, (circulated) submitted a status report on the Standards of Maintenance By-law in which he reviewed the initial history and philosophy, the legal position, and enforcement experience to date.

The Director of Permits and Licenses reported since the By-law was adopted approximately 150 complaints had been received involving untidy yards, wrecked automobiles, poor exterior condition, including gutters, downpipes, porches and stairs and minor complaints about interior conditions. Orders had been issued in all cases. A very high degree of acceptance of the By-law was indicated by the fact that 85% compliance was being experienced on a first notice.

A list of 23 addresses in the downtown core area had been referred to the department in late 1975. Each site had been inspected and some addresses proved to be other than living accommodation, buildings demolished, etc. Two premises were found to be satisfactory and orders were issued on one which is now being processed. The Director of Permits and Licenses advised eleven premises on the list were vacant and had been for varying periods of time (up to a year). Several of these were vacant units above commercial premises. In practically all cases staff had been informed that the owner did not want to continue the use of the building as living accommodation.

To date no orders to rehabilitate vacant premises in accordance with the procedure laid down in the By-law had been issued.

The Director of Permits and Licenses drew attention to the following opinion from the Law Department, which had been obtained in February, 1975:

"In my opinion regardless of what provisions are contained in any Standard of Housing By-law, there is no way in which the City could force an owner to maintain his premises in any fashion permitted as an outright use under the Zoning By-law, and if you attempted to deny a permit for any such outright use, such owner would have no difficulty in obtaining a Writ of Mandamus."

The Director of Legal Services recently advised "that this opinion is still valid, and that an order to an owner to bring up dwellings (whether single or multiple) to standards of fitness for human habitation, as laid down in the Standards of Maintenance By-law, may be made even though the owner may not wish to continue the use. However, the City cannot order or require any owner to use the dwelling for human habitation purposes."

Cont'd . . .

RESOLVED,

THAT the Manager's Report dated February 18, 1976, be received.

RECOMMENDATION:

2. Restoration of Essential Services:
Lodging House By-law

On October 30, 1975, when discussing the restoration of essential services the Committee instructed the Director of Legal Services to report on appropriate amendments to the Lodging House By-law regarding the restoration of essential services.

In a Manager's Report dated February 19, 1976, the Director of Legal Services advised it was within the power of Council to specify in a by-law what it considers essential services and to require that they not be discontinued during occupancy and, if discontinued, to restore such services within forty-eight hours. Council could also make a violation of such a regulation an offence. However, there was no power to allow Council to instruct anyone to do it should the owner fail to comply.

The Director of Legal Services pointed out in the report: "the Standards of Maintenance By-law has a limitation prohibiting the City from doing ordered work until 60 days' lapse, and this would be the only by-law under which we could proceed. There is no other Charter authority to enable Council to enter on private premises and do work of this nature".

After discussion, it was

RECOMMENDED,

THAT the Director of Legal Services be instructed to seek a Charter Amendment to the Lodging House By-law requiring the restoration of essential services within twenty-four hours.

3. Vacant Premises in Downtown Core Area

City Council on February 10, 1976, approved a recommendation of the Committee that the owners of the following premises be requested to appear before the Committee to show cause why the Committee should not recommend to Council that orders be issued by Council requiring the said owners to renovate their premises under the provisions of the Standards of Maintenance By-law:

331 Main	30 ½ E. Hastings
536 Prior	53 W. Hastings
349 Powell	210 Keefer
420 E. Hastings	207 Union
420 E. Cordova	24 Water
522 Richards	515 W. Pender
525-31 Carrall	876 Granville
445 Gore	172 E. Cordova.

Representations to the Committee were made by the following:

30 ½ E. Hastings — Mr. Yuet Keong Tong, owner, stated he had bought the premises five months ago. He rented three businesses on the ground floor - a tailor shop, bakery, and restaurant, and the remainder of the three-storey building was vacant and too costly to renovate as a rooming house. Mr. Tong said he wanted to demolish the building.

Cont'd . . .

536 Prior

Mr. David Guy, lawyer for Mrs. Toy See Mow, stated the premises had been a rooming house of the cabin type but had been closed, all services shut off, and his client, an elderly lady in her seventies, was living in a small suite at the front of the premises. She had no financial resources to undertake renovations.

515 W. Pender

Mr. Eng, for Fairview Enterprises Ltd. advised the property was one of three comprising half a block planned for redevelopment to 23-storey mixed commercial and residential use. A development permit was being resubmitted as soon as the developers received a report from the Director of Social Planning on public amenity requirements.

210 Keefer

Mr. David Eng, for Harry James Agencies Ltd., outlined plans for conversion to office space for this property. He advised a development permit was obtained September 2, 1975, and the project was presently awaiting a structural engineering report.

331 Main

Mr. Wong, for Tom & Sons Enterprises Inc., advised his clients had purchased the property in the later part of 1974 on the basis of information from the City that it was zoned commercial. There were no rooms on the second floor at that time, and there are none there now. The ground floor is rented for a restaurant, office, barber shop, and retail store.

420 E. Hastings

Wong Ying, owner, speaking through an interpreter, stated she had spent $30,000 installing a sprinkler system and could not afford a further $10,000 for the work that remained to be done. Therefore, she had closed the rooms.

876 Granville

A representative of M.E.P.C. Canadian Properties Ltd. estimated it would cost $100,000 to bring the property up to By-law standards. As a result of a fire in September, 1975, the upper floors were damaged and the company was currently awaiting insurance claim settlement. The owners were willing to work with the Committee to see what could be done with the building.

525 Carrall

In a letter to the Committee the lawyers for the owners, Lim Sai Hor Dow Mock Benevolent Society, advised that application had been made for a loan under the R.R.A.P. Program but C.M.H.C. reported rehabilitation repairs were too extensive to be feasible. A representative of the Society also addressed the Committee.

349 Powell

The Director of Environmental Health advised that the premises were now rented to St. James Workshop.

No representation was made on behalf of the following premises:

420 E. Cordova	207 Union
172 E. Cordova	522 Richards
445 Gore	53 W. Hastings
24 Water	

Cont'd . . .

Following discussion, the Committee

RECOMMENDED,

A. THAT City Council approve the issuance of orders requiring the owners of the following properties to renovate their premises within sixty days under the provisions of the Standards of Maintenance By-law:

420 E. Hastings	30 ½ E. Hastings
420 E. Cordova	53 W. Hastings
522 Richards	207 Union
445 Gore	24 Water
172 E. Cordova	

B. THAT no action under the provisions of the Standards of Maintenance By-law be taken against owners of the following premises:

* 536 Prior	349 Powell
525 Carrall	

It was also

RESOLVED,

THAT the disposition of the following premises be adjourned for reasons stated below:

331 Main	Adjourned to March 11, 1976, pending reports from the Director of Legal Services on By-law provisions and the Director of Planning on special terms of rezoning.
515 W. Pender	Adjourned to March 11, 1976, pending report from Downtown Planning Office on status of proposed development project.
876 Granville	Adjourned to March 11, 1976, pending report from Director of Permits and Licenses on non-conforming use.
210 Keefer	Adjourned for two months pending reports from Directors of Permits and Licenses and Planning. (Alderman Rankin opposed.)

* The lawyer for Mrs. Mow agreed to discuss the future of this property with his client and report back to the Director of Environmental Health.

4. Royal Rooms - 237 Main Street

At its meeting on February 10, 1976, City Council approved the Committee's recommendation that the owner and operator of the Royal Rooms be requested to appear before the Committee to show cause why the Committee should not recommend to Council that orders be issued requiring the owners to renovate the premises under the provisions of the Standards of Maintenance By-law.

Mr. Sai Hong Dong, owner, and Mr. Kwok Ton Quon, operator, addressed the Committee, and through interpreters made reference to a dispute involving renewal of the lease. The Director of Environmental Health advised he had been endeavouring to negotiate with the owner and operator for approximately eight months. The premises did not have a current operating permit and while most of the requirements to upgrade had been met, the premises still needed an

Cont'd . . .

additional bathing unit, sink, refrigeration facility, improved hot water, and thirty new mattresses.

It was,

RECOMMENDED,

THAT the Standing Committee on Housing and Environment request City Council to approve the issuance of an order requiring the owner of the Royal Rooms, 237 Main Street to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.

INFORMATION:

5. Cobalt Hotel, 915-917 Main Street

On February 10, 1976, City Council approved a recommendation of the Committee that the operator of the Cobalt Hotel be requested to appear before the Committee to show cause why the Committee should not recommend to Council that his City license be cancelled for non-compliance with Fire By-law requirements.

Mr. R. White, operator, addressed the Committee and advised that the sprinkler system was almost completed. The plumbing contractor, Mr. Bill Beeman, reviewed the progress of the work and advised the completion date should be March 10, 1976.

After discussion, it was

RESOLVED,

THAT the Chief Fire Warden report to the Committee on March 11, 1976, on the status of the sprinkler system installation at the Cobalt Hotel.

ENVIRONMENT MATTERS

6. Ad-Hoc Professional Committee Re: Downtown Street Tree Planting

Alderman Cowie presented, for the Committee's information, minutes of the February 19, 1976, meeting of the above Committee.

It was,

RESOLVED,

THAT the minutes of the Ad-hoc Professional Committee Re: Downtown Street Tree Planting dated February 19, 1976, be received.

7. Amendments to Sign By-law: Sign Schedules For Recently Rezoned Comprehensive Development Districts

At its meeting on January 6, 1976, Council approved the Committee's recommendation of November 4, 1975, proposing that amendments to the Sign By-law involving sign schedules for recently rezoned comprehensive development districts be referred to the City Planning Commission for report and subsequently to go to a Public Hearing.

Cont'd . . .

The Committee had, for consideration, a letter from Vancouver City Planning Commission stating that the Commission had considered the matter at its meeting on January 7, 1976, and recommended approval of the proposed amendments.

It was,

RESOLVED,

THAT the Vancouver City Planning Commission's letter dated January 22, 1976, be received.

8. Removal of Billboards and Roof Signs

Council at its meeting on January 27, 1976, referred to the Committee a letter from the Carpenters Shopmen, Local 1928, dated January 27, 1976, in which reference was made to the removal of billboards and roof signs. The Union requested that, in view of the present economic situation and heavy unemployment, consideration be given to the number of shops placed in jeopardy by Council's policy.

It was,

RESOLVED,

THAT the letter of the Carpenters Shopmen, Local 1928, dated January 27, 1976, be received.

The meeting adjourned at approximately 3:35 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 1

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

FEBRUARY 26, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 26, 1976, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Special Meeting of the Community Services Committee held at 2:00 P.M., Wednesday, 11th February 1976, at Carnegie Library, were adopted.

RECOMMENDATION

1. Hastings-Sunrise/Strathcona Community Recreation Youth Workers

The Committee had before it for consideration a Manager's Report dated 10th February 1976 (copy circulated), in which the Director of Social Planning recommended continuation of recreation programmes in the Strathcona and Hastings-Sunrise areas of the City to the end of 1976 at a total estimated cost for eleven months of $30,676.00 and casual staff assistance, auto allowance and programme expenses at a cost of $15,996.00, for a total of $46,672.00.

Representatives of the Parks Board and the Director of Social Planning appeared before the Committee and urged adoption of the recommendations, stressing there is wide support in the community for the programmes conducted by the two youth workers, Chris Parker and Kevin Tishaw.

The Senior Social Planner emphasized that a break-through has been made on C.A.P. cost-sharing for this programme which will mean the actual cost to the City will be approximately $25,000.00.

Some concern was expressed by the Committee that the recommendations represent not only a continuation of an existing programme but an expansion and consequent increase in cost. However, it was noted the actual increase in cost to the City will be reduced considerably by the new C.A.P. cost-sharing arrangement.

In response to a question by the Committee, Youth Worker Kevin Tishaw stated he had 118 youths involved in recreation programmes in February and Chris Parker advised she had approximately 150 youths in regular recreation programmes and another 150 handicapped persons in special recreation programmes.

Following discussion, it was

RECOMMENDED

THAT Council

A. Approve the continuation of the recreation programmes carried out in the Strathcona and Hastings-Sunrise areas of the City to the end of 1976, at a total estimated cost for eleven months of $30,676.00.

Continued on Page 2. . .

Clause No. 1 Continued

B. Approve the establishment of two full-time temporary positions, to be classified by the Director of Personnel Services.

C. Approve casual staff assistance, auto allowance and programme expenses for the two community recreation staff as outlined in the report in the amount of $15,996.00 in advance of the 1976 Budget on the condition that the Area Recreation Manager has authority to expend these funds in consultation with the community recreation staff.

D. Request the Director of Recreation Services to evaluate and report back to the Standing Committee of Council on Community Services by November 1976, as to whether this programme should be continued, changed or terminated.

2. Cedar Cottage - Kensington Youth Employment Program

The Committee had before it for consideration a Manager's Report dated 10th February 1976 (copy circulated) in which the Director of Social Planning recommended that Council approve his decision to discontinue funding for the Cedar Cottage - Kensington Youth Employment Program as of 31st December 1975.

A representative of the Social Planning Department appeared before the Committee and reiterated the explanations contained in the report on why the decision had been made to discontinue funding: that the Youth Employment Program staff moved their office out of the area; that a general increase in the unemployment level reduced the effectiveness of the program and that it was unlikely the staff could redirect their efforts to be more effective.

Following discussion, it was

RECOMMENDED

THAT Council approve the decision of the Director of Social Planning to discontinue funding for the Cedar Cottage - Kensington Youth Employment Program as of 31st December 1975.

INFORMATION

3. Night Time Emergency Shelter for Persons With Emotional Problems

The Committee had before it for consideration a Manager's Report dated 9th February 1976 (copy circulated) in which the Director of Social Planning advised that a lease has been negotiated by the Vancouver Resources Board for the use of 51 beds at the Anchor Hotel effective 1st March 1976, bringing to 85 the number of beds available on an emergency basis for persons with emotional problems.

A representative of the Director of Social Planning appeared before the Committee to briefly review the report and pointed out that because of the Resources Board funding, there is no longer any cost to the City in the provision of emergency beds for persons with emotional problems.

Continued on Page 3. . .

Clause No. 3 Continued

Following discussion, it was

RESOLVED

THAT the Manager's Report dated 9th February 1976, on night time emergency shelter for persons with emotional problems be received.

RECOMMENDATION

4. 616 Robson Street - License Application

The Committee had before it for consideration a Manager's Report dated 13th February 1976 (copy circulated), in which the Director of Permits & Licenses, in accordance with the following resolution of Council dated 18th November 1975, reported on a restaurant/cabaret license application from Mr. William Murdock for premises at 616 Robson Street:

"THAT the 1975 Restaurant License and Dining Lounge License for the 616 Club be cancelled for 1975;

FURTHER THAT the Director of Permits and Licenses be instructed to not issue any business licenses for operation of these premises as a club or restaurant until he has undertaken a thorough examination of the incorporation of the applicants, ownership of the building and all persons who would be involved in the operation of the club."

The Director of Permits & Licenses appeared before the Committee on this matter and advised that the applicant had been advised some time ago that the previous license holder, Mr. Philip Lloyd, was in no way to be part of an agreement for the premises, yet, in spite of this, the applicant proceeded with an agreement with Mr. P. Lloyd as outlined in the report and that approximately $40,000.00 had been spent renovating the premises.

The Director advised the Committee that the essence of the report is that Mr. Lloyd is not out of the arrangement for re-opening of the premises.

He pointed out that over $900.00 in business tax on the premises is outstanding.

The license applicant, Mr. William Murdock, told the Committee the agreement was drawn up by a lawyer and stated Mr. Lloyd will not be involved in the operation of the club except financially. He said he wishes to re-open the premises and that it will not be the same kind of establishment as previously which, he agreed, was an undesirable operation. He advised the Committee the new establishment will be for adults only and that it will not be a gay club.

The Committee noted that it had made a stipulation that Mr. Lloyd was not to be connected with the operation of 616 Robson Street and such is not the case in the present license application of Mr. William Murdock.

The Committee advised Mr. Murdock it might reconsider his application if he can fit the criteria that Mr. Lloyd is not involved; that it would consider the issuance of a license on the condition that Mr. Lloyd completely divest himself, to the satisfaction of the Director of Permits & Licenses, of any interest, directly or indirectly, in premises at 616 Robson Street.

Continued on Page 4. . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. William Murdock for a restaurant/cabaret license for premises at 616 Robson Street be refused in accordance with advice to him from the Director of Permits & Licenses that no license would be issued if Mr. Philip Lloyd was, in any way, connected with the operation.

INFORMATION

5. Tax Buyers

The Community Services Committee, at its meeting of 29th January 1976 resolved

"THAT the Department of Permits & Licenses prepare a report on the operation of income tax and Renter's Resource Grant purchasing companies, such report to include the number and nature of complaints which may have been received by the Better Business Bureau;

FURTHER THAT the Director of Legal Services report on what legal control the City may exercise over such companies;

FURTHER THAT upon receipt of such reports, the Committee recommend that Council make representations to the Provincial and Federal Governments urging immediate action to control the percentage such companies may give their customers in purchasing their income tax returns."

The Committee had before it for consideration a Manager's Report dated 19th February 1976, (copy circulated), in which the Director of Permits & Licenses and the Director of Legal Services reported on the general operation of fourteen licensed tax buyers operating in the City.

With respect to the legal aspects, the Director of Legal Services reported as follows:

"Director of Legal Services advises that these businesses are required to have a business license and normally speaking Council can, by by-law, regulate persons carrying on businesses. Council may also prohibit the carrying on of any business, but only by the unanimous vote of the members present. This transaction is essentially an agreement by the Federal Government to refund the taxpayer's income tax to a third party named by him. It is quite clear that the City could not directly prohibit the Federal Government from honouring such a request; the question is whether it can do so indirectly by endeavouring to regulate the person to whom the monies are to be paid."

Continued on Page 5. . .

Clause No. 5 Continued

In attendance on this matter were the Director of Permits & Licenses, a representative of Imperial Credit Protectors (the tax buying company which was the subject of complaint by the Downtown Eastside Residents' Association) and Mr. Bruce Eriksen of D.E.R.A.

The Chairman suggested the City should attempt to regulate the percentage of income tax return such businesses are permitted to charge for their services with a by-law similar to those which were approved by City Council to regulate the operation of dance halls and rental agencies.

It was noted, however, that customers are not forced or required to do business with tax buying companies and it may be difficult to impose a judgment on what the profit of a business shall be.

Mr. Eriksen pointed out that these businesses may not actually be providing a service but are merely buying something.

It was also noted in the report that the Provincial Minister of Consumer Services has indicated his legal advisers suggest there is a constitutional question over the Provinces' (and therefore the Municipalities') powers to enact legislation in this area.

The Committee noted that the City did pass laws governing the carrying of knives and begging on streets over which there was some doubt as to the City's power to enact such laws. But these laws did prove effective.

Following discussion, it was

RESOLVED

THAT the Director of Legal Services be requested to prepare a regulatory by-law which fixes the percentage of income tax return that income tax buying companies should be permitted to charge their customers.

(It was agreed the Committee would not set the percentage at this time but that the Director of Legal Services should suggest a percentage fee for further discussion with the Committee.)

6. Neighbourhood Pub Application - 3728 Clark Drive

The Committee had before it for consideration a memo dated 16th February 1976 from the Director of Permits & Licenses, accompanied by an Amenity Report and an application from Dr. Michael Balshin (copy circulated) to operate a neighbourhood pub at 3728 Clark Drive.

Also before the Committee was the following memo dated 17th February 1976, from the City Clerk, Mr. D. H. Little:

"I regret to advise that the resources of the Elections and Voters' List Division of the City Clerk's Office are unable to assume the responsibility for the conduct of any further new petition-plebiscite pub votes until after the coming general election in November 1976."

Continued on Page 6. . . .

Clause No. 6 Continued

" An example of the important work ahead of our Elections and Voters' List Division, which only has two fully trained staff members and a support staff of two other persons, is indicated as follows:

-Conversion of the Voters' List to a new computer system (a large and significant programme);

-Preparation for and conduct of Voters' List canvass for the general election;

-Preparation of the Voters' List including required registration arrangements and Court of Revision;

-Preparation for the General Civic Elections in November;

-Re-arrangements of boundaries of certain polling districts, particularly in the West End;

-General day-by-day duties in maintaining the Voters' List due to current changes which take place through the Court House. "

The Deputy City Clerk, Mr. R. Henry, appeared before the Committee on this matter, emphasized the City Clerk's memo and reminded the Committee the Voters List staff is presently involved in conducting two neighbourhood pub petition plebiscites, as well as doing the annual canvass in preparation for the November 1976 civic election.

The Committee was advised a pub vote takes approximately ten weeks to conduct and costs the applicant $2000.00 - $3000.00.

The Supervisor of Elections advised further that it is extremely difficult to enumerate both for the civic election and neighbourhood pub plebiscite votes at the same time without confusing the public as there are different qualifications for each.

A representative of the Director of Permits & Licenses advised the Committee his Department was not aware at the time Dr. Michael Balshin made his application that the City Clerk's office was unable to conduct any further petition-plebiscite votes this year.

Following discussion, it was

RESOLVED

THAT the City Clerk be requested to report on the feasibility of obtaining assistance from private sources to conduct a petition-plebiscite vote on the application of Dr. Michael Balshin for a neighbourhood pub, such report to include the feasibility of utilizing assistance from private sources for any other plebiscites which may be required.

Continued on Page 7. . .

7. Church of Scientology's Task Force on Alcoholism

Vancouver City Council, at its meeting on 27th January 1976, when dealing with the attached letter dated 2nd January 1976, from the Church of Scientology's Ministry of Social Reform, passed the following motion:

> "THAT the Church of Scientology's Task Force on Alcoholism be given an opportunity of being heard as a delegation before the Standing Committee on Community Services."

Representatives of the Church of Scientology's Task Force on Alcoholism appeared before the Committee and presented a brief (copy of which is on file in the City Clerk's Office) which urged the City to take the initiative in providing rehabilitation facilities for Vancouver alcoholics and pledging assistance in urging more treatment centres be established within Vancouver City.

The Chairman reminded the Committee that the City, a few years ago, did make available a site near China Creek Park for a 40-bed alcoholism treatment centre but it was not constructed by the Provincial Department of Public Works.

Committee Member Alderman H. Boyce advised that the Metropolitan Board of Health will be requesting the Provincial Government to expedite the establishment of a facility at China Creek Park and stated she would take the Church of Scientology's brief along as part of the Board of Health's presentation to the Provincial Government.

Following discussion, it was

RESOLVED

> THAT the submission of the Church of Scientology's Task Force on Alcoholism be received.

8. Willingdon School as a Juvenile Detention Home

Alderman H. Boyce raised the matter of the Provincial Government's plans to establish a new juvenile detention home at Willingdon School in Burnaby which Council, at its meeting on 24th February 1976, endorsed.

Council also appointed the Community Services Committee to meet with the Attorney-General to present the concerns of the Family Court Committee on the juvenile detention home.

Following discussion, it was

RESOLVED

> THAT the Committee reiterate its belief that the entire Willingdon School building should be utilized as a juvenile detention and treatment home and that the Committee endeavour to meet with the Provincial Government's Human Services Committee on this matter at the earliest convenience.

The meeting adjourned at approximately 5:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 371-2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

February 26, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 26, 1976 at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Item 4 Only)
Alderman Kennedy

CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 72631 CBA Messenger and Parcel Service Ltd. 650 Denman Street.

The Committee considered a report dated February 12, 1976 (on file in City Clerk's Office) which the City Manager submitted for Information.

In the report the Director of Planning advised that CBA Messenger and Parcel Service Limited have applied for a development permit to use the premises for 'warehouse and office'. They have been on the site for four years without a development permit. The permit is being processed for approval for a limited period of one year expiring on February 28, 1977 subject to upgrading of the parking area.

RESOLVED

THAT the report of the City Manager dated February 12, 1976 be received.

2. Status of Developments in the Thunderbird Neighbourhood.

The Committee considered a report dated February 12, 1976 (on file in City Clerk's Office) which the City Manager submitted for Information. In the report the Director of Planning advises on the status of the sale of the following sites:

(a) 1.5 Acres to St. Margaret's Church for a Church and Day-Care Facility -

The Church officially declined the offer to purchase - Planning Department exploring alternative uses for site - held in abeyance.

(b) 2 Acres to the Confratellanza Italo-Canadese for a Community Centre -

Society made payment on January 29, 1976 - Society advised they must submit plans and complete applications for development permit and rezoning.

(c) 5 Acres to General Distributors for a Warehouse -

General Distributors no longer interested in purchasing the site. On November 4, 1976 the City advertised for tenders on this site. The site was awarded to Community Builders and a concept will be forthcoming at the end of February.

Clause No. 2 Continued.

(d) 1.8 Acres to the Parks Board -

Concept plan produced; final drawings and implementation held up due to lack of funding. Funding now available and work proceeding.

RESOLVED

THAT the report of the City Manager dated February 12, 1976 be received.

RECOMMENDATION

3. Kitsilano Point Zoning.

The Committee considered a report of the City Manager dated February 18, 1976 (copy circulated) in which the Director of Planning sets out in summary form the changes proposed to the existing District Schedules in the Kitsilano Point Area and reports on the proposed District Schedules RT-2A, RM-3A1 and C-2B.

Ms. J. Hlavach advised that the floor space ratio for outright uses in the proposed RT-2A zone should be changed to .75 to conform with the floor space ratio allowed for conditional uses.

RECOMMENDED

A. THAT the floor space ratio for outright uses in the proposed RT-2A zone be amended to read .75 rather than .6.

B. THAT the Director of Planning be instructed to apply to rezone the area of Kitsilano Point to the proposed District Schedules outlined on Appendix C of the report of the City Manager dated February 18, 1976.

C. THAT the Director of Planning report back in a year the results of the new zoning for the Kitsilano Point Area.

INFORMATION

4. Proposed Commercial Development South Side of Franklin Street between Penticton and Kamloops Streets.

The Committee considered a letter dated February 18, 1976 addressed to the Chairman from Mr. P. Donaghey, President of the Hastings Chamber of Commerce (copy circulated).

Present for the discussion were Mr. & Mrs. J. Funaro, Developer; Mr. J. Handja, Architect; Mr. P. Defonso, Businessman and Mr. P. Donaghey.

Mr. A. Floyd, Group Leader, Development Permit Group of the Planning Department, advised that an official application to rezone the site has not been made. The site is presently utilized as the Hastings Street collective parking lot which contains space for 165 cars.

Clause No. 4 Continued.

The lot is paid for by owners of commercial property on Hastings Street under a local improvement levy. Mr. Floyd, with the aid of perspective and elevational drawings,indicated that the three-storey development would contain 75,000 sq.ft. of commercial space i.e. 26,000 sq.ft. of shopping mall, 26,000 sq.ft. of offices and 23,000 sq.ft. of supermarket. Three level parking, with a fourth level on the roof, for 365 cars would be provided. He advised that the Planning Department reviewed the drawings submitted and is of the opinion that the design, mass, and concept of the development do not relate to the residential community. Mr. Spaxman, Director of Planning, stated that the Department would give further consideration to a sensitively designed, scaled down conversion of a supermarket proposal provided it related to the commercially zoned Hastings Street frontage and provided the provision of landscaping and off street parking was compatible with the adjacent residential areas.

Mr. Funaro had a petition containing numerous signatures indicating that people in the area wanted a supermarket but it was not ascertained whether the petition notified people that the development was of the scale proposed. Mrs. Funaro advised that the people on Franklin Street had been shown a copy of the perspective drawing, and were impressed.

Mr. Spaxman stated that if the developers were convinced they had the support of the businessmen and residents of the area they should apply for rezoning, submit drawings and the Department would proceed in the normal way through Council and then to Public Hearing.

After considerable discussion, the Committee

RESOLVED

THAT the Committee feels the proposed development is too massive and an inappropriate design for a residential community but that a supermarket proposal is desirable and the developers should consider scaling down the development and getting the consensus of all firms who have contributed in the payment of the collective parking lot, as well as that of the residents in the area,to any proposed development.

The Meeting adjourned at approximately 4.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 512

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 11, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 11, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Yew Street and S.W. Marine Drive Overlooking the Marine Drive Golf Course

An application has been received from Mr. Frank Musson, Architect, to rezone the westerly portion of Lot 11 and Parcel L, Block 3, D.L. 316, being Yew Street and S.W. Marine Drive overlooking the Marine Drive Golf Course, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

1.	USES:	Townhouses Caretaker's Dwelling Off-Street Parking and Customarily Ancillary Facilities
2.	FLOOR SPACE RATIO:	Not to exceed 0.60 and to be measured as in the (RS-1) One-Family Dwelling District Schedule
3.	HEIGHT:	Not to exceed 3 levels plus storage below
4.	OFF-STREET PARKING:	35 off-street parking spaces shall be provided (which consists of 2 spaces per unit plus 9 guest spaces)

And subject to the following:

a) That the detailed scheme of development be first approved by the Director of Planning with particular regard for the provision and maintenance of off-street parking, vehicular ingress and egress, landscaping and garbage collection facilities

b) The development is not to be materially different from the plans numbered 1 - 7, prepared by Musson Cattell & Associates, Architects, dated August 29, 1975

cont'd....

Yew Street and S.W. Marine Drive
Overlooking the Marine Drive Golf
Course (cont'd)

c) Prior to the enactment of the amending CD-1 By-Law, the owner is to comply with the following condition:

i) that the area to be rezoned be subdivided and consolidated into one lot.

Should the above condition not be complied with by the owners in order to permit enactment by Council of the CD-1 By-Law within 180 days from this approval date, this approval shall expire.

The Director of Planning further recommends that condition c (i) be amended to include the following after "lot":

"and registered in the Land Registry Office".

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner described the proposed development. He advised that 234 notices were sent to surrounding residents and the applicant was requested to contact the surrounding neighbours to show them the proposed scheme. No letters either pro or con had been received by the Planning Department.

Mr. Musson, Architect, on behalf of the developer, reviewed the proposed development for Council's information.

Mr. R.R. Dodd, Solicitor for the Marine Drive Golf Club indicated his clients were mostly in favour of the development, however they are concerned that the project may result in drainage problems on the Golf Course. If the developer undertakes to install and pay for a proper drainage system which would insure that the Golf Course would not be affected by the development, then his clients would not object to the proposal. He requested that Council include the word 'drainage' in condition (a) of the proposed rezoning.

Mr. A. Eyre, Mr. C. Merler, Mr. Chutter and another resident of the area spoke against the proposed rezoning.

Mrs. I.F. Minty, Mr. Rogers and Mr. P. Karius, on behalf of Mr. H. McLaren, all addressed Council and indicated that they were in favour of the rezoning application.

MOVED by Ald. Volrich,
THAT the rezoning application be approved;

FURTHER THAT the word 'drainage' be added to condition (a) and that all the items listed in condition (a) be paid for by the developer.

- CARRIED UNANIMOUSLY

2. Amendment to the Zoning and Development By-law No. 3575

An application was received from the Director of Planning to delete Section 3, Subsection 13 from the Zoning and Development By-law No. 3575, which reads:

"3(13) In any case where a Development Permit has been issued for a use listed in Section 2 of any District Schedules to the By-Law the Director of Planning may authorize the issuance of a Development Permit for an addition to such development, provided that

cont'd....

Amendment to the Zoning and
Development By-law No. 3575 (cont'd)

> **the addition complies in all respects with the provisions of this By-Law and does not exceed 30% of the gross floor area of the building authorized by the original Development Permit."**

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner explained the reason for this amendment is that at the time that the Technical Planning Board was abolished and the Director of Planning was given the authority to approve or disapprove conditional uses, Section 3, Subsection 13 should also have been deleted thereby transferring the authority to approve additions which exceed 30% of the original floor area from the Technical Planning Board to the Director of Planning.

Mr. R.D. Woods addressed Council and filed a brief containing 62 signatures opposing the approval of this application. He indicated that the petitioners all live in the area of the Louis Brier Home and Hospital, 1055 West 41st Avenue and are concerned that this amendment would permit the Hospital to add a 50% addition to its buildings. He also indicated that the South Granville Property Owners' Association are opposed to the amendment and referred to a letter from the Association which he had included with his brief.

Mr. R.H. Dewar and Mr. J.S. Graham also opposed the proposed amendment as they too live in the vicinity of the Louis Brier Home and Hospital and share the concerns of the previous speaker.

MOVED by Ald. Rankin,
THAT the rezoning application be approved;

FURTHER THAT before any development permit is issued with respect to additions to the Louis Brier Home and Hospital, the Director of Planning submit this matter to Council for consideration.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

3. 3584 West 39th Avenue and
3583 West 40th Avenue

An application was received from the Director of Planning to rezone the westerly 33 feet of Lots 21 and 24, Block 14, D.L. 2027, being 3584 West 39th Avenue and 3583 West 40th Avenue from C-2 Commercial District to RS-1 One Family Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. T. Johnston, owner of 3583 West 40th Avenue, one of the affected properties, protested the proposed rezoning on the basis that it would increase his property taxes. He is presently allowed a property tax concession which he considers he would forfeit if the rezoning application were approved.

A representative of the owner of the other property, 3584 West 39th Avenue indicated that this owner was also opposed to the proposed rezoning as he wishes to develop the property with commercial on the ground floor and residential above.

cont'd....

3584 West 39th Avenue and
3583 West 40th Avenue (cont'd)

MOVED by Ald. Rankin,
THAT the application to rezone 3583 West 40th Avenue be not approved.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Marzari and Volrich opposed)

MOVED by Ald. Bowers,
THAT the application to rezone 3583 West 40th Avenue be approved.

- CARRIED

(Aldermen Cowie, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Marzari,
THAT the application to rezone 3584 West 39th Avenue be approved.

- CARRIED

(Aldermen Cowie and Sweeney opposed)

4. S/S 2400 Block West 3rd Avenue and the S/S of the 2400 and 2500 Blocks West 4th Avenue respectively

An application has been received from the Director of Planning to rezone Lots 1-10, Block 23; Lots 1-10, Block 241; and Lots 1-10, Block 240A, all of D.L. 526, being the south side of the 2400 Block West 3rd Avenue and the south side of the 2400 and 2500 Blocks West 4th Avenue respectively, from RM-3A Multiple Dwelling District to RM-3B Multiple Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Zoning Planner brief reviewed the purpose of the rezoning application.

Mrs. E. Campolungo spoke in favour of the proposed rezoning.

MOVED by Ald. Bird,
THAT the rezoning application be approved.

- CARRIED UNANIMOUSLY

5. S/W Corner of East 1st Avenue and Rupert Street

An application was received from Mr. A. Saba to amend the text of the (CD-1) Comprehensive Development By-law No. 4379, with respect to Lot A, Block 80, Section 30, T.H.S.L., being the south-west corner of East 1st Avenue and Rupert Street, by adding 'Office not to exceed 2,000 square feet' as a use subject to the following:

"That any subsequent development permit issued for office use (not to exceed 2,000 square feet) be subject to a three year approval."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor called for speakers for or against this application and no one appeared.

cont'd....

S/W Corner of East 1st Avenue
and Rupert Street (cont'd)

MOVED by Ald. Bird,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:20 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 11, 1976, adopted on March 23, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 16, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

APPRECIATION

The Council expressed appreciation for the display of Shamrock in the Council Chamber which was provided by the Park Board in recognition of St. Patrick's Day, March 17, 1976.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Court of Revision), of March 9, 1976, together with the Minutes of the Regular Council Meeting of March 9, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Retention of Additions to the Dwelling at 5808 Crown Street

Council on February 24, 1976, deferred consideration of a Manager's report (Building & Planning matters) dated February 20, 1976, on the above matter pending the hearing of a delegation.

Mr. G.B. Walker, Solicitor for Mrs. Rainaldi, spoke to his brief and detailed the chronology of events leading up to the denial by the Board of Variance of the appeal to retain the additions at 5808 Crown Street. The brief also contained a petition signed by residents adjacent to the said property requesting that the additions be permitted to remain.

MOVED by Ald. Bowers,
THAT the Director of Permits and Licenses be instructed to take no further action in this matter.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

2. Merit Oil Company Ltd. - Gasoline Stations - 2403 Granville and 500 Kingsway

Council on February 24, 1976, agreed to hear a delegation from Mr. R.G. Brodie, President, Merit Oil Company and deferred consideration of the Manager's report dated February 20, 1976, on this matter.

Mr. Brodie addressed Council and filed a brief indicating that his Company has only three gas stations in the City of Vancouver. These outlets offer no service at all to the motoring public. All they do is sell low-cost gasoline and oil. He requested that Council approve his request for conversion of his Company's stations at 2403 Granville and 500 Kingsway to self-serve operation.

MOVED by Ald. Boyce,
THAT the application of Merit Oil Company to convert its stations at 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street to self-serve operation be approved.

FURTHER THAT these conversions be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-service gasoline stations.

(Deferred)

MOVED by Ald. Harcourt,
THAT the above motion be deferred pending report from the City Manager within three months on the City's experience to date with self-serve gas stations.

- CARRIED

(Aldermen Bird, Bowers and the Mayor opposed)

3. Civic Grant Appeal - S. P. C. A.

In accordance with Council's resolution of February 3, 1976, re Civic Grant appeals, Mr. C. Jack Homes, Secretary-Manager of the Society for the Prevention of Cruelty to Animals (SPCA), appeared before Council to appeal Council's decision on the Society's 1976 grant request.

Mr. Homes outlined the various services provided by the Society with particular reference to services provided to the City of Vancouver e.g., picking up injured animals off City streets, assisting in selection of police dogs and with the training of pound officers.

MOVED by Ald. Harcourt,
THAT a grant of $11,000 to the S.P.C.A. be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Boyce opposed)

CITY MANAGER'S REPORTS AND DELEGATIONS

4. Proposed Development at 2893 West 41st Avenue - Murray Nurseries

Council on March 9, 1976, agreed to hear representations from Mrs. Sheila Peterson on behalf of the Kerrisdale Concerned Citizens Committee and from Dr. N. Divinsky representing the developer.

The Mayor advised the delegations that they must restrict their remarks to the matters outlined in the Manager's report of March 12, 1976, which is before Council this day and that no comments would be entertained which would be a further discussion of the application before the previously held Public Hearing.

Mrs. Sheila Peterson filed a brief protesting the proposed amendment of the CD-1 By-law with respect to this development to include "and apartments". She stated it was the residents' understanding that this development would consist of townhouses. However, the residents feel that three-storey apartments would adversely affect their privacy and amenity of living. She also requested that a new Public Hearing be held on this development in view of new information which has come to light since the last Public Hearing was held.

Mrs. Peterson submitted to the Clerk 47 letters from residents supporting the position of the Kerrisdale Concerned Citizens Committee.

Mr. Russell Pedersen representing the Kerrisdale Homeowners' Association also spoke and filed a brief requesting

(i) that the type of development allowed on this property be acceptable townhouses fully according with By-law definitions.

(ii) that the privacy of adjacent property occupiers be scrupulously respected in the design and layout of this project.

(iii) that ingress and egress wheeled traffic routes be contrived to preserve the safety of pedestrians on the street.

Dr. N. Divinsky indicated that his Society has now complied with the conditions attached to their rezoning. He further indicated that his Society provided several opportunities for the residents of the area to view the model and plans of the development prior to and also at the Public Hearing. He indicated that all balconies in the development face either 41st Avenue or the inner courtyard and therefore should not affect the privacy of the surrounding residents. The Society is in the process of dedicating the required 17 feet for future street widening and has consolidated the site and registered it in the Land Registry Office.

MOVED by Ald. Harcourt,
THAT recommendations A and C contained in the Manager's report dated March 12, 1976, be approved;

FURTHER THAT Council indicate its satisfaction with the financial information submitted that the project will proceed and resolve that the owners have complied with this condition.

(Carried)

(Aldermen Boyce, Sweeney, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S REPORTS AND DELEGATIONS (cont'd)

Proposed Development at
2893 West 41st Avenue -
Murray Nurseries (cont'd)

MOVED by Ald. Sweeney,
THAT the foregoing motion of Alderman Harcourt be referred to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari and Rankin opposed)

The motion to refer having lost, the motion by Alderman Harcourt was put and CARRIED.

MOVED by Ald. Marzari,
THAT the Director of Legal Services and the Director of Planning report to the Standing Committee on Planning and Development on alternate definitions of housing types to better clarify the difference between townhouse and apartment.

- CARRIED

(Alderman Harcourt opposed)

COMMUNICATIONS OR PETITIONS

1. Qualifications for Membership on Public Boards

The City Clerk, in a communication dated March 11, 1976, submitted for consideration the matter of uniform qualifications for membership on Public Boards.

MOVED by Ald. Bowers,
THAT the By-laws for the Vancouver City Planning Commission, Vancouver Civic Auditorium Board and the Vancouver Athletic Commission be amended to the following effect:

"An appointee be either an elector or alternatively a resident of the Municipality for a period of six months immediately prior to appointment.";

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary By-law amendments.

- CARRIED UNANIMOUSLY

2. Oakridge Traffic

Council noted a request from Mr. Milton Weber dated March 10, 1976, to appear before Council as a delegation when the matter of Oakridge traffic is again before Council.

MOVED by Ald. Volrich,
THAT the delegation request be approved and arrangements be left with the City Clerk.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
MARCH 12, 1976

Works & Utility Matters
(March 12, 1976)

The Council considered this report which contains nine Clauses identified as follows:

Cl. 1: Watermain Installations - 1975 Capital Budget
Cl. 2: Watermain Installations - 1976 Capital Budget
Cl. 3: Extension and Relocation of Jericho Storm Outfall
Cl. 4: Tires and Tubes - Tender No. 40-76-1
Cl. 5: Kerrisdale Bus Shelter
Cl. 6: Harbour Park Development
Cl. 7: Granville Mall Phase II - Benches and Landscaping
Cl. 8: Local Improvement on the Initiative Granville Mall - Benches and Landscaping
Cl. 9: Lease of C.P.R. Right-of-Way to the City - West Boulevard from 37th Avenue to 42nd Avenue

The Council took action as follows:

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

Granville Mall Phase II - Benches and Landscaping (Clause 7)

MOVED by Ald. Bowers,
THAT the request of the Granville Mall Association that Christmas tree lights, benches and landscaping be advanced as Local Improvements on the Initiative Principle, be approved.

- CARRIED UNANIMOUSLY

Local Improvement on the Initiative Granville Mall - Benches and Landscaping (Clause 8)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Lease of C.P.R. Right-of-Way to the City - West Boulevard from 37th to 42nd Avenues (Clause 9)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(March 12, 1976)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: 2893 West 41st Avenue - Murray Nurseries
Cl. 2: N.I.P. Kitsilano Appropriation of Funds - Bayview Stage III Addition
Cl. 3: Appropriation of N.I.P. Funds for Tree Planting and Benches in the Downtown Eastside
Cl. 4: Rezoning - E/S of S.W. Marine Drive between West 70th and 71st Avenues - Proposed Super Valu Store
Cl. 5: Rail/Truck Terminal for B.C. Hydro in False Creek Area 3
Cl. 6: Heritage Building Alterations - Hudson's Bay Store (600 Block Granville)

The Council took action as follows:

2893 West 41st Avenue - Murray Nurseries (Clause 1)

For Council action on this Clause, see pages 3 and 4.

Clauses 2 and 4

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in Clause 2 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Appropriation of N.I.P. Funds for Tree Planting and Benches in the Downtown Eastside (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
THAT the City Manager, in consultation with the Park Board, report back on whether the City could use any of the trees which the Provincial Government has declared surplus.

- CARRIED UNANIMOUSLY

Clauses 5 and 6

MOVED by Ald. Volrich,
THAT Clause 5 be received for information and the recommendation of the City Manager contained in Clause 6 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 12, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Functional Program - Art Gallery
Cl. 2: Additional Accounting Clerk Position - Equipment
Cl. 3: Assessment Appeals

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(March 12, 1976) (cont'd)

Functional Program - Art
Gallery (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

(Carried)

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,
THAT consideration of this Clause be deferred until the future location of the Art Gallery has been determined.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED.

Clauses 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in No. 3 Committee Room, reconvened in open session in the Council Chamber at approximately 4:15 p.m.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 12, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Assignment of Lease - 2089 Commissioner Street
Cl. 2: Ten Foot Widening Strip of 1st Avenue - Situated S/E Corner 1st Avenue & Clark Drive
Cl. 3: Establishment for Lane Purposes - N/W Corner of William & Skeena Streets
Cl. 4: Point Grey Road Properties

The Council took action as follows:

Clauses 1, 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Point Grey Road Properties
(Clause 4)

Council noted that the 'Save our Parkland Association' and a Mrs. Westenberg requested to speak as delegations, specifically with respect to Seagate Manor, which is referred to in this clause.

MOVED by Ald. Cowie
THAT the delegations as requested be heard.

- CARRIED UNANIMOUSLY

Dr. Parkinson, representing the 'Save our Parkland Association' spoke supporting the removal of Seagate Manor as a means of obtaining more public access to the waterfront. Mrs Westenberg, a resident of the area, also urged the demolition of Seagate Manor and criticized the proposed expenditure of funds to renovate the premises.

The Chairman of the Park Board, Commissioner May Brown, also addressed the Council and referred to the history of the matter.

MOVED by Ald. Boyce
THAT the Supervisor of Property and Insurance be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road and to demolish when vacant.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie
THAT Seagate Manor and the caretaker's cottage at the rear of the property be demolished and the land turned over to the care and custody of the Park Board.

- LOST

(Ald. Bird, Harcourt Kennedy, Marzari, Rankin and Sweeney opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 12, 1976)(Cont'd)

Point Grey Road Properties
(Clause 4) (Cont'd)

MOVED by Ald. Boyce
THAT the caretaker's cottage at the rear of Seagate Manor be demolished.

- CARRIED

(Ald. Bird, Rankin and Sweeney opposed)

MOVED by Ald. Bowers
THAT all of the property surrounding Seagate Manor be designated as public land.

- (deferred)

MOVED by Ald. Volrich
THAT the foregoing motion by Alderman Bowers be deferred, and the Director of Legal Services submit a report to the next Council meeting on the legal ramifications involved in recommendation 1 as contained in this clause of the Manager's report, which reads as follows:

"The Point Grey Road Acquisition fund be reimbursed, in the amount of $255,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975."

- CARRIED UNANIMOUSLY

MANAGER'S REPORT - March 11, 1976

B. Britannia Community Services Centre including Ice Rink: Additional Costs and Funding.

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MANAGER'S REPORT - March 12, 1976

C. Applications for Building Permits to Demolish - Prior to November 18,1976.

MOVED by Ald. Bowers
THAT the demolition permits presently being withheld, be processed by the Director of Permits and Licenses in accordance with the by-law in effect at the time of application.

- (carried)

MOVED by Ald. Harcourt (in amendment)
THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 1390 Laurier continue to be withheld.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney and the Mayor opposed)

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Applications for Building Permits to Demolish - Prior to November 18, 1976. (Cont'd)

MOVED by Ald. Harcourt (in amendment)
THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 2408 Prince Albert continue to be withheld.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt (in amendment)
THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the building at 1363 East 3rd Avenue continue to be withheld.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt (in amendment)
THAT the motion by Alderman Bowers be amended whereby the demolition permit with respect to the premises at 836-840 Nelson and 1008-12-14-20 Hornby Street continue to be withheld.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney and the Mayor opposed)

All of the amendments having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Harcourt, Marzari and Rankin opposed)

I. Report of Standing Committee on Planning and Development March 4, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Juvenile Detention Home Site

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT Clause 1 in this report be received for information, and the recommendations of the Committee as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Finance and Administration March 11, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Brief to Provincial Commission on Property Assessment and Taxation
Cl. 2: Renovations to City Hall
Cl. 3: Student Summer Employment - PSEMP '76

The Council took action as follows:

Brief to Provincial Commission on Property Assessment and Taxation. (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, as contained in this Clause, be approved.

- (amended)

MOVED by Ald. Bowers (in amendment)
THAT the following words be added to Alderman Volrich's motion "after amending the text on page 27 of the brief to recognize the complexities involved in comparing needs of renters and home-owners".

- CARRIED

(Ald. Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The amendment having carried, the motion of Alderman Volrich, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the recommendation of the Committee, as contained in this Clause, be approved after amending the text on page 27 of the brief to recognize the complexities involved in comparing needs of renters and home-owners."

Renovations to City Hall (Clause 2)

MOVED by Ald. Volrich
THAT the recommendation of the Committee, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Student Summer Employment PSEMP - '76 (Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in this Clause be approved, and the resolution of Council, dated March 9, 1976, be varied accordingly.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
The the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Deposit Requirements)

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Self-Serve Gas Stations)

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW ((a) Definition of 'Cabaret' (b) Licensing Age of Dogs)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Kitsilano Apartment Area)

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Kennedy was excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 4786, BEING THE HOSPITAL PATIENTS VOTING BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Area Generally bounded by Semlin, Wall, Nanaimo and Lane North of Hastings)

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Corner Grandview Highway South and Slocan Street)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW. (Addition and size of Office)

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOULSY

(Ald. Harcourt was excused from voting on this By-law)

MOTIONS

1. Establishment of Land for Lane Purposes (North 10 feet of each of Lots 19 and 20, Block 296, District Lot 526, Plan 590)

MOVED by Ald. Bowers
SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 19 and 20, Block 296, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

2. Establishment of Land for Lane Purposes (1950 East 14th Avenue)

MOVED by Ald. Bowers
SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 17 of Subdivision "C", Block 173, District Lot 264A, Plan Numbers 1056 and 1771

(1950 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

3. Establishment of Land for Lane Purposes (N/W Corner of William and Skeena Streets)

MOVED by Ald. Bowers
SECONDED by Ald. Cowie

THAT WHEREAS the City of Vancouver is the registered owner of Lots 17 and 18, Block 7, S.E.¼, Section 26, T.H.S.L., Plan 2588;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as lane;

THEREFORE BE IT RESOLVED THAT the North two and one-half feet of Lots 17 and 18, Block 7, S.E.¼, Section 26, T.H.S.L., Plan 2588 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

4. Automobile Towing

MOVED by Ald. Cowie
SECONDED by Ald. Bowers

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS the City of Vancouver's image suffers considerably insofar as tourists to our City are concerned when such incidents occur;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS the present arrangements encourage automobile towing companies to be unduly ambitious;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

AND WHEREAS in the 'Vancouver Sun' newspaper of 14 February 1976, alternative ways of controlling this kind of parking in certain other cities are related, and in Notice of Motion by Alderman Cowie, withdrawn from Council on October 22, 1975, alternative means were referred to, such as removal of license plates, retrieval through a public agency and ticketing;

AND WHEREAS the Council is now reviewing the matter of adequate signing, lighting and the general control of these parking sites;

AND WHEREAS it is understood that the parking lot industry involved is giving serious consideration to new ways and means of policing over-parking on their lots in order to remove the direct patrol now being carried out by towing companies;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council, through the Vehicles for Hire Board, on alternative ways of controlling parking in 'pay parking lots' in order to severely curtail the actions of private towing companies in towing away vehicles on such parking lots, and in this regard, the Manager discuss the matter with the operators of these particular lots.

- (deferred)

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the foregoing motion be deferred pending a report being submitted to Council from the Vehicles for Hire Board on this subject.

- CARRIED

(Ald. Bowers opposed)

5. Over-all Planning - Kerrisdale Area

With the permission of Council, Alderman Volrich withdrew his motion respecting the over-all planning in the Kerrisdale Area.

MOTIONS (Cont'd)

6. Closure of Robson Street - Provincial Government Complex

MOVED by Ald. Kennedy
SECONDED by Ald. Bird

THAT WHEREAS it has been stated that costs of the Provincial Government Complex have more than doubled;

AND WHEREAS the closure of Robson Street to accommodate this complex has seriously disrupted the flow of traffic within the central area of downtown;

BE IT RESOLVED THAT Council request the Provincial Government to enter into negotiations with the City whereby the costly ice rink within the project will be eliminated and Robson Street re-opened to automobile traffic.

- (withdrawn)

After giving consideration to the foregoing motion, Council agreed to withdraw the motion at the request of Alderman Kennedy, and it was

MOVED by Ald. Boyce
SECONDED by Ald. Kennedy

THAT the matter of Robson Street closure be the subject of a report reference from the City Engineer in view of the recent developments respecting the Provincial Government Complex.

- CARRIED

(Ald. Bowers, Cowie, Harcourt, Rankin and Volrich opposed)

ENQUIRIES AND OTHER MATTERS

Property Endowment Fund

Mayor Phillips referred to the meeting of the Finance and Administration Committee to be held on Thursday, March 18, 1976, to which all members of Council are invited for discussions on Property Endowment Fund matters.

The Council adjourned at 6.00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 16, 1976, adopted on March 23, 1976.

A. Phillips
MAYOR

S. D. Little
CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1975 Capital Budget

The City Engineer reports as follows:

"The following projects are scheduled for construction prior to 1976 paving:

PROJECT 521

Street	From	To
Lane west of Dunbar	30th Avenue	31st Avenue
Lane east of Dunbar	24th Avenue	King Edward Avenue
Pender Street	Salsbury Drive	Victoria Drive

Estimated Cost: $30,000

PROJECT 522

46th Avenue	Elliott Street	Wales Street
47th Avenue	Chester Street	Prince Albert Street
47th Avenue	St. Catherines Street	Windsor Street

Estimated Cost: $32,000

The lane installations replace old 1" and 2" galvanized pipes which have lost most of their usefulness because of the decrease in their carrying capacity. The other installations are required to maintain adequate fire protection for residential areas and a school.

Funds are available from the 1975 Waterworks Capital Account 128/7903, 'Prior to Paving - Unappropriated.'

I RECOMMEND that Projects 521 and 522 be approved and that the total required amount of $62,000 be appropriated for this work from the 1975 Waterworks Capital Account 128/7903, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"To provide a continuous work program for our crews, advance approval is requested for item 10-02-01 of the 1976 Basic Capital Appropriation Budget, said item consisting of the construction and replacement of watermains in the area between Clark Drive and Victoria Drive north of 12th Avenue at an estimated cost of $410,000.

Approximately 70% of the above work is required to maintain adequate fire protection for areas zoned largely as multiple dwelling and industrial districts. The existing pipes of old pit cast iron have lost most of their original carrying capacity due to tuberculation.

The remaining installations are to replace leaking steel mains.

Council, on September 16, 1975, approved in principle the Waterworks program for 1976-1980, but formal borrowing authority was left to be given annually as funds are budgeted. Approval of this item, therefore, should include approval of borrowing authority.

I RECOMMEND that the above described work be approved and that approval, including borrowing authority, of the required funds of $410,000 (Reference No. 10-02-01 of the 1976 Basic Capital Budget) be given in advance of the 1976 Budget."

The City Manager RECOMMENDS that the foregoing be approved.

Cont'd . . .

3. Extension and Relocation of Jericho Storm Outfall

The City Engineer reports as follows:

"The existing storm outfall at Jericho Beach has been buried by sand due to a progressive northward building of the beach in this area. In addition, the old outfall location is in the very centre of the bathing area which is not a desirable situation. Consequently, this outfall must be reconstructed in a more suitable location to the east.

The estimated cost of the necessary construction is $70,000. Funds for this work have been provided for in Item 3-03-10 of the 1976 Sewers Capital Budget which has not yet been approved.

I RECOMMEND that $70,000 be appropriated in advance from the 1976 Sewers Capital Budget so that the Jericho Storm Outfall can be reconstructed prior to the 1976 bathing season."

The City Manager RECOMMENDS that the foregoing be approved.

4. Tires and Tubes - Tender No. 40-76-1

The City Manager submits the following report of the Purchasing Agent and City Engineer.

"Tenders for the above were opened on February 9, 1976 and referred to the Purchasing Agent and City Engineer for report. The officials concerned report as follows:

A tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the General Revenue Budget.

This tender provided for prices to be offered on a wide range of classes and sizes of tires and tubes for automobiles, trucks and miscellaneous equipment.

Five tenders were received. Three of the tenders did not offer prices on all the classes and sizes asked for in the tender. Therefore, in order to make a fair comparison of the bids offered and to determine the overall low bid, the lowest prices submitted were calculated into the totals of these incomplete tenders.

The overall low bid was submitted by Giant Tire Ltd. Columbia Tire Ltd. submitted a lower bid on a specific class and size of tires and tubes valued at approximately $56,000.00 for a savings of approximately $372.00 (less than 1%). However, splitting the award is not recommended for the following reasons:

1. It will be necessary to maintain two sets of records through our clerical system and the accounting system.

2. Operating costs will be increased with two sets of orders, deliveries, pickups and returns.

3. The attention paid by the contractor to our needs will be diminished by lessening the size of the contract. This is a crucial factor in this complicated, fast-moving supply item.

We RECOMMEND acceptance of the overall low bid submitted by Giant Tire Ltd. for the supply of Tires and Tubes for a one year period, at an estimated cost of $129,656.00, plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Kerrisdale Bus Shelter

The City Engineer reports as follows:

"Background

The Kerrisdale Bus Shelter was installed in 1974 as part of the Kerrisdale Beautification Project. At that time, the Engineering Department expressed concerns about the durability of the yellow vinyl material proposed for the cover and suggested that a more permanent, vandal-proof material be used. However, the architect and local merchants were opposed to the permanent installation and the result was that the vinyl material was installed.

In March, 1975, the bus shelter cover was slashed by vandals and was subsequently damaged beyond repair by high winds. Proposals for a new cover were requested and the supplier, Ancient Mariner Industries Ltd., suggested a durable, reinforced vinyl material much superior to that originally installed. The new cover was installed in September at a cost of $1209 and was charged to the Streets Maintenance Budget for bus stops.

Present Status

The bus shelter cover has been vandalized for the second time. Two rectangular panels have been cut out of the vinyl material and repairs should be undertaken in order to prevent further damage and provide adequate shelter for transit users. The design of the bus shelter is such that vandals can readily gain access to the vinyl canopy and there is reason to believe that the cover will be the object of vandalism in the future. A decision must, therefore, be made with respect to the on-going maintenance problem related to the bus shelter cover.

There are two basic alternatives that should be considered. Firstly, the present cover can be retained and repaired from time to time when vandalized. This alternative would require that additional funds be made available for bus stop maintenance each year. Alternatively, the Engineering Department can design a permanent cover that would not be susceptible to the kind of abuse which has resulted in periodic damage to the vinyl materials. This latter alternative would involve a greater initial cost estimated to be $2000 for replacement of the existing cover although annual maintenance would be minimal.

The following is submitted for Council's CONSIDERATION:

A. That the existing reinforced vinyl cover be repaired at this time at a cost of $80, chargeable to the Streets Maintenance Budget for bus stops, and in the event of further vandalism, it be repaired in a satisfactory manner, with the estimated annual maintenance cost of $300, to be provided in the Streets Maintenance Budget, OR

B. That the existing reinforced vinyl cover be replaced by a permanent canopy requiring minimal maintenance at an estimated cost of $2000 with the necessary funds to be provided in advance of the 1976 Departmental Budget."

The City Manager RECOMMENDS alternative B in the above report of the City Engineer be approved.

INFORMATION:

6. Harbour Park Development

The City Engineer reports as follows:

"On January 13, 1976, Council, when dealing with the matter of the proposed pedestrian underpass across Georgia Street directed the City Engineer 'to negotiate with Bayshore Inn on cost-sharing on a one third basis for the underpass, and if this fails, to initiate a local improvement on the basis of assessed benefit being one third City park, one third Harbour Park development and one third Bayshore Inn.' Subsequently, meetings were held with the Harbour Park developers and the Bayshore Inn. The developers of the Harbour Park site have agreed to contribute one third of the estimated cost of $330,000 for the pedestrian underpass at Denman Street.

Cont'd . . .

Clause 6 Cont'd

Following the first meeting with Bayshore Inn, their representative, Mr. Earl Larson, Vice President - Finance, polled individual members of the Board of Directors and reported back at a meeting held February 26. The consensus was that they would not be willing to contribute to the cost of the underpass until their expansion program commenced in the block between Denman and Bidwell Streets. They felt the expansion would not go ahead for some time.

The construction of the pedestrian underpass cannot be delayed until the Bayshore Inn expansion program commences. Therefore, a local improvement has been initiated as directed by Council on January 13 and construction will proceed after the local improvement steps and reports being prepared by Planning and Engineering Departments have been approved by Council. "

The City Manager submits the above report of the City Engineer to Council for INFORMATION.

CONSIDERATION:

7. Granville Mall Phase II - Benches and Landscaping

The City Engineer reports as follows:

"Council, on June 24, 1975, approved that two items on the Granville Mall - Benches and Landscaping, and Christmas Tree Lighting - would be local improvements, by petition, with the full cost borne by the property owners.

Petition forms were issued to the Granville Mall Association in July of 1975. It has been circulating the petitions since then. The two petitions were checked by the Collector of Taxes in mid-February with the following results:

	Christmas Tree Lights	Benches & Landscaping
Total owners	67	67
Signatures required	45	45
Signatures accepted	12	10
Signatures not accepted	33	33
Total signed	45	43

In many cases, signatures were not accepted because persons signing on behalf of business firms had not indicated their authority to sign or because the names of firms and other owners were not given correctly. If all of the signatures had been acceptable, the Christmas Tree Lights petition would have been sufficiently signed and the Benches and Landscaping petition would have been two signatures short.

The Granville Mall Association, in a letter dated March 4, 1976, describes the difficulties which it has encountered in circulating these petitions and requests that these two projects be advanced on the initiative principle rather than by petition. A copy of this letter is attached.

We believe that the Association's experience is probably typical and that it illustrates why few local improvement petitions are submitted from business districts.

If Council accedes to the Association's request, it will be just possible to have most or all of the benches and landscaping in place for the start of Habitat. With this in view, the formal 'First Step' and 'Second Step' reports required under the Local Improvement Procedure By-Law have been prepared and will be before Council this day. This urgency does not apply to the Christmas Tree Lights project and it would be advanced separately.

The request of the Granville Mall Association that these two projects be advanced on the initiative principle is forwarded for the CONSIDERATION of Council."

The City Manager submits this matter for Council's CONSIDERATION.

RECOMMENDATIONS:

8. Local Improvement on the Initiative
Granville Mall - Benches and Landscaping

The City Engineer reports as follows:

"A request of the Granville Mall Association that this project be advanced on the initiative rather than by petition has been forwarded for Council's consideration in a separate report. Should Council accede to that request, the formal reports required by the Local Improvement Procedure By-Law follow:

First Step

A Benches and Landscaping Project for the Granville Street Mall is advanced to Council on the 'Initiative Principle.' The full cost of this project is to be borne by the benefited properties.

So that most or all of the benches and landscaping can be complete for the opening of Habitat, purchasing of material and shop-work will have to start before final approval of the project. Council can authorize this work and designate its cost to form part of the anticipated local improvement. Interim financing for this advanced work can be found in the Granville Mall (Phase I) capital accounts. If the project does not proceed, it should be possible to utilize the benches and planters in some future civic project or to sell them."

The Director of Finance reports as follows:

"Second Step

I am submitting the City Engineer's report dated March 11, 1976. The estimated total cost of this project is $23,000 and the City's share of the cost is nil.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake this project and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be approved, along with the details of the Second Step report on file in the City Clerk's office;

(b) The City-owned parcels shown on the list attached to the detailed Second Step report be declared assessable for this project;

(c) The Court of Revision for this project be held at 2:00 p.m. Tuesday, May 4, 1976; and

(d) Advance purchase of materials and shop-work be authorized and these costs designated to form part of the anticipated local improvement.

NOTE: (REQUIRES TWO-THIRD AFFIRMATIVE VOTE OF ALL COUNCIL MEMBERS PRESENT.)

9. Lease of C.P.R. Right-of-Way to the City - West Boulevard
From 37th Avenue to 42nd Avenue

The City Engineer reports as follows:

"Background

In 1954, at the request of the Kerrisdale and District Commercial Association, the City entered into an agreement with the Canadian Pacific Railway Company to lease the westerly 21 feet of the railway right-of-way extending from 37th Avenue to 42nd Avenue. This leased area was combined with the easterly boulevard area of West Boulevard in order that a sufficient width be made available for off-street parking.

Cont'd . . .

Clause 9 Cont'd

The C.P.R. agreed to permit the construction of the parking facility on the leased area on the following terms:

1. The duration of the lease was for five (5) years from January 1, 1954, and from year to year thereafter and could be terminated by three months notice in writing by either party.

2. The annual rental was established as five ($5) dollars per year plus relief from all taxes or charges which would normally be levied against the area.

3. The City was obligated to erect a suitable fence and maintain the leased area in a satisfactory manner.

The original cost to the City for construction of the parking lot was $4,300. Maintenance costs have been kept at a minimum except for those works required by the C.P.R. and B.C. Hydro from time to time under the terms of the lease. At present, the gravel surface is in a relatively poor and unattractive condition. However, whereas the tax assessment for the area in 1954 was $173, the taxes have risen to $1,896 in 1975 which represents an increasing annual loss in tax revenue to the City.

Prior to commencement of the Kerrisdale Beautification, the City initiated negotiations with the C.P.R. regarding lease of a portion of the right-of-way in the 41st Avenue and East and West Boulevard intersection for the beautification project. This lease was the subject of a previous report approved by Council. Part of the beautification lease area is included in the existing parking lease with the C.P.R. and in December 1973, the Railway Company advised that they wished to re-negotiate and revise the terms of the parking lease.

The C.P.R. proposed an increase in annual rental from $5.00 plus taxes to $5,000 plus taxes in subsequent negotiations. Their justification for the figure of $5,000 was derived from the market rental value of the land for parking spaces. City representatives pointed out that:

(a) the C.P.R. could not obtain an immediate market rental having charged a nominal rental for 20 years.

(b) if in fact a market value was agreed to, the increase should be graduated over a number of years.

(c) the leased area was only 21 feet wide and was of limited value for parking purposes without the additional 10 feet of City street allowance for turning requirements.

The C.P.R. subsequently proposed a revised rental on a year-to-year basis increasing to a market value of $3,840 per annum plus taxes in 1976, and forwarded the lease documents to the City for execution. The Supervisor of Properties and Insurance advises that, in terms of the market value for parking purposes, the proposed rental is reasonable.

Present Position

In general, the City does not provide free off-street parking facilities for commercial districts in other areas. In commercial areas where off-street parking has been required to accommodate the demand for parking, the City has participated in collective parking projects under local improvement procedures whereby the commercial property owners assume the capital and maintenance expenditures while the City maintains ownership of the property. At present, a collective parking agreement exists between the City and members of the Kerrisdale and District Commercial Association for a parking facility south of 41st Avenue between Yew Street and West Boulevard.

While the present rental for the existing parking lease with the C.P.R. is nominal, the proposed rental can hardly be considered nominal and would require the City to subsidize parking in the Kerrisdale commercial area if City responsibility for this parking facility was to be maintained. A decision to eliminate this parking area would, however, mean a loss of some 140 parking stalls in an area where parking needs are most likely to increase, particularly now that the Kerrisdale Beautification project is complete.

Cont'd . . .

Clause 9 Cont'd

The Kerrisdale and District Commercial Association has recently completed a survey of the local merchants. The general consensus is that the parking space is needed in the area since it serves the local community facilities such as the library, community centre and skating rink in addition to local businesses and residents. They are of the opinion that the City should continue the lease with the C.P.R. at a rate the City feels to be reasonable. The merchants do not feel that they should assume financial responsibility for the parking area, however, because the parking stalls are used largely by people using the community facilities.

We have considered the possibility of recovering all or part of the rental from the adjacent business properties. This could be done only if we advanced a local improvement for improvements to this parking area. This does not seem appropriate since the lease has a short cancellation period and so the continued existence of the parking for the term of the local improvement (even if only 5 years) could not be assured.

The installation of parking meters has been considered also, but since the land is leased and not City Street, parking meters may not be installed under the Parking Meter By-law. Even if the parking meter by-law were amended to permit the installation of meters, enforcement would be costly; since the area is small (only 140 parking spaces) and far from other metered areas, being patrolled by persons on foot.

When dealing with the matter of the parking lease, Council is requested to consider the following options:

A. Council representation be made to C.P. Rail to continue the lease at the present nominal rental on the grounds that the land is not rentable otherwise and they are saving annual taxes equal to $1,896 in 1975 which they would otherwise pay.

B. The lease be cancelled with the resultant loss in parking.

C. The lease, as proposed by Marathon, be approved and authorization be given to the City Engineer to include $3,840 covering rental and taxes for 1976 in the annual Streets Maintenance Budget."

The City Manager RECOMMENDS that option 'A' of the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 436

A-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. 2893 West 41st Avenue - Murray Nurseries
E½ of Lots 6 & 7; and Amd. Lot 8; Block 9; D.L. 2027.

The Director of Planning and Director of Legal Services report as follows:

" A report was requested by the City Manager after receiving the letter of February 24, 1976 from Mrs. Sheila Peterson on behalf of the Kerrisdale Concerned Citizens Committee (attached as Appendix A) regarding the proposed development on the above described property.

At a Public Hearing held on July 22, 1975 Council approved the rezoning application whereby the above-described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District. The Draft CD-1 Bylaw is attached as Appendix B.

Council on July 29, 1975 resolved:

' That WHEREAS Council on July 22, 1975, approved the rezoning application of a parcel of property situated at 2893 West 41st Avenue;

AND WHEREAS the Director of Planning had set out no conditions applicable to any such rezoning;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services be instructed not to bring forward the amendment to the zoning bylaw until the necessary conditions are approved by Council and carried out by the applicant;

FURTHER BE IT RESOLVED THAT in addition to the conditions submitted by the Director of Planning, there be included the following:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed,

(b) the matter be reviewed by Council twelve months from the date of the public hearing.'

Council approved the conditions contained in the Manager's report dated September 19, 1975 as amended by Council on September 30, 1975. The Development Permit Application #72049 was approved by the Director of Planning subject to several conditions, including those conditions approved by Council on September 30, 1975. As of March 9, 1976 all of the conditions for approval of the Development Permit Application have been complied with except for the dedication of the southerly 17 feet for future street widening and consolidation of the site into one parcel and so registered in the Land Registry Office.

The CD-1 Bylaw for the property had not been brought forward for enactment to Council as the following two conditions had yet to be complied with:

(a) confirmation of financing sufficient to satisfy Council that the project will proceed, and;

(b) that the owners dedicate the South 17 feet that fronts onto West 41st Avenue for future road widening.

Clause No. 1 Continued.

On February 26, 1976 the Planning Department received from Mr. B. Promislow of Seaton, Promislow and Company on behalf of the University Non-Profit Building Society, a letter dated February 20, 1976 regarding the financing and dedication conditions (attached as Appendix C).

Financing

The following documents dealing with the financial arrangements were submitted by Mr. Promislow for consideration by Council:

- Letter from Bancorp Polygon Ltd., dated February 18, 1976 regarding construction financing;

- Letter from Burns-Page Associates Ind., dated February 19, 1976 regarding the long and short term financing, and;

- Letter from Mutual Life Assurance Company of Canada, Property Investments, dated February 20, 1976 regarding construction mortgage financing.

(Three letters are attached as Appendix D.)

If Council is satisfied that the financial arrangements confirm that the project will proceed, a resolution that the financing condition has been complied with is needed.

Dedication and Consolidation

Plans which dedicated the southerly 17 feet of the site and consolidated the site into one parcel were also submitted by Mr. Promislow on February 26, 1976. However, the formal application and application fee were not submitted until March 1, 1976. The plans have been processed by the Zoning Division and were approved by the Approving Officer on March 8, 1976. The plans are to be registered at the Land Registry Office before this condition has been complied with. Mr. Promislow was notified on March 8, 1976 by the Zoning Division that the approved plans were ready to be picked up so that they could be registered at the Land Registry Office.

Enactment of CD-1 Bylaw

In the letter received from Mrs. Sheila Peterson (Appendix A) regarding the use of the proposed development it was noted that the proposed development has been described as a "Townhouse Development". The Draft CD-1 Bylaw lists the use as townhouses and customary accessory uses, however, further examination of the drawings posted at the Public Hearing indicate that they are apartments. The dwelling units all have principal access at ground level, are separated by at least one common wall, but are connected both side-by-side and vertically. It is the vertical connection which causes the description of the development to be incorrect. The development is not a typical apartment either, as there is no internal circulation, with a lobby, halls and stairways within the buildings to each dwelling unit.

The plans posted and discussed at the Public Hearing on July 22, 1975 and those received as Development Permit Application #72049 are the same except for minor changes required by Council and the Director of Planning. As the drawings therefore are basically the same, it is appropriate that the CD-1 By-Law be amended to accurately describe the drawings seen and approved at the Public Hearing as follows:

"... the only uses for which Development Permits will be issued are:

Townhouses and Apartments
And customary accessory uses"

Clause No. 1 Continued.

RECOMMENDATION:

The Director of Planning and the Director of Legal Services recommend the following:

A. That Council direct the Director of Legal Services that when the amending Bylaw is brought forward for enactment that the uses permitted be amended by adding the words "and apartments" immediately after the word townhouses;

B. And further that, if Council is satisfied with the financial information submitted that the project will proceed, then Council so resolve that the owners have complied with this condition,

C. And; that as soon as the dedication and consolidation of the site has been so registered at the Land Registry Office that the Director of Legal Services be instructed to bring forth the amending Bylaw for enactment.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and Director of Legal Services be approved.

DELEGATION THIS DAY: Mrs. S. Peterson on behalf of Kerrisdale Concerned Citizens' Committee.

Dr. N. Divinsky on behalf of University Non-Profit Building Society.

2. Neighbourhood Improvement Program: Kitsilano Appropriation of Funds - Bayview Stage III Addition.

The Director of Planning reports as follows:

"On November 12, 1974, City Council approved the Neighbourhood Improvement Program Concept Plans for Cedar Cottage and Kitsilano, calling for the formation of Citizen Advisory Committees to share in the operation of the Neighbourhood Improvement Programs.

On November 26, 1975, the Kitsilano Citizens Planning Committee and staff of the Kitsilano Planning Office received a request from Bayview Community School for funds from the Neighbourhood Improvement Program budget for Kitsilano to make an addition to a previous allocation of funds.

On May 13, 1975, City Council approved Stage I of Bayview School's proposals for NIP funding. Fifteen thousand dollars ($15,000) was approved to alter the existing gymnasium and activity room to improve accessibility and isolate these rooms from the rest of the school.

On July 22, 1975, City Council approved $13,000 for Stage III for Bayview School. This proposal was to alter the boys' basement area of the school to provide a location for the continuation of day-care and other daytime programs. This was suggested as this will soon be the only room in the school that can be guaranteed on a permanent basis for daytime programs.

Subsequent to the allocation of funds for Stage III, a report from the Vancouver School Board (attached as APPENDIX A) states that further items are necessary. The Fire Marshall has insisted upon another fire exit door. Through an oversight the School Board did not include an estimate for heating these rooms in their first report. Because there has been additional activities programmed for these rooms which will produce a more intensive use of them, additional cupboards and tackboards are required. The estimate cost for these four items is $8,000. (APPENDIX B).

Clause No. 2 Continued.

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommend approval of the application. Central Mortgage and Housing Corporation was also advised of and concurred in the decision.

It is therefore recommended that:

City Council approve the expenditure of up to $8,000 (eight thousand dollars) ($2,000 City; $2,000 Province; $4,000 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of completing the boys' basement area of Bayview Community School as outlined in Appendix B of this report. The entire amount of funds is to come from the Social Facilities fund based upon the projected use of the room, as approved in the Kitsilano Neighbourhood Concept Plan."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

3. Appropriation of N.I.P. Funds for Tree Planting and Benches in the Downtown Eastside.

The Director of Planning reports as follows:

"On February 16, 1976 a meeting was held at the Downtown Eastside Site Office. In attendance were representatives from the social field and citizens groups, the Parks Board, the Engineering Department, and the Planning Department. The community representatives requested that $20,000 be appropriated from the N.I.P. funds for the purpose of planting trees this spring along the three, four and five hundred block sections of both Powell Street and Cordova Street.

The estimated total cost per tree is $200 and the plan calls for approximately 100 trees (LINDEN TYPE for Powell Street and UPRIGHT RED MAPLE for Cordova Street). This is an estimated cost only and any remaining funds will be used to plant additional trees in the three hundred block sections of Jackson Street and Dunlevy Street.

In addition the community representatives requested that six benches be installed in Oppenheimer Park along Jackson Street. The estimated cost for this is $200 per bench. The total cost would therefore be approximately $1,200.00.

The Planning Department concurs with these two requests since it involves only a nominal expense ($21,200 from an estimated minimum of $616,500 Implementation Budget). It will also benefit the whole community as well as provide early visible evidence of the type of improvements possible with N.I.P.

Concurrence has also been obtained from C.M.H.C. The cost breakdown is as follows:

Federal Share 50%	=	$10,600
Provincial Share 25%	=	5,300
City's Share 25%	=	5,300
		$21,200

It is therefore recommended that:

A. $20,000 be appropriated in advance from the Downtown Eastside N.I.P. Implementation funds for tree planting. (Recreational Facilities Account)

B. $1,200 also be appropriated from the Recreational Facilities Account of the N.I.P. Implementation Fund to provide six benches in Oppenheimer Park."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

INFORMATION

4. East Side of S.W. Marine Drive between West 70th and West 71st Avenues. Proposed Super-Valu Store; Rezoning Application and Planning Study.

The Director of Planning reports as follows:

"A rezoning application was received from Mr. G.A. Birham of Kelly Douglas and Company Limited, whereby the lands within the area bounded by West 70th Avenue, the lane west of Granville Street, West 71st Avenue and S.W. Marine Drive be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Construction and operation of a grocery supermarket.'

SITE DESCRIPTION

The site is located on the east side of S.W. Marine Drive between West 70th Avenue and West 71st Avenue and is currently developed with 10 single family dwellings and the Shannon Lodge Nursing Home located at the north-east corner of West 71st Avenue and S.W. Marine Drive. The lands immediately to the north and east are zoned (C-2) Commercial District and are developed with a Safeway and liquor store, small retail stores, gasoline service station and other commercial uses. Both sides of Granville Street, north of West 71st Avenue, are zoned either (C-1) Commercial District (Local) or (C-2) Commercial District to West 63rd Avenue. The lands to the south and west are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

The site is located in that portion of the City known as Marpole which includes, besides the above-noted lands, two other (C-2) Commercial Districts located on both sides of S.W. Marine Drive between Granville and Hudson Streets and the north side of S.W. Marine Drive from Hudson Street to Oak Street. The lands generally east of the lane east of Granville Street between West 72nd and West 70th Avenues are zoned (RM-3) Multiple Dwelling District. There is an (M-1) Industrial District composed of just over three blocks generally bounded by West 72nd Avenue, the lane west of Hudson Street, West 73rd Avenue and Oak Street. (See Appendix A).

PROPOSED DEVELOPMENT

The drawings submitted by the Architect and forming part of the application indicate a supermarket with a main floor and mezzanine which has a total floor area of 29,412 square feet. The supermarket is located adjacent to S.W. Marine Drive with the front of the store facing east. The building has a landscaped setback of 24 feet from S.W. Marine Drive to a solid wall which faces the single family dwellings to the west. Vehicular ingress and egress to the parking lot is from the lane west of Granville Street. A 17 foot dedication is indicated on the south side of West 70th Avenue for future road widening.

Clause No. 4 Continued.

CALCULATIONS

Site Area:	89,100 square feet
Floor Area:	29,412 square feet (gross)
Floor Space Ratio:	0.33 (gross)
Height:	30 feet
Off-Street Parking:	Required 56 spaces Proposed 122 spaces
Off-Street Loading:	Required 2 spaces Proposed 2 spaces

The Engineering Department in reviewing the vehicular ingress and egress to the site has reported that the ingress and egress from the lane is acceptable; however, all manoeuvring and circulation must take place on site.

URBAN DESIGN PANEL

The Urban Design Panel considered the application at its meeting of December 18, 1975 and reported:

> 'The Panel, without some comment from the Planning Department, finds it difficult to deal with this rezoning proposal as it, and the increased traffic this project will generate, will affect the residences across Marine Drive.
>
> The Panel feels that possibly more of a transition is needed and that instead of having the back of the supermarket building face residences across the street, more setback and landscaping be provided or another use such as multiple housing be included.
>
> RECOMMENDATION: That the above be received as a progress report and that this design be sent back to the architects for serious re-consideration and improvements and comments from the Planning Department be obtained before giving this rezoning application and design a final scrutiny.'

ANALYSIS

In reviewing this application and the proposed form of development, the Planning Department is aware that answers are first required on questions of land use of this site and surrounding lands; on the present and future traffic patterns and on rationalization of retail sales (in terms of turnover and where the customers come from who will use the store, etc.) to understand the potential impact of this application to rezone to (C-2)Commercial District. The approval of this application could have significant impact on the Marpole area. The Director of Planning further believes if a major change is promoted in any area of the City where the City has no area planning programme or cannot allocate planning resources to research the impact of such proposals, then the originator of the change should submit studies which describe the ramifications of the proposal, particularly how it might relate to the long term development of the area.

In February the Planning Department met with the applicant to discuss these concerns and felt the following areas should be studied:

Clause No. 4 Continued.

1. Land Use Study: to examine the existing land use and possible future land use, particularly between West 70th/Granville and the rail tracks and the area east of Granville Street.

2. Traffic Study: to examine the existing and possible future traffic patterns and to consider how this would be affected by changes in land use.

3. Commercial Market Study: analysis of retail sales including turnover, customer catchment area, amount of floor area needed.

Mr. Addington, President of Kelly Douglas and Company Limited, acknowledges that the Planning Department does not have the resources or priority in its work programme to study this area but has agreed to undertake planning studies as suggested above and is prepared to hire a planning consultant for that purpose. It was also agreed to inform local residents and community groups during the course of the study and to hold, in conjunction with the City, Public Information Meetings in the area. The Planning Department is providing all available information to the applicant.

It was agreed that the work could be done in three phases:

1. first month to prepare study

2 second month to discuss with neighbourhood and the Planning Department, and

3. during the second and third months to process the rezoning application for report to City Council.

The study will commence shortly as the applicant will be appointing a consultant within a couple of weeks from a list of consultants supplied by the Planning Department and the Canadian Institute of Planners.

This report is primarily for the information of City Council. However, should Council feel this approach on the rezoning application is inappropriate, it should direct the Director of Planning accordingly."

The City Manager submits the above report of the Director of Planning for the INFORMATION of Council.

INFORMATION

5. Rail/Truck Terminal for B.C. Hydro in False Creek Area 3.

The City Manager reports as follows:

" On January 6, 1976, Council passed the following resolution respecting the subject matter:

> 'THAT the recommendation of the City Manager as contained in his report of December 23, 1975, be approved, subject to a resolution being obtained from the Board of Directors of B.C. Hydro and Power Authority committing the Authority to completion of the removal of its rail-freight development by December 31, 1986.'

Architects Rhone & Iredale have forwarded the following extract from minutes of a B.C. Hydro Board of Directors' meeting dated November 15, 1974 to indicate B.C. Hydro's commitment for a ten-year life for the proposed Carrall Yards redevelopment:

'CARRALL YARDS

By means of maps and charts the Executive Director illustrated a proposed development of B.C. Hydro's lands in Carrall Yards.

In brief, at an estimated capital cost of $5.5 million it is proposed to develop the 23 acre area of Hydro's property lying south-east of Georgia Viaduct and stretching to the shores of False Creek. Hydro's property lying to the north of the Viaduct would be retained for the PSL parcel express delivery system and other transportation and/or community developments.

Leases of adjacent property fronting on the Creek have all been renewed by the owners involved (chiefly City of Vancouver and Marathon Realty) for fifteen year periods or longer. It is proposed to develop Hydro's property with a ten year view, chiefly through Hydro's existing seven railway clients in the area. New warehouses would be constructed with design to enable them to be redeveloped for other purposes at the termination of the ten year period. A new and improved railway switching service would be installed. No new capital would be required as the funds can be obtained from the budgets already approved for development of Burnaby sites such as Stride Avenue and MacPherson Avenue and which could now be postponed. Estimates of annual returns indicate that the development could pay for itself in about two years.

The Executive Director stressed the point that at the end of the ten year lease period Hydro would not be in the way of whatever redevelopment of the False Creek area was proposed by senior governments.

The following resolution was adopted:-

RESOLVED that B.C. Hydro do proceed with redevelopment of the 23 acre section of its Carrall Street Yards on the terms and conditions proposed to this meeting by the Executive Director and summarized in his presentation of 15 November now submitted AND THAT funds in the approximate amount of $5.5 million appearing in approved budgets for the years ending 31 March 1975 through to 31 March 1980 covering expenditure of funds for development of freight railway areas in other sections of the Lower Mainland be reallocated as required to this Carrall Yards development.'

Clause No. 5 Continued.

A further letter has been received from Mr. Grant of the B.C. Hydro Land Management & Development Department forwarding a copy of a resolution of the Board of Directors adopted at a meeting on February 14, 1976, as follows:

> 'RESOLVED that the Directors affirm that Hydro's rail freight development in the Carrall Yards has been planned as a ten year development.'

The City Manager submits the foregoing for Council's INFORMATION.

RECOMMENDATION

6. Heritage Building Alterations - Hudson's Bay Store (600 Block Granville).

The Director of Planning reports as follows:

"The Hudson's Bay Store was designated by City Council in December of 1974. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Development Permit #58435 (approved December 21, 1973) for the Vancouver Centre included an underground link to Hudson's Bay Store. Approved drawing #85 indicated installation of exit stairs from the Georgia Street link into the ground floor of the store without any exit to the street at that point. On February 2, 1976 drawings for a minor amendment to Development Permit #58435 were submitted which indicated exterior alterations to the Hudson's Bay Store. The proposed changes involved the removal of one of the store windows, replacing it with an exit door and a smaller store window. At its February 9, 1976 meeting the Heritage Advisory Committee viewed these drawings and approved of the proposed exterior alterations to the Georgia Street facade of the Hudson's Bay Store.

As the proposed alterations were to the Hudson's Bay Store rather than to the Vancouver Centre,a separate development permit was required. Development Permit Application #73081 was submitted on February 24, 1976. The drawings of the proposed exterior alterations are identical to those considered by the Heritage Advisory Committee at the meeting of February 9, 1976.

It is recommended that the proposed exterior alterations for the Hudson's Bay Store be approved."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

FINANCE MATTERS

RECOMMENDATION

1. Functional Program - Art Gallery

Representatives of the Vancouver Art Gallery Association have reviewed the Erickson Report on the possible use of the existing Court House for Art Gallery purposes. They find that the report is not sufficiently detailed in the area of specific future physical requirements for the Gallery. They have proposed that an objective Functional Program be compiled which will require the employment of a consultant.

The City Manager has reviewed the request with the President of the Art Gallery and the Director and is of the opinion that such a detailed Functional Program is necessary.

A considerable amount of work has been done by the Art Gallery staff, but some of the programming goes beyond their expertise.

The City Manager RECOMMENDS that funds be provided to the Art Gallery Association over and above their 1976 grant to employ a consultant to prepare a Functional Program; the funds not to exceed $15,000 and the terms of reference for such consultant to be developed by the Director of the Vancouver Art Gallery and the City Manager.

(Copy of letter dated March 9/76 from the Director of the Vancouver Art Gallery is attached for information.)

2. Additional Accounting Clerk Position - Equipment

The City Engineer reports as follows:-

"The Equipment Branch contains the City's fabrication and equipment maintenance functions. The branch includes four permanent clerical staff to deal with accounting, payrolls, bills from suppliers - over $1 million in volume - and the billing of our costs to customers (over $5 million). For some time, our Accounting Division and the External Auditors have been concerned about the annual closing of accounts in the Equipment Branch and monthly reconciliations of the accounting ledgers with stores and fuels subsidiary accounts.

In order to carry out these reconciliations, temporary staff have been used over the past six months. We have established that the new task of reconciling accounts and invoices requires approximately one quarter of an employee's time. In the opinion of the Director of Finance, this extra cost is necessary to provide the degree of accounting control required.

Over the past several years, temporary staff have been used in the Equipment Branch Office for duties related primarily to processing the invoices for payment and the billing functions for the Branch generally. We have employed the equivalent of three quarters of a clerical position on this temporary basis. We would, therefore, be able to handle the reconciliation work and eliminate the three quarters of a position temporary help by the addition of one full time employee.

Funds have been provided in the 1976 Equipment Branch Operating Budget for this expenditure, representing an annual cost increase of $3,300.00, because of the extra one quarter of a position required for the reconciliation. This cost has been estimated on the basis of an Accounting Clerk II classification; this classification is still subject to review by the Director of Personnel.

Cont'd . . .

Clause #2 continued:

This report has been reviewed by the Director of Finance, who supports the recommendation below.

The City Engineer RECOMMENDS that an Accounting Clerk II position (subject to review by the Director of Personnel for classification) be added to the Equipment Branch to reduce the need for temporary staff, and provide for reconciliations of the general ledgers with stores subsidiary accounts required by the Director of Finance."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Assessment Appeals

The Director of Legal Services submits the following report:

"For the past four years the Assessor has placed certain stevedoring companies on the assessment roll as occupiers of Crown Lands. These companies have "contracts" with the National Harbours Board to carry out certain services on piers in Burrard Inlet. In previous years these appeals related to Ballantyne, Lapointe and Centennial Piers. In 1974 the companies were successful in pursuading the Court of Revision that, in law, they were not "occupiers" of these areas. An appeal was taken to the Assessment Appeal Board, who requested that the parties submit a Stated Case to the Supreme Court. This Stated Case has been heard by the Supreme Court, and the Court has agreed with the position taken by the National Harbours Board and the companies involved, i.e. that the companies merely have a service contract and are not occupiers in law. We have appealed the Supreme Court decision to the B.C. Court of Appeal, and we are hopeful that the appeal may be heard some time this Fall. It is also hoped that that decision will finally determine the situation for the past four years and the present situation.

The present situation is somewhat complicated by the fact that the new Vanterm facility is now operational, and the Assessor and myself take the position that, legally, Vanterm is "occupied" by Empire Stevedoring and thus should be taxable. Centennial Pier and Ballantyne Pier are now, in our view, "occupied" by Casco Terminals Limited, and Lapointe has been incorporated in the new Vanterm facility.

At the Court of Revision in February of 1976, the companies appealed to the Court of Revision on the grounds that they were not occupiers, and in view of the Supreme Court decision we were unable to put up a strenuous argument to the contrary. However, in the event that we are successful in the Court of Appeal with respect to the 1974 Stated Case, it is imperative that we keep the matter of the 1976 assessments alive.

ACCORDINGLY, IT IS RECOMMENDED that Council instruct me to appeal the following decisions of the 1976 Court of Revision to the Assessment Appeal Board:

Vanterm	Court of Revision Appeal #3190A Roll #704-561-230-50
Centennial Pier West	Court of Revision Appeal #272 Roll #703-561-192-74
Centennial Pier East	Court of Revision Appeal #273 Roll #703-561-198-76
Ballantyne Pier	Court of Revision Appeal #273A Roll #703-561-205-72 "

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437-8

PROPERTY MATTERS

RECOMMENDATIONS

1. Assignment of Lease - 2089 Commissioner Street

The Supervisor of Property and Insurance and the Director of Legal Services report as follows:

"On March 25th, 1975, City Council, "In Camera", approved the recommendation of the Supervisor of Property and Insurance, and the City Manager, to acquire the property at 2089 Commissioner Street and known as Sterling Shipyards Ltd.

In this regard, the City of Vancouver acquired the site on June 23rd, 1975, subject to a lease to Sterling Shipyards Ltd. dated May 22nd, 1959, which expires on May 24th, 1980.

The City is in receipt of a letter dated January 29th, 1976, from Davis & Co. Barristers and Solicitors, stating that the lessee, Sterling Shipyards Ltd., is entering into voluntary liquidation and requests an assignment of their leasehold interest to the Canadian Fishing Company. It should be noted that at present, Sterling Shipyards Ltd. is a subsidiary of Canadian Fishing Company and the ownership will remain the same.

RECOMMENDED That Sterling Shipyards Ltd. be allowed to assign their leasehold interest to the Canadian Fishing Company; and that the granting be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

2. Ten Foot Widening Strip of 1st Avenue - Situated S/E Corner 1st Avenue & Clark Drive

The Supervisor of Property & Insurance reports as follows:

"This strip has been leased to Standard Oil Company of B.C. Ltd. for successive 10-year periods since 1955.

The land is used in conjunction with the lessees gas station and is improved with blacktop, floodlight pole, sign, concrete driveway, slab and retaining wall.

The present lease at a rental of $14.00 per month, plus taxes expired on September 30th, 1975, and the City Engineer recommends renewal of the lease for a further 10 years.

After negotiations the lessee has agreed to the following terms:

Use	- Operation of a Gas Station.
Term	- 10 years from October 1st, 1975.
Cancellation	- On 6 months notice by either party.
Rental	- For the first 5 years, $50.00 per month plus taxes as if levied.
Rental Review	- October 1, 1980 on the following basis: A percentage of the capital value plus taxes as if levied. The percentage to be that charged on sale of City lands. The capital value to be calculated by utilizing the sq. ft. market value of industrial lands in the area less 25% for restrictions and the City's right to cancel.
Improvements	- No further improvements to be constructed without City consent. Lessee retains title to existing improvements.

cont'd....

Clause No. 2 continued

Restoration	- Lessee to restore area to a condition satisfactory to the City Engineer within 60 days of the last day of occupancy.
Liability	- Lessee to hold City harmless from all claims.
Condition of Sale	- Lessee to keep property in a clean & tidy condition.
By-Laws	- Lessee to obey all City by-laws including obligation to remove snow from sidewalks.
Agreement	- Satisfactory to Director of Legal Services.

The Supervisor of Property and Insurance is of the opinion that the suggested rent is realistic.

It is therefore

RECOMMENDED that the Supervisor of Property and Insurance be authorized to lease the above-noted property to Standard Oil Company of B.C. Ltd., subject to the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

3. Establishment for Lane Purposes - N/W Corner of William & Skeena Streets

The Supervisor of Property and Insurance reports as follows:

"Lots 17 and 18, Block 7, SE ¼ Section 26 T.H.S.L., Plan 2588, situated north west corner of William and Skeena Streets were purchased in 1962 and have been reserved for replotting purposes. Council has approved an overall plan for this residential area, survey work and servicing will be completed in the near future.

The City Engineer has requested that the north 2.5 feet of Lots 17 and 18 be established for lane purposes prior to the lots being marketed and it is therefore RECOMMENDED THAT

the north 2.5 feet of Lots 17 and 18, Block 7, SE ¼ Section 26 T.H.S.L., Plan 2588 be established as lane and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

CONSIDERATION & RECOMMENDATION

4. Point Grey Road Properties

The Supervisor of Property and Insurance reports as follows:

"On December 2, 1975, Council approved the following resolution:

'That the City-owned premises at 2323-25, 3225 and 3235 Point Grey Road, with the exception of Seagate Manor, be turned over to the care, custody and management of the Park Board'

The Park Board have subsequently submitted to Council, a request dated December 17, 1975, 'That Council have the Property and Insurance Division turn over the properties at 2323-25, 3225 and 3235 Point Grey Road, clear of buildings, and to remove the caretaker's cottage in front of Seagate Manor, so that the Board can proceed to open up water front view parks for the public'.

(It is noted that the property at 2823-25 was referred to in error as 2323-25 Point Grey Road in both Council's Resolution and the Park Board's request.)

cont'd....

Clause No. 4 continued

On December 2, 1975, the City Manager submitted the following report from the Director of Finance, dated November 28, 1975, which was received by Council:

'Until such time as the review of capital funds indicated whether or not there is another potential source of funds, I recommend that Council approve the provision of $255,265.06 from Revenue Surplus to reimburse Point Grey Road Acquisition capital funds for the cost of Seagate Manor. If a review of capital funds indicates a better source, I will so report to Council.'

'Your City Manager Recommends the approval of the recommendation of the Director of Finance.'

The Director of Legal Services advises, that Council authority is required to permit demolition of City-owned assets, including those under the care and custody of the Park Board. Such authority was not given in Council's Resolution of December 2, 1975, nor was it clear in previous instructions.

The current status of the subject properties is as follows:

2823-25 Point Grey Road

A duplex dwelling located adjacent to and east of, the Seagate Manor. This property is now vacant and can be demolished on receipt of Council authority.

3225 and 3235 Point Grey Road

Two single family dwellings, currently occupied. Council authority is required to obtain vacant possession and to demolish.

Seagate Manor and Rear Dwelling

The dwelling at the rear of Seagate Manor, referred to as the caretaker's cottage, is a one-storey single family dwelling of 1,123 square feet, formerly occupied by the previous owner of the Seagate property. It is situated on the north portion of the property adjacent to the waterfrontage. The accommodation consists of two bedrooms, a den, living room, kitchen and bathroom. Heating is by automatic oil fired hot air furnace.

The building was recently inspected by representatives of C.M.H.C. pursuant to the City's application for R.R.A.P. funding. Their assessment, with which Property & Insurance staff concur, is that the building is in excellent condition and that only minor repair and renovation is required to prepare for a minimum 15 year occupancy. It is expected that the necessary repairs and renovations can be carried out under the grant portion of the R.R.A.P. funding at no cost to the City, except for the purchase of a stove and refrigerator.

Up to the time it was vacated, the rent was $400.00 per month. The estimated market rent, subject to approval of the Rent Review Commission, would be $550.00 to $600.00 per month.

Removal of this dwelling, as requested by the Park Board, so that the Board can proceed to open up the waterfront view parks for the public, would by inference, also require that a portion of Seagate land be transferred to the Park Board. It should be noted that access to the waterfront will be provided by development of the adjacent property at 2823-25 Point Grey Road.

An alternative to demolition of the rear dwelling, would be to move it on the site to a location closer to the main building. The cost to move would be in the realm of $10,000 to $12,000, plus approximately $3,000 for grading and landscaping. Relocation would be subject to approval by the Director of Planning, on the advice of the Development Permit

cont'd....

Clause No. 4 continued

Staff Committee. Location on the site would be determined by by-law requirements, location of services, separation from the park area and the main building, and cost factors.

A strip of land approximately 60 feet in depth along the waterfront could be provided for park use.

Relocation or demolition of the rear dwelling and transfer of a portion of the land would have a detrimental effect on the Seagate property by loss of revenue, loss of amenity and increased problems in security.

The following estimated operating statement for the Seagate property is submitted for information. The amounts shown are subject to receipt of quotations for the proposed renovations and approval by Rent Review Commission.

GROSS ANNUAL INCOME

10 suites at average $250.00 per month	$30,000.	
Rear dwelling at $550. per month	6,600.	
5 garages at $10. each per month	600.	
		$37,200.
Less vacancy and rental loss at 2%		750.
Effective Gross Annual Income		$36,450.

EXPENSES

Operating	$9,000.		
Administration	850.		
Maintenance & repairs	2,500.		
Taxes - (Tax exempt)		$12,350.	
Inflation & contingencies at 20%		2,470.	
			$14,820.
Net Annual Revenue			$21,630.
Estimated cost of Fire By-Law requirements & renovations			$44,230.
Plus 15% contingency			6,600.
			$50,830.
R.R.A.P. Grant Portion	$27,500.		
R.R.A.P. Loan Portion	$23,330.		
Amortization of R.R.A.P. loan at 8% over 15 year term = $221.21 per month			
	$2,654.52 per annum		
Net Income After Amortization			$18,976.

It is noted that a favourable response was received from C.M.H.C. regarding the City's application for R.R.A.P. funding. They also suggested they would like to make the Seagate Manor a demonstration project for the Kitsilano area. Final approval cannot be given by C.M.H.C. until details of the approved work and final costs are determined.

If it is Council's decision to retain the complete Seagate property, it is RECOMMENDED that

1. The Point Grey Road Acquisition fund be reimbursed, in the amount of $255,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975.

cont'd....

Clause No. 4 continued

Alternatively, if it is Council's decision to demolish the dwelling at the rear of Seagate and transfer a portion of land to the Park Board, it is RECOMMENDED that:

2. (a) The Supervisor of Property and Insurance be authorized, in consultation with the Park Board, to determine the appropriate land area; the proportionate value of the land and rear dwelling; and arrangements for security fencing,

(b) The Supervisor of Property and Insurance be further authorized, upon reaching a satisfactory agreement with the Park Board under recommendation 2(a), to demolish the rear dwelling,

(c) The Point Grey Road Acquisition fund be reimbursed for the proportionate residual value of Seagate property to be retained by the City, in the manner set out by the Director of Finance.

(d) The proportionate values referred to in 2 (a) and (c) to be in total equal to the acquisition costs of $255,265.06.

It is further RECOMMENDED that:

3. The Supervisor of Property and Insurance be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road and to demolish when vacant."

The City Manager submits the foregoing report of the Supervisor of Property and Insurance for Consideration and REcommendation

FOR COUNCIL ACTION SEE PAGE(S) 439-40

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 4, 1976 at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt
ALSO PRESENT:	Alderman Boyce
CLERK:	M. L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications.

The Committee considered a memorandum from the Zoning Planner dated February 27, 1976 forwarding the Monthly Status of Rezoning Applications as at February 26, 1976 (copy on file in City Clerk's Office).

RESOLVED

THAT the report on the Monthly Status of Rezoning Applications be received.

RECOMMENDATION

2. Juvenile Detention Home Site.

The Committee considered a report of the City Manager dated February 19, 1976 (copy circulated) in which the Director of Planning advises that the Department has surveyed the existing park and open space resources in the area in comparison to existing and expected population densities, and has discussed the matter of disposition of the site with interested community groups.

The Director of Planning recommended:

a. THAT Council adopt as a long-term policy the addition of the Juvenile Detention Home and Family Court site to Burrard View Park and discussion take place with the Parks Board with respect to future buildings and financing arrangements;

b. THAT the Parks Board be requested to develop as park that portion of the city-owned property not required for the Family Court buildings, in accordance with an overall plan for Burrard View Park which assumes that the city-owned property including the Family Court buildings will eventually become a part of the park;

c. THAT when the Family Court buildings are no longer required by the Provincial Government, the entire 1.4 acre site be turned over to the care and custody of the Parks Board, with the understanding that the Board will at that time enter into discussions with the community regarding the use of the buildings for community recreational facilities."

Clause # 2 Continued.

Since there are no funds presently available for park aquisition or development at this time and since the Family Court buildings will probably remain for a very long time the City Manager considers the action recommended by the Director of Planning to be premature and recommends that the site of the former Juvenile Detention Home be retained as open space.

Park Commissioners, A. Livingstone, and W. Gibson,and Messrs. J. Cork (Hastings Sunrise Action Council), W. Dronsfield (Concerned Citizens of Hastings East), and J. Nawrocki (Pender Street Committee) were present for the discussion and urged the Committee to dedicate the land as park immediately.

After discussion, the Committee

RECOMMENDED

A. THAT Council adopt as a long-term policy the addition of the Juvenile Detention Home and Family Court site to Burrard View Park and discussion take place with the Parks Board with respect to future buildings and financing arrangements;

B. THAT the Parks Board be requested to develop as park that portion of the city-owned property not required for the Family Court buildings, in accordance with an overall plan for Burrard View Park which assures that the city-owned property including the Family Court buildings will eventually become a part of the park;

C. THAT when the Family Court buildings are no longer required by the Provincial Government, the entire 1.4 acre site be turned over to the care and custody of the Parks Board, with the understanding that the Board will at that time enter into discussions with the community regarding the use of the buildings for community recreational facilities."

The Meeting adjourned at approximately 4.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 441

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE & ADMINISTRATION

March 11, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 11, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Brief to Provincial Commission on Property Assessment and Taxation

The Committee had for consideration a Manager's report dated March 5, 1976 (copy circulated) and two draft briefs to be presented to the Commission of Inquiry on Property Assessment and Taxation.

The first draft brief deals with Real Property Assessment and Taxation in Vancouver and the second with Education Finance in B.C. and Its Impact on Vancouver Taxpayers, both dated March, 1976.

The Committee reviewed the two draft reports (circulated on March 5, 1976) in depth and directed the Director of Finance to finalize the reports taking into account the amendments suggested by the Committee for submission to Council for endorsation.

Following further discussion it was

RECOMMENDED

THAT the briefs as amended by the Director of Finance and circulated with this report, be endorsed and forwarded to the Provincial Commission of Inquiry on Property Assessment and Taxation.

2. Renovations to City Hall

The Committee considered a Manager's report dated February 20, 1976 (circulated) in which the Director of Permits and Licenses outlined proposed renovations to the City Hall as follows:

"- Alteration and improvements in Printing Offices, Shops and Vault Area	$142,500
- Alteration and renovation of four washrooms	16,700
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000

Clause #2 continued:

- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Renovation of private elevator lobby and public corridors	9,200
- Miscellaneous expense, including permits and insurance premiums.	2,300
TOTAL	$198,500

The Director of Finance advised that funds in the amount of $119,053 are available within the City Hall Renovations Budgets, and an additional $79,447 would have to be provided in the 1976 Supplementary Capital Budget to carry out the total program of $198,500 to complete the renovations program in the City Hall. The original provision of $140,000 in the 1975 Supplementary Capital Budget for the recommended work in the subground floor was reduced by $20,947 due to increased costs incurred in completing the third floor improvements ($8,027) and renovation of all other areas (Phases I - III) for which the final cost exceeded the appropriations by $12,920.

During discussion the Committee felt that the following two items could be deferred:

- Alteration and renovation of four washrooms	- $16,700
- Renovation of private elevator lobby and public corridors.	- 9,200

Following further discussion it was

RECOMMENDED

(a) THAT Council approve the following proposals and estimates in the City Hall Renovations Program:

- Alteration and improvements in Printing Offices, Shops and Vault Area	$142,500
- Architects and Consultants Fees re above program	19,500
- Alteration of Cafeteria storage facility	3,000
- Improvements to men's lunchroom	3,000
- Improvements to telephone exchange office	2,300
- Miscellaneous expense, including permits and insurance premiums	2,300
TOTAL	$172,600;

(b) THAT the necessary additional funds be provided in the 1976 Supplementary Capital Budget;

(c) THAT the quotations received from the Construction Management Contractor (Allan & Viner Limited) for alteration of the Printing and Vault Areas be accepted, and the Director of Permits and Licenses be authorized to proceed with the work, on the basis of cost plus a monthly fee of $5,560 for managing and supervising the work, including the services of a full time superintendent on the site.

Cont'd . . .

3. Student Summer Employment - PSEMP '76

On March 9, 1976 City Council, when considering a Manager's report dated March 5, 1976 outlining the Provincial Student Summer Employment Program for 1976, passed the following motion:

"THAT the City participate in PSEMP '76 at a maximum City cost of $52,000,

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects,

FURTHER THAT the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign the application forms on behalf of the City, and to make minor adjustments where required (e.g. proportioning of University students)."

The Committee considered 22 projects submitted by various Departments of which the City's share of costs totalled $106,226.

The City Engineer reported he would like to continue an existing summer student project 'Turn Down Traffic' that is at no cost to the City. It was suggested that any Departments that have projects that would be at no cost to the City be allowed to include them for submission to the Provincial Government.

The Committee established priorities for each project as follows:

Priority No. 1

Dept.	Project	City's Share
Engineering	Origin-Destination Surveys	$28,115
Property & Insurance	Records Organization	685
Library	Library Orientation	3,985
City Clerk	Transferred Records Index	722
Archives	Library Cataloging	1,414
Archives	Photographic Restoration/ Classification	3,214
Permits & Licenses	Vending Machine Survey	3,985
Planning	Upgrading File System	4,749
Finance	Accounting & Payroll	2,275
Social Planning	Activation Program for the Disabled Elderly living alone on their own	4,123
		$53,267

Priority No. 2

Dept.	Project	City's Share
Engineering	Traffic Modelling	$ 10,944
Engineering	Computerized Intersection Model	1,469
Parks & Recreation	Tennis Program for Juniors	6,712
City Clerk	By-law Index Revision	722
Permits & Licenses	Storage Document Inventory	685
Fire Department	Sprinkler Plan Check	3,205
Social Planning	Step-Out Summer Program - Social Planning institutions	1,347
		$ 25,084

Cont'd . . .

Clause #3 continued:

Priority No. 3

Dept.	Project	City's Share
Engineering	Turn Down Traffic	$ 8,896
Engineering	Traffic Data Collection	8,099
Parks & Recreation	Summer Trampoling	6,712
Archives	Historical Painting Restoration	1,414
Parks	Communications '76	2,754
		$ 27,875

Following further discussion it was

RECOMMENDED

(a) THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Student Summer Employment Program for 1976;

(b) THAT City Council approve an expenditure of funds totalling $53,267 as the City's share for the program;

(c) THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program;

(d) THAT the submission may include existing projects that any Departments have in the student summer program that are at no cost to the City;

(e) THAT the Assistant City Engineer, Departmental Services and Sewers, Mr. K. F. Dobell, be authorized to sign the agreement on behalf of the City.

NOTE: Detailed information on the above projects on file in the City Clerk's Office.

The meeting adjourned at approximately 3:30 p.m.

* * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 442

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 23, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt
Kennedy, Marzari, Rankin, Sweeney and
Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Students from the English Language Class at Britannia School, under the direction of their instructor, Mrs. Gourley.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council Meeting (Public Hearing) of March 11, 1976, together with the Minutes of the Regular Council Meeting of March 16, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Volrich,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. N/W Corner of Prior Street and Jackson Avenue

Council on March 9, 1976 deferred consideration of the Manager's Report (Property Matters) dated March 5, 1976, concerning a City-owned lot at the North-west corner of Prior Street and Jackson Avenue, pending the hearing of a delegation.

Pastor Annie Girard addressed the Council this day, urging that Council sell the City lot in question to her for $5,000.

MOVED by Ald. Volrich,
THAT the request of Pastor Girard be denied and she be asked to consider entering into an appropriate lease arrangement with the City regarding Lot A, Subdivision 17 and 18, Block 103, D.L. 196, Plan 197, situated on the North-west corner of Prior Street and Jackson Avenue.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

2. Point Grey Road Properties

City Council at its last meeting when considering the matter of Point Grey Road Properties and in particular Seagate Manor, deferred the following motion by Alderman Bowers:

"THAT all of the property surrounding Seagate Manor be designated as public land."

Council also instructed the Director of Legal Services to submit a report to the next Council meeting on the legal ramifications involved in recommendation 1 as contained in this clause of the Manager's report, which reads as follows:

"The Point Grey Road Acquisition Fund be reimbursed, in the amount of $225,265.06, in the manner set out in the report by the Director of Finance dated November 28, 1975."

Council noted a letter from the Park Board dated March 23, 1976 which had been circulated to the Members just prior to the meeting, in which the following two resolutions from the Park Board were quoted:

"That the Board advise City Council that the rules of the Vancouver City Charter should be followed, in that a two-third vote is required by Council to change the listed use of property acquired under a by-law vote from park purposes to residential purposes.

That the Board advise City Council it will not accept reimbursement of the original purchase price of the Seagate Manor park site so that the building can be used for residential purposes."

With the permission of Council the Chairman of the Park Board, Commissioner May Brown, addressed the meeting speaking in support of the Park Board's position as indicated in its letter, and pointing out that a legal opinion obtained indicated that Council must obtain a two-third vote to vary the use of Seagate Manor from park purposes to residential purposes.

The Director of Legal Services reported early that in his opinion only a simple majority vote was required to vary the use of the funds involved.

MOVED by Ald. Boyce,
THAT a two-third majority vote of Council be required to change the use of funds with respect to Seagate Manor property.
- (out of order)

The Presiding Officer ruled Alderman Boyce's motion out of order in view of the information received from the Director of Legal Services, and Alderman Boyce challenged the ruling of the Chair.

The Presiding Officer then put the question,

"Shall the decision of the Chair be sustained?"

FOR	AGAINST
Alderman Bird	Mayor Phillips
Alderman Bowers	Alderman Boyce
Alderman Harcourt	Alderman Cowie
Alderman Kennedy	
Alderman Marzari	
Alderman Rankin	
Alderman Sweeney	
Alderman Volrich	

cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Point Grey Road Properties (cont'd)

The decision of the Chair having been sustained Alderman Boyce's motion was therefore confirmed OUT OF ORDER.

MOVED by Ald. Kennedy,
THAT the Council seek a declaratory judgement in determination of a special majority vote to transfer funds re Seagate Manor.

- LOST

(Aldermen Bird, Harcourt, Marzari, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Bowers,
THAT all the property surrounding Seagate Manor be designated as public land and turned over to the care, custody and management of the Park Board.

- (amended)

MOVED by Ald. Rankin in amendment,
THAT the following words be inserted between the words, 'Manor' and 'be designated' in Alderman Bowers' motion, "except for provision of reasonable sideyard and backyard areas."

- CARRIED

(Aldermen Bowers, Boyce, Cowie, Marzari, and the Mayor opposed)

The amendment having carried the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT all the property surrounding Seagate Manor, except for provision of reasonable sideyard and backyard areas, be designated as public land and turned over to the care, custody and management of the Park Board."

A member of the Property and Insurance Department advised Council that the rentals for Seagate Manor could be increased if Council so wished.

MOVED by Ald. Kennedy,
THAT the units in Seagate Manor be rented at a fair market value.

- CARRIED

(Aldermen Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Sweeney,
THAT the Point Grey Road Acquisition fund be reimbursed at an amount equal to the acquisition cost of $255,265.06 varied to provide only for the amount related to Seagate Manor building and actual site, in the manner set out in the report by the Director of Finance dated November 28, 1975.

- (lost)

(Aldermen Bowers, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Boyce in amendment,
THAT the reimbursement amount be calculated at full market value.

- LOST

(Aldermen Bird, Bowers, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost the motion by Alderman Sweeney was put and LOST.

cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Point Grey Road Properties (Cont'd)

MOVED by Ald. Marzari,
THAT the net rental income from Seagate Manor be transferred into the Point Grey Road Property Acquisition fund.

- (deferred)

MOVED by Ald. Rankin,
THAT the foregoing motion by Alderman Marzari be deferred until the Responsibility Matrix Report is before Council.

- CARRIED

(Mayor Phillips opposed)

MOVED by Ald. Cowie,
THAT the Park Board be advised that Council will consider discussing with the Board an exchange of Seagate Manor with an equivalent number of units in other nearby Point Grey Road properties.

- LOST

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin, and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Request that City Endorse Bid to Host 1977 Senior Women's Softball Championships

Council noted a letter from the South Hill Sports Association dated March 12, 1976 advising that it has submitted a bid to host the 1977 Senior Women's Softball Championships in August. The organization wishes Council to endorse its bid and accept responsibility for free use of Capilano Stadium and South Memorial Park, grounds and lights along with concession stands in each, for one week.

MOVED by Ald. Bird,
THAT the request of South Hill Sports Association be referred to the Park Board.

- CARRIED UNANIMOUSLY

2. Rezoning Application: Vancouver Neurological Centre

Under date of March 11, 1976 Mr. H.W. Pickstone, of William Graham Consultants, is requesting to appear as a delegation when the matter of Vancouver Neurological Centre re-zoning application is considered. It was noted that the report on this matter will be before Council on April 6, 1976.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 19, 1976

Works & Utility Matters (March 19, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1.: Closure of Portion of Lane North of Broadway, West of Ash Street, Block 339, D.L. 526
Cl. 2: Tender No. 39-76-1 Tilt Cab Tandem Axle Chassis
Cl. 3: Maintenance of Paving and Landscaping of Streets in Area 6 - False Creek

The Council took action as follows:

Clauses 1, 2, and 3

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters (March 19, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: New Lodge at Alexander and Dunlevy
Cl. 2: Temporary Facilities and Structures for the U.N. Habitat Conference
Cl. 3: Hostel Housing - Dunlevy Avenue & Alexander Street
Cl. 4: Rezoning Application - N.E. Corner of Collingwood and West 41st Avenue

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Hostel Housing - Dunlevy Avenue and Alexander Street (Clause 3)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - N.E. Corner Collingwood and West 41st Avenue (Clause 4)

MOVED by Ald. Volrich,
THAT Mr. Frank Musson, the applicant who is applying for rezoning be advised that Council does not view his application with favour and if he so wishes he may appear before Council as a delegation to discuss the matter.

- CARRIED

(Aldermen Bird and Cowie opposed)

CITY MANAGER'S AND OTHER REPORT (cont'd)

Fire & Traffic Matters
(March 19, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Establishment of Bus Stops on 54th Avenue and Tyne Street
Cl. 2: Leasing of Vehicles for Vanpool "Turn Down Traffic Volume"
Cl. 3: Amendment of Vehicles for Hire By-law/Request to Motor Carriers Commission for Amendment to Permit Carpooling
Cl. 4: Street Closures in Gastown to Accommodate a Rain Festival

The Council took action as follows:

Establishment of Bus Stops on
54th Avenue and Tyne Street
(Clause 1)

In considering this clause the Council received a delegation from Mr. Nathan Davidowicz speaking against the recommendation of the City Engineer contained in this report.

AMENDED
SEE PAGE 556

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Leasing of Vehicles for Vanpool
"Turn Down Traffic Volume"
(Clause 2)

In considering this clause Council was advised that the vehicles for vanpool would only be utilized by City employees travelling to and from their place of work and professionals drivers will not be involved.

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Amendment of Vehicles for Hire By-law/
Request to Motor Carriers Commission
for Amendment to Permit Carpooling
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Street Closures in Gastown
to Accommodate a Rain Festival
(Clause 4)

MOVED by Ald. Cowie,
THAT the request of the Gastown Merchants' Association to close certain streets as detailed in this Clause be approved;

FURTHER THAT a grant of approximately $400.00 be approved to cover the costs of services by City crews.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(March 19, 1976) (cont'd)

Street Closures in Gastown
to Accommodate a Rain Festival
(Clause 4) (cont'd)

MOVED by Ald. Volrich,
THAT the City Manager report on the outstanding debt of the Gastown Merchants' Association referred to in this clause.

- CARRIED UNANIMOUSLY

Finance Matters
(March 19, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Domestic Animal Protection Act
Cl. 2: United Housing Foundation - Central Oliver and Ferry Rooms
Cl. 3: Municipal By-law Prosecutor

The Council took action as follows:

Domestic Animal Protection Act
(Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

United Housing Foundation -
Central Oliver and Ferry Rooms
(Clause 2)

Reference was made to a recent article in the newspaper concerning the lack of elevator service in the Central Oliver complex.

MOVED by Ald. Rankin,
THAT if elevators in the Central Oliver complex are not in service, the United Housing Foundation be requested to appear before Council at its next meeting in explanation of any difficulties involved in the installation and operation of the elevators.

-(carried unanimously)

Alderman Harcourt advised the Housing Committee would be considering the matter on April 1, 1976.

MOVED by Ald. Bowers,
THAT this whole matter be referred to the Housing Committee.

- LOST

(Aldermen Bird, Cowie, Harcourt, Marzari, Rankin, and the Mayor opposed)

The motion to refer having lost the motion by Alderman Rankin was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Bird,
THAT the properties referred to in this clause be subject to and pay the normal property taxes, and the United Housing Foundation negotiate with the Provincial Government and the City on an increase in the operating grant.

- CARRIED UNANIMOUSLY

cont'd...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(March 19, 1976) (cont'd)

Municipal By-law Prosecutor
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(March 19, 1976)

Annual Meeting of the Registered Nurses' Association of B.C.
(Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 19, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Option to Purchase Portions of Lots 26 to 29, Block 38, D.L. 541, Plan 210, E/S Cambie Street North of Dunsmuir
Cl. 2: The Vancouver Chinatown Housing Society - Extension of Sale Date
Cl. 3: Consent to Assign Portion of Lots 4 to 6, Block 122, D.L. 541, Known as 1420 Howe Street

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

B. 1976 C.F.M.M. Conference

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager as contained in his report dated March 19, 1976 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
THAT the C.F.M.M. be urged to include the topic of municipal financing as one of its panel discussions during the conference.

- CARRIED

(Aldermen Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Langara Lands Development Proposal

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager as contained in his report dated March 19, 1976 be approved.

- CARRIED UNANIMOUSLY

D. Bonusing on Development Proposal -
Adams Properties Limited
745 Thurlow Street

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager as contained in his report dated March 19, 1976 be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session in the Council at approximately 4:50 p.m.

- - - - -

Proposed 11-Storey Apartment
Building at 555 East 5th Avenue

Council on February 24, 1976, resolved:

"THAT a Committee be appointed by the Mayor comprising of two representatives of Council and the Director of Planning to carry out further discussions with the developer on the basis of the following:

(a) redesign to a three-storey building

(b) exchange of land or some other suitable arrangements;

FURTHER THAT it be understood the developer's legal and economic position is to be protected;

AND FURTHER THAT the matter be reported back within one month if possible to an open meeting of Council when the representatives of the community will be given an opportunity of appearing on the matter."

Aldermen Rankin and Volrich were appointed Council representatives on this Committee.

Alderman Rankin advised that the Special Committee had met with the developer and negotiated an agreed settlement of $150,000 plus reimbursement of building permit fees.

MOVED by Ald. Rankin,
THAT, as negotiated with the developer, Council approve payment of $150,000 to the developer being the costs incurred to date by him with respect to the proposed development, as well as reimbursement of the building permit fees, the source of funds to be Supplementary Capital Budget.

- CARRIED

(Aldermen Bird and Bowers opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing and Environment, March 11, 1976

The Council considered this report which contains twelve Clauses identified as follows:

Cl. 1: Wallace Neon Signs
Cl. 2: Seaboard Advertising Company Signs
Cl. 3: Chairman's Report
Cl. 4: City Property - N/S of the 1400 Block East 14th Avenue
Cl. 5: Strata Title Policy - City of Vancouver
Cl. 6: Cobalt Hotel, 915-917 Main Street
Cl. 7: 19[illegible]4 Barclay Street
Cl. 8: Housing for Elderly Persons in Vancouver - Too Little, Too Much, Not Enough?
Cl. 9: 33[illegible] Main Street
Cl. 10: 87[illegible] Granville Street
Cl. 11: Housing Registry and Relocation Service
Cl. 12: Kitsilano Housing Society and Buy Back Kitsilano Fund

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, March 11, 1976 (cont'd)

Clauses 1, 2, 4, 5, 6, 7, 9 & 10

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 4, 5 and 7 be approved and Clauses 6, 9 and 10 be received for information.

- CARRIED UNANIMOUSLY

Chairman's Report (Clause 3)

MOVED by Ald. Harcourt,
THAT recommendations A, D, E and F of the Committee be approved after amendment to recommendations A and E to read as follows:

"A. That the Planning Department, in consultation with the Director of Housing and the Social Planning Department, be charged with the responsibility of providing Council with a report on '1976 Housing Goals and Policy', as noted on their 1976 Work Program.

E. That Council and City staff be requested to consider and report back to the Committee on the question of an appropriate housing income mix, particularly in the inner City area.";

FURTHER THAT recommendations B and C of the Committee be referred to the City Manager for consideration.

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Housing for Elderly Persons in Vancouver - Too Little, Too Much, Not Enough? (Clause 8)

MOVED by Ald. Harcourt,
THAT recommendations A, B, C, D, and F of the Committee be approved after amendment to recommendation D to read as follows:

D. That the Director of Social Planning in co-operation with the Director of Planning meet with C.M.H.C. to discuss improvement of senior citizen housing design standards.;

FURTHER THAT recommendation E be withdrawn in view of the comments made in the Provincial Government's Throne Speech.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Housing Registry and Relocation Service (Clause 11)

MOVED by Ald. Harcourt,
THAT recommendations A, B and C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT recommendations D and E of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
March 11, 1976 (cont'd)

Kitsilano Housing Society and Buy
Back Kitsilano Fund (Clause 12)

Council noted a delegation request from Mr. G.F. Moul, on behalf of the Kitsilano Ratepayers' Association.

MOVED by Ald. Bird,
THAT the delegation be not heard.

- CARRIED UNANIMOUSLY

Alderman Cowie requested to be excused during consideration of this Clause because of conflict of interest.

MOVED by Ald. Bird,
THAT permission be granted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the following consideration item of the Committee be approved:

"That the grant request of the Kitsilano Housing Society for a $100,000 long-term, low interest loan, for the purchase of older homes in Kitsilano, be approved in principle, and further discussions take place with the Director of Finance and the Chairman of the Standing Committee on Housing and Environment."

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

II. Report of Standing Committee
on Finance & Administration,
March 11, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Urbanart Cultural Grant Request
Cl. 2: Special Events or Festival Budget

The Council took action as follows:

Urbanart Cultural Grant
Request (Clause 1)

Ms. G. Lemarchand addressed Council and requested reconsideration of the original request of a grant of $5,000.

MOVED by Ald. Kennedy,
THAT a grant of $5,000 to Urbanart be approved, the source of funds to be provided from Contingency Reserve.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Marzari, Sweeney, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
March 11, 1976 (cont'd)

Urbanart Cultural Grant Request
(Clause 1) (cont'd)

MOVED by Ald. Kennedy,
THAT a grant of $5,000 to Urbanart be approved, funds to be provided from within the $275,000 Budget previously established for cultural grants in 1976.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Boyce, Marzari, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich,
THAT a grant of $2,500 to Urbanart be approved, the source of funds to be provided from Contingency Reserve.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Marzari, Sweeney and Volrich opposed)

MOVED by Ald. Volrich,
THAT a grant of $2,500 to Urbanart be approved, funds to be provided from within the $275,000 Budget previously established for cultural grants in 1976.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

Special Events or Festival
Budget (Clause 2)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
March 11, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Arthur Laing Bridge
Cl. 2: Central Broadway Urban Design Study
Cl. 3: Rezoning - Areas E & F, Champlain Heights
Cl. 4: Highrise Development in Apartment Zones

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Planning and Development, March 18, 1976

Kitsilano Area Planning and Neighbourhood Improvement Program - Continuation of Office and Citizen Involvement (Clause 1)

MOVED by Ald. Kennedy,
THAT the delegation requests from Ms. J. Rittenhouse and Mr. N. Zapantis, members of the Kitsilano Citizens' Planning Committee be heard.

- CARRIED UNANIMOUSLY

Ms. J. Rittenhouse and Mr. N. Zapantis both addressed Council and pleaded for continuation of the Kitsilano Local Area Planning Program as there is still a great need for continued citizen participation in the area. Reference was also made to a letter from Dr. Mallek supporting continuation of local area planning in the area.

MOVED by Ald. Kennedy,
THAT the Planning Office in Kitsilano be closed as of March 31, 1976, and the Director of Planning be requested to itemize the unfinished work in priority order and how it can be accomplished from the Planning Department offices in City Hall.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT the following recommendations be approved:

(1) Property and Insurance be instructed to find suitable office space of approximately 800 square feet, preferably along 4th Avenue, to cost approximately $450/month.

(2) The Personnel Services Department be instructed to review the classification and salary of the existing Planning Assistant III position in Kitsilano, in the light of the altered duties and responsibilities for the implementation stage of N.I.P. and L.A.P., this review to be conducted in conjunction with the Planning Department.

(3) That Council extend the existing Clerk Steno II position in Kitsilano to December 31, 1976.

(4) The revised terms of reference of the Kitsilano Planning Committee as attached, be endorsed.

(5) The budget as outlined in Appendix 'F' of the Manager's Report dated March 4, 1976, totalling $45,000 be approved and application made to charge it to the N.I.P.

- CARRIED UNANIMOUSLY

(Terms of Reference and Appendix 'F' referred to are on file in the City Clerk's Office)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Special Committee re U.N. Conference, March 18, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Habitat - Policing Costs
Cl. 2: Habitat Forum Housing Program

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the Special Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Sweeney was opposed to recommendation A contained in Clause 1)

VI. (a) D.P.A. No. 73324 - 3525-27 Point Grey Road

(b) D.P.A. No. 73182 - 2883 Point Grey Road

The Director of Planning under date of March 23, 1976, submitted the following report:

"Development Permit Application #73324 (3525-27 Point Grey Road) was filed on March 17, 1976 by Mr. Otto Dallas to move and place the existing duplex dwelling towards the rear of the site and to carry out alterations to the building.

Development Permit Application #73182 (2883 Point Grey Road) was filed on March 3, 1976 by Mr. Peter Wardle, Architect, to construct a one family dwelling on this site.

Both these sites are located on the north side of Point Grey Road. The Director of Planning, on March 10, 1976, has filed an application for Council's consideration to amend Schedule E of the Zoning and Development By-law to establish a building line at these locations on Point Grey Road. This application for amendment to the by-law was filed per Council's resolution of March 9, 1976.

Development Permit Application #73324 (3525-27 Point Grey Road) was filed subsequent to the application for amendment. Development Permit Application #73182 (2883 Point Grey Road) was filed prior to the application for amendment to the By-law; however, a report dated February 6, 1976 had been submitted to the Planning and Development Committee of Council indicating a clear intent by the Director of Planning to apply for an amendment to establish a building line. The report was considered by the Committee on February 17, 1976.

BRIEF ANALYSIS

DPA #73324 - 3525-27 Point Grey Road

The drawings submitted with the application are not of sufficient detail for processing; only a site plan has been submitted which indicates that the existing duplex dwelling would be moved 35 feet northward with alterations.

The development would extend beyond the building line as proposed by City Council's resolution of March 9, 1976.

DPA #73182 - 2883 Point Grey Road

The plans submitted with this application have been processed and it is noted that it would comply with the present regulations of the RT-2 District Schedule with the exception of:

(a) the floor space ratio exceeds the permitted by approximately 35 square feet

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

DPA #73324 - 3525-27 Point Grey Road
DPA #73182 - 2883 Point Grey Road
(cont'd)

(b) revisions would be required to provide for two off-street parking spaces

(c) a screen wall (fence) in the front yard is 7' high (maximum permitted 4 feet).

The development would extend beyond the building line as proposed by the Director of Planning.

Council may withhold the issuance of Development Permit Application #73324 (3525-27 Point Grey Road) pending the approval of the amendment to the Zoning and Development By-law, in accordance with Section 570 of the Vancouver Charter. The Director of Planning recommends that Council may also withhold Development Permit Application #73182 (2883 Point Grey Road) as there was a clear intent demonstrated by the Director of Planning's report of February 6, 1976 to apply for an amendment to the Zoning & Development By-law prior to the date of this development permit application.
For Council's information, it should be noted that two additional development permit applications for development on the north side of Point Grey Road are presently being processed. Both these applications were filed prior to the application for amendment to the Zoning and Development By-law. One of these applications, Development Permit Application #73221 (3543 Point Grey Road), was filed on March 8, 1976 by Mrs. M. Dallas. This application has been processed but will be refused by the Director of Planning as it greatly exceeds the permitted floor space ratio (permitted .60, proposed .78). The second application, #71470 (3467 Point Grey Road) was filed on September 5, 1975 by Mr. Sharp, Architect, and is presently being processed. This development would not extend beyond the building line as proposed by the Director of Planning and will be dealt with by the Director of Planning subject to notification of neighbouring property owners.

RECOMMENDATION: In accordance with Section 570 (1) and (2) of the Vancouver Charter, that Development Permit Applications #73324 and 73182, filed on March 17, 1976 and March 3, 1976 respectively, will be withheld for a period of 30 days from the date of application and a further 60 days pending resolution of the proposed amendment to Schedule E of the Zoning and Development By-law. "

MOVED by Ald. Bowers,
THAT the recommendation of the Director of Planning contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

The Mayor advised that the G.V.R.D. Hospital Planning Committee will be reporting to the next meeting of the Board. He offered to make available copies of the report to any members of Council who are not G.V.R.D. members.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW (Davis House, 166 West 10th Avenue)

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Body-Rub Parlours)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT consideration of this By-law be tabled to permit the Director of Legal Services to bring forward a regulatory By-law.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

MOTIONS

1. Allocation of Land for Lane Purposes (942 East 14th Avenue

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 18 of Subdivision "C", Block 173, District Lot 264A, Plans 1056 and 1771

(942 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Volrich was recognized by the Chair:

Enforcement of Fire By-law Outside the Core Area

MOVED by Ald. Volrich,
THAT WHEREAS a report be prepared for Council on alternative measures that may be considered for the fire safety of apartment buildings in the remainder of the City and on economic consequences of such measures to both owners and tenants with the intent that some degree of flexibility and discretion be allowed in the judgment of buildings so that the basic objectives of safety may be achieved in a fair and equitable manner;

AND WHEREAS such a report be prepared under the auspices of the Provincial Fire Marshal with the Vancouver Fire Department and other appropriate representatives being involved;

THEREFORE BE IT RESOLVED THAT pending receipt and consideration of the report, further enforcement procedures be deferred excepting such buildings as may be considered to be fire hazards under existing standards and that the efforts of the Fire Wardens in the interim period be directed towards enforcement of good housekeeping standards in the affected buildings.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Sweeney - Deputy Mayors

queried why on occasion another Alderman is asked to fill in for the Mayor at certain functions in place of the Deputy Mayor. The Mayor answered his query as well as certain Aldermen who were involved.

Alderman Kennedy - Harbour Park

asked why the deadline for the signing of the lease for Harbour Park, which expired two days' ago, was not reported to Council. The Director of Legal Services advised that the agreement is still in the hands of the developer's lawyers.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce - Harbour Park Performance Bond

queried whether the matter of a performance bond was one of the unresolved items. The Director of Legal Services advised that a performance bond of $1½ million has been requested by means of a letter of credit and he is not aware this is one of the items in dispute.

Sunday Closing

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the Director of Legal Services be authorized to bring forward the necessary Charter amendment to permit the City to amend its Shops Closing By-law in order to regulate Sunday closing.

- CARRIED UNANIMOUSLY

Alderman Cowie - Parking in Front of Court House

asked the Mayor to request the Provincial Government to prohibit cars from parking in front of the Court House. The Mayor agreed.

Alderman Cowie - Closure of Lane South of 15th Avenue West of Carolina

queried whether it would be possible for Mr. W. Nelsen to again make representations before Council on this matter. The Director of Legal Services indicated that no purpose would be served by permitting Mr. Nelsen to appear as a delegation as the subdivision of the said lane is now underway.

- - - - -

The Council adjourned at approximately 6:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 23, 1976, adopted after amendment on April 6, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of portion of lane North of Broadway, west of Ash Street, Block 339, D.L.526

The City Engineer reports as follows:

"The owner of Lots 4 to 14, Block 339, D.L. 526 has requested the closure of the lane north of Broadway west from Ash Street between his Lots 7 and 14 for a proposed development. He is prepared to dedicate the south 2 feet of Lots 4 to 6 and a 20-foot lane over the easterly 20 feet of Lot 6. These dedications would make the portion of lane between Lot 7 and 14 surplus to the City's highway requirements. The closure and consolidation would also provide for a better form of development on this site.

I RECOMMEND that the south 8 feet of Lots 7 to 10 and the north 8 feet of Lots 7 to 10 and the north 8 feet of Lots 11 to 14, Block 339, D.L. 526 established as lane be closed, stopped up and conveyed to the abutting owner subject to the following conditions.

(1) The applicant to provide and register subdivision plans satisfactory to the Approving Officer.

(2) The applicant to pay $16,500 for surplus land acquired over the land dedicated in accordance with the recommendation of the Supervisor of Property & Insurance.

(3) The applicant be required to bear the cost of closing the existing lane and opening the new lane outlet with asphalt pavement. The estimated cost for this work is $13,000.

(4) The applicant to bear the cost of the removal of, or provide easements for any utilities in the portion of lane to be closed.

(5) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Tender No. 39-76-1 Tilt Cab Tandem Axle Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on February 23, 1976 and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided as follows:

1) 26 units will be purchased from 1976 Truck Replacement Funds.

2) 2 units will be purchased from 1976 General Revenue Budget Funds. (approved by Council in 1975)

Six bids were received.

A tabulation is on file in the office of the Purchasing Agent.

Bid No. 1 - International Harvester Ltd.

We recommend acceptance of the lowest bid (Bid No. 1) to meet specifications from International Harvester Ltd. for 28 Model COF 1950B Tandem Axle Tilt Cab Chassis at a total cost of $692,844.04 ($24,744.43 each) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

INFORMATION:

3. Maintenance of Paving and Landscaping of Streets in Area 6 - False Creek

The City Engineer reports as follows:

The work associated with the paving and landscaping of Area 6 was designed by the Consulting Architect, Thompson, Berwick and Pratt. These works utilize many unusual features such as quartzite stone paving on the pedestrian streets, wooden curbs, wooden bollards, brick and stone plazas, steps, ramps, walls, indirect lighting and unusual trees. It promises to be an exciting and innovative proposal, as it was meant to be under the guidelines approved by City Council.

However, the purpose of this information report is to make City Council aware that there will also be unusually high maintenance costs associated with this development. These costs will be borne out of general revenues by the City-at-large.

Maintenance costs such as these are impossible to estimate with any degree of accuracy. Various indeterminable factors such as liability and damage by vandalism and vehicles make any predictions invalid. It is sufficient to say that the works proposed are prone to damage from these causes. There are predictable costs, however, such as the increased amount of power required for street lighting, the increased street cleaning costs, and the probability of shorter replacement lives.

Some of the areas of increased costs will be pavement repairs, policing, street cleaning, utility repairs, street lighting, tree maintenance, cleaning of drains and snow removal. In addition, other costs not paid directly by the City may increase such as deliveries, moving van charges and appliance repairs.

It is intended to obtain tender costs on the basis of the architects design very shortly. The tender will include bids on other types of surfacing in addition to quartzite stone paving in order that re-tendering of the contract will not be necessary should the stone paving exceed the authorized funds. These tenders will be analysed and a report will be submitted to City Council with recommendations concerning the type of surfacing and the award of the contract.

The City Manager submits the above report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 482

BUILDING & PLANNING

INFORMATION

1. New Lodge at Alexander and Dunlevy.

The Director of Planning reports as follows:

"I BACKGROUND

On October 21, 1975, Council passed a resolution approving the construction of up to a six-storey hostel housing project on the site of the southeast corner of Dunlevy Avenue and Alexander Street; being Lots 1 - 6, Block 41, D. L. 196, subject to approval of the Antoinette Lodge Steering Group. Funding was subsequently approved by C.M.H.C. under Section 15.1 of the N.H.A. (Appendix I).

II ANTOINETTE COMMITTEE

Several subsequent meetings were held involving the Antoinette Committee, the Director of Housing, the architect, the Area Planner and interested residents. On March 5, 1976, at a well-attended meeting in the Downtown Eastside Planning Office, it was unanimously agreed that construction should begin immediately and formal approval of the project was received from the Antoinette Committee (Appendix II)."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Temporary Facilities and Structures for the U.N. Habitat Conference

The Director of Planning reports as follows:

"Enquiries are being received regarding the requirement of development permit applications for the provision of temporary structures and facilities to be located in various areas of the City for uses relevant to the Habitat Conference.

Three such enquiries are:

(1) A proposal to construct a structure on the Courthouse site.

(2) A proposal to construct a temporary structure on the plaza of the Pacific Centre.

(3) A proposal to construct small booths for art display, etc. on the plaza of the Granville Square (Project 200).

These structures would all be for the duration of the Conference only and would then be removed. To the best of our knowledge, these structures would be constructed by Government agencies.

The Director of Planning recommends that, due to the temporary nature of these structures, no development permit applications be required for these and similar structures built by Government agencies for the duration of the Habitat Conference.

Planning Department staff will be available to give advice to those concerned regarding such temporary structures. It is understood that the necessary building permits will still be required."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

3. Hostel Housing - Dunlevy Ave. & Alexander St.

The City Manager submits the following report of the Director of Housing.

"BACKGROUND

City Council, on July 8, 1975, authorized the Director of Housing to institute a call for development proposals for the development and construction of approximately 200 - 300 units of hostel housing in the Downtown Eastside.

Pursuant thereto, two proposals were received. They were:

1) A 4-storey building containing 108 units (107 hostel units plus 1 caretaker's suite.) This proposal was submitted for the southeast corner of Dunlevy Avenue and Alexander Street by Intercon Management Ltd.

2) A 9-storey building containing 97 units (96 hostel units plus 1 caretaker's suite) on lands immediately to the west of the existing Oppenheimer Lodge. This proposal was submitted by Lisogar Construction Ltd.

Revisions to the foregoing proposals were made, and accordingly, application for funding for both projects under Section 15.1 of the N.H.A. with applicable sharing subsidy under Section 44(1)B, was submitted to C.M.H.C.

The revised projects were of the following nature:

1) A 6-storey building containing 172 units (171 hostel units plus 1 caretaker's suite)--this proposal was submitted by the same contractor and on the same lands as described in '1)' above.

2) A 7-storey building containing 85 units (84 hostel units plus 1 caretaker's suite) on lands just east of Dunlevy Avenue and on the south side of Cordova Street by the same Lisogar Construction Ltd. in '2)' above.

C.M.H.C. had approved the larger project containing some 171 hostel units. Further changes and refinements have been made and the project is in final form, containing 173 units (172 hostel and 1 caretaker's suite) in a 6-storey building at Dunlevy Avenue and Alexander Street.

City Council, on October 21, 1975, passed the following resolution:

'A. THAT Council approve the construction of up to a six storey hostel housing project on the site of the south-east corner of Dunlevy Avenue and Alexander Street, being Lots 1-6, Block 41, D.L. 196, subject to approval of the Antoinette Lodge Steering Group.'

The Antoinette Steering Committee have advised, on March 8th, that 'we unanimously approve that the construction of this lodge begin immediately.'

The proposal call provided for, among other things, the contractor/development to provide land, buildings, etc. for a stipulated lump sum. It is intended that a contract will be entered into between the City of Vancouver Public Housing Corporation and the contractor for the construction of the subject project.

When C.M.H.C. approved the housing project, one of the conditions of approval provided that a first mortgage be executed on the housing project. In order to execute a first mortgage, it is essential that the lands be acquired by the City of Vancouver Public Housing Corporation.

Cont'd . . .

Clause #3 continued:

The contractor, who had an option on the land, advises that they are not prepared to purchase the lands without the unqualified guarantee of the City that they will be reimbursed for such purchase. The Corporation has no working capital or assets, and therefore, cannot give any guarantee.

Considerable discussion has taken place with C.M.H.C., the contractor (Intercon Management Ltd.) and the administrators (The Royal Trust Company) of the estate of the former owner of the property with a view of resolving the matter of payment and transfer of land.

It therefore appears that inasmuch as title or a transfer of land must be in the name of the Housing Corporation, so that the first mortgage can be executed, it is essential that the lands be acquired. Inasmuch as the Corporation has no working capital at this point in time, and if the project is to be proceeded with, there then remain the following alternatives and options available to the Corporation at this time:

1) Borrow from a bank the necessary funds to acquire the lands with an appropriate interest rate.

2) Borrow from the City of Vancouver the necessary funds to acquire the lands with an appropriate interest rate.

3) Borrow from the Province of B.C. - Department of Housing, the necessary funds to acquire the lands.

I am advised that it is unrealistic to expect a chartered bank to loan this Corporation such funds without the guarantee of the City. From my discussion with the Provincial Department of Housing, I am not too hopeful that the Province will be able to assist us in this way, at this time.

It is noteworthy to mention that the approved capital costs of the project provided and included a sum of $94,000 for interim financing. Therefore, the interim financing costs associated with the acquisition of the lands are ultimately recoverable and available from C.M.H.C.

In addition to the foregoing, I should like to point out the following pertinent information:

1) C.M.H.C. have approved a total project cost of $2,998,776 which includes:

i)	contract	$2,797,776
ii)	interim financing	94,000
iii)	taxes during construction	10,000
iv)	legal	7,000
v)	organization and inspection	15,000
vi)	built-in furniture	75,000
		$2,998,776

2) The contract with Intercon Management Ltd. in an amount of $2,797,776 provides for the contractor to provide and supply the following:

i)	land	$ 230,000
ii)	architectural fees	110,000
iii)	construction cost	2,353,976
iv)	appliances	68,600
v)	laundry equipment	5,200
vi)	landscaping	30,000
		$2,797,776

The above contract in an amount of $2,797,776 has been prepared and submitted to the contractor for his execution on February 5, 1976. When it is returned, it will be submitted to the Board of Directors for their execution.

Cont'd . . .

Clause #3 continued:

In the event that the City of Vancouver acquires the land on behalf of the Housing Corporation, at this time, the contract between the Housing Corporation and the contractor would then be amended to effect this change in an amount of $230,000.

The amended contract with Intercon Management Ltd. would then be in an amount of $2,567,776.

The Director of Finance advises that the City's Public Housing Fund has sufficient funds to appropriate for such proposal ($230,000.)

The Director of Legal Services has considered the foregoing and advises that the City of Vancouver has the necessary authority and power to carry out the above-mentioned proposal.

The Board of Directors of the Vancouver Public Housing Corporation have agreed to proceed with alternative '2' above."

The City Manager RECOMMENDS that Council approve lending $230,000 to the City of Vancouver Public Housing Corporation from the City's Public Housing fund to purchase the foregoing property to be reimbursed by funds provided for the project by C.M.H.C.

4. Rezoning Application - N.E. Corner of Collingwood and West 41st Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. Frank Musson, Architect, for an amendment to the Zoning and Development Bylaw No. 3575 whereby the above described property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of constructing a seven unit townhouse development.

The applicant submitted the following statement with the application:

'The two subject lots are at present occupied by small older houses in poor repair and therefore represent a poor utilization of the land. The property abuts a commercial zone, i.e. Safeway Store across Collingwood, therefore we contend that a transition from commercial to multiple family to single family zoning could be acceptable. The setbacks, site coverage and density proposed would not exceed the current single family zoning for the area. A precedent for multiple family exists in that property immediately across West 41st Avenue has duplex zoning.'

Site Description

The site has a frontage of 129.9 feet on West 41st Avenue and a depth of 170.5 feet for a total gross site area of 22,148 square feet. No lane exists at this time to provide secondary access to this site or other lots in this block. The site is zoned (RS-1) One-Family Dwelling District and is developed with one family dwellings (See Appendix A). The lands to the north, east and south are zoned (RS-1) One-Family Dwelling District and are developed with one family dwellings of various sizes and heights. Two lots at the S.E. corner of West 41st and Collingwood are zoned (RT-2) Two-Family Dwelling District and are each developed with a 1-storey plus basement dwelling, each containing two dwelling units prior to 1956. The lands on both sides of West 41st, west of Collingwood are zoned (C-2) Commercial District and are developed with the Safeway Supermarket, a gasoline service station, offices and retail stores.

Cont'd

Clause #4 continued:

Proposed Development

The drawings forming part of the application and marked 'Received - City Planning Department, October 10, 1975' indicate seven townhouse units. Two of the seven units have a total floor area of 1,580 square feet each and the other five have a total floor area of 1,448 square feet each. All of the seven units have three bedrooms. The proposed development is 2-storeys plus cellar with 14 underground parking spaces provided with vehicular ingress and egress from Collingwood Street. The applicant has indicated dedicating the southerly 17 feet along West 41st Avenue for future road widening and the northerly 20 feet of each lot for a future lane.

Calculations

Site area:	22148 square feet (gross) 17342 square feet (net - after dedications)
Floor Area:	10405 square feet
Floor Space Ratio:	0.59 (net - after dedications) 0.46 (gross)
Balconies:	280 sq. ft. or 2.7%
Height:	29 feet or 2 storeys plus cellar
Site coverage:	30% (net - after dedications)
Off-street parking:	14 spaces (2 spaces per unit - underground)

The drawings indicate a courtyard and children's play area at the rear of the site.

History on Previous Rezoning Applications

Numerous applications have been made for rezoning on this site and a portion of the block between the period of 1956 to 1969 for rezoning from (RS-1) One-Family Dwelling District to multiple dwelling and to commercial zoning (listed in Appendix B), all of which were refused by Council.

In 1969 an application was made to rezone lots 1 and 2 from (RS-1) One Family Dwelling to (RM-1) Multiple Dwelling District for the purpose of erecting seven townhouses, which were two storeys in height with no basement or cellar. The floor space ratio proposed for this development was 0.50. The application was not approved by the Planning Department or the Technical Planning Board as it would:

> 'permit a small isolated apartment development incompatible in an area predominantly developed with one family dwellings'.

The Vancouver City Planning Commission approved the application. Council on March 10th, 1970 referred the application to the Planning and Development Committee which received the reports of the Director of Planning, Technical Planning Board and the Vancouver City Planning Commission.

Council on April 14, 1970 resolved that no further action be taken on the application.

Analysis

The Urban Design Panel considered the proposed form of development of the current application on October 16, 1975 and reported:

> 'the Panel supports this rezoning application and applauds this fine design.

Cont'd . . .

Clause #4 continued:

Recommendation: That the Director of Planning support this rezoning application and approve this design.'

The Planning Department sponsored a Public Information Meeting on December 18, 1975 for the residents, community groups and applicant to meet and discuss the rezoning application and the form of development. The applicant made a presentation to the 30 people present and explained the ten points on his information sheet, which is attached as Appendix C. The discussion centered around the form of residential development that should be allowed at this site. A majority of those present felt this was the thin edge of the wedge and would create more pressure around the commercially zoned land. Local residents had been firmly opposed to encroachments into single family residence areas for a long time. They believe this would be an encroachment into single family residential nature of the neighbourhood. The remainder of the residents were undecided or would favour the rezoning with some design changes, although no specific changes were mentioned.

Subdivision of the existing two lots was raised as a possible alternative to rezoning. The two lots could be subdivided under the Subdivision Control Bylaw #3334 into three lots of 43.3 x 133.5 feet after dedication of the 17 feet on West 41st and northerly 20 feet for lane purposes. Each of the new lots would have a site area of 5780.5 square feet. The form of house which could be erected on the subdivided sites could be a much less satisfactory design than the current proposal.

In comparing the number of units or families that could be accommodated on this site, the proposed development has four more families than could occupy the site, provided it was resubdivided into three lots.

Subdivide to 3 lots	- 3 families
Proposed CD-1 of seven townhouses	- 7 families

In a telephone conversation with school and park board staff, the school and park facilities in the area are adequate for the increase of families in the proposed seven townhouses.

This application presents a difficult situation. On one hand the past history of this site, the citizens feelings expressed on this application and others in this locality, the precedent which this could set, all initiate against approval of this application. On the other hand, the good design of the proposal, the potential unsatisfactory design implications of a standard single family development on subdivided sites, the general need to find well designed new forms of housing that provide more units and fit compatibly into single family areas, commend this application.

The Director of Planning believes that redevelopment of this property is likely in the future and that the townhouses would provide a superior development than the typical subdivision development. It is recommended that the application be approved and the CD-1 Bylaw be restricted as follows:

USES:	Townhouses and customarily ancillary facilities
FLOOR SPACE RATIO:	Shall not exceed 0.60, and shall be computed as in the (RS-1) One Family Dwelling District.
HEIGHT:	Shall not exceed 2 storeys plus a cellar nor 35 feet as measured from the average building grade of West 41st Avenue.

Cont'd

Clause #4 continued:

OFF-STREET PARKING: 14 off-street parking spaces shall be provided underground.

And subject to the following:

1. That the detailed scheme of development be first approved by the Director of Planning following advice from the Urban Design Panel having due regard to the overall design, provision and maintenance of useable outdoor space, vehicular ingress and egress and garbage collection facilities.

2. That prior to enactment of the amending By-Law the owner shall comply with the following condition:

   That the Southerly 17 feet of the site shall be dedicated for future street widening; that the Northerly 20 feet of the site shall be dedicated for future lane purposes and, further, that the balance of the site be consolidated into one parcel and so registered in the Land Registry Office.

   Should the above condition be not complied with within 180 days from the date of Public Hearing, then the approval granted at the Public Hearing shall expire.

The Vancouver City Planning Commission when considering the application at its meeting of March 3, 1976 concurred with the recommendation of the Director of Planning."

RECOMMENDATION: That the application be referred to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 482

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Establishment of Bus Stops on 54th Avenue and Tyne Street

The City Engineer reports as follows:

"On September 5, 1974, Council approved the 49th Avenue bus route, which included Kerr Street, 54th Avenue from Kerr to Tyne Streets, and Tyne Street from 54th to 49th Avenues. However, at that time, the pavement of 54th Avenue between Doman Street and Tyne Street was below standard and, consequently, the use of Doman Street from 49th to 54th Avenues was extended until 54th Avenue was repaved. This work has been completed and, in discussions with the B.C. Hydro & Power Transit Planning group, a suitable pattern of bus stops for these portions of 54th Avenue and Tyne Street has been agreed upon and the route now can be established as originally approved, that is 49th Avenue, Kerr Street, 54th Avenue, Tyne Street, 49th Avenue.

The pattern of stops on the new portion of the route conforms to City policy, except for the southbound stop on the west side of Tyne Street, south of 49th Avenue. In this case, the distance from the previous stop at Arlington Street on 49th Avenue to the proposed stop on Tyne Street would be over 1000', and the distance from this stop to a regulation southbound stop at 50th Avenue would be about 200' further. It is considered that in view of this distance factor, and that since the proposed stop at 49th Avenue would provide a more convenient transfer point, the stop should be placed at that location.

As a consequence, it is suggested that the 49th Avenue bus should now begin use of the new routing, and the existing bus stops on Doman Street between 54th and 49th Avenues be removed.

Accordingly, it is RECOMMENDED that:

(1) The existing stops on Doman Street at 49th, 52nd, 53rd and 54th Avenues be removed.

(2) That bus stops be established on 54th Avenue at Doman, Brooks, Butler and Tyne Streets.

(3) That bus stops be established on Tyne Street at 49th, 51st, 52nd and 53rd Avenues."

The City Manager RECOMMENDS approval of the above report of the City Engineer.

DELEGATION REQUEST THIS DAY: Mr. Nathan Davidowicz

FOR COUNCIL ACTION SEE PAGE(S) 483 & 550

2. Leasing of Vehicles for Vanpool "Turn Down Traffic Volume"

The City Engineer reports as follows:-

"As part of the City's contribution toward relieving traffic congestion in support of Project Turn Down Traffic Volume, an examination of the economics of the City leasing and operating four, eleven passenger vans for the transportation of employees to and from work has been made. Employees would pay to cover the basic cost of the service which would provide them with near door to door transportation from home to work. The implementation of such a program would demonstrate the City's commitment to the Turn Down Traffic Project, both in and outside the City organization. Providing this sort of leadership will be an important adjunct to the other Turn Down Traffic activities, which are crucial to the success of the project. The City's willingness to consider a Vanpool operation would encourage other employers to develop similar programs. Such programs have been implemented successfully in the U.S. and Eastern Canada.

A variety of options for such a program have been considered. We have evaluated lease and ownership of vehicles over periods of one to eight years. We have concluded that the best approach for a limited duration project such as Turn Down Traffic would be to lease four vehicles for a two year period; three of the vehicles would operate on regular routes and the fourth would serve as a spare. These vehicles could also serve during the day as transportation vehicles in the City fleet and would permit deferring the purchase of three replacement vehicles until the end of the lease period. In this way, the costs of leasing could be shared between the Vanpool operation and a normal City fleet operation. The cost picture can be summarized as follows on the basis of a two year lease:-

(a)	Annual Lease Cost:	-	$ 9,000.
(b)	Annual Operating Cost:	-	$ 5,500.
	Total Annual Cost:		$ 14,500.
(c)	Less credit due to reduced fleet operation:		$ 2,500.
	Net Annual Cost:		$ 12,000.

It is intended that the rate charged to employees for use of these vans would be set to recover this net annual cost. On this basis, the cost would be in the order of 75¢ a ride. While this is slightly higher than riding the bus, the additional convenience of service direct to City Hall should offset this cost.

The Director of Legal Services has advised us that there are no legal objections to the City sponsoring such a Vanpool Project and the Comptroller of Budgets has advised that if Council approves this report, funds will be provided in the 1976 budget. In order to expedite implementation of this proposal, if Council approves these recommendations, the vehicles should be leased "off the shelf" rather than calling for lease offers on other than vehicles in local stock. It should be pointed out, however, that permission may have to be obtained from the Motor Carrier Commission to operate the proposed Vanpool outside the City limits. This matter is covered in another report dealing generally with legislative changes required for the carpooling program.

The City Engineer RECOMMENDS:-

1. That Council authorize the lease of four (eleven passenger) vans for a Vanpool Project, within the Turn Down Traffic Volume framework, for a two year period;

Continued on Page 3. . . .

Clause No. 2 Continued

2. That the formal tendering procedure be waived and the Purchasing Agent be authorized to obtain proposals from dealers who have suitable vans in local stock;

3. That the estimated annual cost of $12,000.00 be recoverable from employee contributions, with the City accepting any surplus or deficit realized from the operation."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Amendment of Vehicles for Hire By-Law/Request to Motor Carriers Commission for Amendment to Permit Carpooling

The City Engineer reports as follows:-

"In connection with Project Turn Down Traffic Volume, project staff, in discussions with the Legal Services Department, have identified two legislative matters which must be resolved to insure success of the carpooling portion of the project. Resolution of these matters is necessary to avoid legal technicalities in existing regulations.

City By-Law - Vehicles for Hire:

The use of any vehicle for carrying passengers where a fare toll or fee is charged, whether or not to cover "expenses" only, would fall within the definition of a "cab". However, the only classification for licensing purposes which would cover a carpooling situation would be a "taxicab".

Presently there is a limit on the number of taxicab licences which may be issued and the other provisions of the by-law pertaining to taxicabs are inappropriate to a carpool. The answer to the problem is to exempt vehicles which are used only for carpooling purposes from the Vehicles for Hire By-Law.

Motor Carriers Act:

The Motor Carrier Act regulates the use of various vehicles used to carry freight and passengers. Some carpool arrangements would fall within the terms of this Act, and as a consequence, would under the strict interpretation of the Motor Carrier Act and regulations, require licensing. If such licensing is required, carpooling becomes impractical. Amendment to the regulations pursuant to the Motor Carriers Act is necessary to avoid this problem.

The City Engineer RECOMMENDS:

1. That Council instruct the Director of Legal Services to prepare an amendment to the City's Vehicles for Hire By-Law specifically exempting vehicles which are used only for carpooling purposes;

2. That Council petition the Motor Carriers Commission to amend their regulations by exempting vehicles which are used only in a carpooling type of arrangement, from the provisions of the Motor Carriers Act."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued on Page 4. . . .

CONSIDERATION

4. Street Closures in Gastown to Accommodate a Rain Festival

The City Engineer reports as follows:

"In a letter dated March 11, 1976, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Sunday, April 4, 1976 from 12:00 noon to 6:00 p.m. to accommodate a rain festival. The streets requested to be closed are:

Water Street from Cordova Street to Carrall Street

Alexander Street from Carrall Street to Columbia Street

Carrall Street from Powell Street to its north end

Abbott Street from the lane north of Cordova Street to its north end

Cambie Street from the lane north of Cordova Street to its north end.

The event will include a land-bathtubs race, a bicycle race, dancing in the streets and closing ceremonies.

The Police Department will provide special attention for the event. Further, there will be no disruption to transit.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Water Street from Cordova Street to Carrall Street, Alexander Street from Carrall Street to Columbia Street, Carrall Street from Powell Street to its north end, Abbott Street from the lane north of Cordova Street to its north end, and Cambie Street from the lane north of Cordova Street to its north end, on Sunday, April 4, 1976 from 12:00 noon to 6:00 p.m., such approval should be subject to the following conditions.

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant.

In connection with items (3) and (4) the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be $400.

In connection with finances related to work done by City crews for the Gastown Merchants' Association, we are advised by the Director of Finance that the Association has an outstanding debt to the City of $3,223.10 from 1974.

Should Council decide in favour of the applicant's request to defray costs, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1976 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 482-550

Manager's Report, March 19, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. Domestic Animal Protection Act

The Director of Legal Services reports as follows:

"Upon the earlier instructions of City Council and as provided in the new Domestic Animal Protection Act, I made a request to the Minister of Agriculture to make an Order declaring Section 8 of that Act to apply within the City of Vancouver. Section 8 reads as follows:

' 8. (1) A Judge of the Provincial Court of British Columbia may, upon application and upon being satisfied that a dog has killed or injured, or is likely to kill or injure, a person or a domestic animal, order that the dog be killed in a manner prescribed in the order.

(2) A peace officer may, with the consent of the commissioner and upon being satisfied that the situation is urgent and an application cannot reasonably be made to a Judge under subsection (1), make an order under subsection (1).

(3) A consent under subsection (2) shall be in writing, but the commissioner may, if he is of the opinion that the situation is urgent, give his consent verbally or by means of an electronic communications device. '

The Order made by the Minister of Agriculture reads as follows:

'Pursuant to provisions of Section 2 of the Domestic Animal Protection Act, being Chapter 114 of the Statutes of British Columbia, the Minister of Agriculture orders that Section 8 of the said Act shall apply within the Corporate Limits of the City of Vancouver. '"

THE CITY MANAGER submits the above report of the Director of Legal Services for the information of Council.

CONSIDERATION

2. United Housing Foundation - Central, Oliver and Ferry Rooms

The following report has been received from the Director of Finance.

"Council will recall the joint Provincial, City, United Housing Foundation establishment of the Central and Oliver low income housing complex in the downtown eastside, including the eating, bathing, and recreation facilities included in the complex, for the residents of the downtown eastside. The costs of the multi-use centre are jointly shared by the Province and the City in an agreed cost sharing ratio.

The property is taxable on the assessment roll and does not appear to be eligible for exemption under the terms of the Charter. The United Housing Foundation has applied for a grant equal to taxes for 1975 (approximately $12,900), and will presumably apply for a similar grant in 1976.

If Council resolves that these properties should be subject to and have to pay normal property taxes, then it will be up to the United Housing Foundation to negotiate with the Province and the City an increase in operating grant. If the

Cont'd . . .

Clause #2 continued:

present operating cost sharing applied, then the Province would pay a larger share than the City. However, the Province has agreed only to certain limitations in the operating costs for the complex and might well be unwilling to increase its share, with the consequence that the City might very well have to absorb the taxes, or somehow require the United Housing Foundation to do so.

The above is submitted to Council for CONSIDERATION and direction."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

RECOMMENDATION

3. Municipal By-law Prosecutor

The Director of Legal Services reports as follows:

"On February 10, 1976, Council approved a recommendation of the Standing Committee on Housing and Environment 'that Council support in principle the proposal of the Director of Legal Services contained in his report dated January 22, 1976, that a Prosecutor be attached to the Law Department for the purpose of preparing and prosecuting by-law cases and advising City staff in the preparation of cases involving offences under City by-laws.'

Council also struck a Committee composed of Aldermen Boyce, Rankin and Harcourt to discuss the whole question of special by-law courts with the Attorney-General. The Greater Vancouver Regional District was also interested in the topic of by-law courts.

As a result of these meetings the Attorney-General has now indicated that he is prepared to qualify a member of the Law Department to act as Crown Counsel in by-law prosecutions, and I quote from his letter:

'On the request of a municipality, the provincial crown counsel's office will be pleased to appoint a municipal solicitor as ad hoc crown counsel for the prosecution of municipal bylaw offences. In Vancouver, the city can nominate someone from the staff of its law department to act as a prosecutor through the office of the regional crown counsel. In this way, the municipal solicitor will have the carriage of the individual cases under the general direction of regional crown counsel. The cost of the municipal solicitor's salary or fees would have to be borne by the municipality. As fines on municipal bylaw convictions are paid to the municipalities, this does not seem unfair.'

Such an arrangement would, in my view, contribute measurably towards more effective by-law prosecution.

I have also discussed the contents of the Attorney-General's letter with Mr. Norris of the Crown Counsel's Office, and I am quite satisfied that a satisfactory working arrangement can be concluded.

As Council's earlier approval of my suggestion was only 'in principle', it is now necessary to come to a final conclusion. On the basis of the earlier approval I would recommend the following:

Cont'd . . .

Clause #3 continued:

1. That there be an additional lawyer in the Law Department to carry out the duties of the prosecution of by-laws, and that this position be advertised within the salary range of Solicitor I and Solicitor II and that the Director of Personnel Services prepare a class specification in conjunction with the Director of Legal Services.
2. That the Administrative Analyst examine the secretarial staff in the Law Department to determine whether additional secretarial staff will be required and that the City Manager be authorized to approve the same if so recommended.

The City Architect advises that if the foregoing is approved, the necessary office space can be provided by reducing the size of the adjacent Committee Room No. 4 to approximately the size of Committee Room No. 2 in the main building. The cost will be approximately $4,700.00 ($3,600.00 for alterations and $1,100.00 for furniture) to provide the necessary accommodation. In addition, I would suggest the inclusion of a further $475.00 which the Electrical Division advises will be needed to provide for the electrical services should the Budget Committee approve a proposal for a new Xerox machine on the 4th floor to be located in the Law Department.

Accordingly I further recommend that additional funds for salaries, furniture, equipment and renovations required be provided by an adjustment of the 1976 appropriations during budget review."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 484-5

PERSONNEL MATTERS

RECOMMENDATION

1. Annual Meeting of the Registered Nurses' Association of B.C.

The following report has been received from the Medical Health Officer:

"Miss Bonnie Code, B.S.N., South Unit is requesting leave of absence with pay to attend the Annual Meeting of the Registered Nurses' Association of B.C. being held in Vancouver on May 12,13 and 14, 1976. Miss Code has been named an official voting delegate for the Vancouver District and as such must attend all sessions. The Greater Vancouver District Association will pay any expenses. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's Budget to meet this expenditure.

There is a full complement of nursing staff at South Unit and arrangements will be made for Miss Code's duties to be shared amongst existing nursing staff.

Miss Code has been a member of the RNABC's Planning and Education Committee, and participates in themeeting when the programs and objectives for the coming year are decided. Educational sessions of relevance to community health nursing are scheduled throughout the three days. She understands she would be expected to impart information obtained to her co-workers in this Department.

It is recommended that, in accordance with Regulation 45-2, Miss Bonnie Code, Public Health Nurse I, be granted three days leave of absence with pay in order to attend the Annual Meeting of the Registered Nurses' Association of B.C. in Vancouver May 12, 13, 14, 1976."

THE CITY MANAGER RECOMMENDS THAT the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

PROPERTY MATTERS

RECOMMENDATION

1. Option to Purchase Portions of Lots 26 to 29, Blcok 38, D.L. 541, Plan 210, E/S Cambie Street North of Dunsmuir

The Supervisor of Property and Insurance reports as follows:

"The City holds a registered option agreement to repurchase the west 10' of Lots 26, 27, 28 and 29, Block 38, D.L. 541, Plan 210. This option on the west 10' of the aforesaid lots is for street widening purposes and expires July 19th, 1976.

The owners of the lots were served notice by the City that the option would be exercised, however, they requested an extension for a further 21 year period, under the same terms and conditions. The City Engineer has advised he concurs with the extension request. Therefore it is

RECOMMENDED That the option in favour of the City to repurchase the west 10' of Lots 26 to 29, Block 38, D.L. 541, Plan 210 be extended for a further 21 year period to July 19, 1997, under the same terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. The Vancouver Chinatown Housing Society - Extension of Sale Date

The Supervisor of Property and Insurance reports as follows:

"On July 29th, 1975, Council approved the sale of the westerly portion of Blocks 97 and 98, D.L. 181 to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principal and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council approval, being November 26th, 1975.

The resubdivision of the site was considerably delayed as it was necessary for the City to acquire title to a portion of roadway by formally expropriating and obtaining a vesting order. Hence, the subdivision plan was not registered until mid-November, 1975.

Since the Society did not have a legal description for the site they believed that they could not apply for a development permit or for their financing. Consequently, they requested an extension of the sale date to March 31st, 1976 and Council approved this request on December 16th, 1975.

By letter dated March 8th, 1976 the Society have requested a further extension of the sale date from March 31, 1976 to June 30th, 1976. They indicated that they have applied for a development permit and for financing with Central Mortgage and Housing Corporation. They feel the extension will allow them time to complete financial arrangements.

This sale was approved for $225,000.00 on terms; with 10% down, the balance payable in three equal installments of six, twelve, eighteen months, interest to be charged at the rate of 10% which was the rate in effect when the sale was originally approved in July, 1975.

The Society have paid the 10% downpayment and are required to pay taxes for the period March 31-December 31, 1976 by March 31, 1976. Also interest will accrue on the outstanding balance from March 31st, 1976. If the sale date is extended for a further 3 months to June 30th, 1976, it will result in a savings to the Society of 3 months interest plus reduced taxes, and the installment payments will be delayed by 3 months.

RECOMMENDATION: That the date of sale of Block 124, D.L. 181 and 2037, Plan 16060 (situated S/S Union St. between Campbell and Raymur Avenues) to the Vancouver Chinatown Housing Society be extended from March 31st, 1976 to June 30th, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Consent to Assign Portion of Lots 4 to 6, Block 122, D.L. 541, Known as 1420 Howe Street

The Supervisor of Property and Insurance reports as follows:

"Lots 4 to 6, Block 122, D.L. 541 and improvements known as 1420 Howe Street were purchased in 1952 for Granville Street Bridge approaches and the building leased to separate parties under consecutive five year leases since that time. The front portion is leased through assignment to Mr. A. Milaire operating under the name of Andre's Auto Repair for a five year term, July 1st, 1974 to July 30th, 1979.

An application has now received for consent to assign the current lease from Mr. A. Milaire to Walter Zell, the assignment to be effective as of March 1st, 1976.

RECOMMENDED That the foregoing request to assign the head lease be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council

SUBJECT: 1976 C.F.M.M. Conference

CLASSIFICATION: Recommendation

The City Clerk reports as follows:

"The 1976 Conference of the Canadian Federation of Mayors and Municipalities will be held in the Vancouver Hotel from June 15th to 18th, 1976. Four workshops will be structured around the following policy areas:

(a) Housing and Land Use

(b) Transportation

(c) Recreation and Leisure

(d) Problems of Small and Rural Municipalities.

A statement of issues for each of the panels is attached for information.

Any resolutions which Council may wish considered on these items should be forwarded to the C.F.M.M. National Office by April 2, 1976. Resolutions may also be submitted on matters which fall outside the four policy areas, and the same deadline for submission applies.

Department Heads were asked to submit proposed resolutions for this Conference, however, no resolutions have been received by this Office.

Vancouver City has been allotted seven (7) voting delegates for the Conference. The registration fees are $70.00 for delegates and $35.00 for spouses.

It is RECOMMENDED that the Mayor be authorized to appoint Council delegates to the Conference and that the City Manager be authorized to attend the C.F.M.M. Conference."

The City Manager RECOMMENDS that the foregoing report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S) 485

DISTRIBUTED MONDAY

C 518

MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council

SUBJECT: Langara Lands Development Proposal

CLASSIFICATION: RECOMMENDATION

The Supervisor of Property & Insurance reports as follows:-

"On April 15, 1975, City Council approved the rezoning of the south-side of 49th Avenue between Cambie Street and Ontario Street, from RS-1, One Family Dwelling District, to CD-1, Comprehensive Development District.

The uses and densities, etc., permitted by this zoning change were incorporated in two proposal calls, both of which were unsuccessful in producing satisfactory development proposals.

Subsequent to the City's second proposal call, Daon Development Corporation has made a direct offer respecting the subject properties, as well as Enclave I in Champlain Heights. A proposal has been submitted by Daon, dated March 15, 1976, (copy attached), together with the required deposit.

Analysis of the proposal by the Property & Insurance Office and the Planning Department has indicated that the concept is consistent with the City's guidelines and also the financial considerations meet the City's requirements as to the Langara lands.

The Daon proposal contemplates the development of Lot 3, (7.5 acres), prior to the development of Lot 1 (5.5 acres) and it is proposed that the first stage would be a mixture of large luxury townhouses, medium sized townhouses and some form of Maisonette apartment construction. All of the foregoing would be carried out at the prescribed densities, as would the development of Lot 1 which would proceed after marketing had commenced on Lot 3.

Should the foregoing general proposal be accepted by Council, DAON, within 90 days of acceptance would submit a detailed proposal, including plans and elevations, etc., which would correspond to all the City's requirements.

RECOMMENDED that the foregoing proposal of DAON Development Corporation, dated March 15, 1976, to purchase Lots 1 and 3, Block 1165, D.L. 526, be accepted subject to conditions of sale set out in the proposal calls and satisfactory detailed scheme of development being submitted within 90 days of Council's acceptance."

A further report to Council will be made respecting the DAON Development Corporation proposals for Enclave 1, Champlain Heights.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 486

DISTRIBUTED MONDAY

519

MANAGER'S REPORT

March 19, 1976

TO: Vancouver City Council

SUBJECT: Bonusing on Development Proposal - Adams Properties Ltd. 745 Thurlow Street.

CLASSIFICATION: CONSIDERATION

The Director of Planning, in his capacity as Chairman of the Development Permit Board, and the Director of Social Planning, as author of the bonusing proposal, report as follows:

"Werner Forster, Architects, have applied on behalf of Adams Properties Ltd. for permission to construct a 12,816 square foot addition, consisting of a 2 storey athletic facility elevated 1 storey above the roof parking level, to the existing building at 745 Thurlow Street. The athletic facility would contain 8 racquetball courts, gym, lockers, lounge and offices. The existing building contains a commercial parking garage, restaurants, retail stores, car rental agency, offices and a cabaret. The City Stage Theatre Company is currently negotiating for rental of 3,250 square feet of space on the ground and basement floor levels.

The site of the existing building has been rezoned since approval of the original development permit. Rezoning has left the building (at an FSR of 5.84) in excess of the permitted FSR of 5.0. However, there are two provisions of the new Downtown Zoning By-law No.4912 that could make the proposed addition permissible. (The sections describing these provisions are attached as Appendices 1A and 1B).

Section 6 I of the Zoning By-law No.4912 allows the exclusion from floor space calculations of "recreational and social amenities and facilities" provided that the area of such excluded space "does not exceed 20% of the allowable floor area or 10,000 square feet, whichever is the lesser". Adams Properties Ltd.'s submission (Appendix II) provides satisfactory evidence that the proposed addition to 745 Thurlow is the sort of recreational facility that qualifies under Section 6 I. However, only 10,000 square feet of the proposed total of 12,816 square feet qualifies for exclusion under this section.

Under Section 6 II, the Development Permit Board may authorize an increase in permitted floor area for any building which includes a "public, social or recreational facility, for which there is a demonstrated need", subject to prior approval by City Council. The facility at 745 Thurlow Street for which there is a clearly demonstrated need in Vancouver is the 3,250 square feet of space suitable for theatrical use and for which City Stage Theatre is currently negotiating a lease. The Development Permit Board proposes to allow the excess of 2,816 sq.ft. through a bonusing arrangement. As a condition of bonusing, the Board proposes to require agreements, including a restrictive covenant attached to the title of the property at 745 Thurlow, giving the City the ability to ensure long-term use for performing arts uses and giving the City some control over rental rates.

A copy of the "Performance Space Survey" done for the Community Arts Council and an article from the Vancouver Sun dated December 31, 1975, demonstrating the critical need for theatrical space in the City are on file in the City Clerk's office.

City Stage Theatre had already begun negotiations with Adams Properties Ltd. for space at 745 Thurlow when Adams Properties began discussions with the City regarding the proposed addition of an athletic facility. Two letters from Adams Properties Ltd. are attached as Appendices IIIA and IIIB. These letters outline some concessions that Adams Properties feel they already have made to City Stage through lease negotiations. One includes improvements costing $25,000 in excess of leasehold improvements that a tenant would normally require. Another is below market rental to City Stage.

The advantages to the City and City Stage Theatre Company of agreements, including a restricted covenant against the title of this property, which provide concessions over and above what City Stage has negotiated in their lease, are as follows:

1. The term of the lease is for a period of only 5 years, whereas many private and public funding agencies on which City Stage depends for grants for capital improvements prefer, and some require, longer term commitments to use of buildings. Thus a restrictive covenant could qualify City Stage for tens of thousands of dollars in grants from various funding bodies.

2. A covenant would give the City the power to ensure continued use of the space for theatrical or performing arts use beyond the 5 year lease period. This power could be used to protect City Stage from commercial competitors for the space. It is more likely to prove useful in the event that City Stage wishes to vacate the premises for any reason. In such an event the City could guarantee that this space was used for another performing arts group.

3. Agreements giving the City the ability to control rental may not prove of immediate value, as the lease being negotiated already provides for reduced rental. These agreements are likely to prove of value, however, in any re-negotiations or negotiations of new leases in the future.

Section 6 II of the by-law suggests that in approving bonusing the Development Permit Board shall weigh the benefits of a bonusing arrangement to the City against the benefits to the developers. John Adams of Adams Properties Ltd. describes the benefit to his corporation as follows: Adams Properties would not be building the athletic facility itself but would be leasing the development rights, initially for $11,440 per year. Calculated as a proportional share of the rental, the value of the excess square footage would be $2,902 per year to Adams Properties. There may be other financial benefits to Adams Properties as well, but these are not known to City staff.

The benefit to the City in purely monetary terms is difficult to estimate. It is likely that the covenant will attract substantial grants for capital improvements that would not otherwise be available to City Stage. The monetary value of the ability to control use and rental of this space for the future, (space that the City might be involved in finding elsewhere were this space not available) may be considerable, as well.

At its meeting of March 15, 1976, the Development Permit Board approved Adams Properties' application for permission to construct the athletic facility subject to several conditions, including:

> THAT the Chairman and the Director of Social Planning report to City Council noting that the Development Permit Board has agreed in principle to the use of the bonus provisions for social and recreational facilities for this development as provided for under Section 6(II) of the Downtown Official Development Plan and concurrently seek Council's approval.

Therefore, the Director of Planning, as Chairman of the Development Permit Board and the Director of Social Planning RECOMMEND:

1. THAT Council approve a bonus of 2,816 square feet of floor area as provided for under Section 6 II of Downtown Zoning By-law No.4912 in exchange for agreements between Adams Properties Ltd. and the City which have the effect of guaranteeing the use of the 3,250 square feet of the premises on Thurlow Street for performing arts uses by non-profit organizations and of limiting rental to be charged to tenants of the space.

2. That agreements, including a Restrictive Covenant pursuant to Section 24A of the Land Registry Act, be prepared to the satisfaction of the Director of Legal Services, Director of Social Planning and Director of Finance for execution on behalf of the City and Adams Properties Ltd.

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 486

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

March 11, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, March 11, 1976, at 12:00 noon in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce (after 1:30 p.m.)
Alderman Cowie
Alderman Rankin (after 1:30 p.m.)

CLERK: J. Thomas

The Minutes of the meeting of February 26, 1976, were adopted.

ENVIRONMENT MATTERS

RECOMMENDATIONS:

1. Wallace Neon Signs

On January 27, 1976, City Council, after hearing delegations from property owners and sign companies concerning removal of billboards and roof signs adjacent to freeways, bridge approaches and waterfront, referred the submission of Wallace Neon to the Director of Planning and Director of Legal Services for further consideration and report to the Standing Committee on Housing and Environment.

The Committee had for consideration a Manager's Report dated March 4, 1976, (circulated) in which the Directors of Planning and Legal Services reviewed the Wallace Neon submission claiming exemption for three company signs; i.e. Five Roses Flour, The Bank of B.C., and Delta Hotel, on the grounds that they had been given permits to make modifications after the date of the passing of the by-law creating areas of special sign control in 1970.

The Five Roses Flour sign at 1300 Richards Street, which was altered in 1963, received a permit on August 14, 1974, authorizing a change of message on the basis that there was no structural modification to the original sign and therefore, the non-conforming status was not altered.

On March 16, 1970, a permit for an additional sign face was issued in respect of an existing sign tower at 964 S.W. Marine Drive which had been erected under a special permit issued August 14, 1959. Since that time both sign faces had been changed from those recorded in the two permits and there was no record of any permit being issued for such changes. Therefore, the Delta Hotel and Bank of B.C. signs should be considered as having been non-conforming for over five years.

Mr. Wallace and Mr. Lee spoke on behalf of Wallace Neon and requested, in the event their submission failed, a reasonable period of time to be granted to remove the signs as their work crews could not take down all signs designated for removal under the by-law by the deadline of May 1, 1976.

After discussion, it was

RECOMMENDED,

A. THAT City Council instruct Wallace Neon Ltd. to remove the Five Roses Flour sign at 1300 Richards Street and the Bank of B.C. and Delta Hotel signs at 964 S.W. Marine Drive in compliance with the Vancouver Charter.

B. THAT the Manager's Report dated March 4, 1976, be received.

2. Seaboard Advertising Company Signs

On January 27, 1976, City Council resolved that Seaboard Advertising Company's submission that certain of their signs do not fall within the areas of special sign control, be referred to the Director of Planning and Director of Legal Services for further consideration and report to the Standing Committee on Housing and Environment.

In a Manager's Report dated March 4, 1976, (circulated) the Director of Planning and Director of Legal Services reviewed the expansion of "G" zone boundaries; outlined reasons for permit delays and reported on specific billboards as follows:

"(a) Two billboards located at 2117 Granville Street, south side of Granville Bridge

These two billboards are attached to the north wall of 2117 Granville Street. The billboards are visible to south bound traffic on the Granville Bridge and, in particular, to those using the ramp connecting to 4th Avenue east bound traffic. As one of the intentions of creating the "G" zones was to control the number and size of signs around bridge ramps so they will not compete for attention with traffic signs, this location is, therefore, not considered appropriate for billboards.

(b) Four billboards at 4th Avenue and Hemlock Street, south side of Granville Street Bridge

These billboards are located under the Hemlock ramp of the Granville Street Bridge. They are orientated towards the 4th Avenue traffic and are not visible to the bridge traffic. These billboards could remain.

(c) Three billboards at 6th Avenue and Birch Street, south side of Granville Street Bridge

Although these north facing billboards are located only half a block from the Hemlock ramp, they are not visible to traffic using the ramp since only north bound traffic uses the ramp. They are too far from south bound traffic using the bridge to attract any special attention. These billboards could remain.

(d) Four billboards at the north-east corner of Abbott and Pender, north of the Georgia Viaduct

These billboards are located in a parking lot facing east bound traffic on Pender Street and because of their low lying location are not visible from the Viaduct. These billboards could remain.

(e) Four billboards at the north-west corner of Robson and Beatty, north side of Cambie Bridge

These billboards are located on a parking lot and face obliquely onto the north end of the Cambie Bridge. Two of the billboards are visible at midspan of the bridge and the other two are visible to north bound traffic approaching the end of the bridge. For the same reason, as mentioned in (a), the location is considered not suitable for billboards.

(f) Four billboards (2 back to back) at the north-west corner of 6th Avenue and Heather

These signs are located on City owned land in the False Creek Comprehensive Development District that is presently used for parking. The area is in Phase III of the Development which is not expected to commence for at least a few years. Therefore, the billboards could remain until such time that the area will be required for development.

(g) Four billboards at 1486 S.W. Marine Drive

These billboards are located at the back of the Fraser Arms Hotel parking lot at the point where Granville Street connects with S.W.

Clause 2 Cont'd

Marine Drive. Although they are some distance away from the street, to a motorist approaching S.W. Marine Drive from Granville Street visually these billboards are directly beneath two overhead Arthur Laing (Hudson Street) Bridge directional information signs. Therefore, such location is not appropriate for billboards.

(h) Four billboards at 1400-1450 S.W. Marine Drive

Two billboards are located on each of the two side boundaries of a parking lot. The two billboards on the east side of this site are visible to traffic moving onto the Hudson Street Bridge in an easterly direction, and are located on the right side of, and in the same plane as the two overhead direction signs on the bridge and therefore are not desirable. The billboards on the west side, however, could remain as they do not conflict with the direction signs.

(i) Four billboards at 992 S.W. Marine Drive

These signs are located beneath the Oak Street Bridge and cannot be seen by traffic on the bridge. Although the signs are visible to north bound traffic leaving the Hudson Street Bridge, they are at the end of the ramp and will not compete for attention with any traffic signs. These billboards could remain.

It is considered that the billboards in locations (b), (c), (d), (i), and the two on the west side of (h) do not interfere with views from the bridges nor compete with bridge traffic signs. These billboards could therefore remain for a limited period. Billboards in locations (a), (e), (f), (g) and the two on the east side of (h) should be removed as they are inappropriately located.

The sign company representatives have indicated that if the billboards are permitted to stay until October 8, 1979 (i.e., five years after Sign Bylaw No. 4810 came into effect), it will allow them time either to modify the billboards to fit the regulations of the Bylaw (if Council amends the Bylaw to allow some billboards in areas of Special Sign Control) or find alternative locations elsewhere, thereby alleviating the heavy financial loss incurred in their voluntary billboard takedown program.

Any billboard from those listed above which Council may authorize to remain in place will be non-conforming with respect to Section G (A) (2) of the Sign Bylaw. Modifications or improvements are not therefore allowed. "

Alderman Cowie expressed concern about a large Coca-Cola sign painted on a wall at the north-east corner of Abbott and Pender Streets located above signs designated for removal. He felt this type of sign could negate the Committee's efforts. Mr. L. Cheng, Planning Department, advised wall painted signs were not permitted without Planning Department approval.

It was,

RECOMMENDED,

A. THAT the Director of Planning and Director of Legal Services review the matter of painted signs on buildings and report back to the Standing Committee on Housing and Environment.

B. THAT the following billboards be excluded from the list of signs which Council, on September 16, 1975 instructed be removed by May 1, 1976 and be permitted to remain until October 8, 1979:

1. 4 billboards at 4th Avenue and Hemlock Street
2. 3 billboards at 6th Avenue and Birch Street
3. 4 billboards at north-east corner of Abbott and Pender Streets

Cont'd . . .

Clause 2 Cont'd

4. 2 billboards at 1400-1450 S.W. Marine Drive
5. 4 billboards at 992 S.W. Marine Drive

C. THAT the four billboards at 6th Avenue and Heather Street be excluded from the list of signs ordered removed by Council on September 16, 1975 but shall be removed when Phase III of False Creek Development starts or before October 8, 1979 whichever is earlier.

D. THAT the following billboards remain on the list of signs ordered removed by Council instruction of September 16, 1975, but in order to permit some of the billboards being used for the coming U.N. Habitat Conference, the date for their removal be changed from May 1, 1976 to July 31, 1976:

1. 2 billboards at 2117 Granville Street
2. 4 billboards at the north-west corner of Robson and Beatty Streets
3. 4 billboards at 1486 S.W. Marine Drive
4. 2 billboards at 1400-1450 S.W. Marine Drive

E. THAT the Manager's Report dated March 4, 1976, be received.

HOUSING MATTERS

3. Chairman's Report

The Committee reviewed the Chairman's progress report dated March 11, 1976, (circulated) in which reference was made to six major areas of concern to be pursued by the Committee in 1976:

1. creating a housing policy
2. accelerating both public and private housing production
3. Downtown Eastside housing problems
4. the whole question of inner-city housing, particularly the provision and possible co-ordination of low and modest income housing units
5. by-law enforcement, particularly the Fire, Lodging House, and Standards of Maintenance By-laws, and the whole question of a by-law prosecutor and referee system
6. the continuous monitoring of environmental problems; in particular, noise, by-law issues, and re-examining recycling approaches

The Chairman recalled that on December 12, 1975, Council deferred, until after the Provincial Election, the Committee's request for staff consideration of a range of items related to housing options, demolition controls, and quality in the context of overall housing policy. While no further action was taken the need for responses on these items remained pressing. The Planning Department in its 1976 work program was formulating a housing policy with the task of drawing together the recommendations being undertaken by the Informal Interdepartmental Housing Task Force. The process had evolved over the past year as a result of the current awareness that housing issues formed an integral part of the work program of several departments including Planning, Finance, Social Planning, School Board, Park Board and Housing.

The informal co-ordination process currently in operation had several advantages, however in the absence of a formalized management system whereby tasks were identified and responsibilities assigned, difficulties could be anticipated by staff in balancing conflicting work priorities of routine departmental tasks with interdepartmental task force activities.

Cont'd . . .

Clause 3 Cont'd

The Chairman advised he had considered the possibility of recommending an alternate management system; for example, the process of preparing a housing policy could be centralized by shifting staff into the Department of Housing, or hiring a special team to prepare the policy, or assigning one department to undertake the task. Further, while these centralized options would assist in defining responsibilities, he was concerned that the disadvantages would outweigh the advantages. Therefore, he would be asking the Committee to approve the retention of the informal interdepartmental housing task force as the management process for providing the Housing Policy Report and that departments involved in various housing studies be encouraged to co-ordinate activities. In addition, C.M.H.C. should be requested to approve funding to assist with data collection and analysis required in the development of a housing policy.

The Chairman advised he would shortly be putting forward a recommendation that staff review and report on the question of providing low and modest income housing in various areas of the City, principally Kitsilano, Mount Pleasant, Grandview-Woodlands, Downtown Eastside, and West End.

After discussion, it was

RECOMMENDED,

A. THAT the Planning Department be charged with the responsibility of providing Council with a report on "1976 Housing Goals and Policy", as noted on their 1976 Work Program.

B. THAT the Informal Interdepartmental Housing Task Force, under the co-ordination of the Housing Planner, be retained as the management process for providing the Housing Policy report and that departments involved in various housing studies be encouraged to co-ordinate activities with those of other members of the Task Force.

C. THAT the Housing Planner be responsible for providing periodic reports to the Housing Committee on the progress of the Housing Policy Task Force.

D. THAT the Chairman make a request to C.M.H.C. to provide the City with Part V funds under the National Housing Act to assist with data collection and analysis required in the development of a housing policy.

E. THAT Council and City staff be requested to consider and report back to the Committee on the question of an appropriate housing income mix.

F. THAT the Chairman's Report dated March 11, 1976, be received.

Cont'd . . .

4. City Property North Side of the 1400 Block East 14th Avenue

The Committee had for consideration a City Manager's Report dated February 19, 1976, (circulated) in which the Director of Planning recommended the sale to Coast Foundation Society of Vancouver of three City-owned lots in the 1400 Block East 14th Avenue for the construction of a two-storey apartment building of seventeen suites for ex-psychiatric patients.

The Director of Planning advised the lots were zoned RT-2 and therefore a two-storey apartment building could be built as a conditional use. The site was located along the old China Creek drainage course, since replaced by a large G.V.R.D. storm sewer.

The Director of Planning reported:

"Much of the other land that was once city-owned along this drainage course has been developed under the conditional use provisions of the RT-2 zoning schedule (Appendix II). Physically, these developments fit in very well with the community and it is felt that the proposal of the Coast Foundation could do likewise. However, previous developments include 4 non-profit seniors buildings and one church. For obvious reasons a development housing ex-psychiatric patients may not experience equal community acceptance. As well, parking is perceived to be a problem by the residents of the general area and this, too, could lead to conflict with the community.

The alternative use for this parcel is sale for construction of duplexes. However, taking into account the fact that there are a number of successful RT-2 conditional developments in the community, it is felt this proposal could be appropriate to the area. Questions of appropriateness, parking requirements and so on would be dealt with through the Development Permit process. If, following official notification, the community is strongly against this proposal, then a further report would be forwarded to Council in order that a final decision could be made. Members of the Coast Foundation Society have initiated a door-to-door survey in the vicinity of the site to gauge reaction to their proposal and state they have met with a generally neutral response.

Officials at C.M.H.C. indicate the Coast Foundation Society has a high priority for funding assistance. The G.V.S.D.D. has approved construction over its storm sewer subject to achievable conditions. "

Mr. Peter Tomlinson, Consultant, addressed the Committee and outlined the Coast Foundation Society proposal.

Following discussion, it was

RECOMMENDED,

THAT the City sell Lots 5-7, Block 171, D.L. 264A to Coast Foundation Society subject to:

a. Price agreed upon by the City
b. Obtaining a Development Permit
c. Consolidation of property
d. Entering into necessary agreements with respect to easements, bulkheads, etc.
e. Entering into agreement providing an option to the City to repurchase at originally agreed price, if development does not commence within two (2) years of the date of sale; the date of sale being the date Council approves the purchase price

5. Strata Title Policy - City of Vancouver

On December 16, 1976, when dealing with a strata title

Cont'd . . .

Clause 5 Cont'd

application for conversion of 1575 Beach Avenue, City Council resolved that in the future tenants living in buildings affected by conversion applications be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council and that the matter of a strata title policy be referred to the City Manager for review and report to the Committee.

The Committee considered Manager's Report, dated February 19, 1976, (circulated) in which the Director of Legal Services reviewed the City's responsibility with respect to Strata Title applications under the Provincial Strata Titles Act, and summarized the City regulations adopted by Council on June 26, 1973.

The Director of Legal Services reported as follows:

"City Council, at its meeting on June 17, 1975, approved the following recommendation from the Standing Committee on Housing and Environment:

"That the moratorium on strata title conversions be extended for a further year beyond the expiry date of June 26, 1975 to June 26, 1976 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered."

City Council on December 16, 1975, when considering an application for conversion, approved the following recommendation:

"That in the future tenants living in buildings affected by conversion applications be interviewed by City staff to ascertain their views prior to recommendations being forwarded to City Council."

The resolution of June 17, 1975, uses the word "request" which it is felt may not properly reflect the true desire of Council which, it is believed, was to ensure that the applicant was not seeking a conversion over his tenants' objections. Furthermore some tenants may have no feelings one way or another. It may be better to ascertain which tenants object to the applicant's request rather than to ascertain whether it is the tenants who request the conversion. Administratively, a figure in excess of 10% objectors might be ascertained after visiting only three tenants rather than having to visit all the tenants to find out if they want the conversion. In some cases it might not be possible to contact all the tenants, e.g. holidays, sickness, etc."

Following a submission by Mr. W. A. Street, generally agreeing with the report of the Director of Legal Services, the Committee,

RECOMMENDED,

THAT the following be added to the regulations applicable to Strata Title conversions as Regulation No. 7 of Section II:

"That where more than 10% of the tenants object to a conversion, it not be permitted."

INFORMATION:

6. Cobalt Hotel, 915-917 Main Street

At the February 26, 1976, meeting of the Committee, after hearing representations from the operator of the Cobalt Hotel, the Committee requested the Chief Fire Warden report to the next meeting on the progress of the sprinkler system installation at the hotel.

Clause 6 Cont'd

Chief Birnie advised that installation was almost completed and he was satisfied that within a few days the hotel would be in full compliance with the Fire By-law.

It was,

RESOLVED,

THAT the report of the Chief Fire Warden be received.

RECOMMENDATIONS:

7. 1934 Barclay Street

The Committee at its meeting on February 5, 1976, recommended that the owner of 1934 Barclay be requested to appear to show cause why an order should not be issued requiring that the premises be renovated under the Standards of Maintenance By-law. The recommendation was approved by Council on February 24, 1976.

The Committee had for consideration, a Manager's Report, dated March 5, 1976, in which the Director of Permits and Licenses reported as follows:

"The above is a derelict building presently elevated and standing on blocks. No Permit was ever issued granting permission to raise this building. When the previous owner who carried out this work eventually applied to the Director of Planning for permission to raise the building, it was refused. This refusal was subsequently confirmed by the Board of Variance. The basis for the refusal was that the building was wrongly placed on the site and, therefore, the raising could not be permitted. The effect of these rulings was to create a situation where the demolition of the building and its ultimate replacement with other housing accommodation was the only real recourse left to the then owner.

The owner responsible for the events described above went into bankruptcy and the property in question changed hands. The new owner is a Chinese group who are now proposing to erect an apartment building containing 8 dwelling units on this site. This group commissioned architects to design the proposed building and a Development Permit, No. 70454 was issued on September 15, 1975 to cover this proposed apartment building.

To date no application has been made for a Building Permit with the necessary working drawings and we are advised by the local agent that the owner is presently not in the country and further processing of working drawings etc. must await his return. The above Development Permit is valid until September, 1976, and this fact has been pointed out to the agents.

In summary, it can be stated that no Permits can be issued to restore the building to its previous use because of the illegality of its present status by the ruling of the Board of Variance. However, it is confidently anticipated that the proposed new development will occur in due course.

The owner's agent has also advised us that they wish to demolish the derelict building now and thus improve the neighbourhood appearance pending further development of the site.

In view of the above it is recommended that no action be taken at this time under the Standards of Maintenance By-law."

Cont'd . . .

Clause 7 Cont'd

Following discussion, it was

RECOMMENDED,

THAT the Director of Permits and Licenses be instructed to report back to the Committee on the owner's intentions regarding the demolition of 1934 Barclay Street.

The meeting recessed at approximately 1:10 p.m.

* * * *

The Committee reconvened at 1:30 p.m. with all members present.

8. Housing for Elderly Persons in Vancouver - Too Little, Too Much, Just Enough?

The Committee had before it for consideration a Manager's Report dated February 5, 1976, (circulated) in which the Director of Social Planning reviewed his department's report "Housing for Elderly Persons in Vancouver" on file in the City Clerk's Office.

The report showed the size of the City's present elderly population (65,000 persons aged 65 years and over); projected its future growth based on past trends; defined the need for housing accommodation for the elderly; and listed four types of accommodation to be looked at as a means of satisfying that need; i.e. public subsidized housing, private non-profit sponsored housing, personal care homes, and private hospitals.

In the twelve years from 1948, when the first senior citizen housing project was built, to 1959, a total of only 351 senior citizen housing units were built in Vancouver. In the next ten years 2,530 seniors' units were added and from 1970 to the present date 3,273 units were constructed, making an overall total of 6,154 units for the period 1948-1976. The report pointed out that while the national trend during the period 1961-1971 indicated the elderly comprised an increasing percentage of the total Canadian population, the trend in Vancouver and the Province had been the opposite with the percentage decreasing slightly. In 1961 the Province had the highest ratio of elderly in Canada, however, by 1971 it had dropped to fourth position. The City's population compared with 80 other Canadian cities with populations over 30,000 was becoming moderately younger, ranking second in 1961 and third in 1971.

Referring specifically to the housing needs of senior citizens, the Director of Social Planning advised there had been a growing trend in recent years for elderly persons to form their own households rather than live with their children or other family members. The report continued:

"While no specific guidelines exist to define the present and future optimal level of housing and care facilities required by senior citizens in Vancouver, present development trends, if continued, would supply an 18% housing and 9% care level for the predicted 86,361 1986 senior population and a 24% and 8% care level for the predicted 112,584 year 2001 elderly population.

While the present elderly accommodation supply of 12,530 beds appears to be adequate, further analysis indicates that 60% of the supply is in dwelling units. The remaining 40% (5,000 beds) are located in personal care homes, private

Clause 8 Cont'd

hospitals, intermediate and extended care facilities. The existing senior citizen housing supply is thus able to house 11.6% of the present 65+ population. This level appears low considering Vancouver's high cost of living and housing and the fact that 58% of its 65+ population qualify for the Guaranteed Income Supplement in addition to the Old Age Pension.

At a recent meeting of representatives of GVRD municipalities various methods of allocating the senior citizens CMHC/B.C. Housing Department GVRD budget on a "fair share" basis were discussed. This is the first major attempt to establish a rational process to determine where senior citizens housing should be built within the GVRD. Based on various calculations on "unmet need" Vancouver's share of the regional allocation would range between 423 and 560 units per year.

The City should now begin to select senior citizen housing sites on a "fair share" basis similar to the proposed regional "fair share" plan. This will expedite approval and funding of projects. The high cost of housing has resulted in more restricted living space and the exclusion of good design features. As a result, now is the time for the City to develop its own design criteria for senior citizen housing."

During discussion Mr. Egan asked the Committee to consider what percentage of the elderly should receive subsidized housing. Should it be available for everyone who wants it? In addition, consideration should be given to the reasons why seniors were leaving their homes. Could it be that high City taxes were forcing them out?

Following discussion, it was

RECOMMENDED,

A. THAT the City continue to monitor and facilitate the development of senior citizen housing projects and endeavour to ensure that 1,000 units be provided annually for the next ten years.

B. THAT to implement this policy:

1) At least 450 units identified on the January 16, 1976, Housing Status Report as currently being in the planning stages be expedited to achieve construction during 1976.

2) The Director of Planning recommend to the Housing Committee sites and development criteria for projects to be funded in 1977.

C. THAT the Director of Planning and the Director of Social Planning report and recommend to the Housing Committee on a method for establishing a "fair share" distribution program for senior citizen housing within the City of Vancouver.

D. THAT the Director of Social Planning in co-operation with the Director of Planning draft guidelines for the improvement of Senior Citizen Housing design standards.

E. THAT City staff in consultation with the Director of Finance investigate and report back to the Committee on the provision of some form of tax relief or subsidy for those senior citizens who may be experiencing economic difficulty maintaining their own homes.

F. THAT the Manager's Report dated February 5, 1976, be received.

INFORMATION:

9. 331 Main Street

At its meeting of February 26, 1976, when considering the application of the Standards of Maintenance By-law to a number of vacant premises in the downtown core area the Committee requested a report from the Director of Legal Services concerning 331 Main Street.

In a Manager's Report, dated March 8, 1976, the Director of Legal Services reported as follows:

"In this case we have a portion of a building which is nothing more than empty space. It was at one time rooming accommodation, but everything was removed so that we have, in effect, total abandonment by the owner. After this event the building changed hands and was acquired in this state by the present owner. The question, therefore, is: Is this a 'dwelling' which fails to meet the standards of maintenance laid down by the By-law? A further question is: Is it the type of 'dwelling' which Council can order to be 'renovated and repaired' so as to be in conformity with the By-law?

It seems to me that in order to turn this vacant space into rooms and habitable accommodation a reconstruction process would be required. There is no heat or even plumbing fixtures as the premises presently stand and they are, therefore, it seems to me, uninhabitable and not even capable of being used as habitable accommodation within the ordinary meaning of that phrase.

In my opinion this part of this building (the balance of which is commercially used) would not likely be considered a 'dwelling' which would be subject to the application of the Standards of Maintenance By-law."

Mr. Wong, for the owner, advised if financing was forthcoming the property would be redeveloped 50% commercial and 50% residential.

It was,

RESOLVED,

THAT the Manager's Report, dated March 8, 1976, be received.

10. 876 Granville Street

On February 26, 1976, when considering certain vacant properties in the downtown core area and the application of the Standards of Maintenance By-law, the Committee requested a report on 876 Granville Street from the Director of Permits and Licenses.

Dr. Bryson addressed the Committee and reported on the present status of the premises, upper floors of which had been severely damaged by fire and were vacant.

It was

RESOLVED,

THAT the report of the Director of Permits and Licenses be received.

Cont'd . . .

RECOMMENDATION:

11. Housing Registry and Relocation Service

The Committee had for consideration a Manager's Report, dated February 26, 1976, (circulated) in which the Director of Social Planning reported on grant requests for the coming fiscal year for five City/Province subsidized free housing rental agencies and recommended funding be approved for only three agencies in order to provide a more efficient centralized service structure.

The Director of Social Planning reported, in part, as follows:

"Council on June 17, 1975, approved the funding for the fiscal year April 1,1975 to March 31, 1976 of several autonomous decentralized agencies for the provision of housing registry and relocation services. These funds, not to exceed $31,987.32 together with the two thirds grant from the Provincial Government ($63,974) under the Provincial-Municipal sharing agreement (R-100) were allocated in accordance with the Social Planning Report dated July 7, 1975.

An additional amount of $10,000 was agreed to by the Housing and Environment Committee at the July 24, 1975 Committee Meeting allowing $18,012 to be divided between HARK and the West End Registry.

Grant requests for the coming fiscal year 1976-77 compared to amounts granted for 1975-76 are as follows:

		APPROVED 1975-76	REQUESTED 1976-77	REQUEST INCREASE OVER 1975-76 FUNDING
YWCA	(12 mos.)	$40,000	$40,000	NIL
Red Door	(12 mos.)	42,950	94,470	$51,520
B.C.Housing Foundation	(8 mos.)	5,000	5,000	NIL
HARK	(8 mos.)	9,006	28,788	19,782
West End Registry	(8 mos.)	9,006	17,394	8,388
		$105,962	$185,652	$79,690

Two of the requests are the same as last year, B.C.Housing Foundation ($5,000) and YWCA ($40,000). These agencies are well established and have the ability to combine related services, thus reducing overhead and administrative costs.

Major budget increases for the other three agencies appear for staff and advertising. The need for additional staff, both full-time and part-time, is attributed to the loss of staff help from the Vancouver Incentive Program (VIP). The Red Door Rental Aid Society, West End Registry and HARK rely on the VIP for supplemental manpower which has been provided at no cost to them. This staff assistance is no longer available to the same extent.

Funding requested for advertising has also increased substantially. Difficulty in obtaining housing listings because of a lack of program exposure and the low rental vacancy rate in the City has limited the effectiveness of the free registry and relocation service. CMHC's October 1975 private rental apartment vacancy survey indicated an almost nil vacancy rate of 0.1% in Vancouver. Reported enquiries, both walk-in and telephone, outnumber listings available by a margin of from 5 to 1 for the YWCA to almost 10 to 1 for HARK over the period August 1975 to January 1976. "

After reviewing in detail data supplied by each of the five agencies, the report continued:

"While the intent of a housing registry and relocation service is to give assistance to persons and families seeking rental accommodation it is reasonable to assume that persons with low and moderate incomes will constitute the majority of users of such a service. The type of accommodation required by persons in these categories is usually low priced and in short supply. Competition for the few available units puts those persons who may be handicapped, without means of transportation or too poor to afford it, at a disadvantage. The City and Province through cost shared funding of appropriate registry and relocation agencies should attempt to provide an efficient registry and relocation service to aid these persons. The Red Door is the most appropriate for this purpose.

Cont'd . . .

Clause 11 Cont'd

A more centralized service structure will allow for:

1. More advertisement for the soliciting of vacancy listings and public awareness of the FREE service;
2. Less duplication of listings, clients and the effort involved to obtain them;
3. Less competition among independent agencies and better co-operation and exchange of information, resulting in a more effective service.

It is anticipated that $95,962 will be available for the fiscal year April 1, 1976 to March 31, 1977, for housing registry and relocation services. This is the amount made available for the fiscal year April 1, 1975 to March 31, 1976 by the City and the Province under the Department of Housing Act, Section 5(3). It is based on the formula of 15¢ per capita grant from the Province matched by a 7½¢ per capita grant from the City using the 1971 census figure of 426,530 persons. The City's share under the Provincial -Municipal sharing agreement (R-100) will be one third of the total or $31,987.32.

Recommendations for funding are as follows: (City share recommended for 1976-77 is $10,000 less than 1975-76 funds approved by City Council).

	City Share	Provincial Share	TOTAL
YWCA	$13,333.33	$26,666.67	$40,000.00
Red Door	16,987.33	33,974.67	50,962.00
B. C. Housing	1,666.66	3,333.34	5,000.00
	$31,987.32	$63,974.68	$95,962.00 "

The Director of Social Planning and Mr. R. Kalapinski, Social Planning Department, reviewed the report with the Committee.

Ms. G.M.R. Gordon, President of the Red Door Rental Aid Society, presented a brief (on file in the City Clerk's Office) urging approval of a budget request totalling $104,204.

Mr. P. Grant also addressed the Committee on behalf of the West End Registry. Mrs. V. Langdon spoke for the Y.W.C.A. Rooms Registry.

Following discussion, it was

RECOMMENDED,

A. THAT a grant of $40,000 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period April 1, 1976 to March 31, 1977 contingent upon the following conditions:

   a) the service be expanded to include more uniform City-wide coverage utilizing the services of volunteers and VIP participants for this purpose;

   b) the participation of the Province in a cost sharing program for relocation and registry services as detailed in the Provincial-Municipal sharing agreement (R-100).

B. THAT a grant of $5,000 be approved for the continuation of the B.C. Housing Foundation housing registry for elderly people for the period April 1, 1976 to March 31, 1977.

C. THAT a grant of $71,000 be approved for the continuation of the Red Door Rental Aid Society service, across the City, for the period April 1, 1976 to March 31, 1977 contingent upon the following conditions:

   a) the participation of the Province in a cost sharing program for relocation and registry services as detailed in the

Cont'd . . .

Clause 11 Cont'd

Provincial-Municipal sharing agreement (R-100).

b) the service to give priority to families with children, emergency classified cases, handicapped and low income persons.

c) the Director of Social Planning to arrange the provision of appropriate office equipment from the City's surplus stores.

D. THAT grant requests of $17,394 for the West End Registry and $28,788 for HARK not be approved for the coming fiscal year 1976-77.

E. THAT the three agencies for which funding is recommended agree to:

a) establish operational areas of specialization -

1. YWCA - single adults
2. Red Door - families with children, emergencies, handicapped
3. B.C. Housing - elderly persons

b) establish a referral and information exchange network

c) consolidate funds for joint advertisement on advice from Director of Social Planning.

CONSIDERATION:

12. Kitsilano Housing Society and Buy Back Kitsilano Fund

On October 9, 1975, the Committee referred to the Director of Finance for report, a brief submitted by Kitsilano Housing Society requesting a long term loan of $100,000 at moderate interest rates to be invested in low-cost housing through a fund to be known as Buy Back Kitsilano Fund (BBK Fund). Subsequently, the Director of Finance advised that he had reviewed the proposal, but due to lack of sufficient details he was seeking further information from the Society on the details and methods under which the Society intended to operate in the financial sense.

The Committee this day considered a Manager's Report dated February 18, 1976, (circulated) in which the Director of Finance reported on his discussions with the president of the Society, Mr. Jacques Khouri. The Director of Finance advised the objectives of the Society appeared to be directed toward buying back as much housing in Kitsilano as possible in the low and moderate income area in order to preserve it from demolition and subsequent replacement by newer housing. The Society wished to take advantage of any Government grants that may be available and had established an investment fund - the BBK Fund - in which individuals or organizations could invest money which would, in turn, be used as the equity element in purchasing housing.

After commenting on specific aspects of the Society's program and exploring the economics of a sample property purchase submitted by the Society, the Director of Finance reported as follows:

"Potential Problems with Rent Control

It appears that since the Society must pay market value for the property it buys, that it is entirely likely that the operating costs including amortization of loans and interest on equity, may very well have the effect of increasing rents. The Society may well find itself in a position where it could not increase rents sufficiently, because of rent control.

Cont'd . . . .

Clause 12 Cont'd

Management of Project

Management of a project or activities such as the Kitsilano Housing Society contemplates is a complex matter and requires a great deal of expertise in the financial area and in property management. Whether or not the Society can develop or hire this expertise is not evident from their submission. Without the expertise the prospects for success on the part of the Society are minimal.

Requested $100,000 City "Loan"

The Society requests that the City loan them, actually for investment in the BBK Fund, $100,000 at 8% interest. The Society also requests forgiveness of the loan on the basis of $2000 for each suite designated for low income families. On the basis of the objectives of the Society it is not unreasonable to assume that within a reasonably short period of time they would be requesting foregiveness of the entire loan, thereby converting it into a grant. It should also be remembered that the Society does not appear to be providing additional housing but is seeking to retain existing housing.

Conclusion

The Kitsilano Housing Society's concept may or may not work, depending upon a number of factors such as the willingness of people to invest and leave their money in and whether the Society is very careful in their purchases, whether they can develop the necessary management expertise, and further whether the tenants are prepared to tolerate the rent increases that would appear to be necessary, based on the financial picture of some of their prospective purchases.

It also appears to me that the type of loan/grant that they require is much more appropriately provided by the Provincial and Federal Governments.

If City Council does wish to provide the loan/grant then I would have to try to determine a source of funds and in light of the extreme shortage of capital funds available to the City at this time it can be presumed that this would be very difficult."

Mr. Jacques Khouri addressed the Committee on some of the points raised in the Director of Finance's report and presented a brief, on file in the City Clerk's Office. He agreed the Society would be borrowing short and investing long, and that liquidity problems may result; however, two factors had been built into the program to overcome this. The first was strong community support which made it possible to continually recycle short term funds. The second was that in the long term, the short term funds would be replaced by equity in the Society. The BBK Fund presently stood at $37,500 and the market value of the property controlled was $200,000.

The Committee also heard submissions objecting to the proposal from Mr. G.F. Moul, on behalf of Kitsilano Ratepayers Association, and Mr. Pappas, a Kitsilano resident and President of an Hellenic Community Association.

The Chairman commented that the concept of buying up old homes and renovating them was not new and had been successfully demonstrated in the past by the United Housing Foundation which had renovated approximately 200 units with a $200,000 loan from the City. Alderman Rankin felt it was a worthwhile experiment, but both Alderman Boyce and Alderman Bird strongly opposed the proposal and suggested the Committee should heed the representations from the Kitsilano residents.

(At this point Alderman Cowie left the meeting.)

Cont'd . . .

Clause 12 Cont'd

After further discussion, a motion

THAT the grant request of the Kitsilano Housing Society for a $100,000 long-term, low interest loan, for the purchase of older homes in Kitsilano, be approved in principle, and further discussions take place with the Director of Finance and the Chairman of the Standing Committee on Housing and Environment;

was put, and a tie vote having resulted, the above recommendation is submitted to Council for consideration.

The meeting adjourned at approximately 3:30 p.m. to reconvene "In Camera".

FOR COUNCIL ACTION SEE PAGE(S) 487-9

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PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 11, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 11, 1976 at approximately 12 noon.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Urbanart Cultural Grant Request

On February 10, 1976 City Council, when considering a communication from the Sculpture Symposium Society of B.C. on Urbanart, passed the following motion:

"THAT the request of the Sculpture Symposium Society of B.C. be referred to the Finance Committee for consideration and report, after obtaining budget details from the Society and comments from the Director of Social Planning."

The Committee had for consideration a Manager's report dated March 5, 1976 (copy circulated) in which the Director of Social Planning reported that Urbanart approved a revised expenditure budget of $122,000 for their program and requested a grant of $5,000 from the City. It was noted that the Society's first submission included a budget of $70,000 and a grant request for a minimum of $3,000 or a maximum of $5,000.

Ms. Genevieve Lemarchand, Project Co-ordinator, Urbanart, stated that $76,000 of the $122,000 total budget represents the operating budget and major grants are being requested for this portion as detailed in Appendix II. Expected contributions of time, free services, etc. represents the balance of their budget which brings the total to $122,000. The $5,000 donation requested from the City is needed at this time for wages for the Project Co-ordinator to continue with the organization of the project and further financing. Many hours of her time have already been given without pay to get the project underway.

The Director of Social Planning suggested that the Committee recommend to Council the approval of a $60,000 Special Event or Festival Budget for 1976. The Director of Social Planning stated that he preferred that a grant to Urbanart be provided from the Special Events Budget as the proposed program appears to fit well within the framework of a Festival or Special Events concept. If this Special Events Budget is not established, then the Director of Social Planning suggested that the grant be added to the $275,000 ceiling previously established by Council for cultural grants.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of $2,500 to Urbanart for 1976, funds to be provided from within the $275,000 Budget previously established for cultural grants in 1976.

Cont'd . . .

INFORMATION

2. Special Events or Festival Budget

On November 18, 1975 City Council, when dealing with cultural grant guidelines, deferred for further consideration and discussion by the Chairman of the Finance Committee with the Director of Social Planning a proposed $60,000 Special Events Budget for 1976.

The Chairman suggested that the Committee consider the proposed $60,000 Special Events Budget and City officials stated that it would be helpful administratively if such a budget was established.

Following further discussion a motion was put to approve a Special Events Budget of $60,000 for 1976 and the motion was defeated.

The Committee took no further action on this matter.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 489-90

III

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 11, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 11, 1976 at approximately 3.40 p.m.

PRESENT:	Ald. Bowers, Chairman Ald. Bird Ald. Cowie Ald. Harcourt Ald. Kennedy
ALSO PRESENT:	Ald. Boyce
CLERK:	M. L. Cross

INFORMATION

1. Arthur Laing Bridge.

The Committee considered the following letter dated February 13, 1976 from Mayor G. J. Blair of Richmond, referred to the Committee by Council on February 24, 1976:

" The introduction of the Arthur Laing Bridge into the transportation system serving the Airport has been of vital concern to both this Municipality and yourselves.

Controversy over the facility has been debated without the involvement of direct dialogue between the political representatives of Vancouver and Richmond. To this end, the implications and feelings of each of the Councils have not been appreciated.

As a result of conversations with some of your Aldermen at a recent Transportation Committee meeting of the GVRD, I believe that it would be in our best interest if a meeting could be convened between our Councils, or Committee of those Councils.

I would therefore request that Council give consideration to such a meeting for the purpose of exploring and expressing the problems associated with traffic, especially the possibility of making available to residents of Richmond an alternate route to the Vancouver area via this facility."

The following representatives of the Richmond Municipal Council were present:

Mayor G. J. Blair
Ald. P. R. Peterson, Chairman - Public Works Committee
Ald. R. M. Hovis)
Ald. T. E. Siddon) Members of the Public Works Committee

Mayor Blair requested that the City endorse in principle further dialogue with respect to problems associated with the provision of approaches to the bridge.

Clause No. 1 Continued.

The Chairman indicated that his understanding is that the Federal Government constructed the bridge exclusively for airport traffic and did not want to overload it with commuter traffic thus no approaches were provided for.

Mr. W. Curtis, City Engineer, stated that there is no facility in Vancouver that could handle the traffic growth that will occur if the bridge is opened up to commuter traffic. He advised that the Ministry of Transport had set up a Technical Committee including representatives of Richmond, Vancouver and the Provincial Government which meets fairly regularly. The results of the study should be available soon.

The Committee suggested that after the results of the study are known, the Director of Planning review the outcome with respect to any effect on the Marpole area of the City. Another joint meeting of the representatives of the Richmond and Vancouver Municipal Councils could be called.

Alderman Siddon requested a complete origin/destination study be undertaken indicating the traffic patterns that would evolve. Mr. Curtis advised that the City had no funds to undertake such a study. It was suggested that if the Technical Committee felt there was a need for such a study, it could be brought to the attention of the Municipal Councils as to what costs would be involved.

RESOLVED

THAT after the results of the study being carried out by the Technical Committee under the auspices of the Ministry of Transport are known, and the Director of Planning has had an opportunity to review the effects on the Marpole area of the City, a further joint meeting of the representatives of the Richmond and Vancouver Councils be held .

(Ald. Kennedy wished to be recorded as opposed.)

RECOMMENDATION

2. Central Broadway Urban Design Study.

The Committee considered a report of the City Manager dated March 2, 1976 (copy circulated) in which the Director of Planning outlines the editing changes to the Consultant's report entitled Central Broadway Urban Design. The City Engineer requested that the section on "Street and Architectural Lighting" be deleted. The City Manager submitted the deletion of this section for the consideration of the Committee and recommended that the following recommendations of the Director of Planning be approved:

"1. THAT the edited version of the original Consultant's report "Central Broadway Urban Design" be approved.

2. THAT funds totalling $1200 be approved, in advance of the 1976 Budget, to print 350 copies of the revised report for public distribution, and that these copies be sold at cost.

3. THAT the significant older buildings as categorized

Clause No. 2 Continued.

by the Heritage Advisory Committee be adopted as an interim list for inclusion in the above revised report, subject to further consideration by Council at a future date regarding possible heritage designation.

After discussion the Committee

RECOMMENDED

A. THAT the section entitled "Street and Architectural Lighting" be re-edited to delete all reference to public lighting on City streets and refer only to private development.

B. THAT the edited version (including the amendment of the Committee re "Street and Architectural Lighting"), of the Consultant's report "Central Broadway Urban Design" be approved.

C. THAT funds totalling $1200 be approved, in advance of the 1976 Budget, to print 350 copies of the revised report for public distribution, and that these copies be sold at cost.

D. THAT the significant older buildings as categorized by the Heritage Advisory Committee be adopted as an interim list for inclusion in the above revised report, subject to further consideration by Council at a future date regarding possible heritage designation.

(Alderman Cowie wished to be recorded as opposed to Recommendation A).

3. Rezoning - Areas E & F, Champlain Heights.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning outlines the proposed CD-1 zoning for Areas E & F - Champlain Heights.

Mr. R. Youngberg, Associate Director, Area Planning, requested that 'Senior Citizen Housing' and 'Personal Care Homes' be added to the list of uses permitted in the CD-1 By-law.

RECOMMENDED,

THAT the Director of Planning be instructed to make application to re-zone the area bounded by Enclave 1, Boundary Road, S.E. Marine Drive and the Major Park and Community Services Centre (as described in Appendix II of the Report of the City Manager dated March 4, 1976) from RS-1 to CD-1 and refer the application direct to Public Hearing following a report from the Vancouver City Planning Commission.

4. High-rise Development in Apartment Zones.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning reports on the desirability of rezoning RM-3 and RM-2 apartment zoned areas in order to control future high-rise development. It is proposed to rezone certain RM-3 areas to RM-3A to alter the outright permitted height of all buildings from 120 ft. to 35 ft. with the Director of Planning having the discretion to permit a relaxation to 40 ft. The RM-2 District Schedule permits apartments up to 100 ft. in height. It is proposed to amend the schedule to reduce the permitted height to 35 ft. with the Director of Planning having the discretion to relax to 40 ft.

The Director of Planning made the following corrections to the list of areas to be re-zoned from RM-3 to RM-3A:

(f) Cambie Street to read Cambie Street (both sides from 19th Avenue to 24th Avenue).

Add (k) Kerrisdale
- S.E. corner 41st and Maple
- E. Boulevard between 42nd and 43rd Avenues
- E. Boulevard between 48th and 49th Avenues

Add (l) Fairview Slopes
- North side of 10th Avenue between Laurel and Willow
- South side of 10th Avenue between Heather and Ash Streets.

After discussion, the Committee

RECOMMENDED

A. THAT the Director of Planning be instructed to make application to rezone the following RM-3 areas, indicated on Appendix I of the report of the City Manager dated March 4, 1976 to RM-3A, and submit the application to Public Hearing, after a report has been received from the Vancouver City Planning Commission:

(a) Mount Pleasant
(b) Marpole
(c) Strathcona
(d) Oak Street
(e) Heather Park
(f) Cambie Street (both sides from 19th to 24th Avenues)
(g) Little Mountain (33rd and Main)
(h) Nanaimo/Grandview
(i) 21st and Fraser
(j) Pender/Renfrew
(k) Kerrisdale - S.E. Corner of 41st and Maple
- East Boulevard between 42nd and 43rd Avenues.
- East Boulevard between 48th and 49th Avenues.
(l) Fairview Slopes - North side of 10th Avenue between Laurel and Willow
- South side of 10th Avenue between Heather and Ash Streets.

Clause No. 4 Continued.

B. THAT the Director of Planning be instructed to:

(a) Report to Council for further direction on any future high-rise development proposals in the Britannia Slopes and Woodland Drive RM-3 apartment areas, and

(b) Inform such applicants by letter of the procedure outlined in (a).

C. THAT the Director of Planning be instructed to make application to amend Section 1 (B) of the RM-2 Schedule by deleting all words after "Height" and substituting the following:

> On any site the heights of a building shall not exceed 35 feet. The Director of Planning may, in his discretion, permit an increase in the height of a building to a height not exceeding 40 feet.

and submit the application to Public Hearing, after a report has been received from the Vancouver City Planning Commission.

D. THAT the Director of Planning hold public information meetings in the Mount Pleasant and Marpole areas, and

FURTHER THAT there be no public meetings in the RM-2 and the other RM-3 areas listed in recommendation A; but that normal notification procedures when dealing with small area rezonings be carried out.

The Meeting adjourned at approximately 5.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 490

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 18, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 18, 1976 at approximately 3.35 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt
CLERK:	M. L. Cross

CONSIDERATION

1. Kitsilano Area Planning and Neighbourhood Improvement Programme: Continuation of Office and Citizen Involvement.

The Committee had before it a report of the City Manager dated March 4, 1976 submitting a report of the Director of Planning of the same date for Consideration (copies of the report circulated.)

Mr. R. Youngberg, Associate Director, Area Planning, indicated that the Neighbourhood Improvement Programme and the Local Area Planning Programme in Kitsilano have operated as separate but interconnected programmes, with separate budgets. Council has approved $45,000 for the administration costs of implementing N.I.P. for the period ending December 31, 1976. No funds have been set aside for implementation of Local Area Planning.

He advised that it was desirable to keep the site office open. It would be staffed by a Planning Assistant and Clerk Stenographer with the Planner returning to City Hall after March to take on other duties as well as Kitsilano. Neighbourhood Improvement Programmes are being implemented, and a RRAP promoter, hired through a L.I.P. grant, works out of the site office.

The Committee considered the following recommendations contained in the Manager's Report dated March 4, 1976:

1. Property and Insurance be instructed to find suitable office space of approximately 800 square feet, preferably along 4th Avenue, to cost approximately $450/month. The cost will be sharable under NIP.

2. The Personnel Services Department be instructed to review the classification and salary of the existing Planning Assistant III position in Kitsilano, in the light of the altered duties and responsibilities for the implementation stage of N.I.P. and L.A.P., this review to be conducted in conjunction with the Planning Department.

3. The Committee consider extending the existing Clerk Steno II position in Kitsilano to December 31, 1976, to be cost-shared with NIP funds.

4. The revised terms of reference of the Kitsilano Planning Committee as attached, be endorsed.

Part Report to Council
Standing Committee of Council
on Planning and Development
March 18, 1976.

Clause No. 1 Continued.

5. The budget as outlined in Appendix "F", totalling $45,000 is recommended for approval. This breaks down into $17,125 for continuation of the Local Area Planning Program for Kitsilano from April 1, 1976 to December 31, 1976 (in addition, $15,201 is being requested for LAP for the period January 1, 1976 to March 31, 1976, in the Planning Department revenue budget, for a total LAP cost for 1976 of $32,326). The balance of the $45,000 being $27,875, is requested as the NIP implementation budget for the period April 1, 1976 to December 31, 1976 and comes from the original proposed allocation of $45,000 for NIP implementation. The balance will presumably be required in 1977.

If Council rejects the LAP continuation, then the level of staffing and office will use up all the NIP proposed implementation budget of $45,000 in the year 1976. If LAP is rejected, the Director of Planning should report again on some modification of NIP implementation so that the funds will be sufficient."

A lengthy discussion followed as to whether local area planning would be continued in Kitsilano.

A tie vote resulted and the following motion is submitted to Council for CONSIDERATION:

THAT the Planning office in Kitsilano be closed as of March 31, 1976 and the Director of Planning be requested to itemize the unfinished work in priority order and how it can be accomplished from the Planning Department offices in City Hall.

(Aldermen Bowers and Cowie wished to be recorded as opposed).

DELEGATION REQUESTS THIS DAY: Ms. Jane Rittenhouse) Members of the
Mr. Nick Zapantis) Kitsilano Citizen's Planning Committee.

FOR COUNCIL ACTION SEE PAGE(S) 491

V

REPORT TO COUNCIL

SPECIAL COMMITTEE RE:

U.N. CONFERENCE

March 18, 1976

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

1. Division of Costs Related to the Habitat Conference

On March 18, 1976, the Special Committee of Council Re: U.N. Conference considered a memorandum dated March 4, 1976, from Dr. Hugh Keenleyside, Associate Commissioner General for Habitat, proposing a division of costs for policing and provision of accommodation relating to the Habitat Conference.

The proposal resulted from discussions between City staff and Habitat officials as a result of the following action taken by Council on January 27, 1976, after discussing Police budget requirements:

"Under date of January 20, 1976, Vancouver Police Board submitted the following extract from the Minutes of its meeting, dated January 15, 1976, respecting the 1976 Habitat Conference Policing Costs.

"The Chief Constable submitted a report on the estimated cost of providing policing for the 1976 Habitat Conference. He said it was estimated that the total cost above the normal police budget would be $338,000. It was understood that the Federal Government would pay up to $300,000 of the total amount with the remaining $38,000 to be paid by the City.

The Chief recommended that the Board approve the report and forward it to City Council for consideration and discussion with the appropriate Federal Officials in order to arrive at a firm agreement as to cost sharing.

MOVED:
THAT the recommendation of the Chief Constable be approved.

- CARRIED."

Attached to the letter was a report from the Chief Constable showing details of the budget figures.

MOVED:
THAT this Council approve the police budget at an estimated total cost of $550,000, of which $338,000 is additional to the normal police budget, as described in the letter from the Vancouver Police Board dated January 20, 1976, subject to the following:

a) All additional police costs arising out of the Habitat Conference, over and above the normal expenditure for the policing of the City, be paid by the Federal Government which, in the total police budget of $550,000 for the minimum policing costs for the Conference, is estimated at $338,000.

b) The Federal Government pay for all policing costs in excess of the above minimum budget.

c) The Federal Government to assume all public liability costs for property damage arising out of the Conference.

- (carried)

Cont'd . . .

MOVED:
THAT the Council appoint the City Manager to execute an agreement between the Federal Government and the City in regard to the foregoing budget arragnements.

- CARRIED UNANIMOUSLY

MOVED:
THAT the Director of Social Planning be instructed to negotiate with the Federal Government and/or its agencies on the housing needs arising out of the Habitat Conference, and that the City take the position that the Federal Government must assume all housing costs resulting therefrom.

- CARRIED UNANIMOUSLY"

- - - - -

The proposal submitted by Dr. Keenleyside for the Committee's consideration in respect to policing was as follows:

"1. POLICING

The Canadian Government is prepared to provide up to $300,000 to meet the extra costs of policing which may result from the security measures required as a result of the Conference being held in Vancouver.

The Canadian Government is also prepared to pay any costs in excess of $338,000 which may result from the provision of security measures related to the holding of the Conference in Vancouver.

These undertakings by the Canadian Government are based on the assumption that the City will meet the difference between $300,000 and $338,000, this being the sum estimated by the City Police as being required in the case of the arrival in Vancouver of a distinguished visitor representing a government of a major country, such as, for example, India."

Following discussion, it was

RECOMMENDED,

A. THAT in the event Habitat policing costs exceed $300,000, the City agree to pay an amount up to $38,000 on the understanding that any expenses for policing up to $300,000 and beyond $338,000 will be borne by the Federal Government.

B. THAT any public liability costs incurred will be assumed by the Federal Government.

2. PROVISION OF ACCOMMODATION

Dr. Keenleyside's memorandum also contained a proposal with respect to the provision of accommodation as follows:

"If the City will provide the services of Mr. Douglas Purdy, Senior Social Planner, together with the assistance of certain other members of the municipal staff to direct and assist in the organization of plans for the accommodation of non-official visitors and will provide a site suitable for the establishment of a Referral Centre, the Canadian Government, with the assistance of the Government of British Columbia as may be arranged, will cover the other costs associated with this responsibility. The total cost is presently estimated at about $175,000, much of which (perhaps as much as two-thirds) will, however, be recoverable from vehicle parking and hostel fees.

cont'd....

As part of this agreement the Canadian Habitat Secretariat will also use its influence to support the City's application to the Office of the Secretary of State for an additional $16,000 to be used in connection with the summer student help programme which is related to the Habitat Festival. This amount would raise the Federal participation in the Festival costs to $169,000."

The Committee considered a Manager's Report, dated March 16, 1976, in which the Director of Social Planning reported as follows:

"On January 27th, 1976, Vancouver City Council approved the following resolution:

"THAT the Director of Social Planning be instructed to negotiate with the Federal Government and/or its Agencies on the housing needs arising out of the Habitat Conference, and that the City take the position that the Federal Government must assume all housing costs resulting therefrom".

This action resulted from Council's concern that while provision for accommodation was being made for some 3,800 pre-registered participants in the Habitat Forum alternate Conference being held on the Jericho site from May 27th to June 11, 1976, no provision was made either by ACSOH (local sponsors of Habitat Forum) or by the Federal Habitat Secretariat to accommodate an indeterminate number of visitors to Habitat Forum who would not be pre-registered. The number of such visitors has been estimated by ACSOH officials and others to range between 15,000 and 70,000.

The Director of Social Planning called upon Federal and Provincial officials; School Board and Park Board representatives; City staff; community organizations; and individuals to assist in the preparation of a Housing Program to accommodate these visitors to Vancouver next summer.

A policy group, composed of Dr.Hugh Keenleyside, Associate Commissioner General and Mr.Paul Manning of the Canadian Habitat Secretariat, Mr.Jim McIntyre of ACSOH and the Director of Social Planning, was established to expedite the planning process within their respective organizations. They agreed that Mr.Doug Purdy, Senior Social Planner, would act as principal planner and Housing Program Coordinator. Mr.Purdy has been assisted by staff from City Departments and other participating bodies. There has been splendid cooperation from everyone involved.

The City of Vancouver is contributing Social Planning staff leadership, as well as professional and technical assistance from Construction and Maintenance, Engineering, Finance, Health and Permits and Licenses. The assistance of City staff is essential to the production of a successful Housing Program.

Our goal for this Housing Program is the provision of 5,000 beds in private homes and temporary hostel facilities and 500 parking spaces for recreation vehicles and campers. If the home recruitment program is successful, the program will have the capacity to accommodate an estimated total of 7,000 visitors per day. There are no plans to establish a site on which to accommodate visitors in tents. However, homeowners will be asked if they wish to provide their backyard for a tent or their driveway for a camper.

On February 20th, the Housing Program Summary and Budget of $175,628 (since revised to $177,338) were presented to Mr.James McNeill, Commissioner-General, Dr.Hugh Keenleyside, Mr.Paul Manning of the Habitat Secretariat and Mr.Jim McIntyre of ACSOH.

The proposed City share is $10,000 for rental of a Referral and Information Centre site and certain related costs for improvement of these premises. It does not include staffing or equipment costs. The Federal Habitat Secretariat has approved as its share of these costs, the difference between the City's $10,000 and the total budget which is estimated at $177,338. Fees will be charged for accommodation in hostels, parking and recreation vehicle sites. Revenue from these sources, liberally estimated at $99,600, will help offset costs. Revenues will accrue to the Federal Habitat Secretariat and the City proportionally to their respective expenditures.

Cont'd . . .

The Habitat Housing Budget will be administered by the City Finance Department in the same manner as the City's Festival Habitat budget. The Habitat Secretariat will advance funds to the City as follows:

March 24, 1976 - $100,000
May 1, 1976 40,000
May 26, 1976 Balance as required.

Budget administration to be worked out between the Director of Finance and Mr.Jean Falardeau of Habitat Secretariat.

Details of the Housing Program and Budget are attached to this report. The recommendations which follow are agreed to by Dr.Hugh Keenleyside and Jim McIntyre of ACSOHS."

The Director of Social Planning addressed the Committee and advised the Referral and Information Centre would be located at 3396 West Broadway - a site carefully selected principally for its parking potential of 20-30 vehicles and proximity to Forum activities at Jericho, U.B.C., and public transportation.

Revenues from fees charged for accommodation and parking would accrue to the Federal Habitat Secretariat and the City in proportion to their respective expenditures; i.e. 95% to the Secretariat and 5% to the City.

Mr. J. McIntyre, for ACSOH, expressed the organization's appreciation of the leadership demonstrated by the City through its various Departments, but particularly the Social Planning Director and staff.

Following discussion it was

RECOMMENDED that Council

A. Approve and co-sponsor, with the Canadian Habitat Secretariat and ACSOH, the Habitat Forum Housing Program and Budget described in this report and its attachments;

B. Approve the continued leadership roles of the Director of Social Planning and the Senior Social Planner in coordinating the implementation and operation of this Housing Program;

C. Approve the continued professional and technical assistance and involvement of staff from other City departments, as may be required by the Director of Social Planning, in order to implement this Housing Program;

D. Approve City funds, not to exceed $10,000 from Contingency Reserve, to cover rental of the Referral and Information Centre Site ($4,000) from March 15th to June 30th, 1976 and certain leasehold improvements to be carried out under the supervision of Art Langley, A/Director, Construction and Maintenance Division.

E. Further, all expenditures to be approved jointly by the Director of Social Planning and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 6, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Boyce
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Urban Geography Class at Vancouver Technical School, under the direction of their instructor, Miss Cathy Johnston.

Council was reminded that today was the City of Vancouver's 90th Birthday.

Alderman Bird informed Council that the City's first Fire Chief had served from 1886 to January 1st, 1930.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari,
SECONDED by Ald. Bowers,
THAT the Minutes of the Regular Council Meeting of March 23, 1976, with the exception of the 'In Camera' portion be adopted after amending the text on page 6 regarding bus stops on 54th Avenue and Tyne Street by deleting the reference to Mr. Davidowicz speaking against the recommendation of the City Engineer and inserting in lieu thereof, the fact that he was requesting the matter be referred to the Official Traffic Commission.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bowers,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS AND DELEGATIONS

A. MANAGER'S GENERAL REPORT
APRIL 2,1976

Building & Planning Matters
(April 2, 1976)

Rezoning Application - 645
West Broadway (Clause 8)

Mr. T. Manrell of the Vancouver Neurological Centre and Mr. D. Jenkins, Wm. Graham Consultants, addressed the Council with respect to the rezoning application for 645 West Broadway, which subject is contained in a Manager's report, Building and Planning matters dated April 2, 1976.

The delegation filed a brief summarizing their main arguments for the rezoning application and requesting that it be sent to a Public Hearing.

The Director of Planning also addressed Council with respect to the density and design and spoke against the rezoning request, for reasons stated in the report.

MOVED by Ald. Cowie,
THAT the recommendation of the City Manager as contained in this Clause be approved.

- CARRIED

(Aldermen Bird and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Rental Association of Canada
1976 Convention - Grant Request

Council noted a letter from the Rental Association of Canada dated March 23, 1976, requesting a grant in support of its annual convention.

MOVED by Ald. Bowers,
THAT the letter from the Rental Association of Canada be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Enforcement of Fire By-law
Outside the Core Area

The Council noted a letter from the Rental Housing Council of B.C. requesting to appear as a delegation before Council to speak on the subject of Alderman Volrich's motion proposing suspension of enforcement on apartment buildings. Delegation requests were also received from the following:

Vancouver Tenants' Council

Downtown Eastside Residents' Association

Renters United for Secure Housing (RUSH)

Grandview Tenants' Association.

Reference was also made to a memo circulated by Alderman Rankin in which he asked that Alderman Volrich's motion be deferred until further information is obtained.

AMENDED
SEE PAGE 642

MOVED by Ald. Harcourt,
THAT the subject matter, including Alderman Volrich's motion and the hearing of delegations, be deferred to the Council meeting on May 11, 1976, at which time additional reports will be received from the Housing and Environment Committee and the Provincial Fire Marshal.

- CARRIED UNANIMOUSLY

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Enforcement of Fire By-law
Outside the Core Area (cont'd)

On a question raised, Alderman Harcourt advised that the same enforcement regulations would apply as was the case in Phase 1 & 2 in the core area.

Alderman Harcourt requested that the Mayor write to the Provincial Government asking if it intends making any amendments to the Fire Marshals Act. The Mayor so agreed.

3. Hardship Appeal -
2765 East 46th Avenue

Council noted a letter from Mr. John Motiuk, a Solicitor representing Mr. and Mrs. S. Khan, requesting to appear as a delegation with respect to his clients' hardship application.

MOVED by Ald. Harcourt,
THAT the foregoing delegation be granted.

- CARRIED UNANIMOUSLY

4. Commercials on Cable Television

In a letter dated March 22, 1976, the Corporation of Delta forwarded a copy of a letter to the Canadian Radio and Television Commission in which it had expressed their opposition to the proposal by the Commission to require that Cable Television operators replace advertising originating in the United States. The Corporation of Delta had requested that the letter be brought to Council's attention for whatever action may be appropriate.

MOVED by Ald. Volrich,
THAT the letter from the Corporation of Delta be received and no further action be taken.

- CARRIED UNANIMOUSLY

5. Canadian Institute of Chartered Accountants 1976 Conference - Grant Request

Under date of March 22, 1976, the Canadian Institute of Chartered Accountants has requested that Council consider granting $2,000 to help defray the costs of a bus tour during the organization's conference this year.

MOVED by Ald. Bowers,
THAT the foregoing letter be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. Dinner in Honour of Japanese National Rugby Team - Grant Request

The Vancouver Rugby Football Union in a letter dated March 18, 1976, has requested that the City approve a donation towards the cost of a dinner when the Japanese National Rugby Team will be playing a Vancouver Representative side at Swangaard Stadium on May 5, 1976.

MOVED by Ald. Bowers,
THAT the letter from the Vancouver Rugby Football Union be received and no further action taken.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

7. Request that City Host Civic Dinner or Luncheon at Convention of Society of Canadian Cine Amateurs

In a letter dated March 9, 1976, the Vancouver Movie Club is requesting that the City sponsor a Civic dinner or luncheon in connection with the annual convention of the Society of Canadian Cine Amateurs which will be held in Vancouver in 1977.

MOVED by Ald. Bowers,
THAT the letter from the Vancouver Movie Club be received and no further action taken.

- CARRIED UNANIMOUSLY

8. Rezoning of Property for Co-op Housing

MOVED by Ald. Bird,
THAT the request of a citizens delegation from the district of East 22nd Avenue and Penticton Street to appear before Council concerning the rezoning of property in the area for a co-op housing project, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

MANAGER'S GENERAL REPORT
APRIL 2, 1976 (cont'd)

Works & Utility Matters
(April 2, 1976)

The Council considered this report which contains nine Clauses identified as follows:

Cl. 1: Closure of Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway
Cl. 2: Charles Tupper School, South Side 23rd Avenue West of Carolina Street, Block M (Explanatory Plan 5545) D.L. 301
Cl. 3: Spur Track Crossing over Taylor Street North of the Georgia Viaduct
Cl. 4: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
Cl. 5: Water Booster Pump Installation - 1975 Capital Budget
Cl. 6: Lane Lighting Lane East Commercial - Williams Street to Charles Street
Cl. 7: Local Improvement by "Petition"
Cl. 8: C.M.H.C. Grants for Waterworks Construction in Champlain Heights
Cl. 9: Local Improvements for Lighting Lanes with both Residential and Other Zoning

The Council took action as follows:

Clauses 1 to 8

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

Local Improvements for Lighting Lanes with both Residential and Other Zoning
(Clause 9)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved;

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(April 2, 1976) (cont'd)

Local Improvements for Lighting Lanes
with both Residential and Other Zoning
(Clause 9) (cont'd)

FURTHER THAT the following formal procedural steps be implemented:

(a) the ten lanes to be 'thoroughfares' for the purposes of Part II of the Local Improvement Procedure By-law. (This step gives the residential owners their reduced rate)

(b) undertake the ten Lane Lighting projects, and

(c) undertake the Lane Lighting project listed in the Collector of Taxes' Court of Revision Schedule 434 as Item 90.

- CARRIED

(Aldermen Bowers, Kennedy and Marzari opposed)

Building & Planning Matters
(April 2, 1976)

The Council considered this report which contains nine Clauses identified as follows:

Cl. 1: Cedar Cottage N.I.P. Appropriation: Tree Planting on Commercial Drive from East 15th Avenue to Broadway
Cl. 2: Neighbourhood Improvement Program: Kitsilano Appropriation of Funds
Cl. 3: Rezoning Application: 636 West 10th Avenue. South Side West 10th Avenue between Ash and Heather Streets
Cl. 4: Standard Oil Company of British Columbia Ltd. - Application to Convert to Self-Serve Gasoline Station at 2902 Grandview Highway
Cl. 5: Illegal Basement Suite: 852 East 63rd Avenue
Cl. 6: Lease of City Property for the Nanook Day Care Centre in China Creek Park
Cl. 7: Neighbourhood Improvement Program: Kitsilano Appropriation of Funds
Cl. 8: Rezoning Application - 645 West Broadway, North Side of West Broadway between Ash and Heather Streets
Cl. 9: 830 Campbell Avenue - Development Permit Application No. 72975 Senior Citizens' Housing Development

The Council took action as follows:

Clauses 1, 2, 7 and 9

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 7 and 9 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 636 West 10th
Avenue (S/S West 10th Avenue between
Ash and Heather Streets (Clause 3)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager as contained in this Clause be approved, and therefore the application be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(April 2, 1976) (cont'd)

Application to Convert to Self-Serve Gasoline Station at 2903 Grandview Highway (Standard Oil Co.) (Clause 4)

MOVED by Ald. Bowers,
THAT the application by Standard Oil Company of B.C. Limited to convert its gasoline station at 2902 Grandview Highway to self-serve in lieu of the existing self-serve station at 4102 Fraser Street, be approved.

- Lost

(Aldermen Bird, Harcourt, Kennedy, Marzari, Sweeney and the Mayor opposed)

MOVED by Ald. Marzari,
THAT this matter be deferred.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and LOST.

No further action was taken.

Council was advised that Standard Oil Company wish to appear as a delegation if the application was to be turned down, and the Mayor directed that this request be granted, although the Company be advised that Council does not look with favour on the application.

Illegal Basement Suite -
852 East 63rd Avenue (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the Medical Health Officer as contained in this Clause be approved, and therefore, the application be refused.

- CARRIED UNANIMOUSLY

Lease of City Property for Nanook Day Care Centre in China Creek Park (Clause 6)

MOVED by Ald. Marzari,
THAT the Nanook Day Care Centre site be deleted from the main agreement for the time being, and the matter of the lease of City property for this day care centre be deferred for one month pending a report from the Park Board with respect to leasing arrangements, landscaping agreement, etc., in consultation with the day care centre and the Vancouver Resources Board as necessary.

- CARRIED UNANIMOUSLY

Rezoning Application - 645 West Broadway
N/S of West Broadway between Ash and Heather Streets (Clause 8)

For Council action on this Clause, see page 2.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(April 2, 1976)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) January 1976
Cl. 2: Tender Awards
Cl. 3: Lot 1, Block 2, N/W1/4 Section 24 T.H.S.L., Plan 15707 Situated: S/E Corner of Venables & Renfrew Streets. Residences for Senior Citizens
Cl. 4: False Creek Development - Area 6 - Easement Requirements
Cl. 5: 1976 Basic Capital Budgets - Sewers and Water Works
Cl. 6: A. Restrictive Covenant Block 110, District Lot 541, Plan 15271 Known as 1300 Block Burrard Street
B. Delegation Authority to Execute Restrictive Covenants

The Council took action as follows:

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 3, 4 and 6 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

1976 Basic Capital Budgets - Sewers and Water Works (Clause 5)

The City Engineer requested certain deletions to the Project Detail report which is referred to in this Clause and was circulated to Council. The deletions therefore would amend the waterworks amount from $3,269,000 to $2,589,000.

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved after amendment as requested by the City Engineer and referred to above.

- CARRIED UNANIMOUSLY

Property Matters
(April 2, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: City Lot B etc. and Provincial Government Lot D.L. 5317 Situated West of Burrard Street - South of Beach Avenue
Cl. 2: Sale of Properties
Cl. 3: Acquisition - 1432 Rupert Street
Cl. 4: Lease - Lots 21 to 24, Block 203, D.L. 526-1505 West 3rd Avenue

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Langara Peripheral Fitness Circuit - Additional Funds

MOVED by Ald. Harcourt,
THAT the request of the Board of Parks and Recreation for additional City funds amounting to $30,400.00 with respect to the Langara Peripheral Fitness Circuit project, be approved and the funds be provided from the 1976 Supplementary Capital Budget.

CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance and Administration March 18, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Property Endowment Fund - Transfer of Property
Cl. 2: Greater Vancouver Convention and Visitor's Bureau - 1976 Grant Request
Cl. 3: University Women's Club - 1976 Grant Request
Cl. 4: Physical Asset Insurance
Cl. 5: 1976 Civic Cultural Grants

The Council took action as follows:

Property Endowment Fund - Transfer of Property (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

(Amended)

MOVED by Ald. Marzari in amendment,
THAT the recommendations of the Committee contained in this Clause be approved after amending part of recommendation F to read as follows:

"F. That Council approve the following procedure and that the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held, such conditions to be approved by Council:"

- CARRIED

(Alderman Volrich opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY.

Greater Vancouver Convention and Visitors' Bureau - 1976 Grant Request (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Marzari opposed)

University Women's Club - 1976 Grant Request (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bowers opposed)

Clauses 4 and 5

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in Clause 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Community Services March 18, 1976

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Oktoberfest - Liquor Permit Application
Cl. 2: Ratification of Dispersal of Surplus Furniture
Cl. 3: Immigrant Services Centre
Cl. 4: Detoxification Centre
Cl. 5: Discrimination Against Children and Families with Children
Cl. 6: Red Door Rental Aid - Accommodation

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved and Clauses 2 and 4 be received for information.

- CARRIED UNANIMOUSLY

Discrimination Against Children and Families with Children (Clause 5)

MOVED by Ald. Marzari,
THAT resolution A of the Committee contained in this Clause be received for information and resolution B be approved.

- CARRIED UNANIMOUSLY

Red Door Rental Aid - Accommodation (Clause 6)

MOVED by Ald. Marzari,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

The Council was advised that the Provincial Government has decided not to continue funding the type of services provided by organizations such as the Red Door Rental Aid and it was

MOVED by Ald. Bowers,
THAT this Council urge the Provincial Government to reconsider its decision to discontinue grants with respect to housing registry and relocation services.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:50 p.m. and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session in the Council Chamber at 5:35 p.m., with the same members present with the exception of Aldermen Boyce, Rankin and Sweeney.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development March 18, 1976

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Detailed Design Guidelines Parking Areas - Temporary or Accessory. Downtown District
Cl. 2: Central Waterfront Advisory Committee
Cl. 3: Mount Pleasant Neighbourhood Improvement Program: Site Office and Budget
Cl. 4: Grandview-Woodland Area Planning
Cl. 5: City-owned Site Bounded by Great Northern Way, Carolina Street, 5th Avenue and Fraser Street
Cl. 6: City-owned Properties Bounded by Heatley, Hawks and Malkin Avenues

The Council took action as follows:

In considering this report, Alderman Harcourt advised that he was absent from the meeting of the Committee on Civic Business and requested that this be recorded. It was so agreed.

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1, 3, 4 and 6 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

City-owned Site Bounded by Great Northern Way, Carolina Street, 5th Avenue and Fraser (Clause 5)

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in this Clause be approved after amendment to recommendation A to read as follows:

"A. That City staff, in consultation with local residents develop a modest density family housing scheme incorporating the existing or alternative playground facility for the city-owned lands bounded by Great Northern Way, 5th Avenue, Carolina Street and Fraser Street, and report back on specific proposals for either market or assisted forms of housing."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

IV. Report of Standing Committee on Planning and Development, March 25, 1976

Proposed Lane Closure - D.P.A. #72224 'Marketplace' - 1000 Block Robson (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Housing and Environment March 25, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Upgrading of Hotels: Fire By-law
Cl. 2: Criteria and Guidelines for Family Housing
Cl. 3: What Should be Considered as Compact Housing

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Criteria and Guidelines for Family Housing (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved after substituting the City Manager for the Director of Planning where it is shown in recommendations A and B.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Finance and Administration March 25, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: 1976 Civic Cultural Grants
Cl. 2: Capital Grant Request from Y.M.C.A. for Langara Property
Cl. 3: Langara LIP Application for Peripheral Fitness Circuit
Cl. 4: Park Board Revenue Budget
Cl. 5: Artist's Gallery Grant Request

The Council took action as follows:

1976 Civic Cultural Grants (Clause 1)

MOVED by Ald. Volrich,
THAT consideration of this Clause be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in Clauses 2 and 4 be approved and Clauses 3 and 5 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VII. Report of Standing Committee on Planning and Development March 25, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Report of the Central Waterfront Advisory Committee
Cl. 2: Sites for Mini-Motorcycles

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee on Community Services March 25, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: The Faces, 795 Seymour Street
Cl. 2: Juveniles in The Dance Machine Cabaret
Cl. 3: 616 Robson Street - License Application
Cl. 4: Information Centres - Request for Financial Assistance

The Council took action as follows:

Clauses 1 to 4

MOVED by Ald. Marzari,
THAT Clauses 1, 2 and 4 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee on Planning and Development, April 1, 1976

Cedar Cottage N.I.P. Appropriation - Grandview Community Centre (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (2893 West 41st Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich and the Mayor opposed the By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (3584 West 39th and 3583 West 40th Avenues)

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S 2400 Block West 3rd Avenue and S/S 2400 and 2500 Blocks West 4th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/S 2400 Block West 3rd Avenue and S/S 2400 and 2500 Blocks West 4th Avenue) (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

MOTIONS

A. Closing, Stopping Up and Conveying (Lane North of 16th Avenue, West of Carolina)

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The City has title to that portion of Lot "A", included in Explanatory Plan 12800, Block 100, District Lot 301, Plant 187, which said portion has been established for lane purposes;

(3) The said portion of said Lot "A" is no longer required for lane purposes and is now surplus to the City's highway requirements;

(4) On January 13th, 1976, Council authorized the sale of the surplus portion of said Lot "A" lying to the North of abutting Lot 7, Plan 187, said Block 100;

THEREFORE BE IT RESOLVED THAT all that portion of that part of Lot "A", included in Explanatory Plan 12800, Block 100, District Lot 301, lying between the northerly productions of the easterly and westerly limits of Lot 7, said Block 100 be closed, stopped up and conveyed to the owner of said Lot 7. The same are shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 10th, 1975, and marginally numbered LF 7494, a print of which is hereunto annexed; and

BE IT FURTHER RESOLVED THAT the portion of lane so closed be consolidated with the said Lot 7.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (960 East 14th Avenue)

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 16, of Subdivision "C", Block 173, District Lot 264A, Plans 1056 and 1771

(960 East 14th Avenue);

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(960 East 14th Avenue) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes
(251 and 291 North Renfrew Street)

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 3 feet of Lot 396, Town of Hastings,
Plan No. 100

(251 and 291 North Renfrew Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes
(1215 West 7th Avenue)

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 12, Block 293, District Lot
526, Plan No. 590

(1215 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy - Harbour Park

enquired if the lease had been signed re the Harbour Park property. The Mayor advised that the agreement had not yet been signed as the Director of Planning was examining the development permit which had just been recently received. Upon enquiry, the Mayor advised that no legal date had been set by which the lease must be signed.

- - - - -

The Council adjourned at approximately 6:05 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of April 6, 1976, adopted after amendment on April 13, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway

The City Engineer reports as follows:

"On May 6, 1975 Council approved the use of the approximately 1.8 acre site situated at 2nd Avenue and Skeena Street as Park. In order to assemble this site, it is necessary that Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway be closed. These two portions of street are surplus to the City's highway requirements. The triangular portion of Block 105, at the northeasterly corner of 2nd Avenue and Skeena Street will be included in the park site. The Provincial Government has agreed to lease this portion of Block 105 to the City for park purposes.

I RECOMMEND that Skeena Street from 1st Avenue to 2nd Avenue and 2nd Avenue from Skeena Street to the Trans Canada Highway, the same as shown outlined red on the attached sketch, be closed, stopped up and placed in the care and custody of the Park Board for the duration of the lease from the Provincial Government of the triangular portion of Block 105. Upon the termination of the lease of the portion of Block 105 these closed portions of Skeena Street and 2nd Avenue will again become part of the City's highway system."

The City Manager RECOMMENDS that the foregoing be approved.

2. Charles Tupper School, South Side 23rd Avenue west of Carolina Street, Block M (Explanatory Plan 5545) D.L. 301

The City Engineer reports as follows:

"In the consolidation of the Charles Tupper School site, St. George Street was closed between 23rd and 24th Avenue with the City retaining a 40-foot public utility easement over portion of the closed street to accommodate existing utilities. The agreement stated in part that no buildings were to be erected on any portion of the right-of-way.

The School Board wishes to erect a dust catcher to take care of sawdust from their wood working area. The only effective location for this equipment would be on the easterly side of the building adjacent to former St. George Street. This building would encroach slightly onto the public utility easement.

I RECOMMEND that the agreement between the School Board and the City be amended whereby permission is granted to the School Board for the building encroaching onto the public utility easement, provided the amount of encroachment is satisfactory to the City Engineer."

The City Manager RECOMMENDS that the foregoing be approved.

3. Spur Track Crossing over Taylor Street North of the Georgia Viaduct

The City Engineer reports as follows:

"The B.C. Hydro Railway has applied to cross Taylor Street with interchange tracks to serve the Company's Carrall Street Distribution Centre. This crossing will replace an existing one and the applicant has agreed to pay all costs.

I RECOMMEND that:

(a) The application be approved subject to conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services.

(b) Your Engineer be authorized to sign the application (to the Railway Transport Committee) on behalf of the City, after:

(i) the plan has been amended to his satisfaction;

(ii) the B.C. Hydro Railway has executed the said Railway Crossing Agreement.

Cont'd . . .

Clause 3 Cont'd

(c) The Agreement be executed by the Mayor and the City Clerk and the Seal of the City affixed thereto."

The City Manager RECOMMENDS that the foregoing be approved.

4. Flat Rates for property owners' share of completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1975, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver charter and the Local Improvement Procedure By-law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1975, on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing be approved.

5. Water Booster Pump Installation - 1975 Capital Budget

The City Engineer reports as follows:

"During periods of heavy draws in Delta's Ladner Trunk watermain supplying the City's Burns Bog Landfill Site, insufficient pressure is available for fighting fires that break out in the refuse. To provide adequate fire protection at the landfill, installation of a booster pump in the landfill's water system is required to overcome the pressure loss in the extended water system to the new area of fill.

The estimated cost of this work is $20,000.

I RECOMMEND that this work be approved and that $20,000 be appropriated from the 1975 Water Works Capital Account 128/7905, 'Uncompleted Design - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

6. Lane Lighting Lane East Commercial - Williams Street to Charles Street

"On February 27, 1976, Mr. G. Fera of Fera Heating and Air Conditioning Ltd. wrote to the Mayor and City Council requesting that the project for the installation of lane lighting in the lane east of Commercial Drive from Venables Street to Grant Street (Schedule No. 39 - Local Improvement Court of Revision No. 434, October 23, 1975) be installed as soon as possible. This project is one of the ten which involves both commercially and residentially zoned properties on which City Council requested a by-law amendment to change the cost sharing basis. Mr. Fera was contacted by telephone and given an explanation that the project was delayed and had to be resubmitted to a Court of Revision on the new cost sharing basis.

In response to a similar request last year, Council approved the installation of two lights in advance of the local improvement project, on the condition that the applicant deposit a sum equal to the estimated cost of the lights. When the project was approved the money was refunded and the costs were included as part of the project costs.

Cont'd . . .

Clause 6 Cont'd

Mr. Fera has deposited $400 which is the estimated cost of the lights. So that the two lights may be installed now and the costs made part of the costs of the anticipated project, the following action of Council is required.

I RECOMMEND that Council authorize the installation of two lights in the lane east of Commercial Drive between Williams Street and Charles St. and designate the cost of them to be part of the cost of the anticipated local improvement project."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

7. Local Improvements by "Petition"

The City Manager submits the following reports of the City Engineer and Director of Finance:

"First Step. (City Engineer's report)

Petitions for

- Pavements & Curbs, Local Residential
- Pavements & Curbs, Higher Zones
- Lane Pavements, Higher Zoned
- Lane Pavements, Residential Standard
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalks on School Collector Streets
- Speed Deterrent Bumps (in lanes)

sufficiently signed by affected property owners have been forwarded to me by the City Clerk. As required by the Local Improvement Procedure By-Law, I have to advise that it is feasible and desirable to undertake the projects as Local Improvements.

The projects are shown on the attached schedule dated March 26, 1976.

Funds for the City's share of these improvements is subject to approval by Council of the 1976 Streets Capital Budget."

"Second Step. (Director of Finance report)

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated March 26, 1976.

The estimated total cost of these improvements is $2,727,277 and the City's share of the cost is $1,634,504.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval by Council of the 1976 Streets Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The following streets be designated as School Collector Streets for the purposes of Part I of the Local Improvement Procedure By-Law:

Ontario St., 39th Ave. - Lane S. of 39th Ave.

Penticton St., Turner St. - Georgia St.

Rupert St., 43rd Ave. - 45th Ave.

54th Ave., Vivian St. - Dawson St.

Cont'd . . .

Clause 7 Cont'd

(d) That the projects by petition listed on the attached schedule dated March 26, 1976 be brought before a Court of Revision at 7:30 p.m. on Thursday, May 13, 1976.

8. C.M.H.C. Grants for Waterworks Construction in Champlain Heights

The City Engineer reports as follows:

"Central Mortgage and Housing Corporation announced on February 4, 1976, that the Municipal Infrastructure Progam has been expanded to include water supply projects. Under this program either a loan forgiveness or grant is available for water supply projects which opens up land for residential development. A similar grant in the amount of $120,000 was approved by C.M.H.C. for the City's storm sewers construction for Phase I.

As stated in our previous report on the storm sewer construction, the rates C.M.H.C. offers are higher than those the City is able to obtain (10-3/4% vs 10-1/4%) so a grant rather than loan forgiveness is desirable. The estimated grants for Phase I and II total $157,000.

I RECOMMEND that approval be given for the City Engineer to submit applications to Central Mortgage and Housing Corporation for forgiveness grants for Champlain Heights Phase I and II watermain construction."

The City Manager RECOMMENDS the above report of the City Engineer be approved.

9. Local Improvements for Lighting Lanes with Both Residential and Other Zoning

The City Engineer reports as follows:

"On 23 October, 1975, Council dealt with a number of local improvement projects, including 64 for Lane Lighting. Of these, 10 were in lanes where some of the abutting properties are commercial and some residential. One of the residential owners on one of these lanes appeared, appealing against being assessed for the lighting of the lane. Council deferred decision on these commercial/residential lanes pending a staff report.

On November 25, 1975, Council considered that staff report and resolved that where the property abutting a Lane Lighting project includes both:

(a) Properties zoned for residential (one and two family) use, and

(b) Properties zoned for multiple dwelling, business or industrial uses,

the share which would otherwise fall on the residential properties should be added to the share borne by the others.

Council instructed the Director of Legal Services to prepare an amendment to the Local Improvement Procedure By-law to implement this decision. This has been done and the amending By-law will be before Council later this day.

Prior to November 25, 1975, the basis for cost sharing was as follows:

1. The commercial property owner's rate amounted to 100% of the average cost per foot of abutting property (estimated 90¢ per foot of assessable abutting property).

2. The residential property owner's rate amounted to 50% of the average cost per foot because only 50% of lights would be required to light a residential lane (estimated 45¢ per foot of assessable abutting property).

3. City's share amounted to the average cost per foot of abutting property for all exempt property (such as schools, parks etc.) and non-assessable property (such as flankage relief and allowance for irregularly shaped property) plus 50% of the average cost per foot of abutting property for all assessable residential property for the additional lighting in excess of the lighting needed for a residential lane.

Cont'd . . .

Clause 9 Cont'd

The basis of cost sharing approved on November 25, 1975 is as follows:

1. The commercial property owner's rate amounts to 100% of the average cost per foot of abutting property plus a rate sufficient to recover the residential property owner's share from assessable footage of commercial property. This rate will vary on each project because the ratio of assessable residential property and assessable commercial property is different on each project. For the ten projects from the October 1975 Court of Revision the revised commercial rate ranges from $1.00 to $1.35 per foot.

2. The residential property owner's share is eliminated.

3. The City's share was unchanged.

Note all the rates are the single cash payment rate not the annual (10 year term) rates.

DISCUSSION

Council has approved a revised cost sharing formula but before the by-law implementing that change is passed, some additional discussion and another alternative is submitted for Council's consideration.

As noted above, there were a total of 64 lane lighting projects for last year. The total projects for one year are considered together to ensure that all properties in the appropriate zoning category are charged the same cost (90¢ per abutting foot for commercial and 45¢ per abutting foot for single and two family residential for the above projects). With Council's decision on November 25, 1975, the commercial property in 10 of the 64 projects will have their rates increased as much as 50% because they will be absorbing the residential share. These commercial property owners will be made aware of this increase for the first time when new notices are sent out after the above amending by-law is passed. There may be no objections, but if there are, they will not be heard until after the by-law has been amended and the projects have been re-advanced on the new cost sharing basis.

The following alternative which has not been discussed previously, is offered for Council's consideration. In the cost sharing formulae for other types of improvements, the share which would otherwise fall on exempt properties and the relief given to flanking and oddly shaped lots are borne by the City-at-large. This is done so that the charge to any owner depends only on the size and zoning of his property, not on what other properties may be in the project with his. In the circumstances, if Council feels the residential owners would not be benefited by the lighting of such lanes, they may wish to consider having the cost of this exemption borne by the City-at-large. In the 10 projects under review in this report the additional cost to the City would be about $2,275. On the number of projects we hope to do over the next five years, the additional cost to the City would total perhaps $40,000.

In reconsidering the above 10 projects it is difficult to conclude that the residential property owners obtain no benefit at all from the lane lighting. The lighting in the lane would provide some degree of benefit with respect to safety, convenience and crime deterrent. If this is no benefit at all then, as and when in the future, residential lanes are to be lighted either by City initiative or by request of the home owners, there would appear to be a basic argument that because there is no benefit, all the lighting should be at City expense.

The foregoing discussion and alternative is set out to allow Council to review this matter before dealing with the amending by-law which will be before Council later this day.

ALTERNATIVES

The alternatives are:

A. Exempt the residential owners and transfer their share to the multiple-dwelling; commercial and industrial owners. (the 25 November decision). Advance new projects on the Initiative Principle for the 10 lanes.
B. Exempt the residential owners but have their share borne by the City-at-large. (further alternative described in this report).

Cont'd . . .

Clause 9 Cont'd

C. Have residential owners pay a residential rate approximately one-half of the multiple-dwelling commercial and industrial rate (revert to the cost sharing basis prior to 25 November).

The formal procedural steps to implement each of these are set out in an attachment to this report."

The City Manager RECOMMENDS Council revert to Alternative C.

FOR COUNCIL ACTION SEE PAGE(S) 553-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Cedar Cottage N.I.P. Appropriation: Tree Planting on Commercial Drive from East 15th Avenue to Broadway.

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. In this regard it has been proposed to plant trees on Commercial Drive from East 15th Avenue to Broadway. Parks Board and Engineering Department staff have estimated the cost at $10,000.00. C.M.H.C. has approved this proposal with the funds being provided from the Recreation Account.

The Director of Planning recommends:

That Council approve the appropriation of $10,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for tree planting on Commercial Drive from East 15th Avenue to Broadway. Cost would be shared as follows:

C.M.H.C.	-	$5,000
Province	-	$2,500
City	-	$2,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Neighbourhood Improvement Program: Kitsilano Appropriation of Funds

The Director of Planning reports as follows:

"On February 18, 1975, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application from the ST. James Day Care Centre for a grant from the Neighbourhood Improvement Program budget for Kitsilano.

ST. James Daycare Centre opened in November of 1970 and is housed in a basement room of St. James United Church. It is a non-profit centre operated by a volunteer church-community-parent board. It presently serves 27 three to five year old children from the Kitsilano area. Due to limits on funding and rising costs, the centre has not been able to carry on with the replacement and upkeep of equipment needed for the proper and efficient operation of the centre. Therefore the St. James Day Care Centre requested NIP funds to purchase the equipment needed. (Attached as Appendix A). The total estimated cost for this equipment is $2,384.00 (Appendix B)

St. James Daycare does not have a lease with the church. However, the St. James Church has given its assurances that the Daycare can continue to use the facilities for "as long as possible". (Appendix C)

The Kitsilano Planning Committee and the Local Area Planner have reviewed this proposal and recommended approval. Central Mortgage and Housing Corporation has also been informed and concurred with this request."

It is therefore RECOMMENDED that:

"City Council approve the expenditure of up to $2,384 (two thousand, three hundred and eighty four dollars) from the Kitsilano Neighbourhood Improvement Program budget (social facilities category) for the purpose of purchasing equipment for the St. James Daycare Centre. ($596 City, $596 Province, $1,192 Federal)."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

RECOMMENDATION

3. Rezoning Application: 636 West 10th Avenue. South Side West 10th Ave. between Ash and Heather Streets.

The Director of Planning reports as follows:

"An application has been received by the Director of Planning from Mr. Donald Thomson on behalf of the Cancer Control Agency of British Columbia whereby Lot 7, Block 379, DL526 be rezoned from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'making the zoning uniform for the property of the Cancer Control Agency of British Columbia. The lot referred to was excluded from the original (CD-1) designation because, at the time of approval in June 1969, it was privately owned. It has since been acquired by the B.C. Cancer Institute of which the Cancer Control Agency is a successor body and the (RM-3) zoning designation is now inappropriate.'

HISTORY

At a Public Hearing held on June 26, 1969 Council considered an application received from the Vancouver General Hospital, British Columbia Cancer Institute, New Children's Hospital, Provincial Health Buildings, including Willow Chest Clinic, Canadian Arthritis and Rheumatism Society to rezone the area generally bounded by 10th Avenue and the lane north of 10th Avenue on the north, on the east by Heather and Ash Streets, on the south by 12th and 13th Avenues and the lane south of 13th Avenue and on the west by Oak, Laurel and Willow Streets (See Appendix A) from (RT-2) Two-Family Dwelling District and (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District for the purpose of developing hospital and customarily ancillary uses.

SITE DESCRIPTION

The site, Lot 7, is located on the south side of West 10th Avenue between Ash and Heather Streets. The site has a frontage of 50 feet and a depth of 125 feet for a total site area of 6,250 square feet and is zoned (RM-3) Multiple Dwelling District. Lot 7 is presently undeveloped, however, a development permit was approved on July 28, 1975 for a public parking area ancillary to the development at 2656 Heather Street which consists of four portable office units to be used in conjunction with the B.C. Cancer Institute.

Lots 6, 8 and A of 9 and 10 are zoned (CD-1) Comprehensive Development District and are presently undeveloped. A development permit application for parking areas on Lots 6, 8 and A of 9 and 10 was approved by the Director of Planning on February 18, 1976 subject to acquiring approval for vehicular crossings to the site and approval of landscaping. Lot B of 9 and 10, 2615 Ash Street, is zoned (RM-3) Multiple Dwelling District and is developed with a $2\frac{1}{2}$-storey plus basement multiple conversion dwelling containing a total of three dwelling units and three housekeeping units. The property is 62 feet by 100 feet for a total site area of 6,200 square feet.

Clause No. 3 Continued.

The land to the north is zoned (C-3A) Commercial District and is developed commercially. The lands to the east are zoned (RT-2) Two-Family Dwelling District and are developed with the King Edward Annex, the Provincial Government Building and a parking lot. The lands to the west and south of the site are zoned (CD-1) Comprehensive Development District for Hospital and ancillary uses and are developed with a parking lot and the Banfield Pavilion to the south and the B.C. Cancer Institute to the west.

ANALYSIS

Both Lot 7 and Lot B of 9 and 10 were not rezoned in June 1969 from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District as they were both privately owned and the owners made a presentation to Council at the Public Hearing asking that their lots be excluded from the proposed rezoning. Lot 7 has now been acquired by the applicant.

Miss Groconda Andruss, the owner of the multiple conversion dwelling at 2615 Ash Street (Lot B of 9 and 10), was asked by the Planning Department whether or not she would want her property to be included in the application to rezone to (CD-1) Comprehensive Development District. She stated that she does not want her property rezoned from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District as she has lived there since 1936 and has no intention of selling her property or moving. In view of Miss Andruss' request, the Director of Planning is of the opinion that Lot B of 9 and 10, Block 379, D.L. 526 not be rezoned at this time to (CD-1) Comprehensive Development District but remain zoned as a Multiple Dwelling District.

The Director of Planning recommends that the application to rezone Lot 7, Block 379, D.L. 526 to (CD-1) Comprehensive Development District be approved for Hospital and customarily ancillary uses, subject to the same conditions of development as for the Vancouver General Hospital approved by Council on June 26, 1969.

The Vancouver City Planning Commission when considering the application at its meeting on January 7, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be referred to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

4. Standard Oil Company of British Columbia Ltd. - Application to Convert to Self-Serve Gasoline Station at 2902 Grandview Highway.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Standard Oil Company of British Columbia Ltd. (see Appendix I) requesting that their gasoline station at 2902 Grandview Highway at Renfrew Street be permitted to convert to self-service in lieu of the existing self-serve gasoline station at 4102 Fraser Street at 25th Avenue.

The Standard Oil Company of British Columbia Ltd. has 17 of the 70 or 24.3% of their gasoline stations in the City as self-service. It is now proposed to terminate the existing self-serve gasoline station at 4102 Fraser Street at 25th Avenue and transfer the existing licence to 2902 Grandview Highway at Renfrew. The number of Standard Oil Company self-serve gasoline stations would remain unchanged. This exceeds the City Council's limitation of 15%.

If this conversion is allowed, 2902 Grandview Highway at Renfrew Street should be added to, and 4102 Fraser Street at 25th Avenue should be deleted from the list of permitted self-serve gasoline station locations in Schedule B of the Licence By-law controlling self-serve gasoline stations. "

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

5. Illegal Basement Suite: 852 East 63rd Avenue.

An application has been received from Hazur Singh Sumra under the Hardship Policy, requesting that enforcement action be withheld with respect to the retention of an illegal basement suite in the above building.

The Director of Permits and Licenses reports as follows:

"Our Inspection Services report that the basement of the above building contains a housekeeping unit consisting of a living room and two bedrooms and having the use of a three-piece bathroom, a sink and cooking facilities in the open area of the basement. This unit is occupied by the applicant and his wife, along with seven dependents, ranging from 6 to 19 years of age. The application has been considered by the Hardship Committee where it was found that the applicant would appear to qualify as a financial hardship.

The Medical Health Officer advises that the unit is overcrowded and potentially detrimental to the health of the occupants. In view of the above, the Medical Health Officer therefore recommends that the application be refused."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

CONSIDERATION

6. Lease of City Property for the Nanook Day Care Centre in China Creek Park.

The Director of Legal Services reports as follows:

"By way of lease dated April 23, 1974, the City leased to the Provincial Government the Nanook Day Care Centre site in China Creek Park at 10th Avenue west of Clark Drive (Lot 17 to 20, Subdivision "D", Block 159, District Lot 264A) for a term of two years. On November 18, 1975, Council resolved that the lease to the Provincial Government of this day care centre site together with several other day care centre sites be renewed for an additional two years and the legal department was instructed by the Property and Insurance Division to prepare the necessary lease. Subsequent to the preparation of that lease and the forwarding of same to the Provincial Government, the Park Board has indicated that it does not wish the City to become involved in the leasing of this Park property to the Provincial Government for day care purposes.

The sentiments of the Board of Parks and Recreation on this matter are set out in a letter dated March 11, 1976, to our Law Department written by Mr. Larry Foster, the Park Board Director of Planning. The substance of Mr. Foster's letter is as follows:

> '...this is to advise that the Park Board at its meeting of March 8, 1976 resolved:
>
> > "That the China Creek Park Day Care Centre be withdrawn from the City master lease."
>
> The Board wishes to execute any further lease negotiations directly with the Department of Human Resources where public park lands are involved. As such, the City lease which includes the subject site will remain in effect only until April 22, 1976.'

You will note that the resolution of the Park Board dated March 8, 1976, and the earlier resolution of Council dated November 18, 1975, are in conflict. The Director of Legal Services feels that he should refrain from completing the leasing arrangements for this day care centre site until such time as Council turns its mind to which of the conflicting instructions is to prevail. It should be noted that it is a simple matter to delete this day care centre site from the agreement now in Victoria for signature so that the leasing of all of the other day care centre sites can go forward. Then upon Council determining this matter one way or the other, the Nanook Day Care Centre site can simply be put back into the master lease by way of a simple amendment or remain omitted from that lease. This is mentioned in order that Council may be aware that delay to further investigate this matter will not disrupt the leasing arrangements for the other day care centre sites."

The City Manager submits this report for the CONSIDERATION of Council.

RECOMMENDATION

7. Neighbourhood Improvement Program: Kitsilano Appropriation of Funds.

The Director of Planning reports as follows:

"On February 4, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application from the NIP Daycare Sub-Committee for a grant from the Neighbourhood Improvement Program budget for Kitsilano (Appendix A).

The NIP Daycare Sub-Committee was established early in the NIP program in Kitsilano in order to screen applications for NIP funds from individual day-cares, to make sure these applications reflected the intent of NIP and to keep the Kitsilano Citizens Planning Committee informed of the activities and changing requirements of day cares in Kitsilano. This sub-committee is comprised of representatives from 21 child care groups in Kitsilano and a liaison person from the Kitsilano Planning Committee (See Appendix A).

As this Sub-Committee reviewed applications for NIP funds, it became obvious that there was a strong need for certain specialized books which should be available through the child care centres. These books would help young parents and prospective parents learn how to better care for their children and how to better understand and cope with the emotions and problems which arise while caring for children. Books are also needed which would help the children to better understand themselves and others. The Sub-Committee felt the best way to meet this need would be to provide a collection of books which would be distributed throughout the child care centers with some or all of the books being rotated throughout the centers every couple of months or so.

Regular library funds do not allow for the funneling of funds into special categories of books to favour one segment of the community. However, a specific need has been identified and it appears that the Neighbourhood Improvement Program provides the best means of meeting this need. It has been estimated that approximately $4,000 is required to adequately supply the books needed.

The Kitsilano Branch Library has agreed to be responsible for the purchase, distribution, and maintenance of these books. The Library Board approved the Library's co-operation with the final decision on book selection resting with Library staff in a manner similar to the policy followed with the Association of Professional Engineers, wherein a grant is made available to the library for the purchase and maintenance of selected books for the use of the Association and the entire community.' (Appendix C). It is intended that the books would be selected by a committee representative of concerned groups in the community, with representation from the Branch Library. (as noted in Appendix B).

There is a great deal of community support for this project. The Kitsilano Planning Committee and the Area Planning Staff reviewed this proposal and recommended approval. C.M.H.C. has also been informed and have concurred with this proposal.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $4,000 (four thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (social facilities category) for the purpose of purchasing books of use and interest to parents and children to be distributed throughout child care centers in Kitsilano and managed by the Kitsilano Branch Library. The cost breakdown is $1,000 City, $1,000 Province, $2,000 Federal."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

8. Rezoning Application - 645 West Broadway, north side of West Broadway between Ash and Heather Streets.

The Director of Planning reports as follows:

"An application has been received from Mr. Robertson on behalf of the Vancouver Neurological Centre requesting an amendment to the Zoning and Development By-law No. 3575 whereby Lots 15 & 16 Blk. 339, DL 526 be rezoned from (C-3A) Commercial District to (CD-1) Comprehensive Development District for the purpose of:

'Permitting the construction of a new building for the Vancouver Neurological Centre.'

SITE DESCRIPTION

The site is located on the north side of the 600 Block of West Broadway between Ash and Heather Streets (See Appendix A) and has a frontage of 100 feet and a depth of 115.94 feet for a total site area of 11,594 square feet. Lot 15 is presently occupied by a one-storey plus basement office building and Lot 16 is presently used as a gravelled parking lot by the Vancouver Neurological Centre. The lands surrounding the site are zoned (C-3A) Commercial District. To the west are one and two-storey retail and office developments and the lands to the east and north are developed as gravelled parking lots.

PROPOSED DEVELOPMENT

The drawings forming part of the application indicate a five-storey tower raised one storey above a one-storey podium to an overall height of 108 feet from West Broadway. The five storeys in the tower are proposed for offices, the one-storey podium is used for retail stores and these are separated by an open plaza. A roof garden is provided as well as three levels of underground parking for 84 cars.

CALCULATIONS (as submitted by the applicant)

Site Area:	11,594 square feet
Floor Area:	43,705 square feet
Floor Space Ratio:	3.74

Under the (C-3A) Commercial District Schedule the floor space ratio outright shall not exceed 1.0 and may be relaxed by the Development Permit Board not to exceed 3.0 having due regard to the amount of open space, views, plazas, pedestrian needs and interests, the height and bulk of the building and its location in relation to the site and surrounding streets and buildings, the effect on traffic, its overall design, preservation of the character and general amenity desired for the Broadway and South Granville areas as contained in the Central Broadway Guidelines.

Clause No. 8 Continued.

HISTORY

The Director of Planning made an application to establish a new district to be known as (C-3A) Commercial District and to rezone the area generally bounded by both sides of Broadway between Vine Street and Albert Street; both sides of Granville Street from the Bridge ramps to West 16th Avenue; and four extensions, North of Broadway, generally at Main Street, West side of Cambie Street, West side of Granville Street to Burrard Street and the south side of West 8th Avenue on November 15, 1974. The site under the current application and the immediate surrounding lands were proposed to be rezoned from (C-2) Commercial District on West 8th and from (C-3) Commercial District on Broadway to (C-3A) Commercial District. A Public Hearing was held on March 13, 1975 at which time Council adjourned to allow residents and businessmen time to study the implications.

The adjourned Public Hearing was reconvened on May 27, 1975 and the application was approved by Council. The amending By-Law was enacted by Council on June 24, 1975.

Development Permit Application No. 71481 was applied for on September 15, 1975 to erect the proposed development at a floor space ratio of 3.74. The Development Permit Application was refused as the proposed development did not comply with the floor space ratio provision of the (C-3A) Commercial District Schedule.

On November 21, 1975 Appeal No. 20354 was filed by Ken Falk of William Graham Consultants on behalf of the Vancouver Neurological Centre requesting the relaxation of Section 1, Subsection H (2) (b) of the (C-3A) Commercial District to a floor space ratio of 3.80. The Appeal was disallowed by the Board of Variance on December 3, 1975.

The rezoning application was then applied for on December 18, 1975 together with a statement of rationale attached as Appendix B.

ANALYSIS

The Urban Design Panel considered the application at its meeting of March 18, 1976.

'The Panel found it difficult to comment on this proposal for lack of two major inputs:

1) A statement from the Central Broadway Study Group as to where this proposal meets or conflicts with the Central Broadway Guidelines.

2) More information is needed as to how this proposal and the adjoining Romses-Kwan project relate to one another.

In commenting on the design as shown in the plans and the perspective drawing, the Panel is not favourably impressed and feels that the massing and proportions appear awkward and not complementary to the adjoining proposal immediately to the east.

RECOMMENDATION: That the above be received as a progress report and that the Planning Department be asked for a clear statement as to how this proposal meets or conflicts with the Central Broadway Guidelines and that the applicant be advised of the Panel's comments and criticisms.'

Clause No. 8 Continued.

The Planning Department has received two development permit applications on West Broadway for developments at a floor space ratio greater than 3.0. The two are: 795 West Broadway which was refused as it exceeded the floor space ratio of 3.0 and; 601 West Broadway (Romses-Kwan project immediately east and north of the site) which was approved subject to several prior to conditions one of which is that the floor space ratio shall not exceed 3.0.

The proposed development does not conform with the City's objectives for Central Broadway as set out in the (C-3A) Commercial District Schedule and the Urban Design Guidelines for the Fairview sub-area as described below:

A) Fairview Sub-Area; (3.5) Height Restrictions

New development in the blocks between 6th and 10th, Heather to Cambie should not obstruct views of City Hall from the downtown and bridges crossing False Creek. Roof elevations should not exceed the city elevation of 250 feet.

Maximum Height Proposed	Urban Design Guidelines
108 feet (8 storeys)	70'; 6 storey maximum

B) Shade effect on residential development immediately north of the site across the lane (proposed by Romses & Kwan). These residential units would be considerably affected by the bulk and height and the office tower above the 70 foot limit, particularly as a considerable part of the building's bulk is concentrated near to the rear property line.

C) The lack of relationship and continuity of form between this development and its neighbours. Roof parapet heights of the ground level retail development fronting on Broadway do not relate to either the existing London Drugs building to the west or to the proposed office/commercial development planned immediately to the east.

The architectural form and facade expression, namely a solid concrete shell with punched out window openings, bears little relationship to the predominant glass and aluminum curtain wall construction of the adjacent development to the east.

The proposed rezoning, if approved, would create an isolated (CD-1) Comprehensive Development District at a higher bulk and floor space ratio than permitted under the (C-3A) Commercial District.

There is no justification for the creation of an isolated (CD-1) Comprehensive Development District with a larger floor space ratio than permitted by the (C-3A) Commercial District Schedule.

The Vancouver City Planning Commission when considering the application at its meeting of March 3, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: Mr. T. Manrell, Vancouver Neurological Centre.
Mr. D. Jenkins, William Graham Consultants.

RECOMMENDATION

9. 830 Campbell Avenue - Development Permit Application #72975
Senior Citizens' Housing Development.

The Director of Planning reports as follows:

"Development Permit Application #72975 has been filed by Hin-Fong Yip, Architect, on behalf of the Vancouver Chinatown Housing Society, to construct a 3-storey, 68-dwelling unit Senior Citizens' apartment building on this site (City-owned land).

The site is located on the east side of Campbell Avenue between Union Street and Prior Street.

City Council, on August 15, 1975, approved the sale of this land to the Vancouver Chinatown Housing Society, subject to conditions, one of which was:

'That the Society makes the necessary rezoning application and obtains rezoning for CD-1 to permit senior citizens' housing and personal care home, with a maximum floor space ratio of 0.75.'

The development permit application has now been processed and the development as proposed would comply with the existing RM-3 Multiple Dwelling District Schedule. The floor space ratio proposed would be 0.882 (considerably less than the maximum which could be permitted on this site according to the RM-3 District Schedule). It is considered that the development as proposed would be suitable in this area and, in order to expedite the issuance of this development permit, it could be dealt with under the existing zoning without the necessity of first rezoning the site to CD-1.

The Director of Planning, after receiving advice from the Development Permit Staff Committee, has approved this Development Permit Application for the construction of a senior citizens' apartment building on this site containing 68 dwelling units, subject to several conditions, including that prior to the issuance of the development permit, it be recommended to City Council that Council's previous resolution of August 15, 1975, be amended to permit the issuance of this development permit under the existing RM-3 District Schedule with a maximum floor space ratio of 0.882 as proposed, prior to the site being rezoned to CD-1.

It is recommended that the Council resolution of August 15, 1975 be amended to read:

That Development Permit Application #72975 be issued under the existing RM-3 District Schedule with a maximum floor space ratio of 0.882, prior to the site being rezoned to CD-1."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554-5

Manager's Report, April 2, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) January 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
January						
2	Bank of British Columbia	Jan 12/76	$ 1,253,157.53	$ 1,250,000.00	10	9.22
6	Mercantile Bank of Canada	Mar 31/76	1,022,356.16	1,000,000.00	85	9.60
7	Banque Canadienne Nationale	Apr 1/76	1,500,000.00	1,467,533.40	85	9.50
12	Royal Bank of Canada	Apr 15/76	1,536,698.63	1,500,000.00	94	9.50
13	Mercantile Bank of Canada	Apr 15/76	1,023,695.89	1,000,000.00	93	9.30
14	Royal Bank of Canada	May 14/76	2,061,328.77	2,000,000.00	121	9.25
15	Royal Bank of Canada	Jun 15/76	1,038,728.77	1,000,000.00	152	9.30
	Royal Bank of Canada	Jul 15/76	1,046,372.60	1,000,000.00	182	9.30
16	Royal Bank of Canada	Apr 15/76	2,557,020.55	2,500,000.00	90	9.25
	Canadian Imperial Bank of Commerce	Apr 30/76	1,539,914.38	1,500,000.00	105	9.25
20	Bank of British Columbia	Apr 15/76	766,363.56	750,000.00	86	9.26
21	Provincial Bank of Canada	May 14/76	1,000,000.00	972,024.00	114	9.215
22	Royal Bank of Canada	May 17/76	1,029,397.26	1,000,000.00	116	9.25
26	Mercantile Bank of Canada	May 14/76	1,027,473.97	1,000,000.00	109	9.20
	Mercantile Bank of Canada	May 14/76	1,027,473.97	1,000,000.00	109	9.20
27	Mercantile Bank of Canada	Jun 15/76	1,552,931.51	1,500,000.00	140	9.20
28	Bank of Nova Scotia	Jun 15/76	1,294,032.53	1,250,000.00	139	9.25
29	Royal Bank of Canada	Jun 15/76	2,586,013.70	2,500,000.00	138	9.10
30	Greater Vancouver Sewerage & Drainage District	Feb 20/76	998,081.69	992,997.00	21	8.90
			$25,861,041.47	$25,182,554.40		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures						
January							
19	City of Van. 10.0%	Dec 16/94	$50,000.00	94.75	$47,375.00	19/11	10.65
29	City of Van. 6.0%	Jun 15/80	1,000.00	88.375	883.75	4/5	9.28
			$51,000.00		$48,258.75		

Cont'd . . .

Clause #1 continued:

3. CEMETERY PERPETUAL CARE FUND (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
Debentures						
City of Van. 5.5%	Mar 1/77	$1,000.00	96.25	$ 962.50	1/1	9.15
City of Van. 5.5%	Nov 15/79	2,000.00	88.15	1,763.00	3/11	9.25
City of Van. 6.0%	Jun 15/80	1,000.00	88.375	883.75	4/6	9.30
		$4,000.00		$3,609.25		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts & Government Notes ."	$49,297,577.37	$48,069,198.60

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for January 1976 be approved.

INFORMATION

2. Tender Awards

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Policemen's and Firemen's Shirts
Policemen's and Firemen's Oxfords and Boots
Street Lighting Steel Mast Arms
Supply and Delivery of Meters for Waterworks Services

Copies of the Details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION."

RECOMMENDATION

3. Lot 1, Block 2, N/W1/4 Section 24 T.H.S.L., Plan 15707
Situated: S/E Corner of Venables & Renfrew Streets.
Residences for Senior Citizens

The Director of Legal Services reports as follows:

"On December 10, 1974 City Council approved the sale of Lot 1, Block 2, N/W 1/4 Section 24 T.H.S.L., Plan 15707, to the Provincial Government with the condition that the site be used for senior citizens housing.

On February 20, 1975 the site was sold to the Provincial Government and the City registered against the Provincial title an option to repurchase the property. The option is so framed

Cont'd . . .

Clause #3 continued:

that the City agreed to refrain from exercising the option only until February 20, 1976 at which time the City could exercise the option if construction had not advanced to the point of completing the foundation walls. Subsequent to the option to repurchase the City also registered against the Provincial title a municipal covenant restricting use of the property solely for housing of the elderly who qualify for assistance.

The project is to be built and operated by the B. C. Housing Foundation. It was originally contemplated that the Provincial Government lease the property to the B. C. Housing Foundation. However, the Provincial Government is now going to sell the property to the B. C. Housing Foundation. The difficulty arises because in the Province selling to the Housing Foundation, the City's option and municipal covenant remain registered against the property and because the Provincial Government wishes also to retain in its favour an option to repurchase to ensure development in much the same way as the City has retained its own option. The Provincial Government also wishes to place a similar covenant against the property in the same way that the City has to ensure that it is used only for housing elderly people. Of course, the Provincial option has little value when it is registered subsequent to the City's option and for this reason, the Provincial Government has suggested some modification of the City's rights which would little prejudice the City but would much enhance the Provincial position.

The solicitor for the Provincial Government has proposed that the City's option be modified so that the City will not exercise same unless construction has not commenced as of June 1, 1977 (here it should be noted that at the request of the Provincial Government and the Housing Foundation City Council on February 10, 1976 has already resolved that the City refrain from exercising its option until December 31, 1976). The Province also proposes that the existing municipal covenant in favour of the City be discharged and replaced with a similar covenant in favour of both the City and the Province. The proposed modifications do little other than delay exercise of the City's option. However, the Provincial Government is also wishing that the City's option be made subject to the proposed C.M.H.C. construction financing mortgage. Of course, C.M.H.C. would not advance any money unless its mortgage is prior to the City's option.

Accordingly it is recommended that:

(1) the City's option to repurchase be amended so that the City shall refrain from exercising the option until June 1, 1977;

(2) the existing municipal covenant in favour of the City be discharged and replaced with a similar covenant in favour of the Provincial Government and the City to ensure that the property is used only for housing of the elderly, such covenant otherwise to be to the satisfaction of the Director of Legal Services;

(3) the proposed C.M.H.C. financing mortgage be advanced ahead of the modified option in favour of the City."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

4. False Creek Development - Area 6 - Easement Requirements

The Director of Legal Services reports as follows:-

"Four of the enclaves in Area 6 will be served by single underground parking facilities. By reason of the location of the exits and entrances to these parking facilities some of the lessees of the lots within the enclaves will require rights of access through adjoining lots. In addition some of the lessees will require rights of access over adjoining lots in the event of fire or other emergency. Following are the lessees and properties involved:

(1) Enclave No. 1 - Lots 1 and 2

The entry to the underground parking facility serving this enclave is on Lot 1 and the exit is on Lot 2. Lot 1 is being leased by the City to Frank Stanzl Construction Ltd. and Lot 2 is being leased to Kiwanis Club of Uptown Vancouver. Each of the lessees will require an easement through the property of the other. To comply with the requirements of the Building Department the Kiwanis Club must obtain an easement over Lot 1 as a means of escaping from Lot 2 in the event of fire or other emergency.

(2) Enclave No. 2 - Lots 3, 4 and 5

The entry and exit to the underground parking facility serving this enclave is located on Lot 5. Lot 3 is being leased by the City to The Bertha O. Clarke Society and Lots 4 and 5 are being leased to Frank Stanzl Construction Ltd. The Society will require an easement over Lots 4 and 5 and the Company will require an easement over Lot 5.

(3) Enclave No. 3 - Lots 7 and 8

The entry and exit to the underground parking facility serving this enclave is located on Lot 7. Lot 7 is being leased by the City to Frank Stanzl Construction Ltd. and Lot 8 is being leased to the Creek Village Building Co-Operative Association. The Association will require an easement through Lot 7.

(4) Enclave No. 7 - Lots 25, 26 and 27

The entry to the underground parking facility serving this enclave is on Lot 27 and the exit is on Lot 26. Lots 25, 26 and 27 are being leased by the City to Frank Stanzl Construction Ltd., the Lower Mainland Society for Residences for Physically Handicapped and the University Non-Profit Building Society respectively. The lessees of Lots 26 and 27 will require easements through the property of the other. To comply with the requirements of the Building Department the Society for the Physically Handicapped must obtain an easement over Lot 25 as a means of escaping from Lot 26 in the event of a fire or other emergency.

To ensure that the easements will not terminate during the terms of the leases it is advisable to have the easements granted to the City for itself and its lessees. Under these easements the City would assume a share of the cost of maintenance, insurance and similar operating expenses and the City would require the lessees to reimburse to it such costs under the terms of their respective leases.

Cont'd . . .

Clause #4 continued:

It is recommended that the City enter into easements with The Bertha O. Clarke Society, Frank Stanzl Construction Ltd., Kiwanis Club of Uptown Vancouver, Creek Village Building Co-Operative Association, The Lower Mainland Society for Residences for the Physically Handicapped and the University Non-Profit Building Society respectively as required under items 1 to 4 above, such easements to be satisfactory to the Director of Legal Services.

In anticipation of the commencement of Phase II of the False Creek Development it is further recommended that the City enter into such easements and agreements with the developers of this phase in respect of underground parking facility access, emergency exits and similar purposes as the Director of Legal Services may deem advisable from time to time and in the best interests of the City, such easements and agreements to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

5. 1976 Basic Capital Budgets - Sewers and Water Works

The City Engineer and Director of Finance report as follows:

"City Engineer

Council on 16 September, 1975 approved in principle 1976-80 Five-Year Programs of $29,133,000 for Sewers and $12,900,000 for Water Works. These programs had been prepared and reviewed as parts of the overall Capital Program but, under the Charter, were not presented in the 8 October, 1975 Plebiscite. Specific approval and borrowing authority were to be dealt with each year in the Capital Budgeting process.

Capital Budgets for the calendar year 1976 have been prepared for these two programs. These are summarized on the attached table and the projects and items are listed in the '1976 Basic Capital Budgets-Projects Detail' distributed to the Members of Council. Some of the projects are specific and approval of this report will be authority to proceed with these. Others are less specific and it is noted in the Project Detail that specific items will be advanced for approval from time to time in accordance with prescribed procedures.

Director of Finance

I have reviewed the City Engineer's submissions and they are in general accord with the Five-year programs on which they are based.

Borrowing for Sewers and Water Works does not require voter approval and so is not affected by defeat of the October plebiscite. Even if an on-going policy of pay-as-you-go capital financing is adopted, continuing to finance Sewers and Water Works from borrowing, at least for a period of years, will ease the transition. The 1976 pay-as-you-go Capital program approved by Council assumed continuing borrowing for Sewers and Water Works.

As indicated on the attached table, these budgets draw the last of the 1971-75 Sewer Program and the first parts of the two 1976-80 Programs. Borrowing authority for the former has already been given, as noted.

RECOMMENDATIONS

We RECOMMEND that the 1976 Basic Capital Programs for Sewers and Water Works amounting to $6,650,000 and $3,269,000, respectively, be approved, subject to specific items being advanced for later approval as noted in the Project Detail; and that borrowing authority be given for the portions of these programs drawn from the 1976-80 Capital Plan."

The City Manager RECOMMENDS that the above report of the City Engineer and the Director of Finance be approved.

Cont'd

6. A. Restrictive Covenant Block 110, District Lot 541, Plan 15271 known as 1300 Block Burrard Street
B. Delegation Authority to Execute Restrictive Covenants

The Director of Legal Services reports as follows:

"Daon Development Corporation has made application to develop the above property and to subdivide the property into two lots. It has been agreed by the Development Permit Board that the permit be issued if a restrictive covenant is filed in the Land Registry pursuant to Sec. 24A of the Land Registry Act that both of the newly created lots be developed as though they had not been subdivided and in accordance with the plans and specifications submitted in the application for a Development Permit and guidelines for an office building as recommended by the Director of Planning. Daon has executed the agreement but the City is also required to sign it because of a covenant requiring that a discharge or release of the agreement be provided upon completion of the project in accordance with the Development Permit or if the construction is not commenced within the time permitted by the Development Permit.

It is anticipated that the City will become more involved in the use of restrictive covenants of this sort and it is reasonable that Council delegates the execution of these agreements if the covenant on the part of the City relates only to an obligation to provide a release upon completion or non-commencement of the Development.

Recommended

A. That the Director of Legal Services be authorized to execute a Restrictive Covenant which is satisfactory to him pertaining to Daon Development Corporation to develop Block 110, District Lot 541, Plan 15271.

B. That the Director of Legal Services and the Director of Planning be authorized to execute Restrictive Covenants on behalf of the City where the only covenant by the City is to release or discharge the covenant in the event the development is completed or not commenced."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 556

PROPERTY MATTERS

RECOMMENDATION

1. City Lot B etc. and Provincial Government Lot D.L. 5317 Situated West of Burrard Street - South of Beach Avenue

The Supervisor of Property & Insurance reports as follows:-

"The City owns Lot B of 22-25, Block 14, D.L. 185 and leases D.L. 5317 from the Provincial Government. Portions of this property have been developed by the Parks Board as the Aquatic Centre and parking for patrons.

The Jib Set Sailing School Ltd. is constructing a building on Provincial Government Water Lot 5832, which they lease.

Council, November 18th, 1975, authorized the lease of a portion of D.L. 5317 (shown on the attached plan) to the Jib Set for 6 parking spaces; the balance to be landscaped.

It was envisaged that utilities for the building would be provided from Beach Avenue through Lot X, Plan 11447 which is occupied by the Wharf Restaurant.

However, a survey shows that the Wharf Restaurant is so close to the property line that there is insufficient space for utilities.

The Jib Set ask that they be allowed to install underground utilities through that portion of City Lot B shown on the attached plan, subject to the following terms & conditions:-

1. Use - Underground utilities.

2. Term - March 1st, 1976, to December 14th, 1979, (Note: December 14, 1979, is the expiry date of the City's lease of D.L. 5317 from the Provincial Government).

3. Option to Renew - In the event that the Provincial Government renews the City's lease of D.L. 5317, the JIB SET to have the right to renew until February 14th, 1992, or the expiry date of the City's lease, whichever is the earlier (same terms as existing lease.

4. Rent - $30.00 per month for the first 2½ years.

5. Rental Review - Every 2½ years and to be the equivalent of the gross market rental value of 1½ parking stalls. Market rental value to be established by comparisons.

6. Liability - Lessee to carry public liability insurance in an amount satisfactory to the Director of Legal Services.

7. Condition - Lessee to restore and maintain area (presently consisting of blacktop, curbs and landscaping) to a condition satisfactory to the Parks Board.

8. Costs - All costs of preparation of agreements and surveys to be borne by the lessee.

9. Restoration - Lessee to restore area to a condition satisfactory to the Parks Board and the City Engineer within 60 days of the last day of their occupancy of the building on W.L. 5832.

The Superintendent of Parks has indicated his approval of the proposal.

The Supervisor of Property & Insurance is of the opinion that the rent is realistic.

Clause #1 (Cont'd)

RECOMMENDED That

A. The portion of City Lot B of 22-25, Block 14, D.L. 185, be leased to the Jib Set Sailing School Ltd., subject to the foregoing terms and conditions.

B. The use of a portion of D.L. 5317 leased to the Jib Set by Council Resolution November 18th, 1975, be extended to include the installation of underground utilities."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Sale of Properties

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders and is recommended for acceptance, being the highest offer received."

Lot 3, except South 10 feet, Block 294, D.L. 526, Plan 590 AMD
South Side 6th Avenue between Spruce and Alder Streets

NAME	APPROXIMATE SIZE	SALES PRICE	TERMS	CONDITIONS
Creative Community Developments Ltd.	50' X 110'	$75,005.	City Terms @ 11%	Property is above street level and below lane area level, bulkhead agreement required and purchasers must satisfy themselves as to access.

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received, be accepted and approved under the terms and conditions set down by Council.

3. Acquisition - 1432 Rupert Street

The Supervisor of Property & Insurance reports as follows:

"The above property is in Rupert Park Extension and has been offered for sale. The City owns the property on both sides of the subject property and the agent for the owner indicates that the most likely use would be for the present house to be demolished and a new house erected on the site. The Parks Board is anxious to acquire the property for eventual development.

This property consists of a one storey non basement frame dwelling on post foundation erected in 1940 on a lot 34.25' X 121', zoned RS-1. The dwelling is approximately 438 square feet and contains 2 rooms, 4 fixtures of plumbing, is heated by an oil stove, with patent shingle roof and siding exterior. The exterior of the dwelling is well maintained but the interior could stand some maintenance. There is also a small storage shed on the property.

Clause #3, (Cont'd)

Following negotiations with the agent the owners have agreed to sell for the sum of $37,500.00 as of March 31, 1976 with rent free possession until April 30, 1976. The owner wishes to rent the premises on a month to month basis after this date.

This price is considered to be fair and reasonable and represents market value in the area. It is proposed that the property be rented until it is required for development of the park at which time the buildings will be demolished.

RECOMMENDED that the Supervisor of Propery and Insurance be authorized to acquire Lot 3, Block 86, Section 29 T.H.S.L. for the sum of $37,500.00 on the foregoing basis, chargeable to code #561/3801, Land Purchase Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

4. Lease - Lots 21 to 24, Block 203, D.L. 526-1505 West 3rd Ave.

The Supervisor of Property & Insurance reports as follows:-

This property was leased to Marine Estates Limited for five years terminating on January 31st, 1976, at a rental of $166.66 per month, plus taxes. Marine Estates Limited had an option to renew, but did not exercise this option and are on month-to-month rental ending March 31st, 1976.

The building located on this site consists of a single-storey concrete block structure containing office, storage and repair shop space with a total area of 2,403 sq. ft. Said building reverted to the City on January 31st, 1976.

This building was sub-let to Grizzly Mine & Mill Equipment Ltd. by Marine Estates Ltd. on a month-to-month basis. Grizzly Mine & Mill Equipment Ltd. have now asked to lease the property for five years.

Following negotiations, said company has agreed to the following:-

Use - Machinery Repair and Office.

Term - May 1st, 1976 to April 30th, 1981.

Rent - For the month of April, 1976, to be $400.00 plus 1/12 of annual taxes, as if levied.

Commencing May 1st, 1976, for 2½ years $650.00 per month, plus 1/12 annual taxes, as if levied.

Review - Every 2½ years and to be market rental value, plus taxes as if levied.

Repairs - Lessee to repair to the standard of a prudent owner. City to be responsible for structural repairs. Lessee to be responsible for all bulkheads.

Liability-Lessee to hold City harmless for loss or damage caused by objects falling off Granville Bridge or ramps.

Clause #4 (Cont'd)

Outgoings - All outgoings to be paid by Lessee.

By-laws - Lessee to obey all City By-laws.

Agreement - Satisfactory to the Director of Legal Services.

It is noted that the above rent is realistic and represents market value.

RECOMMENDED That the Supervisor of Property & Insurance be authorized to lease the above property to Grizzly Mine & Mill Equipment Ltd. subject to the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

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MANAGER'S REPORT

April 1, 1976

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Langara Peripheral Fitness Circuit - Additional Funds

The Director of Finance reports as follows:

"The Board of Parks and Recreation has forwarded the following resolution requesting additional funds amounting to $30,400 for completion of the fitness circuit at Langara:

"LANGARA L.I.P. APPLICATION FOR PERIPHERAL FITNESS CIRCUIT

"It was reported that the Mayor was unsuccessful in having the Federal Government increase the grant from $31,500 to $45,000 as requested. The Provincial Government agreed to a 1/3 grant of the original estimated cost of the project of $150,000. The City's Standing Committee on Finance & Administration had agreed that the Board should again request the Mayor and Members of City Council to increase the City's allocation of the project from $38,100 to $68,500 to allow for a total project of $150,000 rather than a reduced project of $92,800.

"It was regularly moved and seconded,

"RESOLVED: That the Board pursue this matter with City Council.

- Carried."..."

Report of the Director of Finance

The estimated cost of the Project is	$150,000	
Funds approved to date:		
Federal L.I.P.	31,500	
City Share L.I.P.	38,100	
Provincial Grant (1/3 recreation facility)	34,800	
		$104,400
Additional amount required to complete		45,600
Parks Board request for additional funds		30,400
Increase in Provincial Grant if additional City funds approved		15,200
		$ 45,600

If City Council approves the Parks Board request for additional funds then the sharing would be as follows:

Federal L.I.P.		$31,500	
City Share L.I.P.	$38,100		
City Share Additional	30,400	68,500	
Provincial Grant (1/3 or 150,000)		50,000	
			$150,000

Federal L.I.P.

City Council on September 4, 1975 approved the submission of an L.I.P. Project to the Federal Government to be cost shared as follows:

	City	Federal	Total
Langara Development	$52,357	$45,000	$97,357

The L.I.P. application represented the "Labour Intensive" element of the work to be undertaken within the L.I.P. time frame (November 1975 to June 1976).

The Project was approved by the Federal Government at a reduced level which was subsequently approved by Council on December 16, 1975 as follows:

Langara Development	$38,100	$31,500	$69,600

City Council, on December 16, passed the following resolution regarding the above reduction.

"That the Mayor be requested to contact the Federal Government and request that the grant for the L.I.P. Project at Langara be increased to the amount originally requested in view of the pending grant from the Provincial Government."

As stated in the Parks Board minutes, the request for an increase in the Federal L.I.P. sharing was unsuccessful.

Provincial Community Recreation Facilities Fund Grant

City Council authorized the Parks Board to apply for a $50,000 (1/3 of $150,000) Provincial Recreation Grant based on the original L.I.P. cost sharing. In order to receive the full 1/3 sharing amounting to $50,000, the Provincial Government requires that the balance of funding be established.

The present approved funding of $69,600 (City - $38,100 and Federal - $31,500) will reduce the 1/3 Provincial Grant from $50,000 to $34,800.

Consideration

The Director of Finance submits, for Council consideration, the request of the Board of Parks and Recreation for additional City funds amounting to $30,400 that together with the increase in the Provincial Grant of $15,200 would provide $150,000 to complete the project, funds to be provided in the 1976 Revenue Budget."

The City Manager submits the foregoing report of the Director of Finance f r Council CONSIDERATION.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 18, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 18, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Mayor Phillips Alderman Boyce Alderman Harcourt Alderman Rankin
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Property Endowment Fund - Transfer of Property

City Council on March 9, 1976 deferred the attached clause of the Manager's report dated March 5, 1976 pending a progress report from the Property Endowment Fund Board.

The Committee had for consideration a memorandum from the Property Endowment Fund Board dated March 15, 1976 as follows:

"On May 29, 1975, City Council established the Property Endowment Fund to:

(a) maintain or increase the city's ownership of strategic land in the City of Vancouver;

(b) support the city's planning and development objectives;

(c) produce a reasonable return on the city's investment in properties consistent with the city's planning and development objectives.

The Board has spent the last months reviewing the city's entire land inventory and establishing appropriate procedures to carry out its responsibilities as an administrative body working on Council's behalf.

ADMINISTRATIVE PROCEDURES

The Director of Finance is nearing completion of the required accounting procedures necessary for the Council to measure how well the P.E.F.B. is doing in managing the city's land and to treat the P.E.F. as a separate entity in the City's annual financial statements.

THE PROPERTY ENDOWMENT FUND

In reviewing the city's land inventory, a number of administrative steps and principles have been adopted:

Cont'd . . .

Clause #1 continued:

(i) The Director of Finance will submit reports to Council requesting Council's approval of the land transfers necessary to establish the Property Endowment Fund.

(ii) At the end of each year, the Property Endowment Fund Board will submit an annual review to Council specifying the extent of the city's holdings and highlighting our progress in meeting our objectives.

(iii) The management of the Property Endowment Fund will be handled by the Property and Insurance Division of the Finance Department. The Board has authority to authorize negotiations for the sale or purchase of land but all agreements must be approved by Council before they are finalized.

The Property Endowment Fund Board RECOMMENDS these steps be approved.

THE DISPOSITION OF CITY-OWNED LAND

The major task which the Property Endowment Fund Board has been involved in has been an assessment of the city's present land inventory. The Property Endowment Fund Board has followed the following procedure:

(i) Land is identified by Property and Insurance. The Engineering and Planning Departments are then asked to report any reservations they have on the land. When appropriate, other civic departments, such as the Park Board and Health Department, are contacted for their comments. The P.E.F.B. examines the property in light of planning, engineering and financial implications, and decides whether the land is free or should be held due to its strategic location, or for other reasons. This procedure has had a number of advantages. First, it has caused departments to review previous holds on the land, to decide if they are still justified. The Board serves as a clearing house for all concerns with regard to land and judgments are made with all factors taken into consideration. Property and Insurance is given the flexibility required to manage the Property Endowment Fund and lands' status is known.

The Property Endowment Fund Board RECOMMENDS that Council approve this procedure and that the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held.

(ii) The P.E.F.B. will submit particular pieces of land to Council through Council's Committees from time to time, to decide on the most appropriate use of a piece of land if it appears this land is of strategic importance to the city. To date, sites have been submitted to the Planning Committee and the Housing Committee for their consideration.

(iii) When the City sells land, prospective purchasers have the option of paying cash or using City terms, which consist of one-quarter down and one-quarter at the 6-, 12-, and 18-month intervals, with interest being paid on the unpaid balance. In the past, this interest income has gone into the General Revenue Fund of the City, and in 1975 amounted to approximately $47,000.

Cont'd . . .

Clause #1 continued:

Council has previously approved that the Property Endowment Fund should earn interest on its cash balances, at the average interest rate earned by the City on all its short-term investments. When the City sells land on terms, the Property Endowment Fund effectively loses the ability to invest the deferred payments and thereby earn interest income and on this basis it is quite proper for the interest income earned on deferred payments to be returned to the Property Endowment Fund. However, in order to establish this officially, the auditors require a proper Council resolution.

The Property Endowment Fund Board RECOMMENDS that interest earned on deferred payments of property sales from the Property Endowment Fund be credited to the Income Accounts of the Property Endowment Fund.

(iv) The Property Endowment Fund Board is an administrative body. It proceeds along guidelines established by Council and it can neither purchase nor sell land without Council approval. It is proving to be a valuable tool in managing the City's assets.

The Property Endowment Fund Board has just completed a review of the City's land inventory, and a full financial report will be submitted to Council by June. At present, the City's lands fall into nine categories:

Hold for Engineering purposes	7 sites
Hold for strategic or investment purposes	25 sites
Hold for Light Rapid Transit purposes	5 sites
Hold for Park purposes	8 sites
Hold for Housing purposes	15 sites
Hold pending Council direction (2 in Housing Committee; 13 in Planning Committee)	15 sites
Hold for Day Care	2 sites
Hold for possible joint venture	11 sites
Free for sale, subject to Engineering, Planning, Historic, Day Care, or Housing conditions	29 sites."

The Committee was reminded that the Board does not make decisions, it makes recommendations to Council. The terms originally set by Council for the Fund provided that an amount equal to the present net rents being received by the City should be included in the Revenue Budget, and that the Fund should work towards a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the Revenue Budget. Council sets priorities for the allocation of funds in the Revenue Budget.

It was felt that Council should be kept advised of all sites being held and that Council should establish conditions under which the sites are being held. Also, Council should be advised of any property that is "losing" a significant amount of money. It was agreed that copies of all minutes of the Property Endowment Fund Board meetings should be distributed to all Members of Council for their information; these minutes must be treated as confidential. It was suggested that interim reports should be given to Council by the Property Endowment Fund Board.

Cont'd . . .

Clause #1 continued:

Following further discussion it was

RECOMMENDED

A. THAT the recommendation in the Manager's report dated March 5, 1976 re Transfer of Property be approved;

B. THAT the Director of Finance submit reports to Council for approval of the land transfers necessary to establish the Property Endowment Fund;

C. THAT at the end of each year, the Property Endowment Fund Board submit an annual review to Council, with interim reports where appropriate, specifying the extent of the City's holdings and highlighting progress in meeting objectives;

D. THAT the management of the Property Endowment Fund will be handled by the Property and Insurance Division of the Finance Department. The Board has authority to authorize negotiations for the sale or purchase of land but all agreements must be approved by Council before they are finalized;

E. THAT any significant "losing" property be reported to Council;

F. THAT Council approve the following procedure and that the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held, such conditions to be reported to Council for approval:

"Land is identified by Property and Insurance. The Engineering and Planning Departments are then asked to report any reservations they have on the land. When appropriate, other civic departments, such as the Park Board and Health Department, are contacted for their comments. The P.E.F.B. examines the property in light of planning, engineering and financial implications, and decides whether the land is free or should be held due to its strategic location, or for other reasons. This procedure has had a number of advantages. First, it has caused departments to review previous holds on the land, to decide if they are still justified. The Board serves as a clearing house for all concerns with regard to land and judgments are made with all factors taken into consideration. Property and Insurance is given the flexibility required to manage the Property Endowment Fund and lands' status is known.";

G. THAT interest earned on deferred payments of property sales from the Property Endowment Fund be credited to the Income Accounts of the Property Endowment Fund;

H. THAT the memorandum from the Property Endowment Fund Board dated March 15, 1976 be received for information.

(Mayor Phillips, Alderman Boyce, Alderman Harcourt and Alderman Rankin left the meeting at this point.)

Cont'd . . .

2. Greater Vancouver Convention and Visitor's Bureau - 1976 Grant Request

The Committee had for consideration a Manager's report (copy circulated) dated February 20, 1976 on the Greater Vancouver Convention and Visitor's Bureau's grant request of $137,000 for 1976.

It was noted that City Council approved a grant of $125,000 in 1975 and the Bureau is requesting a grant of $137,000 for 1976 which would be an increase of 9.6% or $12,000 over the 1975 appropriation.

The Visitor's Bureau maintains that the City's responsibility respecting Vancouver tourism is defraying the costs inherent in "servicing visitors" to the City. However, Council's desire for financial restraint in 1976 is appreciated and applauded by the Bureau. Therefore, the Bureau requests that Council assume only $12,000 of the projected $27,000 increased costs of servicing visitors in 1976.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of $137,000 to the Graater Vancouver Convention and Visitor's Bureau for 1976.

3. University Women's Club - 1976 Grant Request

The Committee considered a Manager's report (copy circulated) dated February 24, 1976 in which the Director of Finance outlined the University Womens Club's request for a grant of $5,700 in 1976.

In 1975 Council approved a grant of $4,956.97, equal to the 1975 taxes of the University Women's Club (Hycroft). The Club is requesting a grant equal to taxes for 1976 estimated to be $5,700.

It was noted that the Club (Hycroft) does not qualify for a grant in lieu of taxes. The Committee noted that the Club does provide worthy community services not provided by other organizations. However, it was felt that it would be better to give an outright grant rather than setting a precedent of an annual grant equal to taxes.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of $5,000 to the University Women's Club.

4. Physical Asset Insurance

The Committee considered a Manager's report (copy circulated) dated February 25, 1976 in which the Director of Finance reports on investigations of the City's physical asset insurance by the City's brokers, Reed Shaw Stenhouse Ltd.

Cont'd . . .

Clause #4 continued:

The following is a letter received from Reed Shaw Stenhouse Ltd.:

"We refer to the minutes of the Council meeting of January 27, 1976, wherein we were instructed to investigate alternate approaches to insuring the above on behalf of the City, and report to your Standing Committee on Finance & Administration.

The Committee may recall that when we originally submitted our competitive bids on your insurances in 1973, we included two different "aggregate deductible" programmes. The inclusion of one form or another of aggregate deductible is the most logical way of reducing paid premium by the City.

However, it is our considered opinion that to attempt to negotiate an aggregate deductible with your existing Underwriters, at the commencement of the final year of your policy (April 1, 1976) would be a serious mistake. We believe a number of Underwriters would consider this as a major change to terms and seize the opportunity to retire from your risk.

We firmly recommend that the market research into the aggregate deductible question should be deferred until approximately January 1977, in time for the April 1, 1977 renewal date. It is hoped that by that date, your loss experience will have improved by virtue of the increased "each and every" deductible and that the insurance industry, generally, will have stabilized somewhat.

We will, of course, want to discuss the matter with you in greater detail before approaching the market, but some alternatives which could be considered are as follows:

1. An each and every loss deductible of $15,000, subject to an annual aggregate deductible of $100,000.
2. An each and every loss deductible of $15,000 subject to an annual aggregate deductible of $500,000.
3. An each and every loss deductible of $50,000, subject to an annual aggregate deductible of $500,000.
4. An each and every loss deductible of $50,000, subject to an annual aggregate deductible of $1,000,000.

The final choice of the level of deductibility for "each and every" and "aggregate" figures will, of course, depend upon the premium reductions available from Underwriters. Unfortunately, at the moment, we are completely unable to even guesstimate the credits that will be generated by the application of varying levels of deductibility. This can only be determined by actual market research at the appropriate time.

One other feature which could be of assistance in marketing, would be the insertion of a loss limit in your policy of, say, $50,000,000 any one loss. This would limit the amount of market necessary to complete the risk and allow Underwriters to purchase that much less reinsurance, thereby keeping their costs down.

Cont'd . . .

Clause #4 continued:

At the moment, insurance is purchased for the full insurable value of City assets of $208,377,000. Once again, the choice of a loss limit would need careful consideration and our Engineering Department would be useful in this regard.

We will be pleased to discuss this matter further with you, at your request."

Following discussion it was

RECOMMENDED

THAT the City adopt the advice of Reed Shaw Stenhouse Ltd. regarding the City's physical asset insurance and, further, that the question of deductibles and any other options that may be available be considered in depth, before renewing the City's physical asset insurance for April 1, 1977.

INFORMATION

5. 1976 Civic Cultural Grants

Due to time restrictions this matter was deferred to the next meeting of the Finance Committee.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 557

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MARCH 18, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, 18th March 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Marzari, Chairman for Clauses 1 & 2
Alderman Rankin, Chairman for Clauses 3 to 6
Alderman Boyce - Clauses 3 to 6 only.
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Oktoberfest - Liquor Permit Application

The Committee had before it for consideration the following Manager's Report dated 23rd February 1976:

"The Director of Permits and Licenses reports as follows:

'A letter dated February 6, 1976, has been received from the Vancouver Oktoberfest Committee requesting Council's approval for a liquor permit to sell beer and champagne at this year's Oktoberfest.

The 7th annual Oktoberfest is to be held in the Showmart Building at the P.N.E. on 6 evenings; September 24, 25, and October 1, 2, and 8, 9 (Fridays and Saturdays).

This Ethnic Cultural function is sponsored by the German-Canadian Business and Professional Association of British Columbia and surplus funds from the event are donated to various community services and amateur sports.

Tickets to the Oktoberfest must be purchased in advance from the Vancouver Ticket Centers or from members of the Association. No tickets are available at the door.

The Police Department and P.N.E. Security Officer advise that Oktoberfest has not caused any serious problems in the past.'

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of the Committee. "

Following consideration, it was

RECOMMENDED

THAT Council approve of the application by the Vancouver Oktoberfest Committee for a liquor permit for the 1976 Oktoberfest.

Continued on Page 2. . .

INFORMATION

2. Ratification of Dispersal of Surplus Furniture

City Council, on 23rd October 1974, authorized the Director of Social Planning and the Standing Committee on Community Development to approve the sale of surplus furniture and equipment, for which the City had no further use, to non-profit organizations for a nominal sum.

Sales with an auction value up to $300.00 can be approved by the Director of Social Planning, but sales with an auction value over $300.00 are referred by the Director of Social Planning to the Standing Committee for approval.

Owing to the time lag between meetings of the Community Services Committee, the attached request for surplus furniture valued at $614.00 was approved verbally by a majority of the Committee members and ratification of their action was sought this date.

Following discussion, it was

RESOLVED

THAT the Community Services Committee approve of the request of the Christian Counselling Association to purchase surplus City furniture and equipment valued at $614.00 for $64.47.

RECOMMENDATION

3. Immigrant Services Centre

The Committee had before it for consideration a Manager's Report dated 4th March 1976 (circulated) on the Immigrant Services Centre which opened on 27th January 1975 at 8165 Main Street to serve immigrants in the southeast sector of the City.

The funding of the Immigrant Services Centre is shared by the Federal and City governments and to date the City of Vancouver has expended an amount of $42,382.00 on its operation. (Salary and Fringe Benefits $20,434.00 and Operating Costs $21,948.00.) The Federal Government has spent $58,816.00 in the same period.

In the report the Director of Social Planning and the Medical Health Officer recommend as follows:

1. City Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of $22,152 for the period April 1, 1976 to December 31, 1976 and an amount of $7,384 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.

2. City Council approve the operating costs of the Immigrant Services Centre in the amount of $17,993 for the period April 1, 1976 to December 31, 1976 and an amount of $5,997 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.

3. The Vancouver Resources Board be requested to share to the extent of 50% of the Centre's operating costs in 1976-77 and assume all those costs in 1977-78 should the Centre continue.

Continued on Page 3. . . .

Clause No. 3 Continued

Appearing before the Committee on this matter were Medical Health Officer Dr. G. Bonham, Senior Social Planner Mr. D. Purdy, Mr. R. McDougall of the Department of Immigration, Ms. Lorna Ashlee - Co-ordinator of the Centre, and Ms. Bonnie Code - Community Health Nurse at the Centre.

Mr. Purdy briefly reviewed the report, and in regard to Recommendation No. 3, pointed out that since the report was prepared he has learned the Vancouver Resources Board is not in a position to share in the cost of operating the centre this year.

The Committee felt therefore that Recommendation No. 3 should be amended to read that the Minister of Human Resources be requested to share in the operating cost.

Co-ordinator Ms. L. Ashlee told the Committee there has been a steady increase in the use of the centre, particularly in the past two months, and that continued growth is expected. In response to a question, she stated there are four East Indians on staff at the centre. East Indians comprise the majority of persons using the centre as they form the largest part of the immigrant population living in the area.

It was pointed out that the proposed Federal contribution listed as $49,140.00 in the report does not include the Co-ordinator's salary which the Federal Government also pays, bringing its total contribution for the period from 1st April 1976 to 31st March 1977 to approximately $65,000.00.

Following discussion, it was

RECOMMENDED

A. THAT City Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of $22,152.00 for the period April 1, 1976 to December 31, 1976 and an amount of $7,384.00 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.

B. THAT City Council approve the operating costs of the Immigrant Services Centre in the amount of $17,993.00 for the period April 1, 1976 to December 31, 1976 and an amount of $5,997.00 for the period January 1, 1977 to March 31, 1977 in advance of the 1977 revenue budget.

C. THAT the Human Resources Minister be requested to share to the extent of 50% of the Centre's operating costs in 1976-77 and assume all those costs in 1977-78 should the Centre continue.

INFORMATION

4. Detoxification Centre

Vancouver City Council, at its meeting on 28th May 1974, after considering a report from Alderman Rankin, as Chairman of the Special Committee Re Detoxification Centre, passed the following motion:

"THAT the China Creek Park Site be leased to the Alcohol and Drug Commission for $1.00 a year for the purpose of constructing a pre-fab Detoxification unit on the understanding that this action is not a precedent;

Continued on Page 4. . .

Clause No. 4 Continued

"FURTHER THAT three months notice be given to tenants affected by the unit to be located in the China Creek Park Site, and the Properties Department assist in relocating the tenants."

Further discussion on the matter at the Community Services Committee this date was called for by the Chairman who advised the Committee he has heard from a reliable source that the Minister of Health has apparently decided not to proceed with the China Creek Park detoxification facility. He pointed out the City and various other governments and agencies have discussed the matter of detoxification centres for close to ten years and that numerous reports on the subject have been compiled.

He termed the problem of chronic alcoholics being picked up by police and jailed, released and often picked up again, sometimes two or even three times the same day, as a "colossal waste" of human effort and funds. Any savings realized by not proceeding with the detoxification centre will only mean the expenditure of thousands more in police and court costs.

The facility at China Creek Park was to be a pre-fab unit initially for twenty beds and ultimately for forty.

During discussion of this matter, it was mentioned that the Province should consider enacting legislation whereby chronic alcoholics can be held for a short period, perhaps 72 hours, to permit the initiation of proper treatment. At present, some chronic alcoholics admitted to the Cordova Detoxification Centre leave within a few hours.

Alderman Boyce and the Medical Health Officer advised the Committee that they met with the Minister of Health recently on a variety of matters and had been told the Province was planning to proceed with the proposed detoxification facility on Pender Street rather than the China Creek Park unit and the Minister had apparently wanted to see what effect the Pender Street facility, along with the existing detoxification centre on Cordova Street, would have on the problem.

However, the Medical Health Officer advised he had heard the Cordova facility is closed while the Pender establishment has not yet opened. The Committee was in general agreement it should meet with the Minister of Health as soon as possible to clarify the situation and urge that the China Creek Park facility be proceeded with.

Following discussion, it was

RESOLVED

THAT the Community Services Committee seek a meeting with the Minister of Health at the earliest convenience to discuss detoxification centres; that the Medical Health Officer and Police be invited to attend the meeting; and that, if possible, the meeting be held on a Friday evening at the Vancouver Police Board Office, 312 Main Street.

Continued on Page 5. . .

5. Discrimination Against Children and Families with Children

The Committee had before it for consideration a brief (circulated) submitted by Mr. J. Vance, sociologist, on the topic of discrimination against families with children and the aged in securing housing.

Mr. Vance appeared before the Committee and explained he proposed to submit the brief to the Human Rights Commission the following day in Victoria and was seeking comment from the Community Services Committee on his brief.

There was a general discussion on this matter during which a Committee member inquired if Mr. Vance feels accommodation of every kind should be made available to persons with children, even if it is inappropriate.

Mr. Vance replied that at present, landlords determine what is appropriate by restricting the type of accommodation available to persons with children.

The Chairman cited an example in the City of Vancouver where an apartment project designed for families was approved by Council and won an award for its family-oriented design, but the owners later prohibited families from moving in.

The Committee noted the City does provide bonuses for developers who provide facilities for the handicapped and felt a similar provision could be made for developments which accommodate children; that developers could be required to include a certain percentage of dwelling units for families with children.

Following discussion, it was

RESOLVED

A. THAT the Community Services Committee endorse the general principle of the brief submitted by Mr. J. Vance on discrimination against families with children and the aged.

B. THAT the brief be referred to the Director of Social Planning for study and a report to the Community Services Committee on how the City can prevent discrimination against the aged and families with children seeking residential accommodation.

6. Red Door Rental Aid - Accommodation

A Ms. Gordon of Red Door Rental Aid appeared before the Committee and stated the organization has a $71,000.00 grant to operate a housing relocation service but has been given notice to vacate its premises on 4806 Main Street.

She inquired whether the City could assist Red Door in finding new accommodation of approximately 800 to 900 square feet.

She explained the office is presently leased from the School Board to the Area Council and Red Door Information Centre which sub-lease the space to Red Door Rental Aid.

Continued on Page 6. . .

Clause No. 6 Continued

Following discussion, it was

RESOLVED

THAT the request of the Red Door Rental Aid for assistance in acquiring new accommodation be referred to the Supervisor of Property and Insurance for report back to the Community Services Committee;

FURTHER THAT the School Board be requested to advise the Community Services Committee whether Red Door Rental Aid can remain in its present location.

The meeting adjourned at approximately 4:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 558

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III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 18, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 18, 1976.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt (Civic Business)
CLERK:	M. L. Cross

RECOMMENDATION

1. Detailed Design Guidelines Parking Areas - Temporary or Accessory. Downtown District.

The Committee considered a report of the City Manager dated March 8, 1976 (copy circulated) in which the Director of Planning submits for approval detailed Design Guidelines for surface parking areas in the Downtown District to replace existing guidelines in order to provide standards on which City staff and the Development Permit Board and Advisory Panel can consider such applications.

The Committee felt discussions should be held with the Park Board and the operators of the parking lots prior to approval of the guidelines.

RECOMMENDED

THAT the guidelines contained in "Section 6 Surface Parking Lots" be approved in principle as a basis for discussion with the Park Board and owners or lessees of parking lots for report back to the Committee.

INFORMATION

2. Central Waterfront Advisory Committee.

The Committee considered a memorandum dated March 9, 1976 from the Mayor, forwarding a copy of the report of the Central Waterfront Advisory Committee, as well as a copy of a memorandum dated March 10, 1976 from Alderman Kennedy to the Mayor. The Committee agreed to defer consideration of this item to the next meeting of the Committee and to invite representatives of the Planning and Engineering Departments, G.V.R.D., Marathon Realty and the Port Authority.

RESOLVED

THAT this matter be deferred for consideration at the Committee meeting of March 25, 1976.

RECOMMENDATION

3. Mount Pleasant Neighbourhood Improvement Program: Site Office and Budget.

The Committee considered a report of the City Manager dated March 4, 1976 (copy circulated) in which the Director of Planning reports on the establishment of a budget of $59,637.00 for the planning in the N.I.P. program for 1976.

After discussion, the Committee

RECOMMENDED

A. THAT Council endorse in principle the planning process as outlined in this report.

B. THAT Council approve the planning process budget for the Mount Pleasant Neighbourhood Improvement Program in detail as submitted as Appendix I to the City Manager's report dated March 4, 1976; the $10,000 funded for 'Other Departments' be referred by Minute of Authorization to the City Manager for approval at a later date when details are known.

C. THAT Council authorize the establishment of a site office to serve the Mount Pleasant Neighbourhood Improvement Program and instruct the Supervisor of Property & Insurance to locate appropriate office space.

D. THAT a temporary Clerk-Typist (student) be authorized for a period ending September 30, 1976, and that the Director of Personnel Services classify the position and submit his recommendation to the City Manager for approval.

4. Grandview-Woodland Area Planning.

The Committee considered a report of the City Manager dated March 11, 1976 (copy circulated) in which the Director of Planning reports on the persons elected to membership on the Grandview-Woodland Planning Committee.

James Barker	405 - 2336 Wall Street	(Resident property owner)
Rod Wood	303 - 2250 Oxford Street	(Resident property owner)
Andrejs Dicmanis	1462 Graveley Street	(Resident property owner)
Max Meyer	1557 Grant Street	(Resident property owner)
Michael O'Neill	1516 East 4th Avenue	(Tenant)
Tom Wong	1755 Frances Street	(Resident property owner)
Roy Blunden	2045 East Broadway	(Resident property owner)
Paul Kappeli	1943 East 7th Avenue	(Resident property owner)
Philippa Perez	2014 East Pender Street	(Resident property owner)
Dan Ballarin	1014 Victoria Drive	(Resident property owner)
Iris Dow	#1 - 1857 Parker Street	(Tenant)
Mary Adolph	1772 East 2nd Avenue	(Resident property owner)
Janet Lawton	1823 Graveley Street	(Tenant)
Roger Rizzardo	2042 East 3rd Avenue	(Resident property owner)
Peter Kennedy	2268 Cambridge Steeet	(Business person)
Henry Hulbert	2257 Oxford Street	(Tenant)
C. Y. Loh	1863 Powell Street	(Non-resident property owner)

Clause # 4 Continued.

The persons named to the four remaining positions will be reported to Council for approval when the vacancies are filled.

Specific target dates for the Grandview-Woodland Area Planning are as follows:

ITEM	TARGET DATE
Identification of community goals	July 31, 1976
Plan for priority neighbourhoods (possibly the apartment zones)	December 31, 1976
NIP Concept Plan (if applicable)	December 31, 1976
Plans for remaining neighbourhoods (industrial, single family, conversion and commercial zones - sequence to be established)	March 31, 1978
Completion of N.I.P. implementation	March 31, 1978

The Committee RECOMMENDED

A. THAT the persons named in the report of the City Manager dated March 11, 1976 be appointed as the Grandview-Woodland Citizens' Planning Committee and that the preliminary work program to December 31, 1976 be received.

B. THAT Alderman H. Bird be appointed as liaison Alderman for Grandview-Woodland.

5. City-owned Site Bounded by Great Northern Way, Carolina Street, 5th Avenue and Fraser Street.

The Committee considered a report of the City Manager dated March 11, 1976 (copy circulated) in which the Director of Planning provides a status report on the above-described City-owned property. A letter dated January 27, 1976 from the Superintendent of Parks to the City Manager was distributed at the meeting (copy circulated).

Discussion followed as to whether this land, purchased for housing purposes as agreed by Council in November, 1973 should be market or subsidized.

After discussion, the Committee

RECOMMENDED

A. THAT City staff, in consultation with local residents develop a modest density family housing scheme incorporating the existing or alternative playground facility for the city-owned lands bounded by Great Northern Way, 5th Avenue, Carolina Street and Fraser Street, and report back on specific proposals for either market or Assisted Home Ownership Program housing.

B. THAT City staff continue to explore alternative development for the land south of 6th Avenue between Glen and Keith Drives.

RECOMMENDATION

6. City-owned Properties Bounded by Heatley, Hawks and Malkin Avenues.

The Committee considered a report submitted for Information by the City Manager under date of March 5, 1976 (copy circulated) in which the Director of Planning provides a status report on the above-described lands.

One portion, a long, narrow, double fronting site at the intersection of Malkin Avenue and Atlantic Street was placed on the market as an industrial site but none of the bids received were acceptable in terms of price offered. Another portion represents the site of the new fire hall. A one acre parcel on Prior Street was released to the Indian Friendship Centre Society. The remainder of the latter portion is to be discussed with representatives of the Indian Friendship Centre Society and the Strathcona Property Owners and Tenants Association with respect to the future joint development of the land. This discussion has not taken place.

SPOTA have also requested this site for a greenhouse and gardening project.

The Committee felt it might be possible to use the remainder of the site for an industrial warehousing site. It was agreed the Director of Planning should contact representatives of SPOTA and advise them that Council does not wish this land to remain idle.

RECOMMENDED

A. THAT "Portion A" as indicated on the map attached to the report of the City Manager dated March 5, 1976 continue to remain on the market.

B. THAT the Director of Planning meet with representatives of the Strathcona Property Owners and Tenants Association to discuss development of the land indicated as "Portion D" on the above-described map, and report back.

C. THAT the Strathcona Property Owners and Tenants Association be advised that as the greenhouse project will not receive funding under the UN Demonstration program, there is no commitment by Council to make the land available to SPOTA for a $1.00 year rent; for a period of up to five years.

The Meeting adjourned at approximately 5.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 559

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

March 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held at the Vancouver Public Library, 750 Burrard Street, on Thursday, March 25, 1976 at approximately 9:45 a.m.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Alderman Bird
Alderman Harcourt
Alderman Cowie - (for a portion
Alderman Kennedy - of the discussion)

ALSO PRESENT: Alderman Boyce
Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Proposed Lane Closure - Development Permit Application #72224 "Marketplace" - 1000 Block Robson Street

The Chairman advised that this application went before the Development Permit Board on March 1, 1976 but a decision with respect to the development concept was not arrived at due to unanswered questions regarding the lane, housing, parking, and the economic impact on the remainder of Robson Street. The Board agreed that the three involved departments - Engineering, Planning and Social Planning would report on the pros and cons of the proposed use of the lane by the applicant, with the broader aspects also being discussed.

The Chairman agreed to hear presentations from the developer, the Director of Planning, the Director of Social Planning and the City Engineer, after which members of the audience could present their views or ask questions of the developer or City officials.

Mr. R. Street, representing the N. B. Cook Corporation and Anchorage Investments, the developers, outlined the proposed development for their lands in the 1000 Block Robson bounded by Robson, Thurlow and the Smithe-Haro Diversion.

The proposal would consist of a two level specialty retail centre of approximately 73,000 sq. ft. with 2½ levels of parking containing 380 spaces. A central courtyard would be constructed around the existing lane which would be closed except to emergency vehicles. The utilities would be left in the lane and it would become a pedestrian way. Vehicular traffic would be diverted onto the Smithe-Haro Diversion via a new 20 ft. lane from the developer's property.

Mr. Street advised that the developer feels this block as it exists is underutilized as a Downtown Core block -- there is inadequate parking -- 90% of the merchants have indicated they need more parking -- it should be a place for people, with small, personalized shops.

Cont'd . . .

Clause #1 continued:

They are trying a creative approach to development within the guidelines given to developers by the City.

Mr. R. Spaxman, Director of Planning, advised that the Development Permit Board and the Development Permit Advisory Panel feel the scheme has merit, as does the Planning Department. A decision on the lane closure has to be reached. If it is decided the lane should not be diverted, a new scheme would have to be looked for. The developer should try to fit the City's concerns into their development.

Mr. S. Adams, representing the Director of Social Planning, advised that they were in agreement with the partial closure and diversion of the lane provided a satisfactory settlement re the exchange of property is worked out and provided other aspects are resolved by the Development Permit Board, i.e. economic impact on Robson Street, and the impact on the downtown housing stock of the loss of 25 apartment units and 31 sleeping and housekeeping units.

Mr. W. Curtis, City Engineer, advised that he was required to make a firm recommendation on the closure of the lane, its effect on utilities, transportation, and servicing. He recommends against closure. Some of the points raised by Mr. Curtis are:

- there is a major development containing a courtyard only 2½ blocks away;
- the 62 shops should be spread out along Robson Street for a linear development in line with the City's desire to improve Robson Street as a pedestrian corridor;
- it would cost $280,000 to divert utilities from the lane onto City streets; repairs to the relocated utility lines would affect traffic;
- the developer does not propose to pay for the lane -- an exchange of land is proposed -- or for utility relocation -- making a subsidy to the development of $615,000.
- servicing, i.e. garbage collection, should be from lanes.

The Chairman opened the discussion to members of the audience.

Mr. James Barr, Michelle's Ladies Wear Ltd., opposed the shopping centre development and urged the Council Members to develop Robson Street as a linear shopping street.

Mr. Hans Mueller, merchant, indicated it was the N. B. Cook Corporation who killed the image of Robson Street by replacing 30 small stores with one huge development.

Ms. H. Kristiansen, Chairman of the Robson International Co-operative, advised that West End traffic and merchant's traffic should remain on Robson Street. The lane should be developed as a pedestrian place.

Ms. D. Becker, Director of four companies in the 1000 and 1100 Block Robson, stated that the 1000 Block Robson was a disaster area and someone should develop. The courtyard is a good idea but other merchants in other blocks should be able to benefit.

Cont'd . . .

Clause #1 continued:

Mr. W. Boynting, property owner in the 1000 Block Robson Street, supported the proposed development, including the closing of the lane.

Mr. H. Weinreich felt that before we decide whether to close the lane, we should know what kind of development we want for the whole area not just one development. Until there are people living downtown we should stop talking about livability. The lane should be kept open until we know what is going to happen in the whole area.

Mr. R. Mann, representing a property owner on Robson Street, adjacent to the Cook Corporation property, advised that if the lane is closed for a courtyard it should be integrated with the other merchants on Robson Street. The present singular approach of the development is isolating the existing commercial that will remain.

Mr. M. Wright felt the proposal had a certain amount of merit -- if the amount of parking was modified the traffic effect on surrounding streets would be modified. He is concerned about compensation for the lane. The residential component has merit and should be considered in the development.

Mr. H. Becker, merchant on Robson Street, felt the proposal had merit but has problems most merchants weren't aware of. He didn't feel a linear development was the answer.

Mrs. H. Symonds, member of the Board of the Community Planning Association, expressed concern over the loss of existing housing and urged Council Members to give very serious consideration to the demolition of this low rental housing.

Ms. O. Mott, representing the West End Community Council, advised that the organization has reservations about the development as it will take the interest away from Robson into the courtyard. They wouldn't be opposed to the closure of the lane if it was an extension of the pedestrian activity and would like to see the trend of small shops carried on and housing that is to be demolished replaced.

A merchant advised that without parking the businesses would suffer. There has to be a way for people to get from the parking to Robson. The parking spaces should not be monthly rental -- a good proportion should be for short-term parkers.

The Chairman advised that due to the length of the presentations and discussion, the comments of the Committee and other Council Members would have to be deferred to a future meeting.

RESOLVED

THAT the presentations of the developer and City Officials, as well as the comments of the public, be received.

The meeting adjourned at approximately 11:50 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 559

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

March 25, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, March 25, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of March 11, 1976, were adopted.

RECOMMENDATIONS:

1. Upgrading of Hotels: Fire By-law

The Committee had for consideration a Manager's Report dated March 18, 1976, in which the Fire Chief submitted a progress report on the program of upgrading hotels in compliance with the Fire By-law.

The Fire Chief reported that with the core area 90% completed the task force had extended the enforcement program to phase three encompassing 400 buildings. Ninety-day Orders had been issued to 230 buildings constructed prior to 1960 and the task force was currently gauging the degree of compliance. A number of owners, upon first contact, had indicated they would not comply because of conflicting reports in the press stating there would be a further study and a relaxation of the by-law requirements. Many of the buildings were handled by trust and realty companies who were obtaining estimates on renovations for sprinkler systems but were hesitant to sign contracts. Fourteen owners had signed contracts and thirteen buildings had completed the required upgrading.

The Fire Chief reported:

"The situation which is confusing the public is related to the fact that Council, by Resolution, has asked the Provincial Fire Marshal to study the Fire Bylaw upgrading program and make recommendations.

The Fire Marshal has indicated he is prepared to report on this by a tentative date of March 31, 1976.

The Housing Committee also asked the Rental Housing Council of B.C. to give some concrete cost figures of the renovations required to assess the economic impact on the community.

A meeting was held with the Chief Fire Prevention Officer and this group and it was agreed that the Rental Housing Council would contact a number of owners who had received orders and had received estimates.

It was also agreed that some of these buildings would be jointly inspected by contractors and the Chief Fire Prevention Officer to ensure the orders were being properly interpreted.

The Rental Housing Council of B.C. has not had time to arrange any joint inspections up to this date."

Cont'd . . .

Clause 1 Cont'd

The Chief Fire Warden addressed the Committee and advised the City's Fire By-law had been checked against those of other Canadian cities and was found to be consistent with accepted standards. The City of Winnipeg was slightly more stringent. The City's by-law was introduced before the Provincial Fire Marshal's Act was changed to incorporate requirements respecting means of egress from buildings. The Provincial Fire Marshal had indicated, unofficially, the City's standard was acceptable.

The Committee heard submissions from Mr. R.J. Dolman, Mr. P. Hallstein, Mr. R. Wilson, and Mr. R. Heller, on behalf of the Rental Council of B.C., suggesting that alternatives to sprinkler systems should be considered. The Rental Housing Council requested that enforcement of the by-law be suspended or relaxed until suitable alternatives had been developed in consultation with the owners and submitted the installation of sprinklers, or the upgrading to Section 38 standards, in older apartment buildings would be unnecessarily costly methods of preventing loss of life and would result in the removal of reasonably priced rental housing from the market.

Mr. Dolman advised a random sampling of thirty buildings revealed the average cost of installing sprinkler systems would be $1,491 per suite - the minimum of $750 and maximum of $2,631 varying with the type of construction of the building. Under the provisions of the Landlord and Tenant Act these costs could be passed on to the tenants, many of whom were elderly and on pensions. Mr. Hallstein demonstrated an inexpensive photo-electric smoke and heat detection device which he claimed was more effective and gave earlier warning of fire than a sprinkler system. Mr. Wilson referred to great technical advances in the past few years and pointed out this knowledge was not available when the City Fire By-law was written.

A resident of Tudor Manor requested the Committee consider a grading system for apartment buildings. She advised some of the residents of Tudor Manor had lived in the building up to 45 years; they kept their apartments immaculate and should not be classified with the high risk buildings. The aesthetics of sprinkler systems should also be considered, as cosmetic treatment would not entirely disguise the pipes.

Mr. A.F. Cottman, on behalf of tenants of 1101 Nicola Street, requested the Committee consider the following:

a. the by-law be amended by removing apartment blocks from the same category as hotels;

b. establish a point rating system for buildings;

c. set up an appeal process with an appeal board including a tenant residing in an apartment block outside of the core area which would come under the provisions of the by-law.

Mr. Bruce Yorke, Tenants Council of Vancouver, submitted that any costs incurred in upgrading premises should be shared and not borne solely by the tenants.

The Chairman pointed out the by-law had been introduced to protect the lives of those most vulnerable, the senior citizens, and so far as alternatives were concerned the City was bound by the Provincial Fire Marshal's Act and could not introduce provisions repugnant to the Act.

He was hopeful that the Provincial Fire Marshal could be present when Alderman Volrich's motion relating to the enforcement of the Fire By-law outside the core area was debated by Council.

Cont'd . . .

Clause 1 Cont'd

Following discussion, it was

RECOMMENDED,

A. THAT the Fire Chief be instructed to report to the Committee on:

1) a differential system between hotels and apartment buildings;
2) the respective merits of smoke and heat detectors as opposed to enclosed stairwells and fire doors;
3) investigation of a point grading system for buildings in consultation with representatives of rental owners and tenants groups.

B. THAT the Manager's Report dated March 18, 1976, be received.

2. Criteria and Guidelines for Family Housing

The Director of Housing addressed the Committee on a Manager's Report dated March 23, 1976, in which the Director of Planning reported as follows:

"During the past months, discussions have taken place with C.M.H.C. regarding the funding for some 200 family housing units submitted through City proposal calls.

The City Planning Department and C.M.H.C. informed the Director of Housing that they considered the form of housing proposed for family living was inappropriate. The applications indicated three storey walk-up (with elevator) apartment buildings. It was subsequently established that the City needed a set of guidelines and design criteria for such family housing proposal calls. The Planning Department has agreed to initiate the work for this item, but because of its other work programs and availability of the professional/expert staff needed to develop these guidelines, has indicated that the guidelines could not be produced before early summer. Because the guidelines are an essential pre-requisite of any further family housing proposal call the Chairman of the Housing Committee has suggested that a consultant architect be engaged by the City for the purpose of preparing such guidelines and criteria. The consultant architect would be responsible to the Director of Planning and would work in consultation with the Housing and Social Planning Departments. The estimated costs to prepare such criteria and guidelines is $2,000. The cost is fairly low because the Federal and Provincial Governments have already published family housing guidelines and much of this work can be utilized by the consultant in preparing guidelines appropriate for the City of Vancouver.

The Director of Finance advises that there are sufficient funds in the Public Housing Fund."

Following discussion, it was

RECOMMENDED,

A. THAT the Director of Planning be authorized to engage a consultant architect for the preparation of criteria and guidelines for family housing upon which a proposal call may be instituted.

Cont'd . . .

Clause 2 Cont'd

B. THAT the Director of Planning be authorized to spend up to $2,000 for the preparation of criteria and guidelines.

C. THAT the funds for such services be charged to the Public Housing Fund.

D. THAT the Manager's Report dated March 23, 1976, be received.

INFORMATION:

3. What Should Be Considered As Compact Housing

On December 18, 1975, after considering two housing proposals for sponsorship as demonstration projects under a joint City/ G.V.R.D. program the Committee instructed the Director of Planning to report further on why the proposals should be considered as compact housing.

The Committee had for consideration a Manager's Report dated March 11, 1976, in which the Director of Planning reported on the appropriateness of the two proposals which related to a duplex proposed by Mr. P. Wardle at the north-east corner of Trafalgar Street and First Avenue and a triplex proposed by Marathon Realty for one of ten undeveloped infill lots on the C.P.R. right-of-way located in Kitsilano Point. The Director of Planning reported as follows:

" In discussing and/or evaluating the appropriateness of these two proposals as demonstrating good quality compact housing, reference should be made to the objectives of the Compact Housing program as approved by City Council July 1975.

HOUSING DEMONSTRATION PROGRAM OBJECTIVE

The overriding objective of the Program is to demonstrate that medium density housing is an acceptable alternative to the detached single family house.

It is important to ensure that compact housing is not perceived as low cost, subsidized, or tract housing. Rather, compact housing is housing that provides the positive attributes of the traditional single family house in a manner that uses less land; it is an alternative between the detached house on 33-66 foot lot and the three storey apartment building.

Families can no longer afford the high cost of a detached single family house and hence they are turning to compact housing as the only economic housing available. However, most of the compact housing currently being built does not meet the requirements for good family living. The Demonstration Projects provide an opportunity to find out if innovations in the design, construction, and management of compact housing can improve its liveability for families.

Economically it makes sense for a municipality to encourage compact development in areas where existing community services/facilities are under-utilized, and where it is acceptable to the surrounding area residents.

What we learn from these demonstration projects can be applied to private market housing elsewhere in the City and the Region where land costs are lower, and to socially assisted housing in which the constraints of time and funding make it very difficult to experiment with new ideas.

In response to the Standing Committee on Housing and Environment request, the following reasons are given for sponsoring these developments as "Compact Housing" Demonstration Projects:

Cont'd . . .

Clause 3 Cont'd

FIRST AVENUE AND TRAFALGAR STREET

1) the scheme provides two units (density = 26 units per acre) on a smaller than normal lot (28.2'x120') at a cost ranging from $75,000-$85,000 versus one single family house (density = 10-11 units per acre) at a cost of $130,000.

2) the scheme is compatible with the surrounding streetscape. This includes the building's form, i.e. scale, exterior treatment, sloping roof lines etc., and the preservation of an existing stone wall, gate and vegetation.

3) the scheme is addressed toward ensuring privacy between the project units while maintaining the privacy enjoyed by adjacent residents. This includes such design features as: individual entrances, location and orientation of roof decks and windows, and a masonary party wall.

4) the scheme provides a high degree of liveability for the residents (including one family unit as requested by Kitsilano Local Area Planning). This includes: adequate storage conveniently located within the unit, covered parking, exterior storage adjacent to the unit, and the location/orientation of usable exterior living areas relative to interior space, and floor areas that provide the spacious feeling of a single family house.

TRIPLEX - CPR RIGHT OF WAY (KITSILANO POINT)

The development would provide three townhouses on a 50 ft. x 120 ft. lot (site density = 26 units per acre) without sacrificing the liveability of the proposed units or conflicting with the character of the neighbourhood. This scheme provided many of those attributes which are often missing in most other "compact" accommodation, eg. family accommodation, adequate storage (basements), privacy, etc.

FUTURE PROJECTS

City Council requested that a mixture of compact housing types be included as demonstration projects:

These 2 projects fall generally within the following categories:

- duplexes, triplexes or fourplexes on lots that are presently considered too small for this type of development under the RS-2, RT-2 or RM-1 zoning schedules;

and

- more possiblity for outright ownership or more flexible group ownership methods than present condominiums.

The Selection Committee is looking for projects that would satisfy the following:

- at least one conversion of an existing building taking into account the questions of general land use (Floor Space Ratio, setbacks, etc.) and construction quality (degree of soundproofing, fire exits, etc.);

- alternative ways to develop 66-foot lots that are usually subdivided for two large detached homes under the present zoning by-law;

- fairly high density ~~housing alternatives to the three-storey walk-up~~ apartments, especially for sloping sites in Fairview or Kitsilano;

Cont'd . . .

Clause 3 Cont'd

- housing units selling at reasonable prices, i.e. eligible for the assisted home ownership program."

PROGRAM SERVICES FOR DEVELOPERS

1) GVRD staff time to work with the developer/builder and municipal staff during the design phases and public hearings (if any), and to keep records of the progress of the project.

2) GVRD architectural consultant time to review the project designs and offer suggestions.

3) Design subsidy of up to $600 to compensate the developer for extra design work and meetings or the building of scale models etc.

4) GVRD staff time and research funds to undertake quick studies of specific problems that may arise with the housing design or approvals process.

5) GVRD staff and consultant time to test completed projects 8 months to a year after they are built and occupied. This evaluation would include the opinions of residents and neighbours, the satisfaction of the municipality (fire engineering, police, planning, etc.) and an assessment of market viability.

6) GVRD staff and consultant time to promote the housing when complete through such means as open houses and information brochures."

Mr. Bob Burgess, Housing Consultant, Planning Department, G.V.R.D., addressed the Committee and advised the demonstration projects would provide some middle density alternatives to overcome the prejudice created by some poor examples of compact housing constructed elsewhere in the regional district.

It was,

RESOLVED,

THAT the report of the City Manager dated March 11, 1976, be received.

The meeting adjourned at approximately 3:15 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 560

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 25, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 25, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Kennedy
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. 1976 Civic Cultural Grants

The Vancouver City Council on December 2, 1975 established that cultural grants in 1976 would not exceed a total of $275,000 when the following motion was passed:

"II(a). In 1976, the total of Cultural Grant recommendations may not exceed an increase of 8% over the 1975 total (or approximately $275,000 excluding the Centennial Museum and the Vancouver Art Gallery) and those organizations who receive a grant in lieu of rental of the civic-owned theatres."

The Committee had for consideration a Manager's report dated March 15, 1976 (copy circulated) and summary outlining cultural grant requests for 1976, wherein the Director of Social Planning recommends approval of grant requests in the amount of $256,021. The Committee also had for consideration a memorandum from the Deputy Director of Finance dated March 24, 1976 (copy circulated) giving a summary of the financial position on the grant recommendations of the Director of Social Planning.

Grants recommended by the Director of Social Planning	-	$256,021
City Stage grant (approved by Council from within the $275,000)	-	$ 9,000
Urbanart grant (approved by Council from within the $275,000)	-	$ 2,500
Provision for increased theatre rental rates	-	$ 14,394
Metro Co-op Theatre Society provision based on 1975 grant of $3,500 plus 8%	-	$ 3,780
	TOTAL	$285,695

Cont'd . . .

Clause #1 continued:

Following discussion the Committee took action as follows:

RECOMMENDED

A. THAT City Council approve the following grants as recommended by the Committee:

Name of Organization	1975 Grant	1976 Request	Committee's Recommendation
Arts Club Theatre	$2,500	$10,000	$2,700
Acme Theatre	-	5,000	1,500
Breadbaker's Puppet Theatre	2,500	2,700	2,000
B.C. Boys Choir	2,000	2,000	2,000
Canadian Music Competitions	-	750	500
Centre Cultural Colombien	-	3,500	500
Carousel Theatre	1,000	2,000	2,000
Community Music School	11,000	11,880	11,000
Friends of Chamber Music	250	300	300
Jabberwocky Children's Theatre	2,000	2,160	2,160
Junior Symphony Society	-	1,000	500
Kiwanis Music Festival	450	500	500
Metropolitan Opera Auditions	150	150	150
Native Daughters of B.C.	600	800	800
Pacific Ballet Theatre	1,000	2,000	1,000
Paula Ross Dance Society	1,000	2,000	1,000
Sculptors Society of B.C.	-	1,775	1,000
Tahmanous Theatre	2,000	3,000	2,160
Vancouver Bach Choir	500	1,000	750
Vancouver Ballet Society	450	1,200	500
Vancouver Chamber Choir	1,000	2,000	1,500
Vancouver City Hall Choristers	400	400	400
Vancouver Junior Club for Performing Arts	1,000	1,000	1,000
Vancouver Little Theatre Association	-	4,600	1,000
Vancouver New Music Society	500	2,500	1,000
Vancouver Society for Early Music	4,500	4,860	4,860
Vancouver Theatre in the Park	4,000	5,000	4,320
Vancouver East Cultural Centre	35,200	38,500	38,500

B. THAT a grant of $4,300 be approved for the Anna Wyman Dance Theatre subject to funding being applied against Vancouver theatre rentals and local production costs;

Clause #1 continued:

C. THAT the following grants equal to theatre rentals, 1975 rates, be approved plus any increase in theatre rental rates, based on the same number of performances as last year:

	1975 Grant	1976 Request	Committee's Recommendation
Vancouver Opera Association (This grant request coincides with the City's 1976 fiscal year).	21,646	28,000	21,646
Vancouver Symphony Society (This grant request is for the 1976-77 performance year).	73,295	100,532	73,295
Playhouse Theatre (This grant request is for the 1976-77 performance year).	49,000	56,000	49,000

It was noted that the City Manager and the Director of Finance will be reporting to Council on increased theatre rental rates.

D. The Committee took no action on the following two grant requests:

Western Front Society - $2,000
U.B.C. Chamber Singers - $1,000

E. Metropolitan Communities Council grant request of $150 for 1976 was deferred as it was not seen as a cultural event but a community or festival event.

F. The Committee RECOMMENDS that grants not be approved to the following organizations:

Columbia Society of the Arts
Gujarati Society B.C.
Neighbourhood Planning
Visual Arts B.C.

G. THAT a vote of thanks be extended to Martin Linsley, Janet Bingham and Don Fairbrother for their assistance in reviewing the grant applications.

H. THAT the following two grants be approved:

New Play Centre - $1,000 *
Westcoast Actors Society - $1,500 *

CONSIDERATION:

* Motions to approve grants in the amounts of $1,500 and $2,000 for New Play Centre and Westcoast Actors Society respectively were put and resulted in tie votes and are therefore submitted to Council for CONSIDERATION.

Cont'd . . .

Clause #1 continued:

It is noted that the $11,000 grant to City Stage included in the recommendations to the Committee was previously approved by Council on March 9, 1976

The grants recommended, including those previously approved by Council, total $258,841. It is noted that increased theatre rentals and the Metro Co-op Theatre provisions amounting to $18,174 have not been dealt with by Council.

RECOMMENDATION

2. Capital Grant Request from Y.M.C.A. for Langara Property

The Committee had for consideration a Manager's report dated March 11, 1976 and a brief from the Y.M.C.A. outlining the Y.M.C.A.'s capital grant request to the City for $333,000 spread over three years for construction of their "Family Y Project" on the lands purchased by the Y.M.C.A. from the City in Langara (copies circulated).

The Y's brief states that the total cost of the project has been estimated at just over three million dollars of which $1,700,000 has been contributed by individuals in business in their capital fund drive. They further stated that the Provincial Government has promised a grant of $333,000. Representatives of the Y advised that they would be providing the City with a much needed swimming pool facility in the Langara area. The pool would be open to the public on the same basis as a community centre with the same admission charged. However, they do encourage membership in the Y.

Although the Committee favoured such a project, it was felt that a grant of this size could not be recommended to City Council because of the City's present anti-inflation program and tight budgetary constraints. The Y.M.C.A. has not had estimates from their contractors on the cost of the construction, and it was suggested that they get the estimates and submit a revised report on their actual needs. It was felt that the Committee would be much more receptive to a lesser figure being advanced based on their actual needs. It was noted that the annual budget review has not yet been completed and consideration of this request should be delayed until after that.

Following further discussion it was

RECOMMENDED

THAT this matter be deferred until after completion of the annual budget review.

3. Langara LIP Application for Peripheral Fitness Circuit

The Committee considered a letter from the Park Board dated February 11, 1976 as follows:

"It was reported that the Mayor was unsuccessful in having the Federal Government increase the grant from $31,500 to $45,000 as requested. The Provincial Government agreed to a 1/3 grant of the original estimated cost of the project of $150,000. The City's Standing Committee on Finance and Administration had

Cont'd . . .

Clause #3 continued:

agreed that the Board should again request the Mayor and Members of City Council to increase the City's allocation of the project from $38,100 to $68,500 to allow for a total project of $150,000 rather than a reduced project of $92,800.

'It was regularly moved and seconded,

RESOLVED: That the Board pursue this matter with City Council.'"

Following discussion it was

RECOMMENDED

THAT this matter be referred direct to Council together with a report from the City Manager.

4. Park Board Revenue Budget

The Committee had for consideration a Manager's report dated March 15, 1976 (copy circulated) giving details of accounting changes in the Park Board Revenue Budget.

Following discussion it was

RECOMMENDED

THAT the accounting changes in the Park Board Revenue Budget be approved as follows:

A. Income Operations are to be a regularly budgeted function of the Board subject to all requirements of budget presentation and review as accorded to other budgeted accounts. The net revenue budgeted and generated by the Income Operations shall be a reduction of the Board's total budgeted and actual expenditures in the current year, i.e. treated as part of the V.P.B. basic funding together with the funds provided by City Council.

B. Capital improvements formerly funded from profits of Income Operations to be considered as New and Non Annual Recurring Items to be proceeded with upon the passing of the annual budget. The budgeted total of such projects shall be determined by the profit figures of the immediately preceding year after meeting the budgeted revenue requirement in that preceding year. A portion of such profits may be allocated for future capital projects in each annual budget presentation subject to approval of City Council.

C. Rink and Pool operations transferred to the Recreation Division no longer to be considered as funded by Income Operations but are to be the responsibility of and regularly budgeted functions of the Recreation Division subject to all the requirements of budget presentation and review accorded to other accounts of the Recreation Division.

Cont'd . . .

INFORMATION

5. Artist's Gallery Grant Request

This matter was deferred for consideration at the next meeting.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

March 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 25, 1976 at 3.30 p.m.

PRESENT:	Ald. Bowers, Chairman Ald. Bird Ald. Cowie Ald. Harcourt Ald. Kennedy
CLERK:	M. L. Cross

RECOMMENDATION

1. Report of the Central Waterfront Advisory Committee.

The Committee considered a memorandum dated March 9, 1976 forwarding a report of the Central Waterfront Advisory Committee, and a memorandum dated March 10, 1976 from Ald. Kennedy to the Mayor (copies circulated).

Mr. G. MacPherson of the Port Authority and Mr. J. McLernon of Marathon Realty were present for the discussion.

Mr. R. Spaxman, Director of Planning reported on the activities of the technical committee wherein representatives of each organization involved-Ministry of State for Urban Affairs, C. P. Rail, National Harbours Board, Bureau of Transit Services, Marathon Realty, Greater Vancouver Regional District and the City - met to obtain agreement on policies they could support, based on the 23 Policies adopted by Council as Stage III of the Burrard Inlet Waterfront Study.

Mr. Spaxman reviewed the 24 new policies and pointed out the differences from the previous ones. He advised that in future planning, more attention should be paid to continuing port and rail facilities.

With respect to Policy 24, "that a continuing panel be established...," the Chairman advised that in the Mayor's memorandum, he suggested it would be more appropriate if the work of the Planning Department was submitted to the interested parties for individual comments. Mr. Spaxman was opposed. The Port Authority agrees that the Panel should continue.

The Committee made the following amendments to the Policies:

Policy 11 - Delete "Consideration in the future should be given to other uses such as a maritime museum east of Abbott Street."

Policy 12 - Should read "That marinas for smaller vessels should be encouraged particularly in the western parts of the area, subject to the advice of the Port Authority on the safety capacity of the affected water. However, floating homes and offices should be severely limited."

Clause No. 1 Continued.

Policy 24 - Should read "That the Director of Planning continue to consult with affected parties during the drafting of any zoning By-law covering the Burrard Inlet Waterfront study area."

Mr. D. Hickley, Assistant Director, Central Area, outlined the scheduling:

- the Bayshore have submitted plans but there is no time schedule set up.

- the Harbour Park application has been received - processing should be finished end of April - permit may be issued middle of May.

- Pedestrian analysis report to Committee end of April.

- Waterfront - rough draft end of April circulated to affected parties for major comments - modifications and revisions - Committee end of May - public meeting in June - Committee, September - Public Hearing, September - GVRD 3rd reading, middle of October - By-law enactment, end of October.

Mr. MacPherson advised that the National Harbours Board will co-operate with the City but would like to reserve the long term decision on port facilities. Funds have been requested for a study on the future needs of the Port over the next 25 years. As part of this study, they have gone ahead with an economic impact study, which is currently being printed. Copies will be distributed in the next two or three weeks.

After discussion, the Committee

RECOMMENDED

A. THAT the zoning By-law for the Burrard Inlet Waterfront be drawn up along the lines of the 24 policies, as amended by the Committee.

B. THAT the proposed schedule to the end of May, 1976 be approved.

2. Sites for Mini-Motorcycles.

The Committee considered a memorandum dated March 3, 1976 from Ald. Cowie forwarding a memorandum from him to the Mayor dated January 28, 1976 and related correspondence (copies on file in City Clerk's Office) requesting authority for the Planning and Engineering Departments to investigate locations for mini-cycle parks for children ranging in age from 8 to 14.

Several sites had been suggested but there seems to be only one that may be suitable - south of re-located Marine Drive abutting North Kent Avenue, west of Boundary Road.

Clause No. 2 Continued.

RECOMMENDED

THAT the Director of Planning, in consultation with the City Engineer, investigate the possible use of the above site as a mini-motorcycle park for children; and report back including costs, in three weeks.

The Meeting adjourned at 5.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 561

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

March 25, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 25, 1976, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Volrich

ABSENT: Alderman Sweeney

COMMITTEE CLERK: H. Dickson

INFORMATION

1. The Faces, 795 Seymour Street

The Committee had before it for consideration a Manager's report dated March 12, 1976 in which the Director of Permits and Licenses reported as follows:

"On February 5, 1976, the Community Services Committee requested a report on why The Faces Cabaret at 795 Seymour Street is permitted to operate in a unique manner, using banquet permits, unlike all other cabarets in the downtown area.

The Faces is licensed as a club, not a cabaret and is not eligible for a liquor license as the club has not been registered as a society under the Societies Act and therefore cannot meet the requirement of being in operation as a society for a minimum of one year. The Liquor Administration Branch and the Police Department agreed to issue banquet permits on weekends until such time as the club was registered as a society and became eligible for a liquor license.

We have now been informed that the Liquor Administration Branch will not issue any further banquet licenses to The Faces because of unsatisfactory operation, and liquor will no longer be permitted on the premises."

There was brief discussion on the operation of this establishment during which a representative of the Police Department advised the Committee that the operation of The Faces has improved during recent weeks although the Police did observe patrons drinking on the premises the immediate past weekend.

Following discussion, it was

RESOLVED

THAT the Manager's report dated March 12, 1976 on the operation of The Faces Cabaret at 795 Seymour Street be received.

Continued on Page 2 . . . .

2. Juveniles in The Dance Machine Cabaret

The Committee had before it for consideration a Manager's report dated March 11, 1976, on the Dance Machine, 887 Seymour Street, in which the Director of Permits and Licenses reported as follows:

"I have received a report (copy attached) from the Gastown Team of the Downtown Community Resources Board advising that between August 14, 1975, and February 29, 1976, there were 42 instances where juveniles were found to be frequenting a dance hall at 887 Seymour Street. The premises is known as the The Dance Machine and a 1976 dance hall license is issued in the name of Seymour Dance Machine Inc.. No liquor license has been issued.

In the fall of 1975, the operators, John Fuller and Douglas Moran, were informed that under the provisions of the License By-law no person under the age of eighteen is allowed in the dance hall and also that the premises must close at 2:00 A.M.. It is quite apparent from the attached report from the Gastown Team that the operators have made very little effort to keep juveniles out and the premises is a place for runaway juveniles to find contacts for liquor, drugs and for other illicit purposes.

I therefore, RECOMMEND that the operators of the Dance Machine be requested to appear before the Community Services Committee to discuss the status of the Dance Hall license."

The operator of this club, Mr. John Fuller, had been advised of the report and appeared before the Committee this date with his lawyer, a Mr. Maxwell, and presented a letter dated March 20, 1976, addressed to Mr. K. Armstrong of the Department of Permits and Licenses. (Copy circulated)

The Committee noted the following sentence from the letter:

"We are doing our best to keep juveniles off our premises, but when so many of these juveniles have 'Photo ID' which appear genuine, it makes things very difficult for us."

Although the Dance Machine is not licensed to serve liquor, the Dance Hall license it does have prohibits persons under the age of eighteen from being on the premises.

The Committee stressed that 'Photo ID' cards are not acceptable proof of age, that only the following types of ID are acceptable:

1. Valid Driver's License
2. Passport
3. B.C. Identification Card, issued by the Motor Vehicle Branch
4. Naturalization Certificate

The Committee reviewed briefly the list which was provided by the Downtown Community Resources Board of incidents in which juveniles were involved at the Dance Machine.

A representative of the Police Department advised that police have arrested numerous people who have been in the club and actually on the premises in possession of drugs and that drugs have been found on the premises. He stated the operation showed marked improvement the past weekend but this was after the operators had been advised of the report to the Community Services Committee.

Continued on Page 3. . . .

Clause No. 2 Continued:

The Police spokesman told the Committee a back room in the Dance Machine often reeks of the odour of marijuana and that the operators had been warned by police not to accept photo ID cards other than those listed above, as proof of age.

Lawyer, Mr. Maxwell pointed out to the Committee that of the 12 juvenile incidents in February cited in the Downtown Community Resources Board report, five were outside the club. He advised he has urged the operators to alter their practice of stamping patrons' hands as having paid the admission fee prior to being checked for proper ID.

He stated this practice means people refused entrance do have the stamp on their person. The police representative replied this is an extremely poor method of control as the stamp permits persons to re-enter the premises.

In response to a query from the Committee regarding drinking on the premises, the police representative stated there has been very little, however, some patrons have been observed consuming alcohol on the premises and liquor bottles have been found inside the dance hall.

The Committee warned the operator that unless there is a drastic improvement in the operation of the club, particularly with regard to the number of persons under age eighteen on the premises, the license will be revoked.

Following discussion, it was

RESOLVED

A. THAT the Director of Permits and Licenses inform the operators of all dance halls in the City that only the following types of ID shall be accepted by them as proof of age for admission to such dance halls:

i. Valid Driver's License
ii. Passport
iii. B.C. Identification Card, issued by the Motor Vehicle Branch
iv. Naturalization Certificate

B. THAT the Police Department and the Downtown Community Resources Board submit monthly reports to the Community Services Committee on the operation of The Dance Machine, that copies of such reports be provided to the operators of the Dance Machine, and that the Community Services Committee review the operation of the Dance Machine in 3 months.

RECOMMENDATION

3. 616 Robson Street - License Application

The Committee had before it for consideration a Manager's report, dated March 12, 1976 in which the Director of Permits and Licenses reported as follows:

"On February 26, 1976, the Standing Committee on Community Services passed the following resolution:

'THAT the application of Mr. William Murdock for a restaurant/cabaret license for premises at 616 Robson Street be refused in accordance with advice to him from the Director of Permits & Licenses that no license would be issued if Mr. Philip Lloyd was, in any way, connected with the operation.'

Continued on Page 4. . .

Clause No. 3 Continued

This resolution was adopted by City Council on March 9, 1976. When considering the application on February 26, 1976, the Committee was aware of an agreement whereby Mr. Murdock agreed to purchase from Mr. Lloyd the operating company of the business, Pacific Restaurants Ltd., over a 3½ year term and in default of payment the business would revert to Mr. Lloyd.

Another proposal has now been submitted by Mr. Murdock whereby he wishes to transfer ownership of two of his revenue properties to Mr. Lloyd and in turn Mr. Lloyd will transfer complete ownership of Pacific Restaurants Ltd., all assets in the building and assign the lease of the building to Mr. Murdock. A letter has been received from Mr. Lloyd agreeing to this transaction. Attached are copies of letters from Mr. Murdock, Mr. Lloyd and the law firm of Long, Miller, Falconer and Long, concerning this new proposal to obtain a license.

The two properties to be transferred to Mr. Lloyd are situated at 2651 Fraser Street and 1871 E. 7th Avenue.

If the Committee approves the request from Mr. Murdock for a Restaurant/Cabaret License at 616 Robson Street, it should be subject to him first submitting the necessary documents to The Director of Legal Services showing that Phil Lloyd has no further managerial or financial control over the business proposed to be licensed."

Appearing before the Committee on this matter were Mr. William Murdock, the license applicant, with his lawyer, Mr. Randall McRoberts.

Mr. McRoberts stated the proposed transaction is outlined simply in the report of the Director of Permits and Licenses and added the transaction has not been completed as there are certain legal costs involved which his client does not wish to incur until he is assured the transaction is acceptable to the Committee.

He stated the proposed transaction will mean the previous operator, Mr. Philip Lloyd, whose license was cancelled by the City, will be completely out of the operation of the new establishment.

The Committee advised Mr. Murdock and his lawyer the previous operation was a source of trouble and police expense to the City; that to re-license the location will mean the City will keep a stringent watch on the operation; that a new proprietor could also have his license revoked if the operation is not conducted properly or if there is any suspicion that the previous license holder, Mr. Philip Lloyd, is involved in the operation of the new business.

In response to a question from the Committee, the Director of Permits and Licenses advised that over $900.00 in business tax from the previous operation still remains outstanding to the City.

Continued on Page 5. . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. William Murdock for a restaurant/cabaret license for 616 Robson Street be approved subject to:

(a) Mr. W. Murdock submitting the necessary documents to the Director of Legal Services showing,to the satisfaction of the Director of Legal Services, that Mr. Philip Lloyd has no further managerial or financial involvement, directly or indirectly, in the proposed operation;

(b) Evidence provided to the satisfaction of the Director of Legal Services that the outstanding business tax at 616 Robson Street has been paid in full to the City.

INFORMATION

4. Information Centres - Request for Financial Assistance

The Committee had before it for consideration a grant request and financial statements submitted by the Information Services Joint Committee (copies circulated); such requested funds to keep the thirteen information centres in the City operating.

Mr. Dick Smedes of Information Services Joint Committee and Mr. Elgin Ruddell of the Marpole-Oakridge Area Council appeared before the Committee on this matter; explained that Department of Human Resources funding for the centres will terminate May 1, 1976 and submitted the following letter:

"Due to the cruelly short notice given by DHR, and recognizing that it takes time for a major request to work its way through City channels, we request an unstudied emergency interim amount of $42,580.00 for 3 months funding on a minimal survival budget. This represents $14,480.00 for operating expenses and $28,100.00 for salaries. This excludes the Dunbar centre, which has closed.

During that time, Social Planning would have an opportunity to do an overall assessment of criteria for funding, evaluate a longer-term funding proposal, and return within 3 months with a proposed cost-sharing formula. Probable participants in such a formula are United Way, Justice Councils, Community Police teams, the Provincial Secretary, and the City.

We hope that this will receive favourable consideration, as far more than a dozen jobs are at stake here."

Mr. Smedes amended the figure of the requested amount in the above letter to $46,180.00 after noting the Dunbar Centre has not closed.

Continued on Page 6. . .

Clause No. 4 Continued

In response to questions from the Committee, Mr. Smedes replied that funds sought for continued operation to the end of 1976 is a minimum figure which reflects some cutbacks in services.

He advised that the Secretary of State Department has committed itself to fund four student workers for information centres in the summer months who could assist in an evaluation of the centres.

It was noted during consideration that the Vancouver Resources Board does not have funds and would not be permitted by the Minister of Human Resources to contribute financially to information centres.

A representative of United Way advised that their agency is interested in seeing the information centres continued but United Way cannot commit itself to any financial contribution at the present time.

The observation was made that the Committee might consider a financial contribution towards information centres if other agencies also contribute.

Mr. E. Ruddell suggested that funds for information centres could be raised by local improvement money by-laws which he said the Marpole-Oakridge Area Council feels it could "sell" in its area. Such offices could be used by City staff, by the police, probation services, etc.

Following discussion, it was

RESOLVED

A. THAT the request of Information Services Joint Committee for an interim grant of $46,180.00 be referred to the Director of Social Planning for an evaluation and report back to the Community Services Committee as soon as possible before 1st May 1976;

B. THAT the proposal of Mr. E. Ruddell for local improvement money by-laws to provide funds for information services offices be received and tabled pending the receipt of further information from Mr. Ruddell pertaining to cost figures for such local improvement money by-laws.

The meeting adjourned at approximately 4:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 561

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

April 1, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 1, 1976 at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt
CLERK:	M. L. Cross

RECOMMENDATION

1. Cedar Cottage N.I.P. Appropriation: Grandview Community Centre.

The Committee considered a report of the City Manager dated March 22, 1976 (copy circulated) in which the Director of Planning advises that to fulfill priorities for the Grandview Community Centre as set out by the consultants, (Walkey/Olson) in consultation with Planning Department, Social Planning Department, Park Board, and community centre staffs and the Cedar Cottage N.I.P. Committee, $663,760 is needed. $500,000 is available from Cedar Cottage N.I.P. accounts with the remainder, if possible, to come from a grant from the Provincial Government.

In order that $500,000 is available in the Social Facilities account of the Cedar Cottage Neighbourhood Improvement Program, the Director of Planning recommends that there be a re-allocation of funds from the Land Social Housing account of the Cedar Cottage Neighbourhood Improvement Program.

The $500,000 would be cost shared as follows:

C.M.H.C.	$250,000
Province	$125,000
City	$125,000

RECOMMENDED

THAT $500,000 from the Cedar Cottage Neighbourhood Improvement Program ($437,000 from the Social Facilities account and $62,700 from the Housing account) be allocated for improvements to the Grandview Community Centre.

FOR COUNCIL ACTION SEE PAGE(S) 561

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

April 6, 1976

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 6, 1976, at approximately 7:40 p.m. in the Auditorium, Sir Winston Churchill Secondary School, 7055 Heather Street, Vancouver, to hear delegations on the proposed expansion of Vancouver International Airport.

PRESENT:	Mayor Phillips Aldermen Bird, Boyce, Bowers, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich
ABSENT:	Alderman Rankin
CLERK TO THE COUNCIL:	R. Henry

On March 31, 1973, an Airport Planning Committee with federal, provincial, regional, municipal, and community representation was established to review the proposed expansion of Vancouver International Airport with the following terms of reference:

- To advise on studies needed to ensure that the proposed development is compatible with the planning of the various levels of government and the concerns of the public in the communities involved.

- To consider and make recommendations on the studies undertaken.

City Council at its meeting on December 9, 1975, resolved to hear delegations at a Public Meeting to be held following receipt of the final report of the Airport Planning Committee.

The Report was released in March 1976. Based on the Airport Planning Committee's consideration of ten study area reports and information on areas of agreement and issues derived from working papers and workshop sessions, the Report submitted three decision options indicating differing views on the future development of Vancouver International Airport, as follows:

1. to build a parallel runway at Vancouver International Airport

2. to postpone a decision on expansion unless and until certain vital conditions are met

3. not to proceed with the third runway now

Cont'd . . .

Vancouver International
Airport Expansion Proposal (cont'd)

Option #1 is generally supported by the following Airport Planning Committee member agencies: Air Carriers, B.C. Aviation Council, Department of Public Works, Ministry of Transport, Township of Richmond.

Option #2 is generally supported by City of Vancouver, G.V.R.D., Ministry of State for Urban Affairs (A.P.C. member agencies).

Option #3 is generally supported by the Community Forum (A.P.C. member agency).

At the Public Meeting this day City Council heard representations from the following delegations:

- Mr. Ken Johnson, Manager of Airports and Properties for the Pacific Region, owner-operators of the Vancouver International Airport, presented the Department of Transport brief recommending a new runway be constructed. The brief summarized the work of the Airport Planning Committee, considered possible growth patterns at VIA and discussed four basic alternatives: leave things as they are; make additional efforts to manage air traffic; divert air traffic to supplemental airports; create additional capacity by building a parallel runway.

  The brief noted there were a number of areas where airport activities, both now and in the future, influence community life and there was a need for continuing discussion with Vancouver and other communities surrounding the airport. The Department of Transport was committed to setting up procedures for constructive consultation and the Federal Minister of Transport invited comment on both the proposal for a 10,600' runway and the shorter runway within the dyke.

- Mr. E. R. Starling submitted a brief on behalf of the Community Forum on Airport Development referring to the studies conducted since the A.P.C. was established in 1973, which, in the opinion of the Community Forum had produced sufficient evidence that expansion should not take place.

  Future meetings would continue the discussion as the Community Forum completed its terms of reference by reporting back to the general public on its conclusions. Mr. Starling invited members of Council to attend the meetings scheduled for April 22, at Magee Secondary School, 1975 West 49th Avenue, and April 27, at Minoru Pavilion, Richmond.

  Dr. James Tyhurst, another member of the Community Forum, also addressed the meeting.

- Mr. J. Creery, for Dr. McTaggart-Cowan, Advisory Panel to the Minister of the Environment, brief circulated, noted significant gaps in the impact studies. Consideration of these inadequacies had led to the Panel's wholehearted endorsement of the basic recommendation of the Department of the Environment that all proposed developments in the Fraser River estuary and delta, including proposed airport expansion, be suspended until a comprehensive policy had been prepared for the management and protection of the estuary and delta as a vitally important ecological unit. Existing studies showed that development without such a policy may destroy the area as an ecological unit with disastrous environmental and economic consequences.

Cont'd . . .

Vancouver International Airport
Expansion Proposal (cont'd)

- Mr. M. Romaine, Assistant Director, Pacific Region, Environment Canada, presented a brief based on an environmental impact assessment of the expansion proposal which recommended:

  1. A moratorium on further major construction in the area of the Fraser estuary or delta, effective immediately, to enable a comprehensive policy to be prepared for both the management and protection of the area as an ecological unit.

  2. If expansion was considered mandatory, a comparative environmental benefit cost analysis should be conducted on possible alternative airport sites in the Lower Mainland. If it was found airport expansion requirements could only be accommodated at Vancouver International Airport, then such expansion be confined within the existing dyked area of Sea Island and conform to an environmental assessment and review process.

  3. Operational procedures be implemented at the airport to protect at least the present biological value and integrity of the Fraser estuary and delta.

- Mr. R. Mann, former consultant to the Provincial Government for the North Fraser Recreation Study, in a brief dealing principally with conservation and recreation issues, recommended the extension proposal be verified through the application of parallel studies in the area and that specific community initiative be considered as possible factors in the airport development discussion and incorporated as design and planning elements.

- Mr. Will Paulik, Assistant Executive Director, B.C. Wildlife Federation, a member-organization of Community Forum, spoke to a brief (circulated) submitted on behalf of 15,000 Federation members expressing concern about possible effects on the quality of the environment and well-being of wildlife resources. Dredging and channelling of the Fraser River could change the natural features of Vancouver's beaches and Howe Sound, and the intrusion of the shortened runway into bird feeding grounds would greatly increase the hazard to aircraft of bird strikes. The Federation strongly opposed expansion until a policy had been determined for the unique Fraser estuary and delta.

- Mr. Bruce Yorke, for the Committee of Progressive Electors, requested Council pass a motion that the third runway not be constructed. The key study had been arbitrarily repudiated and the Lower Mainland was being asked to give its blessing to a proposal for which no cost figures had been given and which would benefit only 8% of the population - those who used the airlines regularly.

- Mr. Ken J. Hall, Sierra Club and Westwater Research Centre, brief circulated, pointed out the proposed runway was one mile north of the present runway system and very close to the North Arm of the Fraser, which was already drastically affected by urbanization and industrialization along its banks. Airport

Cont'd . . .

Vancouver International Airport
Expansion Proposal (cont'd)

expansion could affect water quality by pollution from dredging, atmospheric fallout, ground activities, solid and toxic waste disposal and the indirect effect upon Iona sewage treatment plant The third runway should not be proceeded with until an overall estuarine management policy had been developed and adopted.

- Mr. D.C. Cameron, B.C. Aviation Council, brief circulated, supported the construction of a parallel runway and referred to the validity of Ministry of Transport air traffic forecasts which had proven accurate despite an economic slowdown and an 8.5% local unemployment rate. In January 1976, the airport's passengers increased by 8.2% and air cargo and mail tonnage increased by 35%. The airport was an economic and social necessity to the region, the province and the nation; there was no practical alternative to the present location; traffic was growing while the present runway was deteriorating; no valid case of damage to the environment or ecology had been made.

- Mr. E. W. Watchorn, businessman in the area, expressed concern about the effect of dredging and construction on the river silt flow and the probable eventual cost to the taxpayers.

- Mr. E. Diano, Marpole/Oakridge Area Council, brief circulated, supported the suspension of all proposed developments in the Fraser estuary and delta until a management and protection policy had been prepared. The organization also requested representation on an inter-agency planning and review body to monitor the implementation of noise abatement procedures by the Air Administration and recommended that an immediate study be made on possible neighbourhood deterioration caused by proximity to the airport.

- Mr. W.A. Genereux, for Air Carriers, spoke in support of an immediate start to the third runway.

- Dr. R. Stace-Smith expressed the concerns of the Save Our Parkland Association.

- Mr. J. Creery, Greater Vancouver Citizens' Committee on Noise Abatement, brief circulated, referred to the increased impact of noise on Vancouver and the lack of agreement on a consensus as to the acceptability or unacceptability of the final report of the Noise Study team of the APC.

- Mr. Bruce T. Hamilton, for a group of residents in the Dunbar and South Vancouver area, expressed concern about noise pollution which would greatly increase with the construction of a runway one mile to the north of the present runway.

- Dr. Bob Hindmarch, Dunbar resident, opposed expansion, expressed concern about noise levels and advised the Noise Study had not taken aircraft engine run-ups into consideration.

- Mr. D. Godt, President of the Lower Mainland Branch of the B.C. Wildlife Federation, brief circulated, discussed the ecological implications of the airport expansion.

- Ms. Victoria Olsen, spoke on behalf of the Fish for the Future Committee of the Lower Mainland Regional Wildlife Association and expressed concern that development in the vicinity of the Fraser estuary and delta would have disastrous effects on salmon and other species of fish.

Cont'd . . .

Vancouver International Airport
Expansion Proposal (cont'd)

- The brief of the Steelhead Society presented by Mr. Ed Brechin proposed an immediate moratorium on all development in B.C. estuaries and surrounding foreshores and joint federal and provincial inventories and research of the watershed, leading to the preparation of an estuary policy for the future.

- Mr. G. Gallon, for SPEC, called for a suspension or delay in runway construction plans until questions involving environmental concerns and the liveability of the region for people had been resolved. Dredging of the Fraser River estuary could have long-term erosion effects on the Vancouver shoreline.

  SPEC would be submitting a petition with 2,240 signatures, to the Minister of Transport and City Council.

At 11:00 p.m. the Mayor referred to 12 speakers who had registered just prior to the start of the meeting and requested that they submit their ideas in writing to the Council, or deliver their comments at the public meeting to be sponsored by the Community Forum on April 22 at Magee Secondary School.

The meeting adjourned at approximately 11:05 p.m.

The foregoing are Minutes of the Special Council Meeting of April 6, 1976, adopted on April 27, 1976.

A. Phillips
MAYOR

B. N. Letts
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 13, 1976, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bird, Bowers, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.
Alderman Cowie arrived 4.00 p.m. having been on business relating to the City.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

The Mayor and Alderman Boyce referred to the passing of Mrs. Rebecca Watson, former Park Commissioner and a member of various civic groups, whose name was recently recorded in the Civic Merit Book.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Urban Georgraphy Class at Vancouver Technical School, under the direction of their instructor, Mrs Danson.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Bowers

THAT the minutes of the Regular Council Meeting of April 6, 1976, (with the exception of the 'In Camera' portion) be adopted, after amending the motion with respect to the Enforcement of the Fire By-law on Page 2, by adding the following words:

"FURTHER THAT it be understood the same enforcement regulations apply as was the case in Phases I and II in the core area."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Civic Grant Appeal -
New Hope Centre.

The Council received a delegation from Mrs Margaret Chisholm, of the New Hope Centre, appealing a grant to her organization. Council, on February 3, 1976, had approved a grant of $8,000 to the Centre.

MOVED by Ald. Boyce
THAT a total grant of $10,092, for 1976, be approved to the New Hope Centre, and C.A.P. funding be requested.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Rezoning Application - N/S
of 2500 East 22nd Avenue.

The Council considered a report of the City Manager, dated March 31, 1976, concerning a re-zoning application for the North Side of the 2500 Block, East 22nd Avenue. The report concluded with a recommendation that the whole matter be referred to a Public Hearing.

The Council heard an explanation of the application from the Zoning Planner and received delegations from Mr. Terriss and Mr. Hanson, on behalf of the applicant, and from Mrs Mildred Carlin, a resident of the area, who opposed the application because of poor design in an overcrowded single-family area, and requested that the matter not be sent to a Public Hearing.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved subject to the project being re-designed to the satisfaction of the Planning Department, and a report being obtained from the School Board and the Park Board on the implications of the project in the area.

- (carried)

(Ald. Boyce, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT this whole matter be deferred until Council deals with other similar sites shortly to be considered by the Standing Committee on Housing and Environment, and pending a report being obtained from the School Board and Park Board on the implications of the project in the area.

- LOST

(Ald. Bird, Bowers, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

DELEGATIONS (Cont'd)

United Housing Foundation -
Central, Oliver and Ferry Rooms.

On March 23, 1976, Council requested the United Housing Foundation to appear before Council to explain any difficulties involved in the operation of the elevator in the Central, Oliver Complex, if the elevator was not in service.

Pursuant thereto, Mr. L. Whaley, Director of the United Housing Foundation, addressed the Council and advised that the elevator had been inspected yesterday and had been approved by Provincial Inspectors, and the Foundation was awaiting a temporary certificate before the elevator could be put in service.

It was suggested that Mr. Whaley impress upon the Provincial authorities the urgency in acquiring the certificate of approval and if any difficulty is experienced, to contact the Mayor.

Neighbourhood Pub Application -
1445 East 41st Avenue.

The Council considered a report from the Standing Committee on Community Services dated April 8, 1976, concerning a neighbourhood pub at 1445 East 41st Avenue.

The City Clerk explained, with the aid of a map, the four-block area that was canvassed, and gave further explanation of the plebiscite results. Mr. Wickstrom submitted a brief giving the reasons why the Council should approve the application, indicating that there would be no request to extend the hours beyond 11. p.m.

MOVED by Ald. Rankin
THAT the application for a neighbourhood pub to be located at 1445 East 41st Avenue, be approved.

- CARRIED

(Ald. Sweeney and Volrich opposed)

UNFINISHED BUSINESS

1976 Civic Cultural Grants.

The Council considered a report of the Standing Committee on Finance and Administration, dated March 25, 1976, concerning Civic and Cultural grants which, on April 6, 1976, due to lack of time, Council had deferred to this meeting.

MOVED by Ald. Volrich
THAT recommendation 'A' of the Committee, as contained in this report, including any conditions laid down by the Director of Social Planning, be approved, with the exception of the following:

Pacific Ballet Theatre.
Paula Ross Dance Society.
Breadbaker's Puppet Theatre.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd...

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

Pacific Ballet Theatre

MOVED by Ald. Boyce
THAT an amount of $2,000 be granted to the Pacific Ballet Theatre.

- LOST

(Ald. Bird, Bowers, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT an amount of $1,500 be granted to the Pacific Ballet Theatre.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Paula Ross Dance Society

MOVED by Ald. Volrich
THAT an amount of $1,500 be granted to the Paula Ross Dance Society.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Breadbaker's Puppet Theatre

MOVED by Ald. Marzari
THAT an amount of $2,700 be granted to the Breadbaker's Puppet Theatre.

- CARRIED BY THE REQUIRED MAJORITY.

(Alderman Bowers opposed)

MOVED by Ald. Volrich
THAT recommendation 'B' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Volrich
THAT recommendation 'C' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Cont'd..

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

The grant requests, as contained in recommendation 'D' of this report, were dealt with separately, as follows:

Western Front Society

MOVED by Ald. Harcourt
THAT an amount of $2,000 be granted to the Western Front Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich
THAT an amount of $1,000 be granted to the Western Front Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Rankin and Sweeney opposed)

No further action was taken on this matter.

U.B.C. Chamber Singers

MOVED by Ald. Volrich
THAT the grant application by U.B.C. Chamber Singers, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT an amount of $150 be granted to the Metropolitan Communities Council.

- LOST

(Ald. Bowers, Boyce, Harcourt, Kennedy and Marzari opposed)

A Tie-Vote resulted and, therefore, the motion was declared LOST.

MOVED by Ald. Volrich
THAT recommendation 'F' of the Committee, as contained in this report, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT recommendation 'G' of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

UNFINISHED BUSINESS (Cont'd)

1976 Civic Cultural Grants (Cont'd)

The grant requests, as contained in recommendation 'H' of this report, were dealt with separately, as follows:

New Play Centre.

MOVED by Ald. Boyce
THAT an amount of $1,000 be granted to the New Play Centre.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers and Sweeney opposed)

Westcoast Actors Society

MOVED by Ald. Marzari
THAT an amount of $2,000 be granted to the Westcoast Actors Society.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy
THAT an amount of $1,500 be granted to the Westcoast Actors Society.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS

Guatemala Relief Fund - Grant Request.

The Council noted a letter, dated February 20, 1976, from the Canadian Red Cross Society, Vancouver Branch, requesting a donation of $5,000 or more to the Guatemala Relief Fund.

MOVED by Ald. Rankin
THAT a grant of $5,000 to the Vancouver Branch of the Canadian Red Cross Society for the Guatemala Relief Fund, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Bowers, Marzari and Volrich opposed)

MOVED by Ald. Bird,
THAT a grant of $2,500 to the Vancouver Branch of the Canadian Red Cross Society for the Guatemala Relief Fund, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers and Marzari opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Appreciation for Civic Merit Award.

MOVED by Ald. Harcourt

THAT the letter from Mrs Theresa Galloway, dated March 25, 1976 in appreciation of Council honouring her by entering her name in the Civic Merit Book, be received.

- CARRIED UNANIMOUSLY

Use of 'Vancouver' in Society's Title

In a letter dated March 30, 1976, The Vancouver Flying Squad advised that it is in the process of registering as a Society, with two names being considered - Vancouver Emotional Support Team or Vancouver Crisis Intervention Team. The Organization request the use of the word 'Vancouver' in its title.

MOVED by Ald. Harcourt

THAT the foregoing request from The Vancouver Flying Squad to use the word 'Vancouver' in its new title, be approved.

- CARRIED UNANIMOUSLY

Appointment of Revising Judge - Voters' List Court of Revision for 1976

Under date of April 8, 1976, the City Clerk submitted the following letter:

" Mr. R.S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision re Voters' List for the past several years, and is prepared to serve again for the 1976 Voters' List at the rate of $50.00 an hour.

In 1974 Mr. Thorpe was paid $40.00 an hour for performing these duties and the Director of Legal Services has confirmed that the revised fee of $50.00 is appropriate for 1976.

I would recommend that Mr. Thorpe be appointed accordingly for the 1976 Voters' List Court of Revision at the rate of $50.00 an hour whilst carrying out duties as Revising Judge for this Court. "

MOVED by Ald. Bird

THAT the recommendation of the City Clerk, as contained in the foregoing letter, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Alterations to By-laws
Vancouver Art Gallery Association

The Vancouver Art Gallery Association in a letter dated April 7, 1976, advised that it was making certain amendments to its By-laws, and, in accordance with Article 8.01 of these By-laws, requested approval by City Council.

MOVED by Ald. Sweeney
THAT the request of the Vancouver Art Gallery to amend its By-laws, as contained in its letter of April 7, 1976, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

Canadian Federation of Municipalities

In a memorandum to Council, dated April 9, 1976, Alderman Volrich as a Director of the Canadian Federation of Municipalities, advised that the Canadian Federation of Municipalities is requesting a financial grant from the City to assist the organization in meeting the expenses of its Annual Conference to be held in Vancouver this year.

MOVED by Ald. Volrich
THAT a grant of $5,000 be approved to the Canadian Federation of Municipalities towards its 1976 Conference.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bowers and Kennedy opposed)

Vancouver's Fire Boat

Under date of April 9, 1976, Alderman Volrich submitted a memorandum as a result of a meeting with Port of Vancouver Officials. The Alderman recommended that the Council approve the establishment of a Special Committee to make an in-depth study of all aspects relating to fire-fighting services from the water. The general terms of reference were proposed in a letter dated March 12, 1976 from the Port Manager.

MOVED by Ald. Volrich
THAT the City's representatives on the Special Committee be the Director of Finance, the Fire Chief and the City Engineer, with the Director of Finance being designated as Chairman of the Committee.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Enforcement of Fire By-law
Outside the Core Area.

The Council noted a letter from the Rental Housing Council of B.C., in which the organization stated that there were certain discrepancies in the minutes of Council, dated April 6, 1976, concerning enforcement of the Fire By-law.

The Council had amended the minutes earlier dealing with this subject, and it was

MOVED by Ald. Harcourt
THAT, in clarification of the Council resolution dated April 6, 1976, relating to enforcement of the Fire By-law, it be noted that it is Council's intention that there be no prosecutions on Fire By-law infringements outside the Core Area, prior to July 1, 1976, except for (a) lack of co-operation, or (b) serious danger to occupants.

- CARRIED

(Ald. Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 9, 1976

Works and Utility Matters
(April 9, 1976)

Lane Grading Prior to Paving
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(April 9, 1976)

Complaints re 1535 West 64th Avenue
and 1517 West 64th Avenue
(Clause 1)

MOVED by Ald. Harcourt
THAT the report from the City Manager be received for information, and the Director of Permits and Licenses and the Chief Constable submit a joint progress report on the matter in due course.
FURTHER THAT a copy of the Manager's report and this motion of Council be forwarded to both parties concerned.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m. and, following an 'In Camera meeting in Committee Room #3, reconvened in the Council Chamber, at 6.00 p.m., Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Boyce, Cowie, Harcourt Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Bird.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(April 9, 1976)

Industrial Sites in the Thunderbird Neighbourhood.
(Clause 1)

In considering this clause the Council heard representations from Mr. Brian Calder, representing Community Builders Ltd., giving details of the Company's proposal.

MOVED by Ald. Harcourt
THAT recommendations 1 and 3, as contained in this clause be approved, after adding the following words to recommendation 1 -

"FURTHER THAT a maximum 30% sq. footage be permitted for office use."

- (deferred)

MOVED by Ald. Cowie
THAT this matter be deferred until the next regular meeting of Council, pending further discussion between the Director of Planning, the Director of Legal Services and Community Builders.

- CARRIED

(Ald. Bowers opposed)

During consideration of the foregoing item, Mayor Phillips left the meeting and Deputy Mayor, Alderman Volrich, assumed the Chair.

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The Council recessed at 6.20 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 7.30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Aldermen Bird and Boyce.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Oakridge: Ingress/Egress Changes.
Cl. 2. City Operations on a Four Day Week or Nine Day Fortnight - Turn Down Traffic Volume.

The Council took action as follows:

Oakridge: Ingress/Egress Changes
(Clause 1)

Prior to considering this clause, Mr. Gascoyne, Assistant City Engineer, Traffic Division, gave a report reference, with the aid of a film, on the matter of the Oakridge traffic situation. Delegations were also heard as follows:

Mr. F. Barker - representing Oakridge Shopping Centre,
Mr. M. Weber - a resident of the area,
Mr. E. Ruddell - representing Marpole-Oakridge Area Council,
Mrs Kirkwood - a resident of the area.

MOVED by Ald. Cowie
THAT the report of the City Manager be received and, therefore, the present traffic arrangements with respect to the Oakridge Shopping Centre, be maintained.

- CARRIED

(Ald. Kennedy opposed)

City Operations on a 4-Day Week or 9-Day Fortnight - Turn Down Traffic Volume.
(Clause 2)

The City Manager withdrew this report for the present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(April 9, 1976) (Cont'd)

The Council considered the remaining five clauses in this report, identified as follows:

Cl. 2. Public Housing - Greater Vancouver Regional District.
Cl. 3. Neighbourhood Improvement Program - Kitsilano: Appropriation of Funds - General Gordon School Auditorium.
Cl. 4. False Creek School Site.
Cl. 5. Strathcona Rehabilitation Project: Proposed Additions.
Cl. 6. Rezoning Application - North West Corner of Harold Street and School Avenue.

The Council took action as follows:

Clauses 2 - 4 inclusive

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Strathcona Rehabilitation Project:
Proposed Additions.
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendation of the Director of Planning, as contained in this clause be approved.

- (amended)

MOVED by Ald. Kennedy (in amendment)
THAT the reference in the report to an estimated cost of $5,000 for an Educational Tour related to the U.N. Habitat Conference be deleted, and an amount of $2,000 be substituted in lieu thereof.

- CARRIED
(Ald. Cowie, Harcourt and Marzari opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT Council approve additions to the Strathcona Rehabilitation Project as follows:

	Estimated Cost
(1) Improvements to Strathcona Park.	$90,000
(2) Program and Events component of proposed education tour.	2,000
Total Estimated Cost	$92,000

and request the Province and Central Mortgage and Housing Corporation to contribute 25% and 50% respectively towards the costs, with the City's share of the cost ($23,000) being provided from Urban Renewal Funds."

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(April 9, 1976) (Cont'd)

Rezoning Application - North West
Corner of Harold Street and School Ave.
(Clause 6)

MOVED by Ald. Cowie
THAT the original application and project submitted by the J.W. Smith Foundation, based on a floor space ratio of 4.218 be referred to a Public Hearing.

- (deferred)

MOVED by Ald. Bowers (in amendment)
THAT the application as recommended by the Director of Planning, based on a floor space ratio of 2.0 be referred to a Public Hearing

- (deferred)

MOVED by Ald. Kennedy (in amendment to the amendment)
THAT the floor space ratio in Alderman Bowers' amendment not exceed 2.6.

- (deferred)

MOVED by Ald. Sweeney
THAT this whole matter be deferred pending a report reference from the Director of Planning, at which time Council be informed as to whether the applicants will be prepared to proceed, based on a floor space ratio of less than 4.218.

- CARRIED UNANIMOUSLY

Finance Matters
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Temporary Position - Queen Elizabeth Theatre.
Cl. 2. Tender No. 41-76-1 - Refuse Packer Bodies.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(April 9, 1976)

Annual Meeting of the C.P.H.A.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(April 9, 1976)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Demolitions
Cl. 2. Ground Leases - False Creek - Area 6 - Phase 1.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Kennedy
THAT Clause 1 be received for information and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

B. Rezoning Application -
N/S of 2500 East 22nd Avenue.

For Council action on this report see page 2.

I. Report of Standing Committee
on Planning and Development,
April 1, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Proposed Lane Closure - D.P.A. #72224 'Marketplace' 1000 Block Robson Street
Cl. 2: Monthly Status Report - Rezoning Applications
Cl. 3: Charles/Adanac Lands
Cl. 4: Houseboats in False Creek
Cl. 5: Progress In And Around False Creek

The Council took action as follows:

Clauses 1 to 5

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved and Clauses 2 and 5 be received for information.

- CARRIED UNANIMOUSLY

(Alderman Rankin and the Mayor were opposed to Clause 4)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development, April 8, 1976

Visitor Boat Dock/On-the-Water Boat Show, Area 6, False Creek (Clause 1)

MOVED by Ald. Cowie,
THAT any decision on this matter be deferred for one year thereby providing time for the City and future residents to assess the impact of the proposal.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

III. Report of Standing Committee on Finance & Administration, April 8, 1976

1976 Revenue Budget Estimates - Interim Report (Clause 1)

MOVED by Ald. Volrich,
THAT recommendations A, B, C, D, E, F(ii) and (iii) and G of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT Council approve an allocation of $3,325 to the Health Department for the purchase of a video tape recorder.

- CARRIED

(Aldermen Bowers and Volrich opposed)

MOVED by Ald. Marzari,
THAT an amount of $28,908 be allocated to the Park Board in respect of projects previously funded by L.I.P.

- LOST

(Aldermen Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT an amount of $10,000 be allocated to the Park Board with respect to additional part-time funds requested for recreation management areas.

- CARRIED

(Aldermen Bowers, Sweeney, Volrich and the Mayor opposed)

During consideration of the above report, Alderman Volrich gave Council some general information on the Provincial Government's grants to municipalities and indicated these will be reflected in the final budget estimates to be considered by the Finance and Administration Committee on April 15, 1976.

IV. Report of Standing Committee on Community Services, April 8, 1976

Neighbourhood Pub - 1445 East 41st Avenue (Clause 1)

For Council action on this Clause, see page 3.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Housing and Environment, April 8, 1976

Housing and Relocation Registry (Clause 1)

MOVED by Ald. Harcourt,
THAT recommendations A and B of the Committee contained in this Clause be approved after amendment to recommendation A to read as follows:

"A. THAT the operation for the months of April, May and June of a housing and relocation service be approved and the requests of The Red Door Rental Aid Society for $18,000, and Y.W.C.A. for $10,000 interim funding for this period be approved subject to the determination of appropriate budgets by the Director of Social Planning in consultation with representatives of the two organizations. (Funds to be provided from Contingency Reserve.)

FURTHER THAT the Provincial Government be requested to refund these monies to the City.

- CARRIED UNANIMOUSLY

(Underlining indicates amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of April 13, 1976, adopted on April 27, 1976.

A. Phillips
MAYOR

K. N. Little
CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Lane Grading Prior to Paving

The City Engineer reports as follows:

"The 1976 Residential Lane Paving Program is scheduled to commence following a Court of Revision to be held May 13, 1976. Due to the large number of lane paving requests, and the lateness of the Court, the Paving Program may not be completed this year unless an early start is made.

Authority is therefore requested to commence the utility work, grading and drainage work in advance of the Court of Revision. This will permit an earlier start on the paving once the Court of Revision has been held.

The cost of this preliminary work is part of the City share and funds are contained in the 1976 Streets Capital Budget.

I RECOMMEND that:

(1) Authority be given to start on the above mentioned preliminary work prior to the Court of Revision.

(2) The cost of this work be designated part of the cost of the anticipated Local Improvement Projects. "

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 650

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Complaints re 1535 West 64th Avenue and 1517 West 64th Avenue

On March 15, 1976, Mr. and Mrs. Howard Neff of 1523 West 64th Avenue and others submitted a petition to City Council referring to two addresses - 1517 West 64th Avenue and 1535 West 64th Avenue.

The Director of Permits and Licenses reports as follows:

"Inspections have been carried out at both of the above addresses with the following results:

1517 West 64th Avenue

This premises and site were found to be in contravention of the Standard of Maintenance Bylaw No. 4888 in that drainage must be provided outside the garage to prevent flooding, and a broken window must be replaced in the finished room in the basement. The building was found to be occupied in accordance with the Bylaw, there being a mother and four children only residing on the premises. The owners of the property, Messrs. Byung Sub Van and Chung Ja Van of 3239 West King Edward have been ordered to comply with the Standard of Maintenance Bylaw.

1535 West 64th Avenue

This building has been found to be occupied in contravention of the Zoning and Development Bylaw for there is an illegal suite in the basement. The owner, Mr. Walter M. Eason of #1 - 1915 Pendrell, Vancouver, has been ordered to revert the building to its approved occupancy as a one family dwelling.

Rechecks of these premises will be made in due course. The petitioners, Mr. and Mrs. Howard Neff and another of the petitioners, Mrs. Ernest of 1551 West 65th Avenue have been contacted by representatives of this Department and verbally advised of the course of action to be taken. They expressed satisfaction with this action. In addition to this, Inspectors have also spoken to Mrs. Sutherland, the occupant of 1517 West 64th Avenue and the occupant of 1535 West 64th Avenue and advised them of the Bylaw infractions which are occurring and that neighbour complaints had been received.

The matter of the behaviour of the children of the occupants of either of the subject premises cannot be dealt with by this Department but we understand that this portion of the complaint has been drawn to the attention of the City Police Department."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 650

BUILDING & PLANNING

RECOMMENDATION

1. Industrial Sites in the Thunderbird Neighbourhood.

The Director of Planning reports as follows:

"The site in question is a portion of the city land in the Thunderbird Island Neighbourhood for which a plan was prepared in consultation with the local residents and approved by City Council in May of 1975. The plan is attached as Appendix I to this report.

The plan calls for the Italian Centre (Confratellanza Italo-Canadese), a church, a warehouse and open space.

Particular note should be given to the industrial site of five acres in size. The intention was laid out in the plan adopted by City Council and later in the advert for sale of this property that the only uses that would be permitted would be warehousing, wholesaling and light manufacturing and that all activities except for parking and loading be conducted completely within an enclosed building. Other conditions included principle vehicular access from the rear of the site, landscaping, 40 ft. minimum height of building.

General Distributors (Sony Industries) met the criteria very well in that they were high amenity landscaped developments, distributor of high quality goods and were a low traffic generator.

When Sony Industries withdrew, Council resolved that the property should be advertised. The site was advertised on November 3, 1975 and on December 2, 1975 City Council approved the sale of the five-acre parcel in the northeast corner of 5th Avenue and Skeena Street to Community Builders. The conditions of such sale and development are set out in Appendix II to this report.

On March 15, 1976 a meeting was held with Community Builders and the Planning Department to discuss their proposals for this site. Community Builders were asked to provide basic information in a letter to the Director of Planning so that we could bring to Council their proposals and discuss the particular concerns and the issues that arise out of the proposals. (See Appendix III)

The site which is five acres in size would yield, with a floor space ratio of .90, a floor area of some 200,000 sq. ft.

Whereas office space ancillary to a principle use is permitted, offices in M-1 and M-2 Districts are permitted only as conditional uses, subject to the approval of the Director of Planning.

The Director of Planning has normally been refusing office development as a principle use. It is for this reason, that the advertisement for the subject property excluded office as a permitted principle use.

This proposal represents an example of the growing pressure to develop offices in industrial zoned areas. The Planning Department is well aware of this problem and the effect that such pressure and growth could have upon the Livable Region Program and on the alienation of already scarce land that exists within the City for warehousing, light manufacturing uses. The Director of Planning recommended to the Planning and Development Committee that offices generally be eliminated from the M-1 and M-2 District Schedules of the Zoning and Development By-law. The Planning and Development Committee took no action on this recommendation.

Clause #1 Continued.

The Supervisor of Property & Insurance reports as follows:

"Community Builders Ltd. submitted an offer to purchase in the knowledge that the tender document required that use of the site be restricted to warehousing, wholesaling and light manufacturing. Community Builders was also aware that it was necessary to obtain a development permit in adherence to those restrictions on or before March 30, 1976. The date of issuance of the development permit would be the date of completion of the sale. The March 30th deadline has gone by but Community Builders as yet has not applied for a development permit. In communications with the Planning Department, Community Builders has indicated a desire to construct offices which use is not allowed under the terms of the sale. However, as yet there has been no unequivocal statement from Community Builders of a refusal on its part to adhere to the approved uses. In its letter of November 21, 1975, submitted with its tender, Community Builders gave

> ".....our assurance that development will be in keeping with the development conditions and conditions of sale and the concept of harmony between the development and the residential area...."

In light of the foregoing it is suggested that Council request Community Builders to clearly express whether or not it intends to adhere to the presently approved uses. If Community Builders expresses an unwillingness to adhere to the presently approved uses, Council may then resolve to repudiate the agreement for sale because of such refusal and further resolve that the deposit of $70,785.00 be forfeited to the City. The site may then be re-advertised.

In the event that Community Builders expresses a desire to complete the sale and adhere to the approved uses, it is suggested that the date of sale for adjustment purposes (i.e. taxes, interest, etc.) be set as of April 1, 1976, and that the deadline to obtain a development permit be extended for a reasonable period on the express stipulation that time is of the essence in meeting the extended deadline. Failure to meet the extended deadline may result in cancellation of the sale and forfeiture of the deposit.

The Director of Planning and the Supervisor of Property & Insurance RECOMMEND:

1. THAT Council reaffirm the intention of utilizing the five acre industrial site at 5th and Skeena for the development of warehousing and light manufacturing uses compatible with the adjacent residential.

2. THAT Council endorse as a general policy that offices as principle uses not be permitted in M-1 and M-2 zoned districts.

3. THAT Council request Community Builders to clearly express whether or not it intends to adhere to the presently approved uses.

   (a) If Community Builders expresses an unwillingness to adhere to the presently approved uses, then the agreement for sale be repudiated because of such refusal, the deposit of $70,785.00 forfeited and the site re-advertised.

   (b) If Community Builders agrees to adhere to the approved uses, and a date of sale for adjustment purposes (i.e. taxes, interest to accrue from) as of April 1, 1976, then the deadline to obtain a development permit be extended until July 31, 1976, on the express stipulation that time is of the essence in meeting the extended deadline."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Planning and Supervisor of Property & Insurance.

DELEGATION REQUEST THIS DAY: Mr. A. G. Akester, Community Builders Ltd.

RECOMMENDATION

2. Public Housing - Greater Vancouver Regional District.

The Director of Legal Services reports as follows:-

"Paragraph 7 of the Supplementary Letters Patent authorizing the Greater Vancouver Regional District to assume the function of public housing is as follows:

> 'The Regional Board, with the agreement of the Municipal Council concerned, may by by-law assume the rights, obligations, and liabilities of the Municipality for any existing or approved project under Section 35A (Now Section 40) of the National Housing Act (Canada).'

On August 24, 1971 Council approved the recommendations of the Standing Committee, Planning and Development, and one of the recommendations was:

> 'Request the Greater Vancouver Regional District to assume, as early as possible, the rights, obligations and liabilities for all existing and approved Federal-Provincial Public Housing projects within the Greater Vancouver Regional District.'

The District passed a by-law on March 29, 1972 assuming, inter alia, the liabilities for operating losses incurred since 1970 of the City pursuant to the agreements relating to presently operative public housing projects referred to in the schedule attached to the by-law built pursuant to Section 40 of the National Housing Act.

The City has entered into two agreements with the Federal Government, Provincial Government and Central Mortgage & Housing Corporation in respect to the construction of rental housing projects pursuant to the National Housing Act. The first of the agreements is dated February 26, 1971 and relates to Champlain Place - 100 units (Project F.P. 18) - and the second agreement is dated July 25, 1972 and relates to Oppenheimer Lodge - 147 units (Project F.P. 19). Each of these agreements contains a covenant by the City with the Province to pay the Province annually on demand a sum equal to one-half the amount or amounts paid by the Province for operating losses. Neither of these agreements are included in the schedule to the District's by-law.

By letter dated March 15, 1976 the Director of Finance and Administration of the Greater Vancouver Regional District indicated that the District should assume the City's portion of the subsidy on projects F.P. 18 and F.P. 19 and that if the City will make the appropriate request the District will prepare the necessary by-law authorizing the District to assume such liability.

It is recommended that the City Council request the Greater Vancouver Regional District to assume the rights, obligations and liabilities for Projects F.P. 18 Champlain Place and F.P. 19 Oppenheimer Lodge forthwith."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

RECOMMENDATION

3. Neighbourhood Improvement Program - Kitsilano: Appropriation of Funds - General Gordon School Auditorium.

The Director of Planning reports as follows:

"On October 14, 1975, City Council approved the expenditure of up to $17,200 from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to General Gordon School to increase its potential for community use (Appendix A).

However, the School Board experienced difficulty in designing facilities to meet the requirements of the Building By-law. As a result, the costs of the alterations have risen considerably, and the School Board is not prepared to go ahead with the alterations until further funds are made available to cover these increased costs. (See Appendix B) An additional $9,900 will be the maximum amount required to complete this report.

The School Board has stated that their new estimates are valid until April 15, 1976 and that they will do the alterations for this cost as long as the funds are made available by that date. Any increases in cost created by School Board delays beyond this date will be absorbed by the School Board.

It is felt that this project is still of high priority in Kitsilano and recommends that the necessary funds be allocated to ensure the completion of the project. Central Mortgage and Housing Corporation was advised of and concur with this recommendation.

It is therefore, RECOMMENDED, that:

City Council approve the expenditure of up to $9,900 (nine thousand, nine hundred dollars, $2,475 City, $2,475 Provincial, $4,950 Federal) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of making alterations to General Gordon School as outlined in Appendices A & B. This amount is to be charged to the Recreational Facilities budget."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

4. False Creek School Site.

The Director of Finance and the False Creek Project Manager report as follows:

"Negotiations have been proceeding with the staff of the Vancouver School Board regarding the school site in False Creek, a subject which was before Council a short while ago because of disagreement on various matters. Your officials are prepared to recommend the following terms and conditions to City Council and the Business Manager of the School Board is prepared to recommend them to the Vancouver School Board. It is generally felt that the terms and conditions are fair to both the City and the School Board.

Various items of consideration are as follows:

1. .83 Acre School Site

It is recommended that the City sell the school site to the School Board for a purchase price of $385,000 with the condition that the City may buy back the school site on the expiration of the general False Creek leases, the buy back price to be the $385,000 divided by 1976 current market value, times the negotiated or arbitrated market value at the time of buy back in the future. The 1976 market value is to be negotiated between the Business Manager for the School Board and the Director of Finance in consultation with the Property and Insurance Office and the False Creek Project Manager. It should be pointed out that the timing of buy back would be at the option of the City.

Clause #4 Continued.

2. Underground Parking (Under the School)

Recommended that the City not accept any nonshareable costs related to the school building, i.e., no cost to the City involved in the construction of the school building and parking facility.

3. School Lawn - .75 Acres

Recommended that the school lawn (which is on the City's park site) be available to the School Board from 8 a.m. to 5:30 p.m. on school days and that there be no capital cost to the School Board related to the preparation of the school lawn. It is further recommended that the Business Manager of the School Board and the Superintendent of Parks negotiate an appropriate cost sharing arrangement regarding the sharing of maintenance costs for the school lawn.

4. Regulation Playing Field - 1.36 Acres

Recommended that this space (also part of the park space) be made available to the School Board from 8 a.m. to 5:30 p.m. on school days and that the capital costs in excess of those incurred for a regular grass surface, needed to meet School Board requirements, be the responsiblity of the School Board. It is further recommended that the Business Manager of the Vancouver School Board and the Superintendent of Parks negotiate an appropriate cost sharing arrangement regarding maintenance costs.

5. Underground Parking Under the Playing Field

The School Board was concerned regarding the security of this underground parking, relative to the safety of school children and school staff. It is our understanding that security arrangements have been approved by the Development Permit Board.

6. Eleven Additional Surface Parking Spaces.

Recommended that 11 of the approximate 40 spaces on the surface near the school be made available to the School Board during school hours and further that the Business Manager of the School Board negotiate an appropriate arrangement for sharing of any maintenance costs, with the False Creek Project Manager."

The City Manager RECOMMENDS that the above recommendations of the Director of Finance and the False Creek Project Manager be approved.

CONSIDERATION

5. Strathcona Rehabilitation Project: Proposed Additions.

The Director of Planning reports as follows:

"1. INTRODUCTION

Council, on July 22, 1975, approved recommendations of the Director of Planning submitted with the City Manager's report of July 18, 1975, that removal of bulkheads supporting streets in various locations in the Strathcona area at an estimated cost of $130,000 be undertaken as an additional item.

The Director of Planning's report noted also that the Strathcona Rehabilitation Committee had been considering a number of other possible additions to the project.

Clause No. 5 Continued.

2. PROPOSED ADDITIONS TO THE PROJECT

During the course of analyzing the various items, including some later proposals advanced by the Strathcona Property Owners and Tenants Association, the Strathcona Rehabilitation Committee was informed, in the fall of 1975, that the representatives of Central Mortgage and Housing Corporation and the Province would consider additions not specifically mentioned in the agreement and outside the boundaries of the project, but in contiguous areas.

This suggestion was qualified to the extent that the additions should be reasonable requests which could be implemented within an acceptable time, and not to be interpreted as an intention to expend all of the uncommitted funds.

The Strathcona Rehabilitation Committee has therefore considered possible additions relating to the criteria described above, and after review of a fairly large number of proposals, the Committee, on March 3, 1976, recommended that the City, and the Province, and Central Mortgage and Housing Corporation be requested to approve additions as listed below:

(1) Improvements to Strathcona Park

		Estimated Cost	
(a)	Landscaping	$15,000	
(b)	Tennis Courts	35,000	
(c)	Drainage	25,000	
(d)	Playground Area	15,000	
	Total Estimated Cost		$90,000

(2) Educational Tour for U. N. Habitat Conference

SPOTA has requested a contribution of $10,400 ($5,400 staff costs + $5,000 program and events' costs) from the U.N. Habitat funds. The Committee, while recognizing that this item would not normally be part of the project costs, recommended that, if U.N. Habitat funding was not forthcoming, the City and senior governments contribute towards the program and events' part of this proposal.

Estimated Cost	$ 5,000
Total	95,000
City's Share (25%)	$23,750

The present financial status of the Strathcona Rehabilitation Project is summarized below:

	Budget $	Total Estimated to Complete $
Administration	500,000	300,000
Grant/Loan	2,000,000	700,000
Public Works	2,000,000	2,490,000
Contingency Items	130,000 (i)	434,000
	4,630,000	3,924,000
Estimated excess of appropriation over expenditures		706,000

(i) Transfer of $300,000 to Britannia Urban Renewal Scheme shown as deducted from the contingency category.

Clause No. 5 Continued.

If the additions proposed in this report, and the proposed bilingual street signs (estimated at $5,000) to be reported on separately, are approved, there would be an unexpended balance on the project of approximately $606,000.

3. POSSIBLE OTHER ADDITIONS

It had been hoped that it would be possible at this time to report on all proposed additions, having regard particularly to the extended time for completion in relation to the completion date in the agreement between the City and the senior governments. There are, however, the following items which may be advanced shortly when certain additional information is available:

(1) Landscaping: Land Surplus to Street Requirements (East Side of Gore Avenue between Pender and Keefer Streets)

This is a proposal for construction and maintenance of the landscaping by volunteer labour, organized by SPOTA, with the design and supervision of the work by Park Board staff and lease of the land by the City to the organization. It will be advanced on confirmation of the Park Board involvement and when terms of the lease are submitted for Council's consideration.

(2) Acquisition of Privately-Owned Property to Improve the Linear Park

The Committee has recommended that one property be purchased for this purpose. A recommendation to Council on this addition has been delayed due to difficulty in negotiating with the absentee owner.

(3) Administrative Costs (SPOTA)

A request from SPOTA for a contribution towards certain administrative costs has been submitted. This is expected to be considered by the Strathcona Rehabilitation Committee in April.

It is RECOMMENDED that Council approve additions to the Strathcona Rehabilitation Project as follows:

		Estimated Cost
(1)	Improvements to Strathcona Park	$90,000
(2)	Program and Events component of proposed educational tour	5,000
	Total Estimated Cost	$95,000

and request the Province and Central Mortgage and Housing Corporation to contribute 25% and 50% respectively towards the costs, with the City's share of the cost ($23,750) being provided from Urban Renewal Funds."

The City Manager submits the recommendation of the Director of Planning to Council for CONSIDERATION.

RECOMMENDATION

6. Rezoning Application - North West Corner of Harold Street and School Avenue.

The Director of Planning reports as follows:

"An application has been received from Rev. Laing on behalf of the J.W. Smith Foundation whereby Lots 1-6, Block 37, D.L. 37 be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'constructing a Senior Citizens Apartment Building containing 155 suites located behind Collingwood United Church and Senior Citizens Recreation Hall.'

On April 22, 1975 the Vancouver City Council approved the recommendation of the Standing Committee on Housing and Environment of April 10, 1975 which was:

'A. That Collingwood United Church be requested to make formal application for rezoning the site, being Lots 3-6, Block 37, D.L. 37, from RS-1 to CD-1 for development of a sixteen-storey 160-unit senior citizens' housing project.

B. That upon application from Collingwood United Church for rezoning the above-noted site, the Planning Department be instructed to submit comments on design and community interests related to this particular project.'

SITE DESCRIPTION

The site is located at the N.W. corner of Harold Street and School Avenue with a frontage of 220 feet on Harold Street and a depth of 99 feet, for a total site area of 21,828 square feet. The site is zoned (RS-1) One-Family Dwelling District and Lots 1 and 2 are developed as off-street parking for the Collingwood United Church at the N.E. corner of Joyce Street and School Avenue. The remaining lots are vacant. (See Appendix A)

The lands to the east, north and west are zoned (C-2) Commercial District and are developed with a Super-Valu store, retail outlets, a bus loop, office buildings and the Collingwood United Church. The lots 7 - 9, immediately north of the site, are zoned (RS-1) One-Family Dwelling District and are developed with a parking lot. The lands to the south are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

PROPOSED DEVELOPMENT

The drawings submitted by the Architect, marked "Received City Planning Department, December 1, 1975" indicate a 17-storey plus basement, 150-foot high-rise building containing 123 bachelor suites (four for handicapped people at ground level), 31 one-bedroom suites and 1 caretaker's suite, for a total of 155 dwelling units. A recreation room is provided on the ground floor and sundecks, coffee bar and roof lounge are provided on the penthouse floor. Storage rooms and lockers are located in the basement. Twenty off-street parking spaces are indicated south of the building.

Clause No. 6 Continued.

CALCULATIONS

Site Area:	21,828 square feet	
Gross Floor Area: (Calculated under RM-3 regulations)	92,068 square feet	
Floor Space Ratio:	4.218	
Number of Units:	155	
Units Per Acre:	309	
Height:	17 storeys plus basement (150 feet)	
Area of Balconies:	10,920 square feet or 11.68%	
Site Coverage: Building:	5,378 square feet	25%
Vehicular Facilities:	6,216 square feet	28%
		53%
Off-Street Parking:	20 spaces = 1 space per 7.7 units	
Recreation Area: Ground Floor	733 square feet	
Penthouse	1,374 square feet	
	2,107 square feet	

ANALYSIS

The site is located in an area containing good, conveniently-located facilities and services for senior citizens. These include a supermarket, public transport, retail stores, doctors' offices, theatre and restaurants. A community centre is located about one-half mile away.

However, it is important that adequate outdoor space be included in the development providing opportunities for sitting outdoors and for watching the various activities going on in the neighbourhood. For senior citizens' housing projects, CMHC guidelines require a minimum of 200 square feet of usable outdoor living space for 1-bedroom units and 180 square feet for bachelor units. Balconies and roof gardens may be counted for such open space. Outdoor living space of 28,500 square feet would be needed in the proposed development to meet this minimum guideline. The proposed 20,460 square feet is deficient by 8,030 square feet. The deficiency could be decreased either by putting parking underground, hence freeing more land for outdoor living space, or by reducing the number of units.

If the parking was placed underground, the amount of deficient outdoor space could be reduced to 2,660 square feet.

A reduction of 15 bachelor units would then be needed to meet the minimum CMHC requirements. This would result in a building at a density of about 3.86 Floor Space Ratio with underground parking.

Clause No. 6 Continued.

At the April 10, 1975 meeting of the Standing Committee of Housing and Environment, the Architect stated the need for a floor space ratio of 4.0 was to make the project economically feasible and have rents of $135.00. The following table was computed from figures used by the Greater Vancouver Regional District in February 1975. The cost estimate analysis of the development shows the savings in monthly rental at different densities.

F.S.R.	No. of Units	Av. Unit Cost	Av. Monthly Rental
1.3	50	$26,963	$166.39
2.0	78	$24,344	$150.68
2.6	100	$23,535	$145.44
4.0	154	$22,888	$137.90

The analysis indicates that the difference in rent between developments at floor space ratios of 2.0 and 4.0 is $12.78 per month per unit.

The parking requirement for senior citizens' housing under the present Zoning By-Law is one space for every six dwelling units. This is similar to the standard recommended by CMHC for locations in Downtown with good access to public transport and facilities. This standard takes into consideration that the elderly do not own or drive cars to the same extent as younger persons but the extended good health and acceptance of the car as a requirement could lead to increased use. Based on this standard, this proposal will require 26 parking spaces.

The Urban Design Panel considered the application at its meeting of December 18, 1975:

> 'The Panel, although in favour of rezoning this property for its intended use, questions the high density (F.S.R. 4±) in relation to the project's surrounding area.
>
> Further criticism was levelled at the lack of useful outdoor space which could be improved by putting the presently-indicated surface parking area under the building and by re-positioning the building so as to give most of the outdoor space a southerly exposure.
>
> As for the design of the building itself, the Panel deplores the mechanical solution which will do little more than provide shelter for the intended inhabitants but offers them or the surrounding area no real amenities.
>
> Recommendation: That the above be received as a progress report and that this design be sent back to the Architect for basic re-thinking in terms of a more humanistic approach in trying to resolve this proposal and that until this has been achieved this rezoning application not be approved.'

The J.W. Smith Foundation sponsored a Public Information Meeting for residents in the immediate area on March 20, 1975. The Planning Department was present as were 40 residents whose general feeling was that the project is a good idea but are concerned that more high-rises might follow. The J.W. Smith Foundation submitted a list of applicants for Collingwood Towers containing 80 names. A petition was also submitted from the residents of the immediate area who attended the Public Information Meeting containing 21 names in support of the proposal and no names in opposition to the proposal.

Clause No. 6 Continued.

The Planning Department supports the proposal to locate a senior citizens' apartment building in this location but cannot support the proposed density or form of development.

A number of factors should be considered with regard to density:

1. The highest residential density currently permitted outside the Downtown peninsula occurs in the (RM-3) Multiple Dwelling Districts which provide for a maximum density of 1.85 Floor Space Ratio, which figure includes bonuses for superior design features. The high-rises of Kerrisdale and Kitsilano are developed within the RM-3 zoning category.

2. The highest density existing for senior citizens' apartments outside the Downtown peninsula is the B.C. Baptist Foundation's senior citizens' housing at McLean Drive and East 3rd Avenue which is at a density of 1.9.

3. To permit this density now sets a precedent which would lead to future proposals for senior citizens' housing to seek at least the same density. It is a small step to argue that single people and couples without children could also benefit from a density of 4.0 Floor Space Ratio. While this appears as an isolated case in 1976, in a few years, because of the precedent, a residential density of 4.0 Floor Space Ratio could become much more widespread.

4. Regard should be given to the actual rental savings at the higher density, i.e. $12.00 per month difference between a development at 2.0 Floor Space Ratio compared with a development at 4.0 Floor Space Ratio. The differences in rents would be covered in any case by government subsidies under Section 44 of the N.H.A.

5. In relation to the remainder of the City, the area of the Collingwood proposal already provides one of the highest concentrations of senior citizen housing. There are 975 of the City's total of 7,298 senior citizen units located within a one mile radius of the Collingwood site. This reflects a density of senior citizen units second to that of the West End. The Planning Department questions whether 155 units can receive financing in an area where the need is not that great. During 1975 the senior citizen proposal for 170 units at School Avenue and Tyne Street, which had received rezoning to (CD-1) Comprehensive Development District and had Development Permits issued, did not receive funding due to the greater need elsewhere in the City.

   With regard to form, many of the serious criticisms made by the Urban Design Panel could be overcome by more sensitive architectural design. However, one major consideration is to increase the amount of usable outdoor space. This could be achieved by placing the needed parking below ground and using the surface as usable open space.

CONCLUSION

The Director of Planning recommends that the application to rezone the lands from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District be approved, with the CD-1 By-Law restricting the form of development as follows:

1. USES — Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading and customarily ancillary uses

Clause No. 6 Continued.

2. FLOOR SPACE RATIO: Not to exceed a gross floor space ratio of 2.0. This is just over the possible floor space ratio which could be achieved with bonuses under the (RM-3)Multiple Dwelling District. This would allow the development of approximately 80 dwelling units.

3. HEIGHT: Not to exceed 100 feet or 12 storeys plus a basement.

4. OFF-STREET PARKING: One space for every six units shall be provided.

The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design, the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

The Vancouver City Planning Commission when considering the application at their meeting of March 3, 1976 concurred with the recommendation of the Director of Planning including the conditions of approval outlined in the departmental report:

> 'And further that a senior citizens' housing study be carried out on a City-wide scale as it appeared that the area in question had more than its share.' "

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 651 & 653-4

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Oakridge: Ingress/Egress Changes

The City Engineer reports as follows:

"On December 16, 1975, Council adopted the following resolution: 'That consideration of the traffic situation at Oakridge be deferred for two months to permit the City Engineer to monitor the traffic situation and report back to Council the effect on traffic of the changes to the entrances and exits at Oakridge.'

BACKGROUND

As a result of a petition from approximately 300 residents in the area and subsequent reports and discussions at the Official Traffic Commission, Council in January, 1975, approved changes to the Oakridge ingress/egress system. Following this approval, Woodward's submitted two alternative schemes to the Mayor which were forwarded to the Engineering Department for consideration. The Engineering Department reviewed the schemes and concluded that one scheme was completely unacceptable and that the other scheme (modified) had merit for further discussion with Woodward's. These discussions led to the conclusion that the modified scheme had advantages to both Woodward's and the City (extra cost to be paid by Woodward's) from a traffic operations point of view because of the size of Oakridge as a traffic generator. This latter system was constructed.

REVIEW PROGRAM

Monitoring traffic conditions has included the following: manual traffic counts weekdays and Saturday afternoon, automatic traffic counts, license plate route traces and field observations including filming random periods of activity, particularly at 45th and Cambie. Some limited accident statistics have been reviewed and comments have been provided by police constables who have observed operations at various times.

TRAFFIC VOLUMES AND OBSERVATIONS

1. Tisdall Street - Twenty-four hour automatic counts on Tisdall Street north of 46th Avenue show the traffic volume has changed from 5571 vehicles (Thursday, January 23, 1975) to 1835 vehicles (Thursday, January 22, 1976) because of the revised Oakridge access system. Hourly volumes for the above two counts are shown in Appendix 1. The objective has been achieved.

2. Oakridge entrances/exits - Prior to the changes, there were five entrances and seven exits to the shopping centre parking lot. There are now five entrances, but only six exits and the changes require some Oakridge patrons to use new routes to and from Oakridge.

   Traffic volumes using the entrances/exits are illustrated in Appendix 2 for the 4:00 p.m. to 5:00 p.m. period on a weekday. The total in/out volume in January, 1976 is almost the same as the March, 1975 volume and the traffic observers noted no unusual delays/back-ups, etc. during the January, 1976 count period. The percentage of illegal turns at the 45th Avenue entrance/exit has decreased from a high of 22% during the $1.49 day in December, 1975 to 3½% during the January, 1976 weekday count.

   Traffic volumes were counted for a 4-hour period on Saturday, January 24, 1976 (afternoon) and the average hourly volume is illustrated in appendix 2 also. Traffic observers noted no significant delays or back-ups at any of the entrances/exits.

   The only Saturday data available for the 'before' situation is an October, 1971 count which shows a 4-hour total in/out volume of 13,980 vehicles. The January 24, 1976 4-hour total is 12,050 vehicles.

Continued on Page 2. . .

Clause No. 1 Continued

	45th Ave. Entrance/Exit				Shopping Centre
	In	Out	Total	% Illegal	In/Out Total
November 1975, 4-5 p.m. weekday	197	273	470	12½	2234
December 1975, 4-5 p.m. weekday	208	322	530	22	2848
January, 1976, 4-5 p.m. weekday	141	198	339	3½	1932
January, 1976, 1 hr. avg.Saturday	250	326	576	3 3/4	3012

The significant decrease (from December, 1975 to January, 1976) in illegal turns would suggest that Oakridge patrons have adjusted their route pattern and are not finding major difficulties in getting in or out of Oakridge.

3. Film Observations -

Traffic conditions at 45th and Cambie were filmed at various times on a $1.49 day and a normal day. The amount of filming done was relatively limited (cost), however, it has proved useful in illustrating the operation of the intersection and the 45th Avenue entrance/exit. No excessive back-ups/ delays were noted during the filming.

4. S/B Cambie Exit/45th/Tisdall Route -

During the Council discussion of this matter in December, 1975, the question was asked about the amount of traffic exiting from the parking lot and proceeding S/B on Cambie turning right to W/B 45th, then S/B on Tisdall to 49th Avenue.

A license plate route trace was done between 4:00 p.m. and 6:00 p.m. on January 20, 1976 (Tuesday) and the results are as follows:

a) traffic volume exiting parking lot: 572 vehicles;

b) of the 572 vehicles, 34 turned right to W/B 45th;

c) of the 34 vehicles, 4 vehicles were observed at Tisdall/49th Avenue.

The results of this survey show that the route questioned is not being used to any significant extent.

5. 45th/Cambie -

(a) Operation -

Field observations and review of the films show that, for the vast majority of time, the intersection operates at an exceptionally good level of service for all traffic. During the 4:00 p.m. to 6:00 p.m. period, however, there are times that the intersection becomes congested with back-up (8-10 cars) on 45th Avenue because of the heavy volume of traffic southbound on Cambie (peak hour volume almost double base hour volumes) and because the gaps in southbound traffic are almost filled by traffic exiting from Oakridge at the exit opposite 44th Avenue. Delays on 45th Avenue longer than 2 or 3 minutes are the exception even during the pm rush period.

In order to provide more positive control on one of the movements taking place at this intersection, a 'YIELD' sign is being installed for traffic using the new left-turn bay turning into 45th Avenue.

Continued on Page 3. . . .

Clause No. 1 Continued

(b) Accidents -

Although the new access system hasn't been in operation long enough to do a statistically valid before and after analysis, the following figures do suggest that an adverse accident situation has not resulted from the changes.

a) Accidents during 1974: 15; during 1975: 15

b) (before changes) mid-November 1974 to end February 1975: 6 accidents

c) (after changes) mid-November 1975 to end February, 1976: 5 accidents

6. Police Observations -

The Police Department has observed the 45th/Cambie intersection a number of times in January and February at various times of the day. In general, their comments do not indicate major problems, but did indicate a variety of traffic conditions ranging from 'all traffic flowing smoothly; no back-ups' to 'heavy volumes with back-up (9-10 vehicles) in left-turn bay and on 45th Avenue'. Such conditions varied in relation to the amount of traffic using Cambie Street and generated by Oakridge.

7. New Entrance from Cambie Opposite 44th Avenue -

Traffic counts and observations show that this entrance is still not getting the volume that it is capable of handling, even following the installation of information signs on Cambie Street. This entrance is significantly easier to use than the 45th Avenue entrance because the only traffic that has to be considered is the southbound Cambie traffic. This lack of use may be based on a combination of the following factors:

(a) Oakridge users are not aware of this entrance;

(b) Oakridge users are not experiencing significant difficulty at 45th and Cambie;

(c) The internal roadway system within the parking lot is not as easy to use as coming in from 45th Avenue because the driveway in from Cambie Street 'T's into the main parking lot circulation road a relatively short distance (approximately 150 ft.) inside the lot. In the consultant's traffic study for the Oakridge expansion proposed a few years ago, two problems with the parking lot were identified. These problems are:

(i) that drivers sometimes lose their sense of direction because the main axis of the building is skewed to the street and sections of the main circulation road parallel the building and other sections parallel the street.

(ii) that the main circulation route becomes clogged with vehicles reducing its effectiveness as a circulation route and the intersections of the circulation road and the street connector-driveways are subject to heavy turning volumes further reducing the capacity and operational efficiency within the lot.

8. Alternative Changes -

Since the revisions to the Oakridge access system have been in operation, a number of changes have been suggested:

(a) Signalize 45th/Cambie: Analysis of the traffic volumes show that the intersection does not meet the Vancouver warrant for signalization. Further, a major negative aspect of signalization is the potential

Continued on Page 4. . .

Clause No. 1 Continued

for increased use of 45th Avenue east of Cambie (local residential street, p.m. peak hour 2-way volume: 87 vehicles) by traffic destined to Oakridge from east of Cambie. Any restrictions imposed to prevent such use would have a detrimental effect on the residents' ability to use their street.

(b) Revise the 45th Avenue entrance/exit to an exit only and build a 2-lane left-turn bay opposite the 44th Avenue entrance and signalize the movement into the parking lot: this would eliminate a significant portion of the left-turn volume at 45th and Cambie, thus improving the operation of the intersection for both Oakridge traffic exiting and residents using 45th west of Cambie. For this change to be effective, however, the internal parking lot roadway system would require reorganization.

(c) Re-open the southwest corner of the parking lot as an exit only: This would result in an increase in volumes on Tisdall Street to about 3/4 of what they were before the changes. In all probability, there would be a certain amount of illegal use of the exit as an entrance (further increasing the use of Tisdall Street) and creating a potentially hazardous situation.

SUMMARY

The revised Oakridge access system has lowered the daily volumes on Tisdall Street from 5571 vehicles to 1835 vehicles.

Numerous traffic counts, observations (including filming) have been done to monitor the traffic situation. Our observations have shown the new system is working satisfactorily with no apparent adverse accident situation. A certain amount of congestion does occur (more than before the changes) during peak periods. However, the delays noted are not considered major and are significantly less than delays that occur at many other locations in the City."

The City Manager submits the foregoing report of the City Engineer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 652

CONSIDERATION

2. City Operations on a Four Day Week or Nine Day Fortnight - Turn Down Traffic Volume

The City Engineer reports as follows:-

"Late in 1974, the City set up a Council Committee to evaluate possible Urban Demonstration programs to be submitted by the City for Federal funding. Among the ideas approved by the Committee and Council was the Turn Down Traffic Volume project. When the Urban Demonstration program was cancelled, this project was approved, entirely separately, for funding by the Transportation Development Agency (T.D.A.), the research arm of Transport Canada. T.D.A. provided funding in the amount of $500,000. over two years. Approval of this major project - the only one actually funded of the many City proposals - is a major achievement for the City and provides the opportunity (and the obligation) for the City to show leadership in this field.

It is important to restate the benefits which we hope to attain in an overall sense through the Turn Down Traffic Project. Relatively small changes - in the order of 10 to 15% - in car occupancy through carpooling and in peak travel demand through changed working times, will permit the existing street system to handle increased downtown employment. We have calculated that these changes will allow us to handle downtown growth which would require an additional $100,000,000. in capital expenditures to provide access with the same level of difficulty we experience today. It is, therefore, important for the City to take the lead in all phases of this project and demonstrate the feasibility of achieving these goals.

In Project Turn Down Traffic Volume's overall program of reducing traffic congestion in Vancouver, one of the methods of achieving this goal is through an alteration of the typical five-day-a-week, 9 to 5 (or similar hours) work pattern. We hope to lead the way and encourage employers and employees to work one of a variety of working hour schemes which would reduce the peak demand in the morning and evening rush, and are examining the administrative feasibility of these various schemes for implementation in the City. As part of the City's leadership efforts, a survey of City workers was conducted, with the cooperation of the unions, to find out which of the various possible alternatives might be acceptable to the employees. The results of that survey are as follows:-

Inside Workers

Alternative	Number of Responses	%
Retain present hours	65	(8%)
Staggered hours	20	(3%)
Flexible hours	100	(13%)
4-Day Week	412	(52%)
9-Day Fortnight	192	(24%)
TOTAL	789	(100%)

Outside Workers

Alternative	Number of Responses	%
Retain present hours	228	(33%)
4-Day Week	366	(53%)
9-Day Fortnight	96	(14%)
TOTAL	690	(100%)

Due to differences in working arrangements, it was not possible to offer all of the alternatives to outside workers. However, in both cases it is clear that a majority of those surveyed would prefer a 4-Day workweek, although there is a significant group of outside workers wishing to retain the existing hours.

The Manager's Advisory Committee has met on three occasions to discuss this question. There will be administrative problems in implementing any scheme which involves changed working times; however, MAC does believe that suitable schemes should be possible in the various departments. The purpose of this report is to obtain Council's direction on the types of changed working hour schemes which might be acceptable so that planning to deal with the administrative problems can proceed.

Continued on Page 6. . . .

Clause No. 2 Continued

FOUR DAY WEEK:

Implementation of a 4-day workweek would contribute greatly in reducing traffic volume peaks which occur on Mondays and Fridays. Friday in particular is the worst day of the week from a traffic perspective, with traffic volume averaging 7 to 10% higher than on other weekdays. In addition, regardless of which particular day is not worked, there would be a net reduction of 20% of all work trips on a weekly basis, with resultant cost savings to staff. Since just under 2 hours would have to be added to each day working to maintain the work week, there would also be a significant shift in the timing of travel demand. From a management perspective, less sick time would be required since employees could schedule medical appointments and similar activities on their day off.

NINE DAY FORTNIGHT:

Similar advantages, although lesser in scale, apply to a 9-day fortnight in which employees work 9 days in 2 weeks with approximately an extra hour on each of the 9 days. Once again the major reduction in travel demand would take place on a Friday or Monday, when traffic volumes are higher. The addition of an hour to the working day would also change the time of day when local traffic demand peaks, although to a lesser extent than would be the case of a 4-day week.

FLEXIBLE HOURS:

Flexible work hour schemes would have a lesser impact on travel demand than either a 4-day week or 9-day fortnight, however, as the name implies, such changes could be implemented in certain operations reasonably easily.

OPENING HOURS:

Both the 9-day fortnight and flexible hour schemes would operate over the normal work week, that is, City Hall would be open from Monday to Friday for normal (present) working hours. The extra time, before or after opening hours, would give staff the opportunity to carry out clerical and other work without interruption. However, because of the irregular nature of these hours, there would be problems of communication and administration within City Hall. The existing problem of scheduling meetings and obtaining necessary signatures and approvals would be increased.

A 4-day week could operate either of 2 ways:-

(a) within the framework of a conventional 5-day week,
(b) with the City Hall open only 4 days a week, but open for a longer period each day.

If a 4-day week is adopted within the framework of a 5-day open period, it will probably not be possible to apply a 4-day week uniformly across all departments, due to staff limitations and the need to provide minimum staffing of some functions during all open hours. We would probably, therefore, be restricted on this basis to being open only normal working hours. However, if Council wished to consider operating City Hall on a 4-day a week basis, it would be entirely practical to have City Hall open, say, from 8:30 a.m. to 6:00 p.m. While there would be a reduction in the daily availability of City Hall by a 4-day open period, the extra open time each day would provide a much improved access for citizens who are unable to come to City Hall during their working hours. After a period of adjustment, (similar to that when Saturday mornings were abandoned) reasonable acceptance can be anticipated.

Continued on Page 7. . . . .

Clause No. 2 Continued

In developing a proposal for Council's approval on changed working times for the City, this basic question of hours to be open for the public, must be resolved. If Council requires that the City Hall remain open for 5 days a week, the degree of implementation of changed working times will probably be much less complete and involve many more administrative problems than would be the case if Council was prepared to consider a 4-day a week open period, with a longer open period on each of the 4 days. The majority of Department heads believe a 4-day week with a 4-day open period is practicable.

As noted above, there are many administrative details to be worked out between the City and staff before any changed working hours can be implemented. The intent of this report is to obtain policy direction from Council so that administrative planning and necessary discussion with the unions can proceed to implement Council's policy. Any implementation will be subject to the following restrictions:-

i) no overall increase in cost to the City;

ii) hours of work, holiday adjustments and other working conditions to be acceptable to the unions;

iii) all changes to be temporary for the duration of the Turn Down Traffic Volume project (the end of 1977), and cancellable by the City or the unions.

This report has been reviewed by CUPE Local 1004 and the V.R.M.E.U., who are in agreement with the above conditions.

The City Engineer RECOMMENDS that:-

(a) Council approve implementation of a program of changed work hours, subject to the restrictions stated above;

(b) Council consider a 4-day open period for this program."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 652

Manager's Report, April 9, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Temporary Position - Queen Elizabeth Theatre

The City Manager has received the following report from the Administrative Analyst:

"At the request of the Theatre Manager, I undertook to review the clerical work load in the Queen Elizabeth Theatre offices.

The present permanent staff of the Q.E.T. is as follows:

Theatre Manager
Assistant Manager
Clerk IV
Clerk III
Clerk Typist II

The Assistant Manager and Clerk IV both act as front-of-house managers on an alternating basis with the Theatre Manager. Consequently, responsibility for continuity of administrative detail rests with the Clerk III. There is a significant fluctuation in the work load due to both the seasonality of the Theatre business and the variable shifts worked by the senior clerical staff. Because of this fluctuation, an analysis of the on-going work load is quite complex and would require a number of months to complete. Furthermore, significant backlogs of clerical work tend to accumulate during the busy periods.

A number of administrative changes are being instituted which will result in a reduction in the clerical work load. However, during the next three months, while these changes are being instituted, I am recommending the addition of a temporary Clerk Typist I in order to reduce the backlog and ease the work load during the transition period.

The additional costs incurred by hiring a Clerk Typist I for a period of three months will be approximately $2,100 including fringe benefits.

It is recommended that funding be approved in advance of the 1976 Revenue Budget.

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendations of the Administrative Analyst be approved.

2. Tender No. 41-76-1 - Refuse Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on March 22, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

A working copy of the tabulation is on file in the Office of the Purchasing Agent. This report deals only with Item 2 Rear Loading Packers.

Funds for this purchase are provided from the Truck Plant Replacement Fund for 26 units and in advance of the 1976 Budget for two additional units (approved by Council on June 24, 1975).

Cont'd . . .

Clause #2 continued:

Six bids were received.

Bid No. 1 - Reliance Truck & Equipment

This is the low bid and meets all specifications.

An optional price was requested for a high density type packer body capable of larger payloads. Our present refuse packers are not able to pack payloads up to the maximum legal axle loadings. The recommended bidder offers a high density packer capable of attaining maximum legal axle loadings at an extra cost of $510.00. This extra cost is offset by the reduction in the number of trips required to the Delta Landfill site by at least 30 trips per year per truck. This will produce cost savings of $900.00 per unit per year ($30 per trip).

An optional price was also requested for an auxiliary engine to power the packer body hydraulics. The auxiliary engine will reduce maintenance costs over the life of the unit such that the life of the refuse truck can be extended to six years from our present policy of five. By increasing life to six years, for the recommended bidder the addition of an auxiliary engine reduces the annual capital cost of the packer truck by $350.00 per year.

We RECOMMEND acceptance of the low bid from Reliance Truck & Equipment for twenty-eight rear loading refuse packer bodies at a total cost of $432,936.00 ($10,987.00 each plus $3,965.00 each for auxiliary engine and $510.00 each for high density packer) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 654

PERSONNEL MATTERS

RECOMMENDATION

1. Annual Meeting of the C.P.H.A.

The following report has been received from the Medical Health Officer:

Mrs. M. Drinkwater, P.H.N. II, East Unit is requesting leave of absence withpay to attend the Annual Meeting of the C.P.H.A. in Moncton, N.B. being held on June 21-25, 1976. Mrs. Drinkwater is Secretary of the B.C. Branch and will have her expenses paid by the Association. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's Budget to meet this expenditure.

There is a full complement of nursing staff at East Unit and arrangements will be made for Mrs. Drinkwater's duties to be shared amongst existing nursing staff.

Mrs. Drinkwater was granted paid leave to attend the C.P.H.A. meeting in 1973.

It is recommended that, in accordance with Regulation 45-2, Mrs. Drinkwater, Public Health Nurse II, be granted five days leave of absence with pay in order to attend the Annual Meeting of the C.P.H.A. in Moncton, N.B. June 21-25, 1976.

THE CITY MANAGER RECOMMENDS THAT the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 654

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
567 & 601 Denman Portion of Land Lying in Block 64, D.L. 185	Harbour Development Waterfront Buildings	Johnston & McKinnon Demolitions Ltd.	$16,250.00	#3725/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION."

RECOMMENDATION

2. Ground Leases - False Creek - Area 6 - Phase 1

The Director of Finance reports as follows:

"Introduction

On July 29, 1975, Council received and approved a report dealing with the principal terms of the leases to be entered into with the various developers on the City-owned land in False Creek. Two of the properties involved, namely Lots 1 and 4, are to be leased to Frank Stanzl Construction Ltd. for a Limited Dividend low rental project to be financed under Section 15 of the National Housing Act.

The terms of the agreement which the developer will have with CMHC will be to maintain low rentals with only a limited return to the developer on his invested equity. At the end of fifteen years, the developer, at his option, may terminate the agreement and mortgage with CMHC and commence to charge "market" rentals on the project. The terms of the lease which the developer will have with the City will be that, when this event occurs at the end of the fifteen years, the City will renegotiate the rental in the lease in order to charge a market rent on the land.

The developer has now requested that the terms of this proposed lease be amended such that when the rent is being re-negotiated at the end of the fifteen years, the developer be given the option to pre-pay the rental on the balance of the term of the lease, which would have 45 years left to run. If Council were to agree to this amendment, a clause would also be put in to set a minimum prepaid rent, to guard against any short-run down turn in the value of the land.

Recommendation

It is recommended that the proposed terms of the lease for Lots 1 and 4 on the City-owned land in False Creek be amended to allow for prepayment of the rents after fifteen years, with a minimum rental to be set."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 666

MANAGER'S REPORT

March 31, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - North Side of 2500 East 22nd Avenue.

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of March 30, 1976 has submitted a report on the above subject. In summary he states:

"An application has been received from K.G. Terriss, Architect on behalf of the Penticton Plaza Co-Operative Housing Association whereby Block W, Section 45, T.H.S.L. be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

the construction of approximately 41 dwelling units for the Penticton Plaza Co-Operative Housing Association.

SITE DESCRIPTION

The subject site is situated on the north side of the 2500 Block of East 22nd Avenue near Penticton Street. The site is L-shaped being 501.5 feet along East 21st Avenue by 240 feet along the westerly boundary, by 400 feet along East 22nd Avenue, for a total site area of 107,110 square feet or 2.46 acres. The site and the surrounding lands are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings. Beaconsfield Elementary School is located north of the site.

PROPOSED DEVELOPMENT

The drawings submitted indicate a proposed development of 41 dwelling units containing 23 townhouses along East 21st Avenue and 9 two-family dwellings situated along East 22nd Avenue. Calculations submitted by applicant are detailed on page 2 of the report of the Director of Planning dated March 30, 1976.

PETITION

The surrounding community has registered strong opposition to the proposal by submitting a petition in February 1975 containing 682 names opposing any rezoning of the site from (RS-1) One Family Dwelling District.

PUBLIC INFORMATION MEETING

The Planning Department sponsored a public information meeting January 14, 1976 with the applicant and residents to explain the need for housing, the rezoning application and to discuss their concerns over the proposed scheme of development. Approximately 400 residents attended and voiced their concern as to why the land was declared surplus by the School Board when Beaconsfield Elementary School is short of space; that the proposed development was co-operative housing; that the form of housing was inappropriate and that the location and access to the off-street parking was poor and that the quality of the development would be inferior to single family standards.

The Planning Department supports, wherever possible, locating new forms of Housing where more units can be accommodated than in the typical RS-1 single family form. The intended use of this site for family housing is supported as there is a shortage of affordable family accommodation in the City of Vancouver.

The Department also believes that well designed townhouse and two-family dwellings can be far superior in design and efficiency than subdivision housing so typical in many parts of Vancouver. However, the Department also believes this particular proposal needs considerable improvements to its design before it can be considered acceptable. The proposed development needs to be redesigned as a whole by relating the two-family dwellings and townhouses rather than treating them as two separate elements divided by surface parking areas. The townhouses need to be broken up into smaller clusters to eliminate the elongated effect and be more in scale with the surrounding residential area. The design of the townhouses and two-family dwellings should be of various styles so as not to be monotonous and still relate to the surrounding residential area which is composed of one-family dwellings of various designs. The surface parking areas need to be sensitively treated by providing landscaping and screening to break down the effect of a large paved area.

The Planning Department recommends that the application be approved to rezone to (CD-1) Comprehensive Development District, with the form of development restricted to Townhouses, Two-Family Dwellings, Off-Street Parking and Customarily Ancillary Uses including a communal building. The floor space ratio shall not exceed 0.60, the height not to exceed two storeys plus cellar or basement nor 35 feet. Conditions including approval of a revised design prior to the enactment of the amending bylaw are listed on pages 4 and 5 of the report of the Director of Planning.

The Vancouver City Planning Commission when considering the application at its meeting on March 3, 1976 concurred with the Director of Planning:

subject to the conditions with regard to design.

The Director of Planning recommends that the application be referred to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

DELEGATION THIS DAY: Mrs. Mildred Carlin.

FOR COUNCIL ACTION SEE PAGE(S) 643

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

April 1, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 1, 1976 at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Mayor Phillips (Item 1) Alderman Bird Alderman Cowie Alderman Kennedy
ABSENT:	Alderman Harcourt
ALSO PRESENT:	Alderman Boyce (Items 1, 2, & 3)
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. Proposed Lane Closure - D.P.A. #72224 "Marketplace" 1000 Block Robson Street.

The Committee considered the following reports:

(a) Report of the City Manager dated March 17, 1976 containing the comments of the City Engineer.

(b) Report of the City Manager dated March 19, 1976 containing the comments of the Director of Planning.

(c) Report of the City Manager dated March 19, 1976 containing the comments of the Director of Social Planning.

(Copies of the above reports circulated).

Mr. R. H. Street, Developer, and Mr. W. Buttjes, Architect, were present for the discussion. Mr. Street distributed a letter dated April 1, 1976 to the members of the Committee (copy circulated) requesting approval of three items to make the project feasible:

(a) Diversion of the lane on to Haro;

(b) Re-allocation of floor space ratio to subsidize development of residential units;

(c) Provision for up to 380 parking spaces.

Mr. Street indicated that because the F.S.R. was changed from 5:1 to 3:1, residential development was not feasible. However, to meet the objectives of the Downtown Guidelines they will include 100 residential condominium apartment units. If the lane diversion is not approved the alternative form of development would probably be a 3-4 storey building on Robson Street primarily retail and another, facing Haro, residential in nature with no retail.

Clause No. 1 Continued.

Mayor Phillips stated his concern that by creating the courtyard, we would be taking away from the linear character of Robson Street. You would also get a situation where people would drive into the underground parking, shop within the development and drive away. The merchants on Robson Street would suffer. Another concern was no residential had been provided. It is possible to transfer F.S.R. 1.0 commercial and 2.0 residential to either site. A shallow courtyard could be provided. Robson Street should be kept as a linear development

The members of the Committee expressed their concern that the businesses on Robson will suffer if the lane is closed and the development proceeds. Concern was expressed about the Engineer's problems with respect to servicing and the costs of re-allocating same.

Mr. M. Egan, Director of Social Planning,inquired as to the procedure to be followed with respect to matters referred to Council by the Development Permit Board. In this particular instance,the Development Permit Board had not gone into a thorough examination of all the aspects of the development before referring the matter to Council. He advised that the Board is preparing a report on a six months review of its procedures and it would be helpful to have some views of Council. Mr. Egan stated that from the comments received regarding this particular development, it is his understanding that what Council wants is for the Development Permit Board to complete its examination of all the issues and make a firm recommendation to Council. The Chairman suggested that a joint meeting of the Development Permit Board and the Standing Committee on Planning and Development should be held to discuss procedures.

After further discussion, the Committee

RECOMMENDED

A. THAT the east-west lane not be closed as proposed in preliminary Development Permit Application #72224.

B. THAT the Director of Planning be instructed to re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian/transit role of Robson Street.

C. THAT the reports of the City Manager containing the comments of the City Engineer, Director of Planning, and Director of Social Planning be received.

INFORMATION

2. Monthly Status Report - Rezoning Applications.

The Committee considered a memorandum dated March 25, 1976 from the Director of Planning forwarding the Monthly Status of Rezoning Applications as of March 24, 1976 (copy on file in City Clerk's Office). The Committee agreed that completed applications did not need to be indicated on the Status Report.

RESOLVED

THAT the Monthly Status Report of Rezoning Applications be received.

RECOMMENDATION

3. Charles/Adanac Lands.

The Committee considered a report of the City Manager dated March 12, 1976 (copy circulated) in which the Director of Finance and Supervisor of Property & Insurance comment on the personal care home site at the north-west corner of Charles and Boundary, the park/playground area, the RS-1 lots on the north side of Williams Street and the balance of the RS-1 lots.

The City Manager recommended approval of the following recommendations of the Director of Finance and the Supervisor of Property & Insurance:

1. no action be taken to close the existing streets or lanes for the consolidation of the sites which were previously designated personal care home until such time as their future use or alternative uses are determined. In this regard, it is recommended that the Planning Department report on alternative uses for this site as soon as possible.

2. the City market in the normal manner the balance of the RS-1 lands as soon as possible following the completion of the resurvey and servicing. It should be noted that the Director of Planning will be reporting on this matter as it relates to the promotion of design for housing on small lots.

3. the Engineer prepare the necessary report closing the appropriate portion of streets for inclusion in the park site and, if possible, arrange for consolidation with the abutting lots. The Park Board be directed to plan the development of the park space, with the design cost to be financed from the proceeds of the previous disposition to the Provincial Government (VPB to immediately determine a design cost budget and report to Council in the normal manner for appropriation approval); further, that the Park Board prepare an estimate of development costs as soon as possible, with the development costs to come from the same source. The development costs plan to be reported back to Council for final approval, through the City Manager.

and submitted the following two options re turning the lanes over to the Park Board for Consideration:

- Turn over the lands at no cost, or

- Require the Park Board to reimburse the City in the future, at such time as they may have capital funds available.

Mr. R. Youngberg, Associate Director - Area Planning, requested that the matter of marketing the balance of the RS-1 lands be deferred until the Director of Planning's report on single family housing for small lots is received.

The Committee

RECOMMENDED

A. THAT no action be taken at the present time to close the existing streets or lanes for the consolidation of the sites which were previously designated personal care home and the Director of Planning be instructed to report on alternative uses for this site as soon as possible.

Clause No. 3 Continued.

B. THAT the matter of marketing the balance of the RS-1 lands be deferred until after the report of the Director of Planning concerning the design of single family housing on small lots is received.

C. THAT the lands for the park/playground be turned over to the Park Board at no cost.

D. THAT the City Engineer be instructed to prepare the necessary report to close the appropriate portions of streets for inclusion in the park site and if possible, arrange for consolidation with the abutting lots.

E. THAT the Park Board be requested to plan the development of the park space and prepare an estimate of development costs as soon as possible; design and development costs, to be financed from the proceeds of the sale of property to the Provincial Government, to be reported to Council for approval.

(Alderman Cowie wished to be recorded as opposed to Recommendation C).

RECOMMENDATION

4. Houseboats in False Creek.

The Committee considered a report of the City Manager dated March 16, 1976 in which the False Creek Project Manager recommends that the Planning Department, in co- operation with the False Creek Development Group,investigate the regulations in effect in other municipalities and cities where houseboats are permitted.

The Committee,

RECOMMENDED

THAT the Director of Planning,in co-operation with the False Creek Project Manager,investigate and analyse the regulations in effect in other municipalities and cities where houseboats are permitted and report back to the Standing Committee on Planning and Development with respect to houseboats generally, as well as to houseboats under the control of a co-operative in False Creek specifically.

INFORMATION

5. Progress In And Around False Creek.

The Committee considered an Information report of the City Manager dated March 25, 1976 in which the Director of Planning provides a fairly comprehensive update of information on False Creek (copy circulated).

RESOLVED

THAT the report of the City Manager dated March 25, 1976 be received.

The Meeting adjourned at 5.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 655

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

April 8, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, third floor City Hall on Thursday, April 8, 1976 at approximately 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Harcourt
Alderman Kennedy

ABSENT: Alderman Cowie

COMMITTEE CLERK: M. L. Cross

CONSIDERATION

A tie vote resulted and this matter is put forward for the CONSIDERATION of Council.

1. Visitor Boat Dock/On-the-Water Boat Show, Area 6, False Creek

The Committee had before it a report of the City Manager dated March 15, 1976, forwarding for consideration a report of the False Creek Development Consultant of the same date (copies circulated). The False Creek Development Consultant recommended acceptance of a proposal of the B.C. Marine Trades Association in which they would provide the City with a visitor boat dock in return for the right to hold an annual nine-day on-the-water boat show.

Present for the discussion were Messrs. T. Kelly, President, B.C. Marine Trades Association and R. O'Loughlin, Boat Show Producer.

The Association proposes a 20-year lease term divided into four five-year periods. The City would have the right to cancel the boat show at the end of any five year period. However, if the lease is cancelled at the end of the first five years, the City would be required to repay the Association, 60% of the agreed upon original capital cost of the boat dock.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that he had requested the Association to provide letters to indicate that off-site parking would be provided and that there would be no commercial content.

Discussion centred on the City having to repay 60% of the $200,000 cost if the proposal is cancelled at the end of the first five year period. Members of the Committee also requested figures indicating revenue and operating costs.

The development permit process was also discussed and Mr. D. Hickley, Assistant Director, Central Area, advised that the Urban Design Panel and the Vancouver City Planning Commission recommended refusal of the previous proposal for a "visitor plus rental boat plus charter boat plus boat sales plus sightseeing boat dock" and temporary boat show facilities.

Cont'd . . .

Clause #1 continued:

The Director of Planning recommends that the matter be deferred for one year thereby providing time for the City and the future residents of False Creek to assess the impact of the proposal.

After further discussion, the Committee voted on the following motion, a tie vote resulting and the matter being placed before Council for CONSIDERATION:

> THAT a decision on the proposal of the Marine Trades Association to provide the City with a visitor boat dock in return for the right for an annual On-the-Water Boat Show be deferred for further detailed information on revenue and operating costs, a renegotiation of the 60% repayment and comments of the departments and boards concerned with respect to the new proposal of visitor boat dock with no commercial content.
>
> (Alderman Bowers and Harcourt wished to be recorded as opposed).

FOR COUNCIL ACTION SEE PAGE(S) 656

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

III

April 8, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 8, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. 1976 Revenue Budget Estimates - Interim Report

The Committee had for consideration a Manager's report dated April 6, 1976 outlining the City's current budget position and details of items being appealed by Civic Departments and Boards (copy circulated). The Budget Review Committee was able to reduce expenditure requests by $3,412,343 before appeals by Departments and Boards. As of date of the report it was indicated that a mill rate of 18.98 would be required to produce $78,551,296 of General Tax Revenue to balance the budget for 1976. The foregoing increase of 1.7 mills (or 9.84%) over the 1975 General Tax Levy is before any items added back during appeals, based on an assumed amount of $2,500,000 from the Provincial Government.

It was pointed out that the Finance Committee and Council would have to be firm with Departments and Boards regarding appealed items and grant only a minimum of appeals if the tax increase is to be kept below 10%.

The Chairman noted that the Anti-Inflation Program adopted by Council has been very effective in working towards a budget position of keeping the tax increase below 10%. Department Heads and Boards have been effectively restrained in bringing forward budget requests and it is hoped to continue this restraint program in 1977.

The Committee heard representatives of the following Departments and Boards appeal decisions of the Budget Review Committee in respect to specific budget items totalling $799,526. During discussion of the Engineering Department appeal it was reported that their appeal for temporary help in the Traffic Division is largely a result of decisions made by the Official Traffic Commission and Council to review traffic and pedestrian counts because of requests from the public. It was felt that the Official Traffic Commission and Council should show some restraint when considering such requests.

During discussion of the Park Board appeals it was reported that it is difficult to distinguish between recurring maintenance items and some new and non-recurring. It was suggested that the budgeting of N.N.R.'s be revised so that this problem could be eliminated.

Cont'd . . .

Clause #1 continued:

The following action was taken by the Committee on the appeals by Civic Departments and Boards:

Dept. or Board	Item Appealed	Amount Approved by the Committee
A. Auditorium Board	Replacement of Queen Elizabeth Stage Floor with Maple Flooring - $30,000	

RECOMMENDED

THAT the appeal of the Auditorium Board be deferred pending a report from the Auditorium Board in consultation with the City Architect on alternatives and costs, and funding, as necessary, be provided from Supplementary Capital.

B. Police Board	(i) One Clerk-Typist II for Homicide Robbery and Missing Persons Squads-1976 cost including equipment	$ 7,500
	(ii) One Clerk-Steno II for Superintendent of Patrol Division South-1976 cost including equipment	7,825
	(iii) One Clerk-Typist II (4 hours per day) for Hit and Run Squad-1976 cost including equipment	4,275
	(iv) Supply & Installation of one Radar Set Model "Super 050" for Police Boat V.P.D. 99	3,100

RECOMMENDED

THAT a total of $22,700 be approved in respect of the Police Board appeals.

C. Health Department	(i) Kodak Carousel Projector	$ 230
	(ii) Library Book Truck	200

RECOMMENDED

THAT a total of $430 be approved in respect of the Health Department appeals.

D. Fire Department	Hurst Collision Rescue Tool	$ 7,500

RECOMMENDED

THAT a total of $7,500 be approved in respect of the Fire Department appeal.

E. Engineering Department	Traffic Division Basic Budget, Salaries, Temporary Help - the Engineering Dept. requested $8,700 for this item, but the Committee approved only $4,000 to be added to their basic budget and suggested they could adjust their total priorities.	$ 4,000

Cont'd . . .

Clause #1 continued:

RECOMMENDED

THAT a total of $4,000 be approved in respect of the Engineering Department appeal.

F. Park Board	Transportation for the Handicapped. The Park Board requested $5,000 for this item but suggested it could be reduced to $4,000.	$ 4,000

RECOMMENDED

(i) THAT a total of $4,000 be approved in respect of the Park Board appeal.

(ii) THAT the Park Board submit to Council a detailed list of items it proposes to be funded from within the projected $450,000 N.N.R. Budget.

(iii) THAT the establishment of a suitable Maintenance Budget with the intent to include N.N.R.'s within that Budget be referred to the City Manager in consultation with the Director of Finance and the Superintendent of Parks for report to Council.

G. THAT the Interim Report on the 1976 Revenue Budget Estimates be received for information.

NOTE: The appealed items recommended for approval by the Committee total $38,630.

FOR COUNCIL ACTION SEE PAGE(S) 656

DISTRIBUTED MONDAY

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 8, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, 8th April 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of Thursday, 25th March 1976, were adopted.

CONSIDERATION

1. Neighbourhood Pub - 1445 East 41st Avenue

Vancouver City Council, at its meeting on 7th October 1975, approved the following recommendation of the Community Services Committee:

"THAT Council approve the application of Mr. R. Wickstrom to operate a neighbourhood pub at 1445 East 41st Avenue subject to a petition plebiscite being conducted in early 1976 by the City Clerk of residents and merchants in a four-block radius of the proposed location; the cost of such plebiscite to be borne by the applicant; and further subject to the applicant complying with all applicable City regulations."

The Committee had before it for consideration this date a report, dated 6th April 1976 (copy circulated) from the City Clerk, advising of the results of the petition plebiscite on the neighbourhood pub application at 1445 East 41st Avenue.

Appearing before the Committee on this matter were the City Clerk, Mr. D. H. Little; the Supervisor of Elections, Mr. J. Brown; and the applicants for the pub, Messrs. R. Wickstrom and R. Trettenero.

The City Clerk, with the assistance of a map of the four-block area which showed the distribution of votes for and against, reviewed his report for the Committee.

One building, a senior citizens residence known as "Mennocourt", containing from 85 to 86 suites, has two addresses - 1750 East 41st Avenue and 1751 East 43rd Avenue - and a portion of the building does lie within the four-block walking distance of the proposed pub. Therefore, the results of the plebiscite were reported in such a manner that Council may determine whether Mennocourt or any part of Mennocourt should be included in determining the matter.

Continued on Page 2. . . .

Clause No. 1 Continued

The results of the plebiscite are as follows:

Plebiscite Area including Mennocourt totally:	Yes	590(55.6%)
	No	472(44.4%)
	Rejected	5
	Total	1067
Plebiscite Area including only post office address 1750 E. 41st Avenue:	Yes	577(57.8%)
	No	422(42.2%)
	Rejected	-
	Total	999
Plebiscite Area not including Mennocourt at all:	Yes	571(60.2%)
	No	377(39.8%)
	Rejected	-
	Total	948

The Committee noted the key to the matter is a decision on Mennocourt.

The applicants appealed to the Committee that more than half the physical structure of Mennocourt is outside the four-block area, therefore the building should not be included in the vote results, thus giving the pub a 60.2% approval.

The applicants pointed out the proposed pub will have a capacity for 74 persons and that it would be uneconomic for them to rent additional space to allow them to expand to the maximum capacity of 100 persons.

The applicants pointed out the Liquor Administration Branch regulations require them to close at 11:00 P.M. and they will abide by this regulation.

The Committee noted that excluding Mennocourt, 60.2% of those voting were in favour of the pub, an approval margin of .2% or a handful of voters.

The observation was also made that at addresses in closest proximity to the proposed pub, the voting was approximately equal, while heavier voting in favour was recorded two to three blocks away.

The Committee felt that a decision on this matter will depend on the individual members of Council.

A recommendation to approve the pub resulted in a tie vote and therefore the matter is forwarded to Council for CONSIDERATION.

DELEGATION THIS DAY: Messrs. R. Wickstrom and R. Trettenero

FOR COUNCIL ACTION SEE PAGE(S) 644

DISTRIBUTED MONDAY

V.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

April 8, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, April 8, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at 1:30 p.m.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird Alderman Rankin
ABSENT:	Alderman Boyce Alderman Cowie
CLERK:	J. Thomas

RECOMMENDATIONS:

1. Housing and Relocation Registry

The Committee had for consideration a Manager's Report, dated April 1, 1976, wherein the Director of Social Planning reported as follows:

"In a February 17,1976, letter to the Minister of Housing, the Social Planning Department requested information regarding the Province's position on cost sharing with the City, the refunding of a housing registry and relocation service. A March 11th reply from the Minister states that the Department of Housing will not be making any grants this year under the Rental Information Services Grant Program.

The Department of Housing's position therefore nullifies the funding recommendation approved by City Council on March 23, 1976. The approval of a $40,000 grant for the continuation of the YWCA Rooms Registry and a $71,000 grant for the continuation of the Red Door Rental Aid Society service were contingent upon the financial participation of the Province as detailed in the Provincial-Municipal sharing agreement (R-100). The Province's decision, however, does not affect the approval of a $5,000 grant to B.C. Housing Foundation for which the City will now be solely responsible.

The Minister indicated that after further investigation a possibility exists that rental information services can be combined with those services already in existence at B.C. Housing Management Commission."

Also before the Committee for consideration were communications from The Red Door Rental Agency and the Y.W.C.A. requesting interim funding to ensure continuation of the housing and relocation registry service until alternative financing can be arranged.

In a letter dated March 31, 1976, The Red Door Rental Aid Society submitted an interim budget request to cover two months' operation totalling $11,878.00

The Y.W.C.A. in a communication to the Chairman, dated April 7, 1976, requested an interim grant of $10,000 for three months' operation of its Rooms Registry effective April 1, to June 30, 1976.

Ms. G.M.R. Gordon addressed the Committee on The Red Door Rental Aid Society application and Mrs. V. Langdon spoke to the Y.W.C.A. grant request.

The Director of Social Planning advised if it was agreed the two agencies should be funded for an interim period of three months, the amounts involved, based on the previous funding commitment would be $18,000 (The Red Door Rental Aid Society), and $10,000 (Y.W.C.A. Rooms Registry).

The Committee referred to Council's resolution at its April 6, 1976, meeting, that the Mayor write to the Minister of Housing and request he reconsider his decision to not make any grants this year under the Rental Information Services Grant Program.

Cont'd

Clause 1 Cont'd

Following discussion, it was

RECOMMENDED,

A. THAT the operation for three months of a housing and relocation service be approved and the requests of The Red Door Rental Aid Society for $18,000, and Y.W.C.A. for $10,000 interim funding for this period be approved subject to the determination of appropriate budgets by the Director of Social Planning in consultation with representatives of the two organizations. (Funds to be provided from Contingency Reserve.)

FURTHER THAT the Provincial Government be requested to refund these monies to the City.

B. THAT an immediate meeting be arranged with the Minister of Housing to discuss the continuation of a housing and relocation service under the same cost sharing formula that previously existed between the City and the Provincial Government.

FURTHER THAT the Minister be informed it is the Council's understanding that the B.C. Housing Management Commission is not in a position to assume the function at the present time.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 657

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 27, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber, were opened with prayer.

CONDOLENCES

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT Council extend deepest sympathy to the family of the Late Mr. Reg. Atherton, a Freeman of the City, former Alderman and School Trustee.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council Meeting of April 6, 1976, together with the Minutes of the Regular Council Meeting of April 13, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

821 Drake Street - Possible Order to Demolish

On October 21, 1975, when considering a Manager's report dated October 17, 1975, on the subject, Council passed the following motion:

"THAT the owners of 821 Drake Street be advised that it is the City's intention to demolish the building at 821 Drake Street and, in this regard, a formal motion be prepared and submitted to Council by the Director of Legal Services."

Mrs. B. Shillabeer addressed the Council this day and advised of the problems she was having on repairing the premises.

Council noted a letter dated April 22, 1976, from Mrs. Bono, a neighbour, complaining about the condition of 821 Drake Street.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

821 Drake Street - Possible
Order to Demolish (cont'd)

MOVED by Ald. Volrich,
THAT this whole matter on the condition of 821 Drake Street be deferred for 90 days and therefore, no enforcement action be taken by City officials at this time.

- CARRIED UNANIMOUSLY

Application to Convert to Self-Serve -
Gas Station at 2992 Grandview Highway

Council on April 6, 1976, when considering a Manager's report (Building & Planning Matters), dated April 2, 1976, took no action to approve a request from Chevron Canada Limited to convert its station at 2902 Grandview Highway to self-serve in lieu of an existing self-serve station at 4102 Fraser Street. Permission was granted for a representation from the Company to speak in support of its request.

Mr. F.G. Moore, representing the Company, addressed Council and gave details of the application as summarized in the Company's letter dated February 23, 1976, which had been circulated to Council previously.

MOVED by Ald. Cowie,
THAT the application to convert the gas station at 2902 Grandview Highway to self-serve in lieu of the self-serve gas station at 4102 Fraser Street, be granted, and the Director of Legal Services submit the necessary amendment to Schedule 'B' of the License By-law.

- CARRIED

(Alderman Sweeney opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS

Building & Planning Matters
(April 23, 1976)

Appeal - Retention of Dwelling Unit
2765 East 46th Avenue (Clause 1)

With respect to this Clause, Mr. John W. Motiuk, Counsel for Mr. and Mrs. Khan, owners of 2765 East 46th Avenue, addressed Council speaking in support of retaining a dwelling unit in the basement of the premises.

MOVED by Ald. Rankin,
THAT this matter be deferred for two weeks pending Mr. Motiuk discussing with his clients, the possibility of the tenants of the premises making application under the Hardship Policy for retention of the basement dwelling unit.

- CARRIED

(Aldermen Bird, Cowie and the Mayor opposed)

Appeal - Retention of Dwelling Unit
4578 Moss Street (Clause 2)

MOVED by Ald. Rankin,
THAT, as the owner of 4578 Moss Street did not appear as a delegation this day, the matter be deferred to ascertain whether he wishes to appeal the retention of a dwelling unit in the basement of 4578 Moss Street.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Industrial Sites in the
Thunderbird Neighbourhood

At its meeting on April 13, 1976, Council deferred consideration of a Clause on the above topic, contained in the Manager's report (Building & Planning Matters), dated April 9, 1976, until today's meeting, pending further discussion between the Director of Planning, the Director of Legal Services and Community Builders.

Council was advised that Community Builders have submitted a letter requesting a further deferment of one week as discussions are still being carried out with Civic officials.

MOVED by Ald. Harcourt,
THAT the foregoing matter be deferred until the next meeting of Council as requested.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Provincial Conference on
Habitat and CPAC Dinner

Under date of March 30, 1976, the Chairman of the B.C. Workshop Committee re Habitat invited participation by Council members at a Provincial Conference at U.B.C., May 6 to 8, 1976. Registration fees are $15.00 plus $8.50 for a dinner to be held during the Conference.

Alderman Kennedy indicated he would like to attend this Conference.

MOVED by Ald. Sweeney,
THAT Alderman Kennedy and any other member of Council who so wishes, be granted permission to attend the Conference and dinner referred to in the communication.

- CARRIED UNANIMOUSLY

2. Extra Costs of Heritage
Committee's Trip to Victoria

MOVED by Ald. Bird,
THAT the request of the Vancouver Heritage Advisory Committee as contained in its letter of April 14, 1976, for additional expenditures in connection with a trip to Victoria on February 16, 1976, in the amount of $79.26 be granted.

- CARRIED UNANIMOUSLY

3. Request for Pedestrian Activated
Signal at East 22nd Avenue and
Victoria Drive

In a letter dated April 13, 1976, the Chairman of the Lord Selkirk Elementary School Consultative Committee, requested to appear before Council as a delegation to appeal the Official Traffic Commission's refusal to grant a request for a pedestrian activated signal to be installed at the intersection of East 22nd Avenue and Victoria Drive.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Minimum Standards of Maintenance By-law

MOVED by Ald. Harcourt,
THAT the request of Mr. B. Bargeman contained in his letter of April 6, 1976, to appear as a delegation on behalf of a number of organizations on the matter of the Minimum Standards of Maintenance By-law, be granted.

- CARRIED UNANIMOUSLY

5. Conference on Youth, Society and the Law

Alderman Boyce, in a letter dated April 21, 1976, requested Council permission to represent the City as a delegate at the Canadian Conference on Youth, Society and the Law to be held June 7 to 10, 1976, in Kingston, Ontario.

MOVED by Ald. Harcourt,
THAT the foregoing request of Alderman Boyce be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT APRIL 23, 1976

Works & Utility Matters (April 23, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Closure of Portion of West Side of Hudson Street, south of 71st Avenue
Cl. 2: Local Improvement Procedure By-law
Cl. 3: Tender No. 46-76-1 - Supply of Sewer and Waterworks Grey Iron Castings

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Tender No. 46-76-1 - Supply of Sewer and Waterworks Grey Iron Castings (Clause 3)

In considering this Clause, the Council heard delegations from the low bidder Callaway Enterprises Ltd., and the second lowest bidder Dobney Foundry Ltd., each speaking in support of their bid.

Mr. Callaway circulated an extract from the B.C. Financial Economic Review for the information of Council. The City Engineer and the Assistant Purchasing Agent answered questions from members of Council on the particulars of the tender.

MOVED by Ald. Rankin,
THAT the bid of Dobney Foundry Ltd. at a cost of $76,385 (local content price of $72,566) based on estimated quantities, be approved.

- LOST

(Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(April 23, 1976) (cont'd)

Tender No. 46-76-1 - Supply of Sewer and Waterworks Grey Iron Castings
(Clause 3) (cont'd)

MOVED by Ald. Kennedy,
THAT the low bid of Callaway Enterprises Ltd. at a cost of $66,744, based on estimated quantities, be approved;

FURTHER THAT, in addition to the cost of purchase, the City also be responsible for additional inspection costs (estimated at approximately $600) plus the cost of providing security for performance of the Contract satisfactory to the Finance and Legal Departments (The maximum anticipated total cost is $68,994).

- CARRIED

(Aldermen Boyce, Rankin and Sweeney opposed)

Social Service & Health Matters
(April 23, 1976)

Integration of Victorian Order of Nurses Services (Clause 1)

MOVED by Ald. Bird,
THAT the recommendations of the Medical Health Officer contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(April 23, 1976)

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Appeal - Retention of Dwelling Unit 2765 East 46th Avenue
Cl. 2: Appeal - Retention of Dwelling Unit 4578 Moss Street
Cl. 3: Yaletown and Robson Street Study Areas
Cl. 4: Mount Pleasant N.I.P. Committee
Cl. 5: Cedar Cottage N.I.P. Appropriation - Lord Selkirk Elementary School
Cl. 6: Cedar Cottage N.I.P. - Implementation Budget
Cl. 7: Cedar Cottage N.I.P. Appropriation - Bus Shelters
Cl. 8: 5531 Bruce Street (Basement Suite)

The Council took action as follows:

Clauses 1 and 2

For Council action on Clauses 1 and 2, see page 2.

Clauses 3 to 8

MOVED by Ald. Volrich,
THAT Clauses 3, 4 and 8 be received for information and the recommendations of the City Manager contained in Clause 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(April 23, 1976)

Review of Fees for Temporary
Occupancy of Street Space (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(April 23, 1976)

The Council considered this report which contains six Clauses identified as follows:

Cl. 1: Commerce Student - Summer Employment with the Property Endowment Fund
Cl. 2: West End Activation Program
Cl. 3: Investment Matters (Various Funds) February 1976
Cl. 4: 1976 Basic Capital Budgets - Streets, Lighting and Communications
Cl. 5: New City Pound
Cl. 6: Vancouver Park Board - 1975 Capital Over-expenditures and 1976 Capital Budget

The Council took action as follows:

Commerce Student - Summer Employment
with the Property Endowment Fund (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

West End Activation Program
(Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendations of the Medical Health Officer contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)
February, 1976 (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

B. Downtown Transportation Plan -
Smithe-Nelson Couplet

At this point in the proceedings, the Council varied the agenda and considered a report of the City Manager dated April 23, 1976, titled 'Downtown Transportation Plan - Smithe-Nelson Couplet'.

A letter was noted from the West End Community Council dated April 27, 1976, requesting that the matter be deferred pending discussions with the organization and residents in the area.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Downtown Transportation Plan -
Smithe-Nelson Couplet (cont'd)

Mrs. Kristiansen addressed Council and expressed her concern that there were changes in the report from what was proposed last year. In addition, the report did not take into consideration the scheme's affect on pedestrians and cyclists.

MOVED by Ald. Harcourt,
THAT this report be deferred for consideration by Council in two weeks' time and, in the meantime, a public meeting be held in the West End under the direction of the Planning and Development Committee following which a further report be submitted to Council.

- CARRIED

(Aldermen Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

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Finance Matters
(April 23, 1976) (cont'd)

1976 Basic Capital Budgets - Streets,
Lighting and Communications (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

New City Pound
(Clause 5)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Vancouver Park Board - 1975 Over-
expenditures and 1976 Budget (Clause 6)

In considering this Clause, a letter was noted from the Park Board dated April 27, 1976, in which the following resolution of the Board was quoted:

"That the following sources of funds be used to cover the overexpenditure:

1.	Vanier Park 1976 expenditures included in the above, to be funded from 1976 capital funds	$ 11,000
2.	Refund to Park Board of Federal forgiveness earned on parks development projects	$134,000
3.	Reallocation of Bobolink/Fraserview Community Hall proceeds from fire insurance	$ 74,500
4.	First charge against 1976 basic capital funds available to the Parks Board to be charged against 'unallocated'	$ 2,400
	TOTAL	$221,900"

The letter also advised of a further resolution as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(April 23, 1976) (cont'd)

Vancouver Park Board - 1975 Overexpenditures
and 1976 Budget (Clause 6) (cont'd)

"That the Board's Finance and Administration Committee be authorized to meet with the Chairman of the City's Standing Committee on Finance and Administration, the City's Director of Finance and Park Board staff, to discuss the Board's financial situation and to try and achieve a more amicable relationship between the Park Board and City Departments."

Mrs. May Brown, Chairman of the Park Board, addressed the Council and gave further details of the matter.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Chairman of the City's Standing Committee on Finance and Administration, the Park Board's Finance and Administration Committee, the City's Director of Finance and Park Board staff, meet and discuss the Board's financial situation in an attempt to achieve a more amicable relationship between the Park Board and City Departments.

- CARRIED

(Aldermen Bowers, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Volrich,
THAT the Park Board's 1976 Capital Program in the amount of $1,500,000 as detailed in the Manager's report of April 23, 1976, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session in the Council Chamber at approximately 4:35 p.m.

- - - - -

Report of Standing Committee
on Housing and Environment,
April 8, 1976

Seven City-Owned Family
Housing Sites (Clause 1)

In considering this Clause, the Chairman of the Committee, Alderman Harcourt, requested that the recommendations of the Committee be amended by withdrawing the Arlington and 46th Avenue site at this time.

The Director of Planning advised that a report is required to be submitted on each of the sites and he undertook to do this and submit the applications at the earliest possible date, but not during July or August.

MOVED by Ald. Harcourt,
THAT City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, April 8, 1976 (cont'd)

Seven City-Owned Family Housing Sites (Clause 1) (cont'd)

(1) Boundary Road/Price Street/Tanner Street
(2) 2nd Avenue and Wallace
(3) Foster and Euclid
(4) Nanaimo and Vanness.

- CARRIED

(The Mayor was opposed to submitting Nanaimo & Vanness site to a Public Hearing)

Personnel Matters (April 23, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Request for Leave of Absence - Mr. J.B. Winsor
Cl. 2: Request for Attendance of Dr. H.L. Bryson at Canadian Symposium on Pets & Societies
Cl. 3: Revisions to Regulations - Workers' Compensation Board

The Council took action as follows:

Request for Leave of Absence - Mr. J.B. Winsor (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the Director of Planning contained in this Clause be approved.

- CARRIED

(Alderman Sweeney opposed)

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the request of the Director of Permits and Licenses contained in Clause 2 and the recommendation of the City Manager contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters (April 23, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Right-of-Way Agreement over Portion of Parcel I, Block 279, D.L. 526 & Lot 13, False Creek, Plan 16003
Cl. 2: Rental Review - Lease to Sauder Industries Limited - S/S False Creek, West of Main Street
Cl. 3: Establishment for Road Purposes - S/W Corner of 22nd Avenue and Victoria
Cl. 4: Sale Date Extension Request - Villa Cathay Care Home Society - S/S Union between Campbell and Raymur Avenues

The Council took action as follows:

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(April 23, 1976) (cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

C. Enclosure of Still Creek

The Council had for consideration a Manager's report dated April 26, 1976, with respect to the enclosure of Still Creek. Following discussion, it was

MOVED by Ald. Bowers,
THAT this report be received for information and referred to the Council representatives on the Greater Vancouver Regional District for discussion at the G.V.R.D. level if necessary.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, April 8, 1976

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Demolition of Buildings - Downtown Eastside
Cl. 2: Management of Downtown Eastside Hostels
Cl. 3: Habitat Bicycle Route
Cl. 4: Proposed Noise Control By-law

The Council took action as follows:

Demolition of Buildings -
Downtown Eastside (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Management of Downtown Eastside Hostels
(Clause 2)

Alderman Harcourt requested, and received permission to delete (d) and (f) at the foot of page 2 of this report.

MOVED by Ald. Harcourt
THAT recommendations A, C, D, E, and F of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation B of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

Clauses 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Community Services, April 8, 1976

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Neighbourhood Pub - 4473 West 10th Avenue
Cl. 2: Liquor Permit Application - 2514 Watson Street
Cl. 3: Gastown Residents' Association - Management Consultant Funding
Cl. 4: 911 Emergency Line - Publicity and Translation Services
Cl. 5: Mount Pleasant Citizens Committee - Grant and Playground Lease
Cl. 6: White Lunch (Golden Crown) - 112 and 124 West Hastings
Cl. 7: Greenpeace - Request for Surplus Furniture

The Council took action as follows:

Neighbourhood Pub - 4473 West 10th Avenue (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Mayor suggested that the Committee look at the present regulation that requires pubs be located one mile apart, with particular reference to highly populated areas.

Clauses 2 - 7 inclusive.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 2, 3 and 5 be approved, and clauses 4, 6 and 7 be received for information.

- CARRIED UNANIMOUSLY

Clauses 3 and 5 were CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

III. Report of Standing Committee on Planning and Development, April 8, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Activities on the Burrard Inlet Waterfront between Granville and Abbott Streets
Cl. 2: Review of the Concept Plan for Neighbourhood Improvement Program in Kitsilano
Cl. 3: Boundaries of Park Reserve in Block 43, D.L. 139 E/S Camosun Street, 20th to 21st Avenue

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT Clause 1 in this report be received for information and the recommendations of the Committee, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Deveopment,
April 8, 1976. (Cont'd)

Boundaries of Park Reserve in Block 43,
D.L. 139, E/S Camosun Street,
20th to 21st Avenue. (Clause 3)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee be approved, after addition of the words "and the Park Board" at the end of the recommendation.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development
April 8, 1976.

Champlain Heights Development Plan -
Areas E & F.
(Clause 1)

MOVED by Ald. Bowers
THAT recommendations A, B, C, E and F of the Committee be approved, after amending recommendation 'A' by deleting the words "redesign and".

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers
THAT recommendation 'D' of the Committee, as contained in this clause be approved.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin
THAT the G.V.R. D. Transportion Committee and staff, and representatives of the National Harbours Board be invited to attend the joint meeting of the Burnaby and Vancouver Councils.
FURTHER THAT the resolution of the Committee contained in this clause be received.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance & Administration,
April 15, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Vancouver Jaycees Sea Festival Society and Folkfest '76 and Other Festival Activities
Cl. 2: Artist's Gallery Budget - 1976
Cl. 3: Final Report on 1976 Revenue Budget
Cl. 4: Brief to Commission of Inquiry on Property Assessment and Taxation
Cl. 5: Urban Reader Progress Report

The Council took action as follows:

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
April 15, 1976. (Cont'd)

Vancouver Jaycees Sea Festival Society
and Folkfest '76, and Other Festival
Activities.
(Clause 1)

MOVED by Ald. Volrich
THAT recommendations (a),(b) and (c) of the Committee be approved.

- CARRIED UNANIMOUSLY

Recommendations (a) and (b) were carried by the required majority

(Ald. Sweeney was opposed to recommendation (a))

MOVED by Ald. Kennedy
THAT a Special Events and Festival Budget for 1976 in the amount of $60,000 be approved, including a small discretionary start-up fund, but excluding local community street closure grants.

- LOST

(Ald.Bird, Bowers, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

Artist's Gallery Budget - 1976
(Clause 2)

MOVED by Ald. Volrich
THAT recommendations A, B, C and D, of the Committee, as contained in this clause, be approved, and the following be added as recommendation 'E'.

"THAT some of the excess prints held by the Gallery be sold, and the revenue therefrom be applied against City costs."

- CARRIED UNANIMOUSLY

Final Report on 1976 Revenue Budget
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Council also had for consideration at this time, a report from the City Manager in which the Director of Finance reported in detail on the 1976 Revenue Budget estimates. The report concluded with the following recommendation:

"The City Manager and the Director of Finance recommend approval of the Resolution adopting the 1976 Revenue Budget Estimates which are summarized on Schedule "A" attached."

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
April 15, 1976. (Cont'd)

Final Report on 1976 Revenue Budget
(Clause 3) (Cont'd)

MOVED by Ald. Volrich
THAT the foregoing recommendation of the City Manager, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich

THAT

WHEREAS the City Manager and the Director of Finance were instructed by Council on February 24, 1976 to review estimated Revenues and Expenditures of the City for the year 1976 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1976 Estimates prepared by the City Manager and the Director of Finance dated April 8th and 15th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1976, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, the Greater Vancouver Regional District and the British Columbia Assessment Authority purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to $151,464,219;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1976 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to $72,834,537;

AND WHEREAS the amount of the General Tax Levy so required is $78,629,682;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the City Manager as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

Clauses 4 and 5.

MOVED by Ald. Volrich
THAT the recommendation of the Committee, as contained in Clause 4, be approved, and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Community Services, April 15, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Request for Purchase of Surplus City Furniture
Cl. 2: Liquor Permit Application - 1550 Main Street
Cl. 3: 911 Emergency Line
Cl. 4: Liquor Permit Application - 1250 Davie Street
Cl. 5: Alcohol Abuse Prevention and Detoxification

The Council took action as follows:

Clauses 1, 2 and 4.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

911 - Emergency Line
(Clause 3)

MOVED by Ald. Rankin
THAT

1. The $2,500 Publicity Budget to augment the existing 911 publicity program be approved and consolidated with the City's 911 advertising appropriation:
2. The City of Vancouver purchase the 13 language service from Multilingual Social Services for the 911 program. Multilingual Social Services will invoice the City monthly for expenses incurred: not to exceed $6,125. for Honoraria; $3,120. for rental of Pagers; and $400 for Telephone Answering Service for the period May 1st to December 31st, 1976:
3. This funding be approved in advance of the 1976 revenue budget:
4. The expenditure of the above funds to be under the supervision of the Director of Social Planning and the Chief Constable.

- CARRIED

(Ald. Boyce and Volrich opposed)

Alcohol Abuse Prevention and Detoxification.
(Clause 5)

MOVED by Ald. Rankin
THAT recommendations (a), (b), (c), and (d) of the Committee, as contained in this report, be approved, after amending the introduction to read as follows: 'THAT Council urge the Provincial Government that'.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
April 15, 1976. (Cont'd)

Alcohol Abuse Prevention
and Detoxification.
(Clause 5) (Cont'd)

MOVED by Ald. Rankin
THAT recommendations (e) and (f) of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Bird, Bowers, Cowie, Kennedy, Sweeney and the Mayor opposed)

VII. Report of Standing Committee
on Planning and Development,
April 15, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Kitsilano N.I.P Appropriation of Funds - Kitsilano Community Centre
Cl. 2: Open Space East of Denman Street Versus Denman Street Beautification

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Vehicles of Hire Board
April 14, 1976.

MOVED by Ald. Bowers
THAT the Director of Legal Services be instructed to delete the appropriate section of the Vehicles for Hire By-law, covering rate increase requests from Charter Limousine Companies.

- CARRIED

(Ald. Rankin opposed)

No further action was taken on this clause.

- - - - -

G.V.R.D. Matters

There were no matters to be considered with respect to the Greater Vancouver Regional District Meeting on April 28, 1976.

- - - - -

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Bird
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2875, BEING THE VANCOUVER ATHLETIC COMMISSION BY-LAW (Qualifications for Appoinment)

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald.Bowers
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4846, BEING THE VANCOUVER CITY PLANNING COMMISSION BY-LAW (Qualifications for Appointment)

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3941, BEING THE VANCOUVER CIVIC AUDITORIUM BOARD BY-LAW (Qualifications for Appointment)

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4800, BEING THE VANCOUVER HERITAGE ADVISORY COMMITTEE BY-LAW (Qualifications for Appointment)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Downtown and West End Districts)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO LEVY RATES ON ALL TAXABLE PROPERTY ON THE REVISED ASSESSMENT ROLL OF THE CITY OF VANCOUVER TO RAISE A SUM WHICH, ADDED TO THE ESTIMATED REVENUE OF THE CITY FROM OTHER SOURCES, WILL BE SUFFICIENT TO PAY ALL DEBTS AND OBLIGATIONS OF THE CITY, FALLING DUE WITHIN THE YEAR 1976, AND NOT OTHERWISE PROVIDED FOR.

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT.

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

8. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT.

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AMEND BY-LAW No. 4450, BEING THE LICENSE BY-LAW AS AMENDED BY BY-LAW No.4957

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment for Road Purposes S/W Corner of 22nd Avenue and Victoria Drive)

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT WHEREAS the City of Vancouver is the registered owner of Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, Plan 1344;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as road;

THEREFORE BE IT RESOLVED THAT the East seven feet of Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, Plan 1344 be and the same are hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Closing, Stopping Up and Conveyancing Lane North of Broadway, West from Ash Street

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South 8 feet of Lots 7 to 10 and the North 8 feet of Lots 11 to 14, ALL OF Block 339, District Lot 526, Plan 590 have been established for lane purposes under filing 17645;

3. The owner of Lots 4 to 14, except said 8 feet, said Block 339, wishes to consolidate Lots 7 to 14 together with the said 8 foot portions now lane into one parcel;

4. The said owner is prepared to dedicate the required portions of lane from said Lots 4 to 6;

THEREFORE BE IT RESOLVED THAT the South 8 feet of Lots 7 to 10, and the North 8 feet of Lots 11 to 14, ALL OF Block 339, District Lot 526, Plan 590, be closed, stopped up and conveyed to the abutting owners; and

FURTHER BE IT RESOLVED THAT the portion of lane now closed be subdivided with the adjacent lands in a manner satisfactory to the Approving Officer.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Boyce submitted the following Notice of Motion, which was recognized by the Chair.

THAT WHEREAS the present Charter provision in respect of prohibiting certain businesses from carrying on in the City requires a unanimous vote of the Members present under Section 203(d):

AND WHEREAS such a provision can be onerous on Councils in discharging their responsibilities to the citizens:

AND WHEREAS certain other important decisions of Council require only a two-thirds vote of the Members of Council present:

THEREFORE BE IT RESOLVED THAT the Council instruct the Director of Legal Services to seek a Charter Amendment to Section 203(d) to provide for a two-thirds vote of Council Members present rather than a unanimous vote in the matter of prohibiting the carrying on of business, trade, profession or other occupation in the City.

(Notice)

ENQUIRIES AND OTHER MATTERS

Loan of Equipment to Habitat Forum.

Alderman Harcourt recommended Council approve of the request from Habitat Forum for the loan of thirty (30) doors stored at the City Building at Hastings and Main Streets, these doors to be returned to the City by July 15, 1976. Habitat Forum also requested a loan of assorted lamp standards and fixtures to be used on the Forum Site at Habitat, May 24 to June 12, 1976, these items to be returned in original condition by July 15, 1976.

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the above requests of Habitat Forum be approved.

- CARRIED UNANIMOUSLY

Boulder Barrier at Grandview Highway and Slocan Street.

Alderman Rankin advised that he had received a letter from a citizen with respect to the boulder barrier which the City has erected at Grandview Highway and Slocan. This is the site which was formerly used by a fruit vendor during the summer months last year. The Mayor directed the City Manager investigate this matter and advise Alderman Rankin.

Mountain View Cemetery

Alderman Rankin advised he had been contacted by a Mrs.Ellsworth, who was under the impression that Mountain View Cemetery offered perpetual care on graves. However, she subsequently discovered this was not the case, but decided to have her son buried in Mountain View Cemetery, at a cost of $210. Subsequently, she decided to have the body exhumed and re-buried in Ocean View Cemetery. The total cash outlay for Mrs. Ellsworth to date is $260. Alderman Rankin requested a report from the City Manager on this. The Mayor so directed.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Harbour Park Lease

Alderman Kennedy — enquired why the Harbour Park Lease had not yet been signed. The Mayor advised it is anticipated the lease will be signed late in May.

Trucks and Trailers Parked on City Streets.

Alderman Bird — stated that since his appointment as Chairman of the Official Traffic Commission, he as received a large number of complaints about people parking trucks and trailers on City Streets. He has been in touch with the Police Commission on this, but no satisfactory solution has been reached. The Mayor suggested Alderman Bird review the appropriate By-law with the Director of Legal Services and the Police Department and report back with recommendations to remedy this situation.

The Council adjourned at 6.25 p.m.

The foregoing are Minutes of the Regular Council Meeting of April 27, 1976, adopted on May 4, 1976.

P. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of west side of Hudson Street, south of 71st Avenue - adjacent to Lot 5 except the east 7 ft., now road, Block 9, D.L. 318, Plan 1749

The City Engineer reports as follows:

"An application has been received to purchase the east 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749, which is presently established as road. The applicant, who is the abutting owner, is prepared to dedicate 10 foot by 10 foot corner cutoff at the rear of his lot. Since the proposed widening of Hudson Street in this area has been abandoned, the 7 foot strip adjacent to Lot 5 is surplus to the City's highway requirements.

I RECOMMEND that the East 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to dedicate a 10 foot by 10 foot corner cutoff at the northwesterly corner of his lot for lane purposes.

(b) The closed portion of road to be consolidated with the balance of Lot 5.

(c) The applicant to provide and register any necessary plans.

(d) The applicant to pay $1,500 for the difference in land acquired as against land dedicated, in accordance with the recommendation of the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvement Procedure By-law

The City Engineer reports as follows:

"The Local Improvement Procedure By-Law (3614 as amended) relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zoning established by the Zoning and Development By-Law into three 'zoning groups':

- 'Residential' (one- and two-family)
- 'Multiple Dwelling and Local Commercial'
- 'Business and Industrial'

The by-law should be amended to reflect the creation of the Downtown District and the West End District.

Downtown

It is proposed that this district be included in the 'Business and Industrial' group.

West End

It is proposed that the whole of this district be included in the 'Multiple Dwelling and Local Commercial' group. The areas designated in the Official Development Plan as 'CH' (commercial with hotels) might have been put into the 'Business and Industrial' group, but the difference in assessment is only for street paving and most of the streets in these areas are already paved.

Clause 2 Cont'd

I RECOMMEND that the above changes be approved and that the amending by-law which has been prepared be passed."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION:

3. Tender No. 46-76-1 - Supply of Sewer and Waterworks Grey Iron Castings

Tenders for the above were opened by the City Manager on February 9, 1976 and referred to the City Engineer and Purchasing Agent for report. The City Engineer and Purchasing Agent report as follows:

"Funds for all purchases are provided in the Capital Budget.

The 7% Provincial Sales Tax is in addition to the prices shown below.

Five tenders were received and the City Engineer and Purchasing Agent awarded all items within the scope of their authority, i.e. - all items except Group 6 (Telescopic Valve Boxes) and Group 11 (Manhole Covers and Frames).

This report is being referred to Council for consideration because the low bidder (offering Korean made castings) and the second low bidder (offering local made castings) have requested the opportunity to appear before Council in support of their tenders. We have also received a letter from the Canadian Manufacturer's Association in support of the tender submitted by Dobney Foundry for the supply of a local made product.

BACKGROUND INFORMATION

Low Bidder - CALLAWAY ENTERPRISES LTD. -

This is a new firm representing Wuon Poong Industrial Co. in Inchon, Korea. Mr. Callaway, Director - is operating out of his home residence located in Vancouver.

The City has had no previous experience with off-shore made castings.

Second Low Bidder - DOBNEY FOUNDRY LIMITED -

This company is located in Surrey, B.C., is well recognized, and has supplied castings to the City for many years.

COMPARISON OF BIDS

The low bid was submitted by Callaway Enterprises Ltd. for Korean made castings at a total price of -	.....	$66,744.
The low bid for local made castings was submitted by Dobney Foundry Ltd. at a total price of	.....	$76,385.
Actual cost difference is 14% or	.....	$ 9,641.

Council does, however, allow 5% local preference for the purpose of comparing bids. Dobney claimed 100% local content and Callaway claimed 25% based on import duties and local profit. Dobney's claim is clearly allowable but there is some doubt if Callaway's claim is bona fide local content - therefore,

If Callaway's claim is considered, the weighted cost difference is 10% or $6,655.
If Callaway's local content claim is disallowed the weighted cost difference is . . . . . 8-3/4% or $5821.

Bid and performance bonds were not requested because castings have always been made locally and it has been relatively simple to arrange for in-plant inspection and obtain assured supply on short notice.

Cont'd . . .

Clause 3 Cont'd

In this instance, however, because the low bidder was offering an off-shore product, we considered that the City's interest required some formal guarantees of performance. We consulted the Law Department and obtained the opinion that, under the circumstances, it would be quite proper to demand such guarantees. We, therefore, gave Callaway a letter requesting:-

(a) A letter from a guarantee company stating they would supply a 50% Performance Bond.

(b) A written undertaking from an inspection company acceptable to the City Engineer, for in-plant inspection.

(c) A statement of the cost of (a) and (b), such cost to be borne by the City if their bid is accepted.

(d) Additional samples (they had already supplied one sample on their own initiative).

Callaway Enterprises Ltd., in their letter of April 12, 1976, countered with the following proposal:-

"1. Callaway Enterprises Ltd. will provide a return air ticket by scheduled carrier between Vancouver and Seoul for your own inspector.

2. Callaway Enterprises Ltd. will pay the cost of the inspector's accommodation at the King Sejong Hotel in Seoul.

3. Wuon Poong Industrial Co. will cast half of your twelve (12) month requirement during the inspector's visit. (Casting Process, excluding finishing, should not take much longer than one week).

4. Your inspector would visit Wuon Poong's plant and carry out his duties as indicated in the contract, just as if he were in Vancouver.

5. The remaining 50% of your casting requirement may either be inspected by a suitable Korean agency or, should a suitable agency still not be available, the provisions under 1, 2, 3, 4 could be repeated."

"With regard to the performance bond which you requested, I find it reasonable to point out that Section 12 of the General Conditions of contract specifically covers performance bonds and allows the supplier the option of depositing with the City either a bond or a certified cheque for a sum equal to 10% of the amount of the tender. In view of this fact and considering the other assurances that have been given you, I feel justified in proposing that I deposit with you a certified cheque equal to 20% of the amount of our tender, as security for the due and faithful performance of the contract. The cost of providing the City with this security would be $1,650.00.

As an alternative to this certified cheque, I could deposit with the City, as security for the due and faithful performance of this contract, a letter of credit, drawn on the Canadian Imperial Bank of Commerce in your favour, for a sum equal to 20% of the amount of our tender. The cost of providing the letter of credit would be $250.00".

In addition, they have offered to maintain in Vancouver, a stock of castings equal to one-sixth of the City's 12-month requirement, as a guard against any possible shipment delay.

It should be noted that a clause in the tender stated - "The manufacturer shall supply within 10 days of request, a sample of his products for the purpose of establishing a standard of manufacture, and Dobney Foundry has submitted a letter claiming that Callaway did not meet this condition.

The facts are that Callaway, on his own initiative, supplied one sample and, in order to meet the 10 day requirement, he offered to bring in by Air Express any other samples we may require. However, as we were aware that it would take some time to gather all the necessary information, it was decided not to have the firm go to the extra expense of air express. The additional samples were, therefore, shipped by ocean freight.

Cont'd . . .

Clause 3 Cont'd

The additional samples requested have now been submitted by Callaway Enterprises Ltd and they appear to be satisfactory. However, as these castings will be used on City streets, and because in-plant inspection is impractical, it will be necessary to carry out more difficult and unusual testing procedures in Vancouver in order to ensure that the quality and durability of the castings is satisfactory.

The following facts must be considered in arriving at a decision on this tender award:

(a) the quality of the castings offered by both tenderers is equivalent and both are acceptable to us.

(b) Callaway's bid creates a significant difficulty from the point of view of inspection; his offer to fly an inspector to Korea creates an awkward situation and is susceptible to problems.

(c) Callaway Enterprises submitted bids on only 2 of the 19 items in the tender, but these 2 items constitute 73% of the dollar value of the total tender.

(d) all 17 other items included in this tender have already been awarded to 2 local firms, namely Dobney Foundry and McLean and Powell Iron Works. To make an award to a third firm will further split the supply contract and increase our administration costs

(e) award to Callaway may have a detrimental effect on the local foundry industry and cause future castings supply problems.

Because of the delegation request by both suppliers and because the decision is essentially whether or not the City is prepared to pay the extra cost to award the contract to a local supplier, this matter is being submitted to Council for consideration.

The alternatives available for award of this contract for supply and delivery of Group 6 (telescopic valve box assemblies) and Group 11 (manhole frame and cover assemblies) are as follows:

(a) award to the low bidder, Callaway Enterprises, at a cost of $66,744 based on estimated quantities. In addition to the cost of purchase, the City would also be responsible for additional inspection costs (estimated at approximately $600) plus the cost of providing security for performance of the Contract satisfactory to the Finance and Legal Departments. The maximum anticipated total cost is $68,994.

(b) award to the second low bidder, Dobney Foundry Ltd, at a cost of $76,385 (local content price of $72,566) based on estimated quantities."

The City Manager submits the foregoing report to Council for CONSIDERATION.

DELEGATION REQUEST THIS DAY: CALLAWAY ENTERPRISES LTD.
DOBNEY FOUNDRY LTD.

FOR COUNCIL ACTION SEE PAGE(S) 701-2

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Integration of Victorian Order of Nurses Service

The Medical Health Officer reports as follows:

"The Minister of Health, in a letter dated March 1st, 1976, requested the City of Vancouver to participate in negotiations with the Provincial Department of Health and the Victorian Order of Nurses towards the integration of the home care services provided by V.O.N. staff in Vancouver with those of the Vancouver City Health Department.

BACKGROUND

Since the early 1960's, the V.O.N. has transferred its home nursing function to the local Health Department in all the smaller cities, e.g. Trail, Nanaimo, etc. In 1974, the V.O.N. operation in Victoria was combined with the newly-formed Capital Regional District Health Department. In 1975, the Surrey V.O.N. was combined with the Boundary Health Unit. There has been much discussion of the eventual completion of this process in the Greater Vancouver area.

The Richmond/Vancouver Branch of the V.O.N., the North Shore Branch and the Burnaby Branch are the remaining V.O.N. operations. Since July 1, 1974, the V.O.N. has been completely funded by the Provincial Department of Health. Prior to that time the Vancouver operations of the V.O.N. were supported by patient fees, annual grants and substantial assistance from the United Way campaign. The City of Vancouver supported the V.O.N. in two ways. Until 1974, the City provided grants,that in some years amounted to $25,000,towards service costs. In addition, the City has provided at no charge accommodation for decentralized service staff in six Health Department buildings.

Earlier in the Vancouver V.O.N. history, that organization conducted prenatal classes and visited mothers of newborn babies. Over the years 1951 to 1970, the V.O.N. has ceased these service activities and Council has supported its own Health Department in carrying out these programs.

In 1968, a Committee of Council met with the Minster of Health to request that a coordinated home care service be developed in Vancouver. At that time, the City proposed that negotiations with the Provincial Government be undertaken in order to establish appropriate cost-sharing subsequent to a six-month trial. In 1973, the Provincial Government agreed to fund, through the Metropolitan Board of Health of Greater Vancouver, a coordinated home care service. The City cooperated in the development of this augmented program by hiring the liaison nurses, who became members of the Health Department staff. These liaison nurses visit hospitals and arrange for services on behalf of eligible hospital patients. These positions were totally funded by the Provincial Government through the Metropolitan Board of Health.

The Provincial Government now desires to consolidate all home care services under one administration. It is their intent to create one home care service combining the present Home Care program with the regular V.O.N. Home Nursing and Rehabilitation Therapy Service. Accordingly, they have taken steps to combine community nursing services to achieve unified programs.

In addition to providing administrative unification, the Provincial Government recognizes that the Health Departments have important resources personnel, e.g. Nutritionist, Speech Therapists, etc., which can enrich the quality of patient care in the home. Experience to date of integrating these services in the Capital Regional District and the Boundary Health Unit area is that integration has worked well.

Continued on Page 2. . . .

Clause No. 1 Continued

"The present staff complement of the V.O.N. Home Care staff working in Vancouver is as follows:

Nurses	72	
Rehabilitation Therapists	9	
Clerical	8	
Total		89

If Council agrees to proceed with the requested negotiations, the following factors should be taken into account:

(a) The V.O.N. nursing staff is represented by the Registered Nurses' Association of British Columbia. Negotiations would have to take place to establish a contract between the City and the R.N.A.B.C. to cover this new group of staff.

(b) Rehabilitation Therapists employed by the V.O.N. are represented by the Health Sciences Association, who negotiated a first contract in 1975. As City of Vancouver employees, the Union representation for this staff will have to be determined.

(c) The Provincial Government, in its communication through senior officials is agreeable to underwriting the direct costs of this program through Provincial funding. At this stage there is no indication of identifying and paying for indirect costs (senior Departmental staff time, Personnel Department, Finance Department, Purchasing Department, etc.). Direct costs have been interpreted to include salaries, fringe benefits, transportation, telephone costs and supplies.

(d) The Provincial Government expects to acquire from the V.O.N. automobiles purchased subsequent to July 1, 1974, when they assumed full financial funding for the V.O.N. A transportation policy would have to be developed, also on the basis of full Province of B. C. funding.

(e) There are many issues relating to staff entitlements, such as vacation, seniority and acquired sick leave credits, that would have to be negotiated in fairness to V.O.N. personnel with long service in this community.

(f) The City has provided accommodation for 61 V.O.N. staff, and has also provided accommodation for Home Care liaison staff (direct costs as previously defined have been applied to the liaison staff as well). An additional 28 V.O.N. staff would, therefore, require accommodation, and it is expected by the Provincial Department of Health that the City of Vancouver will maintain a policy of providing accommodation for the integrated Home Care Service.

I do not feel that the Health Department can undertake negotiations with senior staff of the Provincial Health Department and the Victorian Order of Nurses without a clear indication that the City approves in principle of this integration and is prepared to accept negotiations on the basis of guarantees from the Provincial Government to underwrite all the direct costs of this service.

I therefore RECOMMEND

(1) THAT the City of Vancouver approve in principle the integration of the Victorian Order of Nurses home care staff with the Vancouver Health Department;

(2) THAT negotiations with the Provincial Government and the V.O.N. by the Medical Health Officer be authorized on the basis of full recovery of all direct costs for the Home Care Service;

Continued on Page 3. . . . .

Clause No. 1 Continued

"(3) THAT the Director of Personnel Services and the Director of Finance be authorized to assist the Medical Health Officer in these negotiations;

(4) THAT in carrying out these negotiations, the Medical Health Officer and the Director of Personnel Services be authorized to carry out preliminary discussion with the agents of the bargaining units affected;

(5) THAT the Medical Health Officer and the Assistant Director of Construction and Maintenance be authorized to review all Health buildings to determine accommodation requirements and their costs;

(6) THAT the Medical Health Officer report back at the conclusion of all these negotiations for final Council consideration of the integration plan."

The City Manager notes that additional costs for accommodation of additional staff will be reported to Council later, as stated by the Medical Health Officer. In summary, the most significant factors in considering this integration involve the provision of space and the negotiation of contracts covering additional staff.

The City Manager submits the recommendations of the Medical Health Officer for Council consideration.

FOR COUNCIL ACTION SEE PAGE(S) 702

BUILDING & PLANNING

CONSIDERATION

1. Appeal - Retention of Dwelling Unit - 2765 East 46th Avenue.

A letter has been received from John W. Motiuk, Barrister and Solicitor, who wishes to appear before Council as a delegation on behalf of the owners, Mr. and Mrs. Khan with respect to the retention of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

"On October 8, 1975, our Inspection Services reported that the basement of the above building contained a separate dwelling unit which was occupied. As a result of this inspection, the owners, Mr. and Mrs. Khan made an application to City Council under the Hardship Policy for the retention of the unit but on November 25, 1975, City Council refused this application.

Notification was then sent to the owners to restore the use of the building to a one family dwelling. On February 11, 1976, a second application was submitted by Mr. Motiuk on behalf of his clients to the Hardship Committee. On March 1, 1976, the Hardship Committee refused the application as the circumstances had not changed from the first application that was refused by City Council on November 25, 1975.

The affidavit shows that the applicant is married with three dependents, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,354.16 per month. The Committee further noted that neither age nor health are factors."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY : Mr. John Motiuk on behalf of Mr. & Mrs. Khan.

CONSIDERATION

2. Appeal - Retention of Dwelling Unit - 4578 Moss Street.

Mr. D. Martin has requested permission to appear as a delegation before City Council with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On January 15, 1976, our Inspection Services reported that alterations were being made to the basement of the above building to provide a dwelling unit. The report further indicated that the building also contained one dwelling unit on the main floor and one dwelling unit on the second floor.

On January 16, 1976, Mr. D. Martin made an application for consideration under the Hardship Policy for the installation of one dwelling unit in the basement and the retention of one dwelling unit on the second floor.

On March 1, 1976, the Hardship Committee considered the application and recommended refusal. This decision was based on the information submitted which indicated that the applicant was married with two dependents, fully employed and that the application was for the installation of a dwelling unit. The Committee further felt that this was not a true hardship as the applicant evidently has sufficient funds to install a unit in the basement.

The Committee further noted that neither age nor health are factors. Our Inspection Services report that the tenant of the second floor accommodation would qualify under the terms of the Hardship Policy, has been given the necessary forms, but as of this date an application has not been received.

Reinspection of the building on April 6, 1976 found that the basement now contained a dwelling unit which was occupied by the owner. The main floor contained one dwelling unit and the second floor contained one dwelling unit, both of which were occupied. In an interview by our Inspection Services, the owner advised that all of the occupants in the building, including himself, were welfare recipients.

On April 7, 1976, an application was received from the tenant of the second floor dwelling unit for consideration under the Hardship Policy. This application will be processed in the normal manner and the applicant will probably qualify.

The basement dwelling unit has been installed between January 15, 1976 and April 6, 1976, and as this is a gross violation of the Zoning and Development Bylaw, it is recommended that this application be refused."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY: Mr. D. Martin.

INFORMATION

3. Yaletown and Robson Street Study Areas.

The Director of Planning reports that:

The Planning Department is carrying out special studies for Yaletown and Robson Street. City Council has separately identified each study need, and the studies are included in the Department's 1976 work programme.

The studies are in progress with final reports scheduled for completion later in 1976.

Concurrent with these studies the Planning Department will be encouraging the formation of a voluntary group of interested property owners and tenants from within each area as informal advisory groups.

No known groups exist at present, and it would be helpful to have such informal advisory groups with whom the study planners can discuss each study as it proceeds.

It is not intended that either of these informal advisory groups have any special status, and the specific purpose of this short report is to keep Council informed.

The City Manager submits the foregoing report for the INFORMATION of City Council.

4. Mount Pleasant N.I.P. Committee.

The Director of Planning reports as follows:

"On March 4, 1976, a public meeting was held in Florence Nightingale Elementary School to initiate the Neighbourhood Improvement Program in the South East "triangle" of Mount Pleasant. At that meeting the following 12 residents of the area volunteered to serve on a committee to work with the City as the Mt. Pleasant N.I.P. Interim Citizens' Advisory Committee in preparing a Concept Plan for the community:

Mr. Gerry Alston	645 East 12th Avenue	879-2530
Mrs. Jean Bird	2535 Carolina Street	876-4542
Mr. Al Brooks	605 East 11th Avenue	874-0403
Mr. Charles Christopherson	#312-440 East 5th Avenue	873-2198
Mrs. Mary Daykin	1167 East 17th Avenue	879-3244
Mr. Lehmber Ghag	3010 St. Catherines Street	876-3826
Mr. James Haughton	2659 Prince Albert Street	876-2976
Mr. Paul Hunter	30 East 15th Avenue	874-5488
Mr. Jack Westsells	557 East 11th Avenue	872-1908
Mr. R. Westsells	557 East 11th Avenue	874-4072
Mrs. R. Westsells	557 East 11th Avenue	874-4072
Mr. Alf Worthington	729 East 11th Avenue	874-7039
Mr. Don Sinclair	City Planning Department	873-5158
Mr. Mitch Taylor	City Planning Department	876-7679

Clause No. 4 Continued.

The Committee has been meeting regularly since then to discuss an appropriate planning process and has decided to encourage further participation in the planning by advertising and holding meetings in sub-areas of the community (Appendix I). It is the intent to finalize the make up of the citizens committee and to establish terms of reference following these sub-area meetings. Currently participation on the committee is open to anyone living, working or owning property in the Mount Pleasant N.I.P. area."

The Director of Planning submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

5. Cedar Cottage N.I.P. Appropriation: Lord Selkirk Elementary School.

The Director of Planning reports as follows:

"Two of the priorities of the Cedar Cottage Neighbourhood Improvement Program as established in the Concept Plan of November, 1974, were to expand the number of public use areas in the community and to upgrade the general appearance of the area. Schools and school grounds were given priority and to this end a playground has already been installed at Tyee Elementary School and improvements are currently underway to the grounds at Queen Alexandra Elementary School. Plans have now been completed by the School Board for improvements to the grounds of Lord Selkirk Elementary School (including benches, planters, covered play area, asphalt play area, tree planting). The planning was done in conjunction with teaching staff at the school and the N.I.P. Committee. Costs for improvements to Lord Selkirk Elementary School will total $60,340. The School Board will fund the overhead costs of $10,820, meaning that $49,520 would be required through N.I.P.

The School Board has approved this proposal at its' regular meeting of April 6, 1976. C.M.H.C. has indicated concurrence.

It is therefore recommended:

That Council approve an appropriation of $49,520 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for improvements to the grounds of Lord Selkirk Elementary School. Under N.I.P. the costs are shared as follows:

C.M.H.C. - $24,760
Province - $12,380
City - $12,380"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Cedar Cottage Neighbourhood Improvement Program - Implementation Budget

The Director of Planning reports as follows:

"City Council on February 3, 1976, approved the following recommendation of the Standing Committee on Planning and Development:

a. That the use of the Cedar Cottage Site Office be extended to the end of 1976 with the staff consisting of a Planner II (100% for 6 months and 50% for 6 months), a Planning Assistant III and a Clerk Typist II.

b. That the City Manager be authorized to approve a budget for the operation of the site office; any significant difference in the final budget and the one presented to the Standing Committee on Planning and Development be reported to that Committee.

Estimated expenses for the Cedar Cottage Program total $80,654.00. Of this amount $45,000 is existing in the Cedar Cottage Implementation Account, and it will therefore be necessary to reallocate $35,654.00 from the Housing Account of the Cedar Cottage Program into the Implementation Account.

C.M.H.C. has concurred with this reallocation.

It is therefore recommended that Council approve the reallocation of $35,654.00 from the Land Social Housing Account of the Cedar Cottage Neighbourhood Improvement Program to the Administration Account of the Cedar Cottage N.I.P. to carry program administration through to December 31, 1976."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

7. Cedar Cottage N.I.P. Appropriation: Bus Shelters

The Director of Planning and the City Engineer report as follows:

"In the general N.I.P. questionnaire that was distributed to the Cedar Cottage community in September, 1974, the installation of more bus shelters was rated fourth (4th) of the forty-one (41) suggested projects. Mention of the bus shelters was included in the Concept Plan that was approved by Council in November, 1974 and a large part of the $50,000.00 allocated to the Services/Utilities Account of the Cedar Cottage N.I.P. budget was attributable to bus shelter estimates.

Following approval of the Concept Plan the Cedar Cottage N.I.P. Committee and others in the community indicated that the existing standard bus shelters being installed by the City did not provide adequate protection from inclement weather and that the bench sometimes included in the standard shelter was too low and deep to be functional. Discussions have taken place over the past year involving the Engineering Department, Planning Department, N.I.P. Committee, art students at Gladstone High School, B.C. Hydro and others with a view to providing a more attractive and more functional bus shelter. The outcome of these discussions is a design prepared by the Planning Department in conjunction with the Engineering Department (Appendix I).

Cont'd . . .

Clause #7 continued:

It is pointed out that the estimated cost of the proposed shelters is nearly double that of the existing standard shelters used throughout the City ($4,000 vs. $2,200). In addition, maintenance costs for the shelters will be higher since the cedar shake construction will be more prone to vandalism and departure from standardization usually leads to higher maintenance costs.

The original intention of the Cedar Cottage program was to recommend installation of 15 shelters but following cost estimating this number was reduced to 12. The Engineering Department is currently surveying and assessing the suitability of proposed locations.

If these shelters are funded through N.I.P. the total estimated cost would be approximately $50,000.00. The N.I.P. Committee has recommended that this cost be funded because of the general community priority given to bus shelters and because the proposed design is both more attractive and provides more protection than the existing design. Since bus shelters are considered as a utility the funding formula under N.I.P. would be C.M.H.C. 25% - $12,500, Province 12½% - $6,250, City 62½% - $31,250. Costs would exceed the funds remaining in the Services/Utility Account (there are $33,000 remaining in that account) by $17,000 and it is recommended that the remainder be made up by transferring funds from the Land Non-Conforming Use Account, which has the same funding formula (C.M.H.C. 25%, Province 12½%, City 62½%), and which will receive minimal draw-down during the remainder of the program.

C.M.H.C. has indicated its concurrence with this proposal.

The Director of Planning and the City Engineer recommend that Council authorize the appropriation of $50,000.00 ($33,000.00 from the Services/Utilities Account and $17,000.00 from the Land Non-Conforming Use Account) from the Cedar Cottage Neighbourhood Improvement Program for construction and installation of bus shelters (as designed in Appendix I) in the Cedar Cottage area. Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	$12,500.00
Province	-	$ 6,250.00
City	-	$31,250.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

INFORMATION

8. 5531 Bruce Street

On April 1, 1976, Mr. and Mrs. J. Rankin of 5541 Bruce Street and others submitted a petition to City Council which referred to the status of a basement suite at 5531 Bruce Street (See Appendix I).

The Director of Permits and Licenses reports that:

"5531 Bruce Street is a one storey and basement frame residence. A complaint was received in January, 1976, stating that the basement was being occupied illegally. Inspections showed the complaint to be justified and the owners, Leung P. Wah & Sheung Leung at 1730 Napier Street were ordered to revert the building to its approved occupancy as a One Family Dwelling. In February a Hardship Application was received from the tenant in the basement suite which was subsequently approved by the Hardship Committee in March.

Cont'd . . .

Clause #8 continued:

As a result of this most recent complaint, further inspections show that the tenant has vacated the premises. The owners have again been advised of the restrictions in a Single Family Dwelling District and rechecks of the premises will be made to ensure compliance.

A letter dated March 25, 1976, sent to the Vancouver Resources Board with a copy to the Police Department was attached to the April 1, 1976 letter to City Council (See Appendix II). The Police Department has advised that patrol cars have been checking the house. The complainants will be advised of the procedure to be followed should they wish to lay a complaint under the Noise By-law."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 699 & 702

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Review of Fees for Temporary Occupancy of Street Space

The City Engineer reports as follows:

"INTRODUCTION

In 1954, the City initiated a permit system to allow any person to reserve space on any street on a temporary basis for the purpose of delivering equipment, or of any other street occupancy requiring the stopping of a vehicle at a specified location. Initially, the permits were issued in two forms: a Special Zone Permit (fee $2.00); and a Temporary Special Zone Permit (fee $5.00). On October 17, 1962, City Council authorized the establishment of a Parking Clearance Permit for longer term reservation of on-street space. In addition, City Council also authorized an increase in the fee for Temporary Special Zone Permits from $5.00 to $15.00 to cover actual City costs at that time. The purpose of this report is to review these permit fees and recommend changes in the fees to cover present City costs.

A. SPECIAL ZONE

For an annual fee of $2.00, Special Zone Permits are issued by the City Engineer for the occupancy of a specified curb location from time to time for short periods as may be stated on the permit. They are used by churches, funeral parlours, private clubs, restaurants, etc., who require the use of curb space for intermittent loading. The signs are placed out by the permit holder. When an applicant applies for a Special Zone for the first time, considerable work, including a field investigation, must be carried out. The fee of $2.00 set in 1954 covered this cost at that time. Since 1954, labour costs have increased approximately 350%, indicating a new fee of $7.00. However, renewals of Special Zone Permits require minimum work with no field investigation, etc. For renewals, a charge of $3.00 would cover the cost of office time required. For ease in administration, it is proposed that instead of the two rates, one for new Special Zone Permits, and one for renewals, a single fee of $5.00 be applied to all Special Zone applications.

The signs for Special Zones are provided either by the applicant, or by the City at the discretion of the City Engineer. The present rates are set at $1.00 per sign per month rental with a deposit of $10.00 per sign. A review of current costs indicates a rental rate of $3.00 per month per sign with a deposit of $30.00 per sign would be more appropriate.

B. TEMPORARY SPECIAL ZONE

Temporary Special Zone (TSZ) permits are issued for occupancy of a specified location, not exceeding one City block in length, for the period necessary to complete a particular project, but not exceeding two weeks' duration (e.g. to facilitate moving furniture into an office building where no loading zones are available.)

The current permit fee for Temporary Special Zones is either (i) or (ii) as stated below:

(i) Temporary Special Zones Requiring Signing: the present fee is $15.00. The $15.00 fee was established in 1972 based on 1971 figures. Mainly because of increased labour costs (including overhead and fringe benefits) which rose approximately 50% between 1971 and 1974, the average cost to the City for each Temporary Special Zone was $34.00 in 1974.

Continued on Page 2. . . .

Clause No. 1 Continued

Analysis of recent figures indicates that it takes an average of 1½ hours for crews to complete the signing involved with each TSZ. Based on the new union contract, if the full cost of the work is to be borne by the applicant and not be subsidized by the City, the cost per permit should be $45.00 for 1976.

(ii) Temporary Special Zones Requiring Meter Hooding Only:

The present fee is $5.00. An analysis of recent costs indicates that these jobs require an average of half an hour to complete. Based on 1976 labour rates, and making allowance for 10% of this work to be done on overtime, the fee for Temporary Special Zones requiring meter hooding should be increased to $9.00.

C. PARKING CLEARANCE PERMIT

The signing for special activities such as parades, wide load moves, and long term street occupancy for construction is handled by Parking Clearance Permits. These permits are issued where the signing required exceeds either one City block in length or is required for a period longer than two weeks. Because the permit works on a 'deposit - billing' basis, the full cost to the City is recovered. Hence, no change need be made.

LOSS OF PARKING METER REVENUE

Section 30 of Part I of the Street and Traffic By-law #2849 provides that, where the location of a zone reserved for temporary occupancy is within an area controlled by parking meters, the applicant for the zone permit shall pay 80¢ per meter space for each day in areas where the meter rate is 10¢ per hour, and $1.60 per meter space for each day in areas where the meter rate is 20¢ per hour. In areas where the new meter rate of 40¢ per hour is in effect, it is proposed that the applicant for the zone permit pay $3.20 per meter space per day.

It is also proposed that in the future, should the parking rates be changed, the charge to the permit applicant will also be changed immediately so that the City is reimbursed for loss of meter revenue at the new rates.

This report has been reviewed with the Deputy Director of Finance who concurs with the recommendations.

The estimated increase of revenue for 1976 is $4,500.

It is RECOMMENDED that, as soon as practically possible, the following will apply:

1. The permit fee for Special Zones be established at $5.00.
2. The rental rate for Special Zone signs be set at $3.00 per sign per month, with a deposit of $30.00 per sign.
3. The permit fees for Temporary Special Zones be established at the following:
   (a) $45.00 for Temporary Special Zones requiring signing;
   (b) $9.00 for Temporary Special Zones requiring meter hooding only.
4. The charge for loss of parking meter revenue be $3.20 per day in areas where the meter rate is 40¢ per hour.
5. The charge for loss of parking meter revenue be changed whenever meter rates are altered so that the City is reimbursed the full amount for any loss of meter revenue.

It is further RECOMMENDED that the Director of Legal Services be instructed to prepare the necessary by-law amendments to accommodate these changes."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 703

FINANCE MATTERS

RECOMMENDATION

1. Commerce Student - Summer Employment with the Property Endowment Fund

The Director of Finance reports as follows:

"In order to provide a meaningful listing of properties for the better management of the Property Endowment Fund it will be necessary for a detailed analysis of these properties to be undertaken. Also required is the development of a system for better reporting on the status of these properties for the Property Endowment Board. The Supervisor of Property & Insurance and the Comptroller of Accounting report that they do not have the staff to undertake this work. It is therefore proposed to hire a UBC commerce student for the summer months to perform the detailed analysis required and work with the Comptroller of Accounting and staff of Property & Insurance and Computer Services.

The Director of Personnel Services is in agreement with a classification of Clerk II, Paygrade 12, for this position.

The Director of Finance recommends Council approve the hiring of a student for the months of May, June, July, and August at a monthly salary of $785 plus fringe benefits, at a total cost of $3,454.00 to be charged to the Property Endowment Fund."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

CONSIDERATION

2. West End Activation Program

The Medical Health Officer reports as follows:

"City Council, at its meeting of December 9, 1975, approved of:

(a) the continued establishment of a temporary part-time position of Coordinator of Volunteers (Activation Therapist) for the West End area for six (6) half-days per week for three months from January 1, 1976 to March 31, 1976, at a total cost of $2,521.00 — 50% of which will be C.A.P. sharing.

(b) the Provincial Government be requested to continue to contribute 25% of the total cost of the program i.e. $630.25; and

(c) the part-time position of Activation Therapist (equated to pay grade 22 of Coordinator of Volunteers) be hired on the establishment of the Social Planning Department and seconded to the Health Department for incorporation into the existing Volunteer Service Program.

As a result of Council's decision Mrs. Susan Ezzy was again employed as a part-time Coordinator of Volunteers (Activation Therapist) for the West End area as from January 2, 1976.

I. Implementation of Program

(a) Planning and Initial Contacts

Several discussions were held with Jane Glen of the West End Recreation Association with regard to the continuation of the program at St. Paul's Church, 1130 Jervis Street. Since West End Recreation assume the financial responsibility of the rental of the provided space (about $450.00 per month), it was decided that in the West End Recreation Bulletin and in any announcements of that particular location, both the Vancouver City Health Department and the West End Recreation Association would be listed as sponsors. Participants at St. Paul's will be asked to join the Recreation Association for a fee of $1.00, taken by the Association — classes to be held on Mondays and Thursdays at 11:00 a.m.

Cont'd . . .

Clause #2 continued:

(b) With the completion of Sunset Towers a wonderful opportunity to reach many Seniors developed in the West End. A meeting held with Meg MacGregor, Community Relations Manager for the new complex, early in December established the fact of the suitability of such a program for the Towers. The third floor lounge provides an ideal space, large enough to handle a twenty-five to thirty member group.
The program proposed in December began in January. Residents were informed of the program by personalized invitations. Following an initial demonstration and registration four classes per week are held at 9:15 a.m. and 2:30 p.m. on Mondays and Thursdays i.e. 2 classes for 2 sessions/week.

(c) A need has arisen for a special class to be held on Tuesday afternoons at 2:30 p.m., at 1655 Robson Street. This class consists of people who are more severly handicapped and limited to non-ambulatory activities, as well as referrals from the West End office. 1 class for 1 session a week.

II. Statistical Data

Sept. - Dec. 1975

Attendance figures fluctuated as some people attended irregularly. Regular attendance figures (10 or more times)

St. Paul's Church	11 people	1 class 2 x week
Robson Street	20 people	2 classes 2 x week
Total	31 people	

Jan. - March 1976

Classes began Jan. 19/76 and have been operating 6 weeks.

St. Paul's Church 10 - 12 people in 1 class 2 x week
Sunset Towers a.m. class 20 - 23 people in 1 class 2 x week
p.m. class 10 - 15 people in 1 class 2 x week
Robson Street C.V.A. patients and more severely handicapped-8 people 1 class 1 x week
These include referrals 1 - from G.F. Strong; 1 - from V.G.H. Rehab. Unit

Total 55 people at present time

Based on 55 people attending = $46 per person for 12 week course of 2 session/per week.

This amounts to slightly less than $2.00 per session.

III. Further Evaluations

(a) September - December 1975 part of program

The same subjective self answer questionnaires were used. Twenty-four questionnaires were returned; 15 people reported noticeable improvement, 1 report was illegible and 2 people reported no changes. The second video-tape planned for this session through the help of U.B.C. staff had to be cancelled owing to the strike at U.B.C.

(b) January - March 1976 part of the program

The same self answer questionnaire will again be used at the end of March. Studies showing a class in the early and later phases of the program will be made.

IV. Exploration of possibilities of securing new funding

An application has been made to Human Resources through the West End Community Resource Board on February 12/76. Unofficial information indicates that chances of obtaining funding from this source are poor, at this time.

However, in view of the success of the existing program, it is considered that funding of the activation therapy program for Seniors should be continued on a permanent basis (at the present level of service).

Cont'd . . .

Clause #2 continued:

The estimated costs from April 1, 1976 to December 31, 1976 are:

	April 1, 1976 to Dec. 31, 1976
Coordinator of Volunteers (Activation Therapist)	
6 - ½ days per week at $31.03 per half day - P.G. 22	$7,262.00
Supplies	300.00
TOTAL	$7,562.00
Less: C.A.P. Sharing (50%)	3,781.00
City Share	$3,781.00

The Comptroller of Budgets advises as follows:

a) Cost Sharing

Both Canada Assistance Plan and Provincial Cost sharing have been applied for but no confirmation has been received to date. Therefore, the City should be prepared to fund the total of any approved level of expenditure.

b) Although City Council March 5, 1974 approved the temporary programme for the period March through August, 1974, the programme did not get underway until February, 1975, for the six month period February through April, and September through November, for a total of six months. City Council December 9, 1975 approved the temporary continuation of the programme for the period January through March, 1976. The latest report dated April, 1976 is to continue the programme on a permanent basis.

c) The source of funding in the amount of $7,562 for the period April, 1976 to December 31, 1976 will, if this report is approved, be Contingency Reserve.

The total recurring cost at 1976 rates will be $10,082.

The Medical Health Officer recommends as follows:

(a) The establishment of a part-time position of Coordinator of Volunteers (Activation Therapist) on a permanent basis, for the West End area for six (6) half days per week, from April 1, 1976 at a total cost of $7,562.00 for the period April 1, 1976 to December 31, 1976.

(b) The Health Department should also include the costs of the Coordinator of Volunteers (Activation Therapist) in their Budget in 1977 and subsequent years.

The City Manager submits the foregoing recommendations of the Medical Health Officer for CONSIDERATION.

Cont'd . . .

RECOMMENDATION

3. Investment Matters (Various Funds) February 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes					
Canadian Imperial Bank of Commerce	Feb 27/76	$ 1,919,887.61	$ 1,908,060.25	25	9.05
Bank of British Columbia	Mar 16/76	1,010,379.18	1,000,000.00	42	9.02
B.C. Hydro and Power Authority	Feb 16/76	1,003,223.29	1,000,000.00	13	9.05
Bank of British Columbia	Mar 2/76	1,006,919.45	1,000,000.00	28	9.02
Bank of British Columbia	Mar 17/76	1,010,661.64	1,000,000.00	43	9.05
Canadian Imperial Bank of Commerce	Apr 20/76	2,038,183.56	2,000,000.00	77	9.05
Bank of British Columbia	Apr 2/76	2,029,160.55	2,000,000.00	59	9.02
Canadian Imperial Bank of Commerce	May 14/76	2,050,084.93	2,000,000.00	101	9.05
Mercantile Bank of Canada	May 3/76	1,000,000.00	978,054.10	90	9.10
Greater Vancouver Water District	Feb 13/76	995,081.15	992,620.00	10	9.05
Bank of Montreal	Feb 4/76	2,000,328.77	2,000,000.00	1	6.00
Bank of Montreal	Feb 4/76	1,000,164.38	1,000,000.00	1	6.00
Canadian Imperial Bank of Commerce	May 28/76	1,028,265.75	1,000,000.00	114	9.05
Canadian Imperial Bank of Commerce	Aug 13/76	4,193,616.44	4,000,000.00	191	9.25
Canadian Imperial Bank of Commerce	Jul 15/76	2,081,221.92	2,000,000.00	162	9.15
Royal Bank of Canada	Apr 15/76	1,017,506.85	1,000,000.00	71	9.00
Bank of British Columbia	Mar 15/76	2,019,747.95	2,000,000.00	40	9.01
Bank of British Columbia	Feb 23/76	1,506,768,49	1,500,000.00	18	9.15
Bank of British Columbia	Mar 31/76	2,027,575.34	2,000,000.00	55	9.15
Bank of British Columbia	May 14/76	2,049,527.12	2,000,000.00	99	9.13
Bank of Canada	Feb 6/76	500,125.34	500,000.00	1	9.15
Toronto Dominion Bank	Feb 6/76	500,125.34	500,000.00	1	9.15
Mercantile Bank of Canada	Apr 30/76	1,000,000.00	979,376.80	84	9.15
Bank of British Columbia	Feb 10/76	3,002,909.59	3,000,000.00	4	8.85
Royal Bank of Canada	Feb 9/76	1,501,017.12	1,500,000.00	3	8.25
Bank of British Columbia	Feb 17/76	1,502,991.78	1,500,000.00	8	9.10
Bank of British Columbia	May 18/76	2,049,456.44	2,000,000.00	98	9.21
B.C. Hydro and Power Authority	Feb 25/76	1,003,764.38	1,000,000.00	15	9.16
Greater Vancouver Sewerage and Drainage District	Feb 25/76	500,000.00	498,124.87	15	9.16
Bank of Montreal	Feb 12/76	1,000,136.99	1,000,000.00	1	5.00
Mercantile Bank of Canada	Jun 15/76	1,547,136.99	1,500,000.00	124	9.25
Toronto Dominion Bank	Feb 16/76	500,339.04	500,000.00	3	8.25
Mercantile Bank of Canada	Jul 15/76	3,112,668.49	3,000,000.00	149	9.20
Bank of Montreal	Mar 2/76	1,502,958.90	1,500,000.00	8	9.00
Bank of British Columbia	May 14/76	1,019,553.42	1,000,000.00	78	9.15
Mercantile Bank of Canada	May 14/76	2,039,027.40	2,000,000.00	77	9.25
		$55,270,515.59	$54,356,236.02		

Cont'd . . .

Clause #3 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
Debentures						
City of Van. 5.75%	Oct 15/77	$10,000.00	94.97	$ 9,497.00	1/8	9.00
City of Van. 10.00%	Dec 16/94	50,000.00	95.75	47,875.00	18/10	10.52
City of Van. 8.00%	Apr 2/93	25,000.00	81.65	20,412.50	17/2	10.30
		$85,000.00		$77,784.50		
Chartered Bank Deposit Receipts & Government Notes					Term Days	
Canadian Imperial Bank of Commerce	Jun 1/76	$1,029,505.48		$1,000,000.00	119	9.05
		$1,114,505.48		$1,077,784.50		

3. CEMETARY CARE FUND (PURCHASES)

Debentures						
City of Van. 4.5%	Jan 15/77	$ 7,000.00	95.68	$ 6,697.60	-/11	9.35
City of Van. 4.5%	Jan 15/78	7,000.00	91.53	6,407.10	1/11	9.35
City of Van. 4.5%	Jan 15/79	7,000.00	87.74	6,141.80	2/11	9.35
City of Van. 5.5%	Mar 1/78	1,000.00	92.60	926.00	2/1	9.50
		$22,000.00		$20,172.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 29, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts & Government Notes."	$75,505,132.65	$73,585,487.50

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

4. 1976 Basic Capital Budgets - Streets, Lighting and Communications

The City Engineer and Director of Finance report as follows:

"Council, on 16 December, 1975 approved recommendations of the Standing Committee on Finance and Administration on the 1976 Capital Program on a 'Pay As You Go' basis, including:

'(e) That the 1976 Basic Capital Budget recommended in the Special Committee's report and the sources of funds . . . . . be recommended for approval at an early Council meeting in 1976.' and

'(f) That each department and Board be required to submit the specific details of how they propose to spend their allocated capital funds.'

The Council approval referred to in (e) was given on 13 January, 1976.

Cont'd . . .

Clause #4 continued:

Proposed Programs

The Budget referred to in (e) allocated the sum of $4 million to three Engineering programs - Streets, Lighting and Communications. In pursuing (f) this sum has been divided among the three programs in proportion to what would have been provided had the 1976-80 Capital Plan been approved, giving:

Streets	$3,535,000
Lighting	229,000
Communications	236,000
	$4,000,000

The reductions and adjustments made within the three programs are:

Streets:

Arterial street paving has been much reduced, to cover only the Smithe-Nelson Couplet and the paving of Melville Street. These (along with the South By-Pass) are the top priorities in implementing the Downtown Transportation Plan. Left-turn Bays and Flares are effective use of funds because the intersections govern the capacity of the arterial grid. This item has been slightly increased. Work on the B.N.I. (Grandview cut) Bridges has been deferred. A report will be advanced on negotiating this year with a view to commencing work early in 1977. Smaller cuts have been made in other items.

The 1976-1980 Plan would have provided only about 40% of the funds needed to honour the petitions received and the difference would have been submitted as Supplementary Capital each year. In the present situation, this is not possible. We are proposing to find enough money for most of the petitions by using up funds for the petition programs at about double the rate provided for in the 1976-1980 Plan. In terms of that plan, therefore, funds for these programs will run out in 1978. The amounts for the three petition programs (Local Residential Streets, Residential Lanes and Sidewalks) have been allocated to honour petitions to a common priority list, based on date of submission.

Lighting:

Reductions have been made both in Local Improvement and in Other Lighting, rather less in the latter to fit the size of projects. Undergrounding is paced by B.C. Hydro and the B.C. Telephone programs and is not reduced.

Communications:

The reduction has been made in the items for the Cable Carrier System. This is equipment to increase the capacity of circuits to serve additional Fire and Police radios and the Fire Dispatch System. The reduced plan will meet present needs but will require continued renting of some B.C. Telephone circuits.

Project Detail:

The proposed programs within these amounts are set out in the usual Capital Budget format in the 'Project Detail' distributed to the Members of Council.

Some of the projects are specific and approval of this report will be authority to proceed with these. Others are less specific and it is noted in the Project Detail that specific items will be advanced for approval from time to time in accordance with prescribed procedures.

We RECOMMEND that the 1976 Basic Capital Programs for Streets, Lighting and Communications, totalling $4,000,000 be approved, subject to specific items being advanced for later approval as noted in the Project Detail."

The City Manager RECOMMENDS that the above report of the City Engineer and Director of Finance be approved.

Cont'd . . .

5. New City Pound

The Director of Permits and Licenses reports as follows:

"On November 5, 1974 Council approved a proposed new City Pound at a preliminary cost estimate of $443,000. This budget figure was based on replacing the present old buildings with new facilities to meet present needs. The existing buildings would be demolished with the exception of a structure built in 1950 containing ten kennels. The total area of the new building would be approximately 7,500 sq.ft. and required the purchase of an additional 9,000 sq.ft. of adjacent City-Owned property at $110,000.

On March 27, 1975 Council approved the appointment of John Keith-King and Associates to prepare a detailed proposal for a new City Pound. Meetings were held with the Architect and the Pound representatives and a general program of requirements was agreed upon. The Architect documented the program on June 4, 1975 when he indicated that a facility could be provided within the funds available, and was instructed to develop his preliminary sketch scheme.

On October 20, 1975 the Architect presented his completed design for final approval. Drawings and a model of the proposal may be viewed in the City Clerk's Office. The floor area of his proposed structure is approximately 12,764 sq.ft., substantially above the agreed program. We requested a cost breakdown of the building and site development which was received on January 15, 1976. When additional costs of the site, consultant fees, etc. are added, the total cost of the project is estimated at $761,460 as compared to the budget of $443,000.

In light of the difference between the Architect's estimate and the budget, it was felt that we should investigate the possibility of a less costly alternative, if such existed. The Construction and Maintenance Division therefore proceeded to carry out a detailed analysis of the project, based on the knowledge gained over the previous year.

The analysis showed that our first program was inadequate, and costs of kennel construction are higher than were first anticipated. It is also apparent that the plan to reuse any of the existing kennels as originally planned is too restrictive in achieving a workable plan and should not be pursued.

In examining means of decreasing costs it was apparent that substantial savings might be achieved if we did not build at the existing location for the following reasons:

a) It is a steeply sloping site and requires substantial circulation space in the plan to adapt the function of the Pound to the site.

b) The difficult site incurs high site development costs for the required off-street parking of public and pound vehicles.

c) The need to phase construction to allow the continued operation of the Pound will add substantial costs for difficult excavation procedures, extended overhead costs, etc.

With the help of the Property and Insurance Division other suitably located properties were investigated. A City-Owned parcel of land at the corner of Raymur and Malkin appears to be ideally suited for the Pound operation.

It is an M-2 District and has good access. It is a level site which agrees with the functional requirements of the Pound and will allow uninterrupted operation of the existing facility during construction. In addition, it is noted that the location is further from residential areas than the present Pound, and will consequently be subject to fewer complaints with regard of offensive noise.

The Supervisor of Property and Insurance has advised that the estimated market value of the Raymur/Malkin site is $ 52,500. However, this cost may be offset by the sale of the present Pound site when vacated, at approximately $134,300, leaving a net property cost of $1 8,200.

Cont'd . . .

Clause #5 continued:

The proposed parcel, described as the westerly 125 ft. of Lot 3, Lot 1, D.L.'s 181, 196 & 2037 and Lots 6 & 7, Block 117, D.L.'s 181 & 196 comprise a total area of approximately 19,500 sq.ft. subject to survey and re-subdivision. A plan showing both properties is attached to this report. It is recommended that Council set aside this parcel for the Pound.

In order to determine that the property was of adequate size, the Construction and Maintenance Division developed a sketch scheme for the site. It is based on the program developed with the Architect, but reduced in area from his proposal; however, it still provides for all the basic needs and has the agreement of the Pound authorities.

Following is a revised budget for the project with comparative figures for the original proposal approved by Council and the Architect's submission for the existing site at 333 East 2nd Avenue.

	Previously Approved	Architect's Proposal	Revised Estimate
Land -	$ 110,000	$ 110,000	$ 118,200 (Net Cost)
New Buildings (including incinerator)	236,000	510,560	368,500
Site Development, including demolition of buildings at existing site.	55,000	73,000	58,650
Consultants' Fees	23,000	48,900	36,300
Furniture	16,000	16,000	16,000
Telephone & Communication	3,000	3,000	3,000
	$ 443,000	$ 761,460	$ 600,650

Additional funds required $157,650

The Architect would prefer that his design for the existing property be pursued, however, he would be willing to develop the new proposal.

The Director of Finance advises that if the following recommendations are approved, funds will be provided in the 1976 Supplementary Capital Budget.

It is recommended that Council:

1) Direct the Supervisor of Property & Insurance to proceed with the survey and re-subdivision of the parcel of land at the north east corner of Raymur & Malkin for a Pound site and transfer the site to the Pound for the sum of $252,500, the proceeds from the same of the old site to be applied against this sum.

2) Approve the preliminary budget for the City Pound as revised to $600,650, the additional funds in the amount of $157,650 to be provided in the 1976 Supplementary Capital.

3) Approve the demolition of the old Pound upon completion of the new facilities and place the land on the market."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

Cont'd . . .

RECOMMENDATION AND CONSIDERATION

6. Vancouver Park Board - 1975 Capital Overexpenditures and 1976 Capital Budget

The following report has been received from the Director of Finance.

"1. 1975 Park Board Capital Overexpenditures

The City's Internal Auditor and the Park Board Director of Financial Services have reviewed the Park Board's capital position as at December 31st, 1975 and have found the following situation.

Parks Development Funds underexpended (available for reallocation)	$ 120,954.21
Vancouver Aquatic Centre overexpended	(21,117.36)
Community Centre Development overexpended	(19,359.45)
Indoor Pools overexpended	(9,891.65)
Community Ice Rinks overexpended	(47,638.90)
VanDusen Botanical Gardens overexpended	(244,838.38)
Net overexpenditure to be funded	$(221,891.53)

As of December 31st, 1975 the Park Board has other capital funds of $1,867,120.39 that are allocated to specific projects and considered unavailable to offset the above overexpenditure. The Park Development Funds in the above list ($120,954.21) are available to assist in covering the overexpenditure.

The above situation has been reviewed with the Superintendent of the Park Board and he agrees with the financial position shown.

Capital overexpenditures require funding and should have been funded as they occurred and at the very least before the end of the year. However, the information was not available and the work involved in determining exactly the size of the overexpenditures was such that they could not be dealt with before the City's books were closed. They must therefore be dealt with in 1976 and the necessary funds provided.

The available Parks Development Funds and overexpenditures of Community Centre Development and Indoor Pool Funds as shown above are net figures of several projects with both over and underexpenditures in each section. In regard to these uncleared balances I would recommend that offsetting reallocations be approved in each section to clear the balances for all completed projects.

It is my recommendation that the following sources of funds be used to cover the $221,891.53 net overexpenditure then remaining:

1. Vanier Park 1976 expenditures included in the above, to be funded from 1976 capital funds.	$ 11,000
2. Refund to Park Board of federal forgiveness earned on parks development projects	134,000
3. Reallocation of Bobolink/Fraserview Community Hall proceeds from fire insurance	74,500
4. First charge against 1976 basic capital funds available to the Parks Board	2,400
TOTAL	$221,900

The above figures need final small corrections and can be approved on the basis that the adjustments will be small and subject to the approval of the Director of Finance.

Cont'd . . .

Clause #6 continued:

Some of these transfers will require Council to pass varying or diverting bylaws because of the Charter requirement regarding changing the use of borrowed funds.

It should be noted that on July 21, 1975 the Vancouver Parks Board resolved, under the subject heading VanDusen Botanical Gardens - Need for Capital Funds, "that the Board approve a temporary freeze on funds in account 57/510-Bobolink/Fraserview Community Hall replacement in the amount of $74,673."

2. 1975 Winter Capital Project Work

The Park Board had various Winter Capital Project work underway in 1975 under the federal program wherein the City could generate forgiveness of some of the cost and also receive financing for the capital costs, at less than market interest rates.

The Park Board, through using ineligible staff and also failing to require their contractors to keep proper records, caused the City to lose approximately $78,500 in federal forgiveness. Parks staff had been previously aware of these problems as they also occurred in 1974 and they should have been able to avoid the problem in 1975. The loan from the federal government that the City was able to obtain was also less than anticipated.

3. 1976 Capital Budget - Park Board

On January 13th, 1976 Council approved the 1976 Capital Program on a "pay-as-you-go" basis. This included funds for the Park Board as follows:

Parks Acquisition	$ 250,000
Parks Development	$ 750,000
Community Recreation Facilities	$ 500,000
TOTAL	$1,500,000

Council on December 11th, 1975 when first considering the pay-as-you-go 1976 Capital Program also requested that each Department and Board be required to submit the specific details of how they proposed to spend their allocated capital funds, and further, that the Park Board be directed to not commit any 1976 City capital funds to the VanDusen Botanical Gardens without specific Council approval.

The Vancouver Park Board on February 9th, 1976 considered a report from Park Board staff recommending a 1976 capital program in the amount of $1,500,000 with the details as follows:

"Recommended Capital Allocations for 1976

It is recommended that items within each major category - Park Acquisition, Park Development, Community Recreation Facilities - be submitted in general sub-categories, as outlined below. This breakdown will permit optimal distribution of funds throughout the City in conjunction with a number of other capital opportunities which will be resolved in 1976 (i.e. Mount Pleasant NIP, Downtown East NIP, Cedar Cottage NIP, Kitsilano NIP, P.N.E. Rental Allocations, Strathcona Rehabilitation Fund, Jericho area land sales, Champlain Heights funding, Harbour Park funding).

Park Acquisition:

Continuation of on-going acquisition program detailed in Tables I and II, with concentration on properties available for early development. $250,000

Cont'd . . .

Clause #6 continued:

Park Development:

- Playfield improvements (e.g. Sunset, Strathcona)		$ 75,000
- Fieldhouse improvements (e.g. Memorial South, Adanac, Oppenheimer)		$ 80,000
- Playground development (e.g. Quilchena, George, Memorial West, Carnarvon)		$ 40,000
- Stanley Park Zoo replacement facilities (e.g. Duck Pond extensions, Refreshment Booth replacement)		$200,000
- Nelson Park (initial development of east half of Block 22)		$ 75,000
- VanDusen Botanical Display Gardens		
- complete north boundary fencing along lane to replace temporary "chicken wire" fence erected for Garden Opening in 1975.	$ 4,000	
- equipment storage facility in S.W. quadrant adjacent to reservoir - to provide a minor storage and servicing area for on-site equipment	$ 8,000	
- plant propagation area - to provide area for growing plant stock on-site	$ 4,000	
- connections to provide water source to N.W. quadrant	$ 5,000	
- pedestrian lighting along link between Garden Entrance and $1 million free Walk-in-the-Forest feature	$15,000	
- continued landscape development of N.W. quadrant to complement Walk-in-the-Forest display environs	$25,000	
- completion of paving of gravel walks in developed areas of Gardens	$ 5,000	
- initial landscape development of S.W. quadrant adjacent to reservoir area	$14,000	
- site furniture and signage	$ 5,000	
- plant materials	$10,000	$ 95,000
- Guelph Park (continue development: tennis courts, playground)		$ 25,000
- Point Grey Road properties (initial development of Block 1, Lot A-13, and Block 4, Lots 22-25).		$ 20,000
- Sunset Beach and English Bay pedestrian/cycle system improvements		$ 65,000
- Minor new park development works (e.g. Stanley Park Seawall, Vanier Park, tennis courts - New Brighton, Langara)		$ 45,000
- Unallocated		$ 30,000
	Total:	$750,000

Community Recreation Facilities:

- Percy Norman Indoor Pool improvements (renovations and improvements to changing rooms and improvements to pool lighting and accoustics in the 18 year old structure).	$175,000
- Sunset Community Centre - improvements to 26 year old facility to include washroom and change room renovations, lower level accoustic treatment, arts and crafts space improvements.	$100,000

Clause #6 continued:

- Kitsilano Community Centre - overall improvements to community centre in conjunction with capital funds, to be allocated from Kitsilano N.I.P. program	$ 70,000
- Mount Pleasant Community Centre (development unexcavated area left incomplete at time of community centre construction, for purposes of exercise/craft activities)	$ 30,000
- Minor facility improvements (e.g. Camp Capilano, Templeton Pool equipment, lighting and heating improvements in board facilities)	$ 75,000
- Unallocated	$ 50,000
Total:	$500,000"

Two or three of these items have already either been approved by Council or are in the process of being reported to Council for approval prior to Council dealing with the Parks Board 1976 Capital Budget as a whole.

The amount of the overexpenditure ($2,400) remaining to be covered under section 1 of this report should be a first charge against the $1,500,000 available to the Parks Board for 1976 and it is recommended that the Park Board advise the Director of Finance as to which item should be modified by this amount. Subject to this recommendation, Council should consider the Parks Board submitted capital program for approval or otherwise.

Recommendations

1. That the individual project over and underexpenditures and the remaining $221,891.53 net overexpenditure dealt with in section 1 be covered on the basis recommended in section 1 and the necessary reallocations of capital and other funds be approved.

2. That the Park Board be instructed to advise the Director of Finance as to which 1976 capital budget item should be reduced by approximately $2,400 in order to provide for the balance of the overexpenditures.

3. That the Director of Finance and the Director of Legal Services prepare any necessary varying or diverting bylaws for Council action.

Consideration

That Council consider the requested Park Board capital budget recognizing that the total is within the amount approved by Council in January, 1976, and determine whether or not they approve of the foregoing specific items."

The City Manager RECOMMENDS the recommendations of the Director of Finance and submits the Parks Board requested 1976 Basic Capital Program for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 703, 704-5

PERSONNEL MATTERS

CONSIDERATION

1. Request for Leave of Absence
   Mr. J. B. Winsor

The Director of Planning reports as follows:

"John Winsor, Senior Planner with responsibility for the Downtown area, is a competitive sailor who has represented Canada in world and international championships.

He is a member of Canada's National Sailing Team currently competing in the International 470 Class.

His goal for 1976 is to compete in the Olympic Trials and, if selected by the Trial Jury, to sail in the 1976 Olympic Games.

Because Mr. Winsor has used his 1976 vacation entitlement to compete in training regattas, he will require 3 weeks leave of absence to attend the Olympic Trials, (1 week for preparation, May 31 - June 4, and 2 weeks for the Trials, June 7th - 18th).

I consider that the City should encourage employees who aspire to Olympic competition, and that, in view of the considerable individual financial costs involved, Mr. Winsor should be granted 2 weeks of leave of absence with pay to cover the period of the Olympic Trials. I have granted Mr. Winsor leave of absence without pay for the week of preparations prior to the Trials.

In considering this request, Council should be aware that if Mr. Winsor is selected to compete in the Olympic Games, a further 15 days leave with pay may be requested.

It is therefore recommended that Mr. J. B. Winsor be granted 10 days leave of absence with pay to attend the Olympic sailing trials June 7 - June 18, 1976.

The City Clerk advises that on previous occasions employees have been granted leave of absence with pay as follows:

October, 1970	-	World Handball Championship in Dublin, Eire. Leave with pay for seven working shifts for Fireman R. Wilson	- Approved
January 1971	-	Olympics and Pan-American Games Two weeks leave with pay for Mr. Neil Ellett.	- Approved
June 1972	-	1972 Olympic Games - Munich, Germany Leave with pay - August 15th to September 12 for Lieutenant B. Lowes	- Approved
July 1972	-	World Cup trials Leave with pay - August 23 - September 8, for Mr. Neil Ellett	- Approved"

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

2. Request for attendance of Dr. H.L. Bryson at Canadian Symposium on Pets and Societies

The Director of Permits and Licenses reports as follows :

"The Canadian Veterinary Medical Association and the Canadian Federation of Humane Societies are jointly sponsoring a Canadian Symposium on Pets and Society. The conference will be held in Toronto on June 23, 24 and 25, 1976.

Subjects on animal control and the effect of pets in large urban cities will be discussed, e.g. the problems of pets running at large, the increasing number of pet population, the irresponsible pet ownership and the cost to the Society of damages created by "fouled" parks and side walks will be discussed, along with other subjects related to the administration of animal control in an urban society.

I have been invited by the sponsors of this Symposium to attend this conference and I suggest that attendance will be of benefit to the Department.

If Council approves attendance at the conference, four days absence with pay would be required. In addition, the cost of air fare, registration, accommodation and other expenses would require approximately $600.00

This conference is in addition to those presently scheduled this year and, therefore, no funds have been provided in our 1976 Budget. If approved, funds must be obtained from Contingency Reserve. The Comptroller of Accounts states that funds are available in this account.

It is therefore requested that the Director of the Permits and Licenses Department, Dr. H. L. Bryson, be granted permission to attend the Canadian Symposium on Pets and Society to be held in Toronto on June 23, 24 and 25, 1976, at an estimated cost of $600.00, such funds to be provided from the Contingency Reserve."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of City Council.

RECOMMENDATION

3. Revisions to Regulations - Workers' Compensation Board

The City Engineer reports as follows:-

"The Workers' Compensation Board recently distributed an extensive set of proposed revisions to their Industrial Health and Safety Regulations. Some of these proposals have major cost implications for the City and other municipalities. The Engineering Department has prepared and submitted a brief relating to the impact of these changes on its operations. Our brief notes that many of the proposed regulations are inappropriate in the context of a multi function civic operation, and that as a result our operating costs are expected to rise in the order of $500,000 annually. This is a little less than double the amount the Workers' Compensation Board pays out annually to our staff for work related illness and injury.

Clause #3 (Cont'd)

If the proposed regulations would achieve a meaningful reduction in the amount and severity of occupational injury in our operation, we would support them enthusiastically. However, it is our opinion they will not. We have reviewed two years of detailed accident history to assess whether these will have a significant beneficial effect; based on this review, we estimate that 1 - 2 accidents per year might be eliminated. This does not seem cost effective, particularly in view of our present austerity program.

A copy of our brief is on file in the City Engineer's office; we will be supporting it at the public hearings on the regulation changes. In view of the high costs associated with these changes, it seems appropriate to us that Council consider communicating directly with the Workers' Compensation Board to express concern over the proposals.

The City Engineer RECOMMENDS that City Council adopt a resolution requesting the Workers' Compensation Board to reconsider those regulation changes noted in the Engineering Department's brief to the Board."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 706

PROPERTY MATTERS

RECOMMENDATIONS

1. Right-of-Way Agreement over Portion of Parcel I, Block 279, D.L. 526, & Lot 13, False Creek, Plan 16003

The Supervisor of Property and Insurance reports as follows:-

"The above-mentioned property is a parking lot used jointly by tenants of the Heather Street Marina and by Johnston Terminals Ltd. for employee parking. Walkem Machinery & Equipment Ltd. occupy property to the East of the parking lot and one of their functions on this site is to rebuild heavy equipment used in the logging industry. Some of this equipment is oversize and after rebuilding has been moved under its own power through City land formerly leased to Johnston Terminals Ltd. and loaded onto barges at Johnston Terminals Barge ramp. This route is no longer available as the land is now under development for housing.

Walkem Machinery & Equipment Ltd. have now received permission from B.C. Hydro to move this equipment over the C.P. Rail Right-of-Way, operated by B.C. Hydro and the Johnston Terminals Ltd. spur track to the barge loading ramp on the creek.

Walkem Machinery & Equipment Ltd. have requested an easement through the Heather Marina Parking lot to enable them to get to the Railway Right-of-Way. Walkem Machinery & Equipment Ltd. have agreed to the following terms and conditions:

1. The term of the right-of-way to run concurrently with the license to occupy granted to Johnston Terminals Ltd., that is until November 30th, 1978, and month-to-month thereafter.

2. Provide gates in the chain link fence, at their expense, to the satisfaction of the Supervisor of Property and Insurance.

3. The right-of-way through the parking lot to be 16' wide.

4. The City to be notified 48 hours prior to use of the right-of-way and restricted to use 12 times per year.

5. To indemnify and save harmless the City from all damages or costs caused by their use of the easement.

6. To pay rent of $12.00 per annum for the right-of-way and the sum of $75.00 for the cost of preparing the right-of-way agreement.

The Supervisor of Property and Insurance RECOMMENDS

That the City enter into an agreement with Walkem Machinery and Equipment Ltd., on the foregoing basis; the agreement to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Rental Review - Lease to Sauder Industries Limited - S/S False Creek, West of Main Street

The Acting Supervisor of Property and Insurance reports as follows:

"The Lots 44 to 49 and A, D.L. 2037 and 2064, situated S/S False Creek, west of Main Street, are under a long term lease agreement to Sauder Industries Limited, which agreement terminates in December, 1988. The lease agreement covers five separate parcels with rental reviews occurring at various periods during the term. Parcels 4 and 5 are subject to review on February 1st, 1976 and Sauder Industries Limited have now confirmed their acceptance of the following increases as recommended by the Acting Supervisor of Property and Insurance:

(1) Parcel 4 comprising 16,740 square feet to be increased from $860.00 per annum to $6,696.00 per annum.

(2) Parcel 5 comprising 45,335 square feet of land plus 46,165 square feet of water to be increased from $2,025.00 per annum to $27,367.00 per annum.

Although the increases are substantial, they only reflect the increase in property values over the past 5 years and the market values used for calculations are in line with adjacent City leases. The above amounts do not include taxes which are billed separately by the Tax Department. The increases are considered to be fair and reasonable for the properties involved.

RECOMMENDED that the rental of Parcel 4 be increased to $6,696.00 per annum and Parcel 5 be increased to $27,367.00 per annum. Both rentals to be effective as of February 1st, 1976 for the ensuing 5 year term."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

3. Establishment for Road Purposes - East 7' of Lots 1 & 2, etc. - S/W Corner of 22nd Avenue and Victoria

The Supervisor of Property & Insurance reports as follows:

"Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, Plan 1344, situated S.W. Corner of 22nd Avenue and Victoria Drive were purchased in November 1974, under the Cedar Cottage Neighbourhood Improvement Program and it is anticipated these lots will be ready for marketing at an early date.

The East 7 feet of each lot are within an established building line for the future widening of Victoria Drive and it would be appropriate to formally establish these strips prior to the sale of the lots. It is therefore Recommended that:

the east 7 feet of Lots 1 & 2 of Lots 9 to 13, Block 16, D.L. 352, Plan 1344, be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale Date Extension Request -
Villa Cathay Care Home Society
Location: South side of Union
between Campbell and Raymur Avenues

The Acting Supervisor of Property & Insurance reports as follows:-

"On October 22nd, 1974, City Council approved the sale of the easterly portion of Blocks 97 and 98, D.L. 181, to the Villa Cathay Care Home Society, subject to conditions previously approved in principal and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the development permit or 120 days from the date of Council's approval, being February 20th, 1975.

The resubdivision of the site was considerably delayed as it was necessary for the City to acquire title to a portion of roadway by formally expropriating and obtaining a vesting order. Hence, the subdivision plan was not registered until mid-November, 1975.

Since the site had not been created by February 20th, 1975, the sale date could not be met. For this reason, and because the Provincial Department of Housing could not make a financial commitment until the new fiscal year, the Society requested an extension to March 31st, 1976, and this was approved by Council on December 9, 1975.

By letter dated April 7, 1976, the Society have requested a further extension of the sale date from March 31st, 1976 for two months, to May 31st, 1976. Central Mortgage and Housing Corporation have indicated to the Villa Cathay Care Home Society, their willingness to give sympathetic consideration to a request for 100% mortgage loan to enable the Society to proceed with construction of a combined personal and intermediate care home. The Society feel that if this extension request is granted, it will allow them time to complete their financial arrangements.

Sale was approved for $225,000.00 cash and a down payment of $12,000.00 was paid in October, 1974. The balance of $213,000.00 was due March 31st, 1976 and interest will accrue from that date at the rate of 10½%. If the sale date is extended for a further two months to May 31st, 1976, it will result in a savings to the Society of two months interest plus reduced taxes.

RECOMMENDED that the date of sale of Block 125, D.L. 181 and 2037, Plan 16060 to the Villa Cathay Care Home Society be extended from March 31st, 1976 to May 31st, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved

FOR COUNCIL ACTION SEE PAGE(S) 706-7

MANAGER'S REPORT

TO: VANCOUVER CITY COUNCIL APRIL 23, 1976

SUBJECT: DOWNTOWN TRANSPORTATION PLAN: SMITHE-NELSON COUPLET

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The Smithe-Nelson couplet was a major and integral part of the traffic proposals developed in the course of the 1974/75 Downtown Study and recommended in the Planning Department's September, 1974 'Report for Discussion' on Downtown Vancouver planning concepts. The couplet proposal was reviewed by the Planning and Development Committee in the spring of 1975 as part of the Downtown Zoning policies, and on April 22, 1975, Council adopted 'in principle' the idea of a new traffic route through the B.C. Hydro Carrall Yards (subsequently termed the South Bypass) linking the Quebec Connector to the Smithe-Nelson couplet.

The Planning and Development Committee reviewed the Engineering Department's Downtown Transportation Plan reports of May 22 and June 10, 1975 which dealt with the details and costs of the Smithe-Nelson proposal as well as a number of other downtown street improvements. The staged implementation program for these improvements was considered by Council on July 8 and again on July 29, 1975, at which time Council considered the joint report of the City Engineer, Director of Planning and Director of Social Planning on the Downtown Transportation Plan and resolved 'that the Smithe-Nelson couplet be further considered after public discussion on the Downtown Official Development Plan in September'.

Following the public hearing of September 25, 1975, Council reconvened on September 30, 1975 and, among other things, passed a motion 'that the Downtown Guidelines (i) Planning Policies and (ii) Design Guidelines be approved'. The Smithe-Nelson couplet is shown on the Traffic and Pedestrian Streets map contained in the approved Planning Policies (see attached appendix 'A'& 'B').

The southern segment of the ring system is comprised of the South Bypass and the Smithe-Nelson couplet. The purpose of the ring system is to divert traffic to the perimeter of the downtown core and provide good access to the high density office areas in the north-west corner of the core. The South Bypass would connect the Quebec connector on new right-of-way immediately adjacent to the Georgia Viaduct to Taylor Street, Smithe Street. To reduce traffic on Pender Street and to effect the closure of the Pender/Keefer Diversion, a connection will be made to Pender Street west of Carrall. Without the South Bypass, the severe traffic congestion in this area would preclude traffic reductions in the Chinatown area.

The Smithe-Nelson couplet replaces part of the capacity lost with the elimination of traffic on Robson Street at Howe Street. Also, as part of the ring concept, it provides the perimeter link from the South Bypass to the north/south element on the west perimeter of the downtown core. The couplet can be justified in isolation from the rest of the ring system as a circulation system simply replacing capacity lost on Robson Street. This couplet can be implemented as far west as Thurlow Street without major street changes.

The B.C. Transit Authority and Engineering staff believe the couplet can be incorporated effectively into transit plans for the West End. However, discussions have not been held with the Transit authorities since September, 1975 and a separate report is being prepared on this matter for Council. This Couplet (Smithe westbound, Nelson eastbound) would permit the further de-emphasis of traffic on Robson Street east of Howe Street.

Since the closure of Robson Street at the end of May, 1975, the Engineering Department has been monitoring the changed traffic patterns. The volume of traffic on Robson Street west of Hornby Street is approximately 25% of what it was before closure at the Provincial complex. Because of the closure of Robson Street, westbound peak hour volumes on Nelson Street west of Burrard Street are 66% higher than before the closure. On an annual basis, approximately 250,000 more vehicles are going into the West End on Nelson Street. This can be reduced by the Smithe-Nelson couplet because Nelson Street east of Thurlow Street would become one-way eastbound.

Continued on Page 2. . .

The volume on Thurlow Street between Smithe-Haro and Nelson Streets will increase by 800 to 1000 vehicles in the pm pk hr as they switch from the existing Smithe E/B route to the Nelson E/B route.

The volume on Nelson between Thurlow and Burrard Streets will increase by approximately 1/3 from 900 in the pm pk hr to 1200.

Access into the West End via Nelson Street will no longer be direct because of E/B only routing of Nelson from Thurlow east. Nelson W/B at Thurlow Street would now only be served by a right-turn movement from Thurlow Street. For West End destined traffic now using Nelson W/B, the alternatives are:

(i) use another route altogether i.e. Davie or Pacific or Beach or Robson (from Hornby west);

(ii) use Nelson via Thurlow and the Smithe-Haro diversion.

Because the westbound termination of the couplet at Thurlow and Haro could result in additional traffic using Haro (West End local residential street) west of Thurlow, the intersection operation (signal timing, phases, lane designations) will be arranged to minimize this possible flow. Following implementation, the traffic pattern would be monitored and appropriate adjustments made to eliminate any problems.

Although there will be a certain disbenefit to West Enders desiring access into the West End via Nelson Street, there will be a benefit gained because the circuitous routing will discourage non-West End traffic from entering the West End at all using Nelson westbound.

The major impact on the West End will be the reduction of traffic on Nelson Street west of Thurlow Street to volumes below the amount even before the Robson Street closure.

ROBSON STREET: BURRARD TO BUTE

In the Downtown Guidelines, it was recommended that Robson Street between Burrard and Bute Streets be reviewed to determine its function, i.e. whether it is to be a 'pedestrian mall', 'pedestrian/transit mall' or some other appropriate facility to maintain, encourage and enhance the special pedestrian orientation of Robson Street. The role of Robson Street in this area is presently under review with a joint report from Planning and Engineering on the subject to be submitted to Council. The alterations to Smithe/Nelson as described in this report can stand independently and will not be affected by any change in the future role of Robson Street.

SMITHE-NELSON COUPLET DETAILS

1. Street changes: Implementation of the couplet involves the following changes illustrated in Appendix A:

   a) Smithe Street: i) reverse direction (now E/B) from Hamilton to Burrard;

      ii) change Smithe-Haro Diversion from one-way E/B to two-way;

      iii) install a signal at Thurlow/Smithe-Haro.

   b) Nelson Street: i) change from two-way to one-way E/B from Thurlow to Mainland;

      ii) reconstruct part of the block between Thurlow and Burrard leaving all existing trees as illustrated in Appendix C; no road widening adjacent the trees;

Continued on Page 3. . .

iii) rebuild between Homer and Mainland to provide curb and gutter and an improved surface;

iv) install a traffic signal at Homer/Nelson intersection.

c) Robson Street: implement a two-way flow on Robson Street from Granville to Cambie to accommodate the existing E/B bus route now on Smithe.

d) Mainland Street: rebuild between Nelson and Smithe.

No changes are to be made to Nelson west of Thurlow nor to Bute from Robson to Nelson as part of this interim Smithe/Nelson couplet. However, under a separate program, long overdue improvements to West End streets east of Denman are to commence shortly.

TRANSIT

The rerouting of the existing bus service on E/B Smithe Street to eastbound on Robson Street has been discussed in some detail with the B. C. Transit Authority.

In the Transit Authority's transit plans presented to City Council last fall, a bus or rail transit service was proposed for Nelson Street. No firm conclusions were reached on this proposal. The current status of transit planning is under review by the Provincial Government in any case.

FINANCING & TIMING

The $210,000 expenditure required to implement the Smithe-Nelson couplet has been provided in the 1976 streets basic capital funds with construction to take place this year.

The $400,000 required to construct the link between the Quebec Connector and Taylor Street and make necessary improvements to Taylor Street has been provided in the 1976 streets basic capital funds with construction tentatively scheduled to commence this fall. Negotiations and discussions are proceeding with B.C. Hydro, C.P. Rail and Marathon Realty.

The City Engineer RECOMMENDS implementation of the Smithe/Nelson couplet as described in the foregoing report."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 703

DISTRIBUTED TUESDAY

MANAGER'S REPORT

April 26, 1976

TO: Vancouver City Council

SUBJECT: ENCLOSURE OF STILL CREEK

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:-

"INTRODUCTION:

The GVRD Water and Waste Committee recently considered an application from Exeter Properties to enclose a section of Still Creek to provide working space for trucks in a warehouse development they intend to build. This matter was debated at some length by the Regional Committee and the enclosure was approved by the Committee; their report will be going to the full Board for consideration. During the discussion, a strong position against the enclosure was taken by Mayors Constable and McKitka, who maintain that Vancouver should be keeping all water courses open and that a step such as this should not be taken except by specific resolution of City Council. This report was prepared at the direction of Alderman Bowers and the Mayor's office to inform Council about this situation.

HISTORY:

The question of enclosure of Still Creek has been considered on several previous occasions. The majority of Still Creek at this time is enclosed and on previous requests for closure, the City has felt that the advantages of enclosure in the industrial zoned and developed areas were greater than any loss of aesthetic value. We have, however, been considering the question of pollution loading in Still Creek. Extensive survey work carried out in the past few years, jointly between the City and GVRD, has shown that coliform counts are reduced in the open sections of the Creek by natural aeration.

As a result of this work, we have been considering jointly with the GVRD and Burnaby, at the staff level, a policy report on Still Creek, for submission both to Burnaby and Vancouver Councils. While enclosure from the City's point of view is acceptable, we did envisage that as good neighbours to Burnaby, Council might look favourably on a policy of non-enclosure of the remaining open sections of the Creek, because of their beneficial impact on coliform counts. This report, including a recommendation that open sections of Still Creek in Vancouver be retained for pollution reasons is in the final stages of preparation.

APPLICATION FROM EXETER PROPERTIES:

The attached plan shows the location of the Exeter Properties under consideration. Exeter Properties had discussions with the GVRD and were told that on the basis of past practice, approval for enclosure could be anticipated. The application was forwarded to the City for approval at about the time we were reaching our final conclusions on enclosure of Still Creek. The GVRD was, therefore, advised that total enclosure would not be approved by the City, pending Council consideration of the proposed new policy. Exeter Properties informed us that they were under a very tight time limitation for the completion of their facility and requested us to consider alternative proposals. Since our only concern about the enclosure of Still Creek is from a pollution viewpoint, rather than an aesthetic viewpoint, we saw no reason to withhold approval for a partial enclosure of the Creek, using an open deck surface which would permit vehicles to manoeuvre to service the proposed warehouse while retaining natural aeration. It is this proposal, which we felt to be reasonable during this transition period, which was considered by the Water and Waste Committee.

..... 2

"SCENIC" CONSIDERATIONS:

The last request for enclosure, prior to Exeter Properties application, was discussed with Planning Department staff (in 1975). At that time, the Planning Department agreed that there was no reason to oppose the application. The remaining sections of Still Creek are in industrial zoned and developed areas; the Creek is basically an open ditch, with limited access, which does not provide a real opportunity in our view for environmental improvement."

The City Manager submits this report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 707

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

April 8, 1976

A meeting of the Housing and Environment Committee was held on Thursday, April 8, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird Alderman Rankin
ABSENT:	Alderman Boyce Alderman Cowie
CLERK:	J. Thomas

The Minutes of the meeting of March 25, 1976, were adopted.

RECOMMENDATIONS:

1. Demolition of Buildings: Downtown Eastside

Mr. Bruce Eriksen, President, Downtown Eastside Residents' Association, addressed the Committee in support of his communication dated March 10, 1976, requesting nine vacant buildings in the downtown core area be declared unsafe and the Committee recommend to Council that they be demolished.

The premises referred to by D.E.R.A. were:

420 East Hastings	172 East Cordova
420 East Cordova	30½ East Hastings
522 Richards	53 West Hastings
445 Gore (East Hotel)	207 Union
24 Water	

Mr. Eriksen made particular reference to the East Hotel, 445 Gore Avenue, and advised the owners appeared before Council over a year ago claiming the building was unfit for habitation and later all the tenants were evicted. However, the building had not yet been demolished.

It was,

RECOMMENDED

THAT the Medical Health Officer, Fire Chief, and Director of Permits and Licenses investigate and report back to the Committee on the condition of the following premises:

420 East Hastings	172 East Cordova
420 East Cordova	30½ East Hastings
522 Richards	53 West Hastings
445 Gore (East Hotel)	207 Union
24 Water	

2. Management of Downtown Eastside Hostels

On January 6, 1976, when considering a recommendation of the Committee City Council resolved in part:

"That B.C. Housing Management Commission be requested to assume management function and responsibilities for certain City-owned downtown hostels and that approval in principle be given to the establishment of a Hostel Management Advisory Group."

Cont'd . . .

Clause 2 Cont'd

The Committee had for consideration a City Manager's report dated April 7, 1976, submitting reports of the Director of Social Planning dated April 6, 1976, and Acting Supervisor of Property and Insurance dated April 7, 1976, (circulated). The City Manager noted the Acting Supervisor of Property and Insurance was not in agreement with the establishment of a Hostels Advisory Committee as proposed by the Director of Social Planning and submitted the reports for the consideration of the Committee.

The Director of Social Planning, in his report, referred to the downtown eastside hostels operated by non-profit societies and submitted because of Skid Road's unique social and physical environment, hostel accommodation could not be dealt with separately from the social and health services required by most hostel residents, and therefore, management should be not only experienced, but supportive, sensitive, and aware of the personal needs of residents.

Each hostel should have a representative tenants group to speak for tenants' rights and advise in the selection of staff, as was presently being done by the tenants' associations at Oppenheimer Lodge, Central and Oliver, and the Gastown Residents, Stanley and New Fountain Hotels.

In addition, there was a need for a Hostels Advisory Committee for all hostels and hostel-related projects in the downtown eastside including hostels under both non-profit societies and government auspices. The Director of Social Planning reported that his department, C.M.H.C., Area Manager of the Downtown Eastside, D.E.R.A., Downtown Community Resources Board, had agreed to a Committee with the following membership:

C.M.H.C.	1 representative
D.E.R.A.	2 representatives
Community Resources Board	2 representatives
Health Department	1 representative
Police Department	1 representative
Vancouver Resources Board	1 representative
Property and Insurance Department . . .	1 representative
Social Planning Department	1 representative

It was suggested the Hostels Advisory Committee be chaired by a local resident and that managers and tenants associations' representatives from the following hostels be asked to participate in its meetings:

Non-Profit Hostels	Government Hostels
Anchor	Oppenheimer Lodge
Central & Oliver	Antoinette Lodge
Gastown Residents Association	Continental Hotel
Victory Hotel	Cordova Lodge
Multi-Use Centre	

The Hostels Advisory Committee would not involve itself in the daily management of the hostels. However, it would deal with issues and concerns common to all hostels, such as:

a) social services;
b) health services;
c) police problems related to hostel residents, e.g. muggings, bootlegging, pimping;
d) eviction appeals;
e) need for new services, e.g. post hospital care;
f) advise on management selection.

Cont'd . . .

Clause 2 Cont'd

The Director of Social Planning stated approval of the hostel sponsors, namely, the City of Vancouver and C.M.H.C., would be necessary in order for the Hostels Advisory Committee to function in the anticipated role.

Referring to Cordova Lodge the Director of Social Planning reported as follows:

" Cordova House is due to be completed shortly. Its management and operation has been the topic of numerous meetings and reports involving City and Provincial staff, the City's Housing Committee, Downtown Eastside residents and staff, and others. Since financial involvement from the Alcohol and Drug Commission and the Vancouver Resources Board are now in question, it is appropriate to propose an alternative management program. Social Planning has discussed management of Cordova House with representatives of CMHC, DERA, CDHS, DCRB and BCHMC. Recommendations resulting from these meetings are as follows:

(1) Cordova be open to men and women;

(2) rehabilitation in most cases is an unrealistic objective. For this reason no official length of stay be determined for residents;

(3) 11 staff are necessary to manage Cordova, 1 Manager, 1 Assistant Manager, 9 desk and maintenance staff.

Staffing is on 24 hours a day, 7 days a week basis. This daily staff complement provides: 3 staff 8 a.m. to 4 p.m.; 3 staff 4 p.m. to midnight; 2 staff 12 midnight to 8 a.m.

(4) Community agencies be encouraged to make available existing staff to Cordova, as needed. Discussions have been held with the DCHS and the DCRB as to this possibility. The Alcohol and Drug Counselling Service will also be requested to provide staff to Cordova on a regular basis.

Because of the immediacy of Cordova's opening, the special characteristics of its residents and the fact that the Hostels Advisory Committee is not yet established, it is proposed that the Director of Social Planning and the Supervisor of Property and Insurance cooperate in the selection of Cordova's Manager and staff.

The Director of Social Planning feels that since the Province has not yet agreed to undertake management of Downtown Eastside Hostels, through its agent the B.C. Housing Management Commission, that City Council should approve the management of Cordova House and Antoinette Lodge by the Property and Insurance Division of the Finance Department. The Director of Finance advises that interim funding is required from the City pending submission by the City of a management budget to and approval thereof by the B.C.Housing Management Commission. Management and administration costs of Oppenheimer Lodge are fully paid by the Federal/Provincial partnership. However, since Cordova House is intended for hard-to-house residents, more staffing is required and the Province has raised questions about them assuming full costs for these extra staff.

The Director of Finance also advises that if the Federal/Provincial partnership assumes full management costs for Cordova House that the City can advance funds on a fully recoverable basis. However, if the City must share some of the operating expenses funds would be provided, following Council approval, from the 1976 Revenue Budget, Contingency Reserve."

The Acting Supervisor of Property and Insurance in a Manager's Report dated April 7, 1976, questioned the desirability of the Hostels Advisory Committee and its terms of reference as suggested by the Director of Social Planning.

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Clause 2 Cont'd

The report submitted the following comments:

"1. The proposed Advisory Committee, with the terms of reference as suggested, carries the implication that current management is at least potentially oppressive and is incapable of understanding and responding to the needs and circumstances of the residents. It also assumes that the residents are unable to manage their own affairs or able to speak for themselves. It is our considered opinion that such is not the case. The recent delegation to Council from Oppenheimer Lodge stated the same opinion.

2. We have spent a great deal of time working with similar groups during the past 3 to 4 years and find them unwieldy, time consuming, indecisive and largely ineffective.

3. The department or agency responsible for management, must have the authority to carry out this responsibility whether it be Property and Insurance or the B.C. Housing Management Commission.

4. The arrangements which evolved in the development of Oppenheimer Lodge and Antoinette Lodge were arrived at through a great deal of consideration and discussion and have to date proven very satisfactory.

5. It is strongly suggested, that a small committee of selected people, representative of the various ethnic groups be approved.

6. The future operation of Cordova Lodge as a Hard to House Facility is dependant on the co-operation of the Vancouver Resources Board. As a facility similar to the Continental Hotel a staff of seven would be required, for a Hard to House facility seventeen would be a minimum.

The Director of Finance is concerned that at this point we do not have any clear idea of what costs might impinge on the City and he is of the opinion that the City should not be paying any of the operating costs as this was never anticipated when the concept was developed."

The Committee was addressed by the Director of Social Planning and Acting Supervisor of Property and Insurance who referred to staff discussions concerning management function of Oppenheimer Lodge, Continental Hotel, Antoinette Lodge, and Cordova Lodge, and advised it was imperative that the management issue be settled in order that staff could be hired for Antoinette and Cordova Lodges due to open in June/July.

Representations were also made by Nettie Pereboom, C.M.H.C.; Tony Mears, Downtown Community Resources Board; Libby Davies, D.E.R.A.; Mr. George Wendrick, Oppenheimer Tenants' Association; Bruce Eriksen, D.E.R.A.; Lynn Phipps, First United Church; Renata Shearer, Department of Social Planning.

After discussion it was agreed the proposed terms of reference of the Hostels Advisory Committee be amended by the deletion from the list of issues and concerns of item (d) relating to eviction appeals.

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Clause 2 Cont'd

It was

RECOMMENDED

A. THAT approval be given to the management of Cordova Lodge and Antoinette Lodge by the Property and Insurance Division of the Finance Department.

FURTHER THAT no further discussions take place with the Provincial Government on the management of Oppenheimer Lodge, Antoinette Lodge, Continental Hotel, and Cordova Lodge, and Council withdraw its previous request that B.C. Housing Management Commission be asked to assume management function and responsibility for the four hostels.

B. THAT approval be given to the establishment of a Hostels Advisory Committee comprising:

C.M.H.C.	1 representative
D.E.R.A.	2 representatives
Community Resources Board	2 representatives
Health Department	1 representative
Police Department	1 representative
Vancouver Resources Board	1 representative
Property and Insurance Department . . .	1 representative
Social Planning Department	1 representative

and that the Chairman of the Standing Committee on Housing and Environment officially invite the designated organizations to appoint representatives.

(Alderman Bird opposed.)

C. THAT approval be given to the following recommendations of the Director of Social Planning with reference to the management of Cordova Lodge:

1) That Cordova Lodge be open to men and women.

2) No official length of stay be determined for residents of Cordova Lodge.

3) Community agencies, including Downtown Community Health Service, Downtown Community Resources Board, and Alcohol and Drug Counselling Service, be encouraged to make available existing staff to Cordova Lodge, as needed.

D. THAT staffing and budget requirements for Antoinette Lodge and Cordova Lodge be referred to the City Manager for subsequent report back to the Standing Committee on Housing and Environment.

FURTHER THAT the appointment of Manager for Cordova Lodge be considered top priority and the appointment be made as soon as possible.

E. THAT the Director of Social Planning and the Supervisor of Property and Insurance co-operate fully in the selection of a Manager and staff for Cordova Lodge.

F. THAT the Acting Supervisor of Property and Insurance prepare an interim operating budget for Cordova Lodge and Antoinette Lodge and submit same to B.C. Housing Management Commission for approval.

3. Habitat Bicycle Route

On November 18, 1975, when considering a recommendation of the Committee based on a report of Vancouver Trails Steering Committee City Council approved in principle a Habitat Bicycle Route project and instructed the City Engineer to report back to the Committee on design and cost figures.

Before the Committee for consideration was a Manager's report dated April 1, 1976, (circulated) in which the City Engineer outlined a joint Engineering Department and Park Board proposal for a Habitat Bicycle Route from Stanley Park to U.B.C. via Jericho. Also in the report the Director of Finance advised Park Board had included $65,000 as a request in its 1976 Sunset Beach and English Bay pedestrian/cycle system improvements. Park Board's 1976 Basic Capital Budget had not yet been dealt with by Council, but Council could approve the request for $64,000 for implementation of the Habitat Bicycle Route in advance of dealing with the 1976 Capital Budget. The $4,000 required from the City for signing could come from Contingency Reserve.

The report discussed design principles, bike lane delineation, description of route, signs, costs and the necessary amendments to the Provincial Motor Vehicle Act and the City's Street and Traffic By-law. Mr. Brian Wallace, Transportation Engineer, addressed the Committee and advised City funding of $4,000 was required for the necessary signs along the route. Park Board would be responsible for construction and signing at an estimated cost of $64,000.

Mr. John Woolliams, Vancouver Trails Steering Committee, referred to the participation of an active citizens' committee and requested the Committee recommend Council match Park Board financial input dollar for dollar.

Following discussion, it was

RECOMMENDED

A. THAT approval be given to the implementation of the Habitat Bicycle Route system in conjunction with Park Board and that the City's share of the cost, namely $4,000, be provided from Contingency Reserve.

B. THAT the Director of Legal Services be instructed to prepare the necessary by-law amendment to permit the riding of bicycles on posted sidewalks, subject to the Provincial Government's amending the Motor Vehicle Act.

4. Proposed Noise Control By-law

The Committee had for consideration a Manager's report dated March 1, 1976, (circulated) wherein the Medical Health Officer, Director of Legal Services, and City Engineer discussed provisions of a desirable noise by-law. On September 16, 1975, City Council after considering the Committee's report of August 21, 1975, recommending the passage of the proposed Noise Control By-law after certain considerations, approved the following resolution:

"That the Director of Legal Services investigate whether the proposed Noise Control By-law could be worded so as to permit the City Engineer to implement a staging process to allow present City equipment to be converted or replaced with equipment having noise control devices, and to report back on the exclusion of certain equipment."

The Medical Health Officer, Director of Legal Services, and City Engineer in their review of the background material advised it was intended to replace the existing subjective Noise By-law with one utilizing, as much as possible, objective measurable noise levels for

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Clause 4 Cont'd

certain categories of noise producing activities including automotive, industrial/commercial, construction, and leisure activity levels, based on information available from other cities, as well as levels which were considered desirable within the community. Maximum levels were dependent on zoning of the area - whether quiet or activity zones - time of the day and day of the week. The most stringent level proposed was 45 dbA (equivalent noise) for non-activity areas at night, and the highest level was 92 dbA (equivalent noise) for vehicle operation on a highway. The By-law provided exemption in emergency situations when emergency vehicles or emergency construction was required.

The report stated it was anticipated several civic departments would be concerned with the By-law, including Health, Engineering, Planning, Permits and Licenses, and Police, and continued as follows:

" The Health Department would receive all complaints from the public relating to noise generated from properties in the City, except for traffic noise and "on street" construction noise.

The Engineering Department would monitor all activities related to "on street" construction, including public works, utility construction, etc. Violations would be reported to Health Inspectors for confirmation and development of data for prosecution in instances of non-cooperation regarding abatement.

The Planning Department would designate appropriate "quiet" and "activity" zones and, with the Permits and Licenses Department, would monitor all development permit applications for potential violations. In unusual circumstances, an appropriate acoustical engineering consultant could be required to determine the noise impact of particular developments.

The Police Department would monitor traffic noise and would carry out roadside checks of motor vehicles with assistance from the Health Department when necessary."

The report noted during discussion of the draft G.V.R.D. by-law several potential problem areas had become apparent, and in order to overcome some of these problems changes to the regional by-law proposal and method of enforcement were suggested as follows:

"Over the past year Engineering Department staff have had discussions with staff in the Motor Vehicle Branch regarding possible changes in the Motor Vehicle Act. The Act is being revised to establish quantitative noise levels for all vehicles in British Columbia. Testing stations are now equipped with noise level measuring devices and suspect vehicles are now tested under the existing Act using the noise levels as reference. It has been agreed that the Police Department can refer suspected noise violators to these facilities for testing. This will avoid the difficulty of testing in the field or building our own testing facilities, and the nuisance of being referred to a station should provide a substantial detriment to noise violators. It is, therefore, proposed that our noise by-law not deal with motor vehicle noise, and that we simply utilize the services provided by the Motor Vehicle Branch and use the noise levels established by the B.C. Motor Vehicle Act as standard.

Problems relating to construction and utility work in "quiet" zones, or necessary use of equipment which cannot be silenced, are more difficult to handle. Fortunately, these situations are typically transient and temporary to a particular location. There are agencies establishing working environment noise levels (B.C. Workers' Compensation Board, U.S.A.'s Occupational Safety and Health Act) which restrict maximum working environment noise levels. The Engineering Department will continue to reduce the

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Clause 4 Cont'd

maximum noise levels in the construction areas by purchase of equipment and the development of construction techniques, which together will produce construction noise levels less than, or equal to, those required by the above agencies.

Since some maintenance and construction is mandatory in all areas, the most reasonable method of controlling construction noise, to minimize disruption to the public, is to control the hours of construction work. Most heavy construction now takes place on weekdays, and it is proposed to continue the by-law provision that non-emergency construction is restricted to between 7:00 a.m. and 8:00 p.m.

The proposed new Vancouver Noise Control By-law substantially follows the format and content of the Regional District proposal except for the provisions relating to motor vehicle noise.

Although the new by-law, of necessity, still contains many subjective standards, the difference between the new by-law and our existing by-law lies in the fact that there are several sections with specific objective standards or limits. It is our opinion that these standards make the by-law more certain and thus easier to enforce. "

The Medical Health Officer reviewed the report with the Committee and advised that implementation of the proposed By-law might entail future staffing and equipment costs.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services be instructed to bring forward a draft Noise Control By-law as proposed by the Medical Health Officer, Director of Legal Services, and City Engineer.

B. THAT the Noise Control By-law:

1) not deal with motor vehicles;

2) continue the present by-law provision that non-emergency construction be restricted to the hours of 7:00 a.m. to 8:00 p.m.

C. THAT the question of staff and equipment, including costs for noise measuring equipment, be referred to the City Manager for report to the Committee at an appropriate time.

The meeting adjourned at approximately 3:00 p.m. to reconvene "In Camera".

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 707

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

APRIL 8, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, 8th April 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub - 4473 West 10th Avenue

Vancouver City Council, at its meeting on 21st October 1975, approved the following recommendation of the Community Services Committee:

"THAT Council accept the name of Mr. N. T. Wickstrom as the principal applicant for the neighbourhood pub at 4473 West 10th Avenue, which Council approved on August 12, 1975, subject to a petition plebiscite being carried out in a four-block radius of the location, cost of which is to be borne by the applicant, and to be held in early 1976."

The Committee had before it for consideration this date a report, dated 6th April 1976, from the City Clerk (copy circulated) advising of the results of the petition plebiscite.

The proposed pub received a yes vote of 48.9% and a majority of 60% is required for Council to consider approval.

Following consideration, it was

RECOMMENDED

THAT the application of Mr. N. T. Wickstrom to operate a neighbourhood pub at 4473 West 10th Avenue not be approved.

2. Liquor Permit Application - 2514 Watson Street

The Committee had before it for consideration a Manager's Report, dated 24th March 1976, (copy circulated) on the application of a Mr. Collinson for Development Permit No. 73147 which involves using the cellar of the building at 2514 Watson Street, southeast corner of Broadway and Watson Street, as a cabaret.

In the report, the Director of Planning reported he had approved this application subject to referral of the matter to the Council Committee on new liquor outlets prior to the issuance of the development permit.

A representative of the Planning Department advised the Committee the premises had been operated as "The Cellar" cabaret from 1957

Continued on Page 2. . . .

Clause No. 2 Continued

to 1968 and as a coffee shop and restaurant since 1968. The proposal now is to again operate a cabaret in the premises.

Following discussion, it was

RECOMMENDED

THAT Council approve Development Permit Application No. 73147 to permit the use of the cellar at 2514 Watson Street as a cabaret, the main floor as offices and print shop, and the second floor as offices.

3. Gastown Residents Association - Management Consultant Funding

The Committee had before it for consideration a Manager's Report, dated 19th March 1976, (copy circulated) in which the Director of Social Planning reviewed the history of the operation of the Gastown Residents Association located in the Stanley and Fountain Hotels and which concluded with the following recommendations:

"(1) That the City provide a grant of $8,910 to the Gastown Residents Association for a full time Management Consultant for the period April 1st, 1976 to December 31st, 1976.

(2) That CMHC be requested to conduct an audit of the commercial operation of the building through the Cordova Redevelopment Corporation.

(3) That the Social Planning Department assist the Association to negotiate with CMHC for a rent subsidy for the Gastown Residents Association.

(4) That the Social Planning Department assist the Association to negotiate with the Department of Human Resources for an operating grant for the Gastown Residents Association."

Appearing before the Committee on this matter were a representative of the Social Planning Department; Ms. Vivian Shoemaker, the Management Consultant for the Association; and a social planner from C.M.H.C.

The Social Planning Department representative explained the recommendation for funding for a nine month period is to align the funding period to the City's funding period for similar operations.

The Committee inquired as to how long the Association should have a City-funded management consultant to which the Social Planning Department representative replied that eventually the Association should reach a point where it can run the residence itself. The spokesman from C.M.H.C. pointed out the Residents Association has made significant improvements to the facility, increasing its value.

The Chairman observed that the establishment is well kept and properly operated and provides good accommodation for persons who would otherwise not have satisfactory living quarters.

Continued on Page 3. . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

A. THAT the City provide a grant of $8,910 to the Gastown Residents Association for a full time Management Consultant for the period April 1st, 1976 to December 31st, 1976.

B. THAT CMHC be requested to conduct an audit of the commercial operation of the building through the Cordova Redevelopment Corporation.

C. THAT the Social Planning Department assist the Association to negotiate with CMHC for a rent subsidy for the Gastown Residents Association.

D. THAT the Social Planning Department assist the Association to negotiate with the Department of Human Resources for an operating grant for the Gastown Residents Association.

INFORMATION

4. 911 Emergency Line - Publicity and Translation Services

The Committee had before it for consideration a Manager's Report, dated 19th March 1976, in which the Director of Social Planning proposed a translation service for non-English speaking residents of Vancouver who may have cause to use the new 911 emergency phone number which becomes operable on 1st May 1976. The Director of Social Planning also recommended additional funds for publicity.

There was considerable discussion on this matter during which the Committee questioned the need for such a service.

During discussion, it was noted there are two parts to the matter, i.e. additional funding to publicize in foreign languages the existence of the new 911 number and funding to provide interpreters that police and other emergency services could call to attend at the address of any particular non-English speaking resident involved in an emergency when an interpreter is required.

The Committee questioned statements in the report that 112,485 residents of the City do not have English has their mother tongue and that 33% of school students do not have English as their first language. The Committee inquired how many residents do not speak any English.

In response to questions, a representative of the Social Planning Department stated the report was initiated by the Social Planning Department but discussions were held with Police and Engineering Departments in the preparation of the report.

A representative of the Police Department (who was in attendance at the meeting for another matter) advised he was not aware of any problems encountered by non-English speaking residents in telephoning for emergency assistance but that there could be language problems once the emergency service arrives.

The Committee inquired whether information from cities such as New York and San Francisco, which have emergency interpreters, is available.

Continued on Page 4. . . .

Clause No. 4 Continued

Following discussion, it was

RESOLVED

THAT this matter be deferred for one week to the next Community Services Committee meeting and that representatives of the Police Department, who are familiar with the 911 emergency phone operation, be invited to attend to provide additional information.

RECOMMENDATION

5. Mount Pleasant Citizens Committee - Grant and Playground Lease

The Committee had before it for consideration a Manager's Report, dated 2nd April 1976, (copy circulated) in which the Director of Social Planning reported on the request of the Mount Pleasant Citizens Committee for a renewal of their lease with the City on property at Carolina Street and 5th Avenue which has been developed and is used as an adventure playground and their request for a grant of $200.00 towards third party liability insurance and the purchase and installation of a new stainless steel bottom sheet for the children's slide.

Following discussion, it was

RECOMMENDED

A. THAT a grant of $200.00 be given to the Mount Pleasant Citizens Committee for insurance and a replacement slide for the adventure playground at 5th and Carolina.

B. THAT the Supervisor of Property and Insurance be instructed to renew the lease on this property with 90-day cancellation notice clause.

INFORMATION

6. White Lunch (Golden Crown) - 112 and 124 West Hastings

The Committee had before it for consideration a memorandum, dated 7th April 1976, from the Director of Permits & Licenses enclosing a report from the Vice Section of the Police Department which listed incidents which had occurred at the White Lunch restaurant between 25th November 1975 and 14th March 1976 (copy circulated).

Appearing before the Committee on this matter were the Director of Permits & Licenses; Inspector J.S.V. Lake, I/C of the General Vice Section of the Police Department; Police Constable Whitelaw; Social Worker Ms. Pam Sleeth; and Mr. and Mrs. Eugene Mah, operators of the premises.

There was considerable discussion on this matter during which Insp. Lake pointed out the Liquor Administration Branch suspended the liquor license of this restaurant for three days in early February but the suspension resulted in no improvement in the operation.

Mr. and Mrs. Mah pointed out they serve welfare recipients on meal tickets and that some of these customers are sometimes uncooperative. Mr. Mah presented the Committee with copies of letters from customers regarding the involvement of the police at this location. Copies of these are on file in the City Clerk's Office.

Continued on Page 5. . . .

Clause No. 6 Continued

The Committee expressed its concern over the number of incidents listed in the report of juveniles drinking on the premises, of drunkenness, and of persons drinking without ordering food.

However, one Committee member noted infractions occurred frequently from November to February 1st but that since February, only four incidents, over which there should be any concern, occurred. The Committee suggested that statements in the report such as "unsatisfactory conditions" were not specific enough for the Committee to act on.

Mr. and Mrs. Mah were warned by the Committee that the City can revoke business licenses and that the Committee could recommend such action if the operation is not improved, particularly in respect of juveniles drinking on the premises.

Following further discussion, it was

RESOLVED

THAT the report from the Police Department on the White Lunch and Golden Crown Restaurant be received; that the Police Department discuss with Mr. Eugene Mah methods he can employ to improve the operation; and that the Police report back to the Community Services Committee on the operation of the White Lunch and Golden Crown Restaurant in two months.

7. Greenpeace - Request for Surplus Furniture

City Council, on 23rd April 1974, authorized the Director of Social Planning and the Standing Committee on Community Development to approve sales of surplus furniture and equipment for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request from Greenpeace for surplus furniture valued at $870.00 which would be sold by the City for $93.09 (copy circulated).

As the value of the furniture was over $300.00, approval of the Committee was necessary.

Following consideration, it was

RESOLVED

THAT the Committee approve of the sale of surplus furniture valued at $870.00 to Greenpeace for $93.09 on terms as set forth by the Purchasing Agent.

The meeting adjourned at approximately 5:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 708

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 8, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday April 8, 1976 at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Cowie
CLERK TO THE COMMITTEE:	M. L. Cross

The Minutes of the Meeting of March 25, 1976 were adopted.

INFORMATION

1. Activities on the Burrard Inlet Waterfront Between Granville and Abbott Streets.

The Committee had before it, an Information report of the City Manager dated April 1, 1976 in which the Director of Planning informs of the progress of activities of the Central Area Waterfront i.e. the ferry terminal, the land fill by the National Harbours Board and a possible development permit application by Manatee Charters. (Report on file in City Clerk's Office.)

Mr. C. Spratt of the Bureau of Transit was present for the discussion.

RESOLVED:

THAT the report of the City Manager dated April 1, 1976 be received.

RECOMMENDATION

2. Review of the Concept Plan for Neighbourhood Improvement Program in Kitsilano.

The Committee considered a report of the City Manager dated March 9, 1976 (copy circulated) in which the Director of Planning advises that Central Mortgage & Housing Corporation requires that N.I.P. Concept Plans be reviewed from time to time until such stage as the Plans have been implemented.

With respect to the reallocation of funds from the Non-Conforming Land Use category the Director of Planning states:

" E. NON-CONFORMING LAND USE

This item is not considered a priority in Kitsilano. There are very few obnoxious non-conforming land uses in Kitsilano, and even if a decision was made to purchase such a use, it is highly unlikely that the $50,000 allocated to this item would be sufficient to purchase any sizable piece of property anywhere within Kitsilano. It is felt that the money presently allocated to this item can be put to far better use by re-allocating it to one of the other categories of higher priority. These funds, however,

Clause No. 2 Continued.

are cost-shared differently than the funds in the other categories;specifically, the $50,000 in this category is shared 25% Federal ($12,500), 12½% Provincial ($6,250) and 67½% City ($31,250). Since the Federal and Provincial amounts do not change, re-allocating these funds to a category which is shared 50% Federal, 25% Provincial, and 25% City means that a lesser amount is, in fact, allocated to the new category. The $12,500 Federal portion which was originally 25% of $50,000 now represents 50% of a new total amount of $25,000. This reduction of $25,000 from the original amount actually represents a saving of $25,000 to the City. This saving occurs because of the reduction in the City's share from 67½% to 25% when these funds are reallocated."

RECOMMENDED:

A. THAT Council approve in principle, funds being reallocated as follows to the Recreation Facilities category, to ensure that $100,000 is available for renovations to the community centre:

$ 4,800 from Resident Participation category;
$10,400 from Social Housing category;
$10,400 from Social Facilities category.

B. THAT Council approve in principle an additional $50,000 being reallocated as follows to the Recreational Facilities category, subject to sufficient additional funds coming from other sources in order to make the necessary additions and repairs to the community centre:

$25,000 from Non-Conforming Land Use category (as per Section E of the report of the City Manager dated March 9, 1976);
$12,500 from Social Housing category;
$12,500 from Social Facilities category.

3. Boundaries of Park Reserve in Block 43, D.L. 139 E./S. Camosun Street, 20th to 21st Avenue.

The Committee considered a report of the City Manager dated March 19, 1976 (copy circulated) in which the Director of Planning, City Engineer and Supervisor of Property & Insurance report on three alternate schemes of sub-division for the City-owned lands on the east side of Camosun Street from 20th to 21st Avenues. The report points out that the area is within a G.V.R.D. park reserve and a change in park boundaries and lots to be placed on the market may require G.V.R.D. approval.

RECOMMENDED:

THAT Scheme C contained in the report of the City Manager dated March 19, 1976 be approved and that servicing, re-subdivision and the sale of the lots proceed after approval of the change in park boundaries has been obtained from the G.V.R.D.

The Meeting adjourned at 4.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 708-9

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

A meeting of the Standing Committee of Council on Planning and Development was held in the Killarney Secondary School Auditorium at 6454 Killarney Street, on Thursday, April 8, 1976 at approximately 7.40 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy
CLERK TO THE COMMITTEE:	M. L. Cross

INFORMATION AND RECOMMENDATION

1. Champlain Heights Development Plan - Areas E & F.

The Chairman advised that this public meeting had been called to inform the residents of Champlain Heights of the Development Plan for Areas E & F and to hear delegations and answer questions with respect to the various aspects of the plan.

Mr. R. Youngberg, outlined the basic components of the Plan, produced by City staff, consultants and a Citizens' Advisory Planning Committee over a seven month period in 1974.

An information sheet outlining the Plan (copy circulated) was distributed at the meeting.

The Chairman called for delegations.

Mr. J. Duvall, representing the Boundary Road Area Residents' Committee, submitted a brief and a petition which he indicated was signed by 2,000 residents of the Champlain Heights area of Vancouver and Burnaby protesting the plans to make Boundary Road a truck route and major traffic artery and urging the immediate reconsideration of any plans for the area and involvement of all citizens of the area in future plans.

Mr. Duvall also noted that the proposed realignment of Marine Drive would eliminate housing enclaves at the southern end of Areas E & F, representing 400 rental family housing units. He also stated the organization was concerned for the safety of the children who would have to cross Boundary Road.

Mr. L. Koutis and Mr. G. Pincott, also of the Boundary Road Residents' Committee, reiterated Mr. Duvall's statements.

Mr. J. Rennie, DeCosmos Village Housing Co-operative, advised that if Boundary Road becomes a major truck route, every residence along the route will be affected by noise and air pollution. Their children would have more difficulty crossing Boundary Road to get to Central Park.

Mr. E. Lyngen presented a brief on behalf of the Killarney Champlain Citizens for Action stating that the process for involving citizens in the planning for Areas E & F was a positive approach. He requested that the City pursue the original 1974 concept arrived at with responsible citizen participation. He urged Council not to

Clause No. 1 Continued.

destroy the family concept of living. The Killarney Champlain Citizens for Action would like the City to re-institute a dialogue with the community to inform them of relevant topics that affect the residents of Champlain Heights.

Ms. P. Feldhammer, also representing the Killarney Champlain Citizens for Action and the Boundary Road Area Residents Committee filed a brief containing questions with respect to the Marine Drive-Boundary intersection. She requested that the Traffic Engineering Department provide them with written answers.

Mr. A. Klassen, operator of the gasoline station at 49th Avenue and Boundary Road advised that the trucks coming up Boundary from Marine not only create noise pollution but create a safety hazard in that some of them will continue through yellow and sometimes red lights to keep their momentum.

Mr. J. Vance suggested that rather than establishing truck routes throughout the City more consideration should be given to shipping local goods by rail. Eastern goods should be moved by rail to warehouses in Coquitlam and distributed from there.

Mr. M. Thompson and Mr. M. Koppitz, residents of Burnaby, expressed concern over the proposed truck route.

Mr. W. Marshall, Central Park Manor, a senior citizens personal care home at the corner of Burke Street and Boundary Road expressed concern for the safety of the Manor's residents.

Mr. S. Jackson, Killarney Champlain Citizens for Action advised that there has been no communication from the City to the Champlain Planning Advisory Committee since September, 1974. He stated the organization was concerned with the loss of the three enclaves of rental housing.

Mr. N. Read of the Kanata Co-Operative advised that when the co-operative housing project was being planned there was no talk of a 'six-lane freeway' being constructed. He also expressed concern for the safety of children crossing Boundary to go to Central Park.

Mr. N. Davidowicz indicated that the planning for Areas E & F does not include locations of bus routes.

Members of the Committee indicated that perhaps the G.V.R.D. should look at the matter of Boundary Road becoming a truck route as part of their overall regional transportation concerns. Goods movement should also be looked at on a regional scale to see if there are better alternatives.

(Copies of the petition and briefs submitted are on file in the City Clerk's office.)

RESOLVED:

THAT the delegations and briefs be received.

RECOMMENDED:

A. THAT the proposed intersection redesign and construction at Boundary Road and S.E. Marine Drive not be proceeded with at this time.

Clause No. 1 Continued.

B. THAT the City Engineer be instructed to provide the Municipality of Burnaby with an estimate of additional truck traffic that is proposed for diversion to this route together with a report on the likely environmental impact of this additional truck traffic on adjacent residential streets.

C. THAT after the information is provided to the Municipality of Burnaby, a joint meeting of the two Councils be called.

D. THAT the Chairman of the G.V.R.D. Transportation Committee be requested to place the matter of a Boundary Road truck route on an upcoming Agenda.

E. THAT the City Engineer be instructed to provide in writing the information that citizen groups have requested.

F. THAT relevant City officials meet with representatives of the citizens groups.

The Meeting adjourned at approximately 10.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 709

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

April 15, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 15, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Vancouver Jaycees Sea Festival Society and Folkfest '76 and Other Festival Activities

A. Vancouver Jaycees Sea Festival Society

The Committee considered a Manager's report dated April 7, 1976 and a brief from the Jaycees requesting a grant of $15,000 from the City for the 1976 Sea Festival (copy circulated).

It was felt the Sea Festival should be kept close to the scale of last year and not be expanded in this tight budgetary period. It was noted that the City gave a grant of $6,000 to the Sea Festival last year and a grant in 1976 of $8,500 would be a reasonable escalation of last year's grant.

B. Folkfest '76

The Committee considered a Manager's report dated April 7, 1976 and a brief from the Folkloric Society of B.C. requesting a grant of $25,000 from the City for Folkfest '76 (copy circulated).

It was noted that City Council has approved a grant of $20,000 in each of the last two years and it was felt this year's grant should be kept at that level.

C. Overall View of Festivals in 1976

The Director of Social Planning reported that in 1976, in addition to the Sea Festival and Folkfest '76, there has been a Rain Festival for which start-up funds may be required in the future. From the middle of May through June we will have the Habitat Arts Festival, Folkfest begins July 1st, this would be followed by the Sea Festival. In September there will be a Gastown Festival,"Gastown Days"and there is also some indication that the Granville Mall Merchant's Association is considering an early October Fall Festival.

The Director of Social Planning recommended that a Special Events and Festival Budget for 1976 in the amount of $60,000 be reconsidered by the Committee, excluding local community street closure grants. The small discretionary start-up fund was waived by the Director of Social Planning.

Cont'd . . .

Clause #1 continued:

A motion was put to approve the recommendation for a $60,000 Special Events Budget and the motion was lost.

Following further discussion it was

RECOMMENDED

(a) THAT a grant of $8,500 be approved for the Jaycees Sea Festival Society for the 1976 Sea Festival activities.

(b) THAT a grant of $20,000 be approved for Folkfest '76.

(c) THAT Social Planner Ernie Fladell monitor the Sea Festival and Folkfest '76 programs to see that Civic funds are used for the appropriate purposes.

(Alderman Marzari joined the meeting at this point and Alderman Boyce left).

2. Artist's Gallery Budget - 1976

The Committee had for consideration a Manager's report dated March 19, 1976 (copy circulated) wherein the Director of Social Planning recommended approval of a grant of $22,767 to the Greater Vancouver Artist's Gallery Society in return for services rendered in maintenance and services to the City Art Collection presently valued at $208,000 and likely to increase in value by $40,000 as a result of additions to the collection during 1976.

The Director of Social Planning reported that the Gallery is now registered as a Provincial Non-Profit Society. As a result, the B.C. Cultural Program has approved a grant of $5,000 towards operation of the Gallery. The costs of maintenance services will be high in the first year that the Gallery operates independently of the City and its new funding pattern develops. However, costs should be substantially reduced once funding comes from other government sources and the private sector. Also there are an excess of some prints which could be sold and thus reduce the City costs.

The Committee felt that other sources of funding should be pursued and a program of judicial sales should be instituted and authorized by Council so that the Gallery could become self-sufficient.

Following further discussion it was

RECOMMENDED

A. THAT City Council approve $11,384 (half the amount requested for 1976) for a six month period commencing April 30, 1976 to the Greater Vancouver Artist's Gallery Society in the form of a contract for specific services rendered in maintenance and services to the City Art Collection.

B. THAT the matter be reviewed at the end of September, 1976.

C. THAT the Director of Legal Services prepare an agreement between the City and the Gallery to ensure the City's continued ownership and control of its art as per Council resolution dated June 24, 1975.

D. THAT the agreement stipulate that payments will be made by the City upon receipt of invoices presented monthly by the Society for services rendered.

Cont'd . . .

3. Final Report on 1976 Revenue Budget

The Committee considered a Manager's report dated April 14, 1976 (copy circulated) in which the Director of Finance reported that the mill rate would have to be increased from 18.98 mills to 19.0 mills for a general tax increase of 9.95% over 1975 to balance the budget in 1976.

The City was advised April 13, 1976 that the Provincial Interim Revenue Sharing Program for 1976 amounts to $30,000,000 and the City's share will be $4,928,885 plus the $100 per unit for housing starts estimated at $250,000 for a total of $5,178,885. The City had included $5,238,896 in the 1976 Revenue Estimates ($2,738,896 equal to 1975 grant plus $2,500,000 increase in 1976) re this Provincial Grant. The Revenue Estimates will therefore have to be reduced by $60,001.

It was noted that the Director of Finance was of the opinion that the City of Vancouver has not received a proper share of the $30,000,000 and will be reporting to Council in more detail at a later date.

Other Budget Adjustments

Subsequent to the Interim Budget Report reviewed by the Finance Committee on April 8th the following adjustments to revenue and expenditure estimates were made.

Revenues

a. Increased revenue from Grants in Lieu of Taxes which were originally based on the 1975 tax rate of 17.28 mills		$240,651
b. Increased revenue from temporary investments based on higher than anticipated short-term interest rates to date		100,000
		$340,651
c. Revenue decrease re adjustment by Federal Assessors of 1974 claim for grant in lieu of taxes on Federal property	$198,094	
d. Error in amount recoverable from local improvement taxes	60,000	
e. Reduced transfer of funds from Water Rates Stabilization Reserve	33,000	
		291,094
Net Revenue Increase		$ 49,557

Expenditures

a. Provision for Local Improvement taxes not provided for in the 1976 Expenditure Estimates	$ 90,000
Total Expenditure Increase	$ 90,000
Net Expenditure Over Revenue Increase	$ 40,443

Cont'd . . .

Clause #3 continued:

Summary of Current Budget Adjustments

The 1976 Revenue Budget shows a deficit of $139,074 after adjusting for the foregoing items:

a. Items appealed and approved	$ 38,630
b. Shortfall in Provincial Grant	60,001
c. Other budget adjustments	40,443
Total Budget Deficit	$139,074

To cover the present budget deficit of $139,074 it is suggested that

a. the mill rate for general tax purposes be increased from 18.98 mills to 19.0 mills to produce additional taxation revenue of	$ 78,386
b. the provision for Contingency Reserve be reduced by	60,688
Total Required to Eliminate Budget Deficit	$139,074

It was noted that the Manager's report did not include the adjustments made by Council on April 13 1976 as follows - Health Department - $3,325 and Park Board - $10,000.

Following further discussion it was

RECOMMENDED

A. THAT Council approve the adjustments made by the City Manager and the Director of Finance during budget reviews. Adjustments to the basic estimates are shown by departments and boards on Schedule 1(A), pages 4 and 5, and Supplemental Items on Schedule 1(B), pages 6 to 30.

B. THAT the rate for general tax purposes be set at 19.0 mills which is an increase of 9.95% over 1975.

C. THAT the adjustments included in this report as required to produce a balanced budget be approved.

D. THAT the Board of Parks and Recreation be requested to submit details of amounts authorized for (i) New and Non-Recurring Items and (ii) Expenditures from Net Profit on Income Operations.

E. THAT an additional amount of $13,325 be provided from within Contingency Reserve.

4. Brief to Commission of Inquiry on Property Assessment and Taxation

The Committee considered a Manager's report dated April 8, 1976 (copy circulated) wherein the Director of Finance reported as follows:

"On March 24-25, 1976, the City presented two briefs to the Commission of Inquiry on Property Assessment and Taxation, entitled Real Property Assessment and Taxation in Vancouver and Education Finance in B.C. and Its Impact on Vancouver Taxpayers. In the second brief on education finance, the points generally related to the inequities in the present provincial cost-sharing formulas as they related to Vancouver. The recommendations which arose out of the observations were generally just an attempt to amend the cost-sharing formulas. However, the brief was concluded with the

Cont'd . . .

Clause #4 continued:

observation that school taxes were a real burden on taxpayers and they restricted the City's ability to levy general purposes taxes commensurate with its needs. It was also observed that, in some other provincial jurisdictions, the provincial governments had assumed the full cost of education through their general revenues, and it was recommended that our provincial government do likewise.

The members of the Commission of Inquiry noted the City's last recommendation for removal of the school tax and the arguments given in support, but observed that the City did not attempt to substantiate its position to the same calibre as some of the other arguments in the brief. Accordingly, the Commission requested the City to consider if it wished to put forth any further arguments in support of its recommendation for removal of school taxes."

Following discussion it was

RECOMMENDED

THAT the Commission of Inquiry on Property Assessment and Taxation be advised that the City of Vancouver will not be adding any further submissions to those already made on this matter.

INFORMATION

5. Urban Reader Progress Report

The Committee considered a Manager's report dated March 31, 1976 (copy circulated) wherein the Director of Social Planning gave a report on the Urban Reader.

It was noted that the Manager's report stated that eligibility of salaries for Urban Reader staff for CAP sharing is still under investigation by Federal Auditors, however, the Director of Social Planning reported that these salaries are eligible for CAP sharing.

Following discussion it was

RESOLVED

THAT the progress report on the Urban Reader be received for information.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 709-711

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

April 15, 1976

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 15, 1976, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Sweeney
Alderman Volrich
Alderman Boyce) Clauses
Alderman Marzari) 2 to 5

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Request for Purchase of Surplus City Furniture

City Council, on 23rd April 1974, authorized the Director of Social Planning and the Standing Committee on Community Development to approve sales of surplus furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request from Red Door Rental Aid for surplus furniture and equipment valued at $805.00 which would be sold by the City for $86.14 (copy circulated).

As the value of the furniture and equipment was over $300.00, approval of the Committee was necessary and was recommended by the Senior Social Planner.

Following consideration, it was

RESOLVED

THAT the Committee approve of the sale of surplus furniture and equipment valued at $805.00 to Red Door Rental Aid Society for $86.14 on terms as set forth by the Purchasing Agent.

RECOMMENDATION

2. Liquor Permit Application - 1550 Main Street

The Committee had before it for consideration a Manager's Report, dated 9th April 1976, (copy circulated) on the application of Mr. J. E. Swift for Development Permit No. 72924 to construct a 7.5' x 26' one-storey addition and to alter and use an approximately 783.25 sq. ft. portion as a separate lounge in the south-west portion of this existing building now occupied as a restaurant and a cabaret.

The Director of Planning had approved the application subject to its referral to the Community Services Committee.

The applicant, Mr. J. E. Swift, and representatives of the Planning Department appeared before the Committee on this matter and following consideration, it was

Continued on Page 2. . . .

Clause No. 2 Continued

RECOMMENDED

THAT Council approve Development Permit Application No. 72924 to construct a 7.5' x 26' one-storey addition and to alter and use an approximately 783.25 sq. ft. portion as a separate lounge in the south-west portion of an existing building at 1550 Main Street now occupied as a restaurant and a cabaret.

INFORMATION

3. 911 Emergency Line

The Community Services Committee, at its meeting on 8th April 1976, deferred action on a Manager's Report, dated 19th March 1976 (copy circulated) so that representation from the Police Department could be heard on this matter.

Appearing before the Committee were Staff Inspector K. R. Cocke and two other representatives of the Police Department, the Director of Social Planning with a member of his staff, and representatives from Multilingual Social Service, Language Aid, the School Board, and representatives of various language groups.

In the Manager's Report, the Director of Social Planning proposed a translation service for non-English speaking residents of Vancouver who may have cause to use the new 911 emergency phone number which becomes operable on 1st May 1976. The Director of Social Planning also recommended additional funds for publicity.

There was considerable discussion on this matter during which a representative of the Police Department stated the need for such a service was not established by the Police Department although interpreters would be a useful service for police officers in dealing with non-English speaking residents.

Although it was stressed by those appearing before the Committee that a large proportion of City residents do not have English as their mother tongue, a member of the Committee stated there is no evidence of the number of residents who cannot state their name and address in English.

Although the programme is proposed for the period 1st May to 31st December 1976, the Committee noted it would be a type of service that, once established, would be extremely difficult to discontinue. The statement was also made that establishment of such a service might actually discourage non-English speaking people from learning how to state their name and address in English.

Representatives of the Police Department stated they are aware that some incidents which should be reported to the police are not because the persons involved cannot communicate with the police. The police also stated that a total of 17 languages are covered by police personnel and 30 languages are available through court reporters but these people are not always available at a given time for interpretation service.

The police also pointed out that interpreters involved in emergency situations could be required to attend in court to give evidence, a factor the police suggested requires further consideration.

Representatives of the Strathcona area stressed that interpreters are badly needed in that area and that persons in need often do not know where to turn because they do not speak English.

Continued on Page 3. . . .

Clause No. 3 Continued

Following consideration, a recommendation that Council approve the recommendations of the Director of Social Planning was put and lost. No further action was taken.

RECOMMENDATION

4. Liquor Permit Application - 1250 Davie Street

The Committee had before it for consideration a Manager's Report, dated 6th April 1976 (copy circulated) on the application of Mr. J. Lawson for Development Permit No. 73130 to use a 40' x 60' area in the southwest portion of the main floor of the existing building as a cabaret.

The Director of Planning had approved the application subject to its referral to the Community Services Committee.

A representative of the Planning Department and the applicant appeared before the Committee on this matter and following consideration, it was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 73130 to use a 40' x 60' area in the southwest portion of the main floor of the existing building at 1250 Davie Street as a cabaret.

5. Alcohol Abuse Prevention and Detoxification

The Committee had before it for consideration a brief (copy circulated) from the Downtown Eastside Residents Association which concluded with a series of recommendations on liquor and detoxification.

Mr. B. Eriksen, President of D.E.R.A., appeared before the Committee on this matter and pointed out the City spends approximately $375,000 per year to arrest and jail intoxicated persons, there being approximately 15,000 such persons arrested in 1975.

Mr. Eriksen told the Committee it is his information that since 1973 the police have not charged owners of licensed premises with any criminal offense. He urged that charges should be laid where necessary.

The Chairman pointed out a meeting is currently being arranged on the topic of detoxification between the Community Services Committee and the Minister of Health, such meeting to include a tour of the City jail where intoxicated persons are held.

Following discussion, it was

RECOMMENDED

THAT Council urge that

a) Liquor Administration Branch regulations be strictly enforced in beer parlours, both by the Liquor Administration Branch and the Police.

b) The proposed detoxification facility at China Creek be constructed without delay.

Continued on Page 4. . . .

Clause No. 5 Continued

c) Detoxification facilities in the City of Vancouver be further increased.

d) The Director of a detoxification centre have the right to detain for up to 72 hours, if medically warranted, any person admitted for treatment, and for a longer period by Court order.

e) The Liquor Administration Branch introduce the sale of 2% alcohol tap beer in beer parlours to provide patrons with the option of regular or 2% beer.

f) If possible, 2% alcohol beer be served in the same manner, and be the same price, colour, taste and consistency as regular beer.

The meeting adjourned at approximately 4:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 712-3

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

April 15, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 15, 1976 at approximately 3.40 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Harcourt Alderman Kennedy
ABSENT:	Alderman Cowie
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. Kitsilano N.I.P. - Appropriation of Funds - Kitsilano Community Centre.

The Committee considered a report of the City Manager dated April 8, 1976 (copy circulated) in which the Director of Planning and Superintendent of Parks set out the priorities, options, and cost estimates of the Consultant for renovations to the Kitsilano Community Centre and fieldhouse on Connaught Park.

Option 'H' was recommended as the long term goal and Option 'F', an intermediate goal as it represents the option which provides the minimum improvements desired for the community centre and which can be realistically achieved through existing funding sources.

Option H included the following:	Cost Estimate
1. Renovations to the existing Community Centre building	$ 185,000
2. Construction of a connection to the Ice Rink (including additional space)	$ 310,000
3. Provision of additional parking (made necessary by the addition noted above)	$ 15,000
4. Renovations to the Field House	$ 150,000
Option H Total	$ 660,000

Option F included the following:	Cost Estimate
1. Renovations to the Community Centre	$ 185,000
2. Construction of a connection to the Ice Rink	$ 200,000
3. Provision of additional Parking	$ 15,000
4. Renovations to the Field House	$ 20,000
Option F Total	$ 420,000

Clause No. 1 Continued.

It was anticipated that the Provincial Government Community Recreation Facilities Fund would pay one third the total cost of this project ($130,000) but the new government has not yet stated what its policies will be with respect to grants.

The total amounts which may become available to fund the project are:

Neighbourhood Improvement Program	$ 170,000
Community Centre Association	50,000
Vancouver Park Board	70,000
Provincial Recreation Grant	130,000
Total	$ 420,000

Note: the total estimated cost of Option F was $420,000.

If the Provincial Government funding is not forthcoming, the funds available will be used for the renovations to the Community Centre but the connection to the new ice rink will not be constructed.

RECOMMENDED:

A. THAT Option 'H' (as contained in the report of the City Manager dated April 8, 1976) be adopted as the master plan and that Option 'F' be adopted as an intermediate stage for renovations to the Kitsilano Community Centre.

B. THAT the firm of Walkey/Olson-Britannia Design be retained to prepare working drawings and contract documents for this project.

C. THAT the proposed extensive renovations for the Connaught Park fieldhouse (Option 'H') be received for further consideration but the plan not be adopted at this time; but that the funding available be utilized to improve the public washrooms within the structure.

D. THAT City Council approve the expenditure of up to $150,000 from the Recreational Facilities category of the Kitsilano N.I.P. budget ($37,500 City, $37,500 Provincial, $75,000 Federal) for the purpose of making renovations and additions to the Community Centre and partial renovations to the Connaught Park Field House, as outlined in Option 'F' (Appendix III of the report of the City Manager dated April 8, 1976.)

E. THAT City Council approve the expenditure of up to $20,000 from the Social Facilities (Daycare) category of the Kitsilano N.I.P. budget ($5,000 City, $5,000 Provincial, $10,000 Federal) for the purposes of making renovations to the Kitsilano Community Centre (improvements to the Playschool facilities) as outlined in Option 'F'.

F. THAT City Council approve the expenditure of up to $70,000 in advance of the Park Board 1976 Capital Budget to be used for the renovations and/or alterations to the Kitsilano Community Centre, as outlined in Option 'F'.

2. Open Space East of Denman Street Versus Denman Street Beautification.

The Committee had before it a report of the City Manager dated April 7, 1976 forwarding for Consideration a report of the Director of Planning of the same date (copies circulated). The Director of Planning seeks further direction as to which of the following two alternative work items for the West End, should be pursued by staff:

- open space east of Denman Street (possible locations for trial mini-parks)

or - Denman Street Beautification.

Mr. J. Coates and Ms. B. Howard of the Planning Department pointed out two of the design options available if the open space aspect is pursued. It was pointed out that restricted City funds would eliminate the possibility of carrying out the work in 1976.

Ms. Howard indicated that there was approximately $52,000 of unexpended Beautification funds approved in the 1970 - 75 Five Year Plan which could be utilized if staff is instructed to explore with tne property owners and merchants during 1976 a beautification programme for Denman Street. A further report to Council would be submitted. Two design concepts were outlined. The purpose of the beautification scheme would be to reduce the conflict between cars and pedestrians through the introduction of landscaping and planting. By upgrading and improving the physical appearance of Denman, more people would be encouraged to utilize the local commercial functions. Ms. Howard stated the concept would be modified so that the total City share would not exceed already approved but unexpended Beautification funds.

RECOMMENDED:

A. THAT the Open Space East of Denman Street item on the Planning Department work programme be deferred to 1977.

B. THAT the Director of Planning be instructed to explore a beautification programme for Denman Street with property owners and merchants during 1976 with the City's share not to exceed $52,000; with a report back to Council.

C. THAT normal street improvements not be delayed because of deferral of the Open Space East of Denman Street item, but proceeded with as quickly as possible.

The Meeting adjourned at approximately 4.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 713

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

April 14, 1976

A meeting of the Vehicles for Hire Board was held on Thursday, April 14, 1976, at 10:00 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman H. Rankin, Chairman
Mr. L.E. Ryan, City Manager
Mr. C. Fleming, Director of Legal Services
Inspector Robertson, Vancouver Police Department

ALSO PRESENT: Mr. K.D. Armstrong, City License Inspector
Constable Davies, Taxi Detail, Vancouver Police Department
Mr. E.E. Ford, Inspection Supervisor, Generalist Branch, Department of Permits and Licenses

CLERK: J. Thomas

RECOMMENDATION:

1. Rate Increase Request:
Charter Limousine Companies

The Board had for consideration communications from three Charter Limousine Companies - Bowell McLean Motor Co. Ltd., Burnaby Limousine Service Ltd., and Executive Limousine Service Ltd. - making application for an increase in hourly rates and mileage charges for charter limousine service, under Section 25A of the Vehicles for Hire By-law. The companies requested approval of an increase from the present rate of:

Time or mileage for the first hour	$16.00
For each hour thereafter, or fraction thereof	$16.00
or per mile, (whichever is greater)	$ .75

to a new rate of:

Time or mileage for the first hour	$20.00
For each hour thereafter, or fraction thereof	$20.00
or per mile, (whichever is greater)	$ .90

and cited increased costs of insurance, wages, gasoline, new vehicles as grounds for the proposed increase.

The Board considered a Manager's Report, dated April 2, 1976, (circulated) wherein the Director of Permits and Licenses commented on the proposed rate increase and noted that the service provided was of a specialised nature and was not considered part of a regular transportation system, as are taxi-cabs. The City did not regulate rates for other charter-type vehicles such as sightseeing cabs, charter buses, and driving self cabs. The Director of Permits and Licenses submitted, in view of this, the Board might consider rescinding Section 25A of the Vehicles for Hire By-law.

The Board heard representations from Mr. M. Milton, Bow Mac, and Mr. R.E. Slavin, Burnaby Limousine Service Ltd., who both submitted the rate increase was justified by high operating costs. They advised the Motor Carrier Commission had approved the rate increase.

Cont'd . . .

Clause 1 Cont'd

Consideration was given to the recommendation that Section 25A of the By-law be rescinded but the Board decided to take no action when it was established that one of the functions of the charter limousine service was to supply vehicles for funeral processions.

Following discussion, it was

RECOMMENDED,

THAT approval be given to a rate increase for charter limousine service under the provisions of Section 25A of the Vehicles for Hire By-law,to provide $20.00 for the first hour; $20.00 for each additional hour, or fraction thereof, or $.90 per mile, whichever is greater.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary amendment to the Vehicles for Hire By-law.

FOR COUNCIL ACTION SEE PAGE(S) 713

* * *

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 4, 1976

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1976, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

Local Improvements on the Initiative

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Granville Street Mall - Phase II Benches & Landscaping on the Initiative

The Court noted a schedule for benches and landscaping on the initiative on Granville Street from Hastings to Nelson Streets, which was submitted by the City Treasurer and Collector.

One invalid objection out of 67 owners had been received which was insufficient to defeat the project.

There was no one present who wished to addressed the Court on the matter and it was, therefore,

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the schedule as submitted on the initiative project by the City Treasurer and Collector, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvements - Subsequent Procedure

The Council considered the following report of the City Manager dated April 29, 1976, concerning the subsequent procedure of the project before the Court of Revision this day:

cont'd....

Local Improvements - Subsequent Procedure (cont'd)

The City Engineer reports as follows:

GENERAL

A project for work on the "Initiative Principle" has been advanced under the provisions of By-law #4883, "Granville Mall Phase II By-law", and will come before a Court of Revision on May 4, 1976.

The project is identified as follows:

	Schedule	Item	Type
Initiative	435A	1	Granville Mall (Phase II) for Benches and Landscaping

CAPITAL FUNDS

The entire capital cost of this work is to be charged to the Property Owners.

RECOMMENDATIONS

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the "Initiative" project in Schedule 435A be undertaken."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,
THAT the foregoing recommendation of the City Manager be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:05 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of May 4, 1976, adopted on May 11, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich.

ABSENT: Alderman Marzari.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the minutes of the Regular Council Meeting of April 27, 1976, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Volrich
THAT the Regular Council recess to re-convene following the Special Council (Court of Revision).

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
That this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Industrial Sites in the Thunderbird Neighbourhood

Council, on April 27, 1976, at the request of Community Builders, deferred the matter of Industrial Sites in the Thunderbird Neighbourhood for a further week. Pursuant thereto, the Council was advised that the Company had this day requested that the matter be again deferred to the next meeting of Council on May 11, 1976, pending further discussion with civic officials.

Mr. R. Youngberg, Associate Director - Area Planning advised Council on the matter and suggested there be no deferment, and that the date of sale and terms be as advertised

UNFINISHED BUSINESS (Cont'd)

Industrial Sites in the
Thunderbird Neighbourhood (Cont'd)

Council was advised that a further report on this subject is expected from the Director of Legal Services and the Mayor suggested that when this report is before Council, the Manager's report (Building and Planning Matters) dated April 9, 1976, and the deferred motions of April 27, 1976, be brought to Council's attention.

MOVED by Ald. Bowers
THAT the sale date not be extended to Community Builders with respect to industrial sites in the Thunderbird neighbourhood.

- CARRIED UNANIMOUSLY

Minimum Standards of
Maintenance By-law.

Consideration of this item was deferred, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

Regulation of Self Serve Gasoline
Retailing Facilities.

Gulf Oil Canada Limited, in a letter dated March 26, 1976, requested permission to appear before Council to support a request for renovation and re-development of four self-serve gasoline stations.

It was noted that later this day, the Council will be considering a policy report on self-serve gasoline station.

MOVED by Ald. Harcourt
THAT the delegation request from Gulf Oil Canada Limited be granted.

- CARRIED UNANIMOUSLY

International Red Cross
Day - May 8, 1976.

Under date of April 30, 1976, the Canadian Red Cross Society submitted a letter requesting that the City arrange to have Red Cross Flags flown at City Hall and at the South end of Burrard Street Bridge on International Red Cross Day - May 8, 1976. It was noted that a cost of $125. is involved by City work forces.

MOVED by Ald. Bird
THAT permission be granted, and the City Engineer arrange to have Red Cross Flags flown at City Hall and at the South end of Burrard Street Bridge.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

"SAVE THE FRASER" - Slide Presentation

Council noted a letter from S.P.E.C., dated April 28, 1976 requesting permission to present a fifteen minute slide show today on the effects of urban expansion in the Vancouver Lower Mainland on the Fraser ecosystem.

MOVED by Ald. Harcourt
THAT the request of S.P.E.C. be granted and arrangements made for the slide presentation later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 30, 1976

Works & Utility Matters
(April 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Closure of portion of Oak Street, South of S.W. Marine Drive
Cl. 2: City Engineer Department - 90th Anniversary

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald.Bowers
THAT the recommendation of the City Manager, as contained in Clause 1 be approved, and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Service and
Health Matters
(April 30, 1976)

Renewal of Lease -
West Health Unit,
West Boulevard.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(April 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Self-Serve Gasoline Retailing in the City of Vancouver
Cl. 2: Construction of a Demonstration Woodframe House on Jericho - Habitat Forum

The Council took action as follows:

Self-Serve Gasoline Retailing in the City of Vancouver.
(Clause 1)

In considering this clause, the Council noted proposals contained in the report which the Director of Planning had summarized. The Council dealt with each proposal separately as follows:

MOVED by Ald. Bowers
THAT City Council adopt a policy of allowing transfer of self serve gas station licenses from one location to another provided that the total number of self serve gas stations in the City remains the same, with the proviso that no pre-existing service bays be closed at the new location.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin, Sweeney and Volrich opposed)

MOVED by Ald. Bowers
THAT the guideline for allowing addition of locations for self-serve gasoline retailing to Schedule B of Bylaw No.4450 be increased to 22 percent of any company's total gasoline retailing outlets as listed by the Director of Planning for April 1st, 1975.

- LOST

(Ald. Bird, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers
THAT Applications for self-serve gasoline retailing licenses from companies which can demonstrate that they have five or less total gasoline retailing outlets, whether in the City of Vancouver or not, be individually considered by City Council and locations granted for addition to Schedule B of Bylaw 4450, if the evidence presented demonstrates to the satisfaction of City Council that competition in the vicinity of the proposed self serve location is such to prevent a small company from competing if not permitted to also be self serve.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin, Sweeney and Volrich opposed)

No further action was taken with respect to this clause.

Clause 2.

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(April 30, 1976)

Granville Mall
(Clause 1)

MOVED by Ald. Harcourt
THAT this report be received and no further action be taken.

- CARRIED UNANIMOUSLY

Finance Matters
(April 30, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Funding request, City Planning Commission
Cl. 2: Collection of Fines on By-law Infractions

The Council took action as follows:

Funding Request:
City Planning Commission.
(Clause 1)

MOVED by Ald. Volrich
THAT the 1976 direct cost of the City Planning Commission, in the amount of $42,122 be approved, as detailed in this clause.

- CARRIED UNANIMOUSLY

Collection of Fines on
By-law Infractions.
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause be approved after inserting an effective date of 'January 1, 1977' in paragraph (a).

- CARRIED UNANIMOUSLY

The Council discussed the matter of Pound Officers being authorized to issue tickets, and also discussed the issuance of tickets for parking meter offences.

MOVED by Ald. Harcourt
THAT the Mayor be requested to pursue both of these matters with the Police Commission immediately upon receiving the relative information from the civic officials.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(April 30, 1976)

Business Orientation
Programme.
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(April 30, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: False Creek Ground Leases
Cl. 2: Provincial Government - Extension Request N/S Keefer between Heatley and Hawks Avenues (Strathcona Area)
Cl. 3: Vancouver Ticket Centre Ltd. Lease - The Queen Elizabeth Theatre Inside Box Office
Cl. 4: Lease of Lot E, Block 122, D.L. 541, W/S Granville, South of Pacific
Cl. 5: Mount Pleasant N.I.P. Site Office - 670 East Broadway

The Council took action as follows:

Clauses 1 - 5 (inclusive)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in Clauses, 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Funds re School Safety Patrols

Prior to considering the O.T.C. report, Alderman Bird requested that Council consider approving funds to the School Safety Patrols in the amount of $3,200, for the purpose of pins, prizes, awards and payment re P.N.E. Playland. The Alderman explained that there was insufficient time for the O,T.C. to consider this matter prior to the School Patrol Banquet.

MOVED by Ald. Bird
THAT an amount of $3,200 be approved in respect of the School Safety Patrols for the purpose detailed above.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Official Traffic Commission, April 7, 1976

The Council considered this report which contains eight Clauses identified as follows:

Cl. 1: Traffic Signal Controls - 1976 Program
Cl. 2: Request for Pedestrian Activated Signal at 22nd Avenue and Victoria Drive
Cl. 3: Traffic Signal Request - Marine Drive in the Vicinity of Blenheim Street
Cl. 4: Request for Patrol Activated Signal at the Intersection of 12th Avenue and St. George Street
Cl. 5: Bus Stop - 41st Avenue at Beatrice Street
Cl. 6: Material for Bus Stop Signs
Cl. 7: Traffic Safety Education
Cl. 8: Senior Citizens Pedestrian Safety Lectures

The Council took action as follows:

Traffic Signal Controls - 1976 Program. (Clause 1)

MOVED by Ald. Bird
THAT the recommendations of the Commission, as contained in this clause, be approved.

- (carried)

(Ald. Harcourt opposed)

MOVED by Ald. Volrich
THAT the paragraphs in the clause dealing with Pedestrian Signals and Vehicular Signals be deferred until later this day, pending the hearing of delegations.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bird was put and CARRIED

Clause 2, 3 and 4.

Consideration of the above Clauses 2, 3 and 4, was deferred, pending the hearing of delegations this evening.

Clauses 5 - 8(inclusive)

MOVED by Ald. Bird
THAT the recommendation of the Commission, as contained in Clause 5 be approved, and Clauses 6, 7 and 8 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Community Services. (April 29, 1976)

Downtown Eastside Community Workers Association - Grant to Attend Conference. (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Kennedy and Sweeney opposed)

III. Report of Standing Committee on Planning and Development (April 29, 1976)

Selection of Areas - Neighbourhood Improvement Programs - 1976

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Director of Planning report back on the extra staff and funding needed to start a local area planning process this year in the Hastings-Sunrise area in preparation for a Neighbourhood Improvement Program in 1977.

- LOST

(Ald. Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

IV. Report of Special Committee re U.N. Conference. (May 3, 1976.)

Habitat: Additional Projects and Funds. (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in this report, be approved.

- (carried unanimously)

MOVED by Ald. Bowers (in amendment)
THAT the project "World of Stanley Park" book, in the amount of $2,350, be deleted.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy, Rankin, Sweeney and Volrich opposed)

The Council considered related Habitat Matters as follows:

Alderman Harcourt - advised that Habitat Forum plans and program were proceeding as scheduled and within the budget, and requested that Council Members support a clean-up program scheduled for May 15 and 16, 1976.

Alderman Kennedy - referred to a letter received from Hometown Habitat Guide, in which it was proposed a street in the central core area be closed to vehiclular traffic for one day during Habitat, June 5, 1976, was proposed.

MOVED by Ald. Boyce
THAT the City Manager be requested to investigate and report, in consultation with the Robson Street Merchants, whether Robson Street could be closed to vehicular traffic on June 5, 1976.

- CARRIED
(Ald. Bowers, Kennedy and Sweeney opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1976 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO DIVERT A PORTION OF FUNDS BORROWED FOR THE GEORGIA VIADUCT UNDER THE AUTHORITY OF BY-LAWS 4661 AND 4687 SO THAT THEY MAY BE USED FOR THE CONSTRUCTION AND IMPROVEMENT OF STREETS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS

1. Allocation of Land for Lane Purposes (962 East 14th Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of the West 12 feet of Lot 15 of Subdivision "C", Block 173, District Lot 264A, the same as shown on plan prepared by G, Girardin, B.C.L.S., dated February 20, 1976, and marginally numbered LF 7556.

(962 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. Charter Amendment

MOVED by Ald. Boyce
SECONDED by Ald. Rankin

THAT WHEREAS the present Charter provision in respect of prohibiting certain businesses from carrying on in the City requires a unanimous vote of the Members present under Section 203(d):

AND WHEREAS such a provision can be onerous on Councils in discharging their responsibilities to the citizens:

AND WHEREAS certain other important decisions of Council require only a two-thirds vote of the Members of Council:

THEREFORE BE IT RESOLVED THAT the Council instruct the Director of Legal Services to seek a Charter Amendment to Section 203(d) to provide for a two-thirds vote of Council Members rather than a unanimous vote in the matter of prohibiting the carrying on of business, trade, profession or other occupation in the City.

- CARRIED

(Ald. Bird, Bowers, Kennedy and Volrich opposed)

NOTICE OF MOTION

Alderman Rankin submitted the following Notice of Motion, which was seconded by Alderman Harcourt, and recognized by the Chair:

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT WHEREAS a reasonable formula of service and cost for the use of public transit has been adopted by British Columbia Hydro and Power Authority in the last few years such that patronage has increased significantly, especially during rush-hour periods;

AND WHEREAS increases in bus fares and cuts in service will decrease the patronage of public transit and result in the increase in the use of private automobiles during the congested rush-hour period;

AND WHEREAS an increase in private automobile use will congest Vancouver streets, resulting in arterial widening and up-grading of residential streets to provide new arterial traffic corridors - both of which will result in a subsidy of the private automobile use by the Vancouver tax-payers which they do not want nor can they afford;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request that British Columbia Hydro and Power Authority take no action to cut bus services or increase bus fares before meeting with the Vancouver Council and staff.

(Notice)

ENQUIRIES AND OTHER MATTERS

Unsightly Fence.

Ald. Volrich — referred to the unsightly fence surrounding Blocks 61 and 71, the Provincial Government Complex, and requested the Mayor to take up with the Provincial Government some method of improving its appearance.

Paving Tenders - False Creek

Ald. Harcourt — enquired when Council would be considering the matter of paving tenders in Area 6 - False Creek. The Mayor advised that it is anticipated this report will be before Council on May 11, 1976.

RECOGNITION

At this point in the proceedings the Council gave recognition to Mrs Theresa Galloway, whose name has been inscribed in the Civic Merit Book. The Mayor presented Mrs. Galloway with an extract from the Merit Book and a gold medallion. Mrs Galloway responded, expressing her appreciation to Council.

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A short recess was observed at this time.

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Slide Presentation re Fraser River Estuary, etc.: S.P.E.C.

Mr. Gary T. Gallon, Executive Director of the Canadian Scientific Pollution & Environmental Control Society, appeared and presented slides of the Fraser River estuary and related lands to express environmental concerns with creeping development in this area and effect on the natural habitat.

During discussion which followed considerable concern was expressed at the serious problem posed by the metal content in the river, and it was agreed that this problem was regional.

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The Council recessed at 4.25 p.m. to reconvene at 7.30 p.m.

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The Regular Council reconvened at approximately 9.30 p.m. following the Special Council (Public Hearing) with Deputy Mayor Alderman Boyce in the Chair, and the following Members present:

PRESENT: Deputy Mayor Alderman Boyce
Aldermen Bird, Bowers, Cowie, Kennedy, Harcourt, Rankin, Sweeney & Volrich.

ABSENT: Mayor Phillips
Alderman Marzari.

Report of Official Traffic Commission - April 7, 1976. (Cont'd)

Clauses 2, 3 & 4.

In considering the balance of the clauses in this report, the Council heard the following delegations and took action as noted.

Traffic Signal Request - Marine Drive - Vicinity Blenheim St. (Clause 3)

Mr. Williams, a representative of the Southlands Ratepayers' Association, submitted a document summarizing his submission in support of the traffic signal at the intersection of South-west Marine Drive and Blenheim Street, and referred to the concerns of the residents in the area, particularly in regard to the safety of school children crossing Marine Drive.

MOVED by Ald. Bird
SECONDED by Ald. Bowers
THAT there be no change in the traffic controls at Marine Drive and Blenheim Street at this time.

- (deferred)

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT further consideration of the foregoing be deferred until Council has heard other delegations speaking in support of signals at other locations.

- CARRIED

(Ald. Kennedy opposed)

Request for Pedestrian Activated Signal at 22nd Avenue and Victoria Drive. (Clause 2)

Mr. Currie, Chairman of the Lord Selkirk School Consultative Committee, submitted a brief and addressed the Council in support of a pedestrian-activated signal at this location, advising that N.I.P. Funds are available.

Request for Patrol Activated Signal - 12th Ave. & St. George St. (Clause 4)

Mr. Geddes, Principal of Mount Pleasant School, spoke in support of the dangerous situation at 12th Avenue and St. George Street involving school patrol children, and the serious need for a signal light at this intersection.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Official Traffic Commission - April 7, 1976. (Cont'd)

In considering this topic the Council noted a report from the City Manager dated April 21, 1976, in which the City Engineer stated that no change is required in traffic control at Marine Drive and Blenheim Street. At 12th Avenue and St. George Street locations, the City Engineer recommended that five elm trees be removed and a utility pole be erected.

MOVED by Ald. Bird
SECONDED by Ald. Bowers
THAT there be no change in traffic controls at Marine Drive and Blenheim Street at this time.

- LOST

(Ald. Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and Deputy Mayor Alderman Boyce opposed)

MOVED by Ald. Kennedy
SECONDED by Ald. Rankin
THAT a traffic and pedestrian activated signal be installed at Marine Drive and Blenheim Street, and the City Engineer report on the source of funds required.

- CARRIED

(Ald. Bowers and Harcourt opposed)

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT a pedestrian activated signal at 22nd Avenue and Victoria Drive be installed, subject to N.I.P. funding as the source of funds.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt
THAT a pedestrian activated signal at 12th Avenue and St. George Street be installed and the City Engineer report on the source of funds required.

- CARRIED

(Ald. Bowers opposed)

UNFINISHED BUSINESS (Cont'd)

Minimum Standards of Maintenance By-law.

Council received a delegation from Ms. Jean Swanson and Ms. Libby Davis, speaking on behalf of Renters United for Secure Housing, Grandview Tenants' Association, Downtown Eastside Residents' Association and Vancouver Tenants' Council, which had amalgamated to form the Vancouver Tenants' Federation.

The delegation submitted a brief in which the Council was requested to pass a resolution - that the Standards of Maintenance By-law be strictly enforced and that certain sections of the By-law be deleted and replaced with the organization's proposals. The delegation also submitted a letter from D.E.R.A. requesting that officials investigate premises at 630 Alexander Street and 1168 Hastings Street on possible violations of the By-law.

Cont'd..

UNFINISHED BUSINESS (Cont'd)

Minimum Standards of Maintenance
By-law (Cont'd)

MOVED by Ald. Harcourt
SECONDED by Ald. Bowers

THAT the submissions be received and referred to the Housing and Environment Committee and, in the meantime, a report be submitted by the Director of Permits and Licenses and the Director of Legal Services with respect to the organization's brief.

- CARRIED

(Ald. Rankin opposed)

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The Council adjourned at 10.40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 4, 1976, adopted on May 11, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Portion of Oak Street South of S.W. Marine Drive Adjacent to Subdivisions B and C of Lot 18 of Lots 18 to 30, Block C and Lots 24 to 33, Block D and of Blocks Y and Z, District Lots 319, 324 and Part of 323, Plan 3408

The City Engineer reports as follows:

"The west 7 feet of Subdivisions B and C of Lot 18 of Lots 18 to 30, Block C and Lots 24 to 33, Block D and Blocks Y and Z, District Lots 319, 324 and part of 323, Plan 3408 were established for road when the City had plans for widening this portion of Oak Street to an 80-foot wide street. It is now planned for this portion of the street to remain 66 feet in width. The owner of the above-mentioned Subdivisions B and C has applied to purchase these 7-foot strips abutting this land.

I RECOMMEND that the west 7 feet of Subdivisions B and C of Lot 18 of Lots 18 to 30, Block C and Lots 24 to 33, Block D and Blocks Y and Z, District Lots 319, 324 and part of 323, Plan 3408, which are established for road be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed road to be consolidated with the abutting lands.

(b) The applicant to pay $4,620 in accordance with the recommendation of the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing be approved.

INFORMATION:

2. City Engineering Department - Ninetieth Anniversary

The City Engineer reports as follows:

"The first City Engineer was appointed by the first meeting of Council, May 10, 1886, along with the first City Clerk, Assessment Commissioner and Police Magistrate. We thus share with the City Clerk's office the position of senior existing civic department.

When Council next meets, these two departments will have entered their tenth decade of service to the City of Vancouver."

The City Manager submits the report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 5

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Renewal of Lease of Additional Office and Clinical Space, West Health Unit - 5957 West Boulevard, Vancouver, B.C.

The Medical Health Officer reports as follows:

"City Council, at its meeting of February 2, 1971, authorized the entering of five (5) year lease for rental of premises at 5957 West Boulevard to be used by West Health Unit staff, at an annual rental of $3,420.00 - the City to have the right of renewal for a further year or part thereof at a rental to be mutually agreed upon but containing no arbitration clause.

Accordingly the necessary agreement was executed between the City and the owners of the building on June 1, 1971, and the period of the lease was specified from June 1, 1971 to May 31, 1976.

In addition to regular holding of pre-natal classes and Child Health Centres, the building is also used for Nurses' meetings, staff meetings, Physicians meetings, Psychiatric meetings, U.B.C. student programs, V.V.I. student lectures, in-service education, etc.

The building is close to West Health Unit making it readily accessible for meetings. It has locked storage space for equipment and supplies, adequate washroom facilities and smaller rooms adjoining the main one for private counselling, developmental testing of children, etc.

The Supervisor, Property and Insurance Division, has informed me that the owners of the building are willing to renew the lease for another three years from June 1, 1976 at a yearly rental of $5,400.00. The owners have agreed to repair the leak in the north wall of the building and to replace the stained ceiling tile inside the premises at no cost to the City.

The sum of $3,420.00 (based on existing rental and pending the renewal of the lease) has already been provided in this year's budget of the Health Department for the rental of 5957 West Boulevard for the West Health Unit (account code 6801/62). An additional amount of $1,155.00 will be required to pay the increased rental for the period June 1, 1976 to Dec. 31, 1976. Rental for the period January 1, 1977 to December 31, 1977, will be $5,400.00

Your Medical Health Officer recommends:

(a) the renewal of the lease with the owners of 5957 West Boulevard for a further period of three (3) years from June 1, 1976 to May 31, 1979, at a fixed rental of $5,400.00 per annum - the City to have the right of renewal for a further two years or part thereof at a rental to be mutually agreed upon, but containing no arbitration clause.

(b) an additional sum of $1,155.00 be provided from Contingency Reserve to meet the increased rental from June 1, 1976 to December 31, 1976."

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Self Serve Gasoline Retailing in the City of Vancouver.

The Director of Planning reports as follows:

"By City Council resolution, April 8th, 1975, the Director of Planning was to reassess the gasoline retailing situation in the City of Vancouver after one year. On March 16th, 1976, City Council deferred a decision on two self serve station applications pending a report from the Director of Planning on the City's experience to date with self serve gas stations. This report is a reassessment of self serve gasoline retailing in Vancouver produced in response to these two resolutions, and updates the report 'Self Serve Gasoline Retailing in the City of Vancouver'. (City Planning Department, February, 1975.)

Last year, City Council, after considering a report from the Director of Planning which recommended no control of self serves at that time, decided that they wished to restrict the total number of self serve gas stations to 15 percent of the total (April 17th, 1975). Due to legal considerations, the limitation of self serve gas stations could only be achieved through a licencing bylaw which entailed a list of approved locations for self serves, called 'Schedule B', which could only be added to by resolution of City Council. This was agreed to on May 27th, 1975, and the Licencing Bylaw No. 4450 was enacted by City Council on June 17th, 1975.

At the time City Council originally considered the self serve gas station question (February, 1975), there were a total of 42 fully or partially self serve gas stations in the City, and this represented 13.5 percent of the City total gas stations of all types (318). However, in the period before June, 1975, when the legal power was provided to prevent self serve conversion through the licence bylaw, a number of gas stations were converted to self serve by one of the following methods:

(i) A pump installation permit was obtained from the Fire Warden for installation of a self serve pump only. No other construction was required, so that no building permits were applied for or required.

(ii) A building permit for canopy construction or alterations was obtained in conjunction with a pump installation permit. The building permit was not required to state that it was for self serve conversion and often did not.

A number of stations had issued building permits outstanding after the introduction of the licence bylaw controlling self serve conversions. Seven stations in this category were approved for addition to Schedule B of the Licence Bylaw No. 4450, on July 22nd, 1975.

After July, 1975, no self serve gas stations were allowed unless the number of self serves under a company name was less than 15 percent of each company total gas stations (as originally intended by City Council in April, 1975), unless deferred from earlier.

There are currently a total of 74 self serve gas stations in the City, which represents 23 percent of all gas stations open as of April, 1975. If the 15 percent guideline had been implemented across the board, the maximum number of self serve gas stations in Vancouver would be 48. The distribution by company is shown in Appendix A.

Current Trends

Consumer acceptance of self serve gas stations appears to be continuing, the cost saving possible has, if anything, accentuated in the past year, and in addition, several of the more recent conversions to self serve have retained the service bays so that there is no reduction in auto service to the public. It has been discovered that the Automotive Trades Association of Ontario does not oppose self serves provided they are leased to a lessee-operator.

Clause No. 1 Continued.

In a survey of oil company policies reported in the report 'Self Serve Gasoline Retailing in the City of Vancouver' referred to earlier, it was noted that most companies foresaw an eventual mix of about 20 to 25 percent of retail outlets being self serve. However, as can be seen from Appendix A, most companies now have well over this proportion as self serve.

A recent brief to Ontario's Royal Commission on petroleum products pricing by Imperial Oil Ltd. predicted that self serve gasoline stations will account for about 50 percent of urban market sales.

There is some pressure for the conversion of more stations to self serve in Vancouver, and a year of controls has revealed some apparent deficiencies in the fairness of the system. Given the legal problems involved, however, there are difficulties involved in any major reconception of control mechanisms.

(1) The lack of a policy on transfer of self serve rights. To date, City Council has refused one transfer (reconverting an existing self serve back to conventional in order to convert to self serve elsewhere), approved one, and has one pending consideration. There is a need for a clear policy on this.

(2) The fact that some oil companies were ahead of others in their conversion schedule, and the fact that some companies considered it ethical to convert to self serve (using one of the two methods already outlined) after City Council had resolved to limit self serves but before it had the legal power to prevent conversion, has led to the situation where a competitive advantage has been 'frozen'. Naturally enough, the companies with the smaller proportions of these outlets feel this is unjust, and consider that they should be permitted to convert to self serve up to the levels of other companies. However, some companies with larger proportions of self serves feel that they got a competitive advantage through foresight and see no reason why others should be allowed to convert while they cannot.

(3) There is a problem with companies with a small number of outlets where these are small companies (as opposed to larger companies with a small portion of the Vancouver market). Inflationary costs are not able to be absorbed by these companies as well as by larger companies and the choice here in reality may turn out to be self serve station or no station. Lack of competition with the majors could only harm the public good. On the other hand, the 'independents' do have a disproportionately large proportion of the actual sales of gasoline and do not have the overheads of larger companies. So there is a need to be fair, but fair to both large and small companies, to permit fair competition by, but not give undue advantage to, the smaller companies.

Approaches to Solutions

These apparent inequities can be partially corrected within the bounds of the current control system utilizing the Licence Bylaw, provided City Council still wishes to control self serves:

(1) It is believed that it is not appropriate for the City to 'freeze' the present locations of self serve gas stations, since where there is a limit to the number allowed, the market may be expected to distribute them such that the maximum utilization is possible; this, in turn, is likely to be where public acceptance of self serves is highest. Therefore, adoption of a policy of permitting transfer of self serves licences from one location to another should be considered. A proviso that no pre-existing service bays are closed at the new location may also be considered necessary.

(2) Recognizing that most companies now have well over 15 percent of their gasoline outlets as self serves but that a few have less than 15 percent, Council may wish to increase the guideline for the proportion of retail outlets that are self serve to 22 percent. This would have the net effect of allowing 7 more self serve outlets in the City, but all would be permitted to companies with less than what might be reasonably considered a 'fair share' of the present market. On the other hand, this would still not permit these companies to attain the same proportions as their competitors who, for one reason or another, obtained more self serve outlets prior to controls. The overall self serve percentage in the City would rise from the current 23 percent to 25 percent.

Clause No. 1 Continued.

(3) To ensure that the City does not legislate small companies out of business, it is considered that City Council should consider each application for self serve conversion from companies with five or less outlets in the City of Vancouver and who can demonstrate that their operations are confined to five or less stations (whether or not they are all in the City of Vancouver) on an individual basis and decide for each individual location whether the competition in the surrounding area from larger companies, particularly if self serve, is such to warrant the small company station to convert to self serve. Fragmentary as this process may be, it is considered justifiable in the interests of fairness, to guard against undue penalization of businesses unable to otherwise compete, and maintain for the long term competition which would be in the public good.

In summary, then, the Director of Planning suggests that if City Council wish to retain control of self serve gas station conversions, the following amendments to the present system be considered:

(1) City Council adopt a policy of allowing transfer of self serve gas station licences from one location to another provided that the total number of self serve gas stations in the City remains the same.

(2) The guideline for allowing addition of locations for self serve gasoline retailing to Schedule B of Bylaw No. 4450 be increased to 22 percent of any company's total gasoline retailing outlets as listed by the Director of Planning for April 1st, 1975.

(3) Applications for self serve gasoline retailing licences from companies which can demonstrate that they have five or less total gasoline retailing outlets, whether in the City of Vancouver or not, be individually considered by City Council and locations granted for addition to Schedule B of Bylaw 4450 if the evidence presented demonstrates to the satisfaction of City Council that competition in the vicinity of the proposed self serve location is such to prevent a small company from competing if not permitted to also be self serve."

The City Manager submits the above report of the Director of Planning for the CONSIDERATION of City Council.

RECOMMENDATION

2. Construction of a Demonstration Woodframe House on Jericho - Habitat Forum.

The Director of Permits and Licenses reports as follows :

"Mr. R. J. Borrie, Executive Secretary of the British Columbia Council of Housing and Urban Development Association of Canada (H.U.D.A.C.) in a letter to the Mayor and City Council explained that their Association wished to construct a two-bedroom bungalow at Habitat Forum. The purpose is to show different construction methods which do not presently meet existing bylaws. City Council is being requested to waive the regulations and inspections for the ten-day construction period and during the time of Habitat Forum, where it will be on display. (See Appendix I)

The plans of the proposed building have been reviewed with Mr. Al Koehli and it is our opinion that the structure can be erected with a temporary building permit which is provided for in the Building Bylaw. Mr. Koehli is aware of the requirements. This will allow the building to be undertaken for the purpose intended at Habitat Forum, after which the building must be removed and if relocated in Vancouver must comply with all bylaw requirements."

The City Manager RECOMMENDS that the above report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6

A-6

FIRE AND TRAFFIC MATTERS

INFORMATION AND CONSIDERATION

1. Granville Mall

The City Engineer reports as follows:

"The purpose of this report is to provide information on matters relating to Granville Mall; first, the provision of planters and benches recently initiated by Council under the Local Improvement Procedure, secondly, the proposal to remove buses from Granville Mall during Habitat.

Planters and Benches

The attempt to provide planters and benches through the petition process was unsuccessful and recently Council decided to initiate these improvements at the request of the Granville Mall Association. The Court of Revision, in this regard, will be on May 4th and if there is not a majority of property owners objecting, improvements can proceed on the Phase 2 portion. From a survey of property owners and merchants it is very likely that the project will proceed. In the meantime, certain planters are being constructed under Phase 1 funds which were approved in a previous Local Improvement Procedure. These are being constructed at this time and will start to appear on Granville Mall in the near future.

Another program approved by Council for Granville Mall is the provision of Christmas lights. This still requires processing through the Local Improvement Procedure and this is under way.

Some other improvements and corrections remaining from Phase 1 will be taking place during 1976. It is anticipated that approximately 30 benches can be installed prior to the Habitat Conference. We also expect associated planters containing shrubs and flowers to be in place for the Conference.

Removal of Transit from Granville Street

Removal of transit from the Mall for a trial period during Habitat has been discussed with both the Granville Mall Association and B. C. Hydro. Special meetings have been held with the merchants and they have been informed that the proposal is feasible. However, they report that the response to a questionnaire circulated by the Mall Association was largely negative with approximately two-thirds opposed. This result is similar to that determined by an informal telephone poll last summer.

B. C. Hydro has expressed strong opposition to the proposal to remove transit from the Mall. They contend that operational problems related to the proposal would seriously impair the level of service in the Downtown area and that long delays could be expected. They also report that transit drivers, through their Union, have expressed their concern for such a proposal.

The transit authority's concerns are that transit vehicles removed from Granville Mall would be diverted to Howe and Seymour Streets, more than doubling the present volume of buses on these streets. This would cause considerably increased congestion on these two major downtown streets and would be further compounded by the expected traffic generated by Habitat. Under these conditions, buses would sometimes be delayed 30 minutes or more and right turns for other forms of vehicular traffic from Seymour Street would be very difficult. Conflict with vehicles attempting to enter and exist from parking facilities would be another source of concern.

Continued on Page 2. . .

Clause No. 1 Continued

The transit authority also feels that temporary relocation of bus stops from the Mall to Howe and Seymour streets would have to be undertaken and would adversely affect bus patronage. It would also necessitate the re-education of transit operators, passengers, and motorists alike and would involve a considerable expense for publicity in addition to an expenditure of approximately $7000, for signing of the reorganized routes.

B. C. Hydro has been meeting with representatives of the Habitat Conference to discuss the transfer of delegates from various other activity centres such as Jericho to the Downtown area. In these discussions, routing of any of these added services south on Howe Street has purposely been avoided in order to alleviate the anticipated congestion in the vicinity of the Court House. Transfer to Howe Street of all services presently scheduled southbound on Granville in addition to the special transportation services being provided for Habitat delegates would cause a conflict between pedestrians and transit, particularly in the vicinity of Georgia Street, which could not be accommodated.

Letters to the Engineering Department from the Granville Mall Association and from B. C. Hydro - Transit Authority are attached to this report.

The Director of Social Planning does not recommend the implementation of the proposal to remove transit from Granville Mall for trial period during the Habitat Conference since there is considerable opposition to the proposal.

The City Engineer has evaluated the concerns of the various parties contacted and agrees that most of these are legitimate. Transit was removed from the Mall during the construction of the Mall and this can be carried out again - particularly for a short period. The situation would be somewhat worse than during the Mall construction because the Provincial Complex is under construction and would add to the difficulties on Howe Street. As was the case in the previous bus removal, delays could be expected to bus patrons.

The City Engineer submits the matter of removal of buses from Granville Mall during Habitat to Council for CONSIDERATION."

The City Manager submits the matter to Council for INFORMATION AND CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 7

FINANCE MATTERS

CONSIDERATION

1. Funding Request, City Planning Commission

The Director of Finance reports as follows:

"The City Planning Commission has, by their letter dated April 3, 1976, to the Standing Committee on Finance and Administration, submitted its 1976 proposed operating budget, and has requested funding by the City in the amount of $19,247. The following is the detail, by category, of the proposed expenditures, together with the 1975 appropriations and actual expenditures.

Category of Expenditure	1975 Appropriation $	1975 Actual Expenditure $	1976 Request $	Amount by which 1976 Request Exceeds 1975 Actual Expenditure $
Office Supplies & Services	2,825	1,615	2,000	385
Workshops, Seminars, & Conference Expenses	2,500	920	2,500	1,580 *
Public Meetings & Information Process	1,000	-0-	1,000	1,000 *
Refreshments for regular & special meetings	1,600	1,662	1,750	88
Grant to Composite Committee	2,500	2,500	2,500	-
Honorarium to Executive Co-ordinator	12,360	12,360	13,224	864 7%
Total	$22,785	$19,057	$22,974	$3,728 reduction
Less uncommitted and unexpended balance at end of 1975 fiscal year			3,727	
Total Funds Requested of City in 1976			$19,247	

* The underexpenditure in 1975 is explained in the City Planning Commission letter and budget detail dated April 3, 1976, enclosed with this report as Appendix "A".

The foregoing does not include the cost of secretarial staff. This staff, although devoted entirely to the City Planning Commission, is funded in the budget of the City Planning Department as follows:

	1975 Appropriation $	1976 Request $	1976 Requested Increase over 1975 Appropriation $
Clerk-Steno III (established by resolution of Council Aug. 10, 1972)	19,371	20,424	1,053
Clerk-Steno II (established by resolution of Council March 13, 1973)			
Overtime	587	-0-	(587) Decr.
Temporary Help	730	-0-	(730) Decr.
Fringe Benefits	1,913	2,451	538
Total Clerical Support Staff	$22,601	$22,875	$ 274

Cont'd . . .

Clause #1 continued:

Total 1976 Direct City Cost of City Planning Commission as detailed herein:

City Planning Commission Request	$19,247
Support Staff funded in City Planning Department	22,875
Total City Cost	$42,122

The City Planning Commission request for funding in the amount of $19,247, exclusive of support staff which is funded in the City Planning Department, is submitted for consideration."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

2. Collection of Fines on By-law Infractions

The Director of Legal Services and the Director of Finance report as follows.

"A letter has been received from Mr. David H. Vickers, Deputy Attorney-General, under date of April 1, 1976, advising that effective July 1, 1976, the Provincial Government will no longer collect fines for by-law infractions arising out of the issuance of tickets. They will continue to collect the fines following by-law proceedings instigated by an information and summons.

Arising out of this, there are several legal, financial and administrative problems.

'Tickets' can only be used under our Street and Traffic By-law and for parking meter offences. They may also be used for Motor Vehicle Act offences. There is also authority for their use in Pound By-law cases; however the statute is deficient in that our Pound Officers are not authorized under the statute to issue 'tickets.' These, therefore, must continue to be handled by information and summons. All other by-law infractions (e.g., zoning, building, health, etc.) must be handled by information and summons.

We believe that this mixture of processing fine collections will cause administrative problems as well as some measure of confusion for the public. The situation can best be illustrated by examples:

A. If you receive a ticket for an offence under the Motor Vehicle Act for which a fine is payable, you will pay it to the Provincial Government.

B. If you receive a ticket for a parking offence under our by-law, you will pay it to the City. If, however, you fail to pay it and a summons is issued, you will pay the fine to the Provincial Government.

C. If your dog is caught running at large, you would receive a ticket if the present legislation were amended to authorize Pound Officers to issue tickets, and you would pay the City. However, since only summonses can be used, you will pay your fine to the Provincial Government.

Some of the administrative problems as seen by the Director of Finance are:

(1) Suitable Location for Staffing

It will be virtually impossible within the time constraints to provide suitable facilities for the collection of City by-law fines, in proximity to the Provincial Collection location. This will be necessary to avoid the confusion to the public, as previously stated by the Director of Legal Services.

Cont'd . . .

Clause #2 continued:

(2) Staffing

The present indication for staffing requirements is five to ten persons, depending on

(a) the commencement of the increased enforcement of parking meters.
(b) the amount of supervision required and the department to be responsible, including training of staff.
(c) the process that will be required to follow up unpaid fines
  (i) submission of "2d Notices"
  (ii) search of Provincial Motor Vehicle records for vehicle ownership, etc.

(3) Equipment and Forms

There will be a requirement to provide furniture and equipment and, specifically, cash registers. The purchase of the latter item will depend upon the type of tickets or notices to be issued, which has not been determined as this will depend in part upon the resolving of some of the concerns as described by the Director of Legal Services.

In summary, the Director of Finance is of the opinion that, given the limited time provided by the Provincial Government to provide the necessary staffing, space, and procedures including the training of staff to handle the volume incurred by the City of Vancouver, our takeover of fine collections is virtually impossible and that any interim provisions that could be instituted by the City would result in confusion and inconvenience to the public.

If the City is required to pay for the collection of these costs as of July 1, 1976, then the only practical solution at this time is to negotiate with the Province for continued provision of this service.

In conclusion, we would recommend that -

(a) The Attorney-General should be approached to advance the effective date, as it seems that the City could not have an effective collection system in operation by that time or, at least, negotiate some basis on which the action could be deferred.

(b) The Attorney-General should also be approached to give the matter some in-depth study to ensure that the City has the necessary legislative authority to implement the program; also to study needed legislative changes so that if the City is to be responsible for collections, it also has adequate enforcement powers."

The City Manager RECOMMENDS that the report of the Director of Legal Services and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

PERSONNEL MATTERS

RECOMMENDATION

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 17, 1976 through May 21, 1976. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves, the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore RECOMMEND that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

A-9

PROPERTY MATTERS

RECOMMENDATION

1. False Creek Ground Leases

The Director of Finance and Director of Legal Services report as follows:

"In the various ground leases which are being negotiated with the developers in the False Creek development, provision is made for the lessees to pay property taxes if the property is taxable, or to pay an amount in lieu of taxes if the property is exempt. At present, the properties are exempt from taxation because they are owned by the City.

Under the provisions of Section 216 of the Municipalities Enabling and Validating Act (Amendment), the Minister of Municipal Affairs may declare that any specified real property in the City that is vested in the City but occupied by others to be liable to taxation. The purpose of this report is to seek the Minister's declaration that the residential properties in Area 6 - Phase I of False Creek be subject to taxation.

There are two distinct advantages to having the property taxable. First, an administrative problem would otherwise arise because assessment and taxation notices would be routed through City departments before being delivered to the lessees, whereas under the proposal, they would be delivered direct to the lessee. The second point is that only if the properties are taxable would the owners (both cooperative and condominium) be eligible for Homeowner Grants.

In the future, there will be a number of other City-owned properties which will be developed for housing projects under long-term leases from the City. Such properties could include the three sites being leased to the GVRD, Champlain Heights - Areas E and F, and other properties in False Creek. If Council approved, staff could be directed to make similar application to make the properties taxable.

Recommendation

It is recommended:

A) that application be made to the Minister of Municipal Affairs to declare Lots 1, 3-5, 7-10, 24-27 and 29 of False Creek Plan 16003, to be liable to taxation under Section 216 of the Municipalities Enabling and Validating Act, and

B) that the Director of Finance and Director of Legal Services be empowered to make similar application to the Minister of Municipal Affairs for housing projects on City-owned land which may be developed in the future."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Finance and Director of Legal Services be approved.

2. PROVINCIAL GOVERNMENT - EXTENSION REQUEST
Option to Repurchase Agreement. Property Situated: N/S Keefer Street between Heatley & Hawks Avenues (Strathcona Area)

The Supervisor of Property and Insurance reports as follows:

"On July 9th, 1974 City Council approved the sale of Lots 25-29, Block 76, D.L. 181, Plan 196, to the Provincial Government. In April, 1975 title was transferred to the Government and the City retained an option agreement to repurchase the lands at the net sales prices if construction (pouring of concrete foundation) did not take place by April 30th, 1976. The City has three months from that date in which to exercise its option.

By letter dated April 9th, 1976 the Provincial Department of Housing have indicated that due to changing financial policies regarding these particular lots, which are part of the Strathcona Infill Housing Program, it is very unlikely that construction will take place within the deadline as required by the option.

Clause #2 (Cont'd)

Due to the foregoing circumstances the Department of Housing has requested an extension to the option agreement from April 30th, 1976 to December 31st, 1976. It is therefore:

RECOMMENDED that the Provincial Government be granted an extension to the option held by the City from April 30th, 1976 to December 31st, 1976, subject to any documentation deemed necessary by the Director of Legal Services; the City to have three months from that date in which to exercise its option.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Vancouver Ticket Centre Ltd. Lease
The Queen Elizabeth Theatre Inside
Box Office

The Supervisor of Property & Insurance reports as follows:-

"The inside box office at the Queen Elizabeth Theatre was leased to the Vancouver Ticket Centre for 5 years terminating on August 15th, 1977 at a monthly rental of $207.00.

In September of 1975 renovation work amounting to $21,000.00 was completed and rental space was increased to 735 sq. ft. from 495 sq. ft.

In view of the renovating work and increased rental space the Theatre Manager, with the Vancouver Civic Auditorium Board concurring, has recommended that a new lease be prepared retroactive from October 1, 1975 for a period of 5 years with an option to renew for a further period of 5 years.

Following negotiations, the Lessees have agreed to the following:

Leased Area -	735 sq.ft. on the main floor
Use -	Ticket Office
Term -	October 1, 1975 to October 1, 1980 with an option to renew for a further period of 5 years.
Rent -	$550.00 per month for the first 2½ years.
Rental Review -	Every 2½ years and to be the estimated market rental value.
Agreement -	Satisfactory to the Director of Legal Services and to include the other terms of the present lease as applicable so as to protect the City's interest herein.

It is noted that the above rent is realistic and represents current market rent of comparable space.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to lease the above space to the Vancouver Ticket Centre Ltd. subject to the foregoing terms and conditions.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Lease of LOT E, Block 122, D.L. 541, West Side of Granville Street, South of Pacific Street

The Supervisor of Property & Insurance reports as follows:-

"Lot E, Block 122, D.L. 541, West side of Granville Street, South of Pacific Street was acquired for Granville Bridge and is situated under the bridge.

It is zoned CM-1, comprises approximately 7,248 square feet and has been leased to M & M Enterprises Ltd. as a storage yard since Janury 1st, 1971, at a rent of $16.50 per month plus taxes as if levied.

The lease expired on December 31st, 1975, and the Director of Planning has approved an extension.

After negotiation, the Lessee has agreed to the following proposal:

USE - Open storage of automobiles awaiting body work

TERM - 5 years from January 1st, 1976

CANCELLATION - City to have right to cancel on 6 months' notice

RENT - $27.00 per month plus taxes as if levied for the first 2½ years (total $162.00/mo. based on 1975 taxes)

RENTAL REVIEW - In 2½ years and to be market rental value. Rental to be billed on basis of a flat rate plus taxes as if levied.

FENCE - Lessee to keep property properly fenced.

LIABILITY - Lessee to hold City harmless from any claims resulting from objects or dust falling from Granville Bridge or ramps.

OUTGOINGS - Lessee to pay all outgoings.

CONDITION - Lessee to leave property in a clean and tidy condition

AGREEMENT - Satisfactory to Director of Legal Services.

The Supervisor of Property and Insurance is of the opinion that the suggested rental is realistic.

RECOMMENDED That Lot E, Block 122, D.L. 541, be leased on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Mount Pleasant Neighbourhood Improvement Program Site Office - 670 East Broadway

The Supervisor of Property & Insurance reports as follows:-

"City Council on April 6th, 1976, in considering a recommendation of the Standing Committee of Council on Planning & Development, approved the following resolution:-

"That Council authorize the establishment of a site office to serve the Mount Pleasant Neighbourhood Improvement Program and instruct the Supervisor of Property & Insurance to locate appropriate office space."

Clause #5 (Cont'd)

Arrangements have been made to lease 670 East Broadway for $200 per month as of May 10th, 1976, until December 31st, 1976, including heat and hot water. City to pay for Janitor, light, phone and minor interior repairs. It is intended to incorporate provision for a renewal of the lease and the right to sub-let.

The premises comprise approximately 800 sq. ft. and the rent of $2,400.00 per annum is considered realistic.

The lease is subject to certain renovations and repairs being made by the lessor prior to occupancy and the lease agreement is to be satisfactory to the Director of Legal Services.

RECOMMENDED That the City lease 670 East Broadway on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

REPORT TO COUNCIL

OFFICIAL TRAFFIC COMMISSION

April 7, 1976

A meeting of the Official Traffic Commission was held in the Council Chamber, third floor, City Hall on Wednesday, April 7, 1976 at approximately 7:30 p.m.

PRESENT: Alderman Bird, Chairman
Alderman Marzari
School Trustee Divinsky
Mr. L. E. Ryan, City Manager
Inspector S. Robertson, Vancouver Police Dept.
Mr. R. Jackson, Law Department
Mr. S. Simpson, Vancouver Safety Council
Mr. B. Gascoyne, Asst. City Engineer, Traffic

ALSO PRESENT: Mr. J. McLewin, Engineering Department
Mrs. E. Robinson, Vancouver Parent-Teacher Council

SECRETARY: G. Barden

RECOMMENDATION

1. Traffic Signal Controls - 1976 Program

The Commission considered a report dated March 23, 1976 from the City Engineer outlining proposed new locations and modifications for the traffic signal control program to be implemented in 1976, and method of funding, as follows:

" PROPOSED TRAFFIC SIGNALS

1. Pedestrian Signals

Many pedestrian crossing locations have been examined over the past year for the suitability of a pedestrian signal. Information has been gathered at each of these locations to determine if the pedestrian signal was required. The requirement for a signal was based upon the guidelines for a pedestrian signal warrant as approved by the Official Traffic Commission and City Council in 1974.

This pedestrian signal warrant measures many factors directly including pedestrian volumes, vehicle volumes and crossing opportunities (gaps) in the vehicle flow during the peak periods of travel. Other factors considered are the physical condition of pedestrians using the crossing, sight distances, street widths and grades. In the application of this warrant, data on pedestrian crossing volumes are combined with measurements of the crossing opportunities to produce a single "number index" for pedestrian delay. As a guideline, at crossing locations where the index exceeds 100, a pedestrian signal would be warranted although this is not applied rigidly. Special circumstances such as the age of the crossing pedestrians or the physical layout of the intersection could justify a signal even though the index is less than 100.

On the basis of these studies, seven (7) locations now warrant pedestrian signals. These locations are as follows:

(i)	Arbutus St. and Nanton St.	$ 7,500
(ii)	Commercial Drive and Napier St.	$ 6,800
(iii)	Killarney St. and 49th Ave.	$12,500

Cont'd . . .

Clause #1 continued:

(iv)	Lakewood St. and Broadway	$ 4,800
(v)	Marine Drive and Victoria Drive	$11,600
(vi)	Granville St. and 14th Ave.	$ 6,800
(vii)	Granville St. and 64th Ave.	$ 6,800

In addition, funds for internally illuminated crosswalks at the following locations have been previously approved with funding advanced from the Traffic Control Reserve Fund:

(i)	Granville Street near 72nd Ave.	$ 6,000
(ii)	Cordova Street at Jackson Street	$ 4,500
	Cost Sub-total (Section 1)	$67,300

2. Vehicular Signals

In our on-going vehicle signal program, approximately 75 potential signal locations were analyzed. This annual program takes into account recent vehicle and pedestrian volumes and accidents at the intersections under study. Vehicular traffic is considered in terms of the through, left-turn and right-turn traffic for the purposes of this analysis. Delays to vehicles and pedestrians are measured using these data, as well as the hazardous aspect based upon the accident records.

As a result of these detailed studies, it is now necessary to control the following intersections by traffic signals in order to minimize delays and to reduce accidents for pedestrians and vehicles:

(a) Downtown

(i)	Cordova St. and Gore St.	$ 17,000
(ii)	Powell St. and Columbia St.	$ 14,500
(iii)	Hornby St. and Drake St.	$ 17,700

(b) Suburbs

(i)	Arbutus St. and 4th Ave.	$ 8,900
(ii)	Granville St. and 57th Ave.	$ 17,200
(iii)	Renfrew St. and 22nd Ave.	$ 16,900
(iv)	Main St. and 57th Ave.	$ 17,000
(v)	Cambie St. and 29th Ave.	$ 18,000
	Cost sub-total (section 2)	$127,200

3. Railway Crossing Signals

Signals providing vehicular warning at two railway crossings are proposed to offer a good level of protection to the motoring public and to minimize vehicular delays.

(i) Joyce Street and Vanness Ave. $ 10,000

Numerous requests have been received to improve this situation. Presently, about 16,000 vehicles daily cross these railway tracks and they are all required to stop through the use of stop sign control. The train movements have greatly diminished in recent years to the point where only a few trains use this track each day and this usage is generally confined to periods between 10 p.m. and 6 a.m. It is proposed to remove the stop signs and control vehicular traffic by the standard railway signal lights mounted on the signal column.

Cont'd . . .

Clause #1 continued:

(ii) Rupert St. north of Grandview $ 60,500

Railway crossing protection signals have been in use at this location. These signals were approved previously by City Council and the Railway Transport Committee (Federal Government). Rupert Street recently has been re-constructed and widened. For proper railway protection coverage of this wider roadway, it is necessary to provide major alterations to the railway crossing equipment including the addition of equipment in the median at the centre of Rupert Street.

Cost sub-total (section 3) $ 70,500

4. Minor Signal Modifications and Control Provisions

Each year, funds are allocated from the Traffic Control Reserve Fund for minor modifications to traffic signal equipment. Minor modifications include cam and pin adjustments, signal head relocations and dial changes. Such modifications improve operational components of the traffic signal which ensure that a proper amount and frequency of green time is available in the signal cycle. It is convenient that these small items are lumped into a single account. The normal annual expenditure for minor modifications is approximately $15,000. It is desirable that the sum of $15,000 be allocated for this year's minor modifications.

Cost sub-total (section 4) $ 15,000

5. Overages

Because of a combination of higher signal costs and lower parking meter revenue, there is a current deficit of about $70,000 in the Traffic Control Reserve Fund to complete prior signal programs. More specifically, there has been a substantial increase in signal equipment and installation costs over the past few years. It was difficult to anticipate some of these rapidly growing costs. In 1975, 30 signal projects were completed with an overexpenditure of $12,000. The overages for signal projects not yet completed are estimated to be as follows:

1.	Boundary and Grandview	$10,000
2.	Hastings and Cassiar	$15,000
3.	Burrard and Helmcken	$ 2,100

Items 1 and 2 above involved a much more complex signal system arrangement not previously used in Vancouver. This was the primary reason why these cost estimates were low.

In addition, parking meter revenue in 1975 was less than expected because the new rates approved by Council in the first half of 1975 were not implemented until late last year due to a shortage of meter parts furnished by the meter supplier. The removal of some parking meters to facilitate off-street construction and a minimum level of enforcement also contributed to these low parking meter revenues.

Cost sub-total (Section 5) $ 70,000

COST TOTAL (all sections) $350,000

Cont'd . . .

Clause #1 continued:

FUNDING

The total cost of the proposed 1976 signal program is $350,000. Traditionally, funds from the net parking meter revenue have been transferred into the Traffic Control Reserve Fund for purposes of financing the annual traffic signal program. In the past few years, 100% of the net parking meter revenue was required to provide sufficient funds for this traffic signal work.

Presently, parking meters provide a net revenue of about $21,000 per month or $252,000 prorated on an annual basis. Currently, there are about 500 parking meters which have been removed from the streets due to the various changes over the past few years in on-street traffic regulations downtown. In a few months time, the Engineering Department will be reporting to City Council on suggested areas where these 500 parking meters may be re-installed as an extension of the existing parking meter area downtown. Use of these parking meters should provide an increase in revenue of about 24% or $5000 per month. For several months of operation in 1976, this would amount to about an additional $28,000 in parking meter revenue.

In addition to the foregoing parking meter revenue in 1976, additional revenue will be generated by parking meters with the introduction of By-law Enforcement Officers. However, not all of the revenue from this source is applicable to this account. Therefore, these additional revenues have been considered unavailable for funding the aforementioned 1976 traffic signal program.

Because the Traffic Control Reserve Fund is essentially exhausted, sufficient monies must be transferred into this account to fund the proposed 1976 traffic signal program as outlined earlier in this report. If the proposed extension of the downtown parking meter area is approved by Council later this year, the present inoperative parking meters would be reinstalled. The net revenue generated by parking meters at present, along with the additional revenue available from re-installing these idle parking meters, should amount to about $280,000 in 1976. This revenue would cover most of the proposed signal program. If the parking meter area is not extended, then, based on present trends, only about $252,000 would be available from net parking meter revenue. In both cases, it is proposed that the remaining funding required be obtained by transferring monies from the Parking Sites Reserve Fund. In this way, the total estimated costs (350,000) of the 1976 signal program would be covered and extra revenue generated by the By-law Enforcement Officers would be available to fund this new enforcement program as previously planned. The Director of Finance has reviewed the funding aspect of this report and he concurs with it. "

A petition of 821 names was delivered to the meeting in support of installation of a traffic signal at 22nd Avenue and Renfrew Street.

Following discussion it was

RECOMMENDED

(a) THAT traffic signals and devices work indicated in Sections 1, 2, 3, 4 and 5 of the City Engineer's report dated March 23, 1976 be approved.

Cont'd . . .

Clause #1 continued:

(b) THAT funding of the 1976 Traffic Signal Program be established as follows: if the parking meter area is extended in 1976, then $280,000 be allocated from the net parking meter revenue to the Traffic Control Reserve Fund and $70,000 be allocated from the Parking Sites Reserve Fund; if the parking meter area is not extended in 1976, then $252,000 be allocated from the net parking meter revenue to the Traffic Control Reserve Fund and $98,000 be allocated from the Parking Sites Reserve Fund to the Traffic Control Reserve Fund.

2. Request for Pedestrian Activated Signal at 22nd Avenue and Victoria Drive

The Commission considered a report dated March 24, 1976 (copy circulated) from the City Engineer in response to a requested pedestrian activated signal at 22nd Avenue and Victoria Drive. The Engineer reported that a signal is not warranted at this intersection based on traffic information and analysis, using the warrant system. Delegations, reports and letters (copies of written reports on file in the City Clerk's Office) supported the request as follows:

Mr. A. R. Currie, Chairman, Lord Selkirk School Consultative Committee
Mr. C. E. Siddall, Principal, Lord Selkirk School
Mr. K. M. MacPherson, Principal, Gladstone Secondary School
Neighbourhood Services Association
Grandview Community Centre
Cedar Cottage Neighbourhood Improvement Program Committee
Alderman Harry Rankin
Vancouver P.T.A.
Arthur Lee, M.P., Vancouver East
Simma Holt, M.P.
Dave Barrett, Bob Williams, M.L.A., Alex MacDonald, M.L.A.

The Chairman of the Cedar Cottage N.I.P. funds advised they would provide the funds necessary to install a pedestrian operated signal but a motion asking the Planner to meet with the representatives to study ways of cost sharing was defeated by the Commission.

Following discussion it was agreed that the Police should be requested to patrol this area more closely and the matter be reviewed again in 1977.

3. Traffic Signal Request - Marine Drive in the Vicinity of Blenheim Street

The Commission considered a report dated March 23, 1976 (copy circulated) from the City Engineer in response to a request for a traffic signal in the vicinity of Blenheim Street on Marine Drive. The Engineer reported that a traffic signal at this intersection, based on the warrant system, is not required at this time.

Delegations and reports (copies of written reports on file in the City Clerk's Office) supported the requested signal as follows:

Mr. T. M. Williams, Southlands Ratepayers Association
Mr. I. W. Workman
Mrs. Pat Hepburn
Principal, Kerrisdale Annex School

Cont'd . . .

Clause #3 continued:

Mrs. Newson
Mr. J. A. Kenmuir
Mr. H. Punt.

Following discussion it was

RECOMMENDED

THAT the City Engineer investigate and report to Council on the feasibility of a flashing red/amber light and a school patrol at the intersection of Blenheim Street and Marine Drive.

4. Request for Patrol Activated Signal at the Intersection of 12th Avenue and St. George Street

The Commission considered a report dated March 22, 1976 (copy circulated) from the City Engineer in response to a request for a patrol activated signal at 12th Avenue and St. George Street. The City Engineer reports that, based on signal warrants, a patrol operated traffic signal is not required at this time. The City Engineer recommends that the current school children patrol be retained and the Park Board be requested to remove one tree on 12th Avenue to improve visibility.

Constable Ells reported that the School Patrol Officers of the Vancouver Police Department support the requested patrol activated signal. However, it was agreed the problem of storage space and visibility for school children gathering at the intersection could be improved if the trees in question were removed and the service pole set back. Under these conditions the Police would be agreeable to the improved intersection conditions, however, they requested that a re-assessment be conducted of this improved situation in about six month's time.

Following further discussion it was

RECOMMENDED

THAT the City Engineer report to Council on costs of removing the trees and replacing the pole at 12th Avenue and St. George Street, including the time factor involved.

5. Bus Stop - 41st Avenue at Beatrice Street

The Commission had for consideration a report from the City Engineer dated March 30, 1976, as follows:

" Eastbound 41st Avenue, bus stops are authorized at Beatrice Street and at Victoria Drive. They are established east of each street.

The stop east of Victoria Drive is the normal transfer stop for patrons wishing to continue north or south on Victoria Drive. The bus stop east of Beatrice Street is actually only one hundred and forty feet west of Victoria Drive and there is a heavy transfer of bus patrons from eastbound to southbound so that transferees find it more convenient to get off at the Beatrice stop and walk around the corner than to continue across Victoria Drive in the bus and walk back.

Cont'd . . .

Clause #5 continued:

The relatively light bus usage from residents of this block of Beatrice Street is well served by both 41st Avenue and Victoria Drive bus services. To facilitate the transfer movement by relocating the bus stop would not, therefore, be unduly detrimental to bus patrons on Beatrice Street, who would have to walk an extra ninety feet to the 41st Avenue bus (eastbound).

It is proposed to extend the authorized bus stop at Victoria Drive to both sides of the intersection (east and west) and cancel the stop at Beatrice Street. "

Following discussion it was

RECOMMENDED

THAT the bus stop on the south side of 41st Avenue at Beatrice Street be cancelled.

INFORMATION

6. Material for Bus Stop Signs

Mr. B. Gascoyne, City Traffic Engineer, reported that the B.C. Transit Authority has the following program in effect for Bus Stop Sign Material:

"All transfer points have metal identification (I.D.) posts and signs. They are presently installing 138 such I.D. signs in the City.

Similarly, on some corridors, where two or more services are in operation, I.D. posts are installed.

The manufacture installation costs for the above signs are approximately $50 to $75. Where the corridor serves one service, wooden posts are used at a cost of approximately $25."

7. Traffic Safety Education

Mr. R. Andrews from the Motor Vehicle Branch reported to the Commission on the Point System and how it functions.

The Commission thanked Mr. Andrews for his informative report.

8. Senior Citizens Pedestrian Safety Lectures

Due to time restrictions this matter was deferred to the next meeting of the Commission.

The meeting adjourned at approximately 10:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 8, 9, 15 & 16

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 29, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 29, 1976 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of April 8 and 15, 1976 were adopted.

RECOMMENDATION

1. Downtown Eastside Community Workers Association - Grant to Attend Conference

Representatives of the Downtown Eastside Community Workers Association were granted permission by the Chairman to appear before the Committee in support of their request for a grant of $1,278.00 to send three representatives to the national conference of the Urban Core Support Network in Montreal on May 4, 5 and 6 of this year. The attached letter, dated April 29, 1976, was distributed at the meeting.

Time had not permitted an evaluation report on this matter to be prepared by the Social Planning Department but a representative of that department did appear at the request of the Chairman and stated Social Planning was not prepared to make a recommendation on the application.

During discussion, it was reported the Metropolitan Council of Churches had very recently agreed to pay the cost of sending one of the delegates; thus reducing the amount required for the other two representatives' attendance to $852.00.

The applicants stated social service type problems and approaches to solving them differ from city to city across Canada and the conference provides a useful exchange of information on institutions and agencies operating in inner city areas and the various strategies employed.

The Committee suggested that at least one of the delegates from Vancouver should be a recipient of services rather than all three delegates being persons who are involved in the dispensation of services.

In response, it was noted that at last year's conference held in Vancouver, those attending were split about 50-50 between workers and recipients of services.

Continued on Page 2. . . .

Clause No. 1 Continued

A note of caution was expressed by a member of the Committee that providing funds for non-staff members to attend conferences could set a precedent.

However, following discussion, it was

RECOMMENDED

THAT Council grant a sum of $426.00 to the Downtown Eastside Community Workers Association to send one representative to the 1976 National Conference of the Urban Core Support Network in Montreal to be held on May 4, 5 and 6.

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FOR COUNCIL ACTION SEE PAGE(S) 10

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

April 29, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 29, 1976, at approximately 3.30 p.m.

PRESENT:	Ald. Bowers, Chairman Ald. Bird Ald. Cowie Ald. Harcourt Ald. Kennedy
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. Selection of Areas - Neighbourhood Improvement Programs - 1976.

The Committee considered a report of the City Manager dated April 20, 1976 (copy circulated) wherein the Director of Planning provides information on the Neighbourhood Improvement Programs to date i.e. priority areas approved by Council, areas designated for N.I.P. since the program began in 1973, levels of funding and staffing and the planning process undertaken in the designated areas. He recommends areas to be selected for 1976 N.I.P. and an appropriate N.I.P. funding request to the senior levels of government.

Mr. R. Youngberg, Associate Director, Area Planning, distributed a chart showing possible re-allocation of staff to undertake future Neighbourhood Improvement Programs (copy circulated).

With respect to the eligible communities, the report states:

"B. Eligible Communities

Of the priority communities listed in the 1974 N.I.P. report, Fairview, Grandview-Woodland, Riley Park, Hastings-Sunrise, and the Kensington area remain as areas needing assistance. Fairview does not meet the N.I.P. standard for neighbourhood stability in terms of future residential land uses and densities. The other remaining areas are eligible. Based on need according to N.I.P. criteria and on the planning carried out by these communities to optimize the N.I.P. in their area, a priority ranking of these communities would be as follows: (1) Grandview-Woodland, (2) Riley Park, (3) Hastings-Sunrise, and (4) the Kensington area. "

The report also noted that the Mount Pleasant area north of Broadway does not meet the criteria for selection.

The City Manager noted that the Director of Planning was requesting temporary N.I.P. staff positions for the Grandview-Woodland and Riley Park Programs. He advised that the Engineering Department does not have the staff to allocate one Engineer co-ordinator for N.I.P. If additional staff is to be approved, some

Clause No. 1 Continued.

funding should be made available for overtime if necessary for an Engineer co-ordinator. Mr. Youngberg advised that all staff costs from any department are cost-shareable to N.I.P.

A Committee member indicated that some sort of local area planning assistance for four to six months should be given to Hastings-Sunrise this year to prepare the area for a Neighbourhood Improvement Program in 1977 and, if necessary, Council should provide the extra funds to do so. Mr. Youngberg stated that it would be desirable to have planners assigned to a number of communities to respond to some of the major problems but they could not do this with existing staff.

Alderman Harcourt put forward the following motion: "That the Director of Planning report back on the extra staff and funding needed to start a local area planning process this year in the Hastings-Sunrise area in preparation for a Neighbourhood Improvement Program in 1977." The motion was defeated with Aldermen Bird, Bowers and Kennedy opposed.

The Committee RECOMMENDED:

A. THAT Council approve in principle the selection of (i) a portion of Grandview-Woodland for a Neighbourhood Improvement Program in 1976 and (ii) if adequate funds are made available by the senior levels of government, Council approve in principle the selection of both Grandview-Woodland and Riley Park.

B. THAT Council approve in principle:

(1) the authority to establish temporary Planning Assistant III and Clerk-Typist positions for Grandview-Woodland;

(2) temporary Planner II, Planning Assistant III and Clerk-Typist positions and a Site Office for Riley Park; and

(3) the provision of necessary engineering services as required cost shareable to the Neighbourhood Improvement Programs.

C. THAT the Federal and Provincial Governments be requested to contribute $4.2 million (Federal $2.8 million and Provincial $1.4 million) for Neighbourhood Improvement Programs for 1976.

D. THAT Council authorize up to $1.4 million as the City's share of the 1976 Neighbourhood Improvement Program(s) from 1966-70 Urban Renewal funds to be varied to the Neighbourhood Improvement Program.

E. THAT the Director of Planning be instructed to report back after the announcement of the level of senior government funding for 1976 N.I.P. with recommendations on the feasibility of undertaking the Riley Park area in addition to Grandview-Woodland and the appropriate boundaries for the areas.

FOR COUNCIL ACTION SEE PAGE(S) 10

DISTRIBUTED TUESDAY

IV

REPORT TO COUNCIL

SPECIAL COMMITTEE RE
U.N. CONFERENCE

May 3, 1976

TO: Vancouver City Council

SUBJECT: Habitat - Additional Projects & Funds

CLASSIFICATION: Recommendation

The Committee had for consideration the following outstanding budget items:

(1)	Cost of City License for Craft Fair to be staged at C.P.R. Station	$ 600.00
(2)	Additional costs for transportation to be provided by the City Engineering Department	2,000.00
(3)	"World of Stanley Park" book to be distributed free of charge to 1500 members of the World Press & U.N. Visitors to Stanley Park	2,350.00
(4)	Additional copies of the City Planning Department Central Area brochure for distribution to Habitat delegates and visitors.	1,200.00

U.N. Activities Co-ordinator for the City, Mr. E. Fladell, advised the Committee had an uncommitted fund balance of $5,000 after meeting a budget of approximately $431,700.00. The items for which approval was now being sought were above and beyond the original commitment. He stressed that some funds should remain in the uncommitted account to meet unexpected emergency situations.

Following discussion, it was

RECOMMENDED

A. THAT an appropriation in the amount of $600.00 in lieu of of City license fees be approved for Festival Habitat for the Craft Fair;

B. THAT approval be given to the following additional projects in connection with the City-sponsored U.N. Habitat activities:

(1)	Transportation costs - rental of City trucks and equipment	$2,000.00
(2)	"World of Stanley Park" book - purchase of 2,000 copies at $1.10 per copy plux 7% tax	2,350.00
(3)	City Planning Department Central Area brochure	1,200.00
		$5,550.00

FURTHER THAT funds for the abovementioned be provided as follows:

$3,000 from the Committee's uncommitted funds

$2,550 overrun from the City Contingency Reserve.

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FOR COUNCIL ACTION SEE PAGE(S) 10 & 11

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 4, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 4, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
SECONDED by Ald. Rankin,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. S/S West 2nd Avenue between Sasamat and Trimble Streets & E/S of Sasamat approximately 120 feet north of West 4th Avenue

An application was received from the Director of Planning to rezone Lot B of 1, Block 138, D.L. 540 being the south side of West 2nd Avenue between Sasamat and Trimble Streets and Lot 7 except A & B of 4, Block 138, D.L. 540 being the east side of Sasamat Street approximately 120 feet north of West 4th Avenue, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

1.	USES:	**Detached One-Family Dwellings not to exceed 7 dwelling units on Lot 7 except A & B of 4, Block 138, D.L.540, and not to exceed 5 dwelling units on Lot B of 1, Block 138, D.L. 540 and customarily ancillary uses.**
2.	FLOOR SPACE RATIO:	**Not to exceed 0.60 and to be measured as in the (RS-1) One-Family Dwelling District Schedule.**
3.	HEIGHT:	**Not to exceed 2 storeys plus basement or cellar.**
4.	OFF-STREET PARKING:	**Two off-street parking spaces shall be provided for each dwelling unit.**

The Director of Planning and the Vancouver City Planning Commission recommended that the rezoning application be approved subject to a number of stated conditions.

Delegations were heard as follows:

cont'd....

S/S West 2nd Avenue between Sasamat & Trimble & E/S Sasamat approximately 120 feet north of West 4th (cont'd)

Mr. R.K. Baker, representing property owners	- view should be preserved as far as possible - developer should file a site plan and detailed sketch drawings showing elevation of houses from various directions - application should be referred back so that residents may consult with officials to ensure requirements requested are embodied in the By-law - questioned the floor space ratio permitted.
Mattie Saar representing a property owner	- concerns re view being obstructed.
Mrs. Whitman	- concerns re additional traffic particularly at exists and entrances - also view being obstructed.
Mr. Devries	- concerned with respect to the tree preservation in the ravine.
Mr. Gruft	- proposed public access to the bottom of the ravine as a neighbourhood amenity.
Mr. Clement	- requested a more specific model showing elevation, perimeters, etc. Would not object providing amenities preserved.
Mr. S.M. Tupper	- concerned with obstructions of view and removal of trees.
Mr. H. Parfitt	- welcomed the development providing view and natural features retained.
Mr. Kenney	- concerned with view obstruction and model only conceptual and therefore subject to change.
Mr. D. Grady, representing Northwest/Point Grey Home Owners' Association	- generally in favour providing such change in zoning would not set a precedent for other types of comprehensive development in the area.
Mr. R. Hooley	- suggested restraint on the project unless rebuilding of Sasamat is included.

In considering the application, the Council members expressed their concern that the officials in reviewing the detailed scheme, have particular regard for preserving the view.

cont'd....

S/S West 2nd Avenue between Sasamat & Trimble & E/S Sasamat approximately 120 feet north of West 4th (cont'd)

MOVED by Ald. Bird,
THAT the rezoning application be approved subject to the following:

(a) That the detailed scheme of development be first approved by the Director of Planning after receiving advice from the Urban Design Panel, and after taking into account the opinions of the residents in the area, having particular regard to the overall design, maximization of useable open space and preservation of views through and around the project, suitable provision of off-street parking, garbage collection facilities and overall landscaping.

(b) All utilities are to be underground including electrical, television cables, telephone, etc., all at the expense of the owner.

(c) Adequate on site drainage facilities are to be provided by the owner satisfactory to the Director of Planning in consultation with the City Engineer.

(d) No vehicular ingress and egress from Sasamat Place.

(e) Prior to the enactment of the By-law, the conditions listed above are to be complied with and the development permit approved within 120 days from the date of the Public Hearing or the approval granted at the Public Hearing shall expire.

- CARRIED UNANIMOUSLY

2. 636 West 10th Avenue

An application was received from Mr. Donald Thomson on behalf of the Cancer Control Agency of B.C. to rezone Lot 7 (Plan 991), Block 379, D.L. 526 situated at 636 West 10th Avenue, from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

USES: Hospital and customarily ancillary uses, subject to the same conditions of development as for the Vancouver General Hospital approved by Council on June 26, 1969.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Council heard a delegation from Mr. J. Heath and Miss G. Andruss expressing concern on the problems of the lane adjacent to her property in respect of traffic, illegal parking, noise and the condition of the lane.

The Zoning Planner was requested to take into consideration, the comments expressed by the delegation with respect to the lane and discuss with the City Engineer in an attempt to resolve the situation.

MOVED by Ald. Harcourt,
THAT the rezoning application by Mr. Thomson on behalf of the Cancer Control Agency of B.C. be approved.

- CARRIED UNANIMOUSLY

The Mayor suggested that the Director of Planning may wish to examine the zoning for the hospital area and report at some future date to Council on the matter.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:15 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 4, 1976, adopted on May 11, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 6, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 6, 1976, at 7.35 p.m. at the Kitsilano Secondary School, 2550 West 10th Avenue, Vancouver, B.C., for the purpose of holding a Public Hearing to amend the Zoning and Development By-Law.

PRESENT: Alderman Boyce (Deputy Mayor)
Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips (Civic Business)

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt

THAT the Council resolve itself into Committee of the Whole, Alderman Boyce in the Chair, to consider proposed amendments to the Zoning and Development By-Law.

- CARRIED UNANIMOUSLY

REZONING APPLICATIONS

1. Former CPR Right-of-Way - Area Generally located between Arbutus and Chestnut Streets, approximately 300 feet North of Cornwall Avenue

Consideration was given to the application received from Mr. Jim Lowden on behalf of Marathon Realty Co. Ltd., to rezone Lots A-J, D.L. 526, Plan 15855, being the former CPR Right-of-way and the area generally located between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District.

The proposed (CD-1) By Law will restrict the form of development as follows:

1. USES: Townhouses not to exceed 3 dwelling units on Lots A - H, D.L. 526, Plan 15855, and not to exceed 5 dwelling units on Lots I - J, D.L. 526, Plan 15855
Off-Street Parking
and Customarily Ancillary Uses.

2. FLOOR SPACE RATIO: Shall not exceed:

(a) 1.2 on each lot of Lots A to H, D.L. 526, Plan 15855;

(b) 1.25 on each lot of Lots I to J, D.L. 526, Plan 15855

and to be measured in accordance with the (RS-1) One-Family Dwelling District Schedule.

3. HEIGHT: Not to exceed 3 storeys plus cellar nor 30 feet

cont'd....

Former CPR Right-of-Way - Area Generally located between Arbutus & Chestnut Streets approximately 300 feet North of Cornwall (cont'd)

4. OFF-STREET PARKING: 1 off-street parking space shall be provided for each dwelling unit.

Conditions attached to any approval of the application are as follows:

a) That the detailed scheme of development be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress and off-street parking, garbage collection facilities and provision of useable outdoor space.

That prior to the enactment of the (CD-1) By-Law the owner is to comply with the following conditions:

i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction

ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City.

iii) That the owner submit a satisfactory undertaking to Council in writing to give the City $60,000.00 of which $33,000.00 will be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue and the remaining $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, the approval granted at the Public Hearing shall expire.

b) Further recommended that when the (CD-1) By-Law is enacted, that Council resolve to make an application under the Provincial "Power and Telephone Line Beautification Fund Act" to underground the B.C. Hydro line on Creelman Avenue.

c) The Director of Planning further recommends:

That Section 2 of the (CD-1) By-Law be amended by adding the words "each lot of" and be inserted immediately before the words "Lots A to H" and Lots I to J".

The application is recommended for approval by the Director of Planning and the Vancouver City Planning Commission.

Delegations were heard as follows:

Mr. Bruce Yorke - asked several questions, and answers were given by the officials

Mr. Steve Zibin (2023 Creelman) - appeared asking clarification of conditions attached to this rezoning, and expressed concern about any proposal to establish overhead power lines in the area.

cont'd....

Former CPR Right-of-Way - Area Generally located between Arbutus & Chestnut Streets approximately 300 feet North of Cornwall (cont'd)

Mr. Klaus Schmid (1365 Laburnum) - expressed concern respecting overhead wiring and felt that Marathon Realty should be required to pay for the underground wiring involved.

He also felt that the Company still should be required to grant the City a lot as was in the original proposal.

Mr. Schmid pointed out that the Right-of-Way was thought to be zoned (RT-2) but it now appeared that the zoning was, in fact, (RS-1). (This was confirmed by the Planning Department).

Mr. Garfield Cross - appeared expressing strong opposition to any overhead wiring and said wiring should be put underground by Marathon Realty.

After further discussion, it was

MOVED by Ald. Rankin,
THAT this application be deferred for discussion later this evening after studying the application for rezoning in respect of Kitsilano Point.

- CARRIED UNANIMOUSLY

2. Kitsilano Point Zoning - Area Generally bounded by Ogden, Chestnut, Cornwall, Arbutus to McNicoll Streets and Maple Street, excluding the former CPR Right-of-Way

Consideration was given to the application of the Director of Planning to rezone the area generally bounded by Ogden, Chestnut, Cornwall, Arbutus to McNicoll Streets and Maple Street, excluding the former CPR Right-of-Way.

i) To establish a new District Schedule to be known and described as (RT-2A) Two-Family Dwelling District (Duplex and Semi-Detached).

ii) To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) from (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.

iii) To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street, from (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.

iv) To rezone the lots approximately 60 feet north of Cornwall Avenue between Maple Street and approximately 132 feet east of Cypress Street from (C-2) Commercial District to (C-2B) Commercial District.

cont'd....

Kitsilano Point Zoning
(cont'd)

The application is recommended for approval by the Director of Planning and the Vancouver City Planning Commission.

In the information submitted by the Planning Department, the differences between (RT-2) Two-Family Dwelling District and the proposed (RT-2A) Two-Family Dwelling District are noted.

Delegations were received as follows:

Mr. Steve Zibin (2023 Creelman) - expressed concern that developments in this area should conform to the character of the housing round about, in order to ensure compatibility.

Mr. Zibin made other comments.

At this point, it was noted that some changes had taken place in the information before Council at this meeting to that which was furnished a month previously for the public.

Considering the need for general availability of up-to-date information on both the application involving the CPR Right-of-Way and the application in respect of the Kitsilano Point area, it was

MOVED by Ald. Cowie,
THAT this Public Hearing in respect of the various zoning matters before Council at this date be adjourned until such time as full and up-to-date information in each case is available for Council and the public.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:20 p.m. to reconvene on these rezoning applications and to continue this Public Hearing at some future date, when full and up-to-date information in respect of the applications will be available to the Council and the public.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 6, 1976, adopted on May 18, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 11, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council meeting of May 4, 1976, the Minutes of the Special Council meeting (Court of Revision) of May 4, 1976, and the Minutes of the Special Council meeting (Public Hearing) of May 4, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Enforcement of Fire By-law Outside the Core Area

Council on April 6, 1976, when considering Alderman Volrich's motion and the hearing of delegations on Fire By-law enforcement outside the core area, deferred the matter to the Council meeting of May 11, 1976, at which time additional reports would be available from the Standing Committee on Housing and Environment and the Provincial Fire Marshal.

Council had the following for consideration this day:

(a) Alderman Volrich's motion of April 6, 1976

(b) Report from the Provincial Fire Marshal on the Vancouver Fire By-law #2193 dated May 11, 1976, and other relevant material.

(c) Clause 1 of the report of the Standing Committee on Housing and Environment dated April 29, 1976.

As previously agreed to by Council, the following representations were made:

- Mr. R. Dolman, Rental Housing Council of B.C. addressed Council and filed a brief protesting the harshness of the requirements of the Vancouver Fire By-law particularly with respect to

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law
Outside the Core Area (cont'd)

requirements for sprinklers in apartments and lodging houses, as well as other requirements which the Rental Housing Council of B.C. consider excessive.

- Mr. B. Eriksen, Downtown Eastside Residents' Association, addressed Council in favour of the requirements of the Vancouver Fire By-law and urged that Council enforce it outside the core area as has previously been done in the Downtown Eastside.

- Mr. B. Bargemen, Renters United for Secure Housing, spoke in support of enforcement of the Fire By-law outside the core area. He suggested that a grant or loan fund be established to assist apartment and rooming house owners in upgrading their premises to meet the Fire By-law requirements.

- Mr. M. O'Neill, Grandview Tenants' Association, filed a brief opposing Alderman Volrich's motion and urging Council that the standards of the Fire By-law be enforced City-wide.

- Mr. B. Yorke, Vancouver Tenants' Council, spoke in favour of the Fire Chief's recommendations re sprinklers or two fully enclosed stairwells. He is opposed to Alderman Volrich's motion, however, he would support a study in principle. He suggested that representations be made to the Attorney-General to amend the offending sections of the Landlord and Tenant Act and a grant of $500.00 be made to tenants' organizations to travel to Victoria with this delegation.

- Mr. F. Cottman representing a committee elected by tenants at 1101 Nicola Street and 975 Chilco Street, filed a brief opposing the expensive upgrading which would be required of existing apartment buildings outside the core area to conform to the Fire By-law. His brief contained a number of recommendations for Council's consideration. He also quoted a number of statistics from various cities in Canada with respect to fire experiences under more relaxed By-laws than the Vancouver one.

- Mrs. H. Bautovich representing the owners/tenant of Sherwood Lodge, submitted a brief stating that implementation of By-law #2193 would have serious financial and social impacts on the residents of this building. All suites with the exception of of the caretaker's suite are occupied by owners of whom all but one are retired and all but three are senior citizens . The majority are on fixed incomes or mincome.

- Mr. W.L. Inglis, Highland Consultants Ltd., filed a brief supporting the provisions of the Fire By-law, indicating that the cost of upgrading a suite to meet these requirements is much less than that cited by some of the previous delegations.

Fire Marshal H.K. Jenns, author of 'A Study of City of Vancouver Fire By-law No. 2193', referred to the following sections of his report dated May 11, 1976:

CONCLUSIONS.

Any professional Fire Officer realizes the inherent danger resulting from the rapid spread of fire, smoke, and fumes throughout a building via unprotected vertical and horizontal shafts such as open stairways and corridors.

In residential occupancies, this danger is accentuated by the number of persons gathered together within a building, whilst being separated into virtual isolation from each other by their private right of domicile.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law
Outside the Core Area (cont'd)

The main causes of fire are man, woman and child whether it be by indifference, carelessness or fires of incendiary origin. Therefore, in the effort to protect the individuals right to the preservation of life, from what might be described as one of the worst types of death, some form of economic hardship may be brought about.

Close scrutiny of the applicable Code, Standards and Acts, supports this basic right of safety for each individual, by categorically stating the need for separate means of egress, enclosed stairways, rated corridors, alarm systems and emergency lighting.

Therefore, it is found that Sections 38, 39, 41, 43, and 43B, of the Fire By-Law are consistent with the present day standards, acceptable to fire authorities throughout the North American continent.

In the setting of standards, every authority has endeavored to avoid requirements which might involve unreasonable hardships on owners of buildings. However, when dealing with an existing structure, it must be recognized that some hazards to life just cannot be ignored. The Life Safety Code, National Building Code, National Fire Code, and the Fire Marshal Act, have all attempted to include some flexibility to allow the authority having jurisdiction, to provide such alternate measures where necessary to overcome a particular hazard.

In the applicable by-laws studied, this same flexibility once more becomes apparent as each authority has attempted to allow some deviation to offset unnecessary hardships. However, it also became apparent that of the 13 by-laws appended to this study, that deviation from the enclosed stairway principle was allowed only by 5 authorities. As previously mentioned in the discussion, not all authorities were able to supply applicable by-laws, however, once again most supported the enclosed stairway principle in their written submissions.

A fire separation is a construction assembly that acts as a barrier against the spread of fire. This assembly does not necessarily have to have a fire resistance rating, where protected by a sprinkler system. Its main function is to provide separate atmospheres and thus reduce the liklihood of all atmospheres becoming contaminated at the same time by a single fire. In dealing with these separations, the introduction of a sprinkler system removes the need for a fire resistance rating of the assembly, but does not justify the removal of the separation. Unless specifically designed (Sprinkler-Vent Method) sprinklers are incapable of preventing the spread of hot gases of combustion where no separation exists. There are alternative ways of achieving separate atmospheres, other than by continuous shaft stairways. One being the erection of a separation in corridors between open stairways.

In providing separate atmospheres, in a manner other than that prescribed by modern day codes, still leaves a hazard to life, by requiring the occupants of an affected atmosphere to pass through what could well be a contaminated area to reach a place of safety. Therefore, it is of paramount importance that evacuation in the case of life take place prior to the complete atmosphere becoming contaminated.

To this end, all individuals retain their basic right to an early warning of a fire occurring within a structure.

Section 37 is not consistent with the National Building Code.

In reviewing Section 40(a) it was felt that the Fire By-Law in an attempt to provide for a viable alternative to Section 38, thus off-setting unnecessary hardships to building owners, has inadvertantly denied the occupants their basic right as previously mentioned.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law
Outside the Core Area (cont'd)

In the case of Section 42 it was found that the provisions of a fire alarm system is dependent upon the height and use of a building. This is not consistent with recognized national fire standards which provides for the need to consider height, use, arrangement and number of occupants within a particular building classification.

The first paragraph of Section 43A ties the requirement for emergency lighting, to height, square footage of floor areas and to public stairways and corridors where to provision of natural illumination has been excluded. In todays society, it must be recognized that many buildings are being used on a community basis, in addition to their basic intended use after the hours of daylight. The provision of illumination by natural light into a corridor or stairway is dependent upon the hours of daylight available. The use of such corridor and stairways to provide a rapid means of egress from a building must not be restricted in any way. Therefore, the provision of illumination whether natural or artificial must be maintained at all times.

In finalizing this study, it should be pointed out that every effort has been made to comply with councils request, contained within the motion of November the 18th, 1975. However, it was felt that certain restrictions were necessary to the broad terms of reference, in an effort to prevent the basic issues from becoming obscured. To this end, it was considered irrelevant to include statistics regarding fire deaths, as these are readily available in printed form from both Federal and Provincial Agencies.

Whilst appearing to overlook the request for providing alternative means of fire protection, this aspect has been closely studied. It was found that to consider any alternate other than previously discussed, would seriously compromise the minimum standard of safety.

RECOMMENDATIONS.

I Amend Section 37 so as to be consistent with the National Building Code of Canada.

II Where the provisions of Section 40(a) apply, in addition to the requirements for a sprinkler system,

provide for a separation between exits, so as to maintain two separate atmospheres at all times, and

that provision be made for the installation of approved product of combustion detectors, interconnected to the Fire Alarm System.

III Amend Section 42. so as to provide for fire alarm requirements consistent with the National Building Code of Canada.

IV Delete the first paragraph of Section 43A and provide for each building required by Section 42 to have a fire alarm system, to install emergency lighting in all means of egress.

V Provide for an appeal procedure from such orders as the Fire Chief may issue under the Fire By-Law, relevant to Sections 37 through 43B.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Enforcement of Fire By-law
Outside the Core Area (cont'd)

MOVED by Ald. Volrich,
THAT further consideration of this matter be deferred until the June 1st, 1976, meeting of Council, at which time the Assistant Director of Inspections and Enforcement Division, in conjunction with the Fire Chief, report to Council on some alternative methods to the requirements of Section 38 of the Fire By-law, as well as comments on the representations made before Council today.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in #3 Committee Room, reconvened in open session at approximately 4:55 p.m., everybody present with the exception of Alderman Boyce (ill).

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CITY MANAGER'S AND OTHER REPORTS

Finance Matters
(May 7, 1976)

Tender No. 761 - Selection of General Contractor for Contract 761 (Landscaping and Paving in Area 6, False Creek)
(Clause 5)

The Mayor indicated he wished permission to abstain from voting on this item because of conflict of interest.

MOVED by Ald. Bowers,
THAT the Mayor be given permission to abstain from voting on this Clause.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
THAT representations be heard from Jack Cewe Ltd., and any other involved delegations who wished to speak.

- CARRIED UNANIMOUSLY

Mr. Wm. L. Johnson, Vice-President, Jack Cewe Ltd., addressed Council and submitted a brief. This brief put forward arguments as to why Jack Cewe Ltd., as low bidder, should be awarded the contract for landscaping and paving in Area 6, False Creek. At this time, Mr. Johnson also submitted a detailed schedule on a street to street basis with respect to this contract.

Mr. D.J. Bird, President, B.C. Road Builders Association, filed a letter commenting on the City's tendering procedures. The letter stated that the tendering procedures followed over many years by the City of Vancouver has established the City as a leader for British Columbia municipalities in this regard. The B.C. Road Builders Association supported the recommendations of the City Manager contained in this Clause.

A representative of Standard General Construction briefly addressed Council and advised that his Company had submitted with their tender a street by street schedule with respect to this contract.

The City Engineer and another representative of his Department, reviewed the situation with respect to this tender for the information of Council.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 7, 1976) (cont'd)

Tender No. 761 - Selection of General Contractor for Contract 761 (Landscaping and Paving in Area 6, False Creek)
(Clause 5) (cont'd)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this clause be approved, subject to approval of the 1976 Capital Budget - False Creek.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

(The Mayor abstained from voting on this Clause)

Submitted for consideration by the City Manager in this Clause was the matter of selection of paving material for Area 6, False Creek. The report detailed the varying costs of the proposed materials and also pointed out that there would be significantly higher maintenance costs if quartzite flagstone paving were used.

Mr. D. Sutcliffe, Development Consultant, False Creek, addressed Council on this matter.

MOVED by Ald. Volrich,
THAT concrete be used as the paving material for Area 6, False Creek.

- CARRIED

(Aldermen Cowie and Harcourt opposed)

(The Mayor abstained from voting on this Clause)

Report of Standing Committee on Finance & Administration, April 8, 1976

Possibility of New Capital Program to be presented to the Voters in 1976 (Clause 1)

Pay-As-You-Go vs. Five Year Capital Plan (I(i))

MOVED by Ald. Volrich,
THAT this Clause of the Standing Committee and the City Manager's report dated May 7, 1976, be received and referred back to the Standing Committee on Finance and Administration for consideration when the report of the Director of Finance on pay-as-you-go financing is before the Committee later this month.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

Appeal - Retention of Dwelling Unit
2765 East 46th Avenue

Council on April 27, 1976, when dealing with a City Manager's report (Building and Planning matters) dated April 23, 1976, on the above matter, deferred consideration of the report for two weeks pending Mr. Motiuk discussing with his clients, the possibility of the tenants of the premises making application under the Hardship Policy for retention of the basement dwelling unit.

The City Clerk advised that a letter has been received from Mr. Motiuk indicating he has been instructed by his clients to withdraw the application for retention of the dwelling unit.

cont'd....

UNFINISHED BUSINESS (cont'd)

Appeal - Retention of Dwelling Unit
2765 East 46th Avenue (cont'd)

MOVED by Ald. Rankin,
THAT the report of the City Manager dated April 23, 1976, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Pub - 1445 East 41st Avenue

Council noted a request from the New Horizons Club at Menno Court to appear before Council on the matter of the Molly Hogan pub which was approved by Council on April 15, 1976.

MOVED by Ald. Bird,
THAT the delegation request from the New Horizons Club be granted.

- CARRIED UNANIMOUSLY

2. Grant Request towards Luncheon for Annual Conference

The Canadian Association for Young Children in a letter dated April 29, 1976, requested that Council host a luncheon at an estimated cost of $10,400 at their annual conference to be held in Vancouver in November, 1976.

MOVED by Ald. Bird,
THAT the letter from the Canadian Association of Young Children be received and no further action taken.

- CARRIED UNANIMOUSLY

3. Grant Request - Participation in XXI Olympiad - Montreal

Council had for consideration a request from the Panjab Cultural Association dated May 3, 1976, requesting a grant of $3,000 to assist with a cultural presentation at the Montreal Olympics.

MOVED by Ald. Bird,
THAT the letter from the Panjab Cultural Association be received and no further action taken.

- CARRIED UNANIMOUSLY

4. Appointment of Chairman and Vice-Chairman - Family Court Committee

Council noted a communication from the City Clerk dated May 6, 1976, advising that the Family Court Committee recommends that Mr. Tony Mears and Christine Dryvynsyde be appointed Chairman and Vice-Chairman respectively for 1976.

MOVED by Ald. Volrich,
THAT the above appointments be approved.

- CARRIED UNANIMOUSLY

5. Rezoning of Property - 3583 West 40th Avenue

Submitted for consideration was a letter from Mr. T.K. Johnston requesting an opportunity to appear before Council with respect to Council's decision at a recent Public Hearing to rezone his property at 3583 West 40th Avenue.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Rezoning of Property - 3583
West 40th Avenue (cont'd)

MOVED by Ald. Rankin,
THAT the delegation request from Mr. T.K. Johnston be granted.

- LOST

(Aldermen Bird, Bowers, Marzari, Volrich and the Mayor opposed)

A tie vote having resulted, the motion by Alderman Rankin was declared LOST.

6. Sunset Ice Skating Rink

Council noted a letter from Mr. J.T.P. Wong dated April 26, 1976, requesting to appear before Council with respect to the construction of the Sunset Ice Skating Rink.

MOVED by Ald. Volrich,
THAT the delegation request from Mr. J.T.P. Wong be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
MAY 7, 1976

Works & Utility Matters
(May 7, 1976)

The Council considered this report which contains four Clauses identified as follows:

Cl. 1: Watermain Installation - 1976 Capital Budget
Cl. 2: Rank City Wall Properties Ltd. - Request to Maintain Decorative Lighting Standards on City Streets
Cl. 3: Vancouver Centre Development - Request to Install Decorative Lighting
Cl. 4: Tenders for Street Lighting Contract No. 110

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 7, 1976)

Size of Playing Field, Area 6,
False Creek (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(May 7, 1976)

Parade in Central District -
Chinatown (Clause 1)

MOVED by Ald. Bird,
THAT the request of the Chin Wing Chun Tong Society to hold a parade in Chinatown on May 23, 1976, be approved;

FURTHER THAT a grant of $500 be approved to cover the cost of temporary signing and barricading as well as extra street cleaning.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Cowie and Harcourt opposed)

MOVED by Ald. Kennedy,
THAT the request of the Chin Wing Chun Tong Society to hold a parade in Chinatown on May 23, 1976, be approved;

FURTHER THAT a grant of $250 be approved to cover the cost of temporary signing and barricading as well as extra street cleaning.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Finance Matters
(May 7, 1976)

The Council considered this report which contains seven Clauses identified as follows:

Cl. 1: Secretarial Staff - Law Department
Cl. 2: Investment Matters (Various Funds) March 1976
Cl. 3: Police Communications Centre Staffing
Cl. 4: 1976 Capital Budget - False Creek
Cl. 5: Tender No. 761 - Selection of General Contractor for Contract 761 (Landscaping and Paving in Area 6, False Creek)
Cl. 6: Park Board 1976 Revenue Budget - Report to Council of the New and Non-Recurring Items
Cl. 7: Broadway Pentecostal Benevolent Association and Kiwanis Senior Citizens Housing Projects - Provincial Elderly Citizens Housing Aid Act Grants

The Council took action as follows:

Clauses 1, 2, 3, 4 and 7

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

Tender No. 761 - Selection of General Contractor for Contract 761 (Landscaping and Paving in Area 6, False Creek) (Clause 5)

For Council action on this Clause, see page 5.

Park Board 1976 Revenue Budget - Report to Council of New and Non-Recurring Items (Clause 6)

MOVED by Ald. Bowers,
THAT Council approve the 1976 Park Board Revenue Budget of new and non-recurring items as submitted to Council this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(May 7, 1976)

MOVED by Ald. Harcourt,
THAT Mr. V. Warren, Permits & Licenses Department, be granted leave of absence for thirteen days with pay from July 14 to July 30, 1976, in order to participate as team manager of Canada's Olympic Field Hockey Team.

- CARRIED UNANIMOUSLY

B. Civic United Nations Conference Program - Handicraft Fair

The Council had for consideration a Manager's report dated May 5, 1976, with respect to a Civic United Nations Conference Program Handicraft Fair to be held on the Concourse Level of the C.P.R. Station at Cordova Street.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Family Housing in Three Storey Apartments

Council had for consideration a report of the City Manager dated May 7, 1976, in which the Director of Planning submitted for consideration the matter of family housing in three storey apartments.

The Director of Housing gave an oral presentation detailing proposals he has received from developers which if approved, could produce 264 units of family housing.

The Director of Planning also addressed Council on this matter.

MOVED by Ald. Bird,
THAT the proposals with respect to 264 units of family housing detailed orally this day by the Director of Housing be approved in principle with a detailed report back to Council for consideration and approval;

FURTHER THAT Council request the Director of Housing to remain in the service of the City of Vancouver.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, April 8, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Possibility of New Capital Program to be Presented to the Voters in 1976
Cl. 2: Computerization - Election Results

The Council took action as follows:

Possibility of New Capital Program to be Presented to the Voters in 1976
(Clause 1)

For Council action on this Clause, see page 6.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, April 8, 1976 (cont'd)

Computerization - Election Results (Clause 2)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Housing and Environment, April 29, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Fire By-law - Upgrading of Hotels & Apartments
Cl. 2A: Appeal re Fire By-law - 1055 Harwood and 1246 Cardero Streets
Cl. 2B: Emergency Lighting Order - Fire By-law 680 East 5th Avenue (McDonald House)
Cl. 3: Procedure for Developing Senior Citizens' Housing Sites on City-owned Lands
Cl. 4: Disposition of City-owned Lot in 600 Block East 6th Avenue (Coast Foundation Society)
Cl. 5: Extension of Deadline for Purchase of City-owned Land for West End Multi-Purpose Service Centre - B'nai B'rith Foundation & Netherlands Association

The Council took action as follows:

Fire By-law - Upgrading of Hotels and Apartments (Clause 1)

For Council action on this Clause, see page 1.

Clauses 2A, 2B, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT Clauses 2A and 2B be received for information and the recommendations of the Committee contained in Clauses 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, April 29, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Theatre in the Park - Insurance Fund
Cl. 2: 1976 Supplementary Capital Program

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

(Ald. Bowers was opposed to Clause 1)

IV. Report of Standing Committee on Community Services, April 29, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Information Centres - Grant Request
Cl. 2: Tax Buyers - By-law to Regulate
Cl. 3: The Health of Vancouver - Special Report

The Council took action as follows:

Information Centres - Grant Request (Clause 1)

MOVED by Ald. Rankin
THAT this clause be deferred for one week pending the hearing of a delegation from Information Services Joint Committee as requested.

- CARRIED UNANIMOUSLY

Tax Buyers - By-law to Regulate (Clause 2)

MOVED by Ald. Rankin
THAT this clause be deferred pending the hearing of delegations from Downtown Eastside Residents' Association, B.C. Discounters Association, Consumer Action League and First United Church as requested.

- CARRIED UNANIMOUSLY

The Health of Vancouver - Special Report (Clause 3)

MOVED by Ald. Rankin
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Planning and Development, April 29, 1976

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Cedar Cottage Proposed Rezoning in the Vicinity of the Victoria/Commercial Diversion
Cl. 2: Development Proposal in the 1000 Block Robson
Cl. 3: Policy on Low Density Multiple Housing in RS-1 Areas
Cl. 4: Enclave 1 - Champlain Heights
Cl. 5: Chinatown Planning Program

The Council took action as follows:

Clauses 1, 2, 4 and 5.

MOVED by Ald. Bowers
THAT the recommendations of the Committee, as contained in Clauses 1, 4 and 5 be approved, and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Policy on Low Density Multiple Housing in RS-1 Areas. (Clause 3)

MOVED by Ald. Bowers
THAT consideration of this Clause be deferred to the next meeting of Council on May 18, 1976.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Planning and Development (May 3, 1976)

Downtown Transportation Plan: Smithe-Nelson Couplet (Clause 1)

Council, on April 27, 1976, deferred a report of the City Manager, dated April 23, 1976, on the Smithe-Nelson couplet, pending a Public Meeting being held in the West End under the direction of the Planning and Development Committee.

The Council noted the above-mentioned report of the Standing Committee and considered the Manager's Report of April 23, 1976 in which the City Engineer recommended implementation of the Smithe-Nelson Couplet, as described in the report; the City Manager concurred in the recommendation.

MOVED by Ald. Bowers
THAT the report of the Standing Committee on Planning and Development be received, and the recommendation of the City Manager and the City Engineer, as contained in the Manager's report of April 23, 1976, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VII. Report of Standing Committee on Community Services (May 6, 1976)

Neighbourhood Pub Application - 3590 West 41st Avenue (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Rate Controls over Charter Limousines)

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Construction of Pavement and Curbs - Jellico Street from S.E. Marine Drive to Kent Avenue.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District, (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned CD-1 (Comprehensive Development) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less that two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1976, as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Cont'd)

2. Construction of Pavement and Curbs - McLean Drive from 2nd Avenue to 3rd Avenue.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

Cont'd...

MOTIONS (Cont'd)

Construction of Pavement and
Curbs - McLean Drive from
2nd Avenue to 3rd Avenue (Cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less that two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1976 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

3. Construction of Pavement and
Curbs - Heather Street from
70th Avenue to S.W. Marine Drive

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and
Curbs - Heather Street from
70th Avenue to S.W. Marine Drive (Cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less that two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1976 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

4. Construction of Pavement and
Curbs - Victoria Drive from
19th Avenue to Victoria Diversion

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Curbs - Victoria Drive from 19th Avenue to Victoria Diversion (Cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $212.28;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1976, as if the said lot were used for residential purposes, that is to say, the annual sum of $70.75;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

5. Construction of Pavement and Curbs - 72nd Avenue from Granville Street to Osler Street.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project'

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Curbs
72nd Avenue from Granville Street
to Osler Street (Cont'd)

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318 $171.28

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1976 as if it were used for residential purposes, that is to say:-

Lot 1, Block 12, District Lot 318 $57.07

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Cont'd)

6. Construction of Pavement and Curbs on Osler Street from 70th Avenue to lane North, and Curbs and Gutters on Osler Street from lane North of 70th Avenue to 67th Avenue.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned RM-3 (Multiple Dwelling District) under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Curbs on Osler Street from 70th Avenue to lane North, and Curbs and Gutters on Osler Street from lane North of 70th Avenue to 67th Avenue (Cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned RM-3 (Multiple Dwelling District) is $49.48 for a period of fifteen years;

AND WHEREAS the Assessment Commissioner is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less that two-thirds of all of its members hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1976 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOULSY AND BY THE REQUIRED MAJORITY

7. Construction of Pavement on lane South of Broadway from Birch Street to Oak Street.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned RM-3 (Multiple Dwelling District) under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned RM-3 (Multiple Dwelling District);

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement on
lane South of Broadway from
Birch Street to Oak Street (Cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $51.34;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1976 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1976 only. The difference in the said amounts shall be provided out of the general funds on the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

8. Construction of Street Lighting
S.E. Marine Drive from Elliott
Street to Hartley Street.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

Cont'd...

MOTIONS (Cont'd)

Construction of Street Lighting
S.E. Marine Drive from Elliott
Street to Hartley Street (Cont'd)

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law, to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law, abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$109.90
Bal. 1	-	65 N.Pt.	258 & 329	46.97
-	-	66 W.½ N. of R of W	258 & 329	83.43
A	-	69	258 & 329	52.21
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used of industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1976 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
A	1	65 N.Pt.	258 & 329	$ 51.29
Bal. 1	-	65 N.Pt.	258 & 329	21.92
-	-	66 W.½ N. of R of W	258 & 329	38.93
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre & Ex. R of W & Ptn. lying S. thereof	258 & 329	29.43

Cont'd...

MOTIONS (Cont'd)

Construction of Street Lighting
S.E. Marine Drive from Elliott
Street to Hartley Street (Cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

9. Construction of Street Lighting
S. E. Marine Drive from Duff
Street to Elliott Street.

MOVED by Ald. Sweeney
SECONDED by Ald. Bird

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court or Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Cont'd...

MOTIONS (Cont'd)

Construction of Street Lighting
S.E. Marine Drive from Duff
Street to Elliott Street (Cont'd)

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less that two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1976 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Blk.	D.L.	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1976 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOTIONS (Cont'd)

10. B.C.Hydro - Bus Services & Fares

On May 4, 1976, Alderman Rankin submitted a Notice of Motion, which was seconded by Alderman Harcourt, on the matter of B.C. Hydro bus services and fares. Upon suggestion, and with the agreement of Council, the motion was amended by deleting the third paragraph in the preamble. It was, therefore,

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT WHEREAS a reasonable formula of service and cost for the use of public transit has been adopted by British Columbia Hydro and Power Authority in the last few years, such that patronage has increased significantly, especially during rush-hour periods;

AND WHEREAS increases in bus fares and cuts in service will decrease the patronage of public transit and result in the increase in the use of private automobiles during the congested rush-hour period;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council request that British Columbia Hydro and Power Authority take no action to cut bus services or increase bus fares before meeting with the Vancouver Council and staff.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Harcourt, and recognized by the Chair:

MOVED by Ald. Harcourt

THAT WHEREAS the City of Vancouver has endorsed the Greater Vancouver Regional District's Livable Region Plan, which calls on Vancouver to de-emphasize downtown office growth in favour of establishing other regional town centres, namely in Burnaby, New Westminster, West Vancouver, Coquitlam, Surrey and Richmond;

AND WHEREAS Federal and Provincial Governments and agencies should help reinforce the formation of alternate town centres;

THEREFORE BE IT RESOLVED THAT:

1. The Federal Government be urged to stop development of the Georgia and Hamilton block and relocate Federal office facilities to the other regional town centres;

2. The Provincial Government and the Insurance Corporation of British Columbia Board of Directors reconfirm their commitment to relocating ICBC headquarters to the New Westminster town centre;

3. The Provincial Government and B.C. Hydro Board of Directors be requested to not construct any office space in downtown Vancouver, but construct, instead, any additional office requirements in the other regional town centres.

(Notice)

ENQUIRIES & OTHER MATTERS

'Going-Out-of-Business' Sales

Alderman Sweeney

referred to certain individuals setting themselves up as companies, conducting 'Going-out-of-Business' sales, and then dissolving the company after the sale so that guarantees and complaints cannot be made.
The Mayor requested the Director of Legal Services look into the matter, and to see if the City's By-laws could prevent this practise.

Parking Tickets - Community Music School.

Alderman Cowie

referred to the number of parking tickets given out during the official opening of the Community Music School, which seemed unnecessary.

Temporary Experimental Building at Habitat Forum.

Alderman Harcourt

referred to an application by H.U.D.A.C. to construct a temporary experimental building at the Habitat Forum for the Conference, and were requested to post a $2,000 bond by the City officials.
The Alderman felt the bond was not necessary and the Mayor asked the City Manager to follow up the matter with the appropriate department.

The Council adjourned at 7.50 p.m.

The foregoing are Minutes of the Regular Council Meeting of May 11, 1976, adopted on May 18, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installation - 1976 Capital Budget

The City Engineer reports as follows:

"To upgrade an old watermain grid system south of 57th Avenue and East of Fraser Street and to maintain fire protection for the Walter Moberly School at Ross Street and 59th Avenue, the following main replacements are required.

WATER WORKS PROJECT 610

Street	From	To
58th Avenue	Prince Albert Street	Ross Street
59th Avenue	Prince Albert Street	Knight Street
Windsor Street	57th Avenue	59th Avenue
Ross Street	57th Avenue	59th Avenue

The estimated cost for this project is $115,000.

70% of the proposed installations replace old and leaking 4-inch steel mains; the remaining installations replace 6-inch C.I. pipe of inadequate carrying capacity.

I RECOMMEND that Project 610 be approved and that the required funds of $115,000 be appropriated for this work from the 1976 Water Works Capital Budget, Account 128/7905, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Rank City Wall Properties Ltd. - Request to Maintain Decorative Lighting Standards on City Streets

The City Engineer reports as follows:

"The City has received a request from Christopher Ballyn, architect, on behalf of Rank City Wall Properties Ltd. to maintain four Royal Centre type decorative lights on the City sidewalk on the south side of Georgia Street east of Thurlow Street and on the east side of Thurlow Street, south of Georgia Street, abutting their new building at 1090 West Georgia Street. This lighting is supplemental to the existing street lighting and matches the decorative lights installed under agreement with the City on the north side of Georgia Street in front of the MacMillan Bloedel and the Royal Centre Buildings.

As has been the case with other developments, the developer is prepared to enter into an agreement covering the capital cost and ongoing operating costs of this decorative lighting.

The City Engineer recommends that permission be granted to Rank City Wall Properties Ltd. to maintain four decorative light standards, adjacent to their building on Georgia and Thurlow Streets, subject to the following conditions:

(a) Rank City Wall Properties Ltd. enters into a standard encroachment agreement, amended to require the developer to pay the capital cost and annually, in advance, the ongoing operating costs of the lights as estimated by the City Engineer; also the cost of any alteration, relocation, replacement or removal of the lights deemed necessary by the City Engineer.

(b) The Director of Legal Services and City Engineer be authorized to sign a satisfactory agreement on behalf of the City."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Vancouver Centre Development - Request to Install Decorative Lighting

The City Engineer reports as follows:

"The City has received a request to install approximately eleven Granville Mall type decorative lights on the City sidewalk along Georgia Street from Granville St. to Seymour St. and south along Seymour St. abutting Vancouver Centre's property. This lighting will be supplemental to the existing street lighting on these streets.

As has been the case with other developments, the developer is prepared to enter into an agreement covering the capital cost and ongoing operating costs of this decorative lighting.

The City Engineer recommends that Vancouver Centre Development Limited be allowed to install approximately eleven Granville Mall type decorative light fixtures subject to the following conditions:

a) Vancouver Centre enters into a standard encroachment agreement, amended to require Vancouver Centre to pay the capital cost and, annually in advance, the ongoing operating costs of the lights, as estimated by the City Engineer; also the cost of any alteration, relocation, replacement or removal of the lights deemed necessary by the City Engineer.

b) The Director of Legal Services and City Engineer be authorized to sign a satisfactory agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing be approved.

4. Tenders for Street Lighting Contract No. 110

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 110 were opened April 20, 1976 and referred to the City Engineer for tabulation and report.

The following is a tabulation of the tenders received for the installation of street lighting on Contract No. 110:

C.H.E. Williams Co. Ltd.	$155,953.22
Ricketts-Sewell Electric Ltd.	$159.057.15

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1975 Street Lighting Capital Budget.

The City Engineer RECOMMENDS that

(a) the contract for the installation of street lighting on Contract No. 110 be awarded to C.H.E. Williams Co., Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services;

(b) The Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bond be returned to the unsuccessful tenderer."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 60

BUILDING & PLANNING

INFORMATION

1. Size of Playing Field, Area 6, False Creek.

This report is in response to the following:

A letter from Mr. G. M. Morris, General Manager of Vancouver Board of Trade dated March 18, 1976 regarding the size of playing field, Area 6, False Creek - in which the Board of Trade recommended that the playing field now being built in Phase 1 of dimensions 170' by 350' be replaced with one with dimensions of 225' by 360' - on which the Development Consultant has been requested to report through the City Manager to Council. (See Appendix I).

A resolution of the joint committee of Vancouver City Council, School Board and Park Board, March 26, 1976 in which it was recommended "that planning Phase 2 in False Creek include sufficient space for at least one regulation sized Canadian football playing field (225' by 360')" - forwarded to the Development Consultant by the City Clerk under date of April 13, 1976.

The False Creek Project Manager reports as follows:

"Park Design Phase 1

Council on December 10, 1975 considered a report from the Development Consultant on the nature and character of the proposed public space development in Phase 1, made certain amendments to the report, and approved specific criteria including the following:

"that the public spaces be more passive than active and that there be no major buildings and no more major facilities".

This criteria was followed in the recommendations for the development of the public park areas which was endorsed by Council and by the Park Board in May, 1975.

Playfield Phase 1

The playfield in the public park area was designed for joint use by the school and by the general public and designed for all sports and games compatible with the passive park concept.

The playfield is 170' by 350'.

This size was selected by the Co-ordinating Architect and approved by the Development Consultant and the Park Board staff following a review of the official specifications for sizes of playing fields for the range of sports anticipated.

For each sport there is a range of sizes.

The size selected meets all the minimum specifications for size and some of the maximum specifications. It is very much larger than the size required by the school. The playfield is suitable for all soccer, football, rugby, grass hockey, softball and baseball at the recreational levels - the only exception being what the Park Department define as the "organized sport groups", that is the "professional" or "major" league sport groups.

Clause No. 1 Continued.

The largest size, that is 225' by 360' would attract the "organized sport groups", which we felt was not compatible with the passive concept of the park design.

More particularly we believe that the size (170' by 350') and the location of the playfield will result in the optimum use of ground space for the maximum number of people.

Construction is now well advanced on the park development, and although it would be possible at some expense to relocate and enlarge the playfield, this is not recommended.

School Lawn Play Area Phase 1

In addition to the playfield there is another play area on the north side of the school which is approximately 160' by 240' intended for joint use by the School and general public for the informal pick up sport activities rather than full team games.

This provides an additional area for sports.

Playfield Phase 2

We have noted the resolution of the joint committee of Vancouver City Council, School Board and Park Board requesting that the planning of Phase 2 include sufficient space for at least one playing field 225' by 360'.

This request has been passed on to the Design Team for Phase 2 whose proposals will be presented for consideration by Council in the third week in May, 1976.

It should be noted that the Design Team for Phase 2 has been requested to consider a predominantly residential scheme of 750 dwelling units plus 5 to 6 acres of neighbourhood park, as well as park and civic building options. It will take considerable ingenuity to fit a 1½ acre playfield into 5 or 6 acres of a neighbourhood park system. It would be easier to fit it into a park and civic building plan. However, we have asked the Design Team to consider the matter and will report their findings to Council in the third week in May."

The City Manager submits the above report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 60

A-6

MANAGER'S REPORT, May 7, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Parade in Central District - Chinatown

The City Engineer reports as follows:

"In a letter dated March 15, 1976, Dr. H.K. Chen, Chairman of the Chin Wing Chun Tong Society, requests a grant be made from Council to help defray the expenses of a parade to be held on Sunday, May 23, 1976 in Chinatown to celebrate their 50th Anniversary.

The parade, with 100 participants conducting a lion dance and setting off fireworks, will be approximately half a block in length; the routing of the parade is as follows.

The parade and celebrations commencing at 12:30 p.m. from 160 East Pender, will proceed east on Pender, south on Gore, west on Keefer, then reversing, east on Keefer, north on Gore, west on Pender to Carrall and return to the starting point, with celebrations terminating at 4:30 p.m.

Being on a Sunday, the parade has been approved by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will be readily accommodated.

Temporary signing and barricading will be required for this parade as well as extra street cleaning. It is estimated that the cost of this work will be $500.

Should Council decide in favour of Dr. Chen's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the source of funding for this grant will be provided from contingency reserves."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 61

FINANCE MATTERS

RECOMMENDATION

1. Secretarial Staff - Law Department

The Administrative Analyst reports as follows:

"On March 23rd, 1976, Council approved the following recommendation of the City Manager:

> "That the Administrative Analyst examine the secretarial staff in the Law Department to determine whether additional secretarial staff will be required and, that the City Manager be authorized to approve the same if so recommended."

Having examined the work distribution among the secretarial staff in the Law Department and, after discussion with the Director of Legal Services, the Administrative Analyst advises that a re-distribution of the workload, including that emanating from the new By-law Prosecutor, in conjunction with the use of an automatic typewriter, would preclude the need for additional secretarial staff.

The cost of this equipment is approximately $15,000.

The Administrative Analyst RECOMMENDS that funds be provided for the purchase of an automatic typewriter for the Law Department.

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Administrative Analyst.

2. Investment Matters (Various Funds) March 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of March 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
March						
1	Bank of Montreal	Mar 5/76	$ 500,493.15	$ 500,000.00	4	9.00
2	Mercantile Bank of Canada	Mar 4/76	2,001,013.70	2,000,000.00	2	9.25
5	Mercantile Bank of Canada	Mar 8/76	2,001,397.26	2,000,000.00	3	8.50
15	Bank of British Columbia	Mar 18/76	3,002,460.82	3,000,000.00	3	9.98
18	Toronto Dominion Bank	Mar 22/76	500,539.73	500,000.00	4	9.85
	Bank of British Columbia	Mar 25/76	500,958.90	500,000.00	7	10.00

Cont'd . . .

Clause #2 continued:

24	Royal Bank of Canada	Mar 25/76	2,000,534.25	2,000,000.00	1	9.75
25	Bank of Nova Scotia	Mar 29/76	500,547.95	500,000.00	4	10.00
	Mercantile Bank of Canada	Mar 26/76	1,000,000.00	999,740.00	1	9.50
26	Provincial Bank of Canada	May 28/76	1,017,950.68	1,000,000.00	63	10.40
29	Toronto Dominion Bank	May 27/76	1,016,746.30	1,000,000.00	59	10.36
31	Bank of British Columbia	Jun 1/76	1,526,524.11	1,500,000.00	62	10.41
	Royal Bank of Canada	Aug 3/76	1,035,102.74	1,000,000.00	125	10.25
			$16,604,269.59	$16,499,740.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures						
March							
25	City of Van. 10.00%	Dec 16/94	$350,000.00	94.50	$330,750.00	18/9	10.685
29	City of Van. 5.75%	Oct 15/77	4,000.00	94.75	3,790.00	1/6	9.460
			$354,000.00		$334,540.00		

3. CEMETARY CARE FUND (PURCHASES)

	Debentures						
25	City of Van. 6.0%	Jun 15/80	$ 1,000.00	88.00	$ 880.00	4/3	9.500
	City of Van. 5.5%	Mar 1/79	1,000.00	90.00	900.00	2/11	9.500
	City of Van. 4.5%	Jan 15/77	12,000.00	92.00	11,960.00	-/10	9.400
			$14,000.00		$13,740.00		

4. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures						
March							
25	City of Van. 4.5%	Jan 15/78	$14,000.00	92.00	$12,880.00	1/10	9.40
	City of Van. 4.5%	Jan 15/79	14,000.00	92.00	12,880.00	2/10	9.40
			$28,000.00		$25,760.00		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts & Government Notes	$60,546,784.44	$58,835,487.50

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Cont'd . . .

3. Police Communications Centre Staffing

The Chief Constable and City Engineer report as follows:

"The new Police Communications Centre went into operation on 21 March, 1976 using the existing 665-2211 emergency number. After 1 May, 1976, this Centre also received Fire and Ambulance calls on the 9-1-1 emergency number. This report describes the need for training of backup-relief operators and hiring of additional temporary help required during the start-up period.

TRAINING FOR BACKUP-RELIEF OPERATORS

Although a substantial improvement in response to calls from the public has occurred, maintaining this level of response through peak periods has been difficult because of a shortage of trained backup staff. These shortages occur because of holidays and sickness of regular staff and staff turnover.

Only four people are trained for backup to the regular Centre staff of forty-five civilian communications operators. Since this is shift work with high mental pressure, the demand for temporary backup staff for sickness relief often exceeds supply. With the holiday season approaching, the demand for temporary replacement operators will be more severe; ten temporary operators will be required for holiday relief.

Training is also required to provide coverage during staff turnovers. When a permanent employee leaves, a replacement cannot be hired until the position is vacated. The new operator is then unavailable for one week while undergoing training; this causes a reduction in the level of service to the public. In the old Communications Centre, these demands were met by drawing policemen from the Patrol Division. In the new Centre, however, special communications training is required and funding for this cost was not provided in the original estimates requested in October, 1974.

To prevent the staff shortages described above, a training program is required to train approximately 24 people per year to be available as a backup replacement pool of 9-1-1 telephone operators. This will require an increased cost of $12,000 in the Police Department's operating budget.

EVALUATION OF PERMANENT STAFF REQUIREMENTS

When designing the Centre, staff levels were estimated on the call loads experienced with the old equipment. The call loads are now 15% higher and the permanent staff assigned to the Centre has a problem covering periods of peak work load. Staff reorganization and continual on-the-job training will reduce this problem but a detailed examination of the required staff levels is necessary. This examination will be carried out by Police Department staff over the next six months when the work load stabilizes and a further report will be made to Council.

During the 9-1-1 advertising campaign early this month, a significant number of calls may result from citizens testing the new emergency number. This has been the pattern in other major cities but no estimate can yet be given of the volume. It is expected that such an increase will continue throughout May, 1976.

A further increase in calls for emergency services will result from the Habitat conference which will bring approximately 15,000 - 20,000 visitors to Vancouver. Several of the Communications Centre staff have been assigned to Habitat to assist in the organization's emergency communications.

No allowance for this temporary increase was made in previous staff estimates. In order to deal with staffing to meet peak work loads and call volumes expected in the transition to 9-1-1 and the Habitat conference, authorization is requested for the hiring of ten temporary communications operators as required for a maximum of three months to provide an increase of two operators per shift in the Centre.

Cont'd . . .

Clause #3 continued:

The temporary staff to deal with the increased call volumes expected during the initial period of 9-1-1 and the special activities associated with Habitat will be hired only as required and it is expected the costs will not exceed $30,000. Any unexpended funds will be returned to contingency reserve when the system load stabilizes.

The Comptroller of Accounts advises that if this report is approved, the source of funding will be Contingency Reserve.

The Chief Constable and City Engineer RECOMMEND:

(a) That funds totalling $12,000 be provided in the Police Department's Operating Budget for the training of relief and replacement operators;

(b) That funds totalling $30,000 be provided in the Police Department's Operating Budget for 10 temporary Communications Operators for a three month period."

The City Manager RECOMMENDS that the above report of the Chief Constable and the City Engineer be approved.

4. 1976 Capital Budget - False Creek

The False Creek Project Manager reports as follows:

" Introduction

On July 7, 1974, Council, following a public hearing, approved the rezoning of Area 6 False Creek and on December 2, 1974 approved the Area 6 Phase 1 and Phase 2 Front End Expenditures report. This report itemized the City's portion of all costs to assemble and prepare and fully service the property for development.

On February 25, 1975, Council also approved the False Creek Capital Budget for 1975 and reviewed the 1976-1977 schedules.

Review

The Phase 1 program for the period 1974-1976 i.e. to completion, is within budget. The operations and capital budgets were reviewed by the Budget Review Committee and the budget included in this report included adjustments made during the Review.

Summary of 1976 Phase 1 Budget

The Phase 1 expenditure schedules for 1976 are consistent with the projection made last year. In 1975, it was forecasted the expenditures in 1976 to complete Phase 1 to be $4,064,000. and this year, they are expected to be $3,641,000. The difference arises from various transferred amounts and is summarized as follows:

1975 Forecast for 1976		$4,064,000.
Laurel St. Crossing, downward adjustment	$300,000.	
Contingency transferred to Phase 2, downward adjustment	$223,000.	
	$523,000.	
		$3,541,000.
Consulting budget-transfer from Phase II to Phase I		100,000.
1976 Budget		$3,641,000.

Cont'd . . .

Clause #4 continued:

Purpose

The purpose of this report is to seek approval for the False Creek Capital Budget for 1976.

The total budgetted expenditures for 1976 amount to:

Phase 1	$3,641,000.
Phase 2	$ 35,000.

An additional budget for Phase 2 as detailed herein will be requested for 1976 if Council adopt an Area Development Plan. Note that Phase 2 figures are estimates, to be confirmed when the plan is developed and approved.

It is recommended that:

(a) The 1976 False Creek Area 6 Capital Budget be approved as presented in this report i. e. Phase 1-$3,641,000. Phase 2-$35,000. The details of these appropriations are provided in Appendix A-E, which also includes the operating budget which is capitalized.

(b) The source of funds for financing the 1976 False Creek Area 6 Capital Budget be the CMHC $10,000,000. approved loan with the False Creek Interim Financing Reserve being used as a temporary source of funds if necessary."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Project Manager be approved.

CONSIDERATION AND RECOMMENDATION

5. Tender No. 761 - Selection of General Contractor for Contract 761 - (Landscaping and Paving in Area 6 - False Creek)

The City Engineer reports as follows:

"RECEIPT OF BIDS

Tenders for this project were received on Monday, March 29, 1976, and were referred to the City Engineer for tabulation and report to the City Manager.

The bids were as follows:-

Jack Cewe Ltd.	$1,495,639.11
Standard General Construction Limited	$1,579,398.65
Columbia Bitulithic Limited	$1,693,531.13
Imperial Paving Limited	$1,742,985.50

The difference between high and low bidder is about 15% indicating competitive bidding, and the lower bids are within budget. The City is in a position to award the contract and proceed with the works.

NATURE OF WORK

Contract 761 is for the paving, landscaping and street lighting of the streets in Phase I, Area 6, and for some improvements to 6th Avenue. This work is based on designs produced by Thompson, Berwick, Pratt and Partners, the architectural firm commissioned to design Phase I and the construction budgets were established on T.B.P.'s preliminary designs. The bids are within the construction budget but, because of the nature of the design, the streets of Phase I will cost about three times the cost of an average Vancouver residential street. Maintenance will be similarly more expensive and the cost of future maintenance will be borne out of general revenues by the City-at-large.

Cont'd . . .

Clause #5 continued:

PAVING MATERIAL

In an information report submitted to Council on March 19, 1976, prior to the tender closing date, the Engineering Department said it would include alternates in the paving contract in order that the City would have some choice regarding pavement surfacing without requiring re-tendering of the contract.

Quartzite stone is proposed for some of the pedestrian streets and plazas in Phase I and is very expensive. A comparison of the construction costs based on averages of the bid unit costs are as follows:

	Cost per sq. yd.	Total Cost for 6,500 sq. yd.
Quartzite Flagstone	$49.58	$322,270
Asphalt	$ 4.92	$ 31,980
Concrete	$14.02	$ 91,130

NOTE:
These comparisons are for the quartzite roadways only - about 4,500 sq. yd. of quartzite sidewalk is also included in the project.

The maintenance of quartzite is expected to be much more expensive than conventional pavements. For example, street cleaning is estimated to be at least twice as expensive, restoration of utility cuts about four times as expensive, not including the problem of stocking these additional materials and developing expertise in the skills required to repair them.

The matter of the initial capital cost of stone is dealt with further by the Development Consultant and Council has been made aware of this previously. The matter of the significantly higher maintenance costs is now being brought to Council's attention for CONSIDERATION in view of Federal and City anti-inflation programs.

The Development Consultant Comments:

The streets are designed partly as pedestrian streets and plazas, both of which are an integral part of the public park system. This is one of the innovative and hopefully attractive features of the False Creek design.

The success of the Phase I concept depends upon a clear identification of the pedestrian streets and plazas as public places through a change of material and a change of surface in selected areas. The pedestrian streets are not average Vancouver residential streets.

There is a relatively small proportion of the street system which is identified as pedestrian streets and plazas with the special street treatment of quartzite flagstone.

The quartzite flagstone is restricted to those pedestrian streets and plazas which are designed for pedestrians with no vehicles permitted (except emergency).

The few pedestrian streets where vehicles will also travel are finished in concrete.

The quartzite flagstone is about the same cost as brick which has been used in local neighbourhood improvement programs such as Gastown and Kerrisdale.

The cost of the street system including the pedestrian streets and plazas is within the budget established in March, 1975 prior to design and equally important, the costs are recovered through the ground leases.

At the time of the design competition, the option was available of requiring the developer to build the streets with the costs recovered in the same way. However, we chose the option that the City would build the streets with recovery of costs.

Cont'd . . .

Clause #5 continued:

The sponsors, who are paying for the improvements through the ground lease, have the expectation of the pedestrian streets and plazas concept as an extension of the streets and public parks system.

CONSTRUCTION DIFFICULTIES

The Engineering Department has been involved in all aspects of the civil work in the redevelopment of Area 6 including site preparation, roads and utilities construction (water, sewer, hydro, gas, telephone, etc.), and park construction, and we know of the construction difficulties peculiar to Area 6. While our work was in progress the two building contractors began their work and it became clear to everyone that Phase I would require a high degree of cooperation if the various time and cost targets were to be met.

The main difficulty is the shortage of space. The buildings are very close together and the adjoining streets are very narrow (about one-half the average residential street width) with no lanes or other means of access. The landscaping and paving of the streets in Area 6 will be very difficult for everyone because it will proceed while building construction is in progress, and it will compound the problems of access we are already experiencing. From a construction viewpoint, it is preferable to delay street paving until all buildings are complete, but for many reasons this delay is not in the City's best interests.

Since the building contractors and the paving contractor must work elbow-to-elbow, in competition for the same limited street space, it is absolutely essential that, from the outset, the various contractors cooperate in their work. The entire False Creek project will be in jeopardy if major disputes occur, since disputes and construction delays will undoubtedly result in higher housing costs and rents.

There will be disputes regarding damage to new works. It will be impossible to protect the street paving from damage, but, before work begins it must be clear that the paving contractor is responsible for any and all damage and he must take the necessary steps to protect the new works.

The paving contractor, however, must not protect his new paving by simply closing the street because the building contractors, in many cases, would be left with no access. The various contractors will seek compensation if they are delayed through no fault of their own and Contract 761 includes provision for such claims where costs rise due to time delays.

In addition, the Development Consultant is anxious to have many of these buildings occupied during the term of this contract. This will create further scheduling problems in maintaining access.

Since the City has a heavy involvement with both the paving and building contractors and the various housing developments, it is in the City's interest to minimize the conflicts. Contract 761 is written so that it is clear where the responsibilities lie and that extra costs, resulting from scheduling problems, must be allowed for in the bids. We did not want to encourage unusually high tenders and so we asked that the tenderers fully acquaint themselves with the project in order that cost-savings could be found.

CONSTRUCTION SCHEDULES

The simultaneous construction of the streets and the buildings can occur with minimum disruption if the work proceeds according to agreed upon schedules. The building contractors can phase their work so that they don't find themselves without access during critical construction periods, and the paving contractor can look for ways in which to keep his costs to a minimum knowing his work will be interrupted by the building contractors' activities. The required scheduling is done best by the building and the paving contractors themselves.

The scheduling and cooperation will cause the street work to be done in a less efficient manner than a 'normal' street and the costs will be higher. Therefore, it was important that the schedules be drawn up before tendering, in order that the paving contract tenderer be fully cognizant of the problem and extra costs he will encounter, and in order that he can adjust his unit prices accordingly.

Cont'd . . .

Clause #5 continued:

Because of the benefits of having the contractors draw up the schedules, Contract 761 has no specifically stated time limits in which the work shall be done or on which liquidated damages may be assessed. Rather, Contract 761 states that the tenderer must supply the schedules, worked out with and agreed to by the building contractors and subject to the approval of the City Engineer. These schedules are included in the contract, defining the term of the contract and therefore the basis on which to assess liquidated damages.

Contract 761 specifically called for detailed, street-by-street schedules, acceptable to the building contractors, to accompany the tender and warned that failure to comply gave the City the right to reject a tender. The detail of the required schedules was clearly defined, as the following item indicates.

> *'These schedules shall be completed in sufficient detail that the street works adjoining each lot can be isolated into commencement, substantial completion of each component and final completion. Any closure to traffic shall be shown and have the concurrence of the Building Contractors or an explanation thereof and these closures shall be minimized. A schedule showing, for example, grading of a large area - two weeks, will not be accepted.'*
>
> *(Special conditions - Item 4, Contract 761)*

Importance of Schedules

(a) Ensure tenderer has considered the unique problems of Contract 761 and has made due allowance in his bid.

(b) Ensure tenderer has talked to the building contractors and is willing to cooperate with them.

(c) Specify proposed time limits of work in order that the City can have the project finished when specified.

(d) Make the contract valid.

SUMMARY OF CONTRACT 761

1. Contract 761 called for two, equally important submissions:

   (i) Unit prices and total amount tendered.
   (ii) Detailed construction schedules.

2. Twice the normal tendering time period was allowed.

3. The necessary cooperation will probably be reflected in higher construction costs. The bids must be carefully examined as to adequate scheduling.

4. It is in the City's interest to ensure that the various contractors cooperate.

JACK CEWE LIMITED

Jack Cewe Limited was the low bidder by $83,759.11 but their tender was incomplete because they neglected to include satisfactory schedules. A letter was included in their tender, which they have called a schedule, but no dates are given, no construction time lengths are given for a major portion of the work, and little detail is given beyond what was supplied to them in the tender documents.

We are concerned about Jack Cewe Limited's tender not only because the schedules are missing, but because in their letter they say that it is impossible for them to provide a completely detailed schedule for the completion of this work.

Cont'd . . .

Clause #5 continued:

In addition, they make the following statements:-

'Here it will be necessary that the builders can agree to give over these streets, at least in part, and in a logical sequence so that our work may proceed.'

'In view of the fact that the use of these streets is absolutely essential for the builder in order to continue his work, our schedule is dependent upon when he can give over these streets to us and whether or not the City of Vancouver will permit the builder back upon our finished work.'

(NOTE: The underlining is ours)

The Engineering Department agrees that the Contractor must take over parts of the streets in a 'logical sequence' and that the schedule is dependent on the building contractors' activities. But Contract 761 asked that these schedules be determined before tender so that bids may be adjusted in anticipation of the difficulties and delays. Jack Cewe Limited is saying they will do this after they get the contract. At that time agreement will be difficult since, without a doubt, the scheduling will cause costs to rise.

Regarding the statement about the City permitting the builder back upon the finished work, there is no question that the builder must be allowed back since, in many cases this will be his only access. In addition, the street contractors' obligations, in this regard, were stated clearly in the documents.

'The contractor shall note that the Building Contractors may require deliveries, and have no authority to drop these deliveries on the street, nor have any workmen permission to park vehicles on the street. Due to the extremely crowded conditions the contractor is expected to continue the spirit of cooperation which exists. However, the Contractor is responsible for maintaining his works in good repair and replacing damaged sections and should govern himself accordingly.'

(Special Conditions - Item 8, Contract 761.)

The last sentence recognizes that there will be extra costs in maintaining or replacing completed works, but the City does not intend to arbitrate disputes as to how the damage occurred, and the City will only accept a first class job in good repair. The paving contractor is responsible. Apparently, these costs were not included in Jack Cewe Ltd.'s bid.

The work described in Contract 761 will be difficult, not so much because it is unusual and complicated, but because the site and working conditions will be so difficult. The importance of the schedules and their effect on cost cannot be overlooked. The Engineering Department is of the opinion that, while Jack Cewe Ltd.'s bid appears to offer the City an $83,159 saving, it will likely cost the City and other concerned parties more in the long run because the lack of scheduling will cause problems and delays for which the contractors will charge and be paid extras.

RECOMMENDATION OF A CONTRACTOR

The LAW DEPARTMENT advises that Jack Cewe Limited did not meet the terms of the call for tender as no schedule was supplied with the tender, and therefore no term was given with which to enter into a contract. If this contract were of a size which could be awarded by a civic official, Jack Cewe Ltd.'s bid would be rejected on the basis that there is a fundamental omission in the tender.

The Development Consultant Notes:

IMPLICATIONS FOR FUTURE RESIDENTS

The Development Consultant has arranged for residents to move in as each of the 15 housing projects are completed, commencing in July and extending through the Fall to next Spring.

To delay occupancy would mean higher costs plus serious disruptions to transit planning, school start-up, etc, and personal disappointments.

Cont'd . . .

Clause #5 continued:

It is therefore essential that the paving contractor agree to the carefully worked out scheduling procedure described in Contract 761.

To give a Contractor the opportunity to delay the paving work until it suits him, rather than our future residents, would have serious consequences in the start-up to the new community.

The Development Consultant strongly supports the selection of a paving contractor who will meet the scheduling requirements laid down in Contract 761.

In summary, the apparent low bidder failed to meet the tendering requirements specifically called for, whereas three other tenders succeeded. In addition, the absence of this schedule implies that he had not included in his tender the extra costs associated with working in cooperation with the building contractors and with the extra costs of maintaining the work as it is completed.

The ENGINEERING DEPARTMENT is concerned that the City treat all tenderers fairly and preserve its reputation with the construction industry. A selected contractor must have met the terms of the tender, without qualifications.

In our opinion there should be no opportunity for Jack Cewe Ltd. to submit the missing schedules after the closing time for receipt of tenders since provision of schedules after tenders have been opened and all other bids are known constitutes improper and unfair tendering practice and is contrary to City Policy.

CONSIDERATION OF PAVING MATERIAL

The selection of paving material is referred to Council for its consideration.

SOURCE OF FUNDS

The DIRECTOR OF FINANCE advises that funds for these works are included in the 1975-1976 False Creek Capital Budget. The 1976 False Creek Capital Budget is being submitted to Council and approval of this report is subject to approval of necessary streets funding within the 1976 False Creek Capital Budget.

The City Engineer RECOMMENDS:

A. A unit price contract for the landscaping and paving of Area 6, False Creek (Contract #761) be awarded to Standard General Construction Limited in the amount of $1,579,398.65, (or the appropriate figure depending on selection of paving material).

B. A contract satisfactory to the Director of Legal Services be entered into.

C. The City Treasurer return the Bid Bonds of the unsuccessful tenders."

The City Manager submits the matter of the significantly higher maintenance costs of quartzite flagstone paving for the CONSIDERATION of Council and RECOMMENDS that the above recommendations of the City Engineer be approved, subject to Council's approval of the 1976 False Creek Capital Budget.

Cont'd . . .

CONSIDERATION

6. Park Board 1976 Revenue Budget, Report to Council of the New and Non-Recurring Items

The Director of Finance reports as follows:

"Enclosed are listings of the items comprising the Parks Board 1976 budgeted new and non-recurring requirements for Income Operations in the amount of $250,000, and for other than Income Operations in the amount of $450,000, submitted by the Parks Board under cover of their letter dated April 27, 1976, in accordance with Council's resolution of April 13, 1976 when approving the 1976 Revenue Budget, which reads as follows:

"That the Parks Board submit to Council a detailed list of items it proposes to be funded from within the projected $450,000 N.N.R. budget."

It will be noted that the last item on Page 7 of the enclosed communication is entitled "unallocated" and is funded at $29,200. it is explained by the Parks Board that this amount has been held unallocated for contingency purposes, pending the firm pricing of the other items, after which any remaining balance will be allocated for other known needs, as yet unfunded.

This report is submitted for the CONSIDERATION of City Council as requested."

The City Manager submits the report of the Director of Finance for Council's CONSIDERATION.

INFORMATION

7. Broadway Pentecostal Benevolent Association and Kiwanis Senior Citizens Housing Projects - Provincial Elderly Citizens Housing Aid Act Grants

The following report has been received from the Director of Finance.

"Council, when considering the question of grants in lieu of taxes for various religious and charitable organizations, questioned why the Broadway Pentecostal Benevolent Association had not received funding of any kind from the Provincial Government under the Elderly Citizens Housing Aid Act, and also questioned the same for the Kiwanis Senior Citizens Housing Project on Marine Drive.

The Broadway Pentecostal group did not receive, nor did they apply for Provincial funding under the Elderly Citizens Housing Aid Act, but rather received a 95% loan (under Section 15 of the National Housing Act) from Central Mortgage and Housing Corporation. The reason for not requesting Provincial funding, as we have ascertained from the Executive Director of the Society, is that the Association carried out a housing survey in 1973 and discovered that many of the applicants requiring housing were above Mincome. However, at the time, Provincial requirements for the ECHAA 1/3rd Grant required that occupants income not exceed 115% of Mincome. Since the Broadway Pentecostal group wished to house those prospective tenants in the grey area above Mincome, they did not apply for Provincial funding.

With respect to the Kiwanis Senior Citizens Housing Project on Marine Drive, our Tax Office has been advised that they have applied for the 1/3rd Grant and as far as we know have received approval of the Grant."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 57 & 61

A-8

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence With Pay - V. Warren, Department of Permits & Licenses

The Director of Personnel Services reports as follows:

"Mr. V. Warren, City Poundkeeper, is the manager of Canada's Olympic Field Hockey Team. A letter has been received from the Canadian Field Hockey Association requesting extra leave for Mr. Warren to ensure his availability during the coming Olympic Games in Montreal.

Over the past two years Mr. Warren has used all of his annual vacation to participate as team manager in preparation for the 1976 Olympics, in 1974 attending two international competitions, one in New Zealand and the other in Argentina and in 1975 attending the Pan American Games.

Mr. Warren's 1976 vacation entitlement has been committed to a pre-Olympic European tour, and to pre-Olympic training in Montreal, and he will be short thirteen working days during the period (July 14 to July 30) necessary to fulfill his commitment as team manager during the Olympic games. Due to the time commitment necessary to fulfill the function of team manager, Mr. Warren will relinquish his position of Team Manager at the conclusion of the 1976 Olympic Games.

While there are no provisions in the Personnel Regulations to cover leave of absence with pay while participating or managing an athletic event, Council has in the past granted leave of absence with pay to City employees involved in Olympic and International competition. Examples of those occasions follow:

October 1970	- World Handball Championship in Dublin, leave with pay for seven working shifts, Fireman R. Willson.	-approved
January 1971	- Pan American Games, two weeks, leave with pay, Neil Ellett, Assessment Division.	-approved
July 1971	- B.C. Centennial 71 Voyageur Canoe Pageant, leave with pay, August 5 - 13, R. Jackson, Permits & Licenses Department.	-approved
June 1972	- 1972 Olympic Games, Munich, Germany, leave with pay, August 15 - September 12, Lieut. B. Lowes.	-approved
July 1972	- World Cup Trials (Soccer), leave with pay, August 23 - September 8, N. Ellett, Assessment.	-approved
May 1973	- 1973 World Fireball Championships, ten days leave with pay, J. Winsor, City Planning Department.	-approved
July 1973	- World Fireball Sailing Championships, Torbay, England, leave with pay, September 10 - 21, J. Winsor, City Planning Department.	-approved
April 1975	- Olympic Sailing Trials, leave with pay, June 7 - 18, J. Winsor, City Planning Department.	-approved

Clause #1 (Cont'd)

In view of the foregoing City Council may wish to give favorable consideration to granting Mr. V. Warren, Permits & Licenses Department, thirteen days leave of absence with pay from July 14 to July 30, 1976, in order that he complete his commitment as manager of Canada's Olympic Field Hockey Team."

The City Manager submits the foregoing report of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 62

MANAGER'S REPORT

May 5, 1976

TO: Vancouver City Council

SUBJECT: Civic United Nations Conference Program
Handicraft Fair to be Held on the Concourse Level of the Canadian Pacific Railway Station at Cordova Street

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"The handicraft fair was first suggested in the Social Planning Department's recommendation to City Council dated February 10, 1975. This recommendation was approved by the special committee re the U.N. Conference which submitted this approval in the form of a recommendation dated February 24, 1975.

On March 11, 1975 City Council approved a budget which included an appropriation of $5,000 for the handicraft fair.

However, at no point does it appear that the City was called upon to specifically resolve that an appropriate agreement be entered into for the use of the railway station premises with Canadian Pacific Limited. We are now in receipt of such a form of agreement.

It is therefore recommended that City Council approve the execution of an agreement between the City, Canadian Pacific Limited and Marathon Realty Company Limited relative to the City's use of the railway station during the Habitat Conference and including, inter alia, provision by the City for liability insurance for death, personal injury and property damage in an amount not less than $1,000,000."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62

MANAGER'S REPORT

7 May, 1976

TO: Vancouver City Council

SUBJECT: Family Housing in Three Storey Apartments

CLASSIFICATION: CONSIDERATION.

The Board of Directors of the City of Vancouver Public Housing Corporation received a report from the Director of Housing dated April 7, 1976 on the status of the family housing proposal calls and directed that the matter be referred to City Council for their consideration and action.

The Director of Planning reports as follows:

"In October, 1975, C.M.H.C. indicated that some $300 million might be available for family housing development across Canada. They also indicated that priority would be given to those developments which had received municipal approval and could commence construction prior to December 31, 1975. The Director of Housing reports that from discussions with C.M.H.C. he concluded that three storey apartment buildings could be an acceptable form for the purposes of family housing under the National Housing Act.

In October, 1975 a proposal call was made by the Director of Housing requesting proposals for dwelling units for families. The advertisement is attached as Appendix I.

Seven proposals were received containing approximately 209 units at a cost of $8.7 million. A description of each proposal is contained in Appendix II.

The Director of Housing then made application to C.M.H.C. for capital funding and to the Province of British Columbia for the appropriate sharing of the required continuing operating subsidy. No formal commitments to operating subsidies have been received from the Province.

On October 27th and 28th the Director of Housing sent memos to the Director of Planning with a request for comments on the 7 proposals. The memos included a preliminary sketch drawing for the proposal at Glen Drive and 8th Avenue, and a coloured photograph of the type of building being produced, noting that all seven proposals were similar.

Planning Department staff analysed the sites and noted that the sketch proposals appeared to conform with zoning regulations for RM-3 district schedules. At this point a Development Permit Application could have been made as an outright use. However, the Planning Department drew particular attention to the unsuitability of the proposed accommodation for families with young children.

The Planning Department responded on November 5, 1975 noting the following points:

'(a) All sites appear to be suitable for the physical form of development proposed.

(b) We would recommend restricting apartment heights to three storeys in accordance with buildings in existing neighbourhoods.

(c) For your information, several proposed sites, particularly sites "c" and "d" in the Grandview-Woodland area, are located in areas in which existing residents have already been asked to accept family projects. Residents are concerned at the number of "assisted" persons residing in their area and will no doubt express considerable opposition to additional projects.

(f) I would anticipate that proposal plans reflect designs normally used for condominium projects. Realizing that condo's tend to be adult oriented and your proposals are to accommodate a high number of families with children, I would recommend that careful consideration be given to design features which will provide for family living. With the possible exception of the site on 8th Avenue at Glen, which is adjacent to a park, other sites will require a design to provide play areas for children.'

The Director of Housing interpreted the Planning Department's comments as acceptance in principle of the form of housing and formal application for funding approval was made to C.M.H.C.

Several communications and meetings then occurred involving staff from C.M.H.C., the Social Planning Department and the Planning Department. Alarm was expressed that not enough attention had been paid to making sure the three storey apartment designs would have regard to the demands from a sizable population of children living in the accommodation.

C.M.H.C. indicated that the designs as submitted did not meet their normal criteria for family housing funding. The Urban Design Panel discussed the sites on January 8, 1976. The Urban Design Panel commented that "although each of the proposals would probably meet by-law requirements and are no better or worse than the accepted standard three storey apartment, the Panel feels that they fail as good family housing proposals and as such should not be purchased by the City for this purpose."

Following considerable discussion on criteria for family housing C.M.H.C. Branch Office agreed that they would commit funds for this form of housing in existing RM-3 areas if the City Planning and Social Planning Departments would first approve the applications that were made and provided the Provincial Government was prepared to agree to Section 44 operating subsidies on all units.

The Director of Planning, as well as having responsibilities within the Zoning By-law, also has a responsibility to try to secure a viable environment for families with children, whatever their economic status. He must thus have regard to the design and the occupancy of such units when advising Council on initiatives they may wish to take in providing nousing.

It is generally recognized that the proposed double loaded corridor form of housing is not the most ideal for family living. In fact, if all units were required to include a high percentage of children, the density of children in these blocks could result in very serious problems. On the other hand, if occupancy was controlled so that the proportion of children was at a level which could be handled in the development and attention paid to providing exterior access then this form of development would be more appropriate. C.M.H.C. will permit a mixture of users in a project provided that the majority of the units remain for families and that applicants for non family units are drawn from B.C. Housing Management waiting lists. Generally a mixture of users requires some special design treatment to separate the day to day activities of user groups.

The City of Vancouver and its Housing Corporation are responsible not only for the numbers of units to be provided, but also for the quality of developments and for ensuring the continuing management and occupancy of those developments are appropriate. In this respect therefore the Housing Corporation can proceed towards Development Permit Applications for these developments when they are satisfied with the form, occupancy, and management procedures.

The Director of Housing has inquired of C.M.H.C. about the acceptability of costs associated with revising proposals to meet the needs of families with children. A copy of C.M.H.C.'s response to this request is attached in Appendix III.

C.M.H.C. noted that they were only prepared to support units to a maximum of $47,000. C.M.H.C. questioned whether land at the example proposal site could be valued at approximately $750,000 an acre if it can be shown that at this price the land is not suitable for the redevelopment of marketable one bedroom condominium units nor acceptable to funding agencies for the development of high density family housing. Clearly the land is worth what the market will bear but it may well be that at $750,000 per acre it is overpriced. If there was the opportunity for some savings in this land cost, this project could well be developed within our AHOP limits provided it was supported by our appraisal.'

It is concluded that if occupancy can be controlled to limit the number of children, if C.M.H.C. could agree with those limitations and continue to fund the projects, if land prices could be renegotiated, and if the economics seem reasonable on that basis, then the proposal calls should be amended to reflect the new unit mix and maximum C.M.H.C. sizes and the Director of Housing prepare Development Permit Applications for the proposals."

The Director of Housing is not in agreement with this report as prepared by the Director of Planning and wishes to provide Council with clarification when the matter is discussed.

The City Manager submits the foregoing for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 62

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

April 8, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 8, 1976 at approximately 12 noon.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Possibility of New Capital Program to be Presented to the Voters in 1976

The Committee had for consideration a joint report dated March 24, 1976 (copy circulated) from the City Manager and the Director of Finance recommending that Council not proceed with putting a Capital Program to the voters in 1976 but that the matter be reconsidered again in the Spring of 1977. The report outlines procedures and decision options should the Finance Committee and Council determine that a plan should be put to the voters in 1976.

The Park Board and Engineering Department reported that it is difficult to carry out long range planning when they have no idea what money will be available the following years.

There was a divergence of opinions amongst the Committee, however, following discussion it was

RECOMMENDED

THAT there be no Capital Plan submitted to the electors in 1976, and the matter be reconsidered in the Spring of 1977.

The Committee agreed to the Engineering Department request that this portion of the Finance Committee report be presented to Council on May 4, 1976, so that the City Engineer would have an opportunity of submitting a report to Council on this matter at the same time.

2. Computerization - Election Results

The Committee considered the following memorandum from the City Clerk dated March 22, 1976:

" The Council on September 16, 1975 authorised that the election returns for the 1976 General Elections be tabulated by the computer system. At that time it was anticipated that the additional costs to do so would be approximately $1500. However, it has since been

Cont'd . . .

Clause #2 continued:

ascertained, because of the need for back-up systems in the case of computer failure, that the basic operating costs would be in the neighbourhood of $9,500, and that programming development costs of the Data Processing Department would be in the region of $15,500, making a total additional cost of approximately $25,000.

In view of this cost, I cannot justify recommending the election results be put on computer on Election Night and therefore recommend to Council that no further action be taken at this time."

Following discussion it was

RECOMMENDED

THAT no further action be taken on this matter at this time.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 58 & 62-3

MANAGER'S REPORT

May 7, 1976

TO: City Manager for Council

SUBJECT: PAY-AS-YOU-GO vs. FIVE-YEAR CAPITAL PLANS

CLASSIFICATION: CONSIDERATION and RECOMMENDATION

The City Engineer reports as follows:-

"Coming before Council is a recommendation of the Standing Committee on Finance and Administration with respect to the possibility of a Capital Plebiscite in the fall of this year. The purpose of our report is to bring to Council's attention certain aspects of the pay-as-you-go system as it affects Engineering programs.

Pay-as-you-go Capital financing:

1. Cannot meet the essential needs of the City;
2. Does not permit proper and economical planning and scheduling of work, or efficient use of staff and plant;
3. Cannot absorb major fluctuations in spending or in available funds.

1. SIZE OF PROGRAMS

The programs which we submitted for the 1976-80 Capital Plan were frugal. By the time of the 1974 vote, they had been reduced by nearly half and were skimpy - perhaps necessarily so in the balance of needs with ability-to-pay, but still skimpy. They were reduced by a further 10% for the 1975 vote and have suffered a further 16% cut in the 1976 pay-as-you go program. We are now at 39% of what we, in all honesty, submitted as frugal programs.

Consider the Local Improvement petitions, for example. Even by reducing and deferring other types of work such as the Burlington Northern Bridges and other street works, we will not be able to honour all of the petitions submitted - some must be held over. There is no reason to expect a more generous pay-as-you-go program next year, so we must expect to build up an increasing backlog of petitions and an increasing body of unhappy petitioners.

Consider the local streets in the West End. Their riding quality is poor. Their appearance is worse than poor. More important, a severe winter could be disastrous, with some of these streets literally impassible in the spring break-up and a major repair expense. Yet the 1976 pay-as-you-go capital will pave only three blocks - a rate of progress which would have the West End waiting until the year 2000 or later for completion of adequate roadways. These works just can't wait that long. Rather than cutting back, we should be undertaking a real program to make these streets adequate for the intense property development which they must serve.

The same is true, in scarcely less degree, of many streets serving properties throughout the city.

A further consideration, especially with respect to sidewalks, is the trend to an increased liability of Municipalities for maintenance of their works. In many cases, the only economic maintenance is a capital replacement. Until they are replaced, increasing amounts will be spent on damage claims, and on maintenance - and still leave us with an old walk which should be replaced. Claims are increasing in recent years. Money spent on these is wasted and, in addition, unnecessary injury results to the public. In 2 or 3 years we can spend more on maintenance than it would have cost to replace a sidewalk which could last 40 years. And this wasteful situation is worsening -- an attached bar-chart, 'A', shows that we are falling further and further behind in the condition of the sidewalks.

..... 2

The argument is advanced that borrowing involves interest, and interest rates are high at this time. Pay-as-you-go financing would avoid interest, thereby making interest funds available for improvements. However, there is a transition period of several years when substantial interest from previous plans must continue to be paid. During this period there would have to be severe restrictions to an already over-restricted program. Further, the additional and wasted maintenance, as well as rising claims and also inflating costs under the pay-as-you-go system could prove to be more expensive than the interest, even at present high rates.

Analyses have been made to show that eventually, the pay-as-you-go system could provide funds out of the revenue budget equivalent to capital funds formerly provided under the Five-Year Plans. While this could be so, we find it extremely doubtful that it would be so, particularly during the transition period, but even after that. The revenue budget is subject to extreme pressures every year, and decisions tend to be made on a short-term basis. The previous record for the last 15 years shows that when cuts are necessary (which is almost always) these tend to be made from the physical improvement programs because these can always be put off for one more year. The result has been a continuing decline in the condition of our sidewalks, curbs and pavements. This is illustrated by the attached Chart 'A'. In addition, Graph 'B' shows that Public Works have consistently been getting a lessening share of the tax dollar compared to other City functions - this in the face of increasing defects.

This year's record is a good example. In 1976, there is an anti-inflation move in this country and a decision was made that the revenue budget should be kept at 10%. Under the conditions wherein capital replacement works were reduced to 39% of those requested, one would expect additional funds for maintenance, because more maintenance is needed when you have inadequate re-building. Instead, our maintenance revenue budget will not even, in some areas, cover inflation, and in effect has been reduced below previous years. If this sort of provision of funds for physical works occurs in the first year of our pay-as-you-go system, future years are likely to be worse. In summary, we feel that an adequate renewal of our physical plant not only cannot be financed directly from the revenue budget because this is incapable of sustaining an acceptable level economically, but also that even if it were possible to provide sufficient funds from the revenue budget each year it is almost certain that it would be politically unachievable.

2. WORK PLANNING AND SCHEDULING

Consider again the local improvement petitions. It is already noted that the limited funds will not permit us to honour all the petitions and yet we are concerned that the reduced program will not be completed because we have lost the early part of the year. Normally, the first group of petitions would be taken before a Court of Revision in the fall and work would commence as soon as weather permitted in the new year. Even though the Director of Finance and Standing Committee recognized the problem and the 1976 pay-as-you-go program was approved by Council in mid-January, the Court of Revision will not be until May 13th. We will do all we can to complete the program but with such a late start, any bad weather will prevent us from completing the works.

Looking ahead to 1977, we wonder what the policy on capital programs will be. Some changes in Council membership are already announced. There is an election this fall. We wonder if we can hope for a decision in January again. Perhaps the new Council will not wish to allocate funds to capital until it knows about Provincial revenue-sharing and about wage settlements, and until it has considered the operating budget, and the other needs, and the mill rate. The prospect of a pay-as-you-go capital program which is not determined until May or later is frightening.

A second point in this area is the matter of efficient use of staff and plant. The Department has a stable and well balanced staff, both 'inside' and 'outside'. Effective use of this staff depends on our being able to plan our

work program well ahead. This means more than just a uniform budget - it requires a meshing of contract and City-force work, of simple and complex designs, of seasonal and all-year work. This is just impossible under a pay-as-you-go program which cannot be determined until part way into the year in which the money should be spent.

3. FLUCTUATIONS

Replacement of the Hastings Viaduct is essential. We feel sure the Council understands this and will find the money -- but at which cost to other programs? The total cost will be about $2.5 million, of which $1.5 or $2 million will be spent in one year. Under pay-as-you-go, and thinking of 1976's total street basic capital of $3.5 million, we foresee the paving and sidewalk program being drastically restricted that year to provide funds for the viaduct.

Fluctuations can also occur in the amount available for pay-as-you-go capital. Provincial policies can change suddenly. Special needs can arise in the operating budget. Under a Five-Year Plan, the impact of these on the capital programs is cushioned. Under pay-as-you-go, they must be met that year -- and experience suggests that they will be met by deferring needed capital works 'just one more year'.

The level of salaried staff, the size of the yards, plants, garages, shops and other central facilities, the truck and equipment fleets -- these things cannot be adjusted up and down on a short-term basis. The pay-as-you-go system cannot absorb fluctuations - it must balance them with fluctuations in the on-going capital programs -- and this will create inefficiencies in the use of staff and plant.

CLOSING

We are not pressing specifically for a vote this fall. There are many factors besides our difficulties which will govern that decision. We are pressing for a return to Five-Year Capital Plans with borrowing authority. This would allow programs which at least approach the needs of the City, it would allow proper and efficient scheduling of capital works, and it could absorb major fluctuations without an adverse effect on other programs. The pay-as-you-go system cannot. Long-term capital plans supported by borrowing are the policy of many cities in North America. In our opinion, this is because no other efficient means exists to carry out the required works. Vancouver is no different.

There are some things people must finance through borrowing; almost all businesses are financed this way. If it were not for mortgages, almost no Canadian would own a home. Similarly, no city can provide adequate streets, walks, boulevards and lighting without Five Year Plan borrowing.

The term 'pay-as-you-go' has a nice ring, and 'debt' suggests improvidence. When speaking of hard capital works which will last thirty, forty or more years, we wonder if a better picture isn't created by referring to the two concepts as 'pay-as-you-build' and 'pay-as-you-use'.

We ask that Council consider the above points when it is dealing with the matter of capital plans and capital financing."

DIRECTOR OF FINANCE'S COMMENT

"The City Engineer's concern over the ability to plan for proper and efficient scheduling of capital works on a pay-as-you-go basis appears to be valid in the short term. Other points included in the Engineer's report have not been reviewed in sufficient depth by the Finance Department to allow comment.

..... 4

DIRECTOR OF FINANCE'S COMMENT (Continued)

The Board of Parks and Recreation has indicated a similar concern regarding future planning.

As a result of the foregoing, the Chairman of the Finance and Administration Committee has requested a report from the City Manager regarding pay-as-you-go as it relates to the above concern and other matters. It is anticipated that this report will be submitted to the Finance and Administration Committee in the latter part of May 1976."

CITY MANAGER

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION and, noting that the Director of Finance will be reporting to the Finance and Administration Committee on this subject later this month, RECOMMENDS that the Engineer's report be RECONSIDERED by Council with that report of the Finance and Administration Committee."

FOR COUNCIL ACTION SEE PAGE(S) 58

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING & ENVIRONMENT

II

April 29, 1976

A meeting of the Standing Committee of Council on Housing & Environment was held on Thursday, April 29, 1976, at 1:30 P.M., in No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Boyce

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of April 8, 1976 were adopted.

RECOMMENDATION

1. Fire By-Law: Upgrading of Hotels and Apartments

At its meeting on March 25, 1976, after hearing representations from owners and tenants groups protesting the upgrading of apartment buildings in compliance with the Fire By-Law, the Committee instructed the Fire Chief to report on:

(1) a differential system between hotels and apartment buildings

(2) the respective merits of smoke and heat detectors as opposed to enclosed stairwells and fire doors

(3) investigation of a point grading system for buildings in consultation with representatives of rental owners and tenants groups.

In a Manager's Report, dated April 23, 1976 (circulated) considered by the Committee this day, the Fire Chief reported on the three issues. He advised in respect of item (1), the Fire By-Law was designed to correct the basic problem of open stairwells and unprotected corridors, preventing safe egress from buildings in the event of fire, which was a primary deficiency common in apartments and hotels. The National Building Code requirements governing means of egress for this class of residential buildings were essentially the same as those imposed by the City. The City of Winnipeg by-law dealt with apartments separately, included guidelines for the desired standard of fire safety and provided for a Building Commission comprised of technical people to deal with upgrading requirements. The Fire Chief advised, if the Committee wished to consider apartments separately from hotels under the By-law, he would recommend the establishment of a Commission of qualified technical people, including a representative of the Fire Department.

With respect to item (2), the Fire Chief stated he did not recommend the use of smoke detection systems as a substitute for enclosed stairwells and fire rated corridors as proposed by the Rental Housing Council of B.C., as smoke detection systems did not control fire spread and they would not maintain the integrity of fire exit systems. Chief Konig referred to his correspondence with the Fire Chiefs of Edmonton, Winnipeg and Toronto (letters

Continued on Page 2. . .

Clause No. 1 Continued

circulated) and agreed with their conclusions that a smoke detection system was not an acceptable alternative to the basic requirement for enclosed stairs and fire resistive corridors.

Early warning detection was highly recommended as an ancillary requirement in all buildings but not as an acceptable substitute for enclosed stairways and fire resistive corridors to ensure a safe means of exiting from every building.

With respect to item (3), the Deputy Fire Chief and Chief Fire Prevention Officer met with the Rental Housing Council of B.C., representing apartment owners, on April 20, 1976 and the Downtown Eastside Residents Association and Tenants Council, representing tenants, on April 21, 1976. During the discussions, it was pointed out that a point system would not eliminate the primary problem of open stairwells and unprotected corridors and if this problem was not corrected, buildings would remain vulnerable to a fire spreading out of control throughout the building with multiple loss of life. While agreement had not been reached with the Rental Housing Council on this point, the tenants' representatives agreed that the primary hazard would still be present in these buildings if the by-law was not met.

Deputy Fire Chief Tuning discussed the report with the Committee and following discussion, it was

RECOMMENDED

THAT the present Fire By-Law be amended as follows:

1) to classify apartment buildings and hotels in separate categories;

2) to introduce a more flexible appeal system and establish a Commission comprised of technical staff and including the Fire Chief, as provided by the City of Winnipeg By-Law No. 1046/75.

The Committee took no action on items (2) and (3) contained in the Fire Chief's report, pending discussion by Council on May 11, 1976 and consideration of the report to be submitted by the Provincial Fire Marshal.

INFORMATION

2A. Appeal re Fire By-Law: Upgrading Hotels and Apartments - 1055 Harwood Street and 1246 Cardero Street

In a Manager's Report, dated April 15, 1976, the Fire Chief reported the owner/tenants of 1055 Harwood Street and 1246 Cardero Street had directed appeals to the Attorney-General and City Council protesting the upgrading of the apartment buildings on the grounds they were self-owned apartments occupied by owner-tenants and therefore should not be classified as hotels or apartments under the provisions of the Fire By-Law and also that the upgrading requirements created undue hardship.

The Fire Chief advised that 1246 Cardero Street was occupied mainly by elderly people, eleven over 80 years of age, and in view of this, it was even more important that a safe means of egress be provided in the case of fire.

The question of the application of the Fire By-Law had been discussed with the City Law Department and the opinion was that the by-law applied to the two premises. Appeal under Section 42B was not a general appeal section and was only intended

Continued on Page 3. . .

Clause No. 2A Continued

to prevent hotel owners from reducing the number of rooms to less than 20 rooms in order to circumvent compliance with the enclosed stairway requirements.

It was the official opinion therefore that the two premises must comply with the Fire By-law unless Council permitted them to reduce the number of occupied residential rooms to less than 20, which would not be feasible in these two cases. Following discussion, it was

RESOLVED

THAT the report of the Fire Chief contained in the Manager's Report, dated April 15, 1976, be received.

2B. Emergency Lighting Order: Fire By-law
680 East 5th Avenue (McDonald House)

The Committee had for consideration a Manager's Report, dated April 15, 1976, in which the Fire Chief reported on an application by the McDonald House Strata Corporation for exemption from compliance with an Order to install emergency lighting at 680 East 5th Avenue. The Strata Corporation complained that the emergency lighting requirements were unfair because the building was fairly new, relatively small and well lighted and should have been equipped with emergency lighting when it was constructed in 1974.

The Fire Chief advised that the by-law Section 43A, requiring emergency lighting, came into effect on November 1, 1974 and if the by-law was applicable prior to the sale of the building, the new owners should seek legal advice with respect to their rights. The building was over 6,000 square feet in area and therefore, under the provisions of the by-law, emergency lighting was required in areas where there was no natural illumination. There was no provision for exemption under the City by-law or Provincial Fire Marshal Act.

Following discussion, it was

RESOLVED

THAT the Manager's Report, dated April 15, 1976, be received.

RECOMMENDATION

3. Procedure for Developing Senior Citizen's Housing Sites on City-Owned Lands

On March 23, 1976, Council instructed the Director of Planning to report to the Committee and recommend sites and development criteria for senior citizens' projects to be recommended for funding in 1977. The Committee had for consideration a Manager's Report, dated April 20, 1976 in which the Director of Planning reported as follows:

" To date the procedure for initiating non-profit senior citizens housing has been for groups to select land from the 'city land bank' and to undertake design, funding application and rezoning. Generally groups were eventually able to identify a site, reserve priority for funds and build, though the procedure might well take several years.

During the past year, it has become evident that the number of groups seeking land and funds has surpassed the resources available. Groups are tripping over each other when viewing sites. Furthermore, groups are finding waits for funds of a year or more common even after obtaining rezoning and development permits.

Continued on Page 4. . . .

Clause No. 3 Continued

To further complicate the issue, recent moves toward 'fair share' allocations of senior's accommodation suggest that the mere availability of a site no longer is sufficient to insure funding. Sites located in areas already possessing seniors' units are being screened carefully by senior funding agencies to assure that funds are allocated to areas most in need.

As a result of these concerns, Council, on March 23,1976, instructed the Director of Planning to recommend to the Housing Committee sites and development criteria for senior citizens projects to be recommended for funding in 1977.

In response, the Director of Planning has developed a procedure for site identification. Planning is underway. Meanwhile non profit housing societies and senior levels of government have requested information on the site identification procedure and responsibilities of civic staff. For the information of Council the following procedure for identifying future senior citizens' housing sites is recommended:

SENIOR CITIZENS HOUSING SITE IDENTIFICATION PROCEDURE

ACTION	STAFF RESPONSIBLE	TIMING
1. Identification of potential senior citizens housing sites: To include analysis of land available, topography, services (bus, shops, community facilities), number of seniors in area in relation to existing assisted accommodation.	Director of Planning (Housing Planner, City Lands Assist.) Supervisor of Property and Insurance	April
2. Select sites for 1977 Development	Director of Planning (Assoc. Dir. Area Planning, Housing Planner) Supervisor of Property and Insurance	April
3. Assemble Site Data: a) Assessment of dollar value of site	Supervisor of Property & Insurance	May
b) Summarize site and area planning considerations including foundation, height, service etc. characteristics	Director of Planning (City Lands Assistant)	May
4. Develop Site Design Guidelines: Through consultant services identify: a) potential number of units, height, building mass given area planning considerations, price and funding maximums available under National Housing Act Section 15.1.	Director of Planning (Consultant)	June
b) illustrate alternate development possibilities given a less costly site or variations to funding or design considerations.	Consultant	
c) Develop design guidelines which reflect the needs of seniors, community compatability and funding available.	Consultant	
Recommendation to Council for consideration of what dollar value the city should place upon a site and what type of scheme should be pursued.	Director of Planning and Supervisor of Property & Insurance	July
5. Ratification, in principle, of site selection and pre-commitment on funding by senior levels of government and the survey, consolidation and servicing of the site.	Director of Housing Supervisor of Property and Insurance	

Continued on Page 5. . . .

Clause No. 3 Continued

6. Rezoning (where required).		
a) Hold public information meetings within communities that will be affected by proposed projects to discuss development proposals	Director of Planning (Assoc. Director Area Planning)	July-September
b) At Council's request proceed with rezoning applications.	Director of Planning (Zoning Planner)	
7. Selection of Sponsors (assuming rezoning approved)		
a) identify procedure to select sponsors. The actual method of selection of groups must be clearly spelled out prior to a competition to avoid undue hard feelings.	Director of Housing	October
b) Preparation of proposal call documents to include site plan, community considerations, cost and design guidelines as approved by council under items 4 and 5 above.	Director of Housing	
c) Distribution of proposal call documents to potential sponsors. Director of Housing to maintain a list of possible sponsors. Detailed site plans should not be required at this stage. Rather, to minimize costs to groups, groups should be required to indicate their interest in a site, past experience, and document the groups plans for the provision of housing. It may well be necessary to "run a lottery" to identify sponsors.	Director of Housing	
d) Preliminary Selection of sponsors along prearranged guidelines.	Director of Planning Director of Social Planning Director of Housing	
e) Final Selection of Sponsors	Council	
8. Site Development : Design proposals and funding applications to be undertaken by the sponsor in the normal manner.	Sponsor	into 1977
9. Site Disposition: to be carried out through the Property & Insurance Office in accordance with normal land procedures and policies.	Supervisor of Property & Insurance	
10. Repeat Process for 1978 Sites		"

The Housing Planner, Dr. A. McAfee, addressed the Committee and advised the Director of Planning recommended a consultant architect be engaged for the preparation of the criteria and guidelines for 1977 senior citizens housing sites upon which a proposal call may be instituted.

Following discussion, it was

RECOMMENDED

A. THAT the procedure outlined in the above report for the selection and planning for development of senior citizens' housing sites be followed during 1976.

B. THAT the Director of Planning and the Director of Housing report back to Council, prior to the identification of 1978 sites, with recommended modifications to the procedure based on experience gained during 1976.

Continued on Page 6. . .

Clause No. 3 Continued

C. THAT the Director of Planning be authorized to engage a consultant architect for the preparation of criteria and guidelines for 1977 senior citizens housing sites upon which a proposal call may be instituted.

D. THAT the Director of Planning be authorized to spend up to the sum of $2,000.00 for the preparation of criteria and guidelines.

E. THAT the costs for such services be charged to the Public Housing Fund with the intent that, upon disposal of the sites, these expenditures be reimbursed to the Public Housing Fund from the proceeds of disposal.

4. Disposition of City-Owned Lot in 600 Block East 6th (Lot C, Block 27, D.L. 200A) Coast Foundation Society

The Committee had for consideration a communication from Coast Foundation Society dated 15th April 1976 (circulated) referring to discussions that had taken place with the City Property and Insurance Department on the acquisition by the Society of the above lot and the problems arising from the fact the Society is a non-profit organization without access to large cash reserves and therefore cannot effectively take advantage of the City's bidding system. The Society asked for some direction from the Committee on an appropriate bidding procedure that would meet the situation and the City's needs.

Mr. G. Jordan, Acting Supervisor of Property & Insurance, advised the lot in question was zoned R.M.3 (apartment) and had been recommended for sale at market price by the Property Endowment Fund Board.

Following discussion, it was

RECOMMENDED

THAT the Supervisor of Property & Insurance be instructed to meet with representatives of Coast Foundation Society for discussions on financing procedures which would assist the Society in acquiring Lot C, Block 27, District Lot 200A, and report back to the Committee in approximately one month's time.

5. Extension of Deadline for Purchase of City-Owned Land for West End Multi-Purpose Service Centre: B'nai B'rith Foundation and Netherlands Association

The Committee considered a Manager's Report dated 5th April 1976 (circulated) in which the Director of Social Planning referred to the sale of city-owned land at the northwest corner of Bute and Haro Streets in the West End to the B'nai B'rith Foundation for a senior citizens multi-purpose service centre.

The Director of Social Planning advised that the offer authorized by Council on August 12, 1975 remained open for acceptance by the Foundation until February 29, 1976. However, while the B'nai B'rith Foundation and Netherlands Association, co-sponsors of the project, had made considerable progress, detailed architectural drawings and engineering specifications necessary for submitting a final development permit application had not been completed and an extension of the deadline for purchase was being sought.

Continued on Page 7. . . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, be extended from February 29, 1976 to August 31, 1976 under the same terms and conditions as approved by Council on August 12, 1975.

The meeting adjourned at approximately 1:50 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 63

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Theatre in the Park - Insurance Fund

Mr. Ron Kassell, President, reported that the Theatre in the Park is endeavouring to establish an insurance fund to cover cancellation of performances and subsequent loss of revenue during inclement weather. The Theatre in the Park (TIP) performances were held in the Malkin Bowl, an open-air theatre in Stanley Park, and a rainy season would be disastrous for TIP. Mr. Kassell stated that they would like the City to set aside an amount of $3,000 each year, which they would match. Over a period of four or five years an insurance fund could be established with a limit of $25,000.

The Committee questioned the principle of such a fund being established by the City and following further discussion it was

RECOMMENDED

THAT the Director of Social Planning and Director of Finance prepare a joint report to the Committee on the principle of such a fund being established and implementation.

2. 1976 Supplementary Capital Program

The Committee considered a Manager's report dated April 26, 1976 (copy circulated) in which the Director of Finance reported on the 1976 Supplementary Capital Program, summarized as follows:

"SUMMARY OF 1976 PROPOSED SUPPLEMENTARY CAPITAL PROGRAMME

Total Supplementary Capital Funds available		$ 4,275,150
LESS: Funds required for		
1. Approved projects	$ 3,011,500	
2. Continuation of previously approved projects	1,111,017	
		4,122,517
Balance of Funds available		$ 152,633

Cont'd . . .

Clause #2 continued:

Other projects requested by Departments and Boards	2,355,000
Cost of proposed projects in excess of available funds	$ 2,202,367

Also included in the report under Section 4 are items submitted by the Police Department and the Director of Permits and Licenses, for information, as "Projects Which are Presently in the Study Stage", totalling $1,724,500.

Departments and Boards reported on their programs and priorities. The Park Board reported that their two highest priorities are the reconstruction design costs for Kitsilano Tidal Pool - $75,000 and redevelopment and landscaping of Pioneer Place - $65,000.

It was noted that unless a start is made on the reconstruction of the Kitsilano Tidal Pool this fall it will not be ready to open for the 1977 season. Costs as submitted by the Park Board are estimated to be $1,425,000. The City Manager stated he had had discussions with the Medical Health Officer regarding the possibility of a further extension of the time limit on closure of the pool under the Swimming Pool Regulations of the Provincial Health Act. It was felt that the Provincial Government might grant a further extension in 1977 if it were shown that the City has allocated funds for reconstruction design costs. Funds could then be approved in the 1977 budget for the reconstruction.

The City Engineer reported that he gives a higher priority to the South End By-pass (Downtown Transportation Plan) - $400,000 than the item Truck Transportation - Boundary Road By-pass at Marine Drive, and reconstruction of Railroad overpass at Boundary Road - Vanness - $425,000 already approved by Council on February 10, 1976.

Following further discussion it was

RECOMMENDED

(a) THAT the following Engineering Department items totalling $425,000 be deleted from projects listed in Section 1 "New Projects Already Approved by City Council":

f) Engineering Department

Truck transportation in Vancouver as approved by City Council February 10, 1976

(i) Construction of the Marine Drive - Boundary Road By-pass of the South Slopes	$275,000	
(ii) Reconstruction of the Boundary Road - Vanness railroad overpass	$150,000	425,000."

(b) THAT $2,586,500 be allocated for projects detailed under Amended Section 1 "New Projects Already Approved by Council".

Cont'd . . .

Clause #2 continued:

(c) THAT $1,111,017 be approved for projects detailed under Section 2 "Approved Projects Currently in Progress".

(d) THAT $400,000 be allocated for construction of the South End By-pass as detailed under Section 3b) of the Manager's report dated April 26, 1976.

(e) THAT $75,000 be allocated for reconstruction design costs for the Kitsilano Tidal Pool.

(f) THAT $65,000 be allocated for redevelopment and landscaping of Pioneer Place.

(g) THAT the necessary financing of these projects be approved in accordance with the details included in the Manager's report dated April 26, 1976.

(h) THAT Item d) of Section 3 "Costs Essential to the Opening of the Orpheum Theatre" $50,000 be referred to the City Architect for review for inclusion in the Orpheum Restoration Program currently in progress.

(i) THAT City Council make representation to the Provincial Government for an extension of the closure of the Kitsilano Tidal Pool.

(j) THAT the items detailed under Section 4 "Projects Presently in the Study Stage" be received for information.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 64

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

APRIL 29, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 29, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of April 8 and 15, 1976 were adopted.

RECOMMENDATION

1. Information Centres - Grant Request

The Committee had before it for consideration a Manager's Report (copy circulated) dated April 15, 1976 in which the Director of Social Planning responded to the following resolution of the Community Services Committee of March 25, 1976:

"THAT the request of Information Services Joint Committee for an interim grant of $46,180.00 be referred to the Director of Social Planning for an evaluation and report back to the Community Services Committee as soon as possible before 1st May 1976."

The $46,180.00 requested was for an emergency grant for a pared down operation of the thirteen information centres in the City whose funding was terminated by the Department of Human Resources effective April 30, 1976.

In the Manager's Report, the Director of Social Planning pointed out the City had already funded information centres for three years and has a policy of not funding any agency for more than three years. He recommended that no grant be made to the information centres.

A representative of Social Planning Department told the Committee that in preparing the report, at no point was she able to obtain a commitment from any agency that they would contribute financially to information centres. She added the Minister of Human Resources has made a positive statement there will be no funding in 1976 from Human Resources for information centres.

During discussion the Committee noted that even if the City did provide funding for three months, there is no indication whatsoever of any other sources of funding for the future for information centres. The suggestion was made the City and/or Information Services Joint Committee should approach the Federal Government with a shared-funding proposal; it being noted that Information Canada is also being phased out of existence.

Continued on Page 2. . . .

Clause No. 1 Continued

It was felt that a grant for one month would allow the information centres additional time to seek other sources of funding.

Following discussion, it was

RECOMMENDED

THAT Council grant $15,393.00 for a one month continuation of the operation of the thirteen (13) information centres in the City.

2. Tax Buyers - By-Law to Regulate

The Committee had before it for consideration a Manager's Report (copy circulated) dated April 9, 1976 together with a draft By-law to regulate the operation of income tax buying companies. The regulation would be achieved by placing a limit on the per cent that may be charged by the companies in buying income tax returns.

Also before the Committee was a three-page brief (copy circulated) from the B.C. Discounters Association to which tax buying firms belong.

The Director of Legal Services, representatives of the B.C. Discounters Association, and Mr. Bruce Eriksen of D.E.R.A. appeared before the Committee on this matter.

During discussion it was suggested that a limit of 15% would be a reasonable maximum charge that tax buyers should charge their customers or, in cases of tax returns of less than $100.00, a charge of $15.00.

Representatives of the B.C. Discounters Association expressed concern over the concept of Council regulating the amount of profit a business is permitted to earn and added that a 15% profit would make it impossible for tax buying companies to continue operation.

There was also discussion on the matter of an individual's anticipated income tax return being less than the amount which is eventually received by the tax buying company and that the individual who sold his income tax return would never know of the higher amount of income tax return received by the company.

A suggestion was made that individuals dealing with tax buying companies should have the right to know if their tax return was in actuality higher than that which the individual had expected, and that in order to achieve this, such information should be filed with the City.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services submit to Council a by-law amendment to set the maximum percentage of income tax a tax buying company may charge a customer at 15% of the tax return or a minimum of $15.00;

FURTHER THAT each tax buying company operating in the City of Vancouver file with the Chief License Inspector by September 30 of each year a statement of all those income tax returns in which the actual return was greater than claimed for.

Continued on Page 3. . .

INFORMATION

3. The Health of Vancouver - Special Report

The Medical Health Officer, Dr. G. Bonham, with the assistance of slides, presented a verbal report to the Committee (written copies of which were later distributed - one of which is attached) in which he made several points leading to the conclusion that there are a number of significant deficiencies in the health of the populace of Vancouver.

The Committee was told Vancouver's fundamental health measurements do not compare favourably with other areas, and the following situations were mentioned:

= Vancouver has an unusually high number of underweight babies born; that poor nutritional status of pregnant women is common.

= Vancouver's children do not have good teeth; B.C. ranks twelfth behind Newfoundland and the Northwest Territories in oral hygiene.

= Vancouver has the highest abortion rate in Canada; it has exceeded that of Japan and may attain that of Hungary where abortions exceed births.

= Vancouver has an increasing fatal accident rate beyond the rate for British Columbia, Canada and the United States.

= Vancouver has twice the death rate from cirrhosis of the liver, an indication of wide spread alcoholism.

= Vancouver has the highest suicide rate in Canada and that venereal disease and hepatitis are also significantly high.

Dr. Bonham told the Committee the general picture of health in Vancouver City is poor and that recent announcements for two new hospitals will not improve the general health of Vancouver citizens.

Following a brief discussion of some of the points raised by Dr. Bonham, it was

RESOLVED

THAT the Medical Health Officer be asked to report back to the Community Services Committee with any specific recommendations he wishes to make which may lead to an improvement in the general health of the citizens of Vancouver.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 64

V

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 29, 1976 at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. Cedar Cottage Proposed Rezoning in the Vicinity of the Victoria/Commercial Diversion.

The Committee considered a report of the City Manager dated April 14, 1976 forwarding a report of the Director of Planning dated April 9, 1976 (copies circulated). In his report, the Director of Planning reports on an examination of the existing commercial zoning in the Commercial/Victoria Diversion district of the Cedar Cottage Area, as instructed by Council on December 11, 1975. The examination also included the industrial zoning adjacent to the commercial zoning.

Mr. D. Sinclair, Cedar Cottage Area Planning, with the aid of maps indicated the areas to be rezoned and gave a brief explanation to the reasons why the various zonings were chosen.

The Committee

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the commercial/industrial area of Cedar Cottage in the vicinity of the Victoria/Commercial Diversion to the proposed schedules as outlined in Appendices III and IV (contained in the Director of Planning's report dated April 9, 1976) and refer the application direct to Public Hearing following a report from the Vancouver City Planning Commission.

(Alderman Cowie wished to be recorded as opposed)

INFORMATION

2. Development Proposal in the 1000 Block Robson Street.

The Committee considered an Information report of the City Manager dated April 21, 1976 in which the Director of Planning advised that a revised concept for the "Marketplace" proposal in the 1000 block Robson Street has been received. The report notes the following:

"- the City lane is retained and will be the major access point for much of the parking to be provided in association with the concept;

- retail continuity is retained along Robson Street with the possibility of some second floor office space;

- residential use will be developed on that portion of the property which has frontage on Haro Street with some community facilities on the ground floor;

- the total density will be in accordance with the Downtown District By-law; i.e. with a commercial f.s.r. of 1.00 calculated over the total site area but located on the Robson Street frontage, and, a residential f.s.r. of 2.00 calculated over the total site and located on the Haro Street frontage;

- the 7'0" set back building line is to be maintained on Robson Street.

The drawings prepared to illustrate the revised concept are in sketch form at this stage. It is, however, anticipated that this new proposal can be processed by City departments and the Development Permit Board without referral back to City Council."

Mr. D. Hickley, Assistant Director Central Area Division, advised that from the sketch drawings submitted there is no way of knowing whether short term parking is provided. The Committee felt that every possible way should be explored to require developers to provide short term parking in their developments.

RESOLVED

THAT the report of the City Manager dated April 21, 1976 be received for information.

RECOMMENDATION

3. Policy on Low Density Multiple Housing in RS-1 Areas.

The Committee considered a report of the City Manager dated April 22, 1976 (copy circulated) wherein the Director of Planning recommends that Council authorize him to study and report back on the feasibility of an overall policy designed to permit limited townhouse development in appropriate RS-1 areas.

Mr. D. Thomsett, Overall Planning Division, advised that alternatives to single family detached housing should be examined but further information should be obtained on the economic effects of allowing low density multiple housing developments in single family areas. A consultant would be retained, using funds already appropriated to the Planning Department, to provide information on the economic effects.

Clause No. 3 Continued.

After discussion, the Committee

RECOMMENDED

THAT Council instruct the Director of Planning to study and report back on the feasibility of an overall policy designed to permit limited townhouse development in appropriate RS-1 areas while maintaining neighbourhood stability; such report to include an analysis of the impact such a policy might have on RS-1 land values and hence on the likelihood of speculation and intensified development pressure.

(Alderman Bird wished to be recorded as opposed.)

4. Enclave 1 - Champlain Heights.

The Committee had before it a report of the City Manager dated April 26, 1976 submitting for Consideration recommendations of the Interim Project Manager, Director of Planning, and Acting Supervisor of Property & Insurance with respect to tendering for Enclave I Champlain Heights. (Copy circulated).

The report sets out the offers received from Daon Development Corporation, all of which were unacceptable, as well as the resolution of the Property Endowment Fund Board of April 9, 1976 indicating that the City should sub-divide Enclave 1 into single family and detached lots so that the lots could be sold at a maximum density of eight units per acre.

The officials do not recommend sub-division and sale of individual lots to individual builders.

After discussion,the Committee

RECOMMENDED

A. THAT the offers of Daon Development Corporation not be accepted.

B. THAT the site be placed on the market under the existing subdivision and advertised for sale under the present zoning and similar development guidelines. Proposals would be invited for either a strata title development or a fee simple subdivision. In the case of fee simple, a condition of sale would be prior approval of the plan and design by the Director of Planning.

C. THAT the Acting Supervisor of Property & Insurance and the Interim Project Manager be instructed to engage in a more aggressive marketing program than has been used to date.

RECOMMENDATION

5. Chinatown Planning Programme.

The Committee considered a report of the City Manager dated April 14, 1976 in which the Director of Planning discusses the present status of the Chinatown Planning Programme and sets out the following major goals for detailed work items:

"Social/Cultural Facilities - The provision of major facilities for social, cultural and recreational activities for the local Chinese Community.

Housing - The development of a comprehensive housing policy to encourage the retention and improvement of existing facilities and to provide new housing for the area.

Development Control/Design Guidelines - To provide a framework for the preservation and enhancement of the unique heritage and character of the Chinatown Historic Area.

Physical Improvements - The development of a comprehensive plan for the improvement of the physical environment, in terms of streetscape quality, area identity and pedestrian amenities.

Traffic - The improvement of auto, truck, transit and pedestrian uses of the street system, in order to minimize conflicts and to give greater emphasis to pedestrian use of the area.

Parking - The development of a comprehensive parking program."

A copy of the report is circulated.

The Director of Planning also requests that officials report on the storage of wrecked vehicles in the Chinatown HA-1 area and that funds be provided for the City Engineer to proceed with a parking study for Chinatown.

RECOMMENDED

A. THAT the detailed Chinatown area work program as outlined in the report of the City Manager dated April 14, 1976 be approved.

B. THAT the City Engineer and the Supervisor of Property and Insurance be instructed to report back within 60 days on the present situation regarding storage of wrecked vehicles within the Chinatown HA-1 area.

C. THAT the City Engineer be instructed to proceed with a parking study for Chinatown, and to report back within 6 months on the preliminary findings of this study, with a complete report by the end of the year.

D. THAT funds in the amount of $5000.00 be approved in order for the above parking study to be carried out, funds to be provided from 1976 Contingency Reserve.

The Meeting adjourned at approximately 5.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 65

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 3, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the gymnasium of Lord Roberts Elementary School, 1100 Bidwell Street, on Monday, 3 May, 1976 at approximately 7.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy
CLERK TO THE COMMITTEE:	M. L. Cross

INFORMATION

1. Downtown Transportation Plan : Smithe-Nelson Couplet.

The Chairman advised that Council, on April 27, 1976 considered a report of the City Manager dated April 23, 1976 (copy circulated) and passed the following motion:

> "THAT this report be deferred for consideration by Council in two weeks' time and, in the meantime, a public meeting be held in the West End under the direction of the Planning and Development Committee following which a further report be submitted to Council."

The purpose of the meeting is to have the City Engineer, Mr. W. Curtis, discuss and explain the proposed Smithe-Nelson Couplet, its connections to Nelson Street and its effect on the West End.

Mr. Curtis advised that the Smithe-Nelson Couplet was an integral part of the Downtown Transportation Plan which had been presented on several occasions to the Standing Committee on Planning and Development and approved by Council at a Public Hearing on September 30, 1975.

One of the major objectives of the Downtown Transportation Plan was to get traffic congestion out of the Core, prevent through traffic from going through the West End from the North Shore to the Downtown and prevent West End filtration.

The Smithe-Nelson Couplet will replace part of the capacity lost with the elimination of traffic on Robson Street at Howe Street. On an annual basis 250,000 more vehicles are going into the West End on Nelson Street. This would be reduced because it is proposed that Nelson east of Thurlow would become one-way eastbound rather than two way.

At the westbound termination point of the couplet at Thurlow and Haro special intersection control i.e. construction of a traffic island on the east side of the intersection, would prevent through traffic using Haro Street westbound. If West End residents wish to reach their destination using Nelson Street, they would use the Smithe-Haro diversion, left turn on to Thurlow Street and then right turn to Nelson Street.

Clause No. 1 Continued.

Reconstruction would occur on part of Nelson between Thurlow and Burrard Street but there would be no road widening adjacent to the existing trees.

It is also proposed to improve Alberni Street and make it an arterial street to take some traffic off Robson Street. It is anticipated the funds for this will be provided in the 1977 streets capital budget. The $210,000 expenditure required to implement the Smithe-Nelson couplet has been provided in the 1976 streets basic capital funds with construction to take place this year.

Mr. Curtis also advised that a Federally funded project "Turn Down Traffic Volume" is being implemented whereby carpooling and staggered working hours are being suggested to large firms to decrease the number of cars coming into the City and to stagger the peak hours of traffic.

The Chairman opened the meeting to questions and or statements from the audience. The following are some of the concerns expressed:

- If you want to relieve traffic in the Downtown and the West End, work towards developing a rapid transit system.

- When is the area east of Denman going to be developed and the streets repaired.

- Residents don't want Nelson Street widened and are emphatic about the retention of the trees.

- Why did the City stop constructing the barricades in the West End.

- Do the vehicle trips quoted take into account what happens when the ferry operation goes into effect.

  (Mr. Curtis advised that the ferry terminal was an integral part of the Downtown Transportation Plan.)

- There should be some provision for protecting school children crossing at Bute and Nelson.

- Is there going to be a tunnel close to Lord Roberts School.

(Mr. Curtis advised that no funds are available in this five year plan and won't be in the next five year plan.)

- When is the City going to prevent people from leaving their cars in the West End all day.

(Mr. Curtis advised that a report will be going to Council shortly on parking prohibitions in the West End.)

- The $210,000 could be better spent on barricades.

- It seems strange to take traffic off a commercial street and divert it to a residential street.

Clause No. 1 Continued.

- Encourage citizen participation - if a member of the West End Community Council had not been at the Council meeting the report would have been considered without giving the citizens a hearing.

- The plan was to improve Downtown transportation, to protect and humanize the Waterfront and the Chinese Community and to protect Yaletown and Gastown -- all at the expense of the West End, the only area where people are living -- its the West End that needs humanizing.

- Why doesn't the City try the turn-down traffic scheme first before it spends the money to change the street system.

Mrs. H. Kristiansen of the West End Community Council stated that the public meeting was needed and that the residents of the West End now had a better understanding of what is going to be implemented.

The Chairman advised that the report of the Committee and the deferred report of the City Manager would be before Council at its meeting on May 11th. If anyone wanted a further opportunity to express their views to the full Council, they should contact the City Clerk's office by 2.00 p.m. Tuesday, May 4, 1976 and their names would be put before Council for approval as delegations on May 11, 1976.

RESOLVED

THAT the report reference of the City Engineer and the representations of members of the audience be received.

The Meeting adjourned at approximately 9.50 p.m.

Council should note that the attached report of the City Manager dated April 23, 1976, deferred at its meeting of April 27, 1976, wherein the City Engineer recommends implementation of the Smithe-Nelson couplet, still is to be considered.

FOR COUNCIL ACTION SEE PAGE(S) 65

VII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 6, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 6, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Neighbourhood Pub Application - 3590 West 41st Avenue

The Committee had before it for consideration a memorandum, dated May 3, 1976, from the Director of Permits and Licenses on the application of Mr. Geoffrey P. Richmond to operate a neighbourhood pub at 3590 West 41st Avenue which read as follows:

" Enclosed is a copy of an application received from Mr. Geoffrey P. Richmond of 686 West 8th Avenue, Vancouver, B. C. Mr. Richmond has been interviewed and advised of the restrictions and limitations in operating a Neighbourhood Pub.

This location is a small commercially zoned area at 41st and Dunbar. Indications are that sufficient parking can be provided on the site and that the physical changes necessary to the building can be accomplished.

It will be seen from the attached Amenity Report that the surrounding area is almost entirely composed of single family dwellings. The Committee may also wish to consider the fact that there is one church complex and two schools in the vicinity. "

Accompanying the memorandum was the following Amenity Report prepared by the Department of Permits and Licenses on the neighbourhood:

"Our survey indicates that this location is almost entirely surrounded by single family dwelling with the exception of a small commercial strip on 41st Avenue and North on Dunbar for approximately two blocks. North East of the location is the Knox United Church complex and to the South East is Crofton House School and Kerrisdale School. There is no playground located in the immediate vicinity and the commercial area contains a super market and service station, as well as several smaller stores."

A copy of Mr. Richmond's application (copy circulated) and Lease Agreement accompanied the foregoing. A copy of the Lease Agreement is on file in the City Clerk's Office.

Appearing before the Committee on this matter were the applicant, Mr. Richmond, and an associate, a representative of the Director of Permits and Licenses, and the City Clerk.

Continued on Page 2. . .

Clause No. 1 Continued

During discussion, it was noted the terms of the applicants' lease with the owner of the property appear to contain an expiry date of June 30, 1976.

On being advised by the City Clerk that it would be unlikely the results of a plebiscite vote would be available before July 15-31, the applicants advised further lease extension arrangements can be made.

The Chairman of the Committee stressed several points to the applicants, including the following:

= The maximum capacity of patrons, both seated and standing, at any given time must not exceed 100 persons;

= The importance of ensuring the lease period was satisfactory to accommodate the time required to conduct the plebiscite;

= The closing time for neighbourhood pubs is 11:00 P.M. and although some pub operators have requested an extension of operating hours, the Community Services Committee is on record as not favouring operation of neighbourhood pubs later than 11:00 P.M.;

= As the Voters' List Section of the City Clerk's Office has committed its staff to work in preparation for the forthcoming civic election, a private firm will conduct the plebiscite vote for and under the supervision of the City Clerk; the firm will be working for the City, not for the applicants, although the applicants must pay the cost of the plebiscite.

The applicants inquired whether they have any say in a decision on which company will be hired by the City to conduct the vote and whether they are permitted to go to the office of that company, once it has been hired, to discuss the vote.

The Chairman of the Committee emphasized that the applicants should, in no way, do anything to interfere or influence the conduct of the vote by the private company; that any and all questions the applicants may have regarding the vote should be directed to the City Clerk.

Following discussion, it was

RECOMMENDED

THAT the Council instruct the City Clerk to conduct the required pub plebiscite on the application of Mr. G. Richmond for a neighbourhood pub at 3590 West 41st Avenue, on the usual basis for report of results to the Community Services Committee; all costs in connection therewith to be borne by the applicant.

FOR COUNCIL ACTION SEE PAGE(S) 66

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 13, 1976

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 13, 1976, in the Council Chamber at approximately 7:30 p.m.

PRESENT: Deputy Mayor Boyce
Aldermen Bowers, Cowie, Harcourt, Sweeney and Volrich

ABSENT: Mayor Phillips
Alderman Bird
Alderman Kennedy
Alderman Marzari
Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements by Petition

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Boyce in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs (Higher Zoned), Pavement and Curbs (Local Residential), Lane Pavements (Higher Zoned), Lane Pavements (Residential Standard), P.C. Concrete Sidewalks on School Collector Streets, P.C. Concrete Sidewalks, Speed Deterrent Bumps - Schedule #436

The Court received from the Collector of Taxes, Schedule #436 listing 276 local improvement projects at various locations by petition. The projects had been requested by the majority of the assessed owners by means of a sufficiently signed petition.

The Court also noted requestes submitted by the Collector of Taxes to adjust measurements on items 66, 94 and 146.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT Schedule #436 as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Volrich,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

cont'd....

Local Improvement Subsequent Procedure - Schedule #436

The Council heard the following representations speaking for or against the projects listed:

	Project No.	Comments
Mr. Daykin	48	Representing the Cedar Cottage/ Kensington neighbourhood, suggested that consideration be given to widening 29th Avenue to 46 feet to provide for possible future bus service.
Messrs. Worobec, Gemmell & Soroka	91	Opposed to the project as paving of this lane would cause drainage problems on their properties.
Messrs. Serink, Dancs and Holloway	91	Addressed Council in favour of this project.
Mr. G. Simons	108	Requested an explanation of the dramatic rise in cost from that of the original quoted when the preliminary notices were circulated. The Engineer replied to his questions.
Mr. D. Prestia	254	Asked that this project be completed if possible before commencement of the P.N.E. The Engineering Department representative assured Mr. Prestia that the project will be completed this year and every effort will be made to have it completed prior to the P.N.E.
Mr. Wm. Skinner	270	Stated that he was not in favour of the installation of speed bumps in this lane.
Mr. P. McCrea	270	Contested the validity of the original petition taken on the basis that the cost estimate was inaccurate in that the original petition indicated 5¢ per foot and the tax notice recently received shows 10¢ per foot. He submitted a petition which he had recently taken which indicates that 61% of the residents are opposed on the basis of having received inaccurate estimates.
Mrs. L. Whitinger	270	Spoke against the undertaking of this project.
Mr. T. Markham	270	Also opposed the project as he considered speed bumps would encourage children to use the lane as a playground for which purpose it is unsafe.

cont'd....

Local Improvement Subsequent Procedure
Schedule #436 (cont'd)

	Project No.	Comments
Mr. G. Geary	270	Also opposed the project for same reasons as the previous speaker.
Mr. D. Flower	169	Spoke in favour of this project.
Mr. Astell	13	Spoke in favour of this project
Mr. L. Jantzen	35 & 69	With respect to project #35, he suggested that the street width should be 32 feet instead of 27 feet and he also requested that resident-only parking signs be installed on this street. Deputy Mayor Boyce suggested that he contact the Traffic Engineer with respect to resident-only parking signs. With respect to project #69, he enquired whether the Church in the block would also be assessed for the improvements to the lane and the answer was that the Church will be assessed on a footage basis.
Mr. H. Lawson	88	Stated that this block is comprised of two residential properties with the remainder being commercial. He indicated that there is a lot of truck traffic in the lane. He does not use the lane and neither does the other resident of the lane as he does not own a car. The representative of the Engineering Department advised him that the residential properties were assessed only on the cost of residential lanes although the lane will be built for commercial traffic.
Mr. L. McDonald	38	Opposed to the project on the basis that the street width is too narrow compared to adjacent blocks which are 50 feet. Mr. Townsend advised that when the adjacent streets are paved, they too will be 27 feet wide.
Mr. H. Dinicola	118	Advised that if this project is proceeded with it would cause a drainage problem on his property. Mr. Townsend advised that his Department has already noted this matter and it will be looked after when the project is undertaken.
Mr. A. Delli Santi	23 & 241	Opposed both of these projects on the basis of cost.

cont'd....

Local Improvement Subsequent Procedure
Schedule #436 (cont'd)

	Project No.	Comments
Mr. S.D. Purves	93	Spoke in favour but requested that consideration be given to the location of the drains and the level of the lane, as if this is paved at the present level, it could cause drainage problems to the properties in the area. Mr. Townsend advised that he has noted this concern.
Mrs. L. Pesut	188	Stated that her home is located in a commercial zone and is therefore zoned commercial, although used for residential purposes. Mr. Currie, Budgets Engineer, advised that to adjust her assessment would require rezoning of her property to residential or Council could give her special relief under Section 67 of the By-law, however, this would require 8 votes.
Mr. L. Pittet	39	Opposed to the project as he is concerned about the location of the sewer which is very shallow. Mr. Townsend advised that the Sewer Division will clear up this matter before paving is done.
Mr. D. Balzarini	181	Concerned that when the lane is paved, the amount of traffic using it as a shortcut from Arbutus Street to adjacent residential areas would increase. It was suggested that Mr. Balzarini contact the Traffic Engineering Department to discuss this problem.
Mrs. A. Dalgleish	201	Opposed to the project as paving would encourage faster traffic to use the lane and create a danger to children. Council noted letters circulated from Mrs. Dalgleish and Ms. M. Gammon opposing the project.
Mr. J. Campbell	97	Opposed to the project. He filed a new petition dated May 10, 1976, which indicated a number of the residents are opposed to this project. He suggested that the project be re-petitioned.
Mrs. E. Loss	250	Spoke in favour of the project but questioned why the cost had increased 100% since the original petition was circulated. It was suggested that Mrs. Loss discuss the matter of the increase with the Engineers after the meeting.

cont'd....

Local Improvement Subsequent Procedure
Schedule #436 (cont'd)

	Project No.	Comments
Mr. Edmondson	218	Spoke in favour of the project, however, he enquired if it were possible to have speed bumps installed in the lane because of the amount of traffic using the lane particularly between the hours of 4:30 p.m. to 6:30 p.m. It was suggested that if the residents want speed bumps, that they obtain a petition for this purpose from the Engineering Department.
Mr. F. Sprekelsen	108	Stated that his residence is located on the flank portion of the lane which was in very good condition and did not need paving.

Council also noted letters received from the following which were circulated prior to the meeting:

(a) Mr.&Mrs. H.B. Helgason on behalf of petitioners (Petition Filed)

(b) Mr.&Mrs. W.A. Thrift on behalf of petitioners (Petition Filed)

(c) Mr.&Mrs. J. Hamilton on behalf of petitioners (Petition Filed)

(d) Mrs. Doris Hartley on behalf of Killarney Champlain Citizens for Action

(e) Miss M. Lapp

(f) Mr. Nicholas Marmaros.

The Council then considered the following report of the City Manager dated April 29, 1976, in which the City Engineer reported:

"GENERAL Projects for works 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on May 13, 1976.

The projects are identified as follows:

	Schedule	Item	Type
Petition	436	1 to 5	Pavement and Curbs, Higher Zoned
		6 to 65 & 277 & 278	Pavement and Curbs, Local Residential
		66 & 67	Lane Pavements, Higher Zoned
		68 to 239 except 75, 117, 178, 207,234 and 238	Lane Pavements, Residential Standard
		240 to 243	P.C. Concrete Sidewalks on School Collector Streets

cont'd....

Local Improvement Subsequent Procedure
Schedule #436 (cont'd)

244 to 260 except 248 and 255	P.C. Concrete Sidwalks
262 to 276	Speed Deterrent Bumps in Lanes

CAPITAL FUNDS

The City's share of the recommended project is available in the 1976 streets Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the projects 'by Petition' in Schedule 436 be undertaken."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

MOVED by Ald. Sweeney,
SECONDED by Ald. Bowers,
THAT Item #97 - Schedule 436 be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT Item #188 - Schedule 436 be deferred and the City Engineer bring forward to Council a formal resolution reducing the assessment from commercial to residential;

FURTHER THAT the City Engineer include in his report any other similar properties within the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Cowie,
THAT Items #35 and #38 - Schedule 436 be deferred and the City Engineer report back on the appropriate street widths.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT Item #270 - Schedule 436 be deleted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in his report dated April 29, 1976, be approved, subject to the amendments made this evening.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:40 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of May 13, 1976, adopted on June 1, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 18, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie (2:40 p.m.), Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their instructor, Ms. Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Special Council meeting (Public Hearing) of May 6, 1976, and the Minutes of the Regular Council meeting of May 11, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Audit and Financial Report for
Year Ended December 31, 1976

Mr. Gardiner and Mr. Shaw of Thorne, Riddell & Co., the City's external auditors, gave a brief report reference with respect to their report on the City of Vancouver Financial Statements for the year ended December 31, 1976.

MOVED by Ald. Rankin,
THAT the presentation of Thorne Riddell & Company and the financial report, be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Rezoning Application - N/E Corner Collingwood Street & 41st Avenue

Council on March 23, 1976, when considering the report of the City Manager (Building & Planning matters), dated March 19, 1976, on the above rezoning application, passed the following motion:

> "THAT Mr. Frank Musson, the applicant who is applying for rezoning, be advised that Council does not view his application with favour and if he so wishes he may appear before Council as a delegation to discuss the matter."

Mr. Musson addressed Council and summarized the present position with respect to his application. He suggested that in view of the fact that Council later this day will be considering a proposal that the Director of Planning study development of policy on low-density multiple housing in RS-1 areas and that the City intends proceeding with some low-density multiple housing developments on its own lands, that his application be held in abeyance for 12 months. After that time, should the City's policy be to encourage low-density multiple housing in RS-1 areas, Mr. Musson's application be reconsidered

MOVED by Ald. Volrich,
THAT no action be taken at this time on the application of Mr. Musson to rezone the north-east corner of Collingwood and 41st Avenue.

CARRIED UNANIMOUSLY

Appeal - Retention of Dwelling Unit, 4578 Moss Street

On April 27, 1976, Council deferred consideration of a Manager's report (Building & Planning matters), dated April 23, 1976, on the above matter, to permit Mr. D. Martin, the owner, to appeal the decision of the Hardship Committee that his application to retain a basement dwelling unit at 4578 Moss Street be refused.

Mr. Martin addressed Council and circulated a financial statement showing his monthly income and expenses. He stated that he is living in the basement suite and if use of the suite is to be discontinued, he will have no accommodation for the next month, as he will be required to give notice to one of the tenants in the other two suites.

MOVED by Ald. Bird,
THAT Mr. Martin's representation be received and the decision of the Hardship Committee to refuse retention of the basement dwelling unit at 4578 Moss Street, be approved.

CARRIED UNANIMOUSLY

DELEGATIONS & CITY MANAGER'S REPORTS

Finance Matters (May 14, 1976)

Claims - Sunset Ice Rink (Clause 5)

Council on May 11, 1976, approved a request from Mr. J.T.P. Wong to address Council on behalf of 16 citizens in the area adjacent to the Sunset ice rink. Council had for information a Manager's report dated May 14, 1976, in which the Director of Legal Services set out the situation with respect to this matter.

cont'd....

DELEGATIONS & CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(May 14, 1976) (cont'd)

Claims - Sunset Ice Rink
(Clause 5) (cont'd)

MOVED by Ald. Rankin,
THAT the City Manager be instructed to have the appropriate staff inspect the damaged houses for report back to Council.

- CARRIED

(Aldermen Bird, Bowers and the Mayor opposed)

(At this point in the proceedings, Alderman Cowie joined the meeting)

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Information Centres -
Grant Request

Council on May 11, 1976, deferred consideration of a clause in the report of the Standing Committee on Community Services dated April 29, 1976, pending the hearing of a delegation from the Information Services Joint Committee.

Mr. R.W. Smedes, Executive Assistant of Information Services Joint Committee, addressed Council and asked for Council's assistance with respect to obtaining funding from the senior levels of government to enable continuation of the information services. He circulated to Council a letter from the West End Information Centre also requesting Council's support in this matter.

Representatives of the Renfrew/Collingwood Information Centre and the West End Information Centre also addressed Council on this matter.

MOVED by Ald. Rankin,
THAT Council approve a grant of $7,161.00 to the Information Services Joint Committee for a one month continuation of the operation of the 13 information centres in the City.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bowers, Kennedy and the Mayor opposed)

MOVED by Ald. Marzari,
THAT Council make representations to the Secretary of State, the Department of Health and Welfare and the Provincial Department of Human Resources re continuation of funding of Vancouver information centres by whatever means possible.

- CARRIED

(Aldermen Bird, Bowers, Boyce, Kennedy and the Mayor opposed)

UNFINISHED BUSINESS (cont'd)

Application to Convert Gasoline Stations
at 2403 Granville and 500 Kingsway to
Self-Serve - Merit Oil Co. Ltd.

Council on March 16, 1976, deferred the following motion of Alderman Harcourt and the report of the City Manager dated February 20, 1976, pending a report from the City Manager on the City's experience to date with self-serve gas stations:

cont'd....

UNFINISHED BUSINESS (cont'd)

Application to Convert Gasoline Stations at 2403 Granville and 500 Kingsway to Self-Serve - Merit Oil Co. Ltd. (cont'd)

"THAT the application of Merit Oil Company to convert its stations at 2403 Granville at 8th Avenue and 500 Kingsway at St. George Street to self-serve operation be approved;

FURTHER THAT these conversions be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-service gasoline stations."

On May 4, 1976, Council considered a report of the City Manager dated April 30, 1976, dealing with self-service gasoline retailing in the City of Vancouver but did not approve the suggestions of the Director of Planning for amendments to the present system.

Alderman Harcourt's deferred motion was put and LOST.

(Alderman Bird, Kennedy, Marzari, Rankin, Sweeney and Volrich opposed)

Policy on Low Density Multiple Housing in RS-1 Areas

Council on May 11, 1976, deferred the above clause of the report of the Standing Committee on Planning and Development dated April 29, 1976, to this meeting.

MOVED by Ald. Bowers,
THAT the following recommendation of the Committee be approved:

"That Council instruct the Director of Planning to study and report back on the feasibility of an overall policy designed to permit limited townhouse development in appropriate RS-1 areas while maintaining neighbourhood stability; such report to include an analysis of the impact such a policy might have on RS-1 land values and hence on the likelihood of speculation and intersified development pressure.

- CARRIED

(Alderman Bird opposed)

COMMUNICATIONS OR PETITIONS

1. Building Permit Application

MOVED by Ald. Rankin,
THAT the request of Mrs. Margery Dallas to appear as a delegation before Council with respect to the delay in the issuance of her building permit be approved.

- CARRIED UNANIMOUSLY

2. Request for City Representation at Public Hearing re Transcontinental Passenger Train Services

Council noted a letter dated April 18, 1976, from the Vancouver Joint Council of Railway Unions advising of a Public Hearing concerning transcontinental passenger train services (Montreal/Toronto - Vancouver), to be held in Vancouver on June 14, 1976.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Request for City Representation at Public Hearing re Transcontinental Passenger Train Services (cont'd)

The Joint Council requested Vancouver City Council make representations at this public hearing.

MOVED by Ald. Rankin,
THAT the Standing Committee on Finance and Administration prepare a brief for submission to the Public Hearing on transcontinental passenger train services to be held in Vancouver on June 14, 1976.

- CARRIED UNANIMOUSLY

3. Composition and Functions of the Official Traffic Commission

Council had for consideration the following memorandum dated May 13, 1976, from Alderman Bird, Chairman of the Official Traffic Commission, on the composition and functions of the Official Traffic Commission:

"This report is submitted to express my concern regarding the function of the Official Traffic Commission.

The Official Traffic Commission is composed of the following members:

1. Two Aldermen (currently Alderman Marzari and myself)
2. One representative of the School Board
3. One representative of the Vancouver Traffic and Safety Council
4. City Manager (or his representative)
5. City Engineer (or his representative)
6. Director of Legal Services (or his representative)
7. Chief of Police (or his representative)

The following bodies are represented in an advisory capacity:

1. B.C. Hydro Safety Officer
2. Vancouver Parent-Teacher Council

The powers and duties of this Commission are as noted:

1. The Commission shall hold meetings at the call of the Chair.

2. To investigate, consider, and make recommendations to Council on traffic matters, both legislative and administrative, referred to it by the Council, any Committee of the Council, the Vancouver Police Board civic officials, or any public body or persons, and on its own initiative such traffic matters as it may deem advisable. Such traffic matters shall include those pertaining to the regulation and control of traffic on the streets of the City, including automatic devices (e.g. traffic signals), signs and markings for controlling and regulating all traffic, as well as the best methods of obtaining and for enforcing such regulation and control.

3. To consult with private persons and public bodies for the purpose of obtaining their views and advice preparatory to making recommendations to Council on any matter before the Commission.

4. To recommend such measures as will serve to co-ordinate the activities of City departments concerned with street traffic.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Composition and Functions of the
Official Traffic Commission (cont'd)

Decisions are made on traffic matters by the Official Traffic Commission. However, these decisions are not final until City Council considers the various matters and votes on them. On the routine items, Council usually endorses the OTC position. However, on more controversial matters (such as a request for a pedestrian signal opposed by the OTC) Council generally rejects the OTC recommendation and goes along with the public requests.

The last meeting of the OTC took place on the evening of April 7th. The meeting agenda consisted of eight items, three of which were requests by members of the public for traffic signals. The Engineering Department was opposed to these traffic signals since they clearly didn't meet the warrants as approved by Council in 1974. This meeting lasted two hours and forty minutes during which most of this time was devoted to hearing several delegations relative to the foregoing requests for traffic signals. The OTC then voted that signals were not required at any of these three (3) locations. At this same meeting, the Engineering Department presented its annual signal program and it proposed the installation of sixteen new traffic signals based upon the technical warrants. The OTC approved this program unanimously.

City Council considered these OTC reports on May 4. At the time Council approved the routine and informational items in the report along with the 1976 Traffic Signal Program. However, Council granted the delegations a hearing on the three traffic signal requests rejected by the OTC. This took about two hours of the Council meeting at the end of which the three traffic signal requests were approved. This same conflict between the OTC recommendations and Council's recommendations has occurred on many occasions in the past.

I would like to remind Council that the warrant for the pedestrian signal at Victoria and 22nd Avenue had a rating of 54, while the others were considerably less. There have been requests received for the installation of 35 pedestrian signals that have a warrant greater than 54 and, if approved, would cost approximately $280,000. Therefore, to provide equitable treatment throughout the City, these also should be considered for installation.

I would also remind my associate Aldermen that if they forward correspondence to a Committee supporting the installation of a pedestrian signal, they have no other recourse but to support it when it comes before Council, regardless of the warrant. As a courtesy gesture, I would expect my associates to forward copies of their correspondence to the Chairman of the Official Traffic Commission.

The Official Traffic Commission was set up to relieve Council of a very large number of detailed technical considerations related to traffic. This can only be achieved if Council respects the OTC's recommendations. If it does not, it is my opinion that there will be continuing conflict and a great deal of wasted time by members of the OTC. Under these conditions, the OTC can no longer function properly and therefore should be disbanded. If it is to be disbanded, I think these traffic functions should be assigned directly to the Engineering Department with appeals going to Council for consideration.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Composition and Functions of the
Official Traffic Commission (cont'd)

I have discussed this matter with the City Engineer and, in his opinion, the most effective way to consider the large number of traffic issues which occur annually is in order of preference: (a) a properly functioning Official Traffic Commission operating under policies approved by Council itself; (b) failing that, a Committee of Council such as the Planning and Development Committee; (c) direct decision by the Engineering Department with appeals going to Council.

The City Engineer has considered (c) the worst solution because this will result in a very large number of appeals before Council and will be extremely time-consuming for Council.

It should be acknowledged that if the Engineer approves every traffic signal request received, the programme will be in the million dollar range. Recognizing the rate at which pedestrian signals are being approved for installation, soon arterial traffic will be faced with significant delays for most days of the week. This will lead to increasing an undesirable diversion via adjacent residential streets to avoid congestion.

Under the present circumstances, the Official Traffic Commission is not functioning as it was intended originally and as Council is going to make the final decision on all appeals, I therefore recommend that article (c) above be approved and I therefore request that I be relieved of my position as Chairman of the Official Traffic Commission."

MOVED by Ald. Bird,
THAT, effective immediately, all traffic issues formerly handled by the Official Traffic Commission, be referred for decision directly to the Engineering Department, on the understanding there will be a right of appeal to Council;

FURTHER THAT the Official Traffic Commission be disbanded immediately.

- CARRIED

(Aldermen Cowie, Kennedy, Marzari, Rankin and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
MAY 14, 1976

Works & Utility Matters
(May 14, 1976)

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Tenders Numbered 764 & 765 - Curbs and Pavements on Sundry Streets and Lanes

Cl. 2: Purchase of Overhead Street Lights from B.C. Hydro

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 14, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Capitol Theatre Sign, 820 Granville Street - Sign Requiring Special Approval by Council
Cl. 2: Cedar Cottage N.I.P. Appropriation - Clark Park
Cl. 3: Rezoning Application - 3730-3750 Fraser Street
Cl. 4: Wind Up Proceedings - Standard Oil Co. of B.C. Ltd.
Cl. 5: Kitsilano N.I.P. - Lump Sum Payment for Child Care Groups

The Council took action as follows:

Capitol Theatre Sign, 820 Granville Street - Sign Requiring Special Approval by Council (Clause 1)

MOVED by Ald. Cowie,
THAT this matter be referred to the Design Panel for consideration and report to Council.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 14, 1976)

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Street Closures in Gastown and Chinatown to Accommodate Festival Habitat
Cl. 2: City Operations on a Four Day Week or Nine Day Fortnight - Turn Down Traffic Volume
Cl. 3: Street Closure - Robson from Burrard to Thurlow for Festivities Related to Habitat

The Council took action as follows:

Street Closures in Gastown and Chinatown to Accommodate Festival Habitat (Clause 1)

MOVED by Ald. Kennedy,
THAT the request of the Habitat Festival Society for street closures in Gastown and Chinatown on Friday, June 4th, Saturday, June 5th and Sunday, June 6th, 1976, to accommodate Festival Habitat street activities, be approved, subject to the following conditions:

(1) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

(2) That any food concessions be approved by the City Health Department.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(May 14, 1976) (cont'd)

Street Closures in Gastown and Chinatown
to Accommodate Festival Habitat
(Clause 1) (cont'd)

(3) That all relevant licenses be obtained by the applicant prior to the event.

(4) That any structures or attachments to street furniture on the street be approved by the City Engineer.

(5) That unrestricted access be provided for emergency vehicles.

- CARRIED UNANIMOUSLY

City Operations on a Four Day Week
or Nine Day Fortnight - Turn Down
Traffic Volume (Clause 2)

For Council action on this Clause, see page 11.

Street Closure - Robson from Burrard
to Thurlow for Festivities related
to Habitat (Clause 3)

MOVED by Ald. Kennedy,
THAT Robson Street from Burrard to Thurlow Streets be closed on Saturday, June 5, 1976, from 9:00 a.m. to 11:00 p.m. for festivities related to Habitat;

FURTHER THAT this approval be subject to the following conditions:

(1) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

(2) That any food concessions be approved by the City Health Department.

(3) That all relevant licenses be obtained by the applicant prior to the events.

(4) That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.

(5) That unrestricted access be provided for emergency vehicles.

(6) That the street activity programme to be to the satisfaction of the Director of Social Planning.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, the Council agreed to vary the agenda to consider the following Manager's report dated May 18, 1976, with respect to a Development Permit Application #67839 for 1717 Adanac Street:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

1717 Adanac Street -
D.P.A. #67839 (cont'd)

"The Director of Planning reports as follows:

"A brief report on the history of this application has been requested by Aldermen Harcourt and Volrich.

BRIEF HISTORY

1. On August 9, 1974: application was filed by Alton K. Hanson, Architect, to rezone the sites at 1717 Adanac Street and 740 Commercial Drive (Appendix I) from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District.

2. August 9, 1974: Mr. Hanson filed Development Permit Application #67839 to construct a highrise apartment building for senior citizens on the one site at 1717 Adanac Street only.

3. November 26, 1974: City Council at a Public Hearing, after receiving recommendations from the Vancouver City Planning Commission and the Technical Planning Board, approved the rezoning of the two sites to CD-1 Comprehensive Development District (Appendices II, III & IV).

4. December 3, 1974: Mr. Hanson advised of Council's decision (Appendix V).

5. December 10, 1974: The CD-1 By-law was enacted by City Council (Appendix VI).

6. December 12, 1974: A letter was sent to the applicant advising him of the decision of the Director of Planning regarding Development Permit Application #67839. A time limit of February 28, 1975 was given for the applicant to meet conditions prerequisite to the issuance of the development permit. Subsequently, 4 extensions of time were granted.

7. April 21, 1976: Further revised drawings were submitted which did not meet the conditions. The development as indicated on these revised drawings also exceeded the floor space ratio and height of the original submission.

8. April 26, 1976: A letter was sent by the department to the applicant advising him of the conditions still not complied with (Appendix VII).

It should also be noted that a meeting is being arranged for later this week between some members of Council, the Architect, representatives of the Vancouver East Lions Society and representatives of the Planning Department."

The City Manager submits the foregoing report for the INFORMATION of City Council."

Council heard briefly from representatives of the Vancouver East Lions Society who requested that the whole of the site be rezoned to a floor space ratio of 2.20.

MOVED by Ald. Bowers

THAT the necessary action be taken to submit for consideration at a Public Hearing, the matter of rezoning of Lots 15, 16, 17, 18 and F of 8, Block D, D.L.183, situated on the northeast corner of Commercial Drive and Adanac Street, to permit development based on a floor space ratio of 2.20;

FURTHER THAT the Vancouver City Planning Commission be requested to report on the matter directly to the Public Hearing.

- CARRIED UNANIMOUSLY

(Appendices referred to in report are on file in the City Clerk's Office)

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The Council recessed at approximately 3:50 p.m. and following an 'In Camera' meeting in #3 Committee Room, reconvened in open session at 4:10 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(May 14, 1976) (cont'd)

City Operations on a Four Day Week
or Nine Day Fortnight - Turn Down
Traffic Volume (Clause 2)

MOVED by Ald. Bowers,
THAT recommendation (b) of the City Engineer contained in this Clause be approved.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT recommendation (a) of the City Engineer contained in this Clause be approved;

FURTHER THAT the City Manager report back to Council for information.

- CARRIED

(Aldermen Rankin, Sweeney and Volrich opposed)

Finance Matters
(May 14, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Automatic Typewriter - Planning Department
Cl. 2: Staff Requirement - Inspection Services
Cl. 3: F.P.-28, Cordova Lodge (Hard to House Facility)
Cl. 4: Suggestions Meriting Awards
Cl. 5: Claims - Sunset Ice Rink

The Council took action as follows:

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Claims - Sunset Ice
Rink (Clause 5)

For Council action on this Clause, see pages 2 and 3.

Personnel Matters
(May 14, 1976)

Summer Hours, 1976 - Inside
and Related Staff (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(May 14, 1976)

The Council considered this report which contains five Clauses identified as follows:

Cl. 1: Mortgage of Two Leases by City to R.E. Porter Ltd.
Cl. 2: Establishment for Road Purposes - N/E Corner of King Edward and Ontario
Cl. 3: Establishment for Road Purposes - W/S Commercial and North of Kingsway
Cl. 4: Amendment to Lease of Premises at 250 Terminal
Cl. 5: Special Survey Area 46th Avenue to 47th Avenue West of Boundary Road, NE¼, D.L. 339

The Council took action as follows:

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Action by City Council on Proposed Expansion of Vancouver International Airport

Council considered the following motion which was

MOVED by Ald. Boyce,
THAT WHEREAS only 8% of the population use the airlines regularly;

AND WHEREAS the average plane is only 60% full;

AND WHEREAS very little has been done to schedule flights so as to flatten out peak demand periods;

AND WHEREAS a third runway would mean an additional terminal, bigger and bigger parking lots, and a further deterioration of the South Vancouver environment in many ways including noise;

AND WHEREAS federal public funds for transportation could be better spent on a Greater Vancouver Regional District mass rapid transit system;

THEREFORE BE IT RESOLVED THAT Vancouver City Council goes on record as opposed to the building of a third runway at Vancouver International Airport and that it inform the Minister of Transport accordingly.

- LOST

(Aldermen Bird, Bowers, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

Council also had before it for consideration a suggested position paper on airport expansion submitted by Alderman Bowers, Chairman of the Standing Committee on Planning and Development.

Following consideration of Alderman Bowers' submission, the Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Action by City Council on Proposed Expansion of Vancouver International Airport (cont'd)

MOVED by Ald. Rankin,
THAT

(a) The City of Vancouver recognizes the value of adequate airport service to industry, commerce, tourism and recreational travel, and appreciates the role of the Minister in providing for such adequate service;

(b) The City is not in favour of any extensions of runways into the sea, and further urges the Minister to ensure that any dredging of sand in the estuary be done only after consultation with the Ministry of the Environment to ensure that the ecology is not damaged;

(c) Since many Vancouver residents are disturbed by noise from the operation and testing of aircraft - and since the degree of nuisance depends greatly on the operational procedures governing the airport and its airspace, the City urges the Minister to establish forthwith a continuing committee to oversee the drawing up of such procedures and to monitor their effects, such committee to include representatives of the City of Vancouver and of other affected municipalities who would report annually to their respective Councils;

(d) That any future expansion of access to the airport be by way of a rapid transit service linking Vancouver with the airport.

- CARRIED UNANIMOUSLY

Also submitted for consideration was a Manager's report dated May 10, 1976, in which the Director of Planning reported as follows:

"On April 6th, 1976, City Council held a Public Meeting to receive briefs concerning the proposed expansion of Vancouver International Airport. Speakers at the meeting raised a great number of points, both for and against the proposed expansion. For Council's use, the Planning Department has summarized the major points and concerns in tabular form. This table is attached as Appendix A. It needs to be emphasized that this table is necessarily a simplication of some very complex issues and is subject to all the pitfalls usually associated with reducing complexity.

The Planning Department is still of the opinion that the arguments on either side are not yet proven and that the most reasonable course of action to take at the present time is to deliberately postpone a decision. Our opinion is based on two observations.

(1) There is little or no need to make a decision now. The Ministry of Transport's own projections of traffic demand can be handled by the present runway system until 1983 without even changing air traffic control methods so as to reduce peak hour volumes. Given that a five-year period may be needed to construct any new runway facility, this still allows another two years in which a decision can be made.

(2) There are enough reasonable doubts about the desirability of expansion to warrant additional work before making a decision. A further two years would allow a considerably better judgement as to whether air traffic demand will be likely to continue to increase at presently projected rates. It will also permit noise mitigation procedures to be implemented and tested before starting construction. This is essential since there is considerable doubt that the planned procedures are effective and feasible. Finally, another two years can better

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Action by City Council on Proposed Expansion of Vancouver International Airport (cont'd)

assure that the proposed runway will be constructed in a manner compatible with the surrounding community and the ecology of the area, especially that of the Fraser River Estuary and Delta. Procedures to reduce environmental impact need to be more fully detailed and demonstrated effective before a decision is made.

The Director of Planning, therefore, RECOMMENDS that:

(1) Council resolve that it supports the decision option titled "The Case for Postponing a Decision on Expansion of Vancouver International Airport Unless and Until Certain Vital Conditions Are Met" (from the Airport Planning Committee Final Report and attached to this report as Appendix B). This option has been supported by City staff to date.

(2) Council send a letter to the Minister of Transport, informing him that it believes the case for or against expansion at Vancouver International Airport has not yet been made and recommending that he postpone the decision on expansion. Council support of the above referenced decision option should be stated and the necessity for implementation and trial of all feasible noise mitigation procedures should be emphasized.

The City Manager submits the above recommendations of the Director of Planning for Council CONSIDERATION."

(Attachments referred to on file in the City Clerk's Office)

MOVED by Ald. Bird,
THAT the recommendations of the Director of Planning contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

C. Landscaping and Paving - Phase I, Area 6, False Creek

Council had for consideration a report of the City Manager dated May 17, 1976, in which the Development Consultant and the City Engineer reported on the landscaping and paving for Phase I, Area 6, False Creek.

The Mayor requested that he be excused from voting on this matter because of conflict of interest.

MOVED by Ald. Cowie,
THAT Mayor Phillips be excused from voting on this matter.

- CARRIED UNANIMOUSLY

Mr. D. Sutcliffe, Development Consultant - False Creek, addressed Council on this item and filed with the Clerk letters from Mr. R.A. Worcester, False Creek Interim Council and Frank Stanzl Construction Ltd., indicating that the majority of the sponsors and future residents of the area, are not in favour of the use of concrete in place of quartzite flagstone in the pedestrian areas.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this report be approved.

- CARRIED

(Alderman Rankin opposed)

(Mayor Phillips was excused from voting on this matter)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Housing and Environment, May 6, 1976

The Council considered this report which contains two Clauses identified as follows:

Cl. 1: Painted Wall Signs
Cl. 2: Trails and Access Program for B.C.

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, May 6, 1976

The Council considered this report which contains three Clauses identified as follows:

Cl. 1: Morning Star Educational Society - Grant Request
Cl. 2: 'Dance Machine' Cabaret - Interim Report
Cl. 3: Transportation for the Elderly and Disabled

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Transportation for the Elderly and Disabled (Clause 3)

Ms. Susan Anderson, Social Planning Department, addressed Council and indicated the wrong estimate was submitted to the Committee with respect to resolution (a) i.e. the amount of $110,713.00 should read $127,477.00. This latter amount would provide a one-way base fare of $1.00 and an average fare of $1.20.

MOVED by Ald. Rankin,
THAT a grant of $127,477.00 to the B.C. Lions Society for Crippled Children be approved, $50,925 of which would cover the period from July, 1975, to June, 1976, and $76,552 of which would provide service from July, 1976, to December, 1976;

FURTHER THAT the source of funds be contingency reserve.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Volrich opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 6, 1976 (cont'd)

Transportation for the Elderly
and Disabled (Clause 3) (cont'd)

MOVED by Ald. Rankin,
THAT the following resolutions of the Committee be approved:

"That the City Engineer be requested to report to the Community Services Committee on the feasibility of using the two vans recently purchased by the City for the turn down traffic volume project for the transportation of disabled persons (including the elderly).

Request the Chairman and members of the Community Services Committee and the Director of Social Planning to meet with the Ministersof Municipal Affairs and Human Resources to discuss management and financing of transportation services for the disabled and report back to City Council on the results of these meetings."

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
May 13, 1976

1976 Grant Request - Vancouver
Art Gallery (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

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G.V.R.D. Matters

Alderman Bowers, advised that the Standing Committee on Planning and Development, at its meeting on May 13, 1976, considered the matter of Still Creek and recommended

A. That the Greater Vancouver Sewer and Drainage District be requested to maintain an ongoing monitoring program on Still Creek in order to detect any significant changes in water quality;

B. That no further enclosures of Still Creek be permitted south of Grandview Highway;

C. That north of Grandview Highway, east of Cornett Road, Still Creek be kept open where it is adjacent to a road or public access;

D. That north of Grandview Highway between Rupert Street and Cornett Road, where Still Creek flows through private properties, the owners be encouraged to keep the Creek open; if this is not possible, the Creek may be culverted and completely enclosed at the option of the owner;

cont'd....

Still Creek (cont'd)

E. That the City Engineer and the Greater Vancouver Sewer and Drainage District report back on the area north of Grandview Highway west of Rupert Street;

F. That the owners of the properties between Rupert Street and Cornett Road north of Grandview Highway be requested to co-operate with the Provincial Trails Advisory Committee in providing an easement for a finished right-of-way suitable for a bicycle trail.

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the Standing Committee on Planning and Development be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1976 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO THE MAINTENANCE OF THE TROUNCE ALLEY AND BLOOR ALLEY SQUARE LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (636 West 10th Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari was excused from voting on this By-law)

MOTIONS

A. Allocation of Land for Lane Purposes (2037 East 5th Avenue)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 1 of Subdivision 'B', Block 149, District Lot 264A, Plans 304 and 1771

(2037 East 5th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Establishment of Land for Road Purposes (N/E Corner of King Edward and Ontario)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 3, Block S½, D.L. 630, Plan 1168;

AND WHEREAS it is deemed expedient and in the public interest to establish the south seven feet of this lot for road purposes;

THEREFORE BE IT RESOLVED THAT the south seven feet of Lot 3, Block S½, D.L. 630, Plan 1168 be and the same is hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

MOTIONS Cont'd)

C. Establishment of Land for Road Purposes
(Walkway W/S Commercial North of Kingsway)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT WHEREAS the City of Vancouver is the registered owner of Lots 52 to 55, South part of Block 12 and adjoining one foot of Block 14, D.L. 352, Plan 1536;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands for road purposes;

THEREFORE BE IT RESOLVED THAT Lots 52 to 55, South part of Block 12 and adjoining one foot of Block 14, D.L. 352, Plan 1536 be and the same are hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

1. G.V.R.D. Livable Region Plan

At the Council Meeting on May 11, 1976, Alderman Harcourt submitted the following as Notice of Motion;

"THAT WHEREAS the City of Vancouver has endorsed the Greater Vancouver Regional District's Livable Region Plan, which calls on Vancouver to de-emphasize downtown office growth in favour of establishing other regional town centres, namely in Burnaby, New Westminster, West Vancouver, Coquitlam, Surrey and Richmond;

AND WHEREAS Federal and Provincial Governments and agencies should help reinforce the formation of alternate town centres;

THEREFORE BE IT RESOLVED THAT:

1. The Federal Government be urged to stop development of the Georgia and Hamilton block and relocate Federal office facilities to the other regional town centres;

2. The Provincial Government and the Insurance Corporation of British Columbia Board of Directors reconfirm their commitment to relocating ICBC headquarters to the New Westminster town centre;

3. The Provincial Government and B.C. Hydro Board of Directors be requested to not construct any office space in downtown Vancouver, but construct, instead, any additional office requirements in the other regional town centres."

Alderman Harcourt requested, and received permission to amend the above motion to read as follows:

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT WHEREAS the City of Vancouver has endorsed the Greater Vancouver Regional District's Livable Region Plan, which calls on Vancouver to de-emphasize downtown office growth in favour of establishing other regional town centres, namely in Burnaby, New Westminster, West Vancouver, Coquitlam, Surrey and Richmond;

Cont'd...

MOTIONS (Cont'd)

G.V.R.D.Livable Region Plan (Cont'd)

AND WHEREAS Federal and Provincial Governments and Agencies should help reinforce the formation of alternate town centres;

THEREFORE BE IT RESOLVED THAT:

(a) the Federal Government be urged to reconsider the development of the Georgia and Hamilton block as planned and relocate some Federal office facilities to the other regional town centres;

(b) The Provincial Government and the Insurance Corporation of British Columbia Board of Directors reconfirm their commitment to relocating ICBC headquarters to the New Westminster town centre;

(c) The Provincial Government and B.C. Hydro Board of Directors be requested to not construct any office space in downtown Vancouver, but construct, instead, any additional office requirements in the other regional town centres.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

2. Habitat

MOVED by Ald. Rankin,
SECONDED by Ald. Baird,
THAT a Committee composed of the Mayor, the City Manager and an Alderman to be named by Council, is hereby authorized to issue any executive or administrative decisions or orders with respect to any matter or issue arising out of or related to activities involved in the United Nations Habitat Conference and the Habitat Forum, and specifically the occupation of the Jericho lands by the Habitat Forum which would otherwise require approval of City Council, and to report such decisions and orders to the next meeting of the City Council thereafter;

FURTHER THAT Alderman Kennedy be appointed to the Committee as the Alderman.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Volrich submitted the following Notice of Motion which was recognized by the Chair:

1. Hospital Strike

MOVED by Ald. Volrich,
THAT the Provincial Government be urged to immediately end the present strike of hospital workers by ordering the employees back to work;

FURTHER THAT the Government take steps to resolve the dispute by way of arbitration or otherwise.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy -
Harbour Park

advised that a number of citizens have forwarded an appeal to the Prime Minister that the Federal Government purchase the Harbour Park property from the City, and he requested the Mayor support this appeal.

The Mayor indicated that should the Federal Government wish to purchase the Harbour Park property, the City would be willing to consider their offer.

Aldermen Boyce & Kennedy -
Harcourt Development Ltd.
Contract re Harbour Park

both enquired when the contract with Harcourt Developments Ltd re Harbour Park is expected to be finalized.

The Director of Legal Services advised that the ground lease is now concluded and the other leases are expected to be finalized shortly probably before the end of May.

Alderman Marzari -
Leave of Absence

MOVED by Ald. Marzari,
SECONDED by Ald. Bird,
THAT Alderman Marzari be granted one month's leave of absence from May 19, 1976, to June 19, 1976.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 6:25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of May 18, 1976, adopted on June 1, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Tenders Numbered 764 & 765 - Curbs and Pavements on Sundry Streets and Lanes

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets and lanes in the City of Vancouver were opened on May 3, 1976, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tenders Numbered 764 and 765, the average unit prices for major items of work included in these tenders, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department, and the total cost of the contracts may vary according to actual quantities measured during construction.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderer as follows:

Columbia Bitulithic Limited,
Post Office Box 34225,
Postal Station 'D',
Vancouver, B.C.
V6J 4N7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements,
Asphaltic Concrete Street Surfacing,
and Asphaltic Concrete Lane Pavements.

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

2. Purchase of Overhead Street Lights from B.C. Hydro

The City Engineer reports as follows:

"The City in addition to its own street lights, leases approximately 170 street lights from the B.C. Hydro. These lights are mostly the old type incandescent luminaire attached on a long pipe mast arm mounted on wooden poles in lanes and on streets where standard street lights have not yet been installed.

Approximately two years ago when the City's lane lighting program was started, the B.C. Hydro initiated a policy change to permit municipalities to attach street lights to their wooden poles for a monthly "contact" fee. To eliminate the mixture of responsibility for lights in Vancouver, the B.C. Hydro has offered to sell their remaining lights to the City effective January 1, 1976 for a lump sum of $650, which is the depreciated value of the equipment. The equipment is still serviceable and provides some light in areas not equipped with standard lighting. Sufficient funds are available in the Revenue Budget for the purchase of the lights.

I RECOMMEND (a) that the City purchase approximately 170 overhead street lights from B.C. Hydro for the sum of $650, (b) that the funds be provided from appropriation 8075/5127, "Rental and maintenance of B.C. Hydro Street Lighting" and (c) that account 8075/5127 be reduced by $2950 to reflect the net saving anticipated for 1976. "

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 143

BUILDING & PLANNING

RECOMMENDATION

1. Capitol Theatre Sign, 820 Granville Street - Sign Requiring Special Approval by Council.

The Director of Planning reports as follows:

"About a year ago, Neon Products Ltd. approached the Social Planning Department, then responsible for co-ordinating the efforts of the City's Granville Mall Interim Authority, with regard to the proposed sign for the remodelled Capitol Theatre on Granville Mall. The sign is to be located on a bridge type structure which will slope down from the sloping roof of the building and project 18 feet beyond the property line. The outer part of the structure is connected to the sidewalk by a vertical portion approximately 14 feet high. Six TV monitors - for showing excerpts of movies being shown in the six theatres inside the building will be located on each of the two sides of the vertical structure which are at right angles to the building. A taxi phone booth will be provided on the side facing the building.

Social Planning discussed the proposal at that time with the Planning Department, the Engineering Department and members of the Granville Mall Interim Authority. Except for two points raised by the City Engineer, the proposal was considered acceptable. The concerns of the City Engineer were:-

(a) The lower 10 foot portion of the sign on the street must be removable in the event that it is found it creates an obstruction and its removal is required. The sign structure must therefore be designed so that it will be self-supporting, if the vertical portion has to be removed. (Section 6(2)(g) of the Sign By-law requires a minimum clearance of 10 feet for a projecting sign which projects over 4 feet into the street.)

(b) The owner must enter into an encroachment agreement for that portion of the sign on the City Street and below the 10 foot height restriction.

Under the Encroachment By-law, the annual rental for this structure is $15 or such other rent as recommended by the Supervisor of Property and Insurance and approved by Council. For this encroachment, the Supervisor of Property and Insurance advises that market value rental reflecting the land use of that area should be charged. The recommended annual rental is therefore $630.

The reconstruction of the Capitol Theatre is near completion and Neon Products Ltd. has made an application for a permit to erect the sign. Because this proposed sign exceeds the sign area and the amount of projection permitted under Schedule D (Pedestrian Commercial Mall) of the Sign By-law, it will require Special approval of Council, as provided for under Section 7(3), as quoted below:

> ' Special approval may be given by Council for a sign in a Special Area established by Council (i.e., Gastown, Chinatown and Granville Mall) which would exceed the limitation specified for the Special Area but which would contribute significantly to the character of the area, after consultation with the relevant Special Committee and/or Board for the particular area established by the Council.'

The relevant Special Committee to be consulted in regard to special approval under Section 7(3) of the By-law was the Granville Mall Interim Authority, which, according to the City Clerk is no longer operative since it was not re-appointed by Council. However, the proposed sign for the Capitol Theatre was considered acceptable to the Granville Mall Interim Authority last year, when it was in existence.

Clause No. 1 Continued.

It is RECOMMENDED THAT:

A. City Council approve the proposed Capitol Theatre sign - 820 Granville Street (Permit Application No. 916) subject to the following conditions:

(i) The lower 10 feet of the sign to be removable and to be removed at owner's cost when requested by the City Engineer, should he consider that such removal is necessary.

(ii) The owner entering into an encroachment agreement with the City for the removable portion of the sign.

B. The City Engineer and Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City.

C. An annual rental of $630 be established for the encroachment and be subject to review every 2½ years.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

RECOMMENDATION

2. Cedar Cottage N.I.P. Appropriation: Clark Park.

The Director of Planning reports as follows:

"The Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974, and subsequently by the senior levels of government, placed as first priority the improvement of parks and recreation facilities in the area. The sum of $281,340.00 was allocated in the Concept Plan for this purpose. (The sum was later added to the Beautification and Public Use Area allocation to total $582,700.00.) Following approval of the Concept Plan, detailed design of specific parks was begun by staff of the Board of Parks and Recreation, working with the Planning Department and the Cedar Cottage N.I.P. Committee.

Implementation has begun on the first two of these parks, namely Cedar Cottage Park (formerly China Creek Park) and Brewers Park, and the Parks Board is now completing estimates for the Stage One of the work required for Clark Park. Because Clark Park is already fairly well developed, much of the work done through N.I.P. will be directed at improving or modifying existing facilities (existing tennis courts, wading pool, playing fields, fencing, etc.). The cost of this "housekeeping" work for Stage One is estimated by the Parks Board and Planning Department to be $75,000.00.

Clause No. 2 Continued.

When planning is complete on the required new facilities for Stage Two, a second report will be prepared and forwarded to City Council.

It is recommended:

That $75,000.00 be allocated from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for improving facilities at Clark Park. Under N.I.P. the costs are shared as follows:

C.M.H.C.	-	$37,500.00
Province	-	$18,750.00
City	-	$18,750.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

3. Rezoning Application - 3730 - 3750 Fraser Street.
Applicant: Mr. John Earreira.

The Director of Planning reports as follows:

"An application has been received from Mr. John Earreira for an amendment to the Zoning and Development By-law No. 3575 whereby Lots 2 - 3, Block 30, DL 30, be rezoned from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of:

1. Stores, main floor 2. Suites, above stores

SITE DESCRIPTION

The site has a frontage of 105 feet and a depth of 122 feet for a total site area of 12,810 square feet. The site is zoned (RT-2) Two-Family Dwelling District and each lot is developed according to our records, with a one-storey plus basement single family dwelling (See Appendix A). The lands to the east are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings of various heights and sizes. The lands on both sides of Fraser Street between East 20th and East 23rd Avenues are zoned (RT-2) Two-Family Dwelling District and are developed with one and two family dwellings, multiple conversion dwellings and a non-conforming apartment building located in the middle of the block between East 20th and 21st Avenues on the east side. The northeast corner of Fraser Street and East 21st Avenue Lot 5 is zoned (RM-3) Multiple Dwelling District and is developed with a two-storey plus cellar apartment building. The rezoning of Lot 5 to (RM-3) Multiple Dwelling District was approved by Council in February, 1954 subject to the owner entering into a registerable agreement in accordance with the development plan submitted. The Planning Department supported the application due to the difficulties of developing the site as the grade is considerably below the sidewalk of both Fraser Street and East 21st Avenues.

All of the lands on both sides of Fraser Street from East 20th to Kingsway and from East 23rd to East 28th Avenues are zoned (C-2) Commercial District and are developed commercially including some new development.

Clause No. 3 Continued.

ANALYSIS

No drawings were submitted by the applicant although it is proposed to develop a building with stores at the ground level and suites above.

The Planning Department, given the above land use situation in the area, cannot support this application to rezone to (C-2) Commercial District, as it would permit an isolated commercial development of greater scale and bulk in an area primarily zoned and developed as (RT-2) Two Family Dwelling District. Furthermore, there is ample commercially zoned property on both sides of Fraser Street from East 20th to Kingsway and from East 23rd to East 28th Avenues to serve the needs of this area.

The Vancouver City Planning Commission, when considering the application at its meeting on April 7, 1976, concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

RECOMMENDATION

4. Wind up Proceedings - Standard Oil Co. of B.C. Ltd.

The Director of Legal Services reports as follows:

"On March 16, 1976, Council approved a certain lease of a 10-foot widening strip to Standard Oil Co. of British Columbia Ltd. Upon presentation of the lease documents to Standard Oil, its solicitor advised that as of March 30, 1976, Standard Oil transferred its business lock, stock and barrel, including all assets and interests in land, to Chevron Canada Limited. Immediately thereafter Standard Oil commenced wind-up proceedings but is still active only for the purpose of facilitating the wind-up and transfer to Chevron.

Accordingly, it is recommended that the City, Standard Oil and Chevron enter into a three-way agreement whereby the City generally consents to the assignment by Standard to Chevron of all contractual obligations presently between the City and Standard Oil, such general assignment to be in a form satisfactory to the Director of Legal Services. It is also recommended that the above-noted lease arrangement go forward with Chevron Canada Limited as the Lessee rather than Standard Oil."

The City Manager RECOMMENDS that the recommendations of the Director of Legal Services be approved.

RECOMMENDATION

5. Kitsilano Neighbourhood Improvement Program - Lump Sum Payment for Child Care Groups.

The Director of Planning reports as follows:

"The Kitsilano Citizens Planning Committee has been reviewing requests for Neighbourhood Improvement Program funds from community groups within Kitsilano for more than a year. Early last fall the Committee received several requests from Day-Care groups in Kitsilano for NIP funds to enable them to purchase some small equipment for these Day-Care Centres. The Committee anticipated that there could easily be more requests of this type. So rather than forwarding a large number of requests for small amounts of money to City Council, the Committee asked the Child Care groups to discuss their needs among themselves and then to make a joint request for funds which would be adequate for all their needs.

On February 4, 1976 eight Child Care groups made a joint request to the Kitsilano Citizens Planning Committee for $3855.00 from the Neighbourhood Improvement budget (as summarized in Appendix A) in order to purchase equipment needed to ensure the efficient and adequate functioning of these Child Care services. At two previous meetings (November 26, 1975 and December 17, 1975) the Committee had approved in principle requests from the Child Care programs operating out of Bayview School and the Kitsilano Moms and Tots Group in Kitsilano Neighbourhood House on the understanding that these two would be included in the "lump sum" request when it was presented. The total amount approved at these earlier meetings was $2750.00 (also summarized in Appendix A). The total amount, therefore, which was approved by the Committee was $7000.00. Details of the requests from all the groups are included in Appendix B.

The Kitsilano Area Planner concured with the Committee's approval.

Central Mortgage and Housing Corporation was somewhat concerned that the time committment required from those receiving NIP funds may be difficult to achieve in this instance, as one or more of these Child Care groups could disband at any time. However, as a coincidence, the Child Care groups in Kitsilano had already decided to form a non-profit society to help look after the interests of these groups. It is therefore anticipated that, should one of the groups receiving equipment purchased with NIP funds fold, then their equipment can be distributed to the other Child Care groups in the area by the Society which is just now forming. CMHC is agreeable to this arrangement.

It is therefore recommended that:

City Council approve the expenditure of up to $7,000.00, (seven thousand dollars; $1750 City, $1750 Provincial, $3500 Federal) from the Kitsilano Neighbourhood Improvement Program Social Facilities Budget for the purpose of purchasing the equipment for various Child Care groups as noted in Appendix B."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 144

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closures in Gastown and Chinatown to Accommodate Festival Habitat

The City Engineer reports as follows:

"In letters dated March 25, 1976 and May 4, 1976, Mr. Lorenz von Fersen, representative of the Habitat Festival Society, requested that certain streets in Gastown and Chinatown be closed to vehicular traffic on Friday, June 4, 1976, Saturday, June 5, 1976 and Sunday, June 6, 1976 to accommodate Festival Habitat street activities.

Separately, these proposals are:

1. Gastown

(a) Friday June 4, 1976 6:00 p.m. to 1:00 a.m., Saturday, June 5, 1976

The streets requested to be closed are Water Street from Abbott Street to Carrall Street, Alexander Street from Carrall Street to Columbia Street, Carrall Street from Powell Street to its north end, and Abbott Street from Water Street to its north end. (Appendix A).

The events this day will include opening ceremonies and musical performances primarily confined to a main stage located at the northeast corner of Maple Tree Square.

During construction of the stage, which will begin at approximately 12:00 noon on Friday June 4, 1976, the applicant will provide the necessary precautions for vehicular traffic.

(b) Saturday, June 5, 1976 10:00 a.m. to 1:00 a.m., Sunday, June 6, 1976

The streets requested to be closed are Water Street from Cordova Street (at Richards Street) to Carrall Street, Alexander Street from Carrall Street to Columbia Street, Cambie Street from the lane north of Cordova Street to its north end, Abbott Street from the lane north of Cordova Street to its north end, and Carrall Street from Powell Street to its north end. (Appendix B).

The event will include music and performances primarily confined to the main stage at Maple Tree Square and a second stage located on the northeast corner of Cambie Street and Water Street. Further festivities include a marching band which will assemble at Maple Tree Square and proceed west on Water Street, along the northern sidewalk of Cordova Street to the Canadian Pacific Railway Station and return via the same route.

(c) Sunday June 6, 1976 (9:30 a.m. to 6:00 p.m.)

The streets requested to be closed are Water Street from Cordova Street (at Richards Street) to Carrall Street, Alexander Street from Carrall Street to Columbia Street, Cambie Street from the lane north of Cordova Street to its north end, Abbott Street from Cordova Street to its north end, Carrall Street from Cordova Street to its north end, Powell Street from Carrall Street to Columbia Street, Columbia Street from Powell Street to Cordova Street, and Cordova Street from Columbia Street to Cambie Street. (Appendix C.)

The Cordova Street closure is required to accommodate a bicycle race between 9:30 a.m. and 12:00 noon following a routing along Water Street, Abbott Street, Cordova Street, Columbia Street and Powell Street. During this time, the north side of Cordova Street will be closed with the south side remaining open for buses.

Continued on Page 2. . .

Clause No. 1 Continued

The bicycle race is similar to the annual Gastown Bicycle race in which no problems have been encountered in the past.

Further festivities will again include performances primarily confined to the two stages and a repeat of the marching bands' route through Gastown.

Between the various street activities, the merchants will be granted access to their premises to replenish their stock.

2. Chinatown

(a) Friday, June 4, 1976 6:00 p.m. to 9:00 p.m., Sunday, June 6, 1976

The street requested to be closed is Pender Street from Jackson Avenue to Gore Avenue.

The event will include performances on a stage located on the north side of Pender Street immediately east of Gore Avenue, as well as a street bazaar, an outdoor marketplace, and many exhibits. (Appendices A, B & C.)

(b) Sunday, June 6, 1976 (12:00 noon to 4:30 p.m.)

The streets requested to be closed are Pender Street from Gore Avenue to Carrall Street, excluding the intersection at Main Street, and Columbia Street from the lane north of Pender Street to the lane south of Pender Street.

The main attraction will be a parade featuring the Lion and Dragon dancers. This parade will commence at Maple Tree Square, as part of the Gastown festivities and then proceed on the sidewalk of Columbia Street to Chinatown to perform for the remainder of the afternoon. (Appendix C.)

There will be litlle disruption to transit throughout the three-day period and the necessary bus re-routing can be readily accommodated.

The Police Department will provide special attention for all the events in Gastown and Chinatown and the festival organizers will provide marshals to assist with pedestrian control.

The representatives of the Habitat Festival Society will ensure that all structures are removed from the streets immediately following the events.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request for closure of the streets to vehicular traffic in the locations and on the dates specified in Sections 1 and 2 of the above report, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. That any food concessions be approved by the City Health Department.
3. That all relevant licences be obtained by the applicant prior to the event.
4. That any structures or attachments to street furniture on the street be approved by the City Engineer.
5. That unrestricted access be provided for emergency vehicles.

Council is advised that the additional cost (approximately $2000) of street cleaning and temporary traffic control associated with these street closures will be applied against the appropriation established for Habitat activities."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

CONSIDERATION

2. City Operations on a Four Day Week or Nine Day Fortnight - Turn Down Traffic Volume

The City Engineer reports as follows:-

"Late in 1974, the City set up a Council Committee to evaluate possible Urban Demonstration programs to be submitted by the City for Federal funding. Among the ideas approved by the Committee and Council was the Turn Down Traffic Volume project. When the Urban Demonstration program was cancelled, this project was approved, entirely separately, for funding by the Transportation Development Agency (T.D.A.), the research arm of Transport Canada. T.D.A. provided funding in the amount of $500,000. over two years. Approval of this major project - the only one actually funded of the many City proposals - is a major achievement for the City and provides the opportunity (and the obligation) for the City to show leadership in this field.

It is important to restate the benefits which we hope to attain in an overall sense through the Turn Down Traffic Project. Relatively small changes - in the order of 10 to 15% - in car occupancy through carpooling and in peak travel demand through changed working times, will permit the existing street system to handle increased downtown employment. We have calculated that these changes will allow us to handle downtown growth which would require an additional $100,000,000. in capital expenditures to provide access with the same level of difficulty we experience today. It is, therefore, important for the City to take the lead in all phases of this project and demonstrate the feasibility of achieving these goals.

In Project Turn Down Traffic Volume's overall program of reducing traffic congestion in Vancouver, one of the methods of achieving this goal is through an alteration of the typical five-day-a-week, 9 to 5 (or similar hours) work pattern. We hope to lead the way and encourage employers and employees to work one of a variety of working hour schemes which would reduce the peak demand in the morning and evening rush, and are examining the administrative feasibility of these various schemes for implementation in the City. As part of the City's leadership efforts, a survey of City workers was conducted, with the cooperation of the unions, to find out which of the various possible alternatives might be acceptable to the employees. The results of that survey are as follows:-

Inside Workers

Alternative	Number of Responses	%
Retain present hours	65	(8%)
Staggered hours	20	(3%)
Flexible hours	100	(13%)
4-Day Week	412	(52%)
9-Day Fortnight	192	(24%)
TOTAL	789	(100%)

Outside Workers

Alternative	Number of Responses	%
Retain present hours	228	(33%)
4-Day Week	366	(53%)
9-Day Fortnight	96	(14%)
TOTAL	690	(100%)

Due to differences in working arrangements, it was not possible to offer all of the alternatives to outside workers. However, in both cases it is clear that a majority of those surveyed would prefer a 4-Day workweek, although there is a significant group of outside workers wishing to retain the existing hours.

The Manager's Advisory Committee has met on three occasions to discuss this question. There will be administrative problems in implementing any scheme which involves changed working times; however, MAC does believe that suitable schemes should be possible in the various departments. The purpose of this report is to obtain Council's direction on the types of changed working hour schemes which might be acceptable so that planning to deal with the administrative problems can proceed.

Continued on Page 4. . . .

Clause No. 2 Continued

FOUR DAY WEEK:

Implementation of a 4-day workweek would contribute greatly in reducing traffic volume peaks which occur on Mondays and Fridays. Friday in particular is the worst day of the week from a traffic perspective, with traffic volume averaging 7 to 10% higher than on other weekdays. In addition, regardless of which particular day is not worked, there would be a net reduction of 20% of all work trips on a weekly basis, with resultant cost savings to staff. Since just under 2 hours would have to be added to each day working to maintain the work week, there would also be a significant shift in the timing of travel demand. From a management perspective, less sick time would be required since employees could schedule medical appointments and similar activities on their day off.

NINE DAY FORTNIGHT:

Similar advantages, although lesser in scale, apply to a 9-day fortnight in which employees work 9 days in 2 weeks with approximately an extra hour on each of the 9 days. Once again the major reduction in travel demand would take place on a Friday or Monday, when traffic volumes are higher. The addition of an hour to the working day would also change the time of day when local traffic demand peaks, although to a lesser extent than would be the case of a 4-day week.

FLEXIBLE HOURS:

Flexible work hour schemes would have a lesser impact on travel demand than either a 4-day week or 9-day fortnight, however, as the name implies, such changes could be implemented in certain operations reasonably easily.

OPENING HOURS:

Both the 9-day fortnight and flexible hour schemes would operate over the normal work week, that is, City Hall would be open from Monday to Friday for normal (present) working hours. The extra time, before or after opening hours, would give staff the opportunity to carry out clerical and other work without interruption. However, because of the irregular nature of these hours, there would be problems of communication and administration within City Hall. The existing problem of scheduling meetings and obtaining necessary signatures and approvals would be increased.

A 4-day week could operate either of 2 ways:-

(a) within the framework of a conventional 5-day week,
(b) with the City Hall open only 4 days a week, but open for a longer period each day.

If a 4-day week is adopted within the framework of a 5-day open period, it will probably not be possible to apply a 4-day week uniformly across all departments, due to staff limitations and the need to provide minimum staffing of some functions during all open hours. We would probably, therefore, be restricted on this basis to being open only normal working hours. However, if Council wished to consider operating City Hall on a 4-day a week basis, it would be entirely practical to have City Hall open, say, from 8:30 a.m. to 6:00 p.m. While there would be a reduction in the daily availability of City Hall by a 4-day open period, the extra open time each day would provide a much improved access for citizens who are unable to come to City Hall during their working hours. After a period of adjustment, (similar to that when Saturday mornings were abandoned) reasonable acceptance can be anticipated.

Continued on Page 5 . . . . .

MANAGER'S REPORT, May 14, 1976 . . . . . (FIRE - 5)

Clause No. 2 Continued

In developing a proposal for Council's approval on changed working times for the City, this basic question of hours to be open for the public, must be resolved. If Council requires that the City Hall remain open for 5 days a week, the degree of implementation of changed working times will probably be much less complete and involve many more administrative problems than would be the case if Council was prepared to consider a 4-day a week open period, with a longer open period on each of the 4 days. The majority of Department heads believe a 4-day week with a 4-day open period is practicable.

As noted above, there are many administrative details to be worked out between the City and staff before any changed working hours can be implemented. The intent of this report is to obtain policy direction from Council so that administrative planning and necessary discussion with the unions can proceed to implement Council's policy. Any implementation will be subject to the following restrictions:-

i) no overall increase in cost to the City;

ii) hours of work, holiday adjustments and other working conditions to be acceptable to the unions;

iii) all changes to be temporary for the duration of the Turn Down Traffic Volume Project (the end of 1977) and cancellable by the City or the Unions before that date, if either party finds the operation of the scheme unacceptable after a suitable trial.

This report has been reviewed by the V.M.R.E.U., C.U.P.E. Local 1004, Metropolitan Nurses Association, and Foremen's Association. The I.B.E.W. are not prepared to reach an "in principle" conclusion without a detailing of the proposal. The Nurses Association are prepared to accept this report as a basis for discussion. The Foremen's Association have not yet responded, but would in any case be precluded from participating because of the position taken by C.U.P.E. Local 1004. C.U.P.E. Local 1004 although supporting the principle of the project earlier, and responding to the questionnaire with a 2/3 response in favour of a four day week or nine day fortnight, have now stated they are not interested in considering a four day week with a nine or ten hour work day. At a Membership meeting on April 13, 1976 their Local indicated that, "It was the objective of their Membership to achieve shorter hours of work and not just re-arrange the existing hours. If the City wishes to discuss hours of work with the Union, they should do so across the bargaining table." In the circumstances, a change in working hours for the Outside Workers is not possible.

The V.M.R.E.U. have advised that they are enthusiastic about the suggestions in this report and look forward to the development of detailed proposals. They believe strongly that the benefits of a four day open period for scheduling staff and public accessibility make this the preferred choice.

The City Engineer RECOMMENDS that:-

(a) Council approve implementation of a program of changed work hours for City Hall and Health Department employees, subject to the restrictions stated above;

(b) Council consider a 4-day open period for this program."

The City Manager submits the matter to Council for CONSIDERATION.

Continued on Page 6. . . .

CONSIDERATION

3. Street Closure - Robson Street from Burrard Street to Thurlow Street for Festivities Related to Habitat

The City Engineer reports as follows:

"On May 4, 1976, City Council resolved:

> 'that the City Manager be requested to investigate and report, in consultation with the Robson Street Merchants, whether Robson Street could be closed to vehicular traffic on June 5, 1976.'

In a letter dated May 4, 1976 to the Mayor's Office, Mr. H.E. Arfin, representing Habitat Forum, requests, among other things, that a street in Vancouver be closed to vehicular traffic during Habitat. The desired date for the closure is June 5, 1976.

In discussions, it was agreed that Robson Street, from Burrard Street to Thurlow Street, would be appropriate for this purpose on Saturday, June 5, 1976, from 9:00 a.m. to 11:00 p.m.

The purpose of this street closure, as stated by Mr. Arfin, is to provide a demonstration program for Habitat to show that people are more important than automobiles and that dense urban areas can be centres for peace, quiet and pedestrian safety. This closure is requested to coincide with World Environment Day, June 5, 1976, on which, apparently, a downtown street will be closed in many urban centres throughout the world.

The events will include photo mural exhibitions, concerts, plays, lectures and other performances confined primarily to a tent theatre, a stage and a three-dimensional aluminum structure, all erected on the street.

Mr. R. Yacht, representative of the Robson Street Merchants, advises that the merchants are in agreement with this proposal and will integrate their plans for a marketplace into the festivities.

The closure and programme have been discussed with Mr. D. Dunlop, Executive Assistant to the Commissioner General, Mr. J. McNeil of Canadian Habitat Secretariat, and he advises that the Secretariat are in agreement to the closure of Robson Street and the planned programme. However, he advises that funds are not available from the Canadian Habitat Secretariat and would request the City provide the necessary funding required for the street cleaning and traffic control.

Although Robson Street from Burrard Street to Thurlow Street is part of the main escort route for Habitat Secretariat, the Police Department have agreed to arrange an alternate route for the day.

There will be considerable disruption to transit, but B.C. Hydro will accommodate the necessary bus re-routing.

The representatives of the Habitat Forum will ensure that all structures are removed from the streets immediately following the events.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Robson Street from Burrard Street to Thurlow Street on Saturday, June 5, 1976 from 9:00 a.m. to 11:00 p.m., such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against

Continued on Page 7. . . .

Clause No. 3 Continued

all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

2. That any food concessions be approved by the City Health Department.

3. That all relevant licences be obtained by the applicant prior to the events.

4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.

5. That unrestricted access be provided for emergency vehicles.

6. That the street activity programme be to the satisfaction of the Director of Social Planning.

Council is advised that the additional cost (approximately $600) of street cleaning and temporary traffic control associated with this closure will be applied against the appropriation established for Habitat activities."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 144-5 & 147

FINANCE MATTERS

RECOMMENDATION

1. Automatic Typewriter - Planning Department

The Administrative Analyst reports as follows:

"On July 9th, 1974, when considering the overall staffing levels in the Planning Department, Council approved a recommendation of the City Manager that the City enter into a rent-to-purchase agreement for one Memory Typewriter for a period of six months in order to ascertain the effectiveness of this type of equipment in the Planning Department. Subsequently, one unit was tested and found to be not completely satisfactory.

Subsequently, Council approved the City Manager's recommendation of June 20th, 1975, to lease four competitive automatic typewriter systems in order that a comprehensive evaluation of currently available equipment could be carried out.

As a result of investigations by the Administrative Analyst of the methods and work flow through the Staff Services Division, it was concluded that two positions could be eliminated by the purchase of an automatic typewriter and by some minor procedural changes to the work flow within the department.

Cost Savings:

The two positions being eliminated were included in the 1976 Planning Department budget for a total of $21,087.00 (including fringe benefits). Both positions are presently vacant.

The sum of $812.00 (Clerk Steno III - 1 month) will be required to allow for vacation relief for the Recording Secretary of the City Planning Commission. No funds were allocated in the budget for this purpose because of the existing Steno II vacancy.

Equipment Costs:

The automatic typewriter which appears to most adequately meet the needs of the Planning Department is an IBM Mag Card II. This machine can be purchased for $14,040.00 in which case an additional $515.00 per year would be required for a Service Contract, or it can be leased at $3,840.00 per year, service included. Whereas the City has previously leased this type of equipment, the Administrative Analyst advises that this unit should be purchased outright; the Director of Finance concurs.

In order to make optimum use of the automatic typewriter, and to improve the work flow through the Staff Services Division, additional dictating and transcribing equipment will be required. The Administrative Analyst and the Administrative Officer have concluded that a total of 10 dictaphones and 3 transcribers will suffice at this time. The total cost of this ancilliary equipment will be approximately $3,900.00.

SUMMARY

Annual Cost Reduction		$21,087.00
Less Additional Annual Costs:		
Typewriter Service	$515.00	
Vacation Relief	$812.00	1,327.00
Net Annual Reduction		$19,760.00
Capital Cost of Equipment		$18,900.00

The Director of Finance advises that the necessary funds are available in the Departmental Budget.

Cont'd . . .

Clause #1 continued:

RECOMMENDATION

As Administrative Analyst, I RECOMMEND as follows:

1. That the two vacant stenographic positions in the Planning Department be eliminated.

2. That an IBM Mag Card II Selectric Typewriter be purchased for approximately $15,000 (including 7% Sales Tax) and that 10 Dictaphones and 3 Transcribers be also purchased for approximately $3,900, including tax.

3. That the necessary funds to purchase this equipment and to cover the annual costs be transferred within the Departmental Budget.

The City Manager RECOMMENDS that the foregoing report of the Administrative Analyst be approved.

2. Staff Requirement - Inspection Services

The Director of Housing reports as follows:

"C.M.H.C. has approved the capital funding for construction of a 6-storey building containing 173 hostel housing units, at the S.E. corner of Dunlevy Avenue and Alexander Street in the Downtown Eastside. The estimated total development cost is $2,998,776. It is expected that construction will commence very shortly and will require seven - eight months for completion.

The contract between the City of Vancouver Public Housing Corporation and the Contractor (Intercon Management Limited), provides for some inspection services by the Consultant Architects. These services are minimal in nature and scope. The project is of such magnitude, detail and importance that full-time on-site inspection services of the type normally provided by a "Clerk of Works" is necessary. The estimated costs of such inspection services have been incorporated into the total development costs, and as such, are totally recoverable. It is estimated that the costs of providing for such full-time services of that of a Clerk of Works for this particular housing development is $12,000. The application to C.M.H.C. which capital funding had been approved by them, included a sum of $15,000 for such and other associated services. The position of Clerk of Works in this instance would be that of a term nature and would terminate on the completion of the housing development.

It is a requirement and responsibility of the Public Housing Corporation to supply a full-time qualified Clerk of Works on the project. The Director of Housing RECOMMENDS that the Clerk of Works report directly to and be responsible to the City Architect.

The Director of Personnel Services has reviewed the duties of the proposed position and recommends the position be classified as a Clerk of Works Class Specification No. 249-2, Pay Grade 24 ($1294 - $1546 per month.)

The Director of Housing therefore RECOMMENDS that a full-time position of Clerk of Works be established for a term until completion of construction of the housing development (approximately seven - eight months.)"

The City Manager RECOMMENDS that the Recommendations of the Director of Housing be approved.

Cont'd . . .

3. F.P. - 28, Cordova Lodge (Hard to House Facility)

On April 27th, 1976, Council approved a report of the Standing Committee on Housing and Environment which recommended the immediate appointment of a Manager for Cordova Lodge and which referred staffing and budget requirements to the City Manager.

Construction of this facility is virtually completed; initial tenants should be able to occupy the structure on July 1st, 1976.

Under the Federal/Provincial partnership agreement of April 25th, 1975, the Federal and Provincial Governments accepted responsibility only for those operating deficits which could be attributed to the housing function, plus amortization of the capital costs. For all other costs, including meal service, other sources of funding must be established. Appendix A (attached) differentiates between those costs attributable to the housing function and those attributable to other services. At the staffing level proposed, the costs to the City would be approximately $234,000 per year before application of any revenues received from the Vancouver Resources Board, the Department of Veteran Affairs or the Alcohol and Drug Commission. Funding from these sources has not be confirmed but is shown in Appendix A for the information of Council.

The operation of the meal service is to be by contract and it is proposed that it be established on the same arrangement as the Continental Hotel. During the initial 18 month period, a high degree of flexibility and control by the City is necessary to establish staff requirements; menu patterns; hours of operation; to encourage maximum use by residents; customer acceptance of menu items; pricing structures, etc. Under a contract by tender, the control would rest with the contractor and flexibility would be severely limited by the terms of the contract. Prior to establishing the cafeteria services at the Continental, the major contractors in this field were investigated and Canadian Food Service Management Ltd. was selected as the most appropriate for this type of service. They are retained at the Continental on a cost plus a fixed fee agreement.

At this time, negotiations are proceeding with the B.C. Housing Management Commission with regard to their approval of the staffing for the housing function; and with the Vancouver Resources Board with regard to the funding of the total operation. In the event that firm commitments are not completed prior to the occupancy date, it is proposed to operate the facility to provide housing only on a basis which would be in accordance with the partnership agreement and under which all costs would be chargeable to the partnership.

The Comptroller of Budgets advises that if this report is approved, funding would be provided from Contingency Reserve pending reimbursement by the Partnership.

In view of the foregoing, the City Manager RECOMMENDS as follows:

1. That an interim appropriation of $15,000 for capital costs for start-up, plus $25,000 for an operating fund to be authorized. The City to be reimbursed for this amount by the Partnership on approval of the budget by the B.C.H.M.C. Interim financing to be provided from Contingency Reserve.

2. That subject to confirmation of the B.C. Housing Management Commission, the following additional positions be established:

   1 Assistant Administrator
   3 Floor Supervisors
   2 Building Service Workers

3. That the following additional positions, being in excess of that required to support the housing function, be authorized subject to funding commitments being completed to the satisfaction of the City Manager:

   1 Floor Supervisor (Permanent)
   4 Floor Supervisors (Temporary, subject to review in 12 mos.)
   1 Building Cleaner

Cont'd . . .

4. Suggestions Meriting Awards

The City Manager has received the following report from the Employee Suggestion Plan Committee:

"SUGGESTIONS MERITING AWARDS:

A. Suggestion No. 193

The Suggestor designed a low speed chain saw for the removal of deteriorated expansion joints during the periodic maintenance of bridge decks. On April 10th,1973, City Council approved an interim award of $100.00. Further evaluation of this suggestion indicated that there was considerable savings over the method previously used and the Committee agreed that a total award of $600.00 was warranted. The Committee therefore recommends a further award of $500.00.

B. Suggestion No. 262

The Suggestor recommended the inclusion of stamped self-addressed envelopes with tax notices.

Comment:

As part of the overall development of the new tax system, stamped self addressed envelopes were included with tax billings. The direct costs are somewhat greater than the direct savings. However, indirect savings have accrued through more efficient operations among the cashiers and, a more convenient service to the taxpayers. The Committee recommends an award of $25.00.

C. Suggestion No. 263

The Suggestion is a change in design of a steel rod connector unit.

Comment:

The revised connectors were used on a trial basis and found superior to the previous units used. The estimated saving to the City is $85.00 per year for this suggestion. The Committee recommends an award of $25.00.

D. Suggestion No. 264

The Suggestor proposed lubrication of the spindles in fire hydrants. Without lubrication, the fire hydrants were stiff; and in some cases, the spindle would break when operated.

Comment:

As a result of this Suggestion, a more rigorous hydrant maintenance program has been instituted. The lubrication of the spindle referred to by the Suggestor is part of the new maintenance program. The Committee recommends an award of $50.00 for this suggestion.

E. Suggestion No. 267

The Suggestor proposed the removal of waistband buttons from the uniforms of City employees.

Comment:

Whereas the present supplier advises that no cost savings could be realized, the Committee has requested the Purchasing Department to include this suggestion as an alternative when uniforms are purchased again. In view of the fact that no cost savings could be realized at this time, but anticipating an undetermined cost saving in the future, the Committee recommends an award of $15.00.

Cont'd . . .

Clause #4 continued:

F. Suggestion No. 268

The Suggestor proposed a registration book recording all work orders relating to street cuts.

Comment:

This register accumulates requests by Utility Companies for street cuts, thus ensuring the co-ordination of this type of work. The information provided by this system is more useful and more readily available then was provided by the old system. The Committee recommends an award of $25.00.

SUMMARY OF RECOMMENDATIONS:

The Suggestion Committee recommends that the following awards be made, as outlined in the foregoing report:

Suggestion No. 193	$ 500.00	to Ernest Crepnjak Streets & Structures, Engineering
Suggestion No. 262	$ 25.00	to Robbin Farell Treasury Div., Finance
Suggestion No. 263	$ 25.00	to Alexander Anderson Equipment Branch, Engineering
Suggestion No. 264	$ 50.00	to Wolfgang Schlechter Waterworks, Engineering
Suggestion No. 267	$ 15.00	to Shirley E. Ciacco Police Department
Suggestion No. 268	$ 25.00	to Gilbert H. Berry Streets, Engineering
TOTAL AWARDS:	$ 640.00	

The Director of Finance advises that $640.00 is available in Account No. 7090/905 for 1976 Suggestion awards."

The City Manager RECOMMENDS that the foregoing recommendations of the Employee Suggestion Plan Committee be approved.

INFORMATION

5. Claims: Sunset Ice Rink

The Director of Legal Services reports as follows:

"Concerning the letter of April 26th, 1976 from Mr. J. Wong to the City Clerk in reference to the damage to private dwellings in the area of Sunset Ice Rink, the City has been notified of 25 claims arising from this operation.

The claims range in value on an individual basis from $140.00 to $2,085.00 as estimated by a contractor retained by the insurers for the contractor of the ice rink. The total value of the combined claims could be in the area of $23,000.00.

In letting the contract for this project the contractor was required to show proof of adequate insurance coverage to protect against any damage that might occur as a result of the contractor's operations. The contract holds that the contractor will be responsible for any damage as a result of

Cont'd . . .

Clause #5 continued:

their operations. As soon as the complaints of damage were known the contractor was advised. The insurers for the contractor retained experts to assess the damage and give an opinion on responsibility. The experts opinion is that the contractors operations did not cause the damages being claimed.

In the circumstance, should the City voluntarily pay any of these claims, they would not only be relieving the contractor's insurers of their responsibility but without a Court judgment it would put the City in a difficult position to recover from the contractor. To recover the City would have to sue the contractor under the terms of the contract and try to convince the Court that the contractor was in violation of the contract."

The City Manager SUBMITS the foregoing report for the INFORMATION of Council.

DELEGATIONS: Mr. J. Wong and Mr. L. Flint

FOR COUNCIL ACTION SEE PAGE(S) 138 & 147

A-6

PERSONNEL MATTERS

RECOMMENDATION

1. Summer Hours, 1976 -
   Inside and Related Staff

The Director of Personnel Services reports as follows:

"Summer hours of work for employees who normally work 9:00 a.m. - 5:00 p.m. were adjusted to 8:30 a.m. - 4:30 p.m. on a trial basis for the months of June, July and August of 1973 as a result of a demand by the Vancouver Municipal and Regional Employees' Union during 1972 contract negotiations. A similar adjustment was also in effect in 1974, having been approved by Council resolution on May 7, 1974 and in 1975 by Council Resolution of May 13, 1975. The Union has asked that summer hours be instituted again in 1976 pending any change in hours resulting from the Turned Down Traffic Volume Project.

A survey of Department Heads was conducted in July, 1973 to evaluate the positive and negative effects of summer hours as they related to efficiency, service to the public and cost.

The results indicated that the change to 8:30 a.m. - 4:30 p.m. did not have a great deal of impact one way or the other, but that on balance, the positive effects outweighed the negative ones. The costs to the City were minimal and the majority reaction of Department Heads were favourable. The effects on service to the public appeared to be negligible.

The change to summer hours for June, July and August of 1976 has been discussed with the Department Heads in the light of the 1975 experience. Most have no objection to the change. However, it has been agreed that the following groups will maintain their winter hours:-

1. Queen Elizabeth Theatre - all staff
2. Police Department - a few clerical police support staff.

Also, inside employees of the Parks Board would work from 8:45 a.m. to 4:30 p.m. with the regular 45 minutes for lunch, as was the case last summer.

I recommend that the hours of work for employees under the jurisdiction of the V.M.R.E.U. who normally work between 9:00 a.m. - 5:00 p.m. be adjusted to 8:30 a.m. - 4:30 p.m.for the months of June, July and August of 1976, or until a change of hours is implemented as a result of the Turned Down Traffic Volume Project (to ensure the transition occurs over weekends, summer hours should commence Monday, May 31st through to Friday, September 3rd, 1976) with the above noted exceptions.

I further recommend that this arrangement be extended to Excluded and Senior Staff, Electrical Inspectors, Electrical Technicians. The Fire Chief has advised that it would not be practical to adjust the hours of the Fire Wardens).

The above recommendations have been discussed with the Unions involved who have indicated their agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 147

PROPERTY MATTERS

RECOMMENDATION

1. Mortgage of Two Leases by City to R.E. Porter Ltd.

The Director of Legal Services reports as follows:

"City-owned lots 2,3 and 4, Block 123, District Lot 541 (situate south-east corner of Granville and Pacific) are currently under lease to R.E. Porter Ltd. until September 1, 1980 and thereafter from year to year. Similarly Lots 7 and 8, Block 122, District Lot 541 (situate e/s 1400 block Howe Street) are under lease to R.E. Porter Ltd. until May 1, 1980 and thereafter from year to year. In both cases the year to year arrangement is subject to cancellation upon six months' notice. Again in both cases the property is in use as a parking lot. R.E. Porter Ltd. have now asked the City to consent to a mortgage of these leases because, in the course of arranging a mortgage for property which does not concern the City, the Bank has requested a mortgage of these leases as additional security because the leases provide parking for the Porter-owned sites. The Supervisor of Property and Insurance has no objections to these mortgages.

It is therefore RECOMMENDED that the City consent to a mortgage of these leases, such consent to the documented in a manner acceptable to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

2. Establishment for Road Purpose- Property situated North east corner of King Edward and Ontario

The Supervisor of Property & Insurance reports as follows:

"Lot 3, Block S½ 1, D.L. 630, Plan 1168. Situated Northeast corner of King Edward and Ontario was acquired by tax sale in 1938 and has been reserved to provide for future widening of King Edward Avenue.

The City Engineer has requested the Supervisor of Property & Insurance to establish the south seven feet of this lot for road purposes prior to the lot being marketed. The estimated value of this 7'x 100' strip is placed at $4500.00.

It is therefore RECOMMENDED that the south seven feet of Lot 3, Block S½ 1, D.L. 630, Plan 1168 be established for road purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council with the costs of this strip to be charged to the Engineer's account.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Establishment for Road Purposes - Property situated W/S Commercial and North of Kingsway

The Supervisor of Property & Insurance reports as follows:

"On April 13, 1976, Council approved the dedication of Lots 52 to 55, South part of Block 12 and adjoining one foot of Block 14, D.L. 352, Plan 1536, situated W/S Commercial and North of Kingsway for road purposes, the lots to be paid for out of N.I.P. funds. In order to establish these lots for road purposes, a Formal Resolution of Council is required by the Land Registry Office.

It is therefore RECOMMENDED that Lots 52 to 55, South part of Block 12 and adjoining one foot of Block 14, D.L. 352, Plan 1536 be established as road and that the formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Amendment to Lease of Premises at 250 Terminal Avenue

The Supervisor of Property & Insurance reports as follows:

"On February 10, 1976, Council approved a lease of Lot 16, Block A2, D.L. 2037 known as 250 Terminal Avenue to Spearhead Chemicals, for a term February 1, 1976 to December 31, 1988.

I have now been advised by the Manager of Spearhead Chemicals that they propose to change the name of their company to Cedaroof Canada Ltd., which is a subsidiary of the parent company.

RECOMMENDED that the resolution of Council, February 10, 1976 approving the lease of Lot 16, Block A2, D.L. 2037 known as 250 Terminal Avenue to Spearhead Chemicals, be amended to show the Lessee as being Cedaroof Canada Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Special Survey Area 46th Avenue to 47th Avenue West of Boundary Road, NE¼ D.L. 339

The City Engineer, The Director of Legal Services and the Supervisor of Property and Insurance report as follows:

"On March 29, 1966, City Council passed a resolution requesting the Attorney-General to order a Special Survey of the area between 46th Avenue and 47th Avenue between Boundary Road and Arlington Street.

Although the field work was completed in 1966 the final report was not finalized. The City Surveyor appointed to carry out this Special Survey passed away just prior to completion of his report. The Attorney General recently appointed the present City Surveyor to complete this survey.

The report to the Honourable the Attorney General of the Special Survey of the area is now finalized except for the following:

The order for the Special Survey made in 1966 required the City of Vancouver to provide the field work at no charge to the survey. Other costs were to be borne by the private owners and the City in direct proportion to the land each owned within the area being surveyed. On this basis the City will be required to pay 71.46 per cent of the costs. All costs were expended 10 years ago when the survey was made and the owners notified. The total money spent was $30.48 for registered mail. On the pro rata basis each private owner would be required to pay approximately 75 cents. To bill and collect this minimal amount would cost the City much more than would be collected. If after the hearing on the Special Survey, compensation is to be paid, such payment would be made in accordance with the Special Survey Act.

Prior to the order for the Special Survey the owner of Lot 25, Blocks 3 and 4, made application to acquire a portion of the adjacent City owned Lot 26. The portion of the lot was not sold as the City was about to request a special survey in the area. After determination of the location of the occupations within the special survey area, it was found that the house situated on Lot 25 would have almost no side yard to the south. The owner of Lot 25 again made application to acquire a portion of the City lot and in 1966 it was agreed that the City would sell 8 feet of Lot 26 for consolidation with Lot 25. The negotiated value for the 8 foot strip was $1,000 which was considered fair and equitable and the Special Survey plan in 1966 created a new lot 41 feet in width. The sale of this portion of Lot 26 was held in abeyance pending completion of the survey which was expected to be finalized in 1966. The owner of Lot 25 is the same as in 1966 and he still wishes to proceed with the acquistion of the 8 feet of the adjacent City lot on the basis originally negotiated.

As it was agreed in 1966 that the acquisition would be made and the Special Survey surveyed this lot as 41 feet, the owner has fenced, landscaped and used the 8 feet since 1966. It is considered prudent that the sale be finalized at this time so as not to encumber the Special Survey Report with this matter.

In order to provide the 8 foot strip it is necessary to have the approval of the Approving Officer to divide Lot 26 into the North 8 feet and the remainder. The remainder will be only 25 feet which is below the size which can be approved currently under Section 38 of the Subdivision Control By-law. In order for the approval to be granted Council would have to exempt this subdivision from the provisions of Section 38 of the Subdivision Control By-law. Such exemption to be given on the understanding that on the completion of the Special Survey the remainder of Lot 26 will immediately be subdivided with adjacent lands meeting the current said Section 38.

The City Engineer, The Director of Legal Services and the Supervisor of Property and Insurance RECOMMEND that the City absorb all costs of the Special Survey up to the time the report is forwarded to the Attorney General.

It is further RECOMMENDED that Lot 26, Blocks 3 and 4, Northeast Quarter D.L. 339, be subdivided into the North 8 feet and the remainder. This subdivision be exempt from the provisions of Section 38 of the Subdivision Control By-law thereby permitting the Approving Officer to approve the subdivision.

Clause #5 (Cont'd)

It is further RECOMMENDED that the North 8 feet of Lot 26 be sold to the adjacent owner of Lot 25 for $1,000 and that the said 8 feet be consolidated with the said Lot 25."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, The Director of Legal Services and the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 148

B

MANAGER'S REPORT

May 10, 1976

TO: Vancouver City Council

SUBJECT: Action by City Council on Proposed Expansion of Vancouver International Airport.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On April 6th, 1976, City Council held a Public Meeting to receive briefs concerning the proposed expansion of Vancouver International Airport. Speakers at the meeting raised a great number of points, both for and against the proposed expansion. For Council's use, the Planning Department has summarized the major points and concerns in tabular form. This table is attached as Appendix A. It needs to be emphasized that this table is necessarily a simplication of some very complex issues and is subject to all the pitfalls usually associated with reducing complexity.

The Planning Department is still of the opinion that the arguments on either side are not yet proven and that the most reasonable course of action to take at the present time is to deliberately postpone a decision. Our opinion is based on two observations.

(1) There is little or no need to make a decision now. The Ministry of Transport's own projections of traffic demand can be handled by the present runway system until 1983 without even changing air traffic control methods so as to reduce peak hour volumes. Given that a five-year period may be needed to construct any new runway facility, this still allows another two years in which a decision can be made.

(2) There are enough reasonable doubts about the desirability of expansion to warrant additional work before making a decision. A further two years would allow a considerably better judgement as to whether air traffic demand will be likely to continue to increase at presently projected rates. It will also permit noise mitigation procedures to be implemented and tested before starting construction. This is essential since there is considerable doubt that the planned procedures are effective and feasible. Finally, another two years can better assure that the proposed runway will be constructed in a manner compatible with the surrounding community and the ecology of the area, especially that of the Fraser River Estuary and Delta. Procedures to reduce environmental impact need to be more fully detailed and demonstrated effective before a decision is made.

The Director of Planning, therefore, RECOMMENDS that:

(1) Council resolve that it supports the decision option titled "The Case for Postponing a Decision on Expansion of Vancouver International Airport Unless and Until Certain Vital Conditions Are Met" (from the Airport Planning Committee Final Report and attached to this report as Appendix B). This option has been supported by City staff to date.

(2) Council send a letter to the Minister of Transport, informing him that it believes the case for or against expansion at Vancouver International Airport has not yet been made and recommending that he postpone the decision on expansion. Council support of the above referenced decision option should be stated and the necessity for implementation and trial of all feasible noise mitigation procedures should be emphasized."

The City Manager submits the above recommendations of the Director of Planning for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 148

I

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 6, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 6, 1976, at 2:00 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of April 29, 1976, were adopted.

INFORMATION:

1. Painted Wall Signs

At its meeting on March 11, 1976, when discussing the removal of billboards and roof signs from areas adjacent to bridge approaches and freeways, the Committee expressed concern about advertisements and signs painted on buildings and requested a report from City staff.

In a Manager's Report dated April 13, 1976, (circulated) the Director of Planning and Director of Legal Services advised under Section 8 (3) of the Sign By-law only approved supergraphics and wall murals were permitted. Painted wall signs were not permitted. Before Sign By-law No. 4810 was enacted on October 8, 1974, signs painted directly on walls were not controlled and permits were not required. Such signs became non-conforming after Sign By-law No. 4810 came into effect and therefore could not be ordered removed until after October 8, 1979.

The report pointed out because permits were not required the City had no inventory of numbers or locations and therefore difficulty was anticipated in determining whether a newly painted wall sign was a new addition or a repainting of an existing sign, which is permitted under Section 8 (11) of the By-law.

Various methods of controlling inventories of signs had been examined with a view to formulating policy and enforcement. However, methods were costly in terms of equipment and staff time, and therefore no budget requests had gone forward, although it was expected the situation would be reviewed and recommendations for action would be formulated in due course.

Reference was made to the Coca-Cola sign at 83 West Pender Street which had activated the Committee's original concern. It was pointed out the sign was a repainting of an earlier sign, thus meeting the requirements of the By-law. The removal of the sign could not be enforced until after October 8, 1979.

Following discussion, it was

RESOLVED,

THAT the Manager's Report dated April 13, 1976, be received.

RECOMMENDATION:

2. Trails and Access Program for B.C.

The Committee had for consideration a brief of the Outdoor Recreation Council of B.C. (on file in the City Clerk's Office) and a communication dated March 26, 1976, (circulated) reviewing the

Cont'd . . .

Clause 2 Cont'd

brief and requesting endorsement of the following three principles for subsequent submission by Council to the Provincial Government:

a. the need for co-ordinated urban trails systems in a regional context;

b. the need for a Provincial fund to be available for municipalities, regional districts, and public groups to apply for financial assistance for trail planning, construction and maintenance;

c. the need for designated responsibilities for a Provincial Government agency (for example, The Outdoor Recreation Branch); a Government technical co-ordinating committee (representing provincial, regional, and municipal government jurisdictions); and a Trails Advisory Committee (representing public groups, industry, private and Native landowners, and municipalities.)

Mr. Alan Carter, Co-ordinator for the Outdoor Recreation Council appeared before the Committee and advised there was wide-spread public interest and concern in access to the countryside and the designation and upkeep of recreational trails of all kinds. Vancouver, with approximately one-quarter of the population of B.C. was a wide-spread user for a variety of recreational pursuits - hiking, horse riding, trail bikes and motorcycles, mountaineering, hunting, angling, skiing, cross-country skiing, and snow shoeing, etc.

The Council was hopeful a trails inventory would be commenced this summer under the Provincial Government's student employment program. Terms of reference for the proposed Provincial Trails Advisory Committee would include a study to recommend a Provincial policy on trails and access including guidelines and priorities for development.

The Outdoor Recreation Council was requesting municipalities support the brief by passing a resolution for endorsement and informing the Minister of Recreation and Travel Industry of such endorsement.

Alderman Cowie, Council's representative on the North Fraser River Study Group, advised the Mayor had referred the brief to him for study and upon review he fully supported the principles put forward by the Outdoor Recreation Council. The North Fraser River Study Group was concerned about trails and river access and was implementing a demonstration park this summer so Vancouver residents could see the potential of recreational riverside areas. He felt each municipality in the Province should initiate at least one trail this year.

Alderman Cowie added the North Fraser River Study Group would be meeting with The Honourable Grace McCarthy, Minister of Recreation and Travel Industry, on May 31, 1976, and he invited Mr. Carter to attend and discuss the brief with the Minister directly. Alderman Rankin and Alderman Boyce also indicated their interest in attending the meeting and Alderman Rankin agreed to accompany the delegation to Victoria if necessary.

Alderman Bird, Chairman of the G.V.R.D. Parks Committee referred to efforts to make trails in the regional district more enjoyable to a larger section of the population. A large budget would not be required to initiate a Province-wide program and he supported the request for more leadership from the Provincial Government.

After further discussion, it was

RECOMMENDED,

THAT the basic provisions of the Outdoor Recreation Council of B.C. brief and the three recommendations outlined above be approved and a letter of endorsation be sent to the Minister of Recreation and Travel Industry.

The meeting adjourned at approximately 2:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 151

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 6, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 6, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman, Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Morning Star Educational Society - Grant Request

The Committee had before it for consideration a letter from Ms. Roz Goodman, President of the Morning Star Educational Society, together with a constitution of the Society and other material submitted by her (copy circulated).

Ms. Goodman is seeking a grant of $2000.00 to rent a house or to have the City provide a building for the Society's use, plus operating funds.

Her request had previously been forwarded to the Director of Social Planning for a report to the Community Services Committee but Ms. Goodman appeared this date to give a brief description of the aims of the Morning Star Educational Society, which has recently been incorporated.

She explained the Society is a spiritual one which is dedicated to re-educating the public on the basic values of love, peace, truth, freedom and justice and of giving to one another.

Following brief discussion, it was

RESOLVED

THAT the verbal submission of Ms. R. Goodman of the Morning Star Educational Society be received and the Committee await the report of the Director of Social Planning on the Society's grant application.

2. "Dance Machine" Cabaret - Interim Report

The Community Services Committee, at its meeting on March 25, 1976 resolved that the Police Department and the Downtown Community Resources Board submit monthly reports to the Community Services Committee on the operation of the "Dance Machine", that copies of such reports be provided to the operators of the "Dance Machine" and that the Community Services Committee review the operation of the "Dance Machine" in three months.

The Committee had before it for consideration the first of such monthly reports, dated April 29, 1976, from Ms. Pam Sleeth of the Gastown Team of the Vancouver Resources Board (copy circulated) which listed three incidents of juveniles being apprehended on the premises of the "Dance Machine" in March and April 1976.

Continued on Page 2. . . .

Clause No. 2 Continued

Mr. Sid Savard, Manager of the "Dance Machine", appeared before the Committee and presented the Chairman with a comprehensive written report dated May 6, 1976 which documented visits by the Police and Vancouver Resources Board workers to this establishment between Friday, March 26, 1976 and Sunday, April 25, 1976, and what occurred on each visit (copy circulated).

Upon reading the report, the Chairman noted the operators of the club seem to be improving the operation.

The Committee was told the times listed for all three incidents reported in the Gastown Team's report do not match the information the operators of the "Dance Machine" have compiled by four floor watchers.

In particular, the manager stated that PC-422 did not enter the "Dance Machine" on March 27th, as indicated in the Gastown Team's report, nor did a social worker named in the Gastown Team's report appear on the premises on April 10, 1976, as indicated in the Gastown Team's report.

The Committee, noting the discrepancies between the two reports felt that the accuracy of the Gastown Team's report should be verified, and following discussion, it was

RESOLVED

A. THAT copies of the report submitted by the Manager of the "Dance Machine" be received and circulated to members of the Community Services Committee and the Gastown Team of the Vancouver Resources Board;

B. THAT the police and members of the Gastown Team be requested to verify the accuracy of their report dated April 29, 1976 and that they attend the Community Services Committee meeting when their next report is submitted to the Committee and at such time be prepared to discuss the discrepancies between their report of April 29, 1976 and that submitted this date by the manager of the "Dance Machine".

CONSIDERATION

3. Transportation for the Elderly and Disabled

The Committee had before it for consideration a lengthy report dated April 30, 1976 (copy circulated) from the Director of Social Planning, accompanied by a one-page summary Manager's Report, dated April 30, 1976, in which the Director of Social Planning reported as follows:

"This is a one page summary of the attached 9 page report "Special Transportation for the Elderly and Disabled". The report deals with the transportation needs of the disabled population of Vancouver who are unable to use the existing B.C.Hydro bus service. The report does not address the problems encountered by disabled persons using the existing B.C. Hydro bus service.

After assessing the Vancouver situation and considering systems in operation in other cities we have come to the following conclusions.

1. There are approximately 4,800 disabled persons of all ages in Vancouver who cannot use the B.C.Hydro bus system and for whom there is no existing satisfactory transportation service.

Continued on Page 3. . . .

Clause No. 3 Continued

"2. Transportation for the disabled should be publicly funded and managed as is regular transit. Currently transportation for the disabled is funded and operated as a charity or welfare service.

3. The best way of providing transportation for the disabled who cannot use the B.C.Hydro service is by a demand-responsive, flexible route, door-to-door, dial-a-bus type service using specially adapted vehicles.

4. In Vancouver the most expedient way to develop such a system would be by expanding and improving the Wheelchair Taxi (I.D.) service of the B.C.Lions Society for Crippled Children (Easter Seals). To do this would require a considerable increase in government support both in financing and management. As there is no current Provincial policy on transportation for the disabled we suggest that City representatives meet with Provincial officials to work out satisfactory cost-sharing and management agreements. Until this can be accomplished the City should provide a grant of $80,000 to the Society to maintain the taxi wheelchair service at the current level and fare until the end of 1976 (NOTE: the Society requested a civic grant in 1976 but action was delayed pending completion of this report).

The Director of Social Planning RECOMMENDS THAT

1. Council consider a grant of $80,000 to the B.C.Lions Society for Crippled Children for the period June 1975 to December 1976.

2. Community Services Committee request the Chairman and members of the Community Services Committee and the Director of Social Planning to meet with the Ministers of Municipal Affairs and Human Resources to discuss Management and Financing of transportation services for the disabled and report back to City Council on the results of these meetings. "

Representatives of the B.C. Lions Society for Crippled Children (Easter Seals), the Social Planning and Review Council's Panel on the Handicapped, and representatives from organizations for the handicapped, and representatives of the Social Planning Department appeared before the Committee on this matter.

A representative of the Social Planning Department reviewed the comprehensive report which took several months to prepare and during discussion, it was noted that the B.C. Lions Society for Crippled Children (Easter Seals) is the only non-profit organization in the transportation business for the disabled and that eight of its twelve vans are used in the City of Vancouver, yet their service is meeting only 17% of the wheel chair and 5% of the ambulatory potential demand for their special transportation.

The organization charges an average one-way fare of $1.70 but cannot expand its service due to lack of funds. A grant of $80,000, which the Director of Social Planning is recommending Council should consider, would permit the Society to hold its fare to $1.70 for a one-way trip.

The Committee inquired what amount of funding would be required to provide the service for a $1.00 one-way fare and was told by the Social Planning representative the figure would be $791,000.00 per year. However, this figure would be to provide transportation for all handicapped persons.

For approximately $140,000.00, the Society (with it purchasing additional vehicles from its own funds, bringing to eleven the number operating in the City) could maintain the existing level of service but at a reduced fare of $1.00 one-way trip.

Continued on Page 4. . . .

Clause No. 3 Continued

It was also noted during discussion that the City Engineering Department recently purchased two van-type vehicles for use by City personnel as part of the turn down traffic volume project and that these vehicles might also be available during certain hours for transportation of handicapped persons.

Following discussion, it was

RESOLVED

THAT the City Engineer be requested to report to the Community Services Committee on the feasibility of using the two vans recently purchased by the City for the turn down traffic volume project for the transportation of disabled persons (including the elderly);

and it was

RESOLVED

THAT Council CONSIDER the following alternatives:

a) A grant of $110,713.00 to the B.C. Lions Society for Crippled Children ($80,000.00 of which would cover the period from June 1975 to December 1976 at a one-way fare of $1.70, and $30,713.00 of which would provide service at a $1.00 per one-way fare from July 1st, 1976 to December 31st 1976

or

b) A grant of $80,000.00 to the B.C. Lions Society for Crippled Children for the period June 1975 to December 1976;

and

c) Request the Chairman and members of the Community Services Committee and the Director of Social Planning to meet with the Minister of Municipal Affairs and Human Resources to discuss management and financing of transportation services for the disabled and report back to City Council on the results of these meetings.

The meeting adjourned at approximately 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 151-2

PART REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 13, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 13, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Kennedy

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. 1976 Grant Request - Vancouver Art Gallery

The Committee considered a Manager's report dated May 5, 1976 (copy circulated) in which the Director of Finance detailed the Vancouver Art Gallery's requested grant of $317,928 for 1976. The City grant is based, historically, on the amount required to cover the costs of building maintenance, janitorial services, insuring of the Collection, and basic curatorial and security costs.

The Vancouver Art Gallery requested a total of $292,348 for operating and maintenance estimates for 1976. The following is a summary of 1976 operating and maintenance estimates recommended for approval in the Manager's report. Detailed explanations of these estimates are included in the Manager's report:

"Summary of Revised 1976 Cost Estimate recommended for Operating and Maintenance

	1976 Revised Estimate
Salaries	$133,216
Security	42,951
Janitorial & Services Purchased	23,523
Fuel	6,700
Power	8,900
Insurance	9,800
Miscellaneous Expenses	3,700
Minor Repairs	4,300
Total 1976 recommended revised Estimate	$233,090"

The Art Gallery's grant request included a total of $22,980 for major building repair and N.N.R. items, of which the following five items are recommended for approval in the Manager's report:

"Replace Door at Receiving Entrance & Lane	$ 1,200
Re-Roofing	15,000
Repair Rear Wall of Building	820
Repair Front Doors	700
Vacuum Cleaners	900
	$18,620"

Cont'd . . .

Clause #1 continued:

The Art Gallery reported that they are concerned about the re-wiring of the dark room and requested that an amount of $1,200 for this item be given high priority.

The following is a summary of the requested grant, including those items of major repairs and operating costs not recommended:

"Recommended Grant:		
Operating Maintenance	$233,090	
Major Building Repairs & new & non recurring	18,620	
Total Recommended Grant		$251,710
Add:		
Deletion of request for City to assume the cost of the Business Manager & Associate Director		54,378
Reduction of funding for Miscellaneous items, as explained in the budget detail to reflect actual needs		4,880
Major Repairs and new and non recurring:		
Reduction of initial request		3,300
Items not recommended		3,660
Total Art Gallery 1976 request		$317,928"

Following discussion it was

RECOMMENDED

THAT City Council approve a grant of $252,910 (which includes $1,200 for re-wiring of dark room) to the Vancouver Art Gallery for the period January 1, 1976 to December 31, 1976.

FOR COUNCIL ACTION SEE PAGE(S) 152

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 27, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 27, 1976, at 7:30 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin and Volrich

ABSENT: Alderman Marzari (Leave of Absence)
Alderman Sweeney

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Building Lines:
Point Grey Road

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575, to make all necessary amendments to Section 14 'BUILDING LINES' and Schedule E 'BUILDING LINES' to establish a building line on the properties lying on the North side of Point Grey Road between Balsam Street and Alma Street, controlling all developments lying northward thereof.

The Director of Planning has made the application pursuant to Council's resolution of March 9, 1976, as follows:

> **"THAT the Director of Planning make application to amend the Zoning and Development By-Law and the Director of Legal Services prepare a draft By-Law amendment to establish a building line on the North side of Point Grey Road in accordance with the proposals from the Planning Department to the Planning and Development Committee on February 17, 1976, except that the rear building line of the 3500 Block Point Grey Road be curved with the centre of the line at least 40 feet back from the previously proposed building line for that Block.**
>
> **THAT the City Manager report back on the feasibility of the City conducting a ground survey of 3513 and 3553 Point Grey Road."**

The application was approved by the Director of Planning and the Vancouver City Planning Commission considered the application on May 20, 1976, and resolved:

> "We recognize the principle and recommend adopting the amendments to establish a building line on the properties lying on the North side of Point Grey Road and further recommend that specific reconsideration be given in the area of Lots 7-16, Block 3, D.L. 540 because of the apparent and potential inequities that may cause problems for these property owners."

cont'd....

Building Lines:
Point Grey Road (cont'd)

Ms. J. Hlvlach, Kitsilano Area Planning, explained the rationale behind the proposed building line to Council. She indicated, by means of a map posted in the Chamber, that the Planning Department was now recommending a revised building line for the 3500 Block Point Grey Road based on recently received survey information. This proposed building line was outlined in green on the posted map. Ms. Hlvlach also reviewed the history of this matter for Council's information.

Delegations were heard as follows:

- Mrs. May Brown, Chairman of the Vancouver Park Board, addressed Council and submitted a brief which recommended for Council consideration:

  "That a new building line be established along the northern building wall of existing residences, thus ensuring no further development beyond what exists.

  That any existing residences situated significantly beyond the mean line struck be designated as non-conforming.

  That regulations be included as part of the by-law to control the nature and extent of sun decks and any works effecting the cliff edge and beach area."

- Mrs. Margery Dallas addressed Council on behalf of a majority of residents of the 3500 Block Point Grey Road opposing the building line proposed by the Planning Department for this block. She stated the residents of the 3500 Block agreed to keep their building line on a straight line between the houses already built and requested that the City handle each individual building application from the residents of Point Grey Road on an individual basis.

- Dr. H. Mallek, Chairman, Point Grey Road North Side and Cameron Avenue Association and Chairman of the Kitsilano Planning Board addressed Council and indicated that he concurs with the statements made by the previous speaker, Mrs. Dallas. He advised Council that the property owners of Point Grey North Side, at a recent meeting, passed the following two resolutions:

  "That the 'red line' in the 3500 Block be abandoned and be replaced by a line joining the north-west corner of the house (not porch) at Lot 16 known as 3513 Point Grey Road, to the north-east corner of the house (not porch) on Lot 19 known as 3553 Point Grey Road.

  (Carried with Mrs. Buzzard opposed)

  That the 'red line' for the rest of the properties on the north side of Point Grey Road be eliminated and that the northern building line be governed by Reg. Plan #229.

  (Carried Unanimously)."

- Mr. H. Symons, 2875 Point Grey Road objected to the new building line. If he was limited to the use of only half his lot, it followed that the value of the lot could be halved.

cont'd....

Building Lines:
Point Grey Road (cont'd)

- Mr. Ian Bain, 2726 Wallace, of the Sierra Club of B.C., stated building over the cliff and concreting the slope posed a threat to the unique environmental qualities of the area with its variety of plant life, many species of birds and sea creatures. Council would have to decide whether to introduce regulations to save the area or leave it and let the encroaching structures destroy it.

- Mr. Ashton, speaking on behalf of Mr. John Rusin, 3537 Point Grey Road, referred to an outstanding building permit application for renovations and a sundeck held up by uncertainty over the building line. He favoured the line remaining unchanged.

- Mrs. R. Buzzard, 2151 McMullan, addressed Council and filed a brief supporting the original Council resolution that the building line be curved with the centre of the line at least 40 feet back from the previously proposed building line for that block.

(At this point in the proceedings, Alderman Rankin left the meeting)

- Mr. Dick Vogel spoke on behalf of Mrs. Buzzard and supported her position.

- Mr. W.W. Southam, 3553 Point Grey Road, supported Mrs. Dallas' brief. To make existing properties non-conforming retroactively, would be unfair to property owners.

- Dr. D. Simpson, 3555 Point Grey Road, spoke in favour of the position taken by Mrs. Dallas and Dr. Mallek and described the proposed building line as an infringement on the rights of the property owners.

- Mr. Peter Wardle, 2883 Point Grey Road stated he was involved in designing a house for a unique 20 foot lot in the 2800 Block Point Grey Road for Dr. Simpson, however, the project had been held up by a freeze on development.

- Mr. E. Ratsoy, 3537 Point Grey Road , urged a reasonable setback of 40 feet and the preservation of the cliff in its natural state. He could not conceive anything more undesirable than 10 houses cantilevered over a bank, reducing sunlight on the beach below.

- Dr. D. Telford, 3519 Point Grey Road, suggested that if houses built to the edge of the bank were obliged to be stepped back above a prescribed height, it would help this situation. Three-storey structures were not desirable and his own home would be low profile.

- Mrs. M. Pigott, on behalf of Save Our Parkland Association, supported the Park Board's position and urged that nothing be built that would inhibit the future use of the area as a park.

- Commissioner Theo DuMoulin, Park Board, also spoke in favour of the Park Board's brief and questioned the propriety of setting any building lines when it appeared the northern boundary lines had not been legally established.

- Mr. Otto Dallas, 3527 Point Grey Road, advised that a few months ago, he was in favour of keeping the lot line back, but he had now changed his stance and would favour the establishment of the 'red line'.

cont'd....

Building Lines:
Point Grey Road (cont'd)

MOVED by Ald. Bowers,
THAT the application of the Director of Planning be approved, subject to the plan presented with the draft by-law being amended in accordance with the green line (which relates to the 3500 Block Point Grey Road) shown on the map posted by the Director of Planning at this Public Hearing; except that the said green building line be amended by extending the line from the east boundary of Lot 12 to end at the north-west corner of the building on Lot 15;

FURTHER THAT the draft by-law be amended as recommended by the Director of Legal Services as follows:

(1) by adding the following as Subsection (3) of Section 14:

"(3) No development shall be carried out upon, over or under any part of a site:

(a) between any building line established by Parts I and II of Schedule E and the limit of the adjoining or projected street or lane;

(b) as described in Part III of Schedule E;

except as provided for under Sections 5, 6 and 9 (2) of Schedule A to this by-law."

(2) by inserting the following words after the word "the" in Subsection (1) Part III of Schedule E:

"northerly portions of".

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich in amendment,
THAT the building line for the 3500 Block Point Grey Road between Lots 9 to 16, be determined according to the curvatures of the cliff bank.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Harcourt and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,
THAT the north-west building line of the 3500 Block Point Grey Road be amended by extending the green line shown on the map posted by the Director of Planning in a straight line from the north-west corner of Lot 11 to the north-west corner of Lot 7.

- LOST

(Aldermen Bird, Bowers, Cowie, Kennedy, Volrich and the Mayor opposed)

The motions to amend having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services in instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:15 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 27, 1976, adopted on June 1, 1976.

A. Phillips
MAYOR

E. N. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 1, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT the Minutes of the Special Council meeting (Court of Revision) of May 13, 1976, the Minutes of the Regular Council meeting (including the 'In Camera' portion) of May 18, 1976, and the Minutes of the Special Council meeting (Public Hearing) of May 27, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Development Proposal - Phase II
Area 6, False Creek

Council had before it for consideration, the following reports on this matter:

(a) Manager's report dated May 26, 1976, in which the False Creek Project Manager reported on the Design Team and terms of reference with respect to Phase II, Area 6, False Creek, the role and membership of the Advisory Working Committee, design solution and submitted recommendations.

(b) Manager's report dated May 28, 1976, submitting a detailed report which contained comments of the Development Consultant on options with respect to the Phase II site. Particular attention is given with respect to:

(1) park and civic buildings option
(2) predominantly residential option.

The report contained comments from various members of the Working Committee and concluded with recommendations for Council consideration. In particular, the Development Consultant recommends the predominantly residential concept with which the City Manager concurs.

cont'd....

REPORT REFERENCE (cont'd)

Development Proposal - Phase II
Area 6, False Creek (cont'd)

(c) Report from the Design Team.

(d) Report of the City Manager dated May 31, 1976, in which the Director of Social Planning commented on the proposed housing development and emphasized his concern with respect to the 'noise' problems related to this site. In this regard, recommendations are set out.

A report reference was given by the False Creek Development Consultant, Mr. D. Sutcliffe, and other members of the Design Team. Various options were illustrated by means of slides which included illustrations of site problems, e.g. noise control, bridge reinforcement, soil conditions and also including the costs of the various options before Council this day.

Commissioner Brown, Chairman of the Park Board, spoke to Council on the Board's letter dated June 1, 1976, circulated this day and containing the following resolutions:

"WHEREAS the proposed high density does not provide an adequate amount of public park land;

AND WHEREAS there is a long standing deficiency in the adjacent Fairview Slopes area, particularly in active recreation space;

AND WHEREAS the proposed development is extremely close to the narrow waterfront pathway;

BE IT RESOLVED that the Board request City Council to consider reduction in the residential plans for Phase II, Area 6, False Creek, particularly on the east side of the development to keep enough open space for a full size playing field and a deep strip of public open space behind the waterfront pathway."

- - - - -

"THAT the Board urge City Council to work with the Granville Island Trustees in an effort to gain complementary open space adjacent to Phase II, Area 6, development."

MOVED by Ald. Bowers,
THAT the following two recommendations contained in the Manager's report dated May 28, 1976, be approved:

(a) Council endorse the predominantly residential concept contained in this report and in the report of the Design Team and refer it to the Director of Planning to prepare an Area Development Plan in consultation with the Development Consultant and the Design Team for consideration at a Public Hearing.

(b) Council convey to the Granville Island Trust appreciation for the co-operative attitude expressed with respect to the public open space and the development of Granville Island, and a desire to continue discussion regarding the open space and the provision of parking in Phase 2 for part of the Granville Island demand.

FURTHER THAT it be understood that reference to a Public Hearing is subject to Council being assured before hand that the noise considerations have been met satisfactorily.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

cont'd....

REPORT REFERENCE (cont'd)

Development Proposal - Phase II
Area 6, False Creek (cont'd)

MOVED by Ald. Boyce,
THAT consideration of this matter be deferred and referred to the Planning and Development Committee for a further study to determine Council's option for this area, taking into consideration comments of the members of the Study Team contained in report (b) and other related matters.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

The Director of Planning requested guidance from Council as to whether Council considers public information is desirable prior to a Public Hearing on this area. In addition, he requested an opportunity to obtain clear guidelines on all the points raised by the Planning Department in report (b) to enable him to appropriately prepare an Area Development Plan for presentation to a Public Hearing.

Alderman Bowers answered that, generally, the first recommendation in the Manager's report of May 28, 1976, provides guidance, with certain exceptions on which he elaborated.

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RECOGNITION - Mr. W.A. Snowdon

At this point in the proceedings, Council recognized Mr. Walton H. Snowdon, Provincial Area Assessor, and the former Assessment Commissioner of the City of Vancouver, who retired on May 31, 1976.

MOVED by Ald. Bird,
THAT WHEREAS Walton H. Snowdon joined the staff of the City of Vancouver, Water Rates Department on July 28, 1930;

AND WHEREAS Walton H. Snowdon transferred to the Assessment Department as a Clerk on January 1, 1945;

AND WHEREAS Walton H. Snowdon advanced within the Assessment Department ot the position of Deputy Assessment Commissioner, which post he held until his appointment as Assessment Commissioner on May 2, 1963;

AND WHEREAS he remained in the position of Assessment Commissioner for the City of Vancouver until July, 1974, when the Assessment Department was transferred to Provincial jurisdiction;

THEREFORE BE IT RESOLVED THAT the City of Vancouver be and is hereby recorded as extending to

WALTON H. SNOWDON

sincere and grateful appreciation for his loyal and most efficient services to the City of Vancouver for more than forty-four years.

- CARRIED UNANIMOUSLY

Mayor Phillips presented Mr. Snowdon with a set of silver cuff links bearing the City Crest as well as a copy of the 'Vancouver Book'.

Mr. Snowdon replied and thanked Council for their generosity.

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The Council recessed at 3:50 p.m. and reconvened at 4:05 p.m.

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UNFINISHED BUSINESS

Enforcement of the Fire By-law
Outside the Core Area

At its meeting on May 11, 1976, after hearing delegations and receiving a report from the Provincial Fire Marshal on the above-noted subject matter, City Council deferred consideration of the following until the June 1, 1976, meeting. At that time the Assistant Director, Inspection and Enforcement Division, in conjunction with the Fire Chief was to report on some alternative methods to the requirements of Section 38 of the Fire By-law as well as comments on the representations made by the delegations:

(a) Provincial Fire Marshal's report on the City Fire By-law

(b) Recommendations of the Standing Committee on Housing and Environment meeting of April 29, 1976.

Council had for consideration today, a City Manager's report dated May 26, 1976, in which the Assistant Director, Inspection and Enforcement Division, Permits and Licenses Department and the Fire Chief reported on upgrading of residential occupancies, in particular hotels and apartments, and a Manager's report dated May 31, 1976, in which the Assistant Director, Inspection and Enforcement Division submitted for Council's consideration a summary list of the recommendations presented to City Council at its meeting May 11, 1976.

MOVED by Ald. Harcourt,
THAT

(a) both the Building and Fire By-laws of the City be amended along the lines of the National Building and Fire Codes so as to permit deviations but along set guidelines which would apply generally to all existing multiple residential occupancies, not only hotels and apartments, and that anyone who feels aggrieved by the application of any of those guidelines be allowed to present their case to an independent nonpolitical appeal body. Further that, the existing Building By-law Board of Appeal be designated as this appeal body and be renamed the Building Board of Appeal with jurisdiction over the Building and Fire By-laws;

(b) Sections 37 through to 43B of the Fire By-law be studied and modified if need be, to assure consistency between the City's Building and Fire By-laws.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Provincial Fire Marshal, the Fire Chief and the Assistant Director, Inspection and Enforcement Division, Permits and Licenses Department, be instructed to draw up the set guidelines referred to and report back to Council for information.

- CARRIED UNANIMOUSLY

The Council agreed to defer consideration of the following items of Unfinished Business pending the hearing of delegations later this day:

(a) Tax Buyers - By-law to Regulate

(b) Neighbourhood Pub - 1445 East 41st Avenue

(c) 1976 Civic Cultural Grant Request Appeals
(i) Vancouver Bach Choir
(ii) Columbia Society of the Arts.

(See pages 25 to 27 inclusive)

COMMUNICATIONS OR PETITIONS

1. 1976 Revenue Budget Estimates:
Interim Report - Police Department

The Council noted the following letter from the Police Department dated May 13, 1976:

The 1976 Vancouver Police Department Supplemental Budget originally contained requests for 7½ additional civilian positions. The requests were supported by documentation indicating that without these additional positions it would be impossible to maintain the standard of service felt necessary by the police department management. In certain instances, the civilian staff would free-up police members for operational duties.

The positions requested were as follows:

1. Clerk Typist II -- Homicide & Robbery and Missing Persons Squad
2. Clerk Typist II -- Stolen Auto Squad
3. Clerk Typist II (Part-time) -- Hit & Run Squad
4. Civilian Fingerprint Technician
5. 2 - Clerk Typists II -- Case Reports
6. Keypunch Operator I -- Statistics Section
7. Building Service Worker I -- Oakridge Station.

On March 22, 1976 the Budget Review Committee set aside all of these requests on the basis that additional staff represented an improvement in the quality of the service and it was beyond their terms of reference to approve or disapprove.

On April 8, 1976, we appeared at the budget appeal hearings in front of the Standing Committee on Finance and Administration and spoke to our appeals. At this time, we had revised our requests by eliminating Item 7, which became unnecessary due to commencement of building remodelling and the vacating of one floor of the Public Safety Building. A new item 7 was added, which was omitted in error from the original estimates, in the form of a Clerk-Steno II -- Supt. of Patrol Division South. The chairman of the Standing Committee indicated that we had won our appeal in relation to 5 of the positions, specifically, Items 1, 2, 3, 4, 7. We then concluded our presentation, accepting the decision.

On April 13, 1976, Council approved the recommendations of the Standing Committee and we were informed of the results as follows:

Approved.

Item 1. Clerk Typist II
Homicide & Robbery

Item 7. Clerk-Steno II
Supt. of Patrol Division South

Item 3. Clerk Typist II (Part-time)
Hit & Run Squad.

These approvals were, in fact, only one half of the positions that we believed we had been granted by the Standing Committee.

Therefore, we now request further consideration be given to Item 6 and Item 2.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

1976 Revenue Budget Estimates: Interim Report - Police Department (cont'd)

Item 6 -- Keypunch Operator I -- Statistics Section

This position should be given top priority. The Statistics Section has at present an established strength of two Keypunch Operator I's and one Keypunch Operator II. These positions are presently filled.

The workload of the present staff is such that they are unable to meet any of their valid deadlines and there is a constant delay in all their operations. Should there be any unscheduled time off, e.g. sick time, then a crisis situation occurs and delays are extended.

The Statistics Section is meant to be an information storage and dissemination centre, however, because of the heavy workload, a minimum amount of dissemination is carried out.

One program, "Computer Geo-Coding", has already had to be dropped because of the initial rejection of the budget request. We were using temporary help to assist in this activity which commenced with the Team Policing project. This will result in a long delay in the implementation of effective trend analysis required by management for future planning.

Thus, the present workload alone more than justifies the additional operator, however, future needs should also be considered. Without an additional operator, future studies requiring the use of a computer will have to be postponed or cancelled. Should the studies be delayed or discontinued, it is felt that the overall future operation of the Police Department will suffer.

Item 2 -- Clerk Typist II -- Stolen Auto Squad

With the present system of motor vehicle registration, the government involvement in auto insurance (ICBC) combined with the lack of proper controls on auto scrap yards and used car dealers, this city has the potential for becoming one of the major North American centres for organized stolen cars activity. This potential can be minimized and, hopefully, eliminated by having Detectives investigating and following up leads on the "street." Too large a proportion of the Stolen Auto Squad's work is presently tied up on clerical functions.

Following is a chart breaking down the Squad and the hours spent on clerical and telephone duties. This chart was prepared in 1974 and since that time, clerical duties have increased. The increase is due, in the main, to the increased workload caused since ICBC began operations:

	Hours Per Day		
	Inside	Clerical	Telephone
1 S/Sgt.	8	1	1½
1 Sgt.	4	1	1
2 Dets.	5 ea.	8	2
3 Dets.	4 ea.	1½	1½
56 Man Hrs. Per Day	34	11½	6

Note: Half of the phone enquiries could be handled by clerical help = 3 Hours.

Total: 14½ Hours

The above two Detectives who spend 5 hours each inside and 8 hours total on clerical work should be put into the field by having their function taken over by full time civilian staff. There is more than 6½ hours clerical work and phone enquiry assistance per day within the Squad which could be relieved by this civilian help. Since this is being done by a Detective (minimum pay grade $1,577/mo.), the savings are real, since at least two Detectives will be released for investigative duties. This could be accomplished by adding a Clerk Typist II to the Stolen Auto Squad

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

1976 Revenue Budget Estimates: Interim Report - Police Department (cont'd)

Summary:

Additional civilian staff is required due to increased demands for service from the public and because of the need to provide support services to the additional 120 police members now in the field.

Alderman Bowers indicated that he had been advised by the Police Department that the only urgent items were 2 and 6 i.e. Clerk Typist II - Stolen Auto Squad and Keypunch Operator I - Statistics Section.

MOVED by Ald. Bowers,
THAT the above two positions requested by the Police Department be approved.

- CARRIED UNANIMOUSLY

2. Grant Request re Annual Celebration - Peace Arch Association

The International Peace Arch Association requested a renewal of its annual grant of $100.00 to help defray any expenses in planning of the Association's annual celebration on the 2nd Sunday in June at the Peace Arch Park.

MOVED by Ald. Bird,
THAT a grant of $100.00 to the International Peace Arch Association be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Summer Council Meetings

In a memorandum dated May 20, 1976, Mayor Phillips recommended that Council establish a summer schedule for July and August, 1976, using 9:30 a.m. as the commencement time for Council meetings with delegations being heard at 2:00 p.m.

MOVED by Ald. Rankin,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED

(Alderman Cowie opposed)

4. Traffic Problems at Mayfair Hotel, 845 Hornby Street

Council noted a request from Meredith & Company dated May 21, 1976, to appear as a delegation on behalf of the Mayfair Hotel, 845 Hornby Street. Council was advised this matter pertains to traffic problems at the Hotel on which the Engineering Department is preparing a report to Council.

MOVED by Ald. Rankin,
THAT the delegation request from Meredith & Company be granted when the report of the City Engineer is before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. 21st Triennial Meeting of International Council of Women - Grant Request

MOVED by Ald. Boyce,
THAT a grant, up to a maximum of $500.00 to the International Council of Women, be approved in connection with the 21st Triennial Meeting of the International Council of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT no action be taken on this matter.

- CARRIED UNANIMOUSLY

6. Future Use of Habitat Forum and the Habitat Pavilion

The Vancouver Board of Trade in a letter dated May 21, 1976, recommended that an investigating committee be established containing representatives of all three levels of government, the Park Board and the University of British Columbia to determine if Habitat Forum and the Habitat Pavilion should be retained, the means of doing so and the purpose and use of the facilities.

Commissioner Brown, Chairman of the Park Board, advised that the Park Board has already established a committee to investigate whether Habitat Forum should be retained.

MOVED by Ald. Cowie,
THAT no action be taken with respect to Habitat Forum, but that the matter of retention of the Habitat Pavilion in front of the Court House be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

7. Effect of Bill C-61 on B.C.-Alaska Cruise Traffic

Council had for consideration, the following memorandum dated May 27, 1976, from Mayor Phillips:

> A recent article by Norman Hacking in the Province followed up by an editorial indicated that a new Shipping Bill, Bill C-61, could have the effect of killing most of the passenger cruise traffic to Alaska from British Columbia.
>
> In 1974, 70,000 cruise passengers visited Vancouver and brought $ 29 million worth of business to this community. This year's traffic is likely to exceed 100,000 passengers.
>
> Bill C-61 raises the controversial issue on whether or not Canada should have an Act similar to the Jones Act in the U.S. I know there are differences of opinion on this subject within Council but I think all members of Council would agree that we would not want to lose passenger cruise business. It is very important to the City of Vancouver.
>
> Therefore I recommend that we urge the Federal Government in considering Bill C-61 or any other similar Bills, to ensure that the passenger cruise traffic between Alaska and British Columbia is not detrimentally affected. I think we should send copies of any resolution that we pass to all Vancouver M.P.'s.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Effect of Bill C-61 on B.C. -
Alaska Cruise Traffic (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor contained in the foregoing memorandum be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 28, 1976

Works & Utility Matters
(May 28, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of portion of the Lane North of Nassau Drive at Argyle Drive
Cl. 2: Local Improvements on the 'Initiative Principle'
Cl. 3: Tender Awards

The Council took action as follows:

Closure of Portion of Lane North
of Nassau Drive at Argyle Drive
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the
'Initiative Principle' (Clause 2)

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Harcourt opposed)

Tender Awards
(Clause 3)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 28, 1976)

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Local Area Planning Workshop
Cl. 2: Text Amendment to CD-1 By-law - Crofton Manor, 2803 West 41st Avenue
Cl. 3: Cedar Cottage N.I.P. Appropriation - Cedar Cottage Park - Stage Two and Tyee Elementary School Grounds Stage Two

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 28, 1976) (cont'd)

Cl. 4: Bilingual Street Name Signs - Strathcona
Cl. 5: Retention of Addition - 3390 East 49th Avenue
Cl. 6: Oppenheimer Area Planning Committee
Cl. 7: 3543 Point Grey Road - D.P.A. #73221
Cl. 8: Opposition to Development at 1974 to 1966 West 6th Avenue
Cl. 9: Retention of Dwelling Unit - 5051 Ann Street
Cl. 10: Retention of Dwelling Unit - 5821 Clarendon Street
Cl. 11: Request for Rezoning - Kitsilano Area

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 3 and 6 be approved.

- CARRIED UNANIMOUSLY

Bilingual Street Name Signs
Strathcona (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Strathcona Rehabilitation Committee that bilingual (English and Chinese) street name signs be erected in the Strathcona area, be approved;

FURTHER THAT the City's costs of $1,250.00 to be provided from Urban Renewal Capital Funds.

- CARRIED

(Aldermen Boyce and Rankin opposed)

Retention of Addition - 3390
East 49th Avenue (Clause 5)

MOVED by Ald. Harcourt,
THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. J.W. Zotzman as requested.

- CARRIED UNANIMOUSLY

3543 Point Grey Road -
D.P.A. #73221 (Clause 7)

It was agreed to defer consideration of this Clause pending the hearing of a delegation later this day. See page 25.

Opposition to Development at
1974-1996 West 6th Avenue
(Clause 8)

MOVED by Ald. Harcourt,
THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. D. Whorley as requested.

- CARRIED

(Alderman Bowers opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 28, 1976) (cont'd)

Retention of Dwelling Unit -
5051 Ann Street (Clause 9)

MOVED by Ald. Bird,
THAT Mrs.D.K. Gill be permitted to retain the dwelling unit on the lower floor on the basis of hardship.

- LOST

(Aldermen Bowers, Boyce, Sweeney, Volrich and the Mayor opposed)

- - - - -

(During consideration of the foregoing Clause, Alderman Harcourt left the meeting)

- - - - -

Retention of Dwelling Unit
5821 Clarendon Street (Clause 10)

MOVED by Ald. Rankin,
THAT the application from the tenant Mr. R.V. Robinson for the retention of a basement dwelling unit at 5821 Clarendon Street, be approved on the basis of hardship.

- LOST

(Aldermen Bowers, Cowie, Sweeney, Volrich and the Mayor opposed

Request for Rezoning - Kitsilano
Area (Clause 11)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(May 28, 1976)

P.C. 593 D.G. Singh:
Legal Expenses (Clause 1)

MOVED by Ald. Rankin,
THAT the City Council of the City of Vancouver supports the request of the Vancouver Police Board to the B.C. Police Commission that the Police Act be amended to give discretionary powers to the City Council to provide for payment of legal expenses for police members charged with criminal offences.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 28, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Gastown Merchants' Association Debt to the City of Vancouver
Cl. 2: Street Closure - Napier Street from Commercial Drive to Lane West of Commercial Drive
Cl. 3: Victoria Drive Annual Gala Day Grant Request

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(May 28, 1976) (cont'd)

Gastown Merchants' Association
Debt to the City of Vancouver
(Clause 1)

The Mayor indicated that the Gastown Merchants' Association have questions with respect to discrepancies between the 1975 bill from the City and the bill for 1974.

MOVED by Ald. Bowers,
THAT this Clause be referred back to the Director of Finance to review with the Gastown Merchants' Association particularly on the basis of their enquiries, and report back.

- CARRIED UNANIMOUSLY

Street Closure - Napier Street from
Commercial Drive to Lane West of
Commercial Drive (Clause 2)

MOVED by Ald. Bowers,
THAT the request from the Community Education Co-ordinator of the Britannia Community Services Centre that Napier Street from Commercial Drive to the lane west of Commercial Drive be closed to vehicular traffic on Saturday, June 5, 1976, from 7:00 p.m. to 12:00 midnight, subject to the following conditions, be approved:

(1) That any structures to be erected on the street or any attachments to street furniture be to the approval of the City Engineer;

(2) That unrestricted access be provided for emergency vehicles;

(3) The cost of any street cleaning required over and above normal street cleaning be borne by the City;

(4) The cost of temporary traffic controls be borne by the City.

- CARRIED UNANIMOUSLY

Victoria Drive Annual Gala
Day Grant Request (Clause 3)

MOVED by Ald. Sweeney,
THAT a grant of up to $500.00 be made to the Victoria Drive Community Hall Association in connection with temporary signing and extra street cleaning required for the Association's annual gala day parade to take place on Saturday, June 19, 1976.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Finance Matters
(May 28, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tenders for Oakridge Police Sub-Station Addition
Cl. 2: Downtown Parking Corporation - Tax Refund Notes
Cl. 3: Park Board - Staffing (Clerical Position in Chief Cashier's Office)
Cl. 4: Additional Staff - Property & Insurance Division, Finance Department
Cl. 5: Kiwanis Senior Citizens' Housing - Yukon at S.W. Marine Drive

The Council took action as follows:

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 28, 1976) (cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Kiwanis Senior Citizens' Housing -
Yukon at S.W. Marine Drive (Clause 5)

MOVED by Ald. Bird,
THAT the expenditure by the City of approximately $12,000 be approved to cover the cost of installing concrete curbs and gutters, concrete sidewalk and asphalt surfacing between the existing paved strips and the curb and gutter on Yukon Street abutting the Kiwanis-Soroptimist Senior Citizens' Housing Project at 8080 Yukon Street.

- CARRIED

(Alderman Bowers opposed)

- - - - -

(During consideration of the foregoing Clause, Alderman Harcourt returned to the meeting.)

- - - - -

Personnel Matters
(May 28, 1976)

Leave of Absence with Pay - Captain
R. Ross, Fire Department (Clause 1)

MOVED by Ald. Bird,
THAT Council grant Captain R. Ross, Vancouver Fire Department, 15 days leave of absence with pay from July 12, 1976, to July 30, 1976, in order that he may complete his commitment as Assistant Manager of Canada's Olympic Rowing Team.

- CARRIED UNANIMOUSLY

Property Matters
(May 28, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Tenders re Coffee Shop in Britannia Community Services Centre
Cl. 2: Demolitions - 2823-25 & Rear Dwelling at 2831 Point Grey Road
Cl. 3: Sale of Property - N/S Adanac between Kootenay and Skeena and N/S King Edward between Prince Edward and St. George

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Property Endowment Fund - Properties withheld from Sale

Council had for consideration a report of the City Manager dated April 22, 1976, in which the Supervisor of Property and Insurance reported on behalf of the Property Endowment Fund Board on the matter of properties withheld from sale.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Family Housing - Apartment Form

The Council considered a Manager's report dated May 18, 1976, in which the Director of Housing reported on the matter of family housing - apartment form.

MOVED by Ald. Harcourt,
THAT the proposals submitted by the Director of Housing with respect to family housing - apartment form, be approved;

FURTHER THAT the Director of Housing be instructed to submit the proposals to the Federal and Provincial Governments for approval.

- CARRIED UNANIMOUSLY

D. Vancouver East Lions Club, 1717 Adanac Street - D.P.A.

The Council considered a report of the City Manager dated May 28, 1976, in which the Director of Planning reported on the proposed senior citizens apartment building on site and further to Council's action of May 18, 1976.

MOVED by Ald. Harcourt,
THAT alternative 2(a) quoted in the Manager's report be approved.

- CARRIED

(Aldermen Bowers and Cowie opposed)

(Aldermen Harcourt and Volrich will endeavour to be present at the Board of Variance meeting when this item is on the agenda.)

I. Report of Standing Committee on Community Services, May 12, 1976

Multi-Use Centre - Central/Oliver Hotels (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, May 13, 1976

Health Department - Space Requirements (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Community Services, May 13, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Steams Hot Dogs - Request for Extension of Hours
Cl. 2: Red Door Rental Aid
Cl. 3: City Involvement in Police and Community Services Project in Southeast Vancouver
Cl. 4: Social Services Grants - Quarterly Report

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Rankin,
THAT Clauses 1 and 3 be received for information and the recommendations of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

(Clause 4 was carried unanimously and by the required majority)

Red Door Rental Aid
(Clause 2)

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in this Clause be received for information and the recommendation be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development, May 13, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Kitsilano Area Planning Program - Apartment Area Plan Implementation of Policies Relating to Street Improvements
Cl. 3: Heritage Designation 'B' Schedule
Cl. 4: Reports on Still Creek
Cl. 5: Public Open Space Potential of the Gastown Right-of-Way

The Council took action as follows:

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Bowers,
THAT Clauses 1 and 4 be received for information and the recommendations of the Committee contained in Clauses 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Housing and Environment, May 20, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Fire By-law - Emergency Lighting Requirements 5475 Vine Street
Cl. 2: Housing and Relocation Services
Cl. 3: Victory Hotel, 391 Powell Street - Proposal to Purchase
Cl. 4: Fairview Slopes Policy Plan - Housing and Social Mix

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Housing and Relocation Services (Clause 2)

MOVED by Ald. Kennedy,
THAT Council approve additional funding to September 30, 1976, to the Red Door Rental Aid Society and the Y.W.C.A. Rooms Registry in the amounts of $18,000 and $10,000 respectively;

FURTHER THAT recommendations B and C of the Committee contained in this Clause be approved and the following be added as recommendation D:

"D. THAT the Director of Social Planning report back to Council, with statistics, on the operation of the above two rental agencies before the end of July, 1976."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(An earlier motion by Alderman Harcourt to approve funding in the amount of $53,000 for the Red Door Rental Aid Society and $30,000 for the Y.W.C.A. Rooms Registry was put and lost.

Opposed: Aldermen Bowers, Kennedy, Sweeney and Volrich)

Fairview Slopes - Policy Plan - Housing & Social Mix (Clause 4)

It was agreed to defer consideration of this Clause until later this day when Council will be dealing with Report IX on the subject. See page 19.

VI. Report of Standing Committee on Finance & Administration, May 20, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Park Board Responsibility Matrix Study
Cl. 2: The Highland Echo

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
May 20, 1976 (cont'd)

Park Board Responsibility
Matrix Study (Clause 1)

MOVED by Ald. Volrich,
THAT recommendations A to O of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Commissioner Brown, Chairman of the Park Board, spoke briefly to recommendation 7(6) of the Steering Committee re possession of, exclusive jurisdiction and control of, real property.

MOVED by Ald. Boyce,
THAT recommendation 7(6) of the Steering Committee referred to in the Standing Committee's report page 5(P), and reading as follows, be approved:

"7(6) Possession of, and exclusive jurisdiction and control of real property includes the authority to determine how such real property shall be used, what fees or rental charges shall be levied; and what improvements shall be made thereon, including the removal or demolition of any existing improvements."

- CARRIED

(Aldermen Rankin and Sweeney)

The Highland Echo
(Clause 2)

MOVED by Ald. Volrich,
THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Community Services,
May 20, 1976

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Liquor Permit Application - 1251 Howe Street
Cl. 2: Liquor Permit Application - 1094 Richards Street
Cl. 3: Liquor Permit Application - 1030 Denman Street
Cl. 4: Neighbourhood Pub Application - 2354-2356 West 41st Avenue
Cl. 5: Results of Petition Plebiscite on Pub Application - 3728 Clark Drive
Cl. 6: Enumeration of Voters in the Downtown Eastside Area
Cl. 7: Sale of Glue to Juveniles
Cl. 8: Shannor Day Care Centre
Cl. 9: City Involvement in Police and Community Services Project in Southeast Vancouver

The Council took action as follows:

Clauses 1 to 9 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 5 and 8 be approved and Clauses 4, 6, 7 and 9 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VIII. Report of Standing Committee on Community Services, May 21, 1976

Establishment of Detoxification Facility at China Creek Park (Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(The Mayor advised that he has been appointed to the Advisory Committee of the Alcohol and Drug Commission and, at the last meeting of the Advisory Committee, he obtained the agreement of the Committee to record several items as joint high priorities including the Downtown Detoxification Centre as well as a detoxification centre in the Fraser Valley.)

IX. Report of Standing Committee on Planning and Development, May 25, 1976

Fairview Slopes Policy Plan (Clause 1)

Alderman Bowers requested that Policy 27 be amended by changing the word "and" after Fairview Slopes to "by". The Council so agreed.

MOVED by Ald. Bowers,
THAT Policy 3 be amended by inserting the following after the words "January 1, 1975":

"or up to 50% of the floor area whichever is the greater".

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation N of the Committee on page 12 of the Clause, be approved after amendment to read as follows:

"That Policy 41 relating to pedestrian-oriented community facilities be <u>referred to the False Creek Project Manager for comment and report back</u>."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved after amendment to read as follows:

"That the foregoing Policies 1, 2, 3 as amended this day, 5, 6, 7, 8, 9, 10, 11, 12 excluding <u>12(l) and</u> 12(q), 15, 16, 17, 18 and 19 be adopted and the Director of Planning instructed to prepare a modified CRM District Schedule based on these policies and apply for rezoning."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, May 25, 1976 (cont'd)

Fairview Slopes Policy Plan (Clause 1) (cont'd)

MOVED by Ald. Bowers,
THAT recommendations B to M and O of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Kennedy in amendment,
THAT recommendation H of the Committee contained in this Clause be deleted.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Volrich in amendment,
THAT recommendation H of the Committee contained in this Clause be amended by deleting Policy 24.

- LOST

(Aldermen Bird, Cowie, Harcourt, Rankin, Sweeney and the Mayor opposed)

The motions to amend having lost, the motion by Alderman Bowers was put and CARRIED.

MOVED by Ald. Rankin,
THAT the City shall purchase, as soon as possible, sufficient land to build 80 units of social housing.

- LOST (Tie vote)

(Aldermen Bowers, Cowie, Kennedy, Volrich and the Mayor opposed

Report of Standing Committee on Housing and Environment, May 20, 1976 (cont'd)

Fairview Slopes - Policy Plan - Housing & Social Mix (Clause 4) (cont'd)

MOVED by Ald. Bowers,
THAT this Clause of the report of the Standing Committee on Housing and Environment dated May 20, 1976, be received only, in view of action taken by Council on the detailed report of the Standing Committee on Planning and Development dated May 25, 1976.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

X. Report of Standing Committee on Planning and Development, May 27, 1976

Proposed Area Development Plan
Area 10A - False Creek (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved after amendment to read as follows:

"That the Director of Planning be instructed to make application to establish an Area Development Plan for Area 10A in False Creek and refer such application to a Public Hearing, subject to any necessary amendments being to the mutual satisfaction of the officials concerned."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Self-Serve Gas Stations)

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW (Increase fees for temporary occupancy of street space)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW. (To Establish a Building Line on Point Grey Road)

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Marzari, Rankin and Sweeney were excused from voting on this By-law)

MOTIONS

A. Allocation of Land for Lane Purposes - 2146 West 6th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 6, Block 284, District Lot 526, Plan 590

(2146 West 6th Avenue);

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
2146 West 6th Avenue (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road Purposes
(1727 West Broadway)

MOVED by Ald. Bird
SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. North 10 feet of Lot "C" (Explanatory Plan 4644), of Amended Lot 13, (see 155186-L), Block 328, District Lot 526, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 22, 1974, and marginally numbered LF 7139, a print of which is annexed hereto.

(1727 West Broadway)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

1. HOSPITAL STRIKE

Alderman Volrich requested, and received permission, to withdraw his motion with respect to the Hospital Strike.

2. LEAVE OF ABSENCE

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT Alderman Boyce and Alderman Bowers be granted leave of absence as follows:

Alderman Boyce - June 6 to and including July 12,
Alderman Bowers - June 9 to and including June 28.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

3. Leave of Absence - Alderman Rankin

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT Alderman Rankin be granted leave of absence from July 1st, to 31st, 1976, inclusive.

- CARRIED UNANIMOUSLY

4. Leave of Absence - Alderman Sweeney

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT Alderman Sweeney be granted leave of absence from June 17th, to 27th, 1976, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy - Harbour Park Development

advised that he had received from the Director of Legal Services, the lease on Harbour Park and had read same with interest. He advised all members of Council to read the lease forthwith.

Alderman Volrich - Parking for Restaurant and Fish Market: Safeway property at 2315 West 4th Avenue

referred to a letter he had received from Mr. C. Rasiz who has purchased the property at 2340-2344 West 4th Avenue which is in very run down and bad shape. His contractor has advised that it be demolished and the owner would like to replace the present building with a two-storey structure containing a fish market on the ground level and a high-class seafood restaurant on the upper level. However, they are unable to provide sufficient parking according to the City's By-laws, but have oral permission from Canada Safeway Limited to use their parking facilities across the street for patron parking.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT Council request the Director of Planning to give favourable consideration to the use of Canada Safeway Limited parking facilities at 2315 West 4th Avenue in connection with parking for the proposed restaurant and fish market at 2340 - 2344 West 4th Avenue.

- CARRIED

(Alderman Sweeney opposed)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird -
Damage to 1109 East 10th

advised he had received a letter from Mr. Wm. Jarvis, owner of 1109 East 10th Avenue, asking that he investigate the damage done to his building by a pile driver working on the boulevard adjacent to his property with respect to connecting sewer pipes with the Iona Sewage Plan .

The Mayor directed that this matter be referred to the Director of Legal Services for investigation and report.

Alderman Cowie -
Kerr Road Dump

requested that Council ask the Park Board to change the signs on the Dump to restrict not only motorcycles but all motor-driven vehicles.

The Mayor so directed.

Alderman Rankin -
Increase of Fees for Rental of P.N.E. Booths

advised of a complaint from an exhibitor, Mr. A. Stickney Harris, that the P.N.E. has increased their rental rates for booths for this year's exhibition by a considerable amount.

Alderman Sweeney indicated he would refer this matter to the next meeting of the P.N.E. Board and advise Alderman Rankin of the outcome.

Alderman Boyce -
Parking Along 4th Avenue During Habitat

referred to the hardship imposed on citizens by the restrictions with respect to parking along one side of 4th Avenue adjacent to the Habitat Forum for the duration of the Forum.

The Mayor directed that the City Manager look into this matter and advise Alderman Boyce.

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The Council recessed at approximately 6:10 p.m. to reconvene at 7:30 p.m.

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Regular Council, June 1, 1976. . . . . .

The Council reconvened in the Council Chamber at 7.30 p.m., with Alderman Kennedy, Deputy Mayor, in the Chair and the following members present:

PRESENT: Alderman Kennedy (Deputy Mayor)
Aldermen Bowers, Bird, Cowie, Harcourt, Sweeney, Rankin and Volrich

ABSENT: Mayor Phillips, (Civic Business)
Alderman Boyce,
Alderman Marzari (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT the Council resolve itself into Committee of the Whole, Alderman Kennedy, Deputy Mayor, in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Development Permit Application #73221 -
3543 Point Grey Road - (Mrs.Margery Dallas)

The Council further considered Clause 7 of the City Manager's Report,(Building and Planning Matters) dated May 28, 1976, in which the Director of Planning reports on a request from Mrs.Margery Dallas of 3543 Point Grey Road for a Development Permit to construct a solarium as an accessory building in the rear yard of her dwelling. The historic position is set out in the report, in which it is noted Mrs. Dallas does not agree with the Department's conclusions being based on the 'Fountain Survey of 1929' to determine the size of the property.

Mrs. Dallas spoke to the Council and Mr. A. Floyd - Supervisor of the Development Permit Group, spoke to the Director of Planning's report.

MOVED by Ald. Rankin
THAT, if Mrs. Dallas wishes her property to be assessed on its proper area, she be asked to produce a B.C. Land Surveyor's Certificate for her property.

- CARRIED UNANIMOUSLY

Tax Buyers: By-law to Regulate

In connection with the Community Services Committee's report of April 29, 1976, in which recommendations are set out respecting a by-law to regulate the operations of Income Tax Buying Companies, delegations were heard as follows:

Cont'd...

DELEGATIONS (Cont'd)

Tax Buyers: By-law to Regulate. (Cont'd)

Ms. J. Swanson, Downtown Eastside Residents' Association, brief filed dated May 11, 1976. Rev. John Shaver, First United Church. Ms. Shelley Rivkin, Consumer Action League, brief filed dated June 1, 1976.	Supporting the recommendations of the Standing Committee.
- - - - -	
Miss Anne Stewart, Lawyer, on behalf of the B.C. Discounters Association -	Opposing the Standing Committee's recommendations.

MOVED by Ald. Bird
THAT the recommendations of the Standing Committee on Community Services, under date of April 29, 1976, with respect to a by-law to regulate the operations of Income Tax Buying Companies, be approved.

- CARRIED

(Ald. Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Bird
THAT City Council write to the Federal Minister of National Revenue and request appropriate action be taken to amend the Income Tax Act to provide that income tax refunds shall be non-assignable.

- CARRIED UNANIMOUSLY

Neighbourhood Pub -
1445 East 41st Avenue.

The Council, on April 13, 1976, approved an application for a neighbourhood pub at 1445 East 41st Avenue. Subsequently, Mrs. Rene Monterey, President of the New Horizons Club at Menno Court, 1751 East 43rd Avenue, requested an opportunity to speak to Council on this matter, and this request was granted. However, at today's meeting Mrs Monterey failed to appear.

The Council, therefore, took no further action on the matter.

Cultural Grant: Columbia Society of the Arts.

Ms. M. Turner appeared on behalf of the Columbia Society of the Arts, appealing the recommendation of the Finance and Administration Committee of March 25, 1976, i.e. that a grant be not approved for this organization. The requested grant was in the amount of $8,500 and it was noted that the Director of Social Planning did not support the request.

MOVED by Ald. Bowers
THAT the recommendation of the Finance Committee be approved and, therefore, no further action be taken on the grant request.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Cultural Grant: Vancouver Bach Choir.

Mr. Paul Birch, representing the Vancouver Bach Choir, appeared and enquired if the matter could be deferred for consideration when more members of Council were present, and explained that the request is for a grant equal to the rental of the Queen Elizabeth Theatre for performances of the "Messiah" on December 10th, 12th, 13th and 15th, and for a dress rehearsal on the evening of December 9th, 1976.

The Council noted that the recommendation of the Finance and Administration Committee is that a grant of $750 be approved.

MOVED by Ald. Rankin
THAT this application be deferred until early in the Fall, when a full Council is present.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - - -

The Council adjourned at 8.45 p.m.

- - - - - -

The foregoing are Minutes of the Regular Council Meeting of June 1, 1976, adopted on June 15, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the Lane North of Nassau Drive at Argyle Drive Abutting Lot 18, Block 3, D.L. 728, Plan 14623

The City Engineer reports as follows:

"An application has been received from the owners of Lot 18, Block 3, D.L. 728, to purchase portion of the lane abutting their lot. The area requested is presently being used for parking and is not required for lane.

I RECOMMEND that all that portion of lane shown outlined red on plan marginally numbered LF 7673 be closed, stopped up and conveyed to the abutting owners, subject to the following conditions:

(a) The applicant to pay $3,262.50 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The applicant to pay for the removal or relocation of a catch basin at an estimated cost of $300.

(c) The portion of closed lane to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Local Improvements on the "Initiative Principle"

The City Engineer and the Director of Finance reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law, projects for pavement and curbs on arterial streets, shown in the following list, are advanced to Council on the 'Initiative Principle':

Nelson Street	-	Homer Street to Mainland Street
Mainland Street	-	East Side only - Smithe Street to approximately 541 feet south.
Boundary Road	-	Vanness Avenue North to approximately 282 feet south of Kingsway.

Smithe-Nelson Couplet

The proposed Smithe-Nelson Couplet (an integral part of the Downtown Plan Street System) was the subject of the Manager's Report dated April 23, 1976, which was approved by Council on May 11, 1976. To develop this couplet, Nelson Street between Homer and Mainland, which has only a partially paved uncurbed surface, will require a permanent pavement with concrete curbs on both sides, except for a short section on the north side immediately west of Mainland Street. Mainland Street between Nelson and Smithe has a permanent concrete pavement with curb on the West Side of the street, but the East side of the street has no curbs and only a light asphaltic pavement. A permanent pavement with curbs for the East side of this block will be required to accommodate the increased traffic volume when the Smithe-Nelson Couplet is implemented. In keeping with City policy, this work is being initiated under the Local Improvement procedure.

Boundary Road

The increased traffic volume on Boundary Road at Kingsway has concerned both Vancouver and Burnaby in recent years. The completion of the B.C. Telephone Tower at the North East corner of Boundary Road and Kingsway will add an additional traffic load at this intersection which cannot be handled adequately with the existing pavement facilities. The Burnaby Municipal Engineer is desirous of developing a six lane pavement with left turn bays on Boundary Road from Vanness Avenue to the lane South of Kingsway to provide adequate facilities for the expected traffic and has requested the City of Vancouver to share the cost of this improvement on a 50-50 basis. This cost sharing is similar to the procedure used on a number of other projects in previous years for the paving of Boundary Road from 29th Avenue to Burrard Inlet. The proposed street alignment is the result of numerous discussions between ourselves and Burnaby. In accordance with City policy, the project is being initiated under the Local Improvement procedure.

Cont'd . . .

Clause 2 Cont'd

This project also includes reconstruction of the Vanness railway structure to provide a 4-lane facility with an adequate vertical clearance. This work has always been part of the plan for improving Boundary Road. Improvements to the overpass are required to provide adequate traffic handling capabilities along this section of Boundary Road which will become more important with the opening of the new B.C. Tel building and the further development of the adjacent Burnaby Town Center.

Funds for the City's share of the cost, $103,000 can be made available from the original allocation for the paving of Boundary Road because of the shortening of the project and because of a reduced estimate for reconstruction of the overpass. Approval of the overpass should be dealt with when Council is considering the Local Improvement project for paving Boundary Road subsequent to a Court of Revision and a report will be submitted at that time.

Boundary Road Cost Sharing

The cost sharing for the Boundary Road paving project, as agreed to by Burnaby is as follows:

Total estimated cost	$260,000
less:	
(a) Money on deposit with Burnaby from B.C. Telephone Company (a Burnaby rezoning requirement)$106,000	$106,000
	$154,000
(b) Burnaby's share of the balance (50%)$77,000 (Total chargeable to Burnaby $183,000)	$ 77,000
Vancouver's share	$ 77,000
Less Property Owner's Share	$ 17,633
Net City's Share	$ 59,367

Capital Funds

The City's share of these improvements is available in the 1976 and prior Streets Captal Budgets.

Second Step

The Director of Finance submits the following report on the financial arrangements:

'In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated May 21, 1976.

The estimated total cost of these improvements is $327,655 and the net City's share of the cost is $104,275.

I have to report that the necessary financial arrangments can be made to carry out this work.' "

The City Manager has decided that is is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The Court of Revision for the projects listed above be held at 2:00 P.M. Tuesday, July 27, 1976.

NOTE: (Requires two-thirds affirmative vote of those present.)

INFORMATION:

3. Tender Awards

The City Manager submits the following report of the Purchasing Agent:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

7 Gang Tractor Mower Assemblies
1600 Gallon Flusher Trucks
Propane Gas & Storage Tanks
Vibratory Plate Compactor
6" Centrifugal Pump
Automobile
Policemen's & Firemen's Caps
Refuse Packer Body
20 Ton Tilt Deck Trailer
Supply of Reflective Sheeting
4-Door Sedan Automobile
Diaphragm Pumps
Compact Automobile

Copies of the details of these tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 203

BUILDING & PLANNING

INFORMATION

1. Local Area Planning Workshop.

The Director of Planning reports as follows:

"On April 22, 1976, a Workshop was held at the Planetarium in order to bring together members of Council, City Staff, and citizens to discuss Local Area planning issues and to learn more about appropriate ways to respond to them. Thirty-six persons attended the Workshop (see Appendix I for list of names).

The Workshop chaired by the Director of Planning began with introductions of those present. This was followed by four presentations.

Dan Cornejo of the City Planning Department gave a planner's view and outlined the planning issues facing Vancouver neighbourhoods, described the City's response to the issues through Local Area Planning and Neighbourhood Improvement Programs, and raised a number of questions regarding the appropriateness of this response for the consideration of the workshop groups.

Alderman Bowers then provided an Alderman's perspective by outlining the following concerns about certain aspects of Local Area Planning:

- The citizens who get involved are special people: who are they, and are they representative?

- The citizens can provide local expertise, but the planner should have the responsibility of bringing city-wide issues and priorities into local area planning discussions.

- Some Aldermen feel that local area planning is a 'ward' approach to government which has been rejected on the basis of a plebiscite.

- City Hall is intimidating to most people, and local area offices make the bureaucracy more approachable, but at a cost in terms of both money and time.

- Local planning projects sometimes appear to Aldermen and citizens to take too long to produce tangible results.

- Local area planning is only needed in neighbourhoods where change is threatening, but other areas should be monitored. It should be coupled with N.I.P. or other funding so that any needed community improvements can actually be delivered.

- The local planner should have a high profile in the community, their presence should be publicized and people should know they can call the planner and get action.

- Area planning programs should end with a celebration in the community: the planners should not quietly slip away back to City Hall.

Tom Hinkle of the Kitsilano Citizen's Planning Committee brought a larger issue into the discussion: the westward migration of Canadian people which is being accommodated through Local Area Planning efforts in Vancouver's inner neighbourhoods. He spoke strongly in favour of local area planning, while questioning the City's practice of stressing area planning in the inner neighbourhoods and thus directing a disproportionate share of growth to those neighbourhoods.

Charlie Christopherson of the Mount Pleasant Citizen's Committee provided a viewpoint from an area which has not been involved with a local area planning program, but has seen a large amount of redevelopment in recent years. He stressed that the planning process merges with private developers' efforts at the citizens' level, expressed through the design of buildings which the citizens have to live with. In the absence of a neighbourhood planning process sensitive to neighbourhood needs, the neighbourhood is planned by real estate companies with little regard for the well-being of its people.

Clause NO. 1 Continued.

The Workshop at this point separated into six discussion groups which mainly addressed themselves to the points raised in the Planning Department's presentation. What follows is a summary of points made in response to ten areas of concern regarding Local Area Planning in the City. While the different discussion groups varied considerably in their discussion methods, there was general agreement that Local Area Planning was an important part of Vancouver's planning process.

1. The Scope and Duration of Local Area Planning Programs

   Local planning programs should address themselves to all significant problems in a particular community, including social issues. Hence, the Terms of Reference and duration of programs will differ from neighbourhood to neighbourhood; a rigid model should not be imposed throughout the City. There was agreement that each program should operate with specified time targets.

2. Size of Areas for Local Area Planning Programs

   There was concensus that the 22 local areas provide a good starting point for definition of appropriate neighbourhoods for planning, but that we should be flexible enough to alter them as issues emerge. There was one suggestion that the City be divided for planning purposes into significantly fewer areas (say 4) but that smaller programs continue within these areas along present neighbourhood boundaries.

3. The 'Style' of Planning (Single-Issue "Troubleshooting" or Comprehensive Approach)

   Again, the concensus was that no single model should be imposed but that each community should define its own approach. The "team" approach as in the West End was referred to favourably in terms of the amount of information which was made accessible to the community. The use of N.I.P. funding to do local area planning was criticized because of the limitations of N.I.P. in dealing with policy issues in the neighbourhood, while L.A.P. without N.I.P. or other funding was criticized in terms of the frustration that may arise from lack of money to implement projects identified in planning.

4. Who Should Pay for L.A.P. and How?

   There was agreement that Local Area Planning is properly a Civic responsibility, but it was strongly suggested that costs should be shared by other levels of government whose policies often necessitate local area planning studies. The N.I.P. was seen as one way of accomplishing this. It was also suggested that as N.I.P. will finish in a few year's time, Council should instruct the Finance Department to come up with a way of continuously financing Local Area Planning (a development levy or sales tax were mentioned as possibilities).

5. What are the Priority Areas for Local Area Planning?

   Although problems were acknowledged to exist in all areas of the City, the most pressing are in the inner neighbourhoods (Kitsilano, Fairview, Mt. Pleasant, Cedar Cottage and Grandview) as well as Hastings and Marpole. It was pointed out that the choice of inner city neighbourhoods for planning programs often results in focussing growth in these areas while others in the outer ring maintain low density. Thus Local Area Planning is sometimes viewed negatively, as a harbinger of significant change in the community.

6. The Level of Citizen Participation

   There was agreement that the existing level of citizen involvement is good, and that the City should continue to get as broad a base of citizen participation as possible.

7. Who Should the Planner Be?

   It was agreed that the Planner should be a City Employee, capable of bringing wider civic concerns into discussions of local planning issues. The Area Planner then has access to City Hall information and expertise which local citizens need. There were suggestions that contractual relationships should be established among the City, Planner and Community. Someone suggested that

Clause No. 1 Continued.

the Planner should live in the community. The possibility of using consulting firms to do local planning was raised with the comments that they can more easily maintain an independent stance in the community, and have a fixed period of time to get the work done. Another suggestion was that citizen planners could be paid to continue after the intensive part of the planning program is completed.

8. What is the City Council commitment to Local Area Planning?

Council's position on Local Area Planning was observed to be fuzzy and not strong enough. An Alderman pointed out that a stronger commitment from Council is unlikely because there are not sufficient immediate benefits from this particular approach to planning to generate Aldermanic support.

9. Local Planning in relation to City-wide Planning

The importance of establishing overall policies such as housing policy for the City was agreed. It was noted that one of the Local Area Planner's responsibilities should be to bring wider concerns into the discussions at the neighbourhood level. There was no disagreement that Local Area Planning should properly occur within the context of duly established overall city policies.

10. Who Should the Citizens Be?

Again, it was stressed that as broad a base of citizen involvement as possible should be established. Pre-existing groups such as area councils should be drawn upon for citizen viewpoints, while elections of planning representatives from the community would give credibility and responsibility to citizen planners.

It was agreed that these views would be reported to City Council for their information.

The Planning Department will be following up this report with an analysis and review of Local Area Planning procedures based on the outcome of this Workshop. This will be presented to City Council for their consideration."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Text Amendment to CD-1 By-law. Crofton Manor - 2803 West 41st Avenue.

The Director of Planning reports as follows:

"An application has been received from Mr. B.C. Esplen on behalf of Oak Bay Manor Ltd., requesting an amendment to the Zoning and Development Bylaw No. 3575 for the purpose of amending the CD-1 Bylaw No. 4674 to add 'Personal Care for 46 units as a permitted use.'

SITE DESCRIPTION

The site is located on the North side of West 41st Avenue between Mackenzie and Trafalgar Streets. The site is zoned (CD-1) Comprehensive Development District and is developed with Crofton Manor, a residence for retired and semi-retired persons. The CD-1 Bylaw No. 4674 is attached as Appendix A.

The lands immediately surrounding Crofton Manor are zoned (RS-1) One Family Dwelling District and are developed with one-family dwellings, except for the site immediately to the west which was recently rezoned to (CD-1) Comprehensive Development District for townhouses and apartments (former Murray's Nursery). A church is developed immediately to the east. See Appendix B.

HISTORY

City Council at a Public Hearing held on November 22, 1971 approved the rezoning of the site from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District as contained in the CD-1 Bylaw No. 4674.

On January 28, 1972 the Technical Planning Board approved Development Permit Application No. 57781, thereby permitting the construction of a one-storey building with cellar to be occupied as a residence for retired and semi-retired persons, containing 188 units. On August 21, 1973 a minor amendment to Development Permit No. 57781 decreased the number of units from 188 to 162 units. The floor space ratio is 0.447 and 90 off-street parking spaces are provided, 13 of which are surface parking spaces.

The drawings submitted by the applicant and marked 'Received City Planning Department - June 13, 1975' indicate a change in the East Wing from 48 sleeping units to 46 personal care units, and a dining and lounge area. No increase in the floor area.

It is considered the proposed change of use would not necessitate an increase in the existing ninety off-street parking spaces.

A Development Permit Application No. 69443 was applied for by Mr. B.C. Esplan on February 26, 1975 to use a portion of the existing one-storey with cellar building on this site as a Personal Care Home. At that time the applicant thought it was a permitted use. The application was considered by the Director of Planning on March 10, 1975 and his recommendation was as follows:

Clause No. 2 Continued.

'The Director of Planning has no objection to the proposed change of use of 46 units to Personal Care but, before making a final decision, the applicant is to first make the necessary application for the consideration of City Council to amend the CD-1 Bylaw to permit the use.'

The Vancouver City Planning Commission in its meeting of May 5, 1976 when considering the application concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the CD-1 Bylaw No. 4674 be amended by inserting the words 'Personal care' immediately after the words 'sleeping units', and refer the application direct to a Public Hearing.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

RECOMMENDATION

3. Cedar Cottage N.I.P. Appropriation: Cedar Cottage Park: Stage Two and Tyee Elementary School Grounds: Stage Two.

The Director of Planning reports as follows:

"City Council, on November 12, 1974, approved the Concept Plan of the Cedar Cottage Neighbourhood Improvement Program and the Plan was subsequently approved by the senior levels of government. Improving the Parks and Recreation facilities and providing for beautification of public use areas were the top priorities identified by the citizens when preparing the Plan.

A. Cedar Cottage Park (Stage Two)

City Council, on June 24, 1975, approved $81,400.00 for Cedar Cottage Park (formerly known as a portion of China Creek Park). The funds approved were directed at providing two tennis courts, some landscaping, playground equipment, and seniors facilities. Installation of these improvements have now been carried out and the Second Stage is now to be undertaken.

Stage Two of this park development will include the installation of park lighting, design and construction of a park sign, development of a giant checkers court, and completion of work on the two tennis courts. The Parks Board estimates expense for this work at $16,500.00. This estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

B. Tyee Elementary School Grounds (Stage Two)

City Council, on May 13, 1975, approved $5,700.00 for the Tyee Elementary School Grounds. The funds approved were for playground equipment for the children attending the school, as well as for children in the community. The School Board contributed $2,000.00 towards the $7,700.00 total construction cost of the project. Installation of the playground equipment is complete and the Second Stage of improvement to the grounds is now to be undertaken.

Clause No. 3 Continued.

Stage Two of this school grounds improvement will essentially include tree planting. The School Board estimates expense for this work at $1,500.00. The estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

It is therefore recommended:

A. That Council approve the appropriation of $16,500.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for the Second Stage of Cedar Cottage Park. Under N.I.P. the costs would be shared as follows:
C.M.H.C. - $8,250.00
Province - $4,125.00
City - $4,125.00

B. That Council approve the appropriation of $1,500.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for the Second Stage of improvements to the grounds of Tyee Elementary School. Under N.I.P. the costs would be shared as follows:
C.M.H.C. - $750.00
Province - $375.00
City - $375.00"

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

CONSIDERATION

4. Bilingual Street Name Signs - Strathcona.

The City Engineer and the Director of Planning report as follows:

"The Strathcona Rehabilitation Committee, on 8 October, 1975, approved a proposal of the Strathcona Property Owners and Tenants Association that bilingual (English and Chinese) street name signs be erected in the Strathcona Area. The Chinese would be phonetic renderings of the English names, not translations or different names.

This is advanced by the Committee as an additional shared-cost item under the Strathcona Rehabilitation Project. Approval as the municipal partner must come from Council.

The estimated cost of manufacturing and installing the new signs is $5,000. The municipal share, $1,250, would come from the City's Urban Renewal capital funds. S.P.O.T.A. has volunteered to provide full-size patterns for the Chinese characters.

In support of the proposal, the Strathcona Property Owners and Tenants Association says;

'We initially recommended bilingual street signs in the spirit of community beautification. Other cities in North America have endorsed symbols which impart a reminder of the special characteristic of a historic or unique area, we believe Strathcona and Chinatown, in Vancouver, ranks high in this aspect.'

The City Engineer agrees that these signs would be an interesting and subtle expression of the ethnic character of Strathcona. There are, however, two negative aspects which should be considered by Council. The first is that approval would form a precedent for similar treatment in other ethnic and 'special' areas of the City.

Clause No. 4 Continued.

The second is the matter of increased maintenance. The maintenance cost of street name signs is relatively high, with vandalism a significant factor. Maintenance of these special signs would be even higher, because of the additional cost of the special signs and because they would be especially subject to theft (and to damage in attempted theft) as collector's items. We estimate the additional maintenance cost to be about $600 per year. Normally the proponents of such special installations are expected to pay both the capital and the on-going costs. In this case the Strathcona Rehabilitation Project would pay the capital cost but will not have an on-going role. S.P.O.T.A. is not able to undertake the on-going obligation. Funds for the extra maintenance would therefore have to be provided by the City as an addition to the City's operating budget.

So that these signs may be reflectorized and to allow prompt supply of replacements, they should be of standard materials — silk-screened onto plywood, light letters on dark ground. A special shape and layout, suitable to this, has been developed between Planning and Engineering and has been approved by S.P.O.T.A.

The Director of Planning forwards and supports the recommendation of the Strathcona Rehabilitation Committee. He feels that the proposed signs would be a further contribution towards the improvement and preservation of this unique area. "

The City Manager submits the above report of the City Engineer and the Director of Planning for the CONSIDERATION of Council.

CONSIDERATION

5. Retention of Addition - 3390 East 49th.

Mr. J.W. Zotzman, owner of the subject property, has requested to appear before Council with respect to the withholding of enforcement action for the retention of a one room addition constructed over the previously approved attached carport/sundeck at the rear of his dwelling.

The Director of Planning reports as follows:

" Site Description:

The site is situated on the S/W Corner of East 49th Avenue and Tyne Street having a frontage of 45.7' on Tyne Street and 114.53' along the flanking street of East 49th Avenue. There is a 20' north-south City lane at the rear of the lot.

History:

A Development Permit was issued in April, 1958 to construct a one family dwelling on this site. Subsequently Appeal 13274 was filed with the Board of Variance by Mr. J.W. Zotzman in November, 1958 requesting relaxation of the rear yard requirements of the Zoning and Development Bylaw in order to construct a 12' x 20' carport/sundeck addition providing a 21.5' rear yard (as measured to the center of the City lane) rather than the required 34.4'. The Board of Variance allowed Mr. Zotzman's appeal subject to no further accessory buildings being erected in the rear yard.

Following an inspection in November, 1975, the District Building Inspector reported that a room had been built, without permits, over the carport allowed under Appeal 13274.

Clause No. 5 Continued.

Mr. Zotzman filed an appeal with the Board of Variance requesting permission to retain the room built over the carport but on December 17, 1975 the Board disallowed Mr. Zotzman's appeal. It was also noted at that time that a further 12.5' x 19.5' carport addition had been constructed, without permits, to the north side of the previously approved 12' x 20' carport. This further addition does not maintain the required rear yard nor does it comply with the Building By-Law requirements as to structure.

On January 27, 1976 a letter was sent by the Department of Permits and Licenses to the owners requesting that the additions erected to the rear of the dwelling, without permits or approval, be removed.

Re-inspection, however, found that the letter had not been complied with and on March 31, 1976 a formal notice ordering the removal of the additions to the rear of the building was delivered to Mary Zotzman by the District Building Inspector."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: Mr. J. W. Zotzman.

RECOMMENDATION

6. Oppenheimer Area Planning Committee.

The Director of Planning reports as follows:

"I BACKGROUND

On April 6, 1976, the Downtown Eastside Planning Staff met with Alderman Fritz Bowers, Chairman of the Standing Committee on Planning and Development to discuss the formation of a local planning committee. The planning staff felt that some positive changes had occurred in the community since the Site Office opened in February, 1976 and that groups additional to the local resident's association might now be interested in participating more fully in the planning process. For this reason, it was felt that the most democratic method of obtaining input from a cross-section of local interests was to call elections to form a Committee. In discussing the composition of such a Committee it was suggested that since land ownership divided roughly into three distinct interest groups, namely industrial, commercial and residential, there should be one owner and one tenant representing each group. In addition, it was felt that since the majority of the population consisted of residential tenants, this category should be increased to three representatives from one. An employee category was also added to include the diverse interests of those who worked full time in the area. An overlapping of interests to encourage flexibility of choi e and reflect the diversity of the community was considered desirable. It was also suggested that in view of summer vacations and planning time constraints, the runners-up in the election would be known as 'Alternates' to sit on the Committee when the regular member was unable to attend.

II COMMUNITY

On April 14, 1976, Liaison Alderman Helen Boyce met with the planning staff and a large cross-section of the community to discuss the draft proposals. The concept of forming a local planning committee was unanimously endorsed. The basic proposals were also endorsed with the following additions:

(1) The area contains a large number of people in the social field. Although churches, drop-in centres, etc. are not considered to be commercial enterprises, it was decided to expand this category to include them, in the interests of keeping the committee of manageable size and evening out the land use ratios.

Clause No. 6 Continued.

(2) The meeting also endorsed a suggestion that there be representation from the two most historically important groups in the area and it was agreed that there be two positions on the committee - one for a person of Chinese origin and one of Japanese origin.

General agreement was reached that the composition of the Committee would consist of eleven positions for nine categories with alternates for each position.

III ELECTIONS

On May 12, 1976 an election meeting was held in the community, chaired by Alderman Boyce. The entire proceedings were interpreted into both Japanese and Chinese. A full committee of eleven members was elected, plus seven 'Alternates'. The results are as follows:

Position	Elected Member	Alternate Member
1. Commercial or Social Facility Owner	Sai Moto	Rev. Jack Shaver
2. Commercial or Social Facility Tenant	Tanis Cornwall	Doug Ozaki
3. Employee	Jean Swanson	Sam Blair
4. Industrial Owner	Ray Nye	Chas. Thompson
5. Industrial Tenant	Bert Robinson	
6. Residential Owner	Leon Brandolini	
7. Residential Tenant	Bruce Eriksen Libby Davies Neil Glasier	(Bro.) Hugh MacIssac Roy Crowe
8. Chinese Person	Anna Wong	
9. Japanese Person	Ken Matsune	Ken Takeuchi

IV UNFILLED ALTERNATE POSITIONS

Nominations for the four unfilled 'Alternate' positions will be received by the Committee for a majority vote decision.

V COMMITTEE

The Oppenheimer Area Planning Committee will appoint its own Chairperson and decide on its method of operation. Its main duties will be to make recommendations to Council on:

(a) the future development of the area (land use plan) and,
(b) Neighbourhood Improvement priorities.

The majority of the recommendations must be completed by early this summer (to qualify for receiving N.I.P. implementation funding). However, it is felt that the potential exists to expand the life of the Committee (depending on how well it functions) so that it may remain an effective democratic source of information for future issues affecting the community.

Clause No. 6 Continued.

VI RECOMMENDATION

It is recommended that:

A. This report be received for the information of Council.

B. Council endorse the Oppenheimer Area Planning Committee as the official representative body in the community for the purpose of making recommendations to Council as outlined in this report.

C. The Downtown Eastside planning staff be technical advisers to the community and, as such, are free to agree or disagree with the recommendations of the Oppenheimer Area Planning Committee."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

INFORMATION

7. 3543 Point Grey Road - Development Permit Application #73221 - Mrs. M. Dallas.

The Director of Planning reports as follows:

"A request has been received from Mrs. Margery Dallas of 3543 Point Grey Road to appear before Council as a delegation regarding her development permit application #73221.

Mrs. Dallas filed the development permit application on March 8, 1976 to construct a 26' x 10' solarium as an accessory building in the rear yard of her existing one family dwelling. The site is located on the north side of Point Grey Road between Collingwood and Dunbar Streets.

The development permit application was subsequently refused on March 24, 1976 as the proposed development would exceed the maximum permitted floor space ratio of .60. The development as proposed would have a floor space ratio of .78. The area of land used for floor space ratio calculation was based on the "Fountain Survey" of 1929. In the absence of any other survey certificates for the properties on the north side of Point Grey Road, it has been the City's policy to accept the "Fountain Survey".

Mrs. Dallas then submitted a letter noting that a different survey plan was accepted for the two westerly adjoining properties (Simpson property). After checking with the Director of Legal Services and the City Surveyor, a letter was written to Mrs. Dallas dated May 19, 1976 (copy attached) pointing out that in the absence of any other survey certificate for her property, the "Fountain Survey" of 1929 would be used to determine the size of the property."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION: Mrs. Margery Dallas.

INFORMATION

8. Opposition to Development at 1974 to 1996 W. 6th Avenue.

The Director of Planning reports as follows:

"A letter, dated May 5, 1976 written by Mr. Don Whorley and addressed to the Mayor and City Council, was recently forwarded to the Planning Department for comment. Mr. Whorley, in his letter, protests the fact that 5 houses may be demolished in the 1900 block West 6th Avenue so that luxury condominium apartments can be built. Mr. Whorley specifically asks City Council to adopt a policy that houses which have been rehabilitated, or could be rehabilitated should not be demolished for redevelopment. Also, he objects to RRAP funds being used to rehabilitate houses which are slated for demolition. It should be noted that none of the five houses which Mr. Whorley suggests are to be demolished have applied for or received RRAP assistance. Three houses further down the block, however, have applied for RRAP assistance.

The problem of sound housing being demolished in the apartment area of Kitsilano was discussed at some length in the Apartment Area Plan which was adopted by City Council on May 6, 1975. To reiterate, the main conclusion reached in the Plan was that the preservation of houses should be dependent on a commitment by the property owners to retain and maintain their homes. Several policies were adopted by City Council which hopefully would make retention of single family homes and conversions more desireable to property owners. Specifically, these policies are:

Plan Policy #1 - "The floor space ratio allowed on homes in this area be increased to 1.0". This would permit the addition to homes of extra suites which would possibly make retention of homes more economically viable in the apartment area.

Plan Policy #3 - "Owners of Single-family homes, duplexes, and conversion homes be eligible for housing maintenance assistance through the Residential Rehabilitation Assistance Program". RRAP provides an incentive for owners to improve and upgrade standards of housing. It also has other benefits such as providing opportunity for lower income persons to remain in their homes.

The point raised by Mr. Whorley is an important one. Although outstanding RRAP loans must be repaid when a property is sold, there still remains the question of money already paid for improvements.

The Planning Department believes that people should have the ability to retain homes in apartment zoned areas. They also believe though, that money should be paid back in total if property is sold for redevelopment. This matter is being discussed with C.M.H.C.

It should be noted that Kitsilano is the only area where RRAP applications are being received for improvement of housing in multiple zoned areas.

Plan Policy #5 - "Owners of individual or groups of existing buildings be permitted to rezone their property from the present zoning to an RT-2 type zoning, at the owners initiative". This is probably the most effective way for property owners to protect themselves from being "forced to sell", as Mr. Whorley claims is the case with at least one of these properties. A rezoning of this type would indicate to the City, adjacent property owners, and developers that the owner has made a firm commitment to retain his house.

Clause No. 8 Continued.

Plan Policy #6 - "Infill housing be permitted". This is another economic incentive offered to property owners who retain their homes. They can build extra suites on their properties to provide sufficient revenue to make retention of their homes economically viable. As no Development Permit Application has been received, it is difficult to ascertain the intentions of the person who is assembling these properties. It is conceivable that an infill project could be built, whereby none of the houses would be demolished.

Mr. Whorley also mentions that there are tenants in these houses which may be demolished who will have difficulty in finding suitable accommodation at reasonable rents. Plan Policy #9 states that "Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process". The developer will be required to assist long term family residents, senior citizens and low income residents find suitable accommodation before a demolition permit is approved.

It is within the stated goals for Kitsilano that a diversity of buildings and people be maintained in the apartment area. However, the Policies adopted by City Council place a major proportion of the responsibility for this diversity on the resident property owners in this area."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION REQUEST: Mr. D. Whorley

CONSIDERATION

9. Retention of Dwelling Unit - 5051 Ann Street.

A Hardship Application has been received from Darshan K. Gill, the owner of the property at 5051 Ann Street for the retention of a dwelling unit on the lower floor of the above building.

The Director of Permits and Licenses reports as follows:

"Our records show that a Building Permit was issued on March 19, 1975 to erect the above one family dwelling. On October 29, 1975 a Building Permit was issued to a Darshan Kaur Gill, to alter the lower floor of the dwelling to provide two bedrooms, recreation room, playroom and a three-piece bathroom.

As the result of a complaint, inspection shows that the building is now occupied as a two family dwelling having one dwelling unit on the lower floor which was occupied by the owner, and one dwelling unit on the main floor.

The application has been considered by the Hardship Committee who felt, that while the information submitted would qualify the applicant as a hardship, there was such a gross violation of the Zoning and Development Bylaw by the owner that the matter be referred to Council for consideration."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

CONSIDERATION

10. Retention of Dwelling Unit - 5821 Clarendon Street.

A Hardship Application has been received from the tenant, Mr. Robert V. Robinson for the retention of a basement dwelling unit at 5821 Clarendon Street.

The Director of Permits and Licenses reports as follows:

"On January 14, 1976, a Building Permit was issued to the owner of the above property to alter the basement of a one family dwelling to provide a recreation room containing a bar sink, one bedroom, and a bathroom. A Statutory Declaration signed by the owner is attached to this Building Permit and states in part that the building will be used and occupied as a one family dwelling.

As a result of a complaint inspection showed that the building was occupied as a two family dwelling having one dwelling unit in the basement and one dwelling unit on the main floor.

The Hardship Committee has considered the application of the tenant and felt that while the applicant qualifies under the Hardship Policy, there is such a gross violation of the Zoning and Development Bylaw by the owner that the matter be submitted to Council for consideration."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

INFORMATION

11. Request for Rezoning - Kitsilano Area.

The Director of Planning reports as follows:

"A copy of a letter addressed to the Mayor, from Mrs. H. Paulsen and Mrs. G. Tupper, dated April 21, 1976 was recently received by the Planning Department. This letter asks that the Mayor give consideration to a request for rezoning an area bounded by Burrard Street, 12th Avenue, Arbutus Street, and West Broadway from RT-2 to RM-3A.

This area is part of a larger Conversion Area, bounded by Burrard Street, 16th Avenue, Vine Street and West Broadway, which is presently under study by the Planning Department. For the past 8 months, the Kitsilano Planning Office staff have been working with a Committee made up of residents of the Conversion Area to produce a comprehensive plan for the area. In addition, several public meetings have been held in the area. The most recent one was held on January 20, 1976 at which a draft Plan for this area was discussed. A number of suggestions for changes and improvements to the Plan were made at this meeting. Many of these have been incorporated into a final version of the Plan which is now being circulated for staff comments. This final version of the Plan is scheduled to be considered by the Standing Committee on Planning and Development in June.

The letter states several times that the recommendations in the Plan stem mainly from "a few transient type tenants". Of the 40 or so residents who actively participated in the formation of the Plan, approximately 75% were property owners. Considering that 75% of the residents in the area are tenants, property owners were more than proportionately represented.

Clause No. 11 Continued.

The essential aim of the Plan Policies which are soon to be presented to City Council is to emphasize the stability of this area and only allow a limited amount of carefully controlled redevelopment. Traditionally, across the City, those areas close to areas of higher density experience pressure to be rezoned, and this results in a great deal of uncertainty in the minds of residents about the future character of their neighbourhood. The recommended policies, if adopted by City Council, will clear up much of this uncertainty.

However, it has become obvious through the submission of petitions and through the public meetings held in the area that there are some residents who support rezoning the area to a substantially higher density. The Planning Department will include this point of view in the report outlining the proposed Plan Policies."

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 203-205

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Re P.C. 593 D.B. Singh: Legal Expenses

The Director of Legal Services reports as follows:

"The following communication has been received from the Secretary of the Vancouver Police Board:

'I wish to advise you of the following resolutions passed by the Vancouver Police Board at the meeting of April 29, 1976 concerning the account submitted by Mr. M. Mulligan for services rendered in defending Constable D. B. Singh in Provincial Court and the Court of Appeal in connection with a charge of Perjury.

1. THAT the account submitted by Mr. M. Mulligan for services rendered in acting for Constable D. B. Singh in Provincial Court and the Court of Appeal in connection with a charge of Perjury, for representing Constable Singh at the Marrash Inquest and for representing him at a Police Disciplinary Hearing be forwarded to City Council with a recommendation for payment insofar as the expenses incurred re the Perjury charge are concerned ($4,513.55) and FURTHER THAT no recommendation be made with regard to the $500.00 for attending the Marrash Inquest and $1,000.00 for acting for Constable Singh at the Police Disciplinary Hearing.'

The accounts referred to are for professional services rendered by Mr. Mulligan on three separate issues. The payment which is recommended concerns Mr. Mulligan's fees for defending P.C. Singh in Provincial Court and also for carrying the defence through the Court of Appeal where he was successful. The account is for $4,513.55. Of this amount, $1,013.55 relates to out-of-pocket disbursements by way of Appeal Books, etc.

The Board is recommending payment. Under the Police Collective Agreement there are certain situations in which the Board agreed it would recommend payment by Council of legal expenses incurred by members of the Force. This situation falls into this category, hence the recommendation. The difficulty, however, is that the new Police Act (replacing the Charter provisions) limits the power of municipalities to reimburse police officers for legal expenses incurred to cases involving civil action only. It does not extend to reimbursement for the costs of defence in criminal proceedings. I have to advise Council, therefore, that it is not legally possible to accede to this request.

At the same meeting that this resolution was passed, the Board also passed a resolution that the B.C. Police Commission be requested to seek an amendment to the Police Act to allow indemnification in criminal cases or, alternatively, that Council seek a Charter Amendment to the same effect. If Council wishes to support the Police Board, then an appropriate resolution would be:

'RESOLVED THAT the City Council of the City of Vancouver supports the request of the Vancouver Police Board to the B.C. Police Commission that the Police Act be amended to provide for payment of legal expenses for police members charged with criminal offences.'"

THE CITY MANAGER submits the foregoing report to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 206

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Gastown Merchants' Association Debt to the City of Vancouver

The following report has been received from the Director of Finance.

"On March 23, 1976 Council approved a street closure in Gastown to accommodate the Rain Festival, and further provided that a grant of approximately $400 be approved to cover the cost of services by City crews for work done on behalf of the Gastown Merchants' Association, related to the street closures for the Festival.

At that time, Council also requested a report on the outstanding debt of the Gastown Merchants' Association referred to in the report to Council.

The Collections Office of the Revenue and Treasury Division has outstanding two invoices for work done for the Gastown Merchants' Association. The first one, for $3,223.10, is for cleaning up Alexander Street and other parts of Gastown from July to December 1974. The second item is for the cost of cleaning up as required for the Farmers' Market between July 29 and October 26, 1975, that amounts to $109.72, for a total outstanding amount owed to the City of $3,332.82. Mr. Bowen of Gastown Merchants' Association is of the opinion that these accounts should be paid by a grant from the City.

The bill for $3,223.10 was invoiced to the Association by the Engineering Department as a result of a Council action on June 25, 1974, approving the closure of Alexander Street from Carroll Street to Columbia each Sunday for purposes of holding Farmers' Market, in 1974. One of the conditions of the closing was that "the cost of any street cleaning required over and above the normal street cleaning be borne by the applicant." The bill for $109.72 results from the same activity in 1975.

To date, the Association has not paid this bill and, subject to any decision that Council may make with regard to the amounts owing, the Collections Office will pursue collection of these amounts."

Your City Manager submits the above report of the Director of Finance to Council for INFORMATION.

CONSIDERATION

2. Street Closure - Napier Street from Commercial Drive to the Lane West of Commercial Drive

The City Engineer reports as follows:

"In a letter dated May 20, 1976, Mr. E. Guerriero, Community Education Co-ordinator of the Britannia Community Services Centre, requests that Napier Street, from Commercial Drive to the lane west of Commercial Drive, be closed to vehicular traffic on Saturday, June 5, 1976 from 7:00 p.m. to 12:00 midnight.

The purpose of the street closure is to accommodate a street dance as part of the official opening of the Britannia Community Services Centre.

As there will be minimal disruption to vehicular traffic, the Police Department will not provide specific attention to the event. However, the Police Department will provide special attention to the overall opening of the community centre in a security capacity. Further, there will be no disruption to transit.

Continued on Page 2. . . .

Clause No. 2 Continued

There are no objections to the proposal from a Traffic Engineering standpoint.

The Britannia Community Services Centre is covered by civic insurance and, therefore, no special insurance coverage is required for the event.

Should Council approve the applicant's request to close to vehicular traffic Napier Street, from Commercial Drive to the lane west of Commercial Drive, on Saturday, June 5, 1976 from 7:00 p.m. to 12:00 midnight, such approval should be subject to the following conditions:

1. That any structures to be erected on the street or any attachments to street furniture be to the approval of the City Engineer.

2. That unrestricted access be provided for emergency vehicles.

3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

4. The cost of temporary traffic controls be borne by the applicant."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

CONSIDERATION

3. Victoria Drive Annual Gala Day Grant Request

The City Engineer reports as follows:

"The Victoria Drive Annual Gala Day Parade is scheduled to take place on Saturday, June 19, 1976.

In a letter dated April 2, 1976, Mr. V. Koushnir, representative of the Victoria Drive Community Hall Association requests the City of Vancouver to give their Association, for the first time, some financial assistance.

The parade will assemble at Gordon Park, located at 49th Avenue and Commercial Drive, and will proceed by way of 49th Avenue and Victoria Drive to a dispersal at Jones Park, located at 37th Avenue and Victoria Drive. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

The parade has been approved by the Chief Constable and the Police Department will provide special attention for the event.

There will be disruption to transit, but B.C. Hydro will accommodate the necessary bus re-routing.

Considerable temporary signing and extra street cleaning will be required for this parade. It is estimated that the cost of this work will be $550.

Should Council decide in favour of Mr. Koushnir's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the source of funding for this grant will be contingency reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 205-6

FINANCE MATTERS

RECOMMENDATION

1. Tenders for Oakridge Police Sub-Station Addition

The Director of Permits and Licenses reports as follows:

"Tenders as follows were received for altering and enlarging the Oakridge Police Sub-Station:

Bison Construction Ltd.	$174,660
Turnbull & Gale Construction Ltd.	184,457
Project Construction Ltd. & Project Construction (1976) Ltd.	190,775
Manson Bros. Construction Ltd.	194,873
Burdett Construction Co. Ltd.	197,384
Jepson Mulder Construction Ltd.	208,102
Bengal Construction Co. Ltd.	208,600
Allan and Viner Construction Ltd.	214,440

The tenders were examined and found to be in order. A bid bond in the amount of $13,500 was submitted with every tender. The lowest tender is that of Bison Construction Ltd.

Based on the low tender, the cost of completing the project is estimated to be $197,835 as follows:

Building Contract	$174,660
Architects and Consultants Fees	15,675
Miscellaneous Expense, including permit fees, insurance premium, salary of Clerk of the Works (part-time), sidewalk crossing, telephone installation charges, and sundry items	7,500
	$197,835

The estimated cost is within the approved budget and the funds have been provided. (Refer City Council resolution of Dec. 2, 1975.)

It is recommended that Council:

(a) Accept the low tender of $174,660 submitted by Bison Construction Limited, and award them the contract.

(b) Approve the return of their Bid Bonds to the unsuccessful bidders.

(c) Approve the appropriation of funds totalling $197,835 in accordance with the foregoing estimates."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Downtown Parking Corporation - Tax Refund Notes

The following report has been received from the Director of Finance.

"On October 1, 1974, Vancouver City Council approved the new lease between the City and the Downtown Parking Corporation Limited (DPC), one of the clauses which dealt with the tax refund note liability of the DPC and specified that this liability would be paid by the DPC on or before March 1, 1973. The City has no financial obligations in respect of these notes. The total theoretical liability of the DPC with respect to the

Cont'd . . .

Clause #2 continued:

notes and the portion of the liability not represented by notes but considered to be a proper part of the liability, is $1,056,895.00. This amount represents all of the taxes paid by the property owners in the downtown area under the parking bylaw between the years 1950 and 1969 inclusive and arises under the terms of an agreement made between the City of Vancouver and the Downtown Parking Corporation, dated January 14, 1958.

Both City Council and the Downtown Parking Corporation approved a series of steps to eliminate this liability on or before March 31, 1983. The initial step was a 20% down payment on the outstanding balance of the actual notes issued. These notes totalled $516,867.00 and a 20% payment represented $105,000.00. The approved procedure for eliminating the balance of the liability included a provision whereby holders of the notes or the un-noted obligation of the DPC could receive the present day discounted value of the obligation and ultimate payment at maturity for those obligations not previously redeemed.

The DPC is now in a position to determine that approximately $610,000.00 of the total liability, after the down payment, is likely to be presented for payment. This is the amount that would be payable on March 31, 1983. Under the procedure approved by City Council and the DPC, the DPC would now propose to offer the holders of the notes and the un-noted obligation, the discounted present value of the 1983 value. It is estimated that this pay-out of the present value of the 1983 obligation would cost the Downtown Parking Corporation approximately $280,000.00. The Corporation informs the City that it has sufficient cash and capacity to accomplish this objective.

I would therefore recommend

that City Council approve the DPC proceeding with the proposal to pay off the tax refund obligation on a discounted present value basis, recognizing that no liability whatsoever rests with the City of Vancouver, and subject to the procedure meeting the approval of the Director of Finance and Director of Legal Services."

The City Manager recommends approval of the recommendation of the Director of Finance.

3. Park Board - Staffing (Clerical Position in Chief Cashier's Office)

The Superintendent of Parks and Recreation reports as follows:

"In the Park Board 1973 Supplemental Budget an item was approved for a Clerk II position. This position has been filled by part-time employees and since April, 1975, has been assigned to assist the Park Board Chief Cashier. The Ice Rink Co-ordinator was also assigned duties in the Chief Cashier's Office during the months of April to August, 1975.

Over the past several years expansion of Park Board operations involving revenue producing facilities has expanded requiring additional staff. In addition, the Ice Rink Co-ordinator's position was abolished in 1975 and this assistance during the peak summer months will not be available. It is proposed to establish a permanent clerical position.

Comparative costs of the proposal are as follows:

	1975	1976
Part-time Payroll	6,629	
Ice Rink Co-ordinator	4,845	
Permanent Position *		11,244
	$11,474	$11,244

(* Costs at mid-range of Clerk II, including fringe benefits but not C.O.L.A.)

Cont'd . . .

Clause #3 continued:

I recommend that a permanent clerical position be established in the Park Board Financial Services Division, following classification by the Director of Personnel Services.

Funds have been provided in the Park Board budget, in Part-time help.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Superintendent of Parks and Recreation.

4. Additional Staff - Property & Insurance Division, Finance Department

"The Supervisor of Property & Insurance has requested two Clerks be added to his Property Administration and Control Section.

The duties of administering the leases, collecting rentals and charges on revenue properties, crossing agreements, encroachments, etc., and taxes on Federal-Provincial housing sites and lease agreements, are presently performed by two employees. This staff has not been increased for more than 20 years. However, the number of leases and accounts has increased by approximately 100% over the last eight years and close to 200% over the last 20 years. Gross Revenues for this section have increased from $457,000 in 1965 to $4,250,000 in 1975.

Furthermore, within the last 18 months to two years, additional duties have been assumed by this section:

a) Developing and updating a Property Endowment Land inventory;

b) Conforming with the Landlord and Tenant Act;

c) Assuming the responsibility for the payment of tenants' moving costs; and

d) Administration of the leases for the False Creek development.

It is the latter item which is of prime concern to the department, since the implementation of administrative procedures which will ensure that all rentals due to the City are collected in a proper manner without undue delay requires a thorough knowledge of all lease agreements. The False Creek lease agreements are particularly complex and require immediate attention.

Subject to classification by the Personnel Services Department, the annual recurring cost of these two positions, at 1976 rates, will be approximately $22,500; the 1976 costs will be approximately $11,500. (including an allowance of $1,000 for furnishings.)

The Supervisor of Property & Insurance RECOMMENDS that the two additional clerical positions be established in the Property Administration and Control Section.

The Director of Finance advises that, if the foregoing recommendation is approved, the sources of funds will be the Property Endowment Fund rather than the Revenue Budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Supervisor of Property & Insurance and further recommends approval of the new and non-recurring expenditure for furnishings not to exceed $1,000 (to be charged to Contingency Reserve) with details of the furnishings to be approved by the City Manager.

Cont'd . . .

CONSIDERATION

5. Kiwanis Senior Citizens' Housing - Yukon at S.W. MARINE DRIVE

The following report has been received from the Director of Finance.

"The Kiwanis Club of Vancouver sent the following letter to the Mayor and City Council:

> 'Re: Kiwanis-Soroptimist Senior Citizens Housing Project
> 8080 Yukon Street at S.W. Marine Drive
>
> This ninety unit project is nearing completion and we expect to be accepting tenants as of April 1st, 1976.
>
> The project is covered by the Rental Subsidy Plan of the two senior governments and as such has been deemed by the City to be liable for real estate taxes. Since buying the land in January, 1974, we have paid taxes in full for 1974, 1975 and partially for 1976 for a total of $18,083.00 to date, during which time the project was being developed.
>
> We have estimated taxes for 1977, the first full year after completion, based on indicated assessment and the 1975 mill rate plus 10% for indicated increase, at $51,623.00.
>
> This is to request that the City make a contribution to this non-profit project of the cost to install sidewalks, curbs and lighting on Yukon Street. These are necessary for the comfort and safety of the prospective hundred or more tenants.'

With respect to the question of street lighting, I am advised by the Engineering Department that the lighting was installed ten or more years ago on both Yukon and S.E. Marine. That would appear to eliminate the question of street lighting and leave the question of sidewalks and curbs.

I am further advised that the approximate cost of installing concrete curbs and gutters, concrete sidewalk and asphalt surfacing between the existing paved strips and the curb and gutter, would be approximately $12,000.

The Law Department advises me that Kiwanis is asking the City to pay for certain works on the streets out of general revenue, rather than by way of local improvement, and that in the opinion of the Law Department this does not amount to a grant requiring two-thirds majority under Section 206 of the Charter.

I am therefore submitting to Council for CONSIDERATION the request of Kiwanis that the City "make a contribution" towards the cost of installing sidewalks and curbs on Yukon Street abutting the Senior Citizens Housing Project. Staff are not aware of any previous precedent similar to this request."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 206-207

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence With Pay -
Captain R. Ross, Fire Department

The Director of Personnel Services reports as follows:

"Captain R. Ross is the Assistant Manager of the Canadian Olympic Rowing Team. The 1976 Olympics will be the first in which women have competed in rowing events, and with this considerable growth in the overall size of the Canadian team, the Assistant Manager is essentially responsible for one half of the team. Fire Chief A. Konig has received a letter dated 28 April 1976 from the President of the Canadian Association of Amateur Oarsmen requesting Captain Ross be given time off with pay for 15 working days during the period of July 12 to July 30, 1976, so he may fulfill his responsibility as Assistant Manager of the team during the Olympic Games.

Prior to the Olympics in July, Captain Ross will use his entire 20 day 1976 vacation entitlement to accompany the team on a competitive tour through Europe in preparation for the Olympic competition. It may also be noted that from January 1, 1976 to April 19, 1976 Captain Ross has devoted his weekends and not less than four evenings per week of his own time in preparation with the National Team, at Burnaby Lake.

The Fire Chief advises that the Firefighters' Union Local 18 will waive their normal requirements that the position of Captain Ross be filled on an acting basis during his absence.

While there are no provisions in the Personnel Regulations to cover leave of absence with pay while participating or managing an athletic event, Council has in the past granted leave of absence with pay to City employees involved in Olympic and International Competition.

Council's most recent decision was the approval on May 11, 1976 of leave with pay from 14 July to 30 July for V. Warren, Permits and Licenses Department. Mr. Warren is the Manager of the Canadian Olympic Field Hockey Team.

Examples of other occasions follow:

October 1970 -	World Handball Championship in Dublin, leave with pay for seven working shifts, Fireman R. Willson.	-approved
January 1971 -	Pan American Games, two weeks, leave with pay, Neil Ellett, Assessment Division.	-approved
July 1971 -	B.C. Centennial 71 Voyageur Canoe Pageant, leave with pay, August 5 - 13, R. Jackson, Permits & Licenses Department.	-approved
June 1972 -	1972 Olympic Games, Munich, Germany, leave with pay, August 15 - September 12, Lieut. B. Lowes.	-approved

.....2

Clause #1 (Cont'd)

July 1972 -	World Cup Trials (Soccer), leave with pay, August 23 - September 8, N. Ellett, Assessment Division.	-approved
May 1973 -	1973 World Fireball Championships, ten days leave with pay, J. Winsor, City Planning Department.	-approved
July 1973 -	World Fireball Sailing Championships, Torbay, England, leave with pay, September 10 - 21, J. Winsor, City Planning Department.	-approved
April 1975 -	Olympic Sailing Trials, leave with pay, June 7 - 18, J. Winsor, City Planning Department.	-approved

In view of the foregoing City Council may wish to give favourable consideration to granting Captain R. Ross, Vancouver Fire Department, 15 days leave of absence with pay from July 12 to July 30, 1976, in order that he complete his commitment as Assistant Manager of Canada's Olympic Rowing Team.

The City Manager submits the foregoing report of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 207

PROPERTY MATTERS

RECOMMENDATION

1. Tenders Re: Coffee Shop in Britannia Community Services Centre

The Supervisor of Property & Insurance reports as follows:-

"Tenders for the coffee shop in Britannia Community Services Centre were opened by the City Manager on May 3rd, 1976, and referred to the Property and Insurance Office and the Britannia Community Services Management Board for report. The Property and Insurance Office reports as follows:-

The basis for the tender call was agreement by the applicant to a monthly payment of $150.00, plus 2% of gross profit over $1,800.00, the lease period to be 36 months, and submission of a menu.

The Britannia Community Services Board through their Nutritional Committee and in liaison with this office recommends "Stothart Services" as the successful applicant to lease the Coffee Shop relative to the terms of reference and the lease agreement as drafted by the City's Law Department.

The Britannia Community Services Nutritional Committee is composed of Ms. Evelyn Kerr, Head of the Home Economics Department, Britannia School, Mrs. Anna Niven, Administrative Assistant, Britannia School Mrs. Alice Anderson, Nutritionist, R.E.A.C.H. Medical Centre and Ms. Thelma Lindsay, Manager, Administrative Services for the Britannia Community Services Centre.

Background Information:

Stothart Services -	They are experienced, and accepted the lease terms as set out by the Property & Insurance Office and the Law Department.
Parnell Foods Ltd.-	No menu prices were tendered, a longer lease period was requested and a guarantee against loss was required.
Fotios Restaurants Ltd.-	Lack of experience, approximately two years as Manager of a restaurant.
Mohammed Iqbal and Nasim Iqbal -	No related business experience in Canada.

The lease period is thirty-six months, with rental established at $150.00 per month, plus 2% of the gross sales above $1,800.00. The Lessee is obligated to provide an annual statement to the Supervisor of Property & Insurance within three months of the expiry of each twelve month period, and to allow the Director of Finance or his nominee and the Britannia Community Services Centre Society to inspect all records and accounts relating to the operation of the business carried out on the premises.

It is therefore,

RECOMMENDED That Stothart Services be accepted as the successful applicant on the basis of the terms and conditions set out by the Director of Legal Services in conjunction with the Supervisor of Property and Insurance."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be approved.

PROPERTY MATTERS

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
2823-25 & rear dwelling @ 2831 Pt. Grey Road Lot A, of 13 & 14 & Lot 12, Block 24, D.L. 192 -	Pt. Grey Rd. Waterfront Development	Litchfield Bulldozing & Demolition	$2,945.00	#4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION."

RECOMMENDATION

3. Sale of Property

The Supervisor of Property and Insurance reports as follows:-

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public May 25th, 1976.

RECOMMENDED that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

Lots in S½ Block 88, T.H.S.L. , Plan 2813 Amd.
North Side of Adanac Street between Kootenay and Skeena Streets

	Approx. Size	Purchase Price	Terms Terms	Conditions
Lot 28, ex.N.10'				
ZAPANTA, Rodolfo V. & Geraldine Y.	33' x 106'	35,000.00	City Terms	-
Lot 27, ex.N.10'				
KNIGHT REALTY LTD.	33' x 106'	32,260.00	City Terms	-

Clause #3 (Cont'd)

Lot 25,ex.N.10'

KNIGHT REALTY LTD.	33' x 106'	32,160.00	City Terms	P.U. Easement over Easterly 5 feet.

Lot N, Sub. 2-4, Block C, D.L. 301, Plan 1989
North Side of King Edward Avenue between Prince Edward Street and St. George Street

WONG, Thomas	34' x 74'	24,000.00	City Terms	-

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 207

MANAGER'S REPORT

April 22, 1976

TO: Vancouver City Council

SUBJECT: Property Endowment Fund - Properties Withheld from Sale.

CLASSIFICATION: RECOMMENDATION

The Supervisor of Property and Insurance reports as follows on behalf of the Property Endowment Fund Board:

" On April 6, 1976, City Council approved certain recommendations of the Standing Committee on Finance and Administration dated March 18, 1976, with respect to the procedure to be adopted by the Property Endowment Fund Board, and in particular adopted the following recommendation:

'F. That...the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held, such conditions to be approved by Council.'

Attached is a list of properties which the Property Endowment Fund Board has authorized to be withheld from sale for various reasons. It is pointed out that the "holds" placed on these properties by the Board are, in the majority of cases, merely confirmations of reservations requested by various departments or boards for Engineering, Planning, Park or Fire Department purposes, or are recognitions of holding action taken by City Council. It is the intention of Property Endowment Fund Board to annually review the reservations on the properties with a formal review taking place at least once a year.

It is RECOMMENDED that Council approve various reservations placed on the attached list of properties for the purposes indicated."

The City Manager RECOMMENDS that Council approve the foregoing recommendation of the Property Endowment Fund Board.

FOR COUNCIL ACTION SEE PAGE(S) 208

C

MANAGER'S REPORT

May 18, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: FAMILY HOUSING - APARTMENT FORM

CLASSIFICATION: CONSIDERATION

The Director of Housing reports as follows:

"This report is pursuant to the resolution of City Council of May 11, 1976,

> "THAT the proposals with respect to 264 units of family housing detailed orally this day by the Director of Housing be approved in principle with a detailed report back to Council for consideration and approval."

These proposals are in accordance with the general form of housing development approved in principle by City Council on May 11.

If the proposals receive both Federal and Provincial Government appropriate funding, and they are subsequently proceeded with, the management and operation of each housing proposal will be the responsibility of the City's Housing Corporation--as such, occupancy can be controlled.

The proposals being submitted for the CONSIDERATION of City Council are as detailed in Appendix I (attached hereto.)"

The City Manager submits the foregoing report of the Director of Housing for the CONSIDERATION of City Council.

The report of the Director of Planning that was considered by Council on May 11, is recirculated for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 208

DISTRIBUTED MONDAY

MANAGER'S REPORT

May 28, 1976

TO: Vancouver City Council

SUBJECT: Development Permit Application #67839 - Vancouver East Lions Club - 1717 Adanac Street.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"City Council will recall the brief historical report from the Planning Department which was considered by Council on May 18, 1976 regarding the senior citizens apartment building proposed for this site. Council at that time resolved to submit an application, to alter the CD-1 By-law to a Public Hearing.

BRIEF HISTORY

City Council at a Public Hearing on November 26, 1974, after receiving recommendations from the Vancouver City Planning Commission and the Technical Planning Board, approved the rezoning of this site to CD-1 Comprehensive Development District for the purpose of constructing a senior citizens housing project. The neighbouring site to the north across the City lane (740 Commercial Drive - Lots 2, 3, E of 8, Block D, Subdivision 7, D.L. 183) was also rezoned by Council to CD-1 at the same time (see Appendices I, II and III).

The floor space ratio on the site at 740 Commercial Drive was restricted by the CD-1 By-law to a maximum of 1.20. The floor space ratio for the site at 1717 Adanac Street was restricted by the CD-1 By-law to 2.20 (both to be measured in the same way as the RM-3 Multiple Dwelling District Schedule).

The CD-1 By-law was subsequently enacted by City Council on December 10, 1974.

On December 12, 1974, Development Permit Application #67839 was approved subject to several conditions to be met prerequisite to its issuance. This application requested approval for the construction of a highrise apartment building for senior citizens on the site at 1717 Adanac Street only. One of the conditions prerequisite to the issuance of the development permit was that the floor space ratio be reduced for that building to 2.20. The plans submitted with the application indicated a floor space ratio of 2.40. A further condition was that revised drawings be submitted indicating that the tower be reduced in height not to exceed the height and length requirements of the RM-3 District Schedule.

On April 2, 1976, revised drawings were submitted which in fact increased the floor space ratio to 2.91 and the height was increased by one floor. The revised scheme would not meet the vertical angles of daylight obstruction requirements.

PRESENT SITUATION

On May 20, 1976, a meeting was held between Alderman Harcourt, representatives of the Vancouver East Lions Club and representatives of the Planning Department.

The Zoning Planner explained that the floor space ratio of 1.2 on the northerly site and 2.2 on the southerly site was originally recommended because it would allow for the retention of the existing senior citizens

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1717 Adanac Street
Development Permit Application #67839

development on the northerly site and the average of the two floor space ratios would be equitable with the maximum floor space ratio that could be achieved with bonuses on neighbouring RM-3 sites. The Zoning Planner also advised that the Planning Department could not support a development with a higher floor space ratio or height from that originally approved. He also recalled a meeting held with the Vancouver East Lions Club representatives before the site was rezoned, at which time it was stated that the Department could not support a floor space ratio of 2.2 on this site alone, but could support a CD-1 with a floor space ratio of 2.2 on this site and 1.2 on the northerly site.

Two possible alternatives were discussed at length:

1. An application could be filed by the developers to amend the CD-1 By-law with such an application being referred to a Public Hearing.

2. The development could be somewhat reduced in height and floor area with a variation to the CD-1 By-law being considered by the Board of Variance, subject to Council's concurrence. Two methods of achieving this could be:

   (a) With the removal of one floor (10 units - approximately 5250 sq. ft.) and the exclusion of the lounge on the main floor, storage, common meeting rooms and common areas in the basement (approximately 8200 sq. ft.) from floor space ratio calculations, the floor space ratio would be reduced to 2.40. The exclusion of the lounge and common areas would not be in accordance with the method of calculation in the RM-3 District Schedule as required by the CD-1 By-law. This method would first require approval of the Board of Variance for exclusion of approximately 8200 sq. ft. of lounge and common areas plus an additional 5400 sq. ft. of floor area to arrive at the approved floor space ratio of 2.20.

   (b) With the removal of two floors (20 units - approximately 10,500 sq. ft.), leaving 100 units, and the exclusion of the lounge on the main floor, storage, common meeting rooms and common areas in the basement (approximately 8200 sq. ft.) from floor space ratio calculations, the floor space ratio would be reduced to 2.20. The exclusion of the lounge and common areas would also not be in accordance with the RM-3 method of calculation as required by the CD-1 By-law. This method would first require the approval of the Board of Variance for exclusion of the approximately 8200 sq. ft. of lounge and common areas from floor space ratio calculations to arrive at the approved floor space ratio of 2.20. This proposal would be closer to the intent of the original approval.

The Zoning Planner advised the group that he could not support method (a) but that there could be some justification to permit a variance as suggested by method (b) as in most instances these lounge and common areas would be used by the occupants of the building.

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1717 Adanac Street
Development Permit Application #67839

CONCLUSION

It is noted that this CD-1 By-law was approved in 1974 when the residential multiple dwelling district schedules of the Zoning and Development By-law included all floor areas in floor space ratio calculations with the exception of underground parking. Since that time, district schedules covering other areas of the City, such as Kitsilano and the West End, have been amended to exclude certain amenity areas, such as those suggested in method (b) above.

Normally CD-1 By-law should not be altered except through normal channels, i.e. Public Hearing.

It is our understanding that this development has received financing approval from the C.M.H.C.

In this particular case, the most suitable course of action may be to deal with the matter through the Board of Variance with the Board relaxing the floor space ratio requirements according to method (b) above, if they see fit and with Council's concurrence. This would lead to an earlier conclusion than if the matter was dealt with through a Public Hearing.

The applicants, Vancouver East Lions Club, are reluctant to reduce the floor area but favour method (a). (See Appendix IV)"

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 208

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

May 12, 1976

A meeting of the Standing Committee of Council on Community Services was held on Wednesday, May 12th, 1976, at the New Central Hotel, 44-48 East Cordova Street, at approximately 4:00 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Multi Use Centre - Central/Oliver Hotels

The Committee had before it for consideration a Manager's Report, dated May 6th, 1976 (copy circulated) in which the Director of Social Planning reported on the Multi Use Centre located on the ground floor and basement levels of the 140-room New Central Hotel (formerly the Central/Oliver Hotels). The report outlined the services to be offered by this Multi Use Centre and cost sharing formula for its operation.

The Committee, accompanied by representatives of United Housing Foundation and Central Mortgage & Housing Corporation, and the construction project manager, toured the Multi Use Centre to view the library, TV lounge, carpentry workshop, kitchen facilities and cafeteria, washing machines and dryers, dry cleaning facilities and washroom and delousing facilities.

During discussion while on the tour of the centre, it was reported that the United Housing Foundation, which currently owns and manages the New Central Hotel, is in negotiations with Central Mortgage & Housing Corporation to discontinue its involvement in the hotel, and C.M.H.C. feels that the City of Vancouver should consider purchasing the New Central Hotel.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Social Planning, in consultation with other civic officials, be asked to investigate the financial and other implications of the City acquiring the New Central Hotel from the United Housing Foundation and report to the Community Services Committee.

B. THAT Council approve the operating budget of the Multi Use Centre as set out in the attached Manager's Report dated May 6, 1976.

Continued on Page 2. . .

Clause No. 1 Continued

C. THAT Council approve the City's share of expenditures for seven months in 1976 estimated at $33,479.00.

D. THAT the Provincial Government, through the Department of Human Resources or the Vancouver Resources Board, be requested to approve an expenditure for the meal service and bathing facility estimated at $238,380.00 for seven months in 1976 with recoveries to the Provincial Government from revenues from the meal service.

E. THAT the Director of Social Planning be authorized to employ a manager for the Multi Use Centre for one year within his department, subject to the position being classified by the Director of Personnel Services.

F. THAT the Director of Social Planning report back to the Community Services Committee by May 15th, 1977 with recommendations on a permanent management arrangement for the Multi Use Centre.

G. THAT the Director of Social Planning invite bids for provision of the meal service and report back to the Community Services Committee on results.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 208

PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 13, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 13, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Marzari Alderman Sweeney
ABSENT:	Alderman Kennedy
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Health Department - Space Requirements

The Committee had for consideration a Manager's report (copy circulated) dated April 28, 1976 in which the Medical Health Officer reported on space requirements of the Health Department. The Medical Health Officer also circulated at the meeting a supplement to his report as follows:

" 1. In spite of the Administrative Analysts assessment of East Unit overcrowding, the most critically overcrowded facility is the one at 3998 Main Street.

2. The staff size, not the school population, has been the basis of our analysis. Program activity and the space required still relates to staff size at any given location.

3. The Health Department has been totally and repeatedly consistent over the last eight years in identifying the requirements for a major health facility in the east half of West Service Area. The major priority in the 1971-75 Capital Plan was for a complete service unit in the Oakridge area.

4. If a lease were given to the ground floor of 3998 Main Street, then:

(i) five staff now at the Kerrisdale office will be inappropriately located;

(ii) the dental service will not develop to its optimal efficiency;

(iii) clinical programs will be hampered due to lack of space and the more difficult second floor location;

(iv) the City will ultimately have to face a major building cost within this same service area at a far higher cost.

5. If City Council approves Health Department use of 3998 Main Street, then this project and the East Unit re-development (exclusive of furnishings) could both be carried out for the $362,100 available for Health Department buildings.

6. The other building priorities are clearly behind these two major concerns."

Cont'd . . .

Clause #1 continued:

The Committee did not feel that both the Main Street unit and the Victoria Drive unit could be expanded at this time. The City Manager stated that the request for furnishings such as a three-chair dental clinic would be an increase in the standard of service.

Following further discussion it was

RECOMMENDED

A. THAT expansion of the Health Unit at 3998 Main Street be approved;

B. THAT the present proposal for expansion of the Health Unit at Victoria Drive not be approved, and further the Medical Health Officer submit to the Committee a very much reduced budget for expansion of the Victoria Drive Health Unit;

C. THAT the Medical Health Officer report back to the Committee on furnishings for the expansion of the two units;

D. THAT the Medical Health Officer be instructed to report back to the Committee on the anticipated level of service to be provided by his Department in the future.

FOR COUNCIL ACTION SEE PAGE(S) 208

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 13, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 13, 1976, at the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of May 6th, 1976 were adopted.

INFORMATION

1. Steams Hot Dogs - Request for Extension of Hours

The Committee had before it for consideration a letter dated March 29, 1976 (copy circulated) from lawyer, Mr. J. J. Sutherland, on behalf of a client, Steams Hot Dogs, requesting an extension of their hours from the present closing time of 1:00 a.m. to 3:00 a.m. Also before the Committee for consideration on this matter was a letter dated April 27th, 1976 (copy circulated) from the Police Department advising that the police does not agree with an extension of the operating hours of Steams Hot Dogs. The police letter was accompanied by a report dated April 5th, 1976 (copy circulated), outlining the general operation of Steams Hot Dogs.

Mr. Sutherland appeared before the Committee on this matter and stated that the management has made a number of changes which have reduced the number of young persons frequenting this establishment. He noted that the police reported that on numerous occasions customers of this establishment have been found in stages of semi-consciousness on the premises and suggested to the Committee that this is common in the downtown eastside area. Mr. Sutherland suggested that the operator of Steams Hot Dogs should not be faulted because customers may "doze off"; that there has been some improvement in the operation; and that therefore an extension of hours should be granted - even on a trial basis.

Representatives of the Police Department told the Committee they are definitely opposed to an extension of the operating hours of Steams Hot Dogs.

During discussion, the Committee noted that since the City imposed a midnight closing time in 1973 (which was extended to 1:00 a.m. on March 7th, 1974) the number of youths frequenting the establishment seems to have been reduced but that this establishment is still frequented by drug users.

Following discussion, it was

RESOLVED

THAT there be no extension to the present 1:00 a.m. closing time for Steams Hot Dogs, 50 East Hastings Street.

Continued on Page 2. . .

INFORMATION AND RECOMMENDATION

2. Red Door Rental Aid

The Committee had before it for consideration a Manager's Report dated April 27th, 1976 (copy circulated) in which the Acting Supervisor of Property and Insurance reported on the sub-lease of School Board premises at 4804-4806 Main Street to the Riley Park Area Council which sub-leases to the Red Door Information Centre which sub-leases to Red Door Rental Aid.

Ms. G. M. R. Gordon, President of Red Door Rental Aid Society, appeared before the Committee and presented copies of two letters, both dated May 7, 1976, from the Riley Park Area Council and the Red Door Rental Aid Society to the School Board (copies circulated).

Ms. Gordon explained to the Committee the Riley Park Area Council has vacated the premises and that Red Door Rental Aid Society, which wishes to continue operating, does not have a lease on the premises.

Following consideration, it was

RESOLVED

THAT this matter be referred to the next joint meeting of the Special Committee of the School Board, Park Board, and City Council;

and it was

RECOMMENDED

THAT Council request the School Board to give favourable consideration to leasing premises at 4804-4806 Main Street to Red Door Rental Aid Society.

INFORMATION

3. City Involvement in Police and Community Services Project in Southeast Vancouver

The Committee had before it for considera ion a Manager's Report dated April 14th, 1976 on the City's involvement in police and community services project in southeast Vancouver.

A representative of the Social Planning Department appeared before the Committee and requested that this matter be deferred for one week, and it was

RESOLVED

THAT the Manager's Report dated April 14, 1976 on the City's involvement in police and community services project in southeast Vancouver be deferred to the next meeting of the Community Services Committee.

RECOMMENDATION

4. Social Services Grants - Quarterly Report

The Committee had before it for consideration a Manager's report dated May 4th, 1976 (copy circulated) in which the Director of Social Planning recommended that four civic grants, totalling $38,974.00, be approved.

Continued on Page 3. . . .

Clause No. 4 Continued

Representatives of the Social Planning Department appeared before the Committee on this matter and pointed out that the net cost to the City would be $31,359.50 after approved C.A.P. recovery and that the City's cost would be further reduced to $19,487.50 if all pending C.A.P. applications are approved.

The Social Planning Department's representatives reviewed the eight grant applications (contained in the report) with the Committee and answered questions as to previous grants to these organizations, what the funding was for, and information regarding the services to be offered by the organizations.

Following consideration, it was

RECOMMENDED

THAT civic grants for social services in an amount totalling $38,974.00 be approved for the purposes outlined by the Director of Social Planning in the Manager's Report dated May 4, 1976, and subject to any conditions contained therein, to the organizations listed as follows:

a) Mental Patients Association - $14,229.00
b) Owl House - $14,000.00
c) YWCA Native Youth Worker (Program costs) - $ 1,000.00
d) Crossreach - $ 9,745.00

FURTHER THAT there be no grants at this time to the following organizations:

a) Grandview Community Centre
b) Killarney Champlain Citizens for Action Association
c) Vancouver Opportunities Program Society
d) Vancouver Opportunities Program Workshop and Free Store

The meeting adjourned at approximately 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 209

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 13, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 13, 1976, at approximately 3.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Harcourt
ABSENT:	Alderman Cowie Alderman Kennedy
ALSO PRESENT:	Alderman Boyce (Items 1-4)
CLERK TO THE COMMITTEE:	M. L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications.

The Committee considered the monthly status of rezoning applications as of April 30, 1976 (copy on file in the City Clerk's office) and

RESOLVED

THAT the Monthly Status report of Rezoning Applications as of April 30, 1976 be received.

RECOMMENDATION

2. Kitsilano Area Planning Program: Apartment Area Plan Implementation of Policies Relating to Street Improvements.

The Committee considered a report of the City Manager dated April 28, 1976 (copy circulated) in which the Director of Planning outlines the implementation of policies relating to street improvements in the Kitsilano Apartment Area.

RECOMMENDED

A. THAT the City Engineer be instructed to initiate a paving program in the Kitsilano Apartment Area so that one block per year, beginning in 1976, is paved.

B. THAT at the time a capital budget is approved, City Council again consider initiating an 'area' paving program.

RECOMMENDATION

3. Heritage Designation - "B" Schedule.

The Committee considered a report of the City Manager dated May 6, 1976 (copy circulated) in which the Director of Planning sets out the following categories for identification of heritage buildings:

" 'Category A' Buildings of outstanding heritage value that are considered to make a larger contribution to the City than any alternative use of the site.

'Category B' Buildings with enough heritage merit to warrant designation but not of sufficient merit to preclude the possibility of alterations or demolition if a superior alternative is presented.

'Category C' Buildings which have some heritage merit but which would not be recommended for designation. "

Mrs. R. Fleming, Chairman of the Heritage Advisory Committee advised that a separate "B" schedule would spell out precisely what aspect of the building is important.

In the report the Director of Planning states:

" 'B' buildings would be chosen for one or more of a series of characteristics:

(1) Features (e.g. cornices, facades)
(2) Scale
(3) Materials
(4) Historical character
(5) Architectural character
(6) Urban context (its relationship to its surroundings)"

RECOMMENDED

THAT the Director of Legal Services be instructed to prepare a "B" schedule to By-law No. 4837 which will protect specific portions of "B" heritage buildings.

INFORMATION

4. Reports on Still Creek.

The Committee considered two reports of the City Manager dated May 6, 1976 (copies circulated).

A. Report entitled "Still Creek Water Quality Sampling and Improving Programme."

B. Report entitled "Request for Enclosure of Still Creek by Exeter Properties."

Park Commissioner B. Keefer and Commissioner F. Bunnell of the Greater Vancouver Sewerage and Water District were present for the discussion.

Commissioner Keefer indicated that he had been working with representatives of the Housing and Environment Committee, the Park Board, and the Citizens' Trail Committee towards the provision of a bicycle and walking trail throughout Vancouver and Burnaby. He advised that Burnaby has recently adopted a policy of non-enclosure for the Burnaby section of the creek. He requested that Vancouver adopt a similar policy.

Commissioner Bunnell set out the G.V.S. and D.D. policy with respect to enclosure of Still Creek.

Also considered was a letter dated May 10, 1976 from Mr. S. Lee, Secretary/Treasurer, Exeter Properties Limited supporting their request to culvert Still Creek.

After considerable discussion the Committee

RECOMMENDED

A. THAT the Greater Vancouver Sewer and Drainage District be requested to maintain an ongoing monitoring programme on Still Creek in order to detect any significant changes in water quality.

B. THAT no further enclosures of Still Creek be permitted south of Grandview Highway.

C. THAT north of Grandview Highway, east of Cornett Road, Still Creek be kept open where it is adjacent to a road or public access.

D. THAT north of Grandview Highway between Rupert Street and Cornett Road, where Still Creek flows through private properties, the owners be encouraged to keep the Creek open; if this is not possible, the Creek may be culverted and completely enclosed at the option of the owner.

E. THAT the City Engineer and the Greater Vancouver Sewer and Drainage District report back on the area north of Grandview Highway west of Rupert Street.

F. THAT the owners of the properties between Rupert Street and Cornett Road north of Grandview Highway be requested to co-operate with the Provincial Trails Advisory Committee in providing an easement for a finished right-of-way suitable for a bicycle trail.

Clause No. 4 Continued.

(The above clause is submitted to Council for information as the recommendations of the Committee were adopted by Council at its meeting on May 18, 1976.)

RECOMMENDATION

5. Public Open Space Potential of the Gastown Right of Way.

The Committee considered a report of the City Manager dated May 5, 1976 forwarding a report of the Director of Planning dated March 12, 1976 (copies circulated) which delineates options for securing an opportunity to provide a public amenity in the Gastown area of the Downtown penninsula at a minimum cost to the City.

Mr. J. Ellis of the Central Area Division of the Planning Department with the aid of a model, illustrated to the Committee how the open space would develop at each option stage. The maximum option stage would provide approximately three-quarters of an acre of public open space for approximately 4,000 persons presently living within a two block radius of the right-of-way.

Preliminary discussions have been held re possible trade-offs with the owners of the affected properties. Mr. Ables of Freemen and Company, Solicitors for City Parking indicated that the Company wishes to remain in the parking business and are not considering developing their property for other uses. They would be willing to negotiate and consider developing a parking structure in the area. Mr. G. Anderson indicated that he previously had plans to develop his property but has not yet carried them through. Mr. J. Jones advised that he had attended a meeting and most of the affected owners on Powell Street situated on the right-of-way seemed to be in favour of the scheme.

After discussion, the Committee

RECOMMENDED

A. THAT those portions of Blocks 2, 7, and 8, formerly CPR right-of-way, D.L. 196 be reserved as public open space as a matter of Council policy.

B. THAT, upon endorsement of this policy:

(i) The Director of Planning be instructed to report back on the development controls required for eventual implementation of this proposal; and

(ii) The Director of Finance be instructed to report back on the financial aspects of eventual implementation of this proposal; and

(iii) The City Engineer be instructed to report back on the traffic and parking aspects of the eventual implementation of this proposal.

The Meeting adjourned at approximately 4.50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 209

V.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 20, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 20, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Bird)
Alderman Boyce) Civic Business

CLERK: J. Thomas

The Minutes of the meeting of May 6, 1976, were adopted.

INFORMATION:

1. Fire By-law: Emergency Lighting Requirements, 5475 Vine Street

The Committee considered a Manager's report dated May 4, 1976, in which the Fire Chief commented on emergency lighting requirements applicable to 5475 Vine Street in response to a letter of complaint from Vinecrest Manor Limited.

In a communication dated April 21, 1976, (circulated) the Board of Directors protested the directive from the Fire Chief and pointed out the building was a concrete structure, co-operatively owned, and the installation of emergency lighting would cost approximately $4,000 shared between twenty-four suites.

Captain L.V. Davis, Acting Chief Fire Warden, advised the building was classed as an hotel under the Fire By-law and required emergency lighting under both the By-law and Provincial Statute. There was no right of appeal to the requirement.

Mr. R.K. Brown, and Mr. J. Snelgrove, addressed the Committee on behalf of Vinecrest Manor Limited and requested consideration be given to the incorporation of an appeal procedure in the Fire By-law. The Chairman advised, Council on June 1, 1976, would be considering proposed changes to the Fire By-law including provision for appeal.

The Committee Clerk was instructed to write the Board of Directors of Vinecrest Manor informing them there is no appeal at present from the directive of the Fire Chief, and therefore they must comply with the emergency lighting requirements under the City Fire By-law and Provincial Fire Marshal's Act.

It was

RESOLVED,

THAT the Manager's report dated May 4, 1976, be received for information.

RECOMMENDATIONS:

2. Housing and Relocation Services

On April 8, 1976, after considering a communication from the Minister of Housing dated March 11, 1976, (on file in the City Clerk's Office) stating no more grants would be made this year under the Rental Information Services Grant Program the Committee recommended the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry be funded for an interim period of three months to ensure continuation

Cont'd . . .

Clause 2 Cont'd

of the service while further approaches were made to the Provincial Government. Council on April 13, 1976, approved the Committee's recommendation and the Mayor was requested to write the Minister suggesting an immediate meeting to discuss the continuation of the service under the same cost-sharing formula as previously existed between the Province and the City, and also that the City be reimbursed the sum of $28,000 interim funding granted the two agencies.

The Committee had for consideration communications from the Minister of Housing dated May 10, 1976, and from the Minister of Human Resources dated April 26, 1976, advising the Government did not consider housing registries priority services and therefore grants would not be forthcoming.

The Honourable Hugh Curtis advised, as Minister of Housing, he had assessed the merits of departmental programs in order to re-orient activities towards assisting the private sector in the provision of housing. Consideration of the consolidation of the department's many activities had led to the decision to discontinue grants to housing registries and instructions had been given that community requirements be accommodated through the use of B.C. Housing Management Commission waiting lists. The Minister stated:

> "I note that your Council approved funding for housing registries subsequent to my letter of March 11, indicating my decision.
>
> I appreciate your Council's concern, as no doubt you can mine when faced with competing choices for scarce funds. Nevertheless, priorities must be established and this inevitably involves some shortfall in some areas. I therefore regret to inform you that upon review I have decided not to reinstitute grants for housing registries."

The Honourable William Vander Zalm in his letter to the Mayor stated he could not consider housing registries to be a priority project or program. The Minister commented:

> "At a time when grant monies are short and so many organizations previously funded by L.I.P. grants are now turning to us and at a time when because of this many worthwhile and proven services must be discontinued, it seems to me the matter of a Housing Registry is more a luxury than a necessity. The old conventional method of searching newspaper ads, etc., may not be as efficient as some but is still a reasonable alternative.
>
> If I have missed something or am overlooking a very important aspect of this particular programme, please give me a call and we can discuss it further."

Ms. G.M.R. Gordon of the Red Door Rental Aid Society and Mrs. V. Langdon, Y.W.C.A., addressed the Committee. During discussion the Chairman noted he had consulted B.C. Housing Management Commission staff and had been advised that it would be beneficial if he sponsored a joint meeting of Commission staff and the two housing registries to try and arrive at a satisfactory solution.

Committee members were critical of the Minister of Human Resources' comment that housing registries were a luxury rather than a necessity and felt the people who were in most need of the service were the disadvantaged - the poor, the handicapped, and the aged who lacked transportation to seek out housing. B.C. Housing Management Commission served people in the public housing sector only.

The Y.W.C.A. and Red Door representatives commented that their

Cont'd . . .

Clause 2 Cont'd

agencies received many requests from the Commission to locate housing for applicants who were on the public housing waiting list but whose emergency housing needs could not be currently met by the Commission.

Following discussion it was

RECOMMENDED,

A. THAT Council fully fund the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry for a year terminating March 31, 1977, based on Council's resolution of March 23, 1976 - i.e. $71,000 for the Red Door Rental Aid Society, $40,000 for the Y.W.C.A. Rooms Registry, and taking into account the present interim funding for the months of April, May, and June.

B. THAT the Provincial Government be informed it is the opinion of Council that the withdrawal of a housing registry service will entail great hardship for the poor, sick, and aged citizens of Vancouver, and therefore the Ministers of Housing and Human Resources be requested to reconsider their decision to discontinue funding for such service.

C. THAT a meeting be convened by the Chairman of the Standing Committee on Housing and Environment with representatives of the B.C. Housing Management Commission, Red Door, and Y.W.C.A. to discuss the continuation of a housing registry service.

3. Victory Hotel, 391 Powell Street - Proposal to Purchase

The Committee considered a proposal by St. James Social Service Society that the City purchase the Victory Hotel and lease back to the Society for fifteen years, thus enabling the Society to qualify for funding under the Residential Rehabilitation Assistance Program.

Ms. May Gutteridge reviewed the Society's communication of March 11, 1976, (circulated) and advised the Society rented the premises with the 54 rooms being occupied by former patients of Riverview Hospital who could not be accommodated in boarding homes. The Society was nearly self-supporting but had no financial backing to buy the property. If the City was not agreeable to the acquisition, the Society would probably phase out the operation.

The Acting Supervisor of Property and Insurance recalled the City had investigated the purchase of the property a year ago but the owners were asking approximately $100,000 more than the Property and Insurance Department felt it was worth and the option lapsed. If the City obtained a fifteen year lease from the owner, an application could go forward for RRAP funding.

Following discussion it was

RECOMMENDED,

THAT the Supervisor of Property and Insurance and the Director of Housing investigate and report back to the Committee on the possibility of the City leasing the Victory Hotel for fifteen years.

4. Fairview Slopes Policy Plan:
Housing and Social Mix

At the request of the Chairman an oral presentation was given by Mr. D. Cornejo, Planning Department, on the recommendations pertaining to housing and social mix contained in the draft Fairview Slopes Policy Plan.

Mr. Cornejo reviewed the relevant sections of the Plan and advised development of the Slopes would provide for a future population of 5,000. It was estimated 400 people, mostly adults, would be dispossessed by the development. The Plan recommended approximately 100 units of social housing be developed on five lots to be acquired over five years and City-owned lots located at 6th Avenue (2 lots, 100 feet), 7th Avenue (1 lot, 50 feet),7th and Laurel (8 lots, part of False Creek land bridge).

Following discussion it was

RECOMMENDED,

THAT Council approve in principle the provision of replacement units for displaced low-income tenants of Fairview Slopes.

(The Standing Committee on Planning and Development was informed of the Committee's recommendation for consideration at its meeting on Tuesday, May 25, 1976.)

The meeting adjourned at approximately 2:25 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 210 & 213

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

VI

May 20, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 20, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Sweeney
ABSENT:	Alderman Marzari
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Park Board Responsibility Matrix Study

On May 13, 1976 the Finance Committee agreed to have a general discussion of the Manager's report dated May 4, 1976 (copy circulated) dealing with a report of the Joint City Council Park Board Responsibility Study Steering Committee dated November, 1975 and revised by the Steering Committee on January 23, 1976 (copy circulated).

Representatives of the Park Board were present for the discussion and it was agreed that they would meet again with the Finance Committee in one week and report on the Park Board's views in connection with the recommendations contained in the Manager's report of May 4, 1976.

. . . . . .

On May 20, 1976 the Park Board met with the Finance Committee and reported on their recommendations and comments in connection with the Manager's report. The Park Board largely agreed with the recommendations in the report except for the following main points:

- Authority to reallocate or transfer funds up to $15,000 in the Revenue Budget and $25,000 in the Capital Budget

- The vesting of "exclusive possession of, and exclusive jurisdiction and control of" park areas in the Park Board. At present, the Park Board's authority is limited to "the custody, care and management of", park areas.

Following discussion with the Park Board, the Finance Committee

RECOMMENDED

THAT the recommendations of the Steering Committee contained in their report of November, 1975 and as amended at their meeting on January 23, 1976 be approved with the following changes:

Cont'd . . .

Clause #1 continued:

A. THAT the following be substituted for Recommendation No. 2: (Page 5 of Steering Committee Report)

2 . . . . . that the Vancouver Park Board and the Director of Finance explore and report back to the Committee on the feasibility of implementing program budgeting in the Park Board system.

B. THAT the following be substituted for Recommendation No. 3: (Page 5)

3 . . . . . that the Board have the authority to reallocate or transfer funds between capital projects up to a limit of $25,000 and between revenue appropriations up to a limit of $5,000 and that this limit be reviewed after a reasonable budgeting system has been produced and is in operation.

C. THAT the following be substituted for Recommendation No. 4: (Page 5)

4 . . . . . that the annual estimates originally prepared and approved by the Board for submission to Council be presented and discussed in its entirety directly with Council's Standing Committee on Finance and Administration, along with the recommendation of the City Manager and the Director of Finance.

D. THAT Recommendation No. 5 be deleted. (Page 6)

E. THAT the following be substituted for Recommendation No. 7 (1): (Page 6)

(1) The Board shall have exclusive possession of, and exclusive jurisdiction and control of all areas dedicated as permanent public parks of the City; and that such areas shall remain as permanent public parks, and possession, jurisdiction and control of such areas shall be retained by the Board unless cancelled by a two-thirds majority of City Council and the Park Board.

F. THAT the following be substituted for Recommendation No. 13 as suggested by the Park Board: (Page 9)

13 . . . . . that the organization of Board personnel and the definition of their duties, responsibilities and reporting relationships be the sole responsibility of the Board but that the services of the City Personnel Department should be available to assist the Board as required. Any increases in costs caused by a reorganization which would result in adjustments to budget estimates be submitted through the City Manager for the approval of Council. Job classifications and salary levels of positions within the Board organization to remain the responsibility of the City Personnel Department and the City Manager.

Cont'd . . .

Clause #1 continued:

The Finance Committee discussed the section of the report dealing with Statements of Responsibilities, and following discussion it was

RECOMMENDED

THAT the Statements of Responsibilities be approved as contained in the Steering Committee report of November, 1975 with the following amendments:

Responsibilities of Park Commissioners:

G. THAT the following be substituted for Appendix B-1 Section II (a), (c) and (f): (Page B-2)

(a) Provide guidance and direction to the Superintendent in the preparation of the Board's annual revenue and capital estimates.

(c) Submit and support annual revenue and capital estimate proposals to Council for adoption.

(f) Submit and support recommendations to Council for additional or supplementary appropriations for new revenue and capital budget programs.

H. THAT the following be substituted for Appendix B-1 Section II (d) and (e): (Page B-2)

(d) Approve allocations of funds from any general unspecified appropriations or transfer of funds between programs in the Administration, Operations or Recreation Sections of the revenue budget up to an amount of $5,000.

(e) Approve allocations of funds from any general unspecified appropriation or transfer of funds between programs in the Income Operations Section of the revenue budget up to an amount of $5,000.

I. THAT the following statements be added to Appendix B-1 Section II as (h), (i), (j), (k) and (l): (Page B-3)

(h) Approve all reallocations of capital funds to or from a general unspecified appropriation or transfer between programs up to an amount of $25,000 subject to the following qualification. Transfers in any amount between capital accounts, where the source of funds are from differing borrowing authorities, must receive the approval of Council because of the Charter requirements that such transfers be accomplished by varying or diverting By-laws.

(i) Approve all recommended additions to construction and development contracts in excess of $5,000 provided funds are available to cover the additional expenditures prior to a commitment being made to the contractor.

(j) Advise the Director of Finance of the City of all revenue fund reallocations approved up to an amount of $5,000 and all capital fund reallocations approved up to an amount of $25,000 and approve all requests for reallocation of revenue funds in excess of $5,000 and capital funds in excess of $25,000 for submission to City Council for approval.

Cont'd . . .

Clause #1 continued:

(k) Establish the financial responsibilities and authorities accorded to the Superintendent on behalf of the Board and the reporting requirement of the Superintendent in respect of the authorities granted.

(l) Approve all requests for travel and training expenses on behalf of Board members and employees of the Board and in accordance with City Personnel Regulations as they are applicable to employee requests.

J. THAT the following be included in Appendix B-1 Section II as statement (m) and be removed from Section VII: (Page B-3)

(m) Direct the Superintendent to establish and maintain the necessary accounting and management information systems required to provide timely, accurate and complete reports of progress in meeting Board plans and objectives.

. . . . . .

K. THAT the following statement be added to Appendix B-1 Section II as (j): (Page B-7)

Responsibilities of Park Superintendent:

(j) Establish specific authorities and responsibilities of senior staff in relation to the day-to-day administration of Board affairs and reporting requirements in respect of the granted authorities and assigned responsibilities.

L. THAT the following statements be added to Appendix B-II as Section V (a) and (b): (Page B-8)

V. Financial Responsibility

(a) Establish financial authorities of senior staff in such a manner to provide adequate internal control over Board revenues and expenditures.

(b) Prepare and submit reports as required in respect of financial authorities granted to the Superintendent by the Board.

. . . . . .

Responsibilities of City Council:

M. THAT statement No. 1 under Appendix B-III be revised as follows: (Page B-9)

1. Review and approve all Board annual estimates and budget reallocations over $25,000 in the Capital Budget and over $5,000 in the Revenue Budget.

. . . . . .

Responsibilities of City Manager:

N. THAT statements No. 1 and No. 3 under Appendix B-IV be revised as follows: (Page B-10)

1. Administer personnel policies and regulations with respect to job classifications and pay grades and review organizational changes and report to City Council when required.

Cont'd . . .

Clause #1 continued:

3. Review Board annual estimates.

. . . . . .

O. THAT the Director of Legal Services be requested to prepare the Charter amendments necessary to implement the foregoing recommendations.

CONSIDERATION:

P. The vote on Recommendation No. 7 (6) as follows resulted in a tie vote and is therefore referred to City Council for CONSIDERATION: (Page 7)

7 (6) Possession of, and exclusive jurisdiction and control of real propoerty includes the authority to determine how such real property shall be used, what fees or rental charges shall be levied, and what improvements shall be made thereon, including the removal or demolition of any existing improvements.

INFORMATION

2. The Highland Echo

Alderman Volrich reported that he had a letter from the Highland Echo dated May 17, 1976 in connection with the opening of the Britannia Community Services Centre on June 5, 1976.

The Highland Echo suggested that the City of Vancouver might wish to acknowledge its participation in this project in the form of a paid Ad in their newspaper. Following discussion it was

RESOLVED

THAT no action be taken on this matter.

The meeting adjourned at approximately 3:00 p.m.

* * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 210-211

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 20, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 20, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1251 Howe Street

The Committee had before it for consideration a Manager's Report dated May 6, 1976 regarding Development Permit Application No. 73538 for 1251 Howe Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cabaret and restaurant.

This development is situated on the west side of Howe Street between Davie and Drake Streets in the Downtown District.

The proposed cabaret and restaurant development will provide an assembly area of approximately 860 sq. ft. and a maximum seating capacity of 232 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

A representative of the applicant and a representative from the Planning Department appeared before the Committee on this matter and it was pointed out by the applicant that although a maximum seating capacity of 232 persons is permitted, the establishment (which will feature ethnic dancing) will have seating for 150 persons.

Following discussion, it was

RECOMMENDED

THAT Council approve of a licensed cabaret and restaurant at 1251 Howe Street as proposed in Development Permit Application No. 73538.

Continued on Page 2. . .

2. Liquor Permit Application - 1094 Richards Street

The Committee had before it for consideration a Manager's Report dated May 6, 1976 on Development Permit Application No. 73601 for a cabaret at 1094 Richards Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use a portion of the second floor of the existing building as a cabaret.

This development is situated on the north-east corner of Richards and Helmcken Streets in the Downtown District.

The proposed cabaret development will provide an assembly area of approximately 270 sq. ft. and a maximum seating capacity of 46 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

A representative of the Planning Department appeared before the Committee on this matter and pointed out that the Director of Planning has approved this application, and following discussion, it was

RECOMMENDED

THAT Council approve of a cabaret at 1094 Richards Street as proposed in Development Permit Application No. 73601.

3. Liquor Permit Application - 1030 Denman Street

The Committee had before it for consideration a Manager's Report dated May 14, 1976 on Development Permit Application No. 73559, involving a relocation of licensed premises in the Denman Place Inn to comply with Fire Marshal's regulations.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to enclose a portion of the main floor of the existing hotel building (Denman Place), now exterior court, and use this area as a cocktail lounge.

This development is situated on the east side of Denman Street between Nelson and Comox Streets in the Downtown District.

The proposed cocktail lounge will provide an assembly area of approximately 630 sq. ft. and a maximum seating capacity of 52 persons.

The applicant has advised that the existing lounge, located ancillary to the restaurant on the penthouse floor, must be discontinued by order of the Fire Marshall's Department because of insufficient exits. It is therefore proposed to provide the cocktail lounge on the main (lobby) floor.

Continued on Page 3. . .

Clause No. 3 Continued

" The increase in the floor space ratio from 3.782 to 3.790 was permitted by the Board of Variance on May 5, 1976 (Appeal #20527), subject to City Council approval being first obtained relative to the proposed new liquor outlet.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

> 'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

A representative of the applicant and a member of the Planning Department appeared before the Committee on this matter and it was pointed out the relocation of the licensed premises required an increase in the floor space ratio and this increase has been approved by the Board of Variance.

Following discussion, it was

RECOMMENDED

THAT Council approve of the relocation of the cocktail lounge at 1030 Denman Street as proposed in Development Permit Application No. 73559.

INFORMATION

4. Neighbourhood Pub Application - 2354-2356 West 41st Avenue

The Committee had before it for consideration a memorandum dated May 10, 1976 from the Director of Permits & Licenses, accompanied by an Amenity Report and an Application from Mr. Harold Shore (copies circulated) to operate a neighbourhood pub in premises he owns at 2354-2356 West 41st Avenue.

The Amenity Report pointed out the premises are located in the Kerrisdale commercial area two blocks west of West Boulevard. Commercial developments extend east and west from this location for a considerable distance; immediately south of the proposed location is residential - mainly apartment buildings. Ryerson United Church is located in this area, as well as a branch of the Royal Canadian Legion. North of the location are apartment buildings and residences; there are two churches located north of the proposed location but not close enough to be considered a factor.

The applicant, Mr. Harold Shore, appeared before the Committee on this matter and during discussion was advised by the Committee that a previous applicant for a neighbourhood pub in this neighbourhood withdrew his application prior to the City conducting a plebiscite vote because of opposition by residents in the area.

The Committee advised Mr. Shore it may be difficult to obtain the required 60% approval of voters in the area and suggested that prior to his putting up the capital to pay for a plebiscite vote, he should conduct a sample poll of the attitude of residents in the area on his proposal to operate a neighbourhood pub.

Continued on Page 4. . .

Clause No. 4 Continued

Following discussion, it was

RESOLVED

THAT the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue be deferred for two weeks to permit the applicant to sample public opinion in the area on his proposed pub.

RECOMMENDATION

5. Results of Petition Plebiscite on Pub Application - 3728 Clark Drive

The Committee had before it for consideration a memorandum dated May 17, 1976 (copy circulated) from the City Clerk advising of the results of a petition plebiscite conducted for the City by Regional Marketing Surveys Limited on the application of Dr. Michael Balshin to operate a neighbourhood pub at 3728 Clark Drive.

It was noted this was the first time a private company has been employed by the City to conduct a plebiscite vote. The City Clerk advised the Committee he was pleased with the work of the private company and that City Voters' List staff double checked every ballot.

The following is the result of this plebiscite:

Yes	655	(59.55%)
No	445	(40.45%)
Rejected	27	
Total	1127	

The petition plebiscite failed to receive the required 60% as laid down by Council Resolution of February 25, 1975. Out of 1767 ballots issued, 1127 (or 63.78%) were returned.

The Committee felt that as the immediate area, located at Kingsway and Clark Drive, is primarily commercial and that as the vote was so very close to the required 60%, it should recommend approval.

The City Clerk reminded the Committee that last year it recommended rejection of a pub application on Commercial Drive which received a 59.60% approval of voters in the area.

The Committee noted, however, the Commercial Drive application was rejected because of alleged interference by the applicant in the conduct of the vote.

Dr. M. Balshin was reminded by the Committee the required pub closing time is 11:00 p.m. and the Committee does not feel this should be extended.

The Committee was advised the cost incurred by Regional Marketing Surveys Limited in conducting this vote is approximately $3500.00 and additional costs were incurred by the Voters' List Section of the City Clerk's Office.

Continued on Page 5. . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT Council approve the application of Dr. M. Balshin to operate a neighbourhood pub at 3728 Clark Drive, subject to the applicant complying with all City by-laws and regulations.

INFORMATION

6. Enumeration of Voters in the Downtown Eastside Area

The Committee had before it for consideration a memorandum dated May 11, 1976 (copy circulated) from the City Clerk on enumeration of voters in the Downtown Eastside area which was prepared in response to a letter dated May 7, 1976 (copy circulated) from the Downtown Eastside Residents' Association.

Ms. Libby Davies of the Downtown Eastside Residents' Association appeared before the Committee and reiterated points contained in the letter - that some residents of the Downtown Eastside are not sure whether they have been enumerated; that some residents may move frequently from hotels or rooming houses but remain in the area for years but may not be on the Voters' list because they are transient within the area.

The City Clerk pointed out there will be advertising in the two major daily newspapers containing a voter's application form just prior to the August registration period, and that while the City Clerk's office would not pay for an ad in one particular neighbourhood newspaper, it would have no objection if the Downtown Eastside Residents' Association wishes to reprint this ad in its monthly newspaper.

The City Clerk advised further that Voters' List application cards could be made available to D.E.R.A. after June 15, 1976 but that these cards, when filled out, must contain the actual signature of the person applying for registration on the Voters' List. These cards should be returned to the Voters' List Section of the City Clerk's office well before the August 21st deadline for verification by City Voters' List staff..

Following discussion, it was

RESOLVED

THAT the letter dated May 7, 1976 from the Downtown Eastside Residents' Association and a memorandum dated May 11, 1976 from the City Clerk, on enumeration of voters in the Downtown Eastside, be received.

Continued on Page 6. . . . .

7. Sale of Glue to Juveniles

The Committee had before it for consideration the following Manager's Report dated May 7, 1976:

" On October 16, 1973, City Council approved the following recommendation of the Standing Committee on Social Services:

> 'That Council instruct the Chief License Inspector to report to Council any store, where evidence is found that they are selling alcohol based vanilla flavourings, extracts or inhalants to juveniles.'

The City Manager submits the following report of the Director of Permits and Licenses.

'I have received a report from the Police Department that the operator of a store at 1668 Kingsway was selling glue to a juvenile. The juvenile reported to the Police that on April 21, 1976, he purchased 16 tubes of glue and as a result of the party that followed, his brother was taken to hospital. This same juvenile, at the request of the Police, entered this store again on April 22, 1976, and purchased 5 tubes of glue and a package of plastic freezer bags which are used for sniffing glue.

The licensee, Mrs. Mah Leong, has been interviewed and informed of the serious nature of her actions and also that City Council is most concerned about the practise. She stated she was unaware of the ramifications of selling glue as she was doing and has agreed not to sell glue again. Mrs. Leong was also informed that she was jeopardizing the future of the store, and that the situation would be reported to Council who may wish her to appear before them.'

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of the Committee. "

The City's Chief License Inspector appeared before the Committee on this matter and advised that Mrs. Mah Leong's store had been checked again the day prior to today's meeting and that no glue or other inhalants were found in the premises.

Following brief discussion, it was

RESOLVED

> THAT the Manager's Report dated May 7, 1976 on the sale of glue to juveniles be received, and that the Director of Permits and Licenses be requested to submit a further report to the Community Services Committee on the sale of glue or other inhalants from the grocery store at 1668 Kingsway in three months.

RECOMMENDATION

8. Shannon Day Care Centre

The Committee had before it for consideration a Manager's Report dated April 30, 1976 (copy circulated) and a report dated April 26, 1976 (copy circulated) from the Director of Legal Services, both of which outlined problems associated with the three-party arrangement (Vancouver City, Hudson-Marine Holdings Ltd. and Shannon Day Care Centre Society) governing the operation of the Shannon Day Care Centre in the new Hudson-Marine Plaza building at 1200 West 73rd Avenue.

Continued on Page 7. . .

Clause No. 8 Continued

Distributed prior to the meeting was a brief (copy circulated) from the Day Care Centre Society setting out its position.

In attendance at the Committee meeting on this matter were the Director of Legal Services and a member of his staff; representatives of Shannon Day Care Centre Society with their lawyer, Mr. Allan MacLean of Vancouver Community Legal Assistance Society; the project manager of Hudson-Marine Holdings Limited, Mr. Gary Sexsmith; and a Health Inspector from the Community Care Licensing Facility.

A lengthy discussion ensued during which the Society complained of the following deficiencies in the 2000 square feet Day Care Centre located within the Hudson-Marine Plaza office building:

= a canopy has not yet been installed over the outdoor play area;

= the entrance door is not properly sitting in its frame and will not close;

= paint on the bathroom walls is peeling;

= electric baseboard heaters pose a threat to children in that the heating elements could be touched by children;

= the heating system is inadequate in the winter and the air conditioning does not work in the warmer months;

= the outdoor deck area surface is uneven and in rainy weather puddles form.

Mr. MacLean advised that some earlier deficiencies had been rectified by the developers (i.e. flashing has been installed on a door to prevent accumulation of moisture, the sharp edges of gutters have been repaired, and a required fence has been completed) but that the society will not pay its share of operating costsuntil all of the society's complaints have been attended to.

The project manager for Hudson-Marine Holdings Ltd. maintained the heating is adequate and suggested the City Manager appoint a qualified person to inspect it. He said the developers are not prepared to erect a canopy nor install an epoxy covering on the outside deck and he disagreed that the electric baseboard heaters pose a danger to the children.

Representatives of the Day Care Society reminded the Committee of its recommendation of December 18, 1975 which was approved by Council on January 6, 1976 which read as follows:

" THAT the City proceed to carry out repairs and other work necessary to provide a day care centre at the Hudson Marine Plaza which meets the standards required by Provincial and Municipal authorities for day care facilities and that the City withhold the costs of carrying out this work from the day care operating costs the City has agreed to pay the owner; such work to be undertaken by the City beginning on January 30, 1976."

Continued on Page 8. . . .

Clause No. 8 Continued

The society requested this recommendation now be implemented, but it was pointed out the City had been awaiting rental revenue from the society to pay for the necessary work.

The amount of the rental payments, however, remains in dispute between the three parties and the City has not received any of its revenue.

It was noted there is nothing in day care regulations requiring a canopy but the representative of the Day Care Licensing Facility stated, in his opinion, such a canopy should be installed (the canopy is estimated to cost approximately $3200.00).

There was some consideration of the City establishing a maximum expenditure of $5000.00 to carry out the necessary repairs, but a motion to establish a ceiling on this cost was lost.

A representative of the Legal Services Department referred to a bill (Appendix 1 in the Director of Legal Services' report) and noted Council's original motion was that the City pay the taxes and utilities. He maintained that wages, maintenance, janitorial, elevator and insurance costs should not be included in this bill. It was suggested that the City cannot obtain a firm leasehold on the day care premises until the payment of these charges is resolved.

Members of the Committee expressed their impatience and exasperation on the entire matter of the disagreement involving this day care centre which have been brought before the Committee on several previous occasions.

Following further deliberation, it was

RECOMMENDED

A. THAT the City proceed forthwith to carry out the following repairs and work at the Shannon Day Care Centre in the Hudson-Marine Plaza:

i) Install an outside canopy over the deck area;

ii) Repair the entrance door so that it will open and close properly with ease;

iii) Repaint the bathroom walls;

iv) Install protective screens or guards on the baseboard heaters to prevent children from sticking their fingers into the heating units;

v) Repair and/or rennovate the heating and air-conditioning systems to provide adequate heat and air conditioning throughout the day care premises year round;

vi) Install an epoxy surface to the outdoor deck area to provide a smooth even surface which will prevent the formation of puddles.

All of the above to the satisfaction of the Community Care Licensing Facility and that the sources of funds for this immediate work not be from revenue from the Day Care Society but that such revenue owed to the City by the Society, when it is eventually paid, be used to recover the costs of the above noted work.

Continued on Page 9. . .

Clause No. 8 Continued

B. THAT the Director of Legal Services resolve the dispute with Shannon Day Care Centre Society and Hudson-Marine Holdings Ltd. regarding the payments for utilities, using litigation if necessary, and report back to the Community Services Committee.

C. THAT the City pay the taxes chargeable against the day care premises contained in the Hudson-Marine Plaza.

INFORMATION

9. City Involvement in Police and Community Services Project in Southeast Vancouver

The Committee had before it for consideration a Manager's Report dated April 14, 1976 (copy circulated) in which the Chief Constable and the Director of Social Planning gave an informational progress report on the community police experiment in southeast Vancouver for which planning began in April 1975 and implementation came in January 1976.

Representatives of the Chief Constable, other members of the Police Department and representatives of the probation and corrections services, along with members of the Social Planning Department, appeared before the Committee to review the report.

It was pointed out the community policing experiment represents a major change in an approach to policing and that there is another year remaining on the experiment.

The project is now on its fifth month of operation and those appearing before the Committee stated it is their anticipation the experiment will prove successful.

The team policing method is currently being tried in six areas of the City and the decision as to expanding this police approach to the entire City will be made at the end of March 1977, when the experiment concludes.

The Committee inquired whether this team policing approach is effective in the prevention of breaking and entering in private homes, it being pointed out the last police report showed a considerable increase in such crimes in the City. A representative of the Police Department stated the answer to this question could best be provided at the end of the team policing experiment when figures on the effectiveness of this approach will be provided.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated April 14, 1976 on the City's involvement in police and community services project in the Southeast Vancouver be received.

The meeting adjourned at approximately 5:05 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 211

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 21, 1976

A Special meeting of the Standing Committee of Council on Community Services was held at approximately 7:30 P.M. on Friday, May 21, 1976, in the Vancouver Police Board Room, Fourth Floor, Public Safety Building, 312 Main Street.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Marzari

ALSO PRESENT: Minister of Health Services, The Hon. R. McClelland
Provincial Alcohol & Drug Commissioner, Mr. J. Russell
Provincial Alcohol & Drug Commission Chairman, Mr. Bert Hoskin
Provincial Alcohol & Drug Commission's Dr. Christine Rogers
Provincial Health Services' Dr. John Smith
Vancouver Medical Health Officer, Dr. G. H. Bonham
Vancouver Police Deputy Chief Constable, Mr. R. J. Stewart
Vancouver Police Inspector Wm. Baird
Vancouver Police Staff Sergeant G. Barrett
City Jail Physician, Dr. J. MacKenzie
Former City Jail Physician, Dr. S. Croft
City Chief Property Management Officer, Mr. J. Cotgrave

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Establishment of Detoxification Facility at China Creek Park

The Community Services Committee of Council, at its meeting on March 18, 1976, after noting that no progress had been made by the Provincial Government to establish a detoxification centre at China Creek Park, in accordance with City Council's motion of May 28, 1974 (copy of minute circulated), passed the following resolution:

"THAT the Community Services Committee seek a meeting with the Minister of Health at the earliest convenience to discuss detoxification centres; that the Medical Health Officer and Police be invited to attend the meeting; and that, if possible, the meeting be held on a Friday evening at the Vancouver Police Board Office, 312 Main Street."

There was a wide ranging discussion on the general topic of the City police involvement with intoxicated persons during which the Chairman and members of the medical profession stressed that an alternative and more humane approach to this problem must be pursued.

Continued on Page 2. . . .

Clause No. 1 Continued

Police stated they do not feel they should be responsible for the 24-hour a day care of chronically ill alcoholics, many of whom, the police stated, are drinking themselves to death.

Existing jail facilities are adequate for holding a belligerent intoxicated person but there are no rehabilitation resources at the jail whatsoever.

A statistical report dated May 17, 1976 (copy circulated) was presented by the police to the meeting. It was noted that in 1975 the police booked and processed a total of 35,741 persons, of which 14,500, or nearly half the total, were held for being in a state of intoxication in a public place.

Members of the medical profession representing the City stressed there are no facilities to treat these sick persons and that what is required is a new facility which can hold for treatment a significant proportion of persons picked up by the police for being intoxicated.

It was noted that unless these persons can be held for treatment, the existing detoxification centres are ineffective in treating the more seriously afflicted alcoholics who will not remain voluntarily for treatment.

On the question of who would make the decision to hold an intoxicated person for treatment, the Medical Health Officer suggested a police officer would decide to take an intoxicated person to a detoxification centre and that the manager of the centre should have the legal right to hold the person for 24 hours during which time a physician could examine the person and make a medical decision as to whether the person should be held longer for treatment.

(At this point the meeting adjourned for approximately one-half hour and members of the Police Department escorted those present on a tour of the jail facility during which a number of intoxicated persons held in the jail were observed.)

At the resumption of the meeting, the Minister of Health Services told the Committee he understands and appreciates the need to hold persons for treatment, but pointed out this raises a legal problem which will require new legislation to overcome.

The Chairman replied such persons are held now under the Summary Convictions Act and suggested that a new section could be incorporated into this act to the effect that "a director of a detoxification centre shall hold such person for a period of 24 hours during which a physician shall examine such person and determine whether further detention is required for rehabilitation purposes.....".

The Medical Health Officer pointed out a similar process is now followed for mentally ill persons who are a danger to themselves or others and that the situation with alcoholics is similar.

At this point the Minister of Health Services reminded those present the proposed China Creek centre was to have initially been a 20-bed unit and that instead, the new Pender Street detoxification centre containing 24 beds has been opened and the Department of Health has also provided funds to allow continued operation of the Salvation Army detoxification centre on Cordova Street.

Continued on Page 3. . .

Clause No. 1 Continued

In response, it was stated the missing component is a facility for those chronic alcoholics who are incapable of voluntarily accepting treatment.

The Minister stated it is his opinion that the next step in this field for the Provincial Department of Health Services should be the establishment of a long term residential treatment centre. He explained such centres are operated in hospitals in Edmonton, Alberta and that he is interested in seeing similar operations established in British Columbia.

The Chairman of the Alcohol and Drug Commission added that the commission is recommending a long term residential treatment centre be established in the Fraser Valley if funds are available.

On the matter of legislation to allow authorities to detain alcoholics for treatment, the Minister told the Committee he would discuss it with the Attorney-General and ask the Social Services Committee of the Provincial Cabinet to consider this matter as soon as possible.

It was pointed out that existing detoxification centres are not designed for holding purposes and that if new legislation is brought in, a new type of centre will be required.

The Minister was asked if the residential treatment centre the Department of Health Services is proposing will be a voluntary or compulsory treatment centre, and the Minister reiterated his statement that he would seek the necessary legislative changes to permit detention for treatment.

The meeting adjourned at approximately 9:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 212

IX

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Council Chambers, Third Floor, City Hall, on Tuesday, May 25, 1976, at approximately 7.30 p.m.

PRESENT:	Alderman Bowers, Chairman Alderman Bird Alderman Cowie Alderman Harcourt Alderman Kennedy
ALSO PRESENT:	Alderman Boyce Alderman Rankin
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. Fairview Slopes Policy Plan.

The Committee considered a report of the City Manager dated May 18, 1976 forwarding a report of the Director of Planning dated May 4, 1976. (Copies circulated).

The Chairman outlined the planning process whereby in April 1975 Council appointed a Fairview Planning Committee who have met weekly to discuss and establish the policies they feel should constitute the statement of planning intent for the Fairview Slopes.

Mr. D. Cornejo, Fairview Area Planner, described the physical and social characteristics of the 16 block area bounded by 6th Ave. on the north, Hemlock Street on the west, Ash Street on the east and 8th Avenue on the south. He provided a general summary of the planning issues.

Mr. R. Sterne, Chairman of the Fairview Planning Committee, outlined the following objectives on which the Policy Plan is based:

"

IV Planning Objectives

A close examination of the above issues has enabled the Fairview Planning Committee to evolve the following objectives on which the Policy Plan is based:

1) Preserve and strengthen the small scale residential character of the Fairview Slopes, while allowing appropriate commercial development.

2) Encourage the continuation of a mixture of new and old buildings.

3) Encourage the retention of existing plants and trees and promote high-quality landscape development as part of all development, whether new or renovation.

4) Reduce the impact of Central Broadway development.

Clause No. 1 Continued.

5) Maintain view corridors down existing streets and avenues, and generally have views from the street into and, where possible, through new development.

6) Optimize view potential for existing units and for those in new developments.

7) Ensure that physical improvements are undertaken very soon, as for example, appropriate lighting, paving, curbs, lanes, sidewalks, and underground wiring.

8) Reduce the impact of vehicular traffic and non-resident parking within the residential streets.

9) Promote the development of functional parks and open spaces to service the needs of current and future residents.

10) Set in motion the procedures necessary to ensure that a reasonable number of co-operative residential developments are constructed in the Fairview Slopes over the next 5 years to help replace low-cost units lost through redevelopment.

11) Ensure that Fairview Slopes residents, property owners, and business persons have a continuing formal involvement in the decision-making relating to planning and development issues in the Fairview Slopes."

Mr. Cornejo, representing the Planning Department's view and Mr. Sterne, representing the Fairview Planning Committee's view, in turn discussed each of the five major sections of the report (i.e. Land Use/Urban Design; Housing and Social Mix; Traffic, Transportation and Related Physical Improvements; Parks and Open Space and Community Services) detailing for each section the specific planning issues, the Committee's recommendations and the Planning Department analysis leading to the recommendations.

Messrs. R. Boyes and K. Dobell presented the Engineering Department comments on the various sections and Mr. Cornejo advised the Committee of the comments of other Departments involved.

Delegations were heard during the discussion of each major section (see below) followed by discussion by the Standing Committee of the issues and recommendations.

The recommendations of the Director of Planning, and the Policies referred to therein are as follows:

"(1) THAT Council adopt Policies 1, 2,3 (as amended in this report), 5,6,7,8,9,10,11,12 (excluding (q), 15,16,17,18,19 and 20 and instruct the Director of Planning to prepare a modified CRM District Schedule based on these policies and apply for rezoning.

Policy 1. The CRM-2 and CRM-3 District Schedules of the Zoning and Development By-law should be deleted, and the area bounded by Hemlock, 8th Avenue, Ash and 6th Avenue, as outlined in Map 1 below, should be re-zoned to a modified CRM schedule. This modified schedule should be based on the following policies and design criteria. In the consideration of a specific development, judgement may be required regarding the relaxation of some criteria. However, all policies and design criteria should be taken into account in the analysis of development permit applications.

Clause No. 1 Continued.

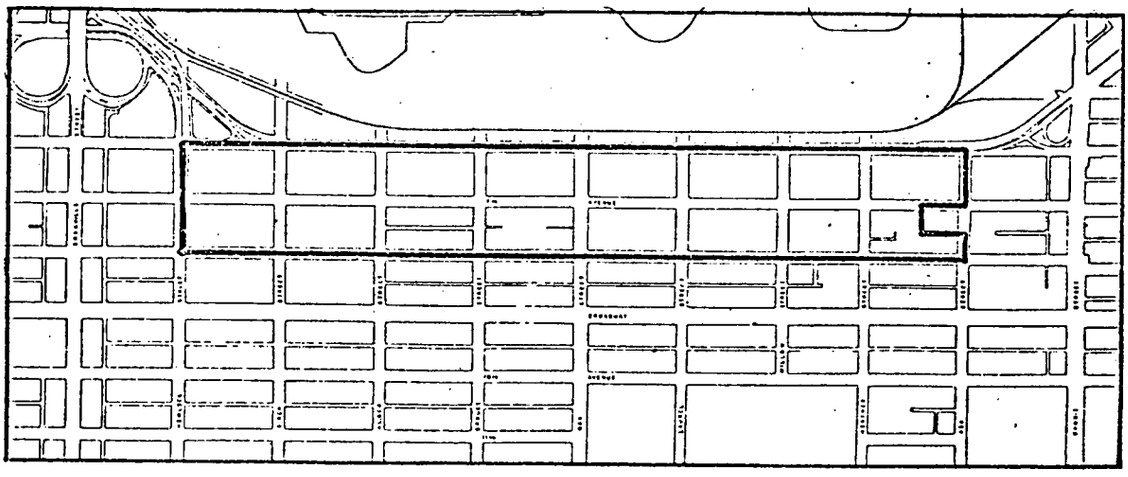

Map 1 · FAIRVIEW SLOPES
proposed commercial/residential zone

Existing Houses

Policy 2. The retention of existing houses should be encouraged.

Policy 3. Appropriate commercial uses, in accordance with Policy 11 sub-area land use guidelines, should be allowed in a house existing on January 1, 1975, subject to the house being restored to a reasonable degree to its original character, and a suitable high quality landscaping scheme being carried out. Exceptions to this policy could be made for Heritage Category A or B buildings, in which case up to 100% commercial use could be permitted subject to the aforementioned conditions. (Underlining denotes amendment).

Policy 5. A residential addition of up to 20% of the floor area existing January 1, 1975 should be allowed as an outright use for a house used entirely for residential purposes.

Policy 6. The basement and attic areas of a renovated house should not be included in the calculation of allowable floor space.

Policy 7. The total floor area of a house renovated for residential purposes, including additions approved within the context of Policy 5, should be excluded in the calculation of parking requirements.

Policy 8. Parking and loading bay requirements for commercial office uses in converted houses may be waived or relaxed where there is no rear access.

Policy 9. The retention and renovation of an existing house or houses in the final design of a development scheme should be regarded as a significant positive feature in the analysis of a development permit application.

New Development

Policy 10. Density. The outright floor space ratio should be 0.60 and the maximum permitted floor space ratio should be 1.5 on a conditional basis subject to close adherence to the design criteria set out in Policy 12.

Policy 11. Uses Permitted. The residential uses as stated in the current CRM-2 District Schedule should be included in the proposed modified CRM schedule. However, all commercial uses should be conditional and be limited to offices, retail, business or undertaking which in the opinion of the Director of Planning will not generate noises, odors, vehicular traffic or other factors incompatible with adjoining residential uses or the residential character of the neighbourhood. In addition, uses or mixture of uses permitted should be in accordance with the following guidelines (see also Map 2):

Clause No. 1 Continued.

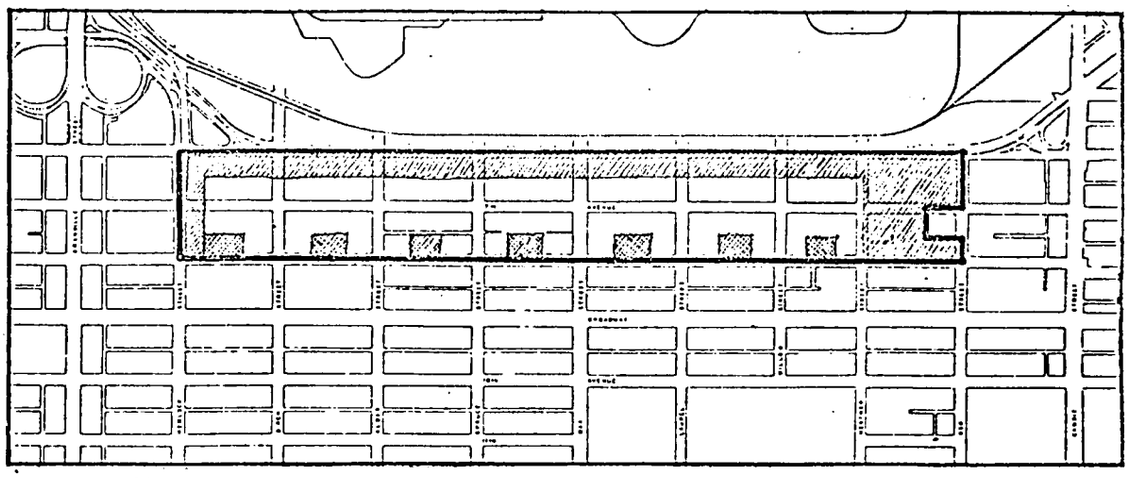

Map 2 · FAIRVIEW SLOPES
proposed commercial / residential sub·areas

- up to 100% commercial use permitted.
- up to 15% commercial use permitted.
- up to 50% commercial use permitted.

(Note: (1) 100% residential use is permitted throughout the entire proposed CRM area;

(2) Renovated houses could qualify for 100% commercial use.)

(a) A transition zone should be promoted on 6th Avenue, along Hemlock to a point 100 ft. east of Hemlock on both 7th and 8th Avenue, and in the area bounded by Heather, 8th Avenue, Ash, and 6th Avenue. Commercial uses (up to 100% of gross floor area) compatible with the residential character of the slopes as specified in the design criteria should be permitted. However, well-designed residential development, or a mix of commercial and residential uses could also be permitted. This policy is not intented to encourage conversion of existing apartment blocks to commercial use.

(b) The residential character of Birch, Alder, Spruce, Oak, Laurel, Willow, the west side of Heather (with the exception of corner lots on 6th Avenue) and of 7th Avenue from Heather to a point 100 ft. east of Hemlock should be reinforced by permitting only residential uses in new developments except where a portion of the new development may not be suitable for residential use, in which case commercial use may be permitted up to a maximum of 15% of gross floor area or 1400 sq. ft., whichever is less. However, renovated houses could still qualify for 100% commercial use.

(c) A transition zone should be promoted on 8th Avenue from Heather to a point 100 ft. east of Hemlock by limiting commercial use to 50% of gross floor area or 7500 sq. ft., whichever is less, on the north side of 8th Avenue. However, renovated houses could still qualify for 100% commercial use.

Clause No. 1 Continued.

Policy 12. Design Criteria. New development should be allowed only when it does not conflict with nearly residential development with respect to overall design, scale, style, view preservation, building materials, and use. The following design criteria should apply generally to all new development, but especially to conditional use applications. These design criteria represent a quality control basis upon which to base design judgements and decisions.

Design Criterion (a). In the case where new development is immediately adjacent to a substantially renovated house or a building designated by Council as being in Heritage Category A or B, a 5 ft. sideyard should be maintained in the new development to permit the use of compatible materials facing the existing building and to provide for light penetration, and for plants and trees.

Design Criterion (b). New developments should have views from the street into, and where possible, through the development. The intent is to encourage the provision of semi-public open space in developments in addition to whatever private open space is proposed, and to retain some views to the north.

Design Criterion (c). New developments should be limited to a maximum of 100 ft. frontage of one building in any one development to ensure the continuation of small neighbourhood scale buildings. Exceptions to this design criterion could be earned by applicants who provide view corridors to the north in their designs.

Design Criterion (d). The height of a building should not exceed 35 feet measured vertically above a hypothetical line connecting the north and south property lines; additionally, the height of a building should not exceed 25 feet above the south property line. Height should be calculated from City building grades on all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets, and cupolas provided they are of an acceptable design and are one-third or less of the width of the building(s) as measured on south elevation drawings.

Mechanical equipment on the top of roofs should be discouraged, and in any case should be within the building height guidelines.

Design Criterion (e). A diversity of physical form and unit types should be maintained and encouraged.

Design Criterion (f). Facades of buildings should present a "broken-up", or non-monlithic, appearance to emphasize small-scale character.

Design Criterion (g). For larger developments, the building faces should be divided into components having different set backs to emphasize the individual residential unit or commercial space.

Design Criterion (h). Building finish materials should be wood, brick, natural stone or other materials of "warm" appearance. Substantial areas of visible concrete should be prohibited as they give a massive, brutal character to the development.

Design Criterion (i). A change in exterior finish (e.g. wood to concrete or stucco, or vice versa) or any other significant change in the exterior aspect of a development should be treated as a major change requiring a new development permit.

Clause No. 1 Continued.

Design Criterion (j). Only small identification signs should be permitted, designed primarily for the pedestrian. These should be either non-illuminated or indirectly or externally illuminated with low-intensity incandescent lamps, with a maximum copy area of 10 square feet. This policy is not intended to permit signs on the street allowance which are otherwise prohibited.

Design Criterion (k). New developments should continue to be required to dedicate the rear of 10 feet of their site for future lane development.

Design Criterion (l). New developments should be required to completely underground all services including telephone, television cable, electricity, etc.

Design Criterion (m). Only one parking space per residential unit should be required.

Design Criterion (n). Parking and loading bay requirements for commercial uses should remain as specified in schedule "B" of the Zoning and Development By-law.

Design Criterion (o). The visual impact of parking garages on the street should be minimized.

Design Criterion (p). A high quality landscaping scheme should be carried out as an integral part of a development.

Design Criterion (r). Infill development should be permitted, subject to the criteria set out for other new development.

Demolitions

Policy 15. Demolition should not be approved of buildings of heritage merit designated by Council as Category A. In the case of Category B buildings, Council approval of the demolition should be obtained.

Policy 16. The Fairview Planning Committee endorses the current City Policy that, except for a condemned building, no demolition of a residential structure is allowed unless a development permit has been approved for the site and working drawings for the purpose of obtaining a building permit are 50% completed in the opinion of the City Building Inspector. However, in addition, the owner of the residential structure should be requested to have tenants remain in units on a 30-day notice after the 120-day formal notice has expired according to the Landlord and Tenant Act, by mutual agreement between the tenant and the landlord.

Development Approval Process

Policy 17. Relocation assistance should be provided by the owner/developer as an aspect of the redevelopment process to those needing it. This would apply to displaced tenants who are long-term family residents (3 years or more tenancy), senior citizens (55 years of age or older) and low-income persons ($6,000 for individuals, $9,000 for families).

Policy 18. Surrounding property-owners and occupants, as well as occupants of the affected property, should be notified of any application for a conditional use development or any development permitted under policy 5.

Policy 19. Development Permit Applications should include more information on neighboring properties than is currently provided. Studies should be made of adjacent structures, sun penetration and shadow effect, location and utilization of open space, view blockage or preservation.

Policy 20. The proposed CRM District Schedule should be adminstered by the Development Permit Board

In the exercise of its discretion on development proposals for Fairview, the Development Permit Board should give high priority to the guidelines in the Fairview Slopes Policy Plan.

It should be noted that theFairview Planning Committee will be reporting to Council in early 1976 on the appropriate form of continuing community involvement in planning and development matters.

Clause No. 1 Continued.

(2) THAT Council receive Policies 4 and 12 (q) relating to bond requirements and refer them to the Directors of Planning and Legal Services for inclusion in their current study on bonds and similar mechanisms for ensuring the completion of conditions of development permit approval.

Policy 4. A condition of approval for developments carried out within the context of Policy 3 should be the posting of a bond to ensure satisfactory completion of the required renovation.

Policy 12 Design Criterion (q) A condition of approval for the development should be the posting of a bond to ensure satisfactory completion of the landscaping work.

(3) THAT Council adopt Policy 13 relating to land uses on the south side of 8th Avenue and instruct the Director of Planning to include it in the Central Broadway Urban Design Guidelines.

Policy 13. "Residential uses should be encouraged on the south side of 8th Avenue between Hemlock and Heather by limiting commercial uses to 50% of gross floor area in a single development for all developments which exceed 1.0 floor space ratio. Also, in the case where a development extends all the way from Broadway to 8th Avenue, the 8th Avenue portion of the development should be approximately 50% residential."

(4) THAT Council adopt Policy 14 relating to the Building By-law Board of Appeal and refer it to the Director of Permits and Licenses to be used as a basis for discretion by the Board.

Policy 14. The Building By-law Board of Appeal should note that the retention and renovation of existing houses in the Fairview Slopes is encouraged in the Fairview Policy Plan, and the Board should, therefore, view positively applications for renovations and suitable alterations. (It is understood that these renovations would include bringing the building up to the standards of the By-law).

(5) THAT Council adopt the policy relating to existing legal non-conforming uses as recommended by the Director of Planning for inclusion in the Fairview Slopes Policy Plan.

Policy The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is altered to be compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Development Permit Board. Proposals to convert only part of a legal non-conforming building should generally be discouraged as this has the effect of extending the life of the remaining incompatible use.

(6) THAT Council adopt Policy 21 relating to social housing in the Laurel Street Land Bridge development and refer it to the False Creek Development Group for implementation.

Policy 21. The City should develop the housing portion (approximately 20 units) of the proposed False Creek Land Bridge Scheme at 7th and Laurel for social housing, i.e. housing assisted by grants and/or loans primarily from senior levels of government for varying degrees of capital costs and operating subsidies.

Clause No. 1 Continued.

(7) THAT Council adopt Policies 22 through 26 (as amended in this report) relating to Social Housing and refer them to the Director of Housing for implementation.

Policy 22. The City should develop city-owned 745 West 7th Avenue for social housing and sell city-owned 1178 and 1352 West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for social housing.

Policy 23. The City should purchase suitable additional properties in Fairview and proceed to develop them for social housing.

Policy 24. The City should commit itself to a program of purchasing a minimum of 250 frontage feet for social housing over the next 5 years.

Policy 25. The City should attempt to purchase property with a potential for infill development so that not only social objectives will be pursued, but also so that physical diversity will be enhanced.

Policy 26. The social housing developed through this program should provide a range of unit sizes and prices, in varying building forms, to accommodate primarily families and senior citizens.

(Note: Underlining denotes amendment)

(8) THAT Council adopt Policies 27 through 32 relating to traffic and transportation and refer them to the City Engineer for implementation.

Policy 27 Non-local traffic should be discouraged from entering the Fairview Slopes and restrictions with the general aim of having 7th and 8th Avenues open but restricted in use and the North/South streets restricted.

Policy 28 Transit service should be provided along 6th Avenue and/or in accordance with providing transit services for False Creek - Area 6.

Policy 29 Through lanes of standard width should be considered the normal ultimate development of lanes on the Fairview Slopes. Dedication and development to meet lane requirements should be required of all subdivisions, rezonings, conditional developments, etc. The City Engineer should consider exceptions to the policy of not opening dead-end lanes where it will assist in attaining the ultimate through lane.

Policy 30 Non-resident parking should be severely curtailed.

Policy 31. Future street improvements should be limited to a maximum width of 32 feet; however, on 8th Avenue a width of 32 to 36 feet, depending on current and projected land-use patterns, should be considered on a per block basis to allow for adequate traffic circulation.

Policy 32 The "Traffic, Transportation, and Related Physical Improvements Design Concept" sketches contained in Appendix A are an illustration of the policy recommendations of the Fairview Planning Committee and should be considered as a base line for commencing (a) detailed architectural planning, followed by (b) engineering designs. The closure of Oak Street and the curb projections on the south side of 8th Avenue should not be considered as part of the base line. The intent at this time is to establish an expanded boulevard on the north side of 8th Avenue.

Clause No. 1 Continued.

(9) THAT Council adopt in principle Policies 33 through 37 relating to street improvements and refer them to the City Engineer in consultation with the Directors of Planning, Finance and Legal Services for report back on cost estimates and recommendation on the feasibility of development levies or other possible sources of funds for carrying out the desired improvements.

Policy 33. The paving and sidewalks on the Fairview Slopes should be upgraded, and the streets curbed. Where costs permit, the materials used should be of interesting texture and "warm" appearance. Minor modifications could have a significant effect, as, for example, the use of a strip of brick instead of a strip of concrete to fill any space between curb and sidewalk.

Policy 34. Pedestrian scale incandescent lighting should be installed preferably as a replacement of the existing tall mercury lights, or, less desirably, as an addition to the existing lamp standards. Pendant fixtures of the type used on West Broadway would be very suitable. So would the old-fashioned metal standard Vancouver street lights.

Policy 35. All services (electricity, telephone and cable) should be underground.

Policy 36. The cost of any improvements to the Fairview Slopes which primarily benefit regional visitors to the area (for example, those that benefit Central Broadway or the False Creek area) should be borne by the City.

Policy 37 To effect the foregoing improvements the Fairview Slopes should be divided into sub areas of a size consistent with normal local improvement procedures, and the upgrading undertaken through the local improvement procedures on Council initiative.
~~the local improvement~~ procedures on Council initiative.

(10) THAT Council adopt Policies 38 and 39 relating to neighbourhood parks and pedestrian paths and instruct the Director of Planning and the City Engineer to report back jointly on implementation, after consultation with the Parks Board, including consideration of development levies as a possible source of funds, after consultation with the Parks Board, and the Directors of Finance and Legal Services.

Policy 38 The two neighbourhood parks proposed at Spruce Street and the Laurel Street pedestrian bridge should be developed concurrently with the development of the bridge.

Policy 39. Spruce and Laurel Streets sidewalks should be developed as attractive, park-like paths linking Broadway, the Fairview Slopes, and the park on the city-owned land in False Creek.

(11) THAT Council adopt Policy 40 relating to a tree planting scheme and instruct the City Engineer to report back on implementation after consultation with the Parks Board.

Policy 40. To emphasize the residential character of the Fairview Slopes, and to replace the greenery lost to redevelopment, a major tree planting scheme should be carried out in conjunction with the street improvements.

Clause No. 1 Continued.

(12) THAT Council adopt the policy recommended by the Director of Planning relating to the provision of the required additional parks in Fairview as funds become available, for inclusion in the Fairview Slopes Policy Plan.

Policy In view of the fact that the community and neighbourhood park requirement for Fairview Slopes is about 9 acres, and recognizing that there is a deficiency of about 5.5 acres, the remaining park requirement should be provided as funds become available.

(13) THAT Council adopt Policy 41 (as amended in this report) relating to pedestrian-oriented community facilities for inclusion in the Fairview Slopes Policy Plan.

Policy 41. To ensure that pedestrian-oriented community facilities are available to Fairview Slopes residents, the False Creek Area Six facilities should be built as planned and the community space proposed as part of the Laurel Street Land Bridge should be included in the total development of that site. (Underlining denotes amendment)

(14) THAT Council instruct the Director of Planning and the Fairview Planning Committee to report back on the appropriate form of continuing community involvement in planning and development matters in the Fairview Slopes."

The delegations (and the section of the report to which they were speaking) were as follows:

Mr. E. J. Scroggs, of Diamond Neon Ltd. spoke to Recommendation 5; the policy with respect to legal non-conforming uses. He objected to the policy because as a non-conforming use he would be unable to sell his property for anything else but his non-conforming use i.e. manufacturing. He also objected because he was not able to add to the building to provide offices.

Mr. D. Cartwright, Chairman of the Fairview Resident Home-owners' Association (Recommendation 1 - Policy 3) would like to see a diversity of buildings in the area and is in favour of allowing 100% commercial use in existing houses rather than the percentages proposed by the Planning Department.

Mrs. M. Currie, Secretary Treasurer of the Fairview Property Owners' Association and a member of the Fairview Planning Committee, also supported the 100% commercial use.

Mr. S. Portner, a tenant member of the Fairview Planning Committee noted that many houses were converting to commercial without the benefit of permits. He also endorsed the social housing Policies 21-26 in Recommendations 6 and 7.

Mr. Warren Waters presented a petition containing 267 signatures stating that they could not support the Fairview Slopes Policy Plan because "it would result in the eviction of all the low and middle income residents of the neighbourhood".

Clause No. 1 Continued.

Ms. J. Swanson urged the Committee to adopt Policies 21 through 26 and protect the people who live in Fairview Slopes by purchasing enough additional property to house every remaining Fairview Slopes tenant.

Mr. Doug Laalo of the Vancouver Tenants Federation supports Policy 23 and the residents request for housing for all the existing tenants of the Fairview Slopes.

Mr. Shawn Lee submitted a letter to the Chairman from Ms. Rosemary Brown, M.L.A. stating that she strongly endorses the recommendation of the Housing Committee that replacement housing should be built for residents of Fairview Slopes who will be replaced for redevelopment and urges the Committee to adopt Policies 21-26.

RECOMMENDED

A. THAT the foregoing Policies 1, 2, 3, 5, 6, 7, 8, 9, 10,11, 12 (excluding 12 q), 15, 16, 17, 18, and 19 be adopted and the Director of Planning instructed to prepare a modified CRM District Schedule based on these policies and apply for rezoning.

B. THAT Policy 20 be deferred for consideration by the Committee after the report on the six month's review of the operation of the Development Permit Board is received.

C. THAT Policies 4 and 12 (q) relating to bond requirements be referred to the Directors of Planning and Legal Services for inclusion in their current study on bonds and similar mechanisms for ensuring the completion of conditions of development permit approval.

D. THAT Policy 13 relating to land uses on the south side of 8th Avenue be adopted and the Director of Planning instructed to include in the Central Broadway Urban Design Guidelines.

E. THAT Policy 14 relating to the Building By-law Board of Appeal be adopted and referred to the Director of Permits and Licenses to be used as a basis for discretion by the Board.

F. THAT the policy relating to existing legal non-conforming uses be referred back to the Director of Planning for further study and report.

G. THAT Policy 21 relating to social housing in the Laurel Street Land Bridge development be adopted and referred to the False Creek Development Group for implementation.

H. THAT Policies 22 through 26 relating to social housing be adopted and referred to the City Manager for implementation.

I. THAT Policies 27 through 32 relating to traffic and transportation be adopted and referred to the City Engineer for implementation.

Clause No. 1 Continued.

J. THAT Policies 33 through 37 relating to street improvements be referred to the City Engineer, in consultation with the Directors of Planning, Finance and Legal Services, for report back on cost estimates and recommendation on the feasibility of development levies or other possible sources of funds for carrying out the desired improvements.

K. THAT Policies 38 and 39 relating to neighbourhood parks and pedestrian paths be adopted and the Director of Planning and City Engineer be instructed to report jointly on implementation, including consideration of development levies or other possible sources of funds, after consultation with the Parks Board and the Directors of Finance and Legal Services.

L. THAT Policy 40 relating to a tree planting scheme be adopted and the City Engineer be instructed to report on implementation after consultation with the Park Board.

M. THAT the policy relating to the provision of the required additional parks in the Fairview Slopes as funds become available, be adopted for inclusion in the Fairview Slopes Policy Plan.

N. THAT Policy 41 relating to pedestrian-oriented community facilities be adopted for inclusion in the Fairview Slopes Policy Plan.

O. THAT the Director of Planning and the Fairview Planning Committee report back on the appropriate form of continuing community involvement in planning and development matters in the Fairview Slopes.

The Meeting adjourned at 11.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 212-213

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 27, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 27, 1976, at approximately 1:00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK TO THE COMMITTEE: M.L. Cross

- - - - - - - - - - - - - - -

RECOMMENDATION

1. Proposed Area Development Plan Area 10A - False Creek

The Committee considered a report of the City Manager dated May 20, 1976, forwarding a draft Area Development Plan for Area 10A in False Creek (copies circulated).

Mr. L. Coo of the Planning Department briefly described the various aspects of the Area Development Plan.

Messrs. G. Hamilton and L. Doyle, Architects for the B.C. Central Credit Union, with the aid of a model and perspective drawings,described the Credit Union's development which is integrated with the National Harbours Board property.

The City Engineer stated that there were some concerns he would like an opportunity to review before the Area Development Plan is referred to a Public Hearing.

Discussion followed with respect to the provision of landscaping and assurances that the amount indicated on the drawings will be provided. It was agreed that item 4 of the Public Open Space section of the Draft Area Development Plan should be revised to read, "All public open space shall be landscaped so as to encourage public use and enjoyment, and shall be designed in consultation with the Park Board."

RECOMMENDED

THAT the Director of Planning be instructed to make application to establish an Area Development Plan for Area 10A in False Creek and refer such application to a Public Hearing, subject to any amendments necessary to satisfy the concerns of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 214

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 15, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy, Rankin, Sweeney and Volrich (arrived 3.p.m.)

ABSENT: Aldermen Bowers, Boyce, Marzari,) Leave of Absence.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Brock Elementary School, under the direction of their teacher, Mrs. June Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the minutes of the Regular Council meeting of June 1, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Building & Planning Matters
(June 11, 1976)

Gulf Oil Canada Limited - Request to Convert Four Gasoline Stations to Self-Serve Operation.
(Clause 1)

In considering this clause of the Manager's report dated June 11, 1976, a delegation was heard from Gulf Oil Canada Limited, which presented a brief in support of converting the four gasoline stations described in the report to self-serve operations.

Cont'd...

DELEGATIONS (Cont'd)

Gulf Oil Canada Limited -
Request to Convert Four Gasoline
Stations to Self-Serve Operation.
(Clause 1) (Cont'd)

MOVED by Ald. Cowie
THAT the request of Gulf Oil Canada Ltd., to convert the gasoline station at 8072 Granville Street at 65th Avenue, to self-serve be granted and the Director of Legal Services submit the necessary by-law amendment.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin and Sweeney opposed)

MOVED by Ald. Cowie
THAT the request of Gulf Oil Canada Ltd., to convert the gasoline station at 3291 Grandview Highway at Rupert, to self-serve be granted and the Director of Legal Services submit the necessary by-law amendment.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin and Sweeney opposed)

No further action was taken with respect to the four gasoline stations in existence.

Neighbourhood Pub -
1445 East 41st Avenue.

City Council on April 13, 1976, as the result of a plebiscite, approved an application for a neighbourhood pub at 1445 East 41st Avenue.

The Council this day heard a delegation from Mrs. Rene Monterey representing the New Horizons Club, located in Menno Court, in the area, speaking against Council's motion of April 13, 1976, and urging Council to reconsider its decision.

MOVED by Ald. Cowie
THAT the submission this day by the New Horizons Club, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Grant Request - Reception -
Visit of Mexican Navy Ship.

MOVED by Ald. Cowie
THAT no action be taken on the request of the Commanding Officer of H.M.C.S. Discovery, to approve an entertainment grant $600 in connection with the forthcoming visit of a Mexican Navy ship.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Damage by Racoons to
Residential Property

Council noted a letter, dated May 8, 1976, from Mr. D.S. Nielsen, in which he is requesting Council to take positive action on the problem of racoons in the City. Mr. Nielsen had contacted a number of agencies, including City and Provincial Government officials who could not assist him. Mr. Nielsen, who was in the Public Gallery, gave further explanation of his concerns.

MOVED by Ald. Cowie
THAT the S.P.C.A. be requested to report to Council on how the Association might deal with the problem of racoons, the report to include budgetary requirements as considered necessary.

- CARRIED UNANIMOUSLY

Crime Prevention Courtesy Cars.

The Council noted a letter from the Police Board, describing a proposal involving the use of eight vehicles supplied by local automobile dealers to facilitate innovative Crime Prevention programs. The letter also detailed conditions of the donation of these complimentary vehicles, their benefits and costs, and concluded with the following recommendation:

"That City Council approve this proposed program at the full cost of $8,041.00, as outlined in the Police Board's letter; the costs to be provided in the operating budget of the Vancouver Police Department for the year 1976, and that the amount of $8,041.00 be provided from Contingency Reserve."

MOVED by Ald. Bird
THAT the foregoing recommendation of the Vancouver Police Board, be approved.

- CARRIED UNANIMOUSLY

Moratorium on Strata Title
Conversions.

Under date of June 11, 1976, Alderman Harcourt, as Chairman of the Housing and Environment Committee, submitted a letter containing a proposed resolution concerning an extension of the moratorium on strata title conversions.

Upon the suggestion of Council, Alderman Harcourt changed the resolution and it was, therefore,

MOVED by Ald. Harcourt
THAT the moratorium on strata title conversions be extended for a further year beyond the expiry date of June 26, 1976, to June 26, 1977, except in those cases where fewer than 10% of polled tenants object to the conversion; then the moratorium shall not apply.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Permission to use sound truck during 'Hire a Student' Week.

MOVED by Ald. Sweeney

THAT the request of the Manager, Canada Manpower Centre for Students, to broadcast by megaphone system in the downtown area, information on its 'Hire a Student' week, June 21 - 25, 1976, be granted.

- CARRIED UNANIMOUSLY

Harbour Park Development

The Council noted the following letter, dated June 14, 1976, re Harbour Park Development, submitted by the Mayor.

"We were informed today officially that Allarco Developments of Edmonton have withdrawn from the partnership planning to develop the Harbour Park site. They were the largest partner and the one with the greatest financial strength. The remaining partners are Harcourt Developments and Morris Kowall and Associates, two Alberta development companies. They cannot complete the financing at this time and are requesting an extension of time to July 31st.

A number of financial and development organizations have shied away from this project because of its contraversial political history.

The economics of the city's proposition seem to be realistic and there do not appear to be any complaints about the lease arrangements or development permit requirements put forward by the city.

The development permit is ready to be issued and has been awaiting signing of the lease. The developers have invested about $300,000 in working drawings and so on for permit applications.

There seems to be several alternative courses of action which are not mutually exclusive.

1. We can grant an extension of time to the present development group to July 31st.

2. We can contact the people that own the two blocks south of Georgia Street and ask them to purchase the development rights for the neighbourhood of $5 million. However, our design advisors have suggested that the quantity of development that would then take place south of Georgia Street would be undesirable. In addition, one of the properties south of Georgia Street has been for sale for a long time and there are no indications that the property owners would be interested in buying the development rights.

3. We can call for proposal calls again or offer the property in some other way with a variation of conditions if necessary.

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

4. We could put a plebiscite to the public in November to authorize the spending of $5 to $6 million for park purposes, on the clear understanding that if the plebiscite failed to pass (it only needs 50% now) the property will be sold for development along the lines of the present proposal. This would be a clear question on which there could be no confusion and the results would be decisive one way or the other. If the plebiscite lost, I think the development proposal would take place in a politically clearer atmosphere. "

Council was advised that there were persons present in the Chamber who wished to speak on the matter, and it was

MOVED by Ald. Rankin
THAT Mr. Patrick Graham be heard as a delegation.

- CARRIED UNANIMOUSLY

Mr. Patrick Graham spoke and urged Council not to extend the time limit in respect of Harcourt Developments, the developers.

Council then considered the matter of an extension of time to the development group. However, it was

MOVED by Ald. Kennedy
THAT other members of the Public Gallery, who wished to speak on the matter, be heard.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the following words be added to Alderman Kennedy's motion 'after Council has considered the matter of a time extension for the developers'.

- CARRIED
(Ald. Cowie, Kennedy and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT other members of the Public Gallery, who wished to speak on the matter, be heard <u>after Council has considered the matter of a time extension for the developers</u>."

(Underlining denotes amendment)

MOVED by Ald. Sweeney
THAT if the City does not receive the lease, duly executed by the proposed developers, by June 30th, 1976, negotiations be discontinued.

- (carried)
(Ald. Cowie and Harcourt opposed)

MOVED by Ald. Cowie (in amendment)
THAT the date in Alderman Sweeney's motion be struck, and 'July 31st, 1976' be inserted in lieu thereof.

- LOST
(Ald. Bird, Kennedy, Rankin and Sweeney opposed)

The amendment having lost, the motion by Alderman Sweeney was put and CARRIED.

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

Council then heard delegations as follows:

Mrs Clyne - suggested the City make greater efforts to obtain Federal funding.

Mr. S.G. Brown - representing West End and Downtown Ratepayers Association, urged Council to retain the area as Parkland.

Mr. B. Eriksen - Downtown Eastside Residents' Association, suggested that, if put to a plebiscite, the amount include street-widening, traffic, and policing costs.

Dr. Gibson - Park Commissioner, proposed that a plebiscite be submitted to the electors only after exploring other proposals.

Alderman Volrich joined the proceedings at this time.

MOVED by Ald. Kennedy

THAT WHEREAS the Mayor has proposed various alternatives in respect of the Harbour Park Development matter as it now stands;

AND WHEREAS one of these proposals involves discussions with the owners of the two blocks South of Georgia Street in respect of their purchase of Harbour Park Development rights;

THEREFORE BE IT RESOLVED THAT

the transfer of development rights alternative proposal for development on a residential basis be referred to the City Manager for a full investigation with staff for a feasibility report within sixty days, particularly on the following bases:

(a) that a portion only of this Harbour Park site be involved in the discussions with the South side owners;

(b) the entrance to the South side property, if and when developed under the alternative proposal, be predominantly from Alberni Street;

(c) the unsold balance of the particular Harbour Park site be developed in conjunction with the site immediately to the West and NHB property to the North, to provide a comprehensive modest development on the North side from Denman Street West to the Stanley Park entrance, to include mainly park, recreational, and general water-related uses.

- LOST

(Ald. Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Volrich

THAT the foregoing motion by Alderman Kennedy be referred to the Finance and Administration Committee for consideration and report to Council.

- LOST

(Ald. Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

MOVED by Ald. Bird (in amendment)
THAT the time limit of sixty days referred to in Alderman Kennedy's motion be deleted, and 'September 30th' be substituted in lieu thereof.

- LOST

(Ald. Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to refer and the amendment having lost, the motion by Alderman Kennedy was put and a tie-vote resulted; therefore the motion was declared LOST.

MOVED by Ald. Rankin
THAT, providing a lease re Harbour Park properties is not signed by June 30, 1976, the Council submit a plebiscite to the electors on November 17, 1976, to retain the Harbour Park site at a total cost of $5,000,000.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie
THAT the Planning and Development Committee give consideration and report to Council on the principle of clause (c) as contained in Alderman Kennedy's motion.

- CARRIED

(Ald. Rankin opposed)

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The Council recessed at 4.10 p.m., and following an 'In Camera' meeting in Committee Room No. 3., reconvened in the Council Chamber at 4.35 p.m., with the same members present.

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT.
JUNE 11, 1976

Works and Utility Matters
(June 11, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Closure of Portion of Lane South of Nelson Street, East from Bute Street - Block 22, D.L.185 - Nelson Park.
Cl. 2. Pavement Widths on 8th Avenue from Penticton to Slocan and on 11th Avenue from St. George to Carolina.

The Council took action as follows:

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(June 11, 1976) (Cont'd)

Closure of Portion of Lane South
of Nelson Street, East from Bute Street
Block 22, D.L.185 - Nelson Park.
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Pavement Widths on 8th Avenue
from Penticton to Slocan, and
on 11th Avenue from St. George
to Carolina.
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this Clause, be approved;
FURTHER THAT projects #35 and #38 on Schedule 436 be undertaken, as recommended by the City Engineer.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(June 11, 1976)

Complaints re 1535 and 1517
West 64th Avenue
(Clause 1)

MOVED by Ald. Volrich
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Building and Planning Matters
(June 11, 1976)

The Council considered this report which contains ten clauses, identified as follows:

Cl. 1. Gulf Oil Canada Limited - Request to Convert Four Gasoline Stations to Self-Serve operation.
Cl. 2. Feasibility of Ground Survey of 3513 and 3553 Point Grey Road.
Cl. 3. 1049 West 7th Avenue - Apartment Development. D.P.A. #72990.
Cl. 4. Kitsilano N.I.P. Program - Lord Tennyson School Alterations.
Cl. 5. Kitsilano N.I.P. - Funds for Alterations to Carnarvon School.
Cl. 6. Downtown Eastside N.I.P. Boundary Extension.
Cl. 7. 290 West 49th Avenue - D.P.A. #72829. (Family Y.M.C.A. Recreation Building).
Cl. 8. Rezoning Application - 948-976 West 13th Avenue.
Cl. 9. Rezoning Application - N.E. Corner of McGill and Penticton Streets.
Cl.10. Leases - False Creek Development - Area 6.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(June 11, 1976) (Cont'd)

For Council action on Clause 1, see pages 2 & 3.

Feasibility of Ground Survey of
3513 and 3553 Point Grey Road.
(Clause 2)

In considering this clause, a letter from the Park Board was noted, requesting that arrangements be made for a special survey to establish the legal northern boundaries of Lots 7 - 16, Block 3, D.L.540.

MOVED by Ald. Volrich
THAT this clause in the report, and the letter dated June 2, 1976, from the Park Board, be received.

- CARRIED UNANIMOUSLY

Clauses 3 - 7 inclusive
and Clause 9.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager contained in Clauses, 3, 4, 5, 6, 7 and 9, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
948-976 West 13th Avenue
(Clause 8)

Council was advised that the applicant wished to withdraw his rezoning application at 948-976 West 13th Avenue.

Leases - False Creek Development
Area 6
(Clause 10)

In considering this clause, the Council heard a delegation from the Creek Village Group, indicating that there will be hardship if lease payments and taxes have to be paid before the occupants are able to move in.

MOVED by Ald. Bird
THAT, subject to it being legally possible, the Council defer rental payments for up to six months commencing July 1, 1976 re Creek Village Co-op. (Lot 8) and University Non-profit Building Society (Lot 27) housing projects, located in area 6 - False Creek, on the understanding that these deferred monies will be recovered over the terms of the lease.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie (in amendment)
THAT owners of market housing in False Creek also be included in these arrangements, subject to it being legally possible.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin, Sweeney and Volrich opposed)

(The Mayor was excused from voting on the foregoing amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses and Claims Matters
(June 11, 1976)

Request by the "Scotch Shop" for a
Pro-rated 1976 Business License Fee.
(Clause 1)

MOVED by Ald. Bird
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(June 11, 1976)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Street Closure - Broadway from MacDonald Street to Waterloo Street.
Cl. 2. Kitsilano Apartment Area - Proposed Arterial Street Plan.
Cl. 3. Cedar Cottage N.I.P. Appropriation: Pedestrian-Activated Traffic Signal on Victoria Drive at East 22nd Avenue.

The Council took action as follows:

Street Closure - Broadway -
from Macdonald to Waterloo Streets.
(Clause 1)

MOVED by Ald. Volrich
THAT the request of the Hellenic Community of Vancouver to close Broadway from MacDonald to Waterloo Streets to vehicular traffic on June 27, 1976, from 12 Noon to 12 Midnight, be approved subject to the conditions detailed in the report;
FURTHER THAT a grant of $500 be approved to cover the cost of temporary signing, barricading and extra street-cleaning.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Clauses 2 and 3.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(June 11, 1976)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Central Oliver Multi-Use Centre - United Housing Foundation.
Cl. 2. Request for Grant - Re: 823 Jackson Avenue.
Cl. 3. Request for Grant Equal to Property Taxes: Children's Hospital - 1975 and 1976.
Cl. 4. Use of Queen Elizabeth Theatre - Canadian Association of Fire Chiefs Conference.
Cl. 5. Municipal Incentive Grant Programs - B.C., re Housing.
Cl. 6. 73rd Annual Convention of U.B.C.M., September 15th, 16th and 17th, 1976.
Cl. 7. Park Board Staffing.

The Council took action as follows:

Central Oliver Multi-Use Centre -
United Housing Foundation
(Clause 1)

MOVED by Ald. Sweeney
THAT recommendation 1 as contained in this clause, be approved, and recommendation 2 be approved, after amendment as follows:

'The Director of Legal Services take the necessary action to discharge the mortgage upon such terms as will protect the City's financial and social investment to the satisfaction of the Director of Finance and the Director of Social Planning.'

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Underlining denotes amendment.

Request for Grant - re
823 Jackson Avenue
(Clause 2)

MOVED by Ald. Bird
THAT this clause be received and no further action taken.

- CARRIED UNANIMOUSLY

Request for Grant Equal to
Property Taxes - Children's
Hospital - 1975 and 1976.
(Clause 3)

MOVED by Ald. Rankin
THAT a grant equal to Property Taxes for 1975 and 1976, to the Children's Hospital, in the amount of $10,437.11, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(June 15, 1976) (Cont'd)

Use of Queen Elizabeth Theatre -
Canadian Association of Fire Chiefs Conference
(Clause 4)

MOVED by Ald. Bird
THAT the request of the Fire Chief for the use of the Queen Elizabeth Theatre by the Department on August 22nd, 1976, to conduct Opening Ceremonies and a Memorial Service in connection with the Canadian Association of Fire Chiefs Conference, be granted.

- CARRIED UNANIMOUSLY

Clauses 5 - 7 inclusive

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in Clauses 5 and 7 be approved, and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(June 11, 1976)

Compensation for Hours of Work -
3 Positions of Trades Foremen I,
Equipment Branch, Engineering Dept.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(June 11, 1976)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Lease of City Owned Property at 333 Powell Street To St. James Social Service Society.
Cl. 2. Option to Repurchase Agreement - Extension Request Provincial Department of Housing. Lot 1, Section 27 THSL, Plan 15955. Situated: East Side Cassiar between Adanac and Napier Street.
Cl. 3. Establishment for Road Purposes - The West 7' of Lots 5, 7 & 8, Block 158,D.L.37; Situated East Side of Joyce, South of Vanness.
Cl. 4. Acquisition For Clark Park Extension, Lot 17, Sub. D., Block 171, D.L.264A, 3029 Woodland Drive.
Cl. 5. Acquisition for Park Site #9 (Kitsilano) Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.l. 526; Plan 590 - 2032 West 5th Avenue.
Cl. 6. West Coast Salvage & Contracting Co., Ltd., Claim by City for Demolition Costs - False Creek.
Cl. 7. Consolidation of Arbutus-Burrard Connector Lands - Site 28, South Side 1800 Block West 5th Avenue.
Cl. 8. Operating Concept and Staffing - Cordova Lodge.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(June 11, 1976) (Cont'd)

Lease of City Owned Property at
333 Powell Street to St. James
Social Service Society.
(Clause 1)

MOVED by Ald. Harcourt
THAT the existing lease of the City-owned property at 333 Powell Street be extended on the same terms, conditions and nominal rental of $1 per annum, and the Director of Legal Services be instructed to prepare the necessary lease and the City make application for a grant under the R.R.A.P. on behalf of the St. James Social Service Society.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive
and Clause 7.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 2, 3, 4, 5, and 7, be approved.

- CARRIED UNANIMOUSLY

West Coast Salvage & Contracting Co., Ltd.,
Claim by City for Demolition Costs -
False Creek.
(Clause 6)

MOVED by Ald. Harcourt
THAT consideration of this Clause be deferred, pending the hearing of a delegation from Mr. P. Ballam, Solicitor for West Coast Salvage & Contracting Co., Ltd., as requested.

- CARRIED UNANIMOUSLY

Operating Concept and Staffing -
Cordova Lodge.
(Clause 8)

MOVED by Ald. Harcourt
THAT this clause in the report, be received for information.

- CARRIED UNANIMOUSLY

B. Capital Borrowing
Versus Pay-As-You-Go.

In considering this subject, the Council noted a report of the City Manager, dated June 1, 1976, in which the Director of Finance submitted comments on CAPITAL BORROWING versus PAY-AS-YOU-GO.

A report of the City Manager dated May 7, 1976, in which the City Engineer reported on PAY-AS-YOU-GO versus FIVE YEAR CAPITAL PLANS, and a letter from the Park Board, dated May 11, 1976, were also considered.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Capital Borrowing
Versus Pay-As-You-Go. (Cont'd)

In its letter, the Park Board recommended a Parks and Recreation Capital Plan of a minimum three-year duration be presented during the 1977/78 Civic Election.

Council also noted a report from the Finance and Administration Committee, dated April 8, 1976, in which it was recommended that no Capital Plan be submitted in 1976, but the matter be reconsidered in the Spring of 1977.

MOVED by Ald. Harcourt
THAT a Five-Year Capital Borrowing Program be submitted to the electors on November 17, 1976, and the Finance and Administration Committee report back to Council on an appropriate program.

- (carried)

MOVED by Ald. Kennedy (in amendment)
THAT the words 'Five-Year' in Alderman Harcourt's motion be struck and 'Three or Five-Year' inserted in lieu thereof.

- LOST

(Ald. Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy (in amendment)
THAT 'Five-Year' in Alderman Harcourt's motion be struck and 'Three-Year' be inserted in lieu thereof.

- LOST

(Ald. Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendments having lost, the motion by Ald. Harcourt was put and CARRIED.

(Ald. Volrich opposed)

MOVED by Ald. Rankin
THAT the Finance and Administration Committee submit a recommendation by the end of July, as to the number of ballots that should be submitted to the electors on the Five-Year Plan.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Part Report of Standing Committee on Planning and Development, May 27, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Suggested Mini-Motorbike Park Site
Cl. 2: Progress Report - Waterfront Planning Study

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Cowie and Sweeney were opposed to Clause 1)

II. Report of Standing Committee on Housing and Environment, June 3, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Condition of Nine Vacant Buildings: Downtown Eastside - Standards of Maintenance By-law.
Cl. 2: Animal Control - Dogs
Cl. 3: Chairman's Progress Report

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Animal Control - Dogs (Clause 2)

Mr. S.G.N. Presley, President, Western Federation of Individuals and Dog Organizations (FIDO), addressed Council and submitted a brief opposing the proposed Leash By-law, as the organization considers it would impose a hardship on many dog owners who do not own or have access to private property on which their pet can be exercised. He also claimed that such a By-law would cause unnecessary diversion of scarce dog By-law enforcement resources away from the real problem which is the dog running-at-large.

Mr. Presley's brief also addressed the matter of the By-law to require clean-up of faecal material by dog owners and recommended that the consideration of this By-law be rejected as impractical and unproven.

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be referred back to the Standing Committee on Housing and Environment for further consideration in conjunction with representatives of the Western Federation of Individuals and Dog Organizations.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, June 3, 1976 (cont'd)

Animal Control - Dogs (Clause 2) (cont'd)

MOVED by Ald. Harcourt,
THAT recommendation B of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bird, Kennedy, Rankin, Sweeney and the Mayor opposed)

III. Report of Standing Committee on Finance & Administration, June 3, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Theatre in the Park - Insurance Fund
Cl. 2: Civic Theatre Revenue Increase
Cl. 3: Capital Budget and Financing - Champlain Heights

The Council took action as follows:

Theatre in the Park - Insurance Fund (Clause 1)

MOVED by Ald. Sweeney,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Cowie, Kennedy and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the Theatre in the Park be advised to explore with the Park Board the use of Hangar #5 at Jericho.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

Civic Theatre Revenue Increase (Clause 2)

Also before Council for consideration was a report of the City Manager dated June 8, 1976, in which the Theatre Manager submitted for approval, a revised schedule of rental rates for the Queen Elizabeth Theatre, the Orpheum Theatre and the Queen Elizabeth Playhouse from September 1, 1976, to August 31, 1977.

MOVED by Ald. Sweeney,
THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the recommendation of the City Manager contained in his report dated June 8, 1976, be approved.

- CARRIED UNANIMOUSLY

Capital Budget and Financing - Champlain Heights (Clause 3)

MOVED by Ald. Sweeney,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Community Services, June 3, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Hours of Operation for Neighbourhood Pubs
Cl. 2: Y.M.C.A. Youth Employment Service - Grant Application
Cl. 3: Downtown Eastside Residents' Association - Grant Application
Cl. 4: Grant for Native Daughters of B.C. - Hastings Mill Museum

The Council took action as follows:

Hours of Operation for Neighbourhood Pubs (Clause 1)

The Clerk advised Council that Mr. Peter Uram had submitted a request to appear as a delegation on the matter of a later closing hour for neighbourhood pubs.

MOVED by Ald. Cowie,
THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. Peter Uram as requested.

- CARRIED

(Alderman Bird opposed)

Clauses 2 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 2 and 4 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Downtown Eastside Residents' Association - Grant Application (Clause 3)

Council noted a delegation request from the Downtown Eastside Residents' Association to appear this day with respect to their grant request.

MOVED by Ald. Cowie,
THAT the delegation be heard.

- LOST

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

Alderman Rankin advised that the amount of the grant to DERA recommended by the Committee should be amended from $22,176 to $15,136 (net cost to the City $7,578).

MOVED by Ald. Rankin,
THAT a grant of $15,136 to the Downtown Eastside Residents' Association be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
June 3, 1976 (cont'd)

Downtown Eastside Residents'
Association - Grant Application
(Clause 3) (cont'd)

MOVED by Ald. Sweeney,
THAT the resolution of the Committee contained in this Clause be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Alderman Rankin referred to a memo he had received from the Department of Social Planning dated June 15, 1976, recommending that Council approve a grant of $2,700 to the Mount Pleasant Summer Fun Program.

MOVED by Ald. Rankin,
THAT this grant request be deferred for one week and referred back for report to Council in the usual manner.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
June 9, 1976

Future Use of Habitat Pavilion
(Clause 1)

MOVED by Ald. Kennedy,
THAT the resolutions of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW (cont'd)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up & Conveyancing Portion of Oak Street, South of S.W. Marine Drive

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. City Council on May 4th, 1976, approved the closure of a portion of Oak Street, South of S.W. Marine Drive, adjacent to Subdivisions "B" and "C" of Lot 18 of Lots 18 to 30, Block "C" and of Lots 24 to 33, Block "D" and of Blocks "Y" and "Z", District Lots 319, 324 and part of 323, Plan 3408;

3. The abutting owner of said Subdivisions "B" and "C" has made application for the purchase of the seven foot strip;

THEREFORE BE IT RESOLVED THAT the West 7 feet of Subdivisions "B" and "C" of Lot 18 of Lots 18 to 30, Block "C" and of Lots 24 to 33, Block "D" and of Blocks "Y" and "Z", District Lots 319, 324 and part of 323, Plan 3408 be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the closed road be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

B. Establishment of Land for Road Purposes (Portion of Joyce Road S/S of Vanness)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as road;

THEREFORE BE IT RESOLVED THAT the West seven feet of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750 be and the same are hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

C.F.M.M. Conference - Per Diem

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT Council members attending sessions at the 1976 C.F.M.M. Conference, be paid the usual per diem allowance.

- CARRIED

(Aldermen Harcourt, Rankin and the Mayor opposed)

Alderman Bird - Attendance of Council Members at Public Functions

requested that when an organization has asked for an Alderman other than the appointed Deputy Mayor for that particular month to represent the City at a function, that the Deputy Mayor be so advised.

The Mayor agreed that when his staff is aware of any such invitations to individual Aldermen, they will advise the current Deputy Mayor of this fact.

- - - - -

The Council adjourned at approximately 6:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of June 15, 1976, adopted on June 22, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of Nelson Street, East from Bute Street - Block 22, D.L. 185 - Nelson Park

The City Engineer reports as follows:

"On September 23, 1975, Council concurred with a motion of the Board of School Trustees dealing with an exchange of lands in Block 22, D.L. 185, bounded by Nelson, Bute, Comox and Thurlow Streets. The School Board presently owns and has a school on the property (Parcel G) in the southwest corner of this block. Parcel G plus 50% of the abutting lane is to be exchanged for an equivalent area of land in the northwest corner of the block.

To complete this exchange, it will be necessary to close a portion of the lane south of Nelson Street, easterly from Bute Street. The portion of closed lane is to be subdivided with the abutting lands.

The utilities that exist in this lane must remain in their present location as they are required to provide servicing to Minaki Lodge and the existing school. An easement will be required through the new school site to contain these utilities.

I RECOMMEND that all that portion of lane outlined red on plan marginally numbered LF 7650 be closed and stopped up subject to the following conditions:

(a) The closed lane be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.

(b) The portion of lane so closed within the new school site be conveyed to the School Board and the City take title to the balance.

(c) A public utility right-of-way be retained by the City over the entire portion of closed lane included in the parcel to be conveyed to the School Board.

(d) All costs to relocate existing utilities required for the school development to be borne by the School Board.

(e) Any agreement to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Pavement Widths on 8th Avenue from Penticton to Slocan and on 11th Avenue from St. George to Carolina

The City Engineer reports as follows:

"City Council, on May 13, 1976, subsequent to the Court of Revision of the same date, referred the matter of pavement widths on the above noted streets back to the City Engineer for review.

The recommended pavement widths have been reviewed and are reaffirmed as follows:

(a) 8th Avenue - Penticton to Slocan

27 feet is recommended because adjacent blocks have pavements of this width. The use of this area for driver training and testing does not warrant a wider pavement. Such use should be discouraged not encouraged by installation of a wider pavement.

(b) 11th Avenue - St. George to Carolina

27 feet is recommended because the use of the street by Biltmore patrons should decrease when some parking is relocated to the old Beaver Lumber site north of the Biltmore Hotel. Review of on-street parking density shows no need for a wider pavement. Furthermore the street width should not be such that use of 11th Avenue by non-local through-traffic all the way to Fraser Street is encouraged.

Cont'd . . .

Clause 2 Cont'd

As part of the Mount Pleasant Neighbourhood Improvement Program, the Traffic Division has been asked to review traffic conditions in general in the area with particular attention to the area adjacent the Biltmore. Such a review could result in steps being taken to minimize or eliminate the impact of hotel traffic on the adjacent residential area. Hence a wider pavement is not appropriate.

The City Engineer recommends that:

(a) the pavement width on 8th avenue from Penticton to Slocan be 27 feet.

(b) the pavement width on 11th avenue from St. George to Carolina be 27 feet."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 307-8

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Complaints re 1535 West 64th Avenue and 1517 West 64th Avenue

Vancouver City Council on April 13, 1976 when considering a City Manager's Report in which the Director of Permits and Licenses reported on the above topic, passed a motion that the report be received for information and that the Director of Permits and Licenses and the Chief Constable report on this matter in due course.

The Director of Permits and Licenses reports:

> "Reinspections have been carried out at 1535 and 1517 West 64th Avenue and considerable improvement has taken place regarding general maintenance, however, the following matters require further action:
>
> 1517 West 64th Avenue
>
> The site has been cleaned up but a drainage problem outside the garage to prevent flooding has not been corrected. Prosecution notices are now being prepared.
>
> 1535 West 64th Avenue
>
> Rechecks of this building show that it is still occupied in contravention of the Zoning and Development By-law. Prosecution notice is being prepared. It should be noted that the tenant in the illegal basement suite may qualify under City Council's Hardship Policy. If a Hardship Application is received during the notice period, the matter will be dealt with by the Committee and will be brought before City Council."

The Chief Constable reports that it appears the matter has been resolved. Attached, as Appendix "A", are Police officers' reports to the Chief Constable on this matter.

The City Manager submits the reports of the Director of Permits and Licenses and the Chief Constable for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 308

BUILDING & PLANNING

CONSIDERATION

1. Gulf Oil Canada Limited - Request to Convert Four Gasoline Stations to Self-Serve Operation.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. D.J. Sharp (see Appendix I), requesting that four gasoline stations, located at 8072 Granville Street, 3100 East 54th Avenue, 2808 West Broadway and 3291 Grandview Highway, be permitted to convert to self-service.

Gulf Oil Canada Limited currently has 9 of the 57 or 15.8% of their gasoline service stations in the City as self-service. It is now proposed to convert the gasoline stations at:

8072 Granville Street at 65th Avenue
3100 East 54th Avenue at Kerr
2808 West Broadway at MacDonald
3291 Grandview Highway at Rupert

to self-service.

The Development Permits referred to in the Gulf Oil Canada Limited's submission (see Appendix II), were processed as follows:

1. 8072 Granville Street at 65th Avenue - DP #72430

Approved by the Director of Planning March 1, 1976, thereby permitting:

'an additional service bay to, and alterations of the interior of this existing gasoline service station.'

The approved drawings showed 4 service bays and 2 pump islands.

2. 3100 East 54th Avenue at Kerr Street - DP #72433

Request to 'alter to self-serve and erect kiosk'.

Refused by the Director of Planning on February 2, 1976 for the following reason:

'It is considered an unsuitable form of development to alter the use of the existing gasoline service station to self-service as it forms an integral part of the existing shopping complex under the CD-1 (Comprehensive District) Zoning.'

3100 East 54th Avenue - DP #73067

Approved by the Director of Planning March 8, 1976 thereby permitting:

'the reconstruction of a 6' x 15' kiosk at the existing gasoline service station on this site.'

The approved drawings showed 4 service bays and 3 pump islands.

Clause No. 1 Continued.

3. 2808 West Broadway at MacDonald Street - DP #72434

Approved by the Director of Planning on March 8, 1976 thereby permitting:

'the addition of a 25' x 30' extension to existing service station on this site.'

The approved drawings showed 4 service bays and 2 pump islands.

4. 3291 Grandview Highway at Rupert Street - DP #72435

Approved by the Director of Planning on March 11, 1976 thereby permitting:

'the reconstruction of a gasoline service station and ancillary kiosk on the site.'

The approved drawings showed 2 pump islands.

If the conversion of these 4 gasoline service stations were permitted, it would mean that 13 of the 57 or 22.8% of the Gulf Oil Canada Ltd. gasoline stations in the City would be self-service, exceeding City Council's limitation of 15%.

If these conversions are allowed:

8072 Granville Street at 65th Avenue
3100 East 54th Avenue at Kerr
2808 West Broadway at MacDonald
3291 Grandview Highway at Rupert

should be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-serve gasoline stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION: Mr. D. Sharp, Gulf Oil Canada Limited.

INFORMATION

2. Feasibility of Ground Survey of 3513 & 3553 Point Grey Road.

The City Engineer and Director of Legal Services report as follows:

"On March 9, 1976, City Council requested the Director of Legal Services to prepare a draft By-law amendment to establish a building line on the properties on the north side of Point Grey Road. At the same time Council requested that the City Manager report back on the feasibility of the City conducting a ground survey of 3513 and 3553 Point Grey Road.

The matter of the building line was dealt with at a Public Hearing on May 27. The matter of the northerly limit of the properties in the 3500 Block has been researched extensively and there is no simple solution to clarify the northerly property line of these properties.

The titles of these properties are based on Plan 229 (dated 1887) in the Land Registry Office which has no dimensions and is drawn at a scale of 1 inch equals 300 feet. Consequently, the depth of the lots can only be an approximate scale distance.

In 1929, the City made a detailed survey of this area and by instrumentation determined, as accurately as possible, the location of the High Water Mark. A plan was prepared (the Fountain Plan) showing the approximate relationship between the north side of Point Grey Road and the High Water Mark. The distances on the Plan are shown with a plus or minus tolerance since it is impossible to precisely determine the High Water Mark.

A ground survey could determine the front line and side lines of the properties but could only show the approximate distance northerly to High Water Mark or the approximate depth scaled from Plan 229. It could not define the northerly limit of these properties.

In view of the foregoing, at the present time it appears the only determination of the northerly limit of these lots would be that set by the Courts on an individual basis. However, with the building line providing the means to control the extent of buildings, the only use for the north property line from a City standpoint would be to determine site area and floor space ratio with respect to By-law requirements. Accordingly, the Director of Legal Services is examining, with the Director of Planning, the feasibility of special Zoning By-law amendments as alternate means of dealing with these requirements."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION

3. 1049 West 7th Avenue - Apartment Development - Development Permit Application #72990.

The Director of Planning reports as follows:

"Development Permit Application #72990 has been filed by H. Hawthorne, Architect, to construct a three storey plus basement apartment building containing three dwelling units on this site.

The site is located on the north side of West 7th Avenue between Oak Street and Spruce Street in Fairview Slopes.

The proposed development would be at variance to Section 1 of the CRM-2 District Schedule with respect to floor space ratio, height, setbacks and off-street parking requirements (for detailed analysis, see Appendix I).

Clause No. 3 Continued.

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

The proposed development would comply with the Interim Control Guidelines for Fairview Slopes adopted by City Council on July 22, 1975.

The Urban Design Panel, on February 18, 1976, recommended that the design of the proposed development be approved.

The Fairview Area Planner, in memoranda dated February 26, 1976 and May 3, 1976 has recommended that the proposed development be approved.

The Director of Planning recommends that this Development Permit Application be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of an apartment building containing three dwelling units, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

i. A written undertaking is to be submitted by the owners to the satisfaction of the Director of Planning regarding the provision of one additional off-street parking space at the rear, upon provision of lane access.

ii. The north 10' of the site is to be dedicated to the City for future lane widening access.

iii. Crossings are to be first approved by the City Engineer.

iv. Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

- details of all landscaping on the site, including the type, location, quantity, and size of all planting materials and ground cover

- details of fences and screening

- details of surfacing and curbing of the off-street parking

- the blank easterly wall of the garage be omitted for a distance of 5' from the property line adjoining 7th Avenue, with the exception of a corner column.

Clause No. 3 Continued.

B. The 2 off-street parking spaces are to be provided in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development, and thereafter permanently maintained.

C. A third off-street parking space is to be provided at the northerly end of the site within sixty (60) days from the date of development of lane access.

D. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

RECOMMENDATION

4. Kitsilano NIP Program - Lord Tennyson School Alterations.

The Director of Planning reports as follows:

"On July 22, 1975 City Council approved the expenditure of up to $21,000 from Kitsilano Neighbourhood Improvement Program funds for the purpose of contributing to the alteration of a portion of Lord Tennyson School to create a space suitable for an after-school child-care program and for use by the community in the evening. The alterations are now completed and equipment has been purchased for the after-school care program.

In order to make this space more usable and independent from the main services of the school, additional expenditures are required. Details of the alterations and costs are as follows:

(a) Alterations

This room is presently heated from the central heating system used for the whole school. It is presently too costly and inefficient to heat the whole school simply to ensure that this room remains warm enough. It is therefore proposed that a separate heating system be installed in this room.

This room is entirely constructed of concrete, and the heat loss through the floor is quite severe. It is proposed therefore, that a wood sub-floor be installed to help insulate the room and to provide a more suitable surface for the intended users of this space.

It was discovered that the water is turned off in the school during certain holidays during which the after-school program has to operate. Day-care licencing regulations state that running water must be supplied at all times. Therefore, a separate water system should be installed.

It was also felt that the walls should be painted as the existing walls are in very bad condition.

It should be noted that these additional alterations to this room make it possible to seal the room off from the school and thereby use it at all times. It will not be necessary to hire School maintenance and heating staff at overtime rates during the evenings and weekends to use this room.

Clause No. 4 Continued.

(b) Costs

There will be some extra operating cost incurred by the installation of the additional heating unit (estimated by the School Board to be around $400 per year). The Tennyson Parents Group has agreed to assume responsibility for this cost. This Group will be responsible for programming the use of the rooms after regular school hours, and will collect a fee from those groups able to pay in order to meet the operating costsof the additional heating unit.

The School Board has supplied an estimate of $18,500 for the proposed alterations. They said they would honour this estimate until May 15, 1976 (see Appendix A). Since it is now past that date, the School Board has suggested that an additional 15% be added to cover the possibility of the costs rising over the summer months. Therefore the total estimated cost is now $21,275.

Included in the $21,000 approved by City Council on July 22, 1975 was an amount of $1938.00 to be used to purchase equipment for the after-school day-care program. This equipment has been purchased and the total cost was approximately $100.00 over budget. Requests for NIP funds submitted last year did not include an inflation factor (all requests now contain this extra amount) and the cost of the equipment rose by approximately $100.00 since last July.

Therefore, the total cost required at this time for the proposed additional alternative and funds to cover the added costs of the original alterations comes to $21,375.

The Kitsilano Citizens Planning Committee and the Kitsilano Planning Office Staff reviewed this project on March 17, 1976 and recommended approval of the necessary funds to complete the alterations to this room.

Central Mortgage and Housing Corporation has been informed of and concurs with this recommendation.

It is therefore RECOMMENDED, that:

City Council approve the expenditure of up to $21,375 (twenty-one thousand, three hundred and seventy five dollars) from the Kitsilano Neighbourhood Improvement Program budget ($5343.75 City, $5343.75 Provincial, $10,687.50 Federal) to complete the alterations to Lord Tennyson School as noted in Appendix A. This amount is to be charged to the Social Facilities budget."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

5. Kitsilano NIP - Funds for Alterations to Carnarvon School.

The Director of Planning reports as follows:

"On April 18, 1976 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Carnarvon Out-of-School Care Society to make some alterations to Carnarvon School.

The Carnarvon Out-of-School Care Program presently operates out of the "primary activity" room in the school. This room is used by the school during the day, by the after-school program from 3:00 p.m. to 6:00 p.m., and by the community in the evening. Carnarvon School is designated as a "Community School" so there is no problem with supervision, heating, etc. of the room during the normal school year. However, during the summer, the After-School Care Program has to operate all day until 6:00 p.m., and the custodial staff leave the building at 4:00 p.m. Unless there is some way of sealing off this room from the rest of the school and providing direct access outside, the After-School Program will have to be terminated. Isolating this room can be done by installing a fire door and making some other minor changes. The School Board has agreed to do this work for $1350.00.

Clause No. 5 Continued.

CMHC regulations state that "Where the facility is designed for use by a larger population than in the NIP neighbourhood, the eligible cost will be proportionate to the extent to which the facility is used by NIP residents." (NIP Operators Handbook, Revised Jan. 15, 1976). Since the catchment area for Carnarvon School extends beyond the boundaries of Kitsilano, it was felt that the cost of this project should be prorated to reflect the place of residence of the users. The After-School Care Society checked their records and found that approximately 75% of the children using their service live in Kitsilano. Since this figure is close to the amount of the total school population of Carnarvon living in Kitsilano, it is unlikely it will change drastically in the near future. It is therefore proposed that NIP funds be used to pay for 75% of the total project cost. The After-School Care Society has stated they have sufficient funds to pay the balance.

The Kitsilano Citizens Planning Committee and Kitsilano Planning Office staff reviewed this proposal and recommended approval.

Central Mortgage and Housing Corporation has also reviewed and concurred with this request.

It is therefore recommended that:

City Council approve the expenditure of up to $1010.00 (one thousand and ten dollars) from the Kitsilano Neighbourhood Improvement Program budget ($252.50 City, $252.50 Provincial, $505.00 Federal) for the purpose of making renovations to Carnarvon School. This amount represents approximately 75% of the total project cost, and will be paid when the remaining 25% is provided by the Carnarvon Out-of-School Care Society. This allocation is to be charged to the Social Facilities budget.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

6. Downtown Eastside N.I.P. Boundary Extension.

The Director of Planning reports as follows:

"On May 20, 1975 at the first meeting of the Oppenheimer Area Planning Committee, it was unanimously approved that a request be made to extend the N.I.P. area boundary to include the Japanese Canadian Citizens' Association at 475 Alexander Street so that this organization may be included as a possible recipient of N.I.P. funding when the priority list is drawn up. (Appendix I shows locational map)

This matter has already been discussed with C.M.H.C. officials who state that boundary extensions are permissable as long as no dwelling units are involved and the intent is simply to spread the available N.I.P. funding a little further. This describes the above situation.

It should also be noted that the Committee voted unanimously not to extend the boundaries to include Carnegie Library on the grounds that the available N.I.P. funding was insufficient to be used effectively on Carnegie and they felt the rehabilitation of Carnegie Library should be the responsibility of the City.

It is therefore recommended:

THAT Council approve the extension of the Downtown Eastside N.I.P. boundary, as outlined, and forward the recommendation to the senior levels of government for their ratification."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

7. 290 West 49th Avenue - D.P.A. # 72829. (Family Y.M.C.A. Recreation Building.)

The Director of Planning reports as follows:

"Development Permit Application #72829 has been filed by Ronald Howard, Architect, for the Y.M.C.A., to construct a two storey with basement, 45,612 square foot Y.M.C.A. recreation building on this site, including surface off-street parking and loading facilities for 69 vehicles.

The site is located on West 49th Avenue east of the Langara Campus.

City Council, on April 15, 1975, approved the rezoning of this site from RS-1 Single Family Dwelling District to CD-1 Comprehensive Development District permitting (in part) recreational facilities, subject to several conditions, some of which were approved by By-law and some by resolution of Council.

The development as proposed can meet all the conditions with the exception of site coverage. One of the conditions approved by resolution of Council restricts site coverage as follows:

"Y.M.C.A. site - Maximum Site Coverage

Coverage of the site by surface parking, accessory building, manoeuvering aisles, driveways, carports, other vehicular facilities and the principal buildings shall not exceed 45%."

The site coverage proposed would be:

Buildings	27,691 sq. ft.	-	32%
Vehicular facilities (including surface off-street parking and loading spaces and manoeuvering aisles)	22,795 sq. ft.	-	26%
Total Site Coverage	50,486 sq. ft.	-	58%

Because of the form of development and the treatment of the open spaces of the site, it is considered that the form of development as proposed with a site coverage of 58% would be acceptable.

The Director of Planning, after receiving advice from the Development Permit Staff Committee and Urban Design Panel, has approved this development permit application for the construction of a Y.M.C.A. recreation building, subject to several conditions, including that prior to the issuance of the development permit, a report be submitted to Council to amend the maximum site coverage to permit 58% in lieu of the previously approved 45%.

It is recommended that the maximum site coverage of this site be 58%.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

8. Rezoning Application - 948 - 976 West 13th Avenue.

The Director of Planning reports as follows:

"An application has been received from Mr. Graham MacLean on behalf of Daon Development Corporation requesting an amendment to the Zoning and Development Bylaw No. 3575 whereby Lots 3 - 6, Block 436, D.L. 526 be rezoned from (RT-2) Two Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'developing a three storey wood frame apartment.'

A letter from Mr. Graham W. MacLean dated March 3, 1976 was also submitted and is attached as Appendix A.

No plans were submitted with the application.

SITE DESCRIPTION

The site is composed of four lots each 50 feet by 125 feet located on the south side of West 13th Avenue between Oak and Laurel Streets in the center of the block. The site has a total frontage of 200 feet, a depth of 125 feet for a total site area of 25,000 square feet. The site is zoned (RT-2) Two Family Dwelling District and according to our records the lots are developed with a one family dwelling on lot 3; a multiple conversion dwelling containing six dwelling units on lot 4; a two family dwelling on lot 5, and a multiple conversion dwelling containing two housekeeping and two sleeping units on lot 6. See Appendix B.

The lands to the east and south are zoned (RT-2) Two Family Dwelling District and are developed with older residential dwellings, some of which are converted to two or more units. Immediately to the east on lots 7-10 is a two storey plus cellar townhouse (conditional use) developed to (RM-1) Multiple Dwelling District standards, not exceeding a floor space ratio of 0.75. The lands to the west and north are zoned (RM-3) Multiple Dwelling District and are developed mostly with specifically designed apartment buildings and some older residential dwellings. In the letter submitted by Mr. Graham MacLean dated March 3, 1976, he states:

'the site is surrounded by three storey structures.....'

This is not a fact.

HISTORY

Since 1958 there have been six applications to rezone portions of the south side of West 13th Avenue between Oak and Laurel Streets from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwell-

Clause No. 8 Continued.

ing District. None of these applications were approved and are listed below.

1958	Lot 3; Block 436; D.L. 526 from RT-2 to RM-3
1963	Lots 7 - 8; Block 436; D.L. 526 from RT-2 to RM-3
1965	Lots 7 - 8; Block 436; D.L. 526 from RT-2 to RM-3
1965	Lots 5 - 10; Block 436; D.L. 526 from RT-2 to RM-3
1971	Lots 3 - 10; Block 436; D.L. 526 from RT-2 to RM-3
1972	Lots 3 - 10; Block 436; D.L. 526 from RT-2 to RM-3 (NOTE: The Planning Department could not support and applicant eventually withdrew the application)

The Planning Department cannot support an extension of the (RM-3) Multiple Dwelling District as it would allow a development of a higher bulk and intensity of use in an area presently zoned and developed as an (RT-2) Two Family Dwelling District. Any rezoning should await the outcome of the study requested by Council on August 26, 1975 to review the present (RT-2) Two Family Dwelling District zoning in the general area between Oak, Main, West 16th and Broadway. This application is located within that area.

The Vancouver City Planning Commission at its meeting on May 5, 1976 when considering this application concurred with the recommendations of the Director of Planning.

RECOMMENDATION: That the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

9. Rezoning Application - N.E. Corner of McGill and Penticton Streets.

The Director of Planning reports as follows:

"When reporting to Council in November, 1975 on an application to rezone the northeast corner of Pandora and Penticton Streets from (RS-1) One-Family Dwelling District to (C-1) Commercial District, which the Planning Department recommended be not approved and which Council refused, the following resolution was recommended and approved by Council on November 4, 1976:

'FURTHER that the Director of Planning be directed to make an application to rezone the northeast corner of McGill and Penticton Streets from (C-1) Commercial District to (RS-1) One-Family Dwelling District.'

Clause No. 9 Continued.

SITE DESCRIPTION

The site has a frontage of 66 feet on McGill Street and a depth of 123 feet for a total site area of 8,118 square feet. The site is zoned (C-1) Commercial District and is developed with two one-family dwellings, one being one storey and the other one storey plus basement. The one storey dwelling in the past has been converted from a grocery store to a one family dwelling. The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings of various sizes and heights (See Appendix A).

ANALYSIS

In 1960 when certain (C-1) Commercial zoned lands on Penticton Street between the lane north of McGill Street and the lane south of Eton Street were rezoned from (C-1) Commercial District to (RS-1) One-Family Dwelling District, two lots were left as (C-1) Commercial District (including the subject property) which were developed with grocery stores. Of these sites, only the southwest corner of Penticton and Eton Streets is still developed with a grocery store.

In the area bounded by Renfrew Street, Hastings Street, Nanaimo Street and Wall Street local grocery stores are located at the northeast corner of Penticton and Eton Streets; southwest corner of Renfrew and Eton Streets; west side of Renfrew Street between Oxford and Dundas Streets--there are also three non-conforming grocery stores. In addition there are three grocery stores on the north side of Hastings Street between Kamloops and Penticton Streets which are zoned (C-2) Commercial District. (See Appendix A).

On May 14, 1976 in a discussion with the owners of the subject property, Mr. & Mrs. Otto indicated that they had stopped the local grocery store as a business several years ago and have used the building for residential purposes since. They stated that they have no objection to proposed rezoning to (RS-1) One Family Dwelling District, as they have no intention of developing the site with a commercial use. It was brought to their attention that if the property were rezoned to (RS-1) One Family Dwelling District, the Approving Officer would give favourable consideration upon application to the subdivision of their property.

The Vancouver City Planning Commission when considering this application at its meeting of April 7, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be referred to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

RECOMMENDATION

10. Leases - False Creek Development - Area 6.

The Director of Finance and the Project Manager, False Creek report as follows:

" Introduction

Council has received a letter from the various lessees of City-owned lands in Area 6 - False Creek requesting relief from the obligation to pay rent either for a period of up to one month after date of occupancy or for a period of six months from July 1 to December 31, 1976. The leases stipulate that rent and taxes will commence on July 1, 1976. (Appendix I).

Cost of Request

It is difficult to accurately measure the cost of this request of the lessees because the estimated date of occupancies range from July for some properties to March, 1977 for others, without allowing for a work stoppage. On the low side, it is estimated that this request would cost the City $200,000.00 and the six months forgiveness will cost $300,000.00

The Director of Legal Services advises that the request from the lessees for deferal of commencement of rent would be considered a grant request, and would require a two-thirds majority of Council.

Background on Financial Arrangements

Early in the course of development of False Creek, it was recognized that the City faced high costs of development of the land and accordingly, there was a need to charge the sponsors/developers, in total, a commensurate amount for the land. As was reported to Council previously, the City's costs for the residential/commercial development is forecasted to be $8.0 million. This compares with a full market value of $12.0 million, but only 26% of the residential development could afford full market value. It was recognized that, even if the City only sought to recover its costs of $8.0 million, it would still create problems for the non-market housing which could not support this land cost.

Accordingly, a rather complex financial solution was worked out whereby the City leased out the land at rates which varied from full market to non-market values, and were in total initially less than cost but, with escalation over time, eventually will fully recover City costs. One aspect of this financial arrangement was that the City financed three-quarters of the costs through an 8% interest loan from CMHC.

Another aspect of the financial arrangement was that the rent on the land was deferred past the date when the lessee first started construction, to a date which was estimated to be the completion date (i.e. July 1, 1976). Under normal real estate transactions for leased land, the rent on the land would normally commence prior to the lessee entering on the land to commence construction. For normal real estate transactions where the property is sold, the purchaser would normally have to pay the purchase price in full prior to entering on the land and further, would have holding or interest costs on the land for the period of construction.

The purpose of deferring the rent commencement was to reduce the initial costs and the attendant financing problems it might create. It was recognized that the deferment of the rent would add to the City's front end costs and this was taken into account in determining the rent. By the same token, any further deferment of the rent commencement will further add to the City's front-end costs, but it is not possible to adjust the rents to recover this additional cost because the leases have been signed and other commitments have been made (unless all of the parties involved agree to an adjustment of the leases).

Financing of Rent Payments

Clause No. 10 Continued.

The majority of the developments in Area 6 are non-market housing and are being financed by CMHC. The impact for those projects which must commence rental payments prior to completion of the buildings is that CMHC will have to pay for the rent by increasing the first mortgage funds. This, in turn, will mean that the tenants may have to ultimately pay a slightly higher rent because of the higher mortgage, but the actual impact will be difficult to measure due to the variety of operating subsidies which will be available in the initial years to the tenants. Most of the CMHC financed projects should be completed easily within 6 months (unless there is a long construction strike) but even if they had to pay rent for 6 months prior to occupancy, it would only add 0.8% to the construction costs and affect the total economics by a lesser amount. The important point to note, though, is that CMHC recognizes the City's need for rental payments to commence on July 1, 1976, and have agreed to advance additional mortgage funds to pay for it.

For the controlled leasehold condominium developments (Creek Village Cooperative and University Non-Profit Building Society), the rent payments prior to occupancy will have to be paid for from large down-payments by the purchasers. Although these projects are slated for completion in the fall, for comparison, the payment of six months of rent would raise their construction costs by slightly over 1%.

For the market housing, the issue of commencing rent on July 1 is more significant because much of this housing will not be completed until Spring, 1977. These additional costs will add to the developer's costs and his risks and will reduce his profits. The developer will have to finance these additional costs through his normal form of financing.

Approach to CMHC

The lessees note in their request to Council that they have requested CMHC to forgive interest on the CMHC loan to the City ($6 million loan for front-end costs) for a period equivalent to the requested deferment of rent. The first point to note is that CMHC is financing $6 million of the costs and the City is financing $2 million of the costs, and the City would have to forego its return on the $2 million also. The second point is that CMHC have been made aware by the City of the option to forego the interest on the loan, but they have opted for the alternative course of action as noted above of advancing additional mortgage funds.

Reasons for Delay

Two years ago it was estimated that construction of the residential units would be completed by Spring/Summer 1976, and hence the date of July 1976 for commencement of rent was decided upon.

There have been delays in getting construction started, the principal reasons being:

a. Delay in confirmation of CMHC mortgage funds - on July 25, 1975, we were advised that funds would not be confirmed until 1976. After considerable discussion, funds were confirmed in time for the sod-turning on September 29, 1975.

b. Delay in arranging private mortgage financing - the sponsors of the market and controlled leasehold residential projects did not receive assurances of funding by spring/early summer as expected. After a feasibility study by A.E. Ames and considerable discussions with financial institutions, the Bank of Montreal, in September 1975, pledged the

Clause No. 10 Continued.

required mortgage funds.

c. Delay by Architects - some of whom slowed down their work because of uncertainty of funding, and others of whom did not work as effectively as anticipated.

d. Delay in coordination of the architects designs, as compared to expectations.

e. Delay in completion and deposit of the subdivision plan. It proved to be more complicated and took much longer than expected, finally being deposited in October 1975.

f. Delay in signing the Ground Leases. Although the principal terms of the leases were approved by Council in July, 1975, the ground leases were not formally signed until 1976. Some of these were the first leases under the amended Strata Titles Act, and were complicated by such things as shared facilities, and required more time by the city's and sponsor's lawyers than anticipated.

g. Delay in processing of the Development Permit applications, as compared to expectations.

The result was that while we expected to start construction in the Spring, 1975, it was actually October, 1975 before we were in the ground for the first projects, and later for others. Furthermore the bad weather slowed construction down, compared to the anticipated rate of construction if construction started in spring/summer 1975.

The delays were not cumulative, since we attempted to solve problems simultaneously rather than sequentially. However, in total, we have probably lost some 4 to 5 months, but are still within budget.

Other

It will be noted that one of the signatories of the petition is the Greater Vancouver Floating Homes Co-op. At present, this Co-op does not have a lease from the City because the City must first lease the water area from the Provincial Government. The issue of commencement of rent for this Co-op will be dependent upon the requirements of the Provincial Government.

Recommendation

In light of the cost of the request of the lessees, and the approach being taken by CMHC for the non-market housing, and the relatively minor impact on the market and controlled leasehold housing projects,it is recommended that the request of the lessees in False Creek - Area 6 not be acceded to."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and Project Manager - False Creek.

DELEGATION REQUEST THIS DAY: Ms. Mary Bird.

FOR COUNCIL ACTION SEE PAGE(S) 301, 388-9

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Request by the "Scotch Shop" for a Pro-Rated 1976 Business License Fee

The Director of Permits and Licenses reports as follows:

"Attached is a letter from the Scotch Shop requesting that their 1976 Business License fee be pro-rated from the date their business commenced (May 1, 1976).

The Business License By-Law 4450 does not contain provisions to pro-rate Business License fees. The reason for this is that the cost of a Business License represents the cost of providing the licensing service. This service includes the annual billing process, receipt and processing applications and issuing the license, when necessary, police clearances and License Inspectors' field surveys are also involved.

The cost of a Business License is based on the cost to the City of the service. The major cost of the license is generated at the application-issuance stage, thus it is unreasonable to consider pro-rating license fees on a monthly basis.

It should be noted that there are approximately 29,000 Business License applications dealt with annually and the additional cost of pro-rating business "starts" and "terminations" during the license year would be considerable, resulting in a higher Business License fee charge."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 310

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closure - Broadway from MacDonald Street to Waterloo Street

The City Engineer reports as follows:

"Mr. N. Zapantis of the Hellenic Community of Vancouver, 4500 Arbutus Street, requests that Broadway from Macdonald Street to Waterloo Street be closed to vehicular traffic on Sunday, June 27, 1976 from 12:00 noon to 12:00 midnight. This proposal is similar to what was approved and carried out in 1974 and 1975.

The purpose of the closure is to provide an area where street dancing and stage performances may be held. It is also proposed to set up outdoor cafes and to display handicrafts within the closed area.

Transit service will be affected by the street closure, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police will have personnel in attendance.

Should Council approve the applicant's request to close to vehicular traffic Broadway from Macdonald Street to Waterloo Street on Sunday, June 27, 1976 from 12:00 noon to 12:00 midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

2. That any food concessions be approved by the City Health Department.

3. That all relevant licences be obtained by the applicant prior to the events.

4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.

5. That unrestricted access be provided for emergency vehicles.

6. Any electrical fittings on the street be approved by the City Engineer.

7. Costs of temporary traffic controls be borne by the applicant.

8. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.

9. That all structures, etc. be dismantled and removed from the street immediately following the event.

In connection with items (7) and (8), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be $600.

Should Council decide in favour of the applicant's request to defray costs, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided from Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Continued on Page 2. . . .

RECOMMENDATION

2. Kitsilano Apartment Area - Proposed Arterial Street Plan

The City Engineer reports as follows:

"On May 6, 1975, Council approved a motion that 'the Burrard-Arbutus Connector not be proceeded with', instead approving the Kitsilano Plan Policy #17, that 'traffic problems in the apartment area be dealt with by the improvement of existing arterial streets, and the discouragement or slowing of non-local vehicles on residential streets'. The Director of Planning's Policy #17 contained the following elements:

(a) turning bays be constructed at arterial street intersections.

(b) Burrard be widened to 4th Avenue in order to facilitate turning and movement.

(c) a 32' paving width be used on local streets.

(d) the use of stop signs and other traffic control signs be increased in the residential area.

This policy also required that the City Engineer report back on the implementation of the necessary street improvements.

The purpose of this report is to outline a long-range traffic plan for the area, and recommend a plan of implementation.

TRAFFIC OBJECTIVES

The traffic plan incorporates the Kitsilano goals of discouraging non-local traffic on residential streets, and directing this traffic to arterial streets. At present, because of congestion, much of the traffic from the Burrard Bridge is cutting through on local streets in Kitsilano, False Creek, and Shaughnessy, resulting in high accident rates and numerous complaints from residents of the area about noise and high speeds. As much as possible of this traffic should be directed back to arterial streets.

The plan does not contemplate an increase in overall peak traffic volumes. This area is well served by public transit now, and this service could be improved by the proposed rerouting of the Arbutus-Hastings Express bus onto Burrard Street. In the longer term, development of light rail transit on the Arbutus rail line will serve the corridor. Therefore it is assumed that all increase in peak travel will be accommodated on transit, in accordance with the Downtown Plan. (This is an optimistic assumption.)

ULTIMATE TRAFFIC PLAN

The ultimate plan for the area incorporates only those arterial street improvements needed in order to accommodate traffic diverted from local streets, along with an increase in stop signs and other protective measures on local streets. The proposed arterial improvements consist of two parts; first a portion of Burrard Street would be widened to six lanes, in order to handle traffic now using local north-south streets and better serve the proposed transit route; second, turning bays and improved signals would be added at key intersections. Additional stop signs are proposed for a number of high conflict locations on local streets; certain streets would be designated as local collectors. As a result of these combined measures, much of the non-local traffic hopefully can be diverted from residential to arterial streets.

Continued on Page 3. . . .

Clause No. 2 Continued

ARTERIAL STREETS - IMPLEMENTATION

(1) Widen Burrard to full six lanes from 1st to 5th avenues with turning bay at 4th Avenue: this will require use of the 7 foot building setback on each side of the street, plus an additional ten to twenty feet on the west side. The City already owns three major properties on the west side, and has previously negotiated with owners of the remaining seven properties, in relation to the Connector. This improvement will relieve congestion on both Burrard Street and 4th Avenue, and will provide sufficient additional capacity that little or no through traffic need use local streets north of 4th Avenue. The left turn bay at 4th Avenue will also reduce through traffic in the area east of Burrard Street, thus easing access into Area 10 of False Creek. Properties now owned by the City are leased until December 31, 1976, and acquisition of the remainder would require 9 - 12 months, so that the widening could be carried out in 1977.

However, this improvement alone would result in very heavy traffic volumes using Arbutus Street from 4th Avenue to Broadway. Therefore, it is proposed that the widening of Burrard to six lanes be extended from 5th Avenue to Broadway without turning bays. This can be accomplished with minimum disruption and cost through acquisition of the 7 foot building setback strip on each side of the street. Approximately one-half of the required frontage is now in City ownership, and the balance is vacant with the exception of one small storefront adjacent to the railway line.

(2) Add left turn bays on Broadway at Burrard and at Arbutus: These bays will greatly increase the capacity to carry traffic from Burrard across to Arbutus, and can be built without property acquisition by narrowing boulevard widths from the present 18.5' to approximately 11'. This work could be done in 1976 subject to funding.

(3) Add minor widenings not to exceed 4 feet, on Burrard at 16th and on 12th at Arbutus. This work will not require property acquisition nor increase the number of traffic lanes, but will improve traffic flow characteristics at these important intersections and thereby reduce the pressures for traffic to use local streets.

(4) Turning bays on 4th Avenue, 12th Avenue and 16th Avenue: these have been investigated, but are not included in the current plan because the cost of property acquisition and construction would be high, and numerous trees would be lost. However, these bays could be built in the future, should conditions become serious enough.

LOCAL STREETS

Certain streets in the area should be designated as collectors to provide for neighbourhood circulation, as shown in Figure 2. In accordance with the Apartment Area plan, Arbutus Street should be designated as a collector from Broadway to 4th Avenue, with an ultimate 32' pavement width; the signal at 4th and Arbutus would be upgraded from a pedestrian signal to a full vehicular signal. This section of street would continue to carry some through traffic; curb modifications similar to those installed in the West Broadway beautification will be considered on Arbutus at Broadway and at 4th Avenue, the latter to be funded under the Kitsilano N.I.P., in order to limit the penetration of through traffic.

North of 4th Avenue, Yew Street would be designated as the collector, to prevent Arbutus Street developing as a major through route north of Broadway, and Cypress Street from 4th Avenue to Greer Street would also be designated, in recognition of its current use serving as access to the Kitsilano Point residential and recreational area. The implementation of these collectors can be carried out in 1976 or when local improvements are completed.

Continued on Page 4. . . .

Clause No. 2 Continued

All intersections on collector routes will be protected by stop signs. Other appropriate locations for stop signs are Cypress at 5th and 7th, Maple at York, Arbutus at 2nd and 3rd, Yew at 6th, and Vine at 1st and 3rd. The installation of these signs can precede completion of the local improvements.

ALTERNATIVES

The alternative of the Burrard-Arbutus Connector has already been eliminated. The only other alternative is to not proceed with the proposed arterial improvements. Burrard Bridge is already the most heavily-travelled bridge serving the downtown peninsula, and the volumes attempting to use Burrard Street exceed those on any other four-lane street in the City; in fact, they exceed most six-lane streets. Therefore, without new facilities, major traffic volumes would continue to use local streets throughout the area. Transit operations (when implemented) would be adversely affected by the congestion along Burrard Street. Even an extensive system of barriers, diverters, and stop signs would not be effective in removing this through traffic, and, in two surveys associated with the Local Area Planning Process, residents of the area have placed a high priority on reducing traffic on local streets. Therefore, the proposed improvements are considered essential in order to accommodate existing traffic volumes on arterial streets.

COST AND FINANCING

The 1971 - 75 Capital Plan included funds for acquiring the right-of-way for the Burrard-Arbutus Connector. A considerable amount of property has been acquired and some of the money is left. Of the property acquired, some is still needed for the alternative scheme, some is not. In addition, certain further acquistions are needed for the alternative scheme. Putting all of these elements together, the alternative scheme can be fully financed from the available funds and the resale of properties purchased. The estimated cost of the alternative scheme is as follows:

(1) The elements of expenditure to be made are:

(a)	Acquisition of properties to complete Burrard widening	$1,260,000
(b)	Construction (note ii)	995,000
		$2,255,000

(2) The sources of funds are:

(Figure 3 identifies the properties in b., c., and d. below)

(a)	Unexpended balance of 1971-75 provision for connector	$ 642,000
(b)	Sale of McLaren Electric Property (note iii)	700,000
(c)	Sale of other properties acquired for connector in block 267 (Burrard-Cypress) (note iv)	549,000
(d)	Sale of properties acquired for connector in block 266 (Cypress-Maple) (note iv)	279,000
(e)	Sale of residual portions of properties already acquired and to be acquired for Burrard widening	443,000
		$ 2,613,000
	LESS expenditure '1'	2,255,000
	SURPLUS (notes i & v)	$ 358,000

Continued on Page 5. . . .

Clause No. 2 Continued

Note i - These figures are estimates. The final figures will depend on the prices at which properties are sold and on the timing of construction (and consequent inflation of costs).

Note ii - Construction not dependent on property acquisition is estimated in 1976 dollars, balance in 1977 dollars.

Note iii- The Director of Finance proposes the McLaren Electric property as an appropriate investment for the Property Endowment Fund. The P.E.F. Management Board has agreed.

Note iv - The Standing Committee on Housing and Environment is considering the possible inclusion of these properties in Housing Project Sites. Figures given are estimated market values.

Note v - The Director of Finance proposed that the final surplus be assigned to the Property Endowment Fund (noting that this could be reviewed when the final amount is known, perhaps two years hence).

RECOMMENDATIONS

We RECOMMEND that:

(A) The traffic plan (in accordance with Kitsilano Apartment Area Plan Policy No. 17) be approved, consisting of the widening of Burrard Street from 1st Avenue to Broadway, addition of turning bays on Broadway, minor improvements at 16th Avenue and 12th Avenue, traffic signal changes, designation of portions of Arbutus, Cypress and Yew Streets as collectors, and additional stop signs on local streets;

(B) That the balance of the 1971-75 funds for the Connector, $642,000, be applied to the Alternative Scheme;

(C) That the McLaren Electric property be sold to the Property Endowment Fund for $700,000 and these funds be applied to the Alternative Scheme;

(D) That the Supervisor of Property and Insurance be instructed to negotiate for the other properties needed for Burrard Street widening (at an estimated cost of $1,260,000) using the funds available from recommendations B and C;

(E) That the Supervisor of Property and Insurance be authorized to negotiate the sale of residual portions of properties acquired for Burrard Street widening (both those already purchased and those purchased under recommendation (D), funds from these sales to be applied to the Alternative Scheme (subject to recommendation (H));

(F) That, when the Housing Committee and Council have dealt with the matter of connector lands and Housing Project Sites:

1. The Supervisor of Property and Insurance be authorized to negotiate the sale of any such properties <u>not</u> required for Housing Project Sites, proceeds to be applied to the alternative scheme (subject to recommendation (H)).

2. The proceeds (proportional share) of the sale of any such properties incorporated into Housing Project Sites be applied to the alternative scheme (subject to recommendation (H)).

Continued on Page 6. . . .

Clause No. 2 Continued

(G) That construction of the Alternative Scheme proceed in stages as funds become available under recommendation B, C, E and F, the City Engineer to obtain specific authorization of the City Manager (based on availability of funds) before undertaking any part or stage of the work. The total authorized by the City Manager under this recommendation not to exceed the present estimate of $995,000 (adjusted for inflation if the work is delayed);

(H) That any surplus funds eventually realized be placed in the Property Endowment Fund."

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer.

RECOMMENDATION

3. Cedar Cottage N.I.P. Appropriation: Pedestrian-Activated Traffic Signal on Victoria Drive at East 22nd Avenue

The City Engineer and the Director of Planning report as follows:

"City Council, on May 4, 1976 approved the installation of a pedestrian-activated traffic signal on Victoria Drive at E. 22nd Avenue to be funded out of the Cedar Cottage Neighbourhood Improvement Program.

The City Engineer estimates the cost of installation at $9,300 and this amount has been recommended for approval by the Cedar Cottage N.I.P. committee. Since the traffic signal is a utility, the costs would be shared under N.I.P. as follows: C.M.H.C. 25% ($2325.00), Province 12½% ($1,162.50), City 62½% ($5,812.50). The funding of the Cedar Cottage utilities account has been expended and it is therefore recommended that the costs of this traffic signal be funded through the 'Land Non-Conforming Use' account of the Cedar Cottage N.I.P. program. This category will receive minimal draw down through the remainder of the Cedar Cottage program and since the funding formula is similar to that of utilities (ie. C.M.H.C. 25%, Province 12½%, City 62½%) there will be no change to the total City contribution to the program.

C.M.H.C. has concurred with this proposal."

It is recommended:

i) that Council approve the appropriation of $9,300 from the Land Non-Conforming Use account of the Cedar Cottage N.I.P. for installation of a pedestrian operated traffic signal at Victoria Drive/East 22nd Ave.

Under N.I.P. the costs would be shared as follows:

C.M.H.C.	$2325.00
Province	1162.50
City	5812.50

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer and the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 310

FINANCE MATTERS

RECOMMENDATIONS:

1. Central Oliver Multi-Use Centre - United Housing Foundation

The following report has been received from the Director of Finance.

"Council, at its meeting on September 16, 1975, agreed to join with the Provincial Government in advancing $390,000, by way of mortgage, to the United Housing Foundation in order to finance the above scheme. The City provided $174,200 of this loan. This loan was not on the basis of the cost sharing arrangement, but was based on available funds. The costs of amortizing the loan were to be borne by the City and Province, in accordance with the previously agreed sharing arrangements.

The Provincial Government has now agreed to bear its total costs at this time, by means of making a grant based on the sharing arrangements. If the City also agrees, this would eliminate the City and Province having to amortize the loan over a ten to fifteen year period, and would save us the interest costs and administrative nuisance. The Province would contribute $360,480 of the required $390,000, leaving $29,520 to be financed by the City. The loan will then be retired. This sharing is properly in accordance with the cost sharing agreement. It will result in approximately $140,000 being returned to the capital account for health and welfare buildings.

In view of this development, I recommend that -

1. Council approve the payment of $29,520 by way of grant with source of funding coming from health and welfare buildings 1971-75 Five Year Plan funds (the same source as the loan was made from), and that the proposal of financing the scheme by way of mortgage loan be discontinued.

2. the Director of Legal Services take the necessary action to discharge the mortgage."

The City Manager RECOMMENDS approval of the above report of the Director of Finance.

CONSIDERATION:

2. Request for Grant - Re: 823 Jackson Avenue

The following report has been received from the Director of Finance.

"Pastor A. Girard sent the following letter to City Council.

'In February 1974, ownership of the property located at 823 Jackson Ave., was transferred to me and registered under my name.

This property, which consists of a Church and the land upon which it stands was originally owned by the African Methodist Episcopel Church.

This change of ownership resulted in the property being placed on tax rolls and the cancellation of the previous exemption.

I applied to the Assessment Dept. for a restoration of the exemption, but was refused as the property is registered in my name.

I therefore wish to apply for a Grant because of need to pay all taxes on this building. I, the present owner, the Pastor of the Church concerned, and President of the Cry in the Wilderness Society, which is a registered non-profit religious organization No: (II289). This Church is set apart and is used for the public worship of God, it is not and has not at any time been used for any commercial or industrial purpose.

Cont'd . . .

Clause 2 Cont'd

Any further information required I shall be glad to supply upon request.

Thank you for your immediate attention.'

Pastor Annie L. Girard had previously applied for a grant and/or exemption with respect to the 1975 taxes on the property at 823 Jackson Avenue. Since the property was not registered in the name of a religious organization, exemption could not be granted, and the grant is now on the basis of need, for Council's consideration. The outstanding 1975 taxes plus penalty equal $664.77 to which would have to be added interest from January 1, 1976 to the date of payment.

We do not have any financial statements for the organization.

The above request is submitted to Council for its consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

3. Request for Grant Equal to Property Taxes: Children's Hospital - 1975 & 1976

The Director of Finance reports as follows:

"A request was received from Children's Hospital dated June 18, 1975 for consideration of a grant of $5,217.25 which is the amount levied for 1975 taxes on two properties at 901 West 10th Ave. and 925 West 10th Ave. Children's Hospital submitted the following information in support of their request:

'This is an application on behalf of Children's Hospital Foundation Capital Fund for a money grant to that Fund in the sum of $5,217.25, being the exact amount of the 1975 City of Vancouver taxes levied on the two properties at 901 West 10th Avenue and 925 West 10th Avenue, in the City of Vancouver.

Some years ago, Children's Hospital purchased these properties. These properties have been and still are being used as the Children's Hospital Diagnostic Centre. The Centre is a vital part of the many services provided by Children's Hospital.

Under Section 206(a) of the Vancouver Charter, Children's Hospital and Children's Hospital Foundation Capital Fund are charitable institutions and are deemed so under the Income Tax Act of Canada.

Under Section 206(f), Children's Hospital is a hospital providing similar services to that of the Vancouver General Hospital.

Under Section 206(j), Children's Hospital had made a great and continuing contribution to the health of the City of Vancouver over the past fifty years.

In 1974, these two properties were transferred by Children's Hospital to the present registered owner, National Trust Company, Limited, in trust for Children's Hospital Foundation Capital Fund. By reason of this conveyance, the taxes on these properties have now been assessed through a technicality.

The object of Children's Hospital Foundation Capital Fund is to hold capital assets, such as bequests under Wills and other donations by the public, both corporate and individual.

Both the capital and income from the Children's Hospital Foundation Capital Fund are used solely for the benefit of the patients of Children's Hospital.'

Cont'd . . .

Clause 3 Cont'd

Director of Finance

The following is submitted for Council information, when considering this request for a grant:

a) These two properties were previously exempt from taxes under provisions of Section 396-C of the Vancouver Charter as being owned by a Charitable Organization and occupied and in use for charitable and hospital purposes.

b) In March, 1975, ownership was transferred from Children's Hospital to National Trust Co. Ltd. and since the properties were no longer registered to a charitable organization, exemption was cancelled and they were made taxable.

c) Under provisions of Sec. 396-C(iii) of the Charter a property is made exempt if "a hospital is the registered owner or owner under agreement either directly or through trustees therefore, and which is in actual occupation by such hospital".

d) A search of the Land Registry Office records did not indicate the existence of a trust agreement with National Trust Company Ltd. who are now the registered owners of these two properties.

e) The request for a grant equal to taxes includes local improvement charges that were not included in the exemption under 396-C(iii) and were payable by the Hospital when the properties were exempt.

The following table shows the 1975 and 1976 tax breakdown between the amounts that would have been exempt and the local improvement charges that are not exempt.

	Previously Exempt	Local Improvements	Total
1975			
925 West 10th Avenue	$1,391.79	$ 94.10	$1,485.89
901 West 10th Avenue	3,503.19	228.17	3,731.36
	$4,894.98	$322.27	$5,217.25
1976			
925 West 10th Avenue	$1,575.80	$103.35	$1,679.15
901 West 10th Avenue	3,966.33	228.17	4,194.50
	$5,542.13	$331.52	$5,873.65
TOTAL	$10,437.11 *	$653.79	$11,090.90

* The loss of the exemption for 1975 and 1976 is $10,437.11.

The request of the Children's Hospital for a grant equal to 1975 property taxes is submitted for Council consideration. Due to the timing of this report, we have included the 1976 tax figures as they are now available and the status of the property is the same. The Children's Hospital have been contacted and advised of this action."

The City Manager submits the foregoing grant request for Council's CONSIDERATION.

4. Use of Queen Elizabeth Theatre - Canadian Association of Fire Chiefs Conference

The Fire Chief reports as follows:

"City Council is aware the Vancouver Fire Department is host to the Canadian Association of Fire Chiefs Conference, August 22-26 of this year. Anticipated attendance is 400 delegates and their wives.

Inherent in these conferences are the Opening Ceremonies followed directly by a Memorial Service. These ceremonies will take place from approximately 2:00 p.m. until 5:00 p.m. on August 22nd.

The convention hotel is the Hyatt Regency and while this hotel will nicely accommodate all other activities throughout the week, it cannot be considered adequate or appropriate for the above mentioned ceremonies.

Mr. Dobbin, manager of the Queen Elizabeth Theatre advises me the theatre is not booked on that date and that no booking is likely at that time of year. Accordingly, I ask for Council's consideration to approve the use of the Queen Elizabeth Theatre by this Department on August 22nd to conduct the Opening Ceremonies and Memorial Service of our Conference."

The City Manager submits the above report of the Fire Chief for Council's CONSIDERATION.

RECOMMENDATION:

5. Municipal Incentive Grant Programs - B.C., re Housing

The following report has been received from the Director of Finance.

"The Provincial Minister of Housing, Mr. Hugh Curtis, has announced a Provincial program called the Municipal Incentive Grant Program which, together with a Federal program, can provide grants of $1,500 per housing unit (which meets certain requirements) payable to the municipalities.

Description of the Programs

Municipal Incentive Grant Program

This program provides a Federal contribution of $1,000 per unit, plus a Provincial contribution of $500 per housing unit, for housing units built under the program and meeting the specified guidelines with respect to density, price, and time. In summary, the units must have a building permit, or its equivalent, dated between November 1, 1975 and December 31, 1978. The units must be constructed for permanent residency, be self-contained, and be connected to municipal piped water, and sanitary sewers, and served with roads having at least a gravel surface. Further, the units must be in the density range of 10-45 units per net acre for lands that have been serviced for at least five years, otherwise 10-30 units per net acre. It also appears that for the $500 grant from the Province, the units can also fall in the density range of 31-60 units per net acre in core areas of larger urban centres. There are also certain size requirements and, with respect to value, it cannot exceed $47,000 at this time within Vancouver. This reflects the AHOP price limits set for Vancouver at this time.

In order to be eligible for the grants, the municipality must also pass a resolution of Council undertaking "to use the funds to encourage and facilitate the production of housing."

Interim Revenue Sharing Program

For those units not qualifying for the $1,500 grant, a $100 grant from the Department of Municipal Affairs will be paid to the municipalities under the Interim Revenue Sharing Program.

Cont'd . . .

Clause 5 Cont'd

1976 Revenue Budget

In developing the 1976 Revenue Budget for the City, Provincial Government Grants category, it was estimated that the City would receive $250,000 by means of $100 grants under the Interim Revenue Sharing Program. As the details regarding the Municipal Incentive Grant Program were not available and, further, because of the $47,000 limit, it was assumed that the City might or might not qualify for the $1,500 grants. It can now probably be assumed that the City will qualify for some unknown number of the $1,500 grants.

The City's Revenue Budget certainly contains expenditure categories that can be considered to qualify under the "encourage and facilitate the production of housing" criteria, as presently given. Further, City Council may wish to initiate additional activities, using the grant funds, to encourage and facilitate the production of housing.

At this time, it is impossible to try to predict with any degree of confidence how much revenue the City will receive under the two grant programs. Towards the end of the year, when the picture clarifies, a further report will be submitted to Council.

Implementation

Staff are setting up the necessary system to review permits and housing developments to determine which category of grant program they fit, and to make the appropriate applications to the Federal and Provincial Governments.

Recommendation

It is recommended that Council pass a resolution stating that the City of Vancouver will use the proceeds from the $1,000 Federal grant and $500 Provincial grant, under the Municipal Incentive Grant Program, to encourage and facilitate the production of housing in the City of Vancouver."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Finance.

INFORMATION:

6. 73rd Annual Convention of U.B.C.M.
September 15th, 16th and 17th, 1976

The City Clerk reports as follows:

"Official notification has been received of the 73rd Annual Convention of the U.B.C.M. which will be held in Vancouver on September 15, 16 and 17, 1976. The Convention Host is the Greater Vancouver Regional District and Convention headquarters is the Hotel Vancouver.

Registration fees are $55.00 for delegates if received by September 3, 1976, and $66.00 if received after September 3rd. Spouse registration fees are $30.00 if received by September 3rd, and $36.00 if received after September 3rd. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives are entitled to vote.

I have advised Department Heads to submit draft resolutions for Council consideration prior to June 29, 1976."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATIONS:

7. Park Board Staffing

The City Manager has received the following report from the Superintendent of Parks and Recreation:

"In December, 1975, City Council approved a Manager's Report entitled "Park Board Re-organization and Staffing". Recommendation number 4 in this report recommended the establishment of 2 additional Area Managers within the Recreation Division bringing the total complement of Area Managers to 4. In addition, recommendation number 6 recommended:

> 'that the budget and requirements for additional stenographic staff be the subject of a future report.'

This report contains information and recommendations pertaining to the establishment of two clerical positions to support the work of the 4 Area Managers.

During the past fourteen months, the two Acting Area Managers have utilized space, communication facilities and clerical services of Renfrew and Kerrisdale Community Centres. This arrangement has placed additional demands upon already overextended services in these two facilities. A result of this has been:

1. Inappropriate amount of time spent by Area Managers on routine administrative details. The clerical service that is available to the Area Managers seldom exceeds four hours per day, and often less.

2. Inefficiency in communication and reporting procedures.

3. Lack of confidentiality in regards to records and personnel matters.

4. Lack of physical area to do planning work and related information storage and retrieval. The working areas presently being used by the Area Managers at Renfrew and Kerrisdale Community Centres are very small with little room for the storage of information.

I have determined that the following arrangements would solve the above problems and provide the necessary clerical and administrative support to the four Area Managers:

1. The establishment of two area offices at the following locations:

   (a) Grandview Community Centre for Area Managers East and North. The live-in caretakers' suite has been vacated and will provide suitable office accommodation for two Area Managers.

   (b) Aberthau Cultural Centre for Area Managers West and Central. A.C.S.O.H. is presently using a large area on the second floor which they will be vacating in early July. This area will provide suitable office accommodation for two Area Managers.

2. The establishment of two clerical positions, one to be assigned to each double area office."

A list of the furniture required is on file in the City Clerk's Office. Much of the required furniture will be available from Surplus Stores.

The estimated cost of establishing the two clerical positions is as follows:

	1976 Costs		Annual Cost
	Recurring	Non-Recurring	(1976 Rates)
Salaries			
- Two Clerk Typist II's *	$10,200.		$20,400.
Telephone	900.	150.	1,800.
Furniture & Equipment		2,700.	
Stationery	300.		600.
	$11,400.	$2,850.	
TOTAL:	$14,250.		$22,800

* Staff Costs at mid-step, 1976 Rates, including fringe benefits and subject to classification by the Director of Personnel Services

Cont'd . . .

Clause 7 Cont'd

The Park Board's Director of Financial Services has reviewed the Departmental Budget and reports that funds are not available for this purpose, and requests that funds be provided from Contingency Reserve.

The Comptroller of Budgets reports that if this report is approved, the source for the funds will be Contingency Reserve. "

The City Manager RECOMMENDS:

A. That two additional clerical positions be established in accordance with the foregoing report; funding in the amount of $10,200 to cover 1976 costs be allocated from Contingency Reserve.

B. That an additional amount of $2,700 be allocated from Contingency Reserve for the purchase of additional furniture and equipment to accommodate the Area Managers and the two clerical positions.

FOR COUNCIL ACTION SEE PAGE(S) 311-12

PERSONNEL MATTERS

RECOMMENDATION

1. Compensation for Hours of Work - 3 Positions of Trades Foremen I, Equipment Branch, Engineering Department

The Director of Personnel Services reports as follows:

"As a result of the 1974 negotiations with the Foremen's Association, all foremen were granted one additional pay grade for working on the average up to 15 minutes in excess of their normal working day (Category 'A'). In addition, six of these positions were awarded one further pay grade since the duties involved working on the average up to 30 minutes in excess of their normal working day (Category 'B'). It was agreed with the Foremen's Association at the time that if any other positions were to fall into Category 'B' in future, their compensation would be adjusted accordingly.

It has now come to light that there were three positions of Trades Foreman I in the Equipment Branch of the Engineering Department which should have been included in Category 'B', but which were overlooked by both parties at the time of the negotiations. These positions are occupied by M. Fulkerson, A. Slatford and F. Lalau.

On May 5, 1976, the City Manager authorized the inclusion of these 3 positions in Category 'B' retroactive to May 5, 1975, the limit of his authority under Personnel Regulation 195-1(f) which states that "in no case shall retroactive payment extend beyond a period of twelve (12) months".

The Foremen's Association has requested that consideration be given to extending the additional compensation retroactive to January 1,1974, the date on which it would have commenced had the oversight not occurred This request is supported by the City Engineer, the Assistant Director, Legal Services, both of whom were involved in the negotiations, and by myself.

I, therefore, RECOMMEND that:

A. Council authorize that the three positions of Trades Foreman I occupied by M. Fulkerson, A. Slatford and F. Lalau be granted one additional Pay Grade from January 1, 1974 to May 4, 1975 inclusive.

B. The funds required in the amount of $3,460. be provided from the departmental budget.

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 312

PROPERTY MATTERS

CONSIDERATION & RECOMMENDATION

1. Lease of City Owned Property at 333 Powell Street to St. James Social Service Society

The Supervisor of Property & Insurance reports as follows:

"On March 18, 1975, Council (In Camera) authorized the Supervisor of Property & Insurance to acquire Lot 25, Block 40, D.L. 196 known as 333 Powell Street on the following conditions:

1. That St. James Social Service Society undertake to pay all costs of renovations to the building.

2. That the City lease the building to St. James Social Service Society for the five years at $1.00 per annum.

3. That the City discontinue the annual operating grants to St. James Social Service for five years to help defray the costs of acquiring 333 Powell Street.

The property was acquired on April 30, 1975 and a five year lease entered into between the City and St. James Social Service Society.

The Society has investigated the possibility of obtaining the benefits offered under the Residential Rehabilitation Assistance Programme to assist them in meeting the requirements under item one above and have been given to understand that they may qualify if they have a fifteen year lease.

The Director of the Society has advised that they have received help in the amount of $22,000.00 towards the repairs and renovation of the building, however, additional costs relative to fire by-laws and inflation require further assistance in the form of a R.R.A.P. grant. Assistance is made up of a loan and grant. They have advised that they wish to apply only for the grant portion being an amount of $9,750.00 which must be secured by a mortgage of the leased property.

As owner of the property, the City of Vancouver will be required to make application for the grant and therefore the City will also be responsible for repayment of any R.R.A.P. funds if St. James Society defaults on their obligations. In view of the expenditures already provided for by the Society, it is not likely that the City will suffer any loss in the event of default.

Council may wish to give consideration to extending the existing lease on the same terms, conditions and nominal rental of $1.00 for a term sufficient to make the property eligible for R.R.A.P. funding.

If Council approves such action, then it is recommended that the Director of Legal Services be authorized to prepare the necessary lease and arrange for its registration in the Land Registry Office to the account of the Lessee. And further, that the City make application for a grant under the Residential Rehabilitation Assistance Program as requested by the St. James Social Service Society."

The City Manager submits the matter of the extension of the existing lease to Council for CONSIDERATION and if approved, RECOMMENDS THAT the Director of Legal Services be instructed to prepare the necessary lease and the City make application for a grant under the R.R.A.P. on behalf of the St. James Social Service Society.

PROPERTY MATTERS

RECOMMENDATIONS

2. Option to Repurchase Agreement - Extension Request Provincial Department of Housing. Lot 1, Section 27 THSL, Plan 15955. Situated: East Side Cassiar Between Adanac and Napier Streets

The Supervisor of Property & Insurance reports as follows:

"On December 17, 1975, City Council approved exchanging nine government owned lots plus $815,700.00 for the above 10.2 acres of land. Title was transferred to the government on July 30, 1975 and the City retained an option to repurchase in the event construction for low-density housing did not commence by July 30, 1976.

A request from the Provincial Department of Housing has been received for an extension to the option from July 30, 1976 to September 1, 1976. The government advises that this land is to be used by the Adanac Cooperative Housing Society and they are in the final stages of arranging the necessary financing from the federal and provincial governments and should be in a position to commence operations quite soon.

RECOMMENDED THAT the Provincial Government be granted an extension of time in which to commence construction from July 30 - September 1, 1976; the City to have three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager recommends that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Establishment for Road Purposes - The West 7' of Lots 5, 7 & 8, Block 158, D. L. 37; Situated East Side of Joyce, South of Vanness

The Supervisor of Property & Insurance reports as follows:-

"Lots 5, 7 & 8, Block 158, D.L. 37, Plan 2750; situated E/S Joyce Street, South of Vanness Avenue lie within an established building line for the future widening of Joyce Street.

The City Engineer has requested that the 7-foot strips be established for road purposes prior to any sale of these lots to avoid the necessity of having to re-acquire them at a future date.

It is therefore,

Recommended that the west 7 feet of Lots 5, 7 & 8, Block 158, D.L. 37; Plan 2750, be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

PROPERTY MATTERS

4. Acquisition For Clark Park Extension Lot 17, Sub. D, Block 171, D.L. 264A 3029 Woodland Drive

The Supervisor of Property & Insurance reports as follows:-

"Lot 17, Sub. D, Block 171, D.L. 264A, (3029 Woodland Drive), has been offered for sale to the City by the owners. This is one of three privately-owned properties located on the West side of Woodland Drive, south of 14th Avenue, which are required for Clark Park Extension. The acquisition of this property will permit the closure of most of Woodland Drive between 14th and 15th Avenues. Also, it is proposed to develop park facilities on this portion of Clark Park with Cedar Cottage Neighbourhood Improvement Program funds.

These premises comprise a single-storey frame dwelling plus a full basement with a main floor area of approximately 1100 square feet, erected in 1923 on a lot 33 feet by 111 feet, zoned R.T.-2. The dwelling contains 5 rooms on the main floor, plus 3 rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, and heat is supplied by an automatic, gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a garage at the rear of the property.

Following negotiations with the owners, they are prepared to sell for the sum of $62,500.00 as of May 31, 1976, subject to retaining rent-free possession to August 15, 1976. It is considered that this price is fair and equitable and represents market value in the area. The Superintendent of the Board of Parks and Recreation concurs in the acquisition of this property. It is proposed to demolish the dwelling thereon when vacant in order that development of this portion of the park may proceed.

Recommended that the Supervisor of Property & Insurance be authorized to acquire Lot 17, Sub. D, Block 171, D.L. 264A, known as 3029 Woodland Drive for the sum of $62,500.00 on the foregoing basis, chargeable to Code No. 4189/- Parks Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

5. Acquisition for Park Site #9 (Kitsilano) Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590 - 2032 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590, known as 2032 West 5th Avenue has been offered for sale to the City. Park Site #9 is listed under Table II of Park Sites Purchase Program 1971-1975, confirmed by Council on December 15th, 1970. This property represents one of three remaining properties to be acquired to complete the Park Site.

These premises comprise a 2 2/3-storey and full basement frame dwelling with a main floor area of 845 square feet, erected in 1910 on a site 30' X 120', zoned RM-3"B". This dwelling contains 9 rooms which have been converted into 3 housekeeping, 1 sleeping and 1 dwelling unit. There are 11 plumbing fixtures in this improvement, a patent shingle roof, siding & shingles on exterior walls, a concrete foundation and an automotic gas furnace. Condition of this dwelling is average for age and type.

. . . 4

PROPERTY MATTERS

Clause #5 (Cont'd)

At present, the owner occupies the dwelling unit on the main floor and the other units are rented. It is proposed to continue these rentals until required for the project and then to demolish when required for park purposes.

Following negotiations with the owner, she is prepared to sell for the sum of $64,000.00 as of July 1st, 1976. Commencing July 1st, 1976, this owner will rent back these premises at a monthly rental of $400.00. This purchase price is considered to be fair and equitable and representative of market value in the area. The Superintendent of Parks concurs in the purchase of this property.

Recommended that the Supervisor of Property & Insurance be authorized to acquire Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590, known as 2032 West 5th Avenue for the sum of $64,000.00, on the foregoing basis, chargeable to Code No. 4189/- Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

6. West Coast Salvage & Contracting Co. Ltd.
Claim by City For Demolition Costs - False Creek

The Director of Legal Services and the Supervisor of Property & Insurance report as follows:-

"On April 29th, 1974, West Coast Salvage & Contracting were given notice to vacate and deliver up possession by October 31st, 1974. In a letter dated May 17th, 1974, West Coast Salvage requested an extension on the Notice to Vacate, due to the construction strike.

A report was submitted to Council and on June 25th,1974, Council approved the following motion:-

(b) 'That the Property Department, the City Engineer and the Development Consultant be authorized to meet with West Coast Salvage and Contracting as soon as the construction trades strike is terminated to determine the earliest possible date for vacant possession of the property, the objective being to hold to the 31st October, 1974 date but if that is not possible, the earliest date consistent with the 1974-75 Winter Works Program.'

The construction strike was settled around the 1st of July and in early July West Coast Salvage expressed the view that they may be able to vacate by October 31st, 1974.

They did not vacate by October 31st, 1974, and the City Engineer was very concerned with a possible hold-up of construction on the False Creek sea wall in front of the building occupied by West Coast Salvage. This wall was being constructed under the Winter Works Program under a very tight time schedule.

PROPERTY MATTERS

Clause #6 (Cont'd)

On November 12th, 1974, a meeting was held in the City Hall between Mr. F.J. Whitcroft, President of West Coast Salvage and the City officials concerned. As a result of this meeting, it was agreed that the City would demolish the North 60 feet of the main building used by West Coast Salvage, thereby allowing the Engineer to proceed with construction of the sea wall and West Coast Salvage could remain in occupancy of the balance of the site until January 15th, 1975, rent-free from October 31st, 1974. West Coast Salvage was to pay the additional costs of demolition, which occurred by reason of the job being undertaken in two parts and the extra safeguards required to demolish the North 60 feet while normal work proceeded in the balance. A copy of this agreement is attached for Information.

The low bidder on the demolition contract was asked for an estimate of the additional costs incurred due to the split in demolition. Verbally, a figure of $9,000.00 was given which was related to Mr. Whitcroft. When the written estimate was received by the City, the figures quoted were $8,000.00 to $10,000.00 and the letter listed 9 points contributing to the increased costs of dividing the contract into two segments.

On January 16th, 1975, the Property & Insurance Office wrote a letter to West Coast Salvage requesting the payment of $9,000.00 for the additional demolition costs. On January 17th, 1975, there was a fire which damaged a portion of the West Coast Salvage Building. Mr. Whitcroft felt this should have lowered the demolition costs and his liability should be less than $9,000.00. The contractor stated the costs were actually higher because there was less salvage and more debris to be hauled to the dump.

The total cost of demolition for the West Coast Salvage site was $44,670.00. The buildings were vacated by the Company on January 31st, 1975, and the rent-free possession was worth slightly in excess of $4,000.00

There were numerous exchanges of correspondence and telephone conversations without tangible results. The matter was then placed in the hands of the Law Department for further action on September 12th, 1975.

A Specially Endorsed Writ was issued April 15, 1976 claiming $9,000.00 for demolition costs. West Coast Salvage & Contracting Co. Limited failed to file an Appearance. Default Judgment was entered in the amount of $9,075.00 (including costs) on May 5, 1976.

Before any execution proceedings were commenced on the Judgment Mr. Ballam, Counsel for the Defendant, contacted the Law Department and indicated that through inadvertence his firm had failed to file an Appearance on behalf of the Defendant. He indicated he would apply to have the Judgment set aside. On May 25th Mr. Ballam again contacted the Law Department and indicated he wished to appear before Council to make certain proposals to them concerning the alleged debt owing to the City by his client. The Law Department undertook not to execute on the Judgment until Mr. Ballam was able to appear before Council.

The City Manager submits the above report of the Director of Legal Services and Supervisor of Property and Insurance to Council for INFORMATION.

Delegation Request: Mr. P. Ballam, Solicitor for West Coast Salvage & Contracting Co. Ltd.

PROPERTY MATTERS

RECOMMENDATION

7. Consolidation of Arbutus-Burrard Connector Lands - Site 28, South Side 1800 Block West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"City Council, "In Camera", on May 18th, 1976, in considering a report of the Standing Committee on Housing and Environment dated May 6th, 1976, approved the following recommendations:

'A. The Supervisor of Property & Insurance investigate the possibility of excluding Lot 15, Block 267, D.L. 526 from the present lease at no cost to the City, for inclusion in the housing site.

B. The Supervisor of Property & Insurance report back on consolidation of Lot 15 into Site 28 in Block 267, to be included in the housing site (excluding the commercial lease).'

Lot 15, as shown on the attached plan is part of the commercial development (McLaren Electric Building) purchased by the City in July, 1973, for the Arbutus-Burrard Connector. The building is situated on commercially-zoned land with parking being provided on lands zoned RM-3B. Development Permits obtained by the owner in 1964 to construct this building, stipulated that 33 parking stalls and 3 loading bays be provided. Lot 15 provides 12 of the required parking stalls.

A review of the parking situation, in conjunction with the Kitsilano Planning Office, has concluded that an alternate alignment of lot lines or parking facilities would not provide the required parking and loading facilities without the retention of Lot 15 in the commercial development. The leases on the property set out the number of stalls assigned to each lessee but there are constant requests to provide more parking for customers and staff.

Therefore, it is recommended that the consolidation of City-owned lands in Site 28 be proceeded with, without the inclusion of Lot 15."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

8. Operating Concept and Staffing Cordova Lodge

The Acting Deputy Supervisor of Property & Insurance reports as follows:

"On June 9, 1976, a meeting was held with representatives of the City, C.M.H.C., the Provincial Minister of Housing, B.C. Housing Management Commission, Vancouver Resources Board and G.V.R.D. The purpose of the meeting was to attempt to resolve the areas of responsibility for funding Cordova Lodge as a "Hard to House" facility.

General agreement was reached in all areas except the level of staffing. Neither C.M.H.C. or Vancouver Resources Board will approve the funding required to provide the additional staff necessary to cover the social needs of the "Hard to House" tenant.

In view of this impasse, it is proposed to open Cordova Lodge as a board residence similar to the Continental Hotel with similar criteria for occupancy but with all tenants on full board and room.

A minimum staff of seven will be required for the 24-hour, 7-day week schedule as approved by Council on May 18, 1976, plus one person on part time for laundry.

"Hard to House" tenants can be accommodated, but it will be necessary for the Administrator to be selective in acceptance for occupancy.

It is intended to continue to explore other sources for funding for a fully staffed "Hard to House" facility."

The City Manager submits the foregoing report of the Acting Deputy Supervisor of Property & Insurance for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 312-313

B 360 360

MANAGER'S REPORT

June 1, 1976

TO: Vancouver City Council

SUBJECT: Capital Borrowing Versus Pay-As-You-Go

CLASSIFICATION: CONSIDERATION

The Director of Finance has submitted the following report.

"Several matters regarding the above subject have been referred back to the Finance and Administration Committee, by Council, for further consideration at the time this report of the Director of Finance on pay-as-you-go financing is before the Committee. The referred matters were the question of:

1) whether or not a capital plan should be submitted to the electors in 1976 or be reconsidered in 1977,

2) the report of the City Engineer dated May 7, 1976,

3) the submission of the Park Board regarding Civic Capital funding, dated May 11, 1976.

Introduction

In view of the voters turning down the 1976 to 1980 borrowing programs on November 20, 1974 and October 8, 1975, Council approved a pay-as-you-go program to partially cover the City's basic capital (as distinct from supplementary capital) needs for 1976 and recognized that the program might well have to be expanded into 1977 or even later. Sewer and water borrowing, because it does not require voter authority, is excluded from the above consideration.

It should be clearly understood that the pay-as-you-go program in effect for 1976 does not by any means provide the level of funds for capital program felt to be necessary by some Departments and Boards or that would have been available had the borrowing programs been approved by the voters. Funds were made available by:

1) Reducing the supplementary capital program funds to approximately half their previous level and using the funds made available by this action for the basic capital budget. These funds (including the supplementary capital program funds) are derived from the mill rate levy of 1.85 mills included in the general tax levy.

2) Transferring $2,000,000 from the Debt Charges Equalization Fund and applying these funds to the basic capital budget. This necessitated the policy change allowing debt charges included in the revenue budget to rise by 10% rather than the previous 6%, thus reducing the support demands on the Debt Charges Equalization Fund.

In total, these two actions provided $6,250,000 for a 1976 basic capital program, excluding sewer and water, plus approximately $4,500,000 for the 1976 supplementary capital program. If pay-as-you-go was adopted as an on-going policy then the funds available for the program would presumably have to be expanded over the level available in 1976 if Council felt that the requested projects, exceeding available funds, were necessary. Possible funds available for an on-going pay-as-you-go program are dealt with in greater detail later in this report.

Limits to Capital Spending

Capital projects considered by Council are a mixture of those projects which are necessary in order to maintain an existing level of service to the community, including providing for growth, plus those projects which provide an increased level of service. In setting a capital budget for one particular year, or for a five year period, the procedure used normally is to rank projects by priority, and cut off those lower rated projects after a certain dollar maximum is reached. This dollar maximum may be determined on the basis of the funds available for capital purposes in the one year, or the estimated level of borrowed funds that taxpayers can support the repayment of over a period of years.

The limit to the capital expenditure program from revenue sources is determined by a fixed mill rate or a percentage of total budget (1976 - 1.85 mills). The limit for capital expenditures from borrowed funds tends to be set in terms of a fixed percentage that projected debt charges will form of future revenue budgets. The criteria established with respect to this is very tentative and requires some heroic assumptions regarding future costs of borrowing, rates of inflation, and economic growth in the City.

An issue to be faced is the amount of control which Council wishes to have over future tax increases and the degree of certainty which Council would have that future taxpayers would not be excessively burdened if there was an economic recession. It is uncertainty of the future, and the various impacts of this uncertainty that is one of the prime motivations for reducing the City's level of debt and creating a reliance on revenue funds for capital projects.

If the City converted wholly to a pay-as-you-go capital financing program, the City would reduce uncertainty, and the level of capital expenditures would be set in terms of currently available revenue and projections of revenue available within the next several years. This would set an easily determinable level to increases in services to that level which could be justified in terms of tax increases.

From another perspective, it can be argued that the City should not be paralyzed by this uncertainty and should continue to make some decisions which will include future responsibilities, i.e. borrowing. However, it should be remembered that Five Year Plan Plebiscites also create an uncertainty, i.e. will the voters approve a borrowing program?

Pros and Cons of Pay-As-You-Go Versus Capital Borrowing

Both types of programs have their advantages and disadvantages. The disadvantages of the pay-as-you-go program tend to concentrate on the period of some years required to make it fully operational (if excessive financial burden to the taxpayers is to be avoided) and the programs' advantages tend to be financial and the avoidance of problems related to future economic uncertainty. The advantages of capital borrowing tend to be easier planning and operational management and the avoidance of uncertainty related to short term availability of funds.

Capital Borrowing - Arguments for	Pay-as-you-go arguments for and counter arguments to borrowing
1. Provides a more adequate level of funds to meet the capital facility requirements of the City. If the shortfall of funds is serious enough, then the City may be forced into uneconomic maintenance of capital assets.	1. Only true until fully switched over to pay-as-you-go program.
	1.1 Difficulty in determining what constitutes true capital facility needs of the City. If funds are relatively easy to obtain then definition of capital facility needs tends to change. Initial period of pay-as-you-go forces a more stringent examination of priorities.
	1.2 Bond market conditions may make it impractical and even impossible to borrow funds approved by voters.

Capital Borrowing - Arguments for	Pay-as-you-go arguments for and counter arguments to borrowing
2. Certainty of approved borrowing authority over a period of years allows greater continuity in the planning, design (both of which can be quite lengthy) and operational implementation processes.	2. Assumes availability of capital funds in the market place, presumably at a 'reasonable' cost. This is not necessarily always true and could equally destroy the program continuity. If lenders fear run-away inflation, a situation that came close to existing in the last few years, then lenders will be unwilling to lend money for long periods at any fixed rate.
	2.1 Under a fully operational pay-as-you-go plan, planning continuity should be assumed because funds availability is just as likely to be assured as is by dependance on external bond markets.
	2.2 The last year or two of a five year capital borrowing program does not allow an adequate planning or design horizon because it is not known if the voters will approve a new plan.
	2.3 We should not use a financial problem (funds availability), which can develop under either method of financing, as an excuse not to do proper longer range planning.
	2.4 Under an inflationary environment the latter years of a 5 year plan may provide a completely inadequate level of funding, thus damaging the planning process or requiring a further request to the voters or infusion of funds from the Supplementary Capital Budget.
3. Even if pay-as-you-go fully implemented it would be the program first attacked in a stringent budget year, thus disturbing the capital program continuity.	3. City of Vancouver Council's have a history of <u>not</u> attacking or reducing the capital funds made available in the general tax levy, even in a stringent budget year.
4. Certain projects are too large to be properly funded in one year under a pay-as-you-go program, and yet total funds need to be assured to prevent development and design costs being wasted and provide the ability to award contracts.	4. Under a fully implemented pay-as-you-go plan this problem could probably be solved by one or more of the following means: a) obtain authority for Council to commit revenue budget funds for longer than the current year. This could be subject to voter control.

Capital Borrowing - Arguments for	Pay-as-you-go arguments for and counter arguments to borrowing
	4. (cont'd) b) stagger larger projects so that they do not bunch up (e.g. one per year).
	c) build a reserve fund specifically to handle this problem.
5. Pay-as-you-go forces the existing taxpayers to pay for long life projects that also benefit future taxpayers. Until existing debt disappears, existing taxpayers are also paying for earlier projects.	5. If implementation of pay-as-you-go can be properly staged, the additional burden on the taxpayers would not be onerous, but could result in fewer capital facilities for the taxpayers in the initial years.
	5.1 The taxpayers of each future year will also be paying for a new set of capital projects. You never reach a point where taxpayers of a particular year receive a free ride at the expense of earlier taxpayers.
	5.2 The pro argument is probably appropriate for a young and rapidly growing city but not for a mature and relatively static city.
6. Few people or businesses manage to get by without borrowing, home mortgages being a prime example. Deferring capital works in a highly inflationary economy, as would be required in the initial years of a switch to pay-as-you-go, results in a higher cost for the capital projects if they are eventually acquired, as well as the taxpayers doing without the capital assets for some period.	6. While few manage to, most people would like to.
	6.1 The obvious problem with borrowing is of course the fact that the debt must be repaid. In a constantly expanding, problem free economy this does not present any particular problem, if the level of debt is properly related to repayment ability. If the economy goes sour the problems can be extremely serious. There is no guarantee that the Canadian economy is going to continue ever onward and upward.
	6.2 Borrowing creates the need to pay interest to the lender, interest being in effect the 'rent' paid to the owner for the use of his assets i.e. money. In a non-inflationary environment where true economic interest rates of 3-4% apply, this is reasonable. In an inflationary environment, where the lender must add enough to his interest rate to recover the loss of his capital caused by inflation, interest rates can become a severe burden. If inflation continued at a high but stable level, and disregarding the other

Capital Borrowing - Arguments for

Pay-as-you-go arguments for and counter arguments to borrowing

severe damaging effects of inflation, the inflated interest rate would be no more troublesome than paying true interest rate of 3-4%. In fact, inflation does not stay stable and either tends to get out of hand to the point where lenders will not lend under any reasonable circumstances, or inflation is driven down by government control. When the inflationary battle is won by government, or by going through a depression (with its attendant problems of trying to repay debt from a lower economic position), then interest rates drop. However, the borrowings incurred during the inflationary period, say to be repaid over twenty years, continue to bear the high inflationary interest rates. One could quite easily be in the position of paying 11% interest on existing debt when current interest rates are 5-6%. This results in reimbursing the lender for an inflationary loss of capital that he is not in effect suffering.

Range of Options Available

There are obviously a number of options available to the City or combinations of options, each of which can be explored if the Council expresses a specific interest.

Some of the options are as follows:

1) Convert completely to a pay-as-you-go capital program on a long term basis,

2) At the appropriate time, resubmit a borrowing program to the voters,

3) A combination of the two that envisages an expansion of the funds available on a pay-as-you-go basis with a gradually reducing borrowing program,

4) Borrowing for projects that are essential to maintaining the current level of service combined with financing from revenue sources (pay-as-you-go) those projects which represent an increase in the level of service and are therefore at least theoretically discretionary. This would force discretionary projects to face the test of the current economics of the City at the time they are to be undertaken.

5) Borrowing only for those major projects that present a multi-year financing problem.

Example of Possible Transfer to Pay-As-You-Go

Appendix I attached illustrates the possibilities of transferring to pay-as-you-go program, describes the assumptions made, and the implications of the short fall of funds between the possible pay-as-you-go and estimated capital program based on the level of the plebiscite turned down by the voters in the fall of 1975.

Consideration

The above factors concerning borrowing programs versus pay-as-you-go programs is submitted to the Council for its consideration. The Council may also wish to develop and have us review the effect of other combinations of options.

Part of the overall consideration is whether or not to proceed with a borrowing plebiscite in 1976 or 1977."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 313

B(i) 366

MANAGER'S REPORT

May 7, 1976

TO: Vancouver City Council

SUBJECT: PAY-AS-YOU-GO vs. FIVE-YEAR CAPITAL PLANS

CLASSIFICATION: CONSIDERATION and RECOMMENDATION

The City Engineer reports as follows:-

"Coming before Council is a recommendation of the Standing Committee on Finance and Administration with respect to the possibility of a Capital Plebiscite in the fall of this year. The purpose of our report is to bring to Council's attention certain aspects of the pay-as-you-go system as it affects Engineering programs.

Pay-as-you-go Capital financing:

1. Cannot meet the essential needs of the City;
2. Does not permit proper and economical planning and scheduling of work, or efficient use of staff and plant;
3. Cannot absorb major fluctuations in spending or in available funds.

1. SIZE OF PROGRAMS

The programs which we submitted for the 1976-80 Capital Plan were frugal. By the time of the 1974 vote, they had been reduced by nearly half and were skimpy - perhaps necessarily so in the balance of needs with ability-to-pay, but still skimpy. They were reduced by a further 10% for the 1975 vote and have suffered a further 16% cut in the 1976 pay-as-you go program. We are now at 39% of what we, in all honesty, submitted as frugal programs.

Consider the Local Improvement petitions, for example. Even by reducing and deferring other types of work such as the Burlington Northern Bridges and other street works, we will not be able to honour all of the petitions submitted - some must be held over. There is no reason to expect a more generous pay-as-you-go program next year, so we must expect to build up an increasing backlog of petitions and an increasing body of unhappy petitioners.

Consider the local streets in the West End. Their riding quality is poor. Their appearance is worse than poor. More important, a severe winter could be disastrous, with some of these streets literally impassible in the spring break-up and a major repair expense. Yet the 1976 pay-as-you-go capital will pave only three blocks - a rate of progress which would have the West End waiting until the year 2000 or later for completion of adequate roadways. These works just can't wait that long. Rather than cutting back, we should be undertaking a real program to make these streets adequate for the intense property development which they must serve.

The same is true, in scarcely less degree, of many streets serving properties throughout the city.

A further consideration, especially with respect to sidewalks, is the trend to an increased liability of Municipalities for maintenance of their works. In many cases, the only economic maintenance is a capital replacement. Until they are replaced, increasing amounts will be spent on damage claims, and on maintenance - and still leave us with an old walk which should be replaced. Claims are increasing in recent years. Money spent on these is wasted and, in addition, unnecessary injury results to the public. In 2 or 3 years we can spend more on maintenance than it would have cost to replace a sidewalk which could last 40 years. And this wasteful situation is worsening -- an attached bar-chart, 'A', shows that we are falling further and further behind in the condition of the sidewalks.

..... 2

The argument is advanced that borrowing involves interest, and interest rates are high at this time. Pay-as-you-go financing would avoid interest, thereby making interest funds available for improvements. However, there is a transition period of several years when substantial interest from previous plans must continue to be paid. During this period there would have to be severe restrictions to an already over-restricted program. Further, the additional and wasted maintenance, as well as rising claims and also inflating costs under the pay-as-you-go system could prove to be more expensive than the interest, even at present high rates.

Analyses have been made to show that eventually, the pay-as-you-go system could provide funds out of the revenue budget equivalent to capital funds formerly provided under the Five-Year Plans. While this could be so, we find it extremely doubtful that it would be so, particularly during the transition period, but even after that. The revenue budget is subject to extreme pressures every year, and decisions tend to be made on a short-term basis. The previous record for the last 15 years shows that when cuts are necessary (which is almost always) these tend to be made from the physical improvement programs because these can always be put off for one more year. The result has been a continuing decline in the condition of our sidewalks, curbs and pavements. This is illustrated by the attached Chart 'A'. In addition, Graph 'B' shows that Public Works have consistently been getting a lessening share of the tax dollar compared to other City functions - this in the face of increasing defects.

This year's record is a good example. In 1976, there is an anti-inflation move in this country and a decision was made that the revenue budget should be kept at 10%. Under the conditions wherein capital replacement works were reduced to 39% of those requested, one would expect additional funds for maintenance, because more maintenance is needed when you have inadequate re-building. Instead, our maintenance revenue budget will not even, in some areas, cover inflation, and in effect has been reduced below previous years. If this sort of provision of funds for physical works occurs in the first year of our pay-as-you-go system, future years are likely to be worse. In summary, we feel that an adequate renewal of our physical plant not only cannot be financed directly from the revenue budget because this is incapable of sustaining an acceptable level economically, but also that even if it were possible to provide sufficient funds from the revenue budget each year it is almost certain that it would be politically unachievable.

2. WORK PLANNING AND SCHEDULING

Consider again the local improvement petitions. It is already noted that the limited funds will not permit us to honour all the petitions and yet we are concerned that the reduced program will not be completed because we have lost the early part of the year. Normally, the first group of petitions would be taken before a Court of Revision in the fall and work would commence as soon as weather permitted in the new year. Even though the Director of Finance and Standing Committee recognized the problem and the 1976 pay-as-you-go program was approved by Council in mid-January, the Court of Revision will not be until May 13th. We will do all we can to complete the program but with such a late start, any bad weather will prevent us from completing the works.

Looking ahead to 1977, we wonder what the policy on capital programs will be. Some changes in Council membership are already announced. There is an election this fall. We wonder if we can hope for a decision in January again. Perhaps the new Council will not wish to allocate funds to capital until it knows about Provincial revenue-sharing and about wage settlements, and until it has considered the operating budget, and the other needs, and the mill rate. The prospect of a pay-as-you-go capital program which is not determined until May or later is frightening.

A second point in this area is the matter of efficient use of staff and plant. The Department has a stable and well balanced staff, both 'inside' and 'outside'. Effective use of this staff depends on our being able to plan our

work program well ahead. This means more than just a uniform budget - it requires a meshing of contract and City-force work, of simple and complex designs, of seasonal and all-year work. This is just impossible under a pay-as-you-go program which cannot be determined until part way into the year in which the money should be spent.

3. FLUCTUATIONS

Replacement of the Hastings Viaduct is essential. We feel sure the Council understands this and will find the money -- but at which cost to other programs? The total cost will be about $2.5 million, of which $1.5 or $2 million will be spent in one year. Under pay-as-you-go, and thinking of 1976's total street basic capital of $3.5 million, we foresee the paving and sidewalk program being drastically restricted that year to provide funds for the viaduct.

Fluctuations can also occur in the amount available for pay-as-you-go capital. Provincial policies can change suddenly. Special needs can arise in the operating budget. Under a Five-Year Plan, the impact of these on the capital programs is cushioned. Under pay-as-you-go, they must be met that year -- and experience suggests that they will be met by deferring needed capital works 'just one more year'.

The level of salaried staff, the size of the yards, plants, garages, shops and other central facilities, the truck and equipment fleets -- these things cannot be adjusted up and down on a short-term basis. The pay-as-you-go system cannot absorb fluctuations - it must balance them with fluctuations in the on-going capital programs -- and this will create inefficiencies in the use of staff and plant.

CLOSING

We are not pressing specifically for a vote this fall. There are many factors besides our difficulties which will govern that decision. We are pressing for a return to Five-Year Capital Plans with borrowing authority. This would allow programs which at least approach the needs of the City, it would allow proper and efficient scheduling of capital works, and it could absorb major fluctuations without an adverse effect on other programs. The pay-as-you-go system cannot. Long-term capital plans supported by borrowing are the policy of many cities in North America. In our opinion, this is because no other efficient means exists to carry out the required works. Vancouver is no different.

There are some things people must finance through borrowing; almost all businesses are financed this way. If it were not for mortgages, almost no Canadian would own a home. Similarly, no city can provide adequate streets, walks, boulevards and lighting without Five Year Plan borrowing.

The term 'pay-as-you-go' has a nice ring, and 'debt' suggests improvidence. When speaking of hard capital works which will last thirty, forty or more years, we wonder if a better picture isn't created by referring to the two concepts as 'pay-as-you-build' and 'pay-as-you-use'.

We ask that Council consider the above points when it is dealing with the matter of capital plans and capital financing."

DIRECTOR OF FINANCE'S COMMENT

"The City Engineer's concern over the ability to plan for proper and efficient scheduling of capital works on a pay-as-you-go basis appears to be valid in the short term. Other points included in the Engineer's report have not been reviewed in sufficient depth by the Finance Department to allow comment.

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DIRECTOR OF FINANCE'S COMMENT (Continued)

The Board of Parks and Recreation has indicated a similar concern regarding future planning.

As a result of the foregoing, the Chairman of the Finance and Administration Committee has requested a report from the City Manager regarding pay-as-you-go as it relates to the above concern and other matters. It is anticipated that this report will be submitted to the Finance and Administration Committee in the latter part of May 1976."

CITY MANAGER

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION and, noting that the Director of Finance will be reporting to the Finance and Administration Committee on this subject later this month, RECOMMENDS that the Engineer's report be RECONSIDERED by Council with that report of the Finance and Administration Committee."

FOR COUNCIL ACTION SEE PAGE(S) 313

NUMBER OF DEFECTIVE SIDEWALKS

(Block - sides)

Total existing block-sides = 14,923

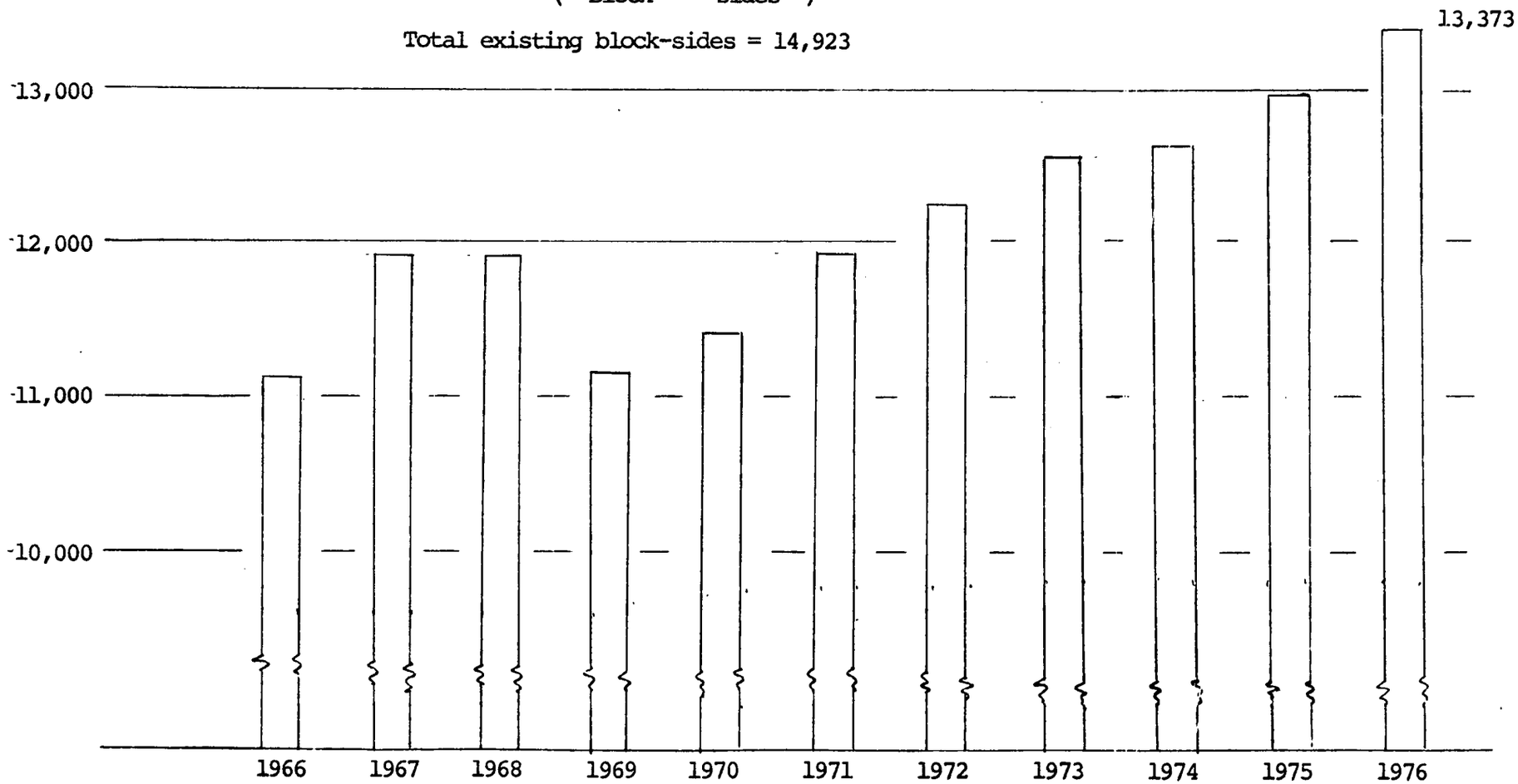

— YEAR —

(Survey of preceding winter)

"A"

370

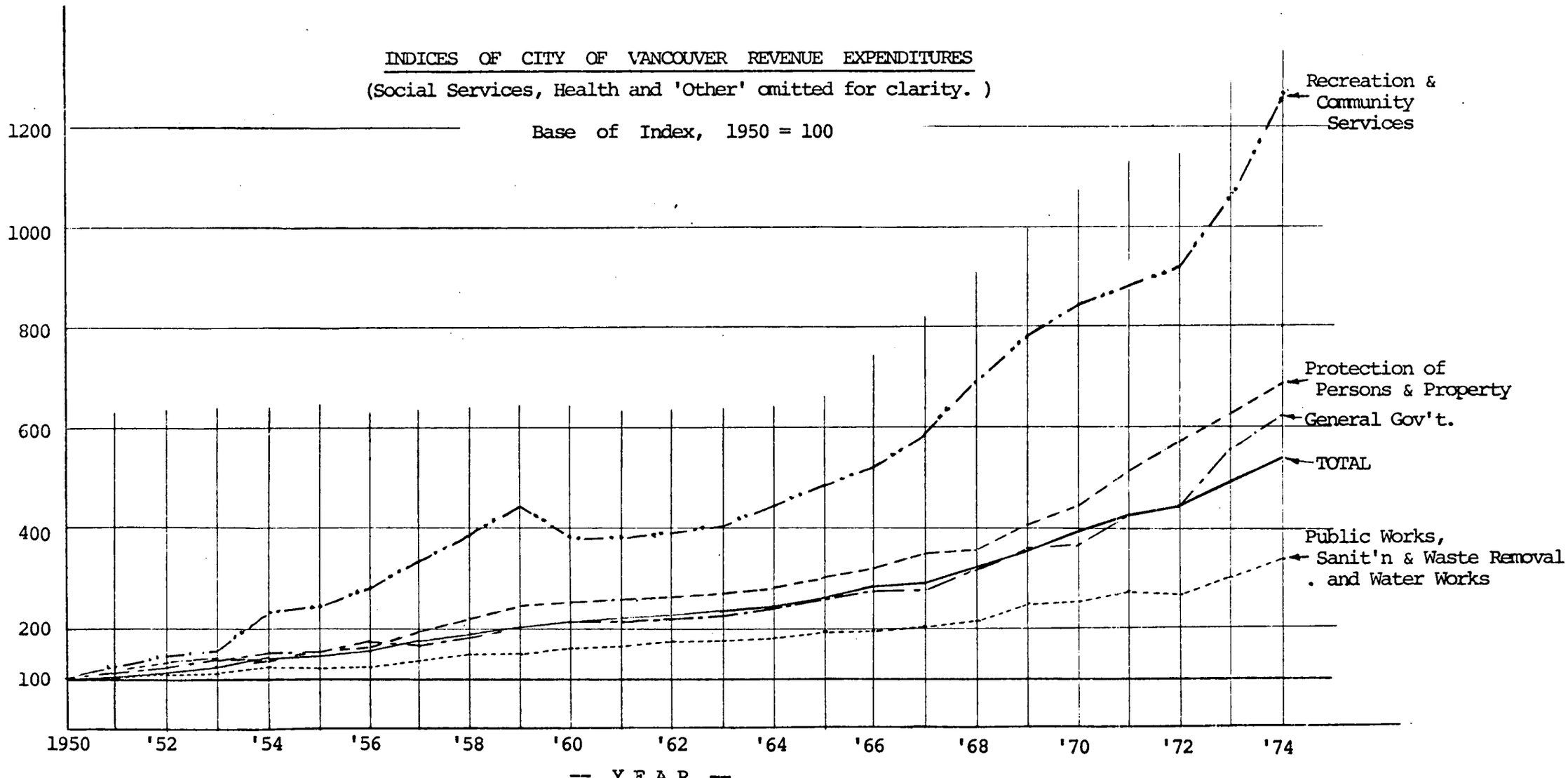
INDICES OF CITY OF VANCOUVER REVENUE EXPENDITURES
(Social Services, Health and 'Other' omitted for clarity.)
Base of Index, 1950 = 100
1200
1000
800
600
400
200
100
1950
'52
'54
'56
'58
'60
'62
'64
'66
'68
'70
'72
'74
— YEAR —
Recreation & Community Services
Protection of Persons & Property
General Gov't.
TOTAL
Public Works, Sanit'n & Waste Removal . and Water Works

"B"

371

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 27, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 27, 1976 at approximately 1.00 p.m.

PRESENT:	Alderman Bowers, Chairman	
	Alderman Bird	
	Alderman Cowie	
	Alderman Harcourt)	Item 2 only
	Alderman Kennedy)	
CLERK TO THE COMMITTEE:	M. L. Cross	

RECOMMENDATION

1. Suggested Mini-Motorbike Park Site.

The Committee considered a report of the City Manager dated May 10, 1976 (copy circulated) in which the Director of Planning reports on the possible use of the 6.0 acre site south of relocated Marine Drive abutting North Kent Avenue west of Boundary Road as a mini motorbike park for children under fourteen. Also reported was the environmental impact on the surrounding neighbourhood, legal complications and insurance matters as well as estimated project costs.

The Director of Planning feels the site would be an inappropriate long term use and difficult to justify as a short term measure in view of the costs that would be incurred and the fact that any interim use could delay the development and sale of the industrial property. The City Manager recommended that the proposed site not be developed as a mini-motorbike park and the investigations regarding marketing the land be proceeded with.

RECOMMENDED:

A. THAT the proposed site not be developed as a mini-motorbike park and City officials be instructed to proceed with investigations regarding marketing the industrial land.

B. THAT the Mayor be requested to report on behalf of the Police Commission on the difficulties of enforcement of the ban on the use of the Kerr Road dump site for motorcycles.

(Ald. Cowie wished to be recorded as opposed to Recommendation A.)

INFORMATION

2. Progress Report - Waterfront Planning Study.

Mr. D. Hickley, Assistant Director, Central Area Division, reported that some difficulties have arisen in preparing the Official Development Plan and By-law for the Burrard Inlet Waterfront. Area Development Plans are not being prepared as is the case in the False Creek zoning.

One of the issues to be resolved is population projections. The Consultant for the Burrard Inlet waterfront study, Mr. R. C. Mann, projected 30,000 i.e. 10,000 residential and 20,000 employment. The G.V.R.D. Livable Region study has projected 17,500 residential and 12,500 employment. There has also been some difficulty determining exactly how much land is developable due to view corridors and height limits.

Mr. J. Coates, Central Area Division, the planner now responsible for the Study indicated a written progress report would be before the Committee on June 10, 1976 and a Draft By-law should be presented July 8, 1976.

The Chairman enquired as to whether the current timetable for the study would still result in rezoning this year.

Mr. R. Spaxman, Director of Planning advised that the G.V.R.D. had been working with the Committee but tended to withdraw. If the content of the By-law to which the G.V.R.D. has given two readings, is altered drastically, the City may have to go back to the beginning for all three readings. In answer to a query as to what would happen to the timing if this proved to be the case, Mr. Spaxman stated he would check into the matter.

RESOLVED:

THAT the verbal report on the Waterfront Planning Study be received.

The Meeting adjourned at 2.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 315

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

June 3, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 3, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird Alderman Boyce Alderman Rankin
ABSENT:	Alderman Cowie
CLERK:	J. Thomas

The Minutes of the meeting of May 20, 1976, were adopted.

RECOMMENDATIONS:

1. Condition of Nine Vacant Buildings: Downtown Eastside - Standards of Maintenance By-law

At its meeting on April 8, 1976, after hearing representations from the Downtown Eastside Residents Association, the Committee instructed the Fire Chief, Director of Permits and Licenses, and Medical Health Officer to investigate and report on the condition of nine vacant properties in the Downtown Eastside.

Before the Committee for consideration was a Manager's Report dated May 27, 1976, (circulated) in which the above officials reported on the following premises:

420 East Hastings Street	420 East Cordova Street
522 Richards Street	445 Gore Avenue
24 Water Street	172 East Cordova Street
30½ East Hastings Street	51 - 53 West Hastings Street
207 Union Street	

The Committee reviewed the reports with the Director of Permits and Licenses; Captain Davis, Acting Chief Fire Warden; and the Director of Environmental Health, and concern was expressed that vacant buildings in the core area were, in some instances, being converted to commercial use, thus eliminating valuable residential space.

The Committee discussed the application of the Standards of Maintenance By-law and reference was made to a Manager's Report of February 19, 1976, in which the Director of Legal Services advised in order to apply the By-law a building must be a dwelling; if there had been total abandonment by the owner with a view to redevelopment to something else it was doubtful the By-law would apply. The Director of Legal Services concluded in the end result the only way to find out what the section covered would be to have a test case.

The Committee discussed the desirability of establishing the full power of the By-law by a test case, and after considering the premises listed above, it was

RECOMMENDED,

A. THAT Council approve the issuance of an Order requiring the owner of 420 East Hastings Street to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.

B. THAT the Manager's Report dated May 27, 1976, be received.

RECOMMENDATION AND CONSIDERATION:

2. Animal Control: Dogs

The Chairman advised following receipt of a large number of letters of complaint from citizens he had requested a staff report on a leash by-law and on the recently introduced dog clean-up section of the West Vancouver Dog Tax, Kennel and Pound By-law No. 2591. Before the Committee for consideration was a City Manager's Report dated May 18, 1976, in which the Director of Permits and Licenses reported as follows:

"The Chairman of the Standing Committee on Housing and Environment requested information on the Bylaw recently passed in West Vancouver which requires an owner to clean-up his dog's faecal material if deposited in other than the owners yard. The Bylaw was passed on April 26, 1976, and reads as follows:

19. 'It shall be an offense under this Bylaw:

(o) For any owner to allow or suffer any dog to leave or deposit manure or dung on any public place or private property other than the property of the owner unless the owner shall immediately take steps to remove such manure or dung, and to dispose of the same in a sanitary manner.'

The Director of Legal Services is of the opinion that The Vancouver Charter gives Council power to pass a similar Bylaw for the City. The enforcement of such a bylaw by the Pound Officers may be somewhat limited as they would have to witness the bylaw infraction to be able to give evidence in court. However, it would afford a citizen the opportunity to lay an information against the owner of a dog which is habitually fouling his property.

The Chairman of the Standing Committee also asked for information on a "Leash Bylaw". We have only been able to obtain information from the Municipality of Burnaby who have such a Bylaw and which states:

'Every owner of a dog shall keep it on a leash while upon a highway or public place.'

We are advised by Burnaby Officials that this Bylaw requirement has assisted greatly to improving the control of dogs in their municipality.

Although strict enforcement of a leash and clean-up Bylaw could not be expected without a substantial staff increase, it would assist in controlling the problem of dogs fouling private and public property and dogs running-at-large. Under existing regulations a dog is running at large if it is off the owners property and not under the immediate care of a competent person. With a leash law, the dog would be running at large if off the owners property and not on a leash and could then be impounded without unnecessary discussion or misunderstanding."

The Committee reviewed the report with the Director of Permits and Licenses who advised the leash control presently applied to dogs in public places could be extended to become a general leash by-law.

In respect of the clean-up by-law it was suggested it was a comparatively new regulation and therefore it might be desirable to defer a decision until the effectiveness of the West Vancouver By-law became apparent; however, members of the Committee referred to the large number of citizen complaints for which there was, at present, no remedy and expressed the opinion there was a need for the introduction of an appropriate regulation.

Cont'd . . .

Clause 2 Cont'd

Following discussion it was,

RECOMMENDED,

A. THAT approval be given to the introduction of a Leash By-law and the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

The following motion was put and resulted in a tie vote, and therefore is submitted to Council for CONSIDERATION:

B. THAT approval be given to the introduction of a By-law based on the following by-law recently passed by the District of West Vancouver:

'It shall be an offense under this By-law:

For any owner to allow or suffer any dog to leave or deposit manure or dung on any public place or private property other than the property of the owner unless the owner shall immediately take steps to remove such manure or dung, and to dispose of the same in a sanitary manner.'

FURTHER THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

INFORMATION:

3. Chairman's Progress Report

The Chairman distributed copies of his report dated June 3, 1976, (on file in the City Clerk's Office) updating progress on six issues outlined in his March 11, 1976, report, i.e.:

a) Housing policy
b) Housing production
c) Inner-city housing problems
d) Downtown Eastside housing
e) By-law enforcement
f) Environmental matters

The meeting adjourned at approximately 2:00 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 315-6

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 3, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 3, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Sweeney, Acting Chairman Alderman Bowers Alderman Kennedy
ABSENT:	Alderman Marzari Alderman Volrich
COMMITTEE CLERK:	G. Barden

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RECOMMENDATION

1. Theatre in the Park - Insurance Fund

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Social Planning and the Director of Finance recommended against the principle of establishing and implementing an insurance fund as requested by the Theatre in the Park.

Mr. R. Kassell, president and Mr. M. Warren, vice president, Theatre in the Park, requested that the Committee recommend to Council a financial commitment or underwriting that would allow them to offset any financial losses caused by a disastrous season due to inclement weather.

It was suggested that the best procedure would be for the Theatre in the Park to appeal to Council for a supplementary grant if they experienced a disastrous season because of weather. It was felt that Council would be very sympathetic as the group is recognized for its significant entertainment contribution to the community.

Following discussion, it was

RECOMMENDED

THAT Council not approve the principle of establishing and implementing an insurance fund as requested by the Theatre in the Park, on the understanding that the Theatre in the Park is free to appeal to Council for a supplementary grant in the event of a disastrous season due to inclement weather.

2. Civic Theatre Revenue Increase

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Finance recommended a 20% increase in theatre rental rates effective September 1, 1976. The Civic Auditorium Board favours only a 10% increase in rental rates at the present time for the following reasons:

"1. The deficit is the lowest with comparable theatres in Canada.

2. The rental charges are in line with or above other Civic theatres in the Pacific North West.

3. The deficit could be reduced if the parking fees for the garage were included in the theatre revenue, or the fact that the garage was not required to pay civic taxes."

Cont'd...

Clause #2 Continued:

The Director of Finance reported that the Civic Theatre complex has been operating at a deficit since 1958/59 when it came into operation. The complex is now some 20 years old and maintenance costs are increasing each year due to major repairs to equipment and facilities and a 10% increase will not be sufficient to maintain the deficit at past year levels. Schedule I attached to the Manager's report outlines increases in rental rates of 10%, 20% and 30% effective September 1, 1976, and shows the effect each would have on the deficit.

It was noted that the Auditorium Board has been discussing an increase in bar prices and Alderman Bowers reported that the Auditorium Board would prefer not to raise their bar prices, but would if necessary.

Following further discussion, it was

RECOMMENDED

(a) THAT the Civic Auditorium Board be requested to submit for City Council approval, a new schedule of theatre rental rates based on a 15% increase effective September 1, 1976;

(b) THAT the Civic Auditorium Board be requested to review the present bar prices and submit through the City Manager a report for submission to Council on recommended increases;

(c) THAT the following increase in grants be made and the necessary funds be provided from Contingency Reserve:

Vancouver Opera Association	$ 3,247
Vancouver Symphony Society	10,995
Playhouse Theatre	7,350
	$ 21,592

It was suggested that the Auditorium Board be informed of the Committee's recommendations to Council and be encouraged to submit their report at the same time.

3. Capital Budget and Financing - Champlain Heights

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Finance and the City Engineer reported on proposed development expenditures for Champlain Heights, schedule of development, cash flow, source of financing, local improvements and the implications of marketing efforts.

The Committee outlined three options for development of the area as follows:

" 1. The City can postpone any development in the area until a better climate for marketing the land is evident. Under this option -

a) the present plan becomes more out of date, loses its community support, and becomes subject to major revision.

b) the costs of servicing escalate with inflation.

c) the market value of land may escalate.

d) we risk facing the same factors which deterred developer interest in the recent tendering of Enclave 1. We must also bear in mind that there is a six to eight month lag involved in preparing unserviced land for market, and that economic conditions can change greatly during that time period. If we wait for ideal market conditions before we begin to service, we may find that our market has evaporated when the land is offered for sale.

Cont'd...

Clause #3 Continued:

2. The City could begin servicing the area to the extent that present funds allow, but without borrowing funds and incurring debt charges. There is presently $2,180,000 available. With these funds, the basic servicing could be provided to most of the enclaves in the first phase, but not including street paving, lighting, or park development. This amount of work could allow the property to be marketed, but the proceeds of the sales would have to be immediately applied to finish the servicing of streets and street lighting.

   This procedure would delay the development somewhat and the problems highlighted in 1 above could also apply. In addition, by financing sewer and water works from internal sources, we forego the opportunity to borrow funds for these purposes. This will restrict the funds available to finance the front-end expenditures and may delay later work by a year or more.

3. The City can proceed with the schedule of development as set out in Table 1. This would mean that funds would be borrowed as per Table 2 to finance the work. The implication of this action would be that the City would have to adopt a more aggressive marketing policy or some form of different approach in an attempt to ensure that certain sale proceeds are received by 1977. This action would be subject to review at the end of 1976 to assess whether any sales will have to take place in 1977, and whether work would cease at the end of 1976. This approach could mean that development costs could be lower than in options 1 and 2, but there is the risk that debt would be incurred without sales proceeds being available to pay the debt charges. If this occurred, it would be necessary for the Property Endowment Fund to temporarily finance the debt charges, as it is not reasonable to load them onto the City's general operating budget. "

The Committee favoured option #3 and following discussion, it was

RECOMMENDED

(a) THAT sidewalks, street paving and street lighting and the capital cost of the internal walkway system be entirely paid for from land sale proceeds;

(b) THAT the 1976 Champlain Heights Capital Budget of $3,279,900, as set out on Table 1, be approved with the detailed appropriations of the Project management budget of $50,000 subject to the approval of the City Manager;

(c) THAT borrowing authority for sewer and water works purposes totalling $4,243,800 (sewer $3,534,800 and water $709,000) be approved and the Director of Finance be directed to borrow funds under this authority as funds are required for sewer and water expenditures. This sewer and water borrowing authority would be in addition to already approved programs;

(d) HAT the 1976 Water Basic Capital Budget be reduced by $185,000.

(e) THAT the projected expenditures for 1977-78 as reported on Table 1, and the projected revenues as reported on Table 2 be received.

The meeting adjourned at approximately 2:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 316

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JUNE 3, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 3, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of May 12, 13, 20 and 21, 1976 were adopted.

RECOMMENDATION

1. Hours of Operation for Neighbourhood Pubs

The Committee had before it for consideration a letter dated May 10, 1976 from Mr. Peter Uram, operator of Bimini Neighbourhood Pub, requesting a review of the hours of neighbourhood pubs.

The Committee had, on three previous occasions - July 10, 1975, September 25, 1975 and January 29, 1976, considered the extension of the Liquor Administration Branch regulation which requires pubs to close at 11:00 p.m. and on each occasion made no recommendation for an extension of the hours.

Mr. Uram told the Committee he is seeking the same hours as other licensed premises in the area, pointing out that some licensed restaurants are open until 2:00 a.m. to serve liquor and in some cases these establishments are serving alcoholic beverages without food and they do not provide any entertainment. It was Mr. Uram's contention that some restaurants, by "bending the rules slightly" are in fact operating as neighbourhood pubs and that the real neighbourhood pubs, which must close at 11:00 p.m., feel they are treated as "second class citizens".

Mr. Uram suggested he be allowed to open until midnight on weekdays and 1:00 a.m. on weekends if only on an experimental basis.

The Committee responded by pointing out that neighbourhood pubs were to be an alternative style of licensed premises and that if one pub were allowed to remain open later than 11:00 p.m., other pubs would have to be afforded the same privilege and this would raise a further problem in that persons in the neighbourhoods surrounding such pubs voted on whether or not they wanted a pub in their neighbourhood on the basis that such pubs would close at 11:00 p.m.

The Committee told Mr. Uram that he should take his appeal for longer hours directly to Council, and following consideration, it was

RECOMMENDED

THAT there be no extension in the 11:00 p.m. closing time for neighbourhood pubs.

Continued on Page 2. .

2. Y.M.C.A. Youth Employment Service - Grant Application

The Committee had before it for consideration a Manager's Report dated May 21, 1976 (copy circulated) in which the Director of Social Planning recommended that a terminal grant of $4200.00 be approved for the Y.M.C.A. Youth Employment Service for operational expenses for the two Vancouver Y.E.S. offices.

A representative of the Y.M.C.A. Youth Employment Service appeared before the Committee and explained that in 1974 the service was able to find jobs for 1700 of 1900 student job applicants; that in 1975, due to a general increase in the unemployment level, the service was able to find jobs for 1200 of 3000 applicants. During discussion, it was noted that some of these jobs may have been for short periods of time such as one or two days.

The Y.M.C.A. representative told the Committee they expect to receive close to 5000 job applications from students this summer. A representative of the Social Planning Department pointed out the Department recommended a terminal grant because this is the third and final year the City will fund this program and it is the feeling of the Social Planning Department that this service should be funded from senior levels of government.

Following discussion, it was

RECOMMENDED

THAT Council give a terminal grant of $4200.00 to the Y.M.C.A. Youth Employment Service for operational expenses for the two Vancouver Y.E.S. offices.

RECOMMENDATION AND CONSIDERATION

3. Downtown Eastside Residents' Association - Grant Application

The Committee had before it for consideration a Manager's Report dated May 14, 1976 (copy circulated) in which the Director of Social Planning reported that despite the fact that City Council earlier this year turned down a grant request from the Downtown Eastside Residents' Association, the Association has re-applied for a grant in the amount of $22,176.00 for two community workers. The request is the same as that turned down by Council on February 3, 1976 and refused in appeal on March 9, 1976.

Mr. Bruce Eriksen, President of D.E.R.A., appeared before the Committee and pointed out that the Association did receive $108,000.00 in Federal funds but that this money is used to hire eleven persons for a job retraining program.

Mr. Eriksen stated that without the $22,176.00 grant from the City, there will be no one to direct those eleven persons on the job retraining program; that the City could therefore lose the $108,000.00 Federal grant as well as the Community Information Centre and the Day Care Centre operated by D.E.R.A.

Mr. Eriksen reminded the Committee that the Association has been instrumental in a great number of issues which it has brought to the attention of City officials, such as the standards of maintenance by-law, enforcement of regulations in licensed premises, fire by-laws, etc.

The Committee felt that the Association does provide a useful service but the suggestion was made the Association could be more diplomatic in its approach to City problems.

Continued on Page 3. . .

Clause No. 3 Continued

The Committee also noted that in addition to the matter of the grant application, the Manager's Report contains another factor which requires a policy decision from Council - that being establishment of a policy respecting the resubmission of a grant request by an organization in the same year in which an application has been given due process and refused by City Council.

Following discussion, it was

RECOMMENDED

THAT Council grant $22,176.00 to the Downtown Eastside Residents' Association. (Net cost to the City would be $11,088.00 if C.A.P. cost sharing is approved.)

and it was

RESOLVED

THAT the matter of Council establishing a policy respecting resubmission of a grant request by an organization whose grant application had been refused by City Council in the same year be forwarded to Council for consideration.

RECOMMENDATION

4. Grant for Native Daughters of B.C. - Hastings Mill Museum

The Committee had before it for consideration a Manager's Report dated May 31, 1976 (copy circulated) in which the Director of Social Planning recommended a capital grant of $1500.00 be given the Native Daughters of B.C. for renovating and painting the old Hastings Mill Museum store.

This City grant would match a $1500.00 grant which has been pledged by the Provincial Secretary and the two grants, together, will provide $3000.00 towards the $5200.00 cost of the repairs necessary for this 110-year old building. (The Native Daughters of B.C. have provided $2200.00 from their own resources.)

Following brief discussion with a representative of the Native Daughters of B.C., it was

RECOMMENDED

THAT Council approve a capital grant of $1500.00 to the Native Daughters of B.C. to be used for renovating and painting the old Hastings Mill Museum store.

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 317-318

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

June 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No.3 Committee Room, Third Floor, City Hall, on Wednesday, June 9, 1976 at approximately 11.00 a.m.

PRESENT:	Ald. Bowers, Chairman Mayor Phillips Ald. Bird Ald. Kennedy
ABSENT:	Ald. Cowie Ald. Harcourt
CLERK TO THE COMMITTEE:	M. L. Cross

INFORMATION

1. Future Use of Habitat Pavilion.

Council, on June 1, 1976 passed the following motion:

"THAT no action be taken with respect to Habitat Forum, but that the matter of retention of the Habitat Pavilion in front of the Court House be referred to the Planning and Development Committee for consideration."

The following were present for the discussion:

Mr. C. Douglas, Director General, Host Programming
Mr. C. Pedersen, Deputy Director General
Mr. P. Pilon, Host Programming
Mr. R. Christoffer, Prov. Department of Public Works
Mr. G. Craik, Assistant Mgr., Vancouver Safety Council
Mr. G. Valde representing the Greater Vancouver Convention and Visitors' Bureau

The Chairman advised that in view of Council's above recommendation, the Committee meeting had been called on short notice as the Federal Government had advised that the Pavilion would be dismantled Monday morning June 14, 1976.

Mr. P. Pilon advised that he had discussed with the Contractor, Frank Stanzl Construction, as to whether he would agree to dismantling the Pavilion in September if the City wished to retain the structure for the summer months. The Contractor will agree to this at no additional charge to Habitat or the City. If the City wishes the flagpoles to remain there would be no charges as long as they were turned to the Federal Government when the structure is dismantled.

The City would have to be responsible for security as the RCMP security ends at 6.00 p.m. Friday, June 11, 1976 and Uniguard security ends when the Contractor starts dismantling. Also involved would be costs for insurance and maintenance. Mr. Pilon advised that in discussion with the present suppliers of electricity to the Pavilion, this service could be continued.

Clause No. 1 Continued.

A cost to be borne by the City is the continuation of parking relocation charges for 10 judges i.e. ten stalls at $65.00 per month (total cost $1300.00).

Mr. Pilon stated that if the City does not wish to use the Pavilion for the summer months, the Contractor would arrange to store the decking and roof panels for possible future use. At the moment the Vancouver Safety Council has requested the building be retained for use in their proposed Safety Village.

Mr. Craik advised, that the Safety Council has made a submission to the Federal Government for the use of the structure in the proposed Safety Village in the China Creek area. The Safety Council would re-erect the structure at its own expense. The original thought was to have the building pavilion enclosed. Tests will be carried out to see if the roof panels could be fibreglassed.

Mr. R. Hebert, Assistant Director - Inspection and Enforcement Division, stated that the structure, if retained, would have to comply to the Building Code and would need to be reinforced to make it structurally safe.

Mr. Christoffer advised that the Provincial Government would not agree to any use such as a coffee garden. He also stated there should be a decision as to whether or not the Pavilion is to be retained as it affects the replacement of the landscaping.

Mr. E. Fladell, Social Planning Department, suggested the Pavilion could be used as a festival centre for the series of summer festivals. The Director of the Art Gallery would like to set up an art exhibit at the Courthouse. The Committee agreed that the costs involved for insurance and security would be too great.

Mr. G. Valde, stated that the Bureau could only utilize a portion of the Pavilion if it is retained.

A member of the Committee felt the Pavilion should be re-erected within one of the hangars at Jericho. In any event the roof panels should be preserved; perhaps they could be attached to and hang from a roof in one of the P.N.E. buildings.

Mayor Phillips agreed that the roof panels are unique and should be preserved. He felt the Pavilion was inappropriately located as this site was the only Downtown green space.

The Committee RESOLVED:

THAT the Federal Government be advised the City does not wish to retain the Habitat Pavilion for the summer months and agrees that the provisions of the contract to dismantle the Pavilion on Monday, June 13, 1976 should be carried out.

FURTHER THAT the Federal Government be requested to preserve and store the roof panels for a maximum period up to the end of July, 1976 for a future use which will ensure continued preservation of the roof panels; such use to be negotiated with the Federal Government.

The Meeting adjourned at 11.50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 318

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 22, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy, Marzari, Rankin and Volrich

ABSENT: Alderman Bowers)
Alderman Boyce) Leave of Absence
Alderman Sweeney)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council Meeting of June 15, 1976, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Retention of Addition - 3390 East 49th Avenue

Council considered a Manager's Report (Building & Planning matters) dated May 28, 1976, regarding the retention of an addition of a carport/sundeck at the rear of 3390 East 49th Avenue.

Mr. J.W. Zotzman, owner of the property, addressed the Council and displayed photographs of the addition. Mr. Zotzman urged the Council to permit him to retain the additional construction and not permit its removal as ordered by the civic officials.

MOVED by Ald. Rankin,
THAT the civic officials concerned be instructed to take no further action in respect of the carport/sundeck at the rear of 3390 East 49th Avenue.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

West Coast Salvage & Contracting Co. Ltd. - Claim by City for Demolition Costs - False Creek

The Council considered a Manager's Report (Property Matters) dated June 11, 1976, with respect to a claim by the City for demolition costs re the property formerly occupied by the West Coast Salvage and Contracting Co. Ltd.

Mr. P. Ballam, Counsel for the Company and Mr. F.J. Whitcroft, President of the Company, addressed the Council requesting that the City abandon its claim for demolition costs. The delegation agreed that the discussion held this day would be without prejudice as legal action has been set aside pending this meeting.

MOVED by Ald. Bird,
THAT the City Manager's report of June 11, 1976, be received and the request of the Company that the City abandon its request for payment of additional demolition costs, be not approved.

- CARRIED

(Aldermen Harcourt and Kennedy opposed)

DELEGATIONS & CITY MANAGER'S REPORTS

MANAGER'S GENERAL REPORT
JUNE 18, 1976

Building & Planning Matters
(June 18, 1976)

Appeal - Retention of Dwelling Unit - 74 West 21st Avenue (Clause 1)

In considering this clause, Council received a delegation from Mr. C. Kyriakopoulos who urged the Council to permit him to retain the basement of his premises as a housekeeping unit. A letter was filed in which it was stated by the delegation that he has a health problem which may not permit him to continue in his trade and therefore decrease his ability to maintain a living wage.

Mr. McClellan of the Permits and Licenses Department advised that he had no knowledge of the applicant's health problem.

MOVED by Ald. Rankin,
THAT this clause be deferred to permit the appropriate civic officials to discuss with Mr. Kyriakopoulos his statement re health problems and also to investigate the matter of the legality of the present suites in the building.

- CARRIED UNANIMOUSLY

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CONDOLENCE - Mr. R.B. Ross
Comptroller of Budgets

At this point in the proceedings, the Mayor advised that he had been informed that Mr. R.B. Ross, Comptroller of Budgets, had passed away.

MOVED by Ald. Volrich,
THAT the Council express its sincere regrets and condolences to the family of Mr. Ross.

- CARRIED UNANIMOUSLY

ILLNESS - Mr. W.H. Gray
Zoning Planner

The Mayor also advised that Mr. W.H. Gray, the Zoning Planner, had been rushed to hospital and would be unable to return to duty for about six weeks.

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COMMUNICATIONS OR PETITIONS

1. University Endowment Lands
Park Potential

The Council noted the following letter dated June 3, 1976, from the Park Board:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 31, 1976:

..."UNIVERSITY ENDOWMENT LANDS

"Board members received copies of the report dated April 1976 prepared by the G.V.R.D. and City of Vancouver entitled "The University Endowment Lands - A Special Kind of Regional Park".

"It was regularly moved and seconded,

"RESOLVED: That the Board endorse the following recommendations as outlined in the report:

1. The Provincial Government endorse the concept outlined in this report and reserve the appropriate land areas.
2. The Province create a co-ordinating body which might be composed of Provincial, University, G.V.R.D. and Vancouver City representatives to refine boundaries and to advise on management and development of the forest, foreshore, and campus components of the 'park'.
3. The G.V.R.D., Electoral Area A representative, and the U.E.L. administration assess and report on the 'community planning' issues of the park and the use of lands not retained in it.

Enclosed are copies of the report "The University Endowment Lands - A Special Kind of Regional Park" dated April 1976. Attached to each report is a covering letter dated May 20, 1976, from Alderman H.S. Bird, Chairman, Special Joint Committee studying the University Endowment Lands park potential, urging the G.V.R.D. Board of Directors and Vancouver City Council to support this proposal.

Your consideration and endorsation of the report is requested.

MOVED by Ald. Bird,
THAT the Vancouver City Council support the proposals contained in the report 'The University Endowment Lands - A Special Kind of Regional Park';

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

University Endowment Lands
Park Potential (cont'd)

FURTHER THAT, in supporting the proposals, the Council reiterate its policy with respect to a minority portion of the Endowment lands being made available for housing and on the understanding that the City will be represented on the co-ordinating body referred to on page 13 of the report.

- CARRIED UNANIMOUSLY

2. Request for Funds for Park Board to Build Tennis Courts

Council noted a letter dated May 30, 1976, from the McKechnie Parents' Association requesting to appear as a delegation for the purpose of Council providing funds for the Park Board to build tennis courts on part of the school grounds.

MOVED by Ald. Kennedy,
THAT the delegation request be granted.

- CARRIED

(Mayor Phillips opposed)

3. Neighbourhood Walks Program

MOVED by Ald. Kennedy,
THAT the request of the Assistant Director General Information of the Canadian Habitat Secretariat, to address Council on the matter of the Habitat Neighbourhood Walks Program that had taken place recently, be granted.

- CARRIED UNANIMOUSLY

4. Request to Use Loudspeaker at Annual Parade

MOVED by Ald. Kennedy,
THAT the request of the Glad Tidings Temple Vacation Bible School to use a loudspeaker during its parade on August 7, 1976, between Knight Road, Main Street, Kingsway and 33rd Avenue, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JUNE 18, 1976 (cont'd)

Works & Utility Matters
(June 18, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Lease of Portion of the Lane North of 16th Avenue, East of Ash Street
Cl. 2: Closure of Prince Edward and Guelph Streets from 7th to 8th Avenues and the Lanes in the Blocks bounded by Brunswick, Guelph, 7th and 8th Avenues
Cl. 3: Tender - Reinforced Concrete Pipe and Reinforced Concrete Manhold Sections and Tops
Cl. 4: Colour of City Automobiles
Cl. 5: Local Improvements on the 'Initiative Principle'

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(June 18, 1976) (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Colour of City Automobiles
(Clause 4)

MOVED by Ald. Kennedy,
THAT the existing colour for City cars be changed from dark green to white.

- CARRIED

(Alderman Bird opposed)

MOVED by Ald. Kennedy,
THAT the insignia for the City cars be black and designed as shown on Appendix 'B' of the report.

- CARRIED UNANIMOUSLY

Local Improvements on the
'Initiative Principle' (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Social Services & Health Matters
(June 18, 1976)

Mount Pleasant Summer Fun Program
Grant Request (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Director of Social Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Kennedy,
THAT the Director of Social Planning give consideration to similar programs being applied to other locations in the City and report back.

- CARRIED

(Aldermen Cowie and Volrich opposed)

Harbours & Parks Matters
(June 18, 1976)

Street Closure Request from Park Board
Woodland Drive - 14th to 15th Avenues
(Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(June 18, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Appeal - Retention of Dwelling Unit - 74 West 21st Avenue
Cl. 2: Appeal re Projection into Side Yards - 2780 West 39th Avenue
Cl. 3: Promotion of Residential Rehabilitation Program in N.I.P. Areas
Cl. 4: Robson Street Character Area Study - Progress Report and Request for Funds

Appeal - Retention of Dwelling Unit - 74 West 21st Avenue (Clause 1)

For Council action on this Clause, see page 2.

Appeal re Projection into Side Yards - 2780 West 39th Avenue (Clause 2)

MOVED by Ald. Bird,
THAT the civic officials concerned be instructed to take no further action in respect of the projection into side yards at 2780 West 39th Avenue.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 18, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Southwest Marine Drive - Building Line
Cl. 2: Sidewalk Cafes

Southwest Marine Drive - Building Line (Clause 1)

MOVED by Ald. Harcourt,
THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. N.S. Hepburn as requested.

- CARRIED UNANIMOUSLY

Sidewalk Cafes
(Clause 2)

MOVED by Ald. Rankin,
THAT the rental for the sidewalk cafe at 3121 West Broadway be established at $40.00 per month based on adjacent rental values and the recommendations of the City Engineer contained in this Clause be approved.

- CARRIED

(Aldermen Bird and Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(June 18, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Funds to Prepare a Coloured City Land-Use Map
Cl. 2: Park Board Staffing - Establishment of Central Filing System
Cl. 3: Proposed UBCM Letter to Minister of Human Resources
Cl. 4: Charter Amendments
Cl. 5: Tenders for Alterations to the Existing Building at 517-519 Hamilton Street
Cl. 6: Proposed Amendments to Strata Titles Act and False Creek Development Phase I, Area 6
Cl. 7: Metropolitan Cooperative Theatre Society Grant Request

Funds to Prepare a Coloured City Land-use Map (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Park Board Staffing - Establishment of Central Filing System (Clause 2)

MOVED by Ald. Cowie,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed UBCM Letter to the Minister of Human Resources (Clause 3)

MOVED by Ald. Volrich,
THAT Council support some of the concerns as outlined in the U.B.C.M. President's letter, and urge the Government to implement changes along the lines recently announced by the Minister of Human Resources with respect to social welfare charges.

- CARRIED UNANIMOUSLY

Clauses 4 and 6

MOVED by Ald. Harcourt,
THAT Clause 4 be received for information and the recommendation of the City Manager contained in Clause 6 be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on Clause 6 due to a conflict of interest)

Tenders for Alterations to the Existing Building at 517-519 Hamilton Street (Clause 5)

MOVED by Ald. Harcourt,
THAT

(a) That part of the resolution of Council on February 24, 1976, with respect to Council's approval of renovations being subject to availability of R.R.A.P. funds be rescinded;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(June 18, 1976) (cont'd)

Tenders for Alterations to the Existing Building at 517-519 Hamilton Street (Clause 5) (Cont'd)

(b) The foregoing additional cost of renovations be approved in the amount of $27,587, chargeable as follows:

P.E.F. Board for 2nd Floor Renovations & Furnishings	$19,500
Supplementary Capital Budget For Main Floor Renovations	8,087

(c) Council accept and award the contract to the low tender of $208,787 submitted by Van Construction, such contract to be to the satisfaction of the Director of Legal Services;

(d) Council approve the return of Bid Bonds and Letter of Surety to the unsuccessful bidders;

FURTHER THAT the Mayor write the Minister of State for Urban Affairs advising him that this Council recommends most strongly that the Minister implement a policy whereby municipal non-profit societies are eligible for R.R.A.P. assistance.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Metropolitan Cooperative Theatre Society Grant Request (Clause 7)

MOVED by Ald. Volrich,
THAT this Clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

B. Ground Leases, False Creek Phase I, Area 6 - Stanzl Construction

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated June 18, 1976, be approved.

- CARRIED UNANIMOUSLY

(The Mayor was excused from voting on this report due to a conflict of interest)

I. Report of Alderman Rankin, Chairman and Alderman Sweeney, Member of the Standing Committee on Community Services, June 15, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: White Lunch Cafeteria, 124 West Hastings Street - Police Report
Cl. 2: Preventive Health Measures for Vancouver

White Lunch Cafeteria, 124 West Hastings Street - Police Report (Clause 1)

Council noted a letter dated June 16, 1976, from Farris, Vaughan, Wills & Murphy requesting permission to appear as a delegation on behalf of Mr. Mah, the owner of the White Lunch Cafeteria.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Alderman Rankin, Chairman and Alderman Sweeney, Member of the Standing Committee on Community Services, June 15, 1976 (cont'd)

White Lunch Cafeteria, 124 West Hastings Street - Police Report (Clause 1) (cont'd)

MOVED by Ald. Rankin,
THAT this Clause as submitted by two members of the Community Services Committee be deferred pending the hearing of a delegation as requested, and that following the delegation, the matter of the restaurant's liquor license be considered and dealt with by Council.

- CARRIED UNANIMOUSLY

Preventive Health Measures for Vancouver (Clause 2)

MOVED by Ald. Rankin,
THAT the resolutions contained in this Clause be received and the recommendation be approved.

- CARRIED UNANIMOUSLY

II. Report of Vehicles for Hire Board, June 9, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Application to Operate Charter Limousine Service - Pacific Limousine Services Ltd.
Cl. 2: Complaint re Impounded Car - Mr. Larry Boden

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Board contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was opposed to Clause 1)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Tax Buyers)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Volrich opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Volrich opposed)

MOTIONS

A. Allocation of Land for Lane Purposes (North 4 feet of the South 10 feet of Lots 9, 10 and 11, Block 102, D.L. 196, Plan 196)

MOVED by Ald. Marzari,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 4 feet of the South 10 feet of Lots 9, 10 and 11, Block 102, District Lot 196, Plan 196. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated June 4, 1976, and marginally numbered LF 7726, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - New Central Hotel Elevator

advised that the elevator at the New Central Hotel was not operating properly, and it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the City Manager be requested to report back on what action might be taken to ensure that the elevator in question operates properly.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird - Heavy Equipment Parked on City Streets

again referred to a number of complaints received concerning heavy equipment being parked on City streets, particularly on the north side of Wall Street.

The Mayor requested the Alderman to discuss the matter with him with a view to having the Police enforce the appropriate By-law.

- - - - -

The Council recessed at approximately 3:35 p.m. to reconvene 'In Camera' in the No. 3 Committee Room.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of June 22, 1976, adopted on June 29, 1976.

A. Phillips
MAYOR

B.N. Litts
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Lease of Portion of the Lane North of 16th Avenue East of Ash Street Abutting Lot 1, Block 480, D.L. 472, Plan 792

The City Engineer reports as follows:

"The owner of Lot 1, Block 480, D.L. 472, Plan 792 is prepared to dedicate the north 10 feet of this lot for lane purposes provided he can lease the area back until it is required for the opening of a lane in the block. As this will be the first portion of lane acquired in this block, it will be some time before a lane can be opened.

I RECOMMEND that the City accept the dedication of the north 10 feet of Lot 1, Block 480, D.L. 472, Plan 792 for lane purposes and that the portion of lane so dedicated be closed, stopped up and an agreement, in accordance with the Encroachment By-Law, be entered into giving the owner of said Lot 1 the use of the 10-foot strip subject to the following conditions:

(a) There be no annual charge for the encroachment.

(b) No structure to be erected on the area."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Closure of Prince Edward Street and Guelph Street from 7th Avenue to 8th Avenue and the Lanes in the Blocks Bounded by Brunswick Street, Guelph Street, 7th Avenue and 8th Avenue, Block 41, D.L. 200A and Block 104, D.L. 264A

The City Engineer reports as follows:

"On December 9, 1969, Council adopted the recommendations contained in a report from the Director of Planning dealing with the boundaries of Mount Pleasant Park and adjacent school site. The approved boundaries included portions of Prince Edward St. and Guelph St. from 7th Ave. to 8th Ave. and the lanes contained in the blocks bounded by Brunswick St., Guelph St., 7th Ave. and 8th Ave.

In the intervening time, the properties have been acquired. The City expropriated the last portion of lane (formerly Lot "A") to be acquired. We obtained title to this in March, 1976. With this title and the details of Prince Edward St. allowance boundaries now determined, the closure and subdivision can proceed.

The School Board presently have access to Mount Pleasant School (Lot A, Block 102 and 105, D.L. 264A) from the portion of Guelph St. to be closed.

It has been mutually agreed that the School Board will acquire the portion of Guelph St. to be closed, and the park site willcontain the closed portion of Prince Edward St. and the closed lane within the blocks on both sides of Prince Edward St. between 7th Ave. and 8th Ave.

I RECOMMEND that the portion of Prince Edward St. between 7th Ave. and 8th Ave. together with the lanes contained in the blocks bounded by Brunswick St., Guelph St., 7th Ave. and 8th Ave. as shown hatched on the attached sketch be closed, stopped up and title be taken thereto subject to the following conditions:

(a) The cost of physically closing the streets and lanes to be to the account of the Park Board.

(b) A public utilities easement to be reserved over the entire closed portion of Prince Edward St.

(c) All utilities other than those on Prince Edward St. to be removed at Park Board's expense or easements to be provided to contain them.

(d) The closed portions of street and lanes to be subdivided with the abutting lands.

(e) The consolidated site then be placed in the care and custody of the Park Board.

Cont'd . . .

Clause 2 Cont'd

I further RECOMMEND that Guelph St. from 7th Ave. to 8th Ave. as shown shaded on the attached sketch be closed, stopped up and conveyed to the School Board subject to the following conditions:

(f) The portion of Guelph St. so closed to be consolidated with the abutting School Board property.

(g) A public utilities easement to be reserved over the entire closed portion of Guelph St.

(h) All costs to effect the physical closure of the street to be to the account of the School Board."

The City Manager RECOMMENDS that the foregoing report be approved.

3. Tender No. 57-76-5 - Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops

The City Engineer and Purchasing Agent report as follows:

"On April 26, 1976 tenders were received for the supply and delivery of reinforced concrete sewer pipe and manholes. Tenders were received from four firms as follows:

PIPE TENDER				MANHOLE TENDER	
NAME OF FIRM	TOTAL BID PRICE *	ITEMS ON WHICH LOW BIDDER	REMARKS	TOTAL BID * PRICE	REMARKS
Ocean Construction Supplies Ltd.	$417,980.00	12",15", 18",27", 42",48", 54",60", 72"	To City Specifications	$218,531.20	To City Specifications
Lafarge Concrete Ltd.	$463,430.00	21",24", 30",36" ***	Not to City Specifications	$222,059.80	To City Specifications
	$485,760.00	None	To City Specifications except 12" & 15"		
Locla Concrete Pipes Ltd.	$464,930.00	-	To City Specifications	$246,037.00	To City Specifications
Canadian Johns-Manville Co. Ltd.	$244,330.00**		Not to City Specifications		No Quotation

*Based on Total price including freight charges (but excluding "local content" and 7% Provincial Sales Tax).

**Tendered only 12" to 36" asbestos cement which is not to City Specifications. After applying "local content" prices to the tenders, Canadian Johns-Manville was not the low bid in any of the individual items.

***'Packerhead' pipe exceeds maximum allowable water absorption specified.

Cont'd . . .

Clause 3 Cont'd

CONCRETE PIPES

The low bid meeting City specifications was received from Ocean Construction Supplies Ltd. for a sum of $417,980.00. Ocean Construction Supplies has a history of good service with the City, having provided us with prompt delivery and good technical service.

CONCRETE MANHOLE SECTIONS AND TOPS

The low bid for manhole sections and lids was received from Ocean Construction Supplies Ltd. for a sum of $218,532.00. These sections and tops meet City specifications.

The City Engineer and the Purchasing Agent RECOMMEND that the total contract for Pipe and Reinforced Concrete Manhole Sections and Tops be awarded to Ocean Construction Supplies Ltd. at a total cost of $636,511.20 (excluding 7% Sales Tax), based on estimated requirements for the next one-year period."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and the Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Colour of City Automobiles

The City Engineer reports as follows:

"For many years the standard colours for City vehicles has been orange for trucks, heavy equipment and panels and dark green for cars. For some time we have been concerned with the appropriateness of the dark green colour used on City cars, particularly with regard to:

(a) safety due to visibility,and

(b) difficulties of keeping cars clean.

In these regards the dark green colour rates poorly. Research we have carried out on this matter shows that lighter coloured vehicles show dirt less, are more visible under all conditions prevailing in Vancouver and are increasingly becoming more popular for civic purposes and, therefore, more available.

Research shows that visibility is the most important consideration and a safe colour must be highly visible under day, night, cloudy and sunny conditions and against various backgrounds. In this respect particularly and in the other respects generally, the following colours are the best in order of technical preference:

(a) Yellow-green (lime-yellow).

(b) White.

We recommend that the City colour for cars be changed from dark green to either the yellow-green or white colour.

Two City door signs have been used as shown in Appendix "A" and "B". The red insignia (Appendix "A") has been used with the green cars of all departments and the black insignia (Appendix "B") has been used on Engineering Department vehicles. We suggest that the red insignia is not appropriate, particularly if a yellow-green car colour is chosen. Furthermore, a more neutral insignia would be more efficient and less costly, since it would match all colours used by the City. We recommend that the insignia that has been used on City vehicles, as shown in Appendix "B" (black), be utilized on all City vehicles, as there will be no problem in colour matching and costs will be less. Furthermore, each department would be identified on the vehicle door and in many cases this is an advantage. Accordingly, insignia now used on many City vehicles are proposed to be used on all City vehicles, as shown in Appendix "C".

It is proposed that the conversion outlined above take place as new vehicles are purchased or when repainting or other repairs are necessary during maintenance. In this fashion very little additional cost will result in the

Cont'd . . .

Clause 4 Cont'd

conversion. Accordingly, no special budget is required for the conversion and City budgets normally used for repainting and installation of insignia would be used for this purpose.

RECOMMENDATION:

The City Engineer RECOMMENDS that the existing City colour for cars be changed from dark green to yellow-green (lime-yellow), or white if Council prefers, together with appropriate change in insignia. As the conversion is proposed to take place on replacement of vehicles, no special costs will be incurred."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

5. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-Law, projects for -

Pavements and Curbs (Higher Zoned)
Pavements and Curbs (Collector Streets)
Lane Pavements (Higher Zoned)
P. C. Concrete Sidewalk

shown on the attached schedule dated June 11, 1976, are advanced to Council on the 'Initiative Principle'.

Information on Projects

Chestnut Street

Pavement and curb from Ogden to Greer and P. C. Concrete sidewalk on the west side only from Greer to 230' N/Ogden, except opposite 215 feet abutting lots 8 - 13 inclusive, Block 177.

City Council on July 9, 1974 unanimously approved the proposal of the City Engineer that he be authorized to initiate the installation of pavements and curbs and sidewalk under the Local Improvements Procedure. This will improve both vehicular and pedestrian access to the Community Music School, Planetarium, and musems.

Carolina Street - 8th to Broadway

Requested by one of the few property owners who reside on this street, initiation of this project will tie in with paving, this summer, of the block immediately north as a result of a petition signed by a majority of property owners.

Vernon Drive - Napier to William

Initiated on request of an abutting business concern, this project will contribute to the gradual improvement of streets in this industrial area. Numerous requests are received for street improvement in this neighborhood.

William Street

Cotton Drive to the L/E Cotton, and Commercial Drive to the L/W Commercial.

Relates to the Britannia Community Services Center. The street is closed from the lane east of Cotton to the lane west of Commercial. A paved cul-de-sac is required on the west and completion of the remaining open portion on the east is felt appropriate.

Cont'd . . .

Clause 5 Cont'd

22nd Avenue - Renfrew to Nootka

This project is being initiated on the request of the owner of an abutting business.

Vehicular parking abuses the boulevard and inconveniences pedestrians near the local shopping area. The proposed improvement would separate the road and sidewalk adjacent to these several stores.

Maintenance of the shoulders by City crews has no permanent effect and the Police Department is unable to give continuous surveillance.

37th Avenue - Osler to Oak

Requested by the Board of Parks and Recreation in connection with Van Dusen Gardens, this project will complete a permanent pavement with curbs on 37th from Granville to Cambie.

71st - Hudson to Oak

On September 10, 1974 Council unanimously approved a recommendation of the City Engineer that a paved strip costing $10,000 be installed to alleviate transit-produced dust and noise inconvenience to abutting dwellers, and that subsequently a local improvement be initiated for curbs and gutter.

(Further investigation showed that saving would result from installing pavement simultaneously with curb and gutter.)

71st at S. W. Marine

Consolidation of property, and adjacent street closure has left a wide street end. Curb realignment and sidewalk installation will regulate traffic movements and improve the area.

Nelson Street - Denman to Bidwell, Jervis to Bute, Bute to Thurlow

In keeping with Council's request to improve deteriorated pavements on West End streets east of Denman, as quickly as possible, these 3 blocks on Nelson are being initiated at this time because they are among the most deteriorated streets in the west end.

Lanes

L/W Cambie - 39th to 41st

This lane is being initiated as a result of the request of the manager of an abutting commercial property, for a higher quality of lane surface.

L/N 41st - L/W Cambie to Ash

This lane is a short residentially zoned leg of the above lane, and is being initiated for continuity.

L/S Cornwall - Larch to Balsam

Improvement is requested by an abutting tenant.

The following lanes are being initiated at this time because they are relatively costly to maintain:

L/S Franklin - Kamloops to Penticton
L/S Hastings - Jackson to Princess
L/S Pendrell - Jervis to Bute
L/S Robson - Nicola to Cardero and Cardero to Bidwell
L/S 4th - Ontario to Manitoba
L/S 7th - Alder to Spruce

Cont'd . . .

Clause 5 Cont'd

Capital Funds

Funds for the City's share of the cost of these projects are available in the Streets 1976 Capital Budget."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated June 11th, 1976.

The estimated total cost of these improvements is $582,032 and the City's share of the cost is $334,464.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for the projects listed in the attached schedule dated June 11th, 1976 be held at 10:30 a.m. Thursday, August 12, 1976.

FOR COUNCIL ACTION SEE PAGE(S) 388-9

A-2

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Mount Pleasant Summer Fun Program - Grant Request

The Director of Social Planning reports:

"The Mount Pleasant Summer Fun Program, sponsored by the Fairview Little People's Society, operates out of the Mount Pleasant Community School at 7th and Guelph. The program will provide supervised activities for children aged 6 to 12 through July and August. To date, 130 children have pre-registered for the program. All are from either low income or welfare families. About 60% need a supervised program as there is no one home during the day. Many of the children in the program are recent immigrants. One of the program's goals is to help them maintain and improve their English during the summer and to encourage cultural interaction, understanding and sharing. The program runs 8 weeks and uses the Mount Pleasant School gym, equipment and kitchen. Activities include arts and crafts, cooking, sports activities, and field trips.

The area served by the program is bounded by Main and Kingsway, Broadway, and Clark. these major traffic routes have cut off this enclave from other services in the Mount Pleasant area such as the Mt. Pleasant Community Centre. There are no Parks Board or Neighbourhood Services Association programs or facilities in the area.

The Society has approached 13 agencies for funding for the summer program. Six have provided staff or funding support but the program still needs funds to hire at least 2 more staff.

The request to the City is for $2,700 for salary ($600/month) and benefits for 2 leaders for 8 weeks.

The Director of Social Planning recommends that a grant of $2,700 be approved for the Mount Pleasant Summer Fun Program. If approved, the grant is to be administered by the Fairview Little People's Society."

The Comptroller of Budgets advises that if this grant is approved the source of funding is Contingency Reserve.

The City Manager submits the above report of the Director of Social Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 389

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Street Closure Request from Park Board
   Woodland Drive: 14th to 15th Avenues

The City Engineer reports as follows:

"By letter dated June 2, 1976, the Board of Parks and Recreation sent the following resolution to Council: 'That the Board urge City Council to act as quickly as possible to have Woodland Drive closed between 14th and 15th Avenues in order that development improvements to Clark Park can proceed'.

BACKGROUND

Park Board staff wrote to the City Engineer in mid-January of this year requesting consideration of the closure so that the Park Board could undertake some development as a project in the Cedar Cottage N.I.P. program.

For a variety of reasons (workload, lengthy absence of a senior staff member of the Traffic Division) consideration of this proposal has been delayed.

Our review of the proposed closure ramifications and the background of development has been completed. The resident survey that is required by Council resolution is now being done and the results will be available by the end of June."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 389

BUILDING & PLANNING

CONSIDERATION

1. Appeal - Retention of Dwelling Unit - 74 West 21st Avenue.

Mr. C. Kyriakopoulos has made an application to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

> "Our records show that in 1956, a Building Permit was issued to convert the above building into one dwelling unit on the main floor, one dwelling unit on the second floor with no living or sleeping quarters in the basement. This work however, was never completed.
>
> Inspection of the building in October, 1971 found that the basement had been altered to provide one housekeeping unit, and the main and second floors were occupied as one dwelling unit.
>
> Mr. Kyriakopoulos made applications to City Council under the Hardship Policy in 1971, 1972, 1973 and 1974, and in each instance Council instructed the Director of Permits and Licenses to withhold enforcement action with the last application expiring December 10, 1975. All of the applications indicated that the owner was either temporarily unemployed or earning a rather low rate of pay.
>
> In April of 1976 the Hardship Committee considered a further application by Mr. Kyriakopoulos and recommended refusal. This new application indicates the applicant is married with two dependents, fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,571.16 per month. The Committee further noted that neither age nor health were factors."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY: Mr. C. Kyriakopoulos

2. 2780 West 39th Avenue. Appeal re Projection into Side Yards.

Mr. Don Fuller has asked permission to appear before City Council as a delegation requesting that enforcement action be withheld with respect to the projection of the eaves of the above dwelling into the required side yard.

The Director of Permits and Licenses reports as follows:

> "On December 4, 1975, a Building Permit was issued for the erection of a one family dwelling having a flat roof with a maximum projection of one foot of the eaves into the required side yard. When the building was framed and inspection called for, it was found that a mansard roof had been installed instead of the flat roof and that the eaves projected 28" into the required side yard. The maximum permitted under the Zoning and Development By-law is 21".
>
> An application was made to the Board of Variance for a relaxation of the By-law but on April 21, 1976, this appeal was refused. On May 3, 1976, a notice was sent to the registered owner requesting that the eaves be reduced so that the maximum projection into the required side yard was 21"."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION REQUEST: Mr. D. Fuller

RECOMMENDATION

3. Promotion of the Residential Rehabilitation Assistance Program in N.I.P. Areas.

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend the retention of R.R.A.P. promoters and seek approval of an appropriation of N.I.P. funds to provide for this staff.

II BACKGROUND

In June of 1975 City Council approved Kitsilano and a portion of Cedar Cottage as Neighbourhood Improvement Program areas. These were the City's first N.I.P. programs. In September of 1975 City Council further approved the Downtown East Side and part of the Mount Pleasant area for Neighbourhood Improvement Programs. Implementation has now begun in the first two areas while planning is well underway in the latter two areas.

The Residential Rehabilitation Assistance Program is a housing improvement program of the Federal Government that is available to property owners only within N.I.P. areas and is intended to compliment the N.I.P. program. Under R.R.A.P. a property owner can receive up to $10,000 per dwelling unit to make improvements. Depending on income, and depending on whether or not the property owner is resident on the property, up to $3,750 of the loan can be a forgiveable grant.

Clause No. 3 Continued.

When the City's first N.I.P. programs were initiated in Kitsilano and Cedar Cottage, promotion of the R.R.A.P. program was limited to what could be included in the flyers and newsletters being prepared by the Planning Department site offices in those areas. As demonstrated in Appendix II, initial uptake was slow and during the first year of the program there were approximately 50 applications in Cedar Cottage and 80 in Kitsilano. However in June of 1975 C.M.H.C. hired a summer student to work full-time in R.R.A.P. promotion. This was followed in October and November of 1975 with promoters in Kitsilano and Cedar Cottage funded through N.I.P. Total applications during the life of these two promotions were approximately 101 in Cedar Cottage and 205 in Kitsilano.

In January of 1976 four persons were hired through the L.I.P. program to promote R.R.A.P. in the City's N.I.P. areas (i.e. Kitsilano, Cedar Cottage, Mount Pleasant and Downtown East Side). The success of this promotion is detailed in Appendix II and can be attributed to both the system being used by the City to promote R.R.A.P. and to increased involvement by C.M.H.C. Over the past two years, it is estimated that R.R.A.P. has or will assist in the renovation of approximately 1158 buildings that have applied to date, for a total potential investment of possibly $4,088,800.00.

Active promotion of the R.R.A.P. program has had a number of benefits. i) Residents of N.I.P. areas are assured of at least becoming aware of the opportunities offered to them by the program. The outright number of applications is therefore greater and the City and its N.I.P. areas benefit thereby. ii) By having staff to deal specifically with the R.R.A.P. program, better service can be given to residents within the N.I.P. areas in terms of more detailed explanation of the program, assistance with the application and other forms, liaison with C.M.H.C., organized promotion, etc. iii) City staff allocated to the N.I.P. program can concentrate on that program and not be constantly diverted to R.R.A.P.

III CONTINUATION OF R.R.A.P. PROMOTION

The L.I.P. funding currently being used to hire the four R.R.A.P. promoters terminates on June 25, 1976. Although C.M.H.C. have prepared R.R.A.P. literature and have paid for the distribution of brochures and ads in the N.I.P. areas, they are not geared up for detailed on-site promotion. Since it is felt necessary to actively promote R.R.A.P. in order that the program is successful, and since it is felt that the City and the N.I.P. areas within the City benefit greatly from the R.R.A.P. program, it is recommended that the City carry on with R.R.A.P. promotion until December 1976.

It is estimated that adequate promotion will require one full-time staff person in Kitsilano, one full-time staff person for Cedar Cottage/Mount Pleasant spending 1/4 time in Cedar Cottage and 3/4 time in Mount Pleasant, and one full-time staff person in Downtown Eastside. In the Downtown Eastside the ability to speak Chinese is an essential requirement of the position.

Each of the respective Neighbourhood Improvement Citizen Committees have recommended the retention of the R.R.A.P. promoters.

Council should note that it will be a requirement of the 1976 P.R.A.P. agreement between the Province and the Federal Government that administration and promotion of the R.R.A.P. program will be the responsibility of the municipality. Vancouver's approach to R.R.A.P. administration is currently being worked out by the Director of Permits and Licences and the Director of Planning for report to Council in the Fall of 1976. On-going R.R.A.P. promotion in all N.I.P. areas will be dealt with in greater detail in that report. In order to adequately respond to P.R.A.P. inquiries upon announcement of the 1976 agreement, it is anticipated that the existing R.R.A.P. promoters will be used on a part-time basis in the newly designated areas (Grandview-Woodland and Riley Park) until a staff and budget report is presented to Council.

Clause No. 3 Continued.

C.M.H.C. have concurred with this proposal.

The Director of Planning recommends:

(1) THAT City Council authorize the retention of R.R.A.P. promoters to serve in Kitsilano, Cedar Cottage/Mount Pleasant and the Downtown Eastside for a period not to exceed six months.

(2) THAT the Director of Personnel Services classify the positions and submit his recommendations to the City Manager for approval.

(3) THAT City Council approve the appropriation and expenditure of N.I.P. funds, not to exceed $21,200 as detailed in Appendix I, to provide for the above recommended staff and supporting costs for the continued promotion of the RRAP program for a period of six months to December 1976. The promoters will be subject to classification by the Personnel Services Department, and the detailed budgets will be subject to approval by the City Manager, by Minute of Authorization, prior to any expenditures taking place.

Under N.I.P. the costs are shared as follows:

C.M.H.C.	$10,600
Province	$ 5,300
City	$ 5,300."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. Robson Street Character Area Study - Progress Report and Request for Funds.

The Director of Planning and the City Engineer report as follows:

"The purpose of this report is to inform City Council of progress on the Robson Street Planning Study; and to seek approval for the expenditure of up to $4000. to carry out a related survey of parking needs.

City Council on April 13, 1976 considered recommendations of the Standing Committee on Planning and Development regarding 'The Market Place' development proposal in the 1000 block Robson Street.

Council approved recommendations including the requirement:

'B. THAT the Director of Planning be instructed to re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian/transit role of Robson Street.'

Council was subsequently advised of the proposal to encourage the formation of an informal advisory Planning Group from interested property owners and tenants.

Clause No. 4 Continued.

The owners and tenants have now formed a Re-development Association. They also have a working Committee with some 10 members. The Chairman is Mr. R. Yacht. The Co-chairman is Mr. D. Street.

Several meetings have already been held, and the working Committee is meeting every one or two weeks at the present time.

The working Committee have expressed several concerns regarding the re-development of Robson Street. These include the decrease in the number of pedestrians and shoppers; the deteriorating physical appearance of the street; the lack of adequate parking facilities; and the possible future "transit/pedestrian" mall proposals.

From discussions both within the Committee and with the Planning Department, it is apparent that there is a need for more information about Robson Street to enable conclusions and recommendations to be prepared.

Required information includes - inventory of goods and services available; who shops on Robson Street; why; where did they come from and how; shoppers'attitudes to Robson Street; merchants' attitudes; determination of the seriousness of the parking problem.

On May 20, 1976, the Working Committee requested that 'The Director of Planning be asked to carry out a survey of pedestrians and merchants by June 30th.'

The pedestrian survey is to be carried out between June 22 and June27. This survey will be financed from the Director of Planning's Consultant fund at a cost of under $1700.

The merchant survey will be carried out over a three week period commencing by June 22, by Planning Department Staff.

Parking Survey

The Working Committee believes that more off-street parking is needed at appropriate locations to serve Robson Street. On May 20th the Advisory Committee requested that 'The City Engineer be asked to carry out a parking needs study for each of the three blocks (1000, 1100, 1200) to assist in determining future parking needs.' The Working Committee has established a timetable for a work program leading to a presentation to Council Committee in the early fall of this year and the parking information is required as soon as possible.

This parking Survey would establish current usage patterns of the various types of parking serving the area. An analysis would be done to determine appropriate parking requirements for the Robson character area. It would also provide information to do a better evaluation on the amount of off-street parking proposed for the revised 'Marketplace' development in the 1000 block Robson.

The City Engineer notes that it is not possible to do this parking study with existing staff resources until early 1977. Consequently, using Consultant services is the only way to meet the Robson Street Working Committee timetable. The cost of this study would not exceed $4000.

Clause No. 4 Continued.

It is Recommended:

That the City Engineer be authorized to employ a Consultant at a cost not exceeding $4000 to carry out a parking needs survey of each of the 1000, 1100 and 1200 block Robson Street; such funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 386 + 390

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Southwest Marine Drive - Building Line

The City Engineer reports as follows:

"On February 11, 1975, Council referred the following motion to the City Engineer for consideration and report back 'That Council declare as a policy that S.W. Marine Drive not be regarded, or further designated, as a major arterial highway. Further, that Council declare its intention that there be no further widening of S.W. Marine Drive beyond its present width'.

A. BACKGROUND

1. Historical

In the 1930 Bartholomew plan, S.W. Marine Drive was identified as a 'major street to be widened'. The proposed width was 100 feet. (Established building line is to provide a 100-foot street allowance).

In the 1947 Bartholomew plan, S.W. Marine Drive was identified as a Major Street and Scenic drive with a 100-foot street allowance.

In the 1963 Major Street Plan Review, Marine Drive, from U.E.L. to Burnaby, was identified as a primary arterial, except for the section between 70th Avenue and Oak Street.

2. Current

The street allowance on S.W. Marine Drive from U.E.L. to Granville Street varies from 66 ft. to 73 ft. to 80 ft. to 83 ft. to 100 ft. Approximately 50% of this length has had some widening of the street allowance beyond 66 ft.

Southwest Marine Drive is currently functioning as an arterial street and carries traffic volumes similar to other arterials in the area.

Location	Daily Volume at Blenheim Street	Daily Volume at Yew Street
S.W. Marine Drive	13,750 vehs.	9,000 vehs.
41st Ave.	14,150 vehs.	8,250 vehs.

Southwest Marine Drive, in terms of the arterial street system, is located at the southwest edge of the City and functions to 'tie together' all the east-west and north-south arterials, at the same time providing a continuous arterial connecting to Marine Drive in the U.E.L. (see Map I). Southwest Marine Drive is undeveloped (2-lane strip pavement, gravel shoulders) from Angus Drive to the U.E.L.

B. FUTURE

Improvements to S.W. Marine Drive were not a part of the defeated 1976-80 5-year plan street projects. Present planning considers major improvements necessary (4-lane pavement) in the post 1980 period. No program of acquiring street widening is in progress now, or scheduled.

Continued on Page 2. . . .

Clause No. 1 Continued

C. IMPLICATIONS OF COUNCIL RESOLUTIONS

If Council decided that S.W. Marine Drive was not to be 'regarded, or further designated, as a major arterial highway', then, presumably, measures would have to be implemented (barriers, street closures, etc.) to limit traffic to local areas only and divert all non-local traffic to other routes (41st Avenue, 49th Avenue). Because 41st Avenue connects to the U.E.L., this would be the logical route for the diverted traffic. There is not sufficient capacity through the Kerrisdale shopping area, unless 7 a.m. to 6 p.m. parking prohibitions were implemented.

Not using S.W. Marine Drive as an arterial is not considered appropriate because there is really no place to divert the traffic.

Potential developments at the University and in the U.E.L. will require additional transportation service and S.W. Marine Drive will be a necessary component of that service, along with other appropriate east-west arterials.

With respect to the second part of the proposed Council resolution, stating that there be no further widening of S.W. Marine Drive beyond its present width, it has already been noted above that there are no immediate proposals for widening. The major concerns of the residents are that widening of the street would affect their front yard landscaping along S.W. Marine Drive. Even if widening were to take place in the next ten years, it would be to four lanes and this would not affect the landscaping. Accordingly, the existing building line situation provides for the future needs of the City without detrimentally affecting property owners along S.W. Marine Drive. It should not be altered.

SUMMARY

Southwest Marine Drive has been for many years and is now an important major street carrying traffic volumes equal to those of 41st Avenue. It is the shortest route connecting the Endowment Lands and West Point Grey with areas to the south and east and is the logical route for this purpose. Any declassification of Southwest Marine Drive would result in these necessary trips being diverted into the residential streets to the north which are narrower, have smaller lot sizes and have far more people living along them. In addition, the setbacks are not as great as on Marine Drive and, therefore, the property owners are closer to the traffic. Diversion of traffic from Southwest Marine Drive to these streets to the north would increase trip lengths and would significantly increase the number of people detrimentally affected, when compared to those along Southwest Marine Drive. For these reasons, Southwest Marine Drive should be retained as a major street in the City street system, including the retention of the existing 100-foot building line to provide for future needs of the City."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

(DELEGATION REQUEST)

Continued on Page 3. . . .

CONSIDERATION

2. Sidewalk Cafes

The City Engineer reports as follows:

"Council, in 1975, approved a number of sidewalk cafe applications, this approval being subject to the applicant entering into a two-year lease agreement with the City. The sidewalk cafes operated successfully in 1975, and all are operating again this year.

The purpose of this report is to consider the application from Mr. G. Zerbinos, owner of the Marathon Restaurant, 3121 West Broadway, to establish a sidewalk cafe.

The Liquor Administration Branch will consider extending this cafe's alcoholic beverage permit, provided the City first authorizes the cafe and the area is defined by a lease agreement.

In 1975, Council established a rental rate of $100 per month for each cafe, with the 1976 rental to be based on adjacent property rentals as determined by the Supervisor of Property and Insurance. Since the other sidewalk cafes are in the second year of a two-year lease, the City Engineer considers the lease for this cafe should cover only 1976.

This would result in all leases terminating at the end of 1976, at which time the City Engineer will present to Council a proposal for renewal of leases on a long-term basis, i.e. three to five years.

The 1976 rentals established for cafes on Granville Mall and in Gastown vary from $145 to $230 per month, depending on the location and sidewalk area. The rental established by the Supervisor of Property and Insurance for the cafe on West Broadway is $40 per month, based on adjacent rental values. The City Engineer feels this rate is low and, accordingly, asks Council to consider establishing a minimum rental of $100 per month for sidewalk cafes throughout the City when the calculated monthly rental rate is less than $100 per month.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the proposed cafe.

The City Engineer submits the following RECOMMENDATIONS and CONSIDERATIONS

RECOMMENDATIONS

A. The proposed sidewalk cafe at 3121 West Broadway be approved;

B. The Director of Legal Services be directed to finalize lease arrangements based on a one year lease, for signature by the City Engineer and the Director of Legal Services;

C. The Liquor Administration branch be notified that Council has approved the sidewalk cafe and lease arrangements.

CONSIDERATIONS

A) The rental for the sidewalk cafe at 3121 West Broadway be established at $40 per month based on adjacent rental values; or

B) The rental for the sidewalk cafe at 3121 West Broadway be established at a minimum of $100 per month."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 390

FINANCE MATTERS

RECOMMENDATIONS:

1. Funds to Prepare a Coloured City Land-Use Map

The Director of Planning reports as follows:

"The City presently has no overall Land-Use map of Vancouver, although in recent years, the Zoning map has been used for this purpose by both city staff and the public. The Zoning map, however, is at best only a general visual aid. It does not represent details of Land-use (such as schools or parks in residential areas), the use of areas zoned CD-1 or mixed land-uses in any zone.

A coloured city land-use map would be a valuable visual aid and working tool for planners and other city staff as well as the public at large. At a glance, it gives the reader a good general impression of the city's structure and with particular reference to any point or area a descriptive picture of the district around it.

A good deal of demand has already been demonstrated for such a map. Information requests received by the Planning Department (from students, teachers, businesses, other government agencies and citizens in general) frequently ask for land use maps of the city. Similar requests also pass through the Information Centre of the City Clerk's Department. It is likely that the maps would be even more popular once a few were seen around.

Considering possible demand, there is a good chance that much of the cost of producing these maps could be recovered through sales. Schools and libraries alone could use many of these but it is likely that most demand would come from business offices.

The opportunity presents itself now for preparation of a city land-use map because land-use information on the Planning Department 1": 200' scale maps is to be updated to June, 1976. It would take only minimal time to generalize this information onto a map scaled to include the entire city.

Maps produced this year would remain useful for several years. Most land use changes would not significantly alter the map (especially considering that information would be generalized to a block-face level). Further, in a city as developed as Vancouver, there would be very few major changes which would occur. We could, therefore, continue to sell this year's printing (information accurate to June, 1976) for anumber of years without requiring a updating. For the same reason (i.e., minor changes over time) subsequent updating need not be a significant cost in terms of staff time.

Cost estimates below are for multi-coloured land-use maps similar in appearance and size to the existing Zoning maps, (2' X 3'). Although larger sizes will not be available, once the map is prepared it can be photographed and the slide used for such purposes as presentations where larger maps are needed.

No staff time is available to be directed to this project. The Chief Draftsman estimates he would need a temporary Planning Assistant II for two months to complete the job. He further estimates the printing and material costs to run as follows:

For 500 maps --- up to $2,500
For 1000 maps --- up to $3,500
For 2000 maps --- up to $4,250

The Administrative Officer, Planning, advises that there are no funds within the Department budget. The Comptroller of Budgets advises that, if the recommendations of this report are approved, the source of funds would be Contingency Reserve.

RECOMMENDATION

It is recommended that:

(1) Funds be approved to hire one Planning Assistant II for a temporary period of two months to work on the production of a city land-use map (cost: $2100 including fringe benefits)

Cont'd . . .

Clause 1 Cont'd

(2) Funds be approved for material and printing costs of 1000 land-use maps as described in this report (cost: $3,500)

(3) The source of funding to be Contingency Reserve

(4) The Land-use maps be sold at a cost which will recover the total cost other than the cost of the Planning Assistant II ($2100)."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be approved.

2. Park Board Staffing - Establishment of Central Filing System

On June 25th, 1974, Council considered the Overview Study of Peat Marwick. Part of this report recommended the establishment of two stenographic positions and noted that it was not a complete re-organization and that further examination could result in additional staff positions being requested.

On October 21st, 1975, when considering a Joint Report of the Standing Committees of Finance and Administration and Community Services on a re-organization as proposed by the Task Force on Recreation, Council approved the following amended Task Force recommendation:

> "Instruct the City Manager to undertake an immediate review of the number of secretarial staff required."

A complete review of the secretarial workload was delayed pending the appointment of the Park Board's Manager of Operational Systems who has submitted the following report to the City Manager:

"The Park Board currently employs 6 stenographers and typists who handle a diverse range of tasks related to Park Board operations. Two out of five Divisions do not have their own secretarial help.

The handling of correspondence is relatively unorganized with duplicate filing systems in each Division and in the Superintendent's office. Filing tasks consume slightly more than 8 man hours per day among the 6 secretaries. Moreover, neither of the deficient divisions could fully utilize a secretary on a full-time basis. Rather, the work over-load is evenly distributed among the secretarial staff.

In order to overcome the general over-load of stenographic work in the Park Board, a Central filing system should be installed; the estimated costs being as follows:

	1976 Non-Recurring	1976 Recurring	Annual
Clerk II*		$5,625.	$11,250.
Furniture	$1,675.		
Telephone		141.	232.
TOTAL:	$1,675.	$5,766.	$11,482.

* Fringe Benefits included; subject to classification by the Director of Personnel Services. "

The Superintendent of Parks recommends approval of the foregoing report on the establishment of an additional clerical position.

The Administrative Analyst has reviewed the report and concurs with the foregoing recommendation.

The Director of Finance advises that if this report is approved, the source for the funds will be Contingency Reserve.

Cont'd . . .

Clause 2 Cont'd

A copy of this report has been sent to the Vancouver Municipal and Regional Employees' Union.

The City Manager RECOMMENDS as follows:

(a) That an additional clerical position be established in the Park Board to institute a centralized filing system;

(b) That a total of $1,675.00 be allocated from Contingency Reserve for the purchase of furniture and equipment to accommodate the above positior

CONSIDERATION:

3. Proposed UBCM Letter to the Minister of Human Resources

The Director of Finance has submitted the following report.

"Mayor M.S. Evers, UBCM President, has written to all UBCM members as follows:

'Dear Members:

The following is a letter written to the Minister of Human Resources, the Honourable W.N. VanderZalm concerning the additional monthly per capita charges for social welfare which will be made effective April 1st, 1976. I urge all members affected by these added costs to review the letter's content and to express their individual concerns to the Minister as soon as possible, so that the Minister can be fully aware of the impact of the changes.'

The letter referred to by the UBCM President is as follows:

'The Honourable W.N. VanderZalm,
Minister of Human Resources,
Parliament Buildings,
Victoria, B.C.

Dear Mr. Minister:

I am writing to you on two matters concerned with provincial chargebacks to municipalities for their costs of welfare programmes, both of which I believe to be of the utmost importance. They are as follows:

Municipal Share

Under present provisions and legislation, municipalities over 2,500 population are required to pay 10% of the costs of various provincial social assistance programmes. You are well aware that the U.B.C.M. policy concerning municipal welfare costs is that such costs should not be a charge against the property tax, and in fact you presented a special report to the 1975 U.B.C.M. Convention which stated in part:

> ...."Municipal Government representing, largely, the owners of real property, has long argued that persons owning property or a home paid for from taxed earnings - taxes which have already helped to pay welfare costs - should not now again be burdened with further costs through double taxation."

The U.B.C.M. and its members still hold firmly to the view that we should not be required to pay 10% - or any percentage - of the costs of social assistance and related programmes when those programmes are developed and established by the Province, when the rates are set by the Province, and when municipalities are powerless to have any effect on the conditions which cause the need for social assistance in the first place.

However, under existing legislation we are required to pay 10%. Unfortunately we have now learned that this year the 10% share will require a per capita monthly billing of $1.60, up from $1.30 during the past 12 months. This amounts to an additional $3.60 extra per capita for the forthcoming fiscal

Cont'd

Clause 3 Cont'd

year, or a total of approximately $6.3 million being raised from municipalities. I find that this is an incredible additional amount to be borne, and one that is completely unsupportable under any criteria. In terms of the general restraints being advocated by your Government this year, it is far in excess of a reasonable increase as it amounts to 23% more.

Worse, the Government has already recognized the difficult financial position of the municipalities by granting us an additional $10 million under the Interim Revenue Sharing Programme through the Minister of Municipal Affairs but this added load from your Department takes back almost two-thirds of that amount.

In addition, I have learned this morning that some municipalities have only just been advised that their monthly welfare per capita billing will be $1.60, when in compliance with the Statutes they have already set their tax rates for 1976 (the rates by-law to be finalized by May 15th), and thus they have not made adequate provision for this increased monthly billing. Some East Kootenay municipalities which received their April, 1976, billing on May 14th, now realize that they should have levied at least another one or two mills on their taxes but due to lack of offical notice, have not done so.

It seems to me that school boards, regional boards, the Assessment Authority and Municipal Finance Authority are all required under Statutes to advise municipalities of their tax requirements well before May 15th, and I can see no good reason why similar information cannot be made available by your Department at a time when the necessary amounts can be budgetted. Under present circumstances, it is not done and the result is that municipalities will be greatly under budgetted.

Municipal Calculation of Costs

In the municipalities which are responsible for paying 10% of welfare costs, there are approximately 1.82 million people. In all of B.C. there are approximately 2.1 million people. But the 1.82 million are charged for welfare costs three times -

- they pay towards the Federal 50% share of welfare costs through their Federal taxes, as it is reasonable to say that most pay at least some income taxes.

- they pay towards the Provincial 40% share of welfare costs through their Provincial taxes, as it is reasonable to say that most pay at least some provincial income and sales taxes.

- AND they pay again through their property taxes, to provide the 10% municipal share.

As you stated in your U.B.C.M. Convention report quoted earlier, the municipal property owners are being affected by double taxation. The truth of the matter is that the municipal property owner is paying three times, while his 300,000 fellow-citizens living in the non-municipal areas of B.C. are paying twice. If the Government recognizes that the 10% municipal share is a charge against real property, then in order to be fair and equitable, that charge should be made against all property in the province and not restricted to that property which is in the 67 municipalities over 2,500 population.

I sincerely urge you to give immediate review to the matters raised in this letter.

Yours truly,
M.S. Evers, Mayor,
President, U.B.C.M.'

c.c. The Hon. H.A. Curtis

Comments of the Director of Finance

This would appear to be primarily a political consideration. I would point out that Vancouver did budget for the increase and therefore has no budget problem related to the increase.

Cont'd . . .

Clause 3 Cont'd

The last paragraph of the letter to the Honourable Minister does raise a good point except that it would appear to need further study. To the best of my knowledge, the residents and property owners in the unorganized areas do not receive any benefit from the Provincial Per Capita Grant System paid to or on behalf of the citizens who live in organized municipalities. It is also my understanding that the taxation of and services rendered to citizens in the unorganized areas is not necessarily similar to that affecting citizens living in municipalities. However, it is also my understanding that citizens living in municipalities of less than 2,500 population do receive the benefit of the Per Capita Grant System. Therefore, the point may not be as justified as would appear on the surface and probably should be considered further by the U.B.C.M.

The above letters are submitted to Council for their CONSIDERATION."

Your City Manager submits the above report of the Director of Finance to City Council for CONSIDERATION.

INFORMATION:

4. Charter Amendments

The Director of Legal Services reports as follows:

"No Charter amendments have been sought since 1974. Over the last two years there have been certain proposals approved by City Council and other changes of a housekeeping nature, as well as some of substance, proposed by staff.

Council's proposals for amendments are as follows:

1. Amend section 203(d). This presently requires the unanimity of all members present in order to prohibit specific business activities. The change proposed is to two-thirds of all members of Council.
2. Amend section 279A to give the City power to regulate shops closing on Sundays.
3. Amend section 564A dealing with Heritage designation to provide for
   (a) control of the interior of buildings,
   (b) creation of a reduced designation described as a category "B" designation, and
   (c) designation of areas rather than particular designations.
4. Amend section 565A, which presently prohibits Council from allowing multiple occupancy in a single-family district unless it existed prior to April 1, 1964. It is proposed that this be updated to April 1, 1974.
5. Amend section 488 to redefine the type of parks over which the Park Board has jurisdiction and to clarify what "exclusive jurisdiction" means.
6. Obtain a new section to allow a developer at his option to make payment to the City in lieu of providing required off-street parking.
7. Obtain a new section to allow Council to order essential services to be restored in rooming houses within 24 hours or, in default, to allow the City to perform such work at the owner's expense.

The above-described proposals have already received Council's approval in principle. Unless instructed to the contrary, I will proceed to draft such legislation. This will be resubmitted to Council for approval of the details involved.

The second category of proposed Charter amendments are those raised by various departments. These have not yet been approved by City Council. Most are of a technical nature

Cont'd . . .

Clause 4 Cont'd

to cure some situation where Charter power is lacking or, in some cases, to match the change in the method of City operations. Still others are of a purely housekeeping nature. Examples of some of the more significant technical proposals are as follows:

1. Obtain the power to enter on private property where an underground wiring project is being undertaken.

2. Legislation to clarify and affirm the status of the Building By-law Board of Appeal.

3. Increase the interest on unpaid business tax from 8% up to 12% and a similar increase in the interest rate on delinquent property taxes.

These and others will also be brought back to Council in due course in final form for consideration and approval."

The City Manager submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

RECOMMENDATIONS:

5. Tenders for Alterations to the Existing Building at 517 - 519 Hamilton Street

The Director of Permits & Licenses and the Supervisor of Property & Insurance report as follows:

"On September 16, 1975, Council approved estimated funds of $123,000 to be provided for alterations to the main floor of this City-owned building to accommodate the Fire Inspectors and the Health Unit currently housed in rented premises at 306 Abbott Street.

Subsequently, Council on February 24, 1976, approved estimated funds of $135,500 to be provided, for minimal renovations and furnishings to the second floor for provision of hostel-type sleeping room accommodation. This approval was subject to funds being made available from Central Mortgage & Housing. The Endowment Fund Board anticipated an R.R.A.P. grant of $11,500 and an R.R.A.P. loan of $11,500 through C.M.H.C. This $23,000 was arrived at on a basis of a maximum of $1,000 per unit for funding and was an amount agreed to by C.M.H.C. as being available upon application. The total estimated costs projected on the foregoing proposals was $258,500 for renovation of the ground floor office and 23-unit hostel on the second floor.

By letter dated May 5, 1976, the N.I.P., R.R.A.P. Officer of C.M.H.C. advised as follows:

> 'Re: R.R.A.P., 517 Hamilton Street - I am writing with reference to the City of Vancouver's submission via their non-profit body, for R.R.A.P. assistance to the above-referenced building. Our specific reason for writing from our National Office, we will be unable to provide R.R.A.P. assistance to any publicly sponsored municipal non-profit corporation regardless of how they are constituted.'

The City Architect reports that:

The drawings and specifications were prepared and tenders received as noted below by means of public tender. The tenders include both floors as a single project, since major portions of the scope of work are integral to both floors and could not be separated for tender purposes. This work included existing integrated mechanical, electrical and fire alarm services, new exit stair and a fire separation between the main and second floors (to meet present by-laws) and exterior masonry and roof repairs.

Cont'd . . .

Clause 5 Cont'd

The following tenders were received:

(1)	Van Construction	$208,787
(2)	Seaward Construction	212,300
(3)	Jepsen Mulder Construction	213,500
(4)	Allan & Viner Construction	221,300
(5)	Shopland Construction	223,832
(6)	Turnbull & Gale Construction	226,688

All tenders complied with the documents and included the required Bid Bond and Letter of Surety.

The estimated cost of the project based on the low tender is:

Alteration Contract	$208,787
Furnishings, tackboards, signs, telephone	43,200
Sundry expenses, draftsman wages, building permit, printing costs, utilities	4,000
Carpet	11,600
Consultant fees	7,000
TOTAL	$274,587
Estimates approved by Council	258,500
Shortfall	$ 16,087

Based on a pro-rata sharing basis, the increase in construction costs would be $8,087 attributable to the main floor (Supplementary Capital Budget) and the remaining $8,000 attributable to the 2nd floor (P.E.F. Board).

With the $11,500 loss from R.R.A.P. grant money and the additional pro-rata cost of construction, the cost to the P.E.F. Board will now be as follows:

Loss of R.R.A.P. grant	$11,500
Extra cost of construction	8,000
	$19,500

This then projects a new total cost to the Property Endowment Fund Board of $143,500 (the original estimated amount of $135,500 included $11,500 of R.R.A.P. grant money & $11,500 loan).

The Director of Finance advises that if Council approves the recommendations of this report, the source of funding will be as follows:

(a) $143,500 from Property Endowment Fund.
(b) $131,087 from Supplementary Capital Budget. The Comptroller of Budgets confirms that there is unallocated Supplementary Capital funding available.

It is recommended that:

A. The resolution of Council of February 24, 1976, with respect to Council's approval of renovations being subject to availability of R.R.A.P. funds be rescinded.

B. The foregoing additional cost of renovations be approved in the amount of $27,587, chargeable as follows:

P.E.F. Board for 2nd floor Renovations & Furnishings	$19,500
Supplementary Capital Budget For Main Floor Renovations	8,087

C. Council accept and award the contract to the low tender of $208,787 submitted by Van Construction, such contract to be to the satisfaction of the Director of Legal Services.

Clause 5 Cont'd

D. Council approve the return of Bid Bonds and Letter of Surety to the unsuccessful bidders."

The City Manager RECOMMENDS that the foregoing report of the Director of Permits and Licenses and the Supervisor of Property and Insurance be approved.

6. Proposed Amendments to Strata Titles Act and False Creek Development Phase I, Area 6

The Director of Legal Services reports as follows:

"The sixty year leases of City property in False Creek which have been made for the purposes of creating condominiums provide that the City will repurchase the condominiums at the expiry of the leases or any renewals thereof. It has always been the understanding of this Department that it was never the intention of Council to repurchase the condominiums during the term of the leases.

The Legislature is now proposing an amendment to the Strata Titles Act which would require the City to purchase the condominiums in the event of termination of the leases whether by passage of time, forfeiture, re-entry by the lessor, surrender or otherwise howsoever. This amendment could place the City in the position of having to repurchase a condominium if, for example, there was a default in payment of rent. It would be possible for an owner to deliberately default under the lease in order to force a repurchase.

Early this year this Department informed the Deputy Minister of Housing that the City was opposed to assuming any obligation to repurchase of the condominiums prior to the expiry of the leases."

The City Manager RECOMMENDS that City Council advise the Minister Housing of its opposition to this amendment to the Strata Titles Act.

CONSIDERATION:

7. Metropolitan Cooperative Theatre Society Request for Grant

The following report has been received from the Director of Finance.

"Request for Grant

By letter dated January 28, 1976, the Metropolitan Cooperative Theatre Society made application for a grant in aid of its operation in an amount sufficient to offset taxes assessed upon the theatre premises at 1370 Southwest Marine Drive. After some investigation and discussion, a further letter dated March 15, 1976 was received from the Theatre Board, this letter being quoted in full later on in this report.

Background

The City has been giving a grant for payment of City property taxes to this organization from 1973 through 1975 as shown in the following. We believe grants were also given prior to 1973.

1973

Amount of Grant $3,327

This request was approved by Council as a cultural grant as referred by the Cultural Advisory Committee report dated April 17, 1973. The request was included in the 1973 cultural grant request, and the special conditions read 'To be applied against taxes.' It did not, however, state what period the taxes related to, and it is assumed, as indicated by the 1974 grant request for a grant equal to 1973 taxes, that the 1973 request was to fund taxes owing at the end of 1972.

Cont'd . . .

Clause 7 Cont'd

1974

Amount of Grant $3,000

The 1974 grant request from the Metropolitan Cooperative Theatre Society was initially included in the 1974 cultural grants request dealt with by Council March 21, 1974. The Director of Social Planning's request for a $500 grant was tabled by Council pending a report from the Director of Finance on the tax exempt status of the Society. The Director of Finance's report stated that the Society was not exempt from property taxes and noted the Society's request for a grant of $3,331, an amount equal to their 1973 taxes.

It is noted also that the report states that $3,780.77 was granted to the Society for payment of taxes in 1972.

The Cultural Grants' Committee recommendation on the 1974 request reads as follows:

> 'The Committee discussed the merits and demerits of tying grant amounts to such things as property taxes and following discussion,
>
> RECOMMENDS,
>
> That an amount, based on financial need, of $3,000 be approved for 1974, as a cultural grant to the Metropolitan Cooperative Theatre Society.'
>
> The recommendation for a grant of $3,000 was approved by City Council, May 7, 1974.

It appears, from the Committee recommendation, and the fact that the amount of the grant was not equal to the 1973 taxes, that it was the Committee's intent that the grant not be related in any way to the property taxes, but that it be identified as a cultural grant in partial support of the Society's operating program.

1975

Amount of Grant $3,500

City Council, at its meeting of February 11, 1975, passed the following motion: 'That Council approve a grant of $3,500 to the Metro Co-operative Theatre, to be applied against your 1975 taxes.'

We have reviewed the current City tax account with respect to the Society, and find that there are currently taxes owing as follows:

1974	$1,470.31
1975	5,211.80
1976	5,566.89
Penalties & Interest	242.44
Total owing July 4, 1976	$12,491.44

It is our feeling that Council, when approving the grants, was of the opinion that they were in fact paying the current year's taxes. This is borne out by the 1975 resolution which stated 'to be applied against 1975 taxes.' As Council is probably aware, any payment on account is always applied to the earliest arrears so that Council's 1975 resolution requires that the account should have been current to the end of 1974.

Letter from Theatre Society Board, Dated March 15, 1976

Mr. Rodney K. Ward of the Theatre Board wrote the following letter to the Comptroller of Budgets.

> 'Thank you for the recent memo sent to us by Ernie Fladell, Social Planner, which has been sent to me for attention. While I am not happy with the tax situation, I would hope to work out some solution as soon as possible.
>
> As I understand the origins of these problems, the amount of taxes for each year fell behind originally in payment when the change-over in the B.C. Cultural Grants occurred

Cont'd . . .

Clause 7 Cont'd

some years ago. The grants are now made eight months later than in earlier years. For organizations who rely on the grants, this created some hardship and Metro began to wait eight months until paying its taxes.

For several years, a grant in lieu of taxes was applied for and, when made, was given in respect of the previous year's taxes. The difference between the grant and the actual taxes was properly payable by Metro. I understand that this practice continued until 1973, but for 1974 and 1975, the grant, when made, was applied firstly to the arrears of previous years, rather than to the preceding year's liability.

In 1975, an obvious error was made in application for the grant in lieu of taxes (grant at $3,500) as reflected in Council's resolution of February 11, 1975, as that should have applied against the 1974 taxes.

An application should have been made early in 1976 as well for a grant equal to taxes for the taxes levied in 1975, and any shortfall should have been billed.

In order to regularize the procedure and to get the matter back to a workable solution, I would also suggest that a further application be made (after the one I refer to above) forthwith for a grant equal to the 1976 taxes, rather than wait until 1977 to make that request, or alternatively, as suggested in the report, the entire situation be examined when reviewing the current 1976 grant request, and the grant request be amended to rectify the situation.

Metro started 1975 with an uncertain future due to $30,000 accumulated 'current' liabilities. Through personal efforts and much sacrifice on the part of employees, the Directors and interested persons (and incidentally a healthy revitalization of the volunteer element), the major portion of these liabilities have been paid.

It goes without saying that the Board is shocked to be appraised of a potential liability of approximately $12,000 to the end of 1976. The Theatre needs the support of the City in respect of these taxes to survive and accordingly I have been instructed to work with the City in arriving at a solution to these problems.'

Nature of Grant Request

In my opinion, this would appear to be clearly a grant request for a cultural organization in need, even though the amount requested is related to that organization's property tax liability. Therefore, in my opinion, the grant request should be considered within the context of the cultural grant category.

The present situation is that Council approved an amount of $275,000 to cover cultural grants for 1976. Council, to date, has awarded cultural grants in the amount of $255,185.

Consideration

The request of the Metropolitan Cooperative Theatre Society for assistance from the City, presumably related to their current total tax liability of $12,491.44 in the form of a cultural grant in need, is submitted to City Council for Consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 391-2

MANAGER'S REPORT

June 18, 1976.

TO: Vancouver City Council

SUBJECT: Ground Leases, False Creek - Phase I - Area 6

CLASSIFICATION: RECOMMENDATION

The Development Consultant and the Director of Finance report as follows:

"Introduction

The purpose of this report is to confirm the commercial ground rents for those ground leases in False Creek - Area 6 which Council has already approved, to obtain approval for the lease terms for the Heather St. Marina administration and commercial buildings and a parking structure, and to amend a residential ground lease for a Limited Dividend Rental project.

Commercial Developments

Council, in October, 1974, passed a resolution that Stanzl Construction Ltd. would be responsible for financing, designing, building and managing up to 70,000 square feet of commercial premises permitted under the Area Development Plan for Phase I, Area 6.

On July 29, 1975, Council approved the terms for the 60 year ground leases for those properties on which there was to be a residential development. The rents set out at that time dealt only with the residential component of the properties although it was recognized that a commercial component was also intended.

The Development Consultant, in collaboration with the Finance and Legal Departments, has prepared a Letter of Understanding with a summary of the principal requirements and financial terms for the development of the commercial space. (attached)

This document has been signed by the Development Consultant on behalf of the City and by Stanzl Construction Ltd. and will form the basis for adding the commercial rents to the ground leases, if approved by Council.

Stanzl Construction has also requested a lease for Lot 32 and Parcel A of Lot 12. Lot 32 contains the Heather Street Marina administration and commercial building plus a proposed restaurant facility. Parcel A of Lot 12 is the proposed site for a parking garage to provide additional residential parking and parking for commercial employees. This structure is required in order that the developer can provide the required parking requirements. These facilities are provided for in the Area Development Plan. The proposed terms for the ground leases are incorporated in the attached Letter of Understanding.

Limited Dividend Rental Project

Vancouver City Council in July 1975 approved a Limited Dividend Rental Project on Lot 4 in the Heather neighbourhood, with Frank Stanzl Construction Ltd. as sponsor.

Also in July 1975, Council approved a Letter of Understanding and general terms and conditions for the ground lease for Lot 4, including a built space on which the ground rent would be based on 64,155 square feet.

The Sponsor prepared a design based on this requirement, and applied for a Development Permit which was subsequently refused on the basis that it had too many dwelling units, too large a built space, and not enough open space.

The Sponsor then re-designed to a smaller size, re-applied to CMHC for funding, and re-applied for a Development Permit, which was subsequently approved.

The building is now under construction.

The effect with respect to the Ground Lease is that the built space is reduced as follows.

As approved by Council July 1975	64,155 sq. ft.
As approved by Development Permit	60,000
Reduction	4,155 sq. ft.

Recommendations

It is recommended that:

1. The approved ground lease in False Creek Area 6 be amended to provide for the commercial ground rents and other terms as set out in the attached Letter of Understanding and Appendix A thereto.

2. The terms for ground leases for Lot 32 and Parcel A of Lot 12 as set out in the attached Letter of Understanding and Appendices B and C thereto be approved.

3. The rent for the ground lease for Lot 4 be amended to reflect the reduction in buildable area of 4155 sq. ft. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the Development Consultant and Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 392

I

REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN SWEENEY, MEMBER

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JUNE 15, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, June 15, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

There being no quorum present, this report is submitted by Alderman Rankin, Chairman of the Community Services Committee, and Alderman Sweeney for Council's consideration.

RECOMMENDATION

1. White Lunch Cafeteria, 124 West Hastings Street - Police Report

The Community Services Committee, at its meeting on April 8, 1976, after considering a Police Department report on the operation of the White Lunch resolved:

"THAT the report from the Police Department on the White Lunch and Golden Crown Restaurant be received; that the Police Department discuss with Mr. Eugene Mah methods he can employ to improve the operation; and that the Police report back to the Community Services Committee on the operation of the White Lunch and Golden Crown Restaurant in two months."

The Committee had before it for consideration a report dated June 1, 1976 from the Police Department regarding the White Lunch Restaurant and a report dated May 31, 1976 from the Gastown Team of the Vancouver Resources Board and a written submission from Ms. Pam Sleeth of the Gastown Team (copies circulated).

Appearing before the Committee on this matter were Inspector V. Lake, i/c Vice Squad of the Police Department; Constable Storrie; a Mr. Downie of the Gastown Team; the City Director of Permits & Licenses; and Lawyer Robert C. Gardner with his clients, Mr. and Mrs. Eugene Mah - operators of the White Lunch Restaurant.

Inspector Lake presented those present with additional Police reports dated 9th and 11th June 1976 (copies also circulated) which provided information up to the period of June 4, 1976 on the operation of the White Lunch Restaurant.

There was considerable discussion on this matter during which Mr. Gardner explained he appeared with his clients on June 3, 1976 before the Liquor Administration Branch for a hearing and that the Liquor Administration Branch had reserved a decision on the matter of the White Lunch pending any action by the City of Vancouver.

Continued on Page 2. . . .

Clause No. 1 Continued

Mr. Gardner maintained his clients have done everything possible to correct infractions which have occurred on the premises; that warning signs have been posted that minors are not to consume liquor on the premises; and that there is no factual evidence provided by the police that minors are being served liquor by the operator of the White Lunch.

However, the police reported the situation is a serious one and that there appears to be a lack of co-operation with the police by the proprietor, Mr. Mah. Members of the Gastown Team reiterated this point and pointed out that a large number of juveniles have been picked up by the police in alleged states of intoxication and brought to the Gastown Team headquarters.

The two Aldermen noted this cafeteria style of licensed premise is unusual in the City and probably should not have been issued a liquor license in the first place.

Mr. Gardner proposed that the restaurant could be divided with only one section being licensed and that minors could be banned from this section and that alcohol beverages could be served by waiters only; therefore the onus of serving alcohol to minors would be on the waiter.

Mr. Gardner warned that a suspension of a liquor license for this type of establishment could result in persons bringing their own liquor into the establishment.

The two Aldermen agreed there was more than ample evidence before them to warrant some action and following discussion, it was

RECOMMENDED

THAT Council request the Liquor Administration Branch to cancel the liquor license for the ground floor of the White Lunch Restaurant at 124 West Hastings Street.

(DELEGATION REQUEST - SEE REPORT I(i))

INFORMATION AND RECOMMENDATION

2. Preventive Health Measures for Vancouver

The Community Services Committee, at its meeting on April 29, 1976, upon receipt of a report from the Medical Health Officer, Dr. G. Bonham, which detailed deficiencies in the health of the citizens of Vancouver, resolved:

"THAT the Medical Health Officer be asked to report back to the Community Services Committee with any specific recommendations he wishes to make which may lead to an improvement in the general health of the citizens of Vancouver."

Accordingly, the Medical Health Officer responded with a "working paper" on preventive health measures which was placed before the Committee this date for consideration (copy circulated). The Medical Health Officer reviewed his working paper with the two aldermen and the following notes were taken under the headings listed:

PART A

1. Dental Disease

The benefits of a dental care services program would be meager compared with the tens of millions of dollars required to implement such a program.

Continued on Page 3. . .

Clause No. 2 Continued

Fluoridation is the best approach to combating dental diseases; two previous public votes in Vancouver received over 50% of votes in favour but required a 60% majority to pass.

The last public vote conducted throughout the GVRD in 1968 resulted in a 55% "yes" vote but a 60% majority was required.

It was pointed out Vancouver and Calgary are the only two major cities in Canada which do not have fluoridated water supplies. Following discussion, it was

RESOLVED

THAT the Medical Health Officer be requested to prepare a detailed report for Council on the fluoridation of the water supply.

2. Perinatal Health

The Health Department's program of nutrition in pregnancy, which was adopted by the British Columbia Medical Association, is the only policy of its kind in the world. Two projects have been started.

It was noted that two grants of $60,000.00 each would be required to operate these two projects from 1st July 1976 to 30th June 1977. The Medical Health Officer explained he has virtually exhausted efforts to obtain funding from other sources.

It was suggested that the Medical Health Officer could prepare a report to Council outlining costs of a full program or a part time perinatal program. Following discussion, it was

RESOLVED

THAT the Medical Health Officer prepare a report to Council on this matter.

3. Abortion and Birth Control

During discussion of this matter, the Medical Health Officer reported that the Pine Street clinic at 4th Avenue handles approximately 50 patients per day and of this one-third are for birth control, one-third are for venereal disease and one-third are for other types of assistance. It was stated that doors to the clinic must be closed an hour early so that staff can finish their workload within the allocated hours. It was noted that this clinic is short approximately $8000.00 if it is to continue operating at its 1975 level of service.

It was also noted the Family Planning Association of B.C. has also had a budget cut which will not permit their 1975 level of service; that it would cost approximately $4000.00 per month to operate a weekly evening clinic at five Health Department Unit locations or, at a lesser cost, once a week at a different location each evening. The Medical Health Officer indicated it may be possible to acquire 70% of the funding for this program from Provincial sources. Following discussion, it was

RESOLVED

THAT the Medical Health Officer report on this matter to Council.

Continued on Page 4 . . .

Clause No. 2 Continued

4. Alcoholism

It was noted in the report that one area for which the City currently has a direct responsibility is its own employees and that occupation based alcoholism treatment programs operated by major private corporations have been relatively successful in combating alcoholism amongst employees.

It was suggested that the City of Vancouver should develop its own internal program for employees who are inflicted with alcoholism,and following discussion, it was

RECOMMENDED

THAT Council appoint a staff committee under the direction of the Medical Health Officer to investigate feasibility of the City implementing an occupational health program for alcoholic employees.

PART B

1. Preventicare Project

Following a brief discussion of this matter, it was

RESOLVED

THAT the information contained in this sub-heading be received for information.

2. Rubella

The Medical Health Officer reported that approximately 85% of young children have now been immunized against rubella but that 20% of young adult women are still susceptible. It was noted the Medical Health Officer plans to report on this matter at a later date, and it was

RESOLVED

THAT this matter be received for information.

3. Hearing

The Medical Health Officer reported a study of hearing service needs for Vancouver is currently under way by Dr. George Mencher of Dalhousie University and that the Medical Health Officer will be reporting on this matter in September. Following discussion, it was

RESOLVED

THAT this matter be received for information.

The meeting adjourned at approximately 1:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 392-3

II

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

June 9, 1976

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

1. Application to Operate Charter Limousine Service: Pacific Limousine Services Ltd.

The Board had for consideration a Manager's Report dated May 14, 1976, (circulated) in which the Director of Permits and Licenses reported on an application of Mr. Abner Chong, and Mr. Auk Haw for a Vehicles for Hire License to operate a charter limousine service to be known as Pacific Limousine Service, catering mainly to Chinese, Japanese, and Korean passengers.

The Director of Permits and Licenses advised the three companies presently operating charter limousine services in the City had a total of seventeen vehicles which were not used to their full capacity. A year ago the Board turned down an application on the ground there were sufficient vehicles already operating.

Representatives of the three existing charter limousine service companies - Mr. John Reinbach, Bowell McLean Motor Co. Ltd.; Mr. R.E. Slavin, Burnaby Limousine Services Ltd.; and Mr. H. Cole, Executive Limousine Service Ltd. appeared before the Board and submitted they were willing to put more vehicles on the road, but the level of demand for the service did not warrant it. They were not aware of any deficiencies in their service to tourists from Pacific Rim countries and language differences had never presented problems.

Mr. Chong, Mr. Haw, and their legal representative, Mr. R. C. Gardner, addressed the Board in support of the application and advised they were requesting five licenses to operate limousines with interpreter-guides to escort ethnic groups from the Orient. Both applicants were Certified General Accountants by profession, operating their own company, and had strong ties with ethnic organizations and the Trade Consulates of Pacific Rim countries. They had conducted a feasibility study on the estimated 2,500 to 5,000 first class tourists from the Orient passing through Vancouver each month and as a result concluded the proposed service was needed and would be economically viable.

During discussion concern was expressed that too many vehicles in the highly specialized charter limousine field would result in reduced earnings for drivers. However, the applicants argued there was room for fair competition and their operation would not diminish the earnings of the other three companies.

After further discussion it was

RECOMMENDED,

THAT approval be given to Mr. Abner Chong and Mr. Auk Haw to operate a charter limousine service with a maximum of three limousines, subject to the equipment meeting the approval of the City License Inspector.

The Chairman indicated to the representatives of the existing three charter limousine service companies they would have an opportunity to address Council on the matter if they so desired.

Cont'd . . .

2. Complaint re Impounded Car:
Mr. Larry Boden

At the request of the Chairman, the Board heard representations from Mr. Larry Boden, owner of an automobile reported stolen in April, 1975, which remained untraced until January, 1976, when it was located in a storage lot operated by Busters Auto Towing Service, by which time storage fees amounted to $930.

The Chairman advised he had referred the matter to the Board for resolution when his informal discussions with the three parties concerned reached an impasse: Mr. Boden contending he should not have to pay the storage fee and should, in fact, be compensated for the loss of use of his vehicle; the towing company refusing to release the automobile until the storage charge had been paid; and the police disclaiming responsibility because an incorrect license number had been recorded at the time of the original theft report, thus resulting in the failure to locate the vehicle during subsequent investigation.

The Board was addressed by Mr. Boden; Mr. K. Vanderspek, and Mr. W.J. Bott for Busters; Staff Sergeant G. Dalton and Detective A.G. Mason, Vancouver Police Department. Consideration was also given to a letter dated June 4, 1976, signed by Mr. J.F. Hendren, Supervisor of the Claims Division of I.C.B.C. (circulated) establishing the value of a 1963 Chevrolet II, 4-door station wagon, in the alleged condition of Mr. Boden's vehicle, at $200 plus tax.

Following discussion, and with the approval of Mr. Boden, and Mr. Vanderspek for Busters, it was

RECOMMENDED,

A. THAT Mr. Larry Boden receive the sum of $250 compensation from the City subject to his agreement to waive ownership of his automobile - license number PLC 096.

B. THAT Busters Auto Towing Service be authorized to assume ownership of Mr. Boden's automobile - license number PLC 096.

FOR COUNCIL ACTION SEE PAGE(S) 393

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 24, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 24, 1976, at 7:30 p.m., in the Ghmnasium of the Champlain Heights Community School, 6955 Frontenac Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Marzari, Rankin and Volrich

ABSENT: Alderman Bowers) (Leave of Absence)
Alderman Boyce)
Alderman Kennedy
Alderman Sweeney (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Champlain Heights - Portion of Areas E and F (Enclaves 2 - 8 and 12 - 21)

An application was received from the Director of Planning to rezone the lands generally bounded by Boundary Road, Enclave 1, Blake Street, Champlain Crescent, City Park and S.E. Marine Drive from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development to the following uses and density:

USES:
- One-Family Dwelling
- Two-Family Duplex Dwelling
- Two-Family Semi-Detached Dwelling
- Townhouses
- Apartments (including those for senior citizens)
- Park and Playgrounds
- Personal Care and Private Hospital (excluding surgical facilities)
- Local Convenience Stores (not to exceed a total of 4,000 square feet)
- Customarily Ancillary Uses (including off-street parking and loading)

DENSITY: Shall not exceed a total of 1,850 dwelling units.

The Director of Planning further recommends that 'Personal Care and Private Hospital (excluding surgical facilities)' and 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' be added as permitted uses to the CD-1 By-Law.
(NOTE: When notification was conducted, these uses were included as they are in the draft CD-1 By-Law).

cont'd....

Champlain Heights - Portion of Areas E and F (Enclaves 2 - 8 and 12 - 21) (cont'd)

And subject to the following:

A. OVERALL CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8 AND 12 - 21

1) The detailed scheme of development for each Enclave be first approved by the Director of Planning following advice from the Urban Design Panel, having particular regard to the overall design, the "Implementation Report - Development of Areas E and F - Champlain Heights" approved in principle by Council on May 6, 1976; the provision of suitable open space, retention of specified trees, spacing of buildings, daylight and sunlight to all habitable quarters, landscaping, garbage collection facilities, vehicular ingress and egress and off-street parking.

2) All utilities are to be provided underground including electrical, television cables, telephone, etc.

3) That the Director of Planning in dealing with the detailed scheme of development for each Enclave shall have due regard to the integration and relationship of all Enclaves.

4) All buildings are to be set back 25 feet from any collector road and 15 feet from Enclave parking areas.

B. SPECIFIED CONDITIONS OF DEVELOPMENT FOR ENCLAVES 2 - 8 AND 12 - 21

See the attached set of conditions dated "June 7, 1976".

(Attached Conditions referred to on file in City Clerk's Office)

The application was approved by the Director of Planning, and also the Vancouver City Planning Commission who commented as follows:

"That the Commission concur with the City Manager's report dated March 4, 1976, on Areas E and F, Champlain Heights;

AND FURTHER RECOMMEND that Item (g) Local Convenience Stores, be added to the permitted uses under the CD-1 By-law."

Mr. R.R. Youngberg, Assistant Director Area Planning, reviewed the proposed development for the information of the meeting.

The Council heard delegations as follows:

- Mrs. B.A. Fenwick, representing Killarney Champlain Citizens for Action, filed a brief and stated that the community be involved in the development of this area from the implementation stage onwards. The association also requested that Enclaves 9, 10 and 11 be retained as residential. The Killarney Champlain Citizens for Action is concerned about the closing of the Information Centre on June 30th because of lack of funds.

cont'd....

Champlain Heights - Portion of Areas E and F (Enclaves 2 - 8 and 12 - 21) (cont'd)

The association also considers it important that development of social amenities such as community centre, traffic lights, schools, etc., keep pace with the housing development. The association supports the development plan and requests that it proceed as soon as possible.

(At this point in the proceedings, Alderman Cowie left the meeting.)

- Mr. Yusuf Adatia representing La Petite Maison Co-Op, indicated his group will be making application for Enclave 18 for development as a co-operative. His association has 35 signed members and 100 members on a waiting list. The association supports the rezoning application.

- Ms. Diane Matters stated that while not opposed to the proposed rezoning, she had some general comments on the development. She suggested consideration be given to inclusion of a laundromat and cafe. She also pleaded that Council consider approving additional retail space to permit more than one convenience store in the area. She further suggested that there should be a limit on the number of units owned by any one person.

- Mr. A. Dolmat opposed the project on the basis that the density proposed is too high and also it would provide too many 'rental' projects.

- Mr. S. Dolmat opined that the proposed development would lead to overcrowding of the schools. He is in favour of more single-family development.

- Mr. C.V. Nylander, Lawyer for MacMillan Bloedel Limited, addressed Council and submitted a brief expressing concern that the new residential development could create conflict or confrontation with the existing industrial uses in the area. He suggested Council consider establishment of a green belt or buffer zone between the residential and heavy industrial zones. He also expressed a number of concerns regarding noise levels. He was advised that the acoustical consultant who will be doing a noise survey for Enclaves 9, 10 and 11, will be considering all aspects of noise levels in the area. Mr. Nylander also submitted to Council a report on the feasibility of residential development adjacent to the MacMillan Bloedel plant, prepared by Brahm Wiesman in 1973, at the request of the Company.

- Mr. Sol Jackson stated that Enclaves 9, 10 and 11 should be retained for residential purposes. He also raised a number of questions with respect to the number of rental units in the proposed development, whether or not senior citizens housing would be developed in Enclave 14 and requested information on the present disposition of Enclave 1.

A City staff member replied that Enclave 14 will be developed for senior citizen housing. In addition, there will be 214 rental units in the area being considered for rezoning this evening. With respect to Enclave 1, he was advised that the City has offered this area for sale on a strata title or fee simple basis with plan of development subject to approval of the Director of Planning. This area would be developed with single-family market housing.

The majority of the speakers expressed concern over the closing of the Information Centre and asked Council to consider granting sufficient funds to permit it to remain open for at least a further two years.

cont'd....

Champlain Heights - Portion of
Areas E and F (Enclaves 2 - 8
and 12 - 21) (cont'd)

Mayor Phillips instructed the Interim Project Manager, Champlain Heights, to report to the next meeting of Council on the best means of disseminating information to the citizens of Champlain Heights, particularly during the development of Areas E and F.

MOVED by Ald. Harcourt,
THAT the rezoning application be approved subject to the use 'Local Convenience Stores (not to exceed a total of 4,000 square feet)' being amended to read 'Local Convenience Stores (not to exceed a total of 8,000 square feet)'.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in tbe necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 8:50 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of June 24, 1976, adopted on July 13, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 29, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Boyce (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Cowie
THAT the Minutes of the Regular Council Meeting of June 22, 1976, (with the exception of the 'In Camera' portion), be adopted

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Request for Funds for Park Board to Build Tennis Courts.

The Council received a delegation from Mr. A. R. Haines, representing the Parents' Association of McKechnie School, speaking in support of the Group's request for Council to provide funds for three tennis courts on the McKechnie School grounds. The Group are contributing $1,000 and are requesting the City to provide $29,000 to complete the project.

Commissioner May Brown, Chairman of the Park Board, also spoke to the Council, giving the Park Board's position on this, and other tennis court projects.

MOVED by Ald. Volrich
THAT the Park Board be requested, as a priority, to give consideration to providing funds for the McKechnie School tennis courts in 1977 or in the next Five-Year Capital Program.

FURTHER THAT the Board be requested to give a report reference to Council on its tennis courts plan for the City as a whole.

- (carried)

(Ald. Kennedy and Marzari opposed)

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Request for Funds for Park
Board to Build Tennis Courts (Cont'd)

MOVED by Ald. Kennedy (in amendment)
THAT the City Council allocate $14,000 from Contingency Reserve towards the McKechnie School tennis courts proposal.

- LOST

(Ald. Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Volrich was put and CARRIED

2. Neighbourhood Walks Program
Canadian Habitat Secretariat

It was agreed to defer the presentation by this delegation until later this day.

COMMUNICATIONS OR PETITIONS

Plebiscite - Five Year Plan.

The Council noted the following letter, submitted by Alderman Volrich:

"The Council has decided that a five-year (or less) capital borrowing program should be presented to the voters of Vancouver again at the time of the November election.

I again express to the Council my serious misgivings about the timing of the plebiscite.

I again question whether we can expect to reach a unanimous consensus in this Council as to the form and content of the Plan.

I again question as to whether it is a good idea to present the Plan at the same time as the civic election.

If Council chooses to reaffirm its decision to go ahead with the plebiscite, it will be absolutely necessary for every Member of Council to do his or her part to publicly support the Plan.

It also leaves us with limited time to do everything that is necessary to put a Plan together and to bring it before Council for approval. Preliminary steps have already been taken to review priorities with departmental heads and other civic bodies based on the last Plan.

At this time it is essential to know that the necessary funds will be made available to properly present and advertise the Plan. The total cost is estimated at $150,000 which is made up as follows:-

Advertising and Public relations	$75,000
City Clerk	75,000
TOTAL:	$150,000

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Plebiscite - Five Year Plan (Cont'd)

If Council reaffirms its decision to go ahead, I recommend that the above amounts be approved.

I also recommend that the Finance and Administration Committee be authorized to engage an individual and/or firm to carry out the advertising and public relations within the limits of the budget above specified."

Council was reminded of its motion passed on June 15, 1976, as follows:

"THAT a Five-Year Capital Borrowing Program be submitted to the electors on November 17, 1976, and the Finance and Administration Committee report back to Council on an appropriate program"

MOVED by Ald. Bowers
THAT the Council motion of June 15, 1976, be amended by striking-out the words 'on November 17, 1976' and inserting in lieu thereof, the words ' early in 1977'.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Sweeney, Rankin and the Mayor opposed)

MOVED by Ald. Sweeney
THAT the recommendation of Alderman Volrich in his letter with respect to the $150,000 be approved, and the matter of an advertising and public relations individual or firm be discussed 'In Camera' later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 25, 1976

Works & Utility Matters
(June 25, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of Lane East of Brunswick Street between 2nd Avenue and the Lane South
Cl. 2: Reconstruction of Sewers in Poor Condition
Cl. 3: Hiring of Dorsch Consult Ltd. for Combined Sewer Overflow Abatement Study
Cl. 4: Additional Street Lighting for 6th Avenue East of Ash Street to West of Willow Street

Clauses 1 - 4 inclusive

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(June 25, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: 'Locked-in' Lots at 1455 East Broadway and 1491 East Broadway
Cl. 2: Capitol Theatre Sign, 820 Granville - Sign Requiring Special Approval by Council
Cl. 3: GVRD Livable Regional Program - Population Targets
Cl. 4: Heritage Building Alteration - 736 Granville (Vancouver Block)

'Locked-in' Lots at 1455 East Broadway and 1491 East Broadway
(Clause 1)

MOVED by Ald. Harcourt
THAT consideration of this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

Capitol Theatre Sign, 820 Granville - Sign Requiring Special Approval by Council
(Clause 2)

AMENDED SEE PAGE 484

MOVED by Ald. Harcourt
THAT the Council approve the design of the Capitol Theatre Sign, as submitted.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 25, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Parking Meter Checker Program
Cl. 2: Alterations to Transit Services on July 23, 1976
Cl. 3: Roadway Narrowing, Cedar Crescent

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT Clauses 1 and 2 be received for information, and the recommendation of the City Manager, as contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Bird, Bowers, Kennedy and Sweeney were opposed to the approval of Clause 3)

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(June 25, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Gastown Merchants' Association Debt to the City of Vancouver
Cl. 2: PNE Grounds - B.C. Pavilion Fire Insurance Coverage
Cl. 3: 'Theatre in the Park'

Gastown Merchants' Association - Debt to the City of Vancouver
(Clause 1)

MOVED by Ald. Rankin
THAT consideration of this clause be deferred pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

PNE Grounds - B.C. Pavilion Fire Insurance Coverage
(Clause 2)

MOVED by Ald. Rankin
THAT the Fire Chief be requested to meet with the P.N.E. Board as a result of his inspection of the B.C. Pavilion, and subsequently appear before Council with a further report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Director of Finance be requested to report as to whether the B.C. Pavilion can be deleted from the City's insurance coverage.

- CARRIED UNANIMOUSLY

'Theatre in the Park'
(Clause 3)

MOVED by Ald. Bird
THAT permission be granted to 'Theatre in the Park' for use of rehearsal space in the Queen Elizabeth Theatre and, therefore, a grant of $1500, equal to the rent, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(June 25, 1976)

Training Course -
Computer Services Division
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this Clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(June 25, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: The Vancouver Chinatown Housing Society Extension of Sale Date - S/S Union between Campbell and Raymur
Cl. 2: Proposed Easement over Portion of City Lot, Vicinity of Abbott & Cordova Streets
Cl. 3: Sub-Lease of Portion of Lot 1, D.L. 2037 - S/E Corner Terminal Avenue and Columbia-Quebec Connector
Cl. 4: Rental Review - Vancouver Salt Co. Ltd. N/S 1st Avenue at Manitoba Avenue
Cl. 5: Sale of Various City-owned Properties

The Vancouver Chinatown Housing Society
Extension of Sale Date - S/S Union
between Campbell and Raymur.
(Clause 1)

MOVED by Ald. Harcourt
THAT the request of the Vancouver Chinatown Lions Society for deferment of the sale date from June 30, 1976 to September 30, 1976, be granted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT the suggestion in the Clause with respect to similar requests being handled administratively be received and, therefore, all such requests for extension of sale dates be submitted to Council for consideration.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

B. Rezoning Application - N/W Corner
of Harold Street & School Avenue.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Design Concept, Phase II,
Area 6, False Creek

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated June 23, 1976, be approved.

(amended)

(Aldermen Kennedy and Sweeney opposed)

MOVED by Ald. Cowie in amendment,
THAT under the section Pools, Ponds and Lagoons on page 4 of the report, all the words following the word 'areas' be deleted.

- CARRIED UNANIMOUSLY

The motion as amended was put and CARRIED.

Also before Council for consideration was a report dated June 29, 1976, from the Acting Director of Social Planning on Noise Consideration - Design Concept, Phase II, Area 6, False Creek.

MOVED by Ald. Harcourt,
THAT the report of the Acting Director of Social Planning dated June 29, 1976, be received for information.

- CARRIED UNANIMOUSLY

Alderman Sweeney referred to a letter which the University Non-Profit Building Society had written expressing its concern with specific plans for construction and use of the commercial development to be located within False Creek, Area 6.

MOVED by Ald. Sweeney,
THAT the letter from the University Non-Profit Building Society dated June 18, 1976, be referred to the Planning and Development Committee for consideration of the concerns expressed therein.

- CARRIED

(Aldermen Bowers, Cowie and Rankin opposed)

D. Operating and Capital Equipment
Budgets - Ray-Cam Community Centre

The City Clerk advised that the VMREU had requested that this item be withdrawn from the agenda to permit it time to study the report.

MOVED by Ald. Sweeney,
THAT consideration of the report of the City Manager dated June 25, 1976, on Operating and Capital Equipment Budgets - Ray-Cam Community Centre, be deferred to a later meeting of Council to permit the Union an opportunity of studying it.

- CARRIED UNANIMOUSLY

E. Adjourned Public Hearing of May 6, 1976
Kitsilano Point Proposed Rezoning and
Former CPR Right-of-Way Proposed Rezoning

MOVED by Ald. Bowers,
THAT Section A of the report dealing with the former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 of this section of the report;

FURTHER THAT the adjourned Public Hearing on Section B of the report with respect to Kitsilano Point rezoning be reconvened.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

F. Tender No. 767 -
Laurel Street Land Bridge

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in his report dated June 25, 1976, be approved.

- CARRIED

(Alderman Kennedy opposed)

G. Champlain Heights - Areas E & F
Information Program

Council noted a letter from the Killarney Champlain Citizens for Action Association dated June 28, 1976, requesting an opportunity to speak to this report.

MOVED by Ald. Rankin,
THAT the delegation from the Killarney Champlain Citizens for Action Association be heard this day.

- CARRIED UNANIMOUSLY

Mrs. Doris Hartley, Chairperson, Killarney Champlain Citizens for Action Association, addressed Council and requested that Council grant sufficient funds to permit the Contact Centre to remain operating.

MOVED by Ald. Marzari,
THAT a grant of $15,000 to the Champlain Heights Contact Centre be approved to permit the Centre to continue operating for a one year period effective July 1, 1976.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $7,500 to the Champlain Heights Contact Centre be approved to permit the Centre to continue operating until December 31, 1976.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT a grant of $3,750 to the Champlain Heights Contact Centre be approved to permit the Centre to continue operating for three months.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers, Sweeney and the Mayor opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in his report dated June 25, 1976, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 4:00 p.m. and following an 'In Camera' meeting in No. 3 Committee Room, reconvened at 4:45 p.m. in open meeting.

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G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District Meeting for Wednesday, June 30, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE HOLDING OF A POLL IN ADVANCE OF ANY CIVIC ELECTION OR ANY VOTING BY THE ELECTORATE

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN PROCEEDS OF BY-LAWS NUMBERED 4231 and 4408

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BY-LAWS (cont'd)

3. BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF $788,963.40 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes North 10 feet of the West ½ of Lot 15, Block 295, D.L. 526, Plan 590

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West half of Lot 15, Block 295, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated June 17, 1976, and marginally numbered LF 7738, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Highway Purposes Portion of Lot "F" (Reference Plan 6934) of Parcel "L", Block 76, D.L. 541, Plan 7339

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

All that portion of Lot "F" (Reference Plan 6934) of Parcel "L", Block 76, District Lot 541, Plan 7339, described as follows:

Commencing at the most easterly corner of said Lot "F";

Thence S44° 43' 08" W, 70 feet following in the south-easterly limit of said Lot "F";

cont'd....

MOTIONS (cont'd)

Allocation of Land for Highway Purposes
Portion of Lot "F" (Reference Plan 6934)
of Parcel "L", Block 76, D.L. 541, Plan
7339 (cont'd)

Thence N29° 55' 15" E, 72.43 feet more or less, to intersection with the northeasterly limit of said Lot "F"; at a point 18.5 feet northwesterly from the most easterly corner of said Lot "F";

Thence S45° 11' 02" E, 18.5 feet, following in the northeasterly limit of said Lot "F" to the point of commencement;

The same as shown outlined red on a plan prepared by G. Girardin, B.C.L.S. dated May 31, 1976, and marginally numbered LF7720 a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

1. Seagate Manor
2831 Point Grey Road

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT WHEREAS the lands and premises known as Seagate Manor were purchased in the year 1969 for the sum of $255,265.06, which said sum has been charged to the Point Grey Road Acquisition Fund provided for in the 1971-75 Five Year Plan;

AND WHEREAS on the 18th day of November, 1975, Council passed the following resolution:

"THAT Council express its intent to use Seagate Manor for residential purposes for 15 years.";

AND WHEREAS Council, on the 23rd day of March, 1976, passed the following resolution unanimously:

"THAT all the property surrounding Seagate Manor, except for provision of reasonable sideyard and backyard areas, be designated as public land and turned over to the care, custody and management of the Park Board."'

THEREFORE BE IT RESOLVED THAT the sum of $150,000.00 be transferred from Revenue Surplus to the Point Grey Road Property Acquisition Capital Fund.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Volrich and the Mayor opposed)

A tie vote having resulted, the motion by Alderman Rankin was declared LOST.

MOTIONS (cont'd)

2. Chinese Cultural Centre Project

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT WHEREAS Vancouver City Council has already approved in principle the Chinese Cultural Centre, Senior Citizens' Housing and Chinese Garden project;

AND WHEREAS the project will not only benefit the Chinese community but also Vancouver citizens and visitors alike;

THEREFORE BE IT RESOLVED THAT Council reaffirms its support for the Chinese Cultural Centre, Senior Citizens' Housing and Chinese Garden project;

AND FURTHER THAT satisfactory sale or lease arrangements be negotiated with the Chinese community;

AND FURTHER THAT the Federal and Provincial Governments be urged to support the project;

AND FURTHER THAT the Federal and Provincial Governments and the Chinese Cultural Centre provide the necessary funding.

(Referred)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the foregoing motion be referred to the Planning and Development Committee for consideration when the Manager's report on the Chinese Cultural Centre Project is before the Committee.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Retention of Habitat Forum Buildings and Artwork

advised that a number of people have expressed concern about certain dismantling and removal of artwork which is taking place at the former Habitat Forum site.

Alderman Harcourt advised that the Park Board, in co-operation with ACSOH, has reached agreement on the future of a number of the buildings which he detailed for Council's information. He further advised that the artwork is being stored until its future disposition is determined.

Contribution of City Staff to Success of Habitat Conference

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT Council pass a vote of particular thanks to the Social Planning, Police and Engineering Departments for the contributions made by these Departments to the success of the Habitat Conference.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Neighbourhood Walks Program:
Canadian Habitat Secretariat

Council earlier this day deferred a presentation from the Assistant Director General of Information, Canadian Habitat Secretariat, on the Neighbourhood Walks Program which took place recently in connection with the Habitat Conference.

Ms. Pat Carney, Assistant Director General of Information, Canadian Habitat Secretariat, addressed Council and circulated a brochure detailing the Neighbourhood Walks Program, its goals and objectives and containing a number of recommendations. Ms. Carney requested that Council initiate a walks program similar to that pursued during the Habitat Conference in June, 1976.

The Mayor thanked Ms. Carney for the presentation.

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The Council adjourned at approximately 5:10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of June 29, 1976, adopted on July 13, 1976.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of the Lane East of Brunswick street Between 2nd Avenue and the Lane South, Adjacent Lots A to D of Subdivision 1 and 2, Block 27, D.L. 200A, Plan 767

The City Engineer reports as follows:

"An application has been received to purchase the unopened 10-foot lane east of Brunswick Street between 2nd Avenue and the lane south of 2nd Avenue. The applicant proposes to consolidate his abutting lands and the lane into one parcel.

The south 4 feet of Lot 5 except Parcel A, Reference Plan 2003, Block 27, D.L. 200A, Plan 197 is required for lane.

I RECOMMEND that all the lane dedicated by the deposit of Plan 767 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $19,140. for the closed lane in accordance with the recommendation of the Supervisor of Property & Insurance.

(b) The applicant to provide and register a subdivision plan satisfactory to the Approving Officer. The plan to consolidate the closed lane and the abutting lands and dedicate for lane the south 4 feet of said Lot 5."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Reconstruction of Sewers in Poor Condition

The City Engineer reports as follows:

"There are several very old sewers which have been found to be in an advanced state of deterioration and must be reconstructed as soon as possible to prevent further flooding or extraordinary maintenance costs. The locations where sewer reconstruction is required are as follows:

(a) 15th Avenue - Oak to Willow
(NOTE: The block between Willow and Laurel is to be paved in 1976.)

(b) Parker - Garden Drive to Nanaimo
(NOTE: A portion of this sewer has already collapsed.)

(c) Napier - Garden Drive to Nanaimo

The estimated total cost of the necessary sewer reconstruction is $165,000.

I RECOMMEND that $165,000 be appropriated as follows:

(a) $91,000 from Sewers Capital Account 118/7903, 'Prior to Paving-Unallocated.'

- AND -

(b) $74,000 from Sewers Capital Account 118/7904, 'Reconstruction and Relief-Unallocated.'"

The City Manager RECOMMENDS that the foregoing report be approved.

3. Hiring of Dorsch Consult Ltd. for Combined Sewer Overflow Abatement Study

The City Engineer reports as follows:

"In order that detailed design work can be carried out on sewerage facilities to reduce combined sewer overflows into False Creek and English Bay from the south, it is necessary to conduct a major hydrological study of the sewer system.

The study area covers approximately 7,500 acres and contains major Greater Vancouver Sewerage & Drainage District facilities as well as City sewerage works. G.V.S. & D.D. staff representatives have agreed, subject to Regional District approval, to participate in the study with the City on a 50/50 basis.

Cont'd . . .

Clause 3 Cont'd

A thorough review of urban runoff models has been carried out, and it has been determined that the most suitable urban runoff model available is one called 'QQS' (Quantity Quality Simulation) which has been developed by Dorsch Consult Ltd., a German consulting engineering firm whose Canadian head office is in Toronto. 'QQS' is a highly sophisticated computer model capable of simulating both the quantity and quality aspects of urban runoff.

The basis on which this study will be conducted is that Dorsch Consult will supply the QQS program package and the necessary expertise and technical instruction to City and G.V. S. & D.D. staff members who will carry out the bulk of the work. The projected study cost, which covers consulting fees and computer costs, is estimated at $58,500. This does not include costs resulting from City and Sewerage District staff time for which no extra funds are required. Funds for the City's share of this study, $29,250, are available in Sewers Capital Account 116/7652, 'Computer Analysis of Sewers.'

I RECOMMEND that Dorsch Consult Ltd. be engaged to conduct a combined overflow abatement study jointly for the City and the Greater Vancouver Sewerage and Drainage District at a total cost of $58,500, subject to the Regional District agreeing to share the cost on a 50/50 basis."

The City Manager RECOMMENDS that the foregoing report be approved.

4. Additional Street Lighting for 6th Avenue East of Ash Street to West of Willow Street

The City Engineer reports as follows:

"In conjunction with the False Creek Development, the pavement on 6th Avenue from a point approximately 300 feet east of Ash Street to a point approximately 160 feet west of Willow Street is being widened. As all of the present light standards are in the way of the new pavement, a complete reconstruction of the lighting system is required. Sixteen additional standards are required (a) to raise the level of illumination of the roadway to meet present standards for this type of street, and (b) to illuminate the additional width of pavement. The lighting on 6th Avenue further to the west is below standard; however, the improvement of lighting will not be advanced until the work on that portion of the pavement is started.

The estimated cost of the work in the Ash to Willow portion is $12,600.

Funds are available in the unappropriated Street Lighting Capital accounts.

I RECOMMEND that:

(a) Sixteen new street lights be installed on 6th Avenue, from a point approximately 300 feet east of Ash Street, to a point approximately 160 feet west of Willow Street at an estimated cost of $12,600.

(b) Funds be provided from unappropriated Street Lighting Capital accounts 218/7901, 218/7902 and 218/7907."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

A-4

BUILDING AND PLANNING

CONSIDERATION

1. "Locked-in" Lots at 1455 East Broadway and 1491 East Broadway.

The Director of Planning reports as follows:

"Development Permit Application #73747 has been filed by Mr. Klaus Schmid, Architect, on behalf of Tayler Construction Ltd. to construct a 21 unit apartment building on Lots 14, 15, 16, 17, Subdivision of F, Block 155, District Lot 264A (east of mid block on the north side of East Broadway between Woodland Drive and Mclean Drive.)

This development, if constructed, would leave Lot 13 (1491 East Broadway) and Lot 18 (1455 East Broadway), both approximately 33' x 122' (4026 sq. ft.), as isolated lots; Lot 13 between the proposed development and Woodland Drive on the east, and Lot 18 between the proposed development and an existing apartment building on the west. Such isolated lots are known as a "locked-in" lot.

PROCEDURE - "LOCKED-IN" LOTS

The RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law provides in part that the site for any new apartment building shall have an area of not less than 6,000 sq. ft. (lot size approximately 50' x 121') except a lot not less than 5,400 sq. ft. (approximately 44.65' x 121'), registered in the Land Registry Office prior to September 6, 1965.

If a development permit application is received which would create a locked-in lot (a lot less than 5,400 sq. ft. in area), then the following is the present procedure:

City Council's resolution of June 18, 1964 provided in part that:

> "All steps be taken by the Planning Department to prevent locked-in lots by negotiation with the developer and the owner....."

Present Situation Re: 1455 and 1491 East Broadway

City records indicate Lot 13 is occupied as a one family dwelling and the assessed value is: Land $12,692.00; improvements $5,011.00. Lot 18 is also occupied as a one family dwelling and the assessed value is: Land $12,692.00; improvements $15,683.00.

Ralph Long & Co., Barristers & Solicitors, on behalf of Mr. & Mrs. E. Dobrowolski (owners of lot 13) and Mr. Antonio Bruno (owner of lot 18) have submitted letters stating their objection to being left as "locked-in" lots. (Appendices I & II).

The letter from Ralph Long & Co. makes reference to advice given to Mr. Dobrowolski by City Hall staff. We have been unable to recall such conversation. It is standard practice with such enquiries to advise people of the procedure for dealing with "locked-in" lots.

Mr. Gary Taylor of Tayler Construction Ltd. advises of his willingness to acquire Lot 13 and Lot 18 (Appendices III, IV and V), but is unable to arrive at a mutually acceptable price with the owners.

We have spoken personally to both owners and the developer and it has not been possible to resolve the question of the "locked-in" lots. All parties have advised that they wish to appear before Council as delegations. Development Permit Application #73747 is referred to City Council for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUESTS: Mr. A. Bruno
Mr. & Mrs. E. Dobrowlski

2. Capitol Theatre Sign, 820 Granville Street - Sign requiring Special Approval by Council.

The Director of Planning reports as follows:

"Vancouver City Council at its meeting on May 18, 1976, when considering the following recommendations of the Director of Planning contained in the report of the City Manager of May 14, 1976:

'It is RECOMMENDED THAT:

A. City Council approve the proposed Capitol Theatre sign - 820 Granville Street (Permit Application No. 916) subject to the following conditions:

(i) The lower 10 feet of the sign to be removable and to be removed at owner's cost when requested by the City Engineer, should he consider that such removal is necessary.

(ii) The owner entering into an encroachment agreement with the City for the removable portion of the sign.

B. The City Engineer and Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City.

C. An annual rental of $630 be established for the encroachment and be subject to review every 2½ years.'

passed the following motion:

'That this matter be referred to the Urban Design Panel for consideration and report to Council.'

1. Report of the Urban Design Panel

The Urban Design Panel at its meeting of May 27, 1976, considered the matter after meeting with the Architects and the representatives of the Sign Company. The result of the Panel's deliberation is contained in the following excerpt of the minutes of that meeting:

'Item 3 (Neon Products)

For Special Consideration
820 Granville Street - Capitol Theatre - D.D.

Entrance Feature & Sign

Les Metcalf excused himself and left the meeting for this item.

It was explained to the Panel that this item was before them at the request of City Council. The design had been approved by the former Granville Mall Committee (no longer existing as such) and had received the blessings of the Planning Department as well as the original design co-ordinating Architects for the Granville Mall.

Clause No. 2 Continued.

In view, however, of the situation whereby this sign would be resting on a public sidewalk, Council felt that the Panel should be consulted as well. The representatives for the Sign Company and the Architects for the Capitol Theatre explained their design and showed that it met with the design criteria laid down by the Granville Mall consultants for signs and street furniture as this concept touches on both disciplines.

The Panel has no objection to the idea of a pylon on the sidewalk and supports the intended monitor T.V. screens for pedestrian information as a useful amenity. The Panel, however, objects to the sloping sign portion which connects the pylon to the entrance of the theatre. The Panel finds this element an unnecessary strong expression which will neither enhance the aspect of the mall nor the entrance to the theatre.

RECOMMENDATION: That City Council be given the Panel's view in a report to be prepared by the Panel secretary.'

2. Applicant's Position

A letter, dated June 10, 1976 to the Planning Department from Mr. R. M. Oliphant, formerly Vice-President, Sales & Marketing, Neon Products Ltd., and now consultant to that company, sets out the applicant's interpretation of the history of this application and expresses concern at proposals for changes at this stage. (See Appendix I).

Mr. Oliphant's letter states, on page 2, that Neon Products were instructed to tell the Architects to include the cantilevered slanting beam portion of the sign in their building application as part of the building rather than a sign and that after such application has been approved, Neon Products would apply for fascia signs to go on the sides of this beam and for permission to install the kiosk portion. This question has been discussed further with Mr. Oliphant and the Architects. As a result of this enquiry, it has been concluded that while the Architect and Sign Designer collaborated in producing the design of the sign as a component of the Granville Street elevation, the construction detail includes provision for supports for the sloping sign structure to be bolted to the top of the sloping roof beams of the theatre entrance. These supports, the slanting sign structure and kiosk portion, are not included in the construction contract. These elements are included in the application for a permit under the Sign By-law.

Nevertheless, as noted in Mr. Oliphant's letter, Neon Products Ltd. were, last year, encouraged to proceed with the design of the sign as shown in the current application and further illustrated by the models which were before Council on May 18, 1976. Mr. Oliphant's letter suggests that Mr. Heinz Prosch, the Sign Designer, should be asked to explain the design further if Council wishes.

3. Information on Permits

The following is an extract from a review of the permits applied for and issued for the Capitol Theatre remodelling:

(1) Nov. 25, 1974: Development Permit No. 66678 was approved subject to conditions, including:

'All signs to be first approved by the Technical Planning Board.' (Flat canopy and vertical projecting sign not attached to the sidewalk was shown on the drawings). The design of the building, as covered by this development permit, was approved by the Urban Design Panel.

Clause No. 2 Continued.

(2) June 23, 1975: Application for Building Permit submitted. (Canopy and sign substantially as in the current application were shown on the drawings). The applicant was requested to obtain approval from the Director of Planning for differences between Building Permit plans and Development Permit plans.

(3) July 3 and July 22, 1975: Requests from applicant for minor amendment to Development Permit on the following matters:

(a) Increase of the Seymour Street lobby and decrease of six (6) off-street parking spaces as shown on Drawing A-4

(b) The decrease of five (5) off-street parking spaces and 513 sq.ft. electrical room addition as shown in Drawing A-3

(c) Relocation of interior stairs and escalators

(d) Relocation of wash rooms

(e) Changes to the Granville Street elevation

(Drawings showed canopy and sign substantially as in the current application, annotated 'Sign (N.I.C.) to City of Vancouver approval', and 'structural stl. sign support (see Struct'l Drawings.)'

(4) July 7, 1975: Building Permit B.75000 issued. (Partial permit for excavation only.)

(5) Aug. 25, 1975: Minor amendment to Development Permit approved, permitting various changes including '5). Changes to Granville Street elevation.' (See (3) above).

This minor amendment was not referred to the Urban Design Panel, and design clearance was given by the Planning Department.

(6) Aug. 29, 1975: Building Permit B.75952 issued. (Partial permit for foundation only).

(7) Dec. 18, 1975: Building Permit B.77222 issued. (Partial permit for structural shell only).

(8) Jan. 19, 1976: Application for Sign Permit.

It appears, from a review of this application, and the applicant's understanding as set out in Mr. Oliphant's letter referred to in Section 2 above, that, although no permit covering the sign has been approved or issued, the applicant has received considerable encouragement from qualified design staff and members of the Granville Mall Interim Authority, to develop the design of the sign as now submitted.

Having regard, therefore, to the status of this application and to the divergent views of those who reviewed the design last year and the report of the Urban Design Panel, Council may wish to give approval to the design as submitted."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

RECOMMENDATION

3. G.V.R.D. Livable Region Program: Population Targets.

The Director of Planning reports as follows:

"The attached letter from the G.V.R.D. Director of Planning requests endorsement by City Council of the 1986 population target for the City of Vancouver of 498,000. (See Appendix I).

The Planning Department's view on the concept of residential growth targets was set out in a report to the Planning & Development Committee dated April 30th, 1975 in which we said we recognized the need to obtain agreement amongst municipalities on growth shares and generally agreed with the targets for Vancouver since they were consistent with (although slightly lower) our expectations for growth in the City to 1986. We stated that the growth target figures should not be unduly explicit and that municipalities should have flexibility in allocating the growth within their boundaries providing no other regional criteria were affected. Council endorsed the basic concepts and strategies of the Livable Region Program and instructed the Planning Department to work out the details of the regional planning program as it affects the City.

The staff of the G.V.R.D. and City Planning Departments have recently met to discuss the 1986 growth target of 480,000 originally suggested for the City. At this meeting, we stressed the difficulties of accurately predicting growth because of uncertainties with respect to the timing of the False Creek and Burrard Inlet waterfront developments, success of the residential policies for Downtown, and amount of infilling likely to take place in single family areas. We did, however, suggest that the staging and trends of development at this time indicated the 480,000 figure might be exceeded in 1986 and that a target figure of roughly 500,000 might be more appropriate.

Consequently, while we do not disagree with the growth target of 498,000, we wish to emphasize that the importance of this figure is in the commitment of the City to accommodate a higher level of population growth than it has in the past rather than the precise number itself.

It is recommended that City Council:

Endorse the 1986 population target for the City of Vancouver of 498,000 recognizing the importance of the direction this figure establishes in accommodating growth rather than the significance of the number itself."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Heritage Building Alteration - 736 Granville (Vancouver Block).

The Director of Planning reports as follows:

"The Vancouver Block, at 736 Granville Street, was designated by City Council as an 'A' category heritage building on March 9, 1976. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Building Permit Application No. 82986 dated June 17, 1976 submitted by Gerhard Sixta Architects proposes external changes involving the entrance-way and canopy on Granville Street.

Some changes to the existing signs are proposed, resulting in a reduction from the present number of signs on the building. Applications for permits for new signs will be processed when received, and reported on as necessary.

Clause No. 4 Continued.

This matter was considered at the meeting of the Heritage Advisory Committee on June 14, 1976 when there were insufficient members present to form a quorum. The members present resolved:

'That the Director of Planning be advised that the Heritage Advisory Committee has no objection to the minor alterations currently proposed for the ground floor façade of the Vancouver Block on Granville Street.'

This recommendation is due to be placed before the meeting of the Heritage Advisory Committee on June 28, 1976 for ratification.

It is RECOMMENDED therefore that the proposed alterations for the Vancouver Block as covered by Building Permit Application No. 82986 be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 438

FIRE AND TRAFFIC MATTERS

A-6

INFORMATION

1. Parking Meter Checker Program

The City Engineer reports as follows:

"On January 27, 1976, Council approved the Parking Meter Checker Program to enforce the regulations of the parking meter by-law. The Engineering Department implementation schedule indicated the checkers would be patrolling metered streets in approximately six months (August 1). Some delays occurred in agreeing on personnel classification specifications, uniform selection and notice payment procedures, however, these have now been resolved and the program is still on schedule.

A new problem has arisen which could delay the implementation of the program. This is the collection procedure. The original plan anticipated that the Provincial Courts would continue to collect the fine revenues. This is in doubt now, since the Provincial Government has given notice that they will no longer receive the day to day fines resulting from tickets issued under City by-laws that are not processed by information and summons. The Director of Finance reported on this matter to Council on May 4, 1976 and since that time, discussions have been held with the Provincial Government in an attempt to resolve the matter. Since it is not known at this time how long negotiations may take, the Engineering and Finance Departments are investigating the possibility of establishing a special collection section in the Finance Department to process the parking meter offence notices in the event that the City will have to take over responsibility for collections. This will involve the hiring of more staff and the duplication of some work presently done by the Provincial Courts. The monies to finance the new collection system could come from fine revenues which are adequate for this purpose. The Director of Finance will be reporting on the staff requirements and costs for collecting fines in mid-July.

We do not foresee any other major difficulties and expect the meter checker force to be in operation some time in August. Following this, and in accordance with Council's instructions, we will report back on the meter checker program within three months of commencement of the program."

The City Manager submits the above report of the City Engineer for INFORMATION.

2. Alterations to Transit Services on July 23, 1976

The City Engineer reports as follows:

"The #601 rush hour service from Tsawwassen area to Vancouver is to be introduced. This service will use the same routing and bus stops presently provided for the four existing Fastbus services from the Delta area and will use the same terminus on Hornby Street north of Dunsmuir Street.

The #99 Marine Drive Service will be replaced by the #800 Midway Connector. Service frequency will be increased from hourly to half-hourly. The same routing and bus stops within the City of Vancouver will be used, but instead of operating between New Westminster and a terminus at the Marpole Bus Loop, the westerly terminus will be at the Vancouver International Airport via the Arthur Laing Bridge."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

Cont'd...

RECOMMENDATION

3. Broadway Narrowing, Cedar Crescent

The City Engineer reports as follows:

"A problem exists in the area southeast of Arbutus Street and 16th Avenue, in that some of the traffic southbound on Burrard Street continues beyond 16th Avenue and finds its way to the south and west on local streets, including Cedar Crescent. This problem results basically from traffic attempting to reach the Arbutus area from Burrard Street Bridge. The reverse northbound flow also occurs. As a measure to discourage these flows, a request has been received from one of the homeowners to narrow the roadway of Cedar Crescent from the present 40 foot width to a residential standard of 27 feet between 17th Avenue and Cypress Street. He feels he has the support of his neighbours in this, and that they are willing to pay the cost as a local improvement. The cost will be approximately $60,000, including alteration to the intersection of Cedar Crescent, 19th Avenue and Cypress Street.

We agree that the proposed narrowing should discourage and slow non-local traffic, although we are not sure to what degree. Council has approved the upgrading of the Burrard-Broadway-Arbutus route for this traffic and these improvements to arterial streets should work along with the discouragement on the local street to improve the situation.

Alternatives to the proposed narrowing are construction of a median at a cost of about $10,000 to reduce the effective driving width of the street, or construction of a diverter at the intersection of Cedar/19th/Cypress, at a cost of about $5,000. In discussions held with the residents, a preference for the narrowing to 27 feet has been expressed.

I RECOMMEND that I be authorized to issue a Local Improvement Petition form for the proposed narrowing on the basis that the full cost will be borne by the abutting properties."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 438

FINANCE MATTERS

INFORMATION:

1. Gastown Merchants' Association Debt to the City of Vancouver

The following report has been received from the Director of Finance.

"On May 28, 1976 City Council dealt with a report from myself regarding a debt from the Gastown Merchants' Association to the City for clean-up work related to the street closures for the Farmer's Market activities in 1974 and 1975. The charge for 1974 was $3,223.10 and the charge for 1975 was only $109.72. At the time the report was considered by Council the Gastown Merchants' Association queried the discrepancy between the 1975 bill and the 1974 bill.

Council referred the report back to myself to review with the Gastown Merchants' Association the discrepancy between the two years.

The Engineering Department was asked to provide an explanation for the difference between the charges for the two years. The following is the comments of the foreman involved at the time of the 1974 clean-up.

> "As best that I can remember, the first complaint that we got was that the Cherry pits were like ball-bearings, e.g. - Women with any kind of high heels could not walk on them as they would slide and also some complained of turning their ankles.
>
> After the cherries, it was apricot pits and then came the Peach stones. Also these people were very negligent about the paper and boxes that were left behind.
>
> Many Sundays we took the barricades with us to block off parts of Water Street so we could flush it going downhill. The same was true when they had apples and tomatoes, etc., the bruised or soft ones ended up in the street and on the sidewalks, which when we tried to flush the sidewalks, the store operators complained that we were leaving their windows all streaky and spotted from the spray.
>
> All this type of fruit and vegetables that was ground into a pulp was quite difficult to clean-up and it usually took quite some time to achieve this."

The Engineering Department also points out that most of the work in 1974 was done on Sundays, which of course means overtime pay and further that at the time no one seemed to be responsible for the behaviour of the vendors nor the hippies who were apparently camping in the area. This continued from July 2, 1974 through November 1974.

In 1975 these problems seemed to have been solved.

Subject to any action that Council may take with regard to the debts owing by the Association to the City, the Collections Office will continue to pursue collection of these amounts.

It is anticipated that the Gastown Merchants' Association will wish to appear before Council as a delegation when Council considers this report."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

DELEGATION REQUEST - GASTOWN MERCHANTS' ASSOCIATION

RECOMMENDATION:

2. PNE Grounds - B.C. Pavilion Fire Insurance Coverage

The following report has been received from the Director of Finance.

"The City is required, under its Physical Asset Insurance policies, to revalue our assets periodically. This is because we are insuring at full replacement value and must avoid the situation of under insuring and thereby acting as a co-insurer. This year, the B.C. Pavilion at the PNE was revalued and the increase in value amounts to $2,150,000. The B.C. Pavilion is the key to the underwriting

Clause 2 Cont'd

of the City property schedule, by virtue of its value, construction, occupancy and susceptibility to a total loss.

An inspection by the Engineer for the Insurance Brokers revealed a number of disturbing conditions in the building and resulted in a meeting in the B.C. Pavilion on March 30, 1976, attended by City staff, including Captain E. Jackson of the Fire Warden's Office, PNE staff, and staff of the Insurance Brokers. The situation was discussed in detail and a physical tour made to view the existing conditions. The primary problems found were that there is no sprinkler protection, the housekeeping in the Art School rented area was very unsatisfactory with flammable liquids not being properly stored and other defects that need correction, the Dogwood dining kitchen area does not meet the minimum requirements for any restaurant facility in the province of British Columbia, and the fire detection system should be improved.

On May 18, 1976, I wrote to Mr. Rennie, General Manager of the PNE, regarding the above matters and further pointed out to him that the Exhibition Park area contained the most concentrated number of high value structures within the City's fire insurance program and that, over past years, the frequency in magnitude of losses due to fire in this area were such that the City's entire fire insurance rate structure was increased.

The problem with the B.C. Pavilion has caused us some severe problems maintaining our overall insurance coverage, as of course the underwriters are most unhappy with their risk on the B.C. Pavilion and many of them have refused to accept any increase in valuation of the building unless the proper protective measures are taken, and in fact some underwriters have dropped off the City's coverage, presenting a quite difficult problem in replacing them.

Following my letter to Mr. Rennie, a meeting took place between Mr. Rennie, my staff, and Mr. Sibbald of Reed Shaw Stenhouse, our insurance brokers, where the seriousness of the situation and the need for the installation of a sprinkler system was further explained to the General Manager of the PNE.

On June 2, the matter was taken up by the PNE Board. I am not aware of what discussion took place in the Board but, following the meeting, the Board of Directors sent the following letter to City Council.

> 'The Board of Directors of the Pacific National Exhibition, at their regular meeting on June 2, 1976, considered correspondence from the Director of Finance, City of Vancouver, in respect to the valuations and physical deficiencies of the B.C. Pavilion as these matters relate to fire insurance coverage.
>
> The Board respectfully requests that City Council give consideration to continuing coverage on this property at the present insured value of $5,187,000. Thank you for your consideration to this matter.'

If City Council agreed to continuing coverage on this property at the present insured value of $5,187,000, it means that the City, at a single location, would be self-insuring a risk of $2,150,000, something the City has never done and never should do.

The B.C. Pavilion is a City asset - not a PNE asset. The City takes the risk and the PNE saves the cost of solving the problem.

On June 11, I received a letter from Mr. Sibbald of our insurance brokers, and he pointed out that it appeared that the PNE Board failed to recognize the importance of the installation of an automatic sprinkler system in the B.C. Pavilion. Underwriters consider this building to be the underwriting key to the entire City property schedule and a serious fire loss in this building would jeopardize the continuance of the City's current property insurance program. He also pointed out that it appeared that the PNE Board failed to consider the matter of safety of the public in this building. The B.C. Pavilion contains a restaurant with unprotected cooking facilities and is very susceptible to the rapid spread of fire. The public is permitted entry to the building throughout the year by virtue of the restaurant, the Sports Hall of Fame and the Challenger Relief Map located therein. When the PNE fair is in progress, there is a much heavier concentration of people in the building.

Cont'd . . .

Clause 2 Cont'd

In my opinion, the very worst aspect of the situation is the danger to human life. The City enforces very strict fire regulations elsewhere and I do not see how we can possibly allow the PNE to fail to meet reasonable standards of fire safety.

At this time, I have taken the necessary steps to fully protect the values at risk in the B.C. Pavilion, as I have no authority to do otherwise. However, I foresee extreme difficulties with our underwriters if the sprinkler recommendation is ignored.

I most strongly recommend that City Council not accept the idea of self insuring the B.C. Pavilion for the additional $2,150,000 in value, and further most strongly recommend that City Council request the PNE to immediately reconsider their decision regarding the installation of a sprinkler system."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

NOTE: Attached is a memorandum dated June 23, 1976, from the Fire Warden to the Fire Chief.

CONSIDERATION:

3. "Theatre in the Park"

The Manager of The Queen Elizabeth Theatre reports as follows:

"Each year since 1970 City Council has approved a minute permitting this Department to rent lighting equipment to "Theatre in the Park" for $3,600.00 and to allow the use of rehearsal space to that amount in The Queen Elizabeth Theatre. The net effect of this was that either they had the use of the lighting equipment free and paid for the rehearsal space or vice versa. This year "Theatre in the Park" does not require the lighting equipment but needs the rehearsal space.

"Theatre in the Park" has considered the use of Hangar No. 5 at Jericho. They consider the rehearsal space in The Queen Elizabeth Theatre, with its ballet bars and dance floor, to be eminently more suitable. The drawbacks of Hangar No. 5 are the cement floor which strains dancers' legs, the lack of heating and the fact that there is no piano. The relative dampness of the hangar would necessitate the piano being stored in a warm and dry place. Tuning and cartage of the piano would be cost factors. Hangar No. 5 would be deemed a usable space for their rehearsals on a last resort basis.

The Superintendent of the Parks Board stated to me in a telephone conversation that he considers Hangar No. 5 to be unsuitable for rehearsals of "Theatre in the Park" because of its unheated condition, dampness and the other reasons already stated in this report.

There is no out-of-pocket cost to the Theatre in the use of the rehearsal room and/or recital hall as "Theatre in the Park" pays the doorman's wages when a doorman is called for their rehearsal only. Rental of the rehearsal room and/or recital hall is $15.00 per hour. The rehearsal space is used very occasionally, if at all, at this time of the year.

Permission to "Theatre in the Park" for the use of rehearsal space for 100 hours is in effect a grant in lieu of rent of $1,500.00 although there is no net cost to the City."

The City Manager submits this matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 439

PERSONNEL MATTERS

RECOMMENDATION

1. Training Course - Computer Services Division

The Director of Personnel Services reports as follows:

"The Director of Finance, on behalf of the Manager of Computer Services, has requested that Mr. D. Troyer, a Computer Programmer II, in the Computer Services division, attend a five day training course offered by Honeywell Information Systems in Phoenix, Arizona, commencing on July 12, 1976. The content of this course is directed towards the 'Theory and Operation of Control Programs' which monitor the operation of the City's Honeywell computer system.

This course and the area of Mr. Troyer's responsibility are highly technical and specialized in nature, and appropriate training in such is only offered by Honeywell Information Systems at their major development and education centres in the U.S.A. the closest being Phoenix, Arizona. Our in-house knowledge of this course material is presently limited but considered to be highly essential to the effective day-to-day operation of the City's computer system.

The total cost of this course would be approximately $930 as indicated below, plus five days leave of absence with pay.

Course fee	$500
Air fare	246
Ground transportation	10
Accommodation	96
Meals	78
TOTAL:	$930

The Comptroller of Budgets advises that the total funds of $930 for the attendance of this employee would be available in Appropriation 7030/325 - Data Processing Courses.

As the cost exceeds $750, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

PROPERTY MATTERS

CONSIDERATION

1. The Vancouver Chinatown Housing Society Extension of Sale Date; South Side of Union Street Between Campbell & Raymur Avenues

The Acting Supervisor of Property & Insurance reports as follows:-

"On July 29th, 1975, Council approved the sale of Block 124, D.L. 181 & 2037, Plan 16060 to the Vancouver Chinatown Housing Society, subject to conditions previously approved in principle and subject to the resubdivision of the property to create the site. The date of sale was to be the date of issuance of the Development Permit or 120 days from approval, being November 26th, 1975.

The creation of the site was considerably delayed and since the Housing Society did not have a legal description, they did not apply for a development permit or their financing. Consequently, on December 16th, 1975, Council granted an extension of the sale date to March 31st, 1976.

On March 23rd, 1976, City Council approved a second extension of the sale date to June 30th, 1976, to enable the Society to complete financing arrangements with the senior levels of government and to obtain their development permit. A third request has now been received for an extension to September 30th, 1976. The Society advises that they have not received financing commitments from either the Federal or Provincial Governments. However, they have been able to proceed with their development permit and it is ready to be issued.

The request from the Vancouver Chinatown Lions' Society for deferment of the sale date from June 30th, 1976, to September 30th, 1976, is submitted to Council for CONSIDERATION.

As Council has recently had to deal with a number of similar requests for extensions of sale dates and as more are anticipated, Council may also wish to give CONSIDERATION to granting the Supervisor of Property & Insurance the authority to extend such dates in his discretion where it has been established that the Society has made every effort to obtain financing and is proceeding as diligently as possible toward completing the project. In the event a Society is unable to proceed with the development, then the Supervisor of Property & Insurance will report back to Council on such matter.

NOTE TO COUNCIL:

It is noted that, due to various extensions approved by Council on sales of this type, receipt by the City of over $1,000,000.00 has been delayed for up to eighteen months. In addition, approximately $28,600.00 has been lost in taxes, plus approximately $36,100 in interest, as of May 31st, 1976.

The following Societies have all had their sale dates extended due to the fact that they have been unable to obtain financing.

1. Chinatown Lions Society -

The third extension request now being placed before Council. $202,500 due on terms at 10% interest (the rate in effect when this sale was approved originally, July, 1975). The first instalment payment of 10% has been paid and the second instalment would have been due May, 1976, however, there have been two extensions approved. Sale date is now set at June 30th, 1976, with the second instalment due December, 1976.

Clause #1 (Cont'd)

2. *Cheshire Homes Society* -

$210,000.00 due as cash in January, 1975 - three extensions have been granted. Sale date is now set at July 8th, 1976. Nothing paid on account.

3. *Southvan Foundation* -

$500,000.00 due on terms at 11% interest. A 25% down payment was originally due September, 1975, however, two extensions have been granted. Sale date now set at August 17th, 1976. Nothing paid on account.

4. *Villa Cathay Care Home Society* -

$213,000.00 due as cash February 20th, 1975, however, two extensions have been granted and sale date now set at May 31st, 1976. Only a 5% deposit has been paid on account.

It is anticipated that further extensions will be required on Sales 2, 3 and 4. Further, on the following sales, the City holds options to repurchase in the event construction does not commence. Construction starts have been delayed due to financing problems with the senior levels of government.

1. *Anavets Senior Citizens' Housing Society:*

The City conveyed title in February, 1973, and development was to commence by August, 1974. Council has granted four extensions to the repurchase options and development is now to commence by February 28th, 1977.

2. *The Provincial Government:*

The City conveyed title in July 1975 and development was to commence by July, 1976. The Adanac Co-operative Housing Society, who will be using the land, are still arranging financing. The Government has submitted a request to extend the option to September 1st, 1976."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for its CONSIDERATION.

RECOMMENDATIONS

2. Proposed Easement Over Portion Of City Lot, Vicinity of Abbott & Cordova Streets

The Acting Supervisor of Property & Insurance reports as follows:

"Application has been received from Mr. D.M. Fahey of the Eleven Forty Hotels Ltd. requesting the City to grant an easement for emergency egress purposes, on City Lot 9 Block 2, O.G.T. Plan 205.

The applicants are requesting this easement to meet the requirements of the Dominion Building Code in connection with their alterations to the existing structure on adjoining Lot "C" of Lot 8, Block 2, O.G.T., Plan 205. (See Attached Sketch)

Clause #2 (Cont'd)

The City Lot 9 is utilized as a surface parking lot and is operated by the Downtown Parking Corporation. The area proposed for easement is surplus to the parking lay-out of this lot and by letter dated May 28, 1976, the D.P.C. General Manager has confirmed that the granting of such an easement has the approval of the D.P.C.

It is proposed that the City retain the right of cancellation if required for civic purposes, together with other conditions as follows:-

(a) Applicant to maintain adequate lighting over the exit area.

(b) Applicant to maintain adequate barricade to prohibit autos or other objects from blocking exit.

(c) Applicant to pay an annual flat rate amount of $50.00.

In addition to the foregoing conditions, the Director of Legal Services is to include any other clauses to properly protect the City's interest herein.

It is recommended that the Acting Supervisor of Property and Insurance be authorized to take the necessary steps to grant an easement over that portion of Lot 9, Block 2, O.G.T. Plan 205.

And further,

That the Director of Legal Services be instructed to draw the necessary easement document to his satisfaction."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property and Insurance be approved.

3. Sub-Lease of Portion of Lot 1, D.L. 2037, Situated: South-East Corner Terminal Avenue and Columbia-Quebec Connector

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 1, D.L. 2037, situated south-east corner of Terminal Avenue and Columbia-Quebec Connector, was offered for lease by tender on September 9, 1974.

The site was leased to a Mr. Elie Gareb for a ten year term (5 year certain, thereafter on a year to year basis, subject to a six months notice of cancellation), with a rental based on a flat rate of $505.00 per month for the first two and one-half years and thereafter to be reviewed at two and one-half year intervals.

The area comprises 29,708 square feet and has been developed as a parking and vehicle storage area which is blacktopped, fenced, landscaped and contains a small wooden frame office building.

An application has now been received from the Lessee to sub-lease a major portion of the premises to Autow Services Ltd. for the remainder of the lease term.

It is RECOMMENDED that consent be given to the lessee, Elie Gareb, to sub-lease a portion of Lot 1, D.L. 2037, to Autow Services Ltd., for the remainder of the term of the lease dated February 1, 1975 subject to the sub-lease documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

4. Rental Review - Vancouver Salt Company Ltd. Situated: N/S of 1st Avenue at Manitoba Avenue

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on August 5th, 1969, authorized the granting of a new lease to Vancouver Salt Company Ltd. of Lots 46 & E.75' of 47, D.L. 2064. A further resolution of Council on April 27th, 1971, confirmed the lease commencement date of February 1st, 1971, a term certain until December 31st, 1988, and the inclusion of a five-year review clause.

Negotiations with local representatives of Vancouver Salt Co. Ltd. and the Company's head office in Montreal have been carried out over the past 10 months. In December, 1975, negotiations were temporarily postponed pending clarification of the three-month commercial rental freeze by the B.C. Government. The Rental Review Commission advised at that time that the rental freeze would apply in this case, and the lessee was advised that the rental review date would be adjusted to meet the Provincial legislation.

Subsequently, legislation was not proceeded with and the lessee was advised that the original dates would apply.

Negotiations with the lessee's solicitor have resulted in confirmation that Vancouver Salt Company Ltd. concur with the land and building rental of $19,050.00 per annum, plus all taxes, effective March 1st, 1976. The effective date reflects a delay of one month from the prescribed review date and will not affect future review dates.

The proposed rental is comparable to rents paid for other properties in the area and is representative of market rental.

Recommended that the Supervisor of Property & Insurance be authorized to increase the rental for the subject property from $8,660.00 to $19,050.00 per annum, plus all taxes, effective March 1st, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

5. Sale of Various City-Owned Properties

The Acting Supervisor of Property and Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public June 21, 1976.

RECOMMENDED that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offers received:

1. S/W Corner of Victoria Drive and 22nd Avenue (RS-1)
Lot 1 except East 7 ft. of Lots 9 to 13, Block 16, D.L. 352
Plan 1344
Size - 33 ft. X 108 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Lai Aileen	$35,255.00	City Terms	

2. S/S Georgia Street between Skeena and Kootenay Streets (RS-1)
Lot 11 except South 10 ft., S½ Block 88, THSL
Plan 2813
Size - 33 ft. X 107 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Philadon Realty Ltd.	$28,500.00	City Terms	

3. W/S Poplar, North of S.E. Marine & N/S S.E. Marine Drive between St. George & Poplar (RS-1)

Lot B, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 40.3 ft. X 88.6 ft. approximately
Lot C, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 41 ft. X 83 ft. approximately.
Lot E, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 44 ft. X 83 ft. approximately.
Lot F, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 44 ft. X 83 ft. approximately.
Lot G, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 44 ft. X 83 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Susanna Chan	$155,050.00	City Terms	

Clause #5 (Cont'd)

4. N/S S.E. Marine Drive between St. George and Poplar (RS-1)

Lot A, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 40.3 ft. X 88.6 ft. approximately
Lot D, Sub. B, Block 31, D.L. 313, Plan 14166
Size - 41 ft. X 83 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Frank Nicoletti	$58,050.00	City Terms	Lots A and D subject to a public utility easement in favour of the City over the Northerly 10 ft. of each lot. Sidewalk from property adjacent to North boundary encroaches approx. 2 ft. onto Lot A.

5. N/E Corner of King Edward and Ontario Street (RS-1)

Lot 3, except South 7 ft., S½ Block 1, D.L. 630, Plan 1168
Size - 33 ft. X 100 ft. approximately

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Domenic Taddei	$34,075.00	City Terms	

6. N/S Adanac between Skeena and Kootenay Streets (RS-1

Lot 24, except North 10 ft., S½ Block 88, THSL, Plan 2813 AMD.
Size - 33 ft. X 106 ft. approximately

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Philadon Realty Ltd.	$29,500.00	City Terms	

7. E/S Joyce Street and South of Vanness Avenue (C-1

Lot 5, except West 7 feet, Block 158, D.L. 37, Plan 2750
Size - 33 ft. X 125 ft. Approximately

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Biagio Dilauro	$47,000.00	City Terms	

Clause #5 (Cont'd)

8. E/S Joyce Street and South of Vanness Avenue (C-1)
Lot 7, except West 7 feet, Block 158, D.L. 37, Plan 2750
Size - 33 ft. X 125 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Mario Viola	$48,250.00	City Terms	Below street level,purchaser will be required to enter into a bulkhead agreement.

9. E/S Joyce Street and South of Vanness Avenue (C-1)
Lot 8, except West 7 feet, Block 158, D.L. 37, Plan 2750
Size - 33 ft. X 125 ft. approximately.

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Mario Viola	$47,600.00	City Terms	Below street level, purchaser will be required to enter into a bulkhead agreement Pole anchor at rear of Lot 8 may restrict access, purchaser to satisfy himself and bear cost of relocation if required."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

MANAGER'S REPORT

June 25, 1976.

TO: Vancouver City Council

SUBJECT: Rezoning Application - N.W. Corner of Harold Street and School Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 13, 1976, City Council considered a report from the Director of Planning dated April 6, 1976 which dealt with the above-mentioned application. (Refer to Appendix A for the complete text of the report.) In his report the Director of Planning recommended that the application be referred to a Public Hearing subject to the form of development being restricted as outlined as follows:

1. USES: Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading and customarily ancillary uses

2. FLOOR SPACE RATIO: Not to exceed a gross floor space ratio of 2.0. This is just over the possible floor space ratio which could be achieved with bonuses under the (RM-3) Multiple Dwelling District. This would allow the development of approximately 80 dwelling units.

3. HEIGHT: Not to exceed 100 feet or 12 storeys plus a basement.

4. OFF-STREET PARKING: One space for every six units shall be provided.

The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design, the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

PROPOSED DEVELOPMENT

The drawings submitted by the Architect, marked "Received City Planning Department, December 1, 1975" indicate a scheme of development at an F.S.R. of 4.218. The design includes a 17-storey plus basement, 150-foot high-rise building containing 123 bachelor suites (four for handicapped people at ground level), 31 one-bedroom suites and 1 caretaker's suite, for a total of 155 dwelling units. A recreation room is provided on the ground floor and sundecks, coffee bar and roof lounge are provided on the penthouse floor. Storage rooms and lockers are located in the basement. Twenty off-street parking spaces are indicated south of the building.

CALCULATIONS

Site Area:	21,828 square feet
Gross Floor Area: (Calculated under RM-3 regulations)	92,068 square feet
Floor Space Ratio:	4.218
Number of Units:	155
Units Per Acre:	309
Height:	17 storeys plus basement (150 feet)

Area of Balconies:		10,920 square feet or 11.68%	
Site Coverage:	Building	5,378 square feet	25 %
	Vehicular Facilities	6,216 square feet	28 %
			53 %
Off-Street Parking:		20 spaces = 1 space per 7.7 units	
Recreation Area:	Ground Floor	733 square feet	
	Penthouse	1,374 square feet	
		2,107 square feet	

COUNCIL RESOLUTION

After considering the report of the Director of Planning at the May 13, 1976 Council meeting, Council resolved:

> "THAT this whole matter be deferred pending a report reference from the Director of Planning, at which time Council be informed as to whether the applicants will be prepared to proceed based on a floor space ratio of less than 4.218."

APPLICANT'S RESPONSE

The above-mentioned resolution of Council was sent to the applicant on April 15, 1976 by the City Clerk. A letter to the Director of Planning dated May 20, 1976, stated that the Board of Directors of the J.W. Smith Foundation concurred with the views expressed by their architect in an attached letter dated May 14, 1976. The letter from the architect, Mr. H. LeBlond, stated that:

> 'To undertake the design of a project knowing it has insufficient number of suites to pay for its own operational costs would be wasteful. We therefor request that the sponsoring society be allowed to proceed at F.S.R. as requested in their rezoning application or as comfortably close as possible to make the project financially feasible.'

(Please refer to Appendix B for the full text of the above-mentioned letters).

In addition, the architect included his calculations of average unit costs and average monthly rental rates at varying F.S.R.'s in the format used for these calculations in the report of the Director of Planning, April 6, 1976. The rents quoted, which are approximately 20% higher than the rents outlined in the Director of Planning's report, were as follows:

"F.S.R.	No. of Units	Av. Unit Cost	Av. Monthly Rental
1.3	50	$ 32,356.00	$ 199.66
2.0	78	29,213.00	180.81
2.6	100	28,242.00	174.52
4.0	154	27,465.00	165.48

(NOTE: These rents do not include taxes.)"

Cont'd...

ANALYSIS

The Director of Planning believes that the above-mentioned calculations supplied by the architect represent a realistic estimate. The calculations included in the report of the Director of Planning were based on figures provided by the Greater Vancouver Regional District in February 1975 as stated in that report. However, although the expected rental rates have increased with inflation, the difference in rent between developments at floor space ratios of 2.0 and 4.0 remains small, being approximately $15.33 per month per unit based on the architect's calculations as compared to $12.78 as indicated in the Director of Planning's report of April 6, 1976.

The staff of the local office of the Central Mortgage and Housing Corporation commented as follows in a letter to the Director of Planning dated June 16, 1976:

> 'C.M.H.C. would have no objections to the City Planning Department's recommendation that the floor space ratio for this project be 2. rather than 4. At a F.S.R. of 2. the Society could develop 78 units which would result in a land value per unit $1300.00. This obviously compares favourably with costs of other projects.
>
> In reply to your question as to how a reduced number of units might affect rents, it should be pointed out that, should this project go ahead, it will be developed with Federal and Provincial rent subsidies. Consequently, any minor rent increase attributable to the reduced number of units developed on the side will be covered by ongoing subsidies.'

RECOMMENDATION:

That the application be referred to a Public Hearing subject to the form of development being restricted as outlined in the report of the Director of Planning dated April 6, 1976 and as quoted above."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

MANAGER'S REPORT

June 23, 1976

TO: Vancouver City Council

SUBJECT: Design Concept, Phase II, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

When Council on June 1, 1976 endorsed the predominantly residential concept for Phase II, Area 6, False Creek and referred it to Public Hearing, it also resolved that:

"Further that it be understood that reference to a public hearing is subject to Council being assured beforehand that the noise considerations had been met satisfactorily".

Also, the Director of Planning requested guidance from Council on all the points raised by the Planning Department to enable him to appropriately prepare an Area Development Plan for Phase II for presentation to a public hearing. He also requested and received guidance fron Council regarding public information on the design concept prior to a public hearing.

Following the Council meeting, the Development Consultant was requested to submit a report to Council dealing with the above matters.

The Development Consultant has met with Planning, Social Planning, Engineering, Finance and Medical Health and submits the following report.

Noise

The Director of Social Planning in the Manager's report to Council dated May 31, 1976 raised two questions:

1. Does the technology exist to sufficiently reduce the noise pollution levels to allow for suitable housing developments?

   The Development Group is assured that the answer is yes.

   The acoustical consultant (Mr. Ken Harford of Acoustical Engineering) has investigated the noise levels in Phase II. To reduce the noise Mr. Harford, together with the design team, has recommended noise abatement treatments of Granville Bridge, Hemlock ramp and Anderson Street which the Engineering Department find are within budget and are compatible to the bridges structurally. The actual designs will be developed jointly by the Engineering Department and the design team, on the advice of the acoustical consultant and design team, and in consultation with the Planning Department.

   The Official Development Plan sets out guidelines for desirable noise environment for residential developments, which guidelines were prepared by Acoustical Engineering. The design team and the acoustical consultant certify that these guidelines can be satisfied in the proposed residential development, and within budgetary limits.

2. Can adequate noise reduction be attained at the same time as achieving the desired social mix and the City's economic goal to break even on the development?

   Again the Development Group is assured that the answer is yes.

The design team, the acoustical consultant and the Development Group have all stated that the residential development will meet the noise guidelines while achieving the desired social mix, recapturing the City's front end expenditures and meeting the twin objectives of liveability and affordability.

The Medical Health Officer has requested assurances that the detail design will include features which will avoid sleep disturbance. The design team and the acoustical consultant have described the range of techniques available including noise baffles installed in the windows, double glazing, location of bedroom units, use of sound absorbing materials, etc. The design team has agreed to deal with these matters in the detailed design stage so as to achieve the guidelines contained in the Official Development Plan for interiors of units.

Because noise is such an important consideration, the Director of Social Planning has requested additional acoustical consulting which will be primarily concerned with the internal environment for housing. It will be undertaken by Mr. Stan Wilson, Independent Acoustical Laboratories Ltd. of Toronto, and representatives from the Engineering and Planning Departments and the Development Group including Ken Harford, will assist in the review to ensure that all the necessary technical inputs are available, for report to Council.

Streets and Services

The Engineering Department has requested and the design team have agreed that the street running along the southern boundary of the site be dedicated as a street at a width of 45 to 53 feet, that the open space land on the north of the developed areas be retained in the control of the City, and that a narrow street be dedicated on the north side of the developed areas on this open space. The City would design (co-operatively with the design team), build and maintain surfacing and services on these dedicated streets. It is pointed out that portions of the street along the southern boundary will have parking and services below, and that this is subject to satisfactory agreements with the City concerning the subsurface space below the dedicated street.

It has also been agreed that the pedestrian streets between the enclaves would be the responsibility of the developers of the enclave who would design, build and maintain them, thus relieving the City of maintenance and liability.

This understanding is a key point with the Engineering Department - satisfactory solutions to servicing and maintenance, as well as to garbage handling, deliveries, parking, etc. all flow from this basic decision.

The Development Plans for Area 10 are not yet final and so neither is the street system, although many development plans and related street systems have been produced in previous studies.

These studies indicated that current traffic activities in the area were approaching the capacity of the street system and the addition of the new developments could result in severe overloading of certain streets. However, Granville Island, in its present state, is a relatively heavy traffic generator and, on the assumption that the current Granville Island development is going to be phased out and redevelopment occur with a different degree of vehicular accessibility, the total traffic generation by all the developments should not be significantly higher than existing. Also, the introduction of transit service (which is basically non-existent now) into this area will provide an alternative mode that is being counted on to reduce the private vehicle activity.

Because of these studies, once a development plan is produced, the Engineering Department sees no difficulty in finalizing the street design.

The Fire Department is satisfied with the proposed street system as regards fire protection, and has indicated that the pedestrian streets are not needed for fire vehicles.

Maintenance of Streets and Pedestrian Walkways

The southern and northern roadways, as dedicated streets, would be maintained by the Engineering Department. The northern roadway is intended to provide access for emergency and service vehicles, and access to underground utilities under the public open space.

Under the above arrangement for streets and services, the Engineering Department believe that the maintenance responsibilities of the City will be manageable, although in the detailed design of the dedicated streets, Engineering have requested and the design team has agreed that the design and the selection of materials will be undertaken jointly by Engineering and the Design Team. It has been agreed by the Development Group, the Design Team and Engineering that the street to the south will be basically conventional in materials and design, for example, asphalt with standard concrete curbs.

Preliminary discussion suggests the service and emergency roadway to the north will be of a design to somewhat higher standards. This higher quality finish will result in higher maintenance costs, as was shown in Phase I. The City should recover these extra maintenance costs from the lessees through the lease agreements and this should be made clear to lessees at the outset.

Alder Overpass Entrance to Area 6

The Engineering Department and the design team agree that combining a parking structure with the northern approach to the Alder overpass is a good proposal promising economies to all concerned. Engineering Department and the Design Team are at present investigating possibilities and implications of modifications to the Alder overpass to incorporate a parking structure as well as to make the overpass more compatible with the new design for Phase 2.

The Planning Department agree with this. They point out the need for improved pedestrian amenity on the Alder overpass. They also ask that we should ensure that the parking spaces are conveniently located for the users and for possible future phasing of the residential development. The Design Team has provided the Development Group with assurances in this regard.

Parking and Loading

The Planning Department has sought and the Development Group has received assurances that the maximum number of parking stalls including residential, commercial, visitor and the contingency for Granville Island is in proper relationship to the capacity of the streets to handle the traffic.

The design team is proposing a centralized delivery system which they feel will be acceptable to the future residents and the delivery companies. The preliminary concept is that large delivery trucks would trans-ship to smaller vehicles or devices which would complete deliveries to each of the units.

The Engineering Department feel that such a method of delivery is possible, however, it is certain to be very expensive and will provide a level of service to residents in Phase II more costly and of a lower standard than generally exists in the City.

The Development Consultant states that if the trans-shipping proposal is found impractical, in this event, the design would incorporate access from the City street to the north of the development into interior courtyards of the enclaves via pedestrian pathways. The Engineering Department feel that this is a more economic and better level of service, but will require that the pedestrian pathways be adequately designed to take heavy trucks.

Flexibility

The Planning Department have requested assurances that the project can be phased if this becomes necessary for marketing, financing or other reasons. The Design Team has provided the Development Group with assurances in this regard, recognizing the Engineering Department's observation that certain utilities cannot be phased.

Economic Feasibility

If the project remains essentially as proposed to Council on 1st June, 1976, which from this review appears to be the case, then the Finance Department's supportive comments made in the earlier report still apply.

Security in Parking Areas

The Planning Department has asked that the detailed design include appropriate measures in the parking garages as for example, adequate daylight and/or artificial lighting, key actuated entrance gates, adequate visibility at entrances and throughout the structure, etc. The Design Team has confirmed its intentions in this regard.

Pools, Ponds, Lagoons

The Medical Health Officer urges that appropriate safety features be included in any non-tidal water areas, and that solutions other than water be encouraged on Granville Island to achieve their declared objective of "islandness".

Guidelines for Area Development Plan

The following guidelines have been agreed to with respect to the development of the Area Development Plan:

Boundaries - The boundaries will exclude the Capilano Holdings and Sigurdson properties south of the railway, which would be the subject of a future Area Development Plan application.

Streets - The street along the south boundary will be designated as a dedicated street with services and parking below (subject to satisfactory agreements with the City concerning the subsurface space). To the north of the development areas a narrow street will be dedicated and some underground utilities will be located on the public open space, which open space will be designated as City land.

Development Areas - The Area Development Plan will show development areas as proposed by the Design Team it being understood that detailed designs will be processed through the Development Permit system at which time the various city requirements, including those under the Official Development Plan for noise, must be satisfied.

Pedestrian Streets between the enclaves - will be designated as the responsibility of the developers.

Park Space - The Area Development Plan will state an accurate acreage of park area north of the development areas, which the Design Team state will be slightly more than 5 acres. It should be noted that in addition, there will be further areas totalling in excess of 1.7 acres which will be available to the public in the form of pedestrian streets and plazas throughout the residential development.

Parking - The maximum number of parking stalls will be in accordance with the Official Development Plan for False Creek and related City policies, plus contingencies for Granville Island.

Pedestrian Access to the South - the Area Development Plan will delete the overpass shown in the design concept. When an Area Development Plan is prepared for the area between Phase 2 and 6th Avenue, west of Alder Street, consideration can then be given to pedestrian access.

Activities at Alder Bay - the activities which can occur on or at Alder Bay will be small in scale and may include for example, a visitors boat dock, community facilities, a floating restaurant or other entertainment facility, a public sailing school, etc. It is understood that public access to the water and to any facilities on the water is to be provided, and that the water area should remain largely open.

Flexibility - the Area Development Plan will express the development areas, the dwelling units and the commercial space in terms of maximums with some flexibility as to the extent and number so as to be able to react to marketing, financing and other constraints.

Recreation and Community Facilities - the Area Development Plan will refer to recreation and community facilities for services.

Public Information

The Development Group has arranged for the model of Phase II together with a description of the major components to be displayed at the downtown Vancouver Public Library for a period of approximately four weeks starting in the week of June 21, 1976. A brochure is being prepared for distribution.

Recommendation

It is recommended that the above described guidelines for the Area Development Plan be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan.

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 441

MANAGER'S REPORT

June 25, 1976.

TO: Vancouver City Council

SUBJECT: Operating and Capital Equipment Budgets - Ray-Cam Community Centre

CLASSIFICATION: CONSIDERATION & RECOMMENDATION

Project Background

The Director of Social Planning reports as follows:

The facility was approved in principle by Vancouver City Council in January of 1973. By June 25, 1974 a cost-sharing agreement between the three levels of government, federal, provincial and municipal was reached for the construction and operation of the proposed facility. The following amounts were agreed upon:

Federal/Provincial Partnership..... (75% Fed. - 25% Prov.)	$377,650
City of Vancouver.....	122,850
Land Cost (Partnership).....	24,150
Dept. of Recreation & Conservation.....	39,000
Dept. of Human Resources.....	20,000
TOTAL	$583,650

The City's $122,850 commitment along with an additional $39,000 from the Department of Recreation and Conservation was for the centre's basement activity room, showers and sauna. The combined total of $161,850 represented approximately 30% of the project's available funding for the construction of the same percentage of the centre's total floor space.

In addition to the financial commitment for construction, City Council, at its June 25, 1974 meeting also agreed that the City be responsible for the funding of the management and operation of the community services centre on its completion along with 30% of all janitorial, maintenance and utility costs. The Federal/Provincial Partnership is responsible for the other 70% of the expenses.

Funding approval for the development of the proposed social and recreational building at Raymur Place, under Section 40 NHA was announced by Central Mortgage and Housing Corporation on December 5, 1974. This announcement made the proposed Ray-Cam project a reality. Soon after on January 22, 1975 the inaugural meeting of the Ray-Cam Recreational Centre Steering Committee (composed of representatives of the Ray-Cam Cooperative Association, the City, and Federal and Provincial Governments) was held; the purpose of the Committee being to guide the progress of the project and to permit input by the interested groups.

On March 18, 1975, formal confirmation of the architectural firm of Thompson, Berwick, Pratt & Partners was issued and the architects in conjunction with the Steering Committee, began working on the design. Original plans called for a 13,107 square foot facility at a cost of $30 per square foot. The architectural firm after consultation with a quantity surveyor found it necessary to reduce the centre's floor space to 10,160 square feet because of budget restrictions due to a revised construction cost estimate of $42 per square feet.

A design complying with the new cost guidelines was submitted for Development Permit Application on May 20, 1975. Several months of negotiation with the City followed before a permit was granted with minor qualifications on August 18, 1975. The construction contract was officially awarded by CMHC on November 7, 1975. Construction began shortly after on December 1, 1976 with an anticipated 6-month construction period to follow. Several unexpected delays however have altered the construction schedule and the present estimated date of completion is early July. Completion is to be followed by an estimated opening date of August 1st.

Cont'd...

Description of the Community Centre

Justification for the Ray-Cam Community Centre stems from the recognition of the recreational facilities deficiency that exists in the immediate vicinity of the Raymur Place Public Housing Project. The public housing project completed in July of 1967 is one of the largest and most concentrated public housing projects within the city. It contains 376 units of which two-thirds, including 120 senior citizen units are in high rise apartments. Of the approximate 1,200 persons living at the project roughly 700 are children.

The Ray-Cam Community Centre, presently under construction will be a two-level 10,160 square foot multi-purpose facility. The building will be one self-contained structure housing two distinct activities; one being the 1,870 square foot Co-op Store owned and operated by the Ray-Cam Cooperative Association and the remaining 8,290 square feet appropriated for community recreational activities.

The final design of the recreational facility has space specifically designated for the following activity areas:

MAIN LEVEL

- a library and study area
- three administrative offices
- a special events room
- public washroom facilities
- a lounge area (overlooking activity room)
- a full kitchen
- a daycare centre

LOWER LEVEL

- showers, sauna and washrooms
- an activity room
- four craft workshops
- a separate teens room

The facility is located on Federal/Provincial property which consists of a 6-lot frontage (150') on Hastings Street with a total area of 0.42 acres (18,300 sq.ft.). Parking for 16 vehicles is provided directly behind the facility. An additional 35 parking spaces presently part of the housing development will be reassigned to the Community Centre by BCHMC upon the completion of construction.

Management & Operations

Vancouver City Council at its meeting of January 6, 1976 approved the Community Centre Board of Management organization consisting of representatives of the City, Parks Board, B.C. Housing Management Commission, Strathcona Community Resource Board, Raymur Tenants' Association and Ray-Cam Cooperative Association. The Board of Management working in conjunction with Ray-Cam Cooperative Association is responsible for ensuring that there is maximum participation in the planning and operation of the centre's programs. The Board is also assigned the responsibility for:

1) the establishment of annual budgets, raising funding and approval of capital expenditures;

2) the establishment of management policies for the centre;

3) the centre's overall programming;

4) the assurance of janitorial and maintenance services;

5) the approval of hiring and dismissal of administrative staff.

The Board of Management having the approval of City Council has for the past several months been occupied with the drafting of an operational budget for the centre for the remainder of 1976. The results

of this lengthy effort are appended to this descriptive brief. The approval of this budget will allow for the provision of what the Board considers adequate administrative and recreational staff to provide a variety of programs and services which will comply with the desires and needs of the immediate community. Capital expense funding is also being requested to purchase the necessary equipment to operate these programs.

The appended Ray-Cam Community Centre budget of $64,344 reflects a cost to the City of $52,744 for 6 months of operation. The remaining $11,600 is the responsibility of the Federal/Provincial Partnership and represents a 70% cost sharing with the City for janitorial, maintenance and utility expenses. The budget has three distinct funding areas:

I. Administration Operating Expenses ($49,082);

II. Recreational Staff Expenses ($8,958);

III. Program Equipment Costs Recreational Activities ($6,304).

All three while being budgeted seperately are essential and interdependent entities.

The Community Centre will also serve as the base from which other community services can be supplied. The attraction of additional services and the funding for them will be one of the continuing goals of Management. The centre's administration will only operate programs and services when no other organization is in a position to do so and when there is clearly a need for the activity in question. The centre is expected to be operational 7 days a week. Hours of operation, although open to future adjustment, will be similar to those of the nearby Strathcona Community Centre.

Monday to Friday	9:00 a.m. - 5:00 p.m. 6:00 p.m. - 10:00 p.m.
Saturday	9:00 a.m. - 5:00 p.m.
Sunday	1:00 p.m. - 9:00 p.m.

A similar operating schedule will allow for the development of future recreational and cultural exchange programming; increasing the utilization and effectiveness of both participating community centres.

Community Centre Administration

The administrative staff is composed of a Community Centre Director, hired by the Board of Management, an Activities Co-ordinator, a Bookkeeper/Office Manager, two Building Service Workers and a part time Clerical/Receptionist staff member. The function of the Administration is to maintain the facilities and equipment of the centre in good order; to assist and co-ordinate programs and services; and to be actively involved in the planning and implementation of new activities.

The Director of Social Planning RECOMMENDS:

1) that the appended Ray-Cam Community Centre budget ($64,344) for operation and programming (staff and capital equipment expenses) be approved for the operating period, August 1, 1976 through January 31, 1977; and that a grant in the amount of $52,744 be approved as the City's share of the total budget;

2) that City Council approve an additional grant of $500 for the cost of media advertisement for staff positions.

The City Manager submits the foregoing recommendations for CONSIDERATION of the Council and, if City Council approve the budget, RECOMMENDS that classification of all positions be to the satisfaction of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 441

MANAGER'S REPORT

June 16, 1976

TO: Vancouver City Council

SUBJECT: Adjourned Public Hearing of May 6, 1976.
Kitsilano Point proposed rezoning and the
Former C.P.R. Right-of-Way proposed rezoning.

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Council, when considering the two proposed rezoning applications noted above at a Public Hearing on May 6, 1976, resolved the following:

> "That this Public Hearing in respect of the various zoning matters before Council at this date be adjourned until such time as full and up-to-date information in each case is available for Council and the Public." (See Appendix A for Minutes of the Public Hearing).

The following report is submitted to clarify the information with regard to these two applications prior to reconvening the adjourned Public Hearing.

A. FORMER C.P.R. RIGHT-OF-WAY

On June 30, 1975 Mr. Jim Lowden on behalf of Marathon Realty Company Limited applied to rezone the vacant former C.P.R. Right-of-Way in the area generally located between Arbutus and Chestnut Streets, approximately 300 feet North of Cornwall Avenue, to (CD-1) Comprehensive Development District. The applicant, at the time of filing, did not know the zoning of the property when the application was filed with the Zoning Division. Staff of the Zoning Division, in checking the Section Maps, determined the former C.P.R. Right-of-Way was zoned (RT-2) Two-Family Dwelling District.

In the reports to Council of November 4, 1975 and February 17, 1976, the former C.P.R. Right-of-Way was still believed to be zoned (RT-2) Two-Family Dwelling District. The application, together with the conditions to be complied with prior to enactment, were referred to a Public Hearing. The Public Hearing was held on May 6, 1976 and was adjourned due to the confusion over what the property was zoned and also the terms of the conditions to be complied with prior to enactment. (See Appendix A - Minutes of the Public Meeting including the conditions noted above.

Approximately six weeks prior to the Public Hearing, while preparing the courtesy letters, newspaper advertisements and the Public Hearing Agenda, the zoning of the former C.P.R. Right-of-Way was questioned by staff of the Zoning Division who noted a discrepancy on two different maps. Each map showed the property to be zoned differently. Following an examination of the rezoning application records in the City Clerk's Office and discussion with the Director of Legal Services, it was discovered that the property was zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as previously reported.

In 1963, as a convenience to staff in City Hall, a new series of maps, to a larger scale than the one copy available in the City Clerk's Office, was drawn. This series of maps, known as the Sectional Maps, shows the zoning districts on the base map of the City. At that time the Kitsilano Right-of-Way was shown on the Sectional Maps as part of the RT-2 District of Kitsilano Point. This, however, was an error for the legal zoning map in the City Clerk's Office and the coloured zoning maps in the Zoning By-Law showed, and still shows, the Right-of-Way as a narrow strip of RS-1 lying between the RT-2 and RM-3 Districts.

Having found the error a few weeks before the Public Hearing, the material being prepared was corrected to show the proper RS-1 zoning. It was at this time that a report should have been prepared for Council explaining the error prior to the Public Hearing.

At the Public Hearing there was concern expressed by some members of Council that, since the zoning of the Former C.P.R. Right-of-Way is (RS-1) One-Family Dwelling District rather than (RT-2) Two-Family Dwelling District as previously indicated, the conditions of the rezoning should be renegotiated in light of the new information.

The Director of Planning notes that where street rights-of-way are converted to real property by legal closure, they take on the adjacent zoning. This is believed to be a reasonable principle and one that is applicable in this case. In applying this principle to the C.P.R. Right-of-Way where the land is adjacent to two different zones, it seems logical to prepare a zone of intermediate density.

The Planning Department supports the (CD-1) Comprehensive Development District as it acts as a division between the proposed (RT-2A) Two-Family Dwelling District and the proposed (RM-3A1) Multiple Dwelling District. (See Appendix B for map of the area). The proposed (CD-1) Comprehensive Development District is designed to act as a transition in terms of height and density between the two areas noted above. In comparing the height and floor space ratio of the three proposed rezonings below, the former C.P.R. Right-of-Way illustrates the transition principle:

	RM-3A1	CD-1	RT-2A
F.S.R.	maximum 1.45	maximum 1.2	maximum 0.75
HEIGHT	maximum 35 feet	3 storeys plus cellar (28 feet)	2 storeys plus cellar

The history of the zoning of the former C.P.R. Right-of-Way should not alter the originally recommended conditions whereby the City is obtaining the following for approving the rezoning application to (CD-1) Comprehensive Development District:

1. An easement for the existing sewer plus 50% of the cost of relocating the sewer on the property.

2. The existing B.C. Hydro lines on the property are being relocated underground on Creelman Avenue, at no cost to the City as Marathon Realty Company Ltd., are paying one-third of the cost at $33,000.00, which would take care of the City's share of the cost of undergrounding. B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".

3. Marathon Realty Company Ltd., is arranging with the B.C. Telephone Company to underground the existing B.C. Telephone Company trunk service, at no cost to the City.

4. Marathon Realty Company Ltd., is giving the City $27,000.00 to be used for a neighbourhood project on Kitsilano Point still to be determined.

The Director of Planning recommends that the conditions to be complied with prior to enactment of the CD-1 By-Law not be changed and that the Public Hearing to consider this rezoning application to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District be reconvened.

B. KITSILANO POINT ZONING

Also considered at the Public Hearing held on May 6, 1976 to establish a new District Schedule to be known and described as (RT-2A) Two-Family Dwelling District and rezone the area generally known as Kitsilano Point, excluding the former C.P.R. Right-of-Way, was the following:

1. To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way from (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.

2. To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way, southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.

3. To rezone the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (C-2) Commercial District to (C-2B) Commercial District.

See Appendix B for a map showing the proposed rezoning.

Between the time that the City Manager's report of February 18, 1976, which was considered by Council on March 9, 1976, and the date of the Public Hearing, several changes took place in the draft (RT-2A) Two-Family Dwelling District By-Law. These changes should have been noted on the Public Hearing Agenda as a further recommendation of the Director of Planning. The changes from the February 18, 1976 draft and the final draft which was before Council at the May 6, 1976 Public Hearing, which was adjourned, were designed to clarify the wording and administration of the proposed new District Schedule.

The changes made were to Section 2, Subsection A which deals with Conditional Uses of the proposed new District Schedule and are noted below:

DATED FEBRUARY 18, 1976	DATED MAY 6, 1976
Multiple Conversion Buildings - convert and add to - not to exceed F.S.R. 0.75	Multiple Conversion Buildings - convert and add to - not to exceed F.S.R. 0.75 - not to exceed 3 units
Conversion of Existing Buildings Into: - dwelling units - housekeeping units - sleeping units - boarding and rooming house	Deleted as they are covered under the Multiple Conversion Buildings Clause.
Section (3) - Special Approval by City Council - Townhouses or Apartments on sites less than 4,800 square feet - Useable on-site open space to be provided - F.S.R. not to exceed 0.75 - Not more than 3 dwelling units.	Section (3) - Special Approval by City Council is deleted as apartments and townhouses are covered by Section 2 - maximum site area of 8,000 square feet - F.S.R. not to exceed 0.75 - Not to exceed 4 dwelling units.

The Director of Planning recommends the application to rezone the area generally known as Kitsilano Point, excluding the former C.P.R. Right-of-Way, considered by Council at the Public Hearing on May 6, 1976, which was adjourned, be reconvened with the changes in the May draft of the (RT-2A) Two-Family Dwelling District Schedule, noted above. (See Appendix C).

RECOMMENDATION: That the recommendation of the Director of Planning be received and the adjourned Public Hearing be reconvened on a date to be agreed with the Mayor.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 441

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 13, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the Minutes of the Special Council meeting (Public Hearing) of June 24, 1976, be adopted; and the Minutes of the Regular Council meeting of June 29, 1976, (with the exception of the 'In Camera' portion) be adopted, after adding the following words to the motion by Alderman Harcourt on page 4 concerning the Capitol Theatre Sign:

"and, therefore, the following conditions, as recommended by the Director of Planning be approved:

The lower 10 feet of the sign to be removable and to be removed at owner's cost when requested by the City Engineer, should he consider that such removal is necessary.

The owner entering into an encroachment agreement with the City for the removable portion of the sign.

The City Engineer and Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City.

An annual rental of $630 be established for the encroachment and be subject to review every 2½ years."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

It was agreed to defer consideration of the following Unfinished Business items until later this day pending the hearing of delegations:

(1) Southwest Marine Drive - Building Line

(2) Hours of Operation for Neighbourhood Pubs

(3) Gastown Merchants' Association Debt to the City of Vancouver

(4) 'Locked In' Lots at 1455 and 1491 East Broadway.

White Lunch Cafeteria -
124 West Hastings Street

Council on June 22, 1976, when considering the matter of the White Lunch Cafeteria which was contained in a report dated June 15, 1976, from two members of the Community Services Committee, passed the following motion:

"THAT this clause as submitted by two members of the Community Services Committee be deferred pending the hearing of a delegation as requested and that following the delegation, the matter of the restaurant's liquor license be considered and dealt with by Council."

The City Clerk advised that the operator of the White Lunch Cafeteria, through his lawyer, has indicated that he does not wish to appear before Council.

Council noted a report from the City Manager dated July 9, 1976, in which reference is made to a letter dated July 5, 1976, which has been received from the Liquor Administration Branch advising that the 1976 Dining Room License of the White Lunch Cafeteria has been cancelled as of July 5, 1976.

MOVED by Ald. Bowers,
THAT the matter of the White Lunch Cafeteria dining room liquor license be received and the Liquor Administration Branch be requested to notify the Council if and when the license is to be reinstated.

- CARRIED UNANIMOUSLY

Opposition to Development at
1974 to 1996 West 6th Avenue

Council on June 1, 1976, deferred consideration of a Manager's report dated May 28, 1976, regarding a proposed development at 1974 to 1996 West 6th Avenue, pending the hearing of a delegation from Mr. D. Whorley, who was opposed to the development.

The City Clerk advised that a number of attempts had been made to contact Mr. Whorley, both by telephone and by letter, but no acknowledgement was received. Therefore, it was assumed Mr. Whorley no longer wished to appear as a delegation on the matter.

MOVED by Ald. Sweeney,
THAT the Manager's report dated May 28, 1976, concerning a development at 1974 to 1996 West 6th Avenue, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Copywriting Vancouver's Setting

Under date of July 6, 1976, Mr. Charles B. Dobson, an Architect, requests to appear before Council concerning the copywriting of Vancouver's setting. Mr. Dobson requests that his presentation will explain recent advances in laser technology to copy large-scale projects.

MOVED by Ald. Harcourt,
THAT the delegation request from Mr. Dobson be granted, but that the presentation be limited to five minutes.

- CARRIED

(Aldermen Bowers and Marzari opposed)

2. Notice of Retirement - City Manager

Under date of July 8, 1976, the City Manager advised Council that it is his wish to retire from the City's service about mid-March, 1977, and was affording Council reasonable time for action to be taken.

MOVED by Ald. Sweeney,
THAT arrangements be made to advertise and fill the vacancy incurred by the retirement of the City Manager.

(Referred)

MOVED by Ald. Volrich,
THAT this whole matter be referred to the Finance and Administration Committee for consideration and report.

- CARRIED

(Aldermen Bowers, Harcourt and Sweeney opposed)

3. Social Welfare Administration Costs

The Minister of Human Resources submitted the following letter dated July 6, 1976, on the matter of social welfare administration costs:

"Thank you for your letter of June 26th requesting expansion of my statements relating to Provincial takeover of administrative costs from municipalities and my proposal that the ten per cent municipal share of assistance costs also be assumed by Provincial authority.

My staff has already undertaken negotiations to assume the administrative costs for the final eight municipalities and I would hope that we could undertake the financial burden for this administration by September 1st. I recently stated that, in a staged programme it would be my intention to progress toward removal of all administrative costs from the municipalities who are currently paying globally about $800,000 annually.

I further indicated in a recent speech that, in a similar stage progression, I would like to see the overall ten per cent share reduced since I am still of the view that Social Assistance costs are not a rightful levy against municipal land owners. I am sure you can appreciate that I am not in a position to indicate when such changes might be implemented but can promise that they will be continually reviewed in light of a Departmental and Provincial budgetory priority. I appreciate your interest in this matter and rest assured that we will give it our continuing consideration."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Social Welfare Administration
Costs (cont'd)

MOVED by Ald. Bird,
THAT the foregoing letter from the Minister of Human Resources be received.

- CARRIED UNANIMOUSLY

4. Habitat Festival Report

The Council noted a memorandum dated July 8, 1976, from Mr. E. Fladell of the Social Planning Department concerning the success of the recent Habitat Festival. It was noted that the Habitat Festival Society will have an estimated surplus of $50,000 and the Society's Board has voted to use these funds as 'seed money' for any other theatre music festival which the City may wish to sponsor in the future.

Reference was made to some artists who were not successful in selling exhibits, particularly artists from other parts of Canada, and it was suggested that some method of reimbursement should be examined.

MOVED by Ald. Cowie,
THAT the memorandum from Mr. Fladell dated July 8, 1976, be received and before a final decision is made with respect to surplus funds, Mr. Fladell examine the feasibility of reimbursing train fares to those artists who suffered hardship.

- CARRIED UNANIMOUSLY

5. Disposal of Habitat Decorations

Under date of July 9, 1976, Alderman Kennedy, as Chairman of the Special Committee re United Nations Conference, submitted the following memorandum:

"In the planning for Habitat Conference, funds were provided to increase the number of banners and flags and introduce a greater variety of banners for the City's annual street decoration program. Approximately 700 banners and 2000 Habitat flags were purchased and installed on various streets and bridges in the City and it is planned that these decorations will be left in place for the normal decoration season (until October).

I am advised by the City Engineer that, to date, over 400 of the flags have been stolen. After replacing the stolen flags there are approximately 30 left for replacements or special occasions. After all spares have been used, it is the practice as these flags and banners are stolen to rearrange them to maintain a display over a reduced length of street.

It is estimated that 400 to 500 flags and 500 to 600 banners will be recovered at the end of the season. These banners are normally sold individually at a fixed price set by the Purchasing Agent to people who attend the Winter auction. The prices for the banners have ranged from $1 to $2 each (with the exception of three years ago when the Indian art banners sold for $5 each).

I would recommend that the Special Committee of Council re United Nations Conference organize and publicize an auction for the disposal of the remaining flags and banners."

MOVED by Ald. Kennedy,
THAT the recommendation contained in the foregoing memorandum be approved.

- CARRIED

(Aldermen Bowers, Cowie and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT JULY 9, 1976

Works & Utility Matters (July 9, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of Laurel Street between 10th and 12th Avenues
Cl. 2: Tender No. 57-76-4 - Supply and Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings and Couplings

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (July 9, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Terms of Reference for Mount Pleasant Triangle N.I.P. Committee
Cl. 2: 2nd Avenue and Wallace Street - Architectural Consultant Services
Cl. 3: 1167 West 7th Avenue - Townhouse Development Development Permit Application #71992
Cl. 4: Rezoning Application - 2500 Block Franklin between Kamloops and Penticton Streets
Cl. 5: Rezoning Application - 1505 and 1515 East Pender and 454 and 458 McLean Drive
Cl. 6: City-Owned Vacant Lands - Family Rental Housing

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 2500 Block Franklin between Kamloops and Penticton Streets (Clause 4)

MOVED by Ald. Volrich,
THAT this rezoning application be referred to a Public Hearing.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Kennedy, Marzari and Sweeney opposed)

MOVED by Ald. Sweeney,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Volrich opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(July 9, 1976) (cont'd)

Rezoning Application - 1505 and 1515 East Pender and 454 and 458 McLean Drive (Clause 5)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, the Council agreed to deal with the following City Manager's reports all dated July 6, 1976:

- Rezoning Application - Area Generally Bounded by Boundary Road, Price and Tanner Streets and Lot 36, Block 88

- Rezoning Application - W/S of Wallace Street between West 2nd Avenue and Point Grey Road

- Rezoning Application - Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

- Rezoning Application - Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in the foregoing reports be approved, after striking out recommendation C of the Director of Planning in the report dealing with Foster Avenue, and inserting in lieu thereof, the following:

"That City Council approve the proposed park development subject to the City Engineer agreeing on the closure of Foster Avenue."

- CARRIED UNANIMOUSLY

- - - - -

Building & Planning Matters
(July 9, 1976) (cont'd)

City-Owned Vacant Lands - Family Rental Housing (Clause 6)

MOVED by Ald. Harcourt,
THAT preliminary discussions be held with the Senior Governments to provide the land write down subsidy in some form, or provide some type of protection against the City losing the beneficial effect of the subsidy through a change in use or ownership of the property, or permit City recovery of the subsidy through time as the future economics of the housing units change.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Licenses & Claims Matters
(July 9, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Claims - Sunset Ice Rink
Cl. 2: 3681 West 4th Avenue - Neighbourhood Pub

Claims - Sunset Ice Rink
(Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received and, therefore the matter not be pursued any further.

- CARRIED UNANIMOUSLY

3681 West 4th Avenue - Neighbourhood Pub (Clause 2)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 9, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Expansion of Parking Meter Area
Cl. 2: Petition - Resident Parking Only Signs - 3000 Block West 6th Avenue
Cl. 3: Requests for Added Bus Stop on Arbutus Street and on Cornwall Street

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(July 9, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) April 1976
Cl. 2: Dental Division Staff Reorganization
Cl. 3: Pacific National Exhibition - 1976 Operating and Capital Budgets
Cl. 4: Investment Matters (Various Funds) May 1976
Cl. 5: Tenders for Renovation of Public Safety Building

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(July 9, 1976) (cont'd)

Pacific National Exhibition - 1976
Operating and Capital Budgets
(Clause 3)

MOVED by Ald. Bowers,
THAT the 1976 Capital Budget of the Pacific National Exhibition be approved as detailed in this Clause and the 1976 Operating Budget be received for information.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clause 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 9, 1976)

Business Information Systems Analysis and Design Course - Attendance, One Employee, Accounting Division, Finance Department
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 9, 1976)

Demolition of Vacant Dwelling -
1849 Victoria Drive (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Accreditation, Constitution and By-laws of the Proposed Employers' Organization

The Council noted a letter from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees, both requesting that consideration of this report be held over until the next regular Council meeting at which time both Unions wish to appear as delegations.

MOVED by Ald. Sweeney,
THAT the delegation requests be granted and the City Manager's report dated June 30, 1976, be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Collection of By-law Fines - Additional Staff

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

D. Dunlevy Alexander Hostel Construction

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

E. Relocation of Smithe Street Eastbound Bus Route to Robson Street

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in his report dated July 7, 1976, be approved.

- CARRIED UNANIMOUSLY

F. Vancouver Museums and Planetarium - Annual Operating Grant

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in his report dated July 9, 1976, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Boyce,
THAT the Finance and Administration Committee give consideration to a proposal that the Provincial Government be requested to take over the operation of the Vancouver Museums and Planetarium after 1977.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session at approximately 11:20 a.m.

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G. Meal Service - Multi-use Centre

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

H. Janitorial Services - Multi-use Centre

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated July 8, 1976, be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Janitorial Services - Multi-use Centre (cont'd)

MOVED by Ald. Bird,
THAT the Director of Social Planning be requested to report on a means by which persons on Mincome using the Centre, would perform maintenance and janitorial services in the facility.

- CARRIED UNANIMOUSLY

I. Cheshire Homes Society of B.C.
Site for the Physically Handicapped

MOVED by Ald. Harcourt,
THAT the request for a deferment of the sale date from July 8, 1976, to September 8, 1976, by the Cheshire Homes Society, be granted, and the Provincial Government and Central Mortgage and Housing Corporation be urged to complete funding arrangements by September 8, 1976.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Housing and Environment, June 24, 1976

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Status Report on Government Assisted Housing in the City of Vancouver
Cl. 2: Housing Program for Seniors
Cl. 3: Disposition of City-owned Lot in 600 Block East 6th Avenue, Lot C, Block 27, D.L. 200A Coast Foundation Society
Cl. 4: Anavets Senior Citizens' Housing Project - 900 Block East 8th Avenue
Cl. 5A: Standards of Maintenance By-law - 630 Alexander and 1168 East Hastings
Cl. 5B: Ohio Rooms, 245 Powell Street - Lodging House By-law
Cl. 6: Standards of Maintenance By-law - 1799 Cedar Crescent
Cl. 7: Wicklow Hotel, 1516 Powell Street - Lodging House By-law

Clauses 1 - 7 inclusive

MOVED by Ald. Harcourt
THAT Clause 1 be received for information and the recommendations of the Committee, as contained in Clauses 2, 3, 4, 5A, 5B, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, June 24, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: West Point Grey Community Association - Branch Library
Cl. 2: Orpheum Theatre Restoration

MOVED by Ald. Volrich
THAT Clause 1 be received for information, and the recommendations of the Committee, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services, June 24, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Liquor Permit Application - 170 Water Street
Cl. 2: Liquor Permit Application - 1781 Beach Avenue
Cl. 3: Proliferation of Liquor Outlets
Cl. 4: Civic Grant Request - Strathcona Summer Enrichment Program
Cl. 5: Civic Grants - Status Report

Cont'd....

Report of Standing Committee on
Community Services,
(June 24, 1975,) (Cont'd)

Clauses 1, 2, 3 & 5 (inclusive)

MOVED by Ald. Marzari
THAT the recommendations of the Committee, as contained in clauses 1 and 2 be approved, and clauses 3 and 5 be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Request - Strathcona
Summer Enrichment Program.
(Clause 4)

MOVED by Ald. Marzari
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299,
BEING THE VEHICLES FOR HIRE BY-LAW
(Passenger Transportation Pool)

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO REGULATE NOISE OR SOUND WITHIN THE CITY OF VANCOUVER

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Towing Vehicles from Parking Lots)

MOVED by Ald. Cowie
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Cowie
THAT Paragraph 3 of this By-law be amended to read as follows:

"3. Section 35A is amended by adding the following immediately after subsection (7)

' (8) No driver of a tow truck shall remove any vehicle from any parking lot or vacant land under any agreement with the owner, occupier or operator thereof as the case may be, unless at the time such agreement was made there was, and at the time such vehicle is towed away there is, an approved towaway sign conspicuously displayed on the said parking lot or vacant land.' "

- CARRIED UNANIMOUSLY

There being no further amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

*Underlining denotes amendment.

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Champlain Heights, Areas E & F, Enclaves 2-8 & 12-21)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bowers, Boyce, Kennedy and Sweeney were excused from voting on this By-law)

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $144,847.65 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $135,716.09 IN LAWFUL MONEY OF CANADA FOR CERTAIN UNDERGROUND WIRING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $952,150.71 IN LAWFUL MONEY OF CANADA FOR CERTAIN BEAUTIFICATION PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, itwas

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

8. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,063,755.20 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF $572,131 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Road Purposes (Portion of Joyce Road S/S of Vanness)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the City of Vancouver is the registered owner of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as road;

Cont'd....

MOTIONS (Cont'd)

Establishment of Land for Road Purposes (Portion of Joyce Road S/S of Vanness) (Cont'd)

THEREFORE BE IT RESOLVED THAT all those portions of Lots 5, 7 and 8, Block 158, District Lot 37, Plan 2750, Group One, N.W.D. lying to the West of a line drawn parallel to and seven feet perpendicularly distant Easterly from the Westerly limit of said Lots 5, 7 and 8, the same as shown outlined red on a plan prepared by Noel E. Peters B.C.L.S., dated June 25, 1976, and marginally numbered LF 7756, a print of which is hereunto annexed be and the same are hereby established for road purposes and declared to form and constitute portion of road; and

FURTHER BE IT RESOLVED THAT the Resolution of Council establishing the hereinbefore described road dated June 15, 1976, be rescinded.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

B. Allocation of Land for Lane Purposes (1827 West 3rd Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of each of Lots 26, 27, 28, 29 and 30, Block 227, District Lot 526, Plan 590

1827 West 3rd Avenue;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (North 5 feet of each of Lots 6 and 7 except that part of each lot included in Explanatory Plan 6253, Block 1, D.L. 709)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 5 feet of each of lots 6 and 7 except that part of each lot included in Explanatory Plan 6253, Block 1, District Lot 709, Plan No. 1759 as amended, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S. dated May 25, 1976, and marginally numbered LF 7707, a print of which is attached hereto;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

No.19 Firehall.

Alderman Bird referred to a number of letters from senior citizens in the area of 2nd Avenue and Wallace where there was a fire recently, thanking Council for not closing No. 19 Firehall.

The Council recessed at 11.50 a.m., to reconvene at 2.00 p.m.

* * * * * *

The Council reconvened in the Council Chamber at 2.00 p.m. with Mayor Phillips in the Chair and the following Members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry.

UNFINISHED BUSINESS & DELEGATIONS

1. Southwest Marine Drive - Building Line.

Council, on June 22, 1976, deferred consideration of the report of the City Manager dated June 18, 1976, on Southwest Marine Drive - Building line, to permit a delegation from Mr. N.S. Hepburn.

In the City Manager's report the City Engineer stated:

" Southwest Marine Drive has been for many years and is now an important major street carrying traffic volumes equal to those of 41st Avenue. It is the shortest route connecting the Endowment Lands and West Point Grey with areas to the south and east and is the logical route for this purpose. Any declassification of Southwest Marine Drive would result in these necessary trips being diverted into the residential streets to the north which are narrower, have smaller lot sizes and have far more people living along them. In addition, the setbacks are not as great as on Marine Drive and, therefore, the property owners are closer to the traffic. Diversion of traffic from Southwest Marine Drive to these streets to the north would increase trip lengths and would significantly increase the number of people detrimentally affected, when compared to those along Southwest Marine Drive. For these reasons, Southwest Marine Drive should be retained as a major street in the City street system, including the retention of the existing 100-foot building line to provide for future needs of the City."

Cont'd....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Southwest Marine Drive -
Building Line (Cont'd)

Mr. N.S. Hepburn, Executive Chairman, Save Southwest Marine Drive Committee, addressed Council and submitted a brief stating that the widening of Southwest Marine Drive would virtually destroy this road as a park-like drive. In addition major reconstruction would be required between Yew and Macdonald Streets with retaining structures to bring the alignment and grade up to acceptable standards. The brief suggested to Council that it undertake a comprehensive study of the east-west traffic between Granville Street and the University Endowment Lands.

MOVED by Ald. Volrich
THAT Council re-emphasize that Southwest Marine Drive remain as is, and that no widening of this road take place without the approval of Council:
FURTHER THAT, in due time, a report be prepared for Council to include results of a study of alternate strategies to handle traffic along Southwest Marine Drive and, in addition, the present 100 ft. building line remain.

- CARRIED

(Ald. Sweeney opposed)

2. Hours of Operation for
Neighbourhood Pubs.

Council, on June 15, 1976, deferred a clause in the report of the Standing Committee on Community Services dated June 3, 1976, on hours of operation of Neighbourhood Pubs to permit Mr. Peter Uram to appear before Council as a delegation.

Mr. Uram stated that he was asking for Council's support for a request to the Provincial Government to consider permitting neighbourhood pubs an extension beyond the present 11:00 p.m. closing hours. He also stated that fifty-one (51) neighbourhood pubs in the Province have formed an Association and this Association will be making representations to the Provincial Government and the Liquor Administration Branch to permit neighbourhood pubs to remain open longer hours.

MOVED by Ald. Cowie
THAT Council request the Provincial Government to amend the appropriate legislation to permit municipal councils to extend the hours of neighbourhood pubs beyond the present 11.00 p.m. closing hours, based on individual merit.

- LOST (tie-vote)

(Ald. Bird, Boyce, Kennedy, Sweeney and Volrich opposed)

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

3. Gastown Merchants' Association
Debt to the City of Vancouver.

On June 29, 1976, Council deferred consideration of a Manager's Report dated June 25, 1976, on the Gastown Merchants Association's Debt to the City of Vancouver, to permit a delegation from the Association.

Mr. A. Bowen addressed Council and spoke specifically to the amount of $3,223.10 owing to the City for clean-up work related to the street closures for the Farmers' Market activities in 1974. He requested that Council give consideration to reducing the debt.

MOVED by Ald. Boyce
THAT City Council forgive the Gastown Merchants' Association 50% of the debt of $3,223.10 owing to the City for clean-up work related to the street closures for Farmers' Market activities in 1974.

- CARRIED

(Ald. Bird, Bowers, Marzari and Sweeney opposed)

4. "Locked In" Lots at 1455
and 1491 East Broadway.

On June 29, 1976, Council deferred consideration of a Manager's report dated June 25, 1976, on "Locked In" Lots at 1455 and 1491 East Broadway, to permit delegations from Mr. J. Brown, solicitor on behalf of Mr. & Mrs. E. Dobrowolski (1491 East Broadway) and Mr. A. Bruno (1455 East Broadway).

Mr. J. Brown, solicitor, stated that he had been unable to contact his clients, Mr. and Mrs. Dobrowolski, to discuss this matter, until today, at which time he was informed that Mrs. Dobrowolski is in hospital and Mr. Dobrowolski had requested that he seek an adjournment of this matter.

Mr. Bruno (1455 East Broadway) addressed Council. He advised that he has spent a considerable sum renovating his property and does not consider the offer made by the real estate firm to be a fair one.

A representative of the Planning Department advised that research has indicated that his Department, while it had entered into some negotiations with the owners of the subject properties, these had not been extensive.

MOVED by Ald. Bowers
THAT issuance of this development permit be deferred to the next meeting of Council to permit the property owners, the developers and the Planning Department to enter into further negotiations.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS (Cont'd)

Residents' Petition (Kitsilano Point)
re 1931-33, 1937, 1943, and 1949 Creelman.

Alderman Harcourt

Advised he had received a petition signed by a number of residents of Kitsilano Point with respect to properties on Creelman Street. He had also in his possession a letter from the architect representing the owner of the properties which stated that the owners have plans for two Four-plexes but are awaiting the enactment of the required zoning amendment. The letter, dated June 22, 1976, indicated that the tenants would be given notice on June 30, 1976, to permit the buildings to be vacated within three months. Mr. Manning further indicated that the owners are unwilling to repair and paint the property as ordered by the Building Inspector.

MOVED by Ald. Harcourt

THAT the City Manager be requested to immediately investigate the statements made by the residents and ensure that the houses at 1931-33, 1937, 1943 and 1949 Creelman Street comply with the Minimum Standards By-law:

FURTHER THAT the City Manager report to the next meeting of Council on this matter, including whether or not the developer has met the City's relative By-law requirements.

- CARRIED

(Ald. Kennedy opposed)

Bike Route - Burrard
Bridge to Macdonald.

Alderman Cowie

stated that cycling across the Burrard Bridge is dangerous. He also considers that it is hazardous for cyclists who travel from Burrard to Macdonald. He requested that the City Engineer investigate safety measures, particularly on the Burrard Street Bridge, e.g. railing, restricting pedestrians to one sidewalk and cyclists to the other. The Mayor so directed.

* * * * *

The Council adjourned at 3.10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 13, 1976, adopted on July 27, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Laurel Street between 10th Avenue and 12th Avenue - Adjacent to Blocks 376 and 377, D.L. 526

The City Engineer reports as follows:

"On June 26, 1969, Council approved the rezoning of certain Vancouver General Hospital lands, including Blocks 376 and 377, D.L. 526, subject to a number of conditions. One of the conditions was 'Closure of Laurel Street between 10th and 12th Avenues be approved in principle, providing a through driveway between 12th and 10th Avenues is first made available for circulating traffic and is recognizable as such (a 36-foot pavement width with 6-foot sidewalks shall be considered a minimum standard for such a driveway).'

The Vancouver General Hospital and the Greater Vancouver Regional Hospital District are the owners of the lands abutting Laurel Street between 10th and 12th Avenues. They are requesting the closure of this portion of Laurel Street in order to proceed with the next phase of the hospital complex, an emergency core building.

I RECOMMEND that all that portion of Laurel Street between 10th and 12th Avenues, as shown outlined on plan marginally numbered LE 4390 be closed, stopped up and conveyed to the Vancouver General Hospital subject to the following conditions:

(a) The closed road be conveyed to the Vancouver General Hospital in exchange for a dedicated road allowance between 10th and 12th Avenues, approximately 170 feet westerly from the existing Laurel Street.

(b) The portion of road so closed be subdivided with the abutting hospital property to the satisfaction of the Approving Officer.

(c) The new roadway is to be constructed at no cost to the City and to the satisfaction of the City Engineer prior to the closing of Laurel Street to traffic.

(d) The cost of relocation of utilities and street work necessary to close Laurel Street to be to the account of the Vancouver General Hospital. The estimated cost of this work is $16,000.

(e) Any agreement to be to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Tender No. 57-76-4 - Supply & Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings and Couplings

Tenders for the above were opened on April 26th and referred to the City Engineer and Purchasing Agent for report.

The City Engineer and Purchasing Agent report as follows:-

"The 7% Provincial Sales Tax is in addition to the prices shown in this report. Funds are provided for from the Sewers Capital Budget.

The tender listed 88 items. 12 items are not required, leaving 76 items for consideration.

The 76 items are comprised of:- 10 items of pipe
61 items of fittings
5 items of repair couplings

Cont'd . . .

Clause 2 Cont'd

A condensed tabulation is as follows:-

PIPE, FITTINGS AND REPAIR COUPLINGS

BID NO.	TENDERER	TOTAL PRICE	ADJUSTED FOR LOCAL CONTENT
1.	IXL Industries Ltd.	$223,768.92	-
2.	Atlas Asbestos Co.	350,241.65	$337,107.59
3.	Flex-Lox Industries	369,306.09	350,840.75
4.	Canadian Johns Manville	376,518.55	-
	REPAIR COUPLINGS ONLY		
5.	Fred Surridge Ltd. (bid on 3 items only).	$ 5,926.14 ($6886.00 after adjustment for non-bid items).	-
6.	Hanley & Gibson Ltd.	6,791.00	$ 6,782.50

None of the six bids received offered prices on all items. Bid No. 2 (Atlas Asbestos) and Bid No. 4 (Canadian Johns Manville) both have offered Asbestos Cement Pipe and Fittings which do not meet specifications. The City does not consider asbestos cement pipe to be an approved alternative to vitrified clay pipe. In addition, they did not offer prices on 26 items and 34 items respectively.

The following is a comparison of the bids submitted by Flex-Lox Industries Ltd. (Bid No. 3), and IXL Industries Ltd. (Bid No. 1).

FLEX-LOX INDUSTRIES

Flex-Lox Industries Ltd., formerly Clayburn Harbison Ltd., have been supplying the City with clay pipe since the 1940's. Until 1960 they produced pipe with a clay bell and used an oakum and mortar joint. From 1960 to 1966 their pipe had a clay bell and utilized polyurethane gaskets. Since 1966 they have been using the modern 'Flex-Lox' coupling. This is a superior pipe joint consisting of a resilient polyurethane gasket cast onto both ends of a plain end pipe and a separate external sleeve coupling for jointing the pipe together. Jointing in the field consists simply of pushing the spigot end of the pipe into the external sleeve. The City of Vancouver believes this joint to be far superior to any other on the market.

Since 1950 the City has installed and relaid over 1.5 million feet (297 miles) of vitrified clay pipe. Insofar as pipe diameters are concerned, no compatibility problems have been encountered between new pipe and old because of the constant supply from one supplier. A change to a different supplier will cause some problems in the field when making repairs or connections as the inside and outside diameters won't match. In the past, Flex-Lox has also made many 'special' items to our specifications including drop-manhole tees and special bushings. The City presently accounts for over 30% of Flex-Lox's business.

At present, there is approximately 25,000 ft. of clay pipe in stock and 4,800 fittings. Some of these fittings will remain after all of the pipe has been used. Some Flex-Lox pipe and fittings, therefore, will still be required to effectively use all remaining inventory and to overcome any compatability problems which may arise through the use of IXL pipe when making repairs or connections to Flex-Lox pipe previously installed.

IXL INDUSTRIES LTD.

This firm has tendered on supplying a full range of vitrified clay pipe and fittings. All products are manufactured in Medicine Hat, Alberta.

IXL products do not meet the specifications of the tender because they are unglazed. To compensate for this, they have offered to dip their pipe and fittings in a high polymer polyvinyl acetate emulsion which is resistant to water, heat, cold, oil, gasoline, acids and other corrosive materials. This emulsion is generally used

Cont'd . . .

Clause 2 Cont'd

with cement mortars or grouts or for waterproofing interior and exterior foundations. It has been used as a sealing and protecting agent in concrete pipe for special applications dealing with corrosive wastes.

Glazed vitrified clay pipe has always been specified by the City because of its proven performance history and its past superiority over unglazed pipe. In recent years, new manufacturing techniques and improved quality control have enabled the production of unglazed pipe which is comparable to glazed pipe. In England, the use of glazing is diminishing and, as in the U.S., the omission of glazing is permitted in the standard specifications for sewer pipe. The Building Research Station in England now states that there is no significant difference in the hydraulic resistance of the two types of pipe in service, and that modern unglazed pipe is no less suitable for a given application than the older glazed variety.

Although the Flex-Lox pipe is more desirable because of the ceramic glaze used, current literature indicates that the IXL pipe should be suitable for our purposes. The dipping of IXL pipe in the polyvinyl acetate emulsion should ensure that the pipe is watertight. Considering the large price difference between IXL and Flex-Lox, there does not seem to be any reasonable grounds to reject IXL pipe on the matter of glazing alone.

The use of IXL pipe will incur some extra expense to the City, i.e., the short pipe lengths (20-25% shorter than Flex-Lox) and the clay bell will increase laying costs approximately $0.50/ft. or $43,500 for the 87,000 ft. of pipe estimated in the tender. The distance from the supplier (Medicine Hat), the lack of a local representative and some past supply problems may require a slightly larger inventory. The additional repair couplings, bushings and adaptors to make the IXL pipe compatible with existing pipe is estimated at $5,500.

(Total extra cost for laying, stock and repair couplings - $50,000).

It is estimated that a net savings of $95,000 can be realized by using IXL pipe in lieu of Flex-Lox, i.e. -

Difference in bid price	-	$145,000
Less extra cost for laying, stock and couplings	-	50,000
Savings	-	$ 95,000

DISCUSSION ON REPAIR COUPLING BIDS

Fred Surridge Ltd.

This firm has only tendered on the supply of three of the five sizes of repair couplings and were the low bid on the 8" size only.

Hanley & Gibson Ltd.

This firm has tendered on the supply of all five repair couplings and is to City specifications. IXL Industries Ltd. has tendered the lowest bid on the rubber repair couplings but their couplings are not an approved equal to the couplings specified in the tender. The IXL coupling is incapable of carrying shear loads and also lacks the rigidity of the specified coupling. Furthermore, Hanley and Gibson offer a full line of bushings and adaptors which will be necessary to match IXL pipe and fittings to existing inventory.

The City Engineer and Purchasing Agent RECOMMEND:

(i) that the supply and delivery of all vitrified clay sewer pipe and fittings be awarded to IXL Industries Ltd. at a total cost of $220,147.42 ($223,768.92 less cost of repair couplings) based on estimated requirements for the next one-year period,

(ii) that the supply and delivery of rubber repair couplings be awarded to Hanley and Gibson Ltd. at a cost of $6,791."

The City Manager RECOMMENDS that the recommendations of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 488

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Terms of Reference for Mount Pleasant Triangle N.I.P. Committee

The Director of Planning reports as follows:

"On October 14, 1975, the Downtown East Side and a portion of Mount Pleasant/Cedar Cottage were designated as N.I.P. areas. On January 27, 1976, Council approved the boundaries of the Mount Pleasant N.I.P. area as Broadway, Kingsway and Knight St./Clark Dr. Preplanning commenced in Mount Pleasant in January 1976 and a public meeting was held in Florence Nightingale Elementary School on March 4, 1976 to initiate public involvement in the community. A committee of 12 persons was formed at that meeting to begin working with the Planning Department in preparing a Concept Plan for Council's approval.

This committee met regularly in the Mount Pleasant Information Centre at 724 East Broadway and held specially publicized meetings in specific sub-areas to ensure adequate representation. The committee now meets regularly in the Planning Department site office at 670 E. Broadway.

In order to define the committee's role and its relationship to City Council and to civic staff, terms of reference were developed and approved by the committee. They are based largely on terms of reference developed for previous planning programs in Kitsilano, Cedar Cottage, Fairview and Grandview/Woodlands with specific provisions to take into account the conditions within the Mount Pleasant N.I.P. Triangle.

In order to formalize the Mount Pleasant Triangle N.I.P. committee it is recommended

that Council endorse the terms of reference for the Mount Pleasant Triangle N.I.P. Committee as attached in Appendix I."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. 2nd Avenue and Wallace Street - Architectural Consultant Services

The Director of Housing reports as follows:

"In putting together the housing proposal for the above-mentioned site so that the Planning Department could evaluate and assess the total conceptual development for rezoning and public hearing purposes, it was necessary to ask the architectural consultant for the Public Housing Corporation to co-ordinate the architectural activities of the two co-op groups (Penta and Dunbar) into one co-ordinated scheme.

The excess architectural costs amounted to $750.00. These costs are recoverable eventually from the total project and can be provided in the interim from the Public Housing Fund.

The Director of Housing RECOMMENDS that an additional $750.00 be appropriated from the Public Housing Fund for the above described purposes."

The City Manager RECOMMENDS that the recommendation of the Director of Housing be approved.

Cont'd . . .

3. 1167 West 7th Avenue - Townhouse Development
Development Permit Application #71992

The Director of Planning reports as follows:

"Development Permit Application #71992 has been filed by J.M. Schmidt, Architect, for Dr. Batt, to construct a three-storey townhouse development containing 6 dwelling units on this site located on Fairview Slopes at the north side of 7th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height, this Plan states 'The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades or all street frontages.'

The development, as proposed, will be in conformity to the 35' height guidelines and the height of the building, as proposed, would be 30' above the southerly property line. However, the applicant is prepared to reduce the height to 25'.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

Cont'd . . .

Clause #3 continued:

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a three-storey townhouse development containing 6 dwelling units on this site, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

- Provision of lane access into the underground parking garage to be first approved by the Director of Planning and the City Engineer.

- Provision and location of garbage storage and pick-up area to be made to the satisfaction of the Director of Planning after consultation with the City Engineer and the Medical Health Officer.

- Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.

- The northerly 10' of site (Lot 17) to be first dedicated to the City for lane purposes and any necessary arrangements to be first entered into with the City for use of this portion of the site so dedicated.

- Any non-standard treatment of the City street to be first approved by the City Engineer.

- Revised drawing to be submitted clearly indicating that the height of the building not to exceed 25' measured from the south property line.

B. All 12 off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

C. All approved landscaping and treatment of the open portions of the site, other than the off-street parking area referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Rezoning Application - 2500 Block of Franklin Street between Kamloops and Penticton Streets

The Director of Planning reports as follows:

"An application has been received from J. F. Funaro requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

Cont'd . . .

Clause #4 continued:

'erecting a shopping and office complex with parking for the development and communal parking for the merchants of the area.'

SITE DESCRIPTION

The subject site is located on the south side of the 2500 Block of Franklin Street between Penticton Street, Kamloops Street and the lane North of Hastings Street. The site measures 528 feet along Franklin Street, 120 feet along Kamloops Street and 119.95 feet along Penticton Street. The total site area is approximately 63,360 square feet. (See Appendix A).

The site is presently zoned (RS-1) One-Family Dwelling District and is used as a collective parking lot for area merchants. The surrounding land to the East, North and West is also zoned (RS-1) One-Family Dwelling District. The block to the Northeast of the subject site is occupied by the Hastings School. The land to the South, which fronts on Hastings Street, is zoned (C-2) Commercial District.

The existing parking lot contains 165 parking spaces in three rows. These spaces are available to the public for two hours of free parking. The lot abuts the lane to the south. A well maintained landscaped strip separates the lot from Franklin Street to the South.

The houses immediately to the West, North and East of the subject site are predominantly two storeys with basements. The age, style and condition of these houses is quite varied. The commercial buildings to the South of the site are mostly two-storey structures. The age and size of these buildings are extremely varied as are the depths of the buildings and their uses which are adjacent to the lane at the rear. Several buildings appear to have residential units on the second floor.

BACKGROUND

The subject site, called the Hastings Street Collective Parking Project, is City-owned under a local improvement levy whereby the local merchants are paying for the site on a pro-rated basis.

On February 26, 1976, the Standing Committee on Planning and Development considered a letter dated February 18, 1976, from the President of the Hastings Chamber of Commerce supporting the redevelopment of this site. The architect for the proposed development, the applicant, and two local businessmen were present for the discussion.

The Committee resolved:

' THAT the Committee feels the proposed development is too massive and an inappropriate design for a residential community but that a supermarket proposal is desirable and the developers should consider scaling down the development and getting the consensus of all firms who have contributed in the payment of the collective parking lot, as well as that of the residents in the area, to any proposed development.'

On April 23, 1976 the applicant submitted his application for rezoning to which were attached plans of the proposed development. The drawings, stamped 'Received, April 23, 1976' indicated a structure of virtually the same bulk as that in the drawings received by the Standing Committee on Planning and Development.

Cont'd . . .

Clause #4 continued:

PROPOSED DEVELOPMENT

The proposed development is a three-storey structure which contains a supermarket on the ground floor, a mall of rented offices on the second floor and a retail shopping mall on the third floor. 373 parking spaces are indicated on three levels in the eastern portion of the structure of which two levels are covered and ingress and egress to the parking is from both Franklin Street and the lane.

CALCULATIONS

Site Area:	63,360 square feet
Floor Area:	
Parking (2 covered levels)	69,710 square feet
Commercial Area	67,530 square feet
	137,240 square feet
Floor Space Ratio: (excludes parking)	1.066
Net Retail Area: (excludes malls)	53,986 square feet
Net Area of the Supermarket:	20,900 square feet

Parking:

Retail (required for gross retail area)	132 spaces
(required for net retail area)	105 spaces
(proposed)	272 spaces
Collective (per D.P. #33040)	165 spaces
(proposed)	167 spaces
Total (proposed)	373 spaces

Loading:

Retail (required for gross retail area)	4 spaces
(required for net retail area)	3 spaces
(proposed)	1 suitable space

Setbacks:

Kamloops Street	14 feet
Penticton Street	0 feet
Franklin Street	2 feet
Lane	1 foot

Heights:

Ground Floor	16 feet
Second Floor	12 feet
Third Floor	12 feet
	40 feet

URBAN DESIGN PANEL

On May 13, 1976 the Urban Design Panel considered the proposed scheme of development:

> 'The Panel agrees with the Planning Department's position that this rezoning application be refused as it presents an unwarranted intrusion into a residential area. Furthermore, the Panel found it impossible to take the incongruous design proposal seriously.

Cont'd . . .

Clause #4 continued:

Recommendation: That this rezoning application not be approved.'

ANALYSIS

The Director of Legal Services, in a memorandum dated June 16, 1976, gave the following opinion of the legal aspects of the proposed redevelopment of this site:

'The Hastings Street Collective Parking Project which is situated on Lots 1-13 inclusive and A and B, Block 53 THSL was undertaken by Council by way of a petition submitted by the businessmen in the area to be benefited. All costs for the acquisition of the lands for the construction of the parking project are defrayed by special assessment imposed on the real property benefited thereby.

The lands upon which the project is constructed are owned by the City and the City has the statutory authority to dispose of lands no longer required, but this is subject to any statutory prohibition or a disenabling trust or condition. The City, having undertaken the project pursuant to the applicable provisions of the Charter as a local improvement, raised monies therefor by way of a local improvement by-law. The monies raised were held by the City "in trust" for the development of the project. These monies were payable by the owners of the real property benefited by the project over a period of twenty-five years. The project having been completed, the site is subject to a disenabling trust, that is, the City holds the site in trust for collective parking purposes as set forth in the owners' petition and the local improvement by-law. It follows, therefore, that any step taken by the City to dispose of any lands of which the project is composed would be a breach of trust.

While there is no prohibition against an application being made for the rezoning of the collective parking lot in the circumstances it would be pointless.'

A memorandum from the City Engineer dated June 17, 1976 comments as follows:

'In response to your memorandum of May 21, 1976, regarding the rezoning of the above-mentioned lots, our only comments in normal circumstances would be:

(1) No ingress or egress to be taken from Franklin Street because of the residential nature of the north side of the street.

(2) We do not require any portion of this site for street or lane.

This property is a Collective Parking Project under the Local Improvement provisions of the Vancouver Charter. Any change would probably (subject to legal opinion) require the formal consent of every owner assessable for the local improvement, perhaps even enabling legislation. Apart from the matter of legality, it is also important that the interests of these assessable owners be fully protected.

A further complication which you will need to resolve if this proposal goes ahead is the fact that the properties assessable for the Collective Parking Lot can be credited with their proportional share of the parking against the requirements of your Zoning and Development By-law.'

Cont'd . . .

Clause #4 continued:

The Vancouver City Planning Commission, when considering the application at its meeting on June 23, 1976, concurred with the report of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved for the following reasons:

A. The proposed development is too large and insensitively designed to be considered appropriate for the site which is generally in a single family residential area.

B. The proposed redevelopment of this site would represent a breach of trust wherein the City holds the site for collective parking purposes as set out in the local improvement By-law."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

5. Rezoning Application - 1505 and 1515 East Pender Street and 454 and 458 McLean Drive

The Director of Planning reports as follows:

"An application has been received from Eugene S. Paone, President of Alfred Horie Construction Company Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 to rezone the above-mentioned property from (RM-3) Multiple Dwelling District to (M-1) Industrial District for the purpose of:

'Building a new warehouse and office complex, a two-storey building of a total area of 14,000 square feet complete with two loading bays and 11 off-street parking stalls.'

SITE DESCRIPTION

The site is located on the northeast corner of East Pender Street and McLean Drive. The site is rectangular in shape measuring 66 feet along East Pender Street and 122 feet along McLean Drive, for a total site area of 8,052 square feet. (See Appendix A).

The site, which is presently zoned (RM-3) Multiple Dwelling District, contains two one-storey single family dwellings with basements on the northern half and an attached one-storey two-family dwelling with basement on the southern half. All three structures are vacant, in poor condition, without windows and with unkempt yards.

The lands surrounding the site are zoned (M-1) Industrial District with the exception of the lands immediately to the south of the site, across Pender Street, which are zoned (RM-3) Multiple Dwelling District.

The lands immediately to the west of the site in the existing (M-1) Industrial District contain four one-storey single family dwellings with basements and facing on McLean Drive. Across the lane to the north of the site is a restaurant with residential accommodation above it. The St. Vincent de Paul store and storage area is immediately to the east of this restaurant. The lands to the east of the subject site contain two-storey structures used for light industry.

Across East Pender Street to the south of the site and on the east side of McLean Drive are a two-storey apartment building on the corner and one-storey dwellings with basements. On the southwest corner of East Pender Street and McLean Drive is a two-storey structure used as a laboratory.

Cont'd . . .

Clause #5 continued:

BACKGROUND

The site has been zoned (RM-3) Multiple Dwelling District and the surrounding lands on the north side of East Pender Street have been zoned (M-1) Industrial District since prior to the enactment of the Zoning and Development By-Law No. 3575 in 1956. When the surrounding lands were zoned (M-1) Industrial District from (RM-3) Multiple Dwelling District the site was excluded at the request of the owners at that time.

PROPOSED DEVELOPMENT

The Architect's drawings, marked 'Received, City Planning Department, April 26, 1976', indicate a proposed development containing warehouse and ancillary office space which would be an outright use in an (M-1) Industrial District.

ANALYSIS

On June 17, 1976 the City Engineer requested that the western 8.5 feet of the site, along McLean Drive, be dedicated. This would eventually permit the City Engineer to widen McLean Drive to 50 feet from 33 feet between East Pender Street and East Hastings Street.

The subject site would now be zoned (M-1) Industrial District but for the request of the owners at the time of rezoning prior to 1956. The Director of Planning believes that (M-1) Industrial District is the appropriate zoning for this property.

The Vancouver City Planning Commission, when considering the application at its meeting on June 23, 1976, concurred with the report of the Director of Planning

RECOMMENDATION: That the rezoning application be approved subject to the following:

A. The owner to formally dedicate the western 8.5 feet of Lots South Half of A and North Half of A, Subdivision C, Block 5, D.L. 183 for street widening purposes as required by the City Engineer.

B. Prior to the enactment of the By-Law, the above-mentioned condition is to be complied with within 180 days from the date of the Council Resolution,

and further, the Director of Planning be instructed to submit this application to a Public Hearing."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to Public Hearing.

CONSIDERATION

6. City-Owned Vacant Lands - Family Rental Housing

The Director of Housing reports as follows:

"City Council, April 27, 1976, passed the following resolution:

'THAT City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

(1) Boundary Road/Price Street/Tanner Street
(2) 2nd Avenue & Wallace
(3) Foster & Euclid
(4) Nanaimo & Vanness.'

Cont'd . . .

Clause #6 continued:

Pursuant thereto, consultant architects engaged by the City of Vancouver Public Housing Corporation had prepared conceptual plans for the proposed developments on the subject lands.

The Director of Planning has reviewed each proposal and the densities suggested for each development.

Based on the established densities and F.S.R.'s, which are acceptable to the Director of Planning, it is very apparent that the policy of Council requires reviewing concerning the sale price of the lands, so that each development will be economically viable and thereby qualify for C.M.H.C. funding.

The City of Vancouver Public Housing Corporation have been proposing developments be constructed under Section 15.1 of the N.H.A. C.M.H.C. have advised that they are not prepared to approve projects under Section 15.1 which exceed their AHOP limit of $47,000 per unit, which includes interim financing, administration and other costs. It has generally been accepted that the $47,000 was applicable to a 3-bedroom housing unit; the maximum limit for a 2-bedroom unit therefore would be proportionately lower.

The difference between interim financing, architectural fees, administration, legal, taxes during construction, and construction costs; and the maximum AHOP limit, represents the approximate amount which can be allocated and made available for the purchase of lands. In my view, I estimate the land component to be approximately $8,000 - $10,000 per unit. In the event that the present maximum approved C.M.H.C. limit is not increased, inflation will contribute towards a further reduction in what can be paid for land.

Based on the foregoing, it is estimated that the allowable land prices which can be incorporated for each development are as follows:

1) Boundary/Price/Tanner

2.42 acres
42 units @ $8,000 = $336,000
= $138,850/acre

2) 2nd & Wallace

1.70 acres
38 units @ $8,000 = $304,000
= $180,000/acre

3) Foster & Euclid

1.5 acres
33 units @ $8,000 = $264,000
= $176,000/acre

4) Nanaimo & Vanness

2.03 acres
46 units @ $8,000 = $368,000
= $184,000/acre.

Cont'd . . .

Clause #6 continued:

City Council have, in the past, considered and sold City-owned lands to other non-profit corporations and co-operatives at a price below what was considered to be the market value of the lands.

Whether City Council should continue this practice is a matter put before Council for CONSIDERATION."

CITY MANAGER'S COMMENTS:

A. Nature of subsidy involved

Council should be aware, before proceeding with the re-zoning, of the potential subsidy involved in writing down the land value to fit the economic realities of producing the housing. We do not have final unit prices and, therefore, it is impossible to confirm the exact degree of subsidy. However, we can indicate a range of subsidy, by land value per unit.

		CITY SUBSIDY IF LAND PER UNIT VALUED AT		
PROJECT	MARKET VALUE	$8,000	$10,000	$12,000
Boundary/Price/Tanner	$ 677,600	$341,600	$257,600	$173,600
2nd Ave. & Wallace	427,000	123,000	47,000	-
Foster & Euclid	484,000	220,000	154,000	88,000
Nanaimo & Vanness	525,000	157,000	65,000	-
Total	$2,113,600	$841,600	$523,600	$261,600

Therefore, if the economically allowable land values per unit are in the $8,000 to $12,000 range, the subsidy for the four properties would range in total from $260,000 to $840,000.

B. Funding Program

No funding program has been worked out with the Senior Governments for these properties.

C. Council may wish to request the Senior Governments to provide the land write down subsidy in some form, or provide some type of protection against the City losing the beneficial effect of the subsidy through a change in use or ownership of the property, or permit City recovery of the subsidy through time as the future economics of the housing units change.

The City Manager submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 488-9

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Claims - Sunset Ice Rink

City Council on May 18, 1976, when dealing with a City Manager's report from the Director of Legal Services on claims emanating from the Sunset Ice Rink construction, passed the following motion:

> "THAT the City Manager be instructed to have the appropriate staff inspect the damaged houses for report back to Council."

The Director of Permits and Licenses reports that Mr. Hebert, Assistant Director, Inspection and Enforcement Division, and City Building Inspector, met with Mr. Fleming, Director of Legal Services, and Mr. F. Stuart, Claims Supervisor, at the request of the City Manager and conducted a review of their files on the subject. Based on the information gathered, the cracks and settlements of the buildings in question are attributed to normal shrinkage and settlement of buildings in the area. The report also states that the seismograph results indicate acceleration and velocities at the houses to be too low to cause structural damage. Mr. Hebert recommended the following to the City Manager:

> "Based on the report of Piteau Gadsby MacLeod Ltd., Geotechnical Consultants, dated September 10, 1975, and Safety Contracting Co. Ltd., dated November 24, 1975, that no benefit would be had by having further inspections and investigation into the claims."

The Director of Legal Services suggests that:

> "The claimants might well be advised to commence an action against the contractor if they believe that their evidence would indicate that there is fault resting on the contractor for the apparent damage to their premises. The reports we have, suggest no fault. The commencement of an action might bring some positive response from the insurers, who up to this date have denied all liability."

A copy of the mentioned reports are on file with the City Clerk for Council Members' review and consideration.

The City Manager submits the report of the Director of Permits and Licenses and the Director of Legal Services for Council's CONSIDERATION.

INFORMATION:

2. 3681 West 4th Avenue
Neighbourhood Pub

On May 12, 1976, a complaint was received from Mrs. Margaret Baker, 3854 West 1st Avenue, on behalf of the Jericho Area Citizens' Association, complaining about the Neighbourhood Pub at 3681 West 4th Avenue.

The Director of Permits and Licenses reports as follows:

> "The above premises are properly licensed as a Neighbourhood Pub and the premises have met all By-law requirements appropriate to this type of operation, including the necessary number of parking spaces. The closing hour restrictions are being complied with and it is not felt that the operators can exercise control over the patrons once they are off the premises. The suggestion that the Neighbourhood Pub is for the use of residents of the neighbourhood primarily is a situation which would be practically impossible to control, if Council wished to enforce such a requirement. The control on the maximum number

Cont'd . . .

Clause 2 Cont'd

of customers who are on the premises at any one time is enforced primarily by the Liquor Administration Branch, with whom a complaint may be filed regarding this matter.

Mrs. Baker also referred to a social club which is located to the East of the above Neighbourhood Pub. The operators of this establishment have made an application for a Development Permit which is now being processed.

Information from the Police Department states that Jerry's Cove, 3681 West 4th, has for approximately three weeks been under review by the night shift. Problems of noise, parking and vandalism could not be substantiated by the investigating officer. Continued surveillance will take place.

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 490

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Expansion of Parking Meter Area

The City Engineer reports as follows:

"INTRODUCTION

Parking meters were first introduced in downtown Vancouver about 30 years ago. The main purpose of parking meters was to create more parking opportunities for short-term parkers by encouraging parking turnover. Parking meters also facilitated enforcement of curbside parking since meters are much easier to monitor than signed parking time limits. Another benefit of parking meters was the better traffic flow conditions which resulted from more controlled curbside parking regulations. These benefits of parking meters still apply today. An indirect benefit from parking meters has been the revenue derived from them which has been amounting to a net revenue to the City of about $240,000 per year.

PRESENT SITUATION

In the past several years, moving traffic and parking demands in the downtown have been increasing and changing at a significant rate. This situation relates directly to the major downtown growth and changes there since the mid-1960's. These changes took the form primarily of new office towers, buildings, and street beautification schemes. As a result of these situations, many parking meters in the downtown meter area had to be removed and stored. Presently, we have 2200 meters on street and 500 in stock.

A map is attached (Exhibit A) showing the existing parking meter area and rates.

PROPOSED PARKING METER AREA

Location

The 500 parking meters in stock have accumulated because of various changes in curbside traffic regulations throughout the downtown area over the past few years and can be re-installed. All of these meters are in relatively good operating order and available for installation.

The parking meters in the existing meter area downtown provide a good level of curbside parking control and encourage short-term parking. This central area of the downtown is characterized generally by major commercial-office development. Immediately south and west of the existing parking meter area, commercial-office building densities are less than the Central Business District, but still substantial. In these peripheral downtown areas, short-term parking demands are high. We have also received complaints, as a result of abuse of the existing signed parking time limits in these areas south and west of the existing parking meter area. Davie Street and Denman Street are currently under parking time limit control. These are commercial oriented streets for the most part and serve one of the most dense residential areas in North America. On-street parking abuse is also taking place along these two major streets in the West End.

For these reasons, we conducted an analysis of parking patterns along several streets immediately south and west of the existing parking meter area, plus along Davie Street and Denman Street. The area of the blocks reviewed is attached and illustrated on Exhibit B. The examination was confined to streets which do not immediately require the total roadway area for moving traffic throughout the day. The surveys and analyses showed that about 28% of the 61 blocks were experiencing peak on-street parking demands in excess of the available space (eg. - parking in non-defined locations such as in sidewalk crossings and at corners). In addition, during the peak parking period, 54% of the 61 blocks were experiencing parking demands in excess of 80% which indicates a high demand for on-street parking.

Continued on Page 2. . . .

Clause No. 1 Continued

The use of about 500 parking meters in these surveyed areas would encourage greater parking turnover and thereby improve opportunities for short-term parking in the affected areas. It is evident from our surveys that more on-street parking is worthwhile. Enforcement would also be facilitated because of the self-enforcing nature of parking meters. Such a program is consistent with the City's transportation policy since these on-street parking spaces would be available only to short-term parkers. The compact nature of this proposed expanded parking meter area lends itself to efficient enforcement. The higher level of enforcement resulting from the introduction of the civilian meter checkers later in the year will help also to minimize abuse and to encourage short-term parking.

In the next phase of this parking meter area expansion study, it is planned to examine a geographical area as far south as Broadway, and as far east as Gore Street and the Georgia Viaduct. By studying this parking control matter later, it will also give us an opportunity to assess the effectiveness of, and suitability for, expanding the civilian meter checker program for parking meter enforcement.

Rates

For the proposed parking meter area south of the existing downtown meter area, it is proposed that a 10¢ per hour rate be used. This rate is identical to that now charged in the adjacent, existing parking meter area. For those streets in the commercial area west of the existing downtown meter area, and for the sections of Davie Street and Denman Street west of Cardero Street, in the West End, it is proposed that the rate be 20¢ per hour. This charge is equal to that now applying in the downtown for adjacent meter area and it reflects a higher parking demand condition than the 10¢ per hour rate.

Funding

The estimated cost to implement this proposal is about $15,000. This work essentially involves cutting holes in the concrete sidewalks for the meter pipe and placing the meter head on the pipe. Funds are proposed to come from the Parking Site Reserve for this work and they are available. When the parking meters are in place, in the first year of operation, the net annual revenue derived per meter (minimum of $60) has been estimated to be about 100% greater that the initial installation cost ($30).

CONCLUSION

Based upon the findings in this study, it is very desirable to expand the parking meter area in the downtown and apply the rates as outlined above. The benefits of the proposal mean more short-term parking opportunity and better overall traffic control plus efficient use of the bulk of the 500± idle parking meters presently in stock.

There is a $15,000 cost associated with this program and funds for this work are available from the Parking Sites Reserve. The Director of Finance concurs with this proposed method of funding.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. The expanded parking meter area as put forward in this report be approved.

2. The parking meter rates in this expanded zone be 10¢ and 20¢ an hour as outlined in this report.

3. The Director of Legal Services be directed to bring forward the necessary By-law amendments.

Continued on Page 3. . . .

Clause No. 1 Continued

4. The installation of the 'in stock' parking meters be carried out as expeditiously as possible.

5. The $15,000 in funds required to implement this work be allocated from the Parking Sites Reserve Fund."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION

2. Petition - Resident Parking Only Signs - 3000 Block West 6th Avenue

The City Engineer reports as follows:

"At Council on November 18, 1975, Alderman Bird referred to complaints from residents of the 3000 block West 6th Avenue about difficulties in parking in front of their properties. The complainants stated the reasons for the problem were that several houses had been converted into multiple dwellings and there was no lane behind these properties.

The Mayor directed the City Manager to investigate this matter and report back.

A petition signed by three residents who are neighbours in the 2900 and 3000 blocks (Balaclava to Bayswater Streets) had also been received.

The petitioners complained of illegal suites in their block and had concluded that, as a result of this situation, parking densities on street were heavy and, consequently, the parking space on their frontage was no longer available to them. They pointed out that as they do not have a lane, off-street parking would be difficult to arrange and, therefore, they requested a 'Residential Parking Only' regulation to assist them.

The Department of Permits and Licenses was informed of the matter. They made a survey of the houses in these two blocks and found that of the 29 houses:

22 were single family dwellings

4 were two-family dwellings

2 were multiple dwellings

1 was a boarding house

All but two of these occupancies were legal and the necessary corrective measures were taken by the Department of Permits & Licenses.

A parking survey was also made and it was found that parking densities were light during the day and from 50% to 70% in the evenings, with some space always available somewhere in the block. This parking was primarily by residents who reside within the block itself, and thus a 'Residential Parking Only' zone would not be of assistance."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

Continued on Page 4. . . .

RECOMMENDATION

3. Requests for Added Bus Stop on Arbutus Street and on Cornwall Street

The City Engineer reports as follows:

"The British Columbia Hydro and Power Authority has endorsed requests from residents at the Arbutus Village for an added southbound bus stop on Arbutus Street, and from elderly residents in the vicinity for an eastbound stop on Cornwall Street at Balsam Street.

The stop on Arbutus Street would be between the existing southbound stops at King Edward and Nanton Avenues at a point 375' north of Nanton Avenue, a location convenient to the normal pedestrian route from the Arbutus Complex. Since the existing stops are over 1000 feet apart and the Arbutus development has increased usage, it would be appropriate, under Council policy, to establish this stop.

The stop on Cornwall Street would be on the southside at Balsam Street, midway between the existing eastbound stops at Larch and Vine Streets. These stops are over 1000 feet apart, and in view of this distance factor, the many apartments in the vicinity and summer usage generated by Kitsilano Park, an eastbound stop, in addition to the normal route stops, at this intersection is now warranted.

Accordingly, it is RECOMMENDED that:

A. A bus stop be established on the west side of Arbutus Street, 375' north of Nanton Avenue;

B. A bus stop be established on the south side of Cornwall Street at Balsam Street."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490

Manager's Report, July 9, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) April 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
April						
2	Royal Bank of Canada	Apr. 6/76	$ 500,000.00	$499,485.45	4	9.40
2	Mercantile Bank of Canada	Apr. 12/76	1,000,000.00	997,265.00	10	10.01
6	" " "	Aug. 31/76	1,041,683.56	1,000,000.00	147	10.35
8	Bank of B.C.	Apr. 9/76	1,000,253.42	1,000,000.00	1	9.25
12	" "	Apr. 13/76	1,000,250.00	1,000,000.00	1	9.125
13	Bank of Nova Scotia	Sept. 15/76	781,053.08	750,000.00	155	9.75
13	Cdn. Imp. Bank of Commerce	Aug. 13/76	1,032,589.04	1,000,000.00	122	9.75
15	Mercantile Bank	Apr. 19/76	1,000,931.51	1,000,000.00	4	8.50
15	" "	Apr. 27/76	1,998,784.13	1,992,711.00	12	9.27
20	B.C. Hydro & Power Authority	Apr. 22/76	1,000,506.85	1,000,000.00	2	9.25
20	Bank of B.C.	July 19/76	1,024,287.67	1,000,000.00	90	9.85
22	" "	Sept. 1/76	1,553,704.11	1,500,000.00	132	9.90
27	Bank of Montreal	Sept. 2/76	1,551,866.30	1,500,000.00	128	9.86
29	" "	May 14/76	1,003,883.56	1,000,000.00	15	9.45
30	Toronto Dominion Bank	May 4/76	3,002,876.71	3,000,000.00	4	8.75
			$18,492,669.94	18,239,461.45		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/mos.	Yield %
	Debentures						
April							
9	City of Vancouver 10%	Dec. 16/1994	$ 400,000	$95.75	$383,000	18/8	10.55
27	City of Vancouver 10%	Dec. 16/1994	35,000	96.00	33,600	18/8	10.50
27	City of Vancouver 5%	May 1/1978	6,000	92.00	5,520	2/0	9.35
			$ 441,000		$422,120		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$53,502,305.05	$51,950,078.10"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Cont'd . . .

2. Dental Division Staff Reorganization

The following report has been received from the Medical Health Officer:

"The Dental Division of the Health Department is anxious to better meet the dental needs of the community. In the past four years the Dental Division has placed greater emphasis on prevention with a new focus on preschoolers, older students and selected adults in the community.

In implementing a preventive service to all age groups much of the load can be carried by dental auxiliaries, especially the Dental Hygienist and the Dental Assistant II who possess the basic skills required. The Dental Hygienist is a professional worker licensed to carry out certain intra oral procedures independently and constitutes an important part of the preventive service to older children and adults. She can work in a clinic without direct dentist supervision while the Dental Assistant II cannot.

Problem

At the present time we have one Dental Hygienist position. The incumbent provides very limited service to West, Burrard and North Health Units. East and South Health Units are without service. The present demand for services exceeds the Dental Hygienist time available. It is inefficient and expensive to use a dentist to carry out many preventive services.

Proposed Solution

In order to make our program more effective, the following changes in the organization of the dental staff is recommended.

There is a vacancy at present for a Dentist I created by a recent retirement. It is proposed that this vacant position be exchanged for two Dental Hygienist positions. We can continue to meet our present treatment commitments with the reduced number of dentists and at the same time extend our preventive activities to currently unserved parts of the city. This change will also allow us to utilize our clinic facilities more extensively than is possible at present.

In the past we have had difficulty recruiting Dental Hygienists but it is anticipated that we can fill the proposed positions in the present year.

	Present Staff Complement	Proposed Staff Complement
Dentist III	1	1
Dentists II	3	3
Dentists I	7	6
Dental Hygienist	1	3
Dental Assistants II	10	10
Dental Assistants I	11	11
	33	34

Cost Comparison

	July - Dec. 31 1976	Annual Costs (1976 Rates)
2 Dental Hygienists, P.G.19 Third Step, ($1,130 x 2 @ 6mo)	$13,560.00	$27,120.00
Fringe Benefits 12%	1,628.00	3,254.00
	$15,188.00	$30,374.00
Car Allowance	500.00	1,000.00
Educational Supplies	500.00	1,000.00
	$16,188.00	$32,374.00

Cont'd . . .

Clause #2 continued:

1 Dentist I, P.G. 36 Third Step, ($2,409 x 6 mo)	$14,454.00	$28,908.00
Fringe Benefits @ 12%	1,734.00	3,466.00
	$16,188.00	$32,374.00

Therefore, the Medical Health Officer recommends:

1. Abolish one Dentist I position
2. Create two additional Dental Hygienist positions
3. Regular Auto Allowance for the two Dental Hygienist positions
4. $500 for the balance of year for educational supplies ."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

CONSIDERATION AND INFORMATION

3. Pacific National Exhibition - 1976 Operating and Capital Budgets

The Director of Finance reports as follows:

"The operating and capital budgets of the P.N.E. for 1976 have been received. The detailed statements from which the following figures were extracted are on file in the office of the Director of Finance.

Summary of Operating Budgets

Operating Budget	1975 Budget	1975 Actual	1976 Budget
Revenues (Exhibit A)	$ 8,619,000	$ 8,975,479	$ 9,769,370
Expenditures (Exhibit B)	7,617,706	7,944,872	8,659,468
Net Surplus	$ 1,001,294	$ 1,030,607	$ 1,109,902

CAPITAL IMPROVEMENTS BUDGET 1976

The proposed P.N.E. capital budget as approved by the P.N.E. Board of Directors to date consists in summary of the following items. Further details are included in Appendix I to this report as supplied by the P.N.E.

LEASEHOLD IMPROVEMENTS BUDGET
(Funds to be provided from operating fund surplus)

Connection - Forum & Food Building	$ 100,000	
Grade, Gravel & Drain Lot #2	100,000	
Blacktop Works Department Yard	9,000	
Construct Machine Shed at Works Yard	9,000	
Blacktop and Landscape Walkway Between Agrodome and Coliseum	9,500	
Widen Stairs North of Coliseum	9,800	
Wheelchair Ramp at Gate #4	5,000	
Improvements to Grounds Lighting	22,000	
Improvements to Power Dist. System	10,500	274,800
Additional Expenditure on Equipment		268,220

Cont'd . . .

Clause #3 continued:

REPLACEMENT AND RENEWAL ITEMS
(Funds to be provided from Building Replacement Reserves)

Agrodome	$ 12,500	
Empire Stadium	213,700	
Garden Auditorium	19,500	
Pacific Coliseum	7,100	
Renfrew Complex	15,500	268,300
GRAND TOTAL OF CAPITAL EXPENDITURES		$811,320

As noted, the P.N.E. advises that the funds required for all items of a Capital or major repair nature planned at the present time will be generated out of the operation of the P.N.E. It is pointed out that capital items previously approved by Council and the P.N.E. Board amount to $4,124,000 and the P.N.E. expects to have to utilize bank borrowings to some extent."

The City Manager submits the 1976 operating budget of the P.N.E. for INFORMATION and the 1976 Capital Budget of the P.N.E. for CONSIDERATION.

RECOMMENDATION

4. Investment Matters (Various Funds) May 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1976.
(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
Chartered Bank Deposit Receipts and Government Notes						
May						
3	Mercantile Bank of Canada	May 14, 1976	$1,002,787.67	$1,000,000.00	11	9.25
4	Bank of B.C.	May 26, 1976	1,000,000.00	994,229.11	22	9.63
	Mercantile Bank of Canada	May 26, 1976	992,062.51	986,443.83	22	9.45
10	Bank of B.C.	May 11, 1976	2,000,513.70	2,000,000.00	1	9.375
11	Cdn. Imp. Bank of Canada	Aug 13, 1976	2,562,838.36	2,500,000.00	94	9.76
14	Mercantile Bank of Canada	Aug 31, 1976	1,028,817.81	1,000,000.00	109	9.65
17	Royal Bank of Canada	May 18, 1976	2,000,465.75	2,000,000.00	1	8.50
18	Bank of B.C.	May 19, 1976	4,001,013.70	4,000,000.00	1	9.25
19	Mercantile Bank of Canada	May 20, 1976	4,000,986.30	4,000,000.00	1	9.00
20	Toronto Dominion Bank	May 31, 1976	2,005,454.79	2,000,000.00	11	9.05
	Royal Bank of Canada	Sep 15, 1976	2,576,780.82	2,500,000.00	118	9.50
25	Mercantile Bank of Canada	Sep 16, 1976	1,029,358.90	1,000,000.00	114	9.40
	Bank of Montreal	May 26, 1976	1,000,109.59	1,000,000.00	1	4.00
26	Mercantile Bank of Canada	Oct 15, 1976	4,147,057.53	4,000,000.00	142	9.45
28	Royal Bank of Canada	Oct 15, 1976	777,328.77	750,000.00	140	9.50
31	Mercantile Bank of Canada	Sep 30, 1976	2,064,175.34	2,000,000.00	122	9.60
			32,189,751.54	31,730,672.94		

Cont'd . . .

Clause #4 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
Debentures						
City of Vancouver 6%	Jun 15, 1980	1,000.00	88.50	885.00	4/1	9.45
City of Vancouver 8%	Apr 2, 1993	2,000.00	80.71	1,614.20	16/11	10.45
City of Vancouver 8%	Apr 2, 1993	35,000.00	80.74	28,259.00	16/11	10.45
City of Vancouver 10%	Dec 16, 1994	55,000.00	94.77	52,123.50	18/7	10.65
City of Vancouver 8%	Apr 2, 1993	200,000.00	81.125	162,250.00	16/11	10.393
City of Vancouver 5.5%	Nov 15, 1980	1,000.00	85.62	856.20	4/6	9.55
City of Vancouver 6%	Jun 15, 1980	2,000.00	88.30	1,766.00	4/1	9.55
		296,000.00		247,753.90		

Chartered Bank Deposit Receipts & Government Notes				Term Days	
Royal Bank of Canada	May 17, 1976	2,301,606.85	2,300,000.00	3	8.50
Canadian Imperial Bank of Commerce	Jul 16, 1976	1,118,274.32	1,100,000.00	63	9.625
		3,419,881.17	3,400,000.00		
		3,715,881.17	3,647,753.90		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$42,185,891.09	$40,750,000.00"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Tenders for Renovation of Public Safety Building

The Director of Permits and Licenses reports as follows:

"At its meeting ('In Camera') on June 15th, 1976, Council considered the report of the Client's Committee re Space Requirements of the Vancouver Police Department dated June 8th, 1976 and approved the recommendations contained in Clauses 1(a) and (b), which included the following:

'B. That the renovation work be carried out on the basis of cost plus a fixed fee, the amount of the fee to be established by inviting tenders from the following firms:

Allan & Viner Construction Ltd.
Halse-Martin Construction Co. Ltd.
Hodgson King & Marble Ltd.
Turnbull & Gale Construction Co. Ltd.

and two additional companies to be selected by the City Construction and Maintenance Division.' (Two additional companies were named in attachment V(i) to the Committee's report).

Cont'd . . .

Clause #5 continued:

The following tenders were received, quoting the fixed fees for which the bidders are prepared to carry out the work:

Bidder	Fee	Weeks
Turnbull & Gale Construction Co. Ltd.	$ 60,000	104
Allan & Viner Construction Ltd.	66,960	104
Stevenson Construction Co. Ltd.	90,000	95
Halse-Martin Construction Co. Ltd.	96,000	100
Hodgson King & Marble Ltd.	99,500	95
H. Haebler Co. Ltd.	145,000	78

Stevenson's and Haebler's tenders were qualified. All of the remainder complied in every respect with the instructions to bidders.

The Architects of the project, Harrison and Kiss, have recommended that the contract be awarded to the lowest bidder, Turnbull & Gale Construction Co. Ltd., noting that this firm performed satisfactorily in carrying out the Police Communications Centre project. The City Architect concurs with the above recommendation.

It is therefore recommended that Council:

A. Accept the low tender submitted by Turnbull & Gale Construction Co. Ltd., and

B. Authorize the Director of Legal Services to enter into a contract with Turnbull & Gale Construction Co. Ltd. to carry out the renovation work on the basis of cost plus a fixed fee of $60,000."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490-1

PERSONNEL MATTERS

RECOMMENDATION

1. Business Information Systems Analysis and Design Course; Attendance: One Employee, Accounting Division, Finance Department

The Director of Personnel Services reports as follows:

The above five day training course is being offered by Honeywell Information Systems in Phoenix, Arizona commencing on July 19 and is intended for, amongst others, user department liaison personnel. Training is heavily workshop oriented to provide participants with "hands on" experience.

The Director of Finance, on behalf of the Comptroller of Accounting, has requested that Mr. W. R. Robinson, Accountant I, attend; he is liaison person for the Accounting Division at the present time and the systems currently under review come directly under his supervision.

The total cost of this course would be approximately $815 as indicated below plus six days leave of absence with pay.

Course Fee	$375.00
Air Fare	240.00
Hotel - 5 days at say $20.00	100.00
Meals at $20.00 a day	100.00
	$815.00

The Comptroller of Budgets advises that funds of approximately $815 for the attendance of this employee would be available in Appropriation 7090/933 - Administrative and Technical Courses - All Departments.

As the cost exceeds $750, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

PROPERTY MATTERS

RECOMMENDATION

1. Demolition of Vacant Dwelling - 1849 Victoria Drive

The Acting Supervisor of Property & Insurance reports as follows:

"The above property, Lot 3, Block 2, D.L. 752, known as 1849 Victoria Drive, was acquired by the City through tax sale in 1938. The former owner who rented this property from the City since 1938 vacated the property on October 31st, 1975.

The dwelling located on this site is a two-storey frame building which is in poor condition. It is estimated that $21,000.00 would have to be spent on repairs to bring it up to by-law requirements.

Abutting the subject property are three vacant City-owned lots - 1, 2 and 4. The combined area of all these properties is approximately 16,950 square feet. These properties are presently zoned C-2. A report by the Director of Planning on rezoning the commercial and industrial lands in the vicinity of the Commercial Drive/Victoria Diversion was approved by City Council. The matter of rezoning these lands has now been referred to a public hearing to be held in September of this year. One of the recommendations of the Director of Planning is to have the C-2 properties on Victoria Drive, which includes the aforementioned City lots rezoned to RM-2. It is proposed to market these City lots as one site for new residential development.

In view of the foregoing, it is,

Recommended that Council authorize the demolition of the vacant dwelling at 1849 Victoria Drive."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

MANAGER'S REPORT

TO: Vancouver City Council June 30, 1976.

SUBJECT: Accreditation, Constitution & By-laws of the Proposed Employers' Organization

CLASSIFICATION: Recommendation

The attached material has been received from the Director of Labour Relations of the G.V.R.D. requesting that the City join the proposed Employers' organization, which has previously been discussed with the City Council.

Two resolutions have been drafted for adoption by Council, and the City Manager RECOMMENDS that Council pass both resolutions and that the Director of Legal Services be instructed to seek the necessary legislation to enable the City of Vancouver to participate.

It is noted that the Board of Directors of the G.V.R.D., at its regular meeting on June 30, voted to join the Association.

NOTE: Material referred to on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 491

C

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Collection of Bylaw Fines - Additional Staff

The Director of Finance reports as follows.

"City Council, on May 4, 1976, was advised that the Deputy Attorney General had submitted a letter informing the City that, effective July 1, 1976, the Provincial Government would no longer collect fines for bylaw infractions arising out of the issuance of tickets. On that date, City Council approved the following recommendations.

'(a) The Attorney General should be approached to advance the effective date as it seems that the City would not have an effective collection system in operation by that time or, at least, negotiate some basis on which the action could be deferred.

(Amended by Council to include an effective date of January 1/77)

(b) The Attorney General should also be approached to give the matter some in-depth study to ensure that the City has the necessary legislative authority to implement the program; also to study needed legislative changes so that if the City is to be responsible for collections, it also has adequate enforcement powers.'

As a result of the foregoing, City representatives met with Provincial Court Administrators Office on June 25 and agreed to the following:

1) City would provide collection service for parking meter infractions, effective August 16, when the City Engineer proposes to implement the program.

2) the City would provide collection service for bylaw infraction tickets issued by the Police Department (lane parking, hydrant parking, etc.), effective September 30, 1976. At present, there are no other bylaw infractions that are proceeded with on a 'ticket basis.'

3) There would be no charge by the Provincial Government for their services during the transitional period.

4) The City would be reviewing the proposal over the next six months of issuing some type of ticket for other bylaw infractions such as pound, health, fire, etc., to assist in the relief of minor items in the court system. These are presently being processed directly into the court system by way of information and summons which, as previously stated, are collected by the Province and turned over to the City.

The above extensions were agreed to by the Province on the understanding that the City would continue, without delay, towards the dates of August 16 and September 30, 1976.

In order to provide for the foregoing, a City of Vancouver Collection Office must be established. It has been agreed that the present location for paying traffic fines at 475 Main Street would be a good location during the transitional period from the Provincial responsibility to the City responsibility. Space is available for the City operation on the same floor as the Provincial operation.

... 2

The following budget and staff will be required:

Operating and Maintenance

Staff Salaries:	1976 (Aug.15/76)	Annual
(1) Supervisor	$ 5,305	$15,528
(1) Cashier	4,252	11,340
(3) Clerks	11,300	30,132
(3) Clerk Typists	10,220	27,252
(8) TOTAL STAFF SALARIES	$31,077	$84,252
Temporary Help	3,000	5,000
Overtime	200	500
Fringe Benefits	3,750	10,100
Office Supplies and Services	14,190	20,210
Building Rental & Maintenance	4,115	9,986
TOTAL OPERATING & MAINTENANCE	$56,332	$130,048
New Equipment	32,040	
Renovations (Preliminary Estimate)	8,500	
	$96,872	$130,048

The Director of Finance advises that funds for 1976 will be provided from Contingency Reserve and that future years will be included in the Revenue Operating Budget.

The Vancouver Municipal and Regional Employees Union have received a copy of this report.

A detailed supporting report accompanies this report.

Recommendations

In order to provide the collection services required for the new meter checker program and the directive from the Provinicial Government regarding the collection of fines, the Director of Finance recommends that -

1. the following eight staff positions be created in the Finance Department, Revenue and Treasury Division, subject to classification by the Director of Personnel Services.

	Annual Salary
(1) Supervisor	$15,528
(1) Cashier	11,340
(3) Clerks	30,132
(3) Clerk Typists	27,252
(8) TOTAL	$84,252

2. the 1976 budget estimated at $56,332 for the operating period August 15, 1976 to December 31, 1976, and an amount of $40,540 for new equipment and alterations be approved, and that the funds be provided from Contingency Reserve.

3. The Director of Finance, in connection with the Director of Legal Services, review other areas of City bylaw infractions with a view to proceeding by way of "ticket" rather than by way of information and summons.

4. The Supervisor of Property & Insurance be directed to exercise the one year option on 475 Main Street and negotiate a further six month option.

5. The Assistant Director of Permits & Licenses, Construction & Maintenance Division, be authorized to proceed with necessary renovations.

6. The Director of Finance report back to the City Manager on any additional staff that may be required for the assumption of all bylaw infraction collection on September 30, 1976."

Your City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Dunlevy Alexander Hostel Construction

The following report has been received from the Director of Finance.

"The Dunlevy Alexander Hostel is currently being built for the City of Vancouver Public Housing Corporation. The contract between the Housing Corporation and the contractor requires us to pay progress claims within fifteen days of receiving the claim. After the Housing Corporation has received the claim, it must be submitted to the architect for his approval and then to CMHC for a progress payment. The process may very well take longer than the fifteen days in the contract. In order to meet the terms of the contract, the Housing Corporation could need an advance from the City. If this turns out to be necessary, then the Director of Finance needs authority to advance the necessary funds.

It is expected that the largest advance would be in the region of $250,000. Interest would be charged and claimed from CMHC, on the advances.

Therefore, I RECOMMEND

THAT I be given the authority to advance the necessary funds to the City of Vancouver Public Housing Corporation for the period between the time the Housing Corporation must pay the contractor and the reimbursement is received from Central Mortgage and Housing Corporation."

Your City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

DATE July 7th, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: RELOCATION OF SMITHE STREET EASTBOUND BUS ROUTE TO ROBSON STREET

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:-

"On May 11th, 1976, Council approved implementation of the Smithe-Nelson Couplet, including conversion of Smithe Street to westbound operation, and provision for two-way bus operation on Robson Street. At that time, discussions were continuing with the B. C. Transit Authority. Those discussions have now been completed, and will require some changes in bus routings downtown. These changes will adapt routings to the new couplet, prepare for the re-opening of Robson Street to buses, and provide for short-turning of buses (that presently use Smithe Street eastbound) at a better level of service than other alternatives. There are some additional costs associated with this work that normally would be chargeable at about 80% to the City. However, because of the special nature of the work, a favourable agreement has been negotiated with B.C. Hydro to share costs on a 50/50 basis. Approval is now required to enter into this agreement, and allocate approximately $75,250 from "Special Arterial Connectors - Unappropriated" to cover City costs.

The necessary work involves switching trolley wires from Smithe Street to Robson Street. In addition, new wires will be added on Burrard Street from Smithe to Davie Street to maintain the existing flexibility in bus routing by establishing a new short turn movement. The total cost of this work is estimated at $82,500, of which the City would be liable for about $70,000. under the normal cost-sharing procedure. However, in this special case, B. C. Hydro have agreed to split the costs evenly, $41,250. each. This cost-sharing would be without prejudice to B. C. Hydro, and would not be considered as a precedent for any future sharing.

The extension of trolley wire on Burrard to Davie would result in a double set of poles (street lighting poles and trolley poles). In accordance with established procedures, it is proposed to transfer the street lighting and signals to the new trolley poles in order to eliminate the duplicate poles. The cost of this work is estimated at $34,000.

It is RECOMMENDED that:-

1. The City Engineer be authorized to enter into a special agreement with B.C. Hydro for costs of approximately $82,500. associated with the Smithe-Nelson Couplet, such costs to be shared on a 50/50 basis without prejudice or precedent;

2. The sum of $75,250. ($41,250. City share of B.C. Hydro work, and $34,000. to relocate street lighting) be allocated from "Special Arterial Connectors - Unappropriated" (Streets Capital Budget, 1975) to cover the estimated cost of the above B. C. Hydro work and City work to transfer electrical plant to the new poles."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

July 9, 1976

TO: Vancouver City Council

SUBJECT: Vancouver Museums and Planetarium, Annual Operating Grant

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association whereby the Association would take over the administration and operation of the Museums complex and the City would make a grant towards the Museum operating costs. The current agreement expires December 31, 1977.

The amount of the grant was approved at $500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of the portion of the City Archives building occupied by the Museum Association.

The increases for the 1976 grant over that of 1975 are based on the following:

a) Salaries:

An increase of 8% over the funding level in effect at December 31, 1974, in accordance with the current Union Agreement.

b) Fringe Benefits:

Calculated at 10% of the approved salaries funded by the City grant, in accordance with the current Union Agreement.

c) Maintenance and Security Costs of that portion of the Archives Building occupied by the Museum Association

An increase of 10% over the 1975 funded level, in compliance with the City's 1976 budget guideline restricting cost-of-living funding increases to a maximum of 10%.

The total amount of the City grant to the Association for the period January 1, 1976 to December 31, 1976 inclusive is $812,814 calculated as follows:

1. Museums and Planetarium Complex	
Basic grant	$ 500,000
Less: Salary and fringe benefits of Museum Manager	19,866
	480,134
Add: Salary and fringe benefits increases from 1972 to 1975 inclusive	274,199
: Salary and fringe benefits increases for 1976 (8% of Dec. 31, 1974 funding level per the Union Agreement)	51,054
	805,387
2. Archives Building	
Janitorial and security costs for that part of the City Archives building occupied by the Museum Association (1975 funding of $6,752 plus 10%)	7,427
Total 1976 Grant	$ 812,814

"

The City Manager RECOMMENDS approval of the grant of $812,814 to the Vancouver Museums and Planetarium Association for the year 1976.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

DATE July 8th, 1976.

TO: VANCOUVER CITY COUNCIL

SUBJECT: MEAL SERVICE - MULTIUSE CENTRE

CLASSIFICATION: RECOMMENDATION

The Acting Director of Social Planning reports as follows:

"On June 1st, 1976, City Council approved the following recommendation:

"The Director of Social Planning invite bids for provision of a meal service and report back to the Community Services Committee on results.'

Because the facility is scheduled to open July 15th, 1976, the Acting Director of Social Planning is reporting directly to City Council.

The Director of Social Planning placed an advertisement in the newspaper on June 12th, 1976 asking for proposals for the meal service. In addition, all known caterers in Vancouver were contacted by mail and asked to submit proposals. Four proposals were received.

The Acting Director of Social Planning proposes the approval of Western Catering Ltd. to provide meal services at the Multiuse Centre, New Central Hotel. Their estimated cost of operation of the Centre meal service is $1.47 per meal. This is well within the City's projected cost of $1.50 per meal. The cost, menus and staff plans were discussed with members of the food industry and the Department of Education. In addition to providing cost and menus which were acceptable, Western Catering demonstrated an understanding of the community and the need for flexibility in the development of the meal service.

The Social Planning Department sought recommendation from three other firms presently involved with Western Catering Ltd. and received positive responses from all three.

At full operation (500 meals per day), their staffing plans include hiring 3 cooks and 9 casual employees. The majority of these positions will be held by residents of the Downtown Eastside. Training in cooking and restaurant operation will be available to casual help if desired. If residents wish to participate in the restaurant training they will become eligible for future employment with Western Catering in other food operations.

Social Planning staff have had discussions with the Department of Manpower regarding cost sharing of the salary cost of any staff member who participates in the training program. The Department of Manpower will contribute up to 85% of these salary costs if the program meets their requirements.

As soon as the facility is open a representative from the Department of Manpower, Western Catering and Social Planning will meet to discuss definite proposals.

RECOMMENDATIONS:

The Acting Director of Social Planning RECOMMENDS that Vancouver City Council:

1. Approve the selection of Western Catering Ltd. to manage the food service at the Multiuse Centre, New Central Hotel;

2. This arrangement be made on a monthly basis through a letter of agreement between the City of Vancouver and Western Catering Ltd. "

The City Manager RECOMMENDS approval of the foregoing recommendations subject to the Letter of Agreement being approved by the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 492

MANAGER'S REPORT

DATE July 8th, 1976.

TO: VANCOUVER CITY COUNCIL

SUBJECT: JANITORIAL SERVICES - MULTIUSE CENTRE

CLASSIFICATION: RECOMMENDATION

The Acting Director of Social Planning reports as follows:

On June 1st, 1976, City Council approved the funds for the Multiuse Centre in the Downtown Eastside. The estimated budget for the seven month period ending December 31st, 1976 was $271,859. The City's share was $33,479.

The Centre is now planned to open July 15th, 1976. The cost to the City for those operating purposes is now estimated to be $27,107. for a five and a half month period.

As the opening process is taking place we have realized that the cost of janitorial services and rent have been omitted from the original budget. Discussions have taken place with the City Architect as to the best method of supplying maintenance and janitorial services for this facility. It has been agreed that these services should be handled by contract for the first few months. This will allow the Centre to open on schedule and its cleaning needs to be evaluated.

The following is the budget for the maintenance and janitorial services as supplied by the Construction and Maintenance Department:

Janitorial Services:

Initial Clean	$1,000.
General Cleaning - $1,600. per month for 5½ months	8,800.
General Maintenance and supplies	1,500.
	$11,300.

The City's annual rental costs of the Multiuse Centre are $2,000. per year. This is paid to CMHC.

The total building (Central/Oliver Hotel and Multiuse Centre) is presently owned by the United Housing Foundation. Since this organization is now defunct the CMHC have temporarily assumed responsibility for the building. Discussions regarding building ownership are presently occurring between CMHC and the City of Vancouver.

A report on the matter of future ownership , property taxes, rental payments and janitorial and maintenance services will be forthcoming at an early date to City Council.

RECOMMENDATIONS:

The Acting Director of Social Planning RECOMMENDS that City Council:

1. Approve funds for maintenance and janitorial services in the amount of $11,300. to cover the period July 15th, 1976 to December 31st, 1976;

2. Approve $2,000. as the rental fee for the Multiuse Centre for the period July 15th, 1976 to December 31st, 1976.

The Comptroller of Budgets advises that if this report is approved the source of funding will be Contingency Reserve. "

The City Manager RECOMMENDS approval of the foregoing recommendations subject to proportionate sharing with the Provincial Government Department of Human Resources in the original ratio of $200,000 Province and $39,947 City.

FOR COUNCIL ACTION SEE PAGE(S) 492

DISTRIBUTED MONDAY

I

MANAGER'S REPORT

July 8, 1976

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Cheshire Homes Society of B.C.
Site for the Physically Handicapped

The Acting Supervisor of Property & Insurance reports as follows:

"On September 10th, 1974, City Council approved the sale of Lots 1-4, Block 1&2, D.L. 311 and Lots 18-20, Block 21, & Lot 20, Block 22, D.L. 319 etc., situated at the North West Corner of Ash Street and S.W. Marine Drive to the Cheshire Homes Society of B.C. as a site for the physically handicapped, subject to conditions previously approved in principle and some further sale conditions.

Sale price was set at $210,000.00 cash and sale date was to be four (4) months from Council Approval to permit the Society time to submit plans and arrange financing, etc. Subsequently, on January 10, 1975 Council approved the Society's request for an extension of the sale date for six (6) months to July 8, 1975 as they had not resolved their financing. They wished to defer making an application until January 1975 under C.M.H.C.'s new regulations and approval could not be expected immediately.

On July 22, 1975, City Council considered a further request by the Society for a time extension from July 8, 1975 to July 8, 1976, as their financing was still unresolved. Their application for funding had been submitted to C.M.H.C., however, the Provincial Government was not able to make a commitment, and consequently, C.M.H.C. were also unable to make a commitment. Council granted an extension only to September 8, 1975 and asked the Society to present a detailed progress report to the Housing Committee on its position, including its request for an extension to July 8, 1976.

Subsequently, on July 24, 1975, The Standing Committee on Housing and Environment recommended that a one-year extension on the completion date to July 8, 1976 be granted, and Council adopted this recommendation on August 12, 1975.

The Society are again requesting an extension of time for completion from July 8, 1976 to September 8, 1976, before which time they expect to know with some certainty their financial situation with the Provincial Government.

This request for a deferment of the sale date from July 8, 1976 to September 8, 1976 by Cheshire Homes Society is placed before Council for consideration."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 493

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Boundary Road, Price and Tanner Streets and Lot 36, Block 88

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

' That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

1) Boundary Road/Price Street/Tanner Street
2) 2nd Avenue and Wallace
3) Foster and Euclid
4) Nanaimo and Vanness'

SITE DESCRIPTION

The subject site is generally bounded by Tanner Street on the north, Price Street on the south, Boundary Road on the east and lots 36 and 39, Block 88, D.L. 36 & 51 on the west. The site is generally rectangular in shape being 333 feet on the north and south sides, 360 feet on the east side and approximately 321 feet on the west side. The total site area is 105,415 square feet or 2.42 acres (see Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District, is presently vacant and slopes up slightly to the west. The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings, except north of the site where Graham Bruce Elementary School is located and to the south where a vacant RS-1 zoned parcel is located.

BACKGROUND

Some years ago, Council authorized the Supervisor of Property and Insurance to acquire property in this area for future widening of Boundary Road and re-plotting to produce a better subdivision. This acquisition program was completed in December 1974, with the purchase of Lot 10, Subdivision A, Block 108.

During 1974, a number of inquiries were received relating to the possible purchase of the site for Co-operative housing development. In December 1974, representatives of the United Housing Foundation and Dunhill Developments inquired into the possiblility of the City releasing the site for co-operative use.

At a meeting of Housing Steering Committee in December 1974, it was resolved to reserve the Price-Tanner site pending the appointment of the Director of Housing.

In July 1973, City Council identified the site and several other City-owned properties as potential family housing sites. Subsequently, in August 1975, Council authorized the retention of Pelman Associates as architects for the Price-Tanner site.

By May, 1976, a preliminary scheme had been developed consisting of 44 two and three-storey townhouse units containing two and three bedrooms respectively at a density of 18.18 units per acre.

PROPOSED DEVELOPMENT

The architects' drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department May 21, 1976' and were updated with additional drawings marked 'Received, City Planning Department, June 7, 1976'.

The renderings indicate a proposed development containing a cluster arrangement of 24 three-storey two bedroom townhouses, sited primarily along the perimeter of the site and 20 two-storey, two-bedroom townhouses located predominantly in the centre of the site.

Sixty-six (66) parking spaces are provided; one for each unit located in an adjoining carport plus an additional 22 parking spaces located in various areas of development. Two ingress and egress points with accompanying turnabout areas are located off Price Street and an ingress/egress point with two turn-abouts is located offTanner Street.

CALCULATIONS

SITE AREA: 105, 415 Square Feet or 2.42 acres

UNIT TYPE	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	24	1,210 Sq. Ft.	47,040 Sq. Ft.
2 Bedroom Townhouse	20	900 Sq. Ft.	

Total Number of Units	:	44 Units
Units per Acre	:	18.18 Units per Acre
Floor Space Ratio	:	0.442
Heights	:	27 feet - 3 bedroom units 19' 6" - 2 bedroom units
Off Street Parking	:	66 spaces
Site Coverage	:	54.15%

Building Setbacks:	Buildings	Patio Screens	Surface Parking
Tanner Street	15'	2'	2'
Boundary Road (from new dedication of 34')	25'	15'	30'
Price Street	15'	5'	3'
West Lot	25'	10'	30'

Each townhouse unit has a private outdoor area of 325 square feet and an attached carport.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, July, 1975, the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

Accordingly, the first in a series of public information meetings was held at Graham Bruce Elementary School on October 20, 1975. The meeting was attended by approximately 175 local residents who expressed considerable opposition to the provision of multiple housing on the site and were not prepared to consider any alternative uses other than park. Local resident concerns centred on the lack of park and playground space within the area necessitating young children having to cross Joyce Street to reach park facilities. A second concern related to the increased noise and traffic, especially trucks, generated from Joyce, 29th Avenue and Boundary Road. Concerns relating to crowded school conditions as well as potential social problems related to the development of lower cost housing were also voiced by the residents.

A second meeting involving representatives of the School Board, Parks Board, City Staff and the Ad Hoc Steering Committee of the area residents was held at City Hall on March 8, 1976. Essentially, the residents' committee expressed the same concerns and objections to the proposal as in the first meeting but also called for the initiation of an area planning program to resolve the problems inherent in the area. A proposal was put forward by the Director of Housing to reduce the size and scale of the development and include within the design scheme a proposal to utilize a portion of the site for park and playground purposes. This proposal appeared to elicit general approval from the local residents and the Director of Housing agreed to arrange a meeting between the site architect and local residents to view preliminary drawings of the development and discuss design elements.

PETITION

On August 15, 1975, a petition containing 367 signatures was received at City Hall objecting to the use of the site for either multiple housing or family rental accommodation and supporting the provision of park space on the site.

BOARD OF PARKS & RECREATION

The staff of the Parks Board commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the Price-Tanner site

are as follows:

'Parks Board staff have had previous discussions on this site with Mr. Maurice Jeroff and had noted no serious implications to the Park Board on developing the site for housing purposes. However, in communications with Mr. Jeroff and area residents the Housing Director had indicated a willingness to provide an open space area on the site on the south side of Price Street in Block 109.

The existing open space facilities in the area include Carleton Park and the undeveloped park site at 29th Avenue and Cariboo Street. It is recognized that Joyce Street supports a relatively large volume of traffic and to some extent isolates the proposed housing site. However, the adjacent Sir Wilfred Grenfell School can provide some measure of open space opportunity and it is concluded the Park Board could not justify any further acquisition in the immediate area of the housing site.

It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who would have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.

Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7th from the School Board on June 23, 1976 regarding the implications of this proposed development on the services the School Board provides in the area. Their conclusions are summarized as follows:

'The development of this site could only be accommodated if:

a) it occurs after September 1977
b) the additional pupils in the 1977/78 school year does not exceed 70.
c) the phasing of this development with other possible housing developments in the area is co-ordinated with the Vancouver School Board.'

(Refer to Appendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 29, 1976, the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available. The developers should be required to take underground services from service poles on abutting streets or lanes.

(b) The developer to pay for relocation of utilities or provide the necessary public utilities easements. 10 foot wide easements would be required to contain the existing sewers.

(c) The lane configuration shown outlined red on the attached plan (Appendix C) will have to be provided. Two proposals are shown. The first, (proposal 'A') calls for a 10 foot by 10 foot corner cut off from privately owned lots. If these corner cut offs cannot be obtained a lane configuration shown as proposal 'B' will be required.

(d) Vehicular ingress and egress appears satisfactory.

(e) Portion of this site and the block to the south of Price Street, proposed for park, are required for the widening of Boundary Road. The widening line is to conform with the established Building Line.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 13, 1976.

'The first scheme - at Boundary and Tanner - met with the Panel's approval on both the intended use and the design concept.

RECOMMENDATION: That the 3 rezonings be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) One-Family form.

The Department believes that well designed townhouses can be far superior in design and efficiency to the subdivision housing so typical in many parts of Vancouver and that they can be suitable for family use.

There are, however, a number of concerns relating to design aspects of the proposal. Assuming the proposed park area is not developed concurrently with the housing, there does not appear to be a designated childrens' play area other than the paved vehicle areas. The surface parking areas need to be sensitively treated by providing landscaping and screening from the street and adjoining private residences and the turnabouts should be made acceptable to the City Engineer.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

The design prepared by the consultant architect included the provision of a public park on approximately 1.11 acres of City-owned property located on the South side of Price Street. This park would provide an open space facility for the tenants of the housing development and also for local area residents.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will eliminate the need for children to cross major arterials such as Joyce Road to reach the nearest park.

Accordingly, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District Zoning. The Municipal Incentive Grant of $1,500/unit could be applied toward the costs of developing the park.

The proposed development will generate a number of new children who will have to be accommodated in local schools. The School Board has stated that these children could be accommodated in local schools in the 1977-78 school year

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

USES — Three-storey townhouses
Two-storey townhouses and Customarily Ancillary Uses, (including off-street parking.)

FLOOR SPACE RATIO : Not to exceed 0.60 and computed as set out in the (RS-1) . One-Family Dwelling District.

HEIGHT — Not to exceed two storeys plus basement nor 35 feet as measured from the average building grade of Price and Tanner Streets respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 20 units per acre

OFF-STREET PARKING: 1.5 spaces per unit shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development By-law and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for lane and road widening purposes as required by the City Engineer and as shown in Appendix C and consolidate the site into one parcel and register same in the Land Registry Office.

(iii) The owner shall enter into any required Bulkhead and utility easement agreements as determined by the City Engineer.

C. THAT City Council approve the proposed park development and make arrangements for the Board of Parks and Recreation to take over the care and custody of the park-site and develop it for local park purposes.

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

DISTRIBUTED MONDAY

K

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - West Side of Wallace Street between West 2nd Avenue and Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

'That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:

1) Boundary Road/Price Street/Tanner Street

2) 2nd Avenue and Wallace

3) Foster and Euclid

4) Nanaimo and Vanness'

SITE DESCRIPTION

The site is bounded by Point Grey Road to the north, Wallace Street on the East, West Second Avenue on the south, and a gravel parking lot in the care and custody of the Parks Board to the west. The site is trapezoidal in shape being 404 feet along Point Grey Road, 473 feet along Wallace Street, and 376 feet along West Second Avenue. The total site area is 142,184 square feet or 3.264 acres. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is presently vacant with a number of mature trees. The lands to the north of the subject site are zoned (RS-1) One-Family Dwelling District. Brock House, now to be a centre for senior citizens is located in the RS-1 zone. Adjacent to the site of Brock House and to the east is the Jericho Tennis Club, zoned (RT-2) Two-Family Dwelling District. The surrounding lands to the east and southeast are also zoned (RS-1) One-Family Dwelling District and are developed as such. The land to the southwest of the subject site is zoned (RM-3A) Multiple Dwelling District and contains a three storey apartment development for senior citizens. The parking lot at the western boundary of the site is zoned (RS-1) One-Family Dwelling Distrcit.

BACKGROUND

On July 3, 1973, City Council identified this site as one of many City-owned properties with potential for family housing at a higher density than single family dwellings.

Council on November 12, 1974, when dealing with the Manager's report concerning surplus lands in the Locarno Park area resolved 'that the Director of Planning and the Supervisor of Property and Insurance be directed to investigate further the development of the area bounded by Point Grey Road, Wallace Street, 2nd Avenue and Jericho Park, for housing and report through the Standing Committee on Housing.'

On April 10, 1975, John Keith-King, Architect appeared before the Standing Committee on Housing and Environment to discuss the use of this site for a housing project on behalf of the Point Grey Housing Co-operative. The Chairman advised "that this site at 2nd and Wallace was being held as a potential site for consideration for development of family housing by the City Housing Corporation."

The Director of Planning reported to the Standing Committee on Housing and Environment on May 8, 1975 regarding the alternative uses for this site. At that time, Council resolved to defer the decision on this report pending the arrival of the newly appointed Director of Housing.

On May 27, 1975, Council resolved "that Council designate Lots 1 to 4 and 7 to 10, East Part, D.L. 448 for family housing, to be developed at a maximum floor space ratio of .75 and a density of 18 to 25 units per acre, depending on the size of the units that are developed."

City Council in August 1975, approved the retention of John Keith-King as consultant architect for the development of preliminary sketch plans for this site as recommended by the Standing Committee on Housing and Development and the Director of Housing.

On October 7, 1975, City Council resolved:

'A. That the Director of Planning be authorized to discuss with the Dunbar and Penta groups the resubdivision of these lands to create the following sites:

i) 1.72± Acres to be developed by the City of Vancouver Non-Profit Housing Corporation,

ii) 1.00± Acres to be developed by the Penta Co-operative Housing Association,

iii) .75± Acre to be developed by the Dunbar Village Community Co-operative;

and the Acting Supervisor of Property and Insurance be authorized to discuss suitable lease terms and conditions with the Co-operative societies.

B. That the Director of Housing be instructed to liase with other relevant City departments when preparing housing proposals.'

PROPOSED DEVELOPMENT

The co-ordinating architect for the site, J. Keith-King submitted a site plan for the entire property which was stamped 'Received, City Planning Department, June 9, 1976'. This site plan served to consolidate the following drawings into one integrated scheme of development:

Client	Architect	No. of Drawings	Date Stamped: "Received City Planning Department"
City of Vancouver	J. Keith-King	4	June 9, 1976
Penta Cooperative	B. Olson	3	May 26, 1976
Dunbar Village Community Cooperative	H. Weinreich	2	May 28, 1976

All the above-mentioned drawings were prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver.

Proposed Development to be Managed by the City of Vancouver

The drawings submitted by J. Keith-King indicate a proposed development containing 25 two bedroom townhouses and 13 three bedroom townhouses. All the buildings are to be two-storey structures with cellars and roof-top gardens.

Parking for 52 vehicles is designed underground. Two ingress/egress ramps are provided with one off Wallace Street and one off West Second Avenue.

The proposed development is located generally in the southern half of the subject site. The following calculations describe the proposed development:

Site Area: 71, 816 square feet or 1.648 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	13	1,200 sq.ft.	42,800 sq.ft. or 47,825 sq.ft. (including cellars)
2 Bedroom Townhouse	25	1,088 sq.ft. (excluding cellars)	

Total Number of Units: 38

Units per Acre: 23.06

Floor Space Ratio: 0.596 (or 0.667 including cellars)

Heights: 18 feet without roof garden screens
26 feet with roof garden screens

Off-Street Parking: 52 spaces

Site Coverage: 38%

Building Setbacks:

	Buildings	Patio Screens
Wallace Street	10 feet	NIL
West Second Avenue	24 "	"
Proposed West Lane	14 "	"
North Prop. Line	10 "	10 feet

The townhouses have private outdoor areas ranging in size from 340 to 640 square feet. A childrens play area is provided in this portion of the subject site.

Proposed Development for the Penta Cooperative

The drawings submitted by B. Olson indicate a proposed development containing 20 two-storey townhouses. Parking for 20 cars is provided underground with ingress and egress off Point Grey Road and Wallace Street.

The proposed development is located generally in the northeast quarter of the subject site. The following calculations describe the proposed development:

Site Area: 41,282 square feet or 0.948 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	7	1,332 sq.ft.	22,896 sq.ft. or (26,046 sq.ft. including cellars)
3 " "	9	1,156 "	
2 " "	1	784 "	
2 " "	1	742 "	
1 " "	2	645 "	

Total Number of Units: 20 (1 for a handicapped person)

Units per Acre: 21.1

Floor Space Ratio: 0.555 (or 0.631 including cellars)

Heights: 18 feet (mean height) or 2 storeys

Off-Street Parking: 20 spaces

Site Coverage: 29%

Building Setbacks:

Point Grey Road	18 feet
Wallace Street	10 "
Proposed lane to south	10 "
Proposed lane to west	10 "

Each townhouse is provided with a large enclosed yard. Two communal yards are also indicated.

Proposed Development for the Dunbar Village Community Cooperative

The drawings submitted by H. Weinreich indicate a proposed development containing 15 townhouse units. The ten one-bedroom units are two storeys while the five two- and three-bedroom units are two and one-half storey split-level structures. Parking is provided by one-vehicle carports within each townhouse.

The following calculations describe the proposed development:

Site Area: 29,086 sq.ft. or 0.668 acres

Unit Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	1	1,312 sq.ft.	14,032 sq.ft.
2 " "	4	1,030 "	
1 " "	5	958 "	
1 " "	5	762 "	

Total Number of Units: 15

Units per Acre: 22.46

Floor Space Ratio: 0.482

Height: 25 feet or 2 storeys
30 feet or $2\frac{1}{2}$ storey split-level

Off-street Parking: 15 spaces

Site Coverage: 42 %

Building Setbacks:

Point Grey Road	20 feet
Proposed lane to east	15 feet
Property line to south	10 feet
Proposed lane to west	10 feet

The open space of the site is designated as a 'semi-private landscaped area.'

CALCULATIONS

The following calculations describe the scheme of development prepared by J. Keith-King to integrate the above three designs for the subject site:

Site Area: 142,184 square feet or 3.264 acres

Unit Type	Number of Units	Total Floor Area
3 Bedroom	23	
2 Bedroom	38	79,728 sq.ft.
1 Bedroom	12	

Total Number of Units: 73

Units per Acre: 22.37

Floor Space Ratio: 0.561

Heights: Range from 18 feet to 30 feet

Off-Street Parking: 87 spaces

Site Coverage: 37 %

Setbacks (minimum indicated):

Point Grey Road	18 feet
Wallace Street	10 feet
West Second Avenue	24 feet
Proposed lane to west	10 feet

PUBLIC MEETINGS

Two public meetings were held at the Bayview Community School on November 13, 1975 and February 9, 1976. At both meetings the local residents expressed considerable opposition to the use of this site for housing of any sort. They believed that the property should be developed as a parking lot to relieve the parking problems in the area.

PETITION

A petition dated September 10, 1974, containing 66 signatures was received at City Hall opposing the rezoning of this site for multiple dwellings.

BOARD OF PARKS & RECREATION

The staff of the Parks Board commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the site at Second Avenue and Wallace are as follows:

> 'Park Board staff have no objections to the proposal to utilize the subject land for housing purposes. While recreational facilities are limited at present in the area, it is anticipated that the future Jericho Park Development will provide a range of outlets for area residents as well as users from the city at large.
>
> The parking area to the west of the subject site will continue to function as a parking area for Jericho and any scheme should consider this adjacent use in its design.
>
> The subject property, as has been suggested by area residents could be utilized for parking purposes to support the Jericho Park area. However, there could be no justification for Park Board acquisition of the property at this time under current economic conditions. The West Point Grey area currently has one of the highest park area to population ratios in the city and the estimated $800,000 to $1,000,000 land value would be far in excess of any justifiable cost for parking purposes.
>
> It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

SCHOOL BOARD

The Planning Department received a report from the School Board, dated June 23, 1976, regarding the implications of the proposed development on their services in the area.

Their comments were summarized as follows:

'This development could be accommodated if:

a) enrolment does not exceed 90 in the 1976/77 school year;

b) enrolment does not exceed 130 before June 1978;

c) the phasing of further housing developments is co-ordinated with the Vancouver School Board.'

(Refer to Appendix B for the full text of the report from the School Board.)

CITY ENGINEER

In a memorandum dated July 5, 1976, the City Engineer made the following comments on this site:

'(a) Electric, telephone and gas services are readily available. The developers should be required to take underground services from service poles on abutting streets.

(b) Sewer connections can be provided from City sewers on abutting streets. The provision of water to the 3 sites will require a main extension with the cost to be corne by the developers.

(c) The proposed lane on the west side of the site between 2nd Avenue and Point Grey Road is shown as being acquired from Park Board's property. There is nothing to indicate that the Park Board has agreed to this lane arrangement. It would appear that the only function of this lane is to provide access to the carports of the westerly units of the Dunbar Village Community Co-Op development. I would suggest that this developer be required to provide underground parking with access from Point Grey Road; this would eliminate the need for the lane. (See Appendix C).

(d) The proposed lane separating the co-op development would require a 54-foot diameter cul-de-sac if developed as shown. The preferred lane treatment would be to provide an outlet to Wallace Street as shown in red on the attached site plan. This lane would not be required if access to underground parking was taken from the abutting street and satisfactory emergency access was provided to the rear of the 3 sites for fire vehicles to the satisfaction of the Fire Chief.

(e) I concur with the recommendation that 1.5 parking spaces per unit be provided.

(f) Vehicular access to the sites to be located completely clear of street intersections, that is, clear of the 66-foot street allowance projected.

(g) It is recommended that a subdivision plan be prepared creating the 3 required lots.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 27, 1976. Their comments were as follows:

'While the Panel in principle is not against the rezoning proposal, the situation as to who was actually involved in the design appeared confused. Before commenting on the design, the Panel would be thankful for some guidance as to what was happening and suggests that the overall concept be handled by one person initially to ensure a degree of cohesiveness.

Recommendation: That the rezoning application be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where

more units can be accommodated than in the typical (RS-1) One-Family form. The Department believes that well designed townhouses can be far superior in design and efficiency to the subdivision housing so typical in many parts of Vancouver and that they can be suitable for family use.

There are however a number of concerns relating to design aspects of the proposal. The landscaping and treatment of the patios and roof gardens need to be sensitively designed. The public and semi-public open spaces need to be reconsidered to provide the optimal combination and variety of open spaces for the site as a whole. The provision of parking both above and underground needs to be reconsidered to integrate ingress and egress and minimize paved areas for the whole site. The number of parking spaces should be increased to 1.5 spaces per unit due to the severe lack of on-street parking in the immediate area. The provision of garbage collection areas should also be designed for the entire site.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

Uses: Two and one-half storey townhouses
Two-storey townhouses and Customarily Ancillary Uses, (Including off-street parking).

FLOOR SPACE RATIO: Not to exceed 0.65 and computed as set out in the (RS-1) One-Family Dwelling District.

HEIGHT: Not to exceed two and one-half storeys plus basement nor 35 feet as measured from the average building grade of West Second Avenue and Point Grey Road respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 23 units per acre.

OFF STREET PARKING: 1.5 spaces per unit shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development Bylaw and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix C and resubdivide the site into three lots and register same in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

DISTRIBUTED MONDAY

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

> 'That City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing:
>
> 1) Boundary Road/Price Street/Tanner Street
>
> 2) 2nd Avenue and Wallace
>
> 3) Foster and Euclid
>
> 4) Nanaimo and Vanness.'

SITE DESCRIPTION

The subject site is bounded by Euclid Avenue on the north, Foster Avenue on the south, Melbourne Street on the east, and Tyne Street on the west. The site is trapezoidal in shape being 336 feet on the west side, 232 feet on the south side, 234 feet on the east side, and 254 feet on the north side, for a total site area of 63,441 square feet or 1.456 acres. (See Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District and is presently vacant except for Lots 18, 19 & 20 which are occupied by a City-owned single-family dwelling, and the northwest corner of Lot 1 which is occupied by a newspaper distribution shed. The site is flat and has a number of well-developed deciduous trees on it.

At this point in time, notice to vacate has not been given to the tenants of the 1-family dwelling located on the site. It should be noted that a four months notice to vacate must be given to tenants in cases where the dwelling is to be demolished. The newspaper distribution shed is presently leased on a month to month basis with a one month notice required to vacate the site.

The lands to the west, south and east of the site are zoned (RS-1) One-Family Dwelling District and are developed with one family dwellings. The lands to the north are zoned (M-1) Industrial District and are developed with warehouses.

BACKGROUND

On March 20, 1973, City Council approved the release of the site for sale to the Provincial Government for the provision of Seniors' Housing. Subsequently, the Provincial Government declined the City's offer on October 18, 1973. In July 1973, City Council identified the site and several other City-owned properties as potential family housing sites. In August 1974, Council authorized the Supervisor of Property and Insurance to negotiate the acquisition of lots 18 ,19 and 20. Lot 23 was acquired on October 18, 1975.

In August 1975, City Council authorized the rentention of Romses Kwan and Associates as architects for the Euclid-Foster site.

PROPOSED DEVELOPMENT

The Architects' drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department June 7, 1976' and were updated with additional drawings marked 'Received, City Planning Department, June 11, 1976'.

The renderings indicate a proposed development containing a linear arrangement of 16 two-storey, one and two bedroom apartments along Euclid Avenue, 7 two-storey, three bedroom townhouses along Melbourne Street, 4 two-storey, three-bedroom townhouses along Foster Avenue, and 6 two-storey, three bedroom townhouses along Tyne Street, for a total of 33 units.

Four surface parking lots containing 24 parking spaces are provided with ingress and egress from Euclid Aveune and Tyne Street. Also provided is a 17 space underground parking lot with ingress and egress from Euclid Avenue. The total number of provided parking spaces is 41.

CALCULATIONS

Site Area: 63,441 sq. ft., or 1.456 Acres

Type	No. of Units	Gross Unit Size	Total Floor Area
3 Bedroom Townhouse	17	1,085 sq. ft.	30, 355 sq. ft.
2 Bedroom Apartment	12	762 sq. ft.	
1 Bedroom Apartment	4	584 sq. ft.	

Total number of Units	33
Total Floor Area	30, 355 square feet
Units per Acre	22.66
F. S. R.	0.478
Heights:	22 feet - 2 storey townhouses 26 feet - 2 storey apartment buildings with cellars
Off-Street Parking	41 spaces (or 1 space per unit with 8 spaces for visitors)
Site Coverage	39%

Building Setbacks:	To Buildings	To Patio Screens	To Parking Areas
Euclid Avenue	13 feet	16 feet	3 feet
Melbourne Street	20 feet	8 feet	2 feet
Foster Avenue	20 feet	8 feet	6 feet
Tyne Street	7 feet	12 feet	2 feet

A children's play area is located in the centre of the development. The townhouses are provided with screened outdoor patios of approximately 240 square feet and the apartments are designed with outdoor space either on top of the parking structure or with a balcony.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, dated July, 1975, the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

Accordingly, on February 18, 1976, a public meeting was held in the Kingsway Motor Hotel to discuss the development of the site. The 25 local residents who attended the meeting expressed concern over the lack of park and playground facilities in the neighbourhood and also over proposed changes to Joyce Street and Boundary Roads as they affect traffic movement.

There was also concern expressed relating to the future use of the City-owned property located on the east side of Melbourne Street. It was felt that this represented an excellent site for the provision of park and playground facilities. The general consensus of the meeting was that there existed a community interest in providing housing on the site.

A second public information meeting was held on March 17, 1976, at the Kingsway Motor Hotel with approximately 18 local residents in attendance. Initially, there was considerable opposition on the part of some of the local residents

to the development of multiple housing on the site. By the end of the meeting there was general agreement among those in attendance that such a housing development might be an asset and improvement to their community, particularly if the development proposal provided for park and playground space available to local residents as well as residents of the proposed development.

BOARD OF PARKS & RECREATION

The staff of the Board of Parks and Recreation commented on the four family housing sites in a letter dated June 2, 1976. Their comments with respect to the Euclid and Tyne site are as follows:

> 'This area was formerly designated as a future park site, but has subsequently been abandoned for that purpose. The area does not have park and recreation opportunities in the immediate area but is located a reasonable distance from Central Park.
>
> The Park Board have previously committed acquisition funds to Lots 21 and 22 within the proposed housing site. It is assumed that the Park Board would be appropriately reimbursed should a housing development proceed.
>
> It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

> 'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.
>
> Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7, 1976 from the School Board on June 23rd, 1976 regarding the implications of the propseod development on the services offered by the School Board in the area. Their comments were summarized as follows:

'The development of this site could only be accommodated if

a) it occurs after September 1977

b) the additional pupils in the 1977/78 school year does not exceed 60

c) the phasing of this development with other possible housing developments in the area is co-ordinated with the Vancouver School Board.'

(Refer to Apendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 23, 1976, the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available. The developer should be required to take underground services from service poles on abutting streets or lanes.

(b) A sanitary trunk sewer under the jurisdiction of the Greater Vancouver Regional District is located in the 10 foot east-west lane. I understand the G.V.R.D. requires a 10 foot easement to contain this sewer.

(c) The location of the entrances for the two surface parking lots at Tyne and Stamford Streets should be located so as not to fall within the street intersection.

(d) There are some technical points concerning the provisions of parking ramps and aisles which can be resolved at the development permit stage.

The developer should contact this Department's Traffic Division to correct the above mentioned points.

(e) The easterly portion of Lot 1, (approximately 32 feet), is required for the street.

(f) We have no objection to the closure of the lanes in this block for consolidation with the abutting lands for a housing development.

(g) The closure of Foster Avenue between Melbourne Street and Aberdeen Street for a neighbourhood park has just been brought to our attention and there has not been time for proper evaluation by this Department. Due to the unusual street alignment in this area, the limited number of east-west steets available and the uncertainty of future demands on the streets in the vicinity of the proposed comprehensive development we feel a decision to close portions of Foster Avenue for use as a park without investigation would be unwise. Therefore I recommend that any further decision on the above mentioned neighbourhood park be deferred for a further report from the City Engineer.'

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed scheme of development on May 13, 1976.

'The third and last scheme - at Euclid and Tyne - was endorsed as far as the use was concerned, but was criticized for angling the units along Melbourne and Foster Streets as being inconsistent with the neighbourhood pattern. Along Tyne Street, where angled units would be appropriate, the units had been placed perpendicular to the street.

'RECOMMENDATION: Thatthe 3 rezonings be approved and that in the case of the Euclid and Tyne property, the architects be asked to reconsider the orientation of units with regard to the surrounding residences.'

ANALYSIS:

The Planning Department supports the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) One-Family form.

The Department believes that well designed townhouses and two-storey apartments can be far superior in design and efficiency to the subdivision housing typical to many parts of Vancouver, and that they can be suitable for family use.

The surface off-street parking areas need to be sensitively treated by providing landscaping and screening from the street and adjoining private residences. Access for service and emergency vehicles requires resolution, as well as the provision of garbage facilities.

The intention to utilize an underground parking area within the proposed development needs to be examined in terms of economics and established public preferences and perceptions of safety. It should be noted that the underground parking structure is only 3 feet below grade. This design feature represents an attempt to deal with the difficult soil conditions on the site. A preliminary inspection by a consulting engineer indicated a layer of peat over the site. A detailed soil analysis of the site is presently being undertaken.

The design prepared for the Euclid-Foster site by the consultant architect includes the provision of a public park on approximately .75 acres of City-owned property located between Melbourne and Aberdeen Streets. This park would provide an open space facility for the tenants of the housing development and also for local area residents.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will provide play space for children who have outgrown the toddler playground on the site and will eliminate the need for them to cross major arterials such as Boundary Road or Kingsway to reach the nearest park.

Accordingly, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District zoning. The Municipal Incentive Grant of $1,500/unit could be applied to the costs of park development.

The proposed development will generate a number of new children who will have to be accommodated in local schools. The School Board has stated that these children can be accommodated in the 1977-78 school year.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District, with the form of development restricted as follows:

USES: Two-storey Townhouses
Two-storey Apartment Buildings and Customarily Ancillary Uses (including off-street parking)

FLOOR SPACE RATIO: Not to exceed 0.60 and computed as set out in the (RS-1) One-Family Dwelling District Schedule.

HEIGHT: Not to exceed two storeys nor 35 feet as measured from the average building grade of Melbourne and Tyne Streets respectively as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 23 units per acre.

OFF-STREET PARKING: 1 space per unit plus 8 spaces for visitors shall be provided.

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development District By-law, and prior to the issuance of a development permit, the detailed scheme of development shall first be approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of usable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for utility easement purposes as required by the City Engineer and the Greater Vancouver Sewerage and Drainage District as shown in Appendix C, and consolidate the site into one parcel and register same in the Land Registry Office.

C. THAT City Council approve the proposed park development and direct the City Engineer to report on the closure of Foster Avenue which would be necessitated by the proposed park.

D. THAT City Council make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

MANAGER'S REPORT

July 6, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On April 30, 1976, the Director of planning submitted an application to amend the Zoning and Development By-Law No. 3575 whereby the above-noted property be rezoned from (M-2) Industrial District and (C-1) Commercial District to (CD-1) Comprehensive Development District pursuant to Council's resolution of April 27, 1976:

'THAT City Council instruct the Director of Planning to submit rezoning application(s) to Public Hearing for the purpose of utilizing the following City-owned sites for family rental housing"

(1) Boundary Road/Price Street/Tanner Street
(2) 2nd Avenue and Wallace
(3) Foster and Euclid
(4) Nanaimo and Vanness.'

SITE DESCRIPTION

The site is generally located on the east side of Nanaimo Street between the B.C. Hydro Railway right-of-way to the north and the lane north of East 26th Avenue to the south. The site is generally triangular in shape being 160.62 feet along Nanaimo Street and 578.5 feet along the right-of-way for a total site area of 81,541 square feet. (See Appendix A).

The site is zoned (M-2) Industrial District except for Lot 1 in the southwest corner of the site which is (C-1) Commercial District. At present, it is a vacant grassy area, without trees, sloping down slightly to the northwest.

The land surrounding the site is zoned (RS-1) One-Family Dwelling District and is developed with one family dwellings with the exception of two lots immediately south of the southwest corner of the site. These two lots are zoned (C-1) Commercial District and contain three stores: a grocery on the corner of Nanaimo Street and 26th Avenue, an upholstery shop, and an office of the Ex-Brits. Across the B.C. Hydro Railway right-of-way,

north of the site and on Nanaimo Street, is a parcel of vacant land which is owned by the City. The lane to south of the site is unpaved.

BACKGROUND

The portion of the site zoned (M-2) Industrial District is the former location of the Associated Foundry. In October, 1969, City Council agreed to purchase the Foundry site for the purpose of removing an industrial nuisance which was the cause of numerous complaints from residents of the surrounding area.

The Foundry ceased operation in March, 1971 and was demolished shortly thereafter. The site was to be used as an informal park for the neighbourhood until plans for public transit along the railway right-of-way were clarified.

On August 12, 1975, City Council approved the retention of Zoltan Kiss as consultant architect for the development of preliminary sketch plans for this site as recommended by the Standing Committee on Housing and Environment. At the same time the Planning Department reported that the site was suitable for family housing subject to the planning of the housing and the transit route concurrently.

PROPOSED DEVELOPMENT

The architects drawings, prepared for the Director of Housing on behalf of the Housing Corporation of the City of Vancouver, were submitted with the application and marked 'Received, City Planning Department, May 13, 1976' and were updated with additional drawings marked 'Received, City Planning Department, May 21, 1976'.

The renderings indicate a proposed development containing linear arrangements of 21 three-storey one and two bedroom apartments located generally along the perimeter of the site, and 26 two-storey, two-and-three-bedroom townhouses located primarily in the centre of the site for a total of 47 units.

An underground parking structure containing 47 spaces is provided with ingress and egress from Nanaimo Street. Also provided are 5 spaces of surface parking for visitors with ingress and egress from the lane, to the south.

CALCULATIONS

Site area: 81,591 sq. ft. (or 1.87 acres)

UNIT	NUMBER OF UNITS	GROSS UNIT SIZE	TOTAL FLOOR AREA
3 Bedroom Townhouse	16	1,078 sq. ft. (or 1618 sq. ft. including cellar)	26,558 sq. ft. (or 39,538 sq. ft. including cellars)
2 Bedroom Townhouse	10	931 sq. ft. (or 1365 sq. ft. including cellar)	
2 Bedroom Apartment	7	720 sq. ft.	11,760 sq. ft.
1 Bedroom Apartment	14	480 sq. ft.	

Total number of units: 47

Total floor area: 38,318 sq. ft. (or 51,298 sq. ft. including cellars)

Units per acre: 25.13

Floor Space Ratio: 0.470 (or .63 including cellars)

Heights: 20 feet - 2 storey townhouses with cellars
29 feet - 3 storey apartment buildings with cellars

Off-street Parking: 47 - underground parking spaces
5 - surface
(or 1 space per unit with 5 spaces for visitors)

Site coverage: 27%

Building Setbacks: 18 feet - B.C.E. Railway Right-of-Way
28 feet - Nanaimo Street
24 feet - Lane to south of site

Setbacks to private patios:

18 feet - B.C.E. Railway Right-of-Way
16 feet - Nanaimo Street
24 feet - Lane to south of site

The private outdoor areas for the townhouses range in size from 240 to 560 square feet. The apartments have external balconies. An outdoor play space for children is provided on the site.

PUBLIC MEETINGS

In a report to the Standing Committee on Housing and Development, July, 1975 the Director of Housing recommended that the Planning Department convene a public meeting to discuss the development of the site jointly with the local community and the consultant architect.

The first in a series of meetings was held at the Grandview Community Centre on August 21, 1975 with 56 residents attending. Mr. Jeroff explained the role of the housing corporation and the process for the development of the site. The residents expressed concern about the impact of increased densities on school and community facilities. Other concerns related to the number of other housing developments being considered in the immediate area, and to the income scale of the prospective tenants. The general consensus of the meeting was that local residents wanted single family dwellings, senior citizen's housing, or no development for the site.

At a second meeting held at the Grandview Community Centre on October 2, 1975 this housing site and two others then under consideration in the Cedar Cottage Area were discussed with 40-50 people present. The primary concern expressed at this meeting was that the tenants of the proposed developments would cause disturbances in the neighbourhood similar to those attributed to residents of the nearby Brant Villa Federal/Provincial Housing Project.

The third meeting, held at the Gladstone School on October 23, 1975, addressed itself specifically to the Nanaimo-Vanness site. Questions of tenant selection and public safety were central to the discussion at this meeting as well as the previous ones.

PETITION

A petition with 36 signatures was received on January 9, 1976 stating a preference for senior citizen's housing on this site.

GREATER VANCOUVER REGIONAL DISTRICT

The Staff of the G.V.R.D., in a letter dated June 2, 1976, stated that:

> 'Since it is unlikely that an LRT station would be located at Nanaimo, the LRT impacts that a housing site design should deal with are noise and visual impact.'

Their position on the use of the Foundry site for housing has not changed significantly from that stated in a letter to the C.M.H.C. dated November 15, 1975 which was written in response to an enquiry from the C.M.H.C. who were then investigating possible funding for housing on the subject site:

> 'The LRT line through Cedar Cottage is expected to be a two track facility that climbs from the Burlington Northern cut in a shallow subway underneath John Hendry Park to meet the B.C. Hydro right-of-way and proceed eastward on grade. The width of the right-of-way on grade to accommodate two tracks, gravel ballast, drainage and fencing will be roughly 30 feet. Station locations in the Cedar Cottage area have not been determined, however, a typical LRT station consists of a covered platform about 150 to 300 feet long with ticketing area and local transit and traffic access. LRT stations are usually located in commercial centres, rather than in residential areas.
>
> The major physical impacts of LRT are noise generation, loss of privacy (people peering out of the train window into your backyard or bedroom window), the barrier effect of a fenced right-of-way to pedestrian movement and the appearance of the transit facility itself. Careful design of the LRT facility can mitigate these impacts, and provide the opportunity for joint use of the right-of-way for parks, housing and community services, and other improvements.
>
> The characteristics of transit noise, however, are likely to create annoyances not found in common urban automobile traffic situations, due to the relatively stable and regular characterists of LRT and SRT noise events, especially in areas where the ambient noise levels are low. The C.M.H.C. Site Planning Handbook suggests a 90 foot separation from the right-of-way but the acceptability of this separation from the point of view of residents would vary depending upon whatever of the above-noted negative variables are present.'

BOARD OF PARKS AND RECREATION

The staff of the Board of Parks and Recreation commented to the Planning Department on the four family housing sites in a letter dated June 2, 1976. Their comments with regard to the Foundry site are as follows:

'This site has a number of existing parks in the general vicinity including John Hendry Park and Renfrew Park which both have Community Centres situated thereon. The major implications at this site would appear to be traffic oriented and it is assumed that appropriate comments will be provided by the City Engineering Department in this regard.

It is concluded that this site could provide an acceptable living environment. However, it is considered extremely important that at least some provision for open space opportunities, with appropriate facilities, be provided within the confines of the housing sites. This need applies particularly to younger children who should have play opportunities within the housing developments thus eliminating the need to cross heavy traffic streets in the area.'

In a letter dated June 30, 1976, the staff of the Board added the following comments:

'The proposed designation of areas adjacent to the housing sites at Boundary/Price/Tanner, Euclid and Foster, Nanaimo and Vanness, for open space purposes will provide worthwhile opportunities for localized play purposes. Significantly, in each case, the proposed open space areas would eliminate the need for children to cross major traffic routes.

Park Board staff conclude that the three small proposed open space areas would predominantly serve the residents of the proposed housing developments and would most appropriately be developed and maintained as integral parts of each housing scheme. This approach should realize the most efficient and economical maintenance programs as opposed to turning the sites over to the jurisdiction of the Park Board.'

SCHOOL BOARD

The Planning Department received a report dated June 7, 1976 from the School Board on June 23, 1976 dealing with the implications of the proposed development on the services the School Board provides in the area. Their conclusions are summarized as follows:

'The development of this site could only be accommodated if:

a) it occurs after September 1977.
b) the additional pupils in the 1977-78 school year do not exceed 60.
c) the schools are not expected to accommodate more than 60 additional pupils in any one school year. '

(Refer to Appendix B for the full text of the report of the School Board)

CITY ENGINEER

In a memorandum dated June 29, 1976 the City Engineer commented on this site as follows:

'(a) Electric, telephone and gas services are readily available at this site. The developer should be required to take underground services from service poles on abutting streets or lanes. Sewer connections will be provided from Nanaimo Street at the north side of the site.

(b) Vehicular ingress and egress appears satisfactory.

(c) The portion of these lots shown outlined red on the plan attached is required for lane. The lane widening is required to give access to garbage and fire vehicles. (See Appendix C)

(d) Paving of the lane will not be mandatory.

(e) The parking layout shown appears satisfactory, however the 5 parking spaces at the lane will have to be adjusted to allow for the 4 foot lane dedication.

(f) A subdivision plan will be required to consolidate the site and dedicate the required portions for lane.

(g) It should be noted that this site may be affected by the location of Light Rapid Transit on the B.C.E. Railway right-of-way. '

URBAN DESIGN PANEL

On May 13, 1976, the Urban Design Panel discussed three of the designs for the family housing sites including the one off the Foundry site by Zoltan Kiss, Architect:

> 'The second proposal - at the Foundry site - was also considered to be a competent design and also here the Panel endorses the intended use.
>
> RECOMMENDATION: That the 3 rezonings be approved.'

ANALYSIS

The Planning Department supports the intended use of this site for family housing. The Department also supports, wherever appropriate, new forms of housing where more units are accommodated then is possible with the typical RS-1 single family development form.

Although some of the buildings proposed for the site are three storeys, the architect has sited them in the lowest corner to utilize the slope to maintain a profile compatible with building heights permitted in an (RS-1) One Family Dwelling District. The northwest slope of the site is further utilized to allow the provision of views to the North Shore maintains from many of the units. Varied building setbacks, sloping roofs, and landscaping have been designed to relate the proposed development to the surrounding single family houses.

The unit sizes indicated in the proposed plans exceed in some instances the unit sizes recommended by C.M.H.C. for funding support. These differences are generally minimal in nature and should be brought into conformity when the detailed designs are submitted.

The design prepared by the consultant architect features a public park on a .17 acre parcel of City-owned land adjacent to the southeast corner of the site (see Appendix A). This park would provide an open space facility both for the future residents of the family housing development and for the people in the surrounding neighbourhood.

The park site has not been included in the application for rezoning to (CD-1) Comprehensive Development District. However, the proposed park is considered an important additional feature which will enhance the livability of the proposed development and adjacent areas. The location of the park adjacent to the housing site will provide play space for children who have outgrown the todder playground on the site and will eliminate the need for them to cross major arterials such as Nanaimo Street to reach the nearest park.

Consequently, the Planning Department recommends that City Council make arrangements for the Board of Parks and Recreation to take over the care and custody of the proposed park area and develop it for local park purposes. This can occur under the existing (RS-1) One-Family Dwelling District zoning. Furthermore, the Municipal Incentive Grant of $1,500/unit could be applied toward the costs of developing the park.

The proposed development will generate a number of children who will have to be accommodated in neighbouring schools. The School Board reported that the children from this development could be accommodated in September of 1977 providing the number did not exceed 60 students.

The building setbacks in the proposed plan of development are approximately 37 feet short of the setback of 90 feet specified in the C.M.H.C. site design Guidelines. Consequently, in order to qualify for C.M.H.C. funding and to provide a livable environment on the site, the plan of development would need to be redesigned with either a 90 foot setback from the proposed LRT track location or landscaping probably using berms to mitigate noise and privacy impacts at a setback under 90 feet.

RECOMMENDATION

The Director of Planning RECOMMENDS:

A. THAT the following recommendations of the Director of Planning be received by City Council and the application be referred to a Public Hearing following a report from the Vancouver City Planning Commission.

B. THAT the application be approved to rezone to (CD-1) Comprehensive Development District with the form of development restricted as follows:

USES: Two-storey townhouses
Three-storey apartment buildings and
Customarily Ancillary Uses including off-street parking.

FLOOR SPACE RATIO: Not to exceed 0.65 and computed as set out in the(RS-1)One Family Dwelling District.

HEIGHT: Not to exceed three storeys plus cellar or basement nor 35 feet as measured from the average building grade of Nanaimo Street as determined by the City Engineer.

UNITS PER ACRE: Not to exceed 26 units per acre.

OFF-STREET PARKING: 1 space per unit shall be provided underground and 5 spaces for visitors shall also be provided.

And subject to the following:

(i) The scheme of development be designed to accommodate C.M.H.C. design requirements along the B.C. Hydro right-of-way.

(ii) Following the enactment of the (CD-1) Comprehensive Development District By-law and prior to the issuance of a Development Permit the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with particular regard to the overall design and the provision and maintenance of useable open space, landscaping, vehicular ingress and egress, garbage collection facilities, and the provision of adequate setbacks and/or berms along the B.C. Hydro right-of-way.

(iii) The owner shall formally dedicate land for lane purposes as required by the City Engineer and as shown in Appendix C and consolidate the site into one parcel and register same in the land registry office.

(iv) The owner shall enter into any required bullkead and utility easement agreements as determined by the City Engineer.

C. THAT City Council approve the proposed park development and make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 489

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

June 24, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 24, 1976, at 1:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman M. Harcourt, Chairman Alderman A. Cowie Alderman H. Rankin
ABSENT:	Alderman H. Bird (Civic Business) Alderman Boyce (Leave of Absence)
CLERK:	J. Thomas

The Minutes of the meeting of June 3, 1976, were adopted.

INFORMATION:

1. Status Report on Government Assisted Housing in the City of Vancouver

The Housing Planner discussed with the Committee her report dated June 16, 1976, (on file in the City Clerk's Office) on the status of government assisted housing in the City, listing major changes during the past six months.

It was noted 168 units had been completed during the period January 1 to June 1, 1976; fifty-three being family units, 90 seniors, and 25 other. Under construction at present are 545 units; 121 family, 257 seniors, and 167 other. Another 1,671 units (300 family, 1,148 seniors, and 223 other) are at various stages in the planning/approval process. In addition, 599 units are under construction by the City in False Creek. Approximately 2,000 units are under development by the City, 83 in False Creek, 1,026 in Champlain Heights, and 869 sponsored by the Department of Housing.

The Chairman commented that a joint federal/provincial meeting on June 25, 1976, would decide the next funding program for senior citizens projects, and he was hopeful a number of Vancouver seniors projects currently held up by lack of funding would receive approval. It was noted 950 units are currently held up for this reason.

Mr. Bruce Eriksen, Downtown Eastside Residents Association, drew the Committee's attention to a recent newspaper article quoting the vice-president of the Grandview-Woodlands Area Council as describing eight new City public housing projects planned for the area as instant slums which will compound social problems. Mr. Eriksen advised he had discussed the matter with members of the Grandview-Woodlands Area Council who wanted it understood the comments expressed in the article were the vice-president's personal view and not authorized by the Area Council.

The Committee, during discussion, was critical of the statements made in the article and felt if the same projects were undertaken by private developers they would be completely acceptable. Any form of conspiracy against the erection of government assisted housing should be countered by emphasizing that the individual developments would be small scale, ranging from 12 to 35 units, accommodating ordinary working people who would be paying market rents and only a small number would be subsidized. Construction would be of high quality and probably superior to a comparable private development.

The Chairman advised he was meeting with the area planning committee to discuss the concerns of local residents and would inform the meeting of the committee's views.

RECOMMENDATIONS:

2. Housing Program for Seniors

At its meeting on March 23, 1976, Council instructed the Director of Planning and Director of Social Planning to report and recommend to the Committee on a method for establishing a "fair share" distribution program for senior citizens housing in the City. Before the Committee for consideration were two Manager's Reports (circulated):

a) a report dated June 18, 1976, containing the Director of Planning's report entitled 'Senior Citizens' Housing Targets to 1986';

b) a report dated May 27, 1976, in which the Director of Social Planning reported on shelter allowances for senior citizens.

The Committee also noted a memorandum of June 17, 1976, signed by both the Director of Social Planning and Director of Planning stating the two reports agreed the number of elderly presently in need of a comprehensive housing assistance program constituted approximately 20% of Vancouver's total elderly population, and that a large percentage of this group are already receiving financial assistance from government programs, and for physical or personal reasons have different housing requirements. The memorandum noted:

"A housing program combining the encouragement of continued senior citizens housing construction as detailed in the report from Planning and the implementation of a shelter allowance program as recommended in the Social Planning report, is an appropriate way to expand City programs to help satisfy the diverse needs of this group of senior citizens."

For the purpose of clarity the reports and recommendations of the Committee are dealt with separately as follows:

A. Senior Citizens' Housing Targets to 1986

The Director of Planning, in his report, outlined the fair share/fair opportunity policies, origins of the problem, calculation of fair opportunity targets, and explored the following issues and concerns: emerging provincial policy directions, new versus existing units; shelter allowances versus assisted housing; location of target units. Land acquisition funding was also discussed and comments from the Director of Finance were included in this section of the report.

During discussion reference was made to the Chairman's letter to the Deputy Minister of Housing dated June 23, 1976, (circulated) recommending certain senior citizens projects for the Provincial Government's priority funding program for 1976, and it was agreed the following projects be assigned high priority status for funding in 1976/77, and be added to Recommendation (5 c) of the report before the Committee: i. Collingwood United Church (J.W. Smith Foundation), 3200 School Avenue; ii. Cheshire Homes Society, Ash at Marine Drive; iii. G.V.R.D. Handicapped Housing Project, 2900 East 14th Avenue; iv. Calling Foundation, 3360 School Avenue.

The Chairman also reported he had discussed shelter allowances with the Deputy Minister and it was his understanding the Provincial Government would be giving consideration to a program based on a number of points contained in the report of the Director of Social Planning.

Cont'd . . .

Clause 2 Cont'd

After discussion the Committee approved the report and recommendations as amended, and it was

RECOMMENDED THAT

1. The City of Vancouver seek to facilitate the construction and/or acquisition of publicly assisted housing units for at least twenty per cent of the elderly population of the City. This twenty per cent is seen to include persons over the age of 65 who are residents of the City and who have such limited means as to be eligible for full Guaranteed Income Supplement and for housing as supplied through provisions of the National Housing Act and Provincial funding for the elderly.

2. The City discharge this responsibility by:

   a) Assisting public housing agencies and non profit housing societies to identify sites, apply for funding from senior levels of government and processing permits for new development.

   b) Requesting senior levels of government to continue to fund accommodation for the elderly in the City of Vancouver. Specifically funding is required to provide at least 5,300 additional self contained and an additional 300 care units by 1986.

   c) i. Requesting senior levels of government identify programs to assist the City, and housing agencies operating in the City, to acquire and assemble properties for the purpose of developing senior citizen's housing. This assistance should take the form of either requesting from senior levels of government a land assembly fund in the amount of $28,500,000(in 1976 dollars) and/or requesting senior levels of government to acquire and lease sites for senior citizen's projects and/or encouraging private investors to participate in the Assisted Rental Program with the specific intent of providing accommodation designed to meet the needs of the elderly. It is recommended that these options be further discussed with senior governments to develop a plan of action. Where monies are provided to non profit housing societies the funds should be used as interim financing prior to funding through Public Housing and Non Profit sections of the National Housing Act.

   ii. Requesting CMHC and The Provincial Department of Housing review current funding maximums to insure that maximums reflect the costs of land acquisition and construction in the City. This review should be ongoing.

   iii. Should loan maximums not be increased the City should request Senior levels of government provide an additional program to include a grant of one third of the land cost to be made available to sponsors of senior citizen non profit housing in the City.

   The Director of Finance's concern raised on page 4 is reemphasized: It is impractical for the City to conduct land assembly operations for senior citizen's housing "until some level of government agrees to provide up to approximately $7 million in subsidies on the land element".

   d) Encouraging charitable and service organizations (ie Church groups) owning land in the City to consider developing properties for senior citizens accommodation.

   e) Encouraging private developers to incorporate accommodation for the elderly above retail and office uses. It is recommended that senior levels of government be encouraged to fund the residential component of such mixed use developments.

3. Accommodation provided through the above actions should:

   a. Be of adequate variety and provide such services as to allow the elderly resident to maintain personal independence for as long as possible.

   b. Vary between 60 self contained (recommended economically feasible minimum) and 200 self contained units (recommended social maximum) per project. Where possible several levels of care should be incorporated in a project. Where care beds are included the recommended number of beds should be at least 100 care beds to accommodate critical

Clause 2 Cont'd

economic thresholds for staffing. Recreational facilities should be contained within the project or located nearby the complex. As a minimum, recreational facilities should be included in all developments of 200 or more care and/or self contained units. These numbers should be viewed as guidelines to be reviewed in relation to specific proposals.

c. Reflect preferences by the elderly for assisted housing to be located in areas of the city in which they are presently residing and/or near concentrations of the middle aged "children" of the elderly (present 35-64 age group). Units should be located adjacent to transit, shopping, health and community services and be on sites with minimal slope

d. Include both new construction and acquisition of existing accommodation options. Acquisition programs should be pursued in areas where economically feasible and where new construction might detrimentally affect the present social, economic or physical character of the local area.

4. Priorities for the location of additional senior citizen's accommodation, as noted in Appendix 1, be accepted as a statement, in principle, of a future intent to locate and develop sites which reflect the anticipated need for assisted accommodation and the locational preferences of the elderly population.

5. The following actions should be taken to operationalize the above recommendations:

a. Recommendations with respect to housing requirements be forwarded to the Provincial Department of Housing and to C.M.H.C. for consideration and subsequent commitment to action.

b. Recommendations with respect to care units be forwarded to the Community Care and Licensing Board, B.C. Department of Health, for consideration and subsequent commitment to action.

c. That the following projects currently in planning stages be assigned a high priority for funding in 1976-1977:

West End:	Netherlands Bnai B'rith	126 units
Strathcona:	Shon Yee	129 "
	Villa Cathay	74 "
	China Town Lions	70 "
	Dunlevy & Alexander	173 "
South:	Langara	100 "
Mt. Pleasant	Anavets	61 "
Grandview	East End Lions	110 "
Killarney/ Fraserview	Collingwood United Church (J.W.Smith Foundation)	——
Killarney/ Fraserview	Calling Foundation	134 "
Handicapped housing:		
	Cheshire Homes Society	36 "
	GVRD 2900 East 14th Avenue	50 "

d. That the Director of Planning report to Council on the suitability of sites at 5th and Renfrew, Stainsbury & Hull, and Victoria and Porter for senior citizen's housing. Should these sites be suitable it is recommended that they be added to the list of sites assigned a high priority for 1977 funding.

e. Due to the time and costs which will be involved in obtaining and using site acquisition funds (item 2c) it is recommended that senior citizen's projects presently scheduled for Champlain Heights be advanced for funding by senior levels of government as a portion of the City's 1976-78 target.

Cont'd . . .

Clause 2 Cont'd

f. Where possible additional units should be developed first in areas with highest priorities based upon need, requests by seniors for accommodation, and existing investment in health and community services.

Priority 1	Central Area (Downtown, West End, Downtown East Side)
Priority 2	Mt. Pleasant - Riley Park - Cedar Cottage Fairview - South Cambie Kitsilano - West Side
Priority 3	Marpole Grandview - Hastings
Priority 4	Killarney - Fraserview-Sunset

B. Shelter Allowances for Senior Citizens

Consideration was given to the Manager's Report dated May 27, 1976, in which the Director of Social Planning, reporting on an alternate solution to the existing senior citizen housing dilemma, suggested a shelter allowance program would benefit more elderly persons per dollar than a program relying solely on housing construction.

Following discussion it was agreed the following be added as item (f) of Recommendation (1) contained in the report:

f. housing must meet existing City standards.

After discussion the Committee approved the report and recommendations of the Director of Social Planning as amended, and it was

RECOMMENDED

1. THAT serious consideration be given to the implementation of a shelter allowance program as a viable alternative or supplement to the City's present housing construction policy based on:

a. The limited amount of housing construction funds available and the provincial housing department's decision to supplement federal assistance programs rather than housing construction;

b. the limited quantity and high cost of suitable vacant land in Vancouver;

c. the delays and frustration caused by neighbourhood resident resistance to multiple dwelling facilities;

d. the inability of the construction process alone to satisfy, in a timely manner, the housing needs of the elderly population;

e. the greater cost/benefit return realized from a shelter allowance program in comparison to a housing construction program.

f. housing must meet existing City standards.

2. THAT representatives of B.C. Department of Housing, B.C. Department of Human Resources, Central Mortgage and Housing Corporation, Department of National Health and Welfare meet in the near future with the members of the Housing Committee of City Council to discuss the issue of shelter allowances and formulate a plan of action; the meeting to be arranged by the Chairman of the Committee and the Director of Social Planning.

3. Disposition of City-owned Lot in 600 Block East 6th Avenue, Lot C, Block 27, D.L. 200A - Coast Foundation Society

On April 29, 1976, the Committee instructed the Supervisor of Property and Insurance to meet with representatives of Coast Foundation Society for discussions on financing procedures which would enable the Society to acquire the above City-owned lot.

In a Manager's Report dated June 14, 1976, (circulated) the Supervisor of Property and Insurance reported following negotiations, Coast Foundation Society was prepared to purchase the lot for $45,000. The Society is active in the field of mental health and has options to purchase the abutting, privately owned lots and proposes to develop the site with housing for former mental patients.

It was

RECOMMENDED,

THAT the City sell Lot C, Block 27, D.L. 200A to Coast Foundation Society for the sum of $45,000 subject to the following conditions:

a) obtaining a development permit;

b) entering into agreement providing an option to the City to repurchase at originally agreed price, if development does not commence within two years of the date of sale; the date of sale being July 31, 1976.

4. Anavets Senior Citizens' Housing Project: 900 Block East 8th Avenue

Mr. T.E. Fontaine, Secretary, Army, Navy & Air Force Veterans in Canada, addressed the Committee concerning his letter to the Chairman dated June 15, 1976, (circulated) in which he referred to the possibility that City rezoning changes might adversely affect a proposed Anavet senior citizens' housing project in the 900 Block East 8th Avenue. Plans for a six-storey structure received funding approval from the Provincial Government. However, the organization was concerned because their architects had reported the City was contemplating a change in zoning from RM-3 to RM-3A which would restrict the allowable height of a building to between 35-40 feet. The organization sought the Committee's advice as to whether they should submit their present plans or adjust the design to meet the RM-3A requirements.

The Director of Planning advised the group should continue discussions with his department. The project site was sloping and the plan called for six storeys on the high side and eight storeys on the low side. While he did not feel it was detrimental to the neighbourhood, Mr. Spaxman was concerned the project should meet the approval of local residents in view of the recent strong public protest regarding a development proposed for the 500 Block East 5th Avenue. With this approval, and the consent of the Urban Design Panel, the project should go forward for processing within a few weeks.

It was

RECOMMENDED,

THAT the Director of Planning submit a status report on the Anavets senior citizens' housing project to the July 29, 1976, meeting of the Committee.

5A. Standards of Maintenance By-law
630 Alexander
1168 East Hastings

On May 4, 1976, after hearing delegations from Vancouver Tenants Association, requesting certain changes in the Standards of Maintenance By-law, Council instructed the submission be received and referred to the Committee and that the Directors of Legal Services and Permits and Licenses report at that time with respect to the organization's brief (on file in the City Clerk's Office). Also referred for report and the Committee's consideration was a letter from Downtown Eastside Residents Association concerning 630 Alexander Street and 1168 East Hastings Street (on file in the City Clerk's Office).

The Committee had for consideration a Manager's Report dated June 4, 1976, in which the Director of Permits and Licenses and Director of Legal Services reported as follows:

"630 Alexander Street

Inspections show that there are 6 items that require correction under the Standards of Maintenance By-law in this building. A 30-day notice has been issued ordering the necessary improvements.

1168 East Hastings Street

Inspections of this building show a total of 14 infractions of the Standards of Maintenance By-law. A 30-day notice has been issued ordering the necessary improvements. We understand that this building has recently gone into receivership and that repairs could be delayed because of this situation.

Submitted Brief:

Item No. 1

The brief requests that the Standards of Maintenance By-law be strictly enforced. When City Council adopted the Standards of Maintenance By-law in October 1975, an enforcement policy based on complaint only was included. This policy has been adhered to. However, all Generalist Inspectors are instructed to enforce the By-law on exterior infractions of the By-law as they patrol their districts. The following statistics show the work carried out to date:

Number of complaints received	-	341
Total number of calls done (respecting the Standards of Maintenance By-law)	-	924
Number of orders issued	-	728
Number of orders complied with	-	607
Percentage of compliance	-	83.3%

Item No. 2

The brief suggests the repeal of sections 6.2 to 6.7. These sections make it an offence to violate the By-law and provide for the imposition of a fine. In other words, these are the prosecution sections.

We can see no reason for deleting these as we believe Council should have the option of prosecuting if it so desires; going in to do the work is totally separate. Furthermore, these sections will be needed should Council wish to pursue the course of obtaining a civil injunction. We could not therefore recommend their deletion. The substitution as proposed is simply an amplification in detail as to how the notice should be written up, served, etc. We would personally prefer to see this left to be dealt with in each individual case rather than being

Cont'd . . .

Clause 5A Cont'd

particularized in the By-law. Furthermore, there is a suggestion that Council should be obligated to pass a resolution after the Inspector makes an order and should be obliged to go in and do the work. We do not think it is right that an Inspector's order could put Council in such a position. We believe it is better that the discretion be left with Council, which is the way the By-law is at present.

Item No. 3

This suggests that, where there is a mixture of occupation of residential and commercial, failure to comply with the residential standards would result in suspension of the commercial license. In nearly all cases, the residential portion of the premises is leased entirely separately and to a separate individual and has absolutely no relationship (legal or otherwise) to the lessee and operator of the commercial premises underneath. We do not think, therefore, at law, there would be adequate authority to suspend the commercial license. Obviously if the holder of the commercial license is also the holder of the license for the rooming house upstairs, then it would be in order to suspend both licenses.

Item No.4

The brief requests that copies of the By-law be posted in all rented dwellings in Vancouver. Copies of the By-law are available in the Department of Permits and Licenses to anyone who requests them. It is not practical to distribute copies of the By-law to landlords for posting in their premises, first because of the very large number of premises involved, and secondly, experience indicates that such posting is of little real value and results in the copies being destroyed or removed within days. It should be noted that no other By-law in Vancouver is posted in this fashion with any degree of success."

The Director of Permits and Licenses reviewed the report with the Committee and advised the owner of 630 Alexander Street had complied with the thirty-day notice respecting necessary improvements; however, his department had not been successful in contacting the owners of 1168 East Hastings Street.

Mr. Bruce Eriksen spoke to the Vancouver Tenants Association's brief and submitted in respect of 1168 East Hastings the City should use its enforcement powers to compel the owners to carry out improvements. He reiterated the four organizations forming the Association felt sections 6.2 to 6.7 of the enforcement and penalty section of the Standards of Maintenance By-law should be rewritten.

Following discussion it was

RECOMMENDED,

A. THAT 1168 East Hastings Street be posted with a sixty-day notice requiring the owners to bring the premises up to standard under the provisions of the Standards of Maintenance By-law and in the event of non-compliance, enforcement proceedings be instituted forthwith.

B. THAT the Manager's Report dated June 4, 1976, be received for information.

5B. Ohio Rooms, 245 Powell Street - Lodging House By-law

During discussions on downtown eastside properties Mr. Bruce Eriksen, Downtown Eastside Residents Association, requested the Committee consider instituting enforcement proceedings against the owners of the Ohio Rooms, 245 Powell Street, which he had visited together with the Chairman and the Federal Minister of State for Urban Affairs, during a recent tour of premises in the area. Mr. Eriksen alleged the building was in a dirty condition and cockroach-ridden, and was a disgrace to the City.

Following discussion, it was

RECOMMENDED,

THAT the Medical Health Officer be instructed to carry out an inspection of the Ohio Rooms, 245 Powell Street and report back to the Committee.

6. Standards of Maintenance By-law - 1799 Cedar Crescent

Mr. Bruce Eriksen and Mr. Len Vierheilig addressed the Committee in connection with a complaint from Downtown Eastside Residents Association concerning lack of heat and adequate hot water in a basement suite at the above address formerly occupied by Mr. Vierheilig at a rent of $275 per month.

The Director of Permits and Licenses advised the premises had been visited by his staff on approximately ten occasions. It had not been possible to gain complete access to the premises and the owner did not respond to messages left by officials. Hallways and one housekeeping unit had been inspected and found to be in reasonable condition. A letter had been sent to the owner demanding access to the premises or charges will be laid.

It was

RECOMMENDED,

THAT the Director of Permits and Licenses be instructed to carry out the necessary enforcement procedures in respect of 1799 Cedar Crescent and report back to the Committee on July 29, 1976.

7. Wicklow Hotel, 1516 Powell Street - Lodging House By-law

The Director of Environmental Health in an oral report to the Committee made reference to legal proceedings involving ownership of the Wicklow Hotel which had delayed enforcement under the Lodging House By-law. The lawyers of the present operator had indicated they were not prepared to carry out the necessary improvements and in view of the condition of the premises, closure was recommended. Approximately sixty tenants were residing in the building.

Following discussion, it was

RECOMMENDED,

THAT a closure order be instituted against the Wicklow Hotel, 1516 Powell Street under the provisions of the Lodging House By-law;

FURTHER THAT appropriate City staff, in conjunction with Downtown Resources Board, be instructed to assist and advise present tenants of the premises on matters pertaining to relocation and rent.

FOR COUNCIL ACTION SEE PAGE(S) 494

The meeting adjourned at approximately 2:55 p.m.

* * * *

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 24, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 24, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Kennedy Alderman Marzari
ABSENT:	Alderman Bowers Alderman Sweeney
COMMITTEE CLERK:	G. Barden

INFORMATION

1. West Point Grey Community Association - Branch Library

On November 20, 1975 the Finance Committee heard a presentation by the West Point Grey Community Association for a branch library to be so located to serve both West Point Grey and the University Endowment Lands. The Finance Committee decided that the Association should apply to the Provincial Government for partial funding since the library was intended to serve in part the University Endowment Lands.

Ms. Dorothy Gillis, President, West Point Grey Community Association, reported that the Association made application to the Provincial Government without much success. The Provincial Government advised that a new building would be eligible for grant consideration under the terms of the Community Recreational Facilities Fund Act for one-third of the capital construction costs. Ms. Gillis noted that the City Council has approved a plebiscite being put to the voters in November for a Five-Year Plan, and requested that funds be included for a branch library or for furnishing and equipping a library in rental accommodation. Ms. Gillis stated that there are facilities available on 10th Avenue that could be used for a library.

Mr. Peter Kitchen, Vancouver Public Library Board, stated that the University Endowment Lands library situation is in a state of flux, however the Vancouver Public Library Board will be meeting with the University Endowment Lands group and the West Point Grey Community Association on October 1, 1976 to determine library requirements in the West Point Grey area and financing.

The Committee felt that funds might be put in a Five-Year Plan or in a future supplementary budget in 1977 or 1978 to furnish and equip a library in rental accommodation, and following further discussion it was

RESOLVED

THAT the Vancouver Public Library Board meet with other interested groups and report back to the Committee on a proposal for a branch library including specifics such as costs and site.

Cont'd . . .

RECOMMENDATION

2. Orpheum Theatre Restoration

A. Consultant's Fees

The Committee had for consideration a Manager's report dated June 11, 1976 (copy circulated) wherein the Director of Permits and Licenses reported on consultant's fees for acoustical engineering services in connection with the restoration of the Orpheum Theatre.

The Permits and Licenses Department reported that Bolt, Beranek and Newman, Consultants for the acoustical engineering services, have informed the City of an expected overrun of $16,800 in their fee. The City Architect, in negotiations with the Consultants regarding degree of consultation required, has determined that a maximum of $10,000 is necessary to complete the work. It was reported that Bolt, Beranek and Newman are highly specialized in their field and no local consultants have the expertise to complete the acoustics to the calibre attained so far. The City officials advised that the continued employment of Bolt, Beranek and Newman is necessary to ensure the success of the project. Following further discussion it was

RECOMMENDED

THAT an extension of $10,000 to Bolt, Beranek and Newman's contract be approved, to be provided from the sale of surplus furniture and equipment removed from the Orpheum Theatre.

B. Review of Start-Up Costs and Restoration Budget

The Committee had for consideration a Manager's report dated June 18, 1976 (copy circulated) wherein the Director of Permits and Licenses reported on 'Start-Up Costs and Budget' for the Orpheum Theatre restoration.

The following is a general summary of start-up costs required for the opening of the Orpheum Theatre as submitted by the Theatre Manager and reviewed by the City Architect:

"a) Office Furniture (3 offices)	$ 2,500
b) Lobby Furniture & Equipment	10,900
c) Janitorial Supplies	3,050
d) Janitorial Equipment	1,650
e) Stage Equipment and Furniture	44,500
f) Two Pianos	23,300
g) Publicity & costs related to opening program	5,000
	$90,900".

In addition it was reported that the projected budget for the restoration work is approximately $100,000 over the approved funds (not including start-up costs). This is due mainly to costs additional to those anticipated in the original scope of the work as follows:

"Bracing of brick facing to east wall	$ 40,000
New sewer connections	12,000
Additional sprinkler systems	12,000
Seismic bracing (earthquake)	10,000
Sales tax (extra 2%)	20,000
Equipment repair	10,000
	$104,000".

Cont'd . . .

Clause #2 continued:

Even though there is a projected overrun, the Orpheum Building Committee does not wish to request additional funds of Council at this time. A reasonably firm project cost will not be known for approximately two months, and the funding requirement may change. It may still be possible to absorb a large proportion of the additional costs by diligent management of the budget. This situation places the Orpheum Building Committee in a difficult position, since it does not wish to unduly lower the standard of work, yet the further the project progresses, the more difficult it will be to make savings. Council should be aware, therefore, that some additional funds may be required otherwise certain parts of the work may be left uncompleted.

Following discussion it was

RECOMMENDED

A. THAT funds for items 'a' to 'g' inclusive be approved as described above in the amount of $90,900 for costs essential to the opening of the Orpheum Theatre.

B. THAT $8,050 be provided from Contingency Reserve.

C. THAT $82,850 be provided from Supplementary Capital, to be financed initially by temporary borrowing from revenue surplus to be reimbursed from funding raised through public or private subscription and/or donations.

- -

Due to time restrictions the following two items were deferred to the next meeting of the Committee:

3. Brief re Railway Passenger Service
4. Policy on Matter of Renewal of Grant Applications.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 494

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 24, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 24, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Volrich

ABSENT: Alderman Boyce
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of June 15, 1976, were adopted.

RECOMMENDATION

1. Liquor Permit Application - 170 Water Street

The Committee had before it for consideration a Manager's report dated June 14, 1976, submitted by the Manager for the consideration of the Committee in which the Director of Planning reported as follows on Development Permit Application #74157:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated on the corner of Water and Cambie Streets in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 590 sq. ft. and a maximum seating capacity of 55 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

A representative of the Director of Planning appeared before the Committee and briefly explained the report pointing out the proposed cocktail lounge is within an established restaurant and following consideration, it was

RECOMMENDED

THAT Council approve of the establishment of a cocktail lounge in a portion of the main floor of the existing building at 170 Water Street.

Cont'd...

RECOMMENDATION

2. Liquor Permit Application - 1781 Beach Avenue

The Committee had before it for consideration a Manager's report dated June 15, 1976, which was submitted by the Manager for the consideration of the Committee and in which the Director of Planning reported as follows on Development Permit Application #74081:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a lounge, ancillary to the existing restaurant.

This development is situated on the east side of Beach Avenue between Burnaby and Davie Streets in the West End District.

The proposed lounge will provide an assembly area of approximately 500 sq. ft. and a maximum seating capacity of 45 persons. The restaurant would have an area of 5160 sq. ft. and a seating capacity of 150 persons.

The applicant has stated that the lounge will be used ancillary to the restaurant.

No additional off-street parking spaces are being provided for the lounge. It has been the policy not to require additional parking spaces where a lounge is used ancillary to a restaurant and does not exceed 10% of the restaurant area.

The Director of Planning has approved this development permit application, subject to the condition that prior to the issuance of the development permit:

(a) a written undertaking is to be first submitted by the owners of the building, clearly indicating to the satisfaction of the Director of Planning that the proposed lounge will be used only ancillary to the existing restaurant

(b) this request is to be first referred to the City Council Committee on new liquor outlets for consideration and necessary action.

It should be noted that the lounge is located in the building somewhat separate from the restaurant. The lounge would be located on the main floor beside the restaurant kitchen facilities. The seating area for the restaurant is located on the second floor. Access to the lounge and restaurant is provided through a common foyer. '

A representative of the Planning Department as well as the applicant Mr. William Dunn, appeared before the Committee on this matter and during discussion it was noted the building in question is a former Chinese food and fish and chip establishment at the southeast corner of Denman Street and Beach Avenue overlooking English Bay.

The Committee noted that the proposed cocktail lounge is to be located on the ground floor with the restaurant located upstairs and questioned how the lounge can be operated as ancillary to the restaurant and not operated independently.

The applicant explained the establishment is primarily a restaurant operation and that under Liquor Administration Branch regulations a waiting area lounge is required. He stated further that the management will ensure that the lounge patrons will be only those persons who intend to remain for dinner upstairs.

Cont'd...

Clause No. 2 Continued:

A total of 12 parking spaces are being provided and it was noted that if the lounge were not ancillary to the restaurant (i.e. operated as a separate establishment) a total of 26 car parking spaces would be required.

Following consideration, it was

RECOMMENDED

THAT Council approve of the establishment of a licensed lounge on the main floor of the existing building at 1781 Beach Avenue.

INFORMATION

3. Proliferation of Liquor Outlets

A Member of the Committee pointed out that almost every week the Community Services Committee is faced with applications for a new cabaret or lounge, usually in the downtown area, and wondered whether the City was not reaching the saturation point on the number of licensed premises.

A statement was made that there may be too many such establishments and that possibly the City should consider a moratorium on licensed premises in the downtown area.

Following discussion, it was

RESOLVED

THAT the Community Services Committee request the Liquor Administration Branch to provide a map and a list showing all types of licensed premises and their location and seating capacity in the downtown area, and that this information, once received, be discussed with representatives of the Liquor Administration Branch.

RECOMMENDATION

4. Civic Grant Request - Strathcona Summer Enrichment Program

The Committee had before it for consideration a Manager's report dated June 4, 1976, (copies circulated) in which the Director of Social Planning recommended approval of a grant of $9,000 to provide salaries for 8 student program staff for the Strathcona Summer Enrichment Program and that the matter of continued funding and future auspices of this program be referred to the joint School Board, Parks Board, City Council Committee.

A representative of the Social Planning Department and representatives of the Strathcona Community Centre appeared before the Committee on this matter and following a brief discussion, it was

RECOMMENDED

(a) THAT Council approve a grant of $9,000 to provide salaries for 8 student program staff for the Strathcona Summer Enrichment Program 1976;

(b) THAT Council refer the matter of continued funding and future auspices of the Strathcona Community Centre Summer Enrichment Program to the joint School Board, Parks Board, City Council Committee.

Cont'd...

INFORMATION

5. Civic Grants - Status Report

The Committee had before it for consideration a Manager's report dated June 3, 1976, (copies circulated) in which the Director of Social Planning reported on a list of 24 agencies which have received civic social services grants for three years or more.

A representative of the Social Planning Department appeared before the Committee and explained that the Director of Social Planning will report back to the Committee in the fall on the results of discussions to be held with these agencies to discuss their future funding.

Following consideration, it was

RESOLVED that the Manager's report dated June 3, 1976 on Civic Grants be received.

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 494-5

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich.

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Cowie
THAT the Minutes of the Regular Council Meeting of July 13, 1976 (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS RE THE FIVE-YEAR PLAN

It was noted that a number of delegations were requesting to speak this day with respect to the Five-Year Plan which is the subject of a report from the Standing Committee on Finance and Administration. It was agreed by Council that the delegations would be heard at 2:15 p.m. and the City Clerk was requested to notify those concerned.

UNFINISHED BUSINESS

1. Accreditation, Constitution and By-laws of the Proposed Employers' Organization.

Council, on July 13, 1976, deferred consideration of a Manager's Report dated June 30, 1976, regarding Accreditation, Constitution and By-laws of the Proposed Employers' Organization, to permit a delegation from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees. A further letter has been received from C.U.P.E. requesting a deferment until the Council Meeting of August 10, 1976, as Mr. Aubrey Burton, who is preparing the presentation is unable to be present this day.

The Council agreed to this further deferment.

2. Damage by Racoons to Residential Property.

Council, on June 15, 1976 passed the following motion:

"THAT the S.P.C.A. be requested to report to Council on how the Association might deal with the problem of racoons, the report to include budgetary requirements as considered necessary."

Subsequently, the Regional Branch of the S.P.C.A. has advised that there is a jurisdictional problem between the Organization and the Fish and Wildlife Branch of the Department of Recreation and Conservation. Letters in this regard were noted by Council.

MOVED by Ald. Bowers

THAT the Council recommend to the Minister of Recreation and Conservation that the Fish and Wildlife Branch of that Department be urged to exercise its responsibility for all wildlife nuisances in the City, with the suggestion that arrangements be worked out in co-operation with the Vancouver Regional Branch of the Society for the Prevention of Cruelty to Animals, to find a solution to the continuing problem.

- CARRIED UNANIMOUSLY

3. Copywriting Vancouver's Setting.

This item was deferred, pending a slide presentation this afternoon.

UNFINISHED BUSINESS (Cont'd)

4. "Locked-in" Lots at 1455 and 1491 East Broadway.

Council, on July 13, 1976, deferred consideration of the Manager's report dated June 25, 1976, on the matter of "Locked-in" Lots at 1455 and 1491 East Broadway, to permit the property owners, developers and the Planning Department to enter into further negotiations. A representative of the Planning Department advised that he had met with the parties concerned and suggested the following two alternatives to them:

(1) Subdivide a portion of the site proposed for the new apartment to increase the size of Mr. Bruno's property to 6000 sq. ft. minimum which would then allow him to develop this site with an apartment at a future date.

(2) Exchange the easterly-most house in the proposed apartment site with Mr. Bruno's house which would then create a 66' wide lot at the easterly end of the block which could in the future be developed as an apartment. This would get rid of the locked-in lot problem for both Mr. Bruno and Mr. and Mrs. Dobrowolski.

After further discussions, the Planning Department was advised that agreement does not appear possible.

MOVED by Ald. Cowie
THAT no further action be taken with respect to the "locked-in" lots at 1455 and 1491 East Broadway and, therefore, the proposed development proceed in the normal manner.

- CARRIED

(Ald. Bowers, Boyce and Kennedy opposed)

COMMUNICATIONS OR PETITIONS

1. Pee Wee National Lacrosse Tournament. Request for Grant and Souvenirs.

The Vancouver Burrard Lacrosse Club (Minor), in a letter dated July 14, 1976, requested a grant of $500 to assist the team in travelling to St. Catherines, Ontario, to participate in a National Tournament. The Club also requested approximately 120 souvenirs for exchange purposes.

MOVED by Ald. Bird
THAT a grant of $500 to the Vancouver Burrard Lacrosse Club (Minor) be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt
THAT no action be taken with respect to the grant request but the Mayor's office arrange to supply approximately 120 lapel pins.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Condition of Lane West of Lincoln between 43rd & 45th Aves.

MOVED by Ald. Harcourt
THAT the request by a number of petitioners to appear before Council concerning the lane west of Lincoln between 43rd and 45th Avenues, be granted, when the City Engineer submits a report on the matter.

- CARRIED UNANIMOUSLY

3. Request that City host a Dinner at the 1976 Annual Conference.

A letter, dated July 9, from the Canadian Association for Young Children was noted, requesting that the City host a dinner on November 4, 1976, in regard to a Symposium being held during the organization's Annual Conference.

Council, on May 13, 1976, took no action on an earlier request from the organization that the City host a luncheon at an estimated cost of $10,400.

MOVED by Ald. Marzari
THAT the City host a dinner for the Canadian Association of Young Children at a cost not exceeding $300.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt
THAT no action be taken with respect to the Canadian Association for Young Children's request.

- CARRIED

(Ald. Marzari opposed)

4. Kitsilano Tidal Pool Replacement - Choice of Architect.

Council noted a letter from the Park Board, under date of July 12, 1976, requesting that Council instruct the Director of Legal Services to prepare an architect's agreement between Ronald Howard, Architect, and the City of Vancouver, on behalf of the Vancouver Board of Parks and Recreation, with respect to the design of the Kitsilano Pool Replacement.

MOVED by Ald. Harcourt
THAT the Park Board and the Medical Health Officer, be requested to appear before Council on the matter of the Kitsilano Pool and, in particular, to discuss with Council the question of alternative proposals to replacing the pool.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Downtown Traffic Control System.

The Council noted a letter dated July 19, 1976, from Hazlewood & Company, who are solicitors for a firm of transportation consultants. It was stated in the letter that the firm has devised a plan to solve the City's rush-hour traffic problem, a system guaranteed to cut down commuter traffic by 50%, make Hydro buses less unprofitable and eliminate the need for a proposed ferry crossing between the North Shore and Downtown. The writer indicated that it would cost the City no more than two million dollars to implement.

It was requested of Council that a delegation appear at a future 'In Camera' meeting to further discuss the proposal.

MOVED by Ald. Kennedy
THAT the delegation request be granted, but at an Open Council Meeting.

- (amended)

MOVED by Ald. Harcourt (in amendment)
THAT the following words be added to the motion by Alderman Kennedy "after meeting and discussing the scheme with the City Engineer".

- CARRIED
(Ald. Cowie, Kennedy, Sweeney and Volrich opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and CARRIED.

"THAT the delegation request be granted, but at an Open Council Meeting, after meeting and discussing the scheme with the City Engineer"

(Ald. Bowers and Cowie opposed)

6. Citizens Coalition on Transportation

Under date of July 16, 1976, the Citizens Coalition on Transportation submitted a letter requesting an opportunity to appear before Council to discuss its concerns about the lack of comprehensive planning for transportation in the Lower Mainland.

MOVED by Ald. Volrich
THAT the delegation request be granted but that copies of the organization's brief be made available to the City Engineer well in advance of the presentation.

- CARRIED UNANIMOUSLY

7. Development of Hastings Street East Collective Parking Lot.

The Council noted a letter from Mr. Joseph Funaro of Joseph Funaro Holdings Ltd., objecting to a decision of Council on July 13, 1976, not to approve his re-zoning application, for reasons stated in the Manager's Report of July 9, 1976. Mr. Funaro requested that Council reconsider its decision and refer the matter to a Public Hearing.

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Development of Hastings East
Collective Parking Lot. (Cont'd)

MOVED by Ald. Volrich
THAT Mr. Funaro meet with the Director of Planning on this matter, with the understanding that there will be substantial changes made to his original development proposal;
FURTHER THAT Mr. Funaro obtain a consensus from all firms who have contributed to the payment of the collective parking lot which is the subject site.

- CARRIED UNANIMOUSLY

8. Clarification of Provincial Government Policy - Housing.

It was agreed that the letter from the Mayor, under date of July 22, 1976, re clarification of the Provincial Government's policy on certain housing matters be considered later in the meeting, as the matter of Family Housing is the subject of a report from the City Manager.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JULY 23, 1976

Works & Utility Matters
(July 23, 1976)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Private Crossing Over CPR Tracks to the N/E Sector Works Yard
Cl. 2: Contract No. 762 for Construction of Storm and Sanitary Sewers, Phase I - Champlain Heights Development
Cl. 3: Tender No. 39-76-2 - Trucks
Cl. 4: Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment
Cl. 5: Special Relief - Lane Pavement Local Improvements
Cl. 6: Undergrounding Project - Connection Rate
Cl. 7: Tender Awards
Cl. 8: Tender No. 766 - Curbs, Pavement and Street Surfacing
Cl. 9: West End Community Centre - Removal of Street Tree

Clauses 1 - 4 (inclusive)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Special Relief - Lane Pavement
Local Improvements.
(Clause 5)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(July 23, 1976) (Cont'd)

Special Relief - Lane Pavement
Local Improvements (Cont'd)

MOVED by Ald. Bowers
THAT the City Manager be requested to submit a report to Council on the possibility of deferring Local Improvements Taxes as proposed in this clause.

- CARRIED UNANIMOUSLY

Clauses 6 and 7.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in Clause 6 be approved, and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

Tender No. 766 - Curbs, Pavement
and Street Surfacing.
(Clause 8)

It was agreed to defer this Clause until after the Court of Revision scheduled for later this day. (See page 18)

West End Community Centre -
Removal of Street Tree.
(Clause 9)

MOVED by Ald. Volrich
THAT the boulevard tree on the south side of Haro Street, in the area of the West End Community Centre Complex, referred to in the report, be removed as soon as possible.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(July 23, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Operating and Capital Equipment Budgets - Ray-Cam Community Centre
Cl. 2: Preventive Health Measures for Vancouver - Fluoridation of Water Supply
Cl. 3: Special Program for Preschoolers with Delayed Speech
Cl. 4: Preventive Health Measures for Vancouver - Perinatal Health Project

Operating and Capital Equipment
Budgets - Ray-Cam Community Centre.
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendations of the Director of Social Planning as contained in this clause be approved:
FURTHER THAT the recommendations A to D of the City Manager be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Social Service and Health Matters
(July 23, 1976) (Cont'd)

Preventive Health Measures for Vancouver
- Fluoridation of Water Supply
(Clause 2)

In considering this clause the Council was advised that the Pure Food Guild of British Columbia is requesting to appear as a delegation, however Council did not accede to the request at this time.

MOVED by Ald. Bowers
THAT the Council request the Provincial Government to approve alternative 'A' as contained in this report, or failing approval, alternative 'B'.

- LOST (tie-vote)

(Ald. Bird, Harcourt, Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Kennedy
THAT alternative 'C' as contained in this clause, be approved.

- CARRIED

(Ald. Sweeney opposed)

Special Program for Preschoolers
with Delayed Speech.
(Clause 3)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Preventive Health Measures for
Vancouver - Perinatal Health Project.
(Clause 4)

MOVED by Ald. Bowers
THAT Council approve the recommendation of the Medical Health Officer, as contained in this clause, on the understanding that the Provincial Government will agree to pay, as soon as possible, 50% of the costs involved and, in any event, no later than April 1, 1977;

FURTHER THAT the program not commence until this Government cost-sharing is confirmed.

- (carried unanimously)

MOVED by Ald. Volrich
THAT consideration of this matter be deferred in the meantime, pending a commitment from the Provincial Government on cost-sharing.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Bowers was put and CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 23, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Repeal of District Schedules from the Zoning and Development By-law No. 3575, which have been replaced by new District Schedules
Cl. 2: Allocation of Kitsilano NIP Funds - Equipment for the Kitsilano Area Child Care Society
Cl. 3: Strathcona Rehabilitation Project - Proposed Additions, Administrative Costs - SPOTA (March 1975 to April 1976)
Cl. 4: Family Housing - Apartment Form
Cl. 5: Strata Title Conversion Application - 1575 Beach Avenue
Cl. 6: 1931-1933, 1937, 1943 and 1949 Creelman Avenue
Cl. 7: 1055 West 41st Avenue - D.P.A. #68796 - One-Family Dwelling District Schedule

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Strathcona Rehabilitation Project - Proposed Additions, Administrative Costs - SPOTA (March 1975 - April 1976)
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the Director of Planning, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Family Housing - Apartment Form
(Clause 4)

In considering this clause, the Council noted a communication from the Mayor, dated July 22, 1976, as a result of a discussion held with the Deputy Minister of Housing, on the clarification of the Provincial Government's policy on low-income families and low-cost rental accommodation.

MOVED by Ald. Bird
THAT the City not proceed with any proposal calls at this time until funding from the Federal and Provincial Governments is clarified.

- CARRIED UNANIMOUSLY

Strata-Title Conversion Application
1575 Beach Avenue.
(Clause 5)

MOVED by Ald. Volrich
THAT the recommendations of the Director of Social Planning as contained in this clause, be approved.

- CARRIED

(Ald. Harcourt and Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(July 23, 1976) (Cont'd)

1931-1933, 1937, 1943 and
1949 Creelman Avenue
(Clause 6)

MOVED by Ald. Volrich
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

1055 West 41st Avenue - D.P.A. #68796 -
One-Family Dwelling District Schedule.
(Clause 7)

At the request of the Director of Planning and the City Manager, the Council agreed to withdraw this clause.

Licenses and Claims Matters
(July 23, 1976)

Legal Expenses: P.C. Singh
and P.C. Musgrave.
(Clause 1)

The Council agreed to consider each claim separately, with the following result:

MOVED by Ald. Bird
THAT payment of the account, in the sum of $4,513.55, submitted by Mr. M. Mulligan for services rendered in representing Constable D.B. Singh, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT payment of the account, in the sum of $20,000, submitted by Mr. J. Hogan for services rendered in representing P.C. Musgrave, be approved.

- CARRIED

(Ald. Bowers, Cowie and Volrich opposed)

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The Council recessed at 10.50 a.m., and, following an 'In Camera' meeting in Committee Room No. 3., reconvened in open session in the Council Chamber at approximately 11.40 a.m.

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At this point in the Meeting the Agenda was varied to deal with the following:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Planning and Development (July 8, 1976)

Chinese Cultural Centre Project (Clause 5)

In considering this clause the Council noted a letter from the Chinatown Historic Area Planning Committee, dated July 22, 1976, supporting the Cultural Centre and the proposed garden/park development to be associated with it. The letter stressed some concern regarding the adjacent industrial uses of False Creek.

MOVED by Ald. Bowers
THAT the letter from the Chinatown Historic Area Planning Committee be received, and the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters (July 23, 1976)

Harcourt Development Ltd. (Clause 4)

MOVED by Ald. Bowers
THAT the developers be informed that the City will not grant a ninety-day extension to continue negotiations, as requested.

- CARRIED UNANIMOUSLY

HARBOUR PARK SITE - DELEGATION

Council agreed to hear a delegation from the "Save the Entrance to Stanley Park' Committee and Dr. D. Somerset, a member of the Committee filed a brief on possible desirable features that might be included on the site and urging Council to unite in its determination to hold, preserve and develop the site in question. The brief concluded with a request that ballot be a simple direct question as follows:

"Do you wish to retain in the public domain the City of Vancouver's present ownership of the Harbour Park site between Gilford and Denman Streets?"

YES_____ NO _____

Cont'd..

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 23, 1976) (Cont'd)

Harbour Park Site
(Clause 3)

MOVED by Ald. Boyce
THAT recommendation 'D' in this clause be approved, after adding the following words 'and to discuss development proposals'.

- CARRIED

(Ald. Bowers, Cowie and the Mayor opposed)

MOVED by Ald. Bowers
THAT recommendations 'A' and 'B' in this clause be approved.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

MOVED by Ald. Kennedy
THAT recommendations 'C' and 'F' in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce
THAT the City Manager, with the appropriate officials and the Park Board, consider the matter of possible uses of the Harbour Park site, other than for park purposes, and report to Council prior to the plebiscite being held.

- CARRIED

(Ald. Bird opposed)

MOVED by Ald. Marzari
THAT the Finance and Administration Committee examine an appropriate and fair evaluation of the property, taking into consideration the comments made in Council this day.

- CARRIED

(Ald. Bowers opposed)

MOVED by Ald. Kennedy
THAT the following wording of the ballot, as proposed by the Save the Entrance to Stanley Park Committee, be approved in principle, after the inclusion of the amount involved, and the appropriate City officials report on the legality of this wording.

"Do you wish to retain in the public domain the City of Vancouver's present ownership of the Harbour Park site between Gilford and Denman Streets?"

- CARRIED

(Ald. Sweeney opposed)

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The Council recessed at 12:30 p.m., to reconvene following the Special Council (Court of Revision) scheduled for 2:00 p.m.

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The Council reconvened in the Council Chamber at 2:05 p.m. with Mayor Phillips in the Chair and the following members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(July 23, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: False Creek Transit Service
Cl. 2: Transit Matters - Park 'n' Ride Bus Service during PNE, Marine Drive Service, Stops on Robson Street

False Creek Transit Service
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved; however, the Mayor write to B.C. Hydro urging it to assume transit costs with respect to the foregoing service, without imposing the transit subsidy on the occupants of False Creek.

- CARRIED

(Ald. Sweeney opposed)

Transit Matters - Park 'n' Ride Bus Service during P.N.E., Marine Drive Service, Stops on Robson Street.
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

3. Copywriting Vancouver's Setting.

Mr. Charles B. Dobson appeared before Council showing films on the matter of copywriting Vancouver's setting, following which Mr. Dobson was thanked for his presentation and no further action was taken.

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Report of Standing Committee on
Finance and Administration.
(July 15, 1976)

1977-81 Five-Year Plan
(Clause 4)

In connection with the Council's decision to submit a Five-Year Capital Expenditure Plan for 1977-1981 to the electorate in the Fall elections, and report in respect thereto submitted by the Finance and Administration Committee under date of July 15, 1976, recommending the number of questions to be submitted and on which particular subjects, including amounts; the following appeared, primarily supporting a request for an increased allocation for housing from $2,000,000 proposed in the Finance Committee's report, to $10,000,000. Most of these delegations requested further study of the whole matter:

Hastings Sunrise Action Council,
Grandview Tenants' Association,
Fairview Tenants' Association,
Downtown Eastside Residents' Association,
Committee of Progressive Electors,
Community Planning Association of Canada,
Renters United for Secure Housing.

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MOVED by Ald. Harcourt
THAT the amount to be allocated for housing in the Five-Year Plan, and the breakdown, be referred to the next meeting of the Standing Committee on Housing and Environment for report.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Sweeney
THAT the $2 million for housing, recommended by the Committee, be increased to $10 million.

- LOST

(Ald. Bowers, Boyce, Cowie, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Bird
THAT the $2 million for housing, in recommendation 'A' be increased to $5 million, and therefore the total amount of the Plan be amended to read $58,500,000.

- CARRIED

(Ald. Bowers, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Cowie
THAT the $5 million allocated for housing be referred to the Standing Committee on Housing and Environment for detailed allocation.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

1977-81 Five-Year Plan
(Clause 4) (Cont'd)

MOVED by Ald. Cowie
THAT the Neighbourhood Improvement Program of $2,500,000 be submitted as a separate question rather than included with housing.

- CARRIED

(Ald. Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Boyce
THAT the allocation of $300,000 for libraries be included as a question with N.I.P., rather than with Parks and Recreation.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Kennedy, and Sweeney opposed)

In considering this clause, the Council noted a memorandum from the City Clerk recommending against presenting three separate questions on the one ballot paper for reasons stated. The City Clerk, therefore, recommended three separate ballots.

MOVED by Ald. Bowers
THAT recommendation 'C' in the Committee's report be amended to read as follows:

"THAT Council approve the 1977-81 Five-Year Plan being placed on a single ballot with four separate questions as follows:

(i) Parks and Recreation and Library,
(ii) Engineering and Fire Halls,
(iii) Housing,
(iv) Neighbourhood Improvement Program."

- CARRIED

(Ald. Sweeney opposed)

Underlining denotes amendment.

MOVED by Ald. Volrich
THAT recommendation 'A' as amended, and recommendations 'B' and 'E', be approved;
FURTHER THAT the communication from the City Clerk, dated July 26, 1976, be received.

- CARRIED UNANIMOUSLY

Finance Matters
(July 23, 1976)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival
Cl. 2: Jericho Beach Park - Development Funds
Cl. 3: Harbour Park Site
Cl. 4: Harcourt Development Ltd.
Cl. 5: City Overage Pension Fund - Annuity Scheme
Cl. 6: Funds for Community Recreation Space in Champlain Heights Elementary School
Cl. 7: B.C. Pavilion, P.N.E.
Cl. 8: Stenographic Position - Comptroller of Accounting

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(July 23, 1976) (Cont'd)

Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival.
(Clause 1)

MOVED by Ald. Cowie,
THAT the following be approved, as a cost to the City:

a) By Charter Bus (Surrey Bus Service)	$720
b) Driver Accommodation	25
c) Lunch while Travelling	70
	$815

- LOST (tie-vote)

(Ald. Bowers, Harcourt, Kennedy, Marzari and Volrich opposed)

MOVED by Ald. Bowers
THAT the Fire Department Band provide their own transportation in attending the Penticton Peach Festival, and the City provide a subsidy of $15 each to cover the cost of gasoline, at a total cost of $525.

- CARRIED UNANIMOUSLY

Clauses 2, 5 and 8.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 2, 5 and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

For Council action on clauses 3 and 4 see pages 12 and 11, respectively.

Funds for Community Recreation Space in Champlain Heights Elementary School
(Clause 6)

MOVED by Ald. Bowers
THAT the 1976 Champlain Heights Capital Budget be increased by $125,000 so that the Park Board may provide an additional 2,500 square feet of community recreation space in Champlain Heights Elementary School. The source of funds for this is to be the Champlain Heights Interim Financing Reserve;
FURTHER THAT the space requirement for the community centre to be provided in the community services complex for Areas E and F of Champlain Heights, be reduced by 2,500 square feet to approximately 19,500 square feet.

- CARRIED UNANIMOUSLY

B.C. Pavilion, P.N.E.
(Clause 7)

MOVED by Ald. Bowers
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(July 23, 1976)

Four Day Week - Turn Down
Traffic Volume.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Cowie and Marzari opposed)

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The Council recessed at 3.50 p.m. to reconvene in the Council Chamber at approximately 4.05 p.m.

- - - - -

Property Matters
(July 23, 1976)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Offer to Purchase City-owned Lot - N/W Corner Prior Street and Jackson Avenue
Cl. 2: Demolition - 3235 Point Grey Road
Cl. 3: Sale of Property - N/S Pender Street between Woodland and Commercial Drives
Cl. 4: Demolition of Improvements - 511 East Georgia
Cl. 5: Strathcona Rehabilitation Project - Lease and Landscaping of an Area on Gore Avenue
Cl. 6: Extension of Lease for Parking Purposes - E/S Fir Street between 6th and 7th Avenues
Cl. 7: Antoinette Lodge - 535 East Cordova - Amendment to Occupancy Criteria and Hiring of Staff
Cl. 8: Demolition of Vacant Building - 3293 Findlay

Offer to Purchase City-owned Lot -
N/W Corner Prior St. and Jackson Ave.
(Clause 1)

Council was advised that Pastor Annie Girard has requested to again appear as a delegation on this matter.

MOVED by Ald. Bird
THAT the delegation request not be granted and the clause be received for information.

- CARRIED

(Ald. Marzari and Volrich opposed)

Clauses 2 - 8 inclusive

MOVED by Ald. Bird
THAT clause 2 be received for information, and the recommendations of the City Manager, as contained in clauses 3, 4, 5, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Temporary Closure of Alexander Street for Gastown Farmer's Market.

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. Street Closure in Gastown to Accommodate a Bicycle Race.

MOVED by Ald. Bowers
THAT the Gastown Merchants' Association's request to close certain streets in Gastown to vehicular traffic on Monday, August 2, 1976, from 12:00 mid-day until 6:00 p.m. to accommodate a bicycle race be granted, subject to the conditions outlined in the report.

FURTHER THAT a grant to cover service costs involved, in the amount of approximately $1300 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

D. Sale of Property - S/S 18th Avenue West of Renfrew W/S Howe - between Pacific and Drake Streets.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Works and Utility Matters
(July 23, 1976)

Tender No. 766 - Curbs, Pavement and Street Surfacing.
(Clause 8)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

E. Jericho/Locarno Area - Blocks 129 & 130, D.L.540.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Planning and Development, July 8, 1976

The Council considered this report of the Committee which contains seven clauses identified as follows:

Cl. 1A: Monthly Status of Rezoning Applications
Cl. 1B: Status of Processing Development Permit Applications
Cl. 2: D.P.A. #73755 - North Foot of Cambie Street Manatee Charters
Cl. 3: D.P.A. #74301 - 2775 Commissioner Street Columbia Containers
Cl. 4: Fairview Slopes - Continuing Community Involvement
Cl. 5: Chinese Cultural Centre Project
Cl. 6: Future Use of Gabriola Mansion
Cl. 7: Central Waterfrong Zoning

Clauses 1A, 1B, 2, 3 and 7

MOVED by Ald. Bowers,
THAT Clauses 1A, 1B, 2, 3 and 7 be received for information.

- CARRIED UNANIMOUSLY

Fairview Slopes - Continuing Community Involvement (Clause 4)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved and that the appreciation of the Council be extended to the Committee for its work to date.

- CARRIED UNANIMOUSLY

Chinese Cultural Centre Project (Clause 5)

For Council action on this Clause, see page 11.

Future Use of Gabriola Mansion (Clause 6)

In considering this Clause, the Council noted a memorandum from the Chairman advising that, as a result of further discussions on the matter, Dominion Construction has indicated it is not interested in the rezoning proposal recommended by the Committee. Therefore, the Chairman requested to withdraw the Committee's recommendation in this Clause and substitute the following:

"(a) THAT the Director of Planning prepare a rezoning proposal for the block bounded by Davie, Cardero, Pendrell and Nicola Streets, and refer this to a Public Hearing.

(b) THAT the rezoning permit a F.S.R. of 1.5 on the whole block, but permit the unused F.S.R. over the Gabriola Mansion and its adjoining open space to be transferred to the northerly half-block.

(c) THAT the rezoning permit the use of the Gabriola Mansion as a restaurant."

MOVED by Ald. Bowers,
THAT the foregoing recommendations as quoted above be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Finance & Administration, July 15, 1976

Administration of the City of Vancouver (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy and Marzari opposed to recommendation A)

III. Report of Standing Committee on Finance & Administration, July 15, 1976

The Council considered this report of the Committee which contains six clauses identified as follows:

Cl. 1: Metropolitan Co-operative Theatre Society - Grant
Cl. 2: Improvements to Services - Harbour Ferries Marina
Cl. 3: 'Poser' and 'Reser' Expenditures - 1975
Cl. 4: 1977-81 Five-Year Plan
Cl. 5: Five-Year Capital Borrowing Program - Advertising
Cl. 6: Policy on Matter of Renewal of Grant Applications

Metropolitan Co-operative Theatre Society - Grant (Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the Committee be amended and then approved as follows:

"THAT Council approve a matching grant to the Metropolitan Co-operative Theatre Society of up to one-half of the outstanding taxes as of this date. The grant to apply only after the City is in receipt of the organization's matching amount."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(Underlining denotes amendment)

Clauses 2, 5 and 6

MOVED by Ald. Volrich,
THAT Clauses 2, 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

'Poser' and 'Reser' Expenditures 1975 (Clause 3)

MOVED by Ald. Volrich,
THAT this Clause be received for information after striking out the word 'feasibility' in recommendation C and substituting the word 'desirability' in lieu thereof.

- CARRIED UNANIMOUSLY

1977-81 Five Year Plan (Clause 4)

For Council action on this Clause, see pages 14 and 15.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Community Services, July 15, 1976

The Council considered this report of the Committee which contains five clauses identified as follows:

Cl. 1: Liquor Permit Application - 1133 West Hastings
Cl. 2: Pub Vote Results - 3590 West 41st Avenue
Cl. 3: 'Dance Machine' - 887 Seymour Street
Cl. 4: Grandview Youth Recreation Program
Cl. 5: Day Care Centres

Clauses 1, 2, 3 and 4

MOVED by Ald. Marzari,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

(Clause 4 was Carried Unanimously and by the Required Majority)

Day Care Centres (Clause 5)

MOVED by Ald. Cowie,
THAT recommendations A, B, D and E of the Committee contained in this Clause be approved and recommendation C be referred to the Director of Planning for review.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development, July 15, 1976

The Council considered this report of the Committee which contains five clauses identified as follows:

Cl. 1: Kitsilano Area Planning Program - West Broadway Plan Economic Study and Rezoning
Cl. 2: Detailed Design Guidelines - Parking Areas Downtown District
Cl. 3: D.P.A. #74106 - 2025 Commissioner Street
Cl. 4: University Non-Profit Building Society Area 6, Phase I, False Creek
Cl. 5: Fairview Slopes - Legal Non-Conforming Uses

Clauses 1 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Detailed Design Guidelines - Parking Areas Downtown District (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this Clause be approved and when the Association presents its submission to the Committee, the City Engineer be directed to report on the matter.

- CARRIED

(Alderman Cowie opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, July 15, 1976 (cont'd)

University Non-Profit Building Society, Area 6, Phase I, False Creek (Clause 4)

MOVED by Ald. Bowers,
THAT this Clause be received for information after deleting the words 'and University Non-Profit Building Society' from resolution A.

- CARRIED UNANIMOUSLY

Fairview Slopes - Legal Non-Conforming Uses (Clause 5)

MOVED by Ald. Bowers
THAT the recommendation of the Committee be amended and then approved as follows:

"THAT the following policy relating to existing legal non-conforming uses in Fairview Slopes be adopted for inclusion in the Fairview Slopes Policy Plan:

Policy: The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is, or is altered to be, compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Director of Planning, the Development Permit Board or the Board of Variance as the case may be. Proposals to convert only part of a legal non-conforming building should <u>not be prohibited but</u> generally be discouraged as this has the effect of extending the life of the remaining incompatible use."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

VI. Report of Special Committee re U.N. Conference, July 27, 1976

Disposition of Roof Panels - Habitat Pavilion

MOVED by Ald. Kennedy,
THAT recommendations A and B of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 28, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (27 East 26th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 27 of Lot 1, Blocks 1 to 9 and 12 to 14, District Lot 631, Plan 1483. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 5, 1976, and marginally numbered LF 7763, a print of which is attached hereto

27 East 26th Avenue;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Volrich - Level Crossings

referred to a recent letter received on the potential danger on B.C. Hydro level crossings. He requested that the City Engineer discuss the matter with the Ministry of Transport and B.C. Hydro and report back to Council with recommendations on implementing safety measures. The Mayor so agreed.

Alderman Volrich - Tow Away from City-owned Parking Lots

referred to the practice of persons having their vehicles towed away from City-owned parking lots and specifically the parking lot adjacent to the new court building at 222 Main Street. He suggested that a report be prepared on present towing arrangements with the towing company and a list of all City-owned lots with a view to tow aways not being permitted.

The Mayor asked the Manager's Administrative Assistant to report specifically on the City-owned lot adjacent to the court building.

Alderman Boyce - Boulevard Signs

referred to the increasing proliferation of real estate and election signs on boulevards and enquired if enforcement could be more strict in this regard. The enquiry was directed to the Director of Permits and Licenses.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - Tax Payment Penalties

referred to the scale of penalties in respect of payment of taxes and cited a particular incident. It was suggested the Finance Committee discuss the matter of penalty schedules at a future meeting. The Mayor so agreed.

Alderman Kennedy - Sidewalk Signs

referred to a number of signs on sidewalks and in particular the Studio sign on Davie Street. The Mayor suggested the Alderman take the matter up with the Director of Permits and Licenses.

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The Council adjourned at approximately 5:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of July 27, 1976, adopted on August 10, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Private Crossing Over C.P.R. Tracks to the N.E. Sector Works Yard

The City Engineer reports as follows:

"In order to provide motor vehicle access to the above yard, a private crossing over the C.P.R. spur track on the north side of Commissioner Street is required. To obtain this crossing, it is necessary for the City to enter into a private crossing agreement with the C.P.R.

I RECOMMEND that the Director of Legal Services be authorized to execute an agreement satisfactory to himself and the City Engineer covering the above crossing."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Contract No. 762 for Construction of Storm and Sanitary Sewers, Phase I - Champlain Heights Development

The City Engineer reports as follows:

"Tenders for the above were opened on July 19, 1976, and referred to the City Engineer for report.

Funds for the sewer construction included in this contract are provided in the Champlain Heights Capital Budget approved by Council on June 15, 1976.

Five tenders were received as follows:

BIDDER	Tender Price Section B Based on Unit Prices	Tender Price Section B Lump Sum Price	Discount If Awarded Both Sections	Total Tendered Price
United Contractors Ltd.	$642,274.50	$218,188.00	$10,000.00	$850,462.50
Donmac Contractors Ltd.	$732,327.06	$232,944.69	NIL	$965,271.75
H.B. Contracting Ltd.	$829,021.35	$244,160.00	$5,000.00	$1,068,181.35
Gosal Bros. Contracting Ltd.	$756,896.04	$400,000.00	$1.00	$1,156,895.04
City of Vancouver	$881,041.00	$292,500.00	$5,000.00	$1,168,541.00

All tenders (with the exception of the City's) were accompanied by the required bid bonds. All tenders have been checked for arithmetic errors and corrected where necessary in all cases where unit prices form the basis for payment.

The City Engineer RECOMMENDS that Contract No. 762 for Construction of Storm and Sanitary Sewers for Phase 1 of Champlain Heights be awarded to United Contractors Ltd. at a total cost of $850,462.50 based on tendered unit and lump sum prices."

The City Manager RECOMMENDS that the foregoing report be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Tender No. 39-76-2 - Trucks

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened on April 12, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows.

Cont'd

Clause 3 Cont'd

A working copy of the tabulation is on file in the Office of the Purchasing Agent. This tender called for 15 items. This report deals only with Items 12, 13, 14 and 15, as these are being awarded to International Harvester Co. and have an aggregate total in excess of $100,000.

Funds for these purchases are provided for in the Truck Plant Replacement Account.

Item 12 - 32000 GVW Conventional Cabs and Chassis

Three bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for four (4) IHC Model 1800 Cab and Chassis at a total cost of $47,312.36 ($11,828.09 each) plus 7% Provincial Sales Tax (PST).

Item 13 - 32000 GVW Tilt Cab and Chassis

Four bids were received.

Automatic transmission and a longer wheelbase were requested as options but are standard equipment for one truck for sanitation use.

Bid No. 1 from Rod McCallum does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for six IHC Model C01810B Cab and Chassis at a total cost of $77,290.78 ($12,290.18 each + $2,077.60 for automatic transmission for one + $178.50 for longer wheelbase for one + $431.20 for 2-speed rear axle for three) plus 7% PST.

Item 14 - 48000 GVW Tilt Cab and Chassis

Four bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 2) to meet specifications for four IHC Model COF1950B Cab and Chassis at a total cost of $95,095.76 ($23,967.23 each less $773.16 for standard transmission and shorter wheelbase for one chassis) plus 7% PST.

Item 15 - 49000 GVW Conventional Cab and Chassis

Four bids were received.

Bid No. 1 from Musgrove Ford does not meet specifications.

Bid No. 2 from Pacific GMC does not meet specifications.

We RECOMMEND acceptance of the low bid (Bid No. 3) to meet specifications for two IHC model F2050A Cab and Chassis at a total cost of $47,339.48 ($23,669.74 each) plus 7% PST."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment

The City Manager submits the following report of the City Engineer.

"On April 30, 1974, City Council approved the transfer of $646,000 from the Truck and Equipment Replacement Reserves to the Reserve for the Purchase of Additional Trucks and Heavy Equipment. At the same time, $246,000 was specifically allocated for the purchase of additional equipment in order to reduce outside rental costs. The remaining $400,000 was allocated to specific equipment purchases after a survey had been made to determine which type of equipment would produce the largest dollar savings in rental costs.

Cont'd . . .

Clause 4 Cont'd

The survey showed that there were seven different types of equipment that made up most of the rental dollar costs. Of these, only five types of equipment were rented on a regular enough schedule to justify City ownership. These are:

1. Tandem Axle Dump Trucks
2. Hydraulic Cranes
3. Large Hydraulic Backhoes
4. Small Hydraulic Backhoes
5. Vibrating 28" Rollers

The following table shows the amount of rental by type in machine years since 1973.

Equipment Type	Rental in Machine Years			
	1973	1974	1975	1976*
1. Tandem Axle Dump Trucks	9.4	17.2	24.7	22.5
2. Hydraulic Cranes	2.9	2.8	1.6	1.6
3. Large Hydraulic Backhoe	2.0	2.7	2.1	1.8
4. Small Hydraulic Backhoe	4.9	6.1	7.3	7.2
5. Vibrating 28" Rollers	-	-	5.6	6.0

(*Extrapolated from 4 months data).

Rental of equipment allows for flexibility in fleet size. The tandem axle dump trucks and the small hydraulic backhoes are rented on a day to day basis complete with operator.

The largest dollar savings can be made by ownership of the following construction equipment: large hydraulic backhoes, hydraulic cranes, tandem axle dump trucks, and 28" vibrating rollers. Based on 1976 costs, annual savings of ownership versus rental are as follows:

1. One Large Hydraulic Backhoe	$16,800/machine annually
2. One Hydraulic Crane	$ 5,700/machine annually
3. Six Tandem Dump Trucks	$ 3,400/machine annually
4. Five 28" Vibrating Rollers	$ 600/machine annually

The next five-year forecast for Sewer and Waterworks construction is in the same order as the last five years. Therefore, the future work load can support an increase in fleet size. Also, there are planned replacements of existing City-owned hydraulic backhoes, hydraulic cranes and tandem axle dump trucks within the next 2 to 5 years which will allow the fleet to be reduced in size if the work load is not able to support the fleet size after five years.

This report recommends the purchase of one large hydraulic backhoe (the upgrading of a 3/4 yard hoe to a 1-1/2 yard hoe), an hydraulic crane, six tandem axle dump trucks and five 28" vibrating rollers. Estimated annual savings of City ownership versus rental of this equipment is approximately $45,900 annually.

The City Engineer RECOMMENDS that funds be allocated from the $450,000 Reserve for the Purchase of Additional Trucks and Heavy Equipment as follows:

(a) $95,000 for the upgrading of one existing cable backhoe to a large hydraulic backhoe.
(b) $80,000 for the purchase of one hydraulic crane.
(c) $210,000 for the purchase of six tandem axle dump trucks.
(d) $22,500 for the purchase of five 28" vibrating rollers."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Special Relief - Lane Pavement Local Improvements

The City Engineer reports as follows:

"On 13 May, 1976, Council sat as a Court of Revision and as Council to consider a number of local improvements by petition, including:

Lane Paving, lane south of 24th Avenue, MacDonald to Puget (188/436)
One owner appeared with respect to this project, stating that her property is zoned commercial and charged a commercial rate although used for residential purposes. Council resolved:

'THAT Item #188 - Schedule 436 be deferred and the City Engineer bring forward to Council a formal resolution reducing the assessment from commercial to residential;

FURTHER THAT the City Engineer include in his report any other similar properties within the City.'

DISCUSSION

Local Improvement charges should reflect the benefit which each property will derive over the life of the improvement. Zoning is generally taken to be a better measure of a property's probable long-time use, and thus of its probable long-time benefit, than is the present development. A special factor, however, applies in the case raised. In addition to the extra width and thickness of lane pavement to serve commercial use, a different cost-sharing applies.

- Properties zoned Local-Commercial pay for a five-inch asphaltic paving the full width of the lane (normally 20 feet) including the related grading, gravelling and drainage.
- Residentially-zoned properties pay for a two-inch asphaltic strip 14 feet wide. The City-at-large pays for any grading, gravelling and drainage.

The combined effect of these two differences is that the local-commercial rate is six times the residential rate. (For comparison, the local-commercial rate for street paving is a little less than twice the residential rate.)

A similar question arose in 1971 with reference to street paving and homes on flanking lots zoned for higher use. They suffered the double impact of a higher rate per foot and a lesser degree of flankage relief. The combined effect was to make their cost about seven times what it would have been if zoned residential. Council adopted a policy of giving such properties Special Relief so that they pay the rate for their zoning but with the residential level of flankage relief. They thus pay about double what they would if residential.

A corresponding policy in the present case would be for the property owners to pay for the commercial width and thickness of asphaltic paving, but for the City to pay for grading, gravel and drainage, as it would in a residential zone. The property owners would thus bear the extra costs made necessary by their zoning, but receive the same contribution by the City as other homes. The charge to the property on this basis would be about one half of the commercial rate.

To be treated fully as residential, the owners should have their properties rezoned. This would give them relief not only on local improvements, but also on general, school and other taxes. As long as they retain the higher zoning and the right to more intense use, the physical works must be to a standard to serve such use and we do not feel they should be assessed by present development. In the present case, however, as in the previous case of flanking properties, they should be relieved of the double impact of the zoning for as long as they remain at the lower use.

The Council policy on flanking lots limits the special relief to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge. The same limitation would seem appropriate for the proposed special relief on lane paving. It is noted that the owner who raised the point is not an occupant. That property, however, is up for sale and anyone purchasing it as their home would be entitled to the relief.

DEFERRAL

The matter of local improvement charges on properties developed below their zoning is an on-going problem. A very common case is the single-family home in an apartment area. The existing policy for flanking lots and the policy proposed for lane paving give relief where zoning has a double impact but these are not a full solution. Assessing by present development is unfair because the properties should pay for the standard of works made necessary by their planned (zoned)

Cont'd . . .

Clause 5 Cont'd

intensity of use. This, surely, is one of the purposes of zoning - to guide the design of municipal works.

A system of deferring local improvement taxes has been proposed in the past but never pursued. A Charter Amendment would be required and a number of points would have to be resolved, but such a system could remove much of the hardship to present owners. Council may wish to refer this matter to Committee or to call for a staff report. This is suggested as a possible long-range solution to the overall problem, not as an alternative in the present case.

REQUESTED RESOLUTION

A suitable form for the resolution requested by Council would be:

> 'THAT the local improvement project for the paving of the lane south of 24th Avenue from MacDonald Street to Puget Drive (Item 188 on schedule 436) be undertaken, FURTHER THAT lot A, block W, D.L. 139, being developed for one-family use, be declared to be unequitably dealt with and be given special relief under Section 67 of By-law 3614 as amended so as to be assessed as if it were zoned for residential use.'

This wording is submitted as requested by Council but is NOT RECOMMENDED.

The second part of Council's request, regarding other similar properties, is not dealt with at this time. Later in the year it will be possible to extract the information by computer. If Council passes the resolution above, the list of similar properties will be brought forward later. We take it that such relief would commence with projects placed on the Tax Roll in 1977.

RECOMMENDATIONS

I RECOMMEND that:

A. Council adopt a standing policy of giving Special Relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. The relief to be such that they pay only one-half of the rate for their zoning,

2. The relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement,

3. The relief to be given on a year-to-year basis as long as the properties remain eligible,

4. The relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy;

C. The project for paving the lane south of 24th Avenue from Macdonald Street to Puget Drive (188/436) be undertaken, and be subject to the above policy on relief. It is to be noted that the owner who appeared before Council on this matter is not an owner-occupant and would not receive relief under the policy as stated."

The City Manager RECOMMENDS approval of the City Engineer's recommendations.

6. Undergrounding Project - Connection Rate

The City Engineer reports as follows:

"Guidelines for the setting of Property Owners' rates on undergrounding projects were approved by Council on 15 August 1972 and 11 June 1974. An undergrounding project can have two parts - the 'line' on the street and the 'connections' into the buildings - and the charge to the property owners can involve a 'line rate' and a 'connection rate'. (Some projects do not feed the abutting properties and have only the 'line' part and a 'line rate'.)

The present guideline for connection rates is that the property owner should pay one-half of the Municipal third of the cost of a typical or average connection of the size involved. This guideline assumes that the connection cost will be shared 1/3 : 1/3 : 1/3 among the Utility, the Province and the Municipality. In general, B. C. Hydro has not agreed to share connection costs, although it made an exception on Water Street. If the Utility does not share, the Province does not share. Except for Water Street, therefore, our program has been limited to projects not involving connections.

We have been working for some time toward a project to remove the wooden poles on Hastings Street from Thurlow to Burrard and on Burrard Street north to the C.P.R. ramp. With the redevelopment of the properties, only one overhead connection remains. B. C. Hydro will not agree to share the cost of placing it underground. In preparing to advance the formal local improvement reports, we need Council's instruction as to how the connection rate is to be set. The 'typical or average' cost of the type and size of connection involved would be about $6,000. Set as proposed below, the Property Owner's Connection Rate for this will be $3,000 or about $410 per year. These rates are three times what they would be if connections were a shareable cost.

I RECOMMEND that the following guideline be adopted:

- Connection Rates on Undergrounding Local Improvements where the connection work is not shared by the Utility and the Province are to be set so that the cost of a typical or average connection of the type and size involved will be shared equally between the Property Owner and the City-at-large."

The City Manager RECOMMENDS approval of the above report of the City Engineer.

INFORMATION:

7. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Trucks
Operation "Step-Out" Bus Rentals
Fabrication and Installation of Dump Truck Bodies
Traffic Signal Equipment
Electric Lamps & Fluorescent Ballasts
Towing Services for City-owned Vehicles
Riding Tractor with Combined Vacuum and 60" Rotary Cutter
Power Rodder
400 AMP-DC-Engine Driven Arc Welding Machines "

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

RECOMMENDATION:

8. Tender No. 766 - Curbs, Pavement and Street Surfacing

The City Engineer reports as follows:

"Tenders for curbs, pavements and surfacing in the City of Vancouver in locations listed hereunder were opened on July 5, 1976, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order except for minor discrepancies which do not affect the lowest bid. Tabulations of Tender No. 766, the average

Cont'd . . .

Clause 8 Cont'd

unit prices for major items of work included in this tender and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by the Department and the total cost of the contract may vary according to actual quantities measured during construction.

The first two items in Project A and Project B are Local Improvements which will come before a Court of Revision and Council at 2:00 P.M. on Tuesday, 27 July, 1976.

The City Engineer RECOMMENDS (subject to Council's decisions with respect to the Local Improvements) that:

(a) A contract be awarded to the low tenderer as follows:

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

Construction of P.C. Concrete Curbs and Gutters,
Asphaltic Concrete Street Pavements,
and Asphaltic Concrete Street Surfacing

for these projects:

Project A	Nelson St. - Homer St. to Mainland St. Mainland St. - Nelson St. to Smithe St. South By-Pass - Taylor St. to Columbia/ Quebec Connector	$129,463.00
Project B	Boundary Road - Vanness Ave. North to approximately 300 feet South of Kingsway	$126,505.00
Project C	Left-Turn Bays on Kingsway at Victoria Drive and at Broadway	$ 91,555.00

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

CONSIDERATION:

9. West End Community Centre - Removal of Street Tree

The City Engineer reports as follows:

"On September 25, 1975, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for consideration.'

During construction of the West End Community Centre complex, a sidewalk crossing was installed on Haro Street to provide access to the underground parking facility. This driveway was constructed such that a large boulevard tree on the south side of Haro Street could be saved. Although all reasonable efforts were taken by the contractor in constructing the crossing, Parks Board staff now advise that the tree is unstable and represents a hazard which should be removed as soon as possible.

When considering this matter, Council should also be aware that this particular tree was in relatively poor condition prior to commencement of the Community Centre and the Parks Board was of the opinion that the tree may very well have died regardless of local disturbance. It should also be noted that sixteen additional boulevard trees were planted in conjunction with the project. "

The City Manager submits the report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 595-6 & 607

A-2

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION AND RECOMMENDATION

1. Operating and Capital Equipment Budgets - Ray-Cam Community Centre

Project Background

The Director of Social Planning reports as follows:

" The facility was approved in principle by Vancouver City Council in January of 1973. By June 25, 1974 a cost-sharing agreement between the three levels of government, federal, provincial and municipal was reached for the construction and operation of the proposed facility. The following amounts were agreed upon:

Federal/Provincial Partnership..... (75% Fed. - 25% Prov.)	$377,650
City of Vancouver.....	122,850
Land Cost (Partnership).....	24,150
Dept. of Recreation & Conservation.....	39,000
Dept. of Human Resources.....	20,000
TOTAL	$583,650

The City's $122,850 commitment along with an additional $39,000 from the Department of Recreation and Conservation was for the centre's basement activity room, showers and sauna. The combined total of $161,850 represented approximately 30% of the project's available funding for the construction of the same percentage of the centre's total floor space.

In addition to the financial commitment for construction, City Council, at its June 25, 1974 meeting also agreed that the City be responsible for the funding of the management and operation of the community services centre on its completion along with 30% of all janitorial, maintenance and utility costs. The Federal/Provincial Partnership is responsible for the other 70% of the expenses.

Funding approval for the development of the proposed social and recreational building at Raymur Place, under Section 40 NHA was announced by Central Mortgage and Housing Corporation on December 5, 1974. This announcement made the proposed Ray-Cam project a reality. Soon after on January 22, 1975 the inaugural meeting of the Ray-Cam Recreational Centre Steering Committee (composed of representatives of the Ray-Cam Cooperative Association, the City, and Federal and Provincial Governments) was held; the purpose of the Committee being to guide the progress of the project and to permit input by the interested groups.

On March 18, 1975, formal confirmation of the architectural firm of Thompson, Berwick, Pratt & Partners was issued and the architects in conjunction with the Steering Committee, began working on the design. Original plans called for a 13,107 square foot facility at a cost of $30 per square foot. The architectural firm after consultation with a quantity surveyor found it necessary to reduce the centre's floor space to 10,160 square feet because of budget restrictions due to a revised construction cost estimate of $42 per square feet.

A design complying with the new cost guidelines was submitted for Development Permit Application on May 20, 1975. Several months of negotiation with the City followed before a permit was granted with minor qualifications on August 18, 1975. The construction contract was officially awarded by CMHC on November 7, 1975. Construction began shortly after on December 1, 1975 with an anticipated 6-month construction period to follow. Several unexpected delays however have altered the construction schedule and the present estimated date of completion is early July. Completion is to be followed by an estimated opening date of August 1st.

Continued on Page 2. . . .

Clause No. 1 Continued

Description of the Community Centre

Justification for the Ray-Cam Community Centre stems from the recognition of the recreational facilities deficiency that exists in the immediate vicinity of the Raymur Place Public Housing Project. The public housing project completed in July of 1967 is one of the largest and most concentrated public housing projects within the city. It contains 376 units of which two-thirds, including 120 senior citizen units are in high rise apartments. Of the approximate 1,200 persons living at the project roughly 700 are children.

The Ray-Cam Community Centre, presently under construction will be a two-level 10,160 square foot multi-purpose facility. The building will be one self-contained structure housing two distinct activities; one being the 1,870 square foot Co-op Store owned and operated by the Ray-Cam Cooperative Association and the remaining 8,290 square feet appropriated for community recreational activities.

The final design of the recreational facility has space specifically designated for the following activity areas:

MAIN LEVEL

- a library and study area
- three administrative offices
- a special events room
- public washroom facilities
- a lounge area (overlooking activity room)
- a full kitchen
- a daycare centre

LOWER LEVEL

- showers, sauna and washrooms
- an activity room
- four craft workshops
- a separate teens room

The facility is located on Federal/Provincial property which consists of a 6-lot frontage (150') on Hastings Street with a total area of 0.42 acres (18,300 sq.ft.). Parking for 16 vehicles is provided directly behind the facility. An additional 35 parking spaces presently part of the housing development will be reassigned to the Community Centre by BCHMC upon the completion of construction.

Management & Operations

Vancouver City Council at its meeting of January 6, 1976 approved the Community Centre Board of Management organization consisting of representatives of the City, Parks Board, B.C. Housing Management Commission, Strathcona Community Resource Board, Raymur Tenants' Association and Ray-Cam Cooperative Association. The Board of Management working in conjunction with Ray-Cam Cooperative Association is responsible for ensuring that there is maximum participation in the planning and operation of the centre's programs. The Board is also assigned the responsibility for:

1) the establishment of annual budgets, raising funding and approval of capital expenditures;

2) the establishment of management policies for the centre;

3) the centre's overall programming;

4) the assurance of janitorial and maintenance services;

5) the approval of hiring and dismissal of administrative staff.

Continued on Page 3. . .

Clause No. 1 Continued

The Board of Management having the approval of City Council has for the past several months been occupied with the drafting of an operational budget for the centre for the remainder of 1976. The results of this lengthy effort are appended to this descriptive brief. The approval of this budget will allow for the provision of what the Board considers adequate administrative and recreational staff to provide a variety of programs and services which will comply with the desires and needs of the immediate community. Capital expense funding is also being requested to purchase the necessary equipment to operate these programs.

The appended Ray-Cam Community Centre budget of $63,642 reflects a cost to the City of $51,706 for 6 months of operation. The remaining $11,936 is the responsibility of the Federal/Provincial Partnership and represents a 70% cost sharing with the City for janitorial, maintenance and utility expenses. The budget has three distinct funding areas:

I. Administration Operating Expenses ($48,043);

II. Recreational Staff Expenses ($9,295);

III. Program Equipment Costs Recreational Activities ($6,304).

All three while being budgeted seperately are essential and interdependent entities.

The Community Centre will also serve as the base from which other community services can be supplied. The attraction of additional services and the funding for them will be one of the continuing goals of Management. The centre's administration will only operate programs and services when no other organization is in a position to do so and when there is clearly a need for the activity in question. The centre is expected to be operational 7 days a week. Hours of operation, although open to future adjustment, will be similar to those of the nearby Strathcona Community Centre.

Monday to Friday	9:00 a.m. - 5:00 p.m. 6:00 p.m. - 10:00 p.m.
Saturday	9:00 a.m. - 5:00 p.m.
Sunday	1:00 p.m. - 9:00 p.m.

A similar operating schedule will allow for the development of future recreational and cultural exchange programming; increasing the utilization and effectiveness of both participating community centres.

Community Centre Administration

The administrative staff is composed of a Community Centre Director, hired by the Board of Management, an Activities Co-ordinator, a Bookkeeper/ Office Manager, two Building Service Workers and a part time Clerical/ Receptionist staff member. The function of the Administration is to maintain the facilities and equipment of the centre in good order; to assist and co-ordinate programs and services; and to be actively involved in the planning and implementation of new activities.

The Director of Social Planning RECOMMENDS:

1) that the appended Ray-Cam Community Centre budget ($63,642) for operation and programming (staff and capital equipment expenses) be approved for the operating period, August 1, 1976 through January 31, 1977; and that a grant to the Ray-Cam Co-operative Association in the amount of $51,706 be approved as the City's share of the total budget.

2) that City Council approve an additional grant of $500 for the cost of media advertisement for staff positions. "

Continued on Page 4. . . .

Clause No. 1 Continued

At the request of the VMREU, Council on June 29, 1976 deferred consideration of this matter in order to permit the Union time to study the report. By letter dated July 9, the VMREU advises that it has been agreed between the Union and the Ray-Cam Cooperative Association that a Collective Agreement between the parties will be executed. The Union therefore agrees to the report subject to its response to the classification of positions by the Director of Personnel Services.

The City Manager submits the foregoing recommendations of the Director of Social Planning for CONSIDERATION of Council and, if Council approve the budget, RECOMMENDS

A. THAT the Board of Management use the same pay and job classification system as the City in respect of its employees and be required to adhere to the City's Personnel Regulations;

B. THAT wages and benefits paid to employees engaged by the Board of Management first be approved in writing by the City;

C. THAT classification of all positions be to the satisfaction of the Director of Personnel Services;

D. THAT the Director of Personnel Services be authorized to assist the Board of Management in negotiating a Collective Agreement with the VMREU.

CONSIDERATION

2. Preventive Health Measures for Vancouver - Fluoridation of Water Supply

Further to his reports on Preventive Health Measures for Vancouver submitted to the Standing Committee of Council on Community Services on April 29 and June 15, 1976, and in accordance with the Council resolution of June 22, 1976, the Medical Health Officer submits the following report on fluoridation of the water supply:

"Periodic dental surveys of children in Canada reveal great differences in the dental health of Vancouver's children when comparison is made with children from other (fluoridated) cities.

A typical example is Vancouver compared with Toronto (which commenced fluoridation in 1963). The standard DMF index is used in surveys and represents the average number of decayed, missing and filled teeth in each child.

Vancouver DMF	Toronto DMF
8.9 (1962)	6.34 (1963)
7.0 (1975)	3.41 (1974)

There are less than half the number of damaged teeth in Toronto children ages 5-19.

With remarkably little variation, this is the experience of all cities which had fluoridated their water supplies. In Philadelphia, ten years after fluoridation had started, it was possible to extend dental treatment from just grade one children to all elementary grade children with no increase in staff.

Statistics in Prince George, Kamloops and Kelowna all report similar benefits.

Continued on Page 5. . . .

Clause No. 2 Continued

The following table of Canada's provinces shows the position of British Columbia.

Fluoridation in Canada December 31, 1972
Population on Piped Water Drinking Fluoridated Water

Manitoba	90%
N.W.T.	84%
* Quebec	15% (84%)
Yukon	79%
Ontario	72%
Nova Scotia	66%
Prince Edward Island	63%
Saskatchewan	58%
Alberta	50%
New Brunswick	25%
British Columbia	12%

*In the Province of Quebec, water fluoridation is now mandatory. By January 1, 1977 Quebec's 15% will rise to 84%.

The following is a list of major cities in Canada that have community water fluoridation.

	City	Population served by the system
1.	Toronto, Ontario	2,140,000
2.	Winnipeg, Manitoba	537,274
3.	Edmonton, Alberta	462,251
4.	Ottawa, Ontario	430,000
5.	Hamilton, Ontario	339,695
6.	Mississauga, Ontario	240,300
7.	London, Ontario	230,100
8.	Windsor, Ontario	220,922
9.	Laval, Quebec	210,000
10.	Halifax, Nova Scotia	131,300
11.	Saskatoon, Saskatchewan	126,449
12.	Oshawa, Ontario	92,500
13.	Sudbury, Ontario	90,000
14.	Burlington, Ontario	86,000
15.	Dartmouth, Nova Scotia	70,000
16.	Sarnia, Ontario	66,800
17.	Trois-Rivieres, Quebec	65,000
18.	Brantford, Ontario	64,192
19.	Oakville, Ontario	60,141
20.	Moncton, New Brunswick	60,000

With Quebec cities scheduled for fluoridation, this leaves Vancouver and Calgary as the only major cities in Canada without fluoridation.

Continued on Page 6. . . .

Clause No. 2 Continued

Most of the opposing information about community water fluoridation originates in the United States. However, the record of fluoridation in that country shows that the thirteen largest American cities and most other major cities have fluoridation and nine states have mandatory requirements for water fluoridation.

Before 1974 it was common in B. C. to require a 60% majority for all referenda. This has now been changed to 50% for all issues except community water fluoridation.

The North American pattern of implementation of community water fluoridation is towards a non-voting decision. In North America where a vote is taken, the percentage is never required to be greater than 50%. The results of the last two referenda in Vancouver were well over 50%.

If 50% had been the voting requirement in B. C. the present state of dental health would be considerably improved. Approximately 1.2 million British Columbians would now be drinking fluoridated water and B. C. would rank seventh instead of last in Canada.

Appendices A and B are attached for further information.

It is, therefore, recommended that Council endorse and approve one of the following alternatives which are listed in order of priority:

A. Request a change in legislation which would require that all community water systems be fluoridated.

B. Request a change in legislation which would permit community water fluoridation with a 50% majority.

C. Request the appointment of a commission of inquiry to review all information relevant to community water fluoridation and recommend appropriate legislation for B. C."

The City Manager submits the above report of the Medical Health Officer for CONSIDERATION.

INFORMATION

3. Special Program for Preschoolers with Delayed Speech

The Medical Health Officer reports as follows:

"The health department provides an assessment and treatment service to children with speech problems. They are unable to provide intensive service to a special group of children whose speech is considerably delayed.

The department's speech pathologist in Burrard Health Unit and the staff of St. James Day Care Centre have arranged for six of these children to be grouped in one class in order to provide a special program.

For this program to be effective, a special teacher is required. A budget of $8,200 for salary and $300 for supplies has been provided by the United Way and the Department of Human Resources. St. James Day Care Centre will hire the teacher. The United Way money ($4,400) has been paid to the City of Vancouver (account code number 3356/520) because the Burrard Health Unit Speech Pathologist will be supervising the program. This money will be paid to the St. James Day Care Centre monthly over the next twelve months.

Your Medical Health Officer submits this report for information."

The City Manager submits the above report of the Medical Health Officer for INFORMATION.

CONSIDERATION

4. Preventive Health Measures for Vancouver - Perinatal Health Project

Further to his reports on Preventive Health Measures for Vancouver, submitted to the Standing Committee of Council on Community Services on April 29 and June 15, 1976, and in accordance with the Council resolution of June 22, 1976, the Medical Health Officer submits the following report on a Perinatal Health Project:

"Perinatal means literally around birth. Perinatal health is, therefore, a term applicable to the period before, during and following birth.

The purpose of this report is to provide information about Vancouver's perinatal health, to establish what this means in terms of death and disability among the newborn and to indicate to you what is a feasible preventive approach toward improving Vancouver's situation.

Approximately seven per cent of babies born in Vancouver weigh less than 2,500 grams (5½ lbs.), and are called low birth weight babies. The irreduceable low birth weight ratio is 2.0 to 2.2%. Other parts of the world report reaching or planning to reach 4.0% to 4.5%. Research has clearly demonstrated that these small babies account for about two-thirds of dead and handicapped infants. If measures are successful in reducing the numbers of perinatal deaths and reducing the number of low birth weight babies, not only are lives saved, but also the frequency of some types of mental retardation, cerebral plasy and other forms of damage is reduced. The human and financial cost of even a small number of handicapped children is enormous. The investment in an effective perinatal program has a very high cost benefit ratio.

An analysis of factors which improve perinatal health include good prenatal care by physicians and good hospital facilities for the care of mothers and newborn. Poor maternal nutrition, smoking and alcohol consumption have major serious effects on the health of newborns.

It is, therefore, not enough to rely solely on medical and hospital care to deal effectively with such factors. If this care had been sufficient, our excellent physicians and hospital resources would have yielded results which would have compared well with other parts of the world having good medical care. In Finland, France and other countries, major priority is given to programs to assure maternal wellbeing during pregnancy.

I have discussed this problem with the administration and medical staff of St. Paul's Hospital, and with them have planned a demonstration program which would be an integrated effort to improve perinatal health.

A summation of this project (hereafter referred to as PART A) is as follows:

(a) an intensified prenatal class program;

(b) screening for nutritional adequacy followed by intensive counselling and food supplementation as required;

(c) referral to a group smoking cessation clinic;

(d) hospital-based sessions to familiarize mothers with hospital procedures;

(e) follow-up for six months to assist primarily with breast feeding and conception control.

Continued on Page 8. . .

Clause No. 4 Continued

"The Health Department over the past four years and prior to developing the plan with St. Paul's Hospital has carried out the following work:

1. Two members of the Department worked with the B. C. Medical Association toward the adoption of a policy on nutrition in pregnancy (adopted by BCMA in June 1974). This has enabled Health Department teaching to be in agreement with the policy of the official body of Medicine.

2. The Health Department collaborated with the Pacific Health Education Association in the preparation of professional and public education material (completed December 1975). This was funded by the Medical Services Foundation. This material is in use Province-wide and is now being marketed in North America.

3. The Health Department worked with the B. C. Dietetic Association in a nutrition demonstration project in North Health Unit. This project was completed in March 1976, and was funded by the Provincial Government and the Medical Services Foundation. This project included the demonstration of the practicability and benefit of nutrition education during pregnancy. Although the numbers were too small for statistical proof of benefit, babies were larger and healthier as a result of this service.

4. Using L.I.P. funding, the Healthiest Babies Possible Project, from the fall of 1975 to June 1976, was able to reach pregnant women of low income (often immigrants without English skills). Nutrition education on a one-to-one basis using non-professional staff succeeded in bringing nutrition education to a group that were otherwise often outside the health care network and did not come to prenatal classes. The Health Department has a number of letters of support from physicians who began using this service. Within the short life of this project outcome evaluation was impossible. It was possible to demonstrate the feasibility of this approach to a higher risk group of women. The detailed report of this project was submitted to the Community Services Committee on June 15, 1976.

Our next action was to request funds from the Medical Services Foundation to advance the project with St. Paul's Hospital. The Foundation had previously supported two related projects (referred to in Items 2 and 3 above), but in spite of a recommendation of support from its Medical Advisory Committee did not approve the request on the basis that it was already proven and it was now up to Governments to fund such programs.

The Health Department is in the best position to develop this program having gained experience over the past years and having a responsibility for preventive health programs in Vancouver. The Department has been successful in developing its own knowledge and skills and has also been successful (to the point of exhaustion) in securing outside funding. The real issue now is whether to drop the whole matter due to lack of funds or to advance this work further with City of Vancouver funding.

The joint program with St. Paul's Hospital (PART A) will provide a preventive service for 300 mothers in each year. These are women who are within the main stream of our health care system and have sought early prenatal care from their physicians. We expect to be able to improve health in this population.

A large number of hard-to-reach, low-income women (many of whom are not English speaking) are not in the main stream of health care. The special project mentioned earlier, Healthiest Babies Possible, was successful in using non-professional, low income women under a Nutritionist's direction to provide nutrition education on a one-to-one basis to 200 women in eight months. I am proposing as PART B of this submission to employ four such people to continue this successful approach. This staff could be trained and supervised by the Nutritionist and Nurse employed under PART A.

Although the two parts of this program are directed to two separate target populations, they use the same knowledge with the same planned outcome.

Continued on Page 9. . . .

Clause No. 4 Continued

"BUDGET

PART A (1976 RATES)

	Aug. 1 - Dec.31/76 (Five Months)	Jan.1-Dec.31/77 (12 Months) (Based on 1976 Rates)
Salaries		
Nutritionist I	$ 6,470	$ 15,528
Community Health Nurse I	6,035	14,484
Research Assistant (half-time) (based on Psychologist II)	3,865	9,276
Clerk-Typist II (half-time)	1,892	4,542
Fringe Benefits @ 13%	2,374	5,697
Auto Allowance	750	1,800
Supplies & Equipment	500	1,200
Data Processing	625	1,500
Food Supplementation	1,250	3,000
Printing	625	1,500
TOTAL - PART A	$ 24,386	$ 58.527

PART B (1976 RATES)

	Aug. 1 - Dec.31/76 (Five Months)	Jan.1-Dec.31/77 (12 Months) (Based on 1976 Rates)
Salaries		
Three (3) Health Aides at $837 per month (P.G.12) (Includes one pay grade for extra language)	$ 12,555	$ 30,132
One (1) Health Aide (Supervisor) at $874 per month (P.G. 13) (Includes one pay grade for extra language)	4,370	10,488
Fringe Benefits " 13%	2,200	5,280
Transportation (Auto Allowance and Public Transportation)	500	1,200
Supplies and Equipment	500	1,200
Data Processing	416	1,000
Food Supplementation	833	2,000
TOTAL - PART B	$ 21,374	$ 51,300
TOTAL - PARTS A and B	$ 45,760	$ 109,827

Continued on Page 10 . . . .

Clause No. 4 Continued

"SUMMARY

Perinatal health statistics indicate Vancouver mothers and infants have not attained desirable and attainable levels of health.

The knowledge exists to prevent unnecessary perinatal death and disability.

The Vancouver Health Department has developed much of the required knowledge and skill, and has developed cooperative relationships with professional bodies and health care institutions.

Funding is requested for two parts of a preventive care project to improve perinatal health.

RECOMMENDATIONS

My recommendations are as follows:

A. THAT the Perinatal Health Project (Vancouver Health Department/St. Paul's Hospital) be approved for two years from August 1, 1976 to July 31, 1978 (PART A of the Project);

B. THAT the Perinatal Health Project be augmented by the hiring of four (4) Health Aides to continue the work begun in the Healthiest Babies Possible Project (PART B of the Project);

C. THAT the Perinatal Health Projects (PARTS A and B) be funded for two years commencing August 1, 1976, and that funds for 1976 in the amount of $45,760 be approved.

The Director of Finance advises that, if this Project is approved, funds are available from Contingency Reserve. Funding for 1977 and 1978 will be included in the Departmental Budget. Positions provided by this funding would be subject to classification by the Director of Personnel Services. The Vancouver Regional and Municipal Employees' Union concurs with this report."

The City Manager notes that this program could be an ongoing expense and submits the recommendations of the Medical Health Officer for the consideration of Council as this constitutes an increase in the level of service.

FOR COUNCIL ACTION SEE PAGE(S) 596-7

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Repeal of District Schedules from the Zoning and Development By-law No. 3575 which have been replaced by new District Schedules established in the last several years

The Director of Planning reports as follows:

"As a consequence of developing new District Schedules in the Zoning and Development By-Law No. 3575, eight District Schedules have been replaced.

These eight District Schedules are listed below:

(RS-3)	One-Family Dwelling District	
(C-2A)	Commercial District	(previously in the West End)
(C-3)	Commercial District	(previously along Central Broadway)
(C-5)	Commercial District	(previously in the Downtown)
(CM-1A)	Commercial District	(previously along Granville Mall)
(CM-2)	Commercial District	(previously in the Downtown)
(CM-2A)	Commercial District	(previously along Granville Mall)
(P-1)	Parking District	(previously in the Downtown)

The above District Schedules were replaced through the establishment of the following new District Schedules:

(W.E.D.)	West End District
(D.D.)	Downtown District
(C-3A)	Commercial District

The eight old Schedules can now be repealed provided that adjustments are made to two remaining Schedules as noted below:

An office building as a conditional use in the (M-1) and (M-2) Industrial District Schedules must currently conform to the vertical light angle provisions of the (C-3) Commercial District, which is one of the District Schedules to be repealed. It is therefore recommended that the (M-1) and (M-2) Industrial District Schedules be amended as follows:

a) by deleting the words 'subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District' immediately after the words 'office building' in Section 2, Subsection A.

b) by inserting Subsection J below immediately following Section 1, Subsection H 'Off-Street Loading Spaces' as follows:

'J. Vertical Light Angles for Office Buildings:

In the case of an office building of more than three storeys or 40 feet in height no part of such building above the third storey or above 40 feet shall project above lines extending toward the building at right angles from:

Cont'd . . .

Clause #1 continued:

(1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;

(2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;

(3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an angle of 70 degrees to the horizontal;

(4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided however that any part of a building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

(a) has a horizontal dimension of 60 feet or less, measured parallel to the street, lane or boundary of the site, as the case may be, from which the said vertical angle is measured; and

(b) is not less than 80 feet from any part of the same building similarly exempt, measured in the same direction as the 60 feet specified in clause (a) of this proviso.'

RECOMMENDATION: That the Director of Planning be instructed to apply to amend the Zoning and Development By-Law No. 3575 as follows:

A. That the following District Schedules are repealed:

(RS-3)	One-Family Dwelling District
(C-2A)	Commercial District
(C-3)	Commercial District
(C-5)	Commercial District
(CM-1A)	Commercial District
(CM-2)	Commercial District
(CM-2A)	Commercial District
(P-1)	Parking District

B. That the (M-1) and (M-2) Industrial District Schedules be amended as follows:

(i) by deleting the words ' subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District ' immediately after the words 'office building ' in ~~Section 2, Subsection A.~~

(ii) by inserting Clause J below immediately following Section 1, Subsection H ' Off-Street Loading Spaces ':

'J. Vertical Light Angles for Office Buildings:

In the case of an office building of more than three storeys or 40 feet in height no part of such building above the third storey or above 40 feet shall project above lines extending toward the building at right angles from:

Cont'd . . .

Clause #1 continued:

(1) All points along the ultimate centre line of the street (or streets) in front of the site and inclined at an angle of 60 degrees to the horizontal;

(2) All points along the rear boundary line of the site or the ultimate centre line of the lane where one has been dedicated, and inclined at an angle of 60 degrees to the horizontal;

(3) All points along the interior side boundary (or boundaries) of the site at ground level and inclined at an angle of 70 degrees to the horizontal;

(4) In the case of a corner site all points along the ultimate centre line of a flanking street or lane and inclined at an angle of 60 degrees to the horizontal;

Provided however that any part of a building shall be exempt from the appropriate vertical angle control above, if the exempt part of the building:

(a) has a horizontal dimension of 60 feet or less, measured parallel to the street, lane or boundary of the site, as the case may be, from which the said vertical angle is measured; and

(b) is not less than 80 feet from any part of the same building similarly exempt, measured in the same direction as the 60 feet specified in clause (a) of this proviso. '

C. That the application be referred direct to a Public Hearing following a report from the Vancouver City Planning Commission."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be received and the whole matter referred to a Public Hearing.

2. Allocation of Kitsilano NIP Funds: Equipment for the Kitsilano Area Child Care Society

The Director of Planning reports as follows:

"On September 16, 1975 City Council approved the expenditure of up to $59,300 to purchase and furnish a portable day-care centre for the Kitsilano Area Childcare Society. This day-care centre has been constructed and started operation on May 3rd, 1976. However, they were only able to get an interim permit to operate from Community Care Facilities Licencing because they do not have enough of the required equipment to meet existing day-care standards. The Society needs approximately $5000 to purchase the equipment required to meet the day-care licencing standards (listed in Appendix A).

The Kitsilano Site Office Coordinator and Kitsilano Citizens Planning Committee recommend that NIP funds should be made available to bring this facility up to standard.

CMHC has also reviewed and concurred with this proposal.

Cont'd . . .

Clause #2 continued:

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $5000 (five thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (Social Facilities category) to purchase equipment for the Kitsilano Area Childcare Society. Cost sharing is as follows: City $1250; Province $1250; Federal $2500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

3. Strathcona Rehabilitation Project: Proposed Additions Administrative Costs - SPOTA (March 1975 to April 1976)

The Director of Planning reports as follows:

"The Strathcona Property Owners and Tenants Association has requested that an amount of $2,000 be paid to the organization for expenses incurred on behalf of the Strathcona Rehabilitation Committee for the period March 1975 to April 1976. If approved by the City, the cost of this item would be shared in the proportion of 50% by C.M.H.C.; 25% by the Province; and 25% by the City. The City's share would therefore be $500.

The Strathcona Rehabilitation Committee has, during the course of 1976, recommended the following items as additions to the project. These are listed below with a note of Council's actions thereon.

Item	Estimated Cost	Amount Approved by Council
(a) Items Approved by Council		
(1) Improvement to Strathcona Park	90,000	90,000
(2) Educational Tour for Habitat Conference	5,000	2,000
(3) Bilingual Street Signs	5,000	5,000
(b) Items Not Dealt With By Council (as at July 5, 1976)		
(4) Landscaping: Land Surplus to Street Requirements (East Side Gore Avenue)	5,000	-
(5) Administrative Costs: SPOTA	2,000	-
(6) Acquisition of Privately-Owned Property to Improve Linear Park	Subject to negotiation of price satisfactory to City and senior governments.	

No further recommendations for additions to the project are anticipated.

Cont'd . . .

Clause #3 continued:

Council, on January 21, 1975, approved payment to SPOTA of an amount of $2,500 ($2,000 for information, assistance and referral re the rehabilitation program following closure of the site office in June of 1974 and $500 for audio/visual material in connection with a proposed U. N. demonstration project in the Strathcona area). This cost was shared between C.M.H.C., the Province, and the City on the normal 50% - 25% - 25% basis. The amount now requested covers rental of the SPOTA office for meetings of the Strathcona Rehabilitation Committee, and bilingual and community liaison, as described in a letter of April 30, 1976, from the Strathcona Property Owners and Tenants Association, which is circulated for Council's information.

The Strathcona Rehabilitation Committee, at its meeting of April 7, 1976, recommended that the requested contribution be approved, subject to provision of a letter explaining in more detail the work which had been undertaken and the period covered.

An up-dated summary of the financial status of the project, including allowances for the additional items referred to above is:

	Budget $	Total Estimated to Complete $
Administration	500,000	300,000
Grant/Loans	2,000,000	651,370
Public Works	2,000,000	2,483,598
Contingencies	130,000 (i)	557,000
	4,630,000	3,991,968
Estimated excess of budget over expenditures		638,032

(i) Transfer of $300,000 to Britannia Urban Renewal Scheme deducted from former Contingency Allowance amount of $430,000.

It is RECOMMENDED that Council approve the addition to the Strathcona Rehabilitation Committee project of an amount of $2,000 covering expenses incurred by the Strathcona Property Owners and Tenants Association for the period of March 1975 to April 1976, as described in that organization's letter of April 30, 1976 and that the City's share of these costs ($500) be provided from Urban Renewal funds."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

INFORMATION

4. Family Housing - Apartment Form

June 1, 1976, Vancouver City Council passed the following resolutions:

"THAT the proposals submitted by the Director of Housing with respect to family housing - apartment form, be approved;

FURTHER THAT the Director of Housing be instructed to submit the proposals to the Federal and Provincial Governments for approval."

Cont'd . . .

Clause #4 continued:

Since that time, discussions have been held with representatives of both the Federal and Provincial Governments regarding funding details.

There has been some concern expressed regarding financial involvement of the City in subsidizing these projects. A meeting was held July 9 with representatives from C.M.H.C. and the Provincial Department of Housing in an effort to determine the specific amount of the City's commitment.

During this meeting the Deputy Minister of Housing emphasized that he would not be prepared to recommend any form of continuing subsidy aside from the 'High Impact Grant.' (It was noted that, in fact, the Hight Impact Grant is a repayable, low-interest loan.) The City therefore will be financially obligated to pick up the 'shortfall' between the rent charged to the low-income tenants and the 'recovery' or market rent. This obligation will continue for as long as the units are rented at less than full recovery rates. Similarly, if any units are vacant the City will be faced with the burden of carrying those costs as well.

When discussing the options available to the City, the Deputy Minister stated that under Section 15.1 of the N.H.A. the Province would not 'lease back' any of the units -- the City, therefore, would be responsible for management of all units.

It was noted by the Deputy Minister during the discussions that considering the apparent softening of the rental market and the funding attitude of the Provincial Government, re, ongoing rental subsidies, this was a 'high-risk' venture for the City. It was also noted that with the available assistance from the Province and C.M.H.C. the units would be renting at only slightly less than market rents (10% - 15% lower) and would therefore not be available for those families in most need.

While City staff are concerned about the financial implications of this program formal confirmation of C.M.H.C. funding has not as yet been obtained. Before carrying out a detailed economic analysis of the ongoing subsidies required, applications have been submitted to C.M.H.C. in order to determine whether, in fact, the Federal Government is prepared to provide the capital funding for these projects. If the results from C.M.H.C. are positive a further report will be prepared for Council's consideration detailing the cost of these projects to the City.

With respect to the housing proposals on the City-owned RS-1 sites, staff are in the process of making formal presentations to C.M.H.C. and the Province. Following these presentations a decision is anticipated regarding Federal and Provincial funding.

The City Manager submits the foregoing report for the INFORMATION of Council.

CONSIDERATION

5. Strata Title Conversion Application, 1575 Beach Avenue

The Acting Director of Social Planning reports as follows:

On December 2nd, 1975, City Council considered an application from Neil B. Cook to convert the apartment building at 1575 Beach Avenue to Strata Title ownership. The application was referred to the Director of Social Planning with instructions to report back on

Cont'd . . .

Clause #5 continued:

the views of the tenants. After interviewing 13 of the 40 tenants the Director of Social Planning reported that fewer than the required 90% of the tenants requested the proposed coversion. Thus, the application did not meet the criterion set by Council On June 17th, 1975.

The criterion stated "That the moratorium on strata title conversions be extended for a further year beyond the ex piry date of June 26th, 1975 to June 26th, 1976 with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered." The owner, when so advised, asked that the matter be deferred. Council decided that no action be taken on the application at that time.

On March 23rd, 1976 the Strata Title Regulations concerning conversion were amended as follows: "That where more than 10% of the tenants object to a conversion it not be permitted."

On May 20th, 1976 the City received a letter (copy attached) from William A. Street on behalf of the owner Mr. Cook renewing his application for conversion to Strata Title of the apartment building at 1575 Beach Avenue. Included with the letter were: a statutory declaration of Diane Brady, realtor, stating that she has personally spoken to 26 occupants of the building and has received from all 26 written notice (copy attached) that they have no objection to the application for conversion and that she knows of no other tenants who object to the application; a copy of the form letter signed by the 26 tenants indicating they have no objections to the conversion; and a copy of the memorandum to tenants assuring them of a 3 year lease if they do not wish to purchase equity in the building. Copies of all of the above are attached.

Copies of these attachments with a covering letter were sent to all tenants on June 14th, 1976. Tenants with objections were requested to contact the Social Planning Department by the end of June.

As of July 6th, 1976, 3 tenants (7.5%) had expressed objections in writing. One of these tenants who wishes to remain anonymous was among the 26 who signed the form letter indicating no objection. He says that although he signed the form letter he actually does object to conversion but felt obliged to sign. Another tenant who also wishes to remain anonymous objects to the conversion but does not wish to put it in writing because he fears that if the application is approved his tenancy might be jeopardized. A widow who signed the form letter of approval said that she and three other tenants who are also widows had done so because although they do not wish to purchase they have been assured by the owner that they will be able to remain as tenants as long as they wish. They have been guaranteed a three year lease upon conversion but as far as we can ascertain they have no guarantees in writing beyond this 3 year period.

Although more than 10% of tenants have expressed reservations or lack of support, fewer than 10% of tenants have submitted formal written objections to the conversion application.

The Director of Social Planning RECOMMENDS that :

City Council approve the Strata Title Conversion Application, 1575 Beach Avenue, on condition that those tenants who have been given verbal assurance that they may remain in their suites, are provided with written guarantees to the satisfaction of the Director of Social Planning."

The City Manager submits the above report of the Acting Director of Social Planning for Council's CONSIDERATION.

Cont'd . . .

INFORMATION

6. 1931-1933, 1937, 1943 and 1949 Creelman Avenue

At the July 13, 1976 meeting of City Council, Alderman Harcourt advised that he had received a petition signed by a number of residents of Kitsilano Point with respect to the above properties. He also advised that he had received a letter from the owners' agent for the properties stating that the owners plan two Four-plexes on the site but are awaiting rezoning of the area. The agent further indicated that the owners are unwilling to repair and paint the properties as ordered by the Building Inspector.

Council MOVED:

"THAT the City Manager be requested to immediately investigate the statements made by the residents and ensure that the houses at 1931-1933, 1937, 1943 and 1949 Creelman Street comply with the Minimum Standards Bylaw:

FURTHER THAT the City Manager report to the next meeting of Council on this matter, including whether or not the developer has met the City's relative Bylaw requirements."

The Director of Permits and Licenses reports as follows: -

"These premises first came to the attention of this Department at the end of last year. Inspections were carried out with the following results:

1931 - 1933 Creelman Avenue

1. The porch floor is to be repaired.

2. Garage is to be repaired.

3. Paint or preservative is to be applied to the exterior walls and trim.

1937 Creelman Avenue

1. Missing shingles from the front porch are to be replaced.

2. Down spouts are to be replaced.

3. Paint or preservative is to be applied to the exterior walls and trim.

1943 Creelman Avenue

1. Porch floors and stairs to be repaired.

2. Gutters and down spouts to be replaced.

3. Paint or preservative to be applied to the exterior walls and trim.

1949 Creelman Avenue

1. Gutters and down spouts to be replaced.

2. Small amount of rubbish next to garage to be removed.

3. Paint or preservative to be applied to the exterior walls and trim.

Cont'd . . .

Clause #6 continued:

Before the expiry of the notice period, the owners requested an extension of time to enable them to draw plans for replacing the housing and to make an application to rezone the area. The extension was granted. A Public Hearing was scheduled on the rezoning matter early this year but this rezoning application was not dealt with and the matter was left in abeyance.

Further inspections were carried out and Mr. Donald M. Manning, architect, agent for the owners was contacted. He advised that since the buildings were scheduled for demolition and only awaited the rezoning of the area, he and his principals did not wish to make any improvements on the properties. He was advised that the necessary repairs must be carried out but the painting would be held in abeyance until there was further clarity on the rezoning. This took place on June 17th and rechecks were scheduled for mid-July. In the meantime Mr. Manning has written to City Council asking that he be relieved of the necessity of carrying out the building maintenance work.

On July 8th, Mr. Manning made an application for a Development Permit to demolish the buildings but the Permit has not been issued for no acceptable plans have been filed to show replacement housing. Following Council action on July 13th, Mr. Manning was verbally advised on July 15th that all of the maintenance work would have to be carried out. Confirmation of this will be sent to Mr. Manning and his principals and rechecks will follow. The work necessary to comply with the Standards of Maintenance Bylaw has not taken place.

The petition referred to by Aldermen Harcourt also contains addresses other than those on Creelman Avenue. Each property has been inspected and orders under the Standard of Maintenance By-Law have been issued as necessary. One of these is a vacant premises which has been referred to the Fire Warden to have boarded up."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

NOTE: Petition and letter referred to on file in the City Clerk's Office.

CONSIDERATION

7. 1055 West 41st Avenue - Development Permit #68796
Zone: (RS-1) One-Family Dwelling District Schedule

The Director of Planning reports as follows:

"On August 18, 1975 Development Permit #68796 was issued to the applicant, Dirassar, James & Jorgensen, permitting the construction of additions to the existing Louis Brier Personal Care Home & Hospital located on this site at the northwest corner of Oak Street and 41st Avenue. The additions would be one-storey in height and would be located on the East side of the development adjacent to Oak Street. The area of the additions would be approximately 20,000 square feet and would contain 44 personal care units.

When dealing with the deletion of Section 3, Subsection 13 from the Zoning and Development By-Law No. 3575 at a Special Council Meeting (Public Hearing) on March 11, 1976, two neighbouring property owners of the Personal Care Home & Hospital addressed Council and filed a brief containing 62 signatures opposing a

Cont'd . . .

Clause #7 continued:

Development Permit Application to construct additions to the development. They were concerned that the deletion of Section 3, Subsection 13 would permit the Director of Planning to permit large additions to the hospital. The majority of the objections were from residents located in the area west of the development.

While approving the deletion of Section 3, Subsection 13 from the Zoning and Development By-Law No. 3575, Council also passed the following resolution:

> Further that before any development permit is issued with respect to additions to the Louis Brier Home & Hospital, the Director of Planning submit this matter to Council for consideration.

Since Development Permit #68796 permitting the construction of the additions to the existing Louis Brier Personal Care Home & Hospital was issued prior to the resolution of Council on March 11, 1976 and is still valid, the applicant has notified that he would be proceeding with the additions (see Appendix 1) as permitted under this Development Permit. A Building Permit has not yet been obtained for the additions.

Because of Council's resolution, this request to proceed with the additions to the Louis Brier Personal Care Home & Hospital, as approved under Development Permit #68796, is submitted for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 598-9

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. P.C. 593 D.B. Singh - legal expenses
   P.C. 364 R. Musgrave - legal expenses

The Director of Legal Services reports as follows:

"Re: P.C. 593 Singh

In May of this year I placed an account for legal fees in the amount of $4,513.55 before Council at the request of the Police Board and had to point out that there was no authority to pay the same since the Police Act came in. Council at that time supported the Police Board in requesting an amendment which would allow Council, in its discretion to pay this account.

As a result the Charter has now been amended retroactive to the date the Police Act came into force and Council is now empowered to accede to the request of the Police Board and pay this account if it sees fit. Accordingly I am resubmitting the matter for Council's reconsideration.

Re: P.C. 364 Musgrave

I have received a letter from the Secretary to the Police Board indicating that the Board is recommending to Council payment of a legal bill in the sum of $20,000.

The account was incurred with Mr. J. Hogan for his defence of P.C. Musgrave on a charge of non-capital murder. The officer was acquitted. The account is rendered in considerable detail, involving much preparation as well as attending at the preliminary hearing, at the first jury trial which ended in a mistrial, and at the second trial. In all Mr. Hogan estimates he spent a total of some thirty-two working days on the case. The sum of $20,000 also includes $2,000 for disbursements."

The City Manager submits the foregoing report to Council for CONSIDERATION.

(Attached for information is a copy of a report considered by Council on June 1, 1976, relating to the claim for legal expenses for P.C. 593, D.B. Singh.)

FOR COUNCIL ACTION SEE PAGE(S) 599

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. False Creek Transit Service

The City Engineer and Development Consultant report as follows:

"A good level of transit service has always been recognized as an essential element of the False Creek development plan, if the full potential of this unique inner-city residential environment is to be realized. In 1974 and 1975, attemps to negotiate such a system with the Bureau of Transit Services were not successful. Since February, 1976, negotiations have proceeded with B. C. Hydro to the point where a satisfactory service can commence operation after August 31, 1976. The purpose of this report is to outline the proposed service, establish the route and stop locations and authorize the necessary financial arrangements.

I. CITY POLICY

The philosophy contained within the Official Development Plan for Area 6 is to devote a maximum amount of land for the activities of people. In keeping with this philosophy and in anticipation of a high level of transit service, the Phase 1 development has been designed and built with a minimum of roadways and parking facilities.

The success of the transit service envisaged in the planning process is dependent upon the existence of sufficient density of population and activity to generate enough riders to support the service. We believe that ultimately residents, visitors and commercial customers in Area 6, Phases 1 and 2 along with other users along the route will be able to support a satisfactory transit service from farebox receipts, to the same level as the present transit services within the City of Vancouver.

Initially, however, such a service will require financial support in addition to farebox receipts. All ground leases in Area 6 make provision or will when drawn, for a levy against the lessee to cover a portion of such deficits. We expect that the levy against each dwelling unit and per 1,000 sq. ft. of commercial space will not exceed $5.00 per month initially, and the need for subsidy should be reviewed within three years.

During the negotiations pertaining to the lease documents, some resistance to the transit subsidy clause was expressed by the Sponsors, but they did sign and did request that the False Creek Interim Council participate in decisions regarding transit frequency, routing, cost, subsidy, review periods, etc.

As Fairview Slopes, Area 10, Granville Island and Marathon properties are developed, it is possible that special transit service can be provided to these areas and can also, at least initially, be supported by a levy as in Phase 1.

Continued on Page 2. . . .

Clause No. 1 Continued

II. B.C. HYDRO

B. C. Hydro agree that the transit service should be extended to serve downtown from the outset but the service should initially link with transfer points at Broadway/ Cambie and 6th/Granville. The first bus should initially be timed to arrive downtown before 7:00 a.m. weekdays, before 8:00 a.m. Saturdays and before 9:00 a.m. Sundays and holidays, and the last bus to leave downtown after 11:00 p.m.

B. C. Hydro report that the Cambie route into downtown is less desirable than the Granville Bridge and Granville Mall route. Also, by operating for the full length of Granville Mall, connection to the proposed Burrard Inlet Ferry system is possible.

To take advantage of the farebox revenue generated by the Ferry passengers, the bus schedule should correspond to the Ferry schedule which is envisaged as being a fifteen minute frequency. B. C. Hydro have suggested that the bus service begin with a thirty minute headway when the first residents move in, increasing to a fifteen minute peak and thirty minute off peak as the residential population increases.

B. C. Hydro are willing to operate the service when the first residents move in which will be known as 50-FALSE CREEK SOUTH.

III. PROPOSED ROUTE

The initial route provides 2 way service through the Area 6, Phase 1 development along a reserved right-of-way between the western and eastern enclaves, with westbound service via Sixth Avenue and Granville then northbound via Granville Mall to a lay-over on Cordova Street, and with eastbound service to Broadway and Cambie via Cambie Street, Broadway to a lay-over on Willow then via Willow and 6th Avenue to Heather Square (figure 1). The route will enter and leave the Phase 1 development via the entrance at 6th and Oak, until the Alder Street overpass of the railway is completed, and via the Heather Street entrance. Route subject to possible revision after initial period.

The use of Willow Street is important in order to provide service to the busiest part of the Broadway core; Vancouver General Hospital, Fairmont Medical Building, the banks at Broadway and Willow, etc.

The Fairview Local Planning Committee, while supporting the service in principle, would prefer the bus on Heather Street rather than on Willow Street. They are primarily concerned with the noise and fumes on a street that is designated for residential development.

B. C. Hydro report that Heather Street would be unacceptable because of prolonged delays resulting from a left turn onto 6th Avenue; the only alternate is use of Cambie Street, which would be acceptable operationally but would not serve the Broadway core. They point out that the service on Willow would be one-way only, downhill to minimize noise.

The Willow routing on balance seems to be best.

Continued on Page 3. . . .

Clause No. 1 Continued

IV. ROADWAY REQUIREMENTS

B. C. Hydro have requested that a number of roadway improvements be in place for the beginning of service. Specifically, they have requested:

(a) completion of the left-turn bays on 6th Avenue, at the new entrance to Phase 1 west of Heather - this has already been included in the street paving budget and schedule approved by Council on May 11, 1976 and construction work has commenced.

(b) rebuilding of the 6th - 4th Diversion at 6th Avenue - this work has already been included in the City's 1976 Streets Capital Budget and construction work has commenced.

(c) installation of an actuated signal at the 6th - 4th Diversion - this was not originally planned, and is estimated to cost $20,000.

(d) rebuilding of Willow from 6th Avenue to Broadway - the complete required rebuilding cannot be carried out in time for the proposed opening of the route. However, resurfacing can be done and this is recommended at a cost of $20,000. The City Engineer should also be instructed to initiate the remaining works under Local Improvement procedure.

(e) several parking restrictions at corners and on 6th Avenue, and stop signs on 7th and 8th/Willow; these can be implemented in the normal manner.

It is anticipated that the above work can be completed by the end of August, 1976.

V. RECOMMENDATIONS

The City Engineer and Development Consultant RECOMMEND as follows:

A. That the transit routes and stops as shown in figures 1 and 2, being drawings numbered ZF 26-1 and ZF 26-2 respectively, and attached as Appendices "A" and "B" to this report, be approved.

B. That the City Engineer be authorized to implement the necessary parking restrictions, the installation of an actuated signal at the 6th-4th Diversion and the resurfacing of Willow Street, at an estimated cost of $40,000., using $20,000. from the 1976 Streets Capital Budget and $20,000. from the False Creek Streets Budget and initiate a Local Improvement for the remaining works on Willow.

Continued on Page 4. . . .

Clause No. 1 Continued

C. That the Development Consultant in consultation with the City Engineer, Director of Finance, Director of Legal Services and the False Creek Interim Council, continue negotiations with B. C. Hydro to determine frequency of service, subsidy and method of payment to B. C. Hydro, it being understood that the levy per dwelling unit, per liveaboard berth and per 1,000 sq. ft. commercial space will not exceed $5.00 per month for a period not exceeding 3 years, and it being further understood that the arrangement would be reviewed each year within the 3 year period to determine whether the subsidy could be reduced or discontinued. "

The City Manager RECOMMENDS that the foregoing be approved.

2. Transit Matters - Park 'n' Ride Bus Service during PNE, Marine Drive Service, Stops on Robson Street

The City Engineer reports as follows:-

" I. PARK'N' RIDE BUS SERVICE DURING PNE

In an effort to relieve some of the parking and congestion problems associated with the PNE (August 21st - September 6th, 1976) due to inadequate facilities in the general area, PNE officials have arranged for six buses from B.C. Hydro to operate a special five minute frequency park'n' ride service between the BCIT parking lot in Burnaby, and the exhibition grounds.

This service will operate on Saturdays, Sundays and Labour Day during the exhibition period, i.e., a total of seven days, commencing at 12:00 noon and operating through to 12:00 midnight on each date.

A routing within the Vancouver city boundary (see attached plan #1) has been worked out jointly by B.C. Hydro and your officials. The proposed routing is as follows:-

Inbound: from BCIT via Highway #1, First Avenue, Renfrew, Hastings, Lillooet, and Pender, to terminus on Windermere;

Outbound: from Windermere terminus via Hastings, Cassiar, Highway #1 to BCIT.

At present, First Avenue between Highway #1 exit ramp and Renfrew is not a transit route. Council's approval for First Avenue to be used by transit vehicles is now being sought.

In view of the entrance to Playland and the pedestrian signal at Windermere and Hastings, a bus terminus on the eastside of Windermere Street south of Hastings Street for the BCIT-Exhibition Park'n' Ride service will be appropriate. Council's approval of a bus stop at this location is necessary before the service can use this site as a terminus.

Continued on Page 5. . . .

Clause No. 2 Continued

II. MARINE DRIVE SERVICE

On June 29th, it was reported that the #99 Marine Drive Service would be replaced by the #800 Midway Connector on July 23rd, with direct service to Vancouver International Airport via the Arthur Laing Bridge. In recent discussions with B.C. Hydro officials, an expanded routing for this new service has been developed, for implementation on Council's approval. In order to maintain connections with the Richmond, Granville-Victoria, and suburban fastbus services, B.C. Hydro proposes to operate the westbound route via Marine Drive, then north on Hudson Street, east on 71st Avenue, south on Oak Street to Marine Drive, and on to the Arthur Laing Bridge. Eastbound, the route is Arthur Laing Bridge to Marine Drive. (unchanged)

Volumes of transferring passengers will be monitored to determine whether this extended routing is appropriate. All streets and stops have previously been established for transit use; Council approval is required for this new service to use this route.

III. STOPS ON ROBSON STREET

With implementation of the Smithe-Nelson couplet, transit service will be provided on Robson Street eastbound from Granville Street. Stop locations have now been finalized at Granville Street, Richards Street, and Cambie Street, as shown on the attached plan #2. In addition, the westbound near-side bus stop at Hamilton Street will be switched to far-side, and a new stop will be required on Hamilton Street northbound at Robson.

To minimize bus queuing on Nelson Street, B.C. Hydro are proposing to change the layover point of the 933 Lougheed and 980 Barnet Fast Bus routes from Nelson to Helmcken. Authorization is now requested to establish a stop on the southside of Helmcken at Hornby Street if required.

It is RECOMMENDED that:-

A. First Avenue between Highway #1 exit ramp and Renfrew Street be designated a transit route;

B. A bus stop be approved on the east side of Windermere south of Hastings;

C. The extended routing of the Marine Drive Service via Hudson, 71st Avenue and Oak Street be approved;

D. Bus stops be approved on Robson Street eastbound at Granville, Richards, and Cambie, northbound on Hamilton at Robson, and eastbound on Helmcken at Hornby."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 602

FINANCE MATTERS

CONSIDERATION

1. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival

The Fire Chief reports as follows:

"The Fire Chief has received a request for the Vancouver Fire Department Band to participate in the Penticton Peach Festival Parade August 7, 1976.

Thirty-four bandsmen and one Chief in charge of supervision would attend and the cost to the City would be:

1.	a. By Charter Bus (Surrey Bus Service)	$720
	b. Driver Accommodation	25
	c. Lunch While Travelling	70
		$815

or as an alternative:

2. The men would provide their own transportation as has been done in past years with the City providing a subsidy of $15 each to cover the cost of gasoline - a total cost of $525.

The men will provide their own substitutes with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and Esprit de Corps of the Band, which for years has provided excellent performances for civic functions. Last year, the Band was unable to attend any out-of-town parades because of other commitments, and I feel it important they gain approval to attend the Penticton Parade this year."

The Comptroller of Budgets advises that if this report is approved the source of funding will be Contingency Reserve.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

RECOMMENDATION

2. Jericho Beach Park - Development Funds

The following report has been received from the Director of Finance.

"The following is an excerpt from the minutes of the last meeting of the Park Board held on Monday, June 28, 1976:

'JERICHO BEACH PARK - DEVELOPMENT FUNDS

It was reported that the City Director of Finance has suggested to the Mayor that the Board should immediately request the $129,310 the City has on hand, for development of Jericho, from the sale of City property in Block 133 at 2nd Avenue and Sasamat Street. The $129,310 represents 25% or the first of four payments to the City from the buyer of Block 133. The other three payments will be made as follows:

Cont'd . . .

Clause #2 continued:

25% - 6 months)
25% -12 months) - after approval of subdivision plan
25% -18 months)

Available funds will be utilized to commence landscape works noted below in a manner which would not jeopardize future decisions regarding disposition of the hangars. Work will be carried out as funds are received.

- continued general clean up and rough grading in eastern and southern portion of site (underbrush, debris, fill areas, top soil)
- initial landscape works on lagoon area south of building complex (drainage, grading, planting)
- Initial planting program to delineate major use zones throughout park site
- continued removal of deactivated utilities
- initial development of pedestrian/cyclist system throughout park
- initial development of playing fields
- improvements to existing breakwater structure.

Commissioner DeMoulin suggested that a horseshoe pitch on the eastern portion of the site be included in work to be done.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to immediately turn over the $129,310 now available to the Park Board so that development work at Jericho can proceed, and further that the City Council be requested to instruct the City Director of Finance to similarly turn over to the Board immediately the balance of funds as soon as available, for further development purposes.

- Carried.'

The purchaser of the property has prepaid the six, twelve, and eighteen month payments and the total funds are now available, in the amount of $500,742.19.

I would, therefore, recommend that City Council approve the Park Board budget request for development of the Jericho Beach Park in the amount of $500,742.19, the source of funds to be the proceeds received from the sale of the property."

The City Manager RECOMMENDS approval of the report of the Director of Finance.

3. Harbour Park Site

The Director of Finance has submitted the following report.

"On June 15, 1976 Council approved a motion to submit a Plebiscite to the electors November 17, 1976, asking the voters whether or not they wish to retain the Harbour Park Site at a total cost of $5,000,000.

The City's total costs related to this site have been accumulated and, subject to some final minor adjustments, are as follows, with the total split between the development site and the park site. Also shown, is the sources of funds.

Cont'd . . .

Clause #3 continued:

	Total	Development Site	Park Site
Original Cost	$6,421,300	$4,421,300	$2,000,000
Interest on Loans	367,520	250,000	117,520
Taxes (distrib. by area)	443,500	108,500	335,000
N.H.B. Lease Costs	158,550	-	158,550
Misc. Costs	37,600	25,500	12,100
Final Demolition	35,000	35,000	-
	$7,463,470	$4,840,300	$2,623,170
Sources of Funds			
Borrowing	$2,000,000	$ -	$2,000,000
Capital Reserve	4,000,000	4,000,000	-
Revenue Surplus	1,463,470	840,300	623,170
	$7,463,470	$4,840,300	$2,623,170

Council originally approved financing of $4,000,000 from Capital Reserve plus $2,500,000 from Revenue Surplus, and in addition to this, the voters approved $2,000,000 towards the Park Site.

On the basis of the above figures, Council can ask the voters if they wish to spend $4,840,000, approximately, of City funds to make the Development Site a Park. This does not provide any funds for the development of the Park. While awaiting the results of the Plebiscite, the Site would be held as an asset at a cost of $4,840,000, approximately.

I would RECOMMEND:

A. That Council approve the sources of funds as indicated, to complete the accounting for the costs, subject to final minor variations to be approved by the Director of Finance.

B. That approximately $1,036,000 of the original Council approved allocation of $2,500,000 from Revenue Surplus, be returned to Revenue Surplus.

C. That Council allocate, from Contingency Reserve, an amount of $70,000 for the 1976 National Harbours Board lease payment due September 30, 1976.

D. That Council make representations to the National Harbours Board to get the lease payment substantially decreased.

E. That, if the Plebiscite fails, Council seek to obtain market value rather than $4,840,000, for the Development Site.

F. That Council approve an appropriation of $35,000 for final demolition of buildings on the Development Site, the amount being included in the above figures."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

CONSIDERATION

4. Harcourt Development Ltd.

The Director of Legal Services reports as follows:

"A letter has been received from Mr. Peter Allard on behalf of Harcourt Development Ltd. (a copy of the letter is attached).

In short he is requesting a ninety-day extension to continue negotiations. Alternatively he states that if the City is not prepared to grant the extension, the letter is to be taken as thirty days' notice to break off negotiations as provided in the original proposal letter.

Cont'd . . .

Clause #4 continued:

Details in the situation are as follows:

On June 14 the developer requested an extension to July 30 to get the agreement signed. On June 15 Council agreed only to an extension to June 30. Council has no obligation to grant the extension requested.

In so far as the thirty days' notice is concerned I have to disagree that that provision is relevant. Negotiations were concluded and an agreement in final form was completed. If they are unable to execute it then, in my view, this is a repudiation or abandonment."

The City Manager submits the foregoing report to Council for CONSIDERATION.

DELEGATION REQUEST THIS DAY: Committee to Save the Entrance to Stanley Park.

RECOMMENDATION

5. City Overage Pension Fund - Annuity Scheme

The Director of Finance reports as follows:

"On December 1, 1954 the City, upon request by the Unions established a plan to provide a temporary pension and an annuity (for 5 years from age 65) to employees who would not have at least ten years of service upon reaching maximum retirement age, and who were not eligible for coverage under the Municipal Superannuation Act. The annuity payments were made at no cost to the City, but were from the employees' monthly contributions with three percent interest credited on the invested money. Subsequent to a change in the eligibility requirements in the Municipal Superannuation Act in 1964 contributions from employees ceased.

Since that time the number of beneficiaries under the scheme has reduced to four. Two former employees are receiving annuity payments and two employees will become eligible during the next eight months. The City has received requests to refund the balance of the employees' 'savings' without penalty. The total amount involved would be $4,816.53 as at July 31, 1976. The amount available in the fund at the present time is $4,296.09.

From sale of debentures sold ($4,000 City of Vancouver 3.75% debentures - maturing 1977 - 1980)	$3,531.20
Cash on hand	764.89
Funds Available	$4,296.09
The Comptroller of Budgets advises that the balance can be provided from Contingency Reserve.	520.44
	$4,816.53

The economic situation has changed since inception of this scheme in that at present, premium savings accounts are paying as high as 8% interest. Furthermore, the purchasing power of the dollar is constantly diminishing. The purpose of the fund, which was to protect the City's employees on retirement, is thus being defeated by payment of low interest on enforced savings. It would therefore be reasonable for the City to enable the beneficiaries to withdraw their contributions.

Cont'd.

Clause #5 continued:

I therefore recommend that City Council vary the terms of the Overage Pension Fund Annuity Scheme to enable beneficiaries to elect to withdraw their contributions without penalty and that the City Manager be authorized to approve funding of any deficit created up to a maximum of $550 from Contingency Reserve.

The Director of Personnel and the Registered Nurses' Association of B. C., of which one beneficiary is a member, concur with this report."

The City Manager RECOMMENDS approval of the above report of the Director of Finance.

CONSIDERATION

6. Funds for Community Recreation Space in Champlain Heights Elementary School

The Director of Finance reports as follows.

"The following request has been received from the Vancouver Board of Parks and Recreation:

'Dear Mr. Mayor and Members of Council:

The following is an excerpt from the minutes of the last meeting of the Board held on June 28, 1976:

..."CHAMPLAIN HEIGHTS ELEMENTARY SCHOOL

It was reported that the School Board requested a decision as to whether or not the Park Board would be proceeding at any time to double the size of the new recreation replacement space that is being planned in alterations to the Champlain Heights Elementary School. The Superintendent agreed to provide approximately $16,000 from the Board capital funds so that the project could proceed immediately. Park Board funds are needed now to provide boiler room and hallways to serve a future recreation addition.

It was regularly moved and seconded,

RESOLVED: That the Board approve a reallocation of $16,000 from unallocated capital funds.

- Carried.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to provide an additional $125,000 of capital funds from the Champlain Heights Areas E & F 'front end' cost fund so that the Board may enter into an agreement with the School Board to plan and build immediately the additional needed recreation space.

- Carried.

Cont'd . . .

Clause #6 continued:

> It was noted that the $125,000 will decrease the funds that will be needed to provide recreation space in the proposed major community centre complex contemplated to be built in conjunction with the proposed new high school to serve the proposed new housing areas E & F."...'

This request for $125,000 to provide 2,500 square feet of additional community recreation space formed part of the Park Board's 1976 Supplementary Capital submission. However, the item was too low on their priority listing to be approved as part of the 1976 Supplementary Capital Budget.

The Park Board have noted that the $125,000 granted now will decrease the funds that will be needed when the community facilities are built for Areas E & F of Champlain Heights. Logically, 2,500 square feet provided in Champlain Heights Elementary School this year should reduce the square footage needed in the future community centre complex by 2,500 square feet. Given inflation in construction costs between 1976 and the year the community centre is built, this could mean a dollar saving to the City in provision of community recreation space. If the Park Board request is approved it should be on the understanding that the square footage in the community centre planned for Areas E & F will be reduced by 2,500 square feet. Current estimates place the square footage of this facility at 22,000 square feet.

If this request is approved, Council should increase the 1976 Champlain Heights Capital Budget by $125,000. The source of funds for this would be the Champlain Heights Interim Financing Reserve.

The following is submitted for consideration:

a) That the 1976 Champlain Heights Capital Budget be increased by $125,000 so that the Park Board may provide an additional 2,500 square feet of community recreation space in Champlain Heights Elementary School. The source of funds for this is to be the Champlain Heights Interim Financing Reserve.

b) That the space requirement for the community centre to be provided in the community services complex for Areas E & F of Champlain Heights will be reduced by 2,500 square feet to approximately 19,500 square feet."

The City Manager submits the above report for the CONSIDERATION of Council.

INFORMATION

7. B.C. Pavilion, P.N.E.

The Fire Chief and the Director of Finance submit the following report.

"City Council at its meeting of June 29, 1976 when considering the City Manager's Report dated June 25, 1976 passed the following motion:

'THAT the Fire Chief be requested to meet with the P.N.E. Board as a result of his inspection of the B.C. Pavilion and subsequently appear before Council with a further report.'

The Fire Chief reports as follows:

On Wednesday, July 14, 1976 a meeting was held with P.N.E. President, Alderman Sweeney, P.N.E. Manager, John Rennie, senior P.N.E. staff and myself.

After a discussion in which numerous deficiencies, both in life safety and property protection were identified, a joint inspection of the building was made.

Cont'd . . .

Clause #7 continued:

Alternatives for achieving desired fire safety were given and considered The consensus of those present was -

(a) The numerous deficiencies that required extensive modifications to meet life safety requirements would require substantial costs and yet would contribute little to improve property protection.

(b) The installation of a complete sprinkler system would achieve the desired objectives in providing both life safety and property protection. This approach would also satisfy Underwriters by a substantial reduction of risk.

Alderman Sweeney and Mr. Rennie are in agreement with items (a) and (b) and have advised me they will now proceed to obtain sprinkler estimates. Mr. Rennie wishes Council to know his agreement with me requires approval of the P.N.E. Board, and at a later date he will report to Council on this matter.

The Director of Finance reports as follows:

On June 29, Council passed a resolution asking the Director of Finance to report on the feasibility of deleting the B.C. Pavilion from insurance coverage and allowing the PNE to insure it separately, if they so wished.

I have checked with our insurance brokers and they advise me that the underwriters would have no objection to the City deleting the B.C. Pavilion from the City assets being insured.

From the point of view of protecting existing City assets, whether those assets are particularly useful or not (as compared to valuable), it is my opinion that the City should insist on the installation of a full sprinkler system being installed in the building and the building being insured for full replacement value. However, Council is certainly at liberty to delete the insurance coverage on the building.

The above report is submitted for Council's information."

The City Manager submits the foregoing report of the Director of Finance and the Fire Chief for Council's INFORMATION.

RECOMMENDATION

8. Stenographic Position - Comptroller of Accounting

The Director of Finance reports as follows:

"In November, 1974 City Council approved the reorganization of the Comptroller of Accounts Division into two separate Divisions of the Finance Department, Budgets Division and Accounting Division.

The Stenographer position was assigned to the Comptroller of Budgets and Council was advised that Stenographic assistance would be required in the Accounting Division but an attempt would be made to provide this need within the staff complement assigned to the Accounting Division.

The Accounting Division, comprised of 31 staff, has been in operation for approximately 18 months and although every attempt has been made to provide this assistance the Comptroller of Accounting advises that proper stenographic assistance is required at this time. It is anticipated that one position (Clerk Typist II) will not be required with the advent of automated bank reconciliations, which should take place in mid 1977.

This report will recommend that a Clerk Steno position be established immediately in the Comptroller of Accounts Division of the Finance Department and that a Clerk Typist II position be deleted in 1977 when an automated bank reconciliation is established.

Cont'd . . .

Clause #8 continued:

The costs and savings are as follows:

	1976	1977	Annual
Salary (1976 - 5 months)	$ 3,028	$ 9,744	$ 9,744
Fringe Benefits	394	1,266	1,266
	$ 3,422	$11,010	$11,010
Less: Salary & Fringe Benefits - Clerk Typist II Position	-	3,785	11,010
*Increased Cost	$ 3,422	$ 7,225	-

*Furniture and equipment will be provided from Surplus Stores for the new position until the Clerk Typist II position is vacant except for an additional amount of $400.00 required to upgrade a manual typewriter to an electric.

A copy of this report has been provided to the Business Manager of the Vancouver Municipal and Regional Employees Union.

RECOMMENDATIONS

Therefore, the Director of Finance RECOMMENDS that:

A. One new Clerk Steno II position be established in the Comptroller of Accounting Division of the Finance Department subject to classification by the Director of Personnel Services.

B. The estimated 1976 cost of $3,822 be provided from Contingency Reserve.

C. One Clerk Typist II position in the Comptroller of Accounting Division be deleted when the automated bank reconciliation is established (anticipated mid 1977)."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 604-5, 600-601

PERSONNEL MATTERS

INFORMATION AND RECOMMENDATION

1. Four-Day Week - Turn Down Traffic Volume

The City Engineer and the Director of Personnel Services report as follows:

'At its meeting of May 18, 1976, Council approved the following recommendation of the City Engineer with respect to altered staff working hours in connection with the Turn Down Traffic Volume project.

> "(a) Council approve implementation of a program of changed work hours for City Hall and Health Department employees, subject to the restrictions stated above"

Council also requested the City Manager to report back for Information.

SURVEY OF DEPARTMENTS

Subsequent to Council's approval, the City Manager surveyed the City's Department Heads, asking them to report back to him the extent to which it would be feasible for their Inside and Excluded staffs to work a four-day week for a trial period. The results of this survey were as follows:

Department	Percentage of Staff Who Could Work a 4-Day Week
City Clerk's	8 %
City Manager's Office	67
Engineering	74
Finance	69
Fire	50
Health	80
Law	100
Permits & Licenses	78
Personnel Services	100
Planning	100
Queen Elizabeth Theatre	-
Social Planning	-
TOTAL	75 %

The Outside Boards were also informed of Council's action and are presently considering the extent to which they could participate. The Vancouver Public Library has been experimenting with the four-day week in certain sections for the past 18 months. At present, some 18% of the Library employees are working a four-day week with successful results. The Park Board is actively investigating the possibility of its employees being rescheduled to work a nine-day fortnight. The Superintendent of Parks has reported that about 50 employees in the central office could work a four-day week. The Police Board is also reviewing the extent to which its civilian employees could work a four-day week. No final report has been received, but initial indications are that it would be feasible for only a small proportion of the staff. However, Communications Operators have been working a nine-day fortnight on a trial basis for several months.

RESTRICTIONS

The resolution passed by Council on May 18th was subject to three restrictions which were stated in the City Engineer's report and which are as follows:

(i) No overall increase in cost to the City

Several Department Heads expressed concern that efficiency might suffer in certain areas as a result of the revised work schedule, but could not be certain of this until experience was gained during the trial period.

Cont'd . . .

Clause #1 Continued:

The Director of Finance made the following prediction of additional costs in his Department:

"We are of the opinion that in the Accounting Division, particularly in Payroll, additional costs will be incurred. This is based on a knowledge of the flexible hours currently enforced in the Library. The payroll clerks in the Library have indicated that the workload has increased by one third since the introduction of flexible hours and, it should be remembered, that not all of the Library staff are on the system. The Payroll Supervisor reports there is more work for payroll clerks and departmental administrators, in particular with regard to attendance reporting. Staff forms for quits and starts must show the date of the month of commencement or termination, plus hours worked per day. Attendance reports must show the days and corresponding hours where any payroll adjustment is required. (Some of these comments may not fully apply to a four-day work week compared to flexible hours, but there could be severe problems where staff are working a mixture of four and five-day work weeks.)

In the Paymaster's office, it is anticipated that more cheques would be returned by departments due to employee absence (that is when paydays fall on an employee's day off). To comply with City regulations, if a cheque is not distributed directly to the employee, it must be returned to the Paymaster, and we would not entertain a change in this procedure for reasons of audit control.

It is our opinion that the efficiency of the Payroll Branch will suffer as a result of a four-day week for employees with City Hall open five days a week."

However, we are hopeful that these anticipated extra costs will be compensated for by the savings involved in the anticipated improvement in sick leave experience as a result of the four-day week. Such an improvement occurred among the Fire Wardens when they changed to a four-day week in 1975.

(i) Hours of work, holiday adjustments and other working conditions to be acceptable to the unions.

A Letter of Understanding concerning these matters was approved by the V.M.R.E.U. at a special membership meeting on July 14, 1976 and has now been signed by the Director of Personnel Services and the Business Manager of the V.M.R.E.U. A similar Letter is now being considered by the Registered Nurses Association of B.C. and no difficulty is anticipated in gaining their approval.

(ii) All changes to be temporary for the duration of the Turn Down Traffic Volume project (the end of 1977) and cancellable by the City or the Unions before that date, if either party finds the operation of the scheme unacceptable after a suitable trial.

The Letter of Understanding referred to above contains the following statement:

"- - - - - The period from August 9, 1976 to December 31, 1976 shall be considered a trial period. At any time subsequent to December 31, 1976 either the City or the V.M.R.E.U. may request in writing that the work schedule revert to that which was in effect prior to August 9, 1976 and such reversion shall occur no later than 30 days after receipt of such request by the other party."

The City Engineer and Director of Personnel Services provide the above report for the INFORMATION of Council and RECOMMEND that the four-day work week be implemented where possible, commencing August 9, 1976.'

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 606

PROPERTY MATTERS

A-9

INFORMATION

1. Offer to Purchase City-owned Lot
N/W Corner of Prior Street & Jackson Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Subsequent to a meeting with a Property & Insurance representative on May 31, 1976, a letter dated April 31, 1976 from Pastor Annie L. Girard to the City Clerk requesting further consideration of her offer to purchase the subject property was referred to the Acting Supervisor of Property & Insurance for preparation of a report to Council.

This unimproved property was the subject of a City Manager's Report, Property Matters, March 5, 1976 (attached) which dealt with an offer from Pastor Girard to purchase the subject property for the sum of $5,000.00. The Acting Supervisor of Property & Insurance recommended against both the sale and the sum offered for the following reasons:

(a) The acquisition of the City's lot does not provide the abutting owner with a site of sufficient size under the present zoning and development by-law for a church development.

(b) The sale of the lot at one-fifth of its market value would be to a private individual as the Church does not own the abutting lot.

(c) The uses to which the lot would be put as indicated to this office by the prospective purchaser are either a lawn or a parking site which can be accomplished by:
(i) a garden permit at $11.50 per annum.
(ii) a lease.

(d) The estimated market value of the lot is $25,000.00 and the disposition of the land for such uses to a private individual at a fraction of its worth is unwarranted.

City Council, at its meeting on March 23, 1976, after hearing the delegation by Pastor Girard, resolved:

'THAT the request of Pastor Girard be denied and she be asked to consider entering into an appropriate lease arrangement with the City regarding Lot A, Subdivision 17 and 18, Block 103, D. L. 196, Plan 197, situated on the Northwest corner of Prior Street and Jackson Avenue.'

A representative of the Property & Insurance Office met with Pastor Girard on May 31, 1976, to discuss Council's suggestion. Pastor Girard advised that she was not really interested in leasing the property and such a possibility was not pursued. The matter of her desire to purchase the property was discussed further and she was advised that there appeared to be an increase in the market value of land in the district, attributed to the rezoning of the area from RT-2 (Two-family dwelling district) to RT-3 (Two-family dwelling district), and that the current market value of the subject property was estimated at

Cont'd . . .

Clause #1 Continued:

approximately $40,000.00. Pastor Girard took exception to the suggested increase in market value as she was of the opinion that the City could not raise the price during continued negotiations. She also restated her reason for holding the Church property in her own name as being permanence of tenure for her position as Pastor.

The Acting Supervisor of Property & Insurance maintains the recommendation against sale of the subject property to Pastor Girard for the reasons previously stated and the increase in market value."

The City Manager submits the foregoing report of the Acting Supervisor of Property and Insurance to Council for INFORMATION.

DELEGATION REQUEST: Pastor Annie L. Girard

2. DEMOLITION - 3235 Point Grey Road

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
3235 Point Grey Rd. Lot 21 E. ½ & 22, Block 4, D.L. 540	Point Grey Road Waterfront Development	Merchant Contractors Ltd.	$1,285.00	#4189

The City Manager has confirmed the above contract and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

3. SALE OF PROPERTY -
N/S Pender Street between Woodland and Commercial Drives

The Acting Supervisor of Property & Insurance reports as follows:

"The following offer to purchase has been received by the Acting Supervisor of Property & Insurance as a result of the City's call for tenders and is recommended for acceptance, being the highest offer received."

Cont'd . . .

Clause #3 Continued:

Lot 15, Subdivision C, Block 14, D.L. 183, Plan 631
North Side of Pender St., between Woodland and Commercial

NAME	APPROXIMATE SIZE	SALES PRICE	TERMS	CONDITIONS
Prior Development Ltd.	33' X 122'	$41,700.	Cash	Property is above street level , bulkhead agreement required. Sale subject to monthly tenancy for surface parking.

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received, be accepted and approved under the terms and conditions set down by Council.

4. DEMOLITION OF IMPROVEMENTS - 511 East Georgia Street

The Acting Supervisor of Property & Insurance reports as follows:-

"The subject property, Lot 30, Block 85, D.L. 196, was acquired by Resolution of Council November 14th, 1967, as an advance purchase, future redevelopment project. Senior government funding for such projects was subsequently cancelled. On May 1st, 1973, it was sold to the Provincial Government along with a number of other Strathcona Area properties and was then repurchased on November 5th, 1975, at the request of the Province.

The site has dimensions of 25' X 115' and is improved with a one-storey frame workshop-type building, erected in 1951, with a floor space area of approximately 980 square feet. Zoning is RT-3 (Residential).

Although the structure is in fair condition for its age and type, it is contrary to Zoning and, as it is now vacant, it is considered that the structure should be demolished and the site made available for sale.

It is also understood that the 25' X 7' portion of Georgia Street, abutting the Southerly boundary of the subject is now surplus to the Engineer's road requirements and that he would consider a request that this portion be closed, stopped up, and consolidated with the subject site.

It is therefore,

recommended that the Supervisor of Property & Insurance be authorized to demolish the structure on Lot 30, Block 85, D.L. 196 and following confirmation of the Engineer's requirements and the proposed consolidation of his surplus lands with the subject land, the consolidated parcel be offered for sale."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Cont'd. . .

5. Strathcona Rehabilitation Project -
Lease and Landscaping of an Area on Gore Avenue

The City Engineer and Director of Planning report as follows:

"There is an unusually wide back boulevard (between sidewalk and property line) on the east side of Gore Avenue between Pender Street and Keefer Street. The Strathcona Property Owners' and Tenants' Association (SPOTA) has proposed that this area be landscaped to improve one of the main approaches to the Strathcona Neighbourhood. This proposal was mentioned in the City Manager's report of April 9, 1976, on additions to the Rehabilitation Project but was not formally advanced at that time so that details could be developed.

SPOTA is prepared to undertake the construction and maintenance, using volunteer labour. Parks and Recreation have agreed to provide design and supervision of construction. The Strathcona Rehabilitation Committee supports the proposal and recommends that the provision of materials be an additional shared-cost item under the Strathcona Rehabilitation Project. The Federal and Provincial partners have approved this. The estimated cost of these materials is $5,000, of which the City's share is $1,250.

It is proposed that the area involved, as shown on the attached sketch, be leased to SPOTA for a nominal rental of $1 per year. A similar area south of Keefer Street, abutting McLean Park Housing, is leased to the B.C. Housing Management Commission for a nominal dollar. The Acting Supervisor of Property and Insurance concurs with this rental.

It is unusual for an area of street to be leased to other than the abutting property owner. In this case, therefore, the lease should be subject to SPOTA's first obtaining the consent of the two abutting owners.

SPOTA has been an active and responsible partner in the Rehabilitation program. Nevertheless, a lease to any non-profit society does not have the assured permanence of a lease to an abutting property owner, and we must consider the possibility of the City inheriting this landscaped area at some future time. Council would then have to chose either removing the improvements or assuming their maintenance. With this in mind, the Parks Board will aim at a reasonably low-maintenance design. They estimate the annual cost of maintenance by the City would be $1,250 to $1,500 per year (1976 dollars, estimated prior to detailed design).

There is a bronze plaque commemorating the Massey Award won by the City for the Strathcona Rehabilitation Project. The SPOTA Executive favour the proposed landscape area as a location for this plaque. The location seems appropriate although the plaque might have to be moved at some future time if the area were to be developed for street purposes. The mounting will be designed to fit into the landscaping.

A revised estimate of Strathcona project costs, including an allowance for the proposal described in this report, and two other additional items (proposed property acquisition for linear park and administrative costs) is as summarized below:

	Budget	Total Estimated to Complete
	$	$
Administration	500,000	300,000
Grant/Loans	2,000,000	651,370
Public Works	2,000,000	2,483,598
Contingency Items	130,000 (i)	557,000
	4,630,000	3,991,968
Estimated excess of budget over expenditures		638,062

Cont'd . . .

Clause #5 Continued:

(i) Transfer of $300,000 to Britannia Urban Renewal Scheme shown as deducted from the contingency category.

It is recommended (noting some possibility of the City inheriting the improvements in the future):

A. That the area of Gore Avenue indicated on drawing LF7217-A (attached) be closed, stopped up and leased to the Strathcona Property Owners' and Tenants' Association subject to the following:

1. SPOTA to first obtain the consent of the two abutting owners in a form satisfactory to the Director of Legal Services,

2. the lease to be for landscaping as a public space with any construction or excavation being first approved by the City Engineer,

3. the lease area to exclude the existing vehicular crossing. The existing pedestrian accesses to the abutting properties to be maintained,

4. the area to be maintained in a neat and tidy condition,

5. the lease to provide for the City placing the Massey Award Plaque within the leased area,

6. the lease to run for ten years, subject to cancellation by the City on six months notice if required for municipal purposes and a utility easement to be retained over the entire lease area,

7. the annual rental to be one dollar ($1),

8. the lease agreement to be satisfactory to the Director of Legal Services and the City Engineer;

B. That the provision of materials for this landscaping be approved as an additional cost-shared item under the Strathcona Rehabilitation Project, with the City's share estimated at $1,250 coming from Urban Renewal Capital;

C. That the bronze plaque commemorating the Massey Award be located within the leased area."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Planning be approved.

6. Extension of Lease for Parking Purposes:
E/S Fir Street between 6th and 7th Avenues

The Acting Supervisor of Property & Insurance reports as follows:

"The above City-owned property, Lots C,D & E, Block 290, D.L. 526 forms part of the Granville Bridge Right-of-Way and has been leased to Oswald Smith Holdings Ltd. for parking purposes since November 1, 1955.

The lease expired on October 31, 1975, at which time the rent was increased from $191.00 per month, plus taxes, to $323.00 per month, plus taxes. The lessee has overheld on a month to month basis.

The lessee has asked for a 5 year extension of the lease and the City Engineer concurs.

The Lot was blacktopped by the lessee at his expense some years ago. It is above grade and the banks, which have never been landscaped, are an eyesore. In addition, the Lot is flanked by a gravel walk which involves the City Engineer in high maintenance costs.

Cont'd . . .

Clause #6 Continued:

The lessee would like the lot landscaped and a concrete sidewalk installed. After negotiation, the following agreement has been reached whereby 50% of the cost of landscaping and sidewalk construction is borne by the lessee and 50% by the City.

USE	Customer and employee parking
TERM	5 years from August 1, 1976
RENT	For the first 2½ years, $323.00 per month, plus taxes as if levied.
IMPROVEMENTS	Lessee to landscape site as detailed in tender for $2,765.00, submitted by David Hunter on October 7, 1975. Lessee to request City Engineer to install P.C. concrete sidewalk on east side of Fir Street between 6th & 7th Avenues (estimated cost: $4000.00). Lessee to pay David Hunter and City Engineer for this work and submit receipted invoices to the Supervisor of Property & Insurance. City to bear 50% of cost of these improvements up to a maximum of $3,500.00 by way of a deduction form the rent, amortized over 5 years at 9% interest calculated semi-annually (72.38 per month for $3,500.00).
CANCELLATION	City to have right to cancel lease on six months notice. In this event, the unamortized portion of the City's share of landscaping and sidewalk costs to be paid to the lessee.
RENTAL REVIEW	In 2½ years and to be market rental value billed on the basis of a flat rate plus taxes as if levied, less amortization of City's share of landscape and sidewalk costs.
LIABILITY	Lessee to hold City harmless against damage caused by objects or dust falling off Granville Bridge or ramps. Lessee to carry Public Liability Insurance in an amount satisfactory to the Supervisor of Property & Insurance and to the Director of Legal Services.
REPAIRS	Lessee to keep blacktop in good repair and to maintain landscape area.
RIGHT OF ENTRY	City Engineer to have right to entry at any time for the purpose of repairs to the ramp. No compensation payable to lessee for any disruption caused.
BY-LAWS	Lessee to obey all City By-Laws including obligation to remove snow from sidewalks.

The Acting Supervisor of Property & Insurance is of the opinion that the foregoing proposal is realistic and will result in the improvement of an unsightly area under the ramp.

The Property Endowment Fund Board has examined this proposal in light of an ongoing study for better utilization of bridgehead lands. This particular property is situated directly under the Fir Street ramp and a use other than parking would not be compatible with the location and the ramp supports.

Recommended that this property be leased to Oswald Smith Holdings Ltd. on the above terms and conditions.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Cont'd . . .

7. Antoinette Lodge - 535 East Cordova Street
Amendment to Occupancy Criteria and Hiring of Staff

The Acting Supervisor of Property and Insurance reports as follows:-

"Council on October 30, 1973 approved the recommendation of the Standing Committee on Housing and Environment:-

'That City Council endorse the development in the Skid Road area of a further public housing project similar to Oppenheimer Lodge (F.P. 19); development of the proposed project to be on the usual Federal-Provincial-Municipal cost-sharing basis for such projects with the City acquiring land for same.'

Completion of this facility is now scheduled for approximately one month following settlement of the construction labour dispute. The design is for 78 housekeeping units similar to those provided in Oppenheimer Lodge.

Management is the responsibility of the City through the Property and Insurance Division.

It is proposed to operate the Antoinette Lodge in conjunction with the Oppenheimer Lodge under the same manager. Additional staff requirements are for one Assistant Residence Manager and one Building Service Worker I.

The criteria for occupancy, established for Oppenheimer Lodge in March 1973, set a maximum allowable income of $250.00 per month, for those qualifying for tenancy.

Since 1973 the Mincome allowance has increased to the current level of $265.00 per month, therefore disqualifying the majority of applicants.

To adjust for this increase and to permit automatic adjustments in the future, and, also, to allow for minor supplementary income, it is proposed to amend the maximum allowable income level at Oppenheimer and Antoinette Lodges to 130% of Mincome.

It is recommended that:-

1. Council authorize the hiring of the following additional staff for Antoinette Lodge:-

   one Assistant Residence Manager
   one Building Service Worker I

2. Council authorize amendment of the occupancy criteria for Oppenheimer Lodge and Antoinette Lodge by altering the maximum income level from $250.00 per month to 130% of Mincome."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property and Insurance be approved and that the matter of additional staff classification be referred to the Director of Personnel Services.

8. Demolition of Vacant Dwelling - 3293 Findlay Street

The Acting Supervisor of Property & Insurance reports as follows:

"The above property, Parcel 1, Block J, D. L. 753, is located in the triangular block bounded by 16th Avenue, Findlay Street and Commercial Drive, part of which block is under consideration as a family housing site. This property was purchased for consolidation with that portion of the block required for this purpose.

Cont'd . . .

Clause #8 Continued:

The dwelling, erected in 1929, is a single-storey frame dwelling containing only 3 rooms. It has been vandalized and is in very poor physical condition. It is estimated that $8,000.00 would have to be spent on repairs to bring it up to minimum by-law requirements. Because of the poor plan and the limited accommodation this dwelling provides, it is not considered advisable to carry out this work.

It is recommended that Council authorize the demolition of the vacant dwelling at 3293 Findlay Street."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 606

B

MANAGER'S REPORT

DATE July 19th, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: TEMPORARY CLOSURE OF ALEXANDER STREET FOR GASTOWN FARMER'S MARKET

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:-

"For the past three years, the Gastown Merchant's Association have received permission to close to vehicular traffic, Alexander Street between Maple Tree Square and Columbia Street, every Sunday, during the summer, for a Farmer's Market.

Many events take place in Gastown each year and this year, with Habitat celebrations, many more were included. In the welter of arrangements for these items, formal application for the Farmer's Market was overlooked, yet the event was implemented on July 4th, 1976. No difficulties have been experienced and a formal application has now been received.

The duration of the market is proposed for every Sunday, from July 4th, 1976 to October 31st, 1976, during the time period 8 a.m. to 8 p.m.

Transit is not affected by this closure and there are no objections to the proposal from a Police or Traffic Engineering standpoint. Further, public acceptance of this market has been most favourable.

It is, therefore, RECOMMENDED:-

That the Gastown Merchant's Association be permitted to close to vehicular traffic, Alexander Street from Maple Tree Square to Columbia Street, each Sunday during the time 8 a.m. to 8 p.m., and for the period of July 4th to October 31st, 1976, for the purpose of holding a Farmer's Market. Such permission to be subject to the following conditions:-

A. The applicants enter into an arrangement satisfactory to the Director of Legal Services, indemnifying the City against any claim that may arise from holding the activity;

B. The cost of temporary traffic controls be borne by the applicant;

C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant;

D. That licences required by the Department of Permits and Licenses be obtained;

E. Any food concessions be approved by the City Health Department."

The City Manager RECOMMENDS that the above report of the City Engineer by approved.

FOR COUNCIL ACTION SEE PAGE(S) 607

MANAGER'S REPORT

July 23, 1976

TO: Vancouver City Council

SUBJECT: Street Closure in Gastown to Accommodate a Bicycle Race

CLASSIFICATION: CONSIDERATION:

The City Manager submits the following report of the City Engineer:

"In a letter dated July 23, 1976, Mr. A. Bowen, President of the Gastown Merchants' Association, 1 Alexander Street, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 2, 1976 from 12:00 mid-day until 6:00 p.m. to accommodate a bicycle race. The streets requested to be closed are:

Powell Street from Columbia Street to Carrall Street
Water Street from Carrall Street to Abbott Street
Abbott Street from Water Street to Cordova Street
Columbia Street from Cordova Street to Powell Street
Carrall Street from Cordova Street to Maple Tree Square
Cordova Street (north side only) from Abbott Street to Columbia Street.

The proposed race is the same as has been held for the last three years and no traffic problems were encountered. Further, the applicant requests that costs for signing and barricading and streetcleaning be borne by the City. The estimated cost for this work is $1300 (Monday, August 2nd being a statutory holiday, triple time is involved).

Transit will be affected by the street closure, but B. C. Hydro feel the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to previous years.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic, Powell Street from Columbia Street to Carrall Street, Water Street from Carrall Street to Abbott Street, Abbott Street from Water Street to Cordova Street, Cordova Street from Abbott Street to Columbia Street, Columbia Street from Cordova Street to Powell Street and Carrall Street from Cordova Street to Maple Tree Square on Monday, August 2, 1976, from 12:00 mid-day to 6:00 p.m.; such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
3. Any food concessions be approved by the City Health Department.
4. The cost of temporary traffic controls be borne by the applicant.

Should Council decide in favor of the applicant's request for free services, it is suggested this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. In this case, Item (2) and (4) of the above would not apply.

The Comptroller of Budgets advises there are sufficient funds in contingency reserve to provide for this cost of City services.

The Police and Engineering departments have repeatedly requested a submission of the formal application so that sufficient time would be available to process it through Council. The submission was finally made at 3:30 on Friday, necessitating another late report. Council may wish to ask the Gastown Merchants to plan their street activities in time to allow for processing."

FOR COUNCIL ACTION SEE PAGE(S) 667

The City Manager submits the matter to Council for CONSIDERATION.

DISTRIBUTION DIRECTIVE

MANAGER'S REPORT

July 26, 1976.

TO: VANCOUVER CITY COUNCIL

CLASSIFICATION: Recommendation

SUBJECT: Sale of Property - S/S 18th Avenue West of Renfrew W/S Howe Between Pacific and Drake Streets

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The Acting Supervisor of Property & Insurance reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public July 26, 1976.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received."

Lots 12 & 13, Block L, Sec. 44, T.H.S.L. Plan 4395, Situated S/S of 18th Avenue - West of Renfrew.

Name	Approx. Size	Purchase Price	Terms
Paragon Homes Ltd.	Lot 12 - 33' x 110'	$34,750.00	City Terms
	Lot 13 - 29' x 110'	$30,750.00	

Lots 22, 23 & 24, Block 111, D. L. 541 Sit.: W/S Howe St., Between Pacific & Drake Sts.

Cozan Enterprises Ltd.	75' x 120'	$230,100.00	City Terms

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 607

MANAGER'S REPORT

July 7, 1976

TO: Vancouver City Council

SUBJECT: Jericho/Locarno Area
Blocks 129 & 130, D.L. 540

CLASSIFICATION: Recommendation

The City Engineer and the Acting Supervisor of Property & Insurance report as follows:

"City Council on September 16, 1975, approved a recommendation of the Standing Committee on Planning & Development dated August 28, 1975, as follows:

'A. That Alternative A, including the following be proceeded with:

(i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family, thereby providing funds for Jericho Park development, subject to the concurrence of the Parks Board;

(ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;

(iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat Street to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer.'

The properties included in A (i), above, located in Blocks 129 and 130 have been purchased at various times since 1953 for both park and highway purposes. Excluding the four most easterly lots in Block 130, there remain a total of ten parcels for lease. Four of these are improved with single-family dwellings and one is improved with a two-storey store and apartment building. The balance are vacant.

Further with regard to A (i) above, the Board of Parks and Recreation considered the matter and by letter dated November 19, 1975, advised Council of the results of the Board's meeting of November 17, 1975 resolved as follows:

'1. That the Board of Parks and Recreation concurs with Alternative A, Clause (i) of the recommendations made by the City Council's Standing Committee on Planning and Development which was approved by Council at its regular meeting of September 16, 1975, amended to read as follows:

'All City-owned lots in Blocks 130 and 129, except the four most easterly lots in Block 130 be disposed of by way of prepaid non-renewable and non-extendable leases containing a clause granting to the City the right to repossess all or any part of the leasehold property required for park or recreation purposes upon giving fair and reasonable notice and paying or giving fair and reasonable compensation to the lessee,

such leases to be used for single-family homes and, subject to the said clause, to be for terms not to exceed 50 years; further, the proceeds of such leases to be credited to the Park Board's Jericho Park development fund'...

and

2. That the City proceed to dedicate the said four easterly lots in Block 130 to park land and to arrange with the owners of the other lots in Block 130 to grant the City the right of first refusal in the event of any proposals being made to any such owners for purchase of their lot(s)...

and

3. That the City proceed to stop-up all the street ends north of Hadden Avenue and North-West Marine Drive and dedicate the same to park land...

and

4. That the Board conduct a feasibility study concerning a proposal to reclaim land covered by water lying to the north of the beach north of Blocks 129 and 130 in similar manner to the reclamation of lands at Spanish Banks which have already been carried out.'

The Property & Insurance Office investigated the effect that the foregoing Park Board conditions would have on the conveyance of this property by way of prepaid lease. The result of the investigation was that the conditions proved to be too restrictive and the Acting Supervisor of Property and Insurance, by letter dated June 21, 1976, advised the Parks Board of the following:

(a) That the term should be increased to 60 years minimum.

(b) That the inclusion of a cancellation clause was too restrictive.

(c) Obtaining first refusal options from the remaining privately-owned property would be costly and not necessary.

Item #3 of the Board's letter of November 19, 1975 suggests: "that the City proceed to stop-up all the street ends north of Hadden Avenue and North-West Marine Drive and dedicate the same for park land.

The street ends are presently dedicated and must remain as such, as they contain utilities to high water mark which must be serviced. The City Engineer has no objection to their continued use for parking purposes.

July 7, 1976

RE: JERICHO/LOCARNO AREA
Blocks 129 & 130, O. L. 540

As can be seen on the attached sketch plan, the east end of Block 129 and the west end of Block 130 are zoned C-1 Commercial. The possible rezoning of all or part of this area back to RS-1 Residential has been investigated and will be the subject of a separate report to Council. It is proposed that the affected City lots be withheld from lease pending determination of the proposed rezoning.

In addition, the City Engineer proposes a slight road realignment at the easterly end of Block 130, however, this realignment only affects the four lots that are to be retained for park purposes. This matter too will be the subject of a separate report to Council.

By letter dated June 30, 1976, the Superintendent of Parks and Recreation has advised that the Parks Board agreed that the revisions proposed by the Acting Supervisor of Property and Insurance should be received, there not being any negative reaction to the changes in terms. He also sees no problem with the street ends remaining dedicated and used for parking as in the past.

In consideration of the foregoing, the City Engineer and the Acting Supervisor of Property and Insurance RECOMMEND that:

1. The City-owned properties in Blocks 129 & 130 not affected by the road realignment and rezoning proposals be disposed of by way of prepaid leases for one period only of 60 years and that the Acting Supervisor of Property and Insurance be authorized to advertise the properties for lease, incorporating the necessary terms and conditions to the satisfaction of the Director of Legal Services.

2. FURTHER, that the net proceeds from the prepaid leases be allocated to the Park Board's Jericho Park development fund.

3. The street ends remain dedicated to permit servicing of utilities and be used for parking purposes as in the past.

The City Manager RECOMMENDS that the foregoing Recommendation of the City Engineer and the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 607

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 8, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 8, 1976 at approximately 2.00 p.m.

PRESENT:	Ald. Bowers, Chairman Ald. Bird Ald. Cowie Ald. Harcourt Ald. Kennedy
CLERK TO THE COMMITTEE :	M. L. Cross

INFORMATION

1(A) Monthly Status of Rezoning Applications.

The Committee considered a memorandum dated June 30, 1976 (on file in the City Clerk's Office) from the Director of Planning forwarding the report on the monthly status of rezoning applications.

With respect to Item 17, the rezoning for Kitsilano Point, the Director of Planning was requested to prepare a time-table that would allow this to be enacted within the current year.

The Committee requested the Director of Planning to come back to the Committee after the Public meetings with a discussion of the issues prior to the applications to rezone a portion of RM-3 and to amend the height of RM-2 Multiple Dwelling Districts going forward to Public Hearing.

RESOLVED:

THAT the monthly status of rezoning applications report as of June 30, 1976 be received, taking account of the discussion this day.

1(B) Status of Processing Development Permit Applications.

Members of the Committee questioned Mr. A. Floyd, Development Permit Group Leader, currently acting for the Zoning Planner, re the current situation regarding a slowdown in the issuance of development permits. Mr. Floyd advised that the staff situation is now improving with nine of the ten approved positions filled. There is extra time involved in the processing through other departments. Citizen involvment causes some delay.

Mr. Spaxman, Director of Planning advised that some difficulties arose when applications were filed for developments in areas currently under study in the Department i.e. Kitsilano Conversion Area.

RESOLVED:

THAT the verbal report on the status of processing development permit applications be received.

2. Development Permit Application #73755 - North Foot of Cambie Street Manatee Charters.

The Committee considered a report of the City Manager dated June 15, 1976 (on file in the City Clerk's Office) in which the Director of Planning advises a development permit application is being processed in the normal manner for 'the installation of a 49-berth marina and permission to place a temporary trailer to be used as an office on the site'. The Department is prepared to approve the application for a limited period not exceeding five years subject to the surfacing of the parking area, provision of landscaping and satisfactory sewage disposal arrangements.

RESOLVED:

THAT the report of the City Manager dated June 15, 1976 be received.

3. Development Permit Application #74301, 2775 Commissioner Street - Columbia Containers.

The Committee considered a report of the City Manager dated June 22, 1976 (on file in the City Clerk's Office) wherein the Director of Planning advises that a development permit application for the erection of a 20' x 40' workshop building is being processed in the normal manner. The Department is prepared to approve the application subject to the Company complying with the landscaping conditions of the previous applications and the exterior finish being compatible to the finish of the silos.

RESOLVED:

THAT the report of the City Manager dated June 22, 1976 be received.

RECOMMENDATION

4. Fairview Slopes - Continuing Community Involvement.

The Committee considered a report of the City Manager dated June 15, 1976 (copy circulated) wherein the Director of Planning recommends that a formal Fairview Slopes Planning Committee be endorsed as the focus for continuing community involvement in planning and development matters in the Fairview Slopes. It is recommended the committee have the same membership as the existing committee.

Members of the Committee agreed that there should be a citizens' committee to be involved with the development of the Fairview Slopes. They should be kept informed of developments and if they wish to hold meetings, City staff and elected officials could be invited to attend. The Committee felt that the citizens' committee should not be a formal committee endorsed by City Council.

RECOMMENDED:

THAT the Fairview Slopes Planning Committee be encouraged to continue informally as the focus for continuing community involvement in planning and development matters in Fairview Slopes.

5. Chinese Cultural Centre Project

The Committee had before it a report of the City Manager dated June 22, 1976 (copy circulated) which was submitted to the Committee for consideration.

In the report, the Director of Planning summarizes City actions and planning policies affecting the proposed centre and comments on the feasibility and cost of land assembly for the proposed site. For information a position paper on Area 3, False Creek was circulated.

Present for the discussion were the following representatives of the Chinese Cultural Centre:

Dr. S. Wah Leung, Chairman
Mr. J. Wai, Vice-Chairman
Mr. B. Thom, Secretary
Mrs. M. Chan)
Mr. W. Lee) Directors
Mr. G. Mark)

Mr. Thom advised the Committee that discussions have been continuing with all three levels of government. The Cultural Centre representatives are requesting that the City make a commitment for the land for the project. With the aid of a model, he described the various components of the proposed centre.

Members of the Committee agreed that the privately-owned land should not be acquired by the City for the project.

Parking is a major concern of the whole Chinatown area. The Chairman noted that any development permit for the project would be conditional on the provision of parking.

It was suggested that the City-owned lands including the Pender-Keefer Diversion be leased for 60 years at $1.00 per year with any portion to be used for senior citizens housing not included in the nominal rental but made available on the terms that would normally prevail. The City would receive a share of the retail proportionate to the value of the City land donated.

After discussion, the Committee

RECOMMENDED

A. THAT the City-owned lands Lots 1-4, Block 14, D.L. 196 and the Pender-Keefer Diversion Road be approved as a site for the proposed Chinese Cultural Centre project, subject to the centre being available to the public generally;

B. THAT a 2 year option be given to the Chinese Cultural Centre, on the following bases:

- that portion to be used as the cultural centre to be leased for 60 years at $1.00 per year nominal rent,
- an equitable formula to be worked out with respect to the land to be used for commercial purposes,
- the portion of the land to be used for senior citizens' housing to be cost shared in the normal manner.

C. THAT the Director of Legal Services and the Supervisor of Property and Insurance report back on appropriate detailed terms of agreement for the proposed lease of the property involved, including any costs arising from the closure of the Pender-Keefer Diversion;

Cont'd

Clause #5 Continued:

D. THAT the existing Pender-Keefer Diversion Street allowance, be closed when the new South By-pass roadway is completed to Pender Street and the land involved consolidated as part of the proposed Chinese Cultural Centre site;

E. THAT the False Creek Area 3 position paper forming part of the Manager's report dated June 22, 1976, be received for information, and that City Council enourage the further co-operation of the various concerned parties in the realization of redevelopment and a major recreational park amenity for the area, associated with the Chinese Cultural Centre project.

6. Future Use of Gabriola Mansion

The Committee had before it a report dated June 30, 1976, which the City Manager submitted for consideration. In the Manager's report the Director of Planning outlines two development alternatives as follows:

A. "Concept discussed at Public Hearing

i) Deed the southerly 1/2 block to the City of Vancouver. Gabriola Mansion would be preserved and Angus Apartments razed to create a public park (now or at some future date).

ii) Redevelop the northerly 1/2 block for condominium apartment development in accordance with existing RM-4A zoning.

This would include a transfer of density rights from the southerly 1/2 block.

Implications of this scheme include the following:

i) The city could in the long run gain a needed public park and full control over the future of historic Gabriola Mansion.

However, at a time when the City is experiencing a shortage in rental accommodation immediate implementation would mean a loss of some 48 units of moderate cost rental accommodation contained in the Angus Apartments building.

ii) There would be direct costs to the City for renovation and management of Gabriola Mansion (owner's estimate is $500,000).

B. Current Dominion Construction Co. Proposal

i) Retain the southerly 1/2 block in private ownership, with both the Gabriola Mansion and the Angus Apartments preserved.

The Gabriola Mansion would be extensively renovated and used as a prestige restaurant.

ii) Redevelop the northerly 1/2 block. Both high and low rise building forms are being considered.

This involves a rezoning to effect partial transfer of development rights from the southerly 1/2 block.

Clause #6 Continued:

Implications of this scheme include:

i) There would be no new public park area created.

ii) There would be no direct cost to the City for renovation or management of either the Gabriola Mansion or the Angus Apartments."

Mr. J. Coates of the Central Area Division stated the purpose of the report was to determine Council's present intention with respect to this site in order that the owners can be advised on what basis rezoning and redevelopment of the site can be proceeded.

Mr. G. Grais, Dominion Construction and Mr. C. Bentall, Architect provided a model of their current concept.

The Heritage Advisory Committee at its meeting of June 28, 1976, endorsed Dominion Construction's concept as an economic measure to ensure the preservation of the mansion as an extremely valuable heritage building.

Members of the Committee felt that the original concept of deeding the southerly ½ block to the City with the owner obtaining transfer of development rights to the northerly ½ block, should stand.

After considerable discussion, the Committee

RECOMMENDED

THAT the following guidelines be approved as a basis for rezoning and redevelopment of the block bounded by Davie, Cardero, Pendrell and Nicola Streets:

a) The maximum floor space ratio for the block to be 2.2, measured in accordance with the provisions of the West End Official Development Plan;

b) Density rights above the ultimate development for the Gabriola Mansion on the southerly ½ block to be transferable to the northerly ½ block;

c) The entire southerly ½ block to be transferred to City ownership;

d) Commercial use of Gabriola Mansion should be entertained, especially those which minimize traffic generation, provide public access and which are in keeping with the character of the building, e.g. prestige restaurant;

e) The Angus Apartments to be retained as rental accommodation for the time being, with a review in five years for park purposes.

INFORMATION

7. Central Waterfront Zoning

The Committee considered an Information report of the City Manager dated June 30, 1976 (copy circulated) in which the Director of Planning outlines the proposals for the format and content of the Central Waterfront Zoning.

Cont'd...

Clause #7 Continued:

Mr. J. Coates, Central Area Division described the progress of the Department in refining the 24 policies of the Waterfront Advisory Committee in order to obtain the 3rd Reading from the G.V.R.D. for the amendment of the G.V.R.D. plan designation of the waterfront between Cardero and Main Streets from "industrial" to "urban" and to correspondingly amend the City's zoning by-law.

A preliminary Draft Official Development Plan for the Central Waterfront dated July 8, 1976 was distributed at the meeting to Committee members (copy circulated). Mr. Coates advised that the content of the Plan is developing continually as discussions with other parties are held. Members of the Committee suggested that more information should be included in the Plan with respect to movement systems.

Outstanding issues to be resolved are population projections, protection of views and maintenance of the foreshore from extensive filling.

Mr. Coates provided diagrams indicating the following types of views; and the heights of buildings that may be permissible:

"a) 'gunbarrel' views springing from well back of the waterfront

b) 'general amenity' views from street ends

c) 'panoramic' views from selected points on the waterfront."

After discussion, the Committee

RESOLVED

A. THAT the report of the City Manager dated June 30, 1976 and the Draft Official Development Plan dated July 8, 1976 be received and the Director of Planning be instructed to seek further resolution of the outstanding issues with G.V.R.D. officials and others for report back in August with a firm by-law recommendation.

B. THAT the Director of Planning, in consultation with the City Engineer, include in the Official Development Plan, more information with respect to movement systems.

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 608

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

July 15, 1976

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 15, 1976 at approximately 11:30 a.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Marzari
ABSENT:	Alderman Kennedy Alderman Sweeney
ALSO PRESENT:	Mayor Phillips Alderman Boyce Alderman Cowie
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Administration of the City of Vancouver

City Council on April 3, 1976, when considering the matter of the Reorganization of the City's Development and Planning Resources, passed the following motion:

> "THAT the entire matter of the administration of the City of Vancouver be referred to the Standing Committee on Finance and Administration for full study with progress report to Council, and that all members of Council be urged to attend meetings of the Committee when this matter is discussed."

On July 13, 1976 City Council was advised in a letter dated July 8, 1976 from Mr. L. E. Ryan, City Manager, that he wished to retire from the City's service about mid-March, 1977. The City Council referred this whole matter to the Finance and Administration Committee for consideration and report.

The Committee discussed various forms of City government across the country and agreed that Vancouver has one of the most effective and efficient forms of government in Canada. It was agreed that Council should not go into an extensive analysis and study as the present form of administration has proven to be the most appropriate for a City the size of Vancouver. This feeling was reinforced by a study carried out in Ontario, "Decision Making Process in Ontario's Local Government", which indicates a trend towards central administration in medium-sized cities. It was found a Board or Committee structure resulted in a sharp reduction in overall effectiveness.

The Committee agreed that the present form of administration of the City of Vancouver should be retained and the position of City Manager should be advertised nationally. It was felt that the advertisement should clearly indicate endorsement of the City's present administrative structure. It was suggested that there should be more resource staff available in the Manager's Office but further consideration should be left until the new City Manager position is filled.

Cont'd . . .

Clause #1 continued:

The Committee discussed the report of the Department Heads to the Management Advisory Committee on results of executive management sessions. The report gave a summary of their concepts and ideas on management environment in the City's service. It was agreed that a program of "In-Camera" meetings with Department Heads should be scheduled over the next few weeks to discuss the report prior to the first interview.

Following further discussion it was

RECOMMENDED

A. THAT City Council retain the present system of a single City Manager;

B. THAT the position of City Manager be advertised nationally in the first week of August for response by September 1, 1976, with interviews scheduled to permit the Committee's recommendation to City Council by October 5, 1976,

OR

schedule may be varied in further discussion between the Chairman and the City Manager;

C. THAT the advertisement indicate a preferred commencement date of January 1, 1977;

D. THAT the initial screening of applicants be co-ordinated by the City Manager and reported to the Finance and Administration Committee with all Members of Council invited to attend.

FOR COUNCIL ACTION SEE PAGE(S) 609

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 15, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 15, 1976 at approximately 1:00 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Marzari
ABSENT:	Alderman Kennedy Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Metropolitan Co-operative Theatre Society - Grant

On June 22, 1976 City Council referred a Manager's report dated June 18, 1976 (copy circulated) to the Standing Committee on Finance and Administration for consideration and report.

Mr. R. K. Ward of the Theatre reported that the Society, when applying for grants in the past, have always applied the amount received against their previous year's taxes. In 1975 the grant they received specifically stated that it be applied against their 1975 taxes. This created a misunderstanding by the Society as the $3,500 grant was applied against their 1974 taxes of $4,970.31 and they failed to apply early in 1976 for a grant to apply against their 1975 taxes.

The Society is requesting that the City grant them $12,491.44 to cover their total outstanding taxes including 1976, which would bring them up to date so that future grants would be applied against their current taxes.

The Committee felt the Society was not entirely free of some laxness in the matter and therefore should pay half of the outstanding taxes.

Following further discussion it was

RECOMMENDED

THAT Council approve a matching grant to the Metropolitan Co-operative Theatre Society of up to one-half of the outstanding taxes paid by the Society in 1976.

INFORMATION

2. Improvements to Services - Harbour Ferries Marina

The Committee had before it for information a Manager's report dated June 30, 1976 (copy circulated) on Improvements to Services in the Harbour Ferries Marina.

Cont'd . . .

Clause #2 continued:

Following discussion it was

RESOLVED

THAT the Manager's report dated June 30, 1976 be received for information.

RECOMMENDATION

3. "Poser" and"Reser" Expenditures - 1975

The Committee considered a Manager's report dated May 25, 1976 (copy circulated) on "Poser" and "Reser" Expenditures in 1975.

The Director of Social Planning submits information reports to Council on Departmental expenditures made from his purchase of outside services ("Poser") and his research ("Reser") Accounts on a semi-annual basis. The Director of Social Planning requested permission to report this information annually to the City Manager instead of twice-yearly to Council.

Following discussion it was

RECOMMENDED

A. THAT the Manager's report dated May 25, 1976 be received for information;

B. THAT the Director of Social Planning continue to report twice-yearly to City Council on expenditures under his "Poser" and "Reser" Accounts;

C. THAT the Director of Social Planning report to the Committee on the feasibility of continuing the "Poser" and "Reser" Accounts.

4. 1977-81 Five-Year Plan

The Committee considered a Manager's report dated July 15, 1976 (copy circulated) in which the Chairman of the Finance and Administration Committee, City Manager and Director of Finance reported on submissions from Departments and Boards for the 1977-81 Five-Year Plan to be submitted to the voters in November, 1976. Some Departments and Boards restricted themselves to updating their 1975 plebiscite submissions and, in some cases, revised the figures downward, while other Departments and Boards requested the inclusion of new items. The Committee discussed Table 1 in the Manager's report which indicates a plebiscite comparable to the 1976-80 plebiscite defeated by the voters in 1975 and Table 2 which shows the additional requests of Departments and Boards. The discussion centered on:

(i) Park Board

The Committee agreed to include an additional $2 million in the Park Board portion of the plebiscite for community recreational facilities in Champlain Heights.

(ii) Library Board

It was noted that the Library Board included funds for two branch libraries. The Library Board stated that their two areas of priority are Cedar Cottage and West Point Grey, however, the Committee felt that the plebiscite should not specify intended locations.

Cont'd . . .

Clause #4 continued:

(iii) Property Purchase Fund

The Committee agreed that the item "Property Purchase Fund - $2 Million", should be deleted and an additional $2 million added to the Engineering Section under "Streets", recognizing the proposed $10 million contribution for streets to the Basic Capital Program in 1977-81 from the Supplementary Capital Budgets. It was agreed to leave the decision on including information in the plebiscite on the $10 million allocation to the Review Committee.

(iv) Housing and N.I.P.

The Committee agreed to include $2 million for housing. The Committee also agreed to add $1 million to the Neighbourhood Improvement Program to bring the total to $2.5 million.

(v) Engineering Department

The City Engineer stated that there has been a significant increase in accidents and claims due to cutbacks in the Sidewalk Replacement Program. It was noted that sidewalks in the past were replaced under a Local Improvement Program and it was suggested that the City Engineer report to the Committee on the replacement of sidewalks under Local Improvement procedures, including alternate formulae. The Committee agreed to include Downtown Transportation in the Plan.

(vi) Ballots

The Committee discussed the number of ballots to be used and it was agreed to strongly recommend that there be one ballot with three separate sections:

A. Parks and Recreation and Library
B. Engineering and Fire Halls
C. N.I.P. and Housing.

The Chairman stated he would discuss with the Park Board including the Library submission in the Parks and Recreation ballot. If this was not agreeable to the Park Board the Library submission could be included in the Engineering ballot. The City Engineer was agreeable to this, however, this would have to be reconsidered by Council.

Following further discussion it was

RECOMMENDED

A. THAT an amount of $55,500,000 be approved for the 1977-81 Five-Year Plan plebiscite to be put to the voters on November 17, 1976, allocated as follows:

(i) Parks and Recreation		$25,000,000
- Park Acquisition -	$ 3,000,000	
- Park Development and Redevelopment -	12,000,000	
- Community Recreation Facilities -	8,000,000	
- Champlain Heights Community Recreation Facilities -	2,000,000	
(ii) Libraries		300,000

- Two Branch Libraries, Books and Equipment.

Cont'd . . .

Clause #4 continued:

(iii) Fire Halls $2,000,000

(iv) Neighbourhood Improvement Program . . . $2,500,000

(v) Housing $2,000,000

- Revolving Acquisition and Development Fund - $1,000,000
- Housing Incentive Fund - $1,000,000

(vi) Engineering Works $23,700,000

- Streets - $18,700,000 *
- Street Lighting - 1,860,000
- Works Communication - 1,220,000
- Works Undergrounding - 1,020,000
- Works Refuse Disposal - 900,000

* Downtown Transportation included

B. THAT City Council establish policy that, in addition to the plebiscite, there will be basic capital monies allocated from the Supplementary Capital Budgets in the amount of $8,000,000 for the Street Program and $2,000,000 for Property Purchase Fund in the years 1977-81.

C. THAT Council approve the 1977-81 Five-Year Plan being placed on a single ballot with three separate sections as follows:

(i) Parks and Recreation and Library
(ii) Engineering and Fire Halls
(iii) Housing and N.I.P.

D. THAT the City Clerk report to Council on the feasibility of presenting the Five-Year Plan on a single ballot with three separate sections.

E. THAT the City Engineer report back to the Committee on the replacement of sidewalks being carried out under a Local Improvement Program including alternate formulae.

INFORMATION

5. Five-Year Capital Borrowing Program - Advertising

On July 13, 1976 City Council, when considering advertising for the Five-Year Plan, passed the following motion:

"THAT the City Manager be authorized to appoint a person or firm to do the advertising for the proposed Five-Year Capital Program, in consultation with the Finance and Administration Committee and the Public Relations Consultant."

The City Manager discussed the matter with the Finance and Administration Committee, together with Mr. Bud Elsie, Public Relations Consultant "in-camera". Following discussion it was

RESOLVED

THAT the firm of Intercorp Marketing Ltd. be appointed to carry out advertising for the 1977-81 Five-Year Plan under arrangements authorized by City Council, and further, the Special Review Committee be authorized to deal with the matter of presentation, etc., for report back to the Committee.

Cont'd . . .

6. Policy on Matter of Renewal of Grant Applications

Due to time restrictions this matter was deferred to the next meeting.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 603-4 & 609

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JULY 15, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 15, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Alderman Volrich

ABSENT: Alderman Rankin
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1133 West Hastings Street

The Committee had before it for consideration a Manager's Report dated June 29, 1976, in which the Director of Planning reported as follows on Development Permit Application No. 74011, applied for by Mr. Jack Swoboda for Commonwealth Holiday Inns of Canada Ltd.:

"The above noted development permit application has been filed to use a portion of the existing roofed over patio as a lounge.

This development is situated on the north side of Hastings Street in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 650 sq. ft. and a maximum seating capacity of 36 persons.

The lounge would be located on the north side of the Holiday Inn Hotel and would not be completely enclosed. It would be separated from the open plaza on the north of the building by planters. The new lounge area would be located adjacent to the existing lounge in the hotel.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

The applicant and a representative of the Planning Department appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT Council approve of the establishment of a licensed lounge on a portion of the existing roofed over patio at the Holiday Inn at 1133 West Hastings Street as proposed in Development Permit Application No. 74011.

Continued on Page 2. . . .

2. Pub Vote Results - 3590 West 41st Avenue

Vancouver City Council, at its meeting on May 11, 1976 approved the following recommendation from the Community Services Committee meeting of May 6, 1976:

"THAT the Council instruct the City Clerk to conduct the required pub plebiscite on the application of Mr. G. Richmond for a neighbourhood pub at 3590 West 41st Avenue, on the usual basis for report of results to the Community Services Committee; all costs in connection therewith to be borne by the applicant."

The Committee had before it for consideration the following report, dated July 13, 1976, from the Deputy City Clerk:

" By instruction of the Council a petition-plebiscite was taken in a four-block walking distance of the proposed pub location, being 3590 West 41st Avenue, as shown on the attached map of the plebiscite area. This plebiscite was conducted for the City Clerk by Watts Marketing Research Ltd. generally on the same basis as past pub plebiscites have been conducted, with the exception that modifications were made to compensate for the fact that the firm did not have the availability of the computer and therefore substitute arrangements were made where necessary.

The canvassing of the area and balloting took place in the period June 9 - 14(inclusive), 1976. During the canvass an information sheet giving details of the proposed pub operation, canvass and vote, was distributed, a copy of which is attached.

The following is the result of this plebiscite:

Yes	269	(26.2%)
No	759	(73.8%)
Rejected	14	
Total	1042	

The petition-plebiscite failed to receive the required 60% as laid down by Council Resolution of February 25, 1975. Out of 1166 ballots issued, 1042 - or 89.4% - were returned.

This was not a secret ballot but rather voters were invited to record their names and addresses with their ballots. A large and detailed map has been prepared plotting the results by block.

The costs of this plebiscite, to be borne by the applicant, are not known at this time. "

The applicant, Mr. G. Richmond, and a number of residents of the area had been advised of the results of the vote.

Following a brief discussion, it was

RECOMMENDED

THAT the report from the Deputy City Clerk, dated July 13, 1976, be received and the application of Mr. G. Richmond to operate a neighbourhood pub at 3590 West 41st Avenue not be approved.

Continued on Page 3. . . .

INFORMATION

3. "Dance Machine" - 887 Seymour Street

Community Services Committee, at its meeting on March 25, 1976, resolved as follows:

"THAT the Police Department and the Downtown Community Resources Board submit monthly reports to the Community Services Committee on the operation of the Dance Machine, that copies of such reports be provided to the operators of the Dance Machine, and that the Community Services Committee review the operation of the Dance Machine in 3 months."

The Committee considered a further report on this establishment at its meeting on May 6, 1976, at which time the management of the Dance Machine refuted parts of the Gastown Team's report which was submitted at that meeting. (For background information, the minute from the May 6, 1976 meeting is attached.)

The Committee had before it for consideration a letter, dated June 9, 1976, from Ms. Pam Sleeth of the Gastown Team of the Vancouver Resources Board, and letters dated July 8 and June 24, 1976 from Mr. A. Savard, manager of the "Dance Machine", the latter two letters each accompanied by a diary of events at the dance hall (copies circulated).

Appearing before the Committee on this matter were Mr. A. Savard, along with one of the club owners, and Mr. Rick Downie, social worker from the Gastown Team.

Mr. Downie complimented the management and staff of the "Dance Machine" for the vast improvement in the operation of the club in the past few weeks and expressed the wish that the management will continue its present standard of good management.

Mr. Savard complained of police harassment and uncomplimentary remarks by police officers to staff of the "Dance Machine" and stated he was seeking improved co-operation from the Police Department.

The Committee pointed out that because of the large number of underage persons and other infractions which had been occurring at the "Dance Machine" earlier this year, the police and Gastown Team had been instructed to watch the premises closely and compile lists of any infractions of the law.

However, the Committee expressed satisfaction with the improved operation and following discussion, it was

RESOLVED

THAT the letters, dated June 9, 1976, from Ms. Pam Sleeth of the Gastown Team, July 8 and June 24, 1976, from Mr. A. Savard, manager of the Dance Machine, be received;

THAT no further police or Gastown Team reports be requested for the time being by the Committee (it being understood that should the situation at the Dance Machine deteriorate, the Committee should be advised);

FURTHER THAT the Chairman of the Community Services Committee write to the Chief Constable forwarding the concerns of the manager of the Dance Machine regarding his complaints of the disturbances and pollution on Seymour Street in the vicinity of the Dance Machine.

Continued on Page 4.

RECOMMENDATION

4. Grandview Youth Recreation Program

The Committee had before it for consideration a Manager's Report dated June 21, 1976 (copy circulated), in which the Director of Social Planning reviewed the history and gave an evaluation of this particular program and recommended as follows:

a) That Vancouver City Council approve a grant of $25,597. to the Grandview Youth Recreation Project for the period April 1st, 1976 to March 31st, 1977, to allow the program to continue operating at its present level.

b) That the grant be paid to the Board of Parks and Recreation which will administer the grant and that only the actual cost of fringe benefits to employees of the Program be charged against the program's budget (approx. 6%).

c) That payment of the City grant be subject to the conditions that, as in the past funding period, progress reports be prepared quarterly by the program coordinator for distribution to City Council.

The report also contained the following information from the Director of Finance:

"Present City grant policy requires that, generally, a program not be funded by City grant in excess of a maximum of three years. The subject program has been funded by City grant continuously since November 1, 1973 so that, in accordance with City policy, this should be the final year that the program will be funded by City grant.

It is understood that, because the grant will probably not extend beyond March 31, 1977, the Park Board will consider funding the program subsequent to that time. It is suggested that, if the Park Board's intention is to absorb this program within their present level of funding, then the continuation of the program is the prerogative of the Park Board. They should, however, make their intentions known well in advance of the end of the 1976 fiscal year so that it can be assumed as a Park Board program effective January 1, 1977. However, if it is the Park Board's intention to merely apply to City Council for funding in excess of their present recreation program on the assumption that they will only consider it if additional funding is made available, then the Park Board should, prior to the end of the 1976 fiscal year, submit the item by additional separate report to City Council to allow the outside organization to preplan its 1977 program, using the interim period between January 1, 1977 and March 31, 1977 when the grant, if approved, would expire."

Representatives of the Social Planning Department, Parks Board and the Grandview Youth Recreation Program appeared before the Committee on this matter.

It was pointed out by the Social Planning representative, in reviewing the report, that this program is well managed and that 90% of the youth enrolled in the program attend regularly.

The representative of the Parks Board stated the Board feels the program is a good one and that it will be considered for inclusion in the 1977 Parks Board budget.

Continued on Page 5. . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

A. THAT Vancouver City Council approve a grant of $25,597.00 to the Grandview Youth Recreation Project for the period April 1st, 1976 to March 31st, 1977, to allow the program to continue operating at its present level.

B. THAT the grant be paid to the Board of Parks and Recreation which will administer the grant and that only the actual cost of fringe benefits to employees of the Program be charged against the program's budget (approx. 6%).

C. THAT payment of the City grant be subject to the conditions that, as in the past funding period, progress reports be prepared quarterly by the program co-ordinator for distribution to City Council.

D. THAT the comments of the Director of Finance contained in the Manager's Report dated June 21st, 1976, on the Grandview Youth Recreation Program, be forwarded to the Parks Board.

5. Day Care Centres

The Committee had before it for consideration a Manager's Report dated June 21, 1976 (copy circulated) regarding bonusing of developers to provide day care space and implications of day care centres being an outright use in commercial and multiple density residential zones.

Appearing before the Committee on this matter, to speak to the report, were the Medical Health Officer, a representative of the Zoning Division of the Planning Department, and a representative of the Social Planning Department.

During discussion, the Medical Health Officer advised the Committee that the Community Care Facilities Licensing body has no objections to the proposals contained in the report.

The representative of the Planning Department reviewed the contents of the report for the Committee and during discussion, the Committee noted that because of financial restraints by the Provincial Government, it is unlikely many new day care centres will be planned.

It was also noted by one member of the Committee that despite any covenant signed by a developer to provide day care space, such an agreement would not likely be enforceable, and that if a developer provides day care space and the demand for such a day care centre diminishes, then the space could be used for other purposes by the developer, i.e. there is no way the City could force a developer to operate a day care centre even if he was given an increased floor space ratio or other compensation for providing such day care space.

Continued on Page 6. . . .

Clause No. 5 Continued

The statement was made that if such a day care use of space was discontinued, the matter should revert to the City (to the Community Services Committee or the Director of Planning) to determine what alternate social amenity use the space could be put to.

However, it was pointed out the City cannot dictate what the space should be used for, that any regulation or covenant would have to state such space could not be used for a number of specified uses.

It was noted that the proposals for bonusing would require an amendment to the Zoning By-law; hence a public hearing would be required, at which time the City may gain further comments on the matter, and following discussion, it was

RECOMMENDED

THAT the following recommendations of the Director of Planning be approved:

A. That day care centres remain as a conditional use in all residential and commercial District Schedules, except for the caring of up to five children, which will remain as an outright use in those District Schedules.

B. That an exclusion of floor space ratio be granted in all other District Schedules for the provision of a day care centre provided that

   i) the floor area included within any day care centre may be excluded from the floor area measurement, subject to the approval of the Director of Planning providing:

      a) in no case shall the excluded amount exceed 10% of total building area;

      b) that the need for a day care centre be established in a particular location satisfactory to the Director of Social Planning.

C. That the Director of Planning be instructed to apply to amend the floor space ratio section of the following District Schedules by adding the clause contained in B above:

RS-1	RT-3	CRM-2
RS-2	RM-1	CRM-3
RS-3	RM-2	C-1
RS-4	RM-3	C-2
RT-1	RM-3A	C-2B
RT-2	RM-4	C-3A
	RM-4A	C-3

D. That the Director of Planning be instructed to apply to amend the floor space ratio section of the (C-3A) Commercial District Schedule by providing for the exclusion of and the bonusing for the provision of day care facilities and other public, social and recreational facilities similar to other District Schedules in the Central Area such as the Downtown and West End Districts.

Continued on Page 7. . . .

Clause No. 5 Continued

It should be understood that in granting an exclusion and/or a bonus for the provision of such facilities, the owner and the City of Vancouver enter into a "contract" prepared by the Director of Legal Services. This would then be the basis for a covenant under Section 24A of the Land Registry Act.

E. That the Director of Planning be instructed to proceed direct to a Public Hearing following a report from the Vancouver City Planning Commission.

The meeting adjourned at approximately 4:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 610

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

July 15, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 15, 1976, at 3:30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 1, 2, 3 and part of 4)

ABSENT: Alderman Kennedy

CLERK: J. Thomas

RECOMMENDATIONS:

1. Kitsilano Area Planning Program: West Broadway Plan Economic Study and Rezoning

On February 10, 1976, when approving in principle the plan policies contained in the West Broadway Plan, Council resolved that the Plan be referred back to the Standing Committee on Planning and Development for detailed discussion at a later date, at which time the following information should be available:

a) Report from the Director of Planning on the economic feasibility of residential in the area;

b) Report from the City Engineer on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land;

c) Report from the Director of Planning outlining alternatives for providing pedestrian interest without necessarily introducing the maximum 50 foot frontage for individual retail outlets.

Before the Committee for consideration was a Manager's Report dated July 8, 1976 (circulated) wherein the Director of Planning reported on (a) and (c) referred to above and submitted recommendations on rezoning West Broadway between Collingwood and Larch Streets from C-2 to C-2C and C-2C1, in order to implement the plan policies adopted in principle by the City Council. These policies were as follows:

1. The role of Broadway West, in the context of both the City and the region, should remain as a district commercial centre;

2. Encourage new development to include a residential component;

3. Rezone existing "excess" commercial land to residential;

4. The zoning of the "core" area of West Broadway should be revised to produce a pedestrian oriented district shopping centre (2700 - 3100 Blocks inclusive);

5. Shops and services catering to the needs of the district residents should be encouraged;

6. The fringe areas of West Broadway are beyond the core of pedestrian oriented activity and some general business and automobile oriented uses should be permitted;

7. Any new use in an existing building will have to meet the parking requirements of the Zoning By-law;

Cont'd . . .

Clause 1 Cont'd

8. On-street parking should remain as a feature of Broadway at this time;

9. West Broadway merchants should be encouraged to implement an off-street collective parking scheme using commercially zoned land;

10. Dedication of lanes to complete the lane system in the area be required as a condition of new development;

11. Physical changes should enhance the appearance and character of Broadway West.

Reference was made to Plan Policy No. 3 referring to the rezoning of commercial land to residential, which had been previously approved in principle by Council. The Director of Planning, in his report, advised because of the high percentage of residential uses in the blocks at the extremities of the commercial zone area, it had originally been recommended that four half blocks be rezoned from commercial to residential. It had now been determined a zoning schedule could be devised that would conditionally permit entirely residential buildings, thus ensuring the potential for residential development without rezoning these blocks to residential, which would have the effect of making the existing commercial development non-conforming.

The Director of Planning and the Kitsilano Area Planner reviewed the report with the Committee and discussed a number of concerns expressed by members, including:

- Economic feasibility of rental accommodation in maximum use developments and the relationship of costs quoted in the Consultant's study of five commercial/residential building types;
- Parking and the necessity for maintaining a buffer zone between the commercial/parking area and neighbouring residences;
- Applying flexibility in the implementation of the 50' frontage maximum ruling included in the C-2C and C-2C1 zoning for individual businesses.

Mr. R. Orr presented a brief (on file in the City Clerk's Office) agreeing in principle with the objectives of the report before the Committee but expressing concern about parking in the area. Mr. Orr advocated a re-examination of the Parker Report and its innovative approach to parking, with emphasis on underground parking rather than the development of parking on the surface, off the lanes in the core area. Mr. Orr was critical of the feasibility study and felt the examples quoted would have been more meaningful if they had included operating costs and taxes.

Following further discussion it was

RECOMMENDED,

A. THAT City Council adopt Plan Policies No. 1, 2, 4, 5, 6, 7, 8, 9, 10 and 11 for the West Broadway Plan contained in the report of the City Manager dated January 22, 1976, and that Plan Policy No. 3 be deleted.

B. THAT the City Engineer and Director of Legal Services be instructed to report to City Council on the possibility of requiring lane dedication as a condition of new development, as recommended by Plan Policy No. 10.

Cont'd . . .

Clause 1 Cont'd

C. THAT the City Engineer, when preparing his report on improving parking requirements for future parking needs and the possibility of providing parking on commercially zoned land on West Broadway, be instructed, as a matter of urgency, to also consider, in conjunction with the Director of Planning, the over-all parking requirements of the area and submit a report to the Committee without delay.

FURTHER THAT the City Engineer and Director of Planning include in their deliberations a study of the brief submitted by Messrs. T. and R. Orr.

D. THAT the Director of Planning be instructed to apply to rezone West Broadway from C-2 to C-2C and C-2C1 as indicated in Appendix E of the report of the City Manager dated July 8, 1976, and that the application be referred direct to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission.

2. Detailed Design Guidelines: Parking Areas-Downtown District

The Committee had for consideration a Manager's Report dated July 6, 1976, (circulated) in which the Director of Planning referred to Council's action of April 6, 1976, approving in principle detailed design guidelines for parking areas in the downtown as a basis for discussion with the Park Board and owners and lessees of parking lots, for report back to the Committee.

The Director of Planning advised it had been proposed to report back within approximately 60 days; however, initial discussions with Vancouver Parking Association, comprising owners and lessees of parking lots and parking garages, had revealed several areas of concern extending beyond the proposed detailed design guidelines, and the Association had requested a submission deadline extension to September, 1976.

The granting of an extension was questioned and it was felt there had been sufficient time for the Association to present observations on the proposed guidelines, but after discussion, it was

RECOMMENDED,

THAT approval be given to the request of the Vancouver Parking Association for a revised deadline to September 30, 1976, to enable the Association to present a submission on the proposed detailed design guidelines for parking areas in the downtown district.

(Alderman Cowie opposed)

INFORMATION:

3. Development Permit Application No. 74106: 2025 Commissioner Street

In a Manager's Report dated July 8, 1976, (circulated) details of the City's proposal to utilize a site at 2025 Commissioner Street as a District Works Yard, were submitted by the Director of Planning in compliance with Council's resolution of August 12, 1975, that items concerning Development Permit applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Committee for information.

The Director of Planning advised the proposed development was intended to replace the existing Kaslo/Venables Yard and later on

Cont'd . . .

Clause 3 Cont'd

for future relief of over-crowding in the Cambie Yard. The site located east of Victoria Drive comprised part of a 7.7 acre parcel acquired by the City in June 1975 and an adjoining parcel to be acquired from the National Harbours Board. The City-owned parcel had been leased to Sterling Shipyards until May 1980, and a lease amendment would be required to release the portion required by the City. The Planning Department had requested all structures and the parking area along Commissioner Street be set back a minimum of ten feet and be landscaped with substantial trees to benefit residential development on Wall Street. The Director of Planning had also requested future plans for the whole site include provision for the public to view waterfront activities.

RESOLVED,

THAT the Manager's Report dated July 8, 1976, be received for information.

4. University Non-Profit Building Society, Area 6, Phase 1, False Creek

City Council, at its meeting on June 29, 1976, when considering a letter from the University Non-Profit Building Society, dated June 18, 1976, expressing concern with specific plans for construction and use of the commercial development to be located within False Creek, Area 6, passed the following motion:

"THAT the letter from the University Non-Profit Building Society dated June 18, 1976, be referred to the Planning and Development Committee for consideration of the concerns expressed therein."

The Committee had for consideration a Manager's Report dated July 8, 1976, (circulated) in which the False Creek Development Consultant reported on the issues raised in the Society's letter.

The Society's letter was accompanied by:

a) a petition signed by members of the households participating in the group's False Creek housing project;

b) a detailed analysis of the objections and concerns and reasons for the Society's belief that previous commitments and descriptions of the project had been violated;

c) a copy of a motion passed by the False Creek Interim Residents' Council on June 3, 1976, requesting a review of usage plans by the City in conjunction with the Residents' Council, with a view to placing restrictions on the type of permitted commercial activities in the Caesar's Bridge location before action is taken on lease assignments;

d) a letter of support from the President of the Creek Village Building Co-operative Association, dated June 9, 1976.

All the foregoing documentation is on file in the City Clerk's Office.

Mr. D. Sutcliffe, False Creek Development Consultant, addressed the Committee on the Manager's Report and commented on the Society's three main concerns:

Cont'd . . .

Clause 4 Cont'd

- the height and extent of the proposed commercial facilities to be built on the waterfront in front of the group's condominium development;
- the uses to which the commercial facilities will be put;
- and opposition to the proposed, but not yet approved, Gatehouse structure.

The subject commercial facilities comprising in part a two-storey restaurant with a pitch roof had been designed in accordance with the Design Guidelines, conformed to the Area Development Plan and preserved view corridors.

Mr. Sutcliffe emphasized the Development Group, the Co-ordinating architect, and the co-ordinating developer were committed to the principle of creating a socially and economically viable family-oriented community in Area 6 and repeated assurances had been given to the University Non-Profit Building Society that the commercial uses would be fully compatible with a family-oriented residential development. The Gatehouse proposal was intended to improve the relationship between buildings and pedestrian streets in the vicinity and would eventually go to a Public Hearing.

Representatives of the Society and False Creek Interim Residents' Council, Mr. S. Clark Gilmour, Dr. J.T. Skala and Mr. J. Hashimoto, during their summation, referred to a model of the University Non-Profit Building Society housing project to demonstrate the manner in which view corridors had influenced the design. They contended there had been changes in the ground area and disposition of the commercial facilities resulting in the loss of the view corridor and totally blocking the view to the west, changing the environment of the residences already erected.

The Society's representatives further contended there was no guarantee that the commercial development would be confined to businesses suitable for a family-oriented neighbourhood and it was possible a waterfront restaurant with licensed premises would be in operation less than 60 feet, in a direct viewing line from bedrooms in the housing project. Furthermore, problems could be anticipated in servicing the commercial premises for deliveries, garbage collection, etc., because of the unique pedestrian streets in the project.

Mr. Frank Stanzl, the developer, expressed concern that too many compromises on design could endanger the overall concept but advised consideration could be given to an alternative proposal incorporating several small commercial units of 400-500 square feet with residential units above, which could be offered for sale.

During discussions it was noted the final decision would not rest with the Development Group, but with the Development Permit Board and therefore there was a built-in safeguard against an incompatible development.

RESOLVED,

A. THAT the False Creek Development Consultant be requested to re-examine the proposed commercial facilities to be located in the Caesar's Bridge Commercial Area of False Creek, Area 6, in conjunction with the Director of Planning and representatives of the False Creek Interim Residents' Council and University Non-Profit Building Society.

Cont'd . . .

Clause 4 Cont'd

B. THAT the Manager's Report dated July 8, 1976, and the submission of the University Non-Profit Building Society dated June 18, 1976, be received.

RECOMMENDATION:

5. Fairview Slopes: Legal Non-Conforming Uses

The Committee had for consideration a Manager's Report dated July 6, 1976, in which the Director of Planning reported on a further study of the proposed policy relating to existing legal non-conforming uses in Fairview Slopes as instructed by Council on June 1, 1976.

The Director of Planning reported as follows:

" The instruction to re-study this policy stemmed primarily from two objections received:

(1) A delegation by Mr. Ed Scroggs of Diamond Neon Ltd. at 725 West 7th Avenue who objected to the policy because he stated that as a non-conforming use he would be unable to sell his property for anything else but his non-conforming use, i.e. manufacturing. He also objected because he was not able to add to the building to provide offices.

(2) Mr. James Holdom of Flack-Holdom Investments Ltd. (re 605 West 8th Avenue) in a letter dated May 20, 1976, stated that his proposed use of the first floor of 605 West 8th Avenue for a wholesale operation should be permitted since the building was originally approved for industrial uses before the CRM-3 zoning came into effect in 1972. (Note: the first floor was approved for warehouse use.)

II FAIRVIEW SLOPES POLICY PLAN

The Fairview Slopes Policy Plan report to Council stated the following with respect to legal non-conforming development in Fairview Slopes:

Legal Non-Conforming Development: Many buildings and land uses which were approved under the previous M-1 (Light Industrial) zoning continue to exist in the Fairview Slopes. In many, if not most cases, the buildings and the uses are incompatible with the existing or proposed development.

The buildings and uses in this category are legal, but non-conforming. This means, generally, that the originally approved lawful use of the premises may be continued indefinitely.

The Fairview Planning Committee has made no recommendation on the future disposition of these buildings. However, there has been and continues to be increasing developer interest in converting these buildings to office use. While many of the buildings may be easily converted to offices, the Planning Department is concerned that the design of the existing building is often incompatible to the surrounding residential buildings, the proposed office use invariably exceeds the maximum percentage guideline for permitted commercial use, and finally that parking provided usually is considerably less than what is required for office use.

Therefore, the Director of Planning believes the following policy should be adopted and added to the Fairview Slopes Policy Plan:

The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is altered to be compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Development Permit Board. Proposals

Cont'd . . .

Clause 5 Cont'd

to convert only part of a legal non-conforming building should generally be discouraged as this has the effect of extending the life of the remaining incompatible use.

It should be noted that 21% of the current land use in Fairview Slopes is industrial, legal non-conforming development.

III ANALYSIS

The Planning Department has again considered the appropriate handling of these legal non-conforming uses, primarily in light of Council's decision in 1972 to rezone the Fairview Slopes area to commercial-residential (CRM-2 and CRM-3), and Council's June 1 adoption of the majority of the Land Use/Urban Design policies in the Fairview Slopes Policy Plan which reinforced the intended commercial-residential development. Council instructed the Director of Planning to apply for a rezoning to a modified CRM District Schedule. Therefore, from a use point of view it is clear that Council desires the Fairview Slopes area to be primarily residential, with some commercial; industrial use is not compatible. From a building form point of view, Council's adoption of the Land Use/Urban Design policies (which include detailed design criteria for developments) indicates that the industrial buildings erected within the industrial zoning regulations are not the type of building desired for the area.

It should be noted that these legal non-conforming industrial uses are allowed to continue as approved in their original permit. If the non-conforming use is discontinued for ninety days, any future use of those premises must be in conformity with the by-law. No additions or structural alterations (except those required by Statute or by-law) can be made to a non-conforming building without: (a) the approval of the Board of Variance if the non-conformity is in respect of use; or (b) the approval of the Director of Planning if the non-conformity is in respect of regulations only.

The Fairview Planning Committee met on June 8 to reconsider this proposed policy and, after considerable discussion, voted to request that Council adopt the policy as originally proposed because they believed that it would result in a gradual phasing out of these non-compatible industrial uses.

Therefore, the Director of Planning believes the policy on legal non-conforming uses in the Fairview Slopes as originally proposed should be adopted to guide the discretion of the Director of Planning, the Development Permit Board and the Board of Variance."

The Fairview Area Planner reviewed the report with the Committee.

Mr. James Holdom of Flack-Holdom Investments Ltd., made an oral presentation on behalf of the owners of 605 West 8th Avenue, who were experiencing difficulties in renting or leasing their building because of restrictions on use. The building was worth $½ million and the owners were paying $11,000 taxes per year but were only able to get revenue from half the available space.

Following discussion it was

RECOMMENDED,

THAT the following policy relating to existing legal non-conforming uses in Fairview Slopes be adopted for inclusion in the Fairview Slopes Policy Plan:

Policy: The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is, or is altered to be, compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular

Cont'd . . .

Clause 5 Cont'd

proposed use, to the satisfaction of the Director of Planning, the Development Permit Board or the Board of Variance as the case may be. Proposals to convert only part of a legal non-conforming building should generally be discouraged as this has the effect of extending the life of the remaining incompatible use.

(Alderman Bird opposed)

The meeting adjourned at approximately 6:15 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 610-611

DISTRIBUTED TUESDAY

VI 700

REPORT TO COUNCIL

SPECIAL COMMITTEE OF COUNCIL
RE U.N. CONFERENCE

July 27, 1976

TO: Vancouver City Council

SUBJECT: Disposition of Roof Panels - Habitat Pavilion

CLASSIFICATION: Recommendation

On June 15, 1976, Council approved the following recommendation of the Standing Committee on Planning and Development:

"THAT the Federal Government be advised the City does not wish to retain the Habitat Pavilion for the summer months and agrees that the provisions of the contract to dismantle the Pavilion on Monday, June 13, 1976, should be carried out.

FURTHER THAT the Federal Government be requested to preserve and store the roof panels for a maximum period up to the end of July, 1976, for a future use which will ensure continued preservation of the roof panels; such use to be negotiated with the Federal Government."

At its meeting on July 26, 1976, the Special Committee of Council re U.N. Conference considered a Manager's report dated July 26, 1976, (circulated) in which the Director of Permits and Licenses reported on a number of proposals for the disposition of the roof panels. Suggestions for possible use were discussed with Mr. Bing Thom, representing Arthur Erickson, architects of the U.N. Habitat Pavilion, a delegation representing Robson Street merchants, Mr. Frank Stanzl, Contractor, Dr. K. Mirhady, Chairman of the Vancouver School Board, a Park Board official and a Downtown Area Planner.

After discussion it was agreed heavy expenditure could not be undertaken by the City and in the absence of a commitment by the Federal Government to assume responsibility beyond July 31, 1976, Mr. Stanzl's proposal to cut the roof panels into sections and return them to the appropriate schools where they had been fabricated, should be accepted. Mr. Stanzl advised he was prepared to dismantle the panels and distribute them at his own expense, however, he was concerned that the warehouse where the panels were presently stored, would not be available after the end of July and temporary storage would have to be found for a period of 5 to 6 weeks. He also expressed concern about the cost of transportation of the panels to temporary storage area.

The Park Board representative indicated the panels could be accommodated temporarily in a hangar at Jericho and following further discussion, it was

RECOMMENDED

A. THAT Council approve the expenditure of up to $2,500 from Contingency Reserve funds for the cost of transportation of the U.N. Habitat Pavilion roof panels from storage at Richmond to temporary storage at Jericho.

B. THAT the Park Board be requested to store the U.N. Habitat Pavilion roof panels in a hangar at Jericho for a temporary period up to September 30, 1976, to enable Mr. F. Stanzl to dismantle the panels and distribute them to the appropriate schools at his expense.

C. THAT the Director of Social Planning be instructed to select suitable panels for preservation in the City Archives.

FOR COUNCIL ACTION SEE PAGE(S) 611

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 27, 1976

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1976, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

Local Improvements by Petition

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement and Curbs on Arterial Streets on the Initiative - Schedule #437

The Court received from the Collector of Taxes, Schedule No. 437 listing three local improvement projects at various locations on the initiative.

There were no delegations present who wished to speak on the matter.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT Schedule #437 as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the report of the Court of Revision be adopted.

- CARRIED UNANIMOUSLY

Local Improvements - Subsequent Procedure

The Council considered the following report of the City Manager dated July 14, 1976, concerning the subsequent procedure of the projects before the Court of Revision this day:

cont'd....

Local Improvements - Subsequent Procedure (cont'd)

The City Engineer reports as follows:

"GENERAL

Projects for pavements and curbs on arterial streets on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure and will come before a Court of Revision on July 27, 1976.

The projects are identified as follows:

	Schedule	Item	Type
Initiative	437	1	Boundary Road
		2 & 3	Nelson and Mainland Streets

CAPITAL FUNDS

The City's share of these improvements is available in the 1976 and prior years Streets Capital Budgets.

BOUNDARY ROAD OVERPASS

It was noted in the 'First Step' report that the improvement of this section of Boundary Road would include modification of the Railway Overpass to meet the new pavement. This work is not part of the Local Improvement. B. C. Hydro is having soil tests made to guide design and detailed estimating. We will then advance this part of the work for formal approval. Funds are available in budgeted Streets Capital.

RECOMMENDATIONS

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the 'Initiative' projects in Schedule 437 be undertaken."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the foregoing recommendation of the City Manager be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council adjourned at approximately 2:05 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of July 27, 1976, adopted on August 10, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 27, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 27, 1976, at 7:30 p.m., in the Auditorium of the H.R. MacMillan Planetarium, 1100 Chestnut Street, for the purpose of continuing an adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Bowers (Deputy Mayor)
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Mayor Phillips
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Cowie,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Bowers in the Chair, to continue an adjourned Public Hearing to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Kitsilano Point Zoning - Area generally Bounded by Ogden Avenue, Chestnut Street, Cornwall Avenue, Arbutus to McNicoll and Maple Streets, excluding the former C.P.R. Right-of-Way

This matter was considered by Council at a Special Council (Public Hearing) meeting on May 6, 1976, at which time the following motion was passed:

"THAT this Public Hearing in respect of various zoning matters before Council at this date be adjourned until such time as full and up to date information in each case is available for Council and the public."

On June 29, 1976, Council considered a report of the City Manager dated June 16, 1976, in which the Director of Planning provided the requested information, and passed the following motion:

"FURTHER THAT the adjourned Public Hearing on Section B of the report with respect to Kitsilano Point rezoning be reconvened."

The Council then considered the application of the Director of Planning.

i) To establish a new District Schedule to be known and and described as (RT-2A) Two-Family Dwelling District (Duplex and Semi-Detached).

ii) To rezone the lands generally bounded by Chestnut Street, Ogden Avenue, Arbutus Street and the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) from (RT-2) Two-Family Dwelling District to (RT-2A) Two-Family Dwelling District.

cont'd

Kitsilano Point Zoning
(cont'd)

iii) To rezone the lands generally bounded by Arbutus Street, the former C.P.R. Right-of-Way (approximately 300 feet North of Cornwall Avenue) southern approaches to the Burrard Bridge and Cornwall Avenue, excluding the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street, from (RM-3A) Multiple Dwelling District to (RM-3A1) Multiple Dwelling District.

iv) To rezone the lots approximately 60 feet North of Cornwall Avenue between Maple Street and approximately 132 feet East of Cypress Street from (C-2) Commercial District to (C-2B) Commercial District.

The Director of Planning is now recommending further the deletion of Section 2, Subsection A, Clause 1 of the (RT-2A) Two Family District Schedule which was forwarded by Council on March 9, 1976, to a Public Hearing. In its place, the Director of Planning recommends the following be substituted:

"(1)(a) Conversion of buildings existing prior to (date of enactment) into dwelling units, housekeeping units or sleeping units.

(b) Conversion of a building for which the Development Permit to construct is dated on or after (date of enactment) and conversion of buildings with additions into dwelling units, housekeeping units or sleeping units. Such conversions shall be subject to:

(i) the floor space ratio shall in no case exceed 0.75

(ii) the number of units in any multiple conversion dwelling shall not exceed 3.

In any multiple conversion dwelling due regard shall be given to the quality and livability of the units and the effect of additions and conversions on the adjacent properties and the character of the area."

The application has been approved by the Director of Planning and the Vancouver City Planning Commission.

Ms. J. Hlavach, Kitsilano Area Planner, outlined the intent of the proposed (RT-2A) Two Family Dwelling District Schedule.

The Deputy Mayor called for speakers.

- Mrs. Alice Smith, a member of the Kitsilano Point Neighbourhood Committee, expressed concern that the Standards of Maintenance By-law afforded little protection to the residents of the Point from the owners who leave properties vacant or rent them with no thought to upkeep or maintenance. The Point is a desirable place for redevelopment and a by-law should be passed to ensure that owners neatly maintain their premises and yards.

- Mr. Steve Zibin stated that the proposed 24 foot front yard restriction should not apply to new dwellings on the Point as currently there are whole blocks of existing houses that have front yards of far less than 24 feet.

- Mr. D. Manning, Architect, advised that he was appearing on behalf of the owners who over the years had acquired property on Creelman Avenue. He stated that the properties have not been developed as he is awaiting the new by-law - it would have been uneconomic to develop the properties at the existing density. He also advised that he has submitted

Kitsilano Point Zoning
(cont'd)

preliminary plans to ensure that the development complies with the requirements. The Planner agreed in principle with the development with the exception of the flat roofs, sidewalk crossings and provision of some parking that is not underground. Mr. Manning opposed the delegation of discretionary powers for the development of buildings larger than a duplex and feels that regulations such as the above should be clearly set out in a by-law so developers and architects know precisely what they can or cannot do.

- Mr. J. Timmer stated that by amending Clause 1 to read "conversion of buildings existing prior to date of enactment into dwelling units, etc.," you are saying that people can convert any existing building into dwelling units. It should state existing conversion buildings.

- Mr. J. Pelkovics, Architect, stated that his client has been waiting to redevelop his property but had to wait for the new by-law. He feels it is unfair to require new developments to have a 66' frontage as most properties don't have any more than a 33' frontage. He indicated it was time Council and the neighbouring property owners acted on a by-law that would ensure the upkeep of abandoned houses and vacant lots.

Other speakers reiterated the need for a by-law to ensure the upkeep of abandoned houses and vacant lots as well as requesting better enforcement of the Standards of Maintenance By-law.

Alderman Bowers instructed the Clerk to arrange for the Standing Committee on Planning and Development to consider whether the Standards of Maintenance By-law could include provisions that would apply to abandoned houses and vacant lots.

The Deputy Mayor called for any other speakers for or against the rezoning application.

MOVED by Ald. Volrich,
THAT the rezoning application be approved subject to the following amendments:

A. That Section 2, Subsection A, Clause 1 of the (RT-2A) Two Family District Schedule be deleted and the following substituted in lieu thereof:

(1)(a) Conversion of multiple conversion dwellings existing prior to (date of enactment) into dwelling units, housekeeping units or sleeping units.

(b) Conversion of buildings and conversion of buildings with additions, into dwelling units, housekeeping units or sleeping units. Such conversions shall be subject to:

(i) the floor space ratio shall in no case exceed 0.75

(ii) the number of units in any multiple conversion dwelling shall not exceed 3.

In any multiple conversion dwelling due regard shall be given to the quality and livability of the units and the effect of additions and conversions on the adjacent properties and the character of the area."

cont'd....

Kitsilano Point Zoning
(cont'd)

B. That Section 1, Subsection C of the (RT-2A) District Schedule be amended by adding clause 3 as follows:

(3) With respect to clauses (1) and (2) above, the Director of Planning may have discretion to relax the front yard requirements having regard to the front yards of adjacent existing buildings.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT the Director of Planning be instructed to prepare a set of guidelines, with graphics, illustrating what can be done as a guide to preservation and redevelopment.

(Withdrawn)

MOVED by Ald. Volrich,
THAT the above motion of Alderman Cowie be referred to the Standing Committee on Planning and Development for consideration.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari and Sweeney opposed)

Alderman Cowie then requested and received permission to withdraw his motion.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:15 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 27, 1976, adopted on August 10, 1976.

A. Phillips
MAYOR

D. N. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 10, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of July 27, 1976, (with the exception of the 'In Camera' portion), the Minutes of the Special Council Meeting (Court of Revision) of July 27, 1976, and the Minutes of the Special Council Meeting (Public Hearing) of July 27, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Accreditation, Constitution and By-laws of the Proposed Employers' Organization

Council agreed to defer consideration of this matter pending the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Request that City Host Official Function during visit of Soviet Navy

Council had before it a communication dated July 22, 1976, from Rear-Admiral A.L. Collier, Commander Maritime Forces Pacific requesting the City to arrange some official entertainment in recognition of the visit of the Soviet Navy to Vancouver in August.

MOVED by Ald. Bird,
THAT Council approve a grant of $500.00 to the Maritime Forces Pacific towards a reception for the Soviet Navy.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bowers, Marzari, Volrich and the Mayor opposed)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Request that City Host Official Function during visit of Soviet Navy (cont'd)

MOVED by Ald. Volrich,
THAT no action be taken on this request.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Rankin and Sweeney opposed)

MOVED by Ald. Boyce,
THAT Council host an afternoon reception at City Hall in honour of the Soviet Navy, the date to be arranged by the Mayor's Office.

- CARRIED

(Alderman Kennedy opposed)

2. Tender No. 766 - Curbs, Pavement and Street Surfacing - Widening of Boundary Road

In a letter dated August 5, 1976, the Boundary Area Residents' Committee requested an opportunity to appear before Council with respect to the proposed widening of Boundary Road in the vicinity of Central Park.

MOVED by Ald. Rankin,
THAT the request be granted and the delegation be heard later this day.

- CARRIED UNANIMOUSLY

3. Newspaper Advertisements: Voters' List Registration

The City Clerk in a memorandum dated August 9, 1976, advised as follows:

> "The City Charter requires the City Clerk to give public notice in at least four issues of a daily newspaper in Vancouver of information in respect of Voters List registration.
>
> Provision is also made in the Charter that if conditions prevailing at the time make it impossible to comply with this requirement, the Council has the power to determine alternative procedures.
>
> If alternative action is necessary it would have to be taken before the next Council meeting as the registration period is August 8 - 21. Therefore authority is requested to place advertisements by way of radio spot announcements advising of this registration, and these radio announcements be daily for the period August 16 - 20 inclusive, if found necessary due to the present daily newspaper situation. Additional authority is requested to advertise in community newspapers as advisable."

MOVED by Ald. Bird,
THAT the City Clerk be authorized to place radio spot announcements advising of Voters' List registration for the period August 16 to 20, 1976, inclusive if found necessary due to the present daily newspaper situation;

FURTHER THAT the City Clerk be authorized to advertise in community newspapers as advisable.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Supply Cases for Deputy Returning Officers

The City Clerk in a memorandum dated August 9, 1976, advised as follows:

" In the City Clerk's budget there is an amount of $1350.00 to purchase 150 supply cases for Deputy returning officers. This amount was based on a quotation from the B.C. Penitentiary of $9.00 per box. Advice has been received that the supplier will not be able to furnish these boxes and therefore it has been necessary to obtain other bids.

An examination of the latest bids received indicates these boxes will cost approximately $35.00 each. Therefore, it is requested the City Clerk's budget be increased accordingly, Appropriation No. 7065/788, to allow the immediate ordering of the boxes for delivery as soon as possible in October.

The Comptroller of Accounts advised that if this request is approved, the source of funds is Contingency Reserve."

MOVED by Ald. Sweeney,
THAT the request of the City Clerk be approved.

- CARRIED UNANIMOUSLY

5. Advertisement of Public Hearings during Pacific Press Labour Difficulties

The Acting Zoning Planner in a memorandum dated August 9, 1976, advised that because of the current labour difficulties at Pacific Press, they may be unable to meet the requirements of the Charter to publish notices of various Public Hearings. In the event that labour difficulties at Pacific Press continue, the Acting Zoning Planner recommended:

(i) That notices recapping public hearings be placed in local papers which are in the area to be rezoned within the 7 - 14 day time frame, as is possible and be published in two consecutive issues, as many local papers are weekly.

(ii) Press releases via radio stations be issued stating the time, place and subject of the public hearing 14 days prior to a public hearing.

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the Acting Zoning Planning be approved.

- CARRIED UNANIMOUSLY

6. Alterations to Grandview Community Centre

The Cedar Cottage N.I.P. Committee in a letter dated August 4, 1976, requested an opportunity to appear before Council this day on the matter of funds required for alterations to the Grandview Community Centre.

MOVED by Ald. Boyce,
THAT the request be granted and, therefore, the delegation be heard later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 6, 1976

Works & Utility Matters
(August 6, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Reconstruction of Collapsed Sewer on 15th Avenue between Heather and Willow.
Cl. 2. Local Improvements on the "Initiative Principle" and by "Petition"

Reconstruction of Collapsed Sewer on 15th Avenue between Heather and Willow (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the 'Initiative Principle' and by 'Petition' (Clause 2)

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in this Clause be approved except that the project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway, be deferred until the delegation from the Boundary Area Residents' Committee is heard this afternoon.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Building and Planning Matters
(August 6, 1976)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. 2327 Laurel Street - Development Permit Application #72870 - Zone:(CRM-2)Commercial/Multiple Dwelling District (Fairview Slopes)
Cl. 2. 811 West 7th Avenue - Development Permit Application #73252 - Zone: (CRM-2) Commercial/Multiple Dwelling District (Fairview Slopes) Site Size: 100' x 120'.
Cl. 3. Allocation of Kitsilano NIP Funds for Litter Containers.
Cl. 4. Cedar Cottage NIP: Library Survey Results.
Cl. 5. Heritage Designation - Recommended Buildings.
Cl. 6. Security Procedures - Apartment Buildings in Vancouver.
Cl. 7. Proposed Social Housing in the West Grandview Area.
Cl. 8. Kitsilano Neighbourhood Improvement Program: Tennyson School.

Clauses 1, 2 and 3

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 6, 1976) (cont'd)

Cedar Cottage NIP - Library
Survey Results (Clause 4)

MOVED by Ald. Boyce,
THAT consideration of this Clause be deferred pending the hearing of a delegation from the Cedar Cottage N.I.P. Committee this afternoon.

- CARRIED UNANIMOUSLY

Heritage Designation - Recommended
Buildings (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendations of the Director of Planning contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor requested that the Heritage Advisory Committee organize a tour for interested Aldermen of the buildings recommended for designation.

Clauses 6, 7 and 8

MOVED by Ald. Bird,
THAT Clauses 6 and 7 be received for information and the recommendation of the City Manager contained in Clause 8 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(August 6, 1976)

Parking Rates - City-Owned and
Operated Parking Lots (clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved except that the proposed increases to the rates at the Queen Elizabeth Theatre parking garage be subject to approval of the Civic Auditorium Board.

- CARRIED UNANIMOUSLY

Finance Matters
(August 6, 1976)

The Council considered this report which contains nine clauses, identified as follows:

Cl. 1. Tenders: Champlain Heights - Enclave #1.
Cl. 2. Local Initiatives for 1976-1977 Period.
Cl. 3. Investment Matters (Various Funds) June 1976.
Cl. 4. Performance Bonds.
Cl. 5. Deferred Property Taxes - False Creek Development.
Cl. 6. Request of Actors' Workshop for Grant.
Cl. 7. Legal Fees - Mr. Lance Evans.
Cl. 8. Charter Amendments.
Cl. 9. Civic Theatres Revenue Increase - Bar Prices.

Clauses 1, 2, 3 and 4

MOVED by Ald. Bowers,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(August 6, 1976) (cont'd)

Deferred Property Taxes - False Creek Development (Clause 5)

MOVED by Ald. Bird,

"A. That the amount in lieu of property taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and

B. That the interest charge on the deferred property taxes be waived."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Request of Actors' Workshop for Grant (Clause 6)

MOVED by Ald. Bowers,
THAT Council approve a grant of $200.00 to the Actors' Workshop towards installation of the required water meter.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Legal Fees - Mr. Lance Evans (Clause 7)

MOVED by Ald. Rankin,
THAT the request of the Park Board that Council pay Mr. Lance Evans' legal fees of $250.00 to Beck Robinson & Company, Barristers and Solicitors, be approved.

- CARRIED UNANIMOUSLY

Charter Amendments (Clause 8)

MOVED by Ald. Rankin,
THAT Section 22 of the proposed Charter amendments be deferred pending a report from the Director of Finance on which categories of properties are delinquent in payment of their taxes.

- LOST

(Aldermen Bird, Bowers, Boyce, Cowie, Volrich and the Mayor opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor instructed the Director of Finance to report to Council on which categories of properties are delinquent in payment of their taxes.

Civic Theatres Revenue Increase - Bar Prices (Clause 9)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 6, 1976)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Sale and Subdivision - City-owned land: Situated North Side of 18th Avenue and West of Renfrew Street.
Cl. 2. Lease of City Property - S/W Corner Howe and Pacific Streets.
Cl. 3. Establishment for Lane Purposes - South side of 71st Avenue, west of Ash Street.
Cl. 4. Proposed Public Open Space - Thunderbird "Island" N/E. Corner of 2nd Avenue and Skeena.
Cl. 5. Dedication for lane purposes - portion of Lot 23 etc. Situated W/S Copley, north of lane north of 19th Avenue.
Cl. 6. Canron Ltd., - Lease Extension.
Cl. 7. Lease of City-owned Property - N/E Corner of Arbutus Street and 7th Avenue.
Cl. 8. False Creek - Ground Leases - Commercial Properties.

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Canron Ltd. - Lease Extension
(Clause 6)

Alderman Bowers advised that following further negotiations, Canron Ltd., has agreed that the following be added to condition (d) in this Clause:

"Landscaping of these public rights-of-way, to standards acceptable to the Director of Planning and the Park Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 5 years of the lease."

MOVED by Ald. Bowers
THAT the City enter into an agreement with Canron Ltd., subject to the following terms and conditions:

(a) The terms of the lease to be thirty (30) years commencing September 24th, 1976 and ending September 23rd, 2006;

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 6, 1976) (Cont'd.)

Canron Ltd., - Lease Extension
(Clause 6) (Cont'd.)

(b) Rental for the first fifteen (15) years of the term of the lease shall be as follows:

Year	Rental per Annum
First	$65,000.00
Second	$70,000.00
Third	$150,000.00
Fourth	$160,000.00
Fifth	$170,000.00
Sixth	$180,000.00
Seventh	$190,000.00
Eighth	$200,000.00
Ninth	$210,000.00
Tenth	$220,000.00
Eleventh	$230,000.00
Twelfth	$240,000.00
Thirteenth	$250,000.00
Fourteenth	$260,000.00
Fifteenth	$270,000.00

The rental shall be paid semi-annually in advance.

The Lease shall provide for rent reviews at five year intervals on the 15th, 20th and 25th anniversaries of the commencement date of the Lease;

(c) The Tenant shall be responsible for payment of all taxes levied on the lands and improvement in addition to the rental under the Lease;

(d) The Lessee agrees to provide a 10' wide right-of-way along the west boundary line of the property from 1st Avenue to the water and a 20' wide right-of-way adjacent to the shoreline of False Creek for a public pedestrian walkway. The company agrees to provide a pedestrian bridge over the Scow Berth or Berths. Landscaping of these public rights-of-way, to standards acceptable to the Director of Planning and the Park Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 5 years of the lease;

(e) The surrender of the present lease be incorporated in the new Lease;

(f) The form of the Lease shall be drawn to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(August 6, 1976) (cont'd)

Lease of City-Owned Property - N/E Corner
Arbutus Street & 7th Avenue (Clause 7)

MOVED by Ald. Bowers,
THAT

(a) The Acting Supervisor of Property & Insurance be authorized to accept a surrender of lease from St. Augustines Church for Lots 17-20 Incl. (Ex. R.O.W.), Block 285, D.L. 526, subject to the Church being granted first right to re-lease the site when vacant, and further

(b) A new lease be granted to Vancouver Montessori Schools Ltd. for a period of two years at a nominal rent of $1.00 per year, and further

(c) The lease document be drawn to the satisfaction of the Director of Legal Services.

- CARRIED UNANIMOUSLY

False Creek - Ground Leases -
Commercial Properties (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Open Bible Chapel -
Champlain Heights

MOVED by Ald. Bowers,
THAT recommendations A and B of the City Manager contained in this report be approved and recommendation C be amended and then approved as follows:

"C. A firm commitment should be obtained from the developer that he will provide additional parking if, in the City's judgement, it is required on the basis of operating experience."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in Committee Room No. 3. reconvened in open session at 11.40 a.m.

- - - - -

I. Report of Standing Committee on
Planning and Development.
(July 22, 1976)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Cassiar/Second Narrows Bridge Left Turn Loop.
Cl. 2. Six Month Review of the Central Area Development Control Process.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, July 22, 1976 (cont'd)

Cassiar/Second Narrows Bridge Left Turn Loop (Clause 1)

MOVED by Ald. Bowers,
THAT recommendations B, C, and D of the Committee contained in this Clause be approved;

FURTHER THAT recommendation A of the Committee and the item submitted by the Committee for consideration be deferred pending a report back from the City Engineer on the P.N.E. with respect to recommendations B, C and D.

- CARRIED UNANIMOUSLY

Six Month Review of the Central Area Development Control Process (Clause 2)

MOVED by Ald. Bowers,
THAT recommendations A and B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT recommendation C of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers, Marzari and Rankin opposed)

II. Report of Standing Committee on Housing and Environment. (July 29, 1976)

The Council considered this report which contains eleven clauses, identified as follows:

Cl. 1. Ohio Rooms, 245 Powell Street - Lodging House By-law.
Cl. 2. Wicklow Hotel, 1516 Powell Street - Lodging House By-law.
Cl. 3. Royal Rooms, 237 Main Street - Standards of Maintenance By-law.
Cl. 4. Phasing Out of Cecil Rhodes School - 14th Avenue at Oak Street.
Cl. 5. 951 East 8th Avenue - Anavets Senior Citizens Housing Project.
Cl. 6. C.M.H.C. Grants and Mortgage Loans to Non-Profit Societies.
Cl. 7. 420 East Hastings Street - Compliance with Standards of Maintenance By-law.
Cl. 8. 1799 Cedar Crescent - Standards of Maintenance By-law
Cl. 9. Charges for Garbage Collection from Strata Title Properties - Strata Plan Owners' Association of B.C.
Cl.10. 1168 East Hastings Street - Standards of Maintenance By-law.
Cl.11. Five-Year Plan - Housing Component.

Ohio Rooms, 245 Powell Street - Lodging House By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT the resolutions of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, July 29, 1976 (cont'd)

Clauses 2, 3, 5, 6, 9 and 10

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clauses 5, 6, 9 and 10 be received for information.

- CARRIED UNANIMOUSLY

Phasing Out of Cecil Rhodes School - 14th Avenue at Oak Street (Clause 4)

MOVED by Ald. Bowers,
THAT resolution A of the Committee contained in this Clause be approved and the other resolutions of the Committee be deferred pending the outcome of the discussions approved in resolution A.

- CARRIED UNANIMOUSLY

420 East Hastings Street - Compliance with Standards of Maintenance By-law (Clause 7)

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this Clause be amended and then approved as follows:

"THAT the Director of Permits and Licenses be instructed to report back to the next meeting of the Committee on detailed alternative proposals for proceeding with a test case for non-compliance under the Standards of Maintenance By-law."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

1799 Cedar Crescent - Standards of Maintenance By-law (Clause 8)

MOVED by Ald. Kennedy,
THAT no action be taken on this resolution of the Committee.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

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The Council recessed at approximately 12:10 p.m. to reconvene at 2:00 p.m.

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The Council reconvened in the Council Chamber at approximately 2:00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS AND UNFINISHED BUSINESS

Accreditation, Constitution and By-laws of the Proposed Employers' Organization.

Council previously deferred consideration of a Manager's Report dated June 30, 1976 on Accreditation, Constitution and By-laws of the Proposed Employers' Organization to permit delegations from the Vancouver Municipal and Regional Employees' Union and the Canadian Union of Public Employees.

Mr. Bob Ross, Business Manager, V.M.R.E.U., addressed Council and spoke to his brief which had previously been circulated to Council Members. In essence, the brief requested Council give serious consideration to this whole matter before joining the Employers' Organization proposed by the G.V.R.D. Labour Relations Department.

Mr. D. Werlin, on behalf of Local 1004, C.U.P.E., also addressed Council and submitted a brief putting forward a number of arguments on why the City should not join the Employers' Organization. His Union expressed great concern with regard to the restrictive and constrictive nature of the proposed constitution and by-laws of the Association.

Mr. Graham Leslie, Director of Labour Relations, G.V.R.D., commented on the presentations of the delegations and answered questions from Members of Council.

MOVED by Ald. Volrich

THAT the matter of Accreditation, Constitution and By-laws of the Proposed Employers' Organization be deferred to permit consideration of the Unions' submissions by the City Manager and the Director of Labour Relations, G.V.R.D., for report back to the next meeting of Council;

FURTHER THAT the Director of Legal Services report back at the same time on the legal aspects of the proposed accreditation.

- CARRIED UNANIMOUSLY

Tender No. 766 - Curbs, Pavement and Street Surfacing - Boundary Road.

Earlier this day Council agreed to hear representations from the Boundary Area Residents' Committee on the proposed widening of Boundary Road in the vicinity of Central Park. Mrs. D.L. Matters, Vice-Chairperson, Boundary Area Residents' Committee, urged Council to defer commencement of the widening of Boundary Road on the south-side of this area. She pointed out that Central Park is owned by the Provincial Government and permission would have to be obtained from them before the widening could proceed. She understands that this permission has not yet been obtained. She also indicated that both Burnaby and Vancouver Park Boards are opposed to using parkland for the proposed widening.

The Deputy City Engineer confirmed that permission has not yet been obtained from the Provincial Government with respect to this widening.

Cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Tender No. 766 - Curbs, Pavement and
Street Surfacing - Boundary Road. (Cont'd)

MOVED by Ald. Rankin

THAT the City Engineer be instructed to defer indefinitely letting the contract on the widening of Boundary Road at Kingsway to provide Council an opportunity to discuss the whole question of Boundary Road with the citizens, Burnaby Council and the Vancouver Park Board;

FURTHER THAT the City Engineer report back on Burnaby Council's reaction to Council's decision to indefinitely defer this contract.

- CARRIED

(Ald. Bowers opposed)

The Mayor requested that the City Engineer submit, at a later date, a further report on the north/south truck route.

Works & Utility Matters
(August 6, 1976) (Cont'd)

Local Improvements on the "Initiative Principle" and by "Petition".
(Clause 2)

Council, earlier this day, deferred approval of the proposed Local Improvements Lighting Project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway pending the hearing of this delegation.

The Assistant City Engineer, Electrical Division, advised that deferral of the street-widening project would not affect the City proceeding with improvement of the lighting on Boundary Road. He stated that the present lighting is very inadequate.

MOVED by Ald. Bowers

THAT, with respect to the Local Improvements Lighting Project on Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway, being Project #11 of Schedule 439,

(a) the reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office, as it relates to this project;

(b) this project be included in the projects scheduled for the Court of Revision to be held at 7:30 p.m. on Thursday, October 21, 1976;

(c) this street be designated as a "thoroughfare" for the purposes of Part II of the Local Improvement Procedure By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

DELEGATIONS & UNFINISHED BUSINESS (Cont'd)

Alterations to Grandview Community Centre.

Council, earlier this day, agreed to hear a delegation from Cedar Cottage N.I.P. Committee on funds required for alterations to the Grandview Community Centre.

Mrs. Flo Simatos, Chairwoman, Cedar Cottage N.I.P. Committee asked Council to advance to the Committee a sum of $250,000, to permit the project to proceed as soon as possible. This sum was anticipated as a recreational grant from the Provincial Government, but no confirmation of the grant has, as yet, been obtained from the Provincial Government. Mrs. Simatos further indicated that the N.I.P. Committee would be willing to transfer the sum of $170,000, previously set aside for a library in the area, to the Community Centre fund to partially re-imburse the City, should the Provincial Government grant not be approved.

Council also had for consideration, a letter from the Park Board, dated August 10, 1976 which indicated that they have been unable to obtain any commitment from the Provincial Government on the recreation grant to the Grandview Community Centre. The Park Board resolved:

"THAT the Board request City Council to advance $250,000 pending approval of the grant by the Provincial Government, in order that a contract may be awarded for this project."

MOVED by Ald. Volrich

THAT Council advance $250,000 to the Cedar Cottage N.I.P. Committee to allow them to proceed with construction at the Grandview Community Centre, on the assumption that, should the Provincial Government grant not be approved, the $170,000 in N.I.P. funds currently ear-marked for a library, will be paid to the City in partial reimbursement of this advance.

- CARRIED UNANIMOUSLY

The Park Board letter also contained details of the tenders received for the alterations and additions to the Grandview Community Centre and Ice-rink, as follows:

"The Director of Planning reported that four bids for this project were received on July 21, 1976.

Staff recommend awarding the contract to Key Construction, the low bidder for the project, in the amount of $605,000.

Proposed funding for the project was as follows:

Source of Funds

Cedar Cottage N.I.P. Funds.	$500,000
Provincial Community Recreation Facilities Fund Grant.	250,000
TOTAL:	$750,000

Cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)

Alterations to Grandview
Community Centre. (Cont'd)

Estimated Expenditure

1. Construction contract		$605,000
2. Design fees.		73,000
3. Furniture and Equipment.		50,000
4. Landscaping.		9,000
5. Tests and Checks.		1,500
6. Contingency.		11,500
	TOTAL:	$750,000 "

MOVED by Ald. Rankin
THAT the City Manager be given authority to approve the letting of the contract for the alterations and additions to the Grandview Community Centre and Ice-rink on the usual basis.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(August 6, 1976) (Cont'd)

Cedar Cottage NIP - Library
Survey Results (Clause 4)

Council earlier this day deferred consideration of this clause, pending the hearing of the aforementioned delegation.

MOVED by Ald. Boyce
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.45 p.m. to reconvene in the Council Chamber at approximately 3.55 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Housing and Environment, July 29, 1976 (cont'd)

Five Year Plan - Housing Component (Clause 11)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved with the addition of the following statement after the words "single persons":

"The purpose of this fund is to make land available to these groups at less than market value."

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance and Administration (July 29, 1976)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. "City of Vancouver" Book.
Cl. 2. Real Property Taxation for Senior Citizens' Housing.
Cl. 3. Development Permit Fees
Cl. 4. Policy Regarding Renewal of Grant Applications.
Cl. 5. Penalty for Late Payment of Taxes.

"City of Vancouver" Book (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bowers and Rankin opposed)

Clauses 2, 3 and 5

MOVED by Ald. Volrich,
THAT Clauses 2 and 5 be received for information and the recommendations of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Policy Regarding Renewal of Grant Applications (Clause 4)

MOVED by Ald. Volrich,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Planning and Development (July 29, 1976)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Development Permit Application #74641 - Temporary Structure - 1601 West Georgia Street.
Cl. 2. Development Permit Application #74688 - 2199 Commissioner Street - Norpac Fisheries.
Cl. 3. Proposed Office Development - 8th Avenue and Quebec Street.
Cl. 4. Boundaries of Park Reserve in Block 43, D.L. 139, E/S Camosun Street - 20th and 21st Avenues.

Clauses 1 and 2

MOVED by Ald. Bowers,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Proposed Office Development - 8th Avenue and Quebec Street (Clause 3)

Mr. R.R. Youngberg, Assistant Director Area Planning advised that the Director of Planning has been given the power by Council to approve or disapprove development permit applications and thus he is unable to reconsider his decision to refuse this particular application. Mr. Youngberg suggested the applicant could appeal the decision of the Director of Planning to the Board of Variance.

MOVED by Ald. Bowers,
THAT the Board of Variance be requested to give permission to Paul Smith Associates, Architects, to appeal the decision of the Director of Planning with respect to the proposed office development at 8th Avenue and Quebec Street;

FURTHER THAT the Board of Variance be advised that Council favours this application.

- CARRIED

(Aldermen Bowers, Harcourt and Rankin opposed)

Boundaries of Park Reserve in Block 43, D.L. 139 - E/S Camosun Street - 20th and 21st Avenues (Clause 4)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved and that recommendation B be amended and then approved as follows:

"B. THAT Mr. R. Murdoch be advised that a decision on whether any part of the designated parkland is to be included in the proposed ecological reserve, would be left to the Park Board."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Street Naming Committee, July 26, 1976

Street Names - Phase 1 Area 6, False Creek, Langara, Musqueam & East end of False Creek

MOVED by Ald. Bowers,
THAT recommendation (b) of the Committee contained in this report be amended and then approved as follows:

"(b) Musqueam

- dedicated road between existing Staulo Crescent and 51st Avenue to be known as 51st Avenue (see attached Plan marginally numbered LF7356)"

and that Ferryrow contained in recommendation (d) be shown as two words, e.g. Ferry Row;

FURTHER THAT the remainder of the recommendations contained in this report be approved and the Director of Legal Services be instructed to prepare the appropriate amending By-law to By-law No. 4054, being the Street Naming By-law.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

(Plan referred to on file in the City Clerk's Office)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW (Use of Bicycles on Certain Sidewalks)

MOVED by Ald. Marzari
SECONDED by Ald. Boyce
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Boyce
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Establishment of RT-2A Two-Family Dwelling District)

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Kitsilano Point Zoning)

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin and the Mayor were excused from voting on this By-law.)

MOTIONS

A. Establishment of Land for Lane Purposes (S/S 71st Avenue, west of Ash Street)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 32, Block 3, D.L. 311, Plan 3362;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described property for lane purposes;

MOTIONS (cont'd)

Establishment of Land for Lane Purposes (S/S 71st Avenue, West of Ash Street) (cont'd)

THEREFORE BE IT RESOLVED THAT the West 3.5 feet of Lot 32, Block 3, D.L. 311, Plan 3362, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated the 13th day of July, 1976, and marginally numbered LF 7766 be, and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (4305 Skeena Street)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes, the following described lands:

West 8 feet of Lot 8, Block 3, South-east Quarter Section 50, Town of Hastings Suburban Lands, Plan 1932

(4305 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up & Conveyancing to Owner of Abutting Lands (Lane east of Brunswick Street, south of 2nd Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane east of Brunswick Street, south of 2nd Avenue, dedicated by the deposit of plan 767 is no longer required for lane purposes;

(3) The owner of the lands on both sides of the said lane has made application to acquire this portion of lane for consolidation with his lands;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of plan 767 adjacent to lots 'A' to 'D' of subdivision 1 and 2, Block 27, District Lot 200A, Plan 767, be closed, stopped up and conveyed to the owner of the abutting lands; and

FURTHER BE IT RESOLVED THAT the lane so closed, be consolidated with the said abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

D. Closing, Stopping Up & Conveyancing to the Abutting Owner (Portion of Hudson Street, South of 71st Avenue)

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The East 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749 has been established for road purposes;

(3) The said 7 feet is no longer required for road purposes;

(4) The abutting owner has applied to purchase the said 7 feet;

THEREFORE BE IT RESOLVED THAT the East 7 feet of Lot 5, Block 9, District Lot 318, Plan 1749 be closed, stopped up, and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be subdivided with the remainder of said Lot 5.

- CARRIED UNANIMOUSLY

1. Temporary Parking for P.N.E. Employees during Pacific National Exhibition

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the City of Vancouver give permission to the P.N.E. to use one-half block bounded by Renfrew, Franklin, Kaslo and lane north of Hastings between Franklin and Kaslo, as a temporary parking lot for P.N.E. employees' automobiles for the period of August 21st to September 6th, inclusive.

- CARRIED UNANIMOUSLY

2. 1977-81 Five Year Capital Plan

MOVED by Ald. Bowers,
SECONDED by Ald, Kennedy,
THAT Council's resolution of July 27, 1976, approving a single ballot with four separate sections for the 1977-81 Five Year Plan plebiscite, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin opposed)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT Council approve the 1977-81 Five Year Plan being placed before the electorate at the forthcoming election on the basis of four separate questions as follows, and by separate ballot in the case of each question:

(i) Parks and Recreation and Library
(ii) Engineering and Fire Halls
(iii) Housing
(iv) Neighbourhood Improvement Program.

- CARRIED

(Alderman Rankin opposed)

cont'd....

MOTIONS (cont'd)

1977-81 Five Year Capital Plan (cont'd)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT the Director of Legal Services be instructed to seek a Charter amendment to ensure the City may, at its discretion, place multiple questions before the electorate on a single ballot paper under Section 245 of the Charter.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Harbour Park Property

MOVED by Ald. Kennedy,
THAT WHEREAS Council by resolution dated July 27, 1976, has broken off negotiations with the proposed developer for the Harbour Park property;

AND WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate.

(Notice)

2. Escape from Highrise Buildings

MOVED by Ald. Kennedy,
THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver.

(Notice)

The Clerk was directed to obtain the Fire Chief's report on the Booth system for Alderman Kennedy prior to the next meeting of Council.

3. Fluoridation of Water Supply

MOVED by Ald. Rankin,
THAT WHEREAS periodic dental surveys of children in Canada reveals great differences in the dental health of Vancouver's children when comparison is made with children from other (fluoridated) cities;

AND WHEREAS a typical example is Vancouver compared with Toronto (which commenced fluoridation in 1963). The standard DMF index is used in surveys and represents the average number of decayed, missing and filled teeth in each child.

cont'd....

NOTICE OF MOTION (cont'd)

Fluoridation of Water Supply (cont'd)

Vancouver DMF	Toronto DMF
8.9 (1962)	6.34 (1963)
7.0 (1975)	3.41 (1974)

There are less than half the number of damaged teeth in Toronto children ages 5 - 19;

THEREFORE BE IT RESOLVED THAT Council endorse and approve one of the following alternatives which are listed in order of priority:

(a) Request a change in legislation which would require that all community water systems be fluoridated.

(b) Request a change in legislation which would permit community water fluoridation with a majority vote.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - City of Vancouver Truck Leasing Policy

requested that the City Engineer submit to Council a report reviewing the City's current truck leasing policy. The Mayor so directed.

Alderman Harcourt - Relocation of Habitat House

referred to a letter he had received from Mr. Charles Haynes who built the Habitat House at Jericho. He wishes to re-assemble the house on vacant City-owned land and has requested that Council instruct its staff to assist him in this matter.

Alderman Boyce - City's By-law Court

queried the current disposition of the City's By-law Court. The Director of Legal Services advised he is currently attempting to fill the needed position and is hopeful that this will be accomplished by the end of September.

Alderman Boyce - Overgrown tracts of Vacant Land in the City

referred to a number of complaints she has received with respect to large tracts of land which are overgrown with weeds. She queried whether or not the City had a By-law which would compel the owners of these lands to maintain them in a neat and tidy condition.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce -
Boulevard Signs

referred to her enquiry of July 27th, on the increasing proliferation of commercial and political signs on boulevards which was directed to the Director of Permits & Licenses. She advised that she has now been informed this matter is under the jurisdiction of the City Engineer.

The Mayor instructed that the enquiry be re-directed.

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The Council adjourned at approximately 5:00 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 10, 1976, adopted on August 24, 1976.

A. Phillips
MAYOR

K. S. Little
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Reconstruction of Collapsed Sewer on 15th Avenue Between Heather and Willow

The City Engineer reports as follows:

"During the course of reconstructing the sewer on 15th Avenue between Oak and Willow Street, it has been found that the section between Heather and Willow is in very poor condition; a portion of this sewer has collapsed, causing sewage to back up in the system. Repair is not possible, and it must be reconstructed immediately to prevent flooding and extraordinary maintenance costs. The estimated cost of reconstruction is $47,000.

The City Engineer RECOMMENDS that the appropriation for Sewers Capital Account 111/6820, 'Reconstruction of Sewers in Poor Condition', be increased by $47,000. Funds may be appropriated from Sewers Capital Account 118/7904, 'Reconstruction and Relief - Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"General

As required by the Local Improvement Procedure By-law, projects for:

Special Light Standards
Light Standards
Lane Lighting
Granville Mall Decorative Lighting
Hastings Street Underground Wiring

as shown on the attached schedule dated July 30, 1976 are advanced to Council on the 'Initiative Principle'. One additional project for street lighting - Holland Street from 41st Avenue to S.W. Marine Drive is advanced by 'Petition'.

Information on Projects

Special Light Standard Projects -

Post top lighting is proposed on a number of short sections of street in the Shaughnessy area which have not previously been lighted. Requests for lighting have been received from residents on these streets.

Light Standard Projects

The City has encouraged the installation of street lighting for the safety of pedestrians and motorists and as a deterrent to crime. As a result less than 5% of the City's streets are without street lights. The initiative principle provides the most convenient method for the property owners on the remaining streets to obtain street lighting.

The following project involves other considerations:-

Boundary Road between Vanness Avenue and a point approximately 282 feet south of Kingsway is being widened and paved with centre median. The present lighting is inadequate. The local improvement charge to abutting owners on this street would be the same as that payable by owners in similar zoning throughout the City.

Lane Lighting Projects

Projects in this group have been prepared after consultation with the Police Department. They are being advanced on the initiative principle in accordance with the Council recommendation of September 14, 1973.

Granville Mall Decorative Lighting Project

This project, which consists of the installation of Christmas lights

Clause 2 Cont'd

on all trees in Granville Mall and their annual maintenance and energy costs, is initiated in accordance with Council's resolution dated March 16, 1976.

Hastings Street Underground Wiring Project

This project consists of the removal of wooden poles and overhead wires from Hastings Street between Burrard and Thurlow and on Burrard Street between Hastings and C.P.R. Right-of-Way. Cost of the work would be shared between the City, the Provincial Government and the Utility Companies under the Power and Telephone Line Beautification Fund Act. This project was listed as a priority project in previous reports to Council on underground wiring and has been requested by the owners of Oceanic Plaza, now under construction.

Light Standard Project on Holland Street

This project has been petitioned for by the Property Owners in this block.

Capital Funds

The City's share of these improvements is available in the 1976 and prior years Street Lighting and Undergrounding Capital Budgets."

Second Step

The Director of Finance reports as follows:

"In accordance with the provision of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated July 30, 1976.

The estimated total cost of the improvements is $256,503 and the City's share of the cost is $91,987. I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

a. the reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

b. the City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

c. the Court of Revision for the projects listed in the attached schedule dated July 30, 1976 be held at 7:30 p.m. Thursday, October 21, 1976.

d. the streets or lanes named in Schedule 439, Items 10, 11, 24, 38, 45, 46, 47, 49, 51, 52, 53, 54, 55, 56, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 75 and 76 be designated as "thoroughfares" for the purposes of Part II of the Local Improvement Procedure By-law.

FOR COUNCIL ACTION SEE PAGE(S) 770

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. 2327 Laurel Street - Development Permit Application #72870 - Zone: CRM-2 Commercial/ Multiple Dwelling District (Fairview Slopes)

The Director of Planning reports as follows:

"Development Permit Application #72870 has been filed by Mr. Simon Richards to add to and alter this existing building to provide a duplex.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks, height, site coverage and parking (for detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height and parking, this Plan states:

' a) The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades or all street frontages.

b) Only one parking space per residential unit should be required.'

This development as proposed would be in conformity with these requirements in respect to height and parking; however, the 2 spaces provided do not comply with Section 12 of the Zoning and Development By-law. They would be slightly less than the minimum required width.

Area Planning

The Fairview Area Planner has recommended approval of this Development Permit Application.

Design

The Secretary of the Urban Design Panel, on behalf of the Panel, has recommended that this design be approved.

Cont'd . . .

Clause #1 continued:

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the adding to and altering of this existing building to provide a duplex, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(a) revised drawings are to be submitted to the satisfaction of the Director of Planning, clearly indicating:

(i) the south elevation of the proposed building

(ii) details of all landscaping to be provided on the site.

B. All landscaping is to be provided in accordance with the approved plans within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. 811 West 7th Avenue - Development Permit Application #73252 - Zone: (CRM-2) Commercial/ Multiple Dwelling District (Fairview Slopes) Site Size: 100' x 120'

The Director of Planning reports as follows:

"Development Permit Application #73252 has been filed by W.R. Ussner, Architect, on behalf of John Grinnell and Associates, to construct a 3-storey apartment development containing 12 dwelling units on this site located on the north-west corner of 7th Avenue and Willow Street.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks, parking and height (for detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976, adopted the Fairview Slopes Policy Plan. With respect to height this plan states: "The height of a building should not exceed 35' measured vertically above a hypothetical line connecting

Cont'd . . .

Clause #2 continued:

the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from the City building grades or all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets and cupolas provided that they are of acceptable design and are one third or less of the width of the building(s) as measured on the south elevation drawings.

With respect to parking, the policy plan states "only one parking space per residential unit should be required."

The proposed development exceeds 25'0" in height above the south property line but the portion above 25'0" is roof garden, screens and stair enclosures for the roof decks, the total width of which is less than one third of the total southerly dimension of the building, as referred to in the guideline.
The development would provide 20 parking spaces underground for 12 units.

Area Planning

The Fairview Area Planner has recommended approval of this development permit application.

Urban Design Panel

The Urban Design Panel has recommended that this design be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a 3 storey apartment building containing 12 dwelling units, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

(a) arrangements are to be made to the satisfaction of the City Engineer for the dedication of the north 10'0" of Lots 11 and 12, Block 297, District Lot 526 for lane purposes

(b) revised drawings are to be submitted to the satisfaction of the Director of Planning, clearly indicating:

(i) clarification of garage level uses

(ii) design elevations to show how ramp grades meet building grades

B. Off-street parking shall be provided in accordance with the approved drawings and Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

C. All landscaping and treatment of the open portions of the site shall be completed in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

Cont'd . . .

3. Allocation of Kitsilano NIP Funds for Litter Containers

The Director of Planning and City Engineer report:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to improve the appearance of the community. The commercial districts on 4th Avenue and Broadway are important determinants in the appearance of the community as they are used regularly by such a large number of residents and visitors to the area. The West Broadway Beautification project was completed recently and this certainly improves the appearance of that area.

There are insufficient funds to improve Fourth Avenue to the same degree as West Broadway. However, some NIP funds can be used to make substantial improvements at miminum cost.

As a first step, City Council approved, on March 9, 1976 the expenditure of $35,895 from NIP funds to plant trees in Kitsilano. Part of this money will be used to plant trees on Fourth Avenue.

It is felt that another factor which has a fairly substantial effect on the appearance of the area is the installation of sufficient litter containers to discourage people from throwing litter on the sidewalk and streets.

Twenty-four garbage containers of the type used on West Broadway would cost $3500 to purchase. Yearly maintenance cost of these would be approximately $2500.

It is therefore proposed that 24 litter containers be purchased with NIP funds and that they be located on Fourth Avenue with the exact locations to be worked out between the Engineering Department and the Planning Department.

The Kitsilano Site Office Coordinator and Kitsilano Citizens Planning Committee have reviewed this proposal and recommend that NIP funds be allocated to purchase these litter containers. CMHC has also approved this proposal.

The Director of Finance brings to Council's attention the fact that the purchase of the containers will require an increase to the City of $2,500 in the City's Annual Operating Budget to provide for maintenance.

It is therefore recommended that:

City Council approve the expenditure of up to $3500 (three thousand five hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities category) to purchase and install 24 concrete litter containers. Costs would be shared as follows: Federal $1750; Provincial $875; City $875."

The City Manager RECOMMENDS that the report of the Director of Planning and the City Engineer be approved.

INFORMATION

4. Cedar Cottage NIP: Library Survey Results

The Director of Planning reports as follows:

"Council on February 24, 1975 made the following resolutions:

1. That Council approve in principle the use of Cedar Cottage N.I.P. funds to establish a branch library in the Cedar Cottage area.

2. That Council authorize the appropriation of $1,500.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program to conduct a survey to aid in determining the best location for a Cedar Cottage library.

Cont'd . . .

Clause #4 continued:

Subsequently a questionnaire was mailed to a random sample of 10% of the homes within the area outlined in Appendix I (1,307 houses of approximately 13,070 households in the area). 445 returns were received.

Since the survey was initiated through the Cedar Cottage N.I.P. program to determine in part the feasibility of the use of N.I.P. funds to establish a Library in the area, the results were tabulated to show the outcome within the N.I.P. area as well as the overall study area. Results to the more significant questions were as follows:

Area where residents shop:

Shopping Area	Entire Survey Area	Cedar Cottage N.I.P. Area
Kingsway/Knight	34.1	35.2
Broadway/Commercial	31.8	47.2
41st/Victoria	7.4	2.5
Broadway/Kingsway	5.4	4.0
Kingsway/Victoria	2.2	4.0
Fraser/Kingsway	0.8	0.0
Other	18.3	7.0

Preferred location for a library:

Preferred Location	Entire Survey Area	Cedar Cottage N.I.P. Area
Broadway/Commercial	29.3	34.4
Kingsway/Knight	39.1	25.8
Commercial/Victoria	17.9	36.8
Other	13.7	3.0

One meeting has been held with the Cedar Cottage branch sub-committee of the Vancouver Library Board and the Cedar Cottage N.I.P. Committee to discuss the results of the survey. The Cedar Cottage Committee has indicated its preference to seeing a Library located in the vicinity of the Victoria/Commercial Diversion while the Library Board has to date indicated a preference for the Knight/Kingsway area. The Board has asked the Supervisor of Property and Insurance to look for potential sites in all three of the major locations (Knight/Kingsway, Broadway/Commercial, Victoria Diversion).

Since it appears that establishing a Cedar Cottage branch library may be included in the upcoming five year plan there is some question as to the appropriateness of allocating N.I.P. funding at this time. There is also the question of the possible need to pro rate N.I.P. funds for a facility serving an area larger than the N.I.P. area, as might be the case at the Knight/Kingsway or Broadway/Commercial areas. It would therefore be more prudent to await the outcome of the capital budget plebiscite prior to forwarding a full report regarding the use of N.I.P. funding to establish a branch Cedar Cottage Library."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

Cont'd . . .

CONSIDERATION

5. Heritage Designation - Recommended Buildings

The Director of Planning reports as follows:

"The Heritage Advisory Committee's report on buildings for designation (Vancouvers Heritage #2: 25 Buildings & the Task Ahead; September 1975) containing 13 'A' and 12 'B' buildings was forwarded to City Council. At the Public Meeting on October 28, 1975, for consideration of the designation of these buildings Council passed the following resolution:

'THAT the owners of the following buildings which the Heritage Committee has recommended for "B" category designation, be notified that in the opinion of Council, these buildings are of historical value;

FURTHER THAT applications for demolition permits on these buildings must be reported to Council and such demolition permit applications will be withheld for 90 days'

On March 22,1976 the Heritage Advisory Committee adopted new criteria for A, B, and C buildings:

'A' buildings would be chosen for one or more of the following reasons:

(1) Historical importance
(2) Unique and/or rare
(3) Typological

'B' buildings would be chosen for one or more of a series of characteristics:

(1) Features (e.g. cornices, facades)
(2) Scale
(3) Materials
(4) Historical character
(5) Architectural character
(6) Urban context (its relationship to its surroundings)

"C" buildings would be chosen primarily for urban context, but there would be no restrictions placed on the property.

At the June 1, 1976 meeting of City Council the Director of Legal Services was requested to prepare a by-law amendment to provide for 'B' designation allowing for specific portions of buildings to be designated. By-law #4978 accomplishing this purpose was passed by Council on June 15, 1976.

In light of the new criteria the Heritage Advisory Committee has reviewed the 12 'B' buildings considered by Council in October 1975 and placed them in the following categories:

A

House	1301 W. 7th	11/292/526	rarity, typological
Takehara Tenements	1017 W. 7th	13E1/2/295/526	historical importance uniqueness, typological
Vancouver Club	915 W. Hastings	A of 2 & 3/16/541	historical importance uniqueness, typological
Roedde House	1415 Barclay	19/45/185	historical importance uniqueness, typological

B

Alberta Lumber	690 W. 6th	1 & 2/298/526	features, scale,hist.character
Hudson's Bay Insurance Co.	924 W. Hastings	6/20/541	features, facade
Manhattan Apartments	784 Thurlow	26,27/41/185	features, facade, entrance
St. Luke's Home	309 E. Cordova	32,33 & 1/2 of 34/55/196	features, scale, historical & architectural character
Chalmers Church	2801 Hemlock St.	19-21 & E 5' of 22/411/526	external facade, architectural character

Cont'd . . .

Clause #5 continued:

During the reconsideration of the "B" buildings, the Heritage Advisory Committee decided that 3 of the buildings should be considered as "C" structures as while the urban context was excellent there were better examples of the style elsewhere in the City. The Council resolution of October 28, 1975, should be rescinded for these 3 buildings and the property owners so notified. The buildings are:

C

William Elms House	1125 W. 7th	13/294/526
Georgia Hotel	801-815 W. Georgia	C/41/541
Brock House	3875 Point Grey Road	12,13,14/448

In its consideration of other buildings the Committee has developed a list of 7 "A" buildings, and 8 "B" buildings which are recommended for designation.

A

Alexandra Park Bandstand	Beach-Bidwell-Burnaby	63/185	unique, typological
First Baptist Church	969 Burrard	E 1/2 16, 17 & 18/7/185	unique arch. character
St. Paul's Church	1138 Jervis	6 & 7/37/185	arch & hist character
House	909 Thurlow	A of 20/20/185	unique, typological
Ukranian Orthodox Church	154 E. 10th	31/302	rarity, arch. character
House	1963 Comox	A of 29/69/185	rarity, arch. character
Leslie House	1380 Hornby	17/111/541	arch. & hist. character

B

Rush Building	416 Richards (490 W. Hastings)	1, 2 & W 3' of 3/25/541	facade
Lyric Theatre	300 W. Pender	9, 10/36/541	facade, features, stonework
Bank of Commerce	819 Granville	35, 36/62/541	arch. character, scale material, facade
Palms Hotel	869-73 Granville	24,25/62/541	2nd & 3rd storey facade, cornice
Commodore	840 Granville	9, 14/63/541	upper storey facade
Store	100 E. Hastings	A of 27/12/196	facade, historical character, features detailing
Holly Manor	1119 Broughton	S 1/2 20/48/185	arch. & historical character, detailing
Douglas Lodge	2799 Granville	17 & 18/390/526	facade above 1st floor, detailing

The Heritage Advisory Committee is recommending these A & B buildings for designation and would like to request that in accordance with the procedure which has been followed in the past, a public meeting for consideration of the designation of these buildings be set if possible for sometime in September.

The Director of Planning recommends that:

A. A public meeting be set in October for consideration of designation of the 11 'A' and 13 'B' buildings referred to in the above report.

B. That all of the affected property owners be notified and invited to attend.

C. That Council's resolution of October 28, 1975 be rescinded for the 3 buildings now considered to be "C" buildings by the Heritage Committee and the affected property owners notified thereof."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

Cont'd . . .

INFORMATION

6. Security Procedures - Apartment Buildings in Vancouver

Complying to the City Clerk's request that a report be submitted to the City Manager with respect to the letter addressed to City Council from Mr. D. Hathaway regarding security procedures in apartment buildings, the Fire Chief reports as follows:

1. HISTORY

The Fire Department has been concerned in the past about the increase of incidents where firefighters have been unable to gain entry into apartment buildings after hours.

As a result, in 1974 this Department examined the feasibility of adopting the procedure of mounting security key boxes externally on buildings as used by agencies such as B.C. Tel, B.C. Hydro and Realtors. An initial survey of building owners and managers of various types of buildings showed support of the concept.

The principle of operation is that master keys to a building and secured areas within are locked in a burglar-proof box which is mounted near the main entrance door. A special pass key to the box is mounted on a large welded ring along with the street alarm box key and is carried on each piece of firefighting apparatus. With this pass key, the firefighter can open any Fire Department key box, providing him with unrestricted access to any part of buildings within the City of Vancouver equipped with key boxes.

Only forty pass keys are in existence and all are carried by this Department. To maintain strict security, building owners are not issued with pass keys to the key boxes.

Commercially made security key boxes were available at the time the Fire Department was studying the problem but the boxes could only hold one or two keys at the most. In large apartment, office or commercial complexes, many keys would be required.

A larger and stronger key box suited to the particular needs of a Fire Department was designed by this Department and a prototype box was fabricated by the City of Vancouver Public Works Yard.

2. MANUFACTURE & DISTRIBUTION

Using the prototype box as a model, the Fire Department tried unsuccessfully to have a local foundry manufacture the key boxes. No money was available from the departmental budget to undertake this project, nor was the foundry willing to invest its own money.

As this key box concept was innovative at the time, the Fire Department, being a public service, did not wish to assume the responsibility of manufacturing, advertising and distributing the key boxes to potential users.

Various Security and Alarm companies were approached and in late 1975 CHUBB Security Locksmiths agreed to manufacture the key boxes and distribute them under Vancouver Fire Department supervision. Attached are copies of CHUBB advertisement and Vancouver Fire Department Directive #10/76 re: Procedures for use by Fire Department Personnel of Key Boxes.

Cont'd . . .

Clause #6 continued:

3. BY-LAW

It was the decision of the Fire Department, after consultation with City of Vancouver Law Department, not to request a by-law requiring key boxes for buildings, as the enthusiasm from building owners was sufficient to show voluntary acceptance of the idea and full co-operation. Also, a by-law requiring installation of key boxes presented legal complications as to the liability of the Fire Department if key boxes were vandalized or master keys stolen.

The present procedure removes the liability from the Fire Department as the installation is voluntary with the owner assuming full responsibility for the secure installation and supervision of the key boxes. In addition to the owner's responsibility, the Fire Department maintains full security over the keys in their possession.

4. ACCEPTANCE

This concept originated by the Vancouver Fire Department has met with much success throughout the Lower Mainland. CHUBB has sold key boxes to building owners in all municipalities with the respective Fire Departments adopting the procedures laid out by the Vancouver Fire Department.

The Director of Permits and Licenses reports as follows:

As requested March 29, 1976, the following are comments on the above-noted report of the Fire Chief dated March 29, 1976 :

"The City of Vancouver Building By-law which adopts the National Building Code of Canada 1975 does not regulate the question of ease of accessibility into buildings by police or ambulance personnel. It does specify that access for fire fighting be provided from the exterior wall of a building facing at least one street for those storeys above the street floor up to the sixth. These are normally provided by windows or fire department access panels. The Code anticipates that under fire emergency situations, that the doors at the street level and those openings above will be broken or opened by the arriving fire fighter.

The question of providing 'intercom' or 'enterphone' is not regulated. The only time that a voice communication system is required is under the rules for high rise buildings, and then only if such buildings exceed 120 feet, as well as when institutional uses are housed above the 3rd storey. The purpose of this system is to provide a two-way communication between the fire emergency central control station within the building near the street entrance of the building, and all other storeys, for use primarily by the Fire Department personnel for communicating with the occupants to describe the fire situation, reduce panic, assist in fire evacuation and communication with fire department personnel located at various floors.

Cont'd . . .

Clause #6 continued:

The question of ease of accessibility for various other emergency services other than fire fighting is not regulated in the Building Code nor does it require an intercommunication system between the main entrance hall or lobby for persons outside the main entrance and the occupants of each dwelling who would then, if they wish, release the locking mechanism of the said door. However, it does appear to be a most logical area to be considered."

The Director of Legal Services reports as follows:

This is in reply to your letter of March 29, 1976 in which you informed that the City Manager has requested input from our department concerning the above.

I have reviewed the reports submitted by other departments together with the correspondence from Mr. Hathaway. I cannot see that there is any legal problem related to this matter. The Fire Department attempted to come up with a voluntary solution to the problem.

The City has broad powers with respect to construction and safety of buildings, and it may be that proposals with respect to dealing with the situation referred to by Mr. Hathaway would be within the scope of the City's powers. It would be desirable, however, to refer these specific proposals to us to ascertain the manner in which they could be implemented.

The Chief Constable reports as follows:

I have had four members of my Bureau look into the matter of apartment building security. They have commented as follows:-

1. When entrance doors of apartments are locked, and inter-coms are shut off or non-existant, there is a problem at times getting into buildings to answer calls etc.. Some valuable time has been wasted waiting for complainants to open the doors.

2. Apartment owners locking the entrance doors at 8pm. to 10 p.m., and opening same in the morning, are effectively securing the building from unwanted persons. They are removing the possibility of burglars having easy access to the halls at night.

3. Locking the doors at night helps to cut down on nuisance type calls such as vandalism, drunks annoying etc..

4. When residents have called the Police, or are expecting a delivery, they usually watch for their arrival and open the front door.

5. Tenants spoken to felt more secure if they knew the apartment outside doors would be locked at night. They also felt the inconvenience of having to go to the outside door to admit visitors and delivery people was well worth the increased security.

6. If an extreme emergency existed, and no one inside could be contacted, emergency entrance would be gained by breaking in, causing the least damage possible.

Cont'd . . .

Clause #6 continued:

At this time I feel the matter of inter-com and policy of locking apartment building outside doors should be a matter between the tenants and landlords. However, this Department is always in favour of any policy that will prevent or reduce crime.

The City Manager submits the foregoing reports of the Fire Chief, the Director of Permits and Licenses, Director of Legal Services and the Chief Constable for the INFORMATION of Council.

7. Proposed Social Housing in the West Grandview Area

The Director of Planning reports as follows:

"The West Grandview Property Owners' Association has written to Council protesting proposed 'low rental housing' in the West Grandview Area which is being planned in response to a City Housing Corporation proposal call. The Association's letter is attached as Appendix I.

With respect to this letter, Council is advised that a meeting of the Grandview-Woodland Planning Committee on June 28, 1976 provided an opportunity for area groups to make presentations to the Chairman of Council's Housing Committee with regard to these proposals. The West Grandview Property Owners' Association letter closely corresponds to a presentation made by the Association at that time. Following a number of presentations from community groups, the Grandview-Woodland Planning Committee resolved to endorse the proposals in principle. The Chairman of Council's Housing Committee invited the Grandview-Woodland Planning Committee to study the exact locations more closely at subsequent meetings. Two of the five proposals for the West Grandview area have since been abandoned by Daon Developments; the Grandview-Woodland Planning Committee is recommending to the Housing and Environment Committee and the City Housing Corporation that the remaining three, together with three others elsewhere in the Grandview-Woodland local area, proceed under certain conditions. The Planning Committee has requested an opportunity to discuss these recommendations with members of the Housing and Environment Committee."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

8. Kitsilano Neighbourhood Improvement Program: Tennyson School

The Director of Planning reports:

"One of the priorities of the Kitsilano Neighbourhood Improvement Program is to provide more useable park area within the community, with special emphasis being placed on the provision of neighbourhood parks suitable for small children and useable as rest areas for adults.

The area between Broadway and 16th Avenue, Arbutus and Burrard (shown on the map - Appendix A) has been identified as being particularly deficient in neighbourhood park facilities. There are two parks, Granville Park and Connaught Park, near to this area, but these parks function as community parks catering primarily to older children and young adults. However, Tennyson School is situated within this area and its grounds could easily function as a small park area.

Several meetings have been held between the Parents Group at Tennyson, the principal, and School Board staff. All are agreed that improvements can and should be made to the school grounds to make them useable as a neighbourhood park.

Cont'd . . .

Clause #8 continued:

The Kitsilano Citizens Planning Committee agreed that the Tennyson School grounds should be improved. The Committee has already approved $31,000 for a similar project at Hudson School (a report on this will be forwarded to City Council as soon as finalized price estimates are received from the School Board) and they therefore felt a similar amount should be allocated to Tennyson. It may be preferable to see what the particular needs are and then to allocate sufficient funds to meet them, but the NIP funds are getting quite low and the Committee therefore felt it was best now to allocate a specific amount for the Tennyson School people to work to.

For the Hudson School project, there luckily happened to be 3 architects in the Parents Group who volunteered their time to produce a plan for the school yard improvements and to work out the details of costs with the School Board. The Tennyson School Parents Group unfortunately does not contain any such expertise. The School Board staff stated they may be able to provide some design assistance but it is unlikely such assistance would be available for at least several months. It was therefore suggested that a consultant be hired to work out a plan with the Tennyson Parents Group and the School Board for the improvement of the Tennyson School grounds. The standard fee for such a job (and the maximum which should be allocated) is 10% of the final project cost. In this case that would be $3100.00 (10% of $31,000 tentatively allocated to this project).

The Site Office Coordinator and CMHC have reviewed this proposal and recommend approval.

It is therefore recommended that:

City Council approve the expenditure of up to $3100 (three thousand one hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of hiring a consultant to work with the Tennyson Parents Group and the School Board to prepare plans for the improvement of the Tennyson School grounds. The cost sharing for this is: City $775, Province $775, Federal $1550.

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) [illegible]

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Parking Rates - City-Owned and Operated Parking Lots

The City Engineer reports as follows:

"INTRODUCTION

The parking rates in City-owned parking lots have not been increased during the past two years and the City-operated Pacific Centre garage has not had a rate increase for three years, (except for the increase in monthly rates in 1975).

The purpose of this report is to recommend a new rate schedule for all City-owned parking lots in the downtown.

We have analyzed the current rate structure and the financial status of the lots and find the rates are below the average rates being charged in private lots. As a result of the continuing rise in operating costs and the below average rate charged, some of the lots are running at a deficit. Therefore, a rate increase is necessary.

BACKGROUND

The authority for setting parking rates in parking lots, owned by the City and operated by the Downtown Parking Corporation, is vested with the City. Section 8.02 of the agreement dated 1 April, 1974 between the City and the D.P.C. states: 'The rates chargeable by the lessee with respect to transient and contract parking shall be those fixed from time to time by the lessor'. The authority, therefore, rests with Council to establish the rates to be charged. There are two other parking lots purchased by the City for parking purposes, but are operated by other than the Downtown Parking Corporation. These lots are covered by separate lease agreements, and again the rates are to be established by Council.

In addition, the City operates the Pacific Centre Parking Garage and Council has the authority to establish the hourly parking rate with the monthly rate based on rates charged in adjacent competitive office buildings.

These monthly parking rates in the Pacific Centre garage and the amount of monthly parking permitted is covered by agreement with Pacific Centre. The rate increase has been discussed with Pacific Centre and they concur with the proposals.

The parking rates have always been established with the objectives of favouring the transient parker over the long-term parker, insuring a financially viable operation and maintaining rates equal to or slightly below nearby competitive facilities.

In order to meet these objectives in City-owned lots, monthly parking is permitted only where the transient parking trade is not sufficient to maintain a financially viable operation. In the Pacific Centre garage, which is controlled by the City, the agreement with Pacific Centre requires that 800 spaces be available for monthly parking. This requirement is not in keeping with present City policy and the provision of monthly parking does not generate as much revenue as transient parking. Considering this, the City Engineer is reviewing the agreement to determine the possibility of decreasing the number of monthly parkers.

The proposed rate increases have been discussed with the Downtown Parking Corporation management and they are in agreement with our proposals. The proposed rate schedule for City-owned and controlled parking lots is attached as Schedule A.

Continued on Page 2. . . .

MANAGER'S REPORT, August 6, 1976 . . . . . (FIRE - 2)

Clause No. 1 Continued

The City Engineer RECOMMENDS that:

A. Council approve the proposed rate schedule as outlined in Schedule A.

B. The rates to take effect as soon as possible following Council approval.

C. The City Engineer be directed to take the necessary action to effect the rate changes contained in Schedule A."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 711

Manager's Report, August 6, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Tenders: Champlain Heights - Enclave #1

The Interim Project Manager, Champlain Heights reports as follows:

"July 12, 1976, tenders were opened for Enclave #1 - Champlain Heights. Tenders were received from the following:

Daon Development Corporation
Block Bros.
Southlands Developments
Old Glory Holdings Ltd.

A Review Committee consisting of representatives from Engineering, Planning, Property & Insurance and Park Board met together with Architectural Consultant, Barry Downs and the Project Manager to review the submissions. All four proposals were examined for the following:

- dollar value to the City;
- site layout, including lot orientation, building coverage, etc.;
- servicing considerations, including traffic circulation and pedestrian circulation;
- parks and open spaces, including landscaping and maintenance.

Following two meetings of the Review Committee, it was unanimously agreed that the Daon proposal offered the highest and best value to the City. The Block Bros. proposal was considered 'second.'

Both Daon representatives and Block Bros. representatives were interviewed separately by the Review Committee in order to clarify specific aspects of their proposals. Following these meetings, it was again agreed that the Daon proposal was preferred.

The Block Bros. tender was for $1,330,000. It proposed 70 single family homes. Fee simple ownership was proposed rather than strata title. A site layout and sketch plans were included with the proposal.

The Daon proposal is based on a bid of $1,400,000 and contains a concept plan showing that 70 single family homes will be constructed on this 8.78 acre site. Certain elements in the concept plan (such as street widths and servicing corridors) will require adjustment to meet minimum City standards. Daon has been advised of these items and adjustments will be made prior to design and subdivision approval.

Details of the Review Committee proceedings and copies of the submissions are available for review in the Interim Project Manager's office.

In view of the foregoing, the Interim Project Manager RECOMMENDS that the Daon tender of $1,400,000 for Enclave #1 - Champlain Heights be accepted."

The City Manager RECOMMENDS that the recommendation of the Interim Project Manager, Champlain Heights be approved.

Cont'd . . .

2. Local Initiatives for 1976 - 1977 Period

The City Engineer reports as follows:

"On July 21, 1976 as was the practice in preceding years, application forms and guidelines were circulated by Engineering to City Departments and Boards requesting their submission for Local Initiatives Program (L.I.P.) projects.

In 1975, twelve of thirty-one projects forwarded by Council were accepted by the Federal Government; the City's share of the total cost was approximately 30% or $190,000. The Director of Finance suggests that Council may wish to limit the City's share of Revenue Budget Funds to a maximum of the 1975 contribution.

Applications for L I.P. funding must reach Manpower by September 10, 1976. We have requested that proposals from the Departments and Boards be returned to us by August 24, 1976 so that the projects may be analyzed, tabulated and summarized for report. A detailed review of all the projects may be more than Council would wish to undertake at its August 31st meeting (September 7th is skip Council).

I RECOMMEND therefore that the L.I.P. proposals be submitted to the Standing Committee on Finance and Administration on September 2 with authority to apply for projects on the City's behalf."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Investment Matters (Various Funds) June 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June, 1976
(b) Summary of Securities held by the General and Capital Accounts

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Cost	Days	Annual Yield%
hartered Bank Deposit Receipts and Government Notes						
une 8	Bank of British Columbia	June 25, 1976	$1,004,429.32	$1,000,000.00	17	9.51
14	Mercantile Bank of Canada	June 17, 1976	750,570.21	750,000.00	3	9.25
15	Bank of British Columbia	June 16, 1976	1,000,253.70	1,000,000.00	1	9.26
	Bank of British Columbia	June 25, 1976	501,268.49	500,000.00	10	9.26
17	Mercantile Bank of Canada	Sept.15, 1976	1,023,547.95	1,000,000.00	90	9.55
18	Bank of British Columbia	June 22, 1976	750,723.29	750,000.00	4	8.80
22	Bank of British Columbia	Sept.15, 1976	1,533.219.86	1,500,000.00	85	9.51
	Royal Bank of Canada	June 23, 1976	1,500,349.32	1,500,000.00	1	8.50
23	Bank of British Columbia	Oct. 15, 1976	2,574,334.25	2,500,000.00	114	9.52
24	Mercantile Bank of Canada	Nov. 15, 1976	2,073,643.84	1,998,084.00	144	9.60
25	Mercantile Bank of Canada	Oct. 15, 1976	2,058,608.22	2,000,000.00	112	9.55
28	Mercantile Bank of Canada	Nov. 15, 1976	1,036,438.36	1,000,000.00	140	9.50
	Bank of British Columbia	Jul. 16, 1976	1,004,561.64	1,000,000.00	18	9.25
29	Mercantile Bank of Canada	Oct. 15, 1976	2,056,219.18	2,000,000.00	108	9.50
30	Bank of Montreal	Oct. 4, 1976	1,537,400.55	1,500,000.00	96	9.48
	Bank of Montreal	Jul. 6, 1976	1,502,095.89	1,500,000.00	6	8.50
			$21,907,664.07	$21,498,084.00		

Cont'd . . .

Clause #3 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures						
une 3	City of Vancouver 6.25%	Apr. 15, 1980	$ 4,000.00	89.66	$ 3,586.40	3/10	9.50
9	City of Vancouver 10.00%	Dec. 16, 1994	5,000.00	95.95	4,797.50	18/6	10.50
14	City of Vancouver 10.00%	Dec. 16, 1994	8,000.00	96.74	7,739.20	18/6	10.40
21	City of Vancouver 9.25%	Sept. 1, 1990	15,000.00	92.50	13,875.00	14/2	10.27
	City of Vancouver 5.00%	May 1, 1978	5,000.00	93.60	4,680.00	1/10	8.80
30	City of Vancouver 5.75%	Oct. 15, 1977	4,000.00	96.10	3,844.00	1/3	9.00
			$41,000.00		$38,522.10		
	Chartered Bank Deposit Receipts & Government Notes					Term Days	
ine 1	Bank of British Columbia	July 16, 1976	$ 1,011,724.66		$ 1,000,000.00	45	9.51
10	Canadian Imperial Bank of Commerce	Aug. 31, 1976	1,021,364.93		1,000,000.00	82	9.51
			$ 2,033,089.59		$ 2,000,000.00		
			$ 2,074,089.59		$ 2,038.522.10		

3. SINKING FUND TRANSACTIONS (SALES)

					Term Yrs/Mos
	Debentures				
ne 10	B.C. Hydro 8.5%	Aug. 15, 1977	$ 125,000.00	$ 125,699.99	1/2
	B.C. Hydro 8.5%	Aug. 3, 1978	300,000.00	303,214.30	2/2
	B.C. Hydro 8.5%	Sept. 1, 1979	475,500.00	481,724.26	3/3
			$ 900,500.00	$ 910,638.55	

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$49,040,593.22	$47,498,084.00

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

4. Performance Bonds

The Director of Planning and the Director of Legal Services report as follows:

"On May 20, 1975, the City Manager requested that the Director of Legal Services and the Director of Planning prepare a joint report for the information of Council on performance bonds, including some comment on the procedures and experiences of neighbouring municipalities .

Cont'd . . .

Clause #4 continued:

DEFINITION

The Director of Legal Services defines performance bonds as follows:

> 'The purpose of any performance bond is to bind the principal (i.e. the owner or an authorized representative) to the obligee (i.e. the City) in a penal sum in the event that the principal fails to perform its obligations to the obligee. The obligations are usually set forth in an agreement between the parties. The amount of the bond is intended to compensate the obligee for the damages it may suffer, or to enable the obligee to complete the agreement, depending upon the terms thereof. The bond does not guarantee the performance of the agreement by the principal. The principal cannot be forced to perform the agreement.'

Performance bonds are generally of two types:

1) those involving an insurance company as a third party in issuing the bond (see Appendix A for an example) and

2) those arranged directly between the City and the developer. The latter type may be either a letter of credit filed with the City on the developer's bank (see Appendix B for an example) or a cash deposit with the City. Cash deposits may be taken as a certified cheque, a term deposit which gathers interest over the bond period, or a government bond taken as parity.

Typically, performance bonds of both types specify a period of time during which the bond will be in effect. In the case of a letter of credit, it becomes worthless after a certain stated date. Cash deposits would be returned to the owner at the specified date.

EXPERIENCES OF NEIGHBOURING MUNICIPALITIES

On September 10, 1975, letters requesting information about their experience with performance bonds were sent to:

1) the Municipalities of: Surrey, Richmond, Langley, Delta

2) the Districts of: Coquitlam, Burnaby, Mission, North Vancouver

3) the Cities of: Victoria, Langley, New Westminster, North Vancouver, Port Coquitlam, Port Moody

These municipalities were asked the following questions:

> '1) What is the administrative set-up to handle performance bonds?
>
> 2) How effective are performance bonds?
>
> 3) What are the problems with performance bonds?'

In addition, they were requested to send copies of regulations, information sheets, or any other material that they felt might contribute to the survey.

Cont'd . . .

Clause #4 continued:

The information provided by the Municipalities in response to the Planning Department query was confirmed and updated by telephone in early May, 1976. The following table summarizes the use of performance bonds by type in the municipalities surveyed:

	Performance Bond		
Municipality	Performance Bond Through Ins. Co.	Letter of Credit or Cash Deposit	Uses
Surrey	Yes	Yes	For Engineering works and landscaping
Richmond	No	Yes	For subdivisions, building relocations and Land Use Contracts
Municipality of Langley	No	Cash Only	For all subdivisions and Land Use Contracts
Delta	No	Yes	For subdivisions and development approvals
Coquitlam	No	Yes	For Engineering, landscaping and development agreements
Burnaby	No	Yes	For Engineering, landscaping and demolitions in subdivisions and rezonings
Mission	No	Yes	For Engineering, Land Use Contracts, subdivisions
District of North Vancouver	No	Yes	For landscaping only
Victoria	No	No	-
City of Langley	No	Yes	For Engineering, landscaping & Land Use Contracts
New Westminster	Infrequently	Yes	For subdivisions (Attached to Building Permit)
City of North Vancouver	Being Phased Out	Yes	For off-street parking, landscaping and Land Use Contracts
Port Coquitlam	No	Yes	For Engineering Works, Land Use Contracts, Subdivisions and rezonings
Port Moody	Only for the Development of City-owned Land	Yes	For subdivisions, Land Use Contracts & other developments requiring approval

Performance bonds have been used by some of the local municipalities to insure against the failure of the developer to carry out:

1) landscaping;

2) exterior finishing - railings, awnings, painting, etc.;

3) compliance with set-back requirements;

4) parking or vehicular access;

5) utilities/servicing;

6) completion of a development within a specified time period; and

7) the use for which rezoning was given.

Cont'd . . .

Clause #4 continued:

Surrey is the only one of the municipalities contacted which uses performance bonds issued through an insurance company as a third party on a regular basis. Some municipalities have used such three-party performance bonds in the past, but have discontinued the practice largely due to the necessity of going to court to collect on these bonds. The municipalities which employ letters of credit or cash deposits to expedite development report that they have generally proven satisfactory.

In general, performance bonds should not be considered as a penalty imposed on a developer if the terms of the bond are not met. Rather, they provide compensation to the municipality for any inconvenience and costs incurred by the non-performance of the developer. In the case of bonds involving small amounts of money, such as for landscaping around a residence, the municipality may use the money obtained from the bond to complete the required work if the developer fails to do so. However, in the case of large developments, if the venture is economic, another developer would probably take it over. The amount of the bond may then cover the costs incurred by the municipality as a result of the transfer. In the event that the project was not completed because it had proven to be uneconomic, the bond may cover the costs of demolition or conversion to another plan.

EVALUATION

Both types of performance bonds require a variety of administrative activities:

1) the decision to seek a performance bond before issuance of a Development Permit (Director of Planning)

2) evaluation of the amount to be required by the bond (Probably by the Finance Department in connection with Planning Department)

3) preparation of the bond statement (Legal Services)

4) processing of changes in the plan which affect the conditions of the bond (Planning Department and Legal Services)

5) inspection of construction to determine compliance with the terms of the bond (Permits and Licenses)

6) deciding at what point the conditions of the bond have been broken (probably by the Director of Planning and the Director of Legal Services)

7) deciding when amendment of the terms of the bond should be given in the case of events beyond the control of the developer (Planning Department and Legal Services)

8) obtaining completion of the work or dealing with any effects in the event of non-performance (Director of Planning in consultation with other Department heads)

9) storing the bond during performance period (possibly by the Finance Department)

In addition, performance bonds issued through an insurance company may require:

1) negotiation with the bonding company in the event that the owner fails to keep up payment of premiums (Legal Services)

2) proof of pecuniary damages to the City as a whole as part of a court case in the event of non-performance (Legal Services)

Cont'd . . .

Clause #4 continued:

Letters of Credit are slightly more complicated to administer than cash deposits since they are not automatically renewable in the event that the period of the bond needs extension for some reason other than the negligence of the developer. However, letters of credit are generally preferred by developers to cash deposits, especially for large bonds, since the bank charge for such bonds is minimal compared to the expense of having cash kept unavailable. Furthermore, since the cost of letters of credit is low, the developer will not pass a considerable cost along to the final consumers of their projects.

Due to the high administration costs and possible lengthy delays in collection which may occur with three party performance bonds, letters of credit or cash deposits are preferred in those specific cases where the development permit does not seem sufficient to encourage the developer to complete any or all aspects of the project.

RECOMMENDATIONS

The Director of Planning and the Director of Legal Services recommend:

A. that performance bonds involving a third party not be used by the City,

B. that the Director of Permits & Licences be instructed to report on how the enforcement of the terms of Development Permits issued with conditional uses could be intensified, and

C. that a letter of credit type of performance bond be used in cases of major developments or developments on City-owned lands at the discretion of Council (after the recommendation of the Directors of Planning and Legal Services) where a feature such as landscaping is considered to be of particular public significance yet could conceivably be left uncompleted."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Director of Legal Services be approved.

CONSIDERATION

5. Deferred Property Taxes - False Creek Development

The Director of Finance reports as follows:

"Introduction

Under the terms of the ground leases for the non-profit residential developments in False Creek - Area 6 - Phase I, payments for the ground rent and an amount in lieu of taxes were to commence on July 1, 1976. As all the projects are not yet completed, and won't be completed for periods of up to six months, the payments for rent and taxes up to the date of occupancy will have to be a capital cost as there will not be rental income to pay for them.

C.M.H.C. is providing, in most cases, 100% of the mortgage funding for the non-profit developments (the exception is Lots 1 and 4 in which the developer provides 5% equity and receives a controlled return on that equity). C.M.H.C. has agreed to provide additional mortgage funding to cover the cost of rent payments up to the date of occupancy.

Deferral of Taxes

C.M.H.C. have advised the City that, due to administrative problems associated with maximum mortgage limits, C.M.H.C. cannot pay for the taxes, which are currently due, out of the mortgage funds. C.M.H.C. have requested the taxes to be deferred until the individual projects are completed and occupied in order that the taxes may be

Cont'd . . .

Clause #5 continued:

paid out of the first month's revenues. The projects are permitted to use their first month's rentals to pay for assorted start-up costs and do not have to apply it to mortgage repayment. Under the terms of the ground lease, if Council permitted deferral of property taxes, interest would be charged on the deferred property taxes at the rate of 13.25% per annum.

Request re Interest Charge

C.M.H.C. have requested that the City give consideration to waiving the interest charge on the deferred property taxes. The cost of waiving the interest charge cannot be determined at this point, but would be roughly $5,000 - $6,000. The Director of Legal Services advises that the C.M.H.C. request for waiving the interest charge would be a grant request and would require eight affirmative votes of Council for approval.

Consideration

The following is submitted for CONSIDERATION of Council:

A. That the amount in lieu of property taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and

B. That the interest charge on the deferred property taxes be waived."

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION of Council.

6. Request of Actors' Workshop for Grant

The following report has been received from the Director of Finance.

"The Actors' Workshop group, currently leasing the old No. 2 Fire Hall from the City, sent the following request to the Mayor for consideration by Council.

> 'As the old Fire Hall is a municipal building and was used for civic purposes prior to our occupancy a water meter was never installed. We have been informed that the installation of a meter is now required and we are liable for the two hundred dollar installation fee and subsequent charges.
>
> We are requesting that a waiver be considered as we do not own this building and had not allowed for this expense.
>
> Your gesture of support for our efforts so far in the renovating of this Vancouver landmark would be greatly appreciated, particularly at this time when we are struggling with the rising costs of completing this project.'

Background

The lease between the City and the International Actors' Workshop for the use by the Actors' Workshop of the old No. 2 Fire Hall runs from March 1, 1976 through February 28, 1986. It specifies that the old Fire Hall can be used for or as a performing arts centre, by community groups for social, cultural, and recreational purposes. The lease allows the lessee to levy charges against any other users mentioned above.

The rent payable by the lessee is as follows:

Period March 1, 1976 to February 28, 1977 - $1.00
March 1, 1977 to February 28, 1978 - $100.00 per month
March 1, 1978 to February 28, 1979 - $200.00 per month

The rent is to be reviewed as of the first day of the 37th month (March 1, 1979) and thereafter upon the expiry of each and every 12 month period.

Cont'd . . .

Clause #6 continued:

Item 11 of the lease states that the lessee shall pay all expenses and charges on account of telephone, electricity, heating, water, garbage collection, and all other expenses normally incurred in the operation of the premises.

The question of payment for water and installation costs of the meter was specifically raised by the Director of Construction and Maintenance on February 11, 1976, prior to the signing of the lease and particularly with respect to lease item 11 as referred to above. The matter was discussed with the Law Department and the Properties and Insurance Division. Both agreed that the cost of installing the water meter is the responsibility of the lessee (the Actors' Workshop). Also the lease quite clearly states that the lessee is responsible for the cost of water used.

The Actors' Workshop have carried out renovations in excess of $100,000 funded from L.I.P. and a Provincial cultural grant. The renovations are now nearly completed, and the funding depleted."

The City Manager submits the request of the Actors' Workshop for a grant equal to the cost of the installation of the water meter (approximately $200.00) and forgiveness of the ongoing costs of water, for Council CONSIDERATION.

7. Legal Fees - Mr. Lance Evans

The Director of Legal Services advises that the following communication has been received from the Chairman of the Park Board:

"Legal Fees - Mr. Lance Evans - former assistant Community Centre Director - Hastings Community Centre

It was reported that Mr. Lance Evans was charged with assault following an incident on January 21, 1976, while on duty at the Hastings Community Centre. The incident involved the ejecting of an unruly youth. Mr. Evans appeared before Judge McCarthy on April 15, 1976, and the case was dismissed. The complainant, Fred Kellaway, age 16, admitted in court that he was not injured by Mr. Evans when he was escorted out of the building without force. On April 23, 1976, Mr. Evans requested the Board to pay the legal fee incurred in this action amounting to $250. Mr. R. C. Walker, Solicitor, City Legal Department, was contacted and after reviewing all pertinent information advised that it was reasonable for the City of Vancouver (Park Board) to pay Mr. Evan's legal fees.

It was regularly moved and seconded,

'RESOLVED: That the Board request City Council to pay Mr. Lance Evan's legal fees of $250 to Beck Robinson & Company, Barristers and Solicitors.

- Carried.'..."

The City Manager submits the request of the Park Board for Council's CONSIDERATION.

RECOMMENDATION

8. Charter Amendments

The Director of Legal Services reports as follows:

"On June 11, 1976 I advised City Council that I would be preparing a draft Bill seeking some Charter amendments for the fall session.

Cont'd

Clause #8 continued:

Attached to this report is the form that the draft Bill will take, but as this is a highly technical Bill which must be correlated with the existing Charter to be understood, I will outline its effect.

Sec. 1 - Title

Sec. 2 - self-explanatory - requested by City Clerk

Sec. 3 - housekeeping - removing reference to corporate voting which no longer exists

Sec. 4 - self-explanatory - requested by City Clerk

Sec. 5 - self-explanatory - requested by City Manager

Sec. 6 - amendment resulting from Park Board study - self-explanatory

Sec. 7 - It is not abundantly clear that Council has the power to indemnify Board members or Council members if sued as a result of performing City business. This amendment gives Council the authority to do so if it wishes. - requested by Director of Legal Services

Sec. 8 - It is felt that specific provisions should be inserted to deal with a property acquisition fund. - requested by Director of Finance

Sec. 9 - changes the provisions on voting when it is desired to prohibit business activities - change is from unanimity to 8 votes. Similar to grants - requested by Council

Sec. 10 - housekeeping - to bring five-year plan question in line with property acquisition fund amendment - requested by Director of Finance

Sec. 11 - This amendment would allow Council to regulate shops closing on all days of the week and remove a reference to working conditions and labour matters which is now redundant due to modern labour legislation. - requested by Council and Director of Legal Services

Sec. 12 - This will allow Council to regulate burglar alarm systems which at present are causing a lot of lost time to Police due to inadequate maintenance, etc. - requested by Police Department

Sec. 13 - increases business tax penalty from top limit of 10% to 12% - requested by Director of Finance

Sec. 14 - increases rate on unpaid business tax from top limit of 8% to 12% - requested by Director of Finance

Sec. 15 - a housekeeping amendment resulting from an earlier amendment. It has no operative effect on anyone. - requested by Director of Legal Services

Sec. 16 - allows Council to accept payment of money in lieu of required off-street parking - requested by Council

Sec. 17 - allows Council to adopt the National Fire Code as complementary to the already adopted National Building Code - requested by City Building Inspector

Sec. 18 - to give clear authority for the establishment of the Building Board of Appeal - requested by Director of Legal Services

Cont'd . . .

Clause #8 continued:

Sec. 19 - abolishes the office of 'City Electrician'. This is now a department of Engineering.
- requested by City Engineer

Sec. 20 - complementary to above - requested by City Engineer

Sec. 21 - Allows Medical Health Officer to order the provision of necessary utilities within 24 hours. If not done he may take action and the cost goes on the Tax Roll.
- requested by Council

Sec. 22 - allows Council to increase present rate of 8% on delinquent taxes to 12% - requested by Director of Finance

Sec. 23 & Sec. 24 - implement change approved earlier by Council after adoption of the Park Board Matrix study
- approved by Council

Sec. 25 - broadens Council's powers with respect to heritage designations - requested by Council

Sec. 26 - complementary to section 25

Sec. 27 - updates to 1976 a limit imposed in 1964 when relaxation in RS districts was obtained - requested by Council

Unless otherwise instructed by Council I shall now proceed with the preparation of the formal documents required and therefore RECOMMEND that I be instructed to take all necessary steps to advance the proposed amendments before the fall sitting of the Legislature."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services.

INFORMATION

9. Civic Theatres Revenue Increase - Bar Prices

The Manager of the Queen Elizabeth Theatre reports as follows:

"The Finance and Administration Committee on June 3, 1976 requested that the Civic Auditorium Board review the present bar prices and submit through the City Manager a report to Council on recommended increases. The Council adopted this recommendation on June 15, 1976.

The Civic Auditorium Board at its meeting on July 2, 1976 approved an increase in bar prices to a $1.50 per drink effective September 1, 1976."

The City Manager submits the foregoing report of the Manager of the Queen Elizabeth Theatre for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 711-712

PROPERTY MATTERS

RECOMMENDATION

1. Sale and Subdivision - City-owned land
Situated: North Side of 18th Avenue
and West of Renfrew Street

The Acting Supervisor of Property & Insurance reports on behalf of the Property Endowment Fund Board, as follows:-

The City owns Lot 8, Block M, Section 44, T.H.S.L., Plan 11660, situated on the North side of 18th Avenue and West of Renfrew Street. The lot is zoned R.S.-1 and is approximately 127 feet wide X 102 feet deep. The fill placed on the site to bring it up to satisfactory grade has settled and compacted over the years.

The owners of the abutting lot have renewed their request to purchase the westerly seven feet, more or less, of Lot 8 to bring their property size up to a width comparable with the other lots in the block. The Property Endowment Fund Board in considering this request, recommended that the strip be sold to the owners of Lot 7 subject to a suitable price being agreed upon, and the balance of Lot 8 being subdivided to create three 40-foot lots. The Director of Planning has concurred with this proposal.

Following negotiations, the owners of Lot 7 have submitted an offer of $2,500.00 inclusive of registration fees and current taxes for this 7-foot strip. The Acting Supervisor of Property & Insurance believes this represents fair market value and it is, therefore,

Recommended that a strip approximately 7 feet wide along the westerly side of Lot 8 be sold to the owners of Lot 7 subject to the following conditions:-

(1) the portion of Lot 8 being purchased to be consolidated with Lot 7 to form one parcel;

(2) sale price to be $2,500.00 inclusive of registration fees and current year's taxes with date of sale to be date of Council's approval of the sale;

(3) an administrative fee of $50.00; the City to provide the Deed of Land and Subdivision Plan to convey the west 7 feet, more or less, to the abutting owners and consolidate the site; any other documentation required by the Land Registry Office to be the responsibility of the purchaser.

The balance of Lot 8 will be subdivided to create three 40-foot lots to be placed on the market."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance submitted on behalf of the Property Endowment Fund Board be approved.

Cont'd . . .

2. Lease of City Property
S/W Corner Howe and Pacific Streets.

The Acting Supervisor of Property & Insurance reports as follows:

"The above City Property, W½ and E½ Lot A, Blk. 121, D.L. 541, S/W Corner Howe and Pacific Streets, is reserved from sale for future highway requirements.

The site measures 100' x 120', is zoned CM-1 Commercial, and is improved with a service station type building and blacktop.

It is leased to Wilf's Automatic Transmission until July 31, 1981, and the rent is subject to review as of August 1, 1976.

After negotiations, the Lessee has agreed that the rent be increased from $201.98 per month plus taxes to $330.00 per month plus taxes.

The Acting Supervisor of Property & Insurance considers that the suggested rent represents market rental value.

Recommended that the rent for this property be increased to $330.00 per month plus taxes as if levied as of August 1, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Establishment For Lane Purposes - South side of 71st Avenue west of Ash Street

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 32, Block 3, D. L. 311, Plan 3362, situated on the South Side of 71st Avenue and West of Ash Street was acquired by tax sale in 1926 and has been reserved from sale since that time for zoning and road considerations. The City Engineer has now requested that the westerly 3.5 feet of this lot, as shown on Explanatory Plan marginally numbered LF7766 (a paper print of which is attached) be established for lane purposes to bring the existing lane up to current standards.

It is therefore recommended that the Westerly 3.5 feet of Lot 32, Block 3, D. L. 311, Plan 3362, as outlined on Explanatory Plan marginally numbered LF7766 be established as lane and that the Formal Resolution submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

Cont'd . . .

4. Proposed Public Open Space - Thunderbird "Island"
N/E Corner of 2nd Avenue and Skeena

The Acting Supervisor of Property & Insurance reports as follows:

"Reference is made to Item 3. (H) Standing Committee on Planning and Development's report dated April 24, 1975 confirmed by City Council on May 6, 1975 approving the following:

'That the City of Vancouver formally contact the B.C. Hydro Authority with its intention of purchasing or leasing at a nominal sum, or otherwise obtaining the use of Block 105, Section 28, T.H.S.L. in order to incorporate this piece of land, into the proposed public open space.'

This triangular portion, which is approximately .295 acres, is to be assembled together with abutting City-owned lands to form a small park site.

Following lengthy negotiations with the Department of Highways they are prepared to lease the aforementioned Block 105 on the following basis.

1. Term of lease to be twenty years commencing August 1, 1976.

2. Rent to be $25.00 per annum as of August 1, 1976.

3. Lease to be subject to the B.C. Hydro and Power Authority gas pipeline and that no vehicular access will be permitted from First Avenue or the ramp to Highway #1.

4. City to pay advertising and necessary legal costs.

Recommended that the City lease the triangular portion of Block 105, Section 28, T.H.S.L. on the foregoing basis.

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

5. Dedication for lane purposes - portion of Lot 23 etc.
Situated W/S Copley north of the lane north of 19th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Lot 23, Block 8, Subdivision A, D. L. 195, Plan 1224, situated W/S Copley north of 19th Avenue was acquired by Tax Sale in 1936. The City Engineer advises a small portion of this lot extends into the lane area and has been in use for lane, but has never been formally dedicated for such use. To resolve this matter he has provided a plan of subdivision marginally numbered LE4392 to dedicate this small portion of Lot 23 and establish the boundaries of the balance of the lot.

Cont'd . . .

Clause #5 Continued:

It is therefore recommended that the Director of Legal Services be authorized to execute this Plan of Subdivision on behalf of the City, which will dedicate this portion of Lot 23 for lane purposes."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved.

RECOMMENDATION AND CONSIDERATION

6. Canron Ltd. - Lease extension

The Acting Supervisor of Property & Insurance reports as follows:

"Canron lease lots 50, 50A, 51, 51A, 52, 52A, D.L. 2064 and a portion of Columbia Street end from the City on a thirty-year lease terminating September 23, 1988. This property contains approximately 10½ acres and the present rent is $60,000.00, increasing to $65,000.00 September 24, 1976 and $70,000.00 the following year, plus taxes in each year.

On December 16, 1975, Council passed the following motion:

'A. That land use Policy Option 2 be adopted for the purposes of planning the east end of False Creek subject to the major pedestrian link around the waterfront being negotiated as a desirable feature on a lease-by-lease basis.

B. That the Supervisor of Property & Insurance be instructed to negotiate with Canron Ltd., Western Bridge Division a lease agreement based on market value of land and report back on a proposed extended lease acceptable to the City and to the company, such lease not to involve a reduction in area other than that required for the walkway.'

Policy option 2 was:

'2. Mixed Uses, including industry, recreation, and housing. Compatible industrial uses that require locations adjacent to Downtown or take advantage of major transportation routes - existing and proposed - can be provided. This option carries the following implications:

- major pedestrian links would be provided (1) around the waterfront (2) from the Creek to Downtown and (3) from the Creek to Chinatown
- current transportation proposals in Area 3 could proceed
- long-term leases of City land could be granted to certain industries
- spur rail lines would be retained in the East Basin of False Creek
- public waterfront access and water-based recreation could occur in the East Basin
- housing and commercial uses could be developed
- existing industries would have to make major changes to become compatible and attractive.'

A number of meetings have been held with officials of Canron, their solicitor and this office in an effort to find solutions that would be acceptable to both parties. Initially the company was unwilling to accept the fact that the City expected a substantial rental increase, in addition to improving their operation to make it more compatible and attractive.

Cont'd . . .

Clause #6 Continued:

Canron intend to spend approximately one and one half million dollars over the next two or three years on improvements to the land and buildings if the lease can be extended from 1988 to 2006. Approximately one half million of this will be spent in what can be termed beautification, such as demolishing old shipyard gantry building, painting, clean up and rip rapping of waterfront, landscaping, waterfront walkway, etc. In addition, the company will lose the use of approximately 22,000 square feet of land when the walkway is constructed.

The company feels that the rentals fixed at the time of the last rental review should be retained for the next two years as it is during this time that they will be making these large expenditures. They also maintain that it is a necessity that their rent be fixed for a number of years so that they can budget for the amortization of the one and one half million dollar capital cost. They are very conscious of the effect of increased land values as their rental during the period 1968 to 1973 had been $26,790.60 per year plus taxes and was then increased over the next five year period to $50,000.00, $55,000.00, $60,000.00, $65,000.00 and $70,000.00 per year plus taxes.

Canron have agreed to the following terms and conditions:

(a) The term of the lease to be thirty (30) years commencing September 24th, 1976 and ending September 23, 2006.

(b) Rental for the first fifteen (15) years of the term of the lease shall be as follows:

Year	Rental Per Annum
First	$65,000.00
Second	$70,000.00
Third	$150,000.00
Fourth	$160,000.00
Fifth	$170,000.00
Sixth	$180,000.00
Seventh	$190,000.00
Eighth	$200,000.00
Ninth	$210,000.00
Tenth	$220,000.00
Eleventh	$230,000.00
Twelfth	$240,000.00
Thirteenth	$250,000.00
Fourteenth	$260,000.00
Fifteenth	$270,000.00

The rental shall be paid semi-annually in advance.

(ii) The Lease shall provide for rent reviews at five year intervals on the 15th, 20th and 25th anniversaries of the commencement date of the Lease.

(c) The Tenant shall be responsible for payment of all taxes levied on the lands and improvement in addition to the rental under the Lease.

(d) The Lessee agrees to provide a 10' wide right-of-way along the west boundary line of the property from 1st Avenue to the water and a 20' wide right-of-way adjacent to the shoreline of False Creek for a public pedestrian walkway. The company agrees to provide a pedestrian bridge over the Scow Berth or Berths.

(e) The surrender of the present lease be incorporated in the new Lease.

(f) The form of the Lease shall be drawn to the satisfaction of the Supervisor of Property and Insurance and the Director of Legal Services.

The Acting Supervisor of Property & Insurance is of the opinion that the terms of the extended lease are reasonable to both parties and it is therefore recommended that the City enter into a lease with Canron Ltd., Western Bridge Division on the foregoing terms and conditions."

Cont'd . . .

Clause #6 Continued:

The Director of Planning reports as follows:

"Clause (d) of the proposed lease terms and conditions refers to the provision of the rights-of-way along the waterfront and along the westerly boundary of the site. No reference is made to improvements to the public walkway and/or maintenance thereof. Therefore, it would be desirable to add the following sentence to Clause (d):

'Landscaping and maintenance of these public rights-of-way, to standards acceptable to the Director of Planning and the Parks Board, is the responsibility of the lessee, and this work is to be undertaken concurrently with the intended improvements of the shoreline during the first 3 years of the lease.'

It is noted that this matter has not been discussed with Canron Ltd. The Company has agreed, in writing, to provide a bridge over the scow berth or berths as part of the future walkway system.

It is further noted that the provision of and maintenance of the waterfront walkway will be undertaken by the landowner/developer in Area 2 (Marathon Realty), Area 6 (City), Area 9 (C.M.H.C.), and Area 10A (B.C. Central Credit Union). In the case of the Egmont Towing Co. site, which adjoins the Canron lease to the west, the question of responsibility for developing the walkway was not considered. Egmont Towing have agreed to the provision of the right-of-way across their narrow (100-foot) water frontage.

It is important that the question of standards and development costs associated with the proposed waterfront walkway be established at this time in view of the length of the proposed lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property and Insurance be approved and submits the report of the Director of Planning for CONSIDERATION.

CONSIDERATION

7. Lease of City-owned Property
N/E Corner of Arbutus Street & 7th Avenue

The Acting Supervisor of Property & Insurance reports as follows:

"Lots 17-20 Inclusive (Ex. R.O.W.) Block 285, D. L. 526, City-owned property acquired through Tax Sale, is being held for possible future park purposes and is presently under a year-to-year lease to St. Augustines Church for school playground purposes at a nominal rental of $10.00 per annum.

This property was not developed for playground purposes due to a decrease in the Church's school enrollment and consequently, has remained vacant for many years.

The Vancouver Montessori Schools Ltd., who until recently were renting space from the Vancouver School Board in the old Model School on 12th Avenue, have requested this Office's assistance in finding a site to relocate the school for a period of 1 to 2 years. It is the intention of Montessori Schools to locate permanently on Granville Island when that area is developed for cultural and recreational use.

Cont'd . . .

Clause #7 Continued:

Various sites were investigated for the school and the best location is considered to be the subject property.

Father Mohan of St. Augustines has been approached respecting the Church's plans for the site and he has now agreed to surrender the lease, subject to the Church being granted a first right to re-lease the site when vacated by the Montessori School.

Due to the high cost of renting the required portable structures to accommodate the School at this location, Vancouver Montessori has requested that a nominal rental be established for the maximum term of 2 years.

In view of the nature of the proposed use of this site, and also the tight financial circumstances of the School, it has been proposed that a nominal rental rate of $1.00 per annum be applied in this case.

If Council agrees to the foregoing proposals, it is suggested that:

The Acting Supervisor of Property and Insurance be authorized to accept a surrender of lease from St. Augustines Church for Lots 17 - 20 Incl. (Ex. R.O.W.), Block 285, D. L. 526, subject to the Church being granted first right to re-lease the site when vacant, and further

THAT a new lease be granted to Vancouver Montessori Schools Ltd. for a period of two years at a nominal rent of $1.00 per year, and further

THAT the lease document be drawn to the satisfaction of the Director of Legal Services."

The City Manager submits the foregoing report of the Acting Supervisor of Property & Insurance for Council's CONSIDERATION.

RECOMMENDATION

8. False Creek - Ground Leases - Commercial Properties

The Director of Finance reports as follows:

"On June 22, 1976, Council approved the terms and conditions for the ground leases in False Creek, Area 6 - Phase I for the commercial developments. One of the terms required the lessee to sub-divide the commercial properties under the provision of the Strata Titles Act as soon as feasible after the ground lease is registered. The lessee is not permitted to assign his interest in the properties until such sub-division takes place. The lessee, Frank Stanzl Construction Ltd., now advises the City that these terms will create some financing difficulties. and he wishes the option to not stratify the property until a later date.

It is recommended that the terms of the ground leases for the commercial developments in Lots 5, 7 and 32 be amended as follows:

a) By giving the lessee the option of creating or not creating condominiums under the Strata Titles Act, as the lessee deems advisable.

b) Prior to the completion of construction of the buildings contemplated by the parties, the lessee shall be permitted to assign the lease only for the purposes of financing such buildings, and upon the completion of construction of such buildings, the lessee shall not assign the lease without the consent of the City, such consent not to be arbitrarily withheld."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 713-5

MANAGER'S REPORT

July 30, 1976

TO: Vancouver City Council

SUBJECT: Open Bible Chapel - Champlain Heights

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"At a Public Hearing on August 12, 1975, Council instructed the Director of Planning to report to Council on the matter of form of development, parking, church capacity, and traffic density on 58th Avenue prior to the issuance of a development permit.

REASONS FOR REPORTING:

(1) A development permit application has been received from Open Bible Chapel Society for processing by the Planning Department;

(2) The form of development for this application is substantively different from the original proposal (Alternative One) as approved by Council as the basis for the conditions of development; and

(3) Clarification is required from Council reaffirming whether this is the type of scheme which is considered in accordance with the conditions of development, and is the type of scheme Council wishes to endorse.

The Open Bible Chapel proposal for apartments, senior citizen apartments, church, medical facility and future student residences, as outlined in this report, refers to Lots 5,6 and 7, D.L. 334, Plan 13993 (Sites 4,5 and 6 in Area "A" of Champlain Heights) located on the north side of 58th Avenue east of Kerr Road (see Appendix 1). The Champlain Mall District Commercial Centre is located to the north, public housing on the east, townhouses and garden apartments (strata title and limited dividend) to the south and personal care - Senior citizens housing to the west.

BACKGROUND

Jones, Haave, Delgatty Architects (representing Open Bible Chapel) approached the Vancouver City Planning Department in the spring of 1974 with a development proposal for a Bible Chapel, seminary school, 13 storey Senior Citizen's Apartment, 12 storey Limited Dividend Apartment, and a 4 storey apartment for Seminary Students. However, whereas the low site coverage and high rise development aspects of the scheme generally conformed with the plan of development approved by Council in 1968, the Church and related school aspects of the proposal did not conform with the uses approved as part of the CD-1 By-law for the area.

City Council, on August 27, 1974, referred this matter back to the Community Development Committee to hold a public meeting in the area. At the public meeting, on October 21, 1974, residents expressed the following concerns related to the Open Bible Chapel proposal:

(1) High rise development was considered undesirable;

(2) The church was not of community orientation, and therefore did not meet the guidelines established by the Planning Advisory Committee; and

(3) The community already has a high proportion of senior citizens and low income residents.

The Chairman of the Community Development Committee reported these concerns to Council on November 5, 1974. City Council passed the following resolutions:

(1) THAT the rezoning application of the Open Bible Chapel Complex to locate on a site at 54th and Kerr, on the south side of the new Champlain Mall development, be referred to a Public Hearing.

(2) THAT the Director of Planning report to Council as to any alternatives to high-rise developments in the area of 54th Avenue and Kerr Street.

Cont'd

On May 15, 1975, the City Manager submitted a report of the Director of Planning and the Supervisor of Property and Insurance to the Planning and Development Committee which suggested two alternatives in addition to the original proposal: one with a higher site coverage and retention of ten-storey high-rise with the advantage that it provided possibility for incorporating medical facilities in the project; the other proposed two five-storey Senior Citizen apartment buildings with less site coverage. Both schemes retained the common elements of Church, School and Student housing.

City Council, on May 27, 1975, approved the recommendation of the Planning and Development Committee:

(1) THAT the development of a complex by the Open Bible Chapel Society be permitted in Champlain Heights;

(2) THAT the Director of Planning be instructed to make application to amend the CD-1 by-law to permit "church" and related "school" and submit the application direct to a Public Hearing.

(3) THAT Alternative Number 1 (i.e. the original proposal by Open Bible Chapel) be selected as the basis for conditions of development.

At a special meeting of Council (Public Hearing) held August 12, 1975, Council passed the following motion:

'THAT Section 2 of CD-1 Comprehensive Development District By-law No. 4550 be amended by adding the following:

church and related school

but that the matter of form of development, parking, church capacity and traffic density on 58th Avenue be reported to Council prior to the issuance of any development permit.'

Council approved the exchange of lands with Open Bible Chapel Society subject to their obtaining financing approval in principle from CMHC and the B.C. Department of Housing and receiving Development Permit approval.

FORM OF DEVELOPMENT

Preliminary assessment of the application (as summarized below and outlined in further detail in Appendix II) reveals that whereas the scale and density of the proposal is generally in accordance with the applicant's original proposal, the building form has been altered significantly. The original proposal called for twin point towers concept as opposed to a one large slab building as submitted by the applicant.

CONDITIONS OF DEVELOPMENT

DESCRIPTION	ALTERNATIVE NO. 1 APPROVED BY COUNCIL, MAY 27, 1975	PROPOSAL
Building Form	Point Towers, Church and Student Residence	One Slab Building, (including Medical - Dental offices) Church and Student Residence (Proposed).
F.S.R.	1.30	1.31
Density (Excluding Student Accommodation	225 Suites	230 Suites
Site Coverage	30%	29%
Maximum Height	13 Storeys	13 Storeys

Cont'd . . .

It is considered that the proposed slab building does not conform to the conditions of development and is unacceptable from a planning viewpoint for the following reasons:

(1) The Urban Design Group of the Planning Department consider that this development will be the most visually dominant landmark in Champlain Heights. A change from the original twin point tower concept to a slab building will increase this dominance - resulting in one building which measures 258 feet long, 56 feet wide and 118 feet high - and result in a less desirable urban design solution.

(2) Slab building affords little transition from the surrounding two-three storey residential and commercial development. The institutional appearance of the building in addition to its large mass and bulk, will detract from the existing residential environment.

(3) Slab building affords less flexibility in site design. In view of the height and scale of the building, in relation to the surrounding 2 and 3 storey development, efforts should be made to retain as much of the existing vegetation (large evergreen trees, vine maples, etc.) as practicable to soften and reduce the visual and physical impact of this development. It is considered that a survey locating all significant trees on this sight should be undertaken.

(4) Slab building reduces the opportunity for providing useable outdoor social space. The proposal, as submitted, restricts most open space to the north-west corner of the site which would fall under shadow a good deal of the time, particularly during the spring & fall equinox and winter solstice.

(5) Slab building will increase interaction between senior citizens and residents living in Limited Dividend portion of the project. Although interaction between these groups is often considered socially desirable, past experience and social research indicate otherwise. Studies of senior citizens housing suggest that the majority of seniors (approximately 90%) would prefer to live in a building without children and teenagers. (Guttman, G.A., 1976), (Laugltun, M.D. 1968).

Similarily, seniors are generally not prepared to use a facility or social area which involves mixing with children and/or teenagers (Urban Design Centre, 1975). It is important to consider different spaces for various age groups. Evidence from Research suggests that when older people are concentrated in one area they develop more friendships and have higher morale in comparison to mixed developments where seniors tend to be largely ignored. (Rosow, I; 1967). Hence, there is evidence which indicates that mixing seniors with children and/or teenagers is not socially desirable unless (a) Special circumstances are employed (i.e. scheduling of social areas, etc.), and/or (b) there is a high degree of group cohesiveness before the residents move into a development.

PARKING AND TRAFFIC CONSIDERATIONS

The City Engineer reports as follows:

' Present Situation - there is no evidence of either a traffic problem or a parking problem on East 58th Avenue. Because of the nature of the area, with medium to high density development and somewhat lower proportion of land dedicated to streets than is prevalent throughout the City, it is inevitable that traffic volumes will be somewhat higher than they would be in a single family neighbourhood. In addition, E. 58th Avenue functions as a bus route westbound. Under these circumstances, observed afternoon peak hour traffic volumes of 175 vehicles (two-way) are not excessive and no evidence of through traffic was found. Parking is available on both sides of E. 58th and only a small proportion of the available space was observed to be in use.

Proposed Development - The proposed Development would add about 40% to the existing traffic on 58th Avenue which would be well within the capacity of the street system. However, the proposed 154 spaces is not considered adequate to meet parking requirements for this development. Also, adequate loading facilities have not been provided (2 required, none provided). Total parking requirements, as outlined below is 223 spaces.

Cont'd . . .

DESCRIPTION	PARKING REQUIREMENTS REQUIREMENT	TOTAL SPACES
Senior Citizen	1 Space per 6 Units	22
Limited Dividend	1 Space per Unit	100
Student Housing *	1 Space per 6 Students	12
*(Additional space required if future development)		
Church	1 Space per 10 seats	86
Office (Medical - Dental)	1 Space per 1000 sq. ft.	3
TOTAL		223

The difference between the proposal and parking requirement is based on a higher parking standard for lower-income housing. The above figures imply some shared use of parking facilities such as medical-dental facilities, guest parking, etc. It is anticipated, however, that at times of peak public assembly (i.e. church meetings, recreational activities, etc.) some overflow parking will occur on 58th Avenue and the Champlain Mall parking area, but should not create any major problem.

In summary, no traffic or parking problems were observed on 58th Avenue east of Kerr Street. The proposed church and related development is of a somewhat higher density than adjacent uses, and would generate correspondingly higher traffic volumes. However, these volumes would be well within street capacity, so that no problems are anticipated. There is a definite deficiency in the proposal concerning parking and loading facilities.
It should be noted that this scheme is somewhat unusual in nature, resulting in some difficulty assessing parking and access needs. To back up the assessment, it is suggested that a (1) firm commitment should be obtained from the developer that he will provide additional parking if, in the City's judgement, it is required on the basis of operating experience, or, (2) the proposal be revised to provide adequate parking and loading facilities.'

CHURCH CAPACITY

On the basis of the submitted drawings, marked 'Received City Planning Department, July 21, 1976', the church capacity is estimated to be 858 seats, well in excess of the size of most neighbourhood churches.

URBAN DESIGN PANEL

'The Urban Design Panel, on July 22, 1976; reviewed the above application and noted that the form of development is substantially different from the original proposal approved by Council as the basis for development and of the concern of the Planning Department for the change from the original point-tower buildings to a state building. The panel concurred with their comments. The panel considered the design too institutional and dull, and would be a poor focal point for Champlain Heights.

Recommendation: That this application be refused.'

RECOMMENDATION

The Director of Planning therefore recommends that:

A. the twin point-tower concept (Alternative No. 1) originally approved by Council on May 27, 1975 be the basis for conditions of development and the applicant be notified accordingly

B. an additional site plan to be submitted to clearly indicate to the satisfaction of the Director of Planning the location and sizes (by height and caliper)of all existing major trees and their relationship to the proposed building.

C. adequate parking and loading facilities be provided to the satisfaction of the City Engineer."

The City Manager submits the recommendations of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 715

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JULY 22, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 22, 1976 at approximately 3.30 p.m.

PRESENT:	Ald. Bowers, Chairman Ald. Bird Ald. Cowie Ald. Kennedy
ABSENT:	Ald. Harcourt
CLERK TO THE COMMITTEE:	M. L. Cross

CONSIDERATION AND RECOMMENDATION

1. Cassiar/Second Narrows Bridge Left Turn Loop

The Committee considered a report of the City Manager dated June 28, 1976 (copy circulated) in which the City Engineer outlines three possible solutions to alleviate the traffic situation along Cassiar Street between the Second Narrows Bridge and the freeway, and the continuing problem of traffic turning left off Cassiar Street to the local streets between the bridge and Hastings Street:

"(a) Left turn (U-turn) at Wall and Rupert Streets

This solution is not recommended because it would necessitate creation of two intersections because of the design limitations of U-turning a truck. This solution has the further disadvantage of taking the motorist out of his way to make the left turn movement. Such a route is also difficult to sign effectively. This left turn bay, however, would improve access into the PNE and construction of the bay is being discussed with the Department of Highways.

(b) Loop Under the Bridge via Rupert/Skeena Streets

This route is not recommended because of its circuitous nature, steep grade on Skeena approaching Cambridge Street and the inherent difficulties in signing such a route.

Cont'd.....

Clause #1 Continued:

(c) Cassiar/Cambridge Loop

This is the recommended solution because it provides the most direct left turn routing, keeping traffic on arterial streets. This solution would have sufficient capacity to handle the demand and is easily signed. There are two alternative types of construction for such a loop - earth fill or structure. Preliminary cost estimates indicate a structure would cost in the order of $600,000 and an earth fill loop would cost in the order of $200,000 (both costs include the cost of modifying the existing overpass). "

Mr. W. Curtis, City Engineer, advised that the Provincial Government would not be prepared to pay $600,000 for a structure but have agreed to do the necessary design and pay the capital cost (i.e. approximately $200,000) of an earth fill loop.

In answer to a question on what amount of traffic would be diverted onto Cambridge if the loop was constructed, Mr. Curtis advised that it would be significant but the traffic on Cassiar would be relieved and it would stop left turns onto local streets that are not as capable as Cambridge of carrying the traffic.

With respect to the effect such a left turn loop would have on the PNE, Mr. D. Town, Assistant Manager, PNE submitted the following information:

"- *PNE parks approximately one million vehicles/year (825,000 paid) and increases each year.*

- *Parking has been identified as one of the major problems of the Exhibition.*

- *Just spent $100,000.00 grading and graveling N.E. section of grounds.*

- *Spent $200,000.00 in '74 to build rain cover so people would utilize North Stadium lot when going to Coliseum events.*

- *Calculation of lost parking revenue for proposed Cambridge Street loop:*

  . *With concrete pillars (loss of 50 spaces) - $2,750/year*

  . *With earthfill plan (loss of 275 spaces) - $15,000/year*

  . *Plus at PNE time we estimate each car generates $15.00 for us so,*

  50 spaces X 17 days X 2 uses/day X $15.00/car = $25,500/year
  275 spaces X 17 days X 2 uses/day X $15.00/car = $140,250/year

- *Have other loop locations been considered?*

  i.e. Ramps from either the right or left lanes from the bridge leading onto the North side of the overpass.

- *If present plan must proceed then we suggest the City and Province should purchase balance of property on West side of Cassiar and give us development permit to enable us to make additional parking space available.* "

Cont'd.....

Clause #1 Continued:

A member of the Committee felt that before a decision is made with respect to whether the loop would be constructed on earth fill or a structure, two Committees of the PNE, the Parking Committee and the Planning and Grounds Committee, should be contacted for their views.

The following motion resulted in a tie vote and the Committee forwards it to Council for

CONSIDERATION:

THAT the Cassiar/Cambridge loop be constructed on earth fill.

(Aldermen Bowers and Cowie opposed)

The Committee RECOMMENDED:

A. THAT the construction of a Cassiar/Cambridge loop be approved in principle with the design and capital cost (up to $200,000) to be paid for by the B.C. Department of Highways.

B. THAT the City Engineer discuss the question of earth fill vs structure with the PNE and work out the details relative to the provision of the required right-of-way.

C. THAT the PNE be requested to grant permission to the Department of Highways to carry out the necessary surveys/soil testing etc. at the proposed loop location.

D. THAT the City Engineer report back, when appropriate, relative to the right-of-way provision, maintenance responsibilities, etc.

2. Six Month Review of the Central Area Development Control Process

The Committee considered a report of the City Manager dated July 7, 1976 forwarding the following supportive documentation (copy circulated):

" - A memorandum from each of the Director of Social Planning, Director of Planning, City Engineer. (Three members of the Development Permit Board.)
- Submissions from each of the six members of the Advisory Panel plus the alternate member from the Design Panel, together with a subject abstract.
- A memorandum from the Development Permit Staff Committee. This inter-department committee advises both the Director of Planning and the Development Permit Board/Advisory Panel on Development Permit Applications.
- A detailed report from a special inter-department Staff Review Committee on technical aspects of the Central Area process. "

Cont'd.....

Clause #2 Continued:

Mr. R. Spaxman, Director of Planning, Chairman of the Development Permit Board, discussed the objectives of the development control process for the Central Area:

1. Provide the public with information on development proposals at an early stage.

2. Give the public opportunity for involvement and contribution at an early stage.

3. The Development Control system to be made more open and more public.

4. Decision making process to be broadened and made more diverse.

5. Improve quality of development particularly human and environmental aspects.

6. Create an efficient, faster processing system both in cost and benefit.

7. To give more certainty to Applicants at the beginning of process.

Mr. Spaxman indicated that the first three objectives have been achieved but the process should be reviewed again in the next twelve months.

There is a difference of opinion with respect to the fourth objective. Some of the members of the Development Permit Board feel other City Officials should be added. Some of the Panel feel this as well but other Panel members feel if the number of Board members is increased, the need for the Panel may be reduced. It was recommended that this issue be reconsidered and included in the review in 12 months.

With respect to the fifth objective, it is recommended that detailed planning guidelines be prepared for the Central Area as soon as possible.

Mr. Spaxman noted that the new processing system is not faster and may not be less expensive (objective 6). The level of applications has increased - public involvement takes longer. The Department is continually trying to initiate changes to improve the timing.

With respect to objective seven, information programmes to assist applicants in understanding the Official Development Plans and guidelines, etc. should aid in carrying this out.

Mr. W. Curtis, City Engineer, a member of the Development Permit Board agreed that the public is more involved with the development process but this means a longer processing time, making two of the objectives incompatible. He stated that the Manager's report was agreed to by all members of the Development Permit Board but does not contain individual concerns. He pointed out to the Committee his concerns as expressed in his summary report dated May 14:

Cont'd.....

Clause #2 Continued:

"Possible Changes to the Process

To correct the problems of inequitable treatment, too much delegation, detrimental effects on other non-delegated City functions and inadequate departmental involvement, Council may wish to consider:

(a) Appeal to Council on some or all development permit applications. Presently there is no appeal from the Development Permit Board decisions to Council.

(b) Precise limiting of Development Permit Board authority to the development permit by-law only.

(c) Greater representation of departments administering by-laws which are not delegated to the Board but which are affected.

(d) Reduction in the amount of discretion given to the Board; for example, elimination of aesthetic considerations which are also being handled by the Civic Design Panel.

(e) Shortening and simplifying the process; but this would be at the expense of some preliminary discussion and some public involvement.

The tendency to expand the process, involving greater discretion and the Development Permit Board, to other parts of the City should be resisted until a great deal more experience is gained with the Central Area. In parts of the City other than the Central Area, the disadvantages of the process probably outweigh the advantages. Furthermore, considerable extra staff time and costs as well as delay in processing permits would occur. "

Mr. Spaxman noted that the report was from the Board and the Panel and could not emphasize one person's opinion. He also stated that the probability of 'inequitable treatment' was greater under the previous system when development permit matters were 'in-camera'.

In the Manager's report, the Director of Planning put forward the following recommendations:

"1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.

2. That the D.P. Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.

3. That the Director of Planning arrange for signs to be erected on sites for major development permit applications throughout the City.

4. That the Fairview Slopes area be included in the Central Area process system.

5. That the initial one-year appointment be extended for a further two years for the Panel members able to continue service, i.e. B. Olson (AIBC representative) and C. Leonoff (from the public at large).

6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.

Cont'd.....

Clause #2 Continued:

7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the D.P. Board/Panel.

It will be noted that the Director of Planning will be reporting at a later time with recommendations on the duties of certain Planning Department staff in the Central Area process. "

Members of the Committee discussed the development control process at great length , most members agreeing that the matter should be referred back to the City Manager who had submitted the matter for the consideration of the Committee as he did not have sufficient time to thoroughly review the material contained in the supporting reports prior to the meeting.

It was therefore

RECOMMENDED:

A. THAT the Director of Planning arrange for signs to be erected on sites for major development permit applications throughout the City.

B. THAT the initial one-year appointment be extended for a further two years for the Panel members able to continue service, i.e. B. Olson (AIBC representative) and C. Leonoff (from the public at large).

C. THAT recommendations 1,2,4,6 and 7 of the Director of Planning contained in the Manager's report dated July 7, 1976 be referred to the City Manager for further study and report back to the Committee by mid-September.

(Alderman Bowers wished to be recorded as opposed to recommendation C).

The meeting adjourned at approximately 4.35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 715-6

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

July 29, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, July 29, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie

ABSENT: Alderman Rankin (Leave of Absence)

CLERK: J. Thomas

INFORMATION:

1. Ohio Rooms, 245 Powell Street - Lodging House By-law

At its meeting on June 24, 1976, after considering a complaint from the Downtown Eastside Residents' Association respecting the condition of the Ohio Rooms, 245 Powell Street, the Committee instructed the Medical Health Officer to conduct an inspection of the premises and report back to the Committee. The Committee had for consideration a Manager's Report dated July 14, 1976, in which the Medical Health Officer reported as follows:

"The above premises was fully inspected on June 15, 1976. The following improvements are required in order for it to comply with the City of Vancouver Lodging House By-law #4738:

1. The addition of one more bathing facility.

2. The provision of two compartment sinks in the community kitchens.

3. The provision of refrigeration for all tentants that cook in the premises.

4. At present there is one hand basin and two sinks used for hand washing and dish washing located in the hall-ways. The by-law requires one hand basin for each three sleeping units making a total of 10 hand basins required noneof which are to be located in the hall-ways.

5. Rooms 26 and 27 had light cockroach infestations.

6. Maintenance (daily cleaning) fair.

The operator was given a verbal order to eliminate the cockroaches and improve daily maintenance. The owner was contacted by telephone to arrange a meeting on the premises to bring the building into full compliance.

June 21, 1976 re-inspection. Permit delivered expiring November 30, 1976 on the condition that upgrading of the premises is undertaken by the owner. The owner was contacted by telephone and a meeting was set to inspect the premises on June 24, 1976.

June 24, 1976. Meeting with owner on premises to discuss required renovations. The owner agreed to make the necessary renovations but a future meeting was required to discuss priorities and the most practical methods.

June 25, 1976. Re-inspection with supervisor. Maintenance was fair and there was no evidence of a cockroach infestation.

July 5, 1976. The owner was contacted in his office at 130 E. Pender Street, and was given written orders to submit plans for the required renovations.

July 14, 1976. Written orders given to provide by July 23, 1976 the plans for renovation and commencement date for major renovations.

If the owner, Mr. Quon Wong, has not complied with this order by July 23, 1976, it is recommended that the owner Mr. Quon Wong, and the operator Mrs. Tsai Yu Yiang, be required to come before the Standing Committee and give reason why the premises at 245 Powell Street should not be closed and vacated."

Clause 1 Cont'd

The Committee also considered a letter from the owner, Mr. Quon H. Wong, dated July 27, 1976, (on file in the City Clerk's Office) stating a contract for the plumbing work would be let by August 6, 1976, and a contract had been signed with a pest control company.

Following discussion it was

RESOLVED,

A. THAT the Medical Health Officer be instructed to submit a status report on the Ohio Rooms, 245 Powell Street, at the next meeting of the Committee.

B. THAT the Manager's Report dated July 14, 1976, and letter from Mr. Quon H. Wong, dated July 27, 1976, be received.

RECOMMENDATIONS:

2. Wicklow Hotel, 1516 Powell Street - Lodging House By-law

On July 13, 1976, City Council approved a recommendation of the Committee that the Wicklow Hotel, 1516 Powell Street be ordered closed because of non-compliance with the Lodging House By-law. The Committee considered a Manager's Report dated July 27, 1976, (circulated) in which the Fire Chief reported on the status of the subject premises.

Also considered was an oral report by the Director of Environmental Health indicating that the manager and the sixty tenants had moved out of the premises or had been relocated in alternative accommodation. Nine residents remained, two of whom were staying on as temporary caretakers, two required medical attention and specialized care, and the remainder were fully employed people who did not require relocation aid. The two people requiring special medical assistance were receiving help from the staff of the Health Department. Mr. Morgan advised the premises would be vacant within a few days.

The Co-Operators, Mr. J. Reardon and Mrs. M.T. Tichelman, addressed the Committee and stated they felt the relocation of tenants had gone very smoothly. They requested permission to retain two former tenants as caretakers to assist in the task of cleaning up the premises preparatory to embarking on a renovation program. They expected a final resolution of the ownership problem after a court hearing scheduled for August 13, 1976.

The retention of the two caretakers was approved and at the suggestion of the Committee the Co-operators agreed to discuss the proposed alternatives with the Director of Environmental Health and the Director of Permits and Licenses.

Mr. B. Eriksen, President of the Downtown Eastside Residents' Association, spoke in support of D.E.R.A.'s letter dated July 20, 1976, (on file in the City Clerk's Office) requesting an extension of the August 1, 1976, deadline for closure of the Wicklow Hotel and expressing concern that the hotel's closure would reduce the stock of low rental accommodation in the downtown area. D.E.R.A. urged the premises be upgraded under the Standards of Maintenance By-law. Ms. G.M.R. Gordon, Red Door Rental Aid Society, expressed concern that her organization, which was funded by the City, had not been called upon by City officials to assist in the relocation of tenants of the Wicklow Hotel until a late stage at which time she had been approached by a "frantic social worker". Both Ms. Gordon and Dr. D. Holt of the City Health Department advocated improved communication between City departments in any future tenant relocation arrangements.

Mr. D. Purdy, Assistant Director of Social Planning, stated his Department had been involved in the relocation of tenants under

Cont'd . . .

Clause 2 Cont'd

an instruction of Council specifically relating to tenants displaced by strata title conversions. The situation involving the Wicklow Hotel tenants had been investigated by Social Planning staff and assistance had been extended.

Following further discussion it was

RECOMMENDED,

A. THAT the Closure Order issued against the Wicklow Hotel be enforced and the Medical Health Officer and Director of Permits and Licenses be instructed to report back to the next meeting of the Committee on the outcome of their meeting with the Co-Operators of the premises to discuss renovations required to upgrade the premises.

B. THAT the Department of Social Planning be the co-ordinating agency in any future projects involving the relocation of tenants by City departments.

C. THAT the Manager's Report dated July 27, 1976, be received.

3. Royal Rooms, 237 Main Street -
Standards of Maintenance By-law

Council on March 9, 1976, when considering a report of the Committee dated February 26, 1976, approved the issuance of an Order requiring the owner of the Royal Rooms to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law and also authorized the issuance of a sixty-day operating permit to the operator of the premises.

Before the Committee for consideration was a Manager's Report dated July 20, 1976, (circulated) in which the Medical Health Officer submitted a status report on the subject premises.

The Director of Environmental Health advised hot water was now being supplied at the required 135°F level and the only item outstanding was a repair to water-damaged walls and ceilings. The owner had supplied the name of a contractor who was to carry out repairs, but at the latest date of inspection work had not been commenced. The interim operating permit expiring August 31, 1976, had been issued to the operator, Mr. Kwok Ton Quon.

The owner, Mr. Sai Hong Dong, addressed the Committee through his daughter who acted as his interpreter, and advised he had instructed the contractor to undertake repairs, but the man had not turned up to do the work.

Mr. Dong was advised to supply Mr. Morgan with the name, address, and telephone number of the contractor he had hired. The Committee also considered a letter dated June 23, 1976, (on file in the City Clerk's Office) from Mr. George Angelomatis, Barrister and Solicitor, on behalf of Mr. Dong.

Following further discussion it was

RECOMMENDED,

A. THAT the Medical Health Officer be instructed to continue surveillance of the Royal Rooms and report back to the Committee on the status of the premises on August 26, 1976.

B. THAT the interim operating permit issued in respect of the Royal Rooms be not renewed beyond the present expiry date of August 31, 1976, if the premises are still under contravention of the Standards of Maintenance By-law.

INFORMATION:

4. Phasing Out of Cecil Rhodes School - 14th Avenue at Oak Street

The Committee had for consideration letters dated July 26, and July 5, 1976, (circulated) in which a parents' group from Cecil Rhodes School referred to a School Board proposal to phase out the school because of falling enrollment. The group requested the Committee give consideration to pursuing the following program in order to increase the school enrollment in the area and thereby avoiding the necessity for eventual closure:

- encourage good quality government assisted family housing projects in the area;
- use senior government money to buy existing housing in the area and rent to families with children;
- investigate ways of encouraging landlords in apartment buildings to take children, especially on the ground floor. If an amendment to the City Charter is required for this, then seek it;
- the City work with Vancouver General Hospital officials to have hospital-owned houses in the 700 and 800 Blocks West 13th Avenue and the 800 Block West 14th Avenue leased or rented to families with children as they become vacant.

Two parents, Jean Wagner and Jean Swanson, appeared before the Committee on behalf of the group and submitted the problem of declining elementary school enrollment was symptomatic of a much larger problem in the City and unless stable neighbourhoods with a good balance of families with children were encouraged by active planning on the part of City Council, whole areas would become enclaves for singles and childless couples and the schools would be vacated.

Dr. K. Mirhady, Chairman of the Vancouver School Board, who was accompanied by Dr. Wormsbecker, Deputy Superintendent, Mr. J.E. Robertson, Head of Business Administration, and Mr. Bob Yates, Planning Assistant, advised present enrollment at Cecil Rhodes School totalled 84 children and it was proposed to phase the school out over the next three to four years to enable the students already enrolled to complete their elementary education as long as there were sufficient numbers to carry on. No further enrollment would be made. In response to questions Dr. Mirhady stated the situation could be reconsidered if City Council took steps to encourage more family housing in the area and children started to move back to the neighbourhood. Dr. Mirhady felt it would be practical for City and School Board planners to jointly discuss population trends in the City and endeavour to identify areas where changes in either growth or decline of school-age population could be anticipated.

Alderman Boyce agreed to act as liasion between School Board and the Committee in any future discussions on this aspect.

Following discussion it was

RESOLVED,

A. THAT the Director of Planning be instructed to meet with School Board officials, representatives of senior levels of government, and C.M.H.C. for joint discussions on population trends and probable affect on the decline or growth of school enrollments in all areas of the City and report back to the Committee in September/October.

B. THAT the Director of Planning be instructed to consider and report back to the Committee on:

1) methods whereby government assisted family housing projects can be encouraged in the area surrounding Cecil Rhodes School;

Cont'd . . .

Clause 4 Cont'd

2) the possibility of using senior government funds to purchase existing housing in the area for rent to families with children;

3) investigate methods whereby landlords of apartment buildings can be encouraged to rent to families with children, particularly ground-floor accommodation.

FURTHER THAT the Director of Planning initiate discussions with Vancouver General Hospital to discuss the lease or rental of Vancouver General Hospital residential property in the 700 and 800 Blocks West 13th Avenue, and 800 Block West 14th Avenue to families with children, as they become vacant.

5. 951 East 8th Avenue - Anavets Senior Citizens Housing Project

On June 24, 1976, after hearing a presentation from Mr. T.E. Fontaine, Secretary, Army, Navy, and Air Force Veterans in Canada, expressing concern that proposed rezoning could adversely affect the organization's senior citizen housing project in the 900 Block East 8th Avenue, the Committee instructed the Director of Planning to submit a status report at the July 29, 1976, meeting.

In a Manager's Report dated July 20, 1976, (circulated) the Director of Planning reported the Urban Design Panel had recommended the renewal application for the Anavets Project be approved, and the N.I.P. Committee for the area had approved the development proposal by general consensus although there had been some opposition expressed regarding the construction of a high-rise building in the area. The Director of Planning made reference to the fact the project was one of eleven housing projects selected by the Provincial Government to receive provincial assistance on a first priority basis. Because of the history of the development and because there was a funding commitment from senior levels of government approval had been given for a renewal of the period of validity of the Development Permit until December 31, 1976.

It was

RESOLVED,

THAT the Manager's Report dated July 20, 1976, be received for information.

6. C.M.H.C. Grants and Mortgage Loans to Non-Profit Societies

The Committee had for consideration a Manager's Report dated June 21, 1976, (circulated) in which the Director of Finance commented on points raised by Mr. P.R.U. Stratton, B.C. Housing Foundation, in a letter dated June 8, 1976, requesting City intervention in securing C.M.H.C. funds to purchase and rehabilitate older properties in the downtown eastside.

The Director of Finance in his report advised Mr. Stratton's proposal had some merit but should be investigated further on an individual project basis.

It was

RESOLVED,

THAT the Manager's Report dated June 21, 1976, be received for information.

7. 420 East Hastings Street -
Compliance With Standards of Maintenance By-law

On June 3, 1976, after considering a number of vacant properties in the downtown eastside, the Committee recommended an Order be issued to the owner of 420 East Hastings Street requiring him to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law. On June 15, 1976, Council endorsed the recommendation and instructed the Director of Legal Services to prepare the necessary resolution.

In a Manager's Report dated July 13, 1976, (circulated) considered by the Committee this day, the Director of Permits and Licenses stated in part:

> "The detailed inspections necessary to provide the information for the Director of Legal Services showed that a further amount of vandalism had occurred in the building and that the cost of carrying out the necessary repairs might be excessive and is now estimated to be approximately $100,000.
>
> In view of this information the Chairman of the Standing Committee of Council on Housing and Environment requested that the matter be referred back to his Committee for further consideration."

Following discussion, it was

RESOLVED,

THAT the Director of Permits and Licenses be instructed to report back to the next meeting of the Committee on alternative proposals for proceeding with a test case for non-compliance under the Standards of Maintenance By-law.

8. 1799 Cedar Crescent -
Standards of Maintenance By-law

On June 24, 1976, after hearing a delegation from D.E.R.A., complaining about the condition of a basement suite at 1799 Cedar Crescent, the Committee recommended the Director of Permits and Licenses be instructed to carry out the necessary enforcement procedures in respect of the subject premises and report back to the Committee.

The Director of Permits and Licenses addressed the Committee and advised an Order had been issued in respect of exterior conditions however, his staff had not been successful in gaining entrance to inspect the interior of the premises. Dr. Bryson produced a number of letters from tenants and former tenants of 1799 Cedar Crescent (on file in the City Clerk's Office) stating they were satisfied with their accommodation and referring to sickness in the owner's family which prevented her from communicating with the City at this time. Dr. Bryson referred to one letter from a 92 year old tenant who had resided at the address for many years.

It was

RESOLVED,

THAT the Director of Permits and Licenses be instructed to continue his efforts to communicate with the owner of 1799 Cedar Crescent and report back to the August 26, 1976, meeting of the Committee.

9. Charges for Garbage Collection from Strata Title Properties - Strata Plan Owners' Association of B.C.

The Committee had for consideration a brief dated July 29, 1976, (on file in the City Clerk's Office) presented by Strata Plan Owners' Association of B.C., concerning charges for garbage collection from Strata Title properties and claiming the new policy introduced by the City on January 1, 1976, providing for reduced pick-up charges from condominium/strata title dwellings, using a formula recommended by the City Engineer, was discriminatory and unjustified.

Mr. Gerry Fanaken, President of Strata Plan Owners' Association, spoke to the brief.

Mr. R.C. Boyes, Deputy City Engineer, advised any change in the system of garbage pick-up from condominium and strata title properties would involve a policy decision by Council, and following discussion it was

RESOLVED,

A. THAT the City Engineer be instructed to consider the brief submitted by Strata Plan Owners' Association and report back to the Committee.

B. THAT the subject brief be received for information.

10. 1168 East Hastings Street - Standards of Maintenance By-law

The Committee on June 24, 1976, when considering a report from the Director of Permits and Licenses concerning 1168 East Hastings Street recommended the premises be posted with a sixty-day notice requiring the owners to bring the premises up to standard under the provisions of the Standards of Maintenance By-law. Council approved the recommendation on July 13, 1976.

The Director of Permits and Licenses in a verbal status report advised the Committee legal proceedings had been initiated.

It was

RESOLVED,

A. THAT the Director of Permits and Licenses be instructed to report back to the August 26, 1976, meeting of the Committee on the status of 1168 East Hastings Street.

B. THAT the verbal report of the Director of Permits and Licenses be received for information.

RECOMMENDATION:

11. Five-Year Plan - Housing Component

City Council at its meeting on July 27, 1976, when considering the Five-Year Plan, referred the detailed breakdown of the $5 million housing component to the Committee for consideration.

During discussion the Committee felt it should be clearly spelled out to the electorate the $5 million was for land acquisition and not for house building.

Cont'd . . .

Clause 11 Cont'd

It was

RECOMMENDED,

THAT Council approve the following breakdown of the $5 million for housing in the 1977-81 Five-Year Plan:

(i) Revolving housing fund - $3 million
(ii) Potential subsidy fund - $2 million

FURTHER THAT the guidelines for eligibility for the $2 million subsidy fund be housing for senior citizens, housing for low income families as defined by Federal/ Provincial guidelines, housing for the handicapped and housing for other special needs, e.g. low income single persons.

The meeting adjourned at approximately 3:25 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 716-717 & 722

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 29, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 29, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Boyce
Alderman Kennedy
Alderman Marzari (Clauses 2-4)
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. "City of Vancouver" Book

The Committee had before it for consideration a Manager's report dated July 13, 1976 and a memorandum dated July 12, 1976 from the City Legal Department (copies circulated) on additional costs incurred by J.J. Douglas Ltd, publishers of the "City of Vancouver" book.

A representative of the Social Planning Department and Mr. Douglas appeared before the Committee on this matter.

The representative of the Social Planning Department reviewed the comments of the Acting Director of Social Planning contained in the Manager's report dated July 13, 1976, noting that the $7 dollars cost per copy for the 5,000 books ordered by the City has increased to $8.85 with the result that it appears the publisher is subsidizing the City by $8,400. For this reason the Acting Director of Social Planning recommended the City pay half the amount of the extra cost.

Mr. Douglas explained to the Committee that his company was asked to produce a high quality art book, that the $7 dollars per issue cost was based on estimates prepared over a year ago and that in the interim publishing costs increased substantially.

During discussion it was noted by the Committee that it remains unknown how many copies of this book will be sold in the future; that therefore it is unknown whether the publisher will lose money.

It was noted that the City Legal Department, in the memorandum of July 12, 1976, advised that the City is legally liable to pay the increased cost. Following further discussion it was

RECOMMENDED

THAT subject to verification that costs, not including internal overhead, exceeded estimates by $1.85 per book, a sum equal to one-half the amount of overrun on 5,000 copies of the "City of Vancouver" book (estimated $4,200) be paid by the City to J.J. Douglas Ltd.

Cont'd . . .

INFORMATION

2. Real Property Taxation for Senior Citizens' Housing

The Committee had before it for consideration a Manager's report dated July 15, 1976 (copy circulated) in which the Director of Finance outlined current City policy on the taxation of senior citizens' housing projects; explained how current senior government subsidies affect this position and proposed that the City seek Charter Amendments to allow the taxation of all senior citizens' housing projects.

Provision could be made for a hardship appeal to Council by senior citizens' housing operators whose operating costs would be increased by taxation to the extent of requiring substantial rental increases.

The Director of Finance and other members of his Department spoke to the Committee on this matter, and it was noted on Page 3 of the Manager's report that the current situation means that the City is subsidizing senior citizens' housing by $550,000 when senior governments can provide that subsidy if the project requires it.

There was a considerable amount of discussion on this report during which the Committee noted the proposals contained in the report might have an adverse effect on senior citizens' housing projects built 20-30 years ago, as such buildings have low rental rates and may not qualify for subsidies. The observation was made that the City, in endeavouring to collect taxes,could end up penalizing senior citizens by causing increased rents.

The Committee conceded it could see the rationale behind the intent of the report but noted there are some unknown factors involved,particularly the impact on older senior citizens' housing projects. The Committee felt it should have additional information on what impact the proposals contained in the report would have on such buildings. It was also suggested that the Standing Committee on Housing may have some comments on the proposals contained in the report, and following consideration it was

RESOLVED

THAT the Manager's report dated July 15, 1976 on Property Taxation of Senior Citizens' Housing be referred back to the Director of Finance with the request that he provide additional information as to the impact of the proposals contained in his report on senior citizens' housing projects built 10-30 years ago.

RECOMMENDATION

3. Development Permit Fees

The Committee had before it for consideration two Manager's reports dated July 14, 1976 and July 9, 1976 (copies circulated), the former containing a report from the Director of Finance and the latter containing a report from the Director of Planning.

Cont'd . . .

Clause #3 continued:

It was noted during discussion that the only area in which the two Department Heads disagree is in the additional costs involved in processing development permit applications for the Central Area, with the Director of Finance estimating this cost to be $114,770 and the Director of Planning suggesting the cost to be $72,600.

It was noted during discussion that the Director of Planning concurs with the July 14, 1976 report with the exception of Recommendation C. of the Director of Finance pertaining to a surcharge for development permit applications in the Central Area.

Both the Director of Finance and the Director of Planning spoke to the Committee on this matter,explaining that they had worked together carefully on this matter but could not agree on the costs of development permits in the Central Area.

The Director of Planning pointed out that the Development Permit Board is still under review and that therefore an accurate figure as to development permit processing costs in the Central Area remains unknown at this time. However, it was pointed out that once this Board has been in operation for a year, a more accurate figure could be provided.

During discussion the Committee queried what relation the proposal to increase development permit fees has to the Federal Wage and Price Guidelines and was told by the Director of Finance that the City is merely endeavouring to recover its costs, not to make a profit, and is therefore not subject to the Federal Wage and Price Guidelines.

On the matter of the disparity between the cost estimates of $114,770 provided by the Director of Finance and the $72,600 suggested by the Director of Planning, staff replied this is because of a difference of opinion on what to include in calculating Central Area development permit costs. Following further discussion it was

RECOMMENDED

A. THAT Council adopt the level of fees as shown in Appendix 2 of the City Manager's report dated July 14, 1976 to effect a 100% recovery of development permit costs;

B. THAT Council maintain a 50% fee for preliminary development permit applications, with a minimum of $50 and a maximum of $150;

C. THAT the proposal to apply a 25% surcharge to development permit applications in the Central Area be deferred for re-consideration within one year when the new development permit process has been in operation for sufficient time to permit an accurate assessment of costs;

D. THAT changes to development permit fees be effective from the date of passing the amending By-law by Council;

E. THAT there be an additional charge of 10% of the original application fee for each amendment initiated by an applicant to his original application;

F. THAT the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee By-law.

Cont'd . . .

4. Policy Regarding Renewal of Grant Applications

Vancouver City Council at its meeting on June 15, 1976 referred the following resolution of the Community Services Committee to the Finance and Administration Committee for consideration:

"THAT the matter of Council establishing a policy respecting resubmission of a grant request by an organization whose grant application had been refused by City Council in the same year be forwarded to Council for consideration."

The Acting Director of Social Planning appeared before the Committee on this matter and pointed out that in his six or seven years of processing grant applications, the Department for the first time this year encountered a situation where a grant applicant who did not receive a grant and whose appeal was turned down, reapplied in the same year for the same amount.

The Acting Director of Social Planning pointed out that this reapplication posed a dilemna to his Department as such a situation had not previously been encountered and that no City policy exists respecting the resubmission of a grant request by an organization in the same year when it has been give due process and refused by City Council.

The Acting Director of Social Planning urged the Committee to recommend that Council adopt a policy on this matter and, following consideration it was

RECOMMENDED

THAT Council adopt a policy with respect to grant applications that if an organization's application for a grant to conduct a particular program or service is turned down by Council, the organization may not reapply for the same grant in the same calendar year.

INFORMATION

5. Penalty for Late Payment of Taxes

A member of the Committee raised the matter of penalties for late payment of taxes,stating he had received a number of complaints that persons who had missed the deadline by a day or two had to pay the full penalty of 4%, the same as a taxpayer who may have missed the deadline by a month or more. The member suggested the penalty should be adjusted to 1% per month (i.e. the longer the payment is delayed, the heavier the penalty).

The Director of Finance responded that the City has had a rigid policy on this matter for many years; however, following brief discussion it was

RESOLVED

THAT the Director of Finance be requested to prepare a report to the Standing Committee on Finance and Administration on the matter of penalties for late payment of taxes.

The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 722

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JULY 29, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 29, 1976 at approximately 3.30 p.m.

PRESENT: Ald. Bowers, Chairman
Ald. Bird
Ald. Cowie
Ald. Harcourt
Ald. Kennedy

CLERK TO THE COMMITTEE: M. L. Cross

INFORMATION

1. Development Permit Application #74641
Temporary Structure - 1601 West Georgia Street

The Committee considered an information report of the City Manager dated July 22, 1976 (on file in the City Clerk's office) in which the Director of Planning advises that a development permit application is being processed for the erection of a 42' x 100' temporary 11' open-sided structure on the Bayshore Inn parking lot for the period September 11-19, 1976 (Boat Show).

RESOLVED

THAT the report of the City Manager dated June 22, 1976 be received.

2. Development Permit Application #74688 -
2199 Commissioner Street - Norpac Fisheries

The Committee considered an information report of the City Manager dated July 22, 1976 (on file in the City Clerk's office) in which the Director of Planning advises an application is being processed for the erection of a 140' x 150' three storey building to be used for fish packing and processing. Mr. T. Nonay of the Planning Department advised that a previous development permit application indicated provision of a viewing platform. This has not as yet been provided but the drawings supplied with the current application show that the viewing platform will be provided.

RESOLVED

THAT the report of the City Manager dated July 22, 1976 be received.

Cont'd.....

RECOMMENDATION

3. Proposed Office Development - 8th Avenue and Quebec Street

The Committee had before it, correspondence from Mr. M. Weller of Paul Smith Associates, Architects (copy circulated) in which it is noted that a development permit application for an office building at the above location was refused as "it is considered an unsuitable use in M-1 zone, having regard to the existence of ample commercially zoned property in the City in which to locate offices."

Mr. T. Droettboom, Overall Planning Division, advised that the decision of the Director of Planning in this case was particularly difficult. The Department is working towards obtaining a consistent policy on offices in M-1 Industrial Districts based on the GVRD policy of decentralization of offices. The offices that are now being allowed should show a need for the location or be necessary to the industries in the area. It was the opinion of the Director of Planning that an architectural office did not fit either of these criteria.

Mr. M. Weller with the aid of a model, described the proposed office development to the Committee. Due to the fact that most of the other buildings in the surrounding area contain offices, and the fact that this proposed development is at the extreme corner of an M-1 zone, Mr. Weller asked that a further look be taken at the decision of the Director of Planning.

Mr. Droettboom pointed out that if this site is approved for an office, it becomes difficult not to approve other sites for offices as well in any of the M-1 zones.

Mr. Youngberg, Assistant Director, Area Planning, noted that this development is for a conditional use in an M-1 District. The Director of Planning examined the application and refused same. The applicant could have filed an appeal with the Board of Variance within 15 days of the refusal but he did not do so. With special permission of the Board, he could still appeal the decision of the Director of Planning.

Some of the Committee members felt that this should be reconsidered.

RECOMMENDED

THAT the Director of Planning be asked to reconsider his decision on this particular development permit application on the basis of the site being surrounded by existing offices that do not appear to be related to industrial uses.

(Aldermen Bowers and Harcourt wished to be recorded as opposed).

Cont'd.....

4. Boundaries of Park Reserve in Block 43, D.L. 139
E/S Camosun Street - 20th and 21st Avenues

The Committee had before it the following information (copy circulated):

(a) City Manager's report dated March 19, 1976

(b) Extract from Part Report of the Standing Committee on Planning and Development dated April 8, 1976 and Council's action of April 27th, 1976

(c) Letter dated May 18, 1976 from the Board of Parks and Recreation

(d) Letter dated July 6, 1976 from Mr. R.P. Murdoch, University Endowment Lands, Administration Office.

Park Board Commissioners E. Atkinson, W. Gibson and B. Keefer were present for the discussion.

The Chairman noted that Council on April 27, 1976 approved the sale of 19 lots (Appendix C of the Manager's report dated March 19, 1976). The Parks Board have requested that only seven lots be sold (Park Board letter dated May 18, 1976) and consideration of the final boundaries of the park reserve be deferred pending a decision by the GVRD and Provincial Government on the whole area.

Mr. R. Youngberg, Assistant Director, Area Planning, advised that the two lots (Lots 15 & 16) on the south side of 20th Avenue that the Park Board have suggested for sale have a sewer easement running through them. The approved scheme, while showing two lots for sale, is three existing lots (Lots 15, 16 & 17).

Members of the Committee felt that the northerly eight lots indicated on Appendix C of the Manager's report dated March 19, 1976 should be marketed.

With respect to the letter from Mr. R. Murdoch, the Committee felt that he should be advised that a decision on whether any part of the land is to be included in the proposed ecological reserve, would be left to the Parks Board.

RECOMMENDED

A. THAT the northerly eight lots indicated on Appendix C of the report of the City Manager dated March 19, 1976 be marketed and the sale of the remaining eleven lots approved for sale by Council on April 27, 1976 be deferred until a decision on the whole park area has been arrived at.

B. THAT Mr. R. Murdoch be advised that a decision on whether any part of the land is to be included in the proposed ecological reserve, would be left to the Parks Board.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 123

STREET NAMING COMMITTEE

On March 15, 1976, the Street Naming Committee, consisting of representatives of the Planning Department, Department of Permits and Licenses, City Engineer and City Clerk, considered plans indicating dedicated roads in various areas of the City - Langara, Musqueam, east end of False Creek and Phase 1, Area 6 False Creek. A decision on the roads in Musqueam and Area 6 False Creek was left to the meeting of the Committee held on July 26, 1976.

After consideration, the Committee recommended the following names for the dedicated roads:

(a) Langara

- dedicated road from 49th Avenue to provide access to the Langara Golf Course to be known as Alberta Street (see attached Plan marginally numbered LF7781)

(b) Musqueam

- dedicated road between existing Staulo Crescent and 51st Avenue to be known as Staulo Crescent (see attached Plan marginally numbered LF7356)

(c) East end of False Creek

- dedicated road west of Main Street to be known as Terminal Avenue (see attached Plan marginally numbered LF6373)

(d) False Creek - Phase 1 Area 6

Proposed names for this area were submitted by the False Creek Development Group in reports to the Committee dated March 12 and July 16, 1976 (copies circulated).

- dedicated roads north of 6th Avenue to be known as:

Alder Crossing
Lamey's Mill Road
The Castings
Foundry Quay
Ironwork Passage
Forge Walk
Scantlings
Sitka Square
School Green
Charleson
Greenchain
Sawyer's Lane
Sawcut
Millbank
Ferryrow
Millyard
Leg-In-Boot Square
Bucketwheel
Stamp's Landing
Markethill
Moberley Road

(see attached Plan marginally numbered LF7386)

RECOMMENDED:

THAT the above street names be approved and the Director of Legal Services be instructed to prepare the appropriate amending by-law to By-law No. 4054 being the Street Naming By-law.

FOR COUNCIL ACTION SEE PAGE(S) 724

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 10, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 10, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Repeal of Various District Schedules and Text Amendments

An application has been received from the Director of Planning as follows:

(a) Repeal of Various District Schedules

As a consequence of developing new District Schedules in the Zoning and Development By-law No. 3575, particularly the establishment of the (W.E.D.) West End District (D.D.) Downtown District and (C-3A) Commercial District, eight District Schedules are proposed to be repealed.

The eight District Schedules proposed to be repealed are listed below:

(RS-3) One-Family Dwelling District	(CM-1A) Commercial District
(C-2A) Commercial District	(CM-2) Commercial District
(C-3) Commercial District	(CM-2A) Commercial District
(C-5) Commercial District	(P-1) Parking District.

(b) Text Amendment to the (M-1) & (M-2) Industrial District Schedules

An office building as a conditional use in the (M-1) and (M-2) Industrial District Schedules must currently conform to the vertical light angle provisions of the (C-3) Commercial District, which is one of the District Schedules proposed to be repealed. An application has been made to amend the (M-1) and (M-2) Industrial District Schedules as follows:

(i) by deleting the words "subject to it conforming to the vertical light angle provisions of the (C-3) Commercial District" immediately after the words "Office Building" in Section 2, Subsection A.

(ii) by inserting Subsection J "VERTICAL LIGHT ANGLES FOR OFFICE BUILDINGS" immediately following Section 1, Subsection H "OFF-STREET LOADING SPACES".

(See attached Draft By-law)

(c) All Consequential Amendments

(See attached Draft By-law).

cont'd

Repeal of Various District Schedules
and Text Amendments (cont'd)

The Application was approved by the Director of Planning and the Vancouver City Planning Commission

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Bowers,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

(Draft By-laws referred to are on file in the City Clerk's Office)

2. False Creek - Proposed Area Development Plans

An application was received from the Director of Planning to amend the Western boundary of Area 6 and adopt two Area Development Plans in False Creek Comprehensive Development District (F.C.C.D.D.) as follows:

(a) to amend the most westerly boundary of Area 6, being a projection of Alder Street, to a position in the vicinity of Granville Bridge as detailed on the draft plan.

(b) to consider the adoption of specific development plans for the area designated as AREA 6, PHASE 2 in FALSE CREEK, as indicated on the map. A predominantly residential development, comprising up to 750 dwelling units and including up to 120,000 square feet of commercial floor space in a park-like setting is proposed.

(c) to consider the adoption of specific development plans for the area designated as AREA 10A, FALSE CREEK, as indicated on the map. A development comprising up to 540 dwelling units and including up to 252,000 square feet of commercial floor space and new facilities associated with the existing fishermen's marina is proposed.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Mayor then called for speakers and the following addressed Council on this matter:

- Mr. G. McGavin, on behalf of the Board of Trade, stressed that a full-sized (225' x 360') playing field be included in Phase 2 of Area 6 in False Creek.

- Mr. P.R.U. Stratton recommended that housing be cut back to allow open space to be brought up to minimum standards for the population planned. Mr. Stratton also supported the Board of Trade's request for a regulation-size playing field.

- Mr. Lloyd Whalen, Save Our Parkland Association, requested that the whole of Phase 2 be kept for open space and that destination parks include a regulation-size playing field.

- Mr. John Parker, Fairview Slopes Residents/Owners, requested less housing and more open public park space.

- Mr. Chris Shelton requested more rental accommodation for low and moderate incomes.

- Commissioner Bowie Keefer, Park Board, requested that housing be reduced and more open space be reserved.

cont'd....

False Creek - Proposed Area
Development Plans (cont'd)

- Mr. Garton representing property owners at 1530-1540 West 2nd Avenue, complained that high buildings planned will block their view. They were restricted to low rise buildings and feel the buildings planned in False Creek should also be restricted or that they be allowed to build high rise buildings.

- Mr. Philip Langridge representing owners of Galbraith & Sulley and Sigurdsons properties located on Birch Street, complained that access to the properties is cut off by the proposed scheme.

  The Engineering Department advised they are aware of this and meetings are scheduled to resolve it.

- Commissioner Wm. Gibson, Park Board, requested that open space in Phase 2 be consolidated to allow for a regulation-size playing field.

The Mayor noted that C.M.H.C. plans to provide very substantial amounts of park space on Granville Island and there would be space for a regulation-size playing field there if public opinion demands it.

Mr. Hickley of the Planning Department reviewed the proposed development and submitted changes as follows:

"Area 10A - Area Development Plan

The wording on page 9 of the proposed Area Development Plan for Area 10A be amended as follows:

'Under the heading of "Public Open Space" Clause 5 should read:

5. All public open space shall be developed and maintained by the owners of the development.'

This proposed amendment arises because some of the open space is located on National Harbours Board property but will be developed and maintained by the B.C.C.C.U. and/or future condominium or other owners of the properties."

"Area 6 Phase 2 - Area Development Plan

The wording and the associated diagram 5 on pages 10 and 11 of the proposed Area Development Plan for Area 6 Phase 2 be amended as follows:

'1. In diagram 5 the "utility alignment" be deleted.

2. Under the heading of "Vehicular Circulation and Parking" clause 4 be deleted and replaced by

4. A right-of-way shall be provided in the public park space to serve as part of the continuous pedestrian and bicycle pathway system, and for underground utilities as required.

5. The pedestrian/bicycle/utility right-of-way shall be designed and maintained to standards acceptable to the City Engineer and Fire Chief. It may be used by emergency vehicles and for the purposes of maintaiing the utilities.'

This proposed amendment arises from the special needs of the City Engineer. It is noted that at some future date (when construction of the housing is underway or complete and when

cont'd....

False Creek - Proposed Area
Development Plans (cont'd)

the public park space has been designed) to dedicate this right-of-way in order to ensure free passage of emergency vehicles. The purpose of dedication would be to invoke the powers of the Street and Traffic By-law. This decision will depend upon the patterns of use of the public park space and upon the design and development of the adjoining sections of Granville Island."

MOVED by Ald. Rankin,
THAT the amendments as outlined above be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the amendment of the most westerly boundary of Area 6, being a projection of Alder Street, to a position in the vicinity of Granville Bridge as detailed on the draft plan, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT no action be taken to consider the adoption of specific development plans for the area designated as AREA 6, PHASE 2 in FALSE CREEK, as indicated on the map.

- LOST

(Aldermen Bowers, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the adoption of specific development plans for the area designated as AREA 6, PHASE 2 in FALSE CREEK, as indicated on the map, and as amended above, be approved.

- CARRIED

(Aldermen Bird, Boyce, Kennedy and Sweeney opposed)

MOVED by Ald. Harcourt,
THAT the adoption of specific development plans for the area designated as AREA 10A, FALSE CREEK, as indicated on the map, and as amended above, be approved.

- CARRIED

(Alderman Marzari opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:30 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 10, 1976, adopted on August 24, 1976.

A. Phillips
MAYOR

L. N. Lott
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 12, 1976

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 12, 1976, in No. 1 Committee Room at approximately 10:30 a.m.

PRESENT: Deputy Mayor Sweeney
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt and Rankin

ABSENT: Mayor Phillips
Alderman Kennedy
Alderman Marzari
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements by Petition

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Sweeney in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement and Curbs (Higher Zoned), Pavement and Curbs (Collector Streets), Lane Pavements (Higher Zoned), P.C. Concrete Sidewalk on the Initiative - Schedule #438

The Court received from the Collector of Taxes, Schedule #438 listing 23 local improvement projects at various locations on the initiative.

Projects 11, 21 and 23 were defeated as petitions had been received from more than one-half of the owners representing more than one-half of the total assessed value of the properties affected which are therefore deemed to be sufficiently signed petitions against the proposed works.

The Court also noted requests submitted by the Collector of Taxes to adjust the measurements on items 8 and 15.

MOVED by Ald. Cowie,
SECONDED by Ald. Rankin,
THAT Schedule #438 as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

cont'd....

Local Improvement Subsequent
Procedure - Schedule #438

The Council heard the following representations speaking for or against the projects listed:

	Project No.	Comments
Mrs. J. Lebrooy and Mrs. Chyzyk	11 & 23	Both of these delegations filed letters in support of the projects, however, both petitioners feel that as Chestnut Street is used as a main thoroughfare, the City should pay for the improvements alongside the residential properties.

An Engineering Department representative advised that the sidewalk situation along Chestnut Street is grave because it is used by people visiting both museums, the Planetarium and the Archives. The situation is further aggravated because there is no path through Vanier Park to these facilities. Mr. Townsend suggested that the Engineering Department could meet with the Park Board to discuss the possibility of reasonable access from Greer to the public facilities which would alleviate the situation somewhat.

Mr. James Lee	3	Indicated that eight of the petitioners out of the thirteen who signed were opposed. These eight are owners of nine single-family dwellings most of which are used as rooming houses.

The City Treasurer and Collector advised that because of the value of the two other properties in this project, there was not sufficient value to defeat the project.

Mr. Roy Berlet	13	Owns a single-family home behind the Safeway. The land in question is very much used by traffic coming out of the Safeway parking lot. He suggested that in future when land is being rezoned for commercial use in a mainly residential area, the developer be required to pay for paving of the access lane.

The City Engineer explained that where lane paving involves both residential and commercial properties, the residential property owners' share is based on residential rates and not commercial.

MOVED by Ald. Cowie,
THAT projects 11 and 23 be deferred pending a meeting of the City Engineer with the Park Board and the residents on the matter of a walkway through Vanier Park to the public facilities in the area.

- CARRIED UNANIMOUSLY

cont'd....

Local Improvement Subsequent Procedure
Schedule #438 (cont'd)

The Council also noted letters received from the following which were circulated at the meeting:

(a) Kebet Holdings Ltd. - In favour of Project #5.

(b) Shell Canada Ltd. - Objecting to Project #1.

(c) Mr. D. Thorne - Objecting to Project #14.

The Council then considered the following report of the City Manager dated August 5, 1976, in which the Deputy City Engineer reported:

"GENERAL

Projects for street pavements and curbs, lane pavements and a sidewalk on the 'Initiative Principle' have been advanced under the provisions of the Local Improvement Procedure and will come before a Court of Revision on August 12, 1976.

The projects are identified as follows:

	Schedule	Item	Type
Initiative	438	1-10	Pavements and Curbs (Higher Zoned)
		11&12	Pavements and Curbs (Collector Streets)
		13-22	Lane Pavements (Higher Zoned)
		23	P. C. Concrete Sidewalk

DEFEATED PROJECTS

The following projects have been defeated:

Schedule	Item	Type
438	11	Pavement and Curbs (Collector Streets)
	21	Lane Pavement (Higher Zoned)
	23	P. C. Concrete Sidewalk

CAPITAL FUNDS

The City's share of these improvements is available in the 1976 Streets Capital Budget.

TENDER NO. 768

Tenders for curbs, pavement and surfacing on these projects were opened on July 28th, 1976, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order except for a minor discrepancy which does not affect the lowest bid. Tabulations of Tender No. #768, the average unit prices for major items of work included in this tender and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by the Department and the total cost of the contract may vary according to actual quantities measured during construction.

RECOMMENDATIONS

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

(a) The 'Initiative' projects in Schedule 438, except the defeated projects, Items 11, 21 and 23, be undertaken.

cont'd....

Local Improvement Subsequent Procedure
Schedule #438 (cont'd)

(b) Contracts be awarded to the low tenderers as follows:

i) Imperial Paving Limited,
4781 Byrne Road,
Burnaby 1, B. C.

Project A $262,860.00

Construction of P. C. concrete curbs and gutters, and asphaltic concrete pavements and surfacing and P. C. concrete sidewalk on streets.

ii) Columbia Bitulithic Ltd.,
P. O. Box 34225 Postal Station D,
Vancouver, B. C.
V6J 4N7

Project B $ 95,863.00

Construction of P. C. concrete curbs and gutters and asphaltic concrete pavements (commercial and residential) on lanes.

(c) Contracts satisfactory to the Director of Legal Services to be entered into.

(d) The bid bonds of the unsuccessful tenderers to be returned.

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services."

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the recommendation of the City Manager contained in the foregoing report dated August 5, 1976, be approved subject to the amendments made this date.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 11:10 a.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of August 12, 1976, adopted on August 24, 1976.

A. Phillips
MAYOR

L. T. Lutz
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 12, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 12, 1976, at 7:30 p.m., in the Gymnasium of Grenfell Elementary School, 3323 Wellington Street, for the purpose of considering amendments to the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney, and Volrich

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

* * * * * * *

With the consent of the members of Council and the members of the public, rather than take each rezoning application individually, the Mayor requested the Clerk to read the descriptions of all three rezoning applications and the Director of Planning to outline all three proposals, so that the delegations would have an opportunity to speak to one or all of the rezoning applications when they were called upon to speak.

Mr. R. Youngberg briefly outlined the allowed form of development and restrictive conditions of the three rezoning applications.

The following delegations were heard:

Mrs. C. Taulu, representing the Ad Hoc Boundary/Tanner/Price Residents' Committee, submitted a brief (on file in the City Clerk's Office) opposing the rezoning of the west side of Boundary between Tanner and Price as the development originally presented to the community has been altered without the community's knowledge, traffic problems in the area have not been resolved, and the only available playground on the school grounds will have to be used for portables to accommodate the children from the proposed housing.

Mr. B. Lancey of the above Committee re-iterated concerns about the traffic, and stated that if Boundary Road is not widened and the trucks not taken off Joyce Street, the proposed housing should not be constructed.

Mrs. J. Johnson, also of the Ad Hoc Committee, wished some assurance that if the rezoning is approved, the proposed park development would go ahead at the same time as the housing.

Mr. J. McKay, a resident of Nanaimo Street, stated that the street is already a 'speedway', and that he and his neighbours do not want any more 'slum family housing'. Underground parking is dangerous and the Police Department have advised it is difficult to control vandalism.

Messrs. J. McClellan, L. Leclerc, J. Toomey, and W. Rosenmayer, opposed the proposed rezoning of the area generally bounded by Nanaimo, the lane north of 26th Avenue and the B.C. Hydro railway.

Cont'd . . .

Mr. Nathan Davidowicz submitted a brief (on file in the City Clerk's Office) concerning the lack of bus service on Kingsway between Boundary Road and Joyce Street. If the proposed development goes ahead at Foster and Euclid Avenues, the residents would have to walk more than one-half mile to a bus stop.

Mr. L. Taylor opposed the rezoning of the west side of Boundary between Tanner and Price Street.

Mrs. F. Simatos of the Cedar Cottage N.I.P. Committee stated that the area now contains public housing that is a disaster. Why should more be added to an already troubled neighbourhood.

Mr. Wiezereck stated he and his neighbours have tried to develop the east end by fixing up their houses so that people will think of the east end as part of Vancouver and not a 'low rental slum area'.

Mr. R. Glennie stated that property owners were concerned for not only their own houses but the area in which they live. People who rent would not have the same long range view of maintaining an area as would the existing residents.

Mr. R. Allen of the Cedar Cottage area feels that the school populations are not decreasing and money should be allocated to fix up the schools in the area.

Mrs. A. Binotto felt that money should not be put into public housing developments but should be more readily available for moderate income people who want to build small single-family houses.

The Mayor called for further delegations and no one appeared. The Council considered each application individually as follows:

1. <u>West Side of Boundary Between Tanner and Price Streets</u>

The Council considered the application of the Director of Planning to rezone the west side of Boundary between Tanner and Price Streets from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES:	**Townhouses And Customarily Ancillary Uses**
FLOOR SPACE RATIO:	**Shall not exceed 0.60 and shall be measured as set out in the RS-1 Schedule.**
HEIGHT:	**Shall not exceed three storeys nor 35 feet as measured from the average building grade of Price and Tanner Streets respectively as determined by the City Engineers.**
DWELLING UNITS PER ACRE:	**Shall not exceed 20 Units per acre.**

OFF-STREET PARKING: 1.5 spaces per unit shall be provided.

and subject to the following:

A. Following the enactment of the (CD-1) Comprehensive Development By-Law, and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel, with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

Cont'd . . .

B. The owner shall formally dedicate for lane and road widening purposes as set out in the City Managers Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.

C. The owner shall enter into any required bulkhead and utility easement agreements as determined by the City Engineer.

D. That City Council approve the proposed park development and make arrangements for the Board of Parks and Recreation to take over the care and custody of the parksite and develop it for local purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which further recommends that the total area including both park and housing be included in the CD-1 application and that the use "Park" be included as an allowed use under the CD-1 By-law.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari, and Rankin opposed)

2. Area Generally Bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street

The application to rezone the area generally bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street was received from the Director of Planning and considered by Council.

The CD-1 By-law will restrict the form of development as follows:

USES:	Townhouses Apartment Buildings and customarily ancillary uses (including off-street parking)
FLOOR SPACE RATIO:	Shall not exceed 0.60 and shall be computed as set out in the RS-1 Schedule.
HEIGHT:	Not to exceed two storeys plus a basement nor 35 feet measured from the average building grades of Melbourne and Tyne Streets respectively as determined by the City Engineer.
DWELLING UNITS PER ACRE:	Shall not exceed 23 units per acre.
OFF-STREET PARKING:	One space per dwelling unit shall be provided plus 8 spaces for visitors.

and subject to the following:

A. Following the enactment of the (CD-1) Comprehensive Development By-Law, and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel,

Cont'd . . .

with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities.

B. The owner shall formally dedicate land for a utility easement and road widening purposes as set out in the City Manager's Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.

C. The City Council approve the proposed park development and that the City Council make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which also wished particularly to indicate support for "C" above.

Members of Council noted that should this rezoning application be approved, the park development should proceed simultaneously with the housing.

The Mayor also instructed Mr. R. Gascoyne, Assistant City Engineer, Traffic, to report on the brief submitted by Mr. Davidowicz respecting bus service for the proposed development.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- LOST

(Aldermen Bowers, Boyce, Cowie, Harcourt, Marzari, Rankin, and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the rezoning application be approved subject to the proposed park being developed at the same time as the housing development.

- CARRIED

(Aldermen Bird, Kennedy, Sweeney, and Volrich opposed)

3. Area Generally Bounded by Nanaimo, the Lane North of 26th Avenue and the B.C. Hydro Railway

The application by the Director of Planning to rezone the area generally bounded by Nanaimo, the lane north of 26th Avenue and the B.C. Hydro railway, was considered by Council. The present zones are C-1 Commercial District and M-2 Industrial District. The proposed zone is CD-1 Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

USES: **Townhouses**
Apartment Buildings
and customarily ancillary uses
(including off-street parking)

FLOOR SPACE RATIO: Shall not exceed 0.65 and shall **be computed as set out in the RS-1** Schedule.

Cont'd . . .

HEIGHT:	Height not to exceed three storeys plus cellar or basement nor 35 feet measured from the average building grade of Nanaimo Street as determined by the City Engineer.
DWELLING UNITS PER ACRE:	The number of Dwelling Unites shall not exceed 26 units per acre.
OFF-STREET PARKING:	One space per dwelling unit shall be provided plus 5 spaces for visitors.

and subject to the following:

A. Following the CD-1 Comprehensive Development By-Law and prior to the issuance of a development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel, with due regard to the overall design and the provision and maintenance of useable open space, off-street parking, landscaping, vehicular ingress and egress and garbage collection facilities, and the provision of adequate setbacks and/or berms along the B.C. Hydro right-of-way.

B. The owner shall formally dedicate land for lane and road widening purposes as set out in the City Manager's Report dated July 6, 1976 and consolidate the site into one parcel and register same in the Land Registry Office.

C. The owner shall enter into any required bulkhead and utility easement agreements as determined by the City Engineer.

D. The Scheme of development be designed to accommodate C.M.H.C. design requirements along the B.C. Hydro right-of-way.

E. That City Council approve the proposed park development and make suitable arrangements for the Board of Parks and Recreation to take over the care and custody of the park site and develop it for local park purposes.

The application was approved by the Director of Planning and the Vancouver City Planning Commission which wish particularly to indicate support of Clause 'E' above, referring to the proposed park development.

MOVED by Ald. Sweeney,
THAT the rezoning application not be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

* * * * * *

Cont'd . . .

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

* * * *

The Council adjourned at approximately 10:00 p.m.

* * * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 12, 1976, adopted on August 24, 1976,

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 24, 1976, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce (Ill)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the Minutes of the following meetings be adopted:

(a) Regular Council Meeting - August 10, 1976 (with the exception of the 'In Camera' portion)

(b) Special Council (Public Hearing) - August 10, 1976

(c) Special Council (Court of Revision) - August 12, 1976

(d) Special Council (Public Hearing) - August 12, 1976

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Citizens Coalition on Transportation

It was agreed to defer consideration of this matter, pending the hearing of delegations this afternoon.

COMMUNICATIONS OR PETITIONS

1. Proposed Super-Market Development at 70th and Granville

Council had before it one of a number of letters from residents in the area of the proposed Supermarket development at 70th and Granville requesting to appear before Council on this matter.

Council also noted a reply from the City Clerk to the residents indicating that a Public Hearing on this development is scheduled for September 23, 1976, and suggesting that they defer their delegations to that meeting.

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Proposed Super-Market Development
at 70th and Granville. (Cont'd)

At this time Council agreed to vary the agenda to consider Manager's Report "C" dated August 16, 1976, on the same topic.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT the requests of the residents to make representations to Council on this matter, be received and they be heard at the Public Hearing dealing with the proposed development scheduled for September 23, 1976.

- CARRIED UNANIMOUSLY

2. Per Diem Increase -
Aldermen and Senior Staff.

Mayor Phillips submitted a memorandum, dated August 18, 1976, attached to which was a schedule of travel allowances for both Aldermen and Senior Staff of the G.V.R.D. Municipalities.

The City of Vancouver's present allowance is $25 per diem. The Mayor recommended that Council approve an increase in per diem travel allowance for both Aldermen and Senior Staff to $35.

MOVED by Ald. Bird
THAT the above recommendation of the Mayor be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

3. Fluoridation of Water Supply.

Under date of August 17, 1976, Mayor Phillips submitted a memo to Council in which he suggested a further alternative to those contained in Alderman Rankin's motion, which was also before Council this day. This alternative is:

"THAT Council request change in Provincial legislation to permit municipalities or Water Districts (whichever is the appropriate body) to fluoridate the water supply at their discretion."

Council agreed to vary the agenda to consider the motion of Alderman Rankin at this time. This motion contained the following two alternatives:

"(a) Request a change in legislation which would require that all community water systems be fluoridated.

(b) Request a change in legislation which would permit community water fluoridation with a majority vote."

The Council had before it various requests for delegations.

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Fluoridation of Water Supply (Cont'd)

MOVED by Ald. Rankin
THAT Council recommend that the G.V.R.D. hold evening Public Meetings on the issue of fluoridation alternatives suggested by the Mayor and Alderman Rankin;
FURTHER THAT Alderman Rankin's motion and the Mayor's memo be tabled for one week, pending the G.V.R.D.'s reply to Council's request.

- CARRIED

(Ald. Kennedy opposed)

4. Crosstown Bus Via 25th and 29th Avenues.

Under date of August 20, 1976, the Conference of Local Area Councils Traffic and Transit Committee requested an opportunity to appear before Council to present its proposal for a new crosstown bus service via 25th and 29th Avenues.

MOVED by Ald. Kennedy
THAT the delegation request from the Conference of Local Area Councils Traffic and Transit Committee, contained in their letter of August 20, 1976, be granted.

- CARRIED UNANIMOUSLY

5. "Clunker Week" September 13 - 17, 1976.

Council noted a letter from Outdoors Unlittered dated August 23, 1976, requesting an opportunity to appear before Council this day regarding the above clause in the Manager's Report (Fire and Traffic) dated August 20, 1976.

MOVED by Ald. Bowers
THAT the request of Outdoors Unlittered be granted and that representation from this group be heard this day.

- CARRIED UNANIMOUSLY

It was agreed to vary the agenda to consider the Manager's report (Fire & Traffic) Clause 1, dated August 20, 1976.

Ms. Valerie S. van Veen addressed Council and suggested that Council not accept the recommendations of the City Manager contained in his report dated August 20, 1976. She suggested instead that Council merely endorse the proposal of Outdoors Unlittered to hold a 'Clunker Week' September 13 - 17, 1976, with the object of removing privately-owned derelict vehicles from public and private lands. Ms. van Veen noted that this program would involve no cost to the City.

MOVED by Ald. Kennedy
THAT Council endorse the proposal by Outdoors Unlittered to hold a 'Clunker Week' September 13 - 17, 1976.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 20, 1976

Works & Utility Matters
(August 20, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tender - Supply and Delivery of Mineral Aggregates
Cl. 2: Rental Agreement for Radio Installation at Seton Villa
Cl. 3: Tender Awards
Cl. 4: Improvements to Boundary Road at Kingsway
Cl. 5: Sewer Easement over City-Owned Lots 12 & 13 and 31 and 32 (False Creek)

Clauses 1, 2 and 3.

MOVED by Ald. Sweeney
THAT the recommendations of the City Manager, as contained in Clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Improvements to Boundary Road
at Kingsway.
(Clause 4)

The Assistant City Engineer, Traffic & Transportation, spoke to this report and indicated that his department has been in contact with both Burnaby Parks and Recreation Committee and the Burnaby/Vancouver Parks and Recreation Committee on this matter.

MOVED by Ald. Volrich
THAT the City Clerk be instructed to arrange a meeting, as early as possible, with the interested parties (citizens, Burnaby Council and the Vancouver Park Board) on the whole question of Boundary Road, including the proposed public transit system in this area.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
THAT the Burnaby and Vancouver Engineering Departments approach the Provincial Government to determine its attitude towards the proposal to use a portion of Central Park for road purposes.

- LOST

(Ald. Bowers, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

Sewer Easement over City-owned Lots
12 & 13 and 31 & 32 (False Creek)
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be amended and then approved as follows:

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS

Works & Utility Matters
(August 20, 1976) (Cont'd)

Sewer Easement over City-owned Lots
12 & 13 and 31 & 32 (False Creek)
(Clause 5) (Cont'd)

'It is recommended that approval be granted for execution of agreements to grant a right-of-way to the Greater Vancouver Sewerage and Drainage District to install sewers reserving the right of the City to install and maintain the seawall and for the installation, construction and maintenance of Marina buildings and facilities upon Lots 31 and 32 and 12 and 13.

The terms and conditions of the agreement to be to the satisfaction of the Director of Legal Services.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

Building & Planning Matters
(August 20, 1976)

The Council considered this report which contains thirteen clauses identified as follows:

Cl. 1: Rezoning Application - 3743 West Broadway
Cl. 2: Rezoning Application - 7112 Victoria Drive
Cl. 3: Rezoning Application - 3583 West 40th Avenue
Cl. 4: Cedar Cottage N.I.P. Appropriation - The New School
Cl. 5: Development Permit Applications - 3135 and 3080 West Broadway
Cl. 6: Retention of Dwelling Unit - 74 West 21st Avenue
Cl. 7: Kitsilano N.I.P. - Funds for Serendipity Playschool
Cl. 8: Kitsilano N.I.P. - Funds for Bayview School
Cl. 9: Kitsilano N.I.P. - Kitsilano Area Child Care Society Playground
Cl. 10: Riley Park N.I.P. - Planning Process, Administration (Staff and Budget) and Area Boundary
Cl. 11: Grandview-Woodland N.I.P. - Administration Citizen Involvement and Area Boundary
Cl. 12: Development of City Land - S/W Corner 6th Avenue and Laurel Street
Cl. 13: Rezoning Application - N/S 2500 East 22nd Avenue

Clauses 1 and 2.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(August 20, 1976) (Cont'd)

Rezoning Application -
3583 West 40th Avenue.
(Clause 3)

Council noted a request from Mr. T.K. Johnston, the applicant, to address Council this day on this report.

MOVED by Ald. Kennedy
THAT Mr. Johnston's request be granted.

- CARRIED UNANIMOUSLY

Mr. Johnston addressed Council putting forward arguments why his application to have the westerly 33 feet of his single-family dwelling at 3583 West 40th Avenue, rezoned as originally and has been for the past fifty years or more to C-2.

MOVED by Ald. Rankin
THAT the Director of Planning be instructed to submit Mr. Johnston's application to a Public Hearing.

- LOST

(Ald. Bowers, Cowie, Harcourt, Marzari, Sweeney, Volrich and the Mayor opposed)

No further action was taken on this matter.

Cedar Cottage N.I.P. Appropriation
The New School.
(Clause 4)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Applications
3135 and 3080 West Broadway
(Clause 5)

Distributed today was a letter from Mr. & Mrs.L. Atkinson, Ace Cycle Shop requesting an opportunity to address Council this day on the subject matter contained in this report.

The City Clerk advised Council that a letter had been received from Clark, Wilson and Company, on behalf of the El Matador Restaurant advising that his client is presently on holdiay and requesting that this item be deferred to September 21, 1976, and that they be permitted to appear as a delegation at that time.

MOVED by Ald. Bird
THAT this report be deferred until such time as Mr. & Mrs. Atkinson, Ace Cycle Shop, and representatives of the El Matador Restaurant, are able to appear before Council as delegations.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 20, 1976) (cont'd)

Clauses 6 to 11 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager as contained in Clauses 6, 7, 8, 9, 10 and 11 be approved.

- CARRIED UNANIMOUSLY

Development of City Land - S/W Corner
6th Avenue and Laurel Street (Clause 12)

MOVED by Ald. Marzari,
THAT

(a) Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers be approved as the Team to develop the City-owned land at the southwest corner of 6th Avenue and Laurel Street under the general direction of the Development Consultant and in accordance with the description contained in this report, and subject to the City being given a 45-day option to purchase improvements from Daon Development Corporation and subject to satisfactory financial arrangements with the Senior Governments.

(b) The normal procedures for Development Permit and Building Permit will apply.

(c) The Director of Legal Services be authorized to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in the report of the City Manager of August 20, 1976, as varied by the Council resolution (a) above, and such other conditions as the Director of Legal Services may consider appropriate.

- CARRIED UNANIMOUSLY

Rezoning Application -
N/S 2500 East 22nd Avenue.
(Clause 13)

MOVED by Ald. Harcourt
THAT any development on the City-owned property on the N/S 2500 Block East 22nd Avenue be deferred for at least one year, and that the student capacity of the affected school be reviewed at that time.

- CARRIED UNANIMOUSLY

The Council recessed at 11.00 a.m., and, following an 'In Camera' meeting in No. 3. Committee Room, reconvened in Open Council in the Council Chamber at 11.25 a.m.

B. Accreditation, Constitution and By-laws of the Proposed Employers' Organization.

Council, on August 10, 1976, having received submissions from the Vancouver Municipal Regional Employees' Union and Local 1004 of the Canadian Union of Public Employees, deferred consideration of this item to permit the City Manager and the Director, Labour Relations, Greater Vancouver Regional Districtiion, to report their comments on the Unions' submissions.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Accreditation, Constitution and By-laws of the Proposed Employers' Organization (cont'd)

Submitted this day was a report, dated August 17, 1976, from the City Manager, and a report, dated April 29, 1976, from the City Manager, commenting as requested. Council also had before it for consideration a previous report of the City Manager, dated June 30, 1976 on Accreditation, Constitution and By-laws of the Proposed Employers' Organization, attached to which were two resolutions which Council would have to adopt should they wish to become members of the proposed Employers' Organization. Also attached to the report was a copy of the final draft proposed constitution.

MOVED by Ald. Bowers

THAT resolution No. 2., as proposed by the G.V.R.D. Labour Relations Department with respect to authorizing the Provisional Directors of the Employers Association to apply as an employers' organization to the Labour Relations Board of the Province of British Columbia to be accredited as a bargaining agent on behalf of the City of Vancouver.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt

THAT the reports of the City Manager and the Director - Labour Relations, G.V.R.D. be received.

- CARRIED UNANIMOUSLY

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The Council recessed at 12.00 noon, to reconvene in the Council Chamber at 2.00 p.m.

- - - - - - - - - -

The Council reconvened in Open Council in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following Members present.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Boyce (Ill)
Alderman Cowie (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses & Claims Matters
(August 20, 1976)

Public Market at 1148 Homer Street - License Fee.
(Clause 1)

MOVED by Ald. Harcourt

THAT the Director of Permits and Licenses report back to Council on an appropriate license category and fee for this type of operation.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(August 20, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Clunker Week - September 13 h to 17th, 1976
Cl. 2: Funding for Traffic Signals

Clunker Week - Sept.13-17, 1976
(Clause 1)

For Council action on this clause, see page 3.

Funding for Traffic Signals.
(Clause 2)

MOVED by Ald. Bowers
THAT the installation of the traffic signals and pedestrian signals at Marine Drive and Blenheim Street, and the pedestrian signal at 12th Avenue and St. George Street, at an estimated cost of $31,300 be funded from the 1976 Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Council defer, until 1977, the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue, at an estimated cost of $6,000.

- LOST

(Ald. Bowers, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy
THAT the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue, at an estaimated cost of $6,000, be funded from the 1976 Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Citizens Coalition on Transportation.

Council, at its meeting on July 27, 1976, approved a delegation request from the Citizens Coaltion on Transporation, and instructed that copies of the Organization's brief be made available to the City Engineer well in advance of the presentation.

Council had for consideration the brief from the Citizens Coalition on Transportation, dated July 21, 1976, and a report from the City Manager, dated August 23, 1976.

Messrs. Elgin Ruddell and Bruce Hamilton both addressed Council on behalf of the Citizens Coalition on Transportation and referred to the following recommendations contained in their brief:

Cont'd.....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Citizens Coalition on Transportation (Cont'd)

"1. That there be an immediate halt of all planned truck route expansion in Vancouver.

2. That the transport of goods not interfere with local neighbourhoods or neighbourhood development.

3. That Vancouver City Council support the proposal for a planning commission with representation from all levels of government and equal representation from the Citizens Coalition on Transportation (Lower Mainland B.C.)

This planning commission will be empowered to set terms of reference in order to study, plan and implement recommendations regarding the origin and destination of goods, port development and growth, alternate port locations and the use of rail in the transport of goods, along with all other positive alternatives to the movement of goods."

The report of the City Manager recommended:

" A. THAT Council not endorse the recommendation to halt all planned truck routes and other works, as this would be contrary to many policies of Council and proposals which are not in progress and are designed to relieve truck problems as well as to permit other proposals which Council endorses.

B. THAT Council re-affirm its existing policy to complete the goods movement study which is currently in progress with the Federal Government as well as the rail rationalization study. When these are completed the need for further studies can be evaluated, but not until then.

C. THAT City Council not endorse proposals for a transportation commission other than the creation of the inter-provincial - Regional - municipal transportation commission which is currently being reviewed by the G.V.R.D."

MOVED by Ald. Bowers

THAT recommendations 'B' as contained in the City Manager's report, be approved, and recommendation 'C' be amended and then approved as follows:

'THAT City Council not endorse proposals for a transportation commission other than the creation of the inter-provincial - Regional - municipal transportation commission which is currently being reviewed by the G.V.R.D., and that the G.V.R.D. be requested to consider citizen participation on the proposed transportation commission.'

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Underlining denotes amendment.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Citizens Coalition on Transportation (Cont'd)

MOVED by Ald. Rankin
THAT no additional truck routes be planned for the City, save and except the Commissioner Street route and the study on the Great Northern Cut.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Marzari
THAT the Planning and Development Committee meet with the City Engineer, Director of Planning, proposed G.V.R.D. Transportation Commission and the Citizens Coalition on Transportation to review the status and progress of the Goods Movement Study, for report back to Council.

- LOST

(Ald. Bird, Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 20, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Kitsilano Ice Rink - Staffing and Operating Expenses
Cl. 2: Sunset Ice Rink - Staffing and Operating Expenses
Cl. 3: 1976 Capital Borrowing Program
Cl. 4: Initial Expenses - Meter Checker Program
Cl. 5: Additions to the Centennial Museum
Cl. 6: Police Communications Centre Staffing
Cl. 7: False Creek Ground Leases

Clauses 1, 2 and 4.

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

1976 Borrowing Program
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Marzari opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 20, 1976) (Cont'd)

Additions to Centennial Museum.
(Clause 5)

MOVED by Ald. Bird
THAT the City make a contribution of $25,000 to the Vancouver Museums and Planetarium Association towards the necessary renovations to the Centennial Museum:

FURTHER THAT the source of funds be referred to the City Manager.

- CARRIED UNANIMOUSLY

Clauses 6 and 7.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 20, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Proposed Easement over portion of City Lot - Vicinity of Abbott and Cordova Streets
Cl. 2: Acquisition of Deteriorated Properties - Strathcona Rehabilitation Project
Cl. 3: Rental Review - S/S of Kingsway West of Tyne
Cl. 4: Demolitions - Various Properties
Cl. 5: Lease of City Property - E/S Main Street between Industrial and Terminal Avenues
Cl. 6: Sale to Mennonite Senior Citizens' Society 4.01 Acre Site - 5700 Block Bruce Street

Clauses 1 - 6 inclusive

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 5 and 6, of this report, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

D. Sale to Southvan Foundation
2 acre Senior Citizen's
Site in Langara.

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. 460 West 16th Avenue
Development Permit Application #73608.

Mr. G. J. Vickery spoke briefly to Council on this development.

MOVED by Ald. Harcourt
THAT Council advise the Director of Planning that in its opinion Development Permit Application No. 73608 for 460 West 16th Avenue, should be approved.

- CARRIED

(Ald. Sweeney opposed)

F. Staffing and Funding -
Cordova House - (Hard-to-House
Facility) 368 East Cordova Street.

MOVED by Ald. Marzari
THAT Council authorize an amount of $23,000.00 from the Contingency Reserve Fund, for the purpose of subsidizing the staffing and meal service at Cordova House, for a period of up to six months with a review and report back to Council in three months.

FURTHER THAT the Mayor be requested to communicate with the senior governments and request re-imbursement to the City based on prevailing agreements.

G. Sale of Fresh Fish from a Vehicle
Located at the Gastown Farmers
Market on Sundays.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings Alderman Cowie joined the meeting.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Finance & Administration, August 5, 1976

Department of Travel Industry Presentation of a Study on the Potential for a Convention Centre in Vancouver (Clause 1)

MOVED by Ald. Volrich,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, August 12, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Withdrawal of Neighbourhood Pub Application - 2354-2356 West 41st Avenue
Cl. 2: Neighbourhood Pub Proposal - West 10th Avenue and Sasamat
Cl. 3: Proposed Local Improvement Money By-law for a Community Office in Marpole-Oakridge
Cl. 4: Portuguese Community in Vancouver
Cl. 5: Quarterly Grants Report

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

Quarterly Grants Report (Clause 5)

Council agreed to deal with the Committee's recommendations on grants individually.

(a) Arbutus Work Incentive Society

MOVED by Ald. Rankin,
THAT Council approve a grant of $7,630.00 to the Arbutus Work Incentive Society.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(b) Hellenic School Parents Association

A representative of this group addressed Council and requested that they approve their grant request to enable them to add one additional staff member to their one person office to enable them to effectively carry out their work.

MOVED by Ald. Rankin,
THAT Council approve a grant of $5,610.00 to the Hellenic School Parents Association as requested.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Kennedy opposed)

The Mayor agreed that due to Alderman Boyce's absence through illness, this matter be placed on the next Council agenda.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
August 12, 1976 (cont'd)

Quarterly Grants Report
(Clause 5) (cont'd)

(c) Lower Mainland Stroke Association

MOVED by Ald. Rankin,
THAT Council approve a grant of $5,321.00 to the Lower Mainland Stroke Association.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(d) Cedar Cottage Neighbourhood Services Association

MOVED by Ald. Rankin,
THAT Council approve a grant of $12,750.00 to the Cedar Cottage Neighbourhood Services Association for a Portuguese Community Worker.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

(e) Vancouver Status of Women

MOVED by Ald. Rankin,
THAT Council approve a grant of $6,905.00 to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy and Volrich opposed)

(f) Canadian Council of Christians and Jews

MOVED by Ald. Rankin,
THAT Council approve a grant of $14,500.00 to the Canadian Council of Christians and Jews.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Bowers and Rankin opposed)

MOVED by Ald. Bowers,
THAT Council approve a grant of $4,900.00 to the Canadian Council of Christians and Jews.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT all grants approved this day be required to provide the services and to be subject to the conditions as outlined by the Acting Director of Social Planning contained in the Manager's Report dated July 29, 1976.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, August 12, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Park and Recreation Levies
Cl. 2: Townhouse Proposals in RS-2 and RT-2 Zones of the City
Cl. 3: Monthly Status of Rezoning Applications
Cl. 4: Development Permit Application - Ferry Terminal Foot of Seymour Street

Clauses 1, 3 and 4

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

Townhouse Proposals in RS-2 and RT-2 Zones of the City (Clause 2)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendations C and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Cowie requested and obtained permission to abstain from voting on recommendations C and D)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for August 25, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (New Regulations re M-1 & M-2 District Schedules)

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bowers,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Bowers,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (1234 West 7th Avenue)

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 7, Block 313, District Lot 526, Plan No. 590

(1234 West 7th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Allocation of Land for Lane Purposes (East ½ of Lot 17 and West ½ of Lot 17, Block 294, D.L. 526, Plan 590)

MOVED by Ald. Bird,
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of the East half of Lot 17, and the West half of Lot 17, both of Block 294, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 6, 1976, and marginally numbered LF 7813, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (North 10 feet of Lots 18, 19 and 20, Block 294, D.L. 526, Plan 590)

MOVED by Ald. Bird
SECONDED by Ald. Bowers,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 18, 19 and 20, Block 294, District Lot 526, Plan No. 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Harbour Park Property

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS Council by resolution dated July 27, 1976, has broken off negotiations with the proposed developer for the Harbour Park Property;

AND WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate.

(Amended)

Alderman Kennedy requested and received permission to amend his motion by deleting the first paragraph.

cont'd....

MOTIONS (cont'd)

Harbour Park Property
(cont'd)

The motion as amended and reading as follows was put and CARRIED:

"THAT WHEREAS the right to develop this site within the airspace above the property represents an economic value to the City;

THEREFORE BE IT RESOLVED THAT Council is prepared to consider bids from developers for some part of those rights if the transfer to another site is considered to be architecturally appropriate."

(Alderman Rankin opposed)

2. Escape from Highrise Buildings

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver.

(Amended)

Alderman Kennedy requested and received permission to amend his motion by inserting the words 'Provincial Fire Marshal' in the third paragraph.

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT WHEREAS the subject of escape from highrise buildings is a matter of continuing public concern;

AND WHEREAS it has been demonstrated that the Booth system used in New Westminster appears to have novel advantages;

THEREFORE BE IT RESOLVED THAT the Provincial Fire Marshal, the City's Fire Chief and Chief Building Inspector be asked to report on the Booth system and to advise on the desirability of making the system a requirement in all new highrise buildings in Vancouver."

(Underlining denotes amendment)

ENQUIRIES AND OTHER MATTERS

Alderman Volrich -
Clean Up of Rubble at
Hangar #3 Jericho Beach

referred to a communication he had received from ACSOH advising that the Park Board has requested ACSOH to remove a rubbish pile at Jericho Beach west of Hangar #3. ACSOH has advised that to clean up the rubble west of Hangar #3 would cost between $2,500 and $3,000 if done on a commercial basis.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Clean Up of Rubble at Hangar #3, Jericho Beach

They have requested that either the City's Sanitation Department or some other appropriate agency clean up the rubble at no cost to ACSOH or its principals.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach Park at no cost to ACSOH.

(Amended)

MOVED by Ald. Rankin in amendment,
SECONDED by Ald. Sweeney,
THAT the following be added to Alderman Volrich's motion:

"and the City bill the Federal Government for the cost of removal of this rubble."

- CARRIED

(Aldermen Harcourt, Kennedy and Volrich opposed)

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach Park at no cost to ACSOH, and the City bill the Federal Government for the cost of removal of this rubble."

Alderman Bowers - Tow Away of Cars from Provincial Court Building

advised he has received a number of complaints re Busters towing away cars from the Provincial Court Building at 222 Main Street. The Downtown Parking Corporation originally recommended that the Provincial Government operate this lot with personnel on duty, however, the Provincial Government refused this request.

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,
THAT Council request the Provincial Government to permit the Downtown Parking Corporation to operate the parking lot at the Provincial Court Building, 222 Main Street, with personnel in charge in place of the present tow-away system.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 4:10 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of August 24, 1976, adopted on August 31, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

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WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Tender No. 58-76-5
Supply & Delivery of Mineral Aggregates

The City Manager submits the following report of the City Engineer and Purchasing Agent:

"Tenders for the above were opened by the City Manager on July 26, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

All discounts have been considered when applicable. As local content does not alter the bid order of items meeting specifications the prices reported do not consider local content.

Six bids were received; four for the supply, transportation and unloading of the material and two for the unloading of the material only. As the minor saving ($1,350) involved in awarding a separate contract for unloading would be offset by co-ordination and scheduling costs, all recommendations are based upon one company being responsible for the supply, transportation and unloading of the respective material.

Construction Aggregates Ltd., and Lafarge Concrete Ltd., both tendered a combined product, as an alternative to Items 1 to 4 (these materials are blended together when making asphaltic concrete). Use of the combined product will still require that Items 1 to 4 be used to produce some asphaltic concrete mixes; however, the quantities of Items 1 to 4 required will be reduced. This reduction is estimated to save approximately $35,000.

All prices for Items 1 to 4 shown in this report, and in the working copy of the tabulation which is on file in the Purchasing Agent's office, have been adjusted to reflect the reduced estimated quantities. Prices also include all taxes and charges.

All recommendations in this report are for acceptance of the low bids meeting specifications, with the exception of Items No. 3 & 5. Item No. 3 is for a less expensive alternative material while Item No. 5 is the low effective bid meeting specifications.

Item No. 3, The low bid to meet specifications, was submitted by Pacific Rim Aggregate Ltd.; however, Lafarge Concrete Ltd., tendered an alternate material that has a minor size deviation from specification which will not affect its final usage and will save an estimated $2,500. This material was successfully used last year.

Item No. 5, Lafarge Concrete Ltd., and Blackstone Paving Ltd., submitted bids which were lower than that being recommended, by an estimated $4,500 and $3,000 respectively. The Lafarge product does not meet specifications as the material offered is only 75% crushed, not 100% crushed as required by the City.

The material offered by Blackstone Paving Ltd., has a specific gravity which is approximately 17% greater than material supplied by other bidders. As a result, the City would have to purchase 17% more material to obtain the equivalent volume to that supplied by the recommended bidder. This represents an additional estimated cost to the City, in the amount of $15,000.

It is recommended that the unspecified portions of the material which are to be picked up via City trucks be awarded to three tenderers. This will enable the material for each job to be picked up from the location that produces the lowest on-site cost for that particular location (taking the City's hauling costs into account). It is estimated that this portion of the contract will cost an additional $75,000. The prices shown in the Recommendations in this report do not include this amount due to the uncertainty of job locations during the 12month duration of the contract.

The City Engineer and Purchasing Agent, RECOMMEND as follows:

1. Construction Aggregates Ltd.

Item 1, the reduced amount of Item 2, and Items 9, 17 and an estimated 35,000 tons of the 1/2" alternative asphalt blend material, to be delivered and unloaded at Cambie Yard, at an estimated cost of $830,000; and an unspecified portion of Items 9, 12 and 17 which will be picked up by City Trucks.

Cont'd . . .

Clause 1 Cont'd

B. Pacific Rim Aggregates, A division of RivTow Straits Ltd.

The reduced amount of Item 4, and Items 5, 10 and 13, to be delivered and unloaded at Cambie Yards at an estimated cost of $320,000.

C. Lafarge Concrete Ltd.

The reduced amount of Item 3, and Items 7 and 11, to be delivered and unloaded at Cambie Yards at an estimated cost of $65,000; and an unspecified portion of Items 9, 12 and 17, which will be picked-up by City trucks.

D. Columbia Bitulithic Ltd.

An unspecified portion of Items 9, 12 and 17, which will be picked-up by City trucks."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

The City Treasurer shall return the deposits or bid bonds of unsuccessful bidders.

2. Rental Agreement for Radio Installation at Seton Villa

The City Engineer reports as follows:

"In order to provide reliable coverage, police radio transmitters and antennae were installed at Seton Villa Retirement Centre, 3755 McGill Street, Burnaby. The Co-ordinated Law Enforcement Unit are sharing this facility with the Vancouver City Police.

The owners have requested that an agreement be drawn up for the space jointly occupied by the Vancouver City Police and the Co-ordinated Law Enforcement Unit. The rental charge of $60 per month will be shared by the Vancouver City Police Department and the Co-ordinated Law Enforcement Unit. Funds are available in the Revenue Accounts.

The term of the lease should be for 5 years with an option for a further five years.

The City Engineer RECOMMENDS that the Director of Legal Services be authorized to prepare and execute a lease agreement between the City and Seton Villa for the space required to accommodate the police radio equipment."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

INFORMATION:

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Tailgate Mounted Salter/Sanders
Demolition Breakers
Soil Sterilant
Trucks
Diaphragm Pump
Decorative Street Lighting, Walkway Luminaires and Poles
Eductor Catch Basin Cleaners
Fire Hose
Electric Carts"

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

INFORMATION AND RECOMMENDATION:

4. Improvements to Boundary Road at Kingsway

The City Engineer reports as follows:

"On August 10, 1976, Council adopted the following resolution:

'That the City Engineer be instructed to defer indefinitely letting the contract on the widening of Boundary Road at Kingsway to provide Council an opportunity to discuss the whole question of Boundary Road with the citizens, Burnaby Council and the Vancouver Park Board;

FURTHER THAT the City Engineer report back on Burnaby Council's reaction to Council's decision to indefinitely defer this contract.'

On August 16, 1976, Burnaby Municipal Council were advised of Vancouver Council's decision and after considering a report from their officials about the improvement project, adopted the following resolutions:

'1. THAT Council endorse the revised intersection plan for the south side of Kingsway as shown on Figure 2 of the Director of Planning's report; and;

2. THAT Council request the cooperation of Vancouver City Council to obtain the necessary approval of the Province to use a portion of Central Park for road purposes and initiate the necessary legal formalities with the Province; and

3. THAT Council request Vancouver City Council to expedite discussions with interested parties (citizens, Burnaby Council and the Vancouver Parks Board) so that construction may proceed this year; and

4. THAT a copy of this report be sent to:

a) Vancouver City Council

b) Burnaby Parks and Recreation Commission

c) Burnaby/Vancouver Parks and Recreation Committee

d) Diane Matters, Vice-President of the Boundary Area Residents Association

e) The Vancouver Community Legal Assistance Society

f) The Honourable J. Nielsen, Minister of Environment'

INTERSECTION TREATMENT

To improve the capacity of the intersection and to provide improved intersection geometrics at Boundary Road and Kingsway, the original proposed design allowed for three northbound lanes, three southbound lanes, with a left-turn bay in both directions. This original design necessitated the acquisition of 30 feet from Central Park for a distance of approximately 300 feet.

Item 1 of Burnaby's resolutions refers to a revised plan for the improvements that modifies the design on the south side of Kingsway adjacent the park. This design modification reduces the encroachment into the park from 30 feet to 20 feet and avoids the large evergreen trees that were of concern to the Burnaby Parks Commission. This design modification was achieved by deleting one lane for the northbound movement. Although the northbound capacity is reduced by one lane, this revised plan on the south-side of Kingsway provides an acceptable match with the proposed improvements north of Kingsway.

Items 2 and 3 of the Burnaby Council's resolution indicate their desire to proceed with this project as soon as possible and to have Vancouver's support in proceeding with construction. These two items are Burnaby Council's reaction to Council's resolution of August 10, 1976.

Attached are letters from the Vancouver Board of Parks and Recreation and the Conservation Committee of the Federation of British Columbia Naturalists about this improvement project. These letters have been recently circulated to members of Council for Information."

Cont'd . . .

Clause 4 Cont'd

The City Manager submits the foregoing report of the City Engineer for INFORMATION and RECOMMENDS that the City Clerk be instructed to arrange the meeting referred to in item 3 of the resolution of the Burnaby Council as soon as possible.

RECOMMENDATION:

5. Vancouver Sewerage and Drainage District Sewer Easement Over City-Owned Lots 12 & 13 and Lots 31 & 32, False Creek, Plan 16003 (extending N. from Heather St. and under Heather Marina to False Creek)

The Director of Legal Services reports as follows:

"The Greater Vancouver Sewerage and Drainage District has requested that the City grant a perpetual easement for sewerage purposes to the above described lots forming a portion of False Creek.

The right-of-way in passing through Lots 31 and 32 will provide for installing the sewer beneath the Marina, the waterlot and the walkway.

It is necessary that right-of-way over Lots 12 and 13 be regularized by approving agreements executed on December 9th, 1975.

RECOMMENDATION

It is recommended that approval be granted for execution of agreements to grant a right-of-way to the Greater Vancouver Sewerage and Drainage District to install sewers reserving the right of the City to install and maintain the seawall and for the installation, construction and maintenance of Marina buildings and facilities upon Lots 31 and 32.

The terms and conditions of the agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

Plans of required right-of-way will be displayed in Council Chamber.

FOR COUNCIL ACTION SEE PAGE(S) 808-9

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application - 3743 West Broadway

The Director of Planning reports as follows:

"An application has been received from J. Lentis requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'development of three floors building containing two stores (or one pizza-and-steak house) on the first floor and eight apartment suites on the next two floors.'

SITE DESCRIPTION

The site is located on the north side of Broadway approximately mid-block between Alma Street and Highbury Street. The site has a 50 foot frontage on Broadway and is 125 feet deep for a total site area of 6,250 square feet. There is no lane at the rear of the site. (See Appendix A).

The lots immediately to the north, to the south across Broadway, and generally to the west of the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings which are generally 1½ storeys plus basement in height. The two lots immediately to the east of the site are zoned (C-2) Commercial District and developed with a gas station. The lots to the north and south of the gas station are also (C-2) Commercial District. The commercial area to the north contains a two storey apartment building. The commercial area to the south and across Broadway contains a vacant gas station on the corner and a three storey structure under construction which will have retail use on the ground floor, offices on the second floor, and two apartments on the third floor.

ANALYSIS

The Planning Department does not support the proposed rezoning and use of this property since it would represent an encroachment of retail commercial development into a viable and quiet single family residential area.

Furthermore, there is ample commercially zoned property on both sides of West Broadway east of the subject site and on both sides of Alma between Broadway and West 10th Avenue to serve the needs of this area.

The Vancouver City Planning Commission when considering this application at its meeting on August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

2. Rezoning Application - 7112 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from J. Mahalac, owner of the above-mentioned property, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Suburban Commercial District for the purpose of:

'developing a large Butcher Shop and Delicatessen with two suites for renting upstairs.'

SITE DESCRIPTION

The site is located on the east side of the 7000 block of Victoria Drive near 54th Avenue. The lot measures 33 feet along Victoria Drive and 110.18 feet in depth and comprises a total of 3635.94 square feet (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District as is the surrounding land in Block 58 with the exception of the lot in the northwest corner which is zoned (C-2) Commercial District. This commercial lot is developed with a Sunys Gas station. The four lots between the gas station and the subject site are developed with a B.C. Hydro bus turnaround. The remaining land in the Block is developed with single family dwellings, the majority of which are one or 1½ storeys. The subject site itself is developed with a one storey white wood house with some living accommodation on a second floor within a sharply pitched roof.

The lands directly across Victoria Drive from the site and to the south are zoned (C-2) Commercial District but are developed with single family dwellings. The lands across Victoria Drive to the north are (C-2) Commercial District and developed with one-storey stores.

PROPOSED DEVELOPMENT

The applicant's drawings, submitted with the application and stamped: "Received, May 11, 1976", are not drawn to scale as they are merely intended to give an idea of the design. The building indicated is a two-storey flat-roofed structure. The ground floor contains two shops with separate entrances at the front and rear and display windows facing Victoria Drive. One shop consists of only one room which extends the length of the building. The other shop contains two major rooms and a smoke room for meats in the rear.

At the extreme northern side of the building facing Victoria Drive are a door and stairs to the second floor. This entrance serves what appears to be a three-bedroom apartment. Another apartment, presumably with a similar floor plan, is located at the rear of the building with an entrance facing the lane. Both apartments have external balconies which extend across the complete width of the building.

ANALYSIS

The Planning Department does not support the proposed rezoning and uses of this property for the following reasons:

1) it would represent an encroachment of commercial use into an area which is presently developed as an (RS-1) One-Family Dwelling District

2) there seems to be sufficient lands zoned (C-2) Commercial District in the area to accommodate the demand for commercial development, and

3) the proposed meat smoking use could produce annoying odours in a residential area.

Cont'd . . .

Clause #2 continued:

The Vancouver City Planning Commission at its meeting on August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - 3583 West 40th Avenue

The Director of Planning reports as follows:

"An application has been received from T.K. Johnston requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'having the westerly 33 feet of the above-mentioned property zoned as originally and has been for the last 50 years or more to C-2.'

SITE DESCRIPTION

The lot for which this rezoning application has been submitted is adjacent to a lot developed with a gas station and zoned (C-2) Commercial District on the northeast corner of West 40th Avenue and Dunbar Street. (See Appendix A). The lot measures 66 feet by 101.5 feet for a total site area of 6,699 square feet. The proposed rezoning is for the westerly 33 feet of the lot.

The lot is currently developed with a single family dwelling. The lands to the north, east, and south of the site are zoned (RS-1) One-Family Dwelling District and developed with single family dwellings.

BACKGROUND

On April 8, 1975, Council approved the following recommendation of the Standing Committee on Community Services:

'THAT the Director of Planning be asked to report on rezoning of Lots 43 and 44 at 40th and Dunbar from C-2 Commercial to RS-1 Residential.'

This recommendation was based on the advice of the Planning Department that such an application would prevent the commercial development of these two lots.

On November 4, 1975, Council, in dealing with a report and recommendation of the Director of Planning resolved the following:

'THAT the Director of Planning be instructed to submit an application to rezone the S.E. corner of 40th Avenue and Dunbar; Lots 44 and 43; Block 14; D.L. 2027; to (RS-1) One-Family Dwelling District to Public Hearing scheduled for December 9, 1975.'

Cont'd . . .

Clause #3 continued:

At the Public Hearing on December 9, 1975, Council approved the application to rezone Lot 44 and the west half of Lot 43 from (C-2) Commercial District to (RS-1) One Family Dwelling District. At that time, it was further resolved:

> 'THAT the Director of Planning be instructed to rezone the west half of Lots 21 and 24, Block 14, D.L. 2027 from (C-2) Commercial District to (RS-1) One Family Dwelling District and refer direct to a Public Hearing.'

The application to rezone 3583 West 40th and 3584 West 39th Avenue was approved at a Public Hearing held on March 11, 1976. Mr. T.K. Johnston as owner of the property at 3583 West 40th Avenue, spoke against the rezoning at the Public Hearing.

Following this Public Hearing Mr. T.K. Johnston wrote a letter, dated March 16, 1976, to the City Clerk protesting Council's resolution and requesting another hearing.

The Planning Department replied to Mr. Johnston in a letter dated May 3, 1976. He was informed that another Public Hearing on the application would not be possible as the amending By-Law had been enacted by Council and that he might wish to consider submitting a rezoning application from (RS-1) One-Family Dwelling District to (C-2) Commercial District in order to receive further consideration of his case by Council. He was informed in this letter that the Planning Department would not support the application. On May 27, 1976, the Planning Department received a rezoning application from Mr. Johnston and a petition in support signed by 21 adjacent residents on West 40th Avenue.

ACTION LINE

On July 16, 1976, the Mayor forwarded a letter which he had received from the Action Line of the Province to the Planning Department for reply. The letter from the Action Line referred to an enclosed copy of a letter which they had received from Mr. Johnston seeking advice about his rezoning application. (Refer to Appendix B for the text of these letters and the response of the Planning Department.)

ANALYSIS

In the letter dated May 3, 1976 from the Planning Department to Mr. Johnston, he was informed that:

> 'the Planning Department could not support an application to rezone a portion or all of your property to (C-2) Commercial District. Your property is developed residentially as are the properties to the north, east and south. It is our opinion that there is ample commercially zoned land in the vicinity of West 41st Avenue and Dunbar to serve the needs of the area. We see no justification for expanding the commercial area, however, the final decision with respect to an application to amend the Zoning and Development By-Law No. 3575 lies with City Council.'

Cont'd . . .

Clause #3 continued:

At its meeting on August 4, 1976 the Vancouver City Planning Commission concurred with the recommendation of the Director of Planning with the following reservation:

'Because we feel the applicant has been unduly penalized by:

1) the (C-2) zoning which permitted a gas station built to his property line, and

2) the present (RS-1) zoning which the applicant believes has depreciated his property value,

the applicant should be given some consideration.'

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION REQUEST THIS DAY: Mr. T. K. Johnston

4. Cedar Cottage N.I.P. Appropriation: The New School

The Director of Planning reports as follows:

"On November 12, 1975, the Cedar Cottage N.I.P. Committee recommended that $5,300.00 be allocated to the New School at 3700 Commercial Drive for installation of non-breakable windows, steel doors and paint.

Subsequently the matter was discussed with C.M.H.C. who expressed concern about the condition of the roof at the New School. It was then decided by the Cedar Cottage N.I.P. program that N.I.P. funding be contingent on the New School repairing its roof to a suitable standard.

The New School has now received funding for repair of its roof from the Vancouver Foundation subject to approval of N.I.P. funding for additional repairs and renovations (Appendix I). Their request for assistance, plus a contingency of $530.00 to account for inflation (Appendix II), was reconsidered at the regular meeting of the Cedar Cottage N.I.P. Committee on Wednesday, July 7, 1976. The N.I.P. Committee reapproved the original request but rejected the extra request of $530.00.

C.M.H.C. disburses funds in the R.R.A.P. program as the work progresses and have suggested the same approach with the New School. The school would therefore receive the funding as a grant much the same way a homeowner receives funding under R.R.A.P.

It is therefore recommended:

1. That Council approve the appropriation of $5,300.00 from the housing account of the Cedar Cottage Neighbourhood Improvement Program for installation of non-breakable windows, steel doors, and exterior painting to the New School, 3070 Commercial Drive. The first funds shall be forwarded when no less than 25% of the work has been completed; the remaining funds will be forwarded upon completion of the work.

Cont'd . . .

Clause #4 continued:

Cost sharing is as follows:

Federal (50%)$2,650, Province (25%) $1,325, City (25%) $1,325."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

5. 3135 West Broadway - Development Permit Application #67969 - Zone: C-2

3080 West Broadway - Development Permit Application #73483 - Zone: C-2

The Director of Planning reports as follows:

"Mr. C. Bonnis for the El Matador Restaurant has filed the following Development Permit Applications:

#67969 - to retain restaurant and use a portion as a lounge.

#73483 - change use from drive-in restaurant to restaurant and use a portion of the site for the required parking for the El Matador Restaurant - 3135 West Broadway.

The sites are located in the 3000 and 3100 blocks of West Broadway (Appendix I - Map).

HISTORY

City Council in April 1975 received a complaint from Mr. & Mrs. Lorne Atkinson of the Ace Cycle Shop, the complaint referred to the parking situation in the area of the 3100 block West Broadway with particular reference to the El Matador Restaurant. A report (Appendix II) to the City Manager dated January 12, 1976, was considered by City Council on January 27, 1976 and Council deferred consideration pending the hearing of delegations from parties concerned. At a future meeting on February 24, 1976 City Council was advised by the owners of the El Matador that they have found a suitable site for ancillary parking for the restaurant and they also wished to apply for the use of a portion of the restaurant as a cocktail lounge. This matter has been held in abeyance for the processing of the necessary development permit applications.

PRESENT SITUATION

Development Permit Application #67969 - 3135 West Broadway "to continue to use an existing building as a restaurant and to use a portion of the restaurant as a cocktail lounge" and Development Permit Application #73483 - 3080 West Broadway "to change use of an existing building from drive-in restaurant to a restaurant and to use a portion of the site for ancillary parking for 3135 West Broadway" were reviewed by the Director of Planning on July 26, 1976.

The proposed restaurant and lounge would require 26 off-street parking spaces, 4 to be located on the said site and the remaining 22 spaces on 3080 West Broadway located 305 feet from the restaurant and lounge. Both the Kitsilano Area Planner and the Senior Area Planner (Appendix III) consider that this was not an acceptable proposal as the patrons use all the available on street parking before parking in the proposed ancillary parking area 305 feet away, across the street and in another block. It was considered that the proposed parking arrangement would be acceptable for restaurant use only, but not for a proposed lounge, and therefore the Director of Planning recommends:

(1) That it be recommended to City Council that Development Permit Application #67969 be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the continuing use of this building as a

Clause #5 continued:

restaurant and the relaxation of one off-street loading and unloading space to 0 off-street loading and unloading spaces, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) that the applicant first can and does obtain approval of the Board of Variance for use of an ancillary parking area 305 feet from the proposed development it would serve in lieu of the permitted 150' maximum.

   (b) that the required 9 parking spaces for this development be provided on the site at 3080 West Broadway (legal description 1, 2 & 3, District Lot 540), and will require a registered agreement under Section 24(A) of the Land Registry Act to the satisfaction of the Director of Planning.

   (c) revised drawings are to be submitted clearly indicating to the satisfaction of the Director of Planning:

      (i) that all reference to a lounge within this building is to be deleted and the area be otherwise designated

      (ii) the provision of on-site garbage facilities to the satisfaction of the City Engineer and the Medical Health Officer.

2. The 4 parking spaces on this site and the 9 parking spaces on the ancillary parking site are to be provided, including surfacing and curbing in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

At his meeting on July 26, 1976, the Director of Planning made the following recommendation for Development Permit Application #73483:

(2) Approve, in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the change of use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540), subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) revised drawings are to be submitted, clearly indicating to the satisfaction of the Director of Planning:

      (i) Minimum of 11 parking spaces and 1 loading and unloading space conforming to the Zoning and Development By-law.

      (ii) Provision of on-site garbage facilities to the satisfaction of the City Engineer and the Medical Health Officer.

2. The 11 off-street parking spaces and one off-street loading and unloading space are to be provided including surfacing and curbing in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained. 9 of these off-street parking spaces are to be provided and maintained on this site for the restaurant at 3153 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540).

Cont'd . . .

Clause #5 continued:

The Director of Planning recommends the following:

A. 3135 West Broadway
Development Permit Application #67969
Zone: C-2

APPROVE the continuing use of this building as a restaurant and the relaxation of one loading and unloading space to 0 off-street loading and unloading spaces subject to the listed conditions.

B. 3080 West Broadway
Development Permit Application #73483
Zone: C-2

APPROVE the use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540), subject to the listed conditions."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

6. Retention of Dwelling Unit - 74 West 21st Avenue

On June 22, 1976, City Council heard Mr. C. Kyriakopoulos as a delegation with respect to a refused Hardship Application and passed the following motion:

'THAT this clause be deferred to permit the appropriate civic officials to discuss with Mr. Kyriakopoulos his statement re health problems and also to investigate the matter of the legality of the present suites in the building.'

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District. The records show that in 1956, Development and Building Permits were issued to convert the above building to a duplex having one dwelling unit on the main floor, and one dwelling unit on the second floor with no living or sleeping quarters in the basement. This work, however, was never completed and the Permits expired.

Inspection of the building in October, 1971, found that the basement had been altered to provide one housekeeping unit, and the main and second floors were occupied as one dwelling unit. In November of 1960, the Zoning and Development Bylaw was amended which removed the discretionary power of the Director of Planning to permit conversions in an RS-1 - One Family Dwelling District. Therefore, the only manner in which Mr. Kyriakopoulos may legalize the basement accommodation would be to examine his right of appeal through the Board of Variance.

The Medical Health Officer has investigated Mr. Kyriakopoulos' statement with respect to his health and suggested that the matter be considered on economic grounds only.(See attachments).

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

Cont'd . . .

RECOMMENDATION

7. Kitsilano Neighbourhood Improvement Program: Funds for Serendipity Playschool

The Director of Planning reports as follows:

On July 7, 1976 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Serendipity Playschool Society.

Serendipity, a registered non-profit society, was formed in May of 1973. Its purpose is to provide day-care services to pre-school children between the ages of 3 and 5 years. This centre operates at 2720 Balaclava Street in a house purchased by the Society for this purpose. Daycare is provided for 15 children in a home-like setting.

The Serendipity's requested NIP funds for the following seven items: 1.) covered playspace structure to allow the children to play outside, even when it's raining ($10,500), 2.) modernization of the furnace ($800), 3.) widening and relocation of path ($450), 4.) interior repainting ($1200), 5.) sand and gravel for properly drained sand boxes ($150), 6.) a play fort ($1,000), 7.) preparation of the site, improving drainage ($350). (Details are attached as Appendix A, the paddling pool (item e) has been replaced with site preparation.) The Society felt that all of these items were necessary to bring this Daycare Centre up to a satisfactory standard.

The Kitsilano Citizens Planning Committee and the Site Office Co-ordinator reviewed this proposal and recommended approval. CMHC has concurred.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $16,000 (sixteen thousand dollars) to improve the Serendipity Playschool, as outlined in Appendix A. The cost sharing is: City $4,000, Provincial $4,000; and Federal $8,000 funds available for social facilities.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

8. Kitsilano Neighbourhood Improvement Program Funds for Bayview School

The Director of Planning reports as follows:

"As the final stage in providing adequate space for the Out-of-School Child Care services being operated out of Bayview School, and in upgrading spaces available after school hours for community use, it is proposed that further NIP funds be allocated to make renovations to Bayview School.

As noted in Appendix "A", there is a need for space for 65 children in the Out-of School Program in the fall. By making some alterations to the "Girls Play Area" in the basement of the school, there will be enough space for 75 children, the maximum permitted in any one facility.

The School Board has estimated the total cost for these renovations to be $8,924. However, the cost of overheads is $1239 and the School Board has agreed to pay this amount. Therefore, the total cost to NIP would be $7,685 (see Appendix B).

Some equipment is required to meet licencing standards and the estimated cost for this is $2008.00 (see Appendix A). Therefore, the total cost for renovations and equipment is $9693.00.

The Site Office Co-ordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended approval. CMHC concurs.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $9693 (nine thousand, six hundred, and ninety-three dollars) from the Kitsilano Neighbourhood Improvement Program budget to make renovations to Bayview School and to purchase equipment (as noted in Appendix A). The cost sharing is: City $2423.25, Province $2423.25, Federal $4846.50. This should be charged to the Social Facilities budget."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

9. Kitsilano Neighbourhood Improvement Program - Kitsilano Area Child Care Society Playground

The Director of Planning reports as follows:

"On September 16, 1975 City Council approved the expenditure of $59,300 from Kitsilano NIP funds in order to purchase and erect a portable daycare facility for the Kitsilano Area Child Care Society. In May 1976 this Centre opened; however they were only granted an interim licence because the facility was still not up to standard.

On July 27, 1976 City Council approved the expenditure of up to $5000 from NIP funds to purchase the equipment required to meet daycare licencing standards.

The final step required to bring this facility up to full operational standard is to properly landscape the site (this is required on the Society's development permit to be completed by November, 1976). It is also desireable to have some outdoor playground equipment and a covered play area constructed. The total estimated cost for the landscaping, playground and covered play structure is $10,218 (as detailed in Appendix A).

Because of a change in contractors and unusually long time delays between approval of the first grant and the actual construction of the Centre, the actual cost of construction was $320 more than allocated. Therefore, this amount should be added to the requested amount to balance the final budget for this project.

The Site Office Coordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended approval. CMHC concurs.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $10,538 (ten thousand, five hundred and thirty eight dollars) from the Kitsilano Neighbourhood Improvement Program budget to provide the landscaping, covered play area and playground as outlined in Appendix A. The cost sharing is: City $2634.50, Provincial $2634.50, Federal $5269.00. This expenditure should be charged to the Social Facilities Account."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

10. Riley Park Neighbourhood Improvement Program - Planning Process, Administration (Staff and Budget), and Area Boundary

The Director of Planning reports as follows:

" I BACKGROUND

On May 4, 1976, City Council approved in principle the selection of portions of the Grandview-Woodland and Riley Park local areas for 1976 Neighbourhood Improvement Programs, and requested the Federal and Provincial Governments to contribute $3.15 million for these programs, and authorized up to $1.4 million for the City's share. In addition, Council approved in principle the establishment of temporary Planner II, Planning Assistant III and Clerk-Typist positions and a site office for the administration of the Riley Park Neighbourhood Improvement Program. The Director of Planning was instructed to report back, after the level of funding for the 1976 Neighbourhood Improvement Programs had been announced, with respect to the appropriate boundaries for each area.

In a letter dated July 12, 1976, the Provincial Minister of Housing announced Federal and Provincial contributions to the 1976 Neighbourhood Improvement Programs for Vancouver in the amount of $3.3 million. This contribution, in addition to the City's share, will be sufficient to carry out effective Neighbourhood Improvement Programs in both Grandview-Woodland and Riley Park.

The purpose of this report is to recommend the official designation by Council of Riley Park as a N.I.P. area, outline a proposed planning process involving Riley Park residents, recommend administrative arrangements for carrying out the Riley Park N.I.P., and establish appropriate boundaries for the area.

Cont'd . . .

Clause #10 continued:

II N.I.P. ALLOCATION

The minimum level of N.I.P. project Federal contribution must be one hundred dollars ($100) per N.I.P. area resident. This standard, and consideration given to the preliminary population figures of those portions of Grandview-Woodland (12,000) and Riley Park (9,000) which qualified for the N.I.P., results in the following total allocations for each area:

	Federal	Provincial	City
Grandview-Woodland	1,250,000	625,000	*(1,100,000 to
Riley Park	950,000	475,000	(1,400,000

*The City's share is made available from borrowing power provided under the 1966-70 Urban Renewal Program to be varied to the Neighbourhood Improvement Program. This is a maximum figure; different types of improvements require different sharing of costs, and therefore the exact amount depends on the approval of N.I.P. Concept Plans.

III PLANNING PROCESS

Citizen Involvement

Citizen involvement is a requirement of N.I.P. Preliminary discussions should be held with interested individuals and community groups in Riley Park. A Citizens Committee should be formed; the details on exactly how this Committee would be established, as well as proposed Terms of Reference for the Committee, will be the subject of future reports to Council after the Riley Park Planner is hired and has met with the community.

Concept Plan

The City Planning Department will prepare a Concept Plan working with the Citizens Committee and in conjunction with other civic departments.

It is the intent that this Concept Plan achieve at least three things:

1) Recommend N.I.P. project funding, being as specific as possible. There should be general funding allocations, such as "Recreation", "Social Facilities", "Utilities", etc., and specific project allocations within those general categories. There will also be funds allocated to general categories for contingencies and projects unable to be detailed in time for Concept Plan approval.

2) Identify the general planning issues affecting the area and make recommendations on policies that may deal with these issues.

3) Make recommendations on the on-going administration, co-ordination and citizen involvement within the implementation phase of the program (details may be required at a later date).

Inter-Departmental Co-ordination

Co-ordination of N.I.P. programs is now being facilitated through the N.I.P. Assistance Committee. A work program/timetable would be developed to schedule the activities necessary to carry out this program.

IV PROGRAM ADMINISTRATION

Staffing

Effective administration of the Riley Park Neighbourhood Improvement Program requires the full-time services of a Planner II, Planning Assistant III and a Clerk-Typist. In addition, a R.R.A.P. Promotor is required to publicize the Residential Rehabilitation Assistance Program.

The Planner and Planning Assistant will require an auto allowance on an intermittent basis, and an overtime budget is required to cover staff attendance at evening meetings in the community.

Cont'd . . .

Clause #10 continued:

R.R.A.P. Administration, loan processing, and inspections in addition to promotion, are a requirement under the 1976 N.I.P. Agreement. A further report on those other items will be submitted to Council after further consultation with the senior levels of government.

Site Office

A site office in the Riley Park area is required to facilitate area involvement in the planning of the projects and to help with the promotion of R.R.A.P. A budget for translator and interpreter services is required as some residents do not speak English.

Budget

Assuming the minimum 50% Federal, 25% Provincial, and 25% City cost-sharing formula, Riley Park has been allocated approximately $1,900,000. Under C.M.H.C. guidelines, up to 8%, or $152,000 of this total may be used for planning purposes. It is recommended in this report that $118,924 be approved for the N.I.P. planning stage, shared as follows: Federal $59,462 (50%), Provincial $29,731 (25%), and City of Vancouver $29,731 (25%). Details of this budget are contained in Appendix 1.

V RILEY PARK N.I.P. AREA BOUNDARIES

A portion of Riley Park, bounded very roughly by Ontario Street, 31st Avenue, Fraser and 16th Avenue, was predominantly residential and demonstrated a definite need for Neighbourhood Improvement measures according to a 1974 Planning Department Report entitled "Neighbourhood Improvement in Vancouver". Housing conditions in the area are generally fair to poor, and various public services and facilities are deficient. The area is inhabited for the most part by low and moderate income people; average household income is lower than the City average, i.e. Riley Park - $7,833, City - $9,291. Most of this area is zoned RS-1 and RS-2 which fulfills the requirement for neighbourhood stability in terms of land use and densities. This area has a population of roughly 9,000, which enables it to comply with the Federal Standard which states that the minimum level of N.I.P. project Federal contribution shall be one hundred dollars ($100) per N.I.P. area resident.

The exact boundaries recommended for the Riley Park Neighbourhood Improvement Program are illustrated in Appendix II.

VI RECOMMENDATIONS

The Director of Planning RECOMMENDS:

(a) THAT the selection of Riley Park as a 1976 Neighbourhood Improvement Program area be approved.

(b) THAT the planning process as outlined in this report be endorsed in principle.

(c) THAT the planning stage budget in the amount of $118,924 (City Share: $29,731) for the Riley Park Neighbourhood Improvement Program as attached (Appendix 1) be approved.

(d) THAT auto allowance be approved for the Planner and Planning Assistant on an intermittent basis.

(e) THAT the Director of Personnel Services be instructed to classify the positions of Planner, Planning Assistant, R.R.A.P. Promotor, and Clerk-Typist, and submit his recommendations to the City Manager for approval (these are cost sharable positions temporary for the life of the project).

(f) THAT the establishment of a site office to serve the Riley Park Neighbourhood Improvement Program be authorized, and THAT the Supervisor of Property and Insurance be instructed to locate appropriate office space.

Cont'd . . .

Clause #10 continued:

(g) THAT the boundaries for the Riley Park Neighbourhood Improvement Program as attached in Appendix II be approved, and the Director of Planning be authorized to apply for a Certificate of Eligibility for the planning phase of the program. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

11. Grandview-Woodland Neighbourhood Improvement Program: Administration Citizen Involvement and Area Boundary

The Director of Planning reports as follows:

On May 4, 1976, City Council approved in principle the selection of portions of the Grandview-Woodland and Riley Park local areas for 1976 Neighborhood Improvement Programs, and requested the Federal and Provincial Governments to contribute $3.15 million for these programs, and authorized up to $1.4 million for the City's share. In addition, Council approved in principle the establishment of temporary Planning Assistant III and Clerk-Typist positions for administration of the Grandview-Woodland NIP. The Director of Planning was instructed to report back, after the level of senior government funding for the 1976 Neighborhood Improvement Programs had been announced, with respect to the appropriate boundaries for each area.

In a letter dated July 12, 1976, the Provincial Minister of Housing announced Federal and Provincial contributions to the 1976 Neighborhood Improvement Programs for Vancouver in the amount of $3.3 million. This contribution, in addition to the City's share, will be sufficient to carry out effective Neighborhood Improvement Programs in both Grandview-Woodland and Riley Park.

The purpose of this report is to recommend the official designation by Council of Grandview-Woodland as a N.I.P. area, and to establish the boundaries and arrangements for administration of the Grandview-Woodland Neighborhood Improvement Program; a report on the Riley Park area is being submitted separately.

N.I.P. Allocation

The minimum level of N.I.P. project Federal contribution must be one hundred dollars ($100) per N.I.P. area resident. This standard, and consideration given to the preliminary population figures of those portions of Grandview-Woodland (12,000) and Riley Park (9,000) which qualified for the N.I.P. results in the following total allocations for each area:

	Federal	Provincial	City
Grandview-Woodland	1,250,000	625,000	* (1,100,000 (to
Riley Park	950,000	475,000	(1,400,000*

*The City's share is made available from borrowing power provided under the 1966-70 Urban Renewal Program to be varied to the Neighborhood Improvement Program. This is a maximum figure; different types of improvements require different sharing of costs, and therefore the exact amount depends on the approval of N.I.P. Concept Plans.

PROGRAM ADMINISTRATION

The Grandview-Woodland Local Area Planning program is presently staffed by a Planner working out of the Grandview-Woodland Information Centre. This program covers the entire Grandview-Woodland local area (population about 27,000, area 1,088 acres) of which the area eligible for the Neighborhood Improvement Program is only a portion (population about 12,000 area 477 acres). (Refer to Appendix II) It is proposed that the Neighborhood Improvement Program be administered out of the same office, with the addition of a Planning Assistant, Clerk Typist and a R.R.A.P. promotor to publicize the Residential Rehabilitation Assistance Program (R.R.A.P.). The Grandview-Woodland Planner will administer the N.I.P. program in addition to the Local Area Planning program for the entire area. The Planning Assistant will require auto allowance on an intermittent basis, and an overtime budget is required to cover staff attendance at evening meetings in the community. A budget for interpreter and translation services is required as some residents do not speak English.

Cont'd: . .

Clause #11 continued:

The RRAP Promotor's position was originally funded in previous NIP areas through a City Local Initiatives Program. (L.I.P.) grant; three such positions are presently funded out of the respective N.I.P. allocations in Cedar Cottage/Mt. Pleasant, Kitsilano and the Downtown-Eastsie. As R.R.A.P. Administration, Promotion & Loan Processing and Inspection are a requirement of the 1976 N.I.P. Agreement, a further report on this matter will be submitted to Council after further consultation with the senior levels of government.

Assuming the minimum 50% Federal, 25% Provincial, and 25% City cost sharing formula, Grandview-Woodland has been allocated approximately $2,500,000. Under C.M.H.C. guidelines, up to 8% or $200,000 of this total may be used for planning purposes. It is recommended that $69,546 be approved for the N.I.P. Planning Stage budget, shared as follows: Federal $34,774 (50%), Provincial $17,386(25%) and City of Vancouver $17,386 (25%). Details of this budget are contained in Appendix I. A further report will be submitted toward the end of the planning stage (before March 31, 1977) recommending the extension of temporary staff positions and a budget to operate the implementation stage of the program.

RESIDENT INVOLVEMENT

An elected Citizens Planning Committee is already active in the Grandview-Woodland area, providing guidance to the Local Area Planning Program. It is proposed that members of this Committee who live in the N.I.P. area, with assistance from other interested organizations and individuals from the N.I.P. area, comprise a Citizens Advisory Committee for the Neighborhood Improvement Program. The Planning Department will prepare a Concept Plan, as required by the N.I.P. legislation, in consultation with the local N.I.P. Committee and other civic departments. This plan would be prepared within the context of local area planning policies presently being formulated by the Grandview-Woodland Planning Committee.

N.I.P. AREA BOUNDARIES

The RT-2, RS-2 and RS-1 zoned residential areas of Grandview-Woodland, as well as the Commercial areas which have a significant residential component, are eligible for the N.I.P. In addition, the triangle bounded by Broadway, Nanaimo Street, and Grandview Highway is included in this NIP area having been omitted from the earlier Cedar Cottage N.I.P.

Those portions of Grandview-Woodland which are primarily residential, yet zoned for industrial use or for higher density residential use, are not eligible for N.I.P. funding because they do not meet the federal requirement that "there are no indications of major constructions or redevelopment plans which will cause major changes in land use of the area, beyond those types of changes which may develop in the N.I.P. planning process." Needed public improvements in this area will have to be funded through normal civic budgetting processes or other special programs. The boundaries recommended for the Grandview-Woodland Neighborhood Improvement Program are illustrated in Appendix II.

RECOMMENDATION

The Director of Planning recommends:

(a) THAT Council approve the selection of Grandview-Woodland as a 1976 Neighborhood Improvement Program area.

(b) THAT Council adopt the boundaries for the Grandview-Woodland Neighborhood Improvement Program as attached in Appendix II, and authorize the Director of Planning to apply for a Certificate of Eligibility for the planning phase of the program.

(c) THAT the Director of Personnel Services be instructed to classify the positions of Planning Assistant, R.R.A.P. Promotor and Clerk-Typist, and submit his recommendations to the City Manager for approvel (these are cost shareable positions temporary for the life of the project).

(d) THAT Council approve the planning stage budget in the amount of $69,546 (City share: $17,386)for the Grandview-Woodland Neighborhood Improvement Program as attached (Appendix I).

Cont'd . . .

Clause #11 continued:

(e) THAT auto allowance be approved for the Planning Assistant on an intermittent basis (7 months @ $20.00 each month)."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

12. Development of City Land - Southwest Corner 6th Avenue and Laurel Street

The False Creek Development Group reports as follows:

"Purpose

To recommend a predominantly residential development on City land at 6th Avenue and Laurel Street and a procedure for achieving it.

Background

The City owns approximately 1.1 acres on this corner with 200 feet frontage on 6th Avenue and 250 feet depth on Laurel Street.

Council on 10th February, 1976 received a report from the Development Consultant based on a plan developed by a Team headed by Architects Hawthorn Mansfield Towers in which four major components were recommended as follows:

(a) A pedestrian land bridge at Laurel Street to connect Fairview Slopes with Area 6, False Creek.

(b) Development of City-owned land on the southwest corner of 6th Avenue and Laurel Street for 20 co-operative dwelling units and 3,000 sq. ft. of community facilities, 24,000 sq. ft. of commercial development plus public parking spaces.

(c) A public plaza "neighbourhood park" at the northwest corner of Laurel Street and 7th Avenue.

(d) A pedestrian orientated boulevard on Laurel Street between 7th Avenue and Broadway.

Council on 10th February, 1976 approved the pedestrian land bridge at Laurel Street and this is now under construction.

Council referred the question of the pedestrian orientated boulevard on Laurel Street to the Fairview planning committee for report back to Council in consultation with the Parks Board, Development Group and the City Engineer.

Council also directed that the False Creek Development Consultant recommend to Council a Development Procedure to develop the 1.1 acres of City-owned land at the southwest corner of 6th Avenue and Laurel Street.

Council approved a budget of $183,000. for public parking and $67,000. for landscaping on the portions of the 1.1 acre City property which would remain public open space.

Cont'd . . .

Clause #12 continued:

On 6th April, 1976 the Development Consultant suggested to Council a procedure for development of the 1.1 acres of City-owned land at which time Council resolved as follows:

> 'The Development Consultant be authorized to negotiate with H. Haebler Co. Ltd., Daon Development Corporation and John Olsen (Community Alternatives) for the development of the City's land at 6th and Laurel with Architects Hawthorn Mansfield Towers in accordance with the plan considered by Council on February 10, 1976 for a report back to Council.'

Subsequent discussions with these three firms resulted in Haebler and Daon proposing a joint venture proposal in which Daon would be responsible for the development and Haebler for the construction. It further developed after several discussions that John Olsen (Community Alternatives) wrote on July 23, 1976 to the effect that he wished to withdraw from participation in the development of the property.

The proposal contained in this report is the proposal of the joint venture of Daon Development Corporation and H. Haebler Co. Ltd. with Architects Hawthorn Mansfield Towers.

Description of the Scheme

Discussions with CMHC led to the conclusion that the Assisted Rental Program was the best Federal/Provincial housing assistance program for this property in that it best met the expectations of the community for lowest rents over an extended period of time. It was established that the co-operative program was not available for this development and that A.H.O.P. would not be as advantageous as A.R.P., in that A.R.P. increases the rental stock in an area where there is a demand for rental.

Market investigations disclosed that 24,000 sq. ft. of commercial was too much for the market to absorb whereas it would be possible and advantageous to increase the number of dwelling units from the previously proposed 20 to approximately 50.

It was established with the Area Development Planner that we should struggle to achieve approximately 20% of the dwelling units for small families with the balance one bedroom and bachelor units.

The community space was previously proposed at 3,000 sq. ft. It has not been possible to establish the amount of community space required either by Fairview Slopes or by Area 6 in this location nor has it been established as to the source of financing for such community facilities.

It was therefore concluded following discussions with the Area Planner to provide 10,000 sq. ft. of space which could be either community or office. It would be offered first to the City and to the community and if they were not able to finance it, it would then be rented as office space and on rental renewal, it could again be offered to the City and to the community.

The scheme would provide 50 parking stalls for the residential units, 17 parking stalls for the commercial/community space and up to 33 parking stalls for public use. The City would contribute $80,000. for the public covered parking.

The scheme would also provide a public open space plaza at the northwest corner of 7th Avenue and Laurel Street, with the City contributing $67,000. for the landscaping.

Cont'd . . .

Clause #12 continued:

The development would be on City-owned land with a 60 year lease from the City.

The resulting mixture would be as follows:

Dwelling Units - 10 two bedroom, 15 one bedroom and 25 bachelor.

Commercial/community space - 10,000 sq. ft.

Public parking - 16 permanent stalls, 17 available after office hours, and possibly some of the expected unused residential stalls.

Approximate rental rates for residential units - two bedroom $325.00, one bedroom $275.00 and bachelor $235.00.

Development Procedure

The City would own the land and lease it to Daon in accordance with the terms and conditions attached as an appendix to this report.

The consortium of Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers would prepare the necessary drawings and submit them with first, an application for a Development Permit and secondly, for a Building Permit. The normal procedures would apply.

On completion of the project, the City would pay for and take over responsibility for the public parking and would pay for and take over responsibility for maintenance of the public open space and plaza at the northwest corner of 7th Avenue and Laurel Street.

Daon would be responsible for marketing the residential and commercial/community space.

Daon would offer the community space for rental to the City or to the community and if not accepted within a reasonable period of time, would then rent this space for commercial office purposes.

When the commercial/community space comes up for rental renewal, it would again be offered to the City and to the residents for rental as community space.

Daon would have the right to assign the lease incorporating the residential and commercial facilities to an investor following completion of the project.

The ground rent for the development will be based on the market value of the land, given the size of development proposed.

The ground lease would contain a clause stating that the development must be commenced within a reasonable period of time.

The Development Group would supervise the project to ensure that the above procedure is followed.

Option for the City to own the Development

CMHC and the Provincial Housing Department have suggested that the City could own the development by applying to the NHA, Section 43 and 44. Under Section 43, the City would put up its land as its 10% equity and then would receive a 90% mortgage loan from CMHC for the construction. Following completion, the City could apply under Section 44 for rental subsidies for the units.

Cont'd . . .

Clause #12 continued:

This option is acceptable to Daon but it does expose the City to risks and the continuing responsibility for management. Neither the Finance Department nor the Development Consultant are enthusiastic about this option.

Recommendations

It is recommended that:

A. Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers be approved as the Team to develop the City-owned land at the southwest corner of 6th Avenue and Laurel Street under the general direction of the Development Consultant and in accordance with the description contained in this report, with Daon Development Corporation assuming full responsibility.

B. The normal procedures for Development Permit and Building Permit will apply.

C. The Director of Legal Services be authorized to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in this report and such other conditions as the Director of Legal Services may consider appropriate. "

The City Manager RECOMMENDS approval of the foregoing recommendations of the False Creek Development Group.

CONSIDERATION

13. Rezoning Application - North Side of 2500 East 22nd Avenue

The Director of Planning reports as follows:

" An application was received from K.G. Terriss, Architect on behalf of Penticton Plaza Co-Operative Housing Association, requesting the above-described City-owned property be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of the construction of approximately 41 dwelling units for the Penticton Plaza Co-Operative Housing Association.

Subsequently, on April 13, 1976, City Council resolved that the matter be referred to a Public Hearing subject to the project being redesigned to the satisfaction of the Planning Department and a report being obtained from the School Board and the Parks Board on the implications of the project in the area. On June 30, 1976 a letter was received from the consultant architect on behalf of Penticton Plaza Co-Operative Housing Association formally withdrawing the above-mentioned rezoning application on the basis that:

> 'It was not the time or the work required to revise the application, but the realization that the essential opposition of the neighbourhood was on the basis of any form of housing other than tradition single-family for the site, rather than detailed 'design' issues.'

Cont'd . . .

Clause #13 continued:

SITE DESCRIPTION

The subject site is situated on the North side of the 2500 Block of East 22nd Avenue, near Penticton Street. The site is "L"-shaped, being 501.5 feet along East 21st Avenue, by 240.0 feet along the Westerly boundary by 400.0 feet along East 22nd Avenue, for a total site area of 107,110 square feet or 2.46 acres. (See Appendix A).

The subject site is zoned (RS-1) One-Family Dwelling District and is presently vacant except for the Northeast corner which is occupied by an elaborate rock garden, built by the adjacent land owner. The garden had been leased yearly up until February 1975 when the lease was not extended.

The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and developed with one-family dwellings, except North of the site where the Beaconsfield Elementary School is located.

BACKGROUND

In June 1973 City Council identified the site and several other City-owned properties as potential family housing sites. Subsequently, in February 1974, Council resolved to employ consultants to investigate the development of the property and other City-owned potential family housing sites. The site became known as "Family Housing Site #1". An architectural consultant was commissioned by the City of Vancouver Housing Steering Committee to prepare a development proposal for this site. In December 1974 a preliminary scheme had been developed which consisted of 46 two-storey plus basement townhouse units containing 3 and 4 bedrooms at a density of 18.4 units per acre. Four surface parking lots containing a total of 61 parking spaces with vehicular ingress and egress from East 22nd and East 21st Avenues were provided. The Housing Steering Committee directed that the site be considered for sale to the Provincial Government and leased out to Co-Operatives for family housing development.

Shortly thereafter, negotiations were initiated between the City of Vancouver, the Provincial Government and the United Housing Foundation with respect to the development of the site. United Housing Foundation on behalf of the Penticton Plaza Co-Operative Housing Association hired a different architect who furthered the consultant's investigations and reworked the preliminary schematic development.

The financial arrangements for the proposal were delayed pending City Council's action on the application and also because a tentative sale price for the property had not yet been agreed to.

PROPOSED DEVELOPMENT

The architect's drawings, submitted with the application and marked "Received, July 21, 1975" indicated a proposed development containing 23 two-storey plus basement townhouses along East 21st Avenue and 9 two-storey plus basement two-family dwellings situated along East 22nd Avenue for a total of 41 units.

A total of 62 surface parking spaces were provided or 1.5 spaces per unit. Ingress and egress to the surface parking area was from the lane at the East end of the block onto Penticton Street and onto East 22nd Avenue, which is presently closed, and from the lane at the West end of the block onto Nanaimo Street and East 21st Avenue. The drawings also indicated a small play area and community building.

PETITION

The surrounding community has registered strong opposition to the proposal by submitting a petition in February 1975 containing 682 names opposing any rezoning of the site from (RS-1) One-Family Dwelling District

Cont'd . . .

Clause #13 continued:

ANALYSIS

The Planning Department in its Status Report on this application recommended to Council on October 31, 1975 that a Public Information Meeting be held with the applicant and the residents of the area prior to a final recommendation on the proposal. At that time the Planning Department reported that the proposed development was not designed in relation to the surrounding single family neighbourhood. Concern was noted over the incompatible form that resulted from the continuous wall of the townhouses, which the Urban Design Panel noted; the location and accessibility to garbage collection facilities and access for service and delivery vehicles.

The Planning Department sponsored a Public Information Meeting on January 14, 1976 with the applicant and residents, to explain the need for the housing and the rezoning application and to discuss the residents' concerns over the proposed scheme of development. Approximately 400 residents attended the meeting and voiced their concern as to why the land was declared surplus by the School Board when Beaconsfield Elementary School is short of space and over populated. Concern was also expressed that the proposed development was Co-Operative housing, that its form was inappropriate and that the location and access to off-street parking was poor and that the quality of the development would be inferior to single-family standards.

Mr. David Moir of the School Board in a letter dated June 1976 regarding the added enrollment that could be generated by a housing development of 41 dwelling units, stated it would result in the placing of two portable units at Beaconsfield School. The School's enrollment has dropped since 1972, when it was 565 as compared to 527 as of September 1975, which is in keeping with the trend that school enrollment on a City-wide basis is declining. Beaconsfield School's theoretical capacity is 380 pupils and, as a result, other spaces in the school must be used as teaching space, such as the lunch room which presently serves as two classrooms. If the enrollment in the City continues to decline, boundaries will be adjusted to relieve the pressure on this school, however, Mr. Moir requested that this project be delayed until after the 1977-78 school year when, at that time, the school will be in a position to accept additional pupils.

The residents in the area have stated very strongly that the site should be developed with single family dwellings on 33 foot lots and not with two-family dwellings and townhouses as proposed by the Co-Operative Group.

The Planning Department continues to support the intended use of this site for family housing as there is a shortage of affordable family accommodation in the City of Vancouver. The Department also supports, wherever possible, locating new forms of housing where more units can be accommodated than in the typical (RS-1) single family subdivision.

However, in view of the considerable neighbourhood opposition to the use of the site for multiple housing, Council may wish to consider the following two alternatives:

1. Subdivide the site into 27 single family lots, 33 feet in width and market them for the development of single family accommodation.

2. Rezone the site to (CD-1) Comprehensive Development District for the future use of family housing, with the form of development generally restricted as follows:

   USES: Townhouses
   Two-family dwellings
   And customarily ancillary uses including off-street parking

Cont'd . . .

Clause #13 continued:

FLOOR SPACE RATIO:	Not to exceed 0.60 and computed as set out in the (RS-1) One-Family Dwelling District Schedule.
HEIGHT:	Not to exceed two storeys plus cellar or basement nor 35 feet as measured from the average building grade of East 21st and East 22nd Avenues respectively, as determined by the City Engineer.
UNITS PER ACRE:	Not to exceed 18 units per acre.
OFF-STREET PARKING:	1.5 spaces per unit shall be provided

And subject to the following:

(a) Following the enactment of the (CD-1) Comprehensive Development District By-Law and prior to the issuance of a development permit, the detailed scheme of development shall first be approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of usable open space.

(b) The vehicular ingress and egress, garbage collection facilities and access for service and emergency vehicles be satisfactory to the City Engineer.

(c) The completion and occupation of the development be delayed until the end of the 1977-78 school year, as requested by the School Board.

Following the enactment of the (CD-1) Comprehensive Development District By-Law, City staff report back on appropriate methods of marketing."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 809-811

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Public Market at 1148 Homer Street - License Fee

City Council of July 27th received a letter from Mr. J. B. Smith of Continental Distributors requesting consideration for a license fee lower than that stipulated in the License By-law, for they wish to enter their venture on a trial basis. They wish to operate a "Flea Market and Swap Meet" at 1148 Homer Street.

The Director of Permits and Licenses reports that:

> "The issuing of business licenses on a trial basis has not been granted in the past and such a procedure would create great difficulty if adopted as a general policy. In this instance the proposed operation can only be seen as a "Public Market", for which the license fee is $100.00 per day. The Public Market license does permit the holder to sublet space."

The City Manager submits the report of the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 812

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Clunker Week - September 13th to 17th, 1976

On July 6, 1976, Mr. Allard W. van Veen, Executive Director of Outdoors Unlittered requested that the City of Vancouver assist Outdoors Unlittered in the removal of derelict vehicles from public and private land.

The Chief Constable, in summary, reports that there is no apparent problem with abandoned and derelict vehicles on streets within the City of Vancouver, but when such vehicles are reported or discovered, they are dealt with under Section 8 of the Highways Scenic Improvement Act. The particulars of each vehicle processed are checked against the stolen auto records and the procedure is as follows:

> A member attends at the scene, obtains full particulars of the vehicle and checks with Stolen Auto Squad. The registered owner is notified by registered mail that a reply must be received within 14 days or the vehicle will be removed at his or her expense. If no reply is received within the prescribed period, the vehicle is towed to the abandoned auto lot under the Georgia Viaduct where it is held for a further 7 days and then disposed of. If the owner misses the 14 day deadline but appears before expiration of the 7 day period the vehicle may be retrieved by paying the $6.50 towing fee.

Indiscriminate towing of apparently abandoned vehicles even for a week would be contrary to Section 8 3 (a)(i) of the Highways Scenic Improvement Act and most certainly opens the door even wider for disposition of stolen vehicles or remains of same. It would not seem likely that Outdoors Unlittered would be prepared to follow the dictates of the Act due to the time periods involved and no other system would suit this Department.

In view of the foregoing, the Chief Constable is firmly opposed to the proposal of Clunker Week, unless Outdoors Unlittered is prepared to comply with the effective procedure already in process.

The Director of Permits and Licenses reports as follows:

> "The Standards of Maintenance Bylaw No. 4888 makes it an offence to have any vehicle, trailer, boat or mechanical equipment which is in a wrecked or dismantled condition to be parked or stored on any land. The Bylaw, however, does not grant authority to the City to have such an offending vehicle removed from private land.
>
> In view of the fact that there is no apparent problem, and of the City's continuing program of removing derelict vehicles from City Streets and the continuing enforcement of the Standards of Maintenance Bylaw, the Chief Constable and the Director of Permits and Licenses recommend that no action be taken on the request by Outdoors Unlittered, but that the association be encouraged in its objective."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the Chief Constable be approved.

CONSIDERATION

2. Funding for Traffic Signals

The City Engineer reports as follows:

"On May 4, 1976, Council approved the installation of a pedestrian signal on East 12th Avenue and St. George Street and a vehicular/pedestrian signal at S.W. Marine Drive and Blenheim Street and requested that the City Engineer report on the source of funds. The estimated total cost of these two installations is $31,300.

These signals were not part of the 1976 Traffic Signal Program approved by Council on the same date, and no funds are available in Traffic Control Reserve. This year's signal program includes a number of pedestrian and vehicular signals designed to improve safety at some of the most difficult intersections in the City. These proposed signals are clearly necessary under the warrant system approved by Council and deferral of any of these could not be recommended in order to accommodate the two additional signals.

In addition to the above, two requests have been received for a marked crosswalk on Clark Drive at 3rd Avenue, from the Neon Products Ltd. Safety Committee, and from a resident of the Baptist Senior Citizens' Residence in the 1400 block E. 3rd Avenue. Investigation of this location has revealed that, although pedestrian volumes are light, heavy traffic volumes make for some difficulty in crossing. Accordingly, it is proposed to install a crosswalk with overhead illuminated sign and amber flashing light, at an estimated cost of $6,000. This work should be carried out in 1976, in which case additional funds will be required; otherwise it could be included in the 1977 Signal Program.

There are not sufficient funds in the Traffic Control Reserve to finance the installation of these additional signals; therefore, additional funds must be found. Since Council approved the installation of these two signals for this year, funds can be provided only from the Parking Sites Reserve or the 1976 Contingency Reserve.

The 1976 Traffic Signal Program is being funded by 100% of the Net Parking Meter Revenues (which are the revenues remaining after paying for meter maintenance, collections enforcement, etc.) and $98,000 from the Parking Sites Reserve. The financing of traffic signals from funds designated for buying and operating off-street parking sites does not seem appropriate, especially when substantial funds are needed. In the years prior to 1975, not all of the net meter revenues went to install Traffic signals, and as a result some went into the Parking Sites Reserve. So, in fact, what is being done this year is to draw on meter funds from the years prior to 1975.

The funding of traffic signals from the Net Parking Meter Revenues is not a firm source of funds, but can vary greatly with the meter revenues and associated costs. Therefore, taking funds from the Parking Sites Reserve to make up deficits in the Traffic Control Reserve in order to install signals could be a substantial drain on the reserve at a time when the purchase of property for off-street parking is intensifying. For this reason, it is not recommended to take additional monies from the Parking Sites Reserve.

The only other source of funds is the 1976 Contingency Reserve, which the Director of Finance considers is not an appropriate source for this purpose; however, it is the only alternate source of funds.

Clause No. 2 Continued

Since there is not a firm source of funds, the City Engineer submits the following for Council's CONSIDERATION:

A) Fund the traffic signals and pedestrian signal at Marine Drive and Blenheim Street, and the pedestrian signal at 12th Avenue and St. George Street at an estimated cost of $31,300 from:

i) the Parking Sites Reserve Fund

or

ii) the 1976 Contingency Reserve Fund

B) Fund the installation of the overhead illuminated crosswalk sign at Clark Drive and 3rd Avenue estimated at $6,000 from:

i) the Parking Sites Reserve Fund

or

ii) the 1976 Contingency Reserve Fund

or

iii) defer installation until 1977."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 867 & 813

Manager's Report, August 20, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Kitsilano Ice Rink - Staffing and Operating Expenses

The Superintendent of Parks and Recreation reports as follows:

" The Kitsilano Ice Rink is expected to open September 1, of 1976. This facility, located on Connaught Park, adjacent to Kitsilano Community Centre contains a regulation ice surface, skate shop, change rooms, administrative offices, ticket control area, concession booth, storage areas, mechanical equipment rooms and spectator area.

The rink will be under the direct control of the Park Board and it is anticipated that it will be open for use from 6:00 a.m. until 3:00 a.m., seven days a week, including holidays.

The Kitsilano Ice Rink will be administered jointly with the Kitsilano Community Centre as a recreation complex under the management of a Community Recreation Coordinator.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility, maintenance and janitorial staff of 5 Icemen Janitors and 1 Stationary Equipment Operator is required. The Stationary Equipment Operator will also be responsible for stationary equipment in the adjacent Kitsilano Community Centre.

Ice Rink Program

The program staffing requirements for the ice rink include 1 Recreation Programmer II, who will be responsible for the programming and supervision of the facility, a permanent Cashier/Clerk Typist, and part-time Skate Room Attendants, Ice Patrol, and Cashiers.

Operating Expenses

Operating and staffing expenses have been estimated as follows:

Permanent Staff*	Pay Grade	Full Annual Costs 1976 Rates	1976 Costs	
Recreation Programmer II (1)	20	14,148.00	5,895.00	(5 mos.)
Stationary Equip. Op. II (1)	19	13,560.00	5,650.00	(5 mos.)
Icemen Janitor (3)	15	34,020.00	11,340.00	(4 mos.)
Icemen Janitor (2)	15	13,230.00 (7 mos)	7,560.00	(4 mos.)
Cashier/Clerk Typist (1)	10	9,420.00	3,140.00	(4 mos.)
Fringe Benefits		10,969.00	4,366.00	
Total		95,347.00	37,951.00	

Part-time Staff	Hours per Year	Hourly Rate	Full Annual Costs 1976 Rates	1976 Costs 4 Mos. (17 Wks.)
Cashier (Ticket Sales) (1)	868	$3.625	3,146.00	1,725.00
Doorman	558	3.735	2,084.00	1,142.00
Skate Room Att'd. II	1240	3.86	4,786.00	2,624.00
" " " I	899	3.625	3,259.00	1,787.00
Sound Room Operator	527	3.625	1,910.00	1,047.00
Guard-First Aid	1240	3.86	4,786.00	2,624.00
Ice Patrols II	558	3.735	2,084.00	1,142.00
Janitorial Staff	500	4.47	2,235.00	1,117.00
Fringe Benefits			1,700.00	924.00
Total			25,990.00	14,132.00

* ALL STAFF AT MID STEP WITHOUT C.O.L.A.

Cont'd . . .

Clause #1 continued:

Operating Expenses	1976 Rates Full Annual Costs	1976 Costs (4 mos.)
Building Maintenance		
Material	4,500.00	1,500.00
Labour	3,700.00	1,233.00
Hydro	25,000.00	8,333.00
Janitor supplies	800.00	266.00
Scavenging	600.00	200.00
Propane-Zamboni	800.00	266.00
Gas	150.00	50.00
Coveralls for Staff	450.00	150.00
Zamboni and edger maintenance	2,000.00	666.00
Telephone - annual	786.00	328.00
- non-recurring		120.00
Preventative maintenance	1,500.00	500.00
Total	40,286.00	13,612.00

Revenue

The Park Board will derive some off-setting revenue from programs fees and rentals. These revenues have been estimated as follows:

	Full Year Estimate	1976 Estimate
Public Admissions and Skate Room	28,000.00	9,300.00
Rentals	40,000.00	13,300.00
Total Estimated Revenue	68,000.00	22,600.00

The Director of Financial Services advises that no funds have been provided in the 1976 Park Board estimates.

The V.M.R.E.U. have received a copy of this report.

"The Comptroller of Budgets advises that, based on the estimates of the Parks Board as contained in this report, the net costs are as follows:

	1977 Based on 1976 Rates	1976
Permanent Staff	$ 95,347	$ 37,951
Part-time Staff	25,990	14,132
Other Operating Costs	40,286	13,612
TOTAL Estimated Expenditures	$161,623	$ 65,695
Estimated Revenues	(68,000)	(22,600)
Net Operating Costs	$ 93,623	$ 43,095

Any approval of funding for this program should be at the level of net operating cost as shown above.

The source of funding for the 1976 fiscal year, if approved, will be Contingency Reserve.

Funding for the 1977 fiscal year will, if approved, be included in the Parks Board 1977 Operating Budget Estimates.

This item was removed from the Parks Board 1976 budget estimates during the budget review, to be submitted by separate report at this time."

RECOMMENDED:

A. Establish and fund the following eight positions for Kitsilano Ice Rink: all positions subject to classification by the Director of Personnel Services.

One Recreation Programmer II
One Stationary Equipment Operator II
Five Icemen Janitors (3 on permanent payroll)
One Cashier/Clerk Typist

Cont'd . . .

Clause #1 continued:

B. Approve permanent staff salaries of $37,951.00.
C. Approve part-time staff salaries of $14,132.00.
D. Approve operating expenses of $13,612.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Superintendent of Parks and Recreation be approved.

2. Sunset Ice Rink - Staffing and Operating Expenses

The Superintendent of Parks and Recreation reports as follows:

" The Sunset Ice Rink is expected to open September 1, of 1976. This facility, located on Sunset Park contains a regulation ice surface, skate shop, change rooms, administrative offices, ticket control area, concession booth, storage areas, mechanical equipment rooms and spectator area.

The rink will be under the direct control of the Park Board and it is anticipated that it will be open for use from 6:00 a.m. until 3:00 a.m., seven days a week, including holidays.

The Sunset Ice Rink will be administered jointly with the Sunset Community Centre as a recreation complex under the management of a Community Recreation Coordinator.

Building Maintenance and Operation

The Park Board staff will be responsible for the cleaning and maintenance of the entire facility. In order to accommodate the variable shifts necessary to operate this facility, maintenance and janitorial staff of 5 Icemen Janitors and 1 Stationary Equipment Operator is required. The Stationary Equipment Operator will also be responsible for stationary equipment in the Sunset Community Centre.

Ice Rink Program

The program staffing requirements for the ice rink include 1 Recreation Programmer II, who will be responsible for the programming and supervision of the facility, a permanent Cashier/Clerk Typist, and part-time Skate Room Attendants, Ice Patrol, and Cashiers.

Operating Expenses

Operating and staffing expenses have been estimated as follows:

Permanent Staff*	Pay Grade	Full Annual Costs 1976 Rates	1976 Costs
Recreation Programmer II (1)	20	14,148.00	5,895.00 (5 mos.)
Stationary Equip. Op. II (1)	19	13,560.00	5,650.00 (5 mos.)
Icemen Janitor (3)	15	34,020.00	11,340.00 (4 mos.)
Icemen Janitor (2)	15	13,230.00 (7 mos.)	7,560.00 (4 mos.)
Cashier/Clerk Typist (1)	10	9,420.00	3,140.00 (4 mos.)
Fringe Benefits		10,969.00	4,366.00
Total		95,347.00	37,951.00

Part-time Staff

	Hours per Year	Hourly Rate	Full Annual Costs 1976 Rates	1976 Costs 4 Mos. (17 Wks.)
Cashier (Ticket Sales) (1)	868	$3.625	3,146.00	1,725.00
Doorman	558	3.735	2,084.00	1,142.00
Skate Room Att'd. II	1240	3.86	4,786.00	2,624.00
" " " I	899	3.625	3,259.00	1,787.00
Sound Room Operator	527	3.625	1,910.00	1,047.00
Guard-First Aid	1240	3.86	4,786.00	2,624.00
Ice Patrols II	558	3.735	2,084.00	1,142.00
Janitorial Staff	500	4.47	2,235.00	1,117.00
Fringe Benefits			1,700.00	924.00
Total			25,990.00	14,132.00

* ALL STAFF AT MID STEP WITHOUT C.O.L.A.

Cont'd . . .

Clause #2 continued:

Operating Expenses	1976 Rates Full Annual Costs	1976 Costs (4 mos.)
Building Maintenance		
Material	4,500.00	1,500.00
Labour	3,700.00	1,233.00
Hydro	25,000.00	8,333.00
Janitor supplies	800.00	266.00
Scavenging	600.00	200.00
Propane-Zamboni	800.00	266.00
Gas	150.00	50.00
Coveralls for Staff	450.00	150.00
Zamboni and edger maintenance	2,000.00	666.00
Telephone - annual	786.00	328.00
- non-recurring		120.00
Preventative maintenance	1,500.00	500.00
Total	40,286.00	13,612.00

Revenue

The Park Board will derive some off-setting revenue from programs fees and rentals These revenues have been estimated as follows:

	Full Year Estimate	1976 Estimate
Public Admissions and Skate Room	28,000.00	9,300.00
Rentals	40,000.00	13,300.00
Total Estimated Revenue	68,000.00	22,600.00

The Director of Financial Services advises that no funds have been provided in the 1976 Park Board estimates.

The V.M.R.E.U. have received a copy of this report.

"The Comptroller of Budgets advises that, based on the estimates of the Parks Board as contained in this report, the net costs are as follows:

	1977 Based on 1976 Rates	1976
Permanent Staff	$ 95,347	$ 37,951
Part-time Staff	25,990	14,132
Other Operating Costs	40,286	13,612
TOTAL Estimated Expenditures	$161,623	$ 65,695
Estimated Revenues	(68,000)	(22,600)
Net Operating Costs	$ 93,623	$ 43,095

Any approval of funding for this program should be at the level of net operating cost as shown above.

The source of funding for the 1976 fiscal year, if approved, will be Contingency Reserve.

Funding for the 1977 fiscal year will, if approved, be included in the Parks Board 1977 Operating Budget Estimates.

This item was removed from the Parks Board 1976 budget estimates during the budget review, to be submitted by separate report at this time."

RECOMMENDED:

A. Establish and fund the following eight positions for Sunset Ice Rink: all positions subject to classification by the Director of Personnel Services.

One Recreation Programmer II
One Stationary Equipment Operator II
Five Icemen Janitors (3 on permanent payroll)
One Cashier/Clerk Typist

Cont'd . . .

Clause #2 continued:

B. Approve permanent staff salaries of $37,951.00.
C. Approve part-time staff salaries of $14,132.00.
D. Approve operating expenses of $13,612.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Superintendent of Parks and Recreation be approved.

3. 1976 Capital Borrowing Program

The following report has been received from the Director of Finance.

"1. Borrowing Program for 1976

The City's last capital borrowing took place in late 1975 in the New York private placement market and was denominated in U.S. dollars. It is now appropriate to consider our 1976 capital borrowing program.

The existing borrowing authority which needs to be financed is as follows:

		Borrowing Authority	Proposed Borrowing
1966-70 Five Year Plan	Urban Renewal (Used for NIP)	$ 2,600,000.00	$ 1,234,024.00
1971-75 Five Year Plan	Parks Development	358,327.67	358,000.00
	Swimming Pools	110,459.21	110,000.00
	Health & Social Ser.	871.34	-
	Purchase of Property	128.66	-
	Streets	243.60	-
1971-75 Sewer Program		4,900,176.00	4,900,176.00
1976-80 Sewer & Water Program (1976 only approved by Council)			
	Sewers (1976)	1,750,000.00	1,750,000.00
	Water (1976)	2,404,000.00	2,404,000.00
Champlain Heights	Sewers	3,534,800.00	3,534,800.00
	Water	709,000.00	709,000.00
	TOTALS	$16,368,006.48	$15,000,000.00

It is proposed at this time, for 1976, to borrow $15,000,000. The balance of the NIP money is not required in 1976 or the first part of 1977 and is therefore not included at this time.

2. Assessment of World Capital Markets Appropriate to Vancouver

The Canadian bond market and the U.S. bond market are both in a healthy condition. Rates are high in the Canadian market and in the U.S. market, but the rate differential between the U.S. and Canadian markets has made the U.S. market attractive to Canadian borrowers. The Eurodollar markets, both Canadian and U.S. dollar denominated, are healthy and from the point of view of a Canadian borrower are improving steadily because of the severe drop in the value of the Canadian dollar. For some months, the Canadian dollar had been very high (around 1.04 in terms of U.S. dollars) which has severely restricted the Euro-Canadian dollar market. With the Canadian dollar now floating around 1.01 in terms of U.S. dollars, the Euro-Canadian dollar market is improving and can be expected to improve further. There is a general feeling that the Canadian dollar will drop further.

If we financed in the Canadian market, it would probably be on the basis of $5,000,000 for a short term (not more than five years) and $10,000,000 on a twenty year Sinking Fund or serial basis. In the U.S. markets, it would

Cont'd . . .

Clause #3 continued:

probably be very similar. In the Eurodollar market, it would be $5,000,000 for not more than five years and $10,000,000 for ten years if in Canadian dollars and twelve to fifteen years if denominated in U.S. dollars. If our borrowing needs for the longer term, i.e., the $10,000,000, were higher, then ten years is too short as it creates a problem with the annual debt charges in the operating budget. However, at only a $10,000,000 level, ten to fifteen years does not present any particular problem. The $5,000,000 portion is primarily for financing Champlain Heights Sewer and Water and the debt charges for this portion are recovered from the disposition of Champlain Heights and therefore not a charge on the revenue budget.

With our fiscal agents, we have examined possible transactions from each of the markets and have come to the conclusion that if an issue was done today, then the Eurodollar markets are the place where it should be done. Our fiscal agents have made appropriate enquiries as to possibilities in the Eurodollar markets and support this conclusion quite definitely. The primary advantage of the Eurodollar market is in the interest rate obtainable and therefore represents solid dollar savings to the City.

Many Canadian borrowers, including the M.F.A. for two separate issues, have borrowed in the Eurodollar markets, denominated in both Canadian and U.S. dollars.

3. Expansion of the Eurodollar Market Description

There are a number of factors involved in borrowing the Eurodollar markets that are quite different than borrowing in Canadian and even the U.S. markets.

The procedure is somewhat different, the legal requirements are different (possibly less complicated than in the New York market), the commission rate is somewhat higher, and it would involve costs approaching $50,000 for a public issue. Costs of a public issue in the New York market would be even higher, but the City has never borrowed publicly and the costs for a private placement in the New York market are somewhat lower. The costs related to our last U.S. issue, primarily related to legal costs, were approximately $40,000. Actually, in terms of costs, the complexities of the legal aspects in a New York private placement issue cost almost as much to resolve as all the costs related to a public issue in the Eurodollar market. The procedure generally for a Eurodollar issue is that the chief financial officer (i.e., the Director of Finance) travels to Europe with the fiscal agent, for meetings with potential lenders and syndicate managers and to properly assess the situation, followed by a decision to either proceed or not to proceed. If the decision is to proceed, then the syndicate is formed, necessary documentation is prepared (quite complex), syndication and selling period takes place and the final signing ceremony is quite formal with the Mayor or Chairman of the Finance & Administration Committee, plus the Director of Finance being present to sign the documents and the debentures.

One of the major evaluation questions that has to be answered in the discussions in Europe is the determination of whether to denominate the debentures in terms of U.S. or Canadian dollars. This involves not only the interest rate difference, but also involves evaluating the exchange risk related to the Canadian/U.S. dollar relationships.

At the present time, it would appear that interest rates in terms of Canadian dollars in Europe are one quarter to one half per cent lower than they are in Canada. In terms of U.S. dollars, the interest rates are 1¼ to 1½ % lower in Europe than in Canada and approximately one quarter of one per cent lower than in the U.S.

For example purposes, if the City is able to save one quarter of one per cent on the proposed borrowing, this would mean a cash saving to the City of approximately $300,000 over the term of the borrowing or a present value of $200,000. If the interest rate differential is more than one quarter of one per cent, the savings are correspondingly higher.

The final decision is made on the basis of all in cost to the borrower, which includes consideration of price, commission, expenses, etc., plus exchange rate considerations.

Cont'd . . .

Clause #3 continued:

4. Conclusion

On the basis of the situation as it stands at the time of writing this report. it would appear that the Eurodollar markets are the appropriate place for the City to borrow its current needs. This requires us to explore in depth with the fiscal agents and syndicate managers all the details of terms and conditions so that we understand them fully (particularly necessary with a first borrowing in Europe) and therefore it means that the Director of Finance would have to travel to Paris and probably London and possibly Frankfurt. It is also important that potential lenders have direct contact with an official of the City, in order that they may develop a better appreciation of the quality of the City's credit. Depending on the results of the meetings, plus the evaluation with our fiscal agents of the terms and conditions and interest rate situation, and the exchange rate situation, the Director of Finance should be in a position to make a final decision after consulting the City Manager and the Mayor or the Chairman of the Finance & Administration Committee by telephone. If the decision is favourable, the syndicate managers and the fiscal agents would be instructed to proceed with syndication and preparation of the documentation.

The Director of Finance would be involved heavily in the document preparation and would at that time have to make a decision whether to return to Vancouver, followed by a return to Europe or conversely to stay in Europe for the documentation period. At the appropriate time, the Mayor and/or the Chairman of the Finance & Administration Committee, along with the Director of Finance, would have to be in Europe for the official signing of the documents and the debentures.

5. Recommendation

I therefore recommend that -

I be authorized to proceed to Paris, London, Frankfurt, as necessary, with the representative of our fiscal agents, to meet with potential syndicate managers and lenders, for the purpose of fully evaluating the desirability of a Eurodollar issue and its terms and conditions.

Further, that I be authorized to instruct our fiscal agents and syndicate managers to proceed with syndication and the bond issue, if the evaluation is satisfactory, i.e., the City can save a substantial sum in interest costs, after checking by telephone with the City Manager and the Mayor or the Chairman of the Finance & Administration Committee. This would commit Council to passing the appropriate borrowing bylaw shortly thereafter."

City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

4. Initial Expenses: Meter Checker Program

The City Engineer reports as follows:-

"On January 27th, 1976, City Council approved the City Manager's report of January 23rd, 1976, concerning the Meter Checker Program. Item 3 in that report's recommendations stated that, "$50,000.00 be provided for initial expenses, from 1976 parking meter revenues, subject to a detailed report back from the City Engineer on the specific initial expenses." As noted in the report, the Director of Finance advised that the funds to set up the initial operation would come from parking meter revenues and fine revenues.

The cost estimates for the specific initial expenses have now been finalized and the details are shown in Appendix I. The following is a summary of costs:

1. Alterations to Offices (subject to final disposition of space) . . . . . $ 5,000.
2. New Office Furniture . . . . . 2,000.
3. New Office Equipment . . . . . 1,800.

Cont'd . . .

Clause #4 continued:

4.	Training Program Manual	200.
5.	New Communications Equipment	27,500.
6.	New Car	4,000.
7.	New Uniforms	9,200.
	TOTAL:	$49,700.

The City Engineer RECOMMENDS that $49,700.00 be provided for initial expenses from the 1976 parking meter revenues."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

CONSIDERATION

5. Additions to the Centennial Museum

The Director of Finance and the Director of Permits & Licenses have submitted the following report.

"Dr. Gordon M. Shrum, Executive Director of the Vancouver Museums and Planetarium Association, sent the following two letters to His Worship the Mayor and Members of City Council.

'Re: Additions to the Centennial Museum

As an operating unit the Centennial Museum has some serious architectural shortcomings. In this communication I shall deal with only the following two:

(a) Although the storage area is air-conditioned (temperature and humidity controlled), there is no such control in any of the thirteen galleries.

(b) There are three wings to the building of four galleries each. Each of these four galleries encloses a courtyard which is beautifully landscaped. The walls of the galleries consist mainly of ceiling-high glass panels. Because the architect apparently did not realize that museum artifacts cannot be exposed to daylight, most of the glass panels have been covered with paint. This means that the courtyards with their landscaping are never seen. Each provides four outside doors to the galleries which, of course, is undesirable for security reasons.

Because the Centennial has no air-conditioned galleries many of the more valuable artifacts remain in the storage area and can never be put on display. Further, the Centennial is an Associate Museum of the National Museums of Canada, but cannot accept most of the travelling exhibits of the National Museums because they are restricted to museums with air-conditioned exhibition space. This same problem occurs with many other travelling exhibits.

In 1974 the Vancouver Museums and Planetarium Association appealed to the National Museums of Canada to provide financial assistance not only to air-condition some of the galleries but also to cover over two of the unused courtyards.

By a letter dated August 29, 1974, the National Museums agreed to a $400,000.00 construction and alterations program which would make it possible to roof and air-condition the two unused courtyards as well as air-condition eight of the present thirteen galleries. The National Museums agreed to pay two-thirds of the $400,000.00 cost provided that

Cont'd . . .

Clause #5 continued:

either the City or the Province would provide the final one-third of the cost. The V.M.P.A. accepted the grant and received $26,784.00 for preliminary design and architectural studies.

The V.M.P.A. could not proceed any further with the project because they were unable to get the one-third share from the City or the Province.

On March 31st this year the Minister of Recreation and Travel Industry advised that the Province would provide $133,922.00, which is slightly more than the one-third requirement. Immediately we proceeded with architectural drawings and construction plans. We were able to get a bid of $379,539.00 for the contract, which with architects and consultation fees would be only slightly more than $400,000.00.

However, when we applied to the City Hall for a construction permit, we were advised that the basic structure of the building does not conform with the By-law passed by the City in 1975 which increased the standards for earthquake resistance. After much engineering study it has been determined by the successful bidders for the contract that the additional "seismic upgrading" will cost $55,160.00. The additional engineering and architectural studies for the upgrading of this earthquake resistance is approximately $9,000.00, making a total of $64,160.00.

Because of the escalation in construction costs since 1974, the $400,000.00 will barely cover our commitment to the National Museums. We have been advised that the amount of the grant cannot be increased because the delay was not caused by the National Museums. The Honourable Grace McCarthy, when she agreed to the grant on March 31, 1976, made it a condition that we would not come back for more on this project.

The Trustees of the V.M.P.A., realizing what a great benefit these alterations and construction will be to the Museum, have agreed to provide $40,000 towards the cost of the "seismic upgrading". This still leaves us short $25,000 and I am appealing to the City to contribute this amount so that we can proceed with the work as soon as the strike/lockout in the construction industry is solved.

I should like to point out the benefit the City will receive from this work.

(a) Covering two quadrangles will provide two large galleries, each one double the size of the present galleries - an additional 7,200 square feet.

(b) The new galleries plus eight of the thirteen present galleries will be air-conditioned (humidity and temperature controlled).

(c) The elimination of eight exterior doors will greatly increase the effectiveness of the complex's security system.

(d) The complex will receive over $400,000.00 worth of alterations at a cost to the City of only $25,000.00.

One may ask why should we create additional gallery space? The answer is that the storage area is crowded with valuable artifacts that cannot be displayed. Many donors are reluctant to make donations which merely go in storage. This extra space should add very little to the operating costs, e.g. in heating it will eliminate eight outside glass walls and only add two well-insulated roofs. Part of the additional air-conditioned space will be used for travelling exhibits, which will add to our revenues. Immediately we need the new large gallery in "C" Wing to house an aerospace exhibit which the Russian Government is prepared to send direct from Moscow - accompanied by one or more cosmonauts. This should prove to be a money-making project.

A very early action is necessary on this request. Otherwise we shall have to renegotiate the contract and probably the grant, with unavoidable delays and further increased costs.

Cont'd . . .

Clause #5 continued:

Re: Additions to the Centennial Museum

This is further to my letter of July 30th requesting $25,000 from the City of Vancouver to help finance the "seismic reinforcing" of A and C Wings at the Centennial Museum.

From enquiries I have received I don't think I made it clear in my letter that the "seismic reinforcing" is not merely to take care of the roofs over the quadrangles. In fact the steel trusses of the roof will tend to strengthen the walls against earthquake shock. They will, of course, add some weight to the walls and this is a negative factor. However, the total effect is about zero as these two factors tend to balance each other.

The problem is that the new by-law does not apply to buildings already in existence until such time as there is an application for a permit to make alterations; then the new regulations apply and the whole building must be brought up to the new standards.

I should also add that this additional space will not entail the appointment of any additional staff. I have already pointed out that it would not increase our heating requirements except in so far as air-conditioning will add somewhat to our electrical load. The additional space should tend to increase our revenues slightly.'

Comments of the Director of Permits & Licenses

On October 8th, 1974, Council approved in general the renovation of one courtyard of the Centennial Museum for additional gallery space. The proposal was to roof over Courtyard 'C' and provide basement storage space under the new gallery floor. As the project developed it was found that the cost of roofing a courtyard was approximately the same as the basement storage and the advantages of the additional gallery space led to the Museum Association's decision to roof over two courtyards and abandon the basement storage.

The proposal will increase the present gallery space by approximately one-third and is an excellent use of enclosed unused courtyard space.

Comments of the Director of Finance

The 1976 Supplementary Capital Budget, which would be the normal source of funds for an item such as the above, has no funds available. Therefore, it would appear that the only available source of funds for the $25,000 requested contribution, is 1976 Contingency Reserve. Dr. Shrum indicated that there were no extra staffing costs related to this alteration and in any event the agreement with the Association on operating costs governs the City's contribution towards such operating costs."

The City Manager submits the above report for Council CONSIDERATION.

RECOMMENDATION

6. Police Communications Centre Staffing

The Chief Constable and the City Engineer report as follows:

"On May 11, 1976, Council authorized funds for the training of backup relief operators and the hiring of ten temporary operators to handle the increased workload due to the start-up of the new Communications Centre, problems caused by Habitat, and the 9-1-1 emergency number. A preliminary evaluation of staff requirements of the Communications Centre was made with nine additional staff members present. Two staffing problems became apparent and this report describes the need for temporary staff replacements and a further analysis of permanent staff requirements.

Cont'd . . .

Clause #6 continued:

TEMPORARY REPLACEMENT OPERATORS

The Police personnel assigned to the Communications Centre consists of one inspector, one staff sergeant, five sergeants, five corporals, and 10 constables who are employed as supervisors, chief dispatchers, radio relief, and telephone operators. Temporary staff shortages occur in the Centre when Police personnel go on vacation or take sick leave. For example, when the chief dispatcher goes on annual vacation, a constable moves up to the chief dispatcher's position creating a shortage in the telephone function.

Police personnel have not been replaced by drawing other members from the Patrol Division because of the extensive training required in the new Centre, and disruption to Patrol Division operations. If Policemen from the Patrol Division were to be trained to function as replacements in the Communications Centre, approximately $10,000 would be required for training costs. The Chief Constable considers this alternative undesirable since it would cause considerable disruption to the Police Department.

In estimating the staff requirements for the new Communications Centre it was assumed that staff levels were sufficient to allow such temporary shortages. The review carried out over the past three months indicates that the increased workload experienced in the new Centre requires additional temporary staff to cover the high vacation periods (approx. 100 weeks) mainly in the summer months.

Authorization is requested for the hiring of temporary replacement operators. These would be civilians hired only as required to a maximum of one per shift and it is expected annual costs will not exceed $34,000. (approx. 2 man years). An increase of approximately $15,000 will be required in the Police Department's operating budget for 1976.

EVALUATION OF PERMANENT STAFF REQUIREMENTS

The workload handled by the new Police Communications Centre is higher than was anticipated in original staff estimates. The following factors account for this increase:

a) Many calls which were not answered in the old Centre, or were left to ring a long time are now being answered quickly.
b) The number of calls received by the Centre is higher than anticipated due to implementation of the 9-1-1 emergency number.
c) The Community Policing Program being carried out in one of the patrol districts has caused a significant increase in the workload of the radio section.

These factors correspond to a workload increase of four people in addition to the temporary replacement operators.

During the past three month period of assessment the temporary operators approved in the previous report of 11 May, 1976 were added to the regular staff. This reduced the proportion of calls waiting longer than one ring from 13% to 7%. This reduced figure is a reasonable standard of response.

However, since the Centre has only recently opened and the temporary staff have not been operating very long, long term needs are difficult to estimate accurately. The following changes are anticipated in the Communications Centre that could affect the long term staffing requirements:

a) It is expected that the type of emergency calls will change when summer ends.

b) The telephone system can be modified to automatically separate '911' emergency calls from lower priority report calls. These telephone system enhancements will cost approximately $3000 but should make possible some staff reductions while achieving adequate response times to emergency calls.

c) Additional staff arrangements are being evaluated in order to meet the variation in call volumes which occurs throughout the day.

All these changes may affect the need for permanent operators. To permit adequate time for measurements under expected long term conditions, it is recommended that four of the ten additional temporary staff authorized for the three month period ending in August 1976, be retained until December 31, 1976. By that time the effect of the three factors identified above will have been determined and a more meaningful estimate will be possible.

Cont'd . . .

Clause #6 continued:

The cost of these additional four temporary operators will be approximately $18,500 for the balance of 1976.

The Director of Finance brings to City Council's attention that the required level of service has not been clearly established and that the report to be provided in December shall contain this information as part of the justification for increases in staff.

The Acting Comptroller of Budgets advises that if this report is approved, the source of funding will be Contingency Reserve.

The Chief Constable and the City Engineer RECOMMEND:

a) That funds totalling $15,000 be provided in the 1976 Police Department Operating Budget for the hiring of temporary replacement operators;

b) That four temporary Communications Operators be retained until December 31, 1976 (approx. cost $18,500) with provision of a final report on permanent staff levels at that time;

c) That $3000 be provided in the 1976 Engineering Department Budget for modification to the telephone equipment."

The City Manager RECOMMENDS that the above recommendations of the Chief Constable and the City Engineer be approved.

7. False Creek Ground Leases

The Director of Finance reports as follows:

"Introduction

On July 29, 1975 and June 22, 1976, Council approved the terms for the preparation of ground leases for lots 5 and 7 in Phase I, Area 6, False Creek. These two developments are combined residential/commercial developments incorporating approximately 113,380 sq. ft. of residential space and 43,196 sq. ft. of commercial space. Under the terms approved by Council, it was contemplated that each lot would be developed under one ground lease and, subsequent to completion of the structures, a strata plan would be filed to subdivide the buildings into several condominium units.

The lessee, Frank Stanzl Construction Ltd., has now requested that two ground leases be issued for each lot, one for the residential development and one for the commercial development, in order that he may finance the two types of developments separately. The granting of two leases on one parcel of property can be done subsequent to the completion of construction through the creation of air space parcels.

Initially, the parties shall enter into a ground lease in respect of each parcel. The initial ground lease shall provide that, upon completion of construction, the lessee shall create two air space parcels (one for residential purposes and the other for commercial purposes), surrender the initial ground lease, and enter into separate ground leases with the lessor covering the two air space parcels. The terms and conditions for the initial ground lease and the subsequent air space parcel ground leases would be the same as was previously approved by Council, except where changes are appropriate for the changed form of the lease.

It is RECOMMENDED that the City lease to Frank Stanzl Construction Ltd., lots 5 and 7, False Creek containing the provisions hereinbefore set forth in this report providing for the creation and leasing of air space parcels following the completion of construction."

The City Manager RECOMMENDS the above recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 815-16

PROPERTY MATTERS

RECOMMENDATION

1. Proposed easement over portion of City Lot, Vicinity of Abbott and Cordova Streets

The Acting Supervisor of Property & Insurance reports as follows:-

"City Council on June 29, 1976 approved the granting of a 4' x 25' easement over a portion of City-owned lot 9, block 2, O.G.T. Plan #205, to provide an emergency means of egress to adjoining lot 'C', block 2, O.G.T.

The easement was limited in size due to the fact that City lot 9 is presently utilized as a surface parking lot operated by the Downtown Parking Corporation and will not be improved with any form of structure without the Corporation first acquiring all the properties to the west of lot 9, hence, the whole of lot 9 could be used as an emergency disbursal area.

The City Building Inspector has advised that regardless of the foregoing, he wishes the easement to be extended to provide direct access to the lane as shown on the attached sketch.

In this regard, the General Manager of the Downtown Parking Corporation has agreed to the extension of the easement.

Accordingly, it is proposed that the easement be extended north to the City lane to provide a means of emergency egress for lot 'C' of lot 8, block 2, O.G.T. on the following terms:

(a) City to retain the right of cancellation.

(b) Applicant to maintain adequate lighting over exit area.

(c) Applicant to maintain an adequate barricade to prohibit autos or other objects from blocking the exit.

(d) Applicant to pay an annual flat rate amount of $50.00.

In addition, the Director of Legal Services is to include any other clauses to properly protect the City's interest herein.

Recommended that the Acting Supervisor of Property & Insurance be authorized to take the necessary steps to grant an easement measuring 4' x 75' over that portion of City lot 9, block 2, O.G.T., plan 205,

and further

That the Director of Legal Services be instructed to draw the necessary easement document to his satisfaction."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Supervisor of Property & Insurance be approved.

Cont'd. . . . .

2. Acquisition of Deteriorated Properties
Strathcona Rehabilitation Project

The Acting Supervisor of Property & Insurance reports as follows:

"On December 18, 1973, City Council approved a report of the Director of Planning regarding the Strathcona Rehabilitation Project. Clause "D" of this report recommended purchase by the City of deteriorated properties within the Project area.

Lot 31, Block 103, D.L. 196, Plan 196, known as 407 Prior Street has been offered for sale to the City by the owners.

These premises comprise a two-storey frame dwelling, plus full concrete basement, with a main floor area of approximately 700 square feet, erected in 1905 on a site 25 feet X 126 feet zoned RT-3. The dwelling contains four rooms on the second floor, three rooms on the main floor and three rooms in the basement. There are six plumbing fixtures, patent shingle roof, siding exterior and heat is supplied by a gas-fired hot air furnace.

The improvements were previously occupied as three dwelling units but the basement unit is now vacant. The accommodation is sub-standard and it is proposed to demolish the improvements when vacant.

Following negotiations with the owners' agent, they have agreed to sell for the sum of $42,000.00 on the following bases:

(a) The City to pay a deposit of $10,000.00 in trust, in exchange for a deed in registrable form.

(b) City to pay balance of purchase price upon delivery of vacant possession by the Vendor, such delivery to be within six months of the payment of the deposit.

(c) Date of sale for adjustment purposes to be the date of Council's Resolution to purchase the property.

This price is considered realistic and it is

recommended that the Acting Supervisor of Property and Insurance be authorized to acquire Lot 31, Block 103, D.L. 196, Plan 196, known as 407 Prior Street for the sum of $42,000.00 on the foregoing bases, chargeable to Strathcona Rehabilitation Project, Property Purchase Account #5893/893."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

3. Rental Review - City-owned Lot 4 etc.,
S/S of Kingsway west of Tyne Street.

The Acting Supervisor of Property & Insurance reports as follows:-

"City-owned Lot 4, Block 52, D.L. 37 is situated on the south side of Kingsway, west of Tyne Street and is leased to Marine Hotel Limited, (now Mr. Sport Hotel) for a period of twenty years expiring on March 31, 1981. This site is utilized for required parking purposes in connection with their hotel operation and the lease is subject to rental review at five year intervals.

Cont'd . . . .

Clause #3 (Cont'd)

Negotiations have now been completed and by letter dated July 21, 1976, the Manager of Mr. Sport Hotel has agreed to a rental increase from $1,400.00 per annum plus taxes to $4,800.00 per annum plus taxes effective April 1, 1976 for the remaining term of the lease.

The Acting Supervisor of Property & Insurance is of the opinion that the foregoing increase represents fair market value of the property in question and indicative of the escalation in property values over the past five-year period.

It is recommended that the foregoing rental increase be approved as of April 1, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

INFORMATION

4. DEMOLITIONS - Various Properties

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City To Pay	Code No.
413 Prior Street Lot 30, Blk 103, D.L. 196	Strathcona Rehabilitation Project	Kay Jay Wrecking Co. Ltd.	$545.00	5893/893
3029 Woodland Dr. Lot 17, Sub. D Blk. 171, D.L. 264A	Clark Park Extension	Phillip J. Blackall	$465.00	4189
1849 Victoria Diversion Lot 3, Block 2, D.l. 752	Replotting	John Bulych	$1,775.00	5940

"

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

RECOMMENDATION

5. Lease of City Property, E/S Main Street between Industrial and Terminal Avenues.

The Acting Supervisor of Property & Insurance reports as follows:

"The above City property, Lots 4-9, Block 3, D.L. 200A & 2037 and Lots 10-12, Block A2, D.L. 2037, E/S Main Street between Industrial and Terminal Avenues, is leased to Beedie Construction Co. Ltd. until December 31, 1988.

The rent was subject to review on June 1, 1976 and after negotiation the Lessee has agreed that it be increased from $500.00 per month plus taxes to $1,500.00 per month plus taxes.

Cont'd . . . .

Clause #5 (Cont'd)

Several buildings are located on the site, but these were constructed by the Lessee, consequently the proposed rent relates to the land only.

The Acting Supervisor of Property & Insurance considers that the proposed rental represents market rental value.

Recommended that the rent for this property be increased as of June 1, 1976 to $1,500.00 per month plus taxes on land and improvements as if levied."

The City Manager RECOMMENDS that the recommendation of the Acting Supervisor of Property & Insurance be approved.

6. Sale to Mennonite Senior Citizens' Society
4.01 Acre Site 5700 Block Bruce Street.

The Acting Supervisor of Property & Insurance reports as follows:

"On January 25, 1972, Council passed a resolution that this 4.01 acre site in the 5700 Block Bruce Street be made available to the Mennonite Senior Citizens' Society at a value of $200,000.00 less costs of proven extras for site preparation because of soil conditions.... The Society paid the sum of $150,000.00 and submitted a claim in the amount of $135,149.00 for what they determined to be 'proven extras for site preparation because of soil conditions'. The Supervisor of Property and Insurance advised the Society that in his opinion this amount was excessive and that a more realistic sum would be in the realm of $45,000.00.

Subsequently, the Society submitted a revised bill in the amount of $157,176.00, an increase of $22,027.00 over their first bill. The Director of Construction and Maintenance Division analyzed the claim, and in his opinion the proven extras for site preparation were approximately $28,350.00. Because of the great discrepancy in these sums, the matter was referred to Council for consideration on November 25, 1975, and they approved a reduction of the purchase price by $30,000.00.

The Society then arranged to appear before Council as a delegation, however, before hearing the delegation the following proposal was passed by Council on January 27, 1976:

'THAT the City and Mennonite Senior Citizens' Society determine upon agreed questions on the matter of costs for site preparation, following which an independent arbitrator be appointed to bring down binding arbitration; further that the arbitration costs be shared equally between the City and the Society.'

Accordingly, the matter was discussed between City staff and representatives of the Mennonite Society and agreement could not be reached as to what constituted extra costs. However, the Society has proposed to settle for an additional $20,000.00 over and above the figure approved by Council on November 25, 1975. This is a very substantial reduction in the amount originally claimed by the Society and would mean a total settlement of $50,000.00 for the costs of site preparation. As well, the Society has agreed to be responsible for registration fees amounting to $1,038.50. Having regard for the substantial time and money involved in proceeding with arbitration, City staff are now prepared to recommend

THAT the matter of proven extras for site preparation be concluded on the basis of $50,000.00 (net price to the Society - $150,000 for 4 acres), and

Cont'd . . . .

Clause #6 (Cont'd)

THAT the Mennonite Senior Citizens' Society be responsible for the additional sum of $1,038.50 for registration fees."

The City Manager RECOMMENDS that the above recommendations of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 816

MANAGER'S REPORT

August 17th, 1976

TO: Vancouver City Council

SUBJECT: Accreditation - Constitution and By-laws of the Proposed Employers' Organization

CLASSIFICATION: Information

The City Manager reports as follows:

"As instructed by City Council on August 10th, 1976, I have reviewed the submissions from the V.M.R.E.U. and Local 1004 of C.U.P.E. and have the following comments:

Re-circulated is my report to Council on the feasibility of Accreditation which was considered by Council on May 11th, 1976 at which time Council approved in principle to establish the Employers' Organization and, to making application for Accreditation on behalf of the City of Vancouver.

The Unions' concerns as stated are related to items 2 and 3 of the previous report. They are concerned with the permanency of joining the Association and having it carry out the functions described, on a continuing basis regardless of any dissatisfaction with the results by either Council or the Unions. Council, of course has to weigh this possible disadvantage against the advantages of uniformity throughout the participating members and the inability of an individual member making an unrealistic settlement to the disadvantage of other members. Previous reports have dealt with the pros and cons of this matter at great length.

The second stated concern of the Unions is the potential deterioration of the Employer/Employee relationships. We have taken steps in the preparation of the Constitution and the by-laws to attempt to avoid such deterioration. Such deterioration, if it did take place, would be largely because of the activities of the members of the Association and its staff. Vancouver has representation in the Association and on the small Steering Committee in accordance with the draft Constitution.

Traditionally, the Unions have had the right to appeal to Council on matters affecting their membership and influence in Council's decisions with respect to staff recommendations or actions. It is this present ability to appeal to individual Councils on such things as proposed wage settlements that would affect other G.V.R.D. municipalities, and the potential susceptibilities of individual Councils to take unilateral action that is the primary purpose for forming the Employers' Association and applying for Accreditation."

The Director of Legal Services reports as follows:

"There is no doubt that without either a Charter amendment or other special legislation the City cannot join this Association on the terms and conditions outlined.

On the assumption that there is a Fall Session, I have included a Charter amendment similar to an amendment made to the Municipal Act."

The City Manager submits the foregoing reports for the INFORMATION of Council

(Council Members are requested to bring with them the detailed report which was circulated on Monday, July 5, 1976).

FOR COUNCIL ACTION SEE PAGE(S) 811

C

872

MANAGER'S REPORT

August 16, 1976

TO: Vancouver City Council

SUBJECT: Proposed Super-Valu Store; Rezoning Application and Planning Study

East Side of S.W. Marine Drive between West 70th and West 71st Avenues.

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"A rezoning application was received from Mr. G.A. Birham of Kelly Douglas and Company Limited, whereby the lands within the area bounded by West 70th Avenue, the lane west of Granville Street, West 71st Avenue and S.W. Marine Drive be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Construction and operation of a grocery supermarket'

SITE DESCRIPTION

The site is located on the east side of S.W. Marine Drive between, West 70th Avenue and West 71st Avenue and is currently developed with 10 single family dwellings and the Shannon Lodge Nursing Home located at the north-east corner of West 71st Avenue and S.W. Marine Drive. The lands immediately to the north and east are zoned (C-2) Commercial District and are developed with a Safeway and liquor store, small retail stores, gasoline service station and other commercial uses. Both sides of Granville Street, north of West 71st Avenue, are zoned either (C-1) Commercial District (Local) or (C-2) Commercial District to West 63rd Avenue. The lands to the south and west are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings.

The site is located in that portion of the City known as Marpole which includes, besides the above-noted lands, two other (C-2) Commercial Districts located on both sides of S.W. Marine Drive between Granville and Hudson Streets and the north side of S.W. Marine Drive from Hudson Street to Oak Street. The lands generally east of the lane east of Granville Street between West 72nd and West 70th Avenues are zoned (RM-3) Multiple Dwelling District. There is an (M-1) Industrial District composed of just over three blocks generally bounded by West 72nd Avenue, the lane west of Hudson Street, West 73rd Avenue and Oak Street. (See Appendix A).

PROPOSED DEVELOPMENT

The drawings submitted by the Architect and forming part of the application indicate a supermarket with a main floor and mezzanine which has a total floor area of 29,412 square feet. The supermarket is located adjacent to S.W. Marine Drive with the front of the store facing east. The building has a landscaped setback of 24 feet from S.W. Marine Drive to a solid wall which faces the single family dwellings to the west. Vehicular ingress and egress to the parking lot is from the lane west of Granville Street. A 17 foot dedication is indicated on the south side of West 70th Avenue for future road widening.

CALCULATIONS

Site Area:	89,100 Square feet
Floor Area:	29,412 square feet (gross)
Floor Space Ratio:	0.33 (gross)
Height:	30 feet
Off-Street Parking:	Required 56 spaces Proposed 122 spaces
Off-Street Loading:	Required 2 spaces Proposed 2 spaces

The Engineering Department in reviewing the vehicular ingress and egress to the site has reported that the ingress and egress from the lane is acceptable; however, all manoeuvring and circulation must take place on site.

URBAN DESIGN PANEL

The Urban Design Panel considered the application at its meeting of December 18, 1975 and reports:

'The Panel, without some comment from the Planning Department, finds it difficult to deal with this rezoning proposal as it, and the increased traffic this project will generate, will affect the residences across Marine Drive.

The Panel feel that possibly more of a transition is needed and that instead of having the back of the supermarket building face residences across the street, more setback and landscaping be provided or another use such as multiple housing be included.

RECOMMENDATION: That the above be received as a progress report and that this design be sent back to the architects for serious re-consideration and improvements and comments from the Planning Department be obtained before giving this rezoning application and design a final scrutiny.'

CITY ENGINEER

On August 11, 1976, the Planning Department received the following comments concerning the plan for the Super-Valu from the Traffic Engineering Department:

'1) Super-Valu to bear the costs for:

- 17 foot roadway dedication from north end of property
- curbing along this north end of the property as well as paving to existing strip pavement
- curbing and paving of Avery Street between Granville Street and the lane west of Granville Street
- providing a 24 foot paved lane for access to the development
- relocation of all utilities

2) Parking proposed is sufficient but local residents have requested that overflow and employee parking on abutting streets be avoided by having Super-Valu provide on-site employee parking as a condition for approval of this development.

3) Design specifics:

- no in/egress to local streets (i.e. S.W. Marine Drive from 70th to 71st Avenues and 71st Avenue between S.W. Marine Drive and the lane east)

- in/egress from the lane is acceptable but all manoeuvering and circulation is to take place on the site itself'.

INFORMATION REPORT TO COUNCIL

On March 16, 1976, Council received an information report on this proposed rezoning. The report described the agreement which had been reached between the Planning Department and the representative of Kelly Douglas and Company Limited whereby a planning consultant would undertake an impact study of the area which would be affected by the proposed development. The consultant's study was to investigage the following three aspects of the proposal:

'1. Land Use Study: to examine the existing land use and possible future land use, particularly between West 70th/Granville and the rail tracks and the area east of Granville Street,

2. Traffic Study: to examine the existing and possible future traffic patterns and to consider how this would be affected by changes in land use, and

3. Commercial Market Study: analysis of retail sales including turnover, customer catchment area, amount of floor area needed.'

It was further agreed to inform local residents and community groups during the course of the study and to hold Public Information Meetings in the area.

SUMMARY OF CONSULTANT'S REPORT:

An evaluation of the proposed rezoning for a Super Valu Store in Marpole was undertaken by:

William Graham Consultants - Planning/Land Use Study
Zoltan Kuun, Consultant Engineer - Traffic Study
Ward & Associates - Market Feasibility Study

A summary of the major conclusions of the Consultants' report is outlined below: (Refer to Appendix B for a complete summary of these reports)

A. Planning/Land Use Study:

The proposed Supermarket would be the first major step towards residential/commercial redevelopment in the area bounded by 70th Avenue, Granville Street and the railroad tracks west of Granville. It is concluded that another supermarket in Marpole Commercial District is desirable and economically viable (further details outlined in Market Feasibility Study below). Accordingly, the supermarket is an appropriate use for the Marpole area and provides an opportunity to provide a context for and influence on future redevelopment in this area. This proposal would induce a more centralized Shopping Area in the vicinity of 70th Avenue and Granville Street.

William Graham Consultants do not recommend that the supermarket proposal be approved in its present form because (1) the options are restricted for more extensive redevelopment at a later date, and (2) the proposal splits the parking into two off-street parking lots adding to the existing visual and physical fragmentation created by off-street parking along Granville Street.

As an alternative, the Consultants recommended that the supermarket (with identical store layout) be located at the northern end of the site. The recommendations are summarized as follows:

(1) Consolidate the parking area to facilitate increased centralization of the Granville Street Shopping area;

(2) provide flexibility to expand parking facilities at a later date;

(3) create opportunity for potential alternate use of 71st Avenue frontage;

(4) reduce the visual and physical prominence of off-street parking along Granville Street;

(5) increase potential for future redevelopment of service station site located on south-east corner of 70th & Granville; and

(6) alter location of loading bay to reduce conflict between vehicular traffic and pedestrians.

B. Traffic Study:

The maximum share of shopping trips in the total volume would be 6.5%. It is anticipated that the additional traffic could be handled at the existing level of traffic volume without requiring improvements to the 70th & Granville intersection. Existing traffic at this intersection is relatively moderate suggesting that there is reserve capacity capable of accomodating local and regional growth. To accomodate regional traffic in 1986, however, additional lanes for through and turning traffic will have to be constructed on 70th Avenue.

Ingress-Egress opportunities to the site are generally good. The proposed site design with parking on the south and north of the site adversely affects internal vehicular circulation and would require peak hour shoppers to use the lane which is a public roadway and not an internal parking aisle. Further, the truck bay would conflict with pedestrian and vehicular movements.

C. Market Feasibility Study:

The location of another supermarket in the Marpole Area is considered economically viable. The primary and secondary trading areas reside within 3 and 5 minutes driving time of 70th Avenue and Granville Street with estimated population of 20,600 and 30,000 respectively. Receipts of the proposed supermarket are estimated as 33% of the primary trading area residents and 15% of the secondary trading area residents.

ANALYSIS

In the Director of Planning's report of March 16, 1976, it was noted that:

> 'The approval of this application could have significant impact on the Marpole area. The Director of Planning further believes, if a major change is promoted in any area of the City where the City has no Area Planning programme or cannot allocate planning resources to research the impact of such proposals, then the originator of the change should submit studies which describe the ramifications of the proposal, particularly how it might relate to the long term development of the area.'

It was further noted that:

> 'Mr. Addington, President of Kelly Douglas and Company Limited, acknowledges that the Planning Department does not have the resources or priority in its work programme to study this area but he has agreed to undertake planning studies... and is prepared to hire a planning consultant for that purpose.'

On page 3 of the May 1976 report prepared by William Graham Consultants and entitled 'Kelly Douglas Evaluation', the Consultants stated their objectives as follows:

> 'In April, 1976, William Graham Consultants, Architects + Planners, were commissioned by Kelly-Douglas to prepare the Land Use Study. The objectives of the Consultants' analysis were to:
>
> 1) Examine possible environmental or economic impacts of the proposed development on

surrounding residential areas and on existing commercial facilities;

ii) study likely trends for commercial or residential development in the area, and assess the proposed development's effects on future options;

iii) evaluate the supermarket site plan and design, and assess the advantages and disadvantages in the light of the City's interests and local residents' preferences.

The Consultants emphasized to the City, Kelly-Douglas and the Baxter Group, acting as land assemblers, that they understood their responsibility was to evaluate the proposal as objectively as possible, and not to advocate or promote the application in any way. This arrangement was confirmed by the developers and the Municipal Planners.'

It is the opinion of the Director of Planning that the full range of the impacts of the development have not been properly assessed, particularly with regard to the long range impacts on adjoining residential and commercial land uses. In the view of the Planning Department, the only conclusions that are drawn in the Consultant's report are:

(1) There are no major detrimental impacts to the residential and commercial areas, and

(2) Those impacts which do exist can be ameliorated to some extent by the proposed design alternatives.

The full potential impacts of the development have not been identified in large part because several basic assumptions were made by the Consultants' which limited the scope of their study:

(1) An additional supermarket in Marpole will be economically viable and is considered desirable from the resident's point of view;

(2) the residential area (as bounded by the railroad tracks, 70th Avenue and Granville Street) will undergo comprehensive commercial/residential development; and

(3) the proposed supermarket will be a major impetus and a first step towards achieving redevelopment in this area.

The implications of making the above assumptions require further clarification. Questions remain concerning immediate impacts on Marpole and the City as a whole:

(1) The existing land use and possible future land use of the residential area south of 70th Avenue;

(2) the social, physical and economic impact of a supermarket on the residential areas south of 70th Avenue;

(3) the impact of this supermarket proposal on the Marpole Commercial District (Granville Street between 62nd Avenue and S.W. Marine Drive);and

(4) the implications of future land use policy in the residential areas south of 70th Avenue in terms of the Marpole Area and the City as a whole.

However, subsequent to a meeting between the Director of Planning and the applicant concerning the above noted deficiencies in the planning study and areas where further work is required, it was learned that the planning Consultants would not be retained to complete any further planning work.

Two Public Information Meetings were held in the Marpole Community on July 28, 1976, and August 5, 1976. (Refer to Appendix C for the minutes of these meetings). Based on the analysis of the consultants reports and mcetings with area residents, there remain a number of concerns which can be answered only through additional impact analysis. A summary of these concerns are described below.

The traffic situation in the residential area to the west of the site is presently a concern to local residents, especially during peak hours. The proposed supermarket will exacerbate the traffic problems in this area. A second important local impact of this proposal will be the visual effect of the structure adjacent to residential development. The impact of the supermarket on the value of adjacent residential properties should be evaluated since it seems clear that the proposal will not serve to enhance the existing residential area. A further economic impact of this development might be a southward shift in the centre of the Marpole commercial district. For example, the supermarket proposal could possibly precipitate increased competition among merchants to relocate to newer shops in immediate proximity to the supermarket developments on the west side of Granville Street to capture the benefits of a potential increase in pedestrian traffic with consequent blighting effects on the older commercial premise located on the east side of Granville Street.
The local impacts of the proposed supermarket are listed in greater detail in Appendix D. The impact of the respective factors in terms of planning criteria is summarized in Appendix E.

The Planning Department acknowledges that there is a market for another large grocery store in the Marpole shopping area. While the need has been agreed to, the specific proposed location cannot be satisfactorily evaluated on the basis of the Consultant's report and the information presently available within the Planning Department. The Planning Department has held the processing of two rezoning applications from (M-1) Industrial District to (C-2) Commercial District. One application concerns the west side of Hudson Street between West 72nd and West 73rd Avenues. The other application is for the South-west corner of Hudson Street and West 73rd Avenue. Without additional information, the Planning Department cannot weigh the potential benefits of this and other proposed commercial developments to certain groups in the Marpole area against the potential detrimental effects to other groups

RECOMMENDATION: The Director of Planning recommends that the whole matter be referred to a Public Hearing. Council should be advised that the Director of Planning cannot support approval of the application without additional information regarding the potential impacts of the proposed development on adjoining residential and commercial land uses."

The City Manager RECOMMENDS that the foregoing report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 806

MANAGER'S REPORT

August 19, 1976

TO: Vancouver City Council

SUBJECT: Sale to Southvan Foundation - 2 Acre Senior Citizen's Site In Langara

CLASSIFICATION: Recommendation

The Acting Supervisor of Property & Insurance reports as follows:

"On May 27, 1975, City Council approved the sale of two acres of Langara land legally described as lot 2, block 1165, D.L. 526, plan 16033 to the Southvan Foundation for $500,000.00 cash. A number of conditions were established as follows:

1. Development permit to be obtained by the developer for a development to conform with the zoning and other conditions set by Council on April 15, 1975.

2. Option to repurchase by the City (or other documentation deemed advisable by the Director of Legal Services) in the event development is not commenced to the point where foundations have been poured within 18 months from the date of sale.

3. All documentation to be to the satisfaction of the Director of Legal Services.

4. The date of sale to be the date of issuance of a development permit or 120 days from May 27th, whichever is the sooner.

5. Purchase price to be paid in cash within 14 days from the date of sale, with interest charged at 10% thereafter.

6. Any easement agreements which may be necessary.

As the subdivision plan creating the various sites in Langara was not deposited until the beginning of October 1975, a status report on the Langara lands was submitted to Council October 21, 1975. At that time, Council also amended sale date to be the issuance of a development permit or 120 days from Council approval, being February 17, 1976. This was to allow Southvan Foundation time to complete financial arrangements with the B.C. Government and Central Mortgage and Housing Corporation and payment was amended from cash to City terms with interest at the rate of 11%. On March 9, 1976, City Council again extended the date of sale to August 17, 1976 since CMHC had not made a funding commitment.

The Provincial Department of Housing, through their agent, Dunhill Development Corporation, has now applied to acquire this land for lease-back to the Southvan Foundation for a nominal sum on the understanding that its ultimate use will be for a senior citizen's project. Southvan Foundation find it more economical to lease from the Government and the Department of Housing has indicated they accept the same terms and conditions of sale as approved for the Southvan Foundation. Further, it is the policy of the Department of Housing to pay cash for land acquisitions such as this.

It is RECOMMENDED that the resolution of May 27, 1975 approving the sale of this site to Southvan Foundation be rescinded and that sale be approved to the Provincial Department of Housing for lease back to Southvan Foundation for a senior citizen's project on the same terms and conditions as approved by Council on May 27, 1975. The purchase price is to be paid in cash within fourteen days of the date of sale, which is to be extended from August 17, 1976 to the date of Council approval of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 816

MANAGER'S REPORT

August 19, 1976

MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: 460 West 16th Avenue
Development Permit Application #73608

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"Development Permit Application #73608 was received on April 12, 1976 from Granger Industries Ltd. to construct a 32 unit apartment/townhouse development on this site. The site is located in a RT-2 Two Family Dwelling District on the south side of West 16th Avenue immediately east of the lane east of Cambie Street.

I BRIEF HISTORY

City Council will recall dealing with a similar development on February 3, 1976 for a 30 unit apartment/townhouse complex for social housing on the easterly portion of this block immediately adjacent to the proposed development (420 West 16th Avenue). City Council at that time heard a delegation on behalf of local residents. The local residents stated that they objected to the proposed development primarily because of the density, the increase in traffic and the probability of social problems developing.

The Director of Planning at that time, in a report on the matter, advised Council that a similar development could be promoted on the remaining half of the block. The Director of Planning believed that the development as proposed then for 420 West 16th would be large enough for this location and it would be advisable not to consider further social housing proposals in the area.

Subsequently, when considering the proposed development at 460 West 16th, City Council by resolution of February 3, 1976 resolved:

"That the submission of the delegation be received. Further that the Director of Planning be instructed to approve the development permit application #72161 for development of a two-storey apartment/townhouse complex for social housing on this RT-2 Two Family Dwelling District zoned site (209.77' x 156.6') located at the south-west corner of West 16th Avenue and Yukon Street."

II PRESENT SITUATION

On April 12, 1976, the same developer, Granger Industries, filed Development Permit Application #73608 to construct a 32 unit apartment/townhouse development on the remainder of the half block on the south side of 16th Avenue. The site for the proposed development would have a frontage of 200' on 16th Avenue and a depth of 157'. Four existing dwellings would be demolished containing a total of 5 units. The proposed development would contain 26 two-bedroom units and six one-bedroom units for a total of 32 units.

37 neighbouring property owners were notified. One written reply was received stating "What's the use?" However, several phone calls were received from persons objecting and these persons felt that it was useless to reply in writing having regard to the result on the neighbouring site at 420 West 16th Avenue.

The applicant submitted a letter dated May 18, 1976, which states in part:

"This letter is to confirm that this development is not intended for low income rental. The project will be strata titled and individual units offered for sale in the medium price range."

III PLANNING DEPARTMENT COMMENTS

At this stage, the developer is anticipating that the units will sell for $47,000 or less. This would mean that the purchaser could qualify for financial assistance from the Federal Government through the Assisted Home-Ownership Program (AHOP). With AHOP, and available provincial government subsidies, families with an income of $11,000 - 13,000 may qualify for purchase. Since there is so little accommodation being constructed in the City that qualifies for AHOP financing, that could be a major advantage to this proposal.

It is felt that there are a number of factors influencing consideration of this development permit application and these are discussed below:

1. Stability of the Neighbourhood

The existing neighbourhood appears to be quite stable in terms of social and physical character. Although the Planning Department is aware of some properties being held for upzoning or redevelopment, there is little evidence of deteriorating property and the majority of properties are well-maintained.

2. Precedent Setting

The implications of allowing the subject application would have an impact on the surrounding RT-2 area. In this particular RT-2 area, there are a number of large lots that have a size similar to the subject site and could possibly be used for similar townhouse development.

3. Timing

By City Council resolution, the City Planning Department is initiating a study "to review the present zoning in the area between Oak and Main, 16th and Broadway". Study of the area is necessary to make recommendations on how and where redevelopment should occur. Allowing this development in addition to that already approved on the site to the immediate east would have an impact on the community and would be premature in the absence of any specific policies for this area.

4. Impact on Community Facilities

As these townhouses are a family oriented form of development, there is potentially a large number of children that will live on the site. Comments of the School Board (Appendix A) states that the nearby Elementary School, Simon Fraser, is crowded at the present time and the approved development of 30 units at 420 West 16th alone will put a strain on these services. The letter from the School Board concludes that they "do not wish to see any housing developments in the Simon Fraser School area which would generate elementary school children at this time." A letter from the Park Board (Appendix B) states that they have no objections to the proposal from a park and recreation point of view in that there are sufficient parks and community services in the area.

5. Density and Scale

The density that would be created by this development is 42.2 units per acre. It is estimated that the current density is approximately 20 units per acre in the area. The existing density on the site is 5 units and the proposed development of 32 units would therefore represent a six-fold increase in density. The subject proposal, in conjunction with the already approved townhouse development at 420 West 16th (at approximately 40 units per acre), would result in a significant intrusion into this area at a density higher than that currently existing. The two developments together would occupy an entire blockface and although the applicant has stated that this development will not be low-income rental, the two developments will probably give a negative impression of townhouse clusters in duplex areas.

The surrounding area is entirely developed on 50' frontages. Two adjacent developments, each with a 200' frontage is not felt to be in scale with the existing development, with respect to the resultant bulk of the buildings.

6. Type of Accommodation

The major positive aspect of the subject development is that it will provide townhouse accommodation in the inner city that will qualify for AHOP financing. Considering the new provincial government subsidies, this would mean that families with an income of $11-13,000 could qualify to purchase these units. It is estimated that this may be close to the incomes of the people currently living in the area. The Planning Department feels that townhouses are an acceptable form of family accommodation and that this particular development has taken advantage of the unusual depth of the site and provided an acceptable design. Since new single family dwellings are generally too expensive for the modest income family, this proposal could provide an alternative form of accommodation.

"The Social Planning Department believes that the following points weigh in favour of the proposal:

- From the point of view of its liveability for its own residents, the proposal compares very favourably with family developments at similar densities recently approved for other areas of the City.

- There is a need for more moderate cost family housing in the City. Any proposal for suitable family housing that would qualify for AHOP financing is worthy of careful consideration.

- This particular location is suitable for family townhouses. As the site is in the corner of a neighbourhood between an existing townhouse development and commercial development and on an arterial street - one that forms an effective boundary - townhouse development here would have minimal impact on the surrounding neighborhood.

The Social Planning Department does not believe that possible pressure on existing school facilities should be used as an argument against new development. School services should be tailored to meet demand rather than demand tailored to meet services.

Finally, the Social Planning Department believes that there is no sound basis for the conclusion that allowing this development would have serious consequences for the stability of the surrounding neighbourood. In fact, it would be difficult fo find a site in this City more ideally suited for townhouse development, especially from the point of view of its impact on the surrounding neighbourhood."

The Director of Social Planning recommends approval of the Development Permit Application.

IV CONCLUSION

Townhouses are felt to be a suitable form of family accommodation which can provide an alternative to the generally more expensive single family dwelling. It is recognized, however, that townhouse development in a duplex area must be carefully considered in terms of its potential impact. The subject proposal is felt to be inappropriate at this location because it would have a considerable negative impact on the immediate community especially in terms of its scale and density.

The Director of Planning is therefore prepared to refuse DPA #73608 at 460 West 16th Avenue, considering it to be an unsuitable form of development. In view of the resident opposition to the adjacent development at 420 West 16th it was considered appropriate to bring the subject D.P.A. for 460 West 16th to the attention of City Council."

The City Manager submits the report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 817

DISTRIBUTED TUESDAY

G883

MANAGER'S REPORT

DATE August 24, 1976

TO: Vancouver City Council

SUBJECT: Sale of Fresh Fish from a Vehicle located at the Gastown Farmers Market on Sundays.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"Mr. Dick Allin of Qualicum Beach has been selling fresh fish from a vehicle for the past four (4) Sundays at the Gastown Farmers Market.

Section 54 of the Vancouver Health By-law states as follows:

> No person shall carry on the business of selling meat or fish by going from place to place or home to home, or by soliciting business on any street or lane or other public place.

The Health Department has rigidly enforced this section because of many problems it has encountered in regards to the sanitation of vehicles selling fish. The above mentioned vehicle has been inspected and found to be of excellent quality with its own refrigeration, hot and cold running water, holding tanks and its own separate retail sales area. The Health Department has no objections to a vehicle of this quality selling fish to the public in Vancouver. The product being sold to the public has been examined and found to be of excellent quality.

In discussions with the Director of Legal Services it was decided that a by-law amendment would be required to permit the use of such vehicles for this purpose in the City of Vancouver. The by-law amendment would require that standards be set forth for such vehicles.

Mr. Allin has requested that special permission be granted for him to continue the selling until Council has considered the by-law amendment. Mr. A. Bowen of the Gastown Merchants concurs with the sale of this fish under his blanket licence arrangement.

The Medical Health Officer recommends that enforcement of the by-law be delayed on this specific case in order to give Council an opportunity to consider a proper amendment."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved and the Director of Legal Services be instructed to bring in the appropriate amendment to the by-law.

FOR COUNCIL ACTION SEE PAGE(S) 811

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 5, 1976

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 1 Committee Room, third floor, City Hall on Thursday, August 5, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Sweeney

ABSENT: Alderman Bowers
Alderman Marzari

ALSO PRESENT: Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Harcourt

COMMITTEE CLERK: G. Barden

INFORMATION

1. Department of Travel Industry Presentation of a Study on the Potential for a Convention Centre in Vancouver

A report dated May, 1976 prepared by F. Rex Werts Ltd. and The Sussex Group for the B.C. Department of Travel Industry on "A Feasibility Study for a Vancouver Convention Centre/ Exhibit Hall Complex" was circulated to the Committee. This particular study is Phase I and deals with the general feasibility of such a project and its potential in our particular city.

Mr. F. Rex Werts and Mr. Tom Reid of the Sussex Group reported on the study as follows:

"The number and size of associations and organizations are steadily growing in North America and internationally. In the U.S. and Canada there are between 15 and 20,000 'national' associations and organizations and possibly a further 4,000 'international' ones largely headquartered in Western Europe. Almost all of these have some form of annual meeting or convention.

Such meetings and conventions are becoming larger, require more days, are more professional in content and require more and more sub-meetings, and in rapidly growing numbers requiring large exhibit space for related products or suppliers. This is specially true for meetings of larger national bodies. It is this emerging situation which has created the basic need for the convention centre/exhibit hall complexes.

The conventions 'market universe' selected for a possible Vancouver centre is national gatherings in the 1,500 - 8,000 delegates range. Such meetings are generally if not entirely beyond the capacities of Vancouver hotels, particularly if exhibits are involved. The Study shows how Vancouver to-day is not able to solicit many possible important conventions because of the lack of the facilities of a convention centre. The Study also indicates there are about 2,000 national conventions in the restricted market universe selected; a market penetration of 1% a year would be rewarding.

There is also a market universe potential among the international congresses. The Study emphasizes Vancouver's position on the Pacific

Cont'd . . .

Clause #1 continued:

Rim and on the doorstep of the United States from Asia-Pacific. It is postulated that a convention centre here would become a favoured site for international meetings.

There are 4,000 national trade shows each year in the United States. The top 150 shows needed an average of over 100,000 net sq. ft. in 1974 and had 16,000 attendees each. Both the size and number of attendees are rising annually. Similar trends are apparent for large public shows.

Evidence from the extensive in-the-field interviewing done for this Study indicates that convention centre/exhibit hall complexes are in an early 'generation status' position with a long growth and use period before them.

The Study also emphasizes the importance in site selection for large conventions of the combination of facilities and amenities. Given the first, Vancouver is blessed with the second to a degree rivalled by few major cities in North America. This advantage should be weighed positively in any decision.

Such a facility should have a main exhibit hall of 100,000 - 120,000 sq. ft., various meeting rooms of flexible sizes, a large kitchen area for up to 5,000 meals, and sundry other facilities best suited to adequate market penetration. It should be located no more than a 10-minute's walk from the hotel area (Georgia and Burrard Streets). The probable base cost would be about $25 million, excluding land.

There are both private and public sites in the core downtown area which could offer at least some potential for such a facility as described above. Some are limited in area and, if used, would require adjacent lands or design modification. A probable cost for a privately-owned site would be $6.5 million or more.

The funding of the creation costs would likely require intergovernmental participation. The City of Vancouver would be required to hold a public referendum for such capital expenditure; the Province could not directly debt finance costs unless through a crown corporation or agency. The only precedent in Canada for such a project is in Winnipeg, where the City and Province were to equally share the capital costs based on original cost estimates.

Based on projections of use rates by the first normal year of operations (year 3), the annual operating deficit would be close to $500,000. It would be substantially more in year 1 and about one-quarter million dollars in year 6. Such losses are not unusual for large convention centre-exhibit hall complexes.

The total annual debt payments (or the opportunity cost of funds) plus the deficit would be at least $3 million by the third year of operation. This implies public ownership in some form.

The local economy would receive about $19 million in new money by the third year as a result of delegates' spending. This would produce tax revenues of $1.3 million to the Province and $2.3 million to the federal government. The City of Vancouver would receive increased tax revenues only if redevelopment occurred as a result of a complex.

While little is reliably known about the multiplier effect of visitor spending in Vancouver, it is estimated that the $19-million injection would have a secondary impact of $40 million on the local economy. This would mean additional tax revenues of about $1.6 million to the Province and $4 million to Ottawa.

There would be various costs and benefits to the community in the form of unquantifiable impacts, such as a centre's effects on transportation, urban life, tourism, and other considerations. While difficult or impossible to measure, these would nevertheless be important and must be considered prior to a decision to build or not build a major centre."

Cont'd . . .

Clause #1 continued:

The Committee expressed concern over the substantial capital costs and operating losses that would be involved in such a project. It was noted that the senior governments and merchants would directly benefit financially from such a complex and the total cost should be shared between them.

The Consultant noted that the Federal Government was against assisting Toronto and Montreal as it would set a precedent however, they might be more inclined to assist the three cities.

A representative from the Board of Trade stated that if the City of Vancouver sees this as a socially and economically good thing for Vancouver, the Board of Trade would like to assist the City with a rational way of financing the project from the point of view of others benefiting from it.

The Visitor's Bureau agreed that some form of financing must be worked out but it must be kept in mind how important the tourist is to the Province. It is the second industry in B.C. and we will suffer severe losses in the future if we do not have a centre. The residents and merchants should be educated on how important this is to them. Business people in Vancouver should be actively involved in promoting it.

The Committee noted that the study stressed a downtown location and it was felt the downtown is too congested for such a project. It was suggested that it could be located on the waterfront in Gastown or on the Federal Government property across from the Queen Elizabeth Theatre.

Mr. David Livingstone, Acting Minister of Travel Industry, stated that the proposal needs more study by the City at this time, to assess the social, financial, transportation and other aspects. If it turns out that the City is concerned and rejects the proposal, then it will be the end of the study.

The Committee agreed that a very critical analysis of the study should be carried out by the City, and following further discussion it was

RESOLVED

THAT the report be received for information.

The meeting adjourned at approximately 3:30 p.m.

* * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 818

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AUGUST 12, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 12, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Withdrawal of Neighbourhood Pub Application - 2354-2356 West 41st Avenue

The Community Services Committee, at its meeting on May 20, 1976, after considering an application from Mr. Harold Shore to operate a neighbourhood pub in premises he owns at 2354-2356 West 41st Avenue, resolved:

> "THAT the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue be deferred for two weeks to permit the applicant to sample public opinion in the area on his proposed pub."

The Committee had before it for consideration a letter dated July 16, 1976 from Mr. H. Shore regarding his application for a neighbourhood pub in which he stated:

> "In view of the results of the plebiscite taken for the pub at 3590 West 41st Avenue (73% against) we have decided to drop our plans for the time being. If we feel that the public opinion will be better at a later date and if no other person has applied for that area we will apply again. In the meantime I feel that we should discontinue any further moves."

Following consideration, it was

RECOMMENDED

> THAT no further action be taken on the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue

Continued on Page 2. . . .

2. Neighbourhood Pub Proposal - West 10th Avenue and Sasamat

The Committee had before it for consideration the following letter dated July 16, 1976 from Mr. J. Vian Andrews in which Mr. Andrews requested direction from the City on whether another referendum could be held on a pub application in this neighbourhood:

> " Mr. Gordon Blankstein and I hope to be partners in the development of a neighbourhood pub in the city. In that connection we would like to meet with you to discuss the particulars of our proposal.
>
> The location we have in mind is at West 10th Avenue and Sasamat, near the University of British Columbia, although we realize that another group tried to establish a neighbourhood pub in the same area earlier this year. That group failed because they did not get the necessary support from the citizens of the surrounding community.
>
> There are, doubtless, many reasons why this happened, although we believe the major reason the referendum failed was because the sponsors did not adequately explain the concept of the neighbourhood pub, nor take into account the wishes of the community in the development of the premises.
>
> We have a proposal which we feel will obtain the requisite support for we would like to create a place that will fit into this particular neighbourhood. It is our hope to begin working on the specifics of our proposal with a view to holding a neighbourhood referendum in September. But we would like to know, naturally, whether City Council will permit the referendum at that time before we proceed too much further. "

The Committee was reminded that on April 27, 1976, Council rejected an application by Mr. Norm Wickstrom to operate a neighbourhood pub at 4473 West 10th Avenue as only 48.90% of voters were in favour in a petition plebiscite held on Mr. Wickstrom's application.

The Committee noted the City presently has no policy as to the length of time that should pass before another pub plebiscite is put to the voters in the same neighbourhood.

Mr. Andrews appeared before the Committee and advised that he and his partner would be interested in having a petition plebiscite held on their application either this Fall or next Spring.

Following brief discussion, it was

RECOMMENDED

> THAT Council adopt a policy that a minimum of one year should pass from the date of a Council resolution rejecting a pub application before a second neighbourhood pub petition plebiscite is conducted by the City in the same neighbourhood.

Continued on Page 3. . . .

INFORMATION

3. Proposed Local Improvement Money By-Law for
A Community Office in Marpole-Oakridge

The Committee had before it for consideration the following letter dated July 31, 1976 from Mr. Elgin Ruddell, Vice-Chairman of the Marpole-Oakridge Area Council:

"The Marpole-Oakridge Area Council has decided to seek approval of your Committee and of Council for a Local Improvement Money By-Law.. Its purpose would be to provide a Community Office in our Area. This office would require a paid staff of one coordinator and clerical support. The coordinator would be required to recruit and supervise volunteers for a varity of community projects including our Information Center, the community newspaper and the numerous activties of the Area Council. The Community Office would be equiped with typewriters and copying machine for the use of all local groups.

Affected Polling Districts: 73,74,75A,75B, and 76

Assessment Data is as follows:

	General Taxable Land	$108,343,847
	General Taxable Improvements	132,043,359
	General Exempt Land	9,352,992
	General Exempt Improvements	12,340,108
Tax Base:	100% of Taxable Land	$108,343,847
	75% of Taxable Improvements	99,032,517
	Total	207,376,364

The Tax Levy for the year 1977 @ .0018 Mils would be $37,327

Term of the By-Law: Years 1977,1978,1979

Budget: Wages (gross) 50%, Rent 17%, Office equipment and expense 3%, Public Relations 30%.

A Letter of Agreement would be required between the City of Vancouver and theMarpole-Oakridge Area Council. The City would undertake to process the Local Improvement levy and forward the proceeds to the Area Council. The Area Council would undertake the administration of the funds and make provision for bonding and for audit. The audit would be public and subject to City scrutiny.

We are aware this is an inovative proposal. Nevertheless the recent withdrawal of funding for community activates requires new positive answers.

We wpuld appreciate an early opportunity to discuss our request with your Committee. "

Mr. Ruddell and other members of the Marpole-Oakridge Area Council appeared before the Committee on this matter and advised that their Area Council had previous funding from United Way and the Information Services Joint Council but that these sources of funds have been discontinued. The delegation stated it feels it has substantial support in the neighbourhood for a local improvement money by-law to establish a community office and that this could be considered as a pilot project.

Continued on Page 4. . . .

Clause No. 3 Continued

During discussion, the Committee noted the proposal is an entirely new concept which will require study by the City Legal Services Department and that it could require a Charter Amendment before such a local improvement money by-law could be put to voters in the Marpole-Oakridge area.

The Committee advised the representatives of the Marpole-Oakridge Area Council that it is unlikely that such a local improvement money by-law could be placed before voters in the Marpole-Oakridge area as part of the November 1976 civic election.

Following discussion, it was

RESOLVED

THAT the proposal of the Marpole-Oakridge Area Council for a local improvement money by-law for a community office be referred to the Director of Legal Services and the Director of Social Planning for study and a joint report to the Community Services Committee at its meeting on Thursday, August 26, 1976.

4. Portuguese Community in Vancouver

The Committee had before it for consideration a Manager's Report dated July 22, 1976 (copy circulated) in which the Acting Director of Social Planning reported to the Committee for information purposes that a bilingual staff person should continue to work in the Portuguese community.

It was noted that a grant for the continuation of this service is contained in the following item on the Committee's agenda which is the quarterly grants report, and following consideration, it was

RESOLVED

THAT the Manager's Report dated July 22, 1976, on the Portuguese Community in Vancouver, be received for information.

RECOMMENDATION

5. Quarterly Grants Report

The Committee had before it for consideration a Manager's Report dated July 29, 1976 (copy circulated) in which the Acting Director of Social Planning reported on ten grant requests totalling $122,668.00.

In the report the Acting Director of Social Planning recommended that four grants totalling $40,201.00 be approved. Net cost to the City, after C.A.P. recovery, would be $33,826.00.

The Acting Director of Social Planning, members of the Social Planning Department and representatives of a number of organizations applying for grants appeared before the Committee on this matter.

The Social Planning Department staff and representatives of grant applicant organizations reviewed the report with the Committee, considering each of the ten applications individually.

Continued on Page 5. . . .

Clause No. 5 Continued

Whereas the Acting Director of Social Planning had recommended four grants totalling $40,201.00 be approved, the Committee is recommending approval of six grants totalling $52,716.00.

During discussion, the Committee was advised that one organization, the Downtown Eastside Women's Centre, had withdrawn their application for a grant of $24,336.00.

The Committee is recommending approval of the four grants recommended for approval by the Acting Director of Social Planning and additional grants to the Hellenic School Parents Association and Vancouver Status of Women.

During discussion of the Hellenic School Parents Association grant request of $11,220.00, representatives of that association told the Committee that although they have received a grant from the Vancouver Resources Board to cover the salary of one community worker translator, two such persons are required as the present translator is often called away from the association's office to do translation work for court cases. It was also noted that the Multilingual Society provides translation services for almost all language groups in the City but it does not have a Greek translator.

On the application of the Vancouver Status of Women for a grant of $13,819.00, representatives of this organization advised the Committee that last year they received grants from the Provincial Secretary, the Secretary of State and United Community Services which totalled $92,359.00. This has been cut back this year to $75,000.00 and therefore this organization will have to reduce its services. The representatives of the Status of Women presented the Committee with a brief which outlined the functions of the Status of Women (copy circulated).

Following consideration of each of the ten applications for grants, it was

RECOMMENDED

THAT City Council grant a total of $52,716.00 as follows:

A.	Arbutus Work Incentive Society	$ 7,630.00
B.	Hellenic School Parents Association	5,610.00
C.	Lower Mainland Stroke Association	5,321.00
D.	Cedar Cottage Neighbourhood Services Association for a Portuguese Community Worker	12,750.00
E.	Vancouver Status of Women	6,905.00
F.	Canadian Council of Christians and Jews	14,500.00

The foregoing grants to provide the services and be subject to the conditions as outlined by the Acting Director of Social Planning contained in the Manager's Report dated July 29, 1976.

The meeting adjourned at approximately 5:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 818-819

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

III

AUGUST 12, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 12, 1976 at approximately 3.35 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. Park and Recreation Levies

The Committee had before it a report of the City Manager dated July 21, 1976 forwarding a report of the Director of Planning of the same date, for consideration (copies circulated).

The Director of Planning had been instructed to report on a request from the Parks Board that the matter of reviewing the City By-laws with the intent of reducing the acreage and requirements before recreational land or monetary contribution is requested from the developer. In his report the Director of Planning states that the existing legislation under Section 54A of the Sub-Division Control By-law (requiring a developer to provide 10% of the land for public recreation space on sub-divisions of 20 acres or more) has limited application since there are not too many privately-owned land parcels in the City in excess of 20 acres. Two alternatives for amending this Section might be considered - the acreage requirements might be removed completely so that it would apply to all land sub-divisions or the acreage requirements could be lowered to one acre. A levy of new development based on zoning legislation may be considered.

Discussion of parks and recreation levies raised several issues and questions and the Director of Planning felt that no recommendations could be made without further investigation and suggested that one of the following be adopted:

either (a) Take no further action

or (b) Request City Officials to report on the possible uses of levies as an alternative to general municipal revenues for the funding of public purpose expenditures

The Committee

RECOMMENDED

THAT the Director of Finance, in consultation with the Director of Planning, the City Engineer and the Director of Legal Services, prepare a report on the possible uses of levies as an alternative to general municipal revenues for the funding of public purposes expenditures.

Cont'd.....

2. Townhouse Proposals in RS-2 and RT-2 Zones of the City

The Committee had before it a report of the City Manager dated August 5, 1976 forwarding a report of the Director of Planning dated August 1, 1976 entitled "Townhouses in Vancouver's Conversion Areas - A Policy Guide for Considering Applications for Townhouses as a Conditional Use in RT-2 Zoning Districts" (copies circulated).

Alderman Cowie requested and received permission to participate in the discussion but to abstain from voting on the decision of the Committee.

Miss J. Hlavach, Area Planning Division, advised that a number of applications have been received to construct townhouses in RT-2 duplex areas. Townhouses are permitted as conditional uses in the conversion zones, RS-2 and RT-2. The RS-2 zones have retained a single family character and the Department feels that as no applications have been received in RS-2 zones as yet further analysis of townhouses in these zones should be considered at the same time as the Department's forthcoming analysis of townhouses in RS-1 zones.

The Planning Department report is intended to explore the role that conversion areas play within the context of the City, to develop a greater understanding of the impact of townhouse development on existing communities, to explore the appropriateness of change in the areas and to devise a policy.

The report describes the role of RT-2 areas, the goals of the people that relate to RT-2 areas and the future of the RT-2 areas ranging from no townhouses, some townhouses limited by present controls and the market, some townhouses limited by new planning controls, to extensive townhouse development.

The Director of Planning recommended the following:

"(1) THAT Council endorse the following policies as the basis for the discretion of the Director of Planning in considering conditional use townhouse development applications in conversion areas:

(a) Townhouse development applications in RS-2 zones should not be approved until these areas are analyzed in conjunction with the pending study, "Policy on Low-density Multiple Housing in RS-1 Areas."

(b) Townhouse development should not be approved in the RT-2 zones adjacent to major thoroughfares (primarily Cambie Street, Main Street, Fraser Street, Victoria Drive, Kingsway and Grandview Highway).

(c) Townhouse development in other RT-2 areas should be considered on the basis of the following criteria:

- Townhouses should only be permitted at locations where excess capacity in schools exist or where a strategy to adapt and prepare for an influx of new children has been established.

- Townhouse development should be approved only when it is clear that no area services will be heavily overburdened.

- New townhouse developments should generally be dispersed so as not to create undue social and/or physical clustering. This will depend on the characteristics of individual locations and on the specific circumstances of any one application.

Cont'd.....

Clause #2 Continued:

- Priority for townhouse locations should include the following preferred site;

  a) corner lots;
  b) vacant lots;
  c) replacement of non-conforming uses;
  d) underutilized lots ("underutilized" means lots with f.s.r. less than that of surrounding development); and
  e) instances where existing buildings are not structurally sound (as certified by a registered engineer).

- Townhouse development should generally not take place on sites which will necessitate the destruction of unique, "heritage" of historically significant buildings or streetscapes.

- In considering townhouse proposals the residents within a ½ block radius of the proposed project as well as appropriate area advisory groups should be notified and the comments of these people should be considered.

- The maximum allowable redevelopment frontage for a townhouse project should generally be limited to twice the average lot frontage in the ½ block in which the site is located and the opposite ½ block across the street.

- Generally, townhouse densities would not exceed 25 units per acre

- Townhouse development should generally not be constructed at F.S.R. of greater than .60 with surface parking or greater than .75 with covered parking.

- Townhouse projects should generally provide at least one parking space per unit either on surface or underground

- Townhouse development should generally reflect the character of the existing streetscape as follows:

  a) the maximum height should not be more than the tallest of existing buildings in the block in which it occurs or the opposite ½ block across the street nor a maximum of 2½ stories nor 35' whichever is less; and
  b) roof shapes, exterior materials, textures, and design details in the street scape should be repeated where practicable.

- A high quality of design should be encouraged for townhouse development.

- The applicant for townhouse development should provide information as to the age and income of tenants residing on the subject site. This information should be transmitted to city-funded relocation agencies to assist these people to relocate.

(d) The RT-2 townhouse criteria should be used for an interim period of up to three years, and that they be reconsidered after that period as to their continued viability. Staff involvement in processing applications should be continually monitored.

(2) THAT Council instruct the Director of Planning to apply to amend the Zoning and Development By-law so that townhouses are made an outright use in RM-2, RM-3 and RM-3A zoning schedules, and that the application be referred direct to a public hearing after a report has been received thereon from the Vancouver City Planning Commission. "

Cont'd.....

Clause #2 Continued:

Members of the Committee agreed that the analysis of townhouse development in RS-2 zones should be carried out with the pending Planning Department's study of a policy for low density multiple housing in the RS-1 areas and that in the interim no townhouse development permit applications should be approved in RS-2 zones.

With respect to townhouse development adjacent to major thoroughfares the Committee felt that the townhouses may not necessarily be constructed for families. Perhaps they should be developed along the major thoroughfares, most of which are transit routes.

A member of the Committee requested that the criterion with respect to no development taking place on sites which will "necessitate the destruction of unique, heritage, or historically significant buildings or street scapes" be re-examined and perhaps removed.

Some of the Committee felt that the present controls are good, i.e. the Director of Planning assessing applications on the appropriateness of design (through the Urban Design Panel) and the acceptance of neighbouring property owners.

In answer to a question as to whether or not townhouse development would have an effect on the neighbourhood, Mr. Youngberg advised that several applications have been received for developments with buildings that are 200-250' long. It is felt that this would have a pronounced effect on the neighbourhood.

Mr. G. McLean of Daon Developments stated that townhouses are what people want - they cut down on traffic flow and maximize bus service. There would be no drain on schools because people who buy townhouses are either childless or older couples whose children have left home. High land prices are driving younger people with families out of the City.

Mr. M. Katz, Architect, stated that the present By-law would allow a higher density - if the present report is accepted the unit cost would increase because of the lower density and there would be no lower cost townhousing built.

Mr. D. Cornejo, Area Planning Division, stated that the Director of Planning has the discretion to permit townhouses in RT-2 areas but he has no guidelines to follow. It is felt that there should be some guidance as to what direction the Committee would like the Director of Planning to take in processing the applications. The Committee felt that Scenario II, some townhouses with the numbers limited by present zoning controls and the market, should be followed.

In the Planning Department report it is noted that studies should be undertaken as to other ways and means of maximizing townhouse demands in the conversion zones. One method would be to allow townhouses as an outright use in RM-2, RM-3 and RM-3A zones.

Cont'd.....

Clause #2 Continued:

After discussion the Committee

RECOMMENDED

(A) THAT the Director of Planning be instructed to make application to amend the appropriate schedules of the Zoning and Development By-law to allow townhouses as an outright use in RM-2, RM-3 and RM-3A districts; and that the application be referred direct to a Public Hearing after a report has been received thereon by the Vancouver City Planning Commission.

(B) THAT development permit applications for townhouse development in RS-2 zones not be approved until these areas are analysed in conjunction with the pending Planning Department's study on low density multiple housing in RS-1 areas.

(C) THAT the question of allowing townhouse development in RT-2 zones adjacent to major thoroughfares be referred back to the Director of Planning for further study and report.

(D) THAT the criteria for townhouse development in RT-2 areas as contained in the Manager's Report dated August 5, 1976 be referred back to the Director of Planning to undertake a further study and report; in the interim the Director of Planning be instructed to process development permit applications for townhouses in RT-2 areas on the basis of the existing design and zoning controls.

(Alderman Cowie abstained from voting)

INFORMATION

3. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated July 30, 1976 from Mr. H. Schesser, Acting Zoning Planner, submitting the monthly status of rezoning applications as of July 30, 1976.

RESOLVED

THAT the monthly status report of rezoning applications as of July 30, 1976 be received.

Cont'd.....

4. Development Permit Application - Ferry Terminal
Foot of Seymour Street

Mr. D. Hickley, Assistant Director, Central Area Division submitted preliminary development permit drawings of the proposed Ferry Terminal to be constructed behind the CPR buildings at the foot of Seymour Street. The Committee requested Mr. Hickley to transmit to the Urban Design Panel its comments that they regret the vast expanses of metal siding. They would also like to see the roof top made attractive and available to the public as a roof garden or a look-out.

RESOLVED

THAT the verbal report of the Assistant Director, Central Area Division be received.

The meeting adjourned at 5.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 820

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 25, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, August 25, 1976, in the Auditorium of the Bayview Community School, 2251 Collingwood Street, at 7:30 p.m. for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Sweeney (Civic Business)
Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Kennedy,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. W/S Wallace Street between West 2nd Avenue and Point Grey Road

An application was received from the Director of Planning to rezone Lots 1-4, 7-10, East Part, D.L. 448, Plan 1153, being the west side of Wallace Street between West 2nd Avenue and Point Grey Road from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

Uses: **Townhouses, and customarily ancillary uses, including off-street parking.**

Floor Space Ratio: **Shall not exceed 0.65 and shall be computed as set out in the RS-1 Schedule.**

Height: **The height of any building shall not exceed two and one-half storeys plus basement nor 35 feet as measured from the average building grade of West 2nd Avenue and Point Grey Road respectively, as determined by the City Engineer.**

Dwelling Units Per Acre: **Shall not exceed 23 units per acre.**

Off-street Parking: **One and one-half off-street parking spaces shall be provided for each unit.**

cont'd....

W/S Wallace Street between West
2nd Avenue and Point Grey Road (cont'd)

And subject to the following:

(i) Following the enactment of the (CD-1) Comprehensive Development By-Law and prior to the issuance of the Development permit, the detailed scheme of development shall be first approved by the Director of Planning after receiving advice from the Urban Design Panel with due regard to the overall design and the provision and maintenance of useable open space, off-street parking and landscaping, vehicular ingress and egress and garbage collection facilities.

(ii) The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix C of the July 6, 1976, City Manager Report, and consolidate the site into one parcel and register same in the Land Registry Office.

The Director of Planning further recommends that the use 'Apartment buildings' be included as an allowed use.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. R. Youngberg, Associate Director, Area Planning, explained the proposed development in detail for the information of the meeting.

The Mayor called for speakers for or against the application and the following addressed Council:

- Mrs. Avril Simpson representing Penta Co-operative Housing Association addressed Council and indicated that the members of Penta who would occupy the development, all have incomes within the guidelines required by CMHC. There will be 18 children in this development which should make little impact on the school population. Mrs. Simpson urged that Council approve the development.

- Mr. B. Olson, architect for the Penta project, illustrated, by means of slides, the development proposal.

- Mr. Stan Donaldson representing the Dunbar Village Community Co-operative and a partner in the development, circulated a brief putting forward reasons why Council should approve the application to rezone this property to CD-1.

- Mr. Harald Weinreich, architect for the Dunbar Village Community Co-operative, also spoke in support of the project.

- Ms. Myrna Kingscote supported the application and urged approval particularly in view of the shortage of reasonably priced housing for single parent families.

- Mr. Charles Haynes, Canadian Self Help Housing Association, supported the application, particularly the Penta participatory planning process.

- Mr. John Hill, President, Jericho Area Citizens Association, opposed on the basis that there is no overall plan for this area. He suggested that before a decision is reached on the disposition of this City-owned land, that an overall plan be first developed.

- Mr. Norm Levi urged Council to approve the application.

- Mr. James Giles expressed concern for the wildlife presently occupying this land.

cont'd....

W/S Wallace Street between West 2nd Avenue and Point Grey Road (cont'd)

- Mr. J.H. Bruchet suggested the City investigate an alternate site, e.g. 3700 Block West 5th, 6th, 7th and 8th Avenues.

Other speakers for or against the proposed development were:

IN FAVOUR

- Mrs. Helen Currie, Dunbar Village Community Co-operative
- Mrs. Mary Kelly, Dunbar Village Community Co-operative
- Dr. Josephine Mallek
- Mr. Charles Loewi
- Michelle Bjarnson, Bayview School Advisory Council
- Connie Kehoe
- Mr. Frank Gerber, Dunbar Village Community Co-operative
- Joyce Diggins
- Mr. Bill Shade, Dunbar Village Community Co-operative
- Mr. Tom Simpson, Penta Co-operative Housing Association
- Jill Davidson
- Paul Bjarnason, Penta Co-operative Housing Association

NOT IN FAVOUR

- Mr. Maurice Baker, Jericho Area Citizens Association (Brief Filed)
- Mr. & Mrs. M. Baker
- Mrs. Enid Anderson (Brief Filed)
- Kathy Emberly, Dunbar Village Community Co-operative (In Favour)
- Rick Baker
- Daphine Solecki
- Kenneth Craig
- Norm Freshwater, Jericho Area Citizens Association
- Robert Howarth, Jericho Area Citizens Association
- George Coutts
- John Hrehorka
- Mr. Denis Gray-Grant (Brief Filed)
- Mr. Beale

Council also noted a letter dated August 17, 1976, from the Jericho Tennis Club opposing the proposed rezoning.

MOVED by Ald. Harcourt,
THAT the rezoning application of the Director of Planning be approved;

FURTHER THAT the use 'Apartment buildings' be included as an allowed use.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

cont'd....

W/S Wallace Street between West 2nd
Avenue and Point Grey Road (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bowers,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:05 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 25, 1976, adopted on September 21, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 26, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, August 26, 1976, at 7:30 p.m., at the Grandview Community Centre, 3350 Victoria Drive, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin and Volrich

ABSENT: Mayor Phillips
Alderman Bowers
Alderman Sweeney

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT this Council resolve itself into Committee of the Whole, Alderman Bird in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Cedar Cottage - Various Locations

A rezoning application has been received from the Director of Planning as follows:

LOCATION: CEDAR COTTAGE - In the area generally bounded by East 22nd Avenue, Welwyn Street, East 20th Avenue, Victoria Drive, Stainsbury Avenue and the lane East of Commercial Street be rezoned as listed below and indicated on the map:

AREA A : To rezone the lands generally on the East side of Findlay Street north of the lane north of the Commercial/Victoria diversion from (C-2) Commercial District to (RT-2) Two-Family Dwelling District.

AREA B : To rezone the lands at the Northeast and Southeast corners of Victoria Drive and East 19th Avenue from (C-2) Commercial District to (RS-1) One-Family DwellingDistrict.

AREA C : To rezone the lands generally on the Northeast side of the Commercial/Victoria Diversion, between Commercial Street and Victoria Drive, from (C-2) Commercial District and (RS-1) One-Family Dwelling District to (RM-2) Multiple Dwelling District.

AREA D : To rezone the lands generally bounded by East 22nd Avenue, the lane West of Commercial Street, Victoria DRive, Stainsbury AVenue and the lane east of Commercial Street from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District.

cont'd....

Cedar Cottage - Various Locations (cont'd)

The intent of the (CD-1) Comprehensive Development District is to enable the retention and strengthening of the "Main Street" character by:

1) allowing and encouraging residential construction on the second and third floors;

2) allowing a greater variety of uses in ground floor space, thereby encouraging use in what is now often vacant space.

AREA E : To rezone the land generally bounded by Welwyn Street, East 20th Avenue, the lane West of Commercial Street and East 22nd Avenue from (M-1) Industrial District to (RS-2) One-FamilyDwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. Ron Youngberg of the Planning Department reviewed the proposed development and submitted changes as follows:

"That Section 5, of Schedule B 'Horizontal Light Angles For Residential Use' be deleted.

Further That Section 6, of Schedule B 'Floor Space Ratio' be amended by deleting subsections a, b and c and the words 'provided however, the configuration of floor space within the structure shall in no case exceed:' immediately following the figure 2.5.

That the Sections in Schedule B be renumbered."

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. A. Chipman, Stork Craft Ltd., spoke for eight firms in the 3000 Block Commercial Drive, who oppose the proposed rezoning of Area C from C-2 and RS-1 to RM-2 as this would make their established businesses non-conforming uses. This would make resale very difficult and discourage new merchants from moving into the area. He suggested spot zoning for future development.

- Mr. C.I. Pomeroy, Pomeroy Engineering Ltd., opposed the proposed rezoning of Area D from M-1 to CD-1. He felt the proposed rezoning would be detrimental to commercial residents and the general good redevelopment of the area. The rezoning could include some residential but should not preclude commercial or light industrial.

- Mr. Doug Lott also opposed the proposed rezoning of Area C.

- Mrs. F. Simatos was concerned about density of proposed housing units.

- Mr. D. Leone, B.C. Tuning, opposed the rezoning and suggested City-owned lots be zoned for residential.

- Mr. H.T. McGuire, International Association of Machinists, opposed rezoning as it would prevent them from building a Union Hall on a lot at the north-east corner of Victoria Drive and Victoria Diversion in Area C.

- Mr. Reid opposed rezoning of Area D as he felt it would weaken the area for manufacturing firms.

Other speakers expressing concern about the proposed rezoning were:

Mr. S. Shelton
Mr. A. Gurlick
Mr. K. Walji.

cont'd....

Cedar Cottage - Various Locations (cont'd)

The Council noted that most of the delegations opposed the rezoning of Area C.

MOVED by Ald. Kennedy,
THAT the rezoning of the lands generally on the east side of Findlay Street north of the lane north of the Commercial/ Victoria Diversion from (C-2) Commercial District to (RT-2) Two-Family Dwelling District, designated as Area A on the map, be approved.

- CARRIED

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,
THAT the rezoning of the lands at the north-east and south-east corners of Victoria Drive and East 19th Avenue from (C-2) Commercial District to (RS-1) One-Family Dwelling District, designated as Area B on the map, be approved.

- CARRIED

(Alderman Volrich opposed)

MOVED by Ald. Kennedy,
THAT the rezoning of the lands generally on the north-east side of the Commercial/Victoria Diversion, between Commercial Street and Victoria Drive, from (C-2) Commercial District and (RS-1) One-Family Dwelling District to (RM-2) Multiple Dwelling District, designated as Area C on the map, not be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT the lands generally bounded by East 22nd Avenue, the lane west of Commercial Street, Victoria Drive, Stainsbury Avenue and the lane east of Commercial Street, designated as Area D on the map, be excluded from the rezoning.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Kennedy,
THAT the rezoning of the lands generally bounded by East 22nd Avenue, the lane west of Commercial Street, Victoria Drive, Stainsbury Avenue and the lane east of Commercial Street from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District, designated as Area D on the map, be approved as amended.

- CARRIED

(Aldermen Bird, Kennedy and Volrich opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:30 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 26, 1976, adopted on September 21, 1976.

A. Phillips
MAYOR

L. T. Lill
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 31, 1976, in the Council Chamber commencing at 9:30 a.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Bowers
Alderman Cowie (Civic Business)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the Minutes of the Regular Council Meeting of August 24, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Grant to Hellenic School Parents' Association

It was agreed to defer consideration of this matter, pending the hearing of delegations later this day.

2. Fluoridation

City Council on August 24, 1976, passed the following motion with respect to fluoridation:

"THAT Council recommend that the G.V.R.D. hold evening public meetings on the issue of fluoridation alternatives suggested by the Mayor and Alderman Rankin;

FURTHER THAT Alderman Rankin's motion and the Mayor's memo be tabled for one week, pending the G.V.R.D.'s reply to Council's request."

The Council noted Minutes from the Administration Board of the Greater Vancouver Water District dated August 25, 1976, concerning the subject, wherein reference was made to a direction by the Board that staff compile full information on fluoridation for report back within 60 days. The motion of Council dated August 24, 1976, was tabled by the Greater Vancouver Water District.

cont'd....

UNFINISHED BUSINESS (cont'd)

Fluoridation (cont'd)

MOVED by Ald. Bird,
THAT the Greater Vancouver Regional District be informed the City of Vancouver is in favour of holding a plebiscite on fluoridation as soon as possible.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Volrich,
THAT the foregoing motion by Alderman Bird be deferred until the Greater Vancouver Water District has received and considered the report on fluoridation being compiled by its staff.

- LOST

(Aldermen Bird, Harcourt, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. Increased Parking Rates
Queen Elizabeth Theatre

The Council received the following letter dated August 17, 1976, from the Secretary of the Civic Auditorium Board:

"I wish to inform you of the following extract from the Minutes of the Vancouver Civic Auditorium Board meeting held on August 13, 1976:

'The City Clerk submitted a communication advising of Council's action in increasing parking rates in City-owned parking lots including the Queen Elizabeth Theatre garage, but subject in that case to the approval of the Civic Auditorium Board.

The change in rates proposed for the Queen Elizabeth Theatre are as follows:

Hourly	Day	Night	Monthly
15¢ to 20¢ per half hour	$2.00 to 2.25 Matinee Rate 75¢ to $1.00	No change	$22.00 to 35.00

The Auditorium Board expressed approval of the proposed increased rates except in the case of the monthly increased rate. It was noted that a large number of monthly parkers are workers in the general area and are finding it difficult now to meet the existing rate and an increase to $35.00 could add to the present monthly vacancy position.

The Auditorium Board recommends to Council that the monthly increase be from $22.00 to $30.00 in view of the nature of parking in the Queen Elizabeth Theatre garage.' "

MOVED by Ald. Harcourt,
THAT the foregoing recommendation of the Civic Auditorium Board be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Fire By-law Amendments - Request for Postponement

Council noted a letter dated August 30, 1976, from the Committee of Tenants at 1101 Nicola Street requesting that Council postpone consideration of amendments to the Fire By-law which was to be considered by Council later this day.

The organization requested that it be given an opportunity to speak this day should Council not decide to postpone the matter.

MOVED by Ald. Harcourt,
THAT consideration of amendments to the Fire By-law and the Building By-law be deferred to the next meeting of Council to give the Committee of Tenants at 1101 Nicola Street and others an opportunity of studying the By-laws.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT AUGUST 27, 1976

Works & Utility Matters (August 27, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Watermain Installations - 1976 Capital Budget
Cl. 2: Tender #56-76-1 - Automotive Gasoline and Diesel Fuel

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (August 27, 1976)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Development of Shaughnessy, Elliott and Gladstone Street Ends
Cl. 2: Retention of Dwelling Unit - 5205 Spencer
Cl. 3: D.P.A. - 1195 West 7th Avenue (Fairview Slopes)
Cl. 4: D.P.A. - 8385 St. George Street - Keylock Truck Fuelling Station
Cl. 5: Strata Title Application - Conversion 4115-4117 West 16th Avenue
Cl. 6: Extension of Conditions - Rezoning of S/S West 2nd Avenue between Sasamat and Trimble and E/S of Sasamat North of 4th Avenue
Cl. 7: Extension of Conditions - Rezoning of Yew and S.W. Marine Drive overlooking the Marine Drive Golf Course
Cl. 8: Private Driveway Access between 6th and 7th Avenues

Development of Shaughnessy, Elliott and Gladstone Street Ends (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(August 27, 1976) (cont'd)

Retention of Dwelling Unit -
5205 Spencer (Clause 2)

It was agreed to defer consideration of this Clause pending the hearing of delegations later this day. See page 10.

D.P.A. - 1195 West 7th Avenue
(Fairview Slopes) (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

D.P.A. - 8385 St. George Street -
Keylock Truck Fuelling Station
(Clause 4)

Council was advised that Gulf Oil Canada Limited and the Automotive Retailers' Association wish to address the Council on this Clause this day.

MOVED by Ald. Rankin,
THAT the foregoing delegations be heard.

- CARRIED UNANIMOUSLY

The Council then heard and received a submission from Mr. W. G. Rodden of Gulf Oil Canada Limited, supporting its application for a keylock truck fuelling station at 8385 St. George Street.

Mr. Wells, representing the Automotive Retailers' Association, spoke against the distribution of gasoline at the facility, but had no objections to the distribution of diesel fuel.

During debate on this matter, it was stated that permission had been granted for a similar facility at Terminal and Main Street.

MOVED by Ald. Rankin,
THAT the development permit for the keylock truck fuelling station at 8385 St. George Street be approved, in respect of diesel fuel only.

(Amended)

MOVED by Ald. Boyce in amendment,
THAT the following words be added to the motion by Alderman Rankin:

"and that an attendant be on duty throughout the operation of the fuelling station."

- CARRIED

(Aldermen Harcourt, Volrich and the Mayor opposed)

The motion as amended and reading as follows was put and CARRIED:

"THAT the development permit for the keylock truck fuelling station at 8385 St. George Street be approved, in respect of diesel fuel only and that an attendant be on duty throughout the operation of the fuelling station."

(Aldermen Bird, Sweeney and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

D.P.A. - 8385 St. George Street -
Keylock Truck Fuelling Station
(Clause 4) (cont'd)

MOVED by Ald. Kennedy,
THAT the City Manager report on the keylock-type fuelling station at Terminal and Main Street and if a license has not yet been granted, such license be withheld until consideration of the matter by Council.

- CARRIED

(Mayor Phillips opposed)

- - - - -

The Council recessed at approximately 10:55 a.m. and following an 'In Camera' meeting in Committee Room No. 3, reconvened in open session at 11:30 a.m.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 27, 1976) (Cont'd)

Clauses 5 - 8 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 5, 6, 7 and 8, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(August 27, 1976)

Transit Matters - Bus Stops and
Relocation of Bus Terminus.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 27, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Assessment and Taxation of Certain City-Owned Property
Cl. 2: False Creek Residential Ground Leases
Cl. 3: Purchase of Steinway Grand Piano for the Orpheum Theatre

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 27, 1976) (Cont'd)

Purchase of Steinway Grand Piano
for the Orpheum Theatre.
(Clause 3)

MOVED by Ald. Bird
THAT the purchase of a Steinway Concert Grand Piano for the Orpheum Theatre be approved, subject to the City Purchasing Agent negotiating, on behalf of the City, the most favourable purchase price possible.

- CARRIED

(Ald. Harcourt and Rankin opposed)

Property Matters
(August 27, 1976)

Demolitions - Various
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

B. Water Street
Beautification Project.
(August 26, 1976)

MOVED by Ald. Harcourt
THAT this report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

C. Mobile Equipment -
Pacific Centre Garage.
(August 23, 1976)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Sale of Property
(Nth. Side of Adanac at Kootenay St.)
(West 5th Avenue at Fir Street)
(August 23, 1976)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Supply and Delivery of Vitrified Clay Sewer Pipe and Fittings. (August 27, 1976)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Project Turn Down Traffic Volume - City-sponsored Carpool Parking Incentives. (August 27, 1976)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, contained in this report be approved, subject to the concurrence of the Downtown Parking Corporation.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, August 26, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Housing Registry and Relocation Services
Cl. 2: L.I.P. Grant Program - Marpole-Oakridge Area Council

Housing Registry & Relocation Services (Clause 1)

MOVED by Ald. Harcourt
THAT recommendation 'A' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Harcourt
THAT the Minister of Housing and the Minister of Human Resources be requested to meet with the Standing Committee on Housing and Environment in Vancouver for joint discussions on the future of housing registry and relocation services in the City.

- CARRIED UNANIMOUSLY

L.I.P. Grant Program - Marpole-Oakridge Area Council. (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Finance & Administration, August 26, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Festival Concert Society - Cultural Grant Request
Cl. 2: Harbour Park Plebiscite Wording
Cl. 3: 1977-81 Five Year Plan Ballots

Festival Concert Society - Cultural Grant Request. (Clause 1)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Harbour Park Plebiscite Wording (Clause 2)

MOVED by Ald. Volrich
THAT recommendation 'A' of the Committee, as contained in this clause, be approved.

- (amended)

MOVED by Ald. Kennedy (in amendment)
THAT the amount of the taxes on the site be removed from the total amount included in the ballot.

- CARRIED

(Ald. Bird, Harcourt, Sweeney and Volrich opposed)

MOVED by Ald. Marzari (in amendment)
AND THAT the amount of the demolition costs on the site be removed from the total amount included in the ballot.

- LOST

(Ald. Bird, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment by Alderman Kennedy having carried, Alderman Volrich's motion, with the application of the amendment of Alderman Kennedy, and reading as follows, was so put and CARRIED

'MOVED by Ald. Volrich
THAT the following wording be approved for the Harbour Park site ballot:

"Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets by the use of $4,731,500 from reserve funds?"

FURTHER THAT the City Clerk be instructed to take all necessary action to place this plebiscite before the electorate concerned.'

(Ald. Bird opposed)

Underlining denotes amendment

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
(August 26, 1976) (Cont'd)

1977-81 Five-Year Plan Ballots.
(Clause 3)

Council also had before it for consideration a report of the City Manager, dated August 27, 1976, submitting the revised wording of the ballot as agreed to by the Standing Committee on Finance and Administration dated August 26, 1976. The City Manager recommended approval of the revised wording.

MOVED by Ald. Volrich
THAT recommendations 'A' and 'B' of the Committee, as contained in this clause, be approved;
FURTHER THAT the recommendation of the City Manager, as contained in his report dated August 27, 1976, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 12.00 noon, to reconvene in the Council Chamber at 2.00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2.00 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, and Sweeney.

ABSENT: Alderman Cowie (Civic Business)
Aldermen Bowers and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

UNFINISHED BUSINESS & DELEGATIONS

1. Grant to Hellenic School
Parents Association

At the Council Meeting on August 24, 1976, a motion to approve an amount to the Hellenic School Parents Association was lost, not having received the required majority. However, the Mayor agreed that this grant be considered at today's meeting.

Mr. Capadoukas, representing the Hellenic Community of Vancouver, addressed Council and explained the objectives of this Society which are, in part, to help persons understand the Greek Orthodox faith and encourage harmony and understanding of all people in Canada, in addition to their social and recreational activities. This Association has been in existence since 1927. He opposed a grant to the Hellenic School Parents Association on the grounds that this would encourage splinter groups within the Greek community, which, in the opinion of the Hellenic Community, should be unified into one organization within the multi-cultural society in Vancouver.

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Grant to Hellenic School
Parents Association (Cont'd)

Mr. A. Evans, representing the Hellenic School Parents Association filed a brief and addressed Council urging support of their request that Council fund an additional interpreter for the Hellenic Cultural Community Centre Office. He indicated that this office currently has five hundred files operative, with many of these people returning two to five times.

Two other members of the Greek community also addressed Council in support of the Hellenic School Parents Association grant request.

MOVED by Ald. Rankin
THAT Council defer a vote on the grant request of the Hellenic School Parents Association until such time as all members of Council are present.

- CARRIED

(Ald. Bird and Kennedy opposed)

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Building and Planning Matters
(August 27, 1976) (Cont'd)

5205 Spencer Street - Retention
of Dwelling Unit.
(Clause 2)

In accordance with Council policy, Mr. J. Shepherd and Mr. J. Pires appeared before Council to appeal the decision of the Hardship Committee to refuse Mr. Shepherd's application that this illegal accommodation be retained. Both Mr. Pires and Mr. Shepherd appealed to Council to reverse the decision of the Hardship Committee. Mr. Pires advised that he has been unemployed for six months, has four children and would find it extremely difficult to maintain his household without the income from the illegal suite.

A representative of the Department of Permits and Licenses answered various questions put to him by Council, with respect to this application. He advised that Mr. Pires had previously applied for retention of this suite on the basis of hardship and that this had been approved.

MOVED by Ald. Rankin
THAT Mr. Pires make a further application to the Hardship Committee to permit retention of the illegal accommodation in his residence at 5205 Spencer Street, and that Council advise the Hardship Committee that it is its wish that the Committee take a favourable view of this application.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Sweeney and the Mayor opposed)

Cont'd...

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

5205 Spencer Street - Retention of Dwelling Unit.
(Clause 2) (Cont'd)

MOVED by Ald. Rankin
THAT the illegal dwelling unit at 5205 Spencer Street be retained for a further period of one year.

- LOST

(Ald. Bird, Boyce, Kennedy, Sweeney and the Mayor opposed)

No further action was taken on this clause.

COMMUNICATION AND UNFINISHED BUSINESS

Improvements to Boundary Road at Kingsway.

The City Clerk distributed a letter received this day from the Corporation of the District of Burnaby on the matter of the widening of Boundary Road at Kingsway. Attached to the letter was a report from the Municipal Engineer, containing the following recommendations which the Burnaby Council had adopted.

" 1. THAT the City of Vancouver be asked to proceed immediately with the improvements to Boundary Road between Kingsway and Thurston Street, as geometrically modified on the attached sketch, and including the widening of the B.C. Hydro Railway underpass to four lanes with 50/50 cost sharing as previously agreed upon.

2. THAT the two Councils continue to discuss and resolve the whole question of the remainder of Boundary Road between 29th Avenue and Marine Drive."

The City Engineer addressed Council and suggested that, should Council not wish to proceed with the widening of the south side of Boundary Road at this time, he could not give assurance that the contractor would be willing to go ahead on the basis of merely proceeding with the widening of the north side of Boundary Road. He further indicated that the proposed re-design may have to go back to tender and will also involve extra work, costs, etc. He, therefore, recommended that Council approve the revised intersection plan as submitted by Burnaby on August 16, 1976, which modified the design on the south side adjacent to the park without affecting any trees, and proceed with same

MOVED by Ald. Harcourt
THAT recommendations '1' and '2' of Burnaby Council, as quoted above, be approved.

-(carried unanimously)

MOVED by Ald. Bird (in amendment)
THAT Council approve the widening of the south side of Boundary Road at Kingsway, as amended by Burnaby, to avoid affecting the trees in Central Park, proceeding concurrently with the proposed widening of the north side of Boundary Road at Kingsway.

- LOST

(Ald. Harcourt, Marzari, Rankin and Sweeney opposed)

The amendment having lost, the motion of Alderman Harcourt was put and CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Area Bounded by Foster, Tyne, Euclid and Melbourne Streets)

MOVED by Ald. Bird
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE AN AGREEMENT BETWEEN THE CITY OF VANCOUVER AND THE CORPORATION OF DELTA RESPECTING THE OPERATION IN THE CORPORATION OF DELTA OF A DISPOSAL GROUND FOR GARBAGE AND REFUSE

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 2952, BEING THE PARKING METER BY-LAW

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO VARY THE AMOUNTS AUTHORIZED TO BE BORROWED FOR URBAN RENEWAL PROJECTS UNDER THE 1966-1970 FIVE YEAR PLAN SO AS TO PROVIDE FUNDS TO BE USED FOR NEIGHBHOURHOOD IMPROVEMENT PROJECTS

MOVED by Ald. Bird
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveyancing and Sudividing.
(Lane South of Nelson, East from Bute)

MOVED by Ald. Harcourt
SECONDED by Ald. Bird,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The assembly of a School site and Park site (Nelson Park) requires the closure of portion of the lane south of Nelson Street easterly from Bute Street;

MOTIONS (Cont'd)

Closing, Stopping Up, Conveyancing and Subdividing.
(Lane South of Nelson, East from Bute) (Cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 92, lying between the south-westerly productions of the northwesterly limit of Lot 10, and the northwesterly limit of Lot 5, all of Block 22, District Lot 185, Plan 92, the same as shown outlined red on plan prepared by Irvine Jones, B.C.L.S., dated April 22, 1976, and marginally numbered LF 7650, a print of which is hereunto annexed, be closed and stopped up. The portion of the lane so closed lying within the School site to be conveyed to the School Board and title taken to the remainder of the portion of lane so closed; and

FURTHER BE IT RESOLVED THAT the portion of lane now closed be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveyancing and Subdividing (Lane South of Argyle East of Balmoral)

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) A portion of the lane adjacent to Lot 18, Block 3, District Lot 728 (Fraserview), Plan 14623 is no longer required for lane purposes;

(3) The owner of said Lot 18 has made application to acquire a portion of this lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 8393 adjacent to Lot 18, Block 3, District Lot 728 (Fraserview), Plan 14623 as shown outlined red on plan sworn to by A.R. Turner, B.C.L.S., on August 3, 1976, a print of which is attached hereto, be closed, stopped up, conveyed to the owner of said Lot 18 and subdivided with the said Lot 18.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (2079 West 4th Avenue)

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 35 except the South 7 feet, now road, Block 235, District Lot 526, Plan 590, the same as shown oultined red on a plan prepared by A. Burhoe, B.C.L.S., dated August 20, 1976, and marginally numbered LF 7834, a print of which is hereunto annexed.

(2079 West 4th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Charter Amendments re Local Improvement Plebiscites.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT:

(1) Council request the necessary changes in the Vancouver Charter to allow for local improvement plebiscites in local communities for purposes other than capital expenditures, including provision for social expenditures such as community offices.

(2) Such referendums to allow property owners and tenants to vote.

Possible guidelines for Council selecting which groups or communities to recognize.

1. Monies to be raised would not exceed $50,000.

2. That purposes for monies be spelt out clearly to Council and in the referendum to the community.

3. That 500 signatures and addresses of residents be required before Council gives permission for such plebiscites.

4. That such neighbourhood offices would be expected to house city staff delegated by the city to the community (i.e. Local Area Planning Staff).

5. That local groups delegated by the city to manage such neighbourhood offices assume a contract with the city guaranteeing that:

   (a) they are incorporated as non-profit societies;

   (b) their constitutions assure open membership at minimum fee to the community;

   (c) well-publicized annual general meetings are held in the community.

6. That Council have the prerogative to cancel any agreement if a society does not abide by the above understandings.

7. That referendums be held simultaneously with civic elections so as to reduce costs and regularize the procedure.

(Notice)

NOTICE OF MOTION (Cont'd)

2. Use of Campaign Signs

MOVED by Ald. Boyce

WHEREAS many years of effort, time and dollars have been spent in the preparation and adoption of a Sign By-law for the City of Vancouver;

AND WHEREAS the sign industry and business community, acting as good corporate citizens, are co-operating in the scheduled removal and/or modifications of many major signs judged to be in contravention of said By-law mostly on aesthetics;

AND WHEREAS the type of signs used during election campaigns are subject to no such controls and constitute one of the most noxious forms of environmental pollution and subsequent litter;

THEREFORE BE IT RESOLVED THAT this Council set an example of equally good citizenship by demonstrating its stated principle of improving the environment through the elimination and/or modification of all signs, not only by the restrictions imposed on industry and other individuals through the Sign By-law, but also by showing the same self-sacrifice by legislating against the use of all campaign signs during the forthcoming 1976 Vancouver Civic Election.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt advised of a letter received from the Greater Vancouver Regional Hospital District advising that the Greater Vancouver Regional District Board at its meeting on August 25,1976, directed that all tenants in the Windermere apartments at 1148 Thurlow Street and the annexed house at 1068-76 Pendrell Street be given notice to vacate. Such notice will be given on August 31, 1976, so that the buildings should be completely vacated by December 31, 1976, and will be demolished early in 1977.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT the Greater Vancouver Regional Hospital District be advised that, in view of the decision of the Greater Vancouver Regional District Board to demolish the Windermere apartments early in 1977, it will not now be necessary to up-grade this apartment to comply with the Fire By-law.

- CARRIED UNANIMOUSLY

- - - - - -

The Council adjourned at 3.30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of August 31, 1976, adopted on September 21, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 611

Streets	From	To
Hull Street	19th Avenue	170' south of 20th Avenue
Lakewood Street	19th Avenue	Vanness Avenue
Copley Street	19th Avenue	Walker Street - south end
Lane north of Vanness	Copley Street	Nanaimo Street
19th Avenue	Hull Street	Gladstone Street

Estimated Cost: $101,000

WATERWORKS PROJECT 612

Glen Drive	Grandview Viaduct	5th Avenue

Estimated Cost: $ 29,000

WATERWORKS PROJECT 613

Quebec Extension	Pender Street	Terminal Avenue

Estimated Cost: $ 90,000

Installations in Project 611 replace mostly old 4" steel and old 6" cast iron pipes of inadequate carrying capacity.

The Glen Drive installation is necessary for establishing a link between the upper and lower halves of pressure zone 407 along its easterly boundary, at the same time improving local fire protection and providing opportunity for service connections by new consumers.

The Quebec Extension main is required to provide fire protection for existing and proposed warehouses along the extension as well as for the rear of buildings along the west side of Main Street.

Funds for the 3 projects, totalling $220,000, are available from Waterworks Capital Account #128/7908, 'Uncompleted Design - 1976 Unappropriated'.

I RECOMMEND that Projects 611, 612, and 613 be approved for construction and that the required $220,000 be appropriated for this work from the 1976 Water-Works Capital Budget, Account #128/7908, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Tender No. 56-76-1 Automotive Gasoline & Diesel Fuel

The City Manager submits the following report of the City Engineer and Purchasing Agent;

"Tenders for the above were opened on July 19th, 1976 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

A working copy of the tabulation is on file in the office of the Purchasing Agent. Six bids were received and the bid numbers refer to the order of the bids in ascending order of price. Local content does not change the order of the bids. This tender called for a discount price structure based upon the prevailing posted tank truck price; and gave the bidders the option of offering a fixed discount price structure for a one, two or three year period. Four of the bidders offered a one year option, one bidder offered a one or two year option and one bidder offered a one, two, or three year option.

Cont'd . . .

Clause 2 Cont'd

Funds for these purchases are provided in the General Revenue Budget operating accounts.

1) Gasoline (land deliveries)

Prices were called for the supply of regular gasoline (with and without road tax), premium gasoline, and unleaded gasoline. The City purchases annually in excess of 1,000,000 gallons of regular gasoline and uses approximately 50,000 gallons of premium gasoline in some high performance gasoline engine equipped vehicles such as fire apparatus and motorcycles. This report recommends that the contract for the supply of gasoline be given to one bidder, rather than splitting the award for premium and regular grade gasolines, at a nominal extra cost of $300 annually (total annual contract approximately $590,000).

We RECOMMEND acceptance of the overall low bid to meet specifications (Bid No. 1) from Gulf Oil Canada Ltd. for the supply of gasoline for a two year period as follows:

1) regular gasoline @ $0.5383/gallon for an estimated annual contract value of $538,300.00.

2) regular marked (less road tax) gasoline @ $0.4183/gallon for an estimated annual contract value of $20,915.00.

3) premium gasoline @ $0.5843/gallon for an estimated annual contract value of $29,215.00.

2) Diesel Fuel (land deliveries)

Prices were called for the supply of either grade 2D diesel fuel or grade 1D diesel fuel. The price on the grade 1D diesel fuel was obtained for information, to establish the extra cost of the 1D diesel fuel should we be required to use this grade of fuel due to a particular engine manufacturer's requirements. The type of engines we are presently operating are designed to burn grade 2D diesel fuel.

We RECOMMEND acceptance of the low bid to meet specifications (Bid No. 1) from Pacific Petroleum Ltd. for the supply of diesel fuel for a three year period as follows:

1) grade 2D diesel fuel, road tax in price @ $0.5673/gallon for an estimated annual contract value of $113,460.

2) grade 2D diesel fuel, road tax not in price, @ $0.4273/gallon for an estimated annual contract value of $34,184.

3) Marine Requirements

At the present time the City uses premium gasoline in the Police boats and grade 2D diesel fuel in the fireboat.

We RECOMMEND acceptance of the low bid to meet specifications (Bid No. 1) from Gulf Oil Canada Ltd. for the supply of marine fuels for a two year period as follows:

1) premium grade gasoline @ $0.4740 per gallon for an estimated annual contract value of $4740.00,

2) grade 2D diesel fuel @ $0.4420 per gallon for an estimated annual contract value of $2652.00."

The City Manager RECOMMENDS that the report of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 901

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development of Shaughnessy, Elliott and Gladstone Street Ends

The Director of Planning reports as follows:

"The purpose of this report is to report back to Council on the preliminary cost estimates and matter of funding the implementation of Shaughnessy, Elliott and Gladstone Street end projects.

BACKGROUND

Council, on December 11, 1973 approved the recommendation of the Standing Committee on Waterfront and Environment for general policy guidelines for providing maximum public access to the North Fraser River Waterfront and development for recreation purposes in conjunction with industry and housing. (See Appendix I.)

On July 9, 1974, Council endorsed the North Fraser Recreation Study and also recommended that the City of Vancouver participate and assist with cost sharing of the study.

The development of street end parks, walkways, viewpoints, etc. in a few selected locations was approved by Council on September 24, 1974. On December 17, 1974, Council further recommended in part:

(a) The Director of Planning and the City Engineer be instructed to proceed with terms of reference for a consultant to prepare working drawings for a design of the seven street ends, to include any City land in between; with maximum development of Shaughnessy and Elliott Street ends and minimum of the remaining five: Crompton, Gladstone, Kerr, Beatrice and Jellicoe;

(b) That expenditure of up to $15,000 be authorized to hire a consultant for the above study, funding to come from Capital Appropriation 550-1701, Development of the Fraser River for Public Access.

(c) That the Director of Planning in consultation with the City Engineer report back direct to Council on the cost of implementation of the study.

It is noted that the Director of Planning and the City Engineer drafted terms of reference for the design of street ends and initiated consultants to submit briefs for the preparation of detailed working drawings. However, no action was taken in order to await the completion of the North Fraser Recreation Study to avoid possible conflict and/or to take advantage of any new ideas that may arise from the study. The North Fraser Recreation Study is now completed and included in its recommendations are the development of street ends.

On May 31, 1976 the North Fraser Recreation Study Policy Committee recommended in part that the development of street end parks on Elliott, Gladstone and/or Shaughnessy Streets be designated a priority project for implementation in 1976 and that 1/3 matching funds be made available from the North Fraser Harbour Commission and the Provincial Government. (See Appendix II).

PROJECT DESCRIPTION

Planning Department staff in consultation with the Parks Board undertook a site survey and evaluation of all street ends affording recreation potential and concluded that Elliott, Gladstone and Shaughnessy should be given highest priority for implementation.

Cont'd . . .

Clause #1 continued:

It is also noted that on June 21, 1976, the Parks Board Planning and Development Committee enthusiastically endorsed the above street ends project and that a working relationship be established between the Planning Department and Parks Board Staff to work out details concerning (1) terms of reference, (2) project coordination, and (3) supervision and staffing. The Parks Board also recommended that Shaughnessy Street be given the highest priority in the event of insufficient funding etc. because of its accessibility to S.W. Marine Dirve, visibility from Oak Street Bridge, and proximity to a large resident and working population.

PRELIMINARY COST ESTIMATES:

Preliminary cost estimates for the three street ends (based upong sketches and site design included in Appendix III) is approximately $120,000, subject to a further report regarding detailed project cost.

SOURCE OF FUNDING:

Funds available for the street ends project include: the City's North Arm Fraser Public Access Fund, the North Fraser Harbour Commission's North Fraser Fund, with tentative funding from the Provincial Government under the Regional Parks Act and a Local Initiatives Programme from the Federal Government. (See Appendix IV.)

Assuming a total project cost of $120,000 and LIP and Provincial Government funding, then the distribution of funding is as follows:

TOTAL PROJECT COST -		$120,000
LESS LIP GRANT		$ 44,200
COSTS TO BE SHARED EQUALLY.....		$ 75,800
City of Vancouver	$ 25,266	
North Fraser Harbour Commission	25,267	
Province of B.C.	25,267	$ 75,800

City funds remaining in the North Arm Fraser Public Access Fund total $32,800 after allowing for the transfer of the $15,000 consultants' financing, which is sufficient to provide for the City's estimated share of $25,266.

However, in the event that LIP and/or Provincial Government funding is not approved then the Director of Planning will report back to Council regarding revised project costs related to funding sources by reducing the number of street ends in the project and/or adjustments to design deletion of some facilities, etc.

STAFFING:

Design:

Detailed working drawings to be completed by Planning Department staff in consultation with the Parks Board and City Engineer.

Project Coordination:

Day-to-day coordination to be undertaken by the Planning Department and City Engineering.

Implementation:

Implementation of street ends project will be primary responsibility of the City Engineer in consultation with the Park Board. In view of the labour-intensive nature of this project it is considered that the construction of the street ends is ideally suited for a Local Initiatives Program (LIP) - estimated that a 10 ma crew will be required for a six month period.

Cont'd . . .

Clause #1 continued:

In the event a LIP Grant is secured from the Federal Goverment, the Parks Board will provide one supervisor (part-time) and one foreman (full-time) for the duration of the project.

However, if a LIP Grant is not obtained, then the Parks Board will give consideration to implementation with Parks Board crews.

COMMENTS OF THE CITY ENGINEER

There are some design details identified by the Engineering Department which conflict with existing street allowance requirements and which are therefore not acceptable. There are also some other considerations such as conflicts with existing utilities and provision for on-going maintenance which must also be resolved prior to final approval of the three schemes.

RECOMMENDATIONS

It is therefore RECOMMENDED:

A. THAT City Council endorse in principle the proposals set out in this report.

B. THAT City Council recommend to the Standing Committee on Finance that the Local Initiatives Program (LIP) application for the North Fraser Street Ends be given high priority.

C. THAT City Council transfer $15,000 in North Arm Fraser Access Fund Account # 550-1701 (for hiring of consultants to prepare detailed working drawings) to unappropriated account #550-7901.

D. THAT City Council instruct the Director of Planning, in consultation with Park Board staff and City Engineering Department, to prepare detailed working drawings and to report back on detailed project costs and sources of funding which would include City funds available in North Arm Fraser Access Account #550-7901.

E. THAT City Council instruct the Park Board and City Engineer to prepare estimates for maintenance of the street end developments based on the detailed working drawings, and report back.

F. THAT City Council, through representation on North Fraser Recreation Study Policy Committee, urge the Provincial Government to share in funding of street ends project."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

2. 5205 Spencer Street - Retention of Dwelling Unit

Mr. J. Shepherd has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that on April 10, 1973, a Building Permit was issued to erect a one family dwelling. An application was made by Mr. John Pires to the Board of Variance to install a dwelling unit in the basement of the building but on March 26, 1975, this appeal was refused.

Cont'd . . .

Clause #2 continued:

On April 1, 1975, a Building Permit was issued to a Mr. Pires to alter the basement to provide a recreation room, bedroom, living room, bathroom and summer kitchen. Attached to this Permit is a Statutory Declaration, stating that the building will be used and occupied as a one family dwelling only.

Inspection in April of 1976 found that the basement was occupied as separate living quarters. An application was made by Mr. Pires to the Hardship Committee for the withholding of enforcement action but on May 13, 1976, this application was refused. The Committee noted that Mr. Pires was married with four dependents and while at the time of the application, was temporarily unemployed, his wife was fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,104.06 per month.

On June 1, 1976, the tenant, Mr. John Shepherd, made an application to City Council under the Hardship Policy. This application was considered by the Hardship Committee and on June 28, 1976, recommended that the application be refused. The Committee noted that this applicant was married with no dependents, fully employed with an income of $1,300 per month and that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST THIS DAY: Mr. J. Shepherd and Mr. J. Pires.

3. 1195 West 7th Avenue - Development Permit Application #74193 - Zone: (CRM-2) Commercial/ Multiple Dwelling District (Fairview Slopes) Site Size: 150' x 120'

The Director of Planning reports as follows:

"Development Permit Application #74193 has been filed by Mr. P. Piccone for D.P.G. Holdings Ltd. to construct a three-storey townhouse development containing 20 dwelling units on this site located on Fairview Slopes at the north-east corner of 7th Avenue and Alder Street.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment.)

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

Cont'd . . .

Clause #3 continued:

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height, this Plan states "The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades or all street frontages."

The development, as proposed, will be in conformity to the 35' height guidelines and the height of the building, as proposed, would be 25' above the southerly property line.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a three-storey townhouse development containing 20 dwelling units on this site, subject to the following conditions:

(1) Prior to the issuance of the Development Permit:

(a) Provision and location of garbage storage and pick-up area to be made to the satisfaction of the Director of Planning after consultation with the City Engineer and the Medical Health Officer.

(b) The northerly 10' of site (Lots 18, 19 & 20) to be first dedicated to the City for lane purposes and any necessary arrangements to be first entered into with the City for use of this portion of the site so dedicated.

(c) Any non-standard treatment of the City street to be first approved by the City Engineer.

(d) Excavation onto City property on Alder Street to be first approved by the City Engineer.

(e) An agreement permitting access at the rear for the several adjoining sites is made to the satisfaction of the City Engineer.

(f) Revised drawings to be submitted to the satisfaction of the Director of Planning, clearly indicating the following:

(i) the size of off-street parking spaces to be in accordance with Section 13(b) of the Zoning and Development By-law.

(ii) minimum overhead clearance height of the garage to be 7 ft.

(iii) finished surface of garage

(iv) the relationship between the proposed finished elevation at entrances and the City Building grades.

Cont'd . . .

Clause #3 continued:

(2) All 30 off-street parking spaces are to be provided in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

(3) All landscaping and treatment of the open portions of the site are to be provided in accordance with the approved drawings within six months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

4. 8385 St. George Street - Development Permit Application #74287 (M-2 Zone) Keylock Truck Fuelling Station

The Director of Planning reports as follows:

"A development permit application has been received from Gulf Oil Canada to erect a fuelling Keylock installation with a 22' x 46' storage room and office. The facility will have 7 fuelling pumps consisting of 4 diesel clear, 2 regular gasoline, and 1 diesel purple (marked Key Lock pumps) located on 3 islands.

A letter was received by the Department of Permits & Licenses from Gulf Oil Canada describing the function of the proposed fuelling Keylock installation as a facility operated by the Company's Industrial Marketing Department through an independent agent. This is to provide local trucking firms with an alternative to the maintenance or installation of separate pumping facilities in their own yards. To obtain fuel from a keylock pump a trucker or trucking company must be in possession of a key which, when inserted and turned in the appropriate slot, will activate fuel flow. There will be an attendant on duty at the keylock facility during normal business hours and peak fuelling times, although not during the full 24 hour period in which the facilities will be open.

A letter of complaint dated July 24th, 1976has been received from the Automotive Retailers Associations stating:

'In our view, keylock is simply another application of a self-service station and has a well-known history of causing problems for the City and Provincial authorities, the Oil companies involved and particularly the neighbouring conventional service station dealer.

The concept of the keylock is that only legitimate industrial commercial and government customers of an oil company are issued keys and allowed to use it. However, in actual practice this is where the controls fail and the keylock gets converted to a self-service facility by the users; viz. - keys are duplicated and "loaned" to friends, family, employees, etc. The end result is that one sees ladies fuelling the family car, teenagers fuelling motorcycles, and many unmarked cars and pick-ups not owned by or used in the business of the contract customer using the keylock'.

Cont'd . . .

Clause #4 continued:

A Development Permit #72354 was issued for the site at the northwest corner of Terminal Avenue and Main Street to Terminal Truck Park Inc., for the construction of a 10' x 50' equipment room, the construction of a truckwash and the use of a portion of the site as truck parking with six ancillary fuelling pumps. Gulf Oil Canada have now stated that they intend to incorporate the same type of keylock operation at the Main and Terminal site.

There is no existing classification for akeylock installation in the Zoning and Department By-law. However, it is noted that the Provincial Fire Regulations treat keylocks separately from conventional service stations and self-service stations, in that a self-service and conventional station is more controlled, by having an attendant at the location at all times, whereas a keylock operation is considered a controlled private fuelling station for key holders only.

Because the proposed use is similar to a self-service gasoline service station operation, the matter is referred to City Council for consideration".

The City Manager submits the foregoing Report for the CONSIDERATION of City Council.

RECOMMENDATION

5. Strata Title Application - Conversion
4115-4117 West 16th Avenue

The Director of Planning reports as follows:

"An application has been received from the above noted 'tenants in common' to convert a wood-frame, semi-detached two-family dwelling erected in 1955, to Strata Title ownership.

N.B. See Appendix 'A' for site plan

The applicants state that each tenant has an undivided one-half ($\frac{1}{2}$) interest in the property, which was purchased on January 15, 1976. Both tenants state that they each occupy their own half of this two-family dwelling.

A search of the Land Registry records confirms the above-noted ownership and the Director of Social Planning reports there is therefore no need to canvass the occupants since they are also the owners and there is 100% agreement to convert.

The City Building Inspector reports the following results of inspections carried out to the building on June 21, 1976:

1. Small void in concrete fire separation in basement to be filled.
2. 1 hour fire separation to be provided in attic (to separate dwelling units)
3. Plumbing and electrical apparently comply with by-laws.

Further to the condition of the building, the following declaration has been received from Charles Bowman M.R.A.I.C. (Architect):

'I have inspected each of the above dwelling units on July 30, 1976. I found the units to be in good state of repair, general workmanship and finish compare favourably with the criteria as set by the Central Mortgage and Housing Corporation in 'Residential Standards 1970'.'

Cont'd . . .

Clause #5 continued:

Since the existing building has been purchased by the present occupants, each having an undivided one-half (½) interest in the property, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning, RECOMMENDS that:

This application be approved thereby permitting the conversion of these premises to Strata Title ownership, subject to the following condition:

> That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until these buildings substantially comply with the applicable City by-laws, to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Extension of Conditions re Rezoning of South Side West 2nd Avenue between Sasamat and Trimble Streets and East Side of Sasamat Street North of 4th Avenue

The Director of Planning reports as follows:

"At a Public Hearing held on May 4, 1976 Council approved the rezoning application subject to compliance to various conditions for the above-noted property. The application was to rezone from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District for single family dwellings. Attached as Appendix A are the minutes of the Public Hearing.

Prior to the enactment of the CD-1 Bylaw the conditions listed are to be complied with and the development permit approved within 120 days from the date of the Public Hearing or the approval granted at the Public Hearing shall expire. The 120 days expires on September 4, 1976.

A letter from Mr. Barry Downs, Architect on behalf of the applicant was received on August 23, 1976 which requested a further extension of the time limit to comply with the conditions. The delay has been caused by engineering difficulties and the required on-going discussions with area residents. Attached as Appendix B is a copy of Mr. Downs letter."

RECOMMENDATION: That the time to comply with the stated conditions of May 4, 1976 be extended from September 4, 1976 to November 10, 1976.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

7. Extension of Conditions of Rezoning of Yew Street and S.W. Marine Drive Overlooking the Marine Drive Golf Course

The Director of Planning recommends as follows:

"At the Public Hearing held on March 11, 1976, Council approved, subject to compliance to various conditions, the rezoning application for the above noted property from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District, for the purpose of townhouse development. Attached as Appendix A are the minutes of the Public Hearing.

Prior to the enactment of the CD-1 Bylaw the conditions listed are to be complied with and the development permit approved within 180 days from the date of the Public Hearing or the approval granted at the Public Hearing shall expire. The 180 days expires on September 11, 1976.

A letter was received from Mr. Bruce Richmond, on behalf of the applicant dated July 28, 1976 requesting an extension due to complications arising from a neighbour granting to the City an option for 17 feet on S.W. Marine Drive for future road widing. This option has now been given and the only delay that remains is registering the plans and agreement in the Land Registry Office, which may take several weeks. See Appendix B for Mr. Richmond's letter."

RECOMMENDATION: That the time limit for conditions to be complied within, be extended from September 11, 1976 to November 10, 1976.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

8. Private Driveway Access between 6th and 7th Avenues

The Director of Legal Services and the City Engineer report as follows:

"This is to seek approval for a scheme to provide access to Lots 1 to 5 and 14 to 20 of Block 294, District Lot 526, Plan 590 between 6th and 7th Avenues, east of Alder Street by way of a private driveway. The attached sketch will be helpful in following this discussion. The situation is this: the south 10 ft. of Lots 3, 4 and 5 have been dedicated as lane. But the City Engineer does not wish to create a lane in this block because such would be a deadend lane. However, the owners of Lots 14 to 20 wish to develop their property in such a way that lane access will be required. To provide this access but not so as to establish a public lane, the following arrangement has been agreed upon in principle.

As a requirement of getting a development permit, Lots 14 to 20 must dedicate the north 10 ft. thereof as lane to the City. It is proposed that these dedicated portions and the dedication portions of Lots 3, 4 and 5 be the subject of an encroachment agreement from the City in favour of Lots 14 to 20 for the purpose of blacktopping that area. The terms of this encroachment agreement are to include: the blacktopping is to be to City standards; the public is to have

Cont'd . . .

Clause #8 continued:

free passage across the area; there will be no annual fee payable to the City; repairs to the lane surface and general liability created by the agreement is to be shared between the owners of Lots 14 to 20 in the following proportions: 3/7's to Lots 14, 15 and 16; 1/7 to Lot 17; 3/7's to Lots 18, 19 and 20. Also the owners will make available an area for a turn-around as indicated on the attached sketch.

To complete the lane from the dedicated portions to Alder Street, the owners of Lots 1 and 2 are allowing the south 10 ft. of their property to be blacktopped. To allow the various lots rights of passage over the south 10 ft. of Lots 1 and 2, each of the owners of the various surrounding lots will have to enter into a separate easement with the owners of Lots 1 and 2. However, these arrangements do not concern the City.

The City looks to making this lane public at some future time and so require an option over the south 10 ft. of Lots 1 and 2. This option is to be for 80 years and requires only nominal payment. However, the landowners granting this option really have no incentive to do so because they have not yet developed their property and accordingly they do not wish the optioned portion to be excluded from the floor space ratio calculations when and if these lots are developed at some time in the future. So as to ensure that the optioned portions of these lots are included within floor space ratio calculations, the option is not to be exercised by the City for twenty years or until a development permit is issued, whichever is the earlier. As well this option is to be registered prior to the private easements.

The construction costs for all the blacktopping is the subject of an agreement between the various owners and does not concern the City.

It is RECOMMENDED that the City complete the encroachment agreement and the option as outlined in this report and otherwise to the satisfaction of the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 907, 908, 909 & 914

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Transit Matters - Bus Stops and Relocation of Bus Terminus

The City Engineer reports as follows:

" I. Bus Stop on Marine Drive

The existing bus stop pattern on Marine Drive in the vicinity of Boundary Road was established many years ago. The stops were located to service the occasional intersecting street or residence which existed at that time and yet provide a spacing of less than 1200' between stops as required by our Selective Stop Policy. Since that time, there has been sufficient development to warrant the addition of east and westbound stops at Bristol Street. These new stops would be approximately 600' east and west of the existing stops at Cromwell and Kinross Streets.

II. Bus Stop on Main Street

On Main Street, in the vicinity of 49th Avenue, the existing stops southbound are at 48th and 50th Avenues. A transfer movement has developed between the southbound Main Street service and the new 49th Avenue service. To facilitate this transfer movement, the stop on Main Street at 48th Avenue should be relocated to 49th Avenue. This represents an increase of about 120' walking distance for a small number of users.

III. Relocation of Bus Terminus from Nelson Street to Hornby Street

Fast buses from Port Coquitlam (services 933 and 980) presently terminate on the southside of Nelson Street east of Burrard Street. A map showing the present routing is attached. In order to eliminate the potentially dangerous situation of buses crossing three lanes of eastbound traffic when making left turns at Hornby Street, as would occur when Nelson Street becomes one-way eastbound, it is proposed to relocate the terminus presently on Nelson Street.

This situation has been reviewed jointly with B.C. Hydro officials and relocating the terminus to the eastside Hornby Street south of Nelson Street is most appropriate. Council's approval of a bus stop at this location is necessary before it can be used as the terminus.

To conveniently get the Fast buses to the relocated terminus, it will also be necessary to reroute them one block further south via Burrard Street, Helmcken Street and Hornby Street (see attached plan). In this regard, Council's approval is sought to designate Helmcken Street between Burrard and Hornby Streets, and Hornby Street between Helmcken and Nelson Streets, as transit routes.

Accordingly, it is RECOMMENDED that:

A. bus stops be established on the north and south sides of Marine Drive at Bristol Street;

B. the bus stop on the west side of Main Street at 48th Avenue be relocated to 49th Avenue;

C. a bus stop be approved on Hornby Street at Nelson Street;

D. Helmcken Street between Burrard and Hornby Streets, and Hornby Street between Helmcken and Nelson Streets, be designated transit routes."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 909

FINANCE MATTERS

RECOMMENDATION

1. Assessment and Taxation of Certain City-Owned Property

The Director of Legal Services reports as follows:

"The purpose of this report is to suggest that recommendations be made to the Provincial Government in respect of certain provisions in the Assessment Act.

Under Section 396 of the Vancouver Charter, real property vested in the City has always been exempt from taxation, notwithstanding that it might be occupied by someone other than the City. Accordingly the City could, and in fact does, lease property to charitable and other types of organizations for a nominal rent which does not provide for the recovery of any taxes. Virtually all commercial and industrial sites, as well as single tenancy residential sites leased for longer than a month, are leased on the basis that the City recovers a specific amount in lieu of the taxes as part of the rent.

In 1974 the Provincial Government enacted the Assessment Act to replace the Assessment Equalization Act. Section 29 of the new Act provided that land, owned by a municipality, which is held or occupied otherwise than by or on behalf of the municipality, is liable to assessment in the name of such occupier. This section is almost identical to Section 336 of the Municipal Act and thus is unlikely to cause municipalities any problem.

On the other hand, Section 29 of the Assessment Act is applicable to the City of Vancouver and, unless something is done, it is going to cause substantial financial and administrative problems for the City, as well as some administrative and appraisal problems for the Vancouver branch of the Assessment Authority. To give an idea of the magnitude of the problem the following is a list of specific sites and general types of properties which will be affected:

Museum
P.N.E.
Art Gallery
B.C. Hydro Bus Depot
Family Court
City Housing Corporation
Collective Parking Lots
Small surface parking lots
Continental Hotel
Resources Board Units
Day Care Centres
Lawn Bowling Greens
Boys' Clubs
600 - 700 Dwelling Units
300 Hostel Units
150 Commercial and Industrial Sites (some with multiple tenancies)
Several thousand encroachments, easements and occupied widening strips
Proposed Chinese, Italian and Indian Cultural Centres

Cont'd . . .

Clause #1 continued:

For the past two years Section 29 has not caused a problem because under Section 24(5) of the Act, the Assessor is not obliged to assess lands that are exempt. However, it should be understood that the Assessment Act concerns itself solely with assessments and not taxation, and the obvious companion, legislation, namely some sort of taxation act,has not yet been enacted. It is reasonably clear that a new taxation act will be presented to the Legislature in the near future, perhaps at the next session. It is also clear that such Act will make taxable everything that is assessable under the Assessment Act, i.e. the taxation provisions in the Charter will be repealed. In fact, detailed discussions have been held between the City and the Assessment Authority concerning how to deal with the problem occasioned by Section 29.

When a new taxation act is passed, the City will be faced with many administrative problems as will the Assessment Authority. In addition the City would presumably be obliged to rewrite most of our existing leases and land agreements in order that the lessee not pay taxes twice. This would involve several thousand agreements.

The major problem, however, is financial, and it is twofold. Firstly, in every case where Council has leased land to an organization for a nominal rent, i.e. cultural centres, day care centres, recreational and charitable organizations, etc., the organization would somehow have to raise the taxes or the City would have to make grants to enable them to pay the general, school and regional district levies. The second, and perhaps most important problem, is how would the City collect the tax money from its residential, commercial and industrial lessees? As stated earlier the City now generally collects an amount in lieu of taxes monthly in advance from its lessees as part of the rent. From a collection standpoint this presents no problem. Under the anticipated new system, the lessee would be in the same position as an owner of private property, but the City does not have the security of the tax-sale provisions.

For example, a lessee could be in possession of City land for a full year before the taxes are even in arrears. If the lessee is a company which becomes bankrupt, or an individual who leaves the jurisdiction, the City collects no taxes at all, and in fact would be obliged to pay the school taxes out of general revenue. How are the taxes to be collected from a tenancy of less than a year or from a month-to-month tenant? By any analysis, a substantial amount of taxes which are now being collected would be lost.

As far as I am aware there is only one good argument that could be made in favour of retaining Section 29 in its present form, and that is uniformity; i.e. the City should be in the same position as all other municipalities. My answer is, that given the historical differences in the legislation, the City has ordered its affairs in a manner that will be very difficult to change. Furthermore, such an argument is not very compelling when the consequence is a demonstrable loss of legitimate tax revenue.

A simple solution to this problem is to amend the Assessment Act to provide that Section 29 is not applicable within the City of Vancouver.

It is therefore recommended: That Council urge the Provincial Government to amend Section 29 of the Assessment Act as indicated above, either at the next session of the Legislature, or concurrently with the introduction of any new taxation act. "

THE CITY MANAGER RECOMMENDS the foregoing report of the Director of Legal Services be approved.

Cont'd . . .

2. False Creek Residential Ground Leases

The Director of Finance and the Project Manager, False Creek Development, report as follows:

"On July 29, 1975, Council approved the terms of the residential ground leases in False Creek. Included in those terms was the provision that rent and taxes would commence upon the earlier of substantial completion of the structures, or July 1, 1976.

With respect to Lots 5, 7 and 25, which are market residential developments being developed by Frank Stanzl Construction Ltd., the City has not yet prepared the leases for presentation to the lessee.

The reasons for delay in presentation of the ground leases are numerous, related in part to the volume and complexity of the legal documents, developer delay in proceeding with design and delays occasioned by actions of developers of adjoining properties.

The construction on Lot 5 has reached the second floor (of a seven storey structure) and construction has not yet commenced on Lots 7 and 25.

It is anticipated that the lease for Lot 5 will be presented to the lessee in September and the leases for Lots 7 and 25 in October.

It is RECOMMENDED that:

a) The ground rent and taxes for Lot 5 be waived until the earlier of the date of execution of the lease by the parties, or September 15, 1976.

b) The ground rent and taxes for Lots 7 and 25 be waived until the earlier of the dates of execution of the leases by the parties, or October 15, 1976."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance and the Project Manager, False Creek Development, be approved.

CONSIDERATION

3. Purchase of Steinway Grand Piano for the Orpheum Theatre

The Manager of The Queen Elizabeth Theatre reports as follows:

"On July 13, 1976 Vancouver City Council approved an amount of $90,900.00 for start-up costs for The Orpheum Theatre. Item (f) of the list of requirements is the purchase of two pianos for a total of $23,300.00. In anticipation, a Steinway Grand Piano, Model D, 9 feet, has been placed on reserve in New York at a delivered price F.O.B. The Orpheum Theatre of $21,560.50 including 7% Provincial Sales Tax. The selection date by a distinguished artist is set for September 29, 1976. Ancillary items of an artist's bench, Mobileer Transporter and Piano Cover will be a separate purchase as part of Stage Equipment and Furniture. This leaves an amount of $1,739.50 for the purchase of the Rehearsal Piano.

The selection of the Steinway Piano rather than that of another maker is made on the basis that the majority of famous pianists are under contract to play only on a Steinway and their contracts require that a Steinway be provided for their concerts. To provide any other make of piano is futile because of the contractual arrangements of the artists.

A very few artists have contractual arrangements with other piano makers. Their local representatives provide the concert piano for them tuned and delivered to our stage.

It is recommended that the purchase of a Steinway Concert Grand Piano for The Orpheum Theatre be approved not only having consideration of the requirements of the majority of world famous pianists who will be performing in The Orpheum Theatre but also on the basis of the excellence of manufacture and fine quality of tone of the Steinway pianos.

Cont'd

Clause #3 continued:

Comments of the Director of Finance

The Director of Finance advises that the direct purchase of a Steinway piano from a specific supplier is not in accordance with the purchasing policies and procedures laid down by City Council, namely -

1) the purchase and/or arrangements for supplies and services are to be carried out by the City Purchasing Agent, not by the user departments. In this case, the Theatre Manager made preliminary arrangements with a company without the knowledge of the City Purchasing Agent.

2) In accordance with Council's policy, items of this nature or value are normally called for by tender. The City Purchasing Agent advises that there is sufficient time to call for tenders on the normal basis, and report to City Council the results thereof by September 21, 1976."

The City Manager submits this report for Council CONSIDERATION, noting the comments of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 909-910

A-9

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder	City to Pay	Code No.
1845, 1859-1869-1881 West Georgia Street	Harbour Park Development	Merchants Contractors Ltd.	$24,235.00	3725
511 East Georgia Street	Property Endowment Fund	Kayjay Wrecking Co. Ltd.	$ 720.00	4749

The above contracts have been confirmed by the City Manager and are reported to Council for INFORMATION."

The City Manager submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 910

B 939

MANAGER'S REPORT

August 26, 1976

TO: Vancouver City Council

SUBJECT: Water Street Beautification Project

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"The Water Street Beautification Project was completed one year ago and has resulted in a major improvement in this section of Gastown. The design of the street improvements included a number of new and innovative materials and features for road and sidewalk surfaces.

Council has been advised on other occasions that substantially higher maintenance costs are involved with these special materials. (A comprehensive report on maintenance costs for Beautification projects will be submitted later this year.) This report is to inform Council that unanticipated early maintenance is to be carried out on portions of Water Street.

When interlocking concrete pavers were selected as the roadway surfacing material, it was expected that there would be a limited amount of controlled cracking above the joint interfaces in the underlying base slab. However, the surface cracking has proceeded to a greater extent than was originally anticipated and some maintenance work is now required to rehabilitate the damaged areas and curtail further cracking.

The maintenance program will be undertaken this Fall and completed in the Spring of 1977. This work is outside the construction contract and funds are available in the City's share of the Water Street Beautification appropriations."

The City Manager submits the above report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 910

MANAGER'S REPORT

DATE August 23, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: Mobile Equipment - Pacific Centre Garage

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"As a result of the opening of the Block 42 section of the Pacific Centre Garage, the City is now operating a large complex, covering two City blocks, and on two levels. There are 1556 parking stalls provided in the garage, served by approximately 12,000 feet of aisle. It is desirable, therefore, that some form of mobile equipment be provided in order that the operators and 'trouble shooters' can quickly travel to any part of the garage where they are needed. This unit could also be used for transporting equipment such as replacement gates and for removing stalled cars which are blocking the aisles or ramps. Such a unit would also speed up service to the public in cases of parkers failing to recall where they parked their car, thereby requiring a search of the garage; or the parker's car battery is dead and requires a jump cable start.

Since the opening of the garage, we have been experimenting in this regard through the use of a small electric golf cart on rental, with the cost being charged against the operating costs of the garage. This unit is not satisfactory since it is neither properly equipped nor of sufficient power to provide adequate service.

As a result, the Engineering Department has tested and evaluated a heavy duty electrical truck against domestic Bronco and foreign import type pick-up trucks and has concluded that the electric truck is cheaper and would service adequately our needs in the garage. It has sufficient power to push cars up the ramps and is small enough that it does not take up valuable parking space in the garage. For the electric truck, maintenance costs are cheaper than for domestic or foreign pick-ups.

The following is a cost comparison:

Vehicle Completely Equipped	Capital Cost	Annual Operating & Maintenance Costs
Electric	$4,800	$ 500 plus electric power
Domestic Pick-up	$6,000	$1,600
Import Pick-up	$5,500	$1,500

The D.P.C., operators of the garage, have taken part in the tests and they agree that the heavy duty electric truck would be adequate for their needs.

The Director of Finance advises that, if this purchase is approved, the funds should be taken from the Parking Sites Reserve Fund.

The City Engineer RECOMMENDS that:

The sum of $4,800 be allocated from the Parking Sites Reserve Fund for the purchase and equipping of the heavy duty electric truck for service in the Pacific Centre Garage."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 910

D

MANAGER'S REPORT

August 23, 1976

TO: Vancouver City Council

SUBJECT: Sale of Property

CLASSIFICATION: Recommendation

The Supervisor of Property & Insurance reports as follows:

"The following residential lots were approved for sale by Council on March 23, 1976, (In Camera). Accordingly, tenders were called on August 3, 1976, for the purchase of these lots and, under authorization of the Property Endowment Fund Board, for the purchase of the industrial site. Tenders closed at 9:30 A.M., August 23, 1976, and were opened in public.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received.

1. Single-family Residential Lots 17 to 22 incl., except the N. 10 feet of each Lot, South 1/2 Block 88, T.H.S.L. Plan 2813 Amended. All Lots approx. 33' x 106'.

Lot	Name	Purchase Price	Terms
17 ex. N. 10'	Vesta Construction Ltd.	$36,350.00	City terms
18 ex. N. 10'	" " "	$35,650.00	" "
19 ex. N. 10'	Kline Brothers Realty	$35,450.00	" "
20 ex. N. 10'	" " "	$35,350.00	" "
21 ex. N. 10'	" " "	$35,250.00	" "
22 ex. N. 10'	" " "	$34,800.00	" "

2. Industrial Site (M-1 Zoning), Lot C of Lots 2 to 8, 17 to 20, 22 and 23, Block 270, D. L. 526, Plan 9227. Irregular shape - approx. size: 8,240 sq. ft.

Name	Purchase Price	Terms
Victor Properties Ltd.) Harmor Properties Ltd.) G. Gordon Karsgaard Enterprises Ltd.)	$98,500.00	City Terms "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 910

MANAGER'S REPORT

August 27, 1976

TO: Vancouver City Council

SUBJECT: Contract for Supply and Delivery of Vitrified Clay Sewer Pipe and Fittings

CLASSIFICATION: RECOMMENDATION

The City Engineer, Purchasing Agent and Director of Legal Services report as follows:

"On July 13, 1976, Council approved the award of the annual supply contract for vitrified clay sewer pipe and fittings to IXL Industries Ltd. of Medicine Hat, Alberta. This firm has not held this supply contract at any time in the past.

This firm has been unable to meet delivery requirements. To date only 5% of the pipe orders have been delivered and no fittings have been received.

Our existing stocks are now depleted to the point where pipe supply has become critical. We have been unable to obtain satisfactory deliveries from IXL; they have not been able to meet any of their "confirmed" delivery dates, and communication with them has been unsatisfactory.

We have five construction crews and twelve connection and catch basin crews, representing a total work force of 180 men, who require daily supplies of clay pipe. One lost day due to lack of pipe represents a cost to the City of approximately $15,000 to cover the labour force only; this does not include such costs as equipment rental or other miscellaneous costs.

In view of the serious nature of this problem, the Purchasing Agent issued on August 27th, notice to IXL Industries to deliver a substantial specified quantity on or before September 10, 1976. The contractor has been advised that failure to deliver this complete shipment will result in immediate cancellation of the contract in accordance with the Default clause of this contract.

The second low bid meeting specifications for this contract was received from Flex-Lox Industries Ltd. of Abbotsford, B.C. who have always supplied our clay pipe in the past. As reported in the City Manager's report of July 9, 1976, bids from these two firms were as follows:

Tenderer	Total Price	Adjusted for Local Content
IXL Industries	$223,768.92	--
Flex-Lox Industries	$369,306.09	$350,840.75
Difference in bid price	$145,537.17	

After allowing for extra costs for laying, stock and repair couplings, the difference in bid price was determined to be $95,000.00.

The City Engineer, Purchasing Agent and Director of Legal Services

RECOMMEND:

A) that Council approve the Purchasing Agent's action in the cancellation of this contract with IXL Industries Ltd. should they fail to meet the September 10th delivery deadline.

Cont'd . . .

B) that, if IXL Industries defaults, the contract for supply and delivery of vitrified clay sewer pipe and fittings be awarded to Flex-Lox Industries Ltd., the second low bidder, at a total cost of $369,306.09 based on estimated requirements for the next one year period."

The City Manager RECOMMENDS that the recommendations of the City Engineer, Purchasing Agent and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 911

DISTRIBUTED MONDAY

F

944

MANAGER'S REPORT

DATE: August 27, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: Project Turn Down Traffic Volume - City Sponsored Carpool Parking Incentives

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"INTRODUCTION

Project Turn Down Traffic Volume, the City's program to reduce traffic congestion by encouraging the formation of commuter carpools and the adoption of variable work hours by downtown organizations, enters its full scale demonstration phase in mid-September. The project will be widely publicized in the media and contact with downtown employers is already well under way.

The purpose of this report is to recommend that incentives in the form of reduced parking rates and preferential parking locations be offered to carpools of 3 or more persons in Downtown Parking Corporation garages.

BACKGROUND

A preliminary analysis of the pilot phase of this project and of similar projects carried out elsewhere indicates that the success of any carpooling program depends directly on the effectiveness of incentives offered to carpoolers. Commuters driving their own vehicle to work will be reluctant to give up their independence and form a carpool if there is no direct personal benefit of some sort in so doing.

Various types of public incentives can be offered to encourage the formation of carpools. Most typically these fall into two broad categories -- priority highway treatments and parking related. In Vancouver, opportunities for providing preferential highway treatments for carpoolers in the form of reserved lanes or reduced tolls are limited, due to the lack of urban freeways leading directly downtown. As a result, parking measures are potentially the most effective incentives for carpooling in the City of Vancouver.

It is recommended that two measures be offered on an experimental basis to encourage carpooling: 1) provide reduced parking rates in effect Mondays through Fridays only for carpools of three or more persons as outlined in Schedule A, and 2) set aside a number of the better-located spaces within the garages designated for pools until 9 A.M., after such time spaces so designated could be used by any vehicle. It is proposed that these measures be in effect through December 31, 1977 which is coincidental with the Project's duration.

This recommendation is very much in keeping with Council's policy of reducing commuter parking downtown. By having three persons in one vehicle, the spaces of two other commuters, in theory, are no longer required for commuting purposes, and can be used by transient parkers instead.

The administration of the program would be as follows:

Members of carpools of 3 or more persons will apply to Project Turn Down Traffic Volume staff for certification. Project staff upon verification of a bona-fide 3 person or more carpool will assign a carpool number to each pool and notify the DPC to issue a decal valid for use in the applicable DPC lots. This decal may be transferred from vehicle to vehicle in a carpool depending on which member is doing the driving on any given day. Upon entering or leaving a garage, the decal will be displayed in a manner clearly visible to the lot attendant in order to be eligible for the carpool rate. To preclude multiple usage, the attendant will each day note the carpool ID number. Before 9 A.M., vehicles with these decals will be permitted to park in the designated spaces. All vehicles without decals will be required to park elsewhere in the garage. Violators will be warned. After 9 A.M., any vehicle may park in these designated spaces.

Decals will be reissued monthly by the DPC. Recertification of each carpool will be required on a quarterly basis, and the program will be effective Mondays through Fridays only.

The revenue implications to the DPC of adopting these measures have been examined. The adoption of these measures would result in no loss of overall parking revenue, based on rates approved August 10, 1976.

The City Engineer RECOMMENDS:

A) Council approve the proposed special rate schedules for carpools of three or more persons applicable Mondays through Fridays only as outlined in Schedule A and to be administered as described above, through December 31, 1977.

B) That these rates be implemented as soon as possible in order to coincide with the Project's overall publicity campaign scheduled to commence in mid-September.

C) The maximum number of parking decals issued for carpool usage be determined by the City Engineer as warranted by demand."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 911

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

August 26, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, August 26, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

RECOMMENDATIONS:

1. Housing Registry and Relocation Services

City Council on June 1, 1976, when approving additional interim funding to September 30, 1976, to ensure continuation of the housing registry and relocation services program operated by the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry, instructed the Director of Social Planning to report back with statistics on the operation of the two agencies.

The Committee had for consideration a Manager's Report dated August 20, 1976, (circulated) in which the Director of Social Planning reviewed the history of City involvement in housing registry and relocation services and outlined the steps taken to ensure continuation of the program when cost-sharing support was withdrawn by the Provincial Government in April, 1976. The report pointed out the City's financial involvement during the period September, 1974 to September, 1976, totalled $122,795.66, $56,000.00 being granted during 1976 for two, three-month interim grants. After presenting a statistical analysis of performance showing applications, referrals, placements, and vacancy listings based on data presented by the Red Door and Y.W.C.A., the Director of Social Planning referred to unsuccessful efforts by the City to convince the Provincial Government to reconsider its withdrawal of supportive funding in view of the valuable service offered by the agencies to welfare families, senior citizens, and handicapped persons. Reference was also made to a meeting on August 17, 1976, when the Board of Directors of B.C. Housing Management Commission reviewed the City's request for its participation in cost-sharing the program and forwarded resolutions for the consideration of the Minister of Housing expressing support for housing registry and relocation services and recommending the Commission develop a sound, working relationship with the Red Door and Y.W.C.A. to ensure all qualified applicants referred by the two agencies be given consideration for public housing.

The report of the Director of Social Planning concluded by recommending the City not continue to assume the full cost of the housing registry and relocation service programs operated by the Red Door and Y.W.C.A.

Mr. R. Kalapinski, Social Planner, reviewed the report with the Committee and representatives of the two agencies were present.

During discussion, Committee members expressed concern that the Provincial Government, while utilizing the services of the two agencies, was abrogating financial responsibility. It was felt the City should not carry the financial burden alone and efforts to secure a funding commitment from the Provincial Government should be renewed.

Cont'd . . .

Clause 1 Cont'd

Following discussion it was

RECOMMENDED,

A. THAT interim funding for housing registry and relocation services be extended for a further period of three months to December 31, 1976, in the amounts of $18,000 - Red Door Rental Aid Society and $10,000 - Y.W.C.A. Rooms Registry.

B. THAT the Minister of Housing be requested to meet with the Standing Committee on Housing and Environment in Vancouver for joint discussions on the future of housing registry and relocation services in the City.

2. L.I.P. Grant Program - Marpole-Oakridge Area Council

The Committee received an oral presentation by Ms. Pam Hall on behalf of Marpole-Oakridge Area Council requesting sanction and support for the Area Council's application for a grant under the Federal Local Initiatives Program for 1976-77. Ms. Hall advised the grant would finance the clean-up of the undeeded City-owned parkland at the foot of Angus Drive and a number of small playgrounds in the Marpole-Oakridge area.

Following discussion it was

RECOMMENDED,

THAT Marpole-Oakridge Area Council L.I.P. grant application for a parks clean-up project be sanctioned and supported;

FURTHER THAT the above parks clean-up project be co-ordinated with Park Board staff.

FOR COUNCIL ACTION SEE PAGE(S) 911

* * * *

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 26, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 26, 1976, at 1:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Bowers

CLERK: G. Barden

INFORMATION

1. Festival Concert Society - Cultural Grant Request

Mr. J.J. Johannsen, Executive Director, Festival Concert Society, reported that the Society would like to present a series of Sunday Coffee Concerts commencing in September in the Queen Elizabeth Playhouse. The Society has requested the City grant an amount of $3,000 estimated to be 50% of the amount of rental the Society would have to pay the City for the use of the Queen Elizabeth Playhouse.

The Director of Social Planning reported that he would like to review the submission and it was

RESOLVED

THAT the matter be referred to the Director of Social Planning for consideration and report back to the Committee on September 9, 1976.

RECOMMENDATION & CONSIDERATION

2. Harbour Park Plebiscite Wording

On July 27, 1976, City Council passed the following motion:

"THAT the following wording of the ballot, as proposed by the Save the Entrance to Stanley Park Committee, be approved in principle, after the inclusion of the amount involved, and the appropriate City officials report on the legality of the wording:

'Do you wish to retain in the public domain the City of Vancouver's present ownership of the Harbour Park site between Gilford and Denman Streets?'"

The Committee discussed the wording of the ballot with Civic officials and the amount to be included in the wording. It was noted that the total cost related to the development site between Gilford and Denman Streets is $4,840,300 made up as follows:

Original Cost	$4,421,300
Interest on Loan	250,000
Taxes (Distributed by Area)	108,500
Miscellaneous Costs	25,500
Final Demolition	35,000
TOTAL	$4,840,300

cont'd....

Clause 2 continued

It was felt by some Committee members that the taxes should not be included in the total amount of the ballot.

The Committee noted that the Harbour Park property had been purchased with the full intent of allocating funds to purchase it and recouping the funds by the sale of a piece of the property for development. Now, the Council will be asking the public whether or not they wish to retain all of the property and the Committee was concerned that the ballot could not contain enough information so that the public would be clearly aware of what they were voting on. It was agreed that an information brochure would be circulated to the public outlining the background of the development site after submission to the Committee and Council for final approval.

Following further discussion, it was

RECOMMENDED

A. THAT the following wording be approved for the Harbour Park site ballot:

> "Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets by the use of $4.84 million from reserve funds?";

FURTHER THAT the City Clerk be instructed to take all necessary action to place this plebiscite before the electorate concerned.

The following motion resulted in a tie vote and is therefore submitted to Council for consideration:

B. THAT the amount of the taxes on the site be removed from the total amount included in the ballot.

RECOMMENDATION

3. 1977-81 Five Year Plan Ballots

The Committee considered a Manager's report dated August 13, 1976, on proposed wordings of the four 1977-81 Five Year Plan ballots.

The Committee discussed the wordings and suggested certain changes be incorporated by the Director of Finance following discussion with the Director of Legal Services, the Park Board and the City Engineer. Also, it was agreed that the top of each ballot should clearly indicate the subject the public will be voting on.

The Superintendent of Parks stated that the Park Board would support all of the four ballots and hoped that City Council would also be unanimous in their support.

The Chairman stated that he would arrange a meeting with the City's public relations consultant on the Five Year Plan plebiscites, the Superintendent of Parks and the City Engineer to see how elected people can most effectively become involved in the publicity of the plebiscite.

Following further discussion, it was

cont'd....

Clause 3 continued

RECOMMENDED

A. THAT the wordings of the ballots be approved as discussed, and the Director of Finance report to Council on the revised wordings of the ballots following discussion with the Director of Legal Services, the Park Board and the City Engineer.

B. THAT these Five Year Plan plebiscites be put to the electorate under Section 245 of the Charter and the City Clerk be instructed to take all necessary action in connection therewith.

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The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 912-913

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 2, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 2, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Bowers
Alderman Sweeney (Civic Business)
Alderman Volrich

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - N/W Corner Harold Street and School Avenue

An application has been received from Mr. Harry LeBlond, Architect, on behalf of the J.W. Smith Foundation to rezone Lots 1-6, Block 37, D.L. 37, being the north-west corner of Harold Street and School Avenue from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District.

The CD-1 By-law will restrict the form of development as follows:

Uses:	Senior Citizen Housing containing dwelling units, recreation room, coffee bar, lounge, storage area, off-street parking and loading, and customarily ancillary uses.
Floor Space Ratio:	Not to exceed a gross floor space ratio of 2.0.
Height:	Not to exceed 100 feet nor 12 storeys plus a basement.
Off-Street Parking:	One space for every six units shall be provided.

And subject to the following:

> The detailed scheme of development shall be approved by the Director of Planning following further advice from the Urban Design Panel, having due regard to overall design the provision of usable outdoor open space, provision and maintenance of off-street parking, loading and garbage collection facilities.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

cont'd....

Rezoning - N/W Corner Harold Street and School Avenue (cont'd)

- Mrs. Betty-Ann Fenwick, Killarney-Champlain Citizens for Action, expressed concern on behalf of the citizens regarding transit planning at the Joyce Road Bus Loop, services for seniors in the whole area and the widening of School Avenue and improvement of all streets in the area.

- Mrs. S. Gronberg was concerned about the parking.

- Ms. Diane Matters was concerned about the traffic problems generated by the construction period and whether the Council had looked at using CMHC funding for this project against overall development in the City.

MOVED by Ald. Rankin,
THAT the following amendments of the Director of Planning be approved:

(a) that the floor space ratio be amended not to exceed 2.0

(b) that Plan Z-193A be amended by deleting Lot 7, Block 37, D.L. 37.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the foregoing application by J.W. Smith Foundation be approved as amended.

- CARRIED UNANIMOUSLY

2. Proposed Rezoning of Various (RM-3) Multiple Dwelling Districts to (RM-3A) Multiple Dwelling District

An application has been received by the Director of Planning to rezone the following (RM-3) Multiple Dwelling District to (RM-3A) Multiple Dwelling District to prevent highrise development:

(a) Mount Pleasant
(b) Marpole
(c) Strathcona
(d) Oak Street
(e) Heather Park
(f) Cambie Street
(g) Little Mountain
(h) Nanaimo/Grandview
(i) 21st and Fraser
(j) Pender/Renfrew
(k) Kerrisdale - S/E Corner of 41st and Marpole
- East Boulevard between 42nd and 43rd
- East Boulevard between 48th and 49th
(l) Fairview Slopes - N/S of 10th Avenue between Laurel and Willow
- S/S of 10th Avenue between Heather and Ash Streets.

Under the (RM-3) Multiple Dwelling District Schedule the height of a building may be 120 feet whereas under the (RM-3A) Multiple Dwelling District Schedule the height of a building may not exceed 35 feet unless the Director of Planning, in his discretion, permits an increase to 40 feet. All other regulations of the two District Schedules are identical.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

cont'd....

Proposed Rezoning of Various (RM-3) Multiple Dwelling Districts to (RM-3A) Multiple Dwelling District (cont'd)

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. D. Boudreau, COPE, Mt. Pleasant Branch, favoured the rezoning and suggested that Council consider a rental subsidy plan for all age groups.

- Mr. E. Diano, Marpole-Oakridge Area Council, also favoured the rezoning.

MOVED by Ald. Bird,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Text Amendment to the Height Provisions of the (RM-2) Multiple Dwelling District Schedules

An application has been received from the Director of Planning to amend the text of the (RM-2) Multiple Dwelling District Schedules by deleting Section 1(B) and substituting in lieu thereof the following:

"On any site the height of a building shall not exceed 35 feet. The Director of Planning may, in his discretion, permit an increase of the height of a building to a height not to exceed 40 feet."

Under the (RM-2) Multiple Dwelling District Schedule, the height of a building shall not exceed 100 feet at present.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Chairman called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:00 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 2, 1976, adopted on September 21, 1976.

A. Phillips
MAYOR

L. N. Lidd
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Bowers
THAT the minutes of the following meetings be adopted.

(a) Special Council (Public Hearing) - August 25, 1976,

(b) Special Council (Public Hearing) - August 26, 1976,

(c) Regular Council of August 31, 1976, (with the exception of the 'In Camera' portion)

(d) Special Council (Public Hearing) - September 2, 1976.

- CARRIED UNANIMOUSLY

Alderman Sweeney requested to be recorded as being on Civic Business at the time of the Special Council (Public Hearing) of August 25, 1976, and Special Council (Public Hearing) of September 2, 1976. The Mayor so directed.

APPRECIATION - MRS. GWEN FAIRLEY

Alderman Rankin paid tribute to the service rendered to the City in the City Manager's Office by Mrs. Gwen Fairley, while occupying the position of Secretary to the City Manager and, therefore, it was

MOVED by Ald. Rankin
THAT Council express its appreciation to Mrs. Gwen Fairley for her thirty-one years of efficient and conscientious service to the City.

- CARRIED UNANIMOUSLY

At this point in the Meeting, Council agreed to vary the agenda to deal with the City Manager's report 'B', By-laws 1, 2, 3 and 4, and Resolution 'G', due to the time factor involved.

B. Manager's Report
(September 13, 1976)

City of Vancouver Bond Issue in Euro-dollar Market.

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.5002.
(Borrowing Authority for N.I.P).

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THF AGGREGATE PRINCIPAL AMOUNT OF $10,000,000 IN LAWFUL MONEY OF THE UNITED STATED OF AMERICA FOR THE OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $5,000,000 IN LAWFUL MONEY OF THE UNITED STATED OF AMERICA FOR THE OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW AUTHORIZING THE CITY TO ENTER INTO VARIOUS AGREEMENTS IN CONNECTION WITH ISSUANCE OF DEBENTURES AUTHORIZED SEPTEMBER 21, 1976.

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTION

MOVED by Ald. Volrich
SECONDED by Ald. Bowers
THAT WHEREAS the City of Vancouver has authorized the issuance of debentures in the aggregate principal amount of U.S. $10,000,000 bearing interest at the rate of 8-3/4 per centrum per annum, maturing in 1988 and debentures in the aggregate principal amount of U.S. $5,000,000 bearing interest at the rate of 8-1/4 per centum per annum, maturing in 1981;

Cont'd.....

MOTION (Cont'd)

THEREFORE BE IT RESOLVED THAT the City issue a final Prospectus substantially in the form of the preliminary Prospectus dated September 10, 1976, with such changes as to the Director of Finance or the City Manager seem appropriate and the Director of Finance and the City Manager are hereby authorized to make any such changes to the said preliminary Prospectus.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Grant Appeals

Consideration of this item was deferred until this evening, pending the hearing of delegations.

2. Proposed Amendments to the Fire and Building By-laws.

City Council, at its meeting on August 31, 1976, when considering proposed amendments to the Fire and Building By-laws resolved the matter be deferred to the next meeting of Council to give the Committee of Tenants at 1101 Nicola Street, and others, an opportunity of studying the by-laws.

Before Council this day were delegation requests from:

The Rental Housing Council of B,C.,

Committee of Tenants at 1101 Nicola Street,

Apartment Tenant Owners Association,

Apartment and Lodging House Association.

MOVED by Ald. Bowers
THAT the requests from the above organizations to make representations this day, be approved.

- CARRIED UNANIMOUSLY

Council heard the following delegations:
Mr. J. Whitworth, Rental Housing Council of B.C., addressed Council and filed a brief which concluded with the following recommendations:
"That Council
(1) Call for a broad and impartial study by such a committee on the implications of the Fire By-law and its possible modifications with emphasis on improving life protection against fire in existing buildings.

Cont'd.....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Amendments to the Fire and Building By-laws (Cont'd)

(2) Call for a technically based, impartial study on the reliability and effectiveness of early warning smoke and fire detectors in residential buildings in Canada with particular reference to the City of Edmonton and the Manitoba Public Insurance Corporation.

(3) Review the Fire By-law in the light of these studies, and if appropriate, allow such detectors as an alternate means of upgrading residential buildings to obtain optimum life safety, building security and cost benefits with the least possible impact on the occupants.

(4) Spend a fraction of the millions required for proposed building changes, on bringing information to the public in schools, via newspapers and radio, on fire prevention, road safety and accident prevention, through a Director of Public Safety, who can draw on Fire, Police and Workers Compensation Board records to inform and educate the public to safer living."

Mr. F. Cottman, representing the Committee of Tenants at 1101 Nicola Street, spoke to the Committee's brief which was circulated to Council. The brief concluded with the following suggestions:

"(1) Put in place an appeal procedure as previously described to be effective as soon as Victoria has amended the City Charter.

(2) Hold in abeyance all orders, already issued, to comply with the Fire By-law, and issue no further orders until such time as the appeal procedure is in effect.

(3) Embody in a resolution the statement that it is not Council's intention to require the upgrading of existing buildings which, as constructed, provide an acceptable degree of life safety.

(4) Request a report from the Director of Social Planning on the social consequences of removing the existing exemption for rooming houses, etc.

(5) Request a report from the Police Department on the possible increase in the crime rate which would result from the requirement for solid fire doors, and fire escapes to street level. Until that has been considered by Council, retain the existing conditions.

(6) The City Building Inspector has stated that he would find acceptable, as an alternative to sprinklers etc., as specified in the proposed amended Section 40 (7) (c), the provision of smoke detectors in each suite, with automatic door closers on the entry door providing he can be satisfied that the smoke detector meets certain performance standards.

(7) We ask that Council request a study of smoke detectors from Mr. Hebert, who has expressed a willingness to do that. "

Cont'd.....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Amendments to the Fire and Building By-laws (Cont'd)

Mrs. E. Wilson, representing the Apartment Tenant Owners Association, addressed Council and filed a brief. The brief requested that Council reconsider the proposed amendments to the Fire By-law. Mrs. Wilson indicated that the cost to the Association members to comply with the proposed amendments would be excessive. The brief requested that Council reconsider the amendments, taking into account the position of all the elderly citizens who will be affected, and the difficulties which will be caused for them, also the additional cost in rent which would result from compliance with the amendments.

Mr. O. A. Kuys submitted a brief on behalf of the Apartment and Lodging House Association and addressed Council on the contents of the brief. He stated that the varying definitions in the City Fire By-law, the Provincial Fire Marshal Act, the National Building Code and the National Fire Code cause confusion to the members of the public when they are required to comply with any of these by-laws. He also requested that any apartment or lodging house with twenty rooms or less, be exempted from compliance with the proposed by-law amendments.

Chief A. Konig and Mr. R. Hebert, Assistant Director, Inspections and Enforcement Division, Permits and Licenses, both commented on a number of points raised by the delegations and also answered questions from Members of Council. It was noted that the Director of Legal Services has applied for a Charter amendment to permit implementation of an appeal procedure relative to the requirements of the Fire By-law. Chief Konig advised that at present the only appeal procedure in effect deals with fire alarm systems.

MOVED by Ald. Rankin

THAT, following passage of the by-law amendments, the Fire Chief be requested to inform all persons in contravention of these by-laws, of their rights of appeal and, in the case of those persons who wish to appeal and affected by the proposed Charter amendments relating to the appeal procedure beyond the present by-law provisions, the Fire Chief be asked to withhold enforcement until such appeal procedures are instituted:

FURTHER THAT the Director of Social Planning report to Council in March, 1977, on the implications of loss of low-income housing through enforcement of these particular by-laws.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION - Mr. J. F. Aitken.

At this point in the proceedings Council recognized Mr. Jack F. Aitken, the City Supervisor of Property and Insurance, who is retiring from the City service on September 27, 1976.

Mr. Aitken, who was present in Council Chamber with Mrs. Aitken, was presented with silver cuff links.

MOVED by Ald. Harcourt

THAT WHEREAS Jack F. Aitken joined the staff of the City of Vancouver as a Lands and Rental Clerk on June 24, 1946, which position he held until his promotion to Industrial Development Officer on November 29, 1948;

Cont'd.....

Civic Recognition - Mr. J. F. Aitken (Cont'd)

AND WHEREAS he became Deputy Supervisor of Property and Insurance on August 4, 1958, and was appointed Supervisor of Property and Insurance on March 5, 1963, which position he has since held;

AND WHEREAS on September 27, 1976, he will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

JACK F. AITKEN

sincere and grateful appreciation, thereby commending him for his 30 years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.50 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in Open Council at approximately 4.15 p.m.

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UNFINISHED BUSINESS (Cont'd)

3. Grant to Hellenic School Parents Association.

At its meeting on August 31, 1976, Council deferred a vote on the grant request of the Hellenic School Parents Association until such time as all members of Council are present.

All members being present this day, it was

MOVED by Ald. Rankin
THAT Council approve a grant to the Hellenic School Parents Association in the amount of $11,220.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bird, Bowers, Boyce, Cowie, Sweeney and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. City Representation at Canada Council on Social Development Meeting in Banff, Alberta.

The Greater Vancouver Regional District, in a letter dated August 27, 1976, invited Council to send, at the City's expense, an elected or staff representative to a meeting of the Canada Council on Social Development . This meeting will be held in the Banff School of Fine Arts, Banff, Alberta, on November 28 - 30, 1976. Topics will include land banking, land assembly, rights and obligations associated with land ownership, servicing urban land policy and influencing land use patterns.

MOVED by Ald. Harcourt
THAT the above-mentioned communication from the Greater Vancouver Regional District, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Expenses - Ald. Cowie and Ald. Volrich. Attendance at Federation of Canadian Municipalities Meetings.

Under date of September 7, 1976, the Mayor submitted the following communication with respect to remuneration to certain Aldermen attending meetings of the Federation of Canadian Municipalities.

" As you no doubt are aware, Alderman Cowie was elected to the Board of Directors of the Federation of Canadian Municipalities at their meeting in June and as such he attended his first board meeting August 31st.

I recommend that approval be given to cover his expenses for this meeting and that approval for necessary expenses be given for his attendance at future meetings in his capacity as a member of the Board.

Alderman Volrich is a member of the Executive Committee and as such his expenses are taken care of by FCM in most cases, but where they are not, I recommend his also be covered without the necessity of coming to Council. "

MOVED by Ald. Harcourt
THAT the recommendations of the Mayor, contained in the above communication, be approved.

- CARRIED UNANIMOUSLY

3. Request for Financial Support for Annual Conference - Canadian Association on Gerontology

The Canadian Association on Gerontology, in a letter dated September 2, 1976, requested that Council consider financial support for their Annual Conference to be held in Vancouver from November 11 - 14, 1976. The Association asked that Council either sponsor an evening reception, a meal or, alternatively, fund a key speaker for the conference.

MOVED by Ald. Harcourt
THAT no action be taken on the request of the Canadian Association on Gerontology.

- CARRIED UNANIMOUSLY

4. Gastown Days Festival.

The Gastown Days Festival Committee submited a request dated September 3, 1976, for financial support towards their Gastown Days Festival. The Festival is planned for September 25 and 26, 1976. Submitted with the letter was a basic program and the estimated Festival costs.

MOVED by Ald. Bowers
THAT Council approve a grant to the Gastown Days Festival Committee in the amount of $4,350.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bird and Boyce opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Parking Garage Rates -
Queen Elizabeth Theatre.

Vancouver Civic Auditorium, in a letter dated September 14, 1976, submitted the following:

" The Auditorium Board has further reviewed the parking rates for the Queen Elizabeth Theatre garage. In the recent increases in these rates, no provision was made for an increase for night parking. The Board notes that:

(a) The rate of $1.00 has not changed since 1971.

(b) The night garage parking expenses are higher than for the rest of the operating period due to the need for more staff.

(c) There is considerable demand for night parking in the garage during performance periods.

In view of the foregoing the Board recommends the nightly parking rates for the Queen Elizabeth Theatre garage be increased from $1.00 to $1.50 effective as soon as appropriate. "

MOVED by Ald. Bowers
THAT the foregoing recommendation of the Vancouver Civic Auditorium Board, be approved.

- CARRIED

(Ald. Sweeney opposed)

6. By-law amendment re Orpheum
Theatre and Name of Board.

The Vancouver Civic Auditorium Board, in a letter dated September 14, 1976, submitted for Council's consideration the following recommendations:

A. The Vancouver Civic Auditorium Board be changed to 'The Vancouver Civic Theatres' Board'.

B. The Orpheum Theatre be included in its by-law in respect of the Board's advisory responsibilities.

MOVED by Ald. Bird
THAT the above recommendations of the Vancouver Civic Auditorium Board be approved and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

7. Budgets - Five Year Plan and Harbour Park Plebiscite.

Council had before it a memorandum from the City Clerk, dated September 16, 1976, submitting for information details of his budgetwith respect to the Five-year Plan Plebiscite. The City Clerk also submitted a proposed budget for the Harbour Park Plebiscite for consideration of Council.

MOVED by Ald. Marzari
THAT the resolution of Council dated June 15, 1976, authorizing the submission of a plebiscite to the electors on November 17, 1976, in respect of retention of the Harbour Park site, together with such other subsequent resolutions of Council as relate to the submission of this plebiscite, be rescinded;

FURTHER THAT this property be retained for public use.

At the request of Alderman Boyce, it was agreed that this motion would be dealt with in two parts.

MOVED by Ald. Marzari
THAT the resolution of Council dated June 15, 1976, authorizing the submission of a plebiscite to the electors on November 17, 1976, in respect of retention of the Harbour Park site, together with such other subsequent resolutions of Council as relate to the submission of this plebiscite, be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Bird and Harcourt opposed)

MOVED by Ald. Marzari
THAT this property be retained for public use.

- CARRIED

(Ald. Bird, Bowers, Cowie, Harcourt and Volrich opposed)

MOVED by Ald. Harcourt
THAT the communication from the City Clerk with respect to his budget on the Five-Year Plan Plebiscite be received for information.

- CARRIED UNANIMOUSLY

8. Renovations & Additions - Kitsilano War Memorial Community Centre.

In a letter dated September 15, 1976, the Kitsilano War Memorial Community Centre Association requested an opportunity to appear as a delegation to secure Council's financial support towards the renovation of the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. Attached to this letter was a report detailing the nature and amount of the financial support being sought.

MOVED by Ald. Bird
THAT the representations from the Kitsilano War Memorial Community Centre be heard at the October 5, 1976 meeting of Council;

FURTHER THAT the communcation and report from the Centre be referred to the Park Board, Director of Planning and Director of Finance for a report to Council at this time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Provincial Government Metric Housing Demonstration Project.

The Champlain Heights Planning Advisory Committee, in a letter dated September 20, 1976, requested that the Manager's Report (Building and Planning Matters) dated September 17, 1976, on the Provincial Government Metric Housing Demonstration Project be deferred for one week to allow for discussion between the various members of the Advisory Committee and City staff. The Committee further requested to appear as a delegation when the report is again before Council on September 28, 1976.

At this point Council varied the agenda to deal with Clause 6 of the Manager's Report (Building and Planning) on the Provincial Government Metric Housing Demonstration Project.

Mr. J. Moodie, Project Manager - Champlain Heights, advised that there will be a meeting on Monday, September 27, 1976, with the citizens, Planning Department, himself and other staff members to discuss their concerns. He further requested that Council not defer consideration of the Manager's Report, but rather agree to hear the delegations when the Manager reports back on the sale price of Enclave 16 - Champlain Heights to Dunhill Development Corporation.

MOVED by Ald. Rankin
THAT the delegation request from the Champlain Heights Planning Advisory Committee be approved for September 28, 1976;

FURTHER THAT consideration of this clause of the Manager's report (Building and Planning) dated September 17, 1976, be deferred to that time.

- LOST

(Ald. Bowers, Boyce, Cowie, Kennedy, Volrich and the Mayor opposed)

MOVED by Ald. Bowers
THAT the recommendations of the City Manager, contained in this clause, be approved.

- (amended)

MOVED by Ald. Cowie (in amendment)
After adding the words 'or lease' after the word 'sale' in the first recommendation;

FURTHER THAT the delegation be heard when the City Manager reports back on the disposition of the land.

- CARRIED

(Ald. Kennedy opposed)

The amendment having carried the motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

'THAT the recommendation of the City Manager, contained in this clause be approved, <u>after adding the words 'or lease' after the word 'sale' in the first recommendation</u>;

<u>FURTHER THAT the delegation be heard when the City Manager reports back on the disposition of the land.</u>'

<u>Underlining denotes amendment</u>.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER's GENERAL REPORT
SEPTEMBER 17, 1976

Works & Utility Matters
(September 17, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Arthur Laing Bridge (Formerly Hudson Street Bridge)
Cl. 2: Contract 763, Overpass North of Sixth Avenue Between Birch and Alder
Cl. 3: Proposed B.C. Hydro Lighting Attached to Georgia Viaduct
Cl. 4: Tender Awards
Cl. 5: Boundary Road Reconstruction at Kingsway

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3 be approved, and clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 17, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Development Permit Application for 331 Carrall Street
Cl. 2: 1055 West 41st Avenue - Development Permit Application #71945 - Zone: (RS-1) One-Family Dwelling District Schedule
Cl. 3: 1024 West 7th Avenue - Development Permit Application #74524
Cl. 4: Kitsilano Neighbourhood Improvement Program: Henry Hudson School Playground
Cl. 5: Rezoning Application - 8719 Granville Street
Cl. 6: Provincial Government Metric Housing Demonstration Project

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT Clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5 be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 6 - see page 11.

Licenses and Claims Matters
(September 17, 1976)

Public Market at 1148 Homer Street - License Fee.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(September 17, 1976)

Street Closures to Accommodate
Gastown Days.
(Clause 1)

MOVED by Ald. Bowers
THAT the request of the Gastown Merchants Association to close to vehicular traffic the streets referred to in this report, on Saturday, September 25, 1976, from 11.a.m. to 2.a.m. Sunday, September 26, 1976, and on Sunday, September 26, 1976, from 12 noon to 10.30 p.m., be approved, subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

2. Any food concessions be approved by the City Health Department.

3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

4. The cost of temporary traffic controls be borne by the applicant.

5. That any licenses required by the Department of Permits and Licenses, or Health Department be obtained prior to the closure.

6. Unrestricted access to be provided for emergency vehicles.

- CARRIED UNANIMOUSLY

Finance Matters
(September 17, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Complaint Re Tax Penalty
Cl. 2: Miscellaneous Amendments to Encroachment By-law Fee Schedule
Cl. 3: Grant Request - Metro Communities Council
Cl. 4: Quarterly Review of Revenue and Expenditures as at June 30, 1976

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Metro
Communities Council
(Clause 3)

MOVED by Ald. Bird
THAT a grant to Metro Communities Council, in the amount of $500, be approved.

(Ald. Boyce, Bowers, Cowie, Harcourt, and Marzari opposed)

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

Finance Matters
(September 17, 1976) (Cont'd)

Quarterly Review of Revenue and
Expenditures as at June 30, 1976.
(Clause 4)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 17, 1976)

M.S.A Dental Care Plan
Service Contract
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 17, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Demolition - 3293 Findlay Street
Cl. 2: Consent to Sub-Lease Portion of City-owned Land Situated West Side of Columbia-Quebec Connector Between Terminal Avenue and Prior Street
Cl. 3: Lots Sold by the City for Strathcona Infill Housing, Covered by Option to Repurchase Agreement
Cl. 4: Open Bible Chapel - Exchange of 405 West 10th Avenue for City-Owned Lots in Champlain Heights
Cl. 5: Antoinette Lodge - F.P.-31 535 East Cordova Street

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

For Council action on Report 'B' see page 2.

C. Closure of Portion of
Millbank - False Creek.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

I. Part Report of Standing Committee on Housing & Environment August 26, 1976

The Council considered this part report which contains nine clauses identified as follows:

Cl. 1: Ohio Rooms, 245 Powell Street - Lodging House By-law
Cl. 2: Royal Rooms, 237 Main Street - Standards of Maintenance By-law
Cl. 3: Wicklow Hotel, 1516 Powell Street - Lodging House By-law
Cl. 4: Standards of Maintenance By-law: Test Case for Non-Compliance
Cl. 5: 1168 East Hastings Street - Standards of Maintenance By-law
Cl. 6: Cheshire Homes Society: Proposed Purchase of City-Owned Land at N.W. Corner Ash Street and S.W. Marine Drive
Cl. 7: Grant Request: Japanese Canadian Society of Greater Vancouver
Cl. 8: Design Improvement Program for Single Family Housing on Small Lots
Cl. 9: Removal of Roof Signs in C-2, C-2A and C-3 Commercial Areas - Progress Report.

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT clauses 1 and 3 be received for information and the recommendations of the Committee, as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Standards of Maintenance By-law
Test Case for Non-compliance.
(Clause 4)

Dr. R. Paris, owner of the premises in question, addressed Council and advised that these rooms have been vacated now for some two-and-a-half years, and set forth reasons, mainly economic, why he was unable to bring his vacant premises up to standard.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in this clause be approved.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

For Council action on clauses 5, 6, 8 and 9 see page 17.

Grant Request -
Japanese Canadian Society of
Greater Vancouver
(Clause 7)

Council heard representation from Mr. A.G. Oikawa, President of this Association, putting forward reasons for Council approving the Association's request.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

The Council recessed at 5.40 p.m. for an 'In Camera' session, and reconvened in the Council Chamber at 7.30 p.m. to continue with Regular Council business.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, and Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COUNCIL: R. Henry

City Manager Position

The Mayor advised the members of the public that the Council this day at an In Camera session had appointed Alderman Bowers to the position of City Manager effective January 1, 1977, and is recommending that the Alderman resign from his aldermanic seat effective immediately.

Alderman Bowers then thanked the Members of Council for their trust and confidence expressed by appointing him and advised that in accordance with wishes of Council he will resign immediately. The Alderman then left the meeting.

Appointment of New Chairman:
Planning and Development Committee

The Mayor recommended that Council appoint Alderman Kennedy as Chairman of the Planning and Development Committee replacing former Alderman Bowers.

MOVED by Ald. Boyce,
THAT the recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

The Mayor was then instructed to appoint other Members of Council to replace Alderman Bowers on any committees or boards.

The Mayor immediately appointed Alderman Kennedy to be a Member of the Property Endowment Fund Board and advised he would appoint a new Council representative to the Auditorium Board.

Procedure Requiring Two-Thirds
of Council Vote

After obtaining legal opinion from the Director of Legal Services the Mayor advised that for the balance of the year only seven affirmative votes will be required to approve civic grants, as Council now comprises ten members, as a result of the resignation of Alderman Bowers.

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Grant Appeals

Council received a delegation from the Vancouver Status of Women Council speaking in support of its grant request of $13,819 which was detailed in a report from the Standing Committee on Community Services dated August 12, 1976. No grant had been recommended by the Director of Social Planning.

MOVED by Ald. Rankin,
THAT a grant of $7,000 be approved to the organization towards the salary of a co-ordinator.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Council considered a grant request from the Canadian Council of Christians and Jews. It was noted that the grant request was $14,500, which the Social Planning Department had recommended. The Council had previously approved $4,900 of this total at its meeting on August 24, 1976.

MOVED by Ald. Bird,
THAT a total grant of $14,500 be approved to this organization for 1976.

- CARRIED UNANIMOULSY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Housing and Environment (August 26, 1976) (Cont'd)

Clauses 5, 6, 8 and 9.

MOVED by Ald. Harcourt
THAT clause 5 be received for information and the recommendations of the Committee, as contained in clauses 6, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 7 see page 15

II. Report of Standing Committee on Community Services August 26, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 1018 Burnaby Street
Cl. 2: Sale of Glue to Juveniles - 1668 Kingsway
Cl. 3: Proposed Local Improvement Money By-law for a Community Office in Marpole-Oakridge
Cl. 4: Central and Oliver Hotels

Clauses 1, 2, 3.

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in clause 1 be approved, and clauses 2 and 3 be received for information

- CARRIED UNANIMOUSLY

(Ald. Kennedy opposed to clause 1)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(August 26, 1976) (Cont'd)

Central and Oliver Hotels
(Clause 4)

MOVED by Ald. Rankin
THAT this clause be received for information;

FURTHER THAT the Director of Social Planning report back to the Community Services Committee on the current status of this matter.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Housing and Environment
September 2, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Services to Seniors: Renfrew/Collingwood Area
Cl. 2: Hotel Metropole, 320 Abbott Street - Citizens Complaint re Noise By-law
Cl. 3: Social Housing Program: Grandview-Woodlands Area
Cl. 4: Experimental Shell Housing: Champlain Heights
Cl. 5: Proposed Leash By-law

Clauses 1, 2 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1 and 4 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Housing Program -
Grandview Woodlands Area
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee be amended and then approved as follows:

A. THAT the City proceed with family non-profit housing projects on the following sites:

Triumph at Templeton	(Daon)
1800 Block Adanac	(Daon)
8600 Block Osler	(Westwater)
950 West 6th Avenue	(Lewarde)
8th and McLean	(Daon)

B. THAT family housing projects be processed as rapidly as possible for the following C.D.1 zoned sites:

2nd Avenue and Wallace
Foster and Euclid.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Housing and Environment.
(September 2, 1976) (Cont'd)

Proposed Leash By-law
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in this clause be approved.

-(carried unanimously)

MOVED by Ald. Cowie (in amendment)
THAT, during the months of November to May each year, enforcement of the proposed Leash By-law be relaxed.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin and Sweeney opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Community Services
September 2, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 3484 Kingsway
Cl. 2: Chimo Terrace - Wall Street Park Proposal
Cl. 3: Renovation and Conversion of the Carnegie Library for Community Use
Cl. 4: Jericho Park - Use of Hangar #5

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT clause 1 be received for information, and the recommendations of the Committee contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Renovation and Conversion of the
Carnegie Library for Community Use
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee be amended by adding the following as recommendation 'H', and then approved:

"H. THAT the grant application to the Provincial Government be in the name of the City of Vancouver."

- CARRIED UNANIMOUSLY

Jericho Park -
Use of Hangar #5.
(Clause 4)

MOVED by Ald. Rankin
THAT the resolution of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Finance and Administration September 9, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Festival Concert Society - Cultural Grant Request
Cl. 2: Harbour Park Plebiscite - Draft Pamphlet
Cl. 3: Local Initiatives Program - 1976-77

Festival Concert Society - Cultural Grant Request (Clause 1)

MOVED by Ald. Sweeney
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Harbour Park Plebiscite - Draft Pamphlet. (Clause 2)

MOVED by Ald. Sweeney
THAT this clause in the Committee's report be received for information and no further action taken.

- CARRIED UNANIMOUSLY

Local Initiatives Program 1976-77. (Clause 3)

The Director of Social Planning addressed Council and referred to his memorandum to the Chairman of the Committee (which had previously been circulated to all members of Council). In this memorandum he requested that Council reconsider his Department's L.I.P. application - "Vancouver Census Pilot Project" for a Priority 2 rather than a Priority 3 rating, as a '3' rating disqualifies it from competition.

MOVED by Ald. Marzari
THAT the resolutions of the Committee, contained in this clause be approved with the addition of 'Vancouver Census Pilot Project', for a total cost of $28,365, of which the City's share will be $10,003 to Resolution 'A'. (Priority One)

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Finance and Administration September 14, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Harbour Park Plebiscite - Wording of Pamphlet
Cl. 2: Information Pamphlet on Five-Year Plan
Cl. 3: Advertising for the Five-Year Plan - Interim Report from Intercorp Marketing

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration
(September 14, 1976) (Cont'd)

Harbour Park Plebiscite -
Wording of Pamphlet
(Clause 1)

MOVED by Ald. Sweeney
THAT clause 1 in the Committee's report be received for information and no further action taken.

- CARRIED UNANIMOUSLY

Information Pamphlet on
the Five-Year Plan.
(Clause 2)

MOVED by Ald. Sweeney
THAT this clause be received for information and the wording of the revised copy of the proposed information pamphlet, circulated to Council, be approved.

- CARRIED UNANIMOUSLY

Advertising for the Five-Year Plan -
Interim Report from Intercorp Marketing
(Clause 3)

MOVED by Ald. Sweeney
THAT this clause be received for information

- CARRIED UNANIMOUSLY

VI (ii) Manager's Report -
September 9, 1976.

Harbour Park Site

Council also had for information a Manager's report dated September 9, 1976 on the Harbour Park Site.

MOVED by Ald. Sweeney
THAT the report of the City Manager, dated September 9, 1976, be received for information and no further action taken.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning and Development
September 9, 1976

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Standards of Maintenance By-law
Cl. 3: Denman Street Beautification
Cl. 4: Fairview Slopes Rezoning
Cl. 5: Rezoning - Jericho/Locarno Area
Cl. 6: Central Waterfront - Draft Official Development Plan
Cl. 7: Oppenheimer Area Land Use and N.I.P. Concept Plan
Cl. 8: Six Month Review of Central Area Development Control Process

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(September 9, 1976) (Cont'd)

Clauses 1 and 2, and
4 - 8, inclusive

MOVED by Ald. Kennedy
THAT clauses 1, 2, 7 and 8 be received for information and the recommendations of the Committee, as contained in clauses 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Denman Street Beautification
(Clause 3)

MOVED by Ald. Kennedy
THAT consideration of recommendation 'A' of the Committee, contained in this clause, be deferred until after the results of the Five-Year Plan Plebiscite are known;

FURTHER THAT recommendation 'B' of the Committee, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Cowie,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

5. BY-LAW TO AMEND BY-LAW NO.2193
BEING THE FIRE BY-LAW.
(Outdoor Burning)

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO.3575, BEING THE ZONING AND DEVELOPMENT BY-LAW.
(Amendment to RM-2 Schedule)

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was,

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Sweeney and Volrich excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(Yew Street & S.W. Marine Drive)

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law .

- CARRIED UNANIMOUSLY

(Alderman Harcourt excused from voting on this By-law)

8. BY-LAW TO AMEND BY-LAW NO.4054 BEING THE STREET NAME BY-LAW.

MOVED by Ald. Boyce
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Boyce
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

9. BY-LAW TO AMEND BY-LAW NO.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.
(W/S Wallace, between W.2nd Ave. and Point Grey Road)

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law to given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY
(Aldermen Sweeney and Volrich excused from voting on this By-law)

10. BY-LAW TO AMEND BY-LAW NO.2193, BEING THE FIRE BY-LAW.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

11. BY-LAW TO AMEND BY-LAW No.4702 BEING THE BUILDING BY-LAW.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (4136 Skeena Street)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 1, Block 1, Southwest 1/4 of Section 51, Town of Hastings Suburban Lands, Plan No. 1525

(4136 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10 feet of Lots 14, 15 and 16, Block 294, D.L. 526, Plan 590)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 14, 15 and 16, Block 294, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (4156 Skeena Street)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 2, Block 1, Southwest 1/4 of Section 51, Town of Hastings Suburban Lands, Plan 1525

(4156 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

D. Allocation of Land for Lane Purposes (South 2 feet of Lot 7, Block 242, D.L. 526, Plan 1058)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 7, except the North 7 feet, now road, Block 242, District Lot 526, Plan 1058, the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated September 2, 1976, and marginally numbered LF 7886, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes (South 2.5 feet of Lot 4, Block 2, D.L. 700, Plan 1522)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2.5 feet of Lot 4, Block 2, District Lot 700, Plan 1522;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes (2018 West 4th Avenue)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes the following described lands:

South 2 feet of Lots 15 and 16, except the North 7 feet of each lot, now road, Block 245, District Lot 526, Plan 590, the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated August 26, 1976 and marginally numbered LF 7835, a print of which is hereunto annexed

(2018 West 4th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Charter Amendments re
Local Improvement Plebiscites

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,

THAT

(1) Council request the necessary changes in the Vancouver Charter to allow for local improvement plebiscites in local communities for purposes other than capital expenditures, including provision for social expenditures such as community offices.

(2) Such referendums to allow property owners and tenants to vote.

Possible guidelines for Council selecting which groups or communities to recognize.

1. Monies to be raised would not exceed $50,000.

2. That purposes for monies be spelt out clearly to Council and in the referendum to the community.

3. That 500 signatures and addresses of residents be required before Council gives permission for such plebiscites.

4. That such neighbourhood offices would be expected to house city staff delegated by the city to the community (i.e. Local Area Planning Staff).

5. That local groups delegated by the city to manage such neighbourhood offices assume a contract with the city guaranteeing that:

   (a) they are incorporated as non-profit societies;

   (b) their constitutions assure open membership at minimum fee to the community;

   (c) well-publicized annual general meetings are held in the community.

6. That Council have the prerogative to cancel any agreement if a society does not abide by the above understandings.

7. That referendums be held simultaneously with civic elections so as to reduce costs and regularize the procedure.

- CARRIED

(Aldermen Bird, Cowie, Kennedy and Sweeney opposed.)

MOVED by Ald. Kennedy,
THAT the foregoing motion by Alderman Marzari be deferred until the 1977 Council takes office.

- LOST

(Aldermen Boyce, Harcourt, Marzari, Rankin and the Mayor opposed.)

MOTIONS (Cont'd)

2. Use of Campaign Signs

At the Council meeting on August 31, 1976, Alderman Boyce submitted a Notice of Motion concerning the elimination of campaign signs during the forthcoming civic election. As no seconder could be obtained no further action was taken.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Fluoridation:
Distribution of Free Fluoride Tablets

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;

AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;

THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practicing dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors.

(Notice)

2. Bus Fare Increases

MOVED by Ald. Rankin,
THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

(Notice)

3. Rental Accommodation for
Families with Children

MOVED by Ald. Rankin,
THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request a Charter Amendment to allow enactment of the following:

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or

Cont'd...

NOTICE OF MOTION (Cont'd)

Rental Accommodation for Families with Children (Cont'd)

subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a by-law to implement this policy."

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Towing	enquired on the progress with respect to tow-aways and also asked if the use of meter checkers might be expanded to ticket cars over-parked on parking lots. Alderman Rankin advised he would make memoranda available showing the progress made to date, but advised, as did the Mayor, that it was not possible or practical at this time to increase the duties of the meter checkers. Large administrative costs and certain legal requirements would be necessary.
Alderman Boyce - U.B.C.M. Attendance	enquired with respect to attendance at U.B.C.M. and whether or not per diem has been authorized. The Alderman was advised that Alderman Voirich would be raising this at the next meeting of Council.

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The Council adjourned at 8:55 p.m.

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The foregoing are Minutes of the Regular Council Meeting of September 21, 1976, adopted on September 28, 1976.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Arthur Laing Bridge (Formerly Hudson Street Bridge)

The City Engineer reports as follows:

"INTRODUCTION

On July 29, 1975, Council approved a report which outlined proposals for maintenance and right-of-way control for the north approaches to the bridge. This report stated, in part, that the Crown would convey certain lands to the City by letters patent and that this conveyance would form part of the Agreement. This was necessary since City streets were re-located to these lands as part of the bridge construction. The lands being conveyed to the City are shown in Appendix I.

Last year, the Ministry of Transport requested also that the City convey certain residual lands which are no longer required for street purposes, but since agreement could not be reached, it was decided to exclude this matter from the terms of the agreement approved by Council on July 29, 1975, and report at a later date. The purpose of this report is to recommend disposal of the residual lands.

COMMENTS

The land in question is on 75th Avenue, at Hudson Street and on Marine Drive at Hudson Street, as shown in Appendix I. The land is presently part of the City street system, but since the street is now realigned, this land is no longer required for street purposes. The Crown wish to obtain ownership to consolidate their adjacent lands and possibly develop parking areas. The area on 75th has on it bridge support piers and hereby precludes it being used for City Streets. The land at Marine Drive and Hudson Street has a sewerline running through it and the Crown has agreed that the City maintain an easement in perpetuity over these lands for the sewerline.

The City Engineer is agreeable to the Crown's request for a transfer of lands since the Crown is giving the City a much greater land area, and the streets have been realigned so the lands are residual for street purposes. Also, the City would not have to maintain these land areas.

The City Engineer RECOMMENDS that those portions of road outlined on the attached plans marginally numbered B.C. 1126 and B.C. 1135 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

A. The Crown to provide and register subdivision plans satisfactory to the Approving Officer. The Plans to consolidate the closed roads with the abutting lands.

B. The Crown to grant a right-of-way for public utilities over the entire area of closed road shown on plan marginally numbered B.C. 1135.

C. The Director of Legal Services and the City Engineer be authorized to include the conveyance of the said lands in the terms of reference, approved by Council July 29, 1975, for the Agreement with the Crown."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued on Page 2. . . .

2. Contract 763, Overpass North of Sixth Avenue Between Birch and Alder

The City Engineer reports as follows:

"Tenders for the construction of an overpass north of Sixth Avenue between Birch and Alder Streets were opened on August 26, 1976. Eight bids were received and are tabulated below. This is a unit price contract. Items 14, 15, 16 and 17 are shown separately for clarification. Item 14 is for additional reinforcing steel that may be required. Item 17 is for bridge deck surfacing and is an option to Items 15 and 16.

Contractor	Total Bid	Item 14	Item 15	Item 16	Item 17	Total Bid less Items 15, 16, 17
A.R. Grimwood	$514,060	--	$3,100 @ $10	$1,550 @ $5	--	$509,410
Mutual Const.	$577,363	.25 lb.	$3,100 @ $10	$2,201 @$7.10	--	$572,062
Hallcraft Const.	$579,993	.24 lb.	$2,976 @ $9.60	$2,108 @ $6.80	$2,573.00 @ $8.30	$572,336
Manning Const.	$636,840	.26 lb.	$3,100 @ $10	$2,790 @ $9	--	$630,950
Smith Bros. & Wilson	$688,483.06	.26 lb.	$3,146.50 @ $10.15	$2,216.50 @ $7.15	$12,586 @ $40.60	$670,534.06
Van Const.	$705,600.67	.24 lb.	$2653.60 @$8.56	$1,869.30 @ $6.03	--	$701,077.77
Caversham Const. & Donaldson Eng.	$846,566.50	.26 lb.	$3,596 @$11.60	$2,325 @ $7.50	--	$840,645.50
Chinook Const.	$985,921	.43 lb.	$7,316 @ $23	$4,340 @ $14	$13,300 @ $43	$960,935

The low bidder was Grimwood Construction. Our enquiries indicated that they have had considerable experience in this type of work. Further they have agreed to supply Item 14 at $.24 lb. Funds for this work were approved by Council on May 23, 1975 and are available in account 316/2646. The contract price is within the budgeted amount.

I RECOMMEND that:

A. Contract No. 763 be awarded to Grimwood Construction for the amount of $514,060 including Items 15 and 16.

B. The Director of Legal Services be instructed to prepare the necessary contract documents and execute the same on behalf of the City."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued on Page 3. . . .

3. Proposed B.C. Hydro Lighting Attached to Georgia Viaduct

The City Engineer reports as follows:

"An application has been received from Roy Campbell Ltd.,Consulting Electrical Engineers, 612 Clyde Avenue, West Vancouver on behalf of B.C. Hydro (Railway Division) for permission to mount area lighting on four columns supporting the Georgia Viaduct, in order to illuminate parking areas and roadways within the new B.C. Hydro Carrall Yard Pool Car Terminal under the Viaduct. The preliminary drawing submitted is satisfactory.

I RECOMMEND that the application be approved subject to a legal agreement satisfactory to the Director of Legal Services and the City Engineer including the following points:

A. Final drawings and all details of construction and maintenance to be satisfactory to the City Engineer.

B. Term 30 years.

C. B.C. Hydro to remove or alter the lighting at its own expense on 30 days notice when required by City.

D. B.C. Hydro to assume all liability and costs of the lighting."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION

4. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

55 H.P. Tractor-Loader-Mowers
Cane Fibre Joint Filler Material
Traffic Controllers
Traffic Counting Equipment
Heavy Duty Panel Truck
170 CFM Portable Air Compressors
Firemen's Working Jackets
Compact Pick-Up Truck
Data Processing Continuous Stock Forms
Dump Truck Hoist Kits

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

Continued on Page 4. . . .

5. Boundary Road Reconstruction at Kingsway

The City Engineer reports as follows:

"At the Council Meeting of August 31, 1976 City Council approved the following recommendations of Burnaby Council:

1. THAT the City of Vancouver be asked to proceed immediately with the improvements to Boundary Road between Kingsway and Thurston Street, as geometrically modified on the attached sketch, and including the widening of the B.C. Hydro Railway underpass to four lanes with 50/50 cost sharing as previously agreed upon.

2. THAT the two Councils continue to discuss and resolve the whole question of the remainder of Boundary Road between 29th Avenue and Marine Drive.

When speaking to this item the City Engineer informed City Council that reduction in scope would probably result in higher unit costs. In re-negotiating the contract, the low bidder, Jack Cewe Ltd., offered to proceed with the work immediately but requested an increase of 7% in his unit bids. This increase is considered reasonable in view of the reduction in scope of the work. This increase will amount to $7,000.

As City Council instructed that the work proceed immediately, knowing that additional unit costs were likely to be involved, the City Engineer has authorized Jack Cewe Ltd. to proceed on the above terms. Further delay would have meant postponing construction to the spring of 1977."

The City Manager submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 15

BUILDING & PLANNING MATTERS

INFORMATION

1. Development Permit Application for 331 Carrall Street

The Director of Planning reports as follows:

"On August 19th, 1976, the Planning Department received a Development Permit Application for a small, one-storey warehouse at 331 Carrall Street in Gastown. The application calls for a change of use to office/restaurant with extensive renovations to the street facade.

The proposed changes to this property meet the zoning and planning criteria for the Gastown Historic Area and accordingly the application will be approved.

The exterior renovations include the removal of the large, wall mural of a pigeon opposite Pioneer Place. The erection of this mural was done by special permission of Council dated May 27th, 1975. Because the permission for this mural was granted by Council action, the Director of Planning wishes to inform Council of the more recent application for this property."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. 1055 West 41st Avenue - Development Permit Application #71945 - Zone: (RS-1) One-Family Dwelling District Schedule

The Director of Planning reports as follows:

"Development Permit Application #71945 has been filed by Dirassar, James & Jorgensen to construct additions to the existing Louis Brier Personal Care Home & Hospital located on this site at the northwest corner of Oak Street and 41st Avenue. The additions would be one-storey in height and would be located on the east side of the development adjacent to Oak Street. The area of the additions would be approximately 15,700 square feet and would contain 44 personal care units. (For details, see attachment.)

When dealing with the deletion of Section 3, Subsection 13 from the Zoning and Development By-law No. 3575 at a Special Council Meeting (Public Hearing) on March 11, 1976, two neighbouring property owners of the Personal Care Home & Hospital addressed Council and filed a brief containing 62 signatures opposing a Development Permit Application to construct additions to the development. They were concerned that the deletion of Section 3, Subsection 13 would permit the Director of Planning to permit large additions to the hospital. The majority of the objections were from residents located in the area west of the development.

Section 3(13) did not allow the Director of Planning to permit additions exceeding 30% of the area of the existing building.

Cont'd . . .

Clause #1 continued:

While approving the deletion of Section 3, Subsection 13 from the Zoning and Development By-law No. 3575, Council also passed the following resolution:

'Further that before any development permit is issued with respect to additions to the Louis Brief Home & Hospital, the Director of Planning submit the matter to Council for consideration.'

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

Landscaping

The landscaping and site treatment drawings have been reviewed and it is recommended that the landscaping as proposed be approved.

It is noted that this development permit application for an addition to the Personal Care Home portion of the existing building will permit the retention of most of the existing trees and lawn.

Notification of Neighbouring Property Owners

52 neighbouring property owners were notified and 2 objections (from neighbouring property owners to the west of the site) were received.

The Director of Planning recommends that this development permit application be approved, thereby permitting the construction of a one-storey addition to the Personal Care Home portion on the east side of the existing building and an addition of 1,000 sq. ft. to the existing dining area, subject to the following conditions:

1. The 49 off-street parking and 2 loading and unloading areas are to be provided, including surfacing, in accordance with the approved drawings and Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

2. All landscaping and treatment of the open portions of the site, other than off-street parking and loading area referred to in the preceding condition, shall be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

3. All utilities, including telephone, television cable, and electricity shall be completely underground. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. 1024 West 7th Avenue - Development Permit Application #74524

The Director of Planning reports as follows:

"Development Permit Application No. 74524 has been filed by W. R. Ussner, Architect on behalf of Ryder Parsons and Associates, to construct a four (4) storey plus cellar apartment complex containing six (6) dwelling units and underground parking on this site (50' x 110') located on the south side of 7th Avenue between Spruce and Oak Streets.

Cont'd . . .

Clause #3 continued:

The proposed building will be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio setbacks and height. (for detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1st, 1976 adopted the Fairview Slopes Policy Plan. With respect to height this plan states:

'The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from the City building grades on all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets and cupolas provided that they are of acceptable design and are one third or less of the width of the building(s) as measured on the south elevation drawings.'

The proposed development does not exceed the height limitations noted above, but does exceed the maximum permitted floor space ratio by 0.06 or 354 square feet.

Area Planning

The Fairview Area Planner has recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel recommended that this design be approved subject to landscaping to the satisfaction of the Director of Planning.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a four (4) storey plus cellar apartment complex, consisting of six (6) dwelling units and underground parking, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

(a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

Cont'd . . .

Clause #3 continued:

(i) details of all landscaping and treatment of open portions of the site including the type, location, quantity and size of all planting materials and ground cover and including details of all planters and method of irrigation.

(ii) details, including height, materials and finishes of all screens, fences and retaining walls.

(iii) overhead clearance in underground parking garage to be not less than 7' clear.

(iv) the provision, location and detail of garage ventilator(s).

(v) surfacing of off-street parking in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law.

(vi) floor space ratio not to exceed 1.50.

2. The 11 off-street parking spaces are to be provided in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days of any use or occupancy of the proposed development and thereafter permanently maintained.

3. All landscaping and treatment of open portions of the site is to be completed within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. Kitsilano Neighbourhood Improvement Program: Henry Hudson School Playground

The Director of Planning reports as follows:

"On May 6, 1975 City Council adopted the Apartment Area Plan for Kitsilano. Plan Policy #26 states "Henry Hudson School be improved in order to be the primary community use facility within the apartment area." NIP funds have been allocated to improve two rooms within the school to make them useable by the community. Some improvements are required to be made to the school grounds so that they will be more attractive and useful to the community.

Earlier this year, the Hudson Parents Advisory Group started working with School Board staff, the Kitsilano Planning Office staff, School personnel and students to prepare plans for making improvements to the Husdon School grounds. Three members of the Parents Group are practising architects, so a fairly detailed and accurate plan was able to be produced.

The plans show the construction of an adventure playground, the relocation of the parking area and substantial landscaping (Details are listed in Appendix A and are shown in the plans in Appendix B). The School Board has estimated the total cost for this project at $29,493. This figure excludes the cost of overheads ($7319.00) which the School Board has agreed to pay, the cost of the wooden poles used in the playground construction (the Parents Group arranged to have them donated), and the School Board grant of $2000.00 which is made available to all groups installing adventure playgrounds on school yards.

The Kitsilano Site Office Coordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended sufficient NIP funds be allocated to ensure its completion. C.M.H.C. concurs.

Cont'd . . .

Clause #4 continued:

On October 7, 1975 City Council approved the expenditure of up to $10,100 to alter the lunchroom in Hudson School to make it suitable for community use. Because of a clerical error, this amount was actually $550 less than was required to complete the job. This $550 should be allocated to this project at this time.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $30,043 (thirty thousand and forty-three dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities category) for the purpose of improving the school grounds, as detailed in the attached appendices (this includes $550 required to balance the budget on the previous work done on Hudson School.) The cost sharing is as follows: City $7510.75, Province $7510.75, Federal $15,021.50."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Rezoning Application - 8719 Granville Street

The Director of Planning reports as follows:

"An application has been received from L. Pedersen requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RM-3) Multiple Dwelling District to (C-2) Commercial District for the purpose of:

'building a retail outlet on the main floor with living quarters upstairs.'

SITE DESCRIPTION

The site is located on the West side of Granville Street 66 feet to the South of West 71st Avenue. The site is a rectangular lot measuring 33 feet along Granville Street and 109.5 feet in depth. The total site area is 3,614 square feet (See Appendix A).

The land to the West of the lot is zoned (RS-1) One-Family Dwelling District and is developed with single family houses. The two lots directly to the North of the site are zoned (C-2) Commercial District and contain a fast food outlet. The lands to the South and the East are zoned (RM-3) Multiple Dwelling District. The site immediately to the South of the subject site is developed with a frame-construction apartment building.

ANALYSIS

The property to be rezoned is a locked-in lot. The site is too small to permit development of a multiple dwelling. Even a duplex would require a considerable relaxation in the site size regulations by the Board of Variance. The only outright use for this lot under the (RM-3) Multiple Dwelling District Schedule is a one-family dwelling.

The intended use for this site, as stated by the applicant, is a T.V. and radio repair shop on the ground floor with living accommodation above. The provisions of the (C-2) Commercial District Schedule would permit this proposed use, however, the floor space ratio requirements would not permit the construction of a building which would be out of scale with adjacent structures. Furthermore, the proposed use would provide an acceptable transition between the adjacent commercial and apartment uses, a better one than would a one-family dwelling.

The Vancouver City Planning Commission at its meeting on September 1, 1976 concurred with the recommendation of the Director of Planning.

Cont'd . . .

Clause #5 continued:

RECOMMENDATION: That the application be approved and referred direct to a public hearing.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to a Public Hearing.

6. Provincial Government Metric Housing Demonstration Project

Dunhill Development Corporation, acting on behalf of the Provincial Government have approached the Project Manager/Champlain Heights regarding a metric housing demonstration project. The following letter from Dunhill outlines details of their proposal:

'As the Hon. Hugh A. Curtis, Minister of Municipal Affairs and Housing stated in a recent press release, Dunhill Development Corporation has been asked to complete a metric demonstration project in the Vancouver area. The project will be used to identify and resolve some of the major problems that may be encountered in adopting the metric system in the construction industry.

Canada is committed to the use of the international metric system, with implementation to begin in January, 1978, therefore an immediate start on a demonstration project is imperative. With this time constraint, we have attempted to locate a suitable property, zoned, fully serviced and in an area where a high standard of affordable housing would be appropriate. The site that most closely meets our requirements, is the parcel identified as Enclave 16 in Champlain Heights. We would, therefore appreciate favourable consideration of the sale of this property to Dunhill Development Corporation.

Discussions have been held with Mr. Jim Moodie, who agrees that our proposals do not conflict with your program for the area. At this stage we are suggesting the construction of 113 units of 2, 3 and 4 bedroom townhouses, with floor areas ranging from 98 to 140 square metres (1050 to 1500 sq. feet). The units will feature careful architectural treatment, be fully landscaped and emphasize privacy.

Our marketing objective is to produce units that will sell in the $47,000 to $65,000 range. It is intended to achieve a mix of housing, including units financed under the AHOP program. Additional costs attributable to the introduction of the metric system will be absorbed. Purchasers will, therefore, pay only the comparable units built conventionally.

If you agree in principle with this proposal, I suggest that we proceed immediately to the negotiation of the sale price and the development details for final approval by your Council and this Corporation.'

The Project Manager has reviewed this proposal and is of the opinion that it would be of considerable benefit to all concerned (City of Vancouver, the Province, Construction Industry and the community). The proposal has also been discussed with City staff (Finance, Property & Insurance, Planning) who concur with the following recommendations:

It is recommended:

THAT Council approve in principle the sale* of Enclave 16/Champlain Heights to Dunhill Development Corporation for the construction of a Metric Housing Demonstration Project. This project to be subject to development guidelines and design controls similar to those specified in the "Implementation Report/Areas C & F Champlain Heights".

Cont'd . . .

Clause #6 continued:

AND FURTHER THAT the City and Dunhill Development Corporation jointly appoint an independent appraiser to determine fair market value for Enclave 16.

Final approval will be subject to Council agreeing on a suitable sale price. Approval of the form of development will be subject to normal development permit procedure.

*TENURE

The Director of Finance reports as follows:

"On July 22, 1975, Council, when considering a report from the Director of Finance on the issue of whether to lease or to sell the land in Champlain Heights, resolved that all of the land would be disposed of through long term leases. The principal points dealt with in making this decision were the strategic issue of regaining control of a large segment of land in 60 years time versus the financial issues of a lower initial return on the land and the potential expenditures which the City would face to buy out the lessee's interest on termination of the lease. In addition, it was noted that it would be more economic to lease land for non-market use in order to realize increments in land value.

Since July, 1975, the City has had the experience of drawing up leases in False Creek, and while the City has resolved most of the complexities from its side, it has gained a greater appreciation of the financial and legal problems created for developers.

The other development since 1975 has been a glut on the market of condominiums with a corresponding drop in the demand for land. It was as a consequence of this drop in demand and the problems created in marketing the land that Council resolved to sell Enclave 1 in Champlain Heights, rather than lease it. However, it was also noted that Enclave 1 was not a strategic property due to its location.

The issue of strategic location becomes more relevant for Enclave 16 because it is likely that the majority of the property within the loop road will remain in City ownership due to its use as parkway or for non-market housing. Accordingly, if Council chooses to sell Enclave 16, there will be no compelling reason to pursue the lease option for the balance of the market enclaves.

Dunhill have indicated to the City that their preference is to buy the land, although they did not close the door on the option to lease. If the City wanted to lease the land, the proceeds for the land would be less, although the amount of discount cannot be accurately guaged at this time.

On balance, the Director of Finance RECOMMENDS that the land be sold rather than leased."

The City Manager RECOMMENDS that the recommendations contained in this report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14415

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Public Market at 1148 Homer Street - License Fee

The Director of Permits and Licenses reports as follows:

"On August 24, 1976, City Council considered a request for a reduced license fee for a "Flea Market and Swap Meet" type of business at 1148 Homer Street and passed the following motion:

'THAT the Director of Permits and Licenses report back to Council on an appropriate license category and fee for this type of operation.'

As pointed out in the report dated August 20, 1976, this type of operation is described as a Public Market in the License Bylaw and the license fee is $100.00 per day. However, this fee was established to cover Public Markets which only operate for one or two days and are usually held in one of the Buildings at the Pacific National Exhibition, and therefore do not pay Business Tax.

The proposed market at 1148 Homer Street is to operate until the end of this year and may continue full time in 1977 depending upon the success of the venture. As a result, Business Tax can be charged and a lower license fee should be levied.

The Director of Permits and Licenses RECOMMENDS that the Director of Legal Services be instructed to propose an amendment to the License Bylaw to include the following definition:

PUBLIC MARKET - which is required to pay business tax. Fee: $75.00 per annum "

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 15

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Street Closures to Accommodate Gastown Days

The City Engineer reports as follows:

"In a letter dated September 3, 1976 (attached), Al Bowen, Chairman of the Gastown Merchants Association, requests that certain streets in Gastown be closed to vehicular traffic on September 25 and 26, 1976. The closure will facilitate the Gastown Days Festival Celebrations on the anniversary of the opening of the Water Street beautification project. The streets requested to be closed are:

Water Street	- from Cordova Street to Carrall Street
Alexander Street	- from Carrall Street to Columbia Street
Carrall Street	- from Powell Street to its north end
Abbott Street	- from the lane south of Water Street to its north end
Cambie Street	- from the lane south of Water Street to its north end
Trounce Alley	- lane south of Water Street from Carrall Street to Abbott Street (1 block)

The event will include a pancake breakfast, professional stage entertainment, ethnic dancing, mining displays, wine and beer gardens and a farmers' market.

The Police Department will provide special attention for the event. Further, there will be no disruption to transit services and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic the requested streets on Saturday, September 25, 1976 from 11 a.m. to 2 a.m. Sunday, September 26, 1976, and on Sunday, September 26, 1976 from 12 noon to 10:30 p.m., such approval should be subjected to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant.
5. That any licenses required by the Department of Permits & Licenses, or Health Department be obtained prior to the closure.
6. Unrestricted access to be provided for emergency vehicles.

In connection with items (3) and (4), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be $1150.

Should Council decide in favour of the applicant's request to defray costs, conditions 3 and 4 above would not apply and it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided from Contingency Reserves."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 16

FINANCE MATTERS

RECOMMENDATION

1. Complaint Re Tax Penalty

The Director of Finance has submitted the following report.

"Pacific Plastics Ltd. by letter dated August 17, 1976 wrote to the City and complained regarding the City charging a penalty for the late payment of their taxes. Their letter is as follows:

> 'Dear City Council:
>
> Pacific Plastics Limited has been in Vancouver for more than ten (10) years and have paid our tax assessments each year without using the valuable time of the Court of Revision.
>
> However, on our payment of $12,069.71 being one day late and being charged 4% or $482.79 penalty, we must object and object strongly.
>
> We realize penalties should be imposed for late payment, but you must also realize that some common sense should also be utilized in the administration of these penalties. Most businesses allow three days grace on payment before slapping on penalties and then taking the hard line Mr. Bennett has taken in his letter dated August 5, 1976, (copy attached).
>
> Would you and your council please make some decision in this matter and advise us of the outcome.'

In the above letter Pacific Plastics Ltd. refers to a letter from the Supervisor of Property Tax to Pacific Plastics Ltd., dated August 5, 1976. That letter is as follows:

> 'Re: Tax Account No. 144-9602, 144-9602, 144-9610 and 144-9636
>
> I have checked our records for the above-noted tax accounts and find that your initial payments were received in this office on July 7, 1976. A further check of your envelope shows a meter post mark date of July 6, 1976. Since this is your own meter date it would appear that your payments were not mailed on July 2, 1976 as you have assumed in your letter of July 29, 1976.
>
> For your further information your current payment of $482.79 was dated July 29, 1976. The envelope was meter post-marked August 3, 1976 and was received in this office on August 4, 1976.
>
> Perhaps you may have an internal mailing problem of which you are not aware.'

A report on the subject matter of tax penalties is being prepared for Council presently, but it was felt that the above letter from Pacific Plastics should not be delayed. The City's long-standing policy of charging a penalty on late payment of taxes is rigorously applied and the tax bill states on it that post marks will not be accepted. In any event, as the penalty in 1976 applied for any payments after July 5, i.e. July 6 being the first day penalty is applied, and the company's meter post mark on their envelope gave a date of July 6, it certainly appears that the company did not even get their letter in the mail before the penalty deadline. The apparent delays between preparation of cheques and their actual entry into the mailing system are a common problem with many companies and hardly the responsibility of the City.

I recommend that no action be taken on the complaint of Pacific Plastics Ltd. regarding their tax penalty."

The City Manager RECOMMENDS approval of the RECOMMENDATION of the Director of Finance.

2. Miscellaneous Amendments to Encroachment By-law Fee Schedule

The City Engineer and the Director of Legal Services report as follows:

"Of late there are more and more requests to place landscaping and special or decorative surfaces on City streets. In many cases the decorative surfacing is in substitution for the usual sidewalk. The present annual fee for such encroachments is 25¢ per square foot. These often cover large areas making the fee quite onerous. In some cases it is unreasonable to charge these fees so the City Engineer would like to have discretion to avoid annual charges in appropriate cases.

Newly constructed crossings are dealt with by way of permit under the Crossing By-law. However it is frequently necessary to prepare agreements for old crossings. At present the old crossings are dealt with in a fairly cumbersome manner. It will be much more efficient to deal with the old crossings as encroachments with no annual fees or modest annual fees in line with the thousands of existing agreements covering the old crossings. An initial levy of $25.00 per crossing will be collected from the users as is now done with crossing permits under the Crossing By-law.

In order to implement these changes it will be necessary to amend the Encroachment By-law Schedule of Fees. It is RECOMMENDED that the Director of Legal Services prepare the necessary Encroachment By-law amendment."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Director of Legal Services be approved.

CONSIDERATION

3. Grant Request - Metro Communities Council

The Director of Social Planning reports as follows:

"The Metro Communities Council, a non-profit society founded in 1935, sponsors Miss Vancouver in the Miss Canada Pageant. The Council also organizes the community and city pageants and various fund raising and publicity events. At both the local and national level the contestants are judged on "poise and carriage (20%), talent (20%), beauty of face and figure (20%), and personality, intelligence and deportment (40%). The 1976 Miss Vancouver has been chosen and will represent the city at the Miss Canada Pageant in Toronto in early November. The budget for local events and Miss Canada expenses is $1460. The Council has raised almost $700. through donations and fund-raising events and hopes to raise another $200. The city is being asked for a grant of $500."

The City Manager submits the foregoing report of the Director of Social Planning for the CONSIDERATION of Council.

RECOMMENDATION

4. Quarterly Review of Revenue and Expenditures as at June 30, 1976

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1976 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Clause #4 continued:

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted. The net of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

Grants in Lieu of Taxes - $344,003 Net

The following estimates are revised to reflect actual revenue received.

Source of Revenue	1976 Estimate $	1976 Actual $	Increase or (Reduction) $
1. B.C. Hydro			
a) Tax equal to 1% of B.C. Hydro Prior Year's Revenue	678,302	692,517	14,215
b) Grant to City in lieu of Property Taxes & Local improvements	489,775	480,408	(9,367)
c) Overhead Trolley Assessment	84,323	89,736	5,413
Total B.C. Hydro	1,252,400	1,262,661	10,261
2. Insurance Corporation of B.C.	245,420	275,980	30,560
3. B.C. Liquor Control Board (increased grant equal to property taxes from I.C.B.C. & B.C.L.C.B. results from an increase in the value of land and improvements owned by these two corporations.)	130,805	137,457	6,652
4. B.C. Telephone Co. This grant in lieu of taxes from the B.C. Telephone Co. is equal to 1.25% of the Company's 1975 revenue.	506,000	560,756	54,756
5. National Harbours Board This reduction in grant equal to taxes from the National Harbours Board results from a revised assessment of the Crown Property, for purposes of City claims for grants in lieu of taxes.	520,000	456,600	(63,400)
6. Tax Grants, Housing Schemes This increase is due to additions to the tax rolls, and revisions to existing assessments.	851,200	1,157,994	306,794
7. Central Heat Dist. Ltd.	13,000	11,380	(1,620)
TOTAL REVISIONS TO GRANTS IN LIEU OF TAXES	$3,518,825	$3,862,828	$344,003

Cont'd . . .

Clause #4 continued:

Civic Theatre Revenues - $46,000

The increase of $46,000 in Civic Theatre Revenues represents an increase of 7% over the initial 1976 budget. This is attributed primarily to an increase of 15% in Theatre rental rates, and a 20% increase in the selling price of drinks, both effective September 1, 1976.

Interest on Temporary investments

it is estimated that interest earned on temporary investments will exceed the original 1976 estimates by $450,000. However, this is directly due to the investing of the large cash balance of the Property Endowment Fund to which the earned interest is payable and will not have any affect upon the operating budget.

increase in interest on Temporary Investments	$ 450,000
Transfer to Property Endowment Fund	(450,000)
Net increase to Revenue Budget	-0-

Expenditure Variations

Health Department

Youth Health Service - $48,320

The cost of the Youth Health Service is funded jointly by the City, the Provincial Government, and the Medicare Programme.
The recovery from the Provincial Government was erroneously overstated by $48,320 in the initial 1976 Budget. $ 48,320

Home Care Programme - $66,099

The Home Care Programme consisting of three full-time Public Health Nurses positions, together with fringe benefits and supporting costs, is fully recoverable from the Provincial Government. The department, when submitting their 1976 budget, included the recovery of the programme costs of $66,099 but omitted the expenditure. $ 66,099

Net Health Department Increase/(Reduction) $114,419

Board of Parks & Recreation

Recreation Programme

Templeton Pool - $75,976

Funding for the Templeton Pool, only recently opened, was omitted from the 1976 initial budget. The net cost to the City, considering expenditures of $143,126 and revenues of $67,150, is $ 75,976

income Operations

Lumberman's Arch Booth - ($52,700)

Funding for the Lumberman's Arch refreshment booth was omitted from the 1976 operating budget. The net revenue to the City considering expenditures of $74,496 and revenues of $127,196 is $(52,700)

Net Parks Board Increase/(Reduction) $ 23,276

Social Assistance Welfare Administrative & Per Capita Costs - ($240,914)

The 1976 budget includes an amount of $6,905,337 for the City's share of the social assistance costs comprised of $255,753 for administrative costs based on an annual charge of 60¢ per capita and social assistance costs of $1.30 per capita per month, using the 1971 population count of 426,256 persons. The 1976 Contingency Reserve also contains an amount of $1,200,000 in anticipation of proposed increases in both Social Assistance and related administrative costs.

Cont'd . . .

Clause #4 continued:

The Provincial Government has now advised that there will be an increase of $.25 per capita per month in the Social Assistance charges, with the Administrative charges remaining at $.60 per capita per year, resulting in an increased cost to the City, in 1976, of $.25 x 426,256 persons x 9 months = $959,076. This amount will be transferred from Contingency Reserve allowing a reduction of $240,914 in the Contingency Reserve.

Currently appropriated for welfare costs	$ 6,905,337
Held in Contingency Reserve for anticipated increase	1,200,000
Total funding available	8,105,337
Total funding required	7,864,423
Allowable reduction in funding	$ 240,914

Fringe Benefits - General

The City's share of the employee fringe benefits has increased considerably in the 1976 fiscal year, mainly due to the following:

Workers' Compensation, increased by 79%
Health Plan, increased by 50%

It is difficult to assess the additional cost at this time, but the total could reach the area of $400,000. A comprehensive study of these additional costs will be made and reported upon in the September budget review, when more complete information will be available.

Transfers of Appropriations in Excess of $500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information.

General Government

Purchasing Division

From	7035/341	Salaries	$ 11,100
	7035/344	Temporary Help	1,000
	7035/345	Fringe Benefits	1,500
	7035/372	Allocated to Departments	13,600 CR
To	8008/902	Salaries	11,100
	8008/904	Temporary Help	1,000
	8008/911	Fringe Benefits	1,500
	8016/1564	Cost distributed to Aggregate Plant	13,600 CR

Computer Services

From	7030/308	Equipment Rentals	$ 1,650
To	7032/321	Travel	1,650

To provide funds for visit of company Technical Representatives to provide training session to City personnel.

Planning Department

From	7305/1	Salaries	$ 2,814
To	7308/144	Consultant Services	2,814

To provide funding for on-going costs of Library Consultant for programme approved in 1975.

Engineering Department

From	8032/2731	Grading of Boulevards	$ 850
To	8038/3035	Procurement of Scythes	850

To provide funding for the purchase of scythes to facilitate the trimming of boulevards.

Permits & Licenses

From	6709/301	Salaries	$ 3,000
To	6709/303	Overtime	3,000

To fund the cost of increased overtime caused by vacancies in permanent positions.

- -

Cont'd . . .

Clause #4 continued:

The Director of Finance recommends that:

A. The 1976 Revenue and Expenditures appropriations be adjusted as follows:

Revenues	Appropriation Increase (Reduction)
Grants in lieu of taxes (net)	$ 344,003
Civic Theatre Revenues	46,000
Interest on Temporary Investment	-θ-
Revenues Increase	$ 390,003
Expenditures	
Health Department	$ 114,419
Board of Parks & Recreation	23,276
Social Assistance costs	(240,914)
Expenditures increase	$(103,219)
Total of Increased Revenues and Expenditures Reductions	$ 493,222

B. The increased revenue and reduction in expenditures which is estimated at $493,222 for the 1976 fiscal year be transferred to the current surplus on revenue account."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 16 & 17

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. M.S.A. Dental Care Plan Service Contract

The Director of Personnel Services reports as follows:

"As a result of the 1975 labour negotiations, a Dental Care Plan came into effect for the majority of City employees on January 1, 1976, i.e. Inside Workers, Outside Workers, Electrical Workers, I.A.T.S.E. staff, Nurses, Foremen, Excluded and Senior Staff. At its meeting of September 16, 1975 Council received for information a Manager's report indicating that M.S.A. had been chosen as the underwriter for the new Plans.

The Dental Care Plan Service Contract has now been prepared by M.S.A. and has been reviewed by the Director of Legal Services and myself.

I, therefore, RECOMMEND that the application and necessary agreements for a Dental Care Plan between the City of Vancouver and M.S.A. for the benefit of the above noted employee groups be executed to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

B

MANAGER'S REPORT

September 13, 1976

To: Vancouver City Council

Subject: City of Vancouver Bond Issue in Euro-dollar Market

Classification: RECOMMENDATION

The Director of Legal Services and the Director of Finance have submitted the following report.

"On August 24, City Council considered a report of the Director of Finance regarding the City's borrowing needs for 1976, totalling $15,000,000. The report considered the three potential bond markets in which the City might float a bond issue, specifically the Canadian, the United States, and the Euro-dollar markets. Euro-dollars are U.S. dollars outside of the continental United States. The report indicated that, as of the date of the report, the Euro-dollar market appeared to present the lowest cost money for the City, considering all items such as coupon interest rates, price, commissions and expenses. A small difference in interest cost can mean significant savings to the City.

Council approved the Director of Finance proceeding to Europe with the City's fiscal agent for the purpose of fully examining the potential for a bond issue in Europe to talk with potential syndicate managers and lenders. City Council approved the investigation and authorized the Director of Finance to instruct the fiscal agent and syndicate managers to proceed with syndication and the bond issue, if the evaluation of cost was satisfactory, and after the Director of Finance confirmed the desirability of proceeding, with the Mayor or the Chairman of the Finance Committee and the City Manager. It was pointed out that this would commit Council to passing the appropriate borrowing bylaw shortly thereafter.

On September 10, after fully evaluating the possibility in the Euro-dollar market and concluding that the comparison with the Canadian and New York markets continued to indicate the desirability, i.e., lowest cost to the City, of financing in the Euro-dollar market, the Director of Finance phoned the City Manager and the Mayor, reviewed the terms and conditions of the issue and received their concurrence to proceed in accordance with the Council authority.

The terms of the issue are as follows:

Section 1

Amount - $5,000,000
Term - 5 years, no prepayment
Coupon Interest Rate - 8¼%
Currency - U.S. dollars

Section 2

Amount - $10,000,000
Term - 12 years
Coupon Interest Rate - 8 3/4%
Currency - U.S. dollars

The savings to the City, after considering all terms, costs, commissions, would appear to approximate $200,000 / $300,000 over the respective lives of the issues. The difference in interest costs to the City of the proposed U.S. dollar bond issues, compared to similar issues in the Canadian market, protects the City against a large devaluation in the Canadian dollar, far greater than might be expected under any reasonable circumstances.

In conjunction with Farris, Vaughan, Wills and Murphy, the Law Department has drafted the necessary bylaw and associated resolutions and authorities for Council approval this day.

Timing of actions is critical in floating a bond issue, and it is necessary for Council to deal with this as early as possible on September 21. Paris is nine hours ahead of Vancouver, and the signing of the documents in Paris will take place on the morning of September 22, in Paris.

The Director of Finance and the Director of Legal Services RECOMMEND -

A. That Council approve the terms of the bond issue, the market price of the bonds to be no lower than $99.50 for the $5,000,000 section and no lower than $99.50 for the $10,000,000 section.

B. That Council approve the necessary bylaws presented with this report.

C. That Council approve the resolutions and authorities prepared by the Director of Legal Services."

The City Manager RECOMMENDS approval of the recommendations of the Director of Legal Services and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 5

C

MANAGER'S REPORT

Date September 17, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: CLOSURE OF PORTION OF MILLBANK - FALSE CREEK

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The original subdivision of False Creek was done expeditiously and before proper consideration was given to the final layout of the buildings on the newly created sites. At the time of the subdivision, it was expected that some changes would have to be made at a later date.

The buildings on Lots 3, 4, 5 and 6, False Creek, Plan 16003, do not conform to the properties lines. This requires a resubdivision of these four sites. The building construction on Lot 5 also encroaches onto the street by approximately one inch. In order to eliminate the encroachment, a portion of Millbank should be closed, stopped up and resubdivided with Lots 3 to 6.

I RECOMMEND that all that portion of road (Millbank) shown outlined red on plan marginally numbered LF 7826 be closed, stopped up, title taken thereto and the road so closed be subdivided with the adjacent Lots 3 to 6."

The City Manager RECOMMENDS that the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

August 26, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, August 26, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of July 29, 1976, were adopted.

INFORMATION:

1. Ohio Rooms, 245 Powell Street - Lodging House By-law

At its meetings on June 24, 1976, and July 29, 1976, the Committee considered the status of the Ohio Rooms following a complaint from the Downtown Eastside Residents' Association that the premises were in contravention of the Lodging House By-law.

At the meeting this day the Director of Environmental Health submitted an oral report on the progress of upgrading ordered by the Committee and advised a contract for plumbing work had been signed and the required renovations were underway.

It was

RESOLVED,

THAT the oral report of the Director of Environmental Health be received and a further progress report be submitted in one month.

RECOMMENDATION:

2. Royal Rooms, 237 Main Street - Standards of Maintenance By-law

The Director of Environmental Health submitted an oral report on the status of renovations to the Royal Rooms, previously discussed by the Committee at meetings on July 29, 1976, and February 26, 1976. Mr. Morgan advised work was progressing satisfactorily and he could see no reason why the interim operator's permit should not now be extended from August 31, 1976, to December 31, 1976.

It was

RECOMMENDED,

A. THAT the interim operating permit issued to the operator of the Royal Rooms be extended from August 31, 1976, to December 31, 1976.

B. THAT the oral report of the Director of Environmental Health be received and a further progress report be submitted in one month.

INFORMATION:

3. Wicklow Hotel, 1516 Powell Street - Lodging House By-law

The Director of Permits and Licenses addressed the Committee on the current status of the Wicklow Hotel which had been ordered closed by Council on July 13, 1976.

Dr. Bryson advised meetings had taken place between the co-operators of the premises and representatives of the City Fire, Health, and Permits and Licenses Departments, and there was a clear understanding of the renovation work required under the By-law. However, apart from some housekeeping work, work had not commenced pending the outcome of current legal action relating to the ownership of the building.

It was

RESOLVED,

THAT the oral report of the Director of Permits and Licenses be received for information and a further progress report be submitted in one month.

RECOMMENDATION:

4. Standards of Maintenance By-law: Test Case for Non-Compliance

City Council at its meeting on August 10, 1976, approved a Committee recommendation that the Director of Permits and Licenses report back on detailed alternative proposals for proceeding with a test case for non-compliance under the Standards of Maintenance By-law.

The Director of Permits and Licenses addressed the Committee and advised a survey of vacant premises in the downtown area had been conducted by officials of his department in co-operation with Fire Wardens and Health Department staff, but their investigation had failed to disclose any building which could be suggested as the subject for a satisfactory test case.

The Committee considered a number of vacant premises in the downtown area and particular reference was made to the Pierre Paris building, 51-53 West Hastings Street, which had commercial space on the ground floor and approximately 100 vacant rooms above.

Following discussion it was

RECOMMENDED,

THAT an Order be issued to the owner of 51-53 West Hastings Street requiring him to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.

(Alderman Cowie opposed.)

INFORMATION:

5. 1168 East Hastings Street - Standards of Maintenance By-law

On June 24, 1976, the Committee recommended premises at 1168 East Hastings Street be posted with a sixty-day Notice requiring the owners to bring the premises up to standard under the provisions

Cont'd . . .

Clause 5 Cont'd

of the Standards of Maintenance By-law. Subsequently, on July 29, 1976, the Director of Permits and Licenses was instructed to submit a further report on the status of the premises.

The Director of Permits and Licenses advised the Committee that legal proceedings to determine the ownership of the building had taken place and the legal owner would be served with the Order.

It was

RESOLVED,

THAT the oral report of the Director of Permits and Licenses be received for information and a further status report be submitted in one month.

RECOMMENDATION:

6. Cheshire Homes Society:
Proposed Purchase of City-Owned Land at N.W. Corner Ash Street and S.W. Marine Drive

Council on July 13, 1976, granted an extension to September 6, 1976, of the sale date of City-owned land at Ash Street and S.W. Marine Drive to the Cheshire Homes Society for development as a residence for the physically handicapped. Council also resolved the Provincial Government be urged to complete funding arrangements with the Society by that date.

The Committee had for consideration a letter from the Minister of Housing dated August 11, 1976, (circulated) advising the Chairman that the Cheshire Homes Society project had not yet been accepted as a priority project by the Provincial Government and discussions were taking place between his department, the Department of Human Resources, and the Department of Health and Hospital Insurance to determine responsibility for projects such as that contemplated by the Society. The Minister expressed the hope the City would not object to holding the land a little longer for possible use by the Society.

Ms. P. Crosse addressed the Committee on behalf of the Cheshire Homes Society and submitted copies of an exchange of letters between the Society and Provincial Government (on file in the City Clerk's Office). Ms. Crosse advised meetings were taking place shortly in Victoria, and a ruling was expected on whether the Society's project would go ahead or not.

During discussion Members of the Committee expressed concern that the original proposal to purchase was approved in September, 1974, and the prolonged negotiations between the Society and Provincial Government had tied up a valuable building site for many months.

After further discussion it was

RECOMMENDED,

A. THAT The Cheshire Homes Society be granted a further extension of one month to October 8, 1976, for completion of the sale of City-owned land at the N.W. corner of Ash Street and S.W. Marine Drive.

B. THAT the Chairman of the Standing Committee on Housing and Environment inform the Provincial Government of the urgency in determining by the end of September whether the Cheshire Homes Society project will qualify for Provincial funding.

7. Grant Request: Japanese Canadian Society of Greater Vancouver

The Committee had for consideration a communication from Mr. A. George Oikawa, President, Japanese Canadian Society of Greater Vancouver dated July 27, 1976, (circulated) requesting a grant of $25,000 to subsidize costs related to the Society's project to rehabilitate the Richmond Hotel, 374-378 Powell Street to provide fifty-three hostel-type housing units for senior citizens.

Mr. Oikawa addressed the Committee and advised the Society had purchased the building for $263,000; renovation costs totalled approximately $230,460, thus the fifty-three units were being acquired at a cost of only $6,480 per unit. It was anticipated the project would be self-financing through ground-floor rental retail space and future planning included a meals service for tenants provided by the commercial restaurant operation on the ground floor. Rents of the units could be reduced if initial costs such as legal fees, interest, taxes, and insurance during construction, project management and tenant relocation could be excluded from the long-term mortgage. These were the costs covered by the grant request.

Members of the Committee commented favourably on the economics of the project and the fact the City had not been involved in any costs. Mr. Oikawa was advised to present a full brief to Council on September 21, 1976, when consideration would be given to the Committee's report.

It was

RECOMMENDED,

THAT approval be given to the one-time grant request for $25,000 submitted by the Japanese Canadian Society of Greater Vancouver for initial costs in connection with the Society's rehabilitation housing project at 374-378 Powell Street.

INFORMATION:

8. Design Improvement Program for Single Family Housing on Small Lots

The Committee had for consideration a Manager's Report dated August 12, 1976, (circulated) in which the Director of Planning reported on initiatives taken to seek support of key organizations in the building industry for a program aimed at improving house designs on small lots.

The report pointed out each year several hundred single family houses were built in the City and in many cases their design left much to be desired. Complaints ranged from aesthetic design to poor quality of layout, relationship to neighbouring properties and over-development of the site. The Urban Design Group was investigating the possibility of a design competition with the purpose of demonstrating good house design on available City lots throughout the City. It was hoped a working community of organizations including Architectural Institute of B.C., Vancouver Real Estate Board, Housing and Urban Development Association of Canada, C.M.H.C., and G.V.R.D. could be organized to discuss a joint program based on shared costs and expertise and aimed at design improvements to housing on small single family lots.

Mr. Andrew Malczewski reviewed the report with the Committee and requested support for the program.

Following discussion it was

RECOMMENDED,

A. THAT the design improvement program for single family housing on small lots contained in the Manager's Report dated August 12, 1976, be approved in principle.

B. THAT the Manager's Report be received for information.

9. Removal of Roof Signs in C-2, C-2A, and C-3 Commercial Areas - Progress Report

Consideration was given to a Manager's Report dated August 17, 1976, (circulated) in which the Director of Planning presented a progress report on the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas. Two hundred and forty roof signs were located in the subject area, 170 were roof billboards belonging to Seaboard Advertising and 70 others owned by individual owners and sign companies.

The Director of Planning suggested procedures for removal of the roof signs should commence with a letter to the owners in the first instance advising them of Council's policy and seeking voluntary removal. If no response was received within a reasonable time staff would report back on the roof signs that remained and necessary steps would be taken to have the resolutions passed by Council to enforce their removal. The Director of Planning submitted a copy of the suggested letter to be sent to the sign companies and individual sign owners.

It was

RECOMMENDED,

A. THAT the procedure for obtaining the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas contained in the Manager's Report dated August 17, 1976, be approved.

B. THAT the draft letter for communication with sign companies and individual sign owners attached to the Manager's Report dated August 17, 1976, be approved.

The meeting adjourned at approximately 2:45 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 15, 19 & 20

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AUGUST 26, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 26, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1018 Burnaby Street

The Committee had before it for consideration a Manager's Report dated August 18, 1976 on Development Permit Application No. 74860 applied for by Mr. Barry Kaplan for Capolini Restaurant Ltd. for 1018 Burnaby Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use the existing building as a restaurant and cabaret.

This development is situated on the south side of Burnaby Street between Burrard and Thurlow Streets.

No alterations are proposed to the existing building, which has been previously approved as a restaurant with a bar and a lounge on the second floor.

The site, zoned DD (Downtown District) is adjacent to W.E.D. (West End District).

There are two residential hi-rise apartment buildings located immediately adjacent to the west and across the lane to the south.

The Director of Planning approved this application but due to the proposed use and the close proximity to residential accommodation, has referred this request to the Council Committee on new liquor outlets for consideration prior to the issuance of the Development Permit."

Appearing before the Committee on this matter were a representative of the Planning Department and the applicant, Mr. Kaplan.

It was explained to the Committee this application is to change what is presently a restaurant and lounge into a restaurant and cabaret; the difference being that as a cabaret it would be permitted to remain open until 2:00 A.M. rather than the present closing time of 1:00 A.M. and that games such as darts and table soccer could be added. In addition, a cabaret can provide live entertainment.

Continued on Page 2. . . .

Clause No. 1 Continued

During consideration, the Committee inquired whether there had been any complaints regarding noise as the facility is in close proximity to residential accommodation. The applicant replied there had been no complaints.

Following consideration, it was

RECOMMENDED

THAT Council approve of the application of Mr. Barry Kaplan for Development Permit Application No. 74860 to use the existing building at 1018 Burnaby Street as a restaurant and cabaret.

INFORMATION

2. Sale of Glue to Juveniles - 1668 Kingsway

The Committee had before it for consideration the following Manager's Report dated August 18, 1976:

"On Thursday, May 20, 1976 the Community Services Committee passed the following resolution:

'THAT the Manager's Report dated May 7, 1976 on the sale of glue to juveniles be received and that the Director of Permits & Licenses be requested to submit a further report to the Community Services Committee on the sale of glue or other inhalants from the grocery store at 1668 Kingsway in three months.'

The Director of Permits and Licenses reports as follows:

'On July 20, 1976 a fire occurred at the above address causing very serious damage to the whole building including the retail operation on the main floor. This had the effect of closing the grocery operation and it has not reopened since. Inspections carried out on August 17, 1976 show the building to be still in a fire damaged condition and securely boarded up.'

The City Manager submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of the Committee."

The Committee noted this grocery store is no longer in operation and

RESOLVED

THAT the Manager's Report dated August 18, 1976 regarding the grocery store at 1668 Kingsway be received.

Continued on Page 3. . . . .

3. Proposed Local Improvement Money By-law for a Community Office in Marpole-Oakridge

The Community Services Committee, at its meeting on August 12, 1976, after considering a letter from the Marpole-Oakridge Area Council, passed the following resolution:

"THAT the proposal of the Marpole-Oakridge Area Council for a local improvement money by-law for a community office be referred to the Director of Legal Services and the Director of Social Planning for study and a joint report to the Community Services Committee at its meeting on Thursday, August 26, 1976."

The Committee had before it for consideration a Manager's Report dated August 19, 1976 (copy circulated) in which the Director of Legal Services and the Director of Social Planning recommended that Council not approve the request of the Marpole-Oakridge Area Council for a local improvement money by-law procedure for funding a community office and its ancilliary services.

Distributed at the meeting were copies of a brief dated August 26, 1976 (copy circulated) from the Marpole-Oakridge Area Council which set forth its re-action to the City Manager's report of August 19, 1976 and urging the Committee to recommend that Council proceed with a local improvement money by-law to provide a community office in the Marpole-Oakridge area.

Appearing before the Committee on this matter were the Director of Legal Services, the Director of Social Planning and Mr. Elgin Ruddell of the Marpole-Oakridge Area Council.

There was considerable discussion on this proposal which is an entirely new concept never before considered by the City.

It was noted during consideration that it is the opinion of the Director of Legal Services that an amendment to the City Charter would be required before the City could place such a by-law before voters in a particular area to provide a facility such as a community office.

Members of the Committee expressed concern as to how representative the Marpole-Oakridge Area Council is of that particular neighbourhood and the Committee was advised by Mr. Ruddell that the Marpole-Oakridge Area Council has a mailing list between 300 - 400 persons and that attendance at meetings fluctuates. Mr. Ruddell added he could provide perhaps 500 signatures of residents in the area who would favour a local improvement money by-law for a community office.

Concern was also expressed by the Committee that citizens groups from throughout the City could apply for similar local improvement money by-laws and that in some areas there could be four or five citizens organizations, each claiming to be representative of the citizens of their particular neighbourhood.

It was stressed by the Chairman that the Committee was considering a new method of financing services to people and that under the local improvement procedure, it would result in increased taxation on the citizens of the area.

Continued on Page 4 . . . .

Clause No. 3 Continued

It was also noted during discussion that residents currently do not have the right to vote on local improvement money by-laws and that if a Charter amendment were sought to permit the City to present such a local improvement money by-law, the amendment should also request that residents be given the right to vote on such a local improvement money by-law.

A motion that the City seek such a Charter amendment was put and lost and following further consideration, the Committee took no further action on this matter.

4. Central and Oliver Hotels

Vancouver City Council, at its meeting (In Camera) of August 10, 1976, when considering the attached report of the City Manager dated August 5, 1976, passed the following motion:

"THAT the City Manager's report of August 5, 1976, in respect of policy re future operation of Central and Oliver Hotels be referred to the Community Services Committee, and in the meantime the Central Mortgage and Housing Corporation be asked to await the Committee's report before taking any further action."

The Committee had before it for consideration the Manager's Report of August 5, 1976 (copy circulated) and the Director of Finance and the Director of Social Planning attended on this matter.

During consideration, the Committee was advised that the United Housing Foundation, which purchased the Central and Oliver Hotels for conversion for accommodation for the hard to house, has become defunct.

It was pointed out to the Committee that the City's total financial involvement in this facility, which houses 140 residents, is $230,000. Central Mortgage and Housing Corporation has taken over the management of the hotel and is in the legal position of "mortgagee in possession" and the City, which operates a Multi-Use Centre in the basement and ground floor of the building, is a tenant in the building.

The Committee was advised that the Minister of Human Resources recently visited this building and suggested the City should acquire the building from Central Mortgage and Housing Corporation.

The Director of Finance advised it is his opinion the City's Public Housing Corporation should acquire this structure, providing adequate financial arrangements are made regarding the operating loss, and that the Property & Insurance Division of the City should operate the hotel, and the City and the Province continue sharing operating costs on the Multi-Use Centre.

Following further consideration, it was

RESOLVED

THAT the Chairman of the Community Services Committee, the Director of Finance, the Director of Social Planning and the Mayor seek a meeting with the Minister of Human Resources to discuss future ownership of the Central and Oliver Hotels.

The meeting adjourned at approximately 4:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 2042

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON HOUSING AND ENVIRONMENT

III

SEPTEMBER 2, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 2, 1976, at 1:30 P.M. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Rankin

ABSENT: Alderman Cowie

CLERK: J. Thomas

The Minutes of the meeting of August 26, 1976 were adopted.

RECOMMENDATION

1. Services to Seniors: Renfrew/Collingwood Area

The Committee considered a communication from the Renfrew/Collingwood Citizens Association dated July 21, 1976 (circulated) expressing concern about the lack of services for seniors in the area and requesting consideration of the following motion passed at the Association's meeting of July 12, 1976:

> "Renfrew/Collingwood Citizens Association Society RECOMMENDS that the City of Vancouver consider the property at 22nd Avenue and Penticton Street (which is City-owned property) as a site to build an extended care hospital;
>
> That the Provincial, Federal, Municipal governments get together immediately to cost share this project.
>
> That these governments take steps to rectify this serious problem.
>
> That we trust, as our elected officials, representing the people, that you will take up the matter and action will be taken without delay."

Also considered was a memorandum from the Housing Planner dated August 9, 1976 (circulated) recommending against the site at 22nd and Penticton for an extended care centre and pointing out the location was next to a school and would be more suitable for family accommodation. In a memorandum dated August 13, 1976 (circulated), Mr. R. Kalapinski, Social Planner, also questioned the desirability of the proposed site location and advised statistics contained in the Planning Department's recent report entitled "Senior Citizens' Housing Targets to 1986" do not support the Association's claim of a crisis situation existing in the area with regard to accommodation and care facilities for seniors. The report indicated a low level of need for housing and care units and gave the Renfrew/Collingwood area a low priority with regard to future construction.

Continued on Page 2. . . .

Clause No. 1 Continued

Mr. W. Funk, President, and Mr. C. Gill addressed the Committee on behalf of the Association and requested a freeze for at least two years on development of the 22nd Avenue and Penticton site. They also urged consideration be given to the establishment of a personal care home in the neighbourhood to enable senior citizens to remain in familiar surroundings when they could no longer maintain their own homes. Support was also requested for a seniors drop-in centre in the area.

During discussion, members of the Committee agreed there was a deficiency in personal care facilities in the area defined as extending from the Burlington Northern Railway to 41st Avenue, Nanaimo Street to Boundary Road. The Committee also supported a drop-in centre for seniors and advised the Association present a formal request to the Parks Board in this regard.

It was

RECOMMENDED

THAT City officials be instructed to investigate and report back to the Committee on an appropriate site for a senior citizens personal care facility in the Renfrew/Collingwood area.

INFORMATION

2. Hotel Metropole, 320 Abbott Street - Citizens Complaint re Noise By-law

As a result of a petition from the residents of the Hotel Metropole, the Chairman requested the Police Department investigate and report on allegations of excess noise and disturbance by garbage pickup workers during nighttime hours.

In a communication dated August 25, 1976, the Police Department reported the complaint had been investigated but no grounds had been disclosed to support allegations of excessive noise and disturbance.

Mr. B. Eriksen, Downtown Eastside Residents' Association, for the hotel tenants, advised there had been many occasions when tenants had been awakened at 2:00 or 3:00 a.m. by the noise of garbage containers being thrown around but since the complaint had been made, there had been a notable improvement.

The general problem of nighttime noise from garbage container pickups in the downtown core area was discussed and it was pointed out collections took place in the late evening and early morning hours to avoid traffic tie-ups.

Following discussion, it was

RESOLVED

THAT the City Engineer be instructed to investigate and report back to the Committee on the introduction of a system confining garbage pickups in the residential areas of the downtown core to the periods early evening to midnight and early morning after 6:00 a.m.

Continued on Page 3. . . .

RECOMMENDATION

3. Social Housing Program: Grandview-Woodlands Area

In response to the Chairman's request for a status report on the City Housing Corporation's family rental housing program, Mr. J. A. McLean, Administrative Analyst, submitted a communication from Mr. M. A. Geller, Program Manager for Social Housing of C.M.H.C. dated September 2, 1976 (circulated) commenting on the City's submission of eleven projects for funding under Section 15.1 of the National Housing Act as follows:

> "In summary at this time we find the Daon Projects at Triumph and Templeton and 1800 Block Adanac, the Westwater Project on Osler Street, and the Ramage proposal at 1300 Block Grant acceptable in principle but in all cases there would need to be agreement to design and cost modifications before a commitment could be made. The Daon Project at 1800 Block Francis, the Lewarde Project on East 8th and the other Ramage proposals are considered not acceptable at this time. The Lewarde Project on West 6th falls within our cost guidelines but without plans, we cannot make further comment.
>
> "Therefore, at this time there are approximately $7.2 million of projects which could be committed this year. However in light of our previous correspondence with the City with respect to our maximum funding capability for City Family Rental Housing, we wish to advise that we would very much appreciate knowing your intentions, with respect to the Foster and Euclid and 2nd and Wallace sites before being asked to consider formally committing any of these projects so that we can jointly review the relative priority of the respective projects."

During discussion with Mr. Geller, the Committee re-affirmed approval of five family rental housing projects located at Triumph and Templeton, 1800 Block Adanac, 8600 Block Osler, 1300 Block Grant and 950 West 6th Avenue. It was also the consensus that City staff proceed as rapidly as possible with the development of family housing on sites at 2nd Avenue and Wallace and Foster and Euclid.

Mr. R. Rizzardo, Vice-Chairman of Grandview-Woodland Planning Committee, presented a brief (on file in the City Clerk's office) on behalf of the Committee, reviewing the program as it pertained to the Grandview-Woodland area. Triumph and Templeton and Adanac and Salisbury sites were acceptable; however, the Grandview-Woodland Planning Committee had serious reservations about suggested sites at Franklin and Lakeview, Grant and McLean, and 3rd Avenue between Clark and McLean because of their proximity to industrial sites and noise exposure. It was also felt consideration should be given to changing school boundaries to prevent overcrowding if the 8th Avenue and McLean site was developed for families. Mr. Rizzardo advised neighbourhood response to the social housing program in the area had been favourable on the whole with only one community group being vehemently opposed.

The brief concluded with the following recommendations:

a) The allocation of resources to the affected Schools, if required, to maintain the existing quality of education as enrolments increase due to new families moving into the area.

Continued on Page 4. . . .

Clause No. 3 Continued

b) That when management policy for these developments is being worked out, there be consultation with local groups such as the Area Council and Community Resource Board.

c) It is recommended that in conjunction with the proposed developments which will put an additional strain on the existing facilities, and due to the fact that N.I.P. funds are not designated for part of this area, that the City allocate funds to improve neighbourhood services in the areas so affected.

The Grandview-Woodland Planning Committee was congratulated on the content of the brief and advised the recommendations would be taken into consideration as the program proceeded.

Following further discussion, it was

RECOMMENDED

A. THAT the City proceed with family rental housing projects on the following sites and that application be made for funding under Section 15.1 of the National Housing Act:

Triumph at Templeton	(Daon)
1800 Block Adanac	(Daon)
8600 Block Osler	(Westwater)
1300 Block Grant	(Ramage)
950 West 6th Avenue	(Lewarde)

B. THAT family housing projects be processed as rapidly as possible for the following C.D.1 zoned sites and application be made for funding under Section 15.1 of the National Housing Act:

2nd Avenue and Wallace
Foster and Euclid

4. Experimental Shell Housing: Champlain Heights

At the invitation of the Chairman, Mr. R. Henriquez, Architect, addressed the Committee and with the aid of a model demonstrated an innovative shell housing concept developed by the architectural firm of Henriquez & Todd.

Mr. Henriquez explained the concept of a completed exterior and unfinished interior offered the advantage of lower long-term mortgage costs for the home buyer prepared to move into the shell house and undertake finishing work himself. It was estimated, with land costs at $15,000.00 per unit and construction at $25,000.00, plus $5000.00 for services, the homes would come under the A.H.O.P. ceiling of $47,000.00. The saving on construction costs was expected to be approximately $8000.00. Mr. Henriquez suggested shell housing would be particularly suited to a co-operative housing venture in an area such as Champlain Heights. Individual home owners would start out with 950 sq. ft. of living space and end up with a completed home of 1400 - 1500 sq. ft. Mr. Henriquez advised he could get a non-profit group together and come back to Council with a firm proposal.

Continued on Page 5. . . . .

Clause No. 4 Continued

The Committee expressed interest in the concept and Mr. J. M. Moodie, Project Manager for Champlain Heights, was requested to investigage the capability of a demonstration project in Champlain Heights; however, concern was expressed that administrative problems may arise under present City by-laws.

After further discussion, it was

RECOMMENDED

THAT the concept of shell housing as described in the oral report of Mr. R. Henriquez be approved in principle and the Director of Permits & Licenses and the Director of Planning be instructed to investigate and report back to the Committee on by-law amendments which may be deemed necessary.

ENVIRONMENT MATTERS

5. Proposed Leash By-law

City Council, on June 15, 1976, when considering a Committee recommendation that a Leash By-law be introduced, directed the recommendation be referred back to the Committee for further consideration in conjunction with representatives of the Western Federation of Individuals & Dog Organizations (F.I.D.O.).

The Committee this day considered a brief dated June 15, 1976 (on file in the City Clerk's office) presented by Mr. S. G. N. Presley, President of F.I.D.O., submitting that the major dog problem was that of a dog running at large and the passing of a leash by-law would

a) cause unnecessary harassment of responsible dog owners, particularly those with obedience-trained dogs;

b) cause a spirit of confrontation to develop between responsible dog owners and Pound officials where a spirit of co-operation presently exists;

c) cause an unnecessary diversion of scarce dog by-law enforcement resources away from the real problem which is the dog running at large.

The Federation also felt the existing Park by-law was unreasonably restrictive in that insufficient provision had been made for dog exercise space.

Mr. Presley advised members of his organization wholeheartedly endorsed the leashing of dogs in the presence of animals in zoos and parks and voluntarily assisted in policing the Lost Lagoon and Beaver Lake areas of Stanley Park; however, if a Leash By-law was introduced, this important contribution might be withdrawn by the Federation members.

Mr. P. Graham also addressed the Committee and contended there were grounds for a Leash By-law and the Federation had not presented a valid argument.

Continued on Page 6. . . . .

Clause No. 5 Continued

It was

RECOMMENDED

THAT approval be given to the introduction of a Leash By-law and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

The meeting adjourned at approximately 2:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 21422

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

SEPTEMBER 2, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 2, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3.30 p.m.

PRESENT: Alderman H. Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COMMITTEE: M.L. Cross

INFORMATION

1. Liquor Permit Application - 3484 Kingsway

The Committee had before it a report dated August 25, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

In the report the Director of Planning advises that Paxton Associates Limited have filed a development permit application "to alter and use an existing banquet room in the southerly portion of the main floor of the existing motor hotel as a cabaret." The Director of Planning has approved the development permit application with the condition that prior to the issuance of the permit the request be referred to Council Committee for consideration and necessary action.

Mr. E. Arndt, Development Permit Group, showed a rough sketch of the area, indicating the exit from the parking onto Tyne Street; and a proposed senior citizens development at the south-west corner of School Avenue and Tyne Street.

The applicant was not present and the Chairman requested that he be asked to attend the next meeting.

The Committee felt that it would like to have more information with respect to closing hours and traffic problems on the residential street. As a comparison it would like to see information on another major motor hotel on Kingsway, also located in a residential area.

RESOLVED:

THAT this matter be deferred until the next meeting of the Committee at which time information on the hours of operation and the effect of traffic exiting onto the residential street will be available; as well as comparison figures of another motor hotel located in a residential area.

Cont'd.....

RECOMMENDATION

2. Chimo Terrace - Wall Street Park Proposal

The Committee considered a report of the City Manager dated August 25, 1976 (copy circulated).

Mr. D. Purdy, Social Planning Department, outlined the series of events that occurred since the Chimo Terrace Tenants Association requested in November 1972 that a narrow strip of City-owned land on Wall Street be developed as a park and playground for children in the area. He pointed out the fact that the Supervisor of Property and Insurance noted Council's policy to transfer lands at market value. The report suggests that the land be turned over at no cost to the care and custody of the Board of Parks and Recreation.

In the report the Director of Social Planning recommends

"1. That lots A, 1, 2, 3, 4, 5, and 6, Block 16 DL 184, and lots 6, 7, and 8 of Block 19, DL 184 and the two street portions, be approved for park purposes and turned over at no cost to the care and custody of the Board of Parks and Recreation.

2. That the lots A, 1, 2, 3, 4, 5 and 6 Block 16 DL 184; lots 1, 2, 3 and 4 Block 18, DL 184; and lots 6, 7, and 8 Block 19 DL 184 be returned to the Capital Fund from the Property Endowment Fund.

3. That Council approve the sale of lots 4, 3, 2 and 1 of Block 18 DL 184, and that the Supervisor of Property and Insurance be authorized to negotiate the sale to the adjoining owner for report back to Council.

4. That funds from the sale of Lots 4, 3, 2 and 1 of Block 18 DL 184 be set aside for park development and road closures as described in this report.

5. That Oxford Street and Cambridge Street be closed at Wall Street in conformance with the development plans to be prepared by the Parks Board subject to the satisfaction of the City Engineer with regard to the layout of cul-de-sacs, sewer and water services and the retention of any easements that may be required.

6. That the Director of Legal Services be instructed to obtain the required consent as necessary from the registered property owners adjacent to the above-mentioned street closures.

7. That the BCHMC be requested to maintain the Cambridge Street portion as if it were an integral part of the Chimo Terrace site.

8. That copies of these resolutions be sent to CMHC and the Provincial Department of Housing with a request for release of the Federal-Provincial share ($15,000).

9. That park development proceed on the basis of recommendations 1 to 8, once funds are available from the sale of lots, but that Council request the Minister of State for Urban Affairs and the Provincial Minister of Housing to increase their share of the development costs to $52,900, a figure based on a ratio equal to the proportion of Chimo Terrace residents in the service area. "

Cont'd.....

Clause #2 Continued:

Ms. L. Rodriguez of the Chimo Terrace Tenants Association indicated that there may be problems with respect to rush hour traffic on Wall Street. The children's activity area has been located on the south side of the Wall Street but there may be problems with respect to access to the park on the north side of Wall Street. The Committee requested that the City Engineer look into the traffic problems in the area.

RECOMMENDED

A. THAT recommendations 1-9 contained in the report of the City Manager dated August 25, 1976 be approved.

B. THAT the City Engineer be requested to investigate the best method of dealing with traffic problems in the Chimo Terrace area.

RECOMMENDATION

3. Renovation and Conversion of the Carnegie Library for Community Use

The Committee considered a report of the City Manager dated August 26, 1976 (copy circulated) in which the Director of Planning outlines the proposed uses for the renovated Carnegie Library, capital financing and the suggested planning procedure to be followed.

Mr. M. Egan, Director of Social Planning, advised that the only firm commitment for capital financing for the project is the City's allocation of $650,000 in the 1976 Supplementary Capital Budget. The Provincial Minister responsible for the B.C. recreational fund may consider pre-dating the City's application for a grant to the time that the Downtown East Side Residents Association application was submitted. The City encouraged and assisted DERA in filing their application but the Provincial Government has not treated it as a complete application as DERA has no clear rights to the building.

With respect to uses in the building Mr. Egan advised that no priorities have been established for the uses nor has the exact amount of space for each use been determined. Space allocations will be designed to be as flexible as possible. The details of uses and space allocations will be worked out by an architectural and space programming consultant in co-operation with the proposed Carnegie Planning Advisory Committee composed of one staff representative each from Vancouver Library Board, Vancouver Board of Parks and Recreation, Vancouver School Board, Vancouver City College, Division of Building Construction and Maintenance, Social Planning Department and one representative each from Chinatown Historic Area Advisory Committee, Downtown Eastside Residents Association, Japanese Community Volunteers, Strathcona Property Owners' and Tenants' Association and Vancouver Community Arts Council. Three residents of the area, agreed to by the foregoing, will also be appointed to the Committee. The Chairman of the Committee will be the Director of Social Planning or his delegate.

Cont'd.....

Clause #3 Continued:

Mr. B. Erickson, representing the Downtown Eastside Residents Association stated that the Provincial Government should consider an amendment to the grant application to read "City of Vancouver" rather than "Downtown Eastside Residents Association". As the space requirements are already set out in the application that was submitted to the Provincial Government, he questioned why it would take five months to come up with the report on uses and space allocation. He also requested that consideration be given to doing the exterior work i.e. fixing up the roof, as soon as possible.

After discussion the Committee

RECOMMENDED:

A. THAT Council approve the formation of a Carnegie Planning Advisory Committee with Terms of Reference as outlined in Appendix I of the report of the City Manager dated August 26, 1976.

B. THAT Council endorse development of the Carnegie building for the following kinds of uses;

Public Library
Recreation Rooms
Classrooms and Workshops
Meeting Rooms
Display Areas
Performing Arts and Auditorium Space.

C. THAT the Carnegie Planning Advisory Committee report its recommendations on the hiring of space programming consultants, including consultants' fees, to Council by the end of October, 1976.

D. THAT the Director of Social Planning report back to Council in January 1977 on the results of the Consultants' and Carnegie Planning Advisory Committee's work on programming and, at the same time, report with recommendations for proceeding with the design phase.

E. THAT the Director of Social Planning keep the Committee and Council informed on his efforts to secure additional capital funding.

F. THAT the Director of Social Planning report to the Committee in January 1977 with recommendations on appropriate Management of the facility and on operating estimates and sources of operating funds.

G. THAT the Assistant Director, Building Construction and Maintenance (City Architect) prepare an interim report to the Committee outlining the costs involved with commencing exterior renovation as soon as possible.

Cont'd.....

4. Jericho Park - Use of Hangar #5

Mr. A. Clapp, representing the Greenpeace Foundation, appeared before the Committee to request the use of Hangar #5 in Jericho Park on Monday, September 6, 1976 for the purpose of a homecoming event for the ship Greenpeace VII. Mr. Clapp stated the Parks Board on August 31st had granted the use of the Jericho plaza areas only and suggested the Director of Permits and Licences be requested to grant a special permit to allow the use of Hangar #5. The Director of Permits and Licences advised the Parks Board that no such special permit exists.

Mr. B. Wyatt, Administrative Officer, Department of Permits and Licences, stated that special permission had been granted by Council for the use of the buildings during Habitat. Since that time, the Director of Permits and Licences has stated that no use of the buildings at Jericho would be allowed until the buildings meet all codes and by-law requirements.

Mr. M. Smith, Director of Communications, Board of Parks and Recreation, advised that water and power services had been disconnected. The water would not be turned on and if power is required it would be reconnected at the expense of the Greenpeace Foundation.

Discussion centred on other approvals that would be necessary, i.e. Provincial Fire Marshall, and Mr. Clapp acknowledged that he would need to obtain other approvals.

With the addition of two Council members, making a majority of Council present, the Committee

RESOLVED:

THAT approval be given to the Greenpeace Foundation for the use of Hangar #5 in Jericho Park during the daylight hours on Monday, September 6, 1976, for the purpose of a homecoming event for the ship Greenpeace VII; subject to the large hangar doors remaining open at all times.

The meeting adjourned at 4.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 22

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 9, 1976

A meeting of the Standing Committee of Council of Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, September 9, 1976 at approximately 1:30 p.m.

PRESENT:	Alderman Volrich, Chairman Alderman Bowers Alderman Kennedy Alderman Marzari Alderman Sweeney
ALSO PRESENT:	Alderman Boyce
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Festival Concert Society - Cultural Grant Request

The Committee had for consideration a Manager's report dated September 7, 1976 (copy circulated) wherein the Director of Social Planning reported on the Festival Concert Society's request for a grant of $3,000 from the City of Vancouver in rental fees towards the use of the Playhouse Theatre to present 30 coffee concerts commencing September, 1976. Admission will be one dollar. Mr. Dobbin's office advises that each performance would cost $175 rental fee. Half of this would be $87.50 x 30 for a total of $2,625.

The Director of Social Planning recommends support of the proposal, however, he has the following two reservations:

1. The Society's budget shows revenue from ticket sales (an average 200 people per concert) of $6,000. There is another $6,252 shown in the form of a grant request from the Community Arts Council. The budget also reveals a total publicity allocation of $1,500 for the 30 week program which is to be scheduled at 11 a.m. on Sunday mornings. Given the funding pattern of the Community Arts Council, the timing of the program and the paucity of funds for publicity, we believe that the Festival Concert Society should expect to receive only about half of the total revenue they show in their budget, i.e. $6,000 rather than $12,000.

2. If the revenue shown in the budget (exclusive of the civic grant) is not forthcoming, there appears to be no commitment on the part of the Festival Concert Society to follow through on its 30 concert program using the society's own financial resources.

Mr. Johannsen, Executive Director, Festival Concert Society, stated that the Society will give a firm commitment to 30 performances in the Playhouse Theatre.

Cont'd . . .

Clause #1 continued:

Following further discussion it was

RECOMMENDED

A. THAT subject to confirmation of $6,250 from the Community Arts Council or from an alternate source, and subject to a firm commitment by the Society for a 30 week schedule of concerts, an amount equal to half the rental for the use of the Playhouse Theatre on 30 Sunday mornings at 11 a.m. be approved by City Council.

B. THAT these funds be credited to the Auditorium Board as the schedule of performances occur and requirements for payment for the other half of theatre rental are met.

INFORMATION

2. Harbour Park Plebiscite - Draft Pamphlet

Mr. Bud Elsie, Advertising Consultant, circulated a draft information pamphlet, to be circulated to the voters, for the consideration of the Committee.

Discussion took place on changing the wording of the ballot approved by Council on August 31, 1976 and the City Clerk advised that if only the figure were omitted it could be handled as an amendment.

The Committee considered each paragraph of the pamphlet individually and made several changes and suggestions. It was agreed that the draft pamphlet would be circulated to all Members of Council who could set out their comments and suggestions for consideration at a special meeting of the Finance Committee on Tuesday, September 14, 1976 at 12 noon, to which all Members of Council will be invited. The final draft of the Committee will be presented to Council for final decision on September 21, 1976.

Representatives of the Save the Entrance to Stanley Park Committee were invited to submit their comments on the draft pamphlet on September 14, 1976.

It was agreed that the Committee would reconvene at 12 noon, Tuesday, September 14, 1976 to further consider this matter.

(Alderman Boyce left the meeting at this point.)

3. Local Initiatives Program - 1976-77

On August 10, 1976 City Council passed the following motion:

"THAT the L.I.P. proposals be submitted to the Standing Committee on Finance and Administration with authority to apply for projects on the City's behalf."

The Committee had for consideration a report of the City Manager dated August 31, 1976 and an attached summary (copies circulated) on the Local Initiatives Program for 1976-77, outlining City Department projects whose total value is approximately $1,670,000. The City's portion of the total is approximately $413,000.

Cont'd . . .

Clause #3 continued:

The Committee heard representatives from the various City Departments concerned and placed a priority rating of 1, 2 and 3 on each item requested as follows:

Priority One

1. Payrolls and Claim Processing
2. Photo Restoration and Cataloguing
3. Transferred Records Index
4. Traffic Plan
6. Hazardous Waste Inventory
7. Ramp Installations Curbed Intersections
9. Operation Identification
10. Community Awareness - 911 Phone System
11. Facility Data Bank
12. Access
14. Champlain Heights - Areas E & F
17. Jericho Park Development
22. C.A.R.E. (Resources for Elderly)
23. Health Posters
24. Prenatal Nutrition Counselling Awareness
25. Hope
32. Houseboats - Waterfront
33. Street End Mini Parks
35. Public Art Collection Service
38. Preventive Maintenance Data

City $127,061 L.I.P. $556,786 Total $683,847

Priority Two

8. Microfilming Historical Police Records
13. English Bay - Bicycle Path
18. Ft. of Angus - Park Development
20. Street Tree Planting
21. Musqueam Park
26. Vancouver Housing Needs Study
27. Central Area Inventory & Mapping
29. Kitsilano's Heritage

Cont'd . . .

Clause #3 continued:

Priority Two continued

30. Central Area Pedestrian Study

31. West End Physical and Community Survey

36. Vancouver Heritage Productions

37. Community Outreach

City $159,923 L.I.P. $376,118 Total $536,041

Priority Three

5. Soil Resistivity Survey

15. Brockton Oval Enclosure

16. Stanley Park - Lost Lagoon Sanctuary Ext.

19. Stanley Park - Reforestation

28. Streetscape Preservation

34. City Census Pilot Study

City $125,605 L.I.P. $152,320 Total 277,925

Total City share for priorities 1 and 2 is $286,984. L.I.P. claim $932,904. Total projects costs $1,219,888.

Following discussion it was

RESOLVED

A. THAT the items listed above in priorities 1 and 2 be approved for submission to Canada Manpower and that the City's share of approved projects for 1976 in the amount of $78,000 be provided from Contingency Reserve and that the 1977 estimated City share amounting to $209,000 be included in the 1977 Revenue Budget;

B. THAT the Assistant City Engineer be authorized to sign the application forms and the agreement forms on behalf of the City to make minor adjustments and/or combine applications where necessary.

C. THAT the City Manager be authorized to place the City's application in an order of priority if requested to do so by Canada Manpower.

(Copies of detailed submissions on file in the City Clerk's Office).

The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 23

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

September 14, 1976

The Finance and Administration Committee with all Members of Council invited to attend, reconvened its meeting of September 9, 1976 at 12 noon, Tuesday, September 12, 1976 in Committee Room No. 3, third floor, City Hall.

PRESENT:	Alderman Volrich, Chairman Alderman Kennedy Alderman Marzari - Cl. 1 only Alderman Sweeney
ABSENT:	Alderman Bowers
ALSO PRESENT:	Alderman Bird Alderman Boyce) Alderman Cowie) Cl. 1 only Park Board Chairman May Brown
COMMITTEE CLERK:	H. Dickson

RECOMMENDATIONS

1. Harbour Park Plebiscite - Wording of Pamphlet

At its meeting on September 9, 1976 the Finance and Administration Committee was in receipt of a draft information pamphlet prepared by public relations consultant Bud Elsie on the Harbour Park plebiscite; considered this draft, made several changes and suggestions, and deferred further consideration to a special meeting at this date to which all Members of Council were invited.

Representatives of the Save the Entrance to Stanley Park Committee were invited and appeared before the Committee.

Distributed at the meeting were:

(a) An undated submission from the Save the Entrance to Stanley Park Committee (copies circulated) which comprised the City's proposals for the pamphlet with comments and recommendations offered by the Save the Entrance to Stanley Park Committee.

(b) A letter dated September 14, 1976 from the Park Board (copies circulated) advising of the Park Board's resolution of September 13, 1976 with respect to the wording of the Harbour Park plebiscite.

(c) An undated submission from Alderman Kennedy (copies circulated) offering suggestions for the pamphlet on the Harbour Park plebiscite.

There was a considerable and wide-ranging discussion not only on the composition of the pamphlet itself but also on the actual wording of the Harbour Park plebiscite and on the future use of the site.

Cont'd . . .

Clause #1 continued:

Some points of consideration were:

- Whether or not to omit any reference in the actual wording of the plebiscite to the City's cost of some $4.7 million.

- Should the property be taken over by the Property Endowment Fund;

- What type of development should be placed on the land for the City should the voters decide the City should retain the site;

- Some of those in attendance queried why any plebiscite should be held at all; why Council should not decide on its own whether to retain or sell all or part of the site to recover its costs;

- It was noted the plebiscite is merely a public opinion poll which would provide guidelines for next year's Council on the future of the property.

Noting that some Aldermen were questioning whether or not to proceed with the plebiscite on the Harbour Park issue, the Chairman reminded those present that Council was unanimous in its decision June 15, 1976 to go to the voters on the issue of the future of the Harbour Park site.

(The Chairman then ruled that all seven Aldermen in attendance would have a vote on any motions put and that these votes would be recorded.)

It was then

RECOMMENDED by Alderman Marzari,
THAT Council rescind its resolution of June 15, 1976 to submit a plebiscite to the electors on the future of the City-owned land at Harbour Park.

- LOST

(Aldermen Bird, Cowie, Kennedy, Sweeney and Volrich opposed)

During discussion it was noted the proposed question on the ballot is:

"Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets by the use of the $4,731,500 from reserve funds?"

It was then

RECOMMENDED by Alderman Kennedy,
THAT the wording "by the use of $4,731,500 from reserve funds" be deleted from the question on the Harbour Park ballot provided, however, that such costs are spelled out in the information pamphlet to be distributed to voters.

- CARRIED

(Aldermen Bird, Cowie and Volrich opposed)

Cont'd . . .

Clause #1 continued:

Therefore the question on the ballot would be:

"Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets?"

- -

The Committee then discussed the wording of the pamphlet, considered various alternatives, heard from representatives of the Save the Entrance to Stanley Park Committee, and

RECOMMENDED

THAT the following wording be adopted by Council for the pamphlet:

The Harbour Park site is bounded by Stanley Park, Georgia Street, Denman Street and Coal Harbour.

The total site covers approximately 13.4 acres.

In October, 1973 for the sum of $2 million the City was authorized by Vancouver voters to purchase .6 acres of free hold and to acquire the lease on the 9.52 acres of the filled water lots which were available from Dawson Developments Ltd. which then controlled the total 13.4 scre site. The voters turned down the purchase of the remaining 3.4 acres, located between Gilford and Denman Streets, for $4.4 million.

The above map indicates the area that was approved for purchase and the area that was turned down.

In order to obtain the 10 acres the voters wanted, the City bought the entire site including the additional 3.4 acres, using reserve funds, leaving a net cost of $2 million for the 10 acres.

The City's intention at that time was to sell the 3.4 acres so it could recover the $4.4 million that had been paid for it leaving a net cost of $2 million.

Development proposals for the land were called and several were submitted. One was selected but it did not go ahead.

Now the question before the voters on November 17, 1976 is whether the City itself should retain ownership of the 3.4 acres which, to date, has cost $4,731,500. This figure includes the purchase price and other expenses incurred by the City. The question on the ballot is:

"Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets?"

(NOTE: Whether "by the use of $4,731,500 from reserve funds" will be included on the ballot will be determined by Council's vote on the earlier recommendation contained in this report).

If the majority of the voters say "yes", the 3.4 acres will be retained for public use with development prospects in phases, as funds become available, such as solutions to the traffic problems on the Georgia Street approach to Stanley Park, followed by developments of marine, recreational, and tourist amenities suitable to the nature and the beauty of the site.

Cont'd . . .

Clause #1 continued:

If the majority say "no", the City will make further attempts to recover as much of the purchase price as possible by inviting development proposals which will probably have a medium or high density nature. Funds that are recovered would be returned to the reserve fund and could be available for other civic purposes.

The Harbour Park site plebiscite is not part of the Five-Year Plan vote but a separate question.

INFORMATION

2. Information Pamphlet on Five-Year Plan

The Committee had before it for consideration proposed information pamphlets prepared by public relations consultant Bud Elsie.

There was brief discussion on this matter with Mr. Elsie explaining he has already revised with various Civic officials the material before the Committee this date and that an up-dated information pamphlet is now being prepared.

The City Engineer and the Chairman of the Park Board advised the Committee they had met with Mr. Elsie and his proposed changes are acceptable to them.

Following brief discussion it was

RESOLVED

THAT Mr. Elsie's proposed brochure on the Five-Year Plan considered by the Committee this date and as further revised by him having met with various Civic officials be recommended to Council on September 21, 1976 for approval.

(Subsequent to the meeting the Clerk's Office obtained a copy - Report VI (i) of the latest revised Five-Year Plan pamphlet).

INFORMATION

3. Advertising for the Five-Year Plan - Interim Report from Intercorp Marketing

A representative of Intercorp Marketing appeared before the Committee and presented briefs containing alternative proposals (copies circulated) for the following types of advertising to be used to publicize the Five-Year Plan: billboards, exterior busboards, interior buscards and newspaper and radio advertisements. Also included in the brief was a budget for the advertising.

Artist's conceptions, in colour, of the billboards and buscards were displayed for the Committee to view.

The Intercorp representative explained the advertising campaign would be concentrated in the three to four weeks prior to the November 17, 1976 vote; that 60 billboards will be used, 20 a month ahead of the vote and an additional 40 two weeks ahead of the vote. There will be 110 exterior busboards measuring 30 by 139 inches and 550 interior buscards.

Cont'd . . .

Clause #3 continued:

The billboard and busboard advertising will be colour-coded to match the colours on the four-part ballot on the Five-Year Plan.

During discussion it was stressed by the Committee that political candidates should not be used to endorse the Five-Year Plan in radio advertising.

Following discussion it was

RESOLVED

THAT Proposal No. 1 for the billboards and Proposal No. 1 for the exterior busboards be approved (See attached brief from Intercorp).

Owing to time restrictions the Committee deferred further consideration on the advertising proposals for radio and newspapers to its next meeting.

The meeting adjourned at approximately 2:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 23424

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

SEPTEMBER 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 9, 1976 at approximately 3.45 p.m.

PRESENT: Alderman Bowers (Chairman)
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce

CLERK TO THE COMMITTEE: M.L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications

The Committee had before it a memorandum dated August 27, 1976 from the Zoning Division of the Planning Department, forwarding the monthly status of rezoning applications as of August 26, 1976 (on file in the City Clerk's office).

RESOLVED:

THAT the report on the monthly status of rezoning applications as of August 26, 1976 be received.

2. Standards of Maintenance By-law

The Committee considered a report dated August 18, 1976 which the City Manager submitted for Information (on file in the City Clerk's office).

At a Public Hearing on July 27, the Chairman requested the City Clerk to arrange for the Committee to consider whether the Standards of Maintenance By-law could include provisions that would apply to abandoned houses and vacant lots.

Attached to the Manager's Report was a previous report dated February 19, 1976 which was submitted to the Standing Committee on Housing and Environment. In this latter report the Director of Legal Services reports:

Cont'd.....

Clause #2 Continued:

"It seems to me that in order to apply the By-law a building must be a dwelling. If there has been total abandonment by the owner with a view to redevelopment to something else, I would doubt that it would apply. If the premises were totally vandalized so that they were quite incapable of being used as below standard accommodation, I doubt that it would apply. It may well be that the section could be interpreted as meaning "occupied habitable accommodation" because the section is concerned with protecting the occupants of dwellings. The very least, I think, would be that the building must be capable of being used for housing, albeit below the standard required. I think a Court would have difficulty supporting an Order where the owner indicates that he wishes to discontinue using it for living accommodation or, to put it another way, I do not believe the section could be used to recreate or create housing accommodation. If this were the case, it would be, in effect, freezing a person's use of his land if it had ever been used for habitable accommodation and is a deprival of his rights under the Zoning and Development By-law.

In addition, the section is concerned with "repairs, renovations or alterations". This suggests there is something in existence but which is below a prescribed standard. It would not, I think, include massive reconstruction or recreation.

In the end result, however, the only way to find out what the section covers would be to have a test case."

The Committee discussed the merits of testing the interpretation of the by-law by getting an agreement with one of the persons who has allowed a dwelling to contravene the provisions of the Standards of Maintenance By-law, that the matter could be placed before the Court, at City's cost.

A motion that the City undertake a test case to obtain a legal interpretation of the Standards of Maintenance By-law was put and LOST.

RESOLVED:

THAT the report of the City Manager dated August 18, 1976 be received.

Cont'd.....

RECOMMENDATION:

3. Denman Street Beautification

The Committee had before it a report dated August 25, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

Ms. B. Howard of the Planning Department advised that notices describing a meeting to seek reactions to a possible beautification programme for Denman Street, had been sent to 39 property owners and 113 merchants. Only 25 persons attended, most generally opposed at this time to an increase in taxes or to beautification having priority over other concerns, i.e. zoning regulations, parking and traffic. For this reason the Director of Planning suggested that the proposed Denman Street beautification not be pursued any further at this time unless considerable further interest is expressed by Denman Street property owners and merchants.

Some members of the Committee felt that the City, on the initiative principle next year, should proceed with the upgrading of Denman Street, perhaps including some tree planting.

In answer to a query as to whether this could be undertaken by the City on the initiative principle, Mr. R. Currie, Engineering Department, advised that the City could proceed by 2/3 majority of Council. The property owners would be notified and if objections were filed by more than 1/2 the property owners representing more than 1/2 the assessed value of the properties concerned, the project would be defeated.

After discussion, the Committee

RECOMMENDED

A. THAT the proposed Denman Street Beautification not be pursued any further at this time.

B. THAT the City Engineer be instructed to report back on a proposal for improving paving and sidewalks on Denman Street on the Initiative principle in 1977; such report to include comments on street planting and other items usually undertaken in beautification projects.

(Aldermen Bird and Kennedy wishes to be recorded as opposed to Recommendation A. Alderman Cowie wished to be recorded as opposed to Recommendation B.)

4. Fairview Slopes Rezoning

The Committee had before it a report dated August 26, 1976 (copy circulated) which the City Manager forwarded for Consideration.

In the report, the Director of Planning outlines the draft (FM-1) Fairview Multiple Dwelling District Schedule for the Fairview Slopes which is intended to enhance the small scale residential character by encouraging retention of existing houses and permitting new low-profile residential development in the area bounded by Hemlock Street, 8th Avenue, Ash Street and 6th Avenue. Some compatible commercial and ancillary uses may be included.

Cont'd.....

Clause #4 Continued

The Director of Planning recommended:

"(1) THAT the draft (FM-1) Fairview Multiple-Dwelling District Schedule attached as Appendix II of this report be referred direct to a Public Hearing after a report has been received from the Vancouver City Planning Commission.

(2) THAT the draft Land Use/Urban Design Guidelines attached as Appendix III of this report be adopted as the basis for the exercise of discretion by the Director of Planning within the context of the (FM-1) Fairview Multiple-Dwelling District Schedule, subject to Council approval of this Schedule at a Public Hearing."

The Committee

RECOMMENDED:

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated August 26, 1976 be approved.

5. Rezoning - Jericho/Locarno Area

Before the Committee for Consideration was a report of the City Manager dated August 24, 1976 (copy circulated).

In the report the Director of Planning and the Supervisor of Property and Insurance outline alternatives to the existing C-1 zoning located adjacent to the intersections of Sasamat Street and Belmont Avenue and Sasamat Street and North-West Marine Drive/ Hadden Avenue in the Jericho/Locarno area (Lots 12 and 13, Block 129 DL 540 and Lots 27 and 28 AMD, Block 130 DL 540).

The Director of Planning proposes that City-owned Lot 12 and privately-owned Lot 13 in Block 129 be rezoned from C-1 to RS-1 (which is the existing zoning for the remainder of Block 129) and that City-owned Lots 12 and 15 in Block 129 be subdivided, each into two parcels, measuring approximately 60' x 95'.

In Block 130 the following two alternatives are proposed:

"Alternative #1 - re-zone Lot 27 and 46.6 feet of Lot 28 AMD, Block 130, D.L. 540 from C-1 Commercial to RS-1 Residential and, further, apply to resubdivide this property into three lots of approximately 46.6 feet frontage each.

Alternative #2 - re-zone Lots 27 and 28 AMD, Block 130, D.L. 540 from C-1 Commercial to CD-1 Comprehensive Development of combined retail and residential use and, further consolidate these two lots for development. "

Cont'd.....

Clause #5 Continued

After discussion the Committee

RECOMMENDED:

A. THAT the Director of Planning be instructed to apply to rezone Lots 12 and 13, Block 129, D.L. 540 and Lots 27 and the northerly 46.6 feet of Lot 28 AMD, Block 130, D.L. 540 from C-1 to RS-1 and refer such application direct to Public Hearing after a report is received thereon from the Vancouver City Planning Commission.

B. THAT, after City-owned Lot 12 is rezoned to RS-1, it and City-owned Lot 15 each be subdivided into two lots, for a total of 4 lots each measuring approximately 60' x 95'.

C. THAT, after rezoning City-owned Lot 27 and the northerly 46.6 feet of Lot 28 AMD, the land be consolidated and resubdivided into three lots of approximately 46.6 feet frontage each.

6. Central Waterfront - Draft Official Development Plan

The Committee considered a report of the City Manager dated August 26, 1976 (copy circulated) in which the Director of Planning outlines the draft Official Development Plan for the Central Waterfront District.

The Director of Planning requested guidance as to whether it was still the Committee's intention for the rezoning to be enacted this year. He would like to circulate the draft Official Development Plan to the interested public and arrange public meetings to obtain reactions and opinions to the proposed rezoning.

The Director of Planning recommended

" (i) That the revised draft Official Development Plan for the Central Waterfront District be received and be made available for the interested public, in addition to those directly affected by the proposals.

(ii) That a Public Meeting(s) be arranged to obtain opinionsfrom the interested public during September.

(iii) That the Director of Planning report back in early October with the proposed Zoning for the Central Waterfront District suitable for referral to:

(a) the G.V.R.D. with a view to obtaining third reading of the change in description of the area from 'Industrial' to 'Urban'; and,

(b) A Public Hearing "

Cont'd.....

Clause #6 Continued

After discussion the Committee

RECOMMENDED:

A. THAT the revised draft Official Development Plan for the Central Waterfront District be received and made available to those organizations directly affected by the proposals and to the interested public, after minor wording changes as the Director of Planning may see fit.

B. THAT the Director of Planning proceed with a programme to explain the proposed zoning controls for the Central Waterfront District to interested parties; with a report back to the Committee in October on the results of the public meetings.

C. THAT recommendation 3 of the Director of Planning contained in the Manager's report dated August 26, 1976, be deferred until the above-mentioned report from the Director of Planning is received.

(Alderman Bowers wished to be recorded as opposed to Recommendation C)

INFORMATION

7. Oppenheimer Area Land Use and N.I.P. Concept Plan

The Committee considered a report of the City Manager dated September 2, 1976 (on file in the City Clerk's office) in which the Director of Planning outlines the proposed Oppenheimer Area Land Use and N.I.P. Concept Plan, prepared by the Oppenheimer Area Planning Committee with the assistance of civic departments.

Ms. D. Jan, Area Planner, stated the Director of Planning supported the direction taken by the Area Planning Committee with four exceptions.

Ms. J. Swanson, representing the Oppenheimer Area Planning Committee, Mr. B. Eriksen, representing the Downtown Eastside Residents Association, and Mr. Nye, representing businessmen of the area commented briefly on the Concept Plan.

The Committee felt that the matter should be deferred to the next meeting to give those concerned an opportunity to study the report. As the Committee had just received the report the previous day and had insufficient time to study it, it was agreed to defer consideration of same until the September 23 meeting.

It was also agreed that the Area Planner would arrange a walking tour of the area on Tuesday morning, September 21, prior to the report being reconsidered on September 23.

Cont'd.....

Clause #7 Continued

RESOLVED:

A. THAT the Area Planner arrange a walking tour of the Oppenheimer area on Tuesday, September 21, 1976 and invite members of Council and those concerned to attend.

B. THAT consideration of the Manager's report dated September 2, 1976 be deferred to the Committee meeting of September 23, 1976.

8. Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated September 8, 1976 (on file in the City Clerk's office) in which recommendations are set out with respect to five items referred to him by Council on August 10, 1976.

The five items are the following recommendations of the Director of Planning which were submitted to Committee on July 22, 1976 and referred to the Manager for further study and report back by mid-September:

"1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.

2. That the D.P. Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.

4. That the Fairview Slopes area be included in the Central Area process system.

6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.

7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the D.P. Board/Panel. "

Cont'd.....

Clause #8 Continued

The City Manager recommended:

"(a) THAT, in regard to the Director of Planning's recommendation #1, the sentence "Any special staff or consultant needs would be reported to Council separately." be deleted and that the Administrative Analyst assist the Director of Planning and the Development Permit Board in developing systems to monitor the operation of the Board for the 12-month period to assist in the evaluation referred to therein;

(b) THAT, in regard to the Director of Planning's recommendation #2, the following words be added, "and may request Council for the Planning & Development Committee to hold such special meetings."

This recommendation is to provide an opportunity for Council to hold special meetings on major matters if they desire, and would forestall confliction of opinions at an early stage;

(c) THAT, in regard to the Director of Planning's recommendation #4, the geographical location of the Fairview Slopes makes this inclusion sensible;

I am reluctant to recommend the expansion of the jurisdiction of the Board in view of the continuing evaluation of the Board's function and the possible extra expense of processing development permits through the Board;

(d) THAT, in regard to the Director of Planning's recommendation #6, the Director of Planning report to the Committee on the extent of detail and the guidelines involved in this recommendation.

I am advised that these guidelines are already being prepared and believe the Committee should have a progress report as soon as possible to indicate how extensive the guidelines will be;

(e) THAT, in regard to the Director of Planning's recommendation #7, the Director of Planning report further to the Committee on the extent of such programs, diagrams, etc., the budget for this activity and the timing for implementing this recommendation;

(f) One attachment to the subject report was a memo from the Director of Planning to the Development Permit Board suggesting an examination and possible changes to the procedure for processing development permits through the Staff Committee.

I RECOMMEND that this matter be referred to the Administrative Analyst for discussion with the appropriate departments, for report back to myself;

(g) THAT Council reconsider the matter of permitting an appeal to City Council on the decisions of the Development Permit Board. "

Dr. J. Denholm and Mr. C. Leonoff, two members of the Development Permit Advisory Panel were present for the discussion. They had just received copies of the Manager's report as did the Committee. They requested an opportunity to speak to the Manager's report.

During the discussion, it was agreed that the Planning and Development Committee, and any other interested members of Council, should observe a Development Permit Board meeting and

Cont'd.....

Clause #8 Continued

then carry on an informal discussion over dinner with respect to the function of the Board and the Advisory Panel. After this informal meeting, the Committee would reconsider the report of the City Manager at a later meeting. Mr. Spaxman, Director of Planning and Chairman of the Development Permit Board, advised that the next meeting of the Board would be held on September 27, 1976.

The Chairman instructed the Clerk to carry out the necessary arrangements for the informal dinner meeting.

RESOLVED:

THAT the Committee and other interested members of Council be invited to observe the meeting of the Development Permit Board to be held on September 27, 1976; and to attend an informal meeting of the Committee, the Development Permit Board and the Development Permit Advisory Panel.

FURTHER THAT consideration of the report of the City Manager dated September 8, 1976 be deferred until after the informal meeting.

The meeting adjourned at approximately 5.25 p.m.

****

Note from Clerk:

Subsequent to the meeting of the Committee, the Chairman was contacted by the Chairman of the Development Permit Board who requested that the informal meeting take place after the October 12 meeting of the Board due to the fact that several key people will be absent from the meeting of September 27, 1976.

FOR COUNCIL ACTION SEE PAGE(S) 24-25

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich.

ABSENT: Alderman Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students in Social Studies from the General Brock School, Vancouver, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Cowie
SECONDED by Ald. Bird
THAT the Minutes of the Regular Council Meeting of September 21, 1976, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Council recess and reconvene later this day, following the Special Council (Public Hearing).

- - - - - -

The Regular Council reconvened at 2.20 P.M. with the same members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Kitsilano Tidal Pool Replacement
Choice of Architect.

Council, on July 27, 1976, considered a letter from the Park Board on Choice of Architect for the Kitsilano Tidal Pool. At that time Council passed a motion requesting that the Park Board and the Medical Health Officer appear before Council on the matter and, in particular, to discuss with Council the question of alternative proposals to replacing the Pool.

Mrs. May Brown, Chairman of the Park Board, advised Council that, at this time, the Park Board only wishes to initiate the first step in the total planning process. This would be to retain an architect to explore the possibilities relating to all aspects of the Kitsilano waterfront for an early report back to the Park Board on alternative replacement proposals. It is intended that the alternative proposals would then be submitted to members of the Kitsilano community and all other interested parties for public reaction to the proposals. Mrs. Brown gave an undertaking that the Park Board will keep Council advised of the architect's proposals and any other steps they may wish to take on the Tidal Pool replacement.

MOVED by Ald. Volrich
THAT the actions of the Park Board, as outlined this day by Mrs. Brown, Chairman of the Board, be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer consideration of Unfinished Business Item #2 with respect to Development Permit Applications for 3135 and 3080 West Broadway, pending the hearing of delegations this evening.

COMMUNICATIONS OR PETITIONS

1. Resignation - Alderman Bowers.

Council, on September 21, 1976, appointed Alderman Bowers to the position of City Manager, effective January 1, 1977.

At the request of Council, Alderman Bowers, in a letter dated 7.35 p.m. September 21, 1976, tendered his resignation as Alderman, and extended his best wishes to Council for the remaining months of this year.

MOVED by Ald. Volrich
THAT the letter of resignation from Alderman Bowers be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Oppenheimer Area Land Use and N.I.P. Concept Plan.

Council had for consideration a request from the Downtown Eastside Residents' Association, as well as a number of other organizations, to appear as delegations this evening on the above clause in the Planning and Development Committee's report dated September 23, 1976.

MOVED by Ald. Bird
THAT the delegation requests not be approved.

- LOST

(Ald. Boyce, Cowie, Harcourt, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Boyce
THAT the delegation requests for this evening be approved, and the relative clause in the Planning and Development Committee's report dated September 23, 1976, be deferred until that time;

FURTHER THAT, when this matter is under consideration Council first hear an explanation from the Area Planner.

- CARRIED

(Ald. Sweeney opposed)

3. B.C.Hydro - Bus Rates and Rental Accommodation for Families with Children.

Council had for consideration a letter from the Downtown Eastside Residents' Association requesting permission to make representations this evening on Alderman Rankin's motions on B.C. Hydro Bus Rates and Rental Accommodation for Families with Children. A number of other organizations also requested an opportunity to appear before Council this evening on these two motions.

MOVED by Ald. Sweeney
THAT the delegation requests not be approved.

- LOST

(Ald. Boyce, Harcourt, Marzari, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt
THAT the delegation requests for this evening be approved.

- CARRIED

(Ald. Bird, Cowie, Kennedy and Sweeney opposed)

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 24, 1976

Works & Utility Matters
(September 24, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tender - Supply of Ready-Mixed Concrete
Cl. 2: I.C.B.C. Seat Belt Bumper Stickers

Tender - Supply of Ready-Mixed Concrete
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I.C.B.C. Seat Belt Bumper Stickers
(Clause 2)

MOVED by Ald. Bird
THAT Council approve the display of I.C.B.C. Seat Belt Bumper Stickers on the City's fleet of cars and trucks, subject to there being no cost to the City as a result of this program.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(September 24, 1976)

Integration of Victorian Order of Nurses Service.
(Clause 1)

The Medical Health Officer answered a number of questions from Council on this report. In addition, he explained that the Provincial Government has at no time during negotiations given an undertaking that it would underwrite any indirect costs incurred by the City relative to this program (e.g. purchasing, payroll costs, etc)

MOVED by Ald. Bird
THAT recommendations 'A' and 'B' of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 24, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Rezoning Application - 2617 East Broadway
Cl. 2: Rezoning Application - 4870 Oak Street
Cl. 3: Keylock Truck Fuelling Stations
Cl. 4: Hardship Application - 1415 East 20th Avenue
Cl. 5: Development Permit Application - 2850 West 1st Avenue
Cl. 6: Development Permit Application - 1135-1155 West 7th Avenue
Cl. 7: Rezoning Application - S/E Corner West 33rd Avenue and MacKenzie Street

cont'd....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building and Planning Matters
(September 24, 1976) (Cont'd)

Rezoning Application -
2617 East Broadway.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager contained in the above clause be approved;

FURTHER THAT the Director of Planning report back to Council on alternative appropriate zoning for this property.

- CARRIED UNANIMOUSLY

Rezoning Application -
4870 Oak Street
(Clause 2)

It was noted that Mr. Halperin, the applicant, was present in the Council Chamber at this time.

MOVED by Ald. Bird
THAT Council hear representation from Mr. Halperin.

- CARRIED UNANIMOUSLY

Mr. Halperin addressed Council and stated that the reason for his application was to permit his brother-in-law, who is presently living with him, to continue to reside in the same dwelling but to provide him with separate kitchen and bathroom facilities.

MOVED by Ald. Volrich
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie
THAT the Director of Planning investigate and report back on the feasibility of permitting, under the R.S.1 zoning, some form of increased density, such as 'In-law' suites, in the dwellings located on the east side of the 4800 block Oak Street.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

Keylock Truck Fuelling Stations
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager contained in this clause be approved;

FURTHER THAT the Director of Legal Services and the Director of Permits and Licenses be instructed to create a new category in the License By-law to recognize this new method of marketing fuel to commercial customers and to control the numbers of such outlets.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building and Planning Matters
(September 24, 1976) (Cont'd)

Hardship Application -
1415 East 20th Avenue.
(Clause 4)

Consideration of this clause was deferred, pending the hearing of a delegation.

Development Permit Application -
2850 West 1st Avenue
(Clause 5)

MOVED by Ald. Kennedy
THAT the Director of Planning be requested to approve Development Permit Application #74120 for 2850 West 1st Avenue.

- CARRIED

(Ald. Sweeney opposed)

Development Permit Application -
1135 - 1155 West 7th Avenue
(Clause 6)

MOVED by Ald. Bird
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - S/E Corner
West 33rd Avenue and MacKenzie Street.
(Clause 7)

MOVED by Ald. Bird
THAT the recommendations of the Director of Planning contained in this report be received, and the whole matter be referred to a Public Hearing.

- CARRIED

(Ald. Sweeney opposed)

Finance Matters
(September 24, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Central and Oliver Hotels
Cl. 2: Disposal of U.N. Habitat Flags and Banners
Cl. 3: Tenders for Police Annex

Central and Oliver Hotels
(Clause 1)

MOVED by Ald. Volrich
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(September 24, 1976) (Cont'd)

Disposal of U.N. Habitat
Flags and Banners
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Tenders for Police Annex.
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 24, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Classification Review, One Position, City Planning Department
Cl. 2: Extension of Time for Temporary Additional Electrical Inspector for Fire Alarm and Emergency Lighting Inspection

Classification Review, One Position,
City Planning Department
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Extension of Time for Temporary
Additional Electrical Inspector for
Fire Alarm and Emergency Lighting Inspection
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(September 24, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Demolition - 407 Prior Street
Cl. 2: Sale to Villa Cathay Care Home Society - S/S Union between Campbell and Raymur Avenues
Cl. 3: Lease renewal Cafeteria Lease - City of Vancouver to C.N.I.B. (Caterplan Services)
Cl. 4: Sale and Resubdivision of City-Owned Property and Lane - S/S King Edward Avenue West of Balkan Street

Demolition - 407 Prior Street.
(Clause 1)

MOVED by Ald. Volrich
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Sale to Villa Cathay Care Home Society -
S/S Union between Campbell and Raymur Avenues
(Clause 2)

MOVED by Ald. Volrich
THAT a grant to the Villa Cathay Care Home Society in the amount of $2,678.44, representing real property taxes payable for the period May 31 to December 31, 1976, be approved;

FURTHER THAT interest in the amount of $9,865.00 for the period May 31, 1976 to September 8, 1976, and the administration fee of $50.00, be waived.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Lease Renewal Cafeteria Lease -
City of Vancouver to C.N.I.B.
(Caterplan Services)
(Clause 3)

MOVED by Ald. Bird
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Sale and Resubdivision of City-owned
Property and Lane South side of King
Edward Avenue, West of Balkan Street.
(Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Lane West of Lincoln Street - 43rd to 45th Avenues.

Consideration of this report was deferred, pending the hearing of a delegation this evening. For Council action see Page 15.

C. Hardship Appeal - 3338 Seaforth Drive.

Consideration of this report was deferred, pending the hearing of a delegation this evening. For Council action see Page 17.

I. Part Report from Standing Committee on Planning and Development. (September 23, 1976)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Administration of the Residential Rehabilitation Assistance Program.
Cl. 2. Mount Pleasant N.I.P.Concept Plan.
Cl. 3. Oppenheimer Area Land Use & N.I.P.Concept Plan.

Clauses 1 and 2.

MOVED by Ald. Kennedy
THAT the recommendations of the Committee contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Oppenheimer Area Land Use & N.I.P. Concept Plan. (Clause 3)

Consideration of this clause was deferred, pending the hearing of delegations this evening. For Council action see Page 18.

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G.V.R.D. MATTERS

1. Fluoridation

Alderman Harcourt advised that the Regional Distrcit at its meeting tomorrow will be considering Council's motion that fluoridation of the City's water supply be submitted to a plebiscite.

2. Impact of Federal Census.

Alderman Harcourt referred to the impact of the Federal census on the Livable Region plan and asked for a report back to Council from the Director of Planning. The Mayor advised he had recently signed a letter, drafted by the Planning Department, to the Federal Government questioning some of the assumptions used in the recent census and requesting specific details on certain aspects. The Mayor undertook to circulate this letter and also undertook to circulate the Federal Government's reply when received.

G.V.R.D.Matters (Cont'd)

3. Negotiations - L.R.T. Financing and Five-Year Plan for Roads.

Alderman Harcourt advised that G.V.R.D. negotiations with the Provincial Government and the Regional Transit Authority on L.R.T. financing and the Five-Year Plan for roads are nearing conclusion. The Mayor indicated he would discuss this matter with the City Engineer and advise Council further.

4. Shortened Runway at Vancouver International Airport.

Alderman Marzari advised that a recent letter to the G.V.R.D. from the Federal Minister of Transport indicates that the Federal Government intends proceeding with the new shortened runway at Vancouver International Airport. The G.V.R.D. Planning Committee will be bringing a motion forward tomorrow reiterating its original motion not to allow this expansion until certain studies have been undertaken.

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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/W Corner Harold Street and School Avenue)

MOVED by Ald. Harcourt
SECONDED by Ald.Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Sweeney and Volrich were excused from voting on this By-law.)

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Rezoning of Various (RM-3) Districts to (RM-3A) Districts)

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Sweeney and Volrich are excused from voting on this By-law)

MOTIONS

A. Allocation of Land for Lane Purposes (5829 Fleming Street)

MOVED by Ald. Sweeney
SECONDED by Ald. Kennedy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

West 2.5 feet of Lot 34, Block 1, District Lot 716, Plan 1615.

(5829 Fleming Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (5752 Dumfries Street)

MOVED by Ald. Sweeney
SECONDED by Ald. Kennedy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 9, Block 1, District Lot 715, Plan 1615, described as follows:

Cont'd....

MOTIONS (Cont'd)

Allocation of Land for Lane Purposes
(5752 Dumfries Street) (Cont'd)

Commencing at the northeasterly corner of said Lot 9;

THENCE South, 33 feet, more or less, following in the easterly limit of said Lot 9, to the southeasterly corner of said Lot 9;

THENCE West, 2.5 feet, following in the southerly limit of said Lot 9;

THENCE North, 23 feet, following in a line drawn parallel to the easterly limit of said Lot 9;

THENCE N 45° 00' W, 14.14 feet, more or less, to intersection with the northerly limit of said Lot 9 at a point 12.5 feet westerly from the northeasterly corner of said Lot 9;

THENCE East, 12.5 feet, following in the northerly limit of said Lot 9 to the point of commencement;

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 10, 1976, and marginally numbered LF 7816, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Fluoridation - Distribution of Free Fluoride Tablets.

Alderman Kennedy requested and received permission to amend his motion by adding after the words 'related factors' - "The Medical Health Officer to include in his plan a report on other practical alternative methods of fluoride treatment".

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;

AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;

THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practising dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors. The Medical Health Officer to include in his plan a report on other practical alternative methods of fluoride treatment.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

MOTIONS (Cont'd)

2. Bus Fare Increases.

3. Rental Accommodation for Families with Children.

Consideration of the above motions was deferred, pending the hearing of delegations this evening. For Council action see Pages 21 and 22.

ENQUIRIES AND OTHER MATTERS

Per Diem Allowance.
Attendance at U.B.C.M.Conference.

Alderman Volrich — raised the matter of Per Diem Allowance for those Members of Council who attended the recent U.B.C.M. Conference in Vancouver.

MOVED by Ald. Volrich
SECONDED by Ald. Boyce
THAT all Members of Council who registered and attended the recent U.B.C.M. Conference in Vancouver be paid the usual Per Diem Allowance.

- CARRIED UNANIMOUSLY

Extra Garbage Pick-up.

Alderman Bird — enquired about arranging free garbage and waste pick-up once or twice a year in the interest of fire safety and requested the City Engineer look into this action and report back to Council. The Mayor so directed.

Construction of New Office Buildings and Responsibility for Local Improvements.

Alderman Cowie — advised that, under the present regulations, developers of new office buildings are not required to have the nearby curbs and gutters developed, including landscaping. He felt that in granting a development permit for such structures this responsibility should be included at the developer's expense. The Alderman requested a report on the feasibility of this proposal. The Mayor so directed.

CIVIC RECOGNITION

At this point in the proceedings Council acknowledged the Vancouver 1976 Olympic Medallists.

The Mayor offered Council's congratulations and presented Civic Awards to Mr. & Mrs C. Joy, on behalf of their son Greg Joy who won a Silver Medal in the Men's High Jump, Mrs D. Cook, on behalf of her daughter Wendy Hogg, who won a Bronze Medal in the Women's 4 x 100 Metre Relay Swim, and Shannon Smith a Bronze Medallist in the Women's 400 Metre Free-style Swimming.

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The Council recessed at 3.45 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Bird
Alderman Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Lane West of Lincoln Street 43rd to 45th Avenues

Council earlier this day deferred consideration of a Manager's report dated August 18, 1976, on the lane west of Lincoln Street - 43rd to 45th Avenues, to permit representations from residents of the area.

In this report, the City Engineer dealt with complaints from residents on the condition of this lane which was paved as a local improvement in the latter part of last year. The residents are requesting that the lane be repaved.

The City Engineer dealt with the design considerations for lane paving and set forth the reasons why the present design for the paving of the lane was implemented. The residents are encountering some drainage difficulties and local access problems, and the Engineering Department was in the process of resolving these problems when the petition was received. In the opinion of the Engineering Department, the existing paved lane is generally satisfactory although minor modifications at some locations would improve conditions. The estimated cost to carry out these modifications is $800.00.

The report concluded with the recommendation that the lane modification work, as proposed by the Engineering Department, be carried out as expeditiously as possible at a cost of $800.00.

Mr. J. Nichol, representing residents of the area, addressed Council and stated that contrary to the Engineering Department's views, there are more than two residents unhappy with the present condition of the lane. In the opinion of the residents, minor modifications would not solve the problem. At the present time, several residents are unable to open their garage doors, while others have difficulties entering their garages because of the difference in grade between the lane and their garages.

MOVED by Ald. Harcourt,
SECONDED by Ald. Sweeney,
THAT further consideration of this matter be deferred to allow an opportunity for Alderman Harcourt and any other members of Council to view the lane and discuss the situation with the residents and the City Engineer for report back to Council.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications - 3080 & 3135 West Broadway (El Matador Restaurant)

Council at its meeting on August 24, 1976, deferred a report of the City Manager dated August 20, 1976, on development permit applications from the El Matador Restaurant for

(a) 3135 West Broadway the site of the El Matador Restaurant - to retain restaurant and use a portion as a lounge.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications - 3080 & 3135 West Broadway (El Matador Restaurant) (cont'd)

(b) 3080 West Broadway - change use from drive-in restaurant to restaurant and use a portion of the site for the required parking for the El Matador Restaurant - 3135 West Broadway.

In the Manager's report, the Director of Planning reviewed the history and present situation with respect to the El Matador Restaurant. The report concluded with the following recommendations:

A. 3135 West Broadway
Development Permit Application #67969
Zone: C-2

Approve the continuing use of this building as a restaurant and the relaxation of one loading and unloading space to 0 off-street loading and unloading spaces subject to the listed conditions.

B. 3080 West Broadway
Development Permit Application #73483
Zone: C-2

Approve the use of the existing building on this site as a restaurant and the use of a portion of this site to provide ancillary parking for the restaurant at 3135 West Broadway (legal description: 9 & E½ 10, Block 54, District Lot 540), subject to the listed conditions.

Mr. D.J. Mullan, Clark, Wilson & Company, Solicitors for the El Matador Restaurant, addressed Council and filed a brief. In the brief it was stated that to the best of their knowledge, the City has only received one formal complaint re the parking in the 3100 Block West Broadway. The brief also stated that the lounge area of the El Matador Restaurant appears to be primarily frequented by people who are elderly, live in the area and walk to the lounge. In addition, the daytime patrons of the Restaurant are primarily persons working in the area. It was also stated that the parking problem which may exist in this block of West Broadway is also contributed to by a number of commercial operations in the area which attract a heavy flow of traffic.

Attached to the brief was a letter from the Hellenic Community of Vancouver supporting the development permit applications by the El Matador Restaurant as the restaurant and lounge serve as a meeting place for the members of the Hellenic Community as well as a large segment of senior citizens and other members of the Kitsilano Community.

A further attachment to the brief was a letter from the Chairman of the Kitsilano Citizens Planning Committee advising that that Committee had reconsidered the development permit applications as a result of which it changed its recommendation from refusal of the permits to approval.

Mr. Lorne Atkinson, Ace Cycle Shop, 3155 West Broadway, distributed photographs which illustrated the heavy parking on both the north and west sides of this Block. He also distributed photographs which showed the proposed additional parking lot for the El Matador Restaurant at 3080 West Broadway with only a few cars using it. He contended that because of the distance between 3080 West Broadway and the El Matador, most partrons of the restaurant will continue to park on the street rather than walk the 350 feet from the parking lot. He stated that a large number of the patrons of the El Matador patronize the lounge rather than the restaurant.

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Development Permit Applications -
3080 & 3135 West Broadway (El Matador Restaurant) (cont'd)

Patrons leaving the restaurant are noisy and the noise generated by their cars disturbs the residents. Mr. Atkinson supports the restaurant portion of the El Matador but opposes its operation as a lounge particularly at hours which exceed the normal pub closing hours.

Council also noted a memorandum from Mr. D. Cornejo, Senior Area Planner stating in part:

"There are hours of operation problems with this proposed use which appear to me to be unresolvable due to our inability to regulate them. In essence the Matador is a 'neighbourhood pub' which has not had to go through the community review process of a plebiscite. It is a pub which operates after normal pub closing hours and has no restrictions as to the number of patrons which are allowed.

Secondly, the parking situation is inadequate. The Matador's 'solution' (putting cars on 3135 West Broadway) does not appear to me to be workable in terms of distance from the restaurant/lounge and also because of the increase in traffic resulting from this use. Therefore, I would recommend refusal."

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated August 20, 1976, be approved.

(Deferred)

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT Alderman Marzari's motion be deferred for one month to allow Alderman Volrich an opportunity to meet with the Assistant City Engineer - Traffic, the Area Planner and the parties involved in an effort to reach an amicable solution to this problem.

- CARRIED

(Aldermen Harcourt, Marzari and Sweeney opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Hardship Application -
3338 Seaforth Drive

Council earlier this day deferred consideration of a report of the City Manager dated September 24, 1976, on 3338 Seaforth Drive - Hardship Application, pending the hearing of a delegation from Mr. S. Jang.

On August 26, 1976, the Hardship Committee refused an application from Mr. Jang to retain a dwelling unit in his basement.

Mr. Jang addressed Council and stated that the application which he had completed for special consideration as a hardship case, is no longer valid with respect to income. Mr. Jang is currently unemployed and this therefore reduces his income considerably.

cont'd....

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Hardship Application -
3338 Seaforth Drive (cont'd)

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the hardship application from Mr. S. Jang to retain a dwelling unit in his basement at 3338 Seaforth Drive, be referred back to the Hardship Committee for further review and report back to Council.

- CARRIED UNANIMOUSLY

DELEGATIONS AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
September 23, 1976 (cont'd)

Oppenheimer Area Land Use &
N.I.P. Concept Plan (Clause 3)

Council earlier this day, when considering a number of delegation requests on this clause, passed the following motion:

"THAT the delegation requests be approved for this evening, and the relative clause in the Planning and Development Committee's report dated September 23, 1976, be deferred until that time;

FURTHER THAT, when this matter is dealt with this evening, Council first hear an explanation from the Area Planner."

Ms. D. Jan, Area Planner Oppenheimer Area, stated there are only a few differences between the planning staff's recommendations and the recommendations of the Oppenheimer Planning Committee and she felt that these could be resolved. The Planning staff requested Council approve the recommendations in the general form as presented to leave the options open for further consideration and discussion. The Planning staff agree that the administrative costs related to the N.I.P. program could be considered high and Ms. Jan asked Council to consider if there would be any possibility in granting additional funding for administrative costs, bearing in mind that this would set a precedent.

Council heard the following delegations on this Clause:

- Mr. B. Eriksen, President, Downtown Eastside Residents' Association, spoke to DERA's brief which was circulated to Council. In this brief, DERA set out its position on the Planning Committee's land use N.I.P. plans for the area. Some of the points made in the brief were - residents of the area should have protection from further industrial expansion in their area, therefore, wholesale and warehouse uses should not be encouraged; uses required by a public authority should be discouraged, as well as parking lots which would be of no benefit to the residents of the area; acquisition of the site at 616 East Cordova by the City for community use is important, one of the reasons being, it is the only large site available in the area. DERA is vigorously opposed to the administrative costs of the N.I.P. program being allocated from the area's N.I.P. funds.

- Rev. Art Griffin, Superintendent, First United Church, also spoke to the Church's brief which was circulated. The brief urged Council's acceptance of Plan Policy 1 with special reference to no housing loss.

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Oppenheimer Area Land Use & N.I.P.
Concept Plan (Clause 3) (cont'd)

- Ms. Libby Davies, Chairman, Oppenheimer Planning Committee, circulated and read a brief from that Committee. The Planning Committee disagrees with the Planning Department's recommendation on Plan Policy 1 re existing industrial uses in the area and recommends that warehousing and wholesale operations be excluded. The brief stated that all uses required by a public authority should be discouraged in the area, as well as off-street surface parking. The Oppenheimer Planning Committee is in favour of the acquisition of 616 East Cordova for community use. The Committee objects strongly to the Planning Department's recommendations that $58,000 be allocated from the area's N.I.P. funds for administrative costs.

- Mr. Ray Nye, owner of industrial property in the area, commented that by not recommending encouragement of industrial use in the area, operators of industrial premises were being discriminated against. He is in favour of Plan Policy 2 but opposes Plan Policy 3 as it recommends discouraging M-1 and M-2 zoning, which he feels should be retained as an out-right use as contained in the existing by-laws.

- Mr. R. Wm. Wilding, Architect for the Union Gospel Mission, stated his clients have been attempting to acquire from the Neighbourhood Services Association the site at 616 East Cordova. His clients wish to develop the site as a multi-use building to include residential facilities and facilities for youth and senior citizens. His clients are anxious to know if they can purchase this land and proceed with their plans. To this end, they are willing to co-operate with the Planning Department and the Area Planning Committee.

- Mr. C. Saimoto submitted a brief on behalf of the Japanese community which requested that Council give serious consideration to the Oppenheimer Area Planning Committee's report and recommendations. The brief was not in favour of the allocation of N.I.P. funds for administrative costs. The brief put forward the following possible alternatives:

  (a) City of Vancouver assume the administrative costs in view of the fact that the neighbourhood in question requires much improvement.

  (b) Shared on a 50-50 basis between the City of Vancouver and the various groups receiving N.I.P. funding. Each of the individual group's portion would be prorated based on the amount of funds received.

  (c) As a last resort the administrative costs come out of N.I.P. funding with each recipient group assessed on a proportional basis.

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT recommendation A of the Committee contained in this Clause be approved.

(amended)

MOVED by Ald. Marzari in amendment,
THAT Plan Policy 1 be amended be deleting all the words after 'Council' in the first paragraph.

- LOST

(Aldermen Boyce, Cowie, Harcourt, Kennedy, Sweeney, Volrich and the Mayor opposed)

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Oppenheimer Area Land Use & N.I.P.
Concept Plan (Clause 3) (cont'd)

MOVED by Ald. Marzari in amendment,
SECONDED by Ald. Harcourt,
THAT Plan Policy 3 be amended by adding the following as item (g):

"uses required by public authorities".

- LOST

(Aldermen Cowie, Kennedy, Sweeney and the Mayor opposed)

A tie vote having resulted, the motion was therefore put and LOST.

MOVED by Ald. Marzari in amendment,
SECONDED by Ald. Harcourt,
THAT Plan Policy 3 be amended by deleting from item (f) all the words after 'storage'.

- LOST

(Aldermen Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,
SECONDED by Ald. Marzari,
THAT the following be added to recommendation A of the Committee:

"except that the following statement in recommendation (5) of the Manager's report

'This budget of $58,000 is included in the total Implementation Budget of $589,300 and is cost shareable'

be referred back to the Standing Committee on Planning and Development for further consideration. This consideration to include source of funding should the Committee recommend that the City absorb all or part of these administrative costs."

- CARRIED

(Aldermen Kennedy, Sweeney and Volrich opposed)

The amendment having carried, the motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT recommendation A of the Committee contained in this Clause be approved; except that the following statement in recommendation (5) of the Manager's report

'This budget of $58,000 is included in the total Implementation Budget of $589,300 and is cost shareable'

be referred back to the Standing Committee on Planning and Development for further consideration. This consideration to include source of funding should the Committee recommend that the City absorb all or part of these administrative costs."

cont'd....

DELEGATIONS AND OTHER REPORTS (cont'd)

Oppenheimer Area Land Use & N.I.P.
Concept Plan (Clause 3) (cont'd)

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT recommendation B of the Committee contained in this Clause be referred back to the Planning and Development Committee for further consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT Council approve in principle the basic amount allocated for community facilities and request the Neighbourhood Services Association to defer a decision on the sale of the property at 616 East Cordova for one month, and the matter be again considered by the Planning and Development Committee in the meantime.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

MOTIONS (cont'd)

Due to Alderman Rankin's absence, it was agreed to defer consideration of the following two motions to the next meeting of Council at which time Alderman Rankin will be present:

Bus Fare Increases

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

(Deferred)

Rental Accommodation for
Families with Children

MOVED by Ald. Rankin,

THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request a Charter Amendment to allow enactment of the following:

cont'd....

MOTIONS (cont'd)

Rental Accommodation for
Families with Children (cont'd)

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a By-law to implement this policy."

(Deferred)

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The Council adjourned at approximately 10:25 p.m.

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The foregoing are Minutes of the Regular Council Meeting of September 28, 1976, adopted on October 5, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Tender No. 58-76-7 - Supply of Ready-Mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on August 30, 1976 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 7% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

(a) delivery by the supplier to job-sites (estimated 40%); and

(b) pick-up by City trucks from the suppliers depot(s) (estimated 60%).

Provision is also made for the award of the picked-up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:-

A. READY-MIXED CONCRETE DELIVERED BY THE SUPPLIER TO JOB-SITES.

The low bid submitted by Kask Bros. Ready Mix Limited, at an estimated cost of $275,000.

B. READY-MIXED CONCRETE PICKED-UP BY CITY TRUCKS FROM THE SUPPLIERS' DEPOT(S).

- Kask Bros. Ready-Mix Ltd.
- Ocean Construction Supplies Ltd.
- Lafarge Concrete Ltd.
- Econo Mix Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of $350,000. "

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

CONSIDERATION:

2. I.C.B.C. Seat Belt Bumper Stickers

The City Engineer reports as follows:

"A request has been received from an advertising agency representing the Insurance Corporation of British Columbia. They ask for the City's assistance in the implementation of a program to encourage safe driving throughout the Province. The first phase of this program consists of a series of "attractive" bumper stickers advocating the use of seat belts. They seek the City's co-operation in the publicity associated with this program. Specifically, they are asking the City's support by having these bumper stickers displayed on our fleet of cars and trucks. Also they are asking that we encourage our employees to use these bumper stickers on their private vehicles. These stickers will be distributed on request at no cost to the City.

Cont'd . . .

Clause 2 Cont'd

There is a cost to the City which should be considered. The costs are relatively small and most of it is involved in the removal of the stickers when the campaign ends. This cost is estimated to be $3,000 for the City fleet of 1,200 vehicles.

Because this program seems to be worthwhile and is in line with the City's own seat belt procedure, it is presented to City Council for consideration. The Comptroller of Budgets advises that, should this item be approved, funding is available from the Contingency Reserve Account."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 97

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Integration of Victorian Order of Nurses Service

Background:

The Minister of Health, Province of B.C. in a letter to City Council dated March 1, 1976 requested the City of Vancouver to participate in negotiations with the Provincial Health Department and Victorian Order of Nurses toward the integration of VON Home Care Services with those of the Vancouver City Health Department.

On April 27th City Council approved in principle such integration provided that all direct costs were underwritten by the Provincial Government. Direct costs were defined as salaries, fringe benefits, transportation costs, telephone costs, and supplies. City Council authorized negotiations with all parties with the understanding that a final detailed report be presented to Council for final authorization. The Medical Health Officer submits the following report for final Council approval.

The Medical Health Officer reports as follows:

The transfer of the Home Care function from the VON to the City of Vancouver has been negotiated according to the following terms. There has been an agreed plan developed to cover almost all details in accordance with the principle of recovery of all direct costs.

1. Date of Commencement: The function will transfer to the City of Vancouver on October 1, 1976 (the original target).

2. Staffing: The staff complement (and their work locations) required to maintain existing home care services are listed in appendix A. The Director of Personnel Services has submitted draft reports classifying these new positions to the Unions involved but as yet complete approval has not been obtained. The Director of Personnel Services sees no problem with starting these employees on October 1, 1976.

3. The Role of the Metropolitan Board of Health: The overall coordination of the program is to be under the authority of the Metropolitan Board of Health. The present Metropolitan Board of Health staff will be relocated to nearby premises at 1089 West Broadway and will no longer be occupying City of Vancouver Health Department space. In addition to program co-ordination the Metropolitan Board of Health office will provide:

   a. in-service education

   b. financial services as agent of the Province of B.C. (All bills for the City of Vancouver operation will be forwarded to the Metropolitan Board of Health offices for payment on a monthly basis.)

   c. maintenance of a major equipment centre

   d. preparation of forms

   e. preparation of reports of services and costs from all four health department programs

   f. professional consultations (senior rehabilitation therapist, nursing, etc.)

The foregoing functions and costs will therefore not become a City of Vancouver responsibility.

Continued on Page 2. . . .

Clause No. 1 Continued

4. Renovations: The renovations necessary to permit the seven service teams to operate fully out of Health Department unit buildings are detailed in an attached report. (Appendix B) When final costs are known the City of Vancouver will bill the Metropolitan Board of Health. A sum of $ 12,348.00 will enable the Construction and Maintenance Division to carry out this work.

5. Furnishings & Equipment: The details of furnishings required are also outlined in Appendix B. There are three sources:

   i. existing VON-owned furniture and equipment - this will be purchased by the Province of B.C. and will be given to the City of Vancouver.

   ii. some furniture such as office desks and chairs have been loaned from City surplus pending determination of the actual needs of the program. Furniture requirements, when known, will be acquired with the approval of the Provincial Government, with that government being responsible for paying the costs of such furniture.

   iii. some new furniture and typewriters may be purchased or rented immediately by the Metropolitan Board of Health.

6. Telephones: Installation costs and identifiable monthly rental charges will be included in billings to the Metropolitan Board of Health. There will be no cost to the City of Vancouver.

7. Accounting: A new budget division will be developed to cover all the above program items. There will be a "recovery" account in this budget division so the account will be internally balanced. Monthly billings of program costs will be submitted to the Metropolitan Board of Health.

The Budget is as follows:

	October-Dec. 1976	Jan.-March 1977
Salaries	291,165.00	314,445.00
Overtime	29,116.00	31,444.00
Temporary Help	29,116.00	31,444.00
Employee Fringe Benefits	33,484.00	36,160.00
Program Supplies and Services	10,000.00	10,000.00
Auto Allowance	21,000.00	23,000.00
Stationery, Office Supplies & Printing	2,775.00	2,775.00
Educational Materials & Services	1,000.00	1,000.00
Telephones (including installation costs)	1,100.00	750.00
Renovations	12,348.00	NIL
Recovery Metropolitan Board	431,104.00	451,018.00

RECOMMENDATIONS

Your Medical Health Officer recommends:

A. That the sum of $431,104.00 be funded for the period October 1, 1976 to December 31, 1976 and the amount of $451,018.00 be approved for the period January 1, 1977 to March 31, 1977, in advance of the 1977 Budget.

Continued on Page 3. . . . .

Clause No. 1 Continued

B. That 52.5 nursing positions, 11 rehabilitation therapist positions and 10 clerical positions and .5 Driver position be hired by the Health Department effective October 1, 1976 subject to classification by the Director of Personnel Services.

There will be no additional cost to the City as a result of the direct costs incurred in this program, in that all direct costs for this program are recoverable from the Provincial Government through the Metropolitan Board of Health.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved, and that the following recommendation of the Acting Comptroller of Budgets also be included in tnis report:

"It is the recommendation of the Acting Comptroller of Budgets that this report include a recommendation that if the program is accepted, the Provincial Government be advised that implicit in the City's acceptance of the responsibility for the program,is the Provincial responsibility for paying indirect costs equal to 10% of the actual monthly direct costs".

The letter dated September 20, 1976 from the Office of the Provincial Minister of Health includes as a Provincial cost responsibility an item 'other administrative costs as negotiated'. These are interpreted to mean indirect costs incurred by the City (Appendix C attached).

FOR COUNCIL ACTION SEE PAGE(S) 97

Manager's Report, September 24, 1976 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application - 2617 East Broadway
   Lot A, Block 22, N½ Section 34, T.H.S.L.
   (Plan 3385)

The Director of Planning reports as follows:

"An application has been received from R.K. Baker requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

> 'Using the existing building for offices in connection with the operation of Western Inventory Service. The business of Western Inventory Service consists of taking stock and counting inventories and does not generate any vehicle or pedestrian traffic to or from the office other than that created by the employees themselves. The number of employees varies from time to time but never exceeds 20. Employee parking is in the neighbourhood of 12 vehicles which can be accommodated on existing parking space.'

SITE DESCRIPTION

The site is located on the Northeast corner of Broadway and Penticton Street. It is rectangular in shape measuring 132 feet along Broadway and 125.94 feet along Penticton Street for a total site area of 16,524 square feet. (See Appendix A).

The lands to the North and the West of the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings. The land to the South is the site of Vancouver Technical High School. The land to the East is zoned (CD-1) Comprehensive Development District and is developed with a highrise apartment building and the Broadway Pentecostal Tabernacle. The vacant building on the site was previously a Y.M.C.A.

NEIGHBOURHOOD SURVEY

On July 27, 1976 the Planning Department received a letter from the applicant to which were attached copies of the questionnaires which had been given to adjacent residents. The results of the survey of the neighbourhood were summarized in his letter as follows:

> 'You will observe that of 34 homes personally canvassed, 22 said they had no objection, one had reservations about street parking, one suggested it should be converted into a coffee house and one indicated she would have preferred that it be turned into a community centre, but in answer to the question "Do you object to the rezoning?, answered "No". The occupants of 10 houses could not be contacted.
>
> The consensus of opinion among those persons living in the neighbourhood was not against the rezoning.'
> (See Appendix B for the letter).

Cont'd . . .

Clause #1 continued:

ANALYSIS

The Planning Department cannot support the application to rezone to (C-2) Commercial District as it would encourage further expansion of the Commercial zoning in a strip fashion East of Nanaimo Street. The area is currently developed with the Church senior citizen complex to the East, the Vancouver Technical High School and adjacent Industrial area to the South. The appropriate uses for the site are institutional or residential. Rezoning to (C-2) Commercial District would allow the possibility of redevelopment of a building of 40 feet at a floor space ratio of 3.0 which could have an impact on the area.

The Vancouver City Planning Commission in its meeting of September 1, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Rezoning Application - 4870 Oak Street
Lot 4, Block 816, D.L. 526, Plan 6963

The Director of Planning reports as follows:

"An application has been received from S. and M. Halperin requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'building a duplex.'

SITE DESCRIPTION

The site is located on the East side of Oak Street in the block between West 32nd Avenue and West 33rd Avenue. It is one lot which measures 57 feet along Oak Street and 120 feet in depth for a total site area of 6,840 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District as is the surrounding area. At present the lot is developed with a one-storey single family dwelling with a basement which is typical for the area.

The Red Cross building and Shaughnessy Hospital are located to the North of the block in which the subject site is situated. Eric Hamber High School is located to the South of this block on the Southeast corner of West 33rd Avenue and Oak Street.

PROPOSED DEVELOPMENT

The applicants submitted a set of drawings with their application which were stamped 'Received, City Planning Department, July 13, 1976'. The drawings, prepared by the Building Centre Plan Service, indicate a two-storey side-by-side duplex. The floor plans of the two units are symetrical around a central party wall. Each unit contains three bedrooms. The total finished floor area is 1,262.5 square feet.

Cont'd . . .

Clause #2 continued:

BACKGROUND

In a letter dated November 27, 1975 the applicants requested that the Planning Department consider supporting an application to rezone the subject lot to permit construction of a duplex. The Planning Department informed the applicants, in a letter dated December 17, 1975, that such an application would not receive the support of the Planning Department 'as the rezoning of the site would permit a duplex dwelling in an area that is predominantly developed with one-family dwellings.'

ANALYSIS

The Planning Department cannot support the proposed rezoning as it would be a spot rezoning and would permit development of a higher density dwelling in an area which is zoned and developed as an (RS-1) One-Family Dwelling District.

The Vancouver City Planning Commission at its meeting of September 1, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Keylock Truck Fuelling Stations

On August 31, 1976, City Council considered a Development Permit Application from Gulf Oil Canada to erect a fuelling keylock installation at 8385 St. George Street and subsequently passed the following motions:

"THAT the development permit for the keylock truck fuelling station at 8385 St. George Street be approved, in respect of diesel fuel only and that an attendant be on duty throughout the operation of the fuelling station."

"THAT the City Manager report on the keylock-type fuelling station at Terminal and Main Street and if a license has not yet been granted, such license be withheld until consideration of the matter by Council."

The following report has been received from the Director of Permits and Licenses and the Director of Planning:

"Development Permit No. 72354 was issued on February 16, 1976, for the property at Terminal and Main thereby permitting the construction of a 10' x 50' equipment room and the relocation of an existing office and construction of a truck wash on this site and the use of a portion of the site for truck parking, all for a limited period of time, expiring February 28th, 1983. Condition #3 of the Development Permit states 'The permitted use will be limited to washing and cleaning of trucks and trailers, fuelling and short-term parking.'

Business License No. 27041 for Private Pumps has been issued to Fleet Enterprises Ltd. which permits them to supply gasoline, diesel or other motor fuel to their own vehicles only. This license does not cover the operation of a keylock type fuelling station which is being carried on for the dispensing of gasoline and diesel fuel to key holding customers. It is presumed that when application was made for the license, the applicant felt that since they would only be selling motor fuel to the customers under contract and not to the general public, a Private Pump license was required. At this time the implications of a keylock operation was not known. Gulf Oil advise that to obtain a key a customer must meet all of the following criteria.

Cont'd . . .

Clause #3 continued:

1. consume a minimum of 6,000 gallons of fuel per year. (This contrasts to an average of 500 gallons per year used by private automobiles.)

2. be a bona fide commercial account (i.e. fall within the definition of the Industrial class of trade.)

3. the vehicle (s) to be fueled are to be commercial vehicles (trucks) only. No automobiles are allowed.

The Provincial Fire Marshal has established guide lines for keylock installations and include the following conditions:

(1) All Key holders must have a valid contract with the Oil Company.

(2) Only Commercial, Industrial, Governmental, or Manufacturing Establishments can be key holders.

(3) The Key-Lock Operation is a self-serve by the Key Holder Only.

The City Fire Chief advises that the installation at Terminal and Main is fitted with the necessary equipment to meet the regulations and if it is operated within the Fire Marshal's guidelines he has no objections to the facility.

The operator of this keylock station intends to have an attendant on duty 24 hours per day, seven days a week. The attendant will not be involved in the actual refuelling of trucks.

It has also been brought to our attention that the former conventional service station at 1810 Powell Street was converted to a keylock type installation in May 1975. There is one diesel and one gasoline pump which together with access area, are leased from the owner by Texaco Canada Ltd.. The owner of the property, Bill's Taxi Meter Sales and Service Ltd. operates a licensed auto repair and taxi meter repair shop on the premises and the business license also includes a conventional service station. There is no license to operate a Keylock station. No permits were required to convert to a keylock station and the change took place prior to the License Bylaw being amended to regulate self serve stations. There is an attendant at this location only from 7:00 A.M. to 6:00 P.M..

The Director of Legal Services advise that there is some question as to whether a Keylock station comes under the classification of a self serve station since the general public does not have access, all users must be under contract, sale is restricted for use in commercial type vehicles and the fuel may be selling at wholesale rather than retail prices.

It is felt that a keylock fuelling station is not a self serve or conventional gasoline station because a keylock station is in effect selling fuel on a wholesale and not retail basis. Therefore, if Council wish to restrict the number of keylock fuelling stations permitted in the City and regulate their operation, then a new category should be created in the License Bylaw to recognize this new method of marketing fuel to commercial customers.

RECOMMENDED that the Director of Legal Services in conjunction with the Director of Permits and Licenses be instructed to bring forward recommended amendments to the License Bylaw to govern Keylock Fuelling Stations. "

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses and the Director of Planning be approved.

Cont'd . . .

4. Hardship Application - 1415 East 20th Avenue

Mr. M. Samin has requested that reconsideration be given to a refused Hardship Application for the retention of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

"The records show that Permits were obtained for the erection of a one family dwelling in 1971, and a second Building Permit was issued in 1974 to alter the basement to provide a recreation room and a three-piece bathroom.

Reinspection of the building in May of 1976, found, however, that the basement now contained a separate housekeeping unit. After notification to restore the use of this building back to a one family dwelling, the owner made an application for consideration under the Hardship Policy. The Hardship Committee, after reviewing the application, found that the applicant was married with no dependents, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,500 per month. The Committee further noted that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. M. SAMIN (See attached letter).

CONSIDERATION

5. 2850 West 1st Avenue - Development Permit Application #74120 - Zone: (RT-2) Two-Family Dwelling District

The Director of Planning reports as follows:

"Development Permit Application #74120 has been filed by MARSHA ENOMOTO, Clinic Director, on behalf of the Greater Vancouver Mental Health Service, to alter and use the main floor and basement of the existing building as group therapy rehabilitation offices and retain the living accommodations on the second floor and attic to be used as single family residence for owner of property.

This site is situated on the south side of West 1st Avenue between MacDonald and Bayswater adjacent to Tatlow Park. A Development Permit (#20942) was issued in June 1961 permitting the use of the existing building as a boarding house for aged persons.

The applicant submitted a letter dated May 20, 1976, describing the type of operation which they will be performing. She states:

'I am writing to detail the use that the Kitsilano Community Care Team would make of the house situated at 2850 West 1st Avenue, which we wish to use as a mental health clinic, providing professional rehabilitation, individual and group therapy for mentally ill patients residing in Kitsilano.

Cont'd . . .

Clause #5 continued:

The house would provide therapy rooms, medical rooms and office space for a staff of 2 psychiatrists (working part time), 10 therapists, and 2 secretaries. We are open between 9.00 a.m. and 5.00 p.m. Monday through Friday, inclusive and we see a few clients after hours from 6.00 p.m. to 9.00 p.m.

Most staff spend part of their working day outside of the working clinic, serving approximately 50 boarding or rooming houses in Kitsilano where our patients reside. We also work visiting other mental health and general community agencies, and are involved with programs in schools, local neighbourhoods and community centres, parks, recreation areas, manpower offices. Our main groups and occupational therapy occur outside of the clinic.

In the past the Kitsilano Community Care Team has been located in a store front location. Our experience has shown that a house is a more suitable place for this treatment than a store front office. In dealing with very disturbed people, we have found that a home like atmosphere, the privacy of being away from a busy street and the informality of staff and patient mingling together enhances the results of treatment. Many studies have indicated that institutions - big, formal office settings - have an adverse effect on patients thus inhibiting the effect of treatment. In the field of Community Mental Health, the trend has been to move into a smaller informal setting. The house is bordered on two sides by park and is close to the beach. This would also help to meet our clients' needs. Since our present facilities are inadequate, I hope we will be able to move to this new facility.'

The applicants have advised verbally that patients would not live in the premises.

101 neighbouring property owners were notified by the Planning Department, of which 70 were notified by occupant letter and 31 by personal letter. 14 letters of objection and 2 letters stating no objection were received; the remaining did not reply. Most of the objections expressed concern for personal safety and off-street parking.

The Director of Planning considered this application on July 6, 1976 and deferred decision to give the Greater Vancouver Mental Health Service an opportunity to meet with the objecting neighbours. After this meeting, 10 of the 14 objectors withdrew their objections.

Two additional Petitions were received July 30, 1976, one bearing the signatures of 76 property owners and tenants objecting to the proposed use, and the second containing 14 signatures stating that they had no objections (copies on file in City Clerk's Office).

The Social Planning Department have recommended approval of this proposed use (Appendix A).

The proposed use would require 6 off-street parking spaces whereas the existing use (personal care) requires 7 spaces. One off-street parking space is proposed.

The Director of Planning on August 9, 1976, after receiving advice from the Development Permit Staff Committee, was prepared to approve the application, but in view of the large number of objections received, he felt that the matter should first be reported to Council for their consideration and guidance."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUESTS: STAFF OF KITSILANO COMMUNITY CARE TEAM AND KITSILANO COMMUNITY FORUM.

RECOMMENDATION

6. 1135-1155 West 7th Avenue - Development Permit Application #72133 (Site Size: 150' x 120')

The Director of Planning reports as follows:

"Development Permit Application #72133 has been filed by Rhone & Iredale, Architects, for Creek View Terrace, to construct a townhouse development containing 19 dwelling units and to retain the existing building, 1145 West 7th Avenue, for retail/office use, on this site located on Fairview Slopes at the north side of 7th Avenue between Alder and Spruce Streets.

The proposed building would be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio, setbacks and height. (For detailed comparison, see attachment).

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

(a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.

(b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:

(i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule

(ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1, 1976 adopted the Fairview Slopes Policy Plan. With respect to height, this Plan states "The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from City building grades of all street frontages."

The development would comply with the guidelines.

Area Planning

The Fairview Area Planner and the Area Planning Committee recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a townhouse development containing 19 dwelling units and the retention of the existing

Cont'd . . .

Clause #6 continued:

building, 1145 West 7th Avenue, for office/retail use, on this site, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   a) Provision of lane access into the underground parking garage to be first approved by the Director of Planning, the City Engineer and the Director of Legal Services.

   b) Provision and location of garbage storage and pick up area to be made to the satisfaction of the Director of Planning, after consultation with the City Engineer and the Medical Health Officer.

   c) Complete landscaping drawings detailing the number, type, size and location of all planting and ground cover to be made to the satisfaction of the Director of Planning.

   d) Any non-standard treatment of the City street to be first approved by the City Engineer.

   e) The northerly 10' of site (lots 14, 15 and 16) to be first dedicated to the City for lane purposes and any necessary arrangements to be first entered into with the City for use of this portion of the site so dedicated.

   f) Revised drawings to be submitted to the satisfaction of the Director of Planning clearly indicating the following:

      1. Deletion of recesses on east end elevations.
      2. Minimum overhead clearance height to be 7 ft.
      3. Floor level of all habitable rooms to be not more than 12" below finished grade of adjacent ground.
      4. The relationship between the proposed elevation at all entrances and the City Building grades.
      5. Crawl space area to be not more than 4 ft. in ceiling height.
      6. The location of the existing building, 1125 West 7th Avenue, in relation to the proposed development.

2. All 25 off-street parking spaces are to be provided in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.

3. All approved landscaping and treatment of the open portions of the site, other than the off-street parking area referred to in the preceding condition, shall be completed in accordance with the approved drawings within six (6) months of the date of any use or occupancy of the proposed development and thereafter to be permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

7. Rezoning Application - S.E. Corner of West 33rd Avenue and MacKenzie Street

The Director of Planning reports as follows:

"An application has been received from Mr. Doug Derish of the Canada Permanent Trust Company requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

> 'The Westerly half is presently zoned as a (C-1) Commercial District and the Easterly half is presently zoned as an (RS-1) One-family Dwelling District. We are making application to rezone the residentially zoned portion of the lot to (C-1) Commercial District.'

Attached as Appendix A is a copy of Mr. Smith's letter of February 24 1976 to the Planning Department and the Planning Department's reply dated April 23, 1976.

SITE DESCRIPTION

The site is located on the S.E. Corner of West 33rd Avenue and Mackenzie Street. The lot has a frontage of 81 feet on West 33rd Avenue and a depth of 130 feet for a total site area of 10,530 square feet. (See Appendix B). The Westerly 33 feet of the lot is zoned (C-1) Commercial District and the Easterly 48 feet of the lot is zoned (RS-1) One-Family Dwelling District. The lot is developed with a gasoline service station and a one storey building containing two retail stores and one restaurant.

The other three corners are also zoned (C-1) Commercial District and are developed with a gasoline service station, retail stores and some dwelling units above. The lands surrounding the (C-1) Commercial District at the intersection of West 33rd and MacKenzie are zoned and developed as an (RS-1) One Family Dwelling District.

The other three corners all have three lots developed commercially but one 33 foot lot at each corner is zoned (RS-1) One Family Dwelling District as follows:

(a)	S.W. Corner	-	Lots 16-18, Block 47, D.L. 2027 Lot 16 (33'x130') is zoned RS-1
(b)	N.W. Corner	-	Lots 70-72, Block 50, D.L. 2027 Lot 70 (33'x130') is zoned RS-1
(c)	N.E. Corner	-	Lots 91-93, Block 49, D.L. 2027 Lot 93 (33'x130') is zoned RS-1

At the N.E. corner there is a dwelling behind the commercial development at the rear of lots 92 & 93. See Appendix C for approximate location of buildings and existing zoning.

ANALYSIS

The Director of Planning supports the application to rezone the westerly 48 feet from (RS-1) One Family Dwelling District to (C-1) Commercial District as it eliminates the non-conforming aspects of commercial development on residentially zoned land and encourages upgrading or redevelopment of the property in a viable local commerical area. The closest commercial areas to West 33rd and MacKenzie commercial area are located approximately 10 blocks to West 41st and Dunbar (zoned C-2), 6 blocks to West 30th and Dunbar (zoned C-2) 6 blocks to West 41st and Carnarvan (zoned C-1) and 8 blocks to West 41st and Larch (zoned C-2).

Cont'd . . .

Clause #7 continued:

The Director of Planning further supports the rezoning of those lots on the other three corners which are zoned (RS-1) One Family Dwelling District but are developed commercially.

The Vancouver City Planning Commission at its meeting of August 4, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application to rezone the easterly 48 feet of Lot 1, Block 48, D.L. 2027 to (C-1) Commercial District be approved.

That the Director of Planning be instructed to make application to rezone Lot 16, Block 47, D.L. 2027; Lot 70, Block 50 D.L. 2027, and Lot 93, Block 49 D.L. 2027 from (RS-1) One Family Dwelling District to (C-1) Commercial District.

Further that the whole matter be referred direct to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 91-99

A-7

Manager's Report, September 24, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

INFORMATION

1. Central and Oliver Hotels

The Director of Finance reports as follows:

"The purpose of this report is to clarify the capital cost information for the Central, Oliver and Ferry Hotels. As can be seen in Table 1 the City of Vancouver has so far granted $238,495 toward the rehabilitation of these structures. This is far less than any other levels of government.

Table 1

Capital Financing Central, Oliver & Ferry Hotels

	Hotel Rehabilitation	Multi-Use Centre	Total
Federal Government			
10% Grant	$ 128,611	$ -	$ 128,611
Rehabilitation Grant	85,000	-	85,000
Repayable Loan at 7 5/8%	778,341	140,966	919,307
Extra Costs as a result of default by UHF - added to repayable loan	-	38,216	38,216
Sub Total			$1,171,134
Provincial Government			
Grant for furnishing		Not Known	
Grant for rehabilitation		360,480 *	360,480
Sub Total			360,480
City of Vancouver			
Grant for rehabilitation	200,000	29,520 *	229,520
Grant of interest on an interim loan		8,975	8,975
Sub Total			$ 238,495
TOTAL	$1,191,952	$578,157	$1,770,109

*Originally $390,000 was granted as a loan to UHF with $174,200 coming from the City of Vancouver. This loan was to be repaid from the rent of the Multi-Use Centre which was leased to the City and the Province. An agreement has been made whereby this $390,000 will be discharged as shown in the table.

The City has an interest in the continuation of the Multi-Use Centre which it has established in partnership with the Provincial Government. There is also a desire to see the rental accommodation remain available to low income persons. However, it is at the Federal and Provincial levels where power to allocate funds and decide the fate of this project really lies.

Cont'd . . .

Clause #1 continued:

There seem to be two alternatives which, with Federal/Provincial funding, would retain this use:

a) Funding under Section 40 of the National Housing Act where a Federal-Provincial partnership would own and manage the building as public housing. Under this section there is normally some municipal level sharing of operating losses (through the Regional District).

b) Funding under Section 15 of the N.H.A. with the City of Vancouver, Housing Corporation assuming the current UHF mortgage ($957,523). This would not seem to be feasible unless Section 44.(1)(b) operating subsidies were approved for the project.

Discussion of these alternatives with the Federal and Provincial Governments have been initiated and progress will be reported to Council on a continuing basis."

The City Manager submits the foregoing report of the Director of Finance for Council INFORMATION.

RECOMMENDATION

2. Disposal of U.N. Habitat Flags and Banners

On July 26, 1976, the Special Committee of Council re U.N. Conference resolved:

"That the Director of Finance and the Director of Social Planning consider and report back to Council on appropriate procedures for the disposal of the U.N. Habitat Flags and Banners, and that the Artists' Gallery, 555 Hamilton Street, be considered as the agency for distribution on a commission basis."

The officials report as follows:

"The normal procedure for disposing of flags and banners is to offer a selection to the City Archives and Centennial Musem and a price is set on the remainder for direct sale to the public.

The sale is held in conjunction with a City Auction. The Auctioneer is not, however, interested in auctioning them off in the small quantities the public wish to buy, and he believes that if he auctioned them in lots of ten or more, the return would be less than we are receiving from our present method.

Interest shown by the public, the condition of the articles, and the quantities available all help to determine the selling price. We have received over 60 inquiries to date, and the interest has centred almost exclusively around the flags and Seagull banners. If the normal selling procedures were followed the selling prices, based on the information we have to date, would be:-

Habitat Flags and Seagull Banners	-	$5.00 each
Other Banners	-	$2.00 each

The Artists' Gallery has facilities to display the flags and banners, and Gallery personnel have the art expertise to promote the sale, so they should be able to obtain prices which would enable them to pay the City its normal selling price, and still realize a worthwhile profit for the Gallery. This would help the Gallery, at no cost to the City, so we are recommending that all flags and banners left, after donations authorized by City Council are satisfied, be turned over to the Artists' Gallery for sale on a consignment basis.

Cont'd . . .

Clause #2 continued:

DONATIONS

(a) In order to preserve some of the flags and banners for posterity, representative groupings should be donated to certain educational or historical organizations, such as the City Archives, the Canadian Habitat Secretariat, the Centennial Museum and the Centre for Human Settlements (when it becomes established at U.B.C., and a few groupings should be held in reserve in the event that other deserving organizations come to Council's attention in the future).

As a representative grouping, we would suggest two flags of each of the two colour combinations, and two colour combinations of each of the seven banner designs for a total of 4 flags and 14 banners. (A grouping which contains all colour combinations would be too large because there is a total of 45 different colour combinations).

(b) One of the suggestions of the Committee was that flags be distributed to 125 Elementary and Secondary Schools for use in social studies discussion of world affairs. We believe that distribution to individual schools would consume too much of the available supply, but Council may wish to consider donating a representative grouping, as described in (a) above, to the School Board, and the School Board could loan them to individual schools, as it saw fit.

(c) A request was also received from the Chairman of the 1977 International Camp, B.C. Council of Girl Guides Association of Canada, requesting a donation of a number of Habitat Banners and Flags for display and swap at an international camp to be hosted by Girl Guides of Canada, at Nova Scotia in July 1977. There will be between 150 and 170 Girl Guides from B.C. attending this event, so, again, we consider the quantity too large if each girl was to be given a banner for swap purposes. If, however, Council wishes to donate to this event, we would suggest that they be given two Habitat flags for display purposes, and they be offered banners left over from prior years for swap purposes, but they not be given any Habitat banners. (The demand for last year's banners was very low and approximately 200 remain unsold, and, a substantial number of banners from previous years, which were held in reserve by the Electrical Division, have been turned over to the Purchasing Division for disposal, so there are plenty older banners for such purposes).

RECOMMENDATIONS

(a) Donations

1. Donate one representative grouping consisting of 4 Habitat flags and 14 Habitat banners, to each of the following organizations:-

   (i) City Archives
   (ii) Centennial Museum
   (iii) Canadian Habitat Secretariat
   (iv) U.B.C. Centre for Human Settlement (when it becomes established).
   (v) Vancouver School Board

2. Donate two Habitat flags and approximately 150 old banners from past years to the B.C. Council of Girl Guides Association of Canada.

(b) Reserve

Hold 3 representative grouping of Habitat flags and banners in reserve, in Surplus Stores, in the event that Council has a use for them in the future.

(c) Sales

1. Consign all remaining Habitat flags and banners to the Artists' Gallery on the understanding that, after sales are made, they pay the City $5.00 for each Habitat flag and Seagull banner sold, and $2.00 each for other Habitat banners sold.

2. Authorize the Purchasing Agent to arrange sales, through the Artists' Gallery, of any other surplus items which, in his opinion, can most effectively be sold through their facilities. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Director of Social Planning be approved.

3. Tenders for Police Annex

The Director of Permits and Licenses reports as follows:

"On December 2, 1975 Council approved the following recommendation:

'THAT Council approve the construction of the annex building for the Police Station at 312 Main Street but that the Architect, in consultation with the Users' Committee find means to keep the total cost to a maximum of $3,127,000.'

Subsequently, on June 15, 1976 Council approved the following recommendation:

'THAT tenders for construction of the annex to the Public Safety Building be invited by public tender, the contract be for a stipulated sum with provision for the work of excavating rubble and old foundations to be carried out on the basis of cost plus ten percent.'

Tenders were requested on a firm stipulated sum basis with the exception of work relating to the excavation sub-trade, because of the uncertainty of the underground work involved. The conditions of the tender require the contractor to carry out the excavation and its related work on a cost plus fixed fee basis. The bidders were required to submit an estimate of the labour, material and equipment rental costs for the excavation work in order to establish a fixed fee to be included in the tender amount and to determine the probable excavation cost. The average of the estimated excavation costs as submitted by the bidders is $222,600 which has been used to assemble the total project cost as detailed later in the report. The bidders were advised that the award would be on the basis of the stipulated sum plus the excavation fixed fee.

The following contractors submitted tenders, and the related amounts shown are the totals of the stipulated sum and excavation fixed fee:

Smith Bros. & Wilson Ltd.	$2,433,342
Prossegger Construction Ltd.	2,440,000
H. Haebler Co. Ltd.	2,495,000
Dillingham Corporation Canada Ltd.	2,498,000
Van Construction, Division of Van Vliet Construction Co. Ltd.	2,498,875
Graham Construction Ltd.	2,614,000
Dawson Hall Ltd.	2,624,594
Cana Construction Co. Ltd.	2,751,000

Every tender was accompanied by a bid bond for the required value of $125,000, except that of Prossegger Construction Ltd., who submitted a certified cheque in that amount. The tenders were examined and found to be in order. The low tender is that of Smith Bros. & Wilson Ltd. for $2,433,342.

On the basis of the low tender the total cost of the building project, excluding furnishings, is estimated to be $2,982,642 as follows:

Demolition of existing building & fences	$ 1,000
Building contract, fixed amounts	2,433,342
Estimated excavation cost	222,600
Architects' & Consultants' fees	216,000
Soils investigation	8,000
Relocation of utilities	25,000
Street planting	2,500
Preparing alternative parking site	15,000
Replace curb	1,500
Clerk of Works salary & auto allowance	18,000
Permits, legal notices & misc. expense	8,000
Telephone installation charges	1,700
Contingencies	30,000
	$2,982,642

Cont'd . . .

Clause #3 continued:

The item of $15,000 for preparing an alternative parking site provides for improvements requested by the Police Department on the newly acquired site at Cordova and Columbia Streets that will be used for parking police vehicles during construction of the annex. These include installation of a control office with telephone and sanitary facilities, security fencing and gates, patching the pavement, installing timber curbs and traffic painting.

The Director of Finance advises that funds amounting to $3,127,000 have been provided for the Police Annex Building in the current Capital Budget. The balance of the funding of $144,380 is left unallocated at this time, reserved for furnishings and final completion of the project, and will be subject of a report to Council at a later date.

It is recommended that Council:

1. Accept the low tender of $2,433,342 submitted by Smith Bros. & Wilson Limited, and award them the contract, including excavation work.

2. Approve the return of Bid Bonds and cheque to the unsuccessful bidders.

3. Approve the appropriations totalling $2,982,642 for the purposes set forth in the foregoing estimates from funds previously approved by City Council."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 99 & 100

PERSONNEL MATTERS

RECOMMENDATION

1. Classification Review, One Position, City Planning Dept.

The Director of Personnel Services reports as follows:

"At its meeting of July 8, 1975, Council approved the recommendations contained in a Manager's report entitled 'City Planning Department - Organization'. The report recommended that the position of Deputy Director of Planning be abolished and that the Deputy's former responsibilities be re-assigned to the following senior positions:

Associate Director - Area Planning (Pay Grade 38)
Associate Director - Overall Planning (Pay Grade 38)
Assistant Director - Civic Development (Pay Grade 36)
Assistant Director - Community Planning and Housing (Pay Grade 36)
Zoning Planner (Pay Grade 35)

The report further recommended that the Director of Personnel Services undertake a classification review of these positions. The full review has not yet been finalized due in part to the unfortunate illness of the Zoning Planner, and the fact that the position of Associate Director - Overall Planning has been vacant since December, 1975. However, I do not wish to delay any further my report on one of the positions, since the incumbent has been delegated markedly additional responsibilities, and has been performing these duties since the inception of the new organization.

The position in question is that of Assistant Director - Civic Development, occupied by D.M. Hickley. The incumbent now performs varied and difficult administrative and professional work assisting the Director of Planning in directingthe Central Area Planning Program. The duties and responsibilities have increased considerably since 1972 at which time the position was mainly responsible for False Creek planning. Mr. Hickley is now responsible for planning the Downtown and West End Areas, for Historic Areas in the City and for a review of the Development Permit Process in the Central Area. (Attached for information are Organization Charts for 1973 and 1976.)

This responsibility for supervising the Central Area Division equates in difficulty and complexity to the two positions of Associate Director and it is therefore, recommended that the position occupied by Mr. Hickley be reclassified to that level, effective July 16, 1975. This matter is being referred to Council since the creation of a third Associate Director position is a departure from the organizational structure originally approved in 1975.

The estimated recurring annual cost of this proposal, calculated at the top step of the 1976 salary ranges and including fringe benefits is $3091. The Acting Comptroller of Budgets advises that funds for the additional cost for 1975 and 1976 of $2166 are available in the 1976 departmental budget.

In summary, I recommend that the position occupied by D. M. Hickley be reclassified from 'Assistant Director - Civic Development' (Pay Grade 36) to 'Associate Director - Central Area Planning' (Pay Grade 38) effective July 16, 1975, at an additional cost for 1975-1976 of $2166. "

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

Cont'd.....

2. Extension of time for Temporary Additional Electrical Inspector for Fire Alarm and Emergency Lighting Inspection

The Director of Permits and Licenses reports as follows:

"By Resolutions of Council, dated July 31, 1973, and September 10, 1974, this Department was authorized to employ an additional electrical inspector for the purpose of carrying out inspections of Fire Alarm Systems in existing buildings. These increased inspections resulted from changes in the Fire By-law which authorized the Fire Chief to order a Fire Alarm System installed in any building where in the opinion of the Fire Chief such a system was necessary for the safety of the occupants.

There are approximately 5,000 premises in the City that are affected by the By-law change to require the installation of a Fire Alarm System or the upgrading of the existing system. The Chief Fire Warden advises that he has issued orders to approximately 30% of the existing premises requiring Fire Alarm installations, and a concerted effort is now being undertaken to issue the balance of the Fire Alarm orders.

In November, 1974, the Fire By-law was further amended to require the installation of emergency lighting in buildings of more than three storeys in height or exceeding 6,000 sq. ft. in ground floor area. There are an additional 6,000 buildings affected by this amendment.

Our records indicate that there are 625 completed Fire Alarm installations and 125 emergency lighting installations, thus a considerable amount of electrical inspection work remains outstanding. Fire Alarm installations require approximately 4 - 5 inspections to finalize. This is caused by incompatability of system devices, incomplete installations in accordance with Fire Warden's instructions, material shortages, testing of devices, and additional electrical work. Enforcement of emergency lighting installations commenced early in 1975. Inspections of emergency lighting installations has been assigned to the temporary Electrical Inspector due to the specialized nature of the inspections.

The annual cost of this inspector's salary and fringe benefits are fully recoverable from the overall Electrical permit fees although it is apparent that the fees for many individual Fire Alarm Installations are not sufficient to cover such costs. Permit fees for Fire Alarm Systems and Emergency Lighting Installations are, therefore, being reviewed in an effort to charge a fee more realistic to the Inspector's time.

The temporary electrical inspector (I) was added to the Electrical Inspection Branch on September 9, 1973, for a period of one year which was subsequently renewed for a further period of two years. From the above information it is apparent that there is far in excess of two (2) years workload remaining for this electrical inspector.

I, therefore, request that the temporary electrical inspector be extended for two (2) additional years to enable the Fire Alarm Inspection and the Emergency Lighting Inspection program to continue.

Cont'd.....

Clause #2 Continued

The cost of the salary and fringe benefits for this temporary electrical inspector for the balance of 1976 are included in our appropriation 6705/94, and if this position is extended into 1977 and 1978, such funds for salary and fringe benefits can be provided through normal budget practices. No additional funds for furniture and equipment are required.

The Director of Permits and Licenses recommends that the present temporary Electrical Inspector position be continued for a further period of two (2) years, expiring on September 9, 1978, subject to review and report as to a further extension of time or termination prior to the expiry of the period."

The City Manager RECOMMENDS that the above position be extended for a period of 12 months and that the Director of Permits & Licenses report back in July, 1977 on the Fire By-law related activities of the position.

FOR COUNCIL ACTION SEE PAGE(S) 100

A-9

PROPERTY MATTERS

INFORMATION

1. Demolition - 407 Prior St.

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder	City to Pay
407 Prior Street Lot 31, Block 103, D.L. 196	Strathcona Rehabilitation Project	Mr. Edmond McCaughan	$1,118.00

Code No.

5893/893

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

CONSIDERATION

2. Sale to Villa Cathay Care Home Society. Location: south side Union between Campbell and Raymur Avenues.

The Supervisor of Property & Insurance reports as follows:

"On October 22, 1974, City Council approved the sale of 1.11 acres to the Villa Cathay Care Home Society. The date of sale was to be the date of issuance of the Development Permit or 120 days from the date of Council approval being February 20, 1975. The creation of this site was considerably delayed due to legal problems, hence the sale date could not be met. For this reason, and due to the fact that financing arrangements were not resolved with the Provincial Department of Housing, the Society requested and received two extensions to the sale date which is presently May 31, 1976.

The Society had been unable to meet this sale date but did pay the principal account in full on September 9, 1976 and advised they are now ready to proceed with this project. The payment delay was due to the fact they encountered many frustrating and unavoidable delays in resolving financing and accordingly are now requesting that the City waive interest in the amount of $9,865.00 for the period May 31, 1976 to September 8, 1976; taxes in the amount of $2,678.44 from May 31, 1976 to December 31, 1976 and the administrative fee of $50.00, totalling $12,593.44.

Taxes were waived on this property for 1975 by a May 6, 1975 resolution of Council. That resolution stated -

'That Council approve the waiving of City taxes on this particular project for 1975, and approve in principle City taxes on this property being waived permanently.'

Cont'd.....

Clause #2 Continued

However, taxes were never due in 1975 because the sale date was extended into 1976, and permanent tax exemption would have to be applied for in the normal manner.

Therefore, it is requested that -

CONSIDERATION be given to making a grant to the Villa Cathay Care Home Society in the amount of $2,678.44 which represents real property taxes payable for the period May 31 to December 31, 1976.

and FURTHER THAT

CONSIDERATION be given to waiving interest in the amount of $9,865.00 for the period May 31, 1976 to September 8, 1976 and waiving the administration fee of $50.00."

The City Manager submits the report of the Supervisor of Property & Insurance to Council for CONSIDERATION.

RECOMMENDATION

3. Lease renewal Cafeteria Lease - City of Vancouver to C.N.I.B. (Caterplan Services)

The Supervisor of Property & Insurance reports as follows:

"Lease and operation of the City Hall Cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, May 1, 1971 to April 30, 1974, at a rental of $2,400.00 per annum. The lease contained a two year right of renewal and the C.N.I.B. exercised that right with negotiations finalized at a rental of $3,120.00 per annum for the period May 1, 1974 to April 30, 1976.

The general concensus appears to be that the services provided by Caterplan Services Ltd. have been satisfactory and the operators were approached with regard to their intentions for a lease renewal.

Mr. Lindsey, Manager of Caterplan Services Ltd., has indicated that they would prefer a three year lease with a two year option and this office in turn informed him that the City would require a one-year rental review clause.

A review of the present rental and also an analysis of the operating statment as supplied by the Chartered Accountants for Caterplan, indicates that the present rental of $3,120.00 per annum should not be increased at this time. It is also the opinion of this office that the lease should be renewed to Caterplan by virtue of past performance, utilization of C.N.I.B. personnel and limited profit.

It is therefore recommended that a new lease be entered into with Caterplan Services Ltd. for a three year term, May 1, 1976 to April 30, 1979 with yearly rental reviews and a two year right of renewal; Rental for the period May 1, 1976 to April 30, 1977 to be $3,120.00 per annum subject also to the remaining terms and conditions as contained in the original lease dated May 1, 1971, and amendments as approved by resolution of Council, December 17, 1974.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Cont'd.....

4. Sale and Resubdivision of City-Owned Property and Lane South side of King Edward Ave., West of Balkan Street

The Supervisor of Property & Insurance and the City Engineer report as follows:

"The City owns an unsubdivided portion of a block situated on the south side of King Edward Avenue west of Balkan Street, legally described as Blocks 13 & 14 (except portions subdivided by Plans 3241 and 6357 and the East 33 ft. now road) of Blocks 10 to 13 and 22 to 25, District Lots 391 & 392, Plan 603. This undivided strip was acquired in 1938 by Tax Sale and is approximately 16.5 ft. by 304 ft., zoned RS-1, One Family Dwelling District.

Over the years, a through lane has been opened in the block and this lane is partially located over the westerly 10 ft. of the unsubdivided strip. The remainder of the unsubdivided strip is utilized by the owners of adjoining Lots 11 to 15. Situated between the unsubdivided strip and Lots 11 to 14 is a 20 ft. dedicated lane. This lane has never been opened and the owners of Lots 11-14 have utilized this lane allowance and erected carports/garages.

Following a recent sale of Lot 13, a request was made to the City Engineer for an encroachment agreement to permit the continued existence of the carport on the dedicated lane. Rather than enter encroachment agreements and perpetuate this unsatisfactory subdivision, it was decided to contact the five owners of Lots 11 to 15 to determine whether they would be interested in purchasing portions of the unopened lane and unsubdivided strip to add to their lots.

Following discussions, the owners of Lots 11 to 14, of Lots 13 & 14, Blocks 10-13 and 22-25, D.L.'s 391 & 392 have submitted applications to purchase the portions of City-owned land and lane abutting their lots. They have offered to pay the sum of $350.00 each, inclusive of current year's taxes, registration and administration fees, legal and survey costs. The offers are subject to the City-owned land/lane being added to each lot to create new parcels, approximately 39 feet by 119 feet, except for a 10 ft. by 10 ft. lane corner cut-off at the north-west corner of Lot. 14.

The owner of Lot 15 is not interested in purchasing the unsubdivided strip abutting his lot. Since this remaining strip is too small to create as a lot, it is recommended that this strip be dedicated for lane purposes.

It is recommended that

A) the portion of lane indicated as 'closed lane' on plan marginally numbered LF 7770 be closed, stopped up, conveyed to the abutting owners and then subdivided with the abutting lands.

B) the unsubdivided strip, known as Blocks 13 & 14 (except portions subdivided by Plans 3241 and 6357 and the East 33 ft. now road) of Blocks 10 to 13 and 22 to 25, District Lots 391 & 392, Plan 603 be dedicated for lane purposes except for portions of the unsubdivided strip adjacent to Lots 11 to 14 which are to be sold and conveyed to the said owners. Sufficient lane to be dedicated in order to provide a 20-foot lane at the rear of the newly created lots.

C) the sale price for portions of the City lane and unsubdivided strip to be $350.00 for each owner, inclusive of current year's taxes, registration and administration fees, legal and survey costs; the owners to pay mortgage extension fees of $25.00 each as required.

D) the City lane and portion of the unsubdivided strip being added, to be consolidated with each of Lots 11 to 14."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 101

MANAGER'S REPORT

August 18, 1976

TO: Vancouver City Council

SUBJECT: Lane West of Lincoln Street - 43rd to 45th Avenues

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"INTRODUCTION

A petition has been received from the residents served by the subject lane, This lane was paved as a local improvement in the latter part of last year. The petition is in protest against the paving work done in the lane by the Engineering Department. It also states that the lane should be redone.

DESIGN CONSIDERATIONS FOR LANE PAVING

In the design and paving of gravel lanes, it is desirable that the finished paved surface is smooth along the driving surface and at the same time provides gentle local access connections to abutting properties so that the underside of vehicle does not drag on the pavement surface. In addition, it is necessary that the paved lane has enough slope to permit rainfall to drain properly especially along the length of the lane. Because of grade differences between individual properties along lanes, it is sometimes difficult to develop the lane below all the backyards to provide gentle grade connections to all properties and at the same time maintain both smooth grades and adequate drainage along the lane.

In the case of the lane west of Lincoln Street between 43rd and 45th Avenues, the foregoing normal lane design considerations were complicated by the fact that this lane was quite flat in the central portion, although the grades in the vicinity of the north and south ends were adequate.

Under these circumstances, there were two paving design options which were considered. One design alternative (Scheme A) consisted of having a grade which was a little higher than existed in the central portion of the lane (to permit adequate drainage) and pave over the existing surface at the north end. This would provide good access to the properties at the north end. The second design alternative (Scheme B) involved maintaining the grade at the existing lane elevation in the central section, and cutting the north section to develop an adequate slope for drainage.

Scheme A would take maximum advantage of the existing compacted lane roadbed and would provide good local access at the north and south end. However, the higher condition in the middle portion of the lane would make local access a little more difficult there.

Scheme B would disrupt the established roadbed condition at the north end of the lane and provide a depressed lane pavement and steep local access conditions at that location, while maintaining generally the existing grades in the central portion. Thus, there would be a local access problem created by Scheme B at the north end of the lane, as well as a disruption of the existing lane foundation which could reduce the life span of this paving work. The initial cost of each of these lane paving schemes was comparable. The cost of the fill involved in Scheme A in the central portion of the lane tends to balance with the cost of the cut in Scheme B at the northern end of the lane.

Therefore, each scheme would create a local access problem for a short length along the lane. Apart from this common local access disadvantage, the only difference between the two lane paving schemes is that Scheme A offers a better permanent solution since it does not disturb the soil conditions in existing lane. For these reasons, Scheme A design was implemented.

RESIDENTS' CONCERNS

Because of the various design difficulties in this lane, we expected to undertake some modifications after the lane was paved. Some drainage difficulties and local access problems were encountered by adjacent properties and we were in the course of resolving these difficulties when the petition was received. In difficult lane paving situation like this, some follow-up modification work is normal. Currently, we are paving about 210 lanes annually throughout the City. About 10% of the lanes fall into this difficult design category and require some remedial work after the paving work to accommodate individual access and drainage concerns.

Cont'd . . .

Examination of the petition suggests that virtually all the affected residents want the lane redone. The word 'redone' was intended to mean that the existing asphalt would be ripped out, and regrading would take place, followed by placement of a new asphalt surface. This work would cost about $4,500.

ENGINEERING INVESTIGATION

In the opinion of the Engineering Department, the existing paved lane is generally satisfactory although minor modifications at some locations would improve conditions. The estimated cost to carry out these modifications is $800.

After receiving the petition and investigating the lane, we undertook a survey of the affected residents in July to ascertain clearly their views.

There are seventeen (17) occupied houses in this block and we were able to contact sixteen (16) of these residents. Of the sixteen, nine indicated unqualified satisfaction with the existing paved lane while five (5) requested some minor lane modifications. The remaining two residents wanted the lane completely redone. They are located about mid-block where the most difficult problems were expected since there the paved lane surface had to be constructed above the existing grades. In one case, the higher location although reasonably meeting the garage floor, has created an effective step for pedestrians from the lane to the backyard, and the drainage adjacent to the garage should be modified. In the other case, vehicular access from the garage is more difficult than before because of the slope created between the garage and the lane. These two residents initiated the petition.

The apparent inconsistency in opinion of the residents based on our survey and the petition, can probably be explained because many of the residents were told by the petitioners that the only way action would be undertaken by the City is if the majority of affected residents signed the petition. Some residents, in fact, indicated to the Engineering Department representatives that it would not be prudent to rip up the lane and repave it.

CONCLUSION

The residents representing two properties wish the lane to be totally redone at a cost of about $4,500. If this work were done, these two properties would have better access although such work is not necessary to resolve the majority of the residents' concerns. Some residents, in fact, indicated that such major repaving work is unjustified.

If the modifications are carried out, at a cost of about $800, we are confident that the drainage and local access problems can be rectified to a standard common to other paved city lanes. This includes work in the lane adjacent to the two properties who wish the lane to be completely redone. This implementation of this alternative would be a satisfactory solution for most of the residents, and offer a cost saving of about $3,700 over the other alternative. Accordingly, we recommend that this problem be resolved by the City carrying out this minor modification work.

Funds are available in the Streets Maintenance Accounts to cover this work.

RECOMMENDATION

It is RECOMMENDED that the lane modification work, as proposed by the Engineering Department, be carried out as expeditiously as possible at a cost of about $800."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

DELEGATION THIS DAY.

FOR COUNCIL ACTION SEE PAGE(S) 102

C

MANAGER'S REPORT

September 24, 1976

TO: Vancouver City Council

SUBJECT: 3338 Seaforth Drive

CLASSIFICATION: RECOMMENDATION

On August 26, 1976, the Hardship Committee considered an application from Shabjad Jang, 3338 Seaforth Drive to retain a dwelling unit in the basement. The application was refused. On September 2, 1976, Mr. Shabjad Jang wrote to the City Clerk, requesting permission to appear before Council to appeal the above decision.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - one family dwelling district. The records indicate that the house in question was erected in 1948 and that in 1962, Permits were issued to raise the building to provide a basement. The Building Permit issued to cover the raising of the building specifically stated that no rooms or plumbing were to be installed and that the building would continue to be occupied as a one family dwelling.

Inspections carried out in March, 1976, showed that a suite had been installed in the basement, complete with plumbing and all without Permits. The then owner was ordered to restore the building to its approved occupancy of a one family dwelling. At this point the building changed owners and further inspections carried out in June, 1976, showed the illegal basement suite occupied and the new owner to be Shabjad Jang. The new owner was advised of the illegality of the basement accommodation and ordered to restore the building to its approved occupancy.

Mr. Jang immediately filed a Hardship Application which resulted in the above decision. The Hardship Committee noted that the applicant is married with one dependent, both husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,322 per month. The Committee further noted that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. and Mrs. S. Jang.

FOR COUNCIL ACTION SEE PAGE(S) 102

DISTRIBUTED MONDAY

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 23, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 23, 1976 at approximately 1.40 p.m.

PRESENT:	Alderman Kennedy, Chairman Alderman Bird Alderman Cowie Alderman Harcourt
ALSO PRESENT:	Alderman D. Marzari (Item 3)
CLERK TO THE COMMITTEE :	M.L. Cross

RECOMMENDATION

1. Administration of the Residential Rehabilitation Assistance Program

The Committee considered a report of the City Manager dated September 16, 1976 (copy circulated). Mr. R. Youngberg, Associate Director, Area Planning, advised that the Provincial Department of Housing has forwarded a draft agreement outlining responsibilities for the optional administration by municipalities of the Residential Rehabilitation Assistance Programme (R.R.A.P.) in areas designated in 1974 and 1975 as Neighbourhood Improvement Areas. This administration is currently the responsibility of the regional office of CMHC. The City need not undertake this 1974-75 administration but as part of the Agreement for the 1976 Neighbourhood Improvement Programme (N.I.P.), designation as NIP is conditional upon municipal administration of R.R.A.P. The City is therefore required to administer R.R.A.P. in Grandview/Woodland and Riley Park, the 1976 NIP areas.

For undertaking this administration, C.M.H.C. will pay to the City a fee of $300 per application. Where the loan covers more than one dwelling unit an additional sum of $50 for each unit will be paid.

The report summarizes the responsibilities of the City, acting as an agent for CMHC, in the processing of loans for the repair, rehabilitation and improvement of family housing units.

The Director of Finance and the Director of Planning recommended:

"(1) THAT the City of Vancouver enter into a R.R.A.P. Agency Agreement with the Central Mortgage and Housing Corporation, the Agreement to pertain to 1976 Neighbourhood Improvement Programs only (Grandview-Woodland and Riley Park), subject to the satisfaction of the Director of Legal Services.

Cont'd.....

Clause #1 Continued

(2) THAT the following positions (temporary for four years) be established in the City Planning Department, and FURTHER THAT the Director of Personnel Services be instructed to classify and advertise the positions:

(a) R.R.A.P. Administrator - 1
(b) Clerk-Typist - 2
(c) R.R.A.P. Advisor - 4

(3) THAT to facilitate the initiation of the R.R.A.P. Program, two of the R.R.A.P. Advisor positions be filled by seconding two Property Negotiators from the Property and Insurance Division of the Department of Finance to R.R.A.P. Administration (City Planning Department), on a temporary basis for a period up to four months.

(4) THAT the Directors of Finance and Planning be instructed to report back in mid-1977 on the experience with the administration of the 1976 RRAP, and the desirability of the City assuming responsibility for R.R.A.P. administration in the 1974 and 1975 N.I.P. areas (Kitsilano, Cedar Cottage, Mount Pleasant, and Downtown Eastside).

(5) THAT C.M.H.C. be requested to continue their administration of the R.R.A.P. in the 1974 and 1975 Neighbourhood Improvement Areas.

(6) THAT funding for the 1976 costs in the amount of $16,790 be approved from Contingency Reserve , pending recovery in 1977; costs for subsequent years, 1977-1980, be included in the Planning Department's Annual Budget, less recoveries from fees.

(7) THAT Council request CMHC to review the fee structure annually to cover increases in salary and other costs, including inflationary factors. "

After discussion the Committee

RECOMMENDED:

THAT the recommendations of the Director of Finance and the Director of Planning, contained in the report of the City Manager dated September 16, 1976 be approved.

2. Mount Pleasant N.I.P. Concept Plan

The Committee had before it a report dated September 14, 1976 (copy circulated) which the City Manager submitted for consideration.

In the report, the Director of Planning outlined the planning process followed which resulted in the goals and policies established by the Mount Pleasant N.I.P. Committee, in conjunction with the Planning Department.

The goals for the Mount Pleasant N.I.P. area, bounded by Broadway, Kingsway and Clark/Knight, are as follows:

Cont'd.....

Clause #2 Continued

(1) Stabilize the Mount Pleasant N.I.P. Triangle
(2) Improve the physical conditions
(3) Improve the social environment within the area
(4) Provide more usable public space
(5) Reduce through traffic
(6) Increase public safety
(7) Maintain good aspects of the area

Present for the discussion were members of the Mount Pleasant N.I.P. Committee.

Discussion centred on the social and recreational facilities for the area. The N.I.P. Committee recommended funds for rebuilding the Kivan Boys & Girls Club and acquisition and renovation of an existing building to locate a Neighbourhood House to be operated under the auspices of Neighbourhood Services Association. The N.I.P. Committee felt that the Kivan Boys and Girls Club should be rebuilt on City-owned land. Of the $250,000 N.I.P. funds, the City would contribute 57.1%, the Federal Government 28.55% and the Provincial Government 14.28%. Although the building would be rebuilt on City-owned land, the Federal Government would contribute half the Municipality's share as the Club would retain ownership of the building. The funds could be treated as a capital grant to the Club which would then be required to keep the premises open to the public for 8 years. In a memo dated September 22, 1976 to the Acting City Manager (copy circulated) the Acting Comptroller of Budgets points out the variation in the funding formula for this particular project.

The Director of Social Planning suggested that a single comprehensive facility would have a distinct advantage over two small centres.

The Chairman noted that the following had submitted letters (on file in the City Clerk's office) in support of establishing a Neighbourhood House in Mount Pleasant:

(1) Ms. Rosemary Brown, MLA Vancouver-Burrard
(2) Fairview Mt. Pleasant Community Resources Board
(3) Principal - Florence Nightingale Elementary School
(4) Principal - Simon Fraser Elementary School
(5) Branch Head - Mt. Pleasant Branch Public Library

The City Engineer noted that because the pedestrian traffic generated by the Kivan Boys & Girls Club has resulted in numerous requests for crosswalk controls at 12th Avenue and St. Catherines Street, a different location, removed from an arterial street, would be preferred.

The City Engineer recommended against the Policy Recommendation of the N.I.P. Committee, supported by the Director of Planning, that detailed studies should be undertaken of the possible closure of St. Catherines between 12th Avenue and the lane south of 12th Avenue and the possible closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive. The first closure would be

Cont'd.....

Clause #2 Continued

incorporated as open space into the design of the new Boys & Girls Club. The second closure would unite the two segments of South China Creek Park.

The Committee agreed that a portion of East 10th Avenue should be closed to unite the two park segments.

The Committee felt that perhaps the appropriation for Kivan and the Neighbourhood House could be united in one classification entitled Community Services $440,000 but it was pointed out that the cost sharing formula for the two items was not the same. Mr. Youngberg requested guidance as to the Committee's view on the two projects and the Committee unanimously agreed that they should both be carried out.

In the City Manager's report the Director of Planning recommended:

"1. THAT Council approve the land use policies as indicated in Appendix I and instruct the Director of Planning to report back on implementation.

2. THAT Council approve the funding allocations of the N.I.P. Concept Plan as indicated in Appendix II.

3. THAT Council approve the recommendations initiating the implementation of specific projects as noted in Appendix I.

4. THAT Council submit the Mount Pleasant N.I.P. Concept Plan to the Federal and Provincial Governments for approval.

5. THAT Council request a contribution of $624,843.00 from the Federal Government and $312,421.50 from the Provincial Government as their costs of the implementation stage of the Mount Pleasant Neighbourhood Improvement Program.

6. THAT Council approve the appropriation from the $1.1 million allocation of Urban Renewal Funds previously allocated to the 1975 Neighbourhood Improvement, of $774,564.98 as the City's share of the implementation stage of the Mount Pleasant N.I.P.

7. THAT Council formally request of C.M.H.C. that the income limit of R.R.A.P. as it applies to grants to homeowners be raised to $15,000.00.

8. THAT Council formally request of C.M.H.C. that all home-owners have access to the same interest rate for R.R.A.P. as do landlords (currently 8%). "

The Committee RECOMMENDED:

(A) THAT the recommendations contained in the City Manager's report dated September 14, 1976 be approved.

(B) THAT the City Engineer be requested to implement the closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive.

Cont'd.....

3. Oppenheimer Area Land Use & N.I.P. Concept Plan

The Committee considered a report of the City Manager dated September 2, 1976 (copy circulated) which had been discussed briefly but deferred from its meeting of September 9.

Ms. D. Jan, Area Planner, Downtown Eastside, advised that the Director of Planning supported the directions taken by the Oppenheimer Area Planning Committee with a few exceptions. The Citizens Committee felt that no residential land use lots which existed prior to November 1975 should be lost in order to protect housing in the area. The Director of Planning felt this is too inflexible and recommends that no housing be lost as a result of industrial expansion except with the special permission of Council. The industry would have to be compatible with residential uses. Existing industries would be permitted to remain and to expand only to adjoining lots - one on the left and one on the right. On a corner lot, industry may be expanded to two lots on an adjoining side.

The Area Planning Committee felt that wholesale and warehouse operations should be excluded. The Director of Planning felt that these operations, of limited size, could be included as compatible light industries as there is an indication that some time in the future there may be a demand for them.

The Committee recommended that residential land usage be increased from 33% to at least 50% of the land area in the neighbourhood. The Director of Planning agreed with the Committee's intention to strengthen the residential component of the neighbourhood but not by increasing actual land area. It can be accomplished by increasing residential use in existing buildings or by encouraging mixed use developments. The 17% in land area would be taken away from other viable community uses if it were to be put into residential.

The Area Planning Committee stated that funding for administration should not come from N.I.P. but from the City's general revenue.

In developing the N.I.P. Concept Plan, the community's priority needs were identified as follows:

(1) improved community health care facilities;

(2) personal care for the elderly;

(3) care for the handicapped;

(4) social recreational and community facilities;

(5) retention of Japanese community and its facilities;

(6) public open space and

(7) projects encouraging employment of residents.

The Area Planning Committee recommended allocation of N.I.P. funds for specific projects i.e. acquisition of 616 East Cordova Street for housing and ancillary purposes such as community facilities, day care, drop-in and other social facilities and acquisition of a site for the Downtown Community Health Society. The Director of Planning felt it was premature to commit the funds for specific site acquisition; funds other than N.I.P. would have to be found

Cont'd.....

Clause #3 Continued

to develop the sites for facilities that meet the community's social/recreational and health care needs. The Director of Planning also felt that the N.I.P. funds for improving Japanese community facilities should include all Japanese community facilities and not just the ones specified by the Area Planning Committee.

Mr. R.W. Wilding, Architect for the Union Gospel Mission stated that his clients had been trying to acquire the site at Princess and Cordova Streets to develop a multi-use building to include facilities for youths and senior citizens as well as residential. He advised that the property is being held off the market by the owners Neighbourhood Services Association as he understood the Downtown Eastside Residents Association wish to purchase the site. Ms. J. Swanson of DERA advised that it was the intention of the Oppenheimer Area Planning Committee, not DERA, to acquire the site for community facilities.

The Committee felt that a report should be prepared on this matter. The Chairman of the Oppenheimer Area Planning Committee requested that the report include information on the number of existing churches and meeting rooms/halls in the area.

In the Manager's report the Director of Planning recommended:

" (1) **THAT Council approve the Oppenheimer Area Land Use and N.I.P. Concept Plan as itemised in the Summary of Policies (Parts I and II) included as Appendix I of this report.**

(2) **THAT Council submit the above Oppenheimer Area Land Use and N.I.P. Concept Plan to the Provincial and Federal Governments for approval.**

(3) **THAT Council request a contribution of $294,650 from the Federal Government and $147,325 from the Provincial Government as their contributions towards the estimated costs of the implementation of the Oppenheimer Area Neighbourhood Improvement Program.**

(4) **THAT Council approve the appropriation, from the $1.1 million allocation of Urban Renewal Funds previously allocated to the 1975 Neighbourhood Improvement Program, of $147,325 as the City's share of the implementation stage of the Oppenheimer Area Neighbourhood Improvement Program.**

(5) **THAT Council approve the itemized N.I.P. Administration Budget for 1977 in the Downtown Eastside, as outlined on Pages 10 and 11 of Appendix III. This budget of $58,000 is included in the total Implementation Budget of $589,300 and is cost shareable.**

(6) **THAT the Concept Plans be forwarded to the Board of Parks and Recreation for information and consideration."**

The Committee RECOMMENDED:

(A) THAT the recommendations contained in the City Manager's report dated September 2, 1976 be approved.

(B) THAT the Director of Planning and the Director of Social Planning report to the Committee with respect to the number of religious facilities and the amount of auditorium and meeting room space which exists in the Oppenheimer area.

FOR COUNCIL ACTION SEE PAGE(S) 102 a/11

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 28, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 28, 1976, at 2:00 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Sweeney and Volrich

ABSENT: Alderman Rankin

CLERK TO THE SPECIAL COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - N/E Corner McGill and Penticton Streets

An application has been received from the Director of Planning to rezone Lot 301, T.H.S.L. located on the north-east corner of McGill and Penticton Streets

FROM: (C-1) Commercial District

TO: (RS-1) One Family Dwelling District

The Vancouver City Planning Commission and the Director of Planning both are recommending approval.

Mrs. Otto, a resident of the area, enquired as to the possibility of subdividing the property into two 33 foot lots and also enquired as to whether or not it could be at some future date rezoned back to (C-1) Commercial. A member of the Zoning Planners staff advised that it would be possible to subdivide at the discretion of the Approving Officer. The Mayor advised that a future Council could consider rezoning it back to (C-1), if requested but doubted if this will be done because of the spot zoning aspect.

MOVED by Ald. Cowie
THAT the foregoing application by the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - N/E Corner East Pender Street and McLean Drive

An application has been received from Mr. Eugene Paone on behalf of Alfred Horie Construction Company Limited to rezone the south half of Lot A, and north half of Lot A, Block 5, D.L. 183, located at 1505-1515 East Pender Street and 454-458 McLean Drive

FROM: (RM-3) Multiple Dwelling District

TO: (M-1) Industrial District

Cont'd...

Rezoning - N/E Corner East Pender Street and McLean Drive

The Vancouver City Planning Commission and the Director of Planning recommended approval subject to the following revised conditions:

"1. The owner to formally dedicate the western 8.5 feet of the south half of Lot A, and north half of Lot A, Block 5, D.L. 183 for street widening purposes as required by the City Engineer.

2. Prior to the enactment of the By-law, the above-mentioned condition is to be complied with by November 20, 1976."

Mr. Paone spoke in support of the application and made reference to the dedication of the 8.5 feet, proposing that it only be dedicated when the street is to be widened.

It was suggested to Mr. Paone by the Mayor that he consider dedicating the land now and leasing it back from the City.

Mrs. H. Hooge spoke against the application and filed a brief in which the petitioners expressed concern on the traffic situation on the 400 block McLean Drive. Mrs. Hooge also referred to the condition of two houses on McLean Drive which are derelict. Mr. Paone replied that the buildings in question will be demolished within the next few days.

MOVED by Ald. Cowie
THAT the foregoing application by Mr. Eugene Paone be approved subject to the revised conditions recommended by the Director of Planning.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce
THAT the City Engineer report to Council on the traffic situation of the area on East Pender Street and McLean Drive in view of the concern expressed by the petitioners and Mrs. Hooge including information on plans to widen the street.

- CARRIED UNANIMOUSLY

3. Text Amendment to Comprehensive Development By-law - Crofton Manor

An application has been received from Mr. N.B. Cook of the N.B. Cook Corporation Limited requesting text amendment to the (CD-1) Comprehensive Development By-law No. 4674 to add "Personal Care" as a permitted use with respect to Crofton Manor, ~~2206~~ 2803 West 41st Avenue (Lot 1, Block 9, D.L. 2027).

Council was advised that the drawings submitted with the application indicated a change in the East Wing from 48 sleeping units to 46 personal care units and a dining and lounge area. There is no increase in the existing floor area.

The Vancouver City Planning Commission and the Director of Planning both recommend approval.

There was no one present who wished to speak for or against this application and, it was

MOVED by Ald. Bird
THAT the foregoing application by Mr. N.B. Cook be approved.

- CARRIED UNANIMOUSLY

4. Text Amendments to Sign By-law #4810

An application has been received from the Director of Planning proposing text amendments to the Sign By-law #4810 for a number of areas in the City that have been rezoned since October 1974 to (CD-1) Comprehensive Development District, including the sign regulations for the (W.E.D.) West End District; (D.D.) Downtown District; newly created Commercial Districts; and consequential amendments.

The Vancouver City Planning Commission and the Director of Planning both recommended approval.

The Director of Planning further recommended that the following two sections of the draft by-law be amended:

"1. Section 4 be deleted and the following be substituted in lieu thereof:

'4. Section 4 is further amended by adding the the words "and DD" immediately after the figure "CM".

2. Section 6 is deleted and the following substituted in lieu thereof:

'6. Schedule "B" is amended by deleting the words "and all CM" where they appear in Sections A(2), B(5)(a), B(5)(b) and B(5)(d), and substituting the words "CM-1 and DD."

There was no one present who wished to speak for or against this application and, it was

MOVED by Ald. Cowie
THAT the foregoing application by the Director of Planning be approved including the recommended amendments.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney
SECONDED by Ald. Boyce
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the relevant by-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:20 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 28, 1976, adopted on October 5, 1976.

A. Phillips
MAYOR

B. N. Little
CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 5, 1976, in the Council Chamber, third floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students in Social Studies from the General Brock School, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird,
SECONDED by Ald. Boyce,
THAT the Minutes of the Regular Council Meeting of September 28, 1976, and the Minutes of the Special Council Meeting (Public Hearing) of September 28, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Crosstown Bus Via 25th and 29th Avenues

Council on August 24, 1976, resolved that the delegation request from the Conference of Local Area Councils Traffic and Transit Committee be approved. Council had before it a report of the City Manager dated September 20, 1976, on this matter in which he recommended

(a) the concept of an additional east-west crosstown route on 25th Avenue be approved in principle.

(b) Council direct the City Engineer to bring the matter before the Regional Transportation Commission if it is formed, requesting funding for the necessary works or, failing that, initiate discussions with B.C. Hydro towards implementation.

Mr. Elgin Ruddell, representing the Conference of Local Area Councils Traffic and Transit Committee, spoke to his brief which was circulated. The brief set forth various arguments in favour of a crosstown bus via 25th and 29th Avenues. Mr. Ruddell also commented on the City Manager's report and requested that Council approve the recommendations contained therein.

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Crosstown Bus Via 25th and 29th Avenues (cont'd)

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in his report dated September 20, 1976, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich
THAT Council defer a decision on this matter in order to hear delegations at a Council evening meeting when convenient.

- LOST

(Aldermen Bird, Boyce, Kennedy, Marzari, Rankin and Sweeney opposed)

The motion to defer having lost, the motion by Alderman Bird was put and CARRIED UNANIMOUSLY.

2. Grant Appeal - Metro Communities Council

Mrs. Frances McKinnon, Queen's Co-ordinator, Miss Vancouver Pageant Committee, appeared before Council to appeal Council's decision not to approve a grant to the Metro Communities Council. A brief was distributed which Mrs. McKinnon read to Council. The brief urged Council to reconsider its previous decision and approve the requested grant of $500.00 towards the cost of sending Miss Vancouver to the Miss Canada Pageant.

MOVED by Ald. Volrich,
THAT a grant in the amount of $500.00 to the Metro Communities Council be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Harcourt, Kennedy, Marzari and the Mayor opposed)

3. Cultural Grant Appeal - Vancouver Bach Choir

Council on April 13, 1976, approved the recommendation of the Standing Committee on Finance and Administration dated March 25th, that a grant be made to the Vancouver Bach Choir in the amount of $750.00.

Mr. C.S. Burtinshaw, President of the Vancouver Bach Choir, addressed Council and requested that Council reconsider its previous decision and approve a grant equal to the rental of the Queen Elizabeth Theatre for three performances of the 'Messiah' in December.

MOVED by Ald. Marzari,
THAT a grant equal to the rental of the Queen Elizabeth Theatre for one evening be approved for the Vancouver Bach Choir.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

4. B.C. Hydro - Bus Fare Increases

Due to Alderman Rankin's absence from the Council meeting on September 28, 1976, the following motion of the Alderman was deferred to this meeting of Council. At the same meeting, Council agreed to hear a number of delegations on this item.

MOVED by Ald. Rankin,
THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

B.C. Hydro - Bus Fare Increases (cont'd)

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

- CARRIED UNANIMOUSLY

(Mayor Phillips opposed)

(In view of the foregoing action and the delegation applications being supportive, the Council did not hear their representations)

5. Rental Accommodation for Families with Children

Due to Alderman Rankin's absence from the Council meeting on September 28, 1976, his motion on the above subject was deferred to this meeting of Council.

At this time, Council heard representations from the following delegations which had been previously approved:

- Mr. B. Eriksen, on behalf of the Downtown Eastside Residents' Association, read a brief from the Association which was circulated. The brief urged Council to approve Alderman Rankin's motion and suggested a number of specific points which might be included in the proposed Charter amendment.

- Mr. D. Stone, Vancouver Tenant Federation, submitted and read a brief which was circulated. The brief requested Council to seek amendment of both the Federal and Provincial Human Rights Codes to protect against discrimination for those seeking rental accommodation. In addition, it requested Council to seek amendments to the B.C. Landlord and Tenant Act for the same purpose. The organization also requested that all members of Council support the housing component of the current Five Year Plan.

- Mr. Peter Grant, Co-ordinator of the West End Housing Registry, read a brief circulated to Council on behalf of himself, Miss S. Currie, Community Worker and Miss Olivia Mott, Social Worker. He indicated that the West End Community Association Executive also supported the brief. The brief made the point that there is no protection for parents and children in the rental accommodation market. In a highly competitive rent market, people with children have the least chance of securing any accommodation at all.

- Mr. S. Jackson and Mr. J. Vance also addressed Council in support of Alderman Rankin's motion.

Alderman Rankin requested and received permission to amend his motion to read as follows:

MOVED by Ald. Rankin,
THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc.;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (cont'd)

Rental Accommodation for Families with Children (cont'd)

THEREFORE BE IT RESOLVED THAT

(a) Vancouver City Council request a Charter Amendment to allow enactment of the following:

'Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a By-law to implement this policy.'

(b) The Director of Planning investigate and report back on areas of the City where it would be appropriate to require large rental developments to design and set aside a portion of these developments specifically for children.

- CARRIED

(Alderman Kennedy opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Kitsilano Community Centre - Request for Additional Funding

On September 21, 1976, Council agreed to hear representations from the Kitsilano War Memorial Community Centre Association on the matter of additional funding for the Kitsilano Community Centre. Submitted was a report of the City Manager dated September 29, 1976, setting out the following options for Council's consideration:

(1) allocate an amount of approximately $235,000 in the recreation facilities section of the 5 Year Plan to be used for renovation as set out in Option F (amended)

(2) allocate $120,000 from the Kitsilano NIP budget (instead of the $170,000 allocated to Option F) to be used with the $70,000 available from the Park Board budget and the $25,000 from the Community Centre Association to make renovations only to the Community Centre.

Mrs. May Brown, Chairman of the Park Board and Mr. E.F. Thrussell were both present for this item. Commissioner Brown advised Council that both the Park Board and the Kitsilano War Memorial Community Centre Association favoured option (1) in the report of the City Manager.

MOVED by Ald. Volrich,
THAT option (1) contained in the City Manager's report dated September 29, 1976, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Heritage Building Plaques

In a letter dated September 30, 1976, the Secretary of the Vancouver Heritage Advisory Committee advised Council of the following resolution of the Heritage Advisory Committee:

"THAT the Heritage Advisory Committee request a financial allocation from Council of $3,500 for heritage building plaques (for buildings now designated - $55 x 34 buildings - $2,000; for buildings which may be designated in the fall of 1976 - $55 x 24 buildings - $1,500) and that the matter of the City Engineering Department undertaking the responsibility for the mounting of such plaques be submitted to Council for consideration."

When considering this communication, Council also noted a memorandum from the City Clerk advising of previous Council action in this matter.

MOVED by Ald. Cowie,
THAT a financial allocation of $3,500 to the Heritage Advisory Committee for purchase of heritage building plaques, be approved.

- CARRIED UNANIMOUSLY

2. Gabriola Mansion

The Secretary of the Vancouver Heritage Advisory Committee, in a letter dated September 30, 1976, advised of the following resolution of the Heritage Advisory Committee:

"THAT the Heritage Advisory Committee write to City Council stating the Committee is pleased with the fact that Gabriola Mansion will be preserved but requesting that Council ensure the building is properly protected, including the installation of a sprinkler system."

MOVED by Ald. Harcourt,
THAT the communication of the Heritage Advisory Committee on Gabriola Mansion be received.

- CARRIED UNANIMOUSLY

3. Mini-Park on Vine Street at 7th Avenue

The Kitsilano Neighbourhood House Board of Governors requested by letter of September 30, 1976, an opportunity to appear as a delegation on the Vine Street mini-park proposal when it is before Council on October 19, 1976. A similar request was received from the Kitsilano Local Area Planning Committee.

MOVED by Ald. Kennedy,
THAT the request of the Kitsilano Neighbourhood House Board of Governors and the Kitsilano Local Area Planning Committee to appear before Council as delegations, be approved.

- CARRIED UNANIMOUSLY

4. Resolution re Public Housing for Low and Moderate Income Families

The Metropolitan Toronto Clerk requested Council to support the following resolution of the Metropolitan Council:

"WHEREAS there is a continuing and growing need for public housing for low and moderate income families; and

WHEREAS mortgage rates of 11-12 per cent make home ownership difficult for many citizens; and

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Resolution re Public Housing for Low and Moderate Income Families (cont'd)

WHEREAS Canada, through its own Bank, ought to be able to finance public housing at a modest interest rate not to exceeding 6 per cent;

THEREFORE BE IT RESOLVED THAT the Dominion Government be urged to undertake such financing for a first-time home owner with a maximum income of $18,000.00 to be determined by the said Government of Canada, with provision that the home may not be sold or otherwise disposed of during the 20-year term of the mortgage without first compensating the Government at the normal interest rate, or some similar safeguard;

AND THAT this Resolution be sent to the Prime Minister of Canada, the Hon. B. Danson, and all major cities in Canada."

MOVED by Ald. Rankin,
THAT Council support the above resolution of the Metropolitan Toronto Council.

- CARRIED

(Alderman Bird and the Mayor opposed)

5. Rezoning of Cedar Cottage Area - Request for Deferral of By-law

Mr. J.H. Wright, Custom Plastics, by letter of October 4, 1976, requested that Council either defer approval of the Zoning and Development By-law which would approve the rezoning of several areas in Cedar Cottage, including the CD-1 Comprehensive Development in the vicinity of East 22nd Avenue and Commercial Drive, to permit further discussion, or alternatively, Mr. Wright requested to appear before Council this day when the By-law was being considered.

The Director of Legal Services advised Council that the Public Hearing on this rezoning had been concluded and if Council were to hear any delegations, it would constitute a reopening of the Public Hearing and would require re-advertising and a new Public Hearing.

MOVED by Ald. Rankin,
THAT the letter from Mr. J.H. Wright, Custom Plastics, be received and he be advised that Council cannot approve his request to appear as it would constitute a reopening of the previously held Public Hearing on the rezoning of the Cedar Cottage area.

- CARRIED UNANIMOUSLY

6. Stanley Park Entrance (Former Harbour Park Site) - Clean Up Funds

Council had for consideration, the following communication from the Park Board dated October 4, 1976:

> The Park Board respectfully requests the City Council to provide $8,000 of funds for clean-up landscape work on the area where the buildings were just demolished north of Georgia Street and west of Denman Street. We urgently need the approval as work must be done this week if we wish to get some temporary grass growing. The objectives are to tidy the area, eliminate haphazard car parking and to control the dumping of debris.

cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Stanley Park Entrance (Former Harbour Park Site) - Clean Up Funds (cont'd)

We estimate that $10,000 is necessary for the work. We have found $2,000 from our unallocated park development funds but need the additional $8,000 from City Council.

Your agreement is urgently requested.

MOVED by Ald. Harcourt,
THAT the request of the Park Board for an additional $8,000 for clean up funds for the former Harbour Park Site, be approved.

(Amended)

MOVED by Ald Cowie in amendment,
THAT the following be added to Alderman Harcourt's motion:

"and that the Park Board be requested to explore as soon as possible, alternative proposals for the development of this site with maximum public input being obtained.

- CARRIED

(Aldermen Bird and Harcourt opposed)

The amendments having carried the motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the request of the Park Board for an additional $8,000 for clean up funds for the former Harbour Park Site, be approved, and that the Park Board be requested to explore as soon as possible, alternative proposals for the development of this site with maximum public input being obtained."

(Underlining denotes amendment)

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The Council recessed at 3:45 p.m. and following an 'In Camera' meeting in #3 Committee Room, reconvened at 4:10 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
OCTOBER 1, 1976

Works & Utility Matters
(October 1, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of Portion of Woodland Drive and the Lane West of Woodland Drive between 14th and 15th Avenues
Cl. 2: Closure of Foster Avenue between Melbourne Street and Aberdeen Street
Cl. 3: Tender - 53,000 GVW Trucks

Closure of Portion of Woodland Drive and Lane West of Woodland Drive between 14th and 15th Avenues (Clause 1)

MOVED by Ald. Bird,
THAT all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(October 1, 1976) (cont'd)

Closure of Portion of Woodland Drive and Lane West of Woodland Drive between 14th and 15th Avenues (Clause 1) (cont'd)

(a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.

(b) All cost to effect the physical closing of the street to be to the Park Board account.

(Amended)

MOVED by Ald. Boyce in amendment,
FURTHER THAT the value of the lane be set at a nominal amount subject to the closed road and lane being returned to the street system when they are no longer used for park purposes.

- CARRIED

(Alderman Bird and the Mayor opposed)

The amendment having carried, the motion, as amended and reading as follows was put and CARRIED UNANIMOUSLY

"THAT all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

(a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.

(b) All cost to effect the physical closing of the street to be to the Park Board account.;

FURTHER THAT the value of the lane be set at a nominal amount subject to the closed road and lane being returned to the street system when they are no longer used for park purposes."

(Underlining denotes amendment)

Closure of Foster Avenue between Melbourne and Aberdeen Streets (Clause 2)

MOVED by Ald. Bird,
THAT all that portion of Foster Avenue between Melbourne Street and Aberdeen Street be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation with the value being set at a nominal amount, subject to the following conditions:

(a) All costs to relocate existing utilities (if required in the future) to be borne by the Park Board.

(b) The closed road to be returned to the street system when it is no longer used for park purposes.

- CARRIED UNANIMOUSLY

Tender - 53,000 G.V.W.
Trucks (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 1, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Letter Received from Marpole-Oakridge Area Council requesting a Planner in the Marpole-Oakridge Area
Cl. 2: Amending Schedule E - Building Lines - Part II to Include Joyce Street between Euclid Avenue and East 41st Avenue
Cl. 3: D.P.A. - Finnish Canadian Rest Home - 2288 Harrison Drive
Cl. 4: Kitsilano N.I.P. - Mini-Park on Arbutus at 4th Avenue
Cl. 5: Rezoning Application - Gabriola Mansion
Cl. 6: C-2 Text Changes/Public Information Meeting

Clauses 1, 3 and 4

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Bird opposed to Clause 4)

- - - - -

Vice-Chairman - Standing Committee on Planning and Development

The Mayor recommended that Alderman Cowie be appointed as Vice-Chairman of the Standing Committee on Planning and Development.

MOVED by Ald. Boyce,
THAT the appointment of Alderman Cowie as Vice-Chairman of the Standing Committee on Planning and Development be approved.

- CARRIED UNANIMOUSLY

- - - - -

Amending Schedule E - Building Lines - Part II to Include Joyce Street between Euclid Avenue and East 41st Avenue (Clause 2)

MOVED by Ald. Volrich,
THAT this Clause be received and the whole matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

Rezoning Application - Gabriola Mansion (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 1, 1976) (cont'd)

C-2 Text Changes/Public Information
Meeting (Clause 6)

MOVED by Ald. Volrich,
THAT

(1) The Public Hearing on this matter, scheduled for October 19th, be postponed and that a third Public Information Meeting be scheduled.

(2) All affected property owners be individually notified by letter of this third meeting and of the subsequent Public Hearing. This will involve an expenditure of $2,520.00 from the Planning Department's notification budget.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(October 1, 1976)

Dog License Fees
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Sweeney wished to be recorded as opposed to recommendation (a) contained in this Clause)

Finance Matters
(October 1, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) July, 1976
Cl. 2: Investment Matters (Various Funds) August, 1976
Cl. 3: Champlain Villa Day Care Centre - Grant Request

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Champlain Villa Day Care
Centre - Grant Request (Clause 3)

MOVED by Ald. Volrich,
THAT a grant to the Champlain Villa Day Care Centre equivalent to property taxes for 1976 be approved, and that the Centre be requested to submit a financial statement to the Director of Social Planning.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORIT

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(October 1, 1976)

Personnel Regulations - Superannuation, Retirement & Over-Age Pension Plan
(Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Procedure for Development of Phase 2, Area 6, False Creek

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated September 28, 1976, be approved.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

C. Kitsilano Community Centre - Request for Additional Funding

For Council action on this report, see page 4.

D. Rezoning Application - N/S 2800 Block East 2nd Avenue

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated September 30, 1976, be approved.

- CARRIED UNANIMOUSLY

E. Family Housing - 8600 Block Osler Street

MOVED by Ald. Harcourt,
THAT Council indicate to the developer that the City is prepared to undertake this project only on the understanding that there is no cost to the City.

- CARRIED UNANIMOUSLY

F. Labour Negotiations - G. V. R. D.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated October 4, 1976, be approved, subject to the City Manager rewording item 2 in 'Obligations of Participating Members' in Appendix A attached to his report.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Community Services, September 21, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Ratification of Chairman's Authorization for the Sale of Surplus Furniture and Equipment to a Non-Profit Organization
Cl. 2: Dial-A-Dietitian Service - Grant Request
Cl. 3: New City Zoning By-law Designation for Halfway Houses, Group Houses and Related Facilities

Clauses 1, 2 and 3

MOVED by Ald. Rankin,
THAT the resolution of the Committee contained in Clause 1 be approved and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was Carried Unanimously and by the Required Majority)

II. Report of Standing Committee on Planning and Development, September 23, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: D.P.A. - North Foot Cassiar Street - Alberta Wheat Pool
Cl. 2: Musqueam Indian Band Request for Exclusion from the Agricultural Land Reserve
Cl. 3: Parkade Security - Design Guidelines and Standards
Cl. 4: Charles/Adanac Area - Disposition of Personal Care Facility Site

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,
THAT Clauses 1 and 2 be received for information and the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Volrich requested to be excluded from voting on Clause 2 as his firm represents the Musqueam Indian Band from time to time.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Cedar Cottage Area)

MOVED by Ald. Cowie
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Bird (in amendment)
SECONDED by Ald. Kennedy
THAT section '(c)' be deleted from this By-law.

- LOST

(Ald. Cowie, Harcourt, Marzari, Rankin and Volrich opposed)

There being no further amendments, it was

MOVED by Ald. Cowie
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bird, Boyce and Kennedy opposed)

(Alderman Sweeney and the Mayor were excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (False Creek - Area 10A & Area 6, Phase 2)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

BY-LAWS (Cont'd)

3. BY-LAW TO ADOPT AN AREA DEVELOPMENT PLAN (Area 10A, False Creek)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

4. BY-LAW TO ADOPT AN AREA DEVELOPMENT PLAN (Area 6, Phase 2, False Creek)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

5. BY-LAW TO AMEND BY-LAW NO. 4722, BEING THE URBAN DESIGN PANEL BY-LAW

MOVED by Ald. Kennedy
SECONDED by Ald. Bird
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy
SECONDED by Ald. Bird
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (1629-31 Yew Street)

MOVED by Ald. Marzari
SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Subdivision "D" of Lots 11 and 12, Block 203, District Lot 526, Plan 4006, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated September 23, 1976, and marginally numbered LF 7908, a print of which is hereunto annexed.

(1629-31 Yew Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

Parking Lots in the False Creek Area.

Alderman Harcourt circulated a letter from Mrs. G.E. Dalmann relating to a letter which she had received from Imperial Parking Limited advising that the City has rejected their application for a permit to continue the use of the parking lot bounded by Broadway, Ash and Eighth Avenue. Apparently the new zoning for False Creek does not allow parking lots, and all must be closed as existing permits expire. Mrs. Dalmann requested Alderman Harcourt investigate this matter as the loss of this parking lot will severely affect people who work in the Fairmont Building, Vancouver General Hospital and other facilities in the vicinity. Alderman Harcourt requested a report from the City Manager on this matter. The Mayor so directed.

ENQUIRIES & OTHER MATTERS (Cont'd)

Hallowe'en Celebration

Alderman Sweeney queried whether any consideration had been given by the Mayor to moving the Hallowe'en celebration from Sunday, October 31st to Saturday, October 30th, 1976. The Mayor advised that he had received some enquiries on this matter but he did not consider it necessary to move the celebration of Hallowe'en from Sunday to the preceding Saturday.

Transit Changes in the South Vancouver Area

Alderman Marzari advised that she had received letters from residents in the Champlain Heights area and other areas served by buses using the Joyce Street Loop, and concern was expressed about proposed changes in bus routes in the South Vancouver area. The Alderman requested a report to the next meeting of Council, from the City Engineer on this issue. The Mayor so directed.

The Council recessed at 5.35 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 5, 1976, adopted on October 19, 1976.

A. Phillips
MAYOR

B. N. Ladd
CITY CLERK

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATION AND CONSIDERATION:

1. Closure of Portion of Woodland Drive and the Lane West of Woodland Drive Between 14th and 15th Avenues - Blocks 170 and 171, D.L. 264A Clark Park

The City Engineer reports as follows:

"The Board of Parks & Recreation has requested the closure of portion of Woodland Drive and the lane west of Woodland Drive between 14th and 15th Avenues in order to extend the existing park site westerly. The lane is presently closed and used as part of the park area west of Woodland Drive.

There are two privately owned lots at the southwesterly corner of 14th and Woodland Drive (Lots 14 and 15) that still require street and lane access.

The portion of Woodland Drive to be closed contains underground and overhead utilities. If they are to remain, an easement will be required over the closed portion of street. If at any time the utilities are to be relocated, all costs to relocate would be chargeable to the Park Board.

The people in the area (approximately 80) have been canvassed regarding the proposed closure of the street and lane. The returns have shown the 20 are in favour and 8 are against the closure.

I RECOMMEND that all that portion of Woodland Drive and the lane west of Woodland Drive shown outlined and hatched on plan marginally numbered LF 7833 be closed, stopped up and placed in the care and custody of the Board of Parks & Recreation subject to the following conditions:

(a) If future development of the park requires the removal or relocation of existing utilities, the cost for such removal or relocation to be borne by the Park Board.

(b) All cost to effect the physical closing of the street to be to the Park Board account.

Council Consideration

Present policy is for City lands placed in the care and custody of the Park Board are acquired by the Board paying the market value of the property. The Supervisor of Property & Insurance advises that the market value of the lane and street to be closed is $211,980 based on the current market value rate of $7.50 per square foot for single family lands. This is a matter for Council's Consideration.

If the value of the closed street and lane is to be a nominal amount, it is then further recommended that the following additional condition be made:

(c) The closed road and lane to be returned to the street system when they are no longer used for park purposes."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved and refers the matter of market value to Council for CONSIDERATION.

2. Closure of Foster Avenue between Melbourne Street and Aberdeen Street Adjacent to Lot 4, Block 8, D.L. 36 and 49, Plan 1678

The City Engineer reports as follows:

"On July 13, 1976, Council approved a proposed park development which included Foster Avenue between Melbourne Street and Aberdeen Street subject to the City Engineer agreeing to the closure of this portion of Foster Avenue.

Foster Avenue is not open to vehicular traffic between Melbourne and Aberdeen Streets.

Cont'd . . .

Clause 2 Cont'd

The portion of Foster Avenue to be closed contains a 66-inch diameter G.V.R.D. sewer and a pole line. An easement will be required to contain them. If any time these utilities require relocation, all costs to relocate would be chargeable to the Park Board.

Of the 50 residents canvassed for their opinion regarding the proposed closure of Foster Avenue for use as park, there were 17 replies - 14 in favour and 3 against the closure.

I RECOMMEND that all that portion of Foster Avenue between Melbourne Street and Aberdeen Street be closed, stopped up and placed in the care and custody of the Board of Parks & Recreation subject to the following conditions:

(a) All costs to relocate existing utilities (if required in the future) to be borne by the Park Board.

Council Consideration

Present policy is for City lands placed in the care and custody of the Park Board are acquired by the Board paying the market value of the property. The Supervisor of Property & Insurance advises that the market value of the portion of street to be closed is $105,930 based on the the current market value rate of $7.50 per square foot for single family lands. This is a matter of Council's Consideration.

If the value of the closed street and lane is to be a nominal amount, it is then further recommended that the following additional condition be made:

(b) The closed road to be returned to the street system when it is no longer used for park purposes."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved and refers the matter of market value to Council for CONSIDERATION.

RECOMMENDATION:

3. Tender No. 39-76-8 - 53,000 G.V.W. Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on August 30, 1976 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for these purchases are provided in the Account for the Purchase of Additional Trucks and Heavy Equipment (P.A.T.H.E.).

Ten bids were received.

Bid No. 1 - Pacific G.M.C. - $24,040.00

This bid meets specifications but is not being recommended for the following reasons:

(a) The optional cost for rubber block suspension is $1,000 for this Bidder's unit and is a no-charge item on the recommended unit. This type of suspension is a very desirable option as it is 350 pounds lighter than the suspension specified. The extra $1,000 would raise the cost of this bid above the recommended bidder.

(b) A 16,000 pound rated front axle is offered as specified, however an 18,000 pound front axle is offered with the recommended unit. As the front axle is going to be consistently loaded to 16,000 pounds or more, it is desirable to have the heavier duty axle.

Bid No. 2 - Atlantic Truck Manufacturing - $24,948.00

We RECOMMEND acceptance of the bid (Bid No.2) to offer the best value to the City of Vancouver for six SCOT model A2HD tandem axle trucks at a total cost of $150,550.80 ($24,948.00 each plus $69.30 for optional air cleaner plus $74.25 for optional front tires) plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 160 & 161

BUILDING & PLANNING MATTERS

INFORMATION

1. Letter Received from Marpole-Oakridge Area Council Requesting a Planner in the Marpole-Oakridge Area

The Director of Planning reports as follows:

"The attached letter, dated August 12, 1976, addressed to the Mayor and Council was received from Mr. Enrico Diano, Chairman of the Marpole-Oakridge Area Council. Mr. Diano stresses the need for a coherent approach to planning in the Marpole-Oakridge Area and requests one planner to be assigned to Marpole-Oakridge to deal specifically with problems in this area.

In a report to Council, October 21, 1975, dealing with the 1975 Neighbourhood Improvement Program (N.I.P.), it is noted that Marpole-Oakridge was designated as one of the priority areas for local area planning. However, in view of the fact that Marpole-Oakridge is not eligible for assistance through the provisions of the Neighbourhood Improvement Program, and all local area planning programs (excluding Champlain Heights) operating at the moment are being conducted through the availability of N.I.P. funds, the Planning Department indicated that they will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff. It was noted, however, that this will be a minimum service and would not approach the level of service provided through a local area planning program.

The Planning Department has some twenty-eight persons involved in area planning, nine of these are professional planning positions and nineteen of them are stenographers, Planning Assistants and R.R.A.P. Promoters. All but ten of these positions are contingent upon N.I.P. funds. With the present allocation of staff resources, only one Planner is available to take items on of a project nature in Marpole (i.e. Super Valu proposal at 70th Avenue and Granville Street) in addition to his other duties which include Champlain Heights and the Fraser River Recreation Study. Further, it is envisaged that staff freed from planning activities in Kitsilano and Grandview-Woodland will have to be redirected into N.I.P. projects in 1977 (i.e. Hastings-Sunrise and Kensington).

The Director of Planning has reported to City Council on the planning issues in the Marpole area on a number of occasions and believes that a local area planning program is required in order to develop, in consultation with the people of the area, a consolidated plan.

The issues that we feel need to be addressed include environmental effects resulting from traffic flow from bridge heads, viability of commercial and industrial development, land use and zoning patterns, etc.

Without altering the work program or adding additional staff, the Department is unable to extend its services to provide a local area planning program in Marpole-Oakridge at this time."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Amending Schedule E - Building Lines - Part II to Include Joyce Street between Euclid Avenue and East 41st Avenue

The Director of Planning and the City Engineer report as follows:

"On January 25, 1973, the Director of Planning submitted an application to amend the Zoning and Development By-Law No. 3575 for the purpose of:

Cont'd . . .

Clause #2 continued:

'amending Schedule E - Building Lines - Part II - to establish building lines on both sides of Joyce Street from approximately East 29th Avenue to approximately East 41st Avenue to provide an ultimate street width of 80 feet as shown on the plan prepared by the City Engineer #L370.'

BACKGROUND

Since January 25, 1973, the Director of Planning has had an application on file to amend the text of the Zoning and Development By-Law Number 3575, whereby Schedule E is amended to establish building lines on both sides of Joyce Street from East 29th Avenue to East 41st Avenue to provide an ultimate street width of 60 feet as shown on the plan prepared by the City Engineer.

Since that time there has been a continuing discussion regarding the building line at this location and at the April 6, 1973, meeting of the Technical Planning Board, the City Engineer informed the Board that his department had not ascertained whether or not a building line was needed on Joyce Street.

On September 11, 1975, the Planning Department asked the City Engineer to inform them whether or not the application to amend Schedule E - Building Lines - Part II on Joyce Street should be carried forward.

CITY ENGINEER

The City Engineer responded as follows to the Director of Planning in the memorandum received on July 5, 1976:

'I refer to your memorandum of September 11, 1975, regarding the proposed Building Line on Joyce Street.

Joyce Street from 29th Avenue to 41st Avenue is an arterial street in the City street system. The street is currently developed with curb and gutter and a 4-lane pavement on a street allowance that varies from 66 feet to 80 feet.

The future role and function of Joyce Street has been reviewed and it is our conclusion that a 4-lane pavement will provide adequate traffic service for many years.

It will not be necessary to establish a building line on Joyce Street between 29th and Wellington Avenues.

There is an established building line (to provide an 80 ft. allowance) on Joyce Street between Wellington Avenue and the lane north of Euclid Avenue and an 80 ft. allowance exists between Euclid Avenue and the lane north.

However, left-turns at Kingsway for circulation and on a route basis are beneficial. At the present time, left turns are not prohibited.

Cont'd . . .

Clause #2 continued:

Rather than prohibit these left turns when volumes increase, it will be desirable to construct a left-turn bay on Joyce Street on either side of Kingsway. An 80 ft. street allowance is required for 4 lanes plus a left-turn bay. Approximately 60% of the required widening between Euclid and 41st Avenues has been obtained.

Accordingly it is recommended that a building line be established on Joyce Street between Euclid and 41st Avenues to provide an ultimate 80 ft. street allowance. Plan LD1515 showing the building line and description, are attached. Please arrange for this building line being advanced for Council consideration.'
(Refer to Appendix A for Plan LD 1515 and the verbal description.)

The Vancouver City Planning Commission at its meeting on September 1, 1976 concurred with the recommendation of the Director of Planning and the City Engineer.

RECOMMENDATION: The Director of Planning and the City Engineer recommend that the building line on Joyce Street, as described in Appendix A, be approved and the whole matter referred to a Public Hearing. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Finnish Canadian Rest Home - 2288 Harrison Drive
Development Permit Application #74619

The Director of Planning reports as follows:

"Mr. V. Heino on behalf of the Finnish Canadian Rest Home, has filed Development Permit Application #74619 to construct an addition to the existing Rest Home to provide a swimming pool, sauna and whirlpool.

This site is located north of South East Marine Drive between Victoria Drive and Rosedale Drive (Appendix I).

HISTORY

City Council at a Public Hearing on April 17, 1961 approved the rezoning of this site from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District to permit the construction of the Finnish Canadian Rest Home. The floor space ratio was restricted to a maximum of 0.50 by resolution of City Council.

PRESENT SITUATION

The current application is to construct a 1,974 sq. ft., one storey addition to provide a swimming pool, sauna and whirlpool for the existing Rest Home. This addition would increase the floor space ratio to 0.513.

Proposed	65,350 sq. ft.
Permitted at 0.50	63,336 " "
Exceeded by	2,014 " "

Cont'd . . .

Clause #3 continued:

Several of the new District Schedules of the Zoning & Development By-law recently approved by City Council permit the exclusion of recreational amenity areas such as swimming pools, saunas, etc. from the floor space ratio calculations. It is considered that the proposed addition and use would be beneficial to the occupants of the Rest Home and could be treated in a similar manner.

The Director of Planning recommends approval to the development permit application and recommends that the maximum floor space ratio permitted by resolution of City Council be increased to 0.52 from 0.50, thereby permitting the construction of approximately 1,974 sq. ft. one storey addition containing swimming pool, sauna and whirlpool, to the existing Rest Home."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Kitsilano Neighbourhood Improvement Program: Mini-Park on Arbutus at 4th Avenue

The Director of Planning and City Engineer report as follows:

"On June 15, 1976 City Council approved the recommendation in the City Engineer's report on the 'proposed Arterial Street Plan' for Kitsilano's Apartment Area. The section of this report entitled 'Local Streets' stated, in part: 'In accordance with the Apartment Area Plan, Arbutus Street should be designated as a collector from Broadway to 4th Avenue, with an ultimate 32' pavement width; the signal at 4th and Arbutus would be upgraded from a pedestrian signal to a full vehicular signal. This section of street would continue to carry some through traffic; curb modifications similar to those installed in the West Broadway beautification project will be considered on Arbutus at Broadway and at 4th Avenue, the latter to be funded under the Kitsilano NIP, in order to limit the penetration of through traffic.

One of the priorities in the Kitsilano Neighbourhood Improvement Program Concept Plan (adopted by City Council on April 26, 1976) is the provision of rest areas. It is intended that such rest areas be located on natural pedestrian routes and preferably on or at the top of the hill leading up from Kitsilano Beach.

Because of the traffic light at 4th and Arbutus, and Broadway and Arbutus, and the trees which have been planted on Arbutus (paid for with NIP funds) Arbutus is acting as a major pedestrian route through this section of Kitsilano. A rest area at the top of the hill on Arbutus (i.e. at 4th Avenue) would enable pedestrians (especially senior citizens) the opportunity of a rest after climbing up the hill. This location is also very near the top of the hill going up 4th Avenue.

To prevent the collector role of Arbutus Street continuing northward, an off-setting of the roadway just north of 4th Avenue is proposed. This off-set will discourage the through movement on Arbutus across 4th Avenue. However, the misalignment across the intersection may create an accident situation. If such a situation develops, it would be necessary to install prohibitive signing to prevent the through movements and allow only left and right turns from Arbutus to 4th Avenue. Prohibition of the through movements will eliminate through non-local traffic, but it will also affect local residents on or adjacent to Arbutus north of 4th Avenue wishing to use Arbutus south of 4th to go to say, Kerrisdale. Through movement by emergency vehicles will be possible. Planning staff have designed a small rest area mini-park on the extra boulevard area created by the off-setting.

The estimated cost of construction is $15,000. Annual maintenance of the mini-park will be $600 to $700 (1976 dollars).

The Kitsilano Citizens Planning Committee has reviewed this proposal and recommends that sufficient funds from the NIP budget be allocated to complete construction of this project. The Kitsilano Site Office Co-ordinator and CMHC concur with the Committee's recommendation.

Cont'd . . .

Clause #4 continued:

We therefore RECOMMEND:

THAT City Council approve the expenditure of up to $15,000 (Fifteen Thousand Dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities) for the purpose of constructing a roadway off-set and mini-park on a portion of Arbutus Street at 4th Avenue, as shown in Appendix A. The cost sharing is as follows: City $3,750; Province $3,750; Federal $7,500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

5. Rezoning Application - Lots 11-15, A-D of Plan 985, A and B of Plan 4995, and Lots 6 and 7 of Plan 92, Block 49, D.L. 185

The Director of Planning reports as follows:

"On August 12, 1976 the Director of Planning made application to amend the Zoning and Development By-law No. 3575 whereby the above described property be rezoned from (RM-4A) Multiple Dwelling District to (W.E.D.) West End District pursuant to Council's resolution of July 27, 1976:

a) THAT the Director of Planning prepare a rezoning proposal for the block bounded by Davie, Cardero, Pendrell and Nicola Streets, and refer this to a Public Hearing;

b) THAT the rezoning permit a F.S.R. of 1.5 on the whole block but permit the unused F.S.R. over the Gabriola Mansion and its adjoining open space to be transferred to the northerly half-block;

c) THAT the rezoning permit the use of the Gabriola Mansion as a restaurant.

Site Description

The total site area of the properties in the above described block is 86,460 square feet or 1.98 acres. The block is bisected by a City Lane 33 feet in width.

The southerly one-half portion of the block presently contains the Gabriola Mansion, a designated heritage building, as well as the adjoining Angus Apartments. The northerly one-half block contains six multiple conversion dwellings, a coach house, and parking garages.

The block is presently zoned RM-4A with a maximum F.S.R. of 2.4 through the use of the bonus system (although 2.2 is more commonly achieved).

The surrounding lands on all sides of the site are zoned (W.E.D.) West End District, with F.S.R. densities as shown on the attached Map B.

Background

The West End rezoning Public Hearing to W.E.D. was held June 26, 1975. At that time:

> "Mr. G. Grais, representing Dominion Construction, submitted a brief requesting that the block bounded by Davie, Cardero, Pendrell and Nicola be exempted from the rezoning. This block contains Gabriola Mansion, a designated heritage structure in the West End. He stated the proposed West End District zoning would seriously affect his company's ability to redevelop the entire block to preserve and effectively use the mansion and create a well designed and economically viable investment for Angus Apartments Ltd. on the remaining block of property."

Cont'd . . .

Clause #5 continued:

Subsequently the owners modified their original proposal in light of the shortage of rental housing. The modified concept, involving retention of the southerly 1/2 block in private ownership, was presented to the Planning and Development Committee for consideration at their July 8, 1976 meeting. (See attached Manager's Report of June 30, 1976).

At the July 27, 1976 meeting of Vancouver City Council, a memorandum was received from the Chairman of the Planning and Development Committee. The Chairman advised that, as a result of further discussions on this matter, Dominion Construction had indicated that it was not interested in the rezoning proposal recommended by the Committee. Vancouver City Council approved a request to withdraw the Committee's July 8th recommendations on this matter and approve motions, (a), (b) and (c) as shown on the previous page of this report.

Vancouver Heritage Advisory Committee

By-law No. 4837 (approved by Vancouver City Council on December 17, 1974) designated the Gabriola Mansion as a heritage structure. In addition, By-law No. 4947 (approved by Council on March 9, 1976) added to such designation the open landscaped space adjoining the Mansion on the east.

On June 28, the Heritage Advisory Committee resolved:

> 'THAT the Heritage Advisory Committee endorse the proposal of Dominion Construction Company as an economic measure to ensure the preservation of the Gabriola Mansion on the condition that any exterior or interior renovations be in keeping with the original decor and design of the building;
>
> FURTHER THAT the Heritage Advisory Committee would be willing to discuss with the developers any problems encountered in meeting fire and building code requirements.'

Analysis

The Director of Planning supports the proposed rezoning of the above described block from RM-4A to (W.E.D.) West End District. This is appropriate in order that future development of this block be subject to the provisions of the West End Official Development Plan and Design Guidelines, as is the remainder of the West End.

The Director of Planning also supports the rezoning to effect an overall maximum F.S.R. of 1.5 on the whole block, since this would be in accordance with the original intent of the rezoning to W.E.D.

A letter from Dominion Construction Co. dated June 28, 1976 is attached, explaining why they feel both transfer of density rights and commercial use of the Gabriola Mansion are necessary in order to make preservation economically feasible. The owners state they believe such incentives are necessary in order to cover the high cost of repairs and interior improvements to the Gabriola Mansion and to provide the owners with a reasonable return on the present property value.

The transfer of density rights for Lots 13, 14 and 15 (see attached Map 1) would result in a F.S.R. of approximately 2.2 calculated on the northerly one-half block. (Such a transfer would exclude approximately 10,000 sq. ft. of usable floor area in the Gabriola Mansion, involving a transfer of some 29,000 sq. ft. of floor area to the northerly one-half block.) It is believed that an acceptable development is possible at that density which would meet the guidelines and standards of the W.E.D.

In order to maintain an overall maximum of 1.5 F.S.R. on the entire block, the maximum density on the southerly one-half of the block should be restricted to 1.5 on the site containing the Angus Apartments, and 0.35 on the site containing Gabriola and its adjacent open space. (See attached Map 2.)

The maximum density in dwelling units per acre which should be used as a guide by the Development Permit Board for this block is shown on Map 3. This would result in an average allowable 83 units per acre on the entire block, which would be consistent with the original intent of the rezoning to W.E.D.

Cont'd . . .

Clause #5 continued:

The Director of Legal Services has recommended that the transfer of density rights should be achieved through a rezoning of the block to permit the maximum F.S.R. and dwelling units/acre densities as shown on Maps 2 and 3. This is considered appropriate in recognition that this block contains a heritage building, which has upset the otherwise uniform application of density over the entire block, and since the Gabriola Mansion was designated prior to the rezoning to W.E.D.

The Director of Planning supports the use of the Gabriola Mansion as a prestige restaurant. This would be in keeping with the character of the Mansion, would require minimal alterations of the interior and would provide public access to the heritage building. In addition, it is considered that a prestige restaurant would be a low traffic generator because of the slow turnover of clientele. Alternative uses of the Gabriola Mansion have been analyzed in relation to five criteria as indicated in Appendix 1.

Recommendation

The Director of Planning recommends:

(1) THAT the application be approved to rezone the block bounded by Davie, Cardero, Pendrell and Nicola Streets from RM-4A District to (W.E.D.) West End District.

(2) THAT the West End Official Development Plan be amended so as to restrict the form of development on the block as follows:

Floor Space Ratio: As shown on Map 2 attached.

Units Per Acre: As shown on Map 3 attached.

(3) THAT the West End Official Development Plan be amended to establish a new use as follows:

Commercial in Heritage Buildings: The Development Permit Board may, at its discretion, permit commercial use (e.g. restaurant) in Designated "A" Heritage buildings.

(4) THAT the RM-4A District be repealed if the above rezoning is approved.

(5) THAT the above recommendations be received and the application be referred direct to a public Hearing after a report from the Vancouver City Planning Commission."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to a Public Hearing.

CONSIDERATION

6. C-2 Text Changes/Public Information Meeting

The Director of Planning reports as follows:

"In March 1976, after reviewing a report on Employment Growth in Vancouver, Council concurred with a recommendation from the Director of Planning and instructed him to apply to amend the C-2 District Schedule as follows:

Cont'd . . .

Clause #6 continued:

To include offices as outright uses only if:

(i) They have a floor space ratio of 1.20 times or less (equivalent to the outright density permitted in the C-1 Local Commercial District Zoning Schedule).

AND

(ii) Contain less than 5,000 sq.ft. of net rentable office space (this would permit employment of up to about 30 people).

It shall be the stated policy of City Council not to permit larger employment generating offices in C-2 areas as conditional uses except in unusual circumstances. Council will only consider applications which are accompanied by special justification by the applicant and a report on the proposal from the Director of Planning.

These proposed changes were based on the Livable Region Program objectives of the Greater Vancouver Regional District and were intended to discourage regional office employment generators in the City's suburban commercial areas.

Council also instructed the Director of Planning to:

Inform all affected property owners of the applications for amending the Zoning Bylaw ... and to arrange appropriately for public information meetings to ensure that the concerns of people affected are discussed and brought to the attention of City Council prior to the public hearing/s on these matters.

To individually notify each owner of a C-2 parcel, the City would have to send out about 6,000 letters. The expense of doing this was thought to be excessive, so instead the following notification procedure was implemented.

(1) Large display ads were placed in the Sun and the Province on Monday, August 30th, 1976; Wednesday, September 1st, 1976; and Saturday, September 4th, 1976. (Appendix I is a sample ad.)

(2) During the week of August 30th, 1976, display ads were also placed in The Western News, The Courier, The Highland Echo, The Mount Pleasant Mouthpiece, and The Southside Mirror.

(3) Individual letters of notification were sent to local Chambers of Commerce, Merchants' Associations, and Community Associations. (Appendix II is a full list of contacted organizations and Appendix III is a sample letter of notification.)

(4) Notification was also sent to several city-wide organizations, including the Real Estate Board and the Vancouver Board of Trade, to each of the local A.M. radio stations, and to Vancouver Cooperative Radio.

Public Information Meetings were held on September 14th in the Kerrisdale Community Centre and on September 15th at the Britannia Community Centre. The Kerrisdale meeting was attended by six members of the public; the Britannia meeting had seven attendees. Only one person approved of the proposed change. All others were opposed, noting potentially deliterious effects on development potential and hence on property values. A meeting was also held at the Real Estate Board to inform a special committee of its members.

A frequently voiced complaint at both public meetings concerned the notification procedure. Participants claimed that, because property owners were not individually notified, many like-minded individuals did not know of the meetings and hence were unable to attend.

Cont'd . . .

Clause #6 continued:

The Director of Planning is unable to evaluate the effect of inadequate notification versus the effect of limited interest or apathy. However, he is surprised that, given the issues related to the C-2 text changes, so few interested parties attended the meetings. He is also concerned that some affected property owners may have been unable to participate because of the possibility of inadequate notification.

The Director of Planning, therefore, RECOMMENDS that:

(1) The Public Hearing on this matter, scheduled for October 19th, be postponed and that a third Public Information Meeting be scheduled.

(2) All affected property owners be individually notified by letter of this third meeting and of the subsequent Public Hearing. This will involve an expenditure of $2,520.00 from the Planning Department's notification budget.

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 162-3

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Dog License Fees

The Director of Permits and Licenses and the Director of Finance report as follows:

"We have reviewed the fees charged for dog licenses and the costs relating to the operation of the City Pound. These fees were last increased on January 1, 1974 to cover the cost of additional staff taken on at that time. In order for the Pound operation to be on a self supporting basis, excluding Capital costs, a fee increase is required for the year 1977.

The revenue collected in 1974 and 1975 from license and impounding fees was $217,400.00 and $214,000.00 respectively, while operating expenses were $198,000.00 and $247,800.00 respectively. Operating expenses for 1976 are estimated at $276,000.00 and revenue is estimated at $220,000.00.

The fee increases recommended are as follows:

Increase license fee for male or spayed female from $6.00 to $10.00.

Increase impounding fee for licensed dog from $15.00 to $20.00.

Increase charge for removing carcass from the street from $2.00 to $3.00.

It is estimated the new fee schedule will generate the following revenue:

22,000 male and spayed female licenses @ $10.00	=	$220,000
1,400 female licenses @ $20.00	=	28,000
Impounding fees etc.	=	40,000
		$288,000

To further improve the dog control and dog population problem, by encouraging dog owners to sterilize their pet, a higher license fee for an unneutered male dog should be established. The fee should be the same as for an unspayed female - i.e. $20.00. However, to afford owners of unneutered male dogs the opportunity to have their pet neutered and take advantage of the lower fee, the suggested $20.00 fee should not come into effect until the 1978 license year. This one year extension would give owners time to arrange for the neutering by their veterinarian or the S.P.C.A. Clinic. If Council approves this proposed fee, each owner issued with a 1977 male dog license would receive a notice outlining the proposed 1978 higher fee for unneutered dogs. Four of the seven surrounding Municipalities have a higher license fee for an unneutered dog.

RECOMMENDED that:

a) The 1977 license fee for a male or spayed female be increased to $10.00.

b) The impounding fee for a licensed dog be increased to $20.00.

c) The charge for removing a carcass from the street be increased to $3.00.

Cont'd . . .

Clause 1 Cont'd

d) Commencing January 1, 1978, the license fee for an unneutered male dog be at the same level as an unspayed female.

e) The Director of Legal Services be requested to prepare the necessary Bylaw amendments."

The City Manager RECOMMENDS the report of the Director of Permits and Licenses and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) July, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of July, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

e	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
2	Mercantile Bank of Canada	Jul 5/76	$ 1,000,719.18	$ 1,000,000.00	3	8.75
2	Mercantile Bank of Canada	Jul 5/76	1,500,986.30	1,500,000.00	3	8.00
2	ImNAT Ltd. (Guar. by Banque Can. Nat.)	Jul 7/76	3,969,340.13	3,964,306.00	5	9.27
2	B.C. Hydro	Jul 5/76	1,100,791.10	1,100,000.00	3	8.75
5	Bank of British Columbia	Jul 30/76	2,516,010.27	2,500,000.00	25	9.35
5	Bank of British Columbia	Aug 13/76	2,020,194.52	2,000,000.00	39	9.45
5	Bank of Nova Scotia	Jul 6/76	9,002,157.53	9,000,000.00	1	8.75
5	Mercantile Bank of Canada	Oct 29/76	2,060,383.56	2,000,000.00	116	9.50
5	Mercantile Bank of Canada	Nov 1/76	2,061,945.21	2,000,000.00	119	9.50
5	Mercantile Bank of Canada	Nov 15/76	2,069,232.88	2,000,000.00	133	9.50
5	Bank of British Columbia	Jul 6/76	3,500,902.33	3,500,000.00	1	9.41
5	Royal Bank of Canada	Jul 6/76	3,985,274.62	3,984,259.45	1	9.30
5	Bank of Mont/Royal Bank/Bank of Cda.	Jul 6/76	2,000,526.03	2,000,000.00	1	9.60
6	Bank of Nova Scotia	Aug 20/76	505,769.86	500,000.00	45	9.36
6	Bank of Nova Scotia	Aug 16/76	3,031,541.92	3,000,000.00	41	9.36
6	Mercantile Bank of Canada	Nov 15/76	3,103,610.96	3,000,000.00	132	9.55
6	Mercantile Bank of Canada	Nov 16/76	2,069,597.26	2,000,000.00	133	9.55
6	Mercantile Bank of Canada	Nov 30/76	2,076,923.29	2,000,000.00	147	9.55
6	Provincial Bank of Canada	Jul 15/76	4,009,172.60	4,000,000.00	9	9.30
6	Provincial Bank of Canada	Oct 1/76	2,045,764.38	2,000,000.00	87	9.60
6	ImNAT (Guar. by Banque Can. Nat.)	Aug 3/76	3,500,000.00	3,475,010.00	28	9.375
6	Royal Bank of Canada	Jul 7/76	3,975,515.12	3,974,463.25	1	9.66
6	Mercantile Bank of Canada	Sep 15/76	3,976,780.85	3,905,147.60	71	9.43
6	Mercantile Bank of Canada	Sep 17/76	994,699.33	976,286.90	73	9.43
7	Banque Canadien Nationale	Dec 1/76	2,077,809.32	2,000,000.00	147	9.66
7	Banque Canadien Nationale	Dec 16/76	2,085,749.04	2,000,000.00	162	9.66
7	ImNAT Ltd. (Guar. by Banque Can. Nat.)	Aug 3/76	3,500,000.00	3,475,805.00	27	9.41
7	Royal Bank of Canada	Jul 8/76	2,485,539.99	2,484,888.47	1	9.57
7	Toronto Dominion Bank	Jul 8/76	4,000,904.11	4,000,000.00	1	8.25
7	Gr. Vanc. Sew. & Drain. Distr.	Aug 16/76	2,000,000.00	1,979,650.28	40	9.38
7	Bank of Montreal	Jul 8/76	2,000,219.18	2,000,000.00	1	4.00
8	Banque Canadien Nationale	Nov 15/76	2,585,212.33	2,500,000.00	130	9.57
8	Bank of British Columbia	Aug 16/76	1,010,502.74	1,000,000.00	41	9.35
8	Royal Bank of Canada	Nov 2/76	515,226.03	500,000.00	117	9.50
8	B.C. Hydro	Jul 13/76	1,001,276.71	1,000,000.00	5	9.32
8	Banque Canadien Nationale	Dec 13/76	6,249,307.40	5,998,412.40	158	9.66
8	Bank of British Columbia	Jul 9/76	500,000.00	499,871.26	1	9.40
8	Bank of Montreal	Jul 9/76	2,000,328.77	2,000,000.00	1	6.00
8	Bank of Montreal	Jul 9/76	2,000,164.38	2,000,000.00	1	3.00
9	Canadian Imperial Bank of Comm.	Jul 13/76	4,501,078.77	4,500,000.00	1	8.75
9	Banque Canadien Nationale	Aug 16/76	499,745.09	494,901.83	38	9.40
9	Royal Bank of Canada	Jul 12/76	1,000,219.18	1,000,000.00	1	8.00
12	Royal Bank of Canada	Aug 3/76	500,000.00	497,210.00	22	9.31
12	Mercantile Bank of Canada	Nov 12/76	516,091.10	500,000.00	123	9.55
	Sub Total		107,107,213.37	105,810,212.44		

Cont'd . . .

Clause #1 continued:

te	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Sub Total Forward		107,107,213.37	105,810,212.44		
13	Bank of Montreal	Nov 26/76	517,791.78	500,000.00	136	9.55
13	Alberta Government Telephones	Jul 14/76	4,500,000.00	4,498,801.20	1	9.73
14	Bank of Nova Scotia	Jul 25/76	2,006,082.19	2,000,000.00	12	9.25
14	Toronto Dominion Bank	Jul 30/76	1,004,063.56	1,000,000.00	16	9.27
14	Bank of Montreal	Nov 29/76	2,071,835.62	2,000,000.00	138	9.50
14	Toronto Dominion Bank	Dec 15/76	4,684,736.71	4,500,000.00	154	9.73
14	B.C. Hydro & Power Authority	Jul 15/76	1,000,253.70	1,000,000.00	1	9.26
14	Mercantile Bank of Canada	Jul 15/76	3,000,000.00	2,999,198.70	1	9.75
15	Mercantile Bank of Canada	Dec 2/76	1,036,630.14	1,000,000.00	140	9.55
15	Mercantile Bank of Canada	Dec 17/76	1,040,554.79	1,000,000.00	155	9.55
15	Bank of Nova Scotia	Jul 16/76	2,948,694.30	2,947,906.85	1	9.75
15	Bank of Commerce/Ont.Treas.Bills	Jul 19/76	1,430,503.38	1,429,000.00	3	9.60
16	Bank of Nova Scotia	Jan 14/77	3,145,400.55	3,000,000.00	182	9.72
16	Royal Bank of Canada	Jul 20/76	2,001,753.42	2,000,000.00	4	8.00
19	Banque Canadien Nationale	Dec 29/76	1,564,306.85	1,500,000.00	163	9.60
19	Bank of British Columbia	Jul 20/76	1,500,391.23	1,500,000.00	1	9.52
20	Bank of British Columbia	Sep 15/76	1,014,882.47	1,000,000.00	57	9.53
20	Provincial Bank of Canada	Jan 14/77	1,571,212.19	1,499,597.80	178	9.79
21	Toronto Dominion Bank	Jul 27/76	1,502,219.18	1,500,000.00	6	9.00
21	Bank of Nova Scotia	Jul 22/76	985,868.28	985,607.43	1	9.66
22	Banque Canadien Nationale	Jan 14/77	1,046,579.73	1,000,000.00	176	9.66
26	Bank of Nova Scotia	Jul 28/76	1,500,739.73	1,500,000.00	2	9.00
26	Toronto Dominion Bank	Jul 28/76	2,000,986.30	2,000,000.00	2	9.00
26	Toronto Dominion Bank	Aug 17/76	1,508,317.81	1,500,000.00	22	9.20
27	Royal Bank of Canada	Oct 15/76	1,020,821.92	1,000,000.00	80	9.50
27	Royal Bank of Canada	Dec 31/76	2,082,156.16	2,000,000.00	157	9.55
28	Gov't.of Canada / CNR Bonds	Jul 29/76	1,500,403.56	1,500,000.00	1	9.82
29	Banque Canadien Nationale	Jan 14/77	1,568,201.92	1,500,000.00	169	9.82
30	Toronto Dominion Bank	Aug 4/76	2,002,397.26	2,000,000.00	5	8.75
			$159,864,998.10	$157,670,324.42		

2. SINKING FUND TRANSACTIONS (PURCHASES)

te.	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
1 8	City of Vancouver 5.75%	Oct 15/77	$ 1,000.00	96.55	$ 965.50	1/3	8.75
8	City of Vancouver 3.75%	Apr 15/80	1,000.00	82.66	826.60	3/9	9.30
8	City of Vancouver 8.00%	Dec 15/84	1,000.00	91.95	919.50	8/5	9.40
8	City of Vancouver 9.25%	Sep 1/86	1,000.00	98.69	986.90	10/2	9.45
8	City of Vancouver 9.25%	Sep 1/90	5,000.00	92.25	4,612.50	14/2	10.30
8	City of Vancouver 5.50%	Nov 15/80	5,000.00	86.46	4,323.00	4/4	9.35
8	City of Vancouver 6.00%	Jun 15/80	2,000.00	89.16	1,783.20	3/11	9.35
9	City of Vancouver 5.75%	Oct 15/77	5,000.00	96.25	4,812.50	1/3	8.75
12	City of Vancouver 6.00%	Jun 15/80	4,000.00	87.26	3,490.40	3/11	10.00
12	City of Vancouver 5.00%	May 1/78	2,000.00	92.69	1,853.00	1/10	9.50
13	City of Vancouver 8.00%	Apr 2/93	1,000.00	80.75	807.50	16/9	10.45
15	City of Vancouver 10.00%	Dec 16/94	100,000.00	96.375	96,375.00	18/5	10.45
15	City of Vancouver 10.00%	Dec 16/94	400,000.00	96.77	387,080.00	18/5	10.40
16	City of Vancouver 5.75%	Oct 15/77	100,000.00	96.22	96,220.00	1/3	9.00
16	City of Vancouver 9.00%	Jul 16/86	144,847.65	100.00	144,847.65	10/-	9.00
16	City of Vancouver 9.50%	Jul 16/91	135,716.09	100.00	135,716.69	15/-	9.50
16	City of Vancouver 9.50%	Jul 16/91	952,150.71	100.00	952,150.71	15/-	9.50
16	City of Vancouver 9.50%	Jul 16/91	1,063,755.20	100.00	1,063,755.20	15/-	9.50
27	City of Vancouver 8.00%	Apr 2/93	100,000.00	82.50	82,500.00	16/9	10.20
27	City of Vancouver 8.00%	Apr 2/93	50,000.00	82.50	41,250.00	16/9	10.20
27	City of Vancouver 10.00%	Dec 16/94	5,000.00	96.50	4,825.00	18/5	10.43
27	City of Vancouver 6.25%	Apr 15/80	7,000.00	89.00	6,230.00	3/9	9.85
30	City of Vancouver 5.75%	Oct 15/77	5,000.00	96.55	4,827.50	1/3	8.75
31	City of Vancouver 3.75%	Apr 15/77	1,000.00	88.28	882.80	-/9	9.70

Cont'd . . .

Clause #1 continued:

te	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
1 31	City of Vancouver 3.75%	Apr 15/78	1,000.00	88.28	882.80	1/9	9.70
31	City of Vancouver 3.75%	Apr 15/79	1,000.00	88.28	882.80	2/9	9.70
31	City of Vancouver 3.75%	Apr 15/80	1,000.00	88.28	882.80	3/9	9.70
			$3,095,469.65		$3,044,689.55		

SINKING FUND TRANSACTIONS (SALES)

	Debentures		Sales Value			
1 2	City of Vancouver 10%	Dec 16/94	$ 96,340.00		$ 95,979.21	18/5
8	City of Vancouver 10%	Dec 16/94	2,902.50		2,800.20	18/5
26	City of Vancouver 10%	Dec 16/94	9,712.50		9,380.62	18/5
			$108,955.00		$108,160.03	

CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures						
1 27	City of Vancouver 4.50%	Jan 15/78	$ 14,000.00	92.863	$ 13,000.82	1/6	9.70

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY - AS AT JULY 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts & Government Notes	$ 116,201,297.98	$ 112,800,105.81

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Investment Matters (Various Funds) August, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of August, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

e	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
3	Bank of British Columbia	Aug 4/76	$ 1,500,395.55	$1,500,000.00	1	9.625
4	Gov't. of Cda./Prov. of Ont. & Quebec/Ont. Hydro	Aug 5/76	2,500,658.22	2,500,000.00	1	9.61
4	ImNAT Ltd.	Aug 6/76	992,349.88	991,820.00	2	9.75
5	Mercantile Bank of Canada	Aug 25/76	2,010,410.96	2,000,000.00	20	9.50

Cont'd . . .

Clause #2 continued:

te	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Days	Yield %
g 5	Mercantile Bank of Canada	Oct 18/76	1,019,665.75		1,000,000.00	74	9.70
5	ImNAT Ltd.	Aug 6/76	1,966,758.69		1,966,220.00	1	10.00
5	Provincial Bank of Canada	Sep 15/76	2,526.987.00		2,500,000.00	41	9.61
5	Government of Canada	Aug 6/76	3,000,780.82		3,000,000.00	1	9.50
6	Mercantile Bank of Canada	Aug 30/76	2,000,000.00		1,987,584.60	24	9.50
6	Toronto Dominion Bank	Feb 14/77	2,105,205.48		2,000,000.00	192	10.00
6	Ontario Treasury Bills	Aug 30/76	999,485.65		993,313.50	24	9.45
9	Bank of Montreal	Aug 17/76	1,252,534.25		1,250,000.00	8	9.25
13	Canadian Imperial Bank of Comm.	Aug 17/76	2,001,972.60		2,000,000.00	4	9.00
16	Bank of Nova Scotia	Aug 17/76	1,000,253.42		1,000,000.00	1	9.25
17	Bank of Montreal	Aug 24/76	500,863.01		500,000.00	7	9.00
17	Bank of Nova Scotia	Oct 27/76	2,036,920.00		2,000,000.00	71	9.49
17	Bank of British Columbia	Nov 26/76	2,052,907.40		2,000,000.00	101	9.56
24	Royal Bank of Canada	Aug 25/76	2,000,438.36		2,000,000.00	1	8.00
25	Royal Bank of Canada	Aug 26/76	1,500,349.32		1,500,000.00	1	8.50
26	Bank of Commerce/Bank of N.S.	Aug 31/76	1,251,590.00		1,250,000.00	5	9.28
30	Mercantile Bank of Canada	Oct 6/76	1,500,000.00		1,485,692.58	37	9.50
30	Mercantile Bank of Canada	Feb 14/77	1,044,646.57		1,000,000.00	168	9.70
31	Mercantile Bank of Canada	Feb 14/77	1,000,000.00		957,924.80	167	9.60
31	Ontario Treasury Bills	Sep 8/76	1,500,000.00		1,496,948.70	8	9.30
			$39,265,172.93		38,879,504.18		

2. SINKING FUND TRANSACTIONS (PURCHASES)

e	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
g 4	City of Vancouver 5.75%	Oct 15/77	$ 1,000.00	96.00	$ 960.00	1/3	9.35
18	City of Vancouver 8.00%	Dec 15/84	1,000.00	86.32	863.20	8/4	10.50
18	City of Vancouver 5.75%	Oct 15/77	4,000.00	96.22	3,848.80	1/3	9.30
18	City of Vancouver 6.25%	Apr 15/80	5,000.00	90.13	4,506.50	3/8	9.50
18	City of Vancouver 6.00%	Jun 15/80	1,000.00	89.00	890.00	3/10	9.50
			$12,000.00		$11,068.50		
	Chartered Bank Deposit Receipts & Government Notes						
g 16	Bank of British Columbia	Aug 17/76	$ 600,000.00		$ 599,847.16	1	9.30
17	Bank of Montreal /Bank of Nova Scotia	Aug 31/76	600,000.00		597,867.36	14	9.30
31	Bank of Montreal	Sep 15/76	1,606,115.07		1,600,000.00	15	9.30
			$2,806,115.07		$2,797,714.52		
			$2,818,115.07		$2,808,783.02		

SINKING FUND TRANSACTIONS (SALES)

	Debentures			Sale Price		Term Yrs/Mos	
g 13	City of Vancouver 10.0%	Dec 16/94	$500,000.00	$481,250.00	$472,491.98	18/4	10.46

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$100,014,513.03	$96,818,094.78

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

3. Champlain Villa Day Care Centre - Grant Request

The following report has been received from the Director of Finance.

"Mr. George B. Schaefer, a Director of the Champlain Villa Day Care Centre, sent the following letter to Alderman Volrich, Chairman of the Finance & Administration Committee.

> 'Champlain Villa Day Care Centre, a volunteer organization, is the sole occupant of this building, which is owned by Strata Corp. V. R. 20. The Centre pays the mortgage and property tax installments in return for exclusive tenancy.
>
> Property taxes totalling $2,406.35 have been paid for 1976 ... generated entirely from operation of the Centre.
>
> The directors face imminent closure as a result of escalating costs which have outpaced our revenue resources.
>
> We ask you to consider this appeal against the high property tax assessment and hereby apply for tax exemption for the duration of this organization's tenancy.
>
> An early reply is respectfully requested.'

The matter was referred to staff for determination of the details of the situation. The day care centre uses space originally set aside as part of the common property of the particular Strata Corporation, and the space is being used exclusively for a day care centre. The organization is not a charitable society and the property is not registered in the ownership of a charitable organization or trustees thereof. It therefore appears that it cannot be exempted from taxation. The day care organization therefore wishes to make an appeal for funds from Council based on financial need. We have not received any financial statements from the day care organization and I would suggest that if Council is sympathetic they should ask the Social Planning Department to investigate the request."

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 163

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulations No. 230 - 'Superannuation', 210 - 'Retirement' and 148 - 'Over-Age Pension Plan'

The Director of Personnel Services reports as follows:

"I have revised the current Personnel Regulation No. 230 - 'Superannuation' to incorporate amendments to the Municipal Superannuation Act, to expand on some of the benefits of Municipal Superannuation, and to make necessary editorial changes.

I have included in this revision those points that were previously included in Regulation No. 210 - 'Retirement' and would recommend abolition of Personnel Regulation No. 210 - 'Retirement'. The name of the Regulation should be changed to "Superannuation and Retirement".

City Council, on July 27, 1976, approved a recommendation of the City Manager in regard to the Over-age Pension Fund Annuity scheme. This action enabled beneficiaries of annuities under that scheme to withdraw their contributions in a lump sum. Since there are no longer any employees contributing to the Over-age Pension Fund, and no employees will in future be contributing, I would recommend abolition of Personnel Regulation 148 - 'Over-age Pension Plan (City Plan)'.

To summarize, it is RECOMMENDED:

(a) that the revised Personnel Regulation 230 - 'Superannuation' be approved and retitled "Superannuation and Retirement"

(b) that Personnel Regulation 210 - 'Retirement' be abolished, and,

(c) that Personnel Regulation 148 - 'Over-age Pension Plan (City Plan)', be abolished."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 164

MANAGER'S REPORT

September 28, 1976

TO: Vancouver City Council

SUBJECT: Procedure for Development of Phase 2, Area 6, False Creek

CLASSIFICATION: Recommendation

The Development Consultant reports as follows:

"Summary

Based on the experience in Phase 1, and recognizing the need for close control to achieve the twin objectives of affordability and liveability, we propose some changes in procedure from Phase 1, the most important being:

1. Construction of Non-Market Housing by the City under the direction of the Development Group, and through the City's Public Housing Corporation.
2. Transfer of responsibility for Non-Market Housing components to the Sponsors after completion.
3. Close control of design and construction of all components - market and non-market - by the Team under the direction of the Development Group.
4. Resolution of Financial and Legal matters and of all physical systems prior to start of construction.
5. Market and economic analysis by the Development Group.

These are described in detail under Sections A, B, C, and D in the attached report.

Other features of the development procedure will be similar to Phase 1, as described in Section E.

The timetable anticipates a detailed front end budget, identification of sponsors, confirmation of social mix and design of services this Fall, with completion of Phase 2, in 1978. This is described in detail in Section F.

An interim budget of $278,000. is requested described in Section G.

Recommendations

It is recommended that:

A. The Development Procedures as outlined in this report be approved in principle.

B. The City under the direction of the Development Group and through the Public Housing Corporation be responsible for development of the non-market projects with the City being responsible for contracting with architects, consultants and contractors and with the Public Housing Corporation being responsible for financing these costs of the City.

C. False Creek Non-Market Housing Financing Reserve of $500,000. be created, with source of funds being Revenue Fund Surplus, for the purpose of temporarily financing expendutures prior to payment by the Public Housing Corporation.

D. The Interim Budget of $278,000 for the False Creek Development Group, Phase 2, Area 6 be approved, with $228,000 being a portion of the False Creek Capital Budget Phase II (and within the estimates previously reported to Council) and $50,000 being financed from the False Creek Non-Market Housing Financing Reserve."

The City Manager RECOMMENDS that the above recommendations be approved.

MANAGER'S REPORT

September 29, 1976

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre - Request for Additional Funding

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On September 21, 1976 City Council received a letter from the Kitsilano War Memorial Community Centre Association and the Kitsilano Local Area Planning Committee asking for Council's financial support for a joint NIP/Park Board/ Community Centre Association project to renovate the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. City Council referred this letter to the Park Board, Director of Finance and the Director of Planning for review and a report back to Council.

On November 12, 1974 City Council approved the Concept Plan for the Kitsilano Neighbourhood Improvement Program. The Concept Plan allocated $150,000 to "Community Centres Facilities". Approximately $100,000 of this amount was to be made available to make improvements to the Kitsilano Community Centre. The Concept Plan also noted "It is recognized that it (the $100,000 allocation) is not enough to do the job; however, it is a contribution to the facility that will require additional Park Board funds to complete the job." It was anticipated at that time that these additional Park Board funds would be forthcoming once the 5-Year Plan was approved. However, the 5-Year Plan was defeated.

On April 22, 1975 City Council approved the expenditure of up to $7500 from the Kitsilano NIP Budget (with an additional $7500 allocated by the Park Board) to hire a consultant to report on the role of the Community Centre in the context of the recreation needs in Kitsilano. A consultant was hired and he produced a list of priority needs for the Community Centre. He then prepared cost estimates for the renovations and additions required to meet these needs.

Since there were various levels of funding possible (ie. NIP funds, Park Board funds, the Provincial Recreation Grant, Community Centre Association funds) the consultant produced a series of options which reflected the amounts of work which could be done with the amounts of money possibly available. (Attached as Appendix A)

On March 3, 1976 the Kitsilano Citizens Planning Committee recommended that Option H (total estimated cost $660,000) be approved as the long term goal and Option F (total estimated cost $420,000) be approved as an intermediate goal. It was felt Option F provided the minimum improvements desired and which could realistically be achieved through existing funding sources. On March 22, 1976 the Park Board endorsed that recommendation.

On April 27, 1976 City Council approved Option H as the master plan and Option F as the intermediate stage for renovations to the Kitsilano Community Centre. It was anticipated that Option F would be funded as follows:

Neighbourhood Improvement Program	$170,000
Community Centre Association	50,000
Vancouver Park Board	70,000
Provincial Recreation Grant	130,000
	$420,000

Council at that time approved $170,000 from the NIP budget and $70,000 in advance of the Park Board 1976 Capital Budget. The Community Centre Association allocated $50,000 on the basis that sufficient funds would be available to complete Option F. The Kitsilano Citizens Committee recommended that $170,000 from the NIP budget be made available on the same basis.

If insufficient funds were available to complete Option F, then the Community Centre Association was willing to allocate only $25,000, and the Kitsilano Citizens Committee was prepared to recommend the expenditure of only $120,000.

The Park Board received notification recently that the Provincial Recreation Grant would not be available for this project in 1976. It is not known if it will be available after March 1977.

Further analysis of the schematic designs for renovations and additions to the Community Centre showed that the additions of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the Ice Rink would tie these two facilities together, enabling them to function as a unified complex, and would facilitate centralized management of both facilities.

With the cost of these two items and an increase to account for inflation, the total project cost now stands at $525,000. This means $235,000 is required in addition to the $290,000 already allocated if this project is to be completed to this level.

The Park Board, at their meeting on September 27, 1976 resolved that:

"the Board advise City Council, the Kitsilano Community Centre Association and the Kitsilano NIP that an amount of approximately $235,000 will be made available from the Board's unallocated amount tentatively set in the recreation facilities section of the 5-Year Plan for this project."

Additional funding for this project is not recommended to come out of the Kitsilano NIP budget because this additional amount could only be made available at the expense of other projects which have as high a priority in the community.

Council's options include:

1.) allocate an amount of approximately $235,000 in the recreation facilities section of the 5 - Year Plan to be used for renovation as set out in Option F (amended)
2.) allocate $120,000 from the Kitsilano NIP budget (instead of the $170,000 allocated to Option F) to be used with the $70,000 available from the Park Board budget and the $25,000 from the Community Centre Association to make renovations only to the Community Centre.

The Director of Finance advises that the amount of money required to complete this project ($235,000) is not available in City Capital Accounts. The Director of Finance supports the Parks Board position that the required amount be included in the unallocated amount tentatively set in the recreation facilities section of the Five-Year Plan."

The City Manager submits this report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 164

MANAGER'S REPORT

September 29, 1976

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre - Request for Additional Funding

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On September 21, 1976 City Council received a letter from the Kitsilano War Memorial Community Centre Association and the Kitsilano Local Area Planning Committee asking for Council's financial support for a joint NIP/Park Board/ Community Centre Association project to renovate the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. City Council referred this letter to the Park Board, Director of Finance and the Director of Planning for review and a report back to Council.

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On April 22, 1975 City Council approved the expenditure of up to $7500 from the Kitsilano NIP Budget (with an additional $7500 allocated by the Park Board) to hire a consultant to report on the role of the Community Centre in the context of the recreation needs in Kitsilano. A consultant was hired and he produced a list of priority needs for the Community Centre. He then prepared cost estimates for the renovations and additions required to meet these needs.

Since there were various levels of funding possible (ie. NIP funds, Park Board funds, the Provincial Recreation Grant, Community Centre Association funds) the consultant produced a series of options which reflected the amounts of work which could be done with the amounts of money possibly available. (Attached as Appendix A)

On March 3, 1976 the Kitsilano Citizens Planning Committee recommended that Option H (total estimated cost $660,000) be approved as the long term goal and Option F (total estimated cost $420,000) be approved as an intermediate goal. It was felt Option F provided the minimum improvements desired and which could realistically be achieved through existing funding sources. On March 22, 1976 the Park Board endorsed that recommendation.

On April 27, 1976 City Council approved Option H as the master plan and Option F as the intermediate stage for renovations to the Kitsilano Community Centre. It was anticipated that Option F would be funded as follows:

Neighbourhood Improvement Program	$170,000
Community Centre Association	50,000
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If insufficient funds were available to complete Option F, then the Community Centre Association was willing to allocate only $25,000, and the Kitsilano Citizens Committee was prepared to recommend the expenditure of only $120,000.

The Park Board received notification recently that the Provincial Recreation Grant would not be available for this project in 1976. It is not known if it will be available after March 1977.

Further analysis of the schematic designs for renovations and additions to the Community Centre showed that the additions of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the Ice Rink would tie these two facilities together, enabling them to function as a unified complex, and would facilitate centralized management of both facilities.

With the cost of these two items and an increase to account for inflation, the total project cost now stands at $525,000. This means $235,000 is required in addition to the $290,000 already allocated if this project is to be completed to this level.

The Park Board, at their meeting on September 27, 1976 resolved that:

"the Board advise City Council, the Kitsilano Community Centre Association and the Kitsilano NIP that an amount of approximately $235,000 will be made available from the Board's unallocated amount tentatively set in the recreation facilities section of the 5-Year Plan for this project."

Additional funding for this project is not recommended to come out of the Kitsilano NIP budget because this additional amount could only be made available at the expense of other projects which have as high a priority in the community.

Council's options include:

1.) allocate an amount of approximately $235,000 in the recreation facilities section of the 5 - Year Plan to be used for renovation as set out in Option F (amended)
2.) allocate $120,000 from the Kitsilano NIP budget (instead of the $170,000 allocated to Option F) to be used with the $70,000 available from the Park Board budget and the $25,000 from the Community Centre Association to make renovations only to the Community Centre.

The Director of Finance advises that the amount of money required to complete this project ($235,000) is not available in City Capital Accounts. The Director of Finance supports the Parks Board position that the required amount be included in the unallocated amount tentatively set in the recreation facilities section of the Five-Year Plan."

The City Manager submits this report for the CONSIDERATION of City Council.

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

September 30, 1976

TO: Vancouver City Council

SUBJECT: Rezoning Application - North Side of 2800 Block East 2nd Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

'An application has been received by the Director of Planning from Mr. Frank Musson, Architect on behalf of Kelly Douglas and Company Limited whereby the above-noted property be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District for the purpose of:

'Expansion of existing ECONO-MART FOOD SUPERMARKET.'

Attached as Appendix A is a letter from the applicant, submitted with the application.

SITE DESCRIPTION

The site is located on the North side of the 2800 Block of East 2nd Avenue immediately West of the existing (C-1) Commercial District. The site has a frontage of 176 feet and a depth of 144 feet for a total site area of 25,344 square feet (including that portion of the existing lane to be closed.) The site is composed of three lots (Lots 25-27) developed with one-family dwellings and a portion of the existing parking lot (portion of Lot A) both of which are zoned (RS-1) One-Family Dwelling District. The existing lane is included in the site which is to be relocated to the Westerly 20 feet of Lot 27. (See Appendix B).

The lands of the block containing the site are zoned and developed as follows:

- The lands to the East are zoned (C-1) Commercial District and are developed with the existing Econo-Mart Supermarket and off-street parking.

- The lands to the North are zoned (RS-1) One-Family Dwelling District and are developed as off-street parking for the Econo-Mart Supermarket, ancillary to a principal use on an adjacent site.

- The lands to the West are zoned (RS-1) One-Family Dwelling District and are developed with one-family dwellings.

The lands surrounding the block containing the site proposed to be rezoned are zoned (RS-1) One-Family Dwelling District to the West, North and South and are developed with one-family dwellings except for the Church on the North side of East 1st Avenue. The lands on both sides of Renfrew Street between East 3rd Avenue and Graveley Street are zoned (C-1) Commercial District and are developed with various commercial uses including a bakery, bank, television repair shop, etc.

PROPOSED DEVELOPMENT

The drawings submitted with the application and marked "Received - City Planning Department May 4, 1976" indicate expansion of the existing one-storey retail store 85 feet to the West and upgrading of the landscaping and screening. The drawings also indicate acquisition of lots 25-27 and relocation of the existing lane for off-street parking purposes. The proposed expansion is to add 7,300 square feet of floor area to the existing 16,240 square feet of the Econo-Mart Supermarket for a total floor area of 23,540 square feet.

BACKGROUND

The Planning Department is in favour of the proposal to upgrade and expand the existing Econo-Mart Supermarket but cannot support the application to rezone to (C-1) Commercial District. The expansion will be providing more facilities and services to the public including frozen food, dairy, produce and self-serve meat departments. The form of development at a total floor area of 23,540 square feet will not just be providing a service for the day-to-day needs of the local neighbourhood. The supermarket facility will be providing service for a large area of the eastern part of the City. Under the (C-1) Commercial District a retail store is an outright use thereby limiting the control the City would have to ensure a suitable design, adequate provision of off-street parking, landscaping and screening.

The Director of Planning would support rezoning of the existing site (including the existing store and off-street parking) plus the site proposed for rezoning to (C-1) Commercial District by the applicant, whereby this total site Lot A, 25-27, Block 48, Section 32, T.H.S.L. (See Appendix C for the site) be rezoned from (RS-1) One-Family Dwelling District and (C-1) Commercial District to (CD-1) Comprehensive Development District for a supermarket and off-street parking. The Planning Department has been working with the applicants who are agreeable to have the total site rezoned to (CD-1) Comprehensive Development District.

The proposed development would still be to expand the existing store 85 feet to the West as explained above and the calculations over the total site are as follows:

Calculations

Site Area:	85,971 square feet or 1.97 acres	
Floor Area:	Existing	16,240 square feet
	Proposed	7,300 square feet
	Total	23,540 square feet
Floor Space Ratio:		0.273
Off-Street Parking:		Required 44 spaces Proposed 108 + 12 small car 120 spaces
Off-Street Loading:		Required 2 spaces Proposed 2 spaces
Height:		1 Storey or 26 feet

PUBLIC INFORMATION MEETING

A Public Information Meeting was held on August 16, 1976 in the area by the Planning Department where the applicant, representatives from Kelly Douglas and Company Limited and 50 residents discussed the proposed rezoning to (CD-1) Comprehensive Development District and the proposed form of development. The majority of the residents were in

favour of the proposal as it upgraded the existing facility and provides more variety and service to the public. There was some concern expressed by a few residents who live on the South side of East 2nd Avenue about the expansion of the building 85 feet to the West and thereby blocking their view. At the meeting a petition was presented by Mr. Newcombe of Realty Appraisals Ltd., in which 21 merchants in the commercial area favoured the proposed development. Mr. Newcombe had also contacted ten of the residents on the South side of the 2800 Block of East 2nd Avenue (immediately South of the site) of which 6 favoured the proposal, 2 opposed the proposal and 2 had no opinion. The petition was received on August 20, 1976. The minutes of the Public Information Meeting and the petition are attached as Appendix D.

URBAN DESIGN PANEL

The Urban Design Panel considered the application on July 29, 1976.

> 'The Panel had no objections to the addition to the supermarket and noted the proposal to improve the existing building by painting graphics on the recess panels. They are, however, concerned about the provision of accoustic and visual buffers to provide privacy for adjacent residential developments, in particular for Lot 8. Proper fencing, planting of large trees, earth berms or mounding should be provided to minimize the impact of the car park.
>
> Recommendation: that the rezoning be approved and after rezoning the scheme be brought back for Panel's review.'

CITY ENGINEER

The City Engineer in a memo dated June 14, 1976 has the following comments on the proposal:

> '1. The configuration of the relocated lane has been modified on the attached plan to meet this Department's requirements. (See Appendix E)
>
> 2. The relocated lane must be paved at the applicant's expense.
>
> 3. The parking layout shown appears satisfactory.
>
> 4. There is to be no access from East 2nd Avenue.
>
> 5. The loading facilities appear satisfactory.'

RECOMMENDATION: The Director of Planning recommends the following:

1. That the application be amended by the applicant and the additional fee paid, whereby Lots A, 25-27; Block 48; Section 32; T.H.S.L.; be rezoned from (RS-1) One Family Dwelling District and (C-1) Commercial District to (CD-1) Comprehensive Development District for the purpose of a 'Supermarket and customarily ancillary facilities including off-street parking and loading.'

2. That the following recommendations be received by Council and the whole matter be referred direct to a public hearing after a report from the Vancouver City Planning Commission:

   A. The Director of Planning recommends that the application be approved to rezone to (CD-1) Comprehensive Development District.

   B. That the CD-1 By-Law restrict the form of development as follows:

USES:	Supermarket Customarily Ancillary Facilities including Off-Street Parking and Loading
FLOOR SPACE RATIO:	Not to exceed 0.275 and to be measured in accordance with the (C-1) Commercial District Schedule.
HEIGHT:	Shall not exceed 1 storey nor 28 feet as measured from the average building grade of East 2nd Avenue as determined by the City Engineer.
OFF-STREET PARKING:	108 off-street parking spaces shall be provided.
OFF-STREET LOADING:	Shall be provided in accordance with Section 13 of the Zoning and Development By-Law No. 3575.

And subject to the following:

i. The detailed scheme of development shall first be approved by the Director of Planning following further advice from the Urban Design Panel having due regard to the overall design, provision and maintenance of landscaping, screening, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment.

ii. That vehicular ingress and egress, off-street parking and loading be provided satisfactory to the City Engineer.

iii. That the existing lane be relocated as detailed in Appendix E and be dedicated to the City.

iv. That the necessary retaining walls be provided at the expense of the owners adjacent to the relocated lane.

v. Prior to the approval of the Development Permit Application, the owner shall consolidate the total site as one and so register in the Land Registry Office.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 164

MANAGER'S REPORT

TO: VANCOUVER CITY COUNCIL October 4th, 1976

SUBJECT: FAMILY HOUSING - 8600 Block Osler Street

CLASSIFICATION: CONSIDERATION

On July 27th, 1976, Vancouver City Council passed the following resolution:

> "That the City not proceed with any proposal calls at this time until funding from the Federal and Provincial Government is clarified."

On September 21st, 1976, Council approved the following recommendation of the Standing Committee on Housing & Environment:

> "A. THAT the City proceed with family non-profit housing projects on the following sites:
>
> | | |
> |---|---|
> | Triumph at Templeton | (Daon) |
> | 1800 Block Adanac | (Daon) |
> | 8600 Block Osler | (Westwater) |
> | 950 West 6th Avenue | (Lewarde) |
> | 8th and McLean | (Daon) " |

The only project for which C.M.H.C. have given tentative commitment is the Westwater project on Osler Street. The attached letter of intent from C.M.H.C. refers. Westwater Realty are prepared to contract with the City for construction of the 12-unit apartment for the fixed sum of $560,000.

DESCRIPTION OF PROJECT

The proposed building will be located at 8645 - 8653 Osler Street.

After application of the High Impact Grant, the rentals required to recover operating costs will be as follows:

	No. of Units	Monthly Rentals
Two-bedroom units	6	$335
Three-bedroom units	6	$425

FINANCIAL STATUS

The final estimated costs for the total project are as follows:

1. By contract with Westwater Realty:

a) land acquisition	$155,000
b) architect's fees	15,000
c) building construction	390,000
SUB-TOTAL	$560,000

2. Further costs to the City:

a) interim financing	$ 18,700
b) taxes during construction	1,600
c) insurance during construction	800
d) legal expenses	4,500
e) organization expense	2,500
SUB-TOTAL	$ 28,100
TOTAL	$588,100

...2

3. Maximum C.M.H.C. loan (AHOP limits)

6 only 3-bedroom units @ $47,000	$282,000	
6 only 2-bedroom units @ $45,000	$270,000	
		$552,000

4. Estimated net total cost to the City $ 36,100

If Council wishes to accept this proposal, it should pass the following resolutions:

A. Instruct the Director of Finance to advance up to $200,000 from the Public Housing Fund to the City of Vancouver Public Housing Corporation for the purchase of the above site.

B. On behalf of the City of Vancouver Public Housing Corporation, authorize the purchase and development of the above property subject to the developer obtaining a development permit to the satisfaction of C.M.H.C.

The foregoing resolutions to be subject to:

i) the provision of adequate amenity space to the satisfaction of C.M.H.C.

ii) maximum loan approval by C.M.H.C. of $552,000

The City Manager, noting that the capital subsidy of $3,000 per unit could affect the final submissions of other potential proposal calls if this project is accepted, submits the foregoing report to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 164

MANAGER'S REPORT

TO: Vancouver City Council October 4th, 1976

SUBJECT: Labour Negotiations - G.V.R.D.

CLASSIFICATION: RECOMMENDATION

Attached is a memorandum from the Sub-Committee of the G.V.R.D. Labour Relations Committee outlining the method of operation for labour negotiations that is proposed for participating municipalities in the G.V.R.D. This report was approved by the Labour Relations Committee.

The report contains recommendations including the organization and structure for the conduct of region-wide negotiations within the G.V.R.D. Whereas City Council has already resolved "to retain the G.V.R.D. to carry on labour negotiations and related ancillary services for all of its employees in respect to whom a bargaining certificate is in effect", the attached report requests re-affirmation and endorsation of the details included therein. The procedures outlined are substantially those in effect at the present time and therefore, the City Manager RECOMMENDS that the three recommendations of the Labour Relations Sub-Committee of the G.V.R.D. be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 164

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

SEPTEMBER 21, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, September 21, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari

ABSENT: Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Ratification of the Chairman's Authorization for the Sale of Surplus Furniture and Equipment to a Non-Profit Organization

The Committee had before it for consideration the attached form allocating $650.00 worth of surplus furniture and equipment to the Multicultural Resource Team for $69.55.

The Committee has authority to approve the sale of surplus furniture and equipment to non-profit organizations and the attached form was signed by the Chairman on Monday, September 13, 1976 and ratification of his action by the Committee was required.

Following consideration, it was

RESOLVED

THAT the Committee concurs with the Chairman's authorization for the allocation of $650.00 worth of surplus furniture and equipment to the Multicultural Resource Team for $69.55.

RECOMMENDATION

2. Dial-A-Dietitian Service - Grant Request

The Committee had before it for consideration a Manager's Report dated August 25, 1976 (copy circulated) in which the Medical Health Officer submitted for the Committee's consideration:

"(1) That the Dial-a-Dietitian service continue in its current role and present level of operation.

(2) That a grant of $120.00 per month be approved for the period November 1, 1975 to March 31, 1977 to cover rent expenses of $90.00 per month and telephone expenses of $30.00 per month. "

Continued on Page 2. . . . .

Clause No. 2 Continued

During discussion, it was noted that the Acting Comptroller of Budgets, in the Manager's Report, advised that as funding for the rental and telephone costs of the North Health Unit is already provided in the Departmental Accounts, the requested grant will incur no additional cost to the City.

Following consideration, it was

RECOMMENDED

THAT Council grant a total of $2040.00 to cover rent and telephone expenses totalling $120.00 per month for the period November 1, 1975 to March 31, 1977 for the Dial-A-Dietitian Service.

3. New City Zoning By-Law Designation for Halfway Houses, Group Houses and Related Facilities

The Committee had before it for consideration a Manager's Report dated September 8, 1976 (copy circulated) in which the Director of Social Planning reported on problems encountered by halfway house operators, the current variety of methods used by civic officials in handling such facilities and concluding with a series of six recommendations which, if approved by Council, would provide new zoning regulations and procedures for halfway houses, group houses and related facilities.

A representative of the Social Planning Department, along with the Medical Health Officer, the Director of Permits and Licenses, a representative of the Planning Department and the Director of Legal Services, appeared before the Committee on this matter.

The Social Planning Department representative spoke to the report, pointing out there are a large number and great variety of halfway house facilities scattered throughout the City.

He pointed out the pressure to develop community based facilities such as halfway houses stems from the closure of several provincial institutions and that this pressure on municipalities to allow such facilities will continue.

The Medical Health Officer pointed out that the report before the Committee deals with zoning only; that the actual licensing of such facilities is a separate matter which is handled under the Community Care Licensing Act, and that the National Building Code also applies to halfway houses.

A representative of the Mental Patients Association, which operates five halfway houses in the City, each containing eight to ten persons, stated the Association approves of the recommendations contained in the Manager's Report.

During consideration, the Committee noted there have been numerous problems encountered by halfway house operators because the City does not have firm zoning guidelines for such uses and it was considered that the recommendations contained in the Manager's Report will reduce a number of these problems.

Continued on Page 3. . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

A. THAT all Group Homes, Halfway Houses and related types of facilities be designated "Community Residential Facilities" for civic by-law and administrative purposes.

B. THAT the following definition be added to the zoning and development by-law and apply to all development permit applications concerning Community Residential Facilities:

DEFINITION

A Community Residential Facility shall mean any group-living arrangement for a maximum of ten (10) persons with physical, mental, emotional, or related handicaps and/or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self-help and/or professional care, guidance and supervision.

C. THAT Community Residential Facilities be permitted as a conditional use in all commercial and residential areas.

D. THAT the development permit application for a Community Residential Facility be subject to the approval of the Director of Planning, after recommendation of the Director of Social Planning and that as a general guideline community residential facilities should not constitute more than 10% of the population within a two (2) block radius.

E. THAT notification of neighbours respecting a proposed Community Residential Facility be at the discretion of the Director of Planning, after recommendation of the Director of Social Planning.

F. THAT the Director of Legal Services and the Director of Planning report to Council on the necessary by-law amendments.

The meeting adjourned at approximately 12:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 165

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

SEPTEMBER 23, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 23, 1976 at approximately 1.40 p.m.

PRESENT: Alderman Kennedy, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 2 & 3)

CLERK TO THE COMMITTEE: M.L. Cross

The Chairman requested Alderman Cowie to serve as Vice-Chairman. Alderman Cowie accepted and Alderman Kennedy stated he would request the Mayor to make the appointment.

INFORMATION

1. Development Permit Application No. 75250
North Foot Cassiar St. - Alberta Wheat Pool

The Committee considered the following report of the City Manager dated September 10, 1976:

"City Council on the 12th August 1975 resolved:

'THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study area continue to be submitted to the Standing Committee on Planning and Development for information.'

The Director of Planning reports as follows:

'A development permit application has been received from V.B. Cook Co. Ltd., Engineers, on behalf of Alberta Wheat Pool to erect a grain storage annex.

The Alberta Wheat Pool is located immediately west of the Second Narrows Bridge. It consists of a central workhouse, three batteries of silos, docks and rail spurs.

Cont'd.....

Clause #1 Continued

The proposed grain storage annex located east of the existing facilities is 312' x 103' and 150' high, 30' higher than the adjacent silos. The development involves cutting back the east end of the dock; filling for the foundation and the provision of three 36" exterior conveyor belts on the roof of the adjacent structure.

The application is now being processed and will be presented to the Urban Design Panel. Drawings submitted with the application and other information will be available at the meeting of the Committee.' "

The Committee agreed that the Development Permit Application should be processed in the normal manner. If the Urban Design Panel refuses the application or has any severe reservations, the item should be reported back to the Committee.

RESOLVED:

THAT the report of the City Manager dated September 10, 1976 may be received for information.

2. Musqueam Indian Band Request for Exclusion from the Agricultural Land Reserve

The Committee considered a report dated September 13, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that in May 1976, the Musqueam Indian Band forwarded an application to the City of Vancouver requesting that a portion of the Musquam Indian Reserve No. 2 bounded by Wallace Street, the Fraser River and 51st Avenue, which is included in the boundaries of the Agricultural Land Reserve of the B.C. Land Commission Act, be excluded from the Agricultural Reserve. In order to evaluate the land the Indian Band wishes to have withdrawn, the Director of Planning feels that the whole of the land in the Agricultural Reserve should be assessed. The Director of Planning has requested the B.C. Land Commission to carry out a soil classification inventory of all the lands within the Agricultural Land Reserve in the City in order to assess its potential agricultural capability. The Planning Department will report back to the Committee with recommendations on continued inclusion or exclusion of the lands in the Agricultural Land Reserve in the City based on the soil classification data and other relevant information.

Mr. R. Guerrin, representing the Musqueam Indian Band, stated that the Band does not feel that this land should be agricultural. They require the land for permanent residences as well as for a small light industrial operation that will provide employment for Band members.

After discussion the Committee

RESOLVED:

THAT the report of the City Manager dated September 13, 1976 be received.

Cont'd.....

RECOMMENDATION

3. Parkade Security - Design Guidelines and Standards

The Committee considered a report of the City Manager dated September 8, 1976 (copy circulated) in which the Director of Social Planning makes recommendations aimed at increasing personal safety against crime in both existing and proposed parkade structures and submits Design Guidelines and Standards which were prepared by City staff from Engineering, Fire, Permits & Licences, Planning, Police and Social Planning, in consultation with downtown businessmen and parking facility owners and operators.

Mr. D. Purdy of the Social Planning Department outlined the discussions that had taken place. Two of the major concerns were increased costs and level of patrols expected. Generally, the business community felt they could support the recommendations. After discussion the Committee

RECOMMENDED:

A) THAT the proposed Design Guidelines and Standards outlined in the report of the City Manager dated September 8, 1976 be approved for parking facilities in the City of Vancouver.

B) THAT the Director of Legal Services, the Director of Planning and the City Building Inspector report to Council on required By-law changes to implement the Guidelines.

C) THAT the City Engineer report back on costs involved in implementing the Guidelines in City-owned parking facilities.

4. Charles-Adanac Area - Disposition of Personal Care Facility Site

The Committee considered a report of the City Manager dated September 16th, 1976 (copy circulated).

Mr. R. Youngberg, Associate Director, Area Planning, outlined the neighbourhood plan for the Charles-Adanac area which was approved by Council in April 1974. The plan indicated a 165-unit co-operative multiple housing complex in the northwest corner of the site, the existing park, single-family housing in the middle of the site and a personal care home site in the southeast corner. The Provincial Government did not purchase the site for the development of a personal care home and it was subsequently decided that the site was unsuitable for senior citizens housing. The Director of Planning was requested to come up with an alternative use for the site. The only appropriate use appears to be residential.

A single-family subdivision is recommended for the following reasons:

1. This small neighbourhood will have a significant component of multiple attached accommodation when the 165-unit co-operative housing project now under construction at Cassiar/Adanac is completed. Neighbourhood residents have been adamant in opposing additional multiple-family development on the basis that they will soon have their fair share of such accommodation.

Cont'd.....

Clause #4 Continued

2. Subdivision of the lots for single-family dwellings on small lots would provide a natural extension of the existing neighbourhood and augment that neighbourhood.

3. Single-family dwellings in an appropriate subdivision configuration would provide a viable transition between existing residential space on the north and industrial space on the south.

The configuration of a new single-family subdivision for this area will depend upon the undeveloped Charles Street right-of-way. The Planning Department is of the opinion that Charles Street should remain open for the following reasons:

1. The opening of Charles Street would place an industrial street directly abutting a residential area with clearly negative environmental effects on that area.

2. The industrial sites abutting Charles Street in this location presently have vehicular access from both Boundary Road and Kootenay Street.

The City Engineer proposes that Charles Street remain open to serve as access to the northeasterly part of an industrial lot on the south side of Charles Street.

With the closure of Charles Street, 40 single-family lots would be created. If Charles Street remains open, 35 single-family lots would be created. Although five lots would be lost, the City Engineer advised that there still could be a landscaped buffer of 38', which is only 2' less than that proposed with the closed street.

In answer to a question from the Committee as to the economics, Mr. G. Jordan, Supervisor of Property and Insurance, stated that approximately $150,000 in revenue would be lost if the five lots were not sold for single family development.

A member of the Committee felt that the Charles-Adanac Planning Advisory Committee should be consulted as to which single-family subdivision they would prefer for the area.

After discussion, the Committee

RECOMMENDED:

A. THAT the use of the former personal care facility site for single-family residential development be approved.

B. THAT the Director of Planning be instructed to make application to rezone existing Lots 13-31, Block 2, Plan 3731, S.E.¼ Section 27, THSL from Local Commercial District (C-1) and Heavy Industrial District (M-2) to One-Family Dwelling District (RS-1) and refer the application direct to Public Hearing after receiving a report thereon from the Vancouver City Planning Commission.

C. THAT the two alternative single-family subdivisions as outlined on Appendices 4 and 5 of the Manager's Report dated September 16th, 1976 be referred to the Director of Planning and City Engineer for further study after discussions have been carried out with the Charles Adanac Planning Advisory Committee.

FOR COUNCIL ACTION SEE PAGE(S) 165

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

ABSENT: Alderman Boyce (Ill)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College (King Edward Campus), under the direction of their instructor, Ms. Betsy Macdonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council of October 5, 1976, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT AND DELEGATIONS

Report of Standing Committee on
Planning and Development
(September 30, 1976)

Kitsilano N.I.P. - Mini-Park
on Vine Street at 7th Avenue.
(Clause 2)

Council, on October 5, 1976, agreed to hear representations from interested groups and individuals on the proposed Mini-Park on Vine Street at 7th Avenue.

The following representations were heard:

Ms. E.J.Rittenhouse, Kitsilano Local Area Planning - stated that there has been considerable community publicity about the proposed mini-park over the past nine months. She requested that Council approve the recommendation of the Director of Planning.

Mr. G. Moul, Kitsilano Ratepayers' Association - advised that his association is opposed to the proposed closure of Vine Street for this park. He referred to a letter he had received from the Fire Chief opposing the closure of this street because of potential difficulty of access for emergency vehicles.

Mr. T. Hinkle, advised Council that he lives on Vine Street adjacent to the proposed mini-park. In his opinion this section of Vine Street is primarily a pedestrian route and therefore he is in favour of the proposed park.

Mr. F. Fredrikson, part-owner of the Grange Apartments, which would abut the mini-park, objected to the proposal as he considers it would seriously jeopardize the value of his property and affect the living environment of his tenants. He filed a petition from his tenants opposing the mini-park.

Mr. R. Davey, representing citizens in the area - filed a brief from residents immediately adjacent to the proposed mini-park, opposing the project

Mr. W. Graham, property owner and contractor - asked why the City did not develop the City-owned site reserved for a future park two blocks east of the proposed mini-park on Vine Street.

Mrs. D. Mennell - filed a brief in support of the mini-park.

Mr. J. Dowling, property owner on West 7th - stated he is opposed to the park as he feels it will result in the widening of West 7th Avenue.

Ms. L. Pick, representing the Board of Gordon Neighbourhood House - advised that the Board of Directors, at its last meeting, again reiterated its desire to see the mini-park developed at 7th Avenue and Vine Street.

MOVED by Ald. Bird
THAT the proposed mini-park on Vine Street, at 7th Avenue, be not approved.

- CARRIED

Ald. Harcourt, Marzari and Rankin opposed)

AMENDED
SEE PAGE 280

MANAGER'S REPORT AND DELEGATIONS

At this point Council varied the agenda to consider the following:

B. Manager's Report
October 14, 1976

4584 West 1st Avenue -
Construction without a Permit.

Council agreed to hear representation on behalf of the owner as well as a representative of property owners in the area and the North West Point Grey Home Owners' Association.

Mr. J. Baker, solicitor for Dr. A. Pasparakis, owner of the property, reviewed the history of this matter. He contended that there is no provision in the City Charter to permit persons, other than the applicant to launch an appeal to the Board of Variance. Therefore, the Board, having acted on an appeal filed by neighbours, does not have the power to quash the original development permit on this property.

Mr. D.L.Rice, on behalf of various property owners and the North West Point Grey Home Owners' Association, contended that the continued construction being carried on at this property is a clear contravention of the City by-laws and the City's 'Stop Work' orders. Therefore, the owner of 4584 West 1st Avenue should be required to restore the building to its original roof-line.

Reference was made to a sketch (which had been submitted by the owners to the Standing Committee on Planning and Development's meeting on October 16, 1975) of the dwelling in question. The sketch illustrated the original roof-line, the existing roof-line and the proposed compromise modifications. This proposed modification was, and still is, unacceptable to the neighbours.

In response to a question from Council, Mr. Baker stated that the owners are willing to modify the roof-line to comply with the compromised plan submitted on October 16, 1975, if the City will issue the necessary development permit.

MOVED by Ald. Marzari
THAT the appropriate City Officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

The Council recessed at 4.15 p.m. and, following an 'In Camera' meeting in Committee Room #3, reconvened in open session in the Council Chamber at 4.40 p.m.

UNFINISHED BUSINESS

1. Designation of Lord Strathcona School as a Heritage Structure.

Council, on December 16, 1975, deferred consideration of the recommendation from the Heritage Advisory Committee that a portion of Lord Strathcona School at 592 East Pender Street be designated a heritage building, pending a meeting between the Heritage Advisory Committee and the School Board on this matter.

The City Clerk, in a memo dated October 13, 1976, advised that the Heritage Advisory Committee has met with the School Board. The Heritage Advisory Committee on September 27, 1976, resolved that it recommend to Council that designation of a portion of Lord Strathcona School as an 'A' category building be considered at the public meeting on heritage designations to be held at 7.30 p.m. on Tuesday, November 7, 1976.

MOVED by Ald. Rankin
THAT the proposed designation of a portion of Lord Strathcona School as a heritage structure be placed on the list of buildings to be considered at the public meeting on heritage designations on November 9, 1976.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Clean-up of Rubble at Hangar #3, Jericho Beach.

Council, on August 24, 1976, resolved:

"THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach at no cost to ACSOH, and the City bill the Federal Government for the cost of removal of this rubble."

Submitted today was a letter dated October 6, 1976, from Mr. J.E. Cox, Acting Commissioner-General, Canadian Habitat Secretariat,indicating that it is the Habitat Secretariat's understanding that the problem referred to in the Council resolution of August 24, 1976, has been resolved.

Council noted a comment from the City Clerk that the Park Board had advised that this matter has been handled to its satisfaction.

MOVED by Ald. Bird
THAT the communication from the Canadian Habitat Secretariat, dated October 6, 1976, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 15, 1976

Works & Utility Matters
(October 15, 1976)

Residential Lane Pavements -
Initiation (Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 15, 1976)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Day Care Centres
Cl. 2: Retention of Addition - 3449 West 6th Avenue
Cl. 3: D.P.A. - 1985 Wallace Street
Cl. 4: Apartment Building Heights - RM-3A Multiple Dwelling Districts
Cl. 5: 601 West Broadway and 606 West 8th Avenue - Use for Temporary Parking Lot
Cl. 6: Fairview Slopes Policy Plan - Community Space at Laurel/6th Avenue
Cl. 7: Development of City Land - S/W Corner of 6th Avenue and Laurel Street
Cl. 8: Harbour Park - Lease and Right of First Refusal to Ardiem Industrial Corp.

Day Care Centres
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 4, 5 and 6.

MOVED by Ald. Harcourt
THAT clauses 2, 4, 5 and 6, contained in this report be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application
1985 Wallace Street
(Clause 3)

MOVED by Ald. Marzari
THAT a floor space ratio of 1.02 be approved for the site located at 1985 Wallace Street, thereby permitting the enclosure of portions of the two existing open porches.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
October 15, 1976. (Cont'd)

Development of City Land -
S/W Corner of 6th Avenue and
Laurel Street.
(Clause 7)

MOVED by Ald. Cowie
THAT recommendations 'A' and 'B' contained in the City Manager's report, be approved.

- (amended)

MOVED by Ald. Marzari (in amendment)
After deleting the word 'twenty' in recommendation B(ii) and inserting the words 'twenty five' in lieu thereof.

- CARRIED

(Ald. Kennedy opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT recommendations 'A' and 'B' contained in the City Manager's report be approved, after deleting the word 'twenty' in recommendation B(ii) and inserting the words 'twenty five' in lieu thereof."

Underlining denotes amendment

Harbour Park - Lease and Right
of First Refusal to Ardiem
Industrial Corporation.
(Clause 8)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(October 15, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Installation of Seaboard Bus Shelters - Granville Mall
Cl. 2: Specifications for Tender Call for City of Vancouver Auto Towing Service

Installation of Seaboard Bus
Shelters - Granville Mall.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
October 15, 1976. (Cont'd)

Specifications for Tender Call
for City of Vancouver Auto
Towing Service
(Clause 2)

MOVED by Ald. Rankin
THAT the Tender Call for City of Vancouver Auto Towing Service specify that the towing service which receives the contract is required to provide one storage place for vehicles.

- CARRIED

(Ald. Volrich opposed)

Finance Matters
(October 15, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Replacement of Property Tax Office Computer Terminals
Cl. 2: Library Staffing - Britannia Branch

Replacement of Property Tax
Office Computer Terminals.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Library Staffing -
Britannia Branch.
(Clause 2)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 15, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tender for Lease - 1505 West 3rd Avenue
Cl. 2: McLaren Electric Building, 1836 West 5th Avenue - Lease of Portion of Second Floor
Cl. 3: Sale - N/S East Georgia between Jackson and Princess & N/S Union between Princess and Heatley
Cl. 4: Sale of Residential Lot - S/S 71st Avenue, West of Ash Street
Cl. 5: Sale to Vancouver Chinatown Housing Society - S/S Union between Campbell and Raymur Avenues

Clauses 1 - 5 (inclusive)

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway.

Council noted a number of delegation requests at this time. Council also noted a letter from the Salvation Army, dated October 18, 1976, protesting the proposed transit changes with respect to the Joyce Loop.

MOVED by Ald. Rankin
THAT consideration of this report be deferred for one week pending the hearing of delegations as requested.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, September 30, 1976

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: 1168 East Hastings Street - Standards of Maintenance By-law
Cl. 2: Wicklow Hotel, 1516 Powell Street - Lodging House By-law
Cl. 3: Status of Remaining Core Area Hotels to be Completed under Section 38 of Fire By-law #2193
Cl. 4: Fire Alarm Upgrading Order - 1765 West 8th Avenue
Cl. 5: Fire By-law Enforcement and Renovation Costs
Cl. 6: Development of Elliott, Gladstone and Shaughnessy Street Ends - Provincial Cost-Sharing Arrangement
Cl. 7: Sound Transmission Control
Cl. 8: Charges for Garbage Collection for Strata Title Properties
Cl. 9: City-Owned Vacant Lands - Non-Profit Rental Housing

Clauses 1, 2, and 4 - 7 (inclusive)

MOVED by Ald. Rankin
THAT clauses 1, 2, 4, 5, 6, and 7, as contained in the Committee's report, be received for information.

- CARRIED UNANIMOUSLY

Status of Remaining Core Area Hotels to be Completed Under Section 38 of Fire By-law No. 2193 (Clause 3)

Council noted a letter, dated October 19, 1976, from Mr. E. Suchy, President of the El Cid Hotel, reading as follows:

"We have been informed that the Fire Chief has made recommendations that our Beer Parlor License be revoked under the grounds that all our 50 rooms are closed for the purpose of renovations. We are approximately 80% completed, our first floor is finished. We had to gut the upper three floors completely, install new wiring, new plumbing and new walls, which now made it into a good second class hotel. Our second and third floors should be completed in 90 days.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Status or Remaining Core Area Hotels
to be Completed under Section 38 of
the Fire By-law No. 2193.
(Clause 3) (Cont'd)

It was City Hall and the Liquor Control Board's request to remodel this hotel and due to the facts of Unions pickets and other difficulties we are approximately 4 months behind schedule. If you should feel that our license in the Pub be revoked, we feel that we are doing what you requested and now you are trying to cut our livelihood. We feel you should search your thoughts in this matter.

Pictures of before and after are attached for your convenience."

MOVED by Ald. Harcourt
THAT the communication from Mr. Suchy be received and the Fire Chief be requested to submit, within 90 days, a status report to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

Charges for Garbage Collection
for Strata Title Properties.
(Clause 8)

When considering this clause, Council noted a letter, dated October 8, 1976, from the Strata Plan Owners' Association of B.C. requesting:

a) that the policy with respect to garbage collection fees be re-considered and equalized.

b) that the equalization formula provide 1 can to be picked up twice per week - where necessary.

c) that 'roll-out' charges, ($2.20) be dropped.

Mr. G. Fanaken, President of the Association, addressed Council briefly on this matter.

MOVED by Ald. Harcourt
THAT recommendations 'A', 'B' and 'C' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT

1) Strata-Title condominiums which use garbage cans be permitted the same pick-up allowance as single-family homes, i.e., two cans per unit per week.

2) Strata-Title condominiums which use garbage containers be permitted two garbage pick-ups per week, where required.

- CARRIED

(Ald. Cowie opposed)

(The Mayor requested, and received permission, to abstain from voting on this clause)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Housing and Environment
(September 30, 1976)

City-Owned Vacant Lands -
Non-Profit Rental Housing
(Clause 9)

MOVED by Ald. Marzari
THAT this clause be referred back to the Housing and Environment Committee for a further review and report:
FURTHER THAT the Administrative Analyst's recommendation that a set of guidelines be established on the make-up of co-ops approved for City subsidization, be considered by the Committee when it is reviewing this clause.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, September 30, 1976

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Heather Civic Marina - Liveaboards
Cl. 2: 'Poser' and 'Reser' Expenditures
Cl. 3: Format for Five Year Plan Advertising Pamphlet

Clauses 1 - 3 (inclusive)

MOVED by Ald. Volrich
THAT the recommendations of the Committee, as contained in clause 1, be approved, and clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, September 30, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Provincial Lands and Water Lots Area 6, False Creek
Cl. 2: Kitsilano N.I.P. - Mini Park on Vine Street at 7th Avenue

Provincial Lands & Water Lots
Area 6 - False Creek.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 2, see pages 2 and 3.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Housing and Environment, October 7, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Royal Rooms, 237 Main Street - Standards of Maintenance By-law
Cl. 2: Ohio Rooms, 245 Powell Street - Lodging House By-law
Cl. 3: Review of Joint City/GVRD Compact Housing Program and Information Brochures
Cl. 4: Sound Transmission Control
Cl. 5: Development of Elliott, Gladstone and Shaughnessy Street Ends - Provincial Cost-Sharing Arrangement

Clauses 1 - 5 (inclusive)

MOVED by Ald. Harcourt
THAT Clauses 1, 2 and 3, in this report be received for information, and the recommendations of the Committee, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance and Administration October 7, 1976.

The Council considered this report which contains three clauses identified as follows:

Cl. 1. Advertising for the Five-Year Plan.
Cl. 2. Five-Year Plan - Information Meetings.
Cl. 3. Britannia Centre Society - Personnel Policies and Practises.

Clauses 1 - 3 (inclusive)

MOVED by Ald. Volrich
THAT clauses 1, 2 and 3, as contained in this report, be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Community Services. October 7, 1976.

The Council considered this report which contains seven clauses identified as follows:

Cl. 1. Liquor Permit Application - 2423 Nanaimo Street.
Cl. 2. Liquor Permit Application - 791 West Georgia Street.
Cl. 3. Liquor Permit Application - 3484 Kingsway.
Cl. 4. Juvenile Detention Facilities - Meeting with Representative of Attorney-General's Department.
Cl. 5. Discrimination Against Families with Children in the Rental Housing Market.
Cl. 6. Civic Grant Request - Canadian Scientific Pollution & Environmental Control Society (SPEC)
Cl. 7. V.O.N. Rehabilitation Therapists.

Cont'd

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Services
October 7, 1976. (Cont'd)

Clauses 1 - 5 (inclusive)
and Clause 7.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, be approved, and clauses 4, 5 and 7 be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Request - Canadian Scientific
Pollution and Environmental Control Society
(Clause 6) (SPEC)

MOVED by Ald. Marzari
THAT consideration of this clause in the report be deferred to the next meeting of Council at which all Members are present.

- CARRIED

(Ald. Bird and Sweeney opposed)

VII. Report of Vehicles for
Hire Board.
October 7, 1976.

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Greater Vancouver Driver Training Association: License Application.
Cl. 2. Van-City Driving Schools: Request to Re-instate Section 28 (1) (d) Vehicles for Hire By-law.
Cl. 3. Communication: Vancouver Parking Association.

Greater Vancouver Driver Training Association
License Application. (Clause 1)

Van-City Driving Schools: Request to
Re-instate Section 28 (1) (d) Vehicles
for Hire By-law. (Clause 2)

Council noted communcations from Mr. Hartley Jardine, Greater Vancouver Driver Training Association, requesting to appear as delegations on Clauses 1 and 2 of this report.

MOVED by Ald. Rankin
THAT the delegation requests be approved and consideration of these clauses be deferred, pending the hearing of the delegations.

- CARRIED UNANIMOUSLY

Communication re formation of
Vancouver Parking Association
(Clause 3)

MOVED by Ald. Rankin
THAT this clause in the Committee's report be received.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.4450,
BEING THE LICENSE BY-LAW.
(Public Market)

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No.4243,
BEING THE ENCROACHMENT BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time

- CARRIED

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Sweeney opposed)

MOTIONS

A. Closing of Streets and Lanes and subdividing with Abutting Lands to form Mount Pleasant School and Park Site. (Portion of Guelph St. and Prince Edward Street, between 7th and 8th Avenues)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The combined Mount Pleasant School and Park Site requires the closing of various portions of streets and lanes;

THEREFORE BE IT RESOLVED THAT all that portion of Guelph Street between 7th Avenue and 8th Avenue outlined red, (see plan marginally numbered LD 1524) included in plan affirmed by Irvine Jones, B.C.L.S., on July 30th, 1976 be closed, stopped up and conveyed to the School Board; and

BE IT FURTHER RESOLVED THAT the hereinafter described streets and lanes be closed, stopped up and title taken thereto:

1. Those portions of Prince Edward Street between 7th Avenue and 8th Avenue included in plan affirmed by Irvine Jones, B.C.L.S., on July 30th, 1976 (outlined red and green, see said plan attached);

2. All the lane dedicated by the deposit of plan 4735 outlined yellow, (see said plan attached) on plan affirmed by Irvine Jones, B.C.L.S. on July 30, 1976; and

BE IT FURTHER RESOLVED THAT those portions of Lot "A", Block 41, District Lot 200A, established for lane be closed and stopped up; and

BE IT FURTHER RESOLVED THAT the North 10 feet of the South half of the East half of Block 104, District Lot 264A established for lane, be closed and stopped up; and

BE IT FURTHER RESOLVED THAT all the aforementioned streets and lanes now closed be subdivided with the abutting lands to form a school site and park site.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Lane Purposes (4264 Skeena Street)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands;

1. East 5 feet of Lot 6, Block 2, Southwest ¼ of Section 51, Town of Hastings Suburban Lands, Plan No. 1525.

(4264 Skeena Street)

MOTIONS (Cont'd)

Allocation of Lands for Lane Purposes
(4264 Skeena Street) (Cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Lands for Lane Purposes
(5794 Dumfries Street)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands;

1. East 2.5 feet of Lot 13, Block 1, District Lot 716, Plan 1615.

(5794 Dumfries Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

1. Family Housing

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney
THAT WHEREAS housing for families is not sufficiently available in new constructions in all parts of the city;

AND WHEREAS the financing of new residential construction (with respect to the public sector) is primarily the concern of CMHC and the provincial Ministry of Housing;

THEREFORE BE IT RESOLVED THAT these senior levels of government be asked to develop criteria which would relate financing to agreed quotas of housing suitable for families in all appropriate modes of house building.

(Notice)

NOTICE OF MOTION (Cont'd)

2. Police Department -
Courtesy Cars.

MOVED by Ald. Rankin

THAT WHEREAS the Vancouver Police Department has accepted a donation of courtesy cars with advertising from private car dealers;

AND WHEREAS these cars are used by the Police Department and Officers on official duty,

AND WHEREAS circumstances could arise predjudicial to and in conflict with the interest of the general public because of the acceptance of these donations from private car dealers,

AND WHEREAS these private cars carry the advertising of private entrepreneurs, leading members of the general public to believe that the Vancouver Police Department and the City of Vancouver fully and exclusively endorse these private companies;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request the Vancouver Police Commission to order the courtesy cars returned to the private dealers.

(Notice)

ENQUIRIES AND OTHER MATTERS

Half-Way House - West 13th Ave.

Alderman Sweeney referred to complaints he had received on the Half-Way House at 246 West 13th Avenue, and requested a report from the City Manager on this matter. The Mayor so directed.

- - - - - - - -

The Council adjourned at 6.05 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 19, 1976, adopted after amendment on October 26, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Residential Lane Pavements - Initiation

The City Engineer reports as follows:

"The program for paving lanes in residential (one-and-two-family) districts has been well received and is operating entirely on property owners' petitions. Three peculiar cases, however, have arisen where we propose initiation to avoid the need of citizens re-canvassing their areas:

1. A petition form for Lane Paving and a separate petition form for Speed Deterrant Bumps were issued to one home-owner. The Speed Bump petition was circulated under the impression that it covered both the paving and the bumps. The Speed Bump petition is sufficiently-signed but we cannot build speed bumps without paving and we have no signed petition as a legal basis for a local improvement for paving.
2. Separate petitions were issued to one owner for paving the two parts of a 'T' Lane. More than sufficient signatures were obtained in each case, but on the wrong petitions. Owners on the east-west lane signed for paving the north-south lane and vice-versa.
3. A lane paving petition has been circulated and returned sufficiently-signed. Unfortunately, in preparing the form, we inserted 'Pavement and Curbs' instead of 'Lane Pavement'. Lanes, of course, are not curbed (except the 33 foot West End lanes).

In each of these cases we believe that a sufficient majority of the Property Owners wish their lane paved. In none, however, do we have a proper legal basis for the local improvement. Circulating a petition is no small task and we are loathe to ask the citizens to undertake it a second time. To avoid this, we propose that these lane pavements be advanced on the initiative.

I therefore RECOMMEND that I be instructed to advance the paving of the following lanes on the initiative:

1. Lane south of Quilchena Cres. and Linden Rd., from Arbutus St. to Linden Rd.

2a. Lane south of 19th Ave., from Penticton St. to the lane west of Slocan St.

2b. Lane west of Slocan St., from 19th Ave. to 20th Ave.

3. Lane south of 62nd Ave., from Adera St. to the lane west of Granville St. and Lane west of Granville St. from 62nd Ave. to 63rd Ave."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 212

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Day Care Centres

The Director of Planning reports as follows:

"Council on July 27, 1976 considered a report by the Director of Planning regarding bonusing of developers to provide day care space and implications of day care centres being an outright use in Commercial and Multiple Dwelling Districts. Council, on July 27, 1976, passed the following resolution:

> 'THAT recommendations A, B, D and E of the Committee contained in this clause be approved and recommendation C be referred to the Director of Planning for review.'

Attached as Appendix A is the report from the Planning and Development Committee including recommendations A through E.

Recommendation C was that Council instruct the Director of Planning to amend the floor space ratio section of several District Schedules by adding a clause contained in recommendation B. That clause provided for an exclusion of floor area in any day care centre, under certain circumstances.

Council's concern regarding recommendation C was the need for excluding floor area for a day care centre in a one-family dwelling district, particularly the RS-1, RS-2 and RS-3 Districts. Council felt that a day care centre would not be developed in conjunction with a one-family dwelling, therefore these District Schedules should be deleted from recommendation C.

The Director of Planning has reviewed recommendation C, and notes that there are a number of conditional uses in the one family dwelling district which could be developed in conjunction with a day care centre. These uses include a community centre, church or an institution of a religious, philanthropic or charitable character. To develop a day care centre in one of these uses may require that some of the floor area not be included in the measurement of the floor space ratio. It should be remembered that a day care centre is a conditional use and needs approval by the Director of Planning following advice from the Director of Social Planning on the need for the centre. Therefore, the City maintains control of the suitability of permitting a day care centre in the One-Family Dwelling District and permitting any relaxation of floor area from the floor space ratio. It is concluded, therefore, that the single family district Schedules should not be omitted from recommendation C. However, two of the schedules (RS-3 and C-3) have been deleted from the Zoning and Development By-law since the report was initiated, and should be removed from the recommendation.

RECOMMENDATION: The Director of Planning recommends that Recommendation C of the Day Care Centre report dealt with by Council on July 27, 1976 be amended by deleting the RS-3 and C-3 District Schedules only."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

INFORMATION

2. Sam Psimoulis - 3449 West 6th Avenue

The Director of Planning reports as follows:

"The attached letter dated August 23, 1976 has been received from G. Dennis Dallas, Barrister and Solicitor, concerning the addition that has been constructed to the rear of the building at 3449 W. 6th Avenue.

Site Description

The site is zoned as an (RS-2) One Family Dwelling District and is situated on the north side of W. 6th Avenue, between Waterloo and Collingwood Streets, having a frontage of 33' on W. 6th Avenue and a depth of 120'.. There is no City lane servicing this lot. A Development Permit was issued in May 1969 permitting the retention of One Dwelling unit on the main floor having two bedrooms, one recreation room and a bathroom in the basement and one dwelling on the 2nd floor.

History

Following receipt of a complaint from a neighbouring property owner the Department of Permits and Licenses inspected the premises on May 26, 1976 and the Inspector reported that the sundeck at the rear was being roofed over, and enclosed without the necessary permits. As the building was legally converted to a duplex in 1969 additions are not permitted under the provision of Zoning and Development Bylaw No. 3575, also the building including the addition, maintains a Floor Space Ratio of 0.73 which is 22% or 521 sq. ft. in excess of the permitted Floor Space Ratio of 0.60.

An application was made to the Board of Variance by Mr. Psimoulis requesting permission to retain the bedroom addition. After inspecting the site and hearing the representations of Mr. Psimoulis the Board, at it's meeting on June 16, 1976 disallowed the appeal."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

CONSIDERATION

3. 1985 Wallace Street - Development Permit Application #74359

The Director of Planning reports as follows:

"Development Permit Application #74359 was filed by Mr. Hugh Shirley, Architect, for the B.C. Housing Management Commission, to alter and enclose a portion of the existing open porch, to be used for recreation and storage.

This site is located on the west side of Wallace Street between 4th and 2nd Avenues.

HISTORY

This site was previously City owned and City Council on June 29, 1973, adopted a motion that the property be sold to the Greater Vancouver Regional District, subject to a number of conditions, one of them being:

Cont'd . . .

Clause #3 continued:

'That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful rezoning of the land to a floor space ratio not exceeding 1.0.'

On November 20, 1973, City Council adopted the recommendation of a report of the Standing Committee on Housing dated October 30, 1973 which reads in part:

'That Council approve the Greater Vancouver Regional District Housing Department's proposal for a development on the site at 4th and Wallace for senior citizens housing on the basis of a 3 storey building, density of 1.0 and RM-3A zoning.'

City Council at a Public Hearing on March 5, 1974, approved the rezoning of this site from RS-1 One Family Dwelling District to RM-3A Multiple Dwelling District, no conditions were attached.

On March 29, 1974, the Technical Planning Board approved Development Permit Application #65398, thereby permitting the construction of an apartment building on this site to contain 199 dwelling units for senior citizens plus one dwelling unit for a manager, subject to various conditions, one being:

'(1)(d)(ii) - reduction of floor space ratio to a maximum of 1.00 in accordance with the resolution of City Council.'

Development Permit #65398 was issued on May 8, 1974. It should be noted that during the processing of this development permit application, a letter dated February 12, 1974 was received from the Greater Vancouver Regional District, confirming that they had no intention to develop this site to a greater density than 1.0.

PRESENT SITUATION

On June 15, 1976, Development Permit Application #74359 was filed to alter and enclose a portion of the existing open porch to be used for recreation and storage purposes.

This request was for alterations that had been completed by the tenants of this development and increases the floor space ratio to 1.01, exceeding that previously permitted by resolution of Council by 1,584 sq. ft.

It should be noted that the site is zoned RM-3A and according to the RM-3A District Schedule, a maximum floor space ratio of 1.64 could be reached on this site by the present development.

The applicant has indicated that the tenants of this senior citizens development wish to enclose a similar area on the other side of the courtyard. These two alterations would result in the floor space ratio of 1.02. As these two enclosed areas would not add to the bulk and mass of the building, the Director of Planning is prepared to permit a floor space ratio of 1.02, thereby permitting the enclosure of portions of these two existing open porches. However, because of the previous resolutions of Council and the undertaking from the Greater Vancouver Regional District, the matter is referred to Council for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

Cont'd . . .

INFORMATION

4. Apartment Building Heights - RM-3A Multiple Dwelling Districts

The Director of Planning reports as follows:

"Mr. Desmarais of #208 - 2355 Trinity Street has submitted a letter dated August 26, 1976 to members of Council (Appendix I) objecting to the height of apartment buildings constructed in the RM-3A Multiple Dwelling District.

These areas were previously zoned RM-3 Multiple Dwelling Districts which permitted a building not exceeding 120 ft. in height as an outright use. The rezoning of these areas to RM-3A, approved by City Council on September 28, 1976, was to eliminate highrise construction. The RM-3A Multiple Dwelling District Schedule permits a building to the height of 35 ft. from the finished grade as an outright use and 40 ft. with special approval by the Director of Planning. This section of the By-law does not limit the number of storeys.

It should be noted that, prior to the adoption of the National Building Code on September 1, 1973, the Vancouver City Building By-law restricted the height of buildings constructed with combustible materials (frame construction) from exceeding the height of two storeys and a basement. Consequently, prior to this date, the majority of the low-rise apartment buildings did not exceed two storeys plus a basement (the finished floor being 12" below the finished grade).

With the adoption of the National Building Code on September 1, 1973, the Vancouver City Building By-law permits the construction of a basement and 3-storey building of frame construction. The development at Wall and Nanaimo Streets, referred to in Mr. Desmarais' letter of August 26, 1976, was issued under the RM-3 District Schedule. However, it would also be permitted under the RM-3A Multiple Dwelling District Schedule, being less than 35 ft. in height."

The City Manager submits the foregoing report for the INFORMATION of City Council.

5. 601 West Broadway and 606 West 8th Avenue - Use for Temporary Parking Lot

Council on October 5, 1976 instructed the City Manager to report on the enforcement of the Zoning and Development By-law for the discontinuance of the use of the above property as a temporary parking lot. Several complaints have recently been received on this matter and the complaint from Mrs. Dalmann raised in Council on October 5th is attached.

The Director of Permits and Licenses reports as follows:

"Two Development Permits have been issued to Imperial Parking Ltd. to use the above sites for temporary parking for a total period of two years, expiring June 30, 1976. This limited period of time is the maximum permitted under the Zoning Bylaw for a temporary parking lot.

Reinspection of the sites were made and on July 28, 1976, notification was sent to both the owners and Imperial Parking advising that the Development Permits had expired, but a further application may be submitted to continue this use provided plans were submitted which indicated the parking area to be surfaced and curbed and a new Development Permit Application obtained.

Cont'd . . .

Clause #5 continued:

Reinspection was made where it was found that the use still continued and a search of the records found that no further Development Permit Applications had been applied for. The Director of Planning advises that a Development Permit Application was made on November 28, 1974 to develop the sites as a complex containing offices, residential buildings, retail and restaurants. This application was approved with several conditions and on September 30, 1976, the developer finally complied with all of the conditions and the Development Permit has been issued.

A Building Permit, however, as of this date has not yet been applied for and the developer advises that the working drawings have not been started which could result in a considerable amount of time being involved before the Building Permit would be issued.

Imperial Parking Ltd. have many permanent and temporary parking lots in the City of Vancouver and are familiar with the regulations of the Bylaw and are well aware of the fact of their right to make an application to the Board of Variance for a relaxation of the Bylaw with respect to surfacing and curbing for a temporary lot. As they have not seen fit to exercise this right, this Department has commenced the normal enforcement procedures."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

6. Fairview Slopes Policy Plan - Community Space at Laurel/6th Avenue

The Development Consultant reports as follows:

"Purpose

When Council on 1st June, 1976 dealt with the Fairview Slopes Policy Plan, it deferred decision on Policy 41:

'To ensure that pedestrian orientated community facilities are available to Fairview Slopes Residents, the False Creek Area 6 facilities should be built as planned and the community space proposal, as part of the Laurel St. Land Bridge, should be included in the total development of that site.'

The preamble to this Policy statement was:

'A practical alternative (for Laurel/6th Ave. land) is to hold out an option for community facilities within the development to be exercisable initially and from time to time in the future if and when public financing can be found for such facilities.'

Laurel/6th Avenue Development Plan

Council on 24th August, 1976 approved a scheme of development for the City land at the southwest corner of 6th Ave. and Laurel St., including approximately 10,000 sq. ft. of space for commercial and/or community uses.

It was stated that:

'It (the commercial/community space) would be first offered to the City and if they were not able to finance it, it would then be rented as office space and on rental renewal, it could again be offered to the City.'

Cont'd . . .

Clause #6 continued:

Community Space

The subject space at Laurel/6th Ave. is available to the City on the following basis, which has been agreed to by Daon:

- 7,500 sq. ft. on the lower floor
- 2,500 sq. ft. on the upper floor
- All spaces are capable of being divided into smaller components to be made suitable for meetings, crafts, game rooms, reading rooms, etc.
- Space can be made available for day care, with out door play space, on the upper floor only.
- The City now has the option up to January, 1977 to rent any or all of the above at:

  $6.50 per sq. ft. net, for the lower floor

  $7.50 per sq. ft. net, for the upper floor
- The City will again have an option to rent, at rates to be then negotiated, any or all of the spaces, in January, 1982 and each five years thereafter.

Day Care Centre for False Creek-Phase 1

The future residents of False Creek, Phase 1 have expressed interest in locating a Day Care Centre in the subject space and will be submitting a request to Council in due course.

The only sponsor in Phase 1, of False Creek who included Day Care facilities was the Netherlands Association, in the western neighbourhood. Future residents have now analyzed the expected demand, and believe another 800 sq. ft. is required, plus 1200 sq. ft. of adjacent supervised out door play area. There are several other potential sites available, all of which require capital financing plus operating funds typical of an expanding neighbourhood.

Provisions for community facilities including Day Care will also be made in Phase 2 of False Creek.

The above is submitted for the INFORMATION of Council, and will be the subject of a further report dealing with the consideration of leasing the commercial/community space for any of the above noted facilities. "

The City Manager submits the above report for Council's INFORMATION.

Cont'd . . .

RECOMMENDATION

7. Development of City Land - Southwest Corner of 6th Avenue and Laurel Street

The Development Consultant reports as follows:

" Purpose

When Council on 24th August, 1976 approved the scheme of development of the above land, they requested a 45 day option for the City to 'purchase improvements from Daon Development Corporation, subject to satisfactory financial arrangements with senior governments.'

Findings

Representatives of the Finance Department and the Development Group met with CMHC, B. C. Housing Management Commission, and Daon, with the following result:

The proposed scheme is a combined residential and commercial development, designed to fit the Assisted Rental Program moderate income requirements, and largely for singles, couples and single parents. CMHC are not prepared to finance the City in the purchase of this project because it is one which can be financed by private capital.

If CMHC were to finance residential units for the City on this site, they would require substantial family content with family orientated facilities such as supervised play areas, etc. with costs not to exceed the A. H. O. P. limits. If A. H. O. P. limits can be met, this could be done as public housing under Section 43. B. C. Housing Management Commission doubt that this is a good site for predominantly families nor, for that matter, for predominantly seniors, and the Development Consultant concurs in this opinion.

Also, CMHC would not finance the 10,000 sq. ft. of commercial space estimated at $500,000. to $600,000. which Daon offers as optional community centre space, Accordingly, the City would have to finance this commercial component from Park Board funds if it were to be used for community purposes or from Property Endowment Funds if it were to be used for commercial purposes.

On the positive side, B. C. Housing Management Commission do like the proposed A. R. P. scheme and are interested in renting 5 to 8 of the one bedroom and two bedroom units. In addition, they are interested in renting 1, 2 or 3 of the bachelor units for partially impaired young people (hearing deficiencies, wheelchair cases, etc.) if Daon will build to handicapped specifications. B. C. Housing would rent from Daon for five years certain and sub-rent at 25% of income to those who wish to live there and who qualify.

B. C. Housing Management Commission would not rent substantially more than this number even if it were predominantly family accommodation, because they do not want to dominate a development.

Daon have stated they will agree to a request by B. C. Housing Management Commission with respect to rental of 15 to 25% of the units including the modification of certain units to suit disabled persons.

CMHC report that the rentals propsed by Daon for the remaining units are below the competitive A. R. P. and public housing rentals for apartment-type developments by about $15. to $25. per month.

Also, CMHC report that A. R. P. developments are not currently providing two bedroom units, whereas, this proposed development provides ten of them.

Cont'd . . .

Clause #7 continued:

Recommendations:

It is recommended that:

A. The option to purchase not be exercised.

B. The terms of the proposed ground lease between the City and Daon be amended to provide for the following:

(i) To require the lessee to enter into an operating agreement with CMHC under the Assisted Rental Program (Section 14.1 of the National Housing Act). This agreement will provide for assistance to the developer and a control on profits.

(ii) To provide a first option for B. C. Housing Management Commission to sub-lease up to twenty percent of the dwelling units for the first ten years of the term of the ground lease, at rentals not to exceed those specified in the CMHC operating agreement."

The City Manager RECOMMENDS approval of the above report.

8. Harbour Park: Lease and Right of First Refusal to Ardiem Industrial Corp.

The Director of Finance and the Director of Legal Services report as follows:

"On October 22, 1974 (In Camera) Council agreed in principle that:

(1) the month-to-month sub-lease to Harbour Ferries Ltd. of Harbour Park Developments Ltd. non park property be continued;

(2) Harbour Ferries Ltd. be given a right of first refusal on the operation of any private marina located in the Harbour Park area.

The parties have now concluded negotiation of agreements on these matters, the highlights of which are now summarized. Note that the sub-lease and right of first refusal both cover the water area shown grey and the land area shown with crosses on the attached diagram.

The Sub-lease:

A portion of the Harbour Park property leased by Harbour Park Developments Ltd. from the National Harbours Board is to be sub-leased to Ardiem Industrial Corporation (which is an amalgamation of several companies including Harbour Ferries Ltd.) on a month-to-month basis for $1,700.00 per month as of November 1, 1974. Other terms of this lease include:-

*monthly rent to be reviewed every thirty months as of November 1, 1974;

*as well Lessee is to pay rental increases passed on by the National Harbours Board over base year 1974;

*Lessee is to pay taxes or an amount equal thereto over base year 1974;

*Lessee is to install, maintain and repair water and electricity facilities to by-law standards;

Clause #8 continued:

*when and if the City installs sewage disposal facilities on adjacent lands to which the Lessee can connect, then the Lessee is to do the same and the Lessee's installation costs are to be amortized over five years with a pro rata refund if the lease is cancelled before the five years;

*upon termination the Lessee is to remove pilings, wharves and floats as directed;

*Lessee is to take out public liability and property damage insurance;

*the sub-lease may be terminated upon ninety days' notice;

*Lessee to arrange $5,000.00 security for proper performance.

The Right of First Refusal:

In consideration of having carried out repairs to and replacement of the main docks, pilings and floats on the property, Harbour Park Developments Ltd. and the City are to grant Ardiem Industrial Corporation a right of first refusal concerning the management of any pleasurecraft marina and/or boat tour facilities which may be constructed on the sub-leased property. The noteworthy features of this agreement include:-

*Ardiem's rights continue only until July 31, 1986;

*the City is a party to this agreement;

*Harbour Park Developments Ltd. can only assign its interest in the property under the lease from the National Harbours Board to the City and in such event all of the rights and obligations on the part of Harbour Park Developments and Ardiem devolve to the City as if the right of first refusal had been drawn between the City and Ardiem in the first instance;

*the right of first refusal applies only in the event of construction and management or management of a development, but does not apply to construction only;

*the right of first refusal does not apply in the event that the City, Harbour Park Developments Ltd., the Board of Parks and Recreation or any company controlled by them decides to carry out the construction and management or the management of the development;

*Ardiem has the right of first refusal regardless of whether Harbour Park Developments Ltd. or the City lets the contract by way of a tender call or direct negotiation; and if Ardiem matches the favoured tender or private offer but the City or Harbour Park Developments then decides to change plans or delay the proposal, they are not obliged to conclude a contract with Ardiem but then Ardiem's right of first refusal remains alive; Ardiem's rights also revive if it has not matched the favoured tender or third party offer but then Harbour Park Developments or the City after a certain period fails to contract with the third party;

*the right of first refusal is separate from the sub-lease; nevertheless, a breach of the sub-lease by Ardiem gives Harbour Park Developments the option to terminate the right of first refusal;

*any development is subject to the approval of the National Harbours Board.

Cont'd . . .

Clause #8 continued:

*if Ardiem exercises its right of first refusal, then Harbour Park Developments or the City shall provide continuous vehicular access to the area.

It is recommended that the sub-lease and right of first refusal be concluded by the City and Harbour Park Developments Ltd. as outlined in this report subject to the satisfaction of the Director of Finance and the Director of Legal Services, and in the case of the sub-lease, subject also to the approval of the National Harbours Board and subject also to whatever stipulations as may be lawfully imposed by the National Harbours Board in the granting of such approval."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 212-3

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Installation of Seaboard Bus Shelters - Granville Mall

The City Engineer reports as follows:

"Background

In 1975, Seaboard Advertising submitted a proposal to the City to install nine bus shelters on Granville Mall. The proposal was outlined to the Standing Committee on Planning and Development in June 1975, in a joint report of the City Engineer, Director of Social Planning and Chief Constable. On August 26, 1975, Council approved the recommendation of the Standing Committee of Planning and Development,

> "That Seaboard Advertising be permitted to install two prototype bus shelters on Granville Mall as originally recommended by the Standing Committee on Planning and Development on July 12, 1975".

Negotiations with Seaboard regarding cost-sharing, liability and maintenance were commenced shortly thereafter and finalized by an agreement dated March 15, 1976, between the City and Seaboard Advertising. The two prototype bus shelters were installed on the Mall in late March, 1976.

Present Position

The six-month trial period for the prototype bus shelters has now expired. To date, reaction to the Seaboard bus shelters on the part of transit patrons and the Granville Mall Association has been favourable. A recent survey in which users of the shelters were interviewed indicated the following:

1. Transit patrons were well satisfied with the appearance and serviceability of the bus shelters.

2. Benches in the shelters were a necessity

3. More than 80% of those interviewed were not opposed to the advertising.

4. Provision of bus route and schedule information was a high priority.

It should be noted that some of the people opposed to the advertising wished to see provision of public service information. This matter is discussed below.

Seaboard Advertising have now proposed that agreement be reached to proceed with installation of the additional seven bus shelters in accordance with their original proposal. Some minor variations from the agreement for the prototype installations have been suggested. The major points to be considered in evaluation of Seaboard's submission are as follows:

1. The capital cost of the additional seven bus shelters (including installation) would be shared on a 50/50 basis by Seaboard and the City. Seaboard has estimated the City's share to be approximately $2,800 per shelter exclusive of electrical connection, bench and taxes.

2. Seaboard would guarantee the City use of four advertising panels for a period of 6 months per year and could make additional unsold space available if necessary. This advertising space would be used for the display of public service notices, festival and concert advertising, etc.

Continued on Page 2. . . .

Clause No. 1 Continued

3. Seaboard has contacted B.C.Hydro and City Engineering Department staff regarding incorporation of bus route and schedule information in the bus shelters and will attempt to make provision in the shelters for the benefit of transit patrons.

Discussion

Prior to approval of the prototype bus shelters, a financial analysis related to the feasibility of the proposal was carried out by City staff. Revenue and expenses based on information gathered from sources within the advertising industry were estimated and it was projected that Seaboard's profit would be in the range of 10%-15%. Based on information resulting from the trial period and revised expense estimates, it is anticipated that Seaboard's annual profit will likely be in the order of 15%. For nine bus shelters, Seaboard's profit could be expected to total approximately $6,000 annually.

As proposed, the City would be expected to share in one-half the capital cost of the additional seven bus shelters in addition to the total cost of seven electrical connections and benches (this was the arrangement approved for the two prototype installations). Our experience to date has indicated that the electrical connections can cost up to $1,000 each depending on location and the benches about $600, and therefore, under the conditions proposed, the City would be paying significantly more than one-half the cost. Since Seaboard has advised that the capital cost of the shelters can be reduced from that of the prototypes due to production improvements, it would seem reasonable that they bear 50% of the total cost including electrical connections and benches. In fact, this total cost would be comparable to their share of the prototype shelters and is the cost used in establishing the expected return of 15%. If the City is entirely responsible for installation of the electrical connections and benches, Seaboard's return will exceed 17%. This matter has been discussed with Seaboard and they have agreed to share the total cost on a 50/50 basis.

In general, Seaboard's proposal for the bus shelters on Granville Mall is a reasonable proposal. The shelters provide a desirable service to transit patrons and are an appropriate item for the Granville Mall. The provision for public service notices and transit information is obviously of considerable benefit. The Granville Mall Association has been consulted and are strongly in favour of the additional bus shelters.

Recommendations

The City Engineer RECOMMENDS that:

A. Seaboard Advertising be permitted to install seven additional Granville Mall bus shelters with the capital cost of construction, installation, electrical connection and bench to be shared on a 50/50 basis with the City. The City's share is estimated to be $25,000. The Comptroller of Budgets concurs that these funds are available within the Granville Mall appropriations.

B. The Director of Legal Services and City Engineer be authorized to enter into an agreement with Seaboard Advertising covering the nine bus shelters on Granville Mall for a period of ten years."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

Continued on Page 3. . . .

CONSIDERATION

2. Specifications for Tender Call for City of Vancouver Auto Towing Service

The following report has been received from the Director of Legal Services and the Director of Finance.

"The City will shortly be calling for tenders for the provision of the auto towing service. It is proposed to advertise notice to tenders on about the 20th of October, tenders to be received not later than November 12th and the results to be reported to Council on November 23rd.

One particular item requires prior Council consideration. Contracts for some time have required that the tenderers and therefore the towing company that wins the tender, must provide four storage places for vehicles and that the storage places must be confined to the area bounded on the South by Broadway, on the West by Burrard Street, on the North by Burrard Inlet and on the East by Clark Drive. Buster's Auto Towing Service Ltd., the present holder of the contract, only has one storage lot and therefore can be considered to be not meeting the terms of the contract.

If more than one lot is required then it may make it difficult for a towing service to tender or may increase the cost involved. It may also make it difficult for car owners to know where to go to reclaim their cars. Apparently, the present practice is for car owners to automatically go to the Keefer Street lot. However, the Police Department is of the opinion that a secondary impounding lot is necessary, South of False Creek in the vicinity of Broadway and Hemlock.

It is therefore submitted for Council CONSIDERATION -

> Does Council wish to specify that the towing service that receives the contract must provide one, two, three or four storage places for vehicles."

The City Manager submits the above report of the Director of Legal Services and the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 213-4

FINANCE MATTERS

RECOMMENDATION

1. Replacement of Property Tax Office Computer Terminals

The Director of Finance and the Manager of Computer Services report as follows.

"In conjunction with the implementation of the City's twice annual property tax billing system, City Council approved the rental of six video terminals and one keyboard-printer terminal for the computer inquiry and display of property tax operating data. In December, 1975, the City Manager approved the rental of an additional video terminal for Computer Services' use. The current cost of these terminals is $1,878 per month, inclusive of maintenance and Provincial Sales Tax.

In an effort to control rising data processing costs, the Manager of Computer Services and his staff have been monitoring the computer equipment market for a more cost effective alternative to the City's present terminal equipment. In this regard, Honeywell Information Systems has recently announced a new product line of terminal equipment which is compatible to our needs and is less expensive to rent. Moreover, we believe that it would be to the City's advantage to upgrade (in the technological sense) to this new terminal system.

The resultant cost savings to the City would be as follows:

Monthly cost of present terminals	$1,878
Monthly cost of new terminals (36 mo. agreement)	1,502
Net monthly saving	$ 376

Assuming the new system is installed on May 1, 1977, the saving for the 1977 budget year would be $3,008. This amount would be partly offset by the following approximate one-time costs:

Equipment transportation in and out	$1,000
Equipment cabling and installation	500
Total	$1,500

Savings over the remaining 28 months of the rental agreement would be $10,528.

It is RECOMMENDED that subject to the approval of the contract by the Director of Legal Services, the City proceed to enter into a new three year rental agreement with Honeywell Information Systems for the required terminal replacement equipment at a reduced cost as indicated above. Necessary adjustments would be made in the 1977 Revenue Budget."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

2. Library Staffing - Britannia Branch

The City Manager received the following report from the Director of the Vancouver Public Library:

"As Britannia Library completes its first full year of service (combined schools and public library complex), it becomes increasingly evident that the library has an opportunity to offer more complete and more effective service to the community than in the past. Community involvement, outreach projects, ethnic reading programs for varied ages and educational levels are not possible with the present librarian positions which consist of the following:

Permanent full-time (37½ hours per week)	Librarian-in-charge (pay grade 30)
Permanent full-time (35 hours per week)	Librarian II (pay grade 24)

The incumbent of the Librarian II spends a large portion of her time assisting the Branch Head in administrative and supervisory responsibilities, attending meetings and co-ordinating work routines rather than programming. I propose that a Librarian I position be established, and the total full-time librarian hours (110 hours per week) be utilized as follows:

	HOURS PER WEEK
Special Programs	7
Preschool Storytimes in Library	5
Preschool Storytimes Out of Library	5
Visits to Neighbouring Schools	3
Book drops	3
Desk coverage	69
Community meetings	6
Britannia V.P.L. meetings	12
	110 "

The Administrative Analyst has reviewed the foregoing report and notes that approval will bring the Public Library salary costs up to a level similar to those prevailing at other branch libraries. The salaries payable at mid-step to a Librarian I will be $17,732 per year, including fringe benefits and an allowance of 7% for a 37½-hour week.

The Comptroller of Budgets advises that if the above recommendations are approved, the source of funds for 1976 will be Contingency Reserve.

The City Manager RECOMMENDS approval of the establishment of an additional Librarian I at the Britannia Branch Library.

FOR COUNCIL ACTION SEE PAGE(S) 214

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Tender for Lease - 1505 West 3rd Avenue

The Supervisor of Property and Insurance reports as follows:

"Under the authority of the Property Endowment Fund Board, Lots 21-24, Block 230, D.L. 526, known as 1505 West 3rd Avenue were advertised for lease in the local newspapers and tenders opened in public by the City Clerk on September 27, 1976.

Recommended that the bid received from Milner British Car Specialists Ltd., for $13,860.00 per annum plus taxes for a five year period commencing October 1st, 1976 being the highest offer received and one favourable to the City, be accepted subject to the terms and conditions contained in the tender form (Appendix I) and to documentation satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. McLaren Electric Building, 1836 West 5th Avenue
Lease of portion of second floor

The Supervisor of Property and Insurance reports as follows:

"Ventra Travel Services Ltd. currently lease 870 square feet more or less on the second floor of the McLaren Electric Building, 1836 West 5th Avenue under the terms of a lease dated July 1, 1975 and expiring December 31, 1976.

Following negotiations, this lessee has agreed to a new lease incorporating the following terms and conditions:

Area to be leased will include present space plus the addition of Room #203 on the second floor (280 sq.ft.) This room is located down the hall from the present Ventra Travel Services office. However, it has no windows and no heating and has been difficult to rent, being vacant since February of this year.

Lease term to be 2½ years from January 1, 1977 with a right to renew for a further 2½ years.

Rent to be increased from $356.50 per month to $510.00 per month.

Lessee to have the exclusive use of three parking stalls.

City to be responsible for payment of heat and light.

All other terms and conditions to be the same as the previous lease dated July 1, 1975.

It is noted that the above rental space represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Ventra Travel Services Ltd. under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Cont'd.....

3. Sale of Property - N/S E. Georgia between Jackson & Princess Avenues N/S Union between Princess & Heatley

The Supervisor of Property & Insurance reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on September 7th, 1976 and were opened in public at 9:30 a.m. Monday, September 27, 1976.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

A. Lot 30, Block 85, D.L. 196, Plan 196 Zoned RT-3
N/S East Georgia Street between Jackson and Princess Avenues

Name	Approx. Size	Sale Price	Terms	Conditions
James Harker MEDILL & Lydia MEDILL	25' x 122'	$27,600	City terms @ 11%	Lot below lane level - subject to bulkhead agreement

B. Lot 19, Block 91, D.L. 196, Plan 196 Zoned RT-3
N/S Union Street between Princess and Heatley Avenues

Name	Approx. Size	Sale Price	Terms	Conditions
Jack MA	25' x 122'	$28,009	City Terms @ 11%	Lot above street and below lane levels. Subject to Bulkhead Agreement. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale of residential lot situated south side of 71st Avenue, West of Ash Street

The Supervisor of Property & Insurance reports as follows:

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 32, except west 3.5 feet, block 3, D.L. 311, plan 3362. Situated: S/S of 71st Avenue west of Ash Street. Zoned RT-2

NAME	APPROX. SIZE	SALE PRICE	TERMS
Block Bros. Contractors Ltd.	46.5' x 107.5'	$34,200.00	City Terms @ 11%

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council

Cont'd.....

5. Sale to the Vancouver Chinatown Housing Society.
Situated: South side of Union Street between Campbell and Raymur Avenues

The Supervisor of Property & Insurance reports as follows:

"On July 29, 1975, City Council approved the sale of block 124, D.L. 181, and 2037, Plan 16060 to the Vancouver Chinatown Housing Society for development of Senior Citizen's Housing at a price of $225,000.00. The date of sale was to be the date of issuance of the development permit or 120 days from Council approval, being November 26, 1975. Sale to be on terms of 10% down, which has been made and the balance in three equal installments of 6, 12 and 18 months after date of sale. Interest to be at the rate of 10%.

The Society have had considerable difficulty in resolving their financing arrangements with the senior levels of Government and consequently, City Council have extended the sale date three times, and it is presently established as September 30, 1976. As to the development permit requirement, it is ready to be issued.

The Provincial Department of Housing, through their agent Dunhill Development Corporation, has now applied to acquire this land for lease-back to the Vancouver Chinatown Housing Society for $1.00 on the understanding that its ultimate use will be for a Senior Citizen's project. The Society find this arrangement most feasible and the Department of Housing have indicated they accept the same conditions of sale as approved for the Chinatown Housing Society, however, they prefer to pay cash. They anticipate approval from their Treasury Board and approval from C.M.H.C. of the final plans by the end of October, hence a short time extension will be required.

It is recommended that the resolution of July 29, 1975 approving the sale of this site to Vancouver Chinatown Lions Housing Society be rescinded and that the sale be approved to the Provincial Department of Housing for lease-back to the Chinatown Lions Housing Society for a Senior Citizens Project; that the date of sale be extended from September 30, 1976 to November 1, 1976 and the account be paid in cash within 14 days with any principal amount outstanding after that due at the current rate of 11%."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 214

B

MANAGER'S REPORT

October 14, 1976

TO: City Manager (For Council)

SUBJECT: 4584 West 1st Avenue

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as requested by the City Manager that:

"On October 7, 1976, my Assistant Director received a number of telephone complaints from the neighbours near 4584 West 1st Avenue who contended that work was proceeding on the premises without proper authority.

An inspection showed that the complaints were valid and work was proceeding without the required Development or Building Permits. (These permits were invalidated by virtue of an appeal to and decision of the Board of Variance). The By-law requires that under such circumstances the work be stopped. The Director of Legal Services confirmed this opinion particularly in view or Council's past involvement in this situation.

On October 7, 1976, the Stop Work Card was posted on the premises. On October 12, 1976, another inspection found that work had proceeded over the long weekend and that the October 7th Stop Work Card had been removed in violation ot By-law requirements, resulting in another Stop Work Card being posted.

A double registered letter was sent October 13, 1976, advising the owners and the contractor that the Stop Work Card had been posted and to suspend construction immediately. (A copy of the letters and Stop Work Cards are attached, as well as an earlier letter referring to the situation).

The Director of Legal Services has received a letter from the owner's solicitor advising that he takes the position that the Board of Variance order is invalid and that the previously issued permits are still valid and subsisting and that they therefore have a right to carry on the work."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

DELEGATION REQUESTS THIS DAY:

Mr. J. Baker, Solicitor representing Mr. A. Pasparakis.

Mr. D. L. Rice, Solicitor representing Messrs. Clarke, Hardy, Tomsich and Grady.

FOR COUNCIL ACTION SEE PAGE(S) 210

CS 62-MLR-76

DISTRIBUTED MONDAY

245

C 245

MANAGER'S REPORT

DATE October 14, 1976

TO: Vancouver City Council

SUBJECT: Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"B. C. Hydro seeks council's approval for the extension of the 41 Forty-first bus service from Joyce Loop via Kingsway to the regional town centre and Nelson Street in Burnaby. The extension will provide a direct and continuous transit service from U.B.C. to Burnaby on Mondays through Saturdays. On Sundays and Holidays, 41 Forty-first service will assume present routing and terminate at Joyce Loop. B. C. Hydro proposes to implement the revised 41 Forty-first service on October 29, 1976.

Existing 41 Forty-first service

Presently, trolley-coach services operate on 41st Avenue between Camosun and Joyce Loop (this will remain unchanged), while diesel buses operate between U.B.C. and Joyce Loop via 41st Avenue. The proposed extension will only involve diesel buses going to Burnaby, plus improved frequency of service to U.B.C. This proposal will provide a combined diesel and trolley bus frequency on 41st Avenue between Camosun and Joyce Loop that is the same or better than those presently offered. The table below shows the proposed improvements:

TIME PERIOD	EXISTING FREQUENCIES (mins.)		PROPOSED FREQUENCIES (mins.)		
	Camosun to UBC (Diesel)	41st Ave. (Joyce to Camosun) (Trolley/ Diesel)	Camosun to UBC (Diesel)	41st Ave. (Joyce to Camosun) (Trolley/ Diesel)	Joyce Loop to Burnaby via Kingsway (Diesel)
(Mon - Sat)					
Rush hour	15	5	15	5	15
Daytime	30	7½	15	7½	15
Evenings	30	10	15	10	15
Nights	30	15	30	15	30
(Sun/holidays)					
Daytime	30	10	30	10	-
Evenings/Nights	30	15	30	15	-

The Engineering Department supports the proposed extension of the 41st Avenue service to Burnaby as it will improve transit service considerably in this part of the City. It will also provide local transit services, presently not available, to residents near Kingsway between Joyce Loop and Boundary, while at the same time providing the Kingsway corridor with a through service to UBC via 41st Avenue. This will reduce substantially the requirement for transfers at Kingsway and Joyce as there will be direct service between Vancouver and the new B.C. Telephone complex at Kingsway and Boundary, the Burnaby Metro town Centre and Simpson-Sears.

New Bus Stop locations on Kingsway

Your officials have had discussions with B.C. Hydro on the subject of new bus stop locations on Kingsway and concur that it would be appropriate to locate bus stops at the following locations (see attached plan):

a) north side Kingsway at Lincoln

b) north side Kingsway at Stamford

c) north side Kingsway at Melbourne

d) south side Kingsway at Lincoln.

...2

Required Transit Operations, Joyce Loop

B. C. Hydro's proposal to improve transit frequency and also extend service to Burnaby means more bus movements in the Joyce Loop. It must be pointed out that the badly congested situation within Joyce Loop cannot accommodate additional bus activities without resulting in a complete breakdown at the Loop and causing back-ups into the streets as noted in our report to Council dated May 21, 1975. The transit adjustments outlined below have been carefully worked out to ensure optimum service to the public and are essential if transit service reliability is to be assured:

1. All services presently using the Joyce Loop will continue to do so, except for the through 27 Rupert service which will be relocated to make room for the westbound 41st extension. This will aid in 'streamlining' transit operation. The northbound 27 Rupert service can utilize the proposed new bus stop on the south side of 41st Avenue at Joyce Street for all its loading/unloading and transferring activities without causing hardships or disruption to the transit patrons and their travel patterns. The Engineering Department concurs with this view and also supports B.C. Hydro's additional bus stop request on the west side of Joyce Street south of Kingsway (see map) for the southbound 27 Rupert service. These two additional bus stops are essential towards general improvement of transit operation in the Joyce Loop and will maintain the existing ease of transfer movements for transit passengers.

2. Westbound 41 Forty-first diesel-bus service from Burnaby will enter Joyce Loop. In addition, all trolley-coaches will continue with the current procedure and terminate in the Loop. This arrangement will avoid any possibility of confusion for bus passengers, as all westbound 41 Forty-first buses will originate from within Joyce Loop.

3. Eastbound 41 Forty-first diesel-bus service bound for Burnaby will not enter Joyce Loop. To facilitate transferring activities, a bus stop on the south side of 41st Avenue at Joyce Street will be required, as per item 1.

4. In conjunction with the above, B.C. Hydro also proposes to terminate certain westbound 49 Forty-ninth services at Dunbar Loop. During the U.B.C. session, some trips will continue through to U.B.C. The greatly improved service along 41st Avenue to U.B.C. will significantly improve transferring connections with the many north-south bus routes within the City, thereby rendering the operation of some 49 Forty-ninth buses through to U.B.C. unnecessary.

Public Participation

A number of requests have been received for improved transit services in this area. The proposed new service will provide local transit service on Kingsway between Joyce and Boundary as requested by Nathan Davidowicz, and is required as soon as possible to improve service to the Burnaby town centre, the new B.C. Tel. building and U.B.C. Many concerns have been expressed about operating problems at Joyce Loop, which is now badly congested. The proposed changes will relieve the problem of buses blocking the sidewalk, and street, a source of complaints in the past.

Objections were raised last year to a proposal to rectify these problems by having certain buses not enter the Loop and this proposal was not implemented. Problems of transfers have now been carefully worked out with B.C. Hydro and discussed with Mrs. E. Nichols, Secretary of the Collingwood Centre for Elder Citizens, who is in agreement with these proposals. Your officials have discussed with B.C. Hydro the importance of public input to bus route changes and propose to continue and increase the process of public consultation that has been developed in the past several years.

The proposed new service will deal with a number of requests that have arisen in this process and should be implemented as soon as possible to meet these travel needs. However, two delegation requests have now been received objecting to the proposed 'reductions' in service on 41st and 49th Avenues from Killarney Champlain Citizens for Action and the Conference of Local Area Councils, and requesting that the changes be postponed pending development of an overall plan for the area. It must be pointed out in this regard that the 41st Avenue service is being greatly improved, not reduced, that 49th Avenue service will be unchanged in Vancouver, and that only U.B.C.-49th services will be reduced in order to improve the more popular U.B.C.-41st-Burnaby services.

Conclusion

The proposal to extend the 41 Forty-first service to Burnaby is viewed as a positive step towards improvement of transit services in Vancouver, and is in keeping with City policy of encouraging greater usage of public transit.

The extension, while providing direct services from Burnaby to U.B.C., will also provide local transit services presently not available on Kingsway between Joyce Loop and Boundary Road. Simpson-Sears, Burnaby Metrotown Centre and the new B.C. Telephone complex will also be serviced by this route.

RECOMMENDATIONS

Accordingly, the City Engineer RECOMMENDS that:

A. The proposed 41 Forty-first transit route extension from Joyce Loop to Burnaby via Kingsway be approved.

B. Bus stops be approved for the following locations:

i) north side Kingsway at Lincoln;

ii) north side Kingsway at Stamford;

iii) north side Kingsway at Melbourne;

iv) south side Kingsway at Lincoln;

v) south side 41st at Joyce:

vi) west side Joyce at Kingsway."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

DELEGATION REQUESTS: Killarney Champlain Citizens for Action
Conference of Local Area Councils
Traffic and Transit Committee

FOR COUNCIL ACTION SEE PAGE(S) 215

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

September 30, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 30, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce (except part of item #8)
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The minutes of the meeting of September 2, 1976, were adopted.

INFORMATION:

1. 1168 East Hastings Street
Standards of Maintenance By-law

The Inspection Supervisor, Generalist Branch, Permits and Licenses Department, appeared before the Committee and submitted an oral report on the ownership of 1168 East Hastings Street. The building had changed hands and a Notice requiring the premises be brought up to standard under the Standards of Maintenance By-law had been re-issued to the new owner.

RESOLVED,

THAT the oral report relating to 1168 East Hastings Street be received for information and the Director of Permits and Licenses be instructed to submit a further status report in one month.

2. Wicklow Hotel, 1516 Powell Street
Lodging House By-law

An oral report on the Wicklow Hotel was submitted by the Inspection Supervisor, Generalist Branch, Permits and Licenses Department, indicating no change in the status of the subject premises.

RESOLVED,

THAT the oral report relating to the Wicklow Hotel be received for information and the Director of Permits and Licenses be instructed to submit a further status report in one month.

RECOMMENDATIONS:

3. Status of Remaining Core Area Hotels to be Completed Under Section 38 of Fire By-law No. 2193

The Committee had for consideration a Manager's Report dated August 30, 1976, (circulated) in which the Fire Chief reported on the status of remaining core area hotels which were in contravention of Section 38 of Fire By-law No. 2193.

The Fire Chief reported enforcement outside the core area had been temporarily halted pending Fire By-law amendments; however, thirty-eight (38) buildings had complied with the regulations and three (3) more were in progress.

Cont'd . . .

Clause 3 Cont'd

Dealing with core area buildings, the Fire Chief reported of the three hundred and eighteen (318) buildings involved in the hotel upgrading program, only nineteen (19) were still outstanding.

The Chief Fire Warden reviewed the report with the Committee and further updated information relating to certain premises.

The Chief Fire Warden also reported on the status of Irwington Court, 775-79 Burrard Street and the Committee agreed, as the premises were on the very edge of the core area, it would be appropriate for the owner to be advised of her right to appeal under the new Fire By-law amendments.

He made particular reference to the Commercial Hotel (El Cid), 340 Cambie Street, and noted that while all the residential rooms had been closed for upgrading,the beer parlour was still operating. The Committee expressed concern about the situation and felt the rooms should be reopened within thirty days.

Following further discussion, it was

RECOMMENDED,

A. THAT the operators of the Commercial Hotel (El Cid), 340 Cambie Street be issued with an Order to re-open residential rooms in the hotel within thirty days or they will be required to appear before Council to show cause why Council should not recommend to the Liquor Administration Branch that the hotel liquor license be cancelled.

B. THAT the Manager's Report dated August 30, 1976, be received for information.

INFORMATION:

4. Fire Alarm Upgrading Order - 1765 West 8th Avenue

Mr. F. Berger, owner of 1765 West 8th Avenue, addressed the Committee and requested withdrawal of an Order of the Fire Chief, subsequently upheld by the Provincial Fire Marshal, requiring upgrading of the fire alarm system in the building. Mr. Berger submitted the two-storey building was occupied by only thirteen people; each suite had a fire alarm just outside the front door, and tenants had only three feet to eight feet to walk to one of the two totally enclosed staircases. He submitted the alarm system, when originally installed, had been approved under the fire regulations then existing. The building was slated for demolition and would have been sold some time ago but one of his elderly tenants, aged 92, had been promised she would never have to move.

The Chief Fire Warden advised the fire alarm system operated on a dry cell battery but present regulations required the system be hooked up to an AC/DC source.

Following discussion, it was

RESOLVED,

THAT appropriate city officials investigate the cost of fire alarm upgrading required at 1765 West 8th Avenue and report back to the Committee, and that Mr. Berger be invited to discuss the matter with the Committee again at that time.

(Alderman Bird opposed.)

5. Fire By-law Enforcement and Renovation Costs

The Committee had for consideration an exchange of correspondence between the Chairman and Mr. John Brewin, Chairman of the Rent Review Commission relating to the equitable distribution of costs involved in upgrading buildings under the provisions of the Fire By-law.

After a brief discussion, it was

RESOLVED,

THAT a representative of the Rent Review Commission be invited to attend a meeting of the Committee to discuss the equitable distribution of Fire By-law enforcement and renovation costs.

6. Development of Elliott, Gladstone, and Shaughnessy Street Ends: Provincial Cost-Sharing Arrangement

The Committee had for consideration a Manager's Report dated September 16, 1976, wherein the Director of Planning reported on recent developments concerning the North Fraser Recreation Study action proposals and the proposed one-third Provincial funding for designated priority projects in 1976.

The Director of Planning, in the report, advised it was proposed the G.V.R.D. pass a by-law designating a North Fraser Regional Recreation Corridor encompassing proposed North Fraser Recreation projects located in Vancouver, Richmond, Burnaby, and other areas within the G.V.R.D. (including the development of street-end parks on Elliott, Gladstone, and/or Shaughnessy Streets) as part of an official park plan whereby the Province could contribute one-third of the cost of funding for priority projects approved by the North Fraser Recreation Policy Committee, the Province, and the Councils of the Municipalities affected.

Attached to the Manager's Report as Appendix I was a report of the North Fraser Recreation Technical Committee outlining the action proposals and development projects, the proposed Policy Committee requests to other governments and agencies, action proposals requiring further technical work, and a statement on the continuing role and mandate of the Technical Committee.

Prior to general discussion the Assistant City Engineer, Mr. R.C. Boyes, requested consideration be deferred to enable the Engineering Department to investigate and report back on implications of the report of which he felt the Committee should be aware.

Following discussion it was agreed consideration of the Manager's Report be deferred to the next meeting of the Committee and Alderman Cowie agreed to participate in any interdepartmental discussions that may be necessary.

7. Sound Transmission Control

At the request of the Chairman, consideration of this item was deferred until the next meeting of the Committee to enable the Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses, to be present.

* * * *

Alderman Boyce left the meeting during discussion of the following item and was not present when the vote was taken.

RECOMMENDATION AND CONSIDERATION:

8. Charges for Garbage Collection for Strata Title Properties

At its meeting on July 29, 1976, after considering a brief submitted by the Strata Plan Owners Association of B.C. (on file in the City Clerk's Office), the Committee instructed the City Engineer consider and report back on points raised in the brief respecting garbage collection from condominiums. The Strata Plan Owners Association requested the city equalize its garbage fee policies and submitted the implementation on January 1, 1976, of a new policy with respect to garbage collection from condominiums/ strata title dwellings was discriminatory and unjustified.

The brief requested:

"(1) That this Housing Committee reconsider the entire policy of charging condominiums for garbage collection.

(2) That the City of Vancouver institute a policy of selling the container units as well as renting them.

(3) That condominiums be permitted two (2) free pickups per week to equalize the policy with respect to single family housing units.

(4) That the "roll-out" charge be dropped."

Before the Committee for consideration was a Manager's Report dated September 15, 1976, (circulated) in which the City Engineer reviewed the background and basis for the present policy of garbage collection from strata title properties; discussed the main points contained in the Strata Plan Owners Association brief; and concluded there were no grounds for a change in present city policy.

Mr. Gerry Fanaken, President, Strata Plan Owners Association, addressed the Committee and submitted strata title property owners were taxed the same as residential homeowners and expected the same quality of service from the city. An equalization formula providing for two (2) free garbage pickups per week on a one can per suite basis would not discriminate against house owners, since one truck stopping for ten minutes twice a week, would take less time than one truck calling at 120 houses once a week.

Mr. R.C. Boyes, Deputy City Engineer, advised there were ninety-two (92) condominium/strata title buildings in the city with a total of 145 garbage containers; however, only eighteen (18) required more than one (1) pickup per week. Some buildings had storage problems because facilities for container storage were inadequate.

Following further discussion, it was

RECOMMENDED,

A. THAT there be no change in Council policy respecting rental charges for garbage containers.

B. THAT the City Engineer be instructed to further investigate and report back to the Committee on "roll-out" charges.

C. THAT the Director of Planning be instructed to consider adequate provision for garbage container storage in all future multiple residency developments.

Cont'd . . .

Clause 8 Cont'd

A tie vote having ensued on the following motions these items are submitted for Council's CONSIDERATION:

D(i). THAT garbage pickups for strata title/condominium properties be permitted to a maximum of two (2) free pickups per week with additional funding to come from the following sources: administration from General Revenue, equipment costs from Capital Account.

OR

D(ii). THAT garbage pickups for strata title/condominium properties be restricted to one free pickup per week, of double quantity, if necessary, on the basis of saving energy and good management.

RECOMMENDATIONS:

9. City-Owned Vacant Lands - Non-Profit Rental Housing

The Committee had for consideration a Manager's Report dated September 27, 1976, (circulated) outlining the financial implications of developing rental housing on two (2) City-owned sites - Foster and Euclid and Second and Wallace, through C.M.H.C.'s social housing program and summarized the results of analysis as follows:

	Foster/Euclid	2nd & Wallace
Optimum Value	$700,000	$1,250,000
Optimum Zoning	RS-1	CD-1
Value at Proposed Use	$225,000	$ 473,000
Resulting Subsidization	$475,000	$ 777,000

The City Manager in his report advised on July 9th, 1976, City Council considered a report of the Director of Housing wherein he estimated the City's revenue from sales of City-owned properties to the Non-Profit Housing Corporation predicated upon an allowable land price of $8,000 per unit. Coincidentally, the City Manager commented upon the subsidy involved at various unit values based upon tentative estimates of market value for each property. As was pointed out at that time, "it is impossible to confirm the exact degree of subsidy". Until the construction cost and apartment mix had been determined, it was not possible to compute C.M.H.C. approved project cost or derive the residual component available to cover land costs.

In considering social housing projects, C.M.H.C. are not prepared to approve those which exceed their AHOP limit of $47,000 per 3-bedroom unit. (The limit is somewhat less for two and one bedroom units depending upon the floor areas as reported to Council on July 9th). The AHOP limit, therefore, established the maximum permissible total project cost. The Residual Land Value is derived by deducting the cost of construction, landscaping, architects, taxes and other carrying costs. Any costs related to the construction of underground parking must be deducted from the Residual Land Value. Since the anticipated cost of an underground parking stall is approximately $4,000 this item will have a significant impact on the price which the developer can afford to pay to the City for the property, irrespective of whether the developer is a co-op or the Public Housing Corporation.

The report analyzed both sites, discussed operating costs, and rentals and the effect of Government High-Impact Grants, if the City-sponsored projects were operated by the Vancouver Public Housing Corporation. It was also noted the Penta and Dunbar Village Co-ops had been involved in discussions on various means of financing the

Cont'd . . .

Clause 9 Cont'd

purchase of the Second and Wallace site. It was the opinion of the co-op principals that only outright purchase of the property would be acceptable to the members; however, Council on December 3, 1974 established a policy of leasing land to co-ops on the basis of sixty-year terms with provisions for future escalation and re-evaluation.

Mr. J.A. McLean, Administrative Analyst, reviewed the report with the Committee and suggested a set of guidelines be established with respect to the makeup of co-ops approved for City subsidization. For instance, in the case of the Second and Wallace site, the subsidy would be in the region of $11,000 per unit to a total of $777,000. During discussion on this point it was the consensus that such a high degree of subsidization would not be acceptable.

Mr. M.A. Geller, Social Housing Program Manager for C.M.H.C. sought clarification on whether it was the intent of Council to come forward with proposals for the current year, or for 1977. The Chairman referred to action taken by Council on September 21, 1976, in approving five sites for development of family non-profit housing and advised it was intended the purchase be funded this year. Mr. Geller further questioned Council's intentions with respect to application for funding for family rental housing under Section 15.1 of the National Housing Act and it was agreed the Chairman should discuss the matter further with Mr. Geller and the Administrative Analyst.

During discussion reference was made to problems encountered by residents of the De Cosmos Co-op in Champlain Heights who were required to meet considerably increased payments as a result of rental reviews.

RECOMMENDED,

A. THAT the Council reaffirm its policy of leasing City-owned vacant land to co-ops and non-profit housing groups.

B. THAT in accordance with Council's policy, City-owned sites at Second and Wallace and Foster and Euclid not be sold for co-op non-profit housing, but leased with the intent of keeping the cost of the housing units within the ceiling imposed by the C.M.H.C. Assisted Home Ownership Program, i.e. approximately $47,000 per unit.

C. THAT the co-op groups involved in the development of the sites at Second and Wallace and Foster and Euclid discuss with appropriate City officials lease arrangements in terms of the leases presently operating in the False Creek development; and that Council reaffirm its commitment to the units remaining available for low and medium income families.

D. THAT appropriate City officials be instructed to investigate and report back to the Committee on lease/rental arrangements respecting the De Cosmos Co-op development in Champlain Heights.

E. THAT the Manager's Report dated September 27, 1976, be received for information.

The meeting adjourned at approximately 3:15 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 215-217

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 30, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, September 30, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Heather Civic Marina - Liveaboards

The Committee had before it for consideration a Manager's report dated August 24, 1976 (copy circulated) in which the Director of Finance and the False Creek Development Consultant reported on facilities provided at the Heather Civic Marina for liveaboard boats, the capital cost of providing these facilities, and the charges which should be levied to defray the costs of these facilities.

The report described the conditions to be included in the contract to be entered into by the Park Board and those who will moor liveaboard boats at the marina.

A representative of the Director of Finance, in speaking to the report, explained that an additional charge of $26.50 per berth per month is required to defray the City's additional costs of approximately $50,000 for providing laundry and showers, sewage system, electrical system and conduit for telephones. This is in addition to moorage charges and an amount in lieu of license fee.

It was pointed out by a representative of the False Creek Development Group that the owners of liveaboard houseboats will be required to do certain work to connect their vessels to the services.

In response to a question from the Committee as to why the vessels are to be regularly seagoing, the False Creek Development Group explained that the Official Development Plan for False Creek requires that anyone living on the water must do so in a seagoing vessel. Zoning for False Creek does not permit houseboats built on floats and a public hearing would be required to permit such houseboats.

It was also noted during discussion that 42 feet in length is the maximum size permitted for liveaboard houseboats.

Following discussion it was

RECOMMENDED

A. THAT the additional charges for liveaboard berths to cover the additional cost be $26.50 per berth per month subject to review and change as appropriate in the future, and that this charge be implemented when, in the opinion of the Development Consultant, the facilities are substantially complete.

Cont'd . . .

Clause #1 continued:

B. THAT each liveaboard owner be charged a levy of up to $5.00 per month to subsidize the False Creek Transit Service for a period not exceeding three years.

C. THAT the moorage fee for liveaboard berths be paid monthly in advance and be 5% higher than the current pleasure boat moorage as a compensation factor for monthly payments rather than yearly payments.

D. THAT the amount in lieu of the liveaboard license fee be paid in full in advance upon signing of the yearly contract.

E. THAT the amount in lieu of the liveaboard license fee for the marina fiscal year April 1, 1976 through March 31, 1977 be

$144. up to 21 feet.
$168. from 21 feet to 30 feet.
$204. from 30 feet to 39 feet.
$252. over 39 feet.

charged in full in advance, pro-rated from the date upon which the liveaboard first berths in the marina through March 31, 1977.

F. THAT the Liveaboard Moorage Rules and Regulations (appended to the attached Manager's report) be used to form the basis of the Contract between the Board of Parks and Recreation and the liveaboard owner.

INFORMATION

2. "Poser" and "Reser" Expenditures

The Committee had before it for consideration a Manager's report dated September 9, 1976 (copy circulated) in which the Director of Social Planning submitted an information report on his Departmental expenditures made from the Purchase of Outside Services (POSER) and his Research (RESER) accounts.

During consideration of this information the Committee queried expenditures incurred for the Brock House Society, a Language in Industry project, a Recreation Study in Gastown and the Downtown Area Housing Survey. The Director of Social Planning responded to the Committee's questions, explaining the purpose of the projects and the reasons they were undertaken,pointing out that some of the programs were done to provide information for other City Departments.

Following discussion it was

RESOLVED

THAT the Manager's report dated September 9, 1976 on "Poser" and "Reser" Expenditures be received.

Cont'd . . .

3. Format for Five-Year Plan Advertising Pamphlet

Vancouver City Council at its meeting on September 21, 1976 approved the wording of the revised copy of the information pamphlet for the Five-Year Plan which was circulated to Council at its September 21, 1976 meeting.

Public Relations Consultant Mr. Bud Elsie appeared before the Committee this date with a number of copies of the printed format of the pamphlet.

He explained that the pamphlet would use the same color schemes which will be used in other Five-Year Plan advertising and on the Five-Year Plan ballot.

The Committee examined the layout for the pamphlet and, following discussion it was

RESOLVED

THAT Mr. Bud Elsie be authorized to proceed with the printing of the pamphlet as proposed in the format presented the Committee this date.

(A "blue-line" copy of the layout for the Five-Year Plan Information Pamphlet is on file in the City Clerk's Office).

The meeting adjourned at approximately 2:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 217

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 7, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 30, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird Alderman Cowie Alderman Rankin
ABSENT:	Alderman Boyce
CLERK TO COMMITTEE:	M.L. Cross

INFORMATION:

1. Royal Rooms, 237 Main Street
Standards of Maintenance By-law

Mr. D. Morgan, Director of Environmental Health, reported on the status of the renovation of the Royal Rooms, advising that the hot water pipes may have to be replaced in order to bring the water temperature up to the required standard. He stated he would report back in one month's time on this matter.

RESOLVED,

THAT the verbal report of the Director of Environmental Health be received and a further progress report be submitted in one month.

2. Ohio Rooms, 245 Powell Street
Lodging House By-law

Mr. D. Morgan, Director of Environmental Health, reported on the status of the renovations of the Ohio Rooms, advising that the necessary plumbing work is completed, the carpentry work is almost complete, and the painting and plumbing is going to be done.

RESOLVED,

THAT the verbal report of the Director of Environmental Health be received.

3. Review of Joint City/G.V.R.D. Compact Housing
Program and Information Brochures

The Committee considered a report of the City Manager dated September 23, 1976, (on file in the City Clerk's Office) in which the Director of Planning reviews the City of Vancouver/G.V.R.D. program approved by Council on July 8, 1975, to sponsor a maximum of six innovative housing projects on sites of from one to five normal building lots in areas of the City in which there are local area planning programs.

The Selection Committee comprised of representatives of the Urban Design Group, Zoning Division and the Area Planning Division of the City Planning Department and a representative of the G.V.R.D. have reviewed several possible projects and given final approval to only one demonstration project constructed at the north-east corner of Trafalgar Street and West First Avenue.

Cont'd . . .

Clause 3 Cont'd

One of the objectives of the compact housing program is to publicize demonstration projects in co-operation with the builder (private builder/developer or non-profit housing corporations) through Information Brochures and by holding open houses. The purpose of the Information Brochure is to provide interested individuals and organizations with information describing and evaluating good examples of compact housing at various densities that have been completed in recent years. The program is seen to occur in three steps:

1) The development of a standard procedure for producing Information Brochures on compact housing which can be used by all Municipalities to produce evaluations of recent housing developments that can be of use to all Municipalities in the region.

2) To develop some prototype Information Brochures.

3) To encourage all Municipalities to produce, in standardized format Information Brochures about developments in their own Municipality which can be sent to other Municipalities for their information. Such Brochures would also become available to all interested people in the City.

The brochure is currently being produced for the development at Trafalgar Street and West First Avenue. It is anticipated that two or three brochures could be produced each year. With respect to continued involvement in the compact housing program the report states:

> "The Programme was intended to sponsor five proposals which would have received sponsorship as demonstration projects by the end of 1975 in order that the projects could be built and occupied during 1976. In reviewing the Programme, the Directors of Planning for the Greater Vancouver Regional District and the City of Vancouver and the Selection Committee have found the results to be less than anticipated. Given this past level of performance and in consideration of the limited time frame of the Greater Vancouver Regional District Compact Housing Programme (originally planned to be phased out during 1977), it has been agreed by the Directors of Planning for the Greater Vancouver Regional District and the City of Vancouver that our co-operative efforts in housing would be better directed toward other activities."

The Committee

RESOLVED,

THAT the report of the City Manager dated September 23, 1976, be received.

RECOMMENDATION:

4. Sound Transmission Control

The Committee had before it correspondence dated April 21, 1976, from the City Manager to Mr. R. Hebert, Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses, (copy on file in the City Clerk's Office) requesting him to provide information as to the adequacy of the National Building Code with respect to the noise problems in frame buildings.

By memo dated April 27, 1976, to the Mayor (copy on file in the City Clerk's Office) Mr. Hebert advised that most of the complaints made were resolved by pointing out the limitations of noise control in the National Building Code, which is also the City By-law. One solution to the problem could be to add restrictions on the use of penetrations through the sound barrier, such as electrical outlets,

Cont'd . . .

Clause 4 Cont'd

and plumbing and heating services and being more explicit about the requirements for possible leaks around peripheral boundaries of the partition walls.

Mr. Hebert advised that he had written to the Secretary of the Associate Committee on the National Building Code advising that local acoustical consultants have stated there are difficiencies in Section 9.11 of the Code with respect to noise transmission control ratings. Lower noise transmission control ratings are found due to bad jointing at the floor line of wall assemblies as well as wall to wall and wall to ceiling or slab above jointing. Joints should be caulked or sealed. The code does not cover this.

In answer to a question as to what can be done until the new Code is written, Mr. Hebert stated that Council could instruct the inspectors to pay more attention to the joints between floors and walls, etc.

After discussion the Committee

RECOMMENDED,

THAT the Director of Permits and Licenses instruct his inspectors to pay particular attention to sound-proofing problems around joints and penetrations such as electrical outlets and plumbing and heating services.

5. Development of Elliott, Gladstone and Shaughnessy Street Ends: Provincial Cost Sharing Arrangement

On September 30, 1976, the Committee considered a report of the City Manager dated September 16, 1976, (copy circulated) in which the Director of Planning reported on recent developments concerning the North Fraser Recreation Study and the proposed one-third Provincial funding for designated priority areas for 1976. At the request of the Deputy City Engineer this report was deferred for one week to enable the City Engineer to report on certain implications of the report.

Also before the Committee was a report of the City Manager dated October 5, 1976, (copy circulated) in which the City Engineer expresses his concerns that the Planning Department report contains a recommendation that the Regional District prepare an official Regional Park Designation By-law for the North Fraser Recreation Corridor, but does not take into account the transportation problems which exist in the area.

Mr. R. Youngberg, Associate Director, Area Planning Division, advised that the Provincial Minister of Recreation and Tourist Industry stated that one-third Provincial funding for designated priority projects in 1976 could be provided if there was a G.V.R.D. Regional Park Plan By-law designating a North Fraser Recreation Corridor, encompassing the proposed North Fraser Recreation projects as part of an official park plan. On August 24, 1976, the North Fraser River Policy Committee resolved that endorsation of this funding proposal should be obtained from Municipal Councils.

In the City Manager's Report dated September 16, 1976, the Director of Planning recommended:

"That Council authorize the Greater Vancouver Regional District to prepare an official Regional Park Designation By-law (according to the above comments and stipulations) under Section 18 of the Regional Park Act, entitled

Cont'd . . .

Clause 5 Cont'd

'Official Park Plan for the North Fraser Recreation Corridor' which shall identify the limits of the Corridor and the first priority projects to be carried out by the participating Municipalities."

Mr. R. Boyes, Deputy City Engineer, stated that the Engineering Department's main concern was the lack of reference in the Corridor proposal to transportation to service the industrial area east of Angus Drive. The only relief for traffic along South-East Marine Drive would be to utilize North and South Kent Avenues.

The Chairman pointed out that the matter of utilizing North and South Kent Avenues as an east/west arterial is to be discussed at a future public meeting of the Standing Committee on Planning and Development in the area. The street ends can still be developed if it is decided at that time that North and South Kent Avenues are to become an east/west couplet. Mr. Youngberg submitted the following recommendation which had been revised after discussions with the City Engineer:

"That Council authorize the Greater Vancouver Regional District to prepare an official Regional Park Designation By-law (according to the above comments and stipulations) under Section 18 of the Regional Park Act, entitled 'Official Park Plan for the North Fraser Recreation Corridor' which shall identify the limits of the multiple-use Corridor and the first priority projects to be carried out by the participating Municipalities. It is noted that this by-law will not alienate the existing and future industrial development east of Angus Drive and it is the intention that industry is to be retained in the Corridor. In addition, the necessary transportation system in this Corridor to service this area must be preserved through clear statements to this effect to the G.V.R.D. This does not mean a continuous N. & S. Kent couplet as an E - W arterial which is an item still to be determined by City Council."

The Chairman noted that the revised recommendation spelled out that:

a) The G.V.R.D. should prepare an official Regional Park Designation By-law - this would enable one-third Provincial funding of the designated priority projects.

b) The By-law will not alienate the existing and future industry.

c) Statements would be made to the G.V.R.D. indicating there should be a transportation system in the Corridor to serve the area.

He felt that this should take care of the concerns of the City Engineer.

The Committee

RECOMMENDED,

A. THAT the G.V.R.D. be requested to prepare an official Regional Park Designation By-law entitled "Official Park Plan for the North Fraser Recreation Corridor" under Section 18 of the Regional Park Act, according to the comments and stipulations contained in the report of the City Manager dated September 16, 1976, which shall identify the limits of the multi-use Corridor and the first priority projects to be carried out by the participating Municipalities.

Cont'd . . .

Clause 5 Cont'd

B. THAT the G.V.R.D. be advised it is not the intention of the proposed By-law to alienate the existing and future industrial development east of Angus Drive; it is the intention that industry is to be retained in this Corridor.

C. THAT the G.V.R.D. be advised the necessary transportation system in this Corridor to service the area must be preserved; not necessarily meaning that there will be continuous North and South Kent Avenues as an east/west arterial to South-East Marine Drive.

The meeting adjourned at approximate 2:05 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 218

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 7, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, October 7, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION

1. Advertising for the Five-Year Plan

Mr. Wm. Earle, Account Executive, Intercorp Marketing Ltd., presented advertising proposals for radio and newspapers on the Five-Year Plan.

The Committee and staff members reviewed the proposals with Mr. Earle and suggested changes in the wording to be incorporated by the advertising consultants. It was noted that there was no proposal for a radio tape on the NIP portion of the Five-Year Plan. The Committee agreed that one should be included, and the wording be presented to the Chairman and Alderman Marzari for approval.

Mr. Earle stated that their final advertising budget is being prepared and will be circulated to Members of Council.

The Committee instructed Mr. Earle to have the wording of all the advertising proposals approved by the Director of Legal Services.

2. Five-Year Plan - Information Meetings

The Committee had for consideration a Manager's report dated October 4, 1976 (copy circulated) advising that a request had been received from the West End Community Association to have City staff members from various Departments involved in the Five-Year Plan attend a public meeting to explain different segments of the Plan.

The Committee agreed that as many elected officials as possible should attend information meetings and the Park Board was requested to draw up a list of meetings that have been arranged by the Community Associations and submit the list to the City Clerk's Office for distribution to Members of Council and the City Manager. The City Manager agreed to designate the appropriate officials to attend each meeting and the City Clerk's Office was requested to ensure that at least one Alderman would attend each meeting.

Cont'd . . .

Clause #2 continued:

It was noted that no staff would be available to speak on the Housing Section as this involves yet to be articulated Council policy. The Committee agreed that elected officials should speak on any questions raised on the Housing Section of the Five-Year Plan at the information meetings.

3. Britannia Centre Society - Personnel Policies and Practices

The Committee had for consideration a Manager's report dated October 1, 1976 outlining the background of the Master Agreement between the City of Vancouver and the Board of School Trustees and the Britannia Community Services Centre Society, and the matters in dispute as follows:

a. vacation entitlement
b. employee benefits
c. salary increments
d. sick leave.

The Britannia Community Services Centre Society circulated a report dated October 6, 1976 at the meeting.

The Chairman suggested that the matter be deferred so that he could meet with Members of the Society and City officials to endeavour to settle the matter satisfactorily and report back to the Committee.

Following further discussion it was

RESOLVED

THAT the matter be deferred pending a meeting between the Chairman of the Finance Committee, the Society, and City officials.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 218

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

OCTOBER 7, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 7, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 2423 Nanaimo Street

The Committee had before it for consideration a Manager's Report dated September 24, 1976 (copy circulated) on the application of Mr. A. Dikaios for Development Permit Application No. 75185 to use a portion of the existing building at 2423 Nanaimo Street as a cocktail lounge in conjunction with a restaurant.

During consideration, the applicant explained to the Committee he is expanding his business and the cocktail lounge will be located in the additional space.

Following consideration, it was

RECOMMENDED

THAT the application of Mr. A. Dikaios for Development Permit Application No. 75185, to use a portion of the building at 2423 Nanaimo Street as a cocktail lounge in conjunction with a restaurant, be approved.

2. Liquor Permit Application - 791 West Georgia Street

The Committee had before it for consideration a Manager's Report dated September 21, 1976 (copy circulated) on the application of Mr. D. Schwetz of Four Seasons Hotel for Development Permit Application No. 75107 to use a portion of the existing hotel/retail complex (Dunsmuir Street level) as a cabaret.

The applicant and a representative of the Planning Department appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT the application of Mr. D. Schwetz of Four Seasons Hotel for Development Permit Application No. 75107, to use a portion of the existing hotel/retail complex at 791 West Georgia Street (Dunsmuir Street level) as a cabaret, be approved.

Continued on Page 2. . . .

3. Liquor Permit Application - 3484 Kingsway

The Community Services Committee, at its meeting on August 25, 1976, deferred consideration on a Liquor Permit Application for 3484 Kingsway pending receipt of further information.

The Committee had before it for consideration a Manager's Report dated September 30, 1976 (copy circulated) on Development Permit Application No. 74714 applied for by Mr. M. Petersen of Paxton Associates Ltd.

The applicant and a representative of the Planning Department appeared before the Committee on this matter and during discussion, it was noted that a Development Permit Application has been applied for for a 176-unit senior citizens home approximately one-half block away but this permit has not yet been issued.

The application before the Committee was to alter and use an existing banquet hall on the main floor of 3484 Kingsway as a cabaret.

The applicant advised the Committee that the area in question has been operating as a cabaret with a temporary license since June 1st and there has been no complaints.

During consideration, it was noted that there is an alley, a buffer of trees and a parking lot between the premises and any residential buildings.

Following consideration, it was

RECOMMENDED

THAT the application of Mr. M. Petersen of Paxton Associates Ltd. for Development Permit Application No. 74714, to alter and use the existing banquet hall on the main floor of 3484 Kingsway as a cabaret, be approved.

INFORMATION

4. Juvenile Detention Facilities - Meeting with Representative of Attorney-General's Department

Vancouver City Council, at its meeting on February 24, 1976 when considering the attached clause from the Community Services Committee report dated February 5, 1976, passed the following motion:

"THAT Council endorse the use of Willingdon School as a remand and assessment centre for juveniles;

FURTHER THAT the Community Services Committee be appointed by Council to meet with the Attorney-General in Victoria to outline the Vancouver Family Court Committee's concerns over Family and Juvenile Courts and urge an upgrading of facilities and methods of operation, including a recommendation that Family and Juvenile Court Judges, prosecutors and administrators be independent of the Criminal Division and be assigned to Family and Juvenile court work for a period of at least one year."

Continued on Page 3. . . . .

Clause No. 4 Continued

A meeting with the Attorney-General could not be arranged earlier in the year. However, the Executive Director, Community Services, of the Corrections Branch of the Department of the Attorney-General, was scheduled to appear before the Committee this date. He was unable to attend but the Assistant Executive Director, Mr. O. E. Hollands, appeared for him. Also appearing before the Committee was the Chairman of the Vancouver Family Court Committee, Mr. T. Mears, and a member of his Committee.

During discussion, it was pointed out that the concerns brought before the Community Services Committee at its meeting on February 24, 1976 by the Family Court Committee, still exist.

The Chairman of the Family Court Committee stated there are problems in that there is no night time probation service, that prosecutors and judges in Juvenile Court are not permanent, and that the actual physical facilities in the Juvenile Court on Yale Street are very poor, in particular, the holding facilities.

During consideration of this matter, it was generally agreed that the Family Court facilities are in extreme need of upgrading.

The Committee noted that the Provincial Government is spending from $25-Million to $30-Million on adult court facilities in the downtown area, and following further discussion, it was felt that the concerns of the Family Court Committee regarding Juvenile Court could only be resolved through a meeting with the Attorney-General himself rather than senior staff members of his department, and it was

RESOLVED

THAT the Community Services Committee again seek a meeting with the Attorney-General to discuss the concerns of the Vancouver Family Court Committee on problems at the Family and Juvenile Courts; that the Family Court Committee be present at such a meeting; that Juvenile Court Chief Judge Brahan be invited to attend; and that, if possible, the meeting include a tour of the Juvenile Court on Yale Street.

5. Discrimination Against Families with Children in the Rental Housing Market

The Community Services Committee, at its meeting on March 18, 1976 after considering a brief submitted by Mr. J. Vance, Sociologist, on the topic of discrimination against families with children and the aged in securing rental housing, referred the brief to the Director of Social Planning for study and a report to the Community Services Committee on how the City can prevent discrimination against the aged and families with children seeking residential accommodation.

The Committee had before it for consideration a Manager's Report dated September 16, 1976 (copy circulated) in which the Director of Social Planning reported on this matter.

Continued on Page 4. . . .

Clause No. 5 Continued

However, since receipt of the Manager's Report, City Council approved a motion at its meeting on October 5, 1976 that the City seek a Charter Amendment to allow enactment of the following:

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

THAT: The Director of Legal Services draw up a By-law to implement this policy. "

A representative of the Director of Social Planning and the City's Director of Legal Services appeared before the Committee on this matter. Mr. J. Vance, who submitted the original brief in March of this year, was also present.

There was some general discussion on this matter and it was pointed out by the Director of Legal Services that the City would first have to acquire the right, through an amendment to the City Charter, to pass a by-law aimed at discouraging discrimination against families with children and that once the Charter Amendment has been approved by the Provincial Government, the City's Legal Services Department would then prepare a by-law.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated September 16, 1976 on discrimination against families with children in the rental housing market be received.

RECOMMENDATION

6. Civic Grant Request - Canadian Scientific Pollution & Environmental Control Society (SPEC)

The Committee had before it for consideration a Manager's Report dated September 22, 1976 (copy circulated) in which the Director of Social Planning recommended that the application of the Canadian Scientific Pollution and Environmental Control Society (SPEC) for $3000.00 for two months operating funds be approved.

A representative of the Social Planning Department and Mr. G. Gallon, Executive Director of SPEC, appeared before the Committee on this matter.

During discussion, Mr. Gallon told the Committee that SPEC has been operating since 1969 on a variety of special grants and that the application for $3000.00 is for a "bare bones" operation for October and November.

Following discussion, it was

RECOMMENDED

THAT Council approve a grant of $3000.00 to the Canadian Scientific Pollution & Environmental Control Society (SPEC) to cover part-time salaries and operating expenses for the months of October and November 1976;

Continued on Page 5. . . . .

Clause No. 6 Continued

FURTHER THAT the City support the application of SPEC to the Provincial Government for funding.

INFORMATION

7. V.O.N. Rehabilitation Therapists

Vancouver City Council, at its meeting of September 28, 1976 approved recommendations 'A' and 'B' of the City Manager contained in his report dated September 24, 1976 (copy circulated) on the integration of the Victorian Order of Nurses Service.

The Committee had before it for consideration this date a letter dated September 24, 1976 from Ms. L. Beacham on behalf of V.O.N. Therapists (copy circulated) which outlined a number of concerns therapists have regarding the take-over of the V.O.N. Service. The therapy workers presented to the Committee this date a further letter which outlined in more detail their concerns.

A representative of the Medical Health Officer, the Director of Personnel Services, the Business Manager of the V.M.R.E.U. and representatives of the therapy staff of the V.O.N. appeared before the Committee.

There was brief discussion on the concerns of the therapy workers and the Committee pointed out that it does not wish to interfere with Union-Personnel matters but that those present before the Committee this day should discuss among themselves the matters raised by the therapy workers.

Following discussion, it was

RESOLVED

THAT the Community Services Committee adjourn to allow the representative of the Medical Health Officer, the Director of Personnel Services and the Business Manager of the V.M.R.E.U. to discuss the concerns of the V.O.N. therapy staff.

The meeting adjourned at approximately 4:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 218-219

REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

October 7, 1976

A meeting of the Vehicles for Hire Board was held on Thursday, October 7, 1976, at approximately 9:30 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman H. Rankin, Chairman
Mr. L.E. Ryan, City Manager
Mr. C. Fleming, Director of Legal Services
Dr. H. Bryson, Director of Permits and Licenses
Inspector J.S. Robertson, Vancouver Police Department

ALSO PRESENT: Mr. K.D. Armstrong, City License Inspector
Constable W. Davies, Vancouver Police Department

CLERK: J. Thomas

The Minutes of the meeting of August 26, 1976, were adopted.

INFORMATION:

1. Greater Vancouver Driver Training Association: License Application

The Board had for consideration a Manager's Report dated September 8, 1976, in which the Director of Permits and Licenses reported on an application by the Greater Vancouver Driver Training Association for one additional license for a driving instruction cab.

The Director of Permits and Licenses reported as follows:

" The Greater Vancouver Driver Training Association was licensed in 1975 with one Driving Instruction Cab. The premises for the school at #3 - 8431 Granville Street were approved prior to the license being issued. The school has since been moved across the hall to #1 - 8431 Granville Street without notifying the License Office and the premises have not been approved as the accommodation in Suite #1 is shared with another organization, The Southside Mirror.

Suite No. 1 consists of four small offices off a large (12' x 18') entrance area. The driving school has two offices (not attached) and Mr. Jardine advises the entrance area could be used for classroom instruction, although this service is not offered.

In a report to the Vehicle for Hire Board dated March 18, 1976, the following was reported:

> 'Section 28 (3) of The Vehicle For Hire Bylaw states that a driving school must have an office and waiting room accommodation for pupils to the satisfaction of the License Inspector.
>
> Each premises is inspected to ensure there is adequate unshared office and waiting room space and in addition we have been requiring washroom facilities for both male and female pupils. We have been successful in persuading applicants to provide a classroom in order to upgrade the type of driver training being offered, although this is not a bylaw requirement.'

Since the accommodation now being used by the Greater Vancouver Driver Training Association does not meet the above requirements, the requested additional license has not been issued and the application is submitted to the Board for CONSIDERATION."

Cont'd . . .

Clause 1 Cont'd

Mr. Hartley Jardine, appeared before the Board on behalf of the Greater Vancouver Driver Training Association and submitted the regulation concerning classroom accommodation was not a requirement of the Vehicles for Hire By-law but a policy applied at the discretion of the Director of Permits and Licenses. Classroom space was not required by the Association as students were given in-car instruction combining theoretical and practical training under actual traffic conditions. In the suite of offices shared with one other tenant, the Association had three rooms, two used as offices and one which served as a waiting room despite the fact the Association offered free pickup service for students at home, place of employment, or school, and therefore had no use for a waiting room.

Following discussion, it was

RESOLVED,

THAT the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved.

RECOMMENDATIONS:

2. Van-City Driving Schools:
Request to Re-Instate Section 28 (1) (d) Vehicles for Hire By-law

At its meeting on April 14, 1976, after considering a request from the Van-City Driving Schools to re-institute Section 28 (1) (d) of the Vehicles for Hire By-law, the Board resolved,

"THAT the Manager's Report dated 18th of March, 1976 be referred to the Director of Legal Services for re-examination of the proposal to re-institute Section 28 (1) (d) of the Vehicles for Hire By-law and report back to the Board."

In a Manager's Report dated September 21, 1976, (circulated) the Director of Permits and Licenses reported the original section had been repealed in May 1970, however, the Director of Legal Services had recently reviewed the matter and now advised as follows:

"At the time this was repealed it was felt that as there was some reference to seat belts being required for any passengers then the subject matter of passengers could be said to have been covered under the Motor Vehicle Act Regulations.

Since that time we have had two or three of our by-laws challenged on the grounds that they overlap with Provincial legislation and regulations and we have successfully defended them. In view of this more liberal construction I am not today so sure that we cannot re-instate 28 (1) (d)."

The Director of Permits and Licenses outlined the reasons put forward by the Van-City Driving Schools to support the argument for the re-institution of the section and pointed out the student paid for the exclusive use of the vehicle for the purpose of learning how to drive and should not be required to share the vehicle and act as a taxi service. Further, it would be logical to expect that if other students were carried as passengers, there would be some interference which would have some effect on the student's ability to concentrate.

Cont'd . . .

Clause 2 Cont'd

Following discussion, it was

RECOMMENDED,

A. THAT Section 28 (1) (d) of the Vehicles for Hire By-law be re-instituted, as amended, to read as follows:

"Every driving school cab shall, while in use, be occupied only by the instructor and the pupil, except that in the case of a student from any high school or other group or organization receiving instruction, three additional students from that school, group or organization may be passengers in the cab."

B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

INFORMATION:

3. Communication: Vancouver Parking Association

The Board considered a communication from Mr. D.C. Clough, President, Vancouver Parking Association, dated September 17, 1976, (on file in the City Clerk's Office) advising of the formation of the Association and requesting the Board refer to the Association for appropriate action any complaints involving members or other representatives of the parking industry.

Mr. Clough also advised the Association had rejected the towing rates set out in the schedule considered by the Board at its meeting of August 26, 1976. Instead,the Association had approved a maximum rate of $20.00 per tow, being $17.00 plus $3.00 storage. It was the intention of the Association to adjust this rate to parallel the City's rate for towing of By-law impoundments.

RESOLVED,

THAT the communication of the Vancouver Parking Association dated September 17, 1976, be received with thanks.

The meeting adjourned at approximately 10:00 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 219

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 19, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1976, at 7:30 p.m., in the Council Chamber for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Fairview Slopes Rezoning

A rezoning application has been received from the Director of Planning as follows:

LOCATION: FAIRVIEW SLOPES - In the area bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue be rezoned as follows:

A. To Establish A New District Schedule To Be Known And Described As (FM-1) FAIRVIEW MULTIPLE DWELLING DISTRICT.

The intent of the new District Schedule is to enhance the small scale residential character by permitting new low profile residential development and some compatible commercial development.

B. To rezone the area generally bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue from (CRM-2) and (CRM-3) Commercial/Multiple Dwelling Districts to (FM-1) Fairview Multiple Dwelling District.

C. To repeal the (CRM-2) and (CRM-3) Commercial/Multiple Dwelling Districts from the Zoning and Development By-Law No. 3575.

D. Amend the Sign By-Law No. 4810 to provide sign regulations for the new District Schedule (FM-1) Fairview Multiple Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Vancouver City Planning Commission further recommended that the Fairview Slopes be included under the jurisdiction of the Development Permit Board.

cont'd ...

Fairview Slopes Rezoning (cont'd)

The Director of Planning further recommended the following amendments to the Draft (FM-1) Fairview Multiple Dwelling District:

1. Subsection C of Section 1 of Schedule A is amended by deleting the words "June 18, 1956" in the second line and substituting the words "December 1, 1973" in lieu thereof.

2. Clause (c) of Section 2 of Schedule A is amended by deleting the words "June 18, 1956" in the seventh line and substituting the words "December 1, 1973" in lieu thereof.

   Further recommended that the word "residential" be inserted immediately before the word "buildings" in the sixth line of Clause (c) of Section 2 of Schedule A.

3. Section 2 and Section 3 of Schedule A is amended by deleting the words "Director of Planning" where they appear and substituting in lieu thereof the words "Development Permit Board.

The Chairman called for speakers for or against the application and the following addressed Council on the matter:

- Mr. W. L. Warner, representing Dueck Motors, noted that Block 312, the block owned by Dueck Motors, is the only block in the proposed rezoning that is wholly under one ownership and therefore should be given special consideration. He suggested that Block 312 should have a comprehensive integrated plan that would provide a transition from commercial to residential for the whole development. He requested the block be zoned CD-1 until they can bring forward a plan to a Special Public Hearing.

  Mr. Warner's attention was drawn to the section of the proposed by-law wherein it states that the Director of Planning in the exercising of his discretion, may make judgements and decisions on developments proposed within the context of the (FM-1) District schedule. Therefore, Dueck Motors could apply for CD-1 zoning on this block.

- Mr. W. Werner, owner of 1099 and 1101 West 8th Avenue, questioned proposed development of his property and was advised that the property could remain in its existing state, but any changes would have to conform to the by-law.

- Mr. Ron Sterne, Chairman of the Fairview Planning Committee, spoke in support of the proposed rezoning.

- Mr. W. Vogel, Canbase Productions, stated that he assumes the recording studio complies with the by-law, and therefore he supported the plan.

- Mr. T. Heyerdahl questioned whether any existing residential building would have to be brought up to the National Building Code if the use was changed to 50% commercial. He was advised that any change in use would require that the building be brought up to all Building Code standards. However, the Building Board of Appeal has indicated it would give favourable consideration to residential buildings on the Slopes which convert to commercial use.

- Ms. M. Currie, Fairview Planning Committee, requested that the guidelines be amended to 100% where it states that 50% commercial be allowed in the restoration of existing residential structures.

cont'd ...

Fairview Slopes Rezoning (Cont'd)

- Ms. J. Richardson also requested 100% commercial for existing houses when adjacent to commercial areas.

MOVED by Ald. Rankin,
THAT the rezoning of Fairview Slopes in the area bounded by Hemlock Street, West 8th Avenue, Ash Street and West 6th Avenue be approved as amended by the Director of Planning.
- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.
- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services to instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.
- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:30 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 19, 1976, adopted on October 26, 1976.

A. Phillips
MAYOR

B. N. Litt
CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 21, 1976

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 21, 1976, in the No. 1 Committee Room at approximately 7:45 p.m.

PRESENT: Deputy Mayor Harcourt
Aldermen Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Mayor Phillips
Alderman Bird
Alderman Boyce (Ill)
Alderman Cowie

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements by Petition

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Deputy Mayor Harcourt in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Special Light Standard, Street Lighting, Lane Lighting, Granville Mall Decorative Lighting, Hastings Street Underground Wiring and Street Lighting - Schedule #439

The Court received from the Collector of Taxes, Schedule No. 439, listing 78 local improvement projects at various locations on the initiative. In addition, the Court also received one project which had been requested by the majority of the assessed owners by means of a sufficiently signed petition.

The Court also noted a request submitted by the Collector of Taxes to adjust the measurements on item 31.

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT Schedule #439 as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

cont'd....

Local Improvement Subsequent
Procedure - Schedule #439

The Council heard the following representations speaking for or against the projects listed:

	Project No.	Comments
Mrs. M. Forbes on behalf of Mrs. Duncan of 3250 Fraser Street	57	Mrs. Forbes stated that Mrs. Duncan is a senior citizen and cannot afford to pay for this local improvement. Her house is located in a mainly commercial area.

Council was reminded that the City will be seeking a Charter amendment which will permit senior citizens to defer indefinitely payment of local improvement taxes against their property.

Mrs. Margaret Brun	19	Objected to the project as there is already a light on the corner of 18th Avenue adjacent to her property. Also the remainder of this block is bush.
Mrs. Mary Baker	29	Objected to the recommendation of the City Engineer contained in the Manager's report dated October 7, 1976, and before the Court this evening, recommending that this project be undertaken on special grounds.
Mr. Steve Twerdun & Mr. John Golinsky	36	Both objected to this project as they consider the area is already well lighted by lighting installed on adjacent commercial buildings. The Assistant City Engineer - Electrical Division, advised that the Police Department had requested that this lane lighting be installed.
Mr. Max W. Richter	67	Objected to the project as he does not consider lighting essential for this lane. Officials present advised that although the standard of lighting in this lane will be commercial, Mr. Richter will be assessed the residential rate.
Mr. Anthony Hunt	79	Spoke in favour of the project.
Mr. Frank Prill	46	Objected to the project as his property is already well lighted by the adjacent Teamster's building and the gas station.

Council also noted letters received from the following which were circulated prior to the meeting:

(a) R.D. Jamieson, J.F. Simpson & Mrs. M. Jensen (Item 12)

(b) Heather Equipment Ltd. & Other Owners of Businesses in the Area (Item 35)

cont'd....

Local Improvement Subsequent
Procedure - Schedule #439 (cont'd)

The Council then considered the following report of the City Manager dated October 5, 1976, in which the Deputy City Engineer reported:

"GENERAL

Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision of October 21, 1976.

The projects are identified as follows:

Schedule	Item	Type
Initiative 439	1 to 8	Special Light Standard Projects
	9 to 35	Light Standard Projects
	36 to 76	Lane Lighting Projects
	77	Granville Mall Decorative Lighting Project
	78	Hastings Street underground Wiring Project
Petition 439	79	Light Standard Project

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
439	2	Special Light Standard Project
	17, 20, 23, 24, 29, 30 and 31	Light Standard Projects
	64	Lane Lighting Project

SPECIAL GROUNDS

The following defeated projects for Light Standards in the Jericho area will be the subject of a later report to Council recommending construction under the Special Grounds procedure:

Schedule 439

Item No.			Location
24	Point Grey Rd.	N/S	Alma St. to the centerline of Wallace St. projected
		S/S	Alma St. to west P/L of Lot 1, Block 232, D.L. 538
29	Wallace St.	W/S	Point Grey Rd. to 2nd Avenue
		E/S	1st Avenue to lane south of 2nd Avenue
30	Wallace St.		2nd Avenue to 4th Avenue
31	2nd Avenue	N/S	Wallace St. to approximately 564 feet west
		S/S	Projection of the west P/L of Lot 1, Block C, D.L. 538 to approximately 630 feet west.

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1976 Street Lighting Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the 'Initiative' and 'Petition' Projects in Schedule 439, except the defeated items 2, 17, 20, 23, 24, 29, 30, 31 and 64, be undertaken.

The City Manager RECOMMENDS that the recommendation of the Deputy City Engineer be approved."

cont'd....

Local Improvement Subsequent
Procedure - Schedule #439 (cont'd)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin,
THAT, should the requested Charter amendment to permit senior citizens to defer local improvement taxes be approved prior to project #57 being placed on the tax roll, that the Collector of Taxes be instructed to defer any charges against Mrs. Duncan's property arising from this project;

FURTHER THAT, should the appropriate Charter amendment not be granted prior to this project being placed on the tax roll, that this property be given special relief to reduce the charge to a residential rate. This special relief to be on a year to year basis as long as the property remains residential.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Kennedy,
THAT project #19 be undertaken with the scope reduced to cover 7th to 8th Avenues only.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated October 5, 1976, be approved, subject to the amendments made this evening.

- CARRIED UNANIMOUSLY

Council also considered the following report of the City Manager dated October 7, 1976, in which the City Engineer reported:

"The following street lighting local improvement projects were advanced on the Initiative Principle on a report approved by Council on August 6, 1976. The projects which will come before a Court of Revision on October 21, 1976 have been defeated.

Local Improvement Schedule No. 439 -

Item 24 - Point Grey Road north side Alma St. to the centre line of Wallace St. projected south side Alma to the W.P.L. lot 1, block 232, DL 538.

Item 29 - Wallace St. west side from Point Grey Road to 2nd Avenue, east side from 1st Avenue to the lane south 2nd Avenue.

Item 30 - Wallace St. from 2nd Avenue to 4th Avenue.

Item 31 - 2nd Avenue north side from Wallace Street to a point approximately 564 ft. west, south side from the projection of W.P.L. lot 1, block C,DL 538 to a point approximately 630 ft. west.

As shown on the attached map these streets provide access to the recently opened Steeves Manor with 199 dwelling units and the proposed multiple family housing project to contain approximately 73 units. The present lighting which is inadequate for the anticipated greatly increased pedestrian and vehicular traffic associated with the two housing projects consists of incandescent lights on wooden poles at intersections and the incidental lighting from intersecting streets.

The estimated costs to the owners on the abutting streets is shown on the attached drawing based on the rate charged on normal residential streets (estimated single cash payment is $4.40 per foot of assessable property or 75¢ per foot of assessable property per year for 10 years). The property on Wallace St. is flankage for which the owners are exempted on 75% of the length of property. The owners abutting 2nd Avenue are exempted 50% of the length of property because the property is fronting on two streets.

cont'd....

Street Lighting Local Improvements
on Special Grounds (cont'd)

There is no change in the City's share if these projects are advanced on special grounds. Funds for the City's share are available in the 1976 Street Lighting Capital Budget.

I RECOMMEND that the following street lighting local improvement projects be proceeded with on special grounds and that City Council pass the formal resolution to this effect which will require the approval of two-thirds of all members of Council.

Local Improvement Schedule No. 439 -

Item 24 - Point Grey Road north side Alma St. to the centre line of Wallace St. projected south side Alma to the W.P.L. lot 1, block 232, DL 538.

Item 29 - Wallace St. west side from Point Grey Road to 2nd Avenue, east side from 1st Avenue to the lane south 2nd Avenue.

Item 30 - Wallace St. from 2nd Avenue to 4th Avenue.

Item 31 - 2nd Avenue north side from Wallace Street to a point approximately 564 ft. west, south side from the projection of W.P.L. lot 1, Block C, DL 538 to a point approximately 630 ft. west."

The City Manager RECOMMENDS that the recommendation of the City Engineer be adopted.

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT the recommendation of the City Manager contained in the foregoing report be not approved.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:40 p.m.

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N.B. A letter circulated with the agenda from a number of owners on West 71st Avenue re Project #35 will be the subject of a future report from the City Engineer and the Collector of Taxes.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of October 21, 1976, adopted on November 9, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 26, 1976, in the Council Chamber, third floor, City Hall, commencing at 2:00 p.m.

Mayor Phillips

PRESENT: Aldermen Bird, Boyce, Cowie, Harcourt (3:00 p.m.), Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: M. Kinsella

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Van Horne Elementary School, Vancouver, under the direction of their teacher, Mrs. Audrey Bradley.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Cowie,
THAT the Minutes of the Regular Council Meeting of October 19, 1976, (with the exception of the 'In Camera' portion), be adopted after amendment to show Alderman Cowie as opposed to Alderman Bird's motion on page 2 with respect to the mini-park on Vine Street at 7th Avenue;

FURTHER THAT the Minutes of the Special Council Meeting (Public Hearing) of October 19, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway

At its meeting on October 19, 1976, Council deferred consideration of the Manager's report dated October 14, 1976, on the above subject, pending the hearing of delegations. In the Manager's report of October 14th, the City Engineer recommended that:

"A. The proposed 41 Forty-first transit route extension from Joyce Loop to Burnaby via Kingsway be approved.

B. Bus stops be approved for the following locations:

i) north side Kingsway at Lincoln
ii) north side Kingsway at Stamford
iii) north side Kingsway at Melbourne
iv) south side Kingsway at Lincoln
v) south side 41st at Joyce
vi) west side Joyce at Kingsway."

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway (cont'd)

Council heard the following delegations:

- Mrs. Betty-Anne Fenwick, Killarney/Champlain Citizens for Action, stated that transit changes should be made to encourage people to use the bus service and that these proposed changes would have the effect of discouraging use because of transferring difficulties. She also expressed concern about the relocation of the Rupert bus stop from the Joyce Loop to Joyce Street. These bus stops will not have shelters and, therefore, people will be exposed to inclement weather while waiting for the bus.

- Mr. Elgin Ruddell, Chairman, Conference of Local Area Councils Traffic and Transit Committee, addressed Council and filed a brief putting forward the following recommendations:

  (1) withhold approval for changes proposed by B.C. Hydro

  (2) instruct the City Engineer to hold public meetings to hear B.C. Hydro evidence and counter proposals

  (3) Council can then make substantive decisions.

  Mr. Ruddell also filed a petition from a number of citizens opposing the transit changes.

- Mr. Sol Jackson, COPE, questioned how B.C. Hydro could proceed with the transit changes and relocation of bus stops prior to approval of Council to these changes. He referred to a transportation bulletin issued by B.C. Hydro on October 25, 1976, advising citizens of the proposed changes.

MOVED by Ald. Rankin,
THAT Council defer consideration of the Engineer's recommendations and, in the meantime, a public meeting be held as soon as possible to permit B.C. Hydro and the City Engineer to present their positions on this matter and provide an opportunity for citizens to respond.

- LOST

(Aldermen Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the recommendations of the City Engineer contained in the Manager's report dated October 14, 1976, be approved, subject to bus shelters being installed at the two bus stops in the vicinity of the bus loop on Joyce Street.

- CARRIED

(Aldermen Boyce, Marzari and Rankin opposed)

MOVED by Ald. Cowie,
THAT Council hold a public meeting after November 17, 1976, to discuss with B.C. Hydro, the City Engineer and concerned citizens, all aspects of the proposed extension of the Forty-first bus service from Joyce Loop to Burnaby via Kingsway.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway (cont'd)

MOVED by Ald. Volrich,
THAT, in the future, the City Engineer advise Council of any proposed transit changes at least two months prior to the date of implementation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Mayor designate a suitable committee to consider all proposed changes to transit services in the City.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

COMMUNICATIONS OR PETITIONS

1. Proposed Development of Hastings Street East Collective Parking Lot by Mr. Joseph Funaro

Council noted a letter from Mr. Jonathan Baker, Solicitor for Mr. Joseph Funaro, requesting to appear this day to discuss with Council the method of appeal of the existing Local Improvement By-law on this parking lot. It was agreed to hear representation from Mr. Baker.

Mr. Baker reviewed the history of this matter. In 1954, Council passed a Local Improvement By-law to permit the development of a collective parking lot in the 2500 Block Franklin Street. At the same time, Council also passed a Debenture By-law to pay for this proposed parking lot.

City Officials have indicated that to repeal this By-law would require consent of 100% of the participants in the collective parking lot. Mr. Baker asked Council to give an expression of intent that should a petition of 2/3rds of the owners representing 50% of the value of the parking lot be received, it would repeal the By-law.

In response to a question from Council, the Director of Planning advised that he has not received a satisfactory development proposal from Mr. Funaro.

MOVED by Ald. Volrich,
THAT, subject to an approved plan of development being received, the Director of Legal Services be instructed to bring forward an appropriate motion to repeal the Local Improvement By-law, and that he prepare a 'save harmless' agreement between the property owners and the City;

FURTHER THAT the affected property owners be advised when this By-law will be considered to provide them an opportunity to appear before Council at that time.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

- - - - -

During consideration of the foregoing item, Alderman Harcourt joined the meeting.

- - - - -

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Civic Grant Request - Canadian Scientific Pollution & Environmental Control Society (SPEC)

Council on October 19, 1976, when considering the above clause from the report of the Community Services Committee dated October 7,1976, deferred consideration to the next meeting of Council at which all members are present.

All members being present, it was

MOVED by Ald. Rankin,
THAT Council approve a grant of $3,000.00 to the Canadian Scientific Pollution & Environmental Control Society (SPEC) to cover part-time salaries and operating expenses for the months of October and November, 1976.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 22, 1976

Works & Utility Matters
(October 22, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Watermain Installations - 1976 Capital Budget
Cl. 2: Lease of Portion of Lane South of McGill East from Penticton Street

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Social, Service & Health Matters
(October 22, 1976)

Canadian Telephone Survey of Febrile Respiratory Disease (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 22, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: D.P.A. - 1435 East 14th Avenue - Apartment Building for Coast Foundation Society
Cl. 2: D.P.A. - 4350 Valley Drive
Cl. 3: Heritage Building Alterations - Marine Building
Cl. 4: Possible Order to Demolish - 821 Drake Street
Cl. 5: Text Amendment to CD-1 By-law 4918 - Enclave I, Champlain Heights

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 22, 1976) (cont'd)

D/P.A. - 1435 East 14th Avenue -
Apartment Building for Coast Foundation
Society (Clause 1)

Prior to consideration of this Clause by Council, the Director of Planning advised that residents in the area have not had an opportunity to submit delegation requests to Council on this matter. He suggested that Council may wish to defer consideration of this clause to the next meeting of Council to permit respresentations from the residents.

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to the next meeting of Council at which time Council hear representations from interested residents. In the meantime, copies of this clause of the Manager's report dated October 22, 1976, be distributed to residents through the Cedar Cottage Planning Office.

- CARRIED UNANIMOUSLY

D.P.A. - 4350 Valley Drive
(Clause 2)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

(Deferred)

MOVED by Ald. Sweeney,
THAT the foregoing motion by Alderman Bird be deferred pending renotification of neighbouring property owners and to allow an opportunity for delegations to be heard.

- LOST

(Aldermen Bird, Boyce, Cowie, Kennedy and Rankin opposed)

A tie vote having resulted, the motion by Alderman Sweeney was declared LOST.

MOVED by Ald. Rankin,
THAT the motion to approve the recommendation of the City Manager be deferred to the next meeting of Council to permit delegations to be heard.

- CARRIED

(Aldermen Cowie and Kennedy opposed)

Heritage Building Alterations -
Marine Building (Clause 3)

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Possible Order to Demolish - 821
Drake Street (Clause 4)

In considering this Clause, Council noted letters dated October 21, 1976, and October 23, 1976, from Mrs. Shillabeer on this matter. Council also noted a delegation request from Mrs. Shillabeer. As Mrs. Shillabeer was present in the Chamber, it was agreed to hear representation from her this day.

Mrs. Shillabeer addressed Council and referred to the contents of her letters to Council. She stated that renovations are under way on this property.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(October 22, 1976) (cont'd)

Possible Order to Demolish - 821
Drake Street (Clause 4) (cont'd)

MOVED by Ald. Bird,
THAT further consideration of this matter be deferred for one month to permit Mrs. Shillabeer to proceed with renovations to 821 Drake Street;

FURTHER THAT the Director of Permits and Licenses report back to Council at the end of the deferral period.

- CARRIED UNANIMOUSLY

Text Amendment to CD-1 By-law 4918
Enclave I, Champlain Heights (Clause 5)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 22, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Q.E.T. Reorganization
Cl. 2: North Fraser Harbour Commission - 1975 Audited Financial Statements
Cl. 3: Tenders for City Pound

Q.E.T. Reorganization
(Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Volrich,
THAT Clause 2 be received for information and the recommendation of the City Manager contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 22, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Demolition - 1220 Raymur Avenue
Cl. 2: Burrard Street Widening - 1800-1808 West 5th

Clauses 1 and 2

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Family Housing Proposal Calls
Apartment Form

The Mayor advised that he will be meeting with Mr. Teron of C.M.H.C. in Ottawa next week and he would be prepared to discuss possible development of these sites for co-op housing.

MOVED by Ald. Rankin,
THAT consideration of the Manager's report dated October 25, 1976, on Family Housing Proposal Calls - Apartment Form, be deferred to the next meeting of Council to permit the Mayor an opportunity of discussing with Mr. Teron, C.M.H.C., development for co-op housing of the sites referred to in the report.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee on Community Services, October 21, 1976

Cordova House
(Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A to H of the Committee contained in this Clause be approved, after adding the following words to recommendations A and B:

"subject to satisfactory funding from the senior levels of government."

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for October 27, 1976, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4674, BEING A ZONING BY-LAW (Personal Care - Crofton Manor)

MOVED by Ald. Bird,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4674, BEING A ZONING BY-LAW (Personal Care - Crofton Manor) (cont'd)

MOVED by Ald. Bird,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Volrich,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/E Corner McGill and Penticton Streets)

MOVED by Ald. Cowie,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this By-law)

MOTIONS

1. Family Housing

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS housing for families is not sufficiently available in new constructions in all parts of the City;

AND WHEREAS the financing of new residential construction (with respect to the public sector) is primarily the concern of C.M.H.C. and the Provincial Ministry of Housing;

THEREFORE BE IT RESOLVED THAT these senior levels of government be asked to develop criteria which would relate financing to agreed quotas of housing suitable for families in all appropriate modes of house building.

- LOST

(Aldermen Cowie, Harcourt, Marzari, Rankin and Volrich opposed)

A tie vote having resulted, the motion by Alderman Kennedy was declared LOST.

2. Police Department - Courtesy Cars

Alderman Rankin requested and received permission to withdraw his motion as follows:

THAT WHEREAS the Vancouver Police Department has accepted a donation of courtesy cars with advertising from private car dealers;

AND WHEREAS these cars are used by the Police Department and Officers on official duty;

AND WHEREAS circumstances could arise prejudicial to and in conflict with the interest of the general public because of the acceptance of these donations from private car dealers;

AND WHEREAS these private cars carry the advertising of private entrepreneurs, leading members of the general public to believe that the Vancouver Police Department and the City of Vancouver fully and exclusively endorse these private companies;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request the Vancouver Police Commission to order the courtesy cars returned to the private dealers.

(Withdrawn)

- - - - -

The Council recessed at approximately 4:00 p.m. to reconvene 'In Camera' in No. 3 Committee Room.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of October 26, 1976, adopted on November 9, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 614

Streets	From	To
Keefer Street	Main Street	Gore Avenue
Georgia Street	Gore Avenue	270 ft. west
8th Avenue	Prince Edward Street	St. George Street
Sasamat Street	4th Avenue	265 ft. north

Estimated cost: $65,000

WATERWORKS PROJECT 615

10th Avenue	Granville Street	Spruce Street

Estimated cost: $68,000

The Keefer, Georgia and 10th Avenue installations are required to improve local service pressures by replacing old 4-inch cast iron mains of inadequate carrying capacity.

The 8th Avenue and Sasamat installations are needed to improve on-street fire protection by replacing old 4-inch pipe and by grid completion, respectively.

Funds for both projects, totalling $133,000, are available from Waterworks Capital Account #128/7908, 'Uncompleted Design - 1976 Unappropriated'.

I RECOMMEND that Projects 614 and 615 be approved for construction and that the required $133,000 be appropriated for this work from the 1976 Waterworks Capital Budget, Account #128/7908, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lease of Portion of Lane South of McGill East from Penticton Street Abutting Lots 1 and 2 of Lot 829, T.H.S.L., Plan 16357

The City Engineer reports as follows:

"An application has been received from the owner of Lots 1 and 2 of Lot 829, T.H.S.L., Plan 16357, to lease the 10-foot strip of lane north of his property. This 10-foot strip of lane was dedicated at the time Lots 1 and 2 were created and will not be required for lane purposes in the near future, as the 10-foot strips in the balance of the block have yet to be acquired. The applicant wishes to use this portion of lane for rear access to Lots 1 and 2.

I RECOMMEND that the 10-foot strip of lane abutting the northerly limit of Lots 1 and 2 of Lot 829, T.H.S.L., Plan 16357, be closed, stopped up and an agreement, in accordance with the Encroachment By-Law, be entered into giving the owner of Lots 1 and 2 use of the 10-foot strip for access purposes subject to the following conditions:

(a) There be no annual charge for the encroachment.

(b) No structure to be erected on the area."

The City Manager RECOMMENDS that the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 283

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Canadian Telephone Survey of Febrile Respiratory Disease

Your Medical Health Officer reports as follows:

"The Department of National Health and Welfare (Health Protection Branch, Laboratory Centre for Disease Control) has submitted the following protocol for Canadian telephone survey of Febrile Respiratory disease:

Purpose-

To give weekly estimates of the incidence of influenza-like illness in the population and thereby act as a warning system for influenza activity.

Objectives-

To establish a baseline of acute respiratory disease in the population before the start of the influenza season.

To add weekly totals during the season and compare them with the established baseline.

Methodology-

Panels of households would be selected in the following areas:-

St. John's
Halifax
Quebec City
Ottawa
Winnipeg
Saskatoon
Edmonton
Vancouver

- 200 families would be randomly selected in each area from the telephone directory.

Results-

National compilation of results will be made available on a weekly basis through the influenza weekly report.

The Health Department is anxious to participate in this cross Canada reporting system and will derive benefit from the weekly reports of the National compilation of results. The Department of National Health and Welfare requires a contract and is providing $1200.00 to aid in offsetting expenses.

We have successfuly recruited a number of retired health professionals to conduct the survey from their homes on a voluntary basis. There will therefore be no cost to the city in respect of this project.

Because we have been able to obtain the services of volunteers it is proposed to establish in the City's miscellaneous account a discretionary fund of $1, 200 (paid by the department of National Health and Welfare) to enable the Medical Health Officer to cover occasional costs to facilitate all volunteers services.

Continued on Page 2. . . .

Clause No. 1 Continued

Your Medical Health Officer recommends that:

A. the Health Department be authorized to take part in the Canadian Telephone Survey of Febrile Respiratory Disease;

B. the Medical Health Officer enter into a contract with the Department of National Health and Welfare to carry out the survey;

C. Funds in the amount of $1200.00 be authorized for the recognition of volunteer services, at the discretion of the Medical Health Officer, to be offset by the amount of $1200.00 to be received from the Federal Government to cover the volunteer services for the Canadian Telephone Survey of Febrile Respiratory Disease, so that there will be no additional cost to the City.

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 283

BUILDING & PLANNING MATTERS

CONSIDERATION

1. 1435 East 14th Avenue - Development Permit Application #74519 - Apartment Building for Coast Foundation Society

The Director of Planning reports as follows:

"Mr. J.L. Bancroft, Architect, has filed Development Permit Application #74519 on behalf of the Coast Foundation Society, to construct an apartment building containing 17 dwelling units to be used for housing ex-psychiatric patients.

The site is located on the north side of 14th Avenue between Woodland Drive and Clark Drive and is in an RT-2 Two Family Dwelling District. The construction of an apartment building in the RT-2 District is a conditional use requiring the approval of the Director of Planning.

History

City Council on March 23, 1976, approved the sale of the land to the Coast Foundation Society subject to:

'a) price agreed upon by the City

b) obtaining a development permit

c) consolidation of property

d) entering into necessary agreement with respect to easements, bulkheads, etc.

e) entering into agreement providing an option to the City to re-purchase at originally agreed price if development does not commence within two (2) years of date of sale, the date of sale being the date Council approved the purchase price.'

The report dealing with the sale of the land also noted:

'Much of the other land that was once city-owned along this drainage course has been developed under the conditional use provisions of the RT-2 zoning schedule. Physically, these developments fit in very well with the community and it is felt that the proposal of the Coast Foundation could do likewise. However, previous developments include 4 non-profit seniors buildings and one church. For obvious reasons a development housing ex-psychiatric patients may not experience equal community acceptance. As well, parking is perceived to be a problem by the residents of the general area and this, too, could lead to conflict with the community.

The alternative use for this parcel is sale for construction of duplexes. However, taking into account the fact that there are a number of successful RT-2 conditional developments in the community, it is felt this proposal could be appropriate to the area. Questions of appropriateness, parking requirements and so on would be dealt with through the Development Permit process. If, following official notification, the community is strongly against this proposal, then a further report would be forwarded to Council in order that a final decision could be made.'

Cont'd . . .

Clause#1 continued:

Proposed Development

The drawings submitted with the application indicate the form of the proposed development would be as follows:

	Permitted or Required	Proposed
Height	2 storeys plus cellar	2 storeys plus cellar
Yards		
- front	24'	25'
- side (east)	7'	8'
containing angle	135 deg.	134 deg.
- side (west)	7'	9.9'
containing angle	135 deg.	133 deg.
- rear	35'	41'
Daylight access	50/70 deg.	50/70 deg. +
F.S.R.	0.75	0.75
Site Coverage	40%	39.2%
Site Area	10,000 sq. ft.	12,100 sq. ft.
Off-street parking	13	3
Dwelling Unit (minimum size)	400 sq. ft.	369 sq. ft. - 14 units 386 sq. ft. - 1 unit 496 sq. ft. - 2 units

The applicants are requesting a parking relaxation because they state that the occupants would not normally be driving cars.

Design

The Urban Design Panel considered this application at its meeting held on August 19, 1976, noting:

> 'The Panel considered the design too institutional, sterile and dull. The design should have more residential character to blend with the neighbouring buildings. The lack of privacy and proper landscaping were criticised. Use of pitch roof and provision of protection over doors to patios should be some of the improvements to be considered.
>
> Recommendation: That the above be received as a progress report and the design be referred back to the applicant for improvement noting the Panel's comments.'

Notification of Neighbouring Property Owners

213 neighbouring property owners were notified of the proposed development by letter dated August 17, 1976.

62 of the above notified property owners responded indicating their objections. In addition, 37 persons not located in the notification area replied objecting. (See Map - Appendix I)

The form of replies was:

i) 96 names on petition
ii) 15 letters of objection

(NOTE - That the objectors replying by letter also signed the petition)

Cont'd . . .

Clause #1 continued:

Major objections raised included:

security of the neighbouring residents; increased traffic congestion and concern that the Cedar Cottage Area is not suitable for the housing of ex-mental patients.

Social Planning

The Social Planning Department submitted the following after reviewing this application:

'The Coast Foundation has received civic grants for the past three years for various aspects of their service. As the grant applications are reviewed and evaluated by us, we are familiar with the agency and have been impressed by all aspects of its staff, programs, research, administration and community support. The Bute Street apartment block has been operating since 1974 and as far as we can ascertain there have been no problems with the community. I have spoken with Ann Geddes, Co-ordinator of the West End Community Care Team (Mental Health) and Dr. McQueen, Psychiatrist with the City Health Department. Both are extremely supportive of the apartment approach with backup programs as provided by the Coast Foundation. Coast has worked with mental health professionals in screening applicants and in following their progress. No one is accepted as a tenant if they have any criminal, suicidal, alcoholic or drug history.

Evaluations of the effects of this type of apartment living on ex-psychiatric patients were positive and show marked improvement in most tenants. Based on what we know of Coast Foundation and the experience of the Bute Street Apartment Block we strongly recommend approval of this application.'

Following the results of notification, the Social Planning Department also noted:

'Your memo indicates that in response to the notification of property owners 28% replied objecting to the development.

I was able to reach by phone 9 of the objecting property owners. Of that nine, two spoke no English and another one not enough English to understand what I wanted. None of the other six understood accurately the nature of the proposed development. They thought it was to be a Halfway House for persons coming directly from institutions. This is incorrect. The apartment is not a rehabilitation or treatment centre. The residents will have lived in the community for at least 4 years and must not have any history of violence, drugs or alcohol.

A development such as this is bound to raise objections no matter where in the City it is located. Although I sympathize with the property owners who have voiced fears, I think that the best way to alleviate this fear is by integrating the ex-mental patient into the community. Coast Foundation has been operating a similar apartment in the West End for several years without incident. Most of the neighbours in the area do not realize that there is anything 'different' about the Coast tenants.'

Area Planning Committee

The Cedar Cottage Area Planning Office submitted the following summary of a meeting held on July 29, 1976, attended by 6 residents of the Cedar Cottage Area, Planning Department Staff, Mental Health Personnel:

'In conclusion, it was decided by the residents present, that the Coast Foundation Application is opposed by the neighbourhood on the grounds that there are too many other social problems in Cedar Cottage to be resolved before additional social problems can be accepted. Until such time that there is more assistance given to this community to resolve the existing problems, the application is rejected.'

Cont'd . . .

Clause #1 continued:

The Cedar Cottage Planning Office recommended that a final decision regarding this application be referred to Council due to the conflict of inputs, i.e.

i) strong objections raised by local residents
ii) positive support expressed by professional consultants.

The Director of Planning at his meeting of September 20, 1976, indicated that he is prepared to approve this development, subject to design revisions to accommodate the Urban Design Panel's objections, but due to the numerous objections by the property owners and residents of the Cedar Cottage area, this matter is referred to City Council for their consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION

2. 4350 Valley Drive - Development Permit Application #74960

The Director of Planning reports as follows:

"A Development Permit Application has been received from Tusar, Messer, Townley, Matheson, Architects, for Gillespie Investments to construct a townhouse development containing 21 dwelling units.

Site Description

The site is located on Lot 1 at the south-west corner of the CD-1 area which is bounded by Arbutus Street to the east, King Edward Avenue to the north, Valley Drive to the west and Eddington Drive and Yew Street and Nanton Avenue to the south.

History

Following a Public Hearing on September 25, 1969, City Council approved the rezoning of the overall site (including the subject site) bounded by King Edward Avenue, Arbutus Street, Valley Drive, Yew Street and Nanton Avenue from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, "subject to a scheme of development being submitted through the Director of Planning, for approval by Council."

Subsequent to a further Public Hearing on July 18, 1972, City Council amended the CD-1 By-law covering this south-west corner of the site to include a Personal Care Home/Private Hospital. Council at that time by resolution attached a condition 'that the gross floor space ratio for the site not to generally exceed 0.67 with Personal Care Home/ Private Hospital portion of the development not to generally exceed 0.45.'

The site was subdivided into seven lots, providing:

Lot 1 (Subject site)	- 5.4 acres	Personal Care Home & Private Hospital (Medical Services only)
Lot 2	- 7.0 acres	Commercial facilities
Lot 3	- 3.0 acres	Residential
Lot 4	- 4.3 acres	Residential
Lot 5	- 5.7 acres	Residential
Lot 6	- 3.5 acres	City Park
Lot 7	- 5.8 acres	Residential

Cont'd . . .

Clause #2 continued:

A Personal Care Home development has now been completed on the eastern portion of Lot 1.

The applicant does not now wish to proceed with the hospital development and has filed this development permit application to construct a townhouse development on the remainder of Lot 1.

Proposed Development

The applicant's drawings submitted with the application indicate the construction of a two-storey plus cellar townhouse development containing 21 dwelling units and underground parking facilities with access from Valley Drive. The floor space ratio as now proposed on Lot 1, including the Personal Care Home, would be 0.556 (excluding storage)(0.534 for the Personal Care Home building and 0.615 for the proposed townhouse development) in lieu of the previously approved 0.45.

Based on the floor space ratio restrictions as previously approved by Council's resolution on July 18, 1972, the maximum floor area permitted on the remainder of the overall site (lots 2-5 & 7) is 803,154 sq. ft. If the previously approved floor area for the remainder of the site is maintained, the additional floor area proposed by the new townhouse development would increase the floor space ratio on the overall site to 0.69.

Notification

116 neighbouring property owners were notified of the proposed development. 18 of the notified property owners responded indicating their objections. Major objections raised were to the proposed increase in density and the anticipated increased traffic congestion.

Design

The Urban Design Panel considered this application at its meeting held on August 19, 1976 and recommended 'that this design be approved'.

Recommendation

The Director of Planning has reviewed this development permit application and recommends that an amendment be made to Council's previous resolution to permit this form of development on this site, subject to the following conditions:

(a) The gross floor space ratio for Lot 1 to be increased from 0.45 to 0.556 (0.534 for the Personal Care Home building and 0.615 for the proposed townhouse development).

(b) The gross floor space ratio on the overall site (lots 1-5 & 7) be increased from 0.67 to 0.69.

Further, that in consideration of the objections received following notification of neighbouring property owners Council may wish to re-notify the neighbouring property owners and allow for an opportunity for delegations to be heard."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

3. Heritage Building Alterations - Marine Building

The Director of Planning reports as follows:

"An application was made for alterations to the Marine Building on August 5, 1976. The proposed alterations include changes to the exterior of the structure which entail replacing a window on the Hastings Street facade with a door and a small window with a night deposit box. The Marine Building is a designated heritage structure (By-law passed March 1976) and as such any exterior alterations require approval of City Council.

At its September 13, 1976 meeting the Heritage Advisory Committee considered and approved the proposed alterations. They commended the architects 'for their careful consideration in maintaining the architectural character of the proposed exterior alterations on the Hastings façade of the Marine Building.'

The Development Permit Board considered and approved the other proposed changes to the building at its meeting of October 12, 1976.

RECOMMENDATION

It is RECOMMENDED therefore that the proposed alterations for the Marine Building as covered by Development Permit Application #74949 be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

4. Possible Order to Demolish - 821 Drake Street

On October 21, 1975, City Council, when considering the City Manager's report, passed the following motion:

> 'THAT the owners of 821 Drake Street be advised that it is the City's intention to demolish the building at 821 Drake Street and, in this regard, a formal motion be prepared and submitted to Council by the Director of Legal Services.'

On April 27, 1976, Mrs. B. Shillabeer addressed Council and advised of the problem she was having on repairing the premises. After hearing Mrs. Shillabeer, Council resolved:

> 'THAT this whole matter on the condition of 821 Drake Street be deferred for 90 days and therefore no enforcement action be taken by City officials at this time.'

The Director of Permits and Licenses now reports as follows:

> "Reinspection of the building on July 29, 1976, and October 19, 1976 found that the building is still in the same condition but is kept secure. There is no evidence that any alterations or repairs have been made to the building. It is now noted that there has been deterioration to the front and rear porches, pantry and chimney and these should be repaired. It should be pointed out, however, that the repairing of the porches, chimney and pantry would not alleviate the unkempt condition of the building."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION REQUEST: Mrs. B. Shillabeer.

Cont'd . . .

RECOMMENDATION

5. Text Amendment to CD-1 By-law 4918 - Enclave 1, Champlain Heights

The Director of Planning reports as follows:

"On November 25, 1975, Council passed an amendment to the Zoning and Development By-law thereby rezoning Lot 6, D. L. 339, Plan 16028 (Enclave #1) from RS-1 to CD-1. The CD-1 by-law permits one family dwellings and customary ancillary uses including off-street parking subject to such conditions as Council may by resolution prescribe. (See Appendix A for By-law #4918)

The intent of this rezoning was to permit an innovative single family residential development. The project is to be a small lot zero side yard concept developed at higher than normal density.

On August 10, 1976, Council approved the sale of this site to Daon Developments. The proposal submitted with the Daon bid indicated 70 single family homes on small lots.

In order to maximize indoor and outdoor living space in a small lot development care and attention must be given to all aspects of design. One such aspect involves off-street parking requirements.

The developer, in his preliminary development proposal, is proposing a scheme which includes some "tandem" parking. That is, off-street parking where two cars are parked one in front of the other with ingress/egress restricted to the vehicle parked closest to the street. This innovative parking concept permits more efficient use of outdoor living space, facilitates additional on-street parking in a development which includes small mini-lots (30' frontage) without secondary access and generally improves the streetscape by allowing greater variation in unit design.

In order to give the Director of Planning flexibility in the processing of Development Permit Applications and consideration of new concepts it is proposed that the minimum off-street parking requirement for Enclave 1, Champlain Heights be reduced to 1.5 spaces per dwelling unit. It is noted that this does not necessarily mean that the off-street parking requirement will be provided at the minimum.

The Director of Planning RECOMMENDS that the following recommendation be received and the whole matter referred direct to a Public Hearing after a report from the Vancouver City Planning Commission.

THAT the figure "2.0" of Clause 6 of the CD-1 By-law #4918 be deleted and the following figure "1.5" be substituted in lieu thereof."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 283-285

FINANCE MATTERS

RECOMMENDATION

1. Q.E.T. Reorganization

In anticipation of future staff requirements to operate the Orpheum Theatre, the Theatre Manager and the Administrative Analyst have reviewed the administrative operations relating to future Theatre operations. It is their proposal that, until such time as both the Orpheum Theatre and the Q.E.T. are heavily booked, the staff complement be increased by one person. Accommodating this person in the present office space will require some alterations and renovations.

The present organization of the administrative staff, as established in 1963, is shown in the attached appendix. The stenographic position was reclassified in February, 1976, partially as a result of increased responsibilities associated with the Orpheum Theatre opening. At the present time, evening duties in the Theatre are rotated between the Theatre Manager, the Assistant Manager and the senior clerk.

When the Orpheum Theatre has opened, there will be numerous occasions when both Theatres are booked. The provision of adequate staffing to cope with the evening supervisory duties will be critical. It is proposed to increase the complement by the addition of one clerical position at this time so that the new employee will have received adequate training prior to the opening of the Orpheum Theatre. The increased staff level will also be of some assistance to the Theatre Manager during what will be an extremely busy period.

The City Architect advises that the addition of another staff person in the present Theatre Offices will be difficult and aggravate an already inefficient office layout. The office requires extensive alterations which will cost approximately $25,000 based on preliminary investigations.

The Theatre Manager and the Administrative Analyst RECOMMEND:

A. That an additional clerk be added to the complement of the Queen Elizabeth Theatre at an annual cost, including fringe benefits, of $14,000 ($2,300 in 1976), subject to classification by Director of Personnel Services.

B. That the City Architect be authorized to proceed with renovations and alterations to the Q.E.T. office premises at a cost of approximately $25,000.

The Comptroller of Budgets advises that if the above recommendations are approved, source of funds will be Contingency Reserve.

The City Manager RECOMMENDS approval of the foregoing recommendations.

INFORMATION

2. North Fraser Harbour Commission - 1975 Audited Financial Statements

The Director of Finance reports as follows:

"The audited statements of the North Fraser Harbour Commission for the year ended December 31, 1975 have been received and a copy is available in the Director of Finance's office.

The surplus for the year 1975 is reported as $153,359 (1974 - $293,752) which results in retained earnings of the Commission equalling $981,059 after transfer of $200,000 to their reserve for recreation and environment development.

Cont'd . . .

Clause #2 continued:

In 1974 and 1975 City Council along with Burnaby and Richmond came to an agreement with the North Fraser Harbour Commission whereby the Commission allocated $100,000 to their reserve for recreation and environment development and agreed in principle to the requests of the Mayors for the allocation of an additional amount up to $200,000 over the next three to five year period. The Commission has now allocated the entire $300,000 in accordance with their agreement.

The North Fraser Harbour Commissioners in 1975 were declared to be a commission established pursuant to the Harbour Commissions Act, under the corporate name of the North Fraser Harbour Commission, by Federal Order in Council."

The City Manager submits the above report of the Director of Finance for the INFORMATION of Council.

RECOMMENDATION

3. Tenders for City Pound

The Director of Permits and Licenses reports as follows:

"On April 27, 1976 Council approved a report in which it was recommended that Council:

'1) Direct the Supervisor of Property & Insurance to proceed with the survey and re-subdivision of the parcel of land at the north-east corner of Raymur & Malkin for a Pound site and transfer the site to the Pound for the sum of $252,500, the proceeds from the sale of the old site to be applied against this sum.

2) Approve the preliminary budget for the City Pound as revised to $600,650, the additional funds in the amount of $157,650 to be provided in the 1976 Supplementary Capital.'

The design for the new Pound facility at Raymur and Malkin has been completed and public tenders on the work were requested.

The following Contractors submitted tenders:

Dewey DeVries Construction Ltd.	$382,755*
Paramount Construction Co.(1968) Ltd.	$396,562
Dogwood Construction Ltd.	$397,000*
Wales McLelland Construction Co. Ltd.	$399,999*
Manson Bros. Construction Ltd.	$409,596*
Turnbull & Gale Construction Co. Ltd.	$436,487
Bruhn & Jensen Construction Co. Ltd.	$443,149
Hallcraft Construction Co. Ltd.	$459,520

*Hydro connection charge is not included. Some bidders felt that there was some uncertainty about the amount of the B. C. Hydro electrical connection charge, and qualified their bids by specifically excluding it. This does not, however, affect the bidding order, and in the view of the Architect, the Law Department, and ourselves does not constitute sufficient grounds for disqualification.

All tenders were accompanied by the required bid bond.

The total project cost is estimated to be $580,255 as follows:

Land	$118,200
Demolition of existing structures	4,000
Building Contract	382,755
Architect's & Consultants' Fees	36,300
Furniture	16,000
Hydro, Telephone & Communications	14,000
Permits, Legal Notices, Insurance & Misc.	4,000
Contingencies	5,000
	$580,255

Cont'd . . .

Clause #3 continued:

The Director of Finance advises that $600,650 has been provided for in the 1976 Capital Budget. The balance of the funding in the amount of $20,395 is left unallocated, reserved for possible development of the boulevards (one of which is 78' wide) and final completion of the project. This will be the subject of a report to Council at a later date.

It is recommended that Council:

A. Accept the low tender of Dewey DeVries Construction Ltd., and enter into a contract with them in the amount of $387,755, such contract to be satisfactory to the Director of Legal Services.

B. Authorize appropriations totalling $580,255 as defined in the foregoing estimate, from funds previously approved by Council.

C. Approve the return of the bid bonds to the unsuccessful bidders."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 285

A-9

PROPERTY MATTERS

INFORMATION

1. Demolition - 1220 Raymur Avenue

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
1220 Raymur Ave. Lots 1 to 7, Block 117, D.L. 181 South Portion of Warehouse	New Dog Pound	Johnston & McKinnon Demolitions Ltd.

City to Pay	Code No.
$425.00	431/1710

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION."

RECOMMENDATION

2. Burrard Street Widening. 1800 - 1808 West 5th Avenue

The Supervisor of Property and Insurance reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Property & Insurance be instructed to negotiate for properties needed for Burrard Street widening. The owner of Lot 10, except the south 40 feet, Block 267, D.L. 526, Plan 590, being 1800 - 1808 West 5th Avenue has agreed to convey the east seven feet thereof as shown on Plan of Subdivision marginally numbered LE 4424 on the following terms:

(a) Loss of land (560 square feet) $11,200.00

(b) City Engineer to build retaining wall on new property line, relocate existing ornamental iron fence on top of said wall, also relocate small sign.

Recommended that the Supervisor of Property & Insurance be authorized to acquire that portion of the above property required for road purposes as shown on Plan marginally numbered LE 4424 on the foregoing basis, chargeable to Code # 146/5921 "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 285

DISTRIBUTED MONDAY

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

OCTOBER 21, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 21, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Cordova House

The Committee had before it for consideration a Manager's Report dated October 19, 1976 (copy circulated) in which the Supervisor of Property & Insurance reported on the operation of the Cordova House, a "Hard to House' facility, which opened on September 7, 1976. The facility can accommodate 70 persons but at present has 22 residents.

The report pointed out that a current concern is the increasing concentration of people with social-behavioural problems which is developing situations hazardous to both tenants and staff which, together with the level of supervision at Cordova House, requires careful consideration.

The facility presently has nine staff authorized under the Federal-Provincial Partnership agreement. These nine staff serve the housing function of the facility only.

The Supervisor of Property & Insurance also pointed out in the Manager's Report that if it is intended to proceed under the existing concept of providing accommodation for the "Hard to House", with priority given to those having the greatest need, the Health Department advises that it is mandatory that Cordova House be licensed under the Community Care Facilities Act when 15 or more tenants are housed who are receiving social assistance and when this type of supervisory care is provided. Under the Act, 14 staff are required for 70 tenants in addition to administrative and janitorial staff, or a total staff complement of 19 persons.

Appended to the Manager's Report were lists of comparative annual costs for four different concepts of operation of Cordova House, including operating the facility as an Adult Care establishment.

The appendix on this Adult Care type of operation included a statement "details such as staff qualifications, type of care required, medical services, or other additional costs have not yet been determined".

Continued on Page 2. . . . .

Clause No. 1 Continued

Appearing before the Committee on this matter were the Administrative Analyst from the City Manager's office, the Supervisor of Property & Insurance, the Medical Health Officer, the Director of Social Planning, the manager of the Facility, representatives of various social service agencies in the Downtown eastside area, and Mr. David Schreck, Manager of the Vancouver Resources Board.

During discussion, it was pointed out that the facility is filling up with tenants at the usual rate for such an establishment; that a relatively slow moving in rate was also experienced with the Continental Hotel.

The Medical Health Officer pointed out that as some of the new residents in Cordova House are classified as "incontinent", consequently, a more intensified level of care, such as a personal or adult care home, is required, if possible under the existing agreement with the Federal and Provincial agencies.

During discussion, it was noted that the Mayor had already written the Minister of Human Resources requesting his consideration of having Cordova House classified for funding as an Adult Care Facility (letter dated October 18, 1976 appended to the Manager's Report).

Mr. Schreck of the Vancouver Resources Board pointed out that if the Human Resources Department does approve of the facility as a personal or Adult Care establishment, then the Vancouver Resources Board could contribute additional subsidies per resident, depending upon their classification.

The suggestion was made that the Mayor should write the Minister of Housing, whose department is a party to the existing agreement, and request that either the Minister ask C.M.H.C. to honour its commitment to fund the facility as a "Hard to House establishment (the City contracted with the Federal-Provincial Partnership to fund the lodge as a "Hard to House" facility on the basis of full cost recovery to the City from the partnership); or that he (the Minister of Housing) ask the Minister of Human Resources to approve the operation for funding as an Adult Care Facility.

It was noted during discussion that the Premier recently announced increased rates to personal care and private hospitals which could mean additional revenue (subsidies) for residents, depending on their classification or level of care. (Note: Proposal No. 4 has revenue based on 15 residents subsidized to $500.00 per month, 40 at $340.00 per month and 15 at $50.00 per month.)

Details on the rate level, personal care requirements, and number of placements expected would have to be investigated and confirmed, it was noted from Page 3 of the Manager's Report.

The Committee noted that Operating Proposal No. 4, to license the establishment as an Adult Care Facility, seems to come closest to what is required and the observation was made that the deficit involved in such an operation might be reduced by the recently announced increased subsidies for personal care homes.

On the matter of interim operating costs, it was noted that Council, on August 24, 1976, authorized an amount of $23,000.00 from the Contingency Reserve Fund to subsidize staffing and meal service at Cordova House for six months with a review and report back to Council in three months.

Continued on Page 3. . .

Clause No. 1 Continued

Following further discussion and based on a number of procedures proposed by the Director of Social Planning, the Committee

RECOMMENDS

A. THAT Council declare the Cordova House as an Adult Care Facility.

B. THAT there be a minimum of 19 staff assigned to Cordova House.

C. THAT meals be provided three times per day to residents of Cordova House.

D. THAT the City's Property and Insurance Division continue to manage the facility.

E. THAT the Mayor write the Minister of Housing requesting that either the Minister ask C.M.H.C. to honour its commitment to fund Cordova House as an "Adult Care" establishment (i.e. on the basis of full cost recovery to the City from the Partnership) or that the Minister of Housing ask the Minister of Human Resources to approve the operation of Cordova House for funding as an Adult Care Facility.

F. THAT the Manager of the Vancouver Resources Board assist City officials in negotiating the financing for the operation of Cordova House with the Minister of Human Resources in the event that the Federal-Provincial Partnership does not participate financially at a full cost recovery to the City level.

G. THAT the Medical Health Officer take the necessary steps to have Cordova House licensed as an Adult Care Facility.

H. THAT the Supervisor of Property and Insurance report back, as required, on progress on cost-sharing negotiations and the interim financing.

FOR COUNCIL ACTION SEE PAGE(S) 286

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 26, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 26, 1976, at 7:30 p.m., in St. James United Church Hall, 3214 West 10th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich
Alderman Boyce (part of the proceedings only)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Sweeney
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - West Broadway

An application has been received from the Director of Planning to amend Zoning and Development By-law No. 3575 as follows:

A. To Establish Two New District Schedules To Be Known And Described As:

(C-2C) Commercial District
(C-2C1) Commercial District

B. To rezone the following areas whereby:

i) Generally both sides of West Broadway between Trutch and Stephens Streets be rezoned from (C-2) Commercial District to (C-2C) Commercial District, commonly known as the core area.

ii) Generally both sides of West Broadway between Stephens and Larch Streets;

AND

Generally both sides of West Broadway between Collingwood and Trutch Streets;

be rezoned from (C-2) Commercial District to (C-2C1) Commercial District. Both are commonly known as the fringe areas.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

cont'd.....

Rezoning - West Broadway (cont'd)

The Director of Planning submitted the following amendments to the (C-2C) and (C-2C1) Commercial District Schedules approved by Council on July 27, 1976 and recommended they be approved:

1. Subsection B of Section 1 - Conditions of Use - be amended by deleting all the words after "facilities" and substituting in lieu thereof the following "a restaurant and the display of flowers and small plants or a gasoline service station (subject to the provisions of Section 11(10) of this By-Law.)"

2. Clause (b), Subsection A of Section 1 be deleted and the following substituted in lieu thereof:

   "in all cases there shall be provided an uninterrupted building frontage along the street, except in the case where shopping or pedestrian courtyards or other features benefiting pedestrian character are provided."

3. Subsection F of Section 1 be amended by deleting the word "height" in the fourth line and deleting the word "on" and substituting the word "along" in lieu thereof in the fifth line.

4. Subsection A of Section 2 be amended by deleting the words "retail on premises" immediately after the words "Stamp Shop (rubber and metal) and" and substituting in lieu thereof the words "must include retailing on the premises."

The Mayor requested the Clerk to read the Agenda for the information of those present.

Ms. J. Hlavach, Area Planning Division reviewed the proposed C-2C and C-2C1 Commercial District Schedules. A comparison of differences between the C-2, C-2C and C-2C1 District Schedules was distributed at the meeting (copy on file in the City Clerk's office).

The Mayor read a letter dated October 21, 1976 (on file in the City Clerk's office) from Mr. G. Wilson, representing May Enterprises Ltd., owners of the building at 2736 West Broadway, opposing the proposed rezoning to allow residential as the only use on the third floor subject to the lower floor being retail as this is inappropriate for a building whose total use, including the proposed third floor, is intended as a medical/dental facility.

Mrs. E. Atkinson, property owner stated that consideration should be given to the hours of business of the ground floor retail and the traffic of the area as they would affect the proposed residential component.

Mr. Colin Landie requested that consideration be given to approving only establishments which would not generate undesirable noise from customers and related traffic in the early morning hours. He realized that this was not only a zoning problem.

Mr. J. Moore felt that a medical/dental building should be an allowed use under the proposed zoning as it falls into the category of catering to the needs of local residents.

Mr. D. Kerr enquired as to what provision there would be for banks, trust companies, insurance and real estate agencies on the ground floor, as they also serve the needs of local residents.

cont'd.....

Rezoning - West Broadway (cont'd)

MOVED by Ald. Rankin,
THAT the application of the Director of Planning to amend the Zoning and Development By-law be approved, including the recommended amendments put forward this day by the Director of Planning subject to small medical/dental offices primarily catering to the needs of the district residents being permitted on the ground floor under Section 2A of the District Schedules as a conditional use.

- (amended)

(At this point in the proceedings, Ald. Boyce joined the meeting)

MOVED by Ald. Sweeney,
THAT small offices, primarily serving the needs of the district residents, for banks, credit unions, insurance agencies, real estate agencies and trust companies, be added under Section 2A of the District Schedules as uses which may be permitted subject to approval by the Director of Planning.

- CARRIED

(Ald. Cowie, Harcourt and Kennedy opposed)

MOVED by Ald. Volrich,
THAT the Director of Planning consider permitting other uses on the third floor in cases where residential is inappropriate or impractical.

- CARRIED

(Ald. Kennedy opposed)

The Amendments having carried, the motion as amended and reading as follows, was put and CARRIED:

THAT the application of the Director of Planning to amend the Zoning and Development be approved, including the recommended amendments put forward this day by the Director of Planning, subject to small offices, primarily catering to the needs of the district residents, for

- banks
- credit unions
- insurance agencies
- medical/dental facilities
- real estate agencies
- trust companies

being added under Section 2A of the proposed District Schedules as uses which may be permitted on the ground floor subject to approval by the Director of Planning; and the Director of Planning considering uses other than residential being permitted on the third floor where residential appears to be inappropriate or impractical.

- CARRIED

(Ald. Kennedy opposed)

(Council excused Ald. Boyce from voting as she was not present for the Planning Department's review of the application or for the representations from the public).

cont'd.....

COMMITTEE OF THE WHOLE

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Volrich
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the by-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8.35 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 26, 1976, adopted on November 9, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 28, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 28, 1976, at 7:30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

ABSENT: Alderman Cowie

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - West Side of Renfrew Street Between East 1st and East 2nd Avenues

An application has been received from Mr. Frank Musson, Architect on behalf of Kelly Douglas and Company Limited, to rezone Lots A, 25-27, Block 48, Section 32, T.H.S.L., being the west side of Renfrew Street between East 1st and East 2nd Avenues.

FROM: (RS-1) One-Family Dwelling District, and
(C-1) Commercial District

TO: (CD-1) Comprehensive Development District

The (CD-1) By-law restricts the form of development as follows:

1. USES: Supermarket
And Customarily Ancillary Facilities including Off-Street Parking and Loading.

2. FLOOR SPACE RATIO: Shall in no case exceed 0.275

3. HEIGHT: Shall not exceed 1 storey nor 28 feet as measured from the average building grade of East 2nd Avenue as determined by the City Engineer.

4. OFF-STREET PARKING: 108 spaces shall be provided.

5. OFF-STREET LOADING: Shall be provided in accordance with Section 13 of the Zoning and Development By-Law No. 3575.

And subject to the following:

i. The detailed scheme of development shall first be approved by the Director of Planning following further advice from the

Cont'd . . .

Urban Design Panel having due regard to the overall design, provision and maintenance of landscaping, screening, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment.

ii. That vehicular ingress and egress, off-street parking and loading be provided satisfactory to the City Engineer.

iii. That the existing lane be relocated as detailed in Appendix E of the September 30, 1976 report and be dedicated to the City.

iv. That the necessary retaining walls be provided at the expense of the owners adjacent to the relocated lane.

v. Prior to the approval of the Development Permit Application, the owner shall consolidate the total site as one and so register in the Land Registry Office.

Mr. H. Schesser, Planning Department, explained the proposed development in detail for the information of the meeting. He advised that following meetings with the applicant, the City Engineer recommends that the ingress to the parking lot from East 2nd Avenue be used only for the purpose of truck loading and unloading.

The Mayor called for speakers for or against the application and representations were received from the following:

- Mr. A.A. Fiddes, 2802 East 1st Avenue, presented a petition signed by ten residents from the 2800 Block East 1st and 2nd Avenues. The petitioners felt taking more property in the block for commercial zoning and leaving the remainder residential was unfair and would result in a deterioration of property values, and therefore they recommended the remainder of the block be purchased by the developers or, alternatively, the entire block be rezoned Commercial.

- Mr. T. Grippo, 2858 East 2nd Avenue presented a brief and petition with 49 signatures opposing the encroachment of commercial zoning into a residential area and the resultant loss of three single family homes which would be demolished if the development went ahead. If the existing supermarket building was enlarged down the block on East 2nd Avenue, approximately half the houses on the opposite side of East 2nd Avenue would have their view blocked; however, if the existing rundown building was demolished and a new store built on Renfrew between 1st and 2nd Avenues, residents would not object to a parking area for shoppers in front of their homes.

- Mr. M. Kowalchuk, 2838 East 2nd Avenue, also addressed Council and expressed opposition to any building on East 2nd Avenue. Long term residents had sufficient faith in their neighbourhood to approve a community centre and local improvement; they did not want creeping commercialization in the area.

- Mr. G. Arnold Birks, for Kelly Douglas and Company Limited, relating the history of the existing store at 2nd Avenue and Renfrew Street stated the Company was not involved in the area until the Economart organization was purchased two years ago and the redevelopment of the store at Renfrew Street and 1st Avenue became a top priority. It was proposed to increase the present shopping area from 16,000 square feet to 23,000 square feet by the addition of 83 feet to the store exterior. Another store, operated by Kelly Douglas at 1st Avenue and Commercial Drive would be closing in December and it was hoped a larger and more efficient supermarket at 1st Avenue and Renfrew Street would provide improved merchandising service for the neighbourhood.

Cont'd . . .

Rezoning - West Side of Renfrew Street Between East 1st and East 2nd Avenues (Cont'd)

- Mr. Frank Musson, Architect for the applicants also spoke.

The Director of Planning and Assistant City Engineer, Traffic Division, answered questions from Council on the proposal.

MOVED by Ald. Kennedy,
THAT the rezoning application be approved subject to the conditions set out by the Director of Planning. (lost)

(Aldermen Bird, Boyce, Harcourt, Marzari, Rankin, and Volrich opposed.)

MOVED by Ald. Bird (in amendment),
THAT the following be added to Alderman Kennedy's motion:

"and subject to the proposed structural expansion taking place to the north of the present building on the site".

- LOST

(Aldermen Harcourt, Kennedy, Marzari, Rankin, Sweeney, and the Mayor opposed.)

The Amendment having lost, the Motion of Alderman Kennedy was put and Lost.

2. Text Amendment to Schedule E - Building Lines - Part II Both Sides of Joyce Street Between Euclid and East 41st Avenues

An application has been received from the Director of Planning requesting a text amendment to Schedule E - "Building Lines - Part II" to establish a building line on the properties on both sides of Joyce Street between Euclid and East 41st Avenues for future street widening.

Council was advised an 80 foot street allowance is required for four lanes plus a left turn bay on either side of Kingsway. Approximately 60% of the required widening between Euclid and East 41st Avenues has been obtained.

The Vancouver City Planning Commission and the Director of Planning recommended approval.

Mr. L.B. Adams, speaking on behalf of Joyce Street residents, presented a brief and a petition containing 42 signatures opposing further widening on Joyce Street and expressing concern about the present heavy volume of traffic, particularly truck traffic. Residents invited members of Council to tour the area and requested that they be kept informed of any changes affecting Joyce Street.

Responding to questions on parking restrictions Mr. R.C. Gascoyne, Assistant City Engineer, Traffic Division, agreed it might be necessary to restrict parking on Joyce Street, if the volume of traffic necessitated such a move. He pointed out the road was presently a four lane City arterial and the new building line was required to establish a left-turn bay at Kingsway.

MOVED by Ald. Kennedy,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero, Pendrell and Nicola Streets

An application has been received from the Director of Planning to rezone the block bounded by Davie, Cardero, Pendrell and Nicola Streets, which contains Gabriola Mansion, designated a Heritage building.

FROM: (RM-4A) Multiple Dwelling District

TO: (WED) West End District

as follows:

Cont'd . . .

Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero, Pendrell and Nicola Streets (Cont'd)

A. That the block bounded by Davie, Cardero, Pendrell and Nicola Streets be rezoned from (RM-4A) Multiple Dwelling District to (W.E.D.) West End District.

B. To amend the West End Official Development Plan so as to restrict the form of development to the floor space ratio and units per acre shown on the map below.

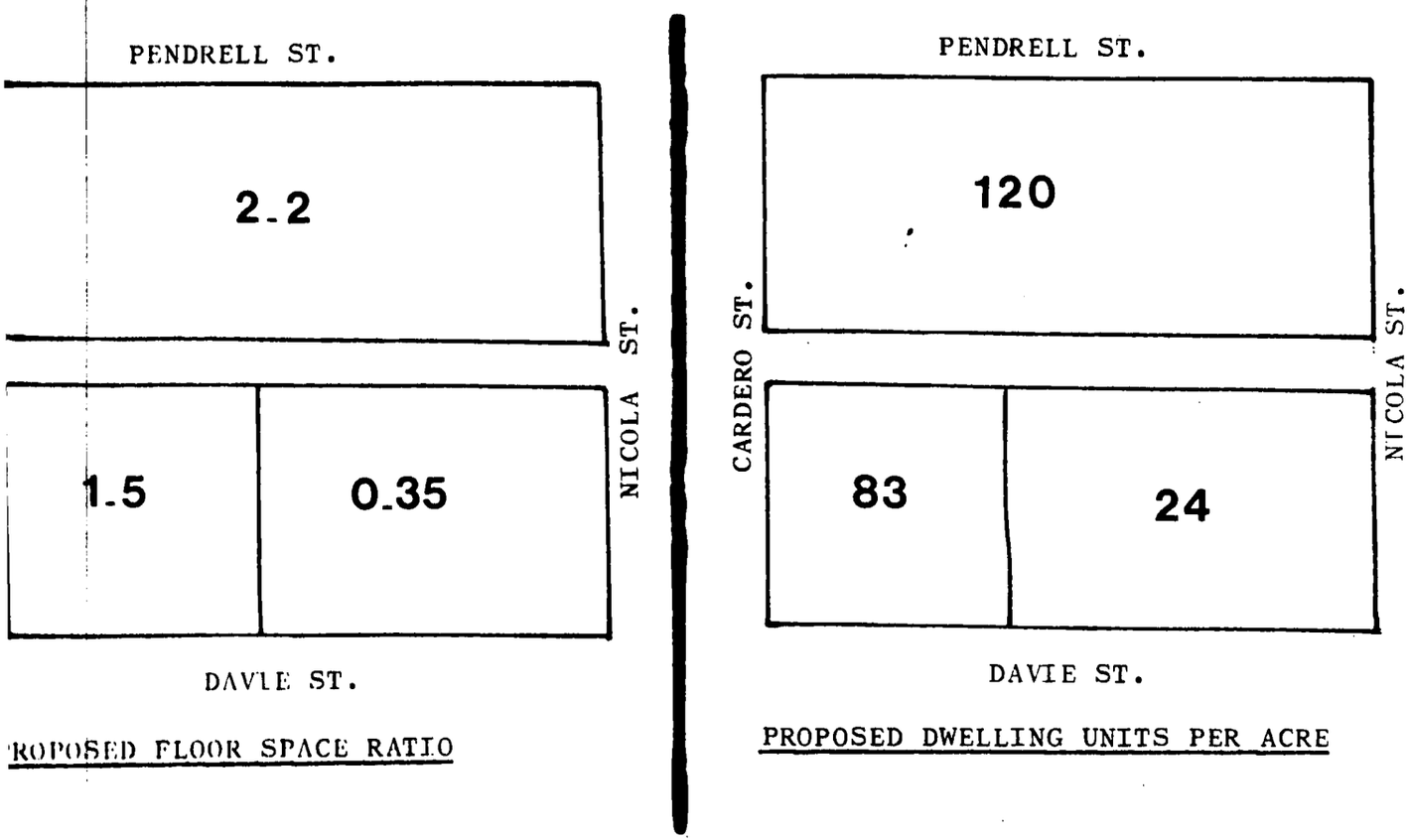

PROPOSED FLOOR SPACE RATIO

PROPOSED DWELLING UNITS PER ACRE

C. To further amend the West End Official Development Plan by establishing a new use - "Commercial in Heritage Buildings" - as follows:

"Commercial in Heritage Buildings: The Development Permit Board may, at its discretion, permit commercial use (e.g. restaurant) in Designated "A" Heritage Buildings."

D. Any consequential amendments.

E. To repeal the (RM-4A) Multiple Dwelling District Schedule from the Zoning and Development By-Law No. 3575.

The application was approved by the Vancouver City Planning Commission and the Director of Planning.

The Mayor called for speakers for or against the application and Mr. P.R.U. Stratton addressed the Council and presented a brief on behalf of the Save Our Parkland Association opposing the rezoning of the block.

The Association's brief proposed that, after rezoning the whole block to a floor space ratio of 1.5 to conform with the surrounding area, the whole of the southerly half-block be donated by Dominion Construction to the City and in return the development rights for the whole half block to the south be transferred to the northerly block; that the Angus Apartments be leased by the City to Dominion Construction and the Company be granted a concession for a nominal fee to operate Gabriola Mansion as a restaurant.

Cont'd . . .

Rezoning - Gabriola Mansion - Block Bounded by Davie, Cardero, Pendrell and Nicola Streets (Cont'd)

MOVED by Ald. Volrich,
THAT the rezoning application by the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the relevant by-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:05 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 28, 1976, adopted on November 9, 1976.

A. Phillips
MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 9, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Alderman Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: M. Kinsella.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird
SECONDED by Ald. Harcourt
THAT the Minutes of the following meetings be adopted:

Special Council (Court of Revision)	-	October 21, 1976,
Regular Council (Except 'In Camera)	-	October 26, 1976,
Special Council (Public Hearing)	-	October 26, 1976,
Special Council (Public Hearing)	-	October 28, 1976.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Report of Vehicles for Hire Board
(October 7, 1976)
(Clauses 1 and 2)

On October 19, 1976, Council deferred consideration of the following clauses in the report of the Vehicles for Hire Board, dated October 7, 1976, to permit Mr. H. Jardine of the Greater Vancouver Driver Training Association to make representation.

Cont'd...

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Report of Vehicles for Hire Board
(October 7, 1976)
(Clauses 1 & 2) (Cont'd)

Greater Vancouver Driver Training Association:
License Application
(Clause 1)

At its meeting on October 7, 1976, the Vehicles for Hire Board considered an application by the Greater Vancouver Driver Training Association for an additional license for a Driving Instruction Cab. Following consideration of a report from the Director of Permits and Licenses, the Vehicles for Hire Board resolved:

'THAT the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved.'

Mr. Jardine addressed Council and referred to a letter, undated, which had previously been circulated to Members of Council setting forth his arguments why an additional Driving Instruction Cab should be granted to his Association. Mr. Jardine advised that his Association has classrooms; however, these are located five blocks away from the main office. These classes are carried on in the evenings, outside of regular office hours.

MOVED by Ald. Rankin
THAT Council approve the resolution of the Vehicles for Hire Board - 'that the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved'.

- CARRIED UNANIMOUSLY

Van-City Driving Schools: Request to Re-instate
Section 28 (1) (d) Vehicles for Hire By-law.
(Clause 2)

At its meeting on October 7, 1976, when considering the request of Van-City Driving Schools to re-instate Section 28(1) (d) Vehicles for Hire By-law, the Vehicles for Hire Board recommended:

" A. THAT Section 28 (1) (d) of the Vehicles for Hire By-law be re-instituted, as amended, to read as follows:

'Every driving school cab shall, while in use, be occupied only by the instructor and the pupil, except that in the case of a student from any high school or other group or organization receiving instruction, three additional students from that school, group or organization may be passengers in the cab.'

B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law."

Mr. Jardine spoke against this recommendation as he considers a student should have freedom to choose whether he wishes to share his training vehicles with another student or students. Mr. Jardine does not consider that sharing a training vehicle would be detrimental to the instruction process

MOVED by Ald. Rankin
THAT the recommendations of the Vehicles for Hire Board be approved.

- CARRIED

(Ald. Bird opposed)

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

2. 1435 East 14th Avenue - Development Permit Application #74519 - Apartment Building for Coast Foundation Society

On October 25, 1976, Council resolved:

'THAT consideration of this clause be deferred to the next meeting of Council at which time Council hear representations from interested residents. In the meantime, copies of this clause of the Manager's report dated October 22, 1976, be distributed to residents through the Cedar Cottage Planning Office.'

Representations were heard from the following:

Mr. M. Hill - resident of the area, stated that residents met with Coast Foundation representatives and explained why they felt they could not have another social facility in the area at the present time because of existing facilities causing social problems. He stated that, in his opinion, the residents did not have sufficient information on the follow-up services which the Coast Foundation would provide to this facility. The residents of the area would favour development of this site with family or social housing.

Mr. R.F. Long - resident of the area, submitted a brief commenting on various aspects of the Manager's report dated October 22, 1976. He advised that a number of residents re-canvassed the area, and the results obtained were overwhelmingly opposed to the development. The brief also stated that all residents of the community, owners and tenants alike, should have their objections considered. Mr. Long agreed with the Area Planning Committee that there are too many social problems in Cedar Cottage to be resolved before additional social problems can be accepted.

Mr. S. Wells - a member of the Christian Brethren Gospel Hall, filed a brief on behalf of the congregation. The brief stated that the Coast project, in the view of the Brethren, would have an adverse effect upon future work, for the following reasons:

1. The safety of the Sunday School children, and adults attending evening services;
2. The psychological effect upon older people who frequently attend;
3. The parking facilities are very limited, with already two church congregations in the immediate area;
4. Previous experience with this type of patient in the past years.

Mr. E. Wilson - a representative of Lyons-Soroptomist Manor, posed a number of questions about the proposed development. These questions were answered by Mr. Foresgren of the Coast Foundation. He advised that the residents will be mainly middle-aged and older people, all of whom have a history of institutionalization. However, 60% of the proposed residents are presently living in the Cedar Cottage area. Supervision of the residents will be provided by a resident manager. In addition there will be a co-ordinator for social and other activities.

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

1435 East 14th Avenue - Development
Permit Application #74519 - Apartment
Building for Coast Foundation Society (Cont'd)

Mrs. M. Le Brun - resident of the area, submitted and read a letter reiterating the views of previous delegations that too many social problems and social services already exist in the community and, therefore, Council should not approve any further facilities of this nature.

Mr. H. Conesa - resident of the area, filed and read a brief in which he stated that dissemination of information relating to the project had been very poor. One of the problems is that a number of the property owners speak very little English and, therefore, would have difficulty learning of the proposed project.

Mr. Foresgren - Coast Foundation agreed that dissemination of information on this project had not been well-handled. His Foundation is attempting to offer improved housing to people who cannot afford to live in the community without the help of the Foundation. Very few of the residents would be on heavy medication and, in fact, most of them have lived in the community for a number of years.

Mrs. Simatas - Cedar Cottage Planning Advisory Committee, said the problem was the lack of information available to the residents of the community.

MOVED by Ald. Kennedy
THAT the Director of Planning be requested to approve Development Permit Application #74519, to permit the Coast Foundation to construct an apartment building at 1435 East 14th Avenue.

- (carried unanimously)

MOVED by Ald. Boyce
THAT consideration of the Manager's Report dated October 22, 1976, be deferred to a later meeting of Council to provide an opportunity for the Planning Department and representatives of the Coast Foundation to meet with the community.

- LOST

(Ald. Bird, Harcourt, Kennedy, Marzari, Sweeney and Rankin opposed)

The motion to defer having lost, the motion by Alderman Kennedy, was put and CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Planning Department, representatives of the Coast Foundation, and the Local Area Planning Advisory Committee, hold an Information Meeting in the community to better inform the residents about this proposed development.

- CARRIED

(Ald. Kennedy opposed)

The Mayor suggested to the Director of Planning that, in future, when there is a forthcoming contentious development issue, he make an early submission to the appropriate committee of Council for information and prior discussion.

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

3. 4350 Valley Drive -
Development Permit Application #74960

Council, on October 26, 1976, deferred to today's meeting, a motion by Alderman Bird to approve the recommendation contained in the above clause of the Manager's Report (Building & Planning) dated October 22, 1976, to hear representations from interested residents.

Mr. Ken Gillespie, President of Gillespie Investments, developers of the project, advised that this project has been developed in consultation with the Planning Department. He feels the development is of high calibre, similar to Arbutus Gardens, which his Company also developed.

Alderman Sweeney stated he had discussed this proposed development with residents of the area and they have no strong objection to the proposal. Their only concern is that as many as possible of the trees on the property be preserved. Mr. Gillespie replied that all those trees that are healthy and can be safely left on the property will be retained.

The deferred motion by Alderman Bird to approve the recommendation contained in this clause of the Manager's Report dated October 22, 1976, was put and CARRIED UNANIMOUSLY

4. Family Housing Proposal Calls
Apartment Form.

On October 26, 1976, Council deferred to today's meeting, the above clause in the Manager's Report dated October 25, 1976, to permit the Mayor an opportunity of discussing the development for co-op housing of the sites referred to in the report, with Mr. Teron of C.M.H.C. in Ottawa, and report back.

The Mayor advised he had met with senior officials of C.M.H.C. who indicated they would investigate this matter and advise him of their findings. He will meet on Wednesday, November 10, 1976, with local representatives of C.M.H.C., when he expects to receive a decision on development for co-op housing on the sites referred to in the Manager's report of October 25, 1976.

The Mayor further advised that he had been assured by C.M.H.C. officials that the R.R.A.P. program will not be discontinued. The problem is that R.R.A.P. funds for 1976 have been exhausted but the program will be re-funded for 1977. In addition, the request of the City that the National Housing Act be amended to permit Downtown Eastside Hotels to be treated as apartment buildings for N.I.P. purposes, has been approved. The necessary legislation has been drafted and it is expected that, within a year, the required amendment to the National Housing Act will be approved.

MOVED by Ald. Bird
THAT consideration of the Manager's report dated October 25, 1976, on Family Housing Proposal Calls - Apartment Form, be deferred to the next meeting of Council to permit the Mayor an opportunity to report back on his meeting with local representatives of C.M.H.C.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

5. Capital Grant Request from
Y.M.C.A. for Langara Property.

On April 6, 1976, City Council deferred the report of the Standing Committee on Finance and Administration dated March 25, 1976, regarding a grant request from the Y.M.C.A. for $333,000 spread over three years for construction of their "Family Y Project" on the lands purchased by the Y.M.C.A. from the City in Langara, until after completion of the annual budget.

Representatives of the Y.M.C.A. requested to appear before Council this day to discuss their grant request.

MOVED by Ald. Kennedy
THAT representations from the Y.M.C.A. be heard this day.

- CARRIED UNANIMOUSLY

Representatives of the Y.M.C.A. addressed Council and submitted a brief outlining the proposed "Family Y Project" at Langara.

MOVED by Ald. Volrich
THAT Council recommend to subsequent Councils that a grant of $333,000 to the Y.M.C.A. "Family Y Project" at Langara, be approved, on the basis of one-third of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

CITY MANAGER'S REPORT & DELEGATIONS

Building & Planning Matters
(November 5, 1976)

Liquor Permit Application
700 Dunsmuir Street.
(Clause 3)

Council varied the Agenda to hear representations from Mr. D. Murphy and Mr. D. McGarvie on the Liquor Permit Application for 700 Dunsmuir Street. Mr. Murphy and Mr. McGarvie stated they were not opposed to the liquor permit application for 700 Dunsmuir Street. Their concern was why an applicant for a Neighbourhood Pub is required to pay for a referendum in the area before the application is considered. They indicated they were advised that even if the referendum received the required 60% or more approval, there was no guarantee that Council would grant the permit.

It was explained to Mr. Murphy that applications for Neighbourhood Pubs most go to referendum but that liquor permit applications to operate a lounge or cocktail bar in conjunction with a restaurant do not carry this requirement.

Cont'd....

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Liquor Permit Application
700 Dunsmuir Street
(Clause 3) (Cont'd)

MOVED by Ald. Rankin
THAT the application by Mr. George Pitman, for Development Permit No. 75744, to use a portion of the main floor of the existing building at 700 Dunsmuir Street, as a cocktail lounge, be approved.

- CARRIED UNANIMOUSLY

- - - - - -

The Council recessed at 3.50 p.m., and, following an 'In Camera' meeting in Committee Room #3, reconvened in open Council in the Council Chamber at 4.30 p.m., with the same members present.

COMMUNICATIONS OR PETITIONS

1. Library Grant from
Koerner Foundation

The City Clerk, in a memo dated November 1, 1976, advised that the Leon and Thea Koerner Foundation has approved a grant to the City Archives of $1500 to assist with up-dating the Archives Library System.

MOVED by Ald. Bird
THAT the communication from the City Clerk, dated November 1, 1976, be received and a letter of appreciation from Council be sent to the Leon and Thea Koerner Foundation.

- CARRIED UNANIMOUSLY

2. Planning Department Staff:
Heritage Matters.

Before considering this communication, dated October 29, 1976, from the Heritage Advisory Committee, Council noted a further letter, dated November 9, 1976, from the Committee withdrawing the original letter. In addition the Heritage Advisory Committee expressed support of the recommendation of the Planning and Development Committee that the Heritage Staff position in the Planning Department be extended for a further year.

MOVED by Ald. Harcourt
THAT the letter from the Heritage Advisory Committee, dated October 29, 1976, be withdrawn and the letter dated November 9, 1976, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Immigration Building -
Foot of Burrard Street

The Park Board, in a letter dated November 3, 1976, advised of the following excerpt of the Board meeting of November 1, 1976:

"Commissioner Gibson reported that the old Immigration Building at the Foot of Burrard Street is being torn down and this would be an excellent site for a waterfront park.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to advise Marathon Realty this site should be designated as a waterfront park site.

- Carried."

MOVED by Ald. Marzari
THAT the communication from the Park Board, dated November 3, 1976, be received.

- CARRIED UNANIMOUSLY

4. Formation and Recognition of the New
Champlain Heights Planning Advisory Committee

Council had for consideration a letter from Mr. Egil Lyngen the Acting Interim Chairman, Champlain Heights Planning Advisory Committee requesting the following:

1. The original Planning Advisory Committee did have support and mandate from the present Council. We ask Council to recognize the new Planning Advisory Committee, and to make provision for Civic staff to continue meeting with the Committee.
2. An election of chairman, vice-chairman and secretary is planned within one month, and we ask Council for comments or recommendations pertaining to this upcoming election.

MOVED by Ald. Rankin
THAT the letter and Revised Draft Terms of Reference from the Champlain Heights Planning Advisory Committee, be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

5. Changes in Transit Fares and Zones

B.C. Hydro and Power Authority submitted a letter informing of adjustments to transit fares and transit zones for both urban and P.S.L. operations, effective November 8, 1976.

MOVED by Ald. Bird
THAT the communication from B. C. Hydro and Power Authority, dated October 29, 1976, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Demolition of Buildings - Gastown Piers.

Vancouver City Planning Commission advised, in a letter dated November 4, 1976, that at its meeting on November 3, 1976, the attention of the Commission was drawn to the fact that demolition of some structures on the Gastown Piers may be imminent. Those referred to are the two piers located at the foot of Columbia Street and the one at the foot of Carrall Street. The Commission unanimously passed the following resolution:

"THAT as the Commission understand that demolition of some of the structures on the Gastown piers is imminent, the Commission respectfully requests that Council recommend that the Director of Planning be asked to report as soon as possible on what current and future plans exist for the waterfront area of Water and Alexander Streets, including the piers."

MOVED by Ald. Kennedy
THAT the communication from the Vancouver City Planning Commission, dated November 3, 1976, be received and referred to the Director of Planning for report.

- CARRIED UNANIMOUSLY

7. Advance Poll Voting for the Disabled

Alderman Harcourt submitted a memorandum to Council putting forward a request from SPARC of B.C. that Council make arrangements with the Returning Officer to allow the disabled to vote in the Advance Poll in this year's Civic election. The reasons for the request are:

1. Many polling stations are architecturally inaccessible for the disabled. The Advance Poll site is accessible.

2. Disabled persons have difficulty obtaining transportation - going in a group to one central polling station is preferable to each person calling a Lion's Easter Seal Bus separately and going to their own district polling station. There are not enough Lion's Easter Seal Buses to go around.

The City Clerk reported orally that the City Charter directs who may vote at the Advance Poll. Those persons are those who expect to be out of the City on Election Day or expect to be in hospital. In any event, special arrangements should be made for such volume voting and no special arrangements have been made at the Advance Poll which opens tomorrow.

MOVED by Ald. Harcourt,
THAT the Director of Legal Services be instructed to seek a Charter amendment which would permit the physically handicapped, who experience considerable difficulty gaining access to regular polls, to vote in the Advance Poll for future Civic Elections.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 5, 1976

Works & Utility Matters
(November 5, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Extension of Burrard Street Outfall
Cl. 2: Lane West of Lincoln Street - 43rd to 45th Avenues
Cl. 3: Tenders for District Works Yard - Victoria Drive and Commissioner Street
Cl. 4: Tender - Mercury Vapour and Metal Halide Street Lighting Luminaires

Extension of Burrard Street Outfall
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Lane West of Lincoln Street -
43rd to 45th Avenues.
(Clause 2)

Council noted a delegation request from Mr. T. F. Scott with respect to this clause.

MOVED by Ald. Harcourt
THAT consideration of this clause be deferred to a night meeting of Council to permit Mr. Scott an opportunity to appear before Council.

- CARRIED

(Ald. Bird, Kennedy and Rankin opposed)

Clauses 3 and 4.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(November 5, 1976)

Knight Clinic
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(November 5, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Strata Title Application - Conversion 1820 Bayswater
Cl. 2: Development Permit Application - 3200 East 54th Avenue (Champlain Mall)
Cl. 3: Liquor Permit Application - 700 Dunsmuir Street
Cl. 4: Rezoning Application - 3124 Vine Street
Cl. 5: Non-Market Enclaves - Phase I, Champlain Heights

Strata Title Application -
Conversion 1820 Bayswater.
(Clause 1)

MOVED by Ald. Cowie
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application -
3200 East 54th Avenue (Champlain Mall)
(Clause 2)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 3 see page 7.

Rezoning Application -
3124 Vine Street.
(Clause 4)

MOVED by Ald. Volrich
THAT consideration of this clause be deferred, to permit Mr. Horvath an opportunity to appear as a delegation as requested.

- CARRIED UNANIMOUSLY

Non-Market Enclaves -
Phase I - Champlain Heights
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(November 5, 1976)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Fire Department Staffing
Cl. 2: West End Community Centre and Ice Rink - 1976 Budget Adjustments and Classification Recommendations
Cl. 3: West Health Unit Sub Office - 3998 Main Street
Cl. 4: Charter Amendments (1) Indemnification of Legal Expenses, Police Officers (2) Candidate Disqualification (3) Filing Statement
Cl. 5: Grandview Community Centre Funding
Cl. 6: Investment Matters (Various Funds) September, 1976
Cl. 7: Increase in Fees - Tax Roll Searches
Cl. 8: Auto Towing Contract
Cl. 9: Grant to City of Vancouver Public Housing Corporation
Cl. 10: Revision of License Fees for 1977

Fire Department Staffing
(Clause 1)

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 & 3.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Charter Amendments:
1) Legal Expenses, Police Officers,
2) Candidate Disqualification,
3) Filing Statement.
(Clause 4)

MOVED by Ald. Bird
THAT recommendations 'B' and 'C' of the Director of Legal Services, contained in this clause of the City Manager's report, be approved;

FURTHER THAT the Director of Legal Services be instructed to seek the following Charter amendments:

(i) The Charter presently provides for Council, in its discretion, to indemnify police officers for any legal expenses incurred as a result of any civil or criminal proceeding brought against them.

The new Police Act provides for a new inquiry procedure which is almost as formal as a criminal proceeding and it is almost mandatory for the "accused" officer to obtain legal assistance.

The Police Board has asked that this category of proceeding be added to the existing discretionary power held by Council.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(November 5, 1976) (Cont'd)

Charter Amendments:
(Clause 4) (Cont'd)

(ii) An amendment to Section 38(d) of the Charter to bring the disqualifications into line with the qualifications under Section 37 respecting electoral offices for Mayor and Aldermen.

- CARRIED UNANIMOUSLY

Grandview Community Centre Funding
(Clause 5)

MOVED by Ald. Volrich
THAT recommendation (1) of the Director of Finance, as contained in this clause be approved;
FURTHER THAT recommendation (2) of the Director of Finance be deferred until the results of the 1977-81 Five-Year Plan Plebiscite are known.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)
September 1976.
(Clause 6)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 7 and 8.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 7 and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant to City of Vancouver
Public Housing Corporation
(Clause 9)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(November 5, 1976) (Cont'd)

Revision of License Fees for 1977.
(Clause 10)

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- (amended)

MOVED by Ald. Rankin (in amendment)
FURTHER THAT annual liquor premises license fees be increased by a minimum of $20.00 per category.

- (lost)

(Ald. Cowie, Kennedy, Sweeney, Volrich and the Mayor opposed)

A tie-vote resulted and, therefore, the amendment was declared LOST.

MOVED by Ald. Cowie (in amendment)
FURTHER THAT annual liquor premises license fees be increased by a minimum of $10.00 per category.

- CARRIED

(Ald. Kennedy, Sweeney and Volrich opposed)

MOVED by Ald. Harcourt
THAT this clause in the Manager's report be deferred to the Standing Committee on Finance and Administration for consideration.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney and the Mayor opposed)

The motion to defer having lost, the motion, as amended and reading as follows was put and CARRIED

"THAT the recommendations of the City Manager, as contained in this clause, be approved;
FURTHER THAT annual liquor premises license fees be increased by a minimum of $10.00 per category."

(Ald. Harcourt and Sweeney opposed)

Personnel Matters
(November 5, 1976)

Establishment of Additional Community Health Nurse I Positions, Health Department
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the Medical Health Officer, contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(November 5, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease of Portion of City-Owned Building - S/E Corner Granville and Broadway
Cl. 2: Sale of Industrial Lot - S/S Powell between Salsbury and Victoria Drives
Cl. 3: McLaren Electric Building, 1830 West 5th Avenue Lease of Portion on Main Floor
Cl. 4: Lease Renewal - 475 Main Street Traffic Courts and Offices

Clauses 1 - 4 inclusive.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 2, 1976)

Leasing Land for Non-Market Use.

MOVED by Ald. Harcourt
THAT the recommendation of the Director of Finance contained in this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the offer by the PENTA Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of $177.900, be approved.

- (deferred)

MOVED by Ald. Boyce
THAT the foregoing motion by Alderman Harcourt be deferred to the Standing Committee on Housing and Environment for further consideration and report back.

- CARRIED UNANIMOUSLY

C. Manager's Report
(October 26, 1976)

Program Budgeting for the
City of Vancouver

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Manager's Report
(October 27, 1976)

Street Occupancy - 312 Main Street.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, October 21, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Heritage Festival
Cl. 2: Canadian Music West - Grant Request
Cl. 3: Greater Vancouver Artist's Gallery Budget
Cl. 4: Theatre in the Park
Cl. 5: License Fee for Liveaboard Boats

Clauses 1 - 5 inclusive

MOVED by Ald. Sweeney
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 4 were CARRIED BY THE REQUIRED MAJORITY.

II. Report of Standing Committee on Community Services, October 21, 1976

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Liquor Permit Application - 633 Hornby Street
Cl. 2: SPARC of B.C. Grant Request - $5,160.00
Cl. 3: Charlford House Society for Women Grant Request - $2,000.00
Cl. 4: Billy Bishop Legion - Complaints re Hours of Operation
Cl. 5: Akali Singh Sikh Society - Request for Land
Cl. 6: New Central Hotel - Elevator Problem

Clauses 1 - 4 and 6 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee as contained in clauses 1, 2 and 3, be approved, and clauses 4 and 6 be received for information.

- CARRIED UNANIMOUSLY

Clauses 2 and 3 were CARRIED BY THE REQUIRED MAJORITY

cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Community Services
(October 21, 1976) (Cont'd.)

Akali Singh Sikh Society -
Request for Land.
(Clause 5)

MOVED by Ald. Rankin
THAT recommendations 'A' and 'B' of the Committee, as contained in this clause be approved after adding to the end of recommendation 'B':

'and the Thunderbird Area Planning Committee be involved in the planning discussions'.

- CARRIED UNANIMOUSLY

AMENDED
SEE PAGE 423

MOVED by Ald. Rankin
THAT the sale of this land to the Akali Singh Sikh Society be under the same conditions as those approved for St. Margaret's Church, with the exception that item (v) read as follows:

'The date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner.'

These conditions are:

i) a price of lease agreement satisfactory to the City of Vancouver;

ii) obtaining a development permit;

iii) entering into agreement with respect to any necessary bulkheads and utility easements;

iv) paying for the relocation and removal of utilities and services where required;

v) the date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner;

vi) the purchaser or lessee satisfying himself of soil conditions before entering into an agreement with the City;

vii) The Society entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Planning and Development, October 21, 1976

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Demolition of Storage Tanks - Gulf Oil Canada Ltd., North Foot of Bute Street
Cl. 3: Informal Meeting on Overall Planning Program
Cl. 4: Preparation of a Design Concept for Area 10B False Creek City-owned Lands plus Western Outboard Property
Cl. 5: Planning Department Staff - Heritage Matters
Cl. 6(a): Further Information on Six Month Review of Central Area Development Control Process
Cl. 6(b): Six Month Review of Central Area Development Control Process
Cl. 7: False Creek Water and Waterfront
Cl. 8: Interpretation of City Council's Policy Regarding Commercial Development on the Water Area of False Creek
Cl. 9: Development Permit Application - Townhouse Development - 3296 S.E. Marine Drive

Clauses 1 - 4, 6(a), 7 & 8 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the Committee as contained in clauses 3, 4, 6(a) and 8 be approved, and clauses 1, 2 and 7 be received for information.

- CARRIED UNANIMOUSLY

Planning Department Staff - Heritage Matters (Clause 5)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, and the resolution of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Six Month Review of Central Area Development Control Process. (Clause 6(b))

MOVED by Ald. Kennedy
THAT recommendations 'A' to 'F' of the Committee, as contained in this clause, be approved;

FURTHER THAT there be no appeal process to Council but that Council or appropriate Council Committee be advised of any major development or developments that are of major public concern.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development
(October 21, 1976)

D.P.A. for a Townhouse Development
at 3296 S.E. Marine Drive.
(Clause 9)

MOVED by Ald. Harcourt
THAT consideration of this clause be deferred, pending the hearing of a delegation from Mr. N. Pelman, as requested.

- CARRIED UNANIMOUSLY

At this point in the proceedings Council varied the Agenda to consider the following:

Report of Standing Committee on
Planning and Development
(November 4, 1976)

Preliminary Development Permit Application -
Huntington East, 1905 Beach Avenue.
(Clause 1)

MOVED by Ald. Kennedy
THAT the resolution of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Community Services
(October 28, 1976)

Project Step-Out Bus Transit and
Tours for Senior Citizens.
(Clause 4)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Volrich opposed)

- - - - - -

The Council recessed at 6.15 p.m. to reconvene at 10.10 p.m., following the Special Council Meeting on Designation of Heritage Buildings, with the same members present, with the exception of Aldermen Boyce and Volrich.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Housing and Environment, October 28, 1976

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Chairman's Progress Report
Cl. 2: Cheshire Homes Society of B.C. - Site for the Physically Handicapped
Cl. 3: Extension of Deadline for the B'nai B'rith Foundation and Netherlands Association to Purchase City-owned Land at the N/W Corner of Bute and Haro Streets
Cl. 4: Population Trends and Effects on School Enrollments
Cl. 5: Provincial Home Conversion Loan Program Extension
Cl. 6: Removal of Density Maximums - Municipal Incentive Grant Program

Clauses 1, 2, 3, 5 and 6.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses, 2, 3 and 6 be approved, and clauses 1 and 5 be received for information.

- CARRIED UNANIMOUSLY

Population Trends and Effects on School Enrolments. (Clause 4)

The Council agreed to deal with each of the Committee's recommendations separately, as follows:

MOVED by Ald. Harcourt
THAT recommendation 'A' of the Committee, be approved.

- CARRIED

(Ald. Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt
THAT recommendation 'B' of the Committee be approved.

- (lost)

(Ald. Bird, Kennedy, Sweeney and the Mayor opposed)

A tie-vote resulted and, therefore, the motion was declared LOST

MOVED by Ald. Harcourt
THAT recommendation 'C' of the Committee be approved.

- CARRIED

(Ald. Bird, Kennedy and the Mayor opposed)

MOVED by Ald. Harcourt
THAT the Manager's Report dated October 20, 1976, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Community Services, October 28, 1976

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Marpole-Oakridge Area Council re Shannon Day Care Society
Cl. 2: Exterior Renovation of the Carnegie Library Building
Cl. 3: SPARC re Transportation for the Elderly and Disabled
Cl. 4: Project Step-Out Bus Transit and Tours for Senior Citizens
Cl. 5: Request for Surplus Furniture and Equipment by Ray-Cam Co-operative Association

Clauses 1, 2, 3 and 5.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

For Council action on clause 4 see page 19.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575, BEING THE ZONING AND DEVELOPMENT BY-LAW.
(2nd Avenue and Sasamat Street)

MOVED by Ald. Bird
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

(Ald. Marzari and Sweeney excused from voting on this By-law)

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN AMOUNTS OF THE MONIES BORROWED FOR HOUSING UNDER BY-LAWS NUMBERED 4867, 4817 and 4920 SO THAT IT OR A PORTION THEREOF MAY BE GRANTED TO THE CITY OF VANCOUVER PUBLIC HOUSING CORPORATION.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time, and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF $170,473.79 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Sweeney
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes (3505 East 27th Avenue)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 5 feet of Lot 8, Block 2, Southwest ¼ of Section 51, Town of Hastings Suburban Lands, Plan 1525.

   (3505 East 27th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closure of Portion of Road and Subdivision with Adjacent Lands. (Millbank - False Creek)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The building being constructed on Lot 5, False Creek, Plan 16003 encroaches one inch on to the abutting road (Millbank);

3. Lots 3 to 6 are to be resubdivided;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of plan 16003 lying southeasterly of a line drawn parallel to and 0.10 feet northwesterly from the north-westerly limit of Lot 5, False Creek, plan 16003 and the extensions northeasterly and southwesterly thereof, the same as shown outlined red on plan certified correct by A. Burhoe, B.C.L.S., dated August 17th, 1976, and marginally numbered LF 7826, a print of which is attached hereto, be closed, stopped up and title taken thereto; and

BE IT THEREFORE RESOLVED THAT the said portion of road now closed be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Allocation of Lands for Lane Purposes. (5846 Dumfries)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 2.5 feet of Lot 19, Block 1, District Lot 716, Plan 1615.

(5846 Dumfries)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Lands for Lane Purposes. (5854 Dumfries)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. East 2.5 feet of Lot 20, Block 1, District Lot 716, Plan 1615

(5854 Dumfries)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

E. Allocation of Lands for Lane Purposes. (5819 Fleming Street)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. West 2.5 feet of Lot 35, Block 1, District Lot 716, Plan 1615

(5819 Fleming Street)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Notice was called on the following motion submitted by Alderman Cowie and Seconded by Ald. Volrich, and which was then recognized by the Chair:

1. 4584 West 1st Avenue.

MOVED by Ald. Cowie,
SECONDED by Ald. Volrich,
THAT WHEREAS the Vancouver City Council passed the following motion at its meeting on October 19, 1976:

"THAT the appropriate City officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted."

AND WHEREAS the owner has indicated his unwillingness to comply with the conditions set out by Council in the above motion;

AND WHEREAS the owner will not reconstruct the roof-line to Council's wishes at his cost;

THEREFORE BE IT RESOLVED THAT Council rescind its above motion, allow the Board of Variance's permit refusal to stand and instruct the Director of Permits and Licenses to take legal action to ensure that the building is brought within the By-laws.

- (Notice)

The following Notices of Motion were submitted to Council and recognized by the Chair:

2. City Consultants: Tabulation

MOVED by Ald. Kennedy

THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly, of City Council be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975 - 76 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon.

- (Notice)

NOTICE OF MOTION (Cont'd)

3. Change in Liquor Laws.

MOVED by Ald. Rankin

THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over $350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister Mc Geer has raised ICBC rates and the fine for drunken driving to $2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers, to pass legislation requiring the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Meeting of Planning and Development Committee at the Old Hastings Mill.

Alderman Kennedy extended an invitation to all Members of Council to attend the November 18, 1976 meeting of the Planning and Development Committee at the Hastings Mill. The Native Daughters of B.C. have invited the Planning and Development Committee to meet at the Old Hastings Mill and to use the table used by the first City Council of Vancouver.

ENQUIRIES & OTHER MATTERS (Cont'd)

Goods Movemement Study

Alderman Marzari

referred to the Goods Movement Study being prepared by the Engineering Department and stated she has been receiving enquiries from the public about it.
The Alderman requested that the Engineer be instructed to circulate this study to all Members of Council, as soon as it is ready. The Mayor so directed.

Request for Traffic Signals

Alderman Rankin

queried whether appeals of the decision of the City Engineer on requests for installation of traffic signals should be made direct to Council. The Mayor advised that all appeals of this nature should be made to Council.

Report on Re-organization of City's Development and Planning Resources.

Alderman Marzari

enquired when the report on Reorganization of City's Development and Planning Resources will be submitted to Council. The City Manager advised the report is in final draft form. It is expected it will be submitted to an 'In Camera' meeting of Council at the end of November.

The Council adjourned at 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of November 9, 1976, adopted after amended on November 23, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Extension of Burrard Street Outfall

The City Engineer reports as follows:

"The City has a combined overflow outfall into Burrard Inlet at the north foot of Burrard Street. This outfall is on C.P.R. property and is covered by an agreement with the C.P.R. The C.P.R. is now planning to place rock fill in the area of this overflow necessitating an extension to the outfall pipe. Under the terms of the agreement, the City is responsible for the cost of this extension, which is estimated at $50,000.

The City Engineer RECOMMENDS that $50,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneous Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

2. Lane West of Lincoln Street - 43rd to 45th Avenues

The City Engineer reports as follows:

"On September 28th, Council deferred consideration of the attached report to allow an opportunity for Alderman Harcourt and any other members of Council to examine the lane with the residents and the City Engineer. This follow-up report is a summary of that meeting which took place in this lane on Saturday, October 16th. The meeting was held on a Saturday so that as many of the 18 residential properties as possible could be represented.

Attending the on-site meeting were Aldermen Harcourt and Rankin, representatives from the Engineering Department, and five (5) local area representatives. One of the five residents was totally satisfied with the paved lane. Three (3) of the others would be satisfied if some modifications were made which would improve, in general, vehicular access to the private properties, and drainage. The fifth resident, Mr. Scott, could not be satisfied with the proposed modifications. He wanted all or a major portion of the paved lane ripped out and redone, or he wanted no charges to be made by the City to the abutting residents for the existing paved lane.

The Engineering Department believes that the requirements of Mr. Scott are unjustified although we propose to improve the lane drainage abutting his property, and we propose to provide a pedestrian step in the asphalt from the lane to this yard.

We must emphasize that this construction work is in the low cost paving program which was commenced in 1972 and has proven to be a tremendous success. The lane work is essentially minor grading and installation of a thin layer of asphalt. If major lane reconstruction were necessary to meet every entrance, this would defeat the low cost paving concept, and would therefore result in substantially less lanes paved.

Each year, requests to pave lanes exceed our ability to finance the City share of this work. Because of the low cost nature of this program, and because there are design difficulties in some lanes, we do remedial work in about 10% of the lanes annually, after the paving work is completed. Since the inception of this popular lane improvement program, no paved lanes have had to be ripped up and no local improvement charges have been deferred. To go along with the request of Mr. Scott would be very expensive and would set a costly precedent.

It is RECOMMENDED that:

(i) the lane modification work, as prepared by the Engineering Department, be carried out as expeditiously as possible at a cost of about $800.

(ii) available funds in the Streets Maintenance Accounts be used to cover this work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Tenders for District Works Yard -
Victoria Drive and Commissioner Street

The City Engineer and the Director of Permits and Licenses report as follows:

"On March 11, 1975, City Council approved a report from the City Manager which recommended the purchase of the Sterling Shipyard property for a future City Works Yard. Also, funds were allocated in the amount of $450,000 for the construction of the buildings for a District Yard on a portion of the site. Designs and estimates have been completed, a Development Permit has been issued, and tenders have been received for the construction of the buildings, piledriving, electrical, painting, fencing and landscaping. These tenders are within the estimated budget and a recommendation will be made to proceed with the works.

Funds, in the amount of $56,000 were previously committed for preliminary works of clearing and grading, demolitions, sewer, drainage and related facilities. In addition to these preliminary works and the contract works, there are other works such as paving and concrete gravel bunker work which will be performed by City forces and service installations such as Hydro and gas and telephone connections which will be done by the appropriate authorities.

The total of the works previously committed, the contract items and the works to be performed by others including City forces is $449,349, as follows:

Preliminary Works	$ 56,000
Contract for buildings, piledriving, etc.	$222,207
Contract for landscaping	$ 16,750
Site services and sundry works	$154,392
	$449,349

which is within the amount previously budgetted for these works.

The City Architect reports that the drawings and specifications for the project were prepared and public tenders were requested separately for:

(a) Building Contract

(b) Landscape Contract

The following tenders were received for the building contract:

Wales McLelland Construction Co. Ltd.	$222,207
Manson Bros. Construction Ltd.	$229,344
Clearspan Shopland & Company	$230,083
Lickley Johnson Palmer Construction Ltd.	$234,978
Allan & Viner Construction Ltd.	$245,980
M.G. Builders (1971) Ltd.	$259,600

All tenders were accompanied by the required Bid Bond and it is in order to award the contract to the low bidder (underlined).

The following tenders were received for the landscape contract:

Maplewood Landscape Ltd.	$ 16,750
Johnsen Landscape Ltd.	$ 17,232
Tom Dinesen Landscape Ltd.	$ 20,347
Warrington Landscape Co. Ltd.	$ 21,030
K. Moscone Bros.	$ 21,500
Jeckway Landscaping Ltd.	$ 24,478

All tenders were accompanied by the required Bid Bond or certified cheque and it is in order to award the contract to the low bidder (underlined).

The Director of Finance advises that if Council approves the recommendations of this report, funds are available in account 152/7902 (Provision for Construction - N.E. District Yard).

It is RECOMMENDED that Council:

(i) Accept and award the building contract to the low tender of $222,207 submitted by Wales McLelland Construction Co. Ltd.

(ii) Accept and award the landscaping contract to the low tender of $16,750 submitted by Maplewood Landscape Ltd.

Both contracts to be to the satisfaction of the Director of Legal Services.

Cont'd

Clause 3 Cont'd

(iii) Authorize work to proceed and allocate funds totalling $449,349 as outlined in the foregoing estimate; the detail appropriations to be set up by the Comptroller of Budgets and the City Engineer.

(iv) Approve the return of Bid Bonds to the unsuccessful bidders."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer and the Director of Permits & Licenses be approved.

4. Tender No. 29-76-13 - Mercury Vapour and Metal Halide Street Lighting Luminaires

Tenders for the above were opened by the City Manager on September 7, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:-

"Funds for all purchases are provided in the Street Lighting Capital Budget.

The 7% Provincial S. S. Tax is in addition to all prices shown in this report.

Local Content claims were made by McGraw-Edison (37%) and Canadian Westinghouse (25%). However, considering that all Luminaires offered are manufactured in Eastern Canada, and all bidders maintain local warehousing and staff, it is our opinion that local content should not be a consideration in this tender. Therefore, the prices shown in this report do not reflect any local content adjustment.

Four bids were received and a condensed tabulation, based on estimated requirements for a one year period, is as follows:-

Powerlite Devices Ltd.	-	$110,077.00
Westinghouse Canada Ltd.	-	$115,352.00
McGraw-Edison	-	$117,510.00
Canadian General Electric	-	$172,125.00

Powerlite Devices Ltd. have requested their bid be withdrawn because of a pricing error.

We RECOMMEND acceptance of the next low bid submitted by Westinghouse Canada Ltd. for a two year period, at an estimated cost of $115,352.00 per year."

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 324

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Knight Clinic

The Medical Health Officer reports as follows:

"The Standing Committee on Community Service on June 15, 1976, reported my recommendation for more youth clinic service to cope with venereal disease, birth control, etc. At that time i recommended a weekly evening clinic at each of the City's five health units and also indicated the possibility of 70% funding from Provincial sources.

It has been possible to negotiate the first such unit-based clinic according to the following terms:

1. The location is to be in South Vancouver at 6405 Knight Street (South Health Unit);

2. 'Knight Clinic' would carry out an evening clinical/educational program from 4:30-8:00 p.m., Monday evenings, commencing November 1, 1976;

3. There will be no patient charge but prescribed drugs will be the patient's responsibility.

The following financial terms have been agreed to by the Senior Provincial Health Department staff:

1. Clinical furnishing, equipment and medical supplies will be provided by the Provincial government;

2. Salaries will be supported as follows:

	Cost Per Clinic Session	Recovery From Province	Net Cost to City Per Clinic Session
Medical Health Officer I	$ 94.00	$ 84.00	$10.00
Community Health Nurse I (1975 rates)	35.00	30.00	5.00
Health Service Office Assistant	23.00	20.00	3.00
Nutritionist	23.00	20.00	3.00
Counsellor	23.00	20.00	3.00
Total:	$198.00	$174.00	$24.00

The total cost for period November 1 - December 31, 1976 is $1,584.00; recovery from the Province is $1,392.00 and the net cost to the City is $192.00.

The total cost for period January 1 - December 31, 1977 is $9,108.00; recovery from the Province is $8,004.00, and net cost to the City is $1,104.00.

These recoveries will be minimum for 1977 and may be increased in the new Provincial fiscal year, although there is no guarantee.

Continued on Page 2. . .

Clause No. 1 Continued

Your Medical Health Officer recommends that:

A. The City of Vancouver provide space, utilities and maintenance for Knight Clinic;

B. The sum of $1,584.00 be funded to staff the once weekly clinic with a Medical Health Officer I, Community Health Nurse I, Health Service Office Assistant, Nutritionist, and Counsellor for the period November 1, 1976 to December 31, 1976, with $1,392 to be recovered from the Provincial Government, and that the program continue in 1977 at a net cost to the City of $1,104.

The Acting Comptroller of Budgets advises that if the foregoing report is approved, funds will be available from Contingency Reserve for the City's share of the cost ($192), in 1976. "

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be submitted for Council's approval.

FOR COUNCIL ACTION SEE PAGE(S) 324

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion
1820 Bayswater

The Director of Planning reports as follows:

"An application has been received from Wolfgang Schwegler (lawyer) on behalf of the 15 "tenants in common" to convert the (five) buildings, containing 12 dwelling units to Strata Title Ownership.

See appendix 'A' for site plan.

The applicant has submitted the following information:

1. Strata Plans

2. Declarations from the 15 owners of the buildings that they occupy their respective suites and support the application for conversion. There are no rental tenants in this building.

3. Declaration from Franklin Allen M.R.A.I.C. that the buildings are of reasonable quality for their age.

Further to the condition of the said buildings the City Building Inspector reports as follows:

> 'Extensive alterations are being carried out at the above address as per approved plans and Building Permit No. 78342. Routine inspection was made on July 7, 1976 and procedures of work was discussed at some length, as to required construction of separation walls, with Mr. George Hughes (Project Manager). Rotted joists are presently being replaced and general construction is still in the very early stages. It is the intention of the owners to bring all the buildings up to City Bylaw requirements and the buildings are so constructed to make this possible. Owner is quite conversant with the current bylaws and shows every indication of carrying out the work in a proper manner. Inspections will be carried out on a continuous basis.'

Further to the occupancy of the said buildings the Director of Social Planning reports as follows:

> 'The Council resolution (March 11, 1976), on strata title conversions reads:
>
> 'That where more than 10% of the tenants object to a conversion, it not be permitted.'
>
> In view of the existing support for the application by the present owner/occupants no interviews are necessary.'

Cont'd . . .

Clause #1 continued:

Since the existing buildings have been purchased by the present occupants, the Director of Planning with the concurrance of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of these premises to Strata Title ownership."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Development Permit Application #71318
3200 East 54th Avenue (Champlain Mall)

The Director of Planning reports as follows:

"Gerard Wagner, Architect, on behalf of the Hudson's Bay Company, has filed Development Permit Application #71318 for the construction of a 2800 sq. ft. addition to the food retail store, located in the south westerly portion of the building.

Location: South east corner of 54th Avenue and Kerr Street (Champlain Mall Shopping Centre).

Explanation: The proposed addition to the food retail store would have an area of 2800 sq. ft. and would be located within the perimeter of the existing building, in an area now designated for off-street loading facilities.

HISTORY

On April 20, 1971, City Council passed By-law No. 4550, permitting the rezoning of the site to CD-1.

Among the uses permitted were retail establishments, including large supermarkets.

Gross floor area: The floor space ratio was limited to 0.25 (including the total area of all floors of all buildings, including malls, except for areas used for parking purposes and cellars, used for ancillary storage and heating).

On August 15, 1974, the applicant filed Development Permit Application #67892 requesting permission to use a portion of the existing basement as offices and child-minding area and to relax the maximum permitted floor space ratio.

On August 20, 1975, the applicant filed Development Permit Application #71318, requesting permission to construct an addition to the existing retail (supermarket) store and to further relax the maximum permitted floor space ratio from 0.25 to 0.267.

Because the proposed floor space ratio exceeded that previously approved by Council's Resolution, the matter was referred to Council.

Subsequently, Council on December 9, 1975, approved the Development Permit Applications, subject to conditions, which included:

'Prior to the issuance of the development permit, an agreement is to be first registered by the owners of the development to the satisfaction of the Director of Planning and the Director of Legal Services, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child-minding service.'

Cont'd . . .

Clause #2 continued:

PRESENT SITUATION

The applicant has now withdrawn Development Permit Application #67892, deleting his request for permission to use a portion of the basement for offices and child-minding service.

The development as now proposed (e.g addition to the retail supermarket only) would increase the floor space ratio to 0.255 (174,834 sq. ft.).

The application was considered by the Director of Planning on October 18, 1976, who recommends that the application be approved, thereby permitting the construction of an addition to the existing food retail store in an area, now used as off-street loading/unloading facilities (2800 sq. ft.) subject to the provision of the required off-street parking facilities and subject to City Council's approval to permit a floor space ratio of 0.255 instead of 0.25. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

3. Liquor Permit Application - 700 Dunsmuir Street

ADDRESS: 700 Dunsmuir Street
Development Permit Application #75744
("The Elephant and Castle")

APPLICANT: Mr. George Pitman
3846 Brandon Street, Burnaby (Tel: 434-0561)
for: Elephant and Castle Restaurant

The Director of Planning reports as follows:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated in Block 42 bounded by Granville, Dunsmuir, Seymour and Georgia Streets in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 570 sq. ft. and a maximum seating capacity of 35 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

As there is no Community Services Committee meeting scheduled for the weeks of November 1 or 8, 1976, this report is submitted directly to Council.

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST THIS DAY: Mr. D. Murphy.

Cont'd . . .

RECOMMENDATION

4. Rezoning Application - 3124 Vine Street

The Director of Planning reports as follows:

" An application has been received from Mr. Roberto E. Abraham for G.A.M.A. Enterprises, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-2) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

> 'Erecting a building, as a demonstration project, comprising of four dwelling units with ground access based on plans prepared by Janos Horvath, Architect. The undersigned is willing to market these dwelling units in accordance with the A.H.O.P. Program for a sum not exceeding $47,000.00 each.'

SITE DESCRIPTION

The site is located on the Southeast corner of West 15th Avenue at Vine Street. The rectangular site measures 50 feet along West 15th Avenue and 125 feet along Vine Street, giving a total site area of 6,250 square feet. (See Appendix A.)

The site is zoned (RS-2) One-Family Dwelling District and developed with a one and one-half storey plus basement single family dwelling located at the rear of the site. The lands to the North and East are zoned (RS-2) One-Family Dwelling District and developed as such. The lands to the South and West are zoned and developed as an (RS-1) One-Family Dwelling District.

BACKGROUND

Mr. Horvath's proposal was reviewed by the Greater Vancouver Regional District in conjunction with its Compact Housing Demonstration Projects Program. The architect had hoped that his project would be completed in time for viewing by delegates to HABITAT: The United Nations Conference on Human Settlements. As Mr. Horvath was not prepared to commence construction immediately, his proposal was not accepted as a Compact Housing Demonstration Project although it was felt that the concept had some merit.

Mr. Horvath has been discussing his proposed four-plex for this site since February 1975 when discussions began with the Kitsilano Area Planner. In April 1975 the Kitsilano Citizens Planning Committee encouraged Mr. Horvath to try to obtain the required rezoning to permit development. No formal action was taken at this time.

During the fall of 1975 meetings were held by the Kitsilano Area Planner with groups of residents in all the (RT-2) Two-Family Dwelling District and (RS-2) One-Family Dwelling District areas in Kitsilano. As a result of these meetings, held to discuss the form of development for the area, a draft plan has been developed for the conversion areas.

Cont'd . . .

Clause #4 continued:

The current rezoning application is in the draft plan area referred to as Conversion Area No. 1. The committee of residents in this area recommended that no townhouses or apartments be permitted in the (RS-2) One-Family Dwelling District area West of Arbutus Street. The Kitsilano Citizens Planning Committee and the Area Planner agreed with this recommendation and included it as a policy recommendation in the draft plan for Conversion Area No. 1. The main reason for this recommendation is that this area has a primarily single family character with many smaller single family homes on small lots and a lower number of conversions and duplexes than exists in the (RT-2) Two-Family Dwelling District conversion areas.

The draft Plans for conversion areas in Kitsilano have not been dealt with by Council to date but will be presented before the end of this year.

On August 24, 1976 Council, when dealing with a task force report on townhouse development, resolved that:

> 'Development Permit Applications for townhouse development in RS-2 zones not be approved until these areas are analysed in conjunction with the pending Planning Department's study on low density multiple housing in (RS-1) areas.'

The proposed rezoning now under consideration, if approved, would contradict City Council's resolution.

PROPOSED DEVELOPMENT:

Drawings submitted by the applicant indicate a proposed three-storey 4 dwelling unit building to be constructed on the site.

CALCULATIONS (Submitted by the Architect)

Proposed Floor Space:	5,788 square feet
Floor Space Ratio:	0.925
Site Coverage:	44%

Building Area:	2,056 square feet
Parking Area:	704 square feet
Parking:	1 space per unit (surface parking)

URBAN DESIGN PANEL

The Urban Design Panel considered the application on September 27, 1976 and reported as follows:

> 'The Panel found this proposal unusual and interesting. The Central common stair provided access to each (and every) floor of the three storey townhouse typeunits. Because of the spiral effect of the central stair, the floors of each of the units are at different levels. However, the Panel considered this type of development inappropriate for this neighbourhood which consists predominantly of single family dwellings and conversions.
>
> Recommendation: That the rezoning be not approved as this type of development would be inappropriate in scale for the neighbourhood.'

ANALYSIS

The applicant was informed, prior to the submission of his application, that neither the Kitsilano Local Area Planner nor the Zoning Division would support the proposed use. The proposed use is inappropriate for this area as it would permit development which is of a higher density in an area which is zoned and developed as an (RS-2) One-Family Dwelling District.

Clause #4 continued:

This has been further represented by groups of residents in the area and incorporated as a policy recommendation in the draft conversion plan for this area in Kitsilano.

The Urban Design Panel has expressed concern with the scale of the proposed form of development given the existing nature of the neighbourhood.

The Vancouver City Planning Commission when considering the application on October 6, 1976, concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION REQUEST: Mr. J. Horvath.

CONSIDERATION

5. Non-Market Enclaves: Phase I, Champlain Heights

" The Interim Project Manager reports as follows:

Champlain Heights, Phase I includes four designated 'non-market' enclaves:

Enclave	No. of Units	Acres	Units/Acre	Type of housing
14	244	3.59	68	seniors & personal care
15	115	5.75	20	family rental
18	66	3.99	16.5	family co-op
19	105	8.75	12	family
TOTALS	530	22.08		

It is intended that these enclaves be developed to accommodate low and moderate income people under a variety of N.H.A. programs. The purpose of this report is to recommend allocation of these enclaves to specific groups.

BACKGROUND

Since the time that Champlain Heights was first discussed as a development accommodating a range of incomes, a number of 'non-market' sponsors have contacted the City expressing an interest in this area.

Now that the Champlain Heights development is proceeding, allocation of the enclaves is necessary. In August, 1976, the Interim Project Manager contacted all the groups who had expressed an interest in this project--a meeting was held in September to explain our present position and to request those groups still interested to formalize their intentions by way of a written brief. The following groups responded:

Cont'd . . .

Clause #5 continued:

Enclave 14:
1. Netherlands Association/B'nai B'rith
2. Society of Royal Arch Masons
3. Japanese Canadian Society
4. Vancouver Fire Fighters Union (Local 18).

Enclave 15:
1. Adolph Ingre and John Gordon (Assisted Rental Plan proposal).

Enclave 18:
1. La Petite Maison (Par Value Co-op).

Enclave 19:
1. G.V.R.D. Non-Profit Housing Corporation (family rental).

Other groups which expressed an interest included The Canadian Self Help Housing Association and Richard Henriquez, Architect (shell house proposal.)

CONCLUSIONS

Staff have reviewed the various briefs and reached the following conclusions:

1. Assisted Rental proposals and Assisted Home Ownership proposals will not be considered eligible for non-market enclaves. The reason for this being, in the case of ARP, a minimum of 75% of the units are not subsidized, and in the case of AHOP, the first purchaser derives all the benefits, as there are no controls on resale prices of AHOP units.

2. Building Co-operatives (as opposed to 'par value' co-ops -- funded by C.M.H.C under Section 34-18 of the National Housing Act) will not be considered eligible for non-market enclaves for the same reasons as stated in '1' above, regarding AHOP.

Staff considered the following criteria when examining the submissions:

1. credibility and reputation of the group.
2. previous experience in general area of housing.
3. population base that is to be served.
4. management capability.
5. financial support.

The conclusions reached were:

Enclave 14

- a combined development of approximately 100 units of self-contained senior citizen accommodation and 150 units of personal care. The project to be sponsored by the Society of Royal Arch Masons and the Japanese Canadian Association.

  Staff were of the opinion that the Netherlands Association/B'nai/B'rith were already involved in two major projects in Vancouver (Haro Park Site and False Creek Phase I) and that other groups should be given an opportunity. The Royal Arch Masons and the Japanese Canadian Society have experience and expertise in this field and a joint venture between these two groups is therefore recommended.

Enclave 15

- that an ARP proposal not be considered for this enclave for reasons cited earlier, and that Enclave #15 be left unallocated at this time. This decision is based on the rationale that a worthwhile group may have been overlooked through this

Cont'd . . .

Clause #5 continued:

process. With Enclave #15 undesignated, the City would be in a position to consider other groups or to advertise for additional sponsors in Phase I. (It is noted that Phase II has four non-market enclaves (excluding 9, 10 and 11) which will accommodate 412 units).

Enclave 18

- that La Petite Maison Co-operative Housing Association be allocated Enclave #18. This society has been established for several years and has already received start-up funds from C.M.H.C. This is a par value co-op and would be similar to De Cosmos and Kanata Village Co-operatives.

Enclave 19

- that Enclave #19 be allocated to the Greater Vancouver Non-Profit Housing Corporation. This group has an established record in housing, they have the staff and also the funds to develop this site for family rental housing.

Both the Self Help Housing Association and the 'shell house' concept were considered to be innovative projects worthy of further attention; however, neither were considered to serve a low income group on a continuing basis.

PROGRAM

C.M.H.C. and the Provincial Department of Housing have been kept advised of the City's intentions with respect to Areas E & F. Subject to Council approving the recommendations in this report, staff will work together with the various sponsor groups, C.M.H.C. and the Province to expedite this housing.

The City has not yet set a land value for the non-market enclaves, although a decision has been made that the land will be leased. Following preliminary meetings with the City, the groups and the funding agencies, a report regarding detailed terms and conditions of the leases will be submitted for Council's consideration.

The Interim Project Manager RECOMMENDS that:

A. Enclave 14 be allocated to the Society of Royal Arch Masons and the Japanese Canadian Society.

B. Enclave 18 be allocated to La Petite Maison Co-operative Housing Association.

C. Enclave 19 be allocated to the G.V.R.D. Non-Profit Housing Corporation.

D. The above allocations be subject to the City, the sponsors and the senior levels of government agreeing to satisfactory terms for the land leases. Following these discussions, the Director of Finance will submit a report for Council's consideration, detailing terms and conditions of the leases."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 320 & 325

FINANCE MATTERS

RECOMMENDATION

1. Fire Department Staffing

The Fire Chief reports as follows:

"On April 18, 1975, City Council approved the recommendation of the City Manager that a Clerk III position be established in the Fire Department for six (6) months to alleviate the workload brought on by the preliminary agreement with the Vancouver Firefighters' Union.

On September 1975, after examination of the workload by the Administrative Analyst, this position was extended for a further twelve (12) months because:

A. The additional and continuous workload in the Payroll Section has increased significantly due to the more complex conditions in the final Agreement.

B. The Director of Finance will be investigating the salary payroll systems throughout the City early in 1976. This investigation would result in organizational and staff changes in all payroll sections.

C. The workload in the Quartermaster/Purchasing Section has also increased as a result of the new Union Agreement.

The Fire Chief now reports that authorization for the temporary Clerk III position expires October 31, 1976, and no reduction in the workload has occurred since the additional position was created. In addition, the 1976 Agreement with the Firefighters' Union will soon be reached, adding to the workload of the Fire Department Administrative Division.

Throughout the eighteen (18) months of having the temporary Clerk III position however, duties between existing office personnel have been rearranged to utilize the additional personnel and the Fire Chief finds with reorganization of clerical duties, this temporary position, if made permanent, could realistically be reduced in classification to the level of Clerk Stenographer III. This classification would be more beneficial to the Fire Department clerical section and also provide the capability of stenographic work for the Fire Chief which is now not available.

The duties and responsibilities proposed for the position have been reviewed by the Director of Personnel Services who confirms that Clerk Stenographer III is the proper classification. The V.M.R.E.U. have received a copy of this report.

The Fire Chief recommends:

A. The temporary Clerk III position in the Fire Department Administrative Division be abolished effective November 1, 1976.

B. A permanent Clerk Stenographer III position be established in the Fire Department Administration Division effective November 1, 1976.

Cont'd . . .

Clause #1 continued:

Cost to the City in 1976 would be:

Clerk Steno III (mid range) for 3 months	$ 2,622
Fringe Benefits @ 12%	314
Non Recurring Costs: 1 Electric Typewriter	990
Desk and Chair	412
Total Estimated Cost in 1976	$ 4,338
Annual recurring cost (1976 rate)	$11,750 ."

The Acting Comptroller of Budgets advises that if this report is approved, funding will be provided from Contingency Reserve.

The City Manager notes that the cost of the proposed permanent position is $1,600/year less than the present temporary position and RECOMMENDS approval of the Fire Chief's recommendations.

2. West End Community Centre and Ice Rink - 1976 Budget Adjustments and Classification Recommendations

The Superintendent of Parks and Recreation reports as follows:

"On December 16, 1975, City Council approved an operating budget for the West End Community Centre and Ice Rink. The facility has been in full operation since May and our experience during this period of time has indicated that a number of adjustments to the current budget are required.

Program Operating Budget

The 1976 budget for the facility included an expenditure appropriation of $20,000.00, with budgeted revenue of $15,000.00, for a net cost to the City of $5,000.00. However, as of July 30, 1976, there were expenditures of $26,052.00, and revenues of only $15,160.00 so that, at that date, the net City cost was $10,892.00 for a deficit of $5,892.00.

The original program operation budget was developed with the expectation that a joint-use agreement with the Board of Education would eliminate the need to rent school facilities. To date such an agreement does not appear feasible. Included in the expenditures to July 30th, is an amount of $4,900.00 for school rentals, which was not provided for in the 1976 estimates for the centre.

In order to continue to operate the program at the West End Community Centre and Ice Rink, adjustments to the 1976 Program Operating Budget are required. The projected expenses and revenues from July 30th to December 31, 1976 are outlined below. The total 1976 cost for school rentals is estimated to be $7,400.00, with $2,500.00 being the cost for the period July 31, 1976 to December 31, 1976 inclusive.

Projected Expenses and Revenues from July 30th - December 31st

Casual Help:		
Arts and Crafts	$ 8,000.00	
Sports	6,000.00	
Elder Citizens	2,500.00	
Pre-school	5,200.00	
Rink	5,374.00	$ 27,074.00
Fringe Benefits		2,437.00
Office Supplies		500.00
Craft Supplies		1,000.00
Sports Supplies		1,000.00
School Rentals		2,500.00
Total Expenditures		$ 34,511.00

Cont'd . . .

Clause #2 continued:

Program fees	$ 21,256.00
Courts	13,147.00
Pre-school	6,000.00
Total Revenues	$ 40,403.00

SUMMARY OF 1976 ESTIMATED EXPENDITURES AND REVENUES:

	Actual to July 30/76	Estimated July 31/76 to Dec. 31/76	TOTAL
Expenditures	$ 26,052	$ 34,511	$ 60,563
Revenues	(15,160)	(40,403)	(55,563)
Net Cost to City	$ 10,892	$ (5,892)	$ 5,000

	Expenditure	Revenue	Net City Cos
Currently Budgeted	$ 20,000	$ 15,000	$ 5,000
Requested Increase	40,563	40,563	-0-
Revised level	$ 60,563	$ 55,563	$ 5,000

The increased level of expenditure is essential if the Centre's program is to continue for the second half of the current fiscal year. It is therefore requested that the authorized level of expenditure be increased by $40,563, with an offsetting increase of $40,563 in revenues, so that the increase in program will incur no additional net cost to the City."

RECOMMENDED:

That the increase of $40,563 be approved at no additional net cost.

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and Recreation be approved.

3. West Health Unit Sub Office - 3998 Main Street

The Director of Permits and Licenses reports as follows:

"On June 1, 1976 City Council approved the following resolution when considering the report of the Standing Committee on Finance and Administration on space requirements for the Health Department:

'a. THAT the expansion of the Health Unit at 3998 Main Street be approved.'

In the Appendix E to the report, the following rough guidelines of costs were given, these were based on rough sketches and costs of alterations on a square foot basis:

Building Improvements	$75,000
Furniture & Equipment	$38,000
TOTAL	$113,000

The Construction and Maintenance Division has completed preliminary plans for the alterations which satisfy the requirements of the Health Department. These drawings are in considerable detail in order to accurately estimate the

Cont'd . . .

Clause #3 continued:

extent of the work and furnishings required. The quickest and most economical way to achieve the alterations will be for this Division to complete the working drawings. However, drafting assistance and the services of mechanical and electrical consultants will be required to complete the contract documents satisfactorily for tender purposes.

Detailed costing has now been completed and the revised estimate is as follows:

a)	Allowance for drafting & consulting services	$ 5,000
b)	Alterations	86,000
c)	Furnishings & equipment including 3 chair dental clinic	37,850
	TOTAL	$128,850

The Director of Finance advises that funds required in the amount of $128,850 are available from the Health & Welfare Buildings Capital Fund.

It is recommended that:

A. Funds in the amount of $5,000 be appropriated from the Health & Welfare Building Capital unappropriated funds for drafting assistance and consulting services for completion of contract drawings and specifications for the alterations to 3998 Main Street.

B. Authority be given for tenders to be called for a further report back to Council."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Permits and Licenses be approved.

CONSIDERATION AND RECOMMENDATION

4. Charter Amendments - (1) Indemnification of Legal Expenses, Police Officers;
(2) Candidate Disqualification;
(3) Filing Statement

The Director of Legal Services reports as follows:

"(A) The Charter presently provides for Council, in its discretion, to indemnify police officers for any legal expenses incurred as a result of any civil or criminal proceeding brought against them.

The new Police Act provides for a new "in house" inquiry procedure which is almost as formal as a criminal proceeding and it is almost mandatory for the "accused" officer to obtain legal assistance.

The Police Board has asked that this category of proceeding be added to the existing discretionary power held by Council.

(B) Section 38 of the Charter disqualifies a candidate and a member of Council if he is "convicted of an indictable offence". Some offences are indictable but punishable on summary conviction: e.g. impaired driving. The Municipal Act and most other similar statutes only disqualify if you are convicted on indictment and not if convicted summarily. In Vancouver, therefore, the disqualification is more severe. I would recommend a Charter change to put Vancouver members of Council and candidates on an equal basis with other jurisdictions.

(C) Section 47 prescribes the form to be completed by a candidate and needs amending to match changes in qualifications section made last year."

The City Manager submits item (A) of the foregoing report for the CONSIDERATION of Council and RECOMMENDS approval of items (B) and (C).

Cont'd . . .

CONSIDERATION

5. Grandview Community Centre Funding

The Directors of Planning and Finance report as follows:

"BACKGROUND

On April 6, 1976 Council approved the recommendation of the Planning & Development Committee:

'THAT $500,000 from the Cedar Cottage Neighbourhood Improvement Program be allocated for the improvements to the Grandview Community Centre.'

The remaining cost ($250,000) was to come from the Provincial Government Recreation Fund. The total cost of the above renovation and addition is $750,000.

Tenders were called on the Community Centre project. The low contract bid of $750,000 was based on a deadline acceptance of August 21, 1976.

The Parks Board staff in reporting to its Board on August 9, 1976 (see attached extract) noted: 'Without the Provincial Grant or other funds besides the present $500,000 N.I.P. funds it is impossible to award a contract to any of the bidders.'

The same extract noted that Park Board staff had discussions with N.I.P. representatives and had been advised that $170,000 presently earmarked for other N.I.P. projects might be available for the Community Centre project.

The N.I.P. Citizen Advisory Committee Chairperson appeared before City Council on August 10, 1976 to outline the above dilemma and suggested the transfer of some $170,000 previously set aside for Library be used to partially reimburse the City if the Provincial Government did not approve the Parks Board request for $250,000.

The Park Board in its letter (see attached) also urged that $250,000 be advanced in order to be able to award the contract. Council resolved on August 10, 1976: 'That Council advance $250,000 to the Cedar Cottage N.I.P. Committee to allow them to proceed with the construction of the Grandview Community Centre on the assumption that should the Provincial Government grant not be approved the $170,000 in N.I.P. funds currently earmarked for a Library will be paid to the City in partial reimbursement of this advance.'

The information presented by the Chairperson for Cedar Cottage N.I.P. Committee was in error. The $170,000 indicated as the sum for a Library was only an estimated cost for that project. N.I.P. funds were never allocated for such project.

It should be noted that City Council did not have the benefit of a staff report on the above matter when the delegation was heard by City Council.

There are a number of problems associated with Council's resolution and approval and the subsequent awarding of the contract. These are as follows:

1. The Recreation Grant will not be forthcoming this year. If a grant is provided this will not be available until after March of 1977.

2. The amount of $170,000 for a Library was not included as a proposed project to be funded out of remaining N.I.P. money. The proposed projects are as follows:

(a) Clark Park - Phase II	$120,000
(b) John Hendry Park	50,000
(c) St. Margaret's Community Park	10,000
(d) Commercial Street Walkway - 22nd to Kingsway	82,000
(e) Brock Park	20,000
(f) Kingsway tree planting	12,000

Cont'd . . .

Clause #5 continued:

(g) Commercial Street - Sidewalk and tree-planting adjacent to Clark Park		$ 9,000
(h) Total uncommitted funds		106,504
Uncommitted	$ 66,504	
Resale of property	40,000	
TOTAL		$409,500 (approximately)

The details of the above projects have not been approved by City Council.

The Citizen Advisory Committee gives the above projects the following priority:

First Priority

Clark Park - Phase II	$120,000
John Hendry Park (washrooms - $15,000); (picnic tables, tree planting - $35,000)	50,000
Commercial Street Walkway - 22nd to Kingsway	82,000
Commercial Street - Sidewalk and tree planting (adjacent to Clark Park)	9,000
TOTAL	$261,000

Second Priority

St. Margaret's Community Park	$ 10,000
Kingsway tree planting	12,000
TOTAL	$ 22,000

Third Priority

Brock Park	$ 20,000
TOTAL	$ 20,000

TOTAL ESTIMATES OF IDENTIFIED PROJECTS	$303,000

The Parks Board agrees with the priority list as set out above, with the exception of the John Hendry Park washrooms. These washrooms will be given further consideration when the outcome of the Five-Year Plan is known, with specific reference to the 'Swimming Facilities at John Hendry Park.'

The Cedar Cottage N.I.P. Committee recommends that Council reserve the $66,504 (uncommitted) plus $40,000 (approximate recovery from sale of land) i.e. $106,500 (approximately) in case Provincial Recreation Grant is not forthcoming after March 1977. The Director of Planning suggests that, if Council wishes to reserve additional funds, that the total funds should not exceed the $170,000 indicated in their resolution of August 10, 1976.

To meet the $170,000 reserve as outlined in that resolution, the second and third priority items above will have to be dropped and the cost of projects in the first priority group reduced approximately $21,500.

Central Mortgage & Housing Corporation concurs with this proposal.

The Finance Department advises that the $80,000 short fall must be dealt with. (See Director of Finance's recommendation below.)

Cont'd . . .

Clause #5 continued:

RECOMMENDATIONS

The Director of Planning recommends:

(A) THAT the approximately $106,500 ($66,500 unallocated and approximately $40,000 estimated resale value of property) be reserved in case the Provincial Government Recreation Grant is not forthcoming.

(B) THAT Council appropriate additional money by setting aside the second and third priority projects noted in this report and reducing the allocation of funds for the first priority items to a total of $63,500.

(C) THAT the Director of Finance suggest the source of funds for the balance of $80,000.

The Director of Finance RECOMMENDS:

(1) THAT $170,000 be appropriated from Cedar Cottage Neighbourhood Improvement Program cost sharing funds to the Grandview Community Centre renovation project, but, to be repaid should the Provincial Government Community Recreational Facilities Fund Grant be approved in 1977.

(2) THAT the $80,000 shortfall be appropriated from one of the following:

(a) Cedar Cottage Neighbourhood Improvement Program cost sharing funds (this would leave only $159,500 to cover the first priority items),

(b) The 1974 and 1975 unappropriated balances of the City's Neighbourhood Improvement Program fund (it should be recognized that this would mean the City is paying 100% of the cost on a non-shareable basis),

(c) Parks Board Capital funds in the 1977-81 Five-Year Plan if available and if approved (100% City share),

to the Grandview Community Centre renovation project, but, to be repaid should the Provincial Government Community Recreational Facilities Fund Grant be approved in 1977."

The City Manager submits the foregoing report of the Directors of Planning and Finance for the CONSIDERATION of City Council.

RECOMMENDATION

6. Investment Matters (Various Funds) September, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of September, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept.8	Canadian Imperial Bank of Comm.	Sept. 14/76	$ 2,002,978.63	$ 2,000,000.00	6	9.06
14	B.C. Hydro & Power Authority	Sept. 27/76	2,006,660.27	2,000,000.00	13	9.35
15	Bank of B.C./Greater Van. Water District/B.C.Hydro & Pow. Auth.	Sept. 21/76	3,004,689.86	3,000,000.00	6	9.51
15	Bank of British Columbia	Feb. 14/77	2,080,039.45	2,000,000.00	152	9.61
17	Bank of British Columbia	Dec. 31/76	770,539.73	750,000.00	105	9.52

Cont'd . . .

Clause #6 continued:

21	Bank of British Columbia	Sept. 22/76	4,001,019.18	4,000,000.00	1	9.30
22	Mercantile Bank of Canada	Feb. 14/77	1,037,938.36	1,000,000.00	145	9.55
22	Mercantile Bank of Canada	Mar. 15/77	2,614,410.96	2,500,000.00	174	9.60
24	Mercantile Bank of Canada	Dec. 31/76	512,820.55	500,000.00	98	9.55
30	Bank of British Columbia	Jan. 4/77	1,025,065.21	1,000,000.00	96	9.53
			$19,056,162.20	$18,750,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Sept. 1	City of Vancouver 9.25%	Sept. 1/90	$25,000.00	92.00	$23,000.00	14/0	10.35
16	City of Vancouver 5.00%	May 1/78	40,000.00	94.17	37,668.00	1/7	9.00
			$65,000.00		$60,668.00		
	Chartered Bank Deposit Receipts & Government Notes					Days	
Sept. 15	Bank of British Columbia	Sept.22/76	$1,602,856.77		$1,600,000.00	7	9.31
22	Bank of British Columbia	Oct. 27/76	3,026,926.03		3,000,000.00	35	9.36
			$4,629,782.80		$4,600,000.00		
			$4,694,782.80		$4,660,668.00		

SINKING FUND TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs/Mos.
	Debentures					
Sept. 9	City of Vancouver 10%	Dec.16/94	$250,000.00	$245,625.00	$239,177.50	18/3
10	City of Vancouver 10%	Dec.16/94	200,000.00	196,500.00	191,805.30	18/3
17	City of Vancouver 10%	Dec.16/94	200,000.00	198,000.00	193,540.00	18/3
27	City of Vancouver 10%	Dec.16/94	100,000.00	99,250.00	94,462.58	18/3
			$750,000.00	$739,375.00	$718,985.38	

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 85,928,271.28	$ 82,939,711.58

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

7. Increase in Fees - Tax Roll Searches

The Director of Finance reports as follows.

"The City Treasurer/Tax Collector has reviewed the charges for Tax Roll Searches and is recommending an increase from $1 to $2 to provide for the following:

Cost per search	$1.65
Cost for liability account	.35
	$2.00

Cont'd

Clause #7 continued:

Explanation of Tax Roll Search

These searches of the tax roll are normally used by lawyers, etc. in adjusting taxes paid or payable between purchaser and vendor of real property. The present fee of $1 was set in July, 1972.

Liability Account

A problem that has arisen recently is that there are times that the information provided by the City on a tax search request is not correct due to:

1) Payments received by the City do not have any reference and are placed in a suspense account pending review of the outstanding taxes.

2) Payments incorrectly credited to a wrong account, i.e. some other tax property.

3) Subdivision of property in progress where the taxes are shown on the original property and have not been divided amongst the new properties.

Since the only place the tax information required can be obtained is from the City Tax Office, it seems appropriate that the information given out should be reliable and if there is an error that results in hardship to anyone then the City should make compensation for the loss.

An example of this has recently occurred where a seller of a property had advised that he had paid the taxes (even though he had not). A search of the tax file showed no outstanding taxes therefore the sales adjustment included a credit to the seller for the portion of the City tax. (A cost to the purchaser.)

In fact there were taxes outstanding on the property but due to a subdivision in progress they had not yet been allocated to the specific property and the search therefore showed no outstanding taxes. This information was given out by the City Tax Office.

When the purchaser received his next tax bill, a full year's taxes were outstanding and included penalties. As the seller of the property had gone bankrupt, the purchaser is left with the loss, based on information received originally from the City.

Even though the City is not liable for the information given out, the opinion of the Director of Finance and the Director of Legal Services is that we should increase our charge to provide funds for the few cases where there is an actual loss arising from the information received from the City.

The payments would only be made where there was no recourse for the 'injured' party, i.e. where the other party has gone bankrupt, left the Country, etc. Payments would only be made upon the approval of the Director of Legal Services and the Director of Finance. There are approximately 5,000 applications for tax searches each year and if we increase the fee by 35¢ this would produce a credit of approximately $1,750.00 per year to cover two to three losses. In light of our experience this should be sufficient.

Increase in Cost of Service

The cost of carrying out the tax searches including forms, postage, computer time, wages and fringe benefits is $8,260.00. Therefore the average cost per search is.....$ 1.65
Add to provide for liability..... .35

Estimated amount to cover the cost of the search and liability.....$ 2.00

The Director of Legal Services concurs in this report regarding the provision for the liability.

Cont'd . . .

Clause #7 continued:

The Director of Finance RECOMMENDS that:

A) The charge for Tax Roll Searches be increased from the present $1 fee to $2 effective upon approval of this report.

B) The Director of Finance and the Director of Legal Services be authorized to provide compensation for losses when in their opinion the injured party has no other recourse. This approval to be retroactive to include the present case mentioned in the report."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

8. Auto Towing Contract

The Director of Legal Services reports as follows:

"A letter has been received from the Insurance Corporation of British Columbia requesting that the tender call for the towing contract be amended to provide that a clause be included in the contract that when I.C.B.C. is ultimately responsible for the payment of towing charges the rate schedule of I.C.B.C. shall apply.

From a legal point of view such a clause, being an agreement between A and B for the benefit of C would be unenforceable as far as I.C.B.C. is concerned since it is not a party to it. Furthermore, enforceability on the part of the City would be impractical as there would be no effective remedy available to us if the clause is violated. It would also seem most unwise that our towing contract should be used as a vehicle to contract the towing charges between I.C.B.C. and the towing industry. If I.C.B.C.'s rates are below market and we oblige the contractor to obey them, then it seems only likely that the difference will appear in the City's towing prices. For these reasons, both legal and practical, I recommend that the request be not approved.

There is an additional and very real practical problem in that tenders close on November 15th, less than a week away, and it would be almost impossible to notify and re-advertise an amendment to the tender call."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

9. Grant to City of Vancouver Public Housing Corporation

The Director of Finance reports as follows:

On June 17, 1975 City Council authorized a loan of $1,000 to the City of Vancouver Public Housing Corporation in order to meet its incorporation and operating expenses.

It is now apparent that it will be some considerable time before the Corporation is able to repay this loan. In addition, a further amount of $1,000 is required to meet expenses during the next twelve months. It seems advisable in the circumstances to convert the loan to an outright grant and make a further grant to cover expenses in 1976

The necessary diverting by-law to enable Council to make grants to City of Vancouver Public Housing Corporation from the City's Public Housing Capital Fund is to be presented to Council this day.

Cont'd . . .

Clause #9 continued:

I, therefore, RECOMMEND: Subject to Council approving the necessary diverting by-law

The advance of $1,000 to City of Vancouver Public Housing Corporation approved June 17, 1975 be converted to an outright grant and a further grant of $1,000 be made for 1976. Both grants to be met from the Public Housing Capital Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

RECOMMENDATION AND CONSIDERATION

10. Revision of License Fees for 1977

The following report has been received from the Director of Finance and the Director of Permits & Licenses.

"Introduction

In 1975 an analysis and cost distribution was carried out in order to allocate license issuance costs to the category of license issued, in accordance with Council policy that the fee structure is to be set to recover costs, with several exceptions. This analysis and cost distribution encompassed both the License Bylaw and the Vehicles for Hire Bylaw and resulted in an overall increase in license fees, the first since the 1968 Finnis Study which resulted in complete restructuring of license fees effective in 1970.

At Council's direction, the Director of Finance has completely reviewed the fee structure for 1977 and, in conjunction with the Director of Permits and Licenses, recommends category fee changes in the License By-law. None are recommended for change in the Vehicles for Hire By-law except for an approved 1976 recommendation which was not amended in the By-law. There were quite large increases in 1976 and we do not consider that it is necessary to further increase the Vehicles for Hire fees this year. The License By-law changes result primarily from the refined allocation of Police and Health Inspection costs plus inflationary cost increases.

Industrial Waste Control Costs

In previous years these costs have been included as a cost to be recovered in the license fee structure. This year (for 1977) only a nominal portion of these costs have been included as it is essentially impossible to distribute the costs fairly to the categories of business that generate them, using the license category breakdown.

The Director of Permits & Licenses is currently reviewing several possibilities for fairly distributing these control costs to the specific industries generating the costs and will be reporting to Council in due course.

Policy Used

Past and present City policy is the 100% recovery of license fee issuance and inspection costs. To this cost is added a marginal increase, basically a rounding off upward, which will provide a cushion to some degree for anticipated cost increases for 1977. In a few cases, where costs could not be specifically identified, best judgement was used in establishing a reasonable fee.

The recommended category fee changes, be they increased or decreased, are detailed as follows, with any category not being itemized to remain at the fee set for 1976.

Cont'd . . .

Clause #10 continued:

SCHEDULE 1

Schedule 'A' - License Bylaw No. 4450

Category	Existing (1976) Fee Per Annum	Recommended (1977) Fee Per Annum	Increase/ Decrease	Note
Arcade	$ 45.00	$100.00	$ 55.00	1&2
Auto Dealer	20.00	45.00	25.00	2
Auto Parking	20.00	45.00	25.00	1
Auto Washers	20.00	30.00	10.00	1&4
Barber Shop	7.00/chair 30.00 maximum	7.00/chair 45.00 maximum	- 15.00	3
Bath Parlour (Plain)	50.00	100.00	50.00	2
Beauty Parlour	30.00	45.00	15.00	1
Billiard-Room Keeper	100.00	60.00	(40.00)	2
Bowling Alley	20.00	45.00	25.00	1&3
Cleaner	35.00	50.00	15.00	1
Coin Operated Services	35.00	45.00	10.00	1
Conventional Gas Station	20.00	45.00	25.00	1
Corsetier	15.00	20.00	5.00	3
Dance Hall	50.00	100.00	50.00	2
Junk Dealer	20.00	45.00	25.00	1
Laundry	30.00	45.00	15.00	1&4
Milk Vendor & Dairies	30.00	40.00	10.00	1&4
Private School	Delete Category			
Retail Dealer - Food	40.00	45.00	5.00	1
Scavenging	40.00	45.00	5.00	1
Schools - Private	30.00	45.00	15.00	1
Schools - Business & Trade	20.00	45.00	25.00	1
Second-Hand Dealer	75.00	65.00	(10.00)	3
Self-Service Gas Station	20.00	45.00	25.00	1
Transfer Fee (Section 5; Subsection 5)	20.00	25.00	5.00	3
Undertaker	30.00	45.00	15.00	1
Window Cleaner	20.00	30.00	10.00	2
Any Business Trade, Profession or Other Occupation not specifically herein and which is required to pay business tax	20.00	25.00	5.00	3

NOTES:

1. Refinement of Health costs distribution to specific categories
2. Refinement of Police costs distribution to specific categories
3. Refinement of all costs distribution to specific categories, 1977 over 1976
4. Nominal allocation of Industrial Waste Control Office costs

SCHEDULE 2

Schedule 'A' - Vehicles for Hire Bylaw No. 4299

Change: After Cabs (O) Class 'O', in the paragraph beginning:

'Unless otherwise provided herein.....by this By-Law.'

the amount $25.00 should be changed to $35.00.

Costs Included

Costs to be recovered by the license fees include all office and inspection costs of the License Office attributable to licensing. These costs were evenly distributed to all license categories, with a portion allocated to categories requiring extra inspection. Particular cost elements of the Police, Health, and Fire Warden Departments were allocated to specific license categories, where applicable. From this, the new proposed license fee schedule was generated to form the recommendations of this report. This would increase revenues from $1,872,000 under the present fee structure to approximately $1,994,000 under the proposed fee structure for 1977.

Cont'd . . .

Clause #10 continued:

Apartments, Rooming Houses, Hotels, etc.

No change is recommended for 1977 license fees for the categories of Apartments, Rooming Houses, Hotel, Motel, Duplex, Tourist Court, Multiple Dwelling and Personal Care Home.

Items for Consideration

Horse Racing: This fee was increased in 1976 from $1,000.00 to $1,500.00 per license. Each license is transferrable once, for an additional $20.00, thereby resulting in net cost to each racing group of $760.00. There are 6 racing groups presently using the horse racing facilities and as there were 113 racing days in 1976, the average daily cost for a license was $40.00. As a comparison, a circus is charged $35.00 per day, or $75.00 per week, concerts are charged $50.00 per day, or $100.00 per week with an annual maximum of $1,000.00, as are boxing and wrestling matches.

Liquor Premises

The present annual liquor premises fees are as follows: Cabarets $60.00; Dining Lounge $50.00; Dining Room $40.00; General License $50.00; Lounge $50.00; and Public House $100.00. The Director of Finance is of the opinion that the fees could be raised by $10.00 per category but this is not entirely supportable on a cost-analysis basis. It is therefore submitted for Council CONSIDERATION, whether or not Council wishes to increase the license fees in the Liquor categories.

RECOMMENDATIONS

A. That the license fee modifications (increases and decreases) shown in Schedule 1 in this report be implemented for 1977 and the Director of Legal Services prepare the necessary bylaw amendment.

B. That the Vehicles for Hire Bylaw be amended as shown for the one change in Schedule 2.

CONSIDERATION

That Council consider whether or not they wish to change the license fees for horse racing and liquor premises and if a change is approved, instruct the Director of Legal Services to bring forward the necessary bylaw amendments."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Director of Permits & Licenses and submits the questions of license fees for horse racing and liquor premises to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 326-328

A-8

PERSONNEL MATTERS

CONSIDERATION

1. Establishment of Additional Community Health Nurse 1 Positions, Health Department

The Medical Health Officer reports as follows:

"To effectively carry out the Home Care Program following the integration of the V.O.N. Home Care Service, the Metropolitan Board of Health has requested (copy of letter dated October 12, 1976 attached), the establishment of 1.5 additional positions. These positions will be used in various settings to complement the Hospital Liaison function within Home Care. This addition to the existing establishment of 3.5 positions will provide for relief and cover increased work load.

The cost, as set out below, is fully recoverable from the Metropolitan Board of Health in the usual quarterly billings:

	Nov.-Dec./76	Annual Recurring (1977)
Community Health Nurse I, 1.5 positions		
(a) Salaries at $1,207 per month:- Plus 8% increase for 1977	$3,621.00	$23,472.00
(b) Fringe Benefits (11%):-	399.00	2,582.00
(c) Auto Allowance plus 8% increase for 1977:-	180.00	1,200.00
Total:-	$4,200.00	$27,254.00

Your Medical Health Officer recommends that:

As expenditures are fully recoverable from the Metropolitan Board of Health, and thus there will be no cost to the City, 1.5 Community Health Nurse I additional positions be established for the Home Care Service, effective November 1, 1976."

The Director of Finance advises that indirect costs for these 1.5 positions of approximately $11,000 per year are not recoverable from the Metropolitan Board of Health.

The City Manager submits the Medical Health Officer's recommendation for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 328

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Portion of City-Owned Building - S/E Corner Granville Street and Broadway

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the City Manager's report of August 22, 1975, approved by Council August 26, 1975 wherein the Acting Supervisor of Property & Insurance was authorized to offer leases to the individual tenants in the City-owned Dick Building for a maximum period of ten (10) years.

The Dick Building is located on City Lots 1 & 2, Block 351, D.L. 526, Plan 590 being 1490 West Broadway.

By Resolution of Council dated January 27, 1976, six of the tenants in this building were granted term leases ranging from 2 years to 10 years. Pitman Business College Ltd. objected to the increase in rental and its lease could not be reported at the same time until various alternatives were investigated.

The Pitman College is located on the top (third) floor and is not serviced by an elevator. These, together with the fact that the College rents the total floor and carries out its own daily maintenance, are the main reasons why the rental has traditionally been less than other rentals in the building.

After investigation of the costs of reducing the College area and/or installing an elevator, the Solicitor for the Lessee has now agreed to accept a rental increase from the present $9,000.00 to $12,000.00 per annum. The Solicitor has requested that the City grant a five-year term lease with rental to be reviewed after two and one-half years. Commencement of the new lease to be October 1, 1976.

It is recommended that the Supervisor of Property & Insurance be authorized to request the Director of Legal Services to draw a lease in favour of Pitman Business College Ltd. incorporating the following:

Location	-	Top floor 1490 West Broadway
Leased Area	-	6000 Square Feet
Rent	-	$12,000.00 per annum
Rent Review	-	Each 2½ years
Term	-	Five Years
Commencement	-	October 1, 1976

In addition to the foregoing terms and conditions, the lease will include a clause that tenant improvements or alterations will first be approved by the Supervisor of Property & Insurance. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Sale of Industrial Lot - S/S Powell between Salsbury and Victoria Drives

The Supervisor of Property and Insurance reports as follows:

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

cont'd....

Sale of Industrial Lot - S/S Powell
between Salsbury and Victoria Drives
(Clause 2 continued)

Lot 2, Block 2 of Sub. E, D.L. 183, Plan 14985
S/S of Powell Street between Salsbury and
Victoria Drives, Zoned - M-2 (Heavy Industrial)

NAME	APPROX. SIZE	SALE PRICE	TERMS
Giovanni Coletta	49' x 75'	$39,100.00	City Terms @ 11% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. McLaren Electric Building,
1830 West 5th Avenue -
Lease of Portion on Main Floor

The Supervisor of Property & Insurance reports as follows:

"City Council on July 9, 1974, approved a lease of 6,000 square feet more or less on the main floor of the McLaren Electric Building, 1830 West 5th Avenue to Burrard Design Complex Limited for the period July 1, 1974, to December 31, 1976.

Burrard Design Complex Limited went into Receivership early in 1976 and the Receiver-Manager officially vacated the premises on their behalf on May 31, 1976.

A recent proposal has been received from Canadian Cultured Marble Ltd. to rent these premises under the following terms and conditions.

Lease term to be 2½ years from January 1, 1977, with a right to renew for another 2½ years. Such 2½ year renewal to contain a further right to renew for a period of 5 years.

Rent to be $2,000.00 per month commencing January 1, 1977. Rent review after 2½ year period.

Lessee to have the exclusive use of 6 parking stalls.

City to be responsible for heat plus light up to a maximum of $150.00 per month.

It is noted that the above rental represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Canadian Cultured Marble Ltd. under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Lease Renewal - 475 Main Street. Traffic Courts and Offices

The Supervisor of Property & Insurance reports as follows:-

"By Resolution of Council dated July 29, 1975, the Supervisor of Property & Insurance was authorized to renew the lease of the premises at 475 Main Street for the Traffic Courts for a period of one year effective October 1, 1975 with an option to renew for a further one-year term.

The premises are jointly occupied by the City and the Attorney General's Department. Although the City occupies the smaller share of the building, it has previously been agreed with the Provincial Government that the City would continue to lease in its name and negotiate with the owners respecting rental, etc. All such negotiations have been carried out in consultation with the Provincial Government. The City and the Provincial Government share the rental and expenses based on the amount of space occupied.

Prior to contacting the Lessor respecting the one-year renewal period, this office determined that eighteen months would be required to complete the City Staff's alternate accommodation in the Public Safety Building. The Department of Public Works also advised that eighteen months was a more satisfactory period of occupancy for them.

The agent was advised on July 16, 1976 that the City wished to exercise its option to renew but wished the term to be extended to eighteen months. By letter dated September 22, 1976 the agent has advised that the owner will grant an extension of eighteen months but the rental for this period will be increased from $10,982.42 per month to $14,120.25 per month. The agent also advised that the owner would consider a rental of $12,551.33 per month if the City entered into a five-year term.

Inasmuch as the City and the Provincial Government only requires an eighteen month term, and further, as the foregoing represents the owners final offer, it would appear the City is faced with accepting the increased rental for eighteen months or vacating at this time. The Director of Legal Services has advised that the City's right to call for arbitration of the rental has been denied by seeking an extension of the Right of Renewal term.

The total building area involved in this report comprises 18,827 square feet of space occupied as follows:-

	Area	% of total area
City By-Law Offices	1,759 sq. ft.	9.34%
City Police Offices	5,273 sq. ft.	28.0 %
Prov. Gov't. Courts & Offices	11,795 sq. ft.	62.66%
TOTAL	18,827 sq. ft.	100.0 %

The costs would again be shared on a pro rata area basis with the City initially paying the costs and recovering from the Provincial Government for that portion of the costs related to Provincial Government Courts and Offices.

cont'd.....

Lease Renewal - 475 Main Street.
Traffic Courts and Offices
(Clause 4 continued)

DISTRIBUTION OF COSTS

	Monthly Total	City By-Law Offices	City Police	Prov. Gov't.
Rent (Revised Oct. 1/76)	$14,121.00	$ 1,319.00	$3,954	$8,848
Hydro (based on 1976 rates)	318.00	30.00	89	199
Janitorial Cost (based on 1976 costs)	2,500.00	234.00	700	1,566
TOTAL MONTHLY COSTS	$16,939.00	$ 1,583.00	$4,743	$10,613

Increased cost to City for period October 1/76 to December 31, 1976:

	Revised Cost	Presently Funded	Increased Cost to City
City By-Law Offices	$ 4,749.00	$ 3,086.00	$ 1,663.00
City Police Offices	14,229.00	8,148.00	6,081.00
TOTAL	$18,978.00	$11,234.00	$ 7,744.00

It is recommended that:-

A. The Supervisor of Property & Insurance be authorized to renew this lease for a period of eighteen months, effective October 1, 1976, at a monthly rental of $14,120.25. All other terms to remain the same as in the previous lease, except the option to renew, and all subject to the approval of the Director of Legal Services.

B. The additional cost to the City in 1976, amounting to $7,744.00 to be funded from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Property & Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 329

MANAGER'S REPORT

November 2, 1976

TO: Vancouver City Council

SUBJECT: Leasing Land for Non-Market Use

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Finance reports as follows.

"Introduction

The Housing Committee, when considering the Manager's Report on the development proposal for City-owned land at 2nd and Wallace and Foster and Euclid, passed the following recommendations:

a) that Council reaffirm its policy of leasing City-owned, vacant land to co-ops and non-profit housing groups.

b) that, in accordance with Council policy, City-owned sites at 2nd and Wallace and Foster and Euclid not be sold for co-op, non-profit housing, but leased with the intent of keeping the cost of the housing units within the ceiling imposed by CMHC assisted home ownership plan, i.e. approximately $47,000 per unit.

c) that the co-op groups involved in the development of the sites at 2nd and Wallace and Foster and Euclid discuss with appropriate City officials lease arrangements in terms of the lease presently operating in the False Creek Development; and that Council reaffirm its commitment to the units remaining available for low and medium income families.

City Council, on October 19, 1976, when considering the report of the Housing Committee, raised a number of issues regarding the leasing of land for non-market use. Some of the concerns expressed by Council members are as follows:

a) valuation of the land for non-market use
b) the amount of subsidies on the land
c) control over resale by the non-profit groups
d) control over the membership of the non-profit groups.

The purpose of this report is to deal with the above noted concerns and to recommend a policy for the leasing of land for non-market use. Further this report will put forth for consideration an offer to lease a City-owned site at 2nd and Wallace by Penta Co-operative Housing Association.

A. Subsidization of the Land

In the past, Council has traditionally provided some subsidies to non-profit groups developing housing on City owned land, and this subsidy has usually been given by discounting the value of the land. In the past, Council has tended either to sell the land to the groups at a value of approximately two-thirds of market value, or to offer the land for lease at preferential rental terms. In recent years, Council has favoured the lease tenure because -

- it provides the opportunity to recoup some of the subsidy over time with escalations in the ground rent.

- the land reverts back to the City at the end of the term of the lease, thus providing the City with the opportunity to redevelop the land at that point in time.

- the lease provides greater control over the use of the land to ensure that it remains in non-market use.

This section of the report will put forth three issues for consideration by Council in formulating a policy on subsidizing the lease of land for non-market use.

1. Valuation of the Land

The issue to be dealt with in the valuation of the City-owned land for sites designated for non-market use is whether the value should be based on its present permitted use, or whether the valuation should be based

on some lower permitted use. This issue should be seen in the context of the past Council policy of taking the market value of the land and discounting it by some factor (usually 1/3), in order to arrive at a valuation for non-market use.

This issue is of particular relevance for those City-owned sites which were rezoned for instance from RS-1 to CD-1 in anticipation of being developed for non-market use. However, if Council were to develop policy on this matter, consideration would also have to be given to those situations where there was no rezoning involved, or where the City purchased the land at current market prices, or those situations such as False Creek where the previous zoning was industrial.

It is submitted that if the current zoning is ignored, then a benefit or subsidy is conferred on the developer, albeit that the developer is a non-profit group. In the interests of being open regarding subsidies, it is submitted that it is not appropriate to value the land at anything other than its current permitted use.

In the absence of Council direction to the contrary, your officials have given recognition to market value of the land under its present, permitted use when reporting on discounts on land for non-market use. It is recommended that this policy continue as a general rule, except in those cases where Council directs staff to do otherwise.

2. Valuation of Rental Payments

When the City is selling land, it is evident what the proceeds for the sale will be. However, when the City is leasing land with rental payments being made on a monthly basis over a fifty year period, it is not as evident what the value of the lease is to the City. If the rent payments were to be constant over the term of the lease, a relatively easy financial calculation could be made to convert the income stream to a capital value (through present value techniques). However, the process becomes difficult when the lease has escalation and revaluation provisions for the rent, and it becomes a matter of estimating what the rental payments will be in the future. Hence, it should be realized by Council that when staff report on the value of the lease, this valuation will be a 'best guess' of the value of the future income stream.

3. Amount of Subsidy

As stated, Council, in the past, has phrased the subsidy to be given on City-owned land sold/leased for non-market use in terms of a percentage discount from market value of the land. When selling the land, the percentage discount has often been 33%. For leases in False Creek, the percentage discount for non-profit co-operatives has also been in that range.

In formulating a policy on this matter, Council will presumably want a relatively consistent pattern while, at the same time, ensuring that the economics of the non-market development will work. Accordingly, it is recommended that the policy for the future be that the land for non-market use be discounted by 33% from market value (under its current permitted use), and where staff determine that this policy is not appropriate in the circumstances, that this fact be reported to Council, with reasons to explain it, and with recommendations on alternative lease terms.

B. Control over Re-Sale

A concern that is present when Council sells/leases land for non-market use is that the co-operative may, at some point in the future, disband and sell the housing development and individually realize a profit on the sale of City subsidized land.

CMHC, in dealing with this issue, has insisted that the articles of incorporation for the co-operative be such as to prohibit this action. If the co-operative were to disband and sell its development, the articles of incorporation for CMHC funded co-operatives provide that it would have to use the proceeds to contribute to other non-market housing.

In dealing with this issue in the leases to the Co-operative in False Creek, Council approved the terms of the lease which provided that the majority of the development always be occupied by members of the Co-operative. Further, the lease prohibited the sale (assignment) of the development to anyone else without the City's consent, which consent may be arbitrarily withheld. These provisions give Council substantial control over the ownership of the development and it is recommended that these terms be included in future leases to non-market developments.

C. Control Over Membership

Another concern that is present when Council sells/leases land for non-market use is that the co-operative may shift its membership such that it becomes predominantly middle and upper income people.

CMHC, in their operating agreement with the co-operatives, deal with this issue in two ways. First, the agreement states that a certain, specified percentage of the units in the development shall be occupied by low income families (low income is defined in terms that the rents are greater than 30% of the individual's income). Second, the agreement provides that, where the rents are less than 25% of the individual resident's income, a surcharge will be added to the monthly rent. The effect of this surcharge is that certain residents will be paying rent on their unit which approaches full market rent. In addition, the proceeds of this surcharge will go towards further subsidizing those lower income residents who would otherwise have to pay rent in excess of 30% of their income. Thus, through these two provisions, CMHC has substantial control over the income of the occupants. It will also be noted that the CMHC agreement pretty well requires the co-operative to have some higher income residents in order that funds will be generated to further subsidize the low income residents of the development.

In the leases that were issued to the False Creek co-operative, the CMHC agreement was incorporated into the City lease documents. Further, if the co-operative were to ever breach the CMHC agreement, the lease provides for the ground rent payable under the lease to be increased to full market value. By this technique, the City is ensured that it will not subsidize the co-operative if it loses its low income profile. It is recommended that these two terms be incorporated in future leases to non-market developments.

PENTA Co-operative - Second and Wallace

On October 7, 1975 Council resolved that the Director of Planning be authorized to discuss the subsidivison of the City-owned land at 2nd and Wallace to include a development by the PENTA Co-operative and that the Supervisor of Property & Insurance be authorized to discuss suitable lease terms.

Subsequent to the rezoning of the site, the City Manager, in a report dated September 27, 1976, stated that the residual land value for the PENTA site is $177,900. This residual land value is determined by taking the maximum value of the development (as determined by CMHC) and deducting the cost of construction.

The proposed form of development is twenty townhouses (nine 3-bedrooms, nine 2-bedrooms and two 1-bedrooms) on a 0.95 acre site. The design and development statistics were reported to Council at the time of the rezoning.

The PENTA Co-operative has now requested a lease from the City, with the initial ground rent based upon 8% of $177,900.

The Director of Finance advises that the value of this lease to the City, with reasonable escalation and revaluation clauses, is in the order of $210,000. The market value of this site under its present zoning is $363,000 and accordingly the requested lease terms would mean a write-down on the value of the land of 42%. (The write-down under the previous RS-1 zoning would be 26%.)

In examining the economics of the proposed development, it is observed that the majority of the parking is being provided underground at a cost of $80,000. The Director of Finance advises that he does not consider it to be economic to provide underground parking, given the density of the site and land values. It is observed that, if the Co-operative reduced the number of dwelling units by two to three and used the space to provide surface parking instead of underground parking, then the construction costs could be reduced, the economics improved and the Co-operative could afford to pay the City a higher land value.

However, the Co-operative is unwilling to consider such a redesign given the fact that the Planning and Engineering Departments have been urging underground parking for the site. Further, they advise that they cannot afford the costs of redesigning the site.

Accordingly, the offer to lease the site at 2nd and Wallace by the PENTA Co-operative, at an initial ground rent based upon 8% of $177,900 is submitted for the CONSIDERATION of Council. If Council approves this rent, and hence, the subsidy of 42%, the Director of Finance will report back on other lease terms to be included in the ground lease.

RECOMMENDATIONS

It is RECOMMENDED that -

A. (i) When City-owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and

(ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternative lease terms.

B. Leases of City-owned and subsidized land to non-profit co-operatives contain the following provisions -

- the majority of the proposed housing development always be occupied by members of the co-operative.

- the assignment of the lease be prohibited without the City's consent, which consent may be arbitrarily withheld.

- the operating agreement between CMHC and the co-operative be included in the lease, and if the agreement were to be breached, the rent under the lease be revalued to market value.

CONSIDERATION

The offer by the PENTA Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of $177,900, is submitted for CONSIDERATION."

The City Manager submits the foregoing policy recommendations of the Director of Finance for CONSIDERATION.

With regard to the Penta proposal, the City Manager notes that the City's architect for its portion of the site has revised his plans by locating all parking on the surface rather than underground. By this revision, the subsidy has been reduced from 65% to 40% (or 29% if the lease escalates.) It is further noted that the market price is based on $17,000 per unit which may be considered conservative in view of the density of 23 units per acre.

The City Manager therefore RECOMMENDS that Council not concur with Penta's request as outlined in the foregoing report.

The Committee report of September 30, 1976 and the Manager's report dated September 27, 1976 are recirculated for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 329

MANAGER'S REPORT

October 26, 1976

TO: Vancouver City Council

SUBJECT: Program Budgeting for the City of Vancouver

CLASSIFICATION: RECOMMENDATION

The following report has been received from the Director of Finance.

"Introduction

During the past several years, the Finance Department has been monitoring the effectiveness of various applications of modern budgeting techniques by municipal governments.

There are many 'popular' modern budget models such as:

PPBS (Planning Programming Budgeting System)
PBS (Program Budgeting System)
MBO (Management by Objectives)
ZBB (Zero Based Budgeting)
PB (Performance Budgeting)

which have been implemented to various degrees. This report will make recommendations as to the procedure that, in our opinion, the City should follow. The basic philosophy behind the recommendations is that the City's approach should be on an incremental basis both in the phasing-in of various departments and boards and the degree of sophistication in the application to the departments and boards.

Objective of This Report

The objective of this report is to examine Program Budgeting concepts and their usefulness to the City and to examine the City's possible approaches to changes in its operating budget concepts and practices. It is treated as a 'given' that while the City's present operating budget system is not entirely unsatisfactory, it can and should be improved, to be of greater value in Council understanding of the City's activities, to assist in priority setting by City Council, and further, to provide a better management tool for the Administration.

Description of the City's Present Budgeting System (excludes Capital)

The City's present operating budget system can essentially be described as a line item budgeting system aggregated on an organizational basis which in a number of cases approaches activity breakdown. This type of budgeting does provide good cost control (based on historic costs) but does not relate the expenditure to other measures of management performance that are inherent in the above mentioned modern budgeting techniques.

Regardless of its shortcomings, though, there will always be a need to retain line item control in the budget. An example of need for retention of line item control was the approach taken by the City of Chicago when, after a three year joint study project, they published a program budget to complement their City's traditional line item format. The announcement stated in part that the 'line-item budget has been retained for control purposes'.

Some of the problems with the existing operating budget process can be summarized as follows:

1) The operating budget is normally considered on only a one year time frame basis, and does not always look at the financial ramifications of current decisions in future years.

2) The existing budget process provides insufficient useful information about the nature and the level of services presently provided, the reasons for providing the service, or the resources needed to provide varying levels of service.

3) The present budget review process assumes to a significant extent that the existing level of service and method of delivery of the service is correct and the review tends to focus on increases sought in the level of service. There is insufficient review of whether the service should be provided at all or should be provided at a lower level.

4) There is very little analysis of the value of trade-offs, that is the value of cutting one program in order to expand another program that may have a higher priority or conversely, trade-offs between the elements within a program. This condition arises largely from the fact that our resources have not reached the stage so common in many cities where such trade-offs are absolutely necessary or where service cut backs are mandatory because the money just is not available.

5) The budget document does not show the work that is to be carried out or the services performed, it does not state the organizational unit's objectives, nor does it provide any indication of achievement of those objectives.

However, it is not correct to state only that we operate with a line item budget. Much of our budget is structured on a semi-program basis, with the line items existing within programs. What is not done is the priority rating by program nor other than in Engineering do we satisfactorily measure achievement of program objectives.

In certain areas program budgeting is of only secondary value. For instance, the accounting and payroll functions of the City are activities that we must perform. They cannot be abandoned because some other program is said to have a higher priority. Obviously, for activities such as accounting and payroll, the application of P.B.S. is not as advantageous as in many other areas.

Many of the activities in the Engineering Department can be said to be already on a program basis, where conversion to P.B.S. would mean very little change. An example is the Pavements Maintenance Program, which is a sophisticated (i.e. complex) program, with a highly computerized information system used in management control of the program, and which uses multi-year estimates aimed towards highly specific objectives. Implementation of P.B.S. would have little effect on the structure of such a program.

The group of City programs and activities that might be described as being of a social (i.e. public health, welfare grants, certain Social Planning activities), cultural (i.e. auditorium, museums, planetarium, archives), and recreational (i.e. parks, community centres, libraries) nature are those that traditionally have probably not been subject to ongoing rigorous evaluation of priority levels; these programs do not generally have easily quantified objectives therefore performance to the objectives is difficult to measure. This general area of City activity would benefit most from the application of P.B.S.

Theoretical Concepts of Program Budgeting System

In theory, P.B.S. provides (1) the means for identifying goals and measuring achievement of these goals, (2) priority rating those programs for the purpose of trade-offs, and (3) a form of analysis to assist in a means of allocating limited resources by programs.

It requires;

1) Identification of both broad and specific organizational objectives and goals.

2) Meaningful, measurable and realistic program goals.

3) Clear and meaningful measures of accomplishment of goals, usually through a comprehensive management information system.

4) That both management and City Council be involved in the goal definition process, be highly committed to the process and further be involved very strongly in the priority rating and trade-off processes.

5) Restructuring of the budget and accounting system to match the program/organization unit/goal structure.

6) Often some organizational restructuring.

7) A multi-year analysis/projection strategy.

8) Full staff commitment and effort at all levels.

9) Usually a great deal of money.

The experience of other cities in trying to implement theoretical models of P.P.B.S. or P.B.S. or combined with P.B. and/or M.B.O., Z.B.B., on an all-at-once basis has been unfortunate. It requires an enormous effort and dedication, it is very expensive, it is very upsetting to the organization, and success would appear to be very difficult to attain.

The benefits of P.B.S. can generally be summarized as follows, in the theoretical concept:

1) P.B.S. incorporates not just a financial plan but also a managerial plan.

2) Gives management the impetus to examine their work and service output and to gauge it in terms of their objectives (this applies to City Council also).

3) Gives management the initiative to undertake program analysis in order that they may get more for their money (Vancouver already does this in many areas).

4) Focuses attention on the longer run financial implications of budget decisions.

5) Provides management with a better tool to communicate their operations to Council and to identify reasons for shortfalls in the attainment of objectives.

6) Is a tool to assist in the allocation of existing resources. However, it should not be considered a blank cheque for unlimited resources and organization units are asked to optimize their output, not maximize it.

Recommended Practical Approach to P.B.S. for the City of Vancouver

To attempt to implement a full P.B.S. system across the City as a whole within a short period of time would require a very large allocation of existing staff resources, a large expenditure (in excess of half a million) for consultant's services, and a full commitment by management to its successful implementation. Also, based on the experience of other cities, it is highly likely that this would not really result in what we want or in a workable or accepted system. It is therefore my recommendation that the City adopt an evolutionary procedure capable of being changed as we proceed towards a workable goal. This will allow us to further benefit from the experience of others and to benefit from new ideas as they occur. We hope to accomplish this by the use of existing staff, a modest amount of additional staff, and possibly some consultant use on specific projects.

The following list of activities is our recommended method of achieving a program budgeting system with full capabilities. It is capable of being used in one department and not in others or several departments at the same time who in turn may be at different points in the procedure, depending on their internal skills and resources and the willingness of the management staff to put serious effort into it, as well as available resources from the Finance Department.

The following is the recommended series of steps:

1) Determine the most appropriate departments or boards for the implementation of P.B.S.

   - our initial recommendation is the Parks and Police Boards and the Health and Planning Departments.

2) Review with the department/board their acceptability and staff requirements. They do not all have to necessarily start together, or be implemented at the same speed.

3) Define the programs (major areas of activity) within the current organizational structure of the selected departments and -

   a) report any obviously desirable organizational changes that become apparent through the program definition process.

   b) where programs do not fit the organizational structure (cross departmental lines), introduce aggregation codes into the Budget/Accounting System.

4) Define the goals and objectives of each program and identify the various outputs of each program, noting both the quantitative and qualitative aspects of the outputs. Having identified the outputs, develop methods for measuring the outputs, if this is financially and practically possible. In some cases it will not be possible to develop satisfactory measures.

5) Include program budget information in budget documentation. This step will be incorporated at any point when information is considered to be relevant.

6) Reshape the budget and accounting structure to fit the program structure, so that allocation of resources and activity can be identified by program.

7) Formulate broad, long term goals by program for multi-year projections of resource needs.

8) Continue to refine and redefine the objectives and goals of the programs.

As departments gain experience and appreciation in measuring their outputs in relation to the inputs of resources, they will be able to assess the impact of changing the levels of service, including alternate delivery methods, and to recommend the reallocation of resources as necessary.

At some appropriate point in the above process, the budget/accounting systems should be changed to accommodate those programs which cross or span the organization units or, conversely, the desirability of making organizational changes to accommodate the programs.

Council would use P.B.S. as a managerial tool, a policy tool, and as a means to facilitate Council's evaluation of staff achievement of objectives. It would also allow Council to make service level trade-offs and to have a longer run appreciation of financial decisions. Council must be kept informed at all stages of the implementation and should become heavily involved in objective setting and priority analysis.

Staffing and Finance Department Reorganization

It must be clearly understood that P.B.S. has a distinct cost in manpower and absorption of time of existing staff, particularly at the management levels. It can be expected that as the implementation proceeds a budget officer will be required in each department (in some cases this position already exists) and additional budget and analytical staff would be needed in the Finance Department, Budgets Division. Staff increases necessitated by improved management information systems for measurement of objectives and their achievement are not determinable at this time but should not be excessive. The provision of specialized program budget expertise in large departments to provide assistance to management appears to be mandatory if results are expected. A review of two Canadian cities showed this to be true. One city had the expertise within a particular department and from all indications was successful, whereas the other city did not have this expertise within the identical department and the department felt that P.B.S. was of little value to them and they merely filled out the forms, etc., making no managerial use of the system.

The City's present Budget Division consists of a Comptroller of Budgets, a Budget Officer, an Assistant Budget Officer and a Secretary, an understaffed function by comparison with most cities. This group presently assembles, initially reviews, and controls the entire City Budget. Budget positions exist also within certain departments such as Parks and Engineering, and some positions in other departments have heavy initial budget preparation responsibilities.

The Financial Analysis Branch of the Finance Department consists of a Supervisor and two Analysts, whose responsibilities are to handle special projects for the Director of Finance and provide economic, financial, and analytical skills in the areas of analysis and research, policy analysis and policy development. The staff are generalists but have a strong orientation to economics and policy issues. They are also, by default for lack of other staff, heavily involved in staff and line functions in the housing and development area.

We are of the opinion that the budget process, if targeted towards the attainment of P.B.S., requires the infusion of additional analytical skills, to:

1) assist departments in the conceptualizing of programs, specification of objectives, and possibly education of staff, and

2) assist in developing measurements of activity and systems for collecting data.

It is our recommendation that the Financial Analysis Branch be merged into the Budgets Division. Appendix 1 shows the organization of the Branch and the Division at this time and Appendix 2 shows the recommended amalgamation including the one additional recommended clerical position. Even without the advent of P.B.S., the present budget function requires additional help. The workload on the existing staff is unacceptably high and results in necessary review work not being done.

The estimated increased cost (see Appendix 3 for details) for the reorganization including the additional position and equipment, etc. for 1976 is $6,515 and the estimated annual increased cost is $18,000. Funds for 1976 are available within the departmental budget.

If it is found in the P.B.S. design and implementation stages that too much of the Analysts' time is taken by P.B.S. work then their other work will suffer beyond an acceptable level and I will have to ask for additional assistance.

The present function of reviewing the adequacy, with the affected departments, of fees and charges, is dispersed in several places in the Finance Department due to lack of sufficient staff in any one division. This is not a satisfactory arrangement and does not lead to adequately programmed reviews. It would be my intention to include the responsibility for this process in the restructured division.

City of Vancouver's Capital Budget Process

The City's existing Capital Budget process is not overly satisfactory for a number of reasons primarily related to its lack of review on an ongoing basis, related to changing priorities. It tends to be structured on a five year basis because of the necessity for voter approval, and to receive less than adequate review each year during the five years, even though it must certainly be recognized that the departments do make recommendations for changes that are reviewed by Council and in many cases accepted.

The Capital Budget process is further complicated by the fact that we in effect have two Capital Budgets, the basic Capital Budget whose primary source of funds is debenture borrowing and the Supplementary Capital Budget whose primary source of funds is the tax levy. The two Capital Budgets tend to be used for fairly different purposes and are not necessarily amenable to similar preparation and review processes.

It would be my intention to have the Budgets Division report on improved processes for capital budgeting, preparation and review processes, and control procedures, for Council consideration in 1977 as an initial step towards, if possible, integration eventually into the P.B.S. system.

RECOMMENDATIONS

It is RECOMMENDED that

A. The Financial Analysis Branch be merged with the Budgets Division and be retitled Budgets and Research Division.

B. The position of Comptroller of Budgets be retitled to Comptroller of Budgets and Research.

C. That an additional position of an Accounting Clerk II be approved for the Division, subject to classification by the Director of Personnel Services.

D. The necessary additional equipment and renovations be approved at an estimated cost of $5,950, funds to be provided within the departmental budget.

E. The increased operating cost amounting to $565 for 1976 be provided within the departmental budget.

F. The Director of Personnel Services review salary classifications of the positions affected by the reorganization.

G. The City adopt the procedure outlined in this report for budget modification relating to a P.B.S. system.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees Union."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 329

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

October 27, 1976

TO: Vancouver City Council

SUBJECT: Street Occupancy - 312 Main Street

CLASSIFICATION: RECOMMENDATION

The Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses and the City Engineer report as follows:

"An application has been received from the Construction and Maintenance Division of this Department to occupy a portion of Main Street between Cordova and Hastings in connection with the renovations to the Public Safety Building. A section of the proposed street occupancy would extend 23.5 feet into the Main Street allowance.

Under the provisions of Subsection 1.14.4 of Building By-law 4702, City Council approval is required if the occupancy of any street extends more than 20 feet from the street line.

A plan of the proposed street occupancy has been submitted to the City and meets with the approval of the City Engineer. It is felt that the proposed street occupancy will provide sufficient protection to the public during the course of construction, and disruption of traffic will be kept to a minimum.

I therefore RECOMMEND that approval be granted to the contractor, Turnbull and Gale Construction Company Ltd., to occupy approximately 23.5 feet x 100 feet of Main Street in connection with the renovation work of the Public Safety Building for a period not to exceed 18 months."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the City Engineer be approved.

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I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 21, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, October 21, 1976 at appproximately 1:30 p.m.

PRESENT:	Alderman Sweeney, Vice-Chairman Alderman Kennedy Alderman Marzari
ABSENT:	Alderman Volrich
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Heritage Festival

The Committee had for consideration a Manager's report dated October 8, 1976 (copy circulated) wherein the Director of Social Planning requested that $40,000 be provided in the Revenue Budget from the 1976 Contingency Reserve for a month long "Heritage Festival" in June, 1976.

Mr. E. Fladell, Social Planning Department, reported there is tremendous enthusiasm and support for such a festival in the arts community, media, business and tourist industries. In order to secure Federal and Provincial shares of funding and to schedule performances, a commitment from the City is essential at this time. The Heritage Festival Society has committed an amount of $40,000.

Mr. R. Carey, Community Arts Council, supported the proposed festival and stated it would draw tremendous attention to the arts and crafts in the whole community.

Following further discussion it was

RECOMMENDED

A. That $40,000 be provided in the Revenue Budget from Contingency Reserve for 1976 subject to satisfactory financial commitments for equal cost sharing being received from the Federal and Provincial Governments by December 31, 1976.

B. That Social Planner Ernie Fladell co-ordinate the Heritage Festival for the City and be authorized to contact Federal and Provincial officials to apprise them of this proposed civic sponsored program and to obtain matching funds.

C. That June 1977 be proclaimed "Vancouver Heritage Month" and that the City undertake to involve as many interested local groups as possible to contribute to this event.

2. Canadian Music West - Grant Request

The Committee had for consideration a Manager's report dated September 29, 1976 (copy circulated) wherein the Director of Social Planning reported on a proposal to open a branch of the Canadian Music Centre in Vancouver to serve Western Canada. The Canadian Music Centre's income is derived principally from the Canada Council, Provincial Governments including B.C., Alberta, Quebec and Ontario, and the municipalities in which the centres exist.

Cont'd . . .

Clause #2 continued:

A delegation headed by Dr. A. E. Clingman, Chairman, Ad Hoc Committee, for the project, requested $15,000 from the City towards the expense of establishing and/or maintaining a Canadian Music Centre in Vancouver.

The Committee questioned the amount of continuing funding and Mr. Fladell stated that it would be in the area of $5,000 annually. It was noted that space is available in the Community Music School which would be a good location for the purpose of starting up the operation. The Ad Hoc Committee suggested that the City support might lie in the direction of funding this space to the mutual benefit of the Community Music School and the Candian Music Centre/Vancouver.

Following further discussion it was

RECOMMENDED

A. That $5,000 be approved as a grant to Canadian Music West for rent and other office expenses;

B. That the City Architect, Mr. A. Langley, be empowered to approve the sub-leasing of mutually agreeable space at the Community Music School to Canadian Music West;

C. That all the above be subject to confirmation from the appropriate parties advising the Director of Social Planning that this project has received the anticipated funding from Canada Council, the Provincial Government and the private sector.

3. Greater Vancouver Artist's Gallery Budget

The Committee had for consideration a Manager's report dated October 8, 1976 (copy circulated) wherein the Director of Social Planning reported on the Greater Vancouver Artist's Gallery Budget. In April, 1976 $22,767 was requested by the Society from the City as its share of the costs for the Gallery. Council approved half the amount ($11,384) with a review in six month's time.

Ms. F. Fitzgibbon, Director of the Artist's Gallery Society, went over the Society's operating expenses for the period May 1, 1976 to April 30, 1977 and funding as follows:

"Monthly Operating Costs:

Salaries (2 persons)	$1692.	
Fringe benefits	102.	
Office Supplies and Services	100.	
Telephone	20.	
Rent	300.	
Utilities	50.	
Framing and repairs	100.	
Transportation	70.	
Total Monthly Costs	$2434.	
Projected to 12 months plus $168. per month salary adjustment for January through April, 1977		$29,880.

Funding by Source:

B.C. Cultural Fund	$5,000.		
Habitat Festival Society for services rendered	1,500.		
Local Initiative Program for April & May, 1976	2,000.	8,500.	(total funding exclusive of City's funds)
Balance to be funded		$21,380."	

Cont'd . . .

Clause #3 continued:

Mr. E. Fladell of the Social Planning Department reported that the Society has received from the City $7,589.32 of the $11,384 allocated for the period April 30, 1976 to September 30, 1976, leaving an undisbursed balance of $3,975. Further, the City has realized revenue of $2,406 during this six month period, so that the net cost to the City during that period is $5,183. The Society has applied for a local initiatives grant for the period effective December, 1976,and, whatever amount is received from this source will further reduce the funding required of the City. There will probably also be further revenue generated by the sale of prints, to be credited to the City.

Following discussion it was

RECOMMENDED

A. That the contract which commenced on May 1, 1976 and continues until October 31, 1976 be renewed as of November 1, 1976 to run for six months to April 30, 1977. Further, that compensation of $9,816 be established as further City cost which, together with the undisbursed balance of $3,975, as previously approved, will suffice to fund the Society's services to April 30, 1977, with such cost to be partially defrayed by any LIP funding, or sale of prints revenue during that period.

B. That this matter be reviewed again at the end of March, 1977 with a view toward further reducing the City's share by virtue of Gallery receipts for sales of banners and flags as well as other funding it may receive for operational expenses from LIP and other sources. These would be applied against the City's share of cost for services in the contract period April, 1977 to March, 1978.

4. Theatre in the Park

The Committee had for consideration a Manager's report dated October 12, 1976 (copy circulated) wherein the Director of Social Planning reported on the Theatre in the Park's worst financial loss since its inception in 1969. The summer of 1976 was the worst in a generation and the Theatre in the Park suffered losses in excess of $40,000.

The Director of Social Planning reported that the Finance Committee in June, 1976 turned down a request by Theatre in the Park to establish and implement a fund to ensure against disastrous financial effects of an unusually wet summer. The Committee suggested that in the event of such a financial disaster due to inclement weather the Theatre in the Park could appeal to City Council for a supplementary grant.

Following further discussion it was

RECOMMENDED

THAT due to special circumstances a grant of $10,000 be approved for the year 1976, to help the Theatre in the Park Society cover their $40,000 deficit, on the condition that the Society will make every effort to find alternate bad weather sites for performances during the 1977 season.

5. License Fee for Live-aboard Boats

The Committee had for consideration a Manager's report dated September 21, 1976 (copy circulated) wherein the Director of Finance recommends a 38% increase in license fees for live-aboard boats in Vancouver. The report outlines the basis of the current fee structure, increases in property taxes, suggested increase in fee structure, and future amendment procedures.

Clause # 5 continued:

Current fee structure is as follows:

" Length of Boat	Annual Fee
0 - 21'	$144.00
22 - 30'	168.00
31 - 39'	204.00
40'+	252.00"

The fee schedule recommended effective January 1, 1977 is as follows:

" Length of Boat (Lineal Feet)	Annual Fee
0 - 21	$199.00
22 - 30	232.00
31 - 39	282.00
40 +	348.00 ".

It was noted that a two-year period between revision of fees means large increases to catch up to current costs, and it was felt the fee schedule should be revised annually.

Following discussion it was

RECOMMENDED

A. That the 1977 fee schedule for live-aboard boats be as follows:

Length of Boat (Lineal Feet)	Annual Fee
0 - 21	$199.00
22 - 30	232.00
31 - 39	282.00
40 +	348.00

B. That this fee schedule be revised annually in the future.

The meeting adjourned at approximately 2:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 330

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

II

OCTOBER 21, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 21, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Boyce
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 633 Hornby Street

The Committee had before it for consideration a Manager's Report dated October 7, 1976 (copy circulated) on the application of Mr. B. Williams for Development Permit Application No. 75330 to use the second floor of the existing two storey building at 633 Hornby Street as a restaurant and cabaret.

A representative of the Planning Department and the applicant appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the application of Mr. B. Williams for Development Permit Application No. 75330 to use the second floor of the existing two storey building at 633 Hornby Street as a restaurant and cabaret be approved.

2. SPARC of B.C. Grant Request - $5160.00

The Committee had before it for consideration a Manager's Report dated September 29, 1976 (copy circulated) in which the Director of Social Planning reported on the objectives and some of the services provided in Vancouver by the Social Planning and Review Council (SPARC). In the Manager's Report, the Director of Social Planning recommended a grant of $5160.00.

Ms. Mary Knox, President of SPARC, appeared before the Committee and distributed copies of various publications from SPARC.

During discussion, the Committee noted that the work of the Social Planning and Review Council does complement the work of civic staff, and following consideration, it was

RECOMMENDED

THAT City Council approve a grant of $5160.00 to Social Planning and Review Council to be used as follows:

a) $4900.00 for the salary of one staff person half time for seven months (October 1976 to April 1977) to work with City Departments and community groups on social research projects.

Continued on Page 2. . .

Clause No. 2 Continued

b) $260.00 for organizational costs for the development of the Coalition of the Disabled.

3. Charlford House Society for Women Grant Request - $2000.00

The Committee had before it for consideration a Manager's Report dated September 30, 1976 (copy circulated) in which the Director of Social Planning reported on the operation of Charlford House Society for Women, a recovery home for female alcoholics located in Burnaby. It was noted in the report that 75% of the residents are referred from the Vancouver Pender Detox Centre since there is a shortage of such facilities for women in Vancouver City.

A representative of the Social Planning Department, a member of the Board of Directors of Charlford House Society and a number of former residents of the establishment appeared before the Committee on this matter, and it was pointed out during discussion that the Alcohol & Drug Commission had reduced its grant to Charlford House for the 1976/1977 funding year. A representative of the Social Planning Department stated there are indications Charlford House will receive full funding for the 1977/1978 operating year.

Following further discussion, it was

RECOMMENDED

THAT a grant of $2000.00 be approved to be used for salaries of staff of Charlford House Society for Women for the period ending March 31, 1977.

INFORMATION

4. Billy Bishop Legion - Complaints re Hours of Operation

The Committee had before it for consideration a Manager's Report dated October 7, 1976 (copy circulated) in which the Director of Permits and Licenses reported on a petition from residents in the vicinity of Billy Bishop Legion in which they complained of noise and parking problems and requested an 11:00 P.M. closing time.

The Director of Permits and Licenses, the manager of the Legion and a number of residents in the area appeared before the Committee on this matter, and it was pointed out to the Committee that hours of operation of such establishments are determined by the Liquor Administration Branch and the Committee could recommend the Liquor Administration Branch require an earlier closing time than the present 1:00 A.M.

Several residents from the area addressed the Committee and complained about noise, parking and traffic problems and vandalism.

During discussion, it was noted this establishment has only twelve parking spaces; however, as it is a non-conforming use, it is not required to provide additional parking.

Residents claimed the open ended parking lot constitutes a danger to some children in the neighbourhood.

Continued on Page 3. . . .

Clause No. 4 Continued

The manager of the Legion told the Committee that in his opinion noise from the Legion is not unreasonable and that if its hours of operation were restricted to 11:00 P.M., it would likely have to close completely as it would then not be in a position to rent out the upstair floor for dances and concerts.

The manager stated the Legion does respond to complaints of noise and that the establishment is in complete compliance with all existing by-laws. The manager suggested there are very few police reports on the operation of the Legion and suggested the Committee check with the Police Department.

Following further discussion, it was

RESOLVED

A. THAT the Committee request the Chief Constable to investigate complaints of residents in the vicinity of the Billy Bishop Legion regarding noise and vandalism;

B. THAT the appropriate City Inspectors review complaints of noise and other pertinent issues;

C. THAT the City Engineer investigate methods by which safety at the parking lot of the Billy Bishop Legion could be improved and how parking in the area could be improved;

all of the above to be reported back to the Community Services Committee.

RECOMMENDATION AND CONSIDERATION

5. Akali Singh Sikh Society - Request for Land

The Committee had before it for consideration a Manager's Report dated September 28, 1976 (copy circulated) in which the Director of Planning and the Supervisor of Property & Insurance reported on the request from the Akali Singh Sikh Society for a 3 to 5 acre site on which to build a new temple.

It was noted in the report the Society specifically has expressed an interest in two City-owned sites:

a) Property on the south side of Grandview Highway at Penticton Street, adjacent to Beaconsfield Park;

b) A site in the area commonly called Thunderbird Island, being bounded by 1st and 5th Avenues, Skeena Street and Highway 401.

The Supervisor of Property & Insurance, a representative of the Planning Department and the applicants appeared before the Committee on this matter, and during discussion, the applicants indicated they prefer the first site at Beaconsfield Park.

It was also noted during discussion that St. Margaret's Church,which had requested a portion of the property at the Thunderbird Island site, apparently is no longer interested in acquiring this property.

It was also noted during discussion that a Public Hearing would be required before the Society could proceed with construction of its temple.

Continued on Page 4. . . .

Clause No. 5 Continued

Mr. R. Youngberg of the Planning Department advised the Committee that from a planning point of view the Thunderbird site is preferable as it is not suitable for residential uses, whereas, the five remaining acres at the Beaconsfield Park site could be utilized for housing.

During discussion, the Committee noted that Council, last year, approved the sale of 3 acres at the Beaconsfield Park site to the Italian Folk Society for a community centre type of development and that there are two other community centres not far from Beaconsfield Park.

A spokesman for the applicants conceded that while they prefer the Beaconsfield site, the property at the Thunderbird Island location would not have building foundation problems which exist on the Beaconsfield property.

Addressing himself to points contained on Page 3 of the Manager's Report which indicated that the Society may not meet all criteria for eligibility for aid and/or subsidies to non-profit organizations, the Society's spokesman told the Committee the Akali Singh Sikh Society is a church, the same as St. Margaret's Church and that the Society is applying for subsidized land.

The spokesman told the Committee the Society plans to spend approximately $500,000 to $600,000 to build its new temple. This is above the cost of land.

The Society's spokesman, viewing the map of the Thunderbird site (Appendix B to the Manager's Report), indicated a preference for a southerly portion of the site as the northern end of the site would be too narrow.

Following further discussion, it was

RECOMMENDED

A. THAT a site of approximately 3 to 4 acres be selected in the Thunderbird Island area for sale to the Akali Singh Sikh Society.

B. THAT the matter of the most appropriate form of subdivision and the conditions of development for both the institutional and industrial sites in keeping with the surrounding development and the adopted neighbourhood plan be referred back to the Director of Planning for report to the Standing Committee on Planning and Development.

CONSIDERATION

THAT Council determine whether the disposition of the site is to be at a subsidized figure and if so, the amount of the subsidy involved; all other conditions of sale would be the same as those approved for St. Margaret's Church (Appendix C of the Manager's Report) with the exception that Item (v) be amended to read:

"The date of sale being 120 days from the date of Council's approval of the sale, or the date of the rezoning of the property to allow construction of a temple, whichever is the sooner."

Continued on Page 5. . . . .

INFORMATION

6. New Central Hotel - Elevator Problem

The Committee had before it for consideration a letter dated October 8, 1976, from the Downtown Eastside Residents Association complaining of continuing breakdowns of the elevator at the New Central Hotel, 42 East Cordova Street. The letter included a petition from tenants of the hotel.

The Director of Social Planning appeared before the Committee on this matter and presented a copy of a letter dated October 20, 1976 from the Assistant Manager- Administration of Central Mortgage & Housing Corporation, which is the "mortgagee in possession" of the hotel.

During consideration of this matter, the Committee noted there was no representative of C.M.H.C. present at the meeting and following consideration, it was

RESOLVED

THAT the Committee write to the Assistant Manager-Administration of Central Mortgage & Housing Corporation requesting that a representative appear before the Community Services Committee with a representative of the contractor who has the elevator service contract at the New Central Hotel to discuss the matter of the continuing problems of elevator service in the hotel.

The meeting adjourned at approximately 5:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 330-331

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

OCTOBER 21, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 21, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 3 - 9 only)

CLERK TO THE COMMITTEE : M.L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum from the Planning Department dated October 11, 1976 forwarding the Monthly Status of Rezoning Applications as of September 30, 1976 (on file in the City Clerk's office).

RESOLVED

THAT the Monthly Status report as of September 30, 1976 be received.

2. Demolition of Storage Tanks - Gulf Oil of Canada Ltd. North Foot of Bute Street

The Committee considered a report dated October 14, 1976 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advises that an application has been received for the demolition of all but one of the Gulf Oil storage tanks located on the north foot of Bute Street. Gulf Oil will retain the wharf and relocate a 315,000 gallon tank from the west to the east end of the site. This relocation would require a development permit and a further report will be submitted to the Committee when the application is received.

Mr. T. Nonay, Central Area Planning Division, stated that the Fire By-law regulations require newly installed tanks to be underground or covered by 3 ft. of earth. Under these circumstances Gulf Oil has not decided if they will proceed with relocation but the Committee will be further advised.

RESOLVED

THAT the report of the City Manager dated October 14, 1976 be received.

cont'd.....

3. Informal Meeting on Overall Planning Program

The Committee considered a report dated October 13, 1976 (on file in the City Clerk's office) which the City Manager forwarded for information.

In the report the Director of Planning advises that an informal meeting of civics staff and members of Council to discuss the Overall Planning Program was held on Thursday, September 30, 1976. It was noted that arising out of a survey of planning philosophy completed by both staff and members of Council, there was considerable disagreement on the functions of planning, the nature of public interest, goals and the planner's role, perceived effectiveness of a comprehensive plan, and the relationship between Overall Planning and Area Planning.

The Overall Planning staff provided a simple generic definition of planning i.e. "planning is the process of trying to make knowledgeable decisions today about things which have consequences in the future." Overall Planning is concerned with decisions affecting the overall future welfare of the city and the purpose of the Overall Planning Program is to "try to make decisions better by increasing the level of knowledge or understanding upon which they are based." Several alternatives for fulfilling this purpose were discussed in the report. As a preferred alternative the report suggests a continuing overall planning resource which was "based on an understanding of the city; accessible to the public; related to concrete decisions and actions; able to deal with dissensus and responsive to change and uncertainty."

There was considerable discussion and debate at the informal meeting on five broad areas of concern

- General Directions for Overall Planning
- The Importance of Understanding the City
- Advocacy Planning
- The Role of Communication
- Alternative Management Approaches

From the various points of views expressed a number of specific conclusions which seemed to have general agreement from those present were drawn. It was agreed that these statements should be brought to the attention of the Standing Committee on Planning and Development and Council.

After discussion the Committee

RECOMMENDED

THAT the following statements on overall planning be endorsed in principle and referred to the in-coming Council.

"- Preparation of a formal bound "plan" document (offspring of Bartholomew) does not appear to be relevant for Vancouver at this time.

- A "looseleaf" collection of information about the city should be compiled. This information should be available in at least a preliminary form for the new Council to help toward a better understanding of the city.

cont'd.....

Clause #3 Continued

As Council formulates new policies, these should also be collated in a looseleaf document.

Staff should set up an "understanding the city" briefing in January for the new Council.

A planning process is needed which is flexible and subject to ongoing review, which provides opportunities for interest groups and "visionaries" to express themselves, and which communicates information in a manner which is concise, understandable, and enjoyable.

The new Council should decide early in 1977 on how it wishes to promote the planning process. It must decide then how it wants to relate to citizens and how resources should be allocated to improve communication with people about planning for the future of the city.

Given the political realities of the election cycle, the city should consider two year work programs for its departments in the context of longer range objectives.

Staff should proceed with the preparation of a detailed program proposal for implementing an advocacy planning system, though the term "advocacy planning" should be dropped because of inappropriate connotations.

Careful consideration should be given to reshaping the organizational structure of the city to achieve a cooperative approach to producing overall planning policies. This consideration should focus on the Council committee structure to ensure that all members have an adequate opportunity to reach knowledgeable conclusions on key planning and development issues. Department and inter-departmental responsibilities and coordination mechanisms should also be reassessed and restructured as appropriate."

RECOMMENDATION

4. Preparation of a Design Concept for Area 10 B, False Creek-City-owned Lands plus Western Outboard property

The Committee considered a report of the City Manager dated October 12, 1976 (copy circulated) in which the Development Consultant recommends a procedure for the preparation of a design concept for the City-owned lands and Western Outboard property in Area 10 B, False Creek which will lead to redevelopment of that area.

Mr. E.D. Sutcliffe, Development Consultant, outlined the history and negotiations that have taken place with respect to the Western Outboard property resulting in the following alternatives:

"-Western Outboard now believe they may not need as much leased land from the City and as much building area as previously indicated - in fact they may be able to get by with the same sized parcel as they now own. In this case, the only negotiation would be with respect to the rate for the water lot and the terms for access to the water.

Cont'd.....

Clause #4 continued

-Western Outboard may decide to stay in their present location with some straightening out of their property lines and other appropriate adjustments. On the other hand, if an attractive proposal can be developed for relocation to a site next to Anderson Street, particularly if a developer/investor could build it for them and lease it back, then they would be prepared to relocate.

-Western Outboard are prepared to consider leasing their land to a developer/investor for the purpose of a lease back of facilities which they require on suitable terms."

The Development Consultant has prepared Terms of Reference for the preparation of a design concept for the City-owned lands and the Western Outboard property. The proposal will hopefully produce a developer/investor who will be prepared to invest the capital in the market components of the scheme thus ensuring that it will be a design which will be built. Mr. Sutcliffe noted that as requested by Council he proposes to interview people who responded to the Phase 2, Area 6 invitation.

After a brief discussion the Committee

RECOMMENDED

(a) THAT the Terms of Reference for the preparation of a design concept for Area 10 B, False Creek, attached to the City Manager's report dated October 12, 1976 be approved.

(b) THAT an amount of up to $40,000, to be provided from surplus funds for property acquisition in Area 10, False Creek, be authorized for consulting fees for the preparation of the design concept.

(c) THAT the Development Consultant be authorized to interview the respondents to the Phase 2, Area 6 invitation and make recommendations to Council for the appointment of a team to include an architect, a developer/investor and other disciplines as appropriate.

INFORMATION AND RECOMMENDATION

5. Planning Department Staff: Heritage Matters

The Committee considered a report of the City Manager dated September 21, 1976 (copy circulated) in which the Director of Planning reports on the position of Planner 1 (temporary) assigned to heritage matters in the Planning Department and recommends:

"(a) THAT the position of Planner I (temporary) now occupied by Mrs. N. Oliver be made permanent. (Estimated cost for salary and fringe benefits, as outlined in Appendix 'C' $23,238).

cont'd.....

Clause #5 continued

(b) Furniture, as outlined in Appendix 'D' be purchased (Estimated cost $550).

(c) Funds in the amount of $23,788 be approved in advance of the 1977 Operating Budget."

The City Manager noted that the 1976 Work Programme, indicated in Appendix 'A' to the report, was virtually completed and recommended:

"(a) the Planner be instructed to give the highest priority to the completion of those tasks numbered 1, 4 and 5 and that the Planner I position be terminated when these tasks have been completed.

(b) that task 3(b) be undertaken by the Heritage Advisory Committee.

(c) that the 1977-78 Work Program outlined in Appendix 'B' (items f and g) be undertaken by existing permanent staff of the Planning Department."

Alderman M. Harcourt, Council's appointee to the Vancouver Heritage Advisory Committee, noted that the Heritage Committee recommended at its meeting on September 13, 1976 that the position be made permanent and failing that, the position be extended for a further two years. He suggested the position be extended for a further year expiring on December 31, 1977 and that it be reviewed at that time. Mr. D.Towers, a member of the Heritage Committee, stated that ideally the position should be made permanent as the Committee needed continuity within the Planning Department to co-ordinate the Committee's program. If this is not possible, he would like to see the position extended for at least one year. Mr. R. Spaxman, Director of Planning, advised that he would report further on this position when the 1977 Council deals with the Planning Department's 1977 Work Program. After discussion the Committee

RECOMMENDED

THAT the position of Planner I (temporary) now occupied by Mrs. N. Oliver be extended for a further year expiring December 31, 1977 and the Director of Planning review the position further prior to that date; funds in the amount of $23,238 to be approved in advance of the 1977 operating budget.

RESOLVED

THAT the extract from the minutes of the Vancouver Heritage Advisory Committee meeting of September 13, 1976 be received.

cont'd.....

RECOMMENDATION

6(a) Further Information on Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated October 8, 1976 (on file in the City Clerk's office) in which the Director of Planning provides further information on the preparation of detailed Central Area Guidelines and the extent of the program, budget, activity and timing involved with the initiation of a number of varied information programs and activities designed to assist the public, the applicants and the Development Permit Board/Panel in understanding the Central Area development control process.

The report contained the status of the detailed guidelines being prepared or about to be prepared for the Downtown and West End Districts.

With respect to the program to assist in the understanding of the Central Area development control process, the report points out that there should be staff informational exchange sessions between the Planning, Permits and Licences, Social Planning and Engineering Departments to achieve greater awareness both in detail and generality of the process, remove any work overlaps and identify and solve problems of mutual concern. Appropriate literature, including examples of "preliminary" and "complete" development permit applications, a diagram of the City Hall processing system and a schedule of meetings, should be prepared to provide assistance in filing and obtaining permits. The information program designed to increase the general public awareness of the Central Area process should be carried out involving press, radio and T.V. media.

The only funds required for this informational program would be up to $1,000 for special display material. The report points out that all the individual aspects of the program are important as their preliminary function is to aid communication between City Hall and the public. The programs would be developed and carried out by the Central Area division and would represent a commitment of staff times; as such other programs would be affected.

RECOMMENDED

THAT the information program detailedin the report of the City Manager dated October 8, 1976 be approved and funds up to $1,000 for special display material be approved in advance of the 1977 budget.

RECOMMENDATION AND CONSIDERATION

6(b) Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated September 8, 1976 (on file in the City Clerk's office) which was deferred by the Committee at its meeting on September 9, 1976 until after the members of Council met informally with the Development Permit Board and Advisory Panel. The informal meeting was held on October 12, 1976.

cont'd.....

Clause #6(b) continued

On August 10, 1976 Council referred the following recommendation of the Director of Planning to the City Manager for further study and report:

"1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.

2. That the Development Permit Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.

4. That the Fairview Slopes area be included in the Central Area process system.

6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.

7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the Development Permit Board/Panel. "

The City Manager on September 8, 1976 recommended:

(A) THAT, in regard to the Director of Planning's recommendation #1, the sentence "Any special staff or consultant needs would be reported to Council separately." be deleted and that the Administrative Analyst assist the Director of Planning and the Development Permit Board in developing systems to monitor the operation of the Board for the 12-month period to assist in the evaluation referred to therein;

(B) THAT, in regard to the Director of Planning's recommendation #2, the following words be added, "and may request Council for the Planning & Development Committee to hold such special meetings."

This recommendation is to provide an opportunity for Council to hold special meetings on major matters if they desire, and would forestall confliction of opinions at an early stage;

(C) THAT, in regard to the Director of Planning's recommendation #4, the geographical location of the Fairview Slopes makes this inclusion sensible;

I am reluctant to recommend the expansion of the jurisdiction of the Board in view of the continuing evaluation of the Board's function and the possible extra expense of processing development permits through the Board;

cont'd.....

Clause #6(b) continued

(D) THAT, in regard to the Director of Planning's recommendation #6, the Director of Planning report to the Committee on the extent of detail and the guidelines involved in this recommendation.

I am advised that these guidelines are already being prepared and believe the Committee should have a progress report as soon as possible to indicate how extensive the guidelines will be;

(E) THAT, in regard to the Director of Planning's recommendation #7, the Director of Planning report further to the Committee on the extent of such programs, diagrams, etc., the budget for this activity and the timing for implementing this recommendation;

(F) One attachment to the subject report was a memo from the Director of Planning to the Development Permit Board suggesting an examination and possible changes to the procedure for processing development permits through the Staff Committee.

I RECOMMEND that this matter be referred to the Administrative Analyst for discussion with the appropriate departments, for report back to myself;

(G) THAT Council reconsider the matter of permitting an appeal to City Council on the decisions of the Development Permit Board. "

With respect to item (C) it should be noted that the Fairview Slopes Area was included under the jurisdiction of the Development Permit Board at a Public Hearing held on October 19, 1976.

Regarding (G) the Director of Planning advised that if there is a split between the Board and the Panel or a difference of opinion between Board Members, the matter is referred to Council for guidance. Developers have the right to appeal to the Board of Variance. He advised that the Board has been in operation for nine months and as yet there have been no appeals to the Board of Variance. The appeal process could be reported on again at the 12 months review of the process.

After discussion the Committee

RECOMMENDED

(A) THAT a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.

(B) THAT the Development Permit Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest and may request Council that the Standing Committee on Planning and Development hold such special meetings.

cont'd .....

Clause #6(b) continued

(C) THAT the Fairview Slopes area be included in the Central Area process system.

(D) THAT the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.

(E) THAT the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the Development Permit Board/Panel.

(F) THAT any examination and/or possible change to the procedure for processing development permit applications through the Staff Committee be referred to the Administrative Analyst for discussion with the appropriate departments and report to the City Manager for submission to the appropriate Committee or direct to Council.

The following motion was put and resulted in a tie-vote and is forwarded for the CONSIDERATION of the Council:

(G) THAT there be no appeal to process to Council but that Council or appropriate Council Committee be advised of any major development or developments that are of major public concern.

INFORMATION

7. False Creek Water and Waterfront

The Committee considered a report dated October 1, 1976 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning outlines a variety of ideas in sketch form to demonstrate the principle of public waterfront use, the building form at the water's edge, public activities associated with the water and users of the water area in order to obtain Committee's views of the water and the waterfront of the False Creek.

RESOLVED

THAT the report of the City Manager dated October 1, 1976 be received.

cont'd.....

RECOMMENDATION

8. Interpretation of City Council's Policy Regarding Commercial Development on the Water Area of False Creek

The Committee considered a report of the City Manager dated October 15, 1976 (copy circulated)(Appendices 1,2,& 3 on file in City Clerk's office) in which the Director of Planning outlines policy guidelines for use by the Development Permit Board in considering the development permit applications in Area I of False Creek.

Mr. L. Coo of the Central Area Division advised that Boardwalk Properties Ltd. filed a development permit application to develop a commercial complex of 9 buildings (8 floating on barges on the water area on the north side of False Creek between the Granville and the Burrard bridges for office and marine oriented commercial).. A number of boat slips are proposed in association with the development.

The Development Permit Board, when considering the application, was unable to reach a conclusion as it felt the existing policies for developments on the water were not clear.

In the report the constraints and potential of the site were analyzed and listed in sketch form under the following headings:

- Water Area and Water Edge
- Pedestrian Areas
- Views
- Vehicular Circulation and Parking
- Uses
- Marine Traffic
- Future Development of Area Adjacent to the Site.

Members of the Committee felt that the guidelines set out by the Director of Planning should be endorsed but "residential uses" should read "ancillary residential uses" to ensure the residential component is only for live-in caretakers, etc. Mr. Spaxman advised that if the Committee would like to see the application it should recommend that the scheme be referred to the Committee for information prior to the Development Permit Board making its decision.

After the discussion the Committee

RECOMMENDED

THAT the following guidelines be endorsed for use of the Development Permit Board in considering the Boardwalk Properties Ltd.'s application and any other development permit applications in Area I of False Creek:

- The water area covered by floating structures shall be replaced.

- A waterfront pedestrian path shall be provided. The path can be integrated with buildings and be on the shore or on suitable structures on or over the water and open to the public.

cont'd.....

Clause #8 continued

- A constantly changing view of the water and buildings shall be provided. A public viewpoint of the activity of boat movements along this part of the Creek should be provided for in any development.

- Vehicular access to the most southern part of the site shall be restricted to service and emergency vehicles.

- Small-scale office and retail commercial (primarily related to marine activities), and ancillary residential uses that would draw pedestrians into the area are the appropriate uses for this site. Uses shall be such as to minimize the need for parking.

- Development on the water should take into account the Harbour Headline and the Jib-Set boats' movement.

9. Development Permit Application for a Townhouse Development at 3296 S.E. Marine Drive

The Committee had before it a report dated October 18, 1976 (on file in the City Clerk's office) which the City Manager submitted for consideration. In the report the Director of Planning advised that a development permit application has been received from Pelman and Associates, Architects, to erect a 12 unit townhouse development on an unserviced 148 feet by 120 feet RT-2 zoned site on the south-west corner of the dedicated portion of S.E. Marine Drive and Kerr Street. The area south of S.E. marine Drive between Kerr Street and Boundary Road to a depth of approximately 350 feet is zoned (RT-2) Two-Family Dwelling District and is predominantly undeveloped. East of the subject site across a ravine is the Baptist Theological College. There is some City-owned land between the two sites. A few residential dwellings are scattered throughout the area. To the north is the former Kerr Road Dump site presently zoned RS-1 and designated as future park site. South of the RT-2 zoned area are M-1 and M-2 residential areas.

The report states that in the plan of development for Champlain Heights the subject site, the City-owned land and the Baptist Theological College site are indicated for institutional use.

The Director of Planning feels the site is not suitable for residential development as the steep slopes of the Champlain Heights area to the north combined with the location of S.E. Marine Drive physically segregates the subject site from schools, community facilities, etc. and it would be difficult to buffer the site from traffic noise emanating from the proposed Marine Way and the S.E. Marine Drive-Boundary Road by-pass route.

The report points out that the City owns the majority of the lands south of S.E. Marine Drive between Kerr Street and Boundary Road. Development of the subject site would reduce the City's options for future institutional development of the area bounded by S.E. Marine Drive, proposed Marine Way and the western boundary of the Baptist Theological College site for rezoning, resubdivision and disposal of the property for institutional uses.

For the above reasons, the Director of Planning recommends that the City purchase the site to retain the development options.

cont'd.....

Clause #9 continued

In the report, the City Engineer comments as follows:

"We agree with the Planning Department that this development is not appropriate for the residential land use proposed. Although final design of the adjacent intersection has not been completed and the final functional arrangement of the streets has not been concluded, it is possible that this site would have two streets carrying very heavy truck traffic in very close proximity. Long term problems could be avoided by not allowing this development to proceed and could be avoided by not allowing this development to proceed and re-subdivision of this area would create larger sites that could be better developed relative to the adjacent streets.

It should also be noted that there are no storm sewers in the area and that an extension of the sanitary sewer system would be required to serve the development. It is recommended that development of these lots await re-subdivision so that adequate servicing can be provided."

The City Manager noting the recommendation of the City Engineer and the probable inflated price of the property, submitted the report for consideration of the Committee.

After discussion the Committee

RECOMMENDED

THAT the Supervisor of Property and Insurance be instructed to negotiate the purchase of lots 7 and 8 of resubdivision of 1-4 and 21-24 of A Block 10, D.L. 330 and 331 known as 3296 S.E. Marine Drive, to facilitate planning proposals for the rezoning, resubdivision and disposal of this property for institutional uses.

DELEGATION REQUEST: Mr. N. Pelman

The meeting adjourned at approximately 5.10 p.m.

Note from Clerk:

By letter dated November 1, 1976 (on file in the City Clerk's office) Mr. N. Pelman, Pelman Associates, Architects, has requested to appear before Council. As he was not afforded the opportunity to present his case before the Committee, Mr. Pelman would like to make a short slide presentation and display drawings of the project.

FOR COUNCIL ACTION SEE PAGE(S) 332-333

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 28, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 28, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie (Items 4, 5 and 6)
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meetings of September 30, 1976, and October 7, 1976, were adopted.

INFORMATION:

1. Chairman's Progress Report

The Chairman submitted advance copies of his report of Committee activities during the year October, 1975 to October, 1976. The Committee approved his suggestion that review and detailed discussion take place at the next meeting on November 25, 1976.

RECOMMENDATIONS:

2. Cheshire Homes Society of B.C. -
Site for the Physically Handicapped

The Committee had for consideration a Manager's Report dated October 13, 1976, (circulated) in which the Supervisor of Property and Insurance reported on the failure of the Cheshire Homes Society of B.C. to obtain funding for the construction of a residence for the physically handicapped on City-owned land at the north-west corner of Ash Street and South West Marine Drive.

Initial conditional approval of the sale was given by Council on September 19, 1974. Requests for extensions of the sale date were subsequently received in January, July, August, 1975 and July, 1976. The latest extension request was considered by the Committee on August 26, 1976. The Supervisor of Property and Insurance reported that the law firm acting for the Society advised by letter dated October 6, 1976, it had not been possible to arrange funding with the Provincial Government and therefore a further extension would serve no useful purpose. However, the Society intended to continue its efforts to establish a home for the disabled in the Vancouver area and if the City had no immediate plans for the site, it was requested that the Society's interest be borne in mind. The Society further requested it be released from any liability for damages to the City resulting from the Society's failure to complete the purchase.

The Housing Planner advised the Committee the Society's failure to obtain the necessary funding commitment from the Provincial Government stemmed from the Province's contention that the area in question had sufficient personal care facilities and the money would be better spent in other areas.

The Committee discussed possible use of the site for family housing but it was pointed out rezoning would be required and further engineering studies would be necessary because of road capacity restrictions in the area.

Following further discussion, it was

RECOMMENDED,

A. THAT the request of the Cheshire Homes Society of B.C. to be released from its agreement to purchase City-owned land at the north-west corner of Ash Street and South West Marine Drive be approved;

FURTHER THAT the Society be absolved from any liability for damages to the City resulting from the Society's failure to purchase.

Cont'd . . .

Clause 2 Cont'd

B. THAT the City-owned site at the north-west corner of Ash Street, and South West Marine Drive be reserved for development of housing for handicapped persons sponsored by the Cheshire Homes Society of B.C. or a similar organization specialising in assisting the handicapped.

C. THAT the Manager's Report dated October 13, 1976, be received.

3. Extension of Deadline for the B'nai B'rith Foundation and Netherlands Association to Purchase City-Owned Land at the N.W. Corner of Bute and Haro Streets

In a Manager's Report dated October 15, 1976, (circulated) considered by the Committee this day, the Director of Social Planning reported on a request by the B'nai B'rith Foundation for an extension of the time period open for acceptance of the City's offer to sell a site at the north-west corner of Bute and Haro Streets for use as a multiple purpose service centre for senior citizens.

The Director of Social Planning reported City Council on May 28, 1974, approved the plans for the Centre as being in principle the best possible development for the site, and on August 12, 1975, authorization was given for the sale of the site to the B'nai B'rith Foundation and the Netherlands Association, the offer to remain open until February 29, 1976. The co-sponsors were subsequently granted an extension to August 31, 1976, and were now seeking a further extension to February 28, 1977, to enable the Provincial Government and C.M.H.C. to conduct a detailed review and subsequent negotiations. Recommending the extension be granted, the Director of Social Planning,in his review of the history of the project and inter-relation of capital funding and operation subsidies, pointed out the size and complexity of the Centre and the necessity of involving three levels of government in its funding had caused unexpected delays and it was the consensus of all parties that additional time will be required to formally complete arrangements for capital funding and operating subsidies and to process the complete Development Permit.

RECOMMENDED,

A. THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, be further extended from August 31, 1976, to February 28, 1977, under the same terms and conditions as approved by Council on August 12, 1975.

B. THAT the Manager's Report dated October 15, 1976, be received.

4. Population Trends and Effects on School Enrollments

On August 10, 1976, after considering a report from the Committee on a proposal of the Vancouver School Board to phase out Cecil Rhodes Elementary School, 1166 West 14th Avenue., Council resolved

"That the Director of Planning be instructed to meet with the School Board officials, representatives of senior levels of government, and CMHC for joint discussion on population trends and probable effect on the decline or growth of school enrollments in all areas of the City and report back to the Committee in September/October."

Before the Committee for consideration was a Manager's Report dated October 20, 1976, (circulated) in which the Director of Planning reported on joint discussions between Planning Department and School Board officials and the advancement of a joint work program to deal with the problem of changing enrollments. It was anticipated one of the results of the work program would be the establishment by School Board staff of a set of policy recommendations on a strategy for dealing with the problem which School Board is expected to consider within the next few months.

Cont'd . . .

Clause 4 Cont'd

The Director of Planning reported liaison with C.M.H.C. and senior levels of government was continuous and there was an awareness of the school enrollment problem as it related to housing; however, detailed discussions had not proceeded pending a preliminary policy resolution from the School Board. As the Board's policy became clearer and more detailed population and enrollment information became available, discussions at the senior government level would intensify.

The Director of Planning in his summary of the current enrollment situation in the City advised elementary school enrollments were declining on a City-wide average (about 17% from 1965-1975) as a result of a lower birth rate, loss to other municipalities of City-born children, the rebuilding of older residential areas to non-family apartments and the high cost of family oriented living. Further trends were uncertain and would depend on such things as population movement, immigration, and housing costs although a change did not appear to be imminent within the next few years.

The report also dealt with school capacity and specialised space needs and included a map illustrating the status of schools falling within the categories "overcrowded", "at capacity", and "excess capacity".

The Committee reviewed the report with Mr. D. Thomsett, Planning Department, Mr. D. Moir and Mr. R. Yates, School Board, and Ms. J. Swanson, representing the Parents Committee of Cecil Rhodes School.

Replying to questions from the Committee Mr. Moir advised the rapid decline in school population during the past ten years - from 45,500 in 1966 to 35,000 in 1976 - was expected to continue over the next decade and was an entirely new trend in the Vancouver experience. While the reasons had not been firmly established it was suspected high housing costs were forcing young families out of the City and into neighbouring municipalities where housing costs were lower.

It was noted there would be a clearer indication of the trend in the City when the 1976 census figures had been analysed and broken down to indicate family size.

Ms. Swanson referred to the Committee's discussions on July 29, 1976, with the Cecil Rhodes parents group and stated the parents were disappointed that no action had been taken on their recommendations.

Several families had become discouraged and had moved out of the area because their younger children had not been permitted to enroll at Cecil Rhodes with their older brothers and sisters and had been sent to other schools. Consequently the school population had continued to decline and currently only 65 students were in attendance; next year, when the Grade 7's moved on, if the "no new enrollment" policy continued, there would be only 40 students left.

Following discussion, it was

RECOMMENDED,

A. THAT Council urge the Vancouver School Board to make every effort to continue the operation of Cecil Rhodes School and to encourage and maintain the enrollment of new pupils.

B. THAT the Provincial Government be urged to acquire existing residential accommodation in the vicinity of Cecil Rhodes School and make it available to families with children, and/or acquire and develop land in the area for family housing.

C. THAT Vancouver General Hospital Board be requested to adopt a policy of renting residential property in the 700 and 800 Blocks West 13th Avenue, to families with children as such properties become vacant.

D. THAT the Manager's Report dated October 20, 1976, be received for information.

INFORMATION:

5. Provincial Home Conversion Loan Program Extension

A memorandum from the Housing Planner, dated October 5, 1976, (circulated) submitting, at the request of the Chairman, information on the Provincial Government's expanded Home Conversion Mortgage Loan Program was considered by the Committee.

Dr. McAfee advised a report would be going to Council shortly on the upgrading of illegal suites in Kitsilano and Cedar Cottage as a result of rezoning and she had been assured by the Provincial Government housing staff that owners in those areas wishing to upgrade their premises would be able to do so under the normal terms of the loans.

It was

RESOLVED,

THAT the memorandum of the Housing Planner, dated October 5, 1976, be received for information.

RECOMMENDATION:

6. Removal of Density Maximums:
Municipal Incentive Grant Program

At the request of the Chairman, consideration was given to submission of an application to C.M.H.C. to remove the present density maximums, of 45 units per net acre, to permit units constructed in the City which otherwise meet price and size maximums, to become eligible for the $1,000 per unit Federal Municipal Incentive Grant. Similarly, to request the Provincial Government to remove its 60 units per net acre maximum for eligibility under the Provincial Government's $500 Municipal Incentive Grant Program.

Following discussion, it was

RECOMMENDED,

THAT C.M.H.C. and the Provincial Government be requested to remove the density maximums established under the Municipal Incentive Grant Program.

The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 334

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

V

OCTOBER 28, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 28, 1976, in Committee Room No. 2, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Marpole-Oakridge Area Council re Shannon Day Care Society

The Committee had before it for consideration a letter dated October 12, 1976 from Ms. Alice James of the Marpole-Oakridge Area Council requesting a contract with the City that if and when the Shannon Day Care Society ceases to exist, that the City would designate the Marpole-Oakridge Area Council as the lessee for the space in the Hudson Marine Plaza which is used for day care.

Also before the Committee for consideration was a memo dated October 20, 1976 from Mr. J. N. Stubbs of the City's Law Department (copy circulated) on this matter.

Representatives of the Marpole-Oakridge Area Council and Mr. Stubbs of the Law Department appeared before the Committee on this matter. The Marpole-Oakridge Area Council spokesman told the Committee that when and if the Shannon Day Care Society ceases to exist, that the Marpole-Oakridge Area Council wishes City Council to designate it as the lessee.

During consideration, the Committee noted that it is dealing with a potential dissolution of the Society, and following brief discussion, it was

RECOMMENDED

THAT should Shannon Day Care Society cease to exist, a new contract be drawn up by the Director of Legal Services to lease the day care premises at the Hudson Marine Plaza to the Marpole-Oakridge Area Council subject to the landlord's approval and subject to terms satisfactory to the City.

2. Exterior Renovation of the Carnegie Library Building

The Committee had before it for consideration a Manager's Report dated October 14, 1976 (copy circulated) in which the Director of Permits and Licenses reported on estimated costs of exterior renovation to the Carnegie Library.

The report recommended that none of the exterior renovation work be undertaken at this time.

Continued on Page 2. . . .

Clause No. 2 Continued

The Committee called before it on the matter the Director of Social Planning, who is the Chairman of the Carnegie Library Planning Advisory Committee, and he stated he was in agreement with the report.

It was noted in the report that the Director of Permits and Licenses suggested that with the exception of normal on-going emergency repairs, significant exterior renovations be delayed until the Planning Advisory Committee has concluded its recommendations in approximately three months.

Following discussion, it was

RECOMMENDED

THAT exterior renovation work to the Carnegie Library be deferred pending a report on this matter from the Carnegie Library Planning Advisory Committee.

3. SPARC re Transportation for the Elderly and Disabled

The Committee had before it for consideration a submission from the Transportation Committee of the Social Planning and Review Council of B.C. (SPARC) (copy circulated) which proposed that the City urge B.C. Hydro to consider five major points to provide greater use of Hydro buses by the elderly and disabled.

Mr. Dennis Guest, Chairman of the Transportation Committee of SPARC, appeared before the Committee on this matter and pointed out that existing buses are not designed for ease of use by elderly or disabled persons.

Mr. Guest requested that the City Council request the two senior governments for a commitment that in any transportation planning, the needs of the aged and disabled be considered and that the City ask B.C. Hydro to consider the five points listed in the SPARC submission.

During consideration of this matter, the SPARC representative advised the Committee that the Minister of Municipal Affairs, the Minister of Human Resources and the Minister of Health Services have been approached by SPARC on this matter but there has been no firm commitment regarding refitting of B.C. Hydro buses.

Following discussion, it was

RECOMMENDED

A. THAT City Council endorse in principle the following suggestions from SPARC:

i) That B.C. Hydro refit the existing bus fleet to make it easier for the elderly and disabled to use.

ii) That B.C. Hydro resolve that all future additions to the bus fleet will be vehicles which have been designed for greater accessibility and convenience for the elderly and disabled.

Continued on Page 3. . . .

Clause No. 3 Continued

iii) That B.C. Hydro introduce certain innovations in service which will facilitate the mobility of elderly and disabled passengers.

iv) That City Council facilitate the providing of more bus shelters and benches at bus stops.

v) That the False Creek area bus service be developed as an integrated system to serve the greatest number of passengers which could then also serve as a demonstration project.

B. THAT the Minister of Municipal Affairs, representatives of B.C. Hydro, the Director of Social Planning, the City Engineer and representatives of the Transportation Committee of the Social Planning and Review Council meet with the Community Services Committee to discuss refitting of existing B.C. Hydro buses to provide greater use by handicapped persons.

4. Project Step-Out Bus Transit and Tours for Senior Citizens

The Committee had before it for consideration a Manager's Report dated October 20, 1976 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the operation of Project Step-Out over the past two years and made four recommendations for the continuation of the program in 1977.

A representative of the Social Planning Department and a representative of the Medical Health Officer appeared before the Committee on this matter and answered a number of questions raised by Committee members.

Concern was expressed by some members that the Committee was requested to approve $72,664.00 funding for the program in advance of the 1977 operating budget, and it was also noted that Council recently approved a grant similar in size to the B.C. Lions Society to provide transit for handicapped persons.

The Social Planning Department representative stressed that this program served some 2000 persons in 1976 who are shut-ins and otherwise would not have an opportunity to go out.

The Health Department spokesman pointed out the program is operated predominantly by volunteers and there are two full time staff persons assigned to the program.

Two members of the Committee felt that this program should be considered along with other matters during the normal budget discussions.

It was noted during consideration that the Social Planning Department will, in the near future, have a comprehensive report on transportation which will come to the Community Services Committee.

Continued on Page 4. . . .

Clause No. 4 Continued

Following further discussion, it was

RECOMMENDED

A. THAT Project Step-Out become a permanent part of the Health Department's Volunteers for Seniors program and as such be included in the 1977 budget.

B. THAT Project Step-Out continue to be financed through the Department of Social Planning.

C. THAT the Step-Out program and Staff be made responsible to the Co-ordinator of Volunteers for Seniors.

D. THAT funding in the amount of $72,664.00 be approved in advance of the 1977 operating budget.

INFORMATION

5. Request for Surplus Furniture and Equipment by Ray-Cam Co-operative Association

The Committee had before it for consideration a request from the Ray-Cam Co-operative Association for surplus City furniture and equipment with an auction value of $815.00 (copy attached).

Council, in April 1974, authorized the Director of Social Planning to approve the sale of surplus furniture and equipment to non-profit organizations for $10.00 or 10% off auction value, whichever is greater. Requests for equipment with an auction value over $300.00 would require approval of the then Standing Committee on Community Development.

Following brief consideration, it was

RESOLVED

THAT the Community Services Committee approve of the sale of $815.00 worth of surplus City furniture and equipment to the Ray-Cam Co-operative Association for $87.21.

The meeting adjourned at approximately 4:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 335

413

DISTRIBUTED MONDAY

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Gymnasium, St. Paul's Anglican Church, 1130 Jervis St., on Thursday, November 4, 1976 at approximately 7.30 p.m. All members of Council and the Development Permit Board/ Panel had been invited to attend this Public Information Meeting.

PRESENT:	Alderman Kennedy, Chairman Alderman Bird Alderman Cowie Alderman Harcourt
ALSO PRESENT:	Alderman Boyce Alderman Marzari Alderman Rankin Alderman Volrich
CLERK TO THE COMMITTEE :	M.L. Cross

INFORMATION

1. Preliminary Development Permit Application #75245
Huntington East - 1905 Beach Avenue

The Chairman introduced the members of the Committee and Council; the members of the Development Permit Board (Mr. R.J. Spaxman, Director of Planning, Chairman, Mr. M. Egan, Director of Social Planning and Mr. R.C. Boyes, Deputy City Engineer representing the City Engineer) and 4 members of the 6 member Development Permit Advisory Panel (Messrs N. Pelman, S. Kwok, J. Denholm and C. Leonoff).

The Chairman advised that this was a Public Information Meeting to inform people of the development proposed for 1905 Beach Avenue. No decision would be made at this meeting as the Development Permit Board/Panel will consider the application at a future meeting.

Ms. B. Howard, Central Area Planning Division, advised that 1268 persons in the area had been notified of the development permit application. In response to the notification letter, 210 letters were received, 2 in favour of the development. Petitions containing 402 signatures and 738 postcards, all in opposition had been received.

Ms. Howard described the development permit process, briefly outlined the Official Development Plan and Design Guidelines for the West End and made reference to a chart showing a staff analysis of the comparison of the existing and the proposed development.

Messrs. F. Roy and C. Rowett were present on behalf of Reno C. Negrin and Associates, Architects. Mr. Roy stated that after reviewing the West End Guidelines it was felt that a tall slender structure would provide a better view corridor and amenities than a low rise structure that would take up most of the site.

Mr. R. Baker, Solicitor on behalf of a group of property owners and tenants who live in the West End in the vicinity of the Huntington Apartment filed a brief indicating that the demolition

cont'd...

Clause #1 continued

of the Huntington would contravene a number of Policy Guidelines for the West End adopted by Council in October 1972 as well as contravening the criteria set down in the West End Urban Design Guidelines prepared by the Sussex Group.

Mr. J. Tyrer presented a brief on behalf of the owners of the El Cid Apartment Building objecting to the demolition of the Huntington Apartment and its replacement by a 19 storey tower. The brief also stated the owners were in favour of the Huntington being declared a heritage building.

Mr. G. Hall, representing the owners of the Belmac Apartments at 1947 Pendrell Street, filed a brief indicating that by granting the development permit the City would contravene planning policies and guidelines for the West End. It would have a detrimental effect on tenants of the Belmac Apartments.

Ms. Nancy Tilson filed a brief urging that a moratorium be called on any change to the status of the Huntington pending a thorough study of the area west of Denman St. to determine the sociological and psychological effects on residents of buildings more than 50 feet in height and a study of the fire by-laws.

Ms. Judy Piercy, on behalf of the tenants of the Huntington Apartment, filed a brief strenuously protesting the demolition of the Huntington for the purpose of redevelopment of any kind.

Mr. Lohn, owner of the Pacific Sands Apartment, stated that the proposed development would affect the view of his tenants.

Mr. S. Presley, filed a brief outlining the economics of development alternatives for Huntington i.e. renovation vs redevelopment.

Mr. T. Simpson, on behalf of the Pacific Community Housing Federation, stated that the City's Housing Corporation should provide the opportunity for tenants to acquire existing apartment buildings and operate them as non-profit co-operative housing.

Mr. M. Wright stated that rent controls have caused developers to seek alternatives to renovating older buildings. He feels the fire by-law regulations should be reviewed.

Ms. Woodward, on behalf of the tenants of Huntington, advised that in June, 1976, Council amended the fire by-law to make it less onerous on owners of older buildings. The owners should consider this fact.

Mrs. O. Noble opposed the demolition of the Huntington as it was like "destroying a work of art" and displacing 41 tenants. There is no need to build another high rise as most of the existing ones have numerous vacancies.

Dr. R. Makaroff opposed the proposed development.

Mr. P. Murphy, a resident of the West End, stated if this development is allowed to go ahead, it will represent the futility of what residents in the West End are trying to do to retain some of the character of the area.

Mr. J. Kerbel stated the owners of the Huntington are "building a tax shelter." The West End will be a transient community as people can't afford the high rents.

(The briefs referred to are on file in the City Clerk's office)

cont'd.....

Clause #1 continued

In answer to a question from the Chairman as to whether or not the developers had considered retention and rehabilitation or a lower rise development, Mr. R. Buckley, Macaulay, Nicolls Maitland & Co. Ltd., on behalf of the owners, stated that renovation appeared feasible prior to rent controls but does not appear feasible now. A lower-rise option has not been seriously considered.

Members of Council expressed concern about the fire by-law regulations for older buildings. Perhaps the City and the Province should come under the National Fire Code. It was stated that while the development may comply with the West End Official Development Plan regulations it does not fit in with the design guidelines and policies. Concern was expressed about the demolition of the Huntington Apartments.

RESOLVED:

THAT the representations be received and the Development Permit Board/Panel be requested to take into consideration in their decision, the fact that the members of Council present at this public information meeting, do not favour the approval of this development permit application.

FOR COUNCIL ACTION SEE PAGE(S) 333

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Vancouver City Council was held on Tuesday, November 9, 1976, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall to consider designation of heritage structures.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin and Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

1. List of Buildings Recommended for Designation as Heritage Structures

Council had for consideration a list and descriptions of 25 buildings which Council's Heritage Advisory Committee recommended be designated as heritage buildings.

Following a brief introduction on the recommendations by Heritage Advisory Committee member Prof. R. McLeod and Chairman, Mrs. J. Fleming, the Mayor called for delegations and representations were received as follows:

- Mr. Jonathan Baker appeared on behalf of MEPC Canadian Properties, owners of The Commodore at 840-872 Granville Street, and spoke in opposition to the recommendation that the building be designated. Mr. Baker presented copies of an evaluation of the heritage merits of this building by planning and development consultant Michael Seelig, which concluded that his investigations have shown many people with pleasant memories of The Commodore would gladly see it make room for new and better uses.

- Mr. J. Clarke and Mr. J. McConnachie, representatives of the Army, Navy and Airforce Veterans' Association, Unit 20, owners of the Lyric Theatre at 300 West Pender Street, stated that designation of their building would make it very difficult for them to sell the property for redevelopment.

- Mr. Frank Low-Beer appeared for DPG Holdings Limited, owners of the house located at 1301 West 7th Avenue and spoke to a letter (circulated) from Mr. Francesco Piccone, President of DPG Holdings, which stated the house is in poor condition, is not large enough to make it economical to spend money on and that designation would impose undue hardship on the owners. The letter offered the house to the City for $1.00 and pointed out the structure is small enough to be moved from its present site.

- Rev. R.G. Kilgour presented Council with a brief (circulated) opposing the designation of Chalmers United Church, 2801 Hemlock Street. The brief stated the congregation is in a precarious financial position and that designation would place severe restrictions on any alternative use of the site.

- Ms. Margaret Fulton addressed Council in opposition to the designation of Chalmers United Church stating designation would prevent future redevelopment of the property.

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

- Mr. Irving Sirlin submitted a brief to Council (circulated) opposing the designation of the large home he owns at 1119 Broughton Street. Mr. Sirlin displayed an architect's conception of a nine-unit townhouse development which he stated could be placed on the site some time in the future. He suggested there should be some compensation for heritage designation.

- Mr. D. Gillenders addressed Council in opposition to the designation of the Vancouver Club at 915 West Hastings Street and submitted a brief from Mr. Brenton Brown of the Vancouver Club (circulated) asking Council not to proceed with designation until a full study of the economic alternatives has been completed and necessary amendments made to the City Charter to provide for compensation for designation.

- Mr. Richard Mann appeared before Council on behalf of Sunco Enterprises, owners of the Manhattan Apartment building located at 784 Thurlow Street. Mr. Mann submitted a brief (copies circulated) advising the owners for the past year and one-half have examined all possible methods of retaining this 55-unit residential building, but that retention is economically prohibited. Mr. Mann stated one proposal to expand the building was refused mortgage funding by CMHC. Mr. Mann requested the building not be designated or that designation be postponed six to eight months to allow discussions on how to preserve the building to continue with the Planning Department.

- Mr. D.C. Prowse appeared on behalf of Mr. Mano Herendy, owner of the Leslie House at 1380 Hornby Street. Mr. Prowse spoke to a letter from architect Mr. P. Kaffka (circulated) which stated that whatever architectural merit this house may have had, has been destroyed by the insensitive siting of a new development immediately to the south and that designation cannot be justified.

- Mr. Treit addressed Council and stated he does not understand the recommendation to designate the Rush Building at 416 Richards Street. He is fundamentally opposed to the designation and suggested that if the citizens of Vancouver are to have a monument, they should pay for it.

- Mr. M. Chambers of Hamersley Holdings Limited, owners of the Takehera Tenements at 1017 West 7th Avenue, appeared before Council and spoke to a letter (circulated) which stated that Hamersley Holdings welcomes steps being taken by the City to preserve its historic buildings. The letter stated the City should pass a By-law that no development permit be granted to properties adjacent to heritage buildings where such development would detrimentally affect heritage buildings.

- Mr. J.W. Duncan appeared on behalf of the First Baptist Church at 969 Burrard Street and stated designation of this Church could cause financial problems in the future and requested that if the Church is designated, there should be some compensation by the City.

- Mr. R.Y. Bonner from Cumming, Richards, Underhill, Fraser, Skillings requested that as Mr. R. Baker was unable to attend this meeting, consideration of the designation of the Watson House at 909 Thurlow Street be deferred until such time as Mr. Baker can appear before Council on behalf of the owners.

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

The Council noted communications which were before it for consideration as follows:

(a) Letter from the Vancouver School Board requesting Council defer consideration of designating a portion of Lord Strathcona School to a later date when representatives of the Board can be present.

(b) Letter from Cumming, Richards, Underhill, Fraser, Skillings, Barristers & Solicitors on behalf of Mr. J. Kucera, requesting Council defer consideration of designating 909 Thurlow Street until Mr. Kucera can appear before Council.

(c) Letter from the Chairman of the Park Board advising of the Board's resolution that it has no objection to the designation of the Alexandra Park Bandstand and no objection to designation of the Old Roedde House, as long as Council is aware of the costs of designating Roedde House including possible relocation.

(d) Letter from Rev. McSherry advising that a considerable majority of the congregation at St. Paul's Church are delighted over the pending designation of the Church.

(e) Letter from Mr. McRae of Alberta Lumber Company opposed to the designation of the Alberta Lumber Company at 709 West 6th Avenue.

MOVED by Ald. Rankin,
THAT the foregoing communications be received.

- CARRIED UNANIMOUSLY

(At this point, Alderman Marzari left the meeting)

MOVED by Ald. Cowie,
THAT Chalmers United Church, 2801 Hemlock Street, be designated a "B" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Sweeney opposed)

MOVED by Ald. Harcourt,
THAT Douglas Lodge, 2799 Granville Street, be designated a "B" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Kennedy opposed)

MOVED by Ald. Cowie,
THAT the designation of Burnett House, 1301 West 7th Avenue, be deferred for three months to determine if the City wished to accept the owner's offer to sell it this building for $1.00.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT Burnett House, 1301 West 7th Avenue, be designated an 'A" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

MOVED by Ald. Harcourt,
THAT the Takehera Tenements at 1017 West 7th Avenue be designated an "A" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the Alberta Lumber Company at 790 West 6th Avenue be designated a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT Leslie House at 1380 Hornby Street be designated an "A" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Boyce, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT Alexandra Park Bandstand on Beach Avenue at Burnaby Street be designated an "A" category heritage structure.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT Hirshfield House at 1963 Comox Street be designated an "A" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Boyce,
THAT Roedde House at 1415 Barclay Street be designated an "A" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT Fee House at 1119 Broughton Street be designated a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Cowie,
THAT St. Paul's Church at 1138 Jervis Street be designated an "A" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

MOVED by Ald. Cowie,
THAT the First Baptist Church at 969 Burrard Street be designated an "A" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Sweeney opposed)

MOVED by Ald. Cowie,
THAT Council defer consideration of the designation of the Manhattan Apartments, 784 Thurlow Street for up to nine months.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT Council defer consideration of the designation of the Manhattan Apartments, 784 Thurlow Street, for three months.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT Council designate the Manhattan Apartments at 784 Thurlow Street as a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Boyce, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the Manhattan Apartments at 784 Thurlow Street be placed on the Heritage Advisory Committee's list of "C" category heritage buildings.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy and Rankin opposed)

MOVED by Ald. Cowie,
THAT Council defer consideration for one month the designation of Watson House at 909 Thurlow Street to allow Mr. R. Baker or the owners to appear before Council.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT Council designate the Palms Hotel at 869-873 Granville Street as a "B" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Kennedy opposed)

(At this point, Alderman Marzari returned to the meeting)

MOVED by Ald. Cowie,
THAT Council designate The Commodore at 840-872 Granville Street as a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy and Sweeney opposed)

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

MOVED by Ald. Cowie,
THAT The Commodore at 840-872 Granville Street be placed on the Heritage Advisory Committee's list of "C" category heritage buildings.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Boyce,
THAT the Bank of Commerce at 819 Granville Street be designated a "B" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT the Hudson's Bay Insurance Company at 924 West Hastings Street be designated a "B" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt,
THAT the Vancouver Club at 915 West Hastings Street be designated an "A" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Sweeney opposed)

MOVED by Ald. Harcourt,
THAT the Bank of B.C. or Rush Building at 416 Richards Street be designated a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Rankin,
THAT the Lyric Theatre at 300 West Pender Street be designated a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird and Sweeney and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the Hessen and Irving building at 100 East Hastings Street be designated a "B" category heritage building.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Boyce, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

MOVED by Ald. Bird,
THAT St. Luke's Home at 305 East Cordova Street be designated a "B" category heritage building.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Kennedy,
THAT Lord Strathcona School at 592 East Pender Street be designated an "A" category heritage building.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Bird opposed)

cont'd....

List of Buildings Recommended for Designation as Heritage Structures (cont'd)

MOVED by Ald. Kennedy,
THAT the Ukrainian Greek Orthordox Church at 154 East 10th Avenue be designated an "A" category heritage building.

(not put)

At this point, a representative of the congregation of the Ukrainian Greek Orthordox Church asked that Council defer consideration of designating the Ukrainian Greek Orthordox Church to allow the congregation time to study the effect of such designation.

MOVED by Ald. Rankin,
THAT Council defer consideration for one month of the designation of the Ukrainian Greek Orthordox Church.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Director of Legal Services suggested that any By-law to designate "B" category heritage buildings should be subject to the Heritage Advisory Committee's clarifying those parts of "B" buildings which it wishes to be designated in the "B" schedule. The Mayor so directed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 10:15 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting of November 9, 1976, adopted on November 23, 1976.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 23, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2.00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt
Kennedy, Marzari, Rankin,
Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCE

The Mayor advised Council that Mr. M.M. Harrell, former Chief License Inspector and Business Tax Collector had recently passed away, and referred to his long outstanding service with the City, prior to his retirement in May, 1974.

MOVED by Ald. Marzari
THAT the Council express by letter to the family of the late Mr. Harrell, its deepest sympathy and condolence.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 6 students from the Queen Elizabeth School, Vancouver, under the direction of their teacher, Mrs. Herman.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting of November 9, 1976, with the exception of the 'In Camera' portion, be adopted, after amending the motion on Page 17, re the request for land by the Akali Singh Sikh Society, by adding the following:

"FURTHER THAT the sale of the land be based on $100,000 per acre."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird
SECONDED by Ald. Volrich
THAT the Minutes of the Special Council Meeting on Heritage Designations, of November 9, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

Demolition of 1325, 1335, 1345 West 15th Avenue.

Alderman Rankin expressed concern that an apartment building at the above-mentioned address is in the process of being demolished and there are at present some tenants still residing on the premises. With the permission of Council, Mr. Jensen, a tenant, confirmed the situation and it was

MOVED by Ald. Rankin
THAT the Building Inspector order the owners of 1325, 1335, 1345 West 15th Avenue, to cease and desist from demolishing this building immediately, until the present tenancies expire.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Development Permit Application for a Townhouse Development at 3296 S.E. Marine Drive.

Council, on November 9, 1976, deferred the matter of a Development Permit Application for a townhouse development at 3296 S E. Marine Drive, pending the hearing of a delegation from the Architect and Developer, Mr. N. Pelman.

Mr. Pelman, with the aid of slides and drawings, spoke in support of the development. A supporting brief was also filed with Council.

Mr. R. Youngberg, representing the Director of Planning, gave reasons why the Department considered the site not suitable for residential development and reference was made to the report of the Planning and Development Committee dated October 21, 1976, which was before Council for its consideration.

MOVED by Ald. Bird
THAT the Supervisor of Property and Insurance be instructed to negotiate the purchase or exchange of lots 7 and 8 of resubdivision of 1-4 and 21-24 of A Block 10, D.L. 330 amd 331 known as 3296 S.E. Marine Drive, to facilitate planning proposals for the rezoning, resubdivision and disposal of this property for institutional uses.

- (lost - tie vote)

(Ald. Boyce, Cowie, Kennedy, Marzari and the Mayor opposed)

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Development Permit Application
for a Townhouse Development at
3296 S.E. Marine Drive. (Cont'd)

MOVED by Ald. Cowie (in amendment)
THAT the words 'purchase or' be deleted from Alderman Bird's motion.

- LOST

(Ald. Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bird was put and LOST - tie vote.

MOVED by Ald. Volrich
THAT the Director of Planning discuss with the developer, the possibility of the City entering into partnership with the developer, the implications being to construct non-family housing.

- CARRIED UNANIMOUSLY

2. Rezoning Application -
3124 Vine Street.

Council, on November 9, 1976, deferred consideration of a Manager's report dated November 5, 1976, regarding a rezoning application for 3124 Vine Street, to permit Mr. J. Horvath, the architect, to appear as a delegation.

Mr. Horvath addressed the Council this day, speaking in support of the proposed development, to which the Director of Planning was opposed.

MOVED by Ald. Volrich
THAT the rezoning application for 3124 Vine Street be not approved.

- CARRIED UNANIMOUSLY

3. Family Housing Proposal Calls -
Apartment Form.

The City Council, on November 9, 1976, deferred consideration of a Manager's report dated October 25, 1976, regarding Family Housing Proposal Calls - Apartment Form, to permit the Mayor an opportunity to report back as a result of his meeting with local representatives of C.M.H.C.

The Council noted a letter dated November 10, 1976, from the Minister of Housing, which referred to various housing projects.

MOVED by Ald. Cowie
THAT the following three proposed housing projects be not proceeded with:

1. 8645 Osler Street - a 12-unit apartment structure,
2. 1803-27 Adanac Street - a 35-unit apartment structure,
3. An apartment structure containing 35 units at the intersection of Triumph Street and South Templeton Street.

- CARRIED UNANIMOUSLY

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Family Housing Proposal Calls - Apartment Form. (Cont'd)

MOVED by Ald. Harcourt
THAT it be recommended to the incoming Council that it meet and discuss housing matters with C.M.H.C., G.V.R.D. and both levels of government, in an endeavour to solve the various housing problems as discussed this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Campbell Avenue Fish Dock

The Council noted the following letter, dated November 4, 1976 from the Chairman of the Vancouver City Planning Commission, concerning the Campbell Avenue Fish Dock:

" At its meeting on Wednesday, November 3, 1976, the attention of the Planning Commission was drawn to the fact that because of a traffic problem the National Harbours Board has apparently decided to bar the public from the Campbell Avenue fish dock. Members of the Commission expressed their concern at this negative approach.

The Commission recognizes that jurisdiction in this matter is outside the City's sphere, but feels that as the interests of many local inhabitants are involved, and as a fish wharf is a valuable civic asset, some action by the City would be both appropriate and desirable.

The Commission therefore respectfully requests that Council, through its contacts with senior government bodies, support the public demand to keep the fish wharf open for the sale of fish and to urge that access facilities be improved rather than removed. "

MOVED by Ald. Rankin
THAT the Mayor, on behalf of Council, write to the Vancouver Port Authority and the National Harbours Board requesting a meeting immediately to discuss keeping the fish wharf open for the sale of fish, and to urge that access facilities be improved.

- CARRIED UNANIMOUSLY

Retention of Addition at 3449 West 6th Avenue.

The Council noted a letter from Dallas, Kinney & Company, regarding an addition made to the house at 3449 West 6th Avenue. A Consent Form, signed by fifteen neighbours of Mr. Sam Psimoulis, the owner, stated that they do not object to the addition made to his home. With the permission of Council, Mr. Psimoulis addressed the Council and spoke briefly in support of his position. Council noted that an application had been made to the Board of Variance by Mr. Psimoulis requesting permission to retain the bedroom addition; however, the Board, at its meeting on June 16, 1976, disallowed the appeal

MOVED by Ald. Boyce
THAT City Officials be instructed to take no further action on this matter at this time.

- CARRIED

(Ald. Sweeney opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Grant Request -
Kitsilano Boys' Band

Under date of November 8, 1976, the secretary of the Kitsilano Boys' Band submitted a letter advising that the Band plans to hold a concert at the Queen Elizabeth Theatre on January 23, 1977, in honour of the 85th birthday of Mr. Arthur Delamont, its leader. The organization is requesting a grant of $1150 to cover the cost of renting the theatre.

MOVED by Ald. Bird
THAT a grant to the Kitsilano Boys' Band, equal to the rental of the Queen Elizabeth Theatre, for a concert on January 23, 1977, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Grant Request - Police Dept.
School Safety Patrols

The Chief Constable, in a letter dated November 4, 1976, advised that a benefit show has been arranged for School Patrol children, at the Queen Elizabeth Theatre, in February 1977, and requested that Council approve a grant to cover the rental.

MOVED by Ald. Marzari
THAT a grant equal to the rental of the Queen Elizabeth Theatre be approved to the Vancouver School Safety Patrols.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Day Care Facility -
Laurel Street Overpass Complex.

Council noted a letter, dated November 15, 1976, from the False Creek Child Care Society requesting that the organization appear as a delegation in regard to day care facilities in False Creek. A report on this matter is expected to be before Council on December 14, 1976.

MOVED by Ald. Rankin
THAT the delegation request from the False Creek Child Care Society be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Red Door Rental Agency - Funding

Under date of November 16, 1976, the Minister of Human Resources submitted the following letter:

Thank you for your further letter of October 29th, regarding the Red Door Rental Agency.

Since receiving your last letter, I have reviewed all of the available reports and now, more than before, I am of the opinion that this should really be funded by the Ministry of Housing and the City, rather than by the Ministry of Human Resources. As a matter of fact, I am also of the opinion that there should be some charge for the service, especially when you consider that the majority of applications received by the agency for placements are from single people. I assume they are referred to the agency by hostels or similar facilities operating in the City. I gather that the majority of those accomodated are transients, and that many of them are suffering hardship because they arrive with little or no resources. The trend here is changing, and we certainly do find a diminishing number of single adults travelling across the Provinces to British Columbia, as an awareness has developed to indicate that some self-help is expected.

I am not convinced that the structuring of this Society has been done in an accountable manner. To suggest that only members of this Society can be employed by the Society, almost removes the non-profit status, as the employees stand to benefit directly from the workings of the Society, i.e., funds are given to the Society and they can negotiate their own salaries.

For the next fiscal year, the Vancouver Resources Board may consider this agency for funding from the per capita community grant monies allocated to them. For this fiscal year, however, there will be no change as obviously it is too late for the Resources Board to make any commitments from the current budget.

I am sorry that I cannot be more positive, but I have referred this material to the Minister of Housing for his information.

MOVED by Ald. Rankin

THAT the Mayor be requested to write to the Minister of Human Resources suggesting that if Council arranged for the Red Door Rental Agency to make appropriate changes, as referred to in the third paragraph of the Minister's letter, would the Minister then reconsider funding for this organization?

- CARRIED

(Alderman Kennedy opposed)

Rezoning N.W. Corner of
Harold Street and School Avenue.

Council noted a letter from Mrs. Winifred Caldwell, on behalf of a group of concerned homeowners, requesting permission for a delegation of homeowners in the Joyce Road and Kingsway area to appear before Council concerning the proposed 12-storey Senior Citizens Apartment Building to be constructed at School Avenue and Harold Street.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Rezoning N.W. Corner of Harold Street and School Avenue (Cont'd)

It was noted that Council, at a Public Hearing on September 2, 1976, after hearing delegations, had approved the rezoning for this development.

MOVED by Ald. Bird
THAT, as delegations were heard at the Public Hearing, delegations be not heard again.

- CARRIED UNANIMOUSLY

Outstanding Reports re Heritage Structures

Under date of November 18, 1976, the Vancouver Heritage Advisory Committee submitted the following letter concerning Outstanding Reports re Economic Alternatives for Preserving Heritage Structures:

"I wish to advise you that the Vancouver Heritage Advisory Committee, at its meeting on November 8, 1976, resolved that it advise Council that it regrets there has been a delay in the preparation of the staff reports requested by City Council at its meeting on November 18, 1975.

The Committee further resolved that it advise City Council that it is preparing its own report on incentives and compensation which it expects to present to Council in the near future.

Attached, for the information of Council, is an extract from the November 8, 1976 Heritage Advisory Committee meeting on the matter of outstanding reports.

A series of eight recommendations were approved by City Council on November 18, 1975 on the subject of economics of heritage designated structures; three of these recommendations calling for reports back to Council. These eight recommendations from the November 18, 1975 Council meeting are attached."

MOVED by Ald. Harcourt
THAT the reports requested by Council in adopting the Planning and Development Committee's report of November 8, 1976, be forwarded as soon as possible to the 1977 Council, on the understanding that these reports will be submitted first to the Vancouver Heritage Advisory Committee for comment;

FURTHER THAT the Director of Legal Services include, in the report requested under recommendation 'D', the legal definition of the statutory wording "adjoining".

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

City Towing Contract - Tender

Letters were noted from the solicitors of Unitow Towing Services Ltd., and Busters Auto Towing Services Ltd., requesting to appear as delegations this day concerning tender submission for the City of Vancouver Towing Contract. A report on this matter is to be considered by Council later this day.

MOVED by Ald. Rankin
THAT the delegation request from Unitow Towing Services Ltd., and Busters Auto Towing Services Ltd., be granted.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

Report of Standing Committee on Planning and Development (November 4, 1976)

Social Facilities - Oppenheimer Area and Property Acquisition - 616 E. Cordova Street. (Clause 2)

At this point in the proceedings Council considered this clause and, after due consideration, it was

MOVED by Ald. Sweeney
THAT this clause be deferred until the next meeting of Council to give the Union Gospel Chapel and Ms. J. Abbey of the Dera Daycare Centre, an opportunity to appear as delegations on this subject.

- CARRIED
(Ald. Cowie, Kennedy, Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

November 17, 1976 - Civic Election Results

Council noted the following letter from the City Clerk, dated November 23, 1976:

I wish to inform you that, as a result of the Civic Elections held on Wednesday, November 17, 1976, the following were elected to the Offices shown for the years 1977-1978:

Mayor

Jack J. Volrich

Aldermen (10)

Harry Rankin	George Puil
May Brown	Marguerite Ford
Michael Harcourt	Bernice Gerard
Darlene Marzari	William Gibson
Warnett Kennedy	Donald Bellamy

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

November 17, 1976 -
Civic Election Results.(Cont'd)

Regional Board Directors (5)

Harry Rankin
Jack J. Volrich
Warnett Kennedy
Darlene Marzari
May Brown

Park Commissioners (7)

George Wainborn
Mary Fowler
Robert T. DuMoulin
Evelyn M. Atkinson
Russell G. Fraser
Ian Bain
Andy J. Livingstone

School Trustees (9)

Margaret G. Andrew
Katherine E. Mirhady
Norman Robinson
Pamela F. Glass
Betty-Anne Fenwick
David W. Pratt
Nathan J. Divinsky
William Brown
Peter G. Westlake

- - - - -

In respect of the 1977-1981 Capital Program, the results were as follows:

Public Works & Firehalls - The votes cast in the affirmative amounted to a majority of all the votes cast and therefore received the assent of the electors.

Parks, Recreation Facilities and Libraries -
Housing Fund -
Neighbourhood Improvement Program -

The votes cast in the affirmative on each of these plebiscites did not amount to a majority of all the votes cast and therefore did not receive the assent of the electors.

MOVED by Ald. Harcourt

THAT Council express its sincere thanks to all those who worked on the recent Civic Election for their efforts in the public service.

- CARRIED UNANIMOUSLY

Condolence - Mr. Norman Roussie

Alderman Harcourt advised the Council that Mr. Norm Roussie, a member of the Engineering Department staff, had collapsed and died whilst dismantling the polling booths after the election.

MOVED by Ald. Harcourt

THAT Council express its deepest sympathy to the family of the late Mr. Norm. Roussie.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Names Inadvertently Omitted from the 1976 Resident and 1976 Owner List of Electors

Pursuant to Section 73(2) of the Vancouver Charter, the City Clerk advised Council of the names with addresses inadvertently omitted from the List of Electors, as printed, but which names appeared on the Register of Electors and for which Voting Certificates were issued.

MOVED by Ald. Bird
THAT the above information from the City Clerk be received.

- CARRIED UNANIMOUSLY

Heritage Designations - Roedde House - Alexandra Park Bandstand.

Under date of November 23, 1976, the Park Board submitted the following letter:

> The following is an excerpt from the minutes of the last meeting of the Board held on Monday, November 22, 1976:
>
> ... "HERITAGE DESIGNATION - ROEDDE HOUSE - ALEXANDRA PARK BANDSTAND
>
> "Board members received copies of a letter from the City Clerk dated November 12, advising of the following resolutions passed by City Council on November 9, 1976:
>
> ... "That Roedde House at 1415 Barclay Street be designated an "A" category heritage building"
>
> ... "That Alexandra Park Bandstand on Beach Avenue at Burnaby Street be designated an "A" category heritage structure" ...
>
> "It was noted that City Council made no mention of the Park Board's concerns regarding the economic implications of designating the old Roedde House as a category "A" heritage structure, as outlined in the Board's letter to City Council dated November 3, 1976 as follows:
>
> ... 'Board members discussed the economic implications of designating the old Roedde House as a Heritage structure noting that it might be advantageous during planning and development of Park Site 19 to resituate the house, and that extensive City funds will be needed to upgrade the building to prevent further deterioration and to maintain and operate the old house as a museum.' ...
>
> "It was moved and seconded,
>
> "RESOLVED: That the Board request City Council to instruct the Property and Insurance Office to investigate the use and the cost of upgrading and operating the old Roedde House in view of its category "A" heritage designation for City Council consideration.
>
> - Carried." ...

COMMUNICATIONS OR PETITIONS (Cont'd)

Heritage Designations - Roedde House -
Alexandra Park Bandstand. (Cont'd)

MOVED by Ald. Bird

THAT, as requested by the Board of Parks and Recreation, the Supervisor of Property and Insurance investigate and report to Council on the use and the cost of upgranding and operating the old Roedde House, in view of its Category 'A' heritage designation.

- CARRIED UNANIMOUSLY

- - - - - - -

The Council recessed at 3.45 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in the Council Chamber at 4.00 p.m. with the same members present with the exception of Alderman Boyce.

- - - - - - -

CITY MANAGER'S AND OTHER REPORTS

At this point in the meeting, Council agreed to vary the agenda to consider the following Manager's report dated November 19, 1976, on Auto Towing Contract.

Auto Towing Contract

Earlier this day, Council had agreed to hear representations from the tenderers Busters Auto Towing Service Ltd., and Unitow Services Ltd.

Mr. Carl P. Vanderspek, Busters Auto Towing Service Ltd., outlined to Council the advantages to the City of awarding the contract to his firm. Busters has a large fleet of tow trucks and in Mr. Vanderspek's opinion, could therefore give faster service to the City thereby saving Police time. Mr. Vanderspek also referred to the tender requirement that a performance bond be provided and the fact that Unitow had not submitted this bond with its tender.

Mr. D.A. Biddle addressed Council on behalf of Unitow Services Ltd., and advised that Unitow is willing to submit to the City a certified cheque for $100,000.00 guaranteed cashable until it is replaced by the required performance bond. Mr. Biddle also detailed his firm's operation for Council's information.

A representative of the Police Department advised that, in his opinion, either company could do the job satisfactorily.

MOVED by Ald. Marzari,
THAT Council accept Tender A submitted by Unitow Services Ltd. subject to the annual adjustment provision referred to in the Manager's report, being clarified, and a performance bond or security provided by Unitow, to the satisfaction of the Director of Legal Services and that payments by the City to Unitow under the contract be due 30 days after the mutually agreed upon date.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

A. MANAGER'S GENERAL REPORT
NOVEMBER 19, 1976

Works & Utility Matters
(November 19, 1976)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Closure of Portion of N/S of 57th Avenue, West of Fraser Street
Cl. 2: Utility Relocation in Lane South of Nelson, between Bute and Thurlow - Nelson Park and School Site
Cl. 3: Track Crossings at Burrard and Sixth, Broadway, 12th and 16th at Arbutus
Cl. 4: Public Pedestrian Crossings over C.P. Rail Tracks on Knight and Elliott at Kent Avenue
Cl. 5: Flow Meter Chamber at Chilco and Alberni
Cl. 6: Heritage Building Plaques
Cl. 7: B.C. Telephone Company Easement at Vanier Park
Cl. 8: Street Work at S.W. Marine and Blenheim
Cl. 9: Tender Awards
Cl. 10: Street Lighting - 71st Avenue from Manitoba to a Point East (Item 35, Schedule 439)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(November 19, 1976) (cont'd)

Clauses 1 to 7 inclusive

MOVED by Ald. Sweeney,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Street Work at S.W. Marine
and Blenheim (Clause 8)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Marzari opposed)

Tender Awards
(Clause 9)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Street Lighting - 71st Avenue from
Manitoba to a Point East (Item 35,
Schedule 439) (Clause 10)

Council noted a request from Mr. Ullman to speak on this matter.

MOVED by Ald. Harcourt,
THAT representations be heard from Mr. Ullman this day.

- CARRIED UNANIMOUSLY

Mr. Ullman addressed Council and requested that this project be postponed until the lighting of this lane becomes an absolute necessity.

MOVED by Ald. Harcourt,
THAT Council rescind the motion of the Special Council (Court of Revision) of October 21, 1976, as it applies to undertaking Item 35, Schedule 439 - Street Lighting on 71st Avenue from Manitoba Street to a point approximately 415 feet east.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Social Service & Health Matters
(November 19, 1976)

Alternatives to Fluoridation
(Clause 1)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(November 19, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kitsilano N.I.P. - Review of Concept Plan
Cl. 2: Charles/Adanac - Approval of Funds for Playground Design
Cl. 3: R.R.A.P. Promotion and Administration

Kitsilano N.I.P. - Review of Concept Plan (Clause 1)

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 19, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Reorganization of the Property and Insurance Division, Finance Department
Cl. 2: Taylor Manor Fund
Cl. 3: Police Information Systems Requirements
Cl. 4: Consultant Services - Replacement of Stage Floor - The Queen Elizabeth Theatre
Cl. 5: Analysis of 1976 Property Tax Roll for Single Family Residences
Cl. 6: Request for Grant Equal to Property Taxes - British Columbia Cancer Foundation

Clauses 1, 2 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Volrich,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Sweeney opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(November 19, 1976) (cont'd)

Request for Grant Equal to Property Taxes - B.C. Cancer Foundation (Clause 6)

MOVED by Ald. Kennedy,
THAT a grant of $25,482.00 equal to property taxes, be approved to the B.C. Cancer Foundation.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Personnel Matters
(November 19, 1976)

Statutory Holidays - Christmas Day, Boxing Day and New Year's Day and Closing of Civic Offices on December 23, 1976 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 19, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Demolition - 2089 Commissioner Street
Cl. 2: Lease of Additional Space in Rink Area in Britannia Community Services Centre
Cl. 3: Lease of part of Coroner's Court Building to Provincial Government - 240 East Cordova
Cl. 4: Sale of Property - 3680 East 46th Avenue

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Capital Budget - Area 6, False Creek

MOVED by Ald. Kennedy,
THAT consideration of this report of the City Manager dated October 29, 1976, be deferred to the 1977 Council for consideration.

- LOST

(Aldermen Cowie, Harcourt, Rankin, Volrich and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendations A to E of the Development Consultant contained in the City Manager's report dated October 29, 1976, be approved.

- CARRIED

(Aldermen Bird, Kennedy and Sweeney opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Auto Towing Contract

For Council action on this report, see page 12.

D. Social Mix and By-law Variations - Phase 1 - Area 6 - False Creek

MOVED by Ald. Rankin,
THAT the amendments proposed to the Area Development Plan No. 4815, including the additional definitions be received and the whole matter be forwarded for consideration at a Public Hearing.

- Carried

(Alderman Sweeney opposed)

MOVED by Ald. Kennedy,
THAT consideration of this report be deferred to the next meeting of Council.

- LOST

(Aldermen Cowie, Harcourt, Marzari, Rankin, Volrich and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

I. Report of Standing Committee on Planning and Development, November 4, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Shirtsleeve Session on Recreation and Leisure
Cl. 2: Social Facilities in the Oppenheimer Area and Acquisition of Property at 616 East Cordova

Shirtsleeve Session on Recreation and Leisure (Clause 1)

MOVED by Ald. Kennedy,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Social Facilities in the Oppenheimer Area and Acquisition of Property at 616 East Cordova (Clause 2)

For Council action on this report, see page 8.

II. Report of Aldermen Rankin & Marzari, Standing Committee on Community Services, November 9, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 1277 Robson Street
Cl. 2: Liquor Permit Application - 2223 Main Street
Cl. 3: Liquor Permit Application - 938 Granville Street
Cl. 4: Civic Grant Request - Boys' & Girls' Clubs of Greater Vancouver

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Aldermen Rankin & Marzari,
Standing Committee on Community
Services, November 9, 1976 (cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 and the resolutions of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District Meeting for Wednesday, November 24, 1976, is concerned.

MOVED by Ald. Volrich,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Volrich,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (1505-1515 East Pender & 454 & 458 McLean Drive)

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Rankin was excused from voting on this By-law)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Joyce Street between Euclid and East 41st Avenue - Building Line)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Cowie was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Gabriola Mansion)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Cowie was excused from voting on this By-law)

MOTIONS

A. Allocation of Land for Lane Purposes (4216 Skeena)

MOVED by Ald. Marzari,
SECONDED by Ald. Sweeney,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 4, Block 2, South West Quarter of Section 51, Town of Hastings Suburban Lands, Plan 1525

(4216 Skeena Street);

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes (4216 Skeena) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, Alderman Boyce returned to the meeting.

- - - - -

1. Change in Liquor Laws

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over $350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister Mc Geer has raised ICBC rates and the fine for drunken driving to $2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers, to pass legislation requiring the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres.

(Amended)

Alderman Rankin requested and received permission to amend his motion by deleting the word "requiring" in the seventh paragraph and substituting the word "requesting".

The motion as amended and reading as follows was put and CARRIED:

cont'd....

MOTIONS (cont'd)

Change in Liquor Laws
(cont'd)

"THAT WHEREAS there are strong indications that Attorney-General Garde Gardom will make a major announcement about liquor laws on November 1, allowing the sale of hard liquor in beer parlours;

AND WHEREAS beer parlour owners are gearing up for such a change in regulations by ordering automated liquor dispensing equipment;

AND WHEREAS beer parlour owners and operators have shown that they cannot cope with the problems of intoxication, even while restricted to the sale of beer, cider and wine;

AND WHEREAS, as a result of poor management by beer parlour owners and operators, the Vancouver Police Department spends over $350,000 of taxpayers' money per year picking up over 15,000 intoxicated persons for their own protection;

AND WHEREAS Health Minister McClelland has spoken out on combating alcoholism by increasing detox services, and Education Minister McGeer has raised ICBC rates and the fine for drunken driving to $2,000, to cut down on drunken driving, and Human Resources Minister Vander Zalm has expressed the concern of increased social service and welfare costs due in part to a high rate of alcoholism, and Attorney-General Garde Gardom has also expressed a need to cut down on alcoholism;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council strongly protest and oppose any change in regulation to allow the serving of hard liquor in beer parlours;

AND FURTHER THAT the Vancouver City Council request the Attorney-General to, instead, request his fellow ministers to pass legislation *requesting the sale and serving of low 2% alcohol tap beer in beer parlours, along with regular beer, as a means of cutting down on alcoholism and providing a reasonable alternative to patrons who use beer parlours on a regular or irregular basis as social centres."

(Aldermen Bird and Kennedy opposed)

(* Denotes amendment)

2. City Consultants - Tabulation

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly of City Council, be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975-1976 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon.

(Amended)

cont'd....

MOTIONS (cont'd)

City Consultants - Tabulation
(cont'd)

Alderman Kennedy requested and received permission to amend his motion by adding the following after the word 'thereon' in the last paragraph:

"Further, the City Clerk to undertake the final tabulation."

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT WHEREAS it is of importance to the City and to the professions that assignments originating in any department or agency under the political control, directly or indirectly of City Council, be equitably distributed;

AND WHEREAS it would be useful to an incoming Council to have before it a tabulation of all commissions for work or services in the fields of planning, engineering, architecture or suchlike consultancy services;

THEREFORE BE IT RESOLVED THAT a tabulation be prepared covering the years 1975-1976 and updated at 6-month intervals. Such tabulation to give the amounts of contracts and all fees paid thereon. Further, the City Clerk to undertake the final tabulation."

(Underlining denotes amendment)

3. 4584 West 1st Avenue

MOVED by Ald. Cowie,
SECONDED by Ald. Volrich,

THAT WHEREAS the Vancouver City Council passed the following motion at its meeting on October 19, 1976:

"THAT the appropriate City officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted."

AND WHEREAS the owner has indicated his unwillingness to comply with the conditions set out by Council in the above motion;

AND WHEREAS the owner will not reconstruct the roof-line to Council's wishes at his cost;

THEREFORE BE IT RESOLVED THAT Council rescind its above motion, allow the Board of Variance's permit refusal to stand and instruct the Director of Permits and Licenses to take legal action to ensure that the building is brought within the By-laws.

- LOST

(Aldermen Bird, Harcourt, Marzari, Rankin, Sweeney and the Mayor opposed)

When considering the foregoing motion, Council noted a communication dated November 16, 1976, from the Board of Variance requesting that Council instruct the Director of Legal Services to take the appropriate action to uphold its decision of April 23, 1975, with respect to this dwelling.

cont'd....

MOTIONS (cont'd)

4584 West 1st Avenue
(cont'd)

Also before Council was a memo from the Planning Department dated November 23, 1976, advising that a Development Permit Application was filed on November 4, 1976, by Mr. J. Baker on behalf of Dr. Pasparakis to alter the roof line of the dwelling. This application was filed subsequent to Council's resolution of October 19, 1976, and is presently being processed.

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Sweeney, was recognized by the Chair:

1. Prohibitory By-law re Body-Rub Parlours & Hard Core Pornography Shops

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS public opinion has apparently turned against body-rub parlours and hard core pornography shops;

AND WHEREAS Section 203 of the Vancouver Charter provides that where Council is authorized to regulate, license or tax persons carrying on any business, trade or profession or other occupation, it shall also have the power by law to prohibit, provided such By-law is passed by a unanimous vote of the Council members present;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services prepare a prohibitory By-law with respect to the business of body-rub parlours and hard core pornography shops for submission to Council, together with any necessary amendments that may be required to existing By-laws.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Manhattan Apartments

referred to the fact that Council did not approve the recommendation of the Heritage Advisory Committee that the Manhattan Apartments be designated a heritage structure. It had come to his attention that the owner of this building has requested the City to re-activate the previously applied for demolition permit.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT City staff be instructed not to issue the demolition permit for the Manhattan Apartments until the Housing Committee has had an opportunity to consider, at its meeting on December 2, 1976, the situation with respect to the tenants of this building.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 5:45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of November 23, 1976, adopted on November 30, 1976.

A. Phillips
MAYOR

F. N. Lamb
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of North Side of 57th Avenue, West of Fraser Street - Adjacent to Lot 11 except the South 7 feet now Highway, Block 2, D.L. 657, Plan 2683

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Lot 11, Block 2, District Lot 657, Plan 2683, which is presently established as road. The applicant is proposing to construct a house on Lot 11 and wishes to consolidate the 7-foot strip of road with the abutting lot to create a larger site.

Upon a review of the Engineering Department's highway requirements, it has been determined that 57th Avenue, at this location, will remain 66 feet in width.

I RECOMMEND that the south 7 feet of Lot 11, Block 2, D.L. 657, Plan 2683, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed portion of road to be consolidated with the balance of Lot 11.

(b) The value of the 7-foot strip to be $100 in accordance with the recommendation of the Supervisor of Property & Insurance and the present policy for the disposal of surplus widening strips abutting residential lands."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Utility Relocation in Lane South of Nelson Street, Between Bute and Thurlow Streets - Block 22, D.L. 185 - Nelson Park and School Site

The City Engineer reports as follows:

"On June 15, 1976, Council approved a report of the City Engineer to close portion of the lane south of Nelson Street east from Bute Street and to resubdivide the lane so closed with the abutting lands making an equal area exchange with the School Board in order to meet the future requirements for this block. The report included the following condition:

(d) 'All costs to relocate existing utilities required for the school development to be borne by the School Board.'

The above provision is a standard condition applied to the closing and disposing of lanes. A more detailed review of the matter indicates that the only utilities requiring relocation are the B.C. Telephone and the B.C. Hydro above-ground installations. Under normal development of this block, the School Board would have acquired the southerly half of the closed portion of lane and consolidated the same with their property to the south. The B.C. Hydro overhead installations are located in this portion, and the School Board is prepared to pay for this relocation at an estimated cost of $320.

On the remaining portion of the lane, which would not normally have been acquired by the School Board, the B.C. Telephone have advised, after further discussion, that they are prepared to advance the replacing of their telephone lines in this area. This will be for the full block and not just the school site, and B.C. Telephone will pay the majority of the cost for undergrounding their cables. The City's share of the relocation of these lines is estimated at $1,980. In the circumstances it is considered appropriate that this cost should be borne by the City and funds are available for this purpose.

I RECOMMEND that:

(a) condition (d) in the City Engineer's Report approved by Council on June 15, 1976, regarding the closure of the lane for the exchange of lands with the School Board in Nelson Park be rescinded.

(b) the cost of $320 for relocating the B.C. Hydro line in the southerly part of the closed lane be charged to the School Board.

(c) the City's share of the cost of $1,980 for undergrounding the B.C. Telephone lines be charged to Account 148/7971, 'Minor Property Acquisitions, etc.'."

The City Manager RECOMMENDS that the foregoing report be approved.

3. Track Crossings at Burrard and Sixth, Broadway, 12th and 16th at Arbutus

The City Engineer reports as follows:

"Council, on June 15, 1976, approved the Kitsilano Apartment Area - Proposed Arterial Street Plan. This plan proposed improvements to Burrard Street, Broadway and 12th and 16th Avenues at Arbutus. These improvements necessitate the widening of track crossings over the Marpole Branch of the V. & L.I. Railway

The crossings on Broadway and 12th Avenue at Arbutus and Burrard Street, at 6th Avenue are to be widened, and the signal protection on Burrard relocated. Funds for this work, which is estimated to cost $20,000, are available in the Broadway-Arbutus Appropriation, Account #148/7902.

At 12th and 16th Avenues, the Canadian Transport Commission has recommended that the signal protection be upgraded. The cost of this work is estimated to be $13,200. The local representative of the CTC has indicated that 80% of this sum would be covered by the Railway Grade Crossing Fund which is administered by the CTC, 12½% ($1,650) would be the City's share and 7½% would be paid by the railway. This upgrading would have been required even if there were not any road improvements scheduled, and therefore, this cost is not part of the arterial street plan construction budget.

The City must apply to the CTC for permission to do this work and to obtain contributions from the Railway Grade Crossing Fund.

I RECOMMEND that:

(a) The Director of Legal Services be instructed to make application to the Canadian Transport Commission.

(b) The City Engineer be authorized to sign requisite plans on behalf of the City.

(c) The sum of $20,000 be appropriated from Account 148/7902 for the improvements related to the arterial street plan.

(d) The sum of $1,650 be included in the 1977 Revenue Budget for upgrading crossing protection on 12th and 16th Avenue."

The City Manager RECOMMENDS that the foregoing report be approved.

4. Public Pedestrian Crossings Over C.P. Rail Tracks on Knight and Elliott Streets at Kent Avenue

The City Engineer reports as follows:

" At its meetings on May 28, 1974, and August 31, 1976, Council authorized the establishment of street end parks at the south foot of Elliott and Knight Streets. The parks are intended for pedestrians only and access must be obtained by crossing over the C.P. Rail tracks that parallel Kent Avenue at these locations.

In order to have the pedestrian crossings available to the public, the City must make application to the Canadian Transport Commission to have public pedestrian crossings at grade ordered for these locations.

It is estimated that this work which is payable by the City will cost $500 at each location. Funds for the crossing at Elliott Street are available in Account #550/7901 and funds for the crossing on Knight Street are available in Account #148/7916.

I RECOMMEND that:

(a) The Director of Legal Services be instructed to make application to the Canadian Transport Commission.

(b) The City Engineer be authorized to sign requisite plans on behalf of the City.

(c) The sum of $500 be appropriated from Account 550/7901 for the crossing work on Elliott Street and $500 be appropriated from Account 148/7916, 'Miscellaneous Projects Unappropriated,' for the crossing work on Knight Street."

The City Manager RECOMMENDS that the foregoing report be approved.

5. Flow Meter Chamber at Chilco and Alberni

The City Engineer reports as follows:

"It is proposed to construct a concrete chamber to house a flow meter that will monitor flow to the downtown area. The information obtained from the meter is necessary for design as well as for operation of the system.

I RECOMMEND that the aforementioned work be authorized and that $11,000 be appropriated from the 1976 Water Works Capital Budget item 'Short Notice Projects,' Account #128/7906."

The City Manager RECOMMENDS that the foregoing report be approved.

6. Heritage Building Plaques

The City Engineer reports as follows:

"On October 5, 1976 City Council approved the sum of $3,500 to purchase Heritage Building Plaques upon the recommendation from the Heritage Advisory Committee. The matter of mounting the plaques on designated heritage buildings was understood to be the responsibility of the City Engineering Department. The City Engineer advises that no funds were provided for the mounting of these plaques which he estimates at $2,500.

The Director of Finance advises that funds are available in Contingency Reserve.

The City Engineer RECOMMENDS that funds be provided from Contingency Reserve in the amount of $2,500 and that the City Engineer, in consultation with the Director of the Department of Permits and Licenses, undertake the work."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

7. B.C. Telephone Company Easement at Vanier Park

The Director of Legal Services submits the following report:

"The City leases Vanier Park from the Federal Government. In 1975 the City subleased Building No. 14 at Vanier Park to the Community Music School of Greater Vancouver. B.C. Telephone has now approached the Federal Government for an easement over the property to get to Building No. 14 with the telephone lines. The Federal Government has prepared a Right-of-Way Agreement in favour of the Telephone Company which requires the approval of the City and also includes a covenant on the part of the City to not interfere with or damage the telephone equipment. Also the Telephone Company is to indemnify the City for losses, etc.

It is recommended that the City consent to the telephone right-of-way, under the signature of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be approved.

8. Street Work at S.W. Marine and Blenheim

The City Engineer reports as follows:

"Preparatory to traffic signal installation approved for the intersection of S. W. Marine and Blenheim St., it will be necessary to realign and widen the pavement, replace existing curbs and sidewalks, and install a temporary screenings walk for transit users.

This work is estimated to cost $17,000 and funds are available in Streets Capital Account 148/7929, 'Provision for Oct. '74 Court of Revision - Unappropriated'.

I RECOMMEND that $17,000 for the streets work be appropriated from Account 148/7929 and the work be proceeded with."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

INFORMATION:

9. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

1, 2 & 3 Cu. Yd. Refuse Containers
Portable Soil Shredder/Mixer
Truck Mounted Front End Loader
155 H.P. Bulldozer
Tailgate Mounting Vibratory Roller
Street Lighting Davit Steel Poles
Street Lighting Steel Mast Arms
Outdoor Floodlights
De-icing Salt
Tilt Cab Single Axle Trucks
Supply of 12 ton 4-wheel Drive Mobile Crane
Supply of only 4 Harley Davidson Motorcycles
Supply Electric Service Truck
Original Automotive Equipment Replacement Parts "

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION:

10. Street Lighting - 71st Avenue from Manitoba to a Point East (Item 35, Schedule 439)

The Deputy City Engineer reports as follows:

"A Local Improvement project for Street Lighting on 71st Avenue from Manitoba Street to a point approximately 415 feet east was advanced 'on the Initiative' and came before a Court of Revision and Council on 21 October, 1976. The Collector of Taxes reported that no objections had been filed. No delegations spoke to this project. A letter objecting to this project had been circulated and was noted by Council. The project was then undertaken by Council.

After the meeting had adjourned, one of the owners spoke to the Chairman, expressing concern that the letter had not been discussed. The Chairman asked that the matter be reported to Council.

The Collector of Taxes' Notices were mailed to the Property Owners on 27 August. The Charter allows one month for filing notices of objection so the last day for filing was 27 September. The letter is dated 14 October and was received 15 October. Nevertheless, the signatures have been checked. There are three valid signatures of a total of five owners, which is sufficient to defeat. A fourth signature is not in acceptable form (copies of the letter are circulated).

Cont'd . . .

Clause 10 Cont'd

If the letter had been filed in time as a notice of objection, the project would have been defeated.

The abutting property is all zoned for heavy industry and all of the developments are substantial industries. The street is 33 feet wide, running in about 415 feet from Manitoba to a lane. Lighting is desirable as on any such street for safety and as a crime deterrent but there is no special need. If it had been defeated we would not have recommended proceeding 'on Special Grounds'.

The estimated cost of the lighting would be about $51 per year (each) to three of the objecting properties and about $235 per year to the fourth.

This project was one of a number undertaken by a motion of Council. If Council does not now wish it to proceed it should rescind the 21 October 1976 motion as it applies to Item 35 of Schedule 439. (This would require the votes of at least two-thirds of the members present).

If Council wishes the lighting to proceed it should simply receive this report."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 434-435

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Alternatives to Fluoridation

On September 28, 1976 the following Motion was passed by Council (the Notice of Motion was submitted on September 21, 1976):

> *"Fluoridation:*
> *Distribution of Free Fluoride Tablets*
> *THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;*
> *AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;*
> *THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practicing dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors."*

The Medical Health Officer reports as follows:

'The Motion of Alderman Kennedy (seconded by Alderman Sweeney) was circulated to Council, along with related material, and this is attached as Appendix A.

The statements of September 28 (Appendix A) were studied, at my request, by Dr. Malcolm Williamson, Faculty of Dentistry, University of British Columbia. Dr. Williamson is also a part-time clinical dentist for the Vancouver Health Department at East Unit. His report to me is attached as Appendix B.

A concerted effort was made to find a successful Free Fluoride Tablet program so that costs for Vancouver could be projected.

1. The Clifton, New Jersey Program

The program most frequently named by opponents to fluoridation as being successful is the one in Clifton, New Jersey. Further to Dr. Williamson's phone call to Dr. Abrams, New Jersey State Dental Director (see Appendix B), the following detailed information has now been received from Dr. Abrams:

*"REPORT OF THE CLIFTON, NEW JERSEY, FLUORIDE TABLET PROGRAM**

YEAR	TABLETS DISPENSED	PARTICIPATING DENTISTS	PARTICIPATING PHYSICIANS
1960	496,000	48	5
1961	536,000	46	3
1962	449,200	39	3
1963	--	-	-
1964	300,000	23	3
1965	320,000	29	3
1966	250,000	15	3
1967	180,000	17	2

SCHOOL POPULATION		
PUBLIC SCHOOLS	12,342	
PAROCHIAL SCHOOLS	3,000	
PRE-SCHOOL CHILDREN	5,640	
TOTAL	21,000	(Approximate)

RECAPITULATION

21,000	children
21,000	fluoride tablets per day required for total prevention
7,665,000	fluoride tablets per year required
180,000	tablets actually dispensed
2.3%	percentage of tablets needed for total prevention
500	number of children involved
2.4%	percentage of children involved

*Data provided by Dr. P. Richard Wexler, Clifton "

Continued on Page 2. . . .

Clause No. 1 Continued

'Comment: The Clifton "success" story is widely circulated in North American anti-fluoridation literature as proof that free fluoride tablets can succeed and that water fluoridation is therefore unnecessary. In 1967, only 2.4% of Clifton children were on the program and in 1976, Dr. Abrams reports that no tablets are actually being bought.

2. Alberta Free fluoride tablets have been available for many years. Apparently less than 1% of those eligible utilize the free tablets. The program is now restricted to those areas where fluoridation cannot be considered due to lack of a public water supply. In November, 1966 a more vigorous program was commenced in Calgary and 12,477 prescriptions (over 10% of the 0-14 population) were issued. By July 1967, two-thirds of these prescriptions had lapsed (i.e., they were not refilled).

3. Saskatchewan Free fluoride tablets were more vigorously promoted in Saskatchewan especially because such a large population were not on a public water system and never would have fluoridation. Due to lack of response, the Saskatchewan Department of Public Health announced a phase-out of its program in January, 1967.

4. British Columbia Dr. Williamson refers to six communities in British Columbia where the promotion of fluoride drops failed. The distribution of drops was not free in this situation.

5. Newark, New Jersey This city bought 100,000 tablets in 1956 and reportedly had 98,000 left in 1961. The estimated annual requirement for eligible Newark children was 25 million tablets per year. This program could not have been vigorously promoted.

6. Hawaii A program is described in the Hawaiian Medical Journal. This involved extensive publicity and resulted initially in 90% utilization. Four years later, 12% of parents were using the tablets. This is the most successful program I have been able to locate.

In addition to the above specific programs I have reviewed the Evans report and the recently published report of the Royal College of Physicians and Surgeons of London, "Fluoride, Teeth and Health".

Both of these reports extensively review all alternatives to fluoridation. Neither of them identifies an effective (in a public health sense) alternative, although both reports support the benefit of fluoride supplements to an individual. Neither report referred to a successful free fluoride tablet program that I could check out.

The Royal College report refers to an alternative program in Askov, Minnesota. The original journal article was not available at the Woodward Biomedical Library but is being ordered for more careful study. The Royal College report contains the following quote:

> *"The effect of utilising all approved dental health practices with the exception of fluoridation of the water supplies were studied over a ten year period in Askov, Minnesota. The study began in 1948, and, besides a sustained programme of dental health education for both children and parents, involved topical application of a fluoride solution to erupted teeth, and supervised toothbrushing twice a day in the classroom. In addition, free toothbrushes and toothpaste were provided for home use, efforts were made to control excessive intake of sweets, and dental services were available on request. The authors concluded that the ten-year Askov dental health study cost more than fifty times as much as fluoridation, and was less than half as effective as fluoridation had proved to be in comparable communities."*

The above quotation from "Fluoride, Teeth and Health" gives as its reference, a 1959 article by Jordan, Snyder, Peterson and Johnson in North-West Dentistry 38(6) 445.

Continued on Page 3. . . .

Clause No. 1 Continued

If Vancouver were to attempt to become the first population with a successful program, the following cost considerations would form part of the costs (i.e., the supply costs). Chewable fluoride tablets sell for $1.52 to $1.70 per 90 tablets (90 doses). Ordinary fluoride tablets sell for $1.04 to $1.16 per 100. Fluoride drops sell for $1.09 to $1.50 per 2 ounces (187 doses). Fluoride drops are therefore cheapest and would cost $2.00 to $3.00 retail per child per year (retail prices).

'The staff costs of distribution and costs of publicity are unknown owing to a lack of "model". It is possible that in practice, the fluoride costs could be negligible with the same very low acceptance rates experienced elsewhere.

I was unable to estimate the percentage of current use of fluoride supplements in Vancouver by highly motivated persons currently purchasing fluoride tablets or drops. Free provision of this material may save such persons $2 to $3 per year per child but may not increase the use of fluoride supplements. The key to usage is likely to be personal commitment rather than financial impediment.

If a high percentage of the parents of Vancouver's 80,000 children between birth and age 13 accepted fluoride supplements, two visits per year would be required by each parent to pick up supplies for a total of 160,000 bottles. The wholesale price would likely be less than the $1.00 per bottle price but the ordering, stocking, and distribution of this volume would consume considerable staff time. If distribution were to take place through schools, dental offices and doctors' offices, delivery to such locations would be expensive (over 100 schools, and approximately 1500 professional offices).

If the physicians, dentists and teachers were to pick up supplies from health unit offices, an extremely high degree of motivation would be required.

CONCLUSION - a Free fluoride distribution program, if authorized, would be relatively cheap owing to non-utilization. It would therefore not contribute significantly to reducing dental decay in Vancouver. It is most likely to be used by persons already giving fluoride to their children and would therefore save such persons $2 - $3 per year per child.'

The City Manager submits the report of the Medical Health Officer for Council Information.

FOR COUNCIL ACTION SEE PAGE(S) 435

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Kitsilano Neighbourhood Improvement Program: Review of Concept Plan

The Director of Planning reports as follows:

"1. Background -

On November 12, 1974 City Council approved the Concept Plans for Kitsilano and Cedar Cottage. The purpose of the Concept Plans was to indicate, in general terms, how the Neighbourhood Improvement Program funds could best be used to improve the quality of living in each community.

The Concept Plan for Kitsilano, as adopted on November 12, 1974 identified four priority areas of concern, and a portion of the total amount of NIP funds was allocated to each category, as follows:

Housing	$584,000
Child Care Centres	250,000
Community Centre Facilities	150,000
Parks and Open Space	123,000
Planning (8% of Total)	93,000

This Concept Plan was amended in a report adopted by City Council on March 25, 1975. This was once again amended in a report adopted by Council on April 27, 1976. The latest amended figures and categories are as follows:

Land: Social Housing	$510,300
Social Facilities (daycare)	211,100
Recreational Facilities (community centres facilities and open space combined)	330,600
Planning and Administration	138,000
Relocation (of tenants displaced through this program)	10,000

A detailed comparison of the amounts allocated to each category after each stage of approval is given in Appendix A.

2. Implementation -

Implementation of various projects under each of these categories has been proceeding steadily. To date the following expenditures have been approved by City Council (details are included in Appendix B)

Housing	$375,000
Social Facilities (daycare)	209,895
Recreational Facilities	305,013

In addition, the Kitsilano Citizens Committee has given approval in principle to projects which have a total estimated cost of $35,000. Since this brings the program to the stage where the remaining NIP funds are getting quite low, it is felt to be appropriate to review the goals that have been achieved and the goals for future expenditures.

3. Objectives and Anticipated Expenditures -

A. Housing:

With NIP funds a housing site has been purchased on 2nd Avenue in the apartment area of Kitsilano. NIP funds have also been used to complete acquisition of a housing site on 5th Avenue on the old Arbutus-Burrard Connector route. The terms of the National Housing Act state that the land purchased with NIP funds must be used to house low-moderate income people. Further to this, the Kitsilano Citizens Planning Committee has recommended that additional priorities should include firstly family rental housing and secondly senior citizens rental housing or family co-op housing. Co-op housing previously was recommended as top priority, but loss of the Provincial Governments support for this type of housing has made it extremely difficult to build. A co-op is working on a proposal for the 2nd Avenue site, but it appears unlikely that a co-op could be found to develop the 5th Avenue site with the desired type of housing within a reasonable time period, so investigations into alternate ways of providing low-moderate

Cont'd

Clause #1 continued:

cost housing are being carried out. Funds in the Housing category are, to some degree, revolving. Much of the money spent on each site will be returned once the site is sold. There is not enough money left in this category to purchase a site large enough for effective development. It is therefore felt that this remaining money can be put to better use by reallocating it to a category where it is more needed.

B. Social Facilities (Daycare) -

In June, 1976, the Kitsilano Citizens Planning Committee sent a notice to all Child Care facilities operating within Kitsilano stating that, since the Day Care funds were getting so low, requests for funds would only be considered if made before July 7. Several requests came in before the deadline and those have been approved. Virtually all of the money in this category has been allocated and it is anticipated that no further funds are needed.

C. Recreational Facilities (Community Centre, community facilities and open space)-

Of the $330,600 in this category, $150,000 has been conditionally allocated to the Community Centre, and $58,000 has been allocated to improving the schools in the area to make them suitable for community use after school hours. The money allocated to the Community Centre was intended to provide a base amount to which other amounts could be added. City Council and the Park Board agreed that the minimum amount of work that should be done was represented by Option F, prepared by the consultant, which cost a total $525,000. The Park Board agreed to put in $70,000, and the Community Centre Association offered another $50,000. It was anticipated the remaining funds would come with the Provincial Recreation Grant. It has been learned that the Province will not be giving this grant this year. This project is still a very high priority and is included as a specific project in the Five-Year Plan.

The remainder of the funds in this category has been set aside to improve the parks and open space situation in Kitsilano. The original concept plan suggested that 3 mini-parks should be constructed on closed streets. It is now suggested that the school grounds at Hudson School and Tennyson School, if appropriately developed, could provide some of the needed open space. A recent recommendation to create a mini-park at 7th and Vine was turned down by City Council, so the Kitsilano Planning Committee is discussing alternate ways of providing this much needed open space. Preliminary estimates for the school ground improvements are quite a bit higher than originally anticipated. Therefore some funds will have to be re-allocated from other categories into this one to ensure there is enough to pay for these projects.

4. Conclusion -

The whole purpose of a NIP concept plan is to attempt to match up the community's perceptions of the top priority needs with the funds required to satisfy those needs. The priorities do not appear to have changed much in Kitsilano in the last two years, but because of external factors, the amounts of money needed to satisfy these needs keeps altering. At this time, in order to get maximum use of the limited funds remaining in the NIP budget, it is recommended that funds be allocated out of the Housing budget, where they are of limited use, to the Recreation Facilities budget, where the need is immediate.

It is therefore recommended that:

City Council approve, in principle, the reallocation of $100,000 from the Housing category to the Recreational Facilities category.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Charles-Adanac: Approval of Funds for Playground Design

The Director of Planning reports as follows:

"On April 23, 1974, Council approved a concept plan for the Charles-Adanac Area which included:

(a) the sale of 13 acres in the northwest corner of the neighbourhood to the Provincial Government for the development of co-operative housing; and

(b) the designation of a park/playground and buffer along the 401 Freeway in the southwest corner of the neighbourhood. (See Appendix I, attached)

On July 30, 1975 the City conveyed the housing site to the Provincial Government.

On April 15, 1976, Council passed the following motion:

'That the Parks Board be requested to plan the development of the park space and prepare an estimate of development costs as soon as possible; design and development costs to be financed from the proceeds of the sale of property to the Provincial Government, to be reported to Council for approval.'

Since funds are now available from the land sale to the Provincial Government it is appropriate to commence design and development of the park/playground. The Parks Board has indicated that they are unable to deploy present staff to complete the park design. They have, however, provided an estimate of the cost to hire a consultant to undertake the design. This estimate is $2500 (two thousand five hundred dollars) which would include the consultants meeting with City staff and at least three meetings with the community - one meeting for a 'design in' and two further meetings to discuss development concepts and a firm concept plan. The consultants would provide design drawings from which cost estimatesand construction could be derived.

The final design concept and cost estimates prepared by the Parks Board would then be submitted to Council for approval to pursue further development of the park.

RECOMMENDATION

The Director of Planning recommends:

THAT funds in the amount of $2500 (two thousand five hundred dollars) be appropriated for the Parks Board to retain a consultant to design the designated park/playground in the southwest corner of the Charles-Adanac neighbourhood; the source of these funds to be the proceeds from the sale, now completed, of property in Charles-Adanac to the Provincial Government."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. R.R.A.P. Promotion and Administration

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend a response to recent Federal Government alterations to the funding arrangements for the Residential Rehabilitation Assistance Program (R.R.A.P.).

II BACKGROUND

The Federal Government initiated the Neighbourhood Improvement Program (N.I.P.) in 1974 on a cost-sharing basis with the provinces and municipalities. The Residential Rehabilitation Assistance Program (R.R.A.P.) was created at that time to compliment the N.I.P.

Cont'd . . .

Clause #3 continued:

The City of Vancouver responded by establishing N.I.P. programs in Cedar Cottage and Kitsilano in 1974, Downtown-Eastside and Mt. Pleasant in 1975, and Riley Park and Grandview-Woodland in 1976. The total commitment of Federal, Provincial and City of Vancouver funds is approximately $10 million dollars.

In addition, the City of Vancouver has actively promoted the R.R.A.P. program, first through the Local Initiative Program and now through cost-sharing with the Federal Government. As of July 22, 1976, the extent of R.R.A.P. investment in Vancouver's housing stock was 2,244 units representing approximately $6 million in committed or pending grants and loans.

These programs have indicated that the Federal Government has been moving toward a concept of increasing the responsibilities of cities in the delivery and improvement of housing. With the 1976 N.I.P. programs (Riley Park and Grandview-Woodland), the Federal government has required that municipalities assume the administration of the R.R.A.P. program as a condition of approval of the N.I.P. programs. Also, the municipalities were offered the option of assuming R.R.A.P. Administration in the 1974 and 1975 N.I.P. areas.

To assist the municipalities in assuming this R.R.A.P. administration function, Central Mortgage and Housing Corporation held a B. C./Alberta R.R.A.P. Seminar in August. Representatives from the City of Vancouver Departments of City Planning, Permits and Licences and Finance attended.

In response to the requirement that the City assume R.R.A.P. administration, City Council on September 28, 1976, approved the hiring of seven staff, that is, a R.R.A.P. Administrator, four R.R.A.P. Advisors and two Clerk-Typists. The funds for the staff was to come from a payment of $300 per application from Central Mortgage and Housing Corporation. On the basis of this payment and an anticipated volume of applications, the program was intended to be self-sustaining.

III ALTERATIONS OF FUNDING ARRANGEMENTS

In response to a letter dated October 1, 1976 (attached as Appendix I) from the City Planning Department requesting information on a number of rumors concerning the lack of funds for the R.R.A.P. program, Central Mortgage and Housing Corporation responded with two letters (attached as Appendices II and III) both dated October 12, 1976, which attempted to clarify the situation.

The meaning and implications of these two letters from C.M.H.C. can be summarized as follows:

(1) Applications received as of October 8, 1976 will be processed within the 1976 and 1977 budgets, provided commitments can be made by March 1, 1977. What this means is that we have assisted in the build-up of expectations in the communities without being cautioned by the Federal Government that funds were to be cut back or limited.

(2) The 1976 programs, Grandview-Woodland and Riley Park, must wait until the Implementation Stage before R.R.A.P. applications can be taken. This differs from the 1974 and 1975 programs in which applications were accepted at the Selection Stage.

For Grandview-Woodland, the earliest anticipated date for Concept Plan approval and the commencement of the Implementation Stage is April; for Riley Park, the earliest date is August. In both these areas, expectations of early R.R.A.P. initiation has been high; inquiries in Grandview-Woodland have been extremely heavy. City staff have been responding to these inquiries very positively on the understanding that the 1976 R.R.A.P. Program would proceed in a manner that was consistent with those of previous years.

(3) A final implication of this action by the Federal Government is that the City will be promoting the R.R.A.P. program without a clear understanding of what the budget restraints of the program may be for 1977 and ensuing years. In fact, it is conceivable that the 1977 budget may only be sufficient to meet the backlog of applications taken in 1976.

Cont'd . . .

Clause #3 continued:

The concern is that the Federal Government continues to express the policy direction of increasing the responsibilities of cities in the delivery of housing, including residential rehabilitation, but at the same time makes very uncertain the amount and the availability of funds to carry out approved programs. There appears to be little appreciation of the difficult task of building and maintaining credibility for government programs at the local level.

IV RECOMMENDATION

The Director of Planning feels that there must be some assurance from the Federal Government that as we build people's expectations in receiving housing services such as R.R.A.P., that in fact such a service can be delivered.

The Director of Planning RECOMMENDS:

THAT City Council inform the Federal Government of our concerns re the alteration of funding arrangements for the R.R.A.P. program, and provide information to Federal Members of Parliament, who represent ridings with N.I.P. programs, requesting that they formally ask questions in the House to clarify present Federal housing funding policies."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 436

FINANCE MATTERS

RECOMMENDATION

1. Reorganization of the Property and Insurance Division, Finance Department

The Director of Finance reports as follows:

"The Property & Insurance Office (a division of the Finance Department) in addition to performing the duties of acquiring properties for specific civic uses and projects, and in addition to selling surplus City lands, also handles the administration of leases and rental contracts; the collection of rentals on dwellings, commercial and industrial lands and buildings, and charges for ornamental street lighting, fire alarm boxes, crossings, encroachments, and areaways, together with taxes in many instances. It operates the special housing facilities such as Oppenheimer, Antoinette, Cordova Lodges and Continental Hotel, handles all the City's insurance requirements, (professional/non-professional employees, structures, furnishings, bridges, vehicles, marine, parks, museum artifacts, etc.), maintains the real estate records of the City's Capital Land Assets, performs the bookkeeping for the Federal/Provincial/N.I.P., etc., performs analyses of land economics, does appraisal work for Departments, Boards, Committees, and maintains the real estate records for the Property Endowment Fund Board. It manages approximately $125,000,000. worth of City-owned lands not in civic use, and processes revenue in excess of $10,000,000. annually from sales and rental accounts. Apart from the special housing, it operates, manages and maintains approximately 700 units of temporary housing accommodation with approximately 1,000 tenants.

The present staff totals 54 persons, plus 4 casual workers. This figure consists of 32 'inside' staff members working in the Property & Insurance Office itself, plus 22 permanent and 4 casual employees distributed amongst the Oppenheimer, Cordova and Antoinette Lodges and the Continental Hotel, but does not include some half-dozen caretakers employed by this office in some of the City's lodging houses and apartment buildings.

The workload in this Division has been growing steadily in quantity and complexity over the last four to five years.

Examples are:-

(1) the planning, implementation, operation and management of the special housing facilities, (Cordova and Oppenheimer Lodges, etc.);

(2) the more complex type of leases, (False Creek, the undersurface and aerial volumetric parcels, airspace, and water lots);

(3) more stringent regulations governing the operation of dwelling units, (the Landlord and Tenant Act which requires the maintenance of additional records and completion of a variety of forms as well as direct involvement with the Rentalsman; the new By-laws concerning Fire, Standards of Maintenance, and Lodging Houses; restrictive demolition policy);

(4) maintenance of additional records for the Federal and Provincial Governments for the five areas involved in the Neighbourhood Improvement Programs, the Strathcona Mortgage Loans, and the Britannia Project.

Cont'd . . .

Clause #1 continued:

The changes in workload and responsibility, together with the change in the general policy of the City which is now directed more to land management than acquisitions and sales, have made the existing Office structure obsolete in relation to current needs. It is the opinion of the Supervisor of Property and Insurance that it is not a matter of additional staff, but a matter of re-structuring the Office with redistribution of responsibilities to provide more efficient and appropriate support to the Supervisor and a stronger back-up system in his absence. The re-structuring should also provide better delineation of the functions of the Division, along with better down-the-line supervisory control. The re-structuring is set out below and proposes to replace the Deputy Supervisor position, the Property Negotiator III position and one Property Negotiator II position with three new positions at the Assistant Supervisory level. In addition, the Chief Property Clerk position will be retitled to Assistant Supervisor, Property Administration.

PRESENT MANAGEMENT STRUCTURE

Supervisor of Property & Insurance

Deputy Supervisor of Property & Insurance

Property Negotiator III

Chief Property Clerk

PROPOSED MANAGEMENT STRUCTURE

Supervisor of Properties

Assistant Supervisor - Revenue Properties

Assistant Supervisor - Property Negotiation

Assistant Supervisor - Property Endowment Fund Projects

Assistant Supervisor - Property Administration (New Title)

Recurring Costs

Based on 1976 levels the increase in the Division's salary budget would be minimal and in 1977 would be less than $800.00. Because of staff changeovers, any increase for the current year could be absorbed by the existing budget.

Nonrecurring Costs:-

Furniture and Equipment	$ 1,000.00
Office Accommodation	1,500.00
Total Nonrecurring Costs	$ 2,500.00

CHANGE OF DIVISION NAME

The name of the Division "Property and Insurance Office" is cumbersome and it is suggested that a more appropriate name would be 'Properties Division', with the Supervisor being known as the 'Supervisor of Properties'. This change of structure and the change of the Division name will necessitate a change in the Resolution on file in the Land Registry Office which authorizes the Supervisor of Property and Insurance and, in his absence, the Deputy Supervisor of Property and Insurance to sign Deeds, Agreements for Sale, and other conveyancing documents on behalf of the City of Vancouver. It is recommended that, for operating efficiency, two persons rather than one be authorized to sign such documents in the absence of the Supervisor.

Cont'd . . .

Clause #1 continued:

RECOMMENDATIONS

The following Recommendations are therefore made as a result of this report:-

(a) the name of the Division be changed to 'Properties Division';

(b) the Title of the Division Head be 'Supervisor of Properties';

(c) the positions of Deputy Supervisor, Property Negotiator III and one Property Negotiator II be replaced by three new positions and one title change as follows:-

1. Assistant Supervisor - Revenue Properties

2. Assistant Supervisor - Property Negotiation

3, Assistant Supervisor - P.E.F. Projects

4. Assistant Supervisor - Property Administration (Title change only)

(d) The Director of Personnel Services report to the City Manager on the classifications of the new positions and existing positions affected by re-organization in the normal manner; the management positions to be reviewed in six months' time;

(e) re-structuring be approved as shown in Appendix 'A';

(f) the estimated cost of $2,500.00 for non-recurring items be approved and provided from Contingency Reserve;

(g) that the Supervisor of Properties be authorized to sign Deeds and Agreements for Sale and pertinent conveyancing documents on behalf of the City of Vancouver and that, in his absence, such documents be signed by the Assistant Supervisor - Property Negotiations or the Assistant Supervisor - Property Administration.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

2. Taylor Manor Fund

The Director of Finance reports as follows:

"The City of Vancouver for some years has maintained a fund for the provision of comforts to residents of Taylor Manor. The fund accumulated from various bequests and donations and the income from investments has been utilized to provide those comforts.

The Provincial Government assumed responsibility for the operation of Taylor Manor in January, 1974, but the fund remained in the custody of the City.

Your officials have discussed the situation with the Vancouver Resources Board and concluded that the fund should be maintained by the Board.

Cont'd . . .

Clause #2 continued:

I, therefore, RECOMMEND that subject to signing of an agreement to maintain the fund for the benefit of residents of Taylor Manor or any replacement facility the assets and control of the fund be handed over to the Vancouver Resources Board and the Director of Legal Services be authorized to sign the necessary agreement."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. Police Information Systems Requirements

The Chief Constable reports as follows:

"This present report summarizes the approaches taken over a period of some years in providing information systems to support police operations at a least cost to the City and, in this light, gives details of a proposed arrangement with the Attorney-General of the Province to enable some immediate informational system needs of the Vancouver Police Department to be met.

I BACKGROUND

Under the authority of a City Council resolution dated September 26, 1969, various studies have been made and proposals implemented to meet the continuing and changing needs of the Vancouver Police Department in terms of computerized information systems and related policies and procedures.

The approach taken by the Department has been that wherever resources have been available elsewhere they would be used in preference to designing a separate system, for these reasons:

1. That City funds are conserved wherever possible and repetitive design work is eliminated;

2. That by joining wider systems, generally a better and more comprehensive facility has become available.

A prime example of this action was the decision in 1970 not to proceed with a high-speed access system for wanted persons and property as authorized by Council, in favour of joining the Canadian Police Information Centre (CPIC) network at a subsequent date. The result has been, as has already been reported, a saving to the City of $170,000 in development expenditures and $68,000 annually in computer costs.

II Present Vancouver Situation

There is an immediate need to organize the vast amount of data collected by the Department during its regular operations, so that crime patterns and correlations can be established to strengthen the investigative process, and in an administrative financial sense eliminate duplication of files and reduce data redundancies. Presently, the Department uses eighty name index files to retrieve operational data from central files and, since maintenance of card indexes is clerically time-consuming and expensive, most files are not extensively indexed, thus limiting their usefulness, but not their necessity.

Cont'd . . .

Clause #3 continued:

As a result, the overall costs to the public of ineffective police information systems are high. The public perception of the police force is severely impaired when legitimate enquiries are not responded to promptly. Investigators going from office to office, or perhaps from agency to agency, waiting for needed information, are not being used to anyone's advantage. Many arrests could be made, and are not, simply because the cost of finding the necessary information is too high. Moreover, the tactical planning for crime control programs is severely hampered by our inability, through continued use of inefficient filing systems, to analyze crime trends and identify problems.

III Task Force Investigation

Extensive studies have been conducted within the Department to determine the basic requirements of a responsive and effective information system and, in this regard, the B.C. Police Commission was approached in May, 1974, to asist in these analyses.

The Commission arranged for detailed examination of the Department's concepts by the police systems specialists of the Justice Information Systems Division, Attorney-General's Department. This review has brought a wider perspective based on their knowledge and experience of similar systems and approaches throughout Canada and the United States. The result has been the production of a report dated May, 1976 entitled, "Police Index Enquiry System (PIES) Feasibility Report." The report recommendations are for an automated system to index police documents based on standards applicable to any sizeable urban community. Two copies of this report are on file in the City Clerk's Office.

IV The Attorney-General's Response

The PIES Report has received favourable response within The Attorney-General's Department. Following informal staff discussions, the Deputy Attorney-General wrote the Chief Constable on August 13 last offering to assist substantially with the implementation in Vancouver of the PIES report proposals. A copy of his letter is attached.

In summary, and subject to Council approval, the following arrangements are proposed:

(a) A full-time joint design team consisting of members of the Vancouver Police Department and the Attorney-General's staff will be established. Salaries of members will be paid by each party. The project manager will be an Officer of the Vancouver Police Department;

(b) The work of the team will be reviewed by the Design Review Committee chaired by a project Director who will be a senior Officer of the Vancouver Police Department. The Committee will include representatives of the B.C. Police Community, the Attorney-General's Department and the City's Manager of Computer Services;

(c) The design is for an independent computer system rather than part of the City's central computing facility;

(d) When detailed design has been approved by the Committee, bids will be called for the development of the system. The Attorney-General's Department will pay for the cost of development;

Cont'd . . .

Clause #3 continued:

(e) When the computer design has been tested and accepted by both parties, the Vancouver Police Department is expected to use the system. The necessary computer programs and documentation for this purpose will be supplied the Department free of charge. The City will assume the system operating costs (equipment and personnel) after acceptance;

(f) A post-acceptance evaluation of the system will be conducted by members of the Attorney-General's staff.

V Costs

The project is expected to require approximately 21 man/months of effort by members of the Vancouver Police Department assigned to the project. Excluding the time of those members, the costs to the City are as follows:

(a) One-time

1. Building alterations, furniture and computer installation expenses	$20,000
2. Miscellaneous travel, stationery, etc.	1,500

(b) Annual Recurring:

1. Computer equipment (5-year lease costs have been used so that the City may maintain flexibility in deciding financing and ownership considerations).	$48,000
2. Program maintenance (it is anticipated that one additional Computer Programmer II position will be required to maintain the PIES computer programs in full operational status, after acceptance).	$19,000

(c) Future Staffing Implications:

The PIES report indicates that staff requirements for the functions to be automated will be the same as present. The anticipated consequence of the installation of the proposed system will be to modify the duties of a number of civilian employees, and questions relating to reclassifications thereto, will be dealt with under the appropriate collective agreements and the City's personnel regulations.

VI Benefits

The benefits which the Department will obtain fall into three classes:

(a) Improved Police Performance

1. A substantial reduction in police time spent in waiting or searching for information which presently is laboriously filed in unrelated manual files.

   Additionally, there is the large amount of effort devoted to maintaining subsidiary files in individual offices. Over 300 such files have been identified.

Cont'd . . .

Clause #3 continued:

2. Better delivery of police services by having all related data available thereby completing investigations in less time.

(b) Improved Administrative Performance

1. Considerable increases in system effectiveness will result from improved and standardized procedures, re-designed workflows, and elimination of repetitive clerical tasks.

2. The timeliness and availability of information will be improved greatly by having an automated central repository.

(c) Cost Savings

1. System development - the Province's costs are estimated at $150,000 in the period from project initiation to the time of City acceptance.

2. Operating - a minimum annual saving of $17,000 in staff time is anticipated after adjustment for program maintenance costs. A detailed cost/benefit breakdown is provided in the Police Index Enquiry System Feasibility Report.

VII Recommendations

A. That the Chief Constable be authorized to accept the offer of the Deputy Attorney-General and proceed with the proposal as outlined in his letter dated August 13, 1976, subject to the resolution of necessary protective conditions for the Vancouver Police Department, as contained in the Project Initiation Request to the Attorney-General's Department and approved by the Chief Constable.

B. That subject to satisfactory tests, in the opinion of the Design Review Committee, of the system design and selected equipment, the City be authorized on the advice of the Director of Finance and the Manager of Computer Services, subject to approval of the Director of Legal Services, to enter into a lease arrangement for the acquisition of the necessary computer equipment and peripheral devices.

C. That Council confirm that funds required for 1977 (estimated $67,000 annually and $21,500 one-time) be provided in the Department's 1977 operating budget and that the Deputy Attorney-General be so informed.

D. That the Director of Finance and the Manager of Computer Services investigate the economics of purchase vs lease of the selected equipment and report back to Council if outright purchase is a more cost effective alternative than the lease option.

E. That a Computer Programmer II position be established subject to the classification of the Director of Personnel Services.

Cont'd . . .

Clause #3 continued:

F. That the necessary equipment, building alterations and miscellaneous expenditures be approved at an estimated cost of $21,500.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager recommends that the foregoing report of the Chief Constable be approved.

4. Consultant Services - Replacement of Stage Floor - The Queen Elizabeth Theatre

The Manager of The Queen Elizabeth Theatre and the Assistant Director of The Construction and Maintenance Division report as follows:

"The stage floor of The Queen Elizabeth Theatre requires replacement because of its worn and splintered condition. The floor is presently of soft wood. The proposed maple hardwood flooring will provide greater longevity and lessen the maintenance problems as experienced with the present floor. The hardwood stage floor in The Orpheum Theatre, for example, laid in 1927, was still in first class condition in 1976.

With the renovation of The Orpheum Theatre as a concert hall, the principal uses of The Queen Elizabeth Theatre will be for modern dance, ballet and opera. The resilient (floating) type floor assists the dancers and results in finer performances and greater enjoyment by the audiences.

At its meeting on July 2, 1976, The Vancouver Civic Auditorium Board resolved that the Board support the Manager in his request to the Department of Permits and Licenses to have an Engineering Study commenced to provide a cost estimate for a resilient (floating) type floor."

"The City Architect reports that the example given as an acceptable resilient (floating) type floor by the Theatre Manager is at the Seattle Opera House. We have examined the drawings of that installation and find that it is not possible to duplicate the installation in The Queen Elizabeth Theatre without causing possible serious complications. We require the services of a consultant to assist us in this matter and since the Seattle Opera stage floor has been established as the acceptable prototype, it is recommended that the Seattle Architect, James R. Chiarelli, who designed the installation be retained to carry out the design work.

The scope of consultant services recommended at this time is on the following basis:

a) Preliminary design only to analyze the problems and recommend solutions to achieve a maximum resiliency floor.

b) Fees for this preliminary design to be charged at an hourly rate with total design costs and other expenses not to exceed an upset price of $1,000.00.

c) The results of this preliminary design, construction costs and further recommendations will be the subject of a future report to Council. In the event that Council at that time approves further consultant services to prepare working drawings and tenders, the $1,000.00 design fee would be applied to the normal fee which is 10% of the construction costs.

Present estimated construction costs - $60,000.00
Projected consultant fees would be approximately $6,000.00."

The Comptroller of Budgets advises that, if this report is approved, the source of funding for the $1,000 design fee in 1976, will be Contingency Reserve.

Cont'd . . .

Clause #4 continued:

The City Manager RECOMMENDS that the report of the Theatre Manager and the Assistant Director of the Construction and Maintenance Division be approved as to the hiring of a Consultant under the terms set out in the report of the City Architect.

INFORMATION

5. Analysis of 1976 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner-occupied and the owners are therefore eligible for the Home Owner Grant, the taxes are shown with the Home Owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. In Exhibits III and IV, the properties are divided up into three sub-groups based on the assessed values. For each sub-group, the figures are presented for the average net taxes, the rate of increase in taxes for 1975-76 and an analysis of the ratio of land to total assessed values.

The average of total taxes for single-family homes in 1976 (general, school, hospital, regional district and assessment authority) is $861. Netting out the Home Owner Grant, the average is reduced to $581. This net amount represents an increase of 15.0% over the 1975 figure. The average discussed here is the arithmetic mean of the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was $759 (net $479).

The average taxes are represented by:

General purposes	$436
School purposes	396
Hospital, Regional District and B.C. Assessment Authority	29
	$861
Less: Home Owner Grant	280
	$581

General Purposes Taxes

The change in the general purposes tax levy between 1975 and 1976 is shown below:

	1975	1976	Percent Change 1975-76
General Purposes Tax Levy on all properties	$69,626,456	$78,629,682	12.9%
Average General Purposes Tax paid by single-family home owners	395	436	10.4%

In 1976, Council raised the general purposes mill rate from 17.28 to 19. It was anticipated that with the frozen assessment roll this 9.95% increase in the mill rate would mean that taxes would not rise by more than 10% for the average single-family home. The frozen assessment roll means that individual assessments are not changed unless there is some change in improvements. For the normal Vancouver home owner who did not make improvements to his property, general purposes property taxes would rise by the amount of the mill rate increase. However, the statistics reported here are city-wide averages of taxes paid. Over the whole city many persons improved their residential property and assessments for single-family residences did change as is shown below:

Cont'd . . .

Clause #5 continued:

Assessed Value of All Single-Family Residences
City of Vancouver
($000)

	1975	1976
Land	$1,073,369	$1,071,933
Improvements	808,124	823,068
Taxable Value	1,679,469	1,689,234

This increase in taxable value accounts for the average general purposes taxes having increased by more than 10%.

There was a slight shift in the burden of taxes away from the residential sector onto the commercial and industrial sector. This shift was due to new construction in the commercial/industrial sector.

School Taxes

The change in the school tax levy between 1975 and 1976 was as follows:

	1975	1976	Percent Change 1975-76
School Tax Levy on all properties	$73,541,087	$89,277,533	21.14%
School Tax paid by average single-family home owners	338	396	17.2%

It is interesting to note that the school tax levy is higher than the general purposes levy and yet the average school taxes paid by a single-family residence is a lower amount than the average general purposes taxes paid. This is because commerce and industry pay a larger share of the school tax than of the general purposes tax. This larger share for commerce and industry is due to two factors:

1) Machinery and equipment is assessed for school purposes and not for general purposes taxes.

2) In the past, Provincial restrictions on the growth of the assessment roll for school purposes have led us to the point where residential property is assessed at 40% of its market value for school purposes and commerce and industry are assessed at 50% of market value for school purposes. All properties are assessed at full market value on the general purposes tax roll.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1975 and 1976 was as follows:

	1975	1976	Percent Change 1975-76
Hospital Tax Levy on all properties	$1,691,952	$1,823,427	7.8%
Regional District Tax Levy on all Properties	1,686,183	2,166,209	28.5%
B.C. Assessment Authority Tax Levy on all properties	2,249,526	2,514,647	11.8%
Total for all properties	$5,627,661	$6,504,283	15.6%
Hospital, Regional District & B.C. Assessment Authority Tax paid by average single-family home owners	27	29	7.4%

Sub-Groups of Single-Family Residences

As is demonstrated in Exhibit III, the rate of increase in taxes is different for the various sub-groups of single-family residences. In 1976, the lower valued properties experienced a proportionately smaller rate of increase in taxation than did the higher valued ones. This lower growth rate in net taxes for the lower valued properties seems to be attributable to changes in the Home Owner Grant.

Cont'd . . .

Clause #5 continued:

In 1976, the School Tax Removal and Resource Grant was merged with the Home Owner Grant. In 1976, for most home owners under 65 years of age, the grant was a fixed amount of $280 whereas in 1975 the grant ranged from $230 - $280. This action resulted in a 21.8% increase in the Home Owner Grant for lower valued homes whereas homes paying over $611 in net taxes in 1975 had no increase in the Home Owner Grant in 1976. Hence the lower growth rate in net taxes shown in Exhibit III for the lower valued properties.

The 1976 assessment roll remained 'frozen' by the Provincial Government. It is the same as the 1974 assessment roll except where improvements have been created or added to. The roll was frozen in 1975 while a provincially appointed commission reviewed all aspects of assessment and taxation. This commission has now submitted its report and there may be legislative changes in 1977."

The City Manager recommends the foregoing report of the Director of Finance be received for INFORMATION.

CONSIDERATION

6. Request for Grant Equal to Property Taxes, British Columbia Cancer Foundation

The Director of Finance reports as follows:

"The British Columbia Cancer Foundation is requesting a civic grant in respect of 1976 property taxes on the Foundation's property at 601 West 10th Avenue. Their letters of request and substantiation are included as appendices "A" and "B".

The 1976 property taxes on this property, net of water rates and local improvements, is $25,482 and this total amount has already been paid by the Foundation. An analysis of the request shows that:

'The building has a total area of 120,000 square feet of which 11,450 sq.ft. (9.5%) is used directly for cancer research and storage of the Foundation's records, 15,400 sq.ft. (13%) is temporarily rented to a commercial organization, and the remaining 93,150 sq.ft. is vacant. The Foundation states in their application that the building was purchased for the express purpose of renovating it and altering it to provide additional space for the expansion of the B.C. Cancer Institute, and for cancer research laboratories.'

The building might, when completed, qualify for tax exemption, but at present it does not because it is not wholly in use for charitable purposes.

The Foundation points out that they have paid the full taxes on this property for the taxation years 1973 through 1976 inclusive without having previously requested tax relief for this property, and that funding for this purpose must, of necessity, come from donations from the public and private sector. They advise that they will be pleased to appear before Council in support of this request."

The Director of Finance submits the foregoing request for Consideration.

The City Manager submits the report of the Director of Finance for CONSIDERATION.

DELEGATION REQUEST if Council is considering not approving the grant - B.C. Cancer Foundation.

FOR COUNCIL ACTION SEE PAGE(S) 436-437

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day

The Director of Personnel Services reports as follows:

"(1.) Days Off in Lieu of Christmas Day, Boxing Day and New Year's Day

The City's various Collective Agreements specify that when Christmas Day and Boxing Day fall on a Saturday and Sunday as in 1976, and when the Federal and Provincial Governments have made no proclamation that these Holidays be observed on any other days, then Christmas Day will be observed on the Friday immediately preceding Christmas and Boxing Day will be observed on the following Monday. Since there has been no such proclamation by either Government this year and since neither Government normally makes one, therefore, Christmas and Boxing Days will be observed by City employees on Friday, December 24th and Monday, December 27th, respectively.

In the case of New Year's Day which falls on a Saturday, the City has the option of designating either the immediately preceding Friday or immediately following Monday as the day to observe the Holiday (again subject to any proclamation by the senior governments). The City has the further option of designating the Friday as the day off for some employees and Monday as the day off for the remainder. The City has never exercised this second option and there seems to be no reason why it should do so this year. Since New Year's Day is technically a 1977 Holiday, I RECOMMEND that Council designate Monday, January 3, 1977 as the day on which it should be observed.

Under the terms of the Letter of Understanding concerning the Four-day Week, employees who work the four-day week would work four days in each of the three weeks involved and would have the same days off as those working the five-day week.

(2.) Closing of Civic Offices - December 23rd, 1976

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas or before the day on which it is observed with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I RECOMMEND that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Thursday, December 23rd, 1976 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 23rd, and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 31 and that Civic offices will remain open until 5:00 p.m. on that day.

Cont'd.....

Clause #1 Continued:

In summary I RECOMMEND that:

A. Monday, January 3, 1977 be designated as the day on which New Year's Day is observed by the City employees involved.

B. Civic Offices and Yards be closed to the public at 12:00 noon on Thursday, December 23rd, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally.

C. The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

PROPERTY MATTERS

INFORMATION

1. Demolition - 2089 Commissioner St.

The Supervisor of Property & Insurance reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder
2089 Commissioner St. That Portion of Burrard Inlet shown as Parcel "A" (Ref. Plan #2300) and the land covered by National Harbours Board Lease V 1317 except Parcel "I" (Ref. Plan 2307) adjacent to Blocks 16, 17, 18, (D.L. 184, Plan #178.	Proposed District Works Yard Site	Johnston and McKinnon Demolitions Ltd.
	City to Pay	Code No.
	$6,450.00	152/1703 "

Storage shed and concrete dry kiln

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance for INFORMATION.

RECOMMENDATION

2. Lease of additional space in rink area in Britannia Community Services Centre

The Supervisor of Property & Insurance reports as follows:-

"Tenders for the coffee shop in Britannia Community Services Centre were opened by the City Manager on May 3, 1976, and referred to the Property & Insurance Office and the Britannia Community Services Management Board for report. The Property & Insurance Office reported as follows:-

'The basis for the tender call was agreement by the applicant to a monthly payment of $150.00 plus 2% of gross profit over $1,800.00, the lease period to be 36 months and submission of a menu.

The Britannia Community Services Board through their Nutritional Committee and in liaison with this office recommended "Stothart Services" as the successful applicant to lease the Coffee Shop relative to the terms of reference and the lease agreement as drafted by the City's Law Department.'

Cont'd.....

Clause #2 continued:

The Lessee now wishes to lease additional space, specifically, the concession stand in the rink area and in this regard made representation to the 'Committee' at Britannia Community Centre.

The Britannia Community Services Board through their Nutritional Committee resolved that Stothart Food Services be recommended as Lessee for the Concession Stand.

The details are as follows:-

1. Area - approximately 190 square feet;

2. Lease to run concurrently with the existing head lease;

3. Rental to be $75.00 per month plus 2% of gross sales;

4. The new agreement to be drafted as an addendum to the original lease subject to all the conditions thereof save the monthly rental charge as noted above.

It is therefore;

Recommended that Stothart Services be allowed to lease space in the Rink area of Britannia Community Services Centre on the basis of the terms and conditions as set out by the Director of Legal Services in conjunction with the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Lease of part of Coroner's Court Building to the Provincial Government - 240 East Cordova St.

The Supervisor of Property & Insurance reports as follows:

"The second floor and a portion of the basement of the Coroner's Court Building at 240 East Cordova Street has been under lease to the Provincial Government since the take-over of the Provincial Court's function.

City Council on July 8, 1975, approved the granting of a one-year lease effective April 1, 1975, at a monthly rental of $2,447.18. This lease was prepared and the rental has been paid but the documents were not executed due to a dispute respecting the responsibility of repairs to the structure. This has been resolved in that the Provincial Government will contribute to major repairs. It is noted that the lessee carries out all day to day maintenance and repairs.

The Provincial Government has now agreed to renew the lease for a further term of one year at an increased rental of $2,693.17 per month effective August 1, 1976.

All other terms and conditions respecting this lease are similar to the previous agreement.

It is therefore recommended that a one-year lease agreement for the Coroner's Court be drawn between the City and the Provincial Government incorporating the same terms and conditions as the previous agreement all to be to the satisfaction of the Director of Legal Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale of Property

The Supervisor of Property & Insurance reports as follows:

"On February 8, 1972, the City purchased the property at 7115 Boundary Road for inclusion in the Champlain Heights Subdivision. On August 15, 1972, Council considered a request from the former owners, GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG, to purchase their former house for removal onto a City-owned site within the vicinity, and at that meeting passed the following resolution:

'(a) To complete the sale of the dwelling known as 7115 Boundary Road to these parties for the sum of $3,000.00 plus 5% S.S. & M.A. tax subject to removal from site within 30 days.

(b) To complete the sale of a 45' x 107.5' parcel at the S.E. corner of Kirkland Street and 46th Avenue to be created from the resubdivision of Lots 21 and 22, Blocks 3 & 4, NE¼ D.L. 339 to GUNNAR VICTOR KALLBERG and ELSIE ELISE KALLBERG (Joint Tenants) for the sum of $15,000.00 in cash plus proportion of taxes from date of sale and registration fees. '

These transactions were completed. The house was moved onto Lot 22, Blocks 3 & 4, NE¼ D.L. 339 which measures 56.87' x 107.5'. This lot is within a special survey area and it is intended to reduce the size to 45' x 107.5' when the special survey is completed to create the size of lot sold to the Kallbergs. The City is unable to convey title to this lot until the special survey is completed and the City receives title to a lot 45' x 107.5' which could be conveyed to the Kallbergs, who have been living at this location for over 4 years.

The City Surveyor has completed the work required for the special survey but the Attorney-General of the Province is required to hold a public hearing before accepting the survey.

The Kallbergs recently made arrangements to purchase another property and wished to mortgage the property they purchased from the City for the sum of $24,000.00. They believed they had arranged financing but at the last minute it fell through when the lender discovered that the Kallbergs did not have title to the property. When the City sold the property in 1972 it was anticipated that the matter of conveying clear title on the property would be cleared up within a year or two but it was not envisaged that nearly 4½ years later we are still unable to provide title.

Cont'd.....

Clause #4 Continued:

It is anticipated that the special survey will be completed in the next few months but, in an effort to assist the Kallbergs out of a difficult situation it is recommended that:

A. The City advance Gunnar Victor Kallberg and Elsie Elise Kallberg the sum of $24,000.00 with interest payable at 12% per annum, compounded semi-annually, until the City is in a position to convey title to the property. (The interest asked is that which they had agreed upon on the loan which collapsed.)

B. The principal and all outstanding interest to become due and payable at such time as the City is able to provide title to the amended Lot 22, Blocks 3 & 4, NE¼ D. L. 339, or such other legal description as may be assigned to the lot by the Registrar of Titles.

C. The Agreement to be drawn to the satisfaction of the Director of Legal Services.

D. Funds to be obtained from Property Endowment Fund similarly to a normal agreement for sale where buyers purchase property from the City."

The City Mananger RECOMMENDS that the foregoing report of the Supervisor of Property and Insurance and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 437

MANAGER'S REPORT

October 29, 1976

TO: Vancouver City Council

SUBJECT: Capital Budget - Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

"SUMMARY

Purpose

To present the Capital Budget for Phase 2 and to adjust the Phase 1 Capital Budget to provide for payment of Co-ordinating Developer Fees.

Co-ordinating Developer Fees-Phase 1

These amount to $87,165. for services recognized at the start of Phase 1, and are within the budget.

Front End Expenditures - Phase 2

These will amount to $6,489,000 net. The budget however must include an expected charge of $170,000 to Area 10 B plus a recoverable charge of $158,000 to Granville Island for a total of $6,814,000 . All figures are reliably estimated and documented. Source of funds are detailed in the report.

Alder Parking Garage

Additional net cost of $325,000 to be included in the amount to be recovered through ground rents in Phase 2. Source of funds not currently available - Director of Finance and the Development Consultant to study further and report back to Council.

Planning & Engineering Comments

Planning opposed to Alder Parking Garage. Engineering urge more visitor parking closer to the residential units.

Recommendations

It is RECOMMENDED that:

A. The payment of $87,165. to Frank Stanzl Construction Ltd. for fees as Development Co-ordinator for Phase 1, Area 6 be approved, the funds to be provided from the False Creek Capital Fund.

B. The ground rents and revenues for Phase 2 be set so as to recover the Capital Budget for Phase 2 as set out in this report.

C. The source of funds for the balance of the front end expenditures, i.e. for a net of $6,489,000 plus $170,000 for Area 10 B plus $158,000 for Granville Island (recoverable), will be the approved CMHC loan and the balance of approximately $615,000 (less $158,000 recoverable from Granville Island for a net of $457,000), would have to be the Property Endowment Fund in 1977. The Property Endowment Fund does not have these funds available in 1976 but can be expected to have them available in 1977. This will have to be referred to the Board of the Property Endowment Fund if Council approve the recommendations in this report.

D. The question of developing a specific plan and of financing the Alder Parking Garage be referred to the Director of Finance and the Development Consultant for further study and report back to Council.

E. The budget of $6,817,000 (including 10 B and Granville Island) be approved in principle subject to normal detailed Council approvals in due course. "

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 431

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

NOVEMBER 4, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 4, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

ALSO PRESENT: Alderman Boyce (Item 2)
Alderman Rankin

CLERK TO THE COMMITTEE : M.L. Cross

INFORMATION

1. Shirtsleeve Session on Recreation and Leisure

The Committee considered a City Manager's report dated October 28, 1976 forwarding a report of the Director of Planning dated October 27 for Information. (Both reports are on file in the City Clerk's office).

In his report, the Director of Planning notes that an informal meeting of members of Council, Park Board and staff on issues in recreation and leisure was held on October 7, 1976. The following topics were discussed:

- The Changing Role of Recreation and Leisure
- The Existing State of Parks and Recreation and Some Current Issues
- Parks and Recreation Standards
- The East versus West Dilemma
- Community Needs Study and Future Application
- Future Directions

In a general discussion of all the topics, the following points were raised:

- Parks have been identified in plans like the one for the Downtown but there seems to be slow progress in implementing these plans. It may be a political responsibility to get these plans off the drawing board and on the ground.

- It is important not to over-simplify the east-west dilemma. People are able to identify some important differences which are not shown in the statistics.

Cont'd.....

Clause #1 Continued:

- There is a need for a better communication structure between the Parks Board and Council. It seems to work in the N.I.P. programs but nowhere else. Perhaps we can use the N.I.P. model and carry that over to other areas of the City. Where a communication structure does exist, coordination seems to work. We seem to be able to communicate at a local level but not at an overall level. Some effort at creating joint Council, Parks and School planning committees would seem worthwhile.

- There should be priority given to local parks and an emphasis on fitness.

- We have more facilities than we know what to do with. Some are sitting vacant most of the time. We should not be acquiring additional facilities or additional parks but rather making greater use of what we have and putting greater emphasis on thinking small.

- Often facility need is interpreted wrongly. Templeton pool was located four blocks from Britannia pool for purely political reasons.

- Council needs more information from the Park Board. The Parks Board has primary responsibility but Council must make many of the final funding decisions.

- We need to worry very much about changes in recreational markets. Interest in minor league hockey, for example, is diminishing because there are no longer as many kids as there once were.

- Our agenda should include a discussion of parks systems; that is, creating some continuity among and linkages between various parks in the City.

- Not only do we need communication structures, we also all need more time to talk to one another about common problems.

It was agreed that the points raised should form the basis of another informal meeting in February, 1977.

The Committee RESOLVED

THAT the report of the City Manager dated October 28, 1976 be received and a further meeting be held in February, 1977.

RECOMMENDATION

2. Social Facilities in the Oppenheimer Area and Acquisition of Property at 616 E. Cordova St.

The Committee considered a report of the City Manager dated October 21, 1976 (copy circulated).

In the report the Director of Planning noted that on September 28, Council when considering the Oppenheimer Area Land Use and Concept Plan, requested further information with respect to the number of religious facilities and amount of auditorium and meeting room space which exists in the Oppenheimer Area. The report concluded that the concept of providing additional large auditorium space in the community for the sole purpose of holding religious services would appear to be unwarranted but smaller more flexible meeting spaces could be utilized.

Cont'd....

Clause #2 Continued:

On September 28 Council also approved in principle the basic amount allocated for community facilities for Oppenheimer - $130,000 - but deferred a decision on whether the N.I.P. money should be used to purchase the property at 616 E. Cordova or whether a private organization should buy the property from Neighbourhood Services Association and redevelop it for community facilities, thus freeing the $130,000 for facilities elsewhere in the community.

Mr. R. Youngberg, Associate Director Area Planning, advised that the property at 616 E. Cordova owned by Neighbourhood Services Association and leased to the Downtown Eastside Residents' Association contains a 1½ storey structure in poor physical condition and is utilized as offices, a day care centre and meeting space. The Union Gospel Mission is located on an adjoining site and they wish to expand. They understand that any development proposal would require a close working relationship with City staff and the Oppenheimer Area Planning Committee to provide some of the priority needs of the community such as specialized housing and daycare facilities.

Ms. Libby Davies, Chairman of the Oppenheimer Area Planning Committee, Mr. B. Eriksen and Ms. Jean Swanson, members, strongly urged the Council Committee to uphold the decision of the Area Planning Committee to purchase the site with the N.I.P. money as seed money with applications being submitted to the senior levels of government for additional funding to develop the site.

Mr. G. Hardy, Chairman of the Board, Union Gospel Mission, advised that the Mission currently operates a Sunday school, a Chinese church/mission in both Cantonese and Mandarin, a summer camp, and a varied programme for daily counselling. They also work with transients and seamen. They have 3 Christian workers who meet and visit rooms and homes in the area.

The Director of Social Planning advised that he had met with representatives of the Union Gospel Chapel and the Area Planning Committee. Neighbourhood Services Association can sell the property whenever and to whomever they wish. The City should be concerned about the use of the facility and the expenditure of the N.I.P. money. He advised that both the Planning and Social Planning Departments feel that the Union Gospel Chapel should purchase the site and redevelop their facilities including senior citizens' housing, a day care centre, a drop-in centre and other social facilities as agreed to by City staff and the Area Planning Committee.

Alderman Harcourt put forward the following motion which LOST:

"THAT the City acquire the site from Neighbourhood Services Association utilizing the $130,000 allocated in the Oppenheimer Concept Plan for social/recreational needs, for the purpose of constructing senior citizen or personal care housing, with day care and social/recreational facilities for the community being provided."

(Aldermen Bird, Cowie and Kennedy wished to be recorded as opposed).

Cont'd.....

Clause #2 Continued:

The Committee

RECOMMENDED:

(A) THAT Neighbourhood Services Association be advised that the City does not wish to purchase the site at 616 E. Cordova St.

(B) THAT the $130,000 allocated in the Oppenheimer Concept Plan for social, recreational and community facilities be approved for facilities elsewhere in the community.

(C) THAT the Union Gospel Mission be advised to proceed with the purchase of the site for expansion on the understanding that any development contain day care facilities, senior citizen housing, a drop-in centre and other social/recreational facilities deemed as priority needs for the community as set out by civic staff in consultation with the Oppenheimer Area Planning Committee.

(Alderman Harcourt wished to be recorded as opposed).

The meeting adjourned at approximately 4.30 p.m.

.....

FOR COUNCIL ACTION SEE PAGE(S) 430 & 438

II

REPORT TO COUNCIL

FROM ALDERMAN RANKIN, CHAIRMAN, AND ALDERMAN MARZARI, VICE-CHAIRMAN

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

NOVEMBER 9, 1976

A meeting of the Standing Committee of Council on Community Services was held on Tuesday, November 9, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Marzari

ABSENT: Alderman Boyce
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

There being no quorum present, this report is submitted by Alderman Rankin, Chairman of the Community Services Committee, and Alderman Marzari, Vice-Chairman, for Council's consideration.

RECOMMENDATION

1. Liquor Permit Application - 1277 Robson Street

The Aldermen had before them for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. O. H. Steenerson for Pacific Palisades Management Ltd. for Development Permit Application No. 75192 to use a portion of the main floor at 1277 Robson Street as a cocktail lounge.

A representative of the Planning Department appeared before the Aldermen on this matter and explained the application has been approved by the Director of Planning subject to necessary action by the Committee, and following consideration, it was

RECOMMENDED

THAT the application of Mr. O. H. Steenerson of Pacific Palisades Management Ltd. for Development Permit Application No. 75192, to use a portion of the main floor of 1277 Robson Street as a cocktail lounge, be approved.

2. Liquor Permit Application - 2223 Main Street

The Aldermen had before them for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. R. E. Henderson of Robgard Enterprises Ltd. for Development Permit Application No. 75219 to use a portion of the existing building at 2223 Main Street as a lounge.

The applicant and a representative of the Planning Department appeared before the Aldermen on this matter and during discussion, it was noted that there are some residential buildings located to the west of 2223 Main Street separated from the proposed lounge by a parking area and lane. However, it was noted that the westerly portion of this building is to be used for storage area.

Continued on Page 2. . .

Clause No. 2 Continued

It was noted that the Director of Planning has approved the application subject to necessary action by the Committee.

Following further discussion, it was

RECOMMENDED

THAT the application of Mr. R. E. Henderson of Robgard Enterprises Ltd. for Development Permit Application No. 75219, to use a portion of the building at 2223 Main Street as lounge, be approved.

3. Liquor Permit Application - 938 Granville Street

The Aldermen had before it for consideration a Manager's Report dated November 2, 1976 (copy circulated) on the application of Mr. T. E. Martin of Jack Francis Food Services Ltd. for Development Permit Application No. 75269 to use a portion of the main floor of the existing building at 938 Granville Street as a cocktail lounge.

A representative of the Planning Department and the applicant appeared before the Aldermen on this matter, and it was noted during discussion that the Director of Planning has approved this application subject to the necessary action by the Committee.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. T. E. Martin of Jack Francis Food Services Ltd. for Development Permit Application No. 75269, to use a portion of the main floor of the building at 938 Granville Street as a cocktail lounge, be approved.

INFORMATION

4. Civic Grant Request - Boys' & Girls' Clubs of Greater Vancouver

The Aldermen had before them for consideration a Manager's Report dated October 26, 1976 (copy circulated) in which the Director of Social Planning reported on the application of the Boys' & Girls' Clubs of Greater Vancouver for a grant of $12,000, an addition to the $12,000 approved by Council in February 1976.

The Director of Social Planning reported the Boys' & Girls' Clubs of Greater Vancouver had been operating under deficit, that as a general rule the Department of Social Planning does not recommend City Council grant funds for operating deficits for social services and therefore recommended no action be taken on this request for additional funding.

A representative of the Social Planning Department and the applicants appeared before the Aldermen on this matter and during discussion, it was noted that this organization had sought a grant of $20,000.00 for 1976 but Council approved only $12,000.

It was also noted during discussion that this organization is planning to build a new $300,000 building, utilizing approximately $250,000 in N.I.P. funds.

Continued on Page 3. . . .

Clause No. 4 Continued

The applicants advised the Aldermen they have had to use monies from the building trust fund to cover their operating expenses this year, and in response to a question from the Chairman, advised they will be approximately $50,000.00 short of necessary funds for the new building.

Following discussion, it was

RESOLVED

THAT the Director of Social Planning meet with the Boys' & Girls' Clubs of Greater Vancouver to discuss with the organization its needs for funding and report back to the Community Services Committee on feasibility of a one time grant to the organization's capital building fund.

FURTHER THAT this report be submitted in time to be considered by City Council before the end of this year.

The meeting adjourned at approximately 1:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 438 & 439

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 25, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 25, 1976, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Volrich
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin and Sweeney

ABSENT: Mayor Phillips

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Text Amendment to CD-1 By-law No. 4918
S/W Corner of East 49th Avenue and
Boundary Road - Enclave 1, Champlain Heights

An application has been received from the Director of Planning to amend the text of the CD-1 By-law No. 4918, by deleting the figure "2.0" in Section 6 and substituting the figure "1.5" in lieu thereof. The intent of the CD-1 By-law is to permit an innovative single family residential development based on the small lot, zero side yard concept.

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - Both Sides of Sasamat Street
between Hadden and Belmont Avenues

An application has been received from the Director of Planning to rezone Lots 12 and 13, Block 129; Lot 27 and the northerly 46.6 feet of Lot 28 Amended, Block 130; All in D.L. 540, being both sides of Sasamat Street between Hadden and Belmont Avenues.

From: (C-1) Commercial District
To: (RS-1) One-Family Dwelling District.

The application was approved by the Director of Planning and the Vancouver City Planning Commission. The Commission further resolved that it could not support the following recommendations of the Standing Committee on Planning and Development of September 9, 1976.

cont'd....

Rezoning - Both Sides of Sasamat Street
between Hadden and Belmont Avenues (cont'd)

"B. THAT, after City-owned Lot 12 is rezoned to RS-1, it and City-owned Lot 15 each be subdivided into two lots, for a total of 4 lots each measuring approximately 60' x 95'.

C. THAT, after rezoning City-owned Lot 27 and the northerly 46.6 feet of Lot 28 AMD, the land be consolidated and resubdivided into three lots of approximately 46.6 feet frontage each."

The Vancouver City Planning Commission recommended that the use of these properties be restudied after rezoning to (RS-1) One-Family Dwelling District.

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Ms. Joyce Catliffe, on behalf of the Vancouver City Planning Commission, stated that the Planning Commission could support the rezoning to RS-1 since it would not in itself prejudice future park use, but felt there should be no further resubdivision, sale or lease of these lands until the Locarno/Jericho area has been restudied.

- Mrs. B. Iredale, Save Our Parkland Association, stated that the Association was not in favour of rezoning of the lots in Block 130 from C-1 to RS-1 as they felt it would facilitate a reinstatement of housing on property they considered should be parkland.

- Mr. P. Taylor, West Point Grey Civic Association, urged Council to re-incorporate Block 130 in its long range policy of acquiring waterfront lands for park and not to rezone or lease any of the property it currently owns in that block.

- Mrs. D. Mellish, Vancouver Council of Women, was opposed to any rezoning or other action that would inhibit the improvement of Block 130, but had no opposition to the rezoning of Block 129 to RS-1.

- Mrs. D. Gillis, 4945 Langara, stated that Council had assured residents in the area this property would be rezoned and the remaining properties could be leased on 50 or 60 year leases. She urged Council to rezone the properties to RS-1.

MOVED by Ald. Rankin,
THAT the application to rezone Lots 12 and 13, Block 129; Lot 27 and the northerly 46.6 feet of Lot 28 Amended, Block 130; All in D.L. 540, be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie,
THAT the Director of Planning report to Council on his work plan for this area.

- CARRIED UNANIMOUSLY

3. Rezoning - 8719 Granville Street

An application has been received from Mr. L. Pederson to rezone Lot 3, Block E, D.L. 318, being 8719 Granville Street.

From: (RM-3A) Multiple Dwelling District
To: (C-2) Commercial District.

The Application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning recommends the following conditions in approving the above-noted rezoning application:

cont'd....

Rezoning - 8719 Granville Street
(cont'd)

"THAT, prior to the issuance of the Development Permit for Lot 3, Block E, D.L. 318, the owner shall dedicate the Easterly 10' for future road widening and the Westerly 4' for future lane widening."

Council noted a letter a letter (circulated) dated November 18, 1976, from Mrs. L. Maxwell favouring the rezoning but requesting assurance that the outside of the building would be kept neat and tidy.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of Mr. Pederson be approved, subject to the foregoing condition of the Director of Planning.

- CARRIED UNANIMOUSLY

4. Text Amendment - Day Care Centres

An application has been received from the Director of Planning as follows:

A. To amend the Residential and Commercial District Schedules to allow an exclusion of floor area from the floor space ratio calculation for the provision of a day care centre, provided that:

(i) the floor area included within any day care centre may be excluded from the floor area measurement, subject to the approval of the Director of Planning providing:

(a) in no case shall the excluded amount exceed 10% of total building area;

(b) that the need for a day care centre be established in a particular location satisfactory to the Director of Social Planning.

B. To amend the floor space ratio section of the (C-3A) Commercial District and the (FM-1) Fairview Multiple Dwelling District Schedules to provide for the exclusion of and the bonusing for the provision of day care facilities similar to other District Schedules in the Central Area, such as the Downtown and West End Districts.

The Application was approved by the Director of Planning and the Vancouver City Planning Commission.

The Deputy Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Marzari,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:30 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 25, 1976, adopted on December 7, 1976.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 30, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from the John Henderson School, Vancouver, under the direction of their teacher, Mr. Smith.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT the Minutes of the Regular Council Meeting of November 23, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT & DELEGATIONS

Building and Planning Matters
(November 26, 1976)

Hardship Application -
4782 Manor Street
(Clause 1)

Council received a delegation from Mr. P. Prodanovic, with regard to the use of a dwelling unit in the basement of 4782 Manor Street. The application had been reviewed by the Hardship

Cont'd....

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Hardship Application -
4782 Manor Street
(Clause 1) (Cont'd)

Committee, which recommended that Mr. Prodanovic's application be refused for reasons stated in the report.

MOVED by Ald. Volrich
THAT this clause be referred back to the Director of Permits and Licenses for discussion with the applicant, Mr. Prodanovic, and his tenant, on the basis of a new Hardship Application being filed by the tenant.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Social Facilities in the Oppenheimer Area and Acquisition of Property at 616 Cordova Street.

Council, on November 23, 1976, deferred consideration of a clause in the report of the Planning and Development Committee dated November 4, 1976, concerning the acquisition of property at 616 Cordova Street, to allow representatives of the Union Gospel Mission and the DERA Daycare Centre an opportunity to appear as delegations.

The Council this day first heard Mr. E.J. Helm, Executive Director of the Neighbourhood Services Association, the owners of the property at 616 East Cordova Street, who advised that the Association, at a meeting on November 29, 1976, decided, at this time, to withhold any sale of the property in question. It was advised that there are a number of new developments and changes in services and programs in the nearby Strathcona area which will affect plans for downtown services. The Neighbourhood Services Association, therefore, requested that Council delay any action on this whole matter until it meets with City officials to consider alternative solutions.

In view of the information provided by Mr. Helm, the Council did not see any purpose in hearing the other delegations and, therefore, no further action was taken on this matter.

The Council agreed to defer the following items of Unfinished Business, pending the hearing of delegations this evening:

2. Lane West of Lincoln Street - 43rd to 45th Avenues.

3. Extension of Forty-First Avenue Bus Service.

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Building & Planning Matters
(November 26, 1976) (Cont'd)

Hardship Application -
1415 East 20th Avenue
(Clause 2)

Mr. M. Samin, who had submitted the above Hardship Application, addressed the Council and advised that the circumstances had changed since the application had been submitted and that, as his wife is no longer working, this constituted a hardship.

MOVED by Ald. Rankin
THAT, based on the new information presented to Council this day, the Director of Permits and Licenses discuss with Mr. Samin the matter of a new Hardship Application.

- CARRIED UNANIMOUSLY

Hardship Application -
3885 Laurel Street
(Clause 4)

MOVED by Ald. Volrich
THAT, as Mr. Frastacky, the applicant, was not present in the Council Chamber, arrangements be made through the City Clerk's office, to have him appear as a delegation, if he so wishes, at the next regular meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Pedestrian Activated Signal -
Crosswalk - 57th Avenue and Cambie Street.

In a letter dated November 19, 1976, Dogwood Lodges submitted a request to appear as a delegation on the difficulty experienced by residents of the Lodge and others in the community in crossing the road at the intersection of 57th Avenue and Cambie Street.

MOVED by Ald. Volrich
THAT the request of Dogwood Lodges to appear as a delegation be granted.

- CARRIED UNANIMOUSLY

City Auto Towing Contract

The Council noted letters from Busters Auto Towing Service Ltd., Autow Services and Mundie's Towing, Storage and Service (1976) Ltd., all requesting that the City consider re-tendering its Auto Towing Contract, the subject of which Council had determined at its last meeting on November 23, 1976. In its letter dated November 25, 1976, Busters Auto Towing Service Ltd., requested clarification of five statements, to which the Director of Legal Services spoke.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

City Auto Towing Contract (Cont'd)

With the agreement of Council, Mr. Vanderspek, President of Busters Auto Towing Service Ltd., addressed the Council and advised of a number of contentious issues concerning the awarding of the Contract to Unitow, particularly the number of towing trucks that the Company has available.

MOVED by Ald. Volrich
THAT the City Manager and the Director of Legal Services investigate the allegations made this day, and report to Council during this evening's session.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 26, 1976

Works & Utility Matters
(November 26, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of Portion of the Lane South of 10th Avenue West of Ash Street
Cl. 2: Watermain Installations - 1976 Capital Budget
Cl. 3: Tender - Automobiles for Police and Fire Service

Clauses 1 - 3 inclusive

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 26, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Hardship Application - 4782 Manor Street
Cl. 2: Hardship Application - 1415 East 20th Avenue
Cl. 3: Hardship Application - 4145 & 4196 Balkan Street
Cl. 4: Hardship Application - 3885 Laurel Street
Cl. 5: D.P.A. - 6666 Cambie Street
Cl. 6: Demolition of Buildings on Gastown Piers
Cl. 7: D.P.A. - 2110 West 43rd Avenue

Clause 1.

For Council action on this Clause see page 2.

Clauses 2 and 4.

For Council action on Clauses 2 and 4 see page 3.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(November 26, 1976) (Cont'd)

Hardship Application - 4145 and
4196 Balkan Street
(Clause 3)

MOVED by Ald. Volrich
THAT the recommendations of the Director of Permits and Licenses, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application -
6666 Cambie Street
(Clause 5)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Demolition of Buildings on
Gastown Piers.
(Clause 6)

MOVED by Ald. Sweeney
THAT this clause in the Manager's report be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application -
2110 West 43rd Avenue
(Clause 7)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters
(November 26, 1976)

Stores Open on Statutory Holidays
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Cowie, Kennedy and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(November 26, 1976)

Christmas Shoppers' Bus
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 26, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Grant Request - Vancouver Chinatown Lions Club
Cl. 2: Queen Elizabeth Theatre Restaurant - Lease

Grant Request - Vancouver
Chinatown Lions Club
(Clause 1)

MOVED by Ald. Bird
THAT a grant of $925.00 be approved to the Vancouver Chinatown Lions Club for the purpose detailed in this clause.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Queen Elizabeth Theatre
Restaurant - Lease
(Clause 2)

MOVED by Ald. Harcourt
THAT Alderman Volrich and the City Manager be appointed a Committee with power to delegate, if necessary, to the Civic Theatres Board, all matters pertaining to the new lease for the Queen Elizabeth Theatre Restaurant.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 26, 1976)

Vancouver City Hall Choristers -
Concert Tour.
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(November 26, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: McLaren Electric Building, 2151 Burrard - Lease of portion on Second Floor
Cl. 2: Burrard Street Widening - Purchase of portion of Property - 1898 Burrard Street
Cl. 3: Sale to Provincial Department of Housing for Lease-back to Vancouver Chinatown Housing Society - S/S Union Street between Campbell and Raymur Avenues

Clauses 1 - 3 inclusive)

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of the report, be approved.

- CARRIED UNANIMOUSLY

B. Time Lost on False Creek Project Through Construction Industry Strike/Lockout

MOVED by Ald. Marzari
THAT the recommendations of the Development Consultant, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

(The Mayor requested, and received permission, to abstain from voting on this report)

C. Charter Amendments

MOVED by Ald. Rankin
THAT this report be received for information.

-(carried unanimously)

MOVED by Ald. Kennedy (in amendment)
THAT the following words be added to the motion by Alderman Rankin, 'after deleting Section 34 as contained in the final draft of the Bill'.

- LOST

(Ald. Bird, Cowie, Harcourt, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED UNANIMOUSLY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Occupancy of Controlled Leasehold Condominium and Market Condominiums, Phase 1, Area 6, False Creek.

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

(The Mayor requested, and received permission to abstain from voting on this report)

I. Report of Standing Committee on Planning and Development, November 18, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Buildings of Heritage Merit in the Kitsilano Apartment Area
Cl. 2: Heritage Buildings and Non-Conforming Uses
Cl. 3: Heritage Matters - Transfer of Development Rights and Facade Easements
Cl. 4: Preservation of View Lines in One-Family Areas

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy
THAT clauses 1, 2, 3 and 4 of the Committee's report be received for information.

- CARRIED UNANIMOUSLY

At the request of Alderman Kennedy, the Mayor directed that the City Clerk forward a letter of appreciation to the Native Daughters of B.C. with regard to the arrangements made in accommodating the Committee.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF THE COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4891, BEING THE WEST END OFFICIAL DEVELOPMENT PLAN BY-LAW (Gabriola Mansion)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3941, BEING THE VANCOUVER CIVIC AUDITORIUM BOARD BY-LAW

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Driving School Cabs)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 2046, BEING THE POUND BY-LAW (Leashes)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Keylock Fuel Station)

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Volrich,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Fairview Slopes - Establishment of new District Schedule)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Boyce was excused from voting on this By-law)

BY-LAWS (Cont'd)

7. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Fairview Slopes)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Boyce was excused from voting on this By-law)

8. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (Fairview Slopes)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (5812 Dumfries)

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 2.5 feet of Lot 15, Block 1, District Lot 716, Plan 1615

(5812 Dumfries Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes (2080 McNicoll)

MOVED by Ald. Sweeney,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Amended Lot 2, (see 258072-L), Block 155, District Lot 526, Plan 2301, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated November 12, 1976, and marginally numbered LF 7990, a print of which is hereunto annexed

(2080 McNicoll);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Prohibitory By-law re Body-Rub Parlours and Hard Core Pornography Shops

MOVED by Ald. Kennedy,
SECONDED by Ald. Sweeney,
THAT WHEREAS public opinion has apparently turned against body-rub parlours and hard core pornography shops;

AND WHEREAS Section 203 of the Vancouver Charter provides that where Council is authorized to regulate, license or tax persons carrying on any business, trade or profession or other occupation, it shall also have the power by law to prohibit, provided such By-law is passed by a unanimous vote of the Council members present;

THEREFORE BE IT RESOLVED THAT the Director of Legal Services prepare a prohibitory By-law with respect to the business of body-rub parlours and hard core pornography shops for submission to Council, together with any necessary amendments that may be required to existing By-laws.

- (referred)

MOVED by Ald. Cowie
SECONDED by Ald. Boyce
THAT the foregoing motion by Alderman Kennedy be referred to the 1977 Council.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted by Alderman Kennedy and Alderman Boyce respectively, and recognized by the Chair.

1. Towing-away of Automobiles

MOVED by Ald. Kennedy
SECONDED by Ald. Boyce

THAT WHEREAS public opinion has turned decisively against the towing of automobiles from private pay lots;

AND WHEREAS no effective appeal is made possible before fines are collected;

THEN BE IT RESOLVED THAT alternative methods of tethering vehicles be submitted and that an appeal procedure be instituted.

- (Notice)

2. Proposed Expansion - Vancouver International Airport

MOVED by Ald. Boyce
SECONDED by Ald. Rankin

THAT WHEREAS further information in regard to the Vancouver International Airport expansion has come into the hands of the mover today, that a committee has been struck to formulate terms of reference and priorities for an on-going consultative process re discussion of noise abatement;

AND WHEREAS said committee is reported to consist of:

Chairman, Mr. Wm. Kerr, Director of Planning for Richmond,
Mr. Wm. Neals, Regional Administrator for the Federal Ministry of Transport,
Mr. Ken Johnston, Manager of Airports for the Pacific Region Federal Ministry of Transport,
Mr. Darryl Smith, Manager, Civil Aviation Federal Ministry of Transport,
Mr. G.A.Melvin, Federal Ministry of Transport,
Mr. Gerard Farry, Greater Vancouver Regional District,
Mr. T. Droettboom, Vancouver City Planning Department;

AND WHEREAS the said terms of reference for the above committee include operating at a managerial level and dealing with "community" Airport relations;

AND WHEREAS the above committee follows the recurrent pattern in the airport planning process of being heavily weighted with representation from the Federal Ministry of Transport as against little or no representation from the Federal Department of the Environment, and, once again is totally staff constituted;

THEREFORE BE IT RESOLVED THAT if the information submitted above is indeed true, the Vancouver City Council go on record as opposing any further planning processes in regard to the proposed expansion of the Vancouver International Airport unless such relevant committees include equal representation of all relevant governmental agencies including Federal, Provincial, GVRD, and Municipal, and most important of all, members of the public, through inclusion of their duly elected politicians and any recognized citizens' advisory groups on the matter.

- (Notice)

ENQUIRIES AND OTHER MATTERS

U.B.C.M. Seminar for
Newly-Elected Officials

Alderman Volrich referred to a recent letter from the Union of British Columbia Municipalities advising of the Third Annual Seminar for newly elected Officials, which will be held December 2 - 4, 1976, at the Vancouver Airport Hyatt House. The registration fee is $40.00 and a number of the Aldermen-Elect have expressed a wish to attend.

MOVED by Ald. Volrich
SECONDED by Ald. Boyce
THAT Council approve payment of registration fees and related expenses for any of the newly-elected Council representatives who may wish to attend the U.B.C.M. Seminar - December 2 - 4, 1976.

- CARRIED UNANIMOUSLY

Liquor License -
Circle Craft Co-op.

Alderman Volrich advised that the Circle Craft Co-op. are having difficulty in obtaining a liquor license for a special event at the East Cultural Centre.

MOVED by Ald. Volrich
SECONDED by Ald. Marzari
THAT Council advise the Liquor Administration Branch of the Provincial Government that it has no objection to, and recommends the issuance of a liquor license to the organization covering the hours 5.00 p.m. to 10.00 p.m. on 3rd, 4th, 10th, 11th, 17th and 18th December, 1976.

- CARRIED UNANIMOUSLY

Cost of Reserving Books

Alderman Rankin referred to the increase in price of reserving books at the public libraries and requested an explanation. Mrs. M. Ford, a member of the Library Board, addressed the Council and advised that the increased charge still did not cover costs. Alderman Rankin reiterated his request for a written report and the Mayor directed that Mrs. Ford convey this to the Board.

The Council recessed at 3.20 p.m. for an 'In Camera' session, and reconvened in the Council Chamber at 7.30 p.m. to continue with Regular Council business.

The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Extension of Forty-First Avenue Bus Service

Council on October 26, 1976, approved the following rccommendations of the City Engineer contained in the Manager's report dated October 14, 1976, subject to bus shelters being installed at the two bus stops in the vicinity of the bus loop on Joyce Road:

"A. The proposed 41 Forty-first transit route extension from Joyce Loop to Burnaby via Kingsway be approved;

B. Bus stops be approved for the following locations:

(i) North side Kingsway at Lincoln
(ii) North side Kingsway at Stamford
(iii) North side Kingsway at Melbourne
(iv) South side Kingsway at Lincoln
(v) South side 41st at Joyce
(vi) West side Joyce at Kingsway."

At the same meeting, Council resolved that a meeting be held to discuss with B.C. Hydro, the City Engineer and concerned citizens, all aspects of the proposed extension of the 41st Avenue bus service.

Mr. V. Sharman, Manager of the Operations Planning Department of B.C. Hydro, addressed Council and filed a brief which explained the reasons for the extension of the 41st Avenue bus service and the revisions to the 49th Avenue service. The 41st Avenue service has been extended to meet the demand for direct transit service between U.B.C., the southerly portions of Vancouver and the growing Burnaby regional town centre. The frequency of the service to U.B.C. has been doubled to help eliminate the uncertainty for passengers transferring from the many north/south routes in Vancouver to U.B.C. in choosing between 41st and 49th Avenue corridors.

Mr. Sharman advised that space limitations in Joyce Loop did not allow for all buses, including the added 41st diesel bus service to U.B.C. to be accommodated in the Loop. As the Rupert service does not require the Loop as a terminating point because of its through routed nature, it appeared to be the logical route to remain on-street. Mr. Sharman also submitted supporting statistics on this matter.

Mr. Nathan Davidowicz, Killarney Champlain Citizens for Action, addressed Council and submitted a brief containing a number of recommendations for improving the service out of Joyce Loop. The recommendations also related to the 41st and 49th Avenue bus services. (A copy of Mr. Davidowicz's brief is on file in the City Clerk's Office.)

Mr. Frank Rich representing Killarney Community Centre and senior citizens in the area, stated that moving the Rupert bus out of the Joyce Loop has caused a lot of inconvenience to senior citizens in the area and has also created a traffic hazard because of the heavy traffic along Joyce Road. He requested that the stops for the Rupert bus be relocated in the Joyce Loop.

cont'd....

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Extension of Forty-First Avenue
Bus Service (cont'd)

Mr. Elgin Ruddell, Chairman, Conference of Local Area Councils Traffic and Transit Committee, filed a brief in which it was suggested that B.C. Hydro enlarge the Joyce Loop and restore the 49th Avenue bus service to the level it was at prior to the extension of the 41st Avenue bus service. The brief supported the announced intention of the Mayor-Elect to establish a committee on transportation.

Ms. Alice James, Marpole-Oakridge Area Council, protested to Council the cutback of service on the 49th Avenue bus route since the implementation of the extension of the 41st Avenue bus service.

Mr. Egil Lyngen, Champlain Heights Advisory Committee, read his brief which proposed in summary that:

"Council should form a committee of Council, and the Planning Department should study transit, in order to take a forward, positive role in transit planning, to move B.C. Hydro to better transit for Vancouver residents; and

Transit planning for Champlain Heights Areas E and F should become detailed now, and that the Champlain Heights Advisory Committee be involved."

Mr. VanBlarken, representing the U.B.C. Alma Mater Society, protested the cut in service to U.B.C. on the 49th Avenue bus route and requested Council restore the late night crosstown bus service to U.B.C. especially on Sundays.

Mr. Randy Graham, Citizens Coalition on Transportation, submitted a brief and addressed Council strongly recommending that Council and the proposed new committee on transportation press for establishment of a multi-level government transportation planning commission, with citizen participation, to develop a long range comprehensive transportation plan for the Lower Mainland.

A representative of the Collingwood Centre for Senior Citizens advised that members of the Centre are quite pleased with the recent changes in transit service in their area.

Mrs. Robinson, Vancouver Parent-Teacher Council, expressed concern about school children at Carleton School being influenced by the number of people who jaywalk across Joyce Road from Joyce Loop to the new bus stops.

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT Council request B.C. Hydro to investigate the feasibility of enlarging the Joyce Loop with a view to keeping all bus service in the area within the Loop.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT Council request B.C. Hydro to give strong consideration to restoring the service on the 49th Avenue bus route to the level it was prior to implementation of the extension of the 41st Avenue bus service.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS (cont'd)

Lane West of Lincoln Street
43rd to 45th Avenues

Council on November 9, 1976, deferred consideration of a Manager's report dated November 5, 1976, to permit representation from Mr. T.F. Scott on this matter. In the Manager's report of November 5th, the City Engineer recommended:

(i) the lane modification work, as prepared by the Engineering Department, be carried out as expeditiously as possible at a cost of about $800.

(ii) available funds in the Streets Maintenance Accounts be used to cover this work."

Mr. Scott addressed Council and filed a brief in which he stated that a number of other property owners were also dissatisfied with the condition of the lane and the recommendations of the City Engineer to remedy the situation. The residents are requesting that the City repave the lane as they consider the problems they are confronting with the present blacktopping are serious enough to warrant this action. A number of residents are encountering serious drainage problems as water is draining into their garages and they are also encountering difficulties with vehicular access to their properties. In addition, dandelions have begun to grow up through the asphalt and this is posing a problem.

MOVED by Ald. Volrich,
SECONDED by Ald. Boyce,
THAT the recommendations of the City Engineer contained in the Manager's report dated November 5, 1976, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

City Auto Towing Contract
(cont'd)

Earlier this day, Mr. Vanderspek, President of Busters Auto Towing Services Ltd., addressed Council on a number of contentious issues concerning the awarding of the contract to Unitow, particularly the number of towing trucks that Unitow has available. At that time, Council resolved that the City Manager and the Director of Legal Services investigate the allegations made this day, and report to Council during this evening's session.

The City Manager advised Council of the results of his investigations of the allegations made by Busters this afternoon. The City Manager and the Director of Legal Services had met with Unitow representatives and their lawyer this afternoon to clarify their position.

Unitow had stated they have contracts for 31 vehicles, however these vehicles are not the ones which were listed in their tender submission. Mr. McLellan, lawyer for Unitow, and Mr. Biddle, representing Unitow, answered questions from Council on the various points raised by Busters. Mr. Biddle confirmed that the contracts they presently hold for 31 trucks are not for the same trucks listed in their tender proposal. The Director of Legal Services confirmed that one of the requirements of the tender call is that the tenderer list the license number, type of truck and driver on his tender submission so that these may be checked out by the Police Department.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

City Auto Towing Contract
(cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT Council's motion of November 23, 1976, relating to awarding the City's Auto Towing Contract to Unitow Services Ltd., be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Bird, Marzari and Volrich opposed)

MOVED by Ald. Kennedy,
SECONDED by Ald. Cowie,
THAT the City's Auto Towing Contract for the period December 3, 1976, to December 2, 1979, be re-tendered.

- CARRIED

(Alderman Boyce opposed)

MOVED by Ald. Cowie,
SECONDED by Ald. Kennedy,
THAT the Vehicles for Hire Board review the terms and form of the tender call for the City's Auto Towing Contract in consultation with towing companies;

FURTHER THAT Council members be notified of the date of this meeting.

- CARRIED

(Alderman Harcourt and the Mayor opposed)

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the City Manager be authorized to negotiate an interim towing arrangement pending awarding of the new Auto Towing Contract for the City.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:50 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of November 30, 1976, adopted on December 7, 1976.

L. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the Lane South of 10th Avenue West of Ash Street, Block 379, D.L. 526, Plan 991

The City Engineer reports as follows:

"The Cancer Control Agency of British Columbia has requested the closure of portion of the lane south of 10th Avenue west of Ash Street for expansion of their facilities.

The lane presently dead ends approximately 250 feet west of Ash Street. It is proposed to close the westerly 150 feet of this lane for consolidation with the Cancer Control Agency's property. The remaining 100 feet of lane is being left open to serve the privately owned Lot B.

The Cancer Control Agency has stated that the owner of Lot B has no objection to the lane closure.

In the past the City has conveyed closed highway to hospitals for the nominal sum of one dollar ($1) with the restriction that the highway be used for hospital purposes only. In the event that the lane is no longer used for hospital purposes, it shall again be dedicated for lane at no cost to the City.

I RECOMMEND that all that portion of the lane south of 10th Avenue west of Ash Street and all the lane dedicated by Plan 13994 shown on the attached plan marginally numbered LE4454, be closed, stopped up, conveyed to the abutting owner and subdivided with the abutting lands subject to the following conditions:

(a) The closed lane be conveyed for the nominal sum of one dollar ($1).

(b) Satisfactory arrangements to be made for the relocation of utilities at no cost to the City or an easement provided to contain them.

(c) The Cancer Agency to provide a new turn-around satisfactory to the City Engineer and at no cost to the City.

(d) The Cancer Agency to provide and register a subdivision plan consolidating the closed lanes with the abutting lands in a manner satisfactory to the Approving Officer."

The City Manager RECOMMENDS that the foregoing be approved.

2. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 616

Street	From	To
Windermere Street	18th Avenue	19th Avenue
Nootka Street	19th Avenue	20th Avenue
Rupert Street	18th Avenue	22nd Avenue

Estimated Cost $63,000

WATERWORKS PROJECT 617

Street	From	To
13th Avenue	Tolmie Street	Trimble Street
Tolmie Street	13th Avenue	14th Avenue
7th Avenue	Blanca Street	Tolmie Street

Estimated Cost $40,000

The Windermere and Nootka Street installations are required to maintain adequate fire protection along the upper boundary of pressure zone 442 and for the Nootka School.

The Rupert Street installation and all installations under Project 617 are to replace old leaking steel mains. In addition, Rupert Street is scheduled for paving in 1977.

Cont'd . . .

Clause 2 Cont'd

Funds for the two projects totalling $103,000 are available from the following Water Works Capital Accounts:

#128/7903 Prior to Paving - 1975 Unappropriated	$ 51,000
#128/7906 Short Notice Projects - 1976 Unappropriated	$ 52,000
Total	$103,000

I RECOMMEND that Projects 616 and 617 be approved for construction and that the required $103,000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing be approved.

3. Tender No. 39-76-10 Automobiles for Police and Fire Service

The Chief Constable, Fire Chief, City Engineer and Purchasing Agent report as follows:

"Tender No. 39-76-10 for automobiles was opened on October 12, 1976 and referred to the officials concerned for report.

Funds for the purchase of these automobiles are provided in the 1976 General Revenue Budget. Two of these automobiles are for Fire Department use and 53 are for Police Department use.

This Tender called for prices on four different size automobiles. This report deals with items 2, 3, and 4 only, automobiles for Police and Fire Departments. Because of rising operating costs, demands have been put on the automobile manufacturers by various North American police departments to provide an automobile with lower operating costs and reduced down-times. This has not resulted in a unique automobile for police service but has resulted in a selection of three sizes of automobiles for police work.

The City of Vancouver has been operating both intermediate and full-size automobiles. Our maintenance cost records for patrol vehicles do show a reduction in operating costs of the intermediate size automobile over the full-size automobile. We would expect a further savings to occur between the compact automobile versus the intermediate.

The intermediate size patrol cars are producing operating cost savings of one cent per mile or approximately $600 over their estimated two year life. Therefore this report is recommending the purchase of intermediate size automobiles (Item 3) over full-size automobiles (Item 4). In addition, we are recommending the purchase of two types of compact automobiles for police work to confirm the expected operating cost savings and to determine if this size automobile will be suitable for police work.

This Tender also asked for the extra cost of individual front seats in lieu of the full width bench seat. The individual front seats provide the following advantages:

1) The space between the seats provides for easy installation of the radio equipment, siren controls and special switching controls. The mounting of these control boxes into the modern automobile's dashboard is impossible. These dashboards have been designed to reduce personal injuries in the event of an accident and any externally mounted control boxes will create a personal injury hazard.

2) Individual adjustment of the driver and passenger seats allow for each officer to select a seat position to suit his or her physical size without interferring with the other.

3) A possible increase in resale value by eliminating damage to dashboard during installation of controls.

The extra cost of this option, $87.00 on the compact to $106.00 on the intermediate, is offset by reduced outfitting costs, improved front seat safety, operator comfort, and increased resale value.

Cont'd . . .

Clause 3 Cont'd

1) Item 2 - Compact Size Automobiles:

Eight bids were received for this item. However only the bids offering a Chrysler or General Motors product provide a car with a complete Police Package. Bids 1 and 2 offered Ford Mavericks, however, Ford Motor Company does not equip these automobiles with Police Pursuit options.

Bids 3 and 4 offered Chrysler products. Bid 3 is the low bid to offer a Chrysler product and Bid 5 is the low bid to offer a General Motors product; both are police equipped automobiles as specified.

These compact automobiles are expected to reduce maintenance costs because of the reduced size and weight. We are recommending that automobiles of this type be purchased to evaluate the suitability of the compact automobile for police work and to confirm estimated maintenance costs savings. The award is being split to compare the two makes of automobiles.

The Chief Constable, City Engineer and Purchasing Agent RECOMMEND the purchase of:

1) Six Plymouth Volare automobiles from Northridge Chrysler Ltd. (Bid No. 3) at a total cost of $28,584.00 ($4,660.75 each plus $32.50 each for three automobiles with two-tone paint plus $87.00 each for bucket seats) plus 7% Provincial Sales Tax.

2) Six Chevy Nova automobiles from Dennison Chevrolet Oldsmobile Ltd. (Bid No.5) at a total cost of $29,061.00 ($4,676.00 each plus $135.00 each for bucket seats plus $65.00 each for black and white paint on three automobiles) plus 7% Provincial Sales Tax.

Item 3 - Large Compact Automobiles

Eight bids were received for these intermediate size automobiles. Bid No. 1 from Delta Chrysler Ltd. was withdrawn. Bid No. 2 from Pacific Dodge Ltd. does not offer a bucket seat option.

The Fire Chief, Chief Constable, City Engineer and Purchasing Agent RECOMMEND acceptance of Bid No. 3 from Northridge Chrysler Ltd. for the supply of 43 Plymouth Fury automobiles at a total cost of $203,531.25 ($4,604.25 each plus $106.00 each for bucket seats on 41 automobiles plus $32.50 each for two-tone paint on 37 automobiles) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the report of the Chief Constable, Fire Chief, City Engineer and Purchasing Agent be approved, subject to contracts satisfactory to the Director of Legal Services.

NOTE:

(An analysis of the bids is on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 489

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Application - 4782 Manor Street

Mr. P. Prodanovic has asked to appear before Council regarding the use of a dwelling unit in the basement of the above building, which he owns.

The Director of Permits and Licenses reports as follows:

> "On March 20, 1975, our Inspection Services reported that the basement of the above building contained a dwelling unit. After notification, in April of 1975, Mr. Prodanovic made an application to City Council under the Hardship Policy. This application was considered by the Hardship Committee who recommended refusal but Council on July 8, 1975, reversed this decision and instructed the Director of Permits and Licenses to temporarily withhold enforcement action for a limited period of time of one year.
>
> Reinspection of the building found that the dwelling unit in the basement was still existing and occupied, and on July 20, 1976, Mr. Prodanovic made a second application for consideration under the Hardship Policy.
>
> This application has been reviewed by the Hardship Committee who recommend, on the basis of the contents of the affidavit submitted, the request be REFUSED.
>
> The Committee noted that the applicant is married with two dependents, fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,622 per month.
>
> The Committee further noted that neither age nor health are factors. It is therefore RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST THIS DAY: Mr. P. Prodanovic.

2. Hardship Application - 1415 East 20th Avenue

Mr. M. Samin has requested that reconsideration be given to a refused Hardship Application for the retention of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

> "The records show that Permits were obtained for the erection of a one family dwelling in 1971, and a second Building Permit was issued in 1974 to alter the basement to provide a recreation room and a three-piece bathroom.
>
> Reinspection of the building in May of 1976, found, however, that the basement now contained a separate housekeeping unit. After notification to restore the use of this building back to a one family dwelling, the owner

Cont'd . . .

Clause #2 continued:

made an application for consideration under the Hardship Policy. The Hardship Committee, after reviewing the application, found that the applicant was married with no dependents, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,500 per month. The Committee further noted that neither age nor health were factors.

It is, therefore, recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST THIS DAY: Mr. M. Samin.

CONSIDERATION

3. Hardship Application - 4145 and 4196 Balkan Street

A petition has been received by the Department of Permits and Licenses with eleven signatures of owners of properties surrounding the above addresses, objecting to the retention of dwelling units in any building in the 4100 Block Balkan Street.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, the above buildings were inspected where it was found that in each case the basement contained a separate dwelling unit.

The tenants of these units have submitted an application for consideration under the Hardship Policy. These applications have been reviewed by the Hardship Committee who recommend that the applicant of 4145 Balkan Street be APPROVED for a limited period of time of six months, and that the applicant with respect to 4196 Balkan Street be APPROVED for a limited period of time of one year."

In view of the petition the foregoing report of the Director of Permits and Licenses is submitted for the CONSIDERATION of Council.

RECOMMENDATION

4. Hardship Application - 3885 Laurel Street - Mr. M. Frastacky

Mr. Mike Frastacky has made an application to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On December 17, 1976, City Council as a result of a Hardship Application by a tenant, instructed the Director of Permits and Licenses to temporarily withhold enforcement action on the discontinuance of the use of the dwelling unit on the second floor of the above building for a limited period of time, expiring June 17, 1975.

Cont'd . . .

Clause #4 continued:

Several calls were made to the subject property and finally on May 31, 1976, it was found that there was a new owner and a new tenant occupying the dwelling unit on the second floor. The new tenant made an application for consideration under the Hardship Policy.

The Hardship Committee has reviewed the application of the tenant who occupies the second floor dwelling unit and recommend on the basis of the contents of the affidavit submitted, that the request be REFUSED.

The Committee noted that the applicant is single with no dependents, fully employed with an income of $902.00 per month and that neither age nor health are factors.

As a result of a complaint, reinspection was also made on September 16, 1976, where it was found that the basement now contained one dwelling unit, the main floor contained one dwelling unit, and the second floor contained one dwelling unit. Normal enforcement action will be taken with respect to the basement dwelling unit.

It is therefore RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST THIS DAY: Mr. M. Frastacky.

5. Development Permit Application #74462 - 6666 Cambie Street

"A Development Permit Application has been received from Cooper Tanner and Associates, Architects, for Daon Corporation to construct a town-house and apartment complex containing 99 dwelling units and a club-house on this site formerly used as part of the Langara Golf Course.

Site Description

The site of the proposed development is located on Lot 3 at the west side of the CD-1 area which is on the south side of West 49th Avenue between Cambie and Ontario Streets.

History

Following a Public Hearing on February 20, 1975, City Council on April 15, 1975 approved the application of the Director of Planning to rezone a portion of the Langara Golf Course (including this site) from (RS-1) One Family Dwelling District to (CD-1) Comprehensive Development District. The resulting CD-1 By-law restricted the approval of uses to include 'Apartment buildings, Townhouses and buildings or uses customarily accessory to the above uses' and also subject to 'the detailed scheme of development to be first approved by the Director of Planning..... and such other conditions as determined by Council'.

On May 27, 1976 City Council by resolution attached conditions to the above CD-1 By-law that:

'(a) Coverage of the site by surface parking, accessory buildings, manoeuvering aisles, driveways, loading areas, carports, other vehicular facilities and the principal buildings shall not exceed 45%.

(b) Not more than 20% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.'

Cont'd . . .

Clause #5 continued:

On the basis of these conditions, the site was advertised for sale and development and proposal calls invited.

The processing of the development permit application was nearly completed, however, the applicant submitted revised drawings of the proposed development and a letter requesting a change in the unit mix of 2 and 3 bedroom units. The letter explains:

> 'We would like to alter the suite mix for two reasons. First, we feel that there is a considerable demand for 2 bedroom homes in the 3 storey apartment building. This is based on many phone calls and meetings we have had with potential purchasers. Secondly, we have also received requests from very strong potential purchasers of A type units (3 bedroom townhouses) to open up the third bedroom to become part of the living area.'

Proposed Development

The revised drawings submitted for this application now indicate the construction of a townhouse/apartment complex containing 98 dwelling units (42 one and two storey townhouse units and an apartment building containing 56 dwelling units, including 1 caretaker's suite). The development also proposes to provide 169 off-street parking spaces (2 'carport' parking spaces per townhouse unit and 85 underground parking spaces in the apartment building) and a separate Clubhouse building.

The width of the roadway has been increased from the originally proposed 20 feet to 24 feet at the request of the Engineering Department. Because of the widened roadway and improved vehicular access, site coverage is now 48.1%, exceeding that permitted by resolution of Council by 3.1% or 10,125 square feet.

The number of 2 bedroom type dwelling units as indicated by the revised drawings is 27 or 27.8% which exceeds that permitted by resolution of Council by 7.8% or 7 dwelling units.

As a result of a meeting with the applicants on November 25, 1976 when the Director of Planning expressed concern at the proposed reduction of 3 - bedroom units they agreed to revise their scheme by reducing the number of 2 - bedroom units to 24 (24.7% of the total).

Design

The Urban Design Panel considered the revised drawings of this development at its meeting held on October 28, 1976 and recommended 'that the design be approved' noting that 'the Panel is quite satisfied with the present submission.'

Engineering Department

The Engineering Department recommends a relaxation of the site coverage as an allowance for the wider road widths being provided.

Recommendation

The Director of Planning has reviewed the revised drawings for this development permit application and the undertaking by the applicants to reduce the number of 2 - bedroom dwelling units to 24 and recommends that Council's resolution of May 27, 1975 be varied as follows:

(a) Coverage of the site by surface parking, accessory buildings, manoeuvring aisles, driveways, loading areas, carports, other vehicular facilities and the principal buildings shall not exceed 49%.
(b) Not more than 25% of the total number of dwelling units shall contain 2 - bedrooms and the remaining units shall contain 3 or more bedrooms."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

INFORMATION

6. Demolition of Buildings on Gastown Piers

The Director of Planning reports as follows:

"BACKGROUND

City Council on November 9, 1976, adopted the following motion of the Vancouver City Planning Commission:

> "That as the Commission understands that demolition of some of the structures on the Gastown piers is iminent, the Commission respectfully requests that Council recommend that the Director of Planning be asked to report as soon as possible on what current and future plans exist for the waterfront area of Water and Alexander Streets, including the piers".

ANALYSIS

Current Rezoning Proposals. Planning staff have prepared a draft policy plan and official development plan for the central waterfront area between Cardero Street and Gore Avenue. In accordance with Council instructions, September 21, 1976, these documents are being discussed with those directly affected and are being made available to the interested public.

The Area in question is described in the draft, Central Waterfront Policy Plan, as Character Area No. 4. (See attached map). The proposed future use of these areas is therein described as follows:

> "Area 4
>
> Area 4 is adjacent to Vancouver's historic Gastown from which it derives a special importance. This Area is intended to become a mixed residential/commercial area with compatible marine uses. Some marine, light industrial uses would be appropriate in the eastern end of Area 4 to form the transition from the residential/commercial Central Waterfront to the industrial waterfront to the east. Specific scheduling and uses are uncertain and remain at the initiative of the Port of Vancouver and the Canadian Pacific Railroad."

Current Port of Vancouver Proposals. The general intent of the Port of Vancouver for this area was the subject of discussions between the Port Manager, the Mayor and the Director of Planning, July 26, 1976; and subsequently between staff of the Port of Vancouver and the Gastown Historic Area Planning Committee.

Port Officials are currently selecting a consultant to prepare specific proposals relating to character areas 3 and 4.

Recent discussions with Port of Vancouver staff indicate the following are being considered:

1. Berths for visiting warships between Pier BC and the new commuter ferry terminal.

2. Marine complex generally between the foot of Abbott and Cambie Streets including boatel, boat charters, marina, restaurant, retail and office uses.

Cont'd . . .

Clause #6 continued:

3. Fish market and fish processing operation in the vicinity of the existing western water terminals near the foot of Cambie Street. Port officials have been in discussion with retail fish merchants being displaced from the Campbell Avenue docks by the Vancouver Wholesale Fish Dealers Association and are hoping to accomodate them in the new development.

4. Tugboat alley for the moorage of tugboats in the vicinity of the existing ocean wharves near the foot of Columbia Street.

5. Public parking to serve the above uses is being considered but locations are not yet determined.

Demolition of the cargo sheds on the Western Water Terminals Pier and on the Ocean Wharves piers is scheduled to begin by the end of this month. Demolition contracts for the cargo sheds are presently awaiting final approval by Federal authorities. Certain factors are indicated to contribute to the need for this demolition:

1. Dominion fire regulations require new sprinkling systems.
2. Civic water sanitation requirements for "backflow preventers" in the water supply system.
3. A survey of the decks indicate sections of the aprons, between the sheds and the outside edge of the piers, are unsafe. In two cases people have apparently fallen through these aprons.

Renovation of major portions of the existing piers will however be investigated by Port officials as a part of their proposed plan for the area. The possibility of certain land filling is also being considered in this regard.

SUMMARY

Port of Vancouver officials have been continuously involved with City staff in the preparation of the draft Policy Plan and draft Official Development Plan for the central waterfront. They have similarly communicated the general intent of their planning for the area between Pier BC and the Canadian National Railway Pier.

The stated necessity to demolish the cargo sheds and portions of the aprons upon the Western Waterfront Terminals and Ocean Wharves piers has been accepted at face value by City staff. It is understood that the possibility of "recycling" the cargo sheds has not been fully investigated.

Future uses being considered by Port officials are generally compatible with draft civic plans and Port officials have shown some willingness to cooperate in the further joint planning of this area. The Port of Vancouver is intending to engage consultants to assist them in this matter and specific proposals from Port officials for the area of the Gastown piers should be expected in the new year.

It would be desirable for the Port of Vancouver and City Council to ensure continuous cooperation in these planning ventures.

The foregoing is submitted for the INFORMATION of Council.

Cont'd . . .

RECOMMENDATION

7. Development Permit Application #75916 - 2110 West 43rd Avenue

The Director of Planning reports as follows:

"On November 10th, 1976, Development Permit Application #75916 was filed by J. D. Projects Ltd. to construct a 3 storey building with main floor retail and 2nd and 3rd floors for office. The proposed development is located S.E. corner of 43rd Avenue and West Boulevard.

The site is located in a C-2 District.

On March 24,1976, the Director of Planning made an application to amend the (C-2) Commercial District Schedule to restrict Office uses to a maximum floor space ratio of 1.2 and 5000 square feet as an outright use. Offices in excess of this would be a conditional use.

The development as proposed by Development Permit Application #75916 would not be an outright use according to the amendment, in that it would have a floor space ratio of 1.9 and 23,853 square feet of offices in lieu of the proposed 1.2 and 5000.

Because the changes to the By-law have not been enacted, and as this Development Permit Application was filed after the date of the proposed amendment, Council may withhold the issuance of the Development Permit pending the adoption of the amending By-law, in accordance with Section 570 of the Vancouver Charter.

The Director of Planning recommends that in accordance with Section 570 (1) & (2) of the Vancouver Charter, that Development Permit Application #75916 filed on November 10th, 1976, be withheld for a total period of 90 days from November 10, 1976 pending the adoption of the amendment to the (C-2) Commercial District Schedule of the Zoning and Development By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 489-490

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Stores Open on Statutory Holidays

The Director of Permits and Licenses reports as follows:

"On Remembrance Day, November 11, 1976, inspections were made to determine if any stores were open for business in contravention of Section 279A(7) of the Vancouver City Charter. It was found that Better Value Furniture, 6464 Fraser Street, and Lions Furniture Mart, 210 S. W. Marine Drive, were open for business. It is our understanding that these two stores are operated by Value Industries Ltd. and one of the directors is Mr. Arnold Silber.

Several charges have been laid this year against the operators of stores, including Value Industries Ltd., which have remained open on Statutory Holidays. As a result, these stores remained closed on November 11th with the exception of the two named above. Further, when it was noticed in the newspaper on November 10th that these two stores were advertising they would be open on Remembrance Day, Mr. Silber was notified by telephone that this would be in contravention of the Vancouver Charter.

The fines imposed by the Court against stores which were found guilty of remaining open on a Statutory Holiday in the past ranged from suspended sentences to $35.00. This does not constitute sufficient deterrent to induce stores to remain closed on Statutory Holidays as they make far more profit by remaining open. In fact one establishment suggested that a $500.00 per day license fee would be satisfactory to them.

Recommended that the owner/operator of Better Value Furniture and Lions Furniture Mart be requested to appear before Council to show cause why their business licenses should not be suspended in view of continued violations of Section 279A(7) of the Vancouver Charter.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Christmas Shoppers Bus

The City Engineer reports as follows:

"Sears, Woodward's and the Gastown Merchants have requested permission to operate a free Christmas shoppers' bus service between Robson, Granville and Cordova Streets at Columbia Street using the Granville Mall and three existing transit bus stops as indicated on the attached map.

The proposed 10-minute service will be provided by two diesel double-decker buses on a trial basis from December 1, 1976 to January 15, 1977. Should this service prove to be a success, the applicants would then apply to Council for an extension of the period of operation.

B. C. Hydro is not in favour of the proposed service on the Mall nor its use of the regular bus stops as it considers that delays caused by the double-deckers would be to the detriment of regular transit passengers. The Engineering Department shares B.C. Hydro's concerns as far as use of regular bus stops is concerned and, if application of this service is approved, would recommend establishment of temporary loading zones.

According to the Granville Mall By-law, only buses operated by B.C. Hydro are permitted on the Mall. Thus, for the operation of these or any other type of bus, it would be necessary to amend the existing By-law. However, in view of the temporary nature of this application, the double-decker buses could be permitted to operate on the Mall by special Council permission for the trial period.

Accordingly, it is RECOMMENDED:

A. That this temporary bus service be permitted using the routing shown on the attached map;

B. That special permission be given for the use of the Granville Mall for the period December 1, 1976 to January 15, 1977."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

FINANCE MATTERS

CONSIDERATION

1. Grant Request - Vancouver Chinatown Lions Club

The Manager of The Queen Elizabeth Theatre reports as follows:

"On August 25, 26, 27 and 29, 1976, the Vancouver Chinatown Lions Club sponsored the appearances of the Hong Kong Chinese Opera Company.

During a power switch-over by British Columbia Hydro one of the main transformers in The Queen Elizabeth Theatre shorted out causing a complete power failure in the Theatre. This made it impossible for the performance to be held in the Theatre on the night of August 25, 1976, their opening night. Over 1,100 tickets had been sold so the performance was moved to the John Oliver Auditorium. This was very costly to the Lions Club both in wages, trucking, set-up and refund of tickets as there were not enough seats in the John Oliver Auditorium to accommodate the ticket-holders. Buses were rented from Pacific Stage Lines to transport the patrons to and from The Queen Elizabeth Theatre and the new location at a cost of $925.00.

Emergent action restored the power supply and the performances on August 26, 27 and 29 were held at the Theatre but again the transportation of the props and the re-setting of the Chinese Opera in The Queen Elizabeth Theatre was an added expense to the Lions Club.

Clause 5 of the License Agreement reads in part as follows:
"In the event that the Theatre or any part of it shall be destroyed by fire or any other cause - - - the Licensee hereby waives any claim for damage or compensation"

The Lions Club are asking, however, that the City reimburse them for the $925.00 paid for the transportation of their audience occasioned by the power failure. The request by the Lions Club is a reasonable one."

The Comptroller of Budgets advises that this is, in effect, a request for a grant in the amount of $925.00. If the request is approved the source of funding will be Contingency Reserve."

The City Manager submits this matter for Council consideration.

RECOMMENDATION

2. Queen Elizabeth Theatre Restaurant - Lease

On December 10, 1974, Council appointed a special committee comprised of Aldermen Volrich and Bowers and the City Manager to renegotiate a new lease with Adrina Holdings Limited with respect to the Queen Elizabeth Theatre Restaurant and Liquor Lease. The present lease expires on April 30, 1977, and it is proposed that a new committee comprised of Alderman Volrich, the City Manager and a representative of the Auditorium Board be appointed for purpose of negotiating with Adrina Holdings Limited.

The City Manager RECOMMENDS that the foregoing special committee be appointed.

FOR COUNCIL ACTION SEE PAGE(S) 491

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter to the Mayor and Members of Council, dated November 22nd, 1976, have requested a portion of two working days, on Wednesday, December 22nd and Thursday, December 23rd, 1976, to tour and perform in local hospitals. In addition they have asked permission to present three concerts in the City Hall Rotunda on those days - two on the Wednesday and one on the Thursday. The Choir members will also be performing in the evening at various hospitals and rest homes. Some fifteen members of the Civic staff are involved.

As City Council has approved similar requests from the Vancouver City Hall Choristers for the past ten years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Wednesday, December 22nd and Thursday, December 23rd, 1976 in order that they may present concerts in local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 491

A-9

PROPERTY MATTERS

RECOMMENDATION

1. McLaren Electric Building, 2151 Burrard Street
Lease of portion on the second floor

The Supervisor of Property & Insurance reports as follows:

"McKay Systems Corporation Ltd. currently lease 7,200 square feet more or less on the second floor of the McLaren Electric Building, 2151 Burrard Street under the terms of a lease dated November 30, 1971, and expiring December 14, 1976. This lease contains an option to renew for a further five years.

Because their improvements will not be amortized for another year and because the company is undecided about remaining at this location, McKay Systems Corporation Ltd. has requested a new lease containing the following terms and conditions:

(1) Lease term, one year from December 15, 1976.

(2) Monthly rental to be increased from $2,169.50 per month to $2,640.00 per month.

(3) Tax escalation clause in current lease to be eliminated as of January 1, 1977.

(4) City to be responsible for payment of heat, light and taxes.

(5) Air conditioning system except for 2 special window units in the computer room to become the property of the City. Lessee to be responsible for maintenance costs.

(7) Lessee to be responsible for internal janitorial service.

(8) Lease to contain right to renew for further 2½ years. Lease terms for this renewal to be negotiated.

It is recommended that the above space be leased to McKay Systems Corporation Ltd. under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property & Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. Burrard Street Widening - Purchase of portion of property - 1898 Burrard Street

The Supervisor of Property & Insurance reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Property & Insurance be instructed to negotiate for property needed for Burrard Street Widening. The owner of Lot 40, Block 228, D.L. 526, Plan 590, zoned M-1 and being 1898 Burrard Street has agreed to convey the west 7 feet thereof as shown on plan marginally numbered LF7991 on the following terms:

Cont'd.....

Clause #2 Continued:

(a) Loss of land (840 square feet) $18,480.00

(b) City Engineer to construct 2 concrete sidewalk crossings off Burrard Street at no cost to the owner.

It is recommended that the Supervisor of Property and Insurance be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LF7991 on the foregoing basis chargeable to Code # 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Sale to the Provincial Department of Housing for lease-back to the Vancouver Chinatown Housing Society. Situated: South side of Union Street between Campbell and Raymur Avenues

The Supervisor of Property and Insurance reports as follows:

"On July 29, 1975, City Council approved the sale of Block 124, D.L. 181 and 2037, Plan 16060 to the Vancouver Chinatown Housing Society for development of Senior Citizen's Housing at a price of $225,000.00. The date of sale was to be the date of issuance of the development permit or 120 days from Council approval, being November 26, 1975. Sale to be on terms of 10% down, which has been made and the balance in three equal installments of 6, 12, and 18 months after date of sale. Interest to be at the rate of 10%.

The Society have had considerable difficulty in resolving their financing arrangements with the senior levels of Government and consequently City Council extended the sale date three times as follows:

1. from Nov. 26, 1975 to March 31, 1976 at Council of Dec. 16, 1975.

2. from March 31, 1976 to June 30, 1976 at Council of March 23, 1976.

3. from June 30, 1976 to September 30, 1976 at Council of June 29, 1976.

The Provincial Department of Housing, through Dunhill Development Corporation, applied to purchase this site for lease-back to the Society for use as a Senior Citizen's project. This arrangement was most acceptable to both the Provincial Department of Housing and the Society as it was to assist the Society in obtaining their financing.

Dunhill Development indicated they accepted the same terms of sale as approved to the Society, however, they preferred to pay cash and expected their Treasury Board approval and approval of final plans from C.M.H.C. by October 29, 1976. Subsequently, on October 19, 1976, City Council rescinded the sale to the Vancouver Chinatown Housing Society and approved the sale to the Provincial Department of Housing for lease-back to the Society for a Senior Citizen's project. The date of sale was also extended for the fourth time, from September 30 to November 1, 1976 with the account to be paid in cash within 14 days. Any principal amount outstanding after that date was subject to interest at 11%.

Dunhill Development Corporation have advised verbally that the purchase funds are now available and will be turned over to the City once they have received notification from the Society that it agrees with the terms of the sale to the Government.

Cont'd.....

Clause #3 Continued:

By simultaneous letters dated November 15, 1976, to the Property & Insurance Office and Alderman Harcourt and Alderman Volrich, the Chairman of the Vancouver Housing Society has requested that the date of the sale of this property to the Provincial Government be extended to December 15, 1976. This would enable the Society and the Provincial Government to come to terms on the formof lease as required for this project. A confirming letter of request for this extension has not been received from the Provincial Department of Housing, however, Dunhill Corporation have given a verbal confirmation.

It is recommended that the date of the sale of Block 124, D.L. 181 and 2037 to the Provincial Government for lease to the Vancouver Chinatown Housing Society be extended from November 1, 1976 to December 15, 1976, subject to the same terms and conditions as set out in the approval of October 19, 1976, and subject to receipt from the Provincial Government's representative of concurrence with the request."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 492

B

MANAGER'S REPORT

November 16, 1976

TO: Vancouver City Council

SUBJECT: Time Lost on False Creek Project Through Construction Industry Strike/Lockout

CLASSIFICATION: CONSIDERATION

The Development Consultant reports as follows:

Purpose

The purpose of this report is to recommend an extension of the date of commencement of rent on the residential ground leases in Phase 1, Area 6, False Creek because of the time lost through the construction industry strike/lockout this summer.

Construction Industry Strike/Lockout

The building components in Phase 1, Area 6, False Creek have been delayed three months this summer because of the two work stoppages.

On June 22, 1976, the cement masons went on strike and put up picket lines which were joined by the carpenters' union on June 29, 1976. On June 30, 1976, the construction industry locked out all construction workmen across the province. The lockout was lifted on August 4, 1976, but the cement masons put up a picket line at False Creek on August 5, 1976 and work was not able to resume until August 9, 1976. On August 19, 1976, the plumbers' union pulled off workmen from selected mechanical contractors including some at False Creek. The situation got worse and finally the construction industry locked out the whole construction work force a second time on September 3, 1976. This lockout was lifted on September 27, 1976 when work was able to be resumed.

In addition, a few days production time was lost prior to each of the work stoppages and after each one, it took about a week to assemble the labour force to collect and hire tools and equipment and to get back into normal production.

The result was approximately three months delay in the building components in Phase 1.

Residential Components

The residential projects herein referred to are all the residential lots in both the eastern and western neighbourhoods, and are known as Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 24, 25, 26, 27 and 29, False Creek Plan 16003.

The date of commencement of ground rent for residential components was set at July 1, 1976. Although this date was considered by many to be optimistic, it was set to provide an incentive for early completion. The date did not provide for a work stoppage.

Even without a work stoppage, none of the sponsors could have made this date. Had the duration of work stoppage been forecast, the dates for all leases would have been three months later.

Because of the work stoppage, all projects, with the possible exception of Lot 7 (market residential project facing Leg-in-Boot Square in the eastern neighbourhood) are going to be at least three months later than expected.

With respect to Lot 7, the Development Permit has not yet been issued, but was applied for first on 2 September, 1975, and then because of difficulties was re-applied for on 17 May, 1976 and again on 8 July, 1976. If the work stoppage had not occurred, the pressure would have been stronger for early approval of the Development Permit. In any event, the original intention was that ground rents would not start until occupancy.

The start of construction on Lot 5 (market project in the eastern neighbourhood) and Lot 25 (market project in the western neighbourhood) was delayed because of the ground lease and other matters, but the Development Permits were issued on 16 December, 1975 and 25 May, 1976 respectively, and construction could have started earlier had it not been for the work-stoppage.

It is proposed that the date of commencement of ground rent, and of property taxes, be delayed three months on all the residential projects, and the terms of the leases be adjusted to run for sixty years from the new commencement date.

Controlled Leasehold Condominiums

The two Controlled Leasehold Condominiums, University Non-Profit Building Society and Creek Village Building Co-operative Association, have in their ground leases, a clause restricting their right of assignment and sub-lease (i.e. sale of improvements) until March 31, 1977.

It is proposed that this restriction be extended for six months to Sept. 30, 1977.

Commercial Components

The dates of commencement of ground rent for the commercial components are with one exception different from the residential components, because of a later start of construction, and market considerations.

There are only two commercial components whose dates of commencement of ground rent and taxes justify adjustment, these being in the eastern neighbourhood, on the ground level of the predominantly residential developments on Lots 1 and 2. The first commences 1st July, 1976 and the second, 1st September, 1976. Both have been delayed by the shut-down.

It is proposed that the date of commencement of ground rent and taxes for Lots 1 and 2 be changed for their commercial components from 1st July, 1976 and 1st September, 1976 respectively to 1st October, 1976.

Previous Resolutions

Council did agree in June and in August, 1976 to certain deferrals of both rental payments and amounts in lieu of taxes, and to a waiver of payment of rent and taxes for three of the market residential properties, but not a change in the expiry date of the leases.

If Council approves the recommendations of this report, it is recommended that these deferrals and waivers remain, except that the dates would be delayed a further three months, and the expiry date extended three months.

Cont'd . . .

The actions taken previously by Council relative to the subject properties are listed for the information of Council, as follows:

A. Deferrals

(1) On June 15, 1976 Council deferred the rental payments for up to six months commencing July 1, 1976 relative to Lot 8 and 27 on the understanding that the deferred monies will be recovered over the term of the lease.

(2) On August 10, 1976 Council deferred the amount in lieu of taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29 until substantial occupancy of the properties with payment of the accumulated deferred taxes to be made on that date and that the interest charges on the deferred taxes be waived.

B. Waivers

(1) On August 31, 1976 Council waived the payment of rent and taxes on Lot 5 until the earlier of the date of execution of the lease or September 15, 1976 and waived the payment of rent and taxes on Lots 7 and 25 until the earlier of the execution of the leases or October 15, 1976.

Ground Leases - Summary

When we first discussed the proposals for the Phase 1 development, we encountered resistance from sponsors, architects, developers and investors because of the unusual risks and uncertainties they believed they would face arising out of the innovative design, income mix, and land-lease policy.

This was overcome in part by our statements that sponsors would not have to put money 'up-front' for land, and that ground rents would not commence until substantial completion or occupancy.

The following recommendations go part way toward meeting this original objective.

Recommendations

It is RECOMMENDED that:

A. The date for the commencement of rent and amounts in lieu of property taxes for all residential components in Phase 1, Area 6, False Creek (Lots 1-5, 7-10, 24-27 and 29, False Creek Plan 16003) be delayed three months and the term of the lease be adjusted to run for sixty years from October 1, 1976.

B. The date for the commencement of rent for Lots 1 and 2 (in the first enclave next to the Heather Civic Marina) be changed for the commercial components of the two developments from July 1 and September 1 respectively to October 1, 1976.

C. The previous waiver of rent for the residential components and taxes of Lot 5 (two and one-half months from July 1, 1976) and Lots 7 and 25 (three and one-half months from July 1, 1976) be amended to run from October 1, 1976.

Cont'd . . .

D. The previous deferral of rental payments for Lots 8 and 27 (the two Controlled Leasehold Condominium projects) for the period of up to six months from July 1, 1976 be changed to a period of up to six months from October 1, 1976.

E. The period during which the assignments and subleases are restricted under the terms of the leases for Lots 27 and 8 False Creek Plan 16003 (the two Controlled Leasehold Condominium projects) be extended from March 31 to Sept. 30, 1977.

F. Payments already received for rental interest and taxes (excluding the initial $1 payments) be applied against the October to December rentals and taxes with any balance being credited against subsequent rental charges, it being understood that no interest will be paid by the City on amounts to the credit of the lessees.

G. The Director of Legal Services be instructed to amend the ground leases covering Lots 1-5, 7-10, 24-27 and 29 to reflect the changes contained in recommendations 1 to 5 inclusive.

The City Manager submits the foregoing report of the Development Consultant for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 492

C

MANAGER'S REPORT

November 24, 1976

TO: The Vancouver City Council

SUBJECT: Charter Amendments

CLASSIFICATION: Information

The Director of Legal Services reports as follows:

"For Council's information, I am submitting the final draft of the Bill to Amend the Vancouver Charter, which embodies earlier instructions of Council."

The City Manager submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 492

D

MANAGER'S REPORT

November 25, 1976

TO: Vancouver City Council

SUBJECT: Occupancy of Controlled Leasehold Condominium and Market Condominiums, Phase 1, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant, Director of Finance and Director of Legal Services report as follows:

"The ground leases between the City and University Non-Profit Building Society covering Lot 27, False Creek, and between the City and Frank Stanzl Construction Ltd. covering Lot 9, False Creek, provide for the subdivision of the lands into strata lots by the deposit of a leasehold strata plan in the Vancouver Land Registry Office. The deposit in the Vancouver Land Registry Office serves to convert the ground leases into individual leases.

These ground leases provide that prior to the deposit of the leasehold strata plans the lessees cannot sublet the premises without first receiving the consent in writing of the City. With respect to the University Non-Profit Building Society, the ground lease describes income and family qualifications which must be met by prospective sub-lessees and purchasers.

The University Non-Profit Building Society and Frank Stanzl Construction Ltd. are now in the final stages of preparation of their leasehold strata plans but deposit of such plans will not take place for some time yet.

Certain individuals who are purchasing strata lots in the University Non-Profit Building Society's project were led to believe that they could have occupancy by the end of November and have made arrangements to move. Seaton, Promislow and Co., solicitors for the University Non-Profit Building Society, have written to the City requesting authority from Council authorizing the Society to sublet the dwelling units to the proposed purchasers immediately. In the circumstances it has been necessary to permit occupation of the premises by such individuals.

Russell and DuMoulin, solicitors for Frank Stanzl Construction Ltd., advise that the Company wishes to permit some of the purchasers of its strata lots to take possession now that its buildings are substantially completed. Such possession is requested at an early date.

Recommendations

It is recommended that:

(1) Consent be given to University Non-Profit Building Society to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of its leasehold strata plan provided that such persons have the income and family qualifications required by the ground lease between the City and the Society covering Lot 27, False Creek.

(2) Consent be given to Frank Stanzl Construction Ltd. to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of the leasehold strata plan required by the ground lease between the City and the Company covering Lot 9, False Creek."

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant, Director of Finance and Director of Legal Services be approved.

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I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

NOVEMBER 18, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Hastings Mill Museum, 1575 Alma St., on Thursday, November 18, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman
Alderman Bird
Alderman Harcourt

ALSO PRESENT: Alderman Boyce
Alderman Marzari
Alderman-Elect Ford

CLERK TO THE COMMITTEE : M.L. Cross

The following persons were present for the first three items relating to Heritage matters:

Mrs. J. Fleming, Chairman, Vancouver Heritage Advisory Committee
Mr. R.J. Spaxman, Director of Planning
Mr. C. Fleming, Director of Legal Services
Mr. A.D. Geach, Assistant Director, Special Services, Planning Department
Mrs. N. Oliver, Heritage Planner
Mr. P. Leckie, Director of Finance
Mrs. P. Wolfe, Finance Department

Alderman Harcourt, Council's appointee to the Vancouver Heritage Advisory Committee, in reply to a statement that heritage matters seem to be unduly prolonged, noted that the Heritage Committee should tighten up its schedule and present a 1977 work programme before the end of the year. As Council feels they are being asked to look at buildings that they don't feel should be considered, perhaps the criteria that the Heritage Committee is using should be re-examined.

A discussion on compensation followed. Mr. Fleming advised that the Vancouver Charter states that there is no provision for compensation to owners of designated heritage structures. Mrs. Fleming advised that the Heritage Committee has formed a sub-committee to look at alternative means of compensation and will be requesting the incoming Council to allow them to present their findings.

Mr. Leckie noted that staff are also working on this and the Heritage Committee will want to comment on the staff report.

Cont'd.....

INFORMATION

1. Buildings of Heritage Merit in the Kitsilano Apartment Area

The Committee considered a report dated October 21, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning noted that on May 6, 1975 when considering the Kitsilano Apartment Area Plan, City Council endorsed certain policies in principle to enable staff to hold discussions with other organizations. One of the policies, Policy #4, reads as follows:

> "The City Planning Department's Heritage Group and Heritage Advisory Committee be requested to examine buildings or groups of buildings to determine if any merit designation for heritage reasons."

Planning Department staff and a Sub-Committee of the Vancouver Heritage Advisory Committee have studied the history and architectural background of buildings in the Kitsilano Apartment Area and have listed buildings in the "A", "B" and "C" designation categories for the consideration of the Heritage Committee. Rather than look at possible designations in the Apartment Area in isolation, the Heritage Committee will consider these designations in early 1978 when they will be considering possible designations of various buildings in the entire Kitsilano area. Ms. Oliver stated that the Committee may look at the "A" buildings in 1977.

The Committee

RESOLVED:

THAT the report of the City Manager dated October 21, 1976 be received.

2. Heritage Buildings and Non-Conforming Uses

The Committee considered a report dated September 28, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning and Director of Legal Services note that on November 18, 1975 Council approved the following recommendation:

> "THAT the Director of Planning and the Director of Legal Services report on the possibility of relaxing the regulations concerning non-conforming uses in buildings designated as Heritage Structures."

The report points out that of the 34 designated heritage buildings only four are non-conforming as to use but several are non-conforming in terms of regulations.

Cont'd.....

Clause #2 continued:

The Board of Variance has the authority to relax provisions relating to non-conformity of use and the Director of Planning may relax provisions of the regulations. It appears that the relaxation provisions are adequate and that no changes are necessary at this time.

RESOLVED:

THAT the report of the City Manager dated September 28, 1976 be received.

3. Heritage Matters: Transfer of Development Rights & Facade Easements

The Committee considered a report dated October 7, 1976 which the City Manager submitted for Information.

In the report the Director of Planning noted that on November 18, 1975 Council approved the following:

"C. THAT the Director of Planning, with the advice of the Director of Finance, explore the acquisition and maintenance costs which the City would incur if the power to secure easements or other legal rights to facades of designated heritage buildings was obtained.

D. THAT the Director of Planning and Director of Legal Services, in consultation with other civic officials, explore the means to assist property owners wishing to preserve a historic building whereby zones for the transfer of development rights to a specific property could be established and to obtain the necessary Charter amendment to enable the City to transfer development rights in areas."

Staff in the various Departments concerned are preparing a report on the above.

RESOLVED:

THAT the report of the City Manager dated October 7, 1976 be received.

4. Preservation of View Lines in One-Family Areas

The Committee considered a memorandum dated September 22, 1976 (copy circulated) from the Director of Planning to Alderman Harcourt.

Alderman Harcourt advised that he had requested the Director of Planning's comments as he felt the question of preserving view lines should be considered in conjunction with the study of the form of single-family dwellings.

Cont'd.....

Clause #4 continued:

Mr. Spaxman suggested two methods:

- through the local area planning programmes, people in the neighbourhood involved could determine which views were important and attempt to protect them.

- through the permit process by zoning controls containing urban design guidelines.

The Committee

RESOLVED:

THAT the Director of Planning, at the time the 1977 Departmental Work Programme is presented, report on a study to be undertaken to preserve view lines in single family areas.

The meeting adjourned at 4.20 p.m.

.....

FOR COUNCIL ACTION SEE PAGE(S) 493

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 7, 1976, in the Council Chamber, Third Floor City Hall, commencing at 2:00 P.M.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, and Volrich.

ABSENT: Alderman Sweeney (Ill)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Father Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 8 Social Studies Students from University Hill School, Vancouver, under the direction of their teacher, Mr. Bob Pollard, Grade 2 students from Maple Grove School, under the direction of their teacher, Miss Archer, and certain other special visitors.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce
SECONDED by Ald. Cowie
THAT the minutes of the Special Council Meeting (Public Hearing) of November 25, 1976, and the minutes of the Regular Council Meeting of November 30, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS, MANAGER'S REPORT AND DELEGATIONS

1. Heritage Designations

At a special meeting held on November 9, 1976, to consider designation of several buildings, Council deferred consideration of two of these buildings recommended by the Heritage Advisory Committee, to allow the interested parties an opportunity to appear before Council.

(a) Watson House, 909 Thurlow Street

Mr. R. Baker, solicitor, on behalf of the owners of the Watson House at 909 Thurlow Street, spoke against designation of the building and provided information on the renovations done by the owners. He stated that, in his opinion, the building was not suitable for designation.

A representative of the Planning Department and a member of the Heritage Committee spoke in support of the Committee's recommendation.

MOVED by Ald. Boyce
THAT the building known as Watson House at 909 Thurlow Street be designated an 'A' category heritage building.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Bird, Kennedy, Volrich and the Mayor opposed)

(b) Ukrainian Greek Orthodox Church

Mr. R. Talik, on behalf of the Ukrainian Greek Orthodox Church addressed the Council and filed a letter opposing the designation of the Church.

MOVED by Ald. Cowie
THAT the Ukrainian Greek Orthodox Church at 154 East 10th Avenue be designated an 'A' category heritage building, and the Director of Legal Services prepare and submit to Council the necessary By-law to so designate.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. Stores Open on Statutory Holidays

City Council, on November 30, 1976, when considering a Manager's report dated November 26, 1976, with respect to stores open on statutory holidays, resolved that the owner/operators of the two stores in question be requested to appear before Council to show cause why their business licenses should not be suspended.

Mr. P.W. Butler, solicitor, on behalf of Better Value Furniture and Lions Furniture Mart, referred to a letter sent previously to Alderman Volrich in which he gave assurance that on future Remembrance Days the stores will remain closed. Mr. Butler also referred to newspaper advertisements which indicated stores other than his clients were also open on Remembrance Day.

Cont'd....

UNFINISHED BUSINESS, MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Stores Open on Statutory Holidays (Cont'd)

MOVED by Ald. Rankin
THAT the business licenses for Better Value Furniture and Lions Furniture Mart be suspended for one week from December 8, 1976 to December 14, 1976, inclusive.

- LOST

(Ald. Bird, Boyce, Cowie, Kennedy and the Mayor opposed)

MOVED by Ald. Marzari
THAT the Director of Legal Services be instructed to take legal action against stores which contravened the Vancouver City Charter by remaining open on Remembrance Day this year.

- CARRIED UNANIMOUSLY

B. 1222 Hamilton Street - Development Permit Application #75167

Council, at its 'In Camera' meeting on November 30, 1976, when considering a Development Permit Application for 1222 Hamilton Street, directed that the individuals concerned be given an opportunity to appear before today's meeting of Council.

Mr. F. Kranz, owner of the building, addressed the Council and objected to statements made in the Manager's report dated November 24, 1976.

Council noted a letter from Mr. G. Husband, the applicant, dated December 6, 1976, in which Mr. Husband requested that the matter be deferred to give him an opportunity of discussing it further with his associates and lawyers.

MOVED by Ald. Kennedy
THAT, as requested by the applicant, this matter be deferred.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Jericho Hangars

Council noted a letter from Mr. Richard W. Seaton, representing Friends of the Forum, requesting to appear as a delegation regarding the Jericho Hangars and also requesting that there be a moratorium on destruction of the remaining major buildings at Jericho, pending certain clarification relating to the National Building Code.

MOVED by Ald. Rankin
THAT the delegation request be granted and arrangements be made for the incoming Council to hear the group.

- CARRIED

(Ald. Bird, Cowie, Marzari and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
DECEMBER 3, 1976

Works & Utility Matters
(December 3, 1976)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 1976 Bus Shelters Program
Cl. 2: Reallocation of Sewers Capital Funds
Cl. 3: Rental of Festoon Lights to 1976 Christmas Carol Ship Committee
Cl. 4: Local Improvement for Street Lighting - Alma Street (Schedule 439, Item 9) Letter from Mrs. Miriam A. Chamberlain
Cl. 5: Vancouver City Engineering Department - Involvement on Granville Island

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental of Festoon Lights to 1976
Christmas Carol Ship Committee
(Clause 3)

MOVED by Ald. Bird
THAT the recommendations of the City Engineer, as contained in this report be approved and an amount of up to $600.00 for the rental of 2500 ft. of Festoon Lights to the 1976 Christmas Carol Ship Committee, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

Local Improvement for Street Lighting -
Alma Street (Schedule 439, Item 9)
letter of Mrs Miriam A. Chamberlain.
(Clause 4)

MOVED by Ald. Marzari
THAT the project, as described in this clause, not proceed and, therefore, that part of the motion relating to the item, passed by the Special Council on October 21, 1976, be rescinded.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Vancouver City Engineering Department
Involvement on Granville Island
(Clause 5)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(December 3, 1976)

Upgrading of Oppenheimer Park
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters
(December 3, 1976)

December 29, 1976 - Store Opening until 9:00 P.M.
(Clause 1)

MOVED by Ald. Kennedy
THAT the Shops Closing By-law be amended for 1976 only, whereby stores will remain open until 9:00 p.m. on Wednesday, December 29, 1976, and close at 6:00 p.m. on Friday, December 31, 1976, it being understood that the by-law already provides for Thursday evening opening.

- CARRIED

(Ald. Rankin opposed)

Finance Matters
(December 3, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Fire Department - Apparatus Replacement Program
Cl. 2: Investment Matters (Various Funds), October, 1976
Cl. 3: False Creek Interim Financing Reserve

Fire Department - Apparatus Replacement Program.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(December 3, 1976)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Leasing of City-owned Lots on the W/S of 1100 Block Mclean to Vancouver School Board
Cl. 2: Provincial Government Extension Request - Option to Repurchase Agreement - N/S Keefer between Heatley and Hawks (Strathcona Area)
Cl. 3: Expropriation for Knight Street Widening - West 7' of 4270 Knight Street

Clauses 1, 2 and 3.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3, be approved.

- CARRIED UNANIMOUSLY

B. Development Permit Application - 1222 Hamilton Street.

For Council action on this report see page 3.

C. Design and Cost Estimates - Shaughnessy, Gladstone & Elliott Street-End Mini-Parks.

MOVED by Ald. Cowie,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in the Council Chamber at 4.15 p.m., with Mayor Phillips in the Chair and the same Members present.

D. Cedar Cottage, Kitsilano and Mount Pleasant N.I.P., Budget and Staff Alterations.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Mayor Phillips left the meeting and Deputy Mayor, Alderman Marzari assumed the Chair.

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Housing and Environment, November 25, 1976

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Fire Alarm Upgrading Order - 1765 West 8th Avenue
Cl. 2: Progress Report on Enforcement of Lodging House By-law (The Royal Rooms, Wicklow Hotel, Ohio Rooms)
Cl. 3: 1168 East Hastings Street - Standards of Maintenance By-law
Cl. 4: Closure of Cordova Rooms, 56 East Cordova
Cl. 5: Hotel Metropole, 320 Abbott Street - Citizens' Complaint re Noise
Cl. 6: Clarification of Recommendations to City Council re Fire By-law Amendments
Cl. 7: Equitable Distribution of Renovation Costs to Apartment Buildings - Fire By-law
Cl. 8: Chairman's Progress Report

Clauses 1 - 8 inclusive

MOVED by Ald. Harcourt
THAT clauses 1, 2, 3, 4, 6, 7 and 8 be received for information, and the recommendation of the Committee, as contained in clause 5 be approved.

- CARRIED UNANIMOUSLY

City Auto Towing Contract

At this point in the proceedings the Deputy Mayor referred to a letter received today from Unitow Services Ltd., concerning the City's Towing Contract. The Company is requesting the City to reconsider the contract and award it to Unitow.

MOVED by Ald. Boyce
THAT the letter from Unitow Services Ltd., be referred to the next meeting of the Vehicles for Hire Board scheduled for December 15, 1976.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, November 25, 1976

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Good Stuff Games - Grant Request
Cl. 2: Vancouver Bach Choir - Grant Request

Clauses 1 and 2.

MOVED by Ald. Volrich
THAT clause 1 be received for information, and the recommendation of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Planning and Development, November 25, 1976

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Status Report on Major Development Proposals
Cl. 3: Formation and Recognition of Champlain Heights Planning Advisory Committee
Cl. 4: D.P.A. - 1661 Whyte Avenue - Kitsilano Coast Guard Base
Cl. 5: D.P.A. - Airwest Airlines - North Foot of Jervis
Cl. 6: D.P.A. - Ministry of Transport - Flight Control Tower - 200 Granville Street
Cl. 7: Point Grey Road Property Acquisition and Development Issues
Cl. 8: Downtown Eastside N.I.P. - 1977 Administration Budget
Cl. 9: Thunderbird Neighbourhood - Disposition of City-owned Land

Clauses 1 - 9 inclusive

MOVED by Ald. Kennedy
THAT clauses 1, 2, 4, 5 and 6 be received for information, and the recommendations of the Committee, as contained in clauses 3, 7, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
SECONDED by Ald. Volrich
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Cowie,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Cowie,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4984, BEING THE NOISE CONTROL BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Towing Away of Automobiles

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT WHEREAS public opinion has turned decisively against the towing of automobiles from private pay lots;

AND WHEREAS no effective appeal is made possible before fines are collected;

THEREFORE BE IT RESOLVED THAT alternative methods of tethering vehicles be submitted and that an appeal procedure be instituted.

- (tabled)

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy
THAT the foregoing motion by Alderman Kennedy be tabled, pending discussion between Alderman Volrich and the Vancouver Police Board.

- CARRIED UNANIMOUSLY

2. Proposed Expansion - Vancouver International Airport

MOVED by Ald. Boyce
SECONDED by Ald. Rankin
THAT WHEREAS further information in regard to the Vancouver International Airport expansion has come into the hands of the mover today, that a committee has been struck to formulate terms of reference and priorities for an on-going consultative process re discussion of noise abatement;

AND WHEREAS said committee is reported to consist of:

Chairman, Mr. Wm. Kerr, Director of Planning for Richmond,
Mr. Wm. Neals, Regional Administrator for the Federal Ministry of Transport,
Mr. Ken Johnston, Manager of Airports for the Pacific Region Federal Ministry of Transport,
Mr. Darryl Smith, Manager, Civil Aviation Federal Ministry of Transport,
Mr. G.A.Melvin, Federal Ministry of Transport,
Mr. Gerard Farry, Greater Vancouver Regional District,
Mr. T. Droettboom, Vancouver City Planning Department;

AND WHEREAS the said terms of reference for the above committee include operating at a managerial level and dealing with "community" Airport relations;

AND WHEREAS the above committee follows the recurrent pattern in the airport planning process of being heavily weighted with representation from the Federal Ministry of Transport as against little or no representation from the Federal Department of the Environment, and, once again is totally staff constituted;

THEREFORE BE IT RESOLVED THAT if the information submitted above is indeed true, the Vancouver City Council go on record as opposing any further planning processes in regard to the proposed expansion of the Vancouver International Airport unless such relevant committees include equal representation of all relevant governmental agencies including Federal, Provincial, GVRD, and Municipal, and most important of all, members of the public, through inclusion of their duly elected politicians and any recognized citizens' advisory groups on the matter.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

Lighting - Larch Street
Between 10th & 12th Avenues.

Alderman Bird — referred to a letter circulated from the Kitsilano War Memorial Community Centre concerning the inadequacy of lighting on Larch Street, between 10th and 12th Avenues, and requested a report from the City Engineer. The Deputy Mayor so directed.

Kitsilano War Memorial
Community Centre.

Alderman Bird — enquired when additions and renovations to the Kitsilano War Memorial Community Centre will be taking place. The Deputy Mayor proposed that the Parks Board be requested to submit a report and provide this information.

The Council adjourned at 4:50 p.m.

The foregoing are Minutes of the Regular Council Meeting of December 7, 1976, adopted on December 14, 1976.

A. Phillips
MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. 1976 Bus Shelters Program

The City Engineer reports as follows:

"In recent years bus shelters have been installed on City streets at transfer points, hospitals and other heavily used bus stops. These shelters are a real benefit to transit users during inclement weather and the 1976-80 Five-Year Capital Plan will provide funds for additional shelters in the future. The 1976 Capital Appropriations Budget provided $52,000 for the installation of 20 shelters at new transfer points and other bus stops. The locations for these shelters have now been finalized and authorization to proceed with the installation work is required.

I RECOMMEND that:

(a) The sum of $52,000 be appropriated from Account 148/7970 for 1976 bus shelters.

(b) The City Engineer be authorized to carry out the work."

The City Manager RECOMMENDS that the foregoing be approved.

2. Reallocation of Sewers Capital Funds

The City Engineer reports as follows:

"The 1976 Sewers Capital Budget was set up to run from January to December of 1976. We have been advised that the 1977 Capital Budget is not likely to be approved until early in 1977. Therefore, in order to provide for continuity in the work program, it is necessary to reallocate Sewers Capital funds to cover the period until the 1977 Capital Budget has been approved. The required reallocations, based on project priorities, are as follows:

	Project Description	Account Code	Appropriation Increase	Appropriation Decrease
(a)	Reconstruct Connections & Manholes	111/4302	$ 50,000	
(b)	T.V. Inspection of Sewers	111/7604	$ 10,000	
(c)	Heather Street Trunk Relief Sewer	112/7610		$750,000
(d)	Charles/Adanac Neighbourhood	112/7615	$ 85,000	
(e)	Sewer Separation in Kitsilano	115/6216		$150,000
(f)	Sewer Separation in the West End	115/6325		$200,000
(g)	Sewer Separation Downtown	115/6426	$350,000	
(h)	Sewer Separation - Area South of North Arm Interceptor	115/6502	$210,000	
(i)	Terminal - Thornton to Glen	116/5407	$260,000	
(j)	1st Ave. - Glen to Vernon	116/5410	$130,000	
(k)	Site Investigation for Design Purposes	116/7503	$ 5,000	
		TOTALS	$1,100,000	$1,100,000*

* Funds necessary for these projects will be re-appropriated in the 1977 Capital Budget. These items are not as high in priority as others included in this list.

The City Engineer RECOMMENDS that Council authorize the reallocation of Sewers Capital Funds as detailed.

The City Manager RECOMMENDS that the foregoing be approved.

RECOMMENDATION AND CONSIDERATION:

3. Rental of Festoon Lights to 1976 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1976 Christmas Carol Ship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

Cont'd . . .

Clause 3 Cont'd

(a) all applications be approved by Council,
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

I estimate that the cost of lamps and maintenance for the festoons will amount to 25¢ per foot this year for a total cost of $600 for the 2500 feet requested by the Committee.

For the past 13 years the Committee has applied for and been given grants in the amount of the actual cost of maintaining the festoons.

I RECOMMEND that the rental of approximately 2500 feet of festoons at the rate of 25¢ per foot to the 1976 Christmas Carol Ship Committee be approved, and

I submit for Council's CONSIDERATION the request from the 1976 Christmas Carol Ship Committee for a grant of up to $600 for the rental of approximately 2500 feet of festoons. In the event that the actual costs of repairing the festoons and lamps amounts to less than $600, the rental charge and the grant will be reduced accordingly. The Director of Finance indicates that should City Council approve this grant, funds are available from the Contingency Reserve."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved and submits for CONSIDERATION the application for a grant.

CONSIDERATION:

4. Local Improvement for Street Lighting - Alma Street
(Schedule 439, Item 9) letter of Mrs. Miriam A. Chamberlain

The Collector of Taxes reports as follows:

"A letter has been filed with the City Clerk regarding the above local improvement initiative project passed at the October 21, 1976, Court of Revision. (Copies of the letter are circulated.)

Mrs. M.A. Chamberlain is one of three property owners affected by the proposed installation of street lighting on Alma Street on the West side from Point Grey Road to a point approximately 286 feet North and on the east side from Point Grey Road to a point approximately 60 feet North of Cameron Ave. Mrs. Chamberlain, as well as one other registered property owner, signed a Notice of Objection and presented it to the Tax Collector's office September 24, 1976. The two signatures satisfied the signature requirement under the Vancouver City Charter but the combined $42,384 assessed values of the properties was $734 less than the value needed to defeat the work. When the Tax Office Clerk determined that there was an insufficiency of assessed value, two attempts were made to telephone Mrs. Chamberlain as an office courtesy. There were no answers at the telephone number submitted by Mrs. Chamberlain and no further effort to contact her was made.

At the Court of Revision, October 21, 1976 our report noted "2 out of 3 owners objecting: INSUFFICIENT VALUE." No delegation was made on behalf of the affected property owners and Council passed a motion to proceed with the work.

On October 25, 1976, Mrs. Chamberlain telephoned the City Tax Office and was informed that the project had not been defeated for the reasons outlined. Consequently, she sent in her letter dated October 27, 1976.

The estimated cost of the project is $2,621, of which the City would pay $2,379 and the abutting Property Owners $242. The estimated cost to each of the objecting owners is $15 per year.

The Deputy City Engineer notes that this street abuts Hastings Mill Park where improved lighting is desirable. He states, however, that if the project had been defeated, he would not have recommended proceeding on special grounds. Due to its near defeat based on the assessed value amounts, Council may wish to reconsider this project.

Cont'd . . .

Clause 4 Cont'd

If Council does not wish this project to proceed, it should rescind the motion of October 21, 1976 as it applied to Schedule 439, Item 9. This would require a two-thirds vote of members present.

If Council wishes the street lighting to be installed, it should simply receive this report."

The City Manager submits the matter to Council for CONSIDERATION.

RECOMMENDATION:

5. Vancouver City Engineering Department Involvement on Granville Island

The City Engineer reports as follows:

"Granville Island is owned and is being redeveloped by Central Mortgage and Housing Corporation (C.M.H.C.). Part of the redevelopment involves the repair or replacement of water and sewer utilities. In addition, a new City sewage pump station is planned to serve this redevelopment as well as Area 10B and Area 6, Phase 2 of False Creek. The City Engineer will report further to Council. regarding this new pump station.

The sewer and watermains on Granville Island are and will remain the property of C.M.H.C., but they are extensions of the City's grid systems and C.M.H.C. representatives have asked the City to undertake the design, construction and repair of Granville Island's mains. The Engineering Department is willing to take on this work if this work is begun shortly since it will not adversely affect the City's own construction programs and because C.M.H.C. representatives have assured the City that C.M.H.C. will bear all of the associated costs.

This work includes the construction of new mains, and the repair or replacement of existing connections meters, hydrants, etc. The cost estimates, including overhead are as follows:

Waterworks.....$235,000
Sewers.....$940,000

The City Engineer RECOMMENDS the following:

1. The Engineering Department be given approval to undertake design and construction work for C.M.H.C. on Granville Island under the following conditions:

   a) C.M.H.C. will bear 100% of the water and sewer work done on Granville Island including the costs of design, materials, installation, inspection, and administration.

   b) Agreements with C.M.H.C. (satisfactory to the Director of Legal Services) describing this work be obtained."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 534

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Upgrading of Oppenheimer Park

The Director of Planning reports as follows:

"On September 28, 1976, City Council approved in principle the Land Use and N.I.P. Concept Plans for the Oppenheimer Area.

The N.I.P. allocation for Public Open Space is $95,000. Of this amount, $75,000 is recommended by the Oppenheimer Area Planning Committee and planning staff, for the upgrading of Oppenheimer Park.

Many discussions have been held in the community between the Oppenheimer Area Planning Committee, Parks Board Staff and other interested groups. In addition, social planning staff have conducted a survey of local activities and preferences and planning staff have solicited public comments on the emerging proposals. A final proposal was presented at a public meeting on June 30 and Parks Board staff are now preparing working drawings, with a work crew scheduled to commence in November, 1976.

The attached cost estimate from Parks Board staff (Appendix I) outlines the estimated expenditures for this project for a total of $125,580. The Parks Board have agreed to pay all additional costs over and above the $75,000 N.I.P. allocation.

It has been further agreed by Parks Board that this project be completed prior to May 1977 to accommodate the start of the Japanese Centennial.

Approval for this project has been received from C.M.H.C.

Of the recommended $75,000 N.I.P. expenditure, cost sharing would be as follows:

Federal	50%		$37,500
Provincial	25%		18,750
City	25%		18,750
		TOTAL	$75,000

The Director of Planning therefore RECOMMENDS:

THAT Council approve a maximum of $75,000 to be appropriated from the Downtown Eastside N.I.P. budget towards implementing the upgrading of Oppenheimer Park, as per the above cost sharing formula."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 535

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. December 29, 1976 - Stores Remaining Open Until 9:00 p.m.

The Director of Permits and Licenses reports as follows:

"Letters have been received from the Granville Mall Association, Hudson's Bay Company, T. Eaton Co. Limited, Pacific Centre Limited and Holt, Renfrew & Co. Limited, requesting Council's permission to remain open for business until 9:00 p.m. on Wednesday, December 29, 1976.

The Shops Closing Bylaw permits stores to remain open until 9:00 p.m. on Thursday and Friday and if the stores are required, by statute, to remain closed on any one of these two days, they may remain open until 9:00 p.m. on the Wednesday.

This year stores are required to remain closed on Saturday, January 1, 1977, and since Friday is New Year's Eve, the stores mentioned above plan to close at 6:00 p.m. that day. They point out that late night shopping on New Year's Eve would be unfavourable. It is for this reason they wish to stay open till 9:00 p.m. Wednesday in lieu of staying open until 9:00 p.m. on Friday.

When New Year's Day fell on a Saturday in 1966 stores were only allowed to stay open on Friday until 9:00 p.m. At the request of the Retail Merchants' Association, City Council granted permission for stores to remain open until 9:00 p.m. on the Thursday night rather than Friday night. We have been unable to contact the Retail Merchants' Association to determine if they are in favour of the present request.

Should Council wish to approve the request for stores to remain open until 9:00 p.m. on December 29th, then the Shops Closing Bylaw should be amended to state that when New Year's Day falls on a Saturday, stores may remain open until 9:00 p.m. on Wednesday and Thursday of that week, and close at 6:00 p.m. on the Friday.

The request from the above named stores and Association is submitted to Council for CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 535

FINANCE MATTERS

RECOMMENDATION

1. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

In February 1970, City Council approved the recommendations contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

The apparatus scheduled for replacement are one Pumper Truck and two Quadruple Trucks.

The Fire Chief recommends that:

1. Two 100 foot Aerial Ladder Trucks with additional booster pump capability be purchased as replacements for the two Quadruple Trucks.
2. One Pumper Truck be purchased.

Delivery time quoted by manufacturers is two years for firefighting apparatus. Experience has shown that these units will not be delivered until 1979 if purchasing procedures cannot be carried out until final budget approval is given in April 1977.

History of Quadruple Trucks

The Quadruple Trucks carry 309 feet of ground ladders, assorted lights and small equipment similar to that carried by a City Service Truck. In addition, the Quadruple Trucks carry a limited amount of fire hose and provide booster pumping capability.

The Quadruple Trucks due for replacement were purchased in 1956 and at that time these vehicles were capable of adequate service. However, as was the case for the City Service Trucks, with the increase in buildings of 3 floors or more in the past 10 years, Quadruple Trucks can no longer provide acceptable service due to height limitations of ground ladders carried.

In the report to Council "Fire Department Apparatus Replacement - City Service Trucks" on July 31, 1973, Council approved the Fire Chief's recommendation "to replace City Service Trucks with Aerial Ladder Trucks in order to restore the level of service offered in 1955 and to satisfy the demand for more efficient life saving". The Quadruple Trucks are City Service Trucks with additional pumping capabilities. In keeping with Council's past approvals, it would be consistent to replace the Quadruple Trucks with 100 foot Aerial Ladder Trucks having a 625 GPM pumping capability and hose bed.

Estimated Costs

2 - 100 foot Aerial Ladder Trucks with 625 GPM booster pumps	$340,000.00
1 - Pumper Truck	82,000.00
Provincial 7% Sales Tax	29,540.00
TOTAL COST	$451,540.00

The Fire Chief recommends:

A. Two 100 foot Aerial Ladder Trucks and one 1050 GPM Pumper Truck be approved in advance of the 1977 budget.

B. Funds (estimated to amount to $451,540.00) be provided in the 1977 Supplementary Capital Budget.

The City Manager RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

Cont'd . . .

2. Investment Matters (Various Funds) October, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of October, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
t. 1	Royal Bank of Canada	Oct. 5/76	$13,013,178.08	$13,000,000.00	4	9.25
1	Bank of Nova Scotia	Oct. 5/76	1,964,091.23	1,962,075.40	4	9.375
4	Bank of Montreal	Oct. 5/76	1,000,219.18	1,000,000.00	1	8.00
5	Bank of Montreal	Oct. 8/76	1,493,865.53	1,492,700.00	3	9.50
5	Bank of British Columbia	Nov. 17/76	4,044,531.51	4,000,000.00	43	9.45
5	Bank of British Columbia	Dec. 1/76	2,029,764.93	2,000,000.00	57	9.53
5	Mercantile Bank of Canada	Mar. 15/77	3,127,035.62	3,000,000.00	161	9.60
5	Mercantile Bank of Canada	Apr. 15/77	5,252,493.15	5,000,000.00	192	9.60
6	Banque Canadien Nationale	Nov. 30/76	1,500,000.00	1,478,940.00	55	9.45
8	Bank of Montreal	Nov. 1/76	1,508,695.89	1,500,000.00	23	9.20
15	Canadian Imperial Bank of Comm.	Oct. 19/76	4,003,726.03	4,000,000.00	4	8.50
19	Mercantile Bank of Canada	Mar. 15/77	1,038,058.90	1,000,000.00	147	9.45
19	Bank of Montreal	Oct. 21/76	499,870.07	499,610.00	2	9.50
19	Bank of British Columbia	Nov. 23/76	2,000,000.00	1,982,190.00	35	9.37
19	Canadian Imperial Bank of Comm.	Oct. 27/76	497,230.69	496,219.22	8	9.30
22	Royal Bank of Canada	Oct. 25/76	1,000,657.53	1,000,000.00	3	8.00
26	Royal Bank of Canada	Oct. 27/76	1,000,232.88	1,000,000.00	1	8.50
27	Mercantile Bank of Canada	Oct. 28/76	1,500,369.86	1,500,000.00	1	9.00
28	Mercantile Bank of Canada	Dec. 15/76	1,518,345.21	1,500,000.00	48	9.30
29	Bank of Montreal	Nov. 9/76	1,002,742.47	1,000,000.00	11	9.10
			$48,995,108.76	$48,411,734.62		

2. SINKING FUND TRANSACTIONS (PURCHASES)

ate	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
ct. 5	City of Vancouver 6.0%	June 15, 1980	$ 1,000.00	90.45	$ 904.50	3/8	9.10
6	City of Vancouver 6.0%	June 15, 1980	20,000.00	90.50	18,100.00	3/8	9.10
7	City of Vancouver 6.0%	June 15, 1980	3,000.00	90.45	2,713.50	3/8	9.10
			$24,000.00		$21,718.00		
	Chartered Bank Deposit Receipts & Government Notes						
ct. 21	Bank of British Columbia	Oct. 22, 1976	$1,000,000.00		$ 999,746.64	1	9.25
22	Canadian Imperial Bank of Commerce	Nov. 16, 1976	1,000,000.00		993,704.27	25	9.25
27	Bank of Nova Scotia	Nov. 4, 1976	492,507.24		491,500.00	8	9.35
27	Mercantile Bank of Canada	May 31, 1977	2,639,068.49		2,500,000.00	216	9.40
			$5,131,575.73		$4,984,950.91		
			$5,155,575.73		$5,006,668.91		

Cont'd . . .

Clause #2 continued:

SINKING FUND TRANSACTIONS (SALES)

te	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
t. 21	City of Vancouver 10.0%	Dec. 16/94	$395,000.00	$391,603.00	$380,573.00	18/2	10.102

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$86,115,434.85	$83,165,149.00

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. False Creek Interim Financing Reserve

The following report has been received from the Director of Finance.

"In 1974 Council approved a recommendation to establish a False Creek Interim Financing Reserve, using $2,000,000 from the Special Property Sales Reserve (which later became part of the Property Endowment Fund) plus $1,000,000 from the 1974 Current Surplus on Revenue account. The purpose of the Reserve was to smooth out cash flow problems related to the flow of funds in False Creek from the CMHC loan and other sources. It was also anticipated that the $3,000,000 might very well have to be the source of funds for financing the parks and open space in False Creek if the 1976-80 (later 1977-81) Five Year Plans for Park purposes failed to receive the approval of the voters. The 1977-81 Five Year Plan, Parks and Recreation portion, that was just turned down by the voters, did contain $3,000,000 for the False Creek Park.

In view of the failure of the Parks portion of the Five Year Plan, it is now necessary to cancel the 'False Creek Interim Financing Reserve' and specifically appropriate the $3,000,000 to the False Creek Capital Program. This in no way changes the overall financial picture for False Creek, it merely substitutes one source of funds for another source of funds which will not be available.

I therefore RECOMMEND -

That the 'False Creek Interim Financing Reserve' be cancelled and that the $3,000,000 be specifically appropriated to the False Creek Capital Budget."

The City Manager RECOMMENDS approval of the RECOMMENDATION of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 535

PROPERTY MATTERS

RECOMMENDATION

1. Leasing of City-owned lots on the West Side of the 1100 Block McLean Drive to Vancouver School Board

The Supervisor of Property & Insurance reports as follows:

"The property located on the west side of the 1100 block McLean Drive, opposite Britannia High School and legally described as Lots D, E & F, Sub. J, Block 32, D.L. 182, consists of three vacant City-owned lots, each 25'x88' for a total area of 6,600 square feet. The zoning is RM-3.

The Vancouver School Board wish to lease this property for a three-year period. The property is required for a site to accommodate a portable unit for their 'Kumtuks Programme', a school for Indian students.

The School Board requests that the rental be one dollar ($1.00) per year, the same rental they charge the City of Vancouver for Day Care Centres located on School Board properties.

Recommended that a lease agreement be drawn up between the City of Vancouver and the Vancouver School Board for the above described property; the rental to be one dollar ($1.00) per annum for a term of 3 years."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Provincial Government Extension Request. Option to Repurchase Agreement-property situated north side Keefer Street between Heatley and Hawks Avenue (Strathcona Area)

The Supervisor of Property & Insurance reports as follows:

"On July 9, 1974, City Council approved the sale of Lots 25-29, Block 76, D.L. 181, Plan 196 to the Provincial Government and the City retained an option agreement to repurchase the lands at the net sale price if construction (pouring of concrete foundation) did not take place by April 30, 1976. The City had three months from that date in which to exercise its option.

Due to changing financial policies regarding these particular lots, which are part of the Strathcona Infill Housing Programme, the Provincial Department of Housing requested an extension to the option as it appeared unlikely that construction would commence by the April 30th deadline. Accordingly, on May 4, 1976 Council approved an extension to December 31, 1976 with three months from that date in which to exercise the option.

The Provincial Department of Housing has now requested a further extension to the foregoing option as the architect has advised the December 31st deadline cannot be met. However, it is expected construction will commence in January 1977 and that this will be the last extension required.

cont'd.....

Clause #2 continued:

It is recommended that the Provincial Government be granted an extension to the option held by the City from December 31, 1976 to April 30, 1977 subject to any documentation deemed necessary by the Director of Legal Services; the City to have three months from that date in which to exercise its option."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

3. Expropriation for Knight Street widening. West 7 feet of property at 4270 Knight St.

The Supervisor of Property and Insurance reports as follows:

"The widening and improvement of Knight Street, including the installation of permanent paving between King Edward Avenue and 33rd Avenue was proceeded under the 1974 Paving Programme. To complete the required 80 feet road allowances, negotiations were entered into with the owners of 35 properties to acquire the required widening strips, including outright purchase of the two flanking properties.

Following negotiations, settlement was reached with 33 owners. The widening strips of two properties were finally expropriated and one owner subsequently agreed to a settlement. The basis of settlement with the 34 owners was $2.00 a square foot for loss of land subject to the City repairing lawn damage, relocation of fences and construction of retaining walls.

The one remaining widening strip still to be acquired is the west seven feet of Lot 1, Block 1 of the South Part of Blocks 1 and 3, District Lot 352. On February 5, 1974, Council confirmed the final offer of $424.20 for this widening strip and repair of lawn damage. Discussions with this owner were carried out after expropriation in an attempt to work out a mutual settlement but were not successful.

The owner was firmly opposed to arbitration and was up till now not willing to appoint legal counsel to settle his claims, consequently, the matter was left in abeyance.

The widening of Knight Street in this block has been completed. The gravel walkway in front of this property which would be located over the seven foot strip has not been finished.

On November 17, 1976, in a letter addressed to the City Clerk, Mr. B. J. Pettenuzzo, Barrister & Solicitor advised that he was now acting for the owner of Lot 1. He indicated that his client intended to erect barriers on the seven foot strip (which would create an exceedingly dangerous situation for pedestrians) and requested early resumption of negotiations. Following discussions with Mr. Pettenuzzo, he advises that his client is prepared to convey the seven foot strip to the City for the sum of $1,400.00 inclusive of all claims and legal fees.

This settlement was discussed with the City Engineer (Streets) and the Law Department who concur that settlement of the claim on this basis would be in the best interest of both the City and the owner.

It is recommended that the Supervisor of Property & Insurance be authorised to acquire the west seven feet of Lot 1, Block 1 of the South Part of Blocks 1 & 3, D.L. 352 for the sum of $1,400.00 inclusive of all claims and legal fees."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

MANAGER'S REPORT

November 24, 1976

TO: Vancouver City Council

SUBJECT: 1222 Hamilton Street -
Development Permit Application #75167

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Development Permit Application #75167 was filed on August 25, 1976 by Mr. D.J. Collet, on behalf of Club Baths in Canada, to carry out interior and exterior alterations to the second and third floors of this existing 3 storey building and to change the present use from warehouse to a HEALTH CLUB, providing steam-bath, sauna and other exercising facilities to members.

In addition, 61 cubicles, each measuring approximately 38 sq. ft. is to be provided on both floors.

This 3 storey plus basement building fills the site, has a restaurant/ cabaret on the main and basement floors and is located on the east side of Hamilton Street between Davie and Drake Streets. The zone is DD (Downtown).

Attached for the information of City Council, are the minutes of the Development Permit Staff Committee meeting of September 29, 1976, and the minutes of the Director of Planning's Development Permit Meeting of October 4, 1976 and October 12, 1976

Several meetings regarding this application have taken place between the applicants and members of the Planning, Health and Social Planning Departments. At these meetings, representatives of the applicants have acknowledged that this would not be purely a steam bath operation but was intended to facilitate contact between male homosexuals and to provide facilities for sexual activity.

The Medical Health Officer has expressed strong concern that such commercially sponsored large scale promiscuous homosexual contact is likely to aggravate an already difficult venereal disease problem.

The Social Planning Department had the following comments:

'The Director of Social Planning has no objection to this application on the basis of information presently available to us.'

The Planning Department has been in contact with other major Canadian cities and found none that had specific regulations governing such operations.

Because this matter is likely to be of particular concern to City Council, particularly regarding the strong objections of the Medical Health Officer, and on the advice also of the Director of Legal Services who is concerned about certain jurisdictional matters, it is referred to Council for consideration."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION THIS DAY: Mr. D. J. Collet
Mr. F. Kranz

FOR COUNCIL ACTION SEE PAGE(S) 536

MANAGER'S REPORT

December 1, 1976

TO: Vancouver City Council

SUBJECT: Detailed Design and Cost Estimates for development of Shaughnessy, Gladstone and Elliott Street-End Mini-Parks

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I. BACKGROUND

On August 31, 1976, Council endorsed in principle the proposals contained in the City Manager's report dated August 27, 1976, for the development of the Shaughnessy, Elliott and Gladstone Street-End Mini-Parks. This report will deal with the following recommendation:

> '4. THAT City Council instruct the Director of Planning, in consultation with Parks Board staff and City Enginnering Department, to prepare detailed working drawings and to report back on detailed project costs and sources of funding which would include City funds available in the North Arm Fraser Access Account #550-7901.'

Council, on September 21, 1976, approved this project for L.I.P. funding. Due to the time constraints imposed on the implementation of L.I.P. projects, by the Department of Manpower and Immigration, it is necessary to report to Council at this time, prior to final completion of design details (i.e. construction drawings, etc.) which will be subject of a subsequent report.

The Planning Department, in consultation with the City Engineering Department, Parks Board, and North Fraser Harbour Commissioners, reviewed the preliminary designs for the Street-End Mini-Parks Project and generally agreed that they should be refined to provide more access and strongly reflect the character of the river.

Refinement in the designs resulted in a slightly more capital-intensive project for the Elliott and Gladstone Street-End development (see Appendix I). However, further investigation revealed that construction of a pathway on the City-owned land between Gladstone and Elliott Street-Ends is feasible and afforded substantial advantages to this project.

II. DISCUSSION

The Director of Planning proposes that a footpath connecting Gladstone and Elliott Street-Ends be constructed on-grade, as an interim use of the City-owned lands until such time as the ultimate use of this area is fully resolved and developed accordingly. (See Appendix II) Some selective clearing and general clean-up of this area could also be undertaken in this project. This proposal is consistant with Council's interim policy guidelines (September 24, 1976) for the development of street-end parks, walkways, viewpoints, etc. in a few selected locations.

Traditionally, Vancouver has not viewed the Fraser River as a recreational resource, and consequently the development of this type of recreational amenity (particularly east of Angus Drive) has been largely restricted by the industrial development and the availability of suitable site(s). It is considered that the addition of the Gladstone-Elliott pathway connector will enhance the benefits of this project to the City in the following ways:

(1) Provide citizens with a unique recreational amenity in the eastern portion of the City while continuing to derive revenue from the upland leases for City-owned lands between Gladstone and Elliott Streets;

(2) Take advantage of one of the few, if not the last, opportunities for providing access to an area of the river foreshore (east of Angus Drive) in its natural state; and

(3) Upgrade City-owned lands located in close proximity to existing residential development.

The City-owned land between Gladstone and Elliott Street Ends is currently leased on a monthly basis to Stradiotti Bros. Ltd. & F.R. Sandry (See Appendix III). The Lessees, by reason of leasing the property from the City, acquire first rights to lease the water-lots from the NFHC for the purpose of log storage. It is considered that construction of the Gladstone-Elliott pathway connector, as an interim use, would not unduly conflict with the activities of the lessees -- hence there is no reason for the City to cancel these leases at this time. However, a suitable arrangement should be negotiated between the City and the lessees, and failing agreement being reached the lease(s) should be cancelled. (Rental per annum totals $14,449.92).

City Engineer's Comments

The intention of the proposed connection is to provide an informal pathway linking the Elliott and Gladstone Street End parks. If in future, the South Kent Avenue alignment is extended east from Gladstone to Elliott, the pathway must be relocated to the south and constructed along with the roadway (if it is considered desirable to retain the pedestrian link).

III. PROJECT COST

Estimated total project cost for Street End Mini-Park based on detailed drawings attached as Appendices I and II is as follows:

Shaughnessy Street End	$23,775
Gladstone	25,750
Elliott	22,100
Gladstone/Elliott pathway	31,159
Contingency (14%)	17,000
TOTAL COST	$119,784

A detailed breakdown of costs is attached as Appendix IV.

It is noted that the total project cost of $119,784 is an estimated figure and includes the employment of ten L.I.P. workers. To ensure that this project stays within budget, it is considered that authority should be given to staff to make certain alterations to design as may be required.

IV. SOURCE OF FUNDS

A. City Share

City funds available for Street End Mini-Parks Project include:

(1) Unallocated monies in North Arm Fraser Public Access Fund (Account #550-7901) for the amount of $31,000.

(2) City share of L.I.P. project in the amount of $6,792.

B. L.I.P. Funds

Approval of L.I.P. Street Mini-Parks Project has been received from Department of Manpower and Immigration in the amount of $44,200.

C. North Fraser Harbour Commission

Discussions with the Port Manager of North Fraser Harbour Commissioners regarding design concept and structures have indicated that he is prepared to recommend to the NFHC that the proposed development be approved and water-lot leases be issued subject to the normal requirements in such matters. A formal application for funding will be made to the North Fraser Harbour Commissioners, subject to Council's approval of the Street End Mini-Parks Project.

D.. Provincial Government

The Director of Planning indicated in the City Manager's report dated September 16, 1976 that Provincial funding would not be available from the Community Recreation Facilities Fund this year. Council was further advised that 1/3 provincial funding for designated priority projects could be provided if there was a GVRD By-law designating a North Fraser Recreation Corridor, encompassing the proposed North Fraser Recreation Projects as part of an official park plan. Discussions with the GVRD have revealed, however, that a draft GVRD By-law will not be completed this year. Further, it is improbable that subsequent approval of this By-law will be obtained before the street end projects are well underway. In order that the L.I.P. funding for this project be not jeopardized (implementation of the Street End Mini-Parks Project must normally commence by January 31, 1977), it is considered that this project should proceed on the basis of the approved L.I.P. grant, City funds and NFHC funding; and that Council, through representation on the North Fraser Recreation Policy Committee, continue to urge the Provincial Government to share in the funding of this project.

From the above, the source and distribution of funding is as follows:

TOTAL PROJECT COST			$119,784
Less L.I.P. Grant (approved)			$ 44,200
Costs to be shared equally			$ 75,584
(1) City of Vancouver	$37,792		
Account #550-7901	$31,000		
City Share L.I.P. Grant	$ 6,792		
(2) North Fraser Harbour Commission		$37,792	$75,584

V. City Engineer's Comments

Design details for the Shaughnessy and Gladstone Street parks are acceptable subject to completion and approval of design details in accordance with recognized engineering standards. These details will be finalized during completion of the working drawings which have not as yet been initiated. There is, however, a problem with the Elliott Street park which was identified in the report to Council dated August 27, 1976, and has not been resolved satisfactorily. Construction of structures on the C.P.R. railroad right-of-way and proposed road alignment cannot be permitted and therefore, the concept plan must be revised accordingly before authorization to proceed with the preparation of working drawings and implementation can be granted. As relocation of the structures to the south will result in an improved view of the river (view to the east is inhibited by a dyke with the present concept), there should be no opposition to this revision.

The street ends are in the care and custody of the City and are administered by the City Engineer. Maintenance of the street end parks will be provided for in the Streets Maintenance budget. Actual construction and maintenance will be carried out by the Parks Board as is the case with other similar areas.

VI. RECOMMENDATIONS

The Director of Planning RECOMMENDS that City Council:

(1) Approve the Street End Mini-Parks Project and authorize civic staff to alter details of design and construction as necessary to meet requirements of the City Engineer, Ministry of Transport and North Fraser Harbour Commission. The pedestrian pathway between Elliott and Gladstone Streets is to be relocated if South Kent Avenue is extended in that area in the future.

(2) Approve funding for the Street End Mini-Parks in accordance with the cost sharing agreement outlined in this report.

(3) Instruct the City Engineer and the Parks Board to proceed with the program of implementation.

(4) Approve the balance of City funds for the Street End Mini-Parks Project being allocated from North Fraser Public Access Fund, Account #550-7901, in the amount of $31,000 (thirty-one thousand dollars).

(5) Make formal application to the North Fraser Harbour Commissioners for approval of the Street End Mini-Parks Project and equal cost sharing for this project in the amount of $37,792 (thirty-seven thousand, seven hundred and ninety-two dollars).

(7) Instruct the City Engineer to make application to the North Fraser Harbour Commission to lease the water lots adjacent to the Shaughnessy and Gladstone Street ends and seek approval for an additional use in the existing water lot lease adjacent to Elliott Street.

(8) Instruct and Supervisor of Property and Insurance to negotiate a suitable arrangement between the City and lessees for City lands located between the Gladstone and Elliott Street Ends south of North Kent, the failing an agreement being reached the lease(s) be cancelled.

(9) Instruct the City Engineer to report back on anticipated maintenance costs to be included in the 1977 Streets Maintenance Budget as there has not been time to estimate this as yet."

The City Manager recommends that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

MANAGER'S REPORT

November 23, 1976

TO: Vancouver City Council

SUBJECT: Cedar Cottage, Kitsilano and Mt. Pleasant N.I.P.: Budget and Staff Alterations

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend budget and staff alterations re the Cedar Cottage, Kitsilano and Mt. Pleasant Neighbourhood Improvement Programs (N.I.P.).

II CURRENT SITUATION: CEDAR COTTAGE, KITSILANO AND MT. PLEASANT N.I.P.

1. Cedar Cottage

The Cedar Cottage N.I.P. is a 1974 program; nearly all of the Implementation Stage projects are completed, and the balance of N.I.P. funds will be committed by December 31, 1976. The budget for the administration of this program expires on December 31, 1976.

A Planning Assistant III and a Clerk-Typist are assigned to this program, and are located in a Site Office in the community. A Planner II, operating from the Mt. Pleasant Site Office provides supervision. A R.R.A.P. Promoter (who provides information to the public on the complementary Residential Rehabilitation Assistance Program) works 25 percent of his time in Cedar Cottage (and 75 percent in Mt. Pleasant). All positions are temporary.

2. Kitsilano

The Kitsilano N.I.P. is also a 1974 program; and, similar to Cedar Cottage, nearly all of the Implementation Stage projects are completed, with the balance of N.I.P. funds to be committed by December 31, 1976. The budget for the administration of this program expires on December 31, 1976.

A Site Office Co-ordinator, a Clerk-Typist and a R.R.A.P. Promoter are assigned to this Program, and are located in a Site Office in the community. All positions are temporary.

3. Mt. Pleasant

The Mt. Pleasant N.I.P. is a 1975 program. The Concept Plan, which specified the types of improvements required and allocated monies within the balance of the N.I.P. funds to achieve those objectives, was adopted by Council on September 28, 1976. The budget for the administration of the planning stage of this program expires on December 31, 1976.

A Planner II (who provides some supervision to the Cedar Cottage N.I.P.), a Planning Assistant III, and a R.R.A.P. Promoter (who works 75 percent of his time in Mt. Pleasant and 25 percent in Cedar Cottage) are assigned to this program, and are located in a Site Office in the community. All positions are temporary. A temporary Clerk-typist was assigned to this program, but the position was terminated on August 31, 1976, when the incumbent returned to school.

III PROPOSED BUDGET AND STAFF ALTERATIONS

The following budget and staff alterations are recommended to provide for the continued effective administration of the above-noted N.I.P. programs:

1. Extend Cedar Cottage Planning Assistant III and Kitsilano Site Office Co-ordinator to October 31, 1977, and provide budgets for final phase of Implementation Stage.

This is to ensure that the community will be consulted on the final implementation items and to ensure that the projects are completed in accordance with Council direction. This staff could be diverted to 1977 N.I.P. areas selected by Council and approved by senior governments.

2. Confirm the termination of the temporary Clerk-Typist (Kitsilano) and Clerk-Typist (Cedar Cottage) positions, effective December 31, 1976.

3. Confirm the closing of the Cedar Cottage and Kitsilano Site Office, effective December 31, 1976.

   Continued intensive resident participation will not be required as both of these programs are in the final phase of the Implementation Stage.

4. Extend Mt. Pleasant Planner II, Planning Assistant III and Implementation Stage budget to December 31, 1977.

   This to ensure the effective administration of the first year of the Implementation Stage. A portion (20%) of the Planner II salary for 10 months should be included in the Cedar Cottage budget for supervision in the final phase of the Cedar Cottage Implementation Stage.

5. Establish a Clerk-Typist II (temporary) position for the Mt. Pleasant N.I.P. program for the period January 1 to December 31, 1977.

   These Promoters should continue to be budgeted from the N.I.P. programs. This function should be reviewed prior to July 31, 1977, with consideration given to the availability of R.R.A.P. funds. It should be noted that intensive R.R.A.P. promotion has been extremely effective in enabling Vancouver to obtain maximum benefit from this program.

On October 12, 1976, the Federal government informed the City that C.M.H.C. is prepared to approve all R.R.A.P. applications on hand as of October 8, 1976. Applications received after October 8 would be processed on the understanding that approval by C.M.H.C. of such applications would be subject to 1977 fund allocations. In further discussion with C.M.H.C. officials it has been noted that, in fact, the 1977 budget may only be sufficient to meet the backlog of applications taken in 1976.

IV RECOMMENDATIONS

It should be noted that the temporary staff assigned to Cedar Cottage are budgeted until the end of the program, i.e. October 31, 1977. It is the intnetion of transfering these staff to new positions which may be created as part of 1977 N.I.P. programs. These staff could be transferred to Local Area Planning programs if Council is prepared to undertake 100% of the staff costs. This has not been assumed in the report.

Methods of providing planning services and Local Area Planning programs to both N.I.P. - eligible areas and areas not eligible for N.I.P. will be the subject of discussion with City Council in the new year.

Therefore, the Director of Planning RECOMMENDS:

(1) THAT the temporary Planning Assistant III (Cedar Cottage) position, scheduled to be terminated on December 31, 1976, be extended to October 31, 1977.

(2) THAT the Cedar Cottage N.I.P. Implementation Stage Budget from January 1 to October 31, 1977, contained in Appendix I, be approved. (Funds for this budget are available within existing Cedar Cottage Planning Stage and Implementation Stage Administration Accounts).

(3) THAT the temporary Site Office Co-ordinator (Kitsilano)position, scheduled to be terminated on December 31, 1976, be extended to October 31, 1977.

(4) THAT the Kitsilano N.I.P. Implementation Stage Budget from January 1 to October 31, 1977, contained in Appendix II, be approved. (Funds for this budget are available within existing Kitsilano Planning Stage and Implementation Stage Administration accounts).

(5) THAT the termination of the temporary Clerk-Typist (Cedar Cottage) and temporary Clerk-Typist (Kitsilano) positions be confirmed, effective December 31, 1976.

(6) THAT the closing of the Cedar Cottage and Kitsilano Site Offices be confirmed, effective December 31, 1976.

(7) THAT the temporary Planner II (Mt. Pleasant) and the temporary Planning Assistant III (Mt. Pleasant) positions, scheduled to be terminated on December 31, 1976, be extended to December 31, 1977.

(8) THAT the creation of a temporary Clerk-Typist (Mt. Pleasant) position (January 1 to December 31, 1977) be approved. This position is costshareable, and funding is available within this N.I.P. program.

(9) THAT the Mt. Pleasant N.I.P. Implementation Stage Budget from January 1 to December 31, 1977, contained in Appendix III be approved. (Funds for this budget are available within the Mt. Pleasant N.I.P. Overall Budget).

(10) THAT the temporary Cedar Cottage/Mt. Pleasant and temporary Kitsilano R.R.A.P. Promoter positions, scheduled to be terminated on December 31, 1976, be extended to July 31, 1977, FURTHER THAT should the Federal government make an announcement prior to July 31, 1977, which affects the R.R.A.P. funding arrangements, the Director of Planning be instructed to report back."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 536

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

November 25, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, November 25, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce (Items 7 and 8)
Alderman Cowie
Alderman Rankin

CLERK: E. Bowie

The Minutes of the meeting of October 28, 1976, were adopted.

INFORMATION:

1. Fire Alarm Upgrading Order
1765 West 8th Avenue (Mr. F. Berger)
Fire By-law

The Committee had for consideration a Manager's Report dated November 2, 1976, (on file in the City Clerk's Office) in which the Fire Chief and the Director of Permits and Licenses reported on the cost of upgrading the fire alarm system at 1765 West 8th Avenue. The Electrical Inspection Division of the Department of Permits and Licenses inspected the premises and estimated the cost of upgrading to be $783.56. Mr. Berger spoke to the Committee and stated that one of the reasons that the building had not been demolished was the assurance given by him to an elderly tenant that she would never have to move. He stated that this tenant was now deceased and it seemed illogical to spend this amount of money to upgrade a building which could shortly be demolished. Also he had been told that the alarm system would have to be hooked up to an AC source. He stated that all the circuits are in use and a separate breaker would be required. He further stated that the furnace room was equipped with two sprinklers and questioned the reason for the installation of three heat detectors.

It was pointed out to Mr. Berger by Fire Chief Konig that a separate circuit would not be required to wire the alarm system as the power use for the alarm would be negligible.

The Committee explained to Mr. Berger that these requirements for upgrading were Provincial regulations and that the Committee or the Council had no authority to down-grade these regulations. As this building is being upgraded to minimum standards only Mr. Berger would have to comply as instructed.

After further discussion the Committee

RESOLVED,

A. THAT Mr. Berger be instructed to upgrade the fire alarm system at 1765 West 8th Avenue to bring the building up to the minimum standard required by the Provincial Fire Marshal.

B. THAT the Fire Chief be requested to look into the matter of the installation of heat detectors in the furnace room.

2. Progress Report on Enforcement of Lodging House By-law
(The Royal Rooms, Wicklow Hotel, Ohio Rooms)

The Committee had before it for consideration a Manager's Report dated November 18, 1976, (on file in the City Clerk's Office) in which the Medical Health Officer reported on the progress of the enforcement of the Lodging House By-law at the following three locations:

The Royal Rooms, 237 Main Street

Plumbing repairs have been carried out, however the system is malfunctioning

Cont'd . . .

Clause 2 Cont'd

and the plumbing contractor is presently carrying out repairs. The problem has not been rectified to date. The heating system has been replaced, but is functioning only marginally. The owner is proceeding with legal action to have the contractor carry out the necessary repairs.

The owner and operator have been advised that issuance of further permits is dependent upon satisfactory repair of the plumbing and heating systems.

Wicklow Hotel, 1516 Powell Street

These premises remain vacant and are secured against anyone entering or using space. The only personnel on the premises will be the owner, Mr. J. Reardon, and two or three assistants to ensure safety against vandalism. There has been no changes or renovations attempted. Court action is continuing.

Ohio Rooms, 245 Powell Street

Renovations proceeding at a satisfactory rate. Present permit is to November 30, 1976, but a full permit will be issued if repairs and upgrading continue at the present rate.

The Committee

RESOLVED,

THAT the report of the City Manager dated November 18, 1976, be received for information.

3. 1168 East Hastings Street
Standards of Maintenance By-law

Mr. E. Ford of the Department of Permits and Licenses reported that all matters relating to the building at the above address have been complied with.

The Committee

RESOLVED,

THAT the verbal report on the premises at 1168 East Hastings Street be received for information.

4. Closure of Cordova Rooms, 56 East Cordova Street

The Committee had for consideration a Manager's Report dated November 18, 1976, (on file in the City Clerk's Office) in which the Medical Health Officer stated that the Health Department had received a letter from Hood, Joe, & Chong, lawyers representing the Cordova Rooms, stating that their client, Mr. Wing Jan Jung, operator of the Cordova Rooms, was ceasing operation as of December 31, 1976.

If this operation were to close it would mean a loss of 35 sleeping units and one 5-room housekeeping unit.

Mr. Morgan, Director of Environmental Health, reported that as of November 25, 1976, notice had been received that the Cordova Rooms would remain in operation and that the operator, Mr. Jung, had reduced the rent and intends to comply with the Order to upgrade these premises in compliance with the Lodging House By-law.

He also stated that there are three other premises in the downtown eastside area affecting 80 rooms that have indicated they will cease operation on January 1, 1977. It was pointed out by Mr. Morgan that there is a 25% vacancy rate in hotels in the downtown eastside and some operators are not complying with the necessary upgrading.

Cont'd . . .

Clause 4 Cont'd

Following discussion the Committee

RESOLVED,

A. THAT the report of the City Manager dated November 18, 1976, be received for information.

B. THAT the Director of Environmental Health report back to the Committee on the compliance of the Cordova Rooms to the upgrading of their premises as per the Lodging House By-law.

C. THAT the Director of Environmental Health report verbally to the Committee on the three premises which have indicated they will cease operation on January 1, 1977.

RECOMMENDATION:

5. Hotel Metrople, 320 Abbott Street
Citizens' Complaint re Noise

The Committee had for consideration a Manager's Report dated November 1, 1976, (copy circulated) in which the City Engineer reported that at the Standing Committee on Housing and Environment Meeting of 2 September, 1976, the City Engineer was instructed to investigate and report back to the Committee on the introduction of a system confining garbage pickups in the residential areas of the downtown core to the periods early evening to midnight and early morning after 6:00 a.m.

Because of the extreme daytime traffic congestion in the downtown lanes the City operates a night shift garbage collection in the Central Business District. This shift operates between 10:30 p.m. and 7:00 a.m. The private haulers also find it necessary to work at night. In some places, and the lane at Hotel Metropole, 320 Abbott, is an example, illegal parking in the lanes inhibits the use of the lane until after 2 a.m. The garbage collection crews therefore find that if they wait until after 2 a.m. these lanes are clear, and the work can be performed quickly and without delay.

If parking in certain of the lanes, such as at the Hotel Metropole, is controlled to permit truck access prior to midnight, the garbage can be removed before that time. The Police Department advises that they presently ticket illegally parked cars which are found in lanes, and tow away vehicles which block lanes to fire truck access.

Following discussion the Committee

RECOMMENDED,

A. THAT the City's garbage collection night-shift operation be continued as at present.

B. THAT the Police Department be advised that illegal parking in certain downtown lanes is preventing collection of garbage before 12 midnight and that vehicles which block passage by garbage trucks in these lanes should be removed.

INFORMATION:

6. Clarification of Recommendations to City Council re
Fire By-law Amendments

The Committee had for consideration a brief presented by:

Cont'd . . .

Clause 6 Cont'd

Committee of Tenants, 1101 Nicola Street
Apartment Tenant Owners Association
Apartment and Lodging House Association
Rental Housing Council of B.C.

in which was presented the following recommendations:

"a. Allow an appeal against an order of the Fire Chief on the grounds of both the National Codes and as provided for in them, but also providing for relaxation where literal enforcement would result in unreasonable hardships;

b. Allow either the building owner or tenants an opportunity to place an appeal, within 60 days of receiving an order;

c. Define precisely the buildings to which the By-law applies and which, if any, are exempt;

d. Define precisely who is legally responsible for executing order. "Occupants" is too vague and could include tenants."

The Committee also considered a memorandum from the Fire Chief on 'Recommendations to City Council re Fire By-law Amendments In Brief Submitted By Tenants & Owners Committees' (copies on file in the City Clerk's Office).

A member of the Committee requested the Fire Chief to contact various builders and contractors to obtain prices on typical renovations required to upgrade buildings to the standards of the Fire By-law.

Following discussion the Committee

RESOLVED,

A. THAT the brief submitted by the Committees of Tenants & Owners and the memorandum submitted by the Fire Chief be received for information.

B. THAT the Fire Chief be instructed to obtain prices from various builders and contractors for typical renovations to comply with the regulations of the Fire By-law, i.e. installation of enclosed stairways, fire doors, sprinkler systems, etc., to assist the Committee in evaluation of future upgradings and to report back to the Committee as soon as possible.

7. Equitable Distribution of Renovation Costs to Apartment Buildings: Fire By-law

The Committee had before it for consideration an exchange of correspondence between the Chairman and Mr. J. Brewin, former Chairman of the Rent Review Commission, (copies on file in the City Clerk's Office).

Mr. B.W. McCulloch and Mr. Patterson of the Rent Review Commission were in attendance at the meeting. The Chairman introduced a letter from Mr. Allan MacLean of the Vancouver Community Legal Assistance Society in regard to Section 28 of the Landlord and Tenant Act which deals with renovation rent increases (copy attached).

Mr. McCulloch stated that the Rent Review Commission has presented proposals to the Cabinet but that it is not at liberty to say what these proposals are at the present time. There is a case before the Commission currently which raises the points put forward in the Vancouver Community Legal Assistance Society letter. Some of the concerns of the Society would require changes to the legislation. Mr. Gardom has stated that no action would be taken before the next session of the House.

The Honourable R. Mair, Minister of Consumer Services is now the Minister responsible for the Rent Review Commission. He has been briefed on the outstanding

Cont'd . . .

Clause 7 Cont'd

issues and is attempting to learn more about rent controls and application of the Fire By-law and has made no decisions as yet.

The Committee considered the City should provide the Minister with some background information. It was agreed the Finance Department be instructed to provide the Committee with information on the amount an owner can write-off,(e.g. savings for fire insurance, income tax, and capital gains and on the necessity of upgrading buildings). When this information is available the Committee should make representation to Mr. Mair expressing its concerns and suggestions on what an equitable sharing of the 12% allowable increases in rent for renovations should be. The Committee does not feel that tenants should have to pay for renovations which are required under the Fire By-law or any other applicable by-laws.

Mr. Patterson said that the Rent Review Commission is studying alternative formulae and methods of financing improvements. He outlined what other Provinces are doing when dealing with rent controls and will forward this information to the Chairman for analysis by the Finance Department.

RESOLVED,

A. THAT the Director of Finance be requested to study information on methods owners can use to write-down improvements and report to the Committee what would be an equitable sharing of the 12% allowable rent increases for renovations.

B. THAT the Chairman write to The Honourable R. Mair advising him of the City's concerns with respect to the equitable distribution of renovation costs, stating that our Finance Department will be studying alternative formulae and methods of financing improvements to ascertain an equitable sharing of the 12%, and requesting an opportunity to bring forward the Committee's concerns at a meeting in the near future.

8. Chairman's Progress Report

The Committee had before it the Chairman's report (on file in the City Clerk's Office) on the progress of the Standing Committee of Council on Housing and Environment over the last two years.

The Chairman noted his recommendations as follows:

a. Adopt a housing plan after suitable discussion and dialogue.

b. The housing function and responsibilities of the various officials at City Hall should be clarified.

c. New construction goals for 1977 and 1978 should be set out for seniors, family and specialty housing.

d. The Director of Legal Services should be preparing a report on the new By-law Enforcement Prosecutor who has been hired. Effective and appropriate ways to enforce our various housing and environment by-laws should be discussed. In particular, a Municipal By-law Court should be in operation in 1977.

e. With reference to environmental matters Council should keep a very careful and critical watch on the proposed airport expansion.

Other areas that are going to have to be actively considered by a new Council are:

(i) The need for a movement of goods study.
(ii) Recycling of garbage and energy conservation will play an increasingly more important role.

Cont'd . . .

Clause 8 Cont'd

The Committee

RESOLVED,

THAT the progress report of the Chairman of the Housing and Environment Committee be received and referred to the new Housing Committee of Council.

The meeting adjourned at approximately 2:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 537

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 25, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall on Thursday, November 25, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION

1. Good Stuff Games - Grant Request

The Committee had for consideration a Manager's report dated November 15, 1976 (copy circulated) outlining a grant request from Good Stuff Games for $327.47 to cover the cost of installation of bleachers by the Park Board at "the world's largest backgammon game" held on Granville Island on September 18, 1976. Profits of $1,000.00 from the sale of refreshments and passing the hat were to be donated to the Children's Hospital.

The Director of Social Planning did not support this grant request and reported as follows:

"The applicant is not a Non-Profit Society and the request is to cover a deficit knowingly incurred. It is assumed that persons who gave donations to Good Stuff Games did so on the understanding that 100% of their contributions would be forwarded to the Children's Hospital. Therefore, I feel that Good Stuff Games should deliver the entire proceeds to the Children's Hospital and that the cost of the bleachers be absorbed by this Company as a promotional expense."

Mr. Pozer of Good Stuff Games stated that he felt the commercial aspect had been played up too much and that they had announced that profits in the amount of $1,000.00 would go to the Children's Hospital. If the City did not approve the grant the $327.47 would have to be deducted from the $1,000.00 leaving only $673.00 to be given to the Children's Hospital.

A motion to approve the grant was put and lost. The Committee took no further action on the matter.

RECOMMENDATION

2. Vancouver Bach Choir - Grant Request

The Committee considered a letter dated November 10, 1976 (copy circulated) from the Vancouver Bach Choir requesting that they be given an opportunity to appeal the decision of Council of October 5, 1976 approving a grant equal to the rental of the Queen Elizabeth Theatre for one evening.

Cont'd . . .

Clause #2 continued:

Representatives of the Vancouver Bach Choir stated that they were confused when making their presentation to Council and did not make it clear that because they are doing "The Messiah" this year, it would require four nights rental of the Queen Elizabeth Theatre instead of the one night rental that they usually request. "The Messiah" is very popular and the number of people wishing to see it requires that they give additional performances to accommodate them, although this increases their expenses.

Following discussion it was

RECOMMENDED

THAT City Council grant one night's additional free rental of the Queen Elizabeth Theatre to the Vancouver Bach Choir.

The meeting adjourned at approximately 2:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 537

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

November 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 25, 1976 at approximately 3.30 p.m.

PRESENT : Alderman Kennedy, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt

CLERK TO THE COMMITTEE : M.L. Cross

INFORMATION

1. Status of Rezoning Applications

The Committee considered a memorandum dated November 4, 1976 (on file in the City Clerk's office) from Mr. H. Schesser, Zoning Division, Planning Department forwarding the monthly status of rezoning applications as of October 31, 1976.

RESOLVED:

THAT the monthly status report of rezoning applications as of October 31, 1976 be received.

2. Status Report on Major Development Proposals

At the informal meeting of members of Council and members of the Development Permit Board/Panel on October 12, 1976, the Director of Planning agreed that his Department would report verbally to the Committee on any development permit applications received for major developments throughout the City.

Mr. A. Floyd, Acting Zoning Planner, with the aid of drawings, reported verbally on the following development permit applications received from October 28 to November 4, 1976:

(a) D.P.A. #75810 - 1214 W 7th Ave. - 12 unit townhouse development
(b) D.P.A. #75805 - 1167 W 7th Ave. - 6 unit townhouse development
(c) D.P.A. #75806 - 555 W 5th Ave. -111 unit apartment building
(d) Preliminary D.P.A. #75942 - 1370 Davie St. - 84 unit apartment building

Mr. Floyd advised that the Department would report verbally to the Committee on a bi-monthly basis.

cont'd.....

Clause #2 continued:

RESOLVED:

THAT the verbal report of the Acting Zoning Planner on major development permit applications received October 28 - November 4, 1976 be received.

RECOMMENDATION

3. Formation and Recognition of Champlain Heights Planning Advisory Committee

On December 9, 1976 Council referred a letter dated November 1, 1976 from Mr. E. Lyngen, Acting Interim Chairman, Champlain Heights Planning Advisory Committee and Draft Terms of Reference (on file in the City Clerk's office) to the Council Committee for consideration.

Mr. Lyngen distributed information on membership of the original C.H.P.A.C. and the attendance in 1976 of those persons who have attended the meetings since May 13, 1976.

He stated the meetings were open to persons who have an interest in the development of all of Champlain Heights, including the implementation stages of Areas E and F and a continuing community involvement in the local area planning programme as approved by Council on December 18, 1973 for "overcoming the perceived planning deficiencies in the existing built up areas of Champlain Heights."

The Planning Advisory Committee is requesting that Council recognize the C.H.P.A.C. and the revised Terms of Reference dated September 7, 1976 and make provision for Civic staff to continue meeting with them.

The Committee

RECOMMENDED:

THAT the formation of the Champlain Heights Planning Advisory Committee and the Terms of Reference dated September 7, 1976 be approved.

FURTHER THAT the Director of Planning report back in six months on the workings of the Committee.

INFORMATION

4. Development Permit Application #75674 - 1661 Whyte Ave. Kitsilano Coast Guard Base

The Committee considered a report dated November 12, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that a development permit application has been received from F. & A. Construction Ltd.

cont'd.....

Clause #4 continued:

on behalf of the Federal Department of Public Works, to add a 58' x 32' second storey addition on the existing Kitsilano Coast Guard base for offices and storage. Work was already started before the application was made and construction is well underway. The Urban Design Panel has approved the design of the addition but the Director of Planning is meeting with representatives of the Department of Public Works in an attempt to have them improve the appearance of the whole base.

RESOLVED:

THAT the report of the City Manager dated November 12, 1976 be received for information.

FURTHER THAT the Director of Planning in his discussions with the Federal Department of Public Works, relay the concerns of the Standing Committee on Planning and Development that work had commenced before permits had been obtained and the fact it shares the view of the Director of Planning that the visual appearance of the base should be improved.

5. Development Permit Application #75746 - Airwest Airlines-North Foot of Jervis Street

The Committee considered a report dated November 12, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that Airwest Airlines have submitted a development permit application to retain the existing aircraft landing base (approved to October 31, 1976) for a further unlimited period of time. Staff are currently preparing policy recommendations that include seaplane and helicopter service for the downtown waterfront area as an appropriate and desirable component of the transportation system. The Director of Planning is prepared to approve the application for a limited period of five years expiring October 31, 1981.

The Committee expressed concern about safety, noise, the increased number and the timing of planes coming into the harbour.

RESOLVED:

THAT the report of the City Manager dated November 12, 1976 be received for information.

FURTHER THAT the Director of Planning be instructed to bring the concerns of the Committee to the attention of the Committee on the Burrard Inlet Waterfront and report back.

cont'd.....

6. Development Permit Application #75915 - Ministry of Transport - Flight Control Tower - 200 Granville Street

The Committee considered a report dated November 17, 1976 which the City Manager submitted for Information.

In the report the Director of Planning advised that a development permit application has been submitted by the Ministry of Transport to add a 16' high pentagonal-shaped control tower, 32' at its widest section, above the penthouse of the Granville Square Tower to operate during daylight hours to control float plane safety.

RESOLVED:

THAT the report of the City Manager dated November 17, 1976 be received for information.

RECOMMENDATION

7. Pt. Grey Road Property Acquisition and Development Issues

The Committee considered a report of the City Manager dated November 4, 1976 (copy circulated) in which the Director of Planning recommends policies to guide property acquisition and private development on the north side of Pt. Grey Road.

Ms. J. Hlavach, Area Planning, advised that a number of policies had been approved in principle in October 1975 but final adoption was deferred until the policies were discussed with residents, the Parks Board and the Vancouver City Planning Commission. On February 24, 1976 decision on a final set of policies was deferred until a report on the rear building line was received. After a Public Hearing, Council on June 1, 1976 enacted the amendment to the Zoning and Development By-law establishing the building line.

In line with the City's policy to eventually acquire for park purposes, the lands on the north side of Point Grey Road, the Director of Planning recommends that the following policies be adopted:

Policy #1: That the long term acquisition of all property on the north side of Point Grey Road be the City of Vancouver's policy (Balsam to Alma).

Policy #2: Property should be considered for acquisition on the basis of opportunity and availability anywhere on the north side of Point Grey Road.

Policy #3: A degree of emphasis, when more than one opportunity for purchase exists, should be placed on acquiring lands abutting a street end, and between Balsam and Trafalgar.

Policy #4: The beach area should remain in its current 'natural' condition.

cont'd.....

Clause #7 continued:

Policy #5: The development and maintenance of street ends as mini-parks, in a manner that will improve their usability, should be investigated and reported back to City Council.

Policy #6: Improved signage and delineation of access points and improvement of the access points (stairs, hand-rails, etc.) (including an additional access point at Hastings Mill Park) should be investigated and reported back to City Council.

Policy #7: An amendment to the Zoning and Development By-law (No. 3575) should be prepared that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc., structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff.

Policy #8: No construction or building should be permitted at the base of the cliff.

Policy #9: The existing RS-2 and RT-2 District Schedules (with the exceptions noted in the following two policies) should be used to regulate development on the north side of Point Grey Road.

Policy #10: Purpose designed apartments and townhouses not be permitted on the north side of Point Grey Road.

Policy #11: No side yard relaxations be granted for new developments.

The Committee

RECOMMENDED:

(A) THAT Policies 1 to 11 contained in the report of the City Manager dated November 4, 1976 be adopted as the plan for the future of property acquisition and development on the north side of Pt. Grey Road.

(B) THAT the City Engineer be instructed to report back on the implementation of Policies 5 and 6.

(C) THAT the Director of Planning be instructed to make application to amend the Zoning and Development By-law in order to implement Plan Policy 7, and refer such application direct to Public Hearing after a report thereon is received from the Vancouver City Planning Commission.

cont'd....

8. Downtown-Eastside Neighbourhood Improvement Program - 1977 Administration Budget

The Committee had before it a report dated November 16, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

On September 28, 1976 when dealing with recommendations of the Standing Committee on Planning and Development City Council passed the following motion:

> "Recommendation A of the Committee contained in this clause be approved; except that the following statement in recommendation (5) of the Manager's report
>
> > This budget of $58,000 is included in the total Implementation Budget of $589,300 and is cost shareable
>
> be referred back to the Standing Committee on Planning and Development for further consideration. This consideration to include source of funding should the Committee recommend that the City absorb all or part of these administrative costs."

In the report the Director of Planning stated:

"The Concept Plan which Council dealt with on September 28 indicated that while administration and implementation of the program can be costly, particularly for a community with very limited funds and many high priority needs, the same quantity and quality of administration as required by other N.I.P. programs is necessary to carry out this program.

Administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government. However, in view of the extremely difficult problem of the City trying to meet the area's high priority needs with this low level of funding, it appears appropriate in this instance for the City to assume the total 1977 administrative costs for this program.

It should be noted that while the circumstances which created this situation are not unique, the administrative costs of future N.I.P. programs should be considered cost-shareable; in other words, no precedent is set if Council adopts this proposed course of action.

The Director of Finance indicates that funds are available in the 1974 unappropriated balance of the City's Neighbourhood Improvement Program fund which could be used for this purpose, by approval of Council. "

Appendices I and II (copy circulated) forming part of the Manager's report set out the total N.I.P. allocation breakdown for the $685,000 as well as a breakdown of the $58,000 allocated for 1977 Administration Costs.

The Committee

RECOMMENDED:

(A) THAT the City assume the total administrative costs of $58,000 for the Implementation Stage of the Oppenheimer Area Neighbourhood Improvement Programme.

cont'd.....

Clause #8 continued:

(B) THAT the $58,000 previously earmarked for administration be reallocated as follows:

(i) $55,000 to Japanese/Community Facilities (for a total of $150,000)

(ii) $3,000 to Contingency (for a total of $9,300).

9. Thunderbird Neighbourhood - Disposition of City-owned land

The Committee considered a report of the City Manager dated November 16, 1976 (copy circulated) in which the Director of Planning outlines a proposal for the City-owned lands in the Thunderbird Neighbourhood in terms of Council's current commitments for the land and the neighbourhood plan previously adopted in May, 1975.

The adopted plan for the city-owned land bounded by Cassiar St., First Avenue, the 401 Freeway, Fifth Avenue and Skeena Street included a 2 acre site for a community centre for the Confratellanza Italo-Canadese Society; a 1.8 acre park site; a 1.5 acre church/day care facility and a 5.0 acre warehouse site. The original interest in the latter two sites was withdrawn.

On November 9, 1976 Council approved in principle the sale of 3 to 4 acres to the Akali Singh Sikh Society for the construction of a temple and related facilities but referred the question of conditions of development to the Director of Planning for report to the Standing Committee on Planning and Development.

The report states that developer interest has now been expressed for the industrial site and it would be appropriate for the balance of land not committed to the Akali Singh Society to be sold for warehouse purposes.

With respect to the development concept, the Director of Planning has prepared a design scheme (illustrated on Appendix II forming part of the Manager's Report dated November 16, 1976) defining a 3.8 acre site for the Akali Singh Sikh Society and a 2.7 acre site for industrial use. Vehicular access to both sites is to be exclusively from 5th Avenue east of Skeena. Industrial traffic would only be allowed to use Skeena St. from Broadway to 5th Avenue.

The Director of Planning recommends that the site be rezoned from M-2 Heavy Industrial to CD-1 Comprehensive Development for the following reasons:

(a) to provide an appropriate control over the form of development to assure harmony with the adjacent neighbourhood;

(b) to limit the uses of the land to those adopted by Council in the original neighbourhood plan;

(c) to remove the exercise of development control from the sale process thus simplifying sale conditions; and

(d) to assure the continuation of development controls should resale occur.

cont'd.....

Clause #9 continued:

The CD-1 zoning would specify allowable uses, floor space ratio, height and parking/loading requirements for the two sites.

Council agreed to sell the institutional site to the Akali Singh Sikh Society with the same conditions of sale as those agreed to for the previous institutional use. The specifics of the sale will be reported to Council by the Supervisor of Property and Insurance.

Dr. V.S. Pendakur, representing the Akali Singh Sikh Society, requested the Committee to delete the 40' height requirement from the by-law to be listed as a resolution prescribed by Council. There is no way of knowing at this time if special treatment will be necessary for the site which might result in the building being slightly higher than 40 feet. If the height restriction is a Resolution of Council, it could be amended by a majority of Council if the height of the building turns out to be higher.

He also requested Resolution 2 to read "The development to be generally in accordance with the adopted development concept ...." rather than "is to conform to the adopted ....."

The Committee

RECOMMENDED:

(A) THAT the development concept for lands in the Thunderbird area as illustrated on Appendix II forming part of the Manager's Report dated November 16, 1976 be approved.

(B) THAT the Draft CD-1 By-law be amended by deleting section 4 regarding height restrictions from the By-law and adding it as one of the Resolutions Prescribed by Council.

(C) THAT the Resolutions prescribed by Council be further amended by amending (2) as follows:

"2. The development to be generally in accordance with the adopted development concept ....."

(D) THAT the Director of Planning be instructed to make application to rezone Lot A and Lot B of Block 106-108, Section 28, THSL, Plan 16222 from M-2 Heavy Industrial District to CD-1 Comprehensive Development District with the Draft CD-1 By-law and resolutions restricting the form of development be as contained in Appendix III forming part of the Manager's Report dated November 16, 1976, as amended this day; such application to be referred direct to Public Hearing after a report from the Vancouver City Planning Commission.

(E) THAT following rezoning, City staff be instructed to prepare a sub-division for the 6.5 acres in general accord with the approved development concept and to market the land with conditions of sale as per Appendix IV forming part of the Manager's Report dated November 16, 1976.

cont'd.....

Clause #9 continued:

(F) THAT potential purchasers of the subject lands be referred to the Street and Traffic By-law 4944 for a definition of legal industrial routes and that Council authorize staff to monitor the traffic situation in the Thunderbird Neighbourhood after the installation of new development and report back if a traffic problem in the area becomes evident.

The meeting adjourned at approximately 4.45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 538

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the Minutes of the Regular Council Meeting of December 7, 1976, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the Council recess and reconvene later this day, following the Special Council (Public Hearing).

- - - - -

The Regular Council reconvened at approximately 2:30 p.m., with the same Members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney
SECONDED by Ald. Bird
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

MANAGER'S REPORTS AND DELEGATIONS

Fire and Traffic Matters
(December 10, 1976)

Traffic Conditions at the Intersection
of Cambie Street and 57th Avenue.
(Clause 1)

The Council heard the following delegations requesting a pedestrian crossing light at 57th Avenue and Cambie Street:

Mrs. R. Tarmovaara Mr. Bob Morris	-	Dogwood Lodge
Ms. Mary Williams	-	Pearson Hospital

The representatives from Dogwood Lodge submitted a brief putting forward several proposals to improve the pedestrian traffic problems in this area.

Mr. Gascoyne, Assistant City Engineer, Traffic Division, spoke against a pedestrian-operated light or the installation of a cross-walk, for the reasons outlined in the report.

MOVED by Ald. Rankin
THAT

1. Two car parking spaces between the entrance to Dogwood Lodge and the stop sign on 57th Avenue be eliminated to provide better visibility for drivers and pedestrians;
2. A cross-walk north-south at 57th Avenue, where the curb is already ramped, be installed;
3. The City Engineer report back on the proposal by the delegation that appropriate disabled pedestrians signs be erected;
4. The City Engineer report on the installation of a sidewalk on the north side of 57th Avenue, west from Cambie.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(December 10, 1976)

Hardship Application -
2176 East 61st Avenue
(Clause 1)

Mr. C. Pritchard, solicitor, on behalf of Mrs. M. White, spoke in support of a hardship application regarding 2176 East 61st Avenue and gave details of Mrs. White's financial status.

MOVED by Ald. Volrich
THAT an extension of one year be granted to Mrs. White with respect to retention of a housekeeping unit in the basement of 2176 East 61st Avenue.

- CARRIED UNANIMOUSLY

MANAGER'S REPORTS AND DELEGATIONS (Cont'd)

Day Care - False Creek
(Clause 7)

Ms. Susan Swanson, representing the False Creek Child Care Society addressed Council and spoke on matters relating to the problems of the Society in finding suitable accommodation for a Day Care Centre, and against being located on a permanent basis in Hodson Manor.

The Council also heard briefly from Mr. Oosterhuis representing the Multi-Cultural Society, who advised Council not to utilize Hodson Manor as a Day-Care Centre.

MOVED by Ald. Marzari
THAT the City negotiate a lease, based on three years, with Daon for day care premises at Laurel and 6th Avenue, at a reasonable square footage rate;

FURTHER THAT the City Manager report back to the first Regular Council Meeting in 1977 on the result of the negotiations.

- CARRIED

(Ald. Sweeney opposed)

MOVED by Ald. Rankin
THAT the Supervisor of Properties be instructed not to approve termination of the existing lease with the Multi-Cultural Society of B.C.

- CARRIED

(Ald. Cowie and Volrich opposed)

MOVED by Ald. Bird
THAT the City negotiate with the Provincial Government with respect to the Government assuming those operating costs incurred by the False Creek Day Care Society that it normally assumes in the case of other day care centres.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the appropriate Committee next year examine the question of funding for Day-Care Centres with the Provincial Government.

- CARRIED UNANIMOUSLY

Possible Order to Demolish -
821 Drake Street.
(Clause 6)

Mrs. Shillabeer appeared before Council and advised that she has made arrangements to have the roof repaired and other improvements and is awaiting tradesmen to carry out this work.

MOVED by Ald. Boyce
THAT Mrs. Shillabeer be granted an extension of three months to complete the necessary repairs and renovations.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Use of Queen Elizabeth Playhouse for Opera Auditions.

In a letter dated December 1, 1976, the National Council of the Metropolitan Opera requested a grant for the use of the Queen Elizabeth Playhouse for its 1977 opera auditions scheduled for Sunday afternoon, January 23, 1977.

MOVED by Ald. Marzari
THAT an amount equal to the rental of the Queen Elizabeth Playhouse be granted to the National Council of the Metropolitan Opera.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. Request to use the word 'Vancouver' in name of Association.

Under date of December 1, 1976, the Arica Association is requesting permission to use the word 'Vancouver' in its society's name.

MOVED by Ald. Marzari
THAT permission be granted to the Arica Association to use the word 'Vancouver' in registering its name in Victoria as an extra-provincial society.

- CARRIED UNANIMOUSLY

3. Land Use in Salish Park Subdivision

The Council noted delegation requests from Salish Park Residents Committee and the Musqueam Indian Band concerning land use in the Salish Park Subdivision.

MOVED by Ald. Bird
THAT the delegation requests from the Salish Park Residents Committee and the Musqueam Indian Band be granted.

- CARRIED UNANIMOUSLY

4. Heritage Designation - Strathcona School Building

In a letter dated December 6, 1976, the Chairman of the Vancouver School Board requested that Council rescind its motion of November 9, 1976, which designated the Strathcona School as a heritage building. The Board also requested to appear as a delegation on the matter.

MOVED by Ald. Volrich
THAT the delegation request from the Chairman of the Vancouver School Board be granted.

- CARRIED

(Ald. Marzari opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Heritage Designation - The Vancouver Club.

Council noted a letter from The Vancouver Club, 915 Hastings Street, commenting on the designation of its premises and proposing that, before any formal designation is made, the question of compensation should be decided.

MOVED by Ald. Rankin
THAT the letter from The Vancouver Club be received and no further action be taken.

- CARRIED UNANIMOUSLY

6. Christmas Shoppers Bus.

Council, on November 30, 1976, approved the City Manager's report recommending a shuttle bus service be instituted between Robson, Granville and the Gastown area during the period from December 1, 1976 to January 15, 1977.

In this regard Council noted a letter dated December 9, 1976, in which the merchants have now decided not to proceed with this "Christmas Shopping Bus". However, the merchants would still like to review this concept in March or April of 1977, using roughly the same routes.

MOVED by Ald. Bird
THAT the communication from the merchants, dated December 9, 1976, be received.

- CARRIED UNANIMOUSLY

At this point in the proceedings Council varied the agenda as follows:

Report of Standing Committee on Community Services (December 2, 1976)

Complaints - 5 & 7 West 15th Avenue and 246 West 13th Avenue. (Clause 2)

Mr. McKenna addressed the Council opposing the proposed Boarding Home for Juvenile Boys at 246 West 13th Avenue and the proposed community residential centre planned for 5 and 7 West 15th Avenue.

MOVED by Ald. Sweeney
THAT the delegation, and this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in Committee Room No. 3., reconvened in Open Council at 4.20 p.m., with Mayor Phillips in the Chair and the same Members present.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
DECEMBER 10, 1976

Works & Utility Matters
(December 10, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Watermain Installations - 1976 Capital Budget
Cl. 2: Charges for Garbage Collection for Strata Title Properties
Cl. 3: Local Improvement - Equitable Adjustment (Pavement & Curbs, Commercial, 22nd to Kingsway)
Cl. 4: Local Improvements on the 'Initiative Principle' and 'by Petition'

Clauses 1, 2, 3, and 4

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Clause 4 was Carried by the Required Majority)

Building & Planning Matters
(December 10, 1976)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Hardship Application - 2176 East 61st Avenue
Cl. 2: Supplying Information to Prospective Purchasers concerning the Status of Premises with Respect to City By-laws
Cl. 3: Rezoning Application - 2700 Block Commercial Drive (S/E Corner at East 11th Avenue)
Cl. 4: Amendments to the Zoning & Development By-law #3575 to Permit Community Residential Facilities (Halfway Houses)
Cl. 5: Provincial Government Metric Demonstration Project
Cl. 6: Possible Order to Demolish - 821 Drake Street
Cl. 7: Day Care - False Creek

Hardship Application -
2176 East 61st Avenue (Clause 1)

For Council action on this Clause, see page 2.

Clauses 2, 3, 4 and 5

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Possible Order to Demolish
821 Drake Street (Clause 6)

For Council action on this Clause, see page 3.

Day Care - False Creek
(Clause 7)

For Council action on this Clause, see page 3.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(December 10, 1976)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Zoning and Development Fee By-law - Home Crafts
Cl. 2: Block 42 Parking Facilities - Final Rental Agreement
Cl. 3: Habitat Flags and Banners
Cl. 4: Temporary Parking Facility for Police Fleet
Cl. 5: Civic Theatres - Staffing and Reorganization
Cl. 6: Quarterly Review of Revenues and Expenditures as at September 30, 1976

Clauses 1 and 2.

MOVED by Ald. Bird
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Habitat Flags and Banners
(Clause 3)

MOVED by Ald. Cowie
THAT the request of the Vancouver Public Aquarium for the donation of sixty used banners annually for a display program, be granted.

- CARRIED UNANIMOUSLY

Temporary Parking Facility for Police Fleet
(Clause 4)

MOVED by Ald. Bird
THAT a fence as proposed not be installed around this site, and instead funds be provided for the planting of trees, and the City Manager report back after discussions with the Director of Planning regarding requirement changes in the development permit.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Volrich
THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 10, 1976)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Personnel Regulations 170 'Starting Salary', 240 'Acting Senior Capacity', 245 'Temporary Positions' and 248-7 'Training - Recovery of City Contributions Employee-Initiated Training'
Cl. 2: Four Day Week - Turn Down Traffic Volume

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(December 10, 1976) (Cont'd)

Clause 1

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Four Day Week -
Turn Down Traffic Volume
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause be approved;

FURTHER THAT the letter from the Citizens Council on Civic Development commenting on this matter be received.

- CARRIED

(Ald. Sweeney opposed)

Property Matters
(December 10, 1976)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Sale of Residential Lot - E/S St. George Street North of S.E. Marine Drive
Cl. 2: Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova
Cl. 3: McLaren Electric Building, 1836 West 5th Avenue Lease of Portion of Second Floor
Cl. 4: Lease of City-owned Property - 1572 West 4th Avenue

Clauses 1, 2, 3 and 4

MOVED by Ald. Bird,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Cordova House - Staffing

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Police Digital Communications System

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

D. Disposition of City-Owned Sites - W/S Boundary between 29th Avenue and Monmouth

MOVED by Ald. Bird,
THAT the recommendation of the City Manager contained in his report dated December 7, 1976, be approved.

- CARRIED

(Ald. Cowie and Harcourt opposed)

E. Acquisition of 2640 S.E. Marine Drive

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated December 9, 1976, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, December 2, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 4585 Dunbar Street
Cl. 2: Complaints Regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue
Cl. 3: City-owned Property at 823 Jackson Avenue
Cl. 4: Advisory Committee to Cordova House

Liquor Permit Application - 4585 Dunbar Street (Clause 1)

MOVED by Ald, Rankin
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED

(Ald. Sweeney opposed)

Complaints Regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue (Clause 2)

For Council action of this clause see page 5.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(December 2, 1976) (Cont'd)

City-owned Property at
823 Jackson Avenue.
(Clause 3)

MOVED by Ald. Rankin
THAT the resolution of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Advisory Committee to Cordova House
(Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Housing and Environment,
December 2, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status Report on Government Assisted Housing in the City of Vancouver
Cl. 2: Huntingdon Apartments, 1915 Beach Avenue
Windermere Apartments, 1148 Thurlow Street
Manhattan Apartments, 784 Thurlow Street
Cl. 3: City-owned Housing Site - 2nd Avenue and Wallace
Cl. 4: Future Status of City-owned Sites at 2nd Avenue and Wallace, Foster and Euclid, 5th Avenue and Arbutus and Ash and S.W. Marine Drive

Status Report on Government Assisted
Housing in the City of Vancouver.
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

Huntingdon Apartments, 1915 Beach Avenue,
Windermere Apartments, 1148 Thurlow Street,
Manhattan Apartments, 784 Thurlow Street.
(Clause 2)

In considering this clause, Council noted a letter, dated December 8, 1976, from Thompson, Berwick & Pratt, solicitors, setting out conditions upon which the Company is authorized to approach the City for further discussion on behalf of its clients Sunco Enterprises Ltd.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Housing and Environment
(December 2, 1976) (Cont'd)

Huntingdon, Windermere and
Manhattan Apartments (Cont'd)

At the suggestion of the Chairman of the Committee the recommendations were amended, and it was

MOVED by Ald. Harcourt
THAT

A. The City assist the tenants of Huntingdon Apartments in their negotiations to purchase and renovate the building and that the Director of Planning and Director of Social Planning be instructed to report back to the Committee on the progress of the negotiations.

B. The Greater Vancouver Regional Hospital District be requested to defer plans to demolish the Windermere Apartments and proceed with renovations to the building, amortizing the cost over a five-year period.

C. The Director of Social Planning, in consultation with the Director of Finance and Permits and Licenses, report back within one month on the feasibility of City Non-Profit Housing Corporation involvement in the retention and rehabilitation of low rental units in the Manhattan Apartments; and that any costs for hiring the necessary consultants be paid out of Social Planning Department RESER funds.

D. The Director of Social Planning and appropriate City staff investigate and report back to the Committee on on the preservation and retention of older buildings in the downtown area.

E. The City sponsor a workshop in March to discuss inner city housing programs and funding with representatives from C.M.H.C., Provincial Government, G.V.R.D., and housing people from other major Canadian cities.

F. The new Council be asked to introduce an anti-demolition by-law amendment setting forth the principle "a unit demolished as a unit provided".

G. The memorandum of the Chairman, dated December 2, 1976, and the memorandum of Mr. S. Adams, Social Planner, dated December 1, 1976, be received for information.

FURTHER THAT the letter from Thompson, Berwick and Pratt be received for information.

Underlining denotes amendment - CARRIED UNANIMOUSLY

City-owned Housing Site -
2nd Avenue and Wallace
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Sweeney, Volrich and the Mayor opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Housing and Environment (Cont'd)

Future Status of City-owned Sites at:
2nd Avenue and Wallace Street,
Foster and Euclid Streets,
5th Avenue and Arbutus Street,
Ash and S.W. Marine Drive.
(Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee be approved and the G.V.R.D. be requested to take over the function of providing family rental housing that was to have been undertaken by the Vancouver Housing Corporation.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, December 2, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Proposal for Local Area Planning Program in the Shaughnessy Area
Cl. 2: Progress Report on Detailed Design Guidelines for Surface Parking Lots - Downtown District
Cl. 3: Grandview-Woodland N.I.P. - Citizen Involvement
Cl. 4: University Endowment Lands Study Team

Clauses 1 - 3 inclusive

MOVED by Ald. Kennedy
THAT clauses 1 and 2 be received for information and the recommendation of the Committee, as contained in clause 3, be approved.

- CARRIED UNANIMOUSLY

University Endowment Lands
Study Team.
(Clause 4)

MOVED by Ald. Kennedy
THAT the progress report of the University Endowment Lands Study Team be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the City's previous position with respect to the University Endowment Lands be reaffirmed.

- CARRIED

(Ald. Cowie, Kennedy, Sweeney and Volrich opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Finance & Administration, December 9, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Analysis of Property Tax Arrears
Cl. 2: Penalty for Late Payment of Taxes
Cl. 3: Britannia Community Services Centre - Maintenance and Repairs
Cl. 4: Vancouver Public Library Board Request to Appear before Committee with respect to West Point Grey Library

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT Clauses 1 and 4 be received for information and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Ald. Sweeney opposed to Clause 2)

V. Report of Standing Committee on Community Services, December 9, 1976

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: New Central and Ferry Hotels - Purchase by the City
Cl. 2: Boys' & Girls' Clubs of Greater Vancouver Capital Grant Request of $25,000.00
Cl. 3: Sale of Surplus Furniture
Cl. 4: Hastings/Sunrise-Strathcona Community Recreation Youth Workers
Cl. 5: Licensed Premises in the Downtown Area
Cl. 6: Juvenile Detention Facilities
Cl. 7: Proposed Expansion - Vancouver International Airport

New Central and Ferry Hotels - Purchase by the City (Clause 1)

MOVED by Ald. Rankin
THAT recommendations 'A' and 'C' of the Committee, as contained in this clause be approved and recommendation 'B' be amended and then approved as follows:

'THAT the management, except for the Multi-Use Centre, of the New Central and Ferry Hotels, be assigned to the Properties Division of the Finance Department.'

FURTHER THAT the foregoing be subject to the buildings being put into a reasonable state of repair to the satisfaction of the City.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services.
(December 9, 1976) (Cont'd)

Clauses 2, 3, 4 and 6.

MOVED by Ald. Rankin
THAT clauses 2, 3 and 6 be received for information and the recommendations of the Committee, as contained in clause 4 be approved.

- CARRIED UNANIMOUSLY

Licensed Premises in the
Downtown Area
(Clause 5)

MOVED by Ald. Rankin
THAT the resolution and the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Expansion - Vancouver
International Airport
(Clause 7)

Council agreed to deal with each of the recommendations in this clause separately, and action was taken as follows:

MOVED by Ald. Rankin
THAT recommendation 'A' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendation 'B' of the Committee as contained in this clause, be approved.

- CARRIED

(Ald. Cowie and the Mayor opposed)

MOVED by Ald. Rankin
THAT recommendation 'C' of the Committee as contained in this clause, be approved.

- LOST (tie-vote)

Ald. Bird, Cowie, Kennedy, Volrich and the Mayor opposed)

VI. Report of Standing Committee
on Planning and Development,
December 9, 1976

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status Report on Major Development Proposals
Cl. 2: Status of Rezoning Applications
Cl. 3: Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve
Cl. 4: Central Waterfront Official Development Plan

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,
THAT Clauses 1 and 2 be received for information and the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

VII. Report of Standing Committee on Housing and Environment. December 9, 1976.

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Report on Costs Incurred by Owners of Apartment Buildings to Upgrade Their Buildings for Compliance with the Fire By-law.
Cl. 2. Secondary Suites in Cedar Cottage and Kitsilano: Proposed Rezoning to RS-1A.
Cl. 3. Victory Hotel, 391 Powell Street.
Cl. 4. Garbage Collection from Strata Title Properties: Roll-Out Charges.
Cl. 5. RRAP Progress Report: Downtown Eastside.
Cl. 6. Government Assisted Senior Citizens Housing Construction: Progress and Future Location Priorities.
Cl. 7. Housing and Relocation Service.
Cl. 8. By-law Enforcement.

Clauses 1, 2, 3, 5, 6, and 8.

MOVED by Ald. Harcourt
THAT clauses 1, 3 and 8 be received for information and the recommendations of the Committee as contained in clauses 2, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Garbage Collection from Strata Title Properties: Roll-Out Charges. (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee be approved and the Director of Legal Services submit the appropriate By-law amendment, such amendment to be effective January 1, 1977.

- CARRIED UNANIMOUSLY

Housing and Relocation Services (Clause 7)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee as contained in this clause be approved and the Director of Social Planning report back early in the new year on continued funding for the Y.W.C.A., after March, 1977.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

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G.V.R.D. MATTERS

There were no matters to be considered in preparation for the Greater Vancouver Regional District Meeting to be held on Wednesday, December 15, 1976.

- - - - -

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (West Broadway - Establishment of two new District Schedules)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce was excused from voting on this By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Both Sides West Broadway between Trutch and Stephens; Stephens and Larch; and Collingwood and Trutch)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce was excused from voting on this By-law)

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (8719 Granville Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bird,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Text Amendment - Enclave I, Champlain Heights - S/W Corner East 49th Avenue and Boundary Road)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Text Amendment - Day Care Centres)

MOVED by Ald. Marzari,
SECONDED by Ald. Cowie,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Cowie,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Mayor Phillips was excused from voting on this By-law)

6. BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW (Holy Trinity Ukrainian Orthodox Cathedral)

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

7. BY-LAW TO AMEND BY-LAW NO. 4188 BEING THE ZONING AND DEVELOPMENT FEE BY-LAW. (Homecrafts)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Volrich (in amendment)
SECONDED by Ald. Sweeney
THAT the typographical error of $10.00 for each rental be corrected to show $15.00 as approved by Council in the City Manager's report earlier this day.

- CARRIED UNANIMOUSLY

Cont'd

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW NO. 4188
BEING THE ZONING AND DEVELOPMENT
FEE BY-LAW (Homecrafts) (Cont'd)

MOVED by Ald. Volrich
SECONDED by Ald. Sweeney
THAT the by-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO AMEND BY-LAW No. 4462
BEING THE SHOPS CLOSING BY-LAW.

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AMEND BY-LAW NO. 4815
BEING A BY-LAW TO ADOPT A LOCAL
AREA DEVELOPMENT PLAN.

MOVED by Ald. Bird
SECONDED by Ald. Cowie
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bird
SECONDED by Ald. Cowie
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Notice was called on the following motion which was submitted by Alderman Kennedy, seconded by Alderman Harcourt and recognized by the Chair:

Hangars - Jericho Beach Park

THAT WHEREAS the Parks Board has deferred action on recommendations which would have demolished Hangers #3 and #6 in Jericho Beach Park;

AND WHEREAS the incoming Parks Board for 1977-1978 would benefit from an expression of opinion on the appropriate future uses for the buildings and related facilities of this entire development;

AND WHEREAS the lessons to be learned from the experience of Habitat Forum have not been discussed by Council, then

BE IT RESOLVED THAT the views of each and every member of Council be expressed openly before the end of their terms of office in 1976.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Meeting with Certain Government Officials

Alderman Boyce referred to a meeting with The Honourable Ron Basford and others on Saturday, December 11, 1976, concerning the Provincial Health Program.

NEW BUSINESS

Presentation to Mayor Phillips

MOVED by Ald. Volrich
SECONDED by Ald. Kennedy

THAT in recognition and appreciation of the services rendered to the citizens of Vancouver by Mayor Arthur Phillips, this Council grant to him a Special Parking Exemption Permit.

- CARRIED UNANIMOUSLY

Presentation to Retiring Council Members

Mayor Phillips thanked the Council for his gift and expressed appreciation to the Aldermen for their support and cooperation during the past years.

The Mayor then presented silver trays to Aldermen Bird, Boyce, Cowie and Sweeney,

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The Council adjourned Sine Die at 6.00 p.m.

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The foregoing are Minutes of the Regular Council meeting of December 14, 1976, adopted on January 11, 1977.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 618

Street	From	To
S.W. Marine Drive	70th Avenue	South of 71st Avenue
71st Avenue	S.W. Marine Drive	Granville Street
Hudson Street	67th Avenue	70th Avenue
67th Avenue	French Street	Cartier Street

Estimated Cost: $78,000

The above installations are to replace leaking steel mains.

Funds for the project, totalling $78,000, are available from the following Waterworks Capital Accounts:

#128/7906 Short Notice Projects - 1976 Unappropriated	$38,000
#128/7907 Prior to Paving - 1976 Unappropriated	8,000
#128/7908 Uncompleted Design - 1976 Unappropriated	32,000
	$78,000

I RECOMMEND that Project 618 be approved for construction and that the required $78,000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Charges for Garbage Collection for Strata Title Properties

The City Engineer reports as follows:

"At the City Council Meeting of October 19, 1976, the following motion was approved:

1) Strata-Title condominiums which use garbage cans be permitted the same pick-up allowance as single-family homes, i.e., two cans per unit per week

2) Strata-Title condominiums which use garbage containers be permitted two garbage pick-ups per week, where required.

The two parts of the above motion create some inconsistency and clarification of the intent is required in order that the Refuse By-law may be amended. Furthermore, establishment of a commencement date is necessary and for Council information cost figures for the proposed changes are set out in this report.

Background

In 1975, after considering a detailed report from the City Manager, Council adopted a policy of free garbage removal from condominiums with an allowance of one can per unit per week. This policy is based on the average amount of refuse per unit which is the same principle that is applied to single family dwelling where the average amount of refuse is two cans per week.

In a brief dated July 29, 1976 the Strata Plan Owners Association of B. C. requested a change in the basic policy so that condominiums using City containers (rather than small cans) be allowed 2 pick ups per week where required.

Discussion

In view of the above background it is assumed that the words "where required"

Cont'd . . .

Clause 2 Cont'd

in the above October 19, 1976, motion are intended to apply to the first part of the motion as well as the second part. If this is not the case the basic free collection for condominiums would be inequitable i.e. twice the basic allowance if cans are used compared to containers. It would be consistent to apply the condition to all condominiums so that the basic free provision for all condominiums would remain at one can per unit with additional free service (up to 2 cans per unit) where required in special circumstances. Specially, the amendment would be as follows:

Upon application satisfactory to the City Engineer, but subject to all other provisions and charges pursuant to the Refuse By-law, the City Engineer may provide the following services without charge:

(a) Strata-Title condominiums using regulation garbage cans be permitted free collection of two cans per unit per week where required. This will apply to those Strata-Title developments that are similar to private dwellings in terms of design or structure (i.e. town houses) and would generate household refuse similar to a private dwelling, and therefore these premises will be allowed an extension to the basic allowance to two cans per unit per week on a weekly pickup basis

(b) Strata-Title condominiums using City containers be permitted two free garbage pickups per week where required. This will apply to those premises where it is shown that due to special circumstances or conditions arising out of peculiarities in the site, sufficient container space cannot be made available to store the one can per unit weekly free allowance. The amount collected without charge on each of the two pickups referred to above will be one can per unit, additional amounts or additional calls will be charged as provided for in the Refuse By-law.

Costs:

The annual cost of the additional service is estimated as follows:

1. Item (a) above, Strata-Title condominiums using garbage cans be permitted two can weekly allowance where required.

   Loss of Revenue: For 1977 - $6,000

   Additional Operating Costs: This cost will not be large initially since the average volume is in the order of 1/2 can per unit now, this amount has doubled in the past year since free collection was started for Strata-Title condominiums and it is expected that the average unit amount of garbage will increase gradually in the future. Some premises will take advantage of the service immediately, others will take sometime to change their disposal methods. There will be some additional operating costs, however these are not expected to be significant in the first year but as applicable developments such as may occur in Champlain Heights are completed, which may require the two can allowance, the budget for garbage collection will increase accordingly.

2. Item (b) above, Strata-Title condominiums using City containers be permitted two free pickups per week, where required.

   Loss of Revenue: Based on the number of premises now receiving two calls per week, the annual loss of revenue is $15,000.

   Additional Operating Costs: Assuming that all future Strata-Title condominiums will be constructed so that one call per week will suffice, there will be no additional operating costs.

The City Engineer RECOMMENDS that the Director of Legal Services be instructed to amend the Refuse By-law to include the additional free collection service, outlined above, for applicable Strata-Title and Cooperative condominiums. The effective date to be 1 January, 1977."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

3. Local Improvement - Equitable Adjustment
(Pavement & Curbs, Commercial Street, 22nd to Kingsway)

The Collector of Taxes reports as follows:

"The Local Improvement Procedure By-law provides that in the case of a '...parcel of land of abnormal shape or situation...' the Council may determine what variation, if any, is to be applied so that they are '...equitable and fair ...as compared with other parcels....' (Section 6, Subsection (1))

The usual procedure is for such adjustment to be recommended to Council as part of the 'First and Second Steps Report.' The adjusted measurements are then shown on the Collector of Taxes' Notice to the Property Owner, and may be reviewed by the Court of Revision.

In the present case, however, the owners of certain lots wish the matter of an adjustment to be dealt by Council before they decide whether or not to support the petition.

The proposed project is for Curbing and Paving of Commercial Street from 22nd Avenue to Kingsway. The four lots in question are shown on the attached sketch. They sit 'sideways' to the street, being only 29.95 feet deep. Three of the lots are 99.05 feet wide and the fourth 76.03 feet wide. Some adjustment is clearly appropriate and the following approaches have been considered. The resulting assessable footages are tabulated below:

A. Consider what a corner lot of the same dimension would be charged (with flankage relief on its longer side). Such corner lot, however, would have access to two streets, these lots do not.

B. Most of the other lots on this project are 33 feet wide. The close relationship of the lots in question to the street suggests that a curbed and dust-free roadway is of rather more benefit to them than to the other lots.

C. An adjustment formula approved by Council for certain shallow lots on the Water Street Beautification Project. Council, at its meeting of July 23, 1974, permitted the reduction of the assessable frontage by three-quarters of the proportion which the average depth is less than 100 feet.

D. A simple 50% adjustment.

Applying these four to the lots in question gives the following tabulated assessable footages:

	99.05 foot lots	76.03 foot lots
A. Corner lot, same dimensions	54.71 feet	48.96 feet
B. Most other lots on project	33.00 feet	33.00 feet
C. Water Street formula	47.50 feet	36.46 feet
D. 50% adjustment	49.53 feet	38.02 feet

As discussed, "A" may be too severe and "B" too generous. The "other two" are almost equal and since simplicity has some advantage, a simple 50% adjustment is recommended.

I RECOMMEND, with respect to a proposed local improvement project for the curbing and paving of Commercial Street from 22nd to Kingsway, that lots 56, 57, 58 and 59, south part of block 12 and one foot of 14, District Lot 352, be given adjustments under Section 6(1) of By-law 3614 so that they are taxed on the basis of one-half of the length of their easterly boundaries, abutting the street."

The City Manager RECOMMENDS that the recommendation of the Collector of Taxes be approved.

4. Local Improvements on the "Initiative Principle" and "by Petition"

The City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-Law, projects for

Pavements & Curbs, Arterial Streets
Pavements & Curbs, Downtown Streets
Pavements & Curbs, Higher Zone
Pavements & Curbs, Local Residential
Lane Pavements and Curbs, Higher Zone
Lane Pavements, Higher zoned
Lane Pavements, Local Residential
Speed Deterrent Bumps
P.C. Concrete Sidewalk
P.C. Concrete Sidewalks on School Collector Streets

shown on the attached Schedules A, B and C, dated December 3, 1976, are advanced to Council on the 'Initiative Principle' and 'by Petition'.

Information on Projects

Initiative Projects

1. Pavements and Curbs

A. Transit Routes, other arterials and downtown:

Alberni, Denman to Bidwell and Cardero to Jervis
Bute, Robson to Hastings
Melville, Thurlow to Jervis
Thurlow, Pender to Hastings

Partial implementation of the Downtown Transportation Plan will result from improving these streets. Alberni is also a relatively high maintenance street.

Rupert, 15th to 23rd

Presently a gravel-shouldered two-lane pavement and transit route, inadequate for the increasing traffic. The section to the north was paved in 1973. Improvement of the next section, 23rd to Kingsway, is also a high priority.

B. Streets in Commercial, Industrial and Multiple Dwelling Districts

Bute, Comox to Davie
Nelson, Bidwell to Jervis

Generally, in keeping with Council's request to improve pavements on West End streets east of Denman, and Nelson and Nicola in particular to alleviate traffic problems.

Alberta, 8th to Broadway
Columbia, 8th to Broadway
Manitoba, 8th to Broadway
Spruce, 8th to Broadway
3rd, Alberta to Columbia
3rd, Quebec to Main

Chosen for systematic upgrading of substandard pavements.

Franklin, Commercial to Salsbury

Initiated at the request of an abutting business concern, this project will contribute to gradual improvement of streets in this industrial area.

Willow, Broadway to 6th

Installation of curb and gutter, etc. will complete an upgrading, begun in 1976, to provide a suitable pavement for this False Creek transit route.

Cont'd . . .

Clause 4 Cont'd

2. Lanes

A. Lanes in Higher Zoned Districts

Most have been chosen on basis of relatively high maintenance demands, the remainder due to recent or imminent sewer construction.

L/S Alexander, Jackson to Princess
L/S Barclay, Denman to Nicola
L/S Cornwall, Balsam to Vine
L/W Fraser, King Edward to 26th
L/W Fraser, 26th to 27th
L/E Fraser, 43rd to L/S 43rd &
L/S 43rd, L/E Fraser to Chester

L/W Fraser, 48th to L/N 48th
L/S Powell, Jackson to Princess

L/S 8th, Clark to Commercial

L/S Powell, Jackson to Princess
L/S Powell, Princess to Heatley
L/E Victoria, 48th to 49th
L/W Victoria, 47th to L/N 49th
L/S 1st, Balsam to Vine
L/S 1st, Vine to Yew

B. Lane in Residential Zoned District

One project, originally by Petition, is advanced as an Initiative project in accordance with Council's motion of October 19, 1976, because an error had occurred in the circulation of the petition.

3. Sidewalks

The sidewalk on Victoria Diversion is initiated primarily to serve the elderly of Chelsea Manor.

Capital Funds and Timing

The source of funds for the City's share of these projects is dealt with in the Director of Finance's 'Second Step' Report, below. As he notes, approval of the 138 projects in Residential Lanes listed in Schedule C is subject to Council approval of Supplementary Capital funds. If, however, we wait until the 1977 Supplementary Budget has been dealt with before starting the Local Improvement steps, the Court of Revision would be so late that completion of the work in the 1977 paving season would be very doubtful. We propose, therefore, that these steps be started. Council's final undertaking of the projects would follow the Court of Revision and could, if necessary, be deferred pending Budget approval."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated December 3, 1976.

The estimated total cost of these improvements is $3,140,553 and the City's share of the cost is $1,694,380.

Funds for the City's share of most of these projects will come from the 1977-81 Streets Capital Plan. However, the number of petitions submitted for Residential Lane Paving is almost three times what can be covered by the first year's share of the amount in that Plan. To undertake the whole of the works, Council would have to approve $115,297 of 1977 Supplementary Capital funds for the Residential Lane Paving Program. An alternative would be to use almost one-half of the Five-Year Plan allocation in this first year but this would merely compound the problem in later years. The actual approval of these funds would be in 1977, when Council considers the 1977 Supplementary Capital Budget and determines its priorities. Work on the 138 projects listed on Schedule C could not start until this had been done.

Cont'd . . .

Clause 4 Cont'd

I have to report that necessary financial arrangements can be made to carry out the work on the projects listed on Schedules A and B, subject to Council's approval of the 1977 Streets Basic Capital Budget, and on the projects listed on Schedule C only if Council is able to approve funds in the 1977 Supplementary Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Reports on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The following streets be designated as School Collector Streets for the purpose of Part I of the Local Improvement Procedure By-law:

Penticton St. from 22nd Ave. to Lane South of 22nd Ave.
Penticton St. from 24th Ave. to 25th Ave.
Slocan St. from Venables St. to Parker St.
43rd Ave. from Commerical St. to lane west of Commercial St.
54th Ave. from Brooks St. to Butler St.
70th Ave. from Selkirk st. to Osler St.

(d) The Court of Revision for the projects listed in the attached schedule dated December 3, 1976, be held at 7:30 p.m Thursday, February 24, 1977.

FOR COUNCIL ACTION SEE PAGE(S) [illegible]

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Application - 2176 East 61st Avenue

Mr. Colin A. Pritchard, Barrister and Solicitor, has requested to appear before Council as a delegation on behalf of Mrs. M. White with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On December 10, 1974, City Council considered an application by Mrs. White under the Hardship Policy for the retention of a housekeeping unit in the basement of the above building. The Hardship Committee had recommended that the application be refused but Council amended this decision and instructed that enforcement action be withheld for a limited period of time of one year.

On March 11, 1976, the Hardship Committee considered a further application by Mrs. White and again recommended that the application be refused. The Committee noted that the applicant is a widow with two dependents, but fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,200 per month. The Committee further noted that neither age nor health were factors.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. C. Pritchard.

2. Supplying Information to Prospective Purchasers Concerning the Status of Premises With Respect to City By-laws

The Director of Permits and Licenses reports as follows:

"For many years, our department has been providing prospective purchasers or agents with information, without charge, concerning the status of a building as regards zoning, or occupancy, or of any outstanding orders or By-law infractions. Inquiries of this nature are frequently requested and given verbally by telephone or at the counter, but lawyers acting on behalf of a client often write and request a written reply regarding the status of a premises. The number of written requests of this nature has steadily increased and since there is a cost factor involved in researching our files and preparing a letter, I suggest that a fee be levied to recover these costs. Verbal requests via telephone or at the counter would continue to be provided as a service to the public at large.

Prospective purchasers wish to be informed that there are no By-law "Work Orders" against the premises and that such premises comply with City By-laws, such as Building, Plumbing or Electrical By-laws etc. In cases where inspections are required to determine By-law compliance, a fee under the

Cont'd . . .

Clause #2 continued:

related By-law is charged. However, there are many instances when inspections are not required (recent permits are on file) and a reply stating that as of the date or dates of recent permits, the premises appeared to comply with the By-laws, and that no "orders" are outstanding against the premises, would be satisfactory.

The approximate cost of providing a "clearance" letter of this type on a premises is $15.00 and I suggest that a fee for the above amount be charged for all written requests. The form letters or wording of all written clearances would have the prior approval of the Director of Legal Services.

At present the number of requests for this information ranges between one and three per day, or 25 per month, and the revenue of approximately $375.00 per month will therefore adequately cover the costs involved in reviewing each file and in replying to the inquiry. No increase in staff is required and no other related costs are anticipated.

RECOMMENDED

A. That a fee of $15.00 be charged for each written inquiry regarding the status of a premises with respect to "work orders" outstanding against a premises according to City By-laws administered by the Permits and Licenses Department.

B. That the above fee and procedures relative thereto become effective on January 1, 1977."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

3. Rezoning Application - 2700 Block Commercial Drive (S.E. Corner at East 11th Avenue)

The Director of Planning reports as follows:

"An application has been received from Mr. Alfred Pereira requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of:

'building a retail/service and office building.'

SITE DESCRIPTION

The site is located on the south side of East 11th Avenue, west of Commercial Drive and has a frontage of 30 feet and a depth of 122 feet south to a lane. The site is the easterly portion of Lot D which has a frontage of 122 feet along East 11th Avenue and 122 feet along Commercial Drive (See Appendix A).

The site is presently zoned (RT-2) Two-Family Dwelling District and is vacant. The westerly portion of the remainder of Lot D is zoned (C-2) Commercial District and developed with several Billboard displays and a small associated utility structure. The lands to the south and northwest are zoned (C-2) Commercial District and developed with Gasoline Service Stations. The lands immediately on the west side of Commercial Drive are zoned (C-2) Commercial District and developed with one and two storey commercial developments with some residential units above. The lands to the north, east and southeast are zoned (RT-2) Two-Family Dwelling District and developed with duplex and multiple conversion units. The lot immediately north of the site, across East 11th Avenue, is zoned (RT-2) Two-Family Dwelling District and developed with parking to serve a retail firm located further to the north along Commercial Drive. (See Appendix B).

Cont'd . . .

Clause #3 continued:

BACKGROUND

As a consequence of a land consolidation approved in 1958, Lot 'D' was created with split zoning (See Appendix C).

At a Public Hearing held in January 1968 an application was considered to rezone the easterly 30 feet of Lot D (the site in question) to (C-2) Commercial District for the purpose of developing a two-storey office building with basement assembly hall and a one-storey parking structure. Council, at the Public Hearing, approved the application subject to the owners entering into an agreement as to the use of the building and the number of off-street parking spaces to be provided. Particular regard was to be given to the design of the parking structure immediately adjacent to the residentially-zoned properties. The applicants did not proceed and the easterly 30 feet of Lot D was not rezoned.

ANALYSIS

The applicant, at the time of filing this application, was informed of the application by the Director of Planning to amend the text of the (C-2) Commercial District Schedule whereby office use as an outright use could not exceed a floor space ratio of 1.2 nor 5,000 square feet of net rentable space. If approved, any office space greater than a floor space ratio of 1.2 or 5,000 square feet would be dealt with as a conditional use.

Having a width of 30 feet, the site is too narrow to be subdivided from Lot D for the purpose of creating a legal lot in an (RT-2) Two-Family Dwelling District. Development of this site under existing zoning is most likely to take the form of parking to be used in conjunction with development of the remainder of Lot D under (C-2) Commercial District zoning. Parking is a conditional use on lands zoned as residential and could be handled through the Development Permit process.

Having equal site dimensions along both Commercial Drive and East 11th Avenue, determination of the fronting street rests with the Director of Planning. If the rezoning were to be approved to (C-2) Commercial District and Commercial Drive designated as the fronting street, future development of this property could cover the site exclusive of a 10 foot rear yard adjoining the easterly property line. This rear yard could be used for required parking and loading although screening from the adjoining residential property would be required. Ultimate development with East 11th Avenue as the fronting street would require a 3 foot side yard adjoining the residentially-zoned lands to the east. No yards would be required along East 11th Avenue, Commercial Drive or the lane, although parking and loading would likely be accommodated adjacent to the lane.

Given the possibility of developing the entire site under (C-2) Commercial District, if the rezoning is approved, it is felt that the scale of development which would be permitted would be inappropriate regarding the adjacent residential properties. This Department is also concerned with the possible design of parking, loading and services on that portion of the site abutting the lands zoned as residential.

A survey of lands zoned as (C-2) Commercial District along Commercial Drive between East 10th Avenue and East 12th Avenue indicate that additional commercial space is not in sufficient demand to warrant an expansion of commercial zoning at this time.

For the above reasons, the Director of Planning does not feel that a rezoning of the site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District is appropriate. The Director of Planning would favourably consider a development permit application for a suitably designed public parking area on this site ancillary to a commercial development on the remainder of Lot D zoned as (C-2) Commercial District.

RECOMMENDATION: The Director of Planning recommends that the application be not approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

4. Amendments to the Zoning and Development By-law No. 3575 to Permit Community Residential Facilities (Half-Way Houses)

The Directors of Planning and Legal Services report as follows:

'Council on October 5, 1976 when considering a report on establishing a new Zoning and Development By-Law designation for half-way houses, group homes, and related facilities resolved that these types of facilities are to be designated as Community Residential Facilities which are to be permitted as conditional uses in all commercial and residential area; with notification of neighbours to be at the discretion of the Director of Planning, after a recommendation from the Director of Social Planning.

Attached as Appendix A are the resolutions of Council of October 5, 1976 including the definition for Community Residential Facilities.

The Directors of Planning and Legal Services were instructed by Council on October 5, 1976, to report back on necessary by-law amendments.

Necessary By-Law Amendments

a) General Sections: Section 2 'Definitions' is the only General Section to be amended. Section 2 is amended by inserting the following definition for Community Residential Facility, immediately following the definition for Boarding House:

'"Community Residential Facility" shall mean any group-living arrangement for a maximum of ten (10) persons with physical, mental, emotional or related handicaps and/or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self-help and/or professional care, guidance and supervision.'

b) District Schedules: Council on October 5, 1976 resolved that Community Residential Facilities are to be conditional uses in commercial and residential areas. While preparing this report, it became apparent that it would be appropriate for these facilities to be allowed as conditional uses in the other district schedules in the by-law including the central area. These other district schedules would include the Industrial District Schedules, the Fairview Multiple Dwelling District Schedule, the Comprehensive Development Districts for the Downtown East Side and Cedar Cottage; and the False Creek, West End, and Downtown Official Development Plans.

Council on October 5, 1976 when it established that Community Residential Facilities should be conditional uses, had some concern regarding the notification of neighbours when a facility is proposed. Some members of Council expressed a desire that neighbours always be notified. It was recommended, at that time, that notification be at the discretion of the Director of Planning, after recommendation of the Director of Social Planning. Council resolved that notification be at the discretion of the Director of Planning, after a recommendation from the Director of Social Planning.

Following the meeting of October 5, 1976 the Directors of Planning and Social Planning reconsidered the notification of neighbours. In order to ensure that immediate neighbours are notified it is now recommended that notification of neighbours be required and the Director of Planning have the discretion as to who shall be notified in the immediate area. In this way the immediate neighbours are notified and whether those people living one or two blocks away are notified is left to the discretion of the Director of Planning.

Therefore, it is recommended that Section 2(A) 'Conditional Uses' be amended for the following schedules by inserting the words "Community Residential Facility, provided adjacent property owners are notified as determined by the Director of Planning":

Cont'd . . .

Clause #4 continued:

RA-1	RM-3	M-1
RS-1	RM-3A	M-1A
RS-2	RM-3A1	M-2
RS-4	RM-3B	FM-1
RT-1	RM-4	C-2C
RT-2	C-1	C-2C1
RT-2A	C-2	RT-3
RM-1	C-2B	
RM-2	C-3A	

It is further recommended that the words "Community Residential Facility, provided adjacent property owners are notified as determined by the Director of Planning" be added to the following Comprehensive Development Districts:

CD-1 By-Law No. 4917 (Downtown Eastside)
CD-1 By-Law No. 5016 (Cedar Cottage)

In the Central Area it is recommended that these facilities be permitted, therefore the following Official Development Plans should be amended to include the definition of Community Residential Facilities:

West End Official Development Plan
False Creek Official Development Plan
Downtown Official Development Plan

The Vancouver City Planning Commission at its meeting on November 3, 1976 considered the report and concurred with the recommendations of the Directors of Planning and Legal Services. They further resolved that notification of adjacent property owners should be required as outlined in the report.

RECOMMENDATION: The Directors of Planning and Legal Services recommend the **that the following recommendation be received and the whole matter be referred direct to a Public Hearing:**

> **That the application to amend the Zoning and Development By-law No. 3575 and the Official Development Plans as outlined in this report be approved.**

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the Director of Legal Services be approved.

INFORMATION

5. Provincial Government Metric Demonstration Project

The Project Manager reports as follows:

"On September 21st, 1976, the Project Manager reported to Council that Dunhill Development Corporation acting on behalf of the Provincial Government had approached the City requesting consideration for a metric housing demonstration project in Champlain Heights.

Council passed the following motion:

> "THAT Council approve in principle the sale or lease of Enclave 16 (Champlain Heights) to Dunhill Development Corporation for the construction of a metric housing demonstration project. This project to be subject to development guidelines and design controls similar to those specified in the 'Implementation Report/Areas E & F Champlain Heights".

Cont'd . . .

Clause #5 continued:

AND FURTHER that the City and Dunhill Development Corporation jointly appoint an independent appraiser to determine fair market value for Enclave 16."

The firm of Grover Elliot was retained and on October 21st, 1976 their report was received. Market value of this enclave was found to be $1.8 million dollars. (9.43 acres, 113 units = $15,929 per unit or $190,880 per acre).

Following receipt of this appraisal, the Project Manager contacted Dunhill. They indicated that they were not in agreement with the joint appraisal. A meeting was held with Dunhill and they stated they were not willing to proceed on the basis of land costs of $1.8 million. Dunhill indicated that any offer they might make would be considerably less than this figure. Staff pointed out that the City was not in a position to negotiate a sale on this land as it had not been advertised publicly.

On November 10th, 1976 the Project Manager received a letter from Dunhill indicating they were not prepared to proceed with this project. A recent Press Release from the Provincial Government noted that this project was now being planned for a site on Burnaby Mountain.

The Project Manager notes that the marketing of these lands will proceed as initially planned -- bid packages for the market enclaves will be prepared in January, 1977. The lands will be advertised in February and results will be reported to Council on March 15th, 1977."

The City Manager submits the foregoing report of the Project Manager for the INFORMATION of Council.

CONSIDERATION

6. Possible Order to Demolish - 821 Drake Street

On February 25, 1975, City Council passed a resolution with respect to considering the above building under Section 324A of the Vancouver City Charter to declare the building a nuisance. Mrs. Shillabeer, the owner has appeared before Council on two occasions with the last appearance on October 26, 1976 when Council passed a further motion:

"THAT further consideration of this matter be deferred for one month to permit Mrs. Shillabeer to proceed with renovations to 821 Drake Street;

FURTHER THAT the Director of Permits and Licenses report back to Council at the end of the deferral period."

The Director of Permits and Licenses reports as follows:

"Reinspection of the building on December 2, 1976, found that it was still unoccupied and that nothing has been done to repair or clean up the building. The building is still secure, however, the front and rear porches, pantry and chimney are in a defective structural condition."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

Cont'd . . .

RECOMMENDATION

7. Day Care - False Creek

The Development Consultant reports as follows:

"The precise number of families requiring a day care service is not known. However, according to Provincial statistics, supplied by the Department of Human Resources, 12% to 15% of pre-school children in the Metropolitan area require day care. We have been advised that in False Creek, this could be higher due to the income mix and the probability of a higher number of working single parents. The day care requirements for the 200 pre-school children in Phase 1 using these projections could be in excess of 25-30 children.

A 40-50 child False Creek day care was first proposed by The Netherlands Association in the spring of 1975 as part of their False Creek development proposal, and later reduced to 20. Later in June of 1975, Council leased Hodson Manor (1254 West 7th Avenue) to the Multicultural Society of B. C. and included in the lease was a sub-lease to the Little People's Day Care Society. An agreement was subsequently made, which the City was informed of, between the Little People's Day Care Society and The Netherlands Association that would allow the day care operation to move into the Netherland's False Creek project upon its completion. This was done without the knowledge or concurrence of the Development Group.

The resulting situation is that in January of 1977 when the Hodson Manor is fully converted into a multicultural centre, there will still be only one day care centre, located in the Netherlands project but now it will serve both the Fairview and the False Creek residents.

The Little People's day care is presently made up of 10 non-False Creek children and 3 False Creek children and if they choose to move into the Netherlands Day Care centre which will be licensed for 20 children, a total of 10 children could be accommodated from False Creek and 10 from the surrounding community.

This will leave a short fall situation for at least 20 children requiring day care facilities. The Provincial Government indicate they have no funds in their present day care budget, and the local office is not expecting additional capital funds for additional day care facilities in this area.

As the optimum staffing size for operating a day care is 20 children and as Provincial assistance to parents is dependent upon full registration, it would seem that the additional 20-child day care would not be required until the late summer of 1977 when the last substantial block of family units are scheduled for completion.

The issue therefore is how to accommodate, how to fund and where to locate the additional 20-child day care facility for the interim period, summer of '77 to the winter of '78 when Phase II is complete (approximately 18 months).

The Development Group in consultation with the City Departments, the Interim Residents' Council, the Provincial Resource Board and the False Creek Day Care Society have looked into the possibility of leasing land from Daon at their Laurel and 6th Avenue project as well as the possibility of continuing the day care function at Hodson Manor for this interim 18 month period.

Cont'd . . .

Clause #7 continued:

The Daon site was rejected in light of

(a) the expensive lease rates which would amount to $25,000. for a three year lease and

(b) the City contributing operating funds for a day care facility - a principle which the City staffs could not support, this being a Provincial responsibility.

Hodson Manor

The only available site in Phase 1 and on the Fairview slopes that will not involve substantial cost to the City is the Hodson Manor, presently leased to the Multicultural Society of B. C.

This alternative would require that a day care function continue in Hodson Manor for a further two years, through the Fairview Little People's Society. This would provide two day care centres for a total of 37 children over the two year period until the Phase II project and day care centre is complete.

The Law Department advises that the day care use in Hodson Manor presently on a month to month lease, could be extended for this period.

The Multicultural Society however have consistently advised the City that day care use is in conflict with their objectives and commitments to the community. They advise us that they have scheduled programs which cannot be satisfactorily carried on unless they have the use of the extra premises.

The Little People's Day Care Society for the past 18 months have been assured by the Multicultural Society of B. C. and The Netherlands Association of the availability of a larger and more appropriate facility in False Creek. On the strength of this, they have acquired a $2,500. equipment grant for this False Creek facility which they indicate, due to changes in Provincial policy, would not be available to another Society.

The Day Care Licensing Branch of the City Health Department indicate that the outdoor play area in Hodson Manor will have to be increased in size in order to comply with day care standards. A proposal has been discussed with the day care licensing staff, the building construction and maintenance staff of the Permits & Licenses Department and the Planning Department and it appears that a revised plan can be prepared that will meet these standards. There will be a cost to the City of up to approximately $2,000. to cover the costs of alteration to the fences and the building of some platforms if this alternative is pursued.

The Director of Social Planning favours this proposal. He states that because the demand for day care fluctuates and the needs of the future False Creek residents are relatively unknown, it would seem wiser to retain the day care centre in its present location in Hodson Manor rather than to invest in a new facility which would be much costlier to operate. He also states that adequate space for a day care centre should be provided in Phase 2.

The Planning Department believes that a day care centre on Fairview Slopes in Hodson Manor is an appropriate one. Notwithstanding the previous understanding reached with the Multicultural Society regarding the use of Hodson Manor, the Department believes it is advisable to extend the day care use in Hodson Manor for at least another two years

Clause #7 continued:

and for the City to provide whatever funds necessary to upgrade the outdoor play area to meet the Provincial standards.

Other Alternative

Another alternative would be for the City to supply a site in False Creek and for the Provincial Government to secure a portable facility for the 18 month period. The costs to the Province of relocating an existing portable day care and providing service connections to it for this period would likely be in the neighbourhood of $9,000. to $15,000. which may be excessive, however this alternative could be pursued further.

Conclusion

It appears that there will likely be a requirement for two day care facilities to accommodate the False Creek and Fairview communities. As one is to be provided in the Netherlands project in False Creek, a second space until Phase II is built, could be provided in Fairview. Extending the Hodson Manor Day Care function for at least a further 18 months appears to be the only realistic option at this point in time.

Recommendations

It is recommended that:

(a) the Multicultural Society of B. C. and the Fairview Little People's Day Care Society be advised of the City's recommendation.

(b) the Supervisor of Property & Insurance be instructed not to approve termination of the Fairview Little People's Day Care Society lease.

(c) the Assistant Director Construction & Maintenance be instructed to prepare plans and budget for a revised outdoor play area for Hodson Manor to the satisfaction of the Day Care Licensing Authority, with the source of funds being the 1976 contingency reserve, to a maximum of $2,500.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

DELEGATION THIS DAY: False Creek Child Care Society.

FOR COUNCIL ACTION SEE PAGE(S) 578-579

A-6

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Traffic Conditions at the Intersection of Cambie Street and 57th Avenue

The City Engineer reports as follows:

"INTRODUCTION

This report concerns the traffic conditions at the intersection of Cambie Street and 57th Avenue and the recent request for both the installation of a pedestrian activated signal at this intersection and the provision of a crosswalk on 57th Avenue at Cambie Street.

Site Conditions

West of Cambie Street, the development of this area is generally residential in nature. The Langara Golf Course is situated on the east side of Cambie Street. The northwest corner at this intersection is occupied by large highrise buildings and a condominium complex, while the southwest corner is occupied by the Dogwood Lodge and further to the west by the Pearson Hospital. Churchill High School and Laurier Elementary School are located on the north and south sides of 57th Avenue at Heather Street about 1600 feet west of Cambie Street. The attached plan illustrates these topographical features.

Traffic Situation and Analysis

Cambie Street at 57th Avenue intersection is a major arterial street and has two 35-foot curbed roadways divided by a 36-foot centre median. At the south Cambie Street approach to the intersection, there is a left turn bay provided for traffic turning west onto 57th Avenue.

This section of Cambie Street carries a rush hour volume of 1200 vph in the peak direction and during the base hour periods, these volumes are in the order of approximately 800 vph. These volumes are similar to other arterial street volumes in this area such as Main Street, Oak Street, Granville Street, etc. The grade conditions of Cambie in this locality offer good visibility with the grade of 3.5% falling to the south.

Transit operates on Cambie Street with bus stops located on the northeast and southwest corners. The attached plan shows the location of these bus stops relative to other intersection features.

Following requests for some form of pedestrian traffic signal at this intersection by the Dogwood Lodge, this Department carried out pedestrian crossing studies and evaluations. The studies included examination of pedestrian crossing traffic, the gaps and flow of vehicular traffic, the overall physical condition of the road and the accident records. Particular attention was devoted to pedestrians noting their age, any physical handicap and their destination when crossing Cambie Street. Our observations disclosed that a small proportion of the pedestrians crossing Cambie Street were of the senior citizen class.

Because of the type of development in this section of the City, the majority of pedestrian crossing demands are across 57th Avenue. The pedestrian crossing demands of Cambie Street are not high and many of these are generated by the northbound bus stop on the east side of Cambie Street. In the peak vehicular travel period, about 365 vehicles (two-way) use 57th Avenue. This is a relatively light traffic volume. All the motorists driving east on 57th Avenue are controlled at the 'T' intersection with Cambie Street by a stop sign and related pavement markings. This sign is a very effective and respected traffic control device which is most helpful to pedestrians crossing 57th Avenue. The right turning traffic from Cambie Street onto 57th Avenue is about 215 vehicles in the peak hour. This volume is not high and this traffic situation of right turns by motorists conflicting with the pedestrian crosswalk of the minor intersecting street is common to hundreds of intersections in the City.

Continued on Page 2. . . .

Clause No. 1 Continued

The vehicular traffic along Cambie Street generally comes in platoons due to nearby signals at 49th Avenue and at Marine Drive. Pedestrian crossing difficulties of streets are related closely to the gaps in the vehicular traffic. This problem is reduced considerably here since pedestrians must only cross one direction of Cambie Street traffic at one time since they are protected by the centre roadway median.

The pedestrian accident records of this location have been reviewed and they show this location has a good rating due to the low frequency of accidents. A summary of the reported pedestrian accidents is summarized next in tabular form.

Pedestrian Accident Record

Intersection of Cambie Street and 57th Avenue

YEAR	Pedestrian Accidents		
	Fatal	Non-Fatal	Total
1972	0	1	1
1973	0	0	0
1974	0	0	0
1975 To	0	0	0
1976 (Nov. 1)	0	0	0

An analysis of this location based upon the pedestrian signal warrants approved by Council indicates that a pedestrian actuated signal is clearly not warranted at this time.

57th Avenue from Marine Drive to east of Knight Street is being constructed over the long term as a major east-west street. There is a section of this street system which, as yet, has not been opened and developed. That section is between Cambie Street and Ontario Street. This is the reason for 57th Avenue forming a 'T' intersection at Cambie Street and not continuing through to the east for about 2500 feet. The Langara Golf Course lies in this section between Cambie and Ontario Streets. When this remaining link of the 57th Avenue roadway system is developed, more than likely a traffic signal will be required at the intersection of these two major streets, namely Cambie Street and 57th Avenue.

In order to treat each pedestrian crossing location throughout the City on an equitable basis, if a signal is installed at Cambie Street and 57th Avenue, then pedestrian signals should also be installed at approximately 40 locations. Since the adoption of the pedestrian signal warrant by Council in 1974, 38 pedestrian signals have been approved at a cost of $230,000. Expanding the program to an additional 40 locations will cost over $350,000.

The introduction of a pedestrian signal causes some additional delay to motorists. Recognizing the rate at which pedestrian signals are being approved for installation, several years from now suburban arterial traffic would be faced with significant delays for most days of the week. This will lead to increasing undesirable diversion via adjacent residential streets to avoid congestion.

Continued on Page 3. . .

Clause No. 1 Continued

CONCLUSION

The traffic conditions along both streets at the intersection of Cambie Street and 57th Avenue have been carefully reviewed. Based upon our examination, it has been concluded that the present traffic control and physical arrangement at the intersection of Cambie Street and 57th Avenue are satisfactory for crossing pedestrians. This conclusion takes into account the pedestrian signal warrant adopted by City Council, the existing traffic control devices and roadway layout, the proximity of nearby traffic signals along Cambie Street and the pedestrian accident records."

The foregoing report of the City Engineer is submitted to Council for INFORMATION.

DELEGATION 2:00 P.M.

Mrs. Rita Tarmovaara and Mr. Bob Morris
Dogwood Lodges
500 West 57th Avenue

FOR COUNCIL ACTION SEE PAGE(S) 578

FINANCE MATTERS

RECOMMENDATION

1. Zoning and Development Fee By-law - Home Crafts

The Director of Finance reports as follows.

"City Council, on August 10, 1976, approved an increase in fees for issuance of Development Permits. The increase in fees resulted from a detailed review by the Finance, Planning and Permits & Licenses Departments in an attempt, as directed by City Council, to recover the total costs associated with the issuance of Development Permits. On August 24, the Zoning and Development Fee Bylaw was amended by City Council to be effective that date.

The report included a change in categories and a separate classification for Home Crafts was provided. The previous fee for Home Crafts was $9 and the new fee was approved at $60, being the estimated cost of processing the permit. Through an oversight, it was not realized by the Finance Department that the Home Craft Development Permit fee is issued normally for a period of only twelve months and is subject to renewal each year thereafter. The renewal process is less time consuming than the original issue and it is calculated to cost $15.

There are other various uses for which Development Permits are issued for limited periods of time. The Directors of Planning and Finance will be reviewing these categories to determine if reduced fees are warranted and will be reporting upon it at a later date.

Therefore, it is RECOMMENDED that -

A. the present fee of $60 be continued as the charge for the original issue of a Home Craft Development Permit.

B. the renewal fee for a Home Craft Development Permit where the conditions have not changed be set at $15.

C. the above RECOMMENDATION regarding renewals (item B) be made retroactive to the effective date of August 24, 1976 and that approval to be given for any necessary refunds.

D. the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee Bylaw to take into account the above RECOMMENDATIONS."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Block 42 Parking Facilities - Final Rental Agreement

The Director of Finance has submitted the following report.

"Under the terms of the various agreements with Pacific Centre Limited regarding the City's operation of the parking facilities under Block 52 and 42, the City must amortize the cost of construction of the parking facilities over a long term period at an interest rate that is determined under the terms of the various agreements. Block 52, as Council will be aware, has been in the City's hands for some time. Block 42 is also in the City's hands and on November 4, 1975, City Council agreed to a provisional rental for the Block 42 parking facility in the amount of $33,000 per month, to be adjusted when the final factors needed for an accurate calculation of rental were available.

The delay in determining a final rental was occasioned by the necessity for Pacific Centre to determine its overall cost of money related to the construction of the facility and negotiations with the City to agree as to the exact cost of money. This has now been completed and the City and Pacific Centre are in agreement.

Cont'd . . .

Clause #2 continued:

The Engineer has verified that there are 716 parking spaces involved in Block 42 and that the agreed construction price is $5,502 per stall. I have agreed with the Chief Financial Officer of the Cadillac Fairview Corporation that the proper amortization multiplier is .110274, leading to an annual rental of $434,417. Under the terms of the agreement we are required to pay this monthly and the monthly payment is therefore $36,201.42.

I therefore RECOMMEND that the monthly rental of $36,201.42 during the 25 year term of the Block 42 parking lease be approved."

The City Manager RECOMMENDS that the above recommendation of the Director of Finance be approved.

CONSIDERATION

3. Habitat Flags and Banners

The City Purchasing Agent reports as follows:-

"Attached is a request, from the Vancouver Public Aquarium, for the donation of 60 banners to decorate the front entrance wall of the aquarium building.

We have just received the surplus flags and banners from the Electrical Division, and are in the process of preparing them for delivery to the Artists Gallery.

After previous donations authorized by Council have been satisfied, we will have on hand:-

Item	Quantity	Value
Habitat Flags	351	$5.00 each
Seagull Banners	85	$5.00 each
Other Banners	303	$2.00 each

If Council wishes to approve this donation, the value will depend on the selection made and Council, therefore, may wish to limit the number of flags and seagull banners offered."

The City Manager submits the foregoing report for Council's CONSIDERATION.

4. Temporary Parking Facility for Police Fleet

The Director of Permits and Licenses reports as follows:

"On September 28, 1976 Council approved the recommendation of the City Manager contained in Clause 3 of his report on Finance matters dated September 24, 1976, under the title 'Tenders for Police Annex'. The approved estimates included the sum of $15,000 for preparing the alternative parking site to be used for Police vehicles during construction of the Annex. The estimate provided for installation of a control office with telephone and sanitary facilities, security fencing and gates, patching the pavement, installing timber curbs and traffic painting.

The Director of Planning subsequently approved the issue of a Development Permit subject to revision of the submitted proposal, and has stipulated that the features listed below be provided. These were not anticipated in the approved estimate, which was based upon the immediate needs of the Police Department. Consequently, the $15,000 budget for the temporary facility will be exceeded as follows:

Cont'd . . .

Clause #4 continued:

1. To provide five trees on Cordova Street, four trees on Columbia Street, Additional Cost . . . . $ 2,700

2. To provide a close boarded wooden fence on the boundaries of the site facing Cordova Street, Columbia Street, and the lane north of Cordova Street.

Estimated Cost	$11,800	
LESS: Amount provided in approved estimate for chain link fence	4,200	
Additional Cost		$ 7,600

3. To undertake that a mural will be placed on the westerly and southerly fences as soon after the erection of the fence as practicable, the design and timing of the mural to be to the satisfaction of the Director of Planning in consultation with the Gastown Historic Area Planning Committee. The cost will depend upon the specifications as to theme, complexity and amount of detail in the design, permanence of finish and suitability for de-mounting and re-erection elsewhere. The following alternatives are submitted for Council's consideration:

Alternative I

The Pier Group, an artists' collaborative, has indicated that their price would be between $7,000 and $9,300 for a mural painted directly on the plywood fence panels.

Additional Cost . . . . $ 9,300

Alternative II

If the mural must remain in place for several years, or if Council considers it desirable that the mural be suitable for re-erection elsewhere (e.g. Gastown) at some future date, more durable and permanently weather resistant materials should be specified, such as those used in permanent graphic exterior signs. This would increase the cost of the mural by $3,500 to $6,000 over that of Alternative I. In addition, an allowance of $1,500 to $2,000 should be made for research and design time on the part of the artist or firm commissioned to carry out the work. The total cost of a permanent mural, including research and design, would be between $12,000 and $17,300. Additional Cost $17,300

Summary

The foregoing estimated additional costs may be summarized as follows:

Total for trees, extra cost of fence and cost of mural painted on fence (Alternative I) . . .	$19,600
Total for trees, extra cost of fence and permanent mural, including $2,000 fee for design (Alternative II) . . .	27,600
Additional cost for permanent mural . . .	$ 8,000

The Director of Finance advises that sufficient funds are available within the approved Capital Budget for Police Accommodations to provide for the foregoing additional costs.

The Director of Planning comments as follows:

'At the time the development permit application for this temporary police parking facility was being processed, a number of community issues arose which necessitated meetings between the Gastown Historic Area Planning Committee, the Townsite Committee, the Downtown Parking Corporation, the Police, the Mayor, various City staff, and others. In order to obtain the concurrence of these groups in the development of the parking facility a number of agreements were reached which were then incorporated as conditions in the development permit. Any alterations in these conditions would break the agreements that were reached at that time. Therefore I believe it is very important that Council endorse the recommendations in this report.'

Cont'd . . .

Clause #4 continued:

Consideration

Submitted for City Council's CONSIDERATION is the decision on whether to provide a permanent mural at an additional estimated cost of $8,000 (see Alternatives I & II).

Subject to Council's decision on the mural it is RECOMMENDED that:

A. The increased cost required to meet the conditions of the Development Permit - $19,600 (Alternative I) or $27,600 (Alternative II) - be provided from the Police Capital Budget.

B. Council authorize the City Architect, in consultation with the Director of Planning, to commission an artist, a group of artists, or a firm to carry out the work."

The City Manager notes that this mural would only be in place for about 12 months and submits the whole matter for Council's CONSIDERATION.

RECOMMENDATION

5. Civic Theatres - Staffing and Reorganization

The Orpheum Theatre is scheduled to open early in 1977. The Theatre Manager, the City Architect and the Administrative Analyst have reviewed the maintenance functions relating to future Theatre operations and propose that the Construction and Maintenance Division of the Department of Permits and Licenses assume responsibility for the complete building maintenance function, including the operation of all equipment. More highly qualified personnel are required to operate the steam heating plant in the Orpheum Theatre than are necessary for the operation of the more modern hot water heating system in the Queen Elizabeth Theatre. Transferring their responsibilities to the Construction and Maintenance Division will assure that they are fully employed throughout the year.

PRESENT STAFF COMPLEMENT

At the Queen Elizabeth Theatre, all work related to building services, cleaning and maintenance of both the building and its equipment is accomplished by ten people:

1 Building Service Supervisor
1 Maintenance Electrician
1 Working Supervisor - Building Services
4 Building Service Workers I
3 Building Maintenance Men I.

In order to cope with the seasonal work-load associated with the Theatre operation, the equivalent of 7.5 full-time Building Service Workers and Building Cleaners are employed on a casual basis.

A chart of the present organization is attached.

PROPOSED ORGANIZATION

The attached chart illustrates the proposed placement of staff in an organization structure designed to cope with the increased work-load induced by the operation of the Orpheum Theatre. The total staff complement will increase from ten permanent and 7.5 casual to fifteen permanent and eleven casual. The Theatre Manager, through his Building Services Supervisor will retain direct control over the building services, janitorial and cleaning functions; the City Architect, through his Supervisor of Maintenance Services, will assume responsibility for the following building and equipment maintenance tasks:

Cont'd . . .

Clause #5 continued:

- heating and air conditioning, operation and maintenance
- plumbing repairs (including sprinklers and drains)
- door repairs (locks and fixtures)
- floor repairs - tile, terrazo, carpets
- window repairs
- chair and seat repairs
- electrical repairs (including bulbs and tubes)
- maintenance of fire-fighting equipment
- elevator maintenance
- operation surveillance (on duty at all shows) of above equipment
- boiler and mechanical room cleaning
- roof repairs.

In increasing the permanent staff complement to fifteen positions, a total of six new positions are proposed; one existing position to be eliminated upon becoming vacant. Furthermore, it is anticipated that after implementation of the revised organization, a number of maintenance contracts presently in effect at the Queen Elizabeth Theatre can be eliminated for an estimated saving of $9,000 per year.

The overall costs of the present and proposed organization are as follows:

	Present	Proposed
Building Service Supervisor	$20,600	$20,600
Building Maintenance Supervisor *		20,600
Working Supervisor - Building Services	14,500	14,500
Working Supervisor - Building Maintenance *		15,200
Building Service Workers I	47,300 (4)	35,600 (3)
Building Maintenance Men I	37,000 (3)	37,000 (3)
Maintenance Electrician	20,300	20,300
Assistant Maintenance Electrician *		16,500
Stationary Engineers I *		41,600 (3)
Casual Workers	39,400 (7.5)	57,800 (11)
	$179,100	$279,700
less savings - maintenance contracts		9,000
		$270,700

* New Positions

All costs at 1976 rates, including fringe benefits and subject to classification (or re-classification) by the Director of Personnel Services.

A further non-recurring expenditure of approximately $1,500 is required for the procurement of tools and equipment, including personal pagers and automatic time clocks for equipment shut-downs.

SUMMARY

The annual recurring cost of the five additional permanent positions and 3.5 casual positions is approximately $100,000. Offsetting savings by the elimination of maintenance contracts at the Queen Elizabeth Theatre should total approximately $9,000 per year.

The Comptroller of Budgets advises that if the foregoing report is approved, funds for 1976 expenditures, if any, are available within the Queen Elizabeth Theatre's budget. Funding of 1977 will be included in the Construction and Maintenance Division budget estimates and approval of these estimates, as detailed in the foregoing, is requested in advance of the 1977 Operating Budget.

The Theatre Manager, the City Architect and the Administrative Analyst RECOMMEND:

A. That the proposed reorganization of the maintenance function for the Civic Theatres be approved.

Cont'd . . .

Clause #5 continued:

B. That the following six positions be added to the complement of the Construction and Maintenance Division:

1 Building Maintenance Supervisor
1 Working Supervisor - Building Maintenance
3 Stationary Engineers I
1 Assistant Maintenance Electrician.

C. That the City Architect be authorized to procure miscellaneous tools and equipment at a cost of approximately $1,500.

A copy of this report has been sent to the I.A.T.S.E. and V.M.R.E.U.

The City Manager RECOMMENDS that the foregoing recommendations of the Theatre Manager, the City Architect and the Administrative Analyst be approved.

6. Quarterly Review of Revenues and Expenditures as at September 30, 1976

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at September 30, 1976 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimates and actual, as projected to year end, are indicated, the budget appropriations are adjusted. The net of revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations

The estimates of revenues are revised as follows to reflect the revised forecast of revenues for the 1976 fiscal year to December 31, 1976.

Source of Revenue	1976 Estimate $	1976 Revised Forecast $	Increase or (Reduction) $
General Tax Levy	78,629,682	78,369,332	(260,350)

This reduction in real property tax revenue is caused, primarily, by changes to the assessment roll resulting from the Assessment Appeal Board.

Receipts in Lieu of Taxes	2,010,897	2,055,377	44,480

This increase in receipts in lieu of taxes is due primarily to the sale of City owned properties which, while City owned, were tax exempt.

Grants in Lieu of Taxes, Federal and Provincial Properties			
1. Federally owned properties	1,576,724	1,259,502	(317,222)
2. Provincially owned properties	713,437	1,013,437	300,000
Net Reduction	2,290,161	2,272,939	(17,222)

These changes in grants in lieu of taxes on properties owned by the Federal and Provincial Governments are caused primarily by:

a) The turnover of the Jericho lands from the Federal Government to the City and,

b) The turnover of the Shaughnessy Hospital from the Federal Government to the Provincial Government and,

c) An increase in Provincial properties that became eligible under the 15 mill Municipal Aid Grant.

Cont'd . . .

Clause #6 continued:

Service and Inspection Fees $225,000			
Building Permits Fees	780,000	850,000	70,000
Electrical Inspection Fees	300,000	355,000	55,000
Plumbing Inspection Fees	300,000	400,000	100,000
Net Increase	1,380,000	1,605,000	225,000

This increase in Service and Inspection Fees is attributed primarily to an increase in building and development activity over that which had been initially forecasted.

Source of Revenue	1976 Estimate $	1976 Revised Forecast $	Increase or (Reduction) $
Scavenging Fees	2,136,000	2,066,000	(70,000)

This reduction in scavenging fees is attributed to increased competition from private contractors.

By-law Court Fines	553,547	953,000	399,453

This increase in revenue from By-law Court Fines is attributed in part to the Parking Meter Enforcement programme as approved by City Council January 27, 1976, and implemented September 14, 1976, which accounts for approximately $200,000 of the increase. The City Engineer will be reporting on the overall Parking Meter Enforcement programme in the near future.

Miscellaneous Fees 25,521

The net increase is due to:

a) The City receives an annual adjustment from Travellers Insurance Co. for the premiums paid for Outside Employees Sick Leave Insurance based on the prior year's cost. This year's adjustment has resulted in a refund of $55,521 to the City, and

b) Miscellaneous fees received to date indicates that the City will realize $30,000 less than originally estimated.

The net adjustment resulting from a) and b) above is an increase in revenue of $25,521.

Interest Earned on Temporary Investments

It is estimated that interest earned on temporary investments will exceed the current estimate by $300,000. This is, however, directly due to the investing of cash balances of the Property Endowment Fund, to which earned interest is payable, and will not have any affect upon the operating budget.

Increase in interest on temporary investments	300,000
Transfer to Property Endowment Fund	(300,000)
Net increase to operating budget	-0-
TOTAL INCREASE IN REVENUE	$ 346,882

Expenditure Variations

General Government

Turn Down Traffic Volume Programme $ 39,300

City Council on August 26, 1975, approved the "Turn Down Traffic Volume" programme, and recognized City costs of $158,000, of which $39,300 was required for the 1976 fiscal year. This was, however, inadvertently omitted from the 1976 operating budget, and is included here for funding purposes.

Cont'd . . .

Clause #6 continued:

Canada Assistance Plan Recoveries, Prior Years $ 40,000

The City's annual operating budget (prior years) included some items in the welfare and social assistance related programmes that were considered at that time to be cost shareable by the Provincial and Federal Governments under the Canada Assistance Plan.
The City is required, under this plan, to obtain the Federal government's acceptance of each programme and/or agency for eligibility under the Plan, and then submit a claim for reimbursement in the amount of the Provincial and Federal governments share of the costs.
This cost of $40,000 results from the Federal government disallowing some claims because of the ineligibility of the programme or agency, either all or in part.

Outstanding Accounts Receivable, Doubtful Accounts $ 75,000

The City has some outstanding Sundry Debtor accounts, relating to Prior Years totalling $75,000, which are considered to be doubtful accounts. it is recommended that, to bring the City of Vancouver into conformity with generally accepted accounting principles, an allowance be established to fund these doubtful accounts.
This matter has been discussed with the City's External Auditors, who are in agreement with this principle.

City's Share of Social Assistance Costs ($255,753)

The Provincial Government, by letter dated September 27, 1976 from the Minister of Human Resources, advised that, effective September 1, 1976, the monthly per capita administration charge of 5¢ would be completely eliminated, and the monthly per capita Social Assistance costs would be reduced by 10¢, resulting in a saving to the City of $255,753 in the 1976 fiscal year.

Director of Housing ($5,534)

The termination of the office of "Director of Housing" has resulted in a net reduction of funding for the administrative costs of that office amounting to $5,534.

Engineering Department $ 22,000

Pumping Stations

The 1976 increased hydro rates have caused a 10% increase in the cost of the operation of the Pumping Stations which was not included in the 1976 estimates, and is therefore funded at this time at $12,000

Streets General Expense, Claims

The activity to date in these claims against the City, over which the City has little or no control, has exceeded the budgeted amount by $10,000

Property and Insurance Division ($191,781)

Administrative Costs incurred on behalf of the Property Endowment Fund

The City's Property Endowment Fund properties are administered by the Properties Division of the Finance Department.
A recent work study conducted in that Division shows that $201,781 of the Division's 1976 operating costs are incurred on behalf of the administering of the Property Endowment Fund.
Recovery of $10,000 was budgeted in the initial 1976 estimates.

Employee Fringe Benefits - General $400,000

The June 1976 budget review advised Council that there had been a considerable increase in the employee fringe benefits costs caused primarily by increases of 50% and 79% in the Health Plan and the Workers Compensation costs, which would be studied in depth and reported upon in this September budget review. This study has now been completed and it is confirmed that additional funding of approximately $400,000 is required to fund employee fringe benefits.

Cont'd . . .

Clause #6 continued:

Adjustment for U.S. Exchange on Eurodollar Bond Issue $385,440

The City has just sold a $15,000,000 U.S. dollar bond issue in Europe. The reason for choosing U.S. dollars rather than Canadian dollars is the interest rate differential between the two currencies, which results in the City saving approximately $1,500,000 - $2,000,000 over the life of the issue. On the other side the City also assumes a currency risk in that the Canadian dollar may decrease in value over the life of the bond issue. The interest rate differential protects the City against a large drop in the value of the Canadian dollar vs. the U.S. dollar.

At the time of closing the bond issue the Canadian dollar was worth more than the U.S. dollar resulting in the City receiving $385,440 fewer Canadian dollars than the equivalent U.S. dollars. If when the bond issue matures the Canadian-U.S. dollar relationships are the same as now then the reverse will apply and we recapture the 'discount'.

There are several ways of accounting for this 'discount'. The first is to charge it to all affected capital accounts in the same manner as we charge normal bond discount and commissions. However, to do it in this case, in addition to the other costs, would result in an unreasonable charge to the capital accounts and it would result in capitalizing a cost that may never actually occur.

The second means of dealing with it would be as a reduction of the 1976 U.S. exchange profits realized (approximately $650,000) on our payments of principal and interest on the City's existing U.S. dollar debt. This profit is normally transferred to the Revenue Budget in the following year and would affect the 1977 Revenue Budget. However, we are of the opinion that it is unwise to load the 1977 budget with a charge that can be dealt with in 1976 and that represents a 1976 transaction.

it is therefore recommended that the 'discount' be absorbed in the 1976 Revenue Budget.

Debt Charges Equalization Fund, Contribution to the 1976 Capital Budget

City Council, on May 11, 1976, approved the recommendation of the Standing Committee of Finance, that an amount of two million dollars be transferred from the Debt Charges Equalization Fund to partially fund the 1976 "Pay as you go" capital programme.

It is recommended that, to accomplish the proper accounting and budgetary procedures, the contribution of the debt charges equalization fund toward reduction of the 1976 debt charges be increased by two million dollars and that the amount appropriated to capital reserve be increased by $2,000,000.

This approval by Council is necessary to provide the proper documentation.

TOTAL EXPENDITURES $ 508,672

Transfers of Appropriations in Excess of $500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information.

Britannia Community Centre

From	8501/115	Program Production	$ 2,000
To	8501/107	Office Supplies & Services	2,000

To provide additional funding for Office Supplies & Services for general use.

Cont'd . . .

Clause #6 continued:

Finance Department

City Treasurer, Scavenging Billing

From	8138/8514	Postage	$ 800
To	8138/8513	Office Supplies	800

To provide additional funding for Office Supplies for general use. Changes to the Garbage By-law resulted in fewer bills being mailed in 1976, thereby allowing the release of funds from the postage account.

Engineering Department

Water, Sanitation, & Materials Division

From	8102/6606	Overtime	$ 2,500
To	8102/6603	Temporary Help, inspection	2,500

To provide additional funds to maintain the Division's normal workload including design work necessary to keep ahead of construction on Waterworks capital projects.

Departmental Services, and Sewers Division

From	8005/602	Salaries	$ 3,000
To	8005/603	Overtime	3,000

To provide additional funding for overtime necessitated by staff vacancies.

Streets Operations Branch, Bridge Maintenance

From	8036/2913	$18,000
To	8038/3043	18,000

To provide funding for the completion of the special maintenance programme on the Connaught Bridge.

Traffic Division Administration & Engineering

From	8051/3602	Salaries	$ 6,000
To	8051/3603	Overtime	6,000

To provide additional funding for overtime necessitated by staff vacancies and an increase in routine investigation workload requiring more attendance at public meetings.

City Planning Department

From	7305/1	Salaries	$ 805
To	7308/91	Office Alterations	805

To provide interim office accommodation for consolidation of staff.

Computer Services

From	7030/308	Equipment Rentals	$ 1,100
To	7030/325	Data Processing Courses	1,100

To provide funds for additional staff training.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

A. The 1976 Revenue and Expenditures appropriations be adjusted as follows:

Cont'd . . .

Clause #6 continued:

Revenues	Appropriation Increase (reduction)
General Tax Levy	$ (260,350)
Receipts in Lieu of Taxes	44,480
Grants in Lieu of Taxes, Federal & Provincial Properties	(17,222)
Service and Inspection Fees	225,000
Scavenging Fees	(70,000)
By-law Fines	399,453
Miscellaneous Fees	25,521
Interest Earned on Temporary Investments	-0-
Net Increase in Revenues	$ 346,882

Expenditures	
Turn Down Traffic Volume	$ 39,300
Canada Assistance Plan Recoveries	40,000
Accounts Receivable, Doubtful Accounts	75,000
Social Assistance Costs	(255,753)
Director of Housing	(5,534)
Engineering Department	22,000
Property & Insurance, Property Endowment Fund	(191,781)
Employee Fringe Benefits, general	400,000
Discount on Conversion of Eurodollar Bond Issue	385,440
Debt charges Equalization Fund, Contribution to 1976 Capital Budget	-0-
Net Increase in Expenditures	$ 508,672
INCREASE IN EXPENDITURES OVER INCREASE IN REVENUES	$ 161,790

B. The net increase in Expenditures estimated at $161,790 be transferred to the Current Surplus on Revenue Account, thereby reducing the balance of that account from $493,222 to $331,432.

C. The contribution of the Debt Charges Equalization Fund toward the reduction of the 1976 debt charges be increased by two million dollars and that the amount appropriated to Capital Reserve be increased by two million dollars. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 823

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RECOMMENDATION

1. Personnel Regulations 170 'Starting Salary', 240 'Acting Senior Capacity' 245 'Temporary Positions' and 248-7 'Training - Recovery of City Contributions - Employee-Initiated Training'

The Director of Personnel Services reports as follows:

"I have conducted a periodic review of the following current Personnel Regulations --

1. Personnel Regulation 170 'Starting Salary'

Sections pertaining to the former Social Service Department and others now covered by collective agreements have been deleted. Section 1 has been reworded without changing the intent and cross-referencing with other Personnel Regulations has been added. Section 2(a) delineates previously approved procedures and Section 2(b) a procedure to communicate exceptions to the Vancouver Municipal and Regional Employees' Union agreed to between the two parties.

2. Personnel Regulation 240 'Acting Senior Capacity'

Sections covered by collective agreements have been deleted. A general definition section and policies regarding Excluded Staff and Acting Department and Deputy Department Heads previously adopted by Council have been added.

3. Personnel Regulation 245 'Temporary Positions'

All sections of the existing regulation are now covered by collective agreements and have been replaced by a reference to this effect.

4. Personnel Regulation 248-7 'Recovery of City Contributions -- Employee-Initiated Training

No changes have been made to Sub-section (a). The existing Sub-section (b) stipulates that employees who resign or are discharged within three years of completion of a self-initiated training course have to return the City's financial contribution. However, few cases of recovery occur and relatively small amounts are involved, maintenance of a control system for this purpose is more costly than the benefits from recoveries warrant. For these reasons it is proposed to delete existing Sub-section (b) and replace it with a reimbursement policy only applying to employee-initiated courses requiring actual City contributions of over $100. There are very few employees taking courses at this cost level and control does not constitute a problem. This proposed change has been discussed with and content and wording have been agreed to by the Directors of Legal Services and Finance.

Copies of existing and proposed regulations are attached.

It is RECOMMENDED:

(a) that the revised Personnel Regulation 170 'Starting Salary' be approved

(b) that the revised Personnel Regulation 240 'Acting Senior Capacity' be approved

(c) that the revised Personnel Regulation 245 'Temporary Positions' be approved

(d) that the revised Personnel Regulation 248-7 'Recovery of City Contributions - Employee-Initiated Training' be approved."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

CONSIDERATION AND RECOMMENDATION

2. Four-Day Week - Turn Down Traffic Volume

The Director of Personnel Services reports as follows:

"At its meeting of July 27, 1976 City Council approved the implementation of a four-day work week for the majority of inside City staff, commencing August 9, 1976. The period from August 9 until December 31, 1976 was considered to be a trial period and this was written into the Letters of Understanding which were signed with the Unions involved (V.M.R.E.U., R.N.A.B.C. and I.B.E.W.). These Letters further provided that if the arrangement were continued into 1977, either the City or the Unions could request a reversion to the five-day week, and such reversion would occur not later than 30 days after receipt of the request. Any extension beyond December 31, 1977 would have to be by mutual agreement of all parties.

The purpose of this report is to report back to Council on the results of the trial period, and to make a recommendation as to whether or not the four-day week should be continued into 1977.

Survey of Department Heads

During November, the Department Heads involved were surveyed by the City Manager, and asked to report back to him on the impact which the revised work schedule had had on their Departments since August. They were asked to consider various criteria, such as increased or decreased costs, effects on the quality of service to the public, communication problems, and improvement in employee morale. The results of this survey are summarized below:

1. Cost Impact - No Department reported a significant increase or decrease in costs in terms of overtime expense or need for temporary staff. There was some minor additional overtime expense in the Personnel Services Department initially due to the necessity of converting our attendance records from a daily to an hourly reporting basis. However, this is no longer a problem. This cost was more than cancelled out by the Engineering and Planning Departments, both of whom reported a minor decrease in overtime expense due to the lengthened work day. The additional costs originally anticipated by the Director of Finance in the Payroll Branch did not materialize.

2. Quality of Service to the Public - All Departments reported that there had been no deterioration in the quality of service to the public, and that complaints in this regard had been negligible.

3. Communication Problems - The majority of Department Heads identified this factor as the main disadvantage of the four-day week schedule. Problems are encountered in arranging meetings on Mondays and Fridays, and also there is frequent difficulty obtaining internal information on those days if key people are absent. No Department Head characterized the problem as "serious", but it is clearly a real inefficiency associated with the present working arrangement.

4. 8:30 - 5:30 City Hall Opening - Two Departments (Planning and Permits and Licenses) indicated difficulties associated with the fact that while officially the hours of service to the public remained at 9:00 a.m. to 5:00 p.m., in fact the Hall must be open from 8:30 a.m. to 5:30 p.m. The public is free to enter the building during the first and final half hours of the day and naturally it is difficult to refuse to serve them when they see staff on duty. If the four-day week is to continue on the present basis, this problem could be lessened (but most likely not completely solved) if signs specifying the 9:00 - 5:00 hours of service were prominently displayed in appropriate locations.

5. Advantage of "Quiet" Periods - Most Department Heads felt that the relative quiet of the first and final half hours of the day were advantageous in terms of increased employee productivity. Several also believe that more is being accomplished by many employees due to the reduced number of interruptions on Mondays and Fridays. It should be noted that these are subjective opinions only, and that no attempt has been made to measure productivity during these periods.

cont'd.....

Clause #2 continued

6. Employee Fatigue - There were scattered reports of fatigue at the end of the longer working day, especially among older employees, but no Department Head viewed this as a serious problem.

7. Employee Morale - Almost without exception, Department Heads felt that they had noted an improvement in employee morale. Several expressed a concern that morale would deteriorate if there were a reversion to the five-day schedule.

8. Supervisory Control - By and large, Departments believe that supervisory control is adequate, notwithstanding the fact that many supervisors are absent on Monday or Friday.

9. Medical Appointments - Although it was not part of the original Letters of Understanding that staff would be expected to arrange Doctor's and Dental appointments on their days off, all Departments report that employees are co-operating in doing this, to the extent possible.

10. Recruiting Advantages - Initial indications are that the four-day week is an attractive feature to job applicants and that it has therefore, enhanced our ability to recruit staff.

The Department Heads were asked finally whether or not they were in favour of continuing the four-day week. All but one responded in the positive. The exception, a Department with a relatively small clerical staff, simply felt that the four-day week had no advantages and that because of the communication problems (see Point 3), it should be discontinued.

Effect on Absence Due to Sick Leave

Our attendance records were reviewed in order to try to determine what effect, if any, the change to a four-day week has had on employee sick leave absence. A comparison was made of the number of days of absence on short term sick leave during the months of August, September and October of 1976 versus those same months in 1975, with the following results:

	Percentage Change in Short Term Sick Leave - Aug. - Oct. 1976 vs Aug. - Oct. 1975
Inside Employees who switched to the 4-day week -	- 5.6 %
Inside Employees who remained on the 5-day week -	+ 13.3 %
Total -	+ 2.8 %

The sick leave experience of the 4-day week people improved by 5.6% while that for those who remained on the 5-day week worsened by 13.3%, the net results being a minimal increase in total absence. The review period of three months is really too short; but these preliminary results indicate that the 4-day week may be having a salutary effect on sick leave.

Potential Additional Cost in 1977

As stated in Point 1 of the section of this report dealing with the Department Head survey, no Department reported a significant increase or decrease in costs during 1976 due to the implementation of the four-day week. However, one Department Head, the Director of Finance, anticipates some additional cost next year. He reports as follows:

'A problem has arisen in the Property Tax and Cashier areas of the Revenue and Treasury Division that was not considered previously. In summary, it is felt that in order to handle the tax rush in February and July of each year, the Treasurer's office will require either:

(a) Additional temporary help at an estimated cost of $5,750.00, or

(b) The Property Tax branch and the Cashiers will have to go back to a five-day work week for four weeks in the January-February period and six weeks in the June-July period.

cont'd.....

Clause #2 continued

My recommendation is that the increased cost of $5,750 would be the more viable solution and would be justified by the fact that during this time we could provide service to the public from 8:30 a.m. to 5:30 p.m. We presently provide service from 9:00 a.m. to 5:00 p.m. and this may be difficult during the tax rush when, in fact, the City Hall is open from 8:30 a.m. to 5:30 p.m. I would anticipate many complaints from the taxpayers.'

Opening Hours

When the City Engineer first proposed the various alternative working arrangements to Council in May of 1976, he made the following comments (in part) concerning the four-day week:

'A 4-day week could operate either of 2 ways:-

(a) within the framework of a conventional 5-day week,

(b) with the City Hall open only 4 days a week, but open for a longer period each day.

If a 4-day week is adopted within the framework of a 5-day open period, it will probably not be possible to apply a 4-day week uniformly across all departments, due to staff limitations and the need to provide minimum staffing of some functions during all open hours. We would probably, therefore, be restricted on this basis to being open only normal working hours. However, if Council wished to consider operating City Hall on a 4-day a week basis, it would be entirely practical to have City Hall open, say, from 8:30 a.m. to 6:00 p.m.* While there would be a reduction in the daily availability of City Hall by a 4-day open period, the extra open time each day would provide a much improved access for citizens who are unable to come to City Hall during their working hours. After a period of adjustment, (similar to that when Saturday mornings were abandoned) reasonable acceptance can be anticipated.'

He went on to state that the majority of Department Heads preferred alternative (b) and this has once again come through in the November survey. A four-day opening to the public would solve the problem of communication difficulties, allow somewhat more employees to work the four-day week than at present, and avoid the possible additional cost predicted by the Director of Finance.

Although Council rejected this alternative at its meeting of May 18, 1976, it is felt that they may wish to give it further consideration, perhaps for a trial period of the first 6 months of 1977.

*8:30 a.m. to 5:30 p.m. which are the hours the 4-day week staff are presently working.

Impact on 'Turn Down Traffic Volume' Program

The City Engineer reports as follows:

'Due to the short time this programme has been in effect and the limited amount of time Project Turn Down Traffic Volume staff has had to assess travel time savings, traffic volumes, use of leisure time, and other traffic-related measures, it is difficult to quantify the benefits of this programme at this time. The fact that most employees participating in the programme are off on either Mondays or Fridays has had a positive incremental effect in the reduction of traffic volumes on each of these days. Additionally the longer hours these employees now work requires them to travel in periods where congestion is not as great as for those continuing to work the shorter day on the normal 5-day week schedule. This, too, has a beneficial effect in the reduction of congestion on transit as well as on vehicular volumes.

cont'd..

As part of its committment to the Federally-funded Turn Down Traffic Volume programme, the City's adoption of the 4-day work week on an experimental basis has added credibility to the entire programme in the opinion of project staff working with the downtown business community. It, too, is still too early to assess precisely what changes have been made in working hours by employers, and thus the impact to date must be assessed purely from a psychological perspective. Preliminary indications are that a number of employers are willing to consider the adoption of innovative working time arrangements where they have not already done so on their own innitiative. In this perspective, the City's 4-day work week should be construed as having a positive impact.'

As noted previously, it is too early to assess precisely the effect these changes have had on the traffic congestion. In order to evaluate the programme adequately a further trial period of approx. 6 months is required to give a fuller more objective assessment of these effects.

Over and above the traffic aspects of the program, any continuation of the program should include an objective measurement of staff productivity.

RECOMMENDATIONS:

In summary, I recommend that:

A. The four-day week work schedule be continued until December 31, 1977, subject to the proviso that it may be cancelled either by the City or the Unions involved on 30 days notice, and further, subject to a more detailed assessment of staff productivity.

B. $5,750 for additional temporary staff be included in the 1977 budget for the Revenue and Treasury Division of the Finance Department if the four-day week is continued in its present form.

C. Council give consideration to keeping City Hall open only four days a week, but for a longer period each day, for a 6 month trial period."

The City Manager notes that the purpose of this exercise was to help to improve traffic conditions during peak periods and the City Engineer is asking for a 6 month extension to adequately evaluate the effects. There is no doubt that there has been some deterioration in service to the public although complaints have not been properly recorded, nor have steps been taken to survey the public's attitude to the change in availability of key staff members. The City Manager therefore could not endorse a further deterioration in service that would occur if 4 day opening is approved.

The City Manager RECOMMENDS approval of recommendations A and B and FURTHER RECOMMENDS that the City Engineer and Director of Personnel Services make a progress report to the Finance and Administration Committee at 3 month intervals.

FOR COUNCIL ACTION SEE PAGE(S) 1

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Residential Lot Situated on East Side St. George Street North of S.E. Marine Drive

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 14, Subdivision B, Block 31,
District Lot 313, Plan 3021,
E/S of St. George Street north
of South East Marine Drive. ZONED RS-1

NAME	APPROX. SIZE	SALE PRICE	TERMS
Wallyray Enterprises Ltd.	33' x 88'	$25,700.00	City terms @ 11% "

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

2. Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova Street

The Supervisor of Properties reports as follows:

"City Council on November 23, 1976, approved the granting of an additional one-year lease of the second floor and a portion of the basement of the Coroner's Court Building, to the Provincial Government for Provincial Court purposes, effective August 1, 1976, at an increased rental of $2,693.17 per month.

The Provincial Government when offering to lease the premises included a request for an option to renew the lease for a further term at the increased rental. This request was considered a satisfactory part of the negotiations and should have been included in the November 19, 1976, report to Council. In order for this option to be properly included in the lease agreement, Council approval is necessary.

It is therefore recommended that the Director of Legal Services be authorized to include a one-year renewal option in the lease proposal previously approved by Resolution of Council of November 23, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Continued on Page 2. . . .

3. McLaren Electric Building, 1836 West 5th Avenue
Lease of Portion of Second Floor

The Supervisor of Properties reports as follows:

"The British Columbia Teachers Federation currently lease 1700 square feet more or less, on the second floor of the McLaren Electric Building, 1836 West 5th Avenue under the terms of a lease which expires on December 31, 1976.

Following negotiations, this Lessee has agreed to a new lease incorporating the following terms and conditions:

1. Lease term, January 1, 1977 to June 30, 1978.

2. Rental to be increased from $650 per month to $800 per month.

3. Lessee to have the exclusive use of three parking stalls.

4. All other terms and conditions to be the same as the previous lease, dated November 20, 1975.

It is noted that the above rental space represents current economic rentals for comparable space in this area.

It is recommended that the above space be leased to British Columbia Teachers Federation under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease of City-owned Property
1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"This property at 1572 West 4th Avenue, known as Lots 5-7, Block 250, District Lot 526, was purchased for the Granville Bridge and is situated under the Fir Street ramp.

Council on July 4, 1972 approved a lease to Paulsen Industries Ltd., expiring December, 1976, with an option to renew for a further 5 years.

Paulsen Industries have exercised their option and after negotiation have agreed that the rent be increased from $356.00 per month plus taxes to $660.00 per month plus taxes, subject to the following terms and conditions:

USE	- Office and Warehouse.
TERM	- 5 years from January 1, 1977.
RENT	- $660.00 per month plus 1/12th annual taxes as if levied.
RENTAL REVIEW	- On July 1, 1979, and to be market rental value.

Continued on Page 3. . . .

Clause No. 4 Continued

CANCELLATION	- On 12 months' notice by either party.
SUB-LEASE	- Lessee to have right to sub-lease portion of premises to Jones Mac-Tool Sales Ltd.
REPAIRS	- Lessee to repair to the standard of a prudent owner. Lessee not responsible for repairs to the roof or structure.
FIXTURES	- All fixtures are City property.
ACCESS	- City Engineer to have right of access at any time without notice or penalty for the purpose of inspecting or repairing Granville Bridge or its ramps.
INSURANCE	- City to insure buildings against fire. Lessee to carry adequate public liability insurance. City not responsible for loss or damage caused by objects or substances falling off Granville Bridge or its ramps.
CITY BY-LAWS	- Lessee to obey all City By-Laws including obligation to remove snow from the sidewalk.
LEASE AGREEMENT	- To be drawn satisfactory to Director of Legal Services.

It is recommended that Lots 5-7, Block 250, D. L. 526 be leased to Paulsen Industries Ltd. subject to the above-mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 521

MANAGER'S REPORT

December 9, 1976

TO: Vancouver City Council

SUBJECT: Cordova House - Staffing

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"City Council at its meeting of October 26th, 1976 when considering a clause contained in the report of the Standing Committee on Community Services passed the following motion:

> 'That there be a minimum of 19 staff assigned to Cordova House subject to satisfactory funding from the Senior levels of government.'

On December 6, 1976, the Vancouver Resources Board confirmed in writing (letter attached) that the Department of Human Resources had approved the use of Cordova House as a personal care facility, effective on December 1, 1976. Until the final budget submission has been approved by the Vancouver Resources Board, thir rate for personal care is pegged at $11.18 per client, per day. This figure could be subject to some upward adjustment depending upon the level of care being supplied and the total operating costs.

Discussions with the Community Care Licensing officials have concluded that a total of ten staff will be required for the tenant care component; seven staff for building cleaning.

SOURCES OF REVENUE

The Federal/Provincial Partnership, which supports the "shelter function", has, through the B.C. Housing Management Commission, recognized total operating costs of $187,340.00 Against these costs, the tenant would normally pay 25% of his income as rent. However, discussions with Mr. R.W. Bailey, General Manager of the B.C.H.M.C., on December 1st indicated that inasmuch as the tenants do not receive any income in the normal sense, he would recommend to the Partnership that they accept 25% of the rate paid to single persons under age fifty-five through GAIN legislation (welfare) as adequate rental for the shelter provision. This rate is currently $160 per month. If the facility is fully occupied, therefore, the operating costs recognized by B.C.H.M.C. would be offset by a total of $28,560.00 per year.

At the minimum Vancouver Resources Board rate of $11.18 per day and subject to the facility being fully occupied, the revenue from the Department of Human Resources would be $285,650. Since some vacancies must be anticipated, this expected revenue should be reduced to approximately $242,800.00

In summary, the total revenue from senior government sources should be approximately $430,140.00.

ADMINISTRATIVE FUNCTION

Administration of Cordova House is presently the responsibility of two staff: An Administrator and a Clerk II. The Administrator's position is a permanent classification; the Clerk is temporary. It is proposed that these staff be retained to assume responsibility for the general administration of the building. The annual recurring cost of these two positions at mid-step and including fringe benefits is $32,350.00.

Continued.....

CARE FUNCTION

The Community Care Licensing officials specify a varying staff level depending upon the degree of care being provided and the number of persons being accommodated. They recommend that a registered nurse be hired as the general supervisor of the care function, and further, that the care be provided by five man-hours per week per tenant. The latter number is predicated upon the Medical Health Officer's licensing officials classifying twenty of the beds as "intermediate care", requiring 7.25 man hours per tenant per week; fifty of the beds as "personal care", requiring only 3.5 man-hours per tenant per week. Since the Department of Human Resources will only agree to funding at a personal care rate, the classification imposed by the Licensing officials has resulted in the costs of the care function being higher than a regular Personal Care Home. It is anticipated that this contradiction will be resolved in the near future.

In order to provide the 350 man-hours per week required when the facility is full, it is proposed to hire a registered nurse who would supervise nine staff. In order to retain flexibility of operation, the nine subordinate positions would be classified as either Floor Supervisors, Licensed Practical Nurses or Nursing Orderlies, depending upon the evolving needs of the operation. These job classifications are at the same pay grade.

The annual recurring costs of the ten proposed positions (at mid-step, including fringe benefits) is $147,400.00. In addition, the costs of meal service are estimated at $112,000.00

BUILDING SERVICE FUNCTION

While the number of staff responsible for building cleaning and janitorial duties may be subject to revision by the requirements of the Vancouver Resources Board, it is proposed to increase the complement to a maximum of seven persons (one Worker per ten tenants). The annual recurring costs of two Building Service Workers and five Building Cleaners at the mid-step, including fringe benefits, would be $81,840.00.

The Supervisor of Properties recommends that the foregoing 19 positions be approved by Council.

OPERATING COSTS

SUMMARY

Cost of Operating:

Labour -	Administration function	$32,350.00	
	Administration other City Departments	15,000.00	
	Nursing Function	147,400.00	
	Maintenance & Cleaning Staff	81,840.00	
	Overtime & Temporary Help	5,260.00	
	TOTAL LABOUR COSTS		$281,850.00
	Other operating Costs (incl. rent paid by City to partnership $28,500.)	97,700.00	
	Food	112,000.00	
	TOTAL		$209,700.00
	TOTAL OPERATING COSTS		$491,550.00

Continued .....

Revenue from Fed/Prov. Gov't	$187,340.00	
Revenue from V.R.B.	242,800.00	
TOTAL REVENUE FROM OTHER SOURCES		$430,140.00
MAXIMUM ESTIMATED NET COST TO CITY		$ 61,410.00"

The Supervisor of Properties recommends that the 1977 operating budget of $491,550.00 be approved, and that the City's 1977 share of the operating costs, $61,410.00 be approved in advance of the 1977 City operating budget.

Copy of this report has been sent to V.M.R.E.U.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved that the matters of classification of the facility and level of staffing be referred back to the City Manager for review and further report if required.

FOR COUNCIL ACTION SEE PAGE(S) 591

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MANAGER'S REPORT

December 9, 1976

TO: Vancouver City Council

SUBJECT: Police Digital Communications System

CLASSIFICATION: RECOMMENDATION

The City Engineer and Chief Constable report as follows:

"On 29 October, 1974, City Council approved construction of a new Police Communications Centre and implementation of a digital communications system, and approved appropriate funding. The new Communications Centre has been completed, and implementation of the digital communication system has been under intensive study. These systems provide the capability for secure transmission between the Communications Centre and field units, and direct access from the field to national data files.

In 1975 the Communications Research Centre (C.R.C.) of the Federal Government entered into a nation wide study of mobile digital communications needs of Canadian Police Forces. Upon request of the Director of C.P.I.C. the Vancouver Police Department withheld any implementation of digital communications until results of the Federal study became available.

The first stage of the Federal study consisting of a tender for development of a systems design and equipment performance specification for a Mobile Radio Data System was let to a local firm, Macdonald - Dettwiler and Associates (M.D.A.). M.D.A. received close co-operation from the Vancouver Police Department during the completion of this contract over the past year.

The second part of the Federal study consists of installation of a demonstration digital communications system by Macdonald - Dettwiler and Associates in a major Canadian city. There are benefits to the host City in participating in the demonstration project:

1. The Federal Government will fund the development costs for the system, tailored to the host City's requirements, which can be expanded to a full operating system.

2. The system will be installed more rapidly than would otherwise be possible for the host city.

3. Comprehensive operating and test support will be provided by M.D.A.

4. The Federal Government will contribute financially to the purchase of the demonstration equipment (estimate $50,000), reducing the cost to the host city.

5. The equipment will be "state of the art" and compatible with anticipated developments at C.P.I.C.

Following application by the Police Department, Vancouver was approved as the demonstration city, subject to Council approval of the program. Vancouver is proceeding in any case with implementation of a digital communications system for which $660,000 has been budgeted. The benefits available from participation in this program are significant. However, this basically commits the City to the purchase of the entire Vancouver system from M.D.A., since the extension of the demonstration system must be compatible.

Macdonald - Dettwiler and Associates is acceptable as the supplier of a digital communications system to meet the needs of the Vancouver Police Department, for the following reasons:

1. The advantages to the City arising out of the demonstration project.

2. M.D.A. is the only locally based firm capable of implementing such a system.

3. C.P.I.C. and C.R.C. selected M.D.A. from firms across Canada to carry out this project.

.....2

Funds for the city-wide digital communications system have been previously approved and estimates are within funds already budgeted (approximately $660,000).

The Chief Constable and City Engineer RECOMMEND City Council

a) approve Macdonald - Dettwiler and Associates as suppliers of a digital communications system for the Vancouver Police Department, subject to contracts acceptable to the Chief Constable, City Engineer and Director of Legal Services, and

b) authorize the Director of Legal Services to enter into necessary agreements."

The City Manager RECOMMENDS that the above recommendations of the Chief Constable and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 506

D

MANAGER'S REPORT

DATE December 7, 1976

TO: Vancouver City Council

SUBJECT: Disposition of City-owned sites west side Boundary Road between 29th Avenue and Monmouth Avenue

CLASSIFICATION: Recommendation

The Supervisor of Properties reports on behalf of the Property Endowment Fund Board as follows:

"There are two City-owned sites situated on the west side of Boundary Road south of 29th Avenue. These sites were previously designated and reserved for potential development for Non-market Family Housing. The present status of the two sites is as follows:

Price-Tanner Site

This site comprises approximately 4.2 acres, zoned RS-1, One Family Dwelling District. Assembly of this site was completed in December 1974 and the property is presently vacant. At a Public Hearing on August 12, 1976, the rezoning of this site for Family Housing was considered by Council and the rezoning application was defeated.

Moscrop-Hoy Site

This site comprises approximately 1.5 acres, zoned RS-1, One Family Dwelling District. On October 7, 1975, Council (In Camera) approved this site in principal as a potential Non-Market Housing site and authorized negotiations and report back with recommendation for the purchase of the two remaining privately-owned lots within the site, to complete assembly.

Negotiations to acquire Lot 33, Blocks 104-106, D.L.'s 36 & 51, known as 4642 Hoy Street, have been unsuccessful. This owner, a long time resident/owner, is strongly opposed to sale of his property for housing purposes and refuses to discuss sale and will not permit inspection of his property. It is felt that further discussions with this owner to acquire the property would be futile unless expropriation takes place.

Negotiations to acquire Lot 13, Blocks 104-106, D.L.'s 36 &51, known as 4641 Boundary Road have resulted in this owner now being prepared to sell his property to the City for the sum of $41,000.00 subject to:

(a) Date of sale to be December 31, 1976

(b) Three months rent-free possession to March 31, 1977.

The property comprises a single-storey, non-basement frame dwelling with a main floor area of 921 square feet, erected in 1957 on a lot 33' x 122', zoned RS-1, One Family Dwelling Districty. This dwelling contains four rooms and a utility room, four plumbing fixtures, patent shingle roof, stucco exterior, concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in average condition for its age and type.

Continued .....

The sale price of $41,000.00 is considered fair and equitable. It is noted that in any event, the easterly 34 feet of this property may be required by the future widening of Boundary Road and the remainder of this lot is required for replotting purposes.

In light of strong neighbourhood opposition to the proposed housing project for Price-Tanner and since the rezoning application was defeated, the disposition of the City-owned sites were considered by the Property Endowment Fund Board on October 15, 1976.

The Board resolved in effect that Council consider that the land be placed on the market for housing in the form of single-family lots by resubdividing all of the City-owned property and retaining the required strip for road widening.

In view of the foregoing, it is recommended that:-

a) The Supervisor of Properties be authorized to acquire Lot 13, Blocks 104-106, D.L.'s 36 & 51 for the sum of $41,000.00, the date of sale to be December 31, 1976 and subject to the owner retaining rent-free possession to March 31, 1977. The cost of acquisition to be charged to account code 4749/-

b) Negotiations to acquire the remaining property, known as Lot 33, Blocks 104-106, D.L.'s 36 & 51, to be abandoned."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties on behalf of the Property Endowment Fund Board be approved.

FOR COUNCIL ACTION SEE PAGE(S) 565

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E

MANAGER'S REPORT

December 9, 1976.

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Acquisition of 2640 S.E. Marine Drive

The Supervisor of Properties reports on behalf of the Property Endowment Fund Board as follows:

"The objectives of the Property Endowment Fund are to maintain or increase the City's ownership of strategic land in the City of Vancouver; to support the City's planning and development objectives and to produce a reasonable return on the City's investment in properties consistent with the City's planning and development objectives. In this connection, the P.E.F. Board on December 3, 1976, approved the acquisition of 2640 S.E. Marine Drive, Parcel B, Block 69, D.L. 258 & 329, Plan 670A, subject to Council approval.

The site consists of 1.21 acres, zoned CD-1 adjacent to City-owned land and is fronting on S.E. Marine Drive. A single-family residence situated on the property is presently rented.

Negotiations with the owner indicate that they are prepared to sell to the City for the total sum of $180,000.00 subject to existing tenancy. This is considered to be below market value.

It is recommended that the resolution of the Property Endowment Fund of December 3, 1976 approving the acquisition be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6-6

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

DECEMBER 2, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 2, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 10:30 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce (Clauses 1 and 2)
Alderman Sweeney

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 4585 Dunbar Street

The Committee had before it for consideration a Manager's Report dated November 18, 1976 (copy circulated) on the application of a Mr. Tsonis for Development Permit Application No. 75738 to use a portion of the existing dining area of the restaurant at 4585 Dunbar Street as a cocktail lounge.

A representative of the Planning Department and the applicant appeared before the Committee on this matter, and during discussion, it was noted that there is parking at the rear of the building and that there are residential premises across the lane from the parking area.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. Tsonis for Development Permit Application No. 75738, to use a portion of the existing dining area of the restaurant at 4585 Dunbar Street as a cocktail lounge, be approved.

INFORMATION

2. Complaints Regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue

The Committee had before it for consideration a Manager's Report dated November 24, 1976 (copy circulated) which was prepared by the Director of Social Planning in response to letters of complaint by Mr. Malachy McKenna of 2844 Alberta Street.

The report provided information about a proposed community residential centre planned by the B.C. Corrections Service for 5 and 7 West 15th Avenue and about a proposed boarding home for juvenile boys which would be operated by Central City Mission for a maximum of six juvenile boys at 246 West 13th Avenue.

The Chairman advised the Committee that he had been informed by the Committee Clerk that Mr. McKenna had requested consideration of this report be deferred for one week to allow him an opportunity to appear before the Committee.

Continued on Page 2 . . . .

Clause No. 2 Continued

The Committee Chairman, who is also chairman of the Vancouver Resources Board, advised the Committee that the Vancouver Resources Board held a public meeting with a number of residents in the area approximately six weeks ago and that there were only two persons opposed to the boarding home planned for 246 West 13th Avenue, Mr. McKenna being one of those two. The Chairman pointed out that Mr. McKenna's concerns had been heard by the Vancouver Resources Board and suggested that he could appear before City Council, and it was agreed that the Committee would not defer consideration of this matter at this time.

A representative of the Director of Social Planning appeared before the Committee to speak to the report and explained that although a development permit has been granted by the Director of Planning to the Corrections Branch for a community residential centre at 5 and 7 West 15th Avenue, a change in Corrections Branch policy has made it most unlikely that this centre will be opened.

On the subject of the boarding home at 246 West 13th Avenue, the Social Planning Department's spokesman advised the Committee that the proposed home presents the least risks to residents of the neighbourhood and that residents of the boarding home will be boys between 15 and 19 years old who are either employed at a job or enrolled in education programs away from their residence.

Mr. R. Gutteridge of Central City Mission told the Committee the boarding home will be managed 24 hours a day by an adult and that the juvenile residents will pay their own room and board.

Following further discussion, it was

RESOLVED

THAT the Manager's Report dated November 24, 1976 regarding 5 and 7 West 15th Avenue and 246 West 13th Avenue be received, and that Mr. M. McKenna be advised that he may appear before Council on this matter if he wishes.

Alderman Boyce left the meeting at this point, therefore the following two clauses are submitted by Alderman Rankin and Alderman Sweeney for the consideration of the Council.

3. City-Owned Property at 823 Jackson Avenue

Pastor Annie L. Girard had requested to appear before the Committee on the matter of her efforts to purchase City-owned property at 823 Jackson Avenue and appeared this date.

In respect of this matter, the Committee had before it a Manager's Report dated November 26, 1976 (copy circulated) in which the Supervisor of Properties reported on the background of negotiations between Pastor Girard and the City.

Continued on Page 3. . . . . .

Clause No. 3 Continued

During discussion, it was noted that Pastor Girard owns adjoining property which is registered in her name although a church is located on her property. Pastor Girard has been endeavouring for some time to purchase the City property for use as a parking lot.

The Supervisor of Properties appeared before the Committee on this matter and in response to the Committee's question, indicated the property Pastor Girard wishes to purchase is valued at approximately $40,000.00.

Following discussion, it was

RESOLVED

THAT the Supervisor of Properties negotiate with Pastor A. Girard for the direct sale to Pastor Girard of City-owned Lot A, Subdivision of Lots 17 and 18, Block 103, District Lots 196 and 197 situated at the northwest corner of Prior Street and Jackson Avenue, subject to Pastor Girard consolidating the City property with the adjoining property which she owns and that a time limit of sixty (60) days be set for negotiations upon expiry of which the Supervisor of Properties will report to Council on the negotiations.

RECOMMENDATION

4. Advisory Committee to Cordova House

Mr. R. Gutteridge of Central City Mission distributed to the Committee a brief dated November 18, 1976 (copy circulated) providing background information on the Advisory Committee to Cordova House.

The brief stated that in order to assure the community's role in the development of Cordova House, this Advisory Committee should have formal recognition by City Council and the Vancouver Resources Board.

It was noted there is no cost to the City involved in the operation of this Advisory Committee, and following discussion, it was

RECOMMENDED

THAT City Council formally recognize the Advisory Committee to Cordova House and approve the continuance of its supportive role in the operation of Cordova House.

The meeting adjourned at approximately 11:00 A.M.

FOR COUNCIL ACTION SEE PAGE(S) 581-586-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

December 2, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 2, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce

ABSENT: Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

INFORMATION:

1. Status Report on Government Assisted Housing in the City of Vancouver

The Committee had for consideration a report of the Housing Planner, dated November 25, 1976, (on file in the City Clerk's Office) reviewing government assisted housing activities since June, 1976.

The report noted, in part, the following:

	Family	Seniors	Other	Total
"I. Units sponsored by various non-profit, cooperative and senior government agencies:				
a) Completed (Jan.1/76 and Dec.1/76)	115	234	114	463
b) Under Construction	256	113	113	482
c) Planning/Seeking Approval Stage	109	1,320	160	1,589
II. Units initiated by the City of Vancouver:				
a) Under Construction				
1) False Creek (Phase I)	310- 324	125	233- 247	682
2) Dept. of Housing			173	173
b) Planning/Seeking Approval Stage				
1) Champlain Heights	782	244		1,026
2) Dept. of Housing	95			95
3) False Creek (Phase II)	130	90	440	660
Totals:	1,797-1,811	2,126	1,233-1,247	5,170 "

The Housing Planner reviewed the report with the Committee and noted it was expected construction would commence on the Langara housing project in February/March.

Mr. W. Casson, Director of Housing, G.V.R.D., made reference to the Regional District's handicapped housing project at 14th Avenue and Nootka Street and stated pending final agreement on the bedroom count with SPARC and the Paraplegic Association, the project would go to Public Hearing at the end of January, 1977.

It was

RESOLVED,

THAT the report of the Housing Planner dated November 25, 1976, be received for information.

Cont'd . . .

RECOMMENDATION:

2. Huntingdon Apartments, 1915 Beach Avenue
The Windermere Apartments, 1148 Thurlow Street
The Manhattan Apartments, 784 Thurlow Street

Consideration was given to a memorandum from the Chairman, dated December 2, 1976, drawing attention to the possible loss of 120 sound housing units in the downtown area if plans proceeded to demolish Huntingdon Apartments, The Windermere Apartments, and The Manhattan Apartments. The memo noted:

"In their place will rise 43 high rent apartments, a grocery store and commercial complex on Robson and a possible St. Paul's Hospital expansion (that may never occur). These three buildings along with the Park Plaza and Minaki Lodge incidents exemplify the inner city housing problem we've been discussing the last few years.

Are we going to sit by idly while perfectly sound housing is destroyed, thus displacing hundreds of pensioners, office workers and other downtown related people?"

The Chairman's memorandum recommended the following short term actions:

"A. 1. Huntington Apartments - assist the tenants in their negotiations to purchase the building and renovate or see it brought up to acceptable standard.

2. Manhattan - Either the City acquire or lease the residential apartments, or, the City assist the tenants to do so. The building can then be rehabilitated with RRAP funds.

3. Windermere - If expansion plans had been indefinitely deferred because of Provincial Government cutbacks, then we should ask the regional district to renovate the building and amortise the cost over a 5-year lease period, as the City is doing with the Englesea Lodge apartments on Beach Avenue.

B. A March meeting with C.M.H.C., Provincial officials, G.V.R.D., and housing people from other major Canadian cities should be sponsored by Vancouver City Council. The Council recently passed a resolution to this effect so that we could create effective inner city housing programs and funding.

C. Prepare an anti-demolition by-law amendment setting forth a 'unit demolished as unit provided' principle."

The Committee also considered a memorandum from Mr. S. Adams, Social Planner, dated December 1, 1976, (circulated) discussing the problem of retaining older apartment buildings in the inner city and making specific reference to The Manhattan Apartments.

Huntingdon Apartments:

Mr. Jerry Presley and Ms. Judy Piercey addressed the Committee on behalf of the tenants of the Huntingdon and noted the owner had been requested to sell the property to a non-profit corporation acting for the tenants. When the necessary financial information was forthcoming it was hoped an offer to purchase would be made. Spokesmen for C.M.H.C. had indicated funds would be forthcoming providing the project was economically viable.

The Windermere Apartments:

Mr. N. Barth, Director of the Greater Vancouver Regional Hospital Board, owners of The Windermere Apartments, advised the site presently occupied by the building was required in connection with expansion of St. Paul's Hospital. The Provincial Government had cut back original plans by approximately half the physical size and cost, but while the Windermere site was not now required for actual construction, it was needed, probably within two years, to replace parking space which would be lost when the expansion project went ahead on another part of the site. Mr. Barth pointed out the Windermere did not meet Fire By-law requirements, was presently considered unsafe, and if demolition was deferred and

Cont'd . . .

Clause 2 Cont'd

upgrading undertaken, it would probably take five years operation to recover the costs.

The Committee expressed concern that a moderate rental apartment building was to be demolished for probable use as a parking lot and Mr. Barth agreed to convey that concern to the Regional Hospital Board, request reconsideration of the planned demolition, and report back to the Committee as soon as possible.

The Manhattan Apartments:

The Committee considered briefs (on file in the City Clerk's Office) opposing the demolition of The Manhattan Apartments submitted by the following groups:

Manhattan Apartment Tenants
Robson Street Retail Merchants
"Frequenters and Pedestrians" of the Robson/Thurlow Area
Students and Faculty Members, U.B.C. School of Architecture

Ms. Barbara Shapiro, on behalf of the tenants of The Manhattan, contended the building provided low-cost residential housing for people in the area and demolition would destroy the social fabric of the neighbourhood. She requested support for a Committee to be set up to prepare guidelines for the preservation and retention of all such buildings.

Mrs. Helen Shackleton (brief on file in the City Clerk's Office) a tenant who has lived at The Manhattan for 48 years, questioned the responsibility of landlords toward tenants and stated tenants and retail merchants should be consulted on future developments in their neighbourhoods.

Mr. Harold Quinn, tenant for 4½ years, stated The Manhattan represented ideal convenient, comfortable living with all the services he required - library, stores, transit - within 100 yards of his door. He did not want it replaced with a steel and concrete box which none of the present tenants could afford.

Architect for the owners, Sunco Enterprises, Mr. R. Mann, outlined unsuccessful efforts to obtain Heritage "B" designation for the building and rehabilitation funding from Heritage Canada. His clients had conducted feasibility studies and considered a number of options but now felt there were only two choices open to them: to enter into some kind of lease agreement with the City; or to obtain a demolition permit and redevelop the property. If agreement could not be reached on these two points, there was still a third option: to let the courts decide.

The Committee discussed the possibility of the City leasing the building and it was pointed out the lease would have to run 15 years for RRAP funding eligibility.

Following discussion on the above three properties, it was

RECOMMENDED,

A. THAT the City assist the tenants of Huntingdon Apartments, in their negotiations to purchase and renovate the building and that the Director of Planning be instructed to report back to the Committee on the progress of the negotiations.

B. THAT the Greater Vancouver Regional Hospital District be requested to defer plans to demolish The Windermere Apartments and proceed with renovations to the building, amortising the cost over a five-year period.

C. THAT the City lease and renovate The Manhattan Apartments for a period of 15 years utilising RRAP funds for rehabilitation.

D. THAT the Director of Planning and appropriate City staff investigate and report back to the Committee on the preservation and retention of older buildings in the downtown area.

E. THAT the City sponsor a workshop in March to discuss inner city housing programs and funding with representatives from C.M.H.C., Provincial Government, G.V.R.D., and housing people from other major Canadian cities.

Cont'd . . .

Clause 2 Cont'd

F. THAT the new Council be asked to introduce an anti-demolition by-law amendment setting forth the principle "a unit demolished as a unit provided".

G. THAT the memorandum of the Chairman, dated December 2, 1976, and the memorandum of Mr. S. Adams, Social Planner, dated December 1, 1976, be received for information.

3. City-Owned Housing Site:
2nd Avenue and Wallace Street

At its meeting on November 9, 1976, when considering a Manager's Report on leasing land for non-market use, dated November 2, 1976, (on file in the City Clerk's Office) City Council deferred the following motion of Alderman Harcourt for further consideration by the Committee and report back:

"That the offer by the Penta Co-operative Housing Association to lease the 0.95 acre site at 2nd and Wallace Streets, with the initial rents based on 8% of $177,900 be approved."

In the Manager's Report considered by Council, the Director of Finance advised that the value of the lease to the City, with reasonable escalation and revaluation clauses, would be in the order of $210,000. The market value of the site under its present zoning was $363,000 and accordingly the lease terms requested by Penta would mean a write-down on the value of the land of 42%.

The Committee was addressed by Mr. T. Simpson and Mrs. A. Spindle, for Penta, who referred to suggestions that the economics of the project would be greatly enhanced if the number of dwelling units was reduced and the extra space used to provide surface parking, thus obviating the necessity for underground parking. The Penta representatives felt plans could not be revised at this stage. The Co-op had invested three years of efforts in the project and the present scheme featuring underground parking had gained community acceptance and had done much to defuse initial hostility towards housing on the 2nd Avenue and Wallace site.

The Director of Planning advised the Committee while there had not been time for a detailed analysis it was felt there would be considerable community concern if the plans were revised and the amount of usable space was reduced for parking.

When Alderman Bird expressed reservation about the City subsidising high-priced land on the West Side, the City Manager pointed out acceptance of Penta's offer would create a precedent with respect to the three parcels of land on the 2nd Avenue and Wallace Street site, and in effect, the City would be paying for the underground parking.

Following further discussion, it was

RECOMMENDED,

THAT the offer by the Penta Co-operative Housing Association to lease the 0.95 acre site at 2nd Avenue and Wallace Street, with the initial rents based on 8% of $177,900, be approved.

4. Future Status of City-Owned Sites at:
2nd Avenue and Wallace Street
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash and S.W. Marine Drive

The Chairman introduced Mr. W. Casson, Director of the Greater Vancouver Housing Corporation, and advised he had invited Mr. Casson to take part in the discussion in order to ascertain whether the Corporation would favourably consider developing housing on City-owned sites at:

2nd Avenue and Wallace
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash Street and S.W. Marine Drive

Cont'd . . .

Clause 4 Cont'd

Mr. Casson noted that the 2nd Avenue and Wallace Street site was slated for family rental accommodation featuring surface parking, which he also would have recommended. The Foster and Euclid Streets site could be developed as a turn key co-op project; however initial soil test reports negated the utilization of underground parking because of the water table and this should be borne in mind when the economics of housing projects were being considered for the site. He noted that the site at Ash Street and S.W. Marine Drive had been set aside for handicapped housing.

The Committee, following further discussion

RECOMMENDED,

THAT the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites:

2nd Avenue and Wallace Street
Foster and Euclid Streets
5th Avenue and Arbutus Street
Ash Street at S.W. Marine Drive

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) [illegible]

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 2, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, December 2, 1976 at approximately 3.30 p.m.

PRESENT	:	Alderman Kennedy, Chairman Alderman Bird Alderman Cowie Alderman Harcourt
ALSO PRESENT	:	Alderman Boyce
CLERK TO THE COMMITTEE	:	M.L. Cross

INFORMATION

1. Proposal for Local Area Planning Programme in the Shaughnessy Area

At its meeting on November 8, 1976, the Vancouver Heritage Advisory Committee passed the following motion:

> **" THAT the Heritage Advisory Committee recommend to the Standing Committee on Planning and Development that the City Planning Department be requested to again examine the feasibility of whether the Shaughnessy residential area could be studied as a Local Area Planning Program, including the establishment of a Citizens Advisory Committee, and that the boundaries for such a Local Area Planning Program be Oak Street, 16th Avenue, Arbutus Street and King Edward Avenue. "**

Mr. J. McKay, Shaughnessy Property Owners' Association and Mr. R. Mann, Architect were present for the discussion.

Alderman Harcourt, Council's appointee to the Heritage Committee, advised that the Committee is concerned about the loss of older, heritage buildings in the Shaughnessy area. The zoning is inadequate as it doesn't allow people to keep older houses and provide infill housing around them; the houses are being demolished and the lots are being subdivided.

The Heritage Committee felt that a study of the neighbourhood should be undertaken by the Planning Department.

Mr. McKay stated that the Property Owners' Association have a Committee studying the problem and have retained Mr. Mann to prepare guidelines for changing the use in the area. The Association feels the study would take longer if it were done as part of a local area planning programme and would like to proceed on its own and discuss the study with the Planning Department.

The Committee agreed that the property owners should go ahead with their study and discuss it with the Planning Department. It was suggested that there be a specific liaison person in the Planning Department for the Shaughnessy area.

cont'd.....

Clause #1 continued

Mr. Youngberg, Associate Director, Area Planning, stated his Division has only six permanent staff - the others are temporary and assigned to specific Neighbourhood Improvement Programme areas. It would be premature to make a decision on a contact person at this time. In the new year, the Planning Department will be discussing how it can serve local areas.

RESOLVED

THAT the Shaughnessy Property Owners' Association be advised to continue with its study of the area and discuss same with the Planning Department.

2. Progress Report on Detailed Design Guidelines for Surface Parking Lots - Downtown District

The Committee considered a report dated November 17, 1976 (on file in the City Clerk's office) which the City Manager submitted for Information.

Council, on April 6, 1976, approved in principle the Guidelines for Surface Parking Lots as a basis for discussion with the Park Board and owners or lessees of parking lots for report back to the Standing Committee on Planning and Development.

In the Manager's report, the Director of Planning and City Engineer advise that the Vancouver Parking Association have submitted a brief on the guidelines.

The brief

"- advises of the formation of the Vancouver Parking Association and their aims and objectives.

- stresses the concern of the Association for better communication and co-operation between the Association and the various concerned City Hall Departments. There is concern about certain aspects of the Design Guidelines particularly the cost of improvement and their practibility - when many parking companies can only rent premises on a month to month basis or for a relatively short term (one to two years) with cancellation clause. There is concern about the requirements for complete paving and the required on-site drainage; planting strips which reduce available parking, the requirement to remove crossings which may have existed for many years. Suggestions are made for alternative ways of paving and planting.

- concludes by recommending a small committee of the Vancouver Parking Association work with the City of Vancouver at the Administrative level in analysing and examine both existing and proposed legislation; Planning Policies and Design Guidelines related to the Parking Industry, not only in the Downtown District but throughout the City. "

Staff from the Planning, Engineering and Social Planning Departments have examined the brief and are meeting with a special working committee of the Parking Association in an endeavour to resolve specific issues where possible. A report will be submitted in February, 1977 to the appropriate Standing Committee of Council.

RESOLVED

THAT the report of the City Manager dated November 17, 1976 be received for information.

cont'd....

3. Grandview-Woodland Neighbourhood Improvement Program: Citizen Involvement

The Committee considered a report of the City Manager dated November 26, 1976 (copy circulated) in which the Director of Planning recommends that Council endorse the formation of a Grandview-Woodland Neighbourhood Improvement Program Committee.

The Committee has adopted terms of reference outlining their responsibility to the community and their working relationship with Council and civic staff, based on terms of reference adopted by Council for other N.I.P. Committees.

RECOMMENDED:

THAT the formation of the Grandview-Woodland Neighbourhood Improvement Program Committee and the Terms of Reference (as indicated in Appendices I and II of the Manager's Report dated November 26, 1976) be approved.

4. University Endowment Lands Study Team

The following persons represented the University Endowment Lands Study Team:

Mr. J. Webster
Mr. G. Rolfsen
Mr. P. Horwood

Also present were - Dr. I. Bain and Mrs. Mann.

Mr. Rolfsen distributed copies of the University Endowment Lands Study Team: Progress Report #4 dated November 15, 1976 (copy circulated) which summarized the results of a Public Forum held on October 27 and the responses to the questionnaires distributed.

Mr. Rolfsen stated that although the Study Team had been working for some months, they had not received anything official from the University as to their specific needs for the Campus or the University Endowment Lands. It is expected this information will be available shortly.

Conceptual planning is proceeding based upon the major concerns of those involved:

"- That essentially all of the undeveloped lands be dedicated and developed for park and park/recreation.

- That any and all future UBC development be confined to lands presently held by UBC.

- That any and all future research park development be confined to the lands presently used or zoned for housing, on UBC lands and/or research park lands.

- That the form of administrative structure of the UEL community be decided by its present citizens after several options have been examined.

- That all UEL park lands be designated as inviolate park and administered by a governing body with local interests represented."

cont'd.....

Clause #4 continued

The Study Team requested and was granted an extension of the timetable to January 31, 1976. The next Public Forum will be held in January.

RESOLVED:

THAT the progress report of the University Endowment Lands Study Team be received and the City's previous position reaffirmed.

The meeting adjourned at approximately 4.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 5

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 9, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, December 9, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Kennedy
Alderman Marzari
Alderman Sweeney

COMMITTEE CLERK: G. Barden

INFORMATION

1. Analysis of Property Tax Arrears

On August 10, 1976 City Council, when considering a Charter amendment which would increase the upper limit on interest the City could charge (by By-law) on taxes in arrears, requested the Director of Finance to report to Council on which categories of properties are delinquent in payment of their taxes.

The Committee had for consideration a Manager's report dated November 29, 1976 (copy circulated) in which the Director of Finance analyzed property tax arrears as of August 24, 1976 and reported on interest rates on arrears charged elsewhere in B.C.

Following discussion it was

RESOLVED

THAT the Manager's report dated November 9, 1976 be received for information.

RECOMMENDATION

2. Penalty for Late Payment of Taxes

The Committee considered a Manager's report dated November 29, 1976 (copy circulated) wherein the Director of Finance reported on the matter of penalties for late payment of taxes.

The Committee expressed concern for the few taxpayers who have trusted the mail, forgotten or through some similar oversight are one or two days late in paying their taxes and receive the same penalty as someone deliberately waiting several months. The Director of Finance advised that anyone in this situation may as well wait for the July penalty date to pay their taxes, as the penalty is the same and in the meantime they can put their money in the bank and collect interest. The Committee felt that this alternative should be conveyed to such taxpayers and the Director of Finance agreed that this would be done.

Cont'd . . .

Clause #2 continued:

Following further discussion it was

RECOMMENDED

THAT the penalty structure for late payment of real property taxes remain unchanged until the presently proposed Charter amendments are acted upon by the Provincial Government, at which time the structure be reviewed and reported on.

(Alderman Sweeney opposed.)

3. Britannia Community Services Centre - Maintenance and Repairs

The Committee considered a Manager's report dated November 5, 1976 (copy circulated) outlining building maintenance and repairs services in Britannia Community Services Centre.

It was noted that the Britannia Community Services Centre Society had deliberately kept the level of staffing lower than was anticipated would be needed because it is more difficult to reduce than increase. This increase has been carefully researched and is much needed.

Following discussion it was

RECOMMENDED

THAT funding for 1977 costs of $49,050 (1976 rates) be approved for additional building maintenance in the Britannia Society Budget in advance of the 1977 Operating Budget.

INFORMATION

4. Vancouver Public Library Board Request to Appear Before Committee With Respect to West Point Grey Library

The Committee considered a Manager's report dated December 2, 1976 (copy circulated) regarding a request by the Vancouver Public Library Board to appear before the Finance Committee with respect to West Point Grey Library.

The Library Board wishes to discover whether capital money may be made available for development of a book collection and the puchase of equipment for a proposed branch at 10th Avenue and Sasamat Street.

The Director of Finance stated that it is unknown at this time whether funds are likely to be available in 1977 for a library in West Point Grey. The 1977 Capital Budget has not been put together and will not be considered by Council until the spring of 1977.

Following further discussion it was

RESOLVED

THAT the Vancouver Public Library Board and the West Point Grey Community Association be invited to the next meeting of the Finance Committee to discuss the matter.

The meeting adjourned at approximately 2:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 589

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V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 9, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 9, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Volrich (Police Board)

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. New Central Hotel and Ferry Hotel - Purchase by the City

The Committee had before it for consideration a Manager's Report dated December 7, 1976 (copy circulated) in which the Director of Social Planning provided background on negotiations with Provincial and Federal Governments regarding ownership of these buildings and concluded with a series of recommendations that the City should accept the offer of Central Mortgage & Housing Corporation and the Minister of Housing for ownership of the New Central Hotel at 44-48 East Cordova Street and the Ferry Hotel at 58 Alexander Street.

The Deputy Director of Finance appeared before the Committee and proposed two amendments to the recommendations as follows:

- The words "in the name of the City of Vancouver Public Housing Corporation" be added after the words "to the City" in recommendation 1(a); and

- An additional recommendation " that the management of the Multi-Use Centre of the New Central and Ferry Hotels be assigned to the Property Division of the Finance Department".

The Director of Social Planning also appeared before the Committee on this matter, and following further discussion, it was

RECOMMENDED

A. THAT City Council advise Keith Tapping, Branch Manager, CMHC, and the Honourable Hugh A. Curtis, Minister of Housing, that the City agrees to accept their offer of ownership by the City at the earliest possible date of the New Central Hotel, located at 44-48 East Cordova Street, and the Ferry Hotel, located at 58 Alexander Street, and to manage these hotels provided that:

i) title is transferred to the City in the name of the City of Vancouver Public Housing Corporation with the existing Section 15(1) NHA mortgage (and operating agreement) at the preferred interest rate of 7-5/8%.

Continued on Page 2. . . .

Clause No. 1 Continued

ii) CMHC pays 50% of all operating costs under Section 44(1)(b) of the NHA and the Provincial Government pays the other 50% of all operating costs; such operating costs to include all expenses incurred in respect to housing management, debt servicing, taxes, insurance, repairs, improvements and replacements to the buildings required to ensure safety and comfort;

B. THAT the management of the Multi-Use Centre of the New Central and Ferry Hotels be assigned to the Property Division of the Finance Department.

C. THAT the Director of Legal Services, on behalf of the City, be authorized to execute the appropriate legal agreements with all parties to this transaction in consultation with the Director of Finance and the Director of Social Planning.

INFORMATION

2. Boys' & Girls' Clubs of Greater Vancouver
Capital Grant Request of $25,000.00

The Committee had before it for consideration a Manager's Report dated November 29, 1976 (copy circulated) in which the Director of Social Planning reported in accordance with the resolution of the Community Services Committee earlier this year that he meet with the Boys' & Girls' Clubs of Greater Vancouver and report back to the Committee on the feasibility of a one-time grant to the organization's capital building fund. The Director of Social Planning concluded in the report that in view of the City's financial assistance to the club already in 1976 and that another capital grant request in the amount of $47,848.00 is under consideration, that he would recommend against a one-time special grant of $25,000.00 to the Boys' & Girls' Clubs' capital building fund.

A representative of the Boys' & Girls' Clubs of Greater Vancouver appeared before the Committee on this matter and it was noted during discussion that the Property Endowment Fund Board of the City was to consider a property buy-back request from the club in the amount of $47,848.00. The club has asked the City to spend this amount to buy the property from the Boys' & Girls' Clubs, consolidate it with the City-owned property on which the Kivan Club is now located, and lease the land back to the club for $1.00 a year. Both of the Vice-Chairman of the Committee and the representative from the Boys' & Girls' Clubs told the Committee it is their understanding the Property Endowment Fund Board has decided this matter is not an appropriate transaction for it to deal with. It was also noted the Property Endowment Fund Board endeavours to realize a 10% profit on any land transactions.

It was noted therefore that in order for this project to proceed, the Property Endowment Fund Board would have to agree to purchase this property at $47,848.00, consolidate it with the adjacent City property and lease the entire site back to the Boys' & Girls' Clubs.

Continued on Page 3. . ..

Clause No. 2 Continued

It was

MOVED by Alderman Boyce

THAT the City purchase the property at 914 East 12th Avenue (adjacent to the existing Kivan site) for $47,848.00 and lease the land back to the Boys' & Girls' Clubs for $1.00 a year.

LOST

(Alderman Marzari and Alderman Sweeney opposed.)

It was

RESOLVED

THAT this matter be deferred pending an appearance of the Chairman and Vice-Chairman of the Community Services Committee and other appropriate civic officials before the Property Endowment Fund Board to discuss this matter and that it be reconsidered by the Community Services Committee early in the new year.

3. Sale of Surplus Furniture

The Committee had before it for consideration two requisitions from non-profit organizations to purchase surplus City furniture and equipment for a nominal sum under certain procedures and guidelines approved by City Council on April 23, 1974 (copies circulated).

The Actors Workshop is seeking furniture and equipment with an auction value of $493.00 which would be sold for a nominal price of $52.75.

The Vancouver Big Sisters is seeking furniture and equipment with an auction value of $625.00 which would be sold for a nominal price of $66.80.

As both requests being for equipment valued at over $300.00, approval of the Standing Committee was required.

Following brief discussion, it was

RESOLVED

A. THAT the Committee approves of the sale of $493.00 worth of furniture and equipment to the Actors Workshop for $52.75.

B. THAT the Committee approves of the sale of $625.00 worth of furniture and equipment to the Vancouver Big Sisters for $66.80.

Continued on Page 4. . . .

RECOMMENDATION

4. Hastings/Sunrise-Strathcona Community Recreation Youth Workers

The Committee had before it for consideration a Manager's Report dated November 16, 1976 (copy circulated) in which the Superintendent of Parks and Recreation reported on the recent history of recreation programs operated in the Hastings/Sunrise and in the Strathcona areas.

The report concluded with a series of recommendations providing for a continuation of the program and that the Youth Workers Project budgets be incorporated into the Recreation Services Division budget and be reported along with the total budget of the Park Board in 1978.

Representatives of the Park Board and the Director of Social Planning appeared before the Committee on this matter, and in response to a question from the Chairman, stated they had read the report and agree to the recommendations.

Following further discussion, it was

RECOMMENDED

A. THAT the Recreation Youth Worker Projects at Strathcona and Sunrise Hastings be continued and that two temporary positions be established, as Recreation Programmers I, P.G. 16 at a cost of $24,246.00 in 1977 subject to the Personnel Officers' review and that these positions be made permanent only when C.A.P. sharing is approved.

B. THAT casual staff assistance, auto allowance and program expenses for the two (2) projects be approved at a cost of $20,760.00 ($10,380 for each area) in 1977 as outlined above.

C. THAT the Strathcona and Hastings/Sunrise Recreation Youth Worker Project budgets be incorporated into the Recreation Services Division budget and be reported on in the context of the total budget of the Board of Parks and Recreation in 1978 (Subject to Recommendation A).

INFORMATION AND RECOMMENDATION

5. Licensed Premises in the Downtown Area

The Committee, at its meeting on June 24, 1976, requested a map be provided showing all types of licensed premises, their location and seating capacity in the Downtown area and that this information be discussed with representatives of the Liquor Administration Branch.

The Committee had before it for consideration a Manager's Report dated November 29, 1976 (copy circulated) and a large map of the Downtown Peninsula which showed that in the study area defined by Burrard Inlet on the north, Heatley Avenue on the east, Industrial Avenue and False Creek on the south and Stanley Park on the west, there are a total of 370 liquor licenses providing seating for 59,945 persons, which is just over 60% of the entire seating capacity in the City of Vancouver.

Continued on Page 5. . . .

Clause No. 5 Continued

A representative of the Liquor Administration Branch appeared before the Committee on this matter, answered a number of questions on the different types of liquor licenses and stated that the number of public house licenses remains relatively the same, while there has been a recent increase in the number of lounge licenses.

The Committee noted the seating capacity of over 59,000 persons is a very large number, and there was some discussion on whether or not the City could impose a moratorium on the issuance of any further liquor licenses in this area.

However, following discussion, it was

RESOLVED

THAT the Manager's Report dated November 29, 1976 and its accompanying map be received for information and that all future reports on liquor permit applications be considered in the context of this report;

and it was

RECOMMENDED

THAT the Department of Permits and Licenses be requested to assume the responsibility for updating the information supplied in the City Manager's report dated November 29, 1976.

INFORMATION

6. Juvenile Detention Facilities

The City's Family Court Committee appeared before the Community Services Committee on February 5 and October 7 of this year and expressed concerns regarding the condition of the Family Court facility at 2625 Yale Street.

The Community Services Committee's attempts to meet directly with the Attorney-General to discuss this matter have not been successful; however, the Committee did meet on October 7th with Mr. O. E. Hollands, Assistant Executive Director of the Corrections Branch of the Attorney-General's Department.

At the October 7th meeting, the Committee resolved again to seek a meeting with the Attorney-General and attempts to arrange such a meeting have been unsuccessful.

Mr. Tony Mears, Chairman of the Family Court Committee, appeared before the Community Services Committee this date and pointed out there has been no improvement to the Family Court facility and that the Attorney-General has not responded to letters requesting a meeting with him and the Community Services Committee.

Following brief discussion, it was

RESOLVED

THAT the Chairman of the Community Services Committee would write directly to the Attorney-General pointing out that this matter is of the utmost urgency and requesting the Attorney-General to meet with the Community Services Committee to discuss the concerns of the Family Court Committee outlined in its 1975 Annual Report regarding the Family and Juvenile facility at 2625 Yale Street.

Continued on Page 6. . . . .

RECOMMENDATION

7. Proposed Expansion - Vancouver International Airport

Mr. Bruce Eriksen of the Downtown Eastside Residents Association presented the Committee with a letter dated December 8, 1976 (copy circulated) in which Mr. Eriksen suggested the City protest to the appropriate Federal officials the construction of a further runway at Vancouver International Airport and ask that funds allocated for such a project be transferred to the City of Vancouver for a light rapid transit system.

Following brief discussion, it was

RECOMMENDED

A. THAT the City of Vancouver strongly protest to the Prime Minister and the Federal Ministry of Transport any further steps for construction of an additional runway at Vancouver International Airport.

B. THAT the Council protest the formation of committees to study noise abatement at the airport.

C. THAT Council request the Prime Minister and the Ministry of Transport to transfer the estimated $500 Million the Federal Government is planning to spend on expansion of the airport to the City of Vancouver to allow the City to initiate a light rapid transit system for the region.

Alderman Rankin, Chairman of the Community Services Committee, pointed out this was the last meeting for the Community Services Committee and thanked the members of the Committee for their contribution during the past two years, pointing out that the Community Services Committee deals with issues affecting people, that often the results of the Committee's work may not be as physically obvious as the efforts of other committees but that the Committee had been successful in a number of areas during the past two years.

The meeting adjourned at approximately 4:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 284-5/6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

December 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No.2 Committee Room, Third Floor, City Hall, on Thursday, December 9, 1976, at approximately 3:30 p.m.

PRESENT:	Alderman Kennedy, Chairman Alderman Bird Alderman Harcourt
ABSENT:	Alderman Cowie
ALSO PRESENT:	Alderman Boyce) Alderman Marzari) (Item 4) Alderman-Elect Ford- (Items 1,2 & 3)
CLERK TO THE COMMITTEE:	M.L. Cross

- - - - - - - - - - - - - -

INFORMATION

1. Status Report on Major Development Proposals

Mr. A. Floyd, Acting Zoning Planner reported verbally on the following major development permit applications received:

(a) Development Permit Application No. 76066 - 836 West 7th Avenue - 6 Unit Townhouse Development

(b) Development Permit Application No. 76009 - N.E. Corner-Howe & Smithe - One Storey Commercial Development

(c) Development Permit Application No. 76019 - N.E. Corner-Broadway & Oak - (B.C.A.A.) - 2 Storey building with parking on the roof for testing purposes and offices

RESOLVED
THAT the verbal status report on major development permit applications be received for information.

2. Status of Rezoning Applications

The Committee considered a memorandum dated December 2, 1976, from the Planning Department forwarding the monthly status of rezoning applications as of November 30th (on file in the City Clerk's Office).

RESOLVED
THAT the monthly status of rezoning applications as of November 30, 1976 be received for information.

.../2

RECOMMENDATION

3. Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve

The Committee considered a report of the City Manager dated November 24, 1976, (copy circulated) in which the Director of Planning makes recommendations with respect to the Musqueam Indian Band's request for the exclusion from the Agricultural Land Reserve, the portion of the Musqueam Indian Reserve No.2 bounded by Wallace Street on the east, the Fraser River on the south and west, and 51st Avenue on the north.

Ms. P. Johnston, Overall Planning, advised that the B.C. Land Commission had been requested to carry out a soil classification inventory of all the land within the Agricultural Land Reserve in the City. Under the Canada Land Inventory classification system, land is grouped into seven classes according to its potential and limitations for agricultural use depending on soil and climatic characteristics.

A map showing the soil classifications is appended to the Manager's report dated November 24, 1976.

In the report the Director of Planning states:

"While we do not recommend that any land be removed from the Agricultural Land Reserve in the City of Vancouver at this time, we do recognize that there could be some development on the filled portion of the Land Reserve within the Musqueam Indian Reserve that would be compatible with the agricultural preservation of the surrounding lands. Section 11(4) of the B.C. Land Commission Act allows applications for use of land for other than farm purposes subject to any terms or conditions that the Commission considers advisable. Such uses could possible include a marina or low density residential development providing that the agricultural soils immediately adjacent were not jeopardized. We, therefore, suggest that the Musqueam Indian Band make application to the City of Vancouver under Section 11(4) of the B.C. Land Commission Act to permit such a use once a specific development proposal has been formulated.

It is recommended:

1. There be no change in the boundary of the Agricultural Land Reserve in the City of Vancouver at this time and that the Musqueam Indian Band's request for exclusion of their land from the Agricultural Land Reserve be refused.

2. That the Musqueam Indian Band give consideration to applying to the City and the B.C. Land Commission to permit a compatible use on that portion of the land not suitable for agriculture under Section 11(4) of the B.C. Land Commission Act at such time as a specific development has been formulated."

Mr. R. Guerin, representing the Musqueam Indian Band, submitted a memorandum in support of the Band's position (copy circulated).

The Band recommends:

"That the Committee accept the position that continued inclusion of Musqueam Land in the Agricultural Land Reserve represents an uncooperative attempt by the City to control Musqueam's future progress.

That the Committee also accepts the position that the land is unsuitable for future farming use.

Further that the land be removed from the Agricultural Land Reserve Plan; and that the City and the Band reinstate the previous discussions to have mutual discussions of Musqueams long term planning."

The Committee agreed that representatives of the Land Commission and Council should walk around the area before any decision is made. The City has two concerns:- agricultural potential on one hand vs. a concern about density of housing and any increased traffic congestion.

After discussion, the Committee

RECOMMENDED:
THAT consideration of the Manager's report dated November 24, 1976, be deferred and representatives of the B.C. Land Commission be requested to attend a meeting on the Musqueam Indian Band lands with the appropriate Standing Committee of Council, representatives of the Musqueam Indian Band and civic staff to carry out further discussions on the Band's request for exclusion from the Agricultural Land Reserve and to look at the Band's proposed development plans for the area.

4. Central Waterfront Official Development Plan

The Committee considered a report dated November 30, 1976, which the City Manager submitted for Information. The report forwarded two documents dated November 16, 1976 - "policy plan" and "offical development plan" - forming the Draft Official Development Plan for the Central Waterfront. (Copies of all reports on file in the City Clerk's Office)

Council on September 21, 1976 resolved:

"A. THAT the revised draft Official Development Plan for the Central Waterfront District be received and made available to those organizations directly affected by the proposals and to the interested public, after minor wording changes as the Director of Planning may see fit.

B. THAT the Director of Planning proceed with a programme to explain the proposed zoning controls for the Central Waterfront District to interested parties; with a report back to the Committee in October on the results of the public meeting."

Mr. J. Coates, Central Area Division, advised that planning staff has met with the major organizations directly involved and consensus has been reached on the documents.

The Committee had several concerns some of which are as follows:

- the probable high development costs will mean high cost accommodation.

- transportation problems.

- the G.V.R.D. livable region plan will not work if Vancouver does not relinquish some of the attraction for building commercial and office developments in its central area.

- the high density to be allowed will attract more growth and make rapid transit untenable.

- the growth may have to be accepted if it is needed to subsidize a high amenity waterfront.

After discussion, the Committee

RECOMMENDED
THAT public information meetings not be held until a special informal meeting of the 1977 Council, representatives of the G.V.R.D., Marathon Realty and Port of Vancouver, is held, to discuss the draft official development plan for the Central Waterfront.

The meeting adjourned at approximately 4:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 510

DISTRIBUTED MONDAY

VII 0666

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

December 9, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, December 9, 1976, at 1:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman Harcourt, Chairman Alderman Bird (Items 7 and 8) Alderman Boyce Alderman Rankin
ABSENT:	Alderman Cowie
CLERK:	J. Thomas

The Minutes of the meeting on November 25, 1976, were adopted.

INFORMATION:

1. Report on Costs Incurred by Owners of Apartment Buildings to Upgrade Their Buildings for Compliance with the Fire By-law

At the Committee meeting on November 25, 1976, after considering briefs presented by:

The Committee of Tenants, 1101 Nicola Street
Apartment Tenant Owners Association
Apartment and Lodging House Association
Rental Housing Council of B.C.

the following resolution was approved:

"THAT the Fire Chief be instructed to obtain prices from various builders and contractors for typical renovations to comply with the regulations of the Fire By-law, i.e. installation of enclosed stairways, fire doors, sprinkler systems, etc., to assist the Committee in evaluation of future upgradings and to report back to the Committee as soon as possible."

In a Manager's Report, dated December 3, 1976, (circulated) the Fire Chief reviewed a sampling of 13 buildings which had been completed recently, listing the height, age and type of construction in each case, and the amount of alterations required in order to achieve compliance. Costs had been obtained from the various owners and contractors involved and included in most cases fire alarms, emergency lighting, exit lights and improvements in the means of egress. Amortisation figures were not included in the report.

The Fire Chief advised the Committee costs averaged approximately $300 per unit, however, older buildings, particularly older wooden buildings, tended to cost more. In response to questions the Fire Chief stated of the 400 buildings requiring some form of upgrading, approximately 50% were in the older building category.

Following discussion, it was

RESOLVED,

A. THAT the Manager's Report dated December 3, 1976, be circulated to interested building owners and tenants groups and said groups be invited to discuss the matter further at a future meeting of the Committee.

B. THAT the Manager's Report, dated December 3, 1976, be received for information.

Cont'd . . .

RECOMMENDATION:

2. Secondary Suites in Cedar Cottage and Kitsilano:
Proposed Rezoning to RS-1A

At its meeting on February 24, 1976, City Council, after receiving results of plebiscites conducted in RS-1 zones of Cedar Cottage, Grandview/Woodlands, and Kitsilano to determine whether property owners were in favour of legalising existing secondary suites in those areas involved resolved:

"THAT the Planning Department be instructed to explore rezoning to permit secondary suites in the following areas:

a) All of Cedar Cottage;
b) Area II of Kitsilano and that Area I of Grandview/Woodlands be referred back to the Standing Committee on Housing and Environment for further review."

The Committee had for consideration a Manager's Report dated December 2, 1976, summarising a report of the Director of Planning (both circulated) on the proposed rezoning to RS-1A of Cedar Cottage and Area II of Kitsilano, where a minimum of 60% of respondent property owners voted in favour of allowing secondary suites.

The Director of Planning advised the intent of the rezoning was two-fold: to stimulate the provision of reasonable quality, reasonable cost accommodation within existing single family dwellings; and to preserve and strengthen resident ownership within the two areas. The report reviewed the following issues:

- Standards for secondary accommodation in single family zones;
- Required By-law changes;
- Issues associated with proposed rezoning, i.e. maintenance of the single family character of the area; and potential for increased load on existing services such as schools, parking and physical services;
- Monitoring;
- Promotion;
- Applicable government housing programs;
- Rent controls.

Mr. R.R. Youngberg, Associate Planning Director, reviewed the report with the Committee and advised if, after a Public Hearing, Council approved the establishment of the RS-1A District Schedule, there would be a further report back on methods and costs involved in a promotional campaign in conjunction with RRAP and Provincial Conversion Loan Programs and on monitoring procedures.

Following discussion, it was

RECOMMENDED,

THAT Recommendations numbered 1-4 contained in the Manager's Report dated December 2, 1976, as follows, be approved:

1. THAT the Director of Planning be instructed to make an application to amend the Zoning and Development By-law No. 3575 as follows:

   (a) To establish a new district schedule to be known and described as (RS-1A) One-Family Dwelling District as outlined in Appendix IV.

   (b) To rezone the (RS-1) One Family Dwelling Districts of Cedar Cottage and Area 2 of Kitsilano as outlined in Appendix I to (RS-1A) One Family Dwelling District.

   (c) To amend Section 11 and Schedule B as outlined in Appendix III.

2. THAT the application be referred direct to a Public Hearing after a report from the Vancouver City Planning Commission.

Cont'd

Clause 2 Cont'd

3. THAT City Council adopt the amended minimum standards for Secondary Suites embodied in the (RS-1A) One Family Dwelling District. (Appendix IV)

4. THAT if Council approves of the establishment of the RS-1A District Schedule after a Public Hearing that the Director of Planning be instructed to report back to Council on methods and costs of undertaking:

   (a) Promotional campaign in conjunction with the R.R.A.P. and Provincial Conversion Loan Programs as outlined in Section VIII of this report.

   (b) The monitoring procedures as outlined in Section VII of this report."

INFORMATION:

3. Victory Hotel, 391 Powell Street

The Committee had for consideration a Manager's Report, dated November 26, 1976, in which the Supervisor of Properties acting on a Committee instruction at its May 20, 1976, meeting, reported on the possibility of the City leasing the Victory Hotel, 391 Powell Street, for 15 years.

The Supervisor of Properties recommending that the lease not be proceeded with reported, in part, as follows:

"This building, erected in 1910, is a three storey and part basement frame structure with brick exterior situated on a 50' x 122' lot zoned CD-1. The main floor, at street level, is divided into three stores currently rented at approximately $600 per month. The upper two floors, constituting the rooming house operation, contains 55 licensed rooms. Rental is $1600 per month for the rooming house operation. Since 1975, St. James' Social Service, through Mrs. May C. Gutteridge, has been leasing the rooming house part of the building and operating a residence for the 'hard to house'. Condition of this building is average for age and type and meets Fire and Lodging House By-Law standards.

Pursuant to the above recommendation of Council, the owners of this property were contacted and, after several meetings agreed to grant the City a fifteen-year lease, only if the building were upgraded at no cost to them. Cost of upgrading, which would include a new furnace and roof repairs, is estimated to be in excess of $50,000.00.

Central Mortgage and Housing Corporation were contacted regarding R.R.A.P. funding for renovating the building. After a lengthy delay, Central Mortgage and Housing Corporation have indicated that such funds are not available.

In view of the foregoing, it is recommended that a lease on behalf of St. James' Social Service not be proceeded with."

Mr. F. Brash, Properties Office, advised the owner was willing to sell for $287,000. The Department felt $250,000 would be a fair market price as present rentals were not economical and the premises required considerable renovation. Mrs. M. C. Gutteridge, St. James Social Services, addressed the Committee and referred to her efforts to bring the rooming house section up to standard.

The Director of Environmental Health advised the premises presently violated the Lodging House By-law and charges had been laid against the operator.

Following discussion, the Committee agreed to inspect the premises on Friday, December 10, 1976.

Cont'd . . .

Clause 3 Cont'd

It was

RESOLVED,

THAT the Manager's Report dated November 26, 1976, be received for information.

RECOMMENDATION:

4. Garbage Collection from Strata Title Properties: Roll-out Charges

City Council at its meeting on October 9, 1976, when considering the question of garbage collection from Strata Title Properties, instructed the City Engineer to report back to the Committee on "roll-out" charges for emptying large garbage containers at Strata Title locations.

The Committee this day considered a Manager's Report dated November 22, 1976, (circulated) in which the City Engineer reported on the application of the roll-out charge which applied under the by-law, where the collection truck cannot approach within 30 feet of the container pick up point or where the occupier of the premises was unwilling or unable to comply with the requirements. At the present time 40 Strata Title containers were being charged for roll-out.

Mr. P.S. Herring, Assistant City Engineer, addressed the Committee and advised if the charge was dropped it would result in an estimated annual extra collection cost of $4,000 and loss of the present $4,000 a year revenue.

During discussion members of the Committee urged that the charge be dropped because people were being forced by present difficult housing conditions to adopt new compact living styles and therefore Council should make every effort to ensure they were not overburdened with extra charges.

It was

RECOMMENDED,

THAT the City discontinue "roll-out" charges for emptying large garbage containers at Strata Title locations.

5. RRAP Progress Report: Downtown Eastside

The Committee considered an oral report by the Downtown Eastside Planner, Ms. D. Jan, reviewing the status of the Residential Rehabilitation Assistance Program in the Downtown Eastside.

Ms. Jan introduced for the Committee's information a letter to the Minister of State for Urban Affairs dated December 8, 1976, (circulated) requesting - 1) The Oppenheimer area be declared a "special project" which would apply to both funding and employment factors; 2) That a C.M.H.C. grant of up to $4,000 per unit be made available to needy owners of commercial accommodation for physical upgrading (cleaning, reflooring, painting, fixing up, also improved lighting, heating, plumbing, roofing, etc. where this is more urgent or can be accomplished within the budget); 3) That local labour be employed to carry out this work.

The letter pointed out there were approximately 3,732 dwelling units in the 17-block Oppenheimer N.I.P. area, however, only 264 units are presently eligible for RRAP funding because they are self-contained units. One thousand and sixty-nine are defined as house-keeping units and the remaining 2,399 are sleeping units.

Ms. Jan advised the Committee, the City's Planning staff was working closely with social agencies in the area and the proposal was supported 100% by local C.M.H.C. officials.

Cont'd . . .

Clause 5 Cont'd

RECOMMENDED,

THAT City Council endorse the proposal that the Oppenheimer Area be declared a "Special Project" and urges the Federal Government to utilise RRAP monies for the upgrading of housekeeping and sleeping rooms in the area;

FURTHER THAT the Mayor request the Federal Government to introduce the necessary legislation and funding for the implementation of such a program in the fiscal year commencing April 1, 1977.

6. Government Assisted Senior Citizens Housing Construction: Progress and Future Location Priorities

In a Manager's Report dated December 6, 1976, (circulated) the Director of Social Planning, at the request of the Chairman, reported on the status of government assisted housing construction for senior citizens. The report outlined the development of guidelines, indicated the present status and discussed priorities for 1977.

Following discussion, it was

RECOMMENDED,

A. THAT Council reaffirm its endorsation of the policy guideline with regard to the provision of adequate housing for 20% of the elderly population 65 and over.

B. THAT the guideline relating to the construction of 1,000 units per year for the next 10 years be revised from 10 years to 5 years.

C. THAT the Manager's Report dated December 6, 1976, be received for information.

7. Housing and Relocation Service

In a memorandum dated December 9, 1976, (circulated) requested by the Chairman, on the status of the City's request to the Provincial Government for a cost-sharing agreement to fund the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry, Mr. R. Kalapinski, Social Planner advised interim funding granted by the City would run out December 31, 1976.

Mr. Kalapinski reviewed the history of the City's efforts during the past year to maintain the two agencies by means of interim funding culminating in a meeting with the Minister of Human Resources on September 16, 1976, at which time the Minister agreed to reconsider a cost-sharing arrangement with the City pending the findings of a team of auditors from his Department. However, in response to a letter from the Mayor dated October 29, 1976, the Minister of Human Resources indicated after reviewing all available reports, he was convinced the service should be funded by some arrangement between the City and Ministry of Housing. He further suggested some charge for the service should be established and that for the next fiscal year the two agencies should approach the Vancouver Resources Board for funding from per capita community grant monies.

The Committee was informed the total cost of the interim funding advanced to the two agencies by the City for 1976 was $89,000.

Also before the Committee were the following communications:

- a letter from the Regional Manager, Vancouver Resources Board dated December 9, 1976, (circulated) advising a motion had been approved by the Board at its meeting on December 8, 1976, referring the whole matter of funding the Red Door Rental Aid Society to the Vancouver Resources Board's budget committee and requesting that the City pick up funding for the agency to the end of the fiscal year.

- a letter from the Red Door dated December 9, 1976, requesting a final interim grant from the City.

Cont'd . . .

Clause 7 Cont'd

- a letter from Mrs. H.T. Fargey, Chairman of Housing, Y.W.C.A. Board of Directors, dated December 6, 1976, questioning the omission of the Y.W.C.A. Rooms Registry from recent correspondence between the City and Minister of Human Resources.

The Chairman assured the Y.W.C.A. representative present that the Y.W.C.A. had been included in all discussions and correspondence between the City and Provincial Government.

RECOMMENDED,

A. THAT the City extend interim funding for the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry until the end of March, 1977, in the following amounts: Red Door $18,000 and Y.W.C.A. $10,000.

B. THAT the memorandum from Social Planner R. Kalapinski, dated December 9, 1976, and the communications from the Vancouver Resources Board, Red Door Rental Aid Society, and the Y.W.C.A. Board of Directors, be received.

INFORMATION:

8. By-law Enforcement

The Chairman made reference to his memorandum to the Director of Legal Services dated December 3, 1976, (circulated) reviewing current activities in regard to by-law enforcement in the following areas:

Permits and Licenses
Health
Fire
Zoning
Sign By-law

The Chairman advised the recently appointed City By-law Prosecutor would report early in 1977 and a Provincial report on Hearing Officer Procedure would also be presented in the New Year.

It was

RESOLVED,

THAT the Chairman's memorandum dated December 3, 1976, be received and be referred to the new Council for future action.

The meeting adjourned at approximately 2:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 591

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 14, 1976

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 14, 1976, at 2:00 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Phillips
Aldermen Bird, Boyce, Cowie, Harcourt, Kennedy, Marzari, Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda before the Council.

1. Text Amendment to False Creek Area Development Plan - Phase 1, Area 6 (S/S False Creek North of West 6th Avenue between Ash and Alder Streets)

An application has been received from the Director of Planning to amend the text of the False Creek Area Development Plan - Phase 1, Area 6 - By-law No. 4815 as follows, pursuant to Council's resolution of November 23, 1976:

"A. Delete Clause 5 from Page 6 and substitute the following in lieu thereof:

'5a. Commercial Floor Space: Not to exceed 88,000 gross square feet (which may be located in either Heather or Spruce Neighbourhood or partially in each).

5b. Community Space: In addition, community space including the proposed elementary school may be provided, the amount, location and type of community space shall be to the satisfaction of the Development Permit Board.'

B. Insert the following paragraphs on Page 6 immediately after the last paragraph:

'The Commercial area includes office and retail commercial, but excludes parking.

Community space means facilities which provide opportunities for physical fitness or for general recreation; and facilities which provide a service to the public.'

cont'd....

Text Amendment to False Creek Area Development Plan - Phase 1, Area 6 (S/S False Creek North of West 6th Avenue between Ash and Alder Streets) (cont'd)

C. Delete Clause 5 from Page 7 and renumber the Clauses accordingly.

D. Delete Clause 5 from Page 8.

E. Delete the figure '7%' in Clause 9 from Page 8 and substitute the figure '9%' in lieu thereof. Renumber the Clauses on Page 8 accordingly."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. H. Burke questioned Mr. D.M. Hickley, Associate Director, Central Area Division of the Planning Department, with respect to increasing the site coverage in Development Areas above three storey height from 7% to 9% which would allow a six storey office building.

Mr. Hickley advised that no large office buildings were contemplated. The increase of site coverage is meant to provide a control on the amount of building volume. The development proposed would have retail on the lower floor with small scale offices on the second floor to provide an opportunity for small businesses to locate close to where they live.

Ms. M. Norton, False Creek Village Co-operative, asked whether it was proposed to extend the commercial and office development closer to the Co-operative's housing development.

Mr. E.D. Sutcliffe, False Creek Project Manager, advised that the commercial/office/residential component of Leg-in-Boot Square has had no change in design from what was originally planned. The Co-operative is aware of the proposed development.

Mr. Sutcliffe also answered questions from the Council with respect to the degree of subsidies of various housing components.

The Mayor called for further speakers and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED

(Aldermen Boyce and Sweeney opposed)

(Mayor Phillips was excused from voting on this application)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 2:30 p.m.

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The foregoing are Minutes of the Special Council meeting (Public Hearing) of December 14, 1976, adopted on January 11, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

INAUGURAL COUNCIL MEETING

The Inaugural Meeting of the Council of the City of Vancouver was held on Wednesday, January 5, 1977, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 p.m.

Mayor-Elect John J. Volrich, preceded by a Mace-bearer, entered the Council Chamber accompanied by The Honourable Norman L. Oreck, Judge of the Court of Canadian Citizenship, and the Reverend R.A. Redman, of the South Burnaby United Church.

INVOCATION

The Reverend R.A. Redman offered the Invocation Prayer, as follows:

"Eternal Spirit, who art never far from any one of us, but often unrecognized because of our insensitive spirits; we come to thy feet in prayer because we live not alone in the world of things, but also in a world of values, of appreciation and admiration, of criticism and judgments. Lift us, we pray, just now into those loftier attitudes of the spirit where we become aware of things superior and divine as, at this time, we dedicate ourselves to the responsibilities laid upon us as citizens of this City.

Speak to us through some worthy purpose. Rescue us from split and scattered lives, from futile aimlessness and from cynicism and disbelief. Let our eyes rest this day upon some noble purpose that, running through the channel of our lives like a great river, may gather from every side the tributaries of faith and service.

In the quiet of this place we would not escape from life. Lo, the silence of this Chamber is populous with sound, the echoes of the footsteps of those who look hitherward in their need. Disturb us, we pray, by the sounds of grief, of woe, of problems, from the city outside. Let none of us rest content, but rather make us penitent for our social ills, our greed, our selfish ambition, our carelessness of another's good. Give us the grace to open some channels by which thy saving grace can come into the hearts of people. Grant us a new and holy indignation against social wrong, and above all, the triple gift of faith and wisdom and courage.

Our Father in heaven, give these thy servants the long view of their work. Help them to see that it is better to fail in a cause that will ultimately succeed, than to succeed in a cause that will ultimately fail. May thy will be done here, and may decisions be arrived at and carried forward above party, and personality, beyond time and circumstance, for the good of this City and the peace of the nation.

Cont'd...

INVOCATION (Cont'd)

O God our Father, history and experience have given us so many evidences of thy guidance to nations and individuals that we should not doubt thy power or willingness to guide and direct. Give these thy servants faith to believe that when thou dost want us to do or not do, any particular thing, thou dost find a way of letting us know it. May we not make it more difficult for thee to guide us, but be willing to be led of thee, that thy will may be done through us for the good of all. We pray for the bifocals of faith that sees the despair and the need of this hour; and also, further on, thy patience working out thy plan which thou has made for our city and our country.

In thy strong name, we ask for thy presence and thy victorious power, both now, henceforth, and forevermore.
Amen."

His Honour Judge Oreck administered the Oath of Office to Mayor-Elect John J. Volrich.

His Honour Judge Oreck then administered the Oath of Office to the following Aldermen-Elect:

Donald Bellamy	Michael F. Harcourt
May Brown	Warnett Kennedy
Marguerite Ford	Darlene Marzari
Bernice Gerard	George Puil
William C. Gibson	Harry Rankin

ROLL CALL

The Council was called to order and the City Clerk called the Roll and announced all Members were present.

INAUGURAL ADDRESS

Mayor Volrich presented his Inaugural Address in which he expressed appreciation to past Members of Council on behalf of the citizens of Vancouver. The Mayor referred to a number of proposed policy matters and recommended approval of four Standing Committees, which was given effect to by motion referred to later in the proceedings.

MOVED by Ald. Gibson
SECONDED by Ald. Marzari
THAT the Inaugural Address of the Mayor be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES

MOVED by Ald. Kennedy
SECONDED by Ald. Ford
THAT the following Standing Committees, as recommended by the Mayor in his Inaugural Address, be established:

FINANCE & ADMINISTRATION

Chairman:	Mayor Volrich
Vice-Chairman:	Alderman Brown
Other Members:	Aldermen Gibson, Gerard, Marzari and Puil.

COMMUNITY SERVICES

Chairman:	Alderman Rankin
Vice-Chairman:	Alderman Marzari
Other Members:	Aldermen Gerard, Ford, and Bellamy.

TRANSPORTATION

Chairman:	Alderman Kennedy
Vice-Chairman:	Alderman Bellamy
Other Members:	Aldermen Harcourt, Rankin and Ford.

PLANNING & DEVELOPMENT

Chairman:	Alderman Harcourt
Vice-Chairman:	Alderman Gibson
Other Members:	Aldermen Kennedy, Brown and Puil.

FURTHER THAT Standing Committee Meetings take place on Thursday afternoons, as and when required, as follows:

1:30 P.M.	Planning and Development
1:30 P.M.	Community Services
3:30 P.M.	Finance and Administration
3:30 P.M.	Transportation

- CARRIED UNANIMOUSLY

APPOINTMENTS TO BOARDS AND COMMISSIONS

In considering the appointments to Boards and Commissions, the Mayor recommended that the appointment of Council Members to the Vancouver Resources Board be deferred to the next meeting of Council, to give him an opportunity of considering the appointments further.

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT the following appointments to the Boards and Commissions, as recommended by the Mayor, be approved, except that the appointment of Council Members to the Vancouver Resources Board be deferred to the next meeting of Council:

Cont'd...

APPOINTMENTS TO BOARDS AND COMMISSIONS (Cont'd)

BRITANNIA COMMUNITY SERVICES MANAGEMENT BOARD LIAISON

Alderman Marzari

CIVIC THEATRES BOARD

Alderman Gibson

DOWNTOWN PARKING CORPORATION

Alderman Puil

EMERGENCY PROGRAM BOARD

Mayor

GREATER VANCOUVER CONVENTION AND VISITORS BUREAU

Alderman Kennedy

GREATER VANCOUVER REGIONAL DISTRICT

DIRECTORS	ALTERNATES
1. Alderman Rankin	1. Alderman Bellamy
2. Mayor Volrich	2. Alderman Ford
3. Alderman Brown	3. Alderman Gibson
4. Alderman Marzari	4. Alderman Harcourt
5. Alderman Kennedy	5. Alderman Puil

HERITAGE ADVISORY COMMITTEE

Alderman Harcourt

JOINT BURNABY-VANCOUVER FRASER RIVER COMMISSION

Alderman Kennedy

LOWER MAINLAND MUNICIPAL ASSOCIATION

Alderman Bellamy

METROPOLITAN BOARD OF HEALTH

Alderman Gerard
Alderman Marzari (Alternate)

P.N.E. DIRECTORS

Alderman Puil
Alderman Bellamy
Alderman Brown
Alderman Gibson
Alderman Gerard

PARK BOARD LIAISON

Deputy Mayor

Cont'd...

APPOINTMENTS TO BOARDS AND COMMISSIONS (Cont'd)

VANCOUVER ART GALLERY ASSOCIATION

Alderman Marzari

VANCOUVER ATHLETIC COMMISSION

Alderman Puil

VANCOUVER LIBRARY BOARD

Alderman Ford

UNION OF B.C. MUNICIPALITIES - VANCOUVER REPRESENTATIVE

Alderman Bellamy (Nominee)

- CARRIED UNANIMOUSLY

APPOINTMENTS: DEPUTY MAYOR

MOVED by Ald. Rankin
SECONDED by Ald. Gerard
THAT the following recommendations of the Mayor on the appointment of Deputy Mayors for 1977, be approved:

January	-	Alderman KENNEDY
February	-	Alderman RANKIN
March	-	Alderman HARCOURT
April	-	Alderman MARZARI
May	-	Alderman BROWN
June	-	Alderman PUIL
July	-	Alderman FORD
August	-	Alderman GERARD
September	-	Alderman GIBSON
October	-	Alderman BELLAMY
November	-	Alderman KENNEDY
December	-	Alderman RANKIN

- CARRIED UNANIMOUSLY

COUNCIL MEETING DATES

MOVED by Ald. Harcourt
SECONDED by Ald. Puil

THAT the Regular Council Meetings for the year 1977 be held on Tuesdays on the following dates, commencing at 2:00 P.M., and after a declared recess, continue at 7:30 P.M. for continuation of Council business, if and when necessary:

MEETING DATES.		SKIP COUNCIL.	
JANUARY	5		
"	11		
"	18		
"	25		
FEBRUARY	8	FEBRUARY	1
"	15		
"	22		
MARCH	8	MARCH	1
"	15	"	22
	29		
APRIL	5	APRIL	12
"	19		
	26		
MAY	10	MAY	3
"	17	"	24
"	31		
JUNE	14	JUNE	7
"	21		
"	28		
JULY	12	JULY	5
"	26	"	19
AUGUST	9	AUGUST	2
"	23	"	16
		"	30
SEPTEMBER	13	SEPTEMBER	6
"	27	"	20
OCTOBER	4	OCTOBER	11
"	18		
"	25		
NOVEMBER	1	NOVEMBER	15
"	8		
"	22		
"	29		
DECEMBER	6	DECEMBER	20
"	13	"	27

Two evening meetings per month when required

Delegations at 2:00 P.M. for those who can attend in the afternoon.

- CARRIED UNANIMOUSLY

OTHER BUSINESS

CITY MANAGER'S REPORTS
January 5, 1977

Authority to Invest Funds.

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Annual Financial Authorities.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

PRESENTATION OF BADGES OF OFFICE

At this point in the proceedings Mayor Volrich presented Badges of Office to the following Members of Council who had not previously served:

Alderman Bellamy, Alderman Brown, Alderman Ford,
Alderman Gerard, Alderman Puil.

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT the 1977 Inaugural Council adjourn.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 3:05 P.M.

- - - - -

The foregoing are Minutes of the Inaugural Council meeting of January 5, 1977, adopted on January 11, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 11, 1977, in the Council Chamber, third floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council meeting of December 14, 1976, with the exception of the 'In Camera' portion, the Minutes of the Special Council meeting (Public Hearing) of December 14, 1976, and the Minutes of the Inaugural Council meeting of January 5, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS & CITY MANAGER'S REPORTS

Building & Planning Matters (January 7, 1977)

Development of Salish Subdivision in the Musqueam Indian Reserve (Clause 2)

Council heard representation from the following with respect to this clause of the Manager's report on development of the Salish Subdivision in the Musqueam Indian Reserve:

- Mr. M.C. Quick, Chairman of the Salish Park Residents' Committee addressed Council and filed a brief in which he stated that, in his opinion, the matters of provision of water, traffic problems arising from the proposed development and garbage collection provisions, etc., need further consideration. The brief concluded with a statement that it would appear from discussions that the Committee has had with the Musqueam Indian Band, that reasonable agreement can be reached on the issues in question and urging Council to reconsider the items referred to in the brief.

- Chief D. Guerin of the Musqueam Indian Band expressed the hope that the Band will be able to commence construction on this development by Spring. He agreed that there are some points of concern and indicated the Band is willing

cont'd....

DELEGATIONS & CITY MANAGER'S REPORTS (cont'd)

Development of Salish Subdivision in the Musqueam Indian Reserve (cont'd)

to discuss these problems and suggested that Council establish an appropriate committee to resolve these matters. He requested that discussion on the problems be ongoing during construction of the project.

- Mr. R.J. Guerin, Land Development Officer, Musqueam Indian Band, addressed Council and filed a brief. He also requested that a committee be established to resolve the problems that exist in relation to this development. He further stated the Band wishes to retain control of the proposed park.

- Mr. Hamilton, Architect for the development, also addressed Council on a number of points.

- Mr. Grosvenor, resident of Vancouver, requested Council not to approve amendment of the Agreement to permit the proposed development on the grounds that this would be spot zoning.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

(Referred)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be referred to the Planning and Development Committee for discussion with representatives of the Band, with particular reference to the nature and development of the park.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Hardship Application - 2405 West 6th Avenue (Clause 5)

Mr. C. Bekiaris appeared before Council to appeal the decision of the Hardship Committee that his application to retain the illegal basement dwelling unit at 2405 West 6th Avenue be refused. Mr. Bekiaris advised that, since he had appeared before the Hardship Committee, his wife has been laid off with a resultant change of their income status.

MOVED by Ald. Rankin,
THAT permission be granted to Mr. C. Bekiaris to retain the illegal basement dwelling unit at 2405 West 6th Avenue for one year.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Overall Planning Program - Statements Endorsed in Principle

On November 9, 1976, Council approved the recommendation of the Standing Committee on Planning and Development that the statements of the Director of Planning on overall planning be endorsed in principle and referred to the incoming Council.

MOVED by Ald. Rankin,
THAT this matter be referred to the Standing Committee on Planning and Development for further consideration.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (cont'd)

2. Appointment of Council Members to Vancouver Resources Board

At its Inaugural meeting on January 5, 1977, Council deferred appointment of Council members to the Vancouver Resources Board to this meeting of Council.

The Mayor advised that he had recommended and now nominates Aldermen Ford and Rankin as Council's representatives on the Vancouver Resources Board. He then called for any further nominations from Council. Alderman Harcourt nominated Alderman Marzari.

Ballots were taken on these nominations and Aldermen Ford and Marzari were elected as Council's representatives.

MOVED by Ald. Puil,
THAT Aldermen Ford and Marzari be appointed as Council's representatives to the Vancouver Resources Board.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Property Situated at N/W Corner of Prior & Jackson

Pastor A. Girard requested an opportunity to appear before Council on the purchase of property at 823 Jackson Avenue.

MOVED by Ald. Rankin,
THAT the delegation request from Pastor Girard be granted.

- CARRIED UNANIMOUSLY

2. Fire By-law

Council noted a request from the Committee of Tenants, 1101 Nicola Street, to appear as a delegation on the subject of the Fire By-law.

The Mayor advised that the Fire Chief is organizing an orientation session for Council members with particular reference to fire by-law enforcement over the past two years.

MOVED by Ald. Gibson,
THAT the delegation be heard following the briefing session by the Fire Chief for Council members;

FURTHER THAT the Fire Chief be invited to be present when the delegation appears before Council.

- CARRIED UNANIMOUSLY

3. Request for Sponsorship of Luncheon at 1977 Conference

In a letter dated November 30, 1976, Mr. M.J. Exely, Chairman, Canadian Society of Club Managers, requested Council to financially support a luncheon at the Annual Conference of the Canadian Society of Club Managers to be held in Vancouver in July, 1977.

MOVED by Ald. Harcourt,
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Percy Norman Indoor Pool Renovations

At the suggestion of the Mayor, it was agreed to defer consideration of the letter from the Park Board on the Percy Norman Indoor Pool renovations for consideration with the Manager's report on the 1977 Park Board Capital Request.

5. Burrard Inlet Ferry Service

Mr. R.W. Long, Deputy Minister of Municipal Affairs, invited Council to participate in a North Shore Transit Planning Committee to discuss relevant transit service related to the inauguration of the Burrard Inlet Ferry Service this year.

MOVED by Ald. Puil,
THAT Council accept the invitation to participate in a North Shore Transit Planning Committee;

FURTHER THAT the Chairman of the Transportation Committee, the Director of Planning and the City Engineer be Council's representatives on this Committee.

- CARRIED UNANIMOUSLY

6. 41st and 49th Avenues Bus Service

Council had before it a letter from the Assistant General Manager Transportation, B.C. Hydro and Power Authority, replying to comments of delegations at the Council meeting on November 30, 1976, on recent changes in bus service on 41st and 49th Avenues.

MOVED by Ald. Harcourt,
THAT the communication from B.C. Hydro and Power Authority on recent changes in bus service on 41st and 49th Avenues, be received for information.

- CARRIED UNANIMOUSLY

7. 1976 Census of Canada

In a letter dated December 21, 1976, the Assistant Chief Statistician of 1976 Census of Canada, advised that due to a transcribing error, the 1976 Census preliminary population count for the City of Vancouver is 407,226 permanent residents rather than 396,563 stated previously. The letter also contained additional information on resident figures for the City.

MOVED by Ald. Brown,
THAT the letter from the Assistant Chief Statistician of 1976 Census of Canada be received for information.

- CARRIED UNANIMOUSLY

8. Licensing of Neighbourhood Pubs

The B.C. Liquor Administration Branch advised that the licensing of neighbourhood pubs within the Province is to undergo a complete study. The Branch requested that the City withhold any further processing of neighbourhood pub applications until the Minister has had the results of the study and has reviewed the matter.

MOVED by Ald. Bellamy,
THAT the communication from the B.C. Liquor Administration Branch be received and the Director of Permits and Licenses be instructed not to process any further neighbourhood pub applications.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

9. St. Paul's Hospital - Properties (Windermere Apartments, 1148 Thurlow Street)

The City Clerk in a memo dated January 7, 1977, submitted to Council a memorandum from Mr. N.K. Barth, Director of Hospital Planning, Greater Vancouver Regional Hospital District, in which he recommended to the GVRD Hospital District that the District proceed with the original plans to demolish the Windermere Apartments in 1977. He stated it would appear that retention of the building could interfere with plans for the development of St. Paul's Hospital and provision of required parking.

Also submitted was a memorandum from the Director of Planning indicating that he is arranging a meeting between Mr. Barth, his staff and staff of the City Engineering Department to determine more precisely what parking recommendations will be made to the Development Permit Board with regard to St. Paul's Hospital plans.

MOVED by Ald. Harcourt,
THAT the communications be received and the Director of Planning proceed with the meeting indicated in his memorandum of January 4, 1977, with report back to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

10. Regional Transportation Organization and Financing

Council had before it a letter from the GVRD forwarding copies of the GVRD Transportation Committee's proposals on Regional Transportation Organization and Financing for Greater Vancouver.

The Mayor advised that a special meeting of Council has been arranged for 1:30 p.m., Monday, January 24, 1977, when the GVRD will make a presentation to Council on its regional transportation proposals.

MOVED by Ald. Harcourt,
THAT the letter from the Greater Vancouver Regional District be received for information.

- CARRIED UNANIMOUSLY

11. Reappointment of Special Committees

Under date of January 7, 1977, the City Clerk submitted the following memorandum:

"The City Clerk recommends the following Special Committees be reappointed with personnel to be appointed by the Mayor. For your information, we have listed the personnel who served on each of these Committees in 1976.

(a) CONTROL OF SOLICITING FOR CHARITY

Mayor Phillips)
Chief License Inspector) With Power to Add
Director of Legal Services)

(b) ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)
Executive Secretary to Mayor) With Power to Act

(c) STREET NAMING COMMITTEE

City Clerk
City Engineer
Director of Planning
Director of Permits & Licenses

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Reappointment of Special Committees (cont'd)

(d) EQUAL EMPLOYMENT OPPORTUNITIES

Alderman Marzari)
Alderman Sweeney) With Power to Add
City Engineer
Fire Chief
Director of Personnel Services
Mr. D. Mowat, Canadian Paraplegic Association

(e) JOINT COMMITTEE OF COMMUNITY RECREATION & LEISURE SERVICES

Alderman Bowers)
Alderman Boyce) Council Appointees to Committee

(This Committee is also comprised of two representatives each of the Park Board and the School Board.)

(f) REMEMBRANCE DAY OBSERVANCE COMMITTEE

Alderman Bird
Mr. H.D. Wilson
Members of Various Veterans' Organizations and Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

(g) SUGGESTIONS COMMITTEE

Administrative Analyst
Director of Personnel Services
Assistant City Engineer
Director of Finance or representative
Mr. A. Metcalfe - Advisory Capacity."

MOVED by Ald. Brown,
THAT the recommendation of the City Clerk be approved after first excluding the Suggestions Committee from the list of Committees to be reappointed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari in amendment,
THAT the Mayor's appointments of personnel to these special committees be ratified by Council.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY.

12. Appointment of Executive Assistant to the Mayor

In a memo dated January 7, 1977, the Mayor recommended the following:

(a) Mr. Gerry Lenoski be appointed to the position of Executive Assistant to the Mayor, effective January 1st, 1977;

(b) The appointment be made on a contractual basis, at a rate equivalent to the 3rd step of Pay Grade 31 plus the value of applicable fringe benefits;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Appointment of Executive Assistant to the Mayor (cont'd)

(c) Mr. Lenoski's contract make provision that he shall receive the benefit of any increase which Council may approve for Excluded Staff in 1977, and further that he would receive annual increments on the basis of Pay Grade 31, for as long as the contract is in effect.

MOVED by Ald. Kennedy,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

13. Allocation of G.V.R.D. Votes

In a memo dated January 7, 1977, the Mayor recommended the following allocation of votes for Regional Board Directors of the G.V.R.D.:

Mayor Volrich	5
Alderman Rankin	4
Alderman Brown	4
Alderman Marzari	4
Alderman Kennedy	4.

MOVED by Ald. Puil,
THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 4:30 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

A. MANAGER'S GENERAL REPORT
JANUARY 7, 1977

Works & Utility Matters
(January 7, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Supplemental Equipment Purchase 1977 Revenue Budget
Cl. 2: Encroachment Agreement (Creek Village Building Co-operative Association) False Creek
Cl. 3: Tender - Supply & Delivery of 4", 6", 8", 12", 16" & 24" Water Pipe

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(January 7, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: D.P.A. - 6576 Blenheim Street
Cl. 2: Development of Salish Subdivision in the Musqueam Indian Reserve
Cl. 3: D.P.A. - 115-121 Keefer Street
Cl. 4: Day Care - Laurel Street Lands, False Creek
Cl. 5: Hardship Application - 2405 West 6th Avenue

D.P.A. - 6576 Blenheim
Street (Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Development of Salish Subdivision
in the Musqueam Indian Reserve
(Clause 2)

For Council action on this Clause, see pages 1 and 2.

D.P.A. - 115-121 Keefer
Street (Clause 3)

Council noted a letter from Mr. Wm. S. Tong requesting deferment of this clause for two months as the owners, Mr. and Mrs. Leung are presently recuperating from illness in the United States.

MOVED by Ald. Puil,
THAT consideration of this clause be deferred for two months.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the letter from Mr. Wm. S. Tong be received.

- CARRIED UNANIMOUSLY

Day Care - Laurel Street Lands,
False Creek (Clause 4)

MOVED by Ald. Rankin,
THAT this clause be referred to the next meeting of the Standing Committee on Community Services for further consideration and report to Council.

- CARRIED UNANIMOUSLY

Hardship Application - 2405
West 6th Avenue (Clause 5)

For Council action on this Clause, see page 2.

Fire & Traffic Matters
(January 7, 1977)

Continuation of 'Task Force' to Upgrade
Existing Hotels and Apartments (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(January 7, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Appointment of External Auditors, 1977
Cl. 2: Certificates of Occupancy as Required in Building By-law 4702
Cl. 3: 1977 Park Board Capital Request
Cl. 4: Purchase of Computer Card Punch
Cl. 5: Management of the Dunlevy Alexander and 517 Hamilton Residences

Appointment of External Auditors, 1977 (Clause 1)

MOVED by Ald. Rankin,
THAT the firm of Thorne Riddell and Co., be appointed auditors for the City of Vancouver for the year 1977, at a fee of $61,000.00 in accordance with the terms as to scope and responsibility as set out in parts 1 - 4 inclusive of the report re audit of City records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Certificates of Occupancy as Required in Building By-law 4702 (Clause 2)

MOVED by Ald. Kennedy,
THAT consideration of this clause be deferred pending a report reference from the Director of Permits and Licenses and his appropriate officials. This report reference to include an outline of possible alternatives.

- CARRIED UNANIMOUSLY

1977 Park Board Capital Request (Clause 3)

Earlier this day, Council deferred consideration of a letter from the Park Board on Percy Norman Pool, in which the Board resolved:

"That the Board request the City Council to have the City Legal Department prepare a contract on behalf of the Board with the firm of Dalla-Lana Griffin to provide architectural work for plans and specifications for renovation work at the Percy Norman Indoor Pool, to cost approximately $315,000."

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT the request of the Park Board outlined in their letter of December 8, 1976, and quoted above, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(January 7, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Committee Appointment, National Building Code of Canada
Cl. 2: Public Health Inspectors
Cl. 3: Personnel Regulation #140 - Medical Services Plan

Clause 1

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 7, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Sale of City-Owned Lot - N/E Corner 37th Avenue and Sherbrooke Street
Cl. 2: Sale of Property - 3918 Alice Street
Cl. 3: Rental Review - 1420 Howe Street
Cl. 4: Harbour Park - Lease and Right of First Refusal to Ardiem Industrial Corp.

Clause 1

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Alderman Kennedy,
Chairman, Transportation Committee
January 10, 1977

Blocks 51/61/71 - Robson Street,
Howe to Hornby (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations contained in his report dated January 10, 1977, be approved after amendment to read as follows:

(1) Council approve the construction of the bridge at a width of 58 feet by the Provincial Government at its cost, to improve flexibility and allow the City various options for the future which can be implemented at relatively little cost or disruption.

(2) The City continue to require the Province to enter into an encroachment agreement, saving the City from high maintenance costs of the special features and from liability as is standard practice with other developments in the City.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane
Purposes (924 East 14th Avenue)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 21 of Subdivision "C", Block 173, District Lot 264A, Plans 1056 and 1771 described as follows:

Commencing at the southwesterly corner of said Lot 21;

Thence N 89° 56' E, 33 feet, more or less, following in the southerly limit of said Lot 21 to be south-easterly corner of said Lot 21;

Thence North, 2 feet, following in the easterly limit of said Lot 21;

Thence S 89° 56' W, 23 feet, following in a line drawn parallel to the southerly limit of said Lot 21;

Thence N 45° 02' W, 14.13 feet, more or less, to intersection with the westerly limit of said Lot 21 at a point 12 feet northerly from the southwesterly corner of said Lot 21;

cont'd

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(924 East 14th Avenue) (cont'd)

Thence South, 12 feet, following in the westerly limit of said Lot 21 to the point of commencement.

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated December 2, 1976, and marginally numbered LF 8013, a print of which is hereunto annexed;

(924 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (East 5' of Lot 3, Block 2, S/W¼ of Section 51, THSL, Plan 1525)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 3, Block 2, South West ¼ of Section 51, Town of Hastings Suburban Lands, Plan 1525;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (2715 Trinity)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 4 of Lots 206 and 207, Town of Hastings, Plan No. 4865

(2715 Trinity Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

D. Closing, Stopping Up & Conveyancing to Abutting Owner (Portion of Road on N/S 57th Avenue, West of Fraser)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS

The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

The South 7 feet of Lot 11, Block 2, District Lot 657, Plan 2683, has been established for road purposes under filing;

The abutting owner has made application to purchase the said South 7 feet of Lot 11;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 11, Block 2, District Lot 657, Plan 2683, now road, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated with the remainder of Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Highway Purposes (4270 Knight Street)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for highway purposes, the following described lands:

West 7 feet of Lot 1, Block 1 of the South part of Blocks 1 and 3, District Lot 352, Plan 1909

(4270 Knight Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for highway purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for highway purposes, and declared to form and constitute portions of highway.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes (1160 Rossland)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 4.25 feet of Lot 7, Block 2, Southeast ¼, Section 23, Town of Hastings Suburban Lands, Plan 4819

(1160 Rossland);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

G. Allocation of Land for Lane Purposes (5820 Dumfries)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 2.5 feet of Lot 16, Block 1, District Lot 716, Plan 1615

(5820 Dumfries Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Hangars - Jericho Beach Park

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT WHEREAS the Park Board has deferred action on recommendations which would have demolished Hangars #3 and #6 in Jericho Beach Park;

AND WHEREAS the incoming Park Board for 1977-1978 would benefit from an expression of opinion on the appropriate future uses for the buildings and related facilities of the entire development;

AND WHEREAS the lessons to be learned from the experience of Habitat Forum have not been discussed by Council, then

BE IT RESOLVED THAT the views of each and every member of Council be expressed openly before the end of their terms of office in 1976.

(Withdrawn)

The Mayor advised that he has asked the Park Board to consult with Council before demolition of any of the buildings in Jericho Beach Park.

Alderman Kennedy requested and received permission to withdraw the above motion.

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the Park Board be advised the Council requests discussion with the Board on the Jericho Beach Park hangars prior to any action being taken in the matter.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Sheds on Gastown Piers

MOVED by Ald. Marzari,
THAT the Mayor contact the National Harbours Board to investigate whether demolition of the sheds on the Gastown Piers can be stopped.

(not put)

The Mayor suggested the matter be left with him to discuss immediately with the National Harbours Board and express Council's concern.

ENQUIRIES AND OTHER MATTERS (cont'd)

Sheds on Gastown Piers
(cont'd)

MOVED by Ald. Marzari,
THAT the Planning and Development Committee request the National Harbours Board to undertake a joint analysis of the existing sheds on the Gastown piers and report back on an appropriate development for this site.

(Deferred)

MOVED by Ald. Harcourt,
THAT the motion of Alderman Marzari be deferred.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Standing Committee on Planning and Development, expanded to include all members of Council, invite the appropriate officials from the National Harbours Board, the Federal Government and the City's Planning Department to present an up-to-date position in respect of development proposals for the waterfront.

- CARRIED UNANIMOUSLY

Alderman Rankin -
False Creek Seawall

referred to the potential hazard to children due to there being no guard rail on the False Creek seawall. He requested that the City Engineer report on this matter following discussion with the False Creek Project Manager.

The Mayor so directed.

- - - - -

The Council adjourned at approximately 5:40 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of January 11, 1977, adopted on January 18, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Supplemental Equipment Purchase 1977 Revenue Budget

The City Engineer reports as follows:

"Scheduled for installation in February of 1977 is 13,000 feet of large diameter watermain having an exterior polyethylene coating and galvanic anodes for corrosion protection.

For the inspection of exterior coatings for this and future watermains, an instrument known as a 'holiday detector' costing $1,700 is required to check the pipe coating for defects. Experience has shown that the failure to repair defects in pipe coatings will increase the cost of galvanic protection or will cause an accelerated rate of corrosion at the defects. These defects, many pinhole size, are not visibly detectable.

Also, for the completion of the design of the galvanic anode system for this watermain installation and for future corrosion problems, an instrument known as a 'multi-combination meter' costing $1,300 is required.

Reserve funds were not available for the purchase of this equipment in 1976. Both items are included in the 1977 Engineering Department's Revenue Budget as new and non-recurring equipment. However, to permit the immediate purchase of this equipment so that it can be used in February of 1977, prior to Revenue Budget approval is requested.

This equipment would cost between 50 to 100 percent more to lease-to-own, and no guarantee could be obtained that it would be available from a leasing company in time for the planned start of watermain construction.

To delay this project for Revenue Budget approval could result in the loss of the C.M.H.C. grant approved for this project.

I RECOMMEND that the purchase of the above described equipment be approved and that the required $3,000.00 allotted for this purpose under the 1977 Engineering Department's Revenue Budget be appropriated to a new and non-recurring account 8103/6706, New Technical Equipment, in advance of approval of the 1977 Revenue Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Encroachment Agreement (Creek Village Building Co-operative Association) False Creek

The Director of Legal Services and the City Engineer report as follows:

"A recent survey in False Creek of the above mentioned project situate on Lot 8, False Creek, Plan 16003, indicates that the building is encroaching on Moberley Road in a small triangular area 2.25 ft. long and .23 ft. wide. It is essential to registration of the strata title that this encroachment be validated with the City. It is also impractical to proceed with this encroachment under the Encroachment By-Law.

The project is constructed on City lands under a ground lease and the buildings will revert to the City on termination of the lease.

It is therefore recommended that the City execute an encroachment agreement for a nominal charge of $15.10 to cover the fee and registration, permitting the encroachment for the term of the ground lease and any subsequent renewal and on such other terms as are satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. Tender No. 57-76-17 -
Supply & Delivery of 4", 6", 8", 12", 16" & 24" Water Pipe

Tenders for the above were opened by the City Manager on December 13, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Central Stores Operating Account.

Tenders for the supply of ductile iron water pipe were received from four firms. Two firms tendered according to specifications. The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the low bid meeting specifications from Crane Supply for $652,829.70, including 7% Provincial S.S. Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 14

A-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application #75862 - 6576 Blenheim Street

The Director of Planning reports as follows:

"A Development Permit Application #75862 has been filed on behalf of Dr. Robinson to construct a 30'0" x 20'0" stable/garden house on this site. Dr. Robinson also requests permission to keep one horse on this site, located in the RA-1 District Zone.

Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application #75862 on November 22, 1976, permitting the construction of the stable subject to the approval of City Council for the keeping of one horse on this site.

It is recommended that City Council approve the keeping and boarding of a maximum of one horse on the site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Proposed Amendment to the Agreement Dealing With the Development of the Salish Subdivision in the Musqueam Indian Reserve.

(a) Resubdivision of 15 lots facing onto Salish Drive

(b) Proposed townhouse/Apartment Development. Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411.

The Director of Planning reports as follows:

'On May 5, 1976 the Planning Department received a request to report on a proposed amendment to alter the height restrictions in the agreement dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve. The City had received the request from the Musqueam Indian Band in a letter dated April 28, 1976, which states:

> 'Please accept this letter as Musqueam's application to amend the agreement to permit construction of apartments and townhouses as shown on plan prepared by Hamilton Doyle and Associates.
>
> The plan meets all standards and restrictions applicable under the (RM-1) zoning classification except the height restriction. We have stayed within the 0.75 floor space ratio, the 40% maximum site coverage and parking requirements.
>
> We feel that the plan as presented allows much better utilization of the site, resulting in increased open space (± 70%), and preserving more of the natural landscaping which contains large trees. In addition there will be no interference of natural vegetation on the bank.'

See Appendix A for the full text of the letter.

Cont'd . . .

Clause #2 continued:

A. SITE DESCRIPTION

The site is located west of Staulo Crescent, east and south of the Shaughnessy Golf Course and north of the cliffs which lead down to the Fraser River. The site has a total site area of 355,347 or 8.15 acres. Vehicular access to and from the site is via either Musqueam or Staulo Crescents off of Salish Drive. (See Appendix B).

B. BACKGROUND

On the 4th of July, 1970 the City entered into an agreement with the Crown Federal which dealt with various matters dealing with the development of the Salish Subdivision in the Musqueam Indian Reserve. Because of the problems relating to the legislative jurisdiction of the City in respect of Indian lands, the Minister convenanted in the agreement with the City that the Salish Subdivision would be in accordance with the plan. (See Appendix C). The subdivision plan was registered and most of the lots in the area designated as RS-1 have been sold.

(a) Resubdivision

In the original agreement the fifteen lots facing onto Salish Drive were to be treated as being zoned (RM-1) Multiple Dwelling District, which would permit townhouses and low density apartments. These lots were on the average 80' x 120' and none had been sold by 1973. The Indian Band in 1973 made an application to resubdivide the existing fifteen lots and sell the same for single family dwellings.

The Approving Officer, in November 1973, reported to Council that he was prepared to support the resubdivision, thereby creating twenty-three lots which were on the average 50' x 120' (See Appendix C). Because of the contractural arrangements with the owner of the property, it was imperative that Council indicate whether or not they approve of the resubdivision as proposed, which, in fact, would be agreement to a modification of the agreement with the Crown.

Council considered the matter on November 20, 1973 and resolved:

> 'That the Approving Officer be advised that Council has no objections to the subdivision plan as described in this clause.'

The subdivision was subsequently approved and registered. Development Permit Applications have been issued for some of the resubdivided lots for one-family dwellings. Council in 1973 should have also instructed the Director of Legal Services to amend the agreement to reflect the resubdivision Council approved on November 20, 1973 and the change from the RM-1 to RS-1 designation. It is now appropriate that the Director of Legal Services be instructed to amend the July 4, 1970 agreement between the City and the Crown Federal.

(b) Proposed Townhouse/Apartment Development

Under the agreement, the Musqueam Indian Band could develop Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, located west of the existing one-family Salish Subdivision under the (RM-1) Multiple Dwelling District, for garden apartments. The (RM-1) Multiple Dwelling District restricts the form of development as follows:

Use:	Apartments (conditional use)
Height:	Not to exceed 2 storeys plus a cellar or 1 storey and a basement
Floor Space Ratio:	Not to exceed 0.75
Site Coverage:	Not to exceed 40% (2 storey plus cellar) 55% (1 storey plus basement)

Cont'd . . .

Clause #2 continued:

C. PROPOSED DEVELOPMENT

Drawings submitted by Mr. Guerin, Development Officer on behalf of the Musqueam Indian Band, marked 'Received, City Planning Department, May 10, 1976' indicate two apartment buildings of 6 and 7 storeys located at the northwest portion of the site adjacent to the golf course. The remainder of the site is to be developed with 42 two-storey townhouses. A recreation building with a pool is also indicated.

Calculations

Site Area:	355,347 square feet		8.15 acres
Number of Units:			
(a) Apartment Buildings	1 bedroom	24	(792 square feet)
	2 bedroom	120	(857 square feet)
	3 bedroom	16	(981 square feet)
		160	units
(b) Townhouses	3 bedroom	42	units
	Total Number of Units	202	units

Height:

(a) Apartment Buildings	- #1	7 storeys	(64 feet)
	- #2	6 storeys	(55 feet)
(b) Townhouses		2 storeys (no cellar indicated)	(24 feet)

NOTE: RM-1 permits 2-storey plus cellar or 1 storey plus basement.

For detailed calculations See Appendix D.

Urban Design Panel

The Urban Design Panel considered the proposed development on July 29, 1976 and reported:

> 'The number of townhouse units have been decreased and the layout slightly modified. The Panel is very pleased with this further improvement and considered it had been more sensitively handled.
>
> Recommendation: That the general scheme of development as revised be approved.'

City Engineer

The Engineering Department has reviewed the proposed form of development and has made the following comments:

1. Sewers: - Sanitary sewer service is available.
   - Storm sewers to service the development will require either that:
     (a) Approximately 600 lineal feet of existing 12-inch diameter pipe be relayed as 15-inch diameter, or
     (b) A storm sewer outfall be constructed to the Fraser River.

2. Water: The existing water system cannot adequately supply water demand for fire protection and new water mains will have to be constructed. This matter has been discussed with the Musqueam Band. Approval of the Fire Chief for the development's internal fire protection system will be required.

Cont'd . . .

Clause #2 continued:

3. Traffic: The development as proposed will not create a serious traffic problem on adjacent streets. More details are required for internal and underground parking access.

4. Other: - The City Engineer will have to be satisfied that garbage collection provisions and facilities are adequately designed.
- The Fire Chief and City Engineer will have to approve the internal street system and ensure that adequate access is provided. Adequate street allowance to permit tree planting and landscaping is suggested.

Salish Park Residents Committee

On September 27, 1976 the Planning Department received a letter that had been sent to the Mayor and Council from Mr. Michael C. Quick, Chairman of the Salish Park Residents Committee. Mr. Quick states in his letter:

> 'Basically you will see that we are prepared to support the Musqueam Indian Band proposal to develop the Townhouse site. You will note, however, that we have certain concerns, firstly the street access and perhaps more importantly, the provision of adequate park and recreation facilities in this area.'
>
> The full text of the letter is attached as Appendix E.

Attached to the letter is a resolution from the Salish Park Association which is noted below with comments from the appropriate City Officials:

'THAT the Salish Park Residents Association urge the Vancouver City Council to approve the request of the Musqueam Indian Band to amend the agreement between the City of Vancouver and Her Majesty the Queen, represented by the Minister of Indian Affairs and dated the 4th day of July, 1970, to allow the undeveloped 8.5 acre site in Salish Park to be developed as RM-1 zoning as per the plan presented by the Musqueam Band to City Council with the following conditions:

1. That since the major concern of Salish Park Residents is the increased traffic flow the development will generate, City Council proceed with Traffic studies with a view of obtaining alternate access to Salish Park and to minimize the effect on the existing major access roads to the development as soon as possible.

   City Engineer: Traffic generation by the proposed 202 units will be in the order of 100 to 125 vehicles in the peak hour with a daily generation of approximately 1000 vehicle trips. These trips will split between Musqueam Drive and Staulo Crescent and then will either use Salish Drive or 51st/Dunbar to get to Marine Drive. On the basis of the expected traffic generation and the two route choices, volumes on Musqueam or Staulo would not be significantly higher than normal local street volumes.

   Alternative routes to serve the area would mean going through the Shaughnessy Golf Course or along the waterfront to the south end of Salish Drive. These routes are probably unacceptable.

2. That City Council proceed with park and recreational planning for Salish Park by the formation of a committee with members of the Vancouver Parks Board, the Musqueam Indian Band and Salish Park Residents, to investigate and establish the most optimum park facilities.

Cont'd . . .

Clause #2 continued:

Director of Planning for
Parks & Recreation:

Mr. Guerin of the Musqueam Indian Band has stated that it is not the intention of the Band now, or in the future, to incorporate public recreational space on an unrestricted basis. It is the Band policy that any open space opportunities on the Reserve will be utilized by Band Members and other residents of the area only. As such, Park Board staff conclude that park development or operating involvement by the Park Board is not envisaged on the lands. In view of the above clarification by Mr. Guerin, Park Board staff concerns regarding open space are not directly related to the proposed apartment/townhouse development. The provision of any recreational facilities will be a matter to be resolved between the Band Members and subdivision residents who have indicated support for the townhouse site proposal, but express concern about provision of adequate park and recreation facilities within the area.

3. That City Council investigate the possibility of the relocation of the proposed water main.

City Engineer: Initially, the alignment for the proposed watermain extension was to be located on the golf course. However, it was estimated that a considerable time would be required to negotiate an agreement for this alignment and it was subsequently concluded that the best alternative was for an alignment which included installation under an existing paved roadway. Any departure from this revised alignment will result in extra costs being incurred by the Musqueam Indian Band and, therefore, their concurrence would have to be received.

4. That City Council recognize the fears of the Residents regarding the architectural and aesthetic impact of the project and instruct the Planning Department to make all efforts to ensure that the development and landscaping is of the highest quality and standards.

Director of Planning:

Any development permit will be reviewed by the Urban Design Panel which will recommend on the design, form of development and treatment of the site, including provision of landscaping.

5. That City Council proceed with the paving of 51st Avenue and Crown Street as soon as possible.

City Engineer: Crown Street is intended to function as a local street. By improving Crown Street it would serve as a collector by virtue of its connection between the Musqueam Indian Reserve and S.W. Marine Drive. The implications are not desirable and a proposal for paving Crown Street would likely meet with strong opposition by abutting property owners.

The long term plan is to have Dunbar and 51st Avenue provide a collector traffic function to this area. However, low traffic use of 51st Avenue at present places a low priority on this street improvement.

NOTE: The Salish Park Residents Committee have requested to be heard as a delegation when this report is considered by Council.

Cont'd . . .

Clause #2 continued:

Possible Subdivision

Should the existing site need to be subdivided for mortgage purposes to permit separate phasing of the project or for purposes of separate strata title corporations (which the Band has indicated), the following is recommended:

'That the scheme of the subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines, where deemed necessary, and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.'

Analysis

The Director of Planning is prepared to support the requested change in the agreement to allow a greater height than under the (RM-1) Multiple Dwelling District Schedule. It should be noted that the present agreement would permit the construction of two-storey plus cellar apartments with a higher site coverage rather than the proposed development of two apartment buildings and townhouses. The proposed development provides for a gradual transition from the one-family dwellings in the subdivision to the east, then townhouses and finally the apartment buildings.

RECOMMENDATION: The Director of Planning recommends the following:

A. That the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities.

B. That the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15th, 1976.

C. That the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.

D. That the Director of Legal Services be instructed to initiate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November 1973.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

DELEGATION THIS DAY: Musqueam Indian Band and Salish Park Residents Committee.

3. Development Permit Application - 115-121 Keefer Street

The Director of Planning reports as follows:

"1. Background

A. Original Application

On August 24, 1973, a rezoning application was received by the Planning Department to rezone a site at the north-east corner of Keefer and Columbia Streets (115-121 Keefer Street) from CM-1

Cont'd . . .

Clause #3 continued:

to CD-1. It should be noted that the original application was made before the rezoning of the adjacent area to HA-1 (Chinatown Historic Area Schedule), although the actual rezoning approval by Council occurred after the change to HA-1 had occurred.

On December 10, 1974, City Council approved the rezoning of the above site from HA-1 to Comprehensive Development District, subject to a number of conditions including:

(a) the only uses permitted within the said area and the only uses for which development permits will be issued are:

Main Floor: office, retail stores, restaurant, barber shop and beauty shop, and laundromat;

Upper Floors: dwelling units for senior citizens and uses customarily accessory thereto;

(b) the Floor Space Ratio not to exceed 3.0;

(c) the height not to exceed 10 storeys or 100 feet.

On June 17, 1975, Development Permit #68694 was issued to the applicant, William Tong, Architect, permitting the construction of a nine storey building with basement on this site, consisting of restaurant and retail stores on the main floor and 45 dwelling units for senior citizens on the upper floors. The period of validity of this Development Permit was subsequently extended to September 30, 1976.

B. Revised Application

On August 13, 1976, the applicant filed another Development Permit Application #75054 to construct a similar development with an additional floor containing six more dwelling units. With this application, the applicant submitted a letter that indicated that his clients were unable to get C.M.H.C. financing and now propose to sell the units as condominiums to senior citizens.

2. Chinatown Planning Concerns

In July, 1975, City Council approved the formation of the Chinatown Historic Area Planning Committee (C.H.A.P.C.). Its terms of reference include a major responsibility for the review of development proposals within the HA-1 and affecting the Chinatown area.

This project was discussed by the C.H.A.P.C. at its meetings on both June 16 and September 8, 1976. At both meetings the Committee was extremely concerned regarding this major development immediately adjacent to the historic part of Chinatown and the recently approved Chinese Cultural Centre site across the street. This development is presently outside their jurisdiction (being zoned CD-1) and not even subject to public review and approval by the Development Permit Board. This particular site is one of the few remaining CD-1 zoned areas within the "Central Area" of the city. The C.H.A.P.C. feel that a major development of this type should be subject to the normal development review process affecting all other sites within Chinatown. Therefore, the Committee has recommended that the site be rezoned back to HA-1, and that the Planning Department take immediate steps to initiate this.

The Chairman of the C.H.A.P.C. has submitted a letter dated December 7, 1976 addressed to the Mayor and Members of Council, which is attached as Appendix 'A'.

Cont'd . . .

Clause #3 continued:

3. Building Form and Density

The present HA-1 Zoning regulations affecting property surrounding this site mention no specific floor space ratio, but refer only to a maximum height of 4 storeys for new development. Higher buildings may be permitted subject to approval by the Development Permit Board, after consultation with the C.H.A.P.C.

Presently, more detailed urban design guidelines are being prepared for the Chinatown HA-1 area. Proposed density and height limitations for the general area adjacent to this site, fronting on Keefer, indicate a maximum floor space ratio of 3.0 (as presently approved) and a maximum height of 6 storeys or 70 feet. This is similar to the height restrictions already approved by Council as part of the Downtown Plan, for the two blocks of Hastings Street between Carrall and Main, immediately north of the HA-1 area which are zoned D.D. (see Appendix 'B').

Therefore the proposed maximum height of this development of 96 feet exceeds the proposed height guidelines for the immediate surrounding area by approximately 35%.

Brief Analysis

		Permitted/required		Proposed	
		CD-1	HA-1	by previous DP #68694	by current DPA #75054
Floor Area:	Commercial			6,500 sq. ft.	7,400 sq. ft.
	Residential			27,251 sq. ft.	28,529 sq. ft.
	TOTAL:			33,751 sq. ft.	35,929 sq. ft.
Floor Space Ratio		3.0	---	2.77	2.95
Height		10 storeys or 100 feet	4 storeys	9 storeys 84 feet	10 storeys 93 feet

4. Residential Use and Financing

It should be emphasized that the C.H.A.P.C. and City Planning Department are not opposed to residential use on this site, and in fact are encouraging residential use within the area. However, there is concern regarding the type of residential use, and the particular financing arrangements proposed. The C.H.A.P.C. would encourage the provision of rental housing for low and middle income senior citizens, who are being presently displaced from the area because of enforcement of City By-laws and Chinatown commercial development. However, this project, as a condominium proposal, will not be affordable except by the very few well-off senior citizens (or their families). Normal mortgage financing for the purchase of these residential units is not available to people over 60 years of age. Therefore, senior citizens wishing to buy these units will require a considerable amount of cash, or their respective families would have to buy the units for them. It would appear that this is not a senior citizens project in the normal sense. It would not have the necessary controls to ensure that it continues to be operated as a Senior Citizens project as do projects financed under C.M.H.C. regulations.

It is therefore considered that the use for condominiums as proposed by Development Permit Application #75054 does not meet the requirements nor intent of the CD-1 By-law and cannot be approved.

Cont'd . . .

Clause #3 continued:

5. RECOMMENDATION: The Director of Planning recommends the following:

A. That Development Permit Application No. 75054 be refused for the reason noted above.

B. That the Director of Planning be instructed to make an application to rezone 115-121 Keefer Street from (CD-1) Comprehensive Development District to (HA-1) Historic Area District and refer the application direct to a Public Hearing following a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that Recommendation A of the Director of Planning be approved and that Recommendation B be received and referred to a Public Hearing.

CONSIDERATION

4. Day Care: Laurel Street Lands, False Creek

The False Creek Development Consultant and the Supervisor of Properties reports as follows:

Background

City Council on December 14, 1976 received a brief from the False Creek Day Care Society and a report from the City Manager on the issue of an interim Day Care facility for False Creek. In considering both the brief and the report, City Council passed the following resolutions:

1. That the City negotiate a lease, based on three years with Daon for day care premises at Laurel and 6th Avenue, at a reasonable square footage rate;

   Further that the City Manager report back to the first regular Council Meeting in 1977 on the result of the negotiations.

2. That the Supervisor of Properties be instructed not to approve termination of the existing lease with the Multicultural Society of B. C.

3. That the City negotiate with the Provincial Government with respect to the Government assuming those operating costs incurred by the False Creek Day Care Society that it normally assumes in the case of other day care centres.

4. That the appropriate committee next year examine the question of funding for Day Care Centres with the Provincial Government.

Discussion

Items 2, 3 and 4 are being dealt with by the appropriate City officials with the Director of Social Planning expecting to report back in February on Item 3.

With regard to Item No. 1, the Supervisor of Properties has concluded the property rate negotiations which are summarized as follows:

A. 1000 square feet of building ready for occupancy as a day care facility with required washrooms, kitchen sinks, carpets, etc. to Health Department standards.

Cont'd . . .

Clause #4 continued:

(Original rate on a 5 year lease $7.50 per sq. ft. per annum)

(i) On a 5 year lease $7.25 per sq. ft. per annum

(ii) On a 3 year lease $7.40 per sq. ft. per annum, with an option to renew for an additional 2 years at the same rate.

B. 1000 square feet of building without required washrooms, kitchen sinks, carpets, etc.

(i) On a 3 year lease $5.00 per sq. ft. per annum, with an option to renew for an additional 2 years at the same rate.

Capital cost to bring to required day care facility standards as required by the Health Department: $5,000.00

The 1300 square feet leased outside play area would be included in any of the above proposals at no additional cost. There will be an additional capital cost to the City for fencing and finishing this play area which could be in the neighbourhood of $2,500. and will be the subject of a later report to City Council once the details have been designed and priced.

During the discussions which the City held with Daon, it was learned that Daon will postpone building a portion of their commercial space if the day care is to proceed. The reduced commercial area will amount to 2,000 sq. ft. and this reduction was due to design and increased cost complications of including the day care facility. The Director of Finance advises that as a result of this reduction in building area, the City will lose $1,900.00 annually in potential ground rent, that will not be recovered. The Development Permit for this property has already been issued.

If Council were to approve the terms for a three year lease from Daon under the second option, the City would be responsible for all the costs and obligations under this lease. The City would, in turn, negotiate a sub-lease with the appropriate day care society for the use of this space. It appears, however, from a pro forma analysis that the day care society will not generate sufficient revenues to pay for the lease costs. Accordingly, any rent would be nominal and the City would absorb most of the costs which are estimated to be as follows:

Annual costs:	Rent	$5,000.	
	Taxes	1,000.	
	Heat and light	500.	
		$6,500.	
Capital costs:	Interior finishing	$5,000.	(firm price from Daon)
	Playground	2,500.	(estimate only, subject
		$7,500.	to a further report)

The source of funds for the capital costs of $7,500. and annual costs for 1977 (September to December) of $2,000. would have to be the 1977 Revenue Budget with the subsequent annual costs being provided for from subsequent revenue budgets.

Recommendations

It is therefore recommended that:

A. The last alternative be selected, that is the 3 year lease at $5.00 per sq. ft. per annum with option to renew for 2 years at the same rate, with Daon finishing to the required standard for an additional $5,000., with the source of funds being the 1977 Revenue Budget.

Cont'd . . .

Clause #4 continued:

B. The Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.

C. The Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.

D. The Development Consultant report back to Council on the day care playground capital cost.

The City Manager notes the Director of Finance's statement that in addition to the $6,500.00 annual costs, the City will lose $1,900.00 annually in potential ground rent by the reduction in the commercial area and this should be considered part of the cost of the proposal and submits the foregoing recommendations for Council's CONSIDERATION.

The Manager's report of December 10th, 1976 with recommendations, is recirculated for the information of Council.

RECOMMENDATION

5. Hardship Application - 2405 West 6th Avenue

Mr. C. Bekiaris has requested to appear as a delegation before Council with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On May 26, 1976, our Inspection Services reported that the above building contained one dwelling unit in the basement, one dwelling unit on the main floor and one dwelling unit on the second floor.

The records show that the building is a legal duplex and after notification the owner made an application to the Hardship Committee in June of 1976 to retain the illegal basement dwelling unit.

The Hardship Committee after reviewing the application, RECOMMENDED that the application be refused. The Committee noted that the applicant was married with two dependents, fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,514.00 per month. The owner was notified of this decision and requested to restore the use of the building to a two family dwelling.

On September 9, 1976, the tenant of the illegal accommodation made an application for consideration under the Hardship Policy. On October 5, 1976, the application was considered by the Hardship Committee who RECOMMENDED that it be refused. The Committee noted that the applicant was single with no dependents, fully employed by the University of British Columbia with an income of $1,400 per month. The Committee further noted that neither age nor health are factors.

It is therefore RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. C. Bekiaris. FOR COUNCIL ACTION SEE PAGE(S) 8,9&15

The tenant at this address, Mr. M. DuMont, does not wish to appeal.

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MANAGER'S REPORT, January 7, 1977 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Continuation of "Task Force" to Upgrade Existing Hotels and Apartments

The Fire Chief reports as follows:

"City Council at its meeting of December 18, 1973 approved the establishment of a "Task Force" consisting of four (4) Fire Wardens - two (2) to be taken from existing staff and two (2) additional Fire Warden positions be approved with one (1) Clerk Typist I position established.

At its meeting of December 3, 1974, Council approved the recommendation of the Standing Committee of Council on Housing to establish two (2) additional Fire Warden positions for a period of at least one year in order to replace the two Fire Wardens who had been taken from normal district inspections to make up the original "Task Force". This was necessary in order to maintain a reasonable interval between regular fire inspections throughout the City.

On March 27, 1975, Council approved the continuance of the "Task Force" through 1976 to be reviewed in December of 1976.

Phases I and II of the upgrading program included residential hotels and apartments over three (3) storeys in height and more than 20 rooms within the "Core Area" bounded by Burrard Street, Burrard Inlet, Clark Drive and Broadway. This involved some 353 buildings which have now been upgraded with the exception of a few isolated cases which are in hand.

Phase III of the upgrading program involves approximately 400 buildings of a similar category to Phases I and II throughout the remainder of the City.

Phase III of the program was approved by Council at its meeting of April 6, 1976.

Implementation of Phase III was delayed by direction of Council in anticipation of Fire Bylaw amendments which have subsequently been passed by Council and new direction has been given for its enforcement, allowing for appeal procedures.

The Fire Chief now requests that the "Task Force" be continued for this enforcement program to the end of 1978 at which time it is estimated that Phase III will be substantially completed.

RECOMMENDATION - The Fire Chief recommends that the "Task Force" be continued to December 31, 1978 and that a further review be undertaken at that time. "

The City Manager RECOMMENDS

A. THAT the Fire Chief report on the status of the Phase III upgrading and the effects of the Fire By-law Appeal Board prior to July 31st, 1977, and

B. THAT the "Task Force" be continued to that date.

FOR COUNCIL ACTION SEE PAGE(S) 15

FINANCE MATTERS

CONSIDERATION

1. Appointment of External Auditors, 1977

The Director of Finance reports as follows.

"The matter of the appointment of external auditors of the City for the year 1977, pursuant to the provisions of the Vancouver City Charter, is submitted for Council consideration.

The City's present auditors, Thorne Riddell and Co., by letter dated December 16, 1976, applied for appointment as the City's auditors for the year 1977 and have submitted information in support of their application. The letter is attached to this report.

The quoted fee of $61,000 represents an increase of 6.1% over the 1976 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1977. The increase in the audit fee for 1977 reflects only anticipated increases in salaries for their staff and overhead costs, and they state that such cost increases are fully allowable under the Anti-inflation guidelines of the Federal government, which are likely to be in effect at the time of their audit.

If the City requests unforeseen work outside the audit program, then there may be some slight increase in fees. Typically, the City does sometimes require their services for reviewing various certificates required for Federal/Provincial programs.

The appointment of the auditors should be in the following form:

> That the firm of be appointed auditors for the City of Vancouver for the year 1977 at a fee of $, in accordance with the terms as to scope and responsibility as set out in parts 1 - 4 inclusive of the report re audit of City records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962."

The City Manager submits the report of the Director of Finance for Council CONSIDERATION.

2. Certificates of Occupancy as Required in Building By-law 4702

The Director of Permits and Licenses reports as follows:

"The National Building Code, which was included in Building By-law 4702, was adopted by City Council on May 29, 1973, and became effective September 1, 1973.

Section 1.11.3 of Building By-law 4702 states:

> 'Prior to the occupancy of any building or part thereof, after completion of construction of the building, or part thereof, every owner or occupier shall obtain from the Building Inspector an Occupancy Certificate in the form set out in Appendix "B", which Certificate may be witheld by the Building Inspector until the Building or part thereof complies with the requirements of this By-law.'

The issuing of Certificates of Occupancy was not fully implemented when the new Building By-law first became effective because the Department was heavily involved in applying the many new requirements of the National Building Code, and in familiarizing and training the staff concerned.

Cont'd

Clause #2 continued:

Certificates of Occupancy are presently being issued to those owners or occupiers who voluntarily apply for such certificate and occasionally for the occupancy of a building, when such building is still under construction. The experience presently being gained in issuing these certificates has been valuable in assessing the development of procedures required for the full use of enforcing a complete Certificate of Occupancy program as required in the Building By-law.

The orientation and training with respect to the National Building Code and Building By-law has now sufficiently developed to the stage where I feel that we can fully implement the provisions of Section 1.11.3 of Building By-law 4702. Accordingly, I propose that a Certificate of Occupancy be required in the following circumstances; effective from approximately three months after the date of Council approval (this lead time being required for acquisition of staff and on forms design etc.).

1. For any new building except one or two family dwellings.

2. For any existing building or structure where alterations or additions are made except for one or two family dwellings.

3. For any building or part thereof, except one and two family dwellings, in which a change of occupancy is to take place, resulting in the need for a Building Permit. (Item 3 is essentially the same as Item 2).

4. For any existing building, on a voluntary request basis or for information of prospective purchasers (subject to approval of owner).

The requirement for a Certificate of Occupancy indluded in the National Building Code and adopted in the Building By-law is a safety feature that has been used successfully in many municipalities across Canada. It protects potential occupants of partially completed buildings from hazards such as open stairwells, lack of fire doors and many other safety features as well as assuring that the building is completed in accordance with the Building Permit. Thus the full application of the use of the Certificate of Occupancy will ensure a maximum of safety to the public at large, which at the present time is not fully available.

A review of the Building Permits issued over the last three months has indicated that there will be approximately 100 Certificates of Occupancy issued each month. Considerable co-ordination will be required with all Inspection disciplines including Health and Fire departments, involved in the construction and occupancy of a building. This function will also require considerable clerical assistance at approximately the Clerk III level, and such assistance is not presently available within our existing staff. The annual cost of a clerk for this work, subject to classification by the Personnel Department, is estimated at the mid-step of the Clerk III range as follows:

Salary 1031 x 12 plus fringe benefits: $14,030

Furniture is available within the department.

The total costs of issuing Certificates of Occupancy will be fully recovered from Building Permit fees excepting for such Certificates issued to prospective purchasers and to those requesting a Certificate when no Building Permit has first been issued, and I suggest that a composite fee of $100.00 be charged in such cases.

Cont'd . . .

Clause #2 continued:

RECOMMENDED:

A. That authorization be granted for the full enforcement of issuing Certificates of Occupancy as required by Building By-law 4702.

B. That an additional employee at approximately the Clerk III level be authorized, and the Personnel Department be authorized to classify the position.

C. That, subject to the classification of the position by the Personnel Department, funds totalling $11,695 (10 months in 1977) be provided by including such funds in our 1977 operating budget with approval to use the funds needed prior to budget approval.

D. That a composite fee of $100.00 be charged to prospective purchasers for each Certificate of Occupancy on a premises and that the Director of Legal Services be authorized to prepare the necessary amendment to the Building By-law."

Since implementation of the foregoing represents an increase in the present level of service, the City Manager submits the foregoing recommendations for Council's CONSIDERATION.

RECOMMENDATION

3. 1977 Park Board Capital Request

The following report has been received from the Director of Finance.

"The Park Board, by letter dated December 17, 1976 to the Mayor and Members of Council, detailed their 1977 Capital requests, with the source of funds to be the 1977 Supplementary Capital Budget. The 1977 Supplementary Capital Budget will, of course, not be considered by Council in full detail for several months and it would therefore be difficult for Council to consider the Parks Board request until that time.

The total Parks Board request is for $2,950,000 broken down into protective park purchase - $450,000, park development and redevelopment - $1,125,000, facility renovations - $1,375,000. Park Board has listed the specific items under each category in priority order, which will assist Council in its consideration of the request when dealing with the 1977 Supplementary Capital Budget.

The Park Board has requested advance approval of two items, being the Percy Norman Pool second stage renovations for $150,000 and Kitsilano Community Centre improvements to permit commencement of overall centre renovation in conjunction with Provincial Community Recreation Facilities grant funds, Kitsilano and NIP assistance, and Kitsilano Community Association funding participation, in the amount of $105,000. These two items are priority one and two under Facility Renovations.

In view of the fact that Council will undoubtedly approve as much funding as possible for the Park Board given the overall constraints and priorities of the 1977 Supplementary Capital Budget, I would recommend that Council

A. approve the $255,000 advance authority sought for the Percy Norman Pool and the Kitsilano Community Centre improvements in advance of Council dealing with the 1977 Supplementary Capital Budget, and

B. consider the balance of the Park Board requests when dealing with the entire 1977 Supplementary Capital Budget."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

Cont'd . . .

4. Purchase of Computer Card Punch

The Director of Finance and the Manager of Computer Services report as follows.

"In November 1973, City Council approved the purchase of a Honeywell 6040 computer system specifically capable of handling the data processing requirements of the twice annual property tax billing system and our other existing data processing work, as well as providing the basis for computer expansion as the City's data processing needs developed in the future. The financing of this purchase was through a seven year deferred computer purchase agreement between the City and Honeywell Information Systems.

A card punch, one of the operating units of a computer system, was not made part of the original computer purchase package, as we felt it would possibly have a limited useful life in terms of the City's future computer-related business systems. In order to accommodate our interim needs, however, the City acquired a card punch from Honeywell Information Systems through a short-term equipment lease agreement. This lease agreement contains a purchase option clause which, if exercised, allows a credit to a maximum of 60% of the first 24 months accumulated rentals to be applied against the purchase price of the card punch.

In this regard, the card punch is essential to our current computer operations, and we believe that it will be required in our future operations as well. Accordingly, we have assessed the financial impact of exercising this purchase option, as follows:

Present value of the card punch lease costs ($571 per month discounted at 8%) over the remaining 52 months of our deferred computer purchase agreement. This amount represents the City's cost of leasing in today's dollars.	$25,022
Total cost to purchase the card punch inclusive of our 24 months' rental credit.	$10,404
Net savings to City through purchase	$14,618

We therefore RECOMMEND that the City purchase the card punch it presently leases from Honeywell Information Systems, at a cost of $10,404, and the funds for this purchase be approved in advance of the 1977 Revenue Budget."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Manager of Computer Services be approved.

5. Management of the Dunlevy Alexander and 517 Hamilton Residences

The following report has been received from the Director of Finance and the Director of Social Planning.

"Council has not yet dealt with the question of who is to manage the Dunlevy Alexander residence and the 517 Hamilton residence. There is currently a need to plan the staffing, establish operating budgets, determine furniture and equipment needs, etc.

It is our joint recommendation that the Properties Division manage both of these residences. Social Planning would be consulted when it comes to choosing the specific building managers. Properties must also consult with CMHC on the operational budget for the Dunlevy Alexander residence.

We RECOMMEND

that the management of the Dunlevy Alexander and 517 Hamilton residences be the responsibility of the Properties Division of the Finance Department."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Director of Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 16

PERSONNEL MATTERS

RECOMMENDATION

1. Committee Appointment, National Building Code of Canada

The Director of Permits and Licenses reports as follows:

"Correspondence has been received from the National Research Council of Canada, Associate Committee of the National Building Code, inviting Mr. W. Quinn, Plumbing and Gas Inspection Branch Supervisor, to serve as a member of the Standing Committee on plumbing services from January 1, 1977 to August 31, 1978.

The Director of Permits and Licenses considers Mr. Quinn will be able to contribute considerably to the Committee's input into the National Building Code and will as well derive much benefit for the City of Vancouver from the interchange of knowlege and awareness of the latest technology in the Plumbing field. Normally there will be two meetings per year, all costs of which are borne by the National Research Council of Canada, with the exception of the absence with pay of the attending member.

The Director of Permits and Licenses RECOMMENDS that the Plumbing and Gas Inspection Branch Supervisor be authorized to attend as a member on the Standing Committee on Plumbing Services of the National Building Code for the term January 1, 1977 to August 31, 1978."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Public Health Inspectors

The Administrative Analyst reports as follows:

"A report has been received from the Medical Health Officer requesting additional staff to enforce the Noise By-law and to upgrade the Housing Enforcement Programme. A separate request has been received for funds to initiate staff training and to procure equipment related to the enforcement of the Noise By-law.

Since a considerable expenditure of funds could be involved when implementing the foregoing requests,it is proposed that the Administrative Analyst conduct an in-depth review of the Public Health Inspection function early in 1977; such review to include organization, workload, procedures and equipment needs. In order to alleviate the additional workload in the interim, it is further proposed that a temporary Public Health Inspector I be added to staff until June 1, 1977. The cost of the additional position for this period will be approximately $5,800 including fringe benefits at 1976 rates."

The City Manager RECOMMENDS that a temporary position of Public Health Inspector I be authorized until June 1, 1977, and that temporary funding in the amount of $5,800 be approved in advance of the 1977 budget.

Cont'd...

3. Personnel Regulation No. 140 - Medical Services Plan

The Director of Personnel Services reports as follows:

"Personnel Regulation No. 140 is now titled 'Medical Coverage' and has become badly out-dated due mainly to the change from M.S.A. coverage to the Medical Services Plan of B.C. in 1974. The Regulation has now been revised to reflect this change, to describe more accurately our current procedures, and to eliminate sections which now appear in Collective Agreements. Also it has been retitled 'Medical Services Plan'.

I RECOMMEND that Council approve Personnel Regulation No. 140 as revised and retitled."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Sale of City-Owned Lot situated on N/E Corner 37th Avenue & Sherbrooke Street

The Supervisor of Properties reports as follows:

"On May 27, 1975, Council authorized the Supervisor of Properties to negotiate the sale to the abutting owners of surplus portions of City-owned lands on the north side of 37th Avenue between Inverness and Fraser Streets not required for road purposes. In each instance of previous sales of these strips, the portion of the lot required for street purposes has been dedicated for highway and the difference between the purchase price of the portion being sold and the 1971 estimated market value of the lot has been charged to the City Engineer's account.

An offer to purchase the 16 foot surplus portion of Lot 18, Block 18, District Lots 668-670, Plan 1369 Amd. has been received from the owner of abutting Lot 17. Negotiations have now been completed and the prospective purchaser has agreed to payment of $6000.00, inclusive of costs of survey and registration fees, which the Supervisor of Properties considers fair and equitable. Under the established procedure the widening strip will be dedicated for highway purposes and the amount of $5000.00 be charged against the Engineering Streets 1977 budget.

It is recommended that the northerly 16 feet of Lot 18 except east 2 feet established, Block 18, District Lots 668-670, Plan 1369 Amd. be sold to the owner of Lot 17 on the following conditions:

(a) Sale price to be $6000.00

(b) Consolidation of the 16 foot strip with Lot 17, Block 18, District Lots 668-670 to form one parcel. The City to prepare the deed, subdivision plan and pay the registration fee; all other documentation and fees required to complete the transaction to be the responsibility of the purchaser.

It is further recommended that:

The balance of Lot 18 be dedicated for street purposes and the balance of the market value of the lot based on the 1971 value of $11,000.00, being $5,000.00, be charged to the Engineering Streets 1977 budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Cont'd.....

2. Purchase of Property Known as 3918 Alice Street

The Supervisor of Properties reports as follows:

"On November 26, 1974, Council approved the purchase of Lots 1 & 2 of Lots 9 to 13 except east 7' established, Block 16, District Lot 352, Plan 1344, located on Alice Street south of 22nd Avenue, for the sum of $71,500. This purchase was recommended by the Cedar Cottage Neighbourhood Improvement Programme Advisory Committee because the property was being used as a truck servicing business which use was non-conforming. It was proposed that once the non-conforming use was eliminated both Lots 1 and 2 would then be sold for residential purposes. Lot 1 has since been sold for $35,255.00 and has been developed with a new residential dwelling. Lot 2 is improved with a 1 1/2 storey frame dwelling erected in 1911. The dwelling contains five rooms on the main floor plus two unfinished rooms on the second floor and a full basement. An offer to purchase Lot 2, known as 3918 Alice Street, for the sum of $40,500.00 has been received by the Supervisor of Properties and is considered to be reasonable.

It is therefore recommended that the following offer to purchase Lot 2 of Lots 9 to 13 except east 7' established Block 16, District Lot 352, Plan 1344, be accepted and approved under the terms and conditions set down by Council.

Name	Purchase Price	Terms	Conditions
Mr. & Mrs. W. G. Peterson	$40,500.00	Cash	Subject to existing tenancy."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Rental Review - 1420 Howe Street

The Supervisor of Properties reports as follows:

"Council on June 11, 1974, approved the lease of Lots 4-6, Block 122, District Lot 541, known as 1420 Howe Street, for five years. The rental is subject to review as of January 1, 1977.

The land and building are divided into two sections - the front portion to William A. Sutch (now assigned to Walter Zell) for $375.00 per month plus a portion of taxes, and the rear portion to Jarvis Electric for $300.00 per month plus a portion of taxes.

After negotiations the lessees have agreed to the following rentals:

Walter Zell -$470.00 per month plus 54% of taxes as if levied

Jarvis Electric Ltd.-$380.00 per month plus 46% of taxes as if levied

Cont'd.....

Clause No. 3 Continued

The Supervisor of Properties is of the opinion that the suggested new rents represent market rental value.

It is recommended that the rents for the period January 1, 1977 to June 30, 1979 be set at the rates indicated."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Harbour Park: Lease and Right of First Refusal to Ardiem Industrial Corp.

The Director of Legal Services reports as follows:

"On October 19, 1976 Council gave final approval of a sub-lease to Ardiem Industrial Corporation of a portion of Harbour Park property leased by Harbour Park Developments Ltd. from the National Harbours Board. At the same time final approval was given to a right of first refusal agreement with Ardiem Industrial Corporation concerning the construction and/or administration of any marina which might be installed on the site. Ardiem Industrial Corporation has now requested that the arrangements go forward on the basis that the City and Harbour Park Developments Ltd. contract with Harbour Ferries Ltd. rather than Ardiem Industrial Corporation. Harbour Ferries Ltd. is a wholly owned subsidiary of Ardiem Industrial Corporation and so the City is in effect dealing with the same personalities. Such an arrangement simply has certain internal advantages for Ardiem.

The Director of Legal Services recommends that the sub-lease to and right of first refusal agreement with Ardiem Industrial Corporation which was approved October 19, 1976 now be concluded as approved save and except that the City and Harbour Park Developments Ltd. contract with Harbour Ferries Ltd. rather than Ardiem Industrial Corporation."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 18, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford
SECONDED by Ald. Marzari
THAT the Minutes of the Regular Council Meeting of January 11, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

MANAGER'S REPORT AND DELEGATIONS

Building and Planning Matters
(January 14, 1977)

Hardship Application -
8054 Chester Street.
(Clause 1)

Mrs. Rajinder Khaira appeared before Council to appeal the decision of the Hardship Committee and the recommendation of the City Manager that her application to retain an illegal dwelling at 8054 Chester Street be refused. Mrs. Khaira read a brief to Council, in which she requested permission to retain the basement suite for approximately two years, at which time the family's finances would be more stable.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Hardship Application -
8054 Chester Street (Cont'd)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, contained in this clause, be approved.

- LOST

(Ald. Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT permission be granted to Mrs Rajinder Khaira to retain the illegal basement dwelling unit at 8054 Chester Street for one year.

- CARRIED

(Ald. Brown and Gerard opposed)

COMMUNICATIONS OR PETITIONS

1. Demolition of the Cargo Sheds on the Gastown Piers.

Council noted a letter from Mr. Jim Land requesting to appear as a delegation this day on the matter of demolition of the Cargo Sheds on the Gastown Piers. It was agreed to defer consideration of the Mayor's memo on this matter to later this day to give Mr. Land an opportunity to address Council.

2. Kitsilano Tidal Pool Replacement

In a letter dated January 12, 1977, the Superintendent of Parks and Recreation requested an opportunity be provided for Park Board representatives to present to Council, on Tuesday, January 25, 1977, the various options for the Kitsilano Tidal Pool Replacement that have resulted from preliminary architectural work commissioned by the Park Board, in line with the undertaking given by the Chairman of the Park Board to City Council on September 28, 1976.

MOVED by Ald. Harcourt
THAT the request of the Park Board to appear before Council on January 25, 1977, be granted.

- CARRIED UNANIMOUSLY

3. Proposed Demolition of 3225 Point Grey Road.

Mr. M.J. Burgess, in a letter dated January 10, 1977, requested to appear before Council on the Park Board's intention to demolish 3225 Point Grey Road.

MOVED by Ald. Kennedy
THAT the request of Mr. M.J. Burgess to appear as a delegation, be granted.

- CARRIED UNANIMOUSLY

The Mayor requested that, when the matter of the demolition of 3225 Point Grey Road is before Council, the Director of Legal Services report on the status of the legal proceedings regarding Seagate Manor.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Salaries of Members of Council

In a memorandum, dated January 17, 1977, on salaries of Members of Council, the Mayor submitted the following recommendations for consideration:

'For 1977 I recommend a 6% increase in the salaries of the Aldermen and the Mayor, which is the lower level of the AIB Guidelines.

I also recommend that the extra stipend for acting as Deputy Mayor be discontinued because I believe that members of Council should be prepared to attend to certain social and ceremonial duties as a part of their general duties.'

The Mayor withdrew his recommendation re discontinuing the extra stipend for acting as Deputy Mayor.

MOVED by Ald. Gibson
THAT consideration of the Mayor's memorandum on salaries of Members of Council be deferred for one month.

- CARRIED

(Ald. Kennedy opposed)

5. The P.N.E. and the Rental Agreement Between the City, the P.N.E. and the Provincial Government.

Submitted for the information of Council was a memorandum from the Mayor, dated January 17, 1977, giving background to the rental agreement between the City, the P.N.E. and the Provincial Government, and the present status re the City's request for payment of rent owing.

In his memorandum the Mayor indicated he would report further following the P.N.E. Directors' meeting on January 26, 1977.

MOVED by Ald. Harcourt
THAT the Mayor's memorandum re the P.N.E. Rental Agreement, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT JANUARY 14, 1977

Works & Utility Matters
(January 14, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Relocation of City Sewer on Private Property North of Balfour and West of Hudson
Cl. 2: Reductions and Cancellation of Certain Local Improvement Projects
Cl. 3: Additional Local Initiative Projects

Clauses 1, 2 and 3.

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 14, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Hardship Application - 8054 Chester Street
Cl. 2: Sale of Land - The Italian Folk Society of B.C.
Cl. 3: D.P.A. - 601 West Cordova - Ferry Terminal on Burrard Inlet

Hardship Application
8054 Chester Street
(Clause 1)

For Council action on this clause, see pages 1 & 2.

Sale of Land - The Italian
Folk Society of B.C.
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 14, 1977) (Cont'd)

Development Permit Application
#75028 - 601 West Cordova -
Ferry Terminal on Burrard Inlet.
(Clause 3)

MOVED by Ald. Kennedy
THAT Council write to the Minister of Municipal Affairs and the Bureau of Transit expressing serious concern with the design of the ferry terminal, with particular reference to the escalator building, and request that the Bureau of Transit meet with the Director of Planning to review the design. In addition the Provincial Government be requested to give assurance that all future developments within Vancouver will comply with the City's regular development procedures;
FURTHER THAT this clause in the City Manager's report be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 14, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Purchase of Computer Disk Storage Units
Cl. 2: Cordova Lodge Trust Bank Account
Cl. 3: Tender - Uniforms and Raincoats - Policemen and Firemen
Cl. 4: Property Taxes - False Creek Development
Cl. 5: Park Board Staffing (1 Building Service Worker I Position - Stanley Park)
Cl. 6: Investment Matters (Various Funds), November, 1976

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Taxes -
False Creek Development
(Clause 4)

In response to a question on what is meant by 'substantial occupancy',the False Creek Project Manager indicated this meant 75% of the units being occupied.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved, after clarification of the meaning of 'substantial occupancy' to be 75% of the units being occupied.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(January 14, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Burrard Street Widening, 1800-1804 West 4th Avenue, 2003-2005 Burrard Street
Cl. 2: Burrard Street Widening, 1807 Burrard Street
Cl. 3: Burrard Street Widening, 2130 Burrard Street
Cl. 4: Rental Review - Hodson Manor, 1254 West 7th Avenue
Cl. 5: Renewal of Agreement - Encroachment - W/S Main, Powell to Alexander.
Cl. 6: Renewal of Lease - Seven Foot Widening Strip dedicated for Cornwall Avenue

Prior to consideration of this report, the City Engineer reviewed for information, future plans for widening and re-surfacing of Burrard Street, to be undertaken this Spring.

Burrard Street Widening,
1800-1804 West 4th Avenue,
2003-2005 Burrard Street
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Burrard Street Widening,
1807 Burrard Street
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Burrard Street Widening,
2130 Burrard Street
(Clause 3)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Clauses 4, 5 and 6.

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, contained in clauses 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Tender No. 57-76-20 -
Supply and Delivery of Valves.

In considering this report, it was agreed the City express to the Provincial Government its concern over the levy of 7% sales tax on City purchases of needed materials.

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATION AND DELEGATION

1. Demolition of the Cargo Sheds on the Gastown Piers.

Council, on January 11, 1977 requested the Mayor to pursue with the Port Manager, the matter of demolition of the cargo sheds on the Gastown Piers. In a memo dated January 13, 1977, the Mayor reported on his meeting with representatives of the National Harbours Board on Wednesday, January 12, 1977. The Mayor also reviewed the history of the redevelopment of the piers and demolition of the cargo sheds, the current situation and concluded as follows:

'It was difficult to judge whether the buildings being demolished are in sound structural condition. It appeared clear that a great deal of money - likely in the order of hundreds of thousands of dollars - would have to be spent just to upgrade the remaining structures for useful purposes. The National Harbours Board's plans for these piers are not yet determined. Before they proceed beyond the stage of engaging consultants to recommend possible future developments, the National Harbours Board want first to discuss the matter with the City. (This corresponds with the sentiments expressed by Council Resolution "THAT the Standing Committee on Planning and Development, expanded to include all members of Council, invite the appropriate officials from the National Harbours Board, the Federal Government and the City's Planning Department to present an up-to-date position in respect of development proposals for the waterfront".)

The Port Manager reiterated to me the view of the National Harbours Board that this site could be ideal for a combined marina, fishermen's wharf and/or farmers market, etc.'

As previously agreed, Mr. Jim Land addressed Council and questioned why the National Harbours Board was demolishing the cargo sheds on the Gastown Piers, as these buildings are of sound construction and could be used for a variety of purposes.

Cont'd.....

COMMUNICATION AND DELEGATION (Cont'd)

Demolition of the Cargo Sheds
on the Gastown Piers. (Cont'd)

MOVED by Ald. Marzari
THAT the matter of interim use of a portion of the existing sheds on the Gastown Piers for a suitable facility such as a farmers' market, be referred to the Director of Planning to discuss with the National Harbours Board and report back.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy and the Mayor opposed)

MOVED by Ald. Rankin
THAT the appropriate City department discuss with the National Harbours Board the possibility of storing for future use suitable material salvaged from the demolitions which the Board has directed on the Waterfront.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the communication from the Mayor be received.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Puil

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 18, 1977, TO JANUARY 17, 1978, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up and Conveyancing to Abutting Owner (Lane South of 10th Avenue, West of Ash)

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The applicant wishes to acquire portion of the lane south of Lots 6, 7 and 8, Block 379, District Lot 526, Plan 991 and all the lane dedicated by Plan 13994 for hospital purposes;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 991 lying between the production southerly of the easterly limit of Lot 8, and the production southerly of the westerly limit of Lot 6 (Plan 991) and the lane dedicated by the deposit of Plan 13994 all of Block 379, District Lot 526 the same as shown outlined red and green respectively on plan prepared by G. Girardin, B.C.L.S., dated November 9, 1976, and marginally numbered LE 4454, a print of which is hereunto annexed be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the lanes so closed be subdivided with abutting lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Wiring of the Council Chamber

Alderman Rankin enquired about the wiring and microphones which are placed within the Council Chamber by the media and asked if consideration could be given to a more efficient arrangement. The Mayor advised that he has requested the City Clerk to discuss this matter with the appropriate City Departments. The City Clerk stated a report is being prepared.

Christ Church Cathedral

Alderman Puil asked for a report on the status of transfer of development rights from Christ Church Cathedral to the adjacent development. The Mayor directed that the City Manager report on this matter to the next meeting of Council.

The Council recessed at 3:30 p.m. for an 'In Camera' meeting in the Mayor's Office.

The foregoing are Minutes of the Regular Council Meeting of January 18, 1977, adopted on January 25, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Relocation of City Sewer on Private Property North of Balfour Avenue and West of Hudson Street

The City Engineer reports as follows:

"There is a City sewer which runs through private property north of Balfour Avenue and west of Hudson Street to serve two properties on Matthews Avenue. This sewer was installed by the C.P.R. in approximately 1913 as part of the development of Shaughnessy and is not covered by an easement agreement. The sewer must be retained as there is no other means of serving the two properties on Matthews Avenue. The owner of the property on the north-west corner of Hudson and Balfour is in the process of subdividing his property and has agreed to grant an easement providing that the City relocates the sewer parallel to a proposed lot line. As we do not have any legal right to have our sewer on his property, we consider this proposal to be fair to the City.

The estimated cost of relocating this sewer is $15,000.00.

I RECOMMEND that $15,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneous - Unappropriated' for the relocation of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Reductions and Cancellation of Certain Local Improvement Projects

The City Engineer reports as follows:

"Certain local improvement projects undertaken by Council cannot be completed as advanced. To allow the parts which have been done to be placed on the Tax Roll, the projects must be formally reduced in scope by Council. Two other projects cannot be carried out and should be cancelled.

a & b Projects for Pavement and Curbs and for Sidewalk on Blake Street in Champlain Heights should be shortened to suit the redesign of Areas E & F.

c Council on 15 April, 1975 instructed that certain sidewalks included in the Stanley Park Neighbourhood Project (Paving, Mini-Parks, etc. west of Denman Street) be not proceeded with.

d, e & f Projects for Lane Lighting. Since there are no suitable utility poles on which to mount our lights, one project should be shortened and two cancelled. These projects came before a Court of Revision on 23 October, 1975.

I therefore RECOMMEND:

a. That Item 66 of Schedule 423, Pavement and Curbs on portions of Arlington Street, Blake Street and Champlain Crescent be reduced in scope so that the portion of Blake Street becomes:

Blake Street - on the north side from Champlain Crescent to a point 991.21 feet east,

- on the south side from Champlain Crescent to a point 942.99 feet east, and

- on both sides from Frontenac Street to a point 170 feet westerly.

(the portions of Arlington Street and of Champlain Crescent remaining as undertaken).

Cont'd

Clause 2 Cont'd

b. That Item 134 of Schedule 423, Sidewalks on portions of Blake Street, Tyne Street, Champlain Crescent and Arlington Street be reduced in scope so that the portion of Blake Street becomes:

Blake Street, on the north side, from Champlain Crescent to a point 1062.78 feet east
(the portions of Tyne Street, Champlain Crescent and Arlington Street remaining as undertaken).

c. That Item 65 of Schedule 426, the Stanley Park Neighbourhood Project, be reduced in scope so that the Portland cement concrete sidewalk on Lagoon Drive ('e' in the project description) extends only from the lane south of Haro Street to Barclay Street.

d. That Item 82 of Schedule 434, Lane Lighting in the lane west of Richards Street from Nelson Street to a point 325 feet north of Robson Street be reduced in scope so as to extend only from Nelson Street to a point 150 feet north of Robson Street.

e. That Item 80 of Schedule 434, Lane Lighting in the lane west of Richards Street from Georgia Street to a point 75 feet north be cancelled.

f. That Item 84 of Schedule 434, Lane Lighting in the lane south of Robson Street from Beatty Street to Cambie Street, be cancelled.

g. That, with respect to the projects reduced in scope, the property-owners' share of the cost of the reduced projects be borne proportionately in the same manner and on the same basis as originally provided."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Additional Local Initiative Projects

The City Engineer reports as follows:

"In the middle of December the City was advised that additional funds were available for L.I.P. projects in certain Vancouver constituencies. Applications had to be submitted by the end of the year and there would be no meeting of Council. After discussion with the City Manager, therefore, four applications were prepared and submitted. This report requests Council's approval of that action.

The additions are all construction projects and in all cases the funds for the costs beyond the L.I.P. contributions will come from Streets Capital (subject to Basic and Supplementary Capital Budget approval). They are:

I. Pedestrian Improvements for the Handicapped

To renew heaved and broken sidewalks in the West End, installing ramps for the handicapped at intersections and at lane crossings.

Man-weeks of employment	432
Estimated total cost	$213,875
Estimated L.I.P. share	$ 73,440
Estimated difference	$140,435

The 'difference' is available from the provision for renewal of sidewalks in the 1977-81 Capital Plan. The L.I.P. contributions will allow expansion of the project to include the work at intersections. In the West End the offset of curb returns and heights of the curb face and roadway crowns makes the installation of ramps more expensive than usual. The work will be designed to fit in with the repaving planned for the next few years.

Clause 3 Cont'd

II. Street and Lane Improvements - Vancouver Centre

III. Street and Lane Improvements - Vancouver East

IV. Street and Lane Improvements - Vancouver Kingsway

These three projects include Street Paving and Curbing, Lane Paving, construction of Sidewalks and the installation of Speed Deterrent Bumps in Lanes. Only those parts of the work done by City forces qualify for L.I.P.

	Centre	East	Kingsway
Man Weeks of employment	396	317	538
Estimated total cost	$961,171	$583,793	$870,349
Estimated L.I.P. share	$ 67,320	$ 53,890	$ 91,460
Estimated difference	$893,851	$529,903	$778,889

These three projects are made up of items scheduled to come before a Local Improvement Court of Revision on 24 February. A payroll and accounting clerk has been included between these three projects to handle the additional records, preparation of L.I.P. returns, etc. This cost should come from the L.I.P. credits since it is incurred only to gain those credits. The balance of the L.I.P. credits will be credited to a general Streets Capital account.

I RECOMMEND:

A. That the submission of applications for the above four additional L.I.P. projects be approved.

B. That $140,435 from the 1977-81 provision for sidewalk reconstruction be approved in advance of the 1977 Basic Capital Budget for the cost of 'Pedestrian Improvements ...' beyond the L.I.P. contribution.

C. That approval of the three 'Street and Lane Improvement ...' projects be subject to approval of the specific streets and lanes and approval of funds for the City's share subsequent to the Court of Revision.

D. That L.I.P. contributions for 'Pedestrian Improvements ...' be credited to the accounts for that project.

E. That the payroll and accounting clerk be charged to L.I.P. contributions for the three 'Street and Lane Improvement ...' projects, and the balance credited to a general Streets Capital Account."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 49

A-4

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Application - 8054 Chester Street - Rajinder K. Khaira

A letter has been received from Rajinder K. Khaira requesting to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that on June 11, 1974, an appeal was made to the Board of Variance for the installation of two bedrooms and a bathroom in the basement of the above building. On July 24, 1974, the Board of Variance approved this appeal with the condition that the building is to be used and occupied as a one family dwelling only.

On September 9, 1976, an inspection found that the basement contained a dwelling unit which was occupied by the owner, and the main floor contained one dwelling unit which was occupied by a tenant. A letter was sent requesting that the use of the building be restored to a one family dwelling, and on October 15, 1976, Mrs. Rajinder K. Khaira submitted an application for consideration under the Hardship Policy.

On November 16, 1976, the Hardship Committee considered this application and recommended that it be refused. The Committee noted the applicant is married with one dependent, owns two buildings, is fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,272.08 per month. The Committee further noted that neither age nor health are factors.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Rajinder Khaira.

2. Sale of Land - The Italian Folk Society of British Columbia

The Director of Legal Services reports as follows:

"On April 8, 1975 Council approved the sale of three acres next to Beaconsfield Park to this Society for use as a cultural and recreational centre subject to the City reserving to itself a possibility of reverter to ensure continued use as a cultural and recreational centre and subject also to a collateral agreement with the City whereby the Society is to comply with the City's guidelines for subsidies to non-profit organizations.

Cont'd . . .

Clause #2 continued:

Because of technical considerations surrounding the law of reverter, it would be best to provide for the continued use of the property as a cultural and recreational centre by way of reserving an option to repurchase the property if the Society discontinues use of the property as a cultural and recreational centre or if the Society does not adhere to the City's guidelines for subsidies to non-profit organizations. However, the option to repurchase by law automatically lapses after expiry of the perpetuity period (which is not amenable to exact calculation). After expiry of the perpetuity period the only way the City can govern use of the land is by way of an agreement pursuant to Section 24A of the Land Registry Act.

The Director of Legal Services recommends that in this sale the City reserve an option to repurchase the lands at the sale price to ensure that the land is used as a cultural and recreational centre in accordance with the City's guidelines for subsidies to non-profit organizations and further recommends that the land be subject to a Section 24A covenant also requiring the land to be used only as a cultural and recreational centre in accordance with the City's guidelines for subsidies."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

INFORMATION

3. Ferry Terminal on Burrard Inlet - 601 West Cordova - Development Permit Application #75028

The Director of Planning reports as follows:

'Development Permit Application #75028 was filed on August 12, 1976 by the Bureau of Transit Services, Government of British Columbia, to construct the south shore facilities for the proposed Burrard Inlet Ferries.

The site is located on the waterfront behind the C.P.R. Station.

The proposed development would comprise of: A 360 foot long overhead walkway from the C.P.R. Station to an escalator building; an approximate 40 foot high escalator building; and a second walkway which would connect the escalator building to a large floating terminal to accommodate two ferries.

The proposed development was reviewed by the Urban Design Panel on three occasions and the final recommendation was that "the design be referred back for simplification of the escalator building and a more cohesive use of colours.'

On November 29, 1976 a meeting was held at the request of the Director of Planning between himself, Mr. Spratt of the Bureau of Transit and the Chairman of the Urban Design Panel in an attempt to resolve the design issues.

At the conclusion of the meeting, Mr. Spratt agreed to discuss the design with the Bureau and report their decision back to the Director of Planning.

It is noted that the senior Government is not required to obtain a Development Permit but it has been normal practice to deal with the City regarding development form including design.

To date no further communication has been received from the Bureau of Transit and it should be noted that the escalator building has been constructed with no further attempt being made to receive design approval or a Development Permit.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 46 & 49-50

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Computer Disk Storage Units

The Director of Finance and the Manager of Computer Services report as follows.

"This report considers the City's Honeywell computer system and recommends an economic and necessary expansion of its online data storage capacity.

I. BACKGROUND

In November, 1973, City Council approved the purchase of a Honeywell 6040 Computer system to replace the then installed IBM 360 Computer system. The purchase of the Honeywell computer was justified because of its modular and expandable design, and its potential capacity to provide a growth path for future internal refinement and development of the following City data systems:

1. License and Business Tax;
2. Police and Fire;
3. Meter Water and Scavenging Billings;
4. Payroll and Personnel;
5. Engineering;
6. Accounting and Budgeting;
7. Property Tax.

II. HONEYWELL COMPUTER SYSTEM

A computer system is a collection of inter-related components called hardware units. Each component of the system is responsible for a special function that, if required, may be expanded in incremental steps to increase overall capacity and work throughput. For example, the City's Honeywell 6040 computer system presently consists of the following functional units:

Unit	Function
1 - Central Processor Unit	- the nucleus or processing centre which controls and directs the input, storage, arithmetic, logical, and output functions of the entire computer system. Attached to the central processor unit is a memory unit or units, referred to as main storage, which provides the addressable data storage necessary to support the above functions.
4 - Magnetic Tape Units	- a sequential input/output device which uses magnetic tape as the storage medium. A sequential device records or reads data in sequence relative to the start of a file.
5 - Disk Storage Units	- a random input/output device which uses magnetic disk as the storage medium. A random device records or reads data by using a unique address which is not necessarily in sequence relative to the start of a file. This type of storage is commonly referred to as online storage and is similar to main storage, but considerably slower and less expensive.
1 - Card Reader	- an input device which reads data encoded as punched holes in a computer card.
1 - Card Punch	- on output device which encodes data as punched holes in a computer card.
2 - Line Printers	- a high speed output device which produces printed reports, bills, etc.

Cont'd . . .

Clause #1 continued:

1 - Data Net - a device which controls the traffic on data communication lines between the Central Processor Unit and remote computer terminals (Property Tax Office).

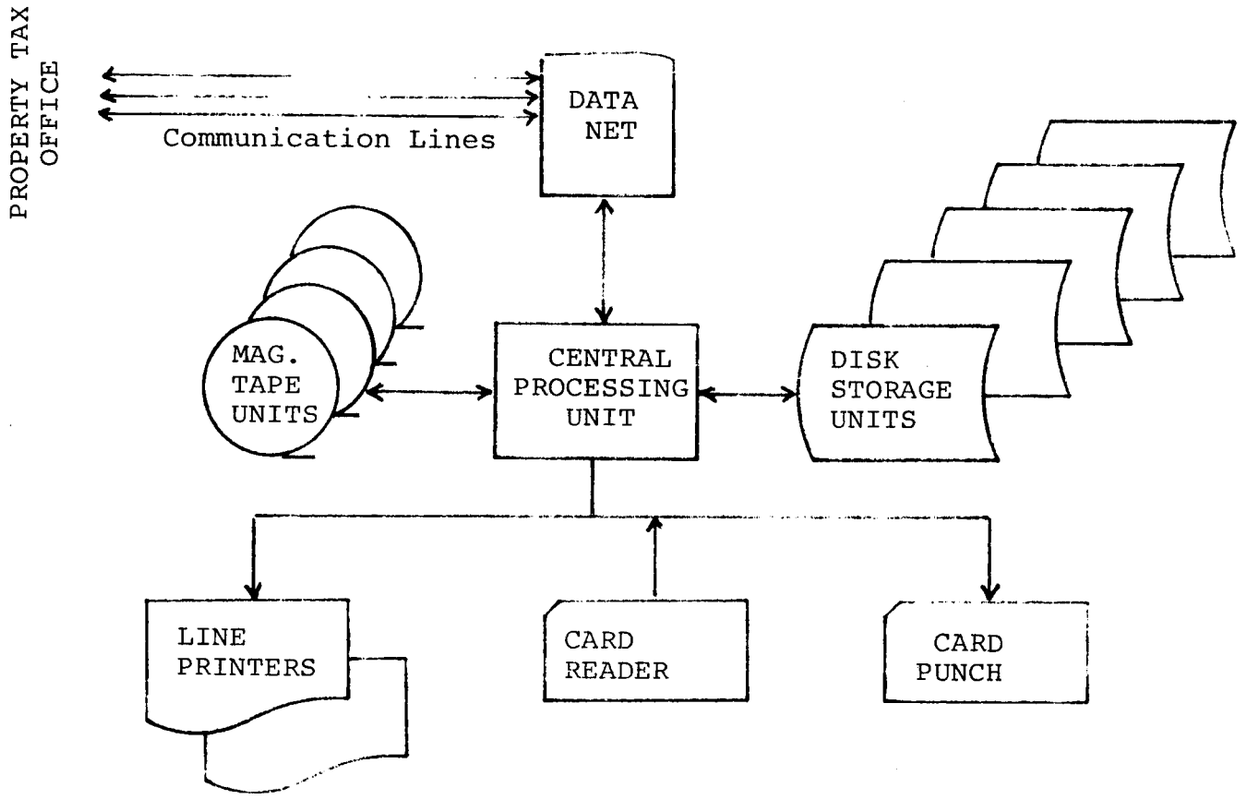

The remainder of this report will deal with the disk storage units described above.

III. PRESENT SITUATION

The Computer Services Division currently runs a two shift computer operation. The day shift is devoted to the operation of the City's property tax billing system, the salary and labour payrolls, and the computer-assisted program development facility used by Computer Services' staff, Engineering, Police and other City Departments. The afternoon shift is devoted primarily to production in which User reports, master file maintenance and other similar related processing is performed for all operational City data systems.

In this setting, the disk storage units provide the online (immediately accessible) storage capability necessary to the efficient and effective operation of our computer system. The total capacity of the five disk storage units presently installed, however, is now limiting the productive output of our day shift computer operation, and we believe it will also be a contributing negative factor in the effective growth and development of the City's data systems indicated above.

We have used several space management techniques to control the use and release of our disk storage. And, although these techniques are very effective when sufficient 'free space' is available, they become academic at near-capacity situations. In this regard, we have reached a point where our working pool of free disk storage space is exhausted and further encroachment into committed disk storage would downgrade the overall operation of the City's computer system.

The following table outlines our current assignments of disk storage space. We consider these assignments optimal under the present circumstances.

Cont'd . . .

Clause #1 continued:

Equivalent Online Day Shift Storage Space	Files
2 - disk storage units	- computer system control and utility programs. - application programs and test files. - User work files.
1 - disk storage unit	- computer system work files.
2 - disk storage units	- property tax master file. - salary payroll master file. - various engineering operations files.

It is important to note that all of the above files must be directly connected and available to our computer system between the hours of 8:30 a.m. and 5:30 p.m. - Monday to Friday.

IV. PROBLEM AREAS

As stated above, our computer system has now reached its capacity limits in available online disk storage space. The problem areas associated with this situation are:

1. We are not able to comply with an Engineering Department request for additional online disk storage space. This space would be used for their ongoing projects which require computer access. Consequently, many of these projects are squeezed into previously assigned disk space. The results are long processing delays with attendant staff waiting times, and less than desirable productive output;

2. We are about to implement a new Labour Payroll System which will require additional online disk storage space. The reason for this action is that our present Labour Payroll System has undergone significant changes in processing requirements since its implementation in 1966. These changes have had a cumulative negative effect on this payroll application because the original design criteria did not allow for our present reporting expectations and requirements. The new Labour Payroll System, which has been under review and development for the past two years, will provide the Payroll Branch with an up-to-date recording and reporting system to deal with today's payroll complexities and requirements;

3. We anticipate a growth of the Property Tax Master File due to British Columbia Assessment Authority initiated changes. This growth will interfere with our other online files;

4. The disk storage units, being mechanical devices, fail periodically. A failure can happen anytime and is normally unpredictable. If one disk unit is affected we have to cancel all Users on the computer system, except the Tax Office which has the highest operational priority, until the unit is fixed. If more than one unit is affected, the total computer system has to be shut down until the problem is fixed. In order to alleviate this situation, we believe the City's computer system should have additional disk storage in order to give limited protective backup.

5. We have experienced a slow but steady growth in the operational system programs and files due to ongoing maintenance of these systems. This growth is a problem, however, when sufficient online disk storage is not available to accommodate it.

V. RECOMMENDATIONS

We have been in contact with Honeywell Information Systems regarding our disk storage capacity situation, the availability of disk storage units similar to the ones the City has installed, current prices, and delivery times. Honeywell has responded with a proposal which is economic and extremely attractive from the City's standpoint. In summary, Honeywell has offered the City a fair market value trade-in

Clause #1 continued:

for our present disk storage units in exchange for their newer, more advanced model. This exchange is predicated on the City purchasing seven of the newer units (vs. our five older units). The essential benefits of this proposal are:

1. The City would immediately increase its disk storage capacity by two disk storage units. This incremental increase in storage capacity would allow for moderate file growth over the next two years, and provide protective backup when a disk drive fails for mechanical reasons.

2. The newer disk storage units offer the City significant medium-to-long range growth capability. The storage capacity of these new units can be doubled, at the appropriate time, by modifying them on site at a cost of $7,000 per unit. The purchase price of an additional unit to give the same increase in capacity would be $31,000.

3. The useful life of our computer system is extended, both in an economic and functional sense, by upgrading its associated components with newer technology, with improved price/performance.

We, therefore, RECOMMEND

that to correct the problem areas outlined in this report, and to properly prepare for the anticipated future growth of all our computer-based data systems, Council approve the following recommendations:

A. The City trade in its 5-DSU190B disk storage units and purchase 7-Honeywell DSU190C disk storage units at a net cost of $74,034;

B. The City provide for transportation costs estimated at $2,400;

C. The Divisional equipment maintenance budget be increased to allow for an additional 2 disk drives (7 months - $1,500);

D. The City trade in its present DSU190B disk packs and purchase 14-DSU190C disk packs at an approximate net of trade-in cost of $12,000;

E. The funds estimated at $89,934 for recommendations A, B, C and D be approved in advance of the 1977 Revenue Budget;

F. The Director of Legal Services review and approve any contractual amendments associated with the above purchase."

The City Manager RECOMMENDS that the recommendations of the Director of Finance and the Manager of Computer Services be approved.

2. Cordova Lodge Trust Bank Account

The Director of Finance and the Internal Auditor report as follows.

"Cordova Lodge is operated by the City as a personal care facility. This designation was made by the Province in the negotiations related to the financing of the facility.

Such designation carries with it a requirement, as with other institutions, that comforts allowances for residents be handled by the administrators on a trust basis. It is estimated that a maximum of about $1,500.00 per month would be entrusted to the City. Limited cash security exists in the Lodge and a bank account is required to provide security for the funds which will be withdrawn periodically as required and disbursed to the residents. The Director of Finance requires Council authority to establish a new bank account.

Cont'd . . .

Clause #2 continued:

RECOMMENDATIONS

It is therefore RECOMMENDED that -

The Director of Finance be authorized to open an account with the Bank of Montreal under the name of the City of Vancouver, Cordova Lodge Trust Account and to designate signatories to the account as required from time to time."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Internal Auditor be approved.

3. Tender No. 12-77-1 - Uniforms and Raincoats - Policemen and Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject supplies were opened on December 20, 1976 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1977 Revenue Budget.

Three bids were received.

The overall low bid was submitted by Outdoor Outfits Ltd., for uniforms to be manufactured in Toronto, Ontario, at a price, after local content is considered, which is approximately 11% lower than the recommended bidder. Outdoor Outfits cannot, however, be considered because they failed to comply with the following tender requirements:-

1. They did not submit a bid bond with their tender.
2. They did not supply samples of material with their tender.
3. They did not provide specifications of materials to be used (this was simply a case of filling in the blanks on a form provided in the tender).

RECOMMENDATION

We, therefore, RECOMMEND acceptance of the overall low bid, to meet City of Vancouver Specifications and Conditions, submitted by Gordon Campbell Ltd. for the supply of 1977 Policemen's and Firemen's Uniforms, at an estimated cost of $163,162.51 plus 7% Provincial Sales Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

4. Property Taxes - False Creek Development

The Director of Finance reports as follows.

"In False Creek, Area 6, Phase 1, there are eight non-profit developments which are being developed on City-owned land. These developments are on Lots 1-4, 10, 24, 26 and 29, False Creek. In the ground leases that were signed by the non-profit developers, provision was made for payment of ground rent and amounts-in-lieu of taxes to commence on July 1st, 1976.

On August 10th, 1976, Council deferred the amount-in-lieu of Property Taxes for those non-profit developments until substantial occupancy of the properties, with payment of the accumulated deferred taxes to be made on that date and with the interest charges on the deferred taxes to be waived.

Cont'd . . .

Clause #4 continued:

On November 30th, 1976, Council received a report from the Development Consultant detailing the delays that affected the development due to the construction industry strike/lockout. Accordingly, Council resolved that:

1. The date for the commencement of rent and amounts-in-lieu of Property Taxes from all residential components in Phase 1, Area 6, False Creek (Lots 1-5, 7-10, 24-27 and 29, False Creek Plan 16003) be delayed three months and the term of the lease adjusted to run for sixty years from October 1st, 1976.

2. Payments already received for rental interest and taxes (excluding the initial $1 payments) be applied against the October to December rentals and taxes with any balance being credited against subsequent rental charges, it being understood that no interest will be paid by the City on amounts to the credit of the lessees.

However, these resolutions did not make reference to the previous deferral of amount-in-lieu of taxes granted to the non-profit developments, with the result that it is ambiguous as to whether this deferral is still operative.

It is currently expected that the non-profit developments in question will be completed over the next four to five month period. As was the case when Council made the original motion for deferral of taxes, the non-profit groups are not in a position to pay for their Property Taxes until substantial occupancy due to the financial arrangements which they have with CMHC.

RECOMMENDATIONS

It is RECOMMENDED that -

A. That the amount-in-lieu of Property Taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and

B. That the interest charges on the deferred Property Taxes be waived."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

5. Park Board Staffing (1 Building Service Worker I Position - Stanley Park)

The Superintendent of Parks and Recreation reports as follows:

"During 1963 the Stanley Park mobile washroom clean-up crew was formed reporting to the Supervisor, Janitorial Services. This crew is responsible for cleaning about 30 washrooms, 8 change-rooms, service yard offices and Prospect Point Tea Room dining room and kitchen. All of these facilities are in Stanley Park.

The crew consisted of one Building Attendant I (casual) and 2 other janitorial positions employed on the casual payroll: one full time and one summers only. Effective October 1, 1965 the Building Attendant I was reclassified to a Building Service Worker I (permanent) but the other positions have remained on the casual payroll.

It is proposed that the position presently employed on the casual payroll on a full time basis be established as a permanent Building Service Worker I. The third position hired for summer months should remain on the casual payroll.

Cont'd . . .

Clause #5 continued:

Comparative costs of this proposal follow:

	1 Position Casual Payroll	1 permanent Building Service Worker I
Annual Cost	$13,224	$12,123

(Costs at mid-range, including fringe benefits at 1976 rates)

I RECOMMEND that one Building Service Worker I position be established on the permanent payroll for the Stanley Park mobile crew, following classification by the Director of Personnel Services.

Funds are provided in the Park Board budget Casual Payroll accounts.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS that the recommendation of the Superintendent of Parks and Recreation be approved.

6. Investment Matters (Various Funds) November, 1976

The Director of Finance reports as follows.

"(a) Security Transactions during the month of November, 1976

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Nov. 1	Mercantile Bank of Canada	Nov. 2/76	$ 750,196.23	$ 750,000.00	1	9.55
1	Mercantile Bank of Canada	Nov. 4/76	1,000,784.93	1,000,000.00	3	9.55
4	Bank of British Columbia	Nov. 5/76	1,000,267.12	1,000,000.00	1	9.75
9	Bank of British Columbia	Jan. 14/77	1,016,997.26	1,000,000.00	66	9.40
15	Bank of Montreal	Nov. 30/76	2,000,000.00	1,992,426.05	15	9.25
15	Mercantile Bank of Canada	March 15/77	1,030,904.11	1,000,000.00	120	9.40
17	Bank of Montreal	Jan. 4/77	3,542,805.48	3,500,000.00	48	9.30
23	Bank of British Columbia	Nov. 24/76	2,000,506.85	2,000,000.00	1	9.25
23	Royal Bank of Canada	Dec. 7/76	1,000,000.00	996,655.00	14	8.75
24	Bank of British Columbia	Feb. 4/77	2,034,717.81	2,000,000.00	72	8.80
25	Mercantile Bank of Canada	Nov. 30/76	500,582.19	500,000.00	5	8.50
29	Bank of British Columbia	Apr. 15/77	2,067,336.44	2,000,000.00	137	8.97
30	Bank of Montreal	Dec. 7/76	500,791.10	500,000.00	7	8.25
30	Banque Canadienne Nationale	Apr. 1/77	2,060,231.23	2,000,000.00	122	9.01
30	Banque Canadienne Nationale	May 13/77	2,080,966.58	2,000,000.00	164	9.01
			$22,587,087.33	$22,239,081.05		

Cont'd . . .

Clause #6 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Nov. 2	City of Vancouver 8.00%	Apr. 2,1993	$ 2,000.00	85.80	$ 1,716.00	16/5	9.75
4	City of Vancouver 5.75%	Oct.15,1977	6,000.00	96.41	5,784.60	1/-	9.80
4	City of Vancouver 6.00%	June 15,1980	50,000.00	90.62	45,310.00	3/7	9.10
4	City of Vancouver 4.75%	Nov. 16,1977	70,000.00US	96.713US	65,959.23CAN	1/-	8.23
4	City of Vancouver 4.75%	Nov. 16,1978	70,000.00US	93.807US	63,977.31CAN	2/-	8.18
4	City of Vancouver 4.75%	Nov. 16,1979	70,000.00US	91.122US	62,146.12CAN	3/-	8.16
4	City of Vancouver 4.75%	Nov. 16,1980	70,000.00US	88.171US	60,133.50CAN	4/-	8.29
4	City of Vancouver 4.75%	Nov. 16,1981	70,000.00US	85.125US	58,056.10CAN	5/-	8.48
4	City of Vancouver 4.75%	Nov. 16,1982	70,000.00US	81.985US	55,914.59CAN	6/-	8.67
4	City of Vancouver 4.75%	Nov. 16,1983	70,000.00US	78.429US	53,489.36CAN	7/-	8.97
4	City of Vancouver 4.75%	Nov. 16,1984	70,000.00US	76.288US	52,029.18CAN	8/-	8.98
15	City of Vancouver 8.00%	Apr. 1,1991	25,000.00	86.95	21,737.50	14/4	9.70
26	City of Vancouver 8.00%	Apr. 1,1991	25,000.00	86.90	21,725.00	14/4	9.70
			$668,000.00	CAN	$567,977.89		
	Chartered Bank Deposit Receipts & Government Notes					Days	
Nov.16	Mercantile Bank of Canada Jan. 19/77		$1,600,000.00		$1,574,056.00	64	9.40
			$2,268,000.00	CAN	$2,142,033.89		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1976

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$68,643,758.93	$66,202,590.00

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 50

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening, 1800-1804 W. 4th Ave. 2003-2005 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20 except the north seven feet shown on Plan 3863 now road, Block 247, D.L. 526, Plan 590 as shown on plan marginally numbered LD 1537 is required for road purposes. Lot 20 and abutting lot 19 is under one ownership and is improved with a building. The taking of the road allowance will result in the loss of over 1/3 of the building making it uneconomic to retain the residual, therefore the entire building will have to be demolished.

These premises comprise a two-storey, non-basement frame building erected in 1911 on a corner site consisting of two lots each 25' x 105' and both zoned C-3A Commercial. The building contains three retail shops facing 4th Avenue, one facing Burrard Street on the main floor and four self-contained suites, each having four rooms, on the second floor. The building also contains 24 plumbing fixtures, has a tar and gravel roof, stucco exterior and heat is supplied by a suspended gas-fired furnace in each shp and by a gas-fired wall unit heater in each suite. The building is in fair condition.

Following negotiations with the owner and his solicitor, they have agreed to convey said portion on the following basis which is considered to be fair and equitable.

a) City to pay cash compensation for loss of building and lost rental revenue as a result of the street widening:- $169,130.00

b) City to pay cash compensation to Lessees, BRIGID ANNE CLARKE (Tiffany Glass Centre Ltd.) and ALLEN SLADE & SUZANNE SLADE (Striders Sports) for the breaking of their leases. Amount of compensation to be submitted at a later date.

c) City to demolish and haul away building at no cost to the owner.

d) City to pay all survey and legal fees.

Therefore it is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LD 1537 on the foregoing basis, chargeable to account code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

2. Burrard Street Widening, 1807 Burrard St.

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20, Block 227, D.L. 526, Plan 590 as shown on plan of occupation marginally numbered LF 7814 is required for road purposes.

Lot 20 and abutting lots 17, 18 and 19, which are under one ownership, are improved with a single-storey, non-basement, reinforced concrete and concrete block office and warehouse building constructed in 1951. Some additions and renovations have been made since the original date of construction and generally the building is in good condition.

The portion of the property required for road widening is irregular in shape measuring 14' at one end and 17.89'± at the other end with a length of 120'. This will necessitate the removal of a portion of building measuring 7'± at one end and 11.08'± at the other end with a length of 120', the construction of a new reinforced concrete wall including front entrance steps and feature walls to blend with the existing building and interior alteration work involving the relocation and redesigning of fourteen private offices, part of the main office and reception area.

The owner through his representative has agreed to the removal of the aforementioned part of his building subject to his architect, Mr. Dion Hamer, who is familiar with the building, preparing the necessary plans. Also, he wishes to be consulted on which construction firms submit tenders respecting the renovations.

The owners' requests are reasonable and although negotiations are continuing in order to arrive at a final settlement it is necessary that certain preliminary work commence as soon as possible.

Therefore, it is recommended that the Supervisor of Properties

(a) be authorized to appoint Mr. Dion Hamer to draw up the necessary plans and specifications respecting alterations and renovations to said building;

(b) consult with the owner or his representative as to which construction firms should be asked to see if they wish to submit tenders;

(c) continue negotiations with a view to reaching an overall settlement respecting compensation the owner would be entitled to for loss of land and building.

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

Cont'd.....

3. Burrard Street Widening - 2130 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976, wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20, except Right-of-Way, Block 268, District Lot 526, Plan 590, situated at 2130 Burrard Street, as shown on plan marginally numbered LF 8031, is required for road purposes.

That part of the subject property affected by the road widening comprises a lot 50' x 62', zoned M-1 Industrial, improved with a one-storey frame building combining a retail drapery store and offices. This building has a tar and gravel roof, stucco and brick on the exterior walls and a concrete foundation. Also, there is a basement containing an office, furnace room and stock room. This building is in good condition with the main floor showroom area recently having been renovated and decorated.

The portion of the property required for road widening is 7' x 62' which will necessitate the removal of a portion of the building measuring 7' x 52', the construction of a new store front and interior alteration work involving the elimination of two offices and the extension of the retail showroom. Three qualified contractors submitted quotations for this work with the following results:

Halse-Martin Construction Co. Ltd.	$36,400.00
Hodgson, King & Marble Ltd.	38,900.00
Allan & Viner Construction Ltd.	48,800.00

Following further negotiations with the owner they will forego the extension of the retail showroom area to replace what they are losing at the front of the building upon payment of a cash sum of $4,775.00, which is the estimated cost to do the work. As it is their intent to renovate more than the City is obligated to do, this arrangement is satisfactory.

Agreement has now been reached with the owners whereby they have agreed to convey said portion on the following basis:

(a) City to bear cost of cutting off the front portion of the building and constructing a new store front at the new property line. Low quotation as above - Halse-Martin Construction Co. Ltd.

Cost of Alterations: $36,400.00 less $4,775.00 = $31,625.00

(b) City to pay cash compensation for loss of approximately 364 square feet of retail store area plus basement area and lost rental revenue as a result of the street widening - $30,831.00

plus an amount in lieu of extending the showroom area - 4,775.00

$35,606.00

TOTAL - excluding compensation to Lessee $67,231.00

Clause #3 Continued

(c) City to pay cash compensation to Lessee, Reed National Drapery, for business disruption during period of alterations. This amount will be submitted at a later date when the necessary work has been completed.

(d) City Engineer to construct concrete steps at north end of property line to provide access to parking area at no cost to owners.

(e) City to pay all legal fees.

Therefore, it is recommended that:

(a) The Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes, as shown on plan marginally numbered LF 8031, on the foregoing basis chargeable to account number 146/5921.

(b) The quotation received from Halse-Martin Construction Co. Ltd. to complete the aforesaid building alterations for the sum of $31,625.00 be accepted."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. Rental Review : Hodson Manor - 1254 West 7th Avenue

The Supervisor of Properties reports as follows:

"Lot A, Block 313, D.L. 526, 1254 West 7th Avenue, known as Hodson Manor, is presently leased to the Multicultural Society of British Columbia for a period of three years from January 1st, 1976 to December 31st, 1978.

The lease is subject to a rental review on the first day of January 1977. The Lessee has agreed to a rental increase from $915.00 per month to $1,020.00 per month, effective January 1st, 1977. This increase is considered to be fair and reasonable.

Recommended that the foregoing increase be approved as of January 1st, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Renewal of Agreement - Encroachment. West Side of Main Street, Powell to Alexander Streets

The Supervisor of Properties reports as follows:

"The building on the privately owned Lot 7, Block 3, District Lot 196, encroaches onto City owned Lot B, situated on the west side of Main Street, Powell to Alexander Streets, approximately 0.13 feet. The encroachment was validated by way of an agreement for 10 years, from January 1, 1967 at a rental of $15.00 per annum.

Cont'd.....

Clause #5 Continued

The Agreement expired on December 31, 1976 and the owners of Lot 7 request that the Agreement be renewed for a further period of 10 years under the same conditions.

The Supervisor of Properties has reviewed the matter and recommends that the encroachment be renewed on the same basis as the existing Agreement, subject to rental increase to $40.00 per annum.

Recommended that:

The encroachment from Lot 7, Block 3, District Lot 196, be validated by an Encroachment Agreement for a further 10 year period from January 1, 1977 subject to:

a) A rental of $40.00 per annum
b) Terms and conditions as contained in the existing lease
c) Agreement satisfactory to Director of Legal Services and Supervisor of Properties"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Renewal of Lease - Seven foot widening strip dedicated for Cornwall Avenue

The Supervisor of Properties reports as follows:

"A portion of Cornwall Avenue, seven feet in width, immediately adjacent to the southerly boundary of Lot 9, Block 186, District Lot 526 is leased to Shell Canada Limited by way of an agreement dated January 1, 1967.

The agreement expired on December 31, 1976, and Shell Canada Limited has made application in a letter dated September 21, 1976, to renew the lease for a further 10 year period. The City Engineer in a letter dated November 8, 1976, concurs that the widening strip lease can be renewed.

Negotiations have now been completed and by letter dated December 21, 1976, Shell Canada Limited have agreed to a rental increase from $60.00 per annum to $200.00 per annum effective January 1, 1977.

It is therefore recommended that the seven foot widening strip abutting Lot 9, Block 186, District Lot 526 be leased for a further 10 year period from January 1, 1977, subject to:

(a) An annual rental of $200.00 for the initial 5 years,

(b) A five year rental review clause,

(c) One year's notice in writing given by either party to terminate the lease,

(d) All other terms and conditions as contained in current lease dated January 1, 1967."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 51

MANAGER'S REPORT

DATE January 12, 1976

TO: Vancouver City Council

SUBJECT: TENDER NO. 57-76-20 - SUPPLY AND DELIVERY OF VALVES

CLASSIFICATION: RECOMMENDATION

Tenders for the above were opened by the City Manager on December 28, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Revenue and Capital Budgets.

The 7% Provincial Tax is in addition to all prices shown in this report and the tabulation.

Tenders were received from six firms to supply ten items of valves. Two bidders also offered alternatives.

ITT Grinnell Sales Ltd. submitted the lowest bid for Items 1, 4, 5, 6 and 8. Western Supplies Ltd. submitted the lowest bid for Items 3, 9 and 10. However, both bidders offered double disc valves which do not meet the City's specifications. Past City experience with the double disc design of gate valve has shown that some valves fail to seal after several years of operation.

BCA Industrial Controls submitted a low alternative bid for Item 2. However, this alternative does not meet specifications because they offered a wafer style of butterfly valve rather than a 24" flanged butterfly valve specified in the tender document.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bids meeting specifications for the supply of Valves, as follows:

A. Item 1 and Items 3 to 10 inclusive from Terminal City Iron Works at a total cost of $121,216.12 ($115,155.32 local content considered).

B. Item 2 - from ITT Grinnell Sales Ltd. at a total cost of $2,754.15. "

The City Manager RECOMMENDS that the recommendations of the Purchasing Agent and City Engineer be approved, subject to contracts satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 52

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

January 24, 1977

A Special Meeting of Vancouver City Council was held on Monday, January 24, 1977, in the No. 3 Committee Room, Third Floor, City Hall, at 2:45 p.m.

PRESENT: Mayor J.J. Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil, and Rankin

ABSENT: Alderman Bellamy

CLERK TO THE COUNCIL: J. Thomas

G.V.R.D. Regional Transportation Proposal

Council had for consideration a proposal for regional transportation organization and financing submitted by the Greater Vancouver Regional District Transportation Committee on behalf of the Board of Directors of the G.V.R.D. requesting Council's support for the following concepts to be recommended to the Provincial Government for approval:

1. That a co-ordinating Provincial/Regional Transportation Commission be established by the Provincial Government for Greater Vancouver to ensure that capital, maintenance, and operating policy on transportation matters in the widest sense, namely highways, public transit, harbour ferries, and commuter rail, be serviced by a single, locally based agency with substantial local political and technical input.

2. That the proposed Provincial/Regional Transportation Commission be given responsibility for adopting annual five-year capital and operating budgets, after extensive local and Provincial advice, for implementation by existing operating agencies such as Department of Highways, and B.C. Hydro Transit Division.

In addition, the G.V.R.D. sought Council's support for a specific proposal:

- implementation of a study estimated to cost approximately $200,000 shared 50/50 between the Province and Regional District, to investigate the feasibility of constructing a Light Rapid Transit link between downtown Vancouver, Burnaby Metro Centre, New Westminster, North Surrey, and the North-east sector of the region.

The presentation was made by Mr. W. Lane, Director, Regional Development, Mr. Gerard Farry, Director of Planning, and Mr. D. Spaeth, Transportation Consultant, G.V.R.D. Planning Department. Members of the G.V.R.D. Transportation Committee, Alderman Rankin, and Mayor C.P. Jones, also addressed Council.

The two Concepts and the Study Proposal, contained in separate reports (on file in the City Clerk's Office) were reviewed by Mr. Lane, who stated the suggested Transportation Commission would assure balanced public, political and technical input in vital transportation matters affecting the whole region. The financial formula set forth one way of satisfying the varied interests of the Province as well as those of the inner core and outlying member communities of Greater Vancouver.

Cont'd . . .

GVRD Regional Transportation
Proposal (cont'd)

Mr. Lane pointed out the object of the work done by the Board's Committee and staff was not to improve radically, access levels, but to prevent the imminent rapid deterioration of the level of accessibility existing for people going to and from their jobs in the Greater Vancouver area. It was not generally realised that while population was increasing by approximately 2% per year, traffic was building at 9% and the resultant traffic slow-down would bring about dramatic increases in costs of gasoline consumption (per mile, per car for more than 500,000 vehicles); insurance costs; transit costs (more buses and more drivers to carry the same number of passengers); longer commuter times; and more pollution.

It was suggested the proposed Provincial/Regional Transportation Commission, pooling the monies presently spent by the Department of Highways, and B.C. Hydro Transit Division, together with additional funds raised by a new "user" tax on automobiles, should adopt annually an official five-year regional transportation program for regional roads and public transit, consisting of the following elements:

a) An identification of transportation needs in the Region,

b) Estimates of the funds to finance the Program annually from all sources for the next five years,

c) Plans, schedules, financing and responsibility for construction, operation and maintenance of transportation facilities included in the Program, and

d) A statement of expenditures on transportation facilities funded by the Program and completed last year or in progress.

Membership of the Commission should comprise the Ministers of Municipal Affairs, Highways, and Transport (one of whom would be Chairman); the Chairman of B.C. Hydro and three Directors of the G.V.R.D. (one of whom should be from the City of Vancouver). A Technical Transportation Committee should be established to be responsible for the preparation of the five-year transportation program to be submitted annually to the Commission, with membership comprising: representatives from each Municipality and City, representative of the Department of Highways, representative of the Department of Municipal Affairs, representatives of the public transit operators in the Region and the Chairman of the Technical Planning Committee of the Regional District.

The suggested financing formula provided for the Province paying 60% of arterial street costs and 100% of the transit operating deficit. The Region would pay 40% of arterial street costs and 100% of transit capital costs. The municipalities would pay 100% of the costs of local transportation.

Reference was made to the announcement in the Throne Speech that the Provincial Government would introduce legislation during the current Session establishing a transit authority for the Province and the G.V.R.D. representatives emphasised that it was felt it was critical that the cities and municipalities of the region assume a position that could be taken into consideration by the Provincial Government before binding legislation was introduced.

During discussion Mayor Volrich advised the G.V.R.D. representatives Council had convened for the primary purpose of hearing and receiving their presentation and would meet again in Committee to determine the City's position in regard to the proposals. Preliminary assessment of the financing formula indicated a heavy and inequitable burden would be imposed on the taxpayers of Vancouver and it could be expected that the City's consideration of the proposal would result in some counter proposals with regard to financing.

Cont'd . . .

GVRD Regional Transportation
Proposal (cont'd)

Referring to concern expressed by members of Council in regard to adequate citizen participation on the question of Light Rapid Transit, the Mayor urged input from citizens be scheduled for the initial planning stages rather than later on in the process as, in his opinion, a large-scale selling job would have to be undertaken to gain public support.

The Council agreed further consideration be given to the G.V.R.D. proposal at a meeting of the Standing Committee of Council on Transportation to be arranged by the Mayor and the Committee Chairman and to which all members of Council would be invited.

The meeting adjourned at approximately 4:05 p.m.

* * *

The foregoing are Minutes of the Special Council Meeting of January 24, 1977, adopted on February 8, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 25, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting of January 18, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE AND MANAGER'S REPORT "B"

B. Stanley Park - Lions Gate Bridge Roadway.

The City Engineer, Mr. Readshaw - Director of Design, Provincial Department of Highways and Mr. Foster - Director of Planning, Park Board, gave a report reference for Council's information. Mr. Readshaw outlined the proposal and detailed the benefits to the City should the Lions Gate Bridge Roadway be widened. The City Engineer reviewed the advantages and disadvantages of the proposal with particular reference to the benefits which would accrue in the movement of traffic along Georgia Street and through Stanley Park.

Cont'd.....

REPORT REFERENCE & MANAGER'S REPORT (Cont'd)

Stanley Park - Lions
Gate Bridge Roadway (Cont'd)

Mr. L. Foster detailed the benefits to the Park Board from the proposed widening - increased pedestrian safety, reclamation for park use of the present Chilco bus loop, as well as an opportunity to make a major landscape statement through the bridge road. He advised the Park Board had reviewed the proposal and referred it to its Planning Committee for further consideration and report back. The Park Board also favours a Public Meeting sponsored jointly by the Park Board and Council.

Mr. D. Hickley, Planning Department, expressed the department's concern about the proposal and stated the exclusive bus lane is not needed in the morning, only for the evening rush hour and it is doubtful whether the saving of two to four minutes in travelling time will induce people to switch to public transit. The Planning Department recommended a Public Information Program be undertaken and time allowed for careful consideration of this proposal. He also referred to an addendum to the Director of Planning's comments, distributed this day, which illustrated the existing roadway, possible improvements to the existing roadway and the proposed four-lane roadway.

Council also noted a letter from the Vancouver City Planning Commission requesting an opportunity to consider the Manager's report on the Stanley Park - Lions Gate Bridge Roadway for report to Council before a final decision is made.

MOVED by Ald. Marzari
THAT Council request the Park Board to jointly sponsor a Public Meeting to provide an opportunity for citizen input on the proposal contained in the Manager's report dated January 18, 1977.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the letter from the Vancouver City Planning Commission dated January 24, 1977, be received and the Manager's report re Stanley Park - Lions Gate Bridge Roadway be referred to the Vancouver City Planning Commission for consideration and report back.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

1. Kitsilano Tidal Pool Replacement

Council, on January 18, 1977, agreed to hear a presentation by the Park Board on various options for the Kitsilano Tidal Pool replacement, resulting from preliminary architectural work commissioned by the Park Board.

Commissioner Ian Bain, Chairman of the Park Board addressed Council and submitted a letter dated January 24, 1977 advising the the Board has included $750,000 in its budget for 1977 and is requesting a Council commitment of an additional $750,000 in 1978 to permit a contract to be awarded for rehabilitation of the Kitsilano Swimming Pool. A significantly reduced capital allocation for 1977 could likely mean a Board decision to abandon its rehabilitation project at this time. The Board requested a decision from Council on its 1977 Suplementary Capital requests within two weeks.

Cont'd....

UNFINISHED BUSINESS AND DELEGATIONS (Cont'd)

Kitsilano Tidal Pool Replacement (Cont'd)

Mr. Ron Howard, Architect, reviewed the various rehabilitation options submitted to the Park Board for consideration. The Board had chosen option 'D' and Mr. Howard explained the proposal as well as the other options considered by the Board.

Commissioner R. Fraser also addressed Council and submitted a brief reiterating the request made by the Park Board Chairman, Commissioner Ian Bain.

The Mayor undertook to attempt to bring in a report to Council on the 1977 Supplementary Capital Budget within six weeks.

MOVED by Ald. Puil
THAT the representations from the Park Board and Mr. Ron Howard, and the brief submitted this day, be received and the whole matter be referred to the Standing Committee on Finance and Administration for further discussion and review.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.50 p.m, Mayor Volrich in the Chair and the same members present.

2. Proposed Demolition of 3225 Point Grey Road.

On March 16, 1976 City Council passed a motion that the Supervisor of Properties be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road and to demolish when vacant.

Council, on January 18, 1977, approved a request from Mr. M.J Burgess to appear on the Park Board's intention to demolish 3225 Point Grey Road. Mr. Burgess read a brief which was circulated to Council. He also circulated a letter from Mr. Peter Holdstock dated January 24, 1977, opposing the demolition, as well as some pictures of the exterior and interior of the house. In his brief Mr. Burgess referred to the fact that two doors from Seagate Manor a new house is presently being built and suggested that, in view of this, there was inconsistency in the City wishing to demolish 3225 Point Grey Road for a park. He, and the other residents of the house, opposed the demolition and requested that Council retain this dwelling.

Circulated for Council's information was a letter from the Park Board, dated January 25, 1977, in which Council was advised that the Board, when considering the demolition of this property had resolved:

'That the Board reiterate their stand that the property at 3225 Point Grey Road be developed as a lookout park and the existing residential structure be demolished as soon as possible.'

Cont'd...

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Demolition of
3225 Point Grey Road (Cont'd)

MOVED by Ald. Rankin
THAT the Supervisor of Properties be instructed not to obtain vacant possession or demolish the house at 3225 Point Grey Road.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, and Puil opposed)

MOVED by Ald. Brown
THAT Council reiterate its decision of March 16, 1976, that the Supervisor of Properties be authorized to obtain vacant possession of 2823-25, 3225 and 3235 Point Grey Road, and to demolish when vacant.

- CARRIED

(Ald. Bellamy and Rankin opposed)

Mr. Burgess requested one month's extension to permit him and the other tenants time to relocate. The Mayor suggested he discuss this matter with the Supervisor of Properties.

Seagate Manor

Council, on January 18, 1977, requested that when the matter of 3225 Point Grey Road is before it, the Director of Legal Services report on the status of the legal proceedings re Seagate Manor.

The Director of Legal Services, in an oral report, advised that a group has commenced action alleging that the City does not have authority to use funds intended for park purposes, for housing. However, the City has not undertaken any renovations to Seagate Manor and, therefore, the legal action is not proceeding at this time.

COMMUNICATIONS OR PETITIONS

1. Variety Clubs International
1977 Telethon - Grant Request.

In a letter dated January 7, 1977, Variety Clubs International requested Council's consideration of the following grant towards its 1977 Telethon, February 19-20, 1977:

Theatre Rental.	$ 4,025.00
Police Protection and Security.	$ 6,134.80
	$10,159.80

MOVED by Ald. Gibson
THAT Council approve a grant to Variety Clubs International of $4,025.00 for Theatre Rental for their 1977 Telethon.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Safe Bicycling Week - March 20 - 26, 1977

In a letter dated January 18, 1977, Vancouver Safety Council requested that Council proclaim the week of March 20 - 26, 1977, as Vancouver Safe Bicycling Week.

MOVED by Ald. Rankin
THAT the week of March 20 - 26, 1977, be proclaimed as 'Vancouver Safe Bicycling Week'.

- CARRIED UNANIMOUSLY

3. Vehicles for Hire Board

In a memorandum dated January 20, 1977, the Mayor recommended that the Vehicles for Hire Board be discontinued, and the matters previously dealt with by the Board be referred to the Standing Committee on Transportation. He further recommended that a Special Committee, consisting of Alderman Rankin, the City Manager and the Director of Legal Services, be authorized to deal with the matter of the City's Auto-Towing Contract and report to Council at the appropriate time.

MOVED by Ald. Puil
THAT the foregoing recommendations of the Mayor be approved;
FURTHER THAT the Director of Legal Services be instructed to bring in the appropriate amending By-law.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT (JANUARY 21, 1977)

Works and Utility Matters (January 21, 1977)

Closure of Portion of Alberta Street South of 49th Avenue - Langara Development (Clause 1)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(January 21, 1977)

Text Amendment to Limit Office Development in (C-2) Commercial Districts.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, contained in this clause, be approved.

- (deferred)

MOVED by Ald. Rankin
THAT the motion by Alderman Kennedy be deferred until the Director of Planning has an opportunity to present a report reference:

FURTHER THAT the Planning Department and the G.V.R.D. be requested to present a report reference on the Livable Region Plan when this clause is again being considered by Council.

- CARRIED

(Ald. Gerard opposed)

Finance Matters
(January 21, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Grants in Lieu of Various Tax Levies
Cl. 3: Park Board Budget Reallocation
Cl. 4: Federal Employment Programs - Canada Works, 1977-78 Young Canada Works, Summer 1977

Tender Awards
(Clause 1)

MOVED by Ald. Rankin
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Grants in Lieu of Various Tax Levies
(Clause 2)

MOVED by Ald. Rankin
THAT the grants in lieu of taxes to religious organizations, hospitals and charitable organizations, totalling $91,886.01, and detailed in the Manager's Report dated January 21, 1977, be approved; effective dates of these grants to be as shown in the Manager's report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 21, 1977) (Cont'd)

Park Board Budget Reallocation
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this clause, be approved, after amending the figure of $60,000 under Kitsilano and Sunset Ice Rinks, to read $65,000.

- CARRIED UNANIMOUSLY

Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977.
(Clause 4)

MOVED by Ald. Harcourt
THAT the City participate in Phase I of Canada Works and Young Canada Works programs;
FURTHER THAT the Standing Committee on Finance and Administration be authorized to review proposals from departments and Boards and to approve submission of applications to Canada Manpower up to a maximum of $200,000.

- CARRIED

(Ald. Bellamy, Brown and the Mayor opposed)

Property Matters
(January 21, 1977)

A. Preservation of Artifacts
(Clause 1)

MOVED by Ald. Puil
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

B. Stanley Park - Lions Gate Bridge Roadway

For Council action on this report see pages 1 and 2.

C. Senior Citizens' Housing Project and Provincial Government.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. City of Vancouver Parking Facilities

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that, following a report from the City Engineer on Downtown parking, the Mayor arrange a meeting with the Downtown Parking Corporation and the Downtown Business Association on City of Vancouver parking facilities and other matters of concern to them in the Downtown area.

E. Christ Church Cathedral.

MOVED by Ald. Puil
THAT the Director of Planning continue his attempts to contact Grander Developments Ltd., to determine the present status of its development on the site adjacent to Christ Church Cathedral, and report back.

- CARRIED UNANIMOUSLY

STANDING COMMITESS AND OTHER REPORTS

I. Report of Standing Committee on Transportation. (January 12, 1977)

Aerobus Transportation System (Clause 1)

MOVED by Ald.Rankin
THAT this report of the Committee be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, January 13, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Outstanding Matters for Community Services Committee
Cl. 2: Victory Hotel, 391 Powell Street
Cl. 3: DERA - Proposed Amendment to Zoning and Development By-law
Cl. 4: False Creek Day Care

Outstanding Matters (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in item 'f' re the proposed Detoxification Centre at China Creek Park, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the recommendation of the Committee re Income Tax Buying Companies, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Standing Committee on
Community Services
(January 13, 1977) Cont'd.

Victory Hotel, 391 Powell Street
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

D.E.R.A. Proposed Amendment to
the Zoning and Development By-law
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED

(Ald. Gibson and Kennedy opposed)

False Creek Day Care.
(Clause 4)

MOVED by Ald. Puil
THAT recommendations 'A' and 'B' of the Committee, contained in this clause be referred back to the Standing Committee on Community Services for a comprehensive report from the Director of Social Planning on Day Care Centres within the City of Vancouver.

- CARRIED

(Ald. Gerard, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt
THAT recommendations 'C', 'D', 'E' and 'F' of the Committee, contained in this clause, be referred back to the Standing Committee on Community Services for further consideration.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance & Administration,
January 13, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Vancouver Jaycees Sea Festival - Grant Request
Cl. 2: Vancouver Public Library Board - Proposed West Point Grey Library
Cl. 3: Fire Fighting Services from the Water - Vancouver Harbour
Cl. 4: Finance Committee List of Outstanding Matters as of January, 1977
Cl. 5: Vancouver New Music Society - 1977 Grant Request
Cl. 6: Dental Fees Charged by the Dental Division of the Health Department

Cont'd....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance & Administration (Cont'd)

Vancouver Jaycees Sea Festival -
Grant Request.
(Clause 1)

MOVED by Ald. Kennedy
THAT recommendation 'B' of the Committee, contained in this clause, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT Council approve a grant to the Vancouver Jaycees Sea Festival of $8,500 being the 1976 City grant and any increase in the grant amount be deferred pending a decision by Council on 1977 grant increases.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Vancouver Public Library Board -
Re Proposed West Point Grey Library
(Clause 2)

The Mayor advised that, as directed by the Committee, he had written the contractor and requested that he reserve space in his building for a library until April 1977 when the City will have had an opportunity to review its budget requirements for 1977. The contractor, in a phone call to the Mayor, advised he is prepared to grant this request.

MOVED by Ald. Puil
THAT this clause in the Committee's report and the Mayor's oral report be received for information.

- CARRIED UNANIMOUSLY

Fire Fighting Services from the
Water - Vancouver Harbour
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Outstanding Matters as of
January 1977.
(Clause 4)

MOVED by Ald. Harcourt
THAT this clause in the Committee's report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration (Cont'd)

Vancouver New Music Society -
1977 Grant Request.
(Clause 5)

MOVED by Ald. Brown
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Dental Fees Charged by the Dental
Division of the Health Department
(Clause 6)

MOVED by Ald. Gibson
THAT the recommendation of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. MATTERS

G.V.R.D. Livable Region Plan.

Alderman Harcourt distributed for the information of new Council members, a copy of background material submitted to Council on May 11, 1976, on the Livable Region Plan.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (North 10 feet of East Half of Lot 17, Block 316)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the East half of Lot 17, Block 316, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated December 13, 1976, and marginally numbered LF 8015, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 2 feet of Lot 33 except South 7 feet, Block 235)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 33 except the South 7 feet, now road, Block 235, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated January 17, 1977, and marginally numbered LF 8057, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes (West 7 feet of Lot 40, Block 228)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 40, Block 228, District Lot 526, Plan 590, the same as shown outlined orange on plan prepared by G, Girardin, B.C.L.S., dated November 15, 1976, and marginally numbered LF 7991, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following was submitted as Notice of Motion by Alderman Brown, and recognized by the Chair:

Resolution re Seagate Manor - 2831 Point Grey Road.

MOVED by Alderman Brown

THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board.

- (Notice)

ENQUIRIES & OTHER MATTERS

Alderman Rankin - Closure of 600 Block Helmcken Street

raised the request of Dynamic Developments for permission to close the 600 Block Helmcken Street in order to remove a large crane from the newly constructed Chateau Granville.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT Dynamic Developments be granted permission to close the 600 Block Helmcken Street to remove the crane from the Chateau Granville, subject to prior approval of the City Engineer in all respects.

- CARRIED UNANIMOUSLY

Alderman Ford - 4584 West 1st Avenue

requested a report from the City Manager on the present status of the house at 4584 West 1st Avenue.

The Mayor so directed.

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The Council adjourned at approximately 6:55 p.m.

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The foregoing are Minutes of the Regular Council Meeting of January 25, 1977, adopted on February 8, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of Alberta Street South of 49th Avenue adjacent to Lot A, Block 1165, District Lot 526, Plan 12842 - Langara Development

The City Engineer reports as follows:

"Daon Development Corporation has made application to subdivide Lot 3, Block 1165, District Lot 526, Plan 16033 (west side of Alberta Street south of 49th Avenue). Access from Alberta Street, to the most southerly of the 2 new parcels in the proposed subdivision, requires that Alberta Street be extended 50 feet southerly into the City-owned golf course lands. Daon has agreed to pay for the cost of constructing the roadway extension.

The Park Board has advised that they have no objection to the extension of Alberta Street provided the northerly part of the present cul-de-sac is closed and added to the golf course lands.

I RECOMMEND that all that portion of Alberta Street outlined on plan marginally numbered LE 4487 be closed, stopped up, title taken thereto and subdivided with abutting City-owned lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 81

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Text Amendment to Limit Office Development in (C-2) Commercial Districts

The Director of Planning reports as follows:

"In March 1976, after reviewing a report on employment growth in Vancouver, Council concurred with a recommendation from the Director of Planning and instructed him to apply to amend the C-2 District Schedule so as to limit future office development in suburban commercial districts. The proposed amendment would permit 'office' as an outright use only if:

1) the office portion of the building did not exceed a floor space ratio of 1.2, and

2) the net office floor area did not exceed 5,000 square feet.

Offices in excess of these limits would only be permitted as conditional uses subject to special justification from the applicant and a report to Council from the Director of Planning.

The proposed amendment was designed in anticipation of some possible negative side-effects of the City's implementation of the decentralization objectives of the G.V.R.D. Livable Region Program. There is a possibility that regional employers, diverted from the Downtown, will not locate in regional town centres as intended, but instead will choose to locate in the City's C-2 areas. This could alter the character and function of many such areas, converting them from district shopping areas to regional employment centres, with a consequent loss of local retail services and undesirable impacts on adjoining residential areas.

We have now held three public information meetings on the proposed amendment (two in September and one on December 2nd, 1976). While meeting attendance has not been large, opposition, both at the meetings and through telephone calls, has been strong and vociferous. Minutes of the three information meetings are reported in Appendix A. We have also met with a special committee of the Real Estate Board, and that group has prepared a written position in opposition to the amendment (on file in the City Clerk's office). In addition, the Vancouver City Planning Commission has expressed reservations (Appendix B).

This has become a very contentious issue. Several groups have now actively organized to oppose the zoning change, and a lengthy series of potentially acrimonious public debates is anticipated. These will require a substantial amount of Planning Department staff time.

The Director of Planning now believes that the level of public anxiety and resultant expenditure of scarce staff resources is not justified by the uncertain benefits of the C-2 amendment. An office building boom in local commercial areas may not materialize. He therefore suggests that the proposed change not be pursued further at this time. Instead, the Planning Department should continue to carefully monitor new office development in C-2 zones, noting particularly the rate of change in construction activity and the level of regional office use. This information should be reported to Council at least once a year, along with a recommendation on any action necessitated by the observed trends. Council, however, should be aware that this 'wait-and-see' strategy is potentially dangerous in that over time pressure against office limitation may mount to levels even higher than those existing today, especially if office development in C-2 areas does become more attractive to investors.

The Director of Planning RECOMMENDS that Council instruct him to:

A. Withdraw the application for the C-2 text change;

B. Report in approximately one year's time on office development in C-2 districts."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 82

FINANCE MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Automobiles (7)
Fabrication & Installation of Fuel Dispensing Truck Bodies (2)
Lumber
Supply & delivery of an indoor unit sub-station for the Kitsilano Sewage Pumping Station
Aluminum Dump Truck Bodies (13)
Supply of Envelopes - 1977 Requirements
Automobile (1)
5.8 Ton Tandem Roller (1)"

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

CONSIDERATION

2. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for Vancouver under the B.C. Assessment Authority has certified they will be shown as exempt on the 1977 Assessment Roll in accordance with Charter provisions and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-c(1) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in three sections.

A. RELIGIOUS ORGANIZATIONS

1. Christ Church of China — $11,955.95
300 East Pender St. Lot A/122/196
Church buildings and Senior Citizens Housing

Exemption from taxes for this property was approved by City Council in 1971, but this exemption was cancelled in 1974 when the property was registered in the name of China Villa Holdings Corp.

The property was conveyed back to Christ Church of China on April 23, 1976. The property is in use for Church and charitable purposes.

Grant to cover period from April 23, 1976 to December 31, 1976

Cont'd . . .

Clause #2 continued:

2. Bethany Baptist Church $426.32
formerly 149 E. 50th Ave. Lot 12/2/651
Church parking lot

Occupied and in use February 1, 1976.

Grant to cover taxes for period from February 1, 1976 to December 31, 1976.

3. Collingwood Baptist Church
3400 Blk Monmouth Lot C/83/36 & 51 $149.57
Church parking lot

Occupied and in use from October 1, 1976.

Grant to cover period from October 1, 1976 to December 31, 1976.

B. HOSPITALS

Mount St. Joseph Hospital Society $73,117.68
3080 Prince Edward St. Lot A/133/264A
New Hospital Addition

Date of first building inspection January 14, 1975.

Grant to cover period from January 14, 1975 to December 31, 1976.

C. CHARITABLE ORGANIZATIONS

1. The Elizabeth Fry Society of B.C.
1736 Balaclava St. Lot 1 of E of 1/25/192 $2,109.15
Community Care Facilities - a home for young women in need

Occupied by Society September, 1975.

Date of first building inspection July 21, 1975 (for alterations).

Grant to cover period from July 21, 1975 to December 31, 1976.

2. Vancouver Mental Patients Association Society
2021 East 5th Ave. Lot 3 of D/152/264A $737.97
Service centre for mental patients

Occupied and in use from November 1, 1975.

Grant to cover period from November 1, 1975 to December 31, 1976.

3. Vancouver-Richmond Association for the Mentally Retarded
3421 West 38th Ave. Lot 23 of A/24/2027 $471.57
Group home for retarded children

Date of Building inspection June 24, 1976.

Occupied and in use July 1, 1976.

Grant to cover period from June 24, 1976 to December 31, 1976.

4. British Sailors' Society (Canada)
1014 Howe St. Lot 3 & N½ of 4/82/541 $2,917.80
Club for Canadian, British and Foreign Seamen

Registered in Society's name January 29, 1974.

Occupied from February 1, 1974.

Grant to cover period from February 1, 1974 to December 31, 1974. Property made exempt by Assessment Authority in 1975.

Cont'd . . .

Clause #2 continued:

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $91,886.01 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

3. Park Board Budget Reallocation

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to $5,000 per program in the Revenue budget and up to $25,000 per project in the Capital budget. Upon approval of such transfers from the Park Board the alterations to the budget are forwarded to the City's Finance Department. When it is necessary to transfer over the above amounts approval of Council is required. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board. I respectfully request City Council's approval of the following reallocation within Park Board's 1976 Estimates.

1976 PARK BOARD REVENUE BUDGET

Basic Budget:

Funds Required for Staff Reclassifications

Additional funds are not provided to the Board's budget each year for reclassifications. The necessary funds must be made available from approved positions that have been vacant, thereby generating surplus funds. Two such reclassifications have taken place, i.e.

(a)	Reclassification of supervisory personnel (City Manager's Report, December 30, 1975) which requires retroactive pay	$9,240.00
(b)	Apprenticeship pay rates (City Council Minutes, January 27, 1976)	$6,568.00

A review of approved salaried positions has revealed that a number of positions in the Recreation Division remained vacant and sufficient funds are available.

N.N.R. - Unallocated:

The Park Board annually includes an appropriation within the total of approved N.N.R.'s in order to undertake projects that result during the course of the year. Such projects are generally of an unexpected or emergency nature. The following projects have been funded from unallocated N.N.R. Explanations are provided for projects in excess of $5,000.

Balance Available	$29,200.00

Cont'd . . .

Clause #3 continued:

1. Sunset Nursery Renovations $5,500.00

This project included provision of a refrigerated room to store bulbs and provide for the rotation of seasonal plants. The greenhouse has been without such a facility and significant loss of plant material and inefficient operation has resulted. The growing demand for seasonal displays and storage of bulbs for locations such as VanDusen Gardens have put additional pressure on the greenhouse operation this year. Also, renovation work such as providing shelves and cement pathways has been undertaken. These renovations comprising $11,000. have been provided by $5,500. of unallocated and re-allocation of two approved N.N.R. projects of $3,000. and $2,500.

2. Staff Relocation and Interview Expense $8,500.00

These expenses are normally of a recurring nature and relate to the recruitment, hiring and re-location of new employees from out of the local area, in the professional category. In 1976, the filling of a number of vacant positions in the Recreation Division took place as follows:

Interview Expenses	$1,000.
Relocation expenses	
- Dir. of Recreation	2,200.
- 3 Area Managers	5,300.
	$8,500.

3. Office Renovation and Equipment $7,000.00

In 1975, the Park Board office was expanded to include a new wing. The Recreation Services Division was located in the upper floor of the new wing, and it was decided at that time, to experiment with the open office concept. Several problems have resulted, such as noise levels and privacy for the Director of Recreation and the Manager of Central Recreation Services. Interior design changes at a cost of $4,500 were necessary to solve these problems. Also, improper ventilation of the drafting section have resulted in a cost of $400. - to provide a casement window. Additional office furnishings at a cost of $2,100 were necessary to provide office furniture for the position of Director of Communications and also to provide a table and cupboard space for the Manager of Operational Systems which was lost during the office renovations.

4. Vancouver Aquatic Centre $1,000.00

Curb improvements.

5. Hastings Community Centre $2,500.00

Additional funds provided to N.N.R. to replace boiler.

6. Lumberman's Arch Tidal Pool $1,500.00

Repairs to concrete slabs.

7. Aerial Photographs $750.00

Additional to N.N.R. provided for update and replacement of aerial photo coverage.

Cont'd . . .

Clause #3 continued:

8. Stanley Park Sports Area $500.00

Additional to N.N.R. provided for renewal of sewer outfall.

9. Stanley Park Service Yard $550.00

Renovation of horse coral for mounted squad.

10. Park Board Legal Bill $500.00

Additional to amount provided for Point Grey Road property acquisition.

$28,300.00

Balance Available $900.00

N.N.R. - Transfer of Approved Projects:

Several projects approved within the total N.N.R.'s have been reallocated for the following reasons:

1. Percy Norman Pool Boiler Replacement - Sunset Nursery Boiler Replacement $8,500.00

Repairs to heating and circulation systems are of a recurring nature and each year a limited allocation is available to replace those units that are in the worst condition. In 1976, replacement of the hot water tank and circulation pipes at Percy Norman Pool was required by the boiler inspector at a cost of $8,500. Following approval of this item in N.N.R. the 1976 Capital budget was approved with an amount of $175,000 for major repairs at Percy Norman Pool. It was recommended that the heating problems be considered and funded by capital as consultants reviewed the entire facility. It was recommended that the Board's second priority - Sunset Nursery Boiler Replacement be undertaken at a cost of $8,500. This unit is in excess of 40 years old and has been ordered replaced by the boiler inspector.

2. Capilano Stadium Floodlight Replacement - Repairs to Ice Rinks $10,000.00

The 1976 list of N.N.R. items did not include provision for repairs to ice rinks which annually occurs during the summer shutdown. An amount of $10,000 was considered necessary to effect essential repairs to all ice rinks. A review of approved projects was undertaken to identify projects that would not be undertaken in 1976. The allocation of $12,500 for floodlighting at Capilano Stadium was reduced by $10,000 to provide funds for ice rink repairs. The balance of $2,500 would be used for minimum repairs to floodlights as it was found that in order to properly renovate the lighting system at the Stadium an estimated $100,000 would be necessary and would have to be considered within the priorities of future capital budgets.

Cont'd . . .

Clause #3 continued:

N.N.R. - Income Operations:

A miscellaneous (unallocated) amount of $15,000 was approved in 1976 Income Operations. Expenditure of this account is generally limited to small purchases of an emergency or unexpected nature. One project has been identified which should be reported.

Langara Clubhouse Repairs $5,400.00

The repairs to Langara Clubhouse represented hooking up to the City sewer line and reconnecting the water service to provide an acceptable standard.

Park Board Capital:

Vanier Park Development

During the fall of 1975 and the spring of 1976 the Park Board was involved in L.I.P. project - Vanier Park/Kitsilano, Cycle and Pedestrian Trails. The project was designed to contribute to the creation of 3/4's of a mile of pedestrian and cycling trails, consisting of clearing, grading, drainage, landscape preparation and foreshore protection in Vanier and Kitsilano Park Areas. The project employed 10 L.I.P. workers for approximately 30 weeks. As work proceeded on this project it became evident that substantial material (gravel), supervision, planning time, and equipment costs would result because of the extensive landfill that was necessary to provide a permanent shoreline. L.I.P. projects traditionally allow only minimum amounts for these types of costs as the intent is to provide employment. The small balance of 1973 capital funds of $500 available at the commencement of the project was expended and an additional amount of $30,000 allocated from 1976 Park Development Funds.

New Templeton Indoor Pool

In 1974, the Park Board called for tenders on the construction of Templeton Pool and the low bid was well in excess of available capital funds. Plans and specifications were revised and a number of essential items were eliminated in order to proceed with construction as the high inflation rate at that time was rapidly increasing construction costs. Within the total budget provision an amount of $20,000 was available for furnishings, lockers, and equipment. It was necessary to provide additional funds of $30,000 available from minor facility development in order to open the pool.

Funds Available for Furnishings, Lockers, Equipment		$20,000.
Items Required:		
Lockers	$25,400.	
First Aid Equipment	1,200.	
Janitorial & Mtce. Equipment	1,600.	
Office Equipment	2,500.	
Instructional & pool deck Equipment	5,000.	
Lobby Furnishings	1,200.	
Fabrication of beaches, cupboards, etc. by Park Board staff	10,000.	
Additional landscaping by Park Board staff	3,100.	
	$50,000.	
Additional Funds Required		$30,000.

Cont'd . . .

Clause #3 continued:

Kitsilano and Sunset Ice Rinks

In order to proceed with construction of the new ice rinks a number of items of equipment were deleted from the contract. Park Board staff were aware that additional capital funds would be required upon completion of the rinks for items as follows:

Sound Systems	$20,000.
Exterior Signs, Sidewalk crossings, speaker platform	15,000.
Refreshment Counter equipment	20,000.
Score Boards	10,000.
	$65,000.

There are available capital funds in unallocated $30,000. and Sunset Community Centre Renovations $30,000. "

The City Manager RECOMMENDS that the foregoing request of the Superintendent of Parks and Recreation be approved.

CONSIDERATION AND RECOMMENDATION

4. Federal Employment Programs - Canada Works, 1977-78
Young Canada Works, Summer 1977

The City Engineer reports as follows:

"The Government of Canada has announced two new employment programs -

Canada Works is very similar to the current Local Initiatives except that projects must be additional to normal on-going activities and must create a minimum of five new jobs, matching the skills of those unemployed in the area. The program has two phases:

Phase I - Applications by 4 February 1977, projects can start April to August 1977 and can run to March 1978.

Phase II - Applications by 26 August 1977, projects can start October 1977 to January 1978 and can run to March, 1978.

Young Canada Works is summer employment for students, both Secondary and Post Secondary. Again, projects must be additional and they must create at least three new jobs. Applications are due by 4 February, 1977.

Cost Sharing

The Federal contributions (per man-week) are:

	Canada Works	Young C.W.
- to wages of one 'project manager', up to	$180/m.w.	$156/m.w.
- to wages of other workers, up to	$138/m.w.	$120/m.w.
- to Fringe Benefits, Material, Equipment, Etc. up to	$ 30/m.w.	$ 30/m.w.

Using the 1976 base union rates for 'other workers' and assuming materials etc. costs are within the Federal amount, the City's share of the costs would be about:

	Canada Works	Young C.W.
'Inside' Workers (V.M.& R.E.U.)	6%	16%
Outside Workers (C.U.P.E. 1004)	38%	44%

Cont'd . . .

Clause #4 continued:

Note: Wages above base rate, materials, equipment, etc. beyond the Federal amount, or any wage increase in 1977 would increase the City's share.

Timing and Procedure

Applications for Phase I of Canada Works and for Young Canada Works are due 4 February 1977. Departments and Boards are preparing their proposals now. If Council decides that the City will participate in either or both of these it is suggested that the Standing Committee on Finance and Administration (as in past programs) be authorized to review proposals in the week of 24-28 January, and to approve submission of applications to Canada Manpower.

Indications at the time of writing are that several departments will be advancing proposals for these two programs. A preliminary tabulation will be available when Council deals with this report.

Applications for Phase II of Canada Works are not due until August and a timetable for proposals, Committee and Council will be advanced later.

Director of Finance's Comments

The Director of Finance suggests that Council consider the following points when deciding whether the City will participate in either or both of:

- Phase I of Canada Works
- Young Canada Works

1. The City's share of the projects will be charged against the 1977 Revenue Budget. The 1977 budget picture is unknown at this time and approval of expenditures in advance will limit Council's flexibility in establishing priorities when it considers the budget as a whole.

2. The City is presently committed to an L.I.P. program currently underway that extends in some cases to July with the City funds, on projects approved to date, provided as follows:

1976 Revenue Budget	$ 32,000
1977 Revenue Budget	218,780
Total	$250,780

3. The City participated in the Provincial student employment program PSEMP '76 last summer, with the City's share of the cost $40,363.

4. The City is faced with limited Capital Funds due to defeat of the majority of the Five Year Plan and Council will be faced with hard decisions on priorities for the 1977 Supplementary Capital Program.

5. Work under these programs would be, by definition, additional to the City's normal activities.

6. A summary of the City's expenditure from the Revenue Budget on various employment projects for 1975 and 1976 and committed to date for 1977 is as follows:

	1975	1976	1977
1974/1975 LIP	$165,030	-	-
1975/1976 LIP	21,217	$193,125	-
1976/1977 LIP	-	32,000	$218,071
1975 SWIM Project	54,091	-	-
1976 Student Summer Program	-	40,363	-
	$240,338	$265,488	$218,071

It is noted that if City Council participates in employment programs at the same level in 1977 as in 1976 then approximately $50,000 could be provided for the 1977 portion of:

Phase I Canada Works
Young Canada Works
Phase II Canada Works

Cont'd . . .

Clause #4 continued:

7. If Council authorizes the Finance and Administration Committee to submit projects in either or both of these programs then a dollar limit of the City's share should be established at this time by Council.

Consideration

A. Council is asked to CONSIDER whether the City will participate in either or both of:

(i) Phase I of Canada Works
(ii) Young Canada Works

(Participation in Phase II of Canada Works will be considered later in the year.)

B. If the City will participate:

(i) The City Engineer RECOMMENDS that the Standing Committee of Council on Finance and Administration be authorized to review proposals from Departments and Boards and to approve the submission of applications to Canada Manpower.

(ii) The Director of Finance RECOMMENDS that Council, at this time, establish the dollar limit for the City's share of the cost."

The City Manager submits the matter of the City's participation in either or both of these programs for the CONSIDERATION of Council, drawing attention to the Director of Finance's comments.

If Council decides that the City will participate, the City Manager RECOMMENDS that the recommendations of the City Engineer and Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 82-83

PROPERTY MATTERS

INFORMATION

1. Preservation of Artifacts

The Supervisor of Properties reports as follows:

"Under Council Resolution of February 18, 1975, it was resolved:

'That the Director of Museums be notified immediately of every demolition permit application involving a building constructed prior to 1925, so that he may have the prior opportunity of acquiring and preserving any artifacts found worthy of same.'

On May 23, 1975, the Supervisor of Properties reported to Council of the possible complications expected if demolitions were delayed pending preservation procedures in removing any artifacts. Extensive vandalism often occurs during vacancy of the buildings and fire damage could occur more readily. In addition, the demolition cost to the City could be higher if artifacts salvaged by the Museums reduced the net return to the contractor.

Under Council Resolution of May 23, 1975 it was resolved:

'That the City absorb the additional costs of demolition caused by the removal of artifacts for a six-month trial period. At the end of that period, the Supervisor of Properties to report back on the extent of the program and the costs involved.'

The six-month trial period was inadequate for sufficient statistics as City demolitions had decreased. However, there is now a more complete picture on the costs involved in the co-ordination of artifact preservation with the Director of Museums.

In the period between May 1975 and December 1976, demolition contracts for City-owned buildings have included 12 Apartment and Lodging Houses, 15 Commercial buildings and 21 Dwellings. The Director of Museums was contacted prior to each demolition and seven buildings were worthy of artifact salvage such as doors, stained glass windows, exterior posts and brackets, with an approximate salvage value of $500.00. In view of the low value of items removed from the buildings prior to obtaining demolition bids, it appears the City is absorbing a minor amount of extra costs where the artifact salvage may affect the demolition bid.

The Museum staff have co-operated fully in the timing of removing the artifacts prior to demolition to assist in preventing further damage by vandalism.

It is therefore recommended that the Supervisor of Properties continue the procedure of assisting the Director of Museums and his staff and that any artifacts salvaged by the Museums be retained for historical purposes."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 83

B 102

MANAGER'S REPORT

January 18, 1977

TO: Vancouver City Council

SUBJECT: Stanley Park - Lions Gate Bridge Roadway

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation and the City Engineer report as follows:

"INTRODUCTION

The Lions Gate Bridge roadway is part of the Stanley Park roadway system. The following is an excerpt from the 1966 agreement with the Provincial Minister of Highways:

...'The Crown shall have no ownership in or title to the roadway and causeway mentioned in paragraph 3 hereof, and that same shall continue to be available for general park traffic purposes and shall be maintained as part of the Park roadway system, but the City with the consent, approval and concurrence of the Park Board hereby agrees that the said roadway and causeway shall continue to be available at all times to and for all kind of vehicular traffic desiring to use the said Bridge, and that the said roadway and causeway shall not be discontinued or otherwise closed to such traffic without the Crown's written consent.'...

The Provincial Government Ministry of Highways are currently planning the rebuilding of the Lions Gate Bridge deck. As part of this reconstruction, they plan to rebuild the Lions Gate Bridge Roadway pavement which is in need of reconstruction. The Ministry of Highways and their consultants, CBA Engineering Ltd., have examined many options for the Bridge Roadway rebuilding and have discussed these with the City Engineering Department and Park Board staff. Some of these options offered the City and the Park Board advantages which were in conformity with our policies and which could aid in achieving these, with expenditures being borne by the Ministry of Highways. We have examined all possibilities and are recommending that Council and the Park Board approve the following proposals.

The existing Roadway pavement is not only inadequate in terms of engineering design for the purpose it serves, but has several features which could be improved in relation to the functioning of the park. In addition, there is an excellent opportunity to achieve a significant conversion of automobile riders from car to transit at very little cost to the City. This would be compatible with our plan for downtown transportation and would further our aim to reduce motor vehicle usage and increase transit usage.

TRANSPORTATION BENEFITS

The City has for some time reserved 12-foot strips along the properties north of Georgia Street from Cardero westward. Agreements exist with property owners to the north of Georgia wherein an additional lane can be added. This additional lane could be used as an exclusive transit lane. If this lane could be extended to Lions Gate Bridge for the exclusive use of transit, very considerable time savings could be realized by transit riders, since there are no intersections on the Roadway and high average speeds could be achieved by transit. Although nothing could be improved on the Bridge itself, as no additional lane could be added there, on the north shore exclusive transit provisions also exist. All of these put together would provide an excellent opportunity for a transit route to the North Shore which could out-compete the automobile substantially in terms of time. Nowhere else in Vancouver City is there such an opportunity since all our other streets have intersections every block and significant improvements in transit time cannot be achieved.

The recommended proposal provides a fourth lane which could be used in this fashion. The operating characteristics of this arrangement could be, depending upon actual traffic conditions at the time:

(a) A.M. peak hours
3 lanes southbound - 2 car 1 transit
1 lane northbound - cars and transit

(b) P.M. peak hours
3 lanes northbound - 2 car 1 transit
1 lane southbound - cars and transit

Further consideration of the operation of the fourth lane during the remainder of the day is required.

The consultants for the Ministry of Highways are recommending pavement widening to four lanes with aesthetically designed shoulders to accommodate distressed vehicles. The plan is to build stone retaining walls so as to minimize the interference with existing grass banks and reduce the number of trees that will have to be removed. The existing sidewalks will be taken up and replaced with a continuous separated lighted 12-foot pedestrian-cycle path on the east side of the roadway that will be a minimum of 50 feet from the bridge Roadway pavement and will wind through trees. The existing sidewalks are dangerous and unpleasant and the proposed arrangement will be far superior.

The recommended proposal will not increase automobile lanes in any way, but since buses would be separated from the cars, both the transit and the automobiles would move more efficiently and there would be fewer delays, thereby relieving congestion through the Causeway and along Georgia Street. A decline in automobile usage could be expected, since under this arrangement transit would be much more attractive than the automobile because the bus lane would extend from Burrard Street right to the south end of the bridge. It is also recognized that a better service will be provided in the off-peak direction due to the additional lane.

A further attractive feature of the proposal is that the existing left turning of trolley buses to the Chilco Loop across Georgia Street could be eliminated by having buses underpass the Causeway north of the entrance to Stanley Park. If the trolley buses are re-routed at the park entrance, this will result in better public access to the park and the existing Chilco Loop, comprising 0.65 acres, would be eliminated and used for other recreational purposes. At the same time, delays in the bus-turning manoeuvre would be eliminated, thereby improving transit service as well as conflicts with motor vehicles at this very busy location. Better bus service would be available to park-destined people under this arrangement.

From the transportation point of view, this proposal offers many advantages and is completely in keeping with the objectives of the City. It can be achieved at very little cost to the City.

EFFECTS ON THE PARK

Unquestionably, the Bridge Roadway is an impediment to unrestricted movement within Stanley Park. The proposed rebuilding of the Roadway will create an opportunity to improve public use of the park by upgrading the facilities for the benefit of pedestrians and cyclists. The provision of a smoother and more comfortable ride due to the new surface treatment of the pavement will provide for less vibration, noise and dust. In addition to these benefits, it is anticipated that congestion on the Causeway and the Roadway will decrease.

The Roadway divides the park in two and Park Board staff are requesting the provision of two additional land bridges to integrate the two halves of the park. With the provision of the land bridges, greater and safer use can be made of the park trails by pedestrians and cyclists by providing continuity of the trails over the Roadway. These land bridges were not originally included in the Ministry of Highways' plans, but the Ministry has agreed to their provision.

At the present time, illumination along the Roadway is not good enough, consequently the Park Board staff are requesting provision be made to improve the illumination, not only along the Roadway, but also along the new pedestrian-cyclist path to be provided.

The existing drainage system provides for run-off from the forest as well as the Roadway pavement into Lost Lagoon and/or Beaver Lake. This system is presently inadequate. It is most important that a pavement drainage system be developed which would result in no ice forming and will reduce the splashing of vehicles. It has been suggested by the Park Board staff that a new drainage system be developed to accommodate the Roadway, Causeway and forest run-off. The improvements to the lighting and drainage will be provided at the time of construction.

The existing sidewalks, ditches and banks will have to be disrupted to permit the reconstruction of the existing Roadway and drainage. The additional transit lane should be constructed at the same time since it will add little to the disruption. On balance, the total advantages of improved transit, improved drainage, improved safety, new bikeway and walkway, new lighting and the land bridges far outweigh the minor additional landscape disruption.

ENVIRONMENTAL AND OTHER ADVANTAGES

To provide a safer and more pleasant facility for pedestrians, a continuous separated, lighted 12-foot pedestrian-cycle path located a minimum of 50' from the bridge Roadway pavement will be constructed. With the provision of land bridges, a greater and safer use will be made of the park trails by pedestrians and cyclists. The new drainage system to be developed will eliminate oil pollution from the Roadway entering into Lost Lagoon and Beaver Lake. Reduction in congestion and delays through the Roadway should result in less noise and air pollution. The overall impact of the proposal will be an improvement in environmental conditions.

COMMENTS

Comments of the Director of Planning, B.C. Transit Authority and the West Vancouver Municipal Transportation are attached.

RECOMMENDATION

The Superintendent of Parks and the City Engineer consider that the four-lane proposal through Stanley Park is a good opportunity to achieve several objectives of City Council and of the Park Board at very little cost to the City. Furthermore, this opportunity will exist only coincidentally with the rebuilding of the Roadway pavement and will be lost after that. We, therefore, RECOMMEND that City Council and the Park Board approve the proposal to rebuild the Lions Gate Bridge Roadway pavement, with the improvements noted, and that the City Engineer and the Superintendent of Parks be asked to meet with the Ministry of Highways to discuss implementation."

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and the City Engineer be approved.

REPORT REFERENCE: City Engineer
Superintendent of Parks
Mr. Readshaw, Department of Highways.

FOR COUNCIL ACTION SEE PAGE(S) 77-78

MANAGER'S REPORT

January 19, 1977

TO: Vancouver City Council

SUBJECT: Senior Citizens' Housing Project and Provincial Government

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services submits the following report:

"On August 24, 1976 Council approved the sale of Lot 2, Block 1165, District Lot 526, Plan 16033, to the Provincial Government for $500,000.00, on condition that the Province develop the site for senior citizens' housing, and the City reserved an Option to repurchase the property if construction had not commenced as of February 24, 1978. The senior citizens' housing is now to go forward in a manner other than as originally contemplated. The Provincial Government has granted a 60-year ground lease to the Southvan Foundation. Under the lease the Southvan Foundation has agreed to commence construction of the senior citizens' development as of February 24, 1978, and has further agreed that the site is to be used only for the purpose of providing low-rental accommodation for elderly citizens of low income within the meaning of the Elderly Citizens' Housing Aid Act. The City-held Option to repurchase these lands is not in keeping with this new arrangement.

It is proposed that the City release its present Option and instead take a fresh Option subject to the 60-year ground lease. The new Option will be exercisable if construction of the senior citizens' project has not commenced as of February 24, 1978. If construction does not commence as of that date and the City elects to exercise the Option, the City then becomes the landlord and is entitled to put an end to the lease by reason of Southvan failing to commence construction as agreed under the lease. Of course, as with the original scheme, the City must allow the construction mortgage ahead of its Option.

It is recommended that the City release its present Option and secure an Option subject to the lease and construction mortgage as proposed herein, such arrangement to be to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 83

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 12, 1977

An information meeting of the Standing Committee of Council on Transportation was held on Wednesday, January 12, 1977, at 3:00 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman	
ABSENT:	Alderman D. Bellamy)	
	Alderman M. Ford)	Civic Business
	Alderman M. Harcourt)	
	Alderman H. Rankin	
ALSO PRESENT:	Alderman W. Gibson	
CLERK:	J. Thomas	

INFORMATION:

1. Aerobus Transportation System

At the invitation of the Chairman, an oral report and film depicting the Gerhardt Muller Aerobus Transportation System was presented for the Committee's information by Mr. F. Bernard, the Company's North American representative.

Design and operation features of the system were discussed and Mr. Bernard responded to questions from the Chairman and City officials present including the City Managers, City Engineer, and Engineering and Planning staff. It was stated the Aerobus system was based on technology developed by Dr. Muller for ski lift cable car systems and featured electrically powered cable cars running over-head from cables suspended from pylons. The system was noiseless and pollution-free and capable of low-cost installation above existing streets, bridges, and waterways. A two and one-half mile route operated in Mannheim, West Germany, for a limited period, in connection with an international exhibition, carried 15,000 passengers an hour at speeds of up to 42 miles per hour.

During discussion it was suggested the Aerobus may be particularly suited for operation on the following Lower Mainland routes:

- North Shore to Downtown Vancouver;
- Downtown to the P.N.E. via Hastings Street;
- Downtown to New Westminster;
- Downtown to the Airport.

It was estimated an Aerobus operating from the North Shore to Downtown and out to the Airport could be installed for approximately $50 million, with operating costs assessed at $1.25 per mile for labour, depreciation, and power.

Mr. Bernard advised eight cities in the United States had studied the system and two, New Orleans, Louisiana, and Duluth, Minnesota, had applied for the necessary federal funding.

Representatives of B.C. Hydro Transportation Division, Mr. Harry Lyon, Manager, Research and Planning, and Mr. Vic Sharman, Manager, Planning and Scheduling, advised B.C. Hydro was evaluating the Aerobus and agreed to exchange technical information with City officials. It was also suggested that the G.V.R.D. should be involved in any future joint discussions.

The City Engineer was requested by the Chairman to present a report evaluating the Aerobus transit system for the information of Council.

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 87

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JANUARY 13, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 13, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

ALSO PRESENT: City Manager F. Bowers
Alderman Brown

COMMITTEE CLERK: H. Dickson

INFORMATION & RECOMMENDATION

1. Outstanding Matters for Community Services Committee

The Committee had before it for consideration lists of items outstanding to the Community Services and Housing Committees (copy circulated) which were submitted to familiarize Committee members with matters which will be reported to the Committee.

It was agreed the Committee would begin a review of these items this date and continue consideration of these lists at future meetings.

The following items were considered this date:

a) 15 May 75 - Controlling the sale of bay rum, vanilla extract, etc.

It was noted this matter is a standing instruction that excessive sales of such substances be reported to the Committee.

The Director of Environmental Health advised the Committee that a ban on substances with alcohol content would be virtually impossible as the sale of perfumes, shaving lotions, etc. would have to be prohibited.

b) 15 May 75 - Committee requests Attorney-General for ban on minors in cabarets.

The Committee noted the Provincial Consumer Minister, in a letter dated December 13, 1976, advised the new Liquor Act provides for a ban on minors in cabarets. There was a suggestion that letters in response to Committee requests should be placed on the Committee's agenda.

c) 29 May 75 - Social Planning to Compile Inventory of Youth Programs

It was noted Social Planning compiled an inventory in October 1975, but it was not brought forward to the Committee pending the outcome of discussions with the Human Resources Department. One member of the Committee suggested this project should be revived to provide an overview of youth programs, their financing and effectiveness.

Continued on Page 2. . . .

Clause No. 1 Continued

d) 16 Dec 75 - Committee requested meeting with Attorney-General to discuss the condition and operation of the juvenile detention home.

The Chairman pointed out this matter was on today's agenda (Item No. 3) and explained that the Committee, last year, was adamant that it should meet only with the Attorney-General.

The Chairman requested a decision as to whether the Committee would be willing to accept the invitation of the Deputy Attorney-General to meet the Committee on this matter.

It was agreed that the Community Services Committee meet with the Deputy Attorney-General to discuss the juvenile detention home.

e) 18 Mar 76 - Human Resources Minister asked to pay 50% of Immigrant Services Centre costs in 1976-77 and 100% of those costs in 1977-78.

A representative of the Social Planning Department indicated correspondence is continuing between his department and the Human Resources Minister on this matter.

f) 15 Jun 76 - Medical Health Officer to report on feasibility of an occupational health program for alcoholic City employees.

Discussion on this matter expanded to include the high cost incurred by the Police Department in handling alcohol related matters and the long-outstanding proposal of the Drug and Alcohol Commission to construct a detoxification centre at the China Creek Park site.

It was

RECOMMENDED

THAT the City write the Drug and Alcohol Commission to determine the status of the proposed detoxification centre at China Creek Park.

g) 24 Jun 76 - Social Planning to report on agencies which have received grants for three years.

A representative of the Social Planning Department indicated there will be two reports - one on 1977 Community Services grants and one on the City's three-year old grant guidelines - which should come forward to the Committee within a month.

h) 24 Jun 76 - Liquor outlets in the Downtown area.

The Committee, on December 9, 1976, was in receipt of a map showing the location and seating capacity of licensed premises in the Downtown area.

It was agreed that this map be presented to the Committee at its next meeting for the information of the new Committee members.

It was agreed that the Committee would continue its consideration of outstanding items at its next meeting.

Continued on Page 3. . .

Clause No. 1 Continued

Following consideration of the foregoing, a member of the Committee raised the matter of the continuing operation of income tax buying companies in the City.

During discussion, it was suggested these companies are operating contrary to the intent of a City by-law which was passed last year to regulate their business operations.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the current operations of income tax buying companies and what approaches the City might take to ensure these businesses adhere to the intent of the tax buyers regulation by-law;

FURTHER THAT the Committee serve notice it will accept complaints from the public regarding the current practices of income tax buying companies.

RECOMMENDATION

2. General Discussion regarding Victory Hotel, 391 Powell Street

At the request of the Chairman, the Director of Environmental Health, the Supervisor of Properties, and a representative of the Planning Department appeared before the Committee for a general discussion on the feasibility of the City acquiring the 55-room Victory Hotel at 391 Powell Street. Also appearing before the Committee on this matter was Mrs. May Gutteridge of the St. James Social Service which leases the building from the owner and operates a rooming house.

The Chairman advised the Committee that this building, erected in 1910, requires extensive repairs and is at a point where it can no longer be operated economically by St. James Social Service. The Chairman further advised that the Supervisor of Properties feels the building is worth $250,000.00 and the owner has now offered it for sale for $250,000.00.

The Director of Environmental Health advised the Committee that he would recommend the building be retained for sleeping rooms with a kitchenette on each of the two residential floors. He advised the Committee of a number of minor repairs that should be carried out and indicated the heat and hot water are adequate.

A representative of the Planning Department advised that approximately $55,000.00 could be available from R.R.A.P. funds, if the City acquires the building, based on $1000.00 per bed. Additional financial assistance could be provided through the Canada Works Program to cover the cost of labour for renovations to the building. Up to $180,000.00 could be provided by the Canada Works Program.

The Supervisor of Properties indicated the cost to acquire the building is not unreasonable, but pointed out there could be problems acquiring funding for renovations and added that the building would not provide an economic return.

Continued on Page 4. . . .

Clause No. 2 Continued

Mrs. Gutteridge reminded the Committee the City purchased the building at 333 Powell Street from the same party which owns the Victory Hotel and that building was renovated using public funds, and she proposed the City engage in a similar program for the Victory Hotel.

In conclusion, the Committee noted it will require a report on the source of funds to purchase the building, the source of funds for renovations (including labour), and a recommendation on the future use of the ground floor.

Following discussion, it was

RECOMMENDED

THAT the City Manager prepare a report for the Community Services Committee on the feasibility of the City acquiring the Victory Hotel, such report to include a source of funds for the purchase, source of funds for renovations, and potential uses for the ground floor.

3. Downtown Eastside Residents' Association - Proposed Amendment to Zoning and Development By-law

The Committee had before it for consideration a letter dated December 30, 1976 from the Vice President of the Downtown Eastside Residents' Association (copy circulated) in which an amendment to the Zoning and Development By-law to prevent demolitions of housing was proposed.

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association appeared before the Committee on this matter and advised there are buildings throughout the City which are vacant, are being allowed to deteriorate, and may eventually be demolished. He estimated there are 1500 residential rooms which are empty and that it would cost approximately $57 million to replace this amount of accommodation.

Mr. Eriksen urged that the City adopt a much higher fine of not more than $10,000.00 nor less than $5000.00 for infractions of the proposed demolition by-law as a strong deterrent to building owners who add to the City's housing crisis by demolishing residential buildings.

During discussion, the Committee agreed loss of residential accommodation is a serious matter, but concern was also expressed that building owners also have the right to determine what they wish to do with their property. The view was also expressed by two members of the Committee that some buildings are empty because of "bureaucratic red tape".

It was agreed the Committee would require advice from the City Solicitor before recommending an amendment to the Zoning and Development By-law. It was also noted during discussion that the Director of Social Planning has already been asked by Council to report in March of this year on housing losses as a result of enforcement of the City Fire By-law and that the Planning Department is also preparing a comprehensive report on residential accommodation.

Continued on Page 5. . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the effectiveness of the existing Zoning and Development By-law in preventing demolition of housing accommodation and the effects of an amendment to this by-law as proposed by Mr. Bruce Eriksen in his letter dated December 30, 1976.

4. False Creek Day Care

Vancouver City Council, at its meeting on January 11, 1977, when considering the attached Manager's Report (Building) dated January 7, 1977, referred the matter to the next meeting of the Community Services Committee.

Distributed to the Committee during the meeting were copies of a report dated January 13, 1977 (copy circulated) in which the Director of Social Planning reported on the background of the need and accommodation for day care in the False Creek area. The report contained a number of conclusions, including the fact that only one 20 space day care centre is required in False Creek.

Appearing before the Committee on this matter were the Director of Social Planning, the Director of Environmental Health and representatives of the False Creek Development Group, the False Creek Day Care Society, the Little People's Society, the Multi-Cultural Society, the Netherlands Day Care Society, and the Day Care Information Centre.

There was considerable discussion on this matter during which it was revealed that proposed new premises in the Netherlands False Creek project for the day care centre currently operating in Hodson Manor is inadequate in that the facility is located on the second floor of the Netherlands project, has no direct access to the play area, has no kitchen facilities or wet play space, and that to rectify these problems would be financially unworkable.

A new site for day care at 6th and Laurel will not be available for approximately nine months; consequently, the Little People's Day Care (currently housed in Hodson Manor) which had been scheduled to move to the Netherlands project, would have to remain in Hodson Manor at least until October 1977.

Representatives of the Multi-Cultural Society, which has a lease on Hodson Manor from the City and has sub-leased space for the day care operation, expressed concern that retention of the day care in Hodson Manor would delay implementation of their program which, a representative indicated, involves some sixty organizations and a large number of children.

However, it was concluded by the Committee that the day care operation would have to continue in Hodson Manor until space at the Daon Development at 6th and Laurel is available.

Continued on Page 6. . . .

Clause No. 4 Continued

Following further discussion, it was

RECOMMENDED

A. THAT the City enter into a lease with Daon Development for day care premises at 6th and Laurel for three years at $5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional $5000.00 with the source of funds being the 1977 Revenue Budget; and that this lease be reviewed upon expiry of the three year period.

B. THAT the Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.

C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.

D. THAT the Development Consultant report back to Council on the day care playground capital cost.

E. THAT the Director of Legal Services and the Supervisor of Properties negotiate an extension of nine months on the lease of space in Hodson Manor for the Little People's Day Care.

F. THAT the Director of Social Planning investigate the need for play school and after-school care programs for False Creek residents and report through the City Manager to the Community Services Committee.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 84-85

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 13, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, January 13, 1977 at approximately 3:30 p.m.

PRESENT:	Mayor Volrich, Chairman Alderman Brown Alderman Gerard Alderman Gibson Alderman Marzari Alderman Puil
ALSO PRESENT:	Alderman Ford
COMMITTEE CLERK:	G. Barden

CONSIDERATION

1. Vancouver Jaycees Sea Festival - Grant Request

The Committee considered a Manager's report dated December 8, 1976 (copy circulated) wherein the Director of Social Planning reported as follows:

"In 1974 Council, which had in the previous year voted $20,000.00 for the Sea Festival event, suspended funding. It appeared that due to poor organization and lack of public support the Sea Festival was sunk. But in 1975 the Jaycees took it on as a project. Their approach was to localize it in the West End around English Bay, and to involve more of the community in the events and entertainments. The result was a successful effort in 1975 and an even more successful Sea Festival in 1976. Civic funding in 1975 amounted to $6,000.00 and in 1976 $8,500.00."

Mr. E. Fladell of the Social Planning Department stated that the Sea Festival program has now been redeveloped to the point where it has become a key Vancouver event which helps spark our summer economy and generates widespread public interest and participation. Under the guidance of the Jaycees and Mr. Greenwood, the Festival warrants increased City support but not to the extent of $25,000.00 as requested. Because of the opportunities it creates for private sector participants to publicize company names, products and services, the Sea Festival also warrants increased private and business community support which should be aggresively sought and established. Whereas, in 1975, private contributions were $5,795.00 and in 1976 they were $10,390.00, the Sea Festival has only budgeted $4,000.00 from the private sector in 1977. In 1976 the Sea Festival received one large donation from the private sector but this cannot be expected each year.

Following discussion two motions were put which both resulted in tie votes and are therefore submitted to City Council for consideration:

A. THAT a basic grant of $8,500.00 be approved for the Vancouver Jaycees Sea Festival in 1977 and the City match private sector financial contributions in excess of the $10,390.00 raised in 1976, to a maximum of $3,000 and further, Mr. E. Fladell of the Social Planning Department monitor the program and offer all possible assistance.

(Mayor Volrich and Alderman Brown opposed.)

Cont'd . . .

Clause #1 continued:

B. THAT a basic grant of $10,000.00 be approved for the Vancouver Jaycees Sea Festival in 1977 and Mr. E. Fladell of the Social Planning Department monitor the program and offer all possible assistance.

(Alderman Gibson and Alderman Puil opposed.)

At this point Alderman Marzari, Alderman Gerard and Alderman Ford joined the meeting.

RECOMMENDATION

2. Vancouver Public Library Board - Re Proposed West Point Grey Library

The Committee considered a brief dated January, 1977 (copy circulated) distributed at the meeting by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a branch library to be established in West Point Grey at 10th Avenue and Sasamat Street on the understanding that:

1. The Vancouver Library Board will apply to the Community Recreational Facilities Fund for the one-third capital grant as soon as the Fund is re-activated; and

2. The terms of any lease required for the space under consideration are acceptable to all of the parties who are involved in the eventual development of the branch library.

The Association distributed copies of a letter dated January 4, 1977 from the Provincial Government stating that the equipping of an area for a branch library in space secured under conditions of a long-term lease (20 years minimum) would be eligible for funding consideration.

Mrs. D. Gillis, President of the West Point Grey Community Association, stated they now have an opportunity to establish a branch library in a prime location in West Point Grey, at the intersection of 10th Avenue and Sasamat Street. The Library Board has been in touch with the developer who plans to erect a building on this site and he is interested in the branch library being situated in the building, however, he will only wait until the end of January, 1977 for a decision.

Mr. D. Bell-Irving, Chairman of the Vancouver Library Board, stated they feel the major reason a branch library had not been established two or three years ago was lack of an appropriate location.

The Committee favoured a branch library being established in West Point Grey but felt more time is needed before making a commitment as review of the 1977 budget would not take place until April.

Following further discussion it was

RECOMMENDED

A. THAT consideration of the proposed branch library in West Point Grey be deferred pending the Mayor contacting the contractor to see if he will wait until April for a decision.

Cont'd . . .

Clause #2 continued:

B. THAT in the event that the contractor will not wait, the matter be brought back to the Finance Committee for further consideration.

3. Fire Fighting Services From the Water - Vancouver Harbour

The Committee considered a report from the Technical Committee to Study Fire Fighting Services From the Water - Vancouver Harbour, dated November 26, 1976. On November 18, 1975 City Council passed the following motion:

"THAT City Council serve two year's notice of discontinuance of the use of the Vancouver Fire Boat to the National Harbours Board and relevant municipalities, and the Director of Finance and City Engineer be instructed to report back on source of funds and timing required to upgrade the mains, hydrants and pumper trucks."

Subsequently a Technical Committee of the City and National Harbours Board officials was formed to study the matter and make recommendations. The Technical Committee summarized their conclusions by saying they believe that the Fire Boat must be maintained and that if possible it should be improved by the addition of a fast smaller attack boat. The capital expenditure required to upgrade landside service far exceeds the operating costs of the Fire Boat and is not technically feasible.

The Technical Committee also felt that the area of responsibility probably cannot be satisfactorily resolved, and the existing cost sharing arrangements are not equitable to the City of Vancouver. The Technical Committee submitted the following possible solutions to the cost sharing problem:

" A. The City could offer its firefighting services on a contract basis to each of the other affected municipalities. If the City did this and the other municipalities turned down the offer, then the City would presumably eliminate its moral responsibility. Such a contract might provide for a municipality to have the option of paying a standby charge plus an operating charge for actual hours of firefighting, or allow it to pay the City's actual cost of firefighting, a figure that would change each year. If the other municipalities refuse to enter into a contract with the City, then the City should absolutely refuse to fight fires in the other municipalities. If the foregoing is unacceptable to City Council and the City continues to respond then it would probably be unable to recover any cost sharing from the other muncipalities, short of court action as mentioned above.

B. At the present time, the National Harbours Board is paying grants in lieu of taxes to the municipalities in which National Harbours Board property exists. The Board would appear to have the option of reducing its grants to any municipality that is not providing adequate service, in this case, fire protection service. If this was done, the Board could presumably pass on the amount of the grant reductions to the City of Vancouver in light of the City providing that fire protection from the water, with respect to the other municipalities.

C. The National Harbours Board could give the City of Vancouver a grant towards its fire protection costs related to the fire boat, because the City is protecting ships in the harbour and National Harbours Board property in other municipalities. How the National Harbours Board would recover this grant would be a matter for its decision.

Cont'd . . .

Clause #3 continued:

D. With respect to ships, the best alternative would appear to be levying a surcharge on the regular harbour dues, to be remitted to the City, as the ship's share of the City's cost of providing fire protection. The other possiblity considered was the surcharge on dockage fees, but it would be extremely difficult to collect such a surcharge for ships moored at private docks.

E. The Province of B.C. is currently considering changes in real property tax legislation. One of the items being considered is the possibility of differential mill rates. Whether the Province intends to allow such a power in the hands of the municipalities or whether such a power could be applied geographically as compared to use of property, remains to be seen. However, if a broad differential taxation policy is created through legislative change, then presumably the City would levy a differential mill rate on the waterfront property in order to provide additional support to the City's fire boat costs. The differential would probably mean very little additional taxation burden on the waterfront property as the amount would presumably be some proportion of the $600,000 operating costs per year, spread over a great deal of high value property.

F. There is the possibility that perhaps the Greater Vancouver Regional District should assume the expense of firefighting from the water in the harbour as it affects the municipalities of Vancouver, Burnaby, North Vancouver District, North Vancouver City, Port Moody, and Ioco. The costs could be distributed on a service area or assessment (of waterfront property) basis.

G. The possibility of voluntary waterfront industry participation in operating and capital costs for the City's firefighting service from the water was discussed, but because of lack of agreement within the Committee, this option is not included in this report.

H. Consideration should be given to imposing a special levy on pleasure craft, fishing craft, and other commercial craft, e.g. barges and tugs, however, it should be recognized that this involves administrative and legal difficulties. "

Mr. Ornstein, Legal Counsel for the National Harbours Board, stated that the Technical Committee report is being studied by the Harbours Board and they hope to come up with something positive. He noted that there are administrative changes coming up and they would like more time to review the matter.

The Mayor stated that he had met with the National Harbours Board and agreed administrative changes will take place at the Federal level and therefore further discussions should be held in a few months. In the meantime Mr. Spoke of the National Harbours Board has invited the Mayor to discuss the matter again in approximately one month following completion of their inhouse study of the Technical Committee report.

The Finance Committee discussed the matter and concluded that

- The Fire Boat must remain in service;
- The major responsibility for the fire fighting service in the Vancouver harbour lies with the National Harbours Board and they should share costs accordingly;
- The adjacent municipalities should also share costs.

Following further discussion it was

Cont'd . . .

Clause #3 continued:

RECOMMENDED

A. THAT the City reaffirm its position that it considers fire protection in the Vancouver harbour to be the National Harbours Board's responsibility.

B. THAT the Mayor write to all Federal representatives for B.C. informing them of the City's position in this matter with copies of the Technical Committee's report and other appropriate material.

C. THAT the Mayor be requested to continue his deliberations with the National Harbours Board and seek a meeting with the Minister of Transport.

D. THAT the City offer its fire fighting services on a contract basis to each of the other affected municipalities through an appropriate official to be designated by the Mayor (See Recommendation A of the Technical Committee above).

INFORMATION

4. Finance Committee List of Outstanding Matters as of January, 1977

The list of outstanding matters was received by the Finance Committee for information.

RECOMMENDATION

5. Vancouver New Music Society - 1977 Grant Request

The Committee considered a Manager's report dated January 7, 1977 (copy circulated) wherein the Director of Social Planning reported that the Vancouver New Music Society has requested early approval of a 1977 cultural grant to the Society in the amount of $1,356.85 because of a cash emergency situation.

The Committee was of the opinion that the amount approved in advance should not exceed the amount approved for 1976 and, following discussion it was

RECOMMENDED

THAT a grant of $1,000 be approved for the Vancouver New Music Society at this time subject to the total amount of the grant requested being reviewed with the 1977 cultural grants.

6. Dental Fees Charged by the Dental Division of the Health Department

The Committee considered a Manager's report dated November 30, 1976 on Dental Fees Charged by the Dental Division of the Health Department.

The Committee felt that the City's share of costs for dental services are increasing disproportionately and a more equitable sharing of the total health care costs should be pursued with the Provincial Government.

Clause #6 continued:

Following discussion it was

RECOMMENDED

THAT the City Manager co-ordinate a brief to be submitted to the Finance Committee for presentation to the Provincial Government on the matter of cost sharing for health services delivered by the City of Vancouver.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 85-87

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 8, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown
SECONDED by Ald. Gibson
THAT the Minutes of the Regular Council Meeting of January 25, 1977 (with the exception of the 'In Camera' portion), and the Minutes of the Special Council of January 24, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Report of Standing Committee on Finance and Administration (January 27, 1977)

Champlain Heights - Marketing Policy (Clause 8)

With the permission of Council Mrs D. Hartley, representing community groups in the Champlain Heights area, addressed the Council on the matter of the Champlain Heights Marketing Policy and requested that a decision on this whole matter be postponed until after February 14, 1977, as certain community organizations have planned a Public Meeting in the area for that date.

MOVED by Ald. Marzari
THAT the subject of Champlain Heights Marketing Policy, as contained in the report from the Standing Committee on Finance and Administration dated January 27, 1977, and other related discussion, be deferred until an evening session of Council on February 15, 1977, and delegations be heard as recommended by the Committee, at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT AND DELEGATIONS

Building and Planning Matters
(February 4, 1977)

Hardship Appeal -
2985 West 12th Avenue
(Clause 1)

Council received a delegation from Mr. E. Chartophilax, appealing the decision of the Hardship Committee and requesting that he continue use of the second floor of 2985 West 12th Avenue as a dwelling unit. Mr. Chartophilax filed a brief giving a breakdown on his monthly income and expenses.

MOVED by Ald. Rankin
THAT an extension of one year be granted in respect of the premises at 2985 West 12th Avenue.

- CARRIED

(Ald. Brown, Ford, Gerard, Gibson and Puil opposed)

Clauses 2, 3 and 4. (Hardship Appeals)

Mr. G. Contoleon addressed the Council in respect of retention of the dwelling unit on the lower floor of 3016 West 11th Avenue. The Hardship Committee had referred the matter to Council for direction.

MOVED by Ald. Gerard
THAT an extension of one year be granted to this applicant and the other appellants appearing before Council on hardship appeals this day.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT an extension of one year be granted to Mr. Contoleon in respect of the premises at 3016 West 11th Avenue.

- (deferred)

MOVED by Ald. Puil
THAT the Hardship Appeals in respect of 3016 West 11th Avenue, 1452 East 11th Avenue and 4928 Killarney Street, be deferred pending a report being submitted by the Hardship Committee on this whole matter, such report to include criteria for defining hardship.

- CARRIED

(Ald. Harcourt and Rankin opposed)

Rezoning Application - East 6th Ave.,
Keith Drive, East 7th Ave., & Glen Dr.
(Clause 6)

Council received a delegation from Mr. J.B. Baker, representing Landmark Projects Corporation Ltd. Mr. Baker filed a brief dated February 8, 1977, detailing the Assisted Rental Project his client is prepared to undertake at the location described in the Manager's report, and requesting that Council refer this matter for an early Public Hearing.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)

Rezoning Application - East 6th Ave.
Keith Drive, East 7th Ave., & Glen Drive.
(Clause 6) (Cont'd)

Council noted a letter, circulated this day, from the Vancouver City Planning Commission which recommended that a decision on the matter be deferred and Council direct the Vancouver Community College to advise the City within three months as to its interest and intentions regarding this site. The Planning Commission also recommended that, failing a firm commitment from the College, the rezoning application be approved.

Following comments from the Director of Planning, it was

MOVED by Ald. Rankin
THAT the recommendations of the City Manager be approved, after changing the completion period of study to six months;

FURTHER THAT the Director of Planning enquire of the Vancouver Community College and the Minister of Education on the status of the College at King Edward site and the needs of a new site.

- CARRIED

(Ald. Bellamy, Brown, Gerard, Harcourt and Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Annual Celebration
Peace Arch - Grant Request.

MOVED by Ald. Rankin
THAT, as requested by the International Peace Arch Association in its letter of January 23, 1977, a grant of $100 to the Association be approved in respect of the Annual Celebration to be held on June 12, 1977.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

2. Property Endowment Fund Board

Council noted a communcation from the Mayor, dated February 3, 1977, proposing a resolution with respect to the appointment of the members of the Property Endowment Fund Board. The Mayor, however, amended his letter this day to delete the name of Alderman Gibson and substitute, in lieu thereof, Alderman Harcourt's name.

MOVED by Ald. Ford
THAT so much of the resolution of City Council of June 17, 1975, as relates to the appointment of the members of the Property Endowment Fund Board be rescinded and the constitution of the Board shall be:

(1) Mayor
(2) Alderman Harcourt
(3) Alderman Kennedy
(4) City Manager Fritz Bowers
(5) Director of Finance

provided further that where the Aldermanic member is the Chairman of a Standing Committee, the Vice-Chairman of that Committee be authorized to act in the place of the named member when he is absent.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Vancouver Public Housing Corporation

Council noted a letter from the Mayor, dated February 3, 1977, concerning a proposed resolution on the appointment of the Directors of the City of Vancouver Public Housing Corporation. However, the Mayor this day amended his letter by deleting the name of Alderman Harcourt and substituting, in lieu thereof, Alderman Rankin's name.

MOVED by Ald. Bellamy

THAT the appointment of the following persons as Directors of the City of Vancouver Public Housing Corporation made by resolution on February 25, 1975, namely Arthur Phillips, Michael Harcourt and Lorne E. Ryan are hereby rescinded, the following are appointed in their stead:

Alderman Rankin
Alderman Brown
Fritz Bowers

FURTHER THAT where any Director is the Chairman of a Standing Committee of Council the Vice-Chairman of such Committee may act in his stead when so required.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

4. Equal Employment Opportunity Program: Report dated February 4, 1977.

The Council noted a letter from the Asian Canadian Association for Cultural Cooperation requesting that the Chairman of the Association, representatives from the Vancouver Status of Women Council and the Canadian Paraplegic Association address Council on the report from the Chairman of the Special Committee on Equal Employment Opportunity, dated February 4, 1977.

With the agreement of Council the following persons spoke in support of the recommendations contained in the report:

Mr. William Lum,	Asian Canadian Association for Cultural Cooperation,
Mr. Doug. Mowat,	Canadian Paraplegic Association
Ms. Lee Grills,	Vancouver Status of Women Council

Communications on the subject were also noted from the Vancouver Fire Fighters Union Local 18, the Vancouver Municipal and Regional Employees' Union and the B.C. Human Rights Commission.

MOVED by Ald. Marzari

THAT the requests contained in the report of the Special Committee, dated February 4, 1977, be approved;

FURTHER THAT the Committee submit a report for Council's approval by the end of February, on the method of collecting statistics on racial minorities in the civic work force.

- CARRIED

(Ald. Kennedy opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Transfer of Self-Serve License

Moved by Ald. Rankin
THAT, as requested in its letter of February 2, 1977, the delegation from Gulf Oil Canada Limited, appear before Council on February 22, 1977.

- CARRIED UNANIMOUSLY

6. Daycare Facilities in False Creek.

MOVED by Ald. Rankin
THAT, as requested in its letter of February 4, 1977, the delegation from the False Creek Child Care Society respecting Day Care Facilities in False Creek, be heard at the next meeting of Council on February 15, 1977.

- CARRIED UNANIMOUSLY

7. Convention Centre Feasibility Study Presentation.

Council noted a letter from the Mayor, dated February 3, 1977, concerning arrangements made for a meeting of Council with the Provincial Department of Recreation and Travel Industry on the feasibility for a Convention Centre in Vancouver. The meeting is scheduled for Wednesday, February 16, 1977 at 10.00 a.m.

MOVED by Ald. Harcourt
THAT the letter from the Mayor be received.

- CARRIED UNANIMOUSLY

8. Pacific National Exhibition Revision of Lease.

The Council noted a letter from the Pacific National Exhibition concerning revision of the lease. A memorandum from the Mayor, dated February 7, 1977, with recommendations on the matter was also noted. The Mayor suggested that the Director of Legal Services may wish to state the City's legal position on the matter and it was,

MOVED by Ald. Puil
THAT the subject of the Pacific National Exhibition lease be considered 'In Camera'.

- CARRIED
(Ald. Kennedy, Marzari and Rankin opposed)

9. Placement of Bus Shelters

Council noted a letter from Seaboard Advertising Company, dated February 4, 1977, requesting to appear as a delegation when the matter of bus shelter placement will be considered.

MOVED by Ald. Bellamy
THAT the delegation request from Seaboard Advertising Company be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Commerce Students Convention
Request for Additional Funds.

Under date of February 7, 1977, the Chairman of the Vancouver Heritage Advisory Committee submitted the following letter:

"Four UBC Commerce students, as part of their 4th year work, are researching heritage compensation and incentive methods used in other cities. This project is being guided by Mr. Neil MacKenzie, a management consultant and Heritage Advisory Committee member, and will be of direct benefit to Heritage Advisory Committee work.

One of these students, Ms. Denice Mihoiluk, will be attending a commerce students' convention in Toronto on February 10 - 13. While she is there, she also plans to research heritage economics in Toronto and in Ottawa at the Heritage Canada library.

This memo is to request from Council the additional funds needed by Ms. Mihoiluk to stay in Toronto one extra day and in Ottawa two days. We think that expenses up to a maximum of $150.00 would cover her accommodation and meals during this period.

My request for expenses up to a maximum of $150.00 for Ms. Denice Mihoiluk is respectfully submitted to Council. "

MOVED by Ald. Kennedy
THAT the foregoing request of the Chairman of the Vancouver Heritage Advisory Committee be granted and the funds be allocated from 'Vancouver Heritage Advisory Committee Miscellaneous Expenses'.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.55 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5.00 p.m., Mayor Volrich in the Chair and the same members present.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 4, 1977

Works & Utility Matters
(February 4, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Bulkhead Replacement
Cl. 2: Existing Pedestrian Underpass - Granville Street at 6th Avenue
Cl. 3: Brief from Killarney-Champlain Citizens for Action Association - Transit and Paving Concerns
Cl. 4: Assignment of Rights-of-Way

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, contained in clauses 1, 2 and 4 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 4, 1977)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Hardship Appeal - 2985 West 12th Avenue
Mr. E. Chartophilax
Cl. 2: Hardship Appeal - 3016 West 11th Avenue
Mr. G. Contoleon
Cl. 3: Hardship Appeal - 1452 East 11th Avenue
Mr. R. Pratap
Cl. 4: Hardship Appeal - 4928 Killarney Street
Mr. M. Powar
Cl. 5: Possible Rezoning at Vanness Avenue and Earles Street
Cl. 6: Rezoning Application - Block Bounded by East 6th Avenue, Keith Drive, East 7th Avenue and Glen Drive
Cl. 7: Chinatown Pilot Tree Planting Project
Cl. 8: Ground Lease - False Creek
Cl. 9: Ground Lease - Frank Stanzl Construction Ltd. Lot 9, False Creek, Plan 16003
Cl. 10: N.I.P. - Selection of Areas for 1977

Clauses 1 - 4 inclusive

For Council action on clauses 1, 2, 3 & 4 see page 2.

Possible Rezoning - Vanness Avenue and Earles Street.
(Clause 5)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED

(Ald. Brown and Gibson opposed)

Clause 6.

For Council action on this clause see pages 2 and 3.

Chinatown Pilot Tree Planting Project
(Clause 7)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Ground Lease - False Creek.
(Undersurfacing - Parking)
(Clause 8)

Prior to consideration of this clause the City Manager advised that former Mayor Phillips is leasing in this enclave and Mr. D. Sutcliffe, the Development Consultant intends leasing also.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 4, 1977) (Cont'd)

Ground Lease - False Creek
(Undersurfacing - Parking)
(Clause 8) (Cont'd)

MOVED by Ald. Puil
THAT the lease not be granted to Frank Stanzl Construction Ltd., and the City Manager arrange negotiations to obtain market value for the space being utilized.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause be approved;

FURTHER THAT the terms of the lease be amended to be coterminous with the lease of Lot 9, Plan 16003.

- CARRIED UNANIMOUSLY

Ground Lease - False Creek
(Clause 9)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

N.I.P. - Selection of Areas for 1977
(Clause 10)

MOVED by Ald. Harcourt
THAT Council allocate $750,000 of City funds as its share of the 1977 Neighbourhood Improvement Program, and the selection of the Kensington or Hastings-Sunrise area be referred to the Planning and Development Committee for report to Council.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT Council express to the appropriate Federal Minister its approval of, and satisfaction with the N.I.P. and R.R.A.P. Programs, and urge the Minister to continue these programs in the future.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 4, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Temporary Help - Local Improvements, Finance Department
Cl. 2: Police - Staffing
Cl. 3: Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children
Cl. 4: Overhead Charges and Sundry Debtor Work Performed by the Engineering Department
Cl. 5: Investment Matters (Various Funds) December 1976
Cl. 6: Resolution of Vancouver Civic Theatres Board re Cancellation of Playhouse Performance
Cl. 7: Increase in Water Rates Revenue

Clauses 1, 4 and 5.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in clauses 1, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Police - Staffing
(Clause 2)

Council agreed to defer this clause until later this day, pending comments from a representative of the Police Department.

Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children.
(Clause 3)

MOVED by Ald. Harcourt
THAT the request from the Sunny Hill Hospital for Children concerning a grant equal to Local Improvement Charges on its property at 2775 East 21st Avenue be not approved and the City request the Provincial Government to absorb this cost.

- CARRIED

(Ald. Bellamy opposed)

Vancouver Civic Theatres Board - Cancellation of Playhouse Performance.
(Clause 6)

MOVED by Ald. Kennedy
THAT the recommendation of the Vancouver Civic Theatres Board as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Increase in Water Rates Revenue
(Clause 7)

MOVED by Ald. Brown
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 5.40 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Marzari

DELEGATIONS AND MANAGER'S REPORTS (cont'd)

Shaughnessy Hospital Rezoning

Submitted for consideration was a Manager's report dated February 7, 1977, in which the Director of Planning gave the background, current status and proposed schedule for rezoning on the Shaughnessy Hospital expansion. Appended to the report was an assessment of information provided on Shaughnessy Hospital and information still needed. Also appended, was a possible schedule for processing the Shaughnessy Hospital rezoning application, assuming the additional information could be provided by February 15th.

Also before Council for consideration was a Manager's report dated February 8, 1977, in which the City Engineer reported on utility work for Shaughnessy Hospital. The City Engineer submitted the following alternatives for Council's consideration:

(a) delay any utility work associated with the hospital development until Council approval of the development scheme, accepting the delay which may result to the project.

(b) approve an immediate start on utility relocation at B.C.M.C. cost, without prejudice to the City's final decision on the development, if B.C.M.C. wishes to proceed on this basis. The expenditure of the $1,000,000 makes it more difficult for the City to control the development later.

Council also noted a letter from the President of the Shaughnessy Heights Property Owners' Association advising that the Association takes no stand in regard to the proposed development at Shaughnessy Hospital.

Mr. A.C.L. Kelly, Chairman of the British Columbia Medical Centre, advised Council that his staff would endeavour to have the information requested by Mr. Spaxman available by next week. Mr. Kelly stated he would prefer option (b) in the City Engineer's report subject to approval of the Minister of Health Services.

Mr. Scroggs, Shaughnessy Citizens Advisory Committee, addressed Council stating the citizens are not opposed to a children's hospital being built on the site, but are concerned that the addition of the obstetric unit and the other proposed facilities, could result in even more buildings being superimposed on this site at a later date.

AMENDED SEE PAGE 220

MOVED by Ald. Ford,
THAT the Director of Planning be authorized to request the information still required on the Shaughnessy Hospital as detailed in appendix I of the Manager's report dated February 7, 1977;

FURTHER THAT the possible schedule for processing Shaughnessy Hospital's rezoning application (appendix II of the Manager's report dated February 7, 1977), be approved.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS AND MANAGER'S REPORTS (cont'd)

Shaughnessy Hospital Rezoning
(cont'd)

MOVED by Ald. Puil,
THAT Council approve an immediate start on utility relocation at B.C.M.C. cost, without prejudice to the City's final decision on the development, if B.C.M.C. wishes to proceed on this basis.

- CARRIED

(Alderman Brown opposed)

The Mayor requested Mr. Kelly to advise him as soon as possible if the foregoing resolution is acceptable to the Minister of Health Services.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(February 4, 1977) (cont'd)

Police - Staffing
(Clause 2)

MOVED by Ald. Rankin,
THAT Council authorize in advance of the 1977 budget, the hiring of four additional Compound Attendants I on a temporary basis for the duration of the construction of the annex to the Public Safety Building.

- CARRIED

(Aldermen Brown, Ford, Puil and the Mayor opposed)

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The Council agreed to vary the agenda to deal with the following report of the Standing Committee on Transportation dated February 2, 1977.

IX. Report of Standing Committee on Transporation, February 2, 1977

G.V.R.D. Regional Transportation Proposal (Clause 1)

The Standing Committee on Transportation in a report dated February 2, 1977, recommended:

"A. THAT approval in principle, subject to a financing formula acceptable to the City of Vancouver, be given to concepts 1, 2 and 3 contained in the communication from the Chairman of the Greater Vancouver Regional District Transportation Committee dated January 24, 1977, namely:

1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.

2) that such a commission be created as a separate entity for the Greater Vancouver area.

3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Transportation, February 2, 1977 (cont'd)

G.V.R.D. Regional Transportation Proposal (Clause 1) (cont'd)

B. THAT a joint Provincial/Regional Study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.

C. THAT the Manager's report dated February 1, 1977, be received for information."

Also before Council was a Manager's report dated February 3, 1977, submitting for consideration a proposed financing formula on G.V.R.D. transportation proposals prepared by the Director of Finance and the City Engineer. In his report, the City Manager recommended that Council not approve the recommendations of the Transportation Committee but immediately commence negotiations with the G.V.R.D. on the lines of the above formula, after it has received further detailed consideration of the Transportation Committee.

Distributed this day were letters from Mr. W.T. Lane, Director of Regional Development, G.V.R.D., on Vancouver's consideration of the G.V.R.D. transportation proposals and a letter from Mr. D.H. MacDonald, Chairman of the Transportation Committee, urging Council's support for G.V.R.D. approaching the Provincial Government to discuss their attitude to the creation of an agency to co-ordinate transportation planning and expenditures in this region.

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Director of Planning and the City Engineer prepare the land use and engineering information requested by the G.V.R.D. in December, 1976.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT Council immediately commence negotiations with the G.V.R.D. on the lines of the proposed financing formula contained in the Manager's report of February 3, 1977, after it has received further detailed consideration of the Transportation Committee.

- CARRIED

(Alderman Harcourt opposed)

MOVED by Ald. Harcourt,
THAT Council indicate to the G.V.R.D. that it is in favour of discussing with the Provincial Government the following concepts contained in the communication from the Chairman of the G.V.R.D. Transportation Committee dated January 24, 1977:

(1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.

(2) that such a commission be created as a separate entity for the Greater Vancouver area.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Transportation, February 2, 1977 (cont'd)

G.V.R.D. Regional Transportation Proposal (Clause 1) (cont'd)

(3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

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Personnel Matters (February 4, 1977)

Enforcement of Noise Control By-law (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters (February 4, 1977)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Taylor Manor - Rental of Premises to the Vancouver Resources Board
Cl. 2: Consent to Assign Sub-lease of Portion of 1572 West 4th Avenue
Cl. 3: Lease of Portion of Fraserview Library to Vancouver Resources Board
Cl. 4: McLaren Electric Building, 1830 West 5th Avenue - Change of Name of the Lessee
Cl. 5: Extension of Option between the City and Anavets Senior Citizens' Housing Society
Cl. 6: Lease of Coffee Shop - Public Safety Building, 312 Main Street
Cl. 7: Sale of Residential Lots - N/S 18th Avenue between Kaslo and Renfrew Streets
Cl. 8: Burrard Street Widening - Purchase of Portion of Property - 1980 Burrard Street
Cl. 9: Chimo Terrace - Wall Street Park - Sale of City Lands
Cl. 10: Rental Review - City-owned Lane between Broadway and 8th Avenue in the West 1200 Block

Clauses 1, 2, 3, 4, 5, 7 8, 9 and 10

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 7, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Lease of Coffee Shop - Public Safety Building, 312 Main Street (Clause 6)

The City Manager requested that the words "by mutual agreement" be added after the word "renew" in the last paragraph of this clause.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved after amending the report as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Planning and Development, January 20, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Status of Major Development Permit Applications
Cl. 3: Riley Park N.I.P. Citizens' Planning Committee Formation and Terms of Reference
Cl. 4A: Proposed Amendment to Agreement dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve
Cl. 4B: Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve
Cl. 5: St. Paul's Hospital Development (Windermere Apartments - 1148 Thurlow Street)
Cl. 6: List of Items Outstanding to the Committee

Clauses 1, 2, 3, 4A, 4B and 6

MOVED by Ald. Harcourt,
THAT Clauses 1, 2 and 6 be received for information and the recommendations of the Committee contained in Clauses 3, 4A and 4B be approved.

- CARRIED UNANIMOUSLY

St. Paul's Hospital Development (Windermere Apartments - 1148 Thurlow Street) (Clause 5)

Council noted a letter from Mr. N.K. Barth, Director of Hospital Planning, G.V.R.D., advising that the Greater Vancouver Regional Hospital District Board has reaffirmed its decision to demolish this building.

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the letter from Mr. N.K. Barth, Director of Hospital Planning, G.V.R.D. dated January 31, 1977, be received.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, January 20, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Submission by Neighbourhood Services Association
Cl. 2: Outstanding Matters for Community Services Committee
Cl. 3: Licensed Premises in the Downtown Area
Cl. 4: Emergency Services Implementation Committee

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 4 be approved and Clause 3 be received for information;

FURTHER THAT the information contained in Clause 2 be received and the recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, January 27, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Government Assisted Housing - 1976 Summary
Cl. 2: City-owned Lands Located West of Hawks Avenue between Prior Street and Malkin Avenue
Cl. 3: Proposed Amendment to Agreement dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Proposed Amendment to Agreement dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve (Clause 3)

The Mayor requested and received permission to be excused from voting on this clause.

MOVED by Ald. Harcourt,
THAT recommendations A to F of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

MOVED by Ald. Puil in amendment,
THAT the park facility be developed at the expense of the Musqueam Indian Band;

FURTHER THAT development of the park be completed within two years of completion of the development scheme identified on the sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15, 1976.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED.

IV. Report of Standing Committee on Community Services, January 27, 1977

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Requests for Surplus Furniture from Non-Profit Organizations
Cl. 2: Lodging House By-law Enforcement
Cl. 3: Minimum Heat By-law
Cl. 4: Complaint re Tax Buying Agency
Cl. 5: Cordova Lodge
Cl. 6: Outstanding Matters for Community Services Committee
Cl. 7: Community Hearings by the Legal Services Commission

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
January 27, 1977 (cont'd)

Clauses 1, 3, 5, 6 and 7

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 3, 5 and 7 be approved and Clauses 1 and 6 be received for information.

- CARRIED UNANIMOUSLY

Lodging House By-law
Enforcement (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved and the resolutions be received for information.

- CARRIED UNANIMOUSLY

Complaint re Tax Buying
Agency (Clause 4)

When considering this clause, Council noted a letter from Mr. V. Chernecki setting forth information on the statements made by Mr. Torgeson.

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Transportation,
January 27, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Vehicles for Hire Board Discontinuation
Cl. 2: Aerobus Transportation System
Cl. 3: City Engineer's Report
Cl. 4: Park Drive - Granville to Oak
Cl. 5: Proposed Cul-de-sac on 72nd Avenue East of Granville Street

Clause 1

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Finance & Administration, January 27, 1977

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Community Music School of Greater Vancouver - Request for Increased Civic Grant
Cl. 2: Sculpture Society of British Columbia - Commissioning of a Major Piece of Sculpture
Cl. 3: Ice Skating Instruction at Britannia
Cl. 4: Review of Park Board N.N.R. Budget
Cl. 5: Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening
Cl. 6: Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977
Cl. 7: Satellite School Recreation Program
Cl. 8: Champlain Heights - Marketing Policy

Clauses 1, 2, 3, 4 and 7

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4 and 7 be approved.

- CARRIED UNANIMOUSLY

Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening (Clause 5)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Puil and Rankin opposed)

Federal Employment Program - Canada Works and Young Canada Works, Summer 1977 (Clause 6)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D by adding after the word "approved", "as a priority one item".

- CARRIED UNANIMOUSLY

Champlain Heights - Marketing Policy (Clause 8)

For Council action on this Clause, see page 1.

VII. Report of Standing Committee on Planning and Development, January 27, 1977

Grandview Woodland Area Planning - Interim Control of Development in Apartment Areas (Clause 1)

Distributed this day was a letter from Dr. Robert N. Morris opposing the recommendation of the Standing Committee and setting forth arguments for this stance. Dr. Morris also requested an opportunity to address Council on this matter.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
January 27, 1977 (cont'd)

Grandview Woodland Area Planning -
Interim Control of Development in
Apartment Areas (Clause 1) (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the letter from Dr. Robert Morris dated February 8, 1977, be received.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531,
BEING THE REFUSE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane
Purposes (South 2 feet of each
of Lots 7, 8, 9, 10, 11 and 12
Block 230, D.L. 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of each of Lots 7, 8, 9, 10, 11 and 12,
Block 230, District Lot 526, Plan 590;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes (South 2 feet of each of Lots 7, 8, 9, 10, 11 and 12, Block 230, D.L. 526, Plan 590) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and Conveyancing to Abutting Owners (Lane West of Balkan, South of King Edward Avenue)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT WHERAS the City of Vancuver is the owner of all the streets and lanes lying within the limits of the City of Vancouver

(1) At the rear of Lots 11 to 14 of Blocks 13 and 14, Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 6357 there lies a 15 foot lane dedicated by Plan 6357, an unsubdivided portion of Blocks 13 and 14 approximately 18 feet in width and a 10 foot lane dedicated by Plan 3241;

(2) The travelled lane is over the 10 foot lane dedicated by Plan 3241 and the westerly portion of the unsubdivided portion of Blocks 13 and 14. The 15 foot lane dedicated by Plan 6357 at the rear of said Lots 11 to 14 has been occupied by the owners of said Lots 11 to 14;

(3) The owners of said Lots 11 to 14 have made application to acquire the portion of lane and the surplus portion of the unsubdivided part of said Blocks 13 and 14 at the rear of their properties;

(4) It is advantageous to the City to close the lane at the rear of said Lots 11 to 14 and resubdivide said Lots 11 to 14, the closed lane and the unsubdivided portion of said Blocks 13 and 14;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 6357 lying between the westerly production of the southerly limit of Lot 11 and the westerly production of the northerly limit of Lot 14; ALL OF Blocks 13 and 14, Blocks 10 to 13, and 22 to 25, District Lots 391 and 392, the same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., dated July 26, 1976, and marginally numbered LF 7770, a print of which is attached hereto, be closed, stopped up and conveyed to the abutting owners; and

FURTHER BE IT RESOLVED THAT the lane so closed, the unsubdivided portion of said Blocks 13 and 14 together with said Lots 11 to 14 be subdivided in a manner satisfactory to the approving officer.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Land for Lane Purposes (930 East 14th Avenue)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 20, Subdivision "C", Block 173, District Lot 264A, Plan 1056.

(930 East 14th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (1926 West 4th Avenue)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 14 except the North 7 feet, now road, Block 246, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated January 28, 1977, and marginally numbered LF 8072, a print of which is hereunto annexed.

(1926 West 4th Avenue);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Compensation for Designated Heritage Structures

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the Mayor and Council of the City of Vancouver support and join with the application of the Heritage Advisory Committee to the Government of the Province of British Columbia for a grant to conduct a full study of non-monetary methods of compensation for designated heritage structures in the City of Vancouver and other centres in the Province.

- CARRIED UNANIMOUSLY

2. Registration Fees - B.C. and Yukon Heritage Conference

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT Council authorize payment of registration fees for any member of Council wishing to attend the B.C. and Yukon Heritage Conference, February 10 to 12, 1977, in Vancouver.

- CARRIED

(Aldermen Brown and Rankin opposed)

MOTIONS (cont'd)

3. Resolution re Seagate Manor
2831 Point Grey Road

When considering the following motion submitted by Alderman Brown at the Council meeting on January 25, 1977, Council noted a delegation request from the Kitsilano Local Area Planning Committee:

"THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

THEREFORE BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board."

MOVED by Ald. Brown,
THAT consideration of the foregoing motion be deferred pending the hearing of representatives of the Kitsilano Local Area Planning Committee.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Bellamy and seconded by Alderman Gibson, was recognized by the Chair:

Police Overtime

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT WHEREAS the overtime costs for members of the Vancouver City Police Department attending court is in excess of one million dollars per year;

AND WHEREAS the Vancouver taxpayers have no control over this expenditure and are required to pay for this overtime;

AND WHEREAS approximately 50% of this expenditure would appear to be unnecessary;

THEREFORE BE IT RESOLVED THAT a delegation from Council be appointed to meet with the Attorney-General to discuss the following:

(a) That all overtime costs incurred by members of the Police Force at any time for appearing in court unnecessarily, i.e., because of postponement or change of plea, such costs be paid by the Attorney-General's Department;

(b) That where a member of the Force is required to appear in court on his weekly or annual leave, all such costs be paid for by the Attorney-General's Department;

(c) That overtime costs incurred by a member of the Force required to appear in court on a regular working day, regardless of shift, continue to be paid as is, having regard to item (a) above.

(Notice)

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The Council adjourned at approximately 10:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of February 8, 1977, adopted after amendment on February 15, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Bulkhead Replacement

The City Engineer reports as follows:

"The City has a wooden bulkhead supporting the street at the front of E½ Lot 8, Block 42, D.L. 185 - 1505 West Pender Street. It is presently in a deteriorated and unstable condition. A building line has been established to create an 80' street allowance on Pender Street and this lot is the only property which exists beyond the building line. To replace this bulkhead without major disruptions to Pender Street traffic at Cardero, it is proposed to construct the new bulkhead on the 80' building line 7' north of the existing property line.

The owner (Sperry Systems of Canada Ltd.) has been approached and is agreeable to granting us a 7-foot right-of-way, provided the City bears all costs of construction and maintenance of the bulkhead.

I RECOMMEND that:

(a) the City enter into an agreement with Sperry Systems of Canada Ltd. for a right-of-way for the retaining wall.

(b) the agreement be satisfactory to the Director of Legal Services.

(c) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Existing Pedestrian Underpass - Granville Street at 6th Avenue

The City Engineer reports as follows:

"Granville Street, in the vicinity of 6th Avenue, carries high volumes of traffic (29,000 vehicles per day). Since Granville Street is a major street and because this section is located in close proximity to the bridgehead, vehicles travel at more than average city speeds. At the same time, there is a need for pedestrians to cross this portion of Granville Street. Some of the pedestrian generators in the immediate area are Pacific Press and a number of smaller commercial establishments.

For these reasons, there is an existing pedestrian tunnel under Granville Street near 6th Avenue. This tunnel is about 23 years old and is now in need of improvements in the form of lighting and wall painting. Under existing evening conditions, the tunnel is poorly lit because of aging lighting facilities and deteriorated wall painting. As a result, many pedestrians have a strong reluctance to use this pedestrian facility. In order to bring the illumination up to an acceptable standard, it will be necessary to replace the fibreglass lenses with clear polycarbonate plastic and to replace the existing fluorescent fixtures. The lighting at the entrances should be increased by changing the fixtures. If the lighting were improved, along with the application of white paint to the walls, it is expected this pedestrian tunnel would receive much more use and thereby provide a considerable improvement for pedestrians who wish to cross Granville Street in this general area.

We have received complaints from a number of citizens about the crossing difficulties in this area. More recently, concerns have been received from Pacific Press. Implementation of the proposed work would help relieve their concerns.

In conclusion, it is estimated to cost $4800 to undertake these lighting improvements, and $5,000 to clean and apply two coats of white paint to the walls and ceiling of the underpass. We are proposing that these funds be approved in advance from the Granville Bridge Maintenance Appropriation in the 1977 Engineering Department budget. The Director of Finance concurs with this proposed method of funding.

Cont'd

Clause 2 Cont'd

It is RECOMMENDED that the pedestrian tunnel lighting, cleaning and painting improvements as described in this report be approved at a cost of $9,800 with funds allocated in advance for the 1977 Granville Bridge Maintenance Appropriation of the Engineering Department."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

INFORMATION:

3. Brief from Killarney-Champlain Citizens for Action Association - Transit and Paving Concerns

The City Engineer reports as follows:

"At a Public Hearing held on September 2, 1976 concerning the re-zoning of Lots 1-6, Block 37 D.L. 37 on the north-west corner of Harold Street and School Avenue, a brief was submitted by the Killarney-Champlain Citizens for Action Association expressing concerns about transit and streets. The Mayor requested that the City Engineer report back to Council on the Engineering matters referred to in the brief.

My comments are as follows:

I. Transit -

The brief expresses concern about transit changes at the Joyce Loop. Council, on October 26, 1976, considered a report from the City Engineer about transit changes at the Joyce Loop and passed the following resolutions:

'a. That the recommendations of the City Engineer contained in the Manager's report dated October 14, 1976 be approved, subject to bus shelters being installed at the two bus stops in the vicinity of the bus loop on Joyce Street.

b. That Council hold a public meeting after November 17, 1976 to discuss with B.C. Hydro, the City Engineer and concerned citizens all aspects of the proposed extension of the Forty-first bus service from Joyce Loop to Burnaby via Kingsway.

c. That, in the future, the City Engineer advise Council of any proposed transit changes at least two months prior to the date of implementation.

d. That the Mayor designate a suitable committee to consider all proposed changes to transit service in the City.'

With reference to item a, the bus shelters have been installed at the designated locations.

Further to item b, above, a public meeting was held on November 30, 1976 with B.C. Hydro representatives, the City Engineer and concerned citizens. As a result of this meeting, B.C. Hydro were requested to investigate the possibility of enlarging the Joyce Loop in order to accommodate all loading and transferring activities. They were requested also to review the location of the Rupert 27 bus stop on the west side of 41st Avenue immediately south of Kingsway to eliminate the tendency to jaywalk.

It is my opinion that the foregoing actions deal with the concerns expressed in the brief.

II. Streets -

The brief makes reference to two items: one, School Avenue; two, local street paving in general.

a. School Avenue - In October, 1974, Council adopted the two recommendations of the City Engineer contained in the report attached as Appendix I.

I believe that report and subsequent Council action deal with that item in this brief.

Cont'd . . .

Clause 3 Cont'd

b. Local street paving - The brief asks the question: 'Is there an overall plan for paving in the whole area?' The answer to this question is Yes, there is an overall plan for paving. This plan is the local street low-cost paving program done by local improvement petition subject to available funding. In each year, there are usually sufficient petitions to use all available funds and, in single-family areas, the City rarely initiates projects.

In the case of School Avenue, paving would not be considered until the required widenings have been obtained to permit paving to the design approved by Council in 1974 (recommendation b Appendix I).

I believe the above answers the concern raised in the brief about street paving."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

RECOMMENDATION:

4. Assignment of Rights-of-Way

The City Engineer reports as follows:

"Both Lots 'E' and 'F', Subdivisions 'C' and 'D', Block 162, District Lot 264A, Plan 13143, situated on the north side of 12th Avenue east of Commercial Drive, have a sewer right-of-way in favour of the City of Vancouver as a charge against the title. The rights-of-way contain a Greater Vancouver Sewer and Drainage District Trunk sewer as part of the China Creek Trunk sewer. The Greater Vancouver Sewer and Drainage District has requested the rights-of-way be assigned to the said District.

I RECOMMEND that the right-of-way charge 477139-M over Lot 'E' and the right-of-way charge 489650-M over Lot 'F', all of Subdivisions 'C' and 'D', Block 162, District Lot 264A, Plan 13143, be assigned to the Greater Vancouver Sewer and Drainage District and that the Director of Legal Services be empowered to execute the agreement of assignment on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 124

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Appeal - 2985 West 12th Avenue - Mr. E. Chartophilax

Mr. E. Chartophilax has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made where it was found that the second floor of the above building had been altered to provide a dwelling unit which was occupied by the owner. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

The owner has made an application for consideration under the Hardship Policy and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with three dependents, fully employed, neither age nor health are factors and even after the discontinuance of the illegal accommodation, would still receive an income of $966.24 per month.

The Committee further noted that a Building Permit had been issued to the applicant in September of 1975 at an estimated cost of work of $20,000 to construct a second floor on the above building on the condition that the building is to be used and occupied as a one family dwelling. The Committee felt that the use of the second floor as a dwelling unit is a flagrant violation of the Zoning and Development By-law.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Mr. E. CHARTOPHILAX

CONSIDERATION

2. Hardship Appeal - 3016 West 11th Avenue - Mr. G. Contoleon

A Hardship Application has been received from the owner, Mr. Gus Contoleon to retain a dwelling unit in the lower floor of the above building.

The Director of Permits and Licenses reports as follows:

"On December 19, 1974, a Development Permit was issued to a Mr. Gus Contoleon to raise the existing one family dwelling to provide a basement with an 8' ceiling height. Attached to this Permit is a Statutory Declaration signed by a Gus Contoleon stating that the building will be used and occupied as a one family dwelling only and in the

Cont'd . . .

Clause #2 continued:

event that any part of the said lower floor is used or occupied as a dwelling unit and/or housekeeping unit he clearly understands that this is violating the provisions of the Zoning and Development By-law and will be liable to prosecution.

As a result of a complaint our Inspection Services reported that the lower floor now contains a complete dwelling unit which is occupied. Notification was sent to the owner requesting that the use of this dwelling unit be discontinued and the owner has now filed an application for consideration under the Hardship Policy.

The Hardship Committee on January 20, 1977, considered the application and requested the matter be referred to City Council for direction. The Committee noted that the applicant is married with two dependents, fully employed and is part owner of a service station, receives $375.00 per month from the illegal accommodation but if this use were discontinued, would only have an income of $844.16 per month. The Committee further noted that neither age nor health are factors."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

DELEGATION THIS DAY: MR. GUS CONTOLEON

RECOMMENDATION

3. Hardship Appeal - 1452 East 11th Avenue - Mr. R. Pratap

Mr. R. Pratap has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made of the above building where it was found that the basement contained a housekeeping unit which was occupied by the owner. Notification was sent requesting that the basement be discontinued as separate living quarters and the use of the entire building be restored to the multiple occupancy that had been approved under Building Permit in 1953.

The owner made an application for consideration under the Hardship Policy and on October 28, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with three dependents and is fully employed. The building is a legal multiple conversion consisting of one housekeeping unit and one sleeping unit on the main floor, one housekeeping unit and two sleeping units on the second floor, and one housekeeping unit in the attic. The Committee further noted that even after the applicant had discontinued the use of the basement and occupied the main floor, he would still be receiving a combined income of $1,541.00 per month and that neither age nor health were factors.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. R. PRATAP

Cont'd . . .

4. Hardship Appeal - 4928 Killarney Street - Mr. M. Powar

Mr. Malkiat Singh Powar has requested to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, on February 4, 1975, our Inspection Services reported that the above building contained one dwelling unit in the basement which was occupied by the owner, and one dwelling unit on the main floor which was occupied by a tenant. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On March 18, 1975, Mr. Powar made an application for consideration under the Hardship Policy. On May 23, 1975, the Hardship Committee considered this request and recommended that the application be approved for a period of six months.

On January 2, 1976, Mr. Powar made a second Hardship application and on March 1, 1976, the Hardship Committee recommended that the application be approved for a further period of time of six months, expiring September 1, 1976.

On September 8, 1976, Mr. Powar made a third Hardship application and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married, claiming six dependents, both he and his wife are employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,582 per month. The Committee noted that the Inspection Services had reported that five of the dependents shown on the Hardship application reside in India. The Committee further noted that neither age nor health are factors.

After receiving a copy of Mr. Powar's letter to the City Clerk, he was contacted and on January 20, 1977, he stated that he was only temporarily laid off and that he is now fully employed and the income shown on his Statutory Declaration is still applicable.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: MR. M. POWAR

5. Possible Rezoning at Vanness Avenue and Earles Street

The Director of Planning reports as follows:

"In granting preliminary approval on July 13, 1976 to an application to subdivide the property at 4577 Earles Street (Lot 3 Amended, Block 120, D.L. 36 and 51), it came to the attention of the Director of Planning that the intended use of the two lots being created was development of one-family dwellings. It was also noted that the site and several other properties in the immediate vicinity were zoned (C-1) Commercial District. The Director of Planning therefore instructed that a study be undertaken to determine the appropriateness of current zoning on the corner of Vanness Avenue and Earles Street (See Appendix A).

SITE DESCRIPTION

Lands in the general area of Vanness Avenue and Earles Street are zoned (RS-1) One-Family Dwelling District. Lands on the northwest, southeast and southwest corners of Vanness Avenue and Earles Street are zoned (C-1) Commercial District and developed as follows:

Cont'd . . .

Clause #5 continued:

Northwest Corner:	Block 120, D.L. 36 and 51
Lot 4	One-storey plus basement one-family dwelling.
Lot 3 Amended (proposed Lots A and B)	A one-storey plus basement one-family dwelling currently straddles the common property line of these lots. (Development Permit Application Nos. 75850, 75857 pending).
Lot 1 Amended	One-storey plus basement one-family dwelling.
Southwest Corner:	Block 133, D.L. 37
Lot 1	A small newspaper distribution shed.
Lot 2	One-storey plus basement one-family dwelling.
Southeast Corner:	Block 134, D.L. 37
Lot 9 & 8 Bal.	2 small commercial spaces (1 vacant at present) with one dwelling unit at the rear and dwelling units above.
Lot A of 10 to 12	Vacant.
Lot B of 10 to 12	Retail (construction siding) with office use on second floor approved for a period expiring December 31, 1980.

The lands on the northeast corner of Vanness Avenue and Earles Street are zoned (M-1) Industrial District and developed as follows:

Lots 1 to 4 of 2, Block 118 and 119, D.L. 36 and 51

B.C. Hydro and Power Authority Public Utility Sub-Station.

Lot 5 adjacent to the above is also owned by the B.C. Hydro and Power Authority and is vacant.

(See Appendix B).

BACKGROUND

On June 4, 1976 an application was received to subdivide Lot 3 Amended, Block 120, D.L. 36 and 51, Plan 1524, this lot being located on the west side of Earles Street, north of Vanness Avenue and presently zoned (C-1) Commercial District.

Preliminary approval was granted for the subdivision on July 13, 1976 and the applicant was advised in a letter from the Approving Officer and Director of Planning that use of a site in a (C-1) Commercial District for purely residential purposes may only be permitted subject to special approval of the Director of Planning upon receipt of a suitable Development Permit Application and house plans.

On July 14, 1976 the Planning Department initiated a study to determine the appropriateness of the existing zoning on the corners of Vanness Avenue and Earles Street.

On November 3, 1976 the Approving Officer granted final approval of the subdivision of Lot 3 Amended. However, as of January 19, 1977 the subdivision had not been registered in the Land Registry Office and was, therefore, not legally completed.

On November 3, 1976 Development Permit Applications (Nos. 75850 & 75857) were submitted for the two lots being created whereby a one-family dwelling could be developed on each lot. These lands are zoned (C-1) Commercial District and permit use of a site for purely residential purposes as a conditional use, requiring special approval by the Director of Planning.

Cont'd . . .

Clause #5 continued:

Under the (C-1) Commercial District Schedule, each square foot of residential floor area in any development is assessed as the equivalent of 2½ square feet for the purposes of floor space ratio calculations. The one-family dwellings proposed were consequently above the permitted floor space ratio of 1.2. Were these lands zoned (RS-1) One-Family Dwelling District, the proposed developments would be within the permitted maximum floor space ratio of 0.60.

On November 29, 1976 the Director of Planning decided to withhold Development Permit Application Nos. 75850 and 75857 pending the outcome of the study on zoning in this area.

ANALYSIS

A letter from the Planning Department was sent on November 7, 1976 to registered property owners of lands at the corners of Vanness Avenue and Earles Street zoned as (C-1) Commercial District and (M-1) Industrial District. This letter indicated the Department's study of these lands to determine the appropriateness of existing zoning and possible rezoning of these (C-1) Commercial District and (M-1) Industrial District properties to (RS-1) One-Family Dwelling District. Comments were also requested to be submitted in writing before November 30, 1976.

Numerous comments were received during telephone conversations and visits with those who received this letter. Three written submissions have been received to date (See Appendix C).

The letter received from Mr. D.J. Dunne on behalf of B.C. Hydro and Power Authority objects to a rezoning of the lands zoned as (M-1) Industrial District stating, 'Unfortunately, due to B.C. Hydro's operational requirements, rezoning of the subject property would not be acceptable to B.C. Hydro at this time.' Since 'Public Utility' is a conditional use in any (RS-1) One-Family Dwelling District and since redevelopment of these (M-1) Industrial District lands for future public utility use would also be permitted only as a conditional use, a rezoning to (RS-1) One-Family Dwelling District would not affect the present or future use of these lands for a public utility.

The letter from Mr. G. Chapman on behalf of Mr. G. Hyde indicates that Mr. Hyde intends to submit a rezoning application for Lot 1, Block 135, D.L. 37, which is currently zoned (RS-1) One-Family Dwelling District. Discussions with this Department indicate that the zoning to be requested is (C-1) Commercial District and Mr. Hyde has been informed that an application for an expanded commercial zoning in this area would not receive the support of the Planning Department.

With regard to the letter received from Mr. G. Railian, a rezoning application for this property has not been submitted in the past and no correspondence exists on file regarding an enquiry to rezone.

In light of the current development on the northwest and southwest corners of Vanness Avenue and Earles Street, (RS-1) One-Family Dwelling District zoning is most appropriate for lands presently zoned (C-1) Commercial District. The existing residential development and vacant properties on these two corners which are zoned for local commercial purposes further indicates the inappropriateness of (C-1) Commercial District zoning.

Retention of some commercially-zoned property is warranted and desirable to serve the residents of the surrounding area. Furthermore, given the existing development and intended future development of properties on the southeast corner presently zoned (C-1) Commercial District, this land is appropriately zoned. An extension of the (C-1) Commercial District on this corner would, however, not be supported.

Future industrial use of lands on the northeast corner, currently zoned (M-1) Industrial District would be inappropriate and incompatible with surrounding residential development. Furthermore, a rezoning of lands on this corner to (RS-1) One-Family Dwelling District would not affect the present or future use of this site for a public utility."

RECOMMENDATION: That the Director of Planning be instructed to make application to rezone Lots 1 - 5 inclusive, Blocks 118 and 119, D.L. 36 and 50; Lots 1, 3 Amended and 4, Block 120, D.L. 36 and 51, Plan 4322; Lots 1 and 2, Block 133, D.L. 37 from (M-1) Industrial District and (C-1) Commercial District to (RS-1) One-Family Dwelling District and that the whole matter be referred direct to a Public Hearing after a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Rezoning Application - Block Bounded by East 6th Avenue, Keith Drive, East 7th Avenue and Glen Drive

The Director of Planning reports as follows:

'An application has been received from Mr. D.A. Briscoe, President, Landmark Projects Corporation Limited, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (M-1) Industrial District to (RM-3A) Multiple Dwelling District for the purpose of:

'Either: Frame condominium self-owned apartments

or

A.R.P. frame rental apartments.'

SITE DESCRIPTION

The site comprises the block bounded by East 6th Avenue on the north, Keith Drive on the east, East 7th Avenue on the south and Glen Drive on the west. The rectangular site measures 396 feet along East 7th Avenue and 264 feet along the flanking streets, giving a site area of 104,544 square feet. (See Appendix A).

The site is presently zoned (M-1) Industrial District and developed with a boiler house and dry kiln which were previously used in conjunction with several other buildings by the present owners (Vancouver Sawmills). A portion of the site is currently used for open storage of lumber. Clearing of the site after a major fire in 1974 has left a partially destroyed building standing and not used. The southern perimeter of the site contains piles of debris from site clearing operations. A hoarding runs along the eastern boundary of the site and a portion of the southern boundary.

The lands to the north are zoned (M-2) Industrial District and developed accordingly. The lands to the west are zoned (RM-3A) Multiple Dwelling District and developed as a park. The lands to the southwest are zoned and developed as an (RM-3A) Multiple Dwelling District. The lands to the south are zoned (M-1) Industrial District and developed as follows:

Lot A, Plan 265: Two-storey industrial uses.

Lots A, B, C, D, Plan 11279: Vacant, excavation and debris on site.

Lot E, Plan 11279 and the closed street and Block 114: Park.

The lands to the southeast are zoned (RM-3A) Multiple Dwelling District and developed as follows:

Lots 1-5 inclusive, Block 112: City-owned, vacant.

Lots A-D inclusive, Subdivision of 23 and 24, Block 112: 1½-storey single family dwellings.

The lands to the east are zoned (M-1) Industrial District. Lot A, Plan 442, Block 94, is developed with the B.C.S.P.C.A. Animal Clinic. Lots 9-10 of this block are vacant and the remainder of this block is developed with (M-1) Industrial District uses. (See Appendix B).

BACKGROUND

A Building Permit for construction of sawmill facilities on this site was issued in 1944. After many smaller fires over the years, a major fire in May 1974 destroyed four of the six buildings on the site. Use of the site by the owners (Vancouver Sawmills) has continued in minor fashion with the northerly portion of the site being used for open lumber storage.

Cont'd . . . .

Clause No. 6 Continued

ANALYSIS

In reviewing this proposal for rezoning and development, there are several concerns regarding future development of this site and lands in the general area.

Firstly, rezoning of the site to (RM-3A) Multiple Dwelling District would leave an isolated parcel of land to the south, zoned (M-1) Industrial District. While only one lot of these industrially zoned lands is presently developed with industrial uses (See Appendix B), discussions with the City Engineer support the concern with potential conflicts in street use should this isolated (M-1) Industrial District be created by a rezoning of the site under consideration. These conflicts include the hours of operation and safety of industrial truck traffic travelling through a residential area. Furthermore, there is also concern with the more general conflicts of an incompatible land use interface which might occur in such a situation, particularly should the (M-1) Industrial District lands be developed with an industrial land use not well suited to a residential neighbourhood. These conflicts would be minimized by a rezoning of all the (M-1) Industrial District lands south of East 6th Avenue between Keith and Glen Drives to (RM-3A) Multiple Dwelling District. This would make the existing industrial uses non-conforming.

A second concern is the loss of industrial land throughout the City and the resultant loss of potential employment. The site is very suitable for light industrial use as it is of good size (facilitating a comprehensive development), is located on a major truck arterial and is buffered from residential uses on surrounding lands. A light industrial use could take advantage of these locational advantages, generate employment and, if sensitively designed, minimize conflicts with adjoining residential uses.

Thirdly, the Vancouver School Board states that children from a possible housing development on this site could not be accommodated at Queen Alexandra School. Increased enrollment would be accommodated within the Grandview School, however, this would necessitate children crossing heavy industrial and general vehicular traffic on both East 6th Avenue and Clark Drive.

Fourthly, in commenting on the proposed rezoning and residential development, the Vancouver Park Board Planner has noted the continuing lack of community facilities in this area. While public provision of such facilities has been greatly reduced as a consequence of the rejection of the Five Year Plan for this type of development, the provision of community-oriented facilities may be possible through an expanded comprehensive development for this area. Public Meeting space, day care facilities and developed outdoor recreation space are needed facilities which could be considered for inclusion in a comprehensive development proposal.

Fifthly, the City of Vancouver owns several parcels of land in the immediate area including China Creek Park to the west and south and Lots 1 to 5, Block 112 to the east which are presently vacant (See Appendix B). Development of the site under consideration might best be undertaken following preparation of an integrated concept plan for the general area including City-owned lands.

Sixthly, the Vancouver Community College has, in the past and as recently as December 21, 1976, expressed interest in developing the site as a campus to serve the East Vancouver area. The Department of Education has also expressed interest in developing the site as a Trade School in conjunction with industrial uses to the north. This type of use is appropriate for the site given its location and the community-oriented facilities (such as a gymnasium, library, meeting rooms) which may be included to accommodate use by residents in the local community.

Finally, the Mount Pleasant Triangle Citizens N.I.P. Committee commented on the proposed rezoning and development of the site under the (RM-3A) Multiple Dwelling District. In considering the site as being marginal for housing development, the topography, traffic and noise, existing uses on surrounding lands, lack of community facilities and child safety in travelling to school were noted. It was also felt

Cont'd . . . . .

Clause No. 6 Continued

that redevelopment of the site under the present (M-1) Industrial District could, depending on the use, result in a form of development which would be undesirable regarding existing residential development in the area. It was recommended that the site and remaining lands to the south, zoned (M-1) Industrial District, be studied to develop a more imaginative use incorporating community amenities and - if housing - alleviating the concerns previously noted. It was also recommended that use of this site by Vancouver Community College should be pursued.

There are many uses which might be appropriate for this site with light industrial or educational/institutional uses being very appropriate. However, given the abundance of large parcels of relatively undeveloped, adjacent lands, the opportunity exists to develop an integrated development proposal for the entire area. With this opportunity at hand, the best use of the site in question should be determined through the preparation of a development concept which would include immediately adjacent lands. The proposed rezoning must, therefore, be viewed as being premature.

RECOMMENDATION: The Director of Planning recommends the following:

A. That the Director of Planning be authorized to hire a consultant to undertake a study and present recommendations for an integrated development program for the area bounded by East 6th Avenue, Clark Drive, Broadway and Glen Drive, this study to be completed within one year with consultant's fee not to exceed $15,000.00.

B. That the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: MR. J. BAKER

7. Chinatown Pilot Tree Planting Project

The Director of Planning and the City Engineer report:

BACKGROUND

The Chinatown Historic Area (zoned HA-1) is considered to be a unique and valuable part of Vancouver's heritage. Over the past several years, efforts have been made by City Staff and concerned Chinatown merchants and property owners to upgrade and improve the physical appearance of the area. The 1970 - 75 five year Capital Budget included funds designated for the streetscape improvement of Chinatown. The Beautification Capital Account still has approximately $100,000 reserved for Chinatown improvements, as well as approximately $37,000 in miscellaneous other unexpended programs.

Recently, a Local Initiatives Project in the amount of $95,172 for 1976-77 was approved by City Council and the Federal Government for a substantial Tree planting project to be carried out within the five Vancouver Federal ridings. The Vancouver Park Board is to manage this project, which is expected to be completed by early May of this year. Although the general areas which this project would affect have been approved, the specific streets involved could be subject to further consideration, and recommendation by City Council.

Cont'd. . . .

Clause No. 7 Continued

City Tree-Planting Programs

In the past few years major tree planting has occurred throughout the downtown area, and in areas adjacent to Chinatown such as Strathcona. However, the Chinatown Commercial Area has thus far been excluded from consideration. Tree planting has also occurred in special beautification areas such as Gastown, Granville Mall, and Hastings Street.

In the case of the Downtown Tree Planting Program, the cost was borne entirely by the City. Tree planting as part of special beautification projects has been cost-shared between property owners and the City as part of the total project costs. Strathcona Area Tree Planting was paid for entirely out of Federal/Provincial/City Urban Renewal Funds.

Proposed Tree-Planting Program

Comprehensive streetscape improvement plans for Chinatown are presently being discussed with the community, with a report to Council expected following a major public information meeting planned for the early part of February.

The Chinatown Historic Area Planning Committee (C.H.A.P.C.) at its last meeting on January 12, 1977 recommended that an immediate pilot tree-planting program be undertaken in the area, in advance of the possible major improvement project which would primarily affect Pender Street. This major project, if approved by Council, would not likely be able to begin before the end of this year. A pilot tree-planting project completed this spring would indicate to the community some visible evidence of the City's concern for streetscape improvements.

The C.H.A.P.C. also unanimously passed the following resolution:

> "THAT City Council request the Vancouver Park Board to consider the use of part of the L.I.P. tree-planting funds for a pilot demonstration tree-planting project in Chinatown, in order to provide an incentive to area property owners to support further improvement plans for the area."

Discussions have recently been held with Park Board Officials regarding the possibility of including Chinatown within the scope of the L.I.P. project, and agreement reached that this was possible, should City Council support this.

It is recommended that the area which for several reasons is the most feasible area to implement a pilot tree-planting program is both sides of Main Street, from Hastings to Union. (See Appendix 'A' for scope of project).

Existing curb alignments are not proposed to be altered in future, and the wide sidewalks and location of underground utilities and other street fixtures generally (except for a limited number of areas) permit normal curb-edge tree planting similar to the Downtown area.

However, the Chinatown Committee has recommended that in order to provide an immediate, highly-visible impact to the area, that a substantial size of tree be used.

Cont'd . . . . .

Clause No. 7 Continued

Costs and Source of Funds

As this is a pilot tree-planting project, and with the Downtown tree-planting program as a precedent, it is proposed that the cost of the project be entirely from City funds, with a portion of labour costs paid for out of the approved L.I.P. funds for tree-planting in 'Vancouver East' and 'Vancouver Centre' ridings.

The estimated number of trees, material costs and planting costs (labour), are outlined below:

ESTIMATED PROJECT COSTS

Total number of tree locations	=	32
Tree Cost @ $150.00/tree (minimum 4" caliper size, 32 + 4 = 36 trees required)	=	$ 5,400
*Planting & Soil Cost @ $100/tree	=	$ 3,200
Streets Branch work (Sidewalk breakout & removal, and brick paving surrounds)	=	$ 2,600
Sub-total		$11,200
Add Contingency Allowance (approx. 8% for possible utility adjustments)		800
TOTAL ESTIMATED COST	=	$12,000

* Note: labour costs of hand-digging tree holes are proposed to be paid for out of L.I.P. tree-planting project funds. Continuing maintenance costs would be absorbed within the Park Board Annual Maintenance Budget.

The Comptroller of Budgets reports that this amount of $12,000 is available from the Beautification Capital Funds allocated for Chinatown improvements.

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

A. THAT a pilot tree-planting project for Chinatown be approved as outlined in Sections 3 and 4.

B. THAT the cost of this project be paid for by the City, and funds approved in the amount of $12,000 to come from the Beautification Capital Account, from funds allocated for Chinatown improvements."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be approved.

Cont'd. . . . .

8. Ground Lease - False Creek

The Development Consultant and the Director of Finance report as follows:

"Introduction

In the False Creek Development - Area 6, Phase 1, there is a residential condominium development built on Lot 9. This Lot 9 was leased to the developer, Frank Stanzl Construction Ltd. Within the residential building which is currently built, is an underground parking garage which provides for one stall per dwelling unit.

The agreed parking ratio for market residential units in Area 6 is one space per dwelling plus one more for each unit with three bedrooms or more. The extra stalls were to be provided in the Heather parking garage but the Developer has now proposed and the Development Consultant agrees that these could better be accommodated by extending the garage under the public roadway and a portion of the adjoining park area. Except during the stage of construction this parking garage would not affect the use and enjoyment of the surface area.

The proposed extension would provide for 18 parking stalls and locker space and would extend into the undersurface of the roadway and park covering approximately 7,500 sq. ft. in area (see attached drawings).

The policy followed throughout Phase 1 is to include underground parking rights in the ground leases. In other words, the ground lease already executed for Lot 9 includes the right to underground parking, and therefore the proposed lease terms for the proposed extension includes only a nominal rental.

If the City were to grant the developer a lease of the undersurface of the road and park area, the developer has agreed to build the structure to City specifications, to restore the surface area to its original state, and to pay the City $2,500 for the lease in order to compensate the City for the incremental legal and survey costs involved.

City Engineer's Comments

Although we agree that the requested 18 spaces are required and should be provided, we are concerned that other enclaves in the False Creek Development have not been treated equally. For example, the Netherland non-profit rental project has 126 units, including 18 for Senior Citizens, and parking underground for 57 spaces, whereas, we recommended 95. The "contingency" plan calls for the additional parking, if required, in a remote location.

The subject additional parking is proposed to be constructed under the park area and street. Although I agree with the recommendation to construct additional parking I wish to point out that for the portion under the street no charge is being made against benefiting residents of the enclave. Normally it is City practice for structures under street to be paid for at market value. Such construction should be to a design satisfactory to the City Engineer and the agreement between the City and the developer pertaining to the street should be to the satisfaction of the Director of Legal Services and the City Engineer.

RECOMMENDATION

It is RECOMMENDED that a lease be granted to Frank Stanzl Construction Ltd. for the undersurface of a portion of the roadway and park adjoining Lot 9, False Creek, Plan 16003 incorporating the terms in Appendix A (attached)."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Development Consultant and the Director of Finance.

Cont'd. . . .

9. Ground Lease - Frank Stanzl Construction Ltd.
Lot 9, False Creek, Plan 16003

The Director of Legal Services reports as follows:

"Council at its meeting of November 30, 1976, authorized amendment to ground lease for the above project in False Creek to set back the date for payment of rent and taxes. The Lessee, Frank Stanzl Construction Ltd., in the interests of uniformity with leases subsequently entered into and to incorporate refinements, has requested that the entire lease be surrendered and replaced with a new one to include the authorized changes as well as revised wordings.

The proposal is in the interest of the City as well as the Lessee.

Recommendation

It is therefore recommended that the City accept surrender of the existing ground lease dated March 10, 1976 and replace it with a new ground lease upon terms and conditions satisfactory to the Director of Legal Services and the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

RECOMMENDATION AND CONSIDERATION

10. Neighbourhood Improvement Program - Selection of Areas for 1977

The Director of Planning reports as follows:

"The purpose of this report is:

(1) to recommend areas to be selected for 1977 Neighbourhood Improvement Programs; and

(2) to recommend an appropriate N.I.P. funding request to the senior levels of government.

BACKGROUND

In 1973 Central Mortgage & Housing Corporation and the Provincial Government announced the Neighbourhood Improvement Program (N.I.P.) and the Residential Rehabilitation Assistance Program (R.R.A.P.). These programs were established by the National Housing Act.

On February 19, 1974, Council approved the City Planning Department report 'Neighbourhood Improvement in Vancouver'. This report indicated priority areas in Vancouver which appeared eligible for assistance through this program. Portions of Grandview-Woodland, Mt. Pleasant, Cedar Cottage, Kensington, Fairview, Hastings-Sunrise, Kitsilano and Riley Park were indicated as generally meeting the criteria for eligibility in the program. In addition, the Downtown Eastside was rated as an area of low-income, poor building conditions and lacking in community facilities.

Cont'd. . . .

Clause No. 10 Continued

Vancouver has participated in the N.I.P. since its inception. The following table illustrates the level of our involvement:

YEAR	NEIGHBOURHOOD	FEDERAL	PROVINCIAL	CITY	TOTAL
1974	Kitsilano	$ 602,625	$ 301,313	$ 326,312	$ 1,230,250
1974	Cedar Cottage	897,375	448,687	498,688	1,844,750
1975	Mt. Pleasant	657,500	328,750	790,893	1,777,143
1975	Downtown-Eastside	342,500	171,250	171,250	685,000
1975	Strathcona (Com. Ctr.)	125,000	62,500	62,500	250,000
1976	Riley Park	950,000	475,000	475,000*	1,900,000
1976	Grandview-Woodland	1,250,000	625,000	625,000*	2,500,000
	TOTALS	$4,825,000	$2,412,500	$2,949,643	$10,187,143

*Council on May 4, 1976, authorized up to $1.4 million City share; the actual amounts will be determined upon adoption of N.I.P. Concept Plans later this year.

The R.R.A.P. program also has been extremely successful in Vancouver; low interest loans and grants totalling nearly $6 million have been provided to upgrade existing housing. All of the funds for this program comes from the Federal Government.

REMAINING PRIORITY AREAS

Hastings-Sunrise (pop. 15,000) and Kensington (pop. 13,000) are the final priority areas for N.I.P. (see Map in Appendix I), as identified in the 1974 report and adopted by Council. These two areas meet the criteria established for the N.I.P. program (see Appendix II). A third area which generally meets the criteria is the Seymour School area (pop. 1,000) near Clark and Hastings, just east of Strathcona. This area is currently the subject of study by the School Board who are considering alterations to the school to better accommodate the existing resident population.

As this is the final year for N.I.P. applications, the Planning Department believes these three areas should be selected for the 1977 N.I.P.

ANALYSIS OF FUNDING REQUIREMENTS AND RESOURCES

In accordance with N.I.P. funding criteria that the minimum level of dollar allocation be $200 per N.I.P. area resident ($100 Federal, $50 Provincial, and $50 City), the minimum total N.I.P. allocation to these areas would be 29,000 x $200 or $5.8 million. The City share, therefore, would be $1.45 million.

It appears that the City could obtain a portion of this amount from the following sources:

(1) $244,800 remaining in unallocated N.I.P. funds.

(2) $40,900 remaining in uncommitted Urban Renewal funds.

(3) $132,500 remaining in funds reserved for Strathcona, but uncommitted to any specific project.

(4) $27,700 remaining in Urban Renewal Project II funds, but uncommitted to any specific work to be undertaken.

The total of the above is $445,900. An additional $1,004,100 is required. The Planning Department recommends that this amount be provided in the Supplementary Budget for 1977.

Cont'd. . . .

Clause No. 10 Continued

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

(1) THAT Council approve in principle the selection of Hastings-Sunrise, Kensington, and the Seymour School area for the 1977 Neighbourhood Improvement Program.

(2) THAT the Federal and Provincial governments be requested to contribute $4.35 million (Federal $2.9 million and Provincial $1.45 million) for Neighbourhood Improvement Programs for 1977.

(3) THAT Council authorize up to $1.45 million as the City share of 1977 N.I.P. The source of this amount should be obtained partly from the following accounts:
(a) $244,800 remaining in unallocated N.I.P. funds.

(b) $40,900 remaining in uncommitted Urban Renewal funds.

(c) $132,500 remaining in funds reserved for Strathcona, but uncommitted to any specific projects.

(d) $27,700 remaining in Urban Renewal Project II funds, but not related to any specific work to be undertaken.

FURTHER THAT Council authorize up to $1,004,100 in the Supplementary Budget to be used to complete the funding requirement for the City share of the 1977 N.I.P.

(4) THAT the Director of Planning be instructed to report back after the announcement of the level of senior government funding for 1977 N.I.P. with recommendations on the feasibility of undertaking all three proposed N.I.P. programs, the appropriate boundaries for each area, and the required staff and site office arrangements."

Comments of the Director of Finance re Funding

Council is aware that the N.I.P. portion of the 1977-81 Five Year Plan failed to receive the approval of the voters in 1976, and therefore, there is a distinct shortage of N.I.P. funding available from 1977 onwards. By using all remaining Urban Renewal funds and unallocated N.I.P. funds from the past, we are able to accumulate $445,000. In my initial gathering together of requests and estimates for the 1977 Supplementary Capital Budget I have included $200,000 for the 1977 N.I.P. Program. Council can probably safely allocate this $200,000 out of the 1977 Supplementary Capital Budget, subject to final consideration and possible increase when Council deals with the 1977 Supplementary Capital Budget.

Therefore, in reply to the Deputy Minister's request (see Appendix III) for a City formal request for N.I.P. funding for 1977, I would recommend that Council request the size of program that requires $645,000 of City funds. This is considerably less than the Director of Planning proposes for a program, but until final consideration of the 1977 Supplementary Capital Budget it would appear to be the maximum that Council could safely consider. "

- -

The City Manager notes that, in view of the defeat of the 5-Year N.I.P. plebiscite and of the shortage of alternative funds as explained by the Director of Finance, the City Manager recommends that Council not submit a proposal for three N.I.P. areas, as advocated by the Director of Planning. There is also some doubt whether senior governments would fund so large a program.

Cont'd. . . .

Clause No. 10 Continued

Instead, the City Manager recommends that Council select one of the two major areas, Hastings-Sunrise or Kensington, and submit a proposal for that area only. The selection is left to Council's consideration. There are planning arguments in favour of either area which Council may wish to hear. For the information of Council, the percentage vote in favour of the N.I.P. plebiscite was approximately 41% in Hastings-Sunrise and 44% in Kensington.

Depending on the choice of area, the funds required would be as follows:

	Kensington (population 13,000)	Hastings-Sunrise (population 15,000)
Total N.I.P. project	$2,600,000	$3,000,000
City share	650,000	750,000
Left over funds available	445,900	445,900
1977 Supplementary Capital Budget	204,100	304,100

The City Manager RECOMMENDS that Council select only one area for the 1977 N.I.P. program and submits the selection for Council's CONSIDERATION.

The City Manager further RECOMMENDS that the recommendations of the Director of Planning be approved, modified in accordance with the decision of the area and the above tabulation of dollar figures.

FOR COUNCIL ACTION SEE PAGE(S) 120, 121, 125
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FINANCE MATTERS

RECOMMENDATION

1. Temporary Help - Local Improvements, Finance Department

The Director of Finance and the City Treasurer and Collector report as follows.

"The City Treasurer and Collector has reviewed the operation of the Local Improvement Section located in his Division and has determined that there is a need, on a temporary basis, for the addition of clerical assistance. This report will recommend an additional clerk be approved for a period not exceeding eighteen months and be subject to review in twelve months.

History

Prior to the creation of the British Columbia Assessment Authority the Local Improvement Section was a part of the Assessment Division of the Finance Department. In September, 1975, the Assessment Authority staff relocated to their new office in the Arbutus Village. The Local Improvement staff, consisting of one Clerk IV and two Clerk III's, were transferred to the Revenue & Treasury Division of the Finance Department. The Local Improvement function is a City responsibility and did not transfer to the new Authority established by the Provincial Government.

When the Local Improvement Section was with the Assessment Division, the services of up to nine realty clerks and two typists were available when necessary to assist in the Local Improvement workload. Since the separation of the previously integrated work groups, the Local Improvement staff has had to assume the workload by working overtime, hiring temporary help, part time staff and/or using the Revenue & Treasury staff whenever possible. This has not proved to be too efficient as additional help is required primarily prior to the Courts of Revision and at the year end, which in turn coincides with the peak tax periods. Therefore, assistance from the Revenue & Treasury staff is limited.

Over the past few years the City property owners have been increasing their petitions for improvements such as street pavement and curbs, lane pavement, street and lane lighting, speed bumps and sidewalks. These petitions have exceeded the City's funds for providing the improvements and many projects have been held in abeyance until the outcome of the most recent Five Year Plan plebiscite. The resulting backlog is the main reason for this request. The Local Improvements Section are involved in the following steps of the Local Improvement process:

1) Prepare necessary owner identification to City Engineer for each property within the parameter requested by the City Engineer.

2) Verifies returned petitions for sufficient signatures and value of property ownership.

3) Prepares measurement sheets and determines exact assessment footage including frontage vs. flankage, zoning, etc.

4) Subsequent to a project being approved by Council and the City Engineering Department providing the estimated costs of the project, the Section prepares detail costs for each property owner and advises them of the annual total costs and the date of the Court of Revision.

5) Reviews objections submitted by property owners prior to Court of Revision to determine their validity as to ownership and sufficient signatures.

6) At year end, the Section receives the lists of completed projects for the year and determines final costs, both annual and total, for each property owner and advises them of these costs.

In summary, the delay in any of the foregoing steps by the Local Improvements Section has significant detrimental effects to the Engineering Department planning its work and to the petitioner who has taken the time to obtain the signatures for his project.

Contd.

Clause #1 continued:

Estimated Costs

The estimated costs are as follows:

		1977 (9 Mos.)	1978 (9 Mos.)
	Salary & Fringe Benefits Clerk III (18 months)	$10,209	$10,209
	Furniture & Equipment Desk, Chair & Calculator	500	-
	Total	$10,709	$10,209
Less:	Savings on Overtime and Temporary Help	2,529	2,529
	Total Est. Costs	$ 8,180	$ 7,680

The above classification is subject to the approval of the Director of Personnel Services.

RECOMMENDED that:

A. A temporary position be added to the Revenue & Treasury Division of the Finance Department for a period not exceeding eighteen months.

B. The Director of Personnel Services review the classification of the position and report to the City Manager under the normal procedures.

C. The amount of $10,709 be approved in advance of the 1977 Budget for the salary and equipment costs and the 1977 Overtime and Temporary Help Budgets be reduced by $2,529.

D. The Director of Finance report to the City Manager after the position has been filled for twelve months regarding its continuation.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union.

The City Manager RECOMMENDS that the recommendations of the Director of Finance and City Treasurer & Collector be approved.

CONSIDERATION

2. Police - Staffing

The City Manager has received a report from the Chief Constable, recommending the hiring of additional Compound Attendants for security at the new Police parking compound (Columbia and Cordova Streets.) This report states:

"The temporary lot is situated in an area of the City which has a large number of drinking establishments. The area is subject to a high incidence of vandalism and thefts and disturbance calls. Of prime concern to the Police Department is the opportunity for acts of vandalism against Police vehicles on an unattended lot.

A variety of security systems has been examined, none of which has been found to be satisfactory.

Cont'd . . .

Clause #2 continued:

To temporarily overcome this need for security, we are presently employing the services of the B.C. Corps of Commissionaires between the hours of 4:00 p.m. and 6:00 a.m. daily, plus weekend coverage, at an hourly rate of $5.85; our weekly cost for this temporary arrangement is $690.30. The Commissionaires provide security only; there is still a lack of fleet supervision and parking control.

There are approximately 148 vehicles based at Police Headquarters; this figure does not include those attending at Headquarters from Oakridge, C.L.E.U. and other Police Forces which require a parking facility.

Full-time attendants are required to control the parking lot in order to ensure its maximum use. With proper supervision, an additional 20 vehicles could be accommodated on this lot. The problems, therefore, are:

1) the need for security
2) the need for 24-hour supervision of the Fleet
3) parking requirements of the Police Fleet and the public.

SUMMARY:

In order to rectify these problems, to satisfy the security need, to provide for more effective supervision of the Police Fleet and to reduce the on-street parking requirements, we recommend that 4 (four) additional Compound Attendants be employed. This establishment of 5 (4 new and 1 presently employed) Attendants would provide the necessary control on a 24-hour basis.

The annual salary costs of hiring 4 additional Compound Attendant I's at the mid-step of Pay Grade 10, including fringe benefits at 1976 rates is $42,202."

The City Manager notes that the proposed additional staff would provide better service than the present Corps of Commissionaires at relatively small extra cost, and is preferred to the continued use of Commissionaires.

However, the Manager submits that it is a matter for Council to judge whether the risk of vandalism in the lot justifies the expenditure of $42,000 per annum.

The City Manager submits for CONSIDERATION of Council the choice between the following courses of action:

Either:

A) Authorize in advance of the 1977 budget the hiring of four additional Compound Attendants I on a temporary basis for the duration of the construction of the annex to the Public Safety building; or

B) Request the Chief Constable to phase out the use of the Corps of Commissionaires as soon as possible, and report to Council if significant problems should arise from operating the lot without continuous supervision.

A copy of this report has been sent to the V.M.R.E.U.

Cont'd . . .

3. Request for Grant Equal to Local Improvement Charges - Sunny Hill Hospital for Children

The Director of Finance reports as follows.

"A request was received from Sunny Hill Hospital for Children dated December 28, 1976 for consideration of a grant of $788.21 which is the amount levied for Local Improvement charges on the property at 2755 East 21 Avenue.

The Sunny Hill Hospital has submitted the following information in support of their request.

> 'Sunny Hill Hospital for Children (formerly called The Vancouver Preventorium) is a Public Hospital under the Provincial Hospital Act and as such is not subject to land tax. However, it is subject, according to the Vancouver Charter, to local improvement taxes.
>
> I enclose a copy of our 1976 tax assessment in the amount of $788.21. The Provincial Government will not cover these taxes as an approved expense of the hospital so that the hospital must find the funds for these taxes from another source. Our hospital, as with most other hospitals in the Province, has been severely hit by the fiscal constraints imposed by the current government and is faced with a deficit for the current year.
>
> In view of this, we wish you to apply to City Council on our behalf for a grant of $788.21 to cover the cost of these local improvement taxes.'

Director of Finance

The following is submitted for Council information, when considering this request for a grant:

a) under the Vancouver Charter, hospitals are exempt from property taxes but, previous to 1976, this exemption did not include Local Improvement levies. In June 1976, the Provincial Government amended the Charter to make hospitals exempt from Local Improvement levies; this exemption covered only charges after January 1, 1976. Charges for projects undertaken prior to that date are to continue to be paid by the hospitals until fully paid.

b) the request for a grant is the amount levied for 1976 only and does not eliminate the ongoing levy which is detailed as follows:

Type	LEVY 1st Year	LEVY Final Year	Amount
Pavement	1976	1990	$681.33
Street lighting	1968	1977	13.44
Street lighting	1968	1977	13.44
Community Building	1963	1982	80.00
			$788.21

c) a check of the tax records shows twenty three properties listed under hospitals with Local Improvement charges of $12,747.00 paid in 1976. These charges will continue each year until they expire. The cost to commute (i.e., eliminate) these charges for all hospitals is $47,790.77.

d) the Director of Finance is not in favour of approval of this request since -

(i) hospitals are supposed to be supported by the Provincial Government.

(ii) the City's fiscal constraints are as severe as, if not more so than, the Provincial Government's, mainly due to the City's smaller tax base.

The request of the Sunny Hill Hospital for Children for a grant equal to 1976 Local Improvement charges is submitted for Council CONSIDERATION."

The City Manager submits the foregoing grant request for Council's CONSIDERATION, noting the comments of the Director of Finance.

Cont'd . . .

RECOMMENDATION

4. Overhead Charges and Sundry Debtor Work Performed by the Engineering Department

The Director of Finance and the City Engineer report as follows.

"City Council, on March 5, 1974, approved that the charge for supervision and clerical work, etc., on sundry debtor work be increased from 10% to 15%.

Sundry debtor work is work carried out by City forces related to other than City funded projects.

The recent review by the Engineering Department of the 15% overhead charge on sundry debtor work has determined that, on certain large jobs, the overhead costs incurred can be adequately covered by a lesser percentage. There are relatively few of these cases, but where they do occur it is unreasonable and the City Engineer and the Director of Finance agree that some discretion is required.

Recommendation

The Director of Finance and the City Engineer RECOMMEND that the charge for supervision and clerical work on sundry debtor projects be 15%, except on those projects where the Engineering Department can show, to the satisfaction of the Director of Finance, a recovery of all overhead costs at a lesser percentage."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and the City Engineer be approved.

5. Investment Matters (Various Funds) December 1976

The Director of Finance reports as follows:

"(a) Security Transactions during the month of December, 1976.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec.1	Bank of British Columbia	May 13/77	$ 1,559,416.85	$ 1,500,000.00	163	8.87
2	Bank of British Columbia	Dec. 3/76	2,000,520.55	2,000,000.00	1	9.50
3	Royal Bank of Canada	Dec. 6/76	1,000,719.18	1,000,000.00	3	8.75
6	Bank of British Columbia	Dec. 7/76	1,000,261.10	1,000,000.00	1	9.53
7	Bank of British Columbia	Dec. 8/76	2,000,521.64	2,000,000.00	1	9.52
8	Toronto Dominion Bank	Dec. 9/76	1,000,226.03	1,000,000.00	1	8.25
8	Bank of Nova Scotia	Dec.14/76	500,719.18	500,000.00	6	8.75
9	Bank of British Columbia	Dec.14/76	1,001,267.12	1,000,000.00	5	9.25
13	Bank of British Columbia	Dec.15/76	2,001,044.38	2,000,000.00	2	9.53
13	Bank of British Columbia	May 13/77	1,036,488.22	1,000,000.00	151	8.82
13	B.C.Hydro & Power Authority	Dec.28/76	2,007,397.26	2,000,000.00	15	9.00
13	B.C.Hydro & Bank of British Columbia	Dec.31/76	1,004,438.36	1,000,000.00	18	9.00
14	Royal Bank of Canada	Apr.29/77	1,032,602.74	1,000,000.00	136	8.75
15	Bank of British Columbia	Feb.25/77	1,017,516.71	1,000,000.00	72	8.88
16	Bank of British Columbia	Dec.17/76	500,125.00	500,000.00	1	9.125
16	Bank of Nova Scotia	Dec.20/76	1,000,958.90	1,000,000.00	4	8.75
17	Mercantile Bank of Canada	Dec.21/76	1,000,931.51	1,000,000.00	4	8.50
21	Bank of British Columbia	Dec.22/76	3,000,719.18	3,000,000.00	1	8.75
22	Toronto Dominion Bank	Dec.29/76	1,001,582.19	1,000,000.00	7	8.25
22	Toronto Dominion Bank	May 13/77	2,579,850.68	2,500,000.00	142	8.21
29	Toronto Dominion Bank	May 13/77	2,059,178.08	2,000,000.00	135	8.00
29	Mercantile Bank of Canada	Dec.30/76	493,403.18	493,283.24	1	8.875
31	Bank of British Columbia	Jan.5 /77	2,502,794.52	2,500,000.00	5	8.16
			$32,302,682.56	$31,993,283.24		

Clause #5 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Dec.14	City of Vancouver 8.00%	Apr.2,1993	$ 5,000.00	84.75	$ 4,237.50	16/5	9.90
14	Royal Bank of Canada 7.00%	Apr.15/77	400,000.00	99.35	397,400.00	-/5	8.90
14	Royal Bank of Canada 7.00%	Apr.15/77	45,000.00	99.35	44,707.50	-/5	8.90
31	City of Vancouver 5.50%	April 15/91	500,000.00US	71.514US	360,895.40CAN	14/4	9.10
			$950,000.00		$807,240.40		
	Chartered Bank Deposit Receipts & Government Notes						
Dec.14	Bank of Nova Scotia	Dec.31/76	$ 200,815.07		$ 200,000.00	17	8.75
31	Canadian Imperial Bank of Commerce	Jan. 6/77	500,616.44		500,000.00	6	7.50
			701,431.51		700,000.00		
			$ 1,651,431.51		$1,507,240.40		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1976.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$53,278,094.80	$51,457,924.80

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

6. Resolution of Vancouver Civic Theatres Board Re Cancellation of Playhouse Performance

The following report has been received from the Director of Finance.

"On January 7, 1977 the Vancouver Civic Theatres Board dealt with a letter from The Playhouse Theatre Company, quoted as follows:

'On December 15th, 1976 The Playhouse Theatre Centre of B.C. was forced to cancel its evening's performance of THE COUNT OF MONTE CRISTO at The Queen Elizabeth Playhouse.

The reason for the cancellation was a lighting control failure which left the stage in darkness immediately preceding curtain time. There was absolutely no warning of the trouble and the auditorium was sold out, with the audience seated when it happened.

After 45 minutes of diligent but unsuccessful attempts by theatre technicians to rectify the difficulty, while the audience waited in their seats, our management made the decision to cancel the performance and consequently to offer refunds or exchanges on all tickets for that performance.

Cont'd. . . . .

Clause No. 6 Continued

As a result, The Playhouse Theatre Centre of B.C. suffered a considerable financial loss as well as the patience and moral support of many audience members. Since we had no warning of the problem and therefore were unable to announce a cancellation or change in program, nor were we in a position to hire temporary lighting facilities, we had no choice but to cancel.

Although the contract with the City of Vancouver and Lessees of The Queen Elizabeth Playhouse is drawn to protect the City in such cases, I am writing to enquire whether you might examine this particular situation with a view to reimbursement for losses incurred.

Statement of financial losses due to cancellation of performance on Dec. 15/76 at Q.E.P.

Refunds and lost revenue from ticket exchanges	$1,750.00
Stage Crew Salaries	258.00
Actors Salaries	495.00
Buses rented to transport some of audience from outer areas of city	216.00
House Manager	20.00
	$2,739.00'

The Vancouver Civic Theatres Board considered the request of The Playhouse Theatre Company and passed the following resolution recommending to Council a refund of approximately half of the claim of The Playhouse Theatre Company. The resolution of the Board is quoted as follows:

'RESOLVED that it be recommended to the City Council that, without prejudice, the City agree to reimburse this company as follows:

Stage crew salaries	$ 258.00
Actors salaries	495.00
Buses rented to transport some of audience from outer areas of City	216.00
House Manager	20.00
Theatre Rental (forego billing)	345.00
	$1,334.00'

The request of The Playhouse Theatre Company and the resolution of the Board are submitted to City Council for CONSIDERATION."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

Cont'd. . . . .

RECOMMENDATION

7. Increase in Water Rates Revenue

The Director of Finance reports as follows.

"The Water Works distribution system of the City of Vancouver is intended to operate on a self-supporting basis, with the City purchasing water from the Greater Vancouver Water District supply system, maintaining the water distribution system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend an increase of 9.73% in flat and metered water rates for the year 1977.

History

As stated in the 1976 report on water rates it is impossible to exactly match revenues and expenditures for any given year and, for this reason, a water rates stabilization reserve was established in 1965. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was not considered necessary to increase the size of the reserve. In 1970 there was a deficit on the operation that basically eliminated the reserve.

In 1971 the rates were increased to provide a five year break-even period that resulted in a balance in the reserve of $88,071 as at December 31, 1975.

In 1976 the water rate charges, both flat and metered rates, were increased 19.6%. The balance in the reserve was taken into account in the calculation in an attempt to reduce the large rate increase. In addition the 1976 report recommended that the policy of setting water rate charges on a five year basis be changed to an annual basis.

1976 Water Works Revenues and Expenditures (Preliminary) and Proposed 1977 Budget

The following table shows the results of the 1976 operations and the proposed 1977 budget. The 1976 revenue and expenditures are preliminary and may vary slightly when the final ledgers are closed for the year. The 1977 budget will require a 9.73% increase in water rates revenue.

TABLE I

WATER WORKS OPERATION

	1977 Estimated $	1976 Actual $	Increase 1977 Est. Over 1976 Actual $	%
Estimated Expenditures:				
Debt Charges	3,464,886	3,244,866	220,020	6.7%
Water Purchases (GVWD)	3,163,000	2,983,772	179,228	6.0
Water Rates Billing Exp.	280,000	262,245	17,755	6.8
Operating & Maintenance	1,700,000	1,560,000	140,000	8.9
1976 Deficit	61,965	-	61,965	-
TOTAL EXPENDITURES	8,669,851	8,050,883	618,968	7.7%
Estimated Revenues:				
Flat Rate	3,868,857	3,525,695	343,162)	9.73%
Metered Rate	4,800,994	4,375,152	425,842)	
TOTAL REVENUE	8,669,851	7,900,847	769,004 (2)	
Provided from Water Stabilization Reserve	-	88,071	(88,071)	
TOTAL	8,669,851	7,988,918 (1)	680,933	
Estimated Loss - 1976		61,965		

Note (1) The amounts shown for 1976 Actual are subject to final closing of the City's books.

cont'd. . . .

Clause No. 7 Continued

Note (2) The increase in revenue of $769,004 over increased expenditures of $618,968 amounts to $150,036 and this is required to provide for:

1976 Estimated Loss	$ 61,965
1976 Provision from the Water Rates Stabilization Reserve (Balance)	88,071
	$150,036

The 1976 operating loss is taken into account in setting the 1977 revenue in order to maintain the 'utility' aspect of the Water Works operation where the costs are recovered from the users.

The effects of the proposed increase of 9.73% are shown in the following two sections - Proposed Increase in Flat Water Charges and Proposed Increase in Metered Water Service.

Proposed Increase in Flat Water Charges

The following tables show the proposed flat rate water charges for 1977 at an increased rate of 9.73% recommended in this report:

(i) Single Dwelling Unit (Schedule 'B' Water Works By-Law #4848)

Approx. No. of Properties	Present Rate Per Year	Present Rate Total	Proposed Rate Per Year	Proposed Rate Total
78,000	43.25	3,376,000	47.50	3,705,000
Additional Charges:				
5,200 Extra Dwelling Units	15.50	80,600	17.00	88,400

(ii) Flat Charges for Unmetered Fire Service Pipes

	2 inch or smaller	23.50	26.00	
	3 inch	35.00	38.50	
	4 inch	48.50	53.50	
1,180	6 inch	56.50	62.00	75,700
	8 inch	66.00	72.50	
	10 inch	70.00	76.75	
	12 inch	75.00	82.50	

69,000

Proposed Increase in Metered Water Charges

The meter rates to be increased 9.73% as shown in the following schedule:

Charges for Metered Water Service - Schedule 'D' of the Water By-Law

Water Consumption Charge

Two-Monthly Period	Four-Monthly Period	Rate Per Unit of 100 Cu. Ft. Present	Rate Per Unit of 100 Cu. Ft. Proposed
First 200 Units Used	First 400 Units Used	27.4¢	30.1¢
Next 400 " "	Next 800 " "	22.0¢	24.2¢
Next 1,000 " "	Next 2,000 " "	17.1¢	18.8¢
Over 1,600 " "	Over 3,200 " "	15.3¢	16.8¢

A minimum quantity of 8 units per month will be charged for, should a lesser quantity or no water be consumed.

Cont'd. . . .

Clause No. 7 Continued

Meter Charge Based on Size and Type of Meter, Payable on Each Service in Addition To the Water Consumption Charges

Serviced with Standard Type Meters

Per Two-Monthly Period

	Present	Proposed
5/8 and 3/4 inches	4.95	5.45
1 inch	5.40	5.95
1½ inch	6.50	7.15
2 inch	8.10	8.90
3 inch	15.55	17.10
4 inch	19.65	21.55
6 inch	25.25	27.70
8 inch	38.60	42.35
10 inch	48.25	52.95

Per Four-Monthly Period

5/8 and 3/4 inches	6.35	7.00
1 inch	7.25	7.95
1½ inch	9.55	10.50
2 inch	12.55	13.75

Serviced with Low Head Loss Meters

4 inch	22.45	24.65
6 inch	33.55	36.80
8 inch	44.40	48.75
10 inch	54.95	60.30

The above rate increases will result in an increase in revenue of $425,800 on the 1976 amount of $4,375,000 for a total estimated 1977 water meter revenue of $4,800,800.

Recommendations

The Director of Finance RECOMMENDS that:

A. Flat water rates and metered water rates be increased by 9.73% to allow for increased costs and the 1976 operating deficit.

B. Flat water rates for single dwelling units be increased from $43.25 to $47.50 for 1977, and that the other flat rate increases as detailed in this report be approved.

C. Metered water charges be increased by 9.73% and the rates as detailed in this report be approved.

D. The Director of Legal Services be requested to amend the Water Works By-Law #4848 for changes approved by City Council to be effective January 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 127 & 129

PERSONNEL MATTERS

RECOMMENDATION

1. Enforcement of Noise Control By-law

The Administrative Analyst reports as follows:

"On December 7, 1976, Council amended the Noise Control By-law to facilitate its enforcement. Numerous staff meetings have been held to define procedures and responsibilities related to inspection, enforcement and prosecution of offenders, culminating in the outline of procedures attached as Appendix A.

Responsibility for the measurement of sound levels has been assumed by the Health Department Inspectors who have, in conjunction with the City Engineer, investigated the characteristics of various types of sound level measuring equipment to determine the practicality of the equipment for the intended use. As a consequence of these investigations, they are proposing the purchase of the equipment listed in Appendix B at a cost of $12,500.

In accordance with the recommendation of the City Prosecutor, a further prerequisite to effective enforcement of the Noise Control By-law is the initiation of an approved course in Sound Technology through a recognized educational institution. The Extension Department at B.C.I.T. have expressed their willingness to provide such a training course of 18 hours duration. This course would provide the certification necessary for use by the Prosecutor. The recommended class size is 12 people. The Engineering Department has expressed interest in having one of their staff attend this training and the City of Vancouver Police Department have indicated that they would like two personnel to attend as well. B.C.I.T. would require a signed contract at an estimated annual cost of $1,000. The classes would be held during normal working hours and the arrangement for classes are to be by mutual agreement between the Health Department and B.C.I.T.

An annual printing budget for form letters and petitions will be required. It is estimated that the first year expenses for this item will be approximately $2,000.

The Medical Health Officer notes that previous reports have discussed broader aspects of traffic noise and the monitoring of new developments, whereas this report deals only with the enforcement aspects of the Noise Control By-law. He further advises that a report on a noise control program and operating policies will be forthcoming to the Community Services Committee."

The City Manager RECOMMENDS as follows:

A. That the procedures for enforcement outlined in Appendix A be approved by Council.

B. That expenditures totalling $15,500 be approved in advance of the 1977 budget for the purchase of sound level measuring equipment, the initiation of a training programme, and the printing of form letters.

C. That the Director of Legal Services be instructed to prepare a contract with B.C.I.T. for staff training.

FOR COUNCIL ACTION SEE PAGE(S) 131

PROPERTY MATTERS

RECOMMENDATION

1. Taylor Manor - Rental of Premises to the Vancouver Resources Board

The Director of Finance reports as follows.

"In January, 1974 the Provincial Government assumed the responsibility of the administration of Welfare in the City of Vancouver. The assumption of Welfare included the management of the Welfare operation at Taylor Manor. As with any major changeover in administration, there have been many problems associated with the transfer of responsibilities, staff, use of buildings, etc. This report deals with the lease of Taylor Manor which, due to its unique character, could not be negotiated on the normal economic basis. However, the present proposal of the Vancouver Resources Board does not appear to be too unreasonable and is being submitted to Council for approval.

History

For many years Taylor Manor was operated by the City as a boarding home for senior citizens.

In 1961 City Council reviewed the use of the building and adopted the following recommendation:

> 'That Taylor Manor be advertised to be leased on the basis of the lessee bearing the full cost of maintenance of the building and grounds or portion thereof; the advertisement to be in the form of a request for proposals for the future of the building indicating in detail the intended use for report back to Council.'

Subsequently in October, 1961 the following recommendation was approved by Council:

> 'That the Social Service Administrator be authorized to change progressively the function of Taylor Manor to that of a boarding home providing intermediate or special care for persons requiring some personal care because of age or infirmity, such changes would commence following completion of the necessary works listed in the present report.'

The above resolution was due to the fact that the Province (Welfare) would be contributing more to the operation of the home.

Since that time Taylor Manor has changed and as at the time of the Provincial Government assumption in January of 1974 the residents were in receipt of welfare assistance.

The operating losses of Taylor Manor (cost to the City) including certain upgrading expenditures for the period 1960 to 1973 were as follows:

YEAR	EXPENDITURE	INCOME	LOSS (PROFIT)
1960	$ 75,742	$ 45,357	$ 30,385
1961	71,614	44,436	27,178
1962	73,018	50,333	22,685
1963	75,792	72,026	3,766
1964	81,559	74,842	6,717
1965	88,268	81,282	6,986
1966	88,511	88,062	449
1967	95,260	96,196	(936)
1968	110,302	106,415	3,887
1969	121,963	110,778	11,185
1970	131,868	127,292	4,576
1971	147,704	122,552	25,152
1972	179,464	126,889	52,575
1973	203,311	172,645	30,666
	$1,544,376	$1,319,105	$225,271

Clause #1 continued

NOTE: (1) The foregoing expenditures are for operating and maintenance costs only and do not include taxes, depreciation or administrative costs of the City.

(2) In 1974 the operation of Taylor Manor was through the City's books with the following results:

Expenditure	$237,518
Income	188,118
Operating Loss	$ 49,400
Provincial Government Subsidy	48,585
Cost to City for 8 days in 1974	$ 815

Economic Rent

The Properties Division of the Finance Department have indicated that normal economic rent would be in the area of $4.50 per square foot. This would result in a return to the City of $76,707 (17,046 square feet X $4.50). The $4.50 rate is a return to the City and the Vancouver Resources Board would remain responsible for all repairs and maintenance.

Proposal of Vancouver Resources Board

By letter of December 14, 1976 the Regional Manager of the V.R.B., Mr. David Schreck, has submitted a proposal of $27,840 per annum based on $40 per month per resident (40 X 12 X 58 residents), the V.R.B. to be responsible for all maintenance and repairs. The Manager of the V.R.B. has also indicated that they are faced with and will carry out major renovations and repairs over the next few years.

Subsequent discussions with the Manager regarding terms, etc. based on his proposal are as follows:

1) The term of the lease to be for five years commencing January 1, 1977 with an option for renewal for a further five year period.

2) The rental rate to be reviewed after two and one-half years (June 30, 1979).

3) The V.R.B. to pay retroactive rent for the period July 1, 1975 to December 31, 1976 at $27,840 per annum for a total of $41,760.

Summary

Since the City does not appear to have any immediate alternate use for the building or property and in view of the fact that prior to Provincial takeover of the Welfare system, the City was absorbing a fairly large loss in the operation and since the facility is currently providing a needed use in the City, the Director of Finance RECOMMENDS that:

A) The City of Vancouver lease Taylor Manor to the Vancouver Resources Board on the following terms:

(i) Term of the lease to be for five years commencing January 1, 1977.

(ii) The rental rate to be $27,840 per annum commencing January 1, 1977 and to be reviewed as of June 30, 1979.

(iii) The rental review as at June 30, 1979 include a review of the current request of the V.R.B. for a five year option for renewal for the period January 1, 1982 to December 31, 1986.

(iv) The V.R.B. to pay retroactive rent for the period July 1, 1975 to December 31, 1976 amounting to $41,760.

B) The V.R.B. to be responsible for all maintenance and renovations to Taylor Manor with any major alterations or renovations to receive prior approval of the Assistant Director of Permits & Licenses - Construction & Maintenance Division.

Cont'd.....

Clause #1 continued

c) The lease agreement to be prepared to the satisfaction of the Director of Legal Services and the Director of Finance.

A copy of this report has been forwarded to the Manager of the Vancouver Resources Board and he has indicated his agreement.

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

2. Consent to Assign Sub-lease of Portion of 1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"The property known as 1572 West 4th Avenue, Lots 5 - 7, Block 250, D.L. 526, situated under the Fir Street ramp, was purchased for the Granville bridge and is leased to Paulsen Industries Ltd. for a term of five years expiring December 31, 1976 with an option to renew for a further five year period.

Paulsen Industries Ltd. exercised their option to renew and on December 14, 1976 Council approved the renewal of this lease for a further five year term from January 1, 1977 to December 31, 1981 at a market rental of $660.00 per month plus taxes.

Paulsen Industries Ltd. sub-lease a portion of the premises to Jones Mac-Tool Sales Ltd.. An application has now been received from Paulsen Industries Ltd. for consent to assign the sub-lease from Jones Mac-Tool Sales Ltd. to Associated Audio-Visual effective February 1, 1977 terminating December 31, 1981.

Recommended that the foregoing request of Paulsen Industries Ltd. to assign the sub-lease to Associated Audio-Visual be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease of portion of Fraserview Library to Vancouver Resources Board

The Supervisor of Properties reports as follows:

"The subject structure was constructed in 1970 to house both a library and a Community Services Centre, the latter to contain the welfare Department, Childrens Aid Society, Probation Services, etc.

In 1974, the Vancouver Resources Board took over the Welfare function and since that time has occupied the premises together with C.A.S. and other non-City organizations.

Due to the difficulties witnessed by the V.R.B. in determining the responsibility of how the rent to the City would be shared between itself and the Children's Aid Society, the rental has been held in abeyance.

Recent developments have resulted in a consolidation of responsibility to the V.R.B. respecting the facility and discussions concerning the outstanding rental have taken place with Mr. D.D. Schreck, Regional Manager of the V.R.B.

Cont'd.....

Clause #3 continued

By letter dated December 14, 1976, Mr. Schreck has now agreed to a rental arrangement as follows for the period April 1, 1974 to December 31, 1976.

April 1, 1974 to Dec. 31, 1974 @ $3.50 x 2055 sq.ft.	$5,395.00 (9 months)
January 1, 1975 to Dec. 31, 1975 @ $4.00 x 2055 Sq.Ft.	$8,220.00
January 1, 1976 to Dec. 31, 1976 @ $5.00 x 2055 sq.ft.	$10,275.00
	$23,890.00

In addition to the foregoing, the V.R.B. has agreed to enter into a 5-year lease of the premises effective January 1, 1977. Rental for the first 2½-year period to be set at $5.50 per square foot resulting in an annual amount of $11,300.00. Rental to be reviewed for the second 2½-year period.

The foregoing proposed rental is considered to represent the present market rental value for this type of accommodation.

It is recommended that:-

A. The Supervisor of Properties be authorized to enter into a 5-year lease with the Vancouver Resources Board on the foregoing basis, such lease to be subject to the approval of the Director of Legal Services;

B. Council approve the rental arrangement for the period April 1, 1974 to December 31, 1976 amounting to $23,890.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. McLaren Electric Building, 1830 West 5th Avenue
Change of name of the Lessee

The Supervisor of Properties reports as follows:

"City Council on November 9, 1976 approved a lease to Canadian Cultured Marble Ltd. for 2½ years from January 1, 1977 in the McLaren Electric Building, 1830 West 5th Avenue covering an area 6,000 square feet more or less.

The Solicitor for this company on receiving lease agreements for execution has requested that the name of the lessee be changed from Canadian Cultured Marble Ltd. to Noramcan Industries Ltd.. Mr. Charles Klar is the sole owner of both companies and is separating the job functions.

It is recommended that City Council's resolution of November 9, 1976 be amended to change the name of the Lessee from Canadian Cultured Marble Ltd. to Noramcan Industries Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

5. Extension of Option Between the City and Anavets Senior Citizens' Housing Society

The Supervisor of Properties reports as follows:

"On August 29, 1972, City Council approved the sale of Lot D, Block 109, D.L. 264 A, Plan 14682, being 951 East 8th Avenue, to the Anavets Senior Citizens' Society. In February, 1973, the title to the property was transferred and the City retained an Option Agreement to repurchase the lands if construction for Senior Citizens' Housing did not take place by August 29, 1974.

Various extensions have been approved by Council to allow the Society time to obtain financing through C.M.H.C. as follows:

Council on Aug. 9/74 approved an extension to Feb. 28/75,
Council on Jan.28/75 approved an extension to Aug. 28/75,
Council on Jul.22/75 approved an extension to Feb. 28/76,
Council on Feb.10/76 approved an extension to Feb. 28/77.

The Society are now requesting an extension for a six month period from February 28, 1977, to August 28, 1977. They have indicated they have applied for a Building Permit and feel that six months will be adequate time to satisfy various departments so that the permit can be issued and they can start construction.

As it appears that the Society intend to proceed with this development it is recommended that the Anavets Senior Citizens' Housing Society be granted an extension to the Option Agreement held by the City for the period February 28, 1977 to August 28, 1977; the City to have three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Coffee Shop - Public Safety Building - 312 Main Street

The Supervisor of Properties reports as follows:

"A portion of the basement area of the Public Safety Building is leased for coffee shop purposes. The lease expired on December 31, 1972 and the tenant has since continued on a month-to-month basis.

The lessee wishes to upgrade the premises by installing new booths and table tops plus installing new kitchen equipment, at a cost to the lessee of approximately $3,400.00, and requests the security of a lease.

The Users Committee of the Vancouver Police Department, chaired by Deputy Chief Constable Stewart, met on November 4, 1976, and resolved that a lease on the coffee shop at 312 Main Street be drawn for a one-year period plus a one-year option, in favour of the present tenant, Mrs. Greta Avefjall.

Recommended that a new lease be drawn in favour of Mrs. Greta Avefjall to operate the coffee shop situated in the basement of the Public Safety Building for the period commencing February 1, 1977 to January 21, 1978 at a rental of $160.00 per month, plus a one-year option to renew at a market rental rate, subject to the same terms and conditions as contained in the expired lease."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

Cont'd.....

7. Sale of Residential Lots situated on the N/S of 18th Avenue between Kaslo and Renfrew Streets

The Supervisor of Properties reports as follows:

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lots B, C & D, Block M, Section 44 T.H.S.L., Plan 11660 - ZONED RS-1

Name	Approx. Size	Sale Price	Terms
Wakefield Realty Ltd.	Lot B - 40' x 102'	$ 41,556.00	City terms at 11%
	Lot C - 40' x 102'	41,565.00	
	Lot D - 40' x 102' less 50 sq. ft.	41,565.00	

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

8. Burrard Street Widening. Purchase of portion of Property - 1980 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 40, Block 238, District Lot 526, Plan 590, being 1980 Burrard Street have agreed to convey the West 7 X 113 feet of land for the sum of $19,775.00, this price to be inclusive of all considerations.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 7971 on the foregoing basis, chargeable to Code # 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Chimo Terrace - Wall Street Park : Sale of City Lands

The Supervisor of Properties reports as follows:

"In accordance with Item #2 of Council Minutes of September 21, 1976, concerning the Wall Street Park proposal, the Supervisor of Properties was authorized to negotiate (under Clause 3) the sale of Lots 1 to 4, Block 18, D. L. 184, Plan 178 to the adjoining owner for report back.

Under Clause 4 Council approved that the funds from the sale of the above property be set aside for this park development and the approved road closures.

Cont'd.....

Clause #9 continued:

The subject property comprises four contiguous lots each having a frontage of 50' with an average depth of 60.5' and all are zoned M-1, Light Industrial District. The total area is 12,102 square feet and the site is level and suitable for industrial development.

Negotiations with the adjoining owner, Lumberland Building Materials Ltd., have been carried out to a point whereby Mr. Don Robertson on behalf of Lumberland has agreed to purchase the lands for $142,198.50.

This price reflects a square foot rate of $11.75 which adequately represents market value for this type of industrial property.

Recommended that the Supervisor of Properties be authorized to convey City Lots 1 to 4 inclusive, Block 18, District Lot 184, Plan 178 to Lumberland Building Materials Ltd. on the following basis:

1. Price: $142,198.50

2. Date of Sale: Date of Council Approval

3. City Terms being 1/4 down, balance in 3 equal payments due 6, 12 & 18 months after date of sale, with interest at 11% on the principal outstanding from time to time calculated on a daily basis and payable on the instalment dates.

4. Purchaser to pay $50.00 administration fee and all Land Registration fees.

5. Purchaser to pay proportionate part of current year's taxes as if levied."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

10. Rental Review - City-owned lane between Broadway and 8th Avenue in the west 1200 block

The Supervisor of Properties reports as follows:

"Council on July 9, 1974, approved the lease of a portion of lane in block 333, D.L. 526 for a period of 13 years. The rental is subject to review as of February 1st, 1977 and is known as the "Second Rental Period".

The lessee has agreed to a rental increase from $300 per month plus taxes to $400 per month plus taxes effective February 1, 1977. This increase is considered to be fair and equitable with other similar rentals in the area.

Recommended that the revised rental rate for the "Second Rental Period" between the City of Vancouver and Lawson Oates on Broadway Ltd. be approved. The new rental rate to be $400 per month plus taxes for a further three year period."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 131

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 20, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, January 20, 1977 at approximately 2.10 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE COMMITTEE : M.L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications

The Committee considered the Planning Department status of rezoning applications as of December 31, 1976 (on file in the City Clerk's office) and

RESOLVED:

THAT the status report of rezoning applications as of December 31, 1976 be received.

2. Status of Major Development Permit Applications

Mr. A. Floyd, Acting Zoning Planner, presented a verbal report on the following development permit applications:

(a) DPA No. 76290 - 1240 Robson Street - one storey retail building - roof top parking

(b) DPA No. 76308 - 1935 Haro Street - apartment building - 23 dwelling units

(c) DPA No. 76422 - 900 Schoolgreen (False Creek) - school

(d) DPA No. 76429 - 1400 Robson Street - alter and change use of 3 floors Landmark Hotel

RESOLVED:

THAT the verbal report on major development permit applications be received.

Cont'd.....

RECOMMENDATION

3. Riley Park N.I.P. Citizens' Planning Committee Formation and Terms of Reference

The Committee considered a report of the City Manager dated December 30, 1976 (copy circulated) in which the Director of Planning recommends that Terms of Reference be endorsed in order to formalize the Riley Park Citizens' N.I.P. Planning Committee.

RECOMMENDED:

THAT the Terms of Reference for the Riley Park Citizens' N.I.P. Committee, as contained in Appendix II of the report of the City Manager dated December 30, 1976, be endorsed.

4(A) Proposed Amendment to the Agreement Dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve

The Chairman noted that the Musqueam Indian Band had invited all members of Council to visit the Reserve prior to the meeting. He, as well as Mayor Volrich, Aldermen Bellamy, Brown, Ford, Kennedy and Puil, representatives of the Salish Park Residents' Committee, members of staff and of the Press visited the site earlier in the day. Mr. R. Guerin, Land Development Officer of the Band described the various aspects of their overall plans for the Reserve Lands and indicated the location of the Park Reserve on which the Band would like to construct ball fields, a regulation lacrosse box, a war-canoe shed and the Musqueam Cultural Hall.

Mr. Guerin distributed copies of a memorandum to the Planning Committee dated January 20, 1977 (copy circulated).

****

Present for the afternoon discussion were:

Chief D. Guerin)	Musqueam Indian Band
Mr. R.J. Guerin)	
Dr. M. Quick)	Salish Park Residents' Committee
Mr. K. Benson)	
Mr. W. Morgan)	
Mr. G. Hamilton	Architect

Recommendations of the Director of Planning contained in the Manager's Report (Building) dated January 7, 1977 (on file in the City Clerk's office) were referred to the Committee by Council on January 11, 1977 for discussion with representatives of the Band, with particular reference to the nature and development of the park.

Chief Guerin indicated that the area shown as park reserve is part of the Musqueam Village Agreement and is under the control and direction of the Musqueam Recreation Council. The residents of Musqueam would be welcome to use the facilities, but the Musqueam Council would not wish the facility to become a riverfront park.

A member of the Committee pointed out that the 1970 Agreement and the plans attached thereto between the City and the Minister of Indian Affairs and Northern Development, indicate a specific area to be reserved for park and recreational purposes only, until September 27, 2074.

Cont'd .....

Clause #4 continued

Mr. Benson stated that it is the Residents' Committee's feeling that the park was created as part of the Salish Subdivision to be set aside to allow the public unrestricted use of the park until 2074 when the agreement expires. He also pointed out the agreement states that the parties (the City and the Minister)"will at all times and upon every reasonable request give all further assurances and do all further things for the purpose of giving full effect to the covenants and provisions" contained in the agreement. This has not been done.

Mr. Hamilton requested the Committee to allow the development permit to go ahead, subject to satisfactory resolution of the park question.

Members of the Committee felt there could be no decision on the application to amend the agreement until there is a firm commitment on the park reserve. The Committee therefore

RECOMMENDED:

THAT a sub-committee, consisting of Alderman Brown, representatives of the Salish Park Residents' Committee, and members of the Musqueam Indian Band, be formed to meet and make recommendations on a satisfactory agreement of the recreational facilities and park questions, and the application to alter the agreement not be approved until the sub-committee reports back to the next meeting of the Standing Committee.

4(B) Musqueam Indian Band - Request for Exclusion from the Agricultural Land Reserve

With respect to the Band's request for exclusion from the Agricultural Land Reserve, the Committee felt the Director of Planning should look at the Band's overall plans for the entire area and report back to the Committee with a recommendation on the exclusion.

RECOMMENDED:

THAT the Director of Planning meet with members of the Musqueam Indian Band to review the Band's overall plans for the entire area in order to report back with a recommendation on the request for exclusion from the Agricultural Land Reserve.

5. St. Paul's Hospital Development (Windermere Apartments - 1148 Thurlow St.)

On January 11, 1977 Council considered a memorandum dated December 17, 1976 from Mr. N. Barth, Director of Hospital Planning, Greater Vancouver Regional Hospital District in which Mr. Barth recommends to the Hospital District that it proceed with its plans to demolish the Windermere Apartments in 1977. Council also noted a memorandum from the Director of Planning advising that he would be meeting with Mr. Barth and City Engineering staff to determine what parking recommendations will be made to the Development Permit Board with regard to the hospital's plans.

Council received the communications and instructed the Director of Planning to proceed with the meeting and report to the Planning and Development Committee.

Cont'd.....

Clause #5 continued

Mr. D.M. Hickley, Associate Director, Central Area Planning, advised that the above-mentioned meeting had been held on January 19. An interim verbal progress report was being presented to the Committee as the Greater Vancouver Regional Hospital District will be meeting next week to discuss the matter.

Mr. Barth and Mr. D. Coolidge, Director of Planning, St. Paul's Hospital were present for the discussion.

Mr. Barth stated that the Housing Committee asked that the matter of demolishing the Windermere Apartments be reviewed in the hopes the building could be retained for residential purposes. He advised that Stage 1 of the Hospital's redevelopment proposals would result in the loss of about 80 parking spaces on the Pendrell Street lot. The Windermere site would accommodate only 15 parking spaces so provision of parking is not the major reason for demolition. Cost estimates were obtained for the work necessary to upgrade the building to meet fire code and general requirements to make the building safe and habitable. Existing legislation allows recovery of capital improvements through rents over a five year period. The costs to upgrade to minimum requirements would mean an increase in rent of about $145 per month. The second stage of the redevelopment would clearly involve the Windermere site so it would not be economically feasible for the hospital to continue with the residential accommodation unless there was a substantial subsidization of the cost.

Mr. Barth advised that on the instructions of the Minister of Health, the Stage 1 programme was reduced from $40 million to $21 million. It still has to go to the Minister for approval. He agreed that there is no firm commitment for Phase 2. The Hospital indicates that Phase 2 must follow immediately after Phase 1 but the timing and details are not known.

A member of the Committee suggested:

(a) that a projection of the Traffic and parking needs for St. Paul's be undertaken.

(b) that an inventory of existing housing in the inner city area be prepared.

(c) that the possibility of utilizing the Property Endowment Fund Board to purchase part of the inventory be explored.

Mr. Coolidge advised that they are required to do a traffic and transportation study of the area and come up with some recommentations for the Development Permit Board as to the parking requirements of the Hospital.

The Chairman advised that there is an inventory of inner city housing being done.

The City Manager advised that the Property Endowment Fund is intended for the purchase of property that will produce a viable return to the City.

(At this point the Chairman left the meeting and requested Alderman Kennedy to take the Chair)

Cont'd.....

Clause #5 continued

A discussion followed re the demolition of the Windermere Apartments and the Committee

RECOMMENDED:

A. THAT the Greater Vancouver Regional Hospital District be allowed to proceed with the original plans to demolish the Windermere Apartments.

B. THAT the verbal progress report of the Director of Planning be received.

(Alderman Kennedy wished to be recorded as opposed to Recommendation A.

Alderman Harcourt was absent.)

INFORMATION

6. List of Items Outstanding to the Committee

The Committee considered a list of items dated December 31, 1976 which were outstanding to the Standing Committee on Planning and Development (on file in the City Clerk's office). It was agreed that matters pertaining to transportation, traffic or parking would be transferred to the Standing Committee on Transportation and major items involving both the Planning and Development and Transportation Committees would be discussed at joint meetings.

RESOLVED:

THAT the list of items outstanding to the Committee be received for information.

(During discussion of the foregoing, Alderman Harcourt resumed the Chair)

The meeting adjourned at 4.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 132

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JANUARY 20, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 20, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Submission by Neighbourhood Services Association

The Chairman had agreed to hear a submission by Neighbourhood Services Association in advance of consideration by the Committee of their grant request for 1977.

Appearing before the Committee this date were Mr. Cyril Francis, Chairman of Neighbourhood Services Association; Mr. Elmer Helm, Executive Director; and representatives of the various service units of the Association.

The representatives, with the aid of a slide presentation, gave a verbal submission on the activities and budget requirements for 1977 for the Association as outlined in their letter of January 10, 1977 (copy circulated).

It was noted the Association has applied for a grant of $135,000.00 for the work of the six neighbourhood houses operated by the Association. Of this total amount, $10,000.00 would go to the Mount Pleasant Neighbourhood House, $18,344.00 would go to Frog Hollow Neighbourhood House, $26,666.00 would go to Fraserview Neighbourhood Centre, and the remaining $80,000.00 would cover costs of programs at Cedar Cottage Neighbourhood Services, Kitsilano Neighbourhood House and Gordon Neighbourhood House.

The representatives of the Association pointed out they received $90,000.00 from the City last year and the extra $45,000.00 applied for this year is to cover new programs the Association has taken on in the Hastings-Sunrise, Fraserview and Mount Pleasant areas. The representatives pointed out that the $135,000.00 is Canada Assistance Plan sharable, and if C.A.P. sharing is approved, the actual cost to the City would be $65,500.00.

The Association's representatives answered questions from the Committee, and the Social Planning Department advised that the 1977 Community Services grants report, including the grant to this organization, would be submitted in the early part of February.

Following discussion, it was

RECOMMENDED

THAT the verbal submission given this date by representatives of Neighbourhood Services Association be received.

Continued on Page 2. . .

INFORMATION AND RECOMMENDATION

2. Outstanding Matters for Community Services Committee

The Committee, at its meeting on January 13, 1977, completed a review of the first two pages of the lists of outstanding matters which will be forwarded to the Committee, and resolved to continue its review at the next meeting.

The Committee this date reviewed items listed on pages 3 and 4 (copy circulated) of the Community Services outstanding list as follows:

a) 26 Aug 1976 - New Central Hotel and Ferry Hotel

The Committee noted that Council approved the Committee's recommendation in December 1976 to purchase these buildings. The Director of Social Planning advised there will be a report forthcoming on the City's condition of purchase that the buildings be put in a reasonable state of repair to the satisfaction of the City.

b) 2 Sep 1976 - Chimo Terrace Wall Street Park

A representative of the Social Planning Department advised that sufficient funds will be available to develop the park, and the Park Board is currently working on designs. The City Manager suggested an application should be made for a one-third recreational facilities grant from the Provincial Government, and it was

RECOMMENDED

THAT the Social Planning Department would investigate the feasibility of acquiring funds for a recreational facilities grant and report back to the Community Services Committee.

c) 2 Sep 1976 - Carnegie Library - Social Planning to report in January 1977 on programing and proceeding with design phase, management of the facility and sources of operating funds.

The Director of Social Planning advised he will be attending a meeting in Victoria regarding a recreational facilities grant and that there will be a City staff meeting on the Carnegie Library during the last week of January. He indicated there would be a report in February regarding proceeding with the design phase. There was some discussion on the Library Board's involvement in the Carnegie Library with Committee member Alderman Ford advising the Library Board would not likely contribute financially for a branch library.

d) 21 Oct 1976 - Cordova Lodge - Supervisor of Properties was to report back on progress as necessary.

The Chairman of the Committee had asked for a progress report on the staffing and accommodation at Cordova Lodge for today's meeting and read a memorandum from the City Manager advising that there are now 28 residents and 10 staff on duty out of a City authorization for 19 staff. The Chairman asked why there are apparent delays in having this lodge fully staffed and filled to its capacity of 70 residents.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the next meeting of the Committee on the staffing and accommodation of residents at the Cordova Lodge.

Continued on Page 3. . .

Clause No. 2 Continued

e) 28 Oct 1976 - Committee seeks meeting with Minister of Municipal Affairs, B.C. Hydro and S.P.A.R.C. regarding refitting buses to accommodate disabled persons.

It was noted the City received a letter dated December 29, 1976 from the Municipal Affairs Minister stating his department is looking into this matter and will contact the City in the future.

Committee members felt that a meeting with B.C. Hydro and Municipal Affairs officials should be expedited, and following discussion, it was

RECOMMENDED

THAT the Director of Social Planning co-ordinate a meeting of the Community Services Committee with representatives of the Municipal Affairs Department, the Bureau of Transit, B.C. Hydro and S.P.A.R.C.

f) 20 Oct 1976 - Libby Davies of Downtown Eastside Residents' Association and Oppenheimer Planning Committee complains of traffic hazards in Downtown East.

The Committee noted this matter was referred to the City Engineer for a report to the Committee, and it was agreed that the Clerk would inquire from the City Engineering Department when this report will be forthcoming.

g) 27 Oct 1976 - Mr. G. Campbell and members of Strata No. 34 complain of day care centre at 7th and Arbutus.

The Committee noted this matter was referred to the Directors of Planning and Social Planning for a report, and the Clerk advised that Planning Department has indicated it is nearing completion of its portion of the report.

h) 9 Nov 1976 - Committee requests further report from officials re citizens' complaints re Billy Bishop Legion.

The Clerk advised the Director of Environmental Health is nearing completion of a report on this matter.

i) 29 Nov 1976 - Downtown Eastside Residents' Association grant request.

The Committee noted Social Planning will report on this application in its 1977 grants report in February.

During discussion, the Director of Social Planning pointed out that his department, in the past, has recommended a grant to this organization which, however, has been turned down by City Council. In view of Council's position, the department is placed in an invidious position if it chooses to recommend a grant.

It was agreed that the report on the Downtown Eastside Residents' Association's grant application could be brought forward for the Committee's consideration.

Continued on Page 4. . .

Clause No. 2 Continued

j) 9 Dec 1976 - Boys' & Girls' Clubs of Greater Vancouver request to purchase City land for expansion.

It was noted that Committee resolved on December 9, 1976 that the Chairman and Vice Chairman would appear before the Property Endowment Fund Board to discuss terms of the sale of land to this organization.

The Director of Social Planning advised that his department and the Planning Department are working on a new report on this matter and, therefore, it was agreed it would not be necessary for an appearance before the Property Endowment Fund Board.

It was agreed the Committee would continue to review the outstanding matters at future meetings.

INFORMATION

3. Licensed Premises in the Downtown Area

At its meeting on January 13, 1977, the Committee requested that the map and report on licensed premises in the Downtown area, which were considered by the Committee on December 9, 1976, be brought forward for the information of the new Committee members.

The Committee had before it for consideration a clause from the minutes of the December 9, 1976 Community Services Committee meeting (copy circulated) and the map showing the location, type and seating capacity of licensed premises was posted on a display board.

During discussion, it was noted that licensed restaurants are included in the total seating capacity of 59,945 persons in the Downtown area. The Chairman pointed out that the City had been getting an increasing number of applications from restaurants to create new lounges within their premises where liquor only can be sold. These lounges may occupy no more than 25% of the total restaurant space. It was also pointed by the Chairman that the Committee had recommended approval of an application for a licensed lounge in an office building.

It was agreed that the Committee would review all future applications for licensed premises on their own individual merit.

RECOMMENDATION

4. Emergency Services Implementation Committee

The Committee had before it for consideration a Manager's Report dated January 11, 1977 (copy circulated) in which the Director of Social Planning and the Chief Constable reported on progress toward improving the City's resources to provide emergency services at nighttime.

The report stated an Emergency Services Implementation Committee has been meeting since October 1976, and recommended that City Council formally recognize this committee.

Continued on Page 5. . . .

Clause No. 4 Continued

Representatives of the Social Planning and Police Departments spoke to the Committee on this report,pointing out that at present only the Police and the Vancouver Resources Board provide any sort of nighttime services; that there is no nighttime psychiatric service.

It was noted during discussion that as a result of the Emergency Services Implementation Committee's work, a nighttime squad of persons available to answer emergency calls for psychiatric and social services has been operating on Friday and Saturday nights and that it would soon be operational seven nights a week.

It was noted the Provincial Alcohol and Drug Commission is not participating in the Emergency Services Implementation Committee, and it was agreed that the Social Planning Department should invite the Commission to participate.

Following discussion, it was

RECOMMENDED

A. THAT City Council formally recognize the Emergency Services Implementation Committee and endorse its functions as described in the City Manager's report of January 11, 1977, and that progress reports from the Committee be made to the Community Services Committee of Council on a regular basis.

B. THAT the Provincial Alcohol & Drug Commission be invited to participate in the Emergency Services Implementation Committee.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 132

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JANUARY 27, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 27, 1977 at approximately 1.35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil (Items 2 and 3)

CLERK TO THE COMMITTEE : M.L. Cross

INFORMATION

1. Government Assisted Housing : 1976 Summary

The Committee considered a report dated January 20, 1977 (on file in the City Clerk's Office) which the City Manager submitted for the information of the Committee. In the report the Director of Planning summarizes Government assisted housing activities in the City of Vancouver, providing information on

(a) Units built by Governments and various non-profit housing societies using funding available from the National Housing Act "aid to low income groups" provisions.

(b) Units built by private enterprise using Assisted Rental Programme provisions of the National Housing Act to stimulate construction of new rental accommodation and units sold through the Assisted Home Ownership Programme.

RESOLVED

THAT the report of the City Manager dated January 20, 1977 be received.

RECOMMENDATION

2. City-Owned Lands Located West of Hawks Avenue between Prior Street and Malkin Avenue

The Committee considered a report of the City Manager dated January 11, 1977 (copy circulated) in which the Director of Planning outlined various land use alternatives for Portion D of the City-owned lands located West of Hawks Avenue between Prior Street and Malkin Avenue.

Cont'd.....

Clause No. 2 continued:

Mr. R. Youngberg, Associate Director, Area Planning advised that the Property Endowment Fund Board had requested the Planning Department to provide a status report on the above City-owned properties to the Standing Committee on Planning and Development. On March 18, 1976, the Committee considered the status report and recommended that the Director of Planning meet with representatives of the Strathcona Property Owners and Tenants Association to discuss development of the land indicated as Portion D and report back. The Planning Department met with representatives of the Strathcona Property Owners and Tenants Association and developed four alternative land-use proposals, in order of priority suggested by the Strathcona residents.

Alternative A - designate entire 3.37 acre Portion D for park purposes.

Alternative B - designate westerly 1 acre of Portion D for industrial use and the easterly 2.37 acres for park use.

Alternative C - designate westerly 1 acre of Portion D for industrial use and the easterly 2.37 acres for park plus a closed Hawks Avenue to be added to the park --- with an exchange of the westerly 1 acre designated park with 1 acre in the South-East corner of the Strathcona Park thereby providing all of Portion D for park and 1 acre in Strathcona Park to be marketed for industrial use.

Alternative D - designate all of Portion D for low/moderate income,moderate density family housing.

In September 1976, the Parks Board considered the four development options for Portion D and resolved that Council designate the entire 3.37 acres for park purposes and place it in park reserve for future payment by the Board to the City.

The Director of Social Planning suggested a further alternative - designation of the entire 3.37 acres of Portion D for park purposes with no street closure and the sale of up to 3.37 acres of land in the South-East corner of Strathcona Park for industrial use.

The City Manager recommended :

1. That no additional acreage south of Prior Street be dedicated for park purposes.

2. That the 3.37 acres of "Portion D" be utilized for industrial purposes, unless an agreement can be reached with the Park Board for an exchange of lands.

3. That the Supervisor of Properties and Director of Planning report back on discussions with the Park Board and S.P.O.T.A. as to the possibility of the 3.37 acres of "Portion D" being dedicated as park in exchange for 3.37 acres of the southeast corner of Strathcona Park being sold for industrial purposes.

Cont'd.....

Clause No. 2 continued:

4. That such discussions also explore additional exchanges of lands to create more industrial land south of Prior in exchange for park sites north of Prior.

5. That Hawks Avenue be retained as a City Street although it could be closed at one end on a temporary basis if this were found desirable."

Mrs. B. Lee, President of the Strathcona Property Owners and Tenants Association distributed copies of a letter to the Chairman dated January 26, 1977 (copy circulated) in which the Association expressed concern that the recommendations of the report pay little attention to Strathcona's need for park and the Association's objection to the land being sold for industrial use. S.P.O.T.A. requested the Committee to defer consideration of the Manager's Report until the Association has an opportunity to bring the issue and other important concerns to the attention of the Council.

A member of the Committee noted that the South-East corner of the Strathcona Park contained a fully developed field hockey pitch, well utilised by residents from the whole of Vancouver, not just the Strathcona community. It was suggested that as there are still a number of unknowns in the area i.e.whether the Indian Friendship Centre Society will be proceeding, the 3.37 acres should be put into park reserve.

Mr. S. Kripps, Park Board, stated that it would cost a minimum of $60,000 to relocate the existing field hockey pitch.

Mr. W. Curtis, City Engineer, recommended against the closure of Hawks Avenue as there would be a loss of some convenient on-street parking South of Prior Street that would be shifted into the Strathcona area. B.C. Hydro and B.C. Telephone have utilities on Hawks Avenue for servicing the industrial area to the South which would have to be relocated if the street were closed. Hawks Avenue will be needed to serve the growing industrial area as the closest alternative access routes are five blocks away in either direction.

A resident of the Strathcona area stated that most of the trucks enter the industrial area from the West using Prior/Malkin and Raymur in the East. Very few of them use Hawks Avenue. Ms. J. Lee of S.P.O.T.A. stated that several years ago the Association suggested that Malkin Avenue be upgraded, extended to the West and East and connected to the Great Northern Cut. Mr. Curtis advised that this had been proposed to Council but was not approved.

Mr. R. Spaxman, Director of Planning, stated that the problem with looking at issues on a block-by-block basis rather than a wider context is that it is difficult to determine which issue has priority - in this case, is it the people who live in the area, the need for industrial land or the truck access that is needed to serve the industrial area. All of the problems should be looked at on a broader scale to see how they are interrelated.

Cont'd.....

Clause No. 2 continued:

The Committee

RECOMMENDED

THAT consideration of the report of the City Manager dated January 11, 1977 be deferred until representatives of the Strathcona Property Owners and Tenants Association appear as a delegation before Council.

(NOTE FROM CLERK: If Council approves the above recommendation of the Committee, arrangements will be made for representatives of S.P.O.T.A. to appear as a delegation on February 15, 1977.)

3. Proposed Amendment to the Agreement Dealing with the Development of the Salish Subdivision in the Musqueam Indian Reserve

At its meeting on January 20, 1977 the Committee formed a Sub-committee composed of Ald. Brown, representatives of the Salish Park Residents Association and members of the Musqueam Indian Band to make recommendations to the Standing Committee on a satisfactory agreement with respect to the recreational facilities and park questions, prior to any approval of the application to amend the Agreement.

Present for the discussion were Mr. R. Guerin and Councillors of the Musqueam Indian Band and Dr. M. Quick, Dr. W. Morgan and Mr. K. Benson of the Salish Park Residents Committee.

On behalf of the Sub-committee, Ald. Brown advised that all members of the Sub-committee agreed that the park would be under the jurisdiction of the Musqueam Recreation Commission who would develop the playing fields. The Park Board would possibly construct three tennis courts and a children's playground in the area. The following recommendation of the Sub-committee was submitted:

"The Agreement would be amended on the understanding that:

1. Free access to and use of the park facility shall be available to all residents of Musqueam and Salish Subdivisions.

2. Vancouver citizens shall have access to the park facility for mutually organized sports activities.

3. The facility shall be under the jurisdiction of the Musqueam Recreation Commission, expanded to include representatives of the residents of Salish Park and one representative of the Vancouver Park Board."

A member of the Committee did not agree with the above recommendations as they do not state who is to pay for the development of the park facility and when it is to be developed. If the facility is to be developed over a period of time, the Band will come back to Council for funds. Free access to and use of the park facilities for the residents of the Musqueam and Salish Sub-divisions does not resolve the fact that the park reserve

Cont'd...

Clause No. 3 continued:

should be available to all citizens of Vancouver.

Ald. Puil put forward the following amendment:

"The facility shall be under the jurisdiction of and at the expense of the Musqueam Recreation Commission...."

The motion was defeated with Ald. Brown, Gibson, Harcourt and Kennedy opposed.

Ald. Brown stated that the Park Board would be unable to allocate development funds to the park facility as it would not be a Vancouver public park.

Dr. Morgan discussed various street improvements and further access requirements for the Sub-division. It was agreed that the City Engineer would report these matters to the Standing Committee on Transportation.

Ald. Brown advised that the Sub-committee had also agreed that an overall planning committee should be formed to make recommendations on the overall development plans of the Musqueam Indian Band for the entire Musqueam area.

The Chairman pointed out that Council, on January 11, 1977, referred the recommendations of the City Manager contained in his report dated January 7, 1977 (on file in the City Clerk's Office) with respect to amending the Agreement to the Planning and Development Committee for discussion with representatives of the Band with particular reference to the nature and development of the park. The Committee considered the recommendation and

RECOMMENDED

A. THAT the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan 143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities, on the understanding that:

(i) Free access to and use of the park facility shall be available to all residents of Musqueam and Salish Subdivisions.

(ii) Vancouver citizens shall have access to the park facility for mutually organized sports activities..

(iii) The facility shall be under the jurisdiction of the Musqueam Recreation Commission, expanded to include representatives of the residents of Salish Park and one representative of the Vancouver Park Board.

B. THAT the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets "SK1-SK13 by Hamilton Doyle and Associates, Architects" and dated April 15th, 1976 (on file in the Planning Department).

Cont'd...

Clause No. 3 continued:

C. THAT the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary and the Director of Legal Services be authorized to amend the July 4, 1970 agreement between the City and Crown Federal to reflect any such change.

D. THAT the Director of Legal Services be instructed to initiate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November, 1973.

E. THAT a Musqueam Overall Planning Committee, consisting of representatives of the Musqueam Indian Band Chief and Council, residents of non-Band groups (Salish Park and Musqueam Subdivisions) City Council and appropriate civic staff, be formed to discuss and make recommendations on the overall development plans of the Musqueam Indian Band for the entire Musqueam area.

F. THAT the City Engineer be requested to discuss any local traffic matters or requests for further access to the Sub-division with the Salish Park Residents Committee for report to the Standing Committee on Transportation.

The meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 133

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JANUARY 27, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 27, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari (Clauses 4 to 7)

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of January 13, 1977 were adopted.

INFORMATION

1. Requests for Surplus Furniture from Non-Profit Organizations

The Committee had before it for information a Manager's Report dated January 13, 1977 (copy circulated) in which the Director of Social Planning reported that during 1976 24 non-profit organizations were supplied with surplus used furniture at 10% of the appraised value or $10.00 as per a City Council resolution of April 4, 1974.

Total appraised value of the items supplied to the organizations in 1976 was $8339.00 for which the organizations paid a price of $910.30.

The Director of Social Planning appeared before the Committee on this matter and pointed out that should any of these organizations, which have received surplus City-owned furniture, cease to operate, the furniture is returned to the City.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated January 13, 1977 be received.

INFORMATION AND RECOMMENDATION

2. Lodging House By-law Enforcement

The Committee had before it for consideration a Manager's Report dated January 14, 1977 (copy circulated) in which the Medical Health Officer gave a progress report on the status of three downtown eastside area rooming houses which the owners had indicated last year would be closed on January 1, 1977.

The Director of Environmental Health appeared before the Committee on this matter and reported that one of the premises, located at 56 East Cordova Street, has been improved by the owners considerably and is now in good condition.

Premises at 634 Main Street are continuing to operate on 30-day interim permits while repairs are in progress.

Continued on Page 2. . . .

Clause No. 2 Continued

It was reported there has been some improvement to the premises at 630 Alexander Street.

A representative of a co-owner of 630 Alexander Street appeared before the Committee and explained the operators have been experiencing difficulty in meeting Health Department's standards since a janitor resigned his job. The spokesman indicated the owners had been unable to find a new janitor.

During discussion of this report, it was suggested that members of the Committee make a tour of rooming houses in the downtown eastside area.

Following discussion, it was

RESOLVED

A. THAT the Director of Environmental Health and the Health Inspector in the downtown eastside area discuss with the co-owner of 630 Alexander Street what measures must be taken to ensure the premises complies with Health Department's standards.

B. THAT the Director of Environmental Health arrange a tour for the Community Services Committee of approximately twelve downtown eastside area rooming houses.

and it was

RECOMMENDED

THAT the Manager's Report dated January 14, 1977, be received, and that the City Manager be requested to submit a further progress report in one month on the status of 630 Alexander Street and 634 Main Street.

RECOMMENDATION

3. Minimum Heat By-law

The Committee had before it for consideration a Manager's Report dated January 14, 1977 (copy circulated) in which the Medical Health Officer commented on a letter dated December 10, 1976 from the Federal Office of Energy Conservation (copy circulated) which asked the City to consider amending its Minimum Heat By-law to read 68°F and 63°F rather than the existing 70°F and 65°F.

The Director of Environmental Health appeared before the Committee on this matter and pointed out that even though the existing by-law requires a minimum temperature of 70°F during the day, many premises only provide 65°F, and that any lowering in the minimum temperature requirements would likely bring a reduction in the actual degree of heat provided.

The Director of Environmental Health added the present requirements are minimal and stated the Health Department strongly recommends the existing Minimum Heat By-law not be lowered.

Continued on Page 3 . . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the Federal Office of Energy Conservation be advised that the City is not prepared to lower its Minimum Heat By-law as the City Health Department feels the existing temperature requirements are minimal for the health and comfort of tenants in rented accommodation.

4. Complaint re Tax Buying Agency

The Committee, at its meeting on January 13, 1977, served notice it would accept complaints from the public regarding the current practices of income tax buying companies.

The Committee had before it for consideration a letter dated January 18, 1977 from the Downtown Eastside Residents' Association (copy circulated) which reported on the experience of a Mr. Lyle Torgeson at Basmar Tax Services, 56 East Hastings Street.

Representatives of the Downtown Eastside Residents' Association appeared with Mr. Torgeson before the Committee on this matter. The Committee was reminded that the City Council, last year, following a recommendation from the Community Services Committee, had enacted a by-law which set a limit on the amount of income tax return a tax buying company could charge a client who sold his income tax return. That limit is 15% of the amount of income tax return.

Mr. Torgeson reiterated to the Committee the story outlined in the Downtown Eastside Residents' Association's letter of January 18, 1977, pointing out that he had received only $55.00 of the $100.00 Renters' Resources grant.

During discussion of this matter, the opinion was expressed by the Committee that income tax buying companies are violating the intent of the City by-law by obtaining a profit of more than 15%.

It was noted that tax buying companies located within the boundaries of the City of Vancouver are in fact acting as agents or brokers for offices located outside the City boundaries.

The City License Inspector appeared before the Committee and explained that the tax buying companies operating in the City of Vancouver are currently being required by the Department of Permits and Licenses to obtain two licenses - a broker's license and an accounting license, and it was noted by the Committee that the present method of operation involves a transaction of a security which possibly could be in violation of the Provincial Securities Act.

The Chairman advised that he has requested information from the B.C. Securities Commission regarding this method of operation.

It was agreed the Director of Legal Services would investigate the current method of operation under the Securities Act.

It was the opinion of the Committee that the tax buying companies, by acting as brokers, are parties to an arrangement to circumvent the intent of the City's tax buyers regulation by-law and consideration was given to cancelling or suspending the licenses of businesses which are acting as agents for tax buying companies.

Continued on Page 4. . . .

Clause No. 4 Continued

It was suggested during discussion that the City's representatives on the Greater Vancouver Regional District could suggest all G.V.R.D. member municipalities enact similar by-laws to regulate tax buying companies.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Permits & Licenses report to the Community Services Committee on the present business procedures of the tax buying companies located in the City of Vancouver.

B. THAT City Council request the Provincial Government to make, by legislation or regulation, the Renters' Resources Grant non-transferable.

C. THAT the operator of Basmar Tax Services, 56 East Hastings Street, be requested to appear before Vancouver City Council to show cause why his business licenses should not be suspended.

5. Cordova Lodge

The Committee, at its meeting on January 20, 1977, requested a report be prepared on the staffing and accommodation level at Cordova Lodge.

The Committee had before it for information a report dated January 25, 1977 (copy circulated) from the City Manager which outlined the current status of filling the 19 positions authorized by Council for Cordova Lodge. The report also provided a status report on tenancy at Cordova Lodge.

There was a wide-ranging discussion on this matter involving representatives of the Properties Office, the Personnel Department and Cordova Lodge staff.

It was noted during discussion that the number of tenants housed in Cordova Lodge cannot be increased to its maximum of 70 persons until the full staff complement of 19 persons is on duty.

At present there are 5 supervisors and 5 adult care workers on duty, and it was indicated the full staff complement of 19 persons should be appointed by the end of February.

It was estimated it would be another two months until the total of 70 persons could be housed in the facility.

Following discussion, it was

RECOMMENDED

A. THAT the Manager's Report dated January 25, 1977, be received.

B. THAT the City Manager report to the Community Services Committee at the end of February 1977 on the staffing of Cordova Lodge and at the end of April on the tenancy at Cordova Lodge.

Continued on Page 5 . . . .

INFORMATION

6. Outstanding Matters for Community Services Committee

The Committee, at its meeting on January 20, 1977, had completed a review of the first four pages of the outstanding matters which will be coming to the Committee.

The Committee continued its review of outstanding matters this date with brief discussion on the items listed in the attached list of matters which were previously outstanding to last year's Standing Committee on Housing.

The following were noted:

a) Discussion with Minister of Housing regarding rental assistance for handicapped

The Committee requested additional details on the background of this matter.

b) Building owners organizations invited to discuss construction costs of compliance with City by-laws

The Clerk advised that the organizations would be appearing as delegations before Council.

c) Report on equipment and staff requirements re Noise By-law enforcement

The Committee was advised by the City Manager a report on this matter will be presented Council in the very near future.

d) Equitable sharing of the 12% allowable rent increases for renovations

The Committee requested further details on this matter.

e) Housing registry and relocation services funding (Red Door and Y.W.C.A.)

It was noted the Director of Social Planning is working on a report on this matter. It was suggested by the Director of Social Planning that the Committee should request the Deputy Ministers of Housing and Human Resources to meet with the Committee to discuss financing of these housing registry and relocation agencies, and it was agreed that the Chairman would sign letters inviting them to meet with the Committee.

RECOMMENDATION

7. Community Hearings by the Legal Services Commission

The Committee had before it for consideration a letter from Mr. Ian Waddell, Counsel to the Provincial Legal Services Commission,(copy circulated) which asked that the City consider presenting a brief to the Legal Services Commission's downtown hearing scheduled for April 4, 1977.

Mr. Waddell appeared before the Committee on this matter and advised that the Commission would be interested in hearing the opinion of the City of Vancouver regarding the provision of legal services to the general public.

Continued on Page 6 . . . .

Clause No. 7 Continued

During discussion, it was suggested that the Police and other City Departments be invited to attend a future meeting of the Committee to determine what the City might include in a brief to the Legal Services Commission.

Following discussion, it was

RECOMMENDED

THAT the City of Vancouver present a brief to the April 4, 1977 hearing of the Legal Services Commission, and that the Police and other City Departments be invited to appear before the Community Services Committee to consider the contents of the brief.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 133-134

V

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 27, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, January 27, 1977, at 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK TO THE COMMITTEE: J. Thomas

The Minutes of the meeting of January 12, 1977, were adopted.

RECOMMENDATION:

1. Vehicles for Hire Board Discontinuation

The Chairman made reference to a resolution of City Council at its January 25, 1977, meeting approving the discontinuation of the Vehicles for Hire Board and directing that all matters previously dealt with by the Board be referred to the Standing Committee on Transportation. Alderman Rankin had served as Chairman of the Vehicles for Hire Board for many years and was familiar with the specialised nature of its activities and therefore Alderman Kennedy suggested it would be appropriate for Alderman Rankin to head a sub-committee with selected officials to deal with activities formerly dealt with by the Vehicles for Hire Board and report to the Standing Committee. Alderman Rankin indicated he would be prepared to accept the appointment.

It was

RECOMMENDED,

THAT a sub-committee comprised of Alderman Rankin as chairman and appropriate officials to be selected in consultation with the City Manager, be appointed to deal with activities formerly assumed by the Vehicles for Hire Board.

2. Aerobus Transportation System

The Committee had for consideration a Manager's Report dated January 17, 1977, (circulated) in which the City Engineer reported on a preliminary assessment of the Aerobus transit system presented to the Committee at its meeting on January 12, 1977, by Mr. F. Bernard.

The report discussed the system, outlined the advantages and disadvantages and concluded the system, as presently designed, was probably inadequate for the purposes visualized by the City and Regional District. If the difficulties noted could be overcome by redesign, the utility of the system could be considerably improved. However, the inflexibility of not being able to vary the number of cars seemed a very difficult engineering problem. B.C. Hydro and the Engineering Department were evaluating the system and further design information was expected from the proposers.

The Engineer advised other cities in the United States were being contacted for their evaluation of the system and their conclusions on the problems noted. When more information was available, there would be a further report to the Committee.

In response to questions, the City Engineer felt the system would be particularly suited to crossing bodies of water and also traversing overhead on bridges such as the Lions Gate and the Arthur Laing, however, a great deal of research still had to be carried out before the system could be established in an urban setting.

Cont'd . . .

Clause 2 Cont'd

Aesthetic values, wind factors and speed maximums were discussed and some members of the Committee felt the Aerobus, while presenting an innovative, inexpensive method of transportation still remained largely unproven and the City should place greater emphasis on other priorities, such as the development of a light rapid transit system for Greater Vancouver. The Chairman pointed out B.C. Hydro was sharing the results of its technical studies with the City and the Provincial Minister of Transport was interested in the application of the Aerobus system. He urged the Committee keep an open mind on the matter.

It was

RECOMMENDED,

A. THAT the City Engineer be instructed to continue discussions with B.C. Hydro and report back to the Committee when the B.C. Hydro evaluation of the Aerobus system has been completed.

B. THAT the Manager's Report dated January 17, 1977, be received for information.

3. City Engineer's Report

The Committee considered an oral report submitted by the City Engineer commenting on the following issues scheduled for report to the Committee during 1977:

- Stanley Park Causeway
- Bus Shelter Program
- North and South Kent Avenue
- Access Ramps - Arthur Laing Bridge
- Great Northern Cut - Truck Route
- Robson Street Study
- Waterfront Access
- Ring Road Concept
- Boundary Road

The City Engineer also advised a number of issues formerly dealt with by the now defunct Official Traffic Commission, including parking reports on Robson Street, Chinatown, and Gastown, were also in preparation stages for presentation to the Committee.

Present during discussion on the bus shelter program were representatives of the following companies: Seaboard Advertising, Transad Ltd., City Bench Co., Goodwill Advertising Ltd., Bustop Advertising. In response to a question from the Seaboard representative, the City Engineer advised a detailed report being prepared for Council's consideration in mid-February would deal with a number of proposals from various individuals and companies which differed in many respects in regard to the number of bus shelters proposed, type and extent of advertising possible, revenue sharing with the City and costs to be incurred by the City.

It was

RECOMMENDED,

THAT the oral report of the City Engineer be received for information.

Cont'd . . .

4. Park Drive - Granville to Oak

The Committee had for consideration a Manager's Report dated January 19, 1977, (circulated) in which the City Engineer reported on a request that the City undertake the paving and curbing of Park Drive, contained in a brief to Council dated November 2, 1976, from Mr. K.W. Ridley, a resident of Park Drive.

The City Engineer reported Park Drive had been designated and operated as an arterial street for many years and was currently carrying daily traffic volumes of 8,900 vehicles. Improvements had been included in previous Five-Year Plans but Park Drive's priority had continually fallen below available funding. The road improvements had been again included in the recently approved Five-Year Plan but tentative scheduling suggested the project would not be put forward until 1981. The City Engineer therefore recommended the best option for early implementation of the paving and curbing of Park Drive would be by local improvement petition procedure initiated by the residents.

The City Engineer's recommendation was refuted by Mr. Ridley who addressed the Committee and contended improvements to arterial streets were the responsibility of the City, not the local residents. To require local improvement petition procedure was an injustice to residents who already had to cope with the high level of noise and pollution from an arterial street in a residential neighbourhood.

Members of the Committee referred to a large amount of correspondence received from residents over a period of several years and it was the consensus that the improvements be initiated by the City as soon as possible.

It was

RECOMMENDED,

THAT the City initiate the paving and curbing of Park Drive as a priority project.

5. Proposed Cul-de-sac on 72nd Avenue East of Granville Street

In a Manager's Report dated January 13, 1977, (circulated) the City Engineer commented on traffic conditions at the intersection of Granville Street and 72nd Avenue and recommended in order to reduce the accident potential at the intersection a cul-de-sac be constructed on 72nd Avenue immediately east of Granville Street at a cost of $7,500.

Traffic studies conducted in the area earlier this year in response to a request for a pedestrian crossing revealed traffic speeds off the ramp of the Arthur Laing Bridge approaching the 72nd intersection from the south averaged 35-37 m.p.h. Adding to the traffic hazard were substandard sight distances in the area and an office building on the south-east corner of 72nd Avenue.

RECOMMENDED,

THAT a cul-de-sac be constructed on 72nd Avenue immediately east of Granville Street and funds for the work be appropriated from Street Capital Account 148/7929.

The meeting adjourned at approximately 4:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 134

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VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 27, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, January 27, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Community Music School of Greater Vancouver - Request for Increased Civic Grant

The Community Music School requested that this matter be deferred for two weeks, and it was

RECOMMENDED

THAT this matter be deferred for two weeks.

2. Sculpture Society of British Columbia - Commissioning of a Major Piece of Sculpture

The Committee considered a letter dated January 10, 1977 from the Sculpture Society of B.C. requesting that the City allocate a sum of money for the purpose of commissioning a major piece of sculpture to be located in a park, town square, etc. The Society distributed copies of a catalogue displaying works for sale.

It was requested that the material be left with members of the Committee for review and be placed on the agenda again if a member of the Committee so requested.

Following further discussion it was

RECOMMENDED

THAT the letter from the Sculpture Society of B.C. be received.

3. Ice Skating Instruction at Britannia

The Committee considered a Manager's report dated January 17, 1977 (copy circulated) wherein the Director of Finance and Director of Social Planning reported on the ice skating program at Britannia.

Cont'd . . .

Clause #3 continued:

It was noted that in 1976 Council approved $5,120 for the Learn to Skate program at Britannia and continuation subject to review by the Director of Finance and Director of Social Planning for report back to Council.

Representatives of the Britannia Community Services Centre reported that the program has been very successful and they wish to continue it as a regular feature. In the past it was on a grant basis but the Britannia Board of Management and the Park Board request that the program be incorporated into the regular operating budget of the Ice Rink Division. The program has been highly productive to the residents of the community. It has given skills, introduced residents to public skating, and contributed to the public skating program offered and revenues derived.

It was felt the program could be considered in the regular budget process and, following further discussion it was

RECOMMENDED

THAT the report be received and the program be dealt with in the ordinary budget process.

4. Review of Park Board N.N.R. Budget

The Committee considered a Manager's report dated January 13, 1977 (copy circulated) wherein the Superintendent of Parks reported on the Review of the Park Board N.N.R. Budget.

It was noted that during the 1976 budget review considerable discussion took place regarding the Park Board's estimates for New and Non-Annual-Recurring items (N.N.R.), particularly noting that a considerable number of projects submitted should be more appropriately placed in the Basic Budget estimates. Council, as a result, passed the following motion at its meeting of April 13, 1976:

"That the establishment of a suitable Maintenance Budget with the intent to include N.N.R.'s within that Budget be referred to the City Manager in consultation with the Director of Finance and the Superintendent of Parks to report to Council."

The review was completed by City and Park Board staff after analysing the Park Board's approved N.N.R. budgets for the last three years and is outlined in the Manager's report.

The Superintendent of Parks reported as follows concerning Income Operations:

" The foregoing review does not include Income Operations. Council on April 6, 1976, resolved that:

'Capital improvements formerly funded from profits of Income Operations to be considered as New and Non-Annual-Recurring items to be proceeded with upon the passing of the annual budget. The budgeted total of such projects shall be determined by the profit figures of the immediately preceding year after meeting the budgeted revenue requirement in that preceding year ...'

The Park Board will continue to submit budget estimates for Income Operations in accordance with the foregoing resolution."

The Committee discussed the review of the Park Board N.N.R. Budget and it was

Cont'd . . .

Clause #4 continued:

RECOMMENDED

A. THAT the Park Board 1977 budget structure be approved as outlined in the Manager's report to allow the maintenance items as stated to be included in the basic budget with a resulting increase for 1977 of $276,685 in the basic maintenance and operating budget and a like reduction in 1977 N.N.R. requests.

B. THAT the Park Board be allowed to commence these maintenance works prior to approval of the 1977 budget.

C. THAT the funding of N.N.R. items for Income Operations remain unchanged per Council's resolution of April 6, 1976.

D. THAT the Park Board discuss with the Finance Committee capital expenditures funded from Income Operations at a future meeting.

5. Vancouver Symphony Society - Grant Request - Orpheum Theatre Opening

The Committee considered a brief dated January 24, 1977 from the Vancouver Symphony Society wherein they propose a cost-sharing arrangement for publicity and promotion expenses in connection with the opening of the Orpheum Theatre as follows:

Province of British Columbia	$ 5,000
Private Sponsorship	$ 7,000
Total	$12,000
* City of Vancouver	$12,000
Total	$24,000

*This amount does not include the cost of purchasing programmes for the City's civic opening.

Representatives of the Vancouver Symphony Society reported that they had received a $5,000 matching grant from the Province based on a report in the newspaper that the City Council had approved a $5,000 grant for the opening of the Orpheum Theatre. However, the $5,000 was for the Civic portion of the theatre opening and not a grant to the Vancouver Symphony Society.

It was noted that the City will pay the Vancouver Symphony Society $2,500 towards printing the program and photography. It was felt that this amount could be increased to $5,000 so that the grant from the Provincial Government would not be jeopardized.

Following further discussion it was

RECOMMENDED

THAT the City approve a grant of $2,500 to the Vancouver Symphony Society in addition to the $2,500 allocated to the Theatre Manager to purchase programs and photography from the Vancouver Symphony Society in connection with the opening of the Orpheum Theatre.

(Alderman Puil opposed).

6. Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977

On January 25, 1977 City Council considered a Manager's report dated January 21, 1977 on Federal Employment Programs - Canada Works and Young Canada Works, Summer 1977, and passed the following motion:

Cont'd . . .

Clause #6 continued:

"THAT the City participate in Phase I of Canada Works and Young Canada Works programs;

FURTHER THAT the Standing Committee on Finance and Administration be authorized to review proposals from departments and Boards and to approve submission of applications to Canada Manpower up to a maximum of $200,000."

The Committee considered 15 projects in the Young Canada Works and 31 projects in Canada Works plus a payroll clerk for the programs of which the City's share totalled $200,000.

The Director of Social Planning requested the Committee to consider renovation of the Carnegie Building under the Canada Works Program, the City's share of $47,350 to come from Supplementary Capital funds already approved by Council for renovation of the Carnegie Building.

The Health Department withdrew their creativity project in the amount of $44,191 from the Canada Works program.

The Committee established priorities for each project as follows:

YOUNG CANADA WORKS:

Priority No. 1

Department	Project	City Share
City Clerk's-Archives	Pacific Press & Library	$ 2,450
	Visual Heritage Restoration	3,008
Permits & Licenses	License Survey Task Force	1,965
Library	Library Up Date	1,081
Park Board	Park Planning Research	NIL
	Recreation Education "RECEN"	NIL
	Communipaction	2,870
	Discovery '77	1,450
	Drama Workshop Mobile	928
	Sports for the Handicapped	1,460
	Out Trip '77	250
Engineering	Prep. Records System Conversion	5,548
	Historic Map/Record Review	5,185
	Landscaping City Yard	2,619
		$28,814

Priority No. 3

Department	Project	City Share
Planning	Survey & Research	$ 6,720

- -

CANADA WORKS:

Priority No. 1

Department	Project	City Share
Planning	Vancouver Housing Needs Study	$ 15,678
Health	Project "Assist"	10,171
	Management Information System	6,240
Library	Our Library Today	2,216

Cont'd

Clause #6 continued:

Department	Project	City Share
Park Board	Playing Field Improvements - City Wide (Reduced)	$125,962
	Facility Data Bank	NIL
	Sunset Beach/English Bay	NIL
	Stanley Park Seawall	NIL
	Touch	NIL
Engineering	Watermain Cleaning	8,719
		$168,986
Payroll Clerk		2,200
		$171,186

Priority No. 2

Department	Project	City Share
Planning	Vancouver Building Outline	$ 14,703
Park Board	Jericho	89,214
	Langara Golf Course	51,382
Engineering	Street Inventory/Soil Resistivity	7,343
	Sewers Root Proofing	85,444
		$248,086

Priority No. 3

Department	Project	City Share
Park Board	Playing Field Improvements - City Wide (Balance)	$ 33,326
	New Brighton Park	105,989
	Wall Street Park	39,246
	Templeton Park	55,014
	Falaise Park	55,014
	Kingcrest Park	53,742
	General Brock Park	39,246
	Stanley Park/Lost Lagoon	91,402
	Stanley Park/Forest	83,494
	Vanier/Hadden/Kitsilano	108,764
	Van Dusen	72,697
	Marine Drive Foreshore	78,649
	Musqueam Park	49,373
	Champlain Heights	110,039
	McCleery	75,749
	Handbook - Leisure Time	NIL
		$1,051,744

Following further discussion it was

RECOMMENDED

A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works and Young Canada Works Program for 1977, and all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under Priority No. 1 that do not receive Federal approval.

B. THAT the City Manager be authorized to establish priority among projects submitted if requested during the Federal review process.

C. THAT the Assistant City Engineer, Departmental Services and Sewers, be authorized to sign applications and contracts on behalf of the City and to make minor adjustments to projects, including amending one or more applications to incorporate the Payroll Clerk.

Cont'd . . .

Clause #6 continued:

D. THAT the Carnegie Building be approved for submission under the Canada Works Program, the source for the City's share of funding in the amount of $47,350 be the Supplementary Capital Budget approved by Council for renovation of the Carnegie Building.

NOTE: Detailed information on the above projects are on file in the City Clerk's Office.

7. Satellite School Recreation Program

The Committee considered a Manager's report dated November 22, 1976 (copy circulated) wherein the Superintendent of Parks reported on a Satellite School Recreation Program in the Hastings East area of Vancouver. The Superintendent of Parks requested that the Park Board be allowed to re-allocate funds from their 1977 playground budget to allow the program to continue into 1977.

The Director of Finance questioned the Park Board's request for re-allocation of funds prior to approval of the 1977 budget.

The Committee felt the Park Board should be allowed to re-allocate their funds but should have requested advance approval of funds from the 1977 playground budget.

Following discussion it was

RECOMMENDED

A. THAT the Hastings Satellite Recreation Programs be approved and the Park Board be allowed to re-allocate $7,140 from their 1977 playground budget to finance the progams at no increased cost to the City.

B. THAT re-allocation approval be given in advance to ensure continuation of the program uninterrupted into 1977.

8. Champlain Heights - Marketing Policy

The Committee considered a Manager's report dated January 18, 1977 (copy circulated) wherein the Project Manager reported on marketing policy for land in Areas E and F, Champlain Heights.

The Committee also considered a letter dated January 27, 1977 from the Champlain Heights Planning Advisory Committee requesting that consideration of the Manager's report be postponed to give them an opportunity to review the report and extend comment on the the subject.

The Mayor stated that a report reference should be presented on the whole matter so that new Members of Council are fully informed on the development of Champlain Heights.

Following further discussion it was

RECOMMENDED

THAT the Manager's report be referred to the next meeting of Council at which time a delegation from the Champlain Heights Planning Advisory Committee be heard.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 136

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 27, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in Rooms L2 and L3 (Library) Britannia Community Services Centre, 1661 Napier St., Vancouver, B.C., on Thursday, January 27, 1977 at approximately 7.40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Puil

ABSENT : Alderman Gibson
Alderman Kennedy

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Gerard

COMMITTEE CLERK: M.L. Cross

RECOMMENDATION

1. Grandview Woodland Area Planning - Interim Control of Development in Apartment Areas

The Committee considered a report of the City Manager dated January 19, 1977 (copy circulated) in which the Director of Planning recommends a rezoning of the RM-3 and RM-3A apartment districts in Grandview-Woodland to provide an interim development control in those areas to ensure the retention and/or development of family housing.

Mr. B. Buholzer, Grandview-Woodland Area Planner, advised that the Citizens Planning Committee, in co-operation with the Planning Department, have prepared a draft policy plan for the neighbourhood. The policy plan will be presented for comment at public meetings in February with a final plan to be presented to Committee at the end of March. Zoning amendments to implement the policy plan would be anticipated in September 1977.

One of the concerns of the neighbourhood is the erosion of the family nature of Grandview-Woodland as houses are replaced with condominium apartment buildings containing small suites not suited for families. The Central Mortgage and Housing Corporation Assisted Rental Programme will continue the interest for constructing apartment buildings; but Assisted Rental Programme developments will contain primarily small suites with a density not suited for families with children.

At its meeting on November 29, 1976, the Citizens Planning Committee resolved "that the RM-3 and RM-3A areas in Grandview-Woodland be temporarily down-zoned to RT-2 until the Planning Committee has finalized the Area Plan."

The properties which are developed with custom-designed apartments conforming to existing RM-3 and RM-3A regulations would be excluded from the rezoning.

Cont'd.....

Clause 1 continued:

Mr. Buholzer indicated that in the three apartment zones; 1/2 of the properties in the Wall Street area would be rezoned; 2/3 in the Woodland Park area and 3/4 in the Britannia Slopes area. The West Grandview Property Owners have requested that the RM-3 zoning west of Commercial Drive not be rezoned. This request would affect the Britannia Slopes area and a portion of the Woodland Park area. (See Appendix 1 - circulated).

Mr. M. Meyer, Chairman of the Grandview-Woodland Planning Committee stated the Committee is not only interested in segments of each individual area, but the Grandview-Woodland area as a whole. The Committee is concerned that if the current apartment trend continues there will be no families in an area where facilities, such as the Britannia Community Services Centre, were built for family activities.

The Chairman called on the following registered speakers:

Mr. R. Rizzardo presented a brief on behalf of the Grandview-Woodland Citizens Advisory Committee (on file in the City Clerk's office) outlining the Committee's concerns and opposition to the uncontrolled development of apartments and recommending an interim downzoning to RT-2 to halt the issuing of development permits for apartments.

Mr. G. Weyman, member of the Consultative Committee, MacDonald Elementary School, supported the downzoning to RT-2. He stated that so far this school term the school population has dropped by 53 students.

Mr. G. Legebokoff, stated that the Grandview Community Resources Board, strongly supports the Citizens Planning Committee's proposal to downzone.

Ms. Iris Dow, speaking on behalf of Single Women's Housing and Concerned Citizens groups, supported the proposal.

Ms. M. Colman presented a brief on behalf of the Grandview-Woodland Area Council (on file in the City Clerk's office) which feels that downzoning to RT-2 would not provide the amount of low rental family accommodation needed. The Area Council suggested that a moratorium be placed on issuing permits for construction of condominiums, thus not affecting any proposed family units under consideration.

Mr. D. Laalo presented a brief on behalf of the Grandview Tenants Association (on file in the City Clerk's office) supporting the downzoning to prevent further demolition of existing housing in the RM-3 and RM-3A areas.

Mr. F. Lowther presented a brief on behalf of the C.O.P.E. Grandview Committee (on file in the City Clerk's office) supporting the recommendations of the Planning Committee to temporarily rezone the RM-3 and RM-3A areas until a plan is developed for Grandview.

Mrs. G. Chong, West Grandview Property Owners Association, referred to the brief previously forwarded to members of Council (Appendix II of the City Manager's report dated January 19, 1977 - circulated) and reiterated the statement that there should be no temporary downzoning or freezing of properties without a plebiscite being presented to the residents of the West Grandview area. She stated that the Association was told at Council on January 13, 1976 that there would be no rezoning without a plebiscite.

Cont'd....

Clause 1 continued:

The Chairman stated that they were probably told a Public Hearing would have to be held to consider any rezoning application to RT-2 before any decision is made.

The Chairman asked if any other persons wished to speak.

Mr. H. Carter, West Grandview Property Owners Association felt the Planning Department wanted to shift the apartment area to Nanaimo Street.

Mr. J. Alvero of the same Association stated the property owners stand to lose money due to downzoning.

Mr. A. Hurd, property owner and landlord, stated that as long as you have fighting between tenants and property owners, developers will come into the RM-3 areas, demolish houses and construct apartments. Most property owners in Grandview-Woodland just want assurances they will be able to retain their property.

Mr. W. Day, resident property owner in the West Grandview area stated that he is not opposed to the rezoning.

Several tenants of the area spoke in support of the temporary rezoning to RT-2 to protect the existing housing until a plan is produced.

After discussion the Committee

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the areas of Grandview-Woodland presently zoned RM-3 and RM-3A, excluding presently conforming custom-designed apartments, to RT-2 as an interim measure, and the application be referred direct to Public Hearing after a report is received thereon from the Vancouver City Planning Commission.

The meeting adjourned at approximately 9.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 135-136

REPORT TO COUNCIL

SPECIAL COMMITTEE OF COUNCIL RE EQUAL EMPLOYMENT OPPORTUNITY

VIII

FEBRUARY 4, 1977

On July 22, 1975, Vancouver City Council unanimously passed a motion striking a special committee to design and oversee an Equal Employment Opportunity Program for the City of Vancouver.

A Committee was appointed by Mayor Art Phillips with representatives from Council, civic management, city unions, community groups, and the Human Rights Branch, and it began its work in September of 1975.

Definition of Tasks

The Committee first considered what its tasks and responsibilities were in designing and overseeing an Equal Employment Opportunity Program and agreed upon the following steps:

1. Design and supervise the research necessary to provide a comprehensive analysis of the present composition of the City work force.

2. Identify areas, job categories and job levels where women, racial minorities and the physically handicapped are not properly represented, and make specific plans for overcoming under-utilization of these groups in the identified areas.

3. Survey employment procedures and practices to ensure that they do not have discriminatory effect.

4. Re-evaluate job descriptions and hiring criteria to ensure that they reflect actual job needs and do not have discriminatory effect.

5. Identify and implement training programs and other programs that will assist women, racial minorities, and the physically handicapped for areas of work in which they are presently under-utilized.

6. Write and disseminate policy guidelines with respect to equal employment opportunity in the City of Vancouver work force.

7. Assign responsibility and authority for implementation of the equal employment opportunity program to appropriate officials.

8. Design and implement a method of monitoring the practices of the program on a regular basis.

9. Take such measures as are necessary to ensure that the equal employment opportunity program is effective.

The Committee identified designing and supervising research on the present composition of the City work force as its first task. Once this information is gathered and analysed, the Committee will report to Council with recommendations for appropriate action.

A Working Definition

However, before agreeing on information-gathering methods, Committee members wished to discuss equal employment opportunity programs in general and decide on a working definition so that our data-gathering task could be executed within an agreed-upon philosophical framework.

..../2

To this end, the Committee held a one-day seminar in April, 1976 during which we discussed the program's rationale, examined models of information gathering and program design from the City of Toronto, the City of Ottawa, the Women Crown Employees Office of the Government of Ontario, the CBC, the U.S. Department of Labour, and the City of Seattle.

Committee members also considered the options of program definition described by James Bennett and Pierre Loewe in Women in Business. Through this discussion, Committee members came to agreement as to which approaches we will consider in the event that we find under-representation of the target groups in some work areas of the City.

At the end of the workshop, the Committee passed three motions. These were:

1. That at the present time, the Committee consider its program definition to be "pure affirmative action" (defined as a concerted effort to expand the pool of available minority and women candidates, including those who were victims of past company policy. However, at the time of the selection decision, the company would choose the most qualified candidate regardless of race or sex.)

2. That the Committee will become involved in experimental projects combining affirmative action with preferential hiring where there is agreement between the Union and the management concerned.

   (These two motions were passed with one dissenting vote)

3. That the Committee reject a quota system.

   (This motion was unanimous)

Information-Gathering: Problems and Progress

Having agreed on a working definition for the program, the Committee in the Fall of 1976 has returned its attention to the information-gathering.

The Committee needs a comprehensive analysis of the composition of the present City work force by sex, by race, and by physical handicap. All information gathered by the Committee will be statistical and anonymous.

1. Sex. Information on the sex, seniority date, classification, department and salary of employees is held in the computer and can be easily broken out to provide the Committee with statistical data. This data is presently being worked on and will be available to the Committee by the end of January, 1977.

2. Physical handicap. The Committee discussed and agreed on a working definition of physical handicap.

The Committee requested the attendance of Dr. Lee Hartwell of the Occupational Health Department at our meetings to advise us as to the most accurate and sensitive methods of gathering information on physical handicaps. Dr. Hartwell has provided us with advice and has undertaken to compile the information on physical handicaps himself.

Dr. Hartwell reports that this information will also be available to the Committee by the end of January, 1977.

..../3

3. Race. This is the most problematic area of information-gathering for the Committee. There is no existing information either in the computer or in files as there is for sex and physical handicap.

The Committee has considered various methods of gathering this information on racial make-up of the work force and we propose to ask a research team to consider our problems and requirements and present to us a method for gathering this data.

Next Steps

Though two parts of the information-gathering appear to be well on the way, the Committee recognizes that the raw data will have to be analysed, compared with general labour force and population statistics, assessed, and options and policies prepared for both the Committee and for Council.

The Committee recognizes that these tasks can not be efficiently accomplished or thoroughly done by the members of the Committee without assistance.

Anticipating our need for this assistance, the Asian Canadian Association for Cultural Co-operation, the Vancouver Status of Women Council, and the Canadian Paraplegic Association, applied jointly to the Department of the Secretary of State in the summer of 1976 for a grant of $5,000 to contribute towards the costs of assistance to the Committee for this crucial research and planning phase.

The Secretary of State has awarded these groups the grant and they in turn have offered this money to the Equal Employment Opportunity Committee.

The Committee has discussed a proposal made to us by Susan Bell, who has developed a research proposal which the Committee has approved. (See Appendix 1)

The next steps at this point for the Committee are:

1. Hire a staff assistant for the Committee.

   JOB DESCRIPTION

   - to provide on-site assistance to the Research Team and the Committee;
   - to prepare reports for the Committee and the Team, especially in the crucial area of developing a research technique for gathering data on racial minorities in the civic work force, for Council approval;
   - liaising with Committee participants, union membership, and management towards the preparation of the final report;
   - collecting relevant information from the City for the Research Team and following through research tasks assigned on Team or Committee request.

2. To come to Council with the report on the method for collecting statistics on racial minorities in the civic work force by the end of February.

3. To present the complete statistical break-down, with possible recommendations for future action in equal employment opportunities, by the end of May.

..../4

Proposed Budget

Liaison person, full time	$2,400
Fees for contractual services	2,000
Contingency for printing costs, etc.	600
Donated by Secretary of State through volunteer agencies	$5,000

The Equal Employment Opportunity Committee therefore requests:

A. That Council accept the offer of the Asian Canadian Association for Cultural Co-operation, the Vancouver Status of Women Council, and the Canadian Paraplegic Association, of $5,000 for research and planning assistance to the EEO Committee.

B. That Council authorize the expenditure of $2,400 from this grant in order to engage a Liaison Person (see job description) on a consulting basis for a three month period, subject to contractual arrangements being satisfactory to the Director of Legal Services.

C. That the City Manager be instructed to arrange for suitable office accommodation for the Liaison Person in City Hall.

D. That the Committee be authorized to expend $2,000 from the grant for further contractual services for members of the Study Team, subject to a regular report to the City Manager on the details of services billed for.

E. That the remaining $600 of the grant be held in reserve as a contingency against the possibility that there may be a significant need for support services such as typing, duplicating and data processing. (At the moment, it seems likely that such additional costs will be minimal.)

Darlene Marzari

DARLENE MARZARI
Chairman
Equal Employment Opportunity
Committee

Appendix 1. Proposal for team assistance to the Committee

FOR COUNCIL ACTION SEE PAGE(S) 122

Appendix 1. Proposal for team assistance to the Committee

Functions of the Team

Generally -

* provide the essential research and problem-solving service
* conduct thorough and objective study
* write final report on findings and options for future consideration for Committee and Council consideration
* prepare effective programs for practical application
* management supervision, if required, to put the planning and development programs into action

Specifically -

* develop research methods for acquiring valid statistics on racial minorities in the city's work force
* literature survey
* preliminary data collection, analysis and assessment to
  a) identify present areas and levels of employment of women, racial minorities and physically handicapped
  b) identify areas of under-utilization and concentration
  c) determine extent of under-utilization
  d) develop long range goals and options for Council action
  e) identify causes of under-utilization

Time Frame

February 15 - May 15, 1977

Services requested from the City of Vancouver

Secretarial services - one quarter time

Duplicating

Computer time and program services

Office supplies and space

Team Resources

S.M. Bell	Project Co-ordinator administration, organizational development, equal opportunity, research design and implementation, business
A. Harley	Program planning and development, Equal Employment Opportunity
D. Erickson	System analyst, research design
K. Bonn	Planning and procedures, equal opportunity in the work force, business
R. Annis	Equal opportunity, planning
D. Scoretz	Organization development
Dr. K. Silcox	Organization behaviour, research design, Department of Economics and Commerce, Simon Fraser University
Dr. B. McGill	Organization behaviour, research design Department of Economics and Commerce, Simon Fraser University

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

February 2, 1977

A meeting of the Standing Committee of Council on Transportation was held on Wednesday, February 2, 1977, at 2:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

ALSO PRESENT: Mayor J.J. Volrich
Alderman M. Brown
Alderman G. Puil

COMMITTEE CLERK: J. Thomas

RECOMMENDATION:

G.V.R.D. Regional Transportation Proposal

At a Special Meeting on January 24, 1977, after receiving a presentation from G.V.R.D. representatives on a proposal for regional transportation organisation and financing, City Council deferred consideration of the City's position on the proposal to a meeting of the Standing Committee on Transportation to which all members of Council would be invited.

The G.V.R.D. proposal, contained in reports on file in the City Clerk's Office, recommended the establishment of a Regional/ Provincial Transportation Commission to co-ordinate the programming and planning of all transportation in Greater Vancouver, defined a financing formula and proposed the implementation of a Light Rapid Transit feasibility study.

The Committee had for consideration this day a Manager's Report dated February 1, 1977 (circulated) commenting on attached reports of the Director of Finance and the City Engineer dated January 31, 1977, wherein both officials, after expressing serious reservations about the financing formula proposed by the G.V.R.D., recommended:

(a) The financing formula of January, 1977 be rejected.

(b) The City agree not to participate in a Regional Commission until a formula acceptable to the City is submitted by the region and firmly agreed to by all parties involved.

(c) The City continue to work with the Region towards an acceptable financial formula.

(d) Should a suitable formula not be achievable, then the City examine other options noted in the reports of the City Engineer and the Director of Finance.

The City Manager reported:

"In a letter from the Chairman of the G.V.R.D. Transportation Committee dated January 24th, 1977, there are four proposals:

'(1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.

(2) that such a commission be created as a separate entity for the Greater Vancouver area.

(3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

(4) that a joint study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.'

Cont'd

G.V.R.D. Regional Transportation
Proposal (Cont'd)

The G.V.R.D. hopes that all municipalities will support these proposals so that the commission can be created soon and can then "try to work out an acceptable financial formula".

The difficulty with that course of action is that once the Commission is formed, Vancouver would be locked into it. Yet the situation of the core city is so different from that of the outlying municipalities, that it is quite likely that no formula will be acceptable to all parties. In the end, Vancouver would be out-voted in the regional commission.

The City Manager supports proposal 4 of the G.V.R.D. Transportation Committee, and notes that the proposed study may assist in determining an equitable financing formula."

The Manager's Report concluded with the following recommendations:

(1) That Council endorse the above recommendations of the Director of Finance and the City Engineer;

(2) That Council inform the G.V.R.D. that Council can support proposals 1, 2, and 3 but only after an acceptable financing formula has been negotiated;

(3) That Council support proposal 4 of the G.V.R.D. Transportation Committee.

The Director of Finance, in his report, considered the financial implications of the G.V.R.D. proposal, particularly with respect to the City of Vancouver; examined conceptually some alternative financing possibilities; and concluded much more work was required in examining the various possibilities prior to Council taking a firm position, other than a stance firmly against the G.V.R.D.'s proposed financing formula.

In his report, the City Engineer examined the advantages and disadvantages for the City of Vancouver joining the Regional Transportation Commission and discussed the broader questions regarding transportation and the possibility of the "inner" municipalities 'going it alone'.

The City Engineer and the Director of Finance reviewed their reports with the Committee and a number of contentious issues, particularly those relating to Vancouver's role within the financing formula, were explored with the G.V.R.D. representatives present, Mr. W. Lane, Director of Regional Development, and Mr. D. Spaeth, G.V.R.D. Planning Department.

During discussion concern was expressed that by signifying conditional approval of the Concepts for the G.V.R.D. proposal, the City would be locked into an irreversible position; however, Mr. Lane refuted this suggestion and stated conditional approval at this stage would enable the Regional District to go forward for discussions with the Provincial Government in a united and positive way. He assured the Committee the Concepts would not be implemented until an acceptable financing formula had been struck.

City Manager Bowers pointed out once a Provincial/Regional Transportation Commission was established, the City would lose all autonomy and become subject to voting powers within the regional district; thus there was a very real danger that the City could be outvoted on major issues. Light rapid transit was one example: surrounding municipalities were mainly interested in road systems and bus services and did not share Vancouver's concern that light rapid transit was essential to the future development of the region.

Following further discussion, it was

Cont'd . . .

G.V.R.D. Regional Transportation
Proposal (Cont'd)

RECOMMENDED,

A. THAT approval in principle, subject to a financing formula acceptable to the City of Vancouver, be given to concepts 1, 2, and 3 contained in the communication from the Chairman of the Greater Vancouver Regional District Transportation Committee dated January 24, 1977, namely:

   1) the concept of a Regional/Provincial commission to co-ordinate the programming and planning of all transportation in Greater Vancouver.

   2) that such a commission be created as a separate entity for the Greater Vancouver area.

   3) that it have responsibility for roads and transit planning and programming through the preparation annually of a five-year capital and operating budget for roads and transit.

B. THAT a joint Provincial/Regional study of Light Rapid Transit be carried out in 1977 in order to test the physical and economic feasibility of such a system in the Lower Mainland.

C. THAT the Manager's Report dated February 1, 1977, be received for information.

The meeting adjourned at approximately 4:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 129-131

MANAGER'S REPORT

February 3, 1977

TO: Vancouver City Council

SUBJECT: G.V.R.D. Transportation Proposals

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Finance and the City Engineer report as follows:

"After consideration of the reports of the City Manager, the City Engineer, and the Director of Finance, on February 2, 1977, the Transportation Committee is recommending that Council approve in principle the four proposals of the GVRD, subject to some qualifications. Your officals are concerned that the qualifications are not sufficiently strong to protect the City's best interests.

The Transportation Committee during its discussion expressed interest in what your officials might consider to be a feasible proposal for sharing of the financial costs related to transportation over future years.

The formula described in this report has been patterned after the Ontario-Metro Toronto formula quite closely. It could form the basis for immediate negotiations with the GVRD and the member municipalities. We consider that it is a much fairer formula to all parties and more representative of ability to support costs. It still requires the City of Vancouver to support the outlying municipalities. We feel that there is no practical formula that avoids the situation of the City providing subsidies to the outlying municipalities.

If Council considers it worthwhile to delay their action on the 'approval in principle' of the GVRD's proposal then we would recommend that as soon as possible a detailed review of the formula given in this report and its implications, and the development of any necessary modifications, be dealt with by the Transportation Committee followed by a formal proposal to the GVRD. A part of the package is that it would have to be spelled out that LRT was an integral part of the formula, on a definite timetable.

We feel that it is a sensible proposal that all municipalities could adopt in a united front for negotiations with the Province. It does not ask the Province for any better cost sharing than would appear to apply in Metro Toronto.

It should be recognized that the figures are somewhat crude, and contain certain assumptions about how the costs would be distributed amongst the municipalities (data deficiencies preclude real accuracy). The following summarizes the burden differences between the GVRD proposal and this current Vancouver proposal, using the two years 1977 and 1985, but in terms of 1976 dollars.

Proposed (by Director of Finance and City Engineer)
Financing Formula for Distribution of Transportation Costs

LRT & bus capital costs	- Province 75% - GVRD 25%
(Note: any Federal funds obtained to reduce Provincial and GVRD shares proportionately)	
Arterial Roads Capital & Maintenance	- Province 70% - GVRD 30%
Non-arterial roads	- Individual municipalities 100%
LRT & bus system operating deficits	- Province 75% - GVRD 25%
(Note: assumes fares set at level to recover 50% of operating costs - same as GVRD assumption)	

	GVRD Proposal		City Proposal	
	1977	1985	1977	1985
	(in millions of 1976 dollars)			
Total cost to GVRD (incl. Vanc.) (excluding local transportation)	26.9	60.0	23.4	41.7
Total cost to Vancouver alone (excluding local transportation)	8.0	24.9	7.8	13.9

It is recognized that under any formula the Province might recoup its additional costs through increased levels of Provincial taxes on the lower mainland.

It would appear that in the 1977 year the license revenue increase proposed by the GVRD would be sufficient to provide the necessary funds and in 1985 it would be close to sufficient. It should also be considered that other funding sources might well be more appropriate, such as, for example, 50% license fee increase, 50% gas tax increase, perhaps even some of the cost being borne by the property tax. It would be necessary to try to determine what is the most equitable means of distributing the costs within the GVRD and then negotiating with the Province to obtain access to the appropriate revenue sources. This is essentially what the GVRD is proposing with respect to this portion of the package."

The City Manager submits the report of the Director of Finance and the City Engineer for Council CONSIDERATION, and further RECOMMENDS that -

> Council not approve the recommendations of the Transportation Committee but immediately commence negotiations with the GVRD on the lines of the above formula, after it has received further detailed consideration of the Transportation Committee.

FOR COUNCIL ACTION SEE PAGE(S) 129-131

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 15, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver City College (King Edward Campus), under the direction of their instructor, Mrs. Penny Wolverton.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting of February 8, 1977 (with the exception of the 'In Camera' portion) be adopted, after amending the paragraph on page 10, concerning Mr. Scroggs submission, to record "the citizens are not opposed to the construction of a childrens' hospital in Vancouver, but all our sources indicate that it should not be built on the Shaughnessy site".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Resolution re Seagate Manor - 2831 Point Grey Road.

Council, on February 8, 1977, deferred a motion by Alderman Brown concerning the demolition of Seagate Manor pending the hearing of representation from the Kitsilano Local Area Planning Committee.

Pursuant thereto, Mrs. J. Rittenhouse, representing the Committee, addressed the Council opposing the demolition of the house, the reasons for which were detailed in a brief dated February 10, 1977, which was circulated this day.

The Council also noted a communication from Mr. R. Youngberg, Associate Director of Area Planning, giving the history and previous Council decisions on Point Grey Road properties and, in particular, Seagate Manor. He also spoke against the demolition.

After due consideration, it was

MOVED by Ald. Brown
THAT WHEREAS the property at 2831 Point Grey Road, known as Seagate Manor, was purchased with funds from the Point Grey Road Waterfront Fund;

AND WHEREAS by resolution duly passed by City Council, the Supervisor of Properties was authorized to obtain vacant possession of this property;

AND WHEREAS the building has been vacant since August, 1975;

THEREFORE BE IT RESOLVED THAT all buildings on the property at 2831 Point Grey Road be removed and the property turned over to the care, custody and management of the Park Board.

- (carried)

MOVED by Ald. Harcourt
THAT the foregoing motion by Alderman Brown be deferred.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Brown was put and CARRIED.

(Ald. Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

CITY MANAGER'S REPORT & DELEGATIONS

B. D.P.A's for Apartment Buildings in Grandview-Woodland Local Area.

Prior to considering this report from the City Manager, dated February 11, 1977, on Development Permit Applications in Grandview-Woodland Local Area, the Council heard delegations from the following:

Cont'd

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

D.P.A's for Apartment Buildings
in Grandview-Woodland Local Area (Cont'd)

Daon Developments (Mr. Wilcox) speaking against the recommendations contained in the report - brief filed.

Concost Consultants (Mr. Breckenridge) speaking against the recommendations and indicating that his company could possibly go into bankruptcy if the recommendations were approved.

Landmark Projects (Mr. Briscoe) urging that a decision, one way or the other, be made this day.

Following considerable discussion and questions asked of the Director of Planning, it was

MOVED by Ald. Rankin
THAT recommendation 'A' of the Director of Planning, as contained in the City Manager's report dated February 11, 1977, be approved.

- LOST

(Ald. Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT Council instruct the Director of Planning to withhold Development Permit Applications Nos. 76595, 76656 and 76537, in order that he can negotiate to provide at least two bedrooms in at least 20 per cent of the units in the proposed apartment buildings, considering the need for rental family housing in the Grandview-Woodland area, and to process these permits in the normal way if the desired two-bedroom units are provided.

- (lost)

MOVED by Ald. Ford (in amendment)
THAT Development Permit Applications Nos. 76594, 76659 and 76561, be added to those mentioned in Alderman Rankin's motion.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT City Council communicate with the Central Mortgage and Housing Corporation and request that it give consideration to changing its terms of reference with regard to the granting of funds to encourage creation of rental accommodation so that more money would be channelled towards the construction of two or three bedroom family units.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 P.M., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.30 p.m.

COMMUNICATIONS OR PETITIONS

1. Wage and Price Control

In a letter dated February 3, 1977, the Vancouver and District Labour Council requested that the Council give serious consideration to the passing of a resolution urging the Premier of the Province to reconsider his position and refuse to renew the wage and price controls agreement with the Federal Government when it expires on March 1, 1977.

MOVED by Ald. Rankin,
THAT this Council go on record as supporting the Vancouver and District Labour Council in urging Premier Bennett to reconsider his position and refuse to renew the wage and price controls agreement with the Federal Government when it expires on March 1, 1977.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy and the Mayor opposed)

2. Sponsorship - Annual Convention of Master Brewers Association

MOVED by Ald. Marzari,
THAT the request of the Ladies Convention Co-ordinator for the City to sponsor a portion of the Master Brewers Association Convention to be held in Vancouver this year, not be granted.

- CARRIED UNANIMOUSLY

3. Resolution re Use of Firearms

The Council noted a letter dated January 31, 1977, from the City of Windsor asking support of a resolution passed by its Council concerning Federal legislation on the use of firearms.

MOVED by Ald. Marzari,
THAT the City of Vancouver support the resolution of the City of Windsor wherein the Government of Canada be again requested to proceed with urgency to pass legislation concerning the use of firearms.

- CARRIED UNANIMOUSLY

4. 4584 West 1st Avenue

MOVED by Ald. Harcourt,
THAT the request of Mrs. Tomsich to appear before Council as a delegation on the matter of the non-conforming dwelling at 4584 West 1st Avenue, which will be considered by Council at its next meeting, be granted.

- CARRIED UNANIMOUSLY

5. Proposed Widening of the Stanley Park Roadway

Council on January 25, 1977, by resolution, requested the Park Board to jointly sponsor a public meeting on the proposed widening of the Stanley Park Roadway, to provide an opportunity for citizen input on the proposal contained in the City Manager's report dated January 18, 1977.

Council had before it this day a letter dated February 9, 1977, from the Chairman of the Park Board advising that the Board at its meeting on January 24th, had resolved not to accept the proposal as presented by the Provincial Ministry of Highways on the matter.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Widening of the
Stanley Park Roadway (cont'd)

The Council also noted a letter dated February 9, 1977, from the Vancouver City Planning Commission advising of the following motion of the Commission:

"THAT WHEREAS the Vancouver City Planning Commission is on record as wishing to restrict any additional paving in Stanley Park, we then wish to approve the addition of an exclusive bus lane with a minimum of blacktop and to ask the appropriate officials to re-examine the necessity of seven foot shoulders."

MOVED by Ald. Kennedy,
THAT the Council reaffirm its position to jointly sponsor a public meeting;

FURTHER THAT the Planning Commission's letter be received and the City Engineer report to the Transportation Committee on the City Planning Commission's proposal to re-examine the necessity of "seven foot shoulders".

- CARRIED UNANIMOUSLY

6. Sunday Horse Racing

The Council noted a letter dated February 4, 1977, from the Pacific National Exhibition requesting that Council license horse racing on Sundays.

Council was advised that in 1973, a request was received from the B.C. Jockey Club to hold horse racing on Sundays during the Exhibition. Council had no objection to the proposal at that time. The Provincial Government however, did not accede to the proposal.

In 1974, the P.N.E. requested that the City approach the Provincial Government to change the section in the Charter regarding Sunday racing and allow it on a trial basis in July. The Council did not accede to this request.

In 1975, the B.C. Jockey Club made application to Council to amend the Charter to permit horse racing on five specific Sundays. Council did not approve the application. A further letter from the P.N.E. requesting reconsideration of the foregoing rejection of Sunday racing was received later in 1975, but Council did not approve this either.

MOVED by Ald. Bellamy,
THAT the request of the Pacific National Exhibition as contained in its letter of February 4, 1977, not be granted.

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Puil left the meeting.)

COMMUNICATIONS OR PETITIONS (cont'd)

7. Blocks 51, 61 and 71 - Robson Street, Howe to Hornby Streets

Council noted the following letter dated February 4, 1977, from the Minister of Highways and Public Works:

"I have been made aware of a resolution passed by City Council on January 11, 1977, with particular reference to this project.

This has followed the discussions which have taken place between Dr. Shrum and the City Engineer regarding the number of traffic lanes on Robson Street. Because of the concern with the costs which may accrue to the City in the future, and the responsibility for which was a part of the original agreement between the Province and the City, the Government has been asked to modify the present plans which include two lanes for transit vehicles only.

While I am aware of the terms of the agreement, I am also sympathetic to the City's possible requirements for the future. I am, however, very concerned with your Council's assumption that any additional costs incurred at this time to save the City money in the future should be at Provincial expense. This I cannot agree with.

I am advised that the cost of the extra work to this contract, which is being undertaken in response to your request, amounts to some $50,000 and I would appreciate agreement with the City that it is prepared to accept this cost before changes are authorized.

Since the matter is critical at the present time, owing to concrete forming requirements, I would appreciate your early response."

Council also noted a report of the City Manager dated February 11, 1977, on the subject, in which the City Engineer recommended as follows:

"(a) The City pay for the costs of the changes not to exceed $50,000.

(b) The funds be provided in the 1977 Streets Capital Budget."

MOVED by Ald. Kennedy,
THAT the foregoing recommendations as contained in the City Manager's report dated February 11, 1977, be approved.

- CARRIED

(Aldermen Gibson, Harcourt and Rankin opposed)

8. Shaughnessy Site Service Relocation

Council noted a letter dated February 9, 1977, from the Chairman of the B.C. Medical Centre on the matter of the Shaughnessy Site Service Relocation. It was advised that the Minister of Health Services has reconfirmed his approval to proceed with the relocation of water and sewer services as per previous correspondence with the City. The estimated cost of this work is $960,000.00.

Council also noted a letter dated February 3, 1977, from the Citizens' Advisory Committee to Shaughnessy Hospital requesting a public meeting with the B.C. Medical Centre and an impact study concerning the south Cambie district.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Shaughnessy Site Service
Relocation (cont'd)

The Mayor advised that both of these proposals are being carried out.

MOVED by Ald. Rankin,
THAT the letters from the Chairman of the B.C. Medical Centre and the Citizens' Advisory Committee to Shaughnessy Hospital, be received for information.

- CARRIED UNANIMOUSLY

9. Civic Hospitality for
Soviet Ambassador

Council noted the following memorandum dated February 11, 1977, from the Mayor's Executive Assistant concerning the visit of the Soviet Ambassador in connection with a space exhibition at the Vancouver Centennial Museum:

"As you doubtless are aware, for one month beginning 1 March a Space Exhibition provided by the U.S.S.R. Academy of Sciences entitled "Kosmos '77" will take place at the Vancouver Centennial Museum. The fact that an exhibition of such calibre as this is to take place here without question is a 'coup' for Vancouver and much to the credit and work of our Museum officials.

In conjunction with the opening of this Exhibition, His Excellency Alexander Mikolaevich Yakovlev, U.S.S.R. Ambassador to Canada, will be making an official visit to our City from 28 February through 3 March. Attached to the Ambassador's party may also be some distinguished Soviet academicians and, at any rate, it has already been confirmed that Cosmonaut Vitaly Zsholobov definitely will be in attendance. Accordingly, it would be entirely in keeping with established precedents were the City to extend hospitality to these distinguished visitors, probably most appropriately at a luncheon.

The Soviet party is scheduled to arrive by train on the morning of Monday, 28 February. A good time for such a luncheon would be that same day. "

MOVED by Ald. Rankin,
THAT Council approve a Civic luncheon in respect of the Russian visitors and arrangements be referred to the Civic Entertainment Committee.

- CARRIED UNANIMOUSLY

10. Restructuring of Vancouver
City Planning Commission

The Council noted a letter dated February 14, 1977, from the Mayor concerning the restructuring of the Vancouver City Planning Commission. The Mayor also attached a proposed By-law.

The Mayor suggested that Council may wish to defer this matter for one week to give the Director of Legal Services the opportunity to examine the proposed By-law and the Planning Commission the opportunity of commenting on the proposal.

MOVED by Ald. Gibson,
THAT the letter from the Mayor dated February 14, 1977, on the restructuring of the Vancouver City Planning Commission be deferred until the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 11, 1977

Works & Utility Matters
(February 11, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Watermain Installations - 1976 Capital Budget
Cl. 2: Local Improvement Procedure By-law

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(February 11, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 5801 McKinnon Street - Neighbourhood Disturbance
Cl. 2: Zoning and Development Fee By-law - Renewals

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 11, 1977)

Chinese Cultural Centre
Grant Request (Clause 1)

MOVED by Ald. Rankin,
THAT the Chinese Cultural Centre's request for a grant to cover the cost of its annual Spring Festival Activities parade be approved up to an amount of $500.00.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Finance Matters
(February 11, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Staffing - Zoning Division
Cl. 2: Civic Theatres - Staffing
Cl. 3: Report of the Commission of Inquiry on Property Assessment and Taxation in B.C.
Cl. 4: The Orpheum - Application for License - Government Liquor Act

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(February 11, 1977) (cont'd)

Clauses 1, 2 and 4

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Kennedy was opposed to Clause 2.)

Report of the Commission of Inquiry on Property Assessment and Taxation in B.C. (Clause 3)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved and the following be referred to the Finance and Administration Committee for report:

"A. The matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board

B. The matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches."

- CARRIED UNANIMOUSLY

Property Matters
(February 11, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Additional Costs for Alterations to 517 Hamilton Street
Cl. 2: Cost Incurred re City-owned Properties to Comply with Fire By-law Regulations
Cl. 3: Sale of Portion of City-owned Lot - W/S Commercial Drive between Venables and Parker
Cl. 4: Encroachment - E/S James Street north of 28th Avenue
Cl. 5: Burrard Street Widening
Cl. 6: Lease of Portion of Sterling Shipyard site to B.C. Ice and Storage
Cl. 7: Open Bible Chapel - Exchange of 405 West 10th Avenue for City-owned Lots in Champlain Heights

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

Open Bible Chapel - Exchange of 405 West 10th Avenue for City-owned Lots in Champlain Heights (Clause 7)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved and, as a Council policy, all future sale of City lands contain a provision that where an extension of completion date is granted by Council, interest be payable from the time of the original date of sale.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Development Permit Applications for Apartment Buildings in the Grandview Woodland Local Area

For Council action on this report, see page 3.

I. Report of Standing Committee on Community Services, February 3, 1977

False Creek Day Care (Clause 1)

It was agreed to defer consideration of this clause pending the hearing of delegations later this day.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4848, BEING THE WATER WORKS BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Police Overtime

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,

THAT WHEREAS the overtime costs for members of the Vancouver City Police Department attending court is in excess of one million dollars per year;

AND WHEREAS the Vancouver taxpayers have no control over this expenditure and are required to pay for this overtime;

AND WHEREAS approximately 50% of this expenditure would appear to be unnecessary;

THEREFORE BE IT RESOLVED THAT a delegation from Council be appointed to meet with the Attorney-General to discuss the following:

(a) That all overtime costs incurred by members of the Police Force at any time for appearing in court unnecessarily, i.e., because of postponement or change of plea, such costs be paid for by the Attorney-General's Department;

(b) That where a member of the Force is required to appear in court on his weekly or annual leave, all such costs be paid for by the Attorney-General's Department;

(c) That overtime costs incurred by a member of the Force required to appear in court on a regular working day, regardless of shift, continue to be paid as is, having regard to item (a) above.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Rapid Transit

Alderman Kennedy referred to a recent statement by the Minister of Municipal Affairs that priority would be given to the proposed commuter train service to Coquitlam, whereas the City's top priority is the Light Rapid Transit system to Burnaby and New Westminster.

MOVED by Ald. Kennedy

THAT WHEREAS the City of Vancouver has always supported proposals for balanced modes of transportaion in this area, as has the G.V.R.D., including: an exclusive bus lane through Stanley Park, roads, improved bus service, cross-harbour ferries and the proposed commuter train service to Coquitlam, the City's top priority is still the L.R.T. system to Burnaby and New Westminster None of the other aforementioned, alone or in combination, are an adequate substitute. We express concern that they may be used in this way.

BE IT RESOLVED, THEREFORE, THAT the Provincial Government be asked for an assurance that the Provincial commuter train proposal is not a priority that would impede the immediate furtherance of a realistic agreement for an L.R.T. system between the City, the Region and the senior levels of government.

- CARRIED

(Ald. Gibson opposed)

The Council recessed at 5.10 p.m. to reconvene in the Council Chamber at 7.30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil and Rankin.

ABSENT: Alderman Kennedy.

CLERK TO THE COUNCIL: D.H. LITTLE

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE, UNFINISHED BUSINESS AND DELEGATIONS

Champlain Heights - Areas E & F
Implementation Program.

Mr. R.J. Moodie, Champlain Heights Project Manager and Mr. B. Downs, Co-ordinating Architect, reviewed the history of the development of this area and, by means of slides, illustrated the proposed development scheme for areas E and F.

Marketing Policy -
Champlain Heights.

On February 8, 1977, Council postponed to this date, consideration of a clause of the Standing Committee on Finance and Administration's report dated January 27, 1977, Manager's report dated January 18, 1977 on Marketing Policy - Champlain Heights and delegations thereon.

Also submitted was a Manager's report dated February 10, 1977, in which the Director of Finance and the Champlain Heights Project Manager reported further on the Marketing Policy - Champlain Heights. The report concluded with the recommendation that the market enclaves in Champlain Heights be offered for development on the basis of outright sale.

Representations were heard from the following:

Mr. E. Lyngen - Champlain Heights Planning Advisory Committee - opposed sale of the land in areas E & F. He suggested that sale of the land would jeopardize City control of present development and future redevelopment.

Cont'd..

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Marketing Policy -
Champlain Heights (Cont'd)

Mr. H.Goldfeder spoke in favour of leasing the land. He suggested the City consider non-prepaid leases and leasing of individual units.

Mr. B. Yorke - C.O.P.E. - also favoured leasing rather than selling of the land and requested Council to reiterate its existing policy on this matter. He further suggested that alternative financing methods and leases be explored.

Mr. S. Jackson - Killarney Champlain Heights Citizens for Action - requested Council not approve the recommendation of the Director of Finance and the Project Manager contained in the Manager's report dated February 10, 1977.

MOVED by Ald. Puil
THAT the appropriate officials be instructed to tender the market enclaves in Champlain Heights on the basis of 60 and 99 year leases.

- CARRIED UNANIMOUSLY

Fire By-law.

With the concurrence of the delegations the Mayor directed that this matter be deferred to the next regular evening meeting of Council.

I. Report of Standing Committee on Community Services. (February 3, 1977)

False Creek Day Care

Submitted this day was a report from the Director of Social Planning in which he recommended:

A. THAT the City enter into a lease with Daon Development for Day Care premises at 6th and Laurel for three years at $5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional $5000.00 and that this lease be reviewed upon expiry of the three year period.

B. THAT the Director of Legal Services be instructed to draw up the necessary lease agreement on the advice from the Director of Social Planning and the Supervisor of Properties.

C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.

D. The Supervisor of Properties and the Director of Legal Services negotiate an indefinite extension on the lease of space in Hodson Manor for the Little People's Day Care.

Cont'd.

STANDING COMMITTEE REPORT AND DELEGATIONS (Cont'd)

False Creek Day Care (Cont'd)

As previously agreed, Council heard representations from the following:

Mrs. Robin Lucey - Fairview Little People's Society - spoke in favour of retaining Hodson Manor as a Day Care Centre. She set forth the various advantages to this action. Mrs. Lucey is opposed to the proposed Netherlands facility as she considers the space not suitable for day care. The Fairview Little People's day care are requesting that they be allowed to stay at Hodson Manor until space is available in the Daon Development at 6th and Laurel.

Ms. Susan Swanson - False Creek Child Care Society - supported the request of the Fairview Little People.

Mr. Oosterhuis - representing the Multi-cultural Society and the Netherlands Society advised that the Netherlands facility can be licensed for twenty children on a 'juice and sandwich' type operation. City-owned land adjacent to the Netherlands project in False Creek would have to be used as a playground for the day-care centre and a six foot fence would be required. He indicated that Hodson Manor does not comply with day-care regulations and has only a temporary license. If it were to continue as a day-care centre it would require extensive renovations.

MOVED by Ald. Rankin
THAT recommendations A, B, C and D of the Committee, as contained in this report, be approved.

- CARRIED

(Ald. Bellamy opposed)

MOVED by Ald. Rankin
THAT recommendation E of the Committee as contained in this report, be approved.

- LOST (tie vote)

(Ald. Gibson, Harcourt, Marzari, Puil and Rankin opposed)

MOVED by Ald. Marzari
THAT the recommendations of the Director of Social Planning as contained in his report dated February 14, 1977, be approved, after deleting the word 'indefinite' from recommendation 'D'.

- CARRIED

(Ald. Brown, Ford and the Mayor opposed)

- - - - -

At the 'In Camera' meeting earlier this day Council resolved to consider the following matter in open council.

Urban Demonstration Program Funds

The Mayor submitted the following memorandum dated February 15, 1977:

" As a project related to the U.N. Habitat Conference in 1975, the Federal Government had announced an Urban Demonstration Program to provide funds for "innovative" projects related to urban improvement. The overall program later was cancelled but an amount of $ 6 million remains available from funds which were approved under the program and these funds apparently are earmarked for projects in the Province of British Columbia, especially the

Cont'd...

Urban Demonstration Program Funds (Cont'd)

City of Vancouver. The allocation of these funds was a primary subject of discussion recently with the Minister of State for Urban Affairs, Andre Ouellet. The result of our discussion was that the Minister requested that the City of Vancouver submit a number of projects for the consideration of the Federal Government by the end of February. The projects are to comply, as far as possible, to the guidelines originally set for the Urban Demonstration Program.

I am informed that the Provincial Government has made an official application to the Federal Government for a large part of these funds to help pay for the Burrard Inlet ferry system.

Following my meeting with Monsieur Ouellet and in accordance with his sentiments, I have requested that various proposals for the use of these funds be reviewed and re-assessed and this has led to a number of projects being opened for consideration and these are summarized in a memorandum of the City Manager.

The City has, therefore, been requested to come forward as soon as possible, and before the end of February, with a limited number of project proposals but also a number of alternative recommendations. The Federal Government has also indicated that it would prefer to deal with projects that can be expected to be completed within a relatively short time - in or by 1978.

I am setting forth my own recommendations for these projects for consideration by the Council having regard to the guidelines attached to the program and also having regard to the prospects for approval of these projects in the light of those guidelines.

These are not set out in any order of priority.

1. Re-structuring of Kitsilano Tidal Pool (assuming a Provincial contribution of 1/3 million): $1,500,000.00 .

2. First phase of Chinese Cultural Centre (assuming a Provincial contribution of 1/3 million): $1,500,000.00 .

3. Italian Cultural Centre (total cost $1.5 million assumes a 1/3 million contribution from the Provincial Government, donations and free labour making up a large part of target figure): $250,000.

4. Fishermen's Waterfront Market off Gastown area including preservation of 8,000 sq.ft. of N.H.B. shed: $500,000 .

5. Preservation and restoration of Carnegie Library (to be added to City funds of $650,000): $500,000.

6. Purchase and improvement of Victory Hotel facility: $300,000

Total - $4,550,000.00

Alternative projects I would refer to Council for consideration are these:

1. Jericho Beach park, waterfront improvements: $1,500,000.00.

2. Trout La' swimming facility improvements : $1,400,000.00

(one of these can, if Council agrees, be added to the first list to make up a total of close to $6 million).

Other projects open for consideration are set out in the City Manager's memo. "

Cont'd..

Urban Demonstration Program Funds (Cont'd)

Attached to the memorandum was an appendix submitted by the City Manager setting out proposed priorities for various projects.

MOVED by Ald. Rankin
THAT the recommendation of the Mayor, contained in his memo dated February 15, 1977, be approved with the project for the Manhattan Apartments building being added as No. 7 on the list of projects in this memo.

- CARRIED UNANIMOUSLY

The Committee of the Whole rose and reported and the report of the Committee of the Whole was adopted.

The Council adjourned at 10.30 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 15, 1977, adopted on February 22, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1976 Capital Budget

The City Engineer reports as follows:

"Watermain installations or replacements are required as follows:

WATERWORKS PROJECT 619

Street or Avenue	From	To
MacKenzie Street	31st Avenue	32nd Avenue
Trafalgar Street	31st Avenue	33rd Avenue
42nd Avenue	Balaclava Street	MacKenzie Street
43rd Avenue	Carnarvon Street	MacKenzie Street
Balaclava Street	41st Avenue	42nd Avenue

Estimated Cost: $84,000

The above installations are to replace leaking steel mains.

Since all our 1976 prior to paving work has been completed, the remaining balance under Waterworks Capital Account 128/7907, 'Prior to Paving - 1976 Unappropriated,' is now available for other work.

I RECOMMEND that Project 619 be approved for construction and that the required $84,000 be appropriated for this work from Waterworks Capital Account 128/7907, 'Prior to Paving - 1976 Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Local Improvement Procedure By-law

The City Engineer reports as follows:

"The Local Improvement Procedure By-Law (3614 as amended) relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups'. At present these are:

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's, CRM's and the West End District, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's, P's and HA's and the Downtown District.

(Comprehensive Development Districts are interpreted in each case according to the approved use).

A new designation, 'Fairview Multiple Dwelling District (FS-1)' has replaced the special Commercial/Multiple Dwelling District (CRM's) in the Zoning and Development By-law and the Local Improvement Procedure By-law should be amended accordingly.

I RECOMMEND that the Director of Legal Services be requested to bring forward a By-law to amend By-law No. 3614 so as to include 'Fairview Multiple Dwelling District' in the definition 'Multiple dwelling and local commercial district'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 227

BUILDING AND PLANNING MATTERS

INFORMATION

1. 5801 McKinnon Street - Neighbourhood Disturbance

The City Clerk's Office has received a *petition from residents in the neighbourhood of the above address regarding the occupancy of the building and the behaviour of the people residing there.

The Director of Permits and Licenses reports as follows:

> "Inspections of 5801 McKinnon Street show that the basement contains separate living quarters which are occupied by the owner of the house, Mrs. Surjit K. Sidhu who is a widow with three children. The main floor is occupied by a single woman with two children. The owner has been ordered to restore the building to its approved occupancy as a one family dwelling.
>
> The Vancouver Police Department advise that preliminary investigations do not show any outstanding offences against the residents at this address. They have contacted two of the petitioners who indicated that certain improvements in behaviour have already occurred. The Police are continuing their investigations which will take some time and a further report will be forthcoming.
>
> It should be noted that either of the two occupants or both of them could apply for consideration under the Hardship Policy."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

*(Copy of petition on file in the City Clerk's Office.)

RECOMMENDATION

2. Zoning and Development Fee By-Law - Renewals

The Director of Planning and the Director of Finance report as follows:

> 'City Council on August 10, 1976 approved an increase in fees for processing Development Permit Applications. The increase was as a result of a detailed review by Finance, Planning and Permits and Licenses Departments to attempt to recover the total costs associated with the processing of Development Permits. The effective date of the amending Fee By-Law was August 24, 1976.
>
> Approximately 200 Development Permits are issued each year for limited periods of time in order to better control certain forms of development. These uses would include institutional uses, day care centres, homecrafts, newspaper distribution depots and other certain conditional uses. Under the present fee structure, each application for renewal requires payment of the full fee. Several complaints have been registered by the general public regarding the high fee required for these renewal applications.

Continued. . . . .

Clause No. 2 Continued

City Council on December 14, 1976 approved an amendment to the Fee By-Law to establish a fee of $15.00 for each homecraft renewal where the conditions have not changed. The first permit for a homecraft remains at $60.00. The Directors of Planning and Finance, at that time, indicated to Council that other renewal categories were being reviewed and that this further report would be forthcoming.

The processing of renewal applications is generally less time consuming than the original Development Permit Application. It is therefore considered that a reduced fee for renewals would be justified.

RECOMMENDATION: The Directors of Planning and Finance recommend as follows:

A. That the renewal fee for Development Permit Applications, where conditions have not changed, in Schedules 1 and 2 of the Zoning and Development Fee By-Law No. 4188, with the exception of Clause A (Homecrafts) of Schedule 2, be set at $25.00.

B. That the present fee requirement in these Schedules be continued as the charge for the original Development Permit Application.

C. That the above recommendation regarding renewals (Item (a), be made retroactive to the effective date of August 24, 1976 and that approval be given for any necessary refunds.

D. That the Director of Legal Services be instructed to make the necessary amendments to the Zoning and Development Fee By-Law No. 4188 to take into account the above-noted recommendations.'

The City Manager RECOMMENDS that the foregoing recommendation of the Directors of Planning and Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 227

A-6

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Chinese Cultural Centre Grant Request

The City Engineer reports as follows:

"In a letter dated January 6, 1977, (see attached) Mr. Gordon Mark of the Chinese Cultural Centre requests a grant to cover the costs of their annual Spring Festival Activities parade planned for Sunday, February 20, 1977 on Pender Street from Carrall to Dunlevy Streets.

This parade, with approximately 100 participants, will feature lion dances and fireworks and commence at 1:00 p.m. from 313 E. Pender Street, will proceed west on Pender Street to Carrall Street, where they will reverse their direction and return to the starting point, with celebrations terminating at 5:00 p.m.

Being on a Sunday, the parade has the approval of the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will be readily accommodated.

Temporary signing and barricading will be required for this parade as well as extra street cleaning. The estimated costs are as follows:

a)	temporary signing, barricades, etc.	$275.00
b)	sanitation department	$250.00
	TOTAL	$525.00

Should Council decide in favour of Mr. Gordon Mark's request for free services, it is suggested that this be done in the form of a grant in order that funds be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 budget."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 227

FINANCE MATTERS

RECOMMENDATION

1. Staffing - Zoning Division

The Director of Planning reports as follows:

'There has become an apparent need to review the staffing of the Zoning Administration Group of the Zoning Division of the Planning Department. The Zoning Division consists of three groups: The Development Permit Group, the Zoning Administration Group and the Subdivision Group.

The Zoning Administration Group is responsible for processing applications to rezone property in the City and to amend the Zoning and Development By-Law. The Group also performs administrative functions related to the Division and to the Board of Variance.

The Zoning Administration Group includes the Group Leader and one Plan Checking Assistant III. A large portion of the Plan Checking Assistant's time is involved in processing appeals to the Board of Variance and related work.

It had been anticipated that there would be a decline in the number of rezoning applications received, however, this has not been borne out. In fact, the number of applications received has been increasing steadily since 1974 when 37 applications were received, 57 in 1975 and 59 in 1976. The acreage involved with these applications has also considerably increased. The applications in 1974 involved 216 acres, in 1975 604 acres and in 1976 1,362 acres. The processing of the applications has also become more complex.

In addition, considerably more time is being spent dealing with enquiries. More public involvement is involved in the processing now, e.g. nine Public Information Meetings were held regarding rezoning applications in 1976. This procedure was instituted in 1976 to provide for public involvement prior to the formal Public Hearing. It is anticipated that the number of Public Information Meetings will increase. It is also anticipated that during 1977 the number of rezoning applications will not decrease.

The work of the Group progressed reasonably well in the latter part of 1976 particularly in light of the increased activity in zoning matters and with the absence through sickness of the Zoning Planner. This has been achieved largely through extra efforts on the part of all staff involved and the use of temporary staff to assist the Group through 1976.

The use of temporary help has become essential to maintain the improved processing of zoning matters and in order to be able to obtain and train a suitable person for this technical and complex work it is recommended that an additional position be established in the Zoning Administration Group.

Estimated Costs	1977 (March 1, 1977)	ANNUAL
Salaries (Based on 1976 Rates)		
P.C.A. @ $1,179	$11,790	$14,148
Fringe Benefits @ 12%	1,415	1,698
	$13,205	$15,846
Furniture & Equipment		
No Furniture is required but a calculator will be needed	115	
TOTAL COST	$13,320	$15,846

Continued. . . . .

Clause No. 1 Continued

The Director of Planning recommends:

A. That a position be established in the Zoning Administration Group and FURTHER, THAT the Director of Personnel Services be instructed to classify the position and submit his recommendation to the City Manager for approval.

B. That the estimated costs for 1977 of $13,320 for salaries and equipment be approved in advance of the 1977 budget.'

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Civic Theatres - Staffing

On October 26, 1976, Council approved the establishment of an additional clerical position at the Q.E.T. in order to provide training and to assist the Theatre Manager in the performance of administrative duties during the extremely busy period prior to the opening of the Orpheum Theatre. The first booking for the Orpheum is on March 19; the official opening, on April 2.

In conjunction with the Theatre Manager, the Administrative Analyst has reviewed the anticipated work load associated with the general operation of the Orpheum Theatre. They propose the transfer of the clerical position referred to above to the Orpheum Theatre to assume responsibility for the general administration, including custody of all equipment, preparation and submission of all relevant accounts and payrolls, care and custody of all supplies, both for use and resale, care and custody and deposit of all monies, supervision of the bars and the supervision of all technical and house arrangements for the performances. Occasionally, the incumbent will be called upon to supervise performances at the Q.E.T. and Playhouse. It is further proposed to establish an additional position of Clerk-Typist at the Orpheum to act as secretary to the Orpheum Manager, do filing and mailing, prepare all monies for deposit, receive shipments, prepare stage accounts and admit authorized personnel to the premises.

The annual recurring cost of the added position is approximately $10,200 at mid-step, including fringe benefits at 1976 rates. For an estimated ten-month period in 1977, the costs will be approximately $8,500.

The City Manager RECOMMENDS as follows:

A. That an additional Clerk-Typist position be approved in the Civic Theatres Department, subject to classification by the Director of Personnel Services.

B. That funding in the amount of $8,500 be approved in advance of the 1977 budget.

The V.M.R.E.U. has received a copy of this report.

Continued. . . .

RECOMMENDATION AND CONSIDERATION

3. Report of the Commission of Inquiry on Property Assessment and Taxation in B.C.

The Director of Finance submits the following report.

"Introduction

As Council is aware, the Province froze property assessments in B.C. at the 1974 level and appointed a Provincial Commission of Inquiry on Property Assessment and Taxation, to study the entire problem of assessments and real property taxation in B.C., with a view to making appropriate legislation changes for the future. The work of the Commission was terminated by the Province in the summer of 1976 and a report prepared by the Commission was submitted to the Government. That report has now been released to the public.

The City of Vancouver spent considerable time preparing a comprehensive submission to the Commission of Inquiry, in order to represent to the Commission those factors and policies of greatest concern to the City. Mayor Volrich (at that time Alderman and Chairman of the Finance & Administration Committee) and myself presented the City's brief to the Commission in the spring of 1976.

Main Points of the City of Vancouver Brief

The City actually submitted two briefs to the Commission, one entitled 'Real Property Assessment and Taxation in Vancouver' and the second one concentrating on education financing, entitled 'Education Finance in B.C. and its Impact on Vancouver Taxpayers'. The submission on Real Property Assessment and Taxation contained thirteen recommendations, the most important ones of which are summarized below, and the Education Finance submission contained five recommendations. The most important points in the City's brief on Real Property Assessment and Taxation were as follows:

1. Use current market values for assessment purposes, tax those values at 100% of value, and provide differential mill rate capability to implement taxation policy.

2. That the Province should pay full grants on Provincial-owned property.

3. That properties should continue to be exempt under Section 396(c) of the Vancouver Charter, i.e. churches, charitable organizations, etc.

4. That the concept of revenue sharing of Provincial growth taxes should be pursued.

Recommendations of the McMath Report

Appendix 2 attached to this report very briefly summarizes the recommendations of the McMath Report.

Appropriate Action at This Time

After reviewing the recommendations of the McMath Commission, I find that I cannot support many of the recommendations; others I can support (i.e. would recommend to Council). Some of the recommendations agree with the City's expressed position and some do not.

It would appear appropriate to concentrate on the single most critical difference between the McMath Commission's recommendations and the City's expressed position, specifically that dealing with a Province-wide business tax vs. differential mill rates.

Continued . . . . .

Clause No. 3 Continued

Recommendations 38 to 40 of the McMath Commission Report recommend that an additional tax, in the form of a business tax, significant in scale, be introduced on all business properties on a compulsory basis and at a uniform rate throughout the Province. They also recommend that some relief be offered to small businesses. Further they state that the business tax ought to be a tax on occupants allocated according to the market rents of the space occupied and with no tax payable on vacant space.

These recommendations are for a business tax not too different from that presently levied by Vancouver. However, to have a Province-wide single rate business tax would remove flexibility currently enjoyed by Councils in implementing their particular taxation policies. There is no guarantee that Vancouver would be able to derive even its present level of business tax under such a scheme. The business tax also has other significant disadvantages with regard to collectibility, that do not apply to real property taxation. The City of Vancouver was therefore in favor of eliminating the business tax and replacing it with a sufficiently flexible differential mill rate capability on the real property tax levy, such that Councils would have full capability of implementing the appropriate taxation distributional policies.

City Council therefore approved in its submission to the McMath Commission that municipalities be given the power to set differential mill rates by use class of property with the allowed differential in the mill rates to be limited so that the highest may be no more than twice the lowest. This would not only allow Council to implement its taxation policies but it would also provide the means to maintain the existing distributional impact of taxes when the assessment restrictions were unwound and the roll unfrozen.

I am therefore recommending that Council reiterate its position to the Provincial Government with respect to business taxes and the differential mill rate capability.

The other major areas that Council may wish to consider are:

(1) the question of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board; and

(2) the question of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

If Council does wish to consider these questions then I would recommend that they be referred to the Finance & Administration Committee for discussion.

Provincial Government

The Province's intentions are not known at this time but it is believed that they have been developing their own concepts somewhat independently of external input. The Province is aware of our submission to the Commission. It is generally expected that the Province will be bringing forward legislation this session but it is unknown as to what form the legislation will take.

RECOMMENDATION

I would therefore RECOMMEND that Council reiterate its position regarding differential mill rate capability in the real property taxation area."

Continued . . . . .

Clause No. 3 Continued

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and submits for Council's CONSIDERATION or for referral to the Finance & Administration Committee:

A. the matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board;

B. the matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

RECOMMENDATION

4. The Orpheum - Application for Licence - Government Liquor Act

The Director of Legal Services reports as follows:

"The Manager, Queen Elizabeth Theatre, has requested that application be made for a licence to sell liquor in The Orpheum. The Orpheum will open on March 19th, 1977. Since this is a municipally owned cultural centre the Liquor Administration Board has requested that the application for a licence be accompanied by a resolution of Council authorizing the same. The City presently holds a licence to sell liquor in the Queen Elizabeth Theatre.

It is recommended that authority be given to the Director of Legal Services to apply for a licence to sell liquor in The Orpheum and all subsequent renewals thereof; the annual fee of $100.00 for the 1977 liquor licence to be charged to the 1977 auditorium operating budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 227-228

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Additional Costs for Alterations to 517 Hamilton Street

The Director of Finance reports as follows.

"517 Hamilton Street is a City-owned building, currently under major alterations, with the ground floor to be used for City purposes and the upstairs to be used for a hostel. The ground floor alterations were funded from General City Funds and the upstairs from the Property Endowment Fund.

The Assistant Director for Construction & Maintenance, of the Permits & Licenses Department, has advised that serious problems have been encountered in the project, related to the second floor (the hostel). These problems have caused extra costs in the amount of $29,900.

The proper source of funds for this is the Property Endowment Fund. The Property Endowment Fund Board has approved the expenditure, and it is therefore

Recommended that the Property Endowment Fund provide $29,900 to complete the necessary alterations to the second floor of 517 Hamilton Street for use as a hostel."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

2. Cost Incurred Regarding City-Owned Properties to Comply with Fire By-Law Regulations

The Supervisor of Properties reports as follows:

"On May 28, 1974 Council approved the setting aside of additional funds of $150,000.00 to cover anticipated expenditures incurred in bringing up to the new Fire By-law standards certain City-owned properties under rental or lease agreements. These funds were to be provided from Supplementary Capital Funds and were held in Account Code 447/7901 until the funds at that time being used to meet these additional costs had been exhausted.

The point has now been reached where the funds in Account Code 447/1201 originally being used for payment of these costs have been depleted and in fact over-expended. It is therefore recommended that the sum of $150,000.00 now sitting in Account Code 447/7901 (unappropriated) and set aside specifically for this purpose be transferred to Account Code 447/1201 so that the work of bringing the Civic Revenue Buildings up to the required By-law standards can be completed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

3. Sale of portion of City-Owned lot W/S Commercial Drive between Venables and Parker Streets

The Supervisor of Properties reports as follows:

"Lot A of Lots 13-15, Block 23, D.L. 264A has been released for sale by the Property Endowment Fund Board. The City Engineer requested dedication of a 10 ft. X 10 ft. corner for lane purposes and as a result of his survey of the property it was found that the improvements on the adjoining property (S½ of Lots 13-15, Block 23, D.L. 264A) encroach on the subject by 0.10 feet.

Negotiations with the adjoining owner have resulted in an agreement whereby he will purchase 9.2 square feet (more or less) of the City lot and consolidate same with his property at a total cost to him of $195.00.

Recommended that the South 0.10 feet of Lot A of Lots 13-15 Block 23, D.L. 264A, be sold to the adjoining owner for the sum of $195.00 inclusive of all costs.

It is also
Recommended that a 10 ft. X 10 ft. corner cut-off at the North West Corner of Lot A of Lots 13-15, Block 23, D.L. 264A be dedicated for lane purposes."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. Encroachment E/S James Street north of 28th Ave.

The Supervisor of Properties reports as follows:-

"A concrete wall on privately owned Lot 2, Block 3 W½, D.L. 632 encroaches onto vacant City Lot 1, Block 3, W½ D.L. 632 approximately two inches in depth and approximately 22 feet in length as shown on Plan LF7982.

The City lot is vacant and it is proposed to advertise the lot for sale but in order to avoid a possible future dispute, it is desireable that the encroachment be removed or made legal by means of an encroachment agreement.

The owners of Lot 2 desire the wall to remain in place and the Supervisor of Properties is of the opinion that this is acceptable, subject to the following conditions:-

TERM: The life of the wall or 25 years, whichever is the lesser.

RENT: $10.00 in lieu of rent.

ADMINISTRATION FEE: In addition to the fee of $10.00 the owners of Lot 2 to pay $25.00

REGISTRATION FEE: Owner of Lot 2 to pay $5.00

AGREEMENT: To be prepared by Director of Legal Services.

Cont'd.....

Clause #4 Continued:

The Supervisor of Properties is of the opinion that City Lot 1 will suffer no loss in value as a result of the encroachment.

It is recommended that the encroachment on to City Lot 1 be validated subject to the foregoing conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Burrard Street Widening

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's Report (Fire and Traffic) dated June 11, 1976, wherein one of the recommendations approved by City Council on June 15, 1976, was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street Widening.

Neonex Consumer Group Ltd. formerly Seaboard Advertising Co. Ltd. are owners of three properties affected by the Burrard Street Widening and have agreed to convey to the City those lands required as follows:

Parcel (1) - S.W. Corner, 3rd Avenue and Burrard Street, Lot "A", Block 237, D.L. 526, Plan 6473.

This property is a vacant 74.97 ft. X 40 ft. parcel of land zoned C-3A, currently rented to the adjoining tenant for the storage of boats.

Purchase of the whole of Parcel "A" rather than the 24 ft. widening strip will provide the opportunity for exchanging land areas in connection with the negotiations now underway with the adjoining owner to the South, Lot "B" (Orr's Stores). It will also allow existing parking on Lot 17 to be retained which in turn will eliminate the breaking of tenants' leases and thereby reduce business disruption to a minimum.

Negotiations with the owners and tenants on adjoining Lots "B" and 17 will be the subject of a later report.

The owners have agreed to convey Parcel (1) to the City for the sum of $60,000.00 as of December 31, 1976, subject to a Neonex sign to remain rent free pending a two-week notice for removal, at no cost to the City. Sign to be removed not later than April 30, 1977.

Cont'd.....

Clause #5 Continued:

Parcel (2) - N.W. Corner 4th Avenue and Burrard Street, Amended Lot 22, (See 125853L), Block 237, D.L. 526, Plan 590, Zoned C-3A.

The owners have agreed to convey the east 7.5 feet thereof and 2 foot lane widening strip as shown on plan of subdivision marginally numbered LD 1541 on the following terms:

(a)	Loss of land (865.5 sq. ft.)	$17,310.00
(b)	Loss of landscaping & fencing	350.00
(c)	City to pay for sign relocation. Sign relocation to be carried out by owner.	1,200.00
		$18,860.00

Parcel (3) - S.E. Corner 5th Avenue and Burrard Street, Lot 1, Block 268, D.L. 526, Plan 590, Zoned M-1

The owners have agreed to convey the West 7 feet thereof as shown on Plan marginally numbered LF 8032 on the following terms:

(a)	Loss of land (840 sq. ft.)	$16,800.00
(b)	Compensation for loss of 4 parking stalls	3,200.00
		$20,000.00

(c) City Engineer to construct new retaining wall with fence on top to new property line at no cost to the owner.

(d) Owners to relocate three signs to new property line on or before May 31, 1977 at no cost to the City.

It is recommended that the Supervisor of Properties be authorized to acquire those properties required for the widening of Burrard Street on the foregoing basis chargeable to Code #146/5921"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of a portion of the Sterling Shipyard site to B.C. Ice & Storage

The Supervisor of Properties reports as follows:

"On March 25, 1975, City Council, 'In Camera', approved the recommendation of the Supervisor of Properties and the City Manager, to acquire the property at 2089 Commissioner Street known as Sterling Shipyards Ltd.

In this regard, the City of Vancouver acquired the site on June 23, 1975, subject to a lease to Sterling Shipyards Ltd. dated May 22, 1959, which expires on May 24, 1980.

Cont'd.....

Clause #6 Continued:

On November 1, 1976, Sterling Shipyards Ltd. entered into a sub-lease agreement with the City's Engineering Department for use as a works yard. In the preparation of the site, it was noted by the adjacent owner, B.C. Ice & Storage Company, that the development by the City would impede ingress and egress of tandem vehicles to their property and in this regard, the Engineering Department agreed to sub-lease a portion, with the proviso that B.C. Ice & Storage Company pay the incurred expenses to date on the area involved.

Following negotiations with the Company, they have agreed to sub-lease a portion of the site on the following basis:-

A. Annual rental to be $300 in advance.

B. Lease period to be ten years from January 31, 1977 to January 31, 1987, then year to year from February 1, 1987.

C. Annual rental review clause from February 1, 1978.

D. In addition to the annual rental, the Lessee to pay the cost of eight piles and fencing totaling $2,100.00

The City Manager RECOMMENDS the foregoing recommendations of the Supervisor of Properties be approved.

CONSIDERATION:

7. Open Bible Chapel - Exchange of 405 W. 10th Avenue for City-Owned Lots in Champlain Heights

The Supervisor of Properties reports as follows:

"On February 24, 1976, City Council authorized the exchange of the property at 405 West 10th Avenue, required for civic purposes, for City-owned lots 5, 6, 7, District Lot 334, Plan 13993 in Champlain Heights. The parcels being exchanged were not of equal area or value, and the Society agreed to pay the difference of $605,550.00 for the Champlain Heights property under an agreement for sale with a five-year term and annual payments of $50,000.00, plus interest at a rate of 11% with the total outstanding balance payable in the 5th year.

Under the conditions of the exchange, the Society was required to:

- Obtain approval in principle for their financing from C.M.H.C. and the B.C. Department of Housing by July 1, 1976 for their proposed development in Champlain Heights.

- Obtain a Development Permit for the development by July 15, 1976.

- Exchange the lands on the earlier of the fulfillment of the foregoing requirements or August 15, 1976.

Cont'd.....

Clause #7 Continued:

The Society had not complied with conditions 1 and 2 by August 15, 1976, and requested, and were granted by Council, an extension of the exchange date to December 31, 1976. This was considered by the Society to be sufficient time to comply with items 1 and 2.

In December 1976 the Society submitted a $1,000.00 deposit and, by letter dated January 13, 1977 (Addendum A),have requested the closing date for the exchange of lands be further extended to October 31, 1977.

The foregoing request by the Open Bible Chapel to extend the exchange date to October 31, 1977 is submitted for Council consideration."

The City Manager RECOMMENDS that Council agree to the request of the Open Bible Chapel to extend the exchange date to October 31st, 1977 but submits for CONSIDERATION of Council whether as a matter of policy, all future sale of city lands should contain a provision that where an extension of completion date is granted by Council, interest should be payable from the time of the original date of sale.

FOR COUNCIL ACTION SEE PAGE(S) 228

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

FEBRUARY 3, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard

ABSENT: Alderman Bellamy
Alderman Marzari

ALSO PRESENT: Alderman Brown
Alderman Gibson

COMMITTEE CLERK: H. Dickson

The Community Services Committee, at its meeting on January 13, 1977, made six recommendations to Council for the provision of day care facilities in the False Creek area at the Daon Development at 6th and Laurel. Those recommendations were as follows:

A. THAT the City enter into a lease with Daon Development for day care premises at 6th and Laurel for three years at $5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional $5000.00 with the source of funds being the 1977 Revenue Budget; and that this lease be reviewed upon expiry of the three year period.

B. THAT the Director of Legal Services and the Supervisor of Properties be instructed to draw up the necessary lease agreement.

C. THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.

D. THAT the Development Consultant report back to Council on the day care playground capital cost.

E. THAT the Director of Legal Services and the Supervisor of Properties negotiate an extension of nine months on the lease of space in Hodson Manor for the Little People's Day Care.

F. THAT the Director of Social Planning investigate the need for play school and after-school care programs for False Creek residents and report through the City Manager to the Community Services Committee.

The Council, at its meeting on January 25, 1977, referred the matter back to the Committee.

Continued on Page 2. . . .

On Wednesday, February 2, 1977, the Director of Social Planning and several members of Council toured the False Creek area to examine potential day care sites. A number of possibilities arose and it was agreed to call an immediate meeting to discuss the alternatives.

Representatives of the School Board and the Park Board and their staff, along with the False Creek Development Group and members of the Social Planning, Planning and Engineering Departments, were in attendance at a special meeting this date.

1. False Creek Day Care

The Chairman noted there were three members of the Community Services Committee present and it was

RESOLVED

THAT the meeting be constituted as a special meeting of the Community Services Committee.

The Chairman opened the meeting by posing a number of questions regarding a new location for day care in False Creek, including the feasibility of incorporating day care into the School Board's False Creek Elementary School which has already been designed and a development permit applied for.

The questions posed by the Chairman were as follows:

- Can or should the school be moved away from close proximity to residential units?
- Can the park space to the east accommodate the school?
- Will the school gymnasium be large enough to be useful after school hours for residents of False Creek; will it contain a suitable meeting room for False Creek residents?
- Should the day care centre be located in False Creek school, in Hodson Manor, in the Netherlands building, at the Daon site or in the Phase II location?

In response to these questions, Mrs. Margaret Andrew, Chairman of the School Board, read a prepared statement to the Committee dated February 3, 1977 (copy circulated) which included statements that it is the responsibility of Council to assure immediate issuance of the development permit for the school and that any additional required community facilities should be provided by the City elsewhere on the False Creek site.

The School Board Chairman pointed out the design of the school and necessary financial arrangements had been approved by the Department of Education on Friday, January 28, 1977, and that the school is scheduled to open in September 1978. Any thought of relocating or redesigning the school would further delay the opening date. The siting and design of the school was established in consultation with City officials, including the False Creek Development consultants.

Continued on Page 3. . . . .

Clause No. 1 Continued

During discussion, representatives of the Park Board explained they may provide some funds towards the gymnasium and changing rooms in the school so that they will be available for community use.

In response to the Committee's questions, the School Board representatives stated the gymnasium measures 50' x 81' with a 16' ceiling which possibly could be raised to 17'10" under the plans approved by the Department of Education.

The gymnasium ceiling could be extended to 22' in height but this would incur additional costs beyond what the Department of Education has approved.

There is also a 2-classroom size library in the school which could be available for community use.

It was also noted there is a crawl space beneath the school gymnasium which possibly could be expanded at an additional cost by lowering the floor. (The school will be two storeys plus underground parking serviced by an elevator.)

It was concluded it would be impractical to move the school at this late date.

It was noted that a day care centre could not now be incorporated into the design of the school nor could it be attached to the school as the small school site does not provide sufficient space for the required fenced play area for a day care operation.

Representatives of the School Board advised they would make any surplus space available for day care as they have done in other schools where need for education space has been reduced.

Other Potential Locations

The Chairman reminded those present that the Community Services Committee had not been enthusiastic about space provided by the Netherlands Association for day care, as it is located on a second floor and has no direct access to the play area; that the Committee had recommended the City lease space in the Daon Development but that Council had not approved this recommendation; and that Council has committed itself to leasing Hodson Manor (where the day care is now located) to the Multicultural Society.

A representative of the Netherlands Association told the Committee his organization's facility can accommodate 17 children and there are only 10 children presently enrolled in the day care operation at Hodson Manor. He added that costs could be kept to $150.00 per child if the day care is moved to the Netherlands building. He inquired whether the Netherlands building could be licensed for day care use and was advised by the Director of Environmental Health that the Community Care Facilities Licensing Office has not yet examined the building.

The Chairman suggested the Netherlands Association contact Community Care Facilities Licensing immediately on this matter. The Director of Environmental Health did indicate, however, that a day care centre should be contained on one floor rather than on two as may be the case in the Netherlands building.

Continued on Page 4. . . .

Clause No. 1 Continued

During discussion of the best possible location for the day care centre, the False Creek Development Group stated it favours the Netherlands building and the Social Planning Department stated it favours the Daon location. It was pointed out by the City Manager that the Daon location involves relatively high capital costs and an on-going operating subsidy and that the City would lose $1900.00 annually in potential ground rent by the reduction in the commercial area.

It was also noted by representatives of the Social Planning Department that because of the restrictions inherent in the Netherlands building, a maximum of only 17 children could be accommodated and that an increased staff complement may be required, hence there could be an increase in the costs of operating day care in this building.

The Chairman pointed out the Committee was faced with a question of providing good quality space in the Daon location at costs to the City or allowing the day care operation to move to the Netherlands building which is not as suitable but which would not involve direct costs to the City.

Costs of the City leasing day care space in the Daon Development were detailed in a Manager's Report to Council on January 11, 1977. Lease options, as contained in that report, are attached as Appendix I.

Following discussion, it was

RECOMMENDED

A. THAT there be no change in the location and siting of the False Creek Elementary School.

B. THAT the School Board be urged to provide a 22' ceiling in the gymnasium of the False Creek Elementary School.

C. THAT the School Board investigate the feasibility of expanding the crawl space in the False Creek Elementary School to provide additional community use space.

D. THAT the Development Permit Board be requested to expedite the issuance of a development permit for False Creek Elementary School.

E. THAT City Council urge the Netherlands Association to apply for a license and open its day care centre in its building on Sitka Square.

The meeting adjourned at approximately 3:15 P.M.

DELEGATIONS THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 232-233

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 22, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gibson (Civic Business)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown
SECONDED by Ald. Rankin
THAT the Minutes of the Regular Council Meeting of February 15, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Transfer of Self-serve License from 2150 Cambie Street to 2808 West Broadway.

The Council received a delegation from Mr. D. Sharp - Gulf Oil Canada Ltd., requesting that the self-service license privileges be transferred from the gasoline station at 2150 Cambie Street to 2808 West Broadway.

Council noted a City Manager's report dated February 18, 1977 giving details of the development permit applications and other related facts.

MOVED by Ald. Marzari
THAT the request of Gulf Oil Canada Ltd., to transfer its self-service license privileges from 2150 Cambie Street to 2808 West Broadway, be granted, and the necessary amendment to Schedule B of the License By-law be submitted to Council by the Director of Legal Services.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

2. Complaint re Tax Buying Agency.

Council, on February 8, 1977, approved a recommendation of the Community Services Committee concerning a Tax Buying Agency. The recommendation requested that the operator of Basmar Tax Services, 56 East Hastings Street, appear before Council to show cause why his business license should not be suspended.

Mr. Shepard, Counsel for the Company, addressed the Council, submitted a brief citing the incident from which the complaint originated and indicated that no transaction took place within the jurisdiction of the City.

Mr. Lyle Torgeson, the complainant, also addressed Council and gave his views on the incident when he originally approached Basmar Tax Services.

After due consideration, it was

MOVED by Ald. Rankin
THAT the business license of Basmar Tax Services of 56 East Hastings Street, be suspended for the balance of 1977.

- CARRIED UNANIMOUSLY

3. 4584 West 1st Avenue - Additions

The Council received a delegation from Mrs. M. Tomsich on the subject of the additions made to an existing dwelling at 4584 West 1st Avenue. Mrs. Tomsich, a resident of the area, gave the history of the matter, urging that Council uphold the decision of the Board of Variance of April 23, 1975.

Dr. Setty Pendakur also addressed Council on the matter giving his views and stating the various options open to Council.

Council noted a report from the City Manager, dated February 16, 1977 which detailed the history of the matter and the present situation. A letter from the Board of Variance, dated November 16, 1976, was also noted, in which the Board respectfully requested that Council instruct the Director of Legal Services to take appropriate action immediately, based on the Board's decision of April 23, 1975.

MOVED by Ald. Harcourt
THAT the report of the City Manager, dated February 16, 1977, and the letter from the Board of Variance dated November 16, 1976, be received, on the understanding that the matter will be further discussed 'In Camera' later this day.

- CARRIED UNANIMOUSLY

4. Bus Shelters

The Council gave consideration to a report from the City Manager, dated February 11, 1977, concerning Bus Shelters, in which the City Engineer requested policy decisions on the subject. The City Engineer addressed Council and pointed out that, in the fourth paragraph of the report it should be noted that the elimination of billboards was at bridgeheads and on rooftops only.

Cont'd..

DELEGATIONS (Cont'd)

Bus Shelters (Cont'd)

The Council received the following delegations:

Mr. W. Nicolle - Superior Signs Division - City Bench, proposing that the advertising on benches continue as is.

Mr. T.G. Peters - Goodwill Advertising Co., Ltd., also proposing that bench advertising be continued.

Mr. D. Rey - J.C. Decaux Ltd., submitted an illustrated brochure giving details of his Company's products and speaking in support of his Company's proposal.

Mr. R.D. Sinclair - Seaboard Advertising Company, speaking in support of his Company's position and its proposal.

Mr. N. Davidowicz - Killarney Champlain Citizens for Action, referred to bus shelters that were scheduled to be constructed but had not yet been installed, and spoke to, and filed with the Council, a number of recommendations.

MOVED by Ald. Puil
THAT the City permit advertising on bus shelters on City street allowance and enter into agreements with private companies to supply, install and maintain bus shelters.

- CARRIED

(Ald. Brown and Rankin opposed)

MOVED by Ald. Harcourt
THAT the procedures outlined on page 2 of the City Manager's report dated February 11, 1977, be referred to the Standing Committee on Transportation for consideration and report.

- CARRIED

(Ald. Rankin opposed)

5. City-owned Property at the N/W Corner of Jackson and Prior Street.

The Council received a delegation from Pastor Annie Girard concerning the property at the North West corner of Jackson Avenue & Prior Street. In this regard Council also noted a report, dated February 11, 1977, from the City Manager.

MOVED by Ald. Rankin
THAT City-owned Lot A, Subdivision of Lots 17 & 18, Blocks D.L. 196 and 197, situated at the North West Corner of Jackson Avenue and Prior Street, be sold to Pastor Girard for the sum of $35,000 on the understanding that 4 ft. for lane purposes will be dedicated to the City at some future date, should her church be demolished, and prior to any redevelopment of the property.

- CARRIED UNANIMOUSLY

The Council recessed at 3.55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.05 p.m., with the same Members present.

UNFINISHED BUSINESS

1. Salaries of Members of Council

Council, on January 18, 1977, deferred consideration of a memorandum from the Mayor concerning the salaries of Members of Council. The Mayor had recommended a 6% increase in the salaries of the Aldermen and the Mayor for 1977, which is the lower level of the A.I.B. guidelines. The Mayor had withdrawn a further recommendation on the discontinuation of extra stipend for Deputy Mayor.

MOVED by Ald. Harcourt
THAT the recommendation of the Mayor, as contained in his memorandum of January 17, 1977, be approved, whereby the salaries of Aldermen and Mayor be increased by 6% for 1977.

- LOST (tie vote)

Ald. Bellamy, Brown, Ford, Gerard and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Request for Amendment to Vancouver City Charter.

Council noted a letter, dated February 12, 1977, from Vancouver Council of Women in which the organization recommended that Section 37 of the Vancouver City Charter be amended to include the word 'Canadian' in respect of the qualifications for Mayor and Aldermen.

The City Clerk, in a memorandum dated February 16, 1977, commented on the letter from the Vancouver Council of Women and recommended as follows:

> 'THAT the Council, when next seeking Charter Amendments request a change whereby Section 37, re qualifications for running for civic office, be made to conform with Section 7, respecting qualifications for being placed on the Voters List, insofar as Canadian citizen is referred to.
>
> I would also recommend that Section 143, which sets out the Oath to be taken by Members of Council before assuming office, be changed similarly."

MOVED by Ald. Rankin
THAT the recommendation of the City Clerk, as stated above, be approved.

- CARRIED UNANIMOUSLY

2. Proposed Text Amendment to Restrict Development in C2 Commercial Districts.

Under date of February 14, 1977, the Suburban Business Property Owners' Association submitted a letter requesting to appear before Council on the proposed text amendment to restrict development in C2 Commercial Districts. Council was advised that the Director of Planning will be giving a report reference on the matter on March 8, 1977.

MOVED by Ald. Brown
THAT the request of the Suburban Business Property Owners' Association to appear as a delegation be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Vancouver City Planning Commission By-law.

At the last Council meeting instructions were issued to report to the February 22 Council Meeting, as a result of a review of the Vancouver City Planning Commission By-law, in the light of the Mayor's letter of February 14, proposing various changes.

In this regard the Council noted a letter from the City Clerk requesting a further deferment to March 8, 1977, by which time the necessary discussions with the various parties will have taken place.

MOVED by Ald. Rankin
THAT further consideration of the Vancouver City Planning Commission By-law be deferred until March 8, 1977.

- CARRIED UNANIMOUSLY

4. Retention of Improvements at 3020 West 3rd Avenue.

MOVED by Ald. Harcourt
THAT the request of Mrs Dolores Dobrowolski to appear before Council as a delegation concerning improvements to a house at 3020 West 3rd Avenue, be granted.

- CARRIED UNANIMOUSLY

5. Cultural Exchange Program - Grant Request.

Council noted a letter dated February 9, 1977, from the Magee Secondary School, requesting financial support for a cultural exchange program between its School Band and schools in Quebec and Ontario.

MOVED by Ald. Harcourt
THAT no action be taken and the applicant be advised that Council is of the opinion that this is a matter for the consideration of the Provincial Government and the School Board.

- CARRIED UNANIMOUSLY

6. Request for Resolutions to be Considered at the Federation of Canadian Municipalities 1977 Conference.

Under date of February 18, 1977, the City Clerk submitted a memorandum advising of the 1977 Conference of the Federation of Canadian Municipalities to be held in Toronto May 15 - 18, 1977. Department Heads were asked to submit proposed resolutions, however no resolutions were received.

The Mayor, in a memorandum dated February 22, 1977, submitted a resolution and, after suggested changes to which the Mayor agreed, it was

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Resolutions - F.C.M. Conference (Cont'd)

MOVED by Ald. Brown

THAT WHEREAS the vitality and viability of our Canadian Confederation is at a crossroads because of the expressed intention of the Government of Quebec to pursue, by referendum means, independence for that Province;

AND THEREFORE, the existence of Canada as a united nation now more than ever depends upon the individual and collective resolve of all citizens, from Pacific to Arctic to Atlantic, whatever their culture, language or regional affinity, to emphasize the merits of our diversity and thereby proclaim the benefits of federalism;

THEREFORE BE IT RESOLVED THAT the Federation of Canadian Municipalities affirms its strong commitment to a vigorous, united Canada, a Canada within which all Provinces and all of our people can grow and prosper in harmony.

- CARRIED UNANIMOUSLY

Alderman Kennedy, at this point, submitted a resolution, and it was

MOVED by Ald. Kennedy

THAT WHEREAS the Federation of Canadian Municipalities will be meeting in Toronto on May 15 - 18, 1977, and suggestions for agenda items are being requested;

AND WHEREAS the Federal Government has made several indications of willingness to participate with local governments on mass transit problems;

THEREFORE BE IT RESOLVED THAT the City of Vancouver requests this matter be made a topic of a special meeting to involve major cities, appropriate Provincial Departments and the Federal Government.

- CARRIED UNANIMOUSLY

7. Cars, Congestion and Pollution in the City.

The Council noted a letter from Mr. Paul Wichlinski requesting to appear as a delegation concerning cars, congestion and pollution in the City.

MOVED by Ald. Bellamy

THAT the delegation request be granted and Mr. Wichlinski appear before the Standing Committee on Transporation.

- LOST

(Ald. Brown, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT the delegation request be granted and Mr. Wichlinski appear before Council.

- CARRIED

(Ald. Bellamy, Gerard and Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Use of Land at Entrance to Stanley Park.

Council noted a letter, dated February 21, 1977, from the 'Save the Entrance to Stanley Park' Committee asking to appear as a delegation with respect to a proposal re the use of the land at the Park entrance.

MOVED by Ald. Harcourt
THAT the request be granted and Council hear the delegation when the various options are before Council for consideration. In the meantime, the organization be in touch with the Director of Planning to discuss its proposal.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT FEBRUARY 18, 1977.

Works & Utility Matters (February 18, 1977)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. Closure of Portion of North Side of 19th Avenue, East of Sophia Street.
Cl. 2. Local Improvement - Reduction in Scope.
Cl. 3. Communication Channel for Connaught Bridge.
Cl. 4. 944 Denman Street - Tree Relocation for Crossing, D.P.A. 75969.
Cl. 5. Recycling Pilot Project.
Cl. 6. Initiation of Local Street Curbing and Paving - Mount Pleasant N.I.P. Area.

Clauses 1, 2 and 3.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

944 Denman Street - Tree Relocation for Crossing - D.P.A. 75969 (Clause 4)

MOVED by Ald. Gerard
THAT the tree obstructing the proposed sidewalk crossing at 944 Denman Street be relocated by the Park Board at the expense of the developer.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(February 18, 1977) (Cont'd)

Recycling Pilot Project
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendations of the City Engineer, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Initiation of Local Street Curbing
& Paving - Mount Pleasant N.I.P. Area.
(Clause 6)

MOVED by Ald. Marzari
THAT recommendations A, B, D and E of the City Engineer, as contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Marzari
THAT recommendation C of the City Engineer, as contained in this clause, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Ald. Bellamy, Brown, Kennedy, Puil and the Mayor opposed)

Building & Planning Matters
(February 18, 1977)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Harbour Park Feasibility Study.
Cl. 2. Heritage Building Alterations - Hudson's Bay Store.
Cl. 3. Rezoning Application - 869 East 21st Avenue.

Harbour Park Feasibility Study
(Clause 1)

In considering this clause, the Council noted an Appendix from the Director of Planning, circulated this day for Council's information, proposing the Terms of Reference re the Feasibility Study. Mr. D. Hickley, representing the Director of Planning, spoke with respect to the property and gave the background of Council's action.

Commissioner Bain, Chairman of the Park Board, also addressed Council, expressing concern and requesting close liaison between his Board, the Director of Planning and the City Engineer on any aspect of Harbour Park property. The request was agreed to.

MOVED by Ald. Puil
THAT this whole matter, including the proposed Terms of Reference, be deferred until the next regular meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(February 18, 1977) (Cont'd)

Heritage Building Alterations -
Hudson's Bay Store.
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
869 East 21st Avenue
(Clause 3)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 18, 1977)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Parking Meter Checker Program.
Cl. 2. Lease of C.P.R. Right-of-Way to the City for Parking - West Boulevard from 37th Avenue to 42nd Avenue.

Parking Meter Checker Program
(Clause 1)

MOVED by Ald. Harcourt
THAT recommendations A, B and C of the City Engineer, as contained in this clause, be approved and recommendation D be referred to the Transportation Committee for consideration and report.

- CARRIED UNANIMOUSLY

Lease of C.P.R. Right-of-Way to the City
for Parking - West Boulevard from 37th
Avenue to 42nd Avenue.
(Clause 2)

At the request of the City Manager, this clause was withdrawn and referred back to the City Manager for further negotiations.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 18, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Library - Staffing.
Cl. 2. Legal Expenses, P.C.599 Dennis, K.L.; Civil Action, E. Lazarov.
Cl. 3. Certificate of Occupancy Program.
Cl. 4. Marathon Realty Company Limited and Development of Area 2, False Creek (North Side)

Library - Staffing
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Legal Expenses, P.C.599 Dennis, K.L;
Civil Action, E. Lazarov.
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the Vancouver Police Board, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Certificate of Occupancy Program
(Clause 3)

Prior to consideration of this clause, the Director of Permits and Licenses gave a report reference as directed by Council at a previous meeting.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved, subject to the necessary amendments to the Building By-law being enacted prior to the commencement of the Occupancy Program.

- CARRIED

(Ald. Gerard, Kennedy and Marzari opposed)

The Council recessed at 6.05 p.m. to reconvene to continue with Regular Council business following the Public Hearing scheduled for 7.30 p.m.

The Council, in Committee of the Whole, reconvened at 9:00 p.m., with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gibson (Civic Business)

CLERK TO THE COUNCIL: M. Kinsella.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(February 18, 1977) (Cont'd)

Marathon Realty Company Limited and Development of Area 2, False Creek (North Side)
(Clause 4)

MOVED by Ald. Marzari
THAT consideration of this clause be deferred and Marathon Realty Company Limited be invited to present a report reference on its development plans for the North Side of False Creek.

- CARRIED UNANIMOUSLY

Property Matters
(February 18, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Establishing a Portion of City-owned Lot for Road Purposes.
Cl. 2. Leasing of Water Lot 7030 at Jericho Beach.
Cl. 3. Burrard Street Widening - Purchase of the East 7 feet 1801 West Broadway.
Cl. 4. Acquisition for Park Site #7 (West End Park and School Site) 1069 - 1089 Thurlow Street.

Clauses 1 - 4 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Planning and Development
(February 10, 1977)

Planning Department's Annual Review
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committees on Finance and Administration and Community Services. (February 10, 1977)

Civic Grant Procedures and Guidelines. (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services. (February 10, 1977)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Progress Report on THE 44.
Cl. 2. Recreation Budget - THE 44 (Multi-use Centre) and Downtown Eastside Recreation Project.
Cl. 3. Operating Agreement and Budgets for THE 44.

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (February 10, 1977)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. 1977 Information Brochure Insert in Tax Notice.
Cl. 2. Community Music School of Greater Vancouver - Request for Increased Civic Grant.
Cl. 3. 1977 Grant Request - Vancouver Art Gallery.

1977 Information Brochure Insert in Tax Notice (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration
(February 10, 1977) (Cont'd)

Community Music School of Greater Vancouver
Request for Increased Civic Grant.
(Clause 2)

MOVED by Ald. Brown
THAT recommendation A of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOVED by Ald. Brown
THAT recommendation B of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

1977 Grant Request -
Vancouver Art Gallery.
(Clause 3)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

V. Report of Standing Committee on Planning and Development (February 10, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Status of Rezoning Applications.
Cl. 2. Status Report on Major Development Permit Applications
Cl. 3. 1976 Census Figures.
Cl. 4. Central Broadway Urban Design Guidelines.

Clauses 1, 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Status Report on Major Development
Permit Applications.
(Clause 2)

MOVED by Ald. Harcourt
THAT recommendations A, B and C of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Ald. Rankin was opposed to Recommendation B.)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Finance and Administration (February 17, 1977)

1977 Preliminary Revenue Budget Estimates. (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Transportation. (February 17, 1977)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Proposed Widening of the Stanley Park Roadway.
Cl. 2. G.V.R.D. Regional Transportation Proposal.

Proposed Widening of the Stanley Park Roadway (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee be amended and then approved as follows:

'THAT prior to the joint Council/Park Board public meeting the Standing Committee on Transportation and appropriate City officials meet with the Park Board to discuss the original proposal and alternative options for provision of an emergency access strip in the Stanley Park Roadway widening proposal.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

G.V.R.D. Regional Transportation Proposal (Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

- - - -

G.V.R.D. Matters

Alderman Brown queried whether it would be advisable for Council to express its views on the study by the University Endowment Lands Task Force at the present time, or wait until the report is filed. It was agreed that Council should withhold official comment until the report has been filed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and Report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. By-law to amend By-law No.3334, Being the Subdivision Control By-law.

In accordance with the action of Council earlier this day, consideration of this by-law was deferred. (See page 11)

MOTIONS

A. Establishment for Road Purposes (S/E Corner Renfrew & McGill)

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy

THAT WHEREAS the City of Vancouver is the registered owner of Lot 365, Town of Hastings, Plan 100;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described lands for road purposes;

THEREFORE BE IT RESOLVED that all that portion of Lot 365 except South 10 feet now lane, Town of Hastings, Plan 100, described as follows:

> Commencing at the northwesterly corner of said Lot 365, thence East 21 feet, following in the northerly limit of said Lot 365;
>
> Thence S69° 09' W, 22.47 feet, more or less, to intersection with the westerly limit of said Lot 365 at a point 8 feet southerly from the northwesterly corner of said Lot 365;
>
> Thence north 8 feet following in the westerly limit of said Lot 365 to the point of commencement.
>
> The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1977 and marginally numbered LF 8036, a print of which is hereunto attached,

be and the same is hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

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The Council adjourned at 9:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of February 22, 1977, adopted on March 8, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

February 18, 1977

TO: Vancouver City Council

SUBJECT: The Gulf Oil Canada Ltd. Gasoline Stations - 2808 West Broadway and 2150 Cambie Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. D. J. Sharp (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline service station at 2150 Cambie Street (at 6th Avenue) to 2808 West Broadway (at Macdonald Street).

The Development Permit Applications providing the construction and/or additions to the above noted gasoline stations were processed as follows:

1. 2808 West Broadway at Macdonald Street - Development Permit #72434

   Approved by the Director of Planning on March 8, 1976 'thereby permitting an addition of a 25' x 30' to the existing gasoline service station.' This gasoline service station was erected in 1957 and will contain 4 service bays and 2 pump islands.

2. 2150 Cambie Street at 6th Avenue - Development Permit #64012

   Approved by the Technical Planning Board on September 28, 1973 'thereby permitting the demolition of the existing gasoline service station on this site and the construction of a new car wash with gasoline pumping facilities.' The approved gasoline service station includes a car wash, 4 pump islands, and kiosk. This gasoline service station will revert to full service.

The statistics, submitted with the Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Gulf Oil Canada Ltd. as having a total of 57 gasoline filling stations in the city, 6 of which were shown as being open or approved as self-service. Additional Gulf self-serve gasoline filling stations have been approved and Schedule 'B' of the License By-law controlling self-service gasoline stations now lists Gulf Oil Canada Ltd. as having 9 self-serve stations which would be 15.8% of the number stated in the City Manager's Report, generally within the City Council's limit of 15%.

Gulf Oil Canada Limited advise that as of February 1, 1977, they have 38 gasoline serve stations in the city, 9 of which are self-serve. However, paragraph 7 explaining the Methods of Control contained in the City Manager's Report on April 7, 1975 stated:

> 'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Continued . . . . .

If this transfer of self-service license were permitted, the number of self-service gasoline stations would remain unchanged.

If this exchange of self-service license is allowed 2808 West Broadway at Macdonald Street should be added and 2150 Cambie Street at 6th Avenue deleted from the list of permitted self serve gasoline stations in Schedule 'B' of the License By-law regarding self-service gasoline service stations.

Gulf Oil Canada Ltd. has requested that they be permitted to appear as a delegation before Council when this application is considered."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION: Gulf Oil Canada Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 255

MANAGER'S REPORT

February 16, 1977

TO: Vancouver City Council

SUBJECT: 4584 West 1st Avenue, Vancouver, B.C.

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report deals with additions made to the existing dwelling 4584 West 1st Avenue. The Mayor at Councils meeting of January 25, 1977 on a request of Alderman Ford asked for a status report on this subject.

BRIEF HISTORY

This subject has a very long and complicated history. In March 1975 a Building Permit was issued to carry out exterior alterations to the existing dwelling. It was later determined that a Development Permit Application should have been required for this work. Subsequently, later in March 1975, a Development Permit was issued on behalf of the Director of Planning permitting these alterations. An appeal filed by four neighbouring property owners against this Development Permit Application was allowed by the Board of Variance. By this time, much of the work on the dwelling had been completed. The work, however, was stopped.

The dwelling, as altered, would be non-conforming to the Floor Space Ratio and Height regulations of the (RS-1) One Family Dwelling District Schedule.

Subsequently, the matter was dealt with on several occasions by City Council. On October 19, 1976 Council considered a report dated October 14, 1976 from the Director of Permits and Licenses (Appendix 1), and resolved:

'THAT the appropriate City Officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 6, 1975, subject to the appropriate plans being submitted.'

PRESENT SITUATION

As a result of Council's resolution of October 19, 1976, a Development Permit Application #75874 was submitted by the owner's lawyer to alter the third storey of the dwelling. The drawings submitted with the application were incomplete but indicated a modified roof-line as referred to in Council's resolution of October 19, 1976 (Appendix 2) and the applicant stated at that time that he would submit the additional information. On January 10, 1977 more complete plans were submitted, however, it should be noted that these refused drawings do not comply with the proposed roof-line modification referred to in Council's resolution (Appendix 3 and 4) and, in fact, appear to represent the building as it now exists with little change.

Since this Development Permit Application does not comply with Council's resolution and since the building exceeds the Floor Space Ratio and Height limitations of the (RS-1) District Schedule of the Zoning and Development By-law, the Director of Legal Services advises that the Director of Planning cannot issue the Development Permit.

The Director of Legal Services is submitting a separate report setting out the various alternative courses of action available to Council.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

DELEGATION: Mrs. M. Tomsich.

FOR COUNCIL ACTION SEE PAGE(S) 256

DEL 4

MANAGER'S REPORT

TO: VANCOUVER CITY COUNCIL Date: February 11, 1977

SUBJECT: BUS SHELTERS

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer reports as follows:

"SUMMARY

The following is a summary of the attached report on this matter. The report will be accompanied by a report reference to Council by the City Engineer.

Currently, the City provides bus shelters at its own capital and operating costs. There are now 161 standard bus shelters which have cost $325,000 and the current Five Year Plan provides an additional $323,000 for more than 100 shelters to be built in the next five years. There are also agreements with two advertising companies which provide several hundred benches and rental to the City of $10 for each location in exchange for the right to advertise on the benches.

A number of proposals have been received from private advertising companies to provide bus shelters, largely at their own capital and maintenance costs in exchange for the right to advertise on the bus shelters. Examples of such shelters with advertising have been in place for the past six months in various parts of the City, including Granville Mall, Royal Centre and beside the Royal Bank at Broadway and Cambie. The advantage to the City of permitting private firms to provide bus shelters in exchange for advertising lies in a significant saving in our capital program of shelter construction and the maintenance of the shelters. The City would, however, not be totally free of cost.

Advertising on bus shelters is not permitted at this time as a matter of Council policy. In recent years Council has also undertaken to eliminate other forms of advertising such as billboards, and by-laws exist prohibiting sandwich boards and political advertising on City streets. Thus, the proposals by the private advertising companies require a major change in Council policy with regard to advertising on City streets.

The attached report provides background on this matter, outlines the pros and cons relative to the major issues involved, describes the proposals of the various private firms and requests Council decision on the several issues noted.

It should be noted that this matter has been to the Planning and Development Committee and to Council several times recently. A number of decisions have already been made by Council as outlined in the report. This includes the decision to permit nine Seaboard shelters on Granville Mall on a permanent basis, to permit six pilot shelters by Decaux of France at various locations and to select designs which would be appropriate. These steps have been carried out successfully and require no further Council decision at this time. The following matters, however, are presented to Council for consideration:

CONSIDERATION

The City Engineer requests decisions on:

A. (i) Should the City continue its existing policy of prohibiting advertising on City streets and particularly on bus shelters, or

(ii) Should the City permit advertising on bus shelters on City street allowance.

B. (i) Should bus shelters continue to be constructed by City forces (any design possible, advertising also possible) or

(ii) Should the City enter into agreements with private companies to supply, install and maintain bus shelters.

Continued. . . .

If Council decides on B(ii), then one of the following procedures should be chosen:

C. (i) Grant a monopoly to one company for the entire City for a stated period. This is the arrangement requested by Decaux of France, but would require a public referendum.

(ii) Permit several private companies to provide shelters on a shared franchise basis.

(iii) Proceed with formal tendering and accept the tender offering best value to the City. "

If Council selects to continue present city policies, the number of shelters will grow from 161 to 261 over the next five years.

If Council opts for private shelters with advertising, as in A (ii) and B(ii), the number of shelters will grow from 161 to 461 in the next two or three years, with less expenditure of city funds.

Should Council favour the latter approach, the City Manager RECOMMENDS that formal tendering procedures be followed, as suggested in C(iii).

FOR COUNCIL ACTION SEE PAGE(S) 256

February 11, 1977

MANAGER'S REPORT

TO: Mayor and Members of Council

CLASSIFICATION: CONSIDERATION

SUBJECT: City-owned property at the N/W corner of Jackson and Prior Street.

The Supervisor of Properties reports as follows:-

"City Council in considering a report of the Standing Committee on Community Services of December 2, 1976 regarding the sale of City-owned property at the N/W corner of Jackson Avenue and Prior Street to the adjoining owner of 823 Jackson Avenue, Pastor Girard, resolved as follows:

'That the Supervisor of Properties negotiate with Pastor A. Girard for the direct sale to Pastor Girard of City-owned Lot A, Subdivision of Lots 17 & 18, Block 103, District Lots 196 and 197, situated at the N/W corner of Prior Street and Jackson Avenue; subject to Pastor Girard consolidating the City Property with the adjoining property which she owns and that a time limit of 60 days be set for negotiations upon expiry of which the Supervisor of Properties will report to Council on negotiations.'

The Properties Division has had several meetings with Pastor Girard with the following results:

Pastor Girard, by letter dated December 8, 1976, stated that she was willing to pay $35,000 for the City-owned property and agreed to consolidation with the City to pay for all legal and survey costs involved. It is noted that it is the opinion of the Supervisor of Properties that $35,000 is the current market value of the property.

The City Engineer has indicated that before consolidation is approved, it is necessary that the owner dedicate the north four feet of her property to upgrade the present 12' lane. Because the present church building is situated on the proposed 4' lane dedication, Pastor Girard would be granted an encroachment agreement for the life of the church building at no cost to her. Pastor Girard refuses to dedicate any of the church property for lane purposes under any circumstances.

It is Council procedure when selling direct to an adjoining owner to stipulate that the properties be consolidated and any necessary road and lane dedications be made at no cost to the City.

In view of the circumstances, Council may wish to direct the Supervisor of Properties to advertise City-owned Lot 'A' for sale by tender. Pastor Girard could then tender her bid for Lot 'A' without having to consolidate.

Pastor Girard would like to appear before Council to explain her position in this matter."

The City Manager submits for Council's CONSIDERATION the matter of the Supervisor of Properties advertising City-owned Lot 'A' for sale by tender.

DELEGATION THIS DAY - PASTOR ANNIE GIRARD

FOR COUNCIL ACTION SEE PAGE(S) 257

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Portion of North Side of 19th Avenue, East of Sophia Street - Abutting Lot 14, Except the South 7 Feet, Now Road, Block 71, District Lot 301, Plan 5112

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, which is presently established as road. The applicant wishes to consolidate the 7-foot road widening strip with the remainder of Lot 14.

The 7 feet was established for street when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width and the 7-foot widening strip is not required.

I RECOMMEND that the south 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed portion of road to be consolidated with the remainder of Lot 14.

(b) The value of the 7-foot strip to be $100 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Local Improvement - Reduction in Scope

The City Engineer reports as follows:

"A project for Speed Deterrent Bumps as a Local Improvement was approved by Council at a Court of Revision on May 13, 1976, for the following lane:

Lane west of Ontario St. from 28th Ave. to Peveril St. and
Lane east of Peveril St. from 28th Ave. to the lane west of Ontario St.

This project is for speed bumps in a 'Y' lane, the lane east of Peveril being a short part of the 'Y'. When the speed bumps in this project were being constructed, it was found that speed bumps could not be constructed in the short leg of the 'Y' without creating a potential hazard. They were, however, constructed in the lane west of Ontario St.

The speed bumps constructed do not benefit the property owners on the lane east of Peveril, and the project should be reduced in scope. The revised location of the project and the revised estimated costs are:

Schedule #436, Item 269

Lane west of Ontario St. from 28th Ave. to Peveril St.

Property Owners'Share	$ 367
City's Share	1,433
Estimated Total Cost	$1,800

I RECOMMEND that Item 269 in Schedule 436 be reduced in scope as indicated in the body of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Communication Channel for Connaught Bridge

The City Engineer reports as follows:

"For many years the bridge operator's cab on Connaught Bridge was equipped with a telephone to enable the operator to advise the Fire Department of bridge openings and to call for assistance in the event of trouble with the bridge machinery. About 1970 the underwater cable was damaged and the telephone put out of action. As a substitute measure an old radio from the Engineering Department system was placed in the cab, and the bridge operator relayed his messages through the Department's radio dispatcher. This method provided an adequate service at very little expense. However, with the installation of the new radio system in the Engineering Department it was realized that the bridge radio had never been authorized and therefore was not provided for in the new installation. It is essential that the bridge operator have communication, and this can be provided most economically by means of a radio within the new Engineering Department system.

I RECOMMEND that a new radio be authorized for installation on Connaught Bridge and that funds, in the amount of $1,000.00, be approved for the purchase, in advance of the formal budget."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION

4. 944 Denman Street - Tree Relocation for Crossing
D.P.A. 75969

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

A new structure is to be constructed which requires a sidewalk crossing on the south side of Barclay Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the confines of the lot size and building location, therefore the tree will have to be relocated from this location. The Board of Parks and Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval."

The City Manager submits the matter to Council for CONSIDERATION.

5. Recycling Pilot Project

The City Engineer reports as follows:

"A. BACKGROUND

On October 16, 1973, Council approved a report on Recycling which authorized the establishment of two pilot recycling projects:

i. Recycling Depot at Manitoba Works Yard

ii. Collection of paper (mainly newspaper) in selected areas of the City.

Although the depot and collection programs both began in February, 1974, operational costs, market changes and subsequent Council decisions resulted in the continuation of the recycling depot operation and termination of the paper collection program.

Cont'd.....

Clause #5 continued

This report reviews the operation of the recycling depot since its establishment in February, 1974 and recommends continuation of the recycling depot as the most effective and economic manner in which the City may participate in recycling.

B. RECYCLING DEPOT OPERATION

Since its opening on February 25, 1974, the Recycling Depot has been operated by a private businessman under the terms of a management agreement that provides for the supervision of the Depot in return for the revenue obtained from glass delivered to the Depot. This mode of operation has proven to be successful to date; and continuance of the depot is being discussed with the Operator.

The depot costs and revenues from February 25, 1974, to December 31, 1976, are detailed as follows:

		1974		1975		1976
CITY COSTS						
Initial Start-Up Costs		$9,212		-		-
Advertising Costs		3,032		-		-
Operating Costs		3,402		8,192		$12,055
Total Costs		$15,646		$8,192		$12,055
CITY REVENUE						
Paper	(522 tons)	8,133	(595 tons)	3,660	(567 tons)	5,675
Metal	(106 tons)	2,786	(118 tons)	2,060	(94 tons)	1,211
Total City Revenue		$10,919		$5,720		$6,886
Appropriation		$13,500		-		-
Annual Surplus or (deficit)		$8,773		($2,470)		($5,169)
Accumulative Surplus or (deficit)		$8,773		$6,303		$1,134
* Contractor's Revenue	(440 tons)	$8,170	(550 tons)	11,000	(550 tons)	$11,000

Estimated Depot Costs and Revenues for 1977

i) Costs

- Depot Maintenance		$2,000
- Operating		$8,000
		$10,000

ii) Revenue

- Paper	250 tons	$2,000
- Metal	100 tons	500
		$2,500

iii) Deficit (1977) $7,500

The amount of recyclable material received annually indicates that the recycling depot is receiving a stable citizen response and is most likely the most effective, economic manner in which the City may participate in recycling.

* (glass revenue is paid directly to the depot manager under the terms of the management agreement.)

Cont'd.....

Clause # 5 continued

The City Engineer RECOMMENDS that:

A) Council approve the operation of the Recycling Depot on a permanent basis with funds to be provided in the annual budget, and the understanding that if there is a substantial increase in costs the matter will be reported to Council.

B) The continuation be subject to the City Engineer negotiating satisfactory arrangements for the operation of the depot and sale of material delivered to the depot.

C) Appropriations be provided in advance of the 1977 Budget approval as follows:

Operating Costs	$10,000
Revenue	$2,500"
Net City cost for 1977	$7,500

The City Manager submits for CONSIDERATION of Council whether they wish to A) approve the recommendations of the the City Engineer
or B) discontinue the recycling depot until such a time as recycling becomes economically viable.

RECOMMENDATION AND CONSIDERATION

6. Initiation of Local Street Curbing and Paving - Mount Pleasant N.I.P. Area

The City Engineer reports as follows:

"Council on September 28, 1976, approved the Concept Plan for the Mount Pleasant Triangle Neighbourhood Improvement Project. One of the items was 'City should initiate curbing and full-width paving on all streets within the N.I.P. Triangle that are not yet improved'. The report proposed that the N.I.P. funds be used for about 25% of the cost with the Property Owners paying about 75% of their normal share and with about 75% of the normal City's share coming from Streets Capital. Appendix I to the Planning report noted that '... the City Engineer will report back on implementation details and administration'. This is that report.

Funds & Timing

The City-wide program for curbing and paving streets such as these is done by Petition. Broadly speaking, work petitioned for in one year is constructed in the next year. Petitions submitted in 1976 will probably use all of the 1977 allocation from the Five-Year Capital Plan for this type of work. There is every reason to expect that petitions submitted in 1977 will similarly require all of the 1978 Basic allocation. The Mount Pleasant projects can be injected into this program only by holding over a major part of a year's petitions (which would merely defer the problem) or by the provision of Supplementary Capital. To reduce the impact on the Supplementary Capital Budget, we propose to spread the Mount Pleasant Work over two years, either 1977 and 1978 or, if Supplementary Capital funds are not available in 1977, over the two years 1978 and 1979. The N.I.P. project is to be completed in 1979, and we would prefer to save that year as a cushion against delays.

Subject to Council's action when it deals with this report, we will include an item for $500,000 in our 1977 Supplementary Capital Requests to do the first half of the Mount Pleasant works in 1977.

Cont'd.....

Clause #6 continued

To do the work in 1977, the local improvement procedure must be started soon. The projects would be advanced to Council ('the first step') in March or April and would come before a Court of Revision in May or June. The early part of this procedure, therefore, will precede Council's consideration of the Supplementary Capital Budget. Notices would not be mailed to the Property Owners until at least mid-April, by which time the picture on Supplementary Capital should be much clearer. Council would not formally undertake the projects until after the Court of Revision, but aborting the procedure after notices had been mailed would be most undesirable.

Degree of Relief

The N.I.P. Concept Plan assigns an amount of money for the N.I.P. contribution rather than establishing a percentage share. The actual percentage by which the Property Owners' rate will be reduced cannot be determined until detailed estimates of the Property Owners' and City's shares are made. Even then the increase in prices between 1977 and 1978 will be unknown. We propose, therefore, that a percentage reduction in the Property Owners' rate be set by Council when estimates have been made and the first group is advanced as local improvements and that this percentage stand for the second group, with any variation falling into the City's share. At the present time we expect the relief to Property Owners to be between 20% and 25%.

Application of Relief

Most of this N.I.P. area is zoned one-or two-family ('residential' for local improvements) and the general discussion has been directed at these properties. There is, however, a fringe of commercial and multiple-dwelling zoning along Broadway and Kingsway and west of Guelph. The N.I.P. Committee has suggested that these properties receive the same per-foot relief as residential. This can be done fairly closely by setting different percentages in the by-law, based on estimated rates.

Two paving and curbing petitions from blocks within the N.I.P. area will come before a Court of Revision on February 24, 1977. These should receive the same relief. Two other petitions came before a Court of Revision in May of 1976 and the work has been done. The N.I.P. Committee feels these should also receive relief. The actual moves needed to give relief on the first two projects will depend on the timing of steps to come. On the latter two, it will be given as 'special relief' under Section 67 of the By-law. It may not be possible to reduce the 1977 charge but, if not, 'double' relief can be given in 1978.

Some other petitions are being circulated in the area. If these are returned and advanced in the same years as the N.I.P. initiatives, they would also receive relief.

Projects

These works are not proposed as an 'Area Project' but rather as a group of projects each one or two blocks long (a few three short blocks). Each of these projects would be subject to defeat by the owners in those blocks.

First Half

The N.I.P. Committee has suggested that priority be given to blocks adjoining the intersections where traffic circles and diverters are to be installed and to blocks which form links between blocks now paved.

The N.I.P. Concept Plan proposes the rezoning of an area west of Guelph Street. Since this could affect the pavement design and the local improvement rates, the block involved will be in the second group.

Cont'd.....

Clause #6 continued

Recommendations

I, therefore, RECOMMEND:

A. That the Director of Legal Services be requested to bring forward an amendment to the Local Improvement Procedure By-law to provide for Neighbourhood Improvement Project Relief on those local improvement projects advanced pursuant to Item 2(iv) of the Mount Pleasant N.I.P. Concept Plan.

B. That the City Engineer be instructed to advance recommendations for these percentages when he has made detailed estimates and that the percentages for non-residential districts be set so that the relief in dollars per assessable foot is approximately equal to that in residential districts.

C. That the properties on the projects by Petition, Items 17 & 18 of Schedule 436 (Court of Revision May 13, 1976), be given the equivalent relief under Section 67 of the By-law.

D. That the properties on the projects by Petition, Items 3 & 27 of Schedule 441 (Court of Revision February 24, 1977), be given the equivalent relief either under the amending provision in 'A' or under Section 67 of the By-law.

E. That the City Engineer be instructed to advance, as local improvements on the Initiative, the paving and curbing of about one-half of the streets in the Mount Pleasant Triangle N.I.P. Area not now paved and curbed, for construction in 1977. The projects to be chosen on the basis set out under 'Projects' and 'First Half' above.
(Note: Approval of 'E' will indicate an expectation that $500,000 of Supplementary Capital will be available for this work in 1977 but not a commitment.)"

The City Manager RECOMMENDS approval of the above recommendations of the City Engineer, with the exception of recommendation C dealing with past projects. He submits recommendation C for CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 261-262

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Harbour Park Feasibility Study

The Director of Planning reports as follows:

"The purposes of this report are to outline a feasibility study for the development of Harbour Park, and to request funds for the appointment of a market consultant to assist in carrying out this work."

The study is conceived in two stages. First is an analysis of the future role and form of the West Georgia area. This study will help develop a context for the development of the City land as well as take advantage of a current opportunity to give direction to the development of the whole area. This stage will be conducted in-house with inputs from the Engineering Department. Second is a design study for the Harbour Park Site which will result in a concept scheme describing in detail proposed uses and physical form accompanied by financial analysis. Options will then be offered in terms of the amount of financial return to the City, together with comparative analysis. In order to obtain marketing input and financial evaluation throughout the design phase, we recommend that funds be allocated for the purpose of retaining a consultant. Up to $5000 will be required, the source of funds being the 1977 Revenue Budget. If this sum is approved, proposals will be solicited from local consultants, and the appointment will be made by the Director of Planning.

The National Harbours Board has engaged a consultant team for a study of the Central Waterfront. They are also working on a concept scheme for the Harbour Park Site, with certain civic objectives in mind. We are contributing to their work on an on-going basis.

A final report to Committee on the Harbour Park feasibility study is anticipated in April 1977.

It is RECOMMENDED that:

The sum of $5000 be allocated for the purpose of retaining a marketing consultant for the Harbour Park feasibility study.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Heritage Building Alterations - Hudson's Bay Store

The Director of Planning reports as follows:

"The Hudson's Bay Store was designated by City Council in December of 1974. Under the provisions of the designation legislation, no exterior alterations may be made without Council's approval.

Development Permit #75619, issued in October 1976, allowed alterations to the basement restaurant. The Department of Permits and Licenses required an additional exit from the basement of the store to grade. On December 29, 1976, application was made for a minor amendment to Development Permit #75619. This amendment entails changing a show window on Georgia Street to a fire exit.

Cont'd . . .

Clause #2 continued:

The Heritage Advisory Committee considered the plans at their meeting of January 24, 1977. They requested more information on the design and schedule of materials of the proposed exit and invited the applicant to the next meeting of the Committee.

The application was again considered at the February 14 meeting and the Heritage Advisory Committee approved of the proposed exterior alterations to the Georgia Street façade of the Hudson's Bay Store as shown on the revised drawings dated February 9, 1977.

It is RECOMMENDED that the proposed exterior alterations to the Hudson's Bay Store be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Rezoning Application - 869 East 21st Avenue

The Director of Planning reports as follows:

'An application has been received from Mr. Ozdoba, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'Constructing a duplex for my family of six and for my mother on the other side. Presently we live in two-bedroom house and it is not comfortable, so we would like to put up a duplex where we can all live comfortable and the present rental availability is not all that great.'

SITE DESCRIPTION

The site is located on the north side of East 21st Avenue between Prince Albert and St. Catherines Streets. The rectangular site measures 49.5 feet along East 21st Avenue and the lane to the north. The depth of the site is 122 feet giving a site area of 6,039 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is developed with a one-storey plus basement one-family dwelling in fair/good condition on the southerly portion of the lot and a small dwelling unit in fair condition on the northerly portion of the site abutting the City lane.

The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and generally developed with 1-1½ storey plus basement one-family dwellings. An old local grocery store exists on the southwest corner of East 21st Avenue and St. Catherines Street. This store (non-conforming to both use and regulations) was in existence prior to enactment of the Zoning and Development By-Law No. 3575 in 1956.

BACKGROUND

In 1925 Building Permits were issued for the construction of two one-family dwellings on the site. These dwelling units have been maintained since their construction without the necessity of subsequent Development Permit Applications.

ANALYSIS

Although two one-family dwellings on this site were approved in 1925, such a development has not been permitted subsequent to the enactment of the Zoning By-Law No. 2516 in 1938. Support cannot be given to the requested zoning to permit the development of a duplex on this site since this isolated site is surrounded by lands zoned and generally developed as an (RS-1) One-Family Dwelling District. Furthermore, sufficient lands within the City are zoned to permit development of two-family dwellings.

Cont'd . . .

Clause #3 continued:

It should be noted that under the existing zoning a one-family dwelling may be permitted up to a maximum floor space ratio of 0.6 subject to other regulations of the (RS-1) One-Family Dwelling District Schedule. This site could therefore be redeveloped under the existing zoning with a one-family dwelling which may meet the needs of the applicant and would be in keeping with the character of the community.

RECOMMENDATION: The Director of Planning recommends that the application be not approved.'

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262-263

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Parking Meter Checker Program

The City Engineer reports as follows:

"On January 27, 1976, City Council approved the City Manager's report dated January 23, 1976 recommending establishment of a civilian Meter Checker patrol to enforce the Parking Meter By-law. Item #1 of the recommendations stated that the City Engineer should 'report back after three months of operation to finalize the permanent staff level, based on the violation rate after the expanded enforcement program'. In addition, Council 'requested the City Engineer to report in three months' time on other enforcement duties which could be undertaken by the By-law Enforcement Officers'.

On Wednesday, September 1, 1976, the first group of ten Meter Checkers commenced employment and were given a training course. The enforcement of the Parking Meter By-law was formally enacted by the Engineering Department on September 14, 1976 with the issuance of the first Notice of Parking Meter Violation.

This report outlines the present status of the Meter Checker Program and makes recommendations on staff level and other duties.

PRESENT STATUS

The following are summaries of revenue, meter usage and meter violation data for the first 89 meter days of operation (September 14, 1976 to December 31, 1976). Comparative 'before' figures are shown where applicable.

1. Notices of Parking Violation

Total notices written	67,079
Total notices withdrawn (i)	3,044
Total valid notices	64,035

(i) Withdrawals can be divided into two categories, errors and out-of-order meters. The mechanical parking meter in Vancouver is approximately 98.8% efficient. However, each day we receive calls to investigate approximately 1.2% (25) meters. Upon field investigation, we find approximately 0.4% (10) meters are malfunctioning.

Total notices paid (ii)	32,915 (54%)

(ii) Fee schedule:

Paid within 7 days	$5.00
Paid from 8th to 21st day (after second notice)	$7.00
Paid after 21 days (after third notice)	$9.00

2. Net Revenues (comparative 89 meter-day periods in 1975 and 1976)

A. Fine Revenues:	1975	1976
Fine revenues collected	$31,224(iii)	$192,022
Operating costs: The Director of Finance reports: 'that for the period September 14, 1976 to December 31, 1976, the operating costs related to the By-law Fines Collections (Capital costs excluded) were:	N/A (iv)	$ 41,100
Net Fine Revenues	$31,224	$150,922

Continued. . . .

Clause No. 1 Continued

B. Meter Revenues	1975	1976
Meter revenues collected	$100,235	$148,230
Operating costs:		
Maintenance and operation	36,300(v)	40,700(v)
Enforcement	N/A (vi)	69,850
Net Meter Revenues	$ 63,935	$ 37,680
TOTAL NET REVENUES	$ 95,159	$188,602

(iii) pro-rated from total 1975 fine revenue of $105,600.

(iv) collected by Provincial Government; no cost to City.

(v) pro-rated from total annual costs.

(vi) 1975 enforcement by Police.

The total increase in City revenue during the first 89 meter days of the enforcement program was:
($188,602 - $95,159) $93,443

3. Meter Usage and Meter Violation Rate

	BEFORE (Jan. 23/76 report)	AFTER Nov., 1976	AFTER Dec., 1976
Total number of meters	2063	2053	2446
% violations	53%	26%	21%
% occupancy	80%	73%	72%

The estimated annual increase in revenue from meter installations and enforcement is $300,000. This compares with the original estimate of only $150,000.

The meter revenues will in all probability increase in the future as utilization of metered parking spaces increases. The meter usage surveys in November and December indicate more short-term meter space is available, and therefore, the objectives of the program are being achieved.

STAFF LEVEL

In the January 23, 1976 report, it was estimated that a staff level of 21 Meter Checkers was required to ensure the meter area received adequate coverage. Studies, at that time, indicated that the patrol rate might be 74 meters per hour. The actual patrol rate averages 90 meters per hour.

Because of this higher patrol rate and decreasing number of violations (53% down to 26%), a staff level of 15 Meter Checkers is now indicated. It should be noted that, since the start of the program, the staff level has dropped to 19 Meter Checkers. The two vacancies have not been filled subject to the findings of this report.

There are three options for the allocation of the existing Meter Checker personnel:

1. Reduce the staff level to 15;
2. Maintain the staff level and take on additional duties:
3. Establish 15 permanent positions and reduce the force through attrition.

The most appropriate method of reducing the staff level is through attrition since it ensures trained people to fill vacancies arising in the force. In addition, the extra staff will enable us to reduce the violation rate further and thereby produce more short-term parking.

Continued . . . .

Clause No. 1 Continued

OTHER DUTIES

Possible other duties which have been suggested and our comments are:

1) Enforce parking violations on private parking lots.

There are two serious aspects to this added responsibility. The first is legality; the second is administrative. Our Meter Checkers are currently enforcing a parking by-law applicable only to City streets and have no rights on private land. The Director of Legal Services advises that legal changes involving special legislation and probably Charter revisions would be required to initiate this proposal.

Administratively, when it is considered that the parking meters now patrolled represent less than 10% of the downtown parking supply, the staff would have to be increased to about 100 persons from the 15 proposed. This would not only create a large staff increase, but would also involve the City in a field that would cause poor public relations, many complaints and growing administrative costs for patrolling and collections. Benefits to the City are hard to find. Any plans for private lot enforcement will, therefore, require careful study and, at this time, should not be included in the Meter Checker Program.

2) Enforce other parking infractions under the Street and Traffic By-law (lanes, corner clearances, loading zones).

Most of the parking regulations in the Street and Traffic By-law were instituted to ensure the free movement of traffic related to specific needs. Because of this, many of the infractions encountered involve the removal, by towing, of the offending vehicle. At present, only a Police Officer can authorize the removal of a vehicle from a City street. A fragmentation of the ticketing and towing responsibilities is not advisable and it is considered appropriate that enforcement of the provisions of the Street and Traffic By-law remain a Police function.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

A. The Meter Checker staff level be reduced from 21 to 15 positions.

B. The four Meter Checker positions be reduced through attrition with a maximum retention of 12 months.

C. That studies be undertaken by the City Engineer to examine other areas of the City for possible meter expansion, with a report to Council.

D. No additional enforcement duties be undertaken at this time."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued. . . . .

CONSIDERATION

2. Lease of C.P.R. Right-of-Way to the City for Parking - West Boulevard from 37th Avenue to 42nd Avenue

The City Engineer reports as follows:

"1. Background

Since 1954, the City has leased a 21 foot strip of land from Canadian Pacific on the east side of West Boulevard from 37th Avenue to 42nd Avenue. This leased area is combined with the boulevard area in order to provide sufficient width to accommodate an off-street parking lot which serves the commercial district. The City pays an annual rental of $5 plus relief of taxes to Canadian Pacific (represented by Marathon Realty). If the 21 foot strip of C.P.R. land was not used with the City land for parking it would not be useable for any other purpose and taxes totalling approximately $2000 annual would be due.

In December 1973, Marathon advised the City that they wished to renegotiate the terms of the lease and proposed that the rental be increased to $5000 to reflect market rental value of the land and still be exempted from property taxes of approximately $2000. Subsequently, after considerable negotiation with City staff, Marathon submitted a revised rental of $3840 annually which was submitted to Council for consideration on March 16, 1976. The report to Council pointed out that agreement with the proposed rental rate would constitute an increased subsidy to the Kerrisdale commercial district which was not common to other commercial areas in the city. When dealing with this matter, Council resolved that:

'Council representation be made to C.P. Rail to continue the lease at the present nominal rental on the grounds that the land is not rentable otherwise and they are saving annual taxes equal to $1896 in 1975 which they would otherwise pay.'

Present Status

Further discussions have been held with Marathon in order to resolve the matter of rental for the leased area. In correspondence to former Mayor Phillips dated August 3, 1976, Marathon's representative agreed only to reduce the rate from $3840 to $2550 annually (copy attached). In subsequent correspondence dated September 24, 1976, Marathon indicated that the latest proposal represented their final position and further, that they wished the matter to be resolved by March 1, 1977. No further discussions have been held.

Under the circumstances, the City is faced with two alternatives. They are as follows:

1. Approve the lease as proposed by Marathon, increasing the rental from $5 to $2550 annually and continuing to exempt the C.P.R. from taxes amounting to approximately $2000 per year.

2. Reiterate the previous Council resolution (above) and notify the C.P.R. that the City is not prepared to pay the increased rental and will not renew the lease and that taxes on the property will become due upon cancellation.

The implication of the first alternative is that the City will be subsidizing a lot used largely by commuters (employees). This is not done elsewhere in the City.

The implication of the second alternative is that if the C.P.R. decides to cancel the lease and pay the taxes, which is of no benefit to them, then the lot would not be useable for parking and 140 parking spaces would be lost. Should this happen, the City could lease its portion of the land for the use of adjacent merchants and businesses and let them lease the remainder from the C.P.R. if they wish to retain the parking.

Continued. . . .

Clause No. 2 Continued

As outlined in the report to Council of March 16, 1976, there are no feasible alternatives available to the City such as parking meter installation or creation of a collective parking project which can be implemented to recover the rental and tax relief. These alternatives have been investigated but cannot be implemented on other than City-owned land (collective parking) or City street allowance (parking meters).

CONSIDERATION

Council is requested to consider the following options:

A. Approve the terms of the lease as proposed and authorize the City Engineer to include $2550 covering rental for 1977 in the 1977 Streets Maintenance Budget and in addition, exempt the C.P.R. from taxes in excess of $2000 annually.

B. Notify the C.P.R. that unless they agree to retain the existing lease arrangement, the City is not prepared to continue the partnership on the lot and City taxes would become due on the C.P.R. land."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 263

FINANCE MATTERS

RECOMMENDATION

1. Library - Staffing

The City Manager has received the following report from the Director of the Vancouver Public Library:

"At its meeting on November 24th, 1976, the Library Board approved the upward reclassification of Business Manager (Library) position, pay grade 26 to pay grade 29 with a change in title, Head of Administrative Services - Library. The incumbent of this position will be supervising six (6) Departments: Bindery, Reference Stacks, Shipping, Maintenance, Typing Pool and Business Office. He will also be responsible for clarifying and reinforcing to all staff, accident prevention regulations and emergency procedures. With this added administrative responsibility, he requires a senior assistant to handle the greater complexity of work in controlling and recording library expenditures and revenues.

Head of Administrative Services - Library (Business Manager); Accounting Clerk I (Library); Library Assistant II is the present staffing in Business Office and is not adequate for the increased volume of work. I propose the establishment of a new position, Accounting Clerk II, pay grade 18, comparable to the City's class specification.

The Administrative Analyst has reviewed the organization and administration of the Central Office and notes that most of the duties of the additional position have been transferred from the Library's Business Manager in the course of a general reorganization of responsibilities. This is the first organizational change since 1969; the last increase in clerical staff being in 1972. The volume and complexity of work load has increased significantly since 1969 as evidenced by the 67% increase in the number of branches being served from the Central Office. Furthermore, while circulation remained fairly constant for a number of years, the Library has experienced a 12% growth in circulation since 1974. It is noted that the Library's Personnel Department has classified this position as an Accounting Clerk II and report an annual cost, including fringe benefits at the first step of pay grade 18 at 1976 rates would be $13,198.

The City Manager RECOMMENDS the establishment of an Accounting Clerk II position in the Library and the cost of $11,500 for the balance of 1977 be approved in advance of the 1977 budget.

CONSIDERATION

2. Legal Expenses, P.C. 599 Dennis, K.L.: Civil Action, E. Lazarov

The Director of Legal Services reports as follows:

"The following communication has been received from the Vancouver Police Board:

'A letter was received from the Vancouver Policemen's Union together with an account submitted by Guild, Yule & Co. in the amount of $152.00 for professional services rendered in acting for P.C. 599 Dennis, K.L. in the civil action commenced by Mr. E. Lazarov. Mr. Lazarov had alleged that Constable Dennis had not conducted a proper investigation of a traffic accident in which he was involved on May 6, 1976. He later discontinued the action. The President of the Policemen's Union requested that the account be forwarded to City Council with a recommendation for payment.

Cont'd . . .

Clause #2 continued:

Moved:
THAT the account of Guild, Yule and Company in the amount of $152.00 for professional services rendered in acting for P.C. 599 Dennis, K.L. in the civil action commenced by Mr. Eugene Lazarov be forwarded to City Council with a recommendation that it be approved for payment by the City.'

My comments on the above are as follows:

Under the new Police Act, the City is now responsible for the acts of police officers if actions are brought against them. The Act also empowers Council to reimburse police officers who incur expense as a result of an action being brought against them. In the case above, Mr. Lazarov issued the Writ on his own and Constable Dennis sought legal advice to bring on a motion to strike the Writ out as disclosing no cause of action. Upon communicating with the Plaintiff, Dennis's solicitor learned that Mr. Lazarov had obtained advice of counsel that his claim was invalid and therefore discontinued the action.

I have perused the bill (which is on file in my office) and find it quite reasonable under the circumstances."

THE CITY MANAGER submits the foregoing report for the consideration of Council.

RECOMMENDATION

3. Certificate of Occupancy Program

The Director of Permits and Licenses reports as follows:

"On January 11, 1977, City Council considered a City Manager's report dated January 7, 1977, regarding the implementation of a Certificate of Occupancy Program as required in Building By-law #4702. The City Council passed the following motion:

'THAT consideration of this clause be deferred pending a report reference from the Director of Permits and Licenses and his appropriate officials. This report reference to include an outline of possible alternatives.'

ALTERNATIVE

We have no alternative method of control to suggest in lieu of the Certificate of Occupancy, nor are we aware of any other area which employs such an alternative solution. The National Building Code as adopted by the Vancouver Building By-law No. 4702 has made the requirements for Certificates of Occupancy mandatory. Most major cities across Canada and the majority of Greater Vancouver municipalities employ this method of control.

Further to the City Manager report to Council dated January 7, the following comments are presented over the points raised in City Council on January 11, 1977, when dealing with the report.

PURPOSE of the Certificate

The purpose of a Certificate of Occupancy Program is to control the use (occupancy) of any prospective premises until such premises are safe to occupy. In particular the matter of adequate means of egress, fire protection and detection plus

Cont'd . . .

Clause #3 continued:

health requirements must be met before approval to occupy a building is given in the form of a Certificate of Occupancy. In addition, the program enables the department to ensure that correlation of all inspections required is carried out prior to occupancy of the premises.

LIABILITY

The Director of Legal Services advises that there are some legal problems which should be looked at with respect to the wording in the Building By-law related to the issuing of Certificates of Occupancy. The present wording could lead one to falsely assume that the presence of a Certificate of Occupancy in a building is proof that the premises "comply fully with all by-laws administered by the Department of Permits and Licenses". If Council approved the implementation of the Certificate of Occupancy Program, the Director of Legal Sevices should be requested to prepare the appropriate amendments.

FEES

Where a Building Permit is issued to do the work, no additional Certificate of Occupancy fee is charged as the Building Permit fee includes the cost of issuing the Certificate of Occupancy.

The $100 fee applies only where a Building Permit is not required, such as for a straight change of occupancy where no alterations or repairs take place, in which case the fee would cover the survey inspections needed from the Building, Plumbing, Electrical and Fire Warden staff and in some cases Health and Industrial Waste inspectors. The same fee would apply where there is a voluntary request for such a Certificate and inspections are required.

SUMMARIZATION

Due to the many safety factors that a Certificate of Occupancy Program can provide to the public, and since all costs of this program will be fully recovered, I request approval of the attached report on this matter, subject to the necessary amendments to the Building By-law being enacted prior to the commencement of the Occupancy Program."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses contained in the Manager's Report dated January 7, 1977 be approved.

CONSIDERATION

4. Marathon Realty Company Limited and Development of Area 2, False Creek (North Side)

The Director of Legal Services reports as follows:

"An agreement is being prepared between the City and Marathon Realty Company Limited relative to the development of Area 2, False Creek. The development will be carried out in stages over a period of years. Under Section 54A of the Subdivision Control By-law where there is a subdivision of a parcel of land exceeding twenty (20) acres there shall be conveyed to the City for park purposes a portion of such

Cont'd . . .

Clause #4 continued:

land not exceeding ten per cent. There is no provision in the by-law for developing large tracts of land such as Area 2 in stages without resulting in the owner conveying to the City at each stage a portion of the subdivided lands for park purposes in accordance with the by-law. The proposed agreement anticipates the subdivision of Area 2 being carried out in stages, the terms of the agreement require Marathon to provide park lands which meet the by-law provisions but not necessarily at each stage in the development. To facilitate the preparation of this agreement it is necessary to amend Section 54 of the Subdivision Control By-law to permit the apportionment of the subdivided lands to be conveyed for park purposes in such manner at each stage of development as the City and the owner agree.

Submitted herewith for the consideration of Council is a by-law to amend Section 54A of the Subdivision Control By-law to permit the City and the owner to enter into such an agreement.

Should Council approve the above report the By-law will be presented later this day."

The City Manager submits the foregoing report of the Director of Legal Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 264-265

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Establishing a Portion of City-Owned Lot for Road Purposes

The Supervisor of Properties reports as follows:

"Lot 365,Town of Hastings,Plan 100, situated on the southeast corner of Renfrew and McGill Streets is registered in the name of the City of Vancouver and is included in the properties under lease by the Pacific National Exhibition.

The City Engineer has requested a small portion on the northwest corner of the above-described property be established for road purposes and the P.N.E. concur with this proposal. It is therefore

Recommended that all that portion of Lot 365 except South 10 feet now lane, Town of Hastings, Plan 100, described as follows:

Commencing at the northwesterly corner of said Lot 365, thence East 21 feet, following in the northerly limit of said Lot 365;

Thence S69° 09' W, 22.47 feet, more or less, to intersection with the westerly limit of said Lot 365 at a point 8 feet southerly from the northwesterly corner of said Lot 365;

Thence north 8 feet following in the westerly limit of said Lot 365 to the point of commencement.

The same as shown outlined on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1977 and marginally numbered LF 8036,

be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Leasing of Water Lot 7030 at Jericho Beach

The Supervisor of Properties reports as follows:

"The City has received title to District Lot 4565 and District Lot 5098 situated at Jericho beach, east of Discovery Street. These were received by way of Crown Grant from Her Majesty the Queen in Right of the Province of British Columbia. This completes the assembly of Jericho lands and fulfills a committment made in 1966. These lands are for park purposes and are subject to a Right of Reverter in the event the land is used for any other purpose.

Cont'd.....

Clause #2 continued:

The Provincial Government has also agreed to make available on a lease basis Water Lot 7030 abutting the described lands above, and also subject to the use being restricted to park purposes.

This lease is proposed for a term of twenty years from January 1, 1977 with rent to be $25.00 per annum for the first 5 years, and thereafter it shall be subject to review and adjustment at the discretion of the lessor for each successive five-year period.

It is therefore recommended that the offer to lease Water Lot 7030 from the Provincial Government be accepted on the terms and conditions outlined above and the Director of Legal Services be authorized to execute this lease on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Burrard Street Widening - Purchase of the East 7 feet 1801 West Broadway

The Supervisor of Properties reports as follows:-

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976 approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 11, Block 327, D.L. 526, Plan 590, being 1801 West Broadway have agreed to convey the east 7 x 125 feet of land for the sum of $21,875, this price to be inclusive of all considerations.

It is noted that the present one-storey building on Lots 11 & 12 will encroach to a minor degree on Burrard Street (Lot 11) after the conveyance of the east seven feet as shown on plan marginally numbered LF 8067. This plan also reveals a minor encroachment of the building on to Broadway involving Lot 12. As part of the overall settlement with this owner, it is proposed that the City grant an encroachment agreement at no cost, to run for the life of the building to validate these encroachments. The City Engineer endorses the proposal.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 8039 on the foregoing basis, chargeable to Code #146/5921.

It is also recommended that the owner be granted an encroachment agreement as aforesaid, such document to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Cont'd.....

4. Acquisition for park site #7 (West End Park and school site) 1069 - 1089 Thurlow Street

The Supervisor of Properties reports as follows:-

"The above property which is legally described as Lot 1, Block 23, D.L. 185, Plan 92, known as 1069-1089 Thurlow Street has been offered for sale to the City by the owners. Said property is located in the block bounded by Thurlow Pendrell, Bute and Comox Streets which form part of Park Site #7.

These premises comprise two, two and one-half storey frame dwellings with full basements both erected in 1900 on a corner lot 66' x 131', zoned W.E.D. The dwellings contain a total of 13 rooms on the main floor, 11 rooms on the 2nd floor and 9 rooms on the 3rd floor. Also, there are 42 plumbing fixtures, the roofs are patent shingles, the exteriors are stucco and heat is supplied by two automatic gas-fired furnaces. These dwellings through neglect have been permitted to deteriorate and would require an expenditure of $115,000 to $125,000 to be restored and maintained as a revenue producer in keeping with acceptable standards. There are presently seventeen transient type tenants occupying the dwellings, however, because of the large expenditure necessary in order to bring it up to meet the health and fire by-law requirements, the owners are endeavoring to assist the tenants in finding alternate accommodation and feel that they will be able to give the City vacant possession on or before April 30, 1977.

Following negotiations with the representative of the owners, they have agreed to sell for the sum of $155,000 as of February 28, 1977 with the owners retaining rent-free possession to April 30, 1977 after which date they will be in a position to give the City vacant possession. This purchase price is considered to be equitable and represents market value of vacant land in the area. The Superintendent of the Board of Parks and Recreation concurs with the purchase of this property and recommends that the dwelling be demolished when vacant.

It is recommended that the Supervisor of Properties be authorized to acquire Lot 1, Block 23, D.L. 185, Plan 92 known as 1069 - 1089 Thurlow Street for the sum of $155,000 on the foregoing basis chargeable to code #4189/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 10, 1977 at approximately 9.30 a.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy
ABSENT	:	Alderman Gibson Alderman Puil
ALSO PRESENT	:	Alderman Ford Alderman Gerrard Alderman Marzari
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATION

1. Planning Department's Annual Review

The Committee considered a memorandum from the Director of Planning dated February 3, 1977 forwarding the report entitled "Annual Review 1976-77 Vancouver City Planning Department" (on file in the City Clerk's Office).

Mr. R. Spaxman, Director of Planning, advised that the Annual Review evaluates the work of the Department for 1976 and sets out a suggested work programme for 1977 and planning objectives for the City.

In order to assist members of Council in determining what the work programme should be the report contains a number of charts which indicate

- suggested jobs for each Division for 1977
- allocation of staff to each job
- list of jobs which haven't been programmed.

The Department suggested that the planning objectives for the City should be :

1. To develop understanding of the City.
2. To develop communications with the public and other governments.
3. To improve the quality of life in the City and the opportunities for all to enjoy it.
4. To provide a service to the community.

Cont'd.....

Clause #1 continued:

In assisting Council to meet these objectives the Planning Department goals should be:

1. To act as advisors to elected officials and the public in the decision-making process.

2. To assist in the long-term development of the City.

3. To recognize and communicate those issues and decisions which will affect the City and its Neighbourhoods.

4. To seek the co-ordination of efforts in both the public and private sectors that will affect the quality of life in Vancouver.

5. To respond to immediate "crises", many of which might involve the loss of future opportunities to the City.

The following are the major areas of activity into which all the jobs in the Department fall:

1. Develop Understanding of the City.

2. Prepare Plans for the Whole City.

3. Prepare Plans for Areas of the City.

4. Design Projects, Programs and Development Control Techniques.

5. Implement Specific Projects.

6. Control Development Through the Administration of By-laws.

7. Assist Outside Boards, Commissions and other Departments and Levels of Government.

8. Manage Internal Resources.

Mr. Spaxman introduced the Division Heads of the Department who in turn described the jobs for their Division which were programmed into the suggested 1977 Work Programme, their staff resources and the jobs which had not yet been programmed:

Messrs. T. Droettboom - Associate Director, Overall Planning
R. Youngberg - Associate Director, Area Planning
D. Hickley - Associate Director, Central Area
A. Floyd - Acting Zoning Planner
A. Geach - Assistant Director, Special Projects

Mr. Spaxman noted that one of the areas where time and resources would not permit a substantial programme in 1977 is an Alternative Plans Programme which it is hoped would produce alternatives for the City's future and provide the capacity to look at inter-relationships of policies for housing, transportation, etc. If the City Planning Commission is revamped perhaps they could look at and assist on these policies.

Cont'd.....

Clause #1 continued:

During a lengthy discussion the following points were raised by members of Council:

- the Planning Department should, at an early stage, bring to Council's attention the possible implications of major issues - this would assist Aldermen in their day-to-day dealings with the public who enquire about major developments - Council shouldn't be made aware of the implications at the last minute.

- there seems to be inadequate co-ordination between Planning and Engineering about transportation i.e. truck route - this has to be part of the overall planning process.

- the two Department Heads and the Chairmen of the Planning and Development and Transportation Committees should meet and resolve the problem.

- is there enough communication with and information given to the public on issues before they reach the Council decision-making stage.

- is planning meant to be "understanding the City" or "communicating to the public" - don't guidelines have to be developed whereby people know exactly how and why the City is being developed.

- Alternative Plans Programme, Transit Planning and Truck Movement Routings should be programmed into the Work Programme of the Overall Planning Division.

- there should be a closer knit between the Central Area and the Overall Planning Divisions - there seems to be many areas of mutual concern.

- Reports on illegal units in single family dwellings and Small Lot Design Competition should be re-assessed before being abandoned from the 1977 work programme.

- Any items that are assigned to the work programme should have Council direction - much time has been spent on Harbour Park without a Council mandate.

- any requests from Council to add major tasks to the work programme should be reported to Committee as to how the work programme will be affected and which other projects will have to suffer because of reallocation of staff and time resources.

The Committee

RECOMMENDED

THAT the report entitled "Annual Review 1976-1977 - Vancouver City Planning Department" be received.

The meeting adjourned at 12.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 265

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

AND

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

II

FEBRUARY 10, 1977

A joint meeting of the Standing Committee of Council on Community Services and the Standing Committee of Council on Finance and Administration was held on Thursday, February 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Mayor Volrich, Chairman
Alderman Rankin
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Civic Grant Procedures and Guidelines

The Committee had before it for consideration a Manager's Report dated January 24, 1977 (copy circulated) in which the Director of Social Planning presented a review of civic grant procedures and guidelines and a brief review of organizations which have received civic grants for three years.

A representative of the Director of Social Planning appeared before the Committee and reviewed the proposed revisions in the procedures and guidelines which are to apply to grant requests for social services as contained in Appendix II of the Manager's Report.

It was explained the intent of revising the procedures is to make them as explicit as possible.

The Committee and the representative from the Social Planning Department reviewed the procedures and guidelines individually and there was brief discussion on each item.

During discussion, it was noted that grant applicants have two opportunities to make a submission to Members of Council; firstly, at the annual joint meeting of the Community Services and Finance Committees and secondly, as a delegation before Council to appeal the decision of Council on a particular grant.

It was also pointed out that every application for a civic grant is reported on by the Social Planning Department to either the joint meeting of the Community Services and Finance Committees early in each year or to the Community Services Committee throughout the year.

During consideration of Procedure No. 7 on recreational grants, it was noted during discussion that the Park Board does not have authority to give direct grants but can provide assistance by way of loans or reduced or waived fees.

Continued. . . .

Clause No. 1 Continued

During discussion of Guideline No. 2, that only non-profit organizations are eligible for civic grants, it was pointed out by the Social Planning Department's representative that it is not required that applicants be incorporated under the Society's Act although almost all of them are. However, applicants must provide audited financial statements.

Under Guideline No. 4, relating to "core funding", some concern was expressed that for the City to become involved in "core funding" indicates a firm commitment which could develop into a long term funding program. It was also noted that "core funding", which is for administration, operating costs, and for basic staff services, can be used to direct an organization's services.

It was also noted there are a large number of funding programs offered by the Federal and Provincial Governments through such branches as the Resources Board, the Alcohol and Drug Commission, the Non-Medical Use of Drugs Agency, the Department of Education, the Department of Labour, the Manpower and Immigration Department, and the Secretary of State.

The Social Planning Department's representative advised the Committee there is an informal liaison between the three levels of government in discussing funding but that a request for a more formal staff liaison between the three governments would be helpful.

Some consideration was given by the Committee to establishing a limit on the amount provided by the City in grants to social service agencies either by an overall maximum limit on all grants or by establishing a limit of perhaps 8% on the annual increase in grants to organizations. It was suggested by the Mayor that Council should adopt a policy of limiting the increase in the amount of grants to applicants to 8%.

Following discussion, it was

RECOMMENDED

A. THAT the proposed revisions in the procedures and guidelines, as shown in Appendix II, which apply to civic grants requests for social services be approved.

B. THAT these procedures and guidelines be reviewed every two years by the appropriate standing committee of the newly elected City Council.

C. THAT the review of agencies having received civic grants for social services for three consecutive years, as shown in Appendix III, be received for information. *

D. THAT financial assistance as requested by citizens' groups be submitted to Council through the Standing Committee of Council on Community Services on the following basis:

i) to assist citizens to organize themselves around specific neighbourhood and community issues and neighbourhood projects;

*Figures pertaining to grants in Appendix III have been updated subsequent to the joint meeting at the request of the Social Planning Department.

Continued. . . .

Clause No. 1 Continued

ii) to assist citizens' groups to obtain and use expert technical and professional advice on how best to achieve the results they desire.

iii) that such financial assistance be for a specific time period not to exceed one year, and that grants provided by City Council not be used to cover operating deficits.

E. THAT the Director of Social Planning establish with representatives of the Federal and Provincial Governments a formal liaison committee which would meet regularly to consider funding of community service agencies.

The meeting adjourned at approximately 2:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 266

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

III

FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 2:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Progress Report on THE 44

The Committee had before it for consideration a Manager's Report dated January 25, 1977 (copy circulated) in which the Director of Social Planning reported on the operation of THE 44 which operates seven days a week at 44 East Cordova.

A representative of the Social Planning Department appeared before the Committee to speak to the report, pointing out that THE 44 is well used by residents of the area.

Social Planning advised that the cafeteria at THE 44 is currently handling approximately 200 persons per meal and is equipped to serve approximately 500 persons per day.

The bathing facility is receiving heavy use but could be expanded if additional staff were hired.

Also appearing before the Committee was a representative of the Fire Warden with regard to the last paragraph in the Manager's Report in which the Director of Social Planning pointed out that the cafeteria cannot be used for recreational purposes after 7:00 p.m. because of fire regulations.

The representative of the Fire Warden explained that his department is compelled to enforce the regulations of the Provincial Fire Marshall and in the case of THE 44, an additional fire exit is required in the front of the building before the cafeteria can be used as an assembly use after 7:00 p.m.

It was also noted during discussion that the basement floor beneath the cafeteria is being used as an assembly hall and it too lacks proper exits to meet Provincial fire regulations.

The Fire Warden representative suggested that floor plans of the cafeteria and basement levels should be submitted to the Provincial Fire Marshall with a written request that changes required to allow public assembly use be specified.

The Deputy Director of Finance pointed out to the Committee the City is still negotiating the purchase of this building and that Council had stipulated the building be put in a satisfactory state of repair prior to the City taking possession. A new exit for the cafeteria is one of the items being specified by the City prior to its taking possession.

Continued . . . . .

Clause No. 1 Continued

The Committee conceded it would be extremely difficult to provide a new exit from the basement, and following discussion, it was

RECOMMENDED

THAT the report dated January 25, 1977 on the progress of THE 44 be received, and that the Director of Social Planning report back in one month to the Community Services Committee with respect to use of the cafeteria and basement areas for recreational activities.

2. Recreation Budget - THE 44 (Multiuse Centre) and Downtown Eastside Recreation Project

The Committee had before it for consideration a Manager's Report dated February 7, 1977 (copy circulated) in which the Director of Social Planning and the Superintendent of Parks & Recreation presented proposed budgets for the recreation component of THE 44 and the Downtown Eastside Recreation Project for 1977.

It was noted in the report the combined budgets for 1976 totalled $46,766.00 and the estimated combined budget for 1977 is $64,752.00, the increase accounted by salary increments and additional supervision required for THE 44's seven-day-a-week operation. Also contributing to the increase is the fact that THE 44 recreation budget is for 12 months in 1977 compared with 5 months in 1976.

The report also noted City Council's motion of April 23, 1974 stated that the Recreational Department of the Park Board operate the recreation program at THE 44 "with present staff".

The report stated that if this resolution were implemented, it would eliminate all other recreation programs to downtown eastside residents, including out trips, pre-school programs, gymnasium programs to adults and socialization opportunities to handicapped, and the level of service at THE 44 would be reduced.

In the report, the City Manager proposed two options:

- funding as requested by the Director of Social Planning and the Superintendent of Parks & Recreation which would total $64,752.00, or

- following the intent of Council's April 23, 1974 motion with minor additions which would total $36,687.00.

Representatives of the Social Planning Department and the Park Board spoke to the Committee on this report, and following discussion, it was

RECOMMENDED

A. THAT funding in the amount of $64,752.00 be provided for recreation at THE 44 comprised of $31,761.00 for the Downtown Eastside Recreation Project and $32,991.00 for the recreation component of THE 44.

B. THAT in future years, the recreation budget for the downtown eastside be considered as part of the total Park Board budget.

Continued . . . .

3. Operating Agreement and Budgets for THE 44

The Committee had before it for consideration a Manager's Report dated January 27, 1977 (copy circulated) in which the Director of Finance and the Director of Social Planning reported on the operating agreement and budgets for THE 44 for 1977 which totalled $242,908.79, of which the City of Vancouver's contribution would be $67,597.50 and the Provincial Government's share would be $175,311.29.

The total budget covers costs of the bathing facility, food services, recreation, general administration and operating costs, and rent.

In addition to the basic budget, $26,892.00 is requested for new staff positions of which the City's share would be $13,446.00, if the Provincial Department of Human Resources agrees to pay 50% of the cost of these additional staff positions.

The Director of Social Planning reviewed the report with the Committee and following discussion, it was

RECOMMENDED

A. THAT cost-sharing between the City and the Provincial Department of Human Resources, as detailed in the City Manager's report dated January 27, 1977 and its appendices, be approved.

B. THAT the 1976 and 1977 budgets be approved as detailed in the City Manager's report dated January 27, 1977, and that the amount of $67,597.50 be approved in advance of the 1977 Operating Budget for the City's share of operating costs in 1977.

C. THAT management of THE 44 continue under the Director of Social Planning who will report to the Community Services Committee prior to August 1977 on the subject of permanent auspices for this facility.

D. THAT the recommendation of City Council of August 10, 1976, regarding approval by Council of the meal-pricing structure for THE 44, be rescinded, as the financial responsibility for meal service costs has now been assumed by the Provincial Government.

E. THAT Council approve the additional position of a Clerk II for THE 44 at an estimated cost to the City of $4710.00, on the understanding that the service of this employee be also used on a part-time basis by the New Central Hotel, if and when the City operates that facility, with consequent adjustment of the cost-sharing for the position.

F. THAT the position of door attendants be established for THE 44 and at an estimated cost to the City in 1977 of $8736.00, on the understanding that the services of door attendants be also used on a part-time basis by the New Central Hotel, if and when the City operates that facility, with consequent adjustment of the cost-sharing.

G. THAT the establishment of door attendants and a Clerk II position for THE 44 be subject to the approval of 50% cost-sharing by the Provincial Department of Human Resources and subject to classification by the Director of Personnel Services.

The meeting adjourned at approximately 3:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 266

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 10, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 10, 1977 at approximately 2:30 p.m.

PRESENT:	Mayor Volrich, Chairman Alderman Brown Alderman Gerard Alderman Gibson Alderman Puil
ABSENT:	Alderman Marzari
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. 1977 Information Brochure Insert in Tax Notice

The Committee considered a Manager's report dated January 25, 1977 (copy circulated) wherein the Director of Finance reported on "1977 Information Brochure Insert in Tax Notice".

The Committee noted that the newsletter sent out last year was favourably received and a similar newsletter should be sent out in 1977. It was felt that the newsletter could be mailed out with the tax notice except in heavy apartment areas, where the distribution should be carried out by postal walk.

It was reported that brochures, etc. distributed by postal walk are sometimes just "dumped" in the lobby of apartment buildings and many tenants do not get copies. It was agreed that specific instructions should be given to the Post Office so that this does not happen. The Director of Finance estimated costs for such a postal walk would be $600 - 1,000.

Following further discussion it was

RECOMMENDED

A. THAT the City include an insert with the 1977 tax bill in the form of a newsletter at an estimated cost of $5,500 - 6,000.

B. THAT the distribution of the newsletter in dense apartment areas be carried out by postal walk, the Director of Finance to report back on costs.

C. THAT the services of Mr. Elsie be used to provide the design and layout of the newsletter insert at an approximate cost of $500.

D. THAT the Director of Finance contact the Vancouver School Board to obtain material it wishes included.

E. THAT the appropriate information be forwarded to Mr. Elsie to prepare the design and layout.

F. THAT a Committee of the Mayor, City Manager and the Director of Finance review and approve the insert for the tax notice.

Cont'd . . .

2. Community Music School of Greater Vancouver - Request for Increased Civic Grant

The Committee considered a Manager's report dated January 12, 1977 (copy circulated) wherein the Director of Finance reported on the Community Music School request for an increased civic grant.

The Community Music School is requesting an amount of $8,100 to fund part of additional costs to correct landscaping design faults in Vanier Park, with the work to be done by the Park Board. Also the Community Music School submitted a brief dated February, 1977 requesting a cultural grant of $20,000 for 1977 and a non-recurring grant of $30,000 to assist in sustaining operations of the Community Music School.

The Committee felt that the cultural grant and non-recurring grant should be considered at the time of the 1977 cultural grant presentation. It was suggested that the Community Music School should bring in a revised submission on their cultural and non-recurring grant requests.

Following discussion it was

RECOMMENDED

A. THAT a grant in the amount of $8,100 be approved to the Community Music School to correct landscaping design faults in Vanier Park.

B. THAT the request of the Community Music School for a cultural grant of $20,000 for 1977 and a non-recurring grant of $30,000 be deferred for consideration at the time of the 1977 cultural grant presentation.

3. 1977 Grant Request - Vancouver Art Gallery

The Committee considered a Manager's report dated February 1, 1977 (copy circulated) wherein the Director of Finance reported on the Vancouver Art Gallery's request for a grant of $297,631 for 1977.

The civic cultural grant is based historically on the amount required to cover the costs of building maintenance, janitorial services, insuring the collection and basic curatorial and security costs summarized for 1977 as follows:

Category of Expenditures	1977 Request
Salaries & Fringe Benefits	$167,102
Security	44,456
Janitorial Services	23,190
Fuel	5,900
Power	10,235
Insurance	15,273
Miscellaneous Expenses	5,420
Minor Repairs and Purchased Services	13,870
Total Operating & Maintenance	$285,446
Major Building Repairs	12,185
TOTAL REQUEST	$297,631

Cont'd . . .

Clause #3 continued:

The Manager's report analyses the 1977 grant request in relation to the 1976 grant and follows the same principle as that adopted in 1976 whereby the recommendation would be confined to funding for the same level of service provided in the prior year (1976), and anything in excess of that would be submitted for consideration.

Representatives of the Art Gallery stated that their No. 1 priority was the position of Museum Assistant. They are convinced that in the long run they will save money with an additional preparator, particularly with respect to framing. This is an activity they can do much cheaper themselves rather than contracting it out which is now the case.

The Committee felt that the position should be reviewed as to the impact of having and not having the position, costs and savings, etc.

Following further discussion the Committee considered each item separately as follows:

RECOMMENDED

A. THAT the Position of Museum Assistant be deferred for report from the Administrative Analyst.

B. THAT Council approve funding to the Vancouver Art Gallery for 1977 as follows:

(i)	salaries and fringe benefits		$149,202
(ii)	security		44,456
(iii)	janitorial services		23,190
(iv)	fuel oil		5,900
(v)	power		10,235
(vi)	insurance		15,273
(vii)	miscellaneous		5,220
(viii)	minor repairs and services rendered		13,870
Total Operating and Maintenance			$267,345
(ix)	Major Building Repairs		10,880
- upgrade west exit stair and corridor		- $7,000	
- paint drop and cove ceilings in north and south galleries		730	
- paint rear exterior wall of gallery		- 1,000	
- paint north (west) exterior wall of gallery		- 1,600	
- metal shelving for collection		- 550	
	TOTAL		$278,226

The meeting adjourned at approximately 3:30 p.m.

* * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 266 & 267

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

FEBRUARY 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 10, 1977 at approximately 4.10 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO PRESENT: Alderman Ford (Items 3 & 4)

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered a memorandum dated February 7, 1977 from the Zoning Division forwarding the monthly status of rezoning applications as of January 31, 1977 (on file in the City Clerk's Office). Mr. H. Schesser, Zoning Administration Group, enquired if the Committee felt that photographs of the site and surroundings would assist members of Council at the time an application for rezoning is reported to Council.

The Committee agreed that where the Planning Department feels photographs of the site would aid members of Council, the Department would request the applicants to provide same.

RECOMMENDED

THAT the report of the Zoning Administration Group on the monthly status of rezoning application as of January 31, 1977 be received.

2. Status Report on Major Development Permit Applications

Mr. A. Floyd, Acting Zoning Planner reported on the following major development permit applications:

(a) D.P.A. #76566 - 756 Bidwell - erect 14 storey apartment building containing 12 dwelling units

(b) D.P.A. #76629 - Enclave 1, Champlain Heights - construct 70 one-family dwellings

(c) D.P.A. #76600 - Area 6, False Creek - construct marina and commercial/residential complex

(d) D.P.A. #76481 - 955 W. Hastings - 15 storey office building - Corner of Hastings and Burrard.

Cont'd.....

Clause #2 continued:

The Committee expressed concern as 70 more dwellings were going to be constructed in Areas E and F in Champlain Heights with no further community facilities being planned. It was suggested that the community and recreational facilities be paid for by residents on a local improvement basis.

With respect to the application in (c) Mr. Floyd noted that it had just been received and was being processed. More information would be provided in the next status report.

The application in (d) has not been processed as yet. Analysis may find that it conflicts with the Central Waterfront Plan. It will be considered by the Development Permit Board at a later stage. Members of the Committee objected to the bulk of the building at the corner location as it will affect the view corridor to Burrard Inlet and requested that the Planning Department ask the architects to consider redesigning the building.

RECOMMENDED

A. THAT the verbal report of the Acting Zoning Planner on major development permit applications be received.

B. THAT the City Manager investigate and report back on the possibilities of financing community and recreational facilities in Champlain Heights on a local improvement basis.

C. THAT the Director of Planning convey to the applicants of D.P.A. #76481 the Committee's request for a redesign of the development due to its concerns with respect to the bulk of the building and the possibility of it affecting the view corridor to Burrard Inlet.

3. 1976 Census Figures

The Committee considered a report of the City Manager dated February 3, 1977 (copy circulated) in which the Director of Planning reports on the discrepancy between the Planning Department's estimated population figure for the City of Vancouver of 445,000 and the figure of 407,226 supplied by Statistics Canada (revised from the September, 1976 figure of 396,563). The report recommends that Statistics Canada provide additional data in order that the discrepancy can be resolved.

The Committee was concerned about the discrepancy as the Provincial Government per capita grant to cities and municipalities is based on Statistics Canada figures.

The Committee

RECOMMENDED

A. THAT Statistics Canada be requested to provide the following additional data as soon as possible in order that the discrepancy between the City's estimates and the census figure can be resolved prior to finalization of the census data base for the whole of Canada:

Cont'd.....

Clause #3 continued:

- Revised census tract tabulation of population.
- The number of vacant and occupied dwelling units by type by census tract.
- The distribution of the number of persons per household by type of unit by census tract.

B. THAT Statistics Canada also be requested to provide early release to the City of Vancouver of all the census tract data to be contained in the census tract bulletin, since publication of this bulletin is not scheduled until the end of 1977.

C. THAT the Mayor, on behalf of the Council, write to Statistics Canada expressing the Committee's concerns.

4. Central Broadway Urban Design Guidelines

The Committee considered a report of the City Manager dated January 26, 1977 (copy circulated) forwarding a report on urban design guidelines for the North Burrard Sub-area of Central Broadway (on file in the City Clerk's Office). The report notes that on March 16, 1976 the west side of Burrard Street from 1st Avenue to the C.P.R. tracks just north of 6th Avenue was rezoned to C-3A. As this area was not included in the Central Broadway Urban Design Guidelines, guidelines were specified for the sub-area and are intended to form part of the original document.

The Committee

RECOMMENDED

THAT the Design Guidelines for the North Burrard sub-area submitted as part of the City Manager's report dated January 26, 1977 be approved as part of the Central Broadway Urban Design Guidelines.

The meeting adjourned at 4.55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 267

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

VI

February 17, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, February 17, 1977 at approximately 3:30 p.m.

PRESENT:	Mayor Volrich, Chairman Alderman Brown Alderman Gerard Alderman Marzari Alderman Puil
ABSENT:	Alderman Gibson
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. 1977 Preliminary Revenue Budget Estimates

The Committee considered a Manager's report dated February 15, 1977 (copy circulated) wherein the Director of Finance outlined the 1977 revenue and expenditure budget estimates submitted by Civic Departments and Boards. The preliminary estimates indicate revenues of $156,847,376 and expenditures of $166,202,826, which amounts to a budget deficit of $9,355,450 before adjustment of the mill rate for general tax purposes and review of the budget detail.

The Committee questioned the practice of Civic Departments and Boards under the impression that budgets will always increase correspondingly with inflation, allowing the public's expectations to be built up accordingly when discussing programs, etc. It was felt it should be impressed upon Departments and Boards that the budget review process will have to be extremely stringent and Council will have to be very unsympathetic to Departmental appeals.

Following further discussion it was

RECOMMENDED

A. THAT the Manager's report dated February 15, 1977 be received for information.

B. THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1977 Revenue Budget Estimates as submitted and

(i) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of services as approved by Council.

(ii) to eliminate all requests for increases in standards of services from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board.

Cont'd . . .

Clause #1 continued:

(iii) report all adjustments made to the budget during reviews to Committee on Finance and Administration.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 268

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 17, 1977 at approximately 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Proposed Widening of the Stanley Park Roadway

City Council on February 15, 1977, when discussing the proposed widening of the Stanley Park roadway, reaffirmed its position to jointly sponsor a public meeting with the Park Board, and further resolved that the City Engineer report back to the Standing Committee on Transportation on a City Planning Commission proposal calling for a re-examination of the necessity for seven foot shoulders.

The Committee this day considered a verbal report from the City Engineer and invited discussion from the Director of Planning; Mr. John Claydon, City Planning Commission; Mr. Phillip Tattersfield, Landscape Consultant to the Ministry of Highways and Public Works; Mr. Dale Cripps, C.B.A. Engineering, Consultants to the Ministry of Highways and Public Works; Mr. M.J. Chapman, Manager, West Vancouver Municipal Transportation; and Mr. W. A. Duncan, General Manager, Transportation, B.C. Hydro.

The City Engineer advised the proposal to widen the roadway to provide for a fourth lane for exclusive bus use would still present problems in the event of breakdowns or accidents. In an emergency situation, traffic would simply encroach on to the transit lane, plugging it and preventing emergency vehicles from getting through to the accident or breakdown scene. The seven foot asphalt shoulders included in the widening proposal would provide a continuous strip on each side of the roadway for emergency use. The City Planning Commission's concern that unnecessary blacktopping should not take place within the park area was recognized and it had been suggested several options were available for discussion. One option provided for a continuous asphalt emergency strip on only one side of the roadway; the other side would have a special treatment such as grass thus reducing the hard surface width requirement from 14 feet to 7 feet and resulting in not much more asphalt than at present. Another option provided for a system of cut-out bays recessed in the trees alongside the roadway.

Mr. Tattersfield advised the proposed roadway widening could affect approximately 65-71 trees, including a number of diseased species, and take out approximately two acres of grass and one and a half acres of brush.

..../2

Clause 1 cont'd

Following further discussion, it was

RECOMMENDED,

THAT prior to the joint Council/Park Board public meeting, the Standing Committee on Transportation and appropriate city officials meet with the Park Board to discuss alternative options for provision of an emergency access strip in the Stanley Park roadway widening proposal.

2. G.V.R.D. Regional Transportation Proposal

Citv Council on February 8, 1977 when considering a G.V.R.D. proposal for regional transportation organization and financing resolved, in part, as follows:

"THAT Council immediately commence negotiations with the G.V.R.D. on the lines of the proposed financing formula contained in the Manager's report of February 3, 1977, after it has received further detailed consideration of the Transportation Committee."

The Committee had for consideration the Manager's report dated February 3, 1977 and after a brief discussion, it was

RECOMMENDED

THAT negotiations commence immediately with the G.V.R.D. on the proposed financing formula contained in the Manager's report of February 3, 1977

FOR COUNCIL ACTION SEE PAGE(S) 268

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 22, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 22, 1977, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Kennedy, Harcourt, Marzari (Items 2, 3, 4) Puil, Rankin

ABSENT: Alderman Gibson (Civic Business)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it.

1. Text Amendment to Zoning and Development By-law No. 3575 - Community Residential Facilities

An application has been received from the Director of Planning to amend the Zoning and Development By-law No. 3575 to establish a definition of Community Residential Facilities as follows:

"A. Section 2 'Definitions' is amended by inserting the following definition immediately after the definition of 'cellar':

" 'Community Residential Facility' shall mean any group living arrangement for a maximum of ten (10) persons with physical, mental, emotional or related handicaps and /or problems, that provides food and/or lodging and that is developed for the personal rehabilitation of its residents through self-help and/or professional care, guidance and supervision."

B. Conditional use sections of the Residential, Commercial, and Industrial District Schedules be amended by inserting the following:

'Community Residential Facility, provided that such adjacent property owners as may be deemed necessary by the Director of Planning be notified'.

C. CD-1 By-Law No. 4971 (Downtown Eastside) and No. 5016 (Cedar Cottage) is amended by inserting the following use:

'Community Residential Facility, provided that such adjacent property owners as may be deemed necessary by the Director of Planning be notified.' "

The foregoing amendment has been approved by the Vancouver Planning Commission.

Cont'd...

Text Amendment - Community Residential Facilities (Cont'd)

The Director of Planning further recommended:

" 1. That the words 'RM-1 as subsection 8 of Section 1A' be deleted from clause 2 of the amending by-law and the following new clause be added to the amending by-law:

'By-Law No. 3575 is further amended by inserting Section 2 to the RM-1 Multiple Dwelling District Schedule.

2. Uses which may be premitted subject to special approval by the Director of Planning.

With the approval of the Director of Planning development permits may be issued for the following uses. If the development permit is granted it shall be subject to such conditions and regulations as the Director of Planning may decide.

(1) Community Residential Facility, provided that such adjacent property owners as may be deemed necessary by the Director of Planning be notified.' "

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - East Side of Skeena Street Between East 2nd and East 5th Avenues

An application has been received from the Director of Planning to rezone the above-noted lands from M-2 Industrial District to a CD-1 Comprehensive Development District. The CD-1 By-law will restrict the form of development as follows:

" 1. Uses:- institutions of a religious, philanthropic, or charitable character;
- dwelling units (not to exceed 10);
- day care centre;
- warehousing, wholesaling, and light manufacturing with all activities except parking and loading to be conducted completely within an enclosed building;
- customarily ancillary facilities (including off-street parking and loading).

2. Floor Space Ratio: shall not exceed 1.0.

3. Off-Street Parking: minimum number of off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-Law No. 3575; provided, however, that the Director of Planning, in consultation with the City Engineer, may require additional off-street parking spaces. In the exercise of his discretion the Director of Planning shall have regard to the intensity of uses and hours of operation.

Cont'd...

East Side of Skeena Street Between
East 2nd and East 5th Avenues (Cont'd)

4. Off-street Loading: shall be provided in accordance with Section 13 of the Zoning and Development By-Law No. 3575,

Subject to the following:

1. The detailed scheme of development shall first be approved by the Director of Planning following advice from the Urban Design Panel having due regard to the quality of the overall design, the creation of harmony with surrounding development, the provision and maintenance of landscaping, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment; and receiving comments from the Thunderbird Community.

2. The development to be generally in accordance with the adopted development plan including the following provisions:

   (a) No buildings to be constructed within a distance of 45 feet from Skeena Street.

   (b) Vehicular ingress and egress to be exclusively from 5th Avenue east of Skeena Street.

   (c) A bermed landscaped walkway/buffer to be constructed all along Skeena Street.

   (d) The separate projects are to be screened from one another and from the neighbourhood.

   (e) Landscaping to be integrated with the northerly abutting park and considered in terms of views from the 401 Freeway.

3. The vehicular ingress and egress, off-street parking and loading to be provided that is satisfactory to the City Engineer.

4. The height of the building shall not exceed 40 feet as measured from the average building grade as determined by the City Engineer.

B. To amend the Sign By-Law No. 4810 to establish sign regulation for the CD-1 By-Law."

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

It was noted at a Public Information meeting held with residents of the area on Monday, February 14, 1977 a proposal by the Akali Singh Sikh Society to build a Temple on the site was discussed in some detail.

Mr. R.R. Youngberg, Associate Director of Planning reviewed the history of the City-owned site dating back to June, 1973, when approval was given for the sale of lands in the Thunderbird area for housing and industrial purposes.

Cont'd . . .

East Side of Skeena Street Between
East 2nd and East 5th Avenues (Cont'd)

The Mayor called for speakers for or against the application and representations were received as follows:

- Mrs. M. Booth on behalf of Thunderbird Island Citizens submitted a brief and petition endorsing the use of the site for light industrial use and opposing development for church or institutional purposes.

- Mr. William B. Page, homeowner in the area, spoke to his brief supporting the rezoning and stated after inspecting Sikh Temples located on Marine Drive and Ross Street he felt the Akali Singh Sikh Society Temple would be an asset to the Thunderbird community.

- Dr. V.S. Pendakur, Akali Singh Sikh Society, referred to the Public Information Meeting held in the area and stated it was obvious at that meeting that residents were chiefly concerned about 10 dwelling units included in the proposed development. Subsequently, the Society re-examined its proposal and now agreed to scale down to only two dwelling units accommodating the priest and caretaker. He indicated the day care centre included in the development would be available to the community on weekdays.

Council also noted a communication from Mr. Walter H. Sime, 3493 East 3rd Avenue objecting to the proposed development and recommending the land on the east side of Skeena Street be zoned for industrial warehouse use only.

MOVED by Ald. Kennedy
THAT the foregoing application of the Director of Planning be approved, subject to the amendment of the portion of Section A1 - Uses, relating to dwelling units, to read:

dwelling units (not to exceed 2, and to be church related).

- CARRIED UNANIMOUSLY

3. Amendment to By-law No. 3575
Establishment of the (RS-1 A) One-Family Dwelling District (Secondary Suites)

An application has been received from the Director of Planning to amend the Zoning & Development By-law No. 3575 as follows:

" A. To establish a new district schedule to be known and described as (RS-1A) One family dwelling district (Secondary Suites).

It is the intent of this District Schedule to maintain the single family character of the area to be rezoned but allow as a conditional use one dwelling unit in addition to the principal dwelling unit by conversion of the one-family dwelling which is in existence prior to the date of enactment of the zoning change. The additional unit must first be approved by the Director of Planning and the Development Permit will be valid for a period of five years. Purposely designed or outright duplex construction will not be permitted.

cont'd....

Amendment to By-law No. 3575
Establishment of the (RS-1 A) One-Family
Dwelling District (Secondary Suites) (Cont'd)

The Director of Planning, in approving any Development Permit for an additional unit, would have to have regard to minimum standards developed by the Planning Department in consultation with the Departments of Permits and Licenses and Health as outlined below:

A dwelling unit in addition to the principal dwelling unit by conversion of the one-family dwelling which is in existence prior to (Date of Enactment), a Development Permit may be granted for a five-year period provided that the owner of the property shall reside within the dwelling. In approving such Development Permit, the Director of Planning shall have regard to the following:

(a) The additional dwelling unit shall have a minimum floor area of 400 square feet, subject to any relaxation under Section 11(8).

(b) The additional dwelling unit shall have a minimum ceiling height of 7'-6", however, the Director of Planning, on the advice of the Director of Permits and Licenses, may, in his discretion, permit a ceiling height of 7'-0" having, in both cases, due regard to the provision of adequate damp proofing, lighting, ventilation, heating and secondary means of egress.

(c) Where the additional dwelling unit is to be located in a basement, the level of the basement floor shall be no more than 2 feet 6 inches below the finished grade of the adjoining ground, however, the Director of Planning, on the advice of the Director of Permits and Licenses, may, in his discretion, permit a basement depth of 3 feet having, in both cases, due regard to the provision of adequate damp proofing, lighting ventilation, heating and secondary means of egress.

(d) At least one off-street parking space shall be required for dwellings having a secondary suite.

(e) Structural changes increasing or otherwise varying the height or yard allowances of a dwelling beyond what is otherwise required or permitted, may be permitted by the Director of Planning where such changes are necessary to create an additional dwelling unit and provided that the design of such changes is first approved by the Director of Planning.

And Subject to the following:

1. The owner will be required to enter into a restrictive covenant binding the owner to occupy one of the dwelling units of the building to ensure occupancy.

B. Schedule B is amended by inserting a new subsection (4) to Section 1A below, and subsection (1) and (2) be amended to implement this new subsection:

' (4) Buildings containing one or two dwelling units on sites with or without secondary access in (RS-1A) Districts.	One parking space for each building'

C. To rezone the (RS-1) One-Family Dwelling Districts in Cedar Cottage and a portion of Kitsilano to (RS-1A) One-Family Dwelling District (Secondary Suite)."

Cont'd...

Amendment to By-law No. 3575
Establishment of the (RS-1 A) One-Family
Dwelling District (Secondary Suites) (Cont'd)

The foregoing application has been approved by the Director of Planning and the Vancouver City Planning Commission.

The Director of Planning in a memo dated February 22, 1977, also recommended the following two uses be included by amending Section 2 and inserting the following in the appropriate place:

1. Community Residential Facility, provided that such adjacent property owners as may be deemed necessary by the Director of Planning be notified.

2. Public Utility.

It was noted residents of the identified areas to be rezoned, namely the RS-1 areas of Cedar Cottage and a portion of Kitsilano in the vicinity of Connaught Park, had indicated majority approval in a plebiscite on secondary suites conducted by the City in January, 1976.

The Associate Director of Planning, Mr. R.R. Youngberg, discussed with Council the intent of the proposed amendment. He stated the situation would be monitored and a report submitted to Council in a year's time.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. D. Cook, 3956 Commercial Drive, opposed secondary suites in Cedar Cottage on the grounds there would be problems with parking and vandalism.

- Mr. D.R. Dyson, 3950 Beatrice, objected and cited instances where secondary suites attracted transient residents who were not prepared to live in the neighbourhood for any appreciable length of time.

- Mr. C. Schmit, also objected and stated he had been forced to move from one area of Kitsilano because of conditions caused by a high level of illegal suites.

- Mrs. L. Gold, 4039 Victoria Drive, spoke in favour of the proposed By-law amendment.

MOVED by Ald. Rankin
THAT the foregoing application of the Director of Planning be approved subject to the restrictive covenant referred to in Condition 1 being registered against the property in the Land Registry Office.

- CARRIED

(Alderman Bellamy opposed.)

4. Text Amendment - Retaining Walls

It was noted that the Director of Planning was requesting his application for a text amendment to Section 10, pursuant to Council's resolution of December 7, 1976, be deferred.

Cont'd . . .

Text Amendment - Retaining Walls (Cont'd)

MOVED by Ald. Rankin
THAT the application of the Director of Planning relating to a text amendment to Section 10, be deferred.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:00 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 22, 1977, adopted on March 8, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 24, 1977

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 24, 1977, in the Council Chamber at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Gerard
Alderman Marzari

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement and Curbs, Lane Pavements, Concrete Sidewalk on the Initiative Schedule #440

AND

Pavement and Curbs, Lane Pavements, Speed Deterrent Bumps (in Lanes), Concrete Sidewalks by Petition Schedule #441

The Court noted Schedules #440 and #441 as submitted by the Collector of Taxes listing 38 local improvement projects on the initiative at various locations and 285 local improvement projects by petition at various locations.

The Court also noted a request submitted by the Collector of Taxes to adjust the measurements on Projects 5 and 26 in Schedule #440 and a request to adjust the measurements on Projects 21 and 109 in Schedule #441.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt
THAT in respect of Lots 37 and 38 except parcel A, Block 67, D.L. 2027, these parcels in view of their abnormal situation, be given an equitable adjustment so as to be treated as though they were one parcel.

- CARRIED UNANIMOUSLY

** MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the request submitted by the Collector of Taxes to adjust the measurements on Projects 5 and 26 in Schedule #440 and Projects 21 and 109 in Schedule #441, be approved.

- CARRIED UNANIMOUSLY

** (Details of the adjustments are on file in the City Clerk's Office)

cont'd....

Court of Revision (cont'd)

RESCINDED SEE PAGE 26 OF BOOK 126

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT Schedules #440 and #441, as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the Court of Revision rise and report.

RESCINDED SEE PAGE 124 OF BOOK 126

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard representations speaking for or against the projects listed, as well as raising a number of enquiries on drainage and traffic problems:

Schedule #440 - 7, 19, 24 and 27

Schedule #441 - 5, 49, 55, 56, 70, 75, 80, 83, 95, 98, 105, 122, 132, 156, 157, 162, 168, 182, 201, 206 and 270.

(During the hearing of delegations, Alderman Puil left the meeting to attend to other business.)

Council noted a number of letters received on certain projects in addition to a petition on Project 270 - Schedule #441. A letter was also noted from Messrs. Charbonneau and McKee requesting Council not to proceed with the paving of 17th Avenue from the corner of Slocan Street east on 17th Avenue pending the outcome of a subdivision application for their property.

Council also noted a report of the City Manager dated February 10, 1977, in which the City Engineer reported as follows:

"GENERAL

"Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on February 24, 1977.

The projects are identified as follows:

Schedule	Item	Type
Initiative 440	1	Pavements and Curbs, Arterial Streets
	2 to 5	Pavements and Curbs, Downtown Streets
	6,7,9 to 13	
	15 and 16	Pavements and Curbs, Higher Zoned
	19 and 20	Lane Pavements and Curbs, Higher Zoned
	21 to 33	Lane Pavements, Higher Zoned
	34 to 37	Lane Pavements, Local Residential
	38	P.C. Concrete Sidewalks
Petition 441	1 and 2	Pavement and Curbs, Higher Zoned
	3 to 54	Pavement and Curbs, Local Residential
	55 and 56	Lane Pavements, Higher Zoned
	57 to 261	Lane Pavements, Local Residential
	262 to 274	Speed Deterrent Bumps (in lanes)
	275 to 279	P.C. Concrete Sidewalks
	280 to 285	P.C. Concrete Sidewalks on School Collector Streets

cont'd....

Local Improvement Subsequent Procedure (cont'd)

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
440	1	Pavement and Curbs, Arterial Streets
	5	Pavement and Curbs, Downtown Streets
	7 and 10	Pavement and Curbs, Higher Zoned
	34	Lane Pavement, Local Residential

SPECIAL ITEMS

Schedule 441, Item 266 - Speed Deterrent Bumps on Lane South of Quilchena Crescent and Linden Road from Arbutus Street to Linden Road.

The Initiative Project (Schedule 440, Item 34) for paving this lane has been defeated and will therefore not be recommended for construction. Because speed bumps cannot be maintained satisfactorily in a gravel lane, the project, Item 266, will also not be recommended for construction.

Schedule 441, Item 61 - Lane Pavement, Local Residential, in Lane East of Angus Drive from lane south of 49th Avenue to 51st Avenue, and the lane south of 49th Avenue from the lane east of Angus Drive to Wiltshire Street.

Part of this project, Lane south of 49th Avenue from the lane east of Angus Drive to Wiltshire Street was approved in 1976 and has since been paved. The project should be reduced in scope by deleting the part already paved. The new description of the project and the adjusted estimated costs are:

Lane east of Angus Drive from the Lane south of 49th Avenue to 51st Avenue.

Property Owner's Share	$2,172
City Share	$ 567
Total Cost	$2,739

Schedule 441, Item 127 - Lane Pavement, Local Residential, in lane south of Roxburgh Crescent from Connaught Drive to the lane west. Council will have before it a letter signed by both of the property owners involved, requesting that this project not be undertaken. Only the two properties abut, the project is by Petition, and there is no special need for paving. If Council accedes to this request, then Schedule 441, Item 267 - Speed Deterrent Bumps in this same lane should also not be undertaken.

CAPITAL FUNDS

When these were advanced to Council in December, 1976, the 'First and Second Steps' reports indicated that Supplementary Capital would be needed for some of the Residential Lane Paving petitions. Since then, some of the works before this Council have been approved under the Local Initiatives Program. The L.I.P. credits can be used instead of Supplementary Capital. The City's share of the cost of these works will thus come from:

- funds budgeted in prior years for certain projects and types of work,
- funds from the 1977 Basic Capital Budget (1977-81 Five Year Plan)
- L.I.P. Credits ("additional projects" reported to Council 18 January, 1977).

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that:

(a) the Initiative projects in Schedule 440, except the defeated Items 1, 5, 7, 10 and 34 be undertaken.

(b) the Petition projects in Schedule 441, except Item 266 be undertaken.

cont'd....

Local Improvement Subsequent
Procedure (cont'd)

(c) if Council decides not to proceed with Item 127 (Lane south of Roxburgh Crescent), Item 267 for speed bumps in this lane be not proceeded with.

(d) those items in the 1977 Streets Basic Capital Budget which provide funds for these projects be approved in advance of general Basic Capital Budget approval.

(e) $83,612 of L.I.P. credits be allocated to the City's share of these projects."

(f) Item 61 in Schedule 441 be reduced in scope as indicated in the body of this report.

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved. "

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Project 127 (lane south of Roxburgh Crescent), not be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT Project 19 (Barclay Street, lane south from Denman Street to Cardero Street), not be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT Project 25 (Fraser Street, lane east from 43rd Avenue to the lane south of 43rd Avenue and the lane south of 43rd Avenue from the lane east of Fraser Street to Chester Street), not be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT Project 55 (lane south of 12th Avenue from Oak Street to Laurel Street), not be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated February 10, 1977, be approved, subject to the amendments made and recorded above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the question of long term use for Nelson Street be referred to the Standing Committee on Transportation.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of February 24, 1977, adopted on March 8, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 8, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 Social Studies students from Prince of Wales Secondary School under the direction of their teacher, Mr. Don Scott. Also present were students from the Journalism Class at Vancouver Community College.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the minutes of the following meetings be adopted:

Regular Council of February 22, 1977, with the exception of the 'In Camera' portion,
Special Council (Public Hearing) of February 22, 1977,
Special Council (Court of Revision) of February 22, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Appeal of the Designation of Strathcona School as a Heritage Structure.

City Council, on November 9, 1976, passed a motion designating the Lord Strathcona School at 592 East Pender Street as an 'A' category heritage building. Subsequently, a letter, dated December 6, 1976, was received from the Board of School Trustees expressing displeasure at the action taken by Council in spite of a previous letter being sent by the Board requesting deferral of the matter. The School Board, therefore, requested that Council rescind the designation of the Lord Strathcona School and meet with the School Board representatives.

Cont'd...

DELEGATIONS (Cont'd)

Appeal of the Designation of Strathcona School as a Heritage Structure. (Cont'd)

Prior to consideration of this matter, Alderman Puil enquired if he should be excused from voting on this issue in view of his employment with the School Board as a teacher. The Mayor ruled, and it was agreed, that the topic was such that the Alderman could enter into debate and vote.

The Council this day received the delegation of Trustee Pam Glass, representing the Board. A brief was filed summarizing the reasons why the School Board opposed the designation and indicating that the Board would be placed at a serious disadvantage and restrictions would be imposed on the development of future educational programs as a result of the inability to provide desirable education space. The Board was of the opinion that it should be reimbursed for the additional costs involved if the designation remains.

Mrs. R. Fleming - Chairman of the Heritage Advisory Committee also addressed Council giving general details of the building and why it was designated, and emphasized the Committee's position.

MOVED by Ald. Brown
THAT the School Board's concern, as outlined this day, be noted and its appeal be deferred until a report on economic implications is received from the Heritage Committee.

- CARRIED

(Ald. Kennedy opposed)

Consideration of the following matters was deferred, pending the hearing of delegations this evening:

2. Text amendment to Limit Office Development in C-2 Commercial Districts.

3. Retention of Improvements at 3020 West 3rd Ave.

4. Application of Meals on Wheels for a grant of $25,000.

COMMUNICATIONS OR PETITIONS

1. Jericho Beach Park Planning

The Council received the following letter, dated February 23, 1977, from the Park Board:

"The following is an excerpt from the minutes of the last meeting of the Board held on Monday, February 21, 1977;

'JERICHO BEACH PARK PLANNING

The Board's Standing Committee on February 14th considered a letter dated January 25, 1977, from Mr. Walter Redel, Assistant Deputy Minister of the Environment, Land and Water Management, noting that the Provincial Government has agreed that they have no objection to removal, alteration or renovation of any of the structures on waterfront land leased to the City for park purposes. It was also noted that City Council on January 11, 1977, passed the following motion:

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park Planning (Cont'd)

'That the Park Board be advised that Council requests discussion with the Board on the Jericho Beach Park hangars prior to any action being taken in the matter'

It was regularly moved and seconded;

RESOLVED: That City Council be requested to endorse the Board's decision that Hangar #3 be sold and removed, and offer to meet with City Council should they wish to discuss the matter further.

- Carried. "

It was noted that the City Manager recommended that Council invite the Park Board to a future meeting of Council to discuss the Park Board's over-all plans for Jericho Park, including the hangars.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as stated above, be approved.

- CARRIED UNANIMOUSLY

2. Handicapped Housing Week-
Grant Request.

Under date of February 26, 1977, the Executive Director of the Social Planning and Review Council of British Columbia submitted a letter referring to Handicapped Housing Week in Vancouver from March 28 - April 2, 1977, and requesting a grant of $500 to provide funds for advertising and materials cost with respect to the program.

MOVED by Ald. Kennedy
THAT a grant of $500 to the Social Planning and Review Council of British Columbia be approved, in accordance with the request.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

3. Ikuta Shrine Dancers -
Grant Request.

Council noted a letter, dated February 25, 1977, from the Canadian Society for Asian Arts, requesting a grant in lieu of the Playhouse Theatre rental for the period of May 27 - 29, inclusive,in connection with a program involving the Ikuta Shrine Dancers of Kobe, Japan. The organization also requested that the City host a luncheon to welcome the Shrine members.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Ikuta Shrine Dancers -
Grant Request (Cont'd)

MOVED by Ald. Puil
THAT a grant equal to the rental of the Playhouse Theatre for the period May 27 - 29, 1977, inclusive, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT no action be taken on the Canadian Society for Asian Arts request for the City to host an official luncheon.

- CARRIED UNANIMOUSLY

4. 1977 Federation of Canadian Municipalities Conference.

The Council noted a letter, dated March 3, 1977, from the City Clerk, advising of the 1977 Federation of Canadian Municipalities Conference to be held May 15 - 18, 1977, in Toronto. The City has been allocated seven voting delegates for the Conference and it was recommended that the Mayor be authorized to appoint the delegates.

MOVED by Ald. Puil
THAT, as recommended by the City Clerk, the Mayor be authorized to appoint Council's delegates to the 1977 Federation of Canadian Municipalities Conference.

- CARRIED UNANIMOUSLY

Variation of Council Meeting Dates.

MOVED by Ald. Rankin
THAT, in view of the Federation of Canadian Municipalities Conference being held May 15 - 18, 1977, a Regular Council Meeting be held on May 24, 1977 and no meeting be scheduled for May 17, 1977, and the Council resolution of January 5, 1977, be amended accordingly.

- CARRIED UNANIMOUSLY

5. Harbour Park Feasibility Study

On February 22, 1977, Council deferred consideration of a Manager's report and draft Terms of Reference re the Harbour Park Feasibility Study to this meeting of Council. The City Manager requested that this item be further deferred to March 15, 1977, as an additional report is being prepared.

MOVED by Ald. Kennedy
THAT the request of the City Manager for deferral of this item to the March 15, 1977 meeting, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. First Anniversary of Habitat - Use of Jericho Hangars #5 & #6.

Council noted a letter, dated March 2, 1977, from Mr. Alan Clapp as follows:

"I Alan Clapp would like to appear before City Council to ask its permission to use Jericho Park to celebrate the 1st anniversary of the United Nations Conference on Human Settlements.

This celebration is to take place on May 21st, 22nd and 23rd, 1977. I am asking for the use of hangars #6 for a display of all the art work commissioned for Habitat Forum, as well as the showing of films and video tapes of the Habitat Conference. Hangar #5 is to be used for light music and theatrical events. Each day a major speaker would hold a discussion or give a speech on an environmental, political or economic theme.

Ian Bain, Chairman of the Park Board tells me, if City Council will waive the by-law restrictions for this event, the 1st anniversary of Habitat can be held at Jericho.

Your early attention and support for this event would be greatly appreciated, so that funding and guest speakers arrangements may be made. "

Mr. Clapp addressed the Council and gave some particulars of the program planned. Commissioner Bain, who was present in Council, advised that Park Board permission had not been granted and Mr. Clapp had been advised that the waiving of by-law restrictions came under the jurisdiction of Council. The Director of Permits and Licenses explained the Department's position, stating that he had insufficient information regarding the program to advise Council on the by-laws involved.

MOVED by Ald. Kennedy
THAT enforcement action not be taken in respect of regulations which would prohibit the use of the Jericho buildings for this particular event.

- CARRIED

(Ald. Brown opposed.)

MOVED by Ald. Kennedy
THAT the Park Board be requested to approve the use by Mr. Clapp of hangars #5 and #6 in Jericho Park for the program planned to celebrate the first anniversary of the United Nations Conference on Human Settlements.

- CARRIED

(Ald. Brown, Ford, Gerard, Gibson and Puil opposed)

7. Additional Regular Council Meeting.

Council noted a memo from the City Manager proposing that a Regular Council Meeting be held on March 22, 1977, in view of the many items and reports scheduled to come before Council this month.

Following discussion the City Manager withdrew his proposal and, therefore, there will be no Regular Meeting of Council on March 22, 1977.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 4, 1977

Works & Utility Matters (March 4, 1977)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Closure of Portion of N/S Pender East of Clark Drive
Cl. 2: Closure of Portion of Lane South of School Avenue West of Latta Street
Cl. 3: Hastings Viaduct Replacement
Cl. 4: Tender - Asphalts Liquid and Paving
Cl. 5: Gas Utility Easement in Closed Road near Adanac and Napier
Cl. 6: Encroachment Agreement resulting from Subdivision - W/S Laurel North of Kent
Cl. 7: Authorization to Use Seal of City of Vancouver on Standard Utilities Service Agreements
Cl. 8: Encroachment of Cornice - Bank of B.C. Building, 2735 Granville

Clauses 1 - 8 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7 and 8, of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (March 4, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Rezoning - 2617 East Broadway
Cl. 2: D.P.A. Keylock Installation - Gulf Oil Canada - 8385 St. George Street
Cl. 3: Rezoning - Former CPR Right-of-Way between Arbutus & Chestnut, approximately 300 feet north of Cornwall

Clauses 1 and 2.

MOVED by Ald. Brown
THAT clause 1 be received for information and the recommendation of the City Manager, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Rezoning - Former CPR Right-of-Way between Arbutus and Chestnut, approximately 300 feet north of Cornwall (Clause 3)

Council was advised that Marathon Realty is requesting that this clause be deferred and the Company be permitted to appear as a delegation.

MOVED by Ald. Gerard
THAT this clause be deferred pending the hearing of a delegation from Marathon Realty as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(March 4, 1977)

Mount Pleasant N.I.P. Bus Shelters
(Clause 1)

This clause was referred back to the City Manager, at his request, for further discussion with the administration.

Finance Matters
(March 4, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Reorganization of Computer Services Division
Cl. 2: Vancouver Museums & Planetarium Association Annual Operating Grant
Cl. 3: False Creek Development
Cl. 4: Handling of Drug Exhibits

Reorganization of Computer Services Division
(Clause 1)

MOVED by Ald. Puil
THAT this clause be referred to the Standing Committee on Finance and Administration for consideration and report.

- CARRIED UNANIMOUSLY

Vancouver Museums & Planetarium Association - Annual Operating Grant
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Brown
THAT the Standing Committee on Finance and Administration, as soon as possible, review the financial situation of the Museum and Planetarium Complex, and examine all options with respect to future funding.

- CARRIED UNANIMOUSLY

False Creek Development
(Clause 3)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 4, 1977) (Cont'd)

Handling of Drug Exhibits
(Clause 4)

During consideration of this clause Deputy Chief Dixon addressed the Council in further explanation of the report.

The Mayor also advised on meetings held with the Provincial and Federal Governments in respect of the whole question of costs related to enforcement of drug laws.

MOVED by Ald. Rankin
THAT the request of the Vancouver Police Board, as contained in its resolution of February 3, 1977, be approved and, therefore, the engagement of an additional clerk, effective July 1, 1977, and the purchase of the required furniture and equipment as detailed in this report, be approved, prior to final approval of the 1977 Police budget.

- CARRIED

(Ald. Brown, Harcourt and Puil opposed)

Personnel Matters
(March 4, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Attendance One Employee, Health Department - 11th Graduate Summer Session in Epidemiology
Cl. 2: Personnel Regulations - Clothing Allowance, Conferences, Group Life Insurance, Probationary Period, Vacations
Cl. 3. Team Policing District 4.

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 4, 1977)

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Procedures - Minor Repairs & Renovations to Civic Buildings
Cl. 2: Demolition - 1897 Burrard
Cl. 3: Lease of City-owned Property - 523 West 6th
Cl. 4: Cancellation of Siding Agreement North of 6th Avenue, West of Cambie
Cl. 5: Sale - W/S Copley North of Lane North of 19th Avenue
Cl. 6: Lease Renewal - 1581-1585 West 4th Avenue
Cl. 7: Burrard Street Widening - Purchase of portion of property 1900 Burrard Street
Cl. 8: Burrard Street Widening - Purchase of portion of property 1743 Burrard Street
Cl. 9: Burrard Street Widening - Purchase of portion of property 1790 West 4th Avenue
Cl. 10: Burrard Street Widening - Purchase of East 7 feet of 2351-97 & 2401-21 Burrard Street
Cl. 11: Acquisition of 3296 S.E. Marine Drive and Sale of 1352 West 6th Avenue

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(March 4, 1977) (Cont'd)

Procedures - Minor Repairs and Renovations to Civic Buildings
(Clause 1)

In considering this clause, the City Manager also recommended that the same procedure by authorized for other civic departments when recommended by the Director of Finance and the City Manager.

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 11 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, be approved.

- CARRIED UNANIMOUSLY

B. Larwill Bus Depot Rentals.

MOVED by Ald. Brown
THAT the Council meet with the Park Board to discuss the Larwill Bus Depot Rental issue, at the same time the Jericho Park matter is discussed.

- CARRIED UNANIMOUSLY

C. Exemption of Earthquake Standards for Heritage Buildings and Buildings in Historic Areas.

In considering this report a letter, dated March 4, 1977, from the Heritage Advisory Committee was noted, requesting Council to defer any decision regarding exemption of earthquake standards for heritage buildings in historic areas from the Building By-law, pending presentation of the report to Council on criteria for heritage buildings and methods of compensation for owners of designated buildings.

MOVED by Ald. Puil
THAT this report be deferred pending the hearing of a delegation from the Gastown Townsite Committee as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. St. Patrick's Day Parade

MOVED by Ald. Rankin

THAT an additional grant in the amount of $781.74 be authorized to forgive the outstanding 1976 St. Patrick's Day Parade account;

FURTHER THAT the request for an estimated grant of $1500 to defray the costs of City services for the 1977 parade, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Brown, Ford and Puil opposed)

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The Council recessed at 3.45 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.10 p.m. with the same members present.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Planning and Development, February 17, 1977

Central Waterfront Plans (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved after deleting the letter "s" from the word "meetings" in recommendations A(ii) and A(iii).

- CARRIED UNANIMOUSLY

II. Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977

1977 Social Service Grants (Clause 1)

Council considered this clause of the Committees, and taking into consideration the recommendations of the Committees, approved grants as follows:

Organization	Council Action	Moved By	Vote
Elizabeth Fry Society	That a grant of $2,200 be made to Elizabeth Fry Society	Ald. Puil	Carried by the Required Majority
Vancouver Community Legal Assistance Society	That a grant of $22,660 be made to the Vancouver Community Legal Assistance Society	Ald. Rankin	Carried by the Required Majority
MOSAIC (Community Translation) 911 Translation	That a grant of $20,706 be made to MOSAIC (Community Translation) 911 Translation	Ald. Gerard	Carried by the Required Majority
Neighbourhood Services Association	That a grant of $126,600.00 be made to Neighbourhood Services Association and allocated as follows:	Ald. Rankin	Carried by the Required Majority (Ald. Kennedy, Puil and Mayor opposed)
Vancouver and District Public Housing Tenants Association	That a grant of $23,000 be made to Vancouver and District Public Tenants Association	Ald. Rankin	Carried by the Required Majority
Canadian Paraplegic Association	That a grant of $18,150 be made to Canadian Paraplegic Association	Ald. Gibson	Carried by the Required Majority

Area	1977 Allocation
1. Cedar Cottage	$26,650.00
2. Gordon House	26,650.00
3. Kits House	26,650.00
4. Fraserview	21,650.00
5. Frog Hollow	15,000.00
6. Mount Pleasant	10,000.00

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977 (cont'd)

1977 Social Service Grants (Clause 1) (cont'd)

Organization	Council Action	Moved By	Vote
Crisis Intervention and Suicide Prevention Centre	That a grant of $13,350 be made to Crisis Intervention and Suicide Prevention Centre, it being understood that this is not necessarily the final year for City funding of the Centre	Ald. Brown	Carried by the Required Majority
Handicapped Resource Centre (Vancouver Resource Society for the Physically Disabled	That a grant of $10,602 be made to the Handicapped Resource Centre (Vancouver Resource Society for the Physically Disabled)	Ald. Puil	Carried by the Required Majority
Mental Patients Association	That a grant of $21,360 be made to the Mental Patients Association	Ald. Rankin	Carried by the Required Majority (Ald. Brown, Kennedy and Puil opposed
Western Institute for the Deaf	That a grant of $9,600 be made to the Western Institute for the Deaf	Ald. Harcourt	Carried by the Required Majority
Point Grey Minor Hockey Association	That a grant of $2,400 be made to Point Grey Minor Hockey Association	Ald. Rankin	Carried by the Required Majority (Ald. Ford opposed)
The Vancouver Indian Centre	That a grant of $16,656 be made to the Vancouver Indian Centre	Ald. Rankin	Carried by the Required Majority
Vancouver-Richmond Association for the Mentally Retarded	That a grant of $15,114 be made to the Vancouver-Richmond Association for the Mentally Retarded	Ald. Puil	Carried by the Required Majority
Dugout	That a grant of $13,681 be approved for Dugout	Ald. Kennedy	Carried by the Required Majority
Gastown Residents Association (Stanley and Fountain Society)	That a grant of $5,445 be approved for Gastown Residents Association (Stanley & Fountain Society)	Ald. Harcourt	Carried by the Required Majority

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977 (cont'd)

1977 Social Service Grants (Clause 1) (cont'd)

Organization	Council Action	Moved By	Vote
God's Rescue Mission	That a grant of $4,000 be made to God's Rescue Mission	Ald. Kennedy	Carried by the Required Majority
New Hope Centre	That a grant of $12,084 be made to New Hope Centre	Ald. Puil	Carried by the Required Majority
Big Brothers of British Columbia	That a grant of $26,728 be made Big Brothers of British Columbia	Ald. Bellamy	Carried by the Required Majority
Vancouver Big Sisters	That a grant of $22,482 be made Vancouver Big Sisters	Ald. Bellamy	Carried by the Required Majority
Boys and Girls Clubs of Greater Vancouver	That a grant of $20,000 be made to Boys and Girls Clubs of Greater Vancouver	Ald. Gerard	Carried by the Required Majority (Ald. Brown, Kennedy and the Mayor opposed
Family Service Centres of Greater Vancouver	That a grant of $31,135 be made to Family Service Centres of Greater Vancouver	Ald. Harcourt	Carried by the Required Majority
Frog Hollow Youth Worker (N.S.A.)	That a grant of $15,000 be made to Frog Hollow Youth Worker (N.S.A.)	Ald. Bellamy	Carried by the Required Majority
Kiwassa Neighbourhood Services	That a grant of $11,092 be made to Kiwassa Neighbourhood Services	Ald. Bellamy	Carried by the Required Majority
Mt. Pleasant Neighbourhood Association (formerly the Mt. Pleasant Citizens Committee	That a grant of $170.00 be made to Mt. Pleasant Neighbourhood Association (formerly the Mt. Pleasant Citizens Committee)	Ald. Rankin	Carried by the Required Majority
Outward Bound	That a grant of $3,720 be made to Outward Bound	Ald. Rankin	Carried by the Required Majority
Y.W.C.A. Strathcona	That a grant of $15,383 be made to Y.W.C.A. Strathcona	Ald. Kennedy	Carried by the Required Majority

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977 (cont'd)

1977 Social Service Grants (Clause 1) (cont'd)

Organization	Council Action	Moved By	Vote
Y.W.C.A. Sunset	That a grant of $16,971 be made to Y.W.C.A. Sunset	Ald. Puil	Carried by the Required Majority
Crossreach	That a grant of $10,400 be made to Crossreach	Ald. Kennedy	Carried by the Required Majority
Vancouver Second Mile Society	That a grant of $4,838 be made to Vancouver Second Mile Society	Ald. Rankin	Carried by the Required Majority

The Council considered the Committees' recommendations with respect to the following organizations, and took no action to approve grants:

Organization	Council Motions	Moved By	Vote and Council Action
B.C. Civil Liberties Association	That a grant of $5,000 be made to B.C. Civil Liberties Association	Ald. Harcourt	LOST not having received required majority (Ald. Bellamy, Gerard, Gibson, Kennedy & Puil opposed)
	That no grant be made to the B.C. Civil Liberties Association in 1977	Ald. Puil	CARRIED (Ald. Brown and Harcourt oppose
The Concord Society to Assist Ex-Convicts of B.C.	That no grant be made to The Concord Society to Assist Ex-Convicts of B.C. in 1977	Ald. Puil	CARRIED
Greater Vancouver Helpful Neighbour Society	That no action be taken at this time	Ald. Marzari	CARRIED
Grandview Free Store Society	That no action be taken at this time	Ald. Brown	CARRIED
Vancouver Neurological Centre	That a grant of $17,280 be made to the Vancouver Neurological Centre	Ald. Gibson	LOST not having received required majority (Ald. Brown, Marzari, Puil & Mayor opposed)
Vancouver C-TRAC Society	That a grant of $15,000 be made to the Vancouver C-TRAC Society	Ald. Rankin	LOST not having received required majority (Ald. Bellamy, Brown, Ford, Gerard, Kennedy, Marzari, Puil & Mayor opposed)
	That no grant be made to Vancouver C-TRAC Society	Ald. Puil	CARRIED (Ald. Harcourt & Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977 (cont'd)

1977 Social Service Grants (Clause 1) (cont'd)

Organization	Council Motions	Moved By	Vote and Council Action
Vancouver Recreational Hockey League for Adults	That no grant be made to Vancouver Recreational Hockey League for Adults	Ald. Gerard	CARRIED
Catholic Community Services (The Door is Open)	That a grant of $3,460 be made to Catholic Community Services (The Door is Open)	Ald. Rankin	LOST not having received requi ed majority (Ald. Bellamy, Brown, Ford, Gibson, Kennedy Marzari, Puil & Mayor opposed)
	That no grant be made to Catholic Community Services (The Door is Open)	Ald. Puil	CARRIED (Ald. Gerard opposed)
DERA (Downtown Eastside Residents Association)	That a grant of $36,288 be made to DERA (Downtown Eastside Residents Association)	Ald. Rankin	LOST not having received requi ed majority (Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil & Mayor opposed)
	That a grant of $12,096 be made to DERA (Downtown Eastside Residents Association)	Ald. Brown	LOST not having received requi ed majority (Ald. Ford, Gerard, Gibson, Kennedy, Puil & Mayor opposed)
	Further that the allocation of the funds to DERA be under the supervision of the Director of Social Planning with respect to the program		(NOT PUT)
Mt. Pleasant Child Care Society	That no action be taken on the application of Mt. Pleasant Child Care Society for a grant	Ald. Brown	CARRIED

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MOVED by Ald. Harcourt,
THAT consideration of the grant to Meals on Wheels be deferred to later this day to permit the hearing of delegations.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT City Council approve the recommendations of the Joint Community Services and Finance and Administration Committees as noted above, subject to any terms or conditions as suggested by the Director of Social Planning in the Manager's report of February 10, 1977;

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Joint Report of Standing Committees on Community Services and Finance & Administration, February 17, 1977 (cont'd)

1977 Social Service Grants (Clause 1) (cont'd)

FURTHER THAT City Council write to the Provincial Minister of Health urging that his department re-examine its financial allocations with a view to increasing its funding of the Mental Patients Association, the Vancouver Neurological Centre and the Downtown Community Health Society, pointing out that every person who may be kept out of the hospital as a result of the work of such agencies represents a potential saving to the Provincial Department of Health of some $10,000.00 per year;

FURTHER THAT City Council advise the Park Board that in the City's opinion greater public use could be made of the cycle track on East Broadway if the Park Board would fund the salary of a manager-programer to operate the track;

FURTHER THAT the Director of Social Planning evaluate the increased grant request of Meals on Wheels and report to City Council when the 1977 community service grants are up for consideration, and that representatives of Meals on Wheels be invited to attend.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Transportation, February 17, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Removal of 'No Stopping' Signs on Water Street in Gastown
Cl. 2: Flower Vending Kiosk of Mr. Umberto Marvuglia - Granville Mall
Cl. 3: Downtown Eastside Area - Traffic Improvements

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Community Services, February 24, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Complaint re Noise at Spinning Wheel Cabaret
Cl. 2: Cabaret at 343 East Hastings
Cl. 3: Operation of Tax Buying Companies
Cl. 4: El Cid Hotel, 340 Cambie Street
Cl. 5: Complaints re Day Care on Arbutus between 6th and 8th Avenues
Cl. 6: Rent Increases at Ferrara Court, 504 East Hastings

Clauses 1, 2, 3 and 6

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 6 be approved.

- CARRIED UNANIMOUSLY

cont'd

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, February 24, 1977 (cont'd)

El Cid Hotel, 340 Cambie Street (Clause 4)

Alderman Rankin, Chairman of the Standing Committee on Community Services, advised that satisfactory arrangements have been made to connect the sprinkler system of the El Cid Hotel to the City water supply.

MOVED by Ald. Rankin,
THAT the oral report of the Chairman of the Standing Committee on Community Services on the El Cid Hotel, be received for information.

- CARRIED UNANIMOUSLY

Complaints re Day Care on Arbutus between 6th and 8th Avenues (Clause 5)

The Council noted a request from Mrs. Malek to appear before Council on this matter.

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to permit the hearing of a delegation from Mrs. Malek.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development, February 24, 1977

Local Area Planning/N.I.P. - Liaison Aldermen (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (N. 10' of West ½ of Lot 14, Block 294, D.L. 526)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West half of Lot 14, Block 295, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 10, 1977, and marginally numbered LF 8094, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and Consolidating (Portion of Alberta Street South of 49th Avenue - Langara Development)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) Whereas Alberta Street, South of 49th Avenue adjacent to City owned Lot 'A', Block 1165, District Lot 526, Plan 12842 terminates in a Cul-de-sac;

(3) The Cul-de-sac must be extended 50 feet to accommodate the subdivision of the property to the west;

(4) This relocation of the Cul-de-sac eliminates a need for a portion of the existing Cul-de-sac and an exchange of lands should be made;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of plan 16033 adjacent to Lot 'A', Block 1165, District Lot 526, Plan 12842, the same as shown outlined red on plan sworn to by G. Girardin, B.C.L.S., on January 10, 1977, and marginally numbered LF 4487, a print of which is hereunto annexed, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the said closed road be consolidated with a portion of the abutting said Lot 'A'.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Urban Demonstration Project - Harbour Park

MOVED by Ald. Brown,
THAT a sum of money for the Harbour Park Development proposal be added to the list of projects submitted to the Minister for Urban Affairs for consideration as an Urban Demonstration Project.

- CARRIED

(Alderman Harcourt and the Mayor opposed)

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The Council recessed at approximately 5:05 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Text Amendment to Limit Office Development in C-2 Commercial Districts

On January 25, 1977, Council deferred the report of the City Manager dated January 21, 1977, on text amendment to limit office development in C-2 Commercial Districts for a report reference from the Director of Planning.

The Director of Planning outlined the implications of the proposed text amendment and explained the reasons for his recommendation that Council instruct him to withdraw the application for the C-2 text change at this time.

Mr. Robert Benna, Suburban Business Property Owners' Association, filed and read a brief to Council. He suggested that to ensure that office building development in C-2 areas would not affect retail frontage, Council pass a by-law requiring the ground floor of all office buildings contructed in C-2 areas, be reserved for retail trade. He stated the objections which his Association has to the proposed text amendment. His Association requested that Council withdraw the proposed text amendment.

Mr. R. Orr, Suburban Business Property Owners' Association, also spoke in support of the Association's position.

A motel owner on Kingsway addressed Council and suggested that consideration be given to encouraging development of lower priced motels along Kingsway.

MOVED by Ald. Bellamy,
THAT the Director of Planning be instructed to:

(a) withdraw the application for the C-2 text change;

(b) report in approximately six months' time on office development in C-2 districts.

- CARRIED

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Marzari,
THAT the Director of Planning be instructed to make application for an amendment to the C-2 zoning to require that the ground floor of all buildings developed in C-2 areas, be retail.

- Deferred

cont'd....

DELEGATIONS (cont'd)

Text Amendment to Limit Office Development in C-2 Commercial Districts (cont'd)

MOVED by Ald. Puil,
THAT consideration of Alderman Marzari's motion be deferred pending a report from the Director of Planning on ways and means of encouraging retail growth on the ground levels of development in C-2 areas.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

Council then considered the report of the City Manager dated February 24, 1977, on procedures to encourage office development outside the City of Vancouver. In this report, the Director of Planning recommended:

(1) The Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as Appendix II be used for that purpose.

(2) The Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City.

MOVED by Ald. Puil,
THAT Council declare a one year moratorium on the process whereby potential office developers in Vancouver are encouraged to relocate in regional town centres outside the City.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Gerard,
THAT recommendation (1) of the Director of Planning not be approved and the Director of Planning be instructed to discontinue the practice of requiring potential office developers to provide a letter of justification stating why they wish to locate in Vancouver.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown,
THAT the Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as Appendix II be used for that purpose.

- CARRIED

(Aldermen Gerard and Puil opposed)

(The Mayor advised that he and some other members of Council would meet with Mr. Farry, GVRD Planning Department, and the Director of Planning to review the office development process for report back.)

MOVED by Ald. Ford,
THAT the Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City where appropriate.

- CARRIED UNANIMOUSLY

(Appendix II is on file in the City Clerk's Office.)

DELEGATIONS (cont'd)

Retention of Improvements
at 3020 West 3rd Avenue

Council on February 22, 1977, agreed to hear representation from Ms. D. Dobrowolski concerning retention of improvements at 3020 West 3rd Avenue.

Submitted for information was a report of the City Manager dated March 1, 1977, setting out the history of current improvements to this dwelling.

Ms. Dobrowolski circulated a brief to Council.

Prior to hearing representations from Ms. Dobrowolski, the Director of Planning advised Council that the dwelling in question falls within one of the areas in Kitsilano which is under consideration as part of the Kitsilano "Conversion Areas". If the "Conversion Areas" are approved by Council, this dwelling could be compatible with the new zoning.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred for one week to permit the Director of Planning to meet with Ms. Dobrowolski to explain the implications of the proposed Kitsilano "Conversion Area Plan".

- CARRIED UNANIMOUSLY

(At this point in the proceedings, Alderman Harcourt left the meeting)

Application of Meals on Wheels
for a Grant of $25,000

Earlier this day, Council had deferred consideration of the grant request of Meals on Wheels to permit representation from the organization.

A representative of Meals on Wheels was not present in the Chamber this evening.

Mrs. Susan Anderson, Social Planning Department, advised that representatives of Meals on Wheels did not appear, as following receipt of a letter from the Mayor, they will be seeking Provincial Government funding.

MOVED by Ald. Rankin,
THAT a grant of $10,000 to Meals on Wheels be approved, and the Council defer consideration of the request of Meals on Wheels for an additional $15,000 pending the outcome of the organization's request for Provincial Government funding.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 8, 1977, adopted on March 15, 1977.

MAYOR

CITY CLERK

DEL 2 (i)[illegible]

MANAGER'S REPORT

February 24, 1977

TO: City Council

SUBJECT: Procedures to encourage office developments outside the City of Vancouver

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"The purpose of this report is to inform Council of current procedures being implemented by the Planning Department to encourage office developments to locate outside the City of Vancouver in accordance with the G.V.R.D. Livable Region Program and the resolutions of Council in support of the Program. Some changes are proposed to make these procedures more understandable and effective.

The Livable Region Program

A major aim of the Livable Region Program is to obtain a better balance between jobs and residents in each part of the region. Benefits to the entire region include shorter journeys to work, savings on transportation investment, and greater opportunities for work, shopping and recreation closer to home.

A decrease in the proportion of new office jobs in Vancouver, and an increase in office jobs in the proposed regional town centres in suburban areas, are key objectives of the proposed plan.

Both incentives to encourage new offices to locate in the regional town centres, and controls to discourage offices from locating in Vancouver, will be needed since the program represents a major shift away from current development trends.

City Actions:

The City Council approved the concepts of the Livable Region Program in principle, and adopted several resolutions in support of locating offices outside Vancouver in regional town centers. (See Appendix I)

Controls on office growth in the Downtown were discussed by the Planning Committee in May, 1975, during meetings on the Downtown rezoning proposals and the Livable Region Program.

It was generally recognized that the proposals to rezone the Downtown and Broadway areas would do little to slow the rate of office growth over the next 10 years although they would result in higher amenity standards.

For this reason the Director of Planning was asked to develop, with the G.V.R.D., other controls and incentives to encourage decentralization (see Council resolution May 13th, 1975 in Appendix 1).

The Committee also agreed, during a meeting on May 29th, 1975 attended by G.V.R.D. staff, to request a letter from developers of office buildings downtown explaining why the development had to be located in Vancouver rather than a regional town centre. Discussion on the letter from developers was brief and was not recorded by the Clerk in minutes or resolutions of the Committee; however, a number of people attending the meeting can recall the discussion taking place.

Staff Follow-up

As a result of the various Council instructions, staff have followed up the question of office decentralization in several ways:

- A three part work program was agreed with G.V.R.D. staff of which the first part, an introduction, has been completed, and the second part, a cost/benefit study of employment growth, has been partially completed. The third part, an analysis of implementing growth controls, has not yet been completed because of other priorities.

- In November, 1975 a brief was submitted from B.C. Hydro, at the request of Planning staff, explaining the reasons for the proposed expansion of the B.C. Hydro head office building.

- In February 1976, an information sheet was issued in order to inform applicants about new procedures affecting development permit applications in the Central Area. This information sheet includes the following required information to be submitted with applications for office buildings in the Downtown District;

  "A written statement giving specific reasons why the proposed office building development must be located in the Downtown District."

- On April 27th, 1976 the Director of Planning for the G.V.R.D. wrote to the Director of Planning proposing better administrative methods for processing the written statement to be submitted by developers.

  On May 6, 1976 the Mayor replied to the G.V.R.D. Director of Planning expressing the opinion that it was more important to concentrate on how to make regional town centres more attractive than to slow down the growth of offices in Downtown.

Review of Written Statement Procedure

It is believed that the procedure of requesting developers to explain why the office space proposed is needed in the City, serves the following useful purposes:

1. It can alert developers to the need for proper market feasibility studies of the proposed office space, related to current office vacancies and the uncertain prospects for continued rapid economic growth.

2. It makes developers aware of the Livable Region Program and may lead to the consideration of regional town centres as an alternative location.

3. In the case of government buildings, such as the proposed Federal Building or B.C. Hydro offices, the letter may initiate a dialogue which could influence the size, location and timing of the proposed developments.

4. It can provide the City with information on office employment in the City including activities which require a location within the city, and the extent of speculative office building compared with building for specific clients.

5. The information could be useful if the City wished to consider further controls on office developments at some future date; for example, approval could be limited to proposals having a certain percentage of the office space pre-leased to specific tenants.

   Although under current conditions of over-supply of office space there appears to be little need for further controls, a change in economic conditions could precipitate renewed office building activity in the City. During the present lull in development activity, studies on further controls on offices in the City, and further incentives to attract offices to regional town centres, should be continued.

Proposed Improvements to Procedures

It is proposed that several changes be made to current procedures regarding the written statement, to achieve the purposes outlined above: -

- the reasons for the information request, and the specific information to be provided, should be explained in writing to all applicants for larger office developments. (See Draft attached as APPENDIX II).

- all applicants for office developments exceeding 5,000 sq. ft. in the City of Vancouver should be included. While most office proposals are in the Downtown or Broadway areas, other areas of the City should be included also to encourage developers to consider locating in the regional town centres outside the city in preference to suburban locations within the City.

- For reasons of equity, it is proposed that the requirements should apply also to requests to renew or extend existing development permit approvals. (See Appendix III for major projects approved but not yet started)

- it should be made clear to non-government applicants that the questions are being asked for information purposes only. The information is NOT proposed to be used by the approving authority (Development Permit Board in the Central Area, Director of Planning elsewhere) as a basis for refusing development approval.

  However, as noted above, for government proposals the letter could lead to direct discussion between Council and the applicant on the need to build more office space in the City of Vancouver.

RECOMMENDATION

It is recommended that:

1. The Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City; and that the letter attached as APPENDIX II be used for that purpose.

2. The Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City.

The City Manager submits the recommendations of the Director of Planning for Council's CONSIDERATION, and also asks Council to consider whether the actions to discourage office locations should be limited to the Central Area or apply throughout the City. (This is related to the question of changing the C-2 Zoning.)

FOR COUNCIL ACTION SEE PAGE(S) 345

MANAGER'S REPORT

March 1, 1977

TO: Vancouver City Council

SUBJECT: Retention of Improvements at 3020 West 3rd Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"The City Clerk received a letter from Ms. Dolores Dobrowolski requesting a delegation to represent Mr. Derek Del Puppo and residents of the neighbourhood in order to request the retention of the improvements made to Mr. Del Puppo's house at 3020 West 3rd Avenue.

The existing house is located in a RS-2 One Family Dwelling District and in August 1955 the Technical Planning Board approved the conversion of this building to permit one dwelling unit on the main floor and two housekeeping units on the second floor for the life of the existing building.

The RS-2 One Family Dwelling District permits as a conditional use the conversion of an existing building into dwelling units, or housekeeping or sleeping units in any case where the existing building, by reason of its age and size, is deemed unsuitable to its proposed use; as an existing building is deemed to be one existing prior to 1956 no additions are permitted unless approved by the Board of Variance.

HISTORY OF CURRENT IMPROVEMENTS

- On June 19, 1969 the Board of Variance refused a request to erect a 8'10" x 12' bedroom addition to the rear of the main floor to this Multiple Conversion Dwelling (Appeal #17443).

- On June 16, 1976 the Board of Variance refused a request to add to and alter the existing Multiple Conversion Dwelling and also provide a 20' x 26' upper floor (Appeal #20585).

- On September 15, 1976 the Board of Variance again refused a request to add to the existing Multiple Conversion Dwelling and also provide 2 bathroom units on the upper floor (Appeal #20661).

- On October 14, 1976, Development Permit Application #75442 was issued to install a 4' x 26' balcony and canopy to the front of the existing Multiple Conversion Dwelling.

- On October 29, 1976 the Inspection Services reported that work had been started on this building without the necessary Building Permits, the owner was requested to stop work in the meantime. Re-inspection on November 25, 1976 found that the work was still progressing and a Stop Work Order was posted.

- On November 29, 1976 Building Permit #818816 was issued for the construction of a 26' x 4' balcony and canopy on the existing Multiple Conversion Dwelling and exterior alterations to rear to provide glass sliding doors to balcony. This issuance of the Building Permit nullified the Stop Work Order.

- Inspection of the building on January 21, 1977 found that alterations and additions were being made to the 1st, 2nd, and 3rd floors, such as dormers, and sundeck/fire escapes on the 1st and 2nd floors at the rear, new windows, etc. that were not covered by the Building Permit. A new Stop Work Card was posted and the owner was requested to submit complete plans and obtain a Development Permit and an additional Building Permit.

- On February 8, 1977 the City Building Inspector sent a double registered letter to Mr. Del Puppo ordering the suspension of the construction at this site immediately so that further action would be unnecessary, the letter further noted that an appeal had been filed and advised him that in the event the appeal is disallowed all partitions and additions erected without permits must be removed and the building restored to its previous condition.

Cont'd. . . .

- On February 9, 1977 the Board of Variance refused permission to add to and alter the existing Multiple Conversion Dwelling to provide 2 bathrooms and 2 rooms on the attic floor (Appeal #20831).

- The last Building Inspector's report, dated February 17, 1977, indicated that since the last Stop Work Order has been posted the exterior finishes have been done, such as roofing, siding, sundeck and handrails, brick facing and planters, etc. It also noted that very little has been done to the inside of this dwelling.

The drawings submitted with the latest appeal indicate that the alterations would convert the approved dwelling and 2 housekeeping units into 3 dwelling units."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION: Ms. D. Dobrowolski.

FOR COUNCIL ACTION SEE PAGE(S) 347

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of North Side of Pender Street East of Clark Drive - Abutting Subdivision D Except the South 7 Feet, Now Road, of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans 1087 and 4157

The City Engineer reports as follows:

"An application has been received to purchase the south 7 feet of Subdivision D of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans 1086 and 4157 which is presently established for road. The applicant wishes to consolidate the 7-foot road widening strip with the remainder of Subdivision D.

The 7 feet was established for road when it was planned to widen Pender Street to 80 feet. Present planning is for Pender Street to remain 66 feet and the 7-foot widening strip is no longer required.

I RECOMMEND that the south 7 feet of Subdivision D of Lots 13 and 14, Block 11, Subdivision B, District Lot 182, Plans1086 and 4157 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed portion of road to be consolidated with the remainder of Subdivision D.

(b) The value of the 7-foot strip to be $6,720 inclusive of all costs, in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the Lane South of School Avenue West of Latta Street Adjacent to Lot 5, Subdivision B, Block 19, D.L. 50, Plan 1820

The City Engineer reports as follows:

"An application has been received to purchase portion of the lane south of School Avenue west of Latta Street by the owner of the lot abutting this portion of lane. This portion of lane is occupied by the applicant's garage and is not required for lane purposes. The encroachment is under agreement in accordance with the Encroachment By-Law.

The applicant is prepared to dedicate the northerly 16.5 feet of Lot 5 for the widening of School Avenue in exchange for the portion of lane that is not required by the City. The Supervisor of Properties advises that this exchange is fair and equitable.

I RECOMMEND that all that portion of lane shown hatched on the attached sketch be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The owner of Lot 5, Subdivision B, Block 19, D.L. 50, to dedicate the northerly 16.5 feet of his property for road purposes.

(b) The closed lane to be subdivided with the abutting lot to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Hastings Viaduct Replacement

The City Engineer reports as follows:

The Hastings Viaduct carries traffic over Raymur Street and the Burlington Northern Railway tracks on the Burrard Inlet line. The structure is in need of replacement and funds for this purpose are allowed in the current Five-Year Plan for capital works.

The amount of $250,000 is included in our 1977 Basic Streets Capital Budget for investigation, preliminary work and design.

Cont'd . . .

Clause 3 Cont'd

It is necessary to apply to the Canadian Transport Commission for an order to reconstruct the bridge and a contribution towards costs of reconstruction.

I RECOMMEND that:

(a) The Director of Legal Services be instructed to apply to the Canadian Transport Commission for an order to reconstruct the Hastings Street Viaduct and a contribution towards construction costs.

(b) The City Engineer be authorized to sign plans on behalf of the City.

(c) The City Engineer be authorized to carry out or have carried out investigations, preliminary work and design for the new viaduct."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Tender No. 56-77-1 Asphalts Liquid and Paving

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 7, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Three bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

	Item	Shell Canada	Imperial Oil	Chevron Canada
1.	MC grades	$ 64,960	$ 66,416	No Bid
2.	Emulsions	No Bid	No Bid	$ 51,875
3.	85/100 Grade	$389,450	$401,900	$401,850

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Shell Oil Ltd.

Item 1 - MC Grades

At a total estimated cost of $64,960.

Item 3 - 85/100 Grades

At a total estimated cost of $389,450.

Cont'd . . .

Clause 4 Cont'd

Chevron Canada Ltd.

Item 2 - Emulsions

The only bid received at a total estimated cost of $51,875.

The 7% Provincial Sales Tax is in addition to all prices shown in the report and tabulation."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Gas Utility Easement In Closed Road Near Adanac and Napier Streets

The Supervisor of Properties reports as follows:

"Pursuant to the Gas Utilities Act the City entered into an agreement November 22, 1956 to permit B.C. Hydro to maintain a gas main in the above area, amongst others, and if the street was closed the City was to pay the cost of relocation of the utilities. The street was closed without coming to an agreement with the Hydro although a Public Utility easement was retained and this covers the gas main.

B.C. Hydro have agreed to accept a license agreement to use a portion of the easement area to maintain their gas line.

The Supervisor of Properties recommends that the City execute a license agreement satisfactory to the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Encroachment Agreement Resulting from Subdivision: W/S Side of Laurel St. North of Kent Ave.

The City Engineer reports as follows:

"As a result of a subdivision proposal of property on the west side of Laurel Street, north of Kent Avenue, into Lots 3 and 4, the City requires the owners to dedicate the south 33' of Parcel A for future road purposes. With this 33' strip, there presently exists a concrete base for a loading crane, a railway spur, and a concrete retaining wall. Until this strip is actually required for the physical installation of the roadway, these facilities could remain as encroachments on the road allowance.

I RECOMMEND that the concrete base, railway spur, and concrete retaining wall remain as encroachments on the road allowance under the following condition:

(a) The owner enter into an Encroachment Agreement with the City, the annual charges being nil."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

7. Authorization to Use the Seal of the City of Vancouver on Standard Utilities Service Agreements

The City Engineer reports as follows:

"The utility companies require their customers to enter into agreements for the supply of electricity, gas and telephone service. These are standard forms and set out the description of the services, the rate schedules on which the charges will be based and other conditions of the companies. For the larger accounts involving the City as a customer, the company asks that the agreements be sealed with the seal of the City of Vancouver.

The type of service required and the content of these agreements are checked by the Engineering Department. To reduce the number of administrative items referred to Council, the City Engineer or his delegate signs these agreements for the City. When the utility company requests that the agreement be sealed, it would be expeditious if authority were granted to permit these agreements to be sealed over the signature of the City Engineer or his delegate.

I RECOMMEND that City Council authorize the use of the seal of the City of Vancouver on standard Utility Company service agreements signed by the City Engineer, the Deputy City Engineer or an Assistant City Engineer when the Utility Company requires the seal of the City of Vancouver on the agreement."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

8. Encroachment of Cornice - Bank of B.C. Building, 2735 Granville Street

The City Engineer reports as follows:

"An application has been received for the validation of an encroachment which has recently been built on City property due to a misunderstanding.

The structure is a cornice extending approximately five feet onto Granville Street a height of thirteen feet above the sidewalk and meets most of the requirements of the Building By-Law except for the distance it projects. An illuminated sign containing the name of the bank is attached to the encroachment and meets the requirements of the Sign By-Law. In the opinion of the City Engineer, the structure is not a hazard to public safety.

The structure can be validated by an agreement under the terms of the Encroachment By-Law. An annual charge of $140.00 has been recommended by the Supervisor of Properties.

I RECOMMEND that

A. An Encroachment Agreement be entered into in accordance with the terms of the Encroachment By-Law and to the satisfaction of the Corporation Counsel and the City Engineer.

B. The annual charge under this agreement to be $140.00 in accordance with the recommendation of the Supervisor of Properties.

C. The term of the agreement to be for the life of the building."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 332

BUILDING & PLANNING MATTERS

INFORMATION

1. Rezoning Application - 2617 East Broadway

The Director of Planning reports as follows:

"Council on September 28, 1976, when dealing with a rezoning application by Western Inventory Service Ltd. respecting the abovementioned property, resolved 'that the Director of Planning report back to Council on alternate appropriate zoning for this property'.

The property in question was previously owned by the Young Men's Christian Association. The building on the site was used as a community activity centre (youth services, meetings, counselling, etc.). It is located immediately west of the Broadway Tabernacle Church and senior citizens residence complex, and across Broadway from the Vancouver Technical High School. The zoning of the site and surrounding residential area is RS-1.

Recently the property was purchased by the Neighbourhood Services Association and has become Frog Hollow Neighbourhood House. It is being managed by the Frog Hollow Community Services Society and will offer programs for youth and senior citizens, legal aid, consumer advice and other community-oriented services as well as providing information services for the Hastings-Sunrise area. The Frog Hollow Community Information Centre on Renfrew at Broadway will relocate to 2617 East Broadway.

The Planning Department's recommendation on the application to rezone this site to C-2 to permit a commercial operation was that the application not be approved because of the residential and institutional nature of adjacent land uses, and the availability of appropriately zoned commercial land elsewhere in the City. The subject site is located in an area where community-based social services, particularly for young people, are needed, and the Department supports the continued use of the property by a social service agency providing programs for residents of the surrounding community. Such a use may be permitted under the existing RS-1 zoning. There does not appear to be any reason to reconsider the zoning of this property at this time.

The Director of Social Planning advises that the Neighbourhood Services Association is satisfied with the current RS-1 zoning of the property, and agrees with the Director of Planning that no action is required on this rezoning application."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Gulf Oil Canada Ltd. - 8385 St. George Street - Development Permit Application No. 74287 - Keylock Installation

The Director of Planning reports as follows:

"On June 8, 1976 a Development Permit Application was filed on behalf of Gulf Oil Canada to erect a fuelling Keylock installation with a 22' x 46' storage room and office at 8385 St. George Street. The facilities will have 7 fuelling pumps consisting of 4 diesel clear, 2 regular gasoline, and 1 diesel purple (marked Keylock pumps) located on 3 islands.

There is no existing classification for Keylock installations in the Zoning and Development By-law. However, it is noted that the Provincial Fire Regulations treat Keylocks separately from conventional service stations and self-service stations, in that a self-service and conventional

Cont'd . . .

Clause #2 continued:

station is more controlled, by having an attendant at the location at all times, whereas a Keylock operation is considered a controlled private fuelling station for Key holders only.

Because the proposed use is similar to self-service gasoline service station operation, the matter was referred to City Council.

On August 31, 1976, Council resolved 'that the Development Permit Application #74287 for a Keylock Truck Fuelling Station at 8385 St. George Street be approved, in respect of diesel fuel only and that an attendant be on duty throughout the operation of the fueling station.'

Further, Council resolved 'that the City Manager report on the Keylock type fuelling station at Terminal and Main Streets and if a License has not yet been granted, such license be withheld until consideration of the matter by Council.'

City Council when dealing with a Keylock installation at Terminal and Main resolved 'that the Director of Legal Services and the Director of Permits and Licenses be instructed to create a new category in the License By-law to recognize this new method of marketing fuel to commercial customers and to control the numbers of such outlets.'

Subsequently, on November 30, 1976 Council approved the amendments to Section 2 of the License By-law #4450, by defining Keylock fuel stations and defining which Keylock stations would be licensed. (Appendix A)

As pointed out at the time by the Director of Legal Services, the amendments do not require that a full time attendant be on duty, nor does it require that the Keylock Station sell only diesel fuel. This is because the two stations which have been operating for some time, namely, the stations at 1810 Powell, and at Terminal and Main, do not have full time attendants and sell gasoline as well as diesel. However, as mentioned previously, when dealing with the Development Permit Application in respect of a Keylock Station at 8385 St. George Street, Council on August 31, 1976 instructed that the Development Permit require a full time attendant and that diesel only be sold.

Because of the subsequent amendments to the License By-law the Director of Planning recommends that with respect to Development Permit Application #74287 at 8385 St. George Street, Council rescind the conditions restricting the use to diesel sales only and requiring an attendant on duty during the operation of the fuelling station."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - Former C.P.R. Right-of-Way Between Arbutus and Chestnut Streets, Approximately 300 Feet North of Cornwall Avenue - Lots A-J, D.L. 526, Plan 15855

The Director of Planning reports as follows:

'An application has been received from Mr. B.H. Kennedy of Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-described property be rezoned from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for Lots A - H and (RM-3A1) Multiple Dwelling District for Lots I and J for the purpose of:

'obtaining a uniformity of use permitting future development by comparison to zoning of adjoining lands.'

Cont'd . . .

Clause #3 continued:

SITE DESCRIPTION

The sites are located between Arbutus and Chestnut Streets north of Cornwall Avenue. (See Appendix A). There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet for a total site area of 5,049 square feet. These eight lots are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These two lots have a frontage of 50 feet and a depth of 138.7 feet for a total site area of 6,935 square feet. All the lots are zoned (RS-1) One-Family Dwelling District and contain no buildings. However, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2A) Two-Family Dwelling District and are developed mostly with one and two-family dwellings and some conversions. The land to the south of the lots is zoned (RM-3A1) Multiple Dwelling District of which the majority is developed with three-storey apartment buildings with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street with the Billy Bishop Royal Legion.

The lands to the north and south were rezoned to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District respectively in the summer of 1976. The amending By-Law No. 4196 was enacted on September 9, 1976.

BACKGROUND

On June 30, 1975 Marathon Realty Company Limited applied to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District. The purpose of the CD-1 By-Law was to allow construction of three townhouses per lot for Lots A - H and five townhouses per lot for Lots I and J. The Director of Planning recommended approval subject to compliance with the following conditions prior to enactment of the amending By-Law:

1. That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.

2. That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.

3. That the owner submit a satisfactory undertaking to Council in writing to give the City $33,000.00 to be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue.

4. That the owner submit a satisfactory undertaking to Council in writing to give the City $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

SEWER

An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way the sewers must be reconstructed. At that time the Law and Engineering Departments had concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50/50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers.

B.C. HYDRO POLE LINE

B.C. Hydro presently has a pole line on the C.P.R. Right-of-Way which they are required to remove to allow for any development. B.C. Hydro had started to install a pole line on Creelman Avenue to take the place of the line to be removed but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost approximately $90,000 to $100,000.00.

Marathon Realty would pay the City's share (one-third) of the cost of undergrounding or $33,000.00. B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".

Cont'd . . .

Clause #3 continued:

Following a Public Information Meeting held on February 9, 1976 with residents of the Kitsilano Point and representatives of Marathon Realty and the Planning Department when the form of development and the conditions of approval were discussed, Marathon Realty Company Limited, in a letter dated February 12, 1976, agreed to the conditions. (See Appendix B).

A Public Hearing was held on May 6, 1976 to consider the application but was adjourned due to the confusion as to what the property was zoned and, also, the terms of the conditions to be complied with prior to enactment. There was concern that the increment in value from (RT-2) (originally reported) to (CD-1) would be less than the increment in value from (RS-1) to (CD-1).

The Director of Planning reported to Council on June 29, 1976 that the lots are zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as originally reported. Some members of Council felt that in light of this new information, the conditions of the rezoning should be renegotiated. Council, on June 29, 1976, resolved:

> 'That Section A of the report dealing with the Former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 (Condition #4) of this report.'

On September 14, 1976 Marathon Realty withdrew their application to rezone the Former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District.

ANALYSIS - NEW APPLICATION

Marathon Realty Company Limited applied to rezone the lots of the Former C.P.R. Right-of-Way on November 15, 1976 from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for the Lots A - H and to (RM-3A1) Multiple Dwelling District for Lots I and J. The application is in keeping with the Kitsilano Point Plan which was approved by Council on August 12, 1975, specifically Policy 10:

> '#10. When developed, the Right-of-Way should be used for some form of housing.'

The Planning Department supports the rezoning application to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District as it is consistent with the adjoining zoning. Under the (RT-2A) Two-Family Dwelling District the eight lots of 5,049 square feet each may be developed as a conditional use with townhouses or apartments not to exceed a floor space ratio of 0.75, a height of 2½ storeys nor 35 feet and must provide a minimum of two dwelling units with two or more bedrooms. The number of dwelling units shall not exceed four. The two lots proposed to be rezoned to (RM-3A1) Multiple Dwelling District which have a site area of 6,935 square feet each, could be developed with townhouses or an apartment building at a floor space ratio of 0.75 as an outright use, or a floor space ratio of 1.0 for townhouses and 1.45 (1.9 maximum under certain conditions) for apartments as a conditional use.

The Kitsilano Citizens' Planning Committee considered the rezoning application on December 8, 1976. The Committee supported the application but felt the potential benefits to the applicant are the same as with the previous application. The problem of undergrounding the Hydro wires is quite important as Kitsilano Point has been identified by City Council as a "public amenity area" on the basis of the intimate relationship between the regional recreation facilities and the residential area, as contained in the Kitsilano Point Plan approved by Council on August 12, 1975. It was therefore recommended:

> 'That the rezoning be approved with the condition that fair compensation be given to the community for the potential loss of amenity which will result from development of this site.'

Rezoning of the lots from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District affects the value of the land in the same way as rezoning from either (RS-1) One-Family Dwelling District or (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District. Only the amount in value is different. Therefore, as

Cont'd . . .

Clause #3 continued:

Marathon Realty Company Limited was prepared to comply with conditions 1, 2 and 3 (listed on page 1) pertaining to relocation and undergrounding of the sewer, hydro lines and telephone cable when it was proposed to be rezoned to (CD-1) Comprehensive Development District, it is relevant to reconsider these conditions with regard to this new application.

It seems relevant that conditions 1 - 3 still be required prior to enactment of any amending By-Law but Council may wish to enter into negotiations with Marathon Realty Company Limited regarding condition 4. Condition 4 required Marathon Realty Company Limited to give the City $27,000.00 to be used for a neighbourhood project on Kitsilano Point when it was proposed to rezone from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District. Prior to the withdrawal of their CD-1 application, Council had established a Committee of Council to negotiate with Marathon Realty Company Limited.

The Supervisor of Property and Insurance has estimated that the increment in market value, given the various rezonings of the Former C.P.R. Right-of-Way, is as noted below:

REZONING	INCREMENT IN VALUE
From RT-2 to CD-1	$263,750.00
From RS-1 to CD-1	$488,750.00
From RS-1 to RT-2A/RM-3A1	$335,000.00

Marathon Realty Company Limited were asked if they are agreeable to the same conditions as applied to the CD-1 application. A letter dated January 13, 1977 was received which stated they were not in agreement with the previous conditions.

> 'The application now before you is merely for the rezoning of the lands to conform with the existing adjacent zones. You should be absolutely clear that this application is not the subject of any further negotiations between ourselves and it should be considered in the same manner as was the adjoining properties.'

See Appendix C for the full text of the letter.

The Director of Planning Recommends:

(A) That the rezoning application be referred to a Public Hearing but only after Marathon Realty are prepared to accept the following four conditions.

(i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.

(ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.

(iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the "Power and Telephone Line Beautification Fund Act".

(iv) That the owner submit a satisfactory undertaking to Council in writing to give the City a sum to be used for a neighbourhood project, such sum to be negotiated taking into account the increase in value of the land and the costs of meeting the three conditions submitted above.

Cont'd . . .

Clause #3 continued:

(B) That when the amending By-law is enacted, that City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act".

(C) That the date for the Public Hearing be set after the negotiations required in condition four have been completed.

The City Manager RECOMMENDS that Council approve the recommendations of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 332

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Mount Pleasant N.I.P. Bus Shelters

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation for bus shelters is $45,000.00. Of this amount $43,300.00 is recommended by the Citizens N.I.P. Committee and civic staff for the installation of 12 "City Style" bus shelters (@ $3,550.00 per bus shelter plus $300.00 minor water box relocation) and 2 concrete litter bins (@ $200.00 per container) at the locations shown in Appendix 1. The $43,300.00 is to cover all labour, materials and complete installation costs.

All 12 "City Style" bus shelters are to be newly constructed for Mt. Pleasant N.I.P., will contain built-in cedar benches and the metal supports are to be painted dark brown. The locations were chosen in consultation with the Engineering Department and adjacent owners and based on user surveys conducted by the N.I.P. Committee and Planning staff.

The City Engineer estimates the extra annual maintenance cost at $50.00 per bus shelter to be $600.00 and the extra annual servicing costs @ $150.00 per litter bin to be $300.00. If installed, the City Engineer will require these increases to his Annual Operating Budget for bus shelters and litter bins respectively.

Cost sharing of the recommended $43,300.00 N.I.P. expenditure will conform to the standard N.I.P. utilities formula, namely:

Federal	25.0%	$10,825.00
Provincial	12.5%	5,412.50
City	62.5%	27,062.50
	T O T A L	$ 43,300.00

C.M.H.C. has given concurrence on this item.

It should be noted that the Finance Department is not prepared to concur with this report based on Council's decision regarding the supply of bus shelters at no cost to the City.

The Director of Planning and the City Engineer therefore RECOMMEND:

> THAT Council approve a maximum of $43,300.00 to be appropriated from the Mt. Pleasant N.I.P. Budget, Services & Utilities Account, toward construction and installation of 12 "City Style" Bus Shelters and 2 concrete litter bins at the locations specified in Appendix 1 as per the above cost sharing formula. "

In view of Council's acceptance of the provision of privately constructed shelters with advertising, the City Manager questions the use of N.I.P. funds as proposed in this report and therefore submits the matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 333

FINANCE MATTERS

RECOMMENDATION

1. Reorganization of the Computer Services Division

The Director of Finance and the Manager of Computer Services report as follows.

"The Computer Services Division, a division of the Finance Department, is responsible for providing computer-related data processing services to all Users - City Administrative Units such as Departments, Divisions and Outside Boards. In this context, the Division is functionally organized into three branches, and a staff group, as follows:

PRESENT STRUCTURE (Refer to Appendix A)

1. Computer Operations Branch - provides computer and related processing services to all Users.

2. Systems Branch - provides computer-related system design services to all Users.

3. Programming Branch - provides computer programming and related maintenance services to all Users.

4. Staff Group - provides computer-related technical advice and direction to Divisional and other City staff.

The Computer Services Division currently provides data processing services and support to thirty operational City data systems and two Research and Development Groups (Engineering and Police).

The Division's workload in terms of the number of operational data systems supported has not grown significantly over the past several years. However, its workload in terms of transaction volumes and information processing requirements has steadily increased due to internal (Council, City Departments) and external (Senior Governments, Union, Taxpayer) changes in policy, operating methods and information needs. The following table summarizes, by category, the more recent changes which have affected the workload of the Computer Services Division.

Internal Changes

1. Twice Annual Property Tax Billing System -

   Provides much improved managerial, billing control and taxpayer information service in this function and a significant increase in the City's short-term investment income.

2. Voters' System -

   Provides regular maintenance and control on the owner-elector master file, computer alignment of polling district boundaries and a microfiche office filing system of voters' data. Eliminated the need for approximately 120,000 manual voter records.

3. Capital Properties System -

   Provides an automated property inventory, control and management system for the Property Endowment Fund and for other City-owned properties.

4. Labour Payroll System -

   Provides an up-to-date recording and reporting system to deal with today's payroll, statutory deduction and fringe benefit complexities.

5. Salary Payroll System -

   Same improvements as in the labour payroll system.

Cont'd . . .

Clause #1 continued:

External Changes

1. Federal A.I.B. -

   The City's personnel reporting requirements have increased significantly under the governing statute.

2. Provincial Assessment Authority -

   Required a major restructuring of the property tax master file to conform to B.C. Assessment Authority changes in recording and reporting of assessment-related data.

3. Provincial Traffic Accident Reporting -

   Required a complete rewrite of the City's data system to conform to Provincial changes in recording and reporting of traffic accident data.

4. Retroactive Payroll Procedures -

   Many complexities (A.I.B., fringe benefit calculations) and significant changes over the past several years.

5. Local Improvements by Petition -

   Taxpayer generated volume of local improvement petitions has steadily increased over the past several years, increasing the data processing work.

Operating Philosophy

Our operating philosophy has been to adjust or reorganize our existing staff resources to the fullest extent possible, as previously reported to Council in December 1975, to compensate for this increased demand, rather than add staff. We have used the past eighteen months to consolidate Divisional resources, in order to create a strong managerial and staff base with the necessary experience to provide a good, reliable service to our Users, and to prepare for future system expansion as and when approved by Council.

The Future

In this regard, the City is now entering a stage of development in its computer-based business systems which requires a high level of technical specialization within the Computer Services Division. We believe that the City's future data processing needs will further strengthen and emphasize this requirement for a central pool of highly specialized Computer Services' personnel and equipment. We perceive a major shift in our present operations to a decentralized data processing approach wherein the emphasis will be placed on our Users to control their informational needs through direct interaction with the computer system. The data communication network within this environment will likely consist of computer terminals (input/output units) or small independent computer systems connected to our central computer via telephone lines. User personnel will use these terminals to enter source operating data into the communication network, the entered data will be edited and processed, and the results will be returned to the terminal within seconds. The significant benefits of this approach will be:

a) large volume printed reports of historical data will be reduced or, in some instances, eliminated entirely;

b) our operating data will be much more up-to-date, accurate and meaningful;

c) our operating units will become more efficient (less time will be devoted to correcting and recycling data and paper) and most probably more effective.

Empirical Approach

We feel that a small group of technically oriented support personnel organized as a Branch within the Computer Services Division (these people are presently in several places in the Division) would enable us to be truly effective in the delivery of existing services we provide our Users. This organization would also give us a strong position to assess the probable future expansion of the City's data processing needs as indicated above, and would allow us to properly assess

Cont'd

Clause #1 continued:

the technological advances in the computer and business equipment markets. In many cases, new equipment offers significant price to performance benefits and potential future cost savings in many City operations. For example, as previously reported to Council in October 1976, we are able to reduce costs by replacing the Property Tax computer terminals with a newer, more advanced model. Also, in early January 1977, we reported a cost saving through the purchase versus lease of our computer's card punch.

Recommendation

In order to provide these support services in a controlled and organized manner, we are proposing a final (i.e., in the future, additional staff would be added at the working level, fitting into this management structure) reorganization of the Computer Services Division. This reorganization will structure the Division, using existing staff resources, to create a formal Support Services Branch, as follows:

PROPOSED STRUCTURE (Refer to Appendix B)

1. Computer Operations Branch

2. Systems Branch

3. Programming Branch

4. Support Services Branch

The creation of the Support Services Branch will require the following staff changes and position reclassifications:

Present Classification	Present Location	Proposed Classification
Systems Analyst II	Systems Branch	Support Services Supervisor
Advisory Systems Analyst	Staff Group	Advisory Systems Analyst
Computer Programmer III	Staff Group	Technical Specialist
Computer Programmer II	Staff Group	Technical Specialist
Computer Programmer II	Programming Branch	Data Base Specialist

Justification, Benefits and Costs

We believe the following factors justify this proposed organizational change:

a) Over the past three years, the Computer Services Division has undergone a radical evolution process. The major elements contributing to this change were the City's acquisition, in November 1973, of a large scale computer system to handle the processing requirements of the twice annual property tax billing system, and the changing information needs of our Users as stated earlier. This evolution process, and its inherent complexities has, over time, developed a requirement for certain specialist duties within the Division which, in the short-run, were assigned to personnel based upon their technical abilities, skills, experience and knowledge;

b) Our current job classifications do not adequately describe the essential operating duties of each of these specialist areas, and in several cases our performance expectations exceed those described;

c) Our specialist personnel have now reached the full working level within their respective positions;

d) There is an acute shortage of good specialist personnel in the marketplace and, without up-to-date salary and job structures, it is extremely difficult to recruit good personnel when vacancies occur and, more importantly, to retain the trained specialist personnel we presently have;

e) The present placement of these specialist personnel within the Division does not readily permit a cohesive, effective team approach to the problem analysis and solution process.

Cont'd. . . .

Clause #1 continued:

The benefits of this reorganization would be as follows:

a) One line supervisor and policy for the specialist functions;

b) Tighter managerial control over the specialist functions;

c) A technically oriented career path within the Division;

d) A knowledgeable, responsive and unified approach to system and problem evaluation and User assistance and support;

e) A strengthened internal control procedure with a clear-cut separation of duties between the operating branches of the Division;

f) An organization which would increase the effectiveness and efficiency of our existing staff;

g) An organization which would prepare us for future expansion if and when Council approves new systems or expansions of the existing systems.

The cost of this reorganization would be as follows:

a)	Onetime - Office furniture and alterations, estimated at	$3,200
b)	Recurring - annual increase in salaries resulting from reclassifications, estimated at	$9,600

We, therefore, RECOMMEND that:

A. The above reorganization of five existing dispersed staff into a specific branch be adopted, as detailed above.

B. The Director of Personnel Services review and classify the positions affected by this reorganization for report to the City Manager in the normal manner;

C. The onetime cost for office furniture and alterations, estimated at $3,200 be approved in advance of the 1977 revenue budget.

A copy of this report has been forwarded to the Business Manager of the Vancouver Municipal and Regional Employees' Union."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance and the Manager of Computer Services be approved.

2. Vancouver Museums and Planetarium Association - Annual Operating Grant

The Director of Finance reports as follows:

"On December 1, 1972 Council entered into an agreement with the Vancouver Museums and Planetarium Association, whereby the Association would take over the Administration and Operation of the Museums complex and the City would make a grant towards the Museums operating costs. This agreement expires December 31 of the current year.

The amount of the grant was approved at $500,000 plus general salary increases subsequent to December 31, 1971 less the amount of the Manager's salary and fringe benefits. The City also agreed to pay the maintenance and security costs of that portion of the City Archives building occupied by the Museums Association.

Cont'd . . .

Clause #2 continued:

The Museums and Planetarium Association is requesting a 1977 grant of $882,479, an increase of $67,665 (8.32%) over the 1976 grant of $812,814. The City's grant is, however, to fund the cost of salaries and fringe benefits, and as any increase in salaries is subject to negotiation between the City and the Inside Employees' Union and the subsequent approval of City Council, it is recommended that the 1977 Civic grant be at the level of $812,814, the same as for 1976, subject to any later increase as negotiated, and approved by Council for Civic employees."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. False Creek Development

The Director of Legal Services reports as follows:

"The Bank of Montreal is financing the construction of housing developments on the following properties, namely: Lots 4, 5, 7, 8, 9, 25 & 27, False Creek, all shown on Plan 16003. Lots 8 and 27 are leased to Creek Village Building Co-Operative Association and The University Non-Profit Building Society respectively, the balance of the lots are leased to Frank Stanzl Construction Ltd. The Bank will eventually hold leasehold mortgages on all of these properties.

The Bank requests the City to enter into agreements with the Bank in respect of each lease in order to give the Bank the following protection:-

1. the City to give the Bank not less than seven (7) days' prior notice of
   (a) the City's acceptance of a surrender of the lease;
   (b) any modifications or amendments to the lease;

2. acknowledgment by the City that the lessee is in possession of the leased premises;

3. acknowledgment by the City of receipt of notice from the Bank of the leasehold mortgage;

4. a grant by the City to the Bank of all rights, assurances, remedies and notices afforded by the terms of the lease to a mortgagee (this includes the right to cure the defaults of the lessee);

5. the City to give to the Bank upon not less than 30 days' notice a statement in writing certifying as to such matters as, whether or not the lease has been modified, the date to which rent and other charges have been paid and whether or not the lessee is in default under the lease.

This type of agreement is not unusual. The Bank is not a party to the leases and consequently requires the covenant of the City, as aforesaid, for better protection. The Bank in making this request explained that it had registered several interim mortgages without requiring this special agreement in order to expedite the funding to the developer (the lessee). However it is a standing Bank procedure where it takes a leasehold mortgage to require the owner of the property and in some instances the developer to enter into this special agreement.

Cont'd. . .

Clause No. 3 Continued

Some of the aforementioned leases contain provisions for converting the same into strata lots, after completion of construction, in accordance with the Strata Titles Act. Attached to these leases is what is known as a "model strata lot lease" and upon the conversion this model lease becomes the terms of the lease of each strata lot. In many instances the purchase of these strata lots from the lessees will be financed by mortgage. The Bank points out that if it finances such purchases it will require the special agreement in each case.

It is recommended that, where the Bank holds a leasehold mortgage on any of Lots 4, 5, 7, 8, 9, 25 and 27 or any of the strata lots created by the conversion of the said lots under the provisions of the Strata Titles Act and requests the City to enter into the special agreement between the City, the Lessee (if the Lessee's participation is required by the Bank) and the Bank to provide the protection set forth above, the Director of Legal Services be and he is hereby authorized to enter into such agreements on behalf of the City in a form satisfactory to him and to execute the same on behalf of the City and affix the seal of the City to such agreements."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION

4. Handling of Drug Exhibits

The Vancouver Police Board on February 3rd, 1977 dealt with the above matter as follows: -

"The Chief Constable advised that up to the present time the R.C.M.P. had looked after drug exhibits for the Vancouver Police Department. He said the volume of exhibits had increased considerably in the last few years and the R.C.M.P. now stated that they did not have the manpower and facilities to continue handling Vancouver Police exhibits. The Chief added that Vancouver was the only major Canadian Police Department which did not handle its own drug exhibits. The Chief recommended as follows:

1. That the Vancouver Police Department assume responsibility for its own drug exhibits effective April 1, 1977.
2. That two detectives from the present strength be assigned to handling of drug exhibits.
3. That a training course be arranged with the R.C.M.P.
4. That the vault and adjacent office on the 2nd floor of 312 Main Street be assigned to the drug exhibit staff.
5. That provision be made in the new Police Annex for a drug exhibit office and vault.
6. That a civilian clerk be engaged to perform the clerical duties related to the handling of drug exhibits.

The Chief added that the following costs were involved:

Fire Alarm	$ 75.00
1 Clerk effective April 1 @ $757	6,513.00
12% Fringe benefits	818.00
Desk, chair and typewriter	1,049.00
TOTAL	$8,455.00

Cont'd. . .

Clause No. 4 Continued

He asked that the Board seek City Council's approval for the expenditures involved prior to final approval of the 1977 Police budget.

Moved:

'THAT the recommendation of the Chief Constable with regard to the handling of drug exhibits by the Vancouver Police be approved, and,

FURTHER THAT, City Council be requested to consider authorizing the engagement of the additional Clerk and purchase of the required furniture and equipment prior to final approval of the 1977 Police Budget.'

The City Manager notes the strong desire of the R.C.M.P. to relinquish this service, but also the equally strong desire of City Council that the Federal government assume a greater share of costs involved with enforcing drug laws.

The major cost of handling the drug exhibits is the assignment to this duty of two full-time detectives, whose services are then not available for street enforcement. However, the assignment of tasks to existing manpower is the sole responsibility of the Chief Constable.

The requests requiring Council approval are the additional Clerk and office furniture. The approval of the additional Clerk would be subject to classification by the Director of Personnel Services.

The City Manager submits these requests of the Chief Constable for Council's CONSIDERATION.

A copy of this report has been forwarded to the Business Manager of the V.M.R.E.U.

FOR COUNCIL ACTION SEE PAGE(S) 333 & 334

PERSONNEL MATTERS

RECOMMENDATION

1. 11th Graduate Summer Session in Epidemiology: Attendance One Employee, Health Department

The Director of Personnel Services reports as follows:

"Since October 1974, the joint efforts of the Personnel Services and Health Department to recruit a medical Epidemiologist for the Deputy Medical Health Officer position have been unsuccessful because of a general lack of experienced administrators with this specialty. A change of strategy is clearly indicated to secure this necessary capability for the Health Department.

Dr. Weinstein, Senior Psychologist, is already responsible for directing research and program evaluation services for the whole department and for developing a departmental information system. The Medical Health Officer with the full support of the Director of Mental Health Services wishes to add responsibility for the epidemiological function to those of the Senior Psychologist. The Assistant Director of Personnel Services - Employment and Training and I agree that this is an acceptable solution to a problem of long standing.

To facilitate this change, the Medical Health Officer wishes Dr. Weinstein to attend the Graduate Summer Session in Epidemiology for Professionals in the Health Sciences at the University of Minnesota, Minneapolis from June 20 to July 10, 1977 inclusive. Informed sources agree that this is the best course available and a short summer session is particularly suitable considering the commitments of the Senior Psychologist.

The Provincial Department of Health, being aware of the general shortage of Epidemiologists and the predicament of the Health Department, has approved in writing a request for full funding of expenses (approximately $1,000). Therefore, the total cost to the City would be restricted to leave of absence with pay for 14 working days between June 20 and July 10, 1977, inclusive.

As this request according to Personnel Regulation 248-4 exceeds the authority of the City Manager who can only approve up to 10 days leave of absence with pay for training purposes, it is submitted to Council and I RECOMMEND approval.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Personnel Services.

2. Personnel Regulations: No. 40 Clothing Allowance No. 45 Conferences, No. 120 Group Life Insurance No. 175 Probationary Period, No. 275 Vacations

The Director of Personnel Services reports as follows:

"I have revised and updated the above Personnel Regulations and am submitting them for Council approval. The following is a brief summary of the changes made to each Regulation:

1. No. 40 - Clothing Allowance

All sections which duplicated provisions contained in Collective Agreements have been removed. A new section has been added concerning the Chief and Deputy Chief Constables and the section relating to Senior Fire Officers has been updated. Sections 40-4 'Pound Officers' and 40-5 'Meter Checkers' have been added.

Cont'd.....

Clause #2 continued

2. No. 45 - Conferences

At its meeting of May 29, 1973 City Council approved a recommendation that Section 45-1(a) be deleted from this Regulation as it then stood. The effect of this was to eliminate the concept of a "roster" of specific Conferences which Council had previously approved every year. The Regulation has been revised to reflect this change.

3. No. 120- Group Life Insurance

This Regulation was last revised in 1965 and has been completely re-written in order to describe more accurately current practices and procedures, and also to include changes recently approved by Council. Once again, sections which are contained in Collective Agreements have been removed. Also the title of the Regulation has been changed from the present 'Insurance' to 'Group Life Insurance'.

4. No. 175 - Probationary Period

Only two significant changes have been made to this Regulation, namely the addition of 175-1(b) and (c). Section (b) reflects the City's traditional practice and is therefore not a change in policy. Section (c) establishes a one year probationary period for appointees to Senior Staff.

5. No. 275 - Vacations

Similarly to Regulation No. 120, this Regulation was long overdue for updating, not having been fully reviewed since 1964. The Regulation has been completely rewritten to make the order more logical, to reflect current practices more accurately and to remove extraneous provisions. No policy changes are involved.

I RECOMMEND that:

1. Personnel Regulations No. 40, 45, 120, 175 and 275 be approved as revised.

2. The Park, Police and Library Boards be advised of Council's action in this regard."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

NOTE: Copies of Regulations on file in City Clerk's office.

Cont'd.....

3. Team Policing District 4

The Vancouver Police Board at its meeting of February 3, 1977, dealt with this topic as follows: -

"The Chief Constable advised that the Team Policing experiment carried out in District 3 in 1976 had been evaluated and as a result of the success achieved he wished the approval of the Board to extend the Team Policing concept to District 4 effective April 1st, 1977. He said that in order to commence Team Policing in District 4 it would be necessary to vary the authorized establishment and expend approximately $2,875 for desks, chairs and a radio scanner/receiver for the District Detectives. He requested the approval of the Board for the following changes in the authorized establishment effective April 1, 1977:

1. Increase Corporals by 4 (43 to 47).
2. Reduce Constables by 4 (657 to 653).
3. Retain the temporary position of Sergeant i/c Police and Community Services Project until March 31, 1978 and reassign it to District 4 as Operations Coordinator.

Moved:

'THAT the recommendation of the Chief Constable to institute Team Policing in District 4 effective April 1, 1977 be approved.

THAT the authorized establishment of the Force be increased by four Corporals and reduced by four Constables effective April 1, 1977.

THAT the temporary position of Sergeant i/c Police and Community Services be extended to March 31, 1978 and reassigned to District 4 as Operations Coordinator.

THAT City Council be requested to consider authorizing the expenditure of $2,875 for the purchase of furniture and equipment for the District 4 Detectives prior to final approval of the 1977 Police Budget.'

Carried."

The Director of Finance advises that the increased salary costs due to the changes in authorized Force strength for 1977 is $12,004 and if approved, the 1977 Departmental Budget will be adjusted accordingly.

City Council has in the past strongly supported Team Policing. Consequently, The City Manager RECOMMENDS that Council approve the requests of the Vancouver Police Board.

FOR COUNCIL ACTION SEE PAGE(S) 334

PROPERTY MATTERS

RECOMMENDATION

1. Procedures - Minor Repairs & Renovations to Civic Buildings

The Director of Permits & Licenses and the Director of Finance report as follows:

"The Construction & Maintenance Division of the Department of Permits and Licenses is charged with the responsibility for minor repairs and renovations to Civic Buildings on a regular and occasionally an emergency basis.

It has been the procedure for the Construction & Maintenance Division to negotiate with contractors for the work to be done and to request the Purchasing Agent to issue a purchase order authorizing the selected contractor to proceed with the work. The Purchasing Agent's involvement in this procedure is redundant as all negotiation and inspection work is carried out by the Construction & Maintenance Division. The Construction & Maintenance Division in its negotiations follows normal purchasing practices of obtaining quotes for jobs less that $500, offers in writing for jobs less than $5,000 and tender submissions for jobs in excess of $5,000.

The Properties Division has for many years provided the same service for City Buildings leased out, with the authority to authorize the successful bidding contractor to proceed with the work by the issuance of a Work Order. The lower limit of $500 for quotations, in their case however has been increased to $1,500 as a more practicable amount because of the labour content included. The limit of $5,000 for obtaining quotations, and requiring tender submissions for jobs in excess of $5,000 is also unrealistic in today's economy particularly for jobs which have a considerable labour content and the increases in prices for materials that has been experienced. A limit of $15,000 is suggested for quotations, above which formal tender submissions would be required.

The proposal is to allow the Construction & Maintenance Division to adopt the same work order procedure currently used by the Properties Division with the dollar limits adjusted to more practical levels. The volume of these jobs has increased and the current procedure is inefficient in the authorization and payment processes.

It is therefore recommended that:

(a) The Construction & Maintenance Division of Permits & Licenses be authorized to proceed with minor repairs and renovations to Civic Buildings under its custody by the issuance of Work Orders to the selected contractors.

(b) The selection of contractors by the Construction & Maintenance Division shall be in accordance with the purchasing policies and practices of the City in obtaining competitive bids as follows:

(i) Jobs less than $1,500.
Informal quotations received and compared and an award made to the successful low bidder.

(ii) Jobs over $1,500 less than $15,000.
Written quotations to be received and compared and an award made to the successful low bidder.

(iii) Jobs in excess of $15,000.
Requirements are to be advertised by the City Clerk in local newspapers calling for tenders. Submitted tenders are to be received by the City Clerk and opened in public by the City Manager. The results of the tender submissions to be reported to the City Manager and the award recommendation approved by the City Manager.

Cont'd.....

Clause #1 continued

(c) The Construction & Maintenance Division be permitted in cases of emergency to immediately authorize work as required to secure the buildings from further damage and to affect immediate repairs when necessary on the understanding that such works and repairs shall not exceed $5,000.

(d) A Work Order form and procedure be established to give effect to the above and to include a provision for the verification of available funds by the Director of Finance prior to the issue of work orders.

This matter has been discussed in full with the Purchasing Agent, Comptrollers of Budgets and Research, and Accounting, and Internal Auditor, all of whom concur."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Directors of Permits and Licenses and Finance.

2. Demolition : 1897 Burrard Street

The Supervisor of Properties reports as follows:

"The City-owned property known as 1897 Burrard Street was purchased in 1969 and reserved for street widening purposes. It has recently been subdivided to dedicate a strip for a street widening project (expected to take place in a matter of a few weeks).

The newly-created lot is described as Lot E, Block 227, District Lot 526, Plan 16643 and is in an area zoned C-3A. It is intended to place this lot on the market to provide some of the funds required for the street widening project.

Prior to the sale of the lot it is necessary to demolish the existing old building remaining on the site as it encroaches on the portion required for road purposes. It is therefore

Recommended that the Supervisor of Properties be authorized to arrange for the demolition of the existing building on the site, together with the removal of the underground storage tanks in the normal procedure by calling for tenders for this work."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease of City-Owned Property : 523 West 6th Avenue

The Supervisor of Properties reports as follows:

"Walkem Machinery & Equipment Ltd. have occupied City-owned Lot "H", Block 279, District Lot 526, Plan #11961 under a ten-year lease granted by Council resolution dated January 28, 1964. This lease expired October 2, 1973 and the lessee has continued in occupation pending a decision concerning future civic requirements on the property. The present rental of $605.00 per month plus taxes was established by a rental review during the term of the lease and was effective October 1, 1968.

Cont'd.....

Clause #3 Continued

By letter dated October 21, 1976, Mr. Lee Coo, Senior Planner, False Creek, has advised that a year-to-year lease for a maximum two-year term would be satisfactory from the City's standpoint, pending any decision on the long term use of the property which is close to the City's False Creek Development.

Negotiations with Mr. Richard Walkem have been carried out with respect to the above and also as to a revised rental.

Present Basis Annual Rent - $ 7,260.00

Proposed Basis Annual Rent - $17,478.00

The lessee to pay all taxes

Mr. Walkem on February 17, 1977 agreed to the foregoing tenure and rental arrangements, and also confirms the following terms and conditions:

USE:	Sale and repair of machinery.
TERM:	Year-to-year for maximum of 2 years, month-to-month thereafter.
RENT:	$17,478.00 plus all taxes as if levied.
CANCELLATION:	3 months' notice after one year.
SUB-LEASE:	Lessee will not assign or sub-lease without leave.
REPAIRS:	Lessee to be responsible for all repairs and maintenance to the structures.
INSURANCE:	City to insure structures for fire, lessee to insure contents and public liability.
LEASE AGREEMENT:	To be drawn to the satisfaction of the Director of Legal Services.

It is recommended that Lot "H", Block 279, District Lot 526, Plan #11961 be leased to Walkem Machinery & Equipment Ltd. on the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Cancellation of Siding Agreement
North of 6th Avenue West of Cambie St.

The Supervisor of Properties reports as follows:-

"By agreement dated August 1, 1963 the City agreed to (construct and) use a siding at Mile 1.20 South Shore Branch, Vancouver and Lulu Island Railway located North of the 2nd Avenue and 6th Avenue connector West of Cambie Street.

The rental for this siding was $90.47 per annum and was used by the City's Lessee of the contiguous Parcel, Walkem Machinery Company Ltd.

Cont'd.....

Clause #4 continued

Walkem Machinery have now advised that it has no further need for this siding and also the City Engineer has confirmed that there is no City requirement.

Accordingly, Council authority is requested to cancel this agreement. The forms for such cancellation have already been received from C.P. Rail.

Recommended that the Supervisor of Properties be authorized to proceed with the cancellation of the aforementioned agreement subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of Residential Lot situated on West Side of Copley Street North of the lane North of 19th Avenue

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot E, Block 8, Subdivision A, D. L. 195, Plan 16453 - Zoned RS-1

Name	Approx. Size	Sale Price	Conditions
Mr.K.E. Erdmann	1750 sq.ft.	$15,200.00	City terms at 11%. Bulkhead agreement required."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Renewal of Lease - 1581-1585 West 4th Avenue

The Supervisor of Properties reports as follows:

"City Lot A and Portion of B, Block 240, D.L. 526 known as 1581 - 1585 West 4th Avenue was leased to Nu-National Car Care Limited for 5 years at $675.00 per month including taxes expiring January 31, 1977. The site is improved with a 2 storey warehouse type building.

The Lease contained an option to renew for a further 5 years and the Lessee has exercised the option.

After negotiation the Lessee has agreed to the following terms and conditions.

1. USE - Office and Warehouse

Cont'd.....

Clause #6 continued

2. TERM - 5 years from February 1, 1977 with an option to renew for a further 5 years on the same terms and conditions except as to rent. City to have option to cancel during second 5 year term on 12 months notice.

3. RENT - For the first 30 months $1,135.00 per month inclusive of property taxes.

4. RENTAL REVIEW - August 1, 1979 and to be market rental value with provision for arbitration in event of dispute.

5. REPAIRS - Lessee to repair to the standard of a prudent owner. Lessee not responsible for strucural repairs or repairs to the roof.

6. FIXTURES - All fixtures are City property.

7. ACCESS - City Engineer to have right of access at any time withou penalty or notice for the purpose of inspecting or repairing Granville Bridge or its ramps.

8. INSURANCE - City to insure building against fire. Lessee to carry $500,000.00 public liability insurance.

9. LIABILITY - City not liable for damage or injury caused by objects or substances falling off Granville Bridge or its ramps.

10. CITY BY-LAWS - Lessee to obey City By-laws including obligation to remove snow from the sidewalk.

11. LEASE AGREEMENT - To be drawn satisfactory to Director of Legal Services.

The City Engineer has agreed to the grant of an option to renew the Lease and the Supervisor of Properties is of the opinion that the proposed arrangement is favourable to the City.

Recommended that the Lease to Nu-National Car Care Limited be extended on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Burrard Street Widening - Purchase of portion of property 1900 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 1, Block 238, District Lot 526, Plan 590, being 1900 Burrard Street have agreed to convey the west 7 x 120 feet on the following terms:

(a)	Loss of Land (840 sq. ft.)	$21,000.00
(b)	Cost of relocating wall, curb and landscaping	3,300.00
		$24,300.00

Cont'd....

Clause #7 continued

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 7993, on the foregoing basis, chargeable to Code #146/5921.(Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Burrard Street Widening - Purchase of portion of 1743 Burrard Street

The Supervisor of Properties Reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by City Council on June 15, 1976 instructing the Supervisor of Properties to negotiate the acquisition of properties required for Burrard Street Widening.

The owners of Lot 21 except the north two feet, now lane, Block 217, D.L. 526, Plan 590, being 1743 Burrard Street, have agreed to convey the east 14' x 118' as shown on plan marginally numbered LF 8120 on the following terms:

(a)	Loss of land (1652 sq.ft.)	$41,300.00
(b)	Payment for loss of curb and landscaping	2,150.00
		$43,450.00

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LF 8120 on the foregoing basis, chargeable to code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Burrard Street Widening - Purchase of portion of Property 1790 West 4th Avenue

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976 approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street Widening.

The owners of Lot 1 except Parcel "A" and except the north 7 feet shown on Plan 3863 now road Block 248, D.L. 526, Plan 590 and Parcel "A" of Lots 1 and 2 Block 248, D.L. 526, Plan 590, being 1790 West 4th Avenue, have agreed to convey the west 7 x 105 feet on the following terms:

(a)	Loss of Land (735 square feet)	$18,375
(b)	Loss of Planter and Landscaping	735
		$19,110

Cont'd.....

Clause #9 continued

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF 8081 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Burrard Street Widening Purchase of the East 7 feet 2351-97 & 2401-21 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lot 11, Block 307 and Lot 10, Block 327, District Lot 526, Plan 590, being 2351-97 and 2401-21 Burrard Street, have agreed to convey the east 7 feet of each lot for the sum of $42,875.00 inclusive of all considerations as follows:

(a)	Lot 11, Block 307 (840 sq. ft.)	$21,000.00
(b)	Lot 10, Block 327 (875 sq. ft.)	21,875.00
		$42,875.00

It is noted that the one-storey buildings on both lots will encroach to a minor degree on Burrard Street after the conveyance of the east 7 feet.

As part of the overall settlement with this owner, it is proposed that the City grant an Encroachment Agreement at no cost, to run for the life of the buildings, to validate these encroachments. The City Engineer endorses this proposal.

It is recommended that the Supervisor of Properties be authorized to acquire those portions of the above properties required for road purposes shown on plans marginally numbered LF 8070 (lot 11) and LF 8071 (Lot 10) on the foregoing basis, chargeable to Code #146/5921 (Burrard Street Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

11. Acquisition of 3296 S.E. Marine Drive and sale of 1352 West 6th Avenue

The Supervisor of Properties, the Director of Finance and the Director of Planning report as follows:

"City Council at its meeting of November 23, 1976, dealt with the following clause of the Standing Committee of Planning and Development dated October 21, 1976:

'Recommended that the Supervisor of Properties be instructed to negotiate the purchase of Lots 7 & 8 of resubdivision of 1-4 and 21-24 of A, Block 10, District Lots 330 and 331, known as 3296 S.E. Marine Drive, to facilitate planning proposals of this property for institutional uses.'

An extract from the report to Council of the Standing Committee on Planning and Development, October 21, 1976, is attached for information.

After hearing a delegation from Mr. N.J. Pelman, one of the owners of the property, City Council passed the following motion:

'That the Director of Planning discuss with the developer the possibility of the City entering into partnership with the developer, the implication being to construct Non-Family Housing.'

Subsequently, discussions were held with Mr. Pelman, Mr. Laidlaw, and the Associate Director of Planning and the Supervisor of Properties. It became apparent during the meeting that no basis for a partnership could be found and it was decided to try to arrange an exchange of properties. Mr. Pelman was supplied with a list of a number of City-owned properties which could be available for development. Most of these were found unacceptable for various reasons but pressure has been mounting to find a solution as the developer's costs are increasing due to the interest charges on the mortgage.

On November 30, 1976, the owners submitted a statement of their costs on the site at 3296 S.E.Marine Drive. This showed the purchase price of $90,000.00 plus additional costs for financing, taxes, legal and architectural fees, etc., totalling $102,444.68.

Their property, legally described as Lots 7 & 8 of 1-4 and 21-24 of A, Block 10, D.L. 330 and 331 and known as 3296 S.E. Marine Drive, comprises a one-storey and basement frame dwelling of approximately 1004 square feet erected in 1928 on two lots totalling approximately 148' x 120' and zoned RT-2. The dwelling is in average condition considering the age and type. The house is presently occupied by the former owner at a monthly rental of $150. It is proposed to continue renting the property until such time as replotting occurs.

Following negotiations, the owners have agreed to sell to the City for the sum of $95,000 including all claims for compensation, the date of sale to be February 28, 1977.

Cont'd.....

Clause #11 continued

They also agreed to accept, in partial payment, City-owned Lot 7, Block 292, D.L. 526, for the sum of $82,500. This lot is located in the 1300 block of West 6th Avenue, is zoned FM-1 and is 50' x 110'. At the present time there are two signboards located on the property. It is considered that these prices are fair and reasonable and the estimated value of the property which they will accept in exchange represents the fair market value. The date of the transaction to be February 28, 1977.

The Director of Planning reports as follows with reference to the financing:

"With regard to the property on 6th Avenue, City Council has recently dealt with the disposition of this property when considering the Fairview Slopes Policy Plan. On June 1, 1976, Council resolved that:

> "The City should develop City-owned 745 West 7th Avenue for social housing and sell City-owned 1178 and 1352 (Lot 7, Block 292, D.L. 526) West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for Social Housing." (Policy 22)

This policy, among others, was referred to the Director of Housing for implementation. Some of the activities of the Director of Housing are now being handled by the G.V.R.D. and it is felt appropriate that the implementation of this policy should be carried out by the Planning Department and the G.V.R.D.

In order that the money from the sale of 1352 West 6th Avenue is available, without delay, for the purpose of developing social housing in Fairview, the Director of Planning feels that the sum of $82,500 (sale price of property) should be allocated into a special account for that purpose.

Recommendations of the Director of Planning:

> An account be established to contain the money obtained from the sale of 1352 West 6th Avenue (Lot 7, Block 292 D.L. 526), for the purpose of purchasing and developing sites in Fairview Slopes for social housing.

and further that:-

> The Director of Planning in consultation with the G.V.R.D. investigate possible sources of funding and potential locations for the purpose of acquiring sites and developing social housing in Fairview Slopes.

Comments of the Director of Finance

> If Council wishes to proceed with the exchange of properties as recommended in this report, then the following financing options are available assuming Council's resolution recommending the establishement of a reserve for Social Housing in the Fairview Slopes:

Cont'd.....

Clause #11 continued

a) Purchase of the property on Marine Drive by the Property Endowment Fund at a cost of $95,000.-

This would result in the following:

- the property would be held in the PEF at a cost of	$95,000.
- a reserve for the Fairview Slopes Social Housing would be established at	82,500.
- the developer would receive the exchange difference of	12,500.

b) Purchase of the property on Marine Drive from 1977 Supplementary Capital funds at a cost of $95,000.-

This would result in the following:

- the property would be held in the City's Capital Fund at a cost of	95,000.
- a reserve for the Fairview Slopes Social Housing would be established at	82,500.
- the developer would receive the exchange difference of	12,500.

Property Endowment Fund

The Property Endowment Fund Board met on February 25, 1977, to review the acquisition of the property on Marine Drive and recommend that it be purchased by the use of PEF funds, since the exchange will solve important Planning and Engineering problems in the South East Marine Drive area, and is appropriately viable on an exchange basis to protect the entity of a five acre site. "

The City Manager RECOMMENDS that

A. The Supervisor of Properties be authorized to -

exchange vacant Lot 7, Block 292, D.L. 526, known as 1352 W. 6th Aveenue (estimated value $82,500). for Lots 7 and 8, resubdivision of 1 - 4 and 21 - 24 of A, Block 10, D.L. 330 and 331, known as 3296 S.E. Marine Drive (estimated value - $95,000) and pay the developer the exchange difference of $12,500.

B. The funds be provided in accordance with option a) of the Director of Finance, wherein the Property Endowment Fund Board has agreed to acquire 3296 S.E. Marine Drive.

FOR COUNCIL ACTION SEE PAGE(S) 334 & 335

B

MANAGER'S REPORT

To: MAYOR AND MEMBERS OF COUNCIL

Subject: Larwill Bus Depot Rentals FEBRUARY 10, 1977

Classification: Consideration

The Director of Finance reports as follows:

"Background

Larwill Park has been leased to B.C. Hydro since 1946. At that time Council's action was that the first five year's rental was to be used to purchase New Brighton Park and the next five year's rental was to be used towards the purchase of the West End Park site. Upon renewal of the lease in 1956 the rental continued to be set aside for the West End Park site, at an amount of approximately $12,600 per year.

The lease was renewed again in 1969 and the annual rental of approximately $75,000 per year was added to park purchase funds under the 1971-75 Five Year Plan.

The lease was renewed again taking effect on January 1, 1974 and reflected the large increase in land values in the downtown, with the net rentals then becoming approximately $190,000 per year. The 1971-75 Five Year Plan called for approximately $75,000 per year for park purchase funds from the Larwill Park rentals for the years 1974 and 1975 and Council therefore approved the continuation of the provision of $75,000 for each of the years 1974 and 1975, towards the Park Purchase Capital Program. Council at the same time made the decision that the balance of the rentals properly belonged in the Property Endowment Fund.

Current Situation

On October 18, 1976 the Vancouver Park Board resolved 'That the staff be asked to pursue the question of the application of full rental of Larwill Park for park purposes in excess of tax'.

In light of this action and to resolve the question of the rentals, I reviewed the subject and came to the following conclusions.

The Larwill bus depot is an asset of the City, held in the Property Endowment Fund as a 'rental investment'. The Park Board long ago received New Brighton Park in exchange for the Larwill bus depot and furthermore continued to receive rentals from Larwill for many years towards the purchase of the West End Park site. In my opinion there is no justification for continuation of the Park Board receiving the rent from the Larwill bus depot because the original circumstances of them receiving it have long been satisfied. The Larwill bus depot now is no different from any other piece of rental property the City owns and the rentals should continue to be received by the Property Endowment Fund. Any other course of action, i.e. assignment of rental income to other bodies, distorts Council's ability to control its resources in a time of rising taxes and a shortage of capital funds. Council must be in a position to control its resources and allocate its available funds over the entire range of needs based on current priorities and conditions. Council might well decide that park needs are the highest priority claim on available funds but this should be done in the context of the total available funds and not the specific allocation of individual sources of funds.

Another circumstance of concern is the fact that the Park Board owes the City approximately $2,000,000 for property purchased for park purposes in advance of the Park Board having the funds (most of it in anticipation of a 1976-80 Five Year Plan) and property allocated to the Park Board for which they agreed to reimburse the City. In view of the failure of the Five Year Plans it is extremely unlikely that the Park Board is going to be in a position to reimburse the City for this property within the near future.

This led me to the following draft recommendation, which was communicated to the Park Board prior to submission to Council.

> 'It is my RECOMMENDATION that the Park Board be informed that the Larwill bus depot is a Property Endowment Asset and that the full rentals are therefore allocated to the Property Endowment Fund. Further, that Council continue the policy that the capital needs of all departments and boards will be reviewed and priority will be established by Council in relation to available City capital funds.'

The Park Board requested its staff to prepare a report on the subject matter, for consideration by the Board, and further requested deferral of any action by Council until the Park Board could review its position. Submission of my report to Council was therefore held pending until the Park Board could review their position.

The Park Board received and considered their staff report on Monday, January 10, 1977. The staff report and the minutes of the Board meeting are attached, for Council information. (Appendix I)

It should be noted from the Park Board minutes that 31 years ago, in 1946, the Board agreed to accept $10,000 annual lease rental for Larwill Park on the understanding that the first five years of rental would be credited against purchase of New Brighton Park properties from B.C. Electric and any rentals after the first five years should be placed in a reserve fund for purchase or development of additional park areas in the central portion of the City. This confirms that the Park Board gave up Larwill Park and received New Brighton Park in exchange and further received funds for many years towards additional replacement for Larwill Park in the central area of the City. On page 3 of the Park Board minutes, a sentence appears as follows - 'Board members feel that the Park Board still has claim to all rental revenue in excess of taxes for park purposes and that disposal by the City of the property for other than park purposes should not be made without the agreement of the Park Board.' It should be noted that the City is not proposing to dispose of the property, nor is it being used for park purposes.

The Park Board felt that the legal opinion of the Director of Legal Services should be sought on the question of whether or not the Board relinquished rights to Larwill Park by agreeing to the lease to the B.C. Electric Railway Company, and resolved to request that consideration of the City Manager's report be deferred until the Board's legal position had been clarified.

Such deferral was agreed upon.

By letter of February 1, 1977, the Director of Legal Services confirmed that in his opinion the affairs of and dealings concerned with Larwill Park are solely within the jurisdiction of Council, and therefore that the proposed policy recommendations contained in the report of the Director of Finance (see draft recommendation above) were within the competence of City Council. The letter of the Director of Legal Services is attached to this report for Council's information. (Appendix II)

The Park Board considered the report of the Director of Legal Services at their meeting on February 7, 1977 and, after considerable discussion, resolved the following:

> 'that the Board seek a meeting with the members of City Council to discuss this issue.'

I therefore submit to Council my recommendation, which is as follows:

> 'It is my recommendation that the Park Board be informed that the Larwill bus depot is a Property Endowment asset and that the full rentals are therefore allocated to the Property Endowment Fund. Further, that Council continue the policy that the capital needs of all departments and boards will be reviewed and priority will be established by Council in relation to available City capital funds.' "

The City Manager submits the above recommendation of the Director of Finance, and also the request of the Park Board for a meeting to discuss the issue, to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 335

C 0386

MANAGER'S REPORT

February 22, 1977

TO: Vancouver City Council

SUBJECT: Exemption of Earthquake Standards for Heritage Buildings and Buildings in Historic Areas

CLASSIFICATION: RECOMMENDATION

At a meeting of the Gastown Townsite Committee, January 26, 1977, attended among others by the Mayor, the City Manager and the City Building Inspector, one of the topics presented was the economic difficulty of rehabilitating many of the older buildings. Subsequently, the City Manager requested the Director of Permits and Licenses to report on the possibility of amending the Building By-law so that the earthquake standards need not apply to heritage buildings (or buildings in an historic area).

The Director of Permits and Licenses reports as follows:

"It is well known that the City of Vancouver, as part of the Pacific coastal area extending from California north to the Yukon and Alaska is in a major earthquake zone. A number of earthquakes have taken place in this area already.

The earthquake-resistant design requirements of the National Building Code of Canada 1975 provide minimum standards which ensure an acceptable level of public safety by designing to prevent major structural failure and loss of life. Structures designed in conformance with its provisions should be able to resist earthquakes without significant collapse. For this purpose, collapse is defined as that state which exists when exit of the occupants from the building becomes impossible because of failure of the primary structure.

The exemption of certain buildings or designated areas such as heritage buildings or buildings in an historic area could lead to potential criminal liability that could be imposed on an owner and the City, if we take the view that life-endangering situations contrary to the Building By-law be exempted (see attached memo from the Director of Legal Services).

On the point of the economic difficulty in rehabilitating the top storeys of old buildings for residential purposes and meeting the earthquake standards, there is possibly a degree of misunderstanding.

Until the adoption of the National Building Code 1975 and the formation of the Building Board of Appeal, these nonconforming buildings were not allowed to be newly occupied, from the fourth storey and up. A number of buildings are five to six storeys in height and are constructed of combustible construction when they should be constructed of noncombustible material.

The Board of Appeal, through its guidelines, can now consider the occupancy of these upper storeys for any occupancy including residential uses, but would require upgrading to obtain satisfactory means of egress and fire protection as well as a level of structural protection for earthquake purposes. It is recognized that upgrading to the full earthquake design is not possible for all buildings. Thus the choice is not to allow the use of such buildings or accept something less than full earthquake design as long as some degree of earthquake upgrading is provided. The Board of Appeal elected the latter because of the practical nature of the problem. Out of 21 appeals within the last year heard by the Board, 18 involved seismic design, 5 of these appeals were able to meet the requirements and the balance were upgraded but not to the full requirements.

Cont'd . . .

On the question of exempting heritage buildings of the earthquake requirements, the Building Board of Appeal stated at its February 9th meeting that:

'Since the Board has adopted their specially prepared guidelines, which were intended to permit alternative methods of ensuring fire safety and seismic resistance in existing non-conforming buildings, and as special cases can always be appealed, the Board does not therefore agree that a specific amendment to the Building By-law be passed dealing only with relaxation of seismic requirements for heritage buildings or buildings within an historic area.'

It is recommended that the present practice be continued."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

DELEGATION REQUEST: Gastown Townsite Committe.

FOR COUNCIL ACTION SEE PAGE(S) 335

D

MANAGER'S REPORT

DATE March 3, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: St. Patrick's Day Parade

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The St. Patrick's Day Parade Committee has requested that the outstanding 1976 parade account be forgiven by the City. This report will outline the background leading to their request and will present their request for a grant to defray costs of the 1977 parade.

In January, 1976, a formal request was made by the St. Patrick's Day Parade Committee to the Chief Constable for permission to hold a parade on Sunday, March 14, 1976. Also received in January, 1976 from the Parade Committee was a letter to the City Clerk requesting a grant to help defray expenses. Upon receipt of the request to hold a parade, meetings were held between the Engineering Department, Police Department, B. C. Hydro and the St. Patrick's Day Parade Committee to ensure that the parade would be successful and that disruption to the general public would be minimal. During the course of these meetings, cost estimates were prepared by the Engineering Department for traffic control, $1,500.00, and street cleaning, $500.00, for a total of $2,000.00. This matter was reported to Council on March 9, 1976 and Council granted the St. Patrick's Day Parade $500.00 to help defray expenses incurred by City forces. This left the remaining $1,500.00 to be paid by the Parade Committee.

In October, 1976, in a letter addressed to Mayor A. Phillips, Messrs. Tom Byrne and Terry Turner requested that the charges of $1,450.00 for the services provided by the City for the 1976 St. Patrick's Day Parade be reviewed as they were notably higher than the charges of $384.80 incurred for the 1975 Parade. The City Engineer subsequently reviewed the 1976 Parade charges with the Comptroller of Accounts to determine if the correct amount owing was $1,450.00, as stated in the letter from Messrs. Byrne and Turner. The Comptroller of Accounts advised the City Engineer that the correct amount owing the City of Vancouver by the St. Patrick's Day Parade Committee was $781.74, after subtracting the $50.00 advance payment by the Committee and the $500.00 City grant. The total cost of the 1976 Parade was therefore $1,331.74. Accordingly, the City Engineer advised Mr. Byrne by letter dated February 15, 1977 of the correct amount owing for the 1976 Parade and noted that the increased cost over the 1975 Parade was due to more extensive services provided by the City and the increased costs in providing them.

The services provided by the City for the 1976 St. Patrick's Day Parade were more extensive due to implementation of the traffic control methods which proved successful in the 1975 PNE operations and deemed necessary by the Police and Engineering Departments for all future parades held in the Central District. These larger parades held in the Central District, of which the St. Patrick's Day Parade is one, require special treatment in the assembly and dispersal areas to ensure a successful parade and minimal disruption to the public. To achieve this, the assembly and dispersal areas are signed several days in advance of the event to advise the public who patronize these areas of the date and time. Further changes in traffic control methods included the placement and maintaining of barricades by City crews to ensure that marching units and floats assemble and disperse without congestion or delay, and that the necessary parking facilities for dignataries, buses and floats were readily accessible. The need for more extensive signing was discussed with Parade organizers before the event and they were informed of the estimated cost and later of Council's approval of a $500.00 grant.

The traffic operations in the assembly and dispersal areas, the posting of parking restrictions on the parade route, were, of necessity, done outside of normal working hours. In addition, wages and material costs increased in 1976. All of the above contributed to the greater cost of the 1976 parade compared with the 1975 parade.

In a letter dated March 3, 1977, the St. Patrick's Day Parade Committee has made formal application to the Chief Constable for permission to hold a parade on Sunday, March 13, 1977. Also contained in the letter is a request for a grant to defray the costs of City services.

We are advised verbally by Mr. Byrne that the 1977 St. Patrick's Day Parade will be smaller than its predecessor, but will use the same route, assembly and dispersal areas as in 1976. However, since we have not had the opportunity to discuss in detail to what extent the 1977 parade will be smaller than its predecessor, out estimate is based on actual cost for 1976 plus 15%.

The parade will assemble on Alberni Street west of Thurlow Street and will proceed by way of Georgia, Burrard, Hastings, Granville, Cordova and Water Streets to a dispersal on Powell and Alexander Streets. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

Being on a Sunday, the parade will be given favourable consideration by the Chief Constable and the Police Department will provide special attention for the event. Further, there will be little disruption to transit and some re-routing will readily be accommodated.

Considerable temporary signing and barricading will be required for this parade, as well as extra street cleaning, all of which will be done outside of normal working hours. It is estimated that the cost of this work will be $1,500.00.

The following is presented for the CONSIDERATION of Council:

A. That an additional grant in the amount of $781.74 be authorized to forgive the outstanding 1976 St. Patrick's Day Parade account.

B. That the request for a grant to defray the costs of City services for the 1977 parade be considered. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 336

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

FEBRUARY 17, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 17, 1977 at approximately 9.40 a.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Mayor Volrich

ALSO PRESENT: Alderman Ford
Alderman Gerard
Alderman Marzari
Alderman Rankin

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Central Waterfront Plans

On December 14, 1976 Council approved a recommendation of the Standing Committee on Planning and Development that no further public information meetings be held until the members of the 1977 Council meet with representatives of the Greater Vancouver Regional District, Marathon Realty and Port of Vancouver to discuss the draft Official Development Plan for the Waterfront.

On January 11, 1977, Council instructed the Committee (expanded to include all members of Council) to invite the appropriate officials from the National Harbours Board, Federal Government and City Planning Department to present an up-to-date position in respect of development proposals for the Waterfront.

Representatives of the Ministry of State for Urban Affairs, Greater Vancouver Regional District, Provincial Bureau of Transit, B.C. office of Public Works Canada, Port of Vancouver, Marathon Realty, C.P. Rail and C.N. Rail were present.

The Committee considered a report dated February 10, 1977 which the City Manager forwarded for Information. Attached to the Manager's report were the Draft Policy Plan and Draft Official Development Plan both dated February 8, 1977 (all reports are on file in the City Clerk's office).

Mr. R. Spaxman, Director of Planning, summarized the various planning studies and actions that have been carried out over the past four years.

Mr. D. Hickley, Associate Director, Central Area, by way of a slide presentation, commented on the present condition of the Waterfront.

Cont'd.....

Clause #1 continued:

Mr. J. Coates, Central Area Division, briefly outlined the Draft Policy Plan, a document containing a consensus of overall planning and development policies and the Draft Official Development Plan, a document, primarily a zoning mechanism in by-law form, intended to achieve the planning policies. It will provide flexibility and relate largely to new buildings.

The general objectives of the Central Waterfront Policy Plan are:

" 1. To ensure that the continued operation of the harbour, particularly for passenger-oriented shipping can be undertaken in an efficient manner.

2. To provide for continued operations of the railway insofar as it serves the harbour but at the same time to encourage progressive removal of rail trackage in order that redevelopment can occur.

3. To provide for and encourage the orderly and imaginative redevelopment of this area with a variety of new urban uses including housing, retail and office, commercial, recreational, cultural and public spaces such should be related to compatible water-oriented uses for the enjoyment and satisfaction of the citizens of Vancouver.

4. To provide for public access to and enjoyment of the waterfront with its harbour activities, small boats, and the view of Stanley Park and the North Shore mountains.

5. To encourage compatible physical arrangements at the interface between the waterfront land area and the development of the Downtown, and at the interface between land and water within the Central Waterfront District.

6. To support the objectives of the Greater Vancouver Regional District as referred to in the "The Livable Region 1976/1986" as issued March 1975, to decentralize future office employment to parts of Greater Vancouver other than the Downtown and Waterfront Districts.

7. To facilitate good public transit systems for movement to, from, and between developments in the District and to decrease dependence upon the private automobile. "

Mr. Coates advised that the Department would like to circulate the documents to interested organizations, proceed with public meetings and on to Public Hearing and Greater Vancouver Regional District approval of the amendment to the Regional Plan.

Mr. F. Spoke, Port Manager, advised that the Port of Vancouver has retained planning consultants, Hamilton Doyle & Associates and Murray V. Jones & Associates, whose efforts have been directed towards implementation of practical schemes for the orderly short term and long term development of National Harbours Board properties. In the consultants' guidelines they were advised that projects should have optimum public access commensurate with safety aspects. The Port has to fulfill port and marine functions but these could be compatible with public activities. Any development has to be economically feasible. Mr. Spoke stated that the consultants have carried out a constructive dialogue with the City, B.C. Hydro Rail, Greater Vancouver Regional District, Board of Trade and potential waterfront users particularly those engaged in the fishing industry.

Cont'd.....

Clause #1 continued:

Some of the needs for the Port are

- additional facilities for visiting warships
- permanent facilities for tour vessels
- fishermen's wharf area
- other facilities to serve fishing industry
- public viewpoints and public oriented facilities i.e. restaurants.

Messrs. G. Hamilton and M. Jones, with the aid of perspective drawings, outlined a proposal for a Gastown Waterfront Market developed because of a publicly expressed desire for a farmers' market/fishermen's wharf type facility. If funds are found to implement this proposal, it could be constructed this summer. A response is needed from the City as to whether or not this should be proceeded with.

Mr. J. McLernon, General Manager, Development, B.C. Division of Marathon Realty Company Ltd. submitted a brief (copy circulated) indicating that Marathon and Canadian Pacific Ltd. agree with the basic principles of the draft by-law and support immediate action for its approval subject to a few comments -

(a) interim uses should be considered and encouraged but a minimum life span of ten years should be allowed.

(b) the Waterfront rail yards will be maintained to service a proposed CP/CN passenger service as well as trains for a proposed inter-urban rail service therefore the majority of development considered for the area will take place on air rights.

Mr. McLernon stated that Marathon would be prepared to plan immediately for interim uses in the Cardero-Jervis area and would then consider developing the area between Burrard and Richards.

In the discussion, the following points were noted:

- interim uses seem to become blacktopped parking lots
- it would be unrealistic of the City to require developers of interim uses to construct major developments and only allow them a life span of one or two years
- the Port should be utilized for jobs
- the Greater Vancouver Regional District Livable Region concept of having people live near their jobs won't work in the Central Waterfront - average income housing will be impossible
- there should not be a possible 300' height limit in the area at the foot of Burrard
- transportation aspects should be worked out carefully
- there should not be a proliferation of offices
- the National Harbours Board market concept should be constructed and public response obtained.

Cont'd.....

Clause #1 continued:

Mr. W. Curtis, City Engineer, indicated that a continuous vehicular circulation system should be provided to service existing and potential users in the area. A public transit right-of-way along the entire length of the Waterfront at existing grade is required as is adequate transit and vehicular access to the Waterfront. There should be a continuous public pedestrian walkway along the Central Waterfront, wide enough to accommodate a moderate flow of pedestrians and cyclists. Cordova Street should be extended from Howe Street to Burrard and eventually to Bute. If all these are realized it will be possible to deal effectively with Waterfront traffic without destroying the principle of maintaining a traffic de-emphasized downtown core.

The City Manager circulated a memorandum dated February 17, 1977 (on file in the City Clerk's office) containing changes to Section 5 - Transportation in the Official Development Plan.

The Committee

RECOMMENDED

(A) THAT the Planning Department proceed with this matter as quickly as possible by

(i) circulating to interested parties an information brochure summarizing the draft development controls and current developments for the Central Waterfront,

(ii) holding public information meetings

(iii) after the information meetings, referring the Draft Policy Plan and Official Development Plan direct to Public Hearing after receiving comments from the Vancouver City Planning Commission.

(B) THAT the Draft Official Development Plan be amended to include a section on Interim Uses wherein the proposed uses will be listed and a minimum life span of ten years allowed.

(C) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City officials being involved.

The meeting adjourned at 12.10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 337

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

AND

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION

FEBRUARY 17, 1977

A joint meeting of the Standing Committee of Council on Community Services and the Standing Committee of Council on Finance and Administration was held on Thursday, February 17, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Mayor Volrich, Chairman (Up to Grant No. 3)
Alderman Rankin, Chairman (Grant No. 4 to 40)
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. 1977 Social Service Grants

The Committee had before it for consideration a Manager's Report dated February 10, 1977 (copy circulated) in which the Director of Social Planning reported on some 40 organizations which have requested grants from the City totalling $783,875.00.

In the report, the Director of Social Planning made recommendations on the size of financial grants to each organization and also provided a brief outline of the service to be offered by each organization.

Representatives of a number of the grant applicants were present and the Mayor explained all grant applicants will be afforded an opportunity to appeal City Council's decision on their grant application.

Representatives of the Social Planning Department appeared before the Committee and provided information on each organization applying for a grant and answered questions from members of the Committee.

The Senior Social Planner explained his department is recommending grants to 31 of the 40 applicants, and that of the 31 organizations, 17 are ones whose funding by the City is Canada Assistance Plan sharable.

It was explained that the Canada Assistance Plan fund is a Federal Government program to share in the costs of services to populations on welfare, handicapped or "at risk".

The C.A.P. share of any grant is for salaries, fringe benefits and transportation costs, but C.A.P. funding cannot be applied to rent, heating, light or telephone expenses.

Continued . . . .

Clause No. 1 Continued

The recommendations of the Director of Social Planning for grants to the 31 organizations would involve a total allocation of $546,607.00 and C.A.P. sharing, if approved, would total $176,122.00 to reduce the net cost to the City to $307,485.00.

However, it was pointed out by the Mayor that this figure does not represent the total of all grants which the City will be asked to consider this year. Another report on cultural grants is forthcoming from the Social Planning Department and there will be at least three reports made throughout the year on further grant applications.

It was explained by the Deputy Director of Finance that the City funds the total amount of a grant to a particular organization and then awaits receipt of any C.A.P. funding which may be approved.

The Social Planning Department representatives then went through the report providing a brief explanation on each of the 40 applications and answering questions from Committee members on each.

Some points noted during discussion were as follows:

Application No. 4 -

On the application of Vancouver Community Legal Assistance Society for a grant of $25,000.00, it was pointed out by Alderman Rankin, now acting as Chairman, that the Provincial Legal Services Commission has had its funding reduced by close to $1-Million so that it is not in a position to fund this type of organization. However, it was noted major sources of funding for this agency are the Law Foundation ($80,000.00) and the Attorney-General's Department ($40,000.00).

Application No. 8

On the application of Neighbourhood Services Association for a grant of $135,000.00, it was noted during discussion this is a consolidated grant request for six community service operations throughout the City and that three of them - in Fraserview, Frog Hollow and Mount Pleasant - are new endeavours. The Senior Social Planner explained that when a new operation begins, Social Planning has generally recommended a $10,000.00 grant for "seed money". Some concern was expressed about Neighbourhood Services Association becoming increasingly dependent on City funding, and it was also noted that the Director of Social Planning is recommending a grant of $15,000 elsewhere in his report for a youth worker in Frog Hollow.

Members of the Committee noted that Social Planning is recommending some $8000.00 less than requested for the new Frog Hollow program and some $10,000.00 less than requested for the Fraserview program, and it was the feeling of the Committee that these two areas should receive more funding than recommended by the Director of Social Planning.

Application No. 11

On the application of Crisis Intervention and Suicide Prevention Centre for a grant of $16,000.00, the Committee did not agree that a grant to this organization should necessarily be the City's final grant to the organization as proposed in the "Service to be offered" column in the report of the Director of Social Planning. It was also noted during discussion of this application that the Vancouver Resources Board contributes towards the salaries of two staff.

Continued. . . .

Clause No. 1 Continued

Application No. 13

On the application of the Mental Patients Association for $42,876.00, the Committee inquired why the Provincial Department of Health should not provide this type of funding which is in the realm of health care. It was suggested a letter be sent to the Provincial Health Minister inquiring about the Province's responsibility of contributing towards this organization, and pointing out that every patient who was not hospitalized represents a saving to the Province of approximately $10,000.00 per year.

Application No. 15

On the application of the Vancouver Neurological Centre for $20,000.00, the Committee inquired what the Provincial Government is contributing to this agency and was advised that in 1976 the Department of Health provided $145,000.00 and that a sizeable amount of funding was also received from United Way.

Members of the Committee reiterated their earlier statement that the Department of Health should be urged to fund this type of service which is clearly a health care matter. Alderman Rankin, acting as Chairman, suggested letters to the Provincial Ministers regarding funding of such agencies could possibly be considered further at a future meeting of the Community Services Committee.

Application No. 17

On the application of the Vancouver C-TRAC Society for a $30,000.00 grant for a manager-programer to operate the cycle track on East Broadway, it was pointed out by Social Planning Department representatives that the cycle track, built for the 1954 British Empire games, had remained unused until it was reconstructed by the Park Board, utilizing "L.I.P." funding in 1973. The Park Board pays for maintenance of the facility and from 1973 to the end of 1976, the O'Keefe Sports Foundation funded the salary of a manager-programer.

The Social Planning Department said the recommendation to grant $15,000.00 towards a salary would ensure that this facility is used by a large segment of the population, including special programs for schools.

However, members of the Committee felt this was clearly a responsibility of the Park Board or for a volunteer organization, and it was agreed the Committee's feelings be forwarded to the Park Board.

Application No. 22

On the application of the Downtown Eastside Residents' Association for $36,288.00, some members expressed concern over contributing financially to an organization which is politically active at the civic level. It was also noted that funding this organization began when the City financed community development workers and that this program has since ceased.

Application No. 25

On the application of God's Rescue Mission for $6000.00, the Committee felt it should make a grant for all requested expenses except for food.

Continued. . . .

Clause No. 1 Continued

Application No. 29

On the application of the Boys' & Girls' Clubs of Greater Vancouver for $36,000.00, it was noted Social Planning is recommending a grant of $20,000.00, and some concern was expressed that this is a 100% increase from what this organization received from the City in 1976.

Application No. 39

On the application of Meals on Wheels for $10,000.00, a representative of the Social Planning Department advised that as of the day before the meeting, this organization had increased its 1977 grant request to $25,000.00 because United Way has discontinued its funding to this organization. It was noted this service provides some 400 meals per day to persons who would otherwise not receive proper nutrition. It was agreed Social Planning Department should provide additional information on this matter when the Committee's report is before Council.

At the request of the Chairman, the vote on each motion to approve a grant has been recorded.

It was

RECOMMENDED

A. THAT City Council approve the recommendations of the joint Community Services and Finance & Administration Committees as entered on Appendix I to the City Manager's report dated February 10, 1977, subject to any terms or conditions as suggested by the Director of Social Planning in the Manager's Report of February 10, 1977.

B. THAT City Council write to the Provincial Minister of Health urging that his department re-examine its financial allocations with a view to increasing its funding of the Mental Patients Association and the Vancouver Neurological Centre, pointing out that every person who may be kept out of the hospital as a result of the work of such agencies represents a potential saving to the Provincial Department of Health of some $10,000.00 per year.

C. THAT City Council advise the Park Board that in the City's opinion greater public use could be made of the cycle track on East Broadway if the Park Board would fund the salary of a manager-programer to operate the track.

D. THAT the Director of Social Planning evaluate the increased grant request of Meals on Wheels and report to City Council when the 1977 community service grants are up for consideration, and that representatives of Meals on Wheels be invited to attend.

The meeting adjourned at approximately 3:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 337-342

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

February 17, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 17, 1977, at approximately 3:40 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman H. Rankin

ABSENT: Alderman M. Harcourt

COMMITTEE CLERK: J. Thomas

RECOMMENDATION:

1. Removal of "No Stopping" Signs on Water Street in Gastown

The Committee had for consideration a Manager's Report, dated February 10, 1977, (circulated) in which the City Engineer made reference to a request contained in a letter and petition from 36 Gastown merchants, that existing stopping restrictions on Water Street be removed and replaced by "Taxis Only" or "Yellow Zones".

Copies of the petition and letter dated January 13, 1976, signed by Mrs. M.K. Westly and Mr. L.P. Nuber, on file in the City Clerk's Office, were circulated for the Committee's information. The merchants alleged present regulations were discriminatory and unfair to small business.

Recommending that there be no change, the City Engineer reported compliance with the merchants request would mean the existing two-lane pavement along Water Street would be reduced to one lane for west-bound traffic, with resulting serious traffic congestion implications for the major east-west streets in the isthmus area connecting to the downtown peninsula. Wide and decorative sidewalks were available for pedestrians and loading areas were available at several on-street locations, in the lanes and some off-street sites in the area.

During discussion it was pointed out 1,300 parking spaces were available at Woodward's Garage in the Central Gastown area.

Following discussion it was

RECOMMENDED,

A. THAT existing on-street traffic regulations along Water Street in the Gastown area remain unchanged.

B. THAT the Manager's Report dated February 10, 1977, be received.

2. Flower Vending Kiosk of Mr. Umberto Marvuglia - Granville Mall

In a Manager's Report dated February 10, 1977, (circulated) before the Committee for consideration, the City Engineer commented on a request by Mr. Umberto Marvuglia, a flower vendor on Granville Mall, that he be granted permission to have a non-standard kiosk located on City street allowance on a permanent basis.

Mr. R.G. Gascoyne, Assistant City Engineer, advised a kiosk of the type developed by Mr. Marvuglia contravened the Guidelines for Street Vendors approved by Vancouver City Council on February 11, 1975. Relaxation of the Guidelines was not considered desirable as it would encourage similar applications for non-standard designs for kiosks consequently lowering the uniform standards which now complement City streets and surrounding businesses. Some modifications to

Cont'd . . .

Clause 2 Cont'd

Mr. Marvuglia's flower vending kiosk had been approved but his business had increased to a stage where he should perhaps consider opening a store.

Mr. Marvuglia, addressing the Committee, stated he worked on the Mall five days a week all year round, unlike many vendors who worked Fridays and Saturdays or during fine weather. He was applying for a permanent fixture on the Mall because daily packing and unpacking was laborious and damaging to a fragile commodity. He was submitting plans for a non-standard kiosk because he needed increased space for display, storage, and protection from the weather.

It was

RECOMMENDED,

A. THAT the request by Mr. Umberto Marvuglia for exemption from the Guidelines for Street Vendors be not granted.

B. THAT the Manager's Report dated February 10, 1977, be received.

3. Downtown Eastside Area:
Traffic Improvements

The Committee had for consideration a Manager's Report dated February 8, 1977, (circulated) in which the City Engineer outlined traffic improvements proposed for the Downtown Eastside area following a study of traffic problems in the area conducted in conjunction with a Neighbourhood Improvement Program approved by Council on February 10, 1976. Included in the investigation were the following three specific requests from the Oppenheimer Area Planning Committee contained in a communication dated October 18, 1976, (on file in the City Clerk's Office):

a) enforcement of a 20 m.p.h. speed limit in the entire Oppenheimer area;

b) installation of traffic signals at Dunlevy and Powell Streets;

c) use of multi-lingual warning signs for pedestrians at dangerous intersections.

The report reviewed the scope of the study, analysed findings relating to traffic engineering, police enforcement and local area involvement and concluded with the following recommendations:

A. A pedestrian actuated signal (estimated to cost $10,000) be approved for the intersection of Powell Street and Dunlevy Avenue.

B. An illuminated crosswalk sign and amber flasher (estimated to cost $6,500) be approved for the intersection of Hastings Street at Dunlevy Avenue.

C. The above two traffic control devices be approved, in advance, as part of the 1977 Traffic Signal program with funds coming from the Traffic Control Reserve Fund.

Following discussion it was

RECOMMENDED,

THAT Recommendations A, B, and C contained in the Report of the City Manager dated February 8, 1977, be approved.

The meeting adjourned at approximately 4:40 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 342

400

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

FEBRUARY 24, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

ALSO PRESENT: Alderman Brown

COMMITTEE CLERK: H. Dickson

The Minutes of the Joint meeting of the Community Services and Finance & Administration Committees held on February 10, 1977, and the Minutes of the Community Services Committee meeting of February 10, 1977, were adopted.

RECOMMENDATION

1. Complaint re Noise at Spinning Wheel Cabaret

The Committee had before it for consideration a Manager's Report dated January 27, 1977 in which the Medical Health Officer reported on a complaint filed by the Downtown Eastside Residents' Association regarding speakers on the outside of premises at 212 Carrall Street. It was noted in the report that the speakers have now been set at a level which would comply with the Noise By-law. A representative of the Medical Health Officer advised the Committee that a check of the premises the night before the Committee meeting showed there was no noise emanating from the premises.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated January 27, 1977, be received.

2. Cabaret at 343 East Hastings Street

The Committee had before it for consideration a Manager's Report dated February 3, 1977 (copy circulated) regarding the use of premises at 343 East Hastings Street. The report was prepared in response to a letter dated December 10, 1976 from Oppenheimer Planning Committee.

A representative of the Planning Department appeared before the Committee on this matter and advised that fire damage has been repaired and the premises remain vacant.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 3, 1977, be received.

Continued . . . . .

3. Operation of Tax Buying Companies

The Committee had before it for consideration a Manager's Report dated February 3, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the operation of nine income tax discount businesses located in the City.

It was noted in the report that the Director of Legal Services had advised that the current operation of these companies does not violate the City by-law.

During discussion of this matter, the Chairman advised the Committee that the G.V.R.D. had recently resolved to request all Lower Mainland municipalities to adopt a by-law to regulate the operation of tax buying companies, similar to the by-law enacted by the City of Vancouver in 1976.

It was also noted from the report that the Director of Permits & Licenses intends to refuse to issue a broker and tax service license to a Mr. W. Chernecki at 56 East Hastings Street.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 3, 1977, be received.

4. El Cid Hotel, 340 Cambie Street

The Committee had before it for consideration a Manager's Report dated February 10, 1977 (copy circulated) in which the Fire Chief reported on the current status of the El Cid Hotel.

It was noted in the report that renovations to the building are virtually complete but financing has to be arranged to supply furnishings, to purchase supplies and to complete the sprinkler system connection.

The owner appeared before the Committee and pointed out that the sprinkler system should be connected to the City water supply but that he was unable to do this because of lack of finances. He proposed that the City connect the sprinkler system and add the cost to the 1977 building taxes.

The Chief Fire Warden and the City Manager recommended against the City connecting the sprinkler system and applying the charge to the building tax.

Following discussion, it was

RECOMMENDED

THAT Council instruct the City Engineer to connect the sprinkler system of the El Cid Hotel, 340 Cambie Street, to the City water supply and that the costs of such a connection be added to the 1977 taxes on the premises.

5. Complaints re Day Care on Arbutus Between 6th and 8th Avenues

The Committee had before it for consideration a Manager's report dated February 8, 1977 (copy circulated) in which the Directors of Social Planning and Planning reported on complaints received from 27 petitioners regarding the appearance of three children's care centres on Arbutus Street (copy circulated).

Continued. . . .

Clause No. 5 Continued

It was noted in the report that one of the centres, located at 2091 West 7th Avenue, is the main point of objection. This site is occupied by Vancouver Montessori School. It was noted that the school has indicated it will upgrade its site and that in the light of this, and the fact that the school will only be on site for a maximum of two years, the Directors of Social Planning and Planning recommended no action be taken.

A representative of the Montessori School advised the Committee that she had approached the owner of the leased buildings and requested improvements be made to the structure, but no improvements have been made.

Alderman Brown pointed out to the Committee that when the City and Park Board agreed to provide space for day care centres, the City was given assurances of proper landscaping and that in many cases, adequate landscaping has not been provided. Alderman Brown also questioned the installation of solid board fences at day care centres, stating such fences are not appropriate for children's playgrounds. She said there have been complaints from the public regarding the appearances of day care centres.

A representative of the Planning Department indicated that most of the leases on existing day care centres on City property are up for renewal in the near future and that his department would pay particular attention to ensuring that adequate landscaping and proper fencing is provided before issuing new development permits for the day care centres to occupy City property.

Following discussion, it was

RECOMMENDED

A. THAT the City Manager's report dated February 8, 1977, be received, and that no action be taken regarding the day care centres on Arbutus Street between 6th and 8th Avenues.

B. THAT the Director of Planning ensure that adequate landscaping is provided, that buildings are properly painted, and that appropriate fencing is provided before issuing any further development permits for day care centres in the City.

6. Rent Increases at Ferrara Court, 504 East Hastings

The Committee had before it for consideration a letter dated January 17, 1977 (copy circulated) from the Secretary of the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court Apartments as a result of renovations to the building using the Residential Rehabilitation Assistance Plan.

Also before the Committee was a letter dated February 18, 1977 (copy circulated) from the Director of Social Planning to the Regional Manager of the Provincial Municipal Affairs and Housing Department and to the Branch Manager of Central Mortgage & Housing Corporation also regarding rent increases at Ferrara Court.

Also before the Committee were memorandums dated February 23, 1977 from Social Planner Stuart Adams and February 24, 1977 from the City Manager on this matter (copies circulated).

Continued . . . . .

Clause No. 6 Continued

Appearing before the Committee were representatives of C.M.H.C., the Provincial Municipal Affairs and Housing Department, Social Planning Department, residents of Ferrara Court, and a representative of the Shon Yee Benevolent Association, owner of the building.

The Committee was advised that renovations to the top floor of the building are virtually complete and that at present 32 of the 46 suites are occupied. Residents include 9 employed persons, 9 persons on welfare and 15 persons on either Old Age Pensions or Mincome.

The Chairman pointed out the Committee was faced with a question of how to keep low income people in a building which is being considerably improved utilizing government funds.

The representative from the Provincial Housing Department indicated there is a possibility of rent subsidies for persons over 65 and that legislation in this area is pending.

A representative of C.M.H.C. stated it would require a change in the National Housing Act for the mortgage period to be extended longer than the current 20 years.

A D.E.R.A. spokesman suggested that most residential buildings in the downtown eastside have commercial space on the ground floor and revenue from the commercial leases helps subsidize the comparatively low revenue from residential rents, but that at Ferrara Court, the amount of commercial space appears to have been reduced. The spokesman for the Shon Yee Benevolent Association replied that two commercial premises on the Hastings Street frontage will remain and that the Association is using revenue from an East Pender Street building it owns to help subsidize Ferrara Court. He also pointed out R.R.A.P. funding cannot be used for renovations to commercial space.

The City Manager reiterated the suggestion contained in his memorandum that repayments on the loan be calculated to escalate gradually over the 20-year period to reduce the initial rent increase.

A representative of C.M.H.C. agreed to study this approach and report back to the Committee in the near future.

It was noted that the new rental rates at Ferrara Court will become effective June 1, 1977, and that consequently, a solution to keeping the rent increases to a minimum should be reached well before June 1st.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Social Planning provide up-to-date figures on the income of residents at Ferrara Court Apartments.

B. THAT Central Mortgage & Housing Corporation be requested to study the feasibility of an escalating repayment schedule for the 20-year mortgage on renovations at Ferrara Court Apartments and report back to the Community Services Committee in two weeks.

Continued. . . .

Clause No. 6 Continued

C. THAT the Minister of Municipal Affairs and Housing be urged to provide rent subsidies for persons on Mincome and Old Age Pensions.

D. THAT the Minister of Human Resources be requested to give serious consideration to providing rent subsidies for welfare recipients.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 342 & 343

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 24, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 24, 1977 at approximately 2.35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Local Area Planning/Neighbourhood Improvement Programmes - Liaison Aldermen

The Committee considered a memorandum dated February 23, 1977 from the Chairman (copy circulated) recommending various members of Council as liaison aldermen in areas of the City in which neighbourhood improvement programmes are proceeding.

A member of the Committee stated he was not completely in favour of the proposal. He felt that if aldermen were assigned to a specific area of the City, they would become less objective about matters of concern in the area in relation to the whole of the City.

RECOMMENDED

THAT liaison aldermen be named to the various Local Area Planning and/or Neighbourhood Improvement Programme Committees for 1977 as follows:

Riley Park	- Alderman Ford
Champlain Heights	- Alderman Brown
Downtown Eastside	- Alderman Rankin
Kitsilano	- Alderman Harcourt
Mount Pleasant	- Alderman Gerard
Cedar Cottage	- Alderman Gibson
Grandview-Woodlands	- Alderman Bellamy

(Alderman Kennedy was opposed to the motion but requested that he be recorded as willing, if requested, to perform liaison duties in any area of the City.)

The meeting adjourned at 2.45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 343

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 15, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Chief Macquinna Elementary School, Vancouver, under the direction of their teacher, Mr. Dubois.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting of March 8, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Capital Grant Request from Y.M.C.A. for Langara Property

On November 9, 1976, Council, when considering a grant request from the Y.M.C.A. for its Langara property, passed the following motion:

"THAT Council recommend to subsequent Councils that a grant of $333,000 to the Y.M.C.A. 'Family Y Project' at Langara, be approved, on the basis of one-third of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets."

MOVED by Ald. Brown
THAT a grant of $111,000 to the Y.M.C.A. Family Y Project at Langara be approved subject to construction commencing in 1977, and the funds be appropriated from the Supplementary Capital Budget.

- (carried unanimously and by the required majority)

MOVED by Ald. Puil
THAT the foregoing matter be referred to the Finance and Administration Committee for review and reconsideration with the Y.M.C.A. officials in attendance.

- LOST

(Ald. Bellamy, Brown, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

The motion to refer having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

2. Development Permit Application - 115 - 121 Keefer Street.

On January 11, 1977, Council deferred for two months, consideration of a Manager's report concerning a Development Permit Application re 115 - 121 Keefer Street. The deferral was requested by the owners' legal counsel. Council was advised that the owners are still out of the City and, therefore, a further two months deferment is requested.

MOVED by Ald. Harcourt
THAT consideration of the Development Permit Application re 115 - 121 Keefer Street, be deferred for a further two months as requested.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

3. Retention of Improvements at 3020 West 3rd Avenue.

On March 8, 1977, Council deferred for one week, consideration of a Manager's report dated March 1, 1977, on the retention of improvements at 3020 West 3rd Avenue, to permit officials to meet with a Ms. Dobrowolski to explain the implications of the proposed Kitsilano "Conversion Area Plan".

Council noted this day a report from the City Manager, dated March 11, 1977, in which the Director of Planning referred to his meeting with Ms. Dobrowolski and concluded with the following recommendation:

"THAT Council be requested to defer consideration of this matter until the proposed amendment to the Zoning and Development By-law for the Kitsilano "Conversion Area Plan" is dealt with and, in the meantime, hold off enforcement action."

The City Manager concurred in the above recommendation.

MOVED by Ald. Puil
THAT the recommendation of the Director of Planning, as contained in the City Manager's report dated March 11, 1977, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Trip to British Isles - June 1977, Grant Request

The Council noted a letter from the British Columbia Amateur Boxing Association requesting financial assistance in sending two athletes to England to compete against boxers in that country.

MOVED by Ald. Gibson
THAT the request of the British Columbia Amateur Boxing Association for a grant be denied.

- CARRIED UNANIMOUSLY

2. Cultural Advisory Committee

The Council noted the following letter, dated March 10, 1977 from the Mayor on the matter of a Cultural Advisory Committee:

"Cultural activities are an important part of the fabric of livability in any major city. In Vancouver cultural activities have reached a new dimension. They involve a great many people and talents. There is a large part of the population waiting to be reached. I think it is fair to say that there are real and tangible benefits which accrue to the total community through the encouragement of the arts and cultural activities. What is needed now, in my opinion, is the development of a policy for the encouragement of the arts, a policy relating to the funding of the arts by both private and public sectors of the community and a policy to define the proper role of the city government.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Cultural Advisory Committee (Cont'd)

I have spoken to many people about this subject and we recently held two meetings in which some thirty people from various areas of the cultural community participated. The following in brief appear to be conclusions which have a consensus.

1. Some kind of civic committee on the arts is needed. The feeling is that this committee should have input from members of City Council as well as citizens involved in the arts.

2. The committee should be structured either as -

   a) an autonomous civic committee with members of Council also serving;

   b) a special committee of Council with representatives of the cultural community serving as advisors and/or resource people.

3. An interim committee should be formed. Its job would be to recommend on the structure, purview and terms of reference for the permanent committee.

4. The interim committee should work under the auspices of the Mayor's Office.

5. The Social Planning Department, and Mr. Ernie Fladell in particular, should assist as co-ordinating staff along with the usual assistance from the City Clerk's Office.

6. The interim Arts Committee should be requested to report on its conclusions in a period of say, three months from the date of its inception.

7. The Mayor (or his Executive Assistant) and at least two Aldermen should be part of the interim committee. Two Aldermen should also likely continue in any permanent committee structure which is created.

8. The citizens who are appointed should have a wide experience and responsibility in the overall cultural community, that is, their involvement should not be a narrow limited one.

9. The interim committee should be comprised of about ten persons so that this would involve the appointment of eight additional persons in addition to the two Aldermen and the Mayor's representative.

10. It is felt that the establishment of a Cultural Foundation would be a good idea as a vehicle for the attraction of private and corporate funds by way of contributions.

Having in mind the above considerations, I would therefore RECOMMEND the establishment of an interim Cultural Advisory Committee along the above lines, with the Director of Social Planning being asked to recommend appointments for the consideration of Council and with the interim committee having the following terms of reference:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Cultural Advisory Committee (Cont'd)

1. Consideration of an appropriate permanent structure to act as an advisory body to the Council in terms of assistance and encouragement to the Arts.

2. Consideration of terms of reference for the permanent Committee, including a general outline of what elements should be considered in the development of an overall civic policy towards the Arts.

3. Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.

4. Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.

5. Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.

6. The Committee to provide an interim report for consideration by Council in three months from the date of its inception."

MOVED by Ald. Marzari
THAT the recommendations of the Mayor, as contained in his letter of March 10, 1977, be approved.

- CARRIED UNANIMOUSLY

3. Urbanart '77 - Grant Request

Under date of March 10, 1977, Urbanart '77 submitted a letter requesting a grant of $20,000 towards a project 'designed to create public awareness about downtown form and content and how this relates to people's lifestyles. The project will also deal with citizens' views and participation on building our city of the future.

MOVED by Ald. Brown
THAT this request be referred to the Director of Social Planning for report to the Finance and Administration Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 11, 1977

Works & Utility Matters
(March 11, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Watermain Installations - 1977 Capital Budget
Cl. 2: Approval for Sewer Separation in Area Tributary to North Arm Interceptor in Advance of 1977 Sewer Capital Budget Approval
Cl. 3: Alder Street Overpass - False Creek
Cl. 4: Tender Awards
Cl. 5: Display of Canadian Cancer Society Flags

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Tender Awards
(Clause 4)

MOVED by Ald. Brown
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Display of Canadian Cancer Society Flags.
(Clause 5)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager contained in this clause be approved and the request from the Canadian Cancer Society for monies to cover the costs of installing and removing the flags, in the amount of $400, be granted.

- CARRIED BY THE REQUIRED MAJORITY.

(Ald. Puil opposed)

Building and Planning Matters
(March 11, 1977)

Gasoline Retailing
(Clause 1)

In considering this clause, the Council noted a letter from Imperial Oil Ltd., dated March 10, 1977, commenting on the matter, and a letter dated March 14, 1977, from the Automotive Retailers Association providing additional information, and referring to Provincial legislation on gasoline retailing which is being considered.

MOVED by Ald. Harcourt
THAT this clause be referred to the Transportation Committee for consideration and report.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(March 11, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Metric Conversion Program for the City
Cl. 2: Grant Request - Vancouver Branch, American Theatre Organ Society
Cl. 3: Assessment Appeals
Cl. 4: Provincial Youth Employment Program - PYEP '77

Clauses 1 and 3.

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Vancouver Branch,
American Theatre Organ Society
(Clause 2)

MOVED by Ald. Bellamy
THAT, on the basis of the Theatre Manager's report, a grant of $8,500 be approved to the American Theatre Organ Society, Vancouver Branch, and that this amount be turned over to the City Architect to proceed with and complete the work on the organ hoist, with $500 being paid to the Society for the purchase of parts.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

Provincial Youth Employment
Program - PYEP '77
(Clause 4)

MOVED by Ald. Kennedy
THAT the City participate in PYEP '77 and, therefore, recommendations 'c' and 'd' of the City Engineer, as contained in this clause, be approved;

FURTHER THAT the Finance and Administration Committee establish the maximum City's costs.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(March 11, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Rental Review - Woodwards Overpass - Cordova Street
Cl. 2: Coffee Shop Lease Extension Public Safety Building, 312 Main Street
Cl. 3: Sale of Lot N/S Broadway between St. Catherines and Windsor Streets
Cl. 4: Acquisition of 2780 S.E. Marine Drive
Cl. 5: Sale of Lot S/S First Avenue between Cypress and Burrard Streets
Cl. 6: Burrard Street Widening - 1807 Burrard Street
Cl. 7: Demolition - 3225 Point Grey Road

Rental Review - Woodwards Overpass - Cordova Street (Clause 1)

Alderman Rankin queried whether the proposed rental reflects the current market value for retail space in this area. The Supervisor of Properties gave the rationale behind the proposed rental rate for this air space.

MOVED by Ald. Rankin,
THAT the Supervisor of Properties enter into negotiations with Woodwards Stores Limited for a rental rate for the Cordova Street overpass equal to 75% of the normal land lease rate for this area of the City.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Rankin opposed)

Clauses 2, 3, 4, 5, 6 and 7

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4, 5 and 6 be approved and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, March 3, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Proposal re Income Tax Returns
Cl. 2: Staffing of Cordova Lodge
Cl. 3: Meeting with Deputy Attorney-General re Juvenile Detention Facilities

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, March 3, 1977 (cont'd)

Meeting with Deputy Attorney-General re Juvenile Detention Facilities (Clause 3)

MOVED by Ald. Rankin,
THAT the Director of Social Planning, in conjunction with the Deputy Attorney-General, the Deputy Minister of Human Resources and the Vancouver Resources Board, report to the Community Services Committee on a youth services proposal.

- CARRIED UNANIMOUSLY

II. Report of Joint Meeting of Standing Committee on Transportation and the Board of Parks and Recreation, March 7, 1977

Stanley Park Roadway Widening Proposal (Clause 1)

Alderman Kennedy advised that the Park Board has requested an opportunity to meet with Council to discuss this matter.

MOVED by Ald. Harcourt,
THAT consideration of the Committee's recommendation be deferred pending an early meeting of Council with the Park Board.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, March 10, 1977

Liveaboard Marina, Proposed Alder Parking, Former Sigurdson Building - Area 6, False Creek (Clause 1)

MOVED by Ald. Harcourt,
THAT recommendations A to G of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Alderman Marzari, Chairman, Special Committee re Equal Employment Opportunities, March 14, 1977

Proposal for Survey of Racial Minorities (Clause 1)

MOVED by Ald. Marzari,
THAT Council approve the proposal of the Equal Employment Opportunities Committee for a racial minority survey including the method to be used to gather this information.

(Amended)

MOVED by Ald. Ford in amendment,

"subject to the employee number not being used".

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Alderman Marzari, Chairman, Special Committee re Equal Employment Opportunities, March 14, 1977 (cont'd)

Proposal for Survey of Racial Minorities (Clause 1) (cont'd)

The motion as amended and reading as follows was put and CARRIED:

"THAT Council approve the proposal of the Equal Employment Opportunities Committee for a racial minority survey including the method to be used to gather this information, subject to the employee number not being used."

(Alderman Kennedy and the Mayor opposed)

(Underlining indicates amendment)

MOVED by Ald. Gerard,
THAT the City employees' "Employment Health Record" be reviewed by the appropriate staff to delete all questions which are not germane to all employees.

(Referred)

MOVED by Ald. Harcourt,
THAT the above motion of Alderman Gerard be referred to the Standing Committee on Finance and Administration for consideration and report back.

- CARRIED UNANIMOUSLY

(The Mayor directed the City Manager to submit the required report to the Finance Committee.)

**(Report of Alderman Marzari is on file in the City Clerk's Office.)

RECOGNITION - Mr. L.E. Ryan

At this point in the proceedings, Council recognized Mr. Lorne E. Ryan, City Manager, who is retiring from the City's service on April 30, 1977.

Mr. Ryan, who was present in Council Chamber with Mrs. Ryan, was presented with a gold watch.

MOVED by Ald. Rankin,
THAT WHEREAS the City Manager, Lorne E. Ryan, joined the staff of the City of Vancouver's Electrical Department on January 2, 1946;

AND WHEREAS he advanced within the Department to the position of City Electrician in 1951, and occupied this position until 1965;

AND WHEREAS on February 1, 1965, he was appoined as Commissioner, Board of Administration;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

LORNE E. RYAN

sincere and grateful appreciation for his loyal and most efficient services to the City of Vancouver for 31 years.

- CARRIED UNANIMOUSLY

Following response by Mr. Ryan, Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:30 p.m., everyone present with the exception of Alderman Gibson (ill).

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DELEGATIONS

Development of Area 2, False Creek (North Side) - Marathon Development

Council on February 22, 1977, deferred consideration of a Manager's report dated February 18, 1977, for a report reference on Marathon Realty's development plans for the north side of False Creek. Also before Council for consideration was a Manager's report dated March 10, 1977, on Area 2 False Creek - Marathon Development.

The following City staff gave a report reference on the various aspects of the Marathon Development as it affects their departments:

Mr. D. Hickley, Assistant Director - Central Area

Mr. Eric West, representing the City Engineer

Mr. E.D. Sutcliffe, False Creek Project Manager

Mr. C. Fleming, Director of Legal Services

Mr. R. Spaxman, Director of Planning.

Particular reference was made by staff members to the income mix within the proposed development, public recreation areas and sale price of land for social housing.

Mr. D. Murray, Assistant General Manager Development, B.C. Division, Marathon Realty, addressed Council and filed a brief outlining the history of the project, phasing of development, Marathon's role in the development and non-market housing within the development.

Mr. John R. McLernon, Marathon Realty, also addressed Council with particular reference to the non-market housing.

MOVED by Ald. Ford,
THAT the Mayor, the Chairman of the Planning and Development Committee, City Manager and the Director of Planning meet with Marathon Realty to discuss the proposed development of Area 2 False Creek with particular reference to the following:

(a) assigned cost per dwelling unit

(b) definition of "reasonable" price

(c) social mix

(d) public recreation areas.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin in amendment,
THAT the words "the Standing Committee on Planning and Development" be inserted in place of "the Mayor, the Chairman of the Planning and Development Committee, City Manager and the Director of Planning."

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy and the Mayor opposed)

The amendment having lost, the motion by Alderman Ford was put and CARRIED.

(During discussion of the above matter, Alderman Puil left the meeting.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Abolition of)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Area East of Skeena Street North of East 5th Avenue)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575 AND OTHER SUNDRY ZONING BY-LAWS (Community Residential Facilities)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575
AND OTHER SUNDRY ZONING BY-LAWS
(Community Residential Facilities)
(cont'd)

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (RS-1A One-Family Dwelling District Schedule)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

6. BY-LAW TO CREATE A COMMISSION TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT consideration of this By-law be deferred to the next meeting of Council to permit Mr. G. Massey, Chairman of the Vancouver City Planning Commission, an opportunity to address Council.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (West 7' of Lot 20 except Right-of-Way of Vancouver and Lulu Island Railway Company, 16187-C, Block 268, D.L. 526)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 20 except the Right-of-Way of the Vancouver and Lulu Island Railway Company described in 16187-C, Block 268, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 30, 1976, and marginally numbered LF 8031, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes (West 7' of Lot 1, Block 268, D.L. 526)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 268, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 30, 1976, and marginally numbered LF 8032, a print of which is heretunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Harcourt were recognized by the Chair:

1. Mayor's Salary

MOVED by Ald. Harcourt,
THAT the salary of the Mayor be increased by six percent, retroactive to January 1, 1977.

(Notice)

2. Aldermen's Salaries

MOVED by Ald. Harcourt,
THAT the salaries of the Aldermen be increased by six percent, retroactive to January 1, 1977.

(Notice)

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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 15, 1977, adopted on March 29, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"The following installations are required to replace leaking steel mains:

PROJECT 704

Street	From	To
27th Avenue	Dunbar Street	Dunkirk Street
29th Avenue	Dunbar Street	Collingwood Street
29th Avenue	Blenheim Street	MacKenzie Street

Estimated Cost: $94,000

PROJECT 705

Highbury Street	29th Avenue	31st Avenue
33rd Avenue	Camosun Street	Highbury Street

Estimated Cost: $93,000

PROJECT 706

Blenheim Street	31st Avenue	38th Avenue
38th Avenue	Collingwood Street	Blenheim Street

Estimated Cost: $108,000

Approval for the following projects is requested in advance of the 1977 Waterworks Capital Program Budget approval.

Projects 704, 705 & 706 are part of our 1977 'Watermain Construction & Replacement' program under reference numbers 10-01-04, 10-01-05 and 10-01-06.

I RECOMMEND that construction on Projects 704, 705 and 706 (ref. nos. 10-01-04, -05, and -06 respectively) be approved in advance of the 1977 Waterworks Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Approval for Sewer Separation in Area Tributary to North Arm Interceptor in Advance of 1977 Sewer Capital Budget Approval

The City Engineer reports as follows:

"The 1977 Sewers Capital Budget has not yet been presented to Council for approval. However, in order to carry on with important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval for Item 3-03-01 of the 1977 Sewers Capital Budget, 'Sewer Separation in Area Tributary to North Arm Interceptor' in advance of approval of the 1977 Capital Budget.

Sewer separation work is required because the tidal influence from the Fraser River on the existing combined sewer systems in the area precludes other means of collecting sanitary sewage for disposal at the Iona treatment plant. This work must therefore be carried out in order to prevent the discharge of raw sanitary sewage directly into the Fraser River.

This particular project forms a specific part of the 1976-80 Capital Program for sewers as approved by Council on September 16, 1975. It also represents an extension of sewer separation work already carried out in the area along the Fraser River for pollution control reasons as part of the 1971-75 Capital Program for sewers.

The total estimated cost of this project is $800,000.

I RECOMMEND that $800,000 be appropriated for this project in advance of 1977 Sewers Capital Budget approval."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Alder Street Overpass - False Creek

The City Engineer reports as follows:

"The contract to construct the overpass north of Sixth Ave. between Birch and Alder Streets was awarded to A. R. Grimwood Limited by Council at its meeting of September 21, 1976. Work is now in progress.

The original design was done before any development proposals were known for the land at the north end of the bridge (Phase II of Area 6). The design called for retaining walls on the north side of the railroad tracks to keep the fill material in the approach ramps from spilling onto the railroad right-of-way.

At the time of tendering, the Development Consultant requested that portions of the retaining walls be deleted from the contract with Grimwood because some of them interfered with the development plans of Phase II and there was the opportunity of a substantial cost-saving if the walls of a proposed underground parking garage were incorporated into the bridge retaining walls.

The False Creek Development Consultant has recommended, in a report to be dealt with by the Planning and Development Committee on March 10, 1977, that the proposed parking garage not be built. Accordingly, the retaining wall will have to be constructed as originally planned, with input from the Phase II design now in progress.

The cost for this portion of the work is estimated to be $130,000 of which the City's share is about $19,500 (15%) with the remainder coming from the railway grade crossing fund. The Grimwood contract was for $514,060, which was 12.3% lower than the next low bid and was based on 1976 prices. They have agreed to do this additional work for their unit prices bid plus 12%. This is considered to be a reasonable increase as the price of concrete and reinforcing steel increased substantially on January 1, 1977 and other cost increases that will affect this work will come into force prior to completion. Further, even with the increase, Grimwood's prices will still be lower than the next low bid for tendering that took place in August, 1976.

It is unlikely that tendering this work would produce lower unit prices, and tendering would delay the structural work, the paving, the lighting and the landscaping. This delay could in itself result in increases.

There are adequate funds appropriated in account 316/2646 and the representative of the Canadian Transport Commission indicates that this contract extension would be acceptable to them.

Therefore, I RECOMMEND that:

Construction of the retaining wall north west of the Birch-Alder Overpass be awarded to A. R. Grimwood Ltd. as an extra to Contract 763.

Unit prices for this portion of the work to be increased by 12% over those bid by Grimwood in August 1976.

The City Engineer be authorized to sign requisite documents on behalf of the City."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

INFORMATION:

4. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

3 Factory Built Sewage Pumping Stations
Two-way mobile radio equipment for City Works Dept. & Boards
Two-way radio equipment for Police Dept.
Policemen's and Firemen's Shirts

Clause 4 Cont'd

Carpet for Q.E. Theatre & Playhouse
Oxfords & Boots - Policemen & Firemen
Supply & Delivery of Copper Water Tube
Supply & Delivery of 4", 6", 8" & 12" Ductile Iron Pipe (Special Joints)
Laser Unit for Surveying Sewer Pipe Construction

The City Manager submits the foregoing report of the Purchasing Agent for the INFORMATION of Council.

RECOMMENDATION AND CONSIDERATION:

5. Display of Canadian Cancer Society Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Cancer Society pointing out that the month of April has been proclaimed Cancer month in Canada and requesting permission to fly Canadian Cancer Society Flags on the City's six flag islands during that month. The Society also requests that the City pay the costs of installing and removing the flags.

City staff can do the work, and the estimated cost is $400.

I RECOMMEND that permission be given to install flags on the six flag islands, during the month of April 1977, and

I submit for Council's CONSIDERATION the request from the Canadian Cancer Society for a grant from the City to cover the costs of installing and removing the flags (estimate $400)."

The City Manager RECOMMENDS approval of recommendation and submits the request for a grant for Council's CONSIDERATION.

(NOTE: Requires eight affirmative votes.)

FOR COUNCIL ACTION SEE PAGE(S) 411

BUILDING & PLANNING MATTERS

CONSIDERATION

1. Gasoline Retailing

The Director of Planning reports as follows:

"The purpose of this report is to inform Council of trends in the gasoline retailing situation since enactment in June 1975 of the Licensing Bylaw No. 4450 to regulate the number of self-service gasoline stations in the City. It also suggests a procedure to deal with what many consider to be an undesirable change in the distributio of stations.

Current Regulation

Bylaw No. 4450 regulates the number of self-service stations by establishing a list of approved locations. New self-service stations may be established only by Council amendment of this list. The transfer of self-service status from one location to another also requires Council approval. When enacting Bylaw No. 4450, Council also established a policy guideline that the number of self-service stations affiliated with any one oil company shall not exceed 15% of total stations carrying that company brand as of April 8th, 1975. The base number of stations was established at a specific date so that oil companies would not be forced to keep open marginal full-service stations in order to maintain the 15% self-service ratio. That is, reduction in the total number of stations after April 8th, 1975 would have no effect on the number of self-serves permitted.

It is important to note that the 15% limitation is only a policy guideline. It is not part of the bylaw and, therefore, has no legal standing. Council need only consider that percentage limitation along with other concerns when deciding on whether or not to amend the list of approved self-service stations.

Trends Since 1975

The gasoline retailing situation over the period April 1975 to March 1977 is detailed in the table on the next page. The table illustrates that as a percent of the 1975 base there has been little change in the self-service situation since we last reported in April of 1976. All companies, except three, have maintained a constant percentage. The three exceptions are: (1) Merit Oil, which has increased its self-serve proportion several fold, though it is still relatively insubstantial in terms of its total market share; (2) Imperial Oil, which has averaged out its proportion of self-serves subsequent to its merger with Home Oil; and (3) Texaco, which has slightly reduced its proportion of self-serves through closures. The various changes among the three companies balance out, so that the percentage of self-serves for all companies remains constant from 1976 at 23% of the 1975 base, 5% more than existed when the bylaw was enacted.

However, as a percentage of total stations existing in 1977, the self-serve situation looks somewhat different. Comparing 1977 to 1975, we note that Imperial Oil, for example, has moved from 12% of its total existing stations in the self-serve category to 37%. Similarly, Texaco has moved from 33% to 41%, Gulf from 10% to 23%, and Shell from 26% to 37%. The reason for these marked changes is, of course, the closure of a substantial number of pre-existing full-service stations, some 72 in all over the two year period. Unfortunately, we do not know what proportion of these closures is due to a shift to self-service retailing and what proportion is due to other economic and marketing conditions. We do know that a substantial proportion of the Imperial closures is apparently the result of its merger with Home Oil, which created a number of redundant stations.

Cont'd . . .

Clause #1 continued:

RETAIL GASOLINE STATIONS
CITY OF VANCOUVER
APRIL 1975-MARCH 1977[1]

	APRIL 8, 1975			APRIL 1976		MARCH 1977				
	Total	Self Serve	%	Self-Serve	%	Total	Change Since 1975	Self-Serve	% of 1977 Total	% of 1975 Total
Standard Oil	70	17	24%	17	24%	62	- 8	17	27%	24%
Merit Oil	3	1	33%	1	33%	5	+ 1	4	80%	133%
Shell Oil	46	12	26%	15	33%	40	- 4	15	37%	33%
Mohawk Oil	7	1	14%	2	29%	7	0	2	28%	29%
Gulf Oil	57	6	10%	9	16%	38	-19	9	23%	16%
Pacific Petroleum	9	1	11%	1	11%	8	- 1	1	12%	11%
Husky (formerly Union)	6	0	-	0	-	6	0	0	-	-
Woodwards	2	0	-	0	-	2	0	0	-	-
Imperial Oil (Esso)	40	5	12%	11	27%	32	-34	12	37%	18%
(Home)[2]	22	1	4%	1	4%					
Texaco	39	13	33%	15	38%	29	-10	12	41%	30%
Turbo	3	0	-	0	-	0	0	0	-	-
Pay'N'Save	5	0	-	0	-	7	+ 2	0	-	-
Econo (subsidiary of Imperial Oil)	6	2	33%	2	33%	7	+ 1	2	28%	33%
	315	58	18%	74	23%	243	-72	74	30%	23%

[1] based on information supplied by individual oil companies

[2] merged with Imperial during 1976

The Problem and Towards a Solution

Many members of the community are quite concerned about the present gasoline retailing situation for at least three reasons: (1) the apparent reduction in competition (self-service stations tend to be generally owned and operated by major oil companies, while full-service facilities are more likely to be operated by independent retailers); (2) the potential reduction in the level of automobile maintenance resulting from the reduced availability of full-service facilities and the consequent lessened frequency of regular service checks; (3) the possible loss of jobs for service station employees. The independent service station operators, as represented by the Automotive Retailers Association, are, of course, especially worried as their livelihood appears to be threatened by what they perceive to be short-term price competition from company-operated self-serves.

Cont'd . . .

Clause #1 continued:

If Council wishes to do something about the present situation, there are a number of legislative options open. Council may wish to, for example, reduce the list of approved self-service stations, adopt a floating base for the calculation of percentages rather than a fixed base year, or outlaw self-service facilities altogether either through the Licensing Bylaw or the Zoning Bylaw. Several other options are discussed in the Planning Department report, 'Self-Serve Gasoline Retailing in the City of Vancouver,' February 1975 (on file in the City Clerk's office).

All these legislative options, however, involve considerable costs: to the oil companies in the maintenance of marginal full-service stations or in capital loss due to de-licensing of present self-serve facilities; to the independent operators, who are still likely to face heavy competition from self-serves outside the City; and to gasoline consumers who seem to prefer the choice and potential savings provided by the availability of a self-serve option.

The Director of Planning believes the complex trade-offs of costs and benefits in this matter to be beyond the capability of simple municipal legislation to control adequately. He further believes that a voluntary solution to the perceived problems would be administratively and philosophically preferable to heavy-handed regulation. Unfortunately, additional legislation may be necessary if the present worrisome situation is not demonstrably improved.

Noting the possibility of much harsher legislation he, therefore, RECOMMENDS that Council appoint a sub-committee of its members, charged with the responsibility of meeting with representatives of the oil industry, the Automotive Retailers Association, and consumers' organizations. The four groups would then jointly report back in three months' time on the feasibility of a voluntary strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 411

Manager's Report, March 11, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Metric Conversion Program for the City

The City Engineer reports as follows:

"In 1970 the Federal Government made a commitment for everyone in Canada to convert from British units to metric or Système International (S.I.) units.

Some areas affecting the City are scheduled for conversion in 1977 and 1978. Attached is a partial list of target dates of conversion relevant to the City. The three areas which will be of greatest concern in 1977 are: conversion of map standards, conversion of speed and distance signs, and conversion of legal property descriptions. Some preliminary planning and budgeting for these items have been done but very little progress has been made towards making the conversions.

A Federal conference was recently held in Toronto to discuss the situation of the municipalities and provinces in the conversion process. Most commercial and industrial fields of activity have been actively planning for conversion under one or more committees representing sectors of the economy, and arranged by the Federal Government to aid organizations to convert. The concerns of municipalities and public works in general have been left to each province to coordinate; this Federal conference was the first attempt to coordinate municipal concerns.

I attended the conference and found that Vancouver is not pursuing metrication as aggressively as other areas in Canada. To expedite planning, training and budgeting for metric conversion I have been appointed the Metric Coordinator for the City by the City Manager. In this role the Engineering Department will liaise with Federal and Provincial departments and coordinate the metric conversion activities through a Metric Conversion Committee consisting of senior representatives of all civic departments.

Members of this committee will develop conversion plans for their civic departments, develop conversion budgets, and schedule training and educational seminars where necessary. It is anticipated that metric conversion may provide an opportunity to improve some outdated methods and procedures where they may occur. Rather than go through a translation process, converting everything from its current state to the direct metric equivalent, it may be possible to eliminate redundant standards and records while converting to the metric system. Within the Engineering Department, and possibly other departments, the approach will be to have staff do a critical evaluation of their information needs and recommend possible improvements when the change of measurement standards takes place. When the plans for conversion have been developed by each department, a comprehensive plan and budget for conversion for all departments will be prepared and reported to Council. If necessary, a partial plan and budget may have to be prepared for 1978.

It is apparent from our preliminary experience with metrication that existing staff require considerable time to plan, prepare and convert to metric conventions. To minimize the interference with regular staff operations, it is proposed to create a new temporary position to assist staff in preparing for metric conversion.

Five basic functions would be associated with this position: development of a metric training program, location and dissemination of metric information to all departments, liaison with Federal, Provincial and other municipal metric conversion organizations, development of methods for organizing conversion and analyzing operations in each branch of the City, and determination of the need for a public relations program for metrication in the City.

Special staff training in the use of metric terms may be required particularly in technical areas where familiarity with a great diversity of units is required. Location and dissemination of all information on metrication for all departments will require continual discussions with the several industrial committees and liaison with various Provincial and Federal committees. It is expected that information on problems and solutions experienced by other municipalities will also assist Vancouver in converting.

Cont'd . . .

Clause #1 continued:

Development of a simple, general approach to organizing for conversion is required at the Division and Branch level. If the potential benefits of metrication are to be realized, a program of systematic critical evaluation of all Branch activities involving measurements and measurement records will have to be developed for use by regular operating branch staff. It may also be important to consider the impact of municipal metric conversion on the citizen using municipal services so potential public relations problems will have to be identified. Because of the analytic content of most of these activities, it is expected that the position should be at approximately a Civil Engineer I level, subject to classification by the Director of Personnel Services.

I estimate that this additional position will be required for approximately four years.

Estimated costs for salary, fringe benefits and office furniture for this position are:

	1977	Subsequent Years
Civil Engineer I (subject to Personnel classification) 9 months in 1977 @ $1,546	$13,914	$18,552
Fringe Benefits @ 12%	1,700	2,200
Office Furniture (desk, chairs, table, calculator)	950	-
	$16,564	$20,752

The Comptroller of Budgets and Research advises that these costs can be included in the 1977 Revenue Budget if Council approves this report.

I RECOMMEND that one additional C.E. I position be created in the Engineering Department to assist me in co-ordinating the conversion to metric, with the classification subject to approval by the Director of Personnel Services."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION

2. Grant Request - Vancouver Branch, American Theatre Organ Society

The Manager of the Queen Elizabeth Theatre reports as follows:

"The following letter has been received from the Vancouver branch of the American Theatre Organ Society:

> 'The Wurlitzer Organ in the Orpheum is a very fine instrument. Our Society members are willing to restore it to top playing condition and to maintain it as our contribution to the Orpheum and to the City of Vancouver, all at no charge.
>
> In return, we agree that we will have permission for our members to practise on the organ at times suitable to the management, paying a nominal fee per hour. These fees will be accumulated in a fund from which will be disbursed monies to pay for upkeep parts. Our services will be at no charge.
>
> We are told that the cost of renewing the hoist and reconditioning the organ will be $11,500, of which $500.00 is needed for organ parts.'

Cont'd . . .

Clause #2 continued:

> We request a grant of $11,500 to complete this work. When the organ is ready in June of this year, we will rent the Orpheum and put on a series of organ concerts, the proceeds of which will be returned to reimburse the City for the grant.
>
> Signed "Ken Hodgson"
> American Theatre Organ Society, Vancouver Branch

The Civic Theatres Board had applied to the Provincial Secretary for a grant of $3,000 towards this project, and such a grant has now been received. Consequently, the request of the Society for a grant from the City can now be reduced to $8,500.

If Council approves such a grant, it is recommended that it be turned over to the City Architect to proceed and complete the work on the organ hoist with $500.00 going to the American Organ Society for the purchase of parts.

I also propose that proceeds from the sale of souvenir programs on the opening day of the Orpheum will be used to provide seed money for the promotion and production of the fund-raising organ concerts, under the direction of the Theatre Manager and Mr. Hugh Pickett of Famous Artists Ltd. Proceeds from the concerts would be returned to the general revenues of the City, up to the $8,500 grant.

The nominal fee for practice time should be reviewed on an annual basis.

The impetus for saving the Orpheum came from many sources, including organ enthusiasts. Council determined that the organ be saved, but set aside no money for its restoration. The offer of the American Organ Society amounts to many man-months of skilled volunteer labour."

The City Manager submits the grant request for Council's CONSIDERATION.

RECOMMENDATION

3. Assessment Appeals

The Director of Legal Services submits the following report:

> For the past several years there has been a difference of opinion as to whether or not certain stevedoring companies are "occupiers" of Crown land as that term is used in the Assessment Act. For the year 1977 it is my opinion that Empire Stevedoring is the "occupier" of Vanterm Docks, and that Casco Terminals is the "occupier" of Centennial and Ballantyne Piers. Unfortunately this opinion is not shared by the Supreme Court of British Columbia, but in view of the very large amount of money involved, and the continuing nature of this problem, we intend to bring the matter at least to the British Columbia Court of Appeal.
>
> Naturally the 1977 Court of Revision was not prepared to decide the issue contrary to the outstanding decision of the Supreme Court and, accordingly ruled that these two companies were not occupiers of Crown property. In the event that we are success-

Clause #3 continued:

ful in the Court of Appeal it is imperative that we keep the 1977 assessments alive. Accordingly, I would recommend that Council instruct me to appeal the 1977 Court of Revision decision respecting the question of whether or not Empire Stevedoring Co. Ltd. and Casco Terminals Limited are the occupiers of Vanterm Docks and Centennial and Ballantyne Piers, which are all owned by the National Harbours Board.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION AND RECOMMENDATION

4. Provincial Youth Employment Program - PYEP '77

The City Engineer reports as follows:

"The Provincial Department of Labour has announced its Provincial Youth Employment Program for 1977 (PYEP '77).

Last year the program was oriented towards high school and university students only. This year 50% of the job opportunities are to be made available for high school students; the balance are to be for unemployed youth between the ages of 15 and 24 with special consideration being given to the disadvantaged. In 1976 the City hired approximately 50 students under the Provincial Government program.

PYEP '77 - SUMMARY

(a) High School students are to be hired for July and August.

(b) Unemployed youth are to be hired from May to August inclusive.

(c) The Province will pay -

....$22.50 per student per working day.

....4% holiday pay on the total gross salaries reimbursed.

(d) The City must pay -

....any salary or wage in excess of the Provincial subsidy, i.e. Union rate differential.

....fringe benefits (8% approximately)

....4% holiday pay on the difference between the Union wage rate and the Provincial subsidy.

....all other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board or Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate Union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rate. Typical examples are as follows:

	Monthly Wage (1976) Incl. Fringe	Provincial Subsidy	City Cost	
Clerk Typist I	$730	$515	$215	29%
Clerk III	$1060	$515	$545	51%

Cont'd . . .

Clause #4 continued:

Director of Finance's Comments:

The following information is reported to City Council regarding the City's involvement (City's share of costs) in Federal and Provincial Employment projects since 1975.

	1975	1976	1977
1974/1975 L.I.P.	$165,030	-	-
1975/1976 L.I.P.	21,217	$193,125	
1976/1977 L.I.P.		32,000	$221,630
1975 S.W.I.M. Project	54,091		
1976 Student Summer Program		40,363	
Phase I Canada Works & Young Canada Works			200,000 (1)
	$240,338	$265,488	$421,630

(1) Approved by Council as maximum amount of City share on January 25, 1977.

City Council while considering this report is reminded that:

1) The City is faced with limited Capital funds due to the defeat of the majority of the Five Year Plan and Council is faced with hard decisions on priorities for the 1977 Supplementary Capital program.

2) Any funds approved for this program will have to be added to the 1977 Revenue Budget.

3) The subsidy provided by this Provincial Program (PYEP '77) is approximately 75% that contributed by the Federal Young Canada Works Program.

Timing and Procedure

Information on PYEP '77 has been distributed to all Departments and they are preparing proposals.

If Council favours participation in PYEP '77, it is recommended that the Standing Committee on Finance and Administration be authorized to review the Departments' proposals for report back to Council on March 29.

It is suggested that Council may, for the guidance of the Committee, establish a maximum City's cost.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

a. The question of whether the City will participate in PYEP '77.

b. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that:

c. If the City is to participate, the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects.

d. The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

The City Manager directs Council's attentions to considerations (1), (2) and (3) in the comments of the Director of Finance.

When Council approved the participation in the Canada Works and Young Canada Works programs, Council was informed that better subsidies were available for these programs than for PYEP. It is

Cont'd . . .

Clause #4 continued:

my understanding that the relatively large budget approved for Canada Works was on the assumption that Council would not participate in PYEP.

In view of the $421,630 already committed in the 1977 Budget for this year's L.I.P. and Canada Works programs, the City Manager RECOMMENDS that the City not participate in the PYEP '77.

If, however, Council does decide to participate, the City Manager submits item (b) for CONSIDERATION and RECOMMENDS that items (c) and (d) in the City Engineer's report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 412

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - Woodwards Overpass Cordova Street

The Supervisor of Properties reports as follows:

"City Council on January 12, 1970, authorized the City Engineer and Director of Legal Services to enter into a satisfactory lease agreement with Woodwards Stores Limited for the space occupied by its structure over Cordova Street.

The rental was set at $1.00 per square foot for the area occupied and the rental to be reviewed at the start of each succeeding five (5) year period.

On completion of the structure the lease was drawn in accordance with Council's instructions and the effective date was set at January 1, 1972.

Negotiations have been in progress with Woodwards Stores Ltd. since October 1976 in an effort to arrive at a mutually satisfactory rental.

Woodwards representatives have now agreed to accept a rental increase from the present $9,461.00 per annum to $22,990.00 per annum. The Lessee pays an amount in lieu of improvement taxes in addition to the basic rent.

This increase is considered to be satisfactory for the airspace occupied and reflects market rental value in this area.

It is recommended that the Supervisor of Properties be authorized to increase the rental of the subject area to $22,990.00. All other conditions of the lease to remain the same. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Coffee Shop Lease Extension
Public Safety Building, 312 Main Street

The Supervisor of Properties and Director of Legal Services report as follows:

"On February 8, 1977, Council directed that this lease be renewed for a period of one year "plus a one year option to renew by mutual agreement". Since the instruction was to have the option to renew by mutual agreement, there is no certainty to the Lessee that he will secure the renewal. Accordingly, the Lessee does not wish to carry out $3,400 worth of renovations without the certainty of a two-year lease. In light of this development, the Police Department is now prepared to have the lease be for a definite two-year term.

It is now recommended that the new lease be for a definite two-year term."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the Director of Legal Services be approved.

Cont'd.....

3. Sale of Lot situated North side of Broadway between St. Catherines & Windsor Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase by the abutting owner has been received by the Supervisor of Properties as a result of the City's call for tenders advertized under the authority of the Property Endowment Fund Board. The proposal is to consolidate the following lot and the abutting lot 17, except the east 9 feet which is 24' x 122' and develop some form of multiple low-cost accommodation.

The offer & proposal is considered favourable & is hereby recommended for acceptance.

Lot 18, Block 116, D.L. 264A, Plan 899 & 1771 - Zoned RM3-A

Name	Approx. Size	Sale Price	Terms
Goodrich Realty Corp.	33' x 122'	$36,200.00	City terms @ 11%

Conditions

1. Subject to consolidation with adjoining Lot 17.

2. Subject to bulkhead agreement as site is above lane level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Acquisition of 2780 S.E. Marine Drive

The Supervisor of Properties reports as follows:

"Reference is made to Item 4, Property Matters, February 20, 1976 confirmed by City Council on February 24, 1976, approving the acquisition of the property legally described as Block 66 W½, D.L.'s 258 and 329 and known as 2780 S.E. Marine Drive.

This property is improved with an old delapidated dwelling part of which was occupied by an employee of the previous owner. The property was purchased for land value alone and as the dwelling which is vacant has been vandalized and is a hazard in its present condition it is proposed to demolish said dwelling and clear the site.

It is recommended that the Supervisor of Properties be authorized to arrange for the demolition and clearing of the site chargeable to Code #5927/9820 (Property Endowment Fund Acquisition). "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

5. Sale of Lot Situated South Side of First Avenue between Cypress and Burrard Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertized under the authority of the Property Endowment Fund Board. The offer is considered favourable and is hereby recommended for acceptance.

Lot C, Block 217, D.L. 526, Plan 16572 - Zoned C3-A

Name	Approx. Size	Sale Price	Terms
Mrs. Annette Kehler	86' x 117'	$240,000.00	City Terms @ 11%

Lot is improved with a cement block building of approximately 400 square feet, balance of lot is blacktopped. Site is currently rented on month to month basis @ $350.00 per month plus taxes.

Conditions

1. Sale is subject to existing tenancy.
2. Sale is subject to Restrictive Covenant which prohibits the sale of gasoline or other petroleum products."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Burrard Street Widening - 1807 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to Item 2, Property Matters, January 14, 1977 confirmed by City Council January 18, 1977, authorizing the Supervisor of Properties to continue negotiations with the owner of the above property for a portion of his property which is required for Burrard Street widening. A portion of Lot 20, Block 227, D.L. 526, Plan 590 as shown on plan of subdivision marginally numbered LE 4494 is required for road purposes.

Lot 20 and abutting Lots 17, 18 and 19, which are under one ownership, are improved with a single-storey, non-basement, reinforced concrete and concrete block office and warehouse building, constructed in 1951. Some additions and renovations have been made since the original date of construction and generally the building is in good condition.

The portion of the property required for road widening is irregular in shape measuring 14' at one end and 17.89'± at the other end with a length of 120'. This will necessitate the removal of a portion of building measuring 7'± at one end and 11.08'± at the other end, with a length of 120', the construction of a new wall including front entrance steps and feature walls to blend with the existing building and interior alteration work involving the relocation and redesigning of fourteen private offices, most of the general office and the reception area. In order to do this work it will be necessary to temporarily relocate a staff of 35 employees at an alternate building for a period of six months.

Cont'd.....

Clause #6 continued

Following further negotiations with the owner he has agreed to sign the subdivision plans conveying the aforementioned widening strip to the City on the following basis:

1. City to pay cash compensation in full settlement of all claims respecting the loss of land, part of building, disruption, etc. $275,000.00

   Less:

   Amount paid to Mr. Dion Hamer, Architect, for professional services rendered to date in regard to necessary alterations and renovations to the building (Architect fees-City's Share) $ 12,878.50

   $262,121.50

2. On receipt of payment of the said amount of $262,121.50, the owner also undertakes to assume responsibility and all the costs for alterations, renovations, etc. in connection with restoring the building at the new property line.

3. Owner to provide vacant possession of the widening strip on or before May 31, 1977.

It is noted that new cladding will be placed on the existing wall on 2nd Avenue to blend in with the new wall on Burrard

Street. This means that there will be an encroachment of approximately three inches on 2nd Avenue. As part of the overall settlement it is proposed that the City grant an encroachment agreement for the life of the building at no cost to the owner to validate this encroachment. The City Engineer concurs in this proposal.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LE 4494 on the foregoing basis, chargeable to Code #146/5921 (Burrard Street Widening Acquisition Fund). "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

INFORMATION

7. Demolition - 3225 Point Grey Road

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder
3225 Pt. Grey Rd.	Pt. Grey Road Development Scheme	Phillip J. Blackall

City to Pay	Code No.
$2,220.00	4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 413

B

MANAGER'S REPORT

March 10, 1977

TO: Vancouver City Council

SUBJECT: Area 2, False Creek - Marathon Development

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"At the request of the City Manager, this report covering all aspects of Marathon's development in Area 2, False Creek, is submitted for information. The report has 8 sections, ranging from rezoning of the False Creek in 1974 to the current development permit application. Appendix A is a summary of the contents of each section. Each secion will be verbally presented by City Staff and Marathon representatives."

Section	Subject	Documents attached	Verbal Report by:	
1.	Introduction Rezoning from Industrial to Comprehensive Development District	Zoning Amendment By-law	Ray Spaxman	
2.	Basin-wide Policies & Guidelines	False Creek Official Development Plan By-law	Don Hickley	8 mins.
3.	Development Plan for Area 2 4 neighbourhoods	Area Development Plan for Area 2 By-law	Don Hickley	
4.	Coopers Court Neighbourhood -stage 1 residential development	Marathon's publicity brochure	Don Murray	3 mins.
5.	Agreement between City and Marathon	Letters by Mayor Arthur Phillips & Mr. John McLernon of Marathon	Don Hickley Charles Fleming Stan Townsend	8 mins. 8 mins. 8 mins.
6.	Formal Master Agreement	Legal document (not attached verbal report)	Don Murray	8 mins.
7.	Outstanding issues to be resolved before development permit for stage 1 is issued	Development Permit Board minutes		
8.	Outstanding Issue-Social/Income Mix	Letter from Mr. Gordon Campbell of Marathon	Don Hickley Don Murray Doug Sutcliffe	4 mins. 4 mins. 4 mins.

The City Manager submits the foregoing report for the INFORMATION of the City Council.

FOR COUNCIL ACTION SEE PAGE(S) 416

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

MARCH 3, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford

ABSENT: Alderman Gerard
Alderman Marzari

ALSO PRESENT: Mayor Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Proposal re Income Tax Returns

The Committee had before it for consideration a letter dated February 9, 1977 from the Downtown Eastside Residents' Association which proposed that a non-profit agency be established which could not only fill out income tax returns for the public but also provide loans against the income tax return.

A representative of D.E.R.A. advised the Committee similar organizations are operating successfully in Winnipeg and Edmonton utilizing volunteer workers and one or two paid staff employees.

In the Prairie City operations, financing is provided by a credit union and experience has shown there is minimal financial loss incurred in such operations.

The D.E.R.A. spokesman suggested the City Social Planning Department should investigate the feasibility of such operation being established in Vancouver.

Mr. Martin Draper, a branch manager for The Royal Bank, advised the Committee he has looked into this type of income tax loan operation and, in response to a question from the Committee, indicated the Royal Bank may be interested in providing loans for such an operation but that it could not provide funding for salaries for any employees of an income loan operation. During discussion, the Chairman pointed out the Consumer Action League presently offers free assistance with income tax returns for senior citizens and low income people, and it was suggested this organization should be contacted regarding the possibility of a tax loan operation.

Following discussion, it was

RECOMMENDED

THAT the City Manager discuss with the Downtown Eastside Residents' Association, Mr. Martin Draper of The Royal Bank, and consumer groups the feasibility of establishing a non-profit income tax loan operation similar to those operating in Edmonton and Winnipeg, and report back to the Community Services Committee within three months.

Continued . . . .

2. Staffing of Cordova Lodge

The Community Services Committee, on January 27, 1977, passed the following recommendation:

"THAT the City Manager report to the Community Services Committee at the end of February 1977 on the staffing of Cordova Lodge and at the end of April on the tenancy at Cordova Lodge."

The Committee had before it for consideration a Manager's Report dated March 1, 1977 (copy circulated) in which the Director of Personnel Services advised that 16 of the 19 staff positions at Cordova Lodge have been filled, leaving three vacancies as of March 1, 1977.

Representatives of the Personnel Department appeared before the Committee on this matter and the Committee concluded the department has substantially fulfilled its obligation to fully staff Cordova Lodge.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated March 1, 1977 be received.

3. Meeting with Deputy Attorney-General re Juvenile Detention Facilities

The City's Family Court Committee appeared before the Community Services Committee on three occasions in 1976 to outline a number of concerns over the condition and operation of the juvenile detention home at 2625 Yale Street. The Committee consequently resolved to seek a meeting with the Attorney-General.

Appearing before the Committee this date for the Attorney-General were Deputy Attorney-General David Vickers, and Commissioner of Corrections, Dr. John Ekstedt.

Also appearing were Mr. Anthony Mears and members of the Family Court Committee to speak to a brief dated February 23, 1977 (copy circulated) which summarized their concerns.

Mr. Mears told those present that the condition and operation of the family and juvenile courts at 2625 Yale Street is chaotic and appears to be getting worse.

Mr. Mears reviewed the Family Court Committee brief, pointing out that it is impossible to acquire the services of Probation Officers at night when they are most needed, that family and juvenile court prosecutors should be assigned for at least one year to family and juvenile court work, that the two holding cells at the juvenile court are completely inadequate, have no ventilation, and that often juveniles have to be handcuffed in the hallway.

Other members of the Family Court Committee reported that two weeks ago there were 13 juveniles handcuffed in the hallway, that it is difficult to view prisoners in the holding cells, and that there are no toilet facilities for prisoners.

Continued . . . .

Clause No. 3 Continued

The Family Court Committee also reported that the handling of juveniles sometimes appears to be inappropriate, citing an example of two 16-year old juveniles with convictions for armed robbery who were given 35 cents each, released and told to return to their home city of Edmonton. These youths should have been escorted to Edmonton, the Family Court Committee said.

Members of the Community Services Committee advised the Attorney-General's delegation that they share the concerns of the Family Court Committee and indicated conditions at the family and juvenile court have been inadequate for many years. Members of the Committee urged that probation staff be assigned to work nights and that prosecutors be assigned for one or two year terms in the family and juvenile court, and that such prosecutors should be paid at least as much as a police constable.

The Attorney-General's representatives were told the family and juvenile court building should be replaced with a new facility.

The Deputy Attorney-General admitted the condition of the building is poor, a new structure is required, and that a new building is high on his department's priority list for capital projects. It was also indicated there are some plans for improving the holding facilities but no date was given as to when this might take place. He pointed out that in the past 2½ years, probation staff has been increased just over 60% and that he would investigate whether probation officers could be assigned to night duty.

The Deputy Attorney-General asked whether the City would lend its support to a proposal to locate additional family and juvenile court facilities in the Provincial Government's block 71 project now under construction in downtown Vancouver.

The Director of Social Planning suggested that the City should work in co-operation with the Provincial Attorney-General's Department on juvenile delinquency problems in general and formulate a new approach to juvenile delinquency.

The Mayor reminded the Committee that there had been a special committee investigating the various problems of youth in the City and suggested the Director of Social Planning prepare a report for the Community Services Committee on the work of that committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager review the work of the City's special committee on youth and report to the Community Services Committee.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 413 & 414

SPECIAL JOINT MEETING

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION
AND
BOARD OF PARKS AND RECREATION

March 7, 1977

A Special Joint Meeting of the Standing Committee of Council on Transportation and Board of Parks and Recreation was held on Monday, March 7, 1977, at approximately 3:35 p.m. in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt
	Commissioner I. Bain Commissioner R.T. DuMoulin Commissioner M.A. Fowler Commissioner R.G. Fraser Commissioner A.J. Livingstone
ABSENT:	Alderman H. Rankin Commissioner E.M. Atkinson Commissioner G. Wainborn
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION:

Stanley Park Roadway Widening Proposal

City Council at its meeting on February 22, 1977, when considering a report of the Standing Committee on Transportation dated February 17, 1977, dealing with a proposal to widen the Stanley Park Causeway resolved:

> "That prior to the joint Council/Park Board public meeting the Standing Committee on Transportation and appropriate City officials meet with the Park Board to discuss the original proposal and alternative options for provision of an emergency access strip in the Stanley Park roadway widening proposal."

The Chairman made reference to a communication dated March 4, 1977, (circulated) from Vancouver City Planning Commission requesting the joint meeting also consider the following resolution approved by the Commission at its meeting on March 2, 1977:

> "That in view of the concern felt that the park entrance and access has been subverted to the demands of North Shore traffic, the Vancouver City Planning Commission recommends that in conjunction with any further park encroachments a separate and well defined entrance which reflects the importance and nature of the park should be provided."

The Chairman pointed out the joint meeting had been convened for a specific purpose and its terms of reference had been clearly defined by Council; therefore he had no option but to rule against consideration of the Planning Commission's request at this time. In any event, the design of the entrance to Stanley Park was an integral part of a Master Study on the Harbour Park site presently being prepared by Planning, Engineering and Finance staff.

The proposal to widen the Causeway, contained in a Manager's Report dated January 18, 1977, was considered by City Council on January 25, 1977, at which time it was resolved Council and Park Board jointly sponsor a Public Meeting to provide an opportunity for citizen input on the proposal. Subsequently, Park Board indicated its opposition to a fourth traffic lane in a communication to Council dated February 9, 1977, stating the Board was not prepared to accept the proposal as presented. The aforementioned documentation is on file in the City Clerk's Office.

Cont'd . . .

Stanley Park Roadway
Widening Proposal (Cont'd)

Present for the discussion were representatives of the Provincial Ministry of Highways and Public Works, Planning Commission, B.C. Hydro Transportation Division and officials of Park Board and City Engineering and Planning Departments.

Mr. E.E. Readshaw, Director of Design and Surveys, Ministry of Highways, reviewed the original proposal for widening the Causeway to four lanes and with the aid of charts demonstrated four possible options, namely:

- four lanes, full shoulders both sides involving the removal of 60-71 trees;
- four lanes, one full shoulder on the east side, one discontinuous shoulder on west side, involving 20 trees;
- four lanes, discontinuous shoulders both sides;
- three lanes, full shoulders both sides.

Mr. P. Tattersfield, landscape consultant to the Ministry of Highways and Public Works, discussed ecological aspects of the proposal and suggested option 2 would involve the destruction of the least number of trees.

The City Engineer assessed the implications of the proposal and options and advised he felt the four-lane concept offering an exclusive bus lane and adequate access for emergency vehicles was still the best proposal. Mr. Curtis presented statistics on vehicular use of the Causeway which revealed 100,000 persons used the corridor per day, 80,000 by automobiles and 20,000 by public transit. The City was currently engaged in a program involving the widening of Georgia Street from Burrard to the entrance to Stanley Park for an exclusive transit lane. The extension of this lane through the Park to Lions Gate Bridge would result in travel time savings between the North Shore - Downtown of from four to seven minutes.

Assistant Director of Planning, Mr. D. Hickley, emphasized the Planning Department's concern that binding decisions should not be made until long range implications and public opinion had been assessed. Changing shopping patterns on the North Shore and the effect on commuter traffic should also be considered. The three North Shore municipalities, the Squamish Indian Band and Ministry of Highways had recently appointed consultants for a North Shore Transportation Study. Information derived from the Study would be useful in the present Causeway debate. Mr. Hickley also questioned the Provincial Government representatives about plans for the restructuring of the Lions Gate Bridge deck and asked if the closing of the bridge for a period of time would be involved.

Mr. Readshaw responded that the restructuring of the Lions Gate Bridge deck and problems relating to the continuation of traffic flow were being studied. A report had been prepared but it had not yet been released and no decisions had been made at this time.

Mr. V. Sharman, Transportation Division, B.C. Hydro, supported the introduction of an exclusive transit lane.

During the ensuing discussion the Park Board Commissioners referred to their mandate to protect park lands from encroachment and, questioning the City Engineer's statistics on traffic volume on the Causeway, advised they would have to be convinced a fourth lane was justified before endorsing the proposal. Other points discussed included:

- a saving of 4-7 minutes in transit times was of questionable value in justifying an exclusive transit lane;

Cont'd . . .

Stanley Park Roadway
Widening Proposal (Cont'd)

- a saving of up to 7 minutes in bus travel time might not be sufficient reason for North Shore commuters to leave their cars at home and use public transit;

- impact of the new harbour ferry system could not be accurately assessed at this time;

- transit time savings could be cancelled out by delays incurred at the south end of the bridge by the merging of three lanes into two.

It was suggested members of Park Board continue discussions with City officials after the meeting particularly on the matter of statistics.

It was

RECOMMENDED,

THAT the joint Council/Park Board Public Information Meeting be held at the Queen Elizabeth Playhouse on a date to be arranged by the City Manager and Chairman of Park Board.

The meeting adjourned at approximately 5:05 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 414

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 10, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Liveaboard Marina, Proposed Alder Parking, Former Sigurdson Building - Area 6, False Creek

The Committee considered a report of the City Manager dated February 21, 1977 (copy circulated) in which the Development Consultant reports on the various aspects of the above three projects in Area 6, False Creek, interrelated because of parking.

The Liveaboard Marina in Phase 1 (located on a Provincial Government water lot subleased by the City to the Greater Vancouver Floating Home Co-operative, situated roughly at the foot of Spruce Street) was approved by Council in 1974 for 88 boats as part of the Official Development Plan for False Creek. "Liveaboard" was to mean boats which are regularly operated at sea.

Mr. Rob Fenton, of the Greater Vancouver Floating Home Co-operative, indicated that they have been unable to attract sufficient people willing to deposit $5,000 into the project in order that the condition for start of construction can be satisfied.

Interest has been expressed for floating homes to be allowed.

In order to start construction, it is proposed to amend the requirements for the Floating Home Co-operative to allow:

40 liveaboards (10 could be floating homes)

60 recreational boaters

This would increase the number of boats from 88 to 100 and would improve the economics. As more liveaboards are found, and if parking and servicing arrangements can be made, satisfactory to the Development Permit Board, recreational boaters could be replaced with liveaboards. The total number of boats would eventually be 88.

Cont'd.....

Clause #1 continued

The False Creek Interim Residents' Council supports the concept of a mix of liveaboards and recreational boats.

The floating homes, limited to 10 in number, would require an amendment to the Official Development Plan, following a Public Hearing, and if approved, details such as location, appearance, design etc. would have to be to the satisfaction of the Development Permit Board.

In the report the Director of Planning noted that it would be inappropriate to proceed any further with the Floating Home option without more knowledge about public acceptance and without appropriate design and other standards for their construction. Hence it is proposed that this option be considered after the L.I.P. funded study on "Houseboats on the Waterfront" is completed and considered by Council in August, 1977.

In answer to a question re financing the start of construction, Mr. Fenton stated that 20 members of the Co-operative have put up $5,000 as will the other liveaboards/floating homes. The recreational boat moorage will be open to the general public on a yearly lease, paid in advance. B.C. Central Credit Union have indicated they will put up the capital. The recreational boat berths would be administered by the Floating Home Co-operative.

In the report the Development Consultant states that the front end budget for Phase 2, Area 6 included $325,000 for underground parking for 30-60 residents and/or visitors the amount to be recovered through ground rents. At the same time, the possibility of the City adding a further $600,000 to build a 3-storey 225 car parking garage was outlined. Spaces would be rented to Cedarhurst Properties and the Floating Home Co-operative. Economy in construction would be realized through the joint use of a retaining wall already being constructed for the Alder overpass. The Director of Finance and Development Consultant were requested to report back.

The Director of Finance indicates that construction and operation of such a facility would only be feasible if major users would be prepared to prepay the capital cost of the stalls they would rent. Cedarhurst Properties are unwilling to do this and intend to build their own structure on land leased from the City.

A structure for 30-60 stalls for visitors in a small structure at this location will be recommended at a later date, utilizing the $325,000 front end costs already allocated.

Cedarhurst Properties wish to lease 0.54 acres of City land to the north and east of their building and part or all of the Birch Street end (see plan attached to Manager's Report dated February 21, 1977 - copy circulated). The Director of Planning would not like to see the City committed to lease conditions prior to the Development Permit procedure. The application, when received, should be processed concurrent to terms and conditions of a lease to Cedarhurst Properties being worked out to the satisfaction of the Director of Finance, Director of Planning, Director of Legal Services, City Engineer and to adjoining property owners. This would be reported to Council.

Cont'd.....

Clause #1 continued

RECOMMENDED

(A) THAT the water lot use for the Greater Vancouver Floating Home Co-operative be amended to provide for up to 100 berths, 40 of which would be for live-aboards and the balance for recreational boaters, both operations to be financed and managed by the Greater Vancouver Floating Home Co-operative.

(B) THAT the above amendment to the design for the Greater Vancouver Floating Home Co-operative be subject to the approval of the Development Permit Board and the Ministry of Transport with respect to the Navigable Waters Protection Act.

(C) THAT the Development Consultant and the Director of Finance be authorized to discuss the change in use from 88 liveaboards to 40 liveaboards and 60 recreational boats, and the water lot lease rate, with the Provincial Government for report back to Council with any amendments required or agreed to by the Province.

(D) THAT the Director of Legal Services be requested to draw up the form of lease for the water lot between the City and the Provincial Government and the sub-lease between the City and the Floating Home Co-operative in accordance with the terms and conditions previously approved by Council in September, 1976 with the rate and any other amendments to be subject to a further report to Council.

(E) THAT no further action be taken by Council at this time on the proposed Alder parking structure, other than to note that the $325,000 included in the front end expense budget for Phase 2 will probably be used for a small parking garage at this location for visitors to Area 6 and will be subject to a further report to Council.

(F) THAT the Development Permit Application for Cedarhurst Properties be processed concurrently with an investigation of their request to lease Lot 21, False Creek Plan 16003 and the 13,728 sq. ft. of the street end of Birch Street for a 60 year term, subject to terms and conditions being worked out satisfactory to the Director of Finance, City Engineer, Director of Planning, Director of Legal Services, and to adjoining property owners, for that part only of the lease pertaining to access to adjacent properties, all for a report back to Council.

(G) THAT the Director of Planning be instructed to prepare a report for Council on the appropriateness of permitting up to 10 floating homes in the liveaboard marina Phase 1, Area 6, False Creek, after the L.I.P. funded study on "Houseboats on the Waterfront" has been reported to Council in August, 1977.

FOR COUNCIL ACTION SEE PAGE(S) 414

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, March 22, 1977, in the Council Chamber, commencing at 4:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

1. Proposed Interim Rezoning
Grandview-Woodland Area

The Public Hearing called for March 17, 1977, to consider the proposed interim rezoning of the Grandview-Woodland area was cancelled because of potential fire hazard caused by over-crowding and also to ensure that all who wish to speak would be given an opportunity of so doing.

Today's meeting was called to provide Council an opportunity to consider future actions and directions with respect to this proposed interim rezoning.

Circulated to Council was a memorandum from the Mayor dated March 18, 1977, in which he set forward the various options open to Council in this matter.

The Director of Planning reviewed the rezoning application and set forward his reasons for requesting an interim rezoning of the area.

MOVED by Ald. Puil,
THAT the Director of Planning be instructed to withdraw his application to rezone the areas of Grandview-Woodland presently zoned RM-3 and RM-3A, excluding presently conforming custom-designed apartments, to RT-2 as an interim measure.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt,
THAT the Director of Planning be instructed to prepare a new district schedule to be known as the RT-2B Schedule and he be further instructed to amend his application to rezone the areas of Grandview-Woodland presently zoned RM-3 and RM-3A, excluding presently conforming custom-designed apartments, from RT-2 to RT-2B as an interim measure.

- LOST

(Aldermen Bellamy, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

cont'd....

Proposed Interim Rezoning
Grandview-Woodland Area (cont'd)

MOVED by Ald. Ford,
THAT the Director of Planning be instructed to amend his application to rezone the areas of Grandview-Woodland presently zoned RM-3 and RM-3A, excluding presently conforming custom-designed apartments, from RT-2 to RM-3A-1 as an interim measure, and the application be referred direct to a Public Hearing.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 5:55 p.m.

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The foregoing are Minutes of the Special Council Meeting of March 22, 1977, adopted on March 29, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 29, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin.

ABSENT: Alderman Puil.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of members of the Ladies Mutual Help Group, which is sponsored by the United Chinese Community Enrichment Services Society (SUCCESS) accompanied by Mr. Andrew Shum, an a small party of Cubs from U.B.C. Pack, with their leader, Mr. Alan Yap.

CONDOLENCE

The Mayor noted that former Alderman Bert Emery, a Freeman of the City, had passed away recently, and paid tribute to Mr. Emery's past service with the Council, Park Board and Community organizations.

MOVED by Ald. Gibson
SECONDED by Ald. Kennedy
THAT Council's condolences be extended to Mrs. Emery and family.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the Minutes of the following meetings be adopted.

Regular Council Meeting - March 15, 1977 (with the exception of the 'In Camera' portion)
Special Council Meeting - March 22, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. City-owned Lands West of Hawks Avenue between Prior St. and Malkin Avenue.

Council, on February 8, 1977, approved the deferral of a Manager's report dated January 11, 1977, on the subject of City-owned lands located west of Hawks Avenue, between Prior Street and Malkin Avenue, pending the hearing of a delegation from the Strathcona Property Owners and Tenants Association.

Mrs. B. Lee and Mrs. Joanne Lee, addressed the Council and summarized the organization's brief dated March 25, 1977, on the need for planning assistance, housing, community services and transportation.

Mr. R. Youngberg, Associate Director - Area Planning, answered questions raised and indicated that some of the problems cited in the report were the subject of study by his Department and a report will be submitted in due course.

MOVED by Ald. Marzari,
THAT this whole matter be deferred and the Director of Planning report back to Council after initiating a planning process with the Strathcona community in an endeavour to resolve the problems involved.

- CARRIED UNANIMOUSLY

2. Fire By-law

Vancouver City Council, after hearing delegations from the Rental Housing Council of B.C., the Committee of Tenants, the Apartment Tenant Owners Association and the Apartment and Lodging House Association at its meeting on September 21, 1976, passed By-laws Nos. 5012 and 5013, being amendments to the Fire and Building By-laws.

On December 14, 1976, Council received for information a resolution of the Housing and Environment Committee, that a Manager's Report dated December 3, 1976, which provided information on average costs of compliance with the Fire by-law, be circulated to interested building owners and tenants groups and such groups be invited to discuss the matter further at a future meeting of the Committee.

On January 11, 1977, Council agreed to receive delegations on the general subject of the Fire By-law and on February 15, 1977, because of lack of time, the matter was deferred to this meeting of Council.

Cont'd....

DELEGATIONS (Cont'd)

Fire By-law (Cont'd)

The following delegations addressed the Council:

Mr. Jack Hayes - Rental Housing Council of B.C. (Brief filed)

Mrs. H. Bautovich - Apartment Tenant Owners Association (Brief filed)

Mr. Oliver Kuys - Apartment & Lodging House Association (Brief filed)

Ms. Pauline Woodward - Committee of Tenants - 1101 Nicola Street. (Brief filed)

All of the above organizations requested that Council adopt the National Fire Code instead of the City of Vancouver Fire By-law. Other recommendations are detailed in the submissions filed.

The Mayor reminded Council that the City has applied for Charter amendments to promote implementation of a by-law procedure relative to the requirements of the Fire by-law and, therefore, the subject would be under consideration at a later date. The Mayor proposed, therefore, that the submissions be received so that Council members might study them prior to further consideration.

MOVED by Ald. Bellamy
THAT the submissions made by the various organizations this day be received.

- CARRIED UNANIMOUSLY

3. Complaints re Day Care Centres on Arbutus, between 6th and 8th

Council, on March 8, 1977, deferred consideration of a report from the Community Services Committee, dated February 24, 1977, concerning Day-care Centres on Arbutus between 6th and 8th, to permit the hearing of a delegation from a Mrs. K. Malek.

Mr. E. C. Arthur, speaking on behalf of Mrs. Malek, addressed the Council this day and made reference to his letter dated March 21, 1977, which had been circulated previously. Mr. Arthur spoke briefly on the number of services or agencies that seemed to proliferate in the area in question. He also advised that he would be submitting a brief to the Provincial Government on the matter and the Mayor suggested that he may wish to circulate a copy of that brief, when prepared, to Council members.

Mrs. George of the Kitsilano Citizens Planning Committee, also addressed Council and made comments supporting the number of social service facilities in the area.

MOVED by Ald. Rankin
THAT the following recommendations of the Community Services Committee, as contained in its report of February 24, 1977, be approved.

"THAT the City Manager's report dated February 8, 1977, be received, and that no action be taken regarding the day care centres on Arbutus Street between 6th and 8th Avenues.

THAT the Director of Planning ensure that adequate landscaping is provided, that buildings are properly painted, and that appropriate fencing is provided before issuing any further development permits for day care centres in the City."

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Complaints re Day Care Centres on
Arbutus between 6th & 8th Avenues (Cont'd)

MOVED by Ald. Kennedy
THAT the Director of Social Planning and the Director of Planning report on the particular problems set out in the letter dated March 21, 1977, from Mr. Arthur, and also report on the City's policy of notifying residents of an area when a service or agency is to be located in that area.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Brockton Oval Grandstand/Fieldhouse

Under date of March 22, 1977, the Park Board submitted the following letter with regard to construction of Brockton Oval Grandstand/Fieldhouse:

"At a Park Board meeting of March 21, 1977, it was resolved:

'That City Council be requested to instruct the Legal Services Department to prepare a construction contract on behalf of the Board between the City of Vancouver and Rossi Construction Ltd., in the amount of $252,745 for the project.'

Rossi Construction Ltd., was the low bidder for the contract with a bid of $311,000 at the bid opening of February 7, 1977. Since the bid was in excess of the available construction budget, the $252,745 represents a negotiated reduced design solution which can be achieved by available funds.

The funds available for the project are the proceeds from the fire insurance claim totalling $300,000, inclusive of construction costs, basic furnishings/equipment and design fees."

MOVED by Ald. Rankin
THAT the foregoing request of the Park Board be granted.

- CARRIED UNANIMOUSLY

2. Use of Hangars -
Jericho Beach Park

Council noted a letter from the Park Board concerning the use of Hangars Nos. 5 and 6 at Jericho Beach Park, as follows:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Use of Hangars -
Jericho Beach Park (Cont'd)

"At the Board's Standing Committee on Planning meeting held on Monday, March 14th, the following report was presented:

..."JERICHO BEACH PARK - USE OF HANGARS

"Mr. Ron Howard, architect, outlined his estimates of cost of the minimal improvement work necessary to satisfy the Provincial Fire Marshal to allow use of hangar #5 as a summer concert pavilion only, of $117,300. He also stated it would cost an additional $205,000 to meet City building and health bylaws. Mr. Howard noted that even though City Council had waived the enforcement of City building regulations for a proposed event to be held in hangars #5 and #6 on May 21, 22 and 23, the Provincial Fire Marshal had advised that improvements must be made to the buildings before he would allow public assembly use of the hangars. City Council has no jurisdiction over the Provincial Fire Marshal. Mr. Howard also advised that minimal improvements to hangar #6 to satisfy the Provincial Fire Marshal to allow public assembly use would cost approximately $50-60,000. He advised he did not feel it would be possible to make necessary renovations to the buildings in time for the proposed event on May 21st.

Mr.Howard stated that the foregoing minimal improvements to satisfy bylaws did not provide any funds for upgrading the derelict appearance of hangar #5. He estimated that an additional $114,000 would be needed to make hangar #5 acceptable by means of painting, window repairs, etc. His total estimate for hangar #5 minimal improvements was $453,250."...

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, March 21, 1977:

..."JERICHO BEACH PARK - USE OF HANGARS #5 AND #6

"It was reported that City Council on March 8th, after considering a request by Mr. Al Clapp for use of hangars #5 and #6 at Jericho Beach Park to hold a Habitat Anniversary event on May 21, 22 and 23, 1977, passed the following resolutions:

..That enforcement action not be taken in respect of regulations which would prohibit the use of the Jericho buildings for this particular event.

..That the Park Board be requested to approve the use by Mr. Clapp of hangars #5 and #6 in Jericho Park for the program planned to celebrate the first anniversary of the United Nations Conference on Human Settlements..

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Use of Hangars -
Jericho Beach Park (Cont'd)

"The Board on January 24, 1977 had turned down the request of Mr. Clapp as the buildings contravened Provincial regulations pursuant to the Fire Marshal Act for public assembly use. The Board was advised that although the City had waived building bylaw regulations prohibiting use of the buildings, the Provincial Fire Marshal had advised that improvements to meet the Provincial Fire Marshal Act must be made before he would allow public assembly use.

"After discussion, it was regularly moved and seconded,

"RESOLVED: That the Board advise City Council that the Board cannot approve use of any building on park property that contravenes either civic building regulations or the Provincial Fire Marshal Act, and further, that the Board does not approve the proposed use of hangars #5 and #6 by Mr. Clapp from May 21 - 23, 1977.

- Carried."...

Council also noted a letter dated March 22, 1977, from the Provincial Fire Marshal, on the subject, which stated that the buildings in question are subject to the requirements of regulations passed pursuant to the Fire Marshal Act and, as approval had not been obtained, the use of the buildings would constitute an infringement of the regulations.

MOVED by Ald. Kennedy
THAT the Mayor arrange a meeting with the Fire Marshal, Chairman of the Park Board and Alderman Harcourt as soon as possible to discuss the matter of contravention of Provincial regulations re the Jericho Hangars.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the letters from the Park Board, dated March 22, 1977, and the Fire Marshal, dated March 22, 1977, be received.

- CARRIED UNANIMOUSLY

3. King George School -
1000 Block Burrard Street -
Heritage Designation

The Council noted the following letter dated March 22, 1977, submitted by the Heritage Advisory Committee, on the designation of King George School:

"The Heritage Advisory Committee, at its meeting on March 14, 1977, passed the following recommendation:

"THAT the correspondence between the Heritage Advisory Committee and the Vancouver School Board on King George School be circulated to City Council and that Council members be advised that the Heritage Advisory Committee is no longer attempting a dialogue with the Vancouver School Board on the matter of King George School;

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

King George School -
Heritage Designation (Cont'd)

FURTHER THAT the Heritage Advisory Committee's recommendation to designate the King George School, but which the Committee has held back pending discussions with the School Board, go forward to City Council at its meeting on Tuesday, March 29, 1977."

Attached is an information sheet on King George School, which is the oldest remaining school structure in the City.

Also attached, for background information, is an extract from the minutes of the Heritage Advisory Committee meeting of March 14, 1977 with regard to the above matter. "

A letter dated March 23, 1977, was also noted from Vancouver School Board requesting that Council take no action on this matter until it has heard a delegation from the Board opposing the designation.

MOVED by Ald. Harcourt
THAT designation of the King George School be deferred pending the hearing of a delegation from the School Board and, in the meantime, the Standing Committee on Planning and Development meet with respresentatives from the School Board when it receives the officials' report on economics, which is being prepared.

- CARRIED UNANIMOUSLY

4. Victoria Trip Expenses

Under date of March 22, 1977, the Heritage Advisory Committee submitted the following letter:

"Vancouver City Council, at its meeting on February 8, 1977, passed the following motion:

"THAT the Mayor and Council of the City of Vancouver support and join with the application of the Heritage Advisory Committee to the Government of the Province of British Columbia for a grant to conduct a full study of non-monetary methods of compensation for designated heritage structures in the City of Vancouver and other centres in the Province."

The Hon. Sam Bawlf, Minister of Recreation and Conservation, has agreed to meet with the Heritage Advisory Committee's sub-committee on economics in Victoria on Monday, April 4, 1977, to discuss the study of non-monetary compensation measures for designated heritage buildings.

Travelling to Victoria for the Heritage Advisory Committee will be myself, as Chairman, Mr. Neil MacKenzie, Mr. Don Towers and Mr. Larry Killam.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Victoria Trip Expenses (Cont'd)

Estimated costs of this trip are as follows:

Airwest air fare Vancouver/Victoria/Vancouver	- $52.50 x 4	=	$210.00
Per Diem Expenses (Meals, taxis, etc.)	- $35.00/Day x 4	=	140.00
			$350.00

Approval of expenses in the amount of $350.00 is therefore requested to cover the costs of this trip.

Council also considered a footnote by the City Clerk proposing that Council may wish to give the Mayor the authority to authorize trips such as this when any of its Boards or Committees wish to travel to Victoria, as is the policy when Council Members travel to Victoria on City business.

MOVED by Ald. Kennedy
THAT approval be given for members of the Heritage Advisory Committee to travel to Victoria at a cost of $350.00.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT, as a policy, the Mayor be authorized to approve trips to Victoria on City business when requests are received from Council's Boards or Committees.

- CARRIED UNANIMOUSLY

5. Completion of Music Centre
Community Music School.

The Community Music School submitted a letter, dated March 21, 1977, requesting a Supplementary Capital Grant of $30,000 for completion of its Music Centre.

The City Clerk advised that on February 22, 1977, City Council deferred the request of the Community Music School for a cultural grant of $20,000 for 1977 and a non-recurring grant of $30,000 for consideration at the time of the 1977 Cultural Grant presentation, however, the Community Music School is now requesting that the non-recurring grant be considered in the 1977 Supplementary Capital Budget. It is suggested that the Community Music School's non-recurring grant request for $30,000 be referred to the Finance Committee for consideration in the 1977 Supplementary Capital Budget.

MOVED by Ald. Rankin
THAT, as suggested by the City Clerk, the Community Music School's request be referred to the Finance and Administration Committee for consideration in the 1977 Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

RECOGNITION - Retirement -
Miss E. M. Williamson - Director of Nursing.

At this point in the proceedings the Council recognized Miss Eva Williamson, a member of the Health Department, who is retiring from the City.

MOVED by Ald. Marzari

THAT WHEREAS Eva M. Williamson joined the staff of the City of Vancouver, Health Department, on 20 July, 1942;

AND WHEREAS Eva M. Williamson advanced within the Department to the position of Director Community Health Nursing in 1966;

AND WHEREAS on 17 May, 1977, she will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

EVA M. WILLIAMSON

sincere and grateful appreciation for her loyal and devoted service over the past 35 years.

The Mayor presented Miss Williamson with a pin, the 'City of Vancouver' book and a copy of the foregoing resolution. Miss Williamson responded and thanked the Council.

The Council recessed at 3.55 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5.25 p.m.

DELEGATIONS (Cont'd)

4. Vancouver City Planning Commission By-law.

Council, on March 15, 1977, deferred consideration of a by-law to re-structure the City Planning Commission, to permit Mr. G. Massey, its Chairman, an opportunity to address Council.

Mr. Massey commented on the proposed by-law and was of the opinion that the new composition would be unproductive, and urged Council to reconsider the proposal. Mr. Massey proposed a small professional group which would meet less frequently, giving an over-view and commenting on major staff reports. He added that the comments were his own and did not represent the opinions of the present Commission members who are in general agreement with the proposed changes. In this regard the Council noted a letter from the Planning Commission, dated March 4, 1977, and comments of the Community Planning Association of Canada, contained in a letter dated March 1, 1977.

MOVED by Ald. Harcourt

THAT Mr. Massey's submission and the letters from the Vancouver City Planning Commission and the Community Planning Association of Canada, be received and the matter be considered when the by-law is before Council later this day.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

5. City Auto Towing Contract

Council gave consideration to a City Manager's report dated March 21, 1977, concerning the City's Auto Towing Contract, and noted that delegation requests have been received from the Automotive Retailers Association, General Auto Towing and Unitow Services Limited.

MOVED by Ald. Harcourt
THAT, as delegations on this towing contract had been heard on more than one occasion, the delegation requests to speak this day, be not granted.

- CARRIED UNANIMOUSLY

Council also noted a request from ICBC concerning cars with B.C. plates being towed from the scene of an accident to ICBC's storage lots, except when otherwise requested by the owner.

After due consideration, it was

MOVED by Ald. Rankin
THAT the proposal by ICBC be not approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT General Auto Towing be awarded the City's Auto Towing Contract.

- CARRIED

(Ald. Bellamy and Gibson opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S REPORT
MARCH 25, 1977

Works & Utility Matters
(March 25, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of portion of Lane South of 69th Avenue West of Ash Street
Cl. 2: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
Cl. 3: Tender - Tires and Tubes
Cl. 4: City Truck Hiring and Leasing Practice

Closure of portion of Lane South
of 69th Avenue, West of Ash Street.
(Clause 1)

At the request of the City Manager, this clause was withdrawn.

Clauses 2 and 3.

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utility Matters
(March 25, 1977) (Cont'd)

City Truck Hiring and
Leasing Practice.
(Clause 4)

MOVED by Ald. Brown
THAT this clause be received and no further action be taken.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 25, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: D.P.A. - 3237 Celtic Street
Cl. 2: D.P.A. - Proposed Emergency Facilities for Vancouver General Hospital - 920 West 10th Avenue
Cl. 3: Rezoning Application - 3665 Kingsway
Cl. 4: Rezoning Application - S/E Corner of S.W. Marine Drive and Ash Street
Cl. 5: Rezoning Application - S/E Corner of S.E. Marine Drive and Kerr Street

Clauses 1 - 5 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(March 25, 1977)

Street Closures in Gastown
for Rain Festival.
(Clause 1)

MOVED by Ald. Gibson
THAT the application by the Gastown Historic Area Co-ordinating Committee to close certain streets on Sunday, April 3, 1977, be approved, subject to the conditions detailed in the report.

FURTHER THAT a grant to cover the cost of temporary signing, barricading and street cleaning, estimated at $700, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(March 25, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Amendments to Sign By-law
Cl. 2: The Orpheum Bank Accounts
Cl. 3: Pacific National Exhibition - Request for Earlier Opening Time on Sundays
Cl. 4: Revision of Water Works By-law No. 4848 and Fee Schedules "A" and "G"

Amendments to the Sign By-law
(Clause 1)

MOVED by Ald. Bellamy
THAT recommendations C and D be approved and recommendations A and B be deferred for consideration at the Public Hearing.

- CARRIED UNANIMOUSLY

The Orpheum Bank Accounts
(Clause 2)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

P.N.E. Request for Earlier Opening on Sundays
(Clause 3)

MOVED by Ald. Bellamy
THAT this clause be received and it be suggested that the Pacific National Exhibition Board apply to the Provincial Government, if it so desires, to amend the Pacific National Exhibition Act to permit an extension of opening hours on Sunday for sports activities.

- LOST

(Ald. Ford, Gerard, Gibson, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT a Charter amendment be applied for next year to permit sports events at the Pacific National Exhibition to be held from 1 p.m. to 6 p.m. on Sundays.

- CARRIED UNANIMOUSLY

Revision of Water Works By-law No.4848 and Fee Schedules "A" and "G" (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(March 25, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Business Orientation Program
Cl. 2: Appointment of Mr. R. Maki, Codes Engineer, to the Co-ordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code

Clauses 1 & 2.

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 25, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Modification of Lease - 2089 Commissioner (Sterling Shipyards)
Cl. 2: Stanley Park Beach House Restaurant - Lease Renewal to Mozart Catering Ltd.
Cl. 3: Lease of Coffee Shop at Britannia Community Services Centre
Cl. 4: Combined Development of City-owned Parcel at the N/E Corner of Dunsmuir and Richards Streets
Cl. 5: Sale of 1352 West 6th Avenue

Clauses 1 and 2

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Lease - Coffee Shop at
Britannia Community Centre.
(Clause 3)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy & Gerard opposed)

Clauses 4 and 5.

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

In approving Clause 4 the Mayor directed that the Director of Planning inform the Archdiocese of the Holy Rosary Cathedral of this development.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Waterfront Market

MOVED by Ald. Rankin,
THAT Council

(a) appoint the Central Waterfront Consultants as architects for the project and approve the appropriation of up to $20,000 for Architect and Consulting fees to advance the project to the stage as outlined in the body of the report;

(b) authorize the City Architect to call for bids on the basis of Cost-Plus Fixed-Fee basis from suitable contracting firms for a report back to Council, with the understanding that the work would not proceed unless the Federal Grant is approved.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the above motion be deferred for three weeks to provide an opportunity for response from the Federal Government to the City's request for funding.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED.

I. Report of Standing Committee on Planning and Development, March 10, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Status Report on Physical Changes in Burrard Corridor Character Area - Downtown Peninsula
Cl. 3: Development Procedure for Production of Non-Market Housing, Phase 2, Area 6, False Creek

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Development Procedure for Production of Non-Market Housing, Phase 2, Area 6, False Creek (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT role 2 of the False Creek Development Group be amended by adding "by means of an advisory committee".

- CARRIED

(Alderman Kennedy and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Community Services, March 10, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Liquor Permit Application - 581 Hornby Street
Cl. 2: Request for Surplus Furniture and Equipment Valued at over $300.00
Cl. 3: Legal Services Commission Hearing
Cl. 4: Complaint - Congo Bobs Neighbourhood Pub, 3728 Clark Drive
Cl. 5: Immigrant Services Centre Funding
Cl. 6: Inventory of Youth Services

Clauses 1, 2, 3, 4 and 6

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 4 and 6 be approved and Clauses 2 and 3 be received for information.

- CARRIED UNANIMOUSLY

Immigrant Services Centre Funding (Clause 5)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved after deleting all the words after "March 31, 1978";

FURTHER THAT recommendations B, C, and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Transportation, March 10, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Annual Traffic Signal Program
Cl. 2: Speed Limit on Residential Streets

Annual Traffic Signal Program (Clause 1)

Council noted a request from Mr. N. Davidowicz to appear before it on this matter.

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved and that Mr. Davidowicz be invited to appear before the Transportation Committee to discuss this matter.

- CARRIED UNANIMOUSLY

Speed Limit on Residential Streets (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Finance & Administration, March 10, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Greater Vancouver Convention and Visitors Bureau - 1977 Grant Request
Cl. 2: University Women's Club - 1977 Grant Request
Cl. 3: Canadian Memorial Church - 1977 Grant Request
Cl. 4: Society for the Prevention of Cruelty to Animals - 1977 Grant Request
Cl. 5: Britannia Society - Rate Policy
Cl. 6: Cultural Grants - Anticipated Expenditures for 1977

Clauses 1, 2 and 4

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Canadian Memorial Church - 1977 Grant Request (Clause 3)

MOVED by Ald. Brown,
THAT the recommendation of the Committee be amended and then approved as follows:

"THAT City Council approve a grant of up to $10,000 to the Canadian Memorial Church specifically for renovations to the swimming pool facilities."

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Brown and Mayor Volrich opposed)

(Underlining denotes amendment)

Clauses 5 and 6

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in Clause 5 be approved and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development, March 10/15, 1977

Kitsilano Area Planning Programme - Plan for Conversion Areas of Kitsilano (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Standing Committee on Community Services, March 17, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Solar Energy Society of Canada - Loan Request
Cl. 2: Housing Registry and Relocation Services
Cl. 3: Legal Services Commission Hearing
Cl. 4: Complaint re Tax Buyer's Agency

Clauses 1, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Housing Registry and Relocation Services (Clause 2)

MOVED by Ald. Rankin,
THAT recommendations A and B of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Kennedy opposed to recommendation A)

VII. Report of Standing Committee on Planning and Development, March 17, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status Report - Major Development Permit Applications
Cl. 2: Chairman's Report
Cl. 3: Policy on Low Density Multiple Housing in RS-1 Areas
Cl. 4: Offices in Industrial Areas

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee on Transportation, March 17, 1977

Taxi-cab Licenses (Clauses 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IX. Report of Standing Committee on Finance & Administration, March 17, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Reorganization of the Computer Services Division
Cl. 2: Redesign of the City's Real Property Tax Bill
Cl. 3: 1977 Tax Information Brochure - Postal Walk

Reorganization of the Computer Services Division (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Redesign of the City's Real Property Tax Bill (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

1977 Tax Information Brochure - Postal Walk (Clause 3)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the City Manager explore the possibility of an information insert in the Courier.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CREATE A COMMISSION, TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO CREATE A COMMISSION, TO BE KNOWN AS THE VANCOUVER CITY PLANNING COMMISSION, TO PRESCRIBE THE PERSONNEL THEREOF AND THE POWERS AND DUTIES OF THE SAME (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT, in view of the passage this day of the Vancouver City Planning Commission By-law, the Planning Commission not be required to report on rezoning applications for Public Hearings, including any outstanding applications; provided this policy is not inconsistent with prevailing legislation.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveyance to Abutting Owner and Consolidation (Portion of N/S of 19th Avenue, East of Sophia Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, has been established for road purposes;

(3) The abutting owner has made application to purchase the 7 feet of said Lot 14;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 14, Block 71, District Lot 301, Plan 5112, now road, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated with the remainder of Lot 14 to form one parcel.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveyance to Abutting Owner and Consolidation (Portion of N/S Pender Street, East of Clark Drive)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 7 feet of Subdivision "D" of Lots 13 and 14, Block 11, Subdivision "B", District Lot 182, Plans 1086 and 4157, have been established for road purposes;

(3) The abutting owner has made application to purchase the South 7 feet of said Subdivison "D";

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up, Conveyance to Abutting Owner and Consolidation (Portion of N/S Pender Street, East of Clark Drive) (cont'd)

THEREFORE BE IT RESOLVED THAT the South 7 feet of Subdivision "D" of Lots 13 and 14, Block 11, Subdivision "B", District Lot 182, Plans 1086 and 4157, now road, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the said 7 feet be consolidated with the remainder of Subdivision "D" to form one parcel.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested and received permission to defer the following motions for one week:

1. Mayor's Salary

MOVED by Ald. Harcourt,
THAT the indemnity of the Mayor be increased by six percent, retroactive to January 1, 1977.

(Deferred)

2. Aldermen's Salaries

MOVED by Ald. Harcourt,
THAT the indemnity of the Aldermen be increased by six percent, retroactive to January 1, 1977.

(Deferred)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Gibson was recognized by the Chair:

Proposed Playing Field for Granville Island

MOVED by Ald. Gibson,
THAT, in view of the limitations of space in Phase II of False Creek, Council request the trustees of Granville Island to give serious consideration to a full-sized playing field in the planning of that Island.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Ford - Scotty's Roofing Ltd.

enquired about the business practices of Scotty's Roofing Ltd. as detailed in a letter to members of Council from the Better Business Bureau dated January 27, 1977, and requested a report from the City Manager with recommendations on whether or not the principals of this firm should be requested to show cause why their business license should not be suspended.

The Mayor so directed.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Marzari - Facilities for the Handicapped at The Orpheum

raised the question of facilities at The Orpheum to accommodate handicapped persons particularly in wheelchairs, and requested a report from the City Manager.

The City Manager advised there are facilities for the handicapped to arrive at The Orpheum through the lane entrance.

The Mayor directed the City Manager to report as requested by Alderman Marzari.

Alderman Rankin - Kitsilano Tidal Pool

queried the current status of the pollution problem with Kitsilano Tidal Pool.

The Mayor directed the City Manager to submit to Council an up-to-date status report on the Kitsilano Pool including financial aspects and relative information from all parties involved.

Alderman Bellamy - Police Overtime

queried the status of the matters he had raised with respect to Police overtime.

The Mayor advised that discussions are ongoing with appropriate Provincial authorities on this matter.

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The Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 29, 1977, adopted on April 5, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

DEL·5

March 21, 1977

TO: Vancouver City Council

SUBJECT: City Auto Towing Contract

CLASSIFICATION: Recommendation and Consideration

On November 23, 1976 Council awarded the City's auto towing contract to Unitow Services Ltd. This motion was rescinded on November 30, 1976 at which time it was instructed that the towing contract be retendered.

The Vehicles-for-Hire Board subsequently reviewed the terms and form of tender call for the contract in consultation with the towing companies. Tender documents were issued on Feb. 7 and were opened on Feb. 21. Bids were received from the following two companies:

1) Unitow Services Ltd., 1599 Vernon St., Vancouver, B.C.

2) General Auto Towing, a division of Cal-M Towing Ltd., 255 Gilmore Avenue, Burnaby, B.C.

Unitow Services Ltd. operates with independent broker-drivers. It was incorporated in August, 1976 and currently has ICBC's contract for auto towing services. ICBC officials report complete satisfaction with their service.

General Auto Towing is an "offshoot" of the present towing contractor, Buster's Auto Towing Service Ltd. General's bid stated that it "will operate as a 100% Teamster organization, comprised of a collection of independent businessmen operating their vehicles as brokers. The main units listed on the equipment list are vehicles leased from our parent company, Car-Van Holdings Ltd., or an associated company, Gilmore Industries Ltd. These units are (to be) sub-leased to the various broker-drivers." To date, no confirmation has been received from the Teamsters that they would certify a broker-driver operation. General's bid was clearly deficient at time of tender because the driver contracts were not included. Driver contracts were delivered on March 8.

The following is a summary of the two bids:

TYPES OF SERVICE REQUIRED:	General	Unitow
1. For the removal of any privately-owned or Police vehicle from anywhere within the City to the main storage place, the Police garage, the City garage, or other place in the City of Vancouver	$13.00	$16.00
2. For the removal of any vehicle from outside the limits of the City to the Police garage, the City garage, or to such other place in the City of Vancouver as a Police member may direct from time to time, the amount specified in paragraph one plus an excess mileage charge from the boundary of the City of Vancouver to the vehicle location and return to the said boundary, of	$ .75/mile	$ .50/mile

TYPES OF SERVICE REQUIRED:	General	Unitow
3. For the storage of any vehicle at a lot operated by the Company - per day or part of a day, the sum of	$ 3.50	$ 3.00
4. For releasing a vehicle to owner prior to removal to storage lot (Drop Charge)	$ 6.00	No Charge
5. For towing Police Motorcycles on trailer	$ 8.00	No Charge
6. Waiting time per ½ hour after first ½ hour, for		
(i) one ton truck	$10.00	$10.00
(ii) five ton truck	$12.00	$14.00
(iii) tandem truck	$15.00	$18.00
(charges to Police Dept. for extraordinary work)		

he Administrative Analyst has reviewed the tenders and notes hat the bid from General Auto Towing represents a net saving, in comparison with that from Unitow Services Ltd., of approximately $43,000 per year to the drivers whose cars are impounded.

It is further noted that, whereas previous contracts did not allude to disabled cars, a new clause (17(c)) was introduced into the current contract at the request of the towing companies. This clause states that the contractor shall perform:

> "all required towing from the scene of an accident where the owner or operator of a vehicle is unable or unwilling to specify a towing company"

Subsequent to the issuance of the tender documents, representations were received from ICBC to have this clause deleted. Since the contractors had tendered on the basis of the inclusion of this clause, ICBC was informed that the contract could not be changed. Consequently, on March 16th the senior Vice-President in charge of auto insurance wrote to Council stating, in part:

> "The Corporation is presently considering the feasibility of arranging for accident damaged and stolen vehicles to be towed directly from the place of the accident or where they are found to a storage area maintained by the Corporation. The purpose of this arrangement will be to reduce the time a vehicle is in storage <u>and to eliminate the second tow</u> to a claim centre and thus reduce cost."

It is noted that, at present, a vehicle involved in an accident is towed three times prior to repair: to the towing company storing lot; to the ICBC claim centre for adjustment; to the body shop for repair. The Director of Legal Services advises that, since clause 2 of the contract states that the contractor will tow a car "to such other place within the City of Vancouver as directed by the Police member", cooperation with ICBC in the institution of their proposal would be within the terms of the contract. Concurrence with ICBC's request will result in a saving to ICBC of approximately $140,000 per year (at second-tow rates currently being negotiated with the Automobile Relailer's Association). This saving would ultimately accrue to the general benefit of the driving population.

The City Manager RECOMMENDS that, in event of ICBC obtaining its own storage lot, the Chief Constable be instructed by Council to direct all tows with B.C. plates from accident scenes to the ICBC storage lot except where otherwise requested by the owner.

A Council decision on this matter at this time will clarify to the Bidders the exact manner in which the Contract is to be performed.

Because of the possible union problems with the low bidder, General Auto Towing, this matter is referred to Council for CONSIDERATION.

DELEGATIONS:

Mr. Bill Gibbs, Automotive Retailers Association

Mr. Carl P. Vanderspek, General Auto Towing

Mr. Lawrence McLellan for Unitow Services Limited

FOR COUNCIL ACTION SEE PAGE(S) 459

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of 69th Avenue, West of Ash Street - Adjacent to Lot 20, Block 21 (Plan 2399) and Lot 20, Block 22 (Plan 2868), Block D, District Lots 319, 324, and Part of 323

The City Engineer reports as follows:

"On September 10, 1974, Council approved the sale of Lots 1 to 4, Blocks 1 and 2, D.L. 311, Lots 18 to 20, Block 21 and Lot 20, Block 22, Block D, District Lots 319, 324 and part of 323 (west side Ash Street between 69th Avenue and S.W. Marine Drive) to Cheshire Homes Society subject to several conditions including consolidation of the lots to form one parcel. The sale has not been concluded because of the Society's failure to obtain adequate financing; however, consolidation is still considered advisable.

There is a 20-foot lane separating the two said Lots 20.

Portions of the newly created parcel will have to be dedicated for road and lane purposes. The total area of these dedicated portions is approximately 7,400 square feet. The area of lane to be closed is 660 square feet.

I RECOMMEND that all those portions of lane south of 69th Avenue, west of Ash Street, dedicated by the deposit of Plans 2399 and 2868, shown hatched on the attached plan marginally numbered LF 8129, be closed, stopped up and title take thereto and the lane so closed to be subdivided with abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1976, flat rates have been derived from contract costs and the costs of work done by City forces together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1976 on file in the City Clerk's Office.

I RECOMMEND that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tires and Tubes - Tender No. 40-76-1

The City Manager submits the following report of the Purchasing Agent and City Engineer.

"Tenders for the above were opened on February 9, 1976 and referred to the Purchasing Agent and City Engineer for report.

On March 16, 1976, Council awarded a 12-month contract, effective April 1st, 1976, to Giant Tire Ltd., the overall low bidder, at an estimated cost of $129,656.00 plus Provincial S.S. Tax.

Cont'd . . .

Clause 3 Cont'd

The tender document provides for the extension of the contract by mutual agreement, for an additional 12-month period. Giant Tire Ltd. has agreed to extend in accordance with the existing terms and conditions as set out in the tender.

Considering that Giant Tire Ltd. has been a satisfactory supplier, and all terms and conditions remain unchanged, we RECOMMEND that the contract be extended for an additional 12-month period."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved.

CONSIDERATION:

4. City Truck Hiring and Leasing Practice

The City Engineer reports as follows:

"On August 10, 1976, City Council requested a report on this subject. The following is the present status:

In general, the Engineering Department carries out most of its operations with its own employees and utilizing City-owned equipment. Approximately 80% of public works functions are carried out in this fashion. It is not possible to carry out all City work in this way, and some works are contracted out and, in some cases, vehicles are hired, either with or without drivers. This is done only when it is more economic for the City to do so and usually occurs for "peak shaving" purposes and for one-time projects. In these circumstances, when the work is going to be of short duration and will not be repetitive, it is not economic for the City to increase its fleet substantially and then to lay off employees and sell the fleet when the job is done. Examples of such short-term, one-time projects are the Granville Mall project, the False Creek Seawall project, etc. Similarly, through the summer period when the workload is at its highest, or during a snowfall during the winter when all available equipment is needed, then considerable hiring occurs.

The procedure for hiring trucks and other equipment was reviewed by City Council in 1967 and Council resolved to continue with the then-existing procedure. At that time a more formal tendering procedure was evaluated, as well as several others, but Council decided that the procedure we now employ was best.

The present system that the Engineering Department uses for hiring trucks and equipment is informal:

1. This Department establishes, on an annual basis, the rate we will pay for hire for the coming year.

2. Any truck owner can submit his name for our hiring list. If he meets certain basic requirements for insurance, registration, etc., his name is listed. The current list has 95 names.

3. When the need for trucks or equipment arises which cannot be met by City-owned trucks or equipment, private equipment is hired from suppliers on the noted list. Basically the policy has been to hire only one piece of equipment from each supplier per branch thus distributing the hiring to as many suppliers as possible. There is no obligation on the part of the suppliers to have equipment available for the City's use and in peak periods it is sometimes difficult to obtain equipment. The rates paid to suppliers are based on the minimum going rates in the Greater Vancouver area.

While the Engineering Department has, in general, found this system satisfactory, there are certain points which should be listed:

(a) The suppliers do not guarantee that equipment will be available for the City's use at any given time. In peak periods this results in considerable searching and delay in obtaining the necessary equipment. These delays alone have not been considered serious enough to warrant changing the system.

Cont'd . . .

Clause 4 Cont'd

(b) Comparison of the prices paid by the City with those paid by municipalities hiring under contract shows that the prices paid by the City are very similar to those obtained under contract.

(c) From time to time complaints have been received objecting to the system now used by the City and requesting that the City call for tenders for trucking requirements.

Occasionally special circumstances arise which call for a variation in our pattern, such as a recent case where six trucks were hired without operators to meet a short term need. In general, these special needs are accommodated within the system set out above.

In our efforts to improve the system we have examined a number of methods used in other municipalities. All the methods represent a compromise between the flexibility demanded by the operational requirements and the tendency towards fixed control inherent in the administrative function. We have been unable to find a perfect system.

The system which Council considered, and rejected in 1967 was for a formal contracting procedure for hiring trucks. Council at that time took the view that such a scheme might concentrate the City business into the hands of a very few major contractors, to the detriment of the small independent operators who were traditionally employed. Works prospects now indicate a decline in the amount of hiring which will be done, and a formal contracting procedure would therefore be inappropriate now. Burnaby, which pioneered the formal contract system, has found it to be cumbersome to use, and has since abandoned the system.

In our examination of alternative methods we have concentrated on those which are relatively simple, flexible, economical to operate and still provide fair treatment to the contractors. There seem to be two possibilities which meet these requirements:-

1. A rotation system in which all qualified applicants go on a list and are hired in strict rotation.

2. A price order system in which qualified applicants bid for work and are hired in price order.

Each of these systems poses some operational problems and would certainly increase our costs of operation. We can find no system which would operate as economically as our present one. We have summarized the major advantages and disadvantages of the three systems below.

COMPARISON OF TRUCK HIRING SYSTEMS

1.	PRESENT INFORMAL SYSTEM	- Advantages	- Flexible, Economical, provides service satisfactory to Engineering Department.
		Disadvantages	- Subject to complaints from contractors.
2.	ROTATION HIRING	- Advantages	- Flexible. Fairly simple to operate.
		Disadvantages	- Spreads business very thinly. - Increases problem of maintaining standards. - Stifles incentive among operators. - More costly to operate than present system.
3.	PRICE-ORDER HIRING	- Advantages	- Assures low prices, - Fairly simple to operate.
		Disadvantages	- Encourages marginal operators. - Concentrates business to certain suppliers. - Discourages incentive in performance. - Maximizes problem of maintaining standards. - More costly to operate than present system.

Cont'd . . .

Clause 4 Cont'd

In view of the recurrent complaints which the Aldermen hear on this subject the City Engineer presents this report for CONSIDERATION by Council. If Council wishes to reconsider the 1967 decision to continue the present hiring system the City Engineer will prepare a detailed examination of the alternatives together with the costs anticipated."

The City Manager submits the report of the City Engineer for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 459 460

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application #76456 - 3237 Celtic Street

The Director of Planning reports as follows:

"Development Permit Application #76456 had been filed by Mr. D. E. White to construct a two storey dwelling and a 20' x165' stable for horses on the north-western portion of this site. The applicant also requests permission to keep six (6) horses on this site.

The site is located in an RA-1 (Limited Agricultural District). Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On January 31, 1977, the Director of Planning approved Development Permit Application #76456 for the construction of a two storey dwelling and a stable for horses on the north-western portion of the site, subject to the following condition:

'Prior to the issuance of the Development Permit:

... approval is to be first received from City Council for the keeping and boarding of a maximum of six (6) horses on this site.'

RECOMMENDED:

That City Council approve the keeping and boarding of a maximum of six (6) horses at 3237 Celtic Street."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Development Permit Application #71880 - Proposed Emergency Facilities for Vancouver General Hospital - 920 West 10th Avenue

The Director of Planning reports as follows:

"Hansen & Erb, Architects, have filed Development Permit Application #71880 on behalf of Vancouver General Hospital to construct a one storey and basement building to contain the Emergency Department.

On June 29, 1969, City Council approved the rezoning of this site along with the overall Vancouver General Hospital Complex to CD-1 subject to several conditions which were attached by resolution of Council. Two of these conditions were:

'1. Building Site Coverage - the maximum site coverage by buildings not to exceed 23% of the gross site area.

2. Landscaping - the provision of landscaped open space not to be less than 30-40% of the gross site area.'

The proposed development which also includes demolition of some older existing buildings would increase the Building Site Coverage to 40.3% which is only an increase of 2.8% over the existing total site coverage.

Cont'd . . .

Clause #2 continued:

No detailed plans have been submitted on the landscaped area of the total site, however, the proposed structure would not materially alter the amount of landscaped open space.

It is noted that the situation has changed considerably regarding this Hospital site since the CD-1 Zoning was established in 1969 and it is considered that a revised plan should be produced for the area. Staff of the Hospital have indicated that they would be prepared to participate in formulating a new plan. Due to the urgent requirement for the Hospital Emergency facilities it is felt that this Development Permit Application should not be held at this time pending a revised overall plan.

Recommendation

That the Director of Planning be authorized to issue Development Permit Application #71880 for the construction of the building for the emergency facilities with a total site coverage of 40.3% and further, that Council ask the Vancouver General Hospital to produce for review by Council a revised plan for the Hospital facilities in this CD-1 area."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Rezoning Application - 3665 Kingsway - Lot B, Block 6, D.L. 36 and 49, N.W.D., Plan 8825

The Director of Planning reports as follows:

'An application has been received from Mr. B. Ledingham, President, Ledingham Properties Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (M-1) Industrial District to (C-2) Commercial District for the purpose of:

'Developing commercial facilities in keeping with City of Vancouver Zoning and Development By-Law No. 3575 for (C-2) Commercial District.'

SITE DESCRIPTION

The site is located on the north side of Kingsway between Boundary Road and Ormidale Street. The site has a frontage of 232 feet along Kingsway, 169 feet along Boundary Road, 231 feet along the lane and 185 feet along Ormidale Street, for a total site area of 41,232 square feet. (See Appendix A). The site, one parcel, is zoned (M-1) Industrial District and is presently undeveloped.

The lands to the north are zoned (RS-1) One Family Dwelling District and are developed with one family dwellings. The lands to the west and south are zoned and developed as (C-2) Commercial District. The property to the south is developed as a public utility. The lands generally along both sides of Kingsway are zoned and developed as (C-2) Commercial District. The lands to the east, in Burnaby are being developed with the B.C. Telephone Company office building as part of the developing regional town centre. The lands located at the southeast corner of Kingsway and Boundary Road in Burnaby are developed as Central Park.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, August 17, 1976". The plans indicate a three-storey building containing offices, a restaurant, a bank, retail space and two levels of underground parking. Vehicular ingress and egress to the parking is provided from Ormidale Street. The drawings indicate a plaza at the southeast corner of the site.

Cont'd . . .

Clause #3 continued:

CALCULATIONS

Site Area:	41,232 square feet
Gross Floor Area:	72,160 square feet
Office Use:	45,916 square feet
Gross Floor Space Ratio:	1.75
Office Use:	1.11
Height:	49 feet plus two levels of underground parking as measured from Boundary Road. However, as the height of the building exceeds 40 feet, relaxation by the Director of Planning is required. It should be noted that along Kingsway the proposed development is three storeys (32 feet) in height.
Off-Street Parking:	Required: 139 Proposed: 142
Off-Street Loading:	Required: 4 Proposed: 1

URBAN DESIGN PANEL

The Urban Design Panel considered the application on August 5, 1976 and recommended:

'That the rezoning be approved and the design be brought back after the land is rezoned.'

CITY ENGINEER

The City Engineer, in a memorandum dated September 23, 1976, comments as follows:

'1. Vehicular ingress and egress is acceptable from Ormidale Street.

2. Boundary Road street widening - no further widening required for west side of Boundary Road.

3. Off-street parking and loading -

(a) Number of loading bays not indicated. Area designated for loading not properly laid out and will be difficult to secure.

(b) Parking layout poor re: circulation, stalls, aisles and clearances are substandard.

4. Other comments:

(a) Building grades are required along with design elevation of all entrances.

(b) Garbage facilities should be indicated.'

ANALYSIS

On March 8, 1977 Council considered a recommendation from the Director of Planning to withdraw the application to amend the text of the (C-2) Commercial District schedule whereby offices would be restricted as an outright use to a maximum floor space ratio of 1.2 and a maximum floor area of 5,000 square feet. Council resolved that the application be withdrawn and further approved the Director of Planning's second recommendation to monitor office development in the C-2 Districts and report back with in six months.

It is felt wise to keep within both the present zoning character of this area and the developing policies of the City regarding the (C-2) District Schedule. Any alteration to this position would require a detailed area planning study of this part of the City.

A letter was received on January 30, 1977 from the Killarney Champlain Citizens for Action requesting that the rezoning of this site be withheld until such time as the Joyce Street bus loop, overall transit plan for southeast Vancouver and South Burnaby, and commercial needs of the new B.C. Telephone building are resolved. See Appendix B

Cont'd . . .

Clause #3 continued:

for the full text of the letter. The rezoning of this site to (C-2) Commercial District is thought to be logical and appropriate given the zoning and development on the surrounding lands. Furthermore, transportation issues extend far beyond this specific site and will only be resolved after extensive study of both this area and regional transportation needs.

The Director of Planning is prepared to favourably consider the proposed development, however in relaxing the height, which exceeds 40 feet as measured from the mean grade of Boundary Road, the Director of Planning shall have regard to the one-family dwellings to the north. The Vancouver City Planning Commission, when considering this application on October 6, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the application to rezone be approved."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

4. Rezoning Application - Southeast Corner of S.W. Marine Drive and Ash Street - Lot A, Plan 4690, Block 7, D.L. 311

The Director of Planning reports as follows:

'An application has been received from Mr. M.E. Hardisty requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District and (M-1) Industrial District for the purpose of:

'The development of the north portion of this lot with a 300 seat restaurant under requested (CD-1) zoning and subdividing this lot and zoning the south portion for future (M-1) Industrial development.'

SITE DESCRIPTION

The site is located on the southeast corner of S.W. Marine Drive and Ash Street. The "L"-shaped site fronts onto S.W. Marine Drive and is flanked on the west by Ash Street and on the east by Cambie Street. Frontage distance along S.W. Marine Drive is 214 feet and total site size is 92,980 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and developed with a large duplex on the northwest corner of the site, six old motel units on the southwest corner and mobile homes/trailers throughout the remaining area of the site. (See Appendix B).

The lands to the west are zoned (CD-1) Comprehensive Development District and developed with a restaurant, a bank and an office building. The lands to the northwest and fronting onto the north side of S.W. Marine Drive are zoned (RS-1) One-Family Dwelling District and are generally vacant with portions allocated for future park use. The lands to the northeast and fronting onto the north side of S.W. Marine Drive are zoned (C-1) Commercial District and developed with two gasoline service stations. The lands to the east of the site are zoned (RT-2) Two-Family Dwelling District and generally developed with one-family dwellings on those lands fronting onto S.W. Marine Drive and two-family dwellings on those lands fronting onto Cambie Street. Further to the east, across Cambie Street, the lands are zoned (M-1) Industrial District and are developed with a public authority (I.C.B.C.) on the northerly portion and are vacant to the south. The lands to the south are zoned (M-2) Industrial District and developed with various

Cont'd . . .

Clause #4 continued:

industrial uses (metal processing, clay products manufacturing, cement contracting) and some older one-family dwellings. The lands to the southwest are zoned (RT-2) Two-Family Dwelling District and developed with 36 one and two-family dwellings. These dwellings vary greatly in age, visual inspection of the exteriors, indicating that most are in good condition.

BACKGROUND

In 1940 permits were issued for construction of and addition to a bungalow court on the southwest corner of the site. A permit was issued in 1947 to permit construction of a washroom for ten trailers on the site which were approved by Council.

The large one-family dwelling located on the northwest corner of the site was converted into a duplex under a permit issued in 1957. In an Inspector's report in July 1964, it was noted that a portion of this duplex was being used as an office for the trailer court.

The trailer court has been a non-conforming use on this site since 1956 as this use is not permitted in the (RT-2) Two-Family Dwelling District under the Zoning and Development By-Law No. 3575. Development Permits have therefore not been issued for expansion or further development of the trailer court. Permits have, however, been issued for electrical and plumbing installations necessary to bring the trailers up to the standards required by code.

A number of enquiries have come forward in recent years concerning possible redevelopment of this site. An enquiry regarding development of townhouses under the existing zoning was not encouraged as this site was felt to be inappropriate for residential use given the industrial character of the area and concern with the safety of residents having to cross S.W. Marine Drive. An enquiry was received in November 1975 regarding possible rezoning to permit retail stores, office and a restaurant. In responding to this enquiry, the Department indicated that high quality industrial uses were felt to be appropriate for this site and that support could not be given to the proposed commercial use of this property.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, January 6, 1977". The plans indicate a restaurant with a seating capacity of approximately 300 and ancillary surface parking. These plans pertain to the northerly portion of the site only for which a rezoning to (CD-1) Comprehensive Development District is requested.

No plans were submitted for the southerly portion of the site for which a rezoning to (M-1) Industrial District is requested.

CALCULATIONS (Proposed restaurant development on northerly portion of the site)

Site Area:	51,080 square feet	
Proposed Floor Area:	9,397 square feet	
Floor Space Ratio:	Proposed:	0.183
Height:	Proposed:	20 feet
Parking:	Proposed:	90 spaces
	Required:	21 spaces
Loading:	Proposed:	Number of spaces not indicated although loading deck is proposed.
	Required:	2 spaces (under Section 13)

NOTE: For comparison purposes, the development on the lands to the west zoned as (CD-1) Comprehensive Development District, was restricted to a height of two storeys and approved at a floor space ratio of 0.4.

Cont'd . . .

Clause #4 continued:

URBAN DESIGN PANEL

The Urban Design Panel considered the application on January 20, 1977 and reported as follows:

> 'That the rezoning be approved and that the site planning be improved when the proposal is submitted for a Development Permit Application.'

Discussions with the Urban Design Group and the Urban Design Panel indicate that further consideration should be given to the location of both the restaurant and ancillary parking with regard to the environment as viewed from within the restaurant and the relationship of the proposed development to existing residential development on the east and southwest. Subsequent discussions with the architect indicate that revised site plans are being prepared to accommodate these concerns.

CITY ENGINEER

The City Engineer has no objections to the proposal provided that:

1. The east 10 feet of the easterly portion of the proposed (CD-1) area is dedicated for lane purposes and the lane outlet to Ash Street, or a turnaround satisfactory to the City Engineer, is provided in the southerly portion of the proposed (CD-1) area.

2. Boulevard crossings to serve the development are approved by the City Engineer.

ANALYSIS

Most lands south of Marine Drive and east of Angus Drive are zoned for industrial use. Lands south of S.W. Marine Drive and zoned for industrial uses are largely developed at present, giving the area a strong industrial character. Isolated areas of land in this area are, however, zoned to permit residential and commercial development. Expansion of these isolated zones has not been encouraged as the area is felt to be most appropriately developed with industrial uses. High quality industrial development has been encouraged particularly for those lands fronting onto the south side of Marine Drive.

Under the existing zoning on this site, townhouses may be permitted as a conditional use. This type of development is felt to be inappropriate, given the existing industrial character of the area, traffic and the desirability of promoting high quality industrial development along the south side of Marine Drive.

A restaurant is permitted as an outright use under the (M-1) Industrial District Schedule and as a conditional use under the (M-2) Industrial District Schedule. Both the (M-1) and (M-2) Industrial District Schedules would, however, permit many uses and a form of development which would be inappropriate for this site. For this reason, (CD-1) Comprehensive Development District By-Laws have been enacted to specifically control the permitted uses and conditions of development for some parcels of land south of Marine Drive.

The site and lands to the east, south and west were zoned (RT-2) Two-Family Dwelling District in 1938 with enactment of the Zoning By-Law No. 2516. In August 1958 the lands south of the site were rezoned from (RT-2) Two-Family Dwelling District to (M-2) Industrial District. In February 1971 the lands to the west of the site were rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District, the CD-1 By-Law specifying a restricted list of uses including a bank, office building and restaurant (excluding a Drive-In) which have subsequently been developed. The office building is currently vacant. One condition of development was provision of a 40-foot landscaped setback along Marine Drive. The form of development and permitted uses were greatly conditioned by the existence of the residential development to the south.

A rezoning application requesting rezoning of two lots at the southwest corner of S.W. Marine Drive and Cambie Street from existing (RT-2) Two-Family Dwelling District to (C-1) Commercial District was withdrawn in November 1972 when the Department recommended that the rezoning be refused. Refusal was recommended as the proposed office building was felt to be inappropriate, given the Department's desire that these lands be developed with high quality industrial uses.

Cont'd . . .

Clause #4 continued:

Due to a lack of funds, which would permit acquisition by the City of the remaining lands south of S.W. Marine Drive zoned as (RT-2) Two-Family Dwelling District, permits were issued in recent years for construction of additions and new Two-Family Dwellings on properties to the southwest of the site. It is still felt that on a long term basis these lands would be most appropriately developed with high quality industrial uses such as warehousing, wholesaling and light manufacturing.

The form of development desired for the site is similar to that which exists on the lands to the west zoned as (CD-1) Comprehensive Development District and on the lands to the east at the southeast corner of Cambie Street and S.W. Marine Drive which are developed with a public authority use (I.C.B.C.).

A proposed (CD-1) Comprehensive Development District By-Law and conditions of development, which would produce the form of development desired, are attached to this report as Appendix D.

The Director of Planning recommends:

1. A. That the rezonings of the southerly portion of Lot A, Plan 4690, Block 7, D.L. 311, measuring ± 118.9 feet, from (RT-2) Two-Family Dwelling District to (M-1) Industrial District be approved, subject to the following conditions:

   i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder, and that the owner dedicate to the City the required lands for lane as determined by the City Engineer and that these be so registered in the Land Registry Office.

   ii) The detailed scheme of Development in a Development Permit Application be first approved by the Director of Planning after advice from the Urban Design Panel, having particular regard to the surrounding residential development.

   iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

   Should the above conditions not be complied with by the owners within one year from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

   B. That the rezoning of the northerly portion of the site (being Lot A, Plan 4690, Block 7, D.L. 311 except the southerly ±118.9 feet) from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District in accord with the draft By-Law wherein uses and form of development are restricted to that shown in Appendix D, be approved subject to the following conditions:

   i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder and that the owner dedicate to the City the required lands for a lane as determined by the City Engineer and that these be so registered in the Land Registry Office.

   ii) The detailed scheme of development in a Development Permit Application shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping traffic circulation, ingress and egress, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.

   iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Cont'd . . .

Clause #4 continued:

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

2. The Director of Planning be instructed to make application to amend Schedule 1 of By-Law No. 4810, being the Sign By-Law, to establish a Sign Schedule whose control shall be applicable to the new (CD-1) Comprehensive Development District being created.

The Director of Planning further recommends that this report be received and be referred to a Public Hearing after a report from the Vancouver City Planning Commission.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

5. Rezoning Application - Southeast Corner of S.E. Marine Drive and Kerr Street - Lot 2 (except 'A') of Lot 'A', Block 8, D.L. 330-331

The Director of Planning reports as follows:

'An application has been received from Mr. A.T. Gjernes, Nesbitt Building and Development Ltd., requesting an amendment to the Zoning and Development By-law No. 3575 whereby the above-mentioned property be rezoned from (C-1) Commercial District and (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

- Developing a two-storey warehouse and ancillary office complex
- Total building area to be approximately 12,000 square feet on 16,000 square foot site area (max, F.S.R. of 1.0)
- Site coverage will be approximately .50'.

SITE DESCRIPTION

The site is located on the southeast corner of S.E. Marine Drive and Kerr Street. The rectangular site measures 93 feet along S.E. Marine Drive and 172 feet along Kerr Street, producing a site area of 15,996 square feet. (See Appendix A).

The site is currently zoned (C-1) Commercial District on the northerly 100 feet and (RT-2) Two-Family Dwelling District on the southerly 72 feet. No development exists on the site although extensive land fill has been placed.

The lands directly to the south are zoned (RT-2) Two-Family Dwelling District and developed with a one-family dwelling in good condition. The lands further to the south are zoned (M-1) Industrial District and developed with a lumber yard. The lands to the east are zoned (RT-2) Two-Family Dwelling District and developed with One-Family Dwellings on the adjacent three lots and lumber storage on the southerly portion of the lands owned by Spool's Lumber further to the east (approved by the Board of Variance for a limited period of time and subject to review without prejudice).

The lands to the north are zoned (RS-1) One-Family Dwelling District and are presently vacant. The lands are city-owned and designated for future park use. The lands to the northwest are zoned (RS-1) One-Family Dwelling District and developed as a golf course. The lands to the west are zoned (CD-1) Comprehensive Development District to permit limited industrial uses and are presently vacant.

BACKGROUND

According to City records the zoning on this block has been in existence since 1938.

Cont'd . . .

Clause #5 continued:

In September 1959 City Council approved of the recommendations of the Technical Planning Board that all lands south of S.E. Marine Drive be rezoned to (CD-1) Comprehensive Development District for the development of high quality industrial estates and that lands should be consolidated into larger parcels for a better form of development.

Rezoning to (CD-1) Comprehensive Development District for industrial use was subsequently approved at a Public Hearing in May 1960 for the lands bounded by Kerr Street on the west, Boundary Road on the east, Kent Street on the south and the realigned S.E. Marine Drive on the north. Approval was granted subject to a number of conditions. The amending By-Law has not been enacted. A report on these lands will be presented to Council later in 1977.

Rezoning for lands to the west of Kerr Street to (CD-1) Comprehensive Development District was approved and the amending By-Law enacted. Successful attempts to bring about larger sites and a good form of industrial development in this area have been aided by this (CD-1) Comprehensive Development District and also by City ownership of several parcels of land.

Through consistent policy application, industrial development in the area to the west of Kerr Street has been successfully limited to warehousing, wholesaling and light manufacturing contained within completely enclosed buildings except for parking and loading. The policy also includes provision of a landscaped setback from Marine Drive and the discouragement of office and retail development.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, August 12th, 1976." The plans indicate a warehouse with ancillary office, having a height along S.E. Marine Drive of one storey and a two-storey height adjacent to the residentially-zoned property at the rear due to the slope of the land.

CALCULATIONS

Site Area:	15,996 square feet	
Floor Area:	11,006 square feet (% office not indicated)	
Floor Space Ratio:	0.688	
Parking Spaces:	Proposed:	9
	Required:	9 (Assuming maximum ancillary office space of 1/3 gross floor area)
Loading Spaces:	Proposed:	3
	Required:	3

CITY ENGINEER

The City Engineer has no objections to this proposed rezoning but points out that sewage will have to be pumped to Marine Drive. Detailed provisions for services, access, etc., will be dealt with at the Development Permit stage.

ANALYSIS

The form of development presented with the application (warehousing, two storeys in height with a landscaped setback) is appropriate and would be permitted under the (M-1) Industrial District Schedule. There is, however, no guarantee within the (M-1) Industrial District that this would be the ultimate form of development. The outright uses and development that may be permitted under the (M-1) Industrial District - for example: automobile repair shop, restaurant, gasoline service station - would not be appropriate.

Cont'd . . .

Clause #5 continued:

While industrial development as proposed by the applicant is acceptable for this area, the (M-1) Industrial District zoning is inappropriate for the area east of Kerr Street in the same way that it was felt to be inappropriate for the area west of Kerr Street. The (CD-1) Comprehensive Development District approved for the area west of Kerr Street and the policy applied to it has produced the type of high quality industrial development which should be encouraged for the lands east of Kerr Street.

The ownership of land in the vicinity is shown on the attached map (See Appendix B). The large land owners are the City of Vancouver, MacMillan-Bloedel and Spool's Lumber.

City-owned lands in the area are being held awaiting consolidation, servicing and a policy on zoning and marketing. A policy regarding both City and privately-owned lands in the area is the subject of a report to City Council in 1977.

The MacMillan-Bloedel lands located north of the railway are at present used for storage and are, for the most part, zoned (M-1) Industrial District. There is, no active proposal for further development of this property.

Spool's Lumber have been located in this area for years and have gradually been consolidating land. Lumber piles or sheds are located on a portion of their property zoned as (RT-2) Two-Family Dwelling District, having been permitted through successful annual appeal to the Board of Variance since, April 1967 (Appeal No. 16491). Appeals have been granted for one year terms only pending a review of the current zoning of these lands. Spool's Lumber have considered comprehensive development plans for a number of years but no proposals have been forthcoming.

The site indicated on the map as Site No. 2 (See Appendix B) is a private home. The owner, Mr. W. Steele, does not wish to sell or enter into consolidation at this time.

The site indicated on the map as Site No. 3 (See Appendix B) is also privately owned. The owner, Mr. T. Mare, is waiting for potential industrial development. The proposed rezoning of this site cannot be considered in isolation of surrounding lands.

Through discussions with the Department, the applicant, Mr. A.T. Gjernes, agreed to amend his application to request (CD-1) Comprehensive Development District as opposed to his initial application for (M-1) Industrial District zoning.

In view of the City's desire to promote and maintain high amenity industrial/warehouse development along S.E. Marine Drive and at the same time give assurance to the applicant and other property owners in the area, it is proposed that the application to rezone the site to (CD-1) Comprehensive Development District be permitted but that the Director of Planning also be directed to make application to rezone to (CD-1) Comprehensive Development District the larger area bounded by S.E. Marine Drive on the north, Hartley Street on the east, Kent Avenue on the south and Kerr Street on the west. The appropriate (CD-1) Comprehensive Development District By-law would permit warehousing, wholesaling and light manufacturing uses to be conducted within completely enclosed buildings except for parking and loading. A maximum floor space ratio of 1.0, a maximum height of 40 feet or three storeys and a 40 foot landscaped setback from S.E. Marine Drive would also be included in the appropriate (CD-1) Comprehensive Development District By-law and conditions of development to promote high amenity development.

A proposed (CD-1) Comprehensive Development District Draft By-law and conditions of development are attached to this report (See Appendix C). The applicant, Mr. A.T. Gjernes, supports the draft by-law and conditions of development.

Cont'd . . .

Clause #5 continued:

RECOMMENDATION:

1. The Director of Planning be instructed to make application to:

   (a) Rezone the lands bounded by S.E. Marine Drive on the north, Hartley Street on the east, Kent Avenue on the south and Kerr Street on the west to (CD-1) Comprehensive Development District in accord with the draft By-law and conditions of development attached to this report as Appendix C. These lands incorporate the site for which rezoning is requested by Mr. A.T. Gjernes.

   (b) Amend Schedule 1 of By-law No. 4810, being the Sign By-law, to establish a Sign Schedule whose control shall be applicable to the district.

2. The Director of Planning recommends that the following recommendation be received and the whole matter be referred to a Public Hearing after a report from the Vancouver City Planning Commission:

   (a) That the Director of Planning application be approved. '

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 960

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closures in Gastown to Accommodate a Rain Festival

The City Engineer reports as follows:

"In a letter dated February 24, 1977, Mr. A. Bowen, Secretary of the Gastown Historic Area Co-ordinating Committee, requested that certain streets in Gastown be closed to vehicular traffic on Sunday, April 3, 1977 from 10:00 a.m. to 10:00 p.m. to accommodate a Rain Festival.

The proposed area for the Rain Festival celebrations as set out in their letter has been amended by the deletion of the 200 block Carrall Street and the unit block Powell Street. A further amendment in their program is the Committee's decision to not include the 20-foot diameter above ground swimming pool in this year's celebrations.

Upon receipt of the request to hold the Rain Festival, a meeting was held between the Engineering Department, Police Department, Planning Department and the secretary of the Gastown Historic Area Co-ordinating Committee to ensure that this event would be successful. The deletion of the 200 block Carrall and the unit block Powell Streets, necessary to facilitate transit services, was agreed to by the Co-ordinating Committee. The decision to not include the swimming pool in this year's event was due to construction problems encountered in setting it up. The streets requested to be closed are:

Water Street, from Cordova Street to Carrall Street
Alexander Street, from Carrall Street to Columbia Street
Carrall Street, from Powell Street to its north end
Abbott Street, from the lane north of Cordova Street to its north end
Cambie Street, from the lane north of Cordova Street to its north end.

The Police Department will provide special attention for this event. Further, there will be no disruption to transit.

There are no objections to the proposal from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Water Street, from Cordova to Carrall Streets; Alexander Street, from Carrall to Columbia Streets; Carrall Street from Powell Street to its north end; Abbott Street from the lane north of Cordova Street to its north end; Cambie Street from the lane north of Cordova to its north end, on Sunday, April 3, 1977 from 10:00 a.m. to 10:00 p.m., such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

2. Any food concessions be approved by the City Health Department.

3. The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.

4. The costs of temporary traffic controls be borne by the applicant.

In connection with items (3) and (4), the applicant requests a grant to cover the costs of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be $700.

Continued. . . . .

Clause No. 1 Continued

Should Council decide in favour of the applicant's request to defray the costs of City services, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided for in the 1977 operating budget."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 960

FINANCE MATTERS

RECOMMENDATION

1. Amendments to Sign By-law

The Directors of Planning, Permits and Licenses, and Legal Services report as follows:

"I. INTRODUCTION

In the Sign By-law, a number of Sign Schedules were established to regulate signs in various zoned districts of the City. These Schedules specify the types of signs permitted and controls that apply. The controls are based on uses that are allowed in that particular district. Schedule 'I' however, covers all areas zoned Comprehensive Development District. Because of the highly diversified uses in the different Comprehensive Development Districts, it is not possible to provide one all-inclusive Schedule that will satisfy all their different needs. However, as the regulations required to control signs for each of the Comprehensive Development Districts are often quite similar to those of some other Schedules already existing, instead of providing a separate schedule for each individual Comprehensive Development District, one of the existing Sign Schedules considered most appropriate for the district is assigned. For instance, a Comprehensive Development District which permits only residential uses could be assigned Schedule 'A' which deals specifically with residential zones. When the assigned Schedule is approved by Council after a Public Hearing and the Sign By-law amended, the regulations of the assigned Schedule will then apply to that particular district.

II. ADDITIONS AND DELETIONS TO SCHEDULE 'I'

Since Council last approved additions to Schedule 'I' on January 7, 1976, a number of areas in the City have since been rezoned to Comprehensive Development Districts. To amend these rezoned areas, the following should be added together with the appropriate Schedules assigned.

Map Index No.	Location	No. of By-law which defines the C. D. Boundaries	Assigned Schedule
116	636 West 10th Ave. (V.G.H.)	4974	A
117	Champlain Heights (Areas E and F)	4986	B (Commercial/ Residential)
118	Block bounded by Foster, Tyne, Euclid and Melbourne	4999	A
119	West side of Yew Street south of S. W. Marine Drive	5009	A
120	West side of Wallace Street between West 2nd Avenue and Point Grey Road	5011	A
121	N. W. Corner of Harold St. and School Avenue	5014	A
122	Cedar Cottage Area	5016	B (Suburban/Commercial C-2)

Cont'd . . .

Clause #1 continued:

123	2nd Avenue and 4th Avenue east of Sasamat	5028	A
124	Block bounded by Davie, Cardero, Pendrell and Nicola (Gabriola Mansion)	5033	W.E.D.

The following should be deleted from Schedule 'I' as they have been rezoned to West End District.

Map Index No.	Location	No. of By-law which defines the C. D. Boundaries	Assigned Schedule
2	East side of Denman between Haro and Barclay	4625	A
3	East side of Denman between Nelson and Comox	4295	B (Local Commercial C-1)

III. RE-ARRANGING SCHEDULE 'I'

When the present list of Comprehensive Development Districts for Schedule 'I' was prepared, the various districts were numbered according to their locations on a map attached to the By-law and not in sequence according to the number of the By-law by which the district was rezoned. As more Comprehensive Development Districts are added to Schedule 'I' it would be advantageous for cross-reference purposes to list the Comprehensive Development Districts in sequence with the order of the By-law in which the district was rezoned. As the Sign By-law is to be reprinted, these proposed adjustments should be approved before the reprinting. Appendix 'A' shows the re-arranged sequence of Schedule 'I' including the new additions and deletions.

IV. RECOMMENDATION

It is therefore recommended that:

A. Council approve the additions and deletions to Schedule 'I' as indicated in this report.

B. Schedule 'I' of By-law No. 4810 be deleted and the Schedule 'I' attached as Appendix 'A' to this report be substituted.

C. Council instruct the Director of Legal Services to prepare the necessary By-law.

D. Council to set a date for Public Hearing."

The City Manager RECOMMENDS that the recommendations of the Director of Planning, Permits and Licenses, and Legal Services be approved.

2. Orpheum Theatre Bank Accounts

The Director of Finance reports as follows.

"The Orpheum Theatre operation will result in monies being collected and requiring deposit to the credit of the City. It is also intended that the City provide refreshments at the theatre for a time and funds will be required for purchases, which must be paid for immediately at the time of purchase.

Cont'd . . .

Clause #2 continued:

It is necessary to provide two bank accounts for the Orpheum operation, one a transfer account for deposit of monies automatically transferred to the City's General Account, and a second chequing account. These accounts can be opened at the Bank of Montreal branch at Georgia and Seymour Streets being the most convenient to the theatre.

The Director of Finance requires Council authority to establish a new bank account.

It is therefore RECOMMENDED that -

A. the Director of Finance be authorized to open two accounts in the name of the City of Vancouver with the Bank of Montreal, Georgia and Seymour Streets branch, one a transfer account and the second a chequing account.

B. the Director of Finance be authorized to designate the signatories to the chequing account as required from time to time."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

CONSIDERATION

3. Pacific National Exhibition: Request for Earlier Opening Time on Sundays

The Director of Legal Services reports as follows:

"The following letter has been received from the Pacific National Exhibition:

'We have reviewed the amended By-Laws regarding Sunday sports and it is still asked that our request go forward to council, asking that they consider amending the City Charter so that Sunday sports may be played from the hours of 1:00 p.m. to the evening.

I realize the Sunday theatres are allowed to be open from 1:30 p.m., but we have had so many requests for a 1:00 p.m. opening, and we feel this would better suit events like the Grey Cup and Memorial Cup, etc.'

Sections 206A and 206B of the Vancouver Charter are the authorizing sections behind our Sunday Sports By-law and our Sunday Entertainment By-law. Both sections set the starting time at 1.30 p.m.

If Council wishes to grant the P.N.E.'s request it would have to be dealt with in next year's Charter Amendments. It is too late now to deal with it this year."

The City Manager submits the foregoing report for the CONSIDERATION of Council.

Cont'd . . .

RECOMMENDATION

4. Revision of the Water Works By-law No. 4848 and Fee Schedules "A" and "G"

The City Engineer reports as follows:

"The cost of installing water service pipes and water meters is recovered from the customer from the fees levied under the Water Works By-law.

The fees for installing water service pipes and water meters were last changed in November of 1975. The fees were then set to cover the costs for a one year period, January 1st to December 31st, 1976. To keep pace with inflation, a revision in the fee schedules is now recommended. The new fees structure recommended will cover costs until December 31st, 1977.

SCHEDULE 'A': Service Pipe or/ connection fee

Service Pipe Size	Present Fee	Proposed Fee
3/4"	$475.00	$475.00
1"	$500.00	$525.00
1½"	$630.00	$675.00
2"	$815.00	$850.00
3"	'at cost'	'at cost'
4"	'at cost'	'at cost'
6"	'at cost'	'at cost'
8"	'at cost'	'at cost'
12"	'at cost'	'at cost'

SCHEDULE 'G': Fees for Installation of Water Meters

	Present Fees		Proposed Fees	
Size of Standard Meter	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
5/8"	$160.00	$60.00	$180.00	$60.00
3/4"	$160.00	$60.00	$180.00	$60.00
1"	$160.00	$60.00	$180.00	$60.00
1½"	$180.00	$70.00	$190.00	$70.00
2"	$190.00	$80.00	$200.00	$80.00
3"	$1,200.00	$120.00	$1,270.00	$120.00
4"	$1,300.00	$150.00	$1,375.00	$150.00
6"	$1,500.00	$200.00	$1,590.00	$200.00
8"	'at cost' $1,500.00 Min.	$250.00	'at cost' $1,590.00	$250.00
10"	'at cost' $1,500.00 Min.	$250.00	'at cost' $1,590.00	$300.00

Cont'd . . .

Clause #4 continued:

	PRESENT FEES		PROPOSED FEES	
Size of Fireline Meter	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
4"	$1,520.00	$250.00	$1,610.00	$250.00
6"	$2,100.00	$300.00	$2,225.00	$300.00
8"	'at cost' $2,100.00 Min.	$350.00	'at cost' $2,225 Min.	$350.00
10"	'at cost' $2,100.00 Min.	$400.00	'at cost' $2,225.00 Min.	$400.00

In 1975 the fee for 4-inch and larger service pipe was changed from a 'flat rate' to 'at cost'. Because of the increase in the number of large service installation primarily firelines and the wide variation in the cost of installations, it became difficult to establish an accurate 'flat rate' fee. An 'at cost' fee was established to protect against a possible large discrepancy between installation cost and fees collected. A reduction in the demand for large services has not occurred, nor has a sufficient history of costs been accumulated to permit a return to a 'flat rate fee.

The estimating of service pipe installation costs takes considerable time. The personnel cost are now absorbed in the cost of operating the water system. Should any inconvenience or delay to our customers appear due to a further increase in the number of service installation requests, a modest surcharge on each estimated installation fee may be necessary to cover any increased personnel cost.

The City Engineer RECOMMENDS that:

A. The proposed Fee Schedules 'A' and 'G' be approved.

B. The Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law.

C. The new fee schedule be effective one month following adoption of Council."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 461

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 18 - 22, 1977. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore RECOMMEND that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

2. Appointment of Mr. R. Maki, Codes Engineer, to the Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code

The Director of Permits and Licenses reports as follows:

"The Deputy Chairman of the Associate Committee on the National Building Code for the National Research Council of Canada has advised that they wish to appoint Mr. R. Maki, Codes Engineer of the Permits and Licenses Department, as a member of the "Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code"(copy of letter attached).

The Coordinating Committee meets about five or six times a year in Ottawa and is about to begin work on the next edition of the National Building Code, scheduled for release in 1979 or early 1980. Participation in this Committee will be of direct benefit to the City of Vancouver for Mr. Maki, in his capacity of Codes Engineer, will be able to convey to the Committee problems in building construction as they occur in Vancouver and the Lower Mainland. He will also obtain first hand knowledge of the background as well as the intent of building requirements prescribed by the Code.

The effect of this request is for approximately twelve working days leave of absence with pay per year. The National Research Council of Canada pays all other expenses.

Cont'd.....

Clause #2 continued

Should Council give this request favourable consideration the Director of Permits and Licenses feels that the appointment, which is generally for a three year term, should be reviewed at the end of the first year to determine the effectiveness of the City's contribution and to ensure that the effectiveness of the Codes Engineer for the City of Vancouver has not been reduced."

The City Manager RECOMMENDS that Council grant the request of the National Research Council subject to the review after one year suggested by the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 462

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Modification of Lease - 2089 Commissioner (Sterling Shipyards)

The Supervisor of Properties reports as follows:-

"On March 25, 1975, City council, "In Camera" approved the recommendation of the Supervisor of Properties and the City Manager, to acquire the property at 2089 Commissioner Street known as Sterling Shipyards Ltd. and legally described as Lots 5 & 6 & 7; and Lots 8 & 9 (except Parcel "A" Ref. Plan 2304 and except the C.P.R. Company's Right-of-Way), Block 18; and Parcel "A" (Ref. Plan 2300) being the foreshore adjoining Blocks 16, 17 & 18 and Parcel "B" (Ref. Plan 2317) being foreshore adjoining Lots 5, 6 &7, Block 17, all in D.L. 184, Group 1, N.W.D., Plan 178.

In this regard, the City of Vancouver acquired the site on June 23, 1975, subject to a lease to Sterling Shipyard Ltd. dated May 22, 1959 which expires on May 24th, 1980.

The Engineering Department has negotiated a proposal with Sterling Shipyards Ltd. that the existing lease be modified to provide for the surrender of 46,233 Sq.Ft. of land by Sterling for use by the "City" as a City Works Yard.

The arrangement will be mutually beneficial in that the portion required by the City's Engineering Department is redundant to Sterling Shipyards, and in turn the Engineering Department will be able to occupy a portion of the site immediately, thus enabling the City to retain a good tenant.

Conditions of the agreement will be as follows:-

1. Size of the site to be surrendered to the City - 46,233 square feet

2. Net annual rent to be paid by Sterling Shipyards effective November 1, 1976 - $68,924.00 (from $80,000.00)

3. Sterling Shipyards to be granted a lease renewal on the following terms: Lease period to be:-

   a. May 25, 1980 to May 24, 1985 at market rental

   b. Then from May 25, 1985, lease to be on a year to year basis at market value with the right of the City to terminate on three months notice if required for Civic purposes.

It is recommended that the lease with Sterling Shipyards Ltd. be amended on terms and conditions to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

2. Stanley Park Beach House Restaurant - Lease Renewal to Mozart Catering Ltd.

The Director of Legal Services reports as follows:

"The lease of the Beach House Restaurant in Stanley Park expired January 30, 1977. On December 28, 1976, the Superintendent of Parks & Recreation advised the Legal Department that on December 20, 1976, the Parks Board passed the following resolution:

'That the Board request the City Legal Department to draft a new lease for the Beach House Restaurant to Mr. W. Haisch incorporating a 5 year term, with a 5 year option renewal clause, the total term not to exceed 10 years, the Board to receive a basic annual rental of $20,000 plus 5% of the gross receipts (excluding liquor sales) from $350,000 to $500,000, and 6% of the gross receipts over $500,000, the rental rate for the 5 year renewable option to be set by mutual agreement or arbitration, and that the aforesaid lease be submitted to City Council for final approval.'

The Law Department has been negotiating with the solicitor for Mozart Catering Ltd. and the renewal lease is very close to being settled in principle.

It is recommended that the City lease the Beach House Restaurant to Mozart Catering Ltd. upon the terms outlined in the December 20, 1976 resolution of the Board of Parks and Recreation, such lease otherwise to be to the satisfaction of the Director of Legal Services and the Superintendent of Parks and Recreation."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

3. Lease of Coffee Shop at Britannia Community Services Centre

The Supervisor of Properties reports as follows:

"On June 1, 1976, upon the recommendation of the Supervisor of Properties and the Britannia Community Services Centre Society, Council approved a 3-year lease of the coffee shop at Britannia Community Services Centre to TERRY ALLAN KIRBY and PHILLIP D. STOTHERT (c.o.b. as STOTHERT SERVICES).

On November 23, 1976, Council also determined that the ice rink concession at the Centre be leased to Kirby and Stothert.

Kirby and Stothert now wish permission to serve wine and beer from time to time when they are catering to a special function or banquet. At present the lease does not allow the serving of alcoholic refreshments. Both the Britannia Community Services Centre Society, the overseer of the Centre, and the Supervisor of Properties are of the opinion that this request is reasonable. Kirby and Stothert presently hold liquor licences for other eating establishments which are under their management.

cont'd.....

Clause #3 continued

The Supervisor of Properties recommends that the present lease be amended to allow the serving of wine and beer upon such terms and conditions as, and only so long as, the Britannia Community Services Centre Society shall determine provided however that the City Manager shall have the overriding right to revoke the right to serve wine and beer or to set down terms and conditions for the serving of wine and beer which shall supersede any conditions set down by the Society."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties be approved.

4. Combined Development of City-owned Parcel at the North-East Corner of Dunsmuir & Richards Streets

The City Engineer, Supervisor of Properties and Director of Planning report as follows:

"The subject site is legally described as Lots 24-32 inclusive, Block 35, District Lot 541 and has dimensions of 120' on Dunsmuir Street and 225' on Richards Street.

The site was purchased in 1958-59 from Parking Meter Reserve Funds and developed as a surface parking lot for approximately 98 cars with development costs of $25,000 borne by the City. This facility was originally operated by the Downtown Parking Corporation but in 1969 competitive bids were called by the Properties Division and it has been leased to an independent operator since that time. The present income to the City is $3,500 per month or 75% of gross receipts, whichever is the greater. Gross annual net income to the City is approximately $50,000.00.

This site has been the subject of a study by the Director of Planning for development of a park/plaza concept and during 1976 representatives of B.C. Hydro and Power Authority discussed with the Supervisor of Properties the possibility of also developing an underground substation at this location. B.C. Hydro now have preliminary plans for this latter proposal which includes the subject site, a 15' wide sub-surface encroachment below Richards Street and a 10' wide sub-surface encroachment below the lane east of Richards Street.

Their requirements include a depth of up to 40' depending on whether the roof structure is level or terraced, and provision of a cooling system which could provide a fountain for incorporation into the design of the surface park. They also propose construction of one to three hatches in the surface of Richards Street subject to agreement of the City Engineer to allow replacement of transformers when and if necessary (failure frequency is estimated at one in one hundred years).

The Director of Legal Services has advised that as this site 'was purchased with special funds it must be used to provide off-street parking' but that it may also be used for other purposes providing such additional uses do not interfere with the parking aspect.

cont'd.....

Clause #4 continued

The foregoing information was submitted to the Property Endowment Fund Board on December 3, 1976, and it was

'Resolved:

THAT the Board approve in principle that the surface of this site be developed with a parking level or levels sandwiched between B.C. Hydro facility and a surface park/plaza with some commercial development, on the north-east corner of Dunsmuir and Richards Streets and the City Engineer, the Director of Planning and the Supervisor of Properties report to Council recommending that Council also agree in principle to this proposal;

FURTHER THAT the Supervisor of Properties be authorized to negotiate with B.C. Hydro in order to co-ordinate a combined use of the site in the form of a downtown underground sub-station, parking accommodation, some limited commercial use and a park space with a fountain. All of the foregoing to be subject to a further report concerning rental, design concept, street use, etc., for Council approval.'

B.C. Hydro would like to come to a settlement as soon as possible and will agree (within reason) to design the sub-surface structure to accommodate appropriate surface development. However, they do not wish to have the start of their project subject to ultimate approval of surface design concepts.

The Director of Planning reports as follows:

'This site is in the 'Central Core' Character Area of the Downtown District. A proposed park north of the Holy Rosary Cathedral is identified in the Character Area Description.

The concept of an underground utility is supported in principle provided the public open space is well designed. Any possible adverse affects on the open space use (i.e. noise; smell; visual appearance; loading arrangements) must be first resolved.

It has been suggested that below grade parking garage facilities should be provided to replace the existing surface parking, further, that the provision of some parking may be a legal requirement as the site was originally purchased under authority of a special by law (Parking Funds).

The site is outside the High Density Parking Core which prohibits parking garages so that a parking garage could be allowed, provided design and form considerations are satisfactorily resolved.

Development Permit Application and Development Permit Board/ Advisory Panel procedures are required to obtain approval for all proposed uses.

cont'd.....

Clause #4 continued

Concern regarding improvment to the visual appearance of the area surrounding the site, as well as the need for commercial facilities on the site would be the subject of a further report.'

The City Engineer comments in part as follows:

'There is a significant parking demand in this area and parking should be provided in any development on the site to ensure adequate provision is made for short term parkers. The size of the parking facility will be determined at a later date.

The City Engineer agrees in principle with the proposal to develop a Hydro sub-station, parking garage, public open space and commercial shops subject to a detailed discussion with B.C. Hydro and an economic analysis of the various elements of the proposal.

As part of B.C. Hydro's proposal they wish to encroach fifteen feet below Richards Street and ten feet below the lane east of Richards. These specific encroachments are not desirable but since B.C. Hydro is a public utility company some encroachments can be considered provided they are kept to an absolute minimum. Approval in principle, therefore, is subject to minimum encroachments satisfactory to the City Engineer and subject to the satisfactory relocation of all existing services, provision for future services and payment of rental for the space used. All of the above to be paid for by B.C. Hydro.'

In view of the foregoing, it is recommended:

1. That Council approve the resolution of the Property Endowment Fund Board, in principle, regarding the proposals for development as outlined in this report;

2. That Council authorize the Supervisor of Properties to complete negotiations with B.C. Hydro and Power Authority in order to make arrangments for combined use of the site, keeping in mind the Engineering Department and Planning Department requirements.

All of the foregoing to be subject to further joint reports from the City Engineer, Director of Planning and Supervisor of Properties concerning underground rental, design of sub-station and participatory arrangements concerning access from the street, installation of underground parking area, design of open space etc. All of these matters to be the subject of final agreement between City Council and B.C. Hydro.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, the City Engineer and the Director of Planning be approved.

cont'd.....

5. Sale of 1352 West 6th Avenue
Lot 7, Block 292, D.L. 526

The Supervisor of Properties reports as follows:

"City Council at its meeting of March 8, 1977 approved the following recommendation of the City Managers Report (Property Matters) dated March 4, 1977.

A The Supervisor of Properties be authorized to:

Exchange vacant Lot 7, Block 292, D.L. 526, known as 1352 West 6th Avenue (estimated value $82,500) for Lots 7 & 8, resubdivision of 1-4 and 21-24 of A, Block 10, D.L. 330 and 331, known as 3296 S.E. Marine Drive (estimated value $95,000) and pay the developer the exchange difference of $12,500.00.

B The funds be provided in accordance with option a) of the Director of Finance, wherein the Property Endowment Fund Board has agreed to acquire 3296 S.E. Marine Drive.'

Option a) as mentioned above was set out as follows:

'a) Purchase of the property on Marine Drive by the Property Endowment Fund at a cost of $95,000.-

This would result in the following:-

- the property would be held in the P.E.F. at a cost of	$95,000
- a reserve for the Fairview Slopes Social Housing would be established at	$82,500
- the developer would receive the exchange difference of	$12,500.'

The developer has now requested that he be allowed to purchase Lot 7, Block 292, D.L. 526 on City terms of ¼ down, balance in three equal payments due 6, 12 and 18 months after date of exchange, together with interest at the current City rate on the unpaid balance.

The developer purchased the property known as 3296 S.E. Marine Drive, under an Agreement for Sale and the outstanding principal on this agreement is approximately $70,000. In the transaction the City will pay the outstanding principal on the Agreement for Sale to obtain Clear Title to the property. This will leave the developer with insufficient cash to be able to pay the City the $82,500 cash required for 1352 West 6th Avenue.

It is therefore recommended that:

Lot 7, Block 292, D.L. 526, known as 1352 West 6th Avenue be sold on City terms of ¼ down, the balance in three equal payments due 6, 12 and 18 months after date of exchange, together with interest at the current City rate on the unpaid balance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 462

B

MANAGER'S REPORT

March 24, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Waterfront Market

CLASSIFICATION: Consideration

The Director of Permits and Licenses reports as follows:

"Council at its meeting of March 8, 1977 approved the recommendations contained in the Standing Committee on Planning and Development Report dated February 17, 1977. One of the items was as follows:

'(c) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City officials being involved.'

Council is aware that the City has applied for Urban Development Funds in the amount of $6,000,000, of which $500,000 would apply to the Gastown Waterfront Market.

Since the Planning and Development meeting of February 17, 1977 at which the National Harbours Board Consultants' drawings were discussed, staff have prepared an implementation schedule which is attached, together with a preliminary estimate for the project.

The aim of the schedule is to open the market by mid June to coincide with the beginning of the vegetable and fruit produce season, thereby benefiting from a complete summer of operation to provide the greatest chance of success.

In order to meet this date it is imperative that design work begin immediately and all foreseeable time delays be eliminated.

To date no reply has been received from the Federal Government regarding funding therefore Council has two choices:

1) To wait until approval of funding is received from the Federal Government before proceeding with the project, recognizing that this will jeopardize the attempt to meet the scheduled opening of mid-June.

2) To proceed with the design phase, committing City funds of up to $20,000 for consulting fees. This would be recoverable from the Urban Development Funds, if approved, however if such funds were not approved the cost would have to be provided in the 1977 City Budget.

The Central Waterfront Consultants who are retained by the National Harbours Board for overall development of the waterfront have already completed a preliminary design for the market and have agreed to take on the next phase of the design work if the City wishes to retain them. This is also agreeable to the N.H.B. It is logical to have these consultants continue with the project since they have developed a concept which appears acceptable to all parties to date. Considerable time will be saved if we do not enter into a selection process for another architectural firm with the necessary attendant familiarization process, and probable additional fees for the preliminary design phase.

It is recommended that the Consultants be appointed at this time to continue with the development of drawings to the preliminary detailing stage which would involve preliminary structural, mechanical and electrical design. This would advance the project to the stage that the drawings could be submitted to the various inspectional authorities and contractors could be involved in certain phases of the work.

. 2

Because of the type of work and the time constraints it is also recommended that the work be carried out on a cost-plus fixed-fee basis. The intent would be to request bids from approximately four contractors who have proven their ability in this type of work. This would virtually eliminate the normal tendering period and would allow the contractor to work with the architects in acquiring salvage materials etc. that the project will require.

The Director of Finance reports that if the recommendations of this report are approved the necessary funds in the amount of $20,000 could be included in the 1977 Budget, and would be refunded from the Federal Grant if received.

It is recommended that Council:

a) Appoint the Central Waterfront Consultants as architects for the project and approve the appropriation of $20,000 for Architect and Consulting fees to advance the project to the stage as outlined in the body of the report.

b) Authorize the City Architect to call for bids on the basis of Cost-Plus Fixed-Fee basis from suitable contracting firms for a report back to Council, with the understanding that the work would not proceed unless the Federal Grant is approved."

The City Manager submits the above report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 463

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

MARCH 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 10, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATIONS

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated March 3, 1977 (on file in the City Clerk's office) forwarding the monthly status of rezoning applications as of February 28, 1977.

With respect to an application to rezone 2406-08 West 1st Avenue from RM-3B to RT-2A, Mr. H. Schesser, Zoning Division, advised that the application was being held while the Department investigates economic justification and matter of assessment with the B.C. Assessment Authority. The applicant was advised by letter dated February 3 that the Department could not support the application at this time and suggested the application be withdrawn. No reply has been received.

Members of the Committee would like to ensure that the B.C. Assessment Authority take into consideration Council's policy in the Kitsilano Apartment Areas (RM-3A1 and RM-3B) that individuals would have the option to downzone their property to an RT-2 type zoning to possibly remove some of the development potential and hopefully reduce tax assessment. The Committee felt the Director of Planning should advise the Assessment Authority of Council's policy.

RECOMMENDED

A. THAT the monthly status of rezoning applications as of February 28, 1977 be received.

B. THAT the Director of Planning inform the B.C. Assessment Authority of Council's intention to allow individuals whose property has been included in a rezoning to RM-3A1 or RM-3B to make application to downzone the property to an RT-2 type zoning if he so wishes.

C. THAT, if necessary, the Committee meet with the B.C. Assessment Authority to discuss the matter.

Cont'd.....

2. Status Report on Physical Changes in Burrard Corridor Character Area - Downtown Peninsula

The Committee considered a report dated March 2, 1977 (on file in the City Clerk's office) which the City Manager forwarded for Information. In the status report, requested by the Chairman of the Committee, the Director of Planning describes building construction and proposals together with traffic implications and recent changes in the Burrard Corridor Character Area, one of the most active development areas in the Downtown Peninsula. This is due to its proximity to the Central Business District, easy access to Burrard and Granville Bridges; the number of office workers residing in the West End; the number of vacant or underdeveloped lots available for possible land assembly; relatively lower land values; easier and less expensive parking.

As boundaries of Character Areas are not firm, for the purposes of the report the area is bounded by False Creek, both sides of Burrard Street, Nelson and Granville Streets.

Mr. T. Nonay, Central Area Division, outlined nine major developments in the Corridor. Some had been completed in 1976, some are under construction and some have development permits issued or applied for.

The Committee discussed the Dawson School block and felt that the City should have a "public use" category to control development of park, school, church, etc. sites.

The Chairman noted that a meeting had been arranged with the School Board on March 17. He would enquire whether a discussion on the Dawson School site could be added to the Agenda.

RECOMMENDED

A. THAT the report of the City Manager dated March 2, 1977 be received.

B. THAT the Director of Planning report back on the possibility of a "public use" category being included in the Zoning and Development By-law.

3. Development Procedure for Production of Non-Market Housing, Phase 2, Area 6, False Creek

The Committee had before it a report dated February 28, 1977 (copy circulated) which the City Manager submitted for Consideration.

In the report the False Creek Development Consultant recommends a procedure to implement the following October 5, 1976 resolution of Council:

"The City under the direction of the False Creek Development Group and through the Public Housing Corporation be responsible for development of the non-market projects in Phase 2, Area 6, with the City being responsible for contracting with Architects, Consultants and Contractors and the Public Housing Corporation being responsible for financing these costs of the City."

Cont'd.....

Clause #3 continued

Mr. E.D. Sutcliffe, Development Consultant, advised that Phase 1 developments are reflecting that Council's objectives of mixed income, mixed household, rental and ownership, and high quality residential development on leased land in the inner city can be achieved at affordable prices. It is a difficult and complex problem.

In Phase 2, Mr. Sutcliffe recommends that the City undertake the financial risk for development of non-market housing that the non-profit societies were asked to take in Phase 1. He stated if the City is not prepared to take the risks, is it fair to ask the non-profit societies to undertake them.

Mr. Griggs, False Creek Development Group, advised that much of the work in Phase 1 was duplication. City staff went to architects, contractors and Central Mortgage & Housing Corporation with the sponsors to assist them. However, details of design were discussed by architects and sponsors with C.M.H.C. The City had no discussion with C.M.H.C. architects. Design problems in Phase 1 occurred as a result of not having a direct liaison with the sponsor's architect.

In Phase 2, the City would carry out all discussions with C.M.H.C. and the design of the non-market housing would be the responsibility of the City.

The report sets out recommended roles for the False Creek Development Group and for the Public Housing Corporation in the production of non-market housing for Phase 2, Area 6, as follows:

"False Creek Development Group

1. to produce rental and par-value co-operative projects as agent for the Public Housing Corporation for ultimate "sale" to non-profit groups (i.e. Sponsors) on an essentially turn-key basis;
2. to identify sponsors, negotiate agreements for sale of the housing projects with them, subject to approval of Council, and work with them through the design and construction process;
3. to participate with the Finance and Legal Departments in the preparation of ground leases for the non-market housing projects for approval by Council;
4. in consultation with the City Manager and with the approval of Council if necessary, to select architects, consultants and contractors for the construction of the housing projects in accordance with policy decided by Council and to direct their work, and to provide instructions to the Director of Legal Services so that contracts to engage these persons may be prepared;
5. to establish construction budgets, setting prices, monthly costs, and rents;
6. to identify the potential market for each project;
7. to negotiate or otherwise obtain construction contracts, in a form satisfactory to the Director of Legal Services, for approval by the Public Housing Corporation and Council;

Cont'd.....

Clause #3 continued

8. to negotiate operating agreements with the senior governments for approval by the Public HOusing Corporation and Council;

9. to authorize payment of architect, consultant and contractor invoices by the Public Housing Corporation (the Development Group would hire a "Clerk of Works" for this purpose, and obtain appropriate authority from Council);

10. to identify prospective future residents for each of the non-market housing projects, prior to the "sale" of the projects to the sponsors, in co-operation with the sponsors.

Public Housing Corporation

1. to take direction from Council;

2. to enter into building contracts;

3. to enter into ground leases with the City;

4. to enter into debenture agreements with Central Mortgage and Housing Corporation for financing the construction of the non-market projects, with City guarantees of the debt;

5. to enter into operating agreements with Central Mortgage and Housing Corporation and the Province and to arrange mortgage financing on behalf of the non-market groups;

6. to authorize the False Creek Development Group to produce essentially turn-key projects approved by the City;

7. to receive funds from the City for expenditures prior to the receipt of funds from the Central Mortgage and Housing Corporation, (as for example, 15 day interim financing and preliminary architectural fees);

8. to apply for and receive funds from the Central Mortgage and Housing Corporation for financing of expenditure;

9. to pay architectural and consultant fees, expenses and contractor draws;

10. to assign, on completion of construction, its interest in the leases to the Sponsor Groups, (whereupon the Sponsor would enter into a mortgage with Central Mortgage and Housing Corporation, and use the proceeds to pay the Public Housing Corporation which in turn would liquidate its debt to the City and CMHC); "

Cont'd.....

Clause #3 continued

The Director of Legal Services recommends that a lawyer be hired or retained to undertake the necessary legal work, funds to come from the False Creek Capital Budget.

The report details the following four levels of financial risk in having the Public Housing Corporation undertake the construction of the non-market housing:

- working capital
- undue delays in approvals by City, Central Mortgage & Housing Corporation or the Province
- construction cost over-runs
- vacancies.

With respect to the 'worst case' risk the Director of Finance advises it would 'involve the City in obligatory payments of $2,000,000 - $2,500,000 per year based on the assumption that none of the units can be rented and that the City will receive no revenues. A more reasonable assessment of risk, should major problems arise, would be costs to the City of perhaps $1,000,000 per year. In either event, the costs, while particularly onerous to the taxpayers of Vancouver at the higher amounts, could be managed.'

Alderman Kennedy put forward the following motion which was LOST.

> THAT all planning and development in Phase 2, Area 6 be deferred for six months in order to obtain more information on Phase 1 development.
>
> LOST
>
> (Ald. Brown, Gibson and Harcourt opposed)

Alderman Puil stated he was not against non-market housing but he doesn't believe the City should assume the risk as it would be onerous to the taxpayers if the projects fail. The matter should be deferred until more information is available.

The Committee then considered the recommendations of the Development Consultant

'1. The above described roles for the Public Housing Corporation and the False Creek Development Group be approved and that Council accept the financial risks involved.

2. Policy matters requiring Public Housing Corporation approval be initiated by the Development Group and submitted via Manager's reports in the usual way to Council, with decisions then routed to the Board of Directors of the Public Housing Corporation for implementation.

3. Policy matters not requiring Public Housing Corporation approval continue to be referred to Council by the Development Group in the usual way.

Cont'd....

Clause #3 continued

4. The Director of Legal Services to hire or retain a lawyer for assignment specifically to handle the legal matters foreseen in Phase 2, False Creek, with funds to be provided from the False Creek Capital Budget when approved.

5. Legal survey, subdivision, and ground leases be completed and Development Permits approved prior to start of construction.

6. Council by resolution indemnify the Board of Directors of the Public Housing Corporation against liability for losses arising out of the risks highlighted in this report.

7. Council by resolution authorize the False Creek Development Consultant to certify construction draws and consultant accounts for payment, for the Public Housing Corporation, and authorize the appointment of a Clerk of Works in the False Creek Development Group.'

RECOMMENDED

THAT the recommendations of the Development Consultant contained in the report of the City Manager dated February 28, 1977 be approved.

(Aldermen Kennedy and Puil wished to be recorded as opposed).

The meeting adjourned at 3.25 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 463

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

MARCH 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Marzari, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 581 Hornby Street

The Committee had before it for consideration a Manager's Report dated February 22, 1977 (copy circulated) in which the Director of Planning reported on the application of Mr. Jim Wisbey for Development Permit No. 76527 to use the main floor at 581 Hornby Street as a cabaret.

A representative of the Director of Planning and the applicant appeared before the Committee on this matter and it was noted from the Manager's report that the Director of Planning had approved this application subject to consideration by the Committee.

The City Manager had submitted his report to be considered in the light of information on existing licensed premises as contained in his report of November 29, 1976 which was submitted to the Community Services Committee.

During discussion on this matter, it was noted that the previous Community Services Committee, while concerned about the proliferation of licensed premises in the downtown area, had not recommended any action to restrict their number. It was also pointed out that a temporary moratorium applies only to neighbourhood pubs and has been imposed by the Provincial Government which is reviewing the neighbourhood pub type of operation.

There was some suggestion made that the Committee should be provided with more information based on that contained in the Manager's report of November 29, 1976; that possibly a quota system on the number of licensed premises could be considered. However, it was noted it is not necessarily the number of licensed premises which is of concern to the Committee but rather their method of operation.

Following discussion, it was

RECOMMENDED

THAT Council approve the establishment of a licensed cabaret on the main floor of 581 Hornby Street.

Continued. . . . .

INFORMATION

2. Request for Surplus Furniture and Equipment Valued at Over $300.00

The Committee had before it for consideration a form (copy circulated) containing a request from the Institute of Cultural Affairs for surplus City furniture and equipment valued at over $300.00.

Under procedures approved by City Council on April 23, 1974, approval of the Committee is required to provide surplus furniture and equipment valued at over $300.00 to a non-profit organization for a nominal sum.

Following consideration, it was

RESOLVED

THAT the Community Services Committee approve the sale of surplus City furniture and equipment valued at $630.00 to the Institute of Cultural Affairs for $67.41.

3. Legal Services Commission Hearing

Vancouver City Council, at its meeting on February 8, 1977, approved a recommendation from the Community Services Committee that the City appear at the April 4, 1977 hearing of the Legal Services Commission.

At the request of the Chairman, the matter was placed on the agenda for further consideration on what the City's brief to the Commission might contain.

However, with Chairman Alderman Rankin absent, it was

RESOLVED

THAT the matter of the composition of a brief from the City of Vancouver to the Provincial Legal Services Commission be deferred to the next meeting of the Community Services Committee.

RECOMMENDATION

4. Complaint - Congo Bobs Neighbourhood Pub, 3728 Clark Drive

The Committee had before it for consideration a report submitted by the Police Department dated March 1, 1977 (copy circulated) prepared by the Police Department in response to a petition dated January 28, 1977 (copy circulated) signed by 77 persons who complained of problems in the vicinity of Congo Bobs Neighbourhood Pub.

Appearing before the Committee on this matter were Messrs. Lorne and Michael Balshin, owners of the pub, along with their manager, Mr. Tony Gerard. Also appearing were several residents of the area.

The operators of the pub distributed to the members of the Committee a brief dated March 10, 1977 (copy circulated) in which it was stated that the only area of contention is that cars are parked in the vicinity of one of the complainants' residence.

Continued . . . . .

Clause No. 4 Continued

The operators pointed out there is a 450-seat theatre in the neighbourhood which does not provide a parking area. The operators also pointed out that under City pub regulations they are required to provide only 5 car parking spaces and they have provided 14 spaces.

Residents of the area reiterated the complaints contained in their petition and one of them conceded that the pub is well-managed and that the problems are mainly those associated with vehicular traffic.

To assist the Committee, a representative of the Permits and Licenses Department prepared a diagram on the committee room bulletin board showing the siting of the neighbourhood pub, the parking area and the configuration of neighbouring streets and lanes.

It was noted the premises is located at the corner of Kingsway and Clark Drive, that the parking is at the rear of the building, access to which can only be gained by using a lane which connects with 21st Avenue at Clark Drive. It was further noted this lane is in close proximity to neighbours' homes. Residents complained that traffic noise, as well as boisterous conduct of patrons leaving the pub, is disturbing their sleep.

The suggestion was made that a "Residents Only" parking restriction on 21st Avenue and on Clark Drive might alleviate the problems, but it was noted that residents must request this parking restriction by petitioning the City.

Following discussion, it was

RECOMMENDED

A. THAT the Police Department be requested to pay particular attention to the area at Kingsway and Clark Drive where neighbours have complained of excessive speeding, noise and other problems after 11:00 P.M.

B. THAT the City Engineer conduct a survey of residents and property owners in the vicinity of Kingsway and Clark Drive, in particular 21st Avenue and Clark Drive, to determine the number of property owners who may be in favour of a "Residents Only" parking restriction, and report back to the Community Services Committee.

5. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated March 3, 1977 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the operation of the Immigrant Services Centre, 8165 Main Street, the results of the Centre's operation, and concluded with recommendations for the continued funding of the Centre from April 1, 1977 to March 31, 1978, at a projected cost of $57,528.00.

The Medical Health Officer, representatives of the Social Planning Department, the Police Department, the Federal Department of Immigration, the Co-ordinator of the Centre, and a public health nurse who works at the Centre appeared before the Committee.

Continued . . . . .

Clause No. 5 Continued

They pointed out to the Committee that since the Centre opened in January 1975, the City has allocated approximately $95,000.00 for its operation.

Last year some 6,157 persons were interviewed or assisted at the Centre.

A representative of the Social Planning Department pointed out that the number of calls for police assistance in the neighbourhood has been reduced significantly in matters of family disputes and cultural conflicts since the Centre opened.

It was also pointed out by the Social Planning representative that his department intends to re-open discussions on cost sharing of the Immigrant Services Centre with the Ministry of Human Resources in the near future.

Some concern was expressed by the Committee that the Centre is providing immigration, health and educational services for which there should be larger financial contributions from Provincial and Federal departments.

The Medical Health Officer responded that funding of health programs from the Provincial Government is unsatisfactory and that the Metropolitan Board of Health and the City Health Department had requested increased funding for the Immigrant Services Centre.

It was also pointed out by those present that costs, such as for policing, could be increased if the Immigrant Services Centre was discontinued.

Following discussion, it was

RECOMMENDED

A. THAT Council approve the continued funding of a full time Public Health Nurse and Health Aid Interpreter in the amount of $22,146.00 for the period April 1, 1977 to December 31, 1977, and $7,382.00 for the period January 1, 1978 to March 31, 1978, and that these positions be made permanent.

B. THAT Council approve the operating costs of the Immigrant Services Centre in the amount of $21,000.00 for the period April 1, 1977 to December 31, 1977 and an amount of $7,000.00 for the period January 1, 1978 to March 31, 1978, in advance of the 1978 revenue budget.

C. THAT Recommendations A and B be approved subject to the continued participation of the Federal Government at least at their present level of cost sharing.

D. THAT the Provincial Department of Human Resources be requested to assume the City's share of operating costs as per previous Council resolutions.

Continued . . . . .

6. Inventory of Youth Services

The Community Services Committee, at its meeting on May 29, 1975, resolved

"THAT the City Social Planning Department co-ordinate the preparation of an inventory of all existing youth services in the City, the nature of such youth services, their costs, the number of staff involved in each program and the source and amount of funding of each program;

FURTHER THAT the Social Planning Department prepare a general review of these programs."

An inventory was prepared by Social Planning Department but a report on the overall matter was never submitted for the Committee.

At the request of Alderman Ford, and with the concurrence of the Chairman, the Committee had before it for consideration copies of the 52-page inventory which was prepared by the Social Planning Department in 1975 (copy on file in the City Clerk's Office).

Alderman Ford advised the Committee that as a member of an informal committee on youth, that committee recently became aware of this particular inventory, but the fact that it had not been presented to the Community Services Committee meant that the inventory was not yet a public document. She advised that she has requested the matter be on the agenda of the Community Services Committee to re-open the subject and make the inventory public.

The Director of Social Planning and a member of his staff appeared before the Committee and pointed out that many of the organizations and programs listed in the inventory no longer exist.

The Director of Social Planning advised that the inventory requires updating and that his department will be meeting with the Deputy Attorney-General and the Deputy Minister of Human Resources to discuss youth programs. To co-ordinate the delivery of services to youth, a series of negotiations need to be conducted by the various government agencies.

Following discussion, it was

RECOMMENDED

THAT the Director of Social Planning be instructed to meet with the Deputy Attorney-General, the Deputy Minister of Human Resources and the Vancouver Resources Board to discuss the co-ordination of services to youth, and prepare a progress report on these discussions to the Community Services Committee in four to six weeks.

The meeting adjourned at approximately 2:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 464

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

March 10, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 10, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt (Item No. 2)
ABSENT:	Alderman H. Rankin
CLERK	J. Thomas

The minutes of the meeting of February 17, 1977, were adopted.

RECOMMENDATION:

1. Annual Traffic Signal Program

The Committee considered a report of the City Manager dated February 23, 1977, (circulated) in which the City Engineer reported on proposals and funding for the 1977 traffic signal program and concluded by recommending:

A. The traffic signal program indicated in this report, and estimated to cost $286,000, be approved.

B. Funding of this traffic signal program be established by transferring the net 1977 parking meter revenue (estimated to be $60,000) and the balance of the program costs which are $226,000 (i.e. $286,000 - $60,000) be included in the 1977 Revenue Budget.

Mr. R.G. Gascoyne, Assistant City Engineer, Traffic Division, addressed the Committee, and with the aid of charts reviewed the proposals relating to pedestrian, vehicular, and railroad crossing signals and summarized the costs as follows:

Pedestrian Signals	$ 78,000
Vehicular Signals & Modifications	116,000
Railway Signals (net cost)	5,100
1976 Operating Deficit	86,900
TOTAL	$286,000

The Assistant City Engineer also discussed the financial implications of the parking meter enforcement program.

Following discussion it was

RECOMMENDED,

THAT the recommendations (A) and (B) contained in the report of the City Manager dated February 23, 1977, be approved.

2. Speed Limit on Residential Streets

City Council on February 3, 1976, following an enquiry by Alderman Harcourt, instructed the City Engineer to report on the feasibility of restricting vehicles to 20 m.p.h. on residential streets.

In a Manager's Report dated February 24, 1977, (circulated) considered by the Committee this day, the City Engineer discussed the current situation and explored the possible implementation of the 20 m.p.h. speed limit on residential streets by regulating

Cont'd . . .

Clause 2 Cont'd

isolated residential street blocks only; or applying city-wide regulations to all residential streets.

Speed limit regulations in ten of the larger municipalities in Canada had also been investigated, but it was felt a change in the speed limit to 20 m.p.h. was not the answer because the average speeds now being travelled on residential streets were low, with very few persons exceeding the limit; accident rates and complaints to the Engineering and Police Departments were low.

The report included an assessment of Vancouver Police Department comments which indicated the proposal was impractical unless the City was prepared to pay substantial amounts annually for additional Police service, i.e. approximately forty extra staff members at an annual cost of $800,000, excluding additional Police equipment costs.

Inspector J. Robertson, Police Traffic Division, advised vehicular speeds in residential areas had been monitored and were in a satisfactory 20-25 m.p.h. range. He felt the team policing concept would give citizens the opportunity to discuss and resolve problems occurring in individual neighbourhoods without the costly budget which overall enforcement would entail.

Alderman Harcourt stated he initiated the investigation following meetings with parent groups from areas where an unfortunate series of traffic accidents involving the deaths of young children had occurred. He felt the City Engineer's investigation and findings would be useful in answering future demands by citizens for lower speed limits in residential areas.

It was

RECOMMENDED,

THAT the existing 30 m.p.h. speed limit on residential streets be retained.

The meeting adjourned at approximately 4:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 464

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 10, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 10, 1977 at approximately 3:30 p.m.

PRESENT:	Alderman Brown, Acting Chairman Alderman Gerard Alderman Gibson Alderman Marzari Alderman Puil
ABSENT:	Mayor Volrich, Chairman
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Greater Vancouver Convention and Visitors Bureau - 1977 Grant Request

The Committee considered a Manager's report dated February 17, 1977 (copy circulated) wherein the Director of Finance reported on the Greater Vancouver Convention and Visitors Bureau's request for a grant of $150,000 for 1977 to help defray costs of that part of their program related to servicing visitors.

Representatives of the Tourist Bureau stated that their "visitor's servicing" expense budget is $198,000 for 1977. They feel that the City's responsibility is for this entire servicing of visitors expense, however, they recognize Council's desire for monetary restraint, and are therefore requesting Council to defray 7% of the inflation increase over last year's expenses of $182,000 which equals $13,000. This would bring the total grant request for 1977 to $150,000 which is $137,000 granted in 1976 plus $13,000.

It was reiterated that the Provincial Government should be taking a more active role in the financial support of the Tourist Bureau because of the hotel room tax levied by the Provincial Government.

The Committee felt that the grant to the Bureau should be held at the level of last year's grant,and following discussion it was

RECOMMENDED

THAT City Council approve a grant of $137,000 to the Greater Vancouver Convention and Visitors Bureau for 1977.

2. University Women's Club - 1977 Grant Request

The Committee considered a Manager's report dated February 21, 1977 (copy circulated) wherein the Director of Finance reported on the University Women's Club's request for a grant of $5,000 for 1977.

Cont'd . . .

Clause #2 continued:

Alderman Gerard informed the Committee that she was a member of this club and was advised this would not disqualify her vote.

Following discussion it was

RECOMMENDED

THAT City Council approve a grant of $5,000 to the University Women's Club for 1977.

3. Canadian Memorial Church - 1977 Grant Request

The Committee considered a Manager's report dated February 24, 1977 (copy circulated) wherein the Director of Permits and Licenses reported on a request from the Canadian Memorial Church for a grant of $10,000 for renovation work to the swimming pool dressing rooms and gymnasium facilities, together with updating of fire prevention standards.

The Park Board has advised that they consider the Canadian Memorial Church is providing a good recreation facility and supports their request. A competitive cyclist group also supported the grant request.

The Director of Social Planning advised that they reviewed the request and examined audited financial statements of the Church, and he cannot support the application for a grant because of the healthy financial position of the Church, and the precedent that such a grant would set. The City Manager shared this concern.

The Committee felt the swimming facilities would receive the most use by the general public of the recreation facilities available in the Church, and therefore warrants financial support from the City.

Following further discussion it was

RECOMMENDED

THAT City Council approve a grant of $10,000 to the Canadian Memorial Church specifically for renovations to the swimming pool facilities.

4. Society for the Prevention of Cruelty to Animals - 1977 Grant Request

The Committee considered a Manager's report dated February 17, 1977 (copy circulated) wherein the Director of Permits and Licenses reported on the S.P.C.A.'s request for a grant of $15,000 for 1977, which is equal to 3% of their budget of $500,000 for the City of Vancouver for 1.9% of the amount for the Greater Vancouver area, exclusive of the Spay and Neuter Clinic.

The S.P.C.A. provides the following services in the City:

(a) Pick up and treat injured dogs and cats from City Streets. In many cases the animal is dead when they arrive and they dispose of the carcass.

(b) Destroy animals considered surplus to human requirements.

Cont'd . . .

Clause #4 continued:

(c) Receive stray dogs for adoption or disposal.

(d) Control of racoons and bats.

The Director of Permits and Licenses advised that these services would have to be provided by the Pound if the S.P.C.A. did not perform these functions. These would either increase the cost of the Pound services or reduce service in other areas. This grant is not to be used for the operation of the Spay and Neuter Clinic as this part of their operation is paid for by the fees charged for the service.

The Committee felt that the grant should be held at the 1976 level of $11,000,and following further discussion it was

RECOMMENDED

THAT City Council approve a grant of $11,000 to the S.P.C.A. for 1977.

5. Britannia Society - Rate Policy

The Committee considered a Manager's report dated February 22, 1977 (copy circulated) regarding a Rate Policy developed by the Society relative to the level of charges for their program.

City Officials expressed concern about the "sponsorship" classification of the proposed Rate Policy and the Britannia Society circulated a letter dated March 9, 1977 in this connection as follows:

"Re: "Sponsorship" Category in Britannia Centre's Rates Policies.

The report to the City Standing Committee on Finance and Administration re the above indicates some misunderstanding.

The following information should expedite the Committee's time in reviewing the matter:

1. The Society does not, as is implied in the report, make City-supported staff available to outside groups for direct program leadership. Rather a staff person is assigned in a liaison capacity to community groups. In return for access to gyms and meeting rooms at no charge the community groups themselves organize and offer programs to the community. This is consistent with the concept of community use of schools as operated elsewhere in the City by the Vancouver School Board.

2. We have not had any free use of the ice rink by any community groups. After re-reading the operative paragraph since our telephone conversation I can see where it could be interpreted as an "open-ended" policy (page 10, paragraph 9) regarding free use. This was not our intent however. All Parks Board arena managers are given discretionary authority for a few special exceptions on user charges during the year subject to Parks Board approval. This of course is subject to the health of the arena budget as we mention in the paragraph. To reiterate, no community groups have been given gratis use of the Britannia arena.

Cont'd . . .

Clause #5 continued:

A subsidization rate category is also consistent with Parks Board policy at other arenas where reduced rates are levied against those community groups which in the Board of Management's opinion can offer skating programs of benefit to the community. Again the degree of subsidy is dependent on meeting the predicted revenues.

For your information the Vancouver School Board, which is the other party to these policies, approved the rates statement and sponsorship category in August. The soundness of these policies is still of course being tested. The Board of Management has stated that they should be thoroughly reviewed early in the fall. "

Following further discussion it was

RECOMMENDED

THAT the Rate Policy for Britannia Society be approved subject to modifications to Section IX-C - "Britannia Centre Sponsored and Subsidized Programs" as outlined in the letter from Britannia.

INFORMATION

6. Cultural Grants - Anticipated Expenditures for 1977

The Committee considered a Manager's report dated February 25, 1977 wherein the Director of Social Planning outlined the financial picture of cultural expenditures in 1976 and anticipated cultural expenditures for 1977.

The Committee agreed with the Social Planning Department that a firm set of guidelines should be established for all cultural grant applications for approval of the Committee. It was felt that the Committee is being denied any opportunity to set priorities under the present system where certain cultural grant applications are considered outside of the annual cultural grant presentation, and funds are allocated before they have the complete picture.

Discussion of the various points the Committee would like taken into consideration were discussed with the Director of Social Planning for report back to the Committee.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 465

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

MARCH 10/15, 1977

A meeting of the Standing Committee on Planning and Development was held in the Community Room, Tennyson School, 1936 W. 10th Avenue, at 7.30 p.m., Thursday, March 10, 1977 and was reconvened at 7.30 p.m. on Tuesday, March 15, in the Activity Room, Bayview School, 2251 Collingwood St., Vancouver, B.C.

	March 10th	March 15th
PRESENT :	Ald. Harcourt, Chairman Ald. Brown Ald. Gibson Ald. Puil	Ald. Harcourt, Chairman Ald. Brown Ald. Kennedy Ald. Puil
ABSENT :	Ald. Kennedy	Ald. Gibson
ALSO PRESENT:	Ald. Ford Ald. Gerard	Ald. Ford Ald. Gerard Ald. Marzari
CLERK TO THE COMMITTEE :	M.L. Cross	M.L. Cross

RECOMMENDATION

1. Kitsilano Area Planning Programme - Plan for Conversion Areas of Kitsilano

The Committee considered a report of the City Manager dated February 15, 1977 (copy circulated) in which the Director of Planning recommends policies for the four 'conversion' areas of Kitsilano currently zoned RS-2 One Family Dwelling District and RT-2 Two Family Dwelling District. Both zones permit as conditional uses, the conversion of large, older style homes into housekeeping, sleeping or dwelling units, and the construction of townhouses and garden apartments with a height limit of two storeys plus cellar or one storey plus basement.

The four conversion areas are:

Area 1 - Burrard, 16th, Vine, the lane south of 12th to Maple, Maple to the lane south of 10th, 10th Avenue (16th and Arbutus Area)

Area 2 - Vine St., lane south of Broadway, MacDonald St., 4th Avenue (Kitsilano Neighbourhood House Area)

Area 3 - MacDonald St., Broadway, Alma St., 4th Avenue (Bayview School Area)

Area 4 - Larch St., 4th Avenue, Alma St., Pt. Grey Road (Point Grey Road Area)

cont'd.....

Clause #1 continued

The report states that the conversion areas of Kitsilano have a unique function with the larger community as follows:

1. Provides a transition between higher and lower densities.

2. Provides diversity.

3. Helps maintain the community's historical character.

4. Provides a stock of low-moderate income rental accommodation.

5. Enables property ownership by moderate income people.

The Director of Planning retained Western Realesearch in October 1975 to carry out an analysis of the economics of conversion houses. The analysis has shown that the continued existence of these conversion zones is sound from an economic and investment point of view.

The report also states that contact in the community has revealed the following common issues in the conversion areas:

"1. Need for certainty about future development and character: Some upzoning for higher use has occurred in the City's conversion areas, eg. South Granville and it is not certain, in the minds of residents, if this will occur in their neighbourhood. Some parts of the Kitsilano conversion area are not receiving the repair, renovation and new investment expected or needed because the present zoning is not considered permanent by the property owners.

2. Allowing townhouses and garden apartments: The existing zoning for both RS-2 and RT-2 zones allow "townhouses and apartment buildings subject to the RM-1 Multiple Dwelling District regulations" as a conditional use. The minimum site size for this form of development is 7200 square feet in RT-2 zones and 10,000 square feet in RS-2 zones. The question of whether this use should be allowed and if so, to what scale, was an important consideration in each sub-area.

3. Upzoning: In certain conversion areas, especially those close to zones of higher density, the expectation was exp ressed by some residents that the areas should be upzoned. The appropriateness of this had to be discussed not only in relation to the Kitsilano apartment area, but also apartment demand in the City.

4. Traffic and Parking: There is a substantial amount of on-street parking in Kitsilano. The Kitsilano Attitudes and Needs Survey found that the combination of many parked cars and the lack of parking was the most frequently cited traffic problem in conversion areas. Additional problems are created, when existing dwellings are allowed to convert, and they cannot, provide additional off-street parking. Provision for existing and future cars was considered in each area.

5. Maintenance of Buildings: Buildings in the conversion areas are susceptible to the speculative effect of owners holding their property for redevelopment and allowing it to deteriorate. There is some evidence of neglect of this nature. However, of a total 2200 buildings, approximately 223 applications have been received for the Federal Government's Residential Rehabilitation Assistance Program since the program began in Kitsilano in November 1974. In addition, a significant amount of private rehabilitation has been occurring over the years.

cont'd.....

Clause #1 continued

6. Loss of families: Whereas the conversion areas of Kitsilano once were primarily family areas, there has been a trend towards more single people and childless couples. This is a result of the general high cost of housing throughout the City and the continuing conversion of existing houses into small units which are not suitable for families. This loss of families is seen as a loss in the desirable social diversity of these areas.

7. Options for residents to remain: Just as high land and construction costs make it difficult for young families to purchase homes in this area, increasing property taxes and maintenance costs may make it difficult for limited income property owners to maintain their buildings. There is also a problem of renters being able to remain in the area. This could increasingly become an issue if strata-title townhouse developments are built or if "whitepainting" becomes a larger trend."

At the meeting on March 10, the Committee heard speakers on Conversion Areas 1 and 2 and at the reconvened meeting on March 15, heard speakers on Areas 3 and 4.

At both meetings Ms. Hlavach detailed the goals and the intent of the proposed policies for the respective conversion areas (Appendix A of the report of the City Manager dated February 15, 1977 - copy circulated).

During the discussion of Conversion Areas 1 and 2, Ms. J. Rittenhouse requested that if a recommendation goes forward for changes to the zoning, could the draft by-law be done within two or three months and reported to Council soon thereafter for referral to Public Hearing.

At the meeting on Conversion Areas 3 and 4, concern was expressed about traffic on Point Grey Road and whether Blenheim Street should be reclassified to a collector street (Policies 8 and 10 in Conversion Areas 3 and 4 respectively).

With respect to traffic, parking and related physical improvements, policies 9 and 14 in Conversion Area 1 and Policy 9 in Conversion Area 3 should be referred to the City Engineer and Director of Planning for report to Council in 6 months on appropriate means of implementation. These policies read as follows:

Policy 9, Area 1

Maple Street between 10th Avenue and Broadway should be repaved, curbed and planted. The City should initiate this paving on a local improvement basis.

Policy 14, Area 1

Review the need for a pedestrian activated signal crossing on Burrard at 14th Avenue.

Policy 9, Area 3

The need for a pedestrian signal on 4th Avenue between Alma and MacDonald should be investigated.

cont'd.....

Clause #1 continued

The Committee

RECOMMENDED

A. THAT the Goals and Policies for the four Kitsilano Conversion Areas, as set out in Appendix A of the City Manager's report dated February 15, 1977, with the exception of Policy 8 in Conversion Area 3 and Policy 10 in Conversion Area 4, be approved as the basis of the plan for the respective neighbourhoods.

B. THAT Policy 8 in Conversion Area 3 and Policy 10 in Conversion Area 4 with respect to Blenheim Street being reclassified to a collector streets, be referred to the Standing Committee on Transportation.

C. THAT Policies 9 and 14 in Conversion Area 1 and Policy 9 in Conversion Area 3 be referred to the City Engineer and Director of Planning for report to City Council within 6 months on appropriate means of implementation.

D. THAT the Director of Planning prepare,within 2 to 3 months, the appropriate amendments to the Zoning By-law based on the Plan Policies and Guidelines for report to City Council and referral to Public Hearing.

E. THAT the City Engineer report to the Standing Committee on Transportation on:

(i) practical methods to improve the traffic situation on Pt. Grey Road; and

(ii) control, if possible, of existing parking in the Conversion Areas

such report to be available to interested citizens in the area.

The meeting adjourned at approximately 10.00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 465

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

MARCH 17, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 17, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

The minutes of the Community Services Committee meeting of Thursday, March 3, 1977, were adopted as circulated.

RECOMMENDATION

1. Solar Energy Society of Canada - Loan Request

The Committee had before it for consideration a Manager's Report dated February 22, 1977, (copy circulated) in which the Director of Social Planning reported on the application of the Solar Energy Society for a low interest loan from the City to support a Canada Works Project to provide solar energy hot water heating systems for low income homeowners.

The Director of Social Planning's report pointed out that the project involves the improvement of privately owned houses and that therefore it is legally impossible for the City to provide loans without shared participation of the Federal or Provincial Governments.

The Director of Social Planning had recommended the Society pursue Federal funding under the Demonstration and Research Projects program.

The applicant, Mr. Roger W. Bryenton, appeared before the Committee on this matter and stated the project is no longer in the research and experimental stage; that several installations are already in operation. He indicated the cost is approximately $650.00 for each installation which involves the placement of three 4' x 8' solar collector panels on each home which will heat 10 gallons of water per day.

Mr. Bryenton indicated that B.C. Hydro does not appear to be interested in funding the program.

During discussion, the Committee members indicated the City may be in a position to assist the project if the Solar Energy Society can secure funding participation by the Federal or Provincial Government.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 22, 1977 be received and that the Solar Energy Society of Canada be urged to request funding from the Federal and/or Provincial Government, and that the Community Services Committee will reconsider financial assistance to the Solar Energy Society if the Society is successful in acquiring Federal and/or Provincial funding.

Continued . . . . .

2. Housing Registry and Relocation Services

The Committee had before it for consideration a Manager's Report dated March 7, 1977 (copy circulated) in which the Director of Social Planning reported on the funding of the Red Door Rental Aid Society Service and the Y.W.C.A. Rooms Registry.

The report contained recommendations from the Director of Social Planning that a grant of $37,500.00 be made to the Red Door Rental Aid Society and a grant of $21,000.00 be made to the Y.W.C.A. Rooms Registry, both for the period to March 31, 1978.

It was noted the recommendation for funding for the Red Door is conditional on a matching grant from the Vancouver Resources Board.

Representatives of the Red Door Rental Aid Society and the Y.W.C.A. Rooms Registry appeared before the Committee on this matter and it was noted during discussion that the recommended grant for the Y.W.C.A. Service represents approximately half of that Service's grant request and that the Vancouver Resources Board has agreed to a $37,500.00 grant to the Red Door which, if matched by the City, will provide $75,000.00 to the Red Door, some $10,886.68 short of the Red Door's requested amount.

The spokesman for the Y.W.C.A. advised the Committee that the "Y" has been endeavouring to acquire funding from the Provincial Government but so far has been unsuccessful. The "Y" representative also pointed out the operating cost for the "Y's" Rooms Registry has remained at a relatively constant level because the agency makes use of volunteer workers. The "Y's" spokesman indicated the "Y" would be unable to operate its Rooms Registry service on a budget of $21,000.00.

Following discussion, it was

RECOMMENDED

A. THAT a grant of $37,500.00 be approved for the continuation of the Red Door Rental Aid Society Service, across the City, for the period April 1, 1977 to March 31, 1978, conditional upon official approval, in writing, of a matching amount from the Vancouver Resources Board.

B. THAT a grant of $42,138.00 be approved for the continuation of the Y.W.C.A. Rooms Registry for the period April 1, 1977 to March 31, 1978.

3. Legal Services Commission Hearing

Vancouver City Council, at its meeting on February 8, 1977, approved a recommendation from the Community Services Committee that the City appear at the April 4, 1977 hearing of the Legal Services Commission to submit a brief to the Commission.

The matter was on the Committee's agenda this date for consideration as to what should be included in the City's brief and who would make the presentation on behalf of the City.

The Chairman, who has over 25 years experience as a lawyer in Vancouver, spoke to this matter, pointing out that it is his opinion that the delivery of legal services to the general public at present is in a similar state to that of the delivery of medical services to the public some 30 or 40 years ago; that is, that the poor often suffer because they cannot afford legal assistance.

Continued . . . . .

Clause No. 3 Continued

The Chairman suggested the City should appear before the Legal Services Commission as a "friend of the court" and that the City's brief could generally address itself to the fact that low income persons are not able to avail themselves of the same legal assistance as persons with higher incomes.

It was pointed out, for example, that the poor often enter guilty pleas to summary conviction charges simply because they cannot afford a lawyer.

It was also noted that funding for Legal Aid has been reduced by the Provincial Government, consequently, the provision of legal services to the poor has been reduced.

A special fund to pay for legal services to persons who cannot afford it, particularly in areas of divorce, family court and child custody matters, should be established.

Many women with children involved in divorce or child custody proceedings are deprived of adequate legal representation simply because they cannot afford it and the suggestion was made that the Equal Guardianship Act should be amended to provide that a mother has the legal custody of the children until they are aged 15 years. Such an amendment would alleviate the current situation of children being used as "footballs" in child custody disputes.

It was agreed that a brief should be prepared for the Commission by the Chairman covering the points noted this date.

Following discussion, it was

RECOMMENDED

THAT the members of the Community Services Committee of City Council appear before the April 4, 1977 hearing of the Legal Services Commission to present the City's brief which would be based on points mentioned in discussion this date.

4. Complaint re Tax Buyer's Agency

Representatives of the Downtown Eastside Residents' Association appeared before the Committee with written complaints (copies circulated) regarding the operation of Imperial Credit Protectors, 461 East Hastings Street, and the Committee agreed to consider these complaints.

Mr. Loxi Zorak also appeared before the Committee and reiterated the information contained in his letter of March 16, 1977 that he received $400.00 of the $700.00 he felt he was entitled to when he sold his income tax return to Imperial Credit Protectors, 461 East Hastings Street.

During discussion of this complaint, the Committee noted that under the City by-law, which states a tax buyer may charge no more than 15% of the tax return, Mr. Zorak still had $195.00 coming to him.

On the second complaint, by a Mr. Jeramie Ritcher, the Committee noted that the complainant received $100.00 when he may have been entitled to $183.00.

Continued . . . . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the operator of Imperial Credit Protectors, 461 East Hasting Street, be requested to appear before Council to show cause why his business licenses should not be suspended based on the information contained in the complaint by Mr. Loxi Zorak.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 17, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 17, 1977.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status Report - Major Development Permit Applications

Mr. A. Floyd, Zoning Division, with the aid of drawings, presented a verbal report on the following development permit applications:

D.P.A. #76941 - 690 W. 7th - addition to office building
D.P.A. #76866 - 1274 Barclay St. - 48 unit townhouse complex
D.P.A. #76783 - 1111 Pacific St. - 55 unit apartment building
D.P.A. #76675 - 2300 Blk. King Edward Ave. - Phase III Arbutus Village: 64 townhouses, 43 unit 4-storey apartment, 80 unit 6-storey apartment
D.P.A. #76737 - 1155 Pacific St. - Preliminary - 7-storey, 69 unit apartment building
D.P.A. #76739 - 995 W. 7th Ave. - 15 unit townhouse
D.P.A. #76729 - 6545 Alberta St. (Langara) erect 100 unit senior citizen project
D.P.A. #76600 - Area 6, False Creek - Construct marina and commercial/residential complex

With respect to the development permit application for the marina and commercial/residential complex constructed on the seawall in Area 6, False Creek, Mr. Floyd advised that this would be considered by the Development Permit Board on April 4.

The Committee wanted assurance that the Development consultant had met with the Residents Council about this development. There was a comment that some residents did not want the development to proceed.

It was suggested that the Development Consultant could provide information as to the financial contribution of the marina/commercial complex in the Phase 1 development of Area 6, False Creek and what other means of funding could be used if this development did not proceed. Another issue to be considered was the interest of the whole community if the seawall is to be blocked.

cont'd.....

Clause #1 continued

RECOMMENDED

A. THAT the verbal report on the status of major development permit applications be received.

B. THAT the Development Consultant report to the Committee on meetings held with residents groups with respect to this development, to include information on the financial contribution of the marina/commercial complex in Area 6 and alternate means of funding this contribution if the project does not proceed.

2. Chairman's Report

The Committee considered a report of the Chairman dated March 10, 1977 (copy circulated) which outlines the outstanding items from 1975-76, the progress of the Committee to date and major issues which will be coming forward.

The Chairman noted that the Planning Department's work programme had been received by Council. He recommended that the work programme be approved with the following amendments:

(a) In the section on the Overall Planning Division work programme the following be added:

Liaison with the Traffic Engineering Department staff with respect to the on-going studies in the Engineering Department on

(i) Transit Planning - general and specific
(ii) Truck Movement Routings

(b) In the Special Services Division, the following be added:

(i) Report on illegal suites in single family dwellings
(ii) Re-assessment of small lot design competition.

The Committee

RECOMMENDED

A. THAT the report of the Chairman dated March 10, 1977 be received.

B. THAT the Planning Department's work programme, as outlined in the 1977 Annual Review, be approved as amended by the Committee this day.

3. Policy on Low Density Multiple Housing in RS-1 Areas

The Committee considered a report of the City Manager dated March 7, 1977 forwarding a detailed report of the Director of Planning of the same date (copies circulated).

cont'd.....

Clause #3 continued

Mr. D. Thomsett, Planning Department, advised that the Director of Planning had received a number of rezoning requests and other development proposals for low density multiple housing in single-family areas. A report was prepared requesting Council's guidance as to whether a study should be carried out to evaluate the feasibility of designing a policy not only to allow townhouses but also to ensure neighbourhood stability. Council on May 18, 1976 instructed the Director of Planning to study and report back on overall policy designed to permit limited townhouse development in appropriate RS-1 areas, while maintaining neighbourhood stability. The report was to include an analysis of the impact such a policy might have on RS-1 land values and hence on the likelihood of speculation and intensified development pressure.

Mr. Thomsett outlined the Planning Department's report in detail and summarized a report prepared by Western Realesearch Corporation Ltd. (on file in City Clerk's office) who had been employed to study the economic implications of allowing townhouses in single family areas.

The report contains a summary of what are perceived to be the potential effects of any policy which would allow for the development of townhouses in single-family areas. The implementing of such a policy:

1) Could provide for a wider range of housing types	but	could replace existing housing with townhouse units generally costing more than the houses they replaced.
2) Could provide housing for upper middle income families, 'empty nesters' and co-op groups	but	could accelerate the removal of the most affordable detached housing stock.
3) Could allow for design control over new development	but	could reduce individual control over design and finishing materials.
4) Could more efficiently utilize residential land	but	could reduce the availability of detached single family housing in the long term.
5) Could help to meet Livable Region Program objectives without all growth in existing apartment areas.	but	could reduce existing levels of tranquility (e.g., more people, more cars).
6) Could improve the frequency of bus service with more ridership	but	could worsen overcrowded conditions on some routes.
7) Could reduce travel time for those who would otherwise live in the suburbs and commute	but	could add traffic to local streets and further congest some arterials.
8) Could marginally improve upon the trend of the declining school enrolment in some East Side areas.	but	could worsen overcrowding of schools in some East Side areas while doing nothing to improve declining enrolments in many other areas.

cont'd.....

Clause #3 continued

9) Could lead to comprehensively upgrading of services in some areas	but	could result in heavy costs to the City in some locations.
10) Could provide for the acquisition of parkland in presently deficient areas	but	could result in lowered levels of service unless funding is available for improvements.

A number of possible alternative actions were explored:

(1) Retention of existing policy - This does little towards accelerating change in existing neighbourhoods but provides for no alternative forms of housing.

(2) Establishment of rezoning criteria - This could raise land values and cause some speculation in areas meeting the criteria.

(3) Allowing townhouses as a conditional use subject to criteria - This could result in impacts similar to those in number 2 only more so because of no formal vehicle for public involvement in decision-making.

(4) Allowing townhouses as an outright use - This could result in the demolition of much good housing stock and servicing costs to the City would be high.

(5) Establishment of areas for townhouses - This provides for some housing alternatives with accelerated change contained within boundaries decided upon through a citizens' participation process.

With respect to the establishment of areas for townhouses, Mr. Thomsett stated that there are a few areas in the City where lots are large, densities are very low and where taxes and maintenance costs are burdensome for some of the owners. These are parts of Shaughnessy (zoned RS-4), South-West Marine Drive and Point Grey, west Blanca Street.

The City Manager suggested that it would be important for communities and developers to know whether Council would be prepared to consider spot rezonings for townhouses.

Members of the Committee felt that in areas like the three mentioned applications for townhouses could be entertained but individual spot rezonings in most RS-1 areas should be discouraged. In most local area planning programmes, some townhouses seem to be acceptable as part of the area plan, but in these areas, resident opinions have been canvassed.

RECOMMENDED

A. THAT the present RS-1 zoning schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use.

cont'd.....

Clause #3 continued

B. THAT staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work programme.

C. THAT other opportunities for designating town-house areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups.

4. Offices in Industrial Areas

The Committee considered a report of the City Manager dated March 9, 1977 (on file in the City Clerk's office).

Mr. L.Tennant, Overall Planning Division, advised that in February 1976 the Department presented a report to the Committee on "Employment Growth and Location in Relation to the Objectives of the Livable Region Programme of the GVRD". One of the recommendations was that office buildings which are not accessory to industrial operations no longer be allowed as conditional uses in M-1 and M-2 industrial zones. The Committee deferred action on this recommendation pending further consideration and clarification. In the interim, the Director of Planning was advised to control office development in industrial areas by continuing to exercise his discretion in approving conditional uses.

The Department has been monitoring development permit applications for offices and has completed a more general analysis of industrial land use as part of the Overall Planning Programme. The Department feels the justification for restricting offices in industrial areas is further strengthened.

Mr. Tennant reported on the development permit applications that had been received for offices in industrial areas. Each was considered on its own special circumstances. In M-1 and M-2 zones, offices are permitted as outright uses only if they are accessory to the principal (usually industrial) uses or buildings on a site. Accessory uses, including these offices, can occupy up to one-third of the total area of all buildings on the site. Offices which are not accessory are conditional uses permitted only with the approval of the Director of Planning at the time of a development permit application.

No development permit applications were approved if the development was to be built specifically for offices.

There appears to be a need for an explicit statement or policy which clarifies office use and development in industrial areas, resulting in an amendment to the industrial schedules of the Zoning By-law. However, work on an industrial policy is proceeding which will result in significant changes to the industrial schedules. For this reason, the Director of Planning recommended:

(1) That the Director of Planning not make application to remove office as a conditional use from the M-1 and M-2 schedules at this time but report back at a later date on comprehensive changes to the industrial schedules.

cont'd.....

Clause #4 continued

(2) That in the interim, the Director of Planning continue to follow a policy not to approve office as a conditional use except in special circumstances where, in his opinion, variance from the policy is justified.

The Committee considered a letter dated February 22, 1977 (on file in City Clerk's office) from Mr. J. Baker, Solicitor. Mr. Baker appeared on behalf of the owners of a number of small businesses who own buildings in the M-1 industrial area in the 100-300 Blocks of West 7th and 8th Avenues. He requested that development permits be issued to legalize the present office uses or the City take no further enforcement action until such time as there is a demand for industrial development in the City or until there is an amendment to the Zoning By-law removing 'office' from the M-1 and M-2 schedules.

Mr. L. Craik, J.D. Projects Ltd., advised that he has been instructed to cease using a portion of his building as offices and restore the building to its approved use of wholesale and ancillary offices. Mr. Craik outlined the hardships this would create to himself and to his tenants.

Mr. R. Spaxman, Director of Planning, stated that there is a development control process - people know what industrial development is and what office development is. If the developers go through the process they are aware that if there is more than one-third of the total area of the building used for accessory office, the permit will be refused. The Committee should not be reviewing applications that contravene the development permit process.

After discussion the Committee

RECOMMENDED

THAT consideration of the Manager's Report dated March 9, 1977 be deferred to the next meeting of the Committee.

The meeting adjourned at approximately 3.35 p.m.

.....

FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

March 17, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 17, 1977, at 3:40 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the joint meeting of the Standing Committee on Transportation and Board of Parks and Recreation of March 7, 1977, were adopted.

RECOMMENDATION:

1. Taxi-cab Licenses

The Committee had for consideration a report of the Chairman of the sub-committee re Vehicles for Hire Matters dated February 28, 1977, dealing with the question of additional taxi-cab licenses and procedural changes required to accommodate Motor Carrier Commission licensing practices.

Alderman Rankin, in his report, advised:

"On April 22, 1975, when considering a Vehicles-for-Hire Board report, Council passed the following motion:

'THAT

A. Twenty-five (25) licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license and do not own any interest in any other cab or cabs.

B. The price per license issued be $15,000.

C. The method of allocation be as follows:

8 licenses to drivers of Black Top Cabs
8 licenses to drivers of Yellow Cabs
5 licenses to drivers of MacLure's Cabs
3 licenses to drivers of Advance Cabs
1 license to drivers of Forum Taxi,

on the understanding that these dispatch companies agree to take this particular number into their companies, subject to the terms of their Company Agreements, and to give new licensees full access to all facilities of said company.

D. The following be the procedure for issuing the licenses:

(a) Applicants to submit a letter of application to the Department of Permits and Licenses prior to June 15, 1975.

(b) Each application to be countersigned or otherwise certified by one of the dispatch companies.

(c) The Vehicles-for-Hire Board to conduct a draw as soon as possible from those submitted in the following order:

Cont'd . . .

Clause 1 Cont'd

(i) 8 licenses to drivers certified by Black Top Cabs
(ii) 8 licenses to drivers certified by Yellow Cabs
(iii) 5 licenses to drivers certified by MacLure's Cabs
(iv) 3 licenses to drivers certified by Advance Cabs
(v) 1 license to drivers certified by Forum Taxi.

(d) Successful applicants to have new taxi in operation within 90 days of the draw.

E. The City Manager report back to the Vehicles-for-Hire Board in six months time on the implementation of the foregoing recommendations and their effect upon the taxi industry.'

On February 25, 1976, the Director of Permits & Licenses reported as follows:

'The new licenses have not been issued to the two applicants because the Motor Carrier Commission are not prepared to issue inter-municipal licenses for additional taxicabs at this time, and, therefore, the operation of the new cabs would be severely curtailed.'

Subsequent correspondence between the Chairman of the Vehicles-for-Hire Board and the Chairman of the Motor Carrier Commission culminated in the following comments from the Motor Carrier Commission on November 2, 1976:

'....the Commission will deal in the normal manner with any application from anyone seeking authority to operate a vehicle as a limited passenger vehicle (taxi). No advance undertaking to give approval to any such application can be given.

....an applicant seeking to licence a vehicle as a limited passenger vehicle (taxi) under the Motor Carrier Act may make a (tentative) application for approval in principle of such a proposed operation before that person has purchased the vehicle which he proposes to operate, or before such person has acquired any other licences or authorities which they may require to conduct their complete operations. If such an application is made and the Commission decides to approve the application, a formal approval will then be issued to the applicant, subject, of course, to the applicant subsequently complying with the Commission's usual requirements as to equipment to be licenced, insurance coverage, etc.'

Since January, 1976, an additional 31 licenses have been issued by neighbouring municipalities: 20 by Richmond, 11 by Burnaby. The Motor Carrier Commission has issued new licenses for inter-municipal travel to 14 units in Burnaby and 5 in Richmond.

From the foregoing, it is apparent that the taxi industry growth is continuing, and that, in order to encourage the expansion of the City-based fleets, some procedural changes are required, particularly to accommodate Motor Carrier Commission licensing practices.

The Sub-Committee RECOMMENDS:

A. That Recommendation D of the Vehicles-for-Hire Board report approved by Council on April 22, 1975 be amended to read:

Cont'd . . .

Clause 1 Cont'd

(a) Applicants to submit a letter of application to the Department of Permits & Licenses together with a deposit of $1,000, refundable in event of subsequent rejection by the Motor Carrier Commission for an inter-municipal license.

(b) Each application to be countersigned or otherwise certified by one of the dispatch companies.

(c) Department of Permits & Licenses to issue a letter indicating their intention to license the applicant.

(d) If more than 25 applications are received prior to June 30, the Vehicles-for-Hire Board to conduct a draw from those submitted in the following order:

(i) 8 licenses to drivers certified by Black Top Cabs
(ii) 8 licenses to drivers certified by Yellow Cabs
(iii) 5 licenses to drivers certified by MacLure's Cabs
(iv) 3 licenses to drivers certified by Advance Cabs
(v) 1 license to drivers certified by Forum Taxi.

(e) If less than 25 applications are received by June 30, additional taxi licenses be issued to all applicants."

Alderman Rankin reviewed the history of Section 5 of the Vehicles for Hire By-law, enacted in 1952, relating to the licensing of the owners or operators of taxi-cabs, which limited the number of taxi-cabs to 363 until such time as the City's population exceeded 580,000. Council's action of April 22, 1975, approving procedures for the issuance of 25 additional new licenses, evolved from citizens' complaints that the existing taxi fleet was insufficient for the City's needs. Subsequently, the Motor Carrier Commission indicated it was not prepared to guarantee new inter-municipal licenses under the conditions set down by the City.

Alderman Rankin advised he had met recently with representatives of taxi-cab owners and drivers who now questioned the expansion of the taxi fleet at the present time in view of the current downward trend in the economy. It had also been pointed out that citizens were no longer complaining about service.

Mr. J. Dawson, President of the Vancouver Taxi-cab Owners' Association, addressed the Committee and confirmed his Association, representing all the taxi-cab companies in the City, did not feel expansion was warranted. Two years ago, with a flourishing economy, the industry experienced some problems in servicing the public; however, the past year had seen a severe economic setback and cab incomes were down approximately 10 per cent. An increase in the number of cabs would result in an even greater reduction in drivers' earnings. A number of companies were experiencing difficulties: one in Surrey was in receivership and two others - in Burnaby and Richmond - were in economic trouble.

Mr. D. Flint, representing the Vancouver Taxi-cab Drivers' Association, endorsed Mr. Dawson's position.

Police Constable W. Davies, Taxi Detail, advised the Vancouver Police Department had not received any complaints regarding taxi service.

Responding to questions, Mr. Dawson, and Mr. T. Scarr, General Manager, Yellow Cabs, advised taxi-cab transfers were currently within the $33,000 - $48,000 range. A Yellow Cab recently changed ownership for $48,000. Such transfers entitled the new owner to a fully equipped taxi-cab, a share in the company and goodwill.

Cont'd . . .

Clause 1 Cont'd

Following further discussion, it was

RECOMMENDED,

A. THAT the recommendation contained in the report of the Chairman of the sub-committee re Vehicles for Hire Matters dated February 28, 1977, be approved.

B. THAT the question of the issuance of additional taxi-cab licenses be reviewed by the Committee in six months.

The meeting adjourned at approximately 3:55 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 466

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

IX

March 17, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 17, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Reorganization of the Computer Services Division

On March 8, 1977 City Council referred the attached Manager's report dated March 4, 1977 to the Finance Committee for consideration and report back.

The Committee considered the Manager's report dated March 4, 1977 wherein the Director of Finance and the Manager of Computer Services reported on the reorganization of the Computer Services Division.

The report included the present structure, the proposed structure, internal and external changes which have affected the workload of the Division, factors that justify the proposed organizational changes, benefits and costs.

The Director of Finance reported that a small group of technically oriented support personnel organized as a branch within the Computer Services Division would enable them to be truly effective in the delivery of existing services they provide their users. This organization would also give a strong position to assess the probable future expansion of the City's data processing needs and would allow proper assessment of technological advances in the computer and business equipment markets. In many cases, new equipment offers significant price to performance benefits and potential future costs savings in many City operations. In order to provide these support services in a controlled and organized manner, the creation of a Support Services Branch which will require the following staff changes and position reclassification is proposed:

Present Classification	Present Location	Proposed Classification
Systems Analyst II	Systems Branch	Support Services Supervisor
Advisory Systems Analyst	Staff Group	Advisory Systems Analyst
Computer Programmer III	Staff Group	Technical Specialist
Computer Programmer II	Staff Group	Technical Specialist
Computer Programmer II	Programming Branch	Data Base Specialist.

The costs for the reorganization would be as follows:

Onetime - office furniture and alterations estimated at $ 3,200

Recurring - annual increase in salaries resulting from reclassifications, estimated at $ 9,600.

Cont'd . . .

Clause #1 continued:

Following discussion it was

RECOMMENDED

A. THAT City Council approve the reorganization of five existing dispersed staff into a specific branch as detailed above.

B. THAT the Director of Personnel Services review and classify the positions affected by this reorganization for report to the City Manager in the normal manner.

C. THAT the onetime cost for office furniture and alterations, estimated at $3,200 be approved in advance of the 1977 revenue budget.

2. Redesign of the City's Real Property Tax Bill

On December 9, 1976, the Finance and Administration Committee discussed the redesign of the City's Real Property Tax Bill and it was agreed to invite Mr. R. Derreth of Reinhard Derreth Graphics Ltd. to give his opinion and/or illustrations as to whether or not it is possible to redesign the tax form so that it would be clearer and more easily understood by the taxpayers.

Mr. Derreth advised the Committee that he had reviewed the present tax bill and found the layout confusing to follow. He suggested it could be redesigned with the information separated into three sequential columns. This would make the bill visually clearer and allow a logical sequence to follow when reading the bill.

Mr. Derreth estimated costs for the redesign would be between $1,800 and $2,200.

Following discussion it was

RECOMMENDED

THAT the City authorize funds up to a maximum of $3,000 for the redesign of the City's Real Property Tax Bill and Mr. R. Derreth be engaged to carry out the redesign as discussed with the Finance Committee.

3. 1977 Tax Information Brochure - Postal Walk

On February 22, 1977, City Council approved a recommendation of the Finance Committee to include a newsletter insert with the 1977 tax notice and to distribute the newsletter in dense apartment areas by postal walk. The Director of Finance was requested to report back on costs for such a postal walk.

The Committee considered a Manager's report dated March 15, 1977, (copy circulated), wherein the Director of Finance gave cost estimates for postal walks in the three heaviest apartment areas of the City - the West End, Kerrisdale and Kitsilano-Fairview areas.

cont'd....

Clause #3 continued:

The Committee was informed that excessive duplication would likely occur in Kerrisdale and Kitsilano-Fairview if postal walks were conducted in these areas because the newsletter would be mailed to property owners and they would also receive copies through the postal walk. In the West End duplication would be minimal as there are very few homeowners compared with tenants in apartments.

Following further discussion it was

RECOMMENDED

A. THAT a postal walk be provided in the West End for distribution of the 1977 tax information brochure at an estimated cost of $1,875.

B. THAT an additional 10,000 copies of the brochure be printed at a cost of $400 for distribution to libraries, information centres and Area Planning Offices in other dense apartment areas.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 467

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 17, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was called for Thursday, March 17, 1977, at 7:30 p.m., at the Britannia Community Services Centre, 1661 Napier Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

AVAILABLE WERE: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

This Public Hearing was called to consider the following rezoning applications:

1. LOCATION: Southwest, Northwest and Northeast corners of Earles Street and Vanness Avenue.
Lots 1-5, Blocks 118 and 119, D.L.'s 36 and 50;
Lots 1, 3 Amended and 4, Block 120, D.L.'s 36 and 51, and;
Lots 1 and 2, Block 133, D.L. 37

Present Zone: (C-1) Commercial District and
(M-1) Industrial District

Requested Zone: (RS-1) One-Family Dwelling District.

APPROVED: By the Director of Planning

APPROVED: By the Vancouver City Planning Commission as follows:

"That the application to rezone to (RS-1) One-Family Dwelling District be approved for, Lot 3 Amended and Lot 4, Block 120, D.L.36 and 51, ONLY, of those properties listed in the report of the City Planning Department dated January 24, 1977."

APPLICANT: Director of Planning.

(RZ.E.1)

2. LOCATION: North side of Charles Street between Kootenay Street and Boundary Road, and; the West side of Boundary Road between William and Charles Streets.
Lots 13-31, Block 2, S.E. ¼, Sec.27, T.H.S.L.

Present Zone: (M-2) Industrial District and
(C-1) Commercial District

Requested Zone: (RS-1) One-Family Dwelling District.

APPROVED: By the Director of Planning

APPROVED: By the Vancouver City Planning Commission

APPLICANT: Director of Planning.

(RZ.C.19.4)

3. PROPOSED REZONING OF THE GRANDVIEW-WOODLAND APARTMENT AREAS FROM (RM-3) and (RM-3A) MULTIPLE DWELLING DISTRICTS TO (RT-2) TWO-FAMILY DWELLING DISTRICT

An application has been made by the Director of Planning, pursuant to Council's resolution of February 8, 1977, to rezone the apartment areas of Grandview-Woodland from (RM-3) and (RM-3A) Multiple Dwelling Districts, excluding presently conforming custom-designed apartments, to (RT-2) Two-Family Dwelling District.

cont'd....

The Grandview-Woodland Planning Committee, an advisory group appointed by Council to make recommendations on planning matters in the community, has prepared a draft Area Plan which identifies the retention and reinforcement of the "family" nature of the community as the single most important planning goal in the area. The Area Plan includes policy recommendations which would encourage the development of new residential dwellings which are appropriate for families. It is expected that new zoning regulations to achieve this objective will be introduced in September 1977.

The Planning Committee is concerned that the large number of apartment buildings containing small, bachelor and one-bedroom apartment units which are being automatically approved under the present RM-3 and RM-3A zoning will detract from the "family" character of the community during the interim period while the Area Plan is being finalized. The Committee has proposed that the zoning in these areas be amended to RT-2 for a period lasting until about September; this would provide control over the development of additional apartment buildings until the Area Plan is finalized and new regulations encouraging family housing are in effect.

SUMMARY OF DISTRICT SCHEDULES

		RT-2	RM-3/RM-3A
USES:	Outright:	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House
	Conditional:	Apartment Building Boarding House Townhouse Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Rooming House Community Centre Club or Lodge (Fraternal)	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal)
	Height May Not Exceed:	2 storeys plus cellar or 1 storey plus basement	120' (RM-3) 35' outright (RM-3A) 40' conditional (RM-3A) Director of Planning approval
	Floor Space Ratio:	0.60 0.75 townhouses/apartment buildings	1.00 bonus may be earned for site size, site coverage and underground parking.

APPROVED: By the Director of Planning

APPROVED: By the Vancouver City Planning Commision to rezone the areas of Grandview-Woodland presently zoned (RM-3) and (RM-3A) excluding presently conforming custom designed apartments to (RT-2) as an interim measure for a PERIOD OF SIX MONTHS.

The Director of Planning further recommends the following:

cont'd....

1. That the following sites be excluded from the rezoning as Development Permits have, or will be, issued for apartment buildings providing they conform to the existing regulations:

ADDRESS	LEGAL
1330 East 8th Avenue	Lots 3-5, Block 155, D.L. 264A
1341 East 3rd Avenue	Lots 17-21, Block 70, D.L. 264A
1374 Grant Street	Lots 8-12, Block 57, D.L. 264A
1555 Graveley Street	Lots 15-E½ 19, Block 55, D.L. 264A
1811 Adanac Street	Lots 21-24 of Subdiv.8, Block E, D.L. 183
1777 Frances Street	Lots 11-15 of Subdiv.6, Block D, D.L. 183
2225 Triumph Street	Lots 13-16, Block 24, D.L. 184
229 Lakewood Drive	Lot D, Block 36, D.L. 184

2. That the following lots be excluded as they are presently developed with an apartment building:

A. North side of East 3rd Avenue between McLean and Woodland Drive.
Lot 2, Block 71, D.L. 264A

B. N.E. Corner William Street and Cotton Drive
Lots 21-24, Block 178, D.L. 264A

C. South side of Oxford Street between Garden and Temple Drive
Lots 3-W½ 6, Block 21, D.L. 184

NOTE: A Public Meeting was held on January 27, 1977 with the Standing Committee on Planning and Development.

APPLICANT: Director of Planning.

(RZ.G.54)

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PRIOR TO CALLING THE MEETING TO ORDER, THE MAYOR, AFTER CONSULTATION WITH MEMBERS OF COUNCIL, ADVISED THOSE PRESENT THAT, NOTING THE LARGE NUMBERS IN THE HALL AND THE NUMBERS UNABLE TO GAIN ADMITTANCE AND BECAUSE OF THE POTENTIAL FIRE HAZARD CAUSED BY OVERCROWDING, AND TO ENSURE THAT ALL WHO WISHED TO SPEAK WOULD BE GIVEN AN OPPORTUNITY OF SO DOING, THIS EVENING'S MEETING WOULD BE CANCELLED AND A NEW PUBLIC HEARING ARRANGED WITHIN A MONTH.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 5, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from Magee Secondary School accompanied by their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT the Minutes of the Regular Council Meeting of March 29, 1977, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Role of Regional Districts in B.C. - Request for Endorsation

Under date of March 21, 1977, the Corporation of the City of Castlegar submitted the following letter:

"We wish to advise that the following resolution was adopted by the Castlegar City Council on March 8, 1977:

'That we, the Castlegar City Council, request the Minister of Municipal Affairs to conduct a critical analysis of the role of Regional Districts in the Province of British Columbia.'

For your information, we are enclosing a copy of our letter sent to the Minister of Municipal Affairs, and would, at this time, request your endorsation of same. Your concurrence with our position on this matter may be supported by addressing a letter to the Minister."

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Role of Regional Districts in B.C. (cont'd)

The Mayor advised that the U.B.C.M. Executive is requesting the Minister of Municipal Affairs that a study be conducted of the role of Regional Districts.

MOVED by Ald. Rankin

THAT the letter from the City of Castlegar be received and the Municipality be advised that Vancouver City Council supports the request of the U.B.C.M. for a study of the role of Regional Districts.

- CARRIED UNANIMOUSLY

2. Request City to Host Reception at Transmountain Regional Conference

In a letter dated March 24, 1977, the International Reading Association requested that the City host a reception during the organization's conference which will be held this year in Vancouver.

MOVED by Ald. Marzari,

THAT the foregoing request of the International Reading Association be received and no action be taken.

- CARRIED UNANIMOUSLY

3. Appointment of Arbitrator for the Pacific National Exhibition

The Council agreed to withdraw this letter as a further letter had been received on the matter.

4. Vancouver City Towing Contract

Under date of March 30, 1977, McQuarrie, Hunter et al, submitted the following letter:

"We are the solicitors for Unitow Services Ltd. and, as such, have been instructed by them to protest the manner in which Council awarded the above contract to General Auto Towing on March 29, 1977.

Serious breaches of the Tender Specifications were made in General Auto Towing's bid. By reason of Council refusing to hear us, we were unable to point out why General Auto did not qualify for this contract.

Council, through its previous actions has established a policy of hearing delegations prior to the awarding of this contract. It must be remembered that subsequent to the awarding of this same contract on November 23, 1976, Council heard submissions from our competitor which dealt with certain alleged deficiencies in our client's bid. Council then voted to rescind the contract awarded to us. In our view, a precedent has been set.

In our opinion, Council, by refusing to hear us, has denied to our client the very right of hearing that was allowed to our client's competitor on the previous occasions.

Our client was prepared to make submissions with regard to very serious deficiencies in General Auto Towing's bid. These deficiencies are as follows:

1. General Auto Towing could not be said to have a storage lot as per the requirements in the Tender because, at the time of the Tender, it was incapable of holding or acquiring an interest in land;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver City Towing Contract (cont'd)

2. Cal-M Towing Ltd. was not registered at the Companies office in Victoria, B. C. to use the name General Auto Towing;

3. General Auto Towing lacked authorization from the Teamsters Union to operate as a brokerage company in the form set out in their bid;

4. General Auto Towing failed to provide Drivers' Contracts to accompany their bid.

Our client's submissions were that these deficiencies clearly disqualified General Auto Towing's bid and, therefore, General Auto Towing's bid should not have been considered by Council.

At the very least Council should have listened to our client's submissions just as Council listened to Mr. Vanderspek's submissions both before and after the contract was awarded to us.

Therefore, in the interest of natural justice and fair play, we respectfully request that Council reconsider its decision of March 29, 1977, and provide our client with an opportunity to be heard.

We look forward to your early attention to this request."

MOVED by Ald. Gibson,
THAT the delegation request be granted and Unitow Services Limited be heard before Council.

- LOST

(Aldermen Brown, Ford, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown,
THAT the delegation request from the solicitors for Unitow Services Limited be refused.

- CARRIED

(Aldermen Bellamy, Gibson and Puil opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S REPORT
APRIL 1, 1977

Works & Utility Matters
(April 1, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Tender - 1½ Yard Backhoe
Cl. 2: Opening of Lane North of 26th Avenue between Nanaimo and the Lane East
Cl. 3: Additional Brackets for Street Decorations

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(April 1, 1977) (cont'd)

Additional Brackets for Street
Decorations (Clause 3)

MOVED by Ald. Brown,
THAT the purchase of banner brackets be approved at an estimated cost of $8,000.00.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(April 1, 1977)

The 44
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(April 1, 1977)

Wall Street Park - Timetable
for Completion (Clause 1)

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(April 1, 1977)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: D.P.A. - 1130 West Pender Street - Zone DD (Downtown Zoning)
Cl. 2: Rezoning Application - 6332 Main Street
Cl. 3: Hardship Cases
Cl. 4: Proposed Buildings - 2883 and 2891/93 Point Grey Road
Cl. 5: D.P.A. - 600 Burrard Street - Christ Church Cathedral
Cl. 6: Cedar Cottage N.I.P. Appropriation - Clark Park Stage II
Cl. 7: Two Cedar Cottage N.I.P. Appropriations -
(1) Installation of Sidewalk and Tree Planting on Commercial Drive
(2) Tree Planting on Kingsway
Cl. 8: Cedar Cottage N.I.P. Appropriation - Allocation of Additional Funds for the Grandview Community Centre Project
Cl. 9: Development of City-owned Lands - Laurel and 6th Avenue

D.P.A. - 1130 West Pender Street -
Zone DD (Downtown Zoning) (Clause 1)

Prior to consideration of this clause, a letter from Clark Wilson and Company, the solicitors for the applicant, was noted requesting the matter be deferred for two weeks pending further information being supplied and the hearing of a delegation.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(April 1, 1977) (cont'd)

Clauses 2, 6, 7 and 8

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 2, 6, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

Hardship Cases
(Clause 3)

MOVED by Ald. Marzari,
THAT this clause be referred to the Standing Committee on Community Services for consideration and report.

- CARRIED UNANIMOUSLY

Proposed Buildings - 2883 and 2891/93
Point Grey Road (Clause 4)

Prior to considering this clause, a letter from Conse-C Enterprises Ltd., was noted requesting that a 'Public Hearing' on the proposed development be arranged to permit representation.

MOVED by Ald. Brown,
THAT this clause be deferred pending the hearing of a delegation from a representative of the owners of Killarney Manor.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT in respect of the Point Grey waterfront properties the Director of Planning report on the following:

- what can be done to prohibit further growth and changes to existing buildings

- description of the priority areas and the acquisition costs of properties to date

- what control has Council over the ultimate design of buildings being proposed;

FURTHER THAT the local area planning committee be kept informed of this action.

- CARRIED UNANIMOUSLY

D.P.A. - 600 Burrard Street -
Christ Church Cathedral (Clause 5)

In considering this clause, reference was made by Alderman Puil to a resolution passed recently by the Vestry of the Parish of Christ Church Cathedral postponing the date for the first lump sum payment from the date of issue of a development permit to the date of commencement of construction of the project, in return for special annual payment by Grander to the Parish, of $60,000, and other conditions.

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development of City-owned Lands -
Laurel and 6th Avenue (Clause 9)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(April 1, 1977)

Mount Pleasant N.I.P. Bus
Shelters (Clause 1)

MOVED by Ald. Harcourt,
THAT proposal A as contained in this clause be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Brown,
THAT proposal B as contained in this clause be approved and the matter be reviewed in six month's time.

- CARRIED UNANIMOUSLY

Finance Matters
(April 1, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Letter from Mayor of Prince Rupert re Business Tax
Cl. 2: Investment Matters (Various Funds) January, 1977
Cl. 3: Investment Matters (Various Funds) February, 1977
Cl. 4: Block 42 Parking Lease - Allocation of Taxes
Cl. 5: Capital Estimates for Police Renovations and New Police Annex

Letter from Mayor of Prince Rupert
re Business Tax (Clause 1)

The Mayor advised that the U.B.C.M. Executive is on record as supporting the position taken by the City of New Westminster in respect of a particular case in that City.

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 5

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(April 1, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Burrard Street Widening - 1917-1945 Burrard
Cl. 2: Lease of Balaclava Street, South of Celtic Avenue - B.C. Forest Service

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Provincial Transit Authority

In considering this report, a letter from the Chairman of the G.V.R.D. Transportation Committee was noted commenting on the matter and requesting that the Council meet with the Committee.

MOVED by Ald. Kennedy,
THAT the Mayor arrange a further meeting with the Provincial Government to request that before legislation is enacted, the Government submit draft legislation to the City and other municipalities affected for comment;

FURTHER THAT the City Engineer and the Director of Finance submit a report to Council as described in the report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT the Mayor arrange an early meeting with the G.V.R.D. Transportation Committee prior to meeting with the Provincial Government to clarify the City's position.

- CARRIED UNANIMOUSLY

C. Collection of By-law Fines - Additional Staff

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in his report dated April 1, 1977, be approved.

- CARRIED UNANIMOUSLY

D. Shaughnessy Hospital Rezoning

Prior to Council considering this report, the Director of Planning requested and recommended a number of changes to it as follows:

"Under recommendation 2B the third paragraph to be revised to alter the floor space ratio for parking structures from 0.4 to 0.25.

That the following revisions be made to the set of conditions set out after the by-law on page 3:

'and subject to the following' should be revised to read 'and also subject to the following conditions'.

2. Revised to read: 'That the buildings on the site be as follows:

(a) Shaughnessy hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans
(5 storeys plus basement in height)

(b) A 200-bed acute care pediatric hospital
(2 storeys plus basement or cellar in height)

(c) A 90-bed acute care obstetrics hospital
(2 storeys plus basement or cellar in height)

(d) A 150-bed extended care unit
(3 storeys plus basement or cellar in height)

(e) A Provincial Laboratory
(4 storeys plus basement or cellar in height)

(f) A Logistics Building
(1 storey plus basement or cellar in height).'"

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Shaughnessy Hospital Rezoning
(cont'd)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in his report dated April 1, 1977, be approved, after amending the report as proposed by the Director of Planning and stated above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Citizens Advisory Committee on Shaughnessy Hospital be requested to give consideration to the traffic congestion, movement and off-street parking in the area.

- CARRIED UNANIMOUSLY

E. Dedication of City-owned Property for Highway Purposes - N/S Georgia between Chilco and Gilford Streets

MOVED by Ald. Brown,
THAT this report be deferred for approximately one month pending the outcome of Council's decision on the forthcoming report re Harbour Park.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, March 31, 1977

1977 Basic Capital Budgets
(Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (East 7' of Lot 10, Block 327, D.L. 526)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 10, Block 327, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated February 3, 1977, and marginally numbered LF 8071, a print of which is hereunto annexed;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Road Purposes (East 7' of Lot 10, Block 327, D.L. 526) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Road Purposes (East 7' of Lot 11, Block 307, District Lot 526)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 11, Block 307, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girdardin, B.C.L.S., dated February 1, 1977, and marginally numbered LF 8070, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes (West 7' of Lot 1, Block 238, District Lot 526)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 238, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated November 18, 1976, and marginally numbered LF 7993, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

1. Mayor's Indemnity

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the indemnity of the Mayor be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Brown, Rankin and the Mayor opposed)

MOTIONS (cont'd)

2. Aldermen's Indemnities

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the indemnities of the Aldermen be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Bellamy, Brown, Ford and Rankin opposed)

3. Deputy Mayor's Indemnity

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the indemnity of the Deputy Mayor be increased by six percent, retroactive to January 1, 1977.

- CARRIED

(Aldermen Brown and Rankin opposed)

4. Playing Field - Granville Island

At the Council meeting on March 29, 1977, Alderman Gibson submitted, as Notice, a proposed motion concerning a full-size playing field being considered in the planning of Granville Island.

At the request of Alderman Gibson, Council withdrew this proposed motion.

5. Leave of Absence - Alderman Gibson

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT Alderman Gibson be given leave of absence from the Council meetings scheduled May 10, 24 and 31, 1977.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Kitsilano Tidal Pool

MOVED by Ald. Rankin,
THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovations plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

(Notice)

NOTICE OF MOTION (cont'd)

The following Notice of Motion submitted by Alderman Marzari was recognized by the Chair:

Proposed Downtown Federal
Government Office Building

MOVED by Ald. Marzari,
THAT WHEREAS it has been a long standing policy of Vancouver City Council that it supports the Liveable Region proposals of the G.V.R.D. and a policy of controlled downtown growth;

AND WHEREAS the Federal Government was requested twice by Council to consider decentralizing its new building to one of the Regional Town Centres to set a public example for private developments;

AND WHEREAS Downtown Vancouver already contains massive amounts of empty commercial space;

THEREFORE BE IT RESOLVED THAT Council reaffirm its position on the Federal Government's plan to build one million square feet of new office space in Downtown Vancouver.

(Notice)

- - - - -

The Council recessed at approximately 3:20 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 3:55 p.m.

- - - - -

FREEDOM OF THE CITY - The Hon. John R. Nicholson, Q.C.

At this point in the proceedings, the Mayor acknowledged the presence in the Chamber of the Hon. John R. Nicholson, Q.C. and gave tribute to Mr. Nicholson's achievements.

The Mayor presented Mr. Nicholson with an illuminated address in recognition of Mr. Nicholson being made a Freeman of the City of Vancouver on December 14, 1976. A Freeman's Medallion and a parking plaque were also presented.

Mr. Nicholson expressed his appreciation to Council for the honour.

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The Council recessed at approximately 4:00 p.m. to reconvene at 7:30 p.m.

- - - - -

The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich

Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Appeals of Council's Decisions on 1977 Social Service Grants.

In accordance with Council's policy, arrangements were made for the following Social Service agencies to appear before City Council to appeal Council's decisions on grants to their organizations.

God's Rescue Mission

Council, on March 8, 1977, approved a grant of $4,000 to God's Rescue Mission. The original grant request from God's Rescue Mission was for $6,000 for 1977. The Reverend Malinda Thorne - God's Rescue Mission - addressed Council in support of her request for an additional grant of $2,000.

MOVED by Ald. Brown
THAT an additional grant of $1,000 to God's Rescue Mission be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

Canadian Paraplegic Association

Council, on March 8, 1977, approved a grant of $18,150 to the Canadian Paraplegic Association. This agency had requested a grant of $30,000 for 1977. Mr. Doug. Wilson addressed Council on behalf of the Canadian Paraplegic Association and put forward the reasons why an additional Rehabilitation Counsellor is needed.

MOVED by Ald. Rankin
THAT an additional grant of $11,850 to the Canadian Paraplegic Association be approved subject to C.A.P. Cost-sharing.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed)

DELEGATIONS (Cont'd)

Appeals - Social Service Grants (Cont'd)

Crisis Intervention & Suicide Prevention Centre.

Council, on March 8, 1977, approved a grant of $13,350 to the Crisis Intervention and Prevention Centre. The organization had requested a grant of $16,000 for 1977. Mr. G. Mavis spoke on behalf of the Crisis Intervention Centre and its request for an additional grant of $2,650.

MOVED by Ald. Marzari
THAT an additional grant of $2,650 to the Crisis Intervention & Suicide Prevention Centre, be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard, Puil and the Mayor opposed)

Catholic Community Services. (The Door is Open)

Council, on March 8, 1977, did not approve the request of the Catholic Community Services (The Door is Open) for a grant of $3,460. It was noted the grant request was to cover a deficit for the year 1976 and that it is contrary to Council's policy to fund deficits. Ms. Margaret Stecker spoke on behalf of Catholic Community Services.

MOVED by Ald. Kennedy
THAT a grant of $3,450 to the Catholic Community Services (The Door is Open) be approved.

- (deferred)

MOVED by Ald. Gerard
THAT consideration of the above motion be deferred pending the outcome of a further appeal by Catholic Community Services to the Vancouver Resources Board and/or the Department of Human Resources.

- CARRIED

(Aldermen Brown, Harcourt, Kennedy, Rankin and the Mayor opposed)

Downtown Eastside Residents' Association

Council, on March 8, 1977, did not approve the request from Downtown Eastside Residents' Association for a grant of $36,288 for 1977. Council noted that, in addition to the representative of the appellant, fifty-four (54) speakers had requested to appear to address Council in support of the D.E.R.A. grant appeal.

Cont'd.....

DELEGATIONS (Cont'd)

Appeals - Social Service Grants (Cont'd)

Downtown Eastside Residents' Association (Cont'd)

MOVED by Ald. Bellamy
THAT Council hear representations on the D.E.R.A. grant appeal to approximately 10.00 p.m. this evening, and those delegations still unheard at that time be requested to submit their comments in writing for Council's consideration.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

Ms. Libby Davies, President, Downtown Eastside Residents' Association, addressed Council and filed a brief in support of the D.E.R.A. grant appeal.

Council heard representation from forty-eight(48) speakers* supporting the D.E.R.A. grant appeal.

* List of Speakers on File in City Clerk's Office.

The Reverend Griffin advised Council that a number of agencies who had supported D.E.R.A. this evening would pledge to provide a Board of Directors and/or an Advisory Group and the offices of the First United Church to administer the D.E.R.A. grant should Council approve it.

MOVED by Ald. Rankin
THAT a grant of $36,288 to the Downtown Eastside Residents' Association for 1977, be approved, subject to the grant being administered by a Board of Directors representative of the social service agencies in the area.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Gerard, Kennedy and Puil opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

* * * *

The Council adjourned at 12.00 Midnight.

* * * *

The foregoing are Minutes of the Regular Council Meeting of April 5, 1977, adopted on April 19, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION:

1. Tender No. 39-76-12
   1 1/2 Yard Backhoe

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on January 10, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Office of the Purchasing Agent.

Funds for this purchase are provided in the Equipment Plant Replacement Account and in the P.A.T.H.E. Account (Purchase of Additional Trucks and Heavy Equipment).

Sixteen bids were received, with a price range of $128,331.00 to $206,420.94. The lowest three bids were:-

Bid No. 1 Poclain Canada - Poclain Model 160 CL @ $128,331.00

This bid does not meet specifications.

Bid No. 2 Parker-Pacific - Hy Hoe Model 6000 TT @ $132,575.00

Bid No. 3 F & F Equipment, Hein Werner Model C24, @ $152,280.00

A comparison of features of the Bid No. 2 backhoe and the Bid No. 3 backhoe is shown in the table below;

Feature	Advantages of Bid No. 3 over Bid No. 2
1. Working Capacity	It can lift 30,830 pounds or 11,000 pounds more at 20 feet in front of the machine or 58% more. At the maximum reach of each machine it is capable of lifting 16690 pounds or 70% more weight
2. Working ranges	It can dig to 26'-2" or 21 inches deeper and has a reach of 39'-2" or 21 inches further or 7% and 5% more, respectively.
3. Machine stability	It is more stable when digging or lifting heavy loads at long reach because of its greater weight, longer tracks and more strategically placed counterweight.
4. Engine	It offers a larger engine which should last the life of the unit without any major repair work.
5. Structural Integrity	The Engineering Department consider it to be structurally more suited to our digging conditions and it should provide lower maintenance costs and less down time.

This machine controls the productivity of a sewers construction crew. The City spends about $1,000,000 annually to operate this crew. The Bid No. 3 machine will provide greater mechanical reliability which will reduce mechanical repairs, resulting in less crew downtime costs.

The extra cost of Bid No. 3, $19,705.00, is less than 3% of the estimated $800,000 ten year lifetime cost of this machine. The mechanical reliability of the Bid No. 3 machine will result in savings in repairs and downtime costs greater than the extra initial capital cost.

Cont'd . . .

Clause 1 Cont'd

We RECOMMEND acceptance of the bid (Bid No. 3) to offer the best value to the City of Vancouver for one Hein Werner Model C-24 1½ yard backhoe at a cost of $152,280.00 plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

2. Opening of Lane North of 26th Avenue Between Nanaimo Street & the Lane East

The City Engineer reports as follows:

"The lane north of 26th Avenue between Nanaimo Street and Kamloops Street has two north-south legs connecting it to 26th Avenue. The easterly north-south leg and a short section of the east-west lane are the only portions of this lane complex which are presently open.

Two new houses on the north side of 26th Avenue are in the final stages of construction. Requests have been received for lane access to the carports at the rear of these residences. The opening of this lane will provide rear access to the new residences and eliminate the undesirable dead-end feature of this lane complex.

The work consists of grading, gravelling, and the installation of lane drainage facilities. The estimated cost is $11,100 and funds are available in the 1976 Capital Budget A/C #148/7968 - 'Opening Streets & Lanes'.

I RECOMMEND that

(a) the above-mentioned lane be opened;

(b) $11,100 be approved from the Streets Capital Budget, Appropriation No. 148/7968."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION:

3. Additional Brackets for Street Decorations

The City Engineer and Director of Social Planning report as follows:

"A request has been received from the Greek, Japanese and Italian communities for a program of street decorations on West Broadway, Powell Street and Commercial Drive. These community groups with help from the Heritage Festival organization propose to make and install decorative banners this year from May to July and will probably repeat the decorations in future years. The proposed decorations will cover approximately a mile and a half of city streets.

In order that the community groups can install their banners, it will be necessary to buy brackets for mounting the banners on the street lighting poles. The City has some banner brackets but these are required for the annual street decorations which will be in place at the same time. These brackets will also be available for other displays in the future at other times in the year.

We estimate the cost of the banner brackets will amount to $8,000.

All the materials, designing, art co-ordination and other costs for these decorations will be paid for by a Federal program. This represents a low cost opportunity to expand our civic decorations scheme into local areas with the enthusiastic involvement of citizens. Once the brackets have been purchased, they remain the property of the City and will be used again and again with local communities towards enhancing the appearance of the City for years to come.

Cont'd . . .

Clause 3 Cont'd

The Comptroller of Budgets & Research advises that, if this report is approved, funding will be included in the 1977 operating budget. "

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 549 & 550

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. The 44

The Director of Social Planning reports as follows:

" On February 22nd, 1977, City Council approved an operating budget for THE 44 in the amount of $55,425, which included janitorial costs. When the budget was presented to the Community Services Committee on February 10th, 1977, two alternative budgets for janitorial services were put forth. The following is extracted from the January 27th report to Committee which was considered at its February 10th meeting.

	1976 5 months	1977	1977 (Projected)
Alternative 1			
On contract. Initial Cleaning	$1,000.00		
General Cleaning ($1,600 for 5 1/2 months)	8,800.00		$19,200.00
General Maintenance & Supplies	1,500.00		3,300.00
	$11,300.00		$22,500.00
Alternative 2			
Janitorial based on hiring on 'on-site' staff salaries			
Building Service Worker plus 1 part time cleaner		18,600.00	
Maintenance of Building		2,000.00	
Janitorial Supplies		1,000.00	
Non-recurring costs		3,000.00	
		$24,600.00	

Alternative 1 utilizes contract cleaners. This is a continuation of the present arrangement. The cost is $22,500.00.

Alternative 2 employs "on site" staff to handle cleaning and maintenance services. The cost is $24,600.00.

The problems of maintenance and janitorial services in 1976 at THE 44 were discussed in the Social Planning Progress Report dated January 25th, 1977. On February 10th, 1977 discussions were held with the Community Services Committee regarding the benefits of 'on site' cleaning and maintenance staff, mainly in terms of efficiency. However, due to an oversight by the Director of Social Planning, no specific recommendation was made to approve Alternative No. 2 and thereby establish the required positions.

The Director of Social Planning RECOMMENDS that:

A. Council approve the Janitorial Budget Alternative No. 2 of $24,600 establishing 'on site' cleaning staff for THE 44.

B. Two positions be established; one a building service worker and the other a part time cleaner, both subject to classification by the Director of Personnel Services.

C. The additional funds required for 1977 amounting to $1,400.00 can be provided within the approved budget (#7840/916). "

The City Manager RECOMMENDS approval of the Director of Social Planning's recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 550

HARBOURS AND PARKS MATTERS

INFORMATION:

1. Wall Street Park - Timetable for Completion

"On Feb. 4, 1977, Council approved the sale of some City lands with the proceeds of $142,198 to go to the development of Wall Street Park.

The Superintendent of Parks and Recreation reports the following schedule for this development:

			Completion Date
A. Design	a)	Concept Design	April 11
	b)	Review with appropriate officials and Community	April 18
	c)	Final concept and Budget Estimate	May 9
B. Development	a)	Work by others (City Engineering, Hydro, B.C. Telephone)	September 9
	b)	Park Board for completion of development	December 9 "

The report is submitted for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 500

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Development Permit Application #69229 -
1130 West Pender Street - Zone: DD (Downtown Zoning)

The Director of Planning reports as follows:

"A Development Permit Application has been filed to demolish the Park Plaza residential building at 1130 West Pender Street. The site is located on the south side of Pender Street between Bute and Thurlow Streets.

Background

Development Permit Application #69229, filed by Paine & Associates Architects, to construct a development containing a 28 storey commercial/office complex and 49 dwelling units on this site was approved by the Development Permit Board on December 15, 1975.

Solicitors for Country and New Town Properties Ltd. (owner of the site containing Park Plaza) have advised that feasability studies have indicated the proposed development is not economically viable. Subsequently the Development Permit Application was formally withdrawn by the Architects on December 20, 1976.

Present Situation

On January 20, 1977, Paine and Associates, Architects, filed the application to demolish the Park Plaza building. This building became vacant on November 4, 1975 (prior to the November 18, 1975 adoption of the amendment to the Zoning and Development By-law restricting demolition) and contains 47 dwelling units which were used as residential rental accommodation.

On Nov. 18, 1975 the Zoning and Development By-law was amended permitting the Director of Planning to refuse any Development Permit Application involving demolition of residential rental accommodation when there is no subsisting Development Permit authorizing re-development of the site and when at least 50% of the drawings required for a Building Permit have not been completed and filed.

The solicitors for the owners have stated that Park Plaza has been repeatedly vandalised and that their client considers the building to be a public hazard, particularly in the event of fire (please see attached letter, Appendix A). They further imply that the building is deteriorating to a point where re-occupancy would not be possible.

Interim Use of the Site

Paine and Associates, Architects, have confirmed that the site will not be used for parking after demolition of Park Plaza building. They intend to make the site presentable by retaining existing trees on the front portion of the site, install low open cedar fence and to make an additional planting arrangement on the north-east corner of the site.

Social Planning Department

The Social Planning Department have indicated that they are not in favour of granting the permit to demolish the building until a new permit for re-development is issued. They pointed out that the demolition of the Plaza and the loss of the residential rental accommodation was a major issue when the Development Permit Application to re-develop the site was considered. It was an

Cont'd . . .

Clause #1 continued:

issue that the City used in negotiating for housing units in the development proposed. If this building was demolished now, the City would not have the same leverage in the future when a new development is applied for. Thus, one of the prime objectives (retention or replacement of housing) of Council policy might be defeated.

Recommendation

The Zoning and Development By-law was amended by City Council in November 1975 to control the demolition of existing older housing by granting the Director of Planning authority to refuse Development Permits for demolition for such housing unless a valid Development Permit authorizing re-development of the site was issued and at least 50% of the drawings required for a Building Permit had been completed and filed. This has not been done in this case and since there are no special circumstances in this case that could not be applied to others, the Director of Planning recommends that the Development Permit Application to demolish the existing building on this site be refused."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Rezoning Application - 6332 Main Street - Lot 19, Block 3, D.L. 648, Plan 1748

The Director of Planning reports as follows:

'An application has been received from Mr. N. Chauhan requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of:

'New addition of a jewellery repair shop to my existing residence.'

SITE DESCRIPTION

The site is located on the east side of Main Street between East 47th and East 48th Avenues. The rectangular site measures 33 feet along Main Street and 106 feet to the lane at the rear producing a site area of 3,498 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and developed with a one-storey plus basement one-family dwelling.

The lands fronting onto Main Street north of East 48th Avenue and south of East 42nd Avenue are zoned (RT-2) Two-Family Dwelling District. The lands zoned as (RT-2) Two-Family Dwelling District between East 47th and East 48th Avenues are generally developed with one-storey plus basement one-family dwellings, although a multiple conversion dwelling exists on the northeast corner of Main Street and East 48th Avenue and a non-conforming local grocery store exists on the west side of Main Street just south of East 47th Avenue.

The lands to the south of East 48th Avenue and fronting onto Main Street are zoned and developed as a (C-2) Commercial District.

The lands to the east of the site and to the west of those lands fronting onto the west side of Main Street are zoned and developed as an (RS-1) One-Family Dwelling District.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, February 4, 1977". The plans indicate a one-storey addition to the front of the existing one-family dwelling. The proposed addition extends out to the westerly property line along Main Street. No front yard is proposed. The existing southerly side yard of 3 feet 4 inches is maintained and a northerly side yard of 4 feet is proposed.

Cont'd . . .

Clause #2 continued:

ANALYSIS

Given the existing development of acceptable residential uses in the lands zoned as (RT-2) Two-Family Dwelling District along Main Street between East 47th Avenue and East 48th Avenue, a rezoning of an interior lot to (C-2) Commercial District is felt to be inappropriate. Such an isolated rezoning would permit a building with a maximum height of 3 storeys or 40 feet (whichever is less), a maximum floor space ratio of 3.0 and provision of 3 foot sideyards with no front yard. A minimum rear yard of 10 feet would be required unless residential uses were included in the development in which case a minimum rear yard of 25 feet would be required over the full width of the site for those storeys containing residential uses. Parking and loading would also be required in accordance with Sections 12 and 13 of the Zoning and Development By-Law No. 3575. This possible form of development is felt to be inappropriate with respect to the adjoining residential lands.

An expansion of the (C-2) Commercial District lands to the south of East 48th Avenue along Main Street is felt to be unwarranted at this time. City records indicate that the small grocery store located at 6319 Main Street, to the west of the site, has been in existence since 1910. This isolated commercial development is non-conforming to both use and regulations of the (RT-2) Two-Family Dwelling District and is permitted only for the life of the existing building.

RECOMMENDATION: The Director of Planning recommends that the application be not approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Hardship Cases

On January 18, 1977, Mayor Volrich requested a report on the present Hardship Policy.

The Director of Permits and Licenses reports as follows:-

"The Zoning and Development By-law which was adopted on June 18, 1956 brought into focus the fact that there were many illegal suites in existence throughout the City. As a result City Council subsequently adopted an Illegal Suite Program in the RS-1 Districts which was originally designed to remove all such suites within a ten year period ending on December 31, 1970. It became apparent at this time that due to the housing shortage the removal of all illegal suites was inappropriate and Council approved a number of moratoriums extending the final date.

In the initial enforcement of the By-law many valid cases were brought to light which involved real financial or health hardship to either the tenant or the owner.

In the period between 1963 and 1964, Hardship Applications were dealt with directly by City Council. During this period of time, 74 applications were dealt with solely for financial or health reasons. Of the 74 cases, Council instructed the City Building Inspector to withhold enforcement action in 64 cases, and that normal enforcement action be proceeded with in the remaining 10 cases.

On December 3, 1964, Council by resolution established the Hardship Committee consisting of the City Building Inspector as Chairman, City Medical Health Officer and Social Service Administrator. This resolution also established the present

Cont'd . . .

Clause #3 continued:

procedure for the submission of Statutory Declarations for consideration of a financial or health hardship. The Committee after reviewing the Statutory Declaration, made recommendations to City Council on a case by case basis and this procedure was employed until the end of 1975. However, the number of reports generated by the Hardship Committee was substantial and found to be too time consuming for Council. Subsequently on January 27, 1976, Council instructed the Director of Permits and Licenses to comply with the recommendations of the Hardship Committee but in the event of a refusal, the applicant be advised that they have the right to appeal the decision to City Council.

The original concept of the Hardship Policy was to assist the following groups of people:-

1. persons over the age of 65 years
2. unsupported widows and deserted wives
3. bona fide students (for limited times)
4. temporarily unemployed people
5. physically handicapped persons

However, Council in its original deliberations, judged each case individually on its financial or health merits and the Hardship Committee in its decision has continued on the same basis.

During the year 1976, 410 applications were made to the Hardship Committee. Of these, 64 were straight approvals, 249 were limited approvals, 69 were refused and 28 were withdrawn. Of the 69 refusals, 20 made application to appear before Council as a delegation. Council endorsed the recommendation of the Hardship Committee in 9 cases, reversed the decision of the Hardship Committee in 4 cases, referred 2 cases back to the Committee and deferred decision in 5 cases.

So far in 1977, 193 applications have been received by the Hardship Committee. Of these 129 cases were approved, 14 were refused, 24 were laid over for more information or withdrawn and 26 are still to be dealt with by the Committee.

The Hardship Committee is of the opinion that the original intent of Council's action on this matter is being lost over the years. Council's leniency in considering hardship cases has resulted in hardship applicants increasingly comprising a much broader cross section of the population than the criteria originally intended to serve. Further the Committee has experienced problems with the accuracy of financial information submitted by hardship case applicants.

A review of the original guidelines and present experiences is seen to be appropriate with a view to considering the establishment of guidelines which the Hardship Committee will apply in deliberation of each application. The form which the applicant files should be reviewed by the Director of Legal Services.

The following are forwarded as options for Council's consideration:-

OPTION #1

Repeal the resolution establishing the Hardship Committee and enforce the regulations of the Zoning and Development By-law.

Cont'd . . .

Clause #3 continued:

WEAKNESS Not appropriate under present housing conditions.

OPTION #2

Apply the guidelines originally established by Council for the following groups only:-

1. persons over the age of 65 years
2. unsupported widows and deserted wives
3. bona fide students (for limited times)
4. unemployables
5. physically handicapped

STRENGTH Would assist in the elimination of new illegal suites in single family dwelling areas and eliminate some existing illegal suites when reapplication by same people is made and the applicable criteria is no longer valid.

WEAKNESS Categories are too restrictive, i.e., does not cover low income groups.

OPTION #3

Maintain the existing approach initiated by Council and continued by the Hardship Committee of considering each application on its individual merits, emphasizing health and financial circumstances. In addition, the Hardship Committee could request selected applicants to meet and discuss their application in more detail.

OPTION #4

Establish revised guidelines for considering Hardship Cases as follows:-

The Hardship Committee would consider each application on its individual merits in accordance with the new applicable criteria.

A distinction between TENANTS and OWNERS making application as a Hardship Case be made on the following basis:-

A) When a TENANT has his Hardship Application approved, the OWNER will be required to make the living accommodation for which the application is made comply with Building, Plumbing and Electrical By-law requirements on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.

B) When an OWNER applies for hardship consideration, it will be a prerequisite that he or she shall have lived on the property for a minimum of two years and that the Building, Plumbing and Electrical By-law requirements be complied with as in A) on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.

C) The following groups of TENANTS shall be eligible for consideration of permission to use an illegal housing unit because of hardship consideration:-

Cont'd . . .

Clause #3 continued:

1) A single student whose income is below the applicable figure in the Table in Guideline E in the year for which the application is made.

2) A married student whose combined income is below the applicable figure in the Table in Guideline E in the year for which the application is made.

3) An individual, couple or family whose income is below the applicable figure in the Table in Guideline E in the year in which the application is made.

4) An individual, whether single or married, who is temporarily unemployed.

5) An individual or couple 60 years of age or older.

6) A physically handicapped person.

7) A person whose personal health, whether physical or emotional, could in the judgment of a qualified professional be at risk.

D) The following groups of OWNERS shall be eligible for consideration of permission to use or permit the use of an illegal housing unit because of the hardship it could create if the unit were removed in conformation with existing zoning regulations:

1) A person or persons 60 years of age or older.

2) A person who, for verifiable health reasons, has had his/her normal income disrupted.

3) A person who, for verifiable reasons, has had his/her normal source of income disrupted and or reduced so as to create a personal hardship.

E) The following income guidelines from Statistics Canada be used as a basis upon which to judge the merits of a Hardship Application:

LOW INCOME CUT-OFFS ADJUSTED FOR REGIONAL DIFFERENCES AND UPDATED TO JANUARY 1977

Number of Persons in Household	Income Level
1	4,475
2	6,446
3	8,226
4	9,782
5	10,932
6	12,003
7 +	13,157

And that these figures be reviewed and updated annually.

Cont'd . . .

Clause #3 continued:

It is further suggested that if Council chooses either Option 2, 3 or 4, an appeal from a decision of the Hardship Committee be referred to the Standing Committee of Council on Community Services who shall be delegated the authority to decide on such appeals within the framework of policies approved by Council.

The Director of Permits and Licenses RECOMMENDS that Council adopt Option #4, and that Council delegate authority to decide on appeals to the Standing Committee on Community Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

INFORMATION

4. Proposed Buildings - 2883 and 2891/93 Point Grey Road

The Director of Planning reports as follows:

"The City Clerk received a petition dated February 7, 1977 from the Strata owners of Killarney Manor, 2890 Point Grey Road, objecting to the proposed buildings that are being constructed at 2883 & 2891/93 Point Grey Road.

The 2 sites referred to above are located in a RT-2 Two Family Dwelling District.

2883 Point Grey Road (Development Permit #74430)

This Development Permit was issued July 8, 1976 permitting the construction of a 1 family dwelling on this existing site which is 20' in width.

The drawings approved by the Development Permit indicate the 2 bedroom dwelling would provide 2' side yards adjacent to the east and west properties. The building is 2 stories and 24' in height.

2891/93 Point Grey Road (Development Permit #75877)

This Development Permit was issued on November 30, 1976 permitting the construction of a semi-detached 2 family dwelling.

The drawings approved by the Development Permit indicate that the building would be constructed on a site with a 97.3' frontage providing a 5' westerly sideyard and a 6'4" easterly sideyard. The building would be 2 stories plus cellar and 26' in height.

The designs of both buildings were cleared by the Secretary of the Urban Design Panel on behalf of the Panel. Both developments comply with the requirements of the Zoning and Development By-law and are within the established building line.

On December 7, 1976, City Council approved the Policies outlined in the Point Grey Road Plan. The first 8 policies re-iterated the City's intention to acquire all property along the north side of Point Grey Road and stated ways in which this would be carried out. These policies also dealt with ways of enhancing the beach area.

Cont'd . . .

Clause #4 continued:

However, it was recognized at that time that the Property Acquisition Program will be a very long endeavor. Therefore, Plan Policy #9 states 'The existing RT-2 and RS-2 District Schedules (with exceptions relating to the prohibition of new townhouse or apartment construction and the prohibition of sideyard relaxations) should be used to regulate development on the north side of Point Grey Road.' As pointed out above, the 2 developments in question have been approved under the existing zoning regulations and, therefore, are not contradicting stated Council Policy."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

5. Development Permit Application #69853 - 600 Burrard Street - Christ Church Cathedral

The Director of Planning reports as follows:

"At the meeting of Council on January 18, 1977,

'... the Mayor directed that the City Manager report (on the status of transfer of development rights from Christ Church Cathedral to the adjacent development).'

At the meeting of Council on January 24, 1977, the City Manager reported that,

'The Planning Department attempted, but were unable, to contact the applicant to ascertain the current status of drawings, progress of conditions, etc. ....' (Appendix I attached)

Council resolved that 'the Director of Planning continue to attempt to contact Grander Developments regarding the status of their proposed development on the site adjacent to Christ Church and report back.'

Following continued attempts to contact the applicant, the Planning Department received a letter from the Hammerson Property Corporation Limited, dated March 15, 1977 (Appendix II attached), stating that, although they do not wish to proceed with the proposed development at present, their architect has been instructed to obtain a Development Permit. The City has not yet been approached by the applicants to satisfy the requirements of the conditions of approval as resolved by the Development Permit Board.

Development Permit Application #69853 will become void on April 9, 1977. Any further consideration of the proposed development after that date will require that a new Development Permit Application be submitted. The architect has been so informed."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

6. Cedar Cottage N.I.P. Appropriation: Clark Park Stage II

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks and recreation facilities in the area. To this end, improvements to Cedar Cottage Park and Brewers Park have nearly reached completion. The Stage I improvements to

Cont'd . . .

Clause #6 continued:

Clark Park have now begun, following Council approval of the required funding on May 18, 1976. At the time of the Clark Park (Stage I) approval, it was stated that a second appropriation (Stage II) would be required when further planning was completed.

The Park Board has now finalized the Stage II plan following participation with the area residents and the N.I.P. Committee. The Cedar Cottage N.I.P. Committee recommends a sum not to exceed $120,000.00 be allocated from N.I.P. funds for the Phase II development of Clark Park. The specific details are attached to the report to Council as Appendix "A". The new improvements will generally include closure of Woodland Drive,(approved by Council October 5, 1976) and installation of a cul-de-sac; installation of 2 new tennis courts; development of play equipment for both juniors and seniors; installation of 2 horseshoe pitches; a jogging track; and other improvements as noted on the attached Appendix.

C.M.H.C. has concurred with this proposal.

Costs would be shared as follows:

C.M.H.C.	$60,000.00
Province	30,000.00
City	30,000.00

The Director of Planning RECOMMENDS THAT Council approve the appropriation of $120,000.00 from Land: Social Housing Account (894/9020) to the Cedar Cottage Neighbourhood Improvement Program for Stage II improvements to Clark Park."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

7. Two Cedar Cottage N.I.P. Appropriations:
   (1) Installation of Sidewalk and Tree Planting on Commercial Drive
   (2) Tree Planting on Kingsway

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage Neighbourhood Improvement Program is to improve the appearance and living environment of the area. The Cedar Cottage N.I.P. Committee idenfified two more projects which meet these conditions. These are as follows:

1. Installation of a sidewalk and tree planting on Commercial from 14th to 15th Avenues, west side

   The Cedar Cottage N.I.P. Committee recommend a maximum of $7,500 for a standard concrete cement curb walk, and a maximum of $2,000 for planting of 10 columnar red maple trees, on Commercial Drive, west side, from East 14th Avenue to the south side of the 15th Avenue intersection.

   In order to finance these projects N.I.P. funds would be transferred from the Land: Non-Conforming Use Account (894/9024) to the Services/Utilities Account (894/9023) for the sidewalk, and from the Recreational/Facilities Account (894/9019) for the tree planting.

Cont'd . . .

Clause #7 continued:

2. Installation of tree planting on Kingsway (both sides) between Knight and Nanaimo Streets

The Cedar Cottage N.I.P. Committee recommend that a maximum of $15,000 be allocated for the planting of 110 trees on both sides of Kingsway between Knight and Nanaimo Streets.

The Park Board Staff have estimated the cost of the 110 trees in this area as $11,000 and the Engineering Department staff have estimated the cost of the Streets Branch Work, i.e. breaking out and bricking in after planting, as $4,000. Most of the planting will be done in the Spring of 1977. The balance will be done in the Fall after the street construction of work adjacent to Victoria Drive has been completed.

N.I.P. funds in the amount of $14,440 will be transferred from the Recreation Facilities Account (894/9019) and $560 will be transferred from the Land: Social Housing Account (894/9020) for the complete tree planting project on Kingsway.

C.M.H.C. concurs with the above proposals.

The Director of Planning recommends:

A. THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program of $7,500 from the Land: Non-Conforming Use Account to the Services/Utilities Account for the sidewalk, and $2,000 from the Recreational/Facilities Account for tree planting, on Commercial Drive, west side, from East 14th Avenue to the south side of the 15th Avenue intersection.

Costs would be shared as follows:

STANDARD CONCRETE CEMENT CURB WALK		TREE PLANTING	
C.M.H.C. =	$ 937.50	C.M.H.C. =	$1,000
Province =	$1,875.00	Province =	$ 500
City =	$4,687.50	City =	$ 500

B. TREE PLANTING AND SIDEWALK PREPARATION ($15,000)

C.M.H.C. = $7,500
Province = $3,750
City = $3,750."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

8. Cedar Cottage N.I.P. Appropriation: Allocation of Additional Funds for the Grandview Community Centre Project

The Director of Planning reports as follows:

"BACKGROUND

On April 6, 1976, Council approved the recommendation of the Planning and Development Committee that $500,000.00 be allocated for improvements to the Grandview Community Centre. The remaining cost of $250,000. was to come from the Provincial Government Recreation Fund, bringing the total cost of renovation to $750.000.00.

Cont'd . . .

Clause #8 continued:

A. Shortfall of Provincial Government Recreation Grant

On November 29th, 1976, the Provincial Minister of Recreation announced a grant for this project in the amount of $208.333.00 leaving a shortfall of $41,667.00.

The Cedar Cottage N.I.P. Committee recommend that a sum of $41,667.00 be allocated to the Grandview Community Centre N.I.P. project to make up the shortfall.

B. Increase in Contingency Funds

Of the original $750.000.00 estimated by the Parks Board for improvements to the Grandview Community Centre, $22,300 was identified as Contingency Funds. However, in a letter dated December 9, 1976 to the Cedar Cottage N.I.P. Committee, the Parks Board architect requested additional funds for unexpected costs which had been incurred during actual renovations of this community centre. Some of these costs are for the following items: footings and foundations have had to be increased due to the existing poor bearing construction: the filter room had to be enlarged; an additional sump has had to be installed to remove storm water; extra doors have had to be installed to conform to Fire Regulations; and etc. These known costs total $7,580.00. The Parks Board has also requested an additional $10,000. to allow for other unknown costs which may yet be incurred before the construction of the project is complete by the end of May, 1977.

In response to this request for the additional contingency funds, the Cedar Cottage N.I.P. Committee recommend that a sum not to exceed $18.000.00 be allocated to the Grandview Community Centre N.I.P. Project for additional contingencies incurred during construction, on the understanding that no additional funds will be requested.

C. Allocation of Funds for Park Board Staff Architect/Consultant's Salary.

In addition to the above the Director of Planning notes that a further sum of $9,000 representing salary of the Parks Board Staff Consultant was not accounted for. Since this was an oversight on the part of Parks Board for not claiming this salary earlier so the matter could have been budgeted, it is suggested this be charged direct to the Project.

C.M.H.C. has concurred with the above three identified proposals for additional funding.

The Director of Planning recommends:

THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program as follows: that the full amount of funds received from the sale of property at 3417 Porter Street (Account 826/2202) be transferred to the Grandview Community Centre Account (823/1909)(sale amount estimated to be $40,000.); and that the balance of funds (approximately $28,667) be transferred from Land: Social Housing Account (894/9020) Grandview Community Centre Account (823/1908).

Total costs would be shared as follows:

Alterations, Contingencies, Staff Salary (Total $68,667.)

C.M.H.C.	=	$34,333.50
Province	=	17,166.75
City	=	17,166.75."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

9. Development of City-Owned Lands, Laurel and 6th Avenue

The Development Consultant reports as follows:

Vancouver City Council on August 24, 1976 approved Daon Development Corporation, H. Haebler Co. Ltd. and Hawthorn Mansfield Towers as the Team to develop the City-owned land at the Southwest corner of 6th Avenue and Laurel Street.

Council on that date also authorized the Director of Legal Services to draw up and execute a ground lease with Daon Development Corporation in accordance with the general terms and conditions contained in the report submitted to Council, and such other conditions as the Director of Legal Services may consider appropriate.

On October 19, 1976, Council modified the terms of the proposed lease to require the developer to build an ARP rental development on the site and to sub-lease up to 25% of the units to B.C. Housing Management Commission. On February 15, 1977, Council declared its intention to exercise its option to sub-lease a portion of the building to provide for a day care facility.

Since then, the Team have received approval for a Development Permit and a draft ground lease has been prepared for signature by Daon Development Corporation and the City.

The development is an Assisted Rental Program development which provides for participation by the B.C. Housing Management Commission to provide for a portion of the units to be occupied by low income/handicapped individuals. The economics of such a development are very tight and it is now found to be less expensive for H. Haebler Co. Ltd. to take over the ground lease and the responsibility for the development and for Daon Development Corporation to drop out. The reason for the economy is that H. Haebler Co. Ltd. wishes now to own the development and since he is the contractor, he can receive tax write-offs both during and following construction, whereas Daon Development Corporation could only receive tax write-offs after occupancy. Also, the financing is simplified and fees charged to the project are substantially reduced.

Incidentally, Daon Development Corporation will not charge any fee either to the City or to H. Haebler Co. Ltd. despite the considerable work they have done on the project to date - this, all in the interest of producing an economical and viable rental project.

Recommendation

It is recommended that a ground lease under the terms previously approved by Council be executed between the City and H. Haebler Co. Ltd. for the development of the City-owned site at 6th Avenue and Laurel Street.

The City Manager RECOMMENDS that the foregoing recommendation of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550 & 551

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Mount Pleasant N.I.P. Bus Shelters

The Director of Planning and City Engineer report as follows:

"On September 28, 1976, City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation for bus shelters is $45,000. Of this amount, $43,300 has been recommended by the Citizen's N.I.P. Committee and civic staff for the installation of 12 'City Style' bus shelters, (@ $3,550. per bus shelter plus $300 minor water box relocation) and 2 concrete litter bins (@ $200 per container) at the locations shown in Appendix 1. The $43,300 would cover all labour, materials and complete installation costs. Cost sharing of the recommended $43,300 N.I.P. expenditure would conform to the standard N.I.P. utilities formula, namely:

Federal	25.0%	$ 10,825.00
Provincial	12.5%	5,412.50
City	62.5%	27,062.50
		$ 43,300.00

The locations were chosen in consultation with the Engineering Department and adjacent owners and based on user surveys conducted by the N.I.P. Committee and Planning staff. The shelters would be painted dark brown and would include cedar benches.

In recent weeks, Council has approved the implementation of a commercial bus shelter program in the city whereby private companies will install bus shelters at various locations in return for advertising rights. It is anticipated that this program will result in a significant reduction in capital expenditure for each bus shelter and will also reduce on-going maintenance costs. In considering Council's recent action with respect to acceptance of a commercial bus shelter program, bus shelters for Mt. Pleasant could be supplied by either of two alternative methods, in addition to the N.I.P. Committee proposal described above:

1. Commercial bus shelters with advertising could be placed in the Mt. Pleasant area.

2. City bus shelters which will be replaced by commercial shelters in various locations in the City could be relocated to Mt. Pleasant (12 required).

Both capital costs and on-going maintenance costs would be significantly decreased by proceeding with either 1 or 2 above.

Whereas the cost of providing 12 new shelters was estimated to cost $42,600 (plus $600 annual maintenance), it could be anticipated that this project could be completed at a cost of approximately $8,000 (plus additional City costs estimated up to $6,000 to provide replacement commercial shelters for displaced City shelters) by proceeding as above.

The Area Planner and Mt. Pleasant N.I.P. Committee wish to initiate this project as quickly as possible since supply of bus shelters was designated the highest priority item based on their questionnaire. Construction of new City style bus shelters could proceed immediately and the program for installation by August is acceptable. However, if either 1 or 2 are adopted, we have no assurance that bus shelters would be available for the Mt. Pleasant area in the near future. Reports to Council and Transportation Committee, selection of a company, and negotiation of a satisfactory agreement for commercial shelters could unduly delay the installation of bus shelters in Mt. Pleasant, possibly as much as six (6) months to one (1) year.

Continued . . . .

Clause No. 1 Continued

The Director of Planning and City Engineer submit the following for the CONSIDERATION of Council:

A. Instruct the Director of Planning and City Engineer to proceed with construction and installation of 12 City-built shelters immediately, as requested by the N.I.P. Committee, at a total cost of $43,300. and City cost of $27,000.

B. Authorize the installation of 12 commercial shelters and/or displaced City shelters at an estimated cost of $8,000. but with a delay of six (6) months to one (1) year."

The City Manager submits the foregoing report of the Director of Planning and City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 552

FINANCE MATTERS

INFORMATION

1. Letter From Mayor of Prince Rupert re Business Tax

The Director of Legal Services reports as follows:

"The Mayor of Prince Rupert has forwarded a letter to City Council as follows:

'I am attaching a letter to the Minister of Municipal Affairs which points out the potential problems created by the Supreme Court decision on the definition of "resident" for business tax purposes.

You, as a Council, may wish to point out to the Minister of Finance and Honourable H. A. Curtis that the legislation should be amended to avoid a considerable loss of business tax revenue.'

The decision referred to was an interpretation of the word "resident" in the Municipal Act in determining who was liable to business tax. As Council is aware, the provisions of the Municipal Act in this respect do not apply to the City of Vancouver and in my view the decision will have no effect on business tax and levies in the City of Vancouver.

It should be noted that the letter was a form letter and I take it that similar letters were sent to various cities and municipalities in the Province.

Council does not normally make direct approaches to the Provincial Government respecting amendments to the Municipal Act unless such amendments affect the City of Vancouver. Its participation in any request is generally through the medium of the Union of British Columbia Municipalities as a member thereof. By the same token, municipalities do not make representations to the Provincial Government with respect to amendments to the Vancouver Charter as they do not affect them.

The City Manager submits the foregoing report for the INFORMATION of Council.

RECOMMENDATION

2. Investment Matters (Various Funds) January, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1977.

(b) Summary of Securities held by the General and Capital Accounts.

Cont'd . . .

Clause #2 continued:

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Jan.4	Bank of British Columbia	Jan.14/77	$ 1,002,279.45	$ 1,000,000.00	10	8.32
4	Bank of British Columbia	June15/77	2,590,986.30	2,500,000.00	162	8.20
5	Bank of British Columbia	Mar. 1/77	2,025,224.66	2,000,000.00	55	8.37
5	Bank of British Columbia	Apr. 4/77	1,530,247.81	1,500,000.00	89	8.27
6	Bank of British Columbia	Jan. 7/77	1,500,351.37	1,500,000.00	1	8.55
11	Toronto Dominion Bank	Jan.13/77	1,000,465.75	1,000,000.00	2	8.50
12	Bank of British Columbia	May 2/77	1,792,877.40	1,750,000.00	110	8.13
13	Bank of British Columbia	Jan.18/77	2,503,099.32	2,500,000.00	5	9.05
14	Mercantile Bank of Canada	Jan.18/77	1,500,000.00	1,484,925.00	4	8.75
18	Bank of British Columbia	Feb.25/77	1,008,766.03	1,000,000.00	38	8.42
18	Banque Canadienne Nationale	June15/77	2,000,000.00	1,935,489.40	148	8.22
18	Bank of Nova Scotia	Jan.19/77	986,476.17	986,253.25	1	8.25
19	Royal Bank of Canada	Jan.20/77	1,000,205.48	1,000,000.00	1	7.50
19	Banque Canadienne Nationale	June 1/77	1,000,000.00	970,815.68	133	8.25
20	Bank of British Columbia	Jan.21/77	1,000,234.25	1,000,000.00	1	8.55
20	Canadian Imperial Bank of Commerce	Jan.21/77	995,395.71	995,153.74	1	8.875
20	Bank of British Columbia	Jan.15/77	1,032,440.00	1,000,000.00	146	8.11
21	Canadian Imperial Bank of Commerce	Jan.25/77	2,001,643.84	2,000,000.00	4	7.50
24	Bank of British Columbia	Jan.26/77	1,000,480.55	1,000,000.00	2	8.77
25	Bank of British Columbia	Feb. 4/77	1,503,394.52	1,500,000.00	10	8.26
26	Bank of British Columbia	Mar. 2/77	1,008,016.44	1,000,000.00	35	8.36
26	Bank of British Columbia	Mar.23/77	1,519,239.45	1,500,000.00	56	8.36
26	Royal Bank of Canada	Jan.27/77	1,000,205.48	1,000,000.00	1	7.50
27	Mercantile Bank of Canada	Feb.16/77	1,004,602.74	1,000,000.00	20	8.40
27	Mercantile Bank of Canada	Mar.25/77	2,026,235.61	2,000,000.00	57	8.40
28	Bank of Nova Scotia	Feb. 8/77	3,007,594.52	3,000,000.00	11	8.40
28	Royal Bank of Canada	Jan.31/77	1,000,616.44	1,000,000.00	3	7.50
31	Bank of British Columbia	Mar.16/77	1,515,333.70	1,500,000.00	44	8.48
31	Mercantile Bank of Canada	Feb.15/77	976,728.40	973,316.46	15	8.53
31	Royal Bank of Canada	Feb. 1/77	1,000,219.18	1,000,000.00	1	8.00
			$43,033,360.57	$42,595,953.53		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Jan.4	City of Vancouver 5.0%	May 1/78	$ 3,000.00	95.57	$ 2,867.10	1/4	8.6
19	City of Vancouver 5.0%	May 1/78	5,000.00	95.70	4,785.00	1/4	8.6
20	City of Vancouver 5.0%	May 1/78	4,000.00	95.78	3,831.20	1/4	8.55
24	City of Vancouver 8.0%	Apr.2/93	1,000.00	86.96	869.60	16/2	9.60
25	City of Vancouver 8.0%	Apr.2/93	25,000.00	88.00	22,000.00	16/2	9.46
			$ 38,000.00		$34,352.90		

Cont'd . . .

Clause #2 continued:

Date	Type of Security	Maturity Date	Maturity Value	Cost	Days	Yield %
	Chartered Bank Deposit Receipts & Government Notes					
Jan.6	Greater Vancouver Water District	Jan.19/77	$ 500,000.00	$ 498,526.28	13	8.30
19	Bank of British Columbia	Jul.15/77	2,183,607.04	2,100,000.00	177	8.21
			2,683,607.04	2,598,526.28		
			$2,721,607.04	$2,632,879.18		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 64,400,944.70	$ 62,587,546.34

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Investment Matters (Various Funds) February, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Feb.1	Mercantile Bank of Canada	Mar.28/77	$ 2,000,000.00	$ 1,975,880.00	55	8.10
1	Bank of Nova Scotia/Bank of Canada	Feb.18/77	500,000.00	498,145.00	17	8.00
1	Royal Bank of Canada	Feb. 3/77	1,000,383.56	1,000,000.00	2	7.00
1	Royal Bank of Canada	May 13/77	1,015,342.47	1,000,000.00	70	8.00
1	Bank of Montreal	Feb.28/77	1,508,910.00	1,500,000.00	27	8.03
2	Mercantile Bank of Canada	Apr.15/77	2,000,000.00	1,968,546.40	72	8.10
2	Bank of British Columbia	May 25/77	2,049,157.26	2,000,000.00	112	8.01
2	Bank of British Columbia	May 31/77	3,078,170.96	3,000,000.00	118	8.06
2	Bank of British Columbia	June15/77	3,087,014.79	3,000,000.00	133	7.96
2	Mercantile Bank of Canada	Mar.17/77	1,009,542.46	1,000,000.00	43	8.10
2	Royal Bank of Canada	May 13/77	2,045,835.62	2,000,000.00	100	8.00
2	Royal Bank of Canada	May 16/77	1,533,863.01	1,500,000.00	103	8.00
2	Royal Bank of Canada	Feb. 3/77	1,000,191.78	1,000,000.00	1	7.00
2	Royal Bank of Canada	Feb. 3/77	2,000,383.56	2,000,000.00	1	7.00
2	Bank of Montreal	Feb. 3/77	1,500,164.38	1,500,000.00	1	4.00
3	Mercantile Bank of Canada	Apr.18/77	2,032,843.84	2,000,000.00	74	8.10

Cont'd . . .

Clause #3 continued:

Feb.3	Bank of British Columbia	July29/77	3,113,990.14	3,000,000.00	176	7.88
" 3	Bank of British Columbia	July15/77	3,106,121.10	3,000,000.00	162	7.97
3	Bank of British Columbia	Aug. 2/77	3,117,764.38	3,000,000.00	180	7.96
3	Bank of British Columbia	Aug.16/77	1,041,882.74	1,000,000.00	194	7.88
3	Bank of British Columbia	July27/77	2,075,129.86	2,000,000.00	174	7.88
3	Bank of Montreal	Feb. 4/77	1,000,191.78	1,000,000.00	1	7.00
4	Bank of Montreal	Feb.28/77	1,005,293.15	1,000,000.00	24	8.05
4	Mercantile Bank of Canada	Feb.28/77	1,000,000.00	994,702.20	24	8.10
4	Mercantile Bank of Canada	July14/77	3,000,000.00	2,898,972.90	160	7.95
4	Royal Bank of Canada	Feb. 8/77	3,002,301.37	3,000,000.00	4	7.00
7	Royal Bank of Canada	July15/77	1,551,133.56	1,500,000.00	158	7.875
7	Bank of Montreal	Feb. 9/77	1,500,575.34	1,500,000.00	2	7.00
8	Bank of British Columbia	Aug. 2/77	2,074,890.14	2,000,000.00	175	7.81
8	Royal Bank of Canada	Feb. 9/77	2,000,000.00	1,999,561.80	1	8.00
8	Royal Bank of Canada	Aug.15/77	2,080,350.68	2,000,000.00	188	7.80
9	Bank of Montreal	Feb.11/77	4,000,000.00	3,998,313.04	2	7.70
11	Canadian Imperial Bank of Commerce	Feb.16/77	4,004,246.58	4,000,000.00	5	7.75
14	Bank of British Columbia	Feb.15/77	7,001,584.11	7,000,000.00	1	8.26
28	Bank of Nova Scotia	Mar. 3/77	2,001,356.16	2,000,000.00	3	8.25
			$75,038,614.78	$73,834,121.34		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Feb.11	City of Vancouver 8.50%	Dec.3/93	$ 100,000.00	93.00	$ 93,000.00	16/10	9.33
14	City of Vancouver 9.25%	Sept.1/90	250,000.00	100.00	250,000.00	13/7	9.25
14	City of Vancouver 5.00%	May 1/78	1,000.00	96.14	961.40	1/3	8.40
14	City of Vancouver 8.00%	Apr.2/93	1,000.00	89.61	896.10	16/2	9.25
16	City of Vancouver 6.00%	June15/80	1,000.00	93.00	930.00	3/4	8.45
22	City of Vancouver 5.75%	Oct.15/77	1,000.00	98.60	986.00	-/8	8.00
22	City of Vancouver 8.00%	Apr. 2/93	15,000.00	88.86	13,329.00	16/1	9.35
23	City of Vancouver 6.25%	Apr.15/80	4,000.00	94.25	3,770.00	3/2	8.40
24	City of Vancouver 5.00%	May 1/78	9,000.00	96.50	8,685.00	1/2	8.15
			$ 382,000.00		$ 372,557.50		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 88,593,964.10	$ 85,999,704.38

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

Cont'd . . .

4. Block 42 Parking Lease - Allocation of Taxes

The Director of Legal Services reports as follows:

"Under the provisions of the Block 42 Parking Lease between Pacific Centre Limited as Lessor and the City as Lessee, the City is required to pay, annually, an amount in lieu of the taxes which relate to the Block 42 garage. To determine the amount payable by the City the lease requires the parties to determine the cost of constructing the garage and the cost of constructing the entire development on Block 42 and the taxes on the Block 42 Development apportioned accordingly between the parties. If the parties cannot agree on the amount to be apportioned to the cost of constructing the garage, the lease calls for such determination by two quantity surveyors.

When the parties were determining the amount in lieu of taxes payable by the City under the Block 52 Parking Lease, the terms of which are similar to those of the Block 42 Parking Lease, they used the services of Mr. David Holloway of the Engineering Department, without prejudice to their rights to appoint quantity surveyors if no agreement was reached. Mr. Holloway was successful in concluding an agreement.

The parties requested Mr. Holloway to perform the same services in respect of the Block 42 Parking Lease. However, up to the present time Mr. Holloway has been unable to conclude an agreement. He advises that the construction contracts let by Pacific Centre for the Block 42 Development do not separate the cost of constructing the Block 42 garage from that of the remainder of the development and to assist him in determining the cost of constructing the Block 42 garage, he requires the services of a mechanical engineering consultant and possibly an electrical engineering consultant. These services are not available in the Engineering Department. It is estimated that the consultants' fees will not exceed $2,000.00. If the parties are successful in concluding an agreement in this manner, the considerable expense of appointing quantity surveyors will be avoided.

It is recommended that authority be given to the Engineering Department to engage a mechanical engineering consultant and (if necessary) an electrical engineering consultant to assist in the determination of the cost of constructing the Block 42 garage and to expend a sum not exceeding $2,000.00 for such services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved, chargeable to Block 42 garage operating costs.

5. Capital Estimates for Police Renovations and New Police Annex

The Director of Permits and Licenses reports as follows:

"Council at its meeting of December 2, 1975 approved the following recommendations of the Client's Committee on Space Requirements for the Vancouver Police Department, contained in its report dated November 27, 1975, that Council approve:

(a) Renovations to the Police Station at 312 Main Street at a cost of $3,992,000, and

(b) Construction of the Annex Building for the Police Station at 312 Main Street, at a maximum cost of $3,127,000.

Council at its meeting of July 13, 1976 approved recommendations of the City Manager that the low tender received for renovation of the Public Safety Building be accepted and the work be carried out on the basis of cost plus a fixed fee of $60,000.

Cont'd . . .

Clause #5 continued:

Council at its meeting of September 28, 1976 approved recommendations of the City Manager that Council:

(a) Accept the low tender of $2,433,342 submitted by Smith Bros. and Wilson Ltd. and award them the contract, including excavation work to be carried out on the basis of cost plus, for construction of the Police Annex.

(b) Approve appropriations totalling $2,982,642 for its construction.

The renovations are in progress, and as the result of very favourable competitive bidding for the fixed subtrade contracts which comprise the major part of the project, are estimated to be completed for substantially less than the preliminary estimate.

Construction of the new annex is in progress, the excavation having been completed and work begun on the structure. The excavation and shoring work was carried out efficiently but proved much more difficult and costly than had been anticipated, because of the very confined area and the amount of additional shoring that proved necessary to support the street and lanes and protect the Coroner's Court Building and underground utilities.

The estimated cost of completing the approved renovation and construction projects is $6,367,066, as follows:

Renovations of Public Safety Building

Building Contract	$2,700,000	
Demolitions Etc. 2nd & 3rd Floors	46,253	
Moving Expenses	7,000	
Telephone Installations	15,000	
Miscellaneous Expense	27,000	
Contingencies	20,000	
Architects Fees - Harrison/Kiss	335,000	
Power Equipment - Transformers	37,771	
Total cost of Renovations		$3,188,024

Construction of Police Annex

Architects & Consultants Fees	$ 220,000	
Building Contract Fixed Amounts	2,433,342	
Estimated Excavation Cost	420,000	
Preparing Alternative Parking Site	15,000	
Relocation - Street Planting - Curb Work	33,000	
Soils Investigation	8,000	
Demolition - Street Planting - Curb Work	5,000	
Clerk of Works - Salary & Auto Allowance	18,000	
Telephone Installation Charges	1,700	
Contingencies	25,000	
Total Cost of Construction		$3,179,042

The capital estimates approved previously for the renovations and the Annex contained no provision for the cost of replacing office furniture and miscellaneous furnishings. Cost estimates for the new furniture and miscellaneous furnishings required in the two buildings have been prepared by the Construction & Maintenance Division and the City Purchasing Agent, in collaboration with the Police Department.

The total cost of furnishing the two buildings is estimated to be $558,000. Of this total, $195,250 represents the cost of replacing the existing standard office furniture on the permanent inventory of the Police Department, as provided in the furniture replacement program approved by Council April 1970. The replacement amount of $195,250 has been included in the 1977 Revenue Budget.

Cont'd . . .

Clause #5 continued:

The remaining $362,750 represents the cost of replacing a substantial amount of old office furniture that has been supplied on loan to the Police Department from Central Stores following its removal from other Civic offices, and of providing additional furniture and miscellaneous furnishings, window coverings and janitorial equipment in the renovated premises and the new building. The existing personnel lockers must be removed, renovated and re-installed in the Annex, and some additional lockers provided. Additional furniture is required for public areas, meeting rooms, interview rooms and other new offices. New shelving and storage equipment, notice boards and similar facilities are required throughout the complex.

Nor did the initial proposals provide for modernizing the central heating plant in the Public Safety Building, which upon completion of the new Annex will provide heat and domestic hot water to both the existing building and the Annex. The present heating plant consists of three steam boilers which require the presence of a qualified heating engineer, twenty-fours hours per day and the year round. It is evident that an appreciable saving in the cost of operating the two buildings can be realized by replacing the steam boilers and related equipment with gas fired hot water boilers, thereby reducing fuel cost and making the engineers or equivalent personnel available to carry out necessary maintenance of mechanical equipment elsewhere in the building complex. Air conditioning systems are being installed as part of the renovations of the existing offices and also in the new Annex. Consequently, there will be a great deal of mechanical equipment requiring the attention of qualified personnel for its proper operation and maintenance.

It is therefore proposed that the contract for renovations be expanded to include replacement of the existing steam boilers and related equipment, and that certain steam operated appliances in the jail kitchen and laundry be replaced, at an estimated total cost of $297,500, as follows:

Mechanical trade subcontract, based on the lowest of competitive tenders received by the building contractor.	$199,738
Allowance for structural alterations and miscellaneous work by building contractor.	25,000
Allowance for electrical work	12,000
Building contractor's fee	5,262
Architects' and consultants' fees	37,125
Allowance for replacing steam appliances in jail kitchen and laundry	18,375
Total	$297,500

The additional capital programs proposed above are:

Additional furniture and miscellaneous furnishings -	$362,750
Replacement of heating boilers and related equipment	297,500
Total	$660,250

The Director of Finance advises that the funds already provided are sufficient to complete the building renovations, construction of the annex, replacement of the heating plant, and purchase of additional furnishings for both buildings, as set forth in the foregoing estimates. There may be some additional funds required for a filing system which will be subject to a further report.

Cont'd . . .

Clause #5 continued:

It is therefore recommended that Council:

a) Approve the foregoing revised estimates for the renovations and annex, including the additional furniture and the heating boiler replacement.

b) Authorize the City Architect to instruct Turnbull & Gale Construction Co. Ltd. to award a sub-contract for replacement of the boilers and carry out this work as an addition to their contract for building renovations."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening
   1917 - 1945 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic), dated June 11, 1976, approved by City Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for Burrard Street Widening. A portion of Lot B, Block 237, D.L. 526, Plan 6473 as shown on plan of subdivision marginally numbered LE 4505 is required for road purposes.

Lot B and abutting Lot 17 are under one ownership. Lot 17 is blacktopped and is used as a parking and loading area. Lot B is improved with a single storey frame commercial building constructed in 1934 which has three store fronts facing Burrard Street, one occupied by a restaurant, and the other two by a marine and outdoor equipment company. This building is in fairly good condition. All property involved is zoned C-3A.

The portion of the property required for road widening is 23.97 feet X 79.94 feet. This will necessitate the removal of a 17 foot portion of building, the construction of new store fronts and extensive alteration and renovation work to the interior. As part of the settlement it is proposed to convey the residual portion of abutting City-owned Lot A (2,040 square feet) to the owner in lieu of payment for loss of land (1,916 square feet), and construct on this lot an addition to the northerly part of the existing building. This new extension will replace the building area lost and is necessary to accommodate the aforementioned tenants with minimal disruption.

The owners have agreed to the removal of the Burrard frontage in exchange for the addition to the northerly part of the existing building.

The owner's architect, Gilbert Eng, who is familiar with the building, will prepare the necessary plans for alterations and new construction. The company also wishes to be consulted on which construction firms submit tenders to do the proposed work.

This proposal has been found to be reasonable and acceptable to the owner and has an advantage of keeping disruption and alteration costs to the City to a minimum. It is noted that this procedure was approved by City Council January 18, 1977, for the property at 1807 Burrard Street (Flanders) where the building was partially cut back and negotiations were settled without major disruption costs within the estimates. Negotiations are continuing in order to arrive at a final settlement, but in the interim it is necessary that certain preliminary work commence as soon as possible.

Therefore, it is recommended that the Supervisor of Properties

(a) be authorized to appoint Mr. Gilbert Eng to draw up the necessary plans and specifications respecting alterations, renovations and additions to said building;

cont'd.....

Clause No. 1 continued:

(b) and after, consult with the owners or their representative as to which construction firms should be asked to see if they wish to submit tenders;

(c) to complete negotiations on an overall net settlement respecting compensation which the owners and the two tenants are entitled to."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of Balaclava Street, south of Celtic Avenue - B.C. Forest Service

The Supervisor of Properties reports as follows:

"The B.C. Forest Service have leased the Balaclava Street end south of Celtic Avenue for ten years at a nominal rental of $10 for the term of the lease. This lease expires on August 31, 1977 and the lessee has applied for a renewal.

The City Engineer in a letter dated March 4, 1977 has agreed that the lease can be renewed under the same terms and conditions. The B.C. Forest Service have agreed to a renewal for a further five-year period at a nominal rental of $150 per annum.

Recommended that the lease of Balaclava Street, south of Celtic Avenue be renewed for a further five-year period, subject to the same terms and conditions, to the satisfaction of the Director of Legal Services, at a nominal rental of $150 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 552

MANAGER'S REPORT

DATE March 29, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Provincial Transit Authority

CLASSIFICATION: CONSIDERATION

The City Engineer and Director of Finance report as follows:

"On March 26, 1977 a meeting was held with the Minister of Municipal Affairs, his staff, the Mayor and members of Council. As a result, additional information is now available on this subject which affects decisions Council may wish to make, as follows:

1. The Minister stated that there would be no Regional transportation authority created, as it would be a duplication of Provincial authorities that are being contemplated.

2. Initially, the matter of transit in the Lower Mainland and elsewhere in the Province would be dealt with 'departmentally', presumably with an increased role for the Bureau of Transit. Ultimately, a Provincial transit authority would be created.

3. When the Provincial transit authority is created, it would have representatives from the Department of Highways, the Department of Transport and the Department of Municipal Affairs. When dealing with matters involving the G.V.R.D. or Vancouver City, representatives from the G.V.R.D. or the City of Vancouver would be included in the authority and would have voting rights. The exact organizational structure was not described and is presumably subject to adjustment.

4. The Provincial authority will probably take the form of a Crown corporation and would have borrowing rights for capital financing.

5. Transit costs would have to be shared with local areas and the initial financing formula being proposed is 100% capital expenditures to be borne by the Province and operating deficits to be shared 50% Province - 50% local area. The Minister did not state that the local area portion had to be derived from property taxes, and in fact on questioning, indicated that other sources of revenue might be considered, depending on requests of local areas.

6. The Minister indicated that his timing priorities were ferry, commuter trains, L.R.T., in that order. He indicated that he did not consider the commuter trains to be a substitute for L.R.T.

7. With respect to L.R.T., the Minister stated that funds would be provided this year for a large scale study of the L.R.T. system with a view to implementation five to ten years from now.

8. There was some indication that B.C. Hydro would lose its transit planning role and this would probably revert to the Bureau of Transit, where it was under the previous Provincial Government.

There was no indication from the Minister that further previews of the legislation would be afforded to the City or the Region. Rather, it was expected that the legislation would be tabled this spring and that it would be based on the above noted points. The Minister made it clear, however, that some adjustment was possible in the organizational aspects of the legislation and that considerable adjustment was possible with the financing formula, subject to representations from the local areas once the legislation is tabled. Accordingly, the following lists some positions Council may wish to take, either in the preparation of a brief to be submitted to the Provincial Legislature in an effort to affect the legislation to the benefit of Vancouver City, or as items to be discussed with Cabinet Ministers and M.L.A.'s from the City of Vancouver prior to finalization of the legislation.

FOR CONSIDERATION

Organization

1. The City should attempt to ensure that it is represented on the Provincial authority when it is dealing with the Vancouver Region. With the previously proposed Regional legislation, the City had requested one out of three members to be from the City of Vancouver. A similar approach may be appropriate with the Provincial legislation, depending on how many local members will be permitted.

2. The large scale study for which funding will be provided this spring by the Province should be carried out by a task force including representatives from the City of Vancouver and from the G.V.R.D.

Financing

The Provincial proposal to pay 100% of all transit capital costs, coupled with a promise to eventually construct an L.R.T. system serving Vancouver City, is a very favourable arrangement for the City of Vancouver which was not available under the Regional proposal. However, the matter of 50-50 sharing with local areas of operating deficits could still be a serious burden on the City of Vancouver. To minimize this possiblility, Council may wish to consider the following:

3. Ensure that the amount of operating costs that are derived from non-fare sources are limited to a reasonable extent in the legislation.

   For example, in Ontario, a much higher proportion of the operating costs is derived from fares than is indicated in the Vancouver area. This leaves much less to be paid for from property taxes or other local sources. The danger is that the Province could construct vast transit systems since it would control the capital costs entirely and then set unreasonable fares such that the deficits would be very large. An indication of this is the recent large scale purchase of buses and creation of new routes very largely in suburban areas, followed by an increase in fares in Vancouver, but a reduction in fares in the suburbs. The City should ensure that the legislation will minimize this.

4. Request that the City's share of operating deficits be provided by non-property tax sources as, for example, an increase in car license fees or perhaps a split between car license fees, gasoline taxes and property taxes.

   The Minister seemed favourable to considering such measures. If this arrangement were adopted, the financing of transit needs for Vancouver City could be significantly improved over presently proposed possibilities.

5. Request that the "capital cost" include the principal sum plus any interest cost if the principal sum is borrowed.

   The definition of 'operating deficit' is critical. If the Province pays 100% of the capital cost then there would not be any interest charges included in the operating deficit. If however, the capital funds were borrowed, then, depending on the Province's specific action, the operating deficit could be massively swollen by interest charges on the borrowed money, even if the Province repaid the principal. If the Province's position is that they will pay 100% of the capital cost then that should mean both principal and interest.

The City Engineer and the Director of Finance submit the above for Council CONSIDERATION, either as items to be included in a City brief to be presented to the Provincial Legislature or as policies to be discussed with M.L.A.'s and Cabinet Ministers. If Council wishes a brief prepared, Council may wish to direct the City Engineer and the Director of Finance to prepare such a brief for Council CONSIDERATION."

The City Manager submits the above report of the City Engineer and the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 553

MANAGER'S REPORT

April 1, 1977

TO: Vancouver City Council

SUBJECT: Collection of By-Law Fines - Additional Staff

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"History

On May 4, 1976, City Council was informed that effective July 1, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for by-law infractions arising out of the issuance of tickets. The Province would continue to collect and submit to the City fines levied by the courts for by-law infractions.

City Council was also advised of the administrative problems in setting up a collection office on such short term notice. As a result, the following recommendation was submitted and approved by Council:

> '(a) The Attorney-General should be approached to advance the effective date as it seems that the City could not have an effective collection system in operation by that time or, at least, negotiate some basis on which the action could be deferred.
>
> (Amended by Council to include an effective date of January 1, 1977.)'

City representatives met with Provincial Court administrative officers on June 25, 1976 and agreed to the following:

(1) the City would provide collection service for parking meter infractions, effective August 16, 1976, when the City Engineer proposes to implement the program;

(2) the City would provide collection service for by-law infraction tickets issued by the Police Department (lane parking, hydrant parking, etc.) effective September 30, 1976;

(3) there would be no charge by the Provincial Government for their services during the transitional period;

(4) the City would be reviewing proposals over the next six months of issuing some type of ticket for other by-law infractions such as pound, health, fire, etc., to assist in the relief of minor items in the court system.

The above extensions were agreed to by the Province on the understanding that the City would continue, without delay, towards the dates of August 16 and September 30, 1976. Subsequent delays by both the Province and City have resulted in the September 30 date for police tickets being delayed.

Vancouver City Council at its meeting of July 13, 1976 approved the formation of a By-Law Fines Collection Branch which commenced operation on September 14/76. The staff level approved in the report was for the collection of fines assessed under the Meter By-Law. In regard to other fines, the following resolution was approved by Council at that time:

> 'The Director of Finance report back to the City Manager on any additional staff that may be required for the assumption of all by-law infraction collections on September 30, 1976.'

This report deals with the recommendation noted above and is submitted in the following format:

A. By-Law Infractions - Police Department
B. Additional Staff
   1. Statistics
   2. Staff Requirements
   3. Ramifications of Lower Level of Staffing
C. Equipment and Supplies
D. Budget
E. Recommendations

A. By-Law Infractions - Police Department

In compliance with the Provincial Government's directive, the issuing of the new Notices of Parking Violations will take effect April 12, 1977. These violations will be issued by the City Police Department under the Street and Traffic By-Law. The responsibility of collecting the fines rests with the Finance Department's By-Law Fines Collection Branch. In addition, the Branch will handle and submit violators' complaints to the Police Department, follow up on overdue accounts with notices, and submit non-payments to the Provincial Courts. This is done by means of laying Informations and subsequent issuing of Summonses. The preparation of Informations and Summonses will now also be performed by the By-Law Fines Collection Branch.

Some overlapping of duties in processing Parking Meter violations and Parking offences is anticipated. It will not be possible, however, to completely amalgamate the two by-laws into one system. Separate systems and controls will have to be maintained, because each by-law is enforced by separate authorities -

(a) Meter By-Law - City Engineer

(b) Streets and Traffic By-Law - Vancouver City Police

B. Additional Staffing

1. Statistics

The following statistics indicate the volume of Parking Meter violations and other Parking violations issued over the last fourteen months. It reflects also the drastic increase since the inception of the Meter program in mid-September.

	Meter Violations (Engineer)		Parking Violations (Police)	
	No. of Tickets Issued	Revenue	No. of Tickets Issued	Revenue
January 1976	2,755	$13,775	7,173	$53,880
February	4,599	22,995	8,881	43,461
March	3,927	19,635	6,084	62,165
April	2,481	12,405	5,533	51,660
May	2,504	12,520	6,129	48,905
June	2,177	10,885	8,361	64,758
July	3,123	15,615	5,442	50,455
August	1,510	7,550	4,038	46,204
September	8,913	44,565	8,601	60,732
October	21,280	47,572	9,338	66,754
November	20,262	62,667	8,358	72,454
December	16,763	69,821	7,928	69,241
January 1977	16,594	61,365	6,925	69,091
February	14,964	57,512	8,410	73,200

Based on the above information, during the year 1977, the following volume can be expected in each of the two categories:

	Meter Violations		Parking Violations	
	No. of Tickets Issued	Revenue	No. of Tickets Issued	Revenue
For the year 1977	194,600	$696,000	98,000	$540,000

Present Staff (Excluding Supervisor)	Annual Salary	Proposed Additional Staff	Annual Salary
1 Cashier	$11,340	1 Cashier	$11,340
3 Clerks	30,132	2 Clerks	20,088
3 Clerk Typists	27,252	3	31,428
7	$68,724	Temporary Help (5 mos.)	8,500
		3	$39,928

2. Staff Requirements

The takeover of collecting other Parking fines on April 12, 1977 will require additional clerical staff. The system itself is basically a manual system and at the outset will require more clerical staff than may be needed with the adoption of a more sophisticated computer system. The utilization of the computer will be investigated over the next five months, when there are better indications of the volumes and problems involved and when specific computer applications can be identified. The present indications are that if we continue on a manual system, then two to three additional typist positions will be required. For the present, an allowance of $8,500 for temporary help is required pending review of the computer application.

At this time, the following additional staff is required:

Cashier (1 position)

This position will process all meter and other parking fines received by mail, as well as act as relief for the existing cashier serving the public.

Clerks (2 positions)

One clerical position will work with the mail processing, e.g., opening and sorting incoming mail and pulling of fines received in the mail.

One clerical positon will be a corresponding position to the existing meter offence control clerk. The responsibilities will include the daily update of files for issued tickets, serving the public at the counter, and processing and submitting complaints to the Police Department.

Temporary Help (5 months)

The use of temporary help on an as required basis will be to match Title Search Replies to Notices, prepare and mail Final Notices on overdue tickets, type Informations and Summonses for processing by the Provincial Courts.

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3. Ramifications of Lower Level of Staffing

The success of the system will depend on having adequate staff available to process the issued tickets as expediently as possible. An inadequate staff level will result in backlog of processing and delay of proper follow-up with notices. Informations must be laid within six months from the time tickets are issued, or the charges cannot legally be enforced. This will result in direct loss of revenue otherwise available to the City. The enforcement of the by-law will be undermined if it becomes known that large numbers of fines are not being proceeded with. Inadequate enforcement will drastically reduce the percentage of collection, placing an even greater strain on the follow-up system.

C. Equipment and Supplies

To accommodate the staff, the following equipment is needed:

Equipment

3 desks and chairs	$1,275
1 calculator, table and filing cabinet	1,635
rental of typewriters (5 mos.)	500
	$3,410

Supplies	1977	Annual
Office supplies and stationery	$ 2,500	$ 3,000
Forms	4,000	5,500
Envelopes	1,000	1,200
Postage	3,750	5,000
	$11,250	$14,700

D. Budget

Operating and Maintenance

		1977 Apr. 12, 1977	Annual
Staff Salaries:	1 Cashier	$ 8,505	$11,340
	2 Clerks	15,066	20,088
	Temporary Help	8,500	
	3	$32,071	$31,428
Temporary Help (Vacation Relief)		$ 1,000	$ 1,500
Overtime		200	350
Fringe Benefits		4,170	4,085
Office Supplies and Services		11,250	15,000
Total Operating & Maintenance		$48,691	$52,363
New Equipment		3,410	
TOTAL		$52,101	$52,363

E. Recommendations

In order to provide the collection service for the new Parking Violation program, the Director of Finance recommends that -

1. The following positions be created in the Finance Department's Revenue & Treasury Division, By-Law Fines Collection Branch, subject to classifications by the Director of Personnel Services

... 5

	Annual Salary
1 Cashier	$11,340
2 Clerks	20,088
3	$31,428

2. The 1977 Budget estimated at $48,691 for the operating period April 12, 1977 to December 31, 1977 and an amount of $3,410 for new equipment be approved and provided in the 1977 Revenue Budget.

3. The Director of Finance report back to Council by August 31, 1977 on the overall staffing and operation of the By-Law Fines Collection Branch."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

The Vancouver Municipal and Regional Employees' Union has received a copy of this report.

FOR COUNCIL ACTION SEE PAGE(S) 563

DISTRIBUTED MONDAY

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MANAGER'S REPORT

April 1, 1977

TO: Vancouver City Council

SUBJECT: Shaughnessy Hospital Rezoning

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of April 1, 1977, has submitted a report on the above subject. In summary he states:

"PROPOSAL

The British Columbia Medical Centre (B.C.M.C.) has submitted an application to rezone the Shaughnessy Hospital site to CD-1 in order to expand the existing Shaughnessy Hospital with the construction of the following five new facilities:

1. A 200-bed Children's Hospital (to replace the Children's Hospital located on the south side of West 59th between Columbia and Manitoba Streets).

2. A 90-bed Obstetrics facility (replacing Grace Hospital).

3. A 150-bed Extended Care facility to replace an equivalent number of beds in the existing Shaughnessy Hospital.

4. A Logistics Centre (Co-ordination) to serve all the facilities on the site.

5. A Provincial Laboratory which is to replace the existing facility at 10th and Laurel.

With the exception of the Red Cross Lodge, all the existing buildings on the Shaughnessy site are expected to be retained. New development is expected to increase the total floor area of the Shaughnessy Hospital's from 587,000 sq.ft. to 1,145,000 sq.ft.

IMPACTS

The Shaughnessy expansion proposal is expected to have a number of impacts on the surrounding area and the city as a whole. Among the more important are the following:

1. Visual: The expansion proposal will increase the floor space ratio on the Shaughnessy site from 0.2917 to 0.5689. Site coverage will be increased from 8% to 19% and off-street parking spaces from 650 spaces to 1400 spaces. None of the proposed structures will exceed the height of the existing main building which is 5 storeys. The new Children's Hospital and new Grace Hospital are proposed to be 2 storeys in height. The new Extended Care unit is to be 3 storeys, the Provincial Laboratory is to be 4 storeys and the Logistics Building is to be 1 storey.

2. Traffic/Parking: Person trips to the Shaughnessy site are expected to increase from 1,750 per day to 4,720. This will result in an increase in traffic volume on neighbouring streets and an increased demand for parking on the Shaughnessy site. The City Engineer estimates an additional 360 auto trips during peak hours and a number of other traffic problems which will require improvements to the street system and to the traffic signalization system near the Shaughnessy site. The City Engineer also estimates that 1400 parking spaces will be required on site.

3. Office Space Demand: There is a potential demand for 40,000 sq.ft. to 75,000 sq.ft. of medical office space near the Shaughnessy site. There may be some development pressure to accommodate this demand.

4. Residential Demand: There is likely to be some pressure for multi-family residential zoning or conversion of existing single-family dwellings into suites in order to meet the expected demand for staff housing near the site.

5. Visitor Accommodation: Due to the expectation that 25% of the patients in the Obstetric and Pediatric units are likely to be from outside Vancouver, there may some demand for hotel facilities near the site.

6. Impact on Other Medical Facilities: Development of the Shaughnessy Hospital is likely to result in substantial reductions in or closures of other medical facilities in Vancouver. Redevelopment proposals for the sites occupied by

these facilities may result.

RECOMMENDATIONS

1. The City Engineer recommends the following should the rezoning to (CD-1) Comprehensive Development District be approved:

   (a) B. C. Medical Centre provide 1,400 parking spaces on the Shaughnessy site. These spaces should be conveniently located to the buildings and must have ready access from each entrance via an internal driveway system;

   (b) Vehicular access to the site be limited to four points, i.e. Oak Street, 28th Avenue near Laurel, Heather Street at 29th Avenue, and Heather Street near 31st Avenue;

   (c) B. C. Medical Centre pay the full cost of a left turn bay on Oak Street and installation of a pedestrian/vehicular signal to provide access to the site, including dedication of necessary lands;

   (d) The City Engineer carry out a study of Devonshire Crescent to ascertain the best treatment of the street end at Oak Street, in order to prevent traffic filtration in the residential area;

   (e) B. C. Hydro Transit Authority be requested to examine all possible means of improving transit service to the site;

   (f) B. C. Medical Centre pay any costs attributable to expansion of the hospital for the upgrading of general transportation facilities in the area over the next five to ten years;

   (g) All costs to provide utility services including sewer, water, Hydro, telephone and gas be borne by B.C.M.C., arrangements to be satisfactory to the City Engineer;

   (h) Utility easements to the satisfaction of the Director of Legal Services and City Engineer are to be provided by B.C.M.C. at no cost to the City, if required.

2. The Director of Planning recommends that the application to rezone to (CD-1) Comprehensive Development District be approved and the CD-1 By-law restrict the form of development as follows:

   A. Uses: Hospital
   Customary Ancillary Facilities such as:
   1. Medical Laboratory
   2. Dietary and Kitchen
   3. Central Stores
   4. Laundry
   5. Off-Street Parking and Loading

   B. Floor Space Ratio: The Floor Space Ratio of all buildings shall not exceed 0.6.

   In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building).

   In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.4.

   In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).

   C. Height: (a) The height of the buildings shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:

   (i) An easterly distance of 358 feet measured from the property line abutting Oak Street;

(ii) A southerly distance of 200 feet measured from the property line abutting West 28th Avenue;

(iii) A westerly distance of 50 feet measured from the property line abutting Heather Street;

(iv) A northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.

(b) The height of the building shall not exceed five storeys nor 60 feet, measured from the average finished grade surrounding the building, for that area of the site encompassed by the areas defined in Section C(a) above.

D. Off-Street Parking: A minimum 1,400 off-street parking spaces shall be provided in accordance with Section 12 of Zoning and Development By-law No. 3575.

And Subject to the Following:

1. Each stage of development first require a development permit with approval of the Director of Planning, after advice from the Urban Design Panel and relevant City officials, with special attention being given to the height, location, exterior finishes, off-street parking, off-street loading, vehicular and pedestrian circulation, landscaping and treatment of open portions of the site.

2. That the Hospital buildings on the site be principally for the following uses:

   (a) Shaughnessy Hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans.

   (b) A 200-bed acute care pediatric hospital.

   (c) A 90-bed acute care obstetrics hospital.

3. All points of vehicular ingress and egress to the site be first approved by the City Engineer and the Director of Planning, but in no case shall vehicular access be permitted from West 32nd Avenue.

4. B.C.M.C. to give Council a letter or undertaking that if at any time, after a report from the City Engineer and the Director of Planning, the 1,400 required off-street parking spaces are found to be inadequate, B.C.M.C. will provide the necessary off-street parking spaces to eliminate the deficiency."

The City Manager RECOMMENDS that the recommendations of the City Engineer and the Director of Planning be received and the matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 553-554

600 0300

DISTRIBUTED MONDAY

April 4, 1977

E

MANAGER'S REPORT

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Dedication of City-Owned Property for Highway Purposes - N/S Georgia St. between Chilco and Gilford Streets

The Supervisor of Properties reports as follows:

"The City owns land on the north side of Georgia Street between Chilco and Gilford Streets legally described as Lots 8 - 13, Block 64, D.L. 185, Plan 92.

In a report to Council in January 1976, the City Engineer advised that a twelve foot widening strip on the north side of Georgia Street in this area is necessary to deal with traffic conditions. The twelve feet have been dedicated from the block to the east and is required from each of the above lots.

On March 6, 1962, City Council set a policy whereby City-owned lands required for any particular public project are sold to the Department or Board at market value. This was to insure that in considering sites for public projects, full consideration is given to alternative sites in relation to their highest and best use. This policy was amended on April 19, 1966 with respect to portions of City-owned land required for highway purposes at which time it was resolved that where the City Engineer requires portions of City-owned property for street purposes, the amount to be charged against his account would be the difference (as established by the Supervisor of Properties) in market value of the land before and after the dedication of the portion required for highway purposes.

Prior to the City acquiring the above lots in 1973, the City had obtained from the owner an option to purchase the south 12 feet for the sum of $1.00 for street widening purposes. This option was not exercised prior to the City obtaining title. Accordingly, the Supervisor of Properties is of the opinion that in this instance the cost of the widening strip to the City Engineer should be as set out in the original option, that is $1.00.

It is therefore recommended that the widening strip be sold to the City Engineer for the sum of $1.00 and that the plan prepared by Irvine Jones, Land Surveyor, showing the dedication of the 12 foot strips for road purposes and the consolidation of the balance of the lots into one parcel be signed on behalf of the City of Vancouver and deposited in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 31, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 31, 1977 at approximately 3:30 p.m.

PRESENT:	Mayor Volrich, Chairman Alderman Brown Alderman Gerard Alderman Gibson Alderman Marzari
ABSENT:	Alderman Puil
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. 1977 Basic Capital Budgets

The Committee considered a Manager's report dated March 22, 1977 (copy circulated) wherein the City Engineer and Director of Finance reported on the 1977 Basic Capital Budgets based on the 1977-81 Five-Year Plan for a number of Engineering Programs approved by the electors on November 17, 1976, and the 1977 portion of the 1976-80 Five-Year Plan for Sewers and Waterworks approved in principle by Council on September 16, 1975 (does not require voter approval).

Following discussion it was

RECOMMENDED

A. THAT 1977 Basic Capital Budgets as listed in the attached table and totalling $15,087,327 be approved, subject to specific items being advanced for later approval as noted in the Project Detail.

B. THAT borrowing authority be approved for the 1977 Sewers and Waterworks programs, totalling $8,134,000.

C. THAT funds for 1977 Basic Capital from 1977 revenue budget be approved as follows:

Streets	$1,000,000	
Land Purchase Fund	$1,000,000	
Communications	207,800	(included in 1977 Supplementary Capital Budget)
	$2,207,800.	

FOR COUNCIL ACTION SEE PAGE(S) 554

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 19, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from Magee Secondary School, accompanied by their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari
SECONDED by Ald. Harcourt
THAT the Minutes of the Regular Council Meeting of April 5, 1977, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

HARBOUR PARK

The Council received a delegation from the National Harbours Board submitting a proposal for development of the Harbour Park Site. Mr. F. Spoke, Port Manager, and Mr. M. Jones, Planning Consultant for the National Harbours Board, both orally submitted a presentation. Mr. Jones, with the aid of slides showed two schemes. The Mayor requested that a written submission be forwarded to the administration for evaluation.

It was noted that the Park Board and further delegations would be heard later this day, together with consideration of a report from the Director of Planning on the subject, submitted by the City Manager and dated April 13, 1977.

MOVED by Ald. Puil
THAT the oral and visual submission from the National Harbours Board be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

V. Report of Standing Committee on Finance and Administration (April 12, 1977)

1977 Revenue Budget Estimates (Clause 1)

The Council considered a report of the Finance and Administration Committee dated April 12, 1977, concerning 1977 Revenue Budget Estimates, and in this regard noted a number of Departmental Appeals some of which were submitted as 'recommendation' and others as 'consideration' items.

The Council took action as follows:

A. City Clerk: Microfilming.

MOVED by Ald. Kennedy
THAT an amount of $1,605 for microfilming of Council Minutes and City of Vancouver By-laws, be approved.

- CARRIED
(Ald. Brown, Harcourt, Puil and the Mayor opposed)

B. City Engineer:

(i) Auto origin-destination survey.

MOVED by Ald. Gibson
THAT an amount of $39,500 for automobile origin-destination survey on a City-wide basis, be approved.

- CARRIED
(Ald. Harcourt, Puil and the Mayor opposed)

(ii) 51 Mobile Police Radios.

MOVED by Ald. Bellamy
THAT an amount of $39,500 for replacement of 51 mobile Police radios, be approved.

- CARRIED
(Ald. Brown, Puil and the Mayor opposed)

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)

1977 Revenue Budget Estimates (Cont'd)

C. Library:

(i) Books & Periodicals.

MOVED by Ald. Ford
THAT an amount of $19,235 for the purchase of books and periodicals, be approved.

- CARRIED

(Ald. Brown, Harcourt, Puil and the Mayor opposed)

(ii) Central Library - reorganization.

MOVED by Ald. Rankin
THAT an amount of $30,000 for reorganization of the third floor, Central Library, be approved.

- CARRIED

(Ald. Harcourt, Kennedy, Puil and the Mayor opposed)

(iii) Newspaper Section Expansion.

MOVED by Ald. Marzari
THAT an amount of $4,500 for expanding the newspaper section, Central Library, be approved.

- LOST

(Ald. Brown, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

D. Police Board:

(i) Additional School Liaison Officer

MOVED by Ald. Puil
THAT an amount of $13,250 for one additional Police position at the Constable level - School Liaison Officer, be approved.

- CARRIED

(Ald. Brown, Harcourt, Marzari, Rankin and the Mayor opposed)

(ii) Police Exhibit - P.N.E.

MOVED by Ald. Kennedy
THAT an amount of $6,000 for Phase I of the Police Exhibit at the P.N.E., be approved.

- CARRIED

(Ald. Brown, Gerard, Marzari, Puil and the Mayor opposed)

E. Park Board: Part-time Secretary.

In considering this clause Council noted certain items that had been deleted by the Finance Committee and which were detailed in a Manager's Report dated April 6, 1977, Schedule 2.

MOVED by Ald. Harcourt
THAT an amount of $2,112 for a part-time secretary at the Killarney Community Centre, be approved.

- CARRIED

(Ald. Puil and the Mayor opposed)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

1977 Revenue Budget Estimates (Cont'd)

MOVED by Ald. Marzari
THAT the following items, as contained in Schedule 2 of the City Manager's report, dated April 6, 1977, be approved.

1. Riley Park Community Centre - telephones.....$225.
2. Marpole-Oakridge Community Centre - telephones.....$450.
3. Renfrew Recreation Complex - telephones.....$300.
4. Hastings Community Centre - supplies.....$375.

- CARRIED

(Ald. Brown, Harcourt, Puil and the Mayor opposed)

F. Library Board: Shipping Containers.

MOVED by Ald. Rankin
THAT an amount of $5,000 for shipping containers, be approved.

- CARRIED UNANIMOUSLY

G. Health: Two Dental Chairs.

MOVED by Ald. Rankin
THAT an amount of $7,000 to replace two dental chairs, be approved.

- CARRIED

(The Mayor opposed)

H. Police: 12 radios.

MOVED by Ald. Bellamy
THAT an amount of $14,500 for 12 radios (Mocom 70 or equivalent) be approved.

- CARRIED

(Ald. Puil opposed)

MOVED by Ald. Harcourt
THAT, subject to the action taken by Council this day, the remaining appeals be denied.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT an amount of $1,000,000 from revenue surplus be placed in the 1977 Revenue Budget.

- CARRIED

(Ald. Gibson, Harcourt and Rankin opposed)

MOVED by Ald. Kennedy
THAT the request for $26,676 for carpeting in various locations in the City Hall be not approved.

- CARRIED UNANIMOUSLY

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

1977 Revenue Budget Estimates (Cont'd)

MOVED by Ald. Puil
THAT adjustments to the Basic and Supplementary Estimates made by the City Manager and Director of Finance during budget reviews be approved, as outlined in Schedule 1, subject to the action taken by Council this day.

- CARRIED UNANIMOUSLY

In considering the foregoing Council noted a memorandum from the Director of Finance concerning notification from the B.C. Assessment Authority, decreasing taxable assessments in the City by an amount that will reduce the tax levy by $360,900.

MOVED by Ald. Kennedy
THAT the Director of Finance's memorandum, dated April 19, 1977, be received.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Finance and Administration. (April 14, 1977)

1977 Supplementary Capital Budget. (Clause 1)

Prior to considering this report, a letter, dated April 11, 1977, from the Hastings Sunrise COPE Committee was noted, requesting to appear as a delegation on the matter of the P.N.E. rent revenue.

MOVED by Ald. Rankin
THAT the delegation request be granted.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT recommendation 'A' of the Committee, concerning the $500,000 P.N.E. rental, be approved.

- (carried unanimously)

MOVED by Ald. Harcourt (in amendment)
THAT the $500,000 P.N.E. Rental monies be used for projects in the North-East sector of the City.

- LOST

(Ald. Bellamy, Brown Ford, Gerard, Gibson, Kennedy, Marzari, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Puil
THAT recommendation 'B' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

1977 Supplementary Capital Budget (Cont'd)

MOVED by Ald. Gibson
THAT the Lighting Console for the Queen Elizabeth Playhouse totalling $115,000 be approved and funds be appropriated from Unallocated Reserve.

- CARRIED

(Ald. Brown opposed)

MOVED by Ald. Brown
THAT recommendation 'D' of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT $100,000 be deleted from the $1,125,000 requested by the Park Board for park development and redevelopment, the Park Board to decide projects to be cut or reduced.

- CARRIED

(Ald. Gibson opposed)

MOVED by Ald. Gibson
THAT the balance of the shortfall amounting to $335,228 be taken from the $1,500,000 leaving a total of $1,164,772 for Capital Reserve unallocated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson
THAT the remainder of the allocations be approved as outlined in the Manager's report.

- CARRIED UNANIMOUSLY

The Council recessed at 4.10 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.55 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS

1. Lack of Open Space in False Creek Development.

The Council noted a letter dated April 6, 1977, from the Park Board concerning False Creek Developments and the lack of playing fields and public open space. Reference was made to two resolutions of the Park Board, as follows:

"RESOLVED THAT the Board advise City Council of their extreme concern with the inadequate playing field provision in plans for the North side of False Creek and request City Council to consider designating the proposed "Yale Lake" water area as open green space for active recreation purposes."

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Lack of Open Space in
False Creek Development (Cont'd)

"RESOLVED THAT the Board again advise City Council of concern regarding the lack of useable public open space commitment in all areas on the south side of False Creek."

MOVED by Ald. Ford
THAT the letter from the Park Board be received.

- CARRIED UNANIMOUSLY

2. P.N.E. Sale of Beer
at Sporting Events.

Under date of April 13, 1977, the President of the Pacific National Exhibition, submitted the following letter:

" The Board of Directors of the Pacific National Exhibition, at a meeting on March 11, 1977, passed the following resolution:

MOVED by Donald Bellamy
SECONDED by George Wainborn

That the PNE seek City Council's approval for the serving of beer, under the existing Liquor Control Board regulations, in the PNE facilities for sporting events on a one year trial period; further, that the beer would be dispensed to the consumer in paper containers and at no time would bottles leave the concessionaire.

CARRIED

May I draw to your attention the fact that the resolution was passed on the recommendation of the Executive and Facilities Committees following a thorough study of the new B.C. Liquor Control Board regulations in respect to the sale of beer at athletic functions, discussions with and inspections of the grounds and affected facilities by Mr. Vic Woodland of the B.C. Liquor Control Board. Mr. Woodland stated he is prepared to recommend the sale of beer subject, of course, to the required approval by council and the tenant.

Also researched was the sale of beer at similar facilities across Canada, such as the Winnipeg Stadium, and problems, if any, encountered at such facilities. Beer has now been sold at the Winnipeg Stadium for five years.

You will also notice that we are asking your approval for a one-year only trial period.

At the moment we are only considering the sale of beer at games staged by the Vancouver Professional Soccer Club and as requested by that Club.

If Council would like to discuss this matter further before coming to a decision, we would be most happy to present further details, although Alderman Don Bellamy, Chairman of our Facilities Committee, is fully conversant with the matter. "

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

P.N.E. Sale of Beer
at Sporting Events.(Cont'd)

With the permission of the Mayor, Mr. Herb. Capozzi, representing the Whitecaps Soccer Club, and Mr. Dal Towne, representing the P.N.E., addressed the Council in support of the request.

The Mayor asked Mr. Towne if the P.N.E. would be prepared to accept full responsibility in respect of control and policing if permission were granted to serve beer. Mr. Towne replied in the affirmative.

MOVED by Ald. Puil
THAT the Pacific National Exhibition's request, as outlined in its letter of April 13, 1977, be approved on a trial basis for one year at Whitecaps Soccer Club games.

- LOST

(Ald. Brown, Gerard, Gibson, Kennedy, Marzari, and Rankin opposed)

3. Annual School Safety
Patrol Banquet.

The Council noted the annual request from the Police Department for $3,200 towards the Annual School Safety Patrol Banquet arrangements.

Council also noted a proposal by the City Clerk that Council instruct the Chief Constable to include this item in his annual budget in future.

MOVED by Ald. Rankin
THAT $3,200 be approved towards the Annual School Safety Patrol Banquet arrangements and, in future the Chief Constable include an allocation for this event in his annual budget.

- CARRIED UNANIMOUSLY

4. Canada Day Birthday Celebration

Council had for consideration the following memorandum from the Mayor, dated April 14, 1977, regarding Canada Day Birthday Celebration on June 30, 1977:

" Under the auspices of Council for Canadian Unity the Canada Week Committee for British Columbia is planning a very special "celebration" in Vancouver on the evening of 30 June which, to proceed successfully,requires the permission of Council and the co-operation of City Hall beginning now. The object of this major, rather unique, event will be to highlight and to emphasize how proud our community is to be Canadian. By attracting many thousands of our citizens to attend the open air festivities would be an impressive demonstration, indeed a proclamation, to the rest of Canada that those of us living here on the farthest western extremity of the nation stand firmly in favour of a strong, united country!

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Canada Day Birthday Celebration (Cont'd)

Preliminary arrangements have already been undertaken, and the response to overtures thus far made has been speedy and positive on the parts of various groups and individuals representative of a cross section of our City. The actual detailed program is yet to be finalized, but at the present time it is proposed to hold the "celebration" (including a pageant specially commissioned, music, dancing, and the like) from 8 p.m through approximately 11:00 p.m. At about 9 o'clock, 500 people who will have just received their Canadian citizenship, accompanied by a thousand of their relatives and friends, will join the festivities in Pied Piper fashion following their formal ceremony (the largest ever held in any one place), which is to take place in an adjacent hotel.

The organizers require Council support for appropriate signing and barricading (plus attendant crowd control and cleaning up measures) which will be required in order to provide adequate space for the considerable number of citizens involved as well as to help engender the kind of town square atmosphere that is essential to make such a "celebration" the kind of history-making occasion it should be.

I RECOMMEND that Council give sanction to the activities planned by the Canada Week Committee in commemoration of our National Birthday with specific reference to the "celebration" on the night of 30 June, and that the relevant departments affected be directed to work with the organizers so that the occasion is a success and a tribute to our community consciousness and spirit of Canadianism."

In considering this letter, Mr. Pearkes addressed the Council and also requested the co-operation and expertise of the Theatre Manager in respect of programs which may be held in the Civic Theatres. The Mayor agreed and suggested Mr. Pearkes contact the Mayor's office.

MOVED by Ald. Kennedy
THAT the recommendation of the Mayor, as contained in his memorandum of April 14, 1977, be approved and the City provide the appropriate signing, barricading, crowd control and cleaning measures at no charge.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

5. Vancouver City Planning Commission Council Appointees.

In a letter dated April 18, 1977, the Mayor recommended Alderman Ford and Alderman Kennedy as the Council appointees to the Vancouver City Planning Commission.

MOVED by Ald. Bellamy
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Neighbourhood Improvement Program - 1977.

The following letter dated April 6, 1977, from the Minister of Municipal Affairs and Housing, was submitted for Council's consideration:

"It was indeed a pleasure for me to be able to jointly announce with Federal Urban Affairs Minister Andre Ouellet, that your municipality has been granted a total of two million, two hundred and fifty thousand dollars ($2,250,000) under the Neighbourhood Improvement Programme. For your information, these funds are made up as follows:

Federal Grant of	Provincial Grant of	Total Grant of
$1,500,000	$750,000	$2,250,000

As you are aware, this is a joint Federal-Provincial Programme and if you haven't been contacted already by officials of my Ministry and of Central Mortgage and Housing Corporation for the purpose of clarifying details of programme operations and cash flow, then I would advise that such a contact will shortly be made by responsible officials of the Federal-Provincial partnership in order that a complete initial programme review can be undertaken.

The arrangements for these initial meetings will be co-ordinated by Mr. R. Skelly, Regional Manager - Ministry of Municipal Affairs and Housing, and Mr. P. Osborne, Branch Manager of Central Mortgage & Housing Corporation, for your municipality.

For your review at this time, I am enclosing a copy of the Agreement entered into between the Province and Central Mortgage & Housing Corporation for purposes of this programme. Should your perusal of this document raise questions regarding content, these will be answered by the appropriate officials when the aforementioned meeting is convened.

I wish you every success in this worthwhile undertaking."

MOVED by Ald. Puil
THAT the foregoing letter from the Minister of Municipal Affairs and Housing, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 15, 1977

Works & Utility Matters
(April 15, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Spur Track Crossing - Stewart and Rogers Streets North of Powell
Cl. 2: Reconstruction of Sewer on Cambie between Cordova and Hastings
Cl. 3: Electric Power Failure at the Queen Elizabeth Theatre
Cl. 4: Watermain Construction - Kent Avenue Contract No. 7610

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(April 15, 1977) (Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(April 15, 1977)

Progress Report - Waterfront
Fish and Produce Market
(Clause 1)

MOVED by Ald. Bellamy
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(April 15, 1977)

821 Drake Street -
Condition of Building
(Clause 1)

In considering this clause a letter, dated April 6, 1977, was noted from the owner of 821 Drake Street, Mrs. B. Shillabeer. Mrs. Shillabeer also addressed the Council briefly and again explained some of the problems she is experiencing in completing the necessary repairs.

Mr. N. McClellan - Housing Control Co-ordinator, Permits and Licenses Department, indicated that the state of the chimney is critical and immediate repairs are necessary, or it should be removed.

Mrs. Shillabeer was asked to attend to this particular matter within one month. The City Manager was asked to note this for early discussion with the Mayor.

MOVED by Ald. Rankin
THAT Mrs. Shillabeer be granted a one month extension to remove or repair the chimney, and an extension of three months to complete all other necessary repairs and renovations.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(April 15, 1977)

Granville Mall Activities
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Rankin was opposed in respect of amendments to the By-law only)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(April 15, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Student - Summer Employment with the Property Endowment Fund
Cl. 2: Auto Allowance for City Employees
Cl. 3: Bank Accounts required for Deposits of City Funds
Cl. 4: Pacific National Exhibition Request to Borrow $500,000
Cl. 5: Champlain Heights Development Group - Areas E and F - Financing and Budget Report
Cl. 6: 'Quarterly Review'

Clauses 1, 2 & 3.

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, be approved.

- CARRIED UNANIMOUSLY

P.N.E. Request to Borrow $500,000
(Clause 4)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Development Group - Finance & Budget Report
(Clause 5)

In considering this clause, the Project Manager, Mr. J. Moodie, was asked to report on the eligibility of residential development for a Housing Incentive grant, and also the eligibility of the proposed community facilities for a Community Recreation grant.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

'Quarterly Review'
(Clause 6)

MOVED by Ald. Harcourt
THAT this clause be referred to the next meeting of the Finance and Administration Committee for consideration and report to the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Personnel Matters
(April 15, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Personnel Regulation 248 - Training
Cl. 2: 'Training in T.A. -- Gestalt' Workshop Attendance: One Employee, Health Department

Personnel Regulation 248 - Training
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

'Training in T.A. -- Gestalt' Workshop
Attendance: One Employee, Health Dept.
(Clause 2)

MOVED by Ald. Bellamy
THAT the recommendation of the Director of Personnel Services, as contained in this clause, be approved.

- CARRIED

(Ald. Brown, Kennedy and the Mayor opposed)

Property Matters
(April 15, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Leasing Portion of 1st Avenue Roadway Adjacent to 1775 Clark Drive (S/W Corner 1st Avenue and Clark Drive)
Cl. 2: Lease Renewal of 111 Alexander Street
Cl. 3: Burrard Street Widening - 2040 Burrard Street
Cl. 4: Establishing a Strip of City-owned Property for Lane Purposes - 1822 West 2nd Avenue
Cl. 5: Establishing a Strip of City-owned Property for Lane Purposes - E/S Nanaimo north of 26th Avenue

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

B. Tender 771 - Street Pavement and Curb
Tender 772 - Lane Pavement.

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

* * * *

The Council recessed at 5.55 p.m. to reconvene in the Council Chamber in Open Council at 7.30 p.m.

* * * *

The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

DELEGATIONS (cont'd)

Harbour Park

Earlier this day, Council received a delegation from the National Harbour Board submitting its proposal for development of the Harbour Park site. At this time, Council heard representations from the following:

- Commissioner Fraser, on behalf of the Park Board, expressed the City-wide significance of the total Harbour Park site and endorsed Council's resolution of September, 1976, that this property be retained for public use. By public use, the Board means the site should be open to every member of the public and could be used for public facilities such as a marina, restaurant, etc. The Park Board also suggested that this site be under the care, custody and control of the Park Board.

- Mr. A. Cowie and Mr. J. Shumiatcher, representing Allarco Development Corporation, with the aid of drawings, illustrated their proposed scheme. This scheme would include strata title condominium housing in one section of the park as well as various public amenities.

- Mr. F. Low Beer and Mr. R. Iredale, by means of drawings, made a presentation on behalf of The Save the Entrance to Stanley Park Committee. A brief was filed illustrating the development concept. The proposal is in three phases. The first phase would remove the majority of the fill from the site while retaining sufficient land area for park-related activities. Phase II would create a new entrance to Stanley Park including a new park drive, park transit way and waterfront walk. Phase III would result in three piers below the Georgia Street level reaching out into the marine basin. The top levels would provide recreational activities, some commercial development, tourist facilities, etc., as well as covered parking for up to 250 cars.

- Mr. G. Clark and Mr. V. Plavsic filed a brief and, by means of sketches, illustrated Harbour Ferries Limited proposal. The proposal would provide facilities for Harbour Ferries terminal and marine administration offices. It was suggested the primary buildings could be used for a new location for the Art Gallery or the School of Art, or alternatively, an ethnic cultural centre.

- Mr. R. Guerins and Mr. D. Smith, using sketch drawings, illustrated the proposal for a Native Development Village. They also circulated a brief. The proposed development would provide an opportunity for citizens to become familiar with West Coast Indian culture and heritage. There would be a convention centre, a theatre, other cultural facilities and commercial space.

- Mr. S. Gotlieb and Mr. D. Stewart circulated a brief outlining their proposed development. They also used sketch plans to illustrate the proposal as well as a model. Their proposal emphasized the transition between park and City, land and water and man and nature. A number of commercial facilities were proposed as well as professional offices and a low-rise residential complex.

cont'd....

DELEGATIONS (cont'd)

Harbour Park
(cont'd)

- Miss L.A. Millington presented a brief on behalf of King George Secondary School teachers urging that Harbour Park be retained as parkland with particular emphasis on recreational facilities.

MOVED by Ald. Kennedy,
THAT recommendation A of the City Manager be received and recommendations B and C be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT recommendation D be approved.

- CARRIED

(Aldermen Kennedy, Marzari and Rankin opposed)

MOVED by Ald. Puil,
THAT the Director of Planning report on the possibilities of the City re-negotiating with the National Harbours Board the water lot leases on this site. In addition, the Director of Planning investigate transfer of the Harbour Park site development rights to the property on the south side of Georgia Street across from Harbour Park, and anticipated return to the City from this;

FURTHER THAT the City Engineer, in consultation with the Director of Planning, undertake a major review of the traffic situation in the total area which could be affected by development of the Harbour Park site.

- CARRIED UNANIMOUSLY

Council noted a letter from the Vancouver Council of Women setting forth its suggestion for use of the Harbour Park site.

MOVED by Ald. Harcourt,
THAT the letter from the Vancouver Council of Women on Harbour Park site and Stanley Park access, be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Community Services, March 31, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Kitsilano Workshop - Grant
Cl. 2: Ray-Cam Co-operative Centre Operating Budget
Cl. 3: Complaints re Tax Buyers
Cl. 4: Diet of Persons on Welfare

Kitsilano Workshop - Grant
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Standing Committee on
Community Services
(March 31, 1977) (Cont'd)

Ray-Cam Co-operative Centre
Operating Budget.
(Clause 2)

MOVED by Ald. Rankin
THAT Council grant $89,390 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978:

FURTHER THAT an additional grant of $1800 to purchase a suitable van from the City be also approved.

(Ald. Brown, Gerard, Kennedy and Puil opposed) - LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

MOVED by Ald. Brown
THAT Council grant $74,555 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978:

FURTHER THAT an additional grant of $1800 to purchase a suitable van from the City be also approved.

(Ald. Marzari opposed) - CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Harcourt
THAT the balance of $14,835 not approved, be referred back to the Community Services Committee for further consideration and report.

(Ald. Gerard opposed) - CARRIED

Complaints re Tax Buyers
(Clause 3)

In considering this clause, a memorandum from the Director of Permits and Licenses was noted, informing Council that Imperial Credit Protectors had turned in their 1977 business license and the Company was permanently closed for business, Metro Brokers Ltd., has also turned in its 1977 business licenses and closed its office.

MOVED by Ald. Rankin
THAT the recommendations contained in this clause be tabled.

- CARRIED UNANIMOUSLY

Diet of Persons on Welfare
(Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Transportation, March 31, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Charter Limousine Licenses
Cl. 2: Gasoline Retailing

Charter Limousine Licenses
(Clause 1)

MOVED by Ald. Kennedy
THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles, the total number of licenses in the City, and the economic viability of the operation; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law.

- (amended)

MOVED by Ald. Ford (in amendment)
THAT the words "the total number of licenses in the City and the economic viability of the operation" be struck from the foregoing motion.

- CARRIED

(Ald. Rankin opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law."

Gasoline Retailing
(Clause 2)

Following further discussion on recommendation 'A' it was

MOVED by Ald. Harcourt
THAT this matter be referred back to the Transportation Committee for further consideration and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation 'B' as contained in this clause, be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, March 31, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Provincial Youth Employment Program - PYEP '77
Cl. 2: Vancouver Art Gallery - 1977 Grant Request
Cl. 3: Security Service at Britannia Centre
Cl. 4: Annual Review - Permit Fees

Clauses 1 and 2.

MOVED by Ald. Brown
THAT the recommendations of the Committee as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.)

Clauses 3 and 4.

MOVED by Ald. Rankin
THAT the recommendations of the Committee as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development, April 7, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Commercial Development - Phase 1, Area 6, False Creek
Cl. 3: Champlain Heights - Central Walkway
Cl. 4: Townhouses in RS-1 Areas
Cl. 5: Offices in Industrial Areas

Clauses 1,2 & 3.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Town Houses in R.S.1 Areas
(Clause 4)

Prior to consideration of this clause, the Director of Planning advised Council that Mr. Musson, who had initiated the proposed town-house development, had now withdrawn his application.

MOVED by Ald. Harcourt
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Standing Committee on
Planning & Development (Cont'd)

Offices in Industrial Areas
(Clause 5)

MOVED by Ald. Gerard
THAT this clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND SECTION 13 OF BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4848, BEING THE WATERWORKS BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4702, BEING THE BUILDING BY-LAW (Certificate of Occupancy)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4792, BEING THE GRANVILLE MALL BY-LAW

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Lane Purposes (1822 West 2nd Avenue)

MOVED by Ald. Puil
SECONDED by Ald. Ford
THAT WHEREAS the City of Vancouver is the registered owner of Lot 16, Block 227, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the South 2 feet of Lot 16, Block 227, District Lot 527, Plan 590 be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Establishment of Land for Lane Purposes (E/S Nanaimo North of 26th Avenue)

MOVED by Ald. Puil
SECONDED by Ald. Ford

THAT WHEREAS the City of Vancouver is the registered owner of Lot 1, Block 1, South ½ of Section 46, T.H.S.L., Plan 2440;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the East 4 feet of Lot 1, Block 1, South ½ of Section 46, T.H.S.L. be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

1. Kitsilano Tidal Pool

In considering this motion it was noted that delegation requests had been received from the Kitsilano C.O.P.E. Committee and the Kitsilano Community Forum, wishing to speak in support of a Public Meeting on the matter.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovations plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

- CARRIED UNANIMOUSLY

2. Proposed Downtown Federal Government Office Building

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS it has been a long standing policy of Vancouver City Council that it supports the Liveable Region proposals of the G.V.R.D. and a policy of controlled downtown growth;

AND WHEREAS the Federal Government was requested twice by Council to consider decentralizing its new building to one of the Regional Town Centres to set a public example for private developments;

Cont'd....

MOTIONS (Cont'd)

Proposed Downtown Federal
Government Office Building (Cont'd)

AND WHEREAS Downtown Vancouver already contains massive amounts of empty commercial space;

THEREFORE BE IT RESOLVED THAT Council reaffirm its position on the Federal Government's plan to build one million square feet of new office space in Downtown Vancouver.

- (deferred)

Prior to consideration of the above motion the Council noted a letter from the Heritage Advisory Committee, dated April 12, 1977, urging Council to oppose the Government's intention and instead make use of existing historical buildings which could be regenerated.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT the foregoing motion be deferred until May 10, 1977, pending a report from the Director of Planning, City Engineer and G.V.R.D. Planners on the result of an informal meeting held earlier this day with Ministry of Works officials on the proposed Downtown Federal Building.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

MOVED by Ald. Rankin
THAT WHEREAS Jericho, with all the old hangars, is a precious site for the City;

AND WHEREAS the uses to which it can be put are almost limitless;

AND WHEREAS the Parks Board ignores the requests of at least 27 civic activity groups for use of the hangars, and refuses to develop a comprehensive plan involving the retention of all the hangars;

AND WHEREAS the Minister of Urban Affairs, Andre Ouellet, has stated that, "There are a number of Federal programs available to support projects which might be consistent with Vancouver's desire for Jericho. Once appropriate Vancouver authorities determine their plans for Jericho, Federal officials would be prepared to discuss this matter and determine if further Federal financial assistance is desirable and possible."

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council declare itself to be the appropriate Vancouver authority; that it will prepare a detailed plan within two months' time; and that this plan will involve the retention of all the hangars and their conversion, at a minimum cost, into buildings meeting all health and safety standards;

Cont'd....

NOTICE OF MOTION (Cont'd)

Jericho Hangars (Cont'd)

2. Vancouver City Council convene, within one month's time, a public meeting on the subject where briefs will be received and an ongoing Vancouver City Council - Citizens' Jericho Committee be set up and funded by Council to complete the plan and carry out negotiations with the Federal Government.

(Notice)

* * * *

The Council adjourned at 11.15 p.m.

* * * *

The foregoing are Minutes of the Regular Council Meeting of April 19, 1977, adopted on April 26, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Spur Track Crossing, Stewart and Rogers Streets North of Powell

The City Engineer reports as follows:

"United Grain Growers Ltd. has applied to cross Stewart Street and Rogers Street with a spur track to serve their property on the south side of the Burrard Inlet. This is in addition to an existing track serving the same premises.

I RECOMMEND that

(a) The application be approved subject to the conditions set out in a railway crossing agreement satisfactory to the Director of Legal Services and subject to obtaining concurrence of the National Harbours Board as they are presently negotiating to acquire this portion of Stewart Street from the City.

(b) Your Engineer be authorized to sign the application plan (to the Canadian Transport Commission) on behalf of the City after:

i. the plan has been ammended to his satisfaction.
ii. United Grain Growers Ltd. has executed the said railway crossing agreement.

(c) The agreement be executed on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Reconstruction of Sewer on Cambie Street Between Cordova and Hastings

The City Engineer reports as follows:

"The existing 24-inch sewer on Cambie Street between Cordova and Hastings, originally constructed prior to 1910, has been found to be in very poor condition and must be reconstructed immediately. The estimated total cost is $106,000.

I RECOMMEND that the appropriation for Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers,' be increased by $106,000 to permit the reconstruction of this sewer on Cambie Street. The necessary funds are available from Sewers Capital Account 118/7904, 'Sewer Replacement Unallocated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Electric Power Failure at the Queen Elizabeth Theatre

The City Engineer reports as follows:

"On August 24, 1976 at 2:03 p.m., an electric power failure occurred at the Queen Elizabeth Theatre caused by a transient high voltage spike. One transformer, one transformer tap changing switch and one of two electric services to the Theatre were damaged. The cause of the transient is unknown. Repairs were effected by two local manufacturers, Westinghouse Canada Ltd. and Electric Power Equipment Ltd. In addition to the repairs, lightning arresters were installed to provide future high, transient voltage protection and the switch gear was modified to comply with B. C. Hydro's current standards. The total cost was $15,236.31 of which $12,731.91 was for repairs and $2,504.40 was for modifications.

I RECOMMEND that $15,236.31 be approved in advance of the 1977 operating budget to cover the costs incurred restoring the electric service to the Queen Elizabeth Theatre."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Watermain Construction - Kent Avenue
Contract No. 7610

The City Engineer reports as follows:

"Tenders for the above were opened on March 28th, 1977 and referred to the City Engineer for report.

Tenders for the labor portion only, of the installation of approximately 9800 feet of ductile iron watermain were returned on March 28, 1977, for this contract and are reported as follows:

Globe Excavations Ltd., North Vancouver	$216,034.79
C. Victor Koran Ltd., Delta	$222,733.80
City of Vancouver	$248,287.25
H. B. Contracting Ltd., Surrey	$248,783.52
United Contractors Ltd., Vancouver	$294,042.16
Westwater Construction Ltd., Surrey	$470,360.00

The material for Kent Avenue has previously been purchased as part of the City's normal tender for water pipe.

The funds for this project are available from Water Works Capital Account 121/2049.

The City Engineer RECOMMENDS that the work on the above contract be awarded to Globe Excavations Ltd., and Deposits or Bid Bonds of unsuccessful tenderers to be returned by the City Treasurer."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 611-612

HARBOURS AND PARKS MATTERS

INFORMATION

1. Progress Report - Waterfront Fish and Produce Market

The Director of Planning reports as follows:

"BACKGROUND

Council began actively seeking both a fishermans Wharf and a Farmers Market in 1973. The vicinity of the foot of Columbia Street on Burrard Inlet was determined to be the most desirable location for either such market and subsequent studies have confirmed this conclusion.

Council on March 8th, 1977 approved recommendations of the Standing Committee on Planning and Development including:

(c) THAT the National Harbours Board proposal for a Market on the Central Waterfront be approved in principle, subject to approved funding and appropriate City Officials being involved.

The City made application for Federal Urban Demonstration Program Funds in the amount of $6,000,000. of which $500,000. would apply to the potential Waterfront Market.

An implementation schedule was prepared aimed at opening the market by mid June, 1977 to coincide with the beginning of the vegetable and fruit produce season. In the absence of any decision on Federal funding and in order that this schedule not be compromised, Council on March 29th approved an appropriation of $20,000. for necessary design work preparatory to permit approval and construction.

CURRENT PROGRESS

1. Design - Design work is on schedule. Consultants to the City have carried out further design work and a development permit application has been submitted. Structural analyses of the main building and the Habitat modules are being carried out in consultation with City Staff preparatory to the Building Permit Application.

2. Lease Negotiations and Management - Port of Vancouver staff have suggested a direct lease from the N.H.B. to either a vendors association or one major vendor, who would then hire a manager and be responsible for daily management of the market. There would be a separate direct lease to the operator of the parking lot.

   In addition, there would be a three part steering committee (N.H.B., City and Vendor representative) which would monitor operators and be responsible for such things as conformity to appropriate marketing regulations, balance and type of outlets, etc. The exact responsibilities of the Steering Committee are being drafted.

   Previous leasing and management assumptions involved a lease to the City which could in turn lease to vendors and supervise the management. This new N.H.B. proposal is now generally favoured by Planning Department and Properties Division staff due to:

   i) reduced staff time involvement
   ii) possible faster implementation and easier CPR crossing agreement
   iii) reduced user appeals to Council

Continued . . .

Clause No. 1 Continued

3. Economic Feasibility - The proposed market's feasibility has recently been examined by both Port of Vancouver and City Staff. In summary, estimates indicate reasonable annual return on both the market and associated parking lot areas on the basis that the grant from the Federal Government becomes available.

4. Federal Funding Timing - The City's application for Urban Demonstration funds was made some two months ago. Since that time the Mayor has forwarded a brief dated March 21st and a telegram dated April 7th emphasizing the need for an early Federal commitment.

SUMMARY

Both the proposed market and associated parking area are estimated to provide net operating revenues, from which a portion could accrue to the City of Vancouver. Current design work will proceed to the development and building permit stage (end of April).

If requested funding is not available at the time it is estimated that the project may no longer be feasible for 1977. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 612

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. 821 Drake Street

On February 25, 1975, City Council passed a resolution to consider the above building under Section 324A of the Vancouver City Charter to declare the building a nuisance. Mrs. Shillabeer, one of the owners has appeared before Council on three occasions with the last appearance on December 14, 1976, when Council passed the following motion:

> "THAT Mrs. Shillabeer be granted an extension of three months to complete the necessary repairs and renovations."

The Director of Permits and Licenses reports as follows:-

> "Following Mrs. Shillabeer's appearance before Council a repair order with respect to the defective front and rear porches, pantry and chimney was delivered to her.
>
> On March 29, 1977, our Inspection Services reported that a new duroid roof had been installed and that some minor attempt had been made to repair the roof of the front porch and the roof of the pantry but the porches, pantry and chimney are still in a defective structural condition. The report further indicated that the building was still unoccupied but secure.
>
> In the opinion of the City Building Inspector, the chimney is structurally dangerous and should be removed immediately. As nothing has been done to repair the structural condition of the porches and pantry, two options appear open for Council's consideration:
>
> A. Council may wish to instruct the City Building Inspector to serve a notice on the owner stating that the structure be demolished, removed or brought up to a standard specified by the Building By-law within a period of ten (10) days of the receipt of such notice. If the notice is not complied with, the City Building Inspector is authorized to engage workmen to enter on the premises and carry out such work of demolition, removal or amendment as he considers necessary. The cost incurred by the City when certified by the Director of Finance, if not before collected, may be entered by the Collector of Taxes in the Real Property Tax Roll next prepared after the receipt of such certificate and collected in the same manner as ordinary municipal rates of the City.
>
> OR
>
> B. Declare the building a nuisance under Section 324A of the Vancouver City Charter and order it to be removed or pulled down."

The City Manager notes that the matter has been before Council for more than two years, and RECOMMENDS that Council proceed with Option A.

FOR COUNCIL ACTION SEE PAGE(S) 612

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Granville Mall Activities

The City Engineer reports as follows:

"The concept of the Granville Mall embraces special events and activities to highlight the 'people' oriented aspect of this distinctive development.

The Engineering Department, in concert with the Granville Mall Committee, Social Planning Department and other interested parties, supports events to meet the intent of the Mall. Notwithstanding this, some proposals are amended and others abandoned because of technical violations of the Street and Traffic By-law. These laws are general in application and were designed for streets not having the specially widened sidewalks that have been introduced on Granville Mall. From a traffic standpoint, these restrictions can be relaxed for the Mall.

A recent request for such an event has been 'held' pro tem pending Council's consideration of this report. The event proposed would be a clear violation of Section 66 of the Street and Traffic By-law which states:

> 'No person shall place, or cause or suffer to be placed by any person in his employ or under his control, any merchandise, vehicle, chattel or wares of any nature on any street, sidewalk or boulevard for the purpose of sale, or display or for any other purpose whatsoever, except in the actual course of receipt or delivery or to use any portion of any sidewalk for the purpose of selling any goods, wares, or merchandise of any nature or for measuring, packing, or unpackaging goods, wares or merchandise. Provided, however, that the provisions of this section shall not apply to any person duly authorized to conduct street vending, pursuant to the Street Vending By-law.'

The problems encountered relate mainly to 'merchandise', 'wares' and 'sale' and 'display'. Proposals, by individual companies, businesses or stores which would contribute significantly to the intended atmosphere of the Granville Mall, invariably are designed to promote sales and will utilize merchandise or wares. Apart from the legal conflict, these festivities would meet the gala intentions for the Mall and, in this light, should be permitted.

Accordingly, it is RECOMMENDED that:

A. The Granville Mall By-law be amended so that Section 66 of the Street and Traffic By-law does not apply to Granville Mall.

B. The Granville Mall By-law be amended to incorporate a section the same as Section 66 of the Street and Traffic By-law, but with the proviso 'without first obtaining therefor the written permission of the City Engineer'.

C. That the Director of Legal Services be instructed to prepare and present the necessary amendments to the Granville Mall By-law."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 612

FINANCE MATTERS

RECOMMENDATION

1. Student - Summer Employment with the Property Endowment Fund

The Director of Finance reports as follows.

"In the summer of 1976, a student was hired to perform a detailed analysis of City owned properties to provide for the better management of the Property Endowment Fund. The project was not completed in its entirety in 1976 due to the large volume of work required and the fact that the student was unable to remain with the City for the required length of time. It is therefore proposed to hire a student for one month in the summer of 1977 to complete the analysis under the direct supervision of the Supervisor of Properties and the Comptroller of Accounting, who report that they do not have the staff to undertake the completion of the project.

The Director of Finance RECOMMENDS that Council approve the hiring of a student for one month in the summer at a salary to be agreed upon with the Director of Personnel Services consequent on the classification of the position. The monthly salary plus fringe benefits to be charged to the Property Endowment Fund."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Auto Allowance for City Employees

The Director of Finance reports as follows:

"A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since March 1, 1976.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the casual rate (applicable to employees who drive low mileages on an irregular basis) be raised from 22¢ to 23¢ per mile.

The annual increase in cost to the City is estimated at $16,100. Based on an effective date of April 1, 1977 the 1977 cost would be approximately $12,060 which will be provided in the 1977 budget.

A copy of the report has been sent to the V.M.E.R.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The Nurses Association of B.C., each of which has some members affected.

RECOMMENDED that:

A. The revised schedule of auto allowances as per Appendix 1 be approved effective April 1, 1977.

B. The casual auto allowance rate be increased from 22¢ to 23¢ per mile effective April 1, 1977.

C. The estimated increase for 1977 amounting to $12,060 be provided in the 1977 budget.

Cont'd . . .

Clause #2 continued:

D. The Vancouver Public Library, The Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that these Boards follow the procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.
(A copy of the detailed report is on file in the City Clerks Office.)

3. Bank Accounts Required for Deposits of City Funds

The Director of Finance reports as follows:

"It has been the practice in the past for the Director of Finance to obtain Council authority each time a new bank account is required to be opened in the name of the City of Vancouver. The accounts required may be 'Chequing Accounts' or 'Transfer Accounts' depending on the circumstances and intended use of the accounts. 'Chequing Accounts' are used for deposit and expenditure of City funds and require signatories to be assigned to the account. The authority for such accounts should remain with Council.

'Transfer Accounts' however are used for safe depositing of City funds and the funds are transferred internally by the bank to the City's General Account at the Main Branch. These accounts are really extensions of the City's General Account and are open for convenience of making deposits close to city operating functions. Security provisions at the various operating centres are lessened by the use of such accounts through instituting deposit procedures regularly reducing amounts of cash on hand with less risk of loss. There are no signatories to a transfer account as monies may only be deposited and are automatically transferred to the credit of the City's General Account.

Because of the nature of transfer accounts and that they are opened with the City's banker, it is felt that the Director of Finance should have authority to open such accounts as and when required, and thus avoid the need to report to City Council each time such an account is required.

It is therefore RECOMMENDED that the Director of Finance be authorized to open 'transfer accounts' in the name of the City of Vancouver with the Bank of Montreal, at convenient Branches of the Bank as and when required and solely for the deposit of City funds to be transferred to the City's General Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

4. Pacific National Exhibition - Request to Borrow $500,000

The Director of Legal Services reports as follows:

"The following letter has been received from Mr. Erwin M. Swangard, President of the Pacific National Exhibition:

'We refer to Agreement dated March 9, 1977 supplemental to the Indenture of Lease of December 10, 1963 between the City and Pacific National Exhibition, and particularly to Paragraph 5 thereof. The Exhibition is desirous of borrowing $500,000.00 for the purpose of making the payment provided for by that paragraph. This letter is to request the approval of the Council of the City of Vancouver in respect of such borrowing in accordance with the terms of our Lease.'

Cont'd . . .

Clause #4 continued:

Section 5 of the recently concluded amending agreement provides as follows:

'If the Lessee desires to borrow the whole or any part of the said sum ($500,000) for the purpose of making such payment, then the Lessor will take such steps and give such approvals and other assistance as may be necessary to empower the Lessee to make such borrowings.'

It is therefore RECOMMENDED that the request of the Pacific National Exhibition as set out in the letter from Mr. Swangard dated March 18, 1977, be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

5. Champlain Heights Development Group - Areas E and F - Financing and Budget Report

The Director of Finance and the Project Manager, Champlain Heights, report as follows:

"Purpose of the Report

The intent of this report is to review the overall financial picture with respect to the development of Champlain Heights, Areas E & F. The report also requests approval for a budget for capital works in 1977 to complete the servicing for Phase I.

Brief Description of Overall Development

Areas E & F of Champlain Heights are in the extreme South East corner of the City of Vancouver. It has been the City's intent to develop approximately one hundred and thirty-nine (139) acres of land in Areas E & F for housing. It is intended that approximately two thousand and two hundred (2,200) housing units will be created of which 62.5% would be non-market or subsidized units. The plan of development was drawn up with extensive citizen participation and the implementation phase continues that tradition.

Land in Champlain Heights, Areas E & F is to be leased. That portion which is leased to non-market groups will have its value reduced by one-third in line with Council policy. The portion which is leased for market development will be leased on a prepaid basis for the highest amount possible.

In June 1976, Council approved a capital budget for engineering services, park development and project management in preparation for land development in Areas E & F. The scheduling of capital works is separated into two phases as shown on the attached map. In Phase I, servicing has generally proceeded from south to north although all enclaves will be prepared for development at approximately the same point in time. The Phase II servicing program will also involve a south to north progression although it is conceivable that the enclaves closest to Marine Drive could be available for development before some of the properties further to the north.

Progress to Date

A. Capital Works

The 1976 Champlain Heights Capital Budget included funds to complete installation of sewers, watermains and B.C. Hydro and B.C. Telephone underground utilities in the Phase I project. To date, street rights-of-way have been cleared and rough graded, and sewer and water construction has been virtually completed. Hydro and telephone installations are to be completed in the near

Cont'd . . .

Clause #5 continued:

future. The 1977 capital budget is required to complete certain works in the Phase I development, particularly street construction (curbs and gutters, pavements, sidewalks), street lighting and the walkway system through the development. Preliminary works have already been initiated on the walkway system through funding from the Federal L.I.P. program and the City.

Some capital works which have been completed in the Phase II development from funds approved in the 1976 capital budget include clearing of street rights-of-way and construction of a storm sewer outfall at the south foot of Boundary Road. Additional work related to Phase II to be completed this year with previously approved funds include a watermain on Kent Avenue. Expenditures and current financial committments to the Phase II servicing program total approximately $485,000.

B. Planning

Areas E & F have been rezoned CD-1 with guidelines for each of the enclaves. A concept design for the park/walkway has been prepared and detailed drawings for the first phase are complete. Planning work is progressing with respect to land use in Phase II. A consultant is working with City, School Board and Park Board staff to prepare a development plan for the community services site.

C. Marketing

Enclave 1, the northernmost and least dense enclave, was sold to Daon development for $1.4 Million. Daon have now received preliminary approval of their development permit and anticipate marketing their houses in the fall of 1977.

Three non-market enclaves were committed in November 1976 to sponsor groups:

i) Enclave 14 to the Royal Arch Masons and Japanese Canadian Society for the development of senior citizens residences in conjunction with a personal and intermediate care facility.

ii) Enclave 18 to La Petite Maison which is a par value (non-profit) co-operative under the organization of Shirley Schmid for the development of sixty-six (66) housing units.

iii) Enclave 19 to the G.V.R.D. Non-Profit Housing Corporation for the development of one hundred and five (105) units of non-profit family rental accommodation.

These groups are progressing on applications for financing and some have already retained architects.

Tenders will be called in April 1977 for lease of Enclaves 2, 3 and 16.

Financing Areas E & F

The City is investing in Areas E & F to supply basic capital services such as sewers, water, roads and the park/walkway so that the area may be developed for housing. The cost of these services is currently estimated at $11.7 Million plus financing costs of $1.35 Million.

It is anticipated that these front end costs will be repaid to the City from the land leases. In order to start the development, initial capital sources were set aside in 1976. These included a $2 Million Interim Financing Reserve from City sources and a $4.24 Million sewer and water debenture which was sold September 30th, 1976. It is hoped that as work progresses and land is readied for development it can be leased immediately. These revenues will be used to finance the further stages of the capital works and repay the sewer and water debenture.

This is illustrated in Table 3, which summaries the intended financing of all of Areas E & F. The overall financing picture is presented here to provide a context for the budget request. The timing of the expenditures in Table 3 is more certain than the timing of revenues. For this reason revenues are shown

Cont'd . . .

Clause #5 continued:

as confirmed sources and expected sources. The expected revenues available in the short term are the proceeds of prepaid leases. What the table shows is that Phase I may be virtually completed using confirmed sources. However, Phase II and the repayment of the sewer and water debenture relies on the disposal of the market enclaves. If leasing does not progress as well as hoped, cash flow would be a problem that would have to be dealt with, for example, by delaying the servicing of Phase II.

A decision on whether or not to proceed with the Phase II development and possible timing should be considered later this year. However, there are two important issues which must be resolved in advance, namely:

1. The marketability of land in the Phase I development should be evaluated.
2. Transportation issues related to Boundary Road and the proposed Marine Way which affect the Phase II development should be resolved (Council has previously resolved to convene a joint Vancouver/ Burnaby Council meeting to discuss Boundary Road proposals).

The financing picture presented in Table 3 assumes that major development in Phase II including servicing will commence in 1978 although the City Engineer had originally projected and based estimates on the start of Phase II in the spring of 1977. However, it is possible that if leasing of the Phase I market enclaves and problems related to street alignments and survey are resolved, the program could be initiated later in the year. Another budget report and financing review will be prepared before Phase II is begun.

In conjunction with Table 3 it should be pointed out that the $7.4 Million surplus to the City in 1982+ represents the present value of revenues from annual leases to non-market groups and will accrue to the City at the rate of about $650,000 per year.

Completion of Servicing of Phase I

To complete Phase I, the roads must be paved, street lights installed and the park/walkway must be developed. Further, the project management function must be funded to oversee the development and to market the land. A budget is requested at this time because in order to keep Phase I on schedule, the City Engineer wishes to tender in April. Details of the funds required to complete this work are presented in Table 1.

Table 2 draws these capital requirements together with the necessity to repay the sewer and water debenture. The 1977 capital requirements and the 1977 installment on the repayment of the sewer and water debenture exceed the funds available in 1977 by $78,867. Since all known sources of funds have been employed in the compilation of Table 1 it is recommended that $78,867 of park/walkway development not be undertaken until further funds are available from land lease revenues. This could be later in 1977 and would be the subject of a further report to Council.

Therefore, capital works budget to be approved in 1977 would be as follows:

Engineering Services	$ 683,108
Parkway Development	442,683
Management	126,097
Financing Costs	113,168
TOTAL	$1,365,056

To be funded from the following sources:

C.M.H.C. Grants	$ 84,680
Champlain Heights Interim Financing Res.	1,280,376
TOTAL	$1,365,056

Cont'd . . .

Clause #5 continued:

Table 3 shows total confirmed income of $2,483,191, $1,118,135 of this is required in 1977 for the sinking fund and interest payment on the five year sewer and water debenture. Therefore, remaining funds which may be allocated to capital works are $1,365,056.

It should also be noted from Table 2 that, even if the development of Phase II did not proceed, the expected lease revenues from Phase I would be sufficient to repay the sewer and water debenture.

RECOMMENDATIONS

A. THAT Council approve a capital budget for Phase I of Champlain Heights, Areas E & F as follows: (Details shown in Table 1)

Engineering Services	$ 683,108
Parkway Development	442,683
Management	126,097
Financing Costs	113,168
TOTAL	$1,365,056

To be funded from the following sources:

Champlain Heights, Interim Financing Reserve	$1,280,376
C.M.H.C. Grants	84,680
TOTAL	$1,365,056

NOTE: Detailed project management budget is subject to approval by the City Manager in a similar manner to that used in the False Creek Project.

B. THAT $78,867 of the amount needed to complete the park/walkway development in Phase I and included in Table 2 of this report not be undertaken until further funds are available from land lease revenues. This will be the subject of a further report to Council.

C. THAT Council approve the reallocations shown on Table 1 and further THAT $20,000 of the $50,000 allocated in the 1976 budget to consultants for the parkway not be reallocated and be available for use in 1977 or 1978 for consultants to do the detailed design of Phase II of the park/walkway.

D. THAT Council receive the expenditure and revenue estimates provided for Phase II as information. (Tables 2 and 3). Firm budgets will be submitted for approval at a later date.

The City Manager RECOMMENDS that the above recommendations of the Director of Finance and the Project Manager of Champlain Heights be approved.

CONSIDERATION

6. 'Quarterly Review'

The Director of Planning reports as follows:

"The 'Quarterly Review' is now into its fourth year of publication and it seems appropriate to review the purpose, costs, distribution policy and future directions of this periodical.

Cont'd . . .

Clause #6 continued:

Purpose

The original objective of the 'Quarterly Review' was to make available, in easily readable and graphically illustrated form, a summary of trends that are occurring in Vancouver, the implications of these trends, and their relevance to planning policy. It was intended primarily for the general public, but it was also hoped that it would be of interest to persons in government, commerce and industry who have a need for up-to-date information on economic, social, and demographic factors, which affect the City of Vancouver.

The initial issue, beginning January 1974, focused primarily on population, housing, and employment trends and their implications for Vancouver. The 'Quarterly Review' now contains regular articles reviewing the economy (as it affects Vancouver) and aspects of the housing market, as well as listing recent Planning Department publications and major buildings under construction. Special articles summarize findings of studies underway or completed by the Department, provide information about what is happening in the City relevant to planning, or outline aspects of the Planning Program. In addition to facilitating public participation in the planning process, it has proven to be an invaluable resource in answering the many requests the Planning Department receives for information on the City. The Department has received many favourable comments on its contents and usefulness.

Distribution

The 'Quarterly Review' currently has a printing run of 3,500 copies -- 1,300 of these go to regular subscribers, who receive the 'Quarterly Review' in the mail free of charge. A breakdown of the current mailing list into major user groups and geographical locations shows the following breakdown:

User Groups	Percent	Location	Percent
City Hall	3	City of Vancouver	75
Other Governments & Public Services	15	Rest of Greater Vancouver	16
Schools, Universities & Libraries	12	Rest of Province	3
Businesses	31	Out of B.C.	5
Individuals (not affiliated with a company)	39	Out of Canada	1
Total:	100		100

Copies of the 'Review' are also distributed to the Public Library, the Information Kiosk at City Hall, and other public offices where they may be picked up by intereste readers. Copies of relevant issues are frequently made available in response to specific information requests.

At the present time, the 'Quarterly Review' is not advertised in any way and people must learn of it either through direct contact with the Planning Department, by seeing it on display at one of the above named places or by word of mouth. The Planning Department believes it would be appropriate to advertise its availability by including a description of it in the information brochure which is to be distributed with the property tax notices. This would provide interested citizens with the opportunity to learn more about their City, the activities of the Planning Department and how they might be affected by City actions. An evaluation of the cost of this proposal and alternative distribution policies is included below.

Costs

Expended funds (excluding staff salaries) for the 'Quarterly Review' in its first three years of publication were $4,900 (1974), $4,200 (1975), and $4,600 (1976). These figures include printing and mailing charges and the cost of graphic materials used in the layout of the publication. (A significant savings occurred beginning with the third issue in 1974 when the printing was contracted to a commercial printer using a less expensive printing process.)

Staff costs are not directly charged to the 'Quarterly Review' and are consequently more difficult to calculate. Although articles are specifically written for the 'Review,' they do not involve a large amount of staff time since they are normally a synopses of other work. It is estimated that about 7 man-weeks are directly

Cont'd . . .

Clause #6 continued:

attributable to publication of each issue of the 'Review' -- 4 weeks for researching and drafting articles, maintaining the mailing list and distributing copies, 1 week of stenographic time, and 2 weeks for graphic layout and presentation. Total salaries per issue are estimated to be $2,250; total costs associated with the 'Quarterly Review' per issue as of the end of 1976 are estimated to be $3,400 or $1.00 per copy (based on a 3,500 printing). Since staff and graphic material costs, as well as a portion of the printing costs, are fixed and would not be higher with an increased circulation, if circulation were increased, the average cost of producing and distributing additional copies could be brought down to approximately 30¢ per copy or $1.20 per year.

Proposed Distribution Policy

Approximately 135,000 tax notices and brochures are to be distributed. While it is impossible to predict how many requests for copies of the 'Quarterly Review' these tax notices might generate, even a one percent response would require an increase in the printing of the 'Review' and an increase in the budget approved for 1977 ($5,500). A one percent response rate would require additional issue printing and distribution cost of about $400.00 or $1,600.00 a year. Higher responses would require correspondingly higher total costs. There are two main ways that this increase in cost could be handled:

1. The Planning Department could retain its policy of making the 'Review' available free of charge with the City absorbing the cost of increased printing and distribution, estimated to be approximately 30¢ per copy.

2. The Planning Department could charge an annual subscription rate to subscribers receiving the 'Review' by mail to fully cover the costs of printing and distributing those copies. This would involve a charge of $1.00 for 1977 (to cover the July and October issues) and $2.00 for 1978 (to cover four issues). However, it is suggested that the Department's policy of making individual copies available free of charge to persons picking them up or receiving them in response to an information request should still be retained to avoid administrative costs involved in collecting small amounts of money.

The Planning Department would prefer to retain its policy of making the 'Review' available free of charge since we believe it is in the best interests of the City to keep its citizens informed of significant trends and planning issues. The 'Quarterly Review' is a relatively inexpensive means of achieving this objective. Consequently, it is recommended that the City advertise the availability of a sample 'Quarterly Review' free of charge in the information brochure to be distributed with the tax notice. After receiving a requested sample, members of the public may then request to be added to the subscription list. This two-stage request process should limit subscribers to those who have an active interest.

Future Directions

The 'Understanding Vancouver' handbook and 'Quarterly Review' share a common objective -- the development of an awareness or understanding about Vancouver. The 'Quarterly Review' is a means to keep people up-to-date on trends and issues that are affecting Vancouver while the 'Understanding Vancouver' handbook is intended as a more comprehensive reference resource on the City. Since many of the articles in 'Understanding Vancouver' will be equally valuable 'Quarterly Review' material, beginning with the July 1977 issue, the format of the two publications will be brought more in line to avoid duplication of stenographic and graphic inputs. This will involve primarily typesetting the 'Quarterly Review.' While this is expected to add some additional costs to the Review, it is felt it will be more than compensated for by a reduction in Planning Department staff input. No net additional costs are to be incurred by this proposal.

Recommendation

It is RECOMMENDED that:

A. The following be included in the information brochure to be distributed with the 1977 City tax notices under the section dealing with services provided by the Planning Department:

Cont'd . . .

Clause #6 continued:

The Planning Department publishes the 'Quarterly Review,' a 24-page periodical which evaluates current trends and their implications for Vancouver and summarizes studies and activities of the Planning Department. If you wish to receive a sample copy of this publication, please send your name and address (and postal code) to 'Quarterly Review,' City Planning Department, 453 West 12th Avenue, Vancouver, V5Y 1V4.

B. The Planning Department report back by September 1977 to provide Council with the number of requests that were received for the sample copy of the 'Quarterly Review,' the number of persons receiving the sample copy who have requested being put on the regular mailing list, and to receive the necessary budget approval for increased printing and distribution costs."

The City Manager submits the recommendations of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 613

PERSONNEL MATTERS

RECOMMENDATION

1. Personnel Regulation 248 - Training

The Director of Personnel Services reports as follows:

"I have revised and updated the above Personnel Regulation and am submitting it for Council approval. The following is a brief summary of the two kinds of changes made:

(a) Wording

On all three pages changes have been made to reflect current organization and titles.

(b) City Manager's Authorization ($) Limit

The cost of outside training, e.g. courses, seminars,symposia and workshops has about doubled since 1974. To return to relatively the same level of training funds that he may approve, his authorization ($) limit should be adjusted upward from $750 to $1,500.

I am enclosing pages 1, 2 and 3 of the regulation as approved in July 1974 and have indicated the proposed changes.

I RECOMMEND that Personnel Regulation 248 - Training, pages 1, 2 and 3 be approved as revised."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

CONSIDERATION

2. "Training in T.A. -- Gestalt" Workshop
Attendance: One Employee, Health Department

The Director of Personnel Services reports as follows:

"The Western Institute for Group and Family Therapy in Watsonville, California is offering the above four week workshop from May 9 to June 4, 1977. It will be supervised by two of the most respected and distinguished therapists. Both Drs. R. and M. Goulding will be retiring later this year and this training will not be offered after 1977.

The Medical Health Officer wishes Dr. F. Bass, Medical Health Officer III, to attend. Dr. Bass, aside from his involvement with the Burrard Health Unit, is the Department's resource person on community based life style modification programs (smoking cessation, weight control, and mental health), and on issues such as motivation for and participation in preventative programs. Although the department has benefited from his previous training and clinical skills in Transactional Analysis (T.A.), he has not yet had the opportunity to undergo the intensive, sustained advanced training now requested which is essential to his career development in preventative medicine with a clinical focus on behaviorial change.

Cont'd.....

Clause No. 2 Continued:

The Provincial Minister of Health, recognizing the need for this specific training in light of public health objectives and the positive effects on clinical and community mental health services, has agreed to pay 50% ($600) of the actual training cost. Dr. Bass will pay for his own transportation (approximately $250).

In addition to a leave of absence with pay of 16 working days (Dr. Bass is on a four-day week), the total cost for the City would be $600.

The Comptroller of Budgets & Research advises that the amount would be available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Departments.

As this request exceeds the City Manager's ten day approval limit, it is being submitted to Council in accordance with Regulation 248-4 and I RECOMMEND approval."

The City Manager submits the foregoing recommendation of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 614

PROPERTY MATTERS

RECOMMENDATION

1. Leasing of a Portion of 1st Avenue Roadway Adjacent to 1775 Clark Drive. (South-West corner of 1st Avenue and Clark Drive)

The Supervisor of Properties reports as follows:

"A portion of 1st Avenue under the Grandview Viaduct abutting Parcel A, Block 68, D.L. 264A consisting of approximately 18,000 net square feet of land was leased by the adjacent property owner, A-1 Steel and Iron Foundry Ltd., for parking and outside storage. A-1 Steel and Iron Foundry Ltd. have now sold their property and the new owner wishes to lease the adjacent City land to provide parking for his tenants. The rental under the old lease was $2,000.00 per year paid in advance.

The City Engineer has agreed to leasing this property for a 10 year period with a 6 month cancellation clause after the initial 5 year period.

R.E. Porter Ltd. propose to rent the property subject to the following conditions:-

(a) Rental - $7,200 per annum (billed monthly)

(b) Date of Commencement - January 1, 1977

(c) Term - 10 years from date of commencement subject to a 6 month cancellation after the first 5 years.

(d) Rental Review - Every 2½ years and to be Market Rental Value

(e) Outgoing & Repairs - Lessee to pay all expenses and keep improvements in repair to the standards of a prudent owner.

(f) Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.

(g) Lessee to hold the City harmless from any claims resulting from damage caused by objects, material or dust falling from the Viaduct.

(h) Lease Agreement - To be drawn satisfactory to the Director of Legal Services.

It is recommended that approximately 18,000 net square feet of land under the Grandview Viaduct to the north of Parcel A, Block 68, D.L. 264A be leased to R.E. Porter Ltd. on the foregoing terms and conditions."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

2. Lease Renewal of 111 Alexander Street

The Supervisor of Properties reports as follows:

"The property legally described as Lots E½ 23, 24 and 25, except Right of Way, Block 1, D.L. 181-196 is reserved from sale for possible underground access to the waterfront. The site contains a structure of approximately 414 square feet which is used and operated as a cafe.

In this regard, the City of Vancouver entered into a 5-year lease agreement with the present tenant that commenced on May 1, 1972.

The tenant wishes to renew the lease and the Supervisor of Properties recommends that the lease of the property at 111 Alexander Street be renewed on the following bases:

1. Term of lease to be two years commencing May 1, 1977 and ending April 30, 1979.

2. Rental Review Clause - April 30, 1978.

3. Rental to be increased from $93 per month plus an amount in lieu of taxes to $129.38 per month plus an amount in lieu of taxes.

4. Pertinent conditions of the 1972 lease to prevail with the exception of the monthly rental rate."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Burrard Street Widening - Purchase of portion of property, 2040 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976 approved by Council on June 15, 1976 instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owners of Lots 39 and 40, Block 248, District Lot 526, Plan 590 being 2040 Burrard Street have agreed to convey the west 7 X 112 feet (784 square feet) of Lot 40 for the widening of Burrard Street and the north 2 feet of Lots 39 and 40 for lane widening for the sum of $17,000.00 as an all-inclusive settlement.

It is recommended that the Supervisor of Properties be authorized to acquire those portions required for road and lane purposes shown on plan marginally numbered LF8176 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

4. Establishing a Strip of City-Owned Property for Lane Purposes - 1822 W 2nd Avenue

The Supervisor of Properties reports as follows:

"Lot 16, Block 227, District Lot 526, Plan 590, known as 1822 West 2nd Avenue was purchased by the City in 1974 for the Arbutus-Burrard Connector Project. As this project is now replaced in favour of widening Burrard Street, this lot is no longer required and it is proposed to market this site to provide funds for the street-widening project.

Prior to marketing this lot, the City Engineer has requested that the south 2 feet of this lot be established for lane purposes to provide for the future widening of the lane and it is therefore

Recommended that the south 2 feet of Lot 16, Block 227, District Lot 526, Plan 590 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Establishing a Strip of City-Owned Property for Lane Purposes - east side Nanaimo north of 26th Avenue

The Supervisor of Properties reports as follows:

"Lot 1, Block 1, S½ of Section 46 T.H.S.L., Plan 2440 situated on the east side of Nanaimo Street north of 26th Avenue was purchased in 1969, together with abutting Lot A for replotting purposes. The City Engineer wishes to widen the lane at the rear of Lot 1 to provide better access for servicing the residential lots on the east side and has requested that the east 4' of Lot 1 be established for lane purposes.

This action will also provide better access to City-owned Lot A and the market value of Lot 1 will not be appreciably affected. It is therefore:

Recommended that the east 4 feet of Lot 1, Block 1, South ½ of Section 46 T.H.S.L., Plan 2440 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 614

DISTRIBUTED TUESDAY

B

MANAGER'S REPORT

April 15, 1977

TO: Vancouver City Council

SUBJECT: Tender 771 - Street Pavement & Curb
Tender 772 - Lane Pavement

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on April 12th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid, unit prices for major items of work included in these tenders, and a "Streets Contracts Cost Index" graph have been circulated to Council.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer RECOMMENDS that:

(a) Contracts be awarded to the low tenderers as follows:

Contract 771 - Street Pavement & Curbs, to

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

for the amount bid, namely, $981,919.60

and Contract 772 - Lane Pavements, to
Standard General Construction Ltd.
Granville Island
Vancouver, B. C.

for the amount bid, namely, $707,327.00

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 614

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

MARCH 31, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 31, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of March 10 and 17, 1977 were adopted.

RECOMMENDATION

1. Kitsilano Workshop - Grant

The Committee had before it for consideration a Manager's Report dated March 16, 1977 (copy circulated) in which the Director of Social Planning recommended an interim grant of $3,270 to the Arbutus Work Incentive Society to pay the salary and benefits of one program worker at the Kitsilano Workshop for three months.

A representative of the Director of Social Planning appeared before the Committee on this matter and in reviewing the report, pointed out that the Kitsilano Workshop applied for Work Activity Project funding from the Department of Human Resources but a decision on this funding will not be made until later this Spring and current funding expires March 31, 1977.

The Social Planning representative added that the Provincial Government has approved its share of the Work Activity Project funding and that Federal approval is expected.

During discussion, some concern was expressed regarding the City providing interim short term funding for organizations whose funding from other resources has been delayed; however, it was pointed out that the City has provided interim grants on several occasions.

Following discussion, it was

RECOMMENDED

THAT Council approve a grant of $3,270.00 to the Arbutus Work Incentive Society to pay the salary and benefits of one program worker at the Kitsilano Workshop for three months from April 1 to June 30, 1977.

Continued . . . . . .

2. Ray-Cam Co-operative Centre Operating Budget

The Committee had before it for consideration a Manager's Report dated March 16, 1977 (copy circulated) in which the Director of Social Planning reported on the operation and program budget for the Ray-Cam Co-operative Association which is applying for a City grant of $92,990.00 towards its total budget of $113,982.00.

The Director of Social Planning recommended a grant by the City to the Association of $74,555.00; that reductions in the program to attain the lower operating budget should include reduced building maintenance staff, reduced salaries for sports and fitness programs and reduced costs for the Association's proposal to rent a van.

Also included in the Manager's Report were comments by the Administrative Analyst which indicated the grant request could be reduced from $92,990.00 to $70,000.00.

Appearing before the Committee on this matter were several representatives of the Ray-Cam Co-operative Association and a representative of the Director of Social Planning.

Responding to questions from the Committee, the Social Planning representative indicated that two full-time building maintenance workers are not needed for an 8000 sq. ft. building and that salaries for sports and fitness programs proposed at Ray-Cam are high compared with community centres of equivalent size.

The Social Planning Department's spokesman further pointed out that the Association, last year, had the full time use of a rented van but that the vehicle was not fully utilized; that it was used an average of two to three hours a day.

Members of the Committee, however, pointed out that the Ray-Cam Centre, although small, is used to a higher degree than other community centres and therefore comparison with normal community centre operations may not be valid. The President of the Ray-Cam Co-operative Association, Ms. Patricia Chan, read a prepared statement (copy circulated) urging the Committee to approve the grant request. The Committee noted the Association's grant request included $5,400.00 for the rental of the van and that this could be reduced if the City donated a suitable vehicle to the Association.

Following discussion, it was

RECOMMENDED

A. THAT Council grant $89,390.00 to the Ray-Cam Co-operative Association toward the Association's budget for the operating period February 1, 1977 to January 31, 1978.

B. THAT the City Engineering Department donate a suitable van to the Ray-Cam Co-operative Association thus reducing the Association's grant request from $92,990.00 to $89,390.00 (subtract van rental of $5,400.00 and add operating expenses for the van at $1,800.00).

Continued . . . . . .

3. Complaints re Tax Buyers

The Committee had before it for consideration a letter from Mr. Shane Lord of the Downtown Eastside Residents' Association (copy circulated) enclosing a signed complaint by a Mr. Paul West regarding his transaction with Imperial Credit Protectors, 461 East Hastings Street, and also enclosing signed statements by Messrs. Fred Ranville, James Comelli and Arthur Milke complaining of their transactions with John's Cash for Tax Refund Centre (Metro Brokers Limited, 1250 Granville Street).

Appearing before the Committee on this matter was Mr. Shane Lord of the Downtown Eastside Residents' Association who indicated that not all of the complainants were able to attend. Also appearing were representatives of Imperial Credit Protectors and Metro Brokers Limited.

a) Imperial Credit Protectors

Speaking to the complaint lodged by Mr. Paul West, Mr. Greg Holden of Imperial Credit Protectors stated that his firm did not purchase this particular tax return. Mr. Holden, referring to a City Manager's report dated February 3, 1977, which was considered by the Community Services Committee, pointed out that that report contained a statement by the City's Director of Legal Services that the current method of operation by tax buying companies does not violate City by-laws.

It was noted that Mr. West's complaint was that he expected to have a tax return of $400.00 and received $194.00 from Imperial Credit Protectors.

The Committee noted that City Council, at its meeting on March 29, 1977, approved a recommendation from the Community Services Committee that the operator of Imperial Credit Protectors be requested to appear before Council to show cause why his business licenses should not be suspended, based on information contained in a previous complaint lodged by Mr. Loxi Zorak.

The clerk advised that arrangements were being made to have Imperial Credit Protectors appear before Council on Tuesday, April 19, 1977.

A spokesman for the tax buying companies told the Committee that since the Provincial Government passed legislation on March 25, 1977, to regulate these businesses, the companies have gone out of business as they cannot operate on a 15% profit.

It was noted by the City Manager that if these companies feel their business licenses are useless because of the Provincial legislation, they likely would not appear before Council to show cause why their licenses should not be suspended.

Following discussion, it was

RECOMMENDED

THAT the complaint by Mr. Paul West regarding his transaction with Imperial Credit Protectors, 461 East Hastings Street, be forwarded to Council for consideration at the same time that the operator of Imperial Credit Protectors appears before Council to show cause why his business licenses should not be suspended, based on the earlier complaint by Mr. Loxi Zorak.

Continued . . . . .

b) John's Cash for Tax

Considering the complaints of Messrs. Fred Ranville, James Comelli and Arthur Milke, the Committee noted that in each case the complainants received less than the 85% of the tax return they anticipated receiving.

During consideration of these complaints, a letter dated March 21, 1977 from a Mr. Leo Gobin was read to the Committee by the Chairman in which Mr. Gobin said that in a transaction with Metro Brokers Limited, he received $211.00 of an anticipated return of $432.00.

However, Mr. Gobin also wrote that he owed the Tax Department $254.00 from the 1974 taxation year, meaning that in this case Metro Brokers Limited purchased a worthless tax return.

During consideration of this matter, a spokesman for the tax buyers pointed out that four of the five complaints being considered by the Committee this date sold their tax returns to tax buying companies last year and did so again this year. The tax buyer's representative suggested that the complaints were contrived for political reasons.

However, following discussion, it was

RECOMMENDED

THAT the operator of John's Cash for Tax Refund be requested to appear before Council to show cause why his business licenses should not be suspended, based on the information contained in the complaints by Messrs. Fred Ranville, James Comelli and Arthur Milke.

4. Diet of Persons on Welfare

The Committee had before it for consideration a memorandum dated March 25, 1977 (copy circulated) from Alderman Bellamy to Alderman Rankin which enclosed a copy of a memorandum from Social Planner Doug Purdy which was submitted in response to Alderman Bellamy's inquiries regarding persons alleged to exist on pet food.

Mr. Purdy's memo to Alderman Bellamy contained some suggestions on this situation.

During consideration, there was general agreement among Committee members that an approach should be made to the Minister of Human Resources to increase the amount of welfare provided to single unemployed persons whose level of assistance has remained at $160.00 a month for some considerable time.

It was suggested that a typical monthly budget of a single unemployed person existing on the $160.00 welfare budget should be prepared.

Following discussion, it was

RECOMMENDED

THAT the City Manager prepare for the Community Services Committee a typical monthly budget for a single unemployed person on welfare and that this budget form the basis for a submission by the City to the Minister of Human Resources for an increase in welfare rates for single unemployed persons.

The meeting adjourned at approximately 3:05 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 616-617

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 31, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 31, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman H. Rankin
ABSENT:	Alderman M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meetings of March 10, and March 17, 1977, were adopted.

RECOMMENDATION:

1. Charter Limousine Licenses

The Committee had for consideration a Manager's Report dated March 30, 1977, in which the Director of Permits and Licenses reported as follows:

"It has been the policy for past number of years to refer applications for limousine licenses to the Vehicles for Hire Board for consideration. It appears that this practice was followed to regulate the number of limousines operating in the City. This is supported by the resolution which was passed by the Vehicles for Hire Board on January 5, 1970, which requested the License Inspector to report to the Vehicles for Hire Board any applications from the present three operating companies for a license for more than 10 limousines. There are still three companies operating a limousine service in Vancouver and between them there are 15 licensed limousines for 1977.

In April 1974 the Vehicles for Hire Board took no action on an application from V.I.P. Limousine Service Ltd. to operate 6 limousines in the City of Vancouver because it was felt that the 15 licensed vehicles at that time were sufficient. In June 1976 the Board approved an application from Abner Chong for three limousine licenses. However, Mr. Chong has not obtained the licenses.

We have now received an application from Mr. Ed Bodnarchuk for six limousine licenses, and Ms. Dana Smith has applied for one limousine license.

On March 15, 1977, Council repealed the Vehicles-for-Hire By-law, and resolved that henceforth, limousine licenses are to be issued by the License Inspector, with appeals going directly to Council.

Council should give direction to the License Inspector on whether:

a) he should concern himself only with the fitness of the drivers and vehicles; or whether

b) he should also concern himself with the total number of licenses in the City and with the economic viability of the operation."

The Committee discussed the specialised nature of the service provided by Charter limousines and it was the consensus that it was no longer necessary for Council to rule on such applications except in cases of appeal from the decision of the License Inspector.

RECOMMENDED,

THAT applications for limousine licenses be issued by the License Inspector after making full enquiry as to the fitness of the drivers and vehicles, the total number of licenses in the City, and the economic viability of the operation; and that appeals from such decisions of the License Inspector be heard by City Council as provided by the Vehicles for Hire By-law.

Cont'd ...

2. Gasoline Retailing

City Council at its meeting on March 15, 1977, when considering a report of the City Manager dated March 11, 1977, (circulated) concerning gasoline retailing in the City of Vancouver, referred the matter to the Standing Committee on Transportation for consideration and report.

In the Manager's Report, as amended, considered by the Committee this day the Director of Planning reviewed trends in gasoline retailing since enactment in June, 1975, of the Licensing By-law No. 4450, to regulate the number of self-service gasoline stations in the City. When enacting the By-law Council also established a policy guideline that the number of self-service stations affiliated with any one oil company should not exceed 15% of total stations carrying that company brand as of April 8, 1975. Transfers also required Council approval. Comparing 1977 to 1975, it was noted Imperial Oil had moved from 12% of its total existing stations in the self-service category to 37%; Texaco had moved from 33% to 41%; Gulf from 10% to 23% and Shell from 26% to 37%. The reason for the marked changes was the closure of a substantial number of pre-existing full-service stations, some 74 in all over the two-year period.

The Director of Planning referred to the concerns of many members of the community who were perturbed by what they considered to be undesirable changes in the distribution of stations, and suggested a procedure to deal with the situation. Citizen concern revolved around the following issues:

a) the apparent reduction in competition (self-service stations tended to be generally owned and operated by major oil companies, while full-service facilities are more likely to be operated by independent retailers);

b) the potential reduction in the level of automobile mechanics resulting from the reduced availability of full-service facilities and the consequent lessened frequency of regular service checks;

c) the possible loss of jobs for service station employees.

The Director of Planning suggested if Council wished to do something about the situation there were a number of legislative options; however, he noted a voluntary solution would be administratively and philosophically preferable to heavy-handed regulations. Therefore, he recommended the appointment of a Council sub-committee to meet with representatives of the oil industry, Automotive Retailers' Association and consumers' associations and report back in three months time on the feasibility of a strategy for preserving competition and adequate level of service in gasoline retailing in the City.

* Mr. E. Droettboom, Planning Department, advised the Committee of a number of amendments to the Manager's Report.

The Committee received briefs from the following and communications were noted from Imperial Oil dated March 16, and March 10, 1977, and Automotive Retailers' Association dated March 14, 1977, (briefs and communications are on file in the City Clerk's Office):

- Mr. D. Sharp, Motorist Planner, Gulf Oil of Canada discussed three specific areas as they pertained to the company and its operation in the retail gasoline market in the City: the effects of current legislative restrictions; the issues of servicing, employment, and the lessee dealers; and Gulf Canada's role in the market.

  The brief voiced opposition to the proposal for joint discussions and stated the Company was not prepared to engage in any "illegal" activities by meeting in conjunction with its competitors to further restrict competition.

- Mr. J. Duns, B.C. Retail District Sales Manager, Shell Canada Ltd., suggested the consumer was being well served and Council may wish to assess whether By-law No. 4450 is required.

Cont'd . . .

Clause 2 Cont'd

Shell's position was that the Company was not violating By-law No. 4450.

On the question of employment, discussions with Manpower disclosed there were 370 general automotive mechanics registered in Metro Vancouver plus 132 mechanic helpers. This category of employee did not appear on the Manpower list for above average unemployment levels.

The brief analysed the three issues and concerns contained in the Manager's Report of March 11, 1977, and concluded ". . . the City of Vancouver has the highest percentage of self-serve outlets in Western Canada, yet, it is the only major City with a By-law. One may wonder if the impending By-law in early 1975 caused a rush for permits. We suggest the industry should be free to assess and meet demands of the market."

- Mr. W.J. Walmesley, Retail Sales Manager, Chevron Canada Ltd., reviewed the history of the City's involvement in the gasoline market place dating back to 1969, and submitted the question of modes of operation of various gasoline service stations was not the intent of Council's statutory powers, nor should it be Council function to involve itself in every facet of the retail market. Chevron, while willing to meet privately with the proposed sub-committee, could not be a party to joint discussions as proposed in the Manager's Report. To do so would mean exposing the Company to a possible charge under the Federal Combines Investigation Act.

- Mr. S.A. Ruocco, Senior Accounts Executive, Imperial Oil Ltd., contended the Automotive Retailers' Association was wrong in its assumption that the number of self-serve stations was on the increase. What had happened was the percentage of units had shown a substantial increase, but this had occurred because of the closure of many units in the market place because of prevailing economic conditions. There had also been a startling emergence over the past years of specialty repair shops, without gasoline, and this had had a drastic effect on the Industry. The market directed balance between full-service and self-serve units, specialty shops, etc., would provide the customer with all required services at the lowest cost. To single out one industry for controls, while excluding others was unfair and unwarranted.

- Mr. D. Stuart, Vice-President, Sales, Mohawk Oil Co. Ltd., in a brief presenting the position of an independent oil company, possessing no refinery of its own, stated the Planning Department's report "Self-Serve Gasoline Retailing in the City of Vancouver" erroneously referred to independents reliance on obtaining "distressed" gas. This was not correct. Mohawk trucks were loaded at the same racks as major oil companies' trucks and received identical products. It was Mohawk's position that it was the responsibility of the industry to maintain an available supply of petroleum for consumption; it was not necessarily responsible for the repair of motor vehicles.

- Mr. M. Foley, Advisory Department, B.C. Automobile Association, advised the Association welcomed any move by industry or government which helped to reduce the cost of motoring and felt the reduced price of gasoline at self-serve stations was a positive move. However, it had become apparent that with the introduction of self-serves, many motorists were failing to have normal checks on tires, batteries, water and oil with the result the number of calls for emergency assistance had increased, as had the number of serious breakdowns.

  The Association believed the present balance should be maintained and further applications for self-serves should be resisted by Council unless they offered dual-type operation of both self-serve and full-service at the same location.

Cont'd . . .

Clause 2 Cont'd

- Mr. W.R. Wills, Co-ordinator, Automotive Retailers' Association, addressed the Committee and submitted the present number of self-serve stations was more than adequate for the City's needs and further growth would be opposed by the Automotive Retailers' Association.

  The Provincial Government was planning legislation dealing with the distribution and retail sale of gasoline on a province-wide basis and therefore the City should impose a freeze on growth until the legislation had been brought down.

Mr. E. Droettboom, Planning Department, advised he did not feel there was any substance to the fears expressed concerning the Federal Combines Investigation Act as the joint discussions were not intended as a process for collusion or price fixing. It was the intention to hold the meetings in public and invite representatives of consumer groups to attend. During discussion it was pointed out by Committee members the industry representatives would not necessarily be heard collectively, but could appear individually.

It was

RECOMMENDED,

A. THAT the Transportation Committee be charged with the responsibility of meeting with representatives of the oil industry, the Automotive Retailers' Association, and consumer's organizations; and that the four groups jointly report to Council in three months' time on the feasibility of a strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver.

   (Alderman Kennedy opposed)

B. THAT the Manager's Report dated March 11, 1977, as amended, * be received.

The meeting adjourned at approximately 5:05 p.m.

* * * *

* (See Page 2)

FOR COUNCIL ACTION SEE PAGE(S) 618

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

III

March 31, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, March 31, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Provincial Youth Employment Program - PYEP '77

On March 15, 1977 City Council considered a Manager's report dated March 11, 1977 outlining the Provincial Youth Employment Program and passed the following motions:

"THAT the Standing Committee on Finance and Administration be authorized to review the proposals for report back to Council and to establish priorities among the projects;

THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required;

THAT the Finance and Administration Committee establish the maximum City's costs."

The Committee noted that the City has agreed to participate in the Federal Youth Employment Programs - $180,000 and LIP - $232,000 and with the requested City share of funds for the Provincial Youth Employment Program of $82,943, it would be almost double the participation in similar programs in 1976. In view of this, it was agreed that the Committee would set a limit of $25,000 for participation in PYEP for 1977.

The Committee considered 28 projects submitted by various Departments and Boards of which the City's share of costs totalled $82,943.

The Committee established priorities for each project as follows:

Priority No. 1 Department	Project	City Share
City Clerk's-Archives	Historic Photo Collection	$ 1,475
Planning	Commercial Space Inventory	3,298
	Community Cleanup	3,117
Health	Grenfell Summer	7,412
	Inspector Student Training	3,561*
	Nutrition Information Please	1,899
Social Planning	Children's Place	2,200
	Transportation for Disabled	1,450**
	Urban Resource Catalogue	600**
Engineering	Transit/Curb Compilation	4,000***
Park Board	Strathcona-Summer Enrichment	1,260
	Marpole-Community Centre	596
		$30,868
Less $5,611 to come from Departmental Budgets (see asterisks)		5,611
	TOTAL	$25,257

Cont'd . . .

Clause #1 continued:

* This project to be submitted under Priority No. 1 with the City's share of funds from the Health Department budget.

** These reduced projects to be submitted under Priority No. 1 with the City's share of funds from the Social Planning Department budget, the source subject to approval of the City Manager, the balance of the projects to be Priority No. 2.

*** The Committee approved a reduced project of approximately $4,000 in Priority No. 1 and the balance of $7,388 in Priority No. 3.

Priority No. 2

Department	Project	City Share
City Clerk's-Archives	Historic Inventory Research	$ 1,048
Permits & Licenses	Data Analysis/Cataloguing	1,649
Library	Library Research	4,731*
Planning	Expand Heritage Inventory	2,174
Health	Health Profile	600
	Bon Appetite Toddler	1,899
	Healthful Lifestyle	2,577
	Accidental Poisoning Children	1,599
Social Planning	Transportation for Disabled	550
	Urban Resource Catalogue	1,450
	TOTAL	$18,277

* The Committee approved three students at Priority No. 2 and and three at Priority No. 3 for this project.

Priority No. 3

Department	Project	City Share
City Clerk's-Archives	Pacific Press Project	$ 1,525
Permits & Licenses	Civic Building Cleanup	6,242
Library	Library Research	4,731
Planning	Mt. Pleasant Population Survey	1,424
	Microfilm/Drawing	2,099
Health	Health Education	1,400
	Summer Enterprise	5,349
Engineering	Transit/Curb Compilation	7,388
Park Board	Champlain Heights-Planning for Community	2,540
	Nature-West End	1,100
	TOTAL	$33,798

Following discussion it was

RECOMMENDED

A. THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1977.

B. THAT City Council approve an expenditure of funds totalling $30,868 with $5,611 to come from Departmental budgets as noted and $25,257 as the City's share for the PYEP Program from the 1977 Revenue Budget.

Cont'd . . .

Clause #1 continued:

C. THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program.

Detailed information on the above projects on file in the City Clerk's Office.

(At this point in the meeting, Mayor Volrich left because of other commitments and Alderman Brown assumed the chair.)

2. Vancouver Art Gallery - 1977 Grant Request

On February 22, 1977 City Council deferred consideration of the Vancouver Art Gallery's request for an additional Museum Assistant position at an annual cost of $12,429 including fringe benefits, pending a report from the Administrative Analyst.

The Committee considered a Manager's report dated March 21, 1977 (copy circulated) wherein the Administrative Analyst reported on the Museum Assistant's duties and three factors which have contributed to an increased workload:

1. more exhibitions
2. increased size of permanent collection
3. building aids.

The Civic grant to the Vancouver Art Gallery is based, historically, on the amount required to cover the costs of building maintenance, janitorial services, insuring the collection and basic curatorial and security costs. The City Manager noted that the principal duties of the proposed Museum Assistant relate to exhibitions and are not within the terms of the Civic grant.

The Committee did not feel a full time position could be approved at this time because of the City's anti-inflation program and because portions of the duties would not be within the terms of the Civic grant. The Committee felt that the Vancouver Art Gallery could effect a saving by hiring part-time help to carry out maintenance and framing work and funds could be approved within the terms of the grant for such help.

Following further discussion it was

RECOMMENDED

THAT City Council approve an amount of $4,000 additional to the Vancouver Art Gallery's Civic grant for 1977 for part-time work, it being strongly suggested that these funds be put towards functions outlined for in-house work.

3. Security Service at Britannia Centre

The Committee considered a Manager's report dated March 21, 1977 (copy circulated) wherein the Director of Finance reported on Security Service at Britannia Centre. In the report the Executive Director of the Centre outlined background information, reasons for security coverage, present security arrangements, relationships to other staffs at Britannia, and an assessment of the Service to date.

Cont'd . . .

Clause #3 continued:

Following discussion it was

RECOMMENDED

THAT the engagement of a security service for Britannia Centre continue at the present level of service and funding estimated to be $13,177 be approved for 1977.

4. Annual Review - Permit Fees

The Committee considered a Manager's report dated March 22, 1977 (copy circulated) wherein the Director of Finance and the Director of Permits and Licenses reported on their annual review of Permit Fees for the Sign By-law, Plumbing By-law, Fire By-law, Electrical By-law and the Gas Fitting By-law.

The Committee questioned the heavy increase in the Plumbing, Fire and Electrical By-law fees. It was felt this would create a hardship in some instances where it could least be afforded, particularly oil burner fees.

The Director of Permits and Licenses stated that these inspections are very difficult and time consuming to conduct in old buildings. Also the fees had not been revised for at least two years. The City Council, on February 11, 1975 instructed that permit fees be based on 100% of operating costs.

Following discussion it was

RECOMMENDED

A. THAT the Sign By-law No. 4810 and Gas Fitting By-law No. 3507 fee increases be approved as outlined in the Manager's report for 1977.

B. THAT the Plumbing By-law No. 4068, Fire By-law No. 2193 and Electrical By-law No. 3417 fees be increased 25% in all categories over the present rates for 1977.

C. THAT the Director of Legal Services be instructed to make the necessary By-law amendments.

D. THAT in the case of revised Annual Fees they become effective January 1, 1977; all other fees referred to be effective 30 days from the date of Council's approval.

E. THAT the Director of Permits and Licenses advise forthwith representative associations affected by the foregoing changes.

The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 619

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 7, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 7, 1977 at approximately 12.30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO PRESENT: Alderman Bellamy)
Alderman Ford)
Alderman Gerard)
Alderman Rankin) Items 1 and 2

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered a memorandum dated April 1, 1977 from the Zoning Planner forwarding the monthly status report on rezoning applications as of March 31, 1977. Mr. R. Scobie, Zoning Division circulated a memorandum dated April 4, 1977 containing the pertinent information on an application that had been omitted from the status report (copy of all material on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications as of March 31, 1977, including the additional information circulated at the meeting, be received.

2. Commercial Development - Phase 1 Area 6, False Creek

The Committee considered the following reports of the City Manager -

(a) report dated April 1, 1977, submitted for the Consideration of the Committee, in which the Director of Planning requests clarification of policy regarding the commercial development proposed for the waterfront walkway of False Creek and describes eight alternatives for the development on this site.

(b) report dated April 4, 1977, submitted for the Information of the Committee, in which the Development Consultant reports on meetings held with resident groups relative to the proposed development at Caesar's Bridge.

(The reports are on file in the City Clerk's office).

Cont'd.....

Clause No. 2 Continued:

Mr. D. Sutcliffe advised that the approved design concept for Phase 1 included a development at Caesar's Bridge to provide interest and variety along the waterfront.

The original design for 100% commercial use included a restaurant. The University Non-Profit Building Society objected to 100% commercial and the restaurant component.

After several redesigns in an attempt to reach a compromise the current proposal is for three small single-storey commercial areas totalling 3,584 sq. ft. and five 2-storey townhouses (four of which have lofts) totalling 5,419 sq. ft. Three timber decks adjacent to the commercial areas are to be built and maintained by the developer to allow public access to the waterfront. Ramps from the two-end public decks lead down to a public float and provide access to the livaboard marina. The design conforms to the guidelines laid down in 1974, has been approved by the Urban Design Panel and is awaiting consideration by the Development Permit Board.

The Development Consultant advised that he had no alternate methods of funding to suggest. The Director of Finance advised that if no development proceeds on the site, the City would have to absorb the loss of rental income. The Development Consultant, in the report stated that the cost of not proceeding with the development is considerable in financial terms but is even more important in terms of interest, quality and service to the False Creek development.

Ms. Audrey Campbell, University Non-Profit Building Society, submitted a 50-page petititon containing 1136 signatures, including 60-75 names of residents of False Creek other than the University Group. The signatures are not exclusively from the City proper, but from the metropolitan area i.e. University Endowment Lands, Burnaby, Richmond, White Rock, Delta, North and West Vancouver and other municipalities such as Surrey, Langley, Maple Ridge, Clearbrook and Abbotsford. The petition states -

> "I understand that a mixed residential and commercial development is being planned now to be constructed over the sea wall and extending over the water of False Creek.
>
> I object to turning over the publicly owned existing seawalk to privately owned residences and commercial outlets. This creates a dangerous precedent which should not be allowed to occur, particularly at this heavily used public seashore site. I consider these plans contrary to the City's policy of returning the waterfront to the people of Vancouver."

Ms. Campbell also circulated a brief which recommended that

> "The Caesar's Bridge area should be used and landscaped as pedestrian open space, as a gathering point overlooking the marina, harmoniously blending with the surrounding existing buildings while preserving the open character of a very important thoroughfare connecting the Heather area and the Park at False Creek with Phase II and with the recreational areas of Granville Island."

(Petition and brief on file in the City Clerk's office)

Cont'd.....

Clause No. 2 Continued:

Mr. H. Creighton, Comptroller of Budgets and Research, in answer to a question from the Committee, advised that the ground rents of the University Group would have to be increased 20% if the development did not proceed. This would present some difficulties - all fifty owners would have to agree, the Provincial Government would have to approve the increase for those units receiving a subsidy, the Strata Title application would be held up, etc.

When asked if a compromise could be reached on a new design excluding the residential, Mr. Sutcliffe advised this would be virtually impossible as it is his understanding the University Group does not want any development on that site.

When asked the total costs to be reimbursed if this does not proceed, Mr. Sutcliffe stated $166,000 including design costs.

Mr. D. Hickley, Associate Director, Central Area Division, advised that the development permit application for this development indicating 3,528 sq. ft. of commercial floor space and 5 residential units with the heights of buildings varying from one-storey for commercial use to three storeys for the residential use, was considered by the Development Permit Special Staff Committee. They concluded that Council's guidance in the following two areas was required before the development permit application could be approved by the Development Permit Board:

(1) Use - the appropriateness of private residential use on this site.

(2) Continuous Walkway Along Water's Edge - the intent, with respect to the waterfront walkway, of the statement in the Area Development Plan for Area 6 where it states "Buildings may be located over walkway.

The Director of Planning, with the concurrence of the City Engineer, recommended:

1. No private residential use shall be permitted for this site.

2. Small-scale retail commercial, appropriate professional offices, and community facilities are the appropriate uses for this site.

3. Provided the above two recommendations are accepted, then the statement "Buildings may be located over walkway" can be interpreted to permit a small-scale commercial development to be constructed at the water's edge in this location, with the walkway behind the development on the land.

The City Manager put forward these recommendations for the Committee's consideration.

Mr. R. Worcester, Interim Residents Council, stated that the proposal was looked at by the Council to see if it met the False Creek guidelines.

Cont'd.....

Clause No. 2 Continued:

Representatives of the various housing developments have differing levels of concern about the project but all are concerned about assurances that there will be a continuous walkway, whether the commercial will be of a local, convenience nature, whether there will be a restaurant and its related parking and traffic, etc.

A representative of the Urban Trails Committee urged that there be a continuous waterfront walkway.

The discussion centred on whether the residential component should be eliminated and be replaced by small-scale retail commercial, appropriate professional offices and community facilities as suggested by the Director of Planning.

Rather than proceed with a redesign, a member of the University Non-Profit Building Society requested that the Society be given an opportunity to see if they could find a way to cover the costs of eliminating the development.

It was again pointed out the difficulties that would be involved with increasing the ground rents. It was suggested that the University Group could raise the necessary capital or a local improvement could be levied on all the residents of the University development.

The Committee

RECOMMENDED

THAT the matter be deferred for two weeks to enable the University Non-Profit Building Society to present a proposal to the Committee on whether they would pay the total costs involved for

(i) the elimination of the residential component or

(ii) the elimination of the entire development

either by raising the necessary capital or by agreeing to local improvement charges being levied against all the residents of the University Non-Profit Building Society development.

3. Champlain Heights - Central Walkway

The Committee considered a report dated March 16, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Project Manager, Champlain Heights, stated that the "Implementation Report - Development of Areas E and F" approved by Council on May 6, 1975, provided for approximately 30 acres of land dedicated 'parkway' to be under the care and custody of the City Engineer, the walks landscaping and recreational features to be constructed by the City. The firm of Justice and Webb were retained to prepare a walkway development concept. In the course of preparation, discussions were held with the Parks Board and various departments. Justice and Webb have submitted a report "Walkway Development Concept - Construction Standards and Costs - Areas E & F, Champlain Heights" dated January, 1977 (on file in the City Clerk's office). The report has been discussed by various departments and they are in general agreement with the concept

Cont'd.....

Clause No. 3 Continued:

with the exception of the "ponds" which could present a safety and health hazard. The ponds will be eliminated from the final plans.

The City Engineer will undertake preparation of detailed working drawings based on the Concept Plan after finalization and agreement on all design details. Detailed estimates will be prepared and will be presented to Council with the 1977 Champlain Heights Capital Budget. If the budget is approved, tender documents will be prepared. It is anticipated construction could proceed by early summer 1977. Preliminary clearing of trees and rough grading on the walkway commenced on February 1, 1977 under an L.I.P. programme supervised by the Park Board and the City Engineer.

RECOMMENDED

THAT the report of the City Manager dated March 16, 1977 and the Concept Plan prepared by Justice and Webb dated January, 1977, be received.

4. Townhouses in RS-1 Areas

At its meeting on March 17, 1977 the Committee considered a report of the City Manager dated March 7, 1977 on the above subject. The following is an extract from the Report of the Standing Committee:

"With respect to the establishment of areas for townhouses, Mr. Thomsett stated that there are a few areas in the City where lots are large, densities are very low and where taxes and maintenance costs are burdensome for some of the owners. These are parts of Shaughnessy (zoned RS-4), South-West Marine Drive and Point Grey, west Blanca Street.

The City Manager suggested that it would be important for communities and developers to know whether Council would be prepared to consider spot rezonings for townhouses.

Members of the Committee felt that in areas like the three mentioned, applications for townhouses could be entertained but individual spot rezonings in most RS-1 areas should be discouraged. In most local area planning programmes, some townhouses seem to be acceptable as part of the area plan, but in these areas, resident opinions have been canvassed."

The Committee recommended:

"A. THAT the present RS-1 zoning schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use.

B. THAT staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work programme.

Cont'd.....

Clause No. 4 Continued:

C. THAT other opportunities for designating town-house areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups."

Mr. F. Musson, by letter dated March 21, 1977 (on file in the City Clerk's office) requested that the matter of rezoning the property at the north-east corner of Collingwood and 41st Avenue for a townhouse development be discussed informally at the Committee.

Mr. Musson explained that on May 18, 1976 he appeared before Council and suggested that consideration of the rezoning application for the above property be deferred until after the report on low density multiple housing in RS-1 areas was received. He requested the Committee's views as to whether they felt a townhouse development would be appropriate in this location as it was not in the middle of an RS-1 zone but on the edge, adjacent to commercial and duplex zones.

One member of the Committee felt that this townhouse proposal could act as a buffer to protect the single family area but that the views of the surrounding neighbours would be needed. Mr. Musson was advised to meet with them and explain the proposal.

Mr. Spaxman, Director of Planning advised that the rezoning application could be reactivated and details reported to Council in the normal manner.

RECOMMENDED

THAT the Director of Planning be instructed to reactivate the rezoning application for the property located at the north-east corner of Collingwood St. and West 41st Avenue and report to Council in the normal manner.

5. Offices in Industrial Areas

At its meeting on March 17, 1977 the Committee deferred consideration of a Manager's Report dated March 9, 1977 (on file in the City Clerk's office) to its next meeting. An extract of the Report of the Standing Committee dated March 17, 1977 is attached.

Mr. L. Tenant of the Overall Planning Division outlined the previous discussion giving reasons for restricting office development in industrial areas - i.e. employment decentralization, (offices employ 1 person per 200 sq. ft. and industry employes 1 person per 2,000 sq. ft.) industrial opportunities should be preserved, office opportunities exist elsewhere.

A member of the Committee felt some areas zoned industrial may be inappropriately zoned and perhaps should be commercial i.e. the area between 6th Avenue, Broadway, Yukon and Main and the 4th Avenue/Burrard Street area.

Mr. Spaxman stated that the responsibility of the Director of Planning is to the whole City - to diversify employment and retain a good balance of land use. As offices dissipate industrial land, the proportion of industrial jobs in the City declines, thus affecting the residential component of the City.

Cont'd.....

Clause No. 5 Continued:

Mr. J. Baker, solicitor for a number of owners of small buildings in an M-1 industrial area, spoke at the previous meeting with respect to enforcement action and legalizing the present offices uses until there is an industrial demand or until the City removes "office" as a conditional use in the M-1 and M-2 industrial schedules. He reiterated his comments.

Mr. W. Farrish, solicitor, appeared on behalf of the owners of a building at 8400 Main Street located in an M-2 zone. The building contains 87% warehouse space and 13% office space on the mezzanine floor. The owner wishes to lease the office space to tenants other than warehouse tenants but cannot under the present policy. He suggested that as long as the amount of office space is limited in relation to the overall size of the building, permitting such office space should not negatively affect the amount of industrial space in the City and would make sense from both a planning and business standpoint.

Mr. Spaxman suggested that a further report was necessary dealing with the sort of uses that would seem appropriate in the 30% non-industrial areas of buildings which are created when one industrial tenant moves out and a new industrial tenant moves in and does not require for his needs the 30% allowed for offices.

A member of the Committee suggested that in the area 6th Avenue to Broadway, Main to Yukon Streets, enforcement action be held in abeyance.

RECOMMENDED

(A) THAT consideration of the report of the City Manager dated March 9, 1977 be deferred pending a further report from the Director of Planning outlining appropriate uses other than ancilliary offices for buildings in industrial areas which do not require for their own purposes the 30% allowed for related office development.

(B) THAT the Director of Permits and Licenses be instructed to hold in abeyance the 30-day Notices to Vacate issued to tenants in the area 6th Avenue to Broadway, Main to Yukon Streets, pending the further report of the Director of Planning.

The meeting adjourned at 4.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 619 & 620

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

V

April 12, 1977

A special meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 12, 1977 at approximately 1:30 p.m.

PRESENT:	Mayor Volrich, Chairman Alderman Brown Alderman Gerard Alderman Gibson Alderman Marzari Alderman Puil
ALSO PRESENT:	Alderman Bellamy Alderman Ford Alderman Harcourt Alderman Rankin
COMMITTEE CLERK:	G. Barden

RECOMMENDATION AND CONSIDERATION

1. 1977 Revenue Budget Estimates

The Committee considered a Manager's report dated April 6, 1977 (copy circulated) which outlined the City's current budget position showing a deficit of $3,947,508. To balance the budget at this point would mean a general tax levy of 0.87 mills or a 4.6% increase over the 1976 levy, subject to Council action on appeals.

It was noted that the Review Committee has reduced expenditure requests by $4,513,599 prior to appeals by Civic Departments and Boards. The Committee heard appeals for $387,271 of this amount. If all appeals were approved it would mean a further increase of .45% to the tax levy.

The Committee discussed a Revenue Surplus for 1976 amounting to approximately $2.9 million. It was generally agreed that $1 million of this surplus could be placed in the revenue budget which would reduce the tax increase to less than 4%.

Following further discussion the Committee took action on appeals from Civic Departments and Boards and recommended that City Council approve an additional $26,500, submitted $155,704 for consideration, and deleted a total of $205,067 as follows:

CONSIDERATION

The following motions resulted in tie votes and are therefore submitted for consideration.

A. City Clerk's Department Appeal

THAT City Council approve an amount of $1,605 for microfilming of Council Minutes and City of Vancouver By-laws.

B. Engineering Department Appeal

(i) THAT City Council approve an amount of $39,500 for automobile origin-destination survey on a City-wide basis.

Cont'd . . .

Clause #1 continued:

(ii) THAT City Council approve an amount of $39,500 for replacement of 51 mobile Police radios.

C. Library Board Appeal

(i) THAT City Council approve an amount of $19,235 for the purchase of books and periodicals.

(ii) THAT City Council approve an amount of $30,000 for reorganization of the third floor - Central Library.

(iii) THAT City Council approve an amount of $4,500 for expanding the newspaper section - Central Library.

D. Police Board Appeal

(i) THAT City Council approve an amount of $13,250 for one additional Police position at the Constable level - School Liaison Officer.

(ii) THAT City Council approve an amount of $6,000 for Phase I of the Police Exhibit at the P.N.E.

E. Park Board Appeal
THAT City Council approve an amount of $2,112 for a part-time secretary at the Killarney Community Centre.

RECOMMENDATION

F. Library Board Appeal
THAT City Council approve an amount of $5,000 for shipping containers.

G. Health Department Appeal
THAT City Council approve an amount of $7,000 to replace two dental chairs.

H. Police Board Appeal
THAT City Council approve an amount of $14,500 for 12 radios (Mocom 70 or equivalent)

I. THAT the remaining appeals totalling $205,067 be turned down as recommended by the Review Committee.

J. THAT City Council approve an amount of $1,000,000 from revenue surplus to be placed in the 1977 Revenue Budget.

K. THAT the request for $26,676 for carpeting in various locations in the City Hall be not approved.

L. THAT adjustments to the Basic and Supplementary Estimates made by the City Manager and Director of Finance during budget reviews be approved as outlined in Schedule 1.

The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 603 TO 606

PART REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 14, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 14, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION AND CONSIDERATION

1. 1977 Supplementary Capital Budget

The Committee considered a Manager's report dated April 12, 1977 (copy circulated) wherein the Director of Finance reported on the 1977 Supplementary Capital Budget. He advised that the 1.85 mill rate established on December 16, 1975 would generate $7,860,000. Of this $2,000,000 is for basic capital from revenue. This would leave a balance of $5,860,000 plus $500,000 from the P.N.E. rental, giving a total of $6,360,000 available for the Supplementary Capital Budget.

Civic Departments and Boards had submitted their proposed 1977 Supplementary Capital projects and these, together with other known requirements, total $7,575,228 leaving a shortfall of $1,215,228. The Committee was advised that funding required for the Queen Elizabeth Stage Floor now is $70,000 instead of $100,000 as shown in the Manager's report and the Committee agreed to delete $750,000 for the Kitsilano Pool from the Park Board funding request of $2,695,000 as it is hoped to get this funding from the Federal Government. This would leave a shortfall of $435,000 summarized as follows: (See Manager's report for details of each Category)

1.	Projects already approved by Council	$1,330,340
2.	Approved Projects currently in progress for which additional funding is required	503,488
3.	Capital Reserve unallocated	1,500,000
4.	New Projects Submitted by Civic Departments and Boards as amended. (less $750,000 - Kitsilano Pool and $30,000 - Queen Elizabeth Stage Floor)	3,461,400
	TOTAL REQUIRED	6,795,228
	Funds available	6,360,000
	Shortfall	$ 435,228.

The Committee heard representatives of Civic Departments and Boards who reported on the extent and urgency of their requests.

Cont'd . . .

Clause #1 continued:

Following discussion the Committee felt that the lighting console for the Queen Elizabeth Playhouse - $115,000 could be delayed one year providing it is given priority next year. After lengthy debate a tie vote resulted on a motion to delete $100,000 from the park development and redevelopment funds, and the balance of the shortfall totalling $220,228 could be deleted from the recommended $1.5 million for the Capital Reserve.

RECOMMENDATION

A. THAT the $500,000 P.N.E. rental be allocated to the 1977 Supplementary Capital Budget to be used for projects in the Parks and Recreation Category.

B. THAT 1.85 mills of the 1977 real property tax levy be used to provide approximately $7,860,000, of which $2,000,000 is for basic capital from revenue, and $5,860,000 is for the 1977 Supplementary Capital Budget.

C. THAT the item Lighting Console for the Queen Elizabeth Playhouse totalling $115,000 be deleted.

CONSIDERATION

The following motion resulted in a tie vote and is therefore submitted to Council for consideration:

D. THAT $100,000 be deleted from the $1,125,000 requested by the Park Board for park development and redevelopment, the Park Board to decide projects to be cut or reduced.

E. THAT subject to Council's decision on the above motion, the balance of the shortfall amounting to $220,228 be taken from the $1,500,000 leaving a total of $1,279,772 for Capital Reserve unallocated.

F. THAT subject to approval of D and E, the remainder of the allocations be approved as outlined in the Manager's report.

The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 600 to 601

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 21, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 21, 1977, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning - S/W, N/W and N/E Corners of Earles Street and Vanness Avenue

An application has been received from the Director of Planning to rezone Lots 1-5, Blocks 118 and 119, D.L.'s 36 and 50; Lots 1, 3 Amended and 4, Block 120, D.L.'s 36 and 51, and Lots 1 and 2, Block 133, D.L. 37 being the S/W, N/W and N/E Corners of Earles Street and Vanness Avenue

From: (C-1) Commercial District and
(M-1) Industrial District - (Lots 1-5)

To: (RS-1) One Family Dwelling District.

The Director of Planning recommended approval of the application. The Vancouver City Planning Commission also recommended approval and further recommended:

"THAT the application to rezone to (RS-1) One Family Dwelling District be approved for Lot 3 Amended and Lot 4, Block 120, D.L.'s 36 and 51, ONLY, of those properties listed in the report of the City Planning Department dated January 24, 1977."

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

AMENDED SEE PAGE 2 OF Book #126

- CARRIED UNANIMOUSLY

2. Rezoning - N/S Charles Street between Kootenay Street and Boundary Road and W/S Boundary Road between William and Charles Streets

An application has been received from the Director of Planning to rezone Lots 13-31, Block 2, S.E.¼ Section 27, T.H.S.L. being the north side of Charles Street between Kootenay Street and Boundary Road and the west side of Boundary Road between William and Charles Streets

From: (M-2) Industrial District and
(C-1) Commercial District

To: (RS-1) One Family Dwelling District.

cont'd....

Rezoning - N/S Charles Street between Kootenay Street and Boundary Road and W/S Boundary Road between William and Charles Streets (cont'd)

The Director of Planning and the Vancouver City Planning Commission recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. A. McLaren, representing Kebco Industries Ltd., took issue with the proposed closure of Charles Street and suggested that a decision be deferred until a determination is made on the form and shape of single family subdivision in the area.

MOVED by Ald. Harcourt,
THAT the foregoing application by the Director of Planning be approved.

(Carried Unanimously)

MOVED by Ald. Puil,
THAT the decision on this application be deferred pending receipt of a report on the closure of Charles Street.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

3. Rezoning - 3665 Kingsway (N/S Kingsway between Boundary Road and Ormidale)

An application has been received from Ledingham Properties Ltd., to rezone Lot B, Block 6, D.L.'s 36 and 49, Group 1, N.W.D., Plan 8825 being 3665 Kingsway (north side of Kingsway between Boundary Road and Ormidale Street)

From: (M-1) Industrial District

To: (C-2) Commercial District.

The Director of Planning and the Vancouver City Planning Commission recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mrs. Quon requested residential parking only in the area and referred to the traffic situation caused by B.C. Telephone employees.

- Mr. Bob Lee spoke in favour of the rezoning and generally described and displayed the proposed building for the site in question.

- Mr. N. Davidowicz referred to the parking and traffic problems in the general area.

MOVED by Ald. Kennedy,
THAT the foregoing application of Ledingham Properties Ltd., be approved, subject to the detailed scheme of development first being approved by City Council prior to the three readings of the By-law.

- CARRIED UNANIMOUSLY

4. Rezoning - S/E Corner of S.W. Marine Drive and Ash Street

An application was received from Mr. M.E. Hardisty to rezone Lot A, Plan 4690, Block 7, D.L. 311 being the southeast corner of S.W. Marine Drive and Ash Street

From: (RT-2) Two Family Dwelling District

To: (CD-1) Comprehensive Development District and
(M-1) Industrial District (Light).

Prior to considering this application, the applicant addressed the Council and requested a deferment to enable him to discuss the application with residents in the area, as some concerns had been expressed.

MOVED by Ald. Bellamy,
THAT the Public Hearing Hearing on this application be adjourned until May 10, 1977.

- CARRIED

(Aldermen Gerard, Puil and Rankin opposed)

5. Rezoning - Area Bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West

An application was received from Mr. A.T. Gjernes and the Director of Planning to rezone Lot 1, Parcel 'A'; Lot A of Lot 2, Parcel 'A'; Lot 2 except Lot A, Parcel 'A'; Lot B of Lot 3, Parcel 'A'; Lot C of Lot 3, Parcel 'A'; Lot 1 of Lot D of Lot 3, Parcel 'A'; Lot 2 of Lot D of Lot 3, Parcel 'A'; Parcel 'B'; Parcel 'C'; all of Block 8, D.L.'s 330 and 331 being the area bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West

From: (C-1) Commercial District
(RT-2) Two Family Dwelling District, and
(M-1) Industrial District

To: (CD-1 Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

Uses:
- Warehouse (General)
- Wholesale Business
- Light Manufacturing
- Building or use which is customarily accessory to the above principal buildings or uses, provided that:

(a) all accessory buildings shall occupy an area of not greater than ten percent of the area of the site and shall not be over twelve feet in height;

(b) all accessory uses shall occupy an area of not greater than one-third of the total gross floor area of all the buildings on the site;

subject to such conditions as Council may by resolution prescribe.

Every use shall be conducted wholly within a completely enclosed building except for parking and loading facilities.

Height: The height of any building shall not exceed 40 feet.

F.S.R.: The floor space ratio shall in no case exceed 1.0.

cont'd....

Rezoning - Area Bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West (cont'd)

Off-Street Parking and Loading: **Off-street parking and loading spaces shall be provided and maintained as required by and in accordance with the provisions of Sections 12 and 13 of By-Law No. 3575.**

Any consequential amendments.

Amend the Sign By-Law No. 4810 to establish sign regulations for the newly established CD-1 By-Law.

The CD-1 By-law shall also be subject to the following:

(1) The detailed schemes of development shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.

(2) Outside Storage

Every business shall be conducted wholly within a completely enclosed building except for parking and loading facilities and also excluding the parking of commercial vehicles provided that they are parked in the rear or side yards and are screened from the street(s) by a wall or decorative close-board type fence not less than six feet in height.

(3) Landscaped Setback

A minimum of 40 feet landscaped setback shall be required from S.E. Marine Drive. The Director of Planning may reduce this requirement to permit off-street parking, driveways and walkways. In the exercise of his discretion the Director of Planning shall have regard to the size, depth and slope of the property and existing development on the surrounding properties.

The Director of Planning recommended approval of the application.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. H. van Eijnsbergen, representing Spools Lumber and Building Supply Ltd., filed a brief and spoke against the proposed down zoning of a portion of the block southeast of Marine Drive and Kerr from M-1 to CD-1, and requesting permission on the continued use now designated as M-1 for open storage of lumber.

- Mr. N. Davidowicz referred to the traffic problems in the area and involvement by overall planning.

- Mr. Sol Jackson spoke on the affect the rezoning would have on 400 low-cost housing units proposed on the east side towards Boundary Road and proposed adequate screening around the storage.

- Mr. A. Gjernes spoke in favour and indicated that there would be no detrimental affect to Spools Lumber and Building Supply Ltd., or any other owners in the area.

cont'd....

Rezoning - Area Bounded by S.E. Marine Drive on the North, Hartley Street on the East, Kent Avenue on the South and Kerr Street on the West (cont'd)

AMENDED SEE PAGE 1 OF BOOK #126

MOVED by Ald. Puil,
THAT the application by Mr. A.T. Gjernes and the Director of Planning be approved, subject to the conditions as stated, except that the uses be amended to permit open storage of lumber subject to such storage being adequately screened by suitable fencing or planting to the satisfaction of the Director of Planning;

FURTHER THAT the CD-1 By-law be amended to include the storage of lumber which may be located from a depth of 140 feet north from Kent Avenue.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Brown in amendment,
THAT the rezoning application be approved, but excluding the existing M-1 zoning area.

- LOST

(Aldermen Bellamy, Ford, Gibson, Kennedy, Marzari, Puil and Rankin opposed)

The amendment having lost, the motion by Alderman Puil was put and CARRIED.

MOVED by Ald. Rankin,
THAT the proposed amendment to Sign By-law No. 4810, to establish sign regulations for the newly-established CD-1 By-law, as submitted in draft form, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report on items 1, 2, 3 and 5;

FURTHER THAT the Committee of the Whole beg leave to sit again to consider item 4 (S/E Corner of S.W. Marine Drive and Ash Street).

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted, and in respect to item 4, be given leave to sit again, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:50 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of April 21, 1977, adopted after amendment on May 10, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 26, 1977, in the Council Chamber, City Hall commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Bellamy

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Grandview Elementary School, under the direction of their teacher, Mrs. Potts.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT the minutes of the Regular Council Meeting of April 19, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Appeals - 1977 Social Service Grants.

The Council received a delegation from Mr. T.W. Meredith representing the Vancouver Neurological Association, speaking in support of its grant request for $20,000. The Council noted that the Social Planning Department had recommended a grant of $17,280 and a motion to approve this amount was lost at the Council Meeting on March 8, 1977. Mr. Meredith, in a letter dated April 21, 1977, explained that the grant was for general operating purposes and gave some general details of the Centre's programmes.

MOVED by Ald. Gibson,
THAT a grant of $17,280 be approved to the Vancouver Neurological Centre.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil and the Mayor opposed)

DELEGATIONS (Cont'd)

Appeals - 1977 Social Service Grants (Cont'd)

Council received a delegation from Mr. Hugh Smith, representing the Neighbourhood Services Association, appealing Council's decision of March 8, 1977, which approved a grant of $126,600. Mr. Smith filed a letter dated April 26, 1977, requesting an additional $8,400 to make the total grant up to the amount originally requested.

MOVED by Ald. Rankin
THAT an additional grant of $8,400 be approved to the Neighbourhood Services Association.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Brown, Ford, Gerard, Puil and the Mayor opposed)

UNFINISHED BUSINESS

1. Offices in Industrial Areas

Council on April 19, 1977, deferred consideration of a clause in the report of the Standing Committee on Planning and Development dated April 7, 1977, to this meeting.

The report dealt with Offices in Industrial Areas and recommendations of the Committee, together with recommendations of the Director of Planning which were contained in a Manager's report dated March 9, 1977, were noted.

Following explanation by the Director of Planning and a member of his staff, it was

MOVED by Ald. Rankin
THAT the Director of Planning not make application to remove office as a conditional use from the M-1 and M-2 schedules at this time.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Director of Planning report back at a later date on comprehensive changes to the industrial schedules, and to report on appropriate uses other than ancillary offices for buildings in industrial areas which do not require for their own purposes the 30% allowed for related office development.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT in the interim, the Director of Planning continue to follow a policy not to approve office as a conditional use except in special circumstances where, in his opinion, variance from the policy is justified.

- CARRIED

(Ald. Kennedy and Puil opposed)

MOVED by Ald. Harcourt
THAT the Director of Permits and Licenses be instructed to hold in abeyance the 30-day Notice to Vacate issued to tenants in the area 6th Avenue to Broadway, Main to Yukon Streets, pending the further report of the Director of Planning.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. Jericho Park

The Council noted fourteen (14) letters, each requesting delegations be permitted to address Council this day on Alderman Rankin's motion re the Park Board and Jericho Park.

MOVED by Ald. Brown
THAT the Agenda be varied to bring forward Alderman Rankin's motion, notice of which was given at the last Council Meeting.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT Alderman Rankin's motion be tabled.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

The Mayor advised that Alderman Rankin's motion could be taken off the table when the report is submitted by the Special Committee appointed to consider Jericho matters.

The Council then considered a letter, dated April 26, 1977, from the Mayor in which it was noted that the Park Board appointees to the Special Joint Council/Park Board Committee are:

Commissioner Ian Bain,
Commissioner Russell Fraser,
Commissioner George Wainborn.

The Mayor recommended the following as Council appointees to the above-mentioned Committee:

Alderman Brown,
Alderman Harcourt,
Alderman Kennedy.

Both Alderman Brown and Alderman Kennedy declined to serve and, therefore, Aldermen Ford, Marzari and Puil were nominated.

The Mayor ruled that the matter of appointments be conducted by secret ballot.

Alderman Rankin challenged the ruling of the Chair,

The Mayor, therefore, put the question "Shall the ruling of the Chair be sustained?"

The ruling of the Chair was sustained with the following voting 'No'

Aldermen Harcourt, Marzari, Puil and Rankin.

A secret ballot was conducted and, after due consideration the result was declared. It was, therefore,

MOVED by Ald. Puil
THAT Aldermen Ford, Harcourt and Puil be the Council's appointees to the Special Joint Council/Park Board Committee.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. First Annual Mayor's Day Blood Donor Clinic.

The Council noted a letter from the Canadian Red Cross Society under date of April 22, 1977, requesting a grant of $1,755 to cover the daily fee at The Orpheum for Thursday, June 16, 1977, for the purposes of a Blood Donor Clinic.

MOVED by Ald. Rankin
THAT a grant of $1,755 equal to the rental of The Orpheum, be approved to the Canadian Red Cross Society for the purposes of holding the First Annual Mayor's Day Blood Donor Clinic.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

3. Inner-City Housing Workshop

The Council noted a letter dated April 25, 1977, from the Mayor being an interim report on the outcome of the Inner-City Housing Workshop held recently. Copies of the Mayor's remarks given when opening the Workshop were attached, and it was advised that a transcription of a portion of the proceedings will be submitted in due course.

MOVED by Ald. Harcourt
THAT the afore-mentioned letter from the Mayor be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT APRIL 22, 1977

Works & Utility Matters (April 22, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Local Improvement Court of Revision
Cl. 2: Closure of Lanes in Block bounded by Foster, Tyne, Euclid and Melbourne
Cl. 3: Opening of Lane South of 8th Avenue between Burrard and Pine Streets

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(April 22, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Allocation of Kitsilano N.I.P. Funds for Bicycle Racks
Cl. 2: Progress Report on N.I.P. Allocations for the Downtown Eastside

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in clause 1 be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(April 22, 1977)

High School Graduation Dances.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendations of the Director of Permits and Licenses as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the License By-law be amended as follows:

1. To permit the Director of Permits and Licenses, in consultation with the Chief Constable, to approve these dances.

2. To strike out condition (b) and (d) (ii), as cited in the report.

- CARRIED

(Ald. Gerard opposed)

Fire & Traffic Matters
(April 22, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Display of Red Cross Flags
Cl. 2: Great Northern Cut - Special Truck/Bus Facility

Display of Red Cross Flags
(Clause 1)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause be approved and a grant of approximately $150 be approved to the Red Cross Society to cover the cost of installing and removing the flags.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters (Cont'd)

Great Northern Cut - Special
Bus/Truck Facility
(Clause 2)

MOVED by Ald. Kennedy
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(April 22, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Billings for Removal of Political Signs
Cl. 2: Twenty-Five Year Service Recognition - Fire Department
Cl. 3: 1912 Hose Wagon

Billings for Removal of
Political Signs.
(Clause 1)

MOVED by Ald. Brown
THAT action be taken to pursue further the collection of outstanding amounts detailed in the report.

- (lost)

MOVED by Ald. Gibson
THAT this matter be tabled until the first meeting of Council in October, 1978.

- LOST (tie-vote)

(Ald. Brown, Gerard, Kennedy, Puil and the Mayor opposed)

The motion to table having lost, the motion by Alderman Brown was put and LOST

(Ald Ford, Harcourt, Marzari, Rankin opposed)

Twenty-Five Year Service Recognition
Fire Department
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

1912 Hose Wagon
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(April 22, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Demolition - 2831 Point Grey Road
Cl. 2: Cancellation of Right-of-Way Agreement over Portion of Parcel 'I', Block 279, D.L. 526 & Lot 13, False Creek
Cl. 3: Rental Review Clause - Cafeteria and Lunch Room Lease - City of Vancouver to C.N.I.B. (Caterplan Services)

Clauses 1 and 2.

MOVED by Ald. Gibson
THAT clause 1 be received for information, and the recommendation of the City Manager, as contained in clause 2, be received.

- CARRIED UNANIMOUSLY

Rental Review Clause - Cafeteria and Lunch Room Lease - City of Vancouver to C.N.I.B. (Caterplan Services)
(Clause 3)

In considering this clause, the Mayor requested the City Manager to examine the space requirements and possible improvements to the main cafeteria in City Hall.

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Provincial Transit Authority

MOVED by Ald. Kennedy
THAT this report be referred to the Joint Meeting of the Finance and Administration and Transportation Committees, scheduled for Thursday, April 28, 1977.

- CARRIED UNANIMOUSLY

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RECOGNITION

At this point in the proceedings the Council recognized Mr. Stan Townsend, Assistant City Engineer, Streets Division, who is retiring from the City after twenty-nine(29) years service. Mr. Townsend was presented with a 'City of Vancouver' book and it was

MOVED by Ald. Harcourt
THAT, in recognition of 29 years of faithful civic service to the City of Vancouver, the Council does hereby express sincere appreciation to Mr. Stan Townsend, Assistant City Engineer, and wishes him good health and happiness in his retirement.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 4:05 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:00 p.m.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Kitsilano Pool

Council considered a report of the City Manager dated April 25, 1977, in which the Medical Health Officer reported on the condition of Kitsilano Pool.

MOVED by Ald. Rankin,
THAT the Medical Health Officer be present at the next meeting of Council to discuss the question of Kitsilano Pool. In the meantime, when the Minister of Health is at City Hall for the Cabinet meeting on April 28, 1977, the Mayor advise the Minister of Council's request to permit operation of Kitsilano Pool in 1977, in view of the continued progress in planning for a replacement facility.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance & Administration, April 14, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Health Questionnaire for City Employees
Cl. 2: Four Day Week - Turn Down Traffic Volume

Health Questionnaire for City Employees (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Four Day Week - Turn Down Traffic Volume (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, April 21, 1977

Commercial Development - Phase 1 Area 6, False Creek (Clause 1)

Alderman Harcourt requested that the report be amended by deleting the statement "with the concurrence of the City Engineer" at the top of page 2. Council agreed.

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gibson, Kennedy, Marzari and Rankin opposed)

MOVED by Ald. Brown,
THAT Council request the developer to give it an option on the five dwelling units in this development for six months from the date of approval of the development by the Development Permit Board, to enable the City to control the uses of these units.

- LOST

(Aldermen Ford, Gerard, Gibson, Harcourt, Puil, Rankin and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Finance & Administration, April 21, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: 1977 Revenue Budget Estimates
Cl. 2: 'Quarterly Review'
Cl. 3: 1977 Grants
Cl. 4: 1977 Cultural Grants

1977 Revenue Budget Estimates (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Council considered the recommendation of the City Manager and the Director of Finance contained in a Manager's report dated April 21, 1977, and therefore, it was

MOVED by Ald. Harcourt,
THAT WHEREAS the City Manager and the Director of Finance were instructed by Council on February 22, 1977, to review estimated Revenues and Expenditures of the City for the year 1977, with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS the Standing Committee of Council on Finance and Administration has reviewed reports on the 1977 Estimates prepared by the City Manager and the Director of Finance dated April 6th and 19th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1977, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, the Greater Vancouver Regional District and the British Columbia Assessment Authority purposes and not otherwise provided for, as amended by the Standing Committee of Council on Finance and Administration amount to $162,691,865;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1977 from sources other than real property taxes, as amended by the Standing Committee of Council on Finance and Administration, amounts to $78,958,423;

AND WHEREAS the amount of the General Tax Levy so required is $83,733,442;

THEREFORE BE IT RESOLVED THAT the said estimates, both as to totals and individual items pertaining thereto, of the City Manager as amended by the Standing Committee of Council on Finance and Administration be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, April 21, 1977 (cont'd)

'Quarterly Review' (Clause 2)

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

1977 Grants (Clause 3)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that the Standing Committee on Finance and Administration give consideration to means by which grant requests could be considered in January or February of each year. The Mayor indicated the Committee would consider this matter.

1977 Cultural Grants (Clause 4)

MOVED by Ald. Gibson,
THAT City Council approve the following grants as recommended by the Committee subject to conditions outlined by the Social Planning Department for rental of Civic Theatres where applicable:

Organization	1976 Grant	1977 Request	Committee's Recommendation
Anna Wyman Dance	$ 4,300	$10,000	$ 4,500
Breadbaker Puppet Theatre	2,700	2,900	2,500
Carousel Theatre	2,000	5,000	3,000
New Play Centre	1,000	3,000	3,000
Westcoast Actors Society	1,500	3,000	3,000
City Stage	20,000	14,000	11,500
Four Choir Festival	-	1,500	1,500
Jabberwocky Theatre for Children	2,160	5,000	2,500
Pacific Ballet Theatre	1,500	2,500	1,750
Paula Ross Dance Society	1,500	2,315	1,750
Tamahnouse Theatre Workshop Society	2,160	5,000	3,000
Vancouver Bach Choir	2,300	2,875	2,300
Vancouver Chamber Choir	1,500	1,906	1,600
Vancouver Junior Club for the Performing Arts	1,000	1,000	1,000
Acme Theatre	1,500	2,000	2,000
Axis Mime Theatre	-	2,000	1,000
Green Thumb Players	-	2,000	1,000
Immram Dance Theatre	-	10,000	500
Janus Theatre	-	7,080	1,000
Mountain Dance Theatre	-	9,000	1,000
Prism Dance Theatre	-	1,000	1,000
The Town Waytes	-	5,000	1,000
Vancouver Community Arts Chamber Players	-	938	500
Folkfest	20,000	25,000	20,000
Vancouver Society for Days, Months & Years to Come	-	1,500	1,000
Vancouver City Hall Choristers	400	2,400	1,000
B.C. Boys Choir	2,000	2,500	2,000
Friends of Chamber Music	300	345	345

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, April 21, 1977 (cont'd)

1977 Cultural Grants (Clause 4) (cont'd)

Organization	1976 Grant	1977 Request	Committee's Recommendation
Native Daughters of B.C.	2,300	800	800
Sculptors' Society of B.C.	1,000	2,000	1,000
Vancouver Ballet Society	500	1,500	750
Vancouver Society for Early Music	4,860	5,500	4,860
Courtney Youth Music Centre	-	500	500
Gastown Historical Area Society (Gastown Merchants)	7,662	10,000	7,662
Mt. Pleasant Neighbourhood Association	$ -	$ 200	$ 200
Canadian Music Competitions Inc.	500	1,000	500
Community Music School of Greater Vancouver	11,000	58,500	12,000
Fine Arts Committee-Chown Memorial United Church	-	350	350
International Actors' Workshop Society	-	2,704	1,952
Kiwanis Music Festival	500	500	500
Vancouver Little Theatre	1,000	5,169	1,500
Festival Concert Society	2,625	7,250	5,250
East Side Theatre Front Society	-	1,500	750
Vancouver Opera Association	24,893	28,750	28,750.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Brown,
THAT a grant of $3,500 be approved for the Arts Club Theatre for 1977.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $3,000 be approved for the Arts Club Theatre for 1977.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

Alderman Puil requested and received permission to be excused from voting on the following grant.

MOVED by Ald. Gibson,
THAT a grant of $10,000 be approved for the Vancouver Theatre in the Park for 1977.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT a grant of $7,500 be approved for the Vancouver Theatre in the Park for 1977.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
April 21, 1977 (cont'd)

1977 Cultural Grants
(Clause 4) (cont'd)

MOVED by Ald. Harcourt,
THAT the following recommendation of the Committee be approved:

"C. THAT a grant of $38,500 be approved for operating expenses and $17,250 for rental expenses to the Vancouver East Cultural Centre for 1977."

- CARRIED

(Alderman Puil opposed)

MOVED by Ald. Harcourt,
THAT the following recommendations of the Committee be approved:

"D. THAT a grant not to exceed $1,500 to cover cost of street closure expenses be approved for the Greek Festival for 1977.

E. THAT the grant request for the Heritage Festival for the 1977-78 season be deferred and be resubmitted following the 1976-77 Heritage Festival.

F. THAT the grant request to the Playhouse Theatre be deferred pending a further joint report from the Director of Finance and the Director of Social Planning.

G. THAT the grant request for the Vancouver Symphony Society be deferred pending a joint report from the Director of Finance, Director of Social Planning and the Director of Legal Services."

- CARRIED UNANIMOUSLY

(Recommendation D was Carried Unanimously and by the Required Majority.)

MOVED by Ald. Kennedy,
THAT an additional grant of $1,500 be approved for the Sea Festival for 1977.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the following recommendation of the Committee be approved:

"H. THAT additional grants not be approved for the following organizations who have already received grants in 1977:

Vancouver New Music Society
Sea Festival
Variety Club of Western Canada."

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration
April 21, 1977 (cont'd)

1977 Cultural Grants
(Clause 4) (cont'd)

MOVED by Ald. Harcourt,
THAT the following recommendation of the Committee be approved:

"I. THAT grants not be approved for the following organizations:

Afro Jazz, Drum & Dance Workshop
B.C. Multicultural Theatre Association
Centre Culturel Colombien
National Youth Orchestra Association
Pacific Cinematheque Pacifique
St. Patrick's Day Parade
B.C. Beefeater Band
Inter-Universe Assoc. Enterprises
Musqueam Indian Band
Ne Chi Zi Guild Society
One World Festival Society."

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for April 27, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Rankin opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4445, BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Rankin opposed)

3. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO LEVY RATES ON ALL TAXABLE PROPERTY TO RAISE A SUM WHICH, ADDED TO ESTIMATED REVENUE FROM OTHER SOURCES WILL BE SUFFICIENT TO PAY ALL DEBTS AND OBLIGATIONS OF THE CITY, DUE IN 1977.

MOVED by Ald. Brown
SECONDED by Ald. Gerard
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Gerard
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT.

MOVED by Ald. Brown
SECONDED by Ald. Gerard
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Gerard
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THATthe By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes
(North 2 feet of Lot 17, Block 3,
T.H.S.L., Plan 1945)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 17, Block 3, West half of Section 22, Town of Hastings Suburban Lands, Plan No. 1945;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(Lot 11, Block 1, T.H.S.L., Plan 2630)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 11, Block 1, Southeast Quarter Section 51, Town of Hastings Suburban Lands, Plan 2630, described as follows:

Commencing at the northwest corner of said Lot 11;

Thence N89° 55' E, 33 feet more or less following on the northerly limit of said Lot 11 to the northeasterly corner of said Lot 11;

Thence South 20 feet, following in the easterly limit of said Lot 11;

Thence N45° 02' 30" W, 14.13 feet more or less to intersection with a line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 11;

Thence S89° 55' W. 23 feet more or less following in the said line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 11 to intersection with the westerly limit of said Lot 11;

Thence North, 10 feet more or less following in the westerly limit of said Lot 11 to the point of commencement;

The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated March 24, 1977, and marginally numbered LF 8157 a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Land for Road Purposes (1743 Burrard Street)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 14 feet of Lot 21, except the North 2 feet now lane, Block 217, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated February 17, 1977, and marginally numbered LF 8120, a print of which is hereunto annexed

(1743 Burrard Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 10 feet of Lot 21, Block 310, D.L. 526, Plan 590)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 21, Block 310, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

1. Financial Autonomy - Board of Parks & Recreation

MOVED by Ald. Rankin,
THAT WHEREAS Vancouver has an elected Parks Board;

AND WHEREAS the Parks Board must look to the City for its finances;

THEREFORE BE IT RESOLVED THAT the City of Vancouver make the necessary changes in the City Charter to allow the Parks Board a fixed mill rate to cover its operating costs and the opportunity to prepare necessary referendums to raise finances for capital acquisitions of land and buildings.

(Notice)

NOTICE OF MOTION (cont'd)

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

2. Stanley Park Road Widening - Public Information Meeting

MOVED by Ald. Kennedy,

THAT WHEREAS the Council has not determined to date its own general thinking on the proposed widening of the Lions Gate Bridge causeway to provide a fourth lane for transit operation;

AND WHEREAS before a meeting of the City Council and the Park Board is held to obtain public reaction, the respective views of these two bodies should be made known to the public in advance to ensure full explanation and responsible discussion at such joint meeting;

AND WHEREAS therefore it is necessary for the Council to study further the proposal, including design options in an endeavour to give more direct leadership to the public at the meeting;

AND WHEREAS it appears that the different views between the two bodies are becoming less rigid;

THEREFORE BE IT RESOLVED THAT the proposed general public information meeting be postponed until the Park Board and the City Council arrive at their own general views on the matter and have thoroughly considered the technical reports thereon.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Use of Dum-Dum Bullets by Police Departments

referred to statements in the press that the Provincial Police Commission is suggesting that Police Departments use dum-dum bullets. She requested that the Chief Constable be present at the next meeting of Council to speak to the matter.

The Mayor indicated he will request the Chief Constable to appear.

- - - - -

The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of April 26, 1977, adopted on May 10, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Local Improvement Court of Revision

The City Engineer reports as follows:

"The Local Improvement Procedure By-law requires that the dates of Courts of Revision be fixed by Council. Normally the date is advanced for Council approval along with the list of projects and other details (in the 'First and Second Steps' report). We are working towards a Court of Revision in June to deal with about 100 petitions for street and lane paving, speed bumps and sidewalks. The First and Second Steps are to come before Council on May 24, and this does not allow time for printing of the notices by the planned mailing date. Rather than delay the Court of Revision (and thus the start of work), Council is asked to fix the date of the Court now so that printing of notices may start sooner.

I RECOMMEND that a Local Improvement Court of Revision for Street and Lane Pavements, Speed Deterrent Bumps and Sidewalks by petition be held at 7:30 p.m. on Tuesday, June 14, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of lanes in block bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street - Blocks 1 and 7, D.L. 36 and 49

The City Engineer reports as follows:

"On August 12, 1976, Council approved the rezoning to CD-1 of the City-owned lands in the block bounded by Foster Avenue, Tyne Street, Euclid Avenue and Melbourne Street subject to, among other things, consolidation of the site into one parcel.

The properties in this block are presently separated by an east-west lane, which contains a 24-inch G.V.R.D. sewer, and a north-south lane. It is necessary to close these lanes in order to create one parcel for the proposed housing site. A right-of-way will be retained over the east-west lane to contain the existing sewer.

I RECOMMEND that all that portion of lane shown hatched on plan marginally numbered LF 8204 be closed, stopped up and title taken thereto and subdivided with the abutting lands subject to a 10-foot sewer right-of-way being retained over the entire east-west lane so closed."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Opening of Lane South of 8th Avenue between Burrard Street & Pine Street (Block 328)

The City Engineer reports as follows:

"Block 328 fronts on Broadway, and buildings presently under construction require rear lane access to their underground parking areas.

The unopened dedicated lane allowance in this block varies in width between ten and twenty feet and negotiations are under way for the obtaining of dedications to allow for a full twenty foot width lane.

Underground storage tanks are situated in the western section of the lane and the complexity of the negotiations relating to their relocation and the cost thereof precludes the opening of this part of the lane at the present time.

It would be feasible and desirable to open up the balance of the lane (i.e., from Pine Street to approximately 150 feet east of Burrard Street) because the two buildings presently under construction have underground parking facilities requiring ingress and egress from the lane and requests for the lane to be opened have been received.

The opening, in providing for off street loading and unloading facilities and garbage pick-up areas, would also relieve interruptions to the flow of vehicular traffic in this heavily congested section of Broadway.

The work consists of moving wooden utility poles, grading, gravelling and the installation of lane surface drainage facilities and a lane entrance on Pine Street. The estimated cost is $12,000 and funds are available in the 1976 Capital Budget A/C #148/7968 'Opening Streets and Lanes.'

The City Engineer recommends that:

(A) the above mentioned lane be opened from Pine Street to approximately 150 feet east of Burrard Street.

(B) $12,000 be approved from the Streets Capital Budget, Appropriation #148/7968."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 676

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Allocation of Kitsilano N.I.P. Funds for Bicycle Racks

The Director of Planning and City Engineer report as follows:

"On February 23, 1977 the Kitsilano Citizens Planning Committee recommended that N.I.P. funds be used to purchase and install bicycle racks in commercial areas in Kitsilano.

The Committee noted that there are frequently many bicycles parked on the sidewalks in the Fourth Avenue and West Broadway Commercial Districts. The cyclists have complained about the lack of convenient places where bikes can be securely locked, and pedestrians and merchants have complained about bikes lying in the middle of the sidewalk and against plate glass windows. It was also noted that bicycles are being chained to the trees on West Broadway with the result that the trees and small plants at the base of the trees are being damaged.

The Committee considered several different types of bicycle racks. It was finally decided that a simple tube 'protective barricade' (as shown in Appendix A) would provide the best solution. Such a rack is highly visible and it is easy to place all sizes and shapes of bikes against it and to lock them securely. It is also large enough not to be a hazard to pedestrians.

Twenty-nine locations (indicated on the map in Appendix A) have been chosen. In general racks are to be placed in the sidewalk areas of the street allowance and will be installed by and become the responsibility of the City Engineer. Maintenance costs are expected to be minimal.

In cases where the racks are proposed to be placed adjacent to stores, the merchants have been contacted and their concurrences received.

The Engineering Department estimates that it will cost $5,500 to construct the racks, prepare signs to be attached, and install them.

Fabricate and install 51 racks	$4,590
Fabricate and install 51 'Bike rack' signs	205
15% Contingency	705
	5,500

CMHC has reviewed this proposal and concurs with the recommendation.

It is therefore recommended:

THAT City Council approve the expenditure of up to $5,500 (Five Thousand Five Hundred Dollars) from the Kitsilano N.I.P. Budget to fabricate and install 51 bicycle racks (with signs, to be installed in the locations shown on Appendix A). This amount is to be charged to the Community Facilities category of the N.I.P. Budget, with the total amount cost-shared as follows:

City	$1,375
Provincial	1,375
Federal	2,750"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

Cont'd . . .

INFORMATION

2. Progress Report on N.I.P. Allocations for the Downtown Eastside

The Director of Planning reports as follows:

"I BACKGROUND

On September 28, 1976 Council approved the following allocations for the N.I.P. Concept Plan in the Downtown Eastside:

(1) Community Health Facilities	$200,000
(2) Social, Recreational, Community Facilities	130,000
(3) Japanese/Community Facilities	95,000
(4) Public Open Space	95,000
(5) Projects Encouraging Employment	5,000
(6) Administration (1977)	58,000
(7) Contingency	6,300
SUB-TOTAL	$589,300
The following had been previously allocated for: Planning (1976), Tree Planting, Benches, R.R.A.P. Promotion	95,700
TOTAL	$685,000

On December 7, 1976 because of the relatively low level of funding for this area, Council approved that the above $58,000 allocated for Administration (1977) would be paid 100% by the City (instead of being cost shareable), thus freeing up a larger proportion of the available funding for needed physical improvements to the community. The following revised N.I.P. Concept Plan was therefore approved:

(1) Community Health Facilities	$200,000
(2) Social, Recreational, Community Facilities	130,000
(3) Japanese/Community Facilities*	150,000
(4) Public Open Space	95,000
(5) Projects Encouraging Employment	5,000
(6) Contingency*	9,300
SUB-TOTAL	$589,300
Previously allocated	95,700
TOTAL	$685,000

*Revised

II INTENT AND PROGRESS

This report outlines the ways in which these allocations are intended to be spent, details the progress which has been made to date, and indicates the action which will be taken by the Planning Department and other civic departments where applicable.

Cont'd . . .

Clause #2 continued:

(1) Community Health Facilities ($200,000)

Because of the large discrepancy between the community's need for improved health facilities and the amount of N.I.P. funding available to meet that need, it is intended that this allocation be used as seed money, and that the senior levels of government be approached for additional funding commitments. Existing health facilities are inadequate, are unable to expand, and are limited to a one year renewable lease. Existing buildings, suitable for renovation, and meeting locational criteria, have been investigated with negative results. It is, therefore, proposed that a site be acquired suitable for redevelopment to a new community health facility and incorporating the kind of residential units which are needed most and cannot be acquired through a rehabilitation program, eg. personal/extended and handicapped care. Several potential sites are under investigation. A study is also underway by the Health Department to determine future health needs in the community and how these needs can be met most efficiently. The study will be used as a basis for discussion with the community and the City Health Department will then prepare a report for Council's Community Services Committee in June 1977. This report will detail both the preventative and direct health care needs in the community and make recommendations.

(2) Social, Recreational, Community Facilities ($130,000)

There are several options available for spending this allocation to meet the community's needs. Some of these options involve action by groups outside the community. This allocation is therefore the subject of a separate detailed report to Council which is expected to go to Council in May.

(3) Japanese/Community Facilities ($150,000)

In the Land Use Concept Plan Policy #12 states: "That encouragement be given to the Japanese community to preserve and expand their culture and facilities in the area".

The Japanese people have conducted an extensive survey of their members to determine their priority items. Since N.I.P. funding must be used for facilities which will be available to the whole community, a sub-committee (of the local planning committee) has been struck to work out how this can be accomplished while maintaining the essential Japanese character of the project(s). It should be noted that the N.I.P. allocation in this case will again be used as seed money with extensive additional funding being contributed by the Japanese people. A report will be forwarded to Council, by September, for approval as soon as details have been worked out.

(4) Public Open Space ($95,000)

On December 7, 1976 Council approved that $75,000 be allocated as seed money for the upgrading of Oppenheimer Park with the balance to be paid from Parks Board budget. This major project is now almost completed.

The remaining $20,000 is intended for improved streetscape and pedestrian amenities. Possibilities are still being investigated.

(5) Projects Encouraging Employment ($5,000)

The intent of this allocation is to equip space within one of the major community projects for a facility, eg. employment registry/workshop, etc. to encourage employment opportunities within the community. To date an Employment Steering Committee has been formed consisting of a local industrial owner (Chairman), prominent social service leaders, a construction contractor, planning staff and several involved citizens. An application has been made for a Canada Works Program grant. In addition, the community has established an active registry of over 300 participants seeking employment and contact has been established with potential industrial and commercial employers with a view to listing employment opportunities.

Cont'd . . .

Clause #2 continued:

(6) Contingency ($9,300)

This allocation will be held in abeyance pending implementation of other projects.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 677

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. High School Graduation Dances

The Director of Permits and Licenses reports as follows:

"Under the provisions of Section 15(1) of the License Bylaw, Council may grant a permit to allow persons under the age of eighteen but over the age of fourteen to attend a dance subject to the following conditions:

'(a) the operator shall provide a detailed written statement as to the proposed method of operation.

(b) The permit shall be limited to Friday and Saturday nights and any other night immediately preceding a statutory holiday, with the exception of Sunday.

(c) The permit shall provide for a closing hour not later than midnight.

(d) Other than authorized chaperones or employees,

(i) no person over nineteen years of age shall be permitted in the dance hall on the nights to which the permit applies;

(ii) no boy shall be admitted to the premises unless accompanied by a girl, and no girl shall be admitted unless accompanied by a boy.

(e) The permit shall be subject to immediate cancellation on violation of any of the foregoing conditions or if, in the opinion of the Inspector, the operation of the premises is such as to justify such cancellation.'

Applications have been received from the Devonshire Hotel to hold After Grad High School dances on June 10, 1977, for Burnaby South Senior Secondary School and on June 11, 1977, for Burnaby Central Secondary School. The Commodore Ballroom and Hotel Vancouver have applied for permission to hold the following High School Graduation Dances:

Commodore Ballroom

1. Friday, June 3rd, 1977 -- Delta Secondary
2. Friday, June 10th, 1977 -- Lord Tweedsmuir
3. Saturday, June 11th, 1977 -- Caribou Hill
4. Friday, June 17th, 1977 -- Gladstone
5. Saturday, June 18th, 1977 -- North Delta
6. Saturday, June 25th, 1977 -- Maple Ridge

Hotel Vancouver

1. Friday, May 6th, 1977 -- Richmond Senior Secondary
2. Friday, May 13th, 1977 -- Steveston Senior Secondary
3. Friday, May 13th, 1977 -- Notre Dame High
4. Friday, May 20th, 1977 -- McNair Secondary
5. Saturday, May 21st, 1977 -- Sentinel Secondary
6. Saturday, May 28th, 1977 -- West Vancouver Secondary High
7. Friday, June 3rd, 1977 -- Little Flower Academy
8. Saturday, June 4th, 1977 -- Centennial High
9. Friday, June 10th, 1977 -- Cariboo Hill Secondary
10. Friday, June 10th, 1977 -- York House
11. Saturday, June 11th, 1977 -- Carson Graham Senior Secondary
12. Saturday, June 11th, 1977 -- Alpha Secondary
13. Friday, June 17th, 1977 -- Sir Charles Tupper Secondary
14. Saturday, June 18th, 1977 -- Vancouver College

Cont'd . . .

Clause 1 Cont'd

The dances at the Devonshire are not sponsored by the schools concerned but are organized by a student, while the dances at the Commodore and Hotel Vancouver are under the auspices of the various schools.

The proposed method of operation of all dances, including number of chaperones and security arrangements have been approved by the Vancouver Police Vice Squad. The Commodore Ballroom and Hotel Vancouver request permission to extend their dances until 1:00 A.M.. This is not an unreasonable request, but will require a bylaw amendment.

It is noted that this section of the License Bylaw has not been strictly enforced for several years, during which time there were no reported problems. However early this year a high school Pre Grad Dance was held in one of the hotels and the police were called because of some disturbances and it was found that liquor was being consumed by some juveniles. There was no responsible supervision of the affair on this occasion.

As a result, all major hotels and licensed dance halls have been notified that special permission is required from Council to hold these functions. This gives the Police Department an opportunity to examine the method of operation and security arrangements, and be aware of where and when the dances are being held. The number of applications that could be received may be substantial considering the number of High Schools in the Greater Vancouver Area and Council may not wish to deal with each individual application but have the License Inspector issue the permit after consultation with the Police Department and with their assurance that proper control procedures are in effect. This would require an amendment to the License Bylaw and only those applications refused by the License Inspector would be referred to Council.

The Director of Permits and Licenses RECOMMENDS that:

A. Permission be granted to the Devonshire Hotel, the Commodore Ballroom and the Hotel Vancouver to hold the dances as listed in this report,

B. Section 15(1) (c) of the License Bylaw be amended to allow such dances to continue until 1:00 A.M., and further

The Director of Permits and Licenses submits for Council's consideration the matter of a Bylaw amendment to allow him, in consultation with the Chief Constable, to approve such dances."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved and that the By-law be amended to permit the Director of Permits and Licenses in consultation with the Chief Constable to approve these dances.

FOR COUNCIL ACTION SEE PAGE(S) 677

FIRE AND TRAFFIC MATTERS

RECOMMENDATION/CONSIDERATION

1. Display of Red Cross Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Red Cross Society pointing out that May 8th is designated Red Cross Day. The Red Cross Society requests permission to fly Red Cross flags on two of the City's flag islands -

a) Cambie St. and 12th Avenue

b) South end of Burrard Bridge

from May 4 to May 11, 1977. It is requested also that the cost to install and remove the flags be borne by the City. City staff could perform the work, and the estimated cost is $150.00.

I RECOMMEND that permission be given to install flags on two flag islands May 4th to May 11th, 1977, and

I submit for COUNCIL'S CONSIDERATION the request from the Canadian Red Cross Society for a GRANT from the City to cover the costs of installing and removing flags (estimate $150.00)."

The City Manager RECOMMENDS approval of the recommendation and submits the request for a grant for Council's CONSIDERATION.

INFORMATION

2. Great Northern Cut - Special Truck/Bus Facility

The City Engineer reports as follows:

"In November, 1975, during consideration of the Engineering Department's report 'Truck Transportation in Vancouver', the following resolution was passed:

'That the City Engineer be instructed to carry out a more detailed design and prepare a submission to the Federal Government under the Urban Commuter Assistance Program for cost sharing of the Great Northern Cut proposal. This would include a combined truck route and some form of 'fastbus' route. This will require consultation with the Bureau of Transit and the Greater Vancouver Regional (GVRD) District relative to possible joint use as an LRT corridor currently under study by the GVRD.'

Since that resolution, the following has taken place:

a) Preliminary design studies have been done by the Engineering Department to determine the functional feasibility of the proposal and to identify specific areas requiring more detailed investigation and study if the project should proceed.

b) Discussions have taken place with the Federal Government's Transportation Development Agency relative to funding the facility. These discussions proved negative as TDA would only fund studies and not construction.

Continued . . . .

Clause No. 2 Continued

c) We have been waiting for further details and clarification of the Federal Government's requirements for submissions under the Urban Commuter Assistance Program. No further information has been provided and, to our knowledge, no money has been made available anywhere in Canada. We have recently been advised that the legislation is to be rewritten and the implication is that the new legislation will cover a broader range of eligible projects.

d) Based on our preliminary studies of the project and the above-noted discussions, no further detailed design work has been done. It is our opinion such design work would be premature now and should be undertaken only if the project is to proceed (i.e. funding becomes available).

e) A brief requesting Federal funding for this project has been prepared and was submitted to the Honourable Otto Lang, Minister of Transport, on March 3, 1977 by the Mayor.

f) Copies of pertinent correspondence relative to the submission are attached as appendix 'A'."

The City Manager submits the foregoing report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 677-678

FINANCE MATTERS

CONSIDERATION

1. Billings for Removal of Political Signs

The Director of Finance reports as follows.

"After each election, the City Engineer removes posters and election signs from City property and telephone poles. His staff keep track of the location and the number of signs, and forward to the Accounting Division, the total amount to be billed to each candidate. The Accounting Division then sends out the bills to the candidates and seeks payment of the City's costs involved in the removal of the signs.

For the 1976 election, the Engineering Department forwarded to the Accounting Division the following names and amounts. These persons were billed and in the five indicated cases, the bills were paid. The follow-up notices have been sent, but further payments have not occurred.

Civic Election Candidates	Amount	Date Paid
B.G. Eriksen	$846.12	
F. Miller	213.47	
M.E. Mitchell	213.47	
J. Kellner	106.09	December 16, 1976
E.R. Moxey	23.29	
D.J. Bader	23.29	
R.G. Kenny	31.05	
J. Volrich	27.60	January 25, 1977
F.H. Wyder	32.20	December 8, 1976
P. Graham	33.35	
P.W. Owens	11.50	February 3, 1977
M.A. Bloom	11.50	
E. Sweeney	18.40	December 15, 1976

It is submitted for Council CONSIDERATION whether or not Council wishes us to pursue further the collection of the outstanding amounts.

The City Manager submits the above report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION

2. Twenty-Five Year Service Recognition - Fire Department

The Fire Chief reports as follows:

"The Fire Department last had a ceremony for recognition of members with twenty-five years of service in March of 1972. Since that time, a further ninety-one members have attained the twenty-five year level and I would appreciate funds being provided to hold a presentation similar to that held in 1972.

Total attendance at the ceremony, consisting of recipients, wives, Members of Council, Division Heads, etc. would be approximately 250 persons. The ceremony will be held in the Hyatt Regency Hotel and total cost will not exceed $3,000.00.

The Comptroller of Budgets & Research advises that if approved, funds (not exceeding $3,000.00) would be available from Contingency Reserve.

Cont'd . . .

Clause #2 continued:

RECOMMENDATION:

> That funds not exceeding $3,000 be provided for a twenty-five year service ceremony for members of the Fire Department."

The City Manager RECOMMENDS that the recommendation of the Fire Chief be approved.

3. 1912 Hose Wagon

The City owns a 1912 Hose Wagon which it acquired in 1964 in exchange for a 1927 piece of equipment. To recondition this as an antique requires a considerable amount of work plus an expenditure of $3,000.

The Firefighters Union has voted to contribute the $3,000 and are offering to recondition the vehicle using volunteer labour of off-duty firemen.

It is planned to store the equipment as a historic exhibit and to display it during parades and festivals.

The Union would like some assurance that once it is restored, the vehicle will remain in the City's possession. The Fire Chief supports that request and reports that storage of this small vehicle in a portion of some firehall would present no difficulty or expense.

Consequently, the City Manager RECOMMENDS that Council accept the offer of the Firefighters Union, and that Council designate this 1912 Hose Wagon as a permanent part of the City's Fire Department inventory.

FOR COUNCIL ACTION SEE PAGE(S) 678

PROPERTY MATTERS

INFORMATION

1. Demolition - 2831 Point Grey Road

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
2831 Point Grey Rd.	Point Grey Road Waterfront Development Scheme	Johnston and McKinnon Demolitions Ltd.

City to Pay	Code No.
$3,625.00	4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Cancellation of Right-of-way Agreement over portion of Parcel 'I', Block 279, D.L. 526, & Lot 13, False Creek, Plan 16003

The Supervisor of Properties reports as follows:

"In 1976, Walkem Machinery & Equipment Ltd. requested an easement from the City through the Heather Marina Parking Lot to enable them to gain access to a railway right-of-way.

City Council on April 27, 1976 authorized the Supervisor of Properties to enter into a Right-of-Way Agreement with Walkem Machinery & Equipment Ltd. over a portion of Parcel 'I', Block 279, D.L. 526.

By letter dated February 18, 1977, Mr. R. Walkem of Walkem Machinery & Equipment Ltd. has advised that the Right-of-way is not feasible due to recent construction west of his leasehold and requests that the agreement be cancelled.

It is recommended that the Supervisor of Properties be authorized to accept the Walkem Machinery & Equipment Ltd. application to cancel the right-of-way agreement over portion of Parcel 'I', Block 279, D.L. 526 & Lot 13 False Creek, Plan 16003."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

3. Rental Review Clause - Cafeteria and Lunch Room Lease - City of Vancouver to C.N.I.B. (Caterplan Services)

The Supervisor of Properties reports as follows:

"Lease and operation of the City Hall cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, (May 1st, 1976 to April 30th, 1979) at a rental of $3,120.00 per annum. Contained in the lease is an annual rental review clause with the effective date of the first review being May 1st, 1977.

An analysis of the operating statement for the year ending 1976, issued by Price Waterhouse & Co., Chartered Accountants for the C.N.I.B., indicates that during the past year operating costs increased approximately 20% while profits remained constant. Compounding the problem is the four day week which has had a deleterious effect on sales volume.

A projection of food prices by Caterplan for the current year, and a review of the rental presently charged by the City indicates that a minor increase in rental rates appears justified and in this regard, Mr. Lindsay, Manager of Caterplan, has agreed to pay an annual rental of $3600 subject to the 1978 rental review clause.

It is therefore recommended that a rental of $3600 for the period May 1st, 1977 to April 30th, 1978 be charged to Caterplan."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 679

B

MANAGER'S REPORT

DATE: April 18, 1977

TO: Vancouver City Council

SUBJECT: Provincial Transit Authority

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer and the Director of Finance report as follows:

Background

"On April 5, 1977, in considering a report of the City Engineer and the Director of Finance on this subject, and further to a meeting with the Minister of Municipal Affairs, Council decided to:

(a) request draft legislation from the Provincial Government so that the City could offer comments and, in addition;

(b) direct the City Engineer and Director of Finance to prepare a draft of a brief to be submitted to the Province setting out the City's requests in relation to the City's understanding of the proposed Provincial legislation.

General

Attached, is a draft brief for Council consideration. The remainder of this report describes this brief and offers some options which Council may wish to pursue as alternatives to positions taken in the brief.

Although it would be preferable for the City to respond to a white paper or draft legislation by the Province, knowing the details of organization and financing as per (a) above, it is quite improbable that much information further to that which the Minister has given Council already will be made available prior to the legislation being tabled, as it is traditional with the Provincial Government that draft legislation is not released prior to tabling. Accordingly, even though we do not know all of the details of the proposed legislation, it would be prudent to submit a brief on behalf of the City of Vancouver on the basis of what is known and on the basis of our assumptions. It is probably much easier to influence the Provincial Government to adjust the legislation to accommodate the City's interests and requests prior to tabling, as once the legislation is tabled, retractions and changes by the Provincial Government may well be resisted. The attached draft brief has been prepared with this in mind and we recommend that it be considered and adjusted by Council and submitted as soon as possible to permit maximum time for adjustments to the Provincial legislation should these be necessary.

The brief is based on a Provincial transit authority only (not including roads) and does not include requests for a regional authority, since the Minister made it quite clear that the legislation would not provide for a regional authority. The brief does, however, contain comments and requests designed to ensure that the City of Vancouver and other municipalities will have a voice in the affairs of the authority proposed equal to or better than that which would have been possible under the regional authority. Thus, while the brief attempts to ensure that the Provincial legislation is as favourable as possible to the City, other municipalities and the Region, the Regional District's position is total opposition to the legislation. Council may wish the City Engineer and the Director of Finance to adjust the brief if the position outlined above is not satisfactory to Council.

Whereas the Regional proposed legislation included road and bridge improvements as well as transit, the Provincial proposed legislation deals only with transit and the attached brief accordingly is restricted to this area. This does not mean, however, that the City should not take any position on roads. In our opinion, the existing arrangement under the Highways Act is not fair to the City of Vancouver and the City should approach the Province to rectify this situation. It is suggested that the City Engineer be directed to prepare a separate brief to the Province to deal with the matter of roads and the inequality of Provincial funding between the City of Vancouver and neighbouring municipalities. This is not to say that funding for roads and for transit are not related. Under both the proposed Regional legislation and the proposed Provincial legislation, it is intended that a rational distribution

of funds to these two modes of transportation will be made. Under both circumstances, this important primary decision would probably be made at Provincial Cabinet level.

Organization of Authority

Under either the Regional proposal or the Provincial proposal, the City has been tentatively promised a vote on whatever form of authority is created. With the Regional proposal it was hoped the City would have one of the three Regional votes and thus would have one vote out of seven, there being three Provincial votes and one for B.C. Hydro. With the proposed Provincial legislation, the authority (when dealing with Vancouver region matters) would have a voting representative from the City of Vancouver, according to preliminary statements by the Minister of Municipal Affairs. Presumably there would also be representatives with votes representing the remainder of the Region. If there are two of these, then, organizationally, representation from the City of Vancouver would be identical (one-seventh) to that under the Regional arrangement. If there were no Regional representatives other than from the City of Vancouver, then the City would have one vote out of five, assuming the rest of the representation from the Province is similar, which appears probable. None of this is certain and the brief contains requests which are designed to influence the Provincial legislation in the direction of a maximum voice for the City of Vancouver and for the Region in the authority. It is hoped that if the Province favourably considers our requests, there will be no difference in the City's voice in transportation matters from the Regional proposal. The Region is concerned that since the Provincial legislation is Province-wide, the Region will lose out to demands from the other parts of the Province. In our opinion, the distribution of available funds by the Province to various parts of the Province would be made by Cabinet in any case, and the Regional authority, whether constituted under the Provincial arrangement or the Regional arrangement would be dealing with the same amount of funding.

In addition to requesting voting representation in the authority at the political level for the City of Vancouver, the brief includes suggestions similar to those under the Regional District proposal for a technical transportation committee to provide compulsory and constant involvement of technical staff from the City of Vancouver in the ongoing decision-making process. One of the difficulties with the previous Bureau of Transit arrangement was that there was no provision for such involvement and consequently a great deal of technical work over long periods of time went on totally unknown by cities and municipalities until final proposals such as large scale purchases of buses and provision of new ferry systems were announced. This caused considerable dissatisfaction at the local government level and the points in the brief related to the technical committee are designed to ensure this level of local government involvement occurs, since if the technical level is involved in analysis and studies, the political level will automatically be involved.

Financial Aspects

Council will recall that early in 1977, the GVRD proposed a financial formula to deal with the question of transportation in the Lower Mainland, including both transit and roads. Calculations by your officials on the financial aspects of the GVRD formula indicated Vancouver bearing a disproportionate share of the financial load and that a large part of Vancouver's share would be from property taxes. It also appeared that, with the GVRD proposal, the LRT financing aspects were incapable of working because of the financial burden imposed on the benefitting municipalities.

The essential aspects of the Provincial proposal, recognizing that the legislation has not yet been tabled and, therefore, is subject to adjustment, indicates that the Province is prepared to pay one hundred per cent of the capital expenditures necessary for transit and would share the operating deficits on a basis of 50% Province and 50% local area.

For the information of the Council, an appendix is attached to this report indicating the percentage sharing for various aspects of transportation under the Provincial proposal for transit plus existing Highways Act cost-sharing formulas, the GVRD proposed cost-sharing formula, and the actual Ontario-Metro Toronto formula.

Provincial Proposal Versus GVRD Proposal for Transit Only

The Provincial proposal would impose a burden on Vancouver in the initial years possibly more than the GVRD proposal. This is essentially because of the sharing of the transit deficit with the Provincial proposal. However, using GVRD estimates, by 1985, again considering transit only, the burden on Vancouver's taxpayers should be less than one-half of what it would be under the GVRD proposal and, more likely, in the order of one-third.

Essentially, the Provincial proposal would appear to be much better and would appear to improve year after year compared to the GVRD proposal.

These comments are dependent to some degree upon the accuracy of the GVRD estimates and further assume that under either the Provincial or GVRD proposal, the timing of transit system implementation would be approximately the same. However, the difference in benefit appears to be great enough to absorb considerable error.

Provincial Proposal Versus GVRD Proposal with Respect to Roads

The Provincial proposal at this time appears to ignore the question of roads, presumably because of the provisions of the Highways Act which already provide for Provincial cost-sharing for many roads in the Lower Mainland except for Vancouver, New Westminister and North Vancouver City, these latter because the Highways Act excludes assistance to cities with a population in excess of 30,000.

If one ignores the extreme unfairness of the Highways Act provisions to certain cities, then the GVRD proposal with respect to roads cost-sharing, and the present Provincial sharing under the Highways Act would appear to be approximately equal in effect.

As noted above, we do not believe justification exists for exclusion of Vancouver City from Provincial cost-sharing on roads in the City, both in terms of construction, reconstruction and also maintenance. Although the brief does not deal with this matter, we recommend that a separate brief be prepared by the City Engineer proposing changes to the Highways Act to remedy this situation.

The City Engineer estimates that if the City was not excluded under the Highways Act, then for the proposed works in the current Five Year Plan, the City should receive approximately two and one-quarter million dollars annually for capital expenditures and approximately eight-hundred thousand dollars annually for maintenance. If the estimate were to include what the City Engineer considers to be essential rebuilding of our major arterials above and beyond what is included in the austere 1977 to 1981 Five Year Plan, at least 1.3 million dollars additional per year would be added to the capital expenditures and the maintenance cost proportion to be paid by the Province would rise to approximately one million dollars per year.

Comments and Requests Included in Attached Brief

With regard to fares, in the Toronto Transit Commission operating system fares would appear to cover approximately 72.5% of operating costs, leaving the balance to be shared as a deficit 50-50 between the Province and the TTC. The Ontario Provincial Government has changed their formulas such that they will provide 13.5% of the operating costs of the TTC. There is definitely an incentive in the Provincial formula to keep the fares at a relatively high level and make the system as efficient as possible.

The brief suggests to the government that transit fares be increased regularly in line with inflation of operating costs and, further, that they should be not less than 65% of operating costs.

Council may also wish to take the position that the fares should be higher where operating costs are higher, i.e. in the suburbs. If so, the brief should be adjusted.

With regard to sharing of deficit, Council may wish to request the government to initially share the operating deficit on a three-quarters Province, one-quarter local area basis and, over a ten year period, increase this to 50-50 cost-sharing. If so, the brief can be adjusted to include this approach. The initial burden of the deficit is going to be a shock to the local area and this would help to alleviate the shock. It might also act as an incentive to the Province to increase the fares to a proper level.

In discussions with the Minister, members of Council asked whether the City's share of costs could be derived from sources other than property tax. The Minister seemed amenable to this suggestion and the brief contains requests to this effect. The brief suggests revenues be derived from increased car registration fees in the Lower Mainland and possibly from additional gasoline taxes as well as from property taxes. The brief does not set out specific proportions, but Council may wish to instruct that the brief be adjusted to set out specific proportions from each source.

Capital Costs

The brief requests that the "Capital Cost" of the transit system include the principal sum plus any interest cost if the principal sum is borrowed. The Province has indicated its willingness to pay 100% of the capital expenditures for the transit system including the L.R.T., but has also indicated that transit organization might well be through a Crown corporation with borrowing powers. If "capital cost" does not include both principal and interest, then the operating deficit could be massively swollen by interest charges on the borrowed funds, even if the Province repaid the principal. If the Province's position is that they will pay 100% of the capital costs, then that should mean both principal and interest.

Summary

The above discussion attempts to describe the brief and the intention behind most of the points made therein. Even though some of the points are based on assumptions caused by lack of detailed knowledge of the proposed legislation, we recommend that the brief be sent as soon as possible to the Provincial Government in order that it have maximum effect in influencing the proposed Provincial legislation. Specific resolutions from Council are requested approving those parts of the brief found acceptable, excluding those parts found not acceptable, and adding any suggestions that Council may wish to include.

CONSIDERATION

The City Engineer and Director of Finance submit the attached brief for CONSIDERATION and amendment by Council."

The City Manager submits the above report of the City Engineer and the Director of Finance for CONSIDERATION and RECOMMENDS that following some preliminary discussion in Council, the brief be referred to a joint meeting of Finance and Transportation Committees on Thursday, April 28, 1977, with authority to finalize the brief.

FOR COUNCIL ACTION SEE PAGE(S) 679

DISTRIBUTED MONDAY

C 709

MANAGER'S REPORT

April 25, 1977

TO: Vancouver City Council

SUBJECT: Kitsilano Pool

CLASSIFICATION: CONSIDERATION

Council, on March 29, 1977, requested "an up-to-date status report on the Kitsilano Pool, including financial aspects and relative information from all parties involved."

In view of Council's wish to proceed to a Public Hearing and the importance of health considerations as a basis of the proposal to replace the Pool, the following information is provided by the Medical Health Officer:

'By letter of March 18, 1976 (copy to Mayor and Aldermen), I informed the Board of Parks and Public Recreation of the status of the Kitsilano Pool. Copies of that letter, together with a copy of the Regulations under the Health Act, are attached. The safety and health issues are detailed in this letter. (The conditions of the Pool are the same today as they were then.)

The Minister of Health, The Honourable R. H. McClelland, in a letter dated May 25, 1976, permitted the Pool to remain open for the summers of 1976 and 1977 provided:

"1. the safety and sanitary conditions in and around the Kitsilano Pool during the swimming seasons are satisfactory to Dr. Bonham;

2. a contract has been let for an approved replacement facility by May 1, 1977, with construction to commence following the 1977 swimming season; and

3. that no further requests for extensions will be made by the City of Vancouver."

These conditions were accepted by Mayor Phillips in a letter dated July 12, 1976, and this acceptance was acknowledged by Mr. McClelland on July 21, 1976.

The current status of the Pool is that, unless a contract has been let by May 1, 1977, for a replacement facility, the Pool may not open for this summer season.

Council may wish to pursue this matter further with the Health Minister as my discretionary latitudes are now exhausted.

The Kitsilano tidal pool does not meet basic safety and water quality standards as reflected in the 1967 Swimming Pool Regulations (Health Act).

Prior to 1967, there was some upgrading of Second Beach and Lumberman's Arch Pools but, although they don't conform to current regulations, they were at least converted to recirculating pools. They lack many of the basic safety features of the Regulations and are therefore non-complying. In 1967, the worst pool operated by the Board of Parks and Public Recretation was New Brighton Pool. In this case, the pool water was obtained from a polluted Burrard Inlet. This pool received first attention in the enforcement of the Swimming Pool Regulations, and was replaced by a modern (complying) pool.

It is clear that Second Beach and Lumberman's Arch Pools will also have to be replaced, but Kitsilano Pool is the current priority. In preparation for the public meeting held August 30, 1976, at the Vancouver Planetarium (meeting sponsored by the Kitislano Community Forum), one of the participants (I do not recall his name) researched the files of the Vancouver Sun, and reported eleven deaths on record since the opening of the Pool in the 1930's. This information raised the question as to whether the City had any <u>increased</u> liability in the event of being sued because the pool was knowingly being operated in a state of non-compliance with existing statutes. Mr. Fleming, Director of Legal Services, confirmed that in his opinion the City is more vulnerable in these circumstances.'

'SUMMARY

(1) The Kitsilano Pool cannot be operated this summer as a contract for construction cannot be let by May 1, 1977.

(2) Council may wish to request the Minister of Health to grant permission to operate Kitsilano Pool provided planning for its replacement is continuing.'

The City Manager submits for Council's CONSIDERATION the question of requesting the Minister of Health to permit operation of Kitsilano Pool in 1977, in view of the continued progress in planning for a replacement facility.

FOR COUNCIL ACTION SEE PAGE(S) 680

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 14, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 14, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Health Questionnaire for City Employees

On March 15, 1977 City Council passed a motion that the City employees' 'Employment Health Record' be reviewed by the appropriate staff to delete all questions which are not germane to all employees.

The Committee considered a Manager's report dated April 1, 1977 (copy circulated) listing employers who use similar health questionnaires. Their use is linked directly to existence of an Occupational Health Service which Vancouver has had for many years, while most employers do not provide such service.

The portion of the questionnaire in dispute is for females only and it was reported they are included because:

1. they are part of the complete medical history.
2. no gynecological examination is made by the physician.
3. the type of problems covered are a significant cause of absences from work, and can often be alleviated by medical attention.

Corresponding male-only questions are covered in the physical examination and verbal questioning.

Employers who have eliminated the special section on females are getting the same information more informally during the medical interview. Most employees would probably prefer to give the information personally to a physician, and the City Manager recommends that the City's questionnaires be changed accordingly.

Copies of Dr. L. W. Hartwell's position paper dated November 2, 1971, and his 1976 Annual Report on the number of medical examinations and miscellaneous services, was circulated for information. Dr. Hartwell stated it would be more efficient to leave the questions in but he is agreeable to having them removed and ask them verbally.

Cont'd . . .

Clause #1 continued:

Following discussion it was

RECOMMENDED

A. THAT the Director of Occupational Health Services continue to collect medical information and histories for City employees.

B. THAT the Director of Occupational Health Services be authorized to continue to use a questionnaire for this purpose.

C. THAT the Director of Occupational Health Services be instructed to eliminate the questions "for females only" from the questionnaire on the understanding that such information would be elicited during the medical interview.

2. Four-Day Week - Turn Down Traffic Volume

The four-day week commenced for the majority of inside City staff on August 9, 1976, as an adjunct to the Turn Down Traffic Volume Program. The Letters of Understanding which were signed with the Unions involved (V.M.R.E.U., R.N.A.B.C. and I.B.E.W.) provided that the period from August 9 until December 31, 1976 would be an initial trial period. These letters further specified that if the arrangement were continued into 1977, either the City or the Unions could request a reversion to the five-day week, and such reversion would occur not later than 30 days after receipt of the request. Any extension beyond December 31, 1977 would have to be by mutual agreement of all parties.

In December of 1976, the Director of Personnel Services reported to Council on the results of the trial period and at its meeting of December 14, 1976, Council approved his recommendation that:

> The four-day week work schedule be continued until December 31, 1977, subject to the proviso that it may be cancelled either by the City or the Unions involved on 30 days notice, and further, subject to a more detailed assessment of staff productivity.

Also, Council approved the recommendation of the City Manager that:

> The City Engineer and Director of Personnel Services make a progress report to the Finance and Administration Committee at 3 month intervals.

The Committee considered a Manager's report dated March 31, 1977 (copy circulated) wherein the Director of Personnel Services reported on a survey of Department Heads regarding the impact of the four-day week. Evidence collected indicates it is working with the exception of a communication problem. Some of the advantages emerging from the survey are:

Cont'd . . .

Clause #2 continued:

- Predictions of cost savings in three large Departments
- Advantage of "quiet" periods and little indication of employee fatigue at the end of the day
- Improved sick leave experience
- Clear indications of improved employee morale.

The City Engineer reported that the impact of the four-day week schedule on the Turn Down Traffic Volume was positive, although not substantial.

Representatives of the V.M.R.E.U., R.N.A.B.C. and the I.B.E.W. favoured continuing the four-day week experiment. They did not have any significant problems to report.

It was noted that the Building, Plumbing, Electrical and Industrial Waste Inspectors are on a four-day week with the usual working hours of 8:30 a.m. to 5:30 p.m. The Director of Permits and Licenses has suggested that working hours of 8:00 a.m. - 5:00 p.m. would be more efficient.

The Committee was concerned about the communication problems with key officials and felt this to be the major area of concern. It was reported that some employees are advising callers that staff are away instead of referring them to alternate staff. It was suggested that the next report give more specific information on areas of concern and ramifications.

Following further discussion it was

RECOMMENDED

A. THAT the four-day week work schedule be continued until July 30, 1977 subject to the proviso that it may be cancelled either by the City or the Unions involved on 30 days notice as specified in the Letters of Understanding.

B. THAT, as previously directed by Council, a further progress report be submitted to the Finance and Administration Committee at the end of June, 1977.

C. THAT the hours of work of the Building, Plumbing, Electrical and Industrial Waste Inspectors be adjusted to 8:00 a.m. to 5:00 p.m., subject to the concurrence of the two Unions involved.

D. THAT the City Manager and the Chairman of the Finance Committee designate which key officials will be required to work a five-day week to improve internal communication.

The meeting adjourned at approximately 5:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 680

PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 21, 1977

A meeting of the Standing Committee on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 21, 1977 at approximately 12.30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO PRESENT: Alderman Ford
Alderman Gerard

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Commercial Development - Phase 1 Area 6, False Creek

At its previous meeting on April 7, 1977, the Committee considered the following reports of the City Manager:

(a) report dated April 1, 1977, submitted for the Consideration of the Committee, in which the Director of Planning requests clarification of policy regarding the commercial development proposed for the waterfront walkway of False Creek, and describes eight alternatives for the development on this site.

(b) report dated April 4, 1977, submitted for the Information of the Committee, in which the Development Consultant reports on meetings held with resident groups relative to the proposed development at Caesar's Bridge.

(The reports are on file in the City Clerk's office).

The Committee had been advised that the development permit application for this development indicating 3,528 sq. ft. of commercial floor space and 5 residential units with the heights of buildings varying from one-storey for commercial use to three storeys for the residential use, was considered by the Development Permit Special Staff Committee. They concluded that Council's guidance in the following two areas was required before the development permit application could be approved by the Development Permit Board:

(1) Use - the appropriateness of private residential use on this site.

(2) Continuous Walkway Along Water's Edge - the intent, with respect to the waterfront walkway, of the statement in the Area Development Plan for Area 6 where it states "Buildings may be located over walkway".

Cont'd.....

Clause 1 Continued:

The Director of Planning, with the concurrence of the City Engineer, recommended:

'1. No private residential use shall be permitted for this site.

2. Small-scale retail commercial, appropriate professional offices, and community facilities are the appropriate uses for this site.

3. Provided the above two recommendations are accepted, then the statement "Buildings may be located over walkway" can be interpreted to permit a small-scale commercial development to be constructed at the water's edge in this location, with the walkway behind the development on the land.'

The City Manager put forward these recommendations for the Committee's consideration.

After hearing from the Development Consultant and representatives of the residents group of Enclave 27, discussion centred on whether the residential component should be eliminated and be replaced by small-scale retail commercial, appropriate professional offices and community facilities as suggested by the Director of Planning.

Rather than proceed with a redesign, a member of the University Non-Profit Building Society requested that the Society be given an opportunity to see if they could find a way to cover the costs of eliminating the development.

The difficulties that would be involved with increasing the ground rents were pointed out and it was suggested that the University Group could raise the necessary capital or a local improvement could be levied on all the residents of the University development.

The Committee therefore recommended on April 7, 1977:

'That the matter be deferred for two weeks to enable the University Non-Profit Building Society to present a proposal to the Committee on whether they would pay the total costs involved for

(i) the elimination of the residential component or

(ii) the elimination of the entire development

either by raising the necessary capital or by agreeing to local improvement charges being levied against all the residents of the University Non-Profit Building Society development.'

* * * * *

Cont'd.....

Clause 1 Continued:

A member of the Committee suggested that there were three issues to be discussed before the Committee committed itself to a decision on one particular development:

(a) the total plan of the south side of False Creek including the components the architects wished to see in the whole False Creek development, the relationship of open space and the question of the public walkway,

(b) the economics of the whole False Creek development

(c) the planning process - is the approved concept plan for Phase 1 really what is wanted now - should we return to the concept of no housing and 100% commercial on this site.

Mr. Spaxman, Director of Planning, stated that as Chairman of the Development Permit Board he needed a clear direction from the Committee as to the form of development and uses allowed or a decision that there would be nothing on the site.

He stated that after listening to the debates, discussions and possible compromises, he has reached a decision to withdraw his recommendation 'that no private residential use shall be permitted on this site'.

Mr. R. Rabnett, Co-ordinating Architect, advised that Council approved a development at Caesar's Bridge in the Concept Plan for Phase 1 to create a focal point in the False Creek development. It is an essential part of the whole development and necessary to bring life to the area for the citizens of Vancouver.

Mr. H. Creighton, Comptroller of Budgets and Research by letter dated April 12, 1977 (copy circulated) advised the University Non-Profit Building Society of the following costs involved to compensate the City if the commercial/residential development on the waterfront did not proceed:

	Financing Option	Total Development	Residential Component
(a)	Ground rent (amortized over 30 years)	$ 17,290/annum	$ 12,100/annum
(b)	Local improvement (paid off over normal 15 year period)	$ 22,625/annum	$ 15,840/annum
(c)	Cash (lump sum payable January 1, 1978)	$ 166,000	$ 116,200

He stated that the Director of Legal Services had advised that a local improvement levy would not be feasible or legal. He reiterated the concerns with respect to increasing the ground rents.

If the residents agree to pay a monthly sum of $750.00 or a yearly payment of $9,000, Mr. Creighton advised that this was approximately one-half of the amount the City had requested they pay.

Cont'd.....

Clause 1 Continued

Dr. J. Skala appeared on behalf of the Interim Strata Council of Enclave No. 27, False Creek. He advised that the function of the University Non-Profit Building Society in this project was finished as they had sold the units to the 50 residents - they are at present only tenants until the strata plans are approved.

In his brief dated April 19, 1977 (copy circulated) Dr. Skala points out that the residents of Enclave 27 realize there would be an improvement of quality in their units if there was no development at Caesar's Bridge but there would be improvement for adjacent developments and all the public as well. They requested this be taken into consideration in the amount they were expected to compensate the City. Detailed calculations of their proposal are attached as part of the brief. He also advised that the monthly sum of $750 or the yearly sum of $9,000 was not their estimate of the value to the City but the maximum payments the residents could afford. He requested the Committee to reconsider any development at Caesar's Bridge and if the Committee feels the citizens of Vancouver should be involved, ask them at a Public Hearing.

Mr. Harry Burke, a member of the University Non-Profit Building Society, (not a member of the Interim Strata Council of Enclave 27) stated that it was his understanding that 75% of the residents of Enclave 27 were to receive a subsidy. Only 20% of them receive it. The City should exercise its due authority and buy back the property if the Society did not live up to its mandate.

Dr. Restrepo, a member of the Interim Strata Council and Treasurer of the University Non-Profit Building Society advised that there was to be an average income of $17,000 including families, couples and singles. Some residents exceeded this and helped to finance the lower income residents. Some who previously met the $17,000 income have now increased their income. The Society sold units to members who were willing to put up the necessary financing for the project, and endeavoured to fill the vacancies in accordance with the guidelines in the Development Consultant's office i.e. to have an average income of $17,000. They proceeded on the understanding that the City agreed they met the financing requirements.

Mr. Creighton advised that he did not feel the Society was in breach of agreement with the City.

Mr. F. Stanzl, sponsor of the Caesar's Bridge development stated that within the limitations of the guidelines and requirements given to him by the City, he was trying to come up with the best development possible for Caesar's Bridge, including redesigns to compromise the residents groups. As Co-ordinating Developer, he stated that not only was a development in this area necessary for the financing formula of Phase 1, it was a necessary vital link in the whole False Creek development.

In reply to a suggestion of relocating the development, Mr. Sutcliffe stated that this would be an amendment to the Area Development Plan and would require a Public Hearing.

Mr. E. West, Streets Engineer, stated that the drainage of the whole area is concentrated and picked up by a sewer in the suggested relocation area. The present scheme allows for the sewer line but if the development were relocated, the cost of moving the sewer line would be $60,000.

Cont'd.....

Clause 1 Continued

The members of the Committee expressed concern about

(a) the height of the buildings with particular reference to the gables of the residential portions,

(b) whether in fact there should be any residential

(c) the floating walkway.

Some members of the Committee felt that the scheme as presented could be approved but wanted the height of the buildings scaled down.

Alderman Brown stated that she felt the waterfront should be for public use and not residential and made the following motion which she requested be recorded even though the Committee did not vote on it:

'THAT the residential component be withdrawn from the development.'

Alderman Kennedy wished to be recorded as in agreement with Alderman Brown. Alderman Gibson requested to be recorded as opposed to any development overhanging the seawall.

The Committee

RECOMMENDED

THAT the design concept presented to the Committee this day be approved in principle but the Development Permit Board be requested to take into consideration in their discussion of the development permit application, the fact that the Committee would prefer to see the height of the buildings scaled down and the floating walkway component reconsidered.

(Alderman Gibson wished to be recorded as opposed to approving the concept in principle).

FOR COUNCIL ACTION SEE PAGE(S) 680

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 21, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, April 21, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. 1977 Revenue Budget Estimates

The Committee considered a Manager's report dated April 19, 1977 (copy circulated) wherein the Director of Finance reported on 1977 revenue budget estimates as of April 12, 1977. The budget deficit after budget review was $3,947,508. On April 19, 1977 Council approved $179,054 of Departmental appeals. Council also brought $1,000,000 of surplus into revenue for 1977.

Subsequent to the budget estimates being reviewed by the Finance Committee on April 12, 1977, the following adjustments to revenue and expenditure estimates were made:

Revenues

1.	Revised estimate on the income to be generated from the Parks Income Operations	$ 36,300
2.	Revised estimate of expected revenue from Water Rates	20,525
3.	Adjustment of prior year surplus from the Sinking Fund	(45,000)
4.	Revised estimate of general tax proceeds at 19.00 mill levy (1976 level) as per confirmed Assessment roll (after Court of Revision)	(335,900)
	Net Revenue Decrease	$ (324,075)

Expenditures

1. Expenditure increases recently approved by Council

By-law fines collections - staffing	$ 52,101
Banner brackets	8,000

Cont'd . . .

Clause #1 continued:

2. Miscellaneous adjustments made during Budget Review but omitted from the previous report in error

Museum	(69,665)
Cordova House - City share	61,410
Britannia Services Centre	400
Health - Cemetery	1,335
Park Board - Income Operations	(35,000)
Water Utility adjustment	36,854
Park Board - Recreation	65,355
Net Expenditure Increase	$ 120,790

Summary of Current Budget Adjustments and Deficit

Budget Deficit, as per previous report	$ 3,947,508
Add:	
Departmental appeals approved	179,054
Other budget adjustments - expenditures	120,790
- revenues	324,075
	4,571,427
Deduct:	
Prior year surplus on revenue	1,000,000
Current Budget Deficit	$ 3,571,427

In order to produce a balanced budget and eliminate the budget deficit of $3,571,427 the mill rate will have to be increased by 0.791 mills to 19.791 mills. This will result in a 4.16% increase in the rate of taxation for general purposes over 1976 levels.

The Committee expressed disappointment over the necessity to increase the tax rate over 4%. It was explained that the unexpected deficit of $335,900 created by the exemption of the N.H.B. property from the tax roll coupled with the generous approvals granted in the Departmental appeals,has increased the tax levy to over 4% in order to balance the budget. It was noted that the City has applied to the Federal Government for a grant to make up the deficiency on the N.H.B. property tax exemption.

Following further discussion it was

RECOMMENDED

A. THAT the Revenue and Expenditure adjustments of the budget be approved as outlined above.

B. THAT the mill rate for general purposes be set at 19.791 mills.

2. 'Quarterly Review'

On April 19, 1977 City Council referred a Manager's report dated April 15, 1977 (copy circulated) on the 'Quarterly Review' to the Finance Committee for consideration and report back.

The Director of Planning, in the Manager's report, outlined the purpose, costs, distribution policy and future directions of the 'Quarterly Review'.

Cont'd . . .

Clause #2 continued:

The Director of Social Planning reported on the 'Urban Reader', a publication of the Social Planning Department. It was suggested that brief descriptions of both these publications be included in the information brochure which is to be distributed with the property tax notices. This would provide interested citizens with the opportunity to learn more about their City and activities of the City Departments and how they might be affected by City actions.

Following discussion it was

RECOMMENDED

A. THAT brief descriptions of both the 'Quarterly Review' and 'Urban Reader' be included with the tax notice, and further, advise that copies of the 'Quarterly Review' may be obtained by contacting the Planning Department, and the 'Urban Reader' by contacting the Social Planning Department.

B. THAT the Director of Planning and Director of Social Planning report back by September, 1977 on the number of requests that were received for copies of the 'Quarterly Review' and 'Urban Reader', a decision on whether or not the booklets will be distributed free of charge to be made at that time.

3. 1977 Grants

The Committee considered a Manager's report dated April 18, 1977 (copy circulated) wherein the Director of Finance recommended that in future years a special meeting(s) of Council be held to deal with the total initial grant requests in March when some indication of the overall budget position is known.

Attached to the Manager's report was a format of the total grant position for 1977 with comparisons for 1976. It was noted that this format would be further studied and approved upon for use in the presentation of future grant reports.

Following discussion it was

RECOMMENDED

A. THAT the initial grants be submitted to a special meeting or meetings of Council not later than March in each year.

B. THAT the Director of Finance and the Director of Social Planning prepare a format for consideration by the Finance and Administration Committee later this year that would be used for presentation to the special meeting(s) of Council in future years while dealing with grants.

RECOMMENDATION AND CONSIDERATION

4. 1977 Cultural Grants

The Committee considered a Manager's report dated April 15, 1977 (copy circulated) and an Appendix outlining cultural grant requests for 1977.

Cont'd . . .

Clause #4 continued:

The report separated the grant requests into six categories. A summary of the category totals is as follows:

Total 1976 Civic Cultural Grants	$408,346
Total 1977 Civic Cultural Grant Requests	775,802
Total 1977 Social Planning Recommendations	493,530
Contingencies	34,018
Total 1977 Estimated Cultural Grant Appropriations not including Centennial Museum, Vancouver Art Gallery or Civic Theatre Deficits	$527,548

Following discussion the Committee took action as follows:

CONSIDERATION:

The following motion resulted in a tie vote and is therefore submitted to Council for consideration:

A. THAT a grant of $3,500 be approved for the Arts Club Theatre for 1977.

(At this point in the meeting the Mayor had to leave due to other commitments and Alderman Brown assumed the Chair.)

RECOMMENDATION:

B. THAT City Council approve the following grants as recommended by the Committee subject to conditions outlined by the Social Planning Department for rental of Civic Theatres where applicable:

Organization	1976 Grant	1977 Request	Committee's Recommendation
Anna Wyman Dance	$ 4,300	$10,000	$ 4,500
Breadbaker Puppet Theatre	2,700	2,900	2,500
Carousel Theatre	2,000	5,000	3,000
New Play Centre	1,000	3,000	3,000
Westcoast Actors Society	1,500	3,000	3,000
City Stage	20,000	14,000	11,500
Four Choir Festival	-	1,500	1,500
Jabberwocky Theatre for Children	2,160	5,000	2,500
Pacific Ballet Theatre	1,500	2,500	1,750
Paula Ross Dance Society	1,500	2,315	1,750
Tamahnouse Theatre Workshop Society	2,160	5,000	3,000
Vancouver Bach Choir	2,300	2,875	2,300
Vancouver Chamber Choir	1,500	1,906	1,600
Vancouver Junior Club for the Performing Arts	1,000	1,000	1,000
Acme Theatre	1,500	2,000	2,000
Axis Mime Theatre	-	2,000	1,000
Green Thumb Players	-	2,000	1,000
Immram Dance Theatre	-	10,000	500
Janus Theatre	-	7,080	1,000
Mountain Dance Theatre	-	9,000	1,000
Prism Dance Theatre	-	1,000	1,000
The Town Waytes	-	5,000	1,000
Vancouver Community Arts Chamber Players	-	938	500
Folkfest	20,000	25,000	20,000

Cont'd . . .

Clause #4 continued:

Organization	1976 Grant	1977 Request	Committee's Recommendation
Vancouver Society for Days, Months & Years to Come	-	1,500	1,000
Vancouver City Hall Choristers	400	2,400	1,000
B.C. Boys Choir	2,000	2,500	2,000
Friends of Chamber Music	300	345	345
Native Daughters of B.C.	2,300	800	800
Sculptors' Society of B.C.	1,000	2,000	1,000
Vancouver Ballet Society	500	1,500	750
Vancouver Society for Early Music	4,860	5,500	4,860
Courtney Youth Music Centre	-	500	500
Gastown Historical Area Society (Gastown Merchants)	7,662	10,000	7,662
Mt. Pleasant Neighbourhood Association	$ -	$ 200	$ 200
Canadian Music Competitions Inc.	500	1,000	500
Community Music School of Greater Vancouver	11,000	58,500	12,000
Fine Arts Committee-Chown Memorial United Church	-	350	350
International Actors' Workshop Society	-	2,704	1,952
Kiwanis Music Festival	500	500	500
Vancouver Little Theatre	1,000	5,169	1,500
Vancouver Theatre in the Park	15,820	25,000	5,000
Festival Concert Society	2,625	7,250	5,250
East Side Theatre Front Society	-	1,500	750
Vancouver Opera Association	24,893	28,750	28,750.

C. THAT a grant of $38,500 be approved for operating expenses and $17,250 for rental expenses to the Vancouver East Cultural Centre for 1977.

D. THAT a grant not to exceed $1,500 to cover cost of street closure expenses be approved for the Greek Festival for 1977.

E. THAT the grant request for the Heritage Festival for the 1977-78 season be deferred and be resubmitted following the 1976-77 Heritage Festival.

F. THAT the grant request to the Playhouse Theatre be deferred pending a further joint report from the Director of Finance and the Director of Social Planning.

G. THAT the grant request for the Vancouver Symphony Society be deferred pending a joint report from the Director of Finance, Director of Social Planning and the Director of Legal Services.

H. THAT additional grants not be approved for the following organizations who have already received grants in 1977:

Vancouver New Music Society
Sea Festival
Variety Club of Western Canada.

Cont'd . . .

Clause #4 continued:

I. THAT grants not be approved for the following organizations:

Afro Jazz, Drum & Dance Workshop
B.C. Multicultural Theatre Association
Centre Culturel Colombien
National Youth Orchestra Association
Pacific Cinematheque Pacifique
St. Patrick's Day Parade
B.C. Beefeater Band
Inter-Universe Assoc. Enterprises
Musqueam Indian Band
Ne Chi Zi Guild Society
One World Festival Society.

The grants recommended for approval total $205,819 plus $29,652 previously approved by Council for a total of $235,471 cultural grants approved for 1977.

The meeting adjourned at approximately 5:15 p.m.

* * * * * * * * * * * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 681 to 685

REFERS TO CLAUSE #1 OF REPORT III

MANAGER'S REPORT

April 21, 1977

TO: Vancouver City Council

SUBJECT: 1977 Revenue Budget Estimates - Final

III (i)

CLASSIFICATION: RECOMMENDATION

"In accordance with the requirements contained in the Vancouver Charter, the Director of Finance submits the summary of the Revenue Budget Estimates for the year 1977 which is attached as Schedule "A" and which:

1. gives effect to the adjustments made during Budget Review, and as recommended by the Committee on Finance and Administration on April 12 and 21, and by City Council on April 19
2. is based on a tax rate of 19.791 mills for general tax purposes as recommended by the Committee on Finance and Administration on April 21.

The adjustments to the 1977 Revenue Budget Estimates, as originally submitted by Civic Departments and Boards, which produce a balanced budget at a tax rate of 19.791 mills, are summarized below:

1977 Revenue Estimates

Estimated Revenues, as originally submitted, including a tax rate for general purposes of 19.00 mills (same as 1976 rate)	$156,847,376
Add: Increase in general tax from 19.00 mills to 19.791 mills and after Court of Revision adjustments	2,983,442
: Revised estimate for business taxes	780,000
: Contribution from 1976 Surplus on Revenue Budget	1,000,000
: Rentals from P.N.E.	500,000
: Adjustment re contribution from sinking fund surplus	269,000
: Revised estimates for grant in lieu of taxes, due to increased mill rate plus grants for prior year taxes from N.H.B.	527,085
: Other miscellaneous adjustments - net	167,666
	163,074,569
Less: Estimated reduction in Provincial Per Capita grant for 1977	382,704
Total 1977 Revenue Estimates, as revised	$162,691,865

1977 Expenditure Estimates

Estimated Expenditures, as originally submitted		$166,202,826
Add: Net adjustments, prior to budget review		342,594
Estimated Expenditures, prior to budget review		166,545,420
Less: Budget review adjustments		
Basic	$2,636,802	
Supplementary	1,756,007	
	4,392,809	
Less budget appeals approved by Council	179,054	
	4,213,755	
Estimated reduction in Provincial welfare costs	139,800	
		4,353,555
		162,191,865
Add: Increase in Supplementary Capital Budget, re P.N.E. rentals		500,000
Total 1977 Expenditure Estimates, as revised		$162,691,865

Supplementary Information

General Purposes Tax Levy

1. The tax rate required to produce a balanced budget in 1977, after amending the Revenue and Expenditure Estimates for adjustments recommended by the Finance Committee, is 19.791 mills. This is an increase of 0.791 mills or approximately 4.16% over 1976.

2. The General Purposes tax rate of 19.791 mills on the hypothetical average single family residence amounts to $455 for an increase of $18 over 1976.

3. A listing of the tax increases for other taxing jurisdictions in Vancouver plus the impact on the average single family residence is presented in the attached Schedule "B".

Provincial Government Grants

1. Municipal Grant in Aid

   This grant remains at $34 per capita, but the total grant to be received by the City will decline.

   - 1976 grant contained a "catch-up" provision related to increased population from 1966-71, which will not be received in 1977 — $107,991
   - the 1977 grant will be based on the 1976 Census population. It is estimated that the confirmed population count will be about 415,000, resulting in a decrease in the grant of (426,256 - 415,000) x $34 — 382,704

   Total Reduction in Grant — $490,695

2. Revenue-Sharing Grants

   The City's share of the Revenue-Sharing grants will remain unchanged for 1977 over the 1976 grant of $4,928,895.

Provision for Capital Purposes

The provision for capital purposes from Revenue is based on a levy of 1.85 mills on taxable assessed values for general purposes (same as 1976) plus the addition of the $500,000 rental proceeds from the P.N.E., bringing the total provision to $8,360,000.

Prior Year Surplus on Revenue

Included in the revenue estimates is a contribution from the Revenue Fund Surplus account of $1,000,000. This represents a portion of the operating surplus realized in 1976, and this contribution is of a non-recurring nature."

Recommendation

The City Manager and Director of Finance RECOMMEND approval of the Resolution adopting the 1977 Revenue Budget Estimates which are summarized on Schedule "A" attached.

FOR COUNCIL ACTION SEE PAGE(S) 681 to 685

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 28, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 28, 1977, at 7:30 p.m., in the Auditorium of Eric Hamber Secondary School, 5025 Willow Street, for the purpose of holding a Public Hearing to amend the Zoning and Development and Sign By-laws.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - Area Generally Bounded by Oak Street, West 28th Avenue, Heather Street and West 32nd Avenue (Shaughnessy Hospital Site)

An application was received from the British Columbia Medical Centre to rezone Block 1009, Except Parcel A, D.L. 526, Plan 10359 being the area generally bounded by Oak Street, West 28th Avenue, Heather Street and West 32nd Avenue

From: (RS-1) One Family Dwelling District and
(RT-2) Two Family Dwelling District

To: (CD-1) Comprehensive Development District.

The CD-1 By-law restricts the form of development as follows:

Uses:
Hospital
Customarily Ancillary Facilities such as:
1. Medical Laboratory
2. Dietary and Kitchen
3. Central Stores
4. Laundry
5. Off-Street Parking and Loading

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: The floor space ratio of all buildings shall not exceed 0.6. In computing the floor space ratio, the floor area of all buildings shall include the total area of all the floors of all buildings on the site including accessory buildings (measured to the extreme outer limits of the building). In addition to the above, parking structures may be permitted, such parking structures not to exceed a floor space ratio of 0.25. In computing the floor space ratio, the floor area of all parking structures shall include the total floor area of all the floors of all parking structures on the site (measured to the extreme outer limits of the parking structure).

Height: (a) The height of the buildings shall not exceed two storeys nor 35 feet, measured from the average finished grade surrounding the building, for that area of the site within the following:

cont'd....

Rezoning - Shaughnessy Hospital Site (cont'd)

(i) an easterly distance of 358 feet measured from the property line abutting Oak Street;

(ii) a southerly distance of 200 feet measured from the property line abutting West 28th Avenue;

(iii) a westerly distance of 50 feet measured from the property line abutting Heather Street;

(iv) a northerly distance of 140 feet measured from the property line abutting West 32nd Avenue.

(b) The height of any building shall not exceed five storeys nor 60 feet measured from the average finished grade surrounding the building for that area of the site encompassed by the areas defined in Section 4(a) of this By-Law.

Off-Street Parking:

A minimum of 1,400 off-street parking spaces shall be provided in accordance with Section 12 of the Zoning and Development By-Law No. 3575.

And also subject to the following conditions:

1. Each stage of development first require a development permit with approval of the Director of Planning, after advice from the Urban Design Panel and relevant City officials, with special attention being given to the height, location, exterior finishes, off-street parking, off-street loading, vehicular and pedestrian circulation, landscaping and treatment of open portions of the site.

2. That the buildings on the site be as follows:

(a) Shaughnessy Hospital containing 408 acute care beds and 491 rehabilitation, intermediate and extended care beds with right of priority use of 870 beds for veterans
(5 storeys plus basement in height)

(b) A 200-bed acute care pediatric hospital
(2 storeys plus basement or cellar in height)

(c) A 90-bed acute care obstetrics hospital
(2 storeys plus basement or cellar in height)

(d) A 150-bed extended care unit
(3 storeys plus basement or cellar in height)

(e) A Provincial Laboratory
(4 storeys plus basement or cellar in height)

(f) A Logistics Building
(1 storey plus basement or cellar in height).

3. All points of vehicular ingress and egress to the site be first approved by the City Engineer and the Director of Planning, but in no case shall vehicular access be permitted from West 32nd Avenue.

4. B.C.M.C. to give Council a letter or undertaking that if at any time, after a report from the City Engineer and the Director of Planning, the 1,400 required off-street parking spaces are found to be inadequate, B.C.M.C. will provide the necessary off-street parking spaces to eliminate the deficiency.

The Director of Planning recommended approval of the application.

cont'd....

Rezoning - Shaughnessy Hospital Site (Cont'd)

The Director of Planning reviewed the application for Council's information.

Mr. A. C. Kelly of the B.C. Medical Centre, read a brief pointing out that the proposed development has involved many months of consideration and planning, and urged approval.

Council heard from the following speakers in opposition of the proposal. A number of these speakers specifically expressed concern over possible parking and traffic problems which may be caused by the development:

Mr. H. Gordon-Cooper, Citizens Advisory Committee for Shaughnessy Hospital.

Mr. James R. Smith, Cambie Ratepayers' Association.

Mrs. Marcie Smorden.

Mr. D. McCougan, Cambie Ratepayers' Association.

Mr. E. Scroggs, Citizens' Action Committee on Shaughnessy.

Mr. Roland Johnson.

Mrs. Anne Lyman, resident.

In addition, Mr. T. Osborn, resident of the area, suggested that only the 150 bed extended care unit be incorporated in the present Shaughnessy Hospital.

Mr. N. Davidowicz addressed Council and put forward suggestions for improving transit service in the area.

The following addressed Council in favour of the application:

Dr. Sydney Israels, Department of Pediatrics, U.B.C.

Mr. G. H. Tullidge, Chairman of the Board of the Children's Hospital.

Miss King of the Health Centre for Children.

Dr. Wm. Jory, President of B.C. Medical Association, stated that his 4,000 member organization is unanimous in requesting immediate approval of the proposed development.

Mr. C. W. Nash, Chairman of the Board of Trustees of Shaugnessy Hospital read a letter from the Hospital Board requesting approval and construction of the new facilities as soon as possible.

Mr. D. Cullen of the Royal Canadian Legion, Pacific Command.

Mr. Orson Banfield, Chairman of the Health Centre for Children Society.

Mr. Reuben Bronstein, former member of the Shaughnessy Citizens' Advisory Committee.

Ms. Elain Carty, on behalf of the Maternal Health Committee.

Ms. Katherine Adler

Cont'd.....

Rezoning - Shaughnessy Hospital Site (cont'd)

Mr. Robert Wenner urged that there be no charge on the parking facilities.

Dr. J.H. Smith, Dr. E.J. Bowmer and Dr. G.D. Kettyls, all addressed Council and urged approval of the Provincial Laboratory component within the development.

Mrs. Aileen Hunter of the University Women's Club, suggested a decision be postponed to provide the public an opportunity to receive additional information on the development.

Mr. E. J. Russell stated he was not opposed to the overall development but expressed concern regarding parking, saying that it was insufficient and that a parking fee should not be charged.

Mr. M. J. Carter, a local resident, asked what assurance residents have that there will be adequate parking in order that residential streets will not become filled with parked cars.

Mr. A. Lever, expressed concern over parking and traffic problems and suggested the development be done in stages beginning with the Children's Hospital, that left turn lanes be provided on Oak Street and that non-residential parking in the area be policed.

MOVED by Ald. Kennedy,
THAT the foregoing application by the British Columbia Medical Centre, be approved, and that the following recommendations of the City Manager be added to the conditions:

(a) B.C. Medical Centre provide 1,400 parking spaces on the Shaughnessy site. These spaces should be conveniently located to the building and must have ready access from each entrance via an internal driveway system;

(b) Vehicular access to the site be limited to four points, i.e. Oak Street, 28th Avenue near Laurel, Heather Street at 29th Avenue, and Heather Street near 31st Avenue;

(c) B.C. Medical Centre pay the full cost of a left turn bay on Oak Street and installation of a pedestrian/vehicular signal to provide access to the site, including dedication of necessary lands;

(d) The City Engineer carry out a study of Devonshire Crescent to ascertain the best treatment of the street end at Oak Street, in order to prevent traffic filtration in the residential area;

(e) B.C. Hydro Transit Authority be requested to examine all possible means of improving transit service to the site;

(f) B.C. Medical Centre pay any costs attributable to expansion of the hospital for the upgrading of general transportation facilities in the area over the next five to ten years;

(g) All costs to provide utility services including sewer, water, Hydro, telephone and gas be borne by B.C.M.C., arrangements to be satisfactory to the City Engineer;

(h) Utility easements to the satisfaction of the Director of Legal Services and City Engineer are to be provided by B.C.M.C. at no cost to the City, if required.

- (carried unanimously)

Rezoning - Shaughnessy Hospital Site (Continued)

MOVED by Ald. Brown (in amendment)
THAT the Provincial Laboratory building be eliminated from this application.

- LOST

(Aldermen Bellamy, Gerard, Kennedy, Puil and Rankin opposed)

MOVED by Ald. Ford (in amendment)
THAT a condition be added that all new structures or additions, or parking areas or structures, maintain the following setbacks:

a distance of 60 feet from Oak Street

a distance of 24 feet from Heather Street

a distance of 28 feet from 28th Avenue

a distance of 40 feet from 32nd Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin (in amendment)
THAT the following be added to condition No.4 of the application

"and make adjustments to the management or costs of the parking facility as necessary to maximize the use of the parking provided on this site"

- CARRIED UNANIMOUSLY

The amendments having carried, the motion, as amended, was put and CARRIED UNANIMOUSLY.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 11:15 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of April 28, 1977, adopted on May 10, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, May 10, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by Alderman Gerard.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from the Humanities Class at Eric Hamber Secondary School, under the direction of their teacher, Mr. Pawlik.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

Prior to considering the adoption of the minutes of the Special Council (Public Hearing) of April 21, 1977, Council noted a letter dated May 5, 1977, from Mr. van Eijnsbergen, Counsel for Spools Lumber, questioning the resolution of Council on page 5, on the rezoning application of Mr. A.T. Gjernes and the Director of Planning, wherein reference is made to where lumber may be stored.

The writer was of the opinion that Council was not specific as to the area where lumber could be openly stored.

After due consideration, it was

MOVED by Ald. Kennedy
SECONDED by Ald. Puil
THAT the following words be struck from the first resolution on page 5, as contained in the minutes of the Special Council, dated April 21, 1977:

> 'FURTHER THAT the CD-1 By-law be amended to include the storage of lumber which may be located from a depth of 140 feet north from Kent Avenue.'

Cont'd....

ADOPTION OF MINUTES (Cont'd)

FURTHER THAT, on page 1, item 1 of the Special Council minutes of April 21, 1977, the voting as shown be amended to record Alderman Brown as opposing the application re Earles Street and Vanness Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
SECONDED by Ald. Puil
THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) April 21, 1977, (after amendment as above);

Regular Council, April 26, 1977, (except the 'In Camera' portion);

Special Council (Public Hearing) April 28, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Cars, Congestion and Pollution in the City.

The Council received a delegation from Mr. Paul Wichlinski, who filed a brief dated February 16, 1977, on the topic of cars and pollution, particularly as it affects parks in the City.

2. Proposed Buildings - 2883 and 2891/93 Point Grey Road.

On April 5, 1977- Council deferred a report from the City Manager, dated April 1, 1977, concerning proposed buildings at 2883 and 2891/93 Point Grey Road, pending the hearing of a delegation from the owners of Killarney Manor at 2890 Point Grey Road.

Mrs. E. Murson addressed the Council and filed a brief giving details of the properties in question and stating that the building at 2883 Point Grey Road would appear to contravene the City's by-laws. Mrs. Murson also requested Council to stop any development at 2891/93, Point Grey Road until satisfaction is obtained in so far as the City's objectives and regulations are concerned.

Cont'd....

DELEGATIONS (Cont'd)

Proposed Buildings - 2883 and
2891/93 Point Grey Road (Cont'd)

With the permission of Council, Dr. Telford, representing the North-side Point Grey Road and Cameron Avenue property owners, spoke against the harassment being caused to persons involved in building on Point Grey Road, and requested that Council in the future, advise area residents when matters of area interest are brought before it.

MOVED by Ald. Rankin
THAT a report be prepared on the brief submitted this day by Mrs. Murson, as to whether the buildings in question conform to City by-laws.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Proposed Downtown Federal
Government Office Building

On April 19, 1977, Council deferred a motion by Alderman Marzari concerning the proposed Downtown Federal Government Office Building, pending a report from the Director of Planning, City Engineer and the G.V.R.D. Planners on the result of a meeting held with the Ministry of Works officials.

Pursuant thereto, Council noted a report from the City Manager dated May 5, 1977, and a letter from the G.V.R.D. Planning Committee dated May 5, 1977, on the topic.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in his report dated May 5, 1977, be approved and Alderman Marzari's motion be deferred accordingly.

- CARRIED

(Ald. Kennedy and Puil opposed)

COMMUNICATIONS OR PETITIONS

1. C.U.P.E. National Convention
Grant Request.

Council noted a letter dated April 26, 1977, from the Canadian Union of Public Employees (B.C. Division) requesting that the City contribute $5,000 grant to the organization's National Convention which will be held in Vancouver in October of this year.

MOVED by Ald. Brown
THAT no action be taken on the request from C.U.P.E.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Vancouver Art Gallery - Proposed use of balance of Funds from Grant.

Council had for consideration a letter dated April 27, 1977 from Vancouver Art Gallery, as follows:

" Further to our meeting on April 22nd, we are herewith making application for the use of the balance of the funds which were designated for the writing of the Functional Program, for the purpose described below. As you may recall, Council approved an amount up to $15,000 toward this study, but because the Functional Program was brought in at a cost of around $10,000, there is approximately $5,000 left in that grant. As Mr. Rombout and myself mentioned to you, we now have information which suggests that, if the interior of the Courthouse could be gutted, the physical requirements as defined by the Functional Program could be met in the space available. We have been advised by the Erickson firm that they are willing to undertake the next phase for $5,000, which would encompass structural, mechanical and electrical analyses, as well as a final costing on the total project. They would submit drawings to a stage from which preliminary cost estimates could be made.

If City Council agrees to our request that the balance of the funds be applied to such a costing study, then we would propose that the terms of reference for the study be drawn up in the same manner as those of the Functional Program, that is to say, we would work out terms of reference between City officials and ourselves.

I would like to reiterate Mr. Rombout's observation in our meeting that we are beginning to experience a fair amount of pressure from local architects who are aware that new Gallery facilities may be imminent. With respect to the drawing up of the terms of reference, it may be wise to ensure that the nature of the study to be undertaken ought not to leave the impression that the Erickson architects would automatically be the firm to provide architectural services for the renovation of the Courthouse, if and when that came about.

Mr. Rombout and I would also like to confirm that we will keep your office informed regarding our forthcoming discussion with the Honourable Sam Bawlf and also that the Gallery will not undertake negotiations of any kind on this project, either on the provincial or federal level, without prior consultation with your office.

The Director and I reflected upon your observation concerning the potential disposition of the present Art Gallery site if the Courthouse site becomes a reality for the location of a new Gallery. While we are aware that $2.3 million has been set aside toward the renovation of the Courthouse, we feel that these funds will, in all likelihood, need to be supplemented by other local public funding. We feel very strongly that the value of the present site ought to be dedicated to the Gallery and that the potential proceeds of sale will be needed and necessary for the capital funding of a new or renovated structure. The money from the sale of the site could be clearly identified as being a City contribution. I am sure you will appreciate that, in this regard, we and the City need to put ourselves in a strong bargaining position with both the provincial and federal governments and be able to show "up front" funds in the range of $4 million being available either from or through the City. On the basis proposed, this could be accomplished without any demand on current City revenues. I believe you will agree that if we are able to place oursleves in such a position, it will significantly strengthen our request for funds from other sources, including the private sector.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Vancouver Art Gallery (Cont'd)

We are looking forward to your views regarding the above. We would like to thank you for your continued interest in this important project."

MOVED by Ald. Puil
THAT the sum of $5,000 be approved towards a costing study encompassing structural, mechanical and electrical analyses, as well as final costing on the total project.

FURTHER THAT the City Manager report on the relationship of the Art Gallery to the City, present and proposed management of the Art Gallery and other related matters contained in the letter from the Art Gallery, dated April 27, 1977.

AND FURTHER THAT the Art Gallery Association be invited to be present when the Manager's report is before Council.

- CARRIED

(Alderman Kennedy opposed)

3. Use of P.N.E. Float at Williams Lake Stampede.

Council noted a letter dated April 15, 1977, from the Pacific National Exhibition, agreeing to the Mayor's suggestion that the P.N.E. Float be made available for the Williams Lake Stampede celebrations on June 30 and July 1, 1977. The cost involved will be $729, which the P.N.E. is prepared to share.

MOVED by Ald. Bellamy
THAT the City contribute $365 towards entering the P.N.E. float in the Williams Lake Annual Stampede.

- CARRIED UNANIMOUSLY

4. Re-opening of Robson Street

The Council considered the matter of the Robson Street Closure as affected by the new Government Court House, and, in this regard, noted a memorandum dated May 5, 1977, from the Chairman of the Transportation Committee, a memorandum dated May 5, 1977 from the City Manager and a letter dated May 5, 1977, from Mr. John A. Murchie, requesting to address Council this day.

It was suggested in the Manager's memorandum that May 24, 1977 be set aside for a report reference on the Robson Street problems including a discussion on the "Robson Street Character Area Study".

The Mayor also advised of a Telex received from Premier Bennett this day, as follows:

"The Government's position on the reopening of Robson Street between Howe and Hornby streets was made clear twelve months ago when we accepted Dr. Shrum's report and recommendations. Dr. Shrum's recommendation that the Province provide the construction for a four lane street. It is our position that the City of Vancouver must make the decision as to the number of lanes that will be provided. The Province will provide any number of lanes up to four which the City decides upon at this time without any further cost to that which has already been agreed upon. If the City chooses to alter the decision in the future, any additional cost at that time must be borne by the City and in a letter addressed to Arthur Erickson Architects, dated April 29, 1977 a copy of which was sent to you. Dr. Shrum reiterated our position again."

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

Re-opening of Robson Street (Cont'd)

Mr. Murchie, on behalf of a number of merchants on Robson Street, urged the Council to re-open Robson Street and permit four lanes of traffic at the earliest possible time. Mr. Murchie also stressed the present financial predicament of the merchants caused by the closure.

MOVED by Ald. Kennedy
THAT the Provincial Government be requested to provide for the construction of a 42 foot width roadway on the Robson Street overpass.

- LOST (tie-vote)

(Aldermen Brown, Ford, Harcourt, Marzari & Rankin opposed)

A recorded vote was requested on the above motion and the result was declared as follows:

For	Against
Ald. Bellamy,	Ald. Brown,
Ald. Gerard,	Ald. Ford
Ald. Kennedy,	Ald. Harcourt,
Ald. Puil	Ald. Marzari,
The Mayor.	Ald. Rankin.

- - - - - - -

The Council recessed at 4:00 P.M. to reconvene following the adjourned Public Hearing at 4:25 p.m., with the same Members present.

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CITY MANAGER'S REPORT

Fire and Traffic Matters
(May 6, 1977)

Street Closure - Mount Pleasant Neighbourhood Fair.
(Clause 2)

In considering this clause, the Council also noted a letter dated May 7, 1977, from the Mount Pleasant Neighbourhood Fair, requesting a grant of $300 to help cover the costs involved in the event.

MOVED by Ald. Rankin
THAT the organization's request to close 8th Avenue from Guelph to Prince Edward Streets, to vehicular traffic on Saturday May 28, 1977, from 9:00 a.m. to 9:00 p.m. be approved, subject to the conditions detailed in the report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT a grant of $300 to Mount Pleasant Neighbourhood Fair, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Council recessed at 4:30 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:25 p.m. with Mayor Volrich in the Chair and the same Members present.

B Social Mix in Area 2 of False Creek

B(i) Area 2 False Creek - Engineering Aspects of Marathon Developments

Council considered a report, dated May 5, 1977, from the City Manager, concerning Social Mix in Area 2 of False Creek, and a further report also dated May 5, 1977, on the Engineering Aspects of Marathon Developments in Area 2 of False Creek.

Council noted a letter, dated May 9,1977, from Marathon Realty Company Limited, distributed this day, setting out the interpretation of an agreement concerning Perimeter Road and the closing of Taylor Street affecting the Bridge easement. Mr. Boyes, Acting City Engineer, advised Council that he agreed with Marathon's interpretation.

It was pointed out to Council that, in the Manager's report dealing with the Engineering Aspects, the word "lessees" contained in paragraph 5, page 2, and consideration item "B", is incorrect and should read "owners".

MOVED by Ald. Brown
THAT the City Engineer be instructed to consent to the granting of the permit on the undertaking from Marathon that all original owners in Block A will be notified of the future bridge relocation.

- LOST

(Ald. Bellamy, Ford, Gerard, Harcourt, Kennedy, Marzari Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT the City Engineer be instructed to refuse his consent to the granting of a development permit for Block A unless an easement is granted for the new bridge on open space to be incorporated with Block A.

- CARRIED

(Ald. Brown opposed)

MOVED by Ald. Harcourt
THAT the letter from Marathon Realty Company Limited, dated May 9, 1977, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in his report, dated May 5, 1977, dealing with the Social Mix in Area 2 of False Creek, be approved.

- (carried)

(Ald. Gerard, Marzari & Rankin opposed)

Cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Social Mix - Area 2- False Creek (Cont'd)

MOVED by Ald. Marzari
THAT the motion by Alderman Harcourt be deferred pending a further report from staff on real costs to the City and types of housing that could be provided.

- LOST

(Ald. Bellamy, Brown, Ford, Harcourt, Kennedy, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

Works and Utility Matters
(May 6, 1977)

Proposed Paving of Park Drive, Granville to Oak. (Brief of Portugal, Rousseau et al) (Clause 4)

In considering this clause, the City Manager advised that he was now recommending that Council delete the project from the work program. Mrs. Rousseau, resident of Park Drive indicated if this were done, there would be no necessity for her delegation to address Council.

It was, therefore,
MOVED by Ald. Puil
THAT the proposed paving of Park Drive, Granville to Oak, be deleted from the City's work program.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Change in Deputy Mayor Roster, 1977

MOVED by Ald. Bellamy
THAT, in accordance with the Mayor's recommendation as contained in his memorandum dated May 6, 1977, the Deputy Mayor schedule be changed as follows:

Deputy Mayor for August: Alderman Bellamy
Deputy Mayor for October: Alderman Gerard.

- CARRIED UNANIMOUSLY

7. Burrard Inlet Ferry and Bus Route Changes

A letter from the Conference of Local Area Councils, Traffic and Transit Committee, dated May 6, 1977, requesting to appear as a delegation on the matter of Burrard Inlet Ferry and Bus Route Changes, was noted.

MOVED by Ald. Rankin
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 6, 1977

Works & Utility Matters
(May 6, 1977)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Closure of Portion of North Side of 17th Avenue East of Slocan Street, Block D, Section 44, T.H.S.L. Plan 11660
Cl. 2. Street Improvement at S.E. Marine & Kerr.
Cl. 3. Tender No. 57-76-5 - Reinforced Concrete Pipe Manhole Sections and Tops.
Cl. 4. Proposed Paving of Park Drive, Granville to Oak.
Cl. 5. Pacific Centre Garage.
Cl. 6. Pacific Centre Garage - Financial Status.
Cl. 7. Pacific Centre Garage - Management Agreement.

Closure of Portion of N/S of 17th Avenue East of Slocan (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Street Improvement at S.E. Marine and Kerr (Clause 2)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Tender - Reinforced Concrete Pipe Manhole Sections and Tops (Clause 3)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed Paving of Park Drive Granville to Oak (Clause 4)

For Council action on this Clause, see page 8.

Pacific Centre Garage (Clause 5)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Pacific Centre Garage - Financial Status (Clause 6)

MOVED by Ald. Bellamy,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(May 6, 1977) (cont'd)

Pacific Centre Garage -
Management Agreement (Clause 7)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(May 6, 1977)

Temporary Assistance for Stanley Park
Zoo Superintendent (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved, with funds being allocated from Contingency Reserve.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 6, 1977)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1. Strata Title Application - Conversion: 1214-1218 West 15th Avenue.
Cl. 2. Champlain Heights - Enclave One
Cl. 3. Shaughnessy, Gladstone & Elliott Street End Mini-Parks Project.
Cl. 4. Rezoning Application - West 33rd Avenue and MacKenzie Street.
Cl. 5. Park Space and Playing Fields - Areas 6 and 10 and Granville Island, False Creek.
Cl. 6. Kitsilano N.I.P. Appropriation: Kitsilano Neighbourhood House Grounds Improvement.
Cl. 7. Strathcona Rehabilitation Project - Location of Massey Award Marker.
Cl. 8. Kitsilano N.I.P. Appropriation - Playground Improvement at Tennyson School.

Clauses 1 and 2

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Shaughnessy, Gladstone and Elliott
Street End Mini-Parks Project (Clause 3)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved after deleting Elliott Street End Park from recommendation (c) with funding adjusted accordingly;

FURTHER THAT the City Manager report back on the safety aspects of the Gladstone Street End Park.

- CARRIED UNANIMOUSLY

Clauses 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

(Alderman Kennedy opposed to Clause 5)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 6, 1977) (cont'd)

Strathcona Rehabilitation Project -
Location of Massey Award Marker
(Clause 7)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Kitsilano N.I.P. Appropriation -
Playground Improvement at Tennyson
School (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(May 6, 1977)

Claim - B.C. Telephone
Company (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(May 6, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1. Champlain Heights Development - Closure of the Tyne-Rumble Connection.
Cl. 2. Street Closure to Accommodate the Mount Pleasant Neighbourhood Fair.

Champlain Heights Development -
Closure of the Tyne-Rumble Connection
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Street Closure to Accommodate the
Mount Pleasant Neighbourhood Fair
(Clause 2)

For Council action on this Clause, see page 6.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 6, 1977)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Consent to Assignment of Lease.
Cl. 2. Investment Matters (Various Funds) - 1977
Cl. 3. West Health Unit - 3998 Main Street.

Clauses 1, 2 and 3

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 6, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1. Burrard Street Widening - 1800 - 1802 West 4th Avenue. Compensation to Lessee.
Cl. 2. Sale of Property - N.W. Corner of Burrard Street and 3rd Avenue.
Cl. 3. Lease Renewal of 1655 Robson Street West End Services Centre.
Cl. 4. Strathcona Infill Housing Lots: Request to resell to the City by the Provincial Government.

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Social Mix in Area 2 of False Creek

For Council action on this report, see page 7.

C. Bid and Performance Bonds

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated May 10, 1977, be approved.

- CARRIED UNANIMOUSLY

D. Decorative Street Banners - Tender No. 10-77-1

The Administrative Assistant to the City Manager advised that the City Manager wished to amend his recommendation to approval of Option 2 contained in his report dated May 10, 1977.

MOVED by Ald. Brown,
THAT the City authorize additional funds of $3,652.00 and award the contract to Seaboard Advertising Company for 602 banners at a total cost of $16,452.66.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

E. Sale of Industrial Site - W/S Skeena, North of Grandview Highway

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated May 6, 1977, be approved.

- CARRIED UNANIMOUSLY

F. Orpheum Bar Service Contract

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in his report dated May 9, 1977, be approved.

- CARRIED UNANIMOUSLY

G. Sale of City Property - N/S 1400 Block East 14th Avenue to Coast Foundation Society

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated May 10, 1977, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

I. Part Report of Standing Committee on Planning and Development, April 21, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: D.P.A. - 1247 West 7th Avenue and Discussion of FM-1 Zoning - Fairview Slopes
Cl. 2: Design Guidelines - Surface Parking - Downtown District
Cl. 3: Convention Centre/Exhibit Hall Feasibility Study

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, April 21, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Requests for Surplus City Furniture and Equipment
Cl. 2: Hardship Cases
Cl. 3: Welfare Rates for Single Persons
Cl. 4: Appointment to 'Users' Committee of Family Court

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT Clause 1 and the recommendations of the Committee contained in Clauses 2 and 4 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Transportation, April 28, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Burrard Inlet Ferry and Bus Route Changes
Cl. 2: Arthur Laing Bridge - Commuter Use
Cl. 3: Identification of Tow Trucks
Cl. 4: Bus Shelters

Burrard Inlet Ferry and Bus Route Changes (Clause 1)

The City Clerk advised that Mr. Ruddell would make representations to the Standing Committee on Transportation with respect to his concerns related to this Clause.

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committees on Finance & Administration and Transportation, May 3, 1977

Provincial Transit Authority (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services, May 5, 1977

Carnegie Building - Hastings and Main (Clause 1)

Council noted an addendum report on this matter circulated this day from the Director of Finance.

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

During discussion of the above item, Alderman Ford advised that the Library Board has reservations with respect to providing a 'reading room type' library in this facility as it does not feel the expenditure is warranted.

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

VI. Report of Special Joint Council/ Park Board Committee re Jericho, April 28, 1977

Decisions on the future of the Jericho Hangars (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the letter from the Park Board dated May 9, 1977, be received.

- CARRIED

(Aldermen Brown and Gerard opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO THE MAINTENANCE OF THE TROUNCE ALLEY AND BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

cont'd....

BY-LAWS (cont'd)

BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO THE MAINTENANCE OF THE TROUNCE ALLEY AND BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT (cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4387, BEING THE HEALTH BY-LAW (Sale of Meat or Fish from Vehicle)

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO PROVIDE FOR THE DISPOSAL OF UNCLAIMED PROPERTY IN THE POSSESSION OF THE POLICE FORCE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W, N/W and N/E Corners of Earles and Vanness)

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S Charles between Kootenay and Boundary and W/S Boundary between William and Charles Streets)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW NO. 3417, BEING THE ELECTRICAL BY-LAW (Increase Certain Permit Fees)

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

8. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Attendance of Underage Persons in Dance Halls)

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Increase Certain Permit Fees)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

10. BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW (Increase Certain Permit Fees)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

11. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (Increase Certain Permit Fees)

MOVED by Ald. Kennedy,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

12. BY-LAW TO AMEND BY-LAW NO. 3507, BEING THE GAS FITTING BY-LAW

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Park Board - To Fix a Mill Rate

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS Vancouver has an elected Parks Board;

AND WHEREAS the Parks Board must look to the City for its finances;

AND WHEREAS this is a contradiction in terms of an elected Government;

THEREFORE BE IT RESOLVED THAT the City of Vancouver make the necessary changes in the City Charter to allow the Parks Board a fixed mill rate to cover its operating costs and the opportunity to prepare necessary referendums to raise finances for capital acquisitions of land and buildings.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOTIONS (cont'd)

2. Lions Gate Bridge Causeway

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT WHEREAS the Council has not determined to date its own general thinking on the proposed widening of the Lions Gate Bridge causeway to provide a fourth lane for transit operation;

AND WHEREAS before a meeting of the City Council and the Park Board is held to obtain public reaction, the respective views of these two bodies should be made known to the public in advance to ensure full explanation and responsible discussion at such joint meeting;

AND WHEREAS therefore it is necessary for the Council to study further the proposal, including design options, in an endeavour to give more direct leadership to the public at the meeting;

AND WHEREAS it appears that the different views between the two bodies is becoming less rigid;

THEREFORE BE IT RESOLVED THAT the proposed general public information meeting be postponed until the Park Board and the City Council arrive at their own general views on the matter and have thoroughly considered the technical reports thereon.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

3. West End Parking Facilities

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT WHEREAS there is a very real short-term parking problem in the general area of the Downtown classified as the 'West End';

AND WHEREAS the merchants in the area particularly on Robson Street, are adversely affected thereby;

AND WHEREAS with proper parking facilities provided for the area there would be considerable encouragement for Vancouver citizens to park and shop in one of the most interesting areas of our City;

AND WHEREAS it is recognized that the value of the resumption of traffic flow as far as shopping is concerned would be diminished through lack of easily recognizable short-term parking;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to enter into discussions with the Downtown Parking Corporation with a view to considering the advisability and practicability of development of Downtown parking facilities to serve the 'West End' area, particularly the Robson Street commercial area which, at the present time, is so highly congested.

(Notice)

(Notice was called and recognized by the Chair)

4. Alderman Gerard -
Leave of Absence

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT leave of absence be granted to Alderman Gerard for the period May 12th to June 2nd, 1977.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Harcourt and seconded by Alderman Kennedy, was recognized by the Chair:

Expansion of Naval Base at Bangor, Washington, U.S.A.

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT WHEREAS the United States Government has decided to enlarge the present naval base at Bangor, Washington to eventually accommodate twenty Trident submarines;

AND WHEREAS the Lower Mainland and City of Vancouver are in close proximity to the Bangor Naval Base;

AND WHEREAS the Lower Mainland and Vancouver would be a prime target area because of such proximity;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council urge the Premier and the Provincial Government to inform the appropriate United States authorities of our deep concern that the Trident nuclear base not proceed.

(Notice)

The following Notice of Motion submitted by Alderman Puil and seconded by Alderman Harcourt, was recognized by the Chair:

Development Permit Applications for the North Side of Point Grey Road

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT WHEREAS the granting of development permits for the north side of Point Grey Road has been of major concern to the people of Vancouver;

AND WHEREAS Council does have a policy for the ultimate development of the north side of Point Grey Road;

THEREFORE BE IT RESOLVED THAT all development permit applications in the designated priority areas of the north side of Point Grey Road be brought to the attention of Council.

(Notice)

ENQUIRIES AND OTHER MATTERS

Kitsilano Tidal Pool Replacement

The Mayor advised that the Federal Government has approved a grant of $750,000 towards construction of a replacement pool for the Kitsilano Tidal Pool.

MOVED by Ald. Puil,
SECONDED by Ald. Brown,
THAT Council file an application with the Provincial Government for a grant of one-third of a million dollars from the Community Facilities Assistance Program, towards the cost of construction of the Kitsilano Tidal Pool replacement;

FURTHER THAT the balance of the $1.5 million required to construct this pool be provided from unallocated funds in the Supplementary Capital Budget.

(Notice)

(Notice was called and recognized by the Chair)

ENQUIRIES AND OTHER MATTERS (cont'd)

Fishermen's Retail Market

The Mayor advised that the Federal Government approved a grant of $450,000 towards a fishermen's retail market in Gastown.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT Council proceed with the establishment of a fishermen's retail market in Gastown, and the City Manager be authorized to award a contract in this regard for a sum not to exceed $450,000, being the amount granted by the Federal Government.

- CARRIED UNANIMOUSLY

High School Graduation Dances

MOVED by Ald. Bellamy,
THAT the Director of Legal Services be instructed to bring in an amendment to the License By-law to authorize the City License Inspector to permit high school graduation dances beyond 1:00 a.m. subject to the following conditions:

(1) Such extension of hours only to be during the months of May and June.

(2) The applicant to submit evidence satisfactory to the Inspector that the dance is being held in conjunction with a high school graduation.

(3) The organizer of the dance to be a member of the school staff or a parent of the students involved who will make the necessary arrangements and be responsible for the student group.

(4) A closing hour not later than 6:00 a.m. to be designated by the Inspector.

(Notice)

(Notice was called and recognized by the Chair)

Handicapped Access to The Orpheum

Alderman Marzari referred to a request she had made some weeks ago for a report back on handicapped access to The Orpheum.

The Assistant Director, Construction and Maintenance advised that a report will be before Council on May 24, 1977.

Dum-Dum Bullets

The Mayor advised that in response to Council's request that the Chief Constable appear to discuss the proposed change in ammunition by the Police Force, the Chief Constable had advised him this matter will be discussed by the Police Board on May 26, 1977. As a further report is expected, the Police Board will not make a decision at its May 26th meeting.

The Chief Constable had suggested that any discussion with Council on this matter be following an indepth discussion of the topic with the Police Board.

The Mayor undertook to advise the Police Board that Council would request they not make a decision on this matter until Council has had an opportunity to discuss it with the Chief Constable.

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The Council adjourned at approximately 10:00 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 10, 1977, adopted on May 24, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

May 5, 1977

TO: Vancouver City Council

SUBJECT: Proposed Downtown Federal Government Office Building - Block 56

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"City Council on April 19, 1977, resolved that a motion before Council on a proposed Downtown Federal Government office building

'...be deferred until May 10, 1977 pending a report from the Director of Planning, the City Engineer, and the G.V.R.D. planners, on the result of an informal meeting held earlier this day with Ministry of Works officials on the proposed Downtown Federal building.'

The meeting on April 19 was to inform members of both City Council and the G.V.R.D. and their senior staff,of a detailed study recently completed by the Department of Public Works on Federal Government office requirements in the Greater Vancouver Region; of recommendations of the regional officials of the Department of Public Works that the Federal Government proceed with the proposed building on Block 56; and of the planning rationale for their recommendations.

The Department of Works officials emphasized that the Minister would be making the actual decision and would meet with members of Council and the G.V.R.D. within the next weeks before finalizing his decision.

Both at the meeting of April 19, and at a subsequent staff level meeting between City and G.V.R.D. planners and the regional D.P.W. staff, the need for an early response was emphasized. The Regional officials of the D.P.W. seek a response from the city and G.V.R.D. by early June.

G.V.R.D. RESPONSE

Th e G.V.R.D.'s prime concern with the Federal Government proposal to build 850,000 sq. ft. downtown is the significant impact this decision will have on the downtown's employment targets, transportation problems and the whole strategy of office decentralization. In order to properly assess the federal proposal, the G.V.R.D. Planning Department recently prepared a set of options for federal office accommodation to be discussed further with the Department of Public Works' staff. The G.V.R.D. Planning Department has suggested that the viability of these options and a rating of them in respect to the Livable Region objectives, the Downtown Vancouver Plan objectives and the objectives of the Federal Public Works Department be carried out before representatives of the Board and City Council meet with the Minister of Public Works.

The following motions were approved at the May 4, 1977 meeting of the G.V.R.D. Planning Committee:

1) That the Minister of Public Works be asked to defer consideration of the present proposals for sixty days until the review of these options has been undertaken by staffs of the G.V.R.D. and the City in consultation with the Federal Public Works' officials.

2) That the Planning Committee concur with the report of the GVRD Planning Director in regard to the approach to be taken in assessing Federal office accommodation requirements. (Report attached)

3) That the attached list of options* in regard to Federal office accommodation requirements in Greater Vancouver be confirmed by the Committee for staff review.

4) That the list of Livable Region Objectives* attached be used as a basis for rating these options.

5) That the City Council and the Department of Public Works be asked to provide their list of objectives for purposes of rating the options.

* included in G.V.R.D. report which is attached.

CITY ENGINEER'S COMMENTS

The City Engineer has attempted to assess the implications of the proposed Federal Government office complex based on the limited information provided in meetings held with Federal Government officials. The two principal considerations are related to the impact on the transportation system and the requirements for services for the complex.

The proposed office complex will generate significant vehicular and transit trips throughout the day but in particular, during the peak periods. At this time, however, we have only just received projections on the number of employees and therefore, we have not had time to make any estimates of anticipated trips. In any case specific improvements to the adjacent street system to accommodate loading, access to the site (ingress and egress), and circulation would be required.

In 1974,during negotiations for the purchase of City property in Block 56 by the Federal Government, utilities were removed from the lane west of Hamilton Street between Georgia and Robson Streets in order to proceed with consolidation of the site. These utilities were either abandoned or re-routed to adjacent City streets. The existing utilities may or may not be able to provide the level of service likely to be required by an office complex of this magnitude. However, any improvements to upgrade utilities to adequately serve the development would be undertaken at the sole expense of the Federal Government. Reconstruction of utilities would cause some temporary disruption on adjacent streets. If a decision is made to proceed with development of the Block 56 site, the transportation and servicing aspects of the proposal will have to be reviewed in detail by the Engineering Department.

DIRECTOR OF PLANNING'S COMMENTS

The study material was received on Friday, April 29, 1977 and is useful to assist in analysis of the Department of Public Works proposals and recommendations to the Minister.

The Federal Government presence in both Downtown Vancouver and the Greater Vancouver Region has significant implications both in terms of the Livable Region Program and in relation to the Downtown Plan, whatever conclusions and decisions are reached on a new building. These implications have not yet been fully analyzed.

Sufficient time should now be allowed for the City and the G.V.R.D. - both at the member level and the staff level - to be able to consider the Department of Public Works proposals in sufficient detail so as to resolve both individual and collective issues.

However, it should be recognized that Block 56 is zoned "Downtown District" and that an applicant and/or owner can seek to develop this property in accordance with the policies, guidelines, and regulations of the Downtown District Official Development Plan.

The maximum building size allowed by the density regulation is 5.00, providing for a building floor area of 650,000 sq. ft. Department of Public Works officials have verbally indicated that a building of this size could form an acceptable negotiating basis, though they would have preferred a greater floor area.

IT IS RECOMMENDED THAT:

The need be recognized for both the City and the G.V.R.D. Council members and staff to be able to consider the Department of Public Works' study and recommendations; therefore the Minister of Works be requested to defer further action on a new Government building for Block 56 for 60 days, following which a meeting be arranged with the Minister.

Further, that the Planning Department report back after review of the options listed by the G.V.R.D. relative to the present proposal of the Department of Public Works, such review being undertaken by the staff of both the City Planning and Engineering Departments and the G.V.R.D. in consultation with officials of the Federal Department of Public Works."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

ATTACHMENT

Letter dated May 6, 1977 from G.F. Farry - G.V.R.D. Director of Planning and attachments.

FOR COUNCIL ACTION SEE PAGE(S) 23

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Portion of the North Side of 17th Avenue East of Slocan Street Abutting Lots 17 to 19, Block D, Section 44, T.H.S.L., Plan 11660

The City Engineer reports as follows:

"An application has been received from the owners of Lots 17 to 19, Block D, Section 44, T.H.S.L., to purchase portion of 17th Avenue abutting these lots. The applicant proposes to subdivide this strip of road with his abutting lands and create new lots facing Slocan Street. This portion of 17th Avenue is actually developed as a lane and the extra width is not required.

A local improvement project 'by Petition' for pavement and curbs on this section of 17th Avenue came before a Court of Revision on February 24, 1977, and was undertaken by Council. No work has been done on this project. If the street is narrowed, this pavement cannot proceed and the motion undertaking the local improvement should be rescinded.

I RECOMMEND:

A. That all that portion of road shown hatched on plan marginally numbered LF 8180 be closed, stopped up and conveyed to the abutting owners subject to the following conditions:

(1) the value of the portion of road to be closed to be $2,600 in accordance with recommendation of the Supervisor of Properties.

(2) The applicant to pay for the relocation of a catch basin at an estimated cost of $500.

(3) The closed road to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.

(4) A public utility right-of-way to be reserved over the southerly 4 feet of the lands so subdivided.

(5) Any agreements to be to the satisfaction of the Director of Legal Services and the City Engineer.

B. That the motion of February 24, 1977, which undertook a local improvement on this section of 17th Avenue be rescinded as it applies to that project (Item 35 of Schedule 441)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

NOTE: (2/3 AFFIRMATIVE VOTE OF THE COUNCIL PRESENT IS REQUIRED TO RESCIND A MOTION.)

2. Street Improvement at S.E. Marine & Kerr

The City Engineer reports as follows:

"City Council has approved the installation of a traffic signal at the intersection of S.E. Marine Drive and Kerr Street. This signal will be beneficial to employees who work south of S.E. Marine Drive near the Fraser River. In travelling to and from work, many motorists must make a left turn each day at this intersection. Because of the heavy traffic volumes on S.E. Marine, this turn is particularly difficult for motorists in the afternoon peak travel period turning left from Kerr Street (northbound) onto S.E. Marine Drive (westbound).

Two approach lanes are required on Kerr Street to permit the simultaneous movement of turning and through traffic once the signal is operating. The existing pavement approach widths on Kerr Street are not adequate for this purpose. Accordingly, it is necessary to widen the two Kerr Street approaches and to repave the roadway surface.

Cont'd . . .

Clause 2 Cont'd

It is necessary, while upgrading the roadway surfaces, to eliminate the ditches presently conveying the heavy storm run-off from the steep slopes in this area. The cost of installing curb and gutter, replacing temporary catch basins with permanent basins, and paving, is estimated to be $60,000.

City-owned land abuts the proposed curb and gutter so no participation of private property owners in a local improvement project would be involved.

Funds are available in Streets Capital Account 148/7929, 'Provision, October '74 Court of Revision - Unappropriated'.

The City Engineer RECOMMENDS that $60,000 be appropriated from the above account and the work be proceeded with."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Tender No. 57-76-5 - Reinforced Concrete Pipe, Manhole Sections and Tops

The City Manager submits the following report of the Purchasing Agent and City Engineer.

"Tenders for the above were opened on April 26, 1976, and referred to the Purchasing Agent and City Engineer for report.

On June 22, 1976, Council awarded a 12 month contract to Ocean Construction Supplies Ltd., the low bidder meeting specifications.

The tender document provides for extension of the contract by mutual agreement, for one or two additional 12 month periods. Ocean Construction Supplies Ltd. have agreed to extend the contract for an additional 12 months under the existing terms and conditions; and, because they are prepared to maintain their prices in a rising market, we believe an extension would be to the City's advantage.

Considering that Ocean Construction Supplies Ltd. has been a satisfactory supplier, and all terms and conditions remain unchanged, we RECOMMEND that the contract be extended for an additional 12 month period, at an estimated cost of $300,000."

The City Manager RECOMMENDS that the foregoing recommendation of the Purchasing Agent and City Engineer be approved.

CONSIDERATION:

4. Proposed Paving of Park Drive, Granville to Oak (Brief of Portugal, Rousseau et al)

The City Engineer reports as follows:

"Council will have for its consideration a brief from certain of the Property Owners on Park Drive, objecting to the proposed pavement widening and curbing. This report gives the background of the matter and a count of the signatures on the brief.

Background

On 27 January, 1977, the Standing Committee on Transportation considered:

- an oral presentation by Mr. K. W. Ridley, supported by a brief dated 2 November, 1976.

- a Manager's report dated 19 January, 1977

As recorded in the Committee minutes:-

Cont'd . . .

Clause 4 Cont'd

'The City Engineer reported Park Drive had been designated and operated as an arterial street for many years and was currently carrying daily traffic volumes of 8,900 vehicles. Improvements had been included in previous Five-Year Plans but Park Drive's priority had continually fallen below available funding. The road improvements had been again included in the recently approved Five-Year Plan but tentative scheduling suggested the project would not be put forward until 1981. The City Engineer therefore recommended the best option for early implementation of the paving and curbing of Park Drive would be by local improvement petition procedure initiated by the residents.

The City Engineer's recommendation was refuted by Mr. Ridley who addressed the Committee and contended improvements to arterial streets were the responsibility of the City, not the local residents. To require local improvement petition procedure was an injustice to residents who already had to cope with the high level of noise and pollution from an arterial street in a residential neighbourhood.'

The Committee recommended 'That the City initiate the paving and curbing of Park Drive as a priority project,' and Council on February 8, 1977, approved that recommendation.

The Present Brief

Hearing of this through the press, others of the Property Owners have canvassed the street and presented a brief dated 15 March, 1977 objecting to the proposal and supported by a number of signatures.

Since the project has not yet been advanced in the formal Local Improvement procedure, this cannot be taken as a Notice of Objection under 506 (2) of the Charter. Nevertheless, the Collector of Taxes has checked the signatures with the following results:

	Number of Owners	Assessed Value
Total on project	68	$1,683,593
Required to Defeat	35	841,797
Accepted Signatures	31	756,135
'Half Signatures' (note "a")	4	111,972
Other Signature (note "b")	1	30,571

"a" 'Half signatures' are where one of two joint owners signs. The experience of the Tax Office when petitions are rejected for half-signatures is that they can almost always be made good. They represent a faulty form of signature rather than a family divided.

"b" The 'other signature' has the same family name as the two owners but a different given name.

If the four 'half signatures' were made good (or three and the 'other signature '), the objections would be sufficient in both number and assessed value to defeat a project on the Initiative. Those who did not sign are well below what would be required for a sufficiently-signed Petition.

If the project is advanced formally in the Local improvement procedure, it might be assumed that the same owners will object (with the 'half signatures' in proper form), and the project will be defeated. All that will be accomplished will be that some owners will be put to the trouble of recanvassing to record the same objections."

The City Manager advances for the CONSIDERATION of Council whether, in view of the March 15 brief, Council now wishes the project to be deleted from the work program. This could be done by rescinding the motion of February 8, 1977.

NOTE: (2/3 AFFIRMATIVE VOTE OF THE COUNCIL PRESENT IS REQUIRED TO RESCIND A MOTION.)

RECOMMENDATION:

5. Pacific Centre Garage

The City Engineer reports as follows:

"The Block 52 portion of the Pacific Centre Garage, containing 840 parking spaces, was completed and put into operation on October 1, 1971. The Block 42 portion, containing 716 parking spaces, was completed and put into operation on August 25, 1975. The combined operation of Block 42 and 52, which provides parking for 1,556 cars, is the largest parking garage in the City. This garage has some unique operational and maintenance features, and as a result, improvements must be made from time to time to ensure that adequate service is provided to the general public. The purpose of this report is to request that funds be provided to improve the safety, operational efficiency and traffic control in this major parking facility. Please see separate financial status report before Council today.

A. Traffic Control

There are a number of items required to improve traffic control within the garage, but as yet, funds have not been allocated to do this work. These items include:

(1) Illuminated P1 and P2 level full indicators;

(2) Exit booth directional signs;

(3) Clearance bar installation;

(4) Increased lighting for TV surveillance cameras at entrance locations.

In Block 42, illuminated P1 and P2 level full signs are necessary to direct people to the next level when one level is full. Presently, people entering the garage circulate around P1 level first, and if they cannot find a space, go down to the P2 level. With the installation of these signs, people will be informed on entering the garage where space is available; this in turn will reduce the number of drivers circulating in the garage looking for a space and will improve the service to the public.

The exit booth directional signs are needed to more clearly direct people to exit booths. Presently, some drivers are confused and long queues develop at some booths while others remain empty. This, in turn, causes traffic congestion and delays for people wishing to leave the garage.

The clearance bar at the Howe Street entrance, south of Dunsmuir, must be replaced with a bar which will give the driver greater advance warning time that his vehicle is too high to pass through the garage.

The increased lighting is necessary at the entrances to improve the operation of surveillance cameras, since the present lighting levels have proven to be low for acceptable camera operation.

B. Safety

The bumper curbs in the parking stalls are not easily seen since they are of the same colour as the surrounding floor of the garage. This has resulted in complaints from people who trip over the curbs. The proposal is to paint the tops of the curbs a bright colour so they are more visible and thereby improve pedestrian safety in the garage.

C. Operation

The daily operation of the garage requires that records related to operation be maintained. For this purpose, the garage office requires a typewriter. Since the opening of the garage, a surplus typewriter from the City has been used, but it can no longer be maintained adequately. Therefore, a new typewriter must be purchased.

D. Maintenance

The maintenance of pedestrian stairwells, especially the ones from street level, is causing concern. Problems are being encountered with people urinating in the stairwells, and as a result, the maintenance staff are unable to keep them clean. The stairwells were originally intended as emergency exits which would be used infrequently, and so were constructed with normal concrete flooring.

Cont'd

Clause 5 Cont'd

We have tried painting the stairwell floor, but this has proven to be ineffective and the problem remains. The only solution is to install tile flooring over the concrete floor. This surface can be cleaned more easily and will solve the maintenance problem and reduce public complaints.

The installation of tile is not required in all stairwells since some are seldom used and, as a result, there is not a major maintenance problem. Presently, there are three stairwells which require tile flooring. They are:

1. Granville Street stairwell (at Robson Street)

2. Howe Street stairwell (at Robson Street)

3. Howe Street stairwell (at Georgia Street).

The following is a summary of the estimated cost for the works described above:

(a)	Traffic control, signs, clearance bar and lighting	- $ 9,800.00
(b)	Safety - paint bumper curbs	- $ 2,800.00
(c)	Operation, typewriter	- $ 600.00
(d)	Maintenance, tile stairwells	- $ 8,000.00
	TOTAL	- $21,200.00

E. Sign Program

On June 24, 1975, City Council approved the recommendation of the City Engineer that a major signage program proposed for the Block 42-52 Garage be implemented at an estimated cost of $32,000, with funds allocated from the Parking Sites Reserve Fund. The signage program completed over the past year is proving to be very successful. This is reflected in favourable comments from patrons to the garage and by the reduction in the number of people unable to locate their cars.

An over-expenditure of $8.240 was incurred in completing the program. This over-expenditure was due mainly to the need to add more pedestrian oriented signs and the purchase of equipment necessary to operate the garage, both of which were not foreseen. The need for additional signs arose after opening the garage to more clearly define parking lot sections, which gave the customers better orientation and readily assisted them in getting to their destination and back to their cars. In addition to the above, the final cost was affected by an increase in the cost of materials between estimating the program and final implementation.

The installation of additional items mentioned in this report is considered to be operating expenses and, as such, funding will come from the Parking Garage Revenues.

The Director of Finance has considered the funding for these items and concurs with the City Engineer's recommendations.

The City Engineer RECOMMENDS that:

(a) The estimated cost of $21,200 for the installation of additional items described in this report be charged against the 1977 Garage Operating Cost.

(b) The over-expenditure of $8,240 in the Signage Program be allocated from the Parking Sites Reserve Fund, which was the source of funding for the initial program."

The City Manager RECOMMENDS approval of the recommendations of the City Engineer.

INFORMATION:

6. Pacific Centre Garage - Financial Status

The City Engineer reports as follows:

"In the past, the City Engineer has submitted reports annually to Council outlining the financial status of the Pacific Centre parking garage. This report will inform Council of the 1976 financial performance and the outlook for 1977.

The Pacific Centre parking garage was completed in August, 1975 with the opening of the Block 42 portion. This increased the garage capacity from 840 spaces to 1556 spaces, making it the largest parking facility in Vancouver.

The 1976 cost revenue summary is as follows:

Revenues		$1,466,826.80
Expenditures		
1. Rental (Paid to Pacific Centre by Agreement and based upon total spaces)		$ 818,136.30 (Constant)
2. Proportion of taxes		$ 293,921.90
3. Operating Expenses		$ 527,467.20
4. Repairs and Maintenance		$ 16,716.50
	TOTAL	$1,656,241.90
	NET LOSS	$ 189,415.10

The largest annual expenditure is the rental paid to Pacific Centre for construction of the garage. This will not change during the 25-year term of the agreement, therefore, expenditures should show only a small annual increase compared to revenues, which will continue to increase as usage improves.

The Pacific Centre garage was expected to show a deficit in the first few years of operation, until rates and usage increased to economic levels and offset the non-rising lease payments. The $189,415.10 loss in 1976 was expected because the garage capacity doubled and all retail construction in the Pacific Centre and Vancouver Centre complexes was not complete. The garage usage is improving and, with the parking rate increase in October 1, 1976, the economic outlook for the future is good. In fact, if garage usage continues, it should show a modest profit in 1977."

The City Manager submits the City Engineer's report for INFORMATION.

RECOMMENDATION:

7. Pacific Centre Garage - Management Agreement

The City Engineer reports as follows:

"The Block 42/52 Parking facility, or the Pacific Centre Garage, is presently managed and operated by the Downtown Parking Corporation Limited under a management agreement with the City of Vancouver. The original agreement entered into October 1, 1971 expired on September 30, 1974 and since that time, the City and D.P.C. have been operating under the 1971 agreement which provided for a $10,000 annual management fee. This agreement was for the operation of Block 52, with the option to include Block 42 when it was completed. Since Block 42 is now complete, it is necessary to revise the terms of the agreement, including the management fee and other appropriate details. The purpose of this report is to request Council's approval of a new management fee and agreement term.

Cont'd . . .

Clause 7 Cont'd

The Director of Finance and the City Engineer have discussed a management fee with the President of the Downtown Parking Corporation and have come to an agreement that $30,000 per year is appropriate. This management fee covers only the costs of general supervision, head office expenses and accounting, with all other operating costs paid by the City. The management committee of the Downtown Parking Corporation have approved the management fee of $30,000 per annum on the condition it be reviewed annually. This annual review would make it possible to have the fee reflect more closely the actual office expenses of the D.P.C.

The Director of Finance has reviewed this report and concurs with the recommendations.

The City Engineer RECOMMENDS that:

A) The management fee paid to the Downtown Parking Corporation for management for the Block 42/52 Parking Garage be $30,000 annually. This fee would be reviewed annually with any recommended increases reported to Council for approval.

B) The term of the agreement be established at one (1) year.

C) That the Director of Legal Services and the City Engineer be authorized to enter into an agreement with the D.P.C. for management of the Block 42/52 Parking Garage."

The City Manager RECOMMENDS approval of the recommendations of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 8, 9 & 10

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Temporary Assistance for Stanley Park Zoo Superintendent

The Superintendent of Parks & Recreation reports as follows:

"Mr. LeSage, Superintendent of the Zoo in Stanley Park, handles many calls each day from citizens who have problems with wild animals on their property. He offers advice and occasional assistance, and usually can resolve the problem. Many animals find their way to the zoo or are transferred to other zoos. This is a seasonal activity, and in order to give better service to the public he requires some temporary assistance.

The Board of Parks & Recreation are agreeable to Mr. LeSage continuing this service to the public and request City Council to add $5,000 to their budget to cover temporary assistants and incidental expenditures."

The City Manager RECOMMENDS approval of this request.

FOR COUNCIL ACTION SEE PAGE(S) 10

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion
   1214-1218 West 15th Avenue - Lot 3, Block 474, D.L. 526, Plan 3015 - Lot Size: 66' x 101.60'
   Zoning: (RT-2) Two-Family Dwelling District

The Director of Planning reports as follows:

An application has been received from Lloyd D. MacKenzie and Donald B. MacKenzie, joint owners of a semi-detached two-family dwelling, to convert the building from joint tenancy to Strata Title Ownership.

See Appendix "A" for site plan.

The applicants submitted the following information:

1. Strata Plans
2. Statement of Ownership
3. Building inspection report from Peter C. O'Callaghan, P. Eng. #3930. (See Appendix "B").

Further to the condition of this two-family dwelling, the Director of Permits and Licences reports as follows:

"The following required to make this building substantially comply with Building By-Law #4702:

1. All voids and openings in the furnace room enclosure to be filled to provide a one hour fire separation.
2. The two (2) doors to the furnace room to be replaced with three-quarter hour closures."

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"Mr. and Mrs. Lloyd D. MacKenzie occupy 1214 West 15th Avenue and Mr. and Mrs. Donald MacKenzie occupy 1218 West 15th Avenue, which is consistent with the title registrations."

Since this semi-detached two-family is occupied by the registered owners and there are no renters involved, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 1214 and 1218 West 15th Avenue to Strata Title Ownership subject to the following condition:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until these buildings substantially comply with the applicable City By-Laws to the satisfaction of the City Building Inspector and at no cost to the City.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

Cont'd . . .

2. Champlain Heights - Enclave One

The Director of Planning reports as follows:

"The purpose of this report is to propose amendments to Council's Resolutions of July 8, 1975 concerning the Conditions and Standards of Development for Enclave One, Champlain Heights.

BACKGROUND

Development Permit Application #76629 has been filed by Atelier 2000, for Daon Development Corporation Limited, to construct 70 one-family dwellings on Champlain Heights, Enclave One. (Lot 6, D.L. 339, Plan 16028)

Enclave One is an irregular shaped parcel totalling 8.78 acres located on the south side of 49th Avenue, west of Boundary Road bounded by Frontenac Street to the west and 54th Avenue to the south. (See Appendix I)

The proposed development is for a 'fee-simple' subdivision, consisting of 70 one-family lots, related streets, interior walkways and open space playground areas. Five typical two/one storey plus basement one family detached dwellings are indicated, consisting of two or three bedrooms, with or without a carport. The dwelling units are located on the sites so as to utilize the zero side yard concept, providing rear yard areas which face onto either common playground areas or buffer setback areas.

At a Public Hearing held on November 20, 1975, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law No. 4918 enacted by Council in an open meeting on November 25, 1975 restricted the form of development as follows:

Permitted Uses: One family detached dwellings and customarily ancillary uses, including off-street parking.

Floor Space Ratio: Shall not exceed 0.60.

Density: Shall not exceed 8 units per acre.

Height: Shall not exceed two storeys plus cellar or one storey plus a basement.

Off-street Parking: Two off-street parking spaces shall be provided for each dwelling unit.

By-law No. 5049 enacted by Council on December 14, 1976, amended the above restriction regarding off-street parking to read:

'1.5 off-street parking spaces shall be provided for each dwelling.'

DEVELOPMENT PERMIT APPLICATION

The Director of Planning, after receiving advice from the Project Manager, the Development Permit Staff Committee and the Urban Design Panel, has approved this development permit application for the construction of seventy (70) zero lot line single family dwellings, subject to a number of conditions, including that prior to issuance of the development permit, a report be submitted to Council to amend:

(a) the maximum site coverage to permit 45% in lieu of the previously approved 35%.

(b) that two or three bedroom dwelling unit types be permitted in lieu of only dwelling unit types with three or more bedrooms.

(c) the Boundary Road setback be not less than 49'0" in lieu of the previously required 69'0".

Cont'd . . .

Clause #2 continued:

The proposed development can meet all the conditions of development, as resolved by City Council, with the exception of:

	Permitted or Required (Per resolution of Council dated July 8, 1975)	Proposed
(a) Site Coverage		
- Buildings	22% (maximum)	16%
- Surface Parking, Roadway	13% (maximum)	26%
TOTAL	35% (maximum)	42%
(b) Dwelling Units Type	3 bedrooms (minimum)	2 and 3 bedrooms
(c) Boundary Road Setback	80 ft.* (minimum)	60 - 80 feet

With respect to the above conditions of development it is noted that:

(a) Additional site coverage is required for Engineering street allowance standards over and above what was appropriated for roadway and surface parking. Given the street allowance requirements, the form of development and the special treatment of the open space areas, a site coverage of 42% is considered acceptable.

(b) Provision of adequate noise abatement treatment can compensate for the proposed reduction in setback (varying from 49 - 69 feet) from the easterly property boundary and thereby conform to the intent of the original 69 foot setback requirement.

(c) The intent of the condition that 'all dwelling units shall be at least three bedrooms' was to ensure a bias for family-oriented units. However, it is considered that this objective can also be met with a mix of two and three bedroom units. This development proposal allows for a choice of two or three bedroom units according to market demand and could conceivably result in a development with 70 three bedroom units or in a mix with a minimum bedroom count of 21 three bedroom and 49 two bedroom units.

The Champlain Heights Project Manager concurs with the recommendations contained in this report.

RECOMMENDATIONS

It is therefore recommended:

A. THAT the maximum site coverage figure for Enclave One be increased from 35% to 45% in lieu thereof;

B. THAT the minimum buffer setback area from the easterly property boundary of Enclave One be reduced from 69 feet to 49 feet with provision of adequate noise abatement treatment to compensate for the proposed reduction in the buffer strip.

*Consists of 69 ft. to easterly property boundary plus 11 ft. to ultimate curb.

C. THAT the dwelling unit type for Enclave One be family oriented, with a minimum requirement of:

(i) not less than two bedrooms per dwelling unit; and

(ii) 30% of the dwelling units to have three or more bedrooms."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

Cont'd . . .

3. Shaughnessy, Gladstone and Elliott Street End Mini-Parks Project

The City Engineer and Director of Planning report as follows:

1. PURPOSE OF THE REPORT

The purpose of this report is to inform Council of the current status of the above noted Street Ends project and to request additional funding in order to construct the proposed pier structure at Gladstone Street-End.

2. BACKGROUND - PROJECT STATUS

On December 7, 1976 City Council approved the design and funding for the Street-Ends project on the basis of a L.I.P. Grant and equal cost sharing between the City and the North Fraser Harbour Commission (N.F.H.C.).

The N.F.H.C. advised the City in December 1976 that the proposed design and cost of the Street Ends project had been favourably received. On March 14, 1977 the N.F.H.C. further advised that they are prepared to grant final approval subject to City agreement with and/or fulfillment of several of their usual requirements in such matters. (See Appendix I).

Following efforts by the City to secure additional funding from the Provincial Government, Mr. R.H. Ahrens, Associate Deputy Minister, Ministry of Recreation and Conservation has advised that no Provincial Funding is available for the Street Ends Project. (See Appendix II). It was noted that there is a back-log of already approved projects to be funded from the Community Recreation Facilities Fund, and that further attempts to secure 1/3 cost sharing through proposed designation of a Regional Parks Plan By-Law was not favourably received by the other Municipalities involved in the North-Arm Fraser River Study. (The latter was the subject of a City Manager's Report dated September 16, 1976).

In the period since Council approved this Project, Civic Staff have had to work very quickly to complete the required surveying work and detailed working drawings necessary to make formal application to Transport Canada under the provisions for the Navigatiable Waters Protection Act (N.W.P.A.). It is noted that the City has received excellent cooperation from the N.F.H.C. and the various Federal Government Agencies involved under N.W.P.A. To date, interim approvals have been obtained for the Street Ends project except for the proposed Elliott Street. Limitations imposed by the Fisheries and Marine Service and the N.F.H.C. which restrict the amount of filling beyond the existing high water mark will not make the development of Elliott Street End feasible. This will also mean that the portion of the walkway between Nanaimo and Elliott Streets will be subject to flooding during high tide.

L.I.P. workers, under Parks Board Supervision, commenced construction work on the Street Ends Project in late January, 1977. Work is progressing well on Shaughnessy and Gladstone Street-Ends and the pathway connecting Elliott and Gladstone Streets along the river foreshore.

Estimates reported to Council were prepared by the Park Board based on preliminary schematic designs prepared by Planning Department staff. Because of the rush to obtain Council's approval for the project in order to qualify for L.I.P. funding, there was not sufficient time for the Engineering Department to examine details of the proposed parks and viewing platform and to prepare working drawings and detailed estimates for report to Council. In addition, the requirements of the N.F.H.C. and the Minstry of Transport had not been investigated.

Now that detailed submission to the N.F.H.C. and Transport Canada and details of the viewing platform have been finalized, the Engineering Department has been able to prepare final estimates. Some major revisions have been required to meet recognized navigable waters standards including construction of three, 3-pile dolphins around the platform to protect the structure and the public from

Cont'd . . .

Clause #3 continued:

potential damage by "runaway" barges, log-booms, and other river traffic (See Appendix III). In order to complete the Gladstone Street End project according to the original concept reported to Council but with some reduction in scope, an additional $10,000 is required.

In summary, the status of the Street Ends Project is as follows:

(a) Shaughnessy Street End - in the process of completion subject to the Navigable Waters Protection Act requirements of Transport Canada and Environment Canada.

(b) Gladstone Street End - prepared to construct the pier structure subject to Council approval of additional funding ($10,000) to comply with structural requirements.

(c) Elliott Street End - no longer considered feasible in view of constraints imposed by Fisheries and Marine Service and North Fraser Harbour Commission.

(d) Foreshore Pathway - work is virtually completed, noting that requirements on land filling has limited the development of the foreshore pathway between Nanaimo and Elliott Streets.

3. MAINTENANCE COSTS

The City Manager's report of December 1, 1977, approved by City Council on December 7, 1977, instructs the City Engineer to report on estimated maintenance costs to be included in the 1977 Streets Maintenance Budget.

Based on a construction completion date of July/August 1977, and since we have no experience at this time with respect to amount of maintenance, the City Engineer estimates a 1977 maintenance cost of $2,000.

4. SOURCE OF FUNDING

It is proposed that the City make application to the North Fraser Harbour Commission for equal cost sharing for the additional $10,000 project cost required to complete the Street Ends Project as described above.

If Council approves this expenditure, the Director of Finance advises that the source of funds should be firstly $2500 from the North Arm - Public Access Funds (Account Code 550-7901) and with the balance from the Capital Reserve - unallocated which was created by Council from the 1977 Supplementary Capital Budget.

It is proposed that an additional $2000 maintenance costs be added to the 1977 Streets Maintenance Budget for the maintenance of the Elliott, Gladstone and Shaughnessy Street-End parks and structures.

RECOMMENDATIONS

The Director of Planning RECOMMENDS that City Council:

(a) Approve the extra expenditure of $10,000.00 (Ten thousand dollars) for the completion of the Gladstone Street End pier structure; source of funds to be firstly $2500.00 (Two thousand five houndred dollars) from the North Arm - Public Access Funds (Account Code 550-7901) with the balance from the Capital Reserve - unallocated.

(b) Make formal application to the North Fraser Harbour Commission for equal cost sharing in the amount of $5,000 for the increased costs required to complete the Gladstone Street End pier structure.

The City Engineer RECOMMENDS that City Council:

(c) Approve the addition of $2000.00 (Two thousand dollars) to the 1977 Streets Maintenance Budget (Account Code 8021-1830) for the maintenance of the Shaughnessy, Elliott and Gladstone Street-End parks and Structures with the source of funds being the 1977 Contingency Reserve.

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the City Engineer be approved.

Cont'd . . .

4. Rezoning Application - West 33rd Avenue and MacKenzie Street

The Director of Planning reports as follows:

'On September 26, 1976 the Director of Planning reported to Council regarding the application that had been received from Mr. Doug Derish of the Canada Permanent Trust Company requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the easterly 48 feet of Lot 1, Block 48, D.L. 2027 be rezoned from (RS-1) One-Family Dwelling District to (C-1) Commercial District.

In analyzing this application, the report stated:

'The Director of Planning supports the application to rezone the easterly 48 feet from (RS-1) One-Family Dwelling District to (C-1) Commercial District as it eliminates the non-conforming aspects of commercial development on residentially zoned land and encourages upgrading or redevelopment of the property in a viable local commercial area.'

The Director of Planning also indicated support for a rezoning of the lots on the other three corners which were zoned (RS-1) One-Family Dwelling District but developed with commercial uses.

The Director of Planning recommended the following:

'That the application to rezone the easterly 48 feet of Lot 1, Block 48, D.L. 2027 to (C-1) Commercial District be approved, and;

Further, that the Director of Planning be instructed to make application to rezone Lot 16, Block 47; Lot 70, Block 50; and Lot 93, Block 49; All of D.L. 2027 from (RS-1) One-Family Dwelling District to (C-1) Commercial District.'

Council resolved that:

'The recommendations of the Director of Planning contained in this report be received and the whole matter be referred to a Public Hearing.'

PUBLIC INFORMATION MEETING

Following Council's resolution of September 26, 1976 to refer the two applications to a Public Hearing, there was considerable concern expressed by residents in the area about the proposed rezoning. To assist the residents in understanding the proposed rezoning applications, a Public Information Meeting was held on November 29, 1976. Approximately 80 residents attended the meeting to discuss the proposed rezoning application and the possible form of development in the future.

The majority were opposed to any further increase of commercial zoning and felt that in the future the amount of existing commercial development should be reduced to that amount of property presently zoned (C-1) Commercial District. The residents expressed concern over increasing the amount of commercially zoned property without reviewing plans of a proposed form of development. The amount of commercially generated traffic that use the lanes of the adjacent residential development was also a concern. Minutes of the Public Information Meeting are attached as Appendix C.

SITE DESCRIPTIONS

The application by Mr. Derish (Application A) concerns one parcel of land located on the S.E. Corner of West 33rd Avenue and MacKenzie Street. The lot has a frontage of 81 feet on West 33rd Avenue and a depth of 130 feet for a total site area of 10,530 square feet. (See Appendix A). The westerly 33 feet of the lot is zoned (C-1) Commercial District and the easterly 48 feet of the lot is zoned (RS-1) One-Family Dwelling District. The lot is developed with a gasoline service station and a one-storey building containing two retail stores and a restaurant.

Cont'd . . .

Clause #4 continued:

The application by the Director of Planning (Application B) concerns three lots developed commercially at the other three corners, however, one 33 foot lot at each corner is zoned (RS-1) One-Family Dwelling District as noted below. The three corners are developed as follows:

S.W. Corner	Lots 16-18, Block 47, D.L. 2027: Lot 16 (33' x 130') is zoned (RS-1).	gasoline service station
N.W. Corner	Lots 70-72, Block 50, D.L. 2027: Lot 70 (33' x 130') is zoned (RS-1).	retail stores, 2 dwelling units at the rear of the building
N.E. Corner	Lots 91-93, Block 49, D.L. 2027: Lot 93 (33' x 130') is zoned (RS-1).	retail stores

The lands surrounding the commercially developed lots at the intersection of West 33rd Avenue and MacKenzie Street are zoned and developed as an (RS-1) One-Family Dwelling District. See Appendix B for approximate location of buildings in relation to the existing zoning.

ANALYSIS

The applications by Mr. Derish and the Director of Planning were re-evaluated, given the opposition expressed by the residents at the Public Information Meeting.

In considering the application by the Director of Planning and the benefits of eliminating the non-conforming aspects of commercial development on residentially zoned land versus the future redevelopment of the lands under the existing zoning, it is now considered premature to recommend a rezoning to (C-1) Commercial District of each lot on the northeast, northwest and southwest corners (Lot 16, Block 47; Lot 70, Block 50; and Lot 93, Block 49; All of D.L. 2027).

In reviewing the application by Mr. Derish to rezone the easterly 48 feet of Lot 1, Block 48, D.L. 2027 to (C-1) Commercial District, the Director of Planning still recommends that this be approved and considered at a Public Hearing. The rezoning creates one parcel of land zoned (C-1) Commercial District which is only 15 feet greater in frontage than the (C-1) Commercial District zone on the north side of West 33rd Avenue.

If the entire lot is zoned (C-1) Commercial District, the following could be developed: a building of two storeys with a floor space ratio up to 1.2 (which could be partly residential), with provision of a 24 foot front yard, a 3 foot easterly sideyard and a 35 foot rear yard, measured from the centre of the lane, and provision of off-street parking and loading subject to Sections 12 and 13 respectively of the Zoning and Development By-Law No. 3575. No westerly sideyard would be required along MacKenzie Street.

By rezoning the easterly 48 feet to (C-1) Commercial District, all of Lot 1 (81' x 130') will be zoned for local commercial purposes and will provide for a better form of development than if only the westerly 33 feet were zoned (C-1) Commercial District. The rezoning would discourage a Development Permit Application to build a new building on the westerly 33 feet now zoned (C-1) Commercial District with ancillary parking on the easterly 48 feet now zoned (RS-1) One-Family Dwelling District.

See Appendix D for a general comparison of the two possible forms of development.'

RECOMMENDATION: The Director of Planning recommends the following:

A. The Director of Planning be instructed to withdraw the application to rezone Lot 16, Block 47; Lot 70, Block 50; and Lot 93, Block 49; All of D.L. 2027 to (C-1) Commercial District.

B. The application by Mr. Derish to rezone the easterly 48 feet of Lot 1, Block 48, D.L. 2027 to (C-1) Commercial District still be referred direct to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

Cont'd . . .

5. Park Space and Playing Fields - Areas 6 and 10 and Granville Island, False Creek

The Development Consultant reports as follows:

Purpose

The Board of Parks and Recreation approved the following resolution on 21st February, 1977 and directed that it be submitted to Vancouver City Council.

"Resolved: That the Board advise City Council that the park space allotment in Phase 2, Area 6, False Creek is inadequate."

The accompanying material from the Board's offices alleged that:

- Phase 2 does not provide adequate open space for active recreational facilities for existing and proposed residents in the housing development such as playing fields and tennis courts.

- Phase 1 lacks such facilities.

- CMHC have not included such facilities in their plans for Granville Island.

The purpose of this report is to respond to these points, in terms of Phases 1 and 2 of Area 6, Area 10 and Granville Island.

Open Space - Areas 6 and 10, False Creek & Granville Island

The policy adopted by Council on November 20, 1973 called for the following open spaces:

Area 6	- Phases 1 and 2, Johnston, Sigurdson and Capilano	- 35 acres
Area 10	- B.C.C.C.U., N. H. B., W. O. B., and City	- 5 acres
Granville Island		- 30 acres

These acreages are being achieved in Area 6. There is a "regulation" sized playing field, plus other sports facilities, in Area 6.

Open Space and Playing Fields, Phase 1, Area 6

Phase 1, now nearing completion, contains 26 acres of park, plazas and public pedestrian streets of which 16 acres is park space in the form of grass and treed areas, pools, a playfield, a sports field and walkways between the Heather and Spruce neighbourhoods.

The "regulation" playing field with dimensions at least 170' x 350' is located adjacent to the school and is equipped for soccer, football, rugby, baseball, softball, etc. at all levels except "major" league.

The sports field, called the school green, is approximately 160' x 240' and is also adjacent to the school. It is of a size, shape and surface suitable for "pick-up" games such as throwing a football, softball, touch football, and other informal games.

There will be four tennis courts in the Heather Neighbourhood, two to be constructed this year and two later.

Cont'd . . .

Clause #5 continued:

The Park Department have no set "standards" for sizes of Playing fields. The actual size depends upon the level of the teams and leagues who would use the playing fields and upon the amount of land available. The playing field in Phase 1 was designed by Thompson, Berwick, Pratt and approved by the Park staff and the Development Group to serve the elementary school who are paying for it, plus all inter-school games. It was not intended to serve "major" league games.

The length is the most important dimension because of end zones for both Canadian football and rugby. The Parks Board, during their construction work on site, managed to increase the length of the playfield to 350' which in their opinion allows adequate end zones.

The size selected meets all the minimum specifications for size and some of the maximum specifications. It is very much larger than the size required by the school. The playfield is suitable for all soccer, football, rugby, grass hockey, softball and baseball at the recreational levels - the only exception being what the Park Department define as the "organized sport groups", that is the "professional" or "major" league sport groups.

A larger size, such as suggested in some of the briefs to Council would attract the "organized sport groups", not compatible with the passive concept of the park design.

More particularly, we believe that the presently approved size and the location of the playfield will result in the optimum use of ground space for the maximum number of people.

It is interesting to note that the School Board staff are laying out the field for school sport purposes for 3 soccer/field hockey pitches across the field to maximize the use.

An agreement is being negotiated between the Parks Board and School Board for the financing of the additional cost of providing an "all-weather" playfield and for the on-going maintenance costs of both the playfield and school green area, which enlarges the usefulness of these playing areas for both the school population and the general public.

During the design of Phase 1, the Vancouver Board of Trade and others requested that the playing field be built to the largest standards, to accommodate "major" leagues. We recommended the above dimensions to Council on May 11, 1976, with the result that Council agreed and the playfield is now about to be constructed to the dimensions mentioned above.

Open Space, Phase 2, Area 6

An Area Development Plan for Phase 2 was approved by Council on August 10, 1976 following a public hearing. It contains provisions for the following:

- 5.1 acres of park, along the waterfront and adjacent to complementary open space on Granville Island.
- An 18,000 sq. ft. sports centre for indoor racquet sports and possibly exercise and sauna on a pay-as-you-play basis. (subject to financing).
- 2 tennis courts.
- An indoor swimming pool (subject to financing).

The Team of architects and developer have made some improvements to the scheme since the Area Development Plan was approved, which will soon be brought to Council for consideration, including the above features.

The consultant Team have examined carefully the possibility of a playing field of 1½ acres in the 5 acres of open space, but recommend strongly against it for the following reasons:

Cont'd . . .

Clause #5 continued:

1. Conflict between residential use and a regulation sized playfield.

2. Density of the development.

3. Not the best use of inner city land.

The open space is designed to permit casual pick-up sports, as in the school green in Phase 1.

Open Space - Johnston, Sigurdson and Capilano Properties, Area 6

The properties total approximately 16.3, 0.5, and 2.8 acres respectively. As applications are received for Area Development Plans, requirements for open space can be established by the City in accordance with Council's earlier policy.

Area 10

B.C.C. Credit Union and the National Harbours Board have received City approval for an Area Development Plan, which includes some 2.5 acres of "open" space, but not a playing field.

The False Creek Development Group are working with a Team of Rhone & Iredale Architects and Daon Development Corporation on a design concept for City-owned lands (6 acres) and Western Outboard Ltd. (.93 acres). They expect to propose about 2.5 acres of open space, in accordance with the earlier City policy, but not a playing field.

Our consultant teams advise that playing fields in Area 10 are not practical with the densities proposed.

Granville Island

The Granville Island Interim Trust, of which the City's Development Consultant is a member, have made public their suggestions for redevelopment of the Island, which includes public space in the southeast sector adjacent to the public space in Phase 2 of Area 6 - some covered, some open, adventure-playground facilities for children, passive areas, walkways, bicycle paths, tennis courts, etc.

The Trustees have stated that they will submit their proposals to the City for consideration by Council (and through them, others such as the Park Board) and will apply for an Area Development Plan, during which process, the proposed uses and issues can be debated.

In an earlier report to Council, the City's Development Consultant did say that the integration of open spaces in Phase 2 and Granville Island would present an option for a playfield in this area.

However, the Trustees have never felt that important inner city land should be used for an essentially single purpose playing field - broader uses for a larger section of the population should be sought.

Comments of the Director of Planning

The Planning Department concurs with the two recommendations which follow on the understanding that:

(1) Previous Council policies on public open space are being pursued, including the policy for substantial areas of open space on Granville Island.

Cont'd . . .

Clause #5 continued:

(2) The concept of a large open space by combining the open space of Phase 2 with a large open space on the adjacent part of Gran-ville Island is to be pursued. Planning Department's support of the Phase 2 proposal as presented to Council in May 1976 was hinged on this concept.

Recommendations

It is recommended that:

A. the land use plan for 5.1 acres of public open space in Phase 2, but excluding a soccer/rugby playing field, be confirmed.

B. terms of reference for development of the City's Area 10 B which do not call for a soccer/rugby playing field be confirmed.

The City Manager RECOMMENDS that the recommendations of the Development Consultant be approved.

6. Kitsilano N.I.P. Appropriation: Kitsilano Neighbourhood House Grounds Improvement

The Director of Planning reports:

"One of the priorities for the Neighbourhood Improvement Program in Kitsilano is the provision of neighbourhood park space.

On March 24, 1977 the Kitsilano Citizens Planning Committee reviewed a proposal from representatives of the Kitsilano Neighbourhood House Board for improvements to the open space at Kits House. Changes were suggested to increase the amount of useable open space, to provide more space for the pre-school groups operating out of the Kits House Hall, to provide better access to the House, the Hall and the grounds, and to improve the look of the grounds. The Committee felt that these proposed changes to the Kits House grounds could help to provide much needed neighbourhood park space in this area and therefore recommended approval of this project in principle.

The Committee noted, however, that more detailed plans should be prepared for this proposal so that accurate cost estimates can be obtained, and the required permits can be applied for.

On April 20, 1977, representatives from Kits House informed the Committee that preliminary cost estimates for this project totalled a maximum of approximately $60,000. For a project of this size, they were unable to provide the required expertise within their organization to produce the detailed working drawings and cost estimates. They, therefore, requested some N.I.P. funds to hire a consultant to carry out this work.

The Kitsilano Planning Committee agreed to the request and recommended approval of up to $5,000 (based on 10% of a maximum budget of $50,000 + fees) to be spent to hire a consultant.

The site office co-ordinator for Kitsilano noted that the provision of public useable open space in this area is a high priority, and the deadline for N.I.P. projects (October 31, 1977) is drawing near. Therefore, he also recommended approval of the funds to hire a consultant.
C.M.H.C. also concurs with the recommendation.
It is therefore RECOMMENDED that:

Cont'd . . .

Clause #6 continued:

City Council approve the expenditure of up to $5,000 (five thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget for the purpose of hiring a consultant to work with the staff and Board of Kitsilano Neighbourhood House to prepare working drawings and detailed cost estimates for improvements to the Kitsilano Neighbourhood House grounds. This amount would be cost shared as follows:

Federal	$2500
Provincial	$1250
City	$1250."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Strathcona Rehabilitation Project - Location of Massey Award Marker

The Director of Planning reports as follows:

"In 1976, Vincent Massey Awards for Excellence in the Urban Environment were given for the deCosmos Village housing project in Champlain Heights and for the Strathcona Rehabilitation Project. Award certificates were supplied to the participants, including the Mayor on behalf of the City. Bronze markers 30" square were also supplied and one of these has been installed at the deCosmos Village.

On July 27, 1976, Council approved a number of recommendations relating to lease and landscaping of a strip of land between the back of the sidewalk and the property line on the east side of Gore Avenue, between Pender and Keefer Streets. The proposal was that the land be leased, subject to certain conditions, for $1.00 per year to the Strathcona Property Owners and Tenants Association (SPOTA), who would, with volunteer labour, install landscaping as an improvement to one of the main approaches to the Strathcona Neighbourhood. The City, the Province and C.M.H.C. agreed to share in the cost of landscape material, estimated at $5,000. Conditions of the lease included the requirement that SPOTA first obtain the consent of the two abutting owners and provision be made for the City to place the Massey Award Marker in the leased area.

SPOTA, by letter of November 14, 1976, advised of difficulties in obtaining the required consents from the abutting property owners and suggested that the Massey Award Marker be located in the Linear Park near the Georgia Street and Hawks Avenue intersection. In January this year, the President of SPOTA and staff of the Engineering and Planning Departments and of the Park Board agreed on a more specific location in the sloping bank where the paved portion of the linear park on Georgia Street abuts the south-east corner of MacLean Park. This location is on park land rather than the closed street allowance which forms part of the Linear Park.

Staff of the Park Board have prepared a design which will incorporate the placing of the Massey Award Marker in some further work to be done on stabilizing the bank in this location, and this proposal has been endorsed by the Park Board.

It is recommended therefore that the City approve a location at the south-east corner of MacLean Park for the Massey Award Marker for the Strathcona Rehabilitation Project."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

8. Kitsilano N.I.P. Appropriation - Playground Improvement at Tennyson School

The Director of Planning reports:

One of the priorities of the Kitsilano Neighbourhood Improvement Program is to provide more useable park area within the community, with special emphasis being placed on the provision of neighbourhood parks suitable for small children and useable as rest areas for adults.

The area between Broadway and 16th Avenue, Arbutus and Burrard has been identified as being particularly deficient in neighbourhood park facilities. However, Tennyson School is situated within this area and its grounds could be developed to function as a small park area.

On August 10, 1976 City Council approved the expenditure of $3100 from the Kitsilano NIP budget to hire a consultant to work with the Tennyson Parents Group and the School Board to prepare plans for the improvement of the Tennyson School grounds. A consultant (Ken Terriss) was then hired and work proceeded.

On April 20, 1977 the Kitsilano Citizens Planning Committee received the completed plans from the consultant along with cost estimates from the School Board.

The plan involved four distinctive yet connected types of improvement to the grounds (these are shown digramatically in the attached appendix) and included:

1)	street planting, playfield mounds, moving posts, backstops, etc.	$7,700
2)	small play structure, play equipment, mound, sandpile	$9,600
3)	large play structure	$17,000
4)	east entrance planting and benches, retaining wall, mounds, special paving	$7,800
	Total	$42,100

The Kitsilano Planning Committee had previously suggested that a budget of approximately $31,000 be set for this project. They therefore felt that minor adjustments should be made to the plans to try to bring the costs down, although they felt the major components of the plan should remain. They therefore agreed to a compromise and recommended that a maximum of $35,000 be allocated from NIP funds for this project. It was noted that the School Board has previously agreed to pay overhead costs of NIP projects involving schools. In this instance, reductions in the final cost due to the overheads being paid by the School Board may be enough to make necessary only very minor change in the plans.

The Kitsilano Site Office Co-ordinator and CMHC have reviewed this proposal and concur with the Committee's recommendation.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to $35,000 (thirty-five thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreational Facilities category) for the purpose of making the improvements to the grounds at Tennyson School as indicated in the attached appendix. This amount will be cost shared as follows:

Federal	$17,500
Province	$ 8,750
City	$ 8,750

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10d1

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim Number 17496 - B.C. Telephone Company

The Director of Legal Services reports as follows:

"This claim arises from operations by our Sewers Branch crew on April 9th, 1976 on the southwest corner of Hastings and Seymour Streets.

The City Sewers Branch crew were investigating a blocked catch basin drain at this location which required excavation. While backfilling the excavation the crew inadvertently punctured a B.C. Telephone Company cable duct. The puncture was not discovered until October 26th, 1976 when water entered the duct and caused damage to the B.C. Telephone cable.

We have verification of the labour and material costs for the repairs in the amount of $5,325.86.

Our investigation of this incident confirms that the City crew caused the damage and that the City would be liable to B.C. Telephone Company for the cost of repairs.

It is recommended that this amount be paid to B.C. Telephone Company and this is a request that authorization be granted to have a cheque issued in the amount of $5,325.86 payable to B.C. Telephone Company to finalize settlement of this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Champlain Heights Development - Closure of the Tyne-Rumble Connection

The City Engineer, the Director of Planning and the Champlain Heights Project Manager report as follows:

" In recent months, enquiries and petitions relating to the proposed closure of the Tyne-Rumble connection (Champlain Crescent) have been received by the Engineering Department. In particular, correspondence has been received from private citizens, merchants in Champlain Mall. and Burnaby Council (letter attached). The purpose of this report is to outline the reasons for the proposed closure, discuss possible implications of the closure, and propose a course of action.

BACKGROUND

The extension of Tyne Street south from 54th Avenue to meet Rumble Street at Boundary Road in Burnaby was completed in the early 1970's in preparation for the subdivision of Areas E and F in Champlain Heights (see Appendix I). The intention at that time was for the Tyne-Rumble connection (Champlain Crescent) to serve as a collector for local traffic and in addition, offer the potential for development into a major arterial to bypass Kingsway - Boundary. However, Council subsequently reassessed the subdivision proposal and in 1973 authorized the preparation of a new scheme of development for Areas E and F.

The revised scheme of development titled "Implementation Report for Areas E and F" was developed in 1974. (See Appendix II) The plan was prepared following many months of consultation and active participation by all those involved. Members of the team included thirty people representing citizens interests in the area, school and park interests, as well as City Planning staff and Burnaby Planning Department representatives.

The main feature of the plan is the clustering of residential enclaves around a central parkway system with a major loop road to serve transportation re-requirements. The intention of the loop road concept was to provide internal circulation for traffic within the Areas E and F development and connections to external streets (Boundary Road, South East Marine Drive, Tyne Street) to facilitate external vehicular and transit trips, and to discourage the intrusion of non-local traffic (i.e. through traffic)- However, implicit in the concept of this traffic scheme (i.e. the loop road) was the implication that many local trips would be circuitous as opposed to the direct travel opportunities normally available in a grid system. Furthermore, the denial of east-west travel opportunities through the development from external destinations would place increased pressure on Kingsway, 49th Avenue/Imperial, and South East Marine Drive. The Engineering Department was concerned that the break in continuity of streets all the way from 49th Avenue to Marine Drive was too large for an urban development of this density and in this type of location. It was noted by the Engineering Department during discussions about the Implementation Plan that there would be opposition to the Tyne-Rumble closure due to the denial of direct vehicular (and future transit) opportunities and increased traffic on external streets. These concerns were in the opinion of the team, outweighed by other considerations and the present scheme was advanced to Council.

Vancouver City Council adopted the Implementation Plan on May 6th, 1975. The land was rezoned to permit development of the plan in June 1976. The loop road has been cleared and servicing for the Phase I enclaves is virtually complete. Work on the central parkway was started on February 1st, 1977. Marketing and development of the Phase I enclaves is now in progress.

Continued . . . .

Clause No. 1 Continued

Council in November 1976 designated Enclaves 18 and 19 as sites for non-market family rental housing. Enclave 19 is to be developed by the G.V.R.D. Housing Corporation. G.V.R.D. have retained architects, received preliminary approval from C.M.H.C. for funding and are well along in the preparation of their site plans It is anticipated that they will require access to the site during the late summer of 1977. The Tyne-Rumble connection cuts through the middle of Enclave 15 and Enclave 19.

PROPOSED CLOSURE OF TYNE-RUMBLE CONNECTION

In terms of the subdivision of property in the north part of the Champlain Heights Areas E and F development (which is now registered), the existing Tyne-Rumble connection is a temporary facility only. It will be replaced by the loop road which is to be completed and opened to traffic later in 1977, unless unforseen delays are incurred.

Staff of Burnaby Planning Department have indicated to us that they wish to see the role of Rumble Street limited to that of a collector street, with a forty-two (42) foot pavement. As we understand this classification, it would be comparable to East 54th Avenue or Tyne Street in Vancouver. Although the Tyne-Rumble connection would fit into this classification in terms of providing a continuous collector system for neighbourhood level trips, it would also have the potential to develop as a major arterial routing to bypass Kingsway - Boundary Road and the area of the regional town centre. This would not be compatible with Burnaby's plans, nor with those of Champlain Heights (which envisage a quiet, suburban atmosphere within the confines of the site). The loop roadway system developed for Champlain Heights would provide adequate capacity to meet the development's needs, while effectively discouraging through trips to Rumble Street and is therefore the desirable alternative. The proposed closure would result in the traffic presently using Tyne-Rumble, about three thousand (3,000) vehicles per day, re-routing onto East 49th Avenue, Kingsway and South East Marine Drive. This will mean an increase of about four per cent (4%) on these streets, which combined presently carry approximately eighty thousand (80,000) vehicles per day. While Kingsway and East 49th Avenue are at effective capacity, South East Marine Drive could carry additional traffic volumes through development of the proposed Marine Way facility. Under these circumstances, the closure of Tyne-Rumble would not result in overloading other arterials in the area, though some travel at a neighbourhood level would be affected because Marine Drive would not serve these trips as well as they are presently served. However, the closure would meet the objectives of both the Champlain Heights Plan and the Municipality of Burnaby. The plan has proceeded on this basis now for several years, and ample opportunity has been afforded to discuss the plan through public meetings. It is too late to alter this plan now.

CONNECTIONS TO BOUNDARY ROAD

Connections from the proposed Champlain Heights loop road to Boundary Road are important to the development. Boundary Road is the only continuous north-south street in the area, providing important mobility for residents of the area. The original Champlain Heights plan provided for two access points to Boundary Road, opposite Arbor and Clinton Streets in Burnaby.

With the presence of major shopping facilities in south Burnaby and the developing regional town centre, it is expected that Champlain Heights residents will have strong shopping and employment ties to south Burnaby, as well as social links. Thus, it was felt important to provide a connection to Rumble Street in Burnaby, which as a collector could handle these trips. This was accomplished by relocating the originally proposed access at Clinton Street to Rumble Street, resulting in the present plan. The loop road arrangement within Champlain Heights should be sufficient to discourage through trips from abusing this connection.

Continued . . . .

Clause No. 1 Continued

The Burnaby Director of Planning's report makes two points regarding these connections. The first is that the Boundary Road median should be modified to prevent through trips from Vancouver onto Arbor in Burnaby, and we agree, subject to the results of the proposed joint Burnaby - Vancouver Council meeting to finalize the cross-sectional design of Boundary Road from Kingsway to Marine Drive. The second point is that the Rumble Street access should be deleted in favour of the Clinton Street access (i.e. return to the former plan); we do not agree with this point because of the aforementioned need for Champlain Heights residents to use Rumble Street (in relatively small numbers) to reach employment, shopping, and social opportunities in South Burnaby.

In view of the foregoing, there is no question that the Tyne-Rumble connection must be closed if the Implementation Plan is to be realized. If the road is not closed, the City will have to embark upon a major re-design program. This would be a very lengthy and costly process. It is recommended that Council reaffirm support of the Implementation Plan in general and the closure of the Tyne-Rumble connection in particular.

IT IS RECOMMENDED:

A. THAT Council reaffirm support of the Implementation Plan in general and the closure of the Tyne-Rumble connection in particular.

B. THAT the City Engineer provide information to the Municipality of Burnaby Planning Department regarding the anticipated traffic movements to be generated by the Champlain Heights development and connections to Boundary Road. This information to be made available prior to the June 2, 1977 scheduled joint meeting between Vancouver and Burnaby Councils. "

Copies of the petitions are on file in the City Clerk's Office.

The City Manager RECOMMENDS that Council approve the above recommendations.

CONSIDERATION

2. Street Closure to Accommodate the Mount Pleasant Neighbourhood Fair

The City Engineer reports as follows:

"In a letter dated March 28, 1977, Ms. Colleen Fallon, Co-ordinator of the Mount Pleasant Neighbourhood Fair, requested that 8th Avenue, between Guelph and Prince Edward Streets, be closed to vehicular traffic on Saturday, May 28, 1977 from 9:00 a.m. to 9:00 p.m. to accommodate a Neighbourhood Fair.

The activities scheduled to take place are children's programs, ethnic food booths, folk and square dancing and a beer garden which will be operated by the Mount Pleasant Branch #177 of the Royal Canadian Legion.

As 8th Avenue is not a transit route, B.C. Hydro operations will not be affected. The Police Department advises that they will provide special attention for this event and no problems are anticipated.

Temporary signing and barricading will be required, as well as extra street cleaning. The estimated costs are as follows:

(1)	Temporary signing, barricades, etc.	$150
(2)	Sanitation Department services	$125
	TOTAL:	$275

Continued . . . . .

Clause No. 2 Continued

Should Council approve the applicant's request to close to vehicular traffic 8th Avenue, from Guelph to Prince Edward Streets, on Saturday, May 28, 1977 from 9:00 a.m. to 9:00 p.m., such approval should be subject to the following conditions:

A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

B. The cost of temporary traffic controls be borne by the applicant.

C. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

D. The necessary permits and clearances to dispense food, beverages and spirits be obtained from the departments and agencies concerned - Health, Permits & Licenses, Police and Provincial Liquor Distribution Branch.

E. That no stakes or anchors be imbedded in City property."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 6911

A-7

Manager's Report, May 6, 1977 . . . . . (FINANCE: A-7 - 1)

FINANCE MATTERS

RECOMMENDATION

1. Consent to Assignment of Lease

The Supervisor of Properties reports as follows:

"Lot A, Block F, D.L. 301, situated on the south-east corner of 24th and Fraser Street, is leased to Home Oil Distributors Limited for a period of 10 years to January 31, 1985.

Home Oil also lease from the City of Vancouver two 10-foot widening strips adjacent to Lots 1 and 2 of Subdivision 1, Block 6, D.L. 526 situated on the south-east corner of 41st and Granville Streets, for a period of 5 years to August 31, 1979.

Home Oil Distributors Limited are going through the process of amalgamation with Imperial Oil Limited and have requested permission to have the above leases assigned from Home Oil Distributors Limited to Imperial Oil Limited.

Recommended that the City consent to an assignment of the above leases from Home Oil Distributors Limited to Imperial Oil Limited subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Investment Matters (Various Funds) March, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of March 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Chartered Bank Deposit Receipts and Government Notes					
Mar.2	Mercantile Bank of Canada	Mar. 3/77	$ 1,000,205.48	$ 1,000,000.00	1	7.50
3	Bank of British Columbia	Mar. 8/77	2,002,197.26	2,000,000.00	5	8.02
8	Bank of Nova Scotia	Mar.10/77	500,205.48	500,000.00	2	7.50
10	Bank of Nova Scotia	Mar.14/77	500,410.96	500,000.00	4	7.50
15	Bank of Nova Scotia	Mar.18/77	500,308.22	500,000.00	3	7.50
17	Bank of Nova Scotia	Mar.21/77	500,410.96	500,000.00	4	7.50
23	Royal Bank of Canada	Mar.24/77	1,000,191.78	1,000,000.00	1	7.00
25	Bank of Nova Scotia	Mar.30/77	1,501,489.73	1,500,000.00	5	7.25
28	Bank of Nova Scotia	Mar.31/77	1,000,595.89	1,000,000.00	3	7.25
30	Bank of British Columbia	Mar.31/77	1,500,318.49	1,500,000.00	1	7.75
31	Bank of Montreal	Apr.12/77	1,503,723.29	1,500,000.00	12	7.55
			$11,510,057.54	$11,500,000.00		

Clause #2 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Mar.10	City of Vancouver 6.00%	June 15/80	$ 2,000.00	93.25	$ 1,865.00	3/3	8.40
10	City of Vancouver 8.50%	Dec. 3/93	200,000.00	92.46	184,920.00	16/9	9.40
22	City of Vancouver 6.00%	June 15/80	9,000.00	93.32	8,398.80	3/3	8.40
29	City of Vancouver 8.00%	Apr. 2/93	3,000.00	87.80	2,634.00	16/-	9.50
			$214,000.00		$197,817.80		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Days	Yield %
	Chartered Bank Deposit Receipts & Government Notes					
Mar.31	Bank of British Columbia	Apr.29/77	$ 754,594.32	$ 750,000.00	29	7.71
			$ 968,594.32	$ 947,817.80		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 67,023,824.38	$ 69,182,329.32"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

3. West Health Unit - 3998 Main Street

The Director of Permits and Licenses reports as follows:

"On November 10th, 1976 City Council approved the following recommendations when considering the report of the City Manager on alterations of 3998 Main Street for the Health Department.

1. Funds in the amount of $5,000 be appropriated from the Health and Welfare Building Capital unappropriated funds for drafting assistance and consulting services for completion of contract drawings and specifications for the alterations to 3998 Main Street.

2. Authority be given for tenders to be called for a further report back to Council.

In the body of the report costs were estimated as follows:

a)	Allowance for drafting & consulting services	$5,000
b)	Alterations	86,000
c)	Furnishings & equipment including 3 chair dental clinic	37,850
	Total	$128,850

Cont'd . . .

Clause #3 continued:

The City Architect had the necessary working drawings and documents prepared and open tenders were requested. The following were received:

Amundson Construction Co. Ltd.	$ 73,000
Allan & Viner Construction Co. Ltd.	74,265
Turnbull & Gale Construction Co. Ltd.	74,371
Lickley Johnson Palmer Construction Ltd.	75,629
Seaward Construction Co. Ltd.	76,744
International Construction Co. Ltd.	79,497
McLelland Bros. Construction Ltd.	79,640
Burdett Construction Co. Ltd.	80,749
Hodgson King & Marble Ltd.	85,428
Project Construction (1976) Ltd.	94,150

The tenders are found to be in order and it is recommended that the low bid submitted by Amundson Construction in the amount of $73,000 be accepted. Up-dated costs of the complete project, if this bid is accepted, are as follows:

Drafting & consulting services to prepare contract documents	$7,500
Alterations by low bidder	73,000
Printing, advertising and permits	900
Telephones, moving costs & miscellaneous expenses not included in construction company contract	4,800
Furniture and equipment including 3 chair dental clinic	40,300
Total	$126,500

The Director of Finance advises that the required funds are available from the Health and Welfare Buildings Capital Fund.

It is recommended that Council:

A. Authorize the City Architect to accept the low bid of Amundson Construction in the amount of $73,000 for the construction work.

B. Approve the estimate for the project as outlined in the body of the report and the necessary funds be appropriated from the Health and Welfare Capital unappropriated funds to complete alterations and furnishing and equipping of 3998 Main Street for the Health Department."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

PROPERTY MATTERS

RECOMMENDATION:

1. Burrard Street Widening,
   1800 - 1802 West 4th Avenue
   Compensation to Lessee

The Supervisor of Properties reports as follows:-

"City Council on January 18, 1977 in considering a report of the Supervisor of Properties approved for the widening of Burrard Street, acquisition of a portion of 1800 - 1804 West 4th Avenue and 2003 - 2005 Burrard Street, legally described as Lots 19 and 20, Block 247, D.L. 526, Plan 590.

This report noted that the City was obliged to pay cash compensation to two lessees for the breaking of their leases and these negotiations would be the subject of later reports.

Brigid Anne Clarke, one of the lessees, operates Tiffany Glass Centre Ltd. at 1800 - 1802 West 4th Avenue at the S/W corner of 4th Avenue and Burrard Street. This lessee has a current lease expiring in 22 months but has agreed to give up vacant possession by April 30, 1977.

Following negotiations, this lessee has agreed to accept the sum of $17,500.00 in full compensation for the breaking of her lease. This settlement has been endorsed by the Director of Legal Services.

It is therefore recommended that the Supervisor of Properties be authorized to pay compensation to the lessee Brigid Anne Clarke on the foregoing basis chargeable to Account Code #146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of Property - N.W. Corner of Burrard Street & 3rd Avenue

The Supervisor of Properties reports as follows:

"On June 15, 1976, Council authorized the Supervisor of Properties to sell the residual portion of properties acquired for Burrard Street widening. Accordingly, tenders were called for the following property on April 5th, 1977 and were opened in public at 9:30 a.m. on Monday, April 25, 1977.

Recommended that the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received.

Lot E, Block 227, District Lot 526, Plan 16643
Situated on the N.W. corner of Burrard Street
and 3rd Avenue. Zoned C-3A

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Meyer Holdings Ltd.	6,410 sq.ft.	$173,521	Cash	--------

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease Renewal of 1655 Robson Street
West End Services Centre

The Supervisor of Properties reports as follows:

"City Council on August 29, 1972, authorized the leasing of premises at 1655 Robson Street for Health & Welfare purposes in the West End. The tenure confirmed by Council was for four (4) five-year terms commencing September 1, 1972 and rental for the first five year term was set at $5.00 per square foot for the 4999 square feet occupied.

The premises comprise a portion of a large commercial-residential development and are located on the ground floor having an average frontage on Robson Street of forty feet and a depth of 123.5 feet. Seven surface parking stalls are included in the rental.

Negotiations with Mr. J. Balshine of Garshe Investments Ltd. have resulted in Mr. Balshine agreeing to a five-year rental review as follows:

First 2½ yrs. $7.50 sq.ft. x 4999 = $37,492.50 P.A.
2nd 2½ yrs. $8.50 sq.ft. x 4999 = $42,491.50 P.A.

Investigation of paid rents for current leases in the area indicate the foregoing rental to be realistic for the subject premises.

Upon takeover of the City Welfare function by the Provincial Government, a license agreement was granted to the new Vancouver Resources Board by resolution of City Council dated March 11, 1975. This license originally covered only 289 square feet of the total area (subsequently increased to 500 square feet) and was for a period terminating August 31, 1977.

By letter dated April 18, 1977, the Vancouver Resources Board has confirmed it wishes to continue at this location and agrees in principal to a rental increase proportionate to the proposed lease rates. The renewal of the license will be the subject of a further report to Council.

It is recommended that the Supervisor of Properties be authorized to accept Garshe Investments Ltd. five year rental review as follows:-

Effective September 1, 1977

TO
February 29, 1980 (2½ years) = $37,492.50 per annum

Effective March 1, 1980

TO
August 31, 1982 (2½ years) = $42,491.50 per annum

All other terms and conditions to remain the same.

Further that the 1977 budget be increased in the amount of $4166.00 to cover the increased rental for the period September 1st to December 31st, 1977. The Comptroller of Budgets and Research advises that if the foregoing is approved the source of funds will be the contingency reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Strathcona Infill Housing Lots:
Request to resell to the City by
the Provincial Government

The Supervisor of Properties reports as follows:

"By letter dated April 15, 1977, L.I. Bell, Deputy Minister of Housing has offered to sell back to the City for the sum of $80,289.40, Lots 25-29 (Now B), Block 76, D.L. 181, Plan 196. These lots are on the north side of Keefer Street between Heatley Avenue and Hawks Avenue. This value represents the Provincial Government's book value, namely the original purchase price of $66,000.00 plus carrying costs of 8% to March 31, 1977.

The following background information is submitted for Council's information:

The site which the government is offering to the City is one of a number of properties sold to the Government during 1975 at the government's request. These properties (including the site in question) were sold for immediate development and in each case an option was given to the City by the Government to repurchase the lands at the net sales price in the event construction to the point of pouring of foundations had not been commenced within a specified period of time. This particular site was conveyed to the Government on April 14, 1975, and construction was to commence prior to April 30, 1976, after which date the City had three months in which to exercise its option.

For various reasons, including changes in financial policies, construction was not commenced within the allotted time and extensions to the date of commencement of construction were requested by the Government and were approved by Council as follows:-

May 4, 1976, extended to December 31, 1976

December 7, 1976, extended to April 30, 1977

In each instance, the Government gave the City an option extending the time within which the City would repurchase the property for the sum of $66,000.00. As construction has not commenced and the Government has not requested a further extension, the City has three months within which to exercise its option to purchase the lands for the sum of $66,000.00 less a proportionate part of the current year's taxes and any other amounts owing to the City or amounts required to release any charges which may have been registered against the property. Therefore, the Government's offer to sell the lands for the sum of $80,289.40 would appear to be redundant at this time. If the City did not exercise its option within the time specified, the Government may then sell the lands at any price to any interested group.

It is noted that the City cannot extend the option to repurchase as it is granted to the City from the purchaser in this case the Provincial Government therefore only they can extend it.

In the two previous extensions, the Government wished to prevent the City from exercising the option and consequently requested an extended time within which to commence development. Council granted extensions on the commencement date on the condition that the City's 90 day option to repurchase also be extended.

Cont'd . . .

Clause 4 Cont'd

A further letter dated April 29, 1977 has now been received from L.I. Bell, Deputy Minister of Housing requesting a time extension of three months in which to commence construction as the Strathcona Property Owners and Tenants Association have now agreed to the Provincial Housing Guidelines.

It is recommended that the commencement of construction date be extended to July 31, 1977, subject to the Government extending the option period for three months to October 31, 1977 and subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

B

MANAGER'S REPORT

May 5, 1977

TO: Vancouver City Council

SUBJECT: Social Mix in Area 2 of False Creek

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

On March 18, 1977, when considering the development of Area 2 of False Creek by Marathon, Council resolved as follows:

> "THAT the Mayor, the Chairman of the Planning and Development Committee, City Manager and the Director of Planning meet with Marathon Realty to discuss the proposed development of Area 2 False Creek with particular reference to the following:
>
> (a) assigned cost per dwelling unit
> (b) definition of "reasonable" price
> (c) social mix
> (d) public recreation areas."

Representatives of Marathon and of the City met on March 22 and April 18. There was no controversy with respect to (d) above. The intention of Marathon is to abide by the terms of the letters of agreement and to create public areas exactly as detailed in the City's Area Development Plan. This calls for the provision of 25 acres of public open space plus 3 acres of school grounds, for an estimated population of 7,900. This is well above the requirements of the Official Development Plan (2 acres per 1000) or of the Subdivision Control By-law (10% of total area). The open space also includes a regulation size playing field. Through the development permit process the City can ensure that the requisite public areas are dedicated and developed. The remainder of this report, therefore, concerns issues (a), (b) and (c) relating to social mix.

Background on Social Mix

Statements dealing with this issue are found as follows:

1) The Official Development Plan for False Creek contains the following "Mandatory Requirement":

   "2.1 (c) POPULATION MIX Population mix should not unduly emphasize one class or age group."

2) The same Plan also contains the "Interpretive Requirements":

   "2.2 (d) HOUSEHOLD MIX The following household types should be provided as a basin-wide objective:

Families with children	25%
Couples with (young and mature)	25%
Elderly	15%
Singles	35%."

   "2.2 (e) AGE AND INCOME MIX The population age and incomes mix as reflected in the Greater Vancouver region be adopted as a basin-wide objective."

3) The Area Development Plan for Area 2 contains no further reference to income mix.

4) The letters of agreement between the City and Marathon which preceded the rezoning, contain the following references:

...2

(i) June 10, 1974 report from Mayor Phillips:

"C.1. Marathon would look favourably on selling land at a reasonable price for such things as multi-cultural centres, senior citizens housing or co-op housing."

(ii) June 25, 1975 from John McLernon of Marathon:

"While item C, 1,...were agreed to in principle, at the meeting, they are expressions of our intentions for guidance of both parties but should not be a specific term of the agreement."

5) In a letter of February 15, 1977, Gordon Campbell recites at length the efforts Marathon have made to find sponsors for low-income housing. He also states:

"I think there has to be recognition that Marathon did not commit to subsidize the land in Area 2. The agreement reached between Marathon and the City recognizes this. Marathon only agreed to make land available at reasonable market value. If, in fact, subsidization of land on the north side is required, it would be considered a direct cost against the entire development and the Marathon Realty/City agreement would have to be reconsidered."

The present discussions with Marathon have centred on:

a) the interpretation of "reasonable price", and

b) procedures for implementing the objectives and guidelines.

Guidelines for Interpreting "Reasonable Price" and Procedures for Implementing the Social Mix Objectives

As detailed below, "Reasonable Price" is to be interpreted as 2/3 of market value, as determined by independent appraisals. In the paragraphs following, "low income" housing is housing which can be afforded by persons or households in the lowest 1/3 of the G.V.R.D. income range. Normally, this would be housing embraced by a Federal and/or Provincial assistance program.

Marathon and the City will work together to ensure that in every neighbourhood the low income housing proceeds at about the same time as higher income housing. The following mechanism is recommended:

(1) In the design of each neighbourhood at each development stage, Marathon will identify land for low income housing and subsidized non-residential development and specify the design, uses, and number of low income dwelling units or floor area of subsidized non-residential development, in conformity with the Official Development Plan and the Area Development Plan, to the satisfaction of the Development Permit Board.

(2) If there is no agreement on the market value of the land, Marathon and the City will each appoint a qualified real estate appraiser. The appraisers will be given the same instructions to establish the market value of the site or sites identified for low income housing or non-residential development, considering the location, density and use of the sites, but as if the development to be built thereon was market housing or market commercial development. Where the two appraisals are different, the two appraisers endeavour to reconcile their differences. Failing such agreement, "Market Value" shall be the average of the two appraised values.

(3) Concurrently with Marathon receiving the first Development Permit within a neighbourhood, Marathon will agree to sell to the City of Vancouver at any time within 2 years of the date of receiving the Development Permit, the serviced land for low income housing and subsidized non-residential development (previously identified in step (1) above) at a price equal to 2/3 of the "Market Value" as determined in step (2) above.

(4) The market value shall be determined as on the date of granting the free 2-year offer to the City.

Any taxes paid by Marathon to the City for such sites during the period of option shall be refunded if the City exercises the option.

(5) If the City does not exercise its right to purchase within the 2 year period, then both parties recognize that the basin-wide guidelines cannot be achieved at that time in that location. The site may then be used by Marathon for medium income housing or market commercial development as the case may be. If the City exercises its right, but does not commence construction within 1 year of purchase, Marathon has the option to acquire the site back from the City at the price which the City paid to Marathon and Marathon may then use the site for medium income housing or market commercial development in accordance with the Official Development Plan and the Area Development Plan.

(6) Achievement of these guidelines will not be retroactive, and if the City fails to exercise its right to purchase housing sites in earlier phases of development, it will not attempt to overcome this shortfall by applying to a later phase of the development a requirement for a mix of low income housing in excess of that mix reflected in the G.V.R.D.

(7) Use of any property conveyed by the City for low income housing will be restricted to such low income use by covenants running with the land. It is contemplated that the City will either develop such land or provide it to a third party at the City's cost. If the land is provided to a third party at a higher price for the land than the City's cost, the excess will be added to the price payable by the City to Marathon.

Application to "Cooper's Court" Neighbourhood

To meet the low income mix provisions of the first phase of Cooper's Court, (south of the railway tracks), Marathon will designate a site suitable for a senior citizen's personal care home for up to 150 residents or for some other government assisted housing. This could probably be located on parts or all of Blocks D_1 and E_1. However, it would require a deviation from the development forms outlined by Marathon in their Development Proposal brochure.

The City and Marathon recognize that further planning is needed to designate a viable personal care structure. It is recommended that such planning proceed as rapidly as possible, but not hold up the approval of the development permit for Block A. In the case of Cooper's Court, it is recommended that the granting of the free 2-year option to the City occur as soon as an acceptable site has been designated and appraised, but no later than the granting of any subsequent development permit to Marathon.

RECOMMENDATION

The City Manager RECOMMENDS that Council accept the interpretation of "reasonable price" as set out in this report, and the procedures set out in the report for providing the low income component of housing Area 2 of False Creek, and request the Director of Legal Services to incorporate them in the formal agreement between the City and Marathon.

(Representatives of Marathon will similarly recommend these interpretations and procedures to their Company.)

The City Manager also RECOMMENDS that Council at this time approve the amendment to the Subdivision Control By-law which had been tabled pending this report.

FOR COUNCIL ACTION SEE PAGE(S) 7

B(i)

MANAGER'S REPORT

May 5, 1977

TO: Vancouver City Council

SUBJECT: Area 2 of False Creek -
Engineering Aspects of Marathon Developments

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"Background

The agreements made by Marathon Realty Co. Ltd. and the City of Vancouver in 1974 at the time of the re-zoning of the lands on the north side of False Creek, have yet to be formalized in a legal document. The Law Department is working with members of the Engineering Department and other departments, as well as representatives of Marathon, to prepare this document for signing.

Marathon Realty has obtained a Development Permit to construct a townhouse-apartment development in Area 2. The Development Permit Board approved this application, subject to a series of conditions including the signing of the Agreement between Marathon and the City, referred to above and a particular condition related to the future replacement of the Cambie Bridge.

All but one of the difficulties which the Engineering Department has seen as potential problems for the City regarding the Area 2 development have been resolved through negotiations with Marathon representatives. The one outstanding item relates to the Cambie Bridge.

Without resolution of this issue, the Agreement cannot be signed and Development Permits cannot be issued. The purpose of this report is to obtain Council's decision on this outstanding issue.

Cambie Bridge Replacement

The Cambie Bridge is directly adjacent to Area 2 and is, therefore, a problem from a noise, air pollution and aesthetic point of view. The Area Development Plan By-Law for Area 2 recognized the problems and called for non-residential buffer-buildings to be constructed beside the Bridge to shield the residential units from the bridge. The plans of other areas in False Creek, in particular Area 6, Phase II, and Area 10B, call for a similar treatment of the bridges in their areas. The Law Department advises, however, that the By-Law did not say that residential buildings must not be placed next to the bridge. Most of the buildings Marathon is planning to build next to the bridge are non-residential but Marathon is planning one large residential block of 162 dwelling units which will be within 160 feet of the existing bridge. (This block is "Block A", the first development Marathon intends to construct in Area 2. The Development Permit Application for Block A has been approved.)

The problem of a bridge directly beside a residential development is made more difficult by the fact that Cambie Bridge must eventually be replaced. Detailed investigation has shown that the new bridge should be constructed to the west of the existing bridge, which will bring it within 50 feet of the housing in Block A (See attached sketch). The Area Development Plan recognizes this, and provision for footings for the bridge are made in the strip of land which is designated as public open space. The Engineering Department's review of the Development Permit Application for Block A was made in that context, and one of the conditions placed on the approval of the Development Permit Application for Block A was that Marathon notify future owners that a new bridge is planned.

At the Development Permit Board Meeting, the City Engineer said

> ". . . the agreement would have to provide assurance that the property owners adjacent to the bridge would be fully aware that the bridge had to be constructed...."

Because this matter has not been satisfactorily resolved, the City Engineer is asking for Council's direction on this issue.

The Engineering Department is concerned that when the City moves to replace the Cambie Bridge, owners of residential units adjacent to the bridge in Block A may seek compensation from the City for devaluation of their property when a new transportation facility is relocated to 50 feet from their building. While there may be similar difficulties elsewhere in the City, in this case the problem is being "built-in" to this new development.

All parties have long recognized that a Cambie Street replacement will be necessary, and in fact, development plans specify where a new facility is to be located. Block A is designed so that most of the windows and balconies face away from the bridge.

The Engineering Department feels that, as Marathon has elected to build residential units in a location which, according to our plans, will become much less desirable (due to the relocation of the bridge), Marathon is obliged to take measures to protect the City and the future owners of these units from a legal confrontation. Marathon plans to market their units and, as a result when the bridge is replaced and the problems arise, Marathon will no longer be directly involved.

The Law Department advises that it is not possible to register against the title of each suite a warning about the bridge relocation. Nor is it possible to register an easement for the bridge against an adjacent piece of property.

It would be possible to register such an easement if some of the open space under the proposed new bridge were to remain in Marathon's possession and was then transferred to the lessees and incorporated with Block A.

The City Engineer recommends that this be done so that there is no doubt about all future owners being legally notified about the bridge relocation.

Marathon representatives have said that they will go so far as to notify the initial owners via a sales prospectus that the bridge will be replaced. They do not feel Marathon has any further obligations. They have rejected the easement approach outlined above because they feel an easement will be an encumbrance which will adversely affect the marketability of the development.

We do not question that charging an easement against the titles will affect the marketability of the development. The replacement of the bridge will likely affect these units' market value.

The Engineering Department believes that every effort should be made to maintain the maximum flexibility for the City in the planning of a bridge replacement. If, for example, developments occur which force the City to use a tunnel rather than a new bridge, the cost, in today's dollars, could well be more than 100 million dollars rather than an approximate 20 million associated with a bridge.

Consideration

Council is therefore being asked to decide between the following two positions:

A) The City Engineer be instructed to refuse his consent to the granting of a development permit for Block A unless an easement is granted for the new bridge on open space to be incorporated with Block A.

B) The City Engineer be instructed to consent to the granting of the permit on the undertaking from Marathon that all original lessees in Block A will be notified of the future bridge relocation."

The City Manager submits the matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 7

C

MANAGER'S REPORT

May 10, 1977

TO: Vancouver City Council

SUBJECT: Bid and Performance Bonds

CLASSIFICATION: RECOMMENDATION

The City Purchasing Agent reports as follows:

"The present policy for Bid and Performance Bonds, which has been in effect for over twenty years, is set out in the Administrative Manual and reads as follows:

"BID AND PERFORMANCE BONDS (OR DEPOSITS)

(i) Bid and Performance Bonds are not required with tenders for:

Trucks and Autos,
Equipment (National Products),
Materials and Supplies.

(ii) Bid and Performance Bonds are required with tenders for:

Equipment specially manufactured,
Services $10,000.00 and over,
Specialized installations, including supply of equipment,
Structures, pavements and other civil engineering works. "

Purpose of Bonds and Comments re: Their Effectiveness

Bid Bonds - The only contractual requirements of a bid bond is that the Surety Company will ensure that the successful tenderer will enter into a contract and will provide a performance bond to secure the performance of the terms and conditions of the contract. The Bid Bond is void as soon as a Performance Bond is supplied and the contract is signed.

An alleged side benefit of a bid bond is - the Surety Company will investigate the financial and technical competence of a firm before they will issue a bid bond. In actual practice, however, most firms submit a certified cheque or a Government bearer bond as a deposit, so no investigation is made by a Surety Company.

Also, in actual practice, to the best of my knowledge, the City has never used a bid bond to force a reluctant tenderer into a contract, i.e. - there have been many instances (both in cases where bonds were required and cases where bonds were not required) where the tenderer claimed a serious error in his bid and has requested permission to withdraw. In every such instance, the City has granted permission to withdraw because it would be patently unfair to force a supplier into a loss position if he made a genuine error in his bid.

There is also a growing reluctance on the part of many firms to submit bid bonds and more and more firms are submitting bids without bonds even though the tender documents states that they are required. I also believe we are losing competition because some firms are not bidding because they will not go to the trouble and expense of obtaining a bond when they have no assurance of being awarded the contract. Part of this reluctance is due to the fact that the cost of bid bonds, like everything else, is rising, and in some instances it may cost up to $150.00 for a bid bond.

It can be seen from the foregoing that, in most instances, bid bonds provide little if any benefit for the City, they reduce competition and they put an unnecessary cost on the tenderers. They also put the City in the invidious position of being obliged to reject tenders which are acceptable in all respects except for their failure to provide a bid bond.

I am, therefore, recommending that bid bonds no longer be required for tenders administered by the City Purchasing Agent. I am restricting my recommendation to tenders administered by the City Purchasing Agent because it is industry practice to provide both bid and performance bonds in the case of building construction and certain engineering works, whereas it is not the industry practice with material and equipment suppliers such as the Purchasing Agent deals with.

Performance Bonds - The contractual requirement of a performance bond is that the contractor shall well and faithfully observe and perform all the obligations of the contract.

Performance Bonds have proved to be a very useful device to ensure that contractors, who have encountered difficulties during the execution of a contract, live up to their commitments. I believe, however, that performance bonds should only be demanded with contracts of significant value ($50,000.00 or more) except that, when the Purchasing Agent or the head of the using department considers that there is an unusual risk factor involved, the Purchasing Agent should be authorized to demand a performance bond regardless of the value of the contract.

If the recommended change is approved, the tender documents will clearly state that the successful tenderer must provide a performance bond within a specified number of days or the contract will not be awarded.

The only danger we can see with the proposed change in policy is that, in some instances, a bidder may not be able to obtain a performance bond and it will be necessary to go to the best bidder who can obtain a bond. We believe, however, that the problem eliminated by the elimination of bid bonds will far more than offset this slight risk.

RECOMMENDATION

I RECOMMEND that the policy with respect to bid and performance bonds be changed to read as follows:

' BID AND PERFORMANCE BONDS (OR DEPOSITS)

(i) Bid Bonds are not required for tenders administered by the City Purchasing Agent but the City Purchasing Agent is authorized to demand bid bonds in cases where he considers unusual risk factors are involved.

(ii) Performance Bonds are required with contracts with a value of $50,000.00 or more for the following types of purchases, except that the City Purchasing Agent is authorized to demand performance bonds for any type of purchase regardless of value, if he deems it necessary to protect the interests of the City:

Equipment specially manufactured,
Services,
Specialized installations, including supply of equipment.'."

The City Manager RECOMMENDS approval of the recommendation of the City Purchasing Agent.

FOR COUNCIL ACTION SEE PAGE(S) 12

D

MANAGER'S REPORT

May 10, 1977

TO: Vancouver City Council

SUBJECT: Decorative Street Banners - Tender No. 10-77-1

CLASSIFICATION: RECOMMENDATION

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by the City Clerk for the City Manager on April 25, 1977, and referred to the Purchasing Agent and City Engineer for report. A copy of the tabulation is attached.

This report is being submitted for Council consideration because we are recommending acceptance of a tender which did not comply with the bid deposit requirements, i.e., the low bidder (Sign-Ads (B.C.) Ltd.) did not submit the required bid deposit with their tender.

A clause in the tender document stated "The right is reserved, as the interests of the City may require, to reject any or all tenders, and to waive any minor informality or irregularities in tenders received." There are, however, no policies or guidelines which rank irregularities, so when there is any doubt as to whether or not an irregularity is "minor", we refer the matter to the Law Department for an opinion.

In the past, with one exception, the Law Department has considered omission of a bid bond as a major irregularity, except in cases where the bond has been executed by the Surety Company before the closing date, and a delay in delivery has been the only irregularity.

The "one exception" referred to above was a recent case wherein the deposit was prepared and submitted several hours after the closing time. If a satisfactory alternative tender had been submitted, the Law Department would have recommended rejection. Unfortunately, in that instance, no satisfactory alternative was offered, so prudence dictated that we make an exception and accept the low bid with its late deposit.

In the case of the tender now under consideration, the Purchasing Division telephoned Sign-Ads to determine why they had not submitted the required bid deposit, and the President of Sign-Ads has submitted a letter of explanation wherein he states that he is the only signing officer for the firm, and he was not available to sign a cheque the latter part of the week preceding the opening, and was unable to obtain a certified cheque on time on the day of the opening because the bank did not open until 10 A.M. He is prepared to provide the certified cheque if his bid is successful.

In our judgment, Sign-Ads explanation is somewhat weak because he could have signed a cheque earlier in the preceding week; however, we believe that the dramatic difference in cost between Sign-Ads' bid and the next bidder forces us to take a serious look at the low bid, i.e. - the next bidder (Seaboard Advertising), is approximately $6,700 higher than the low bid. The approximate differences in price are 69% if 500 Banners are purchased and 84% if 600 Banners are purchased; the percentage differences arise because Seaboard tendered a higher unit price for the lower quantities, whereas Sign-Ads tendered the same unit price for both quantities.

For years we have had no serious problems with Bid Bonds, with the exception of the subject tender and the one other exception referred to above. It is true that a number of firms have failed to provide bid bonds in past years, but in virtually every other instance it has been practical to reject the bids because they were either from an unsatisfactory supplier, their prices were high, or the next low bidder was reasonably close in price. With the two exceptions, however, there have been substantial differences in price, and the low bidders were satisfactory suppliers.

This case is particularly difficult because Seaboard Advertising has been the successful contractor for the past two years, and they did a good job. Also, the Product Manager for Seaboard Advertising has submitted a letter reminding us of their proven record of performance and expressing their concern that the contract may be awarded to a firm which failed to provide a Bid Bond with their tender.

In spite of the foregoing complexities, we believe the interests of the City would be best served by making the award to the low bidder, and accepting their late bid deposit.

One of the reasons for recommending acceptance of the low bid is based on the historical price pattern. Seaboard's prices, this year, appear to be excessive. An exact comparison cannot be made from year to year because the complexity of designs, the number of colours used and the difficulty of registration all have a bearing on cost, so there is usually a range of prices for different designs in any given year. However, a review of prices over the past few years gives a reasonable indication of what the price range should be. A review follows:

YEAR	PRICE RANGE PER BANNER
1971	$ 6.70 to $ 6.95
1972	7.40 to 7.85
1973	9.95 to 15.75
1974	11.50 to 12.00
1975	15.75 for all
1976	19.77 to 33.88

It will be noted that the top of the range for 1976 was very high. This occurred because some very complex designs were commissioned for use in conjunction with the Habitat Conference and cannot be considered typical. The Electrical Division of the Engineering Department, which is responsible for banner specifications, considers that the complexity of the banners at the lower end of the 1976 range compare favourably with the banners now under consideration.

The unit prices now under consideration are:

Sign-Ads (B.C) Ltd. - $16.18 each

Seaboard Advertising - $27.33 each if approximately 600 are purchased or
$29.75 each if approximately 500 are purchased.

It should be noted that the material, which is worth approximately $3.00 per banner, is being supplied by the City this year, whereas, in previous years it was supplied by the banner contractor. Approximately $3.00 per banner must, therefore,be added to the prices shown for Sign-Ads and Seaboard in order to compare them with previous years.

Another reason for recommending the low bid is, there are not sufficient funds available if the banners are purchased from Seaboard.

A sum of $25,000 has been provided in the Summer Decorations budget and $12,800 of this amount has been allocated for the manufacture and sewing of banners. We were uncertain, at the time of tendering, the size of program which could be undertaken with the funds available, so the tender document stated the quantities desired for an optimum program (602 banners) and the quantity required for a minimum program (494 banners), and advised the tenderers that exact quantities could not be determined until tenders had been evaluated. An evaluation follows:

....3.

Re: Decorative Street Banners - Tender No. 10-77-1

		Optimum Program (602 Banners)	Minimum Program (494 Banners)
Sign-Ads	-	$ 9,740.36	$ 7,992.92
Seaboard	-	$ 16,452.66	$ 14,696.50

It can be seen from the above that Sign-Ads can provide for the optimum program with money to spare, but if the award is made to Seaboard an additional $3,652.55 will be required for the optimum program or $1896.60 for the minimum program. The minimum program would require the deletion of decorations on Burrard Street from Davie St. to Hastings St. plus 2 blocks on Georgia Street.

We believe there are three possible courses of action. We recommend Option 1 - however, Council may wish to consider the other two options, i.e. -

OPTIONS

1. Accept a late bid deposit and award the contracts to Sign-Ads (B.C.) Ltd. for 602 banners at a total cost of $9,740.36.

2. Authorize additional funds of $3652.00 and award the contract to Seaboard Advertising Co. for 602 banners at a total cost of $16,452.66.

3. Authorize additional funds of $1896.00 and award the contract to Seaboard Advertising Co. for 494 banners at a total cost of $14,696.50.

The Director of Finance advises that the additional funds are available from contingency reserve.

This matter has been referred to Council because, under normal circumstance, failure to supply a bid bond would be considered a major irregularity. Acceptance of a bid which failed to meet a bonding requirement would seriously weaken the integrity of our bidding system.

However, the City Purchasing Agent with the concurrence of the Law Department, is forwarding a separate report recommending that bid bonds be no longer required for certain classes of contracts and, if this recommendation is approved, it will justify acceptance of the low bid referred to above and will eliminate this type of problem in the future. "

The City Manager RECOMMENDS approval of Option 1 contained in the foregoing report of the Purchasing Agent and City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 12

E

MANAGER'S REPORT

May 6, 1977

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Sale of Industrial Site
West side Skeena, North of Grandview Highway

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 1 (exp. Plan 4374), except Parcel A (ref. Plan 6919), Block 4, South ½ Section 38 T.H.S.L., Plan 9100 — Zoned M-2

NAME	APPROX. SIZE	SALE PRICE	TERMS
Hyatt Construction Corp.	33,330 sq. ft.	$210,000.00	City Terms @ 11%

CONDITION OF SALE

Purchaser required to enter into a bulkhead agreement "

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

FOR COUNCIL ACTION SEE PAGE(S) 13

MANAGER'S REPORT

May 9, 1977

TO: Vancouver City Council

SUBJECT: Orpheum Bar Service Contract

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"The Civic Theatre Manager has requested authority to enter into an interim agreement to provide bar service at The Orpheum.

The interim agreement would be dated April 2, 1977, and would be with Elrose Holdings Ltd. who are presently providing the services and have not been paid to date.

Due to the rush of opening The Orpheum, the Theatre Manager made an arrangement with the above to provide the service. Council approval is requested to finalize this interim arrangement.

It is therefore recommended that an interim agreement to provide bar services at The Orpheum be made with Elrose Holdings Ltd., satisfactory to the Civic Theatre Manager, the Director of Finance and the Director of Legal Services. The agreement to be temporary, pending completion of formal tenders.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

DISTRIBUTED TUESDAY

G

MANAGER'S REPORT

May 10, 1977

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Sale of City Property - North side of the 1400 block East 14th Avenue to Coast Foundation Society

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The Supervisor of Properties reports as follows:

"Reference is made to Planning Department report dated February 19, 1976 which went to the Standing Committee on Housing and Environment on March 11, 1976 and which was approved by City Council on March 23, 1976.

The Standing Committee on Housing and Environment recommended that the City sell Lots 5 to 7, Subdivision D, Block 171, D.L. 264A to Coast Foundation Society subject to:

a) Price agreed upon by the City

b) Obtaining a Development Permit

c) Consolidation of property

d) Entering into necessary agreements with respect to easement bulkheads, etc.

e) Entering into agreement providing an option to the City to repurchase at originally agreed price, if development does not commence within two years of the date of sale; the date of sale being the date Council approves the purchase price.

It is noted that the three lots measure 99 feet X 122 feet and are zoned RT-2. Lot 5 which has a twenty foot utility easement running down the middle containing a 102" concrete sewer which would require additional foundation costs of approximately $13,104.00 which has been allowed for in the price.

Following negotiations with the representative of the Coast Foundation Society, they are prepared to pay the sum of $88,896.00 for said lots 5 to 7 and have also agreed to all other conditions of the sale. This price is considered to be realistic and represents market value in the area.

Recommended that the Supervisor of Properties be authorized to sell Lots 5 to 7, Subdivision D, Block 171, D.L. 264A to Coast Foundation Society for the sum of $88,896.00 subject to the recommendation of the Standing Committee on Housing and Environment of March 11, 1976 approved by City Council on March 23, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

PART
REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 21, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 21, 1977, commencing at 12.30 p.m.

PRESENT: Alderman Harcourt (Chairman)
Alderman Brown,
Alderman Gibson,
Alderman Kennedy (portion of Item 1 only)
Alderman Puil. (portion of Item 1 only)

CLERK TO
THE COMMITTEE: M.L. Cross.

1. D.P.A. # 75824 (1247 West 7th Avenue) and Discussion of FM-1 Zoning - Fairview Slopes.

The Committee considered a report dated April 12, 1977, (on file in City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning and the Director of Permits and Licenses noted that Mr. T. Heyerdahl, on behalf of Creative Community Developments, filed a development permit application on November 1, 1976, to alter a multiple conversion dwelling to provide two dwelling units plus office facilities. The application was approved November 29, 1976, subject to various conditions, one being:

"- The north 10' of the site (Lot W½ 15, Blk.293, D.L.526) is to be first dedicated to the City for future lane purposes, to the satisfaction of the City Engineer"

The report also stated that the Department of Permits and Licenses advised Mr. Heyerdahl during the processing of the permit that because the building is non-conforming with the Vancouver Building By-law Regulations, the development could not be granted a Building Permit unless it was first approved by the Building Board of Appeal.

If a building complies with the Building By-law or if alterations will make a non-conforming building comply with Building By-law requirements, they would not be non-conforming buildings and would not require the approval of the Building Board of Appeal. If a non-conforming building will continue to be non-conforming and the proposed work will be more than twice the assessed value of the building, such work requires prior approval of the Building Board of Appeal.

Where there is a change of occupancy proposed for a non-conforming building, the By-law requires that such building be made to comply. If the non-conformity continues, and the proposed work does not make the building conform, as in the case of 1247 West 7th, prior approval of the Building Board of Appeal is required.

Cont'd.....

Clause #1 continued

Mr. T. Heyerdahl submitted a brief dated April 8, 1977, (on file in the City Clerk's office) expressing his concerns about the following specific problems facing developers trying to achieve the City's objectives under the FM-1 schedule to preserve older houses, most of which are non-conforming, so as to retain the general character of the area:

a) lane dedication and the City's interpretation that 'development' means change of use or any construction.

b) strict adherence to the Building Code requiring developers of non-conforming buildings to go to Board of Appeal if the improvements exceed twice the assessed value.

c) no relaxations of National Building Codes, Engineering or parking requirements.

With respect to this 10' lane dedication, Mr. Spaxman advised that the question of lane dedication in Fairview Slopes is an item on the Department's work programme which will be reported to the Committee at a later date. The FM-1 Fairview Multiple Dwelling District Schedule states:

'1. Dedication of Land for Lane Development
Applications for development of a site which does not abut a lane shall be required to dedicate to the City up to a maximum of 10 feet at the rear of the site for lane purposes, as determined by the City Engineer.'

Mr. Spaxman stated that, at present, if a whole site is redeveloped for the maximum density, the developer must dedicate a 10' strip at the rear of the site for lane purposes. The density that would be allowed for the 10' strip is added to the density for the remainder of the site. However, if a developer changes the use of a building or makes alterations to a building, he is required to dedicate a 10' strip at the rear of the site and the density is based on the site area remaining after the 10' strip has been dedicated.

The outcome of the pending study may be that the Planning Department will amend the by-law to increase the permitted density in the Fairview Slopes by 10% and every site which does not abut a lane will be required to dedicate to the City up to a maximum of 10' at the rear of the site, whether or not any development occurs.

Mr. R. Hebert, Assistant Director, Permits and Licenses and City Building Inspector, stated that the requirements of the Building By-law have, in effect, been relaxed by the creation of the Board of Appeal. In answer to a question with respect to changing the requirements that improvements over 2/3 of the assessed value have to go to the Board of Appeal, Mr. Hebert suggested that the Building By-law be amended to reflect the assessed value to be 100% of assessment.

With respect to parking requirements, Mr. Spaxman indicated that these were being relaxed, after advice from the City Engineer, each development being based on its own particular circumstances.

Mr. Heyerdahl stated that the rezoning from CRM-2 to FM-1 reduces the commercial use in an old structure from 100% to 50% and new construction on 7th Avenue from 50% to 15% commercial. This is not economically feasible as far as new construction is concerned and makes retention of an existing structure a questionable economic venture.

cont'd.....

Mr. C. Flavelle, a member of the Fairview Planning Committee, stated that the Planning Committee recommended 100% commercial, but the FM-1 Zoning allows only 50% of the floor area to be commercial use. Building code requirements to accomplish commercial use are destroying the residential quality the Planning Department is trying to encourage. Mr. Flavelle submitted a letter to the Chairman and Members (copy circulated)

The Committee felt that the Director of Planning should re-examine the amount of floor area that could be used for commercial in existing structures.

With respect to the length of time necessary to apply for development and building permit applications, and then go to the Board of Appeal, it was suggested that applicants knowing they have to go to the Board of Appeal be advised to start the Appeal Board process at the same time as the development and building permit applications are being processed.

After a lengthy discussion, the Committee

RECOMMENDED

A. THAT the Director of Planning and Director of Legal Services be instructed to take into consideration in their report on policy for lane dedications, the fact that the Committee favours an overall density increase for Fairview Slopes, with every site which does not abut a lane, dedicating up to a maximum of 10' for lane purposes, and no subsequent density increase at the time of lane dedication.

B. THAT Development Permit Application # 75824 not be held up pending a City-wide policy on lane dedication, but the applicant be requested to consider dedicating a 10' easement to the City with an option to purchase at a later date.

C. THAT the Director of Legal Services prepare an amendment to the Building By-law to reflect "assessed value" as being 100% of assessment.

D. THAT the Director of Planning reconsider the amount of floor area to be allowed in the FM-1 Schedule for commercial use.

(Alderman Kennedy and Alderman Puil left the meeting during discussion of the above item and were not present for the recommendations.)

2. Design Guidelines - Surface Parking - Downtown District.

The Committee considered a report of the City Manager, dated April 11, 1977, (copy circulated) in which the Director of Planning advised that the Planning Department , in consultation with the Engineering and Social Planning Departments, has prepared Detailed Design Guidelines dealing with proposed changes to the existing controls and guidelines for surface parking, particularly temporary parking lots. (Appendix B - City Manager's report on file in City Clerk's office)

Cont'd.....

Clause #2 continued

The Proposed Changes:

Identify areas within the Downtown District where no temporary surface parking should be allowed. This includes areas with special needs such as maintaining retail/pedestrian continuity.

Identify certain streets (not in above areas) where vehicular access from temporary surface parking lots should be discouraged.

Provide new detailed design guidelines setting out desired development standards for surface parking lots.

Draft detailed design guidelines were sent to various parking lot owners/operators for comment.

In December 1976, a brief from the newly-formed Vancouver Parking Association was presented to Council for information. City staff and a committee of the Association have met several times to discuss both general parking policies and the specific design guidelines.

The design guidelines have been amended to incorporate many suggestions by Association members and are acceptable to this Association. While they are intended for the Downtown District it is proposed that the guidelines be adopted as policy for the Central Area.

The existing planning policies for the Downtown District should now include a map (Map 8 - copy circulated) which identifies an area comprising 45% of the Downtown District where no surface parking lots should be allowed and identifies other streets where vehicular street access should be discouraged for parking areas, temporary or accessory.

The Committee

RECOMMENDED

A. THAT Map 8, indicated as Appendix A in the City Manager's report dated April 11, 1977, be approved as part of the Planning Policy for the Downtown District.

B. THAT the "Design Guidelines for Surface Parking Lots", indicated as Appendix B in the City Manager's report dated April 11, 1977, be approved as Planning Guidelines both for the Downtown District and the other districts of the Central Area.

3. Convention Centre/Exhibit Hall Feasibility Study.

The Committee considered a report of the City Manager, dated April 13, 1977, (copy circulated) in which the Director of Planning advises that the purpose of the report is to assist Committee and Council in possible future discussions of the Convention Centre/Exhibit Hall proposal.

In August 1976, a feasibility study, prepared by F. Rex Werts Ltd., and the Sussex Group for the B.C. Department of Travel Industry, was presented to the Finance and Administration Committee. The Committee made no recommendations to Council but suggested that a critical analysis of the Study should be carried out by

Cont'd.....

Clause #3 continued

the City (Appendix to City Manager's report dated April 13, 1977)

The report details two City perspectives - a large scale development project not involving the City's financial participation, or a public investment opportunity.

The Chairman noted a memorandum dated April 21, 1977, from the Mayor (copy circulated) suggesting that the report was premature and that the Minister of Recreation and Travel would be contacting the City to make a further presentation. The Mayor recommended that the report be received by the Committee for information.

Mr. R. Spaxman, Director of Planning stated that the report was intended to provide Council members with an analysis of the information provided to date and he recommended that there be no decision on any proposal for a Convention Centre/Exhibit Hall based on the information supplied to date.

The Committee

RECOMMENDED

A. THAT Council make no decision on a Convention Centre/ Exhibit Hall proposal on the basis of the information and analysis supplied to date.

B. THAT further study by the City not be undertaken until a firmer, more detailed proposal is submitted.

C. THAT Council seek discussion among the parties concerned about the need for a convention facility, and about the type of facility which would meet the region's need and goals and which would complement existing facilities.

The Meeting adjourned at approximately 4:30 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

APRIL 21, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 21, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford
Alderman Gerard (Clauses 2 to 4)
Alderman Marzari

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of Thursday, March 31, 1977, were adopted.

INFORMATION

1. Requests for Surplus City Furniture and Equipment

a) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus furniture and equipment valued at $425.00 to Rape Relief for $45.48.

Under procedures approved by the City Council on April 23, 1975, the Committee has authority to approve the sale of surplus City furniture and equipment to non-profit organizations for $10.00 or 10% of auction value.

Following discussion, it was

RESOLVED

THAT the request of Rape Relief for surplus City furniture and equipment valued at $425.00 be approved and the furniture and equipment be sold to the organization for $45.48.

b) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended approval of the sale of surplus City furniture and equipment valued at $757.00 to the Community Planning Association of Canada for $81.00.

Following discussion, it was

RESOLVED

THAT the Committee approve the request of the Community Planning Association of Canada for surplus City furniture and equipment valued at $757.00 and the furniture and equipment be sold to the organization for $81.00.

Continued . . . .

RECOMMENDATION

2. Hardship Cases

Vancouver City Council, at its meeting on April 5, 1977, when considering a Manager's Report dated April 1, 1977 (copy circulated) passed the following motion:

> "THAT this clause be referred to the Standing Committee on Community Services for consideration and report."

Appearing before the Committee on this matter was the Director of Permits & Licenses.

It was noted in the Manager's Report that the Director of Permits & Licenses recommended revised guidelines for considering hardship cases and that Council delegate to the Community Services Committee authority to decide on appeals from the Hardship Committee regarding illegal suites.

The Director of Permits & Licenses reviewed the report for the Committee, pointing out that the scale of income levels on page 4 is as of January 1, 1977, and that this scale will be revised annually.

The Director of Permits & Licenses drew the Committee's attention particularly to the third paragraph on page 2, which pointed out the Hardship Committee is of the opinion that the original intent of Council's action on this matter is being lost over the years and that Council's leniency in considering hardship cases has resulted in hardship applicants increasingly comprising a much broader cross section of the population than the criteria originally intended to serve. It was also noted the Hardship Committee has experienced problems with the accuracy of financial information submitted by hardship case applicants.

The Director of Permits & Licenses pointed out that he is recommending adoption of Option No. 4, but he also requested approval of the last line of the first paragraph on page 3 that "the Hardship Committee could request selected applicants to meet and discuss their application in more detail".

The Director of Permits & Licenses also submitted to the Committee copies of a new hardship application form (Appendix 2) and pointed out the new form asks more questions than the previous form and that it has been approved by the Director of Legal Services.

The Director of Permits & Licenses requested that the Committee recommend Council approve this new application form and give him permission to make minor adjustments in the form as experience may dictate.

During consideration of this matter, some concern was expressed about a requirement in paragraph (B) of Option No. 4, that an owner shall have lived on the property for a minimum of two years to be considered under the hardship process.

It was felt that many young couples, in order to meet mortgage payments on a new house, must have a suite in the basement, and that this requirement might result in a tendency for such persons to not report the existence of such suites.

However, the Director of Permits & Licenses replied that his department would be aware of the existence of these suites.

Continued . . . .

Clause No. 2 Continued

The observation was also made by the Committee that only those persons who have enough nerve to have an illegal suite are given consideration by the hardship process and that the larger segment of the population simply would not develop an illegal suite in their home.

Some concern was also expressed over Item No. 5 of Section (C) in Option No. 4, which states that an individual or couple 60 years of age or older who are tenants in a suite are eligible for hardship consideration. However, it was pointed out this does not mean that being over 60 years of age is necessarily a hardship; rather, that such persons are merely eligible for consideration.

Concern was also expressed by the Committee that hardship applications should possibly be dealt with "In Camera" as information pertaining to an individual's income and health is provided in the hardship application and that this information possibly should not be discussed in public. It was suggested that information regarding an applicant's income and health could be circulated and marked "confidential".

It was the opinion of the Committee that City Council should remain as the appeal body for hardship applications.

Following discussion, it was

RECOMMENDED

A. THAT the Hardship Committee be authorized to request selected applicants to meet with the Hardship Committee to discuss their application in more detail.

B. THAT the requirement that the owner shall have lived on the property for a minimum of two years to be eligible for hardship consideration be deleted.

C. THAT any appeals on the decision of the Hardship Committee be heard by Council.

D. THAT Council approve the following revised guidelines for considering hardship cases:

- The Hardship Committee would consider each application on its individual merits in accordance with the new applicable criteria.

- A distinction between TENANTS and OWNERS making application as a Hardship Case be made on the following basis:

  a) When a TENANT has his Hardship Application approved, the OWNER will be required to make the living accommodation for which the application is made comply with Building, Plumbing and Electrical By-law requirements on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.

  b) When an OWNER applies for hardship consideration, it will be a prerequisite that the Building, Plumbing and Electrical By-law requirements be complied with as in (a) on the understanding that the issuance of any Permit does not legalize a separate dwelling or housekeeping unit.

Continued . . . .

Clause No. 2 Continued

c) The following groups of TENANTS shall be eligible for consideration of permission to use an illegal housing unit because of hardship consideration:

i) A single student whose income is below the applicable figure in the Table in Guideline (e) in the year for which the application is made.

ii) A married student whose combined income is below the applicable figure in the Table in Guideline (e) in the year for which the application is made.

iii) An individual, couple or family whose income is below the applicable figure in the Table in Guideline (e) in the year in which the application is made.

iv) An individual, whether single or married, who is temporarily unemployed.

v) An individual or couple 60 years of age or older.

vi) A physically handicapped person.

vii) A person whose personal health, whether physical or emotional, could in the judgment of a qualified professional be at risk.

d) The following groups of OWNERS shall be eligible for consideration of permission to use or permit the use of an illegal housing unit because of the hardship it could create if the unit were removed in conformation with existing zoning regulations:

i) A person or persons 60 years of age or older.

ii) A person who, for verifiable health reasons, has had his/her normal income disrupted.

iii) A person who, for verifiable reasons, has had his/her normal source of income disrupted and/or reduced so as to create a personal hardship.

e) The following income guidelines from Statistics Canada be used as a basis upon which to judge the merits of a Hardship Application:

LOW INCOME CUT-OFFS ADJUSTED FOR REGIONAL DIFFERENCES AND UPDATED TO JANUARY 1977

Number of Persons in Household	Income Level
1	4,475
2	6,446
3	8,226
4	9,782
5	10,932
6	12,003
7 +	13,157

And that these figures be reviewed and updated annually.

Continued. . . .

Clause No. 2 Continued

E. THAT the revised Hardship Application form (Appendix 2) be approved by Council, and the Director of Permits & Licenses be authorized to make minor adjustments to the form as experience dictates.

INFORMATION

3. Welfare Rates for Single Persons

The Committee, at its meeting on March 31, 1977, recommended

"THAT the City Manager prepare for the Community Services Committee a typical monthly budget for a single unemployed person on welfare and that this budget form the basis for a submission by the City to the Minister of Human Resources for an increase in welfare rates for single unemployed persons."

This recommendation was approved by City Council on April 19, 1977.

The Committee had before it for consideration a Manager's Report dated April 18, 1977 (copy circulated) in which the Director of Social Planning reported on current welfare rates and the cost of living and concluded that the rate of $160.00 a month for single welfare recipients is inadequate and merits review by the Department of Human Resources for an increase.

Also before the Committee for consideration was a letter dated April 5, 1977 from the Secretary of the Downtown Eastside Residents' Association which included a copy of their submission which was given to the Provincial Cabinet earlier this year urging increases in welfare rates.

Appearing before the Committee on this matter were the Senior Social Planner and a spokesman from the Downtown Eastside Residents' Association.

Speaking to the Manager's Report, the Senior Social Planner pointed out there were 15,659 single persons on welfare as of March 31, 1977, and that the amount they received is approximately 125% less than the annual income of $4475.00 used to judge the merits of a rental hardship case.

It was noted in the report that paying only the average minimum rent in the City and paying for a balanced diet leaves a single person in debt $14.14 a month without having paid his Hydro bill, bought dishes from which to eat, a bed on which to sleep, clothing or medical coverage, riden a bus, bought a pack of cigarettes or gone to a movie.

The Committee was advised that the current rate of $160.00 a month was set in June 1974, and that since that time, the cost of living has increased 24.7%.

The Committee agreed that welfare rates should be increased regularly and that the Minister of Human Resources should be urged to consider increasing these rates.

Continued . . . .

Clause No. 3 Continued

Following consideration, it was

AGREED

THAT the Mayor be requested to submit to the Minister of Human Resources at the Thursday, April 28th meeting of the Provincial Cabinet at Vancouver City Hall the following recommendations:

a) An immediate increase in income assistance for handicapped people and people between 60 to 64 years of age to a minimum of $284.00 per month from the present $265.00.

b) An immediate increase in income assistance rates for singles and couples to $230.00 and $340.00 per month, respectively.

c) Tie income assistance rates to the consumer price index.

d) Immediately make all persons in receipt of income assistance eligible for 100% shelter and utility overages.

e) Immediately eliminate the four months waiting period for increased basic rates of income assistance.

f) Immediately increase the comfort allowances for persons in institutions and extended care facilities who need it.

4. Appointment to "Users" Committee of Family Court

Distributed at the meeting were copies of a letter dated April 13, 1977 (copy circulated) from Mr. M. J. Horton, Assistant Administrator of the Family Court, requesting that the Community Services Committee recommend that a representative of the City's Family Court Committee attend the monthly "Users" Committee meeting.

Following brief discussion, it was

RECOMMENDED

THAT the Chairman of the Family Court Committee, after discussing this matter with his Committee, appoint a member of the Family Court Committee to attend the monthly meetings of the "Users" Committee of the Family and Juvenile Court.

The meeting adjourned at approximately 2:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 13

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

April 28, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 28, 1977, at approximately 3:40 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK: J. Thomas

The Minutes of the meeting of March 31, 1977, were adopted.

RECOMMENDATION:

1. Burrard Inlet Ferry and Bus Route Changes

The Committee had for consideration a Manager's Report dated April 19, 1977 (circulated) wherein the City Engineer reported on changes to existing transit routes necessitated by the introduction of the B.C. Government Burrard Inlet Ferry Service planned to commence on June 17, 1977, to link downtown Vancouver, in the vicinity of the C.P.R. Station, with North Vancouver at the foot of Lonsdale Avenue.

Representatives of the Provincial Government Bureau of Transit Services, and B.C. Hydro were present for the discussion.

Mr. R.G. Gascoyne, Assistant City Engineer, reviewed the report with the Committee and outlined the ferry service schedule; the proposed transit changes involving the introduction of two new routes, and the revision of five existing routes utilizing the Granville Mall. Mr. Gascoyne also advised three new bus stop approvals would be required.

The City Engineer, in the Manager's Report, stated the bus route and scheduling program, developed by the Provincial Government in consultation with City Engineering staff, was considered an essential element in the success of the new ferry service, which would be dependent on the availability of good transit connections at both ends of the terminal. In addition to providing these services, the proposed transit changes were also developed with two other benefiting objectives in mind, namely - a) to improve transit coverage in the Central Business District of Vancouver; b) to minimize disruption of existing transit users.

Mr. Gascoyne advised he was concerned about the structural inadequacy of underground areaways extending under the northerly two traffic lanes in front of the C.P.R. Station on Cordova Street. The curbside lane, on C.P.R. property, is used by the City through an agreement with C.P.R., Marathon Realty, and Project 200 Investments Limited. The other lane, although supported by an areaway, is on City property. On several occasions the City had voiced its concern to the Provincial Government about the structural inadequacy of the areaways and on April 15, 1977, the City received from the Province copy of a report prepared by consultants for Marathon Realty indicating the existing areaways, with certain structural modifications, would adequately support fully loaded Hydro buses. Provincial Government authorities had further indicated the remedial work was presently being scheduled and would be completed before the introduction of the ferry service.

The Assistant City Engineer advised it was felt Council should not approve the bus route and bus stop proposals until an agreement satisfactory to the City had been drawn up between the City, B.C. Government, C.P.R., and, if necessary, both Project 200 Investments Limited and Marathon Realty to cover the encroachment, right-of-way, and repair issues arising from the sub-standard areaways.

Cont'd . . .

Clause 1 Cont'd

Mr. L. Miller, Transit Services Division, advised the Committee it was estimated the remedial work to the areaways would take twenty-seven days. He confirmed it should be completed before the ferry service went into operation.

Mr. V. Sharman, Manager, Planning and Scheduling Division, B.C. Hydro, gave an assurance that Hydro would not operate buses on the north side of Cordova Street until work on the areaways had been satisfactorily concluded.

During discussion the Committee agreed approval for the transit changes should be withheld until the execution of an agreement satisfactory to the City.

It was

RECOMMENDED,

THAT Recommendations 1, 2, and 3 contained in the Manager's Report dated April 19, 1977, be approved.

2. Arthur Laing Bridge - Commuter Use

On March 11, 1976, after hearing a presentation from the Mayor and representatives of Richmond Municipal Council on future use of the Arthur Laing Bridge, the Standing Committee on Planning and Development resolved:

"THAT after the results of the study being carried out by the Technical Committee under the auspices of the Ministry of Transport are known, and the Director of Planning has had an opportunity to review the effects on the Marpole area of the City, a further joint meeting of the representatives of the Richmond and Vancouver Councils be held."

The Committee had for consideration a Manager's Report dated April 22, 1977, (circulated) in which the City Engineer assessed the Technical Committee's findings and reviewed traffic problems past, present, and future associated with the three major crossings over the North Arm of the Fraser River, namely the Laing, Oak Street, and Knight Street Bridges.

In the report, the City Engineer noted by 1986 daily traffic volume on the three bridges was expected to increase from 130,000 vehicles to 170,000 under the G.V.R.D.'s managed growth program, but to 190,000 vehicles if trend conditions prevailed.

In his six point summary of conclusions, the City Engineer noted:

"1. The optimum arrangement to balance vehicle volumes on the bridges is to open Laing/Dinsmore to Richmond commuters by providing direct ramps on Sea Island and twinning the Dinsmore Bridge. In principle, this is the arrangement favoured by Richmond.

2. From the Vancouver arterial street point of view, the arrangement described in 1 above would reduce traffic congestion on Oak Street, but would increase traffic congestion on Granville Street. To a certain degree, the opening of the Laing Bridge would make it easier for vehicle volume growth.

3. From the transit point of view and the balance of person trips on the bridges, the optimum arrangement is to leave the street/bridge system as is and to divert Richmond-Vancouver bus routes now using Oak Street Bridge via Dinsmore/Laing/Granville. The transit authority favours this approach. From the City's point of view, Granville Street is a superior

Cont'd . . .

Clause 2 Cont'd

transit route to Oak Street and connects directly to Granville Mall, which is a transit only Mall.

4. From the Federal Government point of view, leaving the bridge as is keeps access from Vancouver to the Airport at a better level than if Laing Bridge were open to commuters. To some extent, this is also favourable to the City of Vancouver since good access to the Airport contributes to the economic well-being of the City.

5. The Provincial Government Technical staff favour retaining Laing Bridge as a non-commuter bridge.

6. The GVRD Technical staff favour retaining Laing Bridge as a non-commuter bridge since it is favourable to transit and discourages automobile travel which is an objective of the Livable Region Plan."

Mr. R.G. Gascoyne, Assistant City Engineer, reviewed the report with the Committee and with the aid of charts demonstrated traffic volume growth from 1971 on the Oak, Knight, Laing, and Fraser Bridges. He indicated traffic oriented problems that could be expected in the South Granville area if commuter use of the Laing Bridge was approved. Mr. Gascoyne also advised the Technical Committee's report was being presented simultaneously to Richmond Council.

During discussion reference was made to the fact the G.V.R.D., Federal Government, and Provincial Bureau of Transit all agreed the Laing Bridge should not be opened to commuter traffic, but that buses presently using the Oak Street Bridge could be diverted to the Laing Bridge. The Municipality of Richmond was the only proponent for opening the Laing Bridge for commuter use.

It was pointed out Marpole residents had expressed concern that increased traffic volume on the Laing Bridge would have a detrimental effect on their area and the Committee agreed to invite a delegation to make a submission to Council following a joint meeting between Vancouver and Richmond Councils.

It was

RECOMMENDED,

A. THAT a joint meeting of Vancouver and Richmond Councils be held to discuss Richmond Municipality's proposal that the Arthur Laing Bridge be opened as an alternate commuter route to Vancouver; and that the City of Vancouver adopt the following position:

1) That the Arthur Laing Bridge remain closed to commuter traffic;

2) That public transit presently using the Oak Street Bridge be rerouted to the Arthur Laing Bridge.

B. THAT City Council hold a public meeting following the joint meeting between Vancouver and Richmond Councils.

3. Identification of Tow Trucks

In a Manager's Report dated April 19, 1977, considered by the Committee, the Director of Permits and Licenses reported as follows:

"It has been brought to my attention that some licensed tow trucks do not have their company name printed on the vehicle. There is no provision in the Vehicles for Hire By-law to require the name to be printed on the truck but in the past all tow truck owners had the company name painted on both doors.

Cont'd . . .

Clause 3 Cont'd

If the name of the towing company is not on the truck, the following problems could result:

1. The owner of the vehicle which has been towed away would not know which company was involved.
2. Vehicles could be picked up by a tow truck and it would be difficult, if not impossible, to trace the whereabouts of the towed vehicle.

I therefore RECOMMEND that the Vehicles for Hire By-law be amended to require the owners of tow trucks to have the company name painted on the doors in letters not less than 4" high."

Following discussion, it was

RECOMMENDED,

THAT the Vehicles for Hire By-law be amended as recommended in the Manager's Report dated April 19, 1977, and that the Director of Legal Services be instructed to bring forward the necessary amending by-law.

4. Bus Shelters

City Council on February 22, 1977, when considering a report on proposals for a commercial bus shelter program resolved to permit advertising on bus shelters and that the City enter into agreements with private companies to supply, install, and maintain bus shelters. Council further resolved to refer the following procedures to the Standing Committee on Transportation for consideration and report:

a) Grant a monopoly to one company for the entire City for a stated period. This is the arrangement requested by Decaux of France, but would require a public referendum.

b) Permit several companies to provide shelters on a shared franchise basis.

c) Proceed with formal tendering and accept the tender offering best value to the City.

The Committee this day considered a Manager's Report dated April 21, 1977, (circulated) in which the City Engineer evaluated the advantages and disadvantages of shared franchise and formal tendering arrangements and outlined specifications, guidelines, and conditions which should establish terms of reference for an agreement with one or more companies. The City Engineer, in the report, also discussed lighting for bus shelters.

Mr. J.E. Martin, Projects Engineer, addressed the Committee and advised following discussions with interested companies unanimous agreement had been reached that the requirement of a public referendum precluded the granting of an exclusive franchise to any one company. J.C. Decaux Company of France had some reservations about a shared franchise situation because it felt it might lead to price competition for advertising revenue. However, Seaboard Advertising was willing to participate and felt a shared franchise would be a practical arrangement.

The Committee was addressed by the following:

Mr. Dick Richards, J.C. Decaux Ltd., who advised Decaux did not believe a shared franchise was in the best interests of the City. He suggested the best solution, failing an exclusive franchise, would be to invite two companies to form a joint venture and submit a proposal. As a last alternative Decaux would be prepared to negotiate toward a shared franchise on an equal basis,

Cont'd . . .

Clause 4 Cont'd

based on the number of advertising panels involved. Decaux guaranteed a high standard of maintenance and agreed well-lit shelters were necessary. Mr. Richards distributed photographs of bus benches in the City which he described as poorly maintained.

Mr. J. Tierney, Seaboard Advertising, advised he did not come to the meeting prepared to discuss a joint venture, but his company was willing to proceed on the basis of a shared franchise. On the subject of lighting his company would be prepared to contribute towards the cost of lighting bus shelters, while recognizing not all shelters would require illumination.

Mr. Wilson Nicolle, Superior Signs Ltd., referred to the problems confronting the bench companies with sites located throughout the City. He advised a shadow was falling over the whole industry because the companies were subject to three-months notice and the future of bench sites was in question. Maintenance had been criticised, but the present uncertainty did not encourage a long-term capital cost program.

The City Manager made reference to concern expressed that a shared franchise may be considered an arrangement to maintain a minimum price for advertising and therefore would be illegal under the Combines Investigation Act. He advised the Director of Legal Services was of the opinion that the City could proceed and that such an arrangement would not contravene federal regulations.

During discussion the Committee emphasized the need for good lighting in shelters, particularly those located outside the well-illuminated downtown area.

In response to questions, Mr. R.C. Boyes, Deputy City Engineer, advised approximately 300 bus shelters were to be provided under the program and it was possible that a bus shelter could be placed at a location presently allocated to a bench company and that the company would lose the site following ninety days notice.

It was

RECOMMENDED,

A. THAT the City Engineer and Director of Legal Services be instructed to negotiate and enter into shared franchise agreements with J.C. Decaux Company and Seaboard Advertising Ltd. for the supply, installation and maintenance of bus shelters with advertising according to the described conditions and specifications outlined in the terms of reference contained in the Manager's Report dated April 21, 1977.

B. THAT the City Engineer be instructed to report back to the Transportation Committee on:

1) the provision of lighting in bus shelters;

2) the number of bus stop benches which will be eliminated with the implementation of the bus shelter program.

The meeting adjourned at approximately 4:50 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 14

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

AND

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

May 3, 1977

A joint meeting of the Standing Committees of Council on Finance and Administration and Transportation was held on Tuesday, May 3, 1977, at approximately 2:00 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Mayor J.J. Volrich, Chairman	Alderman W. Kennedy
	Alderman M. Brown	Alderman D. Bellamy
	Alderman B. Gerard	Alderman M. Ford
	Alderman D. Marzari	Alderman M. Harcourt
	Alderman G. Puil	Alderman H. Rankin
ABSENT:	Alderman W. Gibson	
COMMITTEE CLERK:	J. Thomas	

RECOMMENDATION:

1. Provincial Transit Authority

On April 26, 1977, City Council considered a Manager's Report dated April 18, 1977, dealing with a draft brief to be submitted to the Provincial Government setting out requests in relation to the City's understanding of proposed Provincial legislation to establish a Provincial Transit Authority. Council, at that time, resolved that the draft brief be referred for discussion to a joint meeting of Finance and Transportation Committees, with authority to finalize the brief.

The Manager's Report, (circulated) commented on the draft brief submitted by the City Engineer and Director of Finance and offered some options as alternatives to positions taken in the brief. The brief presented the City's suggestions and requests which, it was felt, were essential to the successful creation of a transit authority operating in the Vancouver area and concerned itself largely with two basic issues:

a) organization of the Authority and Vancouver's representation thereon;

b) cost-sharing arrangements involving the City.

In a comparison between the proposals of the Province and G.V.R.D. (transit only) the Manager's Report pointed out the G.V.R.D. formula indicated Vancouver would bear a disproportionate share of the financial load and that a large part of the City's share would be from property taxes. It also appeared that, with the G.V.R.D. proposal the LRT financing aspects were incapable of working because of the financial burden imposed on the benefiting municipalities. The essential aspects of the Provincial proposal, while recognizing legislation has not yet been tabled and therefore is subject to adjustment, indicated the Province is prepared to pay 100% of the capital expenditures necessary for transit and would share the operating deficits on a basis of 50% Province and 50% local area. The Provincial proposal appeared to be much better from the City's point of view and would improve year after year compared to the G.V.R.D. proposal. A burden would be imposed on Vancouver in the initial years, possibly more than the G.V.R.D. proposal, because of the sharing of transit deficit with the Province. However, by 1985 the burden on the Vancouver taxpayer should be less than one-half of what it would be under the G.V.R.D. proposal and more likely in the order of one-third.

Mayor J.J. Volrich referred to Council's meeting a month ago with the Minister of Municipal Affairs, at which time, the Minister made it clear that the Provincial Government would introduce legislation setting up a Provincial Transit Authority at the next

Cont'd . . .

Clause 1 Cont'd

Session of the Legislature. It was not known, at this time, whether the House would reconvene in June or September. However, it was felt Council's brief should be submitted as a comment on the City's understanding of what the Province's intentions were, in the hope of influencing the Government to modify its intentions in Vancouver's favour. This action would not preclude the continuation of discussions with the G.V.R.D. on its proposal for a Regional Transportation Commission in an effort to resolve the conflict bearing on a financing formula acceptable to the City.

The Director of Finance commented on financial aspects of the Provincial and Regional District proposals and stated the estimated cost to the Vancouver taxpayer expressed in 1977 dollars would be:

a) G.V.R.D. proposal - $32 million
b) Provincial Government proposal - $9 million

The G.V.R.D. figures had been projected on the basis of the consultant's estimate that an LRT system from Vancouver to New Westminster would cost approximately $240 million. Nine million dollars represented 2 1/4 mills on the present tax levy, or about fifty dollars per year for an average single family residence in the City.

A member of the Committee questioned how the City of Vancouver with a 40% vote on the G.V.R.D. had been outvoted on a financing formula so clearly detrimental to Vancouver taxpayers.

Alderman Kennedy advised the G.V.R.D. Transportation Committee at its meeting on April 27, 1977, approved three resolutions, namely:

"A. That, this Committee supports the combined Provincial/ Regional Authority, with representation from both the Region and the Province, and

That, the Authority is responsible for planning transit in close correlation with Roads and Highways, and with close correlation between Transportation and Regional Planning, and

That, this position does not commit this Body to any financial formula.

B. That, a Negotiating Group be formed with members being: Director Blair, Director Constable, Director Jones, Director Kennedy, Director MacDonald, Director Volrich.

C. That, staffs get together and prepare comparisons of tentative Vancouver and GVRD proposals, and

That, as soon as we have definite information on the Minister's proposal, that the financial comparisons be done of that proposal."

Mr. R. Ayler, a Member of the Board of Trade Transportation Committee briefly addressed the meeting on the Board's position on regional transit proposals.

Following further discussion it was,

RECOMMENDED,

A. THAT the brief be amended to support a financing formula of 75% (Province) - 25% (Region) with no reference to escalation.

Cont'd . . .

Clause 1 Cont'd

B. THAT the brief be amended to specify that the composition of the Vancouver regional representative body shall consist of the Ministers of Transportation, Municipal Affairs, and Highways, representative of B.C. Hydro, or the equivalent operating authority, three representatives from the G.V.R.D., one being from the City of Vancouver.

C. THAT the brief as revised by the Director of Finance and Acting City Engineer, in accordance with the Joint Committee's instructions, and circulated with this report, be presented to the Provincial Government following further discussion with the G.V.R.D.

D. THAT the City Engineer be instructed to prepare a separate brief on the planning of roads in the context of rapid transit intramodal movements.

The brief as revised by the Director of Finance and the Acting City Engineer is attached.

The meeting adjourned at approximately 3:35 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 14

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

MAY 5, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 5, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Carnegie Building - Hastings and Main

The Committee had before it for consideration a Manager's Report dated April 28, 1977 (copy circulated) in which the Director of Social Planning and the City Architect reported on redevelopment of the Carnegie Library at Hastings and Main. Accompanying the Manager's Report was a booklet report by Downs/Archambault - Architects prepared for the City and giving detailed explanations of space usage and cost recommendations for redevelopment of the building.

Appearing before the Committee on this matter were the Director of Social Planning, the City Architect, Mr. Barry Downs and Mr. Dave Galpin, Architects, and members of the Carnegie Planning Advisory Committee which includes representatives of the Library Board, the School Board, Park Board, Vancouver Community College, Chinatown Historic Advisory Committee, Downtown Eastside Residents' Association, Japanese Community Volunteers, Vancouver Community Arts Council and the Strathcona Property Owners & Tenants Association.

It was noted that in the Manager's Report the Director of Social Planning and the City Architect are recommending that Council approve the schematic plan and proposed uses for the Carnegie building as determined by the Consultants' report, including two additions to the building; approve the retaining of the architectural firm of Downs/Archambault to complete working drawings; and approve the expenditure of funds from the Supplementary Capital Budget for architectural and engineering fees. Approval of these recommendations will cost $1,512,320.00.

Speaking to the report, the Director of Social Planning advised that the Carnegie Planning Advisory Committee had considered at length the size of the library facility to be included in the building and that the recommendation for 1800 sq. ft. of library space is smaller than a branch library but provisions would be made for expansion.

The Director of Social Planning advised that the additional cost of $17,000.00 to prepare working drawings including both additions A and B, is recommended because with both additions, the building becomes much more flexible and increases the City's chances of securing additional sources of funds.

It was noted that of the total capital cost of $1,512,320.00, the City has already allocated $650,000.00.

Continued . . .

Clause No. 1 Continued

The Director of Social Planning pointed out that operating costs are difficult to predict at this stage but that an estimate of operating costs for the first year is approximately $175,000.00.

The Director of Social Planning advised the Committee he is very optimistic the Provincial Government will approve a grant of $333,000.00 toward the capital costs. He further advised that he has approached several Canadian foundations for financial grants and three have indicated interest; two for capital grants and one for a small operating grant. He advised the Committee that there is every possibility that all required funding will be secured; however, he could give no guarantee of this.

With the aid of large drawings, Architects Barry Downs and Dave Galpin explained to the Committee the space allocations and the additions proposed for the building.

It was pointed out that Addition A is necessary and provides a required stairway and elevator and that Addition B makes the building a more viable development. Mr. Downs recommended the City approve the renovations including additions A and B.

During consideration by the Committee, concern was expressed by one member that a branch library may not be required in this neighbourhood. A representative of the Library Board advised that it is the policy of the Board to support a reading room in this building and not a full branch library.

The Director of Social Planning replied that the provision is for 1800 sq. ft. of library space which is smaller than a branch library and slightly larger than a reading room. He advised that the proposed library space reflects the view of the Carnegie Planning Advisory Committee.

Mr. A. Langley, City Architect, advised the Committee that Addition A is mandatory and that the cost of planning Addition B is small compared with the potential additional funds which may be secured from private foundations. He recommended the City proceed with working drawings, including additions A and B.

It was the feeling of the Committee that the City should proceed with working drawings, including additions A and B, and that the Director of Social Planning could report to the Committee at a later date on his efforts to secure additional funding from private sources.

Speaking to the recommendations, the Director of Social Planning advised that the second recommendation should be amended slightly as the current Architectural Institute of British Columbia fee schedule is being revised.

Following further discussion, it was

RECOMMENDED

A. THAT Council approve the schematic plan and proposed uses for the Carnegie Building as determined by the Consultants' report, inclusive of addition B.

B. THAT Council approve retaining the architectural firm of Downs/Archambault to complete working drawings at the standard fee schedule.

C. THAT Council approve the expenditure of funds from the Supplementary Capital Budget for Architectural and Engineering fees, subject to appropriate reduction for previous work carried out.

FOR COUNCIL ACTION SEE PAGE(S) 14

VI

REPORT TO COUNCIL

SPECIAL JOINT COUNCIL/PARK BOARD COMMITTEE
RE JERICHO

APRIL 28, 1977

A meeting of the Special Joint Council/Park Board Committee was held on Thursday, April 28, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:15 P.M.

PRESENT: Alderman Ford
Alderman Harcourt
Alderman Puil
Park Commissioner Bain
Park Commissioner Fraser
Park Commissioner Wainborn

COMMITTEE CLERK: H. Dickson

At an informal meeting of Vancouver City Council and the Board of Parks and Recreation on Wednesday, April 20, 1977, it was agreed to establish a Joint City Council/Park Board Committee comprising of three members from each body to recommend to Council and the Park Board political decisions on the future of the Jericho hangars.

At its meeting on Tuesday, April 26, 1977, the Council was advised that the Park Board appointees were Commissioners Bain, Fraser and Wainborn, and at that meeting Council appointed Aldermen Ford, Harcourt and Puil as its representatives on this Special Committee.

Subsequently, the Mayor appointed Commissioner Bain and Alderman Ford as Co-Chairman.

It was agreed that Alderman Ford would chair today's meeting.

The meeting opened with a brief review by Consultant Mr. Ron Bain of the Park Board's plans for development in Jericho. It was explained the proposals of the Park Board include removal of a portion of the marginal wharf, development of a protected swimming area, a boat launching facility, pier with boat lifting crane, boat storage for 650 boats, boat drop-off area with parking for approximately 160 cars and playground and passive areas.

The original proposal envisaged removal of Hangar Nos. 3 and 6 of the three located closest to the water.

Park Board Planner Larry Foster, with the aid of a drawing, reviewed the proposed developments, explaining that Hangar No. 5 may be retained and that no decision on Hangar No. 6 has been made pending a final decision on what will be done with Hangar No. 5. Retention of an "indoor-outdoor" component in either Hangar No. 7 or 8, or replacement with a new structure, is envisaged.

It was noted from Mr. Ron Bain's submission that use of Hangar No. 5 has a critical bearing on traffic access and parking requirements.

Provincial Fire Marshal Mr. Henry Jenns explained that he had met with City building inspectors, the Fire Warden and the Park Board's architect and that minimum requirements for upgrading Hangar No. 5 had been spelled out and the architect had submitted cost estimates of meeting these requirements.

Continued . . .

Mr. Jenns, in response to a question from the Committee, replied that the requirements are contained in the National Building Code and that Hangar No. 5 was not required to be brought up to National Building Code's standards during last year's Habitat Conference because the building had been placed under Federal jurisdiction and the requirements did not apply.

Mr. Jenns explained that if the building is put into use without meeting the National Building Code requirements, a charge will be laid.

Architect Ron Howard advised that the estimated cost of bringing Hangar No. 5 up to full compliance with all applicable National and City regulations is approximately $322,000.00, including new washrooms and upgrading to meet earthquake standards.

Mr. Howard admitted this estimate contains contingencies and that the total cost could possibly be reduced.

The City's Director of Finance advised that the City had allocated a total of $1,845,000.00 to the Park Board for 1977, of which $1,025,000.00 has been earmarked for parks development and redevelopment. Of this amount, approximately $310,000.00 is allocated for Jericho park work in 1977. In addition, there is approximately $240,000.00 remaining of some $500,000.00 allocated to the Park Board from the sale of the City property in the vicinity of Jericho.

The Director of Finance also advised that there is $1,200,000.00 in unallocated supplementary capital funds in City Council's 1977 budget.

Park Board representatives advised that the Board has applied for funding under the Canada Works Program for landscaping and this would bring in approximately $60,000.00.

It was suggested by Council members on the Committee that $250,000.00 should be reallocated toward upgrading Hangar No. 5; however, Park Board representatives replied that if this amount of money was spent on the building, up to another $750,000.00 might be needed to make the building acceptable to the public as a summer pavillion.

The Council's representatives noted that what the Committee was facing was a determination of priorities of Jericho park development and a reallocation of funds.

Following discussion, it was

RECOMMENDED

THAT City Council request the Park Board to reallocate Jericho park development funds to a total of approximately $625,000 to be spent as follows:

$250,000.00	to be spent this year to upgrade Hangar No. 5 to meet National and City building regulations.
$100,000.00	to be allocated for development of the sailing centre.
$275,000.00	to be allocated for development in the remainder of Jericho park.

Continued. . .

Sources of funds as follows:

$310,000.00 already allocated for Jericho

$240,000.00 remaining from the proceeds of the sale of City property in the vicinity of Jericho

$ 60,000.00
to 80,000.00 from the Canada Works Program

(It was agreed that Park Board could discuss this recommendation at its meeting on Monday, May 2, 1977, and subsequently make submission to Council on May 10, 1977.)

It was AGREED that the next meeting of the Committee would be at 12:00 Noon on Thursday, May 12, 1977.

The meeting adjourned at approximately 1:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 15

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 10, 1977

ADJOURNED PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 10, 1977, at approximately 4:15 p.m., in the Council Chamber, City Hall, for the purpose of holding an Adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

1. Rezoning - S/E Corner of S.W. Marine Drive and Ash Street

Council on April 21, 1977, at the request of the applicant, Mr. M.E. Hardisty, adjourned the above application until this date to give the applicant an opportunity of meeting with residents in the area.

The application is to rezone Lot A, Plan 4690, Block 7, D.L. 311 being the south-east corner of S.W. Marine Drive and Ash Street

From: (RT-2) Two Family Dwelling District

To: (CD-1) Comprehensive Development District and
(M-1) Industrial District (Light)

(a) The northerly 214 feet ± fronting along S.W. Marine Drive with a depth along the westerly property line abutting Ash Street of 228 feet ± is proposed to be rezoned to (CD-1) Comprehensive Development District. The CD-1 By-Law will restrict the form of development as follows:

Uses:

- Restaurant (excluding Drive-In);
- Building or use which is customarily accessory to the above principal buildings or uses;

subject to such conditions as Council may by resolution prescribe

Every use shall be conducted wholly within a completely enclosed building except for parking and loading facilities.

Height: The height of any building shall not exceed 22 feet.

F.S.R.: The floor space ratio shall in no case exceed 0.20 .

Off-Street Parking and Loading: Off-street parking and loading spaces shall be provided and maintained as required by and in accordance with the provisions of Sections 12 and 13 of By-Law No. 3575.

And subject to the following conditions:

i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder and that the owner dedicate to the City the required lands for a lane as determined by the City Engineer and that thes be so registered in the Land Registry Office.

cont'd....

Rezoning - S/E Corner of S.W. Marine Drive and Ash Street (cont'd)

ii) The detailed scheme of development in a Development Permit Application shall first be approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the quality of the overall design, the provision and maintenance of landscaping, traffic circulation, ingress and egress, off-street parking and loading, garbage collection facilities and the provision and location of mechanical equipment and provision and maintenance of pollution control equipment.

iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

(b) The southerly 118 feet ± fronting along Ash Street and Cambie Street (double-fronting lot) with a depth of 352 feet ± is proposed to be rezoned to (M-1) Industrial District (Light).

Subject to the following conditions:

i) The site (Lot A, Plan 4690, Block 7, D.L. 311) be first subdivided into the south 118.9 feet and the remainder, and that the owner dedicate to the City the required lands for lane as determined by the City Engineer and that these be so registered in the Land Registry Office.

ii) The detailed scheme of development in a Development Permit Application be first approved by the Director of Planning after advice from the Urban Design Panel, having particular regard to the surrounding residential development.

iii) Crossing and lane turnaround, if necessary, to be to the satisfaction of the City Engineer.

Should the above conditions not be complied with by the owners within one year from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

(c) Any consequential amendments.

(d) Amend the Sign By-Law No. 4810 to establish sign regulations for the newly established CD-1 By-Law.

The Director of Planning recommended approval of the application.

Council was informed that notification had been given and a confirming letter dated May 10, 1977, has been received from Mr. J.B. Baker on behalf of the applicant withdrawing the application.

There was no one present who wished to make a presentation on the application.

After giving consideration to the letter received and having regard to the above-mentioned application, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the application by Mr. M.E. Hardisty, as described above, be not approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 4:25 p.m.

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The foregoing are Minutes of the Adjourned Public Hearing of May 10, 1977, adopted on May 24, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 24, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their instructor, Mrs. Penny Wolverton.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the minutes of the Regular Council Meeting of May 10, 1977 (with the exception of the 'In Camera' portion) and the minutes of the Special Council Meeting (Public Hearing) of May 10, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Brown
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. City of Vancouver Financial Statements
Year Ended December 31, 1976.

Mr. R. A. Shaw and Mr. G.E. Moul, on behalf of Thorne Riddell & Company, the City's External Auditors, appeared before Council and submitted the report on the accounts of the City for year ending December 31, 1976.

After answering a number of questions raised pertaining to the audited report, the Auditors were thanked for their presentation.

MOVED by Ald. Puil
THAT the audited report of the City of Vancouver, for the year ended December 31, 1976, be received.

- CARRIED UNANIMOUSLY

2. Robson Street Character
Area Study.

In deferring the various reports on this matter to this evening's meeting, Council was informed that the report, dated May 19, 1977, from the Director of Legal Services, as submitted by the City Manager, was withdrawn, pending further discussions with Provincial Government Officials.

COMMUNICATIONS OR PETITIONS

1. Lions Gate Bridge
Causeway Reconstruction

Council had for consideration a copy of a letter dated April 26, 1977, from the Minister of Highways and Public Works concerning Lions Gate Bridge Causeway, and a reply to the letter, dated May 12, 1977, from the Mayor to the Minister.

The Minister had stated that, in view of the opinions of the Park Board and Council with respect to a fourth lane on the Causeway, a Public Meeting would only show that the proponents were divided. The Minister indicated that his Department was quite willing to reconstruct the Causeway to three lanes and forego the proposed construction of a fourth lane.

MOVED by Ald. Puil
THAT a Public Meeting be held soon, to be arranged jointly by Council and the Park Board, following which the Council and Park Board come to a decision as to whether a fourth lane through the park is a desirable facility, or whether the Causeway be re-constructed to permit only three lanes.

- CARRIED
(Alderman Kennedy and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Liquor License Application
Dominion Day Celebration

The Council received a request, under date of May 9, 1977, from Vancouver Museums and Planetarium Association, requesting permission to sell beer at the Old-Fashioned Dominion Day Celebration, on July 2, 1977, from 12.00 to 5.00 p.m. at Vanier Park grounds, adjoining the Complex. The Park Board had given permission for the consumption of beer in the Park, under controlled conditions, as indicated.

AMENDED SEE PAGE 221

MOVED by Ald. Bellamy
THAT the request of the Vancouver Museums and Planetarium Association to sell beer in Vanier Park on July 2, 1977, from 12.00 noon to 5.00 p.m. be approved, subject to the controlled conditions indicated in the letters from the Association dated May 9, 1977, and the Park Board dated May 6, 1977.

- CARRIED UNANIMOUSLY

3. Percy Norman Pool Renovations
Contract Award.

Council noted the following letter, dated May 17, 1977, from the Board of Parks and Recreation:

" The following bids for major renovation work to the Percy Norman pool were opened at the Park Board meeting of May 16, 1977:

- Ballarin Bros. Construction	$259,656
- Van Bourne Construction Co.	265,500
- Doyle Construction Co. Ltd.	273,881
- Clearspan Shopland & Company	298,057

The Board has agreed to proceed with a contract to the low bidder Ballarin Bros. Construction in the amount of $259,656. In addition, an amount of $90,000 is needed for consulting fees, furnishings and equipment, and contingencies.

The source of funds for the project are as follows:

- 1976 Park Board Supplementary Capital	$175,000
- 1977 Park Board Supplementary Capital	150,000
- 1977 Park Board Community Recreation Facilities Unallocated	24,656
TOTAL	$349,656

Would you please request City Council, at their May 24th meeting, to award a contract on behalf of the Park Board to Ballarin Bros. Construction in the amount of $259,656 and request the Director of Legal Services to prepare the contract documents as soon as possible. We would like to proceed immediately with the renovation work as the pool will be closed for a four month period from June 1st to September 30th. "

MOVED by Ald. Harcourt
THAT the request of the Park Board, as contained in the foregoing letter, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. 15th Field Artillery Regiment - Request for Freedom of the City

Under date of May 5, 1977, the Commanding Officer of the 15th Field Artillery Regiment advised that it will be taking part in a ceremony at The Orpheum on Saturday, June 11, 1977, to celebrate the Silver Jubilee of Her Majesty Queen Elizabeth. The Commanding Officer requested that Council grant the Freedom of the City to the regiment on Sunday, June 12, 1977.

MOVED by Ald. Harcourt
THAT the Freedom of the City of Vancouver, for ceremonial purposes, be granted to the 15th Field Artillery Regiment, on Sunday, June 12, 1977.

- CARRIED UNANIMOUSLY

5. Panhellenic Cultural Association Greek Day Celebration - June 26, 1977

MOVED by Ald. Rankin
THAT, as requested in its letter of May 17, 1977, the Panhellenic Cultural Association be permitted to appear as a delegation before Council when the subject of the Greek Day Celebration is considered.

- CARRIED UNANIMOUSLY

6. Archives' Library Grant- Koerner Foundation

The City Clerk advised, in a memorandum dated May 20, 1977, that the Leon and Thea Koerner Foundation has given an additional grant of $1,000 in connection with the updating of the Archives' Library. The Foundation had made an initial grant of $1,500 towards this work in 1976.

MOVED by Ald. Marzari
THAT a letter expressing Council's appreciation be forwarded to the Leon and Thea Koerner Foundation.

- CARRIED UNANIMOUSLY

7. Jericho Beach Park - Development

The Council noted the following letter, dated May 18, 1977, from the Board of Parks and Recreation:

" The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 16, 1977:

..."JERICHO BEACH PARK - DEVELOPMENT

City Council on May 10th approved the following recommendation of the Special Joint City Council/ Park Board Committee:

..'That City Council request the Park Board to reallocate Jericho Park development funds to a total of approximately $625,000 to be spent as follows:

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park - Development (Cont'd)

- $250,000 to be spent this year to upgrade Hangar #5 to meet National and City building regulations.
- $100,000 to be allocated for development of the sailing centre.
- $275,000 to be allocated for development in the remainder of Jericho Park.

Source of funds as follows:

- $310,000 already allocated for Jericho
- $240,000 remaining from the proceeds of the sale of city property in the vicinity of Jericho
- $60,000 to $80,000 from the Canada Works Program'..

"It was regularly moved and seconded,

WHEREAS....

a) the Board has been studying the question of retention of Hangar #5 as a place of assembly since Habitat Forum in June 1976, to determine the practicality of use during summer of the temporary wooden 1500 bleacher seating for limited speaker or small stage concert events,

b) two separate architects have estimated the cost of meeting all City building and Provincial fire code requirements ($329,500) and renovation cost for temporary minimum summer use at $443,950, permanent summer use at $1,114,900 and permanent winter use at $1,432,700,

c) capital funds could be allocated at a later date to the construction of an alternate structure sited at Jerihco and designed specifically to meet the need for public gathering covered space which would be in harmony with the site and would provide a more appropriate, efficient, and economical design solution,

d) there is very little evidence of the desire to make sustained use of hangar #5 by significant numbers of people for more than a single event, few more than a day in duration, and no offers of capital funding have been received,

e) there is opposition of residents to retaining the waterfront hangars which are an unsightly intrusion into one of Vancouver's most attractive waterfront sites,

BE IT THEREFORE RESOLVED that the Board advise City Council that it does not place a priority on the excessive funds needed to renovate hangar #5 and no allocation be made from limited capital monies presently available to the Board for Jericho Beach Park development to upgrade hangar #5.

- CARRIED. "...

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park - Development (Cont'd)

Also noted were requests from Mr. Pooley and Mr. Blue, asking to appear as delegations.

Alderman Ford referred to a meeting of the Special Joint Committee, which had been held this day on the subject, and indicated that a report would be submitted to the next meeting of Council.

MOVED by Ald. Ford
THAT the communication from the Park Board be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
THAT the delegations appear at a Public Meeting, the date and time to be suitable to Council and Park Board Members.

- CARRIED UNANIMOUSLY

8. Fisherman's Market

Council noted a letter, dated May 24, 1977, from Mr. Jim Land requesting to appear as a delegation this day, concerning the report on the Fisherman's Market.

MOVED by Ald. Puil
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 20, 1977

Works & Utility Matters
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of Portion of W/S Hudson Street between 71st Avenue and the Lane North
Cl. 2: N/S Terminal Avenues, East of Cottrell - Sewer Right-of-Way
Cl. 3: Local Improvements "by Petition"
Cl. 4: Paving of Lane South of Eton Street, Kaslo to Renfrew

Clauses 1 - 3 inclusive

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(May 20, 1977) (Cont'd)

Paving of Lane South of Eton Street, Kaslo to Renfrew.
(Clause 4)

MOVED by Ald. Marzari
THAT that part of the motion of Council of February 24, 1977, concerning the paving of the lane South of Eaton Street, Kaslo to Renfrew, be rescinded and, therefore, the project not be undertaken at this time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Harbours & Parks Matters
(May 20, 1977)

Central Park Parking Regulation By-law
(Clause 1)

MOVED by Ald. Puil
THAT this clause be deferred for three weeks, pending discussion with B.C. Telephone Company on the matter of alleviating employee parking problems in the area surrounding the new building

- CARRIED

(Aldermen Brown, Marzari and Rankin opposed)

Building & Planning Matters
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Amended Rezoning Application for Grandview-Woodland Apartment Areas
Cl. 2: Liveaboard Marina, Phase I, Area 6, False Creek
Cl. 3: Kitsilano NIP Appropriation - Rainbow's End Day Care
Cl. 4: The Orpheum - Handicapped Entrance

Amended Rezoning Application for Grandview-Woodland Apartment Areas
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information and the City Manager arrange to provide, prior to the Public Hearing, a general outline of the Development Permit applications referred to in the report.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(May 20, 1977)

Liveaboard Marina, Phase I,
Area 6, False Creek
(Clause 2)

MOVED by Ald. Puil
THAT this clause be deferred for one week and the Development Consultant give further explanation concerning the 2% of gross revenues referred to in the report.

- CARRIED UNANIMOUSLY

Clauses 3 and 4 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 20, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Beer Garden - Mount Pleasant Neighbourhood Fair
Cl. 2: Victoria Drive Annual Gala Day Grant Request
Cl. 3: Sidewalk Cafe Operations

Beer Garden - Mount Pleasant
Neighbourhood Fair
(Clause 1)

MOVED by Ald. Rankin
THAT the Liquor Administration Branch be advised that City Council has no objection to the operation of a Beer Garden at the Mount Pleasant Neighbourhood Fair to be held on May 28, 1977, subject to the normal conditions that pertain to other such events.

- CARRIED UNANIMOUSLY

Victoria Drive Annual Gala
Day Grant Request.
(Clause 2)

MOVED by Ald. Kennedy
THAT the request of the Victoria Drive Community Hall Association for a grant to defray costs of signing and street cleaning for its Gala Day Parade be approved, up to an amount of $700.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Sidewalk Cafe Operations
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(May 20, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Dunlevy Alexander Hostel Construction
Cl. 2: Printing Branch Replacement Equipment
Cl. 3: Revised Schedule of Rates for Refuse By-law
Cl. 4: Investment Matters (Various Funds) April, 1977
Cl. 5: 1977 Interim Funding Request - Vancouver City Planning Commission

Dunlevey Alexander Hostel Construction
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

1977 Interim Funding Request -
Vancouver City Planning Commission
(Clause 5)

MOVED by Ald. Kennedy
THAT Council approve the interim budget for the Vancouver City Planning Commission for 1977, in the amount of $22,974 (Net $19,722), subject to a further report at the time of presentation of the Commission's 1977 Work Plan.

- CARRIED UNANIMOUSLY

Property Matters
(May 20, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Waterlot Lease - Rental Review - LaFarge Concrete
Cl. 2: Sale of 16' Strip of City-owned Land - N/S 37th Avenue West of Sherbrooke
Cl. 3: Proposed Demolition of 5512 Tyne Street
Cl. 4: Rent Abatement - Fire Damaged Rooms 889 Seymour Street

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

(Aldermen Puil and Rankin were opposed to Clause 4)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

B. Manager's Report
(May 19, 1977)

Federal Grant - Fishermen's Market

Earlier in the proceedings, the Council agreed to hear a delegation from Mr. Jim Land.

Mr. Land, by means of a model and sketches proposed a scheme whereby the building involved could, by innovative planning and construction, save an estimated $100,000 of the Federal Government grant. The money saved could be spent on providing better access to the waterfront by means of a public pier or look-out area.

Council noted a letter, dated May 20, 1977, from the office of the Minister of Justice and Attorney-General regarding the draft agreement, and proposed amendments to the agreement, from the Mayor.

In considering the Manager's report, it was suggested that Item 4 in Schedule A of the draft agreement include handicrafts.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager as contained in his report, be approved, with the addition of 'handicrafts' to Schedule A:

FURTHER THAT the submission by Mr. Jim Land be received.

- CARRIED UNANIMOUSLY

C. Manager's Report
(May 19, 1977)

Queen Elizabeth Theatre Restaurant

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

I. Report of Standing Committee on Community Services, May 5, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Requests for Surplus City Furniture and Equipment
Cl. 2: Grandview Youth Recreation Project
Cl. 3: Cordova House - Staffing
Cl. 4: Victory Hotel - Verbal Report

Requests for Surplus City Furniture and Equipment (Clause 1)

MOVED by Ald. Rankin,
THAT the resolutions of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Grandview Youth Recreation Project (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cordova House - Staffing (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Victory Hotel - Verbal Report (Clause 4)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Alderman Ford requested and the City Manager was directed to commence negotiations with C.M.H.C. for possible purchase of the Victory Hotel through the Vancouver Public Housing Corporation for report back to the next meeting of Council.

II. Report of Standing Committee on Finance & Administration, May 5, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc.
Cl. 2: Britannia Society $6,500 - Special Program Allowance
Cl. 3: Britannia Community Services Centre - Community Relations Budget
Cl. 4: Budget for Interim Cultural Advisory Committee
Cl. 5: Her Majesty Queen Elizabeth's Royal Silver Jubilee

cont'd....

STANDING COMMITTEES & OTHER REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, May 5, 1977 (cont'd)

Exemption from Real Property Taxation, etc. (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Britannia Society $6,500 - Special Program Allowance (Clause 2)

MOVED by Ald. Brown,
THAT a $6,500 Special Program Allowance be made available to the Britannia Society for 1977.

- CARRIED

(Alderman Puil opposed)

Britannia Community Services Centre - Community Relations Budget (Clause 3)

MOVED by Ald. Brown,
THAT the recommendation of Aldermen Brown, Marzari and Puil contained in this Clause be approved.

- CARRIED

(Alderman Puil and the Mayor opposed)

Budget for Interim Cultural Advisory Committee (Clause 4)

MOVED by Ald. Brown,
THAT the recommendation of Aldermen Brown, Marzari and Puil contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Her Majesty Queen Elizabeth's Royal Silver Jubilee (Clause 5)

MOVED by Ald. Brown,
THAT the recommendation of Aldermen Brown, Marzari and Puil contained in this Clause be approved.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

III. Report of Standing Committee on Planning and Development, May 12, 1977

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: Monthly Status of Rezoning Applications
Cl. 3: Proposed Consultant Study - King George School Site
Cl. 4: The Aquatic Community Study
Cl. 5: Status Report on Government Assisted Housing in the City of Vancouver
Cl. 6: Guidelines for Multi-Family Housing
Cl. 7: Amendment of the Salish Park Agreement and Musqueam Overall Planning Committee
Cl. 8: The RT-2 Area South of City Hall - Zoning Report

cont'd....

STANDING COMMITTEES & OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, May 12, 1977 (cont'd)

Clauses 1, 2, 3, 4, 5, 6 and 8

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 5, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Amendment of the Salish Park Agreement and Musqueam Overall Planning Committee (Clause 7)

MOVED by Ald. Harcourt,
THAT consideration of this matter be deferred to the next meeting of Council to permit representations from the Salish Park Residents' Committee.

- CARRIED UNANIMOUSLY

IV. Report of Alderman Brown, Chairman and Aldermen Marzari, Puil, Standing Committee on Finance & Administration, May 12, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Joe Fortes Library - Seven Day Opening
Cl. 2: Greater Vancouver Artists Gallery Budget
Cl. 3: Rent - De Cosmos Village Co-operative - N/W Corner Boundary Road and East 49th Avenue

Joe Fortes Library - Seven Day Opening (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of Aldermen Brown, Marzari and Puil contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy and Rankin opposed)

Greater Vancouver Artists Gallery Budget (Clause 2)

MOVED by Ald. Brown,
THAT the recommendations of Aldermen Brown, Marzari and Puil contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rent - De Cosmos Village Co-operative N/W Corner Boundary Road and East 49th Avenue (Clause 3)

Submitted for the information of Council was a City Manager's report dated May 18, 1977, on this matter. Also before Council was a letter dated May 16, 1977, from the De Cosmos Village Co-operative advising that the Co-operative would accept a lease based on alternative (2) in the City Manager's report.

MOVED by Ald. Puil,
THAT Council authorize a new lease to be entered into with the De Cosmos Village Co-operative substantially in accordance with the terms as set out in Appendix A to the City Manager's report dated May 18, 1977, satisfactory to the Director of Legal Services and the Supervisor of Properties;

FURTHER THAT the letter dated May 16, 1977, from the De Cosmos Village Co-operative be received.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council agreed to vary the agenda to deal with the matter of the Kitsilano Tidal Pool replacement.

Before Council this day was a report of the City Manager dated May 20, 1977, on this matter.

MOVED by Ald. Harcourt,
THAT

(a) Council approve the replacement of the Kitsilano Tidal Pool on the understanding that the estimated cost of $1,855,000 is a maximum cost, and that the Park Board be asked to instruct their architect to effect economies in the detailed design and specifications in an attempt to reduce the cost towards the original estimate of $1,500,000;

Further that the funds be approved as follows:

Previously approved for design costs	$ 75,000
Federal Government grant	750,000
1977 Supplementary Capital unallocated	1,030,000
	$1,855,000.

(b) Council not approve the addition of a wave action feature.

(c) Council not approve a new refreshment concession building at this time.

(d) That the Park Board be asked to apply immediately for a Provincial Government grant, and such a grant when received, be used to reimburse the 1977 Supplementary Capital Budget - unallocated.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT an additional expenditure of $95,000 be approved to provide heating for the pool.

- CARRIED

(Aldermen Brown, Ford, Harcourt and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a public meeting be held on the Kitsilano Tidal Pool replacement.

- CARRIED

AMENDED
SEE PAGE 221

(Aldermen Kennedy, Puil and the Mayor opposed)

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The Council recessed at approximately 4:20 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 7:30 p.m., with the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

REPORT REFERENCE (cont'd)

Robson Street: Character Area Study
and Howe to Hornby Streets

Before Council this day was a report of the City Manager dated April 22, 1977, on Robson Street Character Area Study and a report dated May 19, 1977, in which the City Manager reported on Robson Street - Howe to Hornby Streets (800 Block).

Council noted a number of requests from persons wishing to address them on this matter. Also before Council was a letter dated May 16, 1977, from Mr. John A. Murchie requesting that this matter be deferred to the Council meeting on June 14th, 1977. Council also had before it a letter dated May 23, 1977, from Mr. J. Shadbolt supporting the use of the roadway on Robson Street between Howe and Hornby for transit only traffic. Circulated this evening was a letter dated May 20, 1977, from the Canadian Paraplegic Association also supporting the use of this roadway for transit only traffic.

MOVED by Ald. Rankin,
THAT the delegations be heard this evening and the correspondence be received.

- CARRIED UNANIMOUSLY

As previously agreed, the Director of Planning gave a report reference with specific reference to the 900 Block Robson Street. He put forth the reasons for his recommendation that the roadway be built to a width of 24 feet. The Director of Planning supports the restriction of the 24 foot roadway to transit and pedestrian traffic only.

The Acting City Engineer also gave a report reference outlining the rationale behind his recommendation that the roadway be built to a width of 33 feet - transit only.

Council heard representations from the following:

- Mr. W. Duthie, Duthie Books, spoke in favour of the retention of this roadway for pedestrian and transit use only and urged that this portion of Robson be reopened as soon as possible.

- Mrs. Hilda Kristiansen representing West End citizens, as well as many people who participated in development of the West End guidelines and former members of the Robson International Village Cooperative, addressed Council and filed a brief. The brief endorsed the proposal to reopen Robson Street between Howe and Hornby to pedestrians and two lanes of traffic reserved for transit vehicles only.

- Mr. Malcolm Wright, Citizens Council on Civic Development, addressed Council and filed a brief. The brief supported a 24 foot roadway in this portion of Robson Street for pedestrians and public transit only. The brief also urged that this portion of Robson Street be reopened as soon as possible.

- Mr. R. Yacht, Chairman, Special Robson Street Development Committee, addressed himself specifically to the Manager's report on the Robson Street Character Area Study. He indicated that he will be discussing his comments with the Director of Planning. In addition, he will be submitting certain proposals to the Engineering and Planning Departments with respect to traffic in the 1000, 1100 and 1200 Blocks Robson Street. He also stated that at no time did the Special Committee request that the 900 Block Robson Street be opened for four lanes of traffic.

cont'd....

REPORT REFERENCE (cont'd)

Robson Street: Character Area Study
and Howe to Hornby Streets (cont'd)

- Mr. R. Street, Co-Chairman of the Special Robson Street Development Committee, also addressed himself specifically to the Robson Street Character Area Study. He requested an opportunity for further discussion with the Planning and Engineering Departments to ensure that the Committee's objectives are being met and that the Robson Street development pattern will take a form acceptable to all concerned and return business to the street.

- Mr. R. Bickford, on behalf of the Housing Committee, Architectural Institute of B.C., addressed Council and filed a brief. The brief opposed the construction of the four lane roadway for maximum traffic use in the 900 Block Robson Street. It also suggested that the residential uses of the Robson Street area be increased.

MOVED by Ald. Rankin,
THAT

(a) The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report Robson Street Character Area Study (except for the transit/pedestrian section between Howe and Hornby Streets).

(b) The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report Robson Street Character Area Study.

(c) The proposed amendment to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report Robson Street Character Area Study, be referred to a public hearing after a public information meeting has been held.

(d) The street improvement concepts illustrated in Appendix IV to the report Robson Street Character Area Study be approved as a basis for discussion with the public, merchants and owners.

(e) The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants and owners for consideration of funding for implementation in 1978.'

FURTHER THAT this matter be referred to the Standing Committee on Planning and Development for consideration and discussion with interested citizens and groups.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT the roadway on Robson Street between Howe and Hornby Streets be built to a width of 33 feet as originally planned.

- LOST

(Aldermen Brown, Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Brown,
THAT the roadway on Robson Street between Howe and Hornby Streets be built to a width of 24 feet to accommodate pedestrian and transit only traffic. Further that the roadway be flared at the eastern end to facilitate buses turning at Howe Street.

- CARRIED

(Aldermen Bellamy, Kennedy, Puil and the Mayor opposed)

(Report referred to is on file
in the City Clerk's Office)

STANDING COMMITTEES AND OTHER REPORTS (cont'd)

V. Joint Report of Standing Committees on Transportation and Planning and Development, May 12, 1977

North and South Kent Avenue (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committees contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for May 25, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Secondary Suites)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING THE COST OF DECORATIVE LIGHTING PERTAINING TO THE GRANVILLE STREET MALL LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT consideration of this By-law be deferred to permit the Granville Mall Merchants' Association an opportunity of considering it.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Construction of pavement, sidewalks and mini-parks in the West End between Denman Street and Stanley Park.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby;

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principal to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614;

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

(a) Lot 2, West 1/2, Block 69, District Lot 185, and

(b) Lot 33, North 1/2, Block 70, District Lot 185,

because these properties are classified as "locked in".

cont'd....

MOTIONS (cont'd)

Construction of Pavement, Sidewalks and Mini-parks in the West End between Denman Street and Stanley Park (cont'd)

AND WHEREAS on April 22, 1975, City Council approved partial relief from special assessment for one property -

(c) Lot 18, North 1/2 of West 1/2 and Lot 19, North 1/2 of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

(a) $174.21, (b) $345.79 and (c) $237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

(a) $99.25, (b) $197.00 and (c) $135.35.

BE IT THEREFORE RESOLVED that for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1977 shall therefore be:

Lot 2, West 1/2, Block 69, District Lot 185	$99.25
Lot 33, North 1/2, Block 70, District Lot 185	$197.00
Lot 18, North 1/2 of West 1/2 and Lot 19, North 1/2 of East 12 feet, Block 71, District Lot 185	$135.35

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (West End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

B. Construction of pavement and curbs on Osler Street from 70th Avenue to the lane north and curbs and gutters on Osler Street from lane north of 70th Avenue to 67th Avenue.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on Osler Street from 70th Avenue to the Lane North and Curbs and Gutters on Osler Street from Lane North of 70th Avenue to 67th Avenue (cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five persent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $49,48 for a period of fifteen (15) years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 197, for the relief hereinafter granted:

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

C. Construction of Street Lighting-S.E. Marine Drive from Elliott Street to Hartley Street.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law, to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law, abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

cont'd....

MOTIONS (cont'd)

Construction of Street Lighting - S.E. Marine Drive from Elliott Street to Hartley Street (cont'd)

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Block	District Lot	
A	1	65 N. Pt.	258 & 329	$109.90
Bal. 1	-	65 N. Pt.	258 & 329	46.97
A	-	69	258 & 329	52.21

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1977 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Block	District Lot	
A	1	65 N. Pt.	258 & 329	$51.29
Bal. 1	-	65 N. Pt.	258 & 329	21.92
A	-	69	258 & 329	24.37

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

D. Construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (cont'd)

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $212.26;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1977 as if the said lot were used for residential purposes, that is to say, the annual sum of $70.75;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

E. Construction of pavement and curbs on both sides of Heather Street from 70th Avenue to S.W. Marine Drive

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law No. 3575;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on Both Sides of Heather Street from 70th Avenue to S.W. Marine Drive (cont'd)

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1977 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

F. Construction of pavement 20 feet wide lane south of Broadway from Birch Street to Oak Street.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

cont'd....

MOTIONS (cont'd)

Construction of Pavement 20 feet wide Lane South of Broadway from Birch Street to Oak Street (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $31.34;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1977 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

G. Construction of pavements and curbs on both sides of Jellico Street from S.E. Marine Drive to Kent Avenue North

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District (hereinafter called "the said lot"), abuts the said project;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on both sides of Jellico Street from S.E. Marine Drive to Kent Avenue North (cont'd)

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1977 as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

H. Construction of pavements and curbs on both sides of McLean Drive from 2nd to 3rd Avenues.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on both sides of McLean Drive from 2nd to 3rd Avenues (cont'd)

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"(a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

(b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

I. Construction of Pavement and Curbs on both sides of 72nd Avenue from Granville Street to Osler Street

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on both sides of 72nd Avenue from Granville Street to Osler Street (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318 $171.28;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1977 as if it were used for residential purposes, that is to say:-

Lot 1, Block 12, District Lot 318 $57.07;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOULSY AND BY THE REQUIRED MAJORITY

J. Construction of Street Lighting on both sides of S.E. Marine Drive from Duff to Elliott Streets

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

cont'd....

MOTIONS (cont'd)

Construction of Street Lighting on both sides of S.E. Marine Drive from Duff to Elliott Streets (cont'd)

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1977 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1977 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

K. Lane Paving - Lane South of York Street, from Larch to Chestnut Streets

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of York Street, from Larch Street to Chestnut Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York Street from Larch to Chestnut Streets (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-Law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
4E½	204	526
4W½	204	526
12W½	204	526
8	205	526
9W½	205	526
B of 20	205	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling district under the Zoning and Development By-Law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling districts would be:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York Street from Larch to Chestnut Streets (cont'd)

LOT	BLK.	D.L.	
4E½	204	526	$25.80
4W½	204	526	25.80
12W½	204	526	25.80
8	205	526	51.61
9W½	205	526	25.80
B of 20	205	526	33.03

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
4E½	204	526	$12.90
4W½	204	526	12.90
12W½	204	526	12.90
8	205	526	25.80
9W½	205	526	12.90
B of 20	205	526	16.52

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

L. Lane Paving - Certain Portions of Lane South of 2nd Avenue from Larch to Burrard Streets

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 2nd Avenue, from Larch Street to Burrard Street, except from Balsam Street to Vine Street and except from Burrard Street to 100 feet west (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

cont'd....

MOTIONS (cont'd)

Lane Paving - Certain Portions of Lane South of 2nd Avenue from Larch to Burrard Streets (cont'd)

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
D of 30-34	224	526
25	225	526
29	225	526
34	225	526
36W1/2 & 37	225	526
3	226	526
10	226	526
12	226	526
32	226	526
33	226	526
34	226	526
14	227	526
15	227	526
37	227	526
39	227	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM3B) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3B) Multiple Dwelling districts would be:

LOT	BLK.	D.L.	
D of 30-34	224	526	$28.90
25	225	526	25.80
29	225	526	25.80
34	225	526	25.80
36W½ & 37	225	526	38.70
3	226	526	25.80
10	226	526	25.80
12	226	526	25.80
32	226	526	25.80

cont'd....

MOTIONS (cont'd)

Lane Paving - Certain Portions of Lane South of 2nd Avenue from Larch to Burrard Streets (cont'd)

33	226	526	25.80
34	226	526	25.80
14	227	526	25.80
15	227	526	25.80
37	227	526	25.80
39	227	526	25.80

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
D of 30-34	224	526	$14.45
25	225	526	12.90
29	225	526	12.90
34	225	526	12.90
36W½ & 37	225	526	19.35
3	226	526	12.90
10	226	526	12.90
12	226	526	12.90
32	226	526	12.90
33	226	526	12.90
34	226	526	12.90
14	227	526	12.90
15	227	526	12.90
37	227	526	12.90
39	227	526	12.90

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

M. Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane north of Hastings Street from Lakewood Street to Templeton Drive (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976 and approved by City Council on April 23, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by the Petition method to a court of revision on May 13, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
F, ex. East 1 & 416/1000 ft. of 1-4	40	184
6	40	184

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	$43.87
6	40	184	$68.77

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

LOT	BLK.	D.L.	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	$21.94
6	40	184	$34.39

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

N. Lane Paving - Lane south of Cornwall Avenue from Larch Street to Balsam St.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of Cornwall Avenue from Larch Street to Balsam Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of Cornwall Avenue from Larch Street to Balsam Street (cont'd)

AND WHEREAS the following lots:

LOT	BLK.	D.L.
15	191	526
16	191	526

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
15	191	526	$64.01
16	191	526	$64.01

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
15	191	526	$32.01
16	191	526	$32.01

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

O. Lane Paving - Lane South of Robson Street from Nicola to Cardero Streets

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of Robson Street from Nicola Street to Cardero Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of Robson Street from Nicola to Cardero Streets (cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lot :

LOT	BLK.	D.L.
D of 11	44	185

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (WED) West End District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (WED) West End Districts would be:

LOT	BLK.	D.L.	
D of 11	44	185	$126.41

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of Robson Street from Nicola to Cardero Streets (cont'd)

LOT	BLK.	D.L.	
D of 11	44	185	$63.21

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

P. Lane Paving - Lane South of 7th Avenue from Alder to Spruce Streets

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 7th Avenue from Alder Street to Spruce Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976 and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
A	314	526
E	314	526

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 7th Avenue from Alder to Spruce Streets (cont'd)

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (FM-1) Fairview Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (FM-1) Fairview Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
A	314	526	$41.68
E	314	526	$41.68

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
A	314	526	$20.84
E	314	526	$20.84

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Q. Lane Paving - Lane south of 24th Avenue from Puget Drive to MacDonald Street.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a lane paving project in respect of the lane south of 24th Avenue from Puget Drive to MacDonald Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 24th Avenue from Puget Drive to MacDonald Street (cont'd)

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lot:

LOT	BLK.	D.L.
A	W	139

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvements;

AND WHEREAS the said lot is zoned (C-1) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (C-1) Commercial Districts would be:

LOT	BLK.	D.L.	
A	W	139	$57.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

LOT	BLK.	D.L.	
A	W	139	$28.66

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

R. Construction of Pavements and Curbs on Carolina Street from 7th Avenue to 8th Avenue

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Carolina Street from 7th Avenue to 8th Avenue, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
16 S.72'	106	264A
16 Ex. S.72'	106	264A

comply with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lots are zoned (RM-3 A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on Carolina Street from 7th Avenue to 8th Avenue (cont'd)

LOT	BLK.	D.L.	
16 S.72'	106	264A	$161.00
16 Ex.S.72'	106	264A	$111.82

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLK.	D.L.	
16 S.72'	106	264A	$53.67
16 Ex.S.72'	106	264A	$37.27

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The differenc in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

S. Construction of Pavements and Curbs on Pender Street from Salsbury Drive to Victoria Drive

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Pender Street, from Salsbury Drive to Victoria Drive, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on Pender Street from Salsbury Drive to Victoria Drive

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

LOT	BLK.	D.L.
D of 5	E	183

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
D of 5	E	183	$163.25

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLK.	D.L.	
D of 5	E	183	$54.42

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

T. Construction of Pavements and Curbs on 71st Avenue from Hudson Street to Oak Street

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin

THAT WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on 71st Avenue from Hudson Street to Oak Street, (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

LOT	BLK.	D.L.
2 of 12 of 1-6 & 12	C	319

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on 71st Avenue from Hudson Street to Oak Street (cont'd)

LOT	BLK.	D.L.	
2 of 12 of 1-6 & 12	C	319	$275.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLK.	D.L.	
2 of 12 of 1-6 & 12	C	319	$91.75

for the year 1977 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

U. Closing Portion of Lane - South of School Avenue, West of Latta

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. A portion of lane dedicated by the deposit of plan 1820, adjacent to Lot 5 of Subdivision "B", Block 19, District Lot 50, Plan 1820 is to be exchanged for the northerly 16.5 feet of said Lot 5, which is required for the widening of School Avenue;

3. The owner of said Lot 5 has agreed with the City to enter into this exchange of lands.

THEREFORE BE IT RESOLVED THAT the following described lands be closed, stopped up and conveyed to the owner of Lot 5, Subdivision "B", Block 19, District Lot 50:

First: that portion of lane dedicated by the deposit of plan 1820 adjacent to said Lot 5 outlined red on plan sworn to by Noel E. Peters, B.C.L.S., February 9th, 1977 and marginally numbered LD 1547, a print of which is hereunto annexed; and

Secondly: that part of that portion of Lot 9 lying East of a line drawn from a point in the south boundary distant 44.5 feet from most easterly corner of said lot to a point in northeast boundary distant 51.81 from said corner, Subdivision "B", Block 19, District Lot 50 and established for lane under filing 65189 lying to the East of the southerly production of the westerly limit of said Lot 5.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. West End Parking Facilities

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT WHEREAS there is a very real short-term parking problem in the general area of the Downtown classified as the 'West End';

AND WHEREAS the merchants in the area particularly on Robson Street, are adversely affected thereby;

AND WHEREAS with proper parking facilities provided for the area there would be considerable encouragement for Vancouver citizens to park and shop in one of the most interesting areas of our City;

AND WHEREAS it is recognized that the value of the resumption of traffic flow as far as shopping is concerned would be diminished through lack of easily recognizable short-term parking;

THEREFORE BE IT RESOLVED THAT the City Manager be requested to enter into discussions with the Downtown Parking Corporation with a view to considering the advisability and practicability of development of Downtown parking facilities to serve the 'West End' area, particularly the Robson Street commercial area which, at the present time, is so highly congested.

- CARRIED UNANIMOUSLY

2. Expansion of Naval Base at Bangor, Washington, U.S.A.

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT WHEREAS the United States Government has decided to enlarge the present naval base at Bangor, Washington to eventually accommodate twenty Trident submarines;

AND WHEREAS the Lower Mainland and the City of Vancouver are in close proximity to the Bangor Naval Base;

AND WHEREAS the Lower Mainland and Vancouver would be a prime target area because of such proximity;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council urge the Premier and the Provincial Government to inform the appropriate United States authorities of our deep concern that the Trident nuclear base not proceed.

- CARRIED UNANIMOUSLY

3. Development Permit Applications for the North Side of Point Grey Road

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT WHEREAS the granting of development permits for the north side of Point Grey Road has been of major concern to the people of Vancouver;

AND WHEREAS Council does have a policy for the ultimate development of the north side of Point Grey Road;

THEREFORE BE IT RESOLVED THAT all development permit applications in the designated priority areas of the north side of Point Grey Road be brought to the attention of Council.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

4. Kitsilano Tidal Pool Replacement

In view of Council's action earlier this day, Alderman Puil requested and received permission to withdraw the following motion:

"THAT Council file an application with the Provincial Government for a grant of one-third of a million dollars from the Community Facilities Assistance Program, towards the cost of construction of the Kitsilano Tidal Pool replacement;

FURTHER THAT the balance of the $1.5 million required to construct this pool be provided from unallocated funds in the Supplementary Capital Budget."

5. High School Graduation Dances

Alderman Bellamy requested and received permission to substitute the following motion for that previously recognized by the Chair:

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the Director of Legal Services be instructed to bring in an amendment to the License By-law to authorize the City License Inspector to permit high school graduation dances beyond 1:00 a.m., subject to the following conditions:

(1) Such extension of hours only to be during the months of May and June.

(2) The applicant to submit evidence satisfactory to the Inspector that the dance is being held in conjunction with a high school graduation.

(3) The organizer of the dance to be a member of the school council, staff, or a parent of the students involved who will make the necessary arrangements and be responsible for the student group.

(4) A closing hour not later than 4:30 a.m. to be designated by the Inspector.

(5) At the discretion of an Inspector, the premises applying to hold such an event, may be required to employ special duty constables.

(6) Under no circumstances, will alcoholic beverages in any form be permitted. This would include all or any forms of drugs.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 24, 1977, adopted after amendment on May 31, 1977.

MAYOR

CITY CLERK

RR2

MANAGER'S REPORT

April 22, 1977

TO: Vancouver City Council

SUBJECT: Robson Street Character Area Study

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning and the City Engineer report as follows:

"This is a summary of the report entitled 'Robson Street Character Area Study' prepared by the Engineering and Planning Departments (attached).

The report has the following purposes:

1. To review the zoning and development guidelines for Robson Street between Jervis and Burrard Streets;

2. To review the transit and pedestrian role of Robson Street and to consider parking needs;

3. To propose specific improvements to the Robson Street shopping area.

The study was initiated following a March 1976 Council resolution which stated:

> "That the Director of Planning re-examine the Downtown Guidelines with a view to stressing and retaining the linear nature of Robson Street, and the City Engineer be requested to review the future pedestrian and transit role of Robson Street."

The above resolution followed a decision by Council not to close a lane in the 1000 block Robson Street for incorporation into the 'Marketplace' development - a shopping centre proposed for the southeast corner of Robson and Thurlow Streets. This proposal was the first major development application under the new zoning controls adopted for Robson Street in November, 1975.

A study of Robson Street focusing on the three blocks from Burrard to Jervis has now been completed. A committee of merchants and owners has assisted City staff. A joint meeting of the Planning Committee and owners and merchants was held on September 22, 1976 to discuss the City staff's proposals and the owners/merchants' proposals.

The major conclusions of the study are to:

1. Confirm existing policy to promote the small-scale retail and pedestrian character of Robson Street.

2. Maintain the existing maximum commercial density of FSR 1.0.

3. Amend the density regulations to provide an incentive for residential uses to be provided in new developments.

4. Encourage public (non-commuter) parking to serve Robson Street.

5. Amend several design guidelines.

6. Initiate a street improvement scheme for Robson Street.

7. Develop the street improvement scheme on a "Water Street-with-transit" concept rather than a "Granville Mall" concept.

As a result of this study and earlier work on the Downtown Plan transportation aspects, the City Engineer considers that Robson Street, from Hornby to Bute Streets, should be identified as a pedestrian/transit street carrying limited automobile volumes, rather than as a pedestrian/transit only street.

The Director of Planning agrees with this conclusion subject to comments below on the section from Howe to Hornby Streets.

Under this concept, Council could consider street improvements involving some sidewalk widening and pavement reduction in the two blocks from Hornby to Thurlow Streets.

The concepts illustrated in Appendix IV to the report have been developed on this basis. Specific details would be worked out following further public discussion and inputs from the merchants and owners.

Issues for Discussion

Considerable differences of opinion have been expressed about Robson Street by pedestrians, merchants and owners during the course of the study.

The Robson Street Development Association (a group of owners and merchants) has submitted a 20-point brief which is attached as Appendix I to the report. Many of the points are supported by the report and the proposed street improvement concept.

However, there are several items where there are differences between the staff and the Association, and between the Engineering and the Planning Departments. These items, which will require particular attention from the committees, are as follows:

1. Commercial density. The maximum commercial density permitted has a major influence on the rate of change and type of new development which may occur on Robson Street.

   The study recommends no increase to the present maximum commercial density of FSR 1.0. Further it is proposed that the commercial density for developments not providing residential use, be decreased to FSR 0.5.

   The Robson Street Association proposes an increase in the maximum commercial density from FSR 1.0 to FSR 2.0.

   This question is discussed in detail on pages 14 and 15 of the report. However, it should be noted that considerable changes to both activities and building forms on Robson Street will be possible within the zoning and street improvement proposals described in the report.

2. Residential "incentive" proposal - should residential uses on Robson Street be permitted (as at present), required, or encouraged?

   The report recommends that residential uses be encouraged by limiting the density of developments which do not include residential uses to FSR 0.5, and by requiring that a residential FSR 1.0 be provided to achieve the total commercial density of FSR 1.0.

   In addition, a further residential FSR 1.0 would be permitted. The total maximum density for all uses would remain at FSR 3.0

   The Robson Street Association supports the concept of residential use but their main concern is to increase the maximum commercial FSR.

3. Building Line. The Robson Street Development Association proposes that the existing 7' building line on both sides of Robson Street be removed and replaced with a sidewalk easement at grade. The City Engineer cannot support the proposal to permit development within the building line.

   The Director of Planning, while noting that removing the building line would strengthen the pedestrian 'scale' of Robson Street, is sympathetic to the concerns of the City Engineer and believes that maintaining the building line makes it easier to devise a workable and acceptable street improvement scheme for implementation in the near-term future.

4. Transit Service on Robson Street. Staff are proposing two-way transit service on Robson Street, but this is not supported by the Robson Street Association, who consider it would create difficulties for pedestrians.

5. Robson: Howe to Hornby. The Robson Street Development Association proposes that Council request the Provincial Government to allow at least one lane of westbound traffic on Robson Street between Howe and Hornby Streets.

The Director of Planning does not support this request as he feels it would prevent a fair trial period from taking place in which the 'Robson Square' urban park area can be evaluated.

The City Engineer is sympathetic to the merchants/owners' concern over the detrimental impact of the closure on business but Council has made a firm decision to try the pedestrian/transit arrangement planned by the Provincial Government. The Engineering Department studies on the role and function of Robson Street have been done on the basis of the transit/pedestrian only arrangement opening as planned.

6. Funding for the street improvement scheme . What priority should be given to the proposed street improvement scheme relative to other civic expenditures?

   Up to $10,000 would be needed in 1977 (from Beautification Capital Funds) to prepare a detailed design. The City's share (one-third) of implementation would require funds of up to $160,000 to be provided from the 1978 Supplementary Capital Budget.

RECOMMENDATIONS

Accordingly, it is recommended that:

1. The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report (except for the transit/pedestrian section between Howe and Hornby Streets).

2. The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report.

3. The proposed amendments to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report, be referred to a public hearing after a public information meeting has been held.

CONSIDERATION

The following items are submitted for consideration:

A. The street improvement concepts illustrated in Appendix IV to the report be approved as a basis for discussion with the public, merchants, and owners.

B. The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants, and owners for consideration of funding for implementation in 1978."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Planning and the City Engineer and submits A and B for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 112

RR2(i)

MANAGER'S REPORT

May 19, 1977

TO: Vancouver City Council

SUBJECT: Robson Street: Howe to Hornby (800 Block)

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Acting City Engineer and Director of Planning report as follows:

Purpose

"As a result of concerns raised by Robson Street merchants, information has been requested on the questions of the construction schedules, roadway width and traffic use for the Howe to Hornby Block on Robson.

The following report provides background information, discusses the construction timetable and sets out pertinent information on the various road widths and uses and their effect on the overall design and pedestrian amenities of Robson Square.

Background - Provincial Complex

In 1973, when Arthur Erickson was asked to redesign the Provincial building on Block 61, the concept emerged of including a long-sought major Civic Square in the complex by building the Courthouse on Block 71, and using much of Block 51 and 61 and the Robson Street right-of-way for open space.

The City sold Block 71 to the Provincial Government in the knowledge that a civic square would be included in the complex, centred on Robson Street between Howe and Hornby.

The closure of the 800-Block Robson Street to traffic, and the creation of a pedestrian plaza traversed only by two lanes of transit vehicles, was an essential part of the entire concept approved by the City and the Province in a Letter of Understanding dated January, 1974:

> "Robson Street will be closed between Howe and Hornby Streets except for two transit lanes of traffic. The 80-foot width of Robson Street would be retained as dedicated street allowance and be available for additional traffic lanes in the future if the two proposed lanes prove to be inadequate."

The Civic Square concept is illustrated in the sketch attached as Appendix 1.

In the original design concept, the Square was designed as a continuous plaza area, uninterrupted by a separate roadway defined by curbs. At that time, it was anticipated that two sets of tracks would be laid in the civic square surface to allow modern street cars to cross the area in a similar fashion to the area in San Francisco where the cable cars drop off passengers at the waterfront. The absence of curbs would have encouraged free pedestrian movement, while the tracks would have confined the street cars to a defined route through the square.

Subsequently this design was amended by the architect to include a 24-foot road bed defined by rolled curbs (similar to Granville Mall) to allow for regular electric or diesel bus operation.

In January, 1975, Council instructed the City Engineer to insure that construction in the Robson Street area would be done such that the City's cost would be minimized if the City wished in the future to change the roadway configuration. As a result of this resolution, the Engineering Department has had numerous discussions with the architects resulting in the current plan.

These discussions led to:

(a) a request from the Provincial Government for a City expenditure of $50,000 to provide for construction of the substructure (isolated roadway slab) at a 42-foot width so that any changes in width in the future could be accommodated by work on the surface treatment only (see Appendix 2), and;

(b) a design involving a 33-foot non-linear roadway that was to be opened to 2 lanes of transit only in keeping with the City/Provincial Letter of Understanding of January, 1974. This 33-foot configuration was the result of discussions with the Project Manager wherein the Engineering Department was seeking a physical arrangement to provide for 2 lanes of transit only with satisfactory transit operating characteristics and that would meet the Council direction on traffic use and that would minimize future costs.

The Provincial Government, through both Dr. Shrum and Premier Bennett, has now stated categorically that the decision about what width of road to build and what use to make of the road is now entirely the City's.

Background - Downtown Plan

In 1975, Council adopted a Downtown Plan including a street plan. As part of this plan, car traffic on Robson was to be de-emphasized and its transit/pedestrian role enhanced. The 800-Block Robson would be the first stage of this plan. Thus, the current planning for Robson Street and the current downtown street plan (including the Smithe/Nelson couplet) are directly related to the width and use of Robson Street between Howe and Hornby. An example of the relationship between the Downtown Plan and the street function is Robson Street west of Burrard. This area is the subject of a concurrent staff report (Robson Street Character Area Study), prepared with advice from a committee of local Robson Street owners and merchants. That report was based on Robson between Howe and Hornby being opened to pedestrians and transit vehicles only. Depending on Council's decision on Robson Street from Howe to Hornby, many conclusions of that report could need review.

Present Use of Robson Street

At present, Robson Street from Cambie to Denman is developed with a four-lane pavement (approximately 42-feet wide) and 12-foot sidewalks on either side (with some 7-foot widenings where the building line has been applied).

The street is now operated with a combination of moving lanes and parking lanes, depending on traffic conditions. For a two-block length at the east end, all the pavement is used for moving traffic as a connection between the Cambie Bridge and the Smithe-Nelson couplet, together with an exclusive eastbound transit lane. West of Thurlow, Robson functions as a two-way street with parking prohibitions in rush hours only. In the central section, traffic volumes are significantly less in keeping with the objectives of the Downtown Street Plan and more curbside activity (parking, loading, etc.) is permitted. Details are set out in Appendix 3.

Roadway Widths and Uses - Howe to Hornby

Council has already ensured that any changes in roadway width in future could be accommodated by work on the surface only and would not involve costly changes in the substructure.

In addition to the current plan (33-foot road, 2 transit lanes), there are other alternative widths and uses such as:

(a) a 24-foot roadway for transit only
(b) a 33-foot roadway with mixed traffic
(c) a 42-foot roadway with mixed traffic
(d) a 42-foot roadway reduced in width (by temporary measures) for transit only.

Each alternative including the current plan is evaluated against traffic patterns, impact on the use and enjoyment of Robson Square and the impact on related downtown planning concerns. Options to vary the width in the future and the achievement of flexibility at a reasonable cost without resulting in any of the desired widths appearing temporary or experimental are also considered.

Sidewalks/Pedestrian Activity

In addition to roadway width, sidewalk width is an important element of the concept.

As illustrated in the appendices, there are two critical points relative to the width of sidewalk on Robson. Near Hornby on the south side, the landscape mound affects the available width of sidewalk. Near Howe Street, the glass dome over the skating rink and stairs on either side of the 'Robson Bridge' restrict the width (for a short distance) available for road and sidewalk. The architects' desire to have a planter around the edge of the domes restricts the width available. Along the rest of the block the width is unrestricted and would be 12 or more feet wide.

If a portion of the planters were eliminated, wider sidewalks could be provided (12.5 feet wide) with a 33-foot roadway. With a 42-foot roadway, part of the planter must be eliminated to provide a substandard 8-foot sidewalk.

The architects' concept for Robson Square envisages unrestricted pedestrian use of the roadway and adjacent areas. Such a scheme is practical from a safety standpoint if the roadway is used for transit only (similar to Granville Mall, although bus volumes volumes will be considerably less).

If mixed traffic is permitted Howe to Hornby, it is the Engineering Department's position that the 'jaywalking permitted' concept must be abandoned because of the potential hazard.

In any mixed traffic concept, there will be a need for more extensive signing which may also detract from the aesthetics of Robson Square.

These comments highlight the change that will occur to the pedestrian enjoyment of the Civic Square when any traffic (except transit) is permitted. Without cars, a visitor may wander from an exhibit in the renovated art gallery across the square through the landscaped mound area to the activity areas below. However, with a steady flow of traffic,crossing points would be restricted to the edges of the block or to the pedestrian underpass.

Current Plan - 33-foot Road - Transit Only

For the Howe to Hornby Block, the current proposed arrangement is as follows:

1. 33-foot roadway (Appendix 4)

(a) Use - one transit-only lane each way;

(b) Sidewalk width - at domes - 8.5 feet (with planter)
at mound - 8 ft.
elsewhere - 12 ft. plus, depending on location relative to open areas.

(c) Comment - This plan would be compatible with the beautification concept for the area west of Hornby discussed in the Robson Street Character Area Study which still provides for two lanes of westbound traffic on Robson west of Hornby.

(d) Options - Can be converted to two lanes westbound with mixed traffic and 1 lane eastbound transit-only at virtually no cost. Can be reconstructed to a 42-foot width at a cost of $40,000 in 1977 dollars (current estimate by the Province) by reconstructing parts of the surface. This would require cutting back the landscaped mound on the south side at Hornby, and removing part of the removable planter surrounding the domes as well to provide substandard sidewalks. The 33-foot width can be reconstructed to a 24-foot width at a cost of $40,000 (1977 dollars).

Alternative Plans

Alternatives to the above proposed arrangement for a 24-foot, 33-foot and 42-foot roadway are as follows:

2. 24-foot roadway (Appendix 5)

(a) Use - one transit-only lane in each direction

(b) Sidewalk width - at the domes - 13 feet (with planters)
at the mound - 17 feet
elsewhere - 17 feet plus, depending on location

(c) Comment - The Civic Square concept depends on the number of physical and visual elements interrupting its continuity being kept to a minimum. Various options have been considered at different times to achieve this. These options have included a continuous level plaza surface, with the transit lanes defined either by a row of low bumps or by tracks (as in the original concept). Without curbs, the transit lanes could even be separated by a varying width of plaza to emphasize the idea of transit traversing a pedestrian area.

However, recognizing concerns over pedestrian safety and drainage problems associated with a roadway design without curbs or grade changes, it has been concluded that such options should not be pursued.

The Director of Planning believes, however, that a 24-foot curbed roadway deserves serious consideration. It has considerable merit in terms of compatibility with the Civic Square concept, flexibility, cost and appearance.

A 24-foot roadway has the following advantages:

- the narrower roadway provides wider sidewalks through the civic square area, in particular at the domes and mound. At these points, sidewalk widths could be increased from 8.5 feet to 13 feet without the need to remove any of the 4-foot wide planters around the domes.

- the 24-foot roadway would be easier for pedestrians to cross than a 33-foot or 42-foot roadway.

- although it could be widened in future, the design is sufficiently 'permanent' to permit a proper trial and evaluation period of the civic square concept without the pressure which could arise from being able to quickly widen the roadway for general traffic.

- the 24-foot width for transit only is compatible with Downtown planning policies regarding the character of Robson west of Burrard, residential living on Robson Street and traffic circulation via Smithe/Nelson, and the emphasis of this part of Robson as a pedestrian/public place of some urban significance.

The Acting City Engineer believes that a 33-foot roadway (rather than a 24-foot roadway) on balance meets all the objectives for Robson relative to the Downtown Plan and Robson Square concept, provides good operating flexibility for 2-way transit operation and meets the Council direction about minimizing potential future costs in the event widening is required.

There is no effect on current schedules nor costs to the City now if Council chooses to change to a 24-foot width.

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(d) Options - can be reconstructed to provide a 33-foot roadway (two west-bound traffic plus one east-bound transit only) at a cost of approximately $40,000 or reconstructed to a 42-foot roadway at a cost of about $50,000.

3. 33-foot Roadway (Appendix 6)

(a) Use - 2 lanes westbound; mixed traffic
1 lane eastbound; transit only

(b) Sidewalk width - at domes - 8.5 feet (with planters)
at mound - 8 feet
elsewhere - 12 feet plus, depending on location relative to open areas.

(c) Comments - This option would allow consideration of the street improvement concepts for Robson west of Hornby or continued operation of Robson as is. However, this option would result in increased traffic volumes on Robson throughout its length in the core area contrary to the Downtown Plan, which proposed improving the shopping environment for pedestrians, particularly west of Burrard, and would result in an imbalance of westbound capacity in the street system, detracting from the Smithe-Nelson couplet.

This option would curtail unrestricted pedestrian use and enjoyment of the civic square because of the loss of relatively free pedestrian movement across the street at all locations.

With this option, sidewalk widths at the domes (8.5 feet) are too narrow to accommodate pedestrian volumes in safety next to moving traffic, thus requiring removal of part of the planter to provide a sidewalk width of 12.5 feet.

(d) Options - The road could be reconstructed to a 42-foot width at some future time at a cost of $40,000 (1977 dollars) by rebuilding parts of the surface only. Alternatively, it could be narrowed to a 24-foot width at a cost of $40,000 (1977 dollars).

In this alternative, consideration was given to an exclusive transit lane and a vehicle lane westbound and the exclusive eastbound transit lane. Such an arrangement would be operationally unworkable because of the short distance involved, extensive signing required, enforcement difficulties and potential disruption to transit operations because of 'spill-over' into the transit lanes. Therefore, such an arrangement should not be considered.

4. 42-foot roadway (Appendix 7)

(a) Use - 2 lanes westbound - mixed traffic
2 lanes eastbound - mixed traffic

(b) Sidewalk width - at domes - 8 feet (without planter)
at mound - 9 feet
elsewhere - 12 feet plus, depending on location relative to open areas

(c) Comments - This option would result in increased traffic volumes on Robson throughout its length in the core area contrary to the Downtown Plan and would result in an imbalance of westbound capacity in the street system. However, the 2 lanes eastbound would provide some eastbound circulation between Hornby and Richards which would relieve Georgia somewhat.

(d) Options - By the use of planters or removable sidewalk extensions the effective roadway width could be reduced and operated as either of the 33-foot schemes described above. Planters would cost in the order of $10,000 to $15,000 (1977 dollars) plus an annual maintenance cost of approximately $5,000. Temporary sidewalk extensions would cost approximately $30,000 (1977 dollars). Future construction to 33-foot width would cost $40,000 and to a 24-foot width would cost $60,000.

Construction of a 42-foot roadway and then using planters or other temporary means of reducing the number of traffic lanes would detract from the design quality of the rest of the Robson Square area, and would invite continued pressure to reopen the street to cars.

This 42-foot roadway width could also be operated as follows:

(i) Use - 4 lanes westbound - mixed traffic,

or 3 lanes westbound - mixed traffic and

1 lane eastbound - transit only.

(ii) Comment - This option would result in increased traffic volumes on Robson (back to volumes existing before closure) contrary to the Downtown Plan. This scheme would make the downtown bypass system ineffective and would require re-examination of the whole downtown traffic system.

A civic square at grade level would cease to exist with such traffic volumes with the result that the entire character of the area would be changed. North-south pedestrian crossings of the street at grade could occur only at the ends of the block. Pedestrian movement at the bridge could be hazardous as even narrow sidewalks (8 feet) are achieved only by removing part of the planters. Many of the open spaces planned - for example, the mound area - would be underused because of noise and fumes from adjacent traffic.

Scheduling

The latest information from the Provincial Government for the opening date of Robson Street to pedestrians and vehicles is November, 1977.

The Provincial Government, who control the contractors and scheduling, are aware of the City Council's desire to have the street opened as soon as possible and will do all they can to speed the completion of this area. In fact, they are presently operating with one full work shift during the day and a partial night shift to the fullest extent possible where economic. However, they have advised that overtime work is not feasible at this time because overtime is being discouraged at present by the unions due to the high level of unemployment in the membership.

A decision by Council to construct a 42-foot width or a 24-foot width will not add any delay to the re-opening of Robson Street.

Business Conditions and Traffic Flow on 800-Block Robson

There is no information available to analyse the relative importance of all the various factors which have combined to result in the current concerns of Robson Street merchants over loss of business. To attribute this loss mainly to the closure of the 800-Block Robson to traffic is an oversimplification. Other major factors include:

- the closure of the 800-Block Robson to pedestrians;
- the opening of Pacific Centre Mall, and its continued expansion;
- the general decline in economic prosperity affecting the majority of Downtown merchants and hotels;
- the decline in tourist spending.

There is continuing debate on the effects of vehicle traffic on shopping environments. However, it is believed that heavy traffic flows on Robson Street would, in the long run, destroy the pleasant shopping environment of this street which the City wishes to improve through its current policies for the Robson Street character area.

It should be emphasized that on the completion of Robson Square, large numbers of people will be attracted to this area.

Summary

At the present time, the Provincial Government is proceeding with the plan to construct and open a 33-foot roadway for two transit lanes only.

If Council wishes to change these plans, the decision on the width of roadway should be made now to avoid any delay in construction. Any decision on the use of the roadway is not essential now, but Council has sufficient information to make such a decision.

In view of the Downtown Plan objectives, current experience with the Smithe-Nelson couplet and the present scheduling for construction of further stages of the south bypass this year, it is the Engineering and Planning Departments' conclusion that:

(a) a 42-foot pavement with mixed traffic is contrary to the Downtown Plan and Civic Square objectives and would necessitate a major re-examination of the southerly bypass system and the Robson Character area.

(b) the street should be reopened for pedestrians and transit only on a trial basis.

A 42-foot pavement could be built now and reduced to a transit-only width by temporary measures (cost: $30,000 to reduce to 33 feet or $50,000 to reduce to 24 feet, to retain the design concept using removable bridging sidewalks - not planters). Proceeding with this alternative means that there is a reduced cost differential between this proposal and building to 24 feet or 33 feet now and widening later to 42 feet (cost to widen to 42 feet from 33 feet - $40,000 - 1977 dollars; cost to widen to 42 feet from 24 feet - $60,000 - 1977 dollars). Therefore, this alternative does not have any significant financial advantage.

The Director of Planning does not support this alternative,as the removable bridging sidewalks would detract from the design quality of the rest of the Robson Square area. Further, because it could be easily widened, it would invite continued pressure to reopen the street to cars.

The Director of Planning and the Acting City Engineer have different views on the width of roadway that should be built now.

The Director of Planning is of the opinion that a roadway built to a 24-foot width (rather than the currently planned 33-foot width) best meets the objectives for the successful future of this part of downtown. He is concerned that to build a roadway of 33 feet now, when a 24-foot width for 2 transit lanes is sufficient, is harmful to this particularly important civic space. Ideally, this space should be free of any visual or physical obstruction to pedestrian movement. The civic square concept is more and more compromised as the width of the transit roadway is increased, and as elements such as curbs and signs are added. Thus, a 33-foot wide roadway could prejudice a fair period of trial and evaluation of the pedestrian and transit objective. Bearing in mind the effort invested in creating a unique civic square for Vancouver, the current excitement about the traffic lanes should not be allowed to prejudge what may become the major public gathering place downtown.

Therefore, the Director of Planning RECOMMENDS that the roadway be built to a width of 24 feet.

The Acting City Engineer is of the opinion that the presently planned 33-foot roadway on balance meets all the objectives about Robson Street relative to its role and function in the Downtown Plan and as part of the civic square, provides good operating flexibility for two way transit operation, and meets the Council direction about minimizing future costs in the event widening the road is necessary. The additional roadway width beyond 24 feet does not, in his opinion, significantly detract from the civic square concept because of the unified design of the roadway and plaza areas.

Therefore, the Acting City Engineer RECOMMENDS that the roadway be built to 33 feet as planned.

CONSIDERATION

The following RECOMMENDATIONS are submitted for CONSIDERATION:

1. The Director of Planning RECOMMENDS that the roadway be built to a width of 24 feet.

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2. The Acting City Engineer RECOMMENDS that the roadway be built to 33 feet as planned."

The City Manager RECOMMENDS that the roadway not be built initially to a width of 42 feet, and submits for CONSIDERATION of Council the choice between a width of 24 feet as recommended by the Director of Planning or 33 feet as recommended by the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 112

RR 2(ii) 157

MANAGER'S REPORT

May 19, 1977

TO: Vancouver City Council

SUBJECT: Provincial Government Complex - Blocks 51, 61 and 71, District Lot 541

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"Relative to the above matter the following is an extract from a minute of Council of 5 February, 1974, as amended by the Minister of Public Works by letter dated 6 February, 1974:-

"4. The City would lease to the Province for 50 years for the sum of 1 dollar per year portions of the sub-surface and air rights to the surrounding and enclosed streets as may be required by the Province for this development now and in the future. Relocation of existing utilities occasioned by the foregoing leases would be at Provincial Government expense."

The Provincial Government Complex occupies Blocks 51, 61 and 71, District Lot 541 as well as the sub-surface of portions of Smithe, Howe and Robson Streets.

By lease dated 29 August 1975, the City leased to the Province for 1 dollar for a term of 99 years, the sub-surface of a portion of Howe Street south of the intersection of Howe and Robson Streets for an automobile and truck tunnel. Because these tunnels serve Pacific Centre Limited as well as the Provincial Government complex the Province requested that the Howe Street lease be for a term not exceeding 99 years to ensure Pacific's access to the streets. As a result, the Council did on 26 August, 1975, approve the extension of the term of the lease from 50 years to 99 years. At the same time it was reported to Council that the Province was prepared to lease the Court House Building on Block 51 for a term equivalent to the Howe Street lease rather than 50 years as originally agreed to by the parties. The extension of the term was made on the understanding that the sub-surface leases would be for 99 years.

Sub-surface leases of portions of Smithe and Robson Streets are now being prepared.

The Province has pointed out that while the premises leased under the Howe Street lease are to be used for truck or automobile traffic and access to the loading bays in Block 61, the uses of the sub-surface of Smithe and Robson may be more varied and complex, particularly in the Robson Street parcel. According to the Province, there will be parking, public plazas and malls, restaurants, food booths and an auditorium in the Robson Street parcel.

In the circumstances the Province advises that it will be subleasing to the "private sector" and will require the right to do so without obtaining the consent of the City (under the Howe Street lease such subletting was prohibited). Prohibition against assignments would continue. The Province suggests that provision be contained in the leases of the sub-surface of the portions of Smithe and Robson Streets for the Province to collect the equivalent of real property taxes on those portions of the leased premises which are sublet for commercial purposes and to remit such amounts directly to the City.

The Province advises that it is its policy to transfer most Crown building property into the name of the British Columbia Buildings Corporation.established by statute in 1976. The Corporation is an agent of the Crown. Therefore the Province requests that the lease of the subsurface of the portions of Smithe and Robson Streets be made to the Corporation. The Province also requests the right to assign the Howe Street lease to the Corporation.

The requests of the Province have been reviewed by the Director of Finance and it is his opinion that if the sub-surface of the streets in question is to be leased to any private party, the City would expect to receive an appropriate market ground rent for any portion of the sub-surface used for commercial purposes from time to time. He further says that "it is obvious that the Province would intend to sublet the space to commercial operations on a market basis and I cannot perceive of any reason why the Crown should receive the value of rent that properly belongs to the City."

A review of the proposed sub-surface lease of portions of Smithe and Robson Streets with the Engineering Department

indicates the need for two further agreements, namely: an encroachment agreement and a special sidewalk and roadway agreement. The Province proposes to place and maintain planters, shelters, decorative lighting, trees and plants on the street surface of Smithe and Robson Streets and for such purpose it will be necessary for the parties to enter into an encroachment agreement in respect thereto. The Province also proposes to construct and maintain decorative sidewalks and paving on the said street surfaces and for such purpose it will be necessary for the parties to enter into an agreement in respect thereto.

It is recommended that:-

(a) the lease or leases (as the case may be) of the sub-surface of those portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex be entered into between the City, as lessor and the British Columbia Buildings Corporation, as lessee, and that

(i) the term be for 99 years rather than 50 years, commencing as of 29 August, 1974 (the date of commencement of the Howe Street lease);

(ii) the lessee may sublet the premises without the consent of the City;

(iii) the lessee shall pay or cause to be paid to the City the equivalent of real property taxes which would have been levied on the portions of the leasehold premises sublet by the lessee but for exemption from taxation by the Vancouver Charter or the lessee shall pay or cause to be paid to the City any and all real property taxes (if any) levied on the portions of the leasehold premises sublet by the lessee.

(b) the Province be permitted to assign the Howe Street lease dated 29 August, 1975, and made between the City, as lessor and Her Majesty the Queen in right of the Province, as lessee, to the British Columbia Buildings Corporation.

(c) the City enter into an encroachment agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of planters, shelters, decorative lighting, trees, plants and such other encroachments as the City Engineer considers acceptable on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such encroachments.

(d) the City enter into an agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of decorative sidewalks, and paving on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such works.

(e) the provisions of the aforesaid lease or leases and agreements be satisfactory to the Director of Legal Services, City Engineer and Director of Finance.

The matter of charging the lessee of the sub-surface of the portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex a market rent for the portions of the leasehold premises sublet by the lessee is submitted to the Council for its consideration."

The City Manager RECOMMENDS that items (a) to (e) be approved, and submits for CONSIDERATION of Council the question of the City receiving market rent for sublet areas.

FOR COUNCIL ACTION SEE PAGE(S) 112

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of the West Side of Hudson Street Between 71st Avenue and the Lane North Adjacent to Lot D, Block 16, District Lot 318, Plan 8873

The Acting City Engineer reports as follows:

"An application has been received to purchase the 7-foot strip of road abutting Lot D, Block 16, District Lot 318, Plan 8873. It is no longer planned to widen this portion of Hudson Street. Therefore, the 7-foot widening strip is no longer required for road.

I RECOMMEND that all the road dedicated by the deposit of Plan 8873 be closed, stopped up and conveyed to the owner of abutting Lot D, subject to the following conditions:

(a) The road so closed to be added to the said abutting Lot D.

(b) The applicant to pay $9,500 inclusive of cost of consolidation, in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

2. Lot 16 (Plan 14353) and the West 200 Feet of Lot 3 (Plan 7609) Both of Parcel G, D.L. 2037 - North Side of Terminal Avenue, East of Cottrell Street - Sewer Right-of-Way

The Acting City Engineer reports as follows:

"In 1972, the City entered into an agreement with the C.N.R. terminating the 1913 agreement except for four clauses relating to authorizing legislation, legal descriptions and original land conveyances. The 1972 agreement gave the City full responsibility of sewer works including the sewers over portions of Lot 16 (Plan 14353) and the West 200 feet of Lot 3 (Plan 7609) both of Parcel G., D.L. 2037.

The owner of Lot 16 and the West 200 feet of Lot 3 is prepared to grant a right-of-way to the City to contain the existing sewers. Therefore, charges against the titles of these lands, under numbers 547184M and 122676M, relating to the 1913 Agreement are no longer required and should be released.

I RECOMMEND that the Director of Legal Services be authorized to arrange for the release of charges 547184M and 122676M against Lot 16 (Plan 14353) and the West 200 feet of Lot 3 Plan 7609) respectively, both of Parcel G, D.L. 2037, subject to the prior registration of the rights-of-way hatched on plans marginally numbered LF 7198 and LF 7199."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

3. Local Improvements "by Petition"

The Acting City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-Law, projects for

Pavements and Curbs, Higher Zone
Pavements and Curbs, Local Residential

Speed Deterrent Bumps (in lanes)
P. C. Concrete Sidewalks
P. C. Concrete Sidewalk on a School Collector Street

shown on the attached Schedule dated May 13, 1977, are advanced to Council 'by Petition'."

cont'd....

Clause No. 3 cont'd

Capital Funds

Funds for the City's share of these projects are available in the 1977 Streets Capital Budget.

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Acting City Engineer's report dated May 13, 1977.

The estimated total cost of these improvements is $582,623 and the City's share of the cost is $417,881.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Acting City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The following street be designated as a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-Law:

Windermere St. from Napier St. to the lane south of Napier St.

CONSIDERATION

4. Paving of Lane South of Eton Street, Kaslo to Renfrew

The City Engineer reports as follows:

"A counter-petition has been received, opposing this paving. Copies of the counter-petition and of the covering letter are attached.

This was a Local Improvement project 'by Petition' which came before a Court of Revision and Council on 24 February, 1977. There are 28 owners. A sufficiently-signed petition required 19 signatures; 20 owners had signed. One owner appeared opposing the project. The project was undertaken by Council.

Signatures on the petition and counter-petition have been compared with the following result:

Signed petition and not the counter-petition	-	18
Signed petition and the counter-petition	-	2
Did not sign petition, signed counter-petition	-	7
Did not sign either petition or counter-petition	-	1
Total Owners:		28

This count indicates that at least 18 of the 28 owners now support the paving and, at most, 10 oppose it.

Note:- The counter-petition carried some 'half-signatures' (one of two joint owners). These could not have been accepted on a formal petition but are counted here because our experience is that half signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority of the two in favour.

No work has been done on this paving.

cont'd....

Clause No. 4 cont'd

PROCEDURE:

The Local Improvement Procedure By-law provides that signatures may not be withdrawn or countermanded after the petition has been filed. In the legal sense, therefore, there is still a sufficiently-signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. This Local Improvement project (Item 83 on Schedule 441) was one of a number undertaken by a Motion of Council on 24 February, 1977. If Council does not now wish the project to proceed, it should rescind its 24 February Motion as it applies to this project."

The City Manager advances the foregoing report of the City Engineer for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 103 & 104

HARBOURS & PARKS MATTERS

RECOMMENDATION

1. Central Park Parking Regulation By-law

The Director of Legal Services reports as follows:

"The joint Burnaby-Vancouver Parks & Recreation Committee, which administers Central Park, has expressed concern regarding the use of the parking lots in Central Park by B. C. Telephone Company employees and has recommended that Burnaby Council pass a by-law making it an offence for persons, other than persons using the Park, to park on the lots. Burnaby Council has agreed to this as has our Parks Board. City Council approval is now needed before the Municipality of Burnaby can enact the by-law. (A copy of the proposed by-law is in my office.)

I recommend that Council approve proposed By-law No. 7019 of the Municipality of Burnaby, being a by-law to regulate parking in Central Park."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 104

BUILDING & PLANNING MATTERS

INFORMATION

1. Amended Rezoning Application for Grandview-Woodland Apartment Areas

The Director of Planning reports as follows:

"Council on February 8, 1977 instructed the Director of Planning to apply to rezone the apartment areas of Grandview-Woodland from RM-3 and RM-3A Multiple Dwelling Districts, excluding presently conforming custom-designed apartments, to RT-2 Two Family Dwelling District. Subsequently, on March 22, 1977, Council instructed the Director of Planning to amend his rezoning application to read RM-3A1 instead of RT-2.

The Director of Planning has now revised this rezoning application, and a public hearing on the amended application has been arranged in the community for May 26, 1977. It is anticipated that the gymnasium in the Britannia Community Services Centre (capacity 2,000) will be adequate to accommodate those members of the public who attend.

In the course of preparing the amended rezoning application, a number of discrepancies between the maps filled with the original application and actual land use in the areas concerned have been discovered. In addition, a number of vacant properties and properties developed with one-family and multiple conversion dwellings have been the subject of development permit applications for apartment buildings, which Council on February 15, 1977 instructed the Director of Planning to process in the normal manner. These properties are as follows:

A. Properties included in the original application to be rezoned to RT-2 which are developed with apartment buildings, and which are now excluded from the application to rezone to RM-3A1:

1. Lot 2, Block 71, D.L. 264A
2. Lots 21 - 24, Block 178, D.L. 264A
3. Lots 3 - W½6, Block 21, D.L. 184
4. Lot 19, Block 13, D.L. 183
5. Lot 10, Block 53, D.L. 264A
6. Lots 22 - 24, Block 73, D.L. 264A
7. Lot 8, Subdivision A, Block 154, D.L. 264A
8. Lot 19, Subdivision E, Block 155, D.L. 264A
9. Lot 3, Block 39, D.L. 184
10. Lot 12, Subdivision E, Block 9, D.L. 183

B. Properties included in the original application which are the subject of development permit applications which Council on February 15, 1977 instructed the Director of Planning to issue:

1. Lots 3 - 5, Block 155, D.L. 264A (1330 East 8th Avenue)
2. Lots 8 - 12, Block 57, D.L. 264A (1374 Grant Street)
3. Lots 15 - E½19, Block 55, D.L. 264A (1555 Graveley Street)
4. Lots 21 - 24 of Subdivision 8, Block E, D.L. 183 (1811 Adanac Street)
5. Lots 11- 15 of Subdivision 6, Block D, D.L. 183 (1777 Frances Street)
6. Lot D, Block 36, D.L. 184 (229 Lakewood Drive)

Cont'd . . .

Clause #1 continued:

C. Properties excluded from the original application which are not developed with apartment buildings and are now included in the application to rezone to RM-3A1:

1. Lot 3, Block 7, D.L. 184
2. Lots B and C, Block 13, D.L. 183
3. Lot 12, Block 21, D.L. 184
4. Lot E, Block 12, D.L. 183
5. Lots 13, A of 14 - 16, 17 - 19 and 21 - 24, Block 67, D.L. 264A
6. Lots 9, 11, and 22 - 24, Block 70, D.L. 264A
7. Lot 1, Block 71, D.L. 264A
8. Lot 3 amended, Block 145, D.L. 264A
9. Lot 6, Subdivision A, Block 154, D.L. 264A

These changes have been incorporated in the draft by-law being submitted with the application to rezone the Grandview-Woodland apartment areas to RM-3A1, in accordance with the intent of Council's resolutions of February 8, 1977 and March 22, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Liveaboard Marina, Phase I, Area 6, False Creek

The Development Consultant reports as follows:

Background

Council in February, 1975 approved the Greater Vancouver Floating Home Co-operative as a sponsor for a liveaboard marina in Phase 1, Area 6 (roughly at the foot of Spruce St.), recognizing the Official Development Plan for False Creek approved in 1974 by Council which defines liveaboards as boats which are regularly operated at sea.

A development permit was approved on March 24, 1976 and subsequently extended. The plan called for 88 liveaboard boats, common area facilities on the central float, and all the necessary municipal services such as sewer, etc. on a 3.74 acre water lot, plus an 88 car parking garage under the playfield.

The Provincial Government agreed to lease the provincially owned water lot to the City for sub-lease by the City to the Floating Home Co-operative. The Co-operative would pay a rate based on liveaboard use which worked out at $22,000. per year for the first five years of a 60 year term with approximately one third of this to be remitted to the Province and the balance retained by the City.

The liveaboard co-operative subsequently found it impossible to attract 88 liveaboards initially, and therefore proposed a mix of liveaboards and recreational boats.

Council on 15th March, 1977 agreed that the water lot use for the Greater Vancouver Floating Home Co-operative be amended to provide for up to 100 berths, 40 of which would be for liveaboards and the balance for recreational boaters, both operations to be financed and managed by the Greater Vancouver Floating Home Co-operative.

A Development Permit was approved on 16th March, 1977 for the revised scheme.

Cont'd . . .

Clause #2 continued:

Council on March 15, 1977 approved the following resolutions with respect to the above:

"The Development Consultant and the Director of Finance be authorized to discuss the change in use from 88 liveaboards to 40 liveaboards and 60 recreational boats, and the water lot lease rate with the Provincial Government for report back to Council with any amendments required or agreed to by the Province."

"The Director of Legal Services be requested to draw up the form of lease for the water lot between the City and the Provincial Government and the sub-lease between the City and the Floating Home Co-operative in accordance with the terms and conditions previously approved by Council in September, 1976 (copy attached) with the rate and any other amendments to be subject to a further report to Council."

Proposal

We have now completed discussions with the Provincial Government and have agreed to the following formula, including some amendments to the terms and conditions reported to Council on March 15, 1977:

- 60 year lease.

- For the 40 liveaboard boats, the Co-operative to pay the City $250.00 per boat per year for a total of $10,000.00 per annum for the initial 5 years, with the Province to receive 37% or $3,700.00 per annum.

- For the 60 recreational boats, occupying approximately 2,340 lineal feet of berthing, the Co-operative would pay the City 10½% of gross revenue with a minimum in the first year of $8,564.00 and in the 2nd to 5th years of $9,064.00. The Province would receive from the City 8½% of gross revenue with a minimum in the first 5 years of $6,564.00. (These minimum figures are based on the Co-operatives intention to charge $2.75 per lineal foot per month in the first year.)

- The above to be subject to review and adjustment at 5 year intervals throughout the term.

- The date of commencement of rent to be the date of substantial completion of the development, or 1st April, 1978 whichever is sooner.

- The City to prepare a draft of the head-lease and of the sub-lease to the Co-operative for review.

- If and when liveaboard boats replace recreational boats, subject to approval of the City's Development Permit Board, the rental would be adjusted according to the above formula.

- A clause requested by the mortgage lender to the effect that the mortgagee in possession and any subsequent lessee would be permitted to operate a ship's chandlery type of operation within the marina complex, subject to approval of plans by the City's Development Permit Board.

- The cancellation clause be amended to include a date compatible with the proposed construction schedule. For example, 1st January, 1978 or such later date approved in writing by the City.

Cont'd . . .

Clause #2 continued:

Comment

It should be noted that the agreement is operative only if development proceeds.

It should also be noted that this rent formula will return to the City the same rental for each liveaboard berth as previously, but for 40 boats initially rather than 88 previously. The return to the City for the recreational boats, however, will be less per boat than for the liveaboards, but there are more boats in total.

The comparison in the 1st year and in the 2nd to 5th years is as follows:

	Liveaboard Boats	Recreational Boats	Total
Previous proposal			
Number of boats	88	-	88
Revenue to the City per annum.			
1st year	$14,000	-	$14,000
2nd to 5th year	$14,000	-	$14,000
Current proposal			
Number of boats	40	60	100
Revenue to the City per annum.			
1st year	$6,300	2% of Gross Revenue Minimum $2,000	$8,300 Minimum
2nd to 5th year	$6,300	2% of Gross Revenue Minimum $2,500	$8,800 Minimum

Recommendation

It is recommended that the above described formula and amendments be approved and that the Director of Legal Services be requested to incorporate these in the head-lease and the sub-lease for review by the Provincial Government and execution, and in the sub-lease for review by the Floating Home Co-operative and execution.

The City Manager RECOMMENDS that the recommendation of the Development Consultant be approved.

3. Kitsilano N.I.P. Appropriation: Rainbow's End Daycare

The Director of Planning reports as follows:

"On May 4, 1977 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Dharmasara Childcare Society.

The Dharmasara Childcare Society is proposing to establish a new daycare centre (to be called Rainbow's End Day Care Centre) in a basement room of General Gordon School. Strong support for such a facility comes from the Principal of the school and the Parents Consultative Committee (see letter attached as Appendix A).

Cont'd . . .

Clause #3 continued:

It is proposed that this day care would offer such specialized services as natural and/or vegetarian foods, involvement of the community (especially seniors) in the programming and alternate education. The Day Care Information Centre has stated that there is a definite need for this type of facility in Kitsilano.

It was also proposed that there be a playground area outside of the centre's room which would contain equipment suitable for pre-schoolers. This playground area would be available to the public at all times when the day-care was not in operation.

The Dharmasara Society requested funds for:

1. Renovations to the room in General Gordon School as required by the Fire and Health Departments and Daycare Licencing.

2. Equipment, benches, planters, etc. to create a playground area suitable for preschool children.

The School Board estimated that the renovations to the school will cost $1,000. (Appendix B) The School Board has agreed to pay the costs of overheads (approximately $300) for this project.

The Dharmasara Society is proposing to build the playground themselves at a cost of $9,700. (Appendix B) The School Board have approved the design and will supervise the work to ensure the safety of the structure.

The Kitsilano Planning Committee approved this project and recommended that a maximum of $10,700 be approved from the NIP budget for this project.

The Kitsilano Site Office Co-ordinator and CMHC reviewed this proposal and concurred with the Committee's recommendation.

It is therefore RECOMMENDED:

THAT City Council approve the expenditure of up to $10,700 (Ten thousand seven hundred dollars) from the Kitsilano Neighbourhood Improvement Program budget in order to make renovations to General Gordon School and to create a playground area suitable for preschoolers (as outlined in Appendix B).

This amount would be charged both to the Social Facilities category ($1205) and the Recreation Facilities category ($9495) of the NIP budget and would be cost shared as follows: Federal - $5,350; Provincial - $2,675; City - $2,675."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. The Orpheum - Handicapped Entrance

The Director of Permits and Licenses reports as follows:

"At the meeting of City Council on March 29, 1977 a report was requested on the facilities at The Orpheum to accommodate handicapped persons, particularly in wheelchairs.

The By-Law requirements for the handicapped are extensive and detailed but basically the general requirements are:

- A walk suitable for the handicapped be provided to the handicapped entrance
- At least one entrance be provided which is useable by persons in wheelchairs.
- Any ramp that is provided must have a maximum gradient of 1 in 12 with specified finishes, landings, handrails, etc.
- All stairs to have handrails at specified heights and details.
- An elevator shall be provided accessible to wheelchairs.
- In auditoriums, provision must be made for a minimum of two wheelchairs in an accessible area.
- A handicapped washroom to be provided.
- A public telephone must be provided that can be used by a person in a wheelchair.

Cont'd . . .

Clause #4 continued:

The Orpheum does not meet all of the requirements of the By-Law, however at the time of obtaining a building permit the extent of the "provisions for the handicapped" were submitted to the Building Board of Appeal for consideration and the permit was approved.

The actual provisions made for the handicapped were:

- A handicapped washroom was constructed on the main Seymour Street lobby level.
- Space was provided in the auditorium to accept a maximum of four wheelchairs.
- Toilet stalls in the washrooms off the rehearsal room were designed to accommodate wheelchairs.
- The level access was provided for by an access door at the lane which opens to the lobby at the Seymour entrance level. The architects were advised by Famous Players that this was the access used by persons in wheelchairs when it was operated as a movie theatre. The architects recognized that this entrance was not ideal but there was no practical alternative to meet the requirements of the By-Law. They were also aware that additional lobby space was a real possibility and a proper access could be incorporated with such an addition.

The Canadian Paraplegic Association has recently pointed out the following shortcomings of the existing level lane entrance:

- Access requires travelling about 70 feet through an unlit lane over rough pavement.
- There is no canopy over the door.
- There are no facilities to purchase tickets as at the normal entrances.
- There is difficulty in alerting staff to open the door when required.

The Association also noted several minor items for consideration and these are being provided. The provision of a telephone is difficult but the Association does not consider it a major priority. Their main concern is access. They have submitted a sketch of a ramp that they request be constructed at the Seymour entrance and even though the slope of the ramp would be much steeper than that required by the By-Law, they prefer this to any attempt to upgrade the lane entrance. The ramp would occupy a quarter of the width of the Seymour entrance and we estimate will cost approximately $4,000. Initial enquiries with the Fire Marshal indicate that the reduction of the exit width would be acceptable, however final approval will not be considered until working drawings are submitted.

The Director of Finance reports that the funds could be provided from the 1977 Supplementary Capital Funds (Unallocated).

It is recommended that Council:

Approve the provision of a ramp for the handicapped at the Seymour entrance to The Orpheum at a cost of approximately $4,000. Funds to be provided from the 1977 Supplementary Capital Funds (Unallocated)."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 104/105

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Beer Garden - Mount Pleasant Neighbourhood Fair

The Director of Permits and Licenses reports that:

"Colleen Fallon, Co-ordinator of Mount Pleasant Neighbourhood House, has requested that City Council approve a one day fair to be held as part of the Heritage Festival on Saturday, May 28, at Guelph Park and the grounds of the Mount Pleasant School. The request involves closing 8th Avenue from Guelph to Prince Edward, and for a Beer Garden.

The letter states that the request is being considered by the School Board for the use of school grounds and facilities. A letter from Mr. J. F. Ryan, Manager of Central Recreation Services, grants approval to use Guelph Park from 8:00 a.m. to 10:00 p.m. for the fair, provided that any dispensing of food is to the satisfaction of the Health Department; no vehicles are driven onto the Park, the area is left clean and tidy after use, and that no amplified music be played after 9:00 p.m. Permission is not granted to operate a beer garden in conjunction with the fair.

The request for the Beer Garden was referred to the Police Department (District #3) for comments. An N.C.O. from District #3 met with the co-ordinator of the fair and finds that the Beer Garden will be situated on the closed portion of 8th Avenue. The Police Department will have 3 N.C.O.'s at the fair and recommend that Council approve the request on the understanding that the Beer Garden will be closed immediately if ordered by the on duty Police Officers, and provided the applicant submits a letter to the Chief Constable agreeing to close the Beer Garden on order."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

2. Victoria Drive Annual Gala Day Grant Request

The City Engineer reports as follows:

"The Victoria Drive Annual Gala Day Parade is scheduled to take place on Saturday, June 4, 1977.

In a letter dated February 21, 1977, Mr. V. Koushnir, representative of the Victoria Drive Community Hall Association, requests a grant to help defray their expenses.

The parade will assemble at Gordon Park, located at Commercial Drive and 49th Avenue, and will proceed by way of 49th Avenue and Victoria Drive to a dispersal at Jones Park, located at Victoria Drive and 37th Avenue. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

The parade has been approved by the Chief Constable and the Police Department will provide special attention for the event.

There will be disruption to transit, but B.C. Hydro will accommodate the necessary bus re-routing.

Considerable temporary signing and extra street cleaning will be required for this parade. It is estimated that the cost of this work will be $700 and the applicant requests a grant to help cover these costs.

Continued. . . .

Clause No. 2 Continued

The City Engineer submits for Council's CONSIDERATION the request of the Victoria Drive Community Hall Association for a grant to defray costs of signing and street cleaning at an estimated cost of $700. The Comptroller of Budgets advises that if approved the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and if approved suggests the resolution be worded as a grant of up to $700.

RECOMMENDATION

3. Sidewalk Cafe Operations

The City Engineer reports as follows:

"In July, 1974, City Council gave formal approval for sidewalk cafe operations in the City of Vancouver. The first cafes were approved on a two-year trial basis and entered into lease agreements covering 1975 and 1976. The Engineering Department has reviewed the sidewalk cafe operations and determined they have been successful. Public opinion has been favourable and no undue problems have been created on streets. The purpose of this report is to recommend that the sidewalk cafe operations previously approved by Council be permitted to enter into more permanent arrangements.

The current method of obtaining approval to operate a sidewalk cafe is to have the applicant apply to the Engineering Department. The Department determines if the site is appropriate and, upon favourable input from the Health Department and the Properties Division, forwards a report to Council for their approval. If Council approval is given, the operator enters into a lease agreement with the City, satisfactory to the Director of Legal Services and the City Engineer.

The sidewalk cafes which operated in 1976, and for which Council approval for continuation of a lease agreement has been requested, are:

Loves Skillet Cafe	938 Granville Street
Rubens Cafe	974 Granville Street
Guenters Cafe	203 Carrall Street
Pizza Patio Cafe	910 Granville Street
Marathon Restaurants	3121 West Broadway

The procedure for processing new applications would not be changed in that Council in each case would be asked to approve the operation.

Accordingly, it is RECOMMENDED that sidewalk cafe operations as noted in this report be permitted to enter into a year to year agreement, subject to the approval of the City Engineer and the Director of Legal Services, with the Supervisor of Properties determining the rental rate each year."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 105

FINANCE MATTERS

INFORMATION

1. Dunlevy Alexander Hostel Construction

The following report has been received from the Director of Finance.

"City Council at its meeting on July 13, 1976 gave authority to advance funds to the City of Vancouver Public Housing Corporation to meet progress payments on the Dunlevy Alexander Hostel construction. These advances are returned to the City when reimbursement is received from Central Mortgage and Housing Corporation. Interest is paid to the City by the Housing Corporation.

The report to Council on July 13, 1976 indicated that the maximum advances would be in the region of $250,000. This report is to inform Council that the advance required for the March 1977 progress payment, was $384,000 and the advances required for April and May are expected to be of a similar size."

The City Manager submits the report of the Director of Finance for INFORMATION.

RECOMMENDATION

2. Printing Branch Replacement Equipment

The Director of Finance reports as follows:

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs are recoverable through charges against various City departments and Boards for work performed, and a portion of the revenue is set aside annually for replacement of equipment.

Two items of printing equipment are due to be replaced because they have served their useful life and are no longer reliable or economic to maintain, i.e. -

Item 1 - A Perforator at $ 3,000.00
Item 2 - Offset Press at $51,000.00

Funding for this purpose is available partly from the Printing Branch Equipment Replacement Fund and partly from the Printing Branch Reserve.

I therefore RECOMMEND:

Replacing the existing Perforator and Offset Press at an estimated total cost of $54,000, with funds to be provided as follows:

$24,000 from the Printing Branch Equipment Replacement Fund.
$30,000 from the Printing Branch Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

Cont'd . . .

3. Revised Schedule of Rates for Refuse By-law

The City Engineer reports as follows:

"The rates currently being charged for collection, and disposal of refuse (By-law 4531), were last adjusted effective November 1, 1975, and 1 January, 1976 respectively. A current review indicates that revisions are required for certain of the charges because of increased costs. An explanation of rate changes or additions is included in this report.

It is therefore proposed that the following changes be made to the Refuse By-law rate structure, effective 1 July, 1977:

SCHEDULE "A" - Rates for Disposal of Refuse

DISPOSAL OF REFUSE

	Present Rate	Proposed Rate 1 July, 1977	Increase
Loads of 500 lbs. or less	$0.75	$0.75	-
Loads over 500 lbs., and less than 1,000 lbs.	$1.50	$2.00	$0.50
Loads over 1,000 lbs., and less than 2,000 lbs.	$3.00	$4.00	$1.00
Loads 2,000 lbs. or greater, each 1,000 lbs. or portion thereof	$1.70	$2.40	$0.70
Any semi-trailer with a wheel base longer than 33 feet-each load	-	$35.00	(new rate)

Explanation of Rate Change

Disposal Charges

(a) It is necessary to revise the present disposal charges because of increased costs resulting from inflation and additional operating cost from increased requirements of the Provincial Pollution Control Branch. The City operates the landfill under a temporary permit issued by the Pollution Control Branch, this permit expires on 31 December, 1977 and the conditions of a new permit are currently being discussed with Provincial Officials. The terms of the new permit, while not yet finalized, will likely add further to the cost of operating this disposal site and be reflected by increased charges in the future.

(b) The charge for disposal of a small quantity of refuse, ie. 500 pounds or less which includes the majority of citizens who bring material to the disposal site in their cars, has not been increased. This enables those who wish to dispose of small quantities an opportunity to do so at a reasonable cost.

(c) The Royalty paid to the Municipality of Delta is also included in the disposal charges. This royalty is increased by 5% per year over the life of the 20 year operating contract between the City and Delta.

(d) A new flat charge for disposal of a semi-trailer load is included in the schedule of charges. The load on a semi-trailer with a wheel base greater than 33 feet cannot be weighed in one operation because the scale platform is not long enough to accommodate this length of vehicle. Until recently the method of determining the load on a long semi-trailer was to weight the appropriate axles and add these weights together to obtain the total. The Federal Department of Weights and Measures has advised that this is no longer acceptable and the City must either install larger scale platforms, or have the driver separate the tractor from the trailer in order that the trailer load may be weighed by itself. The former solution requires a substantial capital expenditure, while the latter involves considerable delay on the part of the trucker and holds up other vehicles waiting to weigh in.

It is proposed to provide for a flat rate disposal charge for those semi-trailer vehicles which are too long to be accommodated on the scale platforms. The axles weighing method will be continued in order to maintain weight records of incoming refuse, however the flat charge removes the method of charging from the jurisdiction of the Department of Weights and Measures. The $35.00 flat rate is an estimate of the average charge for these large loads.

Cont'd . . .

Clause #3 continued:

SCHEDULE "B" - Rates for Collection of Refuse

RECEPTACLES OR CANS

	Present Rate	Proposed Rate	Increase
A. Dwelling			
1. First two receptacles per weekly collection	no charge	no charge	-
2. Each receptacle additional to (1), no carryout, cash paid to driver	$0.50	$0.50	-
3. Each receptacle additional to (1) no carryout, charge accounts	0.40	0.45	$0.05
4. Each receptacle additional to (1) with carryout	0.60	0.65	0.05
B. All premises other than a Dwelling			
1. Dayshift			
(a) Non-carryout			
i. Charge Accounts, each receptacle	0.40	0.45	0.05
ii. Cash paid to driver 3 receptacles or more	0.50 each	0.50 each	-
iii. Minimum cash payment	1.50	1.50	-
(b) Carryout			
i. Charge accounts, each receptacle	0.60	0.65	0.05
ii. Cash paid to driver 2 receptacles or more	0.70 each	0.75 each	0.05
iii. Minimum cash payment	1.50	1.50	-
(c) Nightshift area, each receptacle, cash or charge	1.75	1.75	-
2. Nightshift			
(a) Non-carryout			
i. Charge accounts each receptacle	0.60	0.65	0.05
ii. Cash paid to driver 2 receptacles or more	0.70 each	0.75 each	0.05
iii. Minimum cash payment	1.50	1.50	-
(b) Carryout			
i. Charge accounts each receptacle	0.80	0.85	0.05
ii. Cash paid to driver 2 receptacles or more	0.90 each	1.00 each	0.10
iii. Minimum cash payment	1.50	1.50	-

Explanation of Rate Change

Rates for Collection

The net increase in collection costs can be attributed to the general inflation of the relevant cost of wages and equipment rental, plus the increased expense for disposal.

Cont'd . . .

Clause #3 continued:

CITY CONTAINERS (1,2 and 3 cubic yard)

	Size	Present Rate	Proposed Rate	Increase
A. Minimum monthly charge including one call per month	1 cu. yd.	$18.15	$18.15	-
	2 cu. yd.	$20.30	$20.80	$0.50
	3 cu. yd.	$22.25	$22.50	$0.25
B. Charge for each additional call per month	1 cu. yd.	$6.00	$6.00	-
	2 cu. yd.	$7.00	$7.50	$0.50
	3 cu. yd.	$8.00	$8.25	$0.25

Explanation of Rate Change

City Containers

Containerized collection charges have been modestly increased in the dumping charges for 2 cubic yard and 3 cubic yard containers only by 50 cents and 25 cents respectively. The increase shown for "Minimum monthly charge including one call per month" which is the cost of providing the City container and dumping it once per month, is the increased cost of dumping only for the applicable size of container. The charge for providing the City container has not been increased.

The City Engineer RECOMMENDS that:

(a) The above schedule of Refuse By-law rate changes be approved, effective 1 July, 1977.

(b) The Director of Legal Services prepare the necessary by-law."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

4. Investment Matters (Various Funds) April, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annu Yiel
	Chartered Bank Deposit Receipts and Government Notes					
April 1	Bank of Nova Scotia	Apr. 6/77	$ 2,001,986.30	$ 2,000,000.00	5	7.
4	Royal Bank of Canada	Apr. 5/77	1,500,287.67	1,500,000.00	1	7.
5	Mercantile Bank of Canada	Apr.26/77	1,004,401.37	1,000,000.00	21	7.6
6	Canadian Imperial Bank of Commerce	Apr.27/77	1,506,576.16	1,500,000.00	21	7.6
12	Bank of Nova Scotia	Apr.15/77	1,000,595.89	1,000,000.00	3	7.
14	Bank of British Columbia	Apr.15/77	500,102.74	500,000.00	1	7.5
15	Greater Vancouver Water District	Apr.28/77	1,000,000.00	997,265.04	13	7.
15	Bank of British Columbia	Aug.15/77	513,085.75	500,000.00	122	7.8
18	Bank of British Columbia	Aug.15/77	2,564,064.38	2,500,000.00	119	7.8
27	Bank of British Columbia	Aug.15/77	2,047,375.34	2,000,000.00	110	7.8
28	Bank of British Columbia	Aug.15/77	3,581,839.59	3,500,000.00	109	7.8
29	Bank of Montreal	May 18/77	1,003,982.19	1,000,000.00	19	7.6
29	Government of Canada/B.C. Hydro & Power Authority	May 4/77	2,002,095.89	2,000,000.00	5	7.6
			$20,226,393.27	$19,997,265.04		

Cont'd . .

Clause #4 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
April 6	City of Vancouver 6.00%	June 15/80	$ 1,000.00	93.65	$ 936.50	3/2	8.3
7	City of Vancouver 10.0%	Dec. 16/94	50,000.00	102.06	51,030.00	17/8	9.75
7	City of Vancouver 6.00%	June 15/80	2,000.00	93.50	1,870.00	3/2	8.3
13	City of Vancouver 5.00%	May 1/78	5,000.00	97.12	4,856.00	1/1	7.9
13	City of Vancouver 9.25%	Sept. 1/90	25,000.00	97.375	24,343.75	13/5	9.6
15	City of Vancouver 6.25%	Apr. 15/80	1,000.00	94.53	945.30	3/-	8.35
			84,000.00		83,981.55		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Days	Yield %
	Chartered Bank Deposit Receipts & Government Notes					
April 15	Royal Bank of Canada	Apr.18/77	$ 450,258.90	$ 450,000.00	3	7.00
15	B.C. Hydro & Power Authority	Apr.29/77	501,152.74	500,000.00	11	7.65
			951,411.64	950,000.00		
			$ 1,035,411.64	$ 1,033,981.55		

3. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
April 15	City of Vancouver 5.5%	Nov.15/78	$ 2,000.00	96.125	$ 1,922.50	1/7	8.15
15	City of Vancouver 5.5%	Mar. 1/79	1,000.00	94.875	948.75	1/10	8.50
			$ 3,000.00		$ 2,871.25		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 63,415,293.96	$ 61,555,277.98"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

CONSIDERATION

5. 1977 Interim Funding Request - Vancouver City Planning City Planning Commission

The Director of Finance reports as follows:

"The Vancouver City Planning Commission has submitted an interim operating budget for 1977, and has requested funding by the City in the amount of $22,748. The following is the detail, by category, of the proposed expenditures, together with the 1976 appropriations and actual expenditures.

Cont'd . . .

Clause #5 continued:

Category of Expenditure	1976 Appropriation $	1976 Actual Expenditure $	1977 Request $	Amount by which 1977 Request Exceed 1976 Actual Expenditure $
Office supplies and services	2,000	966	3,000	2,034
Workshops, Seminars and Conference expenses	2,500	1,527	2,500	973
Public Meetings	1,000	553	2,000	1,447
Refreshments for regular and special meetings	1,750	952	2,000	1,048
Grant to Composite Committee	2,500	2,500	2,500	-
Honorarium to Executive Co-ordinator	13,224	13,224	14,000	776 (6%)
Total	$22,974	$19,722	$26,000	$6,278
Less uncommitted and unexpended balance at end of 1976 fiscal year			3,252	
Total Funds Requested of City in 1977			$22,748	

The details of the previous years' expenditures have been reviewed by the Comptroller of Budgets & Research and are on file in that office.

The foregoing does not include the cost of secretarial staff. This staff, although devoted entirely to the Vancouver City Planning Commission, is funded in the budget of the Planning Department, as follows:

	1976 Expenditure $	1977 Budget $
Clerk-Steno III (established by resolution of Council, Aug. 10, 1972)	11,340	11,340
Temporary Help	215	815
Fringe benefits	1,371	1,410
Total Clerical Support Staff	$12,926	$13,565

Total 1977 Direct City Costs of Vancouver City Planning Commission as detailed herein:

V.C.P.C. Request	$26,000
Support Staff funded in Planning Department	13,565
	$39,565

The Director of Finance brings to Council attention that the request of the V.C.P.C. is for an interim budget and the budget will be subject to a further report when the Commission reports on its work plan for 1977. It is also noted that the Commission underspent their previous year budget by $3,252. Accordingly, it is RECOMMENDED that, if Council approve funding for the Vancouver City Planning Commission for 1977, the interim budget be approved at the 1976 level of $22,974 and be subject to further report back at the time of presentation of the 1977 work plan. The impact of this recommendation would be an expenditure of $22,974 less unexpended funds from the previous year of $3,252, for a net cost of $19,722.

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 106

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Water Lot Lease - Rental Review
   LaFarge Concrete

The Supervisor of Properties reports as follows:

"City Council on October 19, 1971, authorized the City Engineer, Director of Legal Services and the Supervisor of Properties to enter into various agreements with Deeks-McBride (LaFarge Concrete Ltd.) in order to resolve the protracted negotiations relative to the Columbia-Quebec Connector.

One of the seven (7) Agreements authorized was for the City to lease to LaFarge Concrete Ltd. a water area West of this company's property, approximately 500 ft. X 175 ft. for berthing of barges. The term is for twenty (20) years with a right of renewal for a further term of twenty years. The rental is to be reviewed every five years and the first review date of the rental was established at October 25, 1976.

Negotiations with representatives of LaFarge Concrete Ltd. respecting rental review have been in progress since September 1976. This extraordinarily long negotiation period has been required due to the lack of comparable rentals and the company's resistance to any substantial increase in rental. This lease agreement provides for arbitration of the rental if the two parties fail to agree on the amount. To this end the company obtained an independent appraisal confirming that the rentals should only increase marginally if at all. This appraisal and the resulting additional negotiations further delayed this matter.

The present annual rental is based on a rate of 5½¢ per square foot for the 88,054 square feet occupied resulting in an annual rental of $4,828.56.

Mr. McGinn of LaFarge has now agreed to accept a revised rental of $17,610.00 per annum which amount reflects a 20¢ per square foot rate.

This increase is considered satisfactory and representative of other City leases of comparable water area.

It is recommended that the Supervisor of Properties be authorized to increase the rent to LaFarge Concrete Ltd. for a portion of Lot "A", D.L. 2037 and 2064 Plan #5568 to $17,610.00 per annum for the five-year review period commencing October 26, 1976."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

2. Sale of 16' strip of City-owned land
North side of 37th Avenue west of Sherbrooke

The Supervisor of Properties reports as follows:

"On September 26, 1972, Council resolved to widen 37th Avenue between Inverness and Fraser Streets and to sell the 16 foot surplus portions of the City-owned properties not required for road purposes to the abutting owners for consolidation with their own lots for the nominal sum of $100 plus survey costs, registration fees, etc. This action was confirmed on December 17, 1974 and to date six owners have taken advantage of the opportunity.

An offer has been received to purchase the north 16 feet of City-owned Lot 19, Block 16, D.L. 668-670, Plan 1369 situated on the north side of 37th Avenue between Sherbrooke and Ross Streets from the owners of abutting lot 20, who have agreed to dedicate the westerly two feet of their property required by the City Engineer for lane purposes. The City will prepare the plan of subdivision to consolidate the 16 foot strip with Lot 20 and dedicating the westerly two feet for lane purposes.

It is therefore recommended that the north 16' of Lot 19 exc. the west 2 feet, Block 16, D.L. 668-670, Plan 1369 be sold to the owners of Lot 20, Block 16 D.L. 668-670 subject to the following conditions.

A. The purchaser to pay the purchase price of $100 plus $200 to cover registration and administration fees and a portion of the survey costs.

B. The City to prepare the subdivision plan and the deed of land; any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchasers.

C. Purchasers to pay proportionate share of 1977 property taxes on Lot 19 from the date of Council approval of sale.

Balance of Lot 19 will be dedicated for road purposes on the plan of subdivision. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Proposed Demolition of 5512 Tyne Street

The Supervisor of Properties reports as follows:

"The assembly of lands by the City within the boundaries of Tyne, Euclid, Melbourne and Foster Streets to create a site for family housing was completed some time ago and City Council on August 12, 1976 approved a rezoning of this site to CD-1 to provide for this undertaking. On December 2, 1976 Council approved a recommendation of the Standing Committee on Housing and Environment that The Greater Vancouver Housing Corporation be requested to develop this site for family housing and they are currently involved in the planning of this project.

Cont'd.....

Clause #3 continued:

One of the properties purchased for this site is developed with an older type residence known as 5512 Tyne Street. It has been rented on a month to month basis pending a final decision on the disposition of the site. The current tenant has advised the Supervisor of Properties that he has obtained facilities in a low cost housing project and is vacating the City house on or before May 31, 1977. This is a most appropriate time for this to occur and the Supervisor of Properties requests authority to arrange for the demolition of the house and consolidate the site for the Housing Project. The Heritage Group have been advised of this proposal and have no objections to this undertaking.

It is therefore recommended that the Supervisor of Properties be authorized to call for tenders for the demolition of 5512 Tyne Street in the normal manner, with the costs of demolition to be charged to the P.E.F. account #5927/9820."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rent Abatement - Fire Damaged Rooms
889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541 was acquired by the City for the Property Endowment Fund. This property is located next to the Orpheum Theatre and consists of a three storey non-basement frame building.

The main floor (street level) is leased for a club premises and the second and third floors are leased for a hotel/rooming house. The building is sprinklered for fire protection.

On February 27, 1977, a fire occurred in a light well which resulted in two rooms on the second floor and two rooms on the third floor being badly damaged. Two additional rooms on the second floor were water damaged and could not be immediately re-occupied. Subsequently, the premises were inspected by the Health Department who suggested that consideration be given to covering and sealing off the windows and to padlocking the doors to prevent re-occupation of the rooms. The four rooms are below standard, being "inside rooms" with windows opening into an inadequate window well which faces the walls of the Orpheum Theatre.

The permanent loss of the four fire-damaged rooms was discussed with the lessee who agreed to allow the City to padlock and seal off the rooms. The present basic rental for the hotel/rooming house is $900.00 a month. To compensate the lessee for loss of rental income for the four rooms, a rental reduction to $735.00 a month as of March 1, 1977, after taking into consideration the lessee's fixed costs to operate the premises, was considered fair and reasonable. In addition, a rent credit in the amount of $36.00 per room per month for the temporary loss of the two water damaged rooms for two months until repairs could be completed is reasonable. The lessee has agreed to pay this adjusted rental.

Cont'd.....

Clause #4 continued:

Recommendation:

That the rent for the hotel/rooming house at 889 Seymour Street be reduced from $900.00 a month to $735.00 a month effective March 1, 1977, subject to the four fire-damaged rooms being sealed off and padlocked by the City and a total credit of $144.00 for two months be allowed for the temporary loss of income for the two water damaged rooms."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 106

B

MANAGER'S REPORT

May 19th, 1977

TO: Vancouver City Council

SUBJECT: Federal Grant - Fishermen's Market

CLASSIFICATION: **RECOMMENDATION**

City Council on May 10th, 1977 was advised that the Federal Government had announced a grant of $400,000* towards the Fishermen's retail market in Gastown. In order to complete the project by July 1st to be of advantage in 1977, City Council on May 10th passed the following motion:

> "That Council proceed with the establishment of a Fishermen's retail market in Gastown, and the City Manager be authorized to award a contract in this regard for a sum not to exceed $450,000* being the amount granted by the Federal Government."

*The actual amount granted by the Federal Government was $400,000, not $450,000 as stated in the Resolution. The estimated cost of the project is $400,000.

The City Manager, in accordance with Council's instructions of May 10th, 1977 has approved the awarding of a management contract. The urgency of issuing the contract was due to the necessity of securing certain materials immediately, in order to meet the tight construction schedule required to complete the project.

A review of the information received from the Federal Government to date has indicated a problem regarding the financing of the proposal, in that there are certain conditions attached to the Federal grant which are stated as follows:

> 'Therefore it shall be a condition of the Federal grant to the Fishermen's Market that there be negotiated with the City and the NHB an agreement that they support the establishment of the Farmer's and Craft Market on Granville Island, and further, that they undertake to do whatever is in their respective power to avoid competition or conflict between the two markets.'

The above condition is the result of the Federal Government's desire not to fund competing markets within the City and, more specifically, the Granville Island redevelopment plans which include a proposed Farmer's and Craft Market.

Director of Finance

The Director of Finance advises that, pending an agreement with the Federal Government that would satisfy the conditions as stated above, it will be necessary to reserve City funds on an interim basis. The City cannot enter into a contract unless there are authorized funds provided and, since the Federal Government grant is conditional, City funds will be required to be set aside. It is noted that meetings have been held at the staff level with the Federal Government and a draft agreement has been prepared which is forwarded with this report. The Director of Finance recommends that the source of the interim financing of $400,000 be Revenue Surplus.

Ratification of Actions by City Manager

As stated previously, Council authorized the City Manager to enter into a contract for construction of the Fishermen's Market. Several problems arose in working towards the contract. However, to avoid delay in the tightly scheduled project, the City Manager took the following steps:

(1) Signed a management contract recommended by the City Architect

in order to proceed with the essential steps which control the completion date of the project. This, in effect, resulted in the City committing funds prior to the finalization of the grant details.

(2) Requested the Director of Finance to prepare a report for the May 24 Council meeting recommending that an interim allocation of funds be provided to proceed with the project prior to reaching agreement on the conditions of the grant with the Federal Government and the NHB. This has been done and is included in the previous section of this report.

(3) Met with the local Federal representative, Legal Department, Planning Department and the Finance Department regarding the conditions of the grant. That meeting resulted in a draft agreement being prepared that was acceptable to the local Federal Government representative, and he has agreed that he will recommend the agreement to Ottawa. The major aspects of this agreement are:

a) General agreement by the City insofar as it is within its power to avoid competition between the Gastown Fishermen's Market and the Granville Island Market.

b) Limitations on the type of goods to be sold at the Gastown Fishermen's Market to achieve complementary operation of the Gastown and Granville Island Markets.

c) City acceptance in principle insofar as it is legally possible, of a Farmer's and Crafts Market operation on Granville Island.

(4) Obtained approval from the NHB for the City to enter onto their lands for purposes of constructing the market, subject to certain conditions which are still being negotiated.

Comments:

Council should be aware that:

a) The Gastown Market is an interim arrangement and under the present arrangements **may** only be in operation until December 31st, 1978.

b) **An attached memorandum from the Mayor suggests modifications to the agreement.**

Recommendation

The City Manager RECOMMENDS as follows:

1. That the amount of $400,000 be allocated from Revenue Surplus pending the approval of an agreement between the City of Vancouver, the Federal Government and the NHB that will satisfy the conditions as laid out by the Federal Government for the proposed Fishermen's Market. The funds are to be returned to Revenue Surplus when the agreement is signed.

2. That the Council ratify the actions of the City Manager as stated in the report.

3. That Council approve in general the terms of the attached proposed agreement between the City, the National Harbours Board and the Minister of State for Urban Affairs, with the final agreement to be acceptable to the Director of Legal Services **and including the modifications suggested by the Mayor in the attached memorandum.**

FOR COUNCIL ACTION SEE PAGE(S) 107

MANAGER'S REPORT

May 19, 1977

TO: Vancouver City Council

SUBJECT: Queen Elizabeth Theatre Restaurant

CLASSIFICATION: RECOMMENDATION

On April 21, 1977, Council resolved:

"THAT the lease for the Queen Elizabeth Theatre restuarant be awarded to Mr. "Niki" Wisniewski."

In accordance with the terms of the tender call, this Council resolution was not a contractual commitment but an approval in principle subject to negotiation of acceptable lease terms with City officials. The following conclusions have been agreed to after extensive discussions:

1. Wholly at his own expense, the lessee shall carry out a general refurbishing of the restaurant and banquet room. He shall also be responsible for the installation of a sign for the restaurant, provided however, the sign must first be approved by the Urban Design Panel and the Auditorium Board.

2. The City shall carry out the following work at City cost:

   a) supply an ice-maker for the kitchen at an approximate cost of $8,000.

   b) paint the kitchen at an approximate cost of $1,000.

   c) overhaul the kitchen equipment at an approximate cost of $2,000.

   d) replace patio furniture at an approximate cost of $10,000.

3. In the lobby area, the parties shall change the door, construct a partition wall, and install drapes and carpeting at an approximate cost of $5,000; the City shall bear one-half of the cost of this work to a maximum of $2,500 and the lessee shall bear the balance.

4. The City shall be responsible for 50% of the cost of the following improvements to the building which will be of mutual benefit:

   a) installation of wiring and lighting fixtures in the lobby, restaurant and patio area including wiring for a barbecue at an approximate cost of $5,000.

   b) installation of an entrance canopy at an approximate cost of $1,500.

   c) installation of a patio canopy at a maximum cost of $20,000.

   d) the services of a mutually acceptable consultant retained to design the renovations and improvements at an approximate cost of $8,000.

5. The City shall underwrite all shared costs; the lessee to reimburse the City either upon completion of the work or by incorporation of an additional charge in the lease to amortize the lessee's share in a manner acceptable to the Director of Finance.

6. The term of the lease to be three years with the lessee having the option to renew for a further three years. Fixed monthly rental payments will apply over the initial three years; the City to have the option of either fixed rental payments or 10% of the gross sales during the second three-year portion, as previously reported to Council.

As noted to Council on April 21, most of the bidders noted a deficiency in the air conditioning. Your officials were unable to resolve the question of which party should be responsible for this $26,000 item. Mr. Wisniewski feels the City should absorb the entire cost.

The Administrative Analyst RECOMMENDS Council require that one-half the cost of air conditioning be amortized into the lease payments over a fifteen-year term, to the satisfaction of the Director of Finance.

The Theatre Manager RECOMMENDS that the City be wholly responsible for the installation of air conditioning.

SUMMARY

Renovations to the restaurant requiring a total appropriation of $86,500 of City funds are necessary, $19,750 of which will be recovered from the lessee either directly or by incorporation of an additional charge in the lease. If Council accepts the recommendation of the Administrative Analyst, a portion of the cost of air conditioning will also be recovered in the current lease.

The City Manager RECOMMENDS that $86,500 be appropriated from Contingency Reserve for carrying out the aforementioned work in accordance with the above report, and that in accordance with the Administrative Analyst's recommendation, one-half the cost of the air conditioning be amortized into the lease payments over a fifteen year term.

FOR COUNCIL ACTION SEE PAGE(S) 107

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 5, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 5, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Requests for Surplus City Furniture and Equipment

a) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $790.00 to Native Counselling & Referral Centre for $84.53.

Under procedures approved by City Council on April 23, 1975, the Committee has authority to approve the sale of surplus City furniture and equipment to non-profit organizations for $10.00 or 10% of auction value.

Following discussion, it was

RESOLVED

THAT the request of Native Counselling & Referral Centre for surplus City furniture and equipment valued at $790.00 be approved and the furniture and equipment be sold to the organization for $84.53.

b) The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended approval of the sale of surplus City furniture and equipment valued at $1109.00 to the Circle Craft Cooperative for $118.66.

Following discussion, it was

RESOLVED

THAT the Committee approve the request of the Circle Craft Cooperative for surplus City furniture and equipment valued at $1109.00 and the furniture and equipment be sold to the organization for $118.66.

Continued . . . . .

RECOMMENDATION

2. Grandview Youth Recreation Project

The Committee had before it for consideration a Manager's Report dated March 10, 1977 (copy circulated) in which the Superintendent of Parks & Recreation reported on the history of the Grandview Youth Recreation Project which began on November 1, 1973 and has been funded by civic grants administered by the Park Board. The Superintendent of Parks & Recreation recommended continued funding of the program in the amount of $19,901.00 to allow it to continue operating at its present level from April 1, 1977 to December 31, 1977.

In the report, the Director of Social Planning commented on the program effectiveness and other factors of the program and concurred that Council should continue funding the program.

It was noted in the report the current budget request includes $667.00 to cover school rentals, and the City Manager recommended approval of funding of $19,234.00 ($667.00 less than recommended by the Superintendent of Parks & Recreation).

Representatives of the Park Board and the Social Planning Department appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

A. THAT City Council approve funding of $19,234.00 for the Grandview Youth Recreation Program for the period April 1 to December 31, 1977, the source of funds being contingency reserve.

B. THAT Council urge the School Board to permit free use of school facilities for the Grandview Youth Recreation Program.

C. THAT the Superintendent of Parks & Recreation make application for Canada Assistance Plan cost-sharing for the Grandview Youth Recreation Program.

3. Cordova House - Staffing

The Committee had before it for consideration a Manager's Report dated May 5, 1977 (copy circulated) in which the City Administrative Analyst and the Supervisor of Properties proposed an addition to staff and equipment at Cordova House in anticipation of Provincial Government recognition of the type of service delivered at Cordova House.

The report recommended an immediate increase of 7 permanent care workers, a part-time building cleaner, a part-time clerk and purchase of an additional $1000.00 for medical supplies. Previously, the City agreed to a staff level of 19 persons to operate Cordova House.

Appearing before the Committee on this matter were the Administrative Analyst, the Supervisor of Properties, the Administrator of Cordova House and the Nursing Co-ordinator.

During consideration of this report, there was general agreement that owing to the nature of persons housed at this facility, an increase in the staff level is necessary and that discussions will have to be held with the Provincial Government regarding the final staff level of the facility.

Continued . . . .

Clause No. 3 Continued

It was noted in the report that the City Manager recommended approval of the additional staff with funding from contingency reserve only as an emergency measure and on the condition that immediate talks be held with the Provincial Government to ask the senior government to assume all costs of this and further staff increases.

Following consideration, it was

RECOMMENDED

A. THAT Council approve the following:

i) That five Adult Care Workers and two Registered Nurses be added to staff at Cordova House at an annual cost, including fringe benefits, of $94,700.00; an additional $43,060.00 in 1977 (at 1976 pay scales).

ii) That an allowance be made for a Building Cleaner to be hired for Cordova House on a casual basis at an annual cost of $10,520.00; the cost in 1977 being $5,260.00.

iii) That an allowance be made for a permanent part-time (50%) clerical position to be established at Cordova House at an annual cost of $5,420.00; the cost in 1977 being $2,710.00.

iv) That an expenditure of $1,000.00 be approved for the purchase of such items as oxygen delivery equipment, resuscitator, stethoscope, industrial first aid kits, etc. for Cordova House.

B. THAT approval of the foregoing additional staff and equipment be funded from Contingency Reserve as an emergency measure and that approval is on the understanding that immediate talks are held with the Provincial Government to request it to assume costs of this and any further staff increases.

C. THAT the City Manager report back to the Community Services Committee on the negotiations and the status of Cordova House by October 1, 1977, including consideration at that time of reducing the number of tenants with severe problems, if adequate supervision cannot be funded.

4. Victory Hotel - Verbal Report

A member of the Social Planning Department staff appeared before the Committee and reported that St. James Social Service, housed in the Victory Hotel, may be forced to close if an operating subsidy of approximately $1000.00 per month cannot be obtained.

The Social Planning Department representative was instructed by the Chairman to prepare a report to the Committee on the subsidy required for the continued operation of this service.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 108

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

II

May 5, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 5, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard
Alderman Gibson

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc.

City Council when considering a Manager's report on the results of the Commission of Inquiry on Property Assessment and Taxation in B.C. (McMath Commission) referred the following two items to the Finance Committee for report:

(i) The matter of schools paying general purposes taxes to the City, and the City paying school taxes on its property to the School Board.

(ii) The matter of taxing universities, colleges, theological colleges, hospitals, charitable organizations and churches.

The Committee considered a Manager's report dated April 12, 1977 (copy circulated) wherein the Director of Finance reported on the Exemption from Real Property Taxation of Property Belonging to Municipal Government, School Districts, Universities, Hospitals, Charitable Organizations, Churches, etc., the City of Vancouver's position presented to the Commission, and recommendations of the Commission of Inquiry.

It was reported that it is not yet clear how Bill 31 will affect the exempt status of City-owned property which is occupied for other than municipal purposes and the Committee felt that consideration of this Category should await clarification.

It was noted that a report has been requested on a public-use zoning being created for parks, churches, etc. and the Committee preferred to defer consideration of this Category pending the report.

Following further consideration it was

RECOMMENDED

A. THAT Council request the Province to continue the exempt status of City-owned property in use for Civic purposes and School Board property in use for school purposes.

B. THAT Council request the Province to remove the exempt status of all hospitals and provide the required additional financial assistance to hospitals through appropriate increased Provincial grants.

Cont'd . . .

Clause #1 continued:

C. THAT consideration of the following be deferred:

(i) Council request the Province to continue the exempt status of City-owned property which is occupied for other than municipal purposes (leased to a second party) at least for those properties leased out for a term of under three years, but preferably for all such properties, with certain exceptions such as False Creek where the City specifically requests taxable status.

(ii) Council request the Province to retain the Vancouver Charter provisions providing exempt status for charitable and non-profit organizations, with the exception of senior citizens' housing, which will be considered separately by Council at a later date.

(iii) The question of removing the exempt status of universities, colleges, theological colleges, churches, temples and synagogues.

- -

(At this point in the meeting the Mayor left due to other commitments resulting in loss of a quorum, therefore, the following report from Alderman Brown, Chairman, Alderman Marzari and Alderman Puil is submitted to Council for CONSIDERATION.)

2. Britannia Society $6,500 - Special Program Allowance

In June, 1975 City Council approved a program expenditure of $6,500 subject to review in April, 1976 since it is intended to be a continuing program at Britannia. Due to the late opening of the Britannia Centre the review date was extended.

The Committee considered a Manager's report dated April 26, 1977 (copy circulated) wherein the Director of Social Planning requested approval of $6,500 for Special Program Allowance for 1977 and future inclusion of this item in Britannia's annual budget.

It was noted that community associations usually assume responsibility for funding such program expenditures from internally generated sources and that Britannia had recently raised $6,200 from a "Las Vegas" night.

Representatives of Britannia reported that the "Las Vegas" night was a joint venture of the Britannia School, Britannia Alumni and the Britannia Society, and the funds did not go a long way as they had to be shared amongst the groups. They felt they would be penalized for raising funds if the Special Program Allowance was subsequently terminated by the City. They added that the "Las Vegas" funds would by no means meet the City's obligations to give leadership to action on unmet social needs in the Grandview-Woodlands and Strathcona communities, the purpose for which the City dollars were granted. It has always been acknowledged that the Britannia Society has the authority and the responsibility to raise funds independently. The Special Program funds are in a form of minimum insurance that gives them some capacity to respond to the community. The funds reflect the City's contribution to Britannia's work and they urged members of the Finance Committee to continue their funding.

Following further discussion it was

RECOMMENDED

THAT the $6,500 Special Program Allowance for Britannia Society be continued for 1977 as described in the Manager's report of April 26, 1977.

Cont'd . . .

3. Britannia Community Services Centre - Community Relations Budget

The Committee considered a Manager's report dated April 20, 1977 (copy circulated) on the Britannia Community Services Centre's request that their Community Relations Budget be funded at an increase from the current approved level of $4,900 to $11,800 annually and that it be included in the Society's annual operating budget in future years.

1977 Proposed Budget

(a) Newsletter and program directory: 4 @ $1,400 = $5,600 2 @ $1,100 = $2,200	= $7,800.00
(b) Site Guide and information pamphlet	= 500.00
(c) Commercial advertising and printing for pool and rink	= 3,000.00
(d) Community involvement & elections	= 500.00
	$11,800.00

It was noted that other community centre associations pay for similar community relations costs out of their own resources and that Britannia Community Services now has the capability of generating such funds.

In connection with the advertising of rinks and pools it was reported that use patterns show these facilities are used by people from other areas of the City, there is a large amount of cross-usage. The Committee felt advertising for rinks and pools should be part of the Park Board advertising.

Following further discussion it was

RECOMMENDED

THAT City Council approve an amount of $8,800 for the continuance of a Community Relations Budget at the Britannia Community Services Centre not to include ice rink and pool advertising.

4. Budget for Interim Cultural Advisory Committee

The Committee considered a Manager's report dated April 26, 1977 (copy circulated) wherein the Director of Social Planning requested $800 for the Interim Cultural Advisory Committee's work to be added to the Social Planning Department's budget for the following purposes:

Various arts conference fees for members	$250
Travel and per diem	$425
Miscellaneous expenses	$100
	$800.

It was

RECOMMENDED

THAT City Council approve a budget of $800 for the Interim Cultural Advisory Committee's work as outlined above.

Cont'd . . .

5. Her Majesty Queen Elizabeth's Royal Silver Jubilee

A letter dated March 31, 1977 from the Mayor of the Borough of Richmond upon Thames (copy circulated) suggested a contribution of $600 towards the cost of a plaque in honour of Her Majesty Queen Elizabeth's Royal Silver Jubilee.

It was

RECOMMENDED

THAT the request for $600 towards a plaque for Her Majesty Queen Elizabeth's Royal Silver Jubilee be turned down.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 108 & 109

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 12, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 12, 1977 at approximately 1.30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Puil

ABSENT : Alderman Gibson
Alderman Kennedy

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the status of the following development permit applications:

(a) DPA #77217 1331 Nelson St. - 3-storey apartment building containing 20 dwg. units - 15 underground parking spaces.

(b) DPA #77234 1275 W. 6th Ave. - alter existing building for offices with recreation amenity area for adjacent residents 100 parking spaces proposed.

(c) DPA #77317 5512 Tyne St. - erect 33 unit apartment and townhouse development.

(d) DPA #77319 3875 W. 2nd Ave. - erect 33 unit townhouse development.

(e) DPA #77164 1195 W. 8th Ave. - alter and change use of existing warehouse and office building to institutional use (Vancouver Neurological Centre).

(f) DPA #77435 1725 Wallace - construct 20 unit co-operative housing project.

(g) DPA #77423 1280 Nicola St. - erect 23 unit 3-storey plus loft apartment.

(h) DPA #77533 955 Burrard St. (YMCA) add to 4th floor - construct two handball courts.

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

Continued.....

2. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated May 9, 1977 from the Zoning Planner forwarding the monthly status report of rezoning applications as of May 5, 1977 (on file in the City Clerk's office).

There was a short discussion on public hearings to be held in the summer months and the Committee agreed that due to the fact that many of the public are away in the months of July and August, Public Hearings should be arranged for Council evenings to consider only non-controversial items.

RECOMMENDED

THAT the monthly status report of rezoning applications as of May 5, 1977 be received.

3. Proposed Consultant Study - King George School Site

The Committee considered an extract of the Minutes of the Vancouver Heritage Advisory Committee meeting of April 12, 1977 (on file in the City Clerk's office) in which the Heritage Committee recommended:

"That the Standing Committee on Planning and Development be requested to commission a consultant to study the King George School site, such study to indicate the physical and economic implications of retaining King George School."

Present for the discussion were Mrs. J. Fleming, Chairman of the Vancouver Heritage Advisory Committee and one of the members, Mr. N. McKenzie.

Mr. McKenzie stated that it is his understanding that the School Board have done an economic study on a development proposal which does not include the retention of King George School. The Heritage Committee feels that there should be a comparative economic study done on a development proposal that retains the building.

Mr. Spaxman noted that the Department could report in a matter of weeks on alternatives for the site and what a consultant would be required to do. The study should cover an approximate six block area surrounding the school.

After discussion the Committee

RECOMMENDED

THAT this matter be deferred for the Director of Planning, in consultation with the Director of Finance, to meet with School Board staff to prepare an outline of a comparative economic study for the development of the site and surrounding area, retaining King George school, to include terms of reference, costs, possible sharing of costs, timing, etc. for report back in three weeks time.

Continued.....

4. The Aquatic Community Study

The Committee considered a report dated April 20, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that the purpose of the report is to advise Council of the L.I.P.-funded research study originally entitled "Houseboats on the Waterfront". The project was started February 1, 1977 and would be completed by the end of July 1977. The study involves past controversies over proper use and control over waters adjacent to the City including False Creek and Coal Harbour, and includes surveying existing literature, a physical count of existing float homes and float home marinas, written and personal contacts with persons and organizations interested in the waterfront, a socio-economics survey of current water dwellers and a float home attitude survey of land dwellers.

An informational brochure (on file in the City Clerk's office) will be circulated to interested persons and groups in the City requesting comments on the following issues:

(1) What is a float home?

(2) Jurisdictional overlap.

(3) Taxation.

(4) Who would choose to live on a float home?

(5) Areas needing standardization.

(6) Should float homes be permitted on the Vancouver waterfront? And if so, where?

RECOMMENDED

THAT the report of the City Manager dated April 20, 1977 be received.

5. Status Report on Government Assisted Housing in the City of Vancouver

The Committee considered a report dated May 4, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning provides a summary of Government assisted activities indicating that a total number of 2215 units sponsored by non-private agencies and 2213 units sponsored by the City of Vancouver are either completed, under construction or in the planning/seeking approval stage. Of the total of 4378 units 1670-1693 are for families, 1921-1925 are for seniors and 764-783 are for other housing. There are a total of 2350 units initiated by the private market under the Assisted Rental and Assisted Home Ownership Programs. Of this total 311 units are two to three bedroom family accommodation and 2039 units are adult bachelor/one bedroom accommodation.

The report noted that an analysis of the 2056 units proposed for development under the Federal/Provincial Assisted Rental Program has been completed. Under this program developers receive loans to help bring monthly rent payments in line with other existing market rental units. The ARP Program has attracted strong response from developers and investors wishing to use tax shelter provisions. Only 8.5% of the proposed 2056 units are two to

Continued.....

Clause #5 continued:

three bedroom family units and the B.C. Housing Management Commission is arranging with developers to rent a portion (not exceeding 25% of unit in a development) of the two to three bedroom units to families with children on a rent to income basis.

Ms. A. McAfee, Housing Planner advised that if the Federal Government alters the Tax Act the amount of A.R.P. units being constructed will be reduced.

The Chairman stated that the City of Vancouver has to formulate its own housing goals and priorities and discuss with the Federal Government, programs that would be necessary to make the goals work and how much money would be needed to accomplish the goals. Mr. R. Youngberg, Assistant Director, Area Planning stated that under the Residential Rehabilitation Assistance Program money is available to improve housing rather than removing good housing and replacing it with more expensive housing.

The Chairman noted that Planning staff are preparing a report on what has happened in the Assisted Housing field, including A.R.P., the type of people we are trying to house, etc. A report is also being prepared with recommendations for the Residential Rehabilitation Assistance Program.

RECOMMENDED

THAT the report of the City Manager dated May 4, 1977 be received.

6. Guidelines for Multi-Family Housing

The Committee considered a report dated April 25, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report the Director of Planning advises that in October 1975 the City Department of Housing initiated a proposal call for projects suitable for housing families with children. During the following five months 200 units were submitted for 3-storey apartment buildings. C.M.H.C., the Provincial Department of Housing and the City Planning Department expressed concern that the proposed housing was not suitable for families. In April 1976 Council authorised the City Manager to retain a consultant architect to prepare criteria and guidelines for family housing. It was subsequently agreed that the Planning Department would prepare a first draft of the Guidelines for Family Housing with densities in excess of 25 units per acre.

The multi-family housing study is designed to serve several purposes:

- Increase our awareness of the impact of housing people in multi-family accommodation.

- Provide a basis for a clearer assessment of the types of multiple housing environments the City is willing to encourage in the future.

- Provide a document to assist both in-house staff charged with assessing development proposals and developers proposing to construct multi-family housing to better understand user expectations.

- Provide a basis for assessing, and if necessary, revising zoning standards to better respond to multi-family housing needs in Vancouver.

Continued.....

Clause #6 continued:

The first drafts of the guidelines have generated considerable interest and encouragement from senior levels of government and the Federation of Canadian Municipalities has granted $15,720 to the City of Vancouver. The Planning Department has agreed with the Federation to use the grant to

- Distribute the draft guidelines for comment and provision to a variety of persons knowledgeable in the field of housing, particularly with respect to the needs of families with children.

- Assess several recently completed higher density projects in Vancouver to compare guideline recommendations with living experiences.

- Review several projects with respect to the cost implications of recommended and alternate designs and facility proposals.

It is expected that the revised multi-family guidelines will be available by October 1977 for use by staff and persons developing multi-family housing in the City.

RECOMMENDED

THAT the report of the City Manager dated April 25, 1977 be received.

CONSIDERATION & RECOMMENDATION

7. Amendment of the Salish Park Agreement and Musqueam Overall Planning Committee

The Committee considered a report of the City Manager dated May 3, 1977 (copy circulated).

At its meeting on January 27, 1977, the Committee made recommendations concerning the amendment of the Salish Park Agreement and the formation of the Musqueam Overall Planning Committee. City Council approved these recommendations on February 8, 1977.

On March 17, 1977, the Director of Planning received a letter from Chief Delbert Guerin and Councillor Robert Guerin stating that the report of the Standing Committee did not accurately reflect the Band's concerns.

On April 18, 1977, a meeting was held between Ald. Brown, representatives of the Law and Planning Departments and a representative of Musqueam Indian Band Council to clarify the points of disagreement between the Band and the City and develop a means of resolving them.

It was agreed that the Band would draft a new letter clearly specifying the wording changes they desired in the Council resolutions.

The Planning Department feels that the following recommendations are consistent with the intent of the original subcommittee recommendations and help to clarify the relationship between the City and the Band.

Continued.....

Clause #7 continued:

The Director of Planning recommends that the Council resolutions of February 8, 1977 be changed to read:

A. THAT the agreement between the City and the Musqueam Indian Band be changed to allow development of Lot 1 of Parcel B, Musqueam Indian Reserve No. 2, Plan #143411, under the (RM-1) Multiple Dwelling District, except that the height of the apartment buildings may be permitted to 7 storeys plus underground parking facilities, on the understanding that:

(i) The Council of the Band is prepared to provide that access and use of the park facility be available to the residents of the Salish Subdivision.

(ii) That citizens of the City of Vancouver will have access to the park facility for sports activities organized mutually between the Musqueam Recreation Commission and other recreation associations.

(iii) The park facility will be under the jurisdiction of the Musqueam Indian Band Council, who will receive recommendations from the Musqueam Recreation Commission on the administration of the park facility. The Commission will be constituted to include one representative of Salish Subdivision, one representative of the Vancouver Parks Board, but the majority of the members will be from the Musqueam Indian Band.

B. THAT the form of development is not to be materially different than that shown on the drawings submitted, which are identified as sheets 'SKL-SK13 by Hamilton Doyle and Associates, Architects' and dated April 15th, 1976 (on file in the Planning Department).

C THAT the scheme of subdivision be to the satisfaction of the Director of Planning, who shall be permitted to relax the setbacks between buildings and proposed lot lines where deemed necessary the the Director of Legal Services be authorized to amend the July 4th, 1970 agreement between the City and Crown Federal to reflect any such change.

D. THAT the Director of Legal Services be instructed to inititate the required changes in the agreement with the Federal Government and the Band including the changes in height and those changes resulting from the resubdivision of November 1973.

E. THAT a Musqueam Overall Advisory Committee, consisting of representatives of the Musqueam Indian Band Chief and Council, residents of Salish Park subdivision, City Council and appropriate civic staff, be formed to discuss and make recommendations on matters of mutual concern to the City and the Musqueam Indian Band, including the Band's overall development plans for the entire Musqueam area.

F. THAT the City Engineer be requested to discuss any local traffic matters or requests for further access to the Subdivision with the Salish Park Residents' Committee for report to the Standing Committee on Transportation."

The City Manager submitted Recommendations A and E for the Consideration of the Committee. If A and E are approved by the Committee, the City Manager recommended approval of the other recommendations of the Director of Planning.

Mr. R. Guerin, Musqueam Indian Band and Dr. W. Morgan, Salish Park Residents Committee were present for the discussion.

Continued.....

Clause #7 continued:

The Committee discussed the question of the word "free" being deleted from the recommendation. Mr. Guerin advised that if there is to be joint use of the facilities, the Band feels the people who use the facility should pay for it. The Committee requested that the Band provide further information on what charges they would be levying on the residents of Salish Park for the use of the soccer pitch or lacrosse box. If additional facilities were constructed and financed by the Band it would seem reasonable to charge people who use the facility, but questioned whether all the residents of Salish Park should be expected to pay.

The Committee agreed that recommendation A(i) should be amended to state "open access and use".

A member of the Committee felt that if the park facility was under the jurisdiction of the Musqueam Indian Band Council, they would have a majority and there would be no control over what was developed.

Dr. Morgan advised that the Salish Park Residents Committee had not been informed of all the wording changes and he could not give an opinion for the residents on the matter of a levy being charged for the park facility. He did agree to the wording change from Musqueam Overall Planning Committee to Musqueam Overall Advisory Committee.

CONSIDERATION

After considerable discussion the Committee agreed the recommendations should go forward to Council for CONSIDERATION and the residents be allowed to appear as a delegation with respect to the charges that the Musqueam Indian Band is proposing to levy on the residents of Salish Park Subdivision.

RECOMMENDATION

THAT this matter be deferred pending the delegation of the Salish Park Residents Committee.

RECOMMENDATION

8. The RT-2 Area South of City Hall: Zoning Report

The Committee considered a report of the City Manager dated April 14, 1977 (copy circulated). In the report the Director of Planning advises that on August 26, 1975 City Council considered rezoning applications for two adjacent properties on the south side of 16th Avenue between Manitoba and Columbia Streets from RT-2 (two family dwelling district) to RM-3 (multiple dwelling district). The Planning Department recommended refusal on the basis that rezoning would create higher bulk and intensity of use in an area currently developed no higher than RT-2 density. Council endorsed the recommendation of the Planning Department but expressed concern that the zoning for the area between Oak and Main, 16th and Broadway, should be examined. The report sets out a physical and social description of the area and outlines the following major issues that exist:

1. Pressures for Redevelopment.
2. Uncertain future plans for institutional uses.
3. Maintenance of buildings.
4. Maintenance of low-moderate income rental accommodation.
5. Heavy through traffic and on-street parking.

Cont'd.....

Clause #8 continued:

The report states in part:

"Regarding the current zoning, it appears that there is some pressure in this area for rezoning and some pressure for redevelopment to townhouses. It is generally felt that the area is functioning well at this time. The current residential land use provides a variety of housing units, with a variety in cost and tenure. The existing RT-2 zoning permits the conversion of large, older single family dwellings, and the construction of new duplexes and, as a conditional use, new townhouse development. The RT-2 zoning, is felt to be still suitable for this area as it ensures that the area will not be subject to substantial redevelopment pressure, will ensure that new development is compatible, in terms of density, with existing development while permitting some diversity in land use by allowing townhouses, subject to guidelines established by the Director of Planning."

The Committee

RECOMMENDED

A. THAT the present RT-2 zoning for the area approximately bounded by Broadway, Main, 16th Avenue and Oak, remain unchanged and that Development Permit Applications be processed in the normal way.

B. THAT City Council instruct the Director of Planning to approach the appropriate agencies to explore ways and means of initiating a comprehensive plan for the area west of City Hall and to report back to City Council.

The meeting adjourned at approximately 3.30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 109 & 110

IV

REPORT TO COUNCIL

FROM ALDERMAN BROWN, CHAIRMAN, AND ALDERMEN MARZARI AND PUIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 12, 1977

A meeting of the Standing Committee of Council on Finance and Administration was scheduled for Thursday, May 12, 1977 at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall, however, since a quorum was not present, the following report to Council is submitted by Alderman Brown, Chairman, Aldermen Marzari and Puil for CONSIDERATION.

PRESENT:	Alderman Brown, Chairman Alderman Marzari Alderman Puil
ABSENT:	Mayor Volrich Alderman Gerard Alderman Gibson
COMMITTEE CLERK:	G. Barden

1. Joe Fortes Library - Seven-Day Opening

A Manager's report dated April 29, 1977 (copy circulated) was considered on a request from the West End Community Centre Association for $4,000 to allow the Joe Fortes Library in the West End Community Centre to remain open for four hours each Sunday excluding long weekends from May 1st to September 11, 1977.

Three alternative courses of action were included in the report:

- the Association provide the funding
- close the Library mid-week
- reduced open hours.

Representatives of the West End Community Centre Association stated that Sunday operating hours have proven to be the most active hours of the week based on books per hour circulation figures. They felt this is due to the Library being located on Denman Street which is the main thoroughfare to English Bay and Stanley Park and also because of the many senior citizens and single parent families living in the West End who do not normally take extended summer holidays. They felt closure of the Library on Sunday will definitely reduce the usage of the Community Centre which the Association, the Park Board and the City are trying to increase.

Alderman Ford, representing the Library Board, reported that the Board could not give top priority to the request while other heavily used branches such as Kerrisdale, Oakridge and Dunbar are only open five days a week year round. Also the Board prefers to keep all the branch libraries' hours consistent so that the public will be aware of the hours of operation.

In view of the lack of support from the Library Board the Aldermen did not feel they could recommend the Sunday opening. However, it was felt that the Association should discuss the matter further with the Library Board.

Following further discussion it was

RECOMMENDED

THAT the request for funding to keep the Joe Fortes Library open on Sundays from May 1st to September 11, 1977 not be approved, and further, if the Association wishes to provide this extended service, they should provide it from within their own budget.

2. Greater Vancouver Artists Gallery Budget

On November 9, 1976, City Council approved the following recommendations of the Standing Committee of Council on Finance and Administration:

"A. That the contract which commenced on May 1, 1976, and continued until October 31, 1976, be renewed as of November 1, 1976, to run for 5 months to April 30, 1977. Further, that compensation of $9,816 be established as further City cost which, together with the undisbursed balance of $3,975, as previously approved, will suffice to fund the Society's services to April 30, 1977, with such cost to be partially defrayed by any LIP funding, or sale of prints revenue during that period.

B. That this matter be reviewed again at the end of March 1977, with a view toward further reducing the City's share by virtue of Gallery receipts for sales of banners and flags as well as other funding it may receive for operational expenses from LIP and other sources. These would be applied against the City's share of cost for services in the contract period April 1977, to March 1978."

A Manager's report dated April 28, 1977 (copy circulated) was considered outlining the budget for the Greater Vancouver Artists Gallery. It was noted that the Artists Gallery has fulfilled the terms of its contract with the City and has followed Council's directives. Payment to the Gallery of $9,194 has already been approved by Council for the period January 1 to April 30th, 1977. The amount requested of the City to renew the contract with the Gallery for the balance of the 1977 fiscal year May 1 to December 31st, is $9,304.

Following discussion it was

RECOMMENDED

A. THAT the contract period between the City and the Artists Gallery coincide with the City's fiscal year.

B. THAT the 1977 fiscal year contract be approved at an additional cost to the City of $9,304.

C. THAT, as in the past, revenues from the sale of art will be applied as a reduction against the City's cost of the contract with the Artists Gallery.

3. Rent - Five Year Period Commencing July 1, 1976, De Cosmos Village Co-operative, Lot 100, District Lot 339, Group 1, N.W.D., Plan 14104, N.W. Corner Boundary Road and East 49th Avenue

A Manager's report dated April 25, 1977 (copy circulated) was considered wherein the Supervisor of Properties reported on a ground lease drawn up between the City of Vancouver and United Co-operative Housing Society (De Cosmos Village Co-operative) on July 1, 1971, for a term of 50 years. The terms of the lease as outlined in the Manager's report are not acceptable to De Cosmos Village Co-operative. The Manager's report recommends that Council not vary the terms of the lease agreement as requested by De Cosmos, but set the rental at $94,000.00 per year effective July 1, 1976, subject to arbitration under the Arbitration Act.

Representatives of De Cosmos Village reported that the proposed increase would mean an average monthly rental increase per unit of $49.00. For some members, this will pose an immediate hardship, although they can be helped to some extent by the internal subsidy system. Many of the higher income members will

cont'd....

Clause No. 3 cont'd

be attracted to AHOP and other forms of market housing where there is some prospect of gaining an equity in their dwellings. This would adversely affect the Co-operative's income mix. They stated they were the first co-operative in Vancouver and feel they are being penalized because of this as three co-operatives developed later in Vancouver have leases using a formula based on 8% of 2/3rds market value with annual increases thereafter of 5% in each of the following 20 years. If this formula is used for De Cosmos, it would mean an increase of $40.00 per unit instead of $49.00.

The Supervisor of Properties stated that the Co-operative had the benefit of a five year period without an increase in rental, and if it were looked at on the basis of an annual increase over the past five years, the impact of the proposed rental increase would not be so onerous. He stated they should take a hard look at the rental applied to other co-operatives as this would lock them into an escalation of 5% rental increase per year for the initial 20 years.

City Officials were requested to prepare a report for Council giving comparisons of the different lease formulas and discuss them with the Co-operative so they would be fully aware of all the ramifications.

Following further discussion, it was

RECOMMENDED

THAT the matter be referred to City Council for consideration.

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The meeting adjourned at approximately 5:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 110

REFERS TO CLAUSE #3

MANAGER'S REPORT

May 18, 1977

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: Rent- 5-year period commencing July 1, 1976
De Cosmos Village Co-operative, Lot 100
District Lot 339, Group 1, N.W.D., Plan 14104
N/W corner Boundary Road and East 49th Avenue

The Director of Finance reports as follows:-

"On May 12, 1977, the Standing Committee on Finance and Administration considered a report of the Supervisor of Properties on a rental review of the ground lease with the De Cosmos Village Co-operative. That report reviewed the terms of the existing ground lease with respect to the rental review as at July 1, 1976, and recommended the new ground rent in accordance with the terms of the lease.

Representatives of the De Cosmos Village Co-operative addressed the Committee on the issue of the rental review and requested that a new lease be drawn up in accordance with "the City's present policy on land leases to non-profit co-operatives".

The present policy with respect to co-operatives has been developed through negotiated leases with co-operatives in False Creek and at Second and Wallace. In those situations, the lease value has been initially set at approximately two-thirds of market value, with a lease rate of 8% and provisions for escalation in the initial rent. This level of subsidy has been dictated by the constraints imposed by C.M.H.C. and the desire by Council to obtain an appropriate income mix. The Supervisor of Properties brings to Council's attention that this level of subsidy is not required for the De Cosmos Village and the proposed rentals as determined under the lease will not jeopardize the existing income mix in the co-operative. This is largely due to the fact that their construction costs are about half of current construction costs, and their mortgage rate is only 7¼%.

If the City were to enter into a new lease with the De Cosmos Village in the form that the City presently uses for non-profit co-operatives, the lease terms would be substantially as set out in the attached Appendix A. The De Cosmos Village have been advised of the rental terms and have indicated by letter that they would accept the rental terms and wish a new lease to be entered into accordingly.

The following is a comparison of the rental terms in the existing lease and the alternative lease, as set out in Appendix A.

	Present Lease	Alternative Lease
1. Initial rent July 1976	$94,000	$71,880
2. Annual escalation rate	Nil	5% compounded
3. Re-evaluation of rent	80% of market rent determined every five years	Market rent determined in 1996 and every ten years thereafter

The following alternative courses of action are submitted for the information of Council:

1) that Council not vary the terms of the existing lease agreement but set the rental at $94,000 per year effective

July 1, 1976, subject to arbitration under the Arbitration Act, as recommended by the Supervisor of Properties to the Standing Committee on Finance and Administration, or

2) That Council authorize a new lease to be entered into with the De Cosmos Village Co-operative substantially in accordance with the terms as set out in Appendix A, satisfactory to the Director of Legal Services and the Supervisor of Properties."

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 110

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION AND STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

May 12, 1977

A joint meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, May 12, 1977, at 7:30 p.m. in the Auditorium, Sir James Douglas School, 7550 Victoria Drive.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Brown Alderman M. Ford Alderman G. Puil Alderman H. Rankin
ABSENT:	Alderman W. Gibson Alderman M. Harcourt
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION:

1. North and South Kent Avenue

City Council on February 10, 1976, when considering a report of the Standing Committee on Planning and Development dated January 22, 1976, dealing with truck transportation in Vancouver, resolved as follows:

> "That the City Engineer's recommendation No. 11 contained in the report of the City Manager dated November 5, 1975, be deferred for consideration at an evening meeting of the Standing Committee on Planning and Development in the area at which residents in the vicinity of the foot of Victoria Drive will be invited to attend; at that time detailed information and costs to be available on which points on Kent Avenue would require access to the recreation areas as well as costs and timing for implementing North and South Kent Avenues as an arterial route to Marine Drive.
>
> That in the interim, instructions be given officials not to release the land acquired by the City in the North and South Kent Avenues area between Knight Street and Boundary Road."

The Joint Committee considered a memorandum from the Acting City Manager dated May 12, 1977, referring to a Manager's Report dated May 5, 1977 (on file in the City Clerk's Office), which had been circulated with the agenda material. The Acting City Manager reported as follows:

> "Following the distribution of the report, dated May 5, 1977, further discussions have taken place between Planning and Engineering to clarify the intent of the report relative to decisions being asked of Council.
>
> In these further discussions, it has been agreed that although there will be some continued traffic growth (cars/trucks), there is no proposed program to develop North/South Kent into a relief bypass truck route at this time. This is a long term option. It is agreed, however, that provision of a 33-foot street allowance on each side of the railway is desirable to preserve future options. Such right-of-way may be used for a number of purposes including street, walkway, leases for industrial purposes until such time as a permanent arrangement is adopted for the use of the street allowance.
>
> Therefore, there is concurrence in the fact that it is clearly appropriate and desirable as a long term objective

Cont'd . . .

Clause 1 Cont'd

for the City to move toward acquisition of street allowance for North/South Kent. This is the basic decision required from Council at this time.

The specific use, role and function of North/South Kent in the future is another issue to be discussed by Council. When any such changes in the role and function are proposed, a comprehensive report on the needs, as seen at that time, would be presented to Council.

The Director of Planning concurs with the foregoing.

Accordingly, based on the above, it is recommended that the Committees consider the following amended Recommendation No. 11:

> That a program of property acquisition for street allowance for North/South Kent be re-established to meet long term objectives of the City;
>
> Further, that changes in the function of North/South Kent or changes in use of the street allowance would be the subject of a report to Council."

Acting City Manager, Mr. K. Dobell, advised the Manager's Report of May 5, 1977, gave a detailed analysis of the development of a truck route south of Marine Drive and while presenting opposing views, did not stress the common ground that existed between Engineering and Planning departments.

Mr. R. C. Boyes, Acting City Engineer and Mr. B. Wallace, Transportation Engineer, outlined, with the aid of a map, the route of the right-of-way and indicated the ownership status of adjacent properties. North and South Kent Avenue presently comprised two 33 foot rights-of-way separated by a 66 foot C.P.R. railroad right-of-way. Eighty percent of the street allowance was available.

Mr. R.R. Youngberg, Associate Director of Planning, stated some of his Department's initial concerns had been removed as a result of further discussions with the Engineering Department. Uncertainty existed on future projections of truck and traffic movement, particularly in relation to a proposed Annacis Island crossing; however, the Planning Department felt Council should continue to preserve and acquire a right-of-way to keep options open in the future. One option could involve park use in line with Council's policy to open up public access to the Fraser River waterfront.

The Committee received presentations from the following:

Mr. A.M. Abramson, MacMillan & Bloedel Ltd.,in a brief (on file in the City Clerk's Office) referred to the Company's interest in development, zoning and planning matters relating to the area south of Marine Drive and supported the future development of North and South Kent as a truck route. This would assist in decreasing noise on Marine Drive and give alternate access and egress routes to industry located south of Marine Drive. Experimental street and mini parks should be closely watched to determine the public's use and acceptance and it was conceivable that several high bank areas owned by the City between Kent and Marine Drive would be ideal for park development.

Mr. N. Davidowicz contended industry, not citizens, should pay for provision of routes for truck movement. The City's priorities should be relief of 41st, 45th and 49th Avenues.

Cont'd . . .

Clause 1 Cont'd

Mr. W. Burke, 1717 Kent, inquired whether existing residents on Kent Avenue would be required to give up portions of their properties for street allowance.

Mr. Sanderson sought some indication of how long residents on Kent Avenue could expect to stay in their homes. Would it be five years or ten years?

Mr. V. Snijders, a local resident and City Planning employee, supported establishment of 'outlook' parks, on the hillside south of Marine Drive to take full advantage of the sunny south slope exposure and magnificent view.

Mr. R. Johnson, Rivtow Straits Ltd., spoke in favour of the acquisition of property whether it was for future industrial, residential or recreational uses.

Mr. S. Jackson questioned whether the City should be considering a truck route south of Marine Drive in isolation from the overall picture involving Boundary Road.

Staff response to some of the inquiries made by residents in the area indicated further street allowance involving acquisition from adjacent properties was not anticipated and the pockets of residential development south of Marine Drive were not expected to be affected for many years in view of the long-term aspects of the truck route proposal.

Following further discussion it was

RECOMMENDED,

A. THAT a program of property acquisition for street allowance for North/South Kent be re-established to meet long-term objectives of the City.

B. THAT changes in the function of North/South Kent or changes in use of the street allowance be the subject of a report to Council.

(Alderman G. Puil opposed.)

The meeting adjourned at approximately 8:45 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 114

MOTION 4(i)

MANAGER'S REPORT

May 20, 1977

TO: Vancouver City Council

SUBJECT: Kitsilano Pool Replacement

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows.

"City Council on May 10 was advised that the Federal Government had announced a grant of $750,000 towards construction of a replacement pool for the Kitsilano Tidal Pool.

The following motion was made and notice was called and recognized by the Chair:

> 'THAT Council file an application with the Provincial Government for a grant of one third of a million dollars from the Community Facilities Assistance Program, towards the cost of construction of the Kitsilano Tidal Pool replacement;
>
> FURTHER THAT the balance of the $1.5 million required to construct this pool be provided from unallocated funds in the Supplementary Capital Budget.'

This report will present for Council consideration the proposed replacement of the Kitsilano Pool and will be submitted in the following format:

A. Estimated cost of basic replacement and consideration of additional items.

B. Source of funds.

C. Medical Health Officer - current position.

D. Public meeting.

A. Estimated Cost of Basic Replacement and Consideration of Additional Items

The Superintendent of Parks & Recreation has forwarded information regarding the estimated cost of a basic pool, $1,855,000, and consideration of additional items of $575,000 totalling $2,430,000. Information regarding the details of the proposals are contained in the Superintendent's letter as follows:

> 'The original rough estimate of $1,500,000 for the replacement pool project to conform to Provincial health regulations was prepared in early 1974 for inclusion in the 1976-80 capital program but construction costs have inflated considerably since that time. The architect now estimates the cost of providing the basic pool shown to City Council on January 25, 1977, with a separate water play area for small children, to be $1,855,000. The following is a breakdown of these estimates:

- Basic pool and separate water play area for small children	$1,375,000
- Change rooms and rest rooms	150,000
- Equipment, landscaping, furnishings	150,000
- Consulting fees	95,000
- Contingency	85,000
TOTAL	$1,855,000

> The following additional items should be considered for inclusion in the initial project:

- Heating	$ 95,000
- New refreshment concession building	130,000
- Wave action feature	350,000

The pool recirculation system will be designed so that the heating plant could be added at a later date but should preferably be included in the original contract. The new refreshment building could also be added later. The wave action feature cannot be added later but must be included in the basic construction plans. The wave action feature will increase operating costs considerably and a charge for entry would have to be considered.

I understand that the Federal Government has announced a $750,000 contribution towards the project. Indications are also good that the Provincial Government will contribute next year when the new guidelines are announced for Provincial Community Recreation Facilities Fund grants.

We are presently working on plans and specifications utilizing the $75,000 approved by City Council in 1976 for design costs. A contract should be let as soon as possible to allow for opening the pool early in the 1978 swimming season.'

(A drawing of the proposed replacement pool is attached as Appendix I.)

The Director of Finance notes the comments of the Superintendent regarding the operating costs for the wave action machine. While reviewing the additional items, City Council should be aware of the estimated increase of $280,000 for the basic pool which, if approved, will substantially reduce the funds available in the 1977 Supplementary Capital unallocated, to an amount of approximately $127,000. It is further noted that the heating system and new refreshment concession building could be carried out at a later date. A decision on the wave action feature must be made at this time.

B. Source of Funds

The Director of Finance advises on the source of funds as follows:

Basic Replacement Pool (Per Park Board estimates)		$1,855,000
Design costs previously funded	$ 75,000	
Federal Government grant	750,000	825,000
Balance from 1977 Supplementary Capital - unallocated		$1,030,000
Additional Items		$ 575,000
Heating	$ 95,000	
New refreshment concession	130,000	
Wave action feature	350,000	
	$575,000	

Heating and New Refreshment Concession

As previously stated, the first two items totalling $225,000 could be added at a later date and, due to the minimal balance remaining in the 1977 Supplementary Capital unallocated for other possible capital projects that may arise during the year, the Director of Finance would submit for Council's consideration deferral of consideration of these items until a later date, with possible funding provided from the following sources:

1. Provincial funds that may be forthcoming
   - from indications received to date, the Provincial Government is reviewing the Community Recreational Facilities Fund grants policies and it is unknown when and in what manner funds would be made available.
2. Excess funds when the tenders are awarded
   - the estimated cost of the basic pool is based on the estimates of the architect and more precise figures would be known at the time of awarding the contract.

... 3

3. 1978 Supplementary Capital Budget

   - the item(s) could be approved in principle, to be included for consideration in the 1978 Supplementary Capital Budget.

Wave Action Feature

The question of the wave action feature must be decided at this time, as it forms part of the basic design. The expenditure of $350,000 of City funds for this item does not seem to be of high priority when reviewed in light of all the items that were deleted in the 1977 Revenue Budget and the 1977 Supplementary Capital Budget this year, in order to maintain taxes at a reasonable level. In addition, as stated by the Superintendent, the increased costs of the operation of this facility may be considerable. However, if Council is in favour of providing this facility, then the source of funds would be recommended as follows.

1.	the balance of the 1977 Supplementary Capital unallocated	$127,000
2.	left over funds from previous Supplementary Capital Budgets	223,000
		$350,000

Provincial Funds

An application should be made to the Provincial Government by the Board of Parks & Recreation at this time to advise them of expected Provincial assistance to this project. Approval by Council of this project will basically use up the balance available in the 1977 Supplementary Capital funds unallocated with other potential capital demands still outstanding.

C. Medical Health Officer - Current Position

With the announcement of the Federal grant, the Medical Health Officer advised the Minister of Health, by letter of May 16, that the City intends to replace the Kitsilano Pool and, although a contract was not let by May 1 as previously required, the Medical Health Officer is recommending to the Minister of Health that the pool be permitted to operate this summer, provided that all possible safeguards are maintained. (See Appendix II for a copy of Dr. Bonham's letter dated May 16 to the Minister of Health.)

The Medical Health Officer's letter is predicated on the approval of the replacement of Kitsilano Pool by Council on May 24, 1977.

D. Public Meeting

The following is an excerpt from the Council meeting of April 19, 1977.

'1. Kitsilano Tidal Pool

In considering this motion, it was noted that delegation requests had been received from the Kitsilano COPE Committee and the Kitsilano Community Forum, wishing to speak in support of a Public Meeting on the matter.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT WHEREAS the closing of Kits Pool could possibly occur at the end of August this year due to alleged health violations;

AND WHEREAS the voters have three times rejected a Parks Board capital works program including certain expensive renovations of the pool;

AND WHEREAS the Kitsilano Community Forum has unanimously asked to appear before City Council to urge them to call for a public meeting on the question of the health hazard, the question of renovation plans and proposed financing;

AND WHEREAS there is the need for the widest possible discussion in connection with the pool closure;

THEREFORE BE IT RESOLVED THAT City Council jointly sponsor with the Park Board a well advertised public meeting in Kitsilano within one month to ascertain citizen opinion on this matter.

- CARRIED UNANIMOUSLY'

... 4

City Council may wish to reconsider the above motion if approval is given this date to proceed with replacement of the pool, and taking into consideration the recommendations of the Medical Health Officer which include certain increased standards of health and safety maintenance for 1977.

(The Superintendent of Parks & Recreation, the architect for the replacement pool and the Medical Health Officer will be in attendance at Council for discussion of this report.)

CONSIDERATION

Therefore the following items are forwarded to City Council for CONSIDERATION.

1. City Council approve the replacement of the Kitsilano Tidal Pool on the basis of a basic pool at an estimated cost of $1,855,000 with funds to be provided as follows:

Previously approved for design costs	$ 75,000
Federal Government grant	750,000
1977 Supplementary Capital unallocated	1,030,000
	$1,855,000

2. If item 1 is approved, then a decision on proceeding with the addition of a wave action feature, at an estimated cost of $350,000, is required as it affects the design of the pool. The funds to be provided as detailed in the report.

3. A decision on whether to proceed with the following additional items or to defer consideration to some future date as recommended in this report.

Heating	$ 95,000
New refreshment concession building	130,000
	$ 225,000

4. City Council resolution of April 19, 1977 regarding the holding of a public meeting.

and, if a replacement pool for Kitsilano Tidal Pool is approved, then the Director of Finance RECOMMENDS

That the Board of Parks & Recreation apply immediately for Provincial assistance towards the cost of the project."

The City Manager notes the comments of the Director of Finance and the limited funds available for capital projects.

The City Manager RECOMMENDS:

A) That Council approve item (1) above, on the understanding that the $1,855,000 is a maximum cost, and that the Parks Board be asked to instruct their architect to effect economies in the detailed design and specifications in an attempt to reduce the cost towards the original estimate of $1,500,000.

B) That Council not approve item (2), the wave action feature.

C) That Council not approve item (3) at this time.

D) That the Parks Board be asked to apply immediately for a Provincial Government grant, and such a grant when received be used to reimburse the 1977 Supplementary Capital Budget - unallocated.

E) That Council reconsider the value of holding public meeting on the subject at this time.

FOR COUNCIL ACTION SEE PAGE(S) 111

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 26, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 26, 1977, at 7:30 p.m. in the Gymnasium Britannia Community Services Centre, 1661 Napier Street, for the purpose of holding a Rescheduled Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gerard)
Alderman Gibson) Leave of Absence.

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Proposed rezoning of the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A) Multiple Dwelling Districts to (RM-3A1) Multiple Dwelling District.

A Public Hearing at the Britannia School Auditorium on March 17, 1977, called for the purpose of considering the proposed rezoning of the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A) Multiple Dwelling Districts to (RT-2) Two-Family Dwelling District, was postponed because of the potential fire hazard caused by overcrowding of the Auditorium and Council wished to ensure that all who desired to speak would be heard. Subsequently, on March 22, 1977, Council reconsidered the proposed rezoning that was before them at the March 17, 1977, Public Hearing and the Director of Planning was requested to revise the rezoning application, whereby the lands, (excluding all existing custom-designed apartments) be rezoned to (RM-3A1) Multiple Dwelling District. The Public Hearing this day arises from that instruction of Council.

The application by the Director of Planning is to rezone those lands in The Grandview-Woodland area presently zoned (RM-3) and (RM-3A) (excluding all existing custom-designed apartments).

From: (RM-3) and (RM-3A) Multiple Dwelling Districts

To: (RM-3A1) Multiple Dwelling District.

Proposed Rezoning of the Grandview-Woodland Apartment Areas. (Continued)

SUMMARY OF DISTRICT SCHEDULES

		RM-3 / RM-3A	RM-3A1
USES:	Outright:	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House Townhouses
	Conditional:	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal)	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal) Infill Housing
	Height May Not Exceed:	120' (RM-3) 35' outright (RM-3A) 40' conditional (RM-3A) Director of Planning approval	35' maximum with specified conditions (Discretionary approval may provide for increased heights)
	Floor Space Ratio:	1.00 outright - bonus may be earned for site size, site coverage and underground parking - possible maximum of approximately 1.8 (RM-3) - possible maximum of approximately 1.5 (RM-3A)	0.75 outright - discretionary approval to 1.00 for One-Family, Two-Family Dwellings, Townhouses - discretionary approval to 1.45 for infill housing - discretionary approval to 1.9 for apartments subject to provisions

The Director of Planning recommended approval of the application.

The Council was informed by the Director of Planning that the Grandview-Woodland Planning Committee, an advisory group appointed by Council to make recommendations on planning matters in the community, had prepared a draft Area Plan identifying the retention and reinforcement of the "family"nature of the community as the single most important planning goal in the area. The Area Plan included policy recommendations which would encourage the development of new residential dwellings which are appropriate for families. It was expected that new zoning regulations to achieve this objective will be introduced in the Fall of 1977.

Proposed Rezoning of the Grandview-Woodland Apartment Areas (Continued)

The Planning Committee was concerned that the large number of apartment buildings containing small, bachelor and one-bedroom apartment units which are being automatically approved under the present (RM-3) and (RM-3A) zoning will detract from the "family" character of the community during the interim period while the Area Plan is being finalized. The Committee had proposed that the zoning in these areas be amended to (RT-2) for a period lasting until about September; this would provide control over the development of additional apartment buildings until the Area Plan is finalized and new regulations encouraging family housing are in effect.

Following the cancelled Public Hearing of March 17, 1977, and Council's reconsideration on March 22, 1977, the rezoning application had been revised from a proposal recommending (RT-2) Two-family District to a proposal for (RM-3A1) Multiple Dwelling District.

The Mayor called for speakers for or against the application and Council received briefs (on file in the City Clerk's office) and heard representations.

The following were opposed to the proposed zoning schedule but were in favour of more protective measures to preserve the family character of the area:

M. Chrunik,	Grandview-Woodland Community Resources Association (brief filed)
R. Rizzardo,	Grandview-Woodland Planning Committee (brief filed)
P. Altan.	
S. Jackson,	Killarney/Champlain Citizens for Action (brief file
W. McCreery,	Architect.
S. Shelton	Save Grandview Association (brief filed)
F. Wilson.	
D. Laalo,	Grandview Tenants Association (brief filed)
D. Stone,	N.I.P. Committee (brief filed)
J. Radosevic,	C.O.P.E. Area Committee.

Speakers opposed to any rezoning of the apartment areas, were:

H. Gallant,
D. & B. Shewchuk,
J. Alvaro,
J. & M. Kalmuk,
H. Carter, West Grandview Property Owners Association (brie file
G. Chong,
S. Kaur,
N. Chan,
K.S. Leung,
M. Herman,
J. Delgiglio,
D. Fong,
F. Francello,
R. Louie,

Proposed Rezoning of the Grandview-Woodland Apartment Areas (continued)

R.H. Blunden, Grandview-Woodland Planning Committee (brief filed)
Dr. R. Morris,
J. Williams, Vancouver Real Estate Board (brief filed)
S.L. Williams,
W.J. Boytinck (brief filed)
T. Morrin, West Grandview Property Association.
P. Hammond for Mr. Schindler.
D. Killoh,
A. Marr.
A. Arora.
D. Alvaro

MOVED by Ald. Rankin
THAT the application by the Director of Planning to rezone the Grandview-Woodland Apartment Areas from (RM-3) and (RM-3A) Multiple Dwelling Districts to (RM-3A1) Multiple Dwelling District be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Kennedy, Puil and the Mayor opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

* * * * * *

The Council adjourned at approximately 11.50 p.m.

* * * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 26, 1977, adopted on June 14, 1977.

MAYOR

CITY CLERK

SPECIAL JOINT MEETING OF VANCOUVER AND RICHMOND COUNCILS

May 31, 1977

A Special Joint Meeting of Vancouver and Richmond Councils was held on Tuesday, May 31, 1977, at 9:30 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Vancouver City Council	Township of Richmond
	Mayor Volrich, Chairman	Mayor Blair
	Alderman D. Bellamy	Alderman K. Kumagai
	Alderman M. Brown	Alderman R.A. McMath
	Alderman M. Ford	Alderman T.E. Siddon
	Alderman M. Harcourt	Alderman W. Sigurgeirson
	Alderman D. Marzari	Alderman I.M. Vennard
	Alderman H. Rankin	

ABSENT:		
	Alderman B. Gerard) Leave of Absence	Alderman L.C. Cliff
	Alderman W. Gibson)	Alderman H. Steves
	Alderman W. Kennedy	Alderman J.R. Williams
	Alderman G. Puil	

CLERK TO THE SPECIAL JOINT MEETING: J. Thomas

Arthur Laing Bridge

City Council at its meeting of March 23, 1976, after considering a report of the Standing Committee on Planning and Development dated March 11, 1976, dealing with a request by Richmond Council that the Arthur Laing Bridge be opened to Richmond/Vancouver commuter traffic, resolved as follows:

> "THAT after the results of the study being carried out by the Technical Committee under the auspices of the Ministry of Transport are known, and the Director of Planning has had an opportunity to review the effects on the Marpole area of the City, a further joint meeting of the representatives of the Richmond and Vancouver Councils be held."

On May 11, 1977, Council considered a report of the Standing Committee on Transportation dated April 28, 1977, and approved the following recommendations of the Committee:

"A. THAT a joint meeting of Vancouver and Richmond Councils be held to discuss Richmond Municipality's proposal that the Arthur Laing Bridge be opened as an alternate commuter route to Vancouver; and that the City of Vancouver adopt the following position:

1) That the Arthur Laing Bridge remain closed to commuter traffic;

2) That public transit presently using the Oak Street Bridge be rerouted to the Arthur Laing Bridge.

B. THAT City Council hold a public meeting following the joint meeting between Vancouver and Richmond Councils."

The joint meeting with Richmond Council this day was addressed by the Acting City Engineer for Vancouver, Mr. R.C. Boyes, and Mr. Jack Brooks, Municipal Engineer for Richmond, who commented briefly on the position of their respective municipalities concerning the proposed commuter use of the Laing Bridge.

Reference was made to a Vancouver City Manager's Report dated April 22, 1977, (on file in the City Clerk's Office) which noted that following the opening of the Arthur Laing Bridge in August, 1975, Richmond Council raised concerns that the bridge was under-utilized compared to the Oak Street Bridge and should be open to

Cont'd . . .

Arthur Laing Bridge (Cont'd)

Richmond/Vancouver commuter traffic. As a result of this reaction, Transport Canada convened a meeting of technical representatives from Vancouver, Richmond, Provincial Ministry of Highways and Public Works to discuss the situation. It was agreed that current and future traffic conditions would be analyzed in order to prepare information for presentation to the appropriate political bodies.

Mr. B. Wallace, Traffic Engineer, Vancouver representative on the Technical Committee, reviewed the conclusions of the Technical Committee and noted the traffic implications of a number of different treatments of the bridge and highway system were examined with particular emphasis on the situation today and that forecast over the next decade.

At present buses using the Oak Street Bridge were split fifty-fifty, Vancouver/Richmond and Vancouver/Delta. Peak hour south bound there were forty-four buses, eighteen to Richmond, and twenty-six to the South Arm of the Fraser River. The forecast for 1986 was eighty-five buses operating on Laing and Oak Street Bridges. In the event Richmond buses were rerouted over the Laing Bridge, traffic volume and growth could be expected to remain approximately the same, but transit would probably become more competitive with a shortened trip time on the Richmond/Vancouver route. South Arm buses would stay on the Oak Street system for the foreseeable future.

Questioned about provision for access and egress points for buses on the Laing Bridge, Mr. Wallace stated the Technical Committee had not studied technical design solutions, but initially it was felt it would be possible for buses to use existing routing. B.C. Hydro participated in discussions with the Technical Committee, provided input on how buses could be rerouted and indicated it was a feasible system although there was some dispute as to the number of buses involved. There had not been sufficient time for an indepth analysis. Asked what the constraints would be on implementing rerouting immediately, Mr. Wallace commented B.C. Hydro had some concerns about the location of a transit terminal in Richmond and it was possible a major review of the Richmond routes would be involved. The present transit focus was located slightly north of the Dinsmore Bridge.

Mr. Brooks, also a member of the Technical Committee, advised his impression of B.C. Hydro's position was contrary to that noted by the Vancouver Engineering representative. He did not feel there had been an agreement by Hydro on the question of rerouting as some concern had been expressed involving the number of buses that would be using the Granville Bridge. Mr. Brooks added the technical report was essentially a report of the 1980's. He urged consideration be given to the intervening period.

Mayor Volrich pointed out there was agreement at Federal, Provincial, and G.V.R.D. levels that the Laing Bridge be retained as an airport access bridge only. The Minister of Transport had indicated to City Council the Federal Government would not wish to proceed with access ramps for commuter traffic unless the request came from both the City and Provincial Government. Mayor Blair advised it was Richmond's understanding the Federal Government would be willing to proceed with access ramps if support was forthcoming from Vancouver.

Vancouver Council members stated the discussion pointed up the necessity for an early start to light rapid transit or an articulated bus system to Richmond along the Arbutus right-of-way. Citizens resented commuters from outlying districts using Vancouver residential streets and residents of the Marpole/Oak Street area had already indicated strong opposition to the proposed opening of the Laing Bridge to commuter traffic. It was suggested the bus rerouting scheme be implemented for a six-month trial period and then reviewed.

Cont'd . . .

Arthur Laing Bridge (Cont'd)

Richmond Council members agreed facilities should be developed over the next ten years, but in the interim, existing facilities should be used while the problem was being resolved by some other means. It was observed Vancouver/Richmond differences on road access to the City had an historical background dating back to 1889 when a proposed crossing of the South Arm of the Fraser River resulted in negotiations involving four levels of government spanning one and one-half years. Richmond members wondered what the attitude of Burnaby people would be if 12th Avenue was restricted at the City boundary.

Other points raised during discussion were:

- Not all north bound commuter traffic was destined for downtown Vancouver. A considerable number of vehicles would be bound for U.B.C. and east along Marine Drive.

- The possibility of a crossing at Annacis Island in the early 1980's had not been taken into account in the Technical Committee's report.

- Future growth in Richmond would be focused on the west side of the Municipality, thus making the Laing Bridge a desirable transportation facility.

- Once the bridge was opened to commuter traffic, it would be impossible to reverse the situation if circumstances warranted.

- During the recent closure of Oak Street Bridge for reconstruction, the Laing Bridge experienced a 20% increase in traffic volume.

- The G.V.R.D. should adopt a strong stand in negotiating with senior levels of government on planning for a two-phase LRT system to be introduced as soon as possible - the first phase, covering Surrey/New Westminster/Vancouver, to be given equal priority with a second phase for a Richmond route utilizing the Laing Bridge.

Summing up the discussion Mayor Volrich stated before reaching a decision a meeting should be convened with B.C. Government and B.C. Hydro officials to discuss the implications of two possibilities that did not involve any great capital cost, i.e. the possible diversion of buses on to the Laing Bridge or the continuation of the special arrangements in force during the Oak Street Bridge shut-down. The Richmond representatives requested that the proposed meeting be a joint meeting of both Councils. The Mayor requested copies of the Technical Committee's report be distributed to members of both Councils in the interim.

The meeting adjourned at approximately 11:10 a.m.

* * * *

The foregoing are Minutes of the Special Joint Meeting of Vancouver and Richmond Councils held May 31, 1977, adopted on June 14, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 31, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari (following communication #4), Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Gibson (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 8 students from the Urban Geography Class at Vancouver Technical High School under the direction of their teacher, Miss Elizabeth Dayson.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the Regular Council Meeting of May 24, 1977, (with the exception of the 'In Camera' portion) be adopted with the following amendments:

(a) Approval of the Liquor License Application on page 3 be amended to read from 12:00 noon to 6:00 p.m.

(b) That the motion on page 14 be amended to read:

'THAT a public meeting be held on the Kitsilano Tidal Pool replacement under the auspices of the Park Board.'

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Amendment of the Salish Park Agreement and Musqueam Overall Planning Committee

Council on May 24, 1977, deferred consideration of a report of the Standing Committee on Planning and Development dated May 12, 1977, pending a delegation of the Salish Park Residents' Committee. Before Council for consideration were:

(i) Notes of a meeting of May 26, 1977, between members of the Standing Committee on Planning and Development, a representative of the Musqueam Indian Band and representatives of the Salish Park Residents' Committee.

(ii) Extract of the Report of the Standing Committee on Planning and Development dated May 12, 1977

(iii) City Manager's report dated May 3, 1977, and appendices noted therein.

Representatives of the Salish Park Residents' Committee and the Musqueam Indian Band were present in the Chamber this day.

MOVED by Ald. Harcourt,
THAT funds up to $20,000 be allocated towards the capital cost of constructing facilities in the park area, and an equitable amount be negotiated for operating costs of the facilities, on the condition that once the funds have been contributed, the residents of the Salish Park Subdivision will have unrestricted access to the facilities without paying additional funds.

(Deferred)

MOVED by Ald. Rankin,
THAT this whole matter be deferred to the next meeting of Council and, in the meantime, more specific information be obtained on the proposed $20,000 expenditure and in respect of the equitable amount to be negotiated for operating costs of the facilities both of which are referred to in Alderman Harcourt's motion.

- CARRIED UNANIMOUSLY

2. Liveaboard Marina, Phase I, Area 6, False Creek

Council on May 24, 1977, deferred consideration of a Manager's report dated May 20, 1977, on Liveaboard Marina, Phase I, Area 6, False Creek, to this meeting of Council to enable the False Creek Development Consultant to give a further explanation concerning the two percent of gross revenues referred to in the report.

Mr. E.D. Sutcliffe, False Creek Development Consultant, explained the reasons for the two percent of gross revenues referred to in the report, as well as other related matters.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated May 20, 1977, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Tow Aways from Public (Privately-Owned) Parking Lots

Under date of May 26, 1977, the Mayor submitted a memo on tow-aways from public (privately-owned) parking lots. The memo concluded with the following recommendations:

(1) That this matter be referred to the Standing Committee on Transportation for consideration of ways and means by which this present tow-away practice from public parking lots can be ended.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Tow Aways from Public (Privately-Owned) Parking Lots (cont'd)

(2) That the Committee provide opportunity for meeting and discussion with parking lot owners and representatives of the towing industry before recommendations are made to Council.

MOVED by Ald. Harcourt,
THAT the foregoing recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

2. Proposal from Devonian Group

Council on May 24, 1977, agreed to discuss the proposal from the Devonian Group at this meeting. Council had for consideration the following letter dated April 18, 1977, from the Chairman of the Devonian Group:

Over the past year we have had a number of meetings with membe of the Board, your Parks Superintendent and his assistant and the following proposal is put forward for your consideration with respect to part of the water-front pathway in Stanley Park.

We understand that the section of waterfront pathway from the Parks Board offices through to the Lion's Gate Bridge on the west side of Stanley Park and the crossover north of the Parks Board offices to the main entrance to Stanley Park could be upgraded for joint Pedestrian/Bicycle use to a width of approximately 20 feet for a cost of $1,775,000 and that this improvement has a high priority with your Board in view of its anticipated extensive public use.

The Devonian Group herewith offers to contribute towards that project on the following basis:

1. Our contribution will be $900,000.

2. The City will undertake that the work would be entirely completed within 3 years.

3. The construction would be carried on either by the Parks Department or contractors at your discretion, substantially to the standards set out in your presentations to us and which would include adequate seating benches and garbage pails as might be necessary.

4. We will pay our share of construction costs quarterly in advance based on budgets, such figures to be adjusted to actual costs at the end of each quarter with the right to further advance all or part of our contribution at any time.

5. Our payments will be gifts to the City of Vancouver for which we will require receipts in accordance with the Income Tax Act.

6. Publicity releases will be cleared with us in advance.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposal from Devonian Group
(cont'd)

While we also discussed the possibility of our involvement in the English Bay to Burrard Street Bridge pathway, we have decided not to become involved in that section of your construction projects. We would prefer to concentrate our efforts in the Stanley Park area with that project being completed as quickly as is possible.

This offer is open for acceptance by you until the close of business on Friday, 27th May 1977, by written notice to the address above. We would appreciate hearing from you at your earliest convenience.

Also before Council this day was the following memo dated May 30, 1977, from the Deputy Director of Finance:

City Council on May 31, 1977 will be dealing with an offer by the above group to contribute $900,000 towards a pedestrian/bicycle pathway in Stanley Park.

The cost of the project is estimated at $1,775,000 leaving $875,000 to be financed from other sources.

My major concern is Item 2 of their proposal which reads as follows:

"(2) The City will undertake that the works would be entirely completed within 3 years."

If this means that the grant of $900,000 depends upon the full completion of the project then, in my opinion, the City must appropriate a sum of $875,000 at this time in order to enter into an agreement with the Group. Since the available City capital funds are less this amount and in fact have been basically committed for other projects then the only source of City funds at this time would be revenue surplus.

Therefore if City Council enters into an agreement with the Devonian Group at this time the following Resolution should be passed:

'That the City appropriate $875,000 of revenue surplus funds towards the project. Revenue surplus to be reimbursed fully upon approval of Federal, Provincial or other funding sources, and that Council approve in principle that any balance outstanding to be provided in the supplementary capital budget of the final year of the project.'

MOVED by Ald. Rankin,
THAT the above proposal of the Devonian Group be approved;

FURTHER THAT should Canada Works funding of this project not be approved for 1978 and 1979, it be recommended to those Councils that 50% of the City's costs of the project be allocated from the Park Board Supplementary Capital Budgets for 1978 and 1979, and that the financing proposal set out in the memo of the Deputy Director of Finance dated May 30, 1977, be approved.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

3. Silver Jubilee Gala Tribute -
The Orpheum - June 11, 1977
Grant in Lieu of Rental

Council considered a letter dated May 26, 1977, from the Commanding Officer of the 15th Field Artillery Regiment requesting a grant in lieu of rental for The Orpheum on June 11, 1977, for a gala tribute to the Silver Jubilee of Her Majesty Queen Elizabeth II.

MOVED by Ald. Puil,
THAT a grant in lieu of rental for The Orpheum on June 11, 1977, to the 15th Field Artillery Regiment, be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

4. Federal Contributions to the
Urban Demonstration Projects

Council had before it a letter dated May 19, 1977, from the Hon. Andre Ouellet, confirming that the Federal Treasury Board has, on his recommendation, approved contributions by his Ministry to the five following demonstration projects:

(a) Fishermen's Wharf: Federal Contribution up to $400,000

(b) Kitsilano Beach Swimming Pool Facility: Federal Contribution up to $750,000

(c) Kensington Park: Federal Contribution up to $850,000

(d) East False Creek: Federal Contribution up to $1.5 million

(e) Trout Lake Aquatic Park: Federal Contribution up to $1 million.

In his letter, the Minister advised that he has instructed Ministry officials to initiate discussions at the earliest possible moment with whomever Council may wish to arrange for this task, in order jointly to determine appropriate funding arrangements on the basis for allocating costs between the City, the Ministry of State for Urban Affairs and any parties that may be involved.

MOVED by Ald. Rankin,
THAT the letter from the Hon. Andre Ouellet be received and Council express to the Minister its appreciation of the grants;

FURTHER THAT the City Manager be appointed to carry out, on behalf of Council, discussions with officials of the Ministry of State for Urban Affairs and any other parties that may be involved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 27, 1977

Works & Utility Matters
(May 27, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of Lane East of Fraser Street, 31st Avenue to Lane North
Cl. 2: Repair to Yard Building - Cambie Yard
Cl. 3: Local Improvements on the 'Initiative Principle'
Cl. 4: Speed Deterrent Bumps - Lanes Surrounding Quadra Park

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(May 27, 1977) (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was Carried Unanimously and by the Required Majority)

Speed Deterrent Bumps - Lanes
Surrounding Quadra Park (Clause 4)

MOVED by Ald. Puil,
THAT the project not proceed and that the resolution of Council on February 24, 1977, dealing with the matter be amended accordingly.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 27, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Mt. Pleasant NIP/RRAP - Six Month Progress Report
Cl. 2: Mt. Pleasant NIP Neighbourhood House Lease
Cl. 3: Rezoning - N/S of East 31st Avenue between Fraser and Prince Albert Streets
Cl. 4: Letter to Office Developers in the City of Vancouver
Cl. 5: Grandview/Woodland NIP Appropriation - Tree Planting and Litter Containers

Clauses 1, 2, 4 and 5

MOVED by Ald. Harcourt,
THAT the information contained in Clause 1 be received and the recommendation of the City Manager contained therein be approved;

FURTHER THAT the recommendations of the City Manager contained in Clauses 2 and 5 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Rezoning - N/S of East 31st Avenue
between Fraser and Prince Albert (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained in this Clause be received and the whole matter be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 27, 1977)

Street Closures to Accommodate a Japanese
Canadian Centennial Arts Workshop Festival
(Clause 1)

MOVED by Ald. Kennedy,
THAT the request of the Japanese Canadian Centennial Arts Workshop Festival that Dunlevy and Jackson Streets (both flanking Oppenheimer Park) between Powell and Cordova Streets be closed to vehicular traffic to be effective 8:00 a.m. Saturday, June 11, 1977, to 9:00 p.m. Sunday, June 12, 1977, to accommodate its festival, be approved, subject to the conditions set out in the City Manager's report dated May 27, 1977;

FURTHER THAT Council approve a grant of up to $450.00 to the Japanese Canadian Centennial Arts Workshop Festival to cover the costs of temporary signing and barricading as well as extra street cleaning for this event.

- CARRIED UNANIMOUSLY AN
BY THE REQUIRED MAJORI

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 27, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 74th Annual Convention of U.B.C.M. - September 21st, 22nd and 23rd, 1977
Cl. 2: Provincial Government Complex - Blocks 51, 61 and 71, District Lot 741

Clause 1

MOVED by Ald. Kennedy,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT the lessee be charged a nominal rental for the portions of the leasehold premises sublet by the lessee.

- CARRIED UNANIMOUSLY

Personnel Matters
(May 27, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Orthoptist Position, Requested Increase from 10 Month Position to Full Time
Cl. 2: Establishment of One (1) Full Time Position Truck Driver, Health Department

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 27, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: False Creek - Resubdivision of City-Owned Land S/W Corner 6th Avenue and Laurel Street
Cl. 2: Burrard Street Widening - Purchase of Portion of Property - 1794-1796 West Broadway
Cl. 3: Expropriation for Burrard Street Widening 1720, 1770 Burrard Street
Cl. 4: Demolition - 2780 S.E. Marine Drive
Cl. 5: City of Vancouver Physical Asset Insurance

Clauses 1, 2, and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(May 27, 1977) (cont'd)

Clauses 4 and 5

MOVED by Ald. Brown,
THAT Clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

B. Sale of Land in the Thunderbird Area to Akali Singh Sikh Society

Council noted a letter dated May 24, 1977, from Dr. V. Setty Pendakur, Chairman, Building Committee of the Akali Singh Sikh Society, on this matter.

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in his report dated May 9, 1977, be approved;

FURTHER THAT the letter from the Akali Singh Sikh Society be received.

- CARRIED UNANIMOUSLY

Prior to consideration of the following two reports, the Director of Planning reviewed the history of these applications and the reasons for his recommendations for the information of Council.

C. Rezoning - Area Generally West of the Quebec/Columbia Connector at Terminal Avenue

MOVED by Ald. Kennedy,
THAT the recommendation of the Director of Planning contained in the Manager's report dated May 17, 1977, be received and the whole matter be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY

D. Rezoning - N/W Corner of Main Street and Terminal Avenue

MOVED by Ald. Brown,
THAT the recommendations of the Director of Planning contained in the Manager's report dated May 17, 1977, be received and the whole matter be referred direct to a Public Hearing.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Report of Standing Committee on Community Services, May 19, 1977

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Lodging Houses - 630 Alexander and 634 Main Streets
Cl. 2: Name of Hostel at 124 Dunlevy Avenue
Cl. 3: Liquor Permit Application - 710 Helmcken Street
Cl. 4: Rent Increases at Ferrara Court Apartments, 504 East Hastings
Cl. 5: Quarterly Grants Report
Cl. 6: Civic Grant Request - Van Horne Summer Enrichment Program
Cl. 7: Ray-Cam Co-Operative Centre Operating Budget (1977-78)
Cl. 8: Future of the Wicklow Hotel, 1516 Powell Street
Cl. 9: By-law Enforcement in the 'Core Area'
Cl. 10: Development Permit for False Creek Day Care Centre
Cl. 11: Transportation for the Disabled - B.C. Lions Society for Crippled Children - ID Service

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Quarterly Grants Report (Clause 5)

MOVED by Ald. Rankin,
THAT the Director of Social Planning review existing information on past and present City involvement in funding local area councils or community groups for report to the Standing Committee on Community Services.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT City Council approve a grant of $11,100 to the Japanese Community Association.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

MOVED by Ald. Rankin,
THAT City Council approve a grant of $10,642 to the Lower Mainland Stroke Association - Vancouver Branch.

- CARRIED UNANIMOUSLY ANI BY THE REQUIRED MAJORI

MOVED by Ald. Rankin,
THAT City Council approve a grant of $14,500 to cover the salary of an area co-ordinator (12 months at $1,000 per month) and rent, telephone, office equipment and supplies (totalling $2,500) for the Marpole-Oakridge Area Council Community Office.

- LOST NOT HAVING RECEIVI THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Kennedy, Puil and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, May 19, 1977 (cont'd)

Quarterly Grants Report (Clause 5) (cont'd)

MOVED by Ald. Rankin,
THAT City Council approve a grant of $8,668 to the Marpole-Oakridge Area Council Seniors Care Program.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT City Council approve a grant of $9,075 to the St. James Social Service.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT City Council approve a grant of $16,583 to the Vancouver Association for Children with Learning Disabilities.

- CARRIED BY THE REQUIRED MAJORITY

(Mayor Volrich opposed)

MOVED by Ald. Rankin,
THAT the foregoing grants be subject to any terms or conditions as set forth by the Director of Social Planning and contained in the Manager's report dated May 9, 1977.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT no grants be approved at this time to the following organizations:

(i) Hastings-Sunrise Action Council
(ii) Trinity Baptist Church.

- CARRIED UNANIMOUSLY

Civic Grant Request - Van Horne Summer Enrichment Program (Clause 6)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Kennedy and the Mayor opposed)

MOVED by Ald. Marzari,
THAT Council approve a grant of $5,000 for the Van Horne Summer Enrichment Program, such grant to be administered by the Van Horne Parent Consultative Committee.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

MOVED by Ald. Rankin,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

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The Council recessed at approximately 4:15 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, May 19, 1977 (cont'd)

Clauses 7, 8, 9 and 10

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 7, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Transportation for the Disabled - B.C. Lions Society for Crippled Children - ID Service (Clause 11)

Mr. McBride addressed Council on behalf of the B.C. Lions Society.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORIT

MOVED by Ald. Puil,
THAT the Director of Social Planning report to Council on agencies and programs for which Provincial Government funding is considered inadequate and also on agencies and programs from which the Provincial Government has withdrawn funding. The report to include appropriate action which could be taken at the political level to increase Provincial Government funding in deficient areas.

- CARRIED UNANIMOUSLY

II. Report of Interim Cultural Advisory Committee, May 19, 1977

Structure, Terms of Reference, etc. for Permanent Committee on the Arts

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil in amendment,
THAT the structure be amended to read "one Alderman to be appointed by the Mayor".

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari and the Mayor opposed)

The amendment having lost, the motion by Alderman Brown was put and CARRIED UNANIMOUSLY.

The Mayor appointed Alderman Brown as Chairman and Aldermen Gibson and Marzari as members of the Council Committee on the Arts.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Special Joint Council/ Park Board Committee re Jericho, May 24, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Minutes of Previous Meeting
Cl. 2: Delegation Requests
Cl. 3: Hangar #5 - Park Board Resolution of May 16, 1977
Cl. 4: Use of Other Hangars

Clause 1

MOVED by Ald. Ford,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved after deleting all the words after the word 'hangars'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Assistant Director, Construction and Maintenance Division, report to the next meeting of Council on the actual costs of renovating Hangar #5 at Jericho.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Ford,
THAT consideration of Clauses 3 and 4 be deferred until after the Special Committee's proposed public meeting on June 23, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4550, BEING THE LICENSE BY-LAW (High School Graduation Dances)

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4550, being the License By-law (High School Graduation Dances) (cont'd)

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-laws.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes (South 10 feet of Lot 7, Block 317, D.L. 526)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 7, Block 317, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road Purposes (Lots 1 and 2(part) Block 248, D.L. 526)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

The West 7 feet of Parcel "A" (see 347535-L) of Lots 1 and 2 and the West 7 feet of Lot 1 except Parcel "A" and except the North 7 feet shown on Plan 3863, now road, ALL in Block 248, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated January 3, 1977, and marginally numbered LF 8081, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Lands for Lane Purposes (2040 Burrard Street)

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

The North 2 feet of Lot 39;

The West 7 feet and the North 2 feet except the West 7 feet thereof of Lot 40, Block 248, District Lot 526, Plan 590, the same as shown outlined green and red respectively on plan prepared by G. Girardin, B.C.L.S., dated March 28, 1977, and marginally numbered LF 8176, a print of which is hereunto annexed

(2040 Burrard Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Vancouver Art Gallery

MOVED by Ald. Marzari,
SECONDED by Ald. Kennedy,
THAT Council approve in principle, the designation of $2.616 million from the sale of Block 71 and the future proceeds from the sale of the present Art Gallery to the renovation of the Court House for the Art Gallery, subject to a renovation plan and budget being developed to the satisfaction of the City and any remaining needed funding being secured by the Art Gallery.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 6:05 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 31, 1977, adopted on June 14, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Lane East of Fraser Street, 31st Avenue to Lane North, Block 9, D.L. 391 and 392, Plan 2467

The Acting City Engineer reports as follows:

"The lane east of Fraser Street north of 31st Avenue is well below the grade of Fraser Street and below the grade of 31st Avenue making it virtually impossible to open the lane to traffic. The owner of the lands on either side of the lane wishes to acquire the lane and consolidate his holdings.

I recommend that the lane lying between the westerly productions of the northerly and southerly limits of Lot 44, Block 9, District Lots 391 and 392 as shown hatched on Plan LF 8264 be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

(a) The value of the closed lane be $22,000 in accordance with the recommendation of the Supervisor of Properties.

(b) The applicant to pay for the relocation of all utilities in the lane which would include the installation of an anchor pole. Alternatively if the utilities are to remain, a Public Utility Easement is required over the closed lane.

(c) All agreements to be satisfactory to the City Engineer and Director of Legal Services.

(d) The closed lane to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting City Engineer be approved.

* * * * * *

2. Repair to Yard Building - Cambie Yard

The Acting City Engineer reports as follows:

"Funds were requested in the Supplemental Budget to make repairs to the old brick building in Cambie Yard which houses the Radio Shop and the Garage. The item was rejected in the budget review. The damage is caused by subsidence of the pile foundation and one corner of the building is breaking away. Continuing measurements by the Structures Engineer of the rate of settlement lead us to conclude that the condition is worsening and is approaching a hazardous state. The area is heavily used by workmen and a collapse cannot be tolerated. Our proposal is to remove the defective brick corner and replace it with a light steel wall. The cost of this work is estimated at $9,750. I feel that repairs should be undertaken at the earliest possible date.

The Director of Finance reports that funds could be made available from Contingency Reserve.

The Acting City Engineer recommends that funds in the amount of $9,750 be approved for repairs to the Cambie Garage, the source of funds to be Contingency Reserve."

The City Manager RECOMMENDS that the above report of the Acting City Engineer be approved.

Cont'd.....

3. Local Improvements on the "Initiative Principle"

The Acting City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-law, projects for:-

- Curb and Gutter, Arterial Street;
- Pavements and Curbs, Downtown Streets;
- Pavements and Curbs, Higher Zone;
- Pavements and Curbs, Neighbourhood Improvement Projects;
- Lane Pavements, Higher Zone;
- Lane Pavements, Local Residential;
- P.C. Concrete Sidewalk;

shown on the attached schedule dated May 20, 1977, are advanced to Council on the 'Initiative Principle'.

Burrard Street Curb and Gutter Project

A program for widening Burrard Street from 1st Avenue to 10th Avenue (along with left-turn bays on Broadway and other related works) was approved by Council on 15 June, 1976. This section of Burrard has a pavement adequate for the local need and is all curbed except for these two half-blocks. Only these, therefore, should be a local improvement.

Burrard Street Sidewalk Project

In connection with the widening of Burrard Street, existing concrete sidewalk will be replaced behind the widened curbs at no direct charge to the abutting properties. Many sections, however, do not have permanent walks or have walk of less than full width. This project comprises these 'missing' walks.

Quebec Street, Taylor Street and the Un-named Street West of Main Street

These three projects are sections of the South By-pass route which is part of the Downtown Transportation Plan approved by Council on 29 July, 1975.

Pavements and Curbs on Local Streets, Higher Zones
and Lane Pavements, Higher Zones

These projects are part of the continuing program of paving streets and lanes in higher zones. They have been advanced because of public complaints and high maintenance costs.

Lane Pavement, Local Residential, on the lane surrounding
Humm Park in the vicinity of 55th Avenue and Gladstone Street

Parks and Recreation have developed Humm Park which is in the center of a block and is surrounded by residential properties and separated from these properties by a lane. Parks and Recreation have requested that the lane be improved by the construction of a lane pavement, with a curb on one side abutting the Park site only. Parks and Recreation will be paying for the curb while the remainder of the work is contained in the local improvement project for the residential lane pavement.

Pavements and Curbs, Neighbourhood Improvement Projects

These projects are the 1977 part of a two year program for paving streets in the Mount Pleasant area under the Neighbourhood Improvement Program, approved by Council on February 18, 1977.

Capital Funds

Funds for the City's shares of these projects are available as follows:

- Burrard Street curb and gutter and sidewalks (items 1 & 24) from funds authorized for this program.
- Balance - from funds approved in the 1977 and prior Streets Capital Budgets, and from N.I.P. funds for the Mount Pleasant area as shown on the Detailed Second Step Report."

Cont'd.....

Clause 3 continued

SECOND STEP

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 20, 1977.

The estimated total cost of these improvements is $1,189,257 and the City's share of the cost is $865,692 which includes $183,205 of N.I.P. funds.

I have to report that the necessary financial arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Acting City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) That the reduction of the Property Owners' rates on the Neighbourhood Improvement Projects (pursuant to section 5, subsection (15) of the Local Improvement Procedure By-law) be:

Residential Property	25%
Multiple Dwelling and Local Commercial Property	12%
Commercial and Industrial Property	11%

(d) The Court of Revision for the projects listed in the attached schedule dated May 20, 1977 be held at 7:30 p.m. Tuesday, July 26, 1977.

NOTE: (Requires affirmative vote of 2/3 of Members present).

4. Speed Deterrent Bumps - Lanes Surrounding Quadra Park

The City Engineer reports as follows:-

"A petition dated March 24, 1977 from certain of the Property Owners on the lanes surrounding Quadra Park, requesting that this project not proceed, was circulated to members of Council on April 6, 1977 (on file in City Clerk's office). The petition stated:

'The following petitioners for the above project, having had time to evaluate the effect of traffic in the lanes described, and the fact that increased traffic and speed problems have not materialized, wish to rescind the application for speed bumps.'

This was a Local Improvement project 'by Petition' for Speed Deterrent Bumps in the lanes south of 16th Avenue, west of Quesnel Drive, north of 18th Avenue and east of Collingwood Street (sketch attached). It came before a Court of Revision and Council on 24 February, 1977. There are 25 owners; a sufficiently-signed petition required 17 signatures; 18 owners had signed. A previous request that the project not proceed had been circulated and one owner appeared so requesting. The project was undertaken by Council.

Cont'd.....

Clause 4 continued

Signatures on the petition, the previous request not to proceed and the present brief have been compared with the following result:

Signed petition and still wish Speed Bumps	-	3
Signed petition but now opposed to Bumps	-	15
Did not sign petition, opposed to Bumps	-	4
Did not sign petition or either request not to proceed	-	3
Total Owners	-	25

This count indicates that, at most, 6 owners now favour Speed Bumps and at least 19 are opposed.

Note:- The two requests not to proceed carried some 'half-signatures' (one of two joint owners). These could not have been accepted on a formal petition but are counted here because our experience is that half signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority of the two in favour.

There is also one property owned jointly by three persons. Two signed the petition, which was an accepted signature. One of these two signed the present brief. This has been counted as 'Signed petition but now opposed to Bumps' although the picture is not fully clear.

The sequence of events is of interest. The question of speed bumps arose while the petition for paving was being circulated and the speed bump petition was submitted after the paving petition but before the paving was done. Because of the difference in submission date, the paving was in the 1976 program but the speed bumps had to wait for the November plebiscite and the 1977 program. The lane was paved in the summer of 1976 and the Property Owners thus had the opportunity to see that the anticipated speeding did not develop.

No work has been done on these Speed Bumps.

The covering letter to the petition suggests, 'Slow, Children at Play' signs. It is not the City's policy to install such signs for the following reasons:

(a) There is a blanket 15 miles per hour speed limit in all lanes, imposed in part because of children and other pedestrians;

(b) While some children do play in lanes, they are not intended as playgrounds and it would be poor practice to install signs which might encourage this use;

(c) If signs were justified in one residential lane, they would be justified in all. There are over 6,000 blocks of residential lanes in the City and the number of signs would equal the number now in effect for all other regulations.

PROCEDURE:

The Local Improvement Procedure By-law provides that signatures may not be withdrawn or countermanded after the Petition has been filed. In the legal sense, therefore, there is still a sufficiently-signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. This Local Improvement project (Item 270 on Schedule 441) was one of the number undertaken by a Motion of Council on 24 February, 1977.

Cont'd.....

Clause 4 continued

The City Engineer recommends that the project not proceed and that Council rescind its motion of February 24 as it applies to this project.

The City Manager RECOMMENDS acceptance of the foregoing recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 225 & 226

BUILDING AND PLANNING MATTERS

INFORMATION AND RECOMMENDATION:

1. Mt. Pleasant N.I.P./R.R.A.P.
   Six Month Progress Report

The Director of Planning reports as follows:

"I BACKGROUND

On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which contained funding allocations for N.I.P. projects and planning policies to guide future development in the Mt. Pleasant N.I.P. Triangle. It is a requirement of C.M.H.C. that a progress report on implementation of N.I.P. projects be prepared at six month intervals.

Council approved the following Mt. Pleasant N.I.P. allocations. The allocations as at December 31, 1976 are:

	TOTAL	FED.	PROV.	CITY
1. Kivan Boys' & Girls Club	$ 250,000	$ 71,428	$ 35,714	$142,858
2. Neighbourhood House	190,000	95,000	47,500	47,500
3. Parks - S. China Creek	157,000	78,500	39,250	39,250
Robson	180,000	90,000	45,000	45,000
Sunnyside	32,000	16,000	8,000	8,000
4. Schools	50,000	25,000	12,500	12,500
5. Administration	89,047	44,524	22,262	22,261
6. Bus Shelters	45,000	11,250	5,625	28,125
7. Street Curbing	475,000	118,750	59,375	296,875
8. Trees (Boulevards)	100,000	25,000	12,500	62,500
9. Traffic Plan	80,000	20,000	10,000	50,000
10. Public Safety Measures on E. 12th	10,000	2,500	1,250	6,250
11. Contingencies	59,458	29,729	14,865	14,864
TOTAL IMPLEMENTATION STAGE	$1,717,505	$627,681	$313,841	$775,983
PLANNING STAGE	59,637	29,819	14,909	14,909
TOTAL MT. PLEASANT NIP FUNDS	$1,777,142	$657,500	$328,750	$790,892

In January, 1977, CMHC and the Province gave approval to the Mt. Pleasant N.I.P. Concept Plan.

II INTENT AND PROGRESS

This report outlines how the Mt. Pleasant N.I.P. allocations are to be spent, details the progress which has been made to date and indicates upcoming actions to be taken by the Planning Department and other civic bodies.

Cont'd . . .

Clause 1 Cont'd

1. Kivan Boys and Girls Club ($250,000)

This project entails replacement of the existing fire damaged, outdated Club building located at 12 Ave & St. Catherines Street. Kivan provides social/recreational programs and opportunities to local boys and girls, ages 7 to 17, and is operated by the Boys/Girls Clubs of Canada. In 1975 active members numbered about 120. The Club has served the area since 1937 and is generally well regarded by area residents.

Since approval of the N.I.P. Concept Plan additional investigation into location requirements and possibilities has been undertaken. The $250,000 will be utilized by the Boys & Girls Club towards constructing a new facility on City owned land. The Club will supplement the N.I.P. funds through additional monies, donated materials and professional services. The Citizens N.I.P. Committee, Planning Dept., other civic bodies and the Boys/Girls Club are working to resolve outstanding details prior to submitting an implementation report in May for consideration of Council.

Resulting from Kivan's long service to the community many local residents regard the reconstruction project as the N.I.P. Committee's most important venture and are eager to re-establish the Club in the neighbourhood as soon as possible.

2. Neighbourhood House ($193,000 - includes $3,000 contingency funds)

This major project is now almost complete. On February 15, 1977, Council approved the purchase of 535 E. Broadway for use as a Neighbourhood House to be operated under the auspices of N.S.A. (Neighbourhood Services Association). The Neighbourhood House Staff has been hired, a Citizen's Management Board appointed and programming started at 535 E. Broadway. The Planning Department will soon report to Council outlining recommended details of a long term lease agreement between the City and N.S.A.

3. Parks ($369,000 total) - South China Creek ($157,000), Robson ($180,000), Sunnyside ($32,000)

Following a Citizen involvement process (park design-ins, surveys, meetings) that occurred in mid-1976, the Park Board prepared concept drawings for N.I.P. park improvements. Subsequent discussion and modification to the plans has occurred. The Park Board will provide final plans in June, 1976 with partial implementation to follow at summer's end. The South China Creek improvements include closing a portion of E. 10 Ave (approved by Council Sept. 28,1976). A Park Improvements Implementation Report will be forwarded to Council in August.

4. Schools ($50,000)

This allocation is for the two area schools: Dickens and Nightingale Elementary. Suggestions to date for the $50,000 have focused on improvements to school grounds. Implementation will likely occur in 1978, after further consultation with teachers and students has occurred.

5. Administration ($89,047 - includes $3,372 contingency funds)

These funds cover all citizen participation costs (meetings news-flyers, etc.), site office overhead, salaries and R.R.A.P. Promotion. At year's end the Planning Dept. will report on 1978 administration.

Cont'd . . .

Clause 1 Cont'd

6. Bus Shelters ($45,000)

Bus shelters ranked as the top priority for funds in the May, 1976 N.I.P. Questionnaire distributed throughout the Mt. Pleasant Triangle. In April 1977 Council decided to delay installation of the Mt. Pleasant N.I.P. "City Style" shelters for 6 months to 1 year. This will enable Mt. Pleasant N.I.P. to take advantage of existing stock about to become available for relocation once the commercial shelter program gets underway. This approach represents a considerable saving of monies over new construction. In six months (October, 1977) the Planning Department will review the progress on this item for report back to Council.

7. Street Curbing ($475,000)

These N.I.P. funds will be used to subsidize (up to 25%) the cost of curbing and paving all unimproved streets (87 blocks out of a total 134 blocks) in the N.I.P. Triangle. The total estimated cost is approximately $2 million. Property owners and the Streets Capital Fund will be subsidized alike. The work will be done in two stages - 1977 and 1978. Recently, Council approved the necessary Supplementary Capital Funds ($462,000) to cover the City's share of the first stage. A report to Council regarding N.I.P. funds is forthcoming in May 1977. "Notices of Intent" will be sent to affected property owners in June, a Court of Revision is scheduled for July and the 1977 work will be undertaken from August to October.

Many people regard the curbing program as an extremely important N.I.P. project. It will have far reaching benefits in terms of services and aesthetics throughout the entire N.I.P. community. Also, it a good opportunity for the City to further its longstanding curbing program.

8. Trees - boulevards ($100,000)

To ensure quick installation of boulevard trees following the major curbing project noted above $100,000 has been set aside to assist the Park Board. Normally, boulevard trees are installed as funds permit. In this case, without supplementary funds, the size of the Mt. Pleasant N.I.P. curbing project would have caused considerable delay in planting boulevard trees.

9. Traffic Plan ($80,000)

In 1974, at the request of local residents, the Engineering Department completed a survey of traffic, parking and accidents in the Triangle and recommended installation of several traffic management devices. In 1976, through N.I.P., the data was updated and the recommendations again discussed by area residents. A modified version of the original plan (3 traffic circles and 1 traffic diverter) was subsequently approved by Council in September, 1976 as part of the N.I.P. Concept Plan. Implementation will occur in Fall, 1977.

10. Public Safety Measures on E. 12 Ave. ($10,000)

These funds are to cover pedestrian safety measures for E. 12 Ave. that could emerge as a result of future Engineering Dept. studies related to Kivan.

11. Contingencies ($59,458 less $3,000 to Neighbourhood House = $56,458

This allocation will be held in reserve pending implementation of other projects.

12. R.R.A.P. (Residential Rehabilitation Assistance Program)

R.R.A.P. funds are 100% Federal monies (except

Cont'd

Clause 1 Cont'd

Promotion which is cost shared) and are separate from the N.I.P. allocations outlined above. However, R.R.A.P. is an integral part of Neighbourhood Improvement and has been extremely successful in Mt. Pleasant. From March, 1976 to March, 1977, 100 buildings (about 7% of all residential buildings in the area) containing a total of 140 units were rehabilitated under R.R.A.P. at a cost of $400,000. It is expected that a similar number of buildings will be rehabilitated each year through to 1980. Council should note that the take-up on R.R.A.P. in all Vancouver areas is excellent.

The Director of Planning submits the foregoing for the INFORMATION of Council and RECOMMENDS:

THAT Council submit the Mount Pleasant N.I.P. Six Month Progress Report to the Federal and Provincial Governments for information."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council and RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

RECOMMENDATION:

2. Mt. Pleasant N.I.P. Neighbourhood House Lease

The Director of Planning reports as follows:

"I. BACKGROUND

On September 28, 1976, Council approved the Mount Pleasant N.I.P. Concept Plan which included the following:

'Encourage the establishment of a Neighbourhood House within or adjacent to the N.I.P. Triangle by providing up to $190,000 towards this objective.'

Pursuant to the above, on February 15, 1977, Council (In Camera) approved the purchase of 535 East Broadway with N.I.P. funds for use as a Neighbourhood House.

Council further instructed City Officials to enter into lease negotiations with N.S.A. (Neighbourhood Services Association) for report back. The lease is the subject of this report.

The premises at 535 East Broadway comprise a two-storey frame and concrete block building erected in 1976 on a lot 33' x 122' zoned C-3A. Given current and anticipated future population characteristics for the area, the building's location, size and design (with minor modification) are considered ample to provide Neighbourhood Services for many years to come. It is worth noting that the Neighbourhood House is presently the sole "community building" in the general N.I.P. area.

Neighbourhood House services are now established in the new premises staffed by a full-time Director, secretary, teen worker, ethnic worker, handymen, and several volunteers.

II. TERMS OF LEASE

Based on discussion between N.S.A. and City Officials, the following basic terms are recommended for inclusion in the lease arrangement between the City and N.S.A.

a) Term 8 years, commencing April 1, 1977, with an option to renew for a further 8 years. It should be noted that under C.M.H.C. N.I.P. regulations, 8 years is the minimum lease term allowed for a community facility such as this.

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Clause 2 Cont'd

b) N.S.A. shall provide neighbourhood services (social, recreational, cultural, educational) at 535 E. Broadway at nominal or no cost to the general neighbourhood population for the term of the lease agreement, the provision of such services to be at all times to the satisfaction of the City.

c) Annual Rent. In view of the fact that N.I.P. funds (Social/Recreational Account) were used to purchase the subject site and that N.S.A. is a registered non-profit society, the Director of Planning recommends a nominal annual rent.

The Director of Planning notes that in other instances where non-profit organizations lease city property the annual rent is often a nominal amount (example: Boys and Girls Clubs of Greater Vancouver).

In this respect, the Supervisor of Properties estimates the fair market rent for this property to be $1675/month ($1000 main floor and $675 top floor) or $20,000/year.

d) N.S.A. may not sublet at a net profit to N.S.A. without first receiving prior written permission from the City. N.S.A. may, however, recover operating costs incurred as a direct result of sponsored groups using space or staff resources in the Neighbourhood House (example of sponsored groups: seniors program funded by New Horizons, Summer Fun program funded by Canada Works).

e) Alterations to and Maintenance of Property. N.S.A. is to be responsible for all alterations and renovations in order to make the premises more suitable for operating a neighbourhood house. Structural alterations will not be undertaken without written permission from the City. N.S.A. is to be responsible for proper maintenance of the property arising from normal wear and will pay all utility costs in connection with the buildings use for the term of the lease. The City is to be responsible for major structural and equipment maintenance only.

f) Other. The lease agreement is to be drawn up to the satisfaction of the Director of Legal Services.

III. POLICY FOR FUTURE USE OF PROPERTY OR FUNDS ACQUIRED THROUGH FUTURE SALE

Since the subject property was purchased with Mt. Pleasant Neighbourhood Improvement funds (Social/Recreational Account), it is recommended that future use of the property or funds acquired through future sale be confined to uses within the general category of 'providing neighbourhood services' to the general Mt. Pleasant N.I.P. area.

IV. The Director of Planning RECOMMENDS:

1) That the City enter into a lease with N.S.A. for their use of 535 East Broadway in a form satisfactory to the Director of Legal Services in accordance with the conditions aforesaid, including provision for a nominal annual rental to be set by Council.

2) That future use of 535 East Broadway or funds acquired through future sale be confined to uses within the general category of 'providing neighbourhood services' to the general Mt. Pleasant N.I.P. area."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. East Thirty-First Avenue (North side of East 31st Avenue between Fraser Street and Prince Albert Street). Lot 44, Block 9, D.L. 's 391 & 392

Present Zone: (RS-1) One-Family Dwelling District.
Requested Zone: (RT-2) Two-Family Dwelling District.

Applicant: Mr. M. Katz, Architect.

The Director of Planning reports as follows:

'An application has been received from Mr. M. Katz, Architect, requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District for the purpose of:

'To develop Lot 44 in conjunction with Lots 18, 19, 20, 21 and 22 and portion of lane for the purpose of erecting a townhouse project as per attached drawings.'

SITE DESCRIPTION

The site is comprised of one lot located on the north side of East 31st Avenue adjacent to the unopened lane east of Fraser Street. The site measures 33 feet along the fronting street and has a depth of 146 feet to the lane at the rear. Site area is 4,838 square feet (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and is presently vacant. The site falls some 16 feet from the front on East 31st Avenue to the lane at the rear.

Flanking the site on the west is an unopened City lane. Further to the west and fronting onto Fraser Street the lands are zoned (RT-2) Two-Family Dwelling District and developed as follows:

Lots 19-22 inclusive:	Vacant.
Lot 18:	1 storey plus basement one-family dwelling in fair/good condition.
Lot 17:	Vacant.
Lot 16:	1 storey plus basement one-family dwelling in good condition.
Lot 15:	1 storey one-family dwelling in fair condition.

These lots slope down abruptly from Fraser Street and also from East 31st Avenue. A retaining wall approximately 10 feet in height has been constructed for the full block distance along Fraser Street. No vehicular or pedestrian access exists from these lots to Fraser Street.

Lands on the west side of Fraser Street, north of East 31st Avenue and fronting onto Fraser Street, are zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings.

The lands to the north, east and south of the site are zoned (RS-1) One-Family Dwelling District and generally developed with 1 storey plus basement one-family dwellings in good condition. Lands north of East 30th Avenue and fronting onto Fraser Street are zoned (C-2) Commercial District and developed with mixed commercial and residentia uses.

The lands across East 31st Avenue and fronting onto the east side of Fraser Street are zoned (RT-2) Two-Family Dwelling District and developed with a Church on the southeast corner and generally older one and two-family dwellings and multiple conversion dwellings further to the south along Fraser Street.

The lands on the southwest corner of Fraser Street and East 31st Avenue are zoned (RS-1) One-Family Dwelling District and developed with Mountain View Cemetary. (See Appendix B).

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped

Cont'd . . .

Clause 3 Cont'd

"Received, City Planning Department, April 28, 1977." The plans indicate a town-house development on a site comprised of Lot 44 (the lot for which rezoning has been requested), the unopened portion of the City lane and Lots 18 to 22 inclusive. This site has a total area of 28,770 square feet. (See Appendix C).

CALCULATIONS:

Site Area:	28,770 square feet	
Floor Space Ratio:	Permitted:	0.75
	Proposed:	0.74
Floor Area:	Permitted:	21,577 square feet
	Proposed:	21,159 square feet
Site Coverage:	Permitted:	40%
	Proposed:	39%
Height:	Permitted:	2 storeys plus cellar (maximum)
	Proposed:	2 storeys plus cellar
Total Dwelling Units:	29 - 2-bedroom units (average 720 square feet).	
Parking:	Required:	29 spaces (1 space/725 square feet)
	Proposed:	30 spaces (underground)

Setbacks:	Required	Proposed
From south property line:	24 feet	25 feet
From north property line:	35 feet	35 feet
From east property line:	7 feet	7 feet
From west property line:	10 feet	10 feet

URBAN DESIGN PANEL

The Urban Design Panel considered the application on January 6, 1977 and recommended that the application be approved.

CITY ENGINEER

The City Engineer, in a memorandum dated May 13, 1977, comments as follows:

"(a) A portion of the City lane east of Fraser Street will be required to be closed and the site consolidated. Application has been received from the applicant requesting this closure and this department is now preparing a report on this matter for City Council's consideration recommending closure.

(b) A Bulkhead agreement for the support of the surrounding streets and lane will be required."

ANALYSIS

Due to the abrupt slope of the unopened City lane up to East 31st Avenue, the City Engineer has indicated that acquisition and development of the lane in conjunction with adjoining lands is possible. Approval of this acquisition would, of course, depend on appropriate utility easement and possible undergrounding arrangements.

The site under consideration, in conjunction with the unopened City lane and those lands fronting onto Fraser Street, could be developed to provide well-designed town-houses comprised of two and three-bedroom units. Inclusion of these lands will also afford a better opportunity to sensitively relate the scheme to adjoining lands developed with one-family dwellings and ease the impacts of vehicular access to those lands fronting onto Fraser Street. Special care will be needed in the design to relate the housing to the retaining wall along Fraser Street.

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Clause 3 Cont'd

If the site is to be developed, a number of factors must be considered. Firstly, the unopened City lane would necessarily have to be acquired and utility easements provided to the satisfaction of the City Engineer. Secondly, the site would have to be consolidated into a single parcel before the rezoning is enacted in order to ensure that these lands are developed in a comprehensive manner. Finally, townhouses are a conditional use (requiring special approval by the Director of Planning) on lands zoned (RT-2) Two-Family Dwelling District. Should the rezoning be approved, the Director of Planning would be prepared to approve a Development Permit Application for a well-designed townhouse development subject to the following provisions:

1. Adequate emergency access to all portions of the site be provided to the satisfaction of the City Fire Chief.

2. Adequate on-site loading facilities be provided to the satisfaction of the Director of Planning to service the development due to the topographic restrictions of servicing the units from the abutting streets.

3. The maximum height of all buildings and structures above ground level do not exceed 35 feet.

4. Adequate design to mitigate against undue noise penetration into the development from Fraser Street.

5. Any other conditions as established by the Director of Planning on considering a Development Permit Application for townhouses on this site.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application for Lot 44, Block 9, D.L.'s 391 & 392 be approved subject to the following:

i) That the unopened City lane be acquired and any existing utilities be relocated or contained within a suitable easement to the satisfaction of the City Engineer.

ii) That Lots 18-22 inclusive plus the closed lane plus Lot 44 be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION:

4. Letter to Office Developers in the City of Vancouver

The Director of Planning reports as follows:

"On March 8, 1977, Council resolved:

'THAT the Director of Planning continue to request information from applicants who wish to develop offices in the City to explain their reasons for locating in the City and that the letter attached as Appendix I be used for that purpose.'

Council further resolved:

'THAT the Director of Planning continue to encourage developers of offices in the City to consider a location in the regional town centres outside the City where appropriate.'

The Council minutes for March 8, 1977 also note that:

'(The Mayor advised that he and some other members of Council would meet with Mr. Farry, G.V.R.D. Planning Department, and the Director of Planning to review the office development process for report back.)

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Clause 4 Cont'd

On March 21, 1977 the Mayor, Alderman Kennedy, Mr. Farry, and the Director of Planning met to discuss this matter. Agreement was reached on the content and format of a letter which is to be sent to all people proposing major office developments (exceeding 20,000 square feet) in the City of Vancouver.

A sample of the letter is attached to this report.

This matter is reported to Council for information."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION:

5. Grandview-Woodland N.I.P. Appropriation: Tree Planting and Litter Containers

The Director of Planning and the City Engineer report as follows:

"The Grandview-Woodland Neighbourhood Improvement Program was officially established by City Council on August 24, 1976; resident involvement in the planning stage of the program was initiated on November 9, 1976 with the establishment of a citizens' committee to advise City Council on N.I.P. expenditures in the area. The Committee has been working with the City Planning Department towards the completion of a N.I.P. concept plan, which is scheduled for presentation to Council's Planning and Development Committee in mid-June, 1977.

The Grandview-Woodland N.I.P. Committee has identified the lack of landscaping at Laura Secord and Sir William Macdonald Schools (which front East Broadway and East Hastings Street respectively) as a problem that should be resolved through the Neighbourhood Improvement Program. The parents' committees and principals of these schools have suggested that the planting of closely-spaced trees along these street frontages would enhance the school grounds aesthetically, and at the same time provide some relief from heavy traffic noise which presently distracts students from classroom work. The N.I.P. Committee agrees that this is an appropriate project and that it should be undertaken as soon as possible, in order to help publicize the availability of N.I.P. funds in the area and demonstrate that relatively rapid implementation of N.I.P. projects is possible.

The project would involve the planting of 5 to 6 foot cedars, closely spaced along the rear boulevards fronting the 1900 Block East Hastings and 400 Block Victoria Drive, adjacent to Sir William Macdonald School; and a similar planting along the 2100 Block East Broadway, with seven individual cedars for decorative purposes along the 2500 Block Lakewood Drive, adjacent to Laura Secord School. The cost of the project is estimated to be $11,350.00.

School Board officials have considered the proposal and have approved it with the stipulation that, should a significant increase in vandalism costs occur that are directly attributable to the screening affect of the trees, the Vancouver School Board may remove all, or a selected portion of the trees. No current vandalism problem exists at either school. School Board staff wish to be responsible for the planting and maintenance of these trees and since the trees would be located on City property (the rear boulevard) the City Engineer recommends that an encroachment agreement be arranged with the School Board to establish this responsibility. Such an agreement will be drafted by the Department of Legal Services. The Park Board will be consulted regarding suitable type of tree.

Another problem identified early in the planning process was a litter problem in the vicinity of neighbourhood grocery stores; the N.I.P. Committee believes that the installation of litter containers at fourteen locations selected in consultation with the City Engineering Department

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Clause 5 Cont'd

will help alleviate this problem. The cost of this project is estimated to be $2,338.00; the City Engineer points out that the annual emptying and maintenance costs for each litter bin is $150.00, and the 1977 Operating Budget should be increased to provide for this.

The total costs of these two street beautification projects would be $13,688.00, and would be shared as follows:

	Tree Planting	Litter Containers
City of Vancouver (25%)	$2837.50	$ 584.50
C.M.H.C. (50%)	$5675.00	$1169.00
Province of B.C. (25%)	$2837.50	$ 584.50

The Planning Department concurs with the recommendation of the Grandview-Woodland N.I.P. Committee that these projects be carried out. Since they are being proposed as "demonstration projects" for the Grandview-Woodland Neighbourhood Improvement Program, and an implementation stage budget does not exist, it will be necessary to establish an account for Street Beautification, and to appropriate funds in advance from the Implementation Stage of the Program.
Central Mortgage & Housing Corporation concur with this report.
It is therefore recommended:

I. That an Implementation Stage: Street Beautification Account be established from the Grandview-Woodland Neighbourhood Improvement Program;

II. That $15,000.00 be appropriated to this Account in advance from Grandview-Woodland N.I.P. Implementation funds (C.M.H.C. $7500.00; City of Vancouver $3750.00; Province of B.C. $3750.00);

III. That Council approve the expenditure of $11,350.00 from the Implementation Stage: Street Beautification Account of the Grandview-Woodland Neighbourhood Improvement Program for installation of decorative and protective planting at Sir William Macdonald and Laura Secord Schools, as described in this report, cost to be shared as follows:
City of Vancouver = $2837.50
C.M.H.C. = $5675.00
Province of B.C. = $2837.50.

IV. (a) That Council approve the expenditure of $2,338.00 from the Implementation Stage: Street Beautification Account of the Grandview-Woodland Neighbourhood Improvement Program for installation of concrete litter containers at fourteen locations in the Grandview-Woodland N.I.P. area, costs to be shared as follows:
City of Vancouver = $ 584.50
C.M.H.C. = $1169.00
Province of B.C. = $ 584.50.

(b) That Council approve from Contingency Reserve, an increase of $525 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for the last quarter of 1977.

V. That the School Board enter into the required encroachment agreement with the City of Vancouver."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 226

A-6

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closures to Accommodate a Japanese Canadian Centennial Arts Workshop Festival

The City Engineer reports as follows:

"In a letter dated March 24, 1977, Mr. R. Shiomi, Program Co-ordinator for the Japanese Canadian Centennial Arts Workshop Festival, requests that Dunlevy and Jackson Streets (both flanking Oppenheimer Park) between Powell and Cordova Streets be closed to vehicular traffic. This closure is to be effective 8:00 A.M. Saturday, June 11, 1977, to 9:00 P.M. Sunday, June 12, 1977, to accommodate the booths and staging required for the proposed festival.

As Jackson and Dunlevy Streets are not transit routes, B. C. Hydro operations will not be affected. The Police Department advises that they will provide special attention for this event and there are no objections from a Traffic Engineering standpoint.

Temporary signing and barricading will be required, as well as extra street cleaning. The estimated costs are as follows:

(1)	Temporary signing and barricading	-	$350.00
(2)	Sanitation Department services	-	$100.00
	Total	-	$450.00

Should Council approve the applicant's request to close to vehicular traffic, Dunlevy and Jackson Streets from Powell to Cordova Streets from 8:00 A.M. Saturday, June 11, 1977 to 9:00 P.M. Sunday, June 12, 1977, such approval should be subject to the following conditions:

(1) The applicant enter into an agreement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closures, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

(2) The cost of temporary traffic controls be borne by the applicant.

(3) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.

(4) That no stakes or anchors be imbedded in City property.

In connection with items (2) and (3), the applicant requests a grant to cover the costs of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be $450.00

The City Engineer submits for Council's CONSIDERATION the request of the Japanese Canadian Centennial Arts Workshop Festival for a grant to defray costs of signing and street cleaning at an estimated cost of $450.00. The Comptroller of Budgets advises that if approved the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and if approved suggests the resolution be worded as a grant of up to $450.00.

FOR COUNCIL ACTION SEE PAGE(S) 226

FINANCE MATTERS

INFORMATION

1. 74th Annual Convention of U.B.C.M. - September 21st, 22nd and 23rd, 1977

The City Clerk reports as follows:

"Official notification has been received of the 74th Annual Convention of the U.B.C.M. which will be held in Vernon on September 21, 22, and 23, 1977. The Convention Host is the City of Vernon and Convention headquarters is the Vernon Recreation Complex.

Registration fees are $65.00 for delegates if received by September 9, 1977, and $78.00 if received after September 9th. Spouse registration fees are $35.00 if received by September 9th, and $42.00 if received after September 9th. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives are entitled to vote.

Department Heads were requested to submit draft resolutions for Council consideration at the May 31st meeting. No draft resolutions have been received by this Office. The deadline for receipt of resolutions by U.B.C.M. is June 10, 1977.

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

CONSIDERATION AND RECOMMENDATION

2. Provincial Government Complex - Blocks 51, 61 and 71, District Lot 541

The Director of Legal Services reports as follows:

Relative to the above matter the following is an extract from a minute of Council of 5 February, 1974, as amended by the Minister of Public Works by letter dated 6 February, 1974:-

"4. The City would lease to the Province for 50 years for the sum of 1 dollar per year portions of the sub-surface and air rights to the surrounding and enclosed streets as may be required by the Province for this development now and in the future. Relocation of existing utilities occasioned by the foregoing leases would be at Provincial Government expense."

The Provincial Government Complex occupies Blocks 51, 61 and 71, District Lot 541 as well as the sub-surface of portions of Smithe, Howe and Robson Streets.

Cont'd . . .

Clause #2 continued:

By lease dated 29 August, 1975, the City leased to the Province for 1 dollar for a term of 99 years, the sub-surface of a portion of Howe Street south of the intersection of Howe and Robson Streets for an automobile and truck tunnel. Because these tunnels serve Pacific Centre Limited as well as the Provincial Government Complex the Province requested that the Howe Street lease be for a term not exceeding 99 years to ensure Pacific's access to the streets. As a result, the Council did on 26 August, 1975, approve the extension of the term of the lease from 50 years to 99 years. At the same time it was reported to Council that the Province was prepared to lease the Court House Building on Block 51 for a term equivalent to the Howe Street lease rather than 50 years as originally agreed to by the parties. The extension of the term was made on the understanding that the sub-surface leases would be for 99 years.

Sub-surface leases of portions of Smithe and Robson Streets are now being prepared.

The Province has pointed out that while the premises leased under the Howe Street lease are to be used for truck or automobile traffic and access to the loading bays in Block 61, the uses of the sub-surface of Smithe and Robson may be more varied and complex, particularly in the Robson Street parcel. According to the Province, there will be parking, public plazas and malls, restaurants, food booths and an auditorium in the Robson Street parcel.

In the circumstances the Province advises that it will be subleasing to the "private sector" and will require the right to do so without obtaining the consent of the City (under the Howe Street lease such subletting was prohibited). Prohibition against assignments would continue. The Province suggests that provision be contained in the leases of the sub-surface of the portions of Smithe and Robson Streets for the Province to collect the equivalent of real property taxes on those portions of the leased premises which are sublet for commercial purposes and to remit such amounts directly to the City.

The Province advises that it is its policy to transfer most Crown building property into the name of the British Columbia Buildings Corporation established by statute in 1976. The Corporation is an agent of the Crown. Therefore the Province

Cont'd . . .

Clause #2 continued:

requests that the lease of the subsurface of the portions of Smithe and Robson Streets be made to the Corporation. The Province also requests the right to assign the Howe Street lease to the Corporation.

The requests of the Province have been reviewed by the Director of Finance and it is his opinion that if the sub-surface of the streets in question is to be leased to any private party, the City would expect to receive an appropriate market ground rent for any portion of the sub-surface used for commercial purposes from time to time. He further says that "it is obvious that the Province would intend to sublet the space to commercial operations on a market basis and I cannot perceive of any reason why the Crown should receive the value of rent that properly belongs to the City."

The Project Manager for the Provincial Government Complex states the following in opposing the payment by the Province of any rent for any portion of the sub-surface of Robson Street used for commercial purposes:-

"1. In light of the costs of this project any rentals generated by the lease of these food facilities (a small portion of which lie under the street allowance) will not be adequate to recover the cost of construction even over a twenty five year period.

2. This portion of the project has been built as a public amenity; indeed, the ice rink which also lies under Robson Street may well only operate at a considerable loss. In its broadest sense the food fair and other facilities will also operate as a public amenity, providing a public service to a public space.

3. This design and subsequent development was based upon an agreed comprehensive package, one aspect of which was that the City would lease various areas, including subsurface rights under Robson Street, to the Province for a total of $1.00.

4. The generation of commercial rentals in this part of the development under Robson Street by the B.C. Buildings Corporation should give no rise to any claim for ground rental, particularly when the income to be generated is inadequate to recover the cost of construction."

Clause #2 continued:

A review of the proposed sub-surface lease of portions of Smithe and Robson Streets with the Engineering Department indicates the need for two further agreements, namely: an encroachment agreement and a special sidewalk and roadway agreement. The Province proposes to place and maintain planters, shelters, decorative lighting, trees and plants on the street surface of Smithe and Robson Streets and for such purpose it will be necessary for the parties to enter into an encroachment agreement in respect thereto. The Province also proposes to construct and maintain decorative sidewalks and paving on the said street surfaces and for such purpose it will be necessary for the parties to enter into an agreement in respect thereto.

It is recommended that:-

(a) the lease or leases (as the case may be) of the sub-surface of those portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex be entered into between the City, as lessor and the British Columbia Buildings Corporation, as lessee, and that

(i) the term be for 99 years rather than 50 years, commencing as of 29 August, 1974 (the date of commencement of the Howe Street lease);

(ii) the lessee may sublet the premises without the consent of the City;

(iii) the lessee shall pay or cause to be paid to the City the equivalent of real property taxes which would have been levied on the portions of the leasehold premises sublet by the lessee but for exemption from taxation by the Vancouver Charter or the lessee shall pay or cause to be paid to the City any and all real property taxes (if any) levied on the portions of the leasehold premises sublet by the lessee.

(b) the Province be permitted to assign the Howe Street lease dated 29 August, 1975, and made between the City, as lessor and Her Majesty the Queen in right of the Province, as lessee, to the British Columbia Buildings Corporation.

(c) the City enter into an encroachment agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair

Cont'd . . .

Clause #2 continued:

and maintenance of planters, shelters, decorative lighting, trees, plants and such other encroachments as the City Engineer considers acceptable on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such encroachments.

(d) the City enter into an agreement with the Province (or the British Columbia Buildings Corporation if the Province requests) permitting the construction, repair and maintenance of decorative sidewalks, and paving on the street surfaces of the said portions of Smithe and Robson Streets with provision for subsequent removal of such works.

(e) the provisions of the aforesaid lease or leases and agreements be satisfactory to the Director of Legal Services, City Engineer and Director of Finance.

The matter of charging the lessee of the sub-surface of the portions of Smithe and Robson Streets occupied by the aforesaid Provincial Government Complex a market rent for the portions of the leasehold premises sublet by the lessee is submitted to the Council for its consideration.

The City Manager RECOMMENDS approval of Recommendations (a) to (e) and submits for CONSIDERATION the question of charging the lessee a market rent for the portions of the leasehold premises sublet by the lessee.

FOR COUNCIL ACTION SEE PAGE(S) 227

PERSONNEL MATTERS

RECOMMENDATION:

1. Orthoptist Position, Requested Increase from 10 Month Position to Full Time

The Medical Health Officer reporta as follows:

"Council on January 11, 1972 authorized a position of orthoptist at 40% time (2 days per week) which had been requested to fulfill a need for the Vancouver School Board and the Richmond Health Department. This was later expanded to a ten month annual position to conform to the school year which it primarily serves. Both the Vancouver and Richmond School Boards have requested that this service be expanded to the equivalent of a full time 12 month position and have agreed to reimburse the City in full for this service. The Health Department has, accordingly, increased its recovery of costs in the 1977 operating budget to cover this increase in service.

If this service is approved, there will be no net increase in cost to the City over that of 1976, and the actual increase of $1926 in expenditure in the 1977 fiscal year can be covered by the present Health Department operating budget.

The **Medical Health Officer recommends that the Orthoptist position currently authorized as a ten month position be increased to a full time 12 month position effective January 1, 1977 at no additional cost to the City."**

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

2. Establishment of One (1) Full Time Position, Truck Driver Health Department

The Medical Health Officer reports as follows:

" This report will review Health Department support functions of Storekeeping, and Delivery of supplies and will recommend necessary changes.

Over 18 years ago, a combined storekeeper/driver position was established.

Effective October **1, 1976 Council approved a split into:**

Storekeeper	**- 1 full time position**
Driver	**- 1 half time position**

The extra funds for this additional half time position were fully recovered from the Provincial Government as part of Home Care funding.

This new arrangement has not been sufficient. The Home Care supply management and delivery does not exceed the equivalent of a half time position, but the rest of the Health Department services are not adequately covered by the equivalent of one full time position.

In 1949 the Health Department operated out of only six locations. Decentralization (15 Health Department service locations) and an increasing complexity of programs has outstripped the 1949 allocation of staff. Increasing complexity of supplies has required us to introduce a Central Purchasing and Storekeeping System which follows up outstanding orders and maintains inventories of capital assets and supplies. The Storekeeper is therefore unable to help out the half time driver.

Cont'd.....

Clause No. 2 continued

The apparent solution is to increase the half time position to full time.

The amount required to fund this permanent full time position is as follows:

Truck Driver	June 1, 1977-Dec.31,1977	Jan.-Dec. 1978
Salary $874.00 x 7 mos. (P.G. 15 $874.00-$1031/mth.)	$6,118.00	$10,488.00
Employee Fringe Benefits (13%)	796.00	1,364.00
	$6,914.00	$11,852.00
Less 50% Recoverable from Metropolitan Board of Health (Home Care)	$3,457.00	5,926.00
City Share	$3,457.00	$ 5,926.00

The **Medical Health Officer** recommends **that:**

a) **one (1) permanent full time position of Truck Driver be established effective June 1, 1977**

b) **The half time driver position in the Health Department be deleted**

c) **The sum of $3,457.00 be funded for the period June 1, 1977 to December 31, 1977 - the sum of $5,926.00 will be included in the Departmental Accounts for 1978.**

The Comptroller of Budgets and Research advises that if the foregoing report is approved, funds will be available from Contingency Reserve."

The **City Manager** RECOMMENDS **that the recommendation of Medical Health Officer be approved**

FOR COUNCIL ACTION SEE PAGE(S) 227

PROPERTY MATTERS

RECOMMENDATION:

1. False Creek - Resubdivision of City-owned land southwest corner 6th Avenue & Laurel Street

The Supervisor of Properties reports as follows:

"On August 24, 1976, Council approved the development of Lots 7-14, Block 296, D.L. 526, Plan 590 situated at the southwest corner of 6th Avenue and Laurel Street, by the development team of DAON Development Corporation, H. Haebler Co. Ltd. and Hawthorne Landsfield Towers. DAON subsequently withdrew and on April 5, 1977, Council approved a recommendation that a ground lease under the terms previously approved by Council be executed between the City and H. Haebler Co. Ltd. for the development of the City-owned site. The lease of the property is currently being prepared by the Director of Legal Services.

The development permit has been issued. However, the site in question requires resubdividing before the development can proceed. The proposed plan of subdivision has been submitted and is presently being reviewed by the Director of Planning.

In order to avoid delay in registration of the plan of subdivision and commencement of development, authority for the plan of subdivision to be signed on behalf of the City of Vancouver, as owner, is being sought ahead of time. It is therefore recommended that a plan of subdivision of Lots 7-14 inclusive, Block 296, D.L. 526, Plan 590, satisfactory to the Director of Planning and the City Engineer, be prepared by the Surveyors for the developers and that after the plan has been approved by the Approving Officer it be signed on behalf of the City of Vancouver and deposited for registration in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Burrard Street Widening : Purchase of portion of property 1794 - 1796 West Broadway

"Reference is made to the City Manager's report (Fire and Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

The owner of Lot 1, Block 348, D.L. 526, Plan 590, being 1794-96 West Broadway has agreed to convey the West 7 feet X 125 feet of land for the sum of $21,875.00, this price to be inclusive of all considerations.

It is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF8040 on the foregoing basis, chargeable to Account Code #146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

3. Expropriation for Burrard Street Widening - 1720, 1770 Burrard St.

The Supervisor of Properties reports as follows:

"The City Engineer is proposing to carry out the widening of Burrard Street early in the summer of 1977. In this regard, negotiations with most of the owners involved have been finalized.

However, after a long period of intensive negotiation, no agreement has been reached with the owner of 1720 Burrard Street, legally described as Lot "A", Block 218, District Lot 526, Plan 590 and 1770 Burrard Street legally described as Lot 40, Block 218, District Lot 526, Plan 590.

Following consultation with the Director of Legal Services, it is proposed to proceed with expropriation of those portions of Lots "A" and 40, Block 217, District Lot 526, Plan 590 required for the widening of Burrard Street as shown on City Engineer's Plan of Occupation, dated August 6, 1976, to enable development work to proceed on schedule.

It is therefore recommended:

A. That the offers of $7,350 for part of Lot "A" (1720 Burrard Street) and $5,000 for the west seven feet of Lot 40 (1770 Burrard Street) made to the owner through the Office of the Supervisor of Properties on behalf of the City, be confirmed as representing due compensation for the properties to be acquired.

B. That since the City has failed to come to an agreement with the owner to acquire the said properties for the sums offered, the said properties be expropriated and that the resolution for that purpose submitted under "motions" be passed.

C. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION:

4. Demolition - 2780 S.E. Marine Drive

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
2780 S.E. Marine Dr. Block 66 W½, D.L. 258 & 329	Property Endowment Fund	Jack Olar

Cont'd.....

Clause No. 4 continued

City to Pay	Code No.	
$645.00	5927/9820	"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

5. City of Vancouver Physical Asset Insurance

The following report has been received from the Director of Finance and the Supervisor of Properties:

"The City's three year Physical Asset Insurance Policy expired on April 1, 1977. This policy insured some $230,000,000.00 of City buildings and contents on a replacement cost basis and was subject to a deductible of $15,000 for each and every loss.

The annual premium based on current insurable values was $168,579.00.

City Council in May 1975 appointed the firm of Reed Shaw Stenhouse Limited as the City's Broker for a period of six years. Council at that time recognized that insurance market conditions were deteriorating and the City was going to need the maximum effort of its Broker to maintain a suitable standard of insurance coverage.

In spite of extremely difficult insurance market conditions and the City's poor loss experience, the City's insurance broker, Reed Shaw Stenhouse Limited were successful in replacing this insurance subject to the following changes:

(A) Increase the deductible from $15,000 to $25,000 each and every loss.

(B) Increase in premium of $27,711 or 16.4%

(C) Limit of Liability $35,000,000 any one loss

(D) Term - one year.

While these changes are significant, they were not entirely unexpected. During the period August 1, 1973 to April 1, 1976 Underwriters received premiums of $448,896.00 on a gross basis. During the same period, the City's losses, paid or outstanding totaled $481,835.00. It is apparent that this risk has not been a profitable one for insurers.

The City Manager submits the foregoing report of the Director of Finance and the Supervisor of Properties for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 227 & 228

B

MANAGER'S REPORT

May 9, 1977

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Sale of Land in the Thunderbird Area to Akali Singh Sikh Society

The Supervisor of Properties reports as follows:

"On November 9, 1976, City Council approved the recommendation of the Standing Committee on Planning and Development to sell a 3.8 acre site, located on the East side of Skeena Street between East 2nd and East 5th Avenues, to the Akali Singh Sikh Society at a purchase price of $100,000.00 per acre.

Other conditions of the sale were:

' ii) Obtaining a development permit;

iii) Entering into an agreement with respect to any necessary bulkheads and utility easements;

iv) Paying for the relocation and removal of utilities and services where required;

v) The date of sale being 120 days from the date of Council's approval of the sale, or the date of the re-zoning of the property to allow construction of a temple, whichever is the sooner;

vi) The purchaser or lessee satisfying himself re soil conditions before entering into an agreement with the City;

vii) The Society entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974. '

By letter dated May 3, 1977, (Addendum 1) the Society has agreed to abide by conditions (ii), (iii), (iv) and (vi). Conditions (v) and (vii) are the subject of this report to Council.

CONDITION (V) - DATE OF SALE

The Society have obtained their re-zoning and the sale date is presently established as March 8, 1977, in accordance with Council's instructions. However, the site had not been created by resubdivision by this date. The subdivision plan creating the site is expected to be registered at the Land Registry Office by approximately mid-May 1977. As the City was not in a position to convey the site on March 8, 1977, it is recommended that the date of sale be adjusted from March 8, 1977, to the date of registration of the subdivision plan at the Land Registry Office or the date of Council approving this report, whichever is the later.

CONDITION (VII) - ELIGIBILITY FOR SUBSIDIES

The Society was advised of the eligibility criteria for subsidies (e.g. purchase price below market value) established by Council on December 3, 1974, and was asked to advise this division on their standing in this regard. The Society's answers indicate they meet some of the criteria. The matter of whether or not the Society meets the following criteria is submitted to Council for consideration:

.....2

Criteria (ii)

It must provide for activities normally financed or assisted by the City (e.g., through Parks and Recreation, Civic Auditorium Board, Art Gallery, etc.)

The Society's comments:

"We are planning to provide space for a day-care centre as well as the equivalent of two classrooms for use by the public at large."

Criteria (iii)

It must provide facilities for which there is a need at that time and in that locality, as assessed by Council, the Park Board or other appropriate civic body.

The Society's comments:

Same as for (ii) above.

Criteria (vii)

The capital costs must be judged reasonable by the City.

The Society's comments:

"We estimate that the cost of land and buildings would be approximately $1.2 million."

Criteria (viii)

The sponsoring society must demonstrate that it has secured other methods of fund-raising and cannot proceed without the City's aid.

The Society's comments:

"We explained to the Committee that it would not be possible for us to buy the land at market value and still do a good job of providing all the facilities that we planned and the City accepted our position:."

NOTE:

This is not recorded in the Community Services Standing Committee's minutes, (see Addendum II). However, it is noted in the Society's original submission that they own the present Temple property and bought three more adjoining properties to expand the Temple facilities.

According to the Council Resolution of December 3, 1974, to be eligible for the subsidy represented in the purchase price, the Society must "fully meet all criteria". A copy of the criteria and procedures adopted by Council is appended as Addendum III.

.....3

RECOMMENDATION: Condition of Sale No. (v)

The Supervisor of Properties recommends that the date of sale of this site to the Society be extended to the date of registration of the subdivision plan in the Land Registry Office, or the date of Council approving this report, whichever is the later; subject to City Council decision on the following "consideration" clause.

CONSIDERATION: Condition of Sale No. (vii)

The question of whether or not the Society meets the criteria for eligibility for capital contribution by the City as established by Council on December 4, 1974, is submitted to Council for consideration.

The Society has requested to appear as a delegation."

The City Manager submits for Council's information the Society's position with respect to the conditions of sale, and notes that the Society is offering the Community similar facilities to that previously negotiated with St. Margaret's Church. The church later withdrew their participation. Consequently the City Manager RECOMMENDS that Council consider the Society eligible for a capital contribution, and therefore Council proceed with the sale at $100,000 per acre, but with the date of sale amended as recommended by the Supervisor of Properties.

FOR COUNCIL ACTION SEE PAGE(S) 228

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 19, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 19, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin
Alderman Bellamy
Alderman Ford

ABSENT: Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of April 21, 1977 and the Minutes of the Part Report of the Community Services Committee meeting of May 5, 1977 were adopted.

RECOMMENDATION

1. Lodging Houses - 630 Alexander Street and 634 Main Street

The Community Services Committee, at its meeting on January 27, 1977, after considering a Manager's Report on the status of three Downtown Eastside area rooming houses as they pertain to health standards, requested a further progress report on 630 Alexander Street and 634 Main Street.

The Committee had before it for consideration a Manager's Report dated April 29, 1977, in which the Medical Health Officer reported as follows:

"630 Alexander Street

An inspection on March 17, 1977 of the above mentioned premises determined that all of the required repairs had been completed. Maintenance was satisfactory at the time of inspection, and there does not appear to be any further problems.

Aristocratic Rooms, 634 Main Street

Renovations to the above premises have now progressed satisfactorily and a full operating permit was issued on February 21, 1977.

On February 23, 1977 the operator appeared in court and was found guilty under Sections 11 (c) and 7 (f) of the Lodging House By-law. He received a fine of fifty dollars ($50) on each of the two charges."

Following brief consideration, it was

RECOMMENDED

THAT the foregoing Manager's Report dated April 29, 1977, be received.

Continued . . . .

2. Name of Hostel at 124 Dunlevy Avenue

The Committee had before it for consideration a letter dated May 11, 1977, from the Assistant Director, Construction & Maintenance Division, inquiring whether the Committee wishes to be involved in the selection of a name for this new hostel which is scheduled for completion at the end of July 1977.

The letter stated the building is financed by C.M.H.C. under the auspices of the City of Vancouver Housing Corporation and will contain 140 units for single persons, 16 units for couples, and a caretaker suite. The building is on the southeast corner of the intersection of Dunlevy Avenue and Alexander Street.

Following brief consideration, it was

RECOMMENDED

THAT the City Clerk's Office contact various community groups in the Downtown Eastside neighbourhood and request suggestions for a name for this hostel and that the suggested names be forwarded to the Community Services Committee.

3. Liquor Permit Application - 710 Helmcken Street

The Committee had before it for consideration a Manager's Report dated May 3, 1977, in which the Director of Planning reported on the application of Ms. Kuniko Yamamoto for Development Permit No. 76843 as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a cocktail lounge.

This development is situated on the south side of Helmcken Street, west of Granville Street, in the Downtown District.

The proposed lounge development will provide an assembly area of approximately 550 square feet and a maximum seating capacity of 46 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

Appearing before the Committee on this matter was a representative of the Planning Department and the owner of the building who explained to the Committee the building is an office building of two floors and that the area for the proposed lounge is an extension of a restaurant which has been located in the building for a number of years.

The Committee expressed some concern over the proliferation of licensed establishments, particularly in the Downtown area, and recalled that it had earlier briefly considered restricting their number.

Continued . . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

A. THAT the application of Ms. Kuniko Yamamoto for Development Permit No. 76843, to use a portion of the main floor of 710 Helmcken Street as a cocktail lounge, be approved.

B. THAT the Community Services Committee, at its next meeting, consider the proliferation of licensed premises, including cocktail lounges, in the Downtown area of the City.

4. Rent Increases at Ferrara Court Apartments, 504 East Hastings

The Community Services Committee, at its meeting on February 24, 1977, after considering a letter from the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court Apartments resulting from renovations to the building under the Residential Rehabilitation Assistance Program, asked the Director of Social Planning to provide up-to-date figures on the income of residents at Ferrara Court, asked C.M.H.C. to study the feasibility of an escalating repayment schedule for the 20-year mortgage and report back to the Community Services Committee, and asked Provincial Ministers to provide rent subsidies to welfare recipients and persons on Mincome and Old Age Pensions.

The Committee had before it for consideration a Manager's Report dated May 12, 1977, in which the Director of Social Planning reported on events which have taken place regarding this building since Council approved the Committee's recommendations on March 8, 1977. In the report, the Director of Social Planning concluded that the Ferrara Court problem has been adequately resolved, and that CMHC is taking appropriate steps to ensure that similar problems do not arise with the Residential Rehabilitation Assistance Program in the future. The conclusion noted, however, that rent subsidies to people on GAIN (Guaranteed Available Income for Need) will not always be sufficient to enable them to afford renovated units and that additional subsidies may likely be required in some other situations.

Appearing before the Committee on this matter were representatives of Downtown Eastside Residents' Association and a representative from the Social Planning Department.

The spokesman from D.E.R.A. noted that the report indicated CMHC and the Provincial Department of Housing have agreed to apply a NHA Section 44 (1)(a) subsidy to those tenants unable to pay increased rents and not sufficiently helped by recently announced Provincial rent subsidy programs. The D.E.R.A. spokesman asked which tenants will receive these subsidies and the Social Planning representative replied this has not been definitely confirmed but that the subsidies should be available to all tenants not covered by SAFER (Shelter Aid for Elderly Renters) or GAIN programs.

The D.E.R.A. representative also noted there are currently 12 or 13 vacancies in the building and that the subsidies will apply only for existing tenants. Therefore, the now vacant suites will have a higher rent, possibly beyond the means of low income persons.

Continued . . . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated May 12, 1977 be deferred to allow the Director of Social Planning to provide the Community Services Committee with further information on the amount of subsidy to be provided to the existing tenants at Ferrara Court Apartments, 504 East Hastings.

5. Quarterly Grants Report

The Committee had before it for consideration a Manager's Report dated May 9, 1977 (copy circulated), in which the Director of Social Planning reported on eight grant applications totalling $129,432.00. In the report, the Director of Social Planning recommended five grants totalling $56,068.00 which would require a net allocation from the City after approved CAP recovery of $47,197.00. This cost would be further reduced to $28,029.00 if all CAP applications are approved.

The report also included a table showing the 1977 grant requests and approvals to date compared with grants for social services in 1975 and 1976.

Appearing before the Committee on this matter were representatives of the Social Planning Department and representatives from some of the organizations which had applied for grants.

A representative of the Vancouver Association for Children with Learning Disabilities, which had applied for $24,000.00, noted that Social Planning was recommending a grant of $16,583.00, and urged the Committee to approve the recommendation of the Social Planning Department.

Representatives of the Marpole-Oakridge Area Council (MOAC), which had applied for two grants of $19,500.00 and $37,975.00, noted that Social Planning had recommended a grant of $8,668.00 for the second program (for senior citizens) and no grant towards the MOAC community office. Its representatives read a brief to the Committee which outlined the need for the grants it has applied for.

A spokesman from MOAC reminded the Committee last year the MOAC had proposed a local improvement money by-law to fund an area council office. No action was taken by the Committee when considering a Manager's Report on the subject on August 26, 1976.

The MOAC representative also told the Committee they had been endeavouring for some time to have the City Planning Department allocate a Local Area Planner in their neighbourhood.

There was some discussion on requesting the Social Planning Department to provide the Committee with a report on the feasibility of funding local area councils or community groups throughout the City and it was noted by the Senior Social Planner that the City, at one time, did support this type of community development program with grants through Neighbourhood Services Association. The Senior Social Planner indicated that such a report would take a month to six weeks to prepare.

Continued . . . . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

A. THAT the Director of Social Planning report to the Community Services Committee on the financial needs and activities of local area councils or community groups throughout the City and the feasibility of the City providing grants to such organizations.

B. THAT City Council approve the following grants:

i)	$11,100	to the Japanese Community Association
ii)	10,642	to the Lower Mainland Stroke Association - Vancouver Branch
iii)	14,500	to cover the salary of an area co-ordinator (12 months at $1000 per month) and rent, telephone, office equipment and supplies (totalling $2500) for the Marpole-Oakridge Area Council community office.
iv)	8,668	to the Marpole-Oakridge Area Council Seniors Care Program
v)	9,075	to St. James Social Service
vi)	16,583	to the Vancouver Association for Children with Learning Disabilities

The foregoing grants subject to any terms or conditions as set forth by the Director of Social Planning contained in the Manager's Report dated May 9, 1977.

C. THAT no grants be approved at this time to the following organizations:

i) Hastings-Sunrise Action Council
ii) Trinity Baptist Church

6. Civic Grant Request - Van Horne Summer Enrichment Program

The Committee had before it for consideration a Manager's Report dated May 13, 1977 (copy circulated) in which the Director of Social Planning reported on an application for $9,300.00 to establish a summer enrichment program in the Van Horne Elementary School area bounded by Main, Cambie, 49th and 37th Avenues to serve approximately 100 children aged 6 to 12 in an eight week program from June 20th to August 12th, 1977.

The Social Planning Director's report pointed out that the School Board is funding two teachers to assist the program and that the grant request of the City for $9,300.00 would pay the salaries of seven students, two for 11 weeks and five for 8 weeks. The Director of Social Planning had recommended approval of the $9,300.00 grant request.

A representative of the Director of Social Planning appeared before the Committee on this matter and in response to a question from the Committee, replied that this program would probably be held every year.

Continued . . . . .

Clause No. 6 Continued

The Assistant City Manager reiterated the comments of the City Manager contained in the report that if the Social Planning Director's second recommendation (that if the program is to be undertaken in 1978, it would be submitted as part of the Park Board 1978 recreation services supplementary program request) is approved, this would preclude the City obtaining senior government funding in 1978 for the program. Two similar programs this year have been largely funded from senior government grants.

Following consideration, it was

RECOMMENDED

A. THAT City Council approve a grant of $9,300.00 for the Van Horne Summer Enrichment Program, such grant to be administered by the Van Horne Parent Consultative Committee.

B. THAT the Director of Social Planning investigate the feasibility of obtaining senior government grants for this program in 1978 and report back to the Community Services Committee.

7. Ray-Cam Co-operative Centre Operating Budget (1977-78)

Vancouver City Council, at its meeting on April 19, 1977, after considering a report from the Community Services Committee on the Ray-Cam operating budget, approved a grant of $74,555.00 to the Ray-Cam Co-operative Centre Association towards the Association's budget for the operating period February 1, 1977 to January 31, 1978, and approved an additional grant of $1,800.00 to purchase a suitable van from the City.

The Council referred the balance of $14,835.00, which was not approved (from the Committee's recommended grant of $89,390.00) to the Community Services Committee for further consideration and report.

The Committee had before it for consideration a Manager's Report dated May 5, 1977 (copy circulated) in which the Director of Social Planning recommended that the $1,800.00 to Ray-Cam Co-operative Centre approved by Council on April 19, 1977, be reallocated to make up any difference between the purchase price of a new van and any service club contribution; that if the service club assumes the responsibility for the purchase of a van, the amount of $1,800.00 be approved for overhead expenses associated with the van; and that no action be taken on the $14,835.00 referred back to the Committee by Council pending the outcome of discussions between Ray-Cam and the service club regarding purchase of the van.

Appearing before the Committee on this matter were representatives of the Ray-Cam Co-operative Association and a representative of the Director of Social Planning.

The Social Planning Department's spokesman proposed to the Committee a new recommendation to the effect that $5,200.00 of the $14,835.00, plus $1,800.00 already approved for a van, be allocated for the purchase of a new van.

The spokesman for the Ray-Cam Co-operative Centre replied, however, that this proposal is unacceptable as it will take monies which it had intended to use for part-time salaries and divert them toward the van costs.

Continued . . . .

Clause No. 7 Continued

Social Planning then proposed that $1,800.00 already allocated for general operating expenditures plus $1,800.00 already allocated for the purchase of the van could be combined and the $3,600.00 could be used for the lease of a van and this would still leave the $14,835.00 intact.

There was brief discussion on the Association's overall budget and following consideration, it was

RECOMMENDED

THAT the Director of Social Planning report to the next meeting of the Community Services Committee on the Ray-Cam Co-operative Centre Association budget; such report to set forth the different positions on the budget taken by the Director of Social Planning and the Ray-Cam Co-operative Association.

8. Future of the Wicklow Hotel, 1516 Powell Street

The Committee had before it for consideration a letter dated April 19, 1977, from the Downtown Eastside Residents' Association (copy circulated) which advised that the owner of the Wicklow Hotel is prepared to sell the building to a non-profit organization. The letter requested assistance from the City in determining the feasibility of such a project.

Appearing before the Committee on this matter were representatives of the Downtown Eastside Residents' Association, C.M.H.C., City Planning Department and the owner of the building.

Mr. Bruce Eriksen of D.E.R.A. told the Committee his Association requests the expertise of City staff in arranging a rehabilitation project for this vacant building which contains 104 units which Mr. Eriksen proposed be converted into 52 suites.

The Chairman read to the Committee a brief report from the Director of Environmental Health outlining a number of deficiencies in the building, and a representative from C.M.H.C. indicated that renovation costs could run between $330,000.00 and $450,000.00, but that accurate estimates are not available at this time.

C.M.H.C.'s spokesman also pointed out that potential development on property immediately adjacent to the Wicklow Hotel could render certain ground floor suites unusable. The C.M.H.C. representative inquired what the priority would be on such a renovation project.

A representative of the Social Planning Department advised the Committee that employees of the Provincial Department of Housing, the Social Planning and Planning Departments, and Federal representatives are planning a meeting early in June in Victoria to discuss housing projects in the core area of the City.

The Committee was of the opinion that elected officials of the City of Vancouver should have some input to such a meeting and that the Committee should meet with the Director of Planning and the Director of Social Planning before the meeting in Victoria.

The Acting City Manager suggested a report should be prepared on this general subject for the Committee.

Continued . . . . .

Clause No. 8 Continued

Following discussion, it was

RECOMMENDED

THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting.

9. By-law Enforcement in the "Core Area"

The Committee had before it for consideration a Manager's Report dated April 18, 1977 (copy circulated) in which the Fire Chief reported that seven buildings in the core area have not yet complied or have shown little evidence towards compliance with City Fire By-law regulations.

The report listed the seven premises and accompanying the report was a chronological account of negotiations between City officials and the owners of the seven premises over the past two or three years.

In the report, the Fire Chief recommended that he proceed to lay charges against the owners of these premises for their failure to comply with the City Fire By-law.

Appearing before the Committee on this matter were the Fire Chief, the Chief Fire Warden, the Assistant Director of the Permits and Licenses Department - Inspection and Enforcement Division, and the owners and/or representatives of the owners of the seven premises listed in the report.

The Fire Chief reviewed his report for the Committee, stating that it was his feeling the City has been more than patient in dealing with the owners of these premises and the enforcement of the City Fire By-law since January 1975.

The Committee reviewed the situation at each building individually, referring to the attached lists of events pertaining to each building and hearing representations from the owners and/or owners' representatives in each case as follows:

a) Castle Hotel, 750 Granville Street

A spokesman for the owner of this building advised the Committee that the owner has been experiencing financial difficulties and cannot secure the approximately $100,000.00 needed to provide the required emergency lighting and sprinkler system. It was stated that commercial leases on the ground floor of this building are up for renewal and when renewed, probably will bring in less revenue to the owner. It was also stated the hotel has an occupancy rate of only 40%.

The owner indicated that he would like time to explore the costs and feasibility of providing fire escapes as a possible alternative to the sprinkler system. It was noted the estimated costs of the emergency lighting and sprinkler system are $20,000.00 and $60,000.00 to $80,000.00, respectively.

Continued . . . . . .

Clause No. 9(a) Continued

The representative requested more time for his client to endeavour to meet the by-law requirements.

b) Hotel Georgia, 801 West Georgia Street

A spokesman for this building told the Committee that compliance with the by-law in his case involves major structural changes to the building and that the owners have submitted three separate proposals to the Fire Chief for meeting the requirements.

The Fire Chief replied that on February 10, 1977, a meeting was held at the hotel to review the architect's proposals and that the requirements were spelled out to the architect. The architect's proposals were subsequently rejected by the Fire Marshal on March 22, 1977, meaning that the requirements were not followed.

The hotel's spokesman indicated it is difficult to meet the requirements of three enforcement levels - the Provincial Fire Marshal, the City Fire Department, and the City Permits and Licenses Department.

c) Hotel Vancouver, 900 West Georgia Street

A spokesman for this building indicated that this hotel has made some improvements but that it would cost approximately $2-Million to meet all the requirements. The hotel has developed a program of sprinklering "critical" areas, new fire doors, smoke detectors, etc., which would cost approximately $1-Million which, the spokesman said, the hotel is prepared to proceed with. The representative said the hotel cannot afford to sprinkler all the public areas.

The Fire Chief replied that improvements made in this hotel were strictly of a maintenance nature, that on September 9, 1975, the Fire Chief had approved the hotel's proposed upgrading program which has not yet been proceeded with. The Fire Chief expressed surprise over the estimated $2-Million cost of this hotel meeting the regulations and pointed out that the Federal Post Office,which covers an entire City block, cost less than $1-Million to comply with the by-law requirements.

d) Devonshire Hotel, 849 West Georgia Street

A spokesman for this building advised the Committee that the hotel's program for compliance has been progressing and is 80% completed. The hotel is awaiting delivery and installation of required fire doors.

The Fire Chief agreed this hotel is making good progress and that its non-compliance at this point is not of a contentious nature. The Fire Chief indicated he would agree to a three month extension upon expiry of which the hotel should be in full compliance.

e) Apartment Building at 1666 West 6th Avenue

A spokesman for the owner of this building pointed out it has changed hands three times since the by-law enforcement program began and that the current owner received details of the requirements on October 5, 1976. The spokesman indicated that work towards compliance is progressing.

Continued . . . . .

Clause No. 9(e) Continued

The Fire Chief agreed that progress is being made and indicated a two-month extension for full compliance would be acceptable.

f) Burns Block, 18 West Hastings Street

The owner of this building told the Committee he has not owned the structure during the full enforcement period and has had less time to meet the requirements. He indicated there are "peculiarities of design" making it difficult for this 1906 building to comply, but that he would upgrade the building to "reasonable levels".

The Chief Fire Warden told the Committee that this building requires a full sprinkler system throughout the structure and the owner replied he requires an alternative less expensive method.

g) Johnson Morrison Block, 536 Drake Street

A spokesman for the owner of this building indicated that plans for meeting the by-law requirements have been submitted and approved and construction work has started. It was noted there are minimum requirements to be met by this building.

Following further discussion between the Committee,staff and the building owners, it was

RECOMMENDED

A. That the owner of the Castle Hotel, 750 Granville Street, be given 30 days in which to have final plans for full compliance with the Fire By-law requirements prepared and approved and an implementation schedule adopted and that the Fire Chief report to the Community Services Committee on the Castle Hotel at the end of 30 days.

B. THAT the owner of the Hotel Georgia, 801 West Georgia Street, be granted 90 days in which to have final plans for full compliance with the Fire By-law approved and the tender process under way, and that the Fire Chief report to the Community Services Committee on the Hotel Georgia at the end of 90 days.

C. THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted 30 days in which to prepare final plans acceptable to the Fire Chief for full compliance with the Fire By-law, and that the Fire Chief report to the Community Services Committee at the end of 30 days.

D. That the owner of the Devonshire Hotel, 849 West Georgia Street, be granted 90 days to be in full compliance with the City Fire By-law.

E. THAT the owner of the apartment building at 1666 West 6th Avenue be granted 60 days to be in full compliance with the City Fire By-law.

F. THAT the Committee defer a decision on the compliance with the Fire By-law of the Burns Block, 18 West Hastings Street, for one week during which time the Fire Chief meet with the owner and report back to the Community Services Committee.

Continued . . . .

Clause No. 9 Continued

G. THAT the owner of the Johnson Morrison Block, 536 Drake Street, be granted 90 days to be in full compliance with the City Fire By-law.

It was noted that the Fire Chief, in the Manager's Report, recommended that there be no appeal allowed in these cases and it was pointed out the City does not have an appeal procedure. Therefore, it was

RECOMMENDED

THAT Recommendation (2) of the Fire Chief contained in the Manager's Report dated April 18, 1977, that "no appeal be allowed in these cases", be deleted from the Manager's Report.

10. Development Permit for False Creek Day Care Centre

A representative of the Social Planning Department appeared before the Committee and advised that she required an allocation of $150.00 to pay for the development permit for the False Creek Day Care Centre.

Following discussion, it was

RECOMMENDED

THAT City Council allocate $150.00 to pay the cost of the development permit for the False Creek Day Care Centre.

11. Transportation for the Disabled - B.C. Lions Society for Crippled Children - ID Service

The Committee had before it for consideration a Manager's Report dated May 6, 1977 (copy circulated) in which the Director of Social Planning reported on the operation, budget and other aspects of the B.C. Lions Society for Crippled Children's transportation service for the disabled.

In the report, the Director of Social Planning recommended a grant of $165,874.00 toward the operation of this transportation service.

There was brief discussion on this report and it was noted that the Director of Finance commented in the report and suggested that the funding be reduced to $102,825.00.

Representatives of the B.C. Lions Society,and a representative from the Social Planning Department appeared before the Committee on this matter and it was pointed out that the grant recommended by the Director of Social Planning will mean the Society will be able to continue the transportation service at its current level.

Following consideration, it was

RECOMMENDED

THAT City Council approve a grant of $165,874.00 to the B.C. Lions Society for Crippled Children towards the operation of the I.D. transportation service for the disabled in Vancouver.

The meeting adjourned at approximately 4:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 229 TO 231

II

REPORT TO COUNCIL

INTERIM CULTURAL ADVISORY COMMITTEE

May 19, 1977

On March 15, 1977 City Council approved the establishment of an Interim Cultural Advisory Committee comprised of the following members

Alderman Brown, Chairman	Mr. J. Dayton
Mayor Volrich	Mr. B. Freschi
Alderman Gibson	Mrs. B. Lane
Mrs. N. Baird	Mr. R. Mayor
Mr. B. Carey	Mr. R. Michal
Mrs. M. Pinney	

to recommend on the structure, purview, and terms of reference for a permanent Committee on the Arts. The Terms of Reference for the Interim Committee were as follows:

1. Consideration of an appropriate permanent structure to act as an advisory body to the Council in terms of assistance and encouragement to the Arts.

2. Consideration of terms of reference for the permanent Committee, including a general outline of what elements should be considered in the development of an overall civic policy towards the Arts.

3. Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.

4. Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.

5. Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.

6. The Committee to provide an interim report for consideration by Council in three months from the date of its inception.

Commencing on March 25, 1977 the Interim Committee met regularly every second week and now RECOMMENDS:

1. THAT a permanent Committee on the Arts be established as follows:

Structure

Name:	Council Committee on the Arts
Members:	3 Aldermen appointed by the Mayor 10 private citizens appointed by Council on the recommendation of the Mayor The citizens who are appointed should have a wide experience and responsibility in the overall cultural community, that is, their involvement should not be a narrow limited one.
Chairman:	Alderman - appointed by the Mayor
Meetings:	To be held at least once a month at a regularly scheduled time and place
Voting:	All members

Cont'd . . .

Reporting: Direct to Council through the Chairman.

. . . . . .

Objectives

To develop a comprehensive Civic policy for the Arts; to encourage wider arts support from private and corporate citizens; and to establish cultural funding procedures in keeping with our overall Civic arts objectives.

. . . . . .

Terms of Reference

(i) To inform, advise and recommend to Council ways and means of accomplishing the above stated objectives and to report to Council on matters regarding city involvement in respect to visual arts, performing arts, Festivals and other cultural activities.

(ii) To examine civic arts policies and programs in other municipalities and the advantages to be derived from adopting policies or procedures and programs which are in practice elsewhere.

(iii) To explore the varied interests and concerns of the Vancouver Arts Community and various funding agencies both private and governmental with a view toward incorporating their thinking into any civic arts policy or procedures which may emerge.

(iv) To promote the relationship of the arts to the economy and tourism, and to encourage the incorporation of the arts in education and recreation.

(v) To seek consultation and co-operation with all civic departments, committees, Boards and Commissions whose activities may relate to the Arts, with a view toward effecting a more co-ordinated overall civic arts approach.

(vi) To review the current cultural grant procedures. To study guidelines and budgets of other municipalities in order to develop the most equitable and effective method of dealing with cultural grants within the framework of the Vancouver City Charter.

(vii) To deal with matters related to the Arts which from time to time may be referred to the Committee by Council for advice and recommendation.

(viii) To bring to the attention of Council any matter relating to the Arts which in the opinion of the Committee merits action on the part of Council.

(ix) To request the City Social Planning Department and the Cultural Planning section thereof to initiate any appropriate action which may further the work of the Committee and the aims of Council with regard to the Arts.

. . . . . .

2. THAT the following Terms of Reference of the Interim Committee be referred to the permanent Committee:

(a) Consideration of ways and means by which the Arts can be financially assisted on some rational and consistent basis.

(b) Consideration of ways and means of generating funds from private sources, having in mind that government grants can only provide limited funding.

Cont'd . . .

(c) Consideration of ways and means by which the Arts can be brought closer to the many disadvantaged people in our community and how opportunities can be afforded them for participation.

3. THAT the permanent Committee set up procedures for its function, particularly with respect to a quorum.

May Brown

Alderman May Brown,
Chairman

FOR COUNCIL ACTION SEE PAGE(S) 231

III

REPORT TO COUNCIL

SPECIAL JOINT COUNCIL/PARK BOARD COMMITTEE
RE JERICHO

MAY 24, 1977

A meeting of the Special Joint Council/Park Board Committee re Jericho was held on Tuesday, May 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 11.45 a.m.

PRESENT : Alderman M. Ford, Chairman
Alderman G. Puil
Commissioner I. Bain
Commissioner R. Fraser
Commissioner G. Wainborn

ABSENT : Alderman M. Harcourt

CLERK TO THE COMMITTEE : M.L. Cross

1. Minutes of Previous Meeting

The minutes of the meeting of April 28, 1977 were adopted. Mr. Bain noted that two of the Park Board members on the Committee misunderstood the voting at the last meeting and failed to register opposition to the motion.

2. Delegation Requests

The Committee discussed whether their Terms of Reference should include hearing delegations on Jericho. Some members of the Committee felt that the Park Board should hear all delegations. It was stated that the Board has already heard delegations from several individuals and organizations. Mr. Marshall Smith, Director of Communications, Park Board, distributed material (on file in City Clerk's office) containing a summary of applications, Park Board resolutions and reports for the use of hangars at Jericho Beach park. He indicated there have been no firm offers for capital funding but that the B.C. Lawn Tennis Association has included a capital financial proposal in their submission for a racquet centre in Hangar #8.

After discussion the Committee

RECOMMENDED

THAT, depending on the outcome of the Council decision of May 24, 1977 on the communication from the Park Board dated May 18, 1977, this Joint Committee be the body to hear delegations at a future date on the use of the Jericho site and hangars; each delegation to be advised that their presentation will be restricted to a time limit of 5 minutes.

CARRIED

(Commissioners Bain and Fraser opposed)

3. Hangar #5 - Park Board resolution of May 16, 1977

The Committee considered a letter dated May 18, 1977 addressed to the Mayor and Members of City Council from the Chairman of the Park Board (on file in the City Clerk's office).

Cont'd.....

Clause No. 3 continued:

The Chairman advised that the letter, containing the following Park Board resolution of May 16, 1977, would be considered by Council at its meeting later this day.

"It was regularly moved and seconded,

WHEREAS....

a) the Board has been studying the question of retention of Hangar #5 as a place of assembly since Habitat Forum in June 1976, to determine the practicality of use during summer of the temporary wooden 1500 bleacher seating for limited speaker or small stage concert events,

b) two separate architects have estimated the cost of meeting all City building and Provincial fire code requirements ($329,500) and renovation cost for temporary minimum summer use at $443,950, permanent summer use at $1,114,900 and permanent winter use at $1,432,700,

c) capital funds could be allocated at a later date to the construction of an alternate structure sited at Jerihco and designed specifically to meet the need for public gathering covered space which would be in harmony with the site and would provide a more appropriate, efficient, and economical design solution,

d) there is very little evidence of the desire to make sustained use of hangar #5 by significant numbers of people for more than a single event, few more than a day in duration, and no offers of capital funding have been received,

e) there is opposition of residents to retaining the waterfront hangars which are an unsightly intrusion into one of Vancouver's most attractive waterfront sites,

BE IT THEREFORE RESOLVED that the Board advise City Council that it does not place a priority on the excessive funds needed to renovate hangar #5 and no allocation be made from limited capital monies presently available to the Board for Jericho Beach Park development to upgrade hangar #5. "

The Committee discussed the amount of money that would be necessary to upgrade Hangar #5 to meet National and City building regulations. Council at its meeting on May 10, 1977 approved a recommendation of the Joint Committee at its meeting on April 28, 1977 that the Park Board be requested to reallocate funds; including $250,000 to be spent to upgrade Hangar #5.

Mr. L. Foster, Director of Planning, Park Board stated that the minimum amount necessary to upgrade Hangar #5 to meet National and City building regulations would be $329,500. He stated that two Park Board consultants had estimated the cost of the necessary work for upgrading to fire and building code requirements to be $329,500; renovation costs for temporary minimum summer use at $443,950 and permanent winter use at $1,432,700.

Cont'd.....

Clause No. 3 continued:

Mr. R. Howard, Architect for the Park Board, in answer to a question as to whether the hangar could be put in use for the summer months for $250,000, stated that the items of work had been discussed with Mr. A. Langley, the City Architect. If less money is available, less work would be done i.e. no permanent washrooms would be constructed. Fire Marshall requirements could be met for a little less but are estimated at $125,000. The building code requirements all have to be met.

Mr. Langley agreed that the work outlined could not be done for $250,000. He stated the present facilities are allowed on a temporary use permit by the Building Department. If the temporary permit were extended, the hangar could possibly be put into temporary summer use for $250,000.

A Park Board representative felt that if any money was spent on this building, the City would be committed to a lot more. The money shouldn't be spent on retaining and upgrading an old hangar which could be replaced by a new, more suitable building.

The Committee

RECOMMENDED

THAT Council accept the figures of the Park Board contained in (b) of their resolution dated May 16, 1977 with respect to the costs for opening Hangar #5.

CARRIED

(Alderman G. Puil opposed)

4. Use of Other Hangars

Mr. M. Smith advised the Committee that the security people have stated Hangar #3 presents a hazard. It is impossible to keep children out as they come into the hangar from the water side.

The development plans for Jericho indicate removal of Hangars 3, 6 and 13. The plan includes removal of 450' at the western end of the marginal wharf for a new sailing centre, beach exposure, tennis courts, play areas, etc. The Park Board at its meeting on February 21, 1977 resolved that City Council be requested to endorse the Board's decision that Hangar #3 be sold and removed.

The Committee was advised that various sailing groups had indicated that Hangar #3 was unsuitable for their use.

In answer to a question as to whether the money to be allocated for the development of the sailing centre was to be used for a new building, Mr. Foster advised that it would be used to start construction of parking facilities and improvements to the ramps. Building 13 would remain until a suitable one-storey building is constructed for the sailing centre, possibly in 1978.

Cont'd.....

Clause No. 4 continued:

The Committee

RECOMMENDED

THAT City Council be requested to concur with the Park Board decision of December 20, 1976, that Hangar #3 be sold and removed.

CARRIED

(Aldermen M. Ford and G. Puil opposed)

The meeting adjourned at approximately 12.45 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 232

SPECIAL JOINT MEETING OF VANCOUVER AND BURNABY COUNCILS

June 2, 1977

A Special Joint meeting of Vancouver and Burnaby Councils was held on Thursday, June 2, 1977, at 4:00 p.m. in the No. 1 Committee Room, third floor, City Hall, Vancouver.

PRESENT:	Vancouver City Council	Burnaby Council
	Mayor Volrich, Chairman	Mayor Constable
	Alderman D. Bellamy	Alderman G.D. Ast
	Alderman M. Brown	Alderman D. Drummond
	Alderman M. Ford	Alderman A.H. Emmott
	Alderman B. Gerard	Alderman D.A. Lawson
	Alderman M. Harcourt	Alderman F. Randall
	Alderman W. Kennedy	Alderman R. Stewart
	Alderman D. Marzari	Alderman V.V. Stusiak
	Alderman G. Puil	
	Alderman H. Rankin	
ABSENT:	Alderman W. Gibson Leave of Absence	Alderman W. Lewarne

CLERK TO THE SPECIAL JOINT MEETING: J. Thomas

BOUNDARY ROAD

In a communication addressed to Mayor Volrich dated April 5, 1977, (circulated) Mayor Tom Constable requested a joint meeting of Vancouver and Burnaby Councils to discuss matters pertaining to Boundary Road in view of widespread public interest in plans to widen the road and Vancouver's proposal regarding changes in road linkage between Champlain Heights and Boundary Road.

The joint meeting, this day, noted Vancouver Manager's Reports (A) and (B) dated May 26, 1977, (circulated) in which:

(A) the City Engineer, with input from the Director of Planning, set out background information on Boundary Road and requested confirmation on the basic long term role of Boundary Road as a primary arterial in the major street plan; and

(B) the City Engineer, Director of Planning, and Champlain Heights Project Manager, reviewed the revised scheme of development for Champlain Heights Areas E & F and Vancouver's decision to proceed with the closure of the Tyne/Rumble connector.

Mayor Volrich referred to discussions with Mayor Constable and advised it had been agreed debate be confined to three issues:

- the widening of Boundary Road from Kingsway to Marine Drive;
- the Tyne/Rumble connector;
- Joyce and Edmonds bus loops.

Boundary Road Widening/Truck Route

Acting City Engineer for Vancouver, Mr. R.C. Boyes, reviewed the Manager's Report (A); outlined the history and background of Boundary Road development and referred to three outstanding issues to be resolved between the two municipalities: the question of roadway width in the Central Park section which is dependent upon negotiations with the Provincial Government relating to encroachment on park lands; cost-sharing agreement to be reached on the 66-foot widening strip east of Champlain Heights; and the role of Boundary as a truck route.

Cont'd . . .

Boundary Road (Cont'd)

Mayor Constable noted Burnaby had already indicated general agreement on a 132-foot roadway width from Hastings to 29th Avenue and from Imperial south to Marine Drive. In the Central Park area, however, Burnaby felt, excluding the Kingsway/Boundary intersection, four lanes would be sufficient at present with a long-term provision for an ultimate minimum width of 80 feet. Burnaby endorsed Vancouver's suggestion for a joint approach to the Provincial Government on the acquisition of a strip of land along the side of Central Park for roadway widening purposes. It was felt without the encroachment a sub-standard intersection would be created at Boundary/Kingsway.

Burnaby Council members expressed concern about Vancouver's plans for diversion of truck traffic to Boundary and questioned the reference in the Manager's Report (A) (page 3 under the heading "Other Issues") which stated:

> "In the recent Vancouver truck route report, it was proposed to make physical improvements at the south end of Boundary Road to facilitate its role as a truck route - in particular, to provide a truck bypass route via south-east Marine as a replacement route for the Knight/41st/Joyce routing."

Burnaby agreed that Boundary should be classified as a primary arterial but could not accept a situation which might have the effect at some future time of diverting truck traffic from Vancouver's existing north/south primary arterial routes to Boundary Road via Marine Drive.

Following discussion it was agreed the intent of the report was that Boundary Road should be an alternate route, not a replacement route, and Mayor Volrich directed the Manager's Report (A) be amended accordingly.

It was also agreed there should be joint negotiations with the Provincial Government on the matter of encroachment on Central Park lands.

Mayor Volrich ruled that it would not be appropriate for Vancouver Council to make a decision at the joint meeting on the recommendation contained in the Manager's Report (A) relating to the confirmation of Boundary Road as a primary arterial with its ultimate street allowance and development as outlined in Summary '2' of the report.

Tyne/Rumble Connector

Project Manager for Champlain Heights, Mr. R.J. Moodie, reviewed the Manager's Report (B) and outlined the time frame and overall development scheme for Champlain Heights with particular reference to the closure of the Tyne/Rumble connector approved by City Council on May 10, 1977.

Burnaby representatives restated the position taken by their Council as outlined in the Burnaby Manager's Report dated May 9, 1977, (circulated) and expressed regret that Vancouver had decided to go ahead with the closure prior to the joint meeting being held. It was suggested the Tyne/Rumble connector should be opened on an experimental basis.

Mayor Volrich advised Vancouver had undertaken a lengthy planning process in connection with the Champlain Heights development, including extensive consultations with the residents of the area. The inner loop road was an integral part of the overall plan and to introduce an east-west access road across the centre of the development at this stage would destroy the integrity of the whole project. Unless an Alderman requested it, Mayor Volrich stated he did not propose to instruct City staff to bring forward any further report or ask Council to reconsider the matter.

Cont'd . . .

Boundary Road (Cont'd)

Joyce and Edmonds Bus Loops

The joint meeting discussed briefly the situation which had arisen at the Joyce Loop subsequent to the removal of the No. 27 Rupert bus from the Loop to a location on Joyce Street. Reference was made to the large number of citizens' complaints to both Councils, particularly those from senior citizens protesting the inconvenience experienced when transferring from a bus in the Loop to the Rupert bus.

Mayor Constable advised Burnaby had also received many complaints about the Edmonds Loop.

Alderman W. Kennedy, Chairman of Vancouver's Transportation Committee, suggested the matter should be referred to his Committee for further consideration, and it was so agreed. Mayor Constable also suggested there should be joint discussions at staff level on the situation pertaining to both bus loops.

* * *

Also noted were the following communications which are on file in the City Clerk's Office:

- Citizens' Coalition on Transportation, dated May 30, 1977, requested:

  a) no action on the widening of Boundary Road pending the establishment of a Regional Commission and a long range comprehensive transportation plan;

  b) decisions relating to the closure of arterial streets adjacent to Boundary Road should be delayed until studies have been conducted on impact and an area residential survey carried out.

- Petition, with thirty-two signatures, submitted by Adelaide E. Leonew, protesting the closure of Champlain Crescent.

* * *

The meeting adjourned at approximately 5:10 p.m.

* * * * * * *

The foregoing are Minutes of the Special Joint Meeting of Vancouver and Burnaby Council held June 2, 1977, adopted on June 14, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 14, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Alderman Kennedy
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Training Class at Vancouver Community College under the direction of their instructor, Mrs. Diane Jones.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the Minutes of the following meetings be adopted.

Special Council Meeting (Public Hearing)	-	May 26, 1977.
Special Joint Vancouver and Richmond Councils (Arthur Laing Bridge)	-	May 31, 1977.
Regular Council Meeting (with the exception of the 'In Camera' portion)	-	May 31, 1977.
Special Joint Vancouver and Burnaby Councils (Boundary Road)	-	June 2, 1977.

- CARRIED UNANIMOUSLY.

Boundary Road

Council was reminded of a Manager's report dated May 26, 1977, regarding Boundary Road which had been considered but not acted upon at the joint meeting held with Burnaby Council. In the report the Acting City Engineer had recommended that Boundary Road be confirmed as a primary arterial with its ultimate street allowance and development as described in the report.

MOVED by Ald. Brown
SECONDED by Ald. Rankin
THAT the foregoing recommendation of the Acting City Engineer be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. D.P.A. 69229 - Park Plaza
1130 West Pender Street

The Council received a delegation from Mr. D.J. Mullan, Solicitor for the applicants and owners of 1130 West Pender. Mr. Mullan gave the background on the property and advised on what his clients had done in respect of relocating the tenants. He indicated the building was a fire hazard and also referred to an inspection of the property made by the firm of Lort & Lort, Architects. He also advised that if the building is demolished as requested in the Development Permit Application, the vacant property would be cosmetically treated and would not be used for parking purposes.

MOVED by Ald. Puil
THAT the Development Permit Application to demolish Park Plaza, 1130 West Pender Street, be granted, on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot.

- (deferred)

MOVED by Ald. Brown
THAT the foregoing motion by Alderman Puil be deferred up to one month until a report is received by Council on the condition of the building relative to public hazard.

- CARRIED

(Aldermen Bellamy and Puil opposed)

2. Grant Appeal - Van Horne
Summer Enrichment Program

Council received a delegation from Mr. M. Horne representing the Van Horne Summer Enrichment Program, requesting that Council reconsider a grant to the Program which was not approved by Council on May 31st. Mr. Horne advised that his organization had reassessed its original request and was now requesting $7,200 instead of $9,300.

MOVED by Ald. Puil
THAT a grant of $7,200 for the Van Horne Summer Enrichment Program for 1977 be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

DELEGATIONS (cont'd)

3. Greek Day Celebration - Street Closure
Broadway from Macdonald to Blenheim Streets

Council considered a report of the City Manager dated June 2, 1977, concerning Greek Day Celebrations and the closure of Broadway from Macdonald to Blenheim Streets.

Council received a delegation from Mr. A. Dikaios, representing the Panhellenic Cultural Association. The delegation filed a letter dated June 10, 1977, suggesting it obtain the permits necessary rather than the applicants, the Hellenic Community of Vancouver.

Mr. N. Zapantis, representing the Hellenic Community of Vancouver also addressed Council giving details of the program planned and filed a budget for the event. Discussion then arose on the organizations intention to charge businesses to participate in the event.

The Mayor directed the Director of Social Planning report on the arrangement of other groups when organizing street activities.

After due consideration, it was

MOVED by Ald. Brown
THAT the Hellenic Community's request to close to vehicular traffic Broadway from Macdonald to Blenheim Streets on Sunday, June 26, 1977, from 12:00 noon to 12:00 midnight, be granted subject to the conditions detailed in the City Manager's report of June 2, 1977;

FURTHER THAT an additional grant of $200.00 towards the increased costs of signing and street cleaning be approved to the Hellenic Community of Vancouver for the purpose stated in the report, and that the Liquor Control and Licensing Branch be advised that the Council has no objection to a liquor permit being provided for this event.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

4. The Italian Folk Society
of British Columbia

Council gave consideration to a City Manager's report dated June 8, 1977, concerning the sale of a three acre parcel of City-owned land between Grandview Highway and Beaconsfield Park to the Italian Folk Society of B.C. for use as a community centre.

MOVED by Ald. Bellamy
THAT former resolutions of Council be amended to eliminate the requirement for registration of an option for the City to repurchase and for registration of a section 24A covenant to enable clear title to be conveyed;

FURTHER THAT the Director of Legal Services obtain an undertaking by letter from the Italian Folk Society in respect of the maintenance and operation of the facility as a community centre.

- CARRIED UNANIMOUSLY

(As a result of the foregoing action of Council, the delegation, Mr. M.P. Ragona, Solicitor for the Society, was in agreement and did not feel it necessary to make representation.)

DELEGATIONS (cont'd)

5. Tenders - Champlain Heights, Enclaves 2, 3 and 16

The Council gave consideration to a report from the City Manager dated June 8, 1977, in which the Champlain Heights Project Manager and the Director of Finance gave details of the tenders received for the three market enclaves in Phase I of Champlain Heights.

With the permission of Council, Mr. H. Goldfeder, representing Utah Equitable Plan Ltd., one of the tenderers, addressed the Council, suggesting that the analysis given in the report was misleading and indicated that it was possible for his company to develop the sites under the Assisted Rental Program. Mr. Goldfeder also filed with the Council an alternate bid which had been filed during the tender opening.

The Project Manager, Mr. J. Moodie, spoke to the report and corrected a figure on page 2 (second last paragraph), from $1.3 million to $.3 million.

MOVED by Ald. Brown
THAT the Council accept the bid from Community Builders for enclave 16 and all other bids on various enclaves be rejected.

- CARRIED
(Aldermen Puil, Rankin and the Mayor opposed).

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The Meeting recessed at approximately 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:35 p.m.

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UNFINISHED BUSINESS

1. Costs of Renovating Hangar #5 at Jericho

The Council noted a report of the City Manager dated June 9, 1977, on the costs of renovating hangar #5 at Jericho.

MOVED by Ald. Rankin
THAT this report be deferred for information at the public meeting being arranged in respect to Jericho.

- CARRIED UNANIMOUSLY

2. Amendment of the Salish Park Agreement

Council on May 31st, 1977, when considering the topic of an amendment to the Salish Park Agreement, deferred the matter to this meeting of Council to obtain more information. Under date of June 10th, 1977, the City Clerk advised that the Musqueam Indian Band will not have the information requested until after June 14th, 1977, and therefore, it was recommended that this matter be deferred for two weeks.

MOVED by Ald. Rankin
THAT the foregoing recommendation be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. D.P.A. 77360 - False Creek Area 10A - Construction of Fishermen's Lockers

The Council noted a copy of a petition opposing the granting of a Development Permit in False Creek, Area 10A to construct Fishermen's Lockers on site C. The Development Permit Board had recently considered this application and approved it subject to a number of conditions. A letter from Mr. T.G. Hodgson, was also noted requesting to appear as a delegation before Council on the matter.

MOVED by Ald. Rankin
THAT the delegation request from Mr. Hodgson be granted.

- CARRIED UNANIMOUSLY

2. Grant Appeal for Marpole-Oakridge Area Council

The Council noted a letter from the Marpole United Church asking Council to reconsider its previous action in refusing to grant the Marpole-Oakridge Area Council a grant of $19,500. The City Clerk advised that the Area Council intends appealing the decision and, therefore, suggested the letter from the Marpole United Church be withdrawn at this time for submission at the time of the appeal.

MOVED by Ald. Gibson
THAT the letter from the Marpole United Church be withdrawn at this time.

- CARRIED UNANIMOUSLY

3. Regional Board of Directors Vacancy - Federation of Canadian Municipalities

The following letter dated June 8, 1977, from the Mayor was noted:

"There is a vacancy to be filled in the Regional Board of Directors representing British Columbia. I have recommended the appointment of Alderman Mike Harcourt to the Regional Chairman, Mayor Muni Evers of New Westminster and he agrees with the recommendation. This will be referred to the meeting of the Executive of the F.C.M. in Ottawa on June 19th and I am sure the Executive will approve the recommendation.

The present arrangement is that the travel expenses of a Director in attending National Directors' Meetings are borne by the Director's own city or municipality. There will probably be about four such Directors' meetings in the year ahead which will involve such travel and lodging expenses.

In approving the recommendation, it is important to know that the Director will, in fact, have this financial assistance from his city or municipality.

Accordingly, I would request the City Council's approval to the appointment of Alderman Harcourt with attendant approval of necessary expenses."

MOVED by Ald. Puil
THAT the foregoing request and recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Application for Liquor Permits
Folkfest '77

Under date of June 7, 1977, Folkfest submitted a letter enclosing a list of groups in the Vancouver area who will be serving alcoholic beverages during Folkfest '77. The letter also advised that the South Vancouver Minifest should be added. Council's approval was requested in serving liquor.

MOVED by Ald. Ford
THAT that Liquor Control and Licensing Branch be advised that the Vancouver City Council has no objections to the application subject to the following conditions:

(a) approval by Chief Constable,

(b) any food concessions to be approved by the City Health Department,

(c) the applicant obtaining the necessary special event liquor permits from the Liquor Control and Licensing Branch,

(d) proper supervision by the organizers.

- CARRIED UNANIMOUSLY

5. FM-1 Zoning Fairview Slopes

Council received a letter dated June 6, 1977, from Mr. T. Heyerdahl and Associates concerning FM-1 Zoning in Fairview Slopes. The writer requested to appear before Council to discuss the matter.

MOVED by Ald. Rankin
THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

6. Vancouver's Role in a Conserver Society

Council noted a letter from Alderman Harcourt dated June 9, 1977, in respect of Vancouver's Role in a Conserver Society. During debate, Alderman Harcourt withdrew a proposal concerning staffing at a cost of about $23,000 a year, and, it was

MOVED by Ald. Harcourt
THAT

(a) Council establish a Steering Committee of the Planning and Development Committee to work with staff on the development of a Local Conserver Program. The Committee might include members of the Vancouver City Planning Commission, representatives of the major City Departments and representatives of interested outside organizations, including the business community, the labour movement and environmental and conserver interest groups;

(b) The City sponsor with the U.B.C. Department of Continuing Education (and possibly S.F.U.) a workshop in the fall on the civic role in resource conservation;

Cont'd...

COMMUNICATIONS OR PETITIONS (cont'd)

Vancouver's Role in a Conserver Society (Continued)

(c) Council formally communicate with other levels of government to ask for co-operation and support in the Vancouver program. This can include two aspects -

(i) the integration of various governmental conservation programs into a unified package in the Vancouver area,

(ii) financial support for Vancouver as a pilot Conserver City.

- CARRIED UNANIMOUSLY

7. Central Park Parking - Regulation By-law

Council on May 24, 1977, when dealing with a request from the Municipality of Burnaby, that Council endorse a proposed by-law to regulate parking in Central Park, deferred the matter for three weeks pending discussion with B.C. Telephone relative to employee parking problems in the area.

By memo dated June 13, 1977, the City Engineer advised that discussions have taken place, but in addition the department is conducting a parking study in the area. The results of this study and meetings with Burnaby and B.C. Telephone will be submitted to Council in July. The City Engineer, therefore, suggested that a decision on the request of the Municipality of Burnaby be deferred until this study report is available.

MOVED by Ald. Rankin
THAT the foregoing suggestion of the City Engineer be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT JUNE 10, 1977

Works & Utility Matters (June 10, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease of Lane East of Denman Street North from Robson Street
Cl. 2: Closure of Portion of Lane East of Nanaimo between William and Charles Streets
Cl. 3: Storm Sewer Required to Carry Sasamat Place Drainage
Cl. 4: Tender #39-77-1 Trucks

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(June 10, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Occupancy of Controlled Leasehold Condominium and Market Condominiums Phase 1, Area 6, False Creek
Cl. 2: Shaughnessy, Gladstone and Elliott Street End Parks
Cl. 3: Maintenance of False Creek Waterfront Structures

Clauses 1 and 2

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Maintenance of False Creek
Waterfront Structures (Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause be approved, and the City Engineer be directed to have the boats evacuate this area, and if necessary tow the boats to a location where moorage is available and recover the costs from the boat owners.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(June 10, 1977)

4678 Main Street - Hakim Gill
Enterprises Ltd. (Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 10, 1977)

Italian Market - Street Closure
Commercial Drive, Napier to 3rd
Avenue (Clause 1)

MOVED by Ald. Harcourt
THAT the Italian Market Planning Committee's request to close to vehicular traffic Commercial Drive between Napier and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, on Sunday, June 26, 1977, between 10:00 a.m. and 12 midnight, be approved subject to the conditions stated in this clause;

FURTHER THAT a grant to defray costs of signing and street cleaning up to an amount of $1100 be approved;

AND FURTHER THAT the Liquor Control and Licensing Branch be advised that the Vancouver City Council has no objections to the serving of liquor during this event.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(June 10, 1977)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Rental Rate Changes - Queen Elizabeth Theatre, Playhouse and The Orpheum - September 1, 1977, to August 31, 1978
Cl. 2: Legal Expenses - P.C. 44 P. Bouchard and P.C. 288 S. McLauchlan
Cl. 3: Shannon Daycare Centre
Cl. 4: Queen Elizabeth Theatre Boiler Repairs
Cl. 5: Tender Awards
Cl. 6: Ground Lease between City of Vancouver and Frank Stanzl Construction - False Creek
Cl. 7: Space Requirements - City Hall
Cl. 8: 1977 Budget - False Creek Development Group

Rental Rate Changes - Queen Elizabeth Theatre, Playhouse and The Orpheum - September 1, 1977 to August 31, 1978 (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

As requested by Alderman Brown, the Mayor directed the City Manager arrange to have the Theatre Manager report on the operating budget of the three Civic Theatres to the Finance Committee in the Fall.

Legal Expenses - P.C. 44 P. Bouchard and P.C. 288 S. McLauchlan (Clause 2)

MOVED by Ald. Ford
THAT the recommendation of the Police Board, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

(With the agreement of Council, Alderman Rankin was excused from voting on this clause, his firm having been involved in the case.)

Clauses 3 - 7 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 3, 4, 6, and 7 be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

1977 Budget - False Creek Development Group (Clause 8)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager,as contained in this clause be approved.

- (carried)

MOVED by Ald. Puil,in amendment
THAT the item of printing and copying a newsletter in the amount of $10,000 be deleted.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson Harcourt, Rankin and the Mayor opposed.)

The amendment having lost, the motion by Alderman Gibson was put and CARRIED.

(Alderman Puil opposed.)

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

1977 Budget - False Creek
Development Group (Clause 8)
(Continued)

MOVED by Ald. Gibson
THAT the Director of Planning be instructed to prepare an area development plan with respect to Phase II, False Creek.

- CARRIED UNANIMOUSLY

Property Matters
(June 10, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease of Portion of 55th Avenue between Carnarvon and MacDonald
Cl. 2: Rental Increase for Footbridge - North End of Nanaimo on National Harbours Board Land
Cl. 3: Establishing Strip of City-Owned Land for Lane Purposes - 3300 Block William Street
Cl. 4: 312 Campbell Avenue - Proposed Exchange/Sale

Clauses 1 - 4 inclusive

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
May 2, 1977

Installation of Microphones in
Council Chamber for Use of Media

In considering this report the Council noted a number of letters from the Media supporting the installation to permit audio recordings.

MOVED by Ald. Rankin
THAT a combined microphone system be installed in the Council Chambers to meet the recording needs of the City Clerk and the Media and that $8,600 for this work be provided from the Contingency Reserve Fund.

- CARRIED UNANIMOUSLY

D. Manager's Report
June 13, 1977

Canada Birthday Celebration
June 30, 1977

In considering this report the Mayor advised that a further report may be necessary as the costs shown were only an estimate.

MOVED by Ald. Gibson
THAT the estimated expenditure as described in the foregoing report in respect of special celebrations commemorating Canada's birthday on June 30, 1977, be approved and the funds be provided from Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, May 26, 1977

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Requests for Surplus City Furniture and Equipment
Cl. 2: Dial-A-Dietitian Service - Grant Request
Cl. 3: Jantzen Industry English Language Training Project Evaluation
Cl. 4: ELB Enterprises Ltd. - Request to Amend License By-law for Family Recreation Centre
Cl. 5: Gastown Residents' Association
Cl. 6: Ray-Cam Co-operative Centre Operating Budget (1977-1978)
Cl. 7: Licensed Premises in the Downtown Area - Summary of Map Information
Cl. 8: By-law Enforcement in the "Core Area" - Burns Block, 18 West Hastings

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

(Clauses 2 and 5 were Carried by the Required Majority)

Ray-Cam Co-operative Centre Operating Budget (1977-1978) (Clause 6)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved.

- LOST

(Aldermen Brown, Gerard, Gibson, Puil and the Mayor opposed)

Alderman Rankin requested and received permission to withdraw recommendation B of the Committee.

MOVED by Ald. Rankin,
THAT

(a) The $1,800.00 grant to the Ray-Cam Co-operative Association approved by City Council on April 19, 1977, be reallocated to make up any difference between the purchase price of a new van and any service club contribution;

(b) The amount of $1,800.00, in the event the service club assumes the responsibility for full purchase price, or any remaining portion of the $1,800.00, be approved for overhead expenses associated with the van.

- CARRIED UNANIMOUSLY

Licensed Premises in the Downtown Area - Summary of Map Information (Clause 7)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

The Mayor advised he will contact the Liquor Control and Licensing Branch and advise them of Council's wish to control the proliferation of licensed premises in the Downtown area and seek advice on what action can be taken to effect this.

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 26, 1977 (cont'd)

By-law Enforcement in the "Core Area"
Burns Block, 18 West Hastings (Clause 8)

Mr. R. Sigmund, the owner of the Burns Block, addressed Council. He advised that he has verbally undertaken a contract to sprinkler the building.

Alderman Rankin requested and received permission to withdraw the resolution of the Committee contained in this Clause.

MOVED by Ald. Rankin,
THAT the Fire Chief be instructed that, failing receipt within one week of a copy of a contract signed by Mr. Sigmund for sprinklering of the Burns Block, he immediately proceed with prosecution of Mr. Sigmund for non-compliance with the Fire By-law.

- CARRIED UNANIMOUSLY

II. Report of Aldermen Brown, Marzari and Puil, Members, Finance & Administration Committee, May 26, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: International Actors' Workshop Society Request for City Guarantee of $25,000 Bank Loan
Cl. 2: Vancouver Opera Association
Cl. 3: Vancouver Symphony Society
Cl. 4: Playhouse Theatre Centre

Clauses 1, 2 and 4

MOVED by Ald. Brown,
THAT the recommendations of Aldermen Brown, Marzari and Puil, contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

(Clauses 2 and 4 were Carried by the Required Majority)

Vancouver Symphony Society
(Clause 3)

When considering this Clause, Council noted a report from the City Manager dated June 7, 1977, indicating that the correct amount of the grant request should be $135,216.00.

MOVED by Ald. Brown,
THAT

(a) Council approve a grant of $135,216.00 equal to the rental of The Orpheum for the 1977 Vancouver Symphony Society's schedule of uses, and that the grant be increased proportionately to any Orpheum applicable 1977 rental rate increases as they occur;

(b) Consideration of increased use of The Orpheum by the Vancouver Symphony Society in future years be deferred pending a report from the City Manager.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee on Transportation, May 26, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Citizen's Forum on Airport Development
Cl. 2: Downtown Bicycle Route Proposal
Cl. 3: 1977 Traffic Signal Program
Cl. 4: Burrard Inlet Ferry Bus Services
(a) Conference of Local Area Councils
(b) Mr. N. Davidowicz

Citizen's Forum on Airport Development (Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Downtown Bicycle Route Proposal (Clause 2)

MOVED by Ald. Bellamy,
THAT recommendations 1 and 2 of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Recommendation 1(b) deferred)

MOVED by Ald. Puil,
THAT recommendation 1(b) of the Committee contained in this Clause be deferred pending a report from the City Manager on estimated costs and other expenses inherent in this recommendation.

- CARRIED

(Aldermen Gibson and Harcourt opposed)

1977 Traffic Signal Program (Clause 3)

MOVED by Ald. Bellamy,
THAT the City Engineer be instructed to investigate and report back on the feasibility of moving the pedestrian-actuated signal from the intersection of Skeena and Hastings to the intersection of Kootenay and Hastings.

- CARRIED UNANIMOUSLY

Burrard Inlet Ferry Bus Services (Clause 4)

A. Conference of Local Area Councils (25th Avenue Crosstown Bus)

When considering this clause, Council noted that the City has given an undertaking to all interested citizens that it will invite public discussion of the routing of the 25th Avenue crosstown bus prior to approval.

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in Clause 4A be deferred pending an early report from the City Engineer on all aspects of this proposed bus route, at which time, Council set a date for a public meeting on this matter.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Transportation,
May 26, 1977 (cont'd)

Burrard Inlet Ferry Bus Services
(Clause 4) (cont'd)

B. Mr. N. Davidowicz

MOVED by Ald. Bellamy,
THAT the information contained in Clause 4B of the Committee be received for information.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
June 2, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Amendment to Sign By-law - Sign Schedules for False Creek, Downtown and Chinatown
Cl. 2: Champlain Heights Planning Advisory Committee
Cl. 3: Inner City Housing Workshop
Cl. 4: Future of the Wicklow Hotel
Cl. 5: Grandview Woodland Planning Committee

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

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G.V.R.D. Meeting

The Mayor advised that the next meeting of the G.V.R.D. will be held on Wednesday, June 29, 1977, not June 15, 1977, as detailed in the memo dated June 10, 1977, from the City Clerk.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW (Schedule of Rates)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Shaughnessy Hospital Site)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Gibson was excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S.E. Marine Drive, Hartley, Kent and Kerr Streets)

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1977 FOR THE PURPOSE OF DEFRAYING THE COST OF DECORATIVE LIGHTING PERTAINING TO THE GRANVILLE STREET MALL PHASE II LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $5,666.65 IN LAWFUL MONEY OF CANADA FOR CERTAIN UNDERGROUND WIRING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $169,149.06 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $169,149.06 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS (cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,223,291.94 IN LAWFUL MONEY OF CANADA FOR CERTAIN BEAUTIFICATION PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

8. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $37,962.88 IN LAWFUL MONEY OF CANADA FOR CERTAIN PROJECTS PROVIDING DECORATIVE LIGHTING, BENCHES AND LANDSCAPING UNDERTAKEN AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

9. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,436,360.15 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT, SPEED DETERRENT BUMP AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishing Strip of City-Owned Land for Lane Purposes - 3300 Block William Street

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 12, Block 5, West ½ Section 26, T.H.S.L., Plan 2588;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the South 2.5 feet of Lot 12, Block 5, West ½ Section 26, Town of Hastings Suburban Lands, Plan 2588, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated May 12, 1977, and marginally numbered LF 8256, a print of which is hereunto annexed, be and the same is hereby established for lane purposes and declared to form and constitute portion for lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Puil - Enforcement of License By-law with respect to Graduation and After Graduation Functions

queried the authority of security staff at hotels conducting physical searches on persons attending graduati or after graduation functions

Dr. Bryson stated that no one in his Department had at any time instructed establishment to carry out a search, howeve he did stress that no liquor permitted on the premises during these events.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Enforcement of License By-law with respect to Graduation and After Graduation Functions (cont'd)

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the Director of Permits and Licenses be directed that physical searches of persons attending graduation or after graduation functions are not to be sanctioned by the Department of Permits and Licenses.

- CARRIED UNANIMOUSLY

Alderman Ford - Conference of Inter-American Development Bank

advised that the Conference of the Inter-American Development Bank will be held in Vancouver next year, and queried what the City might do to take advantage of this opportunity of discussing the economic growth of the City with persons attending the Conference.

The Mayor requested that Alderman Ford discuss this matter with him.

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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 14, 1977, adopted on June 21, 1977.

MAYOR

CITY CLERK

DEL 4

MANAGER'S REPORT

June 8, 1977

TO: Vancouver City Council

SUBJECT: The Italian Folk Society of British Columbia

CLASSIFICATION: INFORMATION

The Supervisor of Properties and the Director of Legal Services report as follows:

"On April 8th, 1975 Council resolved that a 3-acre parcel of City-owned land between Grandview Highway and Beaconsfield Park be offered for sale to the Italian Folk Society of British Columbia for use as a Community Centre upon the conditions set out in Appendix I of this report. These conditions include the stipulation that the Society enter into an agreement with the City undertaking to comply with the City's policy for subsidies to non-profit organisations. That policy includes the two following provisions:

(a) the Society provide reasonable access to its facilities to all Vancouver residents without discrimination, and

(b) the City is to have adequate protection in case of abandonment of the project.

Moreover, one of the conditions of the sale is that the property be conveyed to the Society with the City reserving a possibility of reverter to ensure continued use of the property for the purposes contemplated by the City. The Society indicated its acceptance of the various terms and conditions.

The Legal Department decided that the possibility of reverter was a poor mechanism of ensuring adherence to the City's policy in the case of subsidies to non-profit organisations because it was feared that the reservation of the possibility of reverter could only be done in language which a court of law might regard as too vague. If the language was judged to be vague then the entire reverter would be struck down leaving the Society with ownership of the property free and clear of any obligations whatever to the City.

For this reason on January 18, 1977 Council resolved that, instead of the reverter, the City reserve in its favour a municipal covenant and an option to repurchase the property. The report on which Council acted is set out as Appendix II of this report. The right to exercise the option arises only if the Society does not diligently pursue construction of the Community Centre and thereafter only if the Society fails to operate the Community Centre in accordance with the City policy mentioned earlier. The municipal covenant also obliges operation of the property in accordance with the Council policy. The option and the municipal covenant have been used in similar situations to implement the City's policy for subsidy to non-profit organisations.

The lawyer for the Society, Mr. Ragona, is now objecting that the option is a new feature of the transaction which has taken them by surprise and is unacceptable since it

../2

upsets their financing. Mr. Ragona's letter is set out as Appendix III. In keeping with standard City policy it was suggested that the option contain a clause allowing mortgages to take priority over the City option but this proposal was also unacceptable. Mr. Ragona intends to appear before Council and this report is submitted for Council's information."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION THIS DAY: Mr. M.P. Ragona.

FOR COUNCIL ACTION SEE PAGE(S) 287

U/B1

MANAGER'S REPORT

June 9, 1977

TO: Vancouver City Council

SUBJECT: Costs of Renovating Hangar #5 at Jericho

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"Council at its meeting of May 31, 1977, moved that the Assistant Director, Construction and Maintenance Division, report to the next meeting of Council on the actual costs of renovating Hangar #5 at Jericho. The Assistant Director reports as follows:

'The basis for all discussion is a change in use of a building from a "hangar" to a "place of assembly", Group A2 in the Vancouver Building By-law. It cannot be used for stage shows with props on stage nor for moving-pictures.

Such a change of use must be submitted to the Building By-law Board of Appeal for ultimate approval. Costs which have been developed are based on the general guidelines of the Board of Appeal which are below By-law requirement, i.e., it has been assumed that certain concessions will be granted.

I estimate the cost to put this hangar into summer use as a place of assembly is $303,000.

This estimate includes normal Contractors costs and Consultant fees but cannot absorb a major unforeseen problem, nor does it provide for general redecoration, site work, auditorium or stage furnishing or special lighting.

The type of problems that exist and must be resolved are:

1. Changes to Structure to Improve Earthquake Resisting Requirements -

   This requires a structural analysis and report for acceptance by the Building Inspector. There are various ways that this requirement can be met but the one we have priced appears to be acceptable and as economical as any. It involves removal of some existing clay tile walls and replacing with reinforced block walls together with structural steel bracing.

2. Sprinkler System

   The present system must be put back into commission and tested. Certain parts are missing and sections may have to be renewed. The system must be extended under the wood bleachers, otherwise we must expend greater funds to cover the underside of the bleachers with fireproof materials.

3. New Exits and Protect Means of Egress

   The building is very deficient in this regard. New protected routes of egress, fire doors with panic hardware must be provided.

4. Changes to Seating Area

   There are various ways that the reguirements could be met and I have assumed a slightly different version of the Architects solution which I believe will be more economical. Egress stairs must be provided, certain bleacher boxes must be fixed in place, guard rails installed, stair handrails installed and/or lowered.

Cont'd . . . . . .

5. Washroom Facilities

The present facilities are totally inadequate to meet Health By-laws. The work involves a substantial number of new fixtures, breaking out the existing floor, installing plumbing, new slab, removal of existing walls and construction of new walls and providing mechanical ventilation.

6. Electrical

The present electric wiring installation, emergency and exit lighting and Fire Alarm systems do not meet By-law requirements and must be substantially upgraded and supplemented.' "

The City Manager submits the above report of the Director of Permits and Licenses for Council INFORMATION.

NOTE: The extract of the Report of the Joint Council Park Board Committee re Jericho dated May 24, 1977 is attached for the Information of Council.

Consideration of the Extract was deferred by Council on May 31, 1977 until after the Special Committee's public meeting on June 23, 1977.

FOR COUNCIL ACTION SEE PAGE(S) 288

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Lease of Lane Adjacent to Amended Lot C of Lots 41 and 42, Block 55, D.L. 185, Plan 904 - Lane East of Denman Street North from Robson Street

The City Engineer reports as follows:

"There is a poor subdivision on the northeast corner of Denman Street and Robson Street. Three lots face Denman Street. The northerly two lots have a 10-foot lane at the rear. There is a fourth lot which has a frontage of 36 feet on Robson Street and a depth along the 10-foot lane of 66 feet. The 10-foot lane is approximately 7 feet below the sidewalk grade of Robson Street. There is a set of steps 4 feet in width leading down from Robson Street to the lane. The lane cannot be used for through vehicular traffic. In the small building on this site off Robson Street, there is a shoe repair shop, entrance to 2nd storey apartments and a barber shop. Off the 10-foot lane, there is an apartment, a small open space and a garage. The garage has been used for the repairing of Volkswagen and Mercedes automobiles for the past 7 years. The Board of Variance has recently granted this use be continued for a period of 2 years. The garage can accommodate 2 Volkswagens. Customers leave their cars in the 10-foot lane abutting the repair shop.

As there have been recent questions about the parking of one or two cars in the 10'lane allowance abutting his lot, the lessee of the garage property has requested we lease this area to him for a two-year period. He is prepared to renew the stairs and improve the appearance of the 10 feet at the Robson Street level.

I RECOMMEND that the 10-foot lane adjacent to amended Lot C of Lots 41 and 42, Block 55, D.L. 185, be closed, stopped up and leased to the lessee of the garage situated on said amended Lot C subject to the following conditions:

(a) The term to be for 2 years.

(b) The rental to be a nominal $20.00 for the 2-year term.

(c) The lessee to assume all liability for the steps and lease area.

(d) Pedestrians to be permitted to pass throug the lease area.

(e) An agreement satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the Lane East of Nanaimo Street Between William Street and Charles Street, Adjacent to Lot B, Block 9, West ½ Section 22, T.H.S.L., Plan 10551

The City Engineer reports as follows:

"An application has been received from Canada Safeway Limited to close the westerly 8 feet of the lane east of Nanaimo Street between William Street and Charles Street and dedicate an 8-foot strip on the east side of the lane, thereby relocating the lane 8 feet east. The applicant wishes to carry out renovations and additions to their store located on the west side of this lane and require the additional 8-foot strip to allow their doors to exit onto a walkway rather than onto the travelled portion of the lane.

Cont'd.....

Clause #2 continued:

I RECOMMEND that all that portion of lane shown outlined red on plan marginally numbered LF 8280 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The west 8 feet of Lots C and D, Block 9, West ½ Section 22, T.H.S.L., Plan 15726 to be dedicated for lane.

(b) The portion of closed lane to be consolidated with abutting Lot B.

(c) The applicant to pay for the relocation of any utilities or provide easements to contain them.

(d) The new lane to be paved in a manner satisfactory to the City Engineer and at no cost to the City.

(e) Any agreement to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Storm Sewer Required to Carry Sasamat Place Drainage

The City Engineer reports as follows:

"The City constructed Sasamat Place in approximately 1930. At that time the property to the west of this street (between Sasamat Place and Sasamat Street north of Fourth Avenue) was a deep ravine. The storm drainage from the catch basins at the north end of Sasamat Place was directed into this ravine. Since that time, much of the old ravine has been filled and the property owner is now developing it as a housing site. Consequently, the storm drainage discharging onto the site can no longer be tolerated. The owner of the affected property has agreed to grant the City an easement to permit us to construct a storm sewer across his property in order to carry the offending street drainage to the City sewer on Sasamat Street. The estimated cost of sewer construction is $16,000.

I RECOMMEND that $16,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneious Unallocated' so that the necessary sewer construction can be carried out as expeditiously as possible.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * * * *

4. Tender No. 39-77-1 Trucks

The Acting City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on May 9, 1977, and referred to the Acting City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account and the General Revenue Budget. Item 9 includes one truck for the Fire Department.

This tender called for prices on 15 different items. This report deals only with Item 5, 6, 8, 9, 13 and 14a. Two suppliers, Pacific GMC and Musgrove Ford, are being awarded these items, and the total purchase in each case exceeds $100,000.

Cont'd.....

Clause #4 continued:

Item 5 - Light Panel Truck

Seven bids were received.

Bid No. 1 - Dennison Chevrolet

This bid does not meet specifications.

Bid No. 2 - Pacific GMC Ltd.

We recommend acceptance of the low bid to meet specifications for 7 GMC Model TG11005 panel trucks from Pacific GMC Ltd. at a total cost of $34,123.33 ($4,867.83 each plus $48.52 for one for optional windows) plus 7% Provincial Sales Tax.

Item 6 - Heavy Duty Panel

Six bids were received.

An optional price was requested for a panel truck with a freight box type body. Only one bidder offered this option, Bid No. 2, from Pacific GMC.

We recommend acceptance of the only bid to meet requirements for 3 GMC Model TG31305 panel complete with a freight box at a total cost of $19,179.84 ($5,427.88 each plus $965.40 each for the freight box) plus 7% Provincial Sales Tax.

Item 8 - 10,000 GVW Cab and Chassis

Five bids were received.

We recommend acceptance of the low bid to meet specifications for 7 only GMC Model TC31003 cab and chassis at a total cost of $36,604.26 ($5,229.18 each) plus 7% Provincial Sales Tax,

Item 9 - 14,000 GVW Walk-in Vans

Three bids were received.

Bid No. 1 - Richport Ford

This bid does not meet specifications.

Bid No. 2 - Pacific GMC

We recommend acceptance of the low bid, Bid No. 2, to meet specifications for 7 only GMC Model TG31305 walk-in vans at a total cost of $63,551.83 ($8,435.69 each plus $131.00 each for added 6-inch body height, $265.00 each for 6 for screen partition, $58.00 each for flat floor, $102.00 each for 5 for added 2 feet body length plus $1,079.00 for one (Fire Department) for V-8 engine, automatic transmissio and power steering) plus 7% Provincial Sales Tax.

Item 13 - 32,000 GVW Conventional Cab

Six bids were received.

We recommend acceptance of the low bid, Bid No. 1, to meet specifications for 5 Ford LN800 cab and chassis from Musgrove Ford Sales at a total cost of $65,597.50 ($12,870.00 each plus $249.50 each for optional air dryer) plus 7% Provincial Sales Tax.

Cont'd.....

Clause #4 continued:

Item 14a - 32,000 GVW Tilt Cab

Six bids were received.

We recommend acceptance of the low bid, Bid No. 1, to meet specifications for 4 Ford C800 cab and chassis from Musgrove Ford at a total cost of $55,843.00 ($13,595.00 each plus $249.50 each for air dryers and $465.00 for two-speed rear axle for one unit) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendations of the Acting City Engineer, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 291

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Occupancy of Controlled Leasehold Condominium and Market Condominiums, Phase 1, Area 6, False Creek

The Development Consultant, Director of Finance and Director of Legal Services report as follows:

"The ground leases between the City and Creek Village Building Co-operative Association covering Lot 8, False Creek, and between the City and Frank Stanzl Construction Ltd. covering Lot 5 and 25, False Creek, provide for the subdivision of the lands into strata lots by the deposit of a leasehold strata plan in the Vancouver Land Registry Office. The deposit in the Vancouver Land Registry Office serves to convert the ground leases into individual leases.

These ground leases provide that prior to the deposit of the leasehold strata plans the lessees cannot sublet the premises without first receiving the consent in writing of the City. With respect to the Creek Village Building Co-operative Association, the ground lease describes income and family qualifications which must be met by prospective sub-lessees and purchasers, and the Co-operative Association has submitted a list satisfactory to the City.

The Creek Village Building Co-operative Association and Frank Stanzl Construction Ltd. are now in the final stages of preparation of their leasehold strata plans but deposit of such plans will not take place for some time yet.

Certain individuals who are purchasing strata lots in the Creek Village Building Co-operative Association's project were led to believe that they could have occupancy by the end of March and made arrangements to move. Davis & Co. solicitors for the Creek Village Building Co-operative Association have written to the City (copy on file with the Law Department) requesting authority from Council authorizing the Co-operative to sublet the dwelling units to the proposed purchasers immediately. In the circumstances occupation of the premises by such individuals has not been denied.

Russell and DuMoulin, solicitors for Frank Stanzl Construction Ltd. have written (copy on file with the Law Department) that the Company wishes to permit some of the purchasers of its strata lots to take possession now that its buildings are substantially completed. Such possession is requested at an early date.

There is one more condominium development with a similar clause in the ground lease - Lot 7 - but it is anticipated that the leasehold strata plan will be deposited in the Vancouver Land Registry office well in advance of occupancy.

Recommendations

It is recommended that:

A. Consent be given to Creek Village Building Co-operative Association to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of its leasehold strata plan provided that such persons have the income and family qualifications required by the ground lease between the City and the Association covering Lot 8, False Creek.

Cont'd . . .

Clause 1 Cont'd

B. Consent be given to Frank Stanzl Construction Ltd. to sublet the dwelling units in its buildings to those persons proposing to purchase the same prior to the deposit of the leasehold strata plan required by the ground lease between the City and the Company covering Lot 5 and 25, False Creek."

The City Manager RECOMMENDS approval of the above recommendations.

INFORMATION AND RECOMMENDATION:

2. Shaughnessy, Gladstone and Elliott Street End Parks

The City Engineer reports as follows:

"When dealing with a Manager's Report dated May 6, 1977, with respect to development of street ends adjacent to the Fraser River, Council requested the City Engineer to report back on certain aspects of the development at Gladstone Street. Specifically, there was some concern expressed by members of Council about certain statements contained in correspondence from the North Fraser Harbour Commission, namely that:

> 'The Commissioners ... expressed concern over the hazards to life and limbs that will most certainly exist at the Gladstone Street End viewing platform ....'

In approving development of street end areas and related structures last year, Council was aware that they were introducing recreational opportunities in areas of essentially industrial activity. The report of the Director of Planning stated that:

> 'Traditionally, Vancouver has not viewed the Fraser River as a recreational resource, and consequently the development of this type of recreational amenity (particularly east of Angus Drive) has been largely restricted by the industrial development and the availability of suitable sites.'

Construction of the viewing platform in conjunction with development of the Gladstone Street End adjacent to water-based industrial activities must naturally recognize related hazards. Although the viewing platform is located within the harbour headline and, therefore, outside the navigable channel, there are nevertheless considerable industrial activities immediately adjacent to the street end such as movement of log booms and barges and ingress and egress of marine traffic from docking facilities. In order to protect against potential hazards related to these activities, we have incorporated the following provisions after discussion with the N.F.H.C. and the Law Department:

1. The viewing platform is now located closer to shore than neighbouring structures to the West. This effectively seals off the approach route from the West and provides greater clearance from traffic manoeuvering in the river;

2. The platform design is sturdier than before and thus able to withstand greater impact;

3. We are to install three sets of steel piles, (dolphins), in the river around the platform. These dolphins will deflect log-booms and other river traffic approaching the platform area;

4. We will install large signs prohibiting any mooring of vessels of any kind to the structure;

5. We will install a 3'6" high steel chain-link fence around the outside of the whole platform area to prevent anyone from accidentally falling into the river and to discourage people from climbing on the outside faces of the platform.

Cont'd . . .

Clause 2 Cont'd

As a further measure of protection to the public, the conditional approval granted by the N.F.H.C. stipulated that "an approved type of lifesaving ring or other similar apparatus" be installed and maintained on the viewing platform. It is my opinion as well as that of the Director of Legal Services that this condition is both onerous and impractical and cannot reasonably be complied with by the City. It is anticipated that the lifesaving ring would be continually removed by vandals and would be virtually impossible (and very expensive) to maintain. Since the City is accepting liability in respect of the viewing platform in any case, it would seem reasonable to inform the N.F.H.C. that the City cannot comply with the condition regarding installation and maintenance of the lifesaving apparatus.

It is therefore RECOMMENDED that since it will not be possible for the City to maintain an approved lifesaving apparatus on the Gladstone Street viewing platform, the North Fraser Harbour Commission be advised that the City cannot comply with the condition regarding installation and maintenance of an approved lifesaving ring."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved and submits the matter of the safety and precautionary measures being incorporated in the design of the Gladstone Street End Park for Council's INFORMATION.

CONSIDERATION AND RECOMMENDATION:

3. Maintenance of False Creek Waterfront Structures

The City Engineer reports as follows:

"A public pedestrian viewing platform was built on the waterfront at the foot of Alder Street as part of the Winter Capital Works Program. This structure is built on piles and is constructed of pressure treated timbers and is a part of the waterfront walkway.

During a recent wind storm a large boat, whose identity is unknown, anchored in the Bay adjacent to this platform (Alder Bay) and evidently broke loose from the mooring and smashed some of the pilings which were supporting this structure. The damage is estimated to be approximately $10,000 to repair. The structure has been barricaded off in the meantime, until repairs can be made and an effort is being made to trace the boat which did the damage.

There are two concerns, one is the amount of money which is not available in the engineering budget and a recommendation is being made in this report.

The other concern is that there are up to 14 boats moored in this Bay, which is a part of the Phase II City owned lands and no permission has been given for mooring here.

Some of the boats had lines tied to the remaining piles. These lines were under heavy tension and in time would have pulled the balance of the structure down. By Notices to the boat owners and with City Forces the lines have been removed and stern anchors have been placed so that the piles are no longer threatened. There is a very strong possibility, however, that one or more of these boats could come adrift and repeat the damage which has occurred.

The purpose of this report, therefore, is to obtain Council's guidance on whether these boats should remain moored in this area. The Director of Planning and the Development Consultant are not in favor of boats being moored in this area. Also, several of these boats are being used as living quarters and the Medical Health Officer agrees that this type of boat should not be moored in this area.

In contacts with the boat owners, their reason for being here is the lack of moorage for these kinds of boats (up to 45 feet long and several Trimirans). Also they find that the moorage rates being charged in other locations in False Creek are expensive and they are not paying any fees on this location.

Because of the hazard which they are presenting to the structure the boats have been ordered to be moved out. Several of the boat owners, however, have requested that they be allowed to stay and this request is presented for Council's CONSIDERATION.

Clause 3 Cont'd

Should Council deem it advisable to let the non-liveaboard boats remain, then safe, temporary moorings should be installed and the costs of installation, liability and maintenance should be recovered from the boat owners. A charge of $40 per month is deemed appropriate by the Supervisor of Properties and Insurance on a month to month basis. The Development Consultant does not agree with this proposal because of the plan for use of the bay in Phase II.

Should Council confirm that the City Engineer should have the boats evacuate this area, it may be necessary to tow the boats to a location where moorage is available and recover the costs from the boat owners.

I RECOMMEND that repairs be made at an estimated cost of $10,000, to be appropriated from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved and submits the matter of the continued use of this area by boats for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 292

A-5

Manager's Report, June 10, 1977 . . . . . (CLAIMS: A-5 - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. 4678 Main Street - Hakim Gill Enterprises Ltd.

The Director of Permits and Licenses reports as follows:

"As a result of an advertisement in the May 20, 1977 edition of the Vancouver Sun, the City License Inspector telephoned Mr. Gill of Gill's Furniture Appliances Ltd. at the above address to determine if the shop was to remain open for business on Victoria Day, May 23, 1977. Mr. Gill was advised that it was contrary to the City Charter to remain open for business on this statutory holiday. On May 23, 1977, the District License Inspector inspected the premises and reported that it was open for business for the retail sale of furniture and electrical appliances. In a conversation between Mr. Gill and the Inspector, Mr. Gill admitted that he was open for business and was aware that he was violating the provisions of the Vancouver City Charter.

The records show that charges were laid against Mr. Gill at the same address for being open for business on December 26, 1975, and that Mr. Gill pleaded guilty and was fined $35.00.

The normal procedure for this department would be to again lay charges and put the matter before the courts, but as the last court case involving charges under Section 279A(7) of the Vancouver City Charter found that the wording in the Charter is defective, the matter cannot proceed to the courts.

In view of Mr. Hakim Gill's total disregard for the provisions of Section 279A(7) of the Vancouver City Charter, I RECOMMEND that he be requested to appear before Council to show cause why the Business License issued to Hakim Gill Enterprises Limited should not be suspended."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 292

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Italian Market - Street Closure Commercial Drive, Napier to 3rd Avenue

The Acting City Engineer reports as follows:

"In a letter dated March 29, 1977, Ms. Anna Terrana of the Italian Market Planning Committee, requests that Commercial Drive between Napier Street and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, be closed to vehicular traffic from 10:00 a.m. to 12:00 midnight on Sunday, June 26, 1977. The purpose of the closure is to provide an area for the Italian Market which will have outdoor cafes, taverns, display stalls, folk dancing and musical entertainment.

Transit service will be affected by the street closure, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for this event.

Temporary signing and barricading will be required as well as extra street cleaning. The estimated costs are as follows:

1)	Temporary signing and barricading	$ 850
2)	Sanitation Department services	$ 250
	TOTAL	$1100

Should Council approve the applicant's request to close to vehicular traffic Commercial Drive between Napier Street and 3rd Avenue, excluding the intersection of Commercial Drive and 1st Avenue, on Sunday, June 26, 1977 between 10:00 a.m. and 12:00 midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

2. That any food concessions be approved by the City Health Department.

3. That all relevant licences be obtained by the applicant prior to the events.

4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the Acting City Engineer.

5. That unrestricted access be provided for emergency vehicles.

6. Any electrical fittings on the street be approved by the Acting City Engineer.

7. Costs of temporary traffic controls be borne by the applicant.

8. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.

9. That all structures, etc. be dismantled and removed from the street immediately following the event.

Continued . . . .

Clause No. 1 Continued

In connection with items (7) and (8), the applicant requests a grant to cover the costs of temporary signing and barricading, as well as extra street cleaning.

The Acting City Engineer submits for Council's CONSIDERATION the request of the Italian Market Planning Committee for a grant to defray costs of signing and street cleaning at an estimated cost of $1100. The Comptroller of Budgets advises that, if approved, the source of funds will be Contingency Reserve."

The City Manager submits the above report of the Acting City Engineer for Council's CONSIDERATION and, if approved, suggests the resolution be worded as a grant of up to $1100.

FOR COUNCIL ACTION SEE PAGE(S) 292

FINANCE MATTERS

RECOMMENDATION

1. Changes to Schedule of Rental Rates - The Queen Elizabeth Theatre, The Orpheum and The Queen Elizabeth Playhouse - September 1, 1977 to August 31, 1978

The Theatre Manager reports as follows:

"Submitted herewith for approval is the revised Schedule of Rental Rates for The Queen Elizabeth Theatre, The Orpheum and The Queen Elizabeth Playhouse to have effect from September 1, 1977 to August 31, 1978.

The attached schedule sets out the new rates which represents an increase of approximately 10% in the Class I and II rates.

Class III has been deleted from the schedule as it stopped all rental revenue in this category. Now that we have extra rentable time we must offer incentives to maintain a high level of use.

In Clause 2 the hourly rate for the use of stage for time additional to the allowed 5 hours is increased to:

The Queen Elizabeth Theatre or The Orpheum	$50	or minimum stage crew wages
The Queen Elizabeth Playhouse	$30	

In Clause 8 the charge for after-theatre receptions in the foyers, lobbies and/or Recital Hall and Green Room after midnight is increased to $50.00 per hour or part thereof.

In Clause 9 the charge when foyers, lobbies and balconies are used for commercia exhibits is increased as follows:

The Queen Elizabeth Theatre or The Orpheum	$150 per day
The Queen Elizabeth Playhouse	$ 50 per day

Seating Capacities - The seating capacity of The Orpheum has been changed to read:

The Orpheum -- 2,788 (plus 4 chair spaces for handicapped)."

The Vancouver Civic Theatres Board approved the new schedule at its meeting on April 1, 1977.

Comments of the Director of Finance

a) Rent - Percentage of Gross Revenues

Earlier this year, the issue was raised in Committee on the possibility of charging users as rent a percentage of their gross revenues. The Director of Finance requested comments from the Theatre Manager on this subject and he replied as follows:

"The possibility of charging a percentage of gross has been discussed over the years by The Vancouver Civic Theatres Board and the Manager of Civic Theatres.

While this would seem to be a means of raising extra revenue, it sometimes turns out to achieve the opposite result.

Cont'd . . .

Clause #1 continued:

Some years ago we initiated Class III -- Closed-Circuit Television Presentations -- 10% of gross ticket sales subject to minimums being the Class I rates. In 1976 we raised the percentage to 15%.

Since we put in the percentage rental figure we have had few bookings for closed-circuit shows.

Belafonte, Liberace, Mouskouri, and other such top headliners refuse to appear in Theatres housing, say, 3,000 people if you charge a percentage. They will pay on a percentage basis for a single performance in a Coliseum holding 15,000 as the gross is so high for one night. They have to play five nights to find an equivalent audience with five times the cost of presentation.

It is strongly recommended that we do not adopt a percentage formula. We are not dealing with the performer but with the local agent who will go broke if you squeeze him too hard.

Equivalent facilities in Portland, Seattle, Edmonton and Calgary have rentals approximately 2/3 of our schedule. We are already the highest in the continent."

b) Financial Information

The following is a summary of the financial history of the theatres:

	1974	1975	1976	1977 (Budget
Revenues	$ 545,206	$ 592,629	$ 738,346	$ 842,500
Operating Costs	723,238	866,521	924,037	1,348,755
Operating Deficit	$ 178,032	$ 273,892	$ 185,691	$ 506,255

The operating costs are exclusive of major capital repairs (i.e. 1977 - lighting console and stage floor - $185,000) or any allowance for the original costs of the buildings. For 1977, the operating deficit for the Orpheum (rentals less direct costs exclusive of overhead) is forecasted to be approximately $140,000 of the total deficit of $506,255.

The proposed rental increases are already anticipated in the projected rentals for 1977 and account for $22,000 of the total.

It will be noted that both the Q.E. Theatre and Playhouse will be closed for a period of one month during 1977 to facilitate the installation of the stage floor and lighting console. This has resulted in a drop in revenues and direct cost estimates, although these are not significant due to those periods being "quiet" periods of operation.

The Theatre Manager recommends ratification of the revised Schedule of Rental Rates as attached, to have effect from September 1, 1977 to August 31, 1978.

The City Manager RECOMMENDS that the recommendations of the Theatre Manager be approved.

CONSIDERATION

2. Legal Expenses - Police Constables
44 P. Bouchard and 288 S. McLauchlan

The Director of Legal Services reports as follows:

"The following resolution has been received from the Secretary to the Vancouver Police Board:

'The Vancouver Policemen's Union submitted for the consideration of the Board an account received from Guild, Yule and Company in the amount of $250.00 for services rendered in

Cont'd . . .

Clause #2 continued:

acting for Police Constables 44 P. Bouchard and 288 S. McLauchlan in the civil action commenced by Mrs. L. LaBoucane concerning the fingerprinting of juvenile Michael LaBoucane. The action was subsequently discontinued.

Moved:

"THAT the account of Guild, Yule and Company in the amount of $250.00 for professional services rendered in acting for Police Constables 44 P. Bouchard and 288 S. McLauchlan in the civil action commenced by Mrs. L. LaBoucane be forwarded to City Council with a recommendation that it be approved for payment by the City."

Carried.'

This action was brought against these officers challenging their right to fingerprint juveniles. In doing so, the officers were following a policy directive issued by the Attorney-General's office and adopted by our Police Department. In another case entirely, a Provincial Court judge held that fingerprint evidence of juveniles was inadmissible. This indirectly challenged the validity of the practice, and hence more or less answered the question raised in the civil suit, and the action was discontinued. The bill rendered is reasonable.

The request of the Police Board is submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

RECOMMENDATION

3. Shannon Daycare Centre

The Director of Social Planning and the Director of Legal Services report as follows:

"A feature of the negotiations for the acquisition of the 99-year daycare lease in the Bordignon Building was a commitment to the landlord that 8 of the daycare places would be at the disposal of the tenants of the building. This commitment to the landlord has not yet been formally approved by Council. However, in the sublease between the City and the Shannon Daycare Centre Society the Daycare Society has agreed to place 8 of the 32 spaces at the disposal of the landlord.

The landlord is in fact two companies, Hudson-Marine Holdings Ltd. and Big Spring Properties Ltd. Hudson-Marine has now signed the 99-year lease with the City and a separate agreement whereby the City has agreed that 8 daycare spaces would be at the landlord's disposal. These documents are now with the lawyer for Big Spring and should be signed very shortly and then the lease can be registered.

It is recommended that the City contract with the landlord to place 8 daycare spaces at its disposal."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Social Planning and the Director of Legal Services be approved.

Cont'd . . .

4. Queen Elizabeth Theatre Boiler Repairs

The Director of Permits and Licenses reports as follows:

"The heating plant at the Queen Elizabeth Theatre consists of three hot water boilers. In the latter part of 1976 the Provincial Boiler Inspector carried out an inspection of the heating plant, and active corrosion and pitting of the boiler tubes was visible. Funds were subsequently requested and approved in the 1977 Budget to acid clean two boilers in order to retard the growth of this corrosion. It was also intended to isolate the third boiler, as it had not been used for several years and much of the automatic firing equipment had already been reused on the other two boilers.

In January of this year the Construction and Maintenance Division became responsible for all building and mechanical maintenance in Civic Theatres. We have suffered erratic performance from the heating equipment and in fact had to replace one leaking boiler tube. Our Stationary Engineers and the Boiler Inspector have now carried out a thorough inspection of the heating plant and the corrosion in the tubes has been found to be so extensive that the tubes in both boilers that are to remain in operation must be replaced. One boiler has deteriorated to such a point that it cannot be placed back into operation and it is unlikely that the second boiler can last through another heating season. We believe that we have determined the operational problems that have caused the deterioration of the boiler and corrective action has been carried out.

The cost of retubing the two boilers is estimated at approximately $10,000. The acid cleaning, for which funds were approved, is now pointless and these funds could be used for the retubing. The budget for this work is therefore:

Retubing of two boilers -	$10,000
Funds available, transferred from acid cleaning work -	3,400
Additional funds required	$ 6,600

The Director of Finance reports that if Council approves the recommendation of this report the funds would be provided from Contingency Reserve.

It is recommended that:

Council approve the retubing of two boilers at the Queen Elizabeth Theatre at an estimated cost of $10,000, the additional required funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Road Marking Paint
Lawn Tractor
Portland Cement
Triple Reel Riding Mowers (2)
Supply & Delivery of Meters for Waterworks Service
Fire Dept. Work Jackets
Supply of Electric Carts (6)
Policemen's & Firemen's Caps
Police Dept. All Weather Coats
Portable Sound Level Measuring Equipment
Supply of Automotive Oil, Air & Fuel Filters for 2 years

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

6. Ground Lease Dated as of July 1, 1976, Between City of Vancouver and Frank Stanzl Construction Ltd. - Lot 39, False Creek, Plan 16789 (Formerly Lot 5, False Creek, Plan 16003)

The Director of Legal Services reports as follows:

On 24 August, 1976, Council authorized the above-mentioned Ground Lease which provides that upon completion of construction of a combined residential/commercial development the lessee shall create two air space parcels (one for residential purposes and the other for commercial purposes), surrender the Ground Lease and enter into separate Ground Leases covering the two air space parcels.

The construction of the combined residential/commercial complex is near completion. By letter dated 7 June, 1977, the solicitor for Frank Stanzl Construction Ltd. advises that it is advantageous to further divide the residential part into two smaller air space parcels - essentially a division of the two towers (being constructed on the leased premises) into volumetric parcels, except that the northeasterly tower will have the underground garage connected to it and will form a part thereof. This division is desirable, in the opinion of the solicitor for the Company, in order to have each tower managed by separate strata corporations. There appears to be no disadvantage to the City in consenting to this further subdivision.

It is recommended that the request of Frank Stanzl Construction Ltd. to divide the aforesaid leased premises into three air space parcels (two parcels for residential purposes and one parcel for commercial purposes) be granted.

It is further recommended that following registration of the subdivision plan and completion of construction the City enter into separate ground leases with Frank Stanzl Construction in respect of each of the air space parcels on the terms and conditions contained in the initial ground lease except where changes are appropriate by reason of the further subdivision; the leases to be satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the above recommendations of the Director of Legal Services be approved.

7. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On December 9th, 1975, City Council approved the City Manager's report on the above subject which included in part the following two recommendations:

1) The relocation of the Accounting and Budgets Divisions of the Finance Department to the ground floor of the Main Building at an estimated cost of $47,500.

5) The City Manager to report back to Council as agreement is reached on the requirements of various other Departments together with the cost involved in necessary alterations or relocations.

The relocation of the Accounting and Budgets Divisions was completed in June of 1976 which released approximately 3,630 sq. ft. of floor space on the second floor of the Main Building.

Cont'd . . .

Clause #7 continued:

From a space requirement study it was determined that of all the departments in the Main Building the one with the most pressing needs for additional space was the Engineering Department. Other departments with pressing needs for space are accommodated in the East Wing and it is felt inappropriate to consider allocations for them in the Main Building.

The requirements for additional space in the Engineering Department are a combination of small areas throughout the Department totalling approximately 3,250 sq. ft. In a joint study both the City Engineer and City Architect conclude that the best action was to move the entire Electrical Division to the second floor thereby releasing the eighth and ninth floors for expansion purposes of the remainder of the Engineering Department.

The major considerations leading to this conclusion are:

a) The size and requirements of the Electrical Division best fit the space available on the second floor.

b) The Electrical Division will be integrated onto one floor instead of two as at present.

c) The space available provides the small additional area requirement needed for the Electrical Division.

d) The vacated space on the eighth and ninth floors is the most economical means of providing for the requirements of the other Engineering Divisions and also allows for minor further expansion possibilities.

Still not finalized is the rearrangement of the Engineering Department staff who will occupy the fourth to eleventh floor and the relocation of the Champlain Heights staff who now occupy a small part of the second floor. These matters will be reported on in a later report to Council when more accurate costs for the relocation have been established.

A sketch plan of subdivision of the second floor has been prepared and agreed by the City Engineer but in order to tender the cost of this and associated moves it will be necessary to prepare working drawings and specifications. The greatest proportion of the necessary work is in erecting demountable partitions and in electrical and ventilation alterations, and in co-ordinating the moving and re-arrangement of furniture and equipment. The City Architect considers the more appropriate and economical method of achieving these moves is with the use of City staff and the direct employment of sub-trades who are familiar with the existing installations. The Assistant City Engineer - Electrical concurs with this approach and agrees that his Division can handle the electrical design changes required. The Construction and Maintenance Division will require drafting and consulting assistance at a cost of approximately $3,000.

The rough estimate for the work is as follows:

Alterations on second floor for Electrical Division	$30,000
Relocation of Meter Checkers, Champlain Heights staff and associated re-arrangement on 7th and 8th floors	7,000
Drafting Help and consulting assistance	3,000
	$40,000

The Director of Finance advises that funds are available from unexpended allocations previously approved for City Hall Renovations and Space Needs as follows:

1) City Hall and Annex Alterations unappropriated	$32,000
2) Space Needs - City Hall - unappropriated	8,000
	$40,000

Cont'd . . .

Clause #7 continued:

It is RECOMMENDED that:

The City Architect be authorized to prepare working drawings and obtain tender to relocate the Electrical Division of the Engineering Department to the second floor at an estimated cost of $40,000. Funds to be provided as detailed by the Director of Finance in this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

8. 1977 Budget - False Creek Development Group

The Development Consultant reports as follows:

On November 23, 1976 Vancouver City Council approved an amount of $371,000.00 for the False Creek Development Group expenses for 1977-78 and an amount of $188,000.00 for Consultant Fees for 1977-78, both of which are part of the False Creek capital budget.

The following is our proposed budget for 1977 Development Group Expenses and Consultant Fees. These have been duly discussed and reviewed by the City Manager and the Comptroller of Budgets and Research.

SALARIES AND BENEFITS

Development Consultant	
Retainer-Project Director	$52,392
Salaries	
Project Co-ordinator	25,292
Planning Assistant IV (12 mo @ $1481	17,772
Clerk Steno III (12 mo @ $837)	10,044
Salaries-Overtime	
It is anticipated that the staff will be required to work a significant amount of overtime, with little possibility to take compensatory time.	3,000
Fringe Benefits	
12% of salaries excluding the Development Consultant.	6,373
Auto Allowance	
For auto trips between the Development office, City Hall and around the City.	700
Travel Allowance	
For trips to obtain information and maintain liaison with Government officials and significant developments in North America. Approximately four trips to places such as San Francisco, Baltimore, Ottawa, ten to twelve trips to Victoria. Requests for each trip other than Victoria will be submitted according to normal procedures to the City Manager for approval.	1,500

Cont'd . . .

Clause #8 continued:

Expense Allowance		
Project Director		500
OFFICE OPERATION AND MAINTENANCE		
Rental		
805 West Broadway		
12 mo @ $823	9,880	
4 parking spaces @ $35	1,680	
		$ 11,560
Utilities, light, heat, janitor services, supplies included.		
Telephone		
12 mo @ $130	1,560	
Long Distance	500	
		2,060
Office supplies		1,500
Printing and Copying		
Newsletter (approximately eight publications - 2000 copies, graphics, layout time, material preparation)		10,000
Miscellaneous		1,000
Advertisements		
Regarding vacancies, sponsors, proposal calls, etc.		800
Contract Personnel Services		
Clerical overload, drafting services and research assistance.		4,000
		$148,493

CONSULTANT SERVICES

1. Architectural and Developer Co-ordination - Phase 1. $ 15,000

   Thompson, Berwick, Pratt and Partners and Frank Stanzl Construction Ltd. Re: Co-ordination of remaining developments-parking structure, restaurant, streets and pedestrian streets, and park.

   The procedure started in 1975 is designed to ensure that the design concept is followed.

   It is anticipated that the remaining developments in Phase One referred to above will be completed by the summer of 1977.

2. Architectural and Developer Co-ordination - Phase 2. 134,000

   Downs Archambault/Davidson Johnston and Frank Stanzl Construction Ltd. Re: Public Hearing and meetings, design co-ordi-

Cont'd . . .

Clause #8 continued:

nation of streets and public open space, design co-ordination of all housing units, commercial and community space, and construction cost estimating and construction advice.

3.	Construction Co-ordinator To co-ordinate projects and to ensure that the City's objectives are being met.	26,072
		$175,072

Recommendation

It is recommended that:

The 1977 budget for False Creek Development Group expenses in the amount of $148,493.00 and Consultants Fees in the amount of $175,072 be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 293-294

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Portion of 55th Avenue Between Carnarvon and MacDonald Streets

The Supervisor of Properties reports as follows:

"The Southlands Riding and Polo Club Limited have leased a portion of 55th Avenue, between Carnarvon and MacDonald Streets for the past ten years at $60.00 per annum. The lease has expired and the club has requested a renewal.

The City Engineer in a letter dated November 3, 1976, has advised that he has no objection to a renewal subject to the same terms and conditions as the existing agreement. Southlands Riding and Polo Club Limited have agreed to a renewal for a further five year term at a rent of $180.00 per annum.

Recommended that the lease of a portion of 55th Avenue between Carnarvon and MacDonald Streets be renewed for a further five year period subject to the same terms and conditions, to the satisfaction of the Director of Legal Services, at a rental of $180 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Increase for Footbridge North End of Nanaimo Street on National Harbours Board Land

The Supervisor of Properties reports as follows:

"The City of Vancouver leases an area of 955 square feet from the National Harbours Board for the northerly footing and stairs of the Nanaimo Street footbridge over the CPR tracks. The lease is on a year to year basis at an annual rental of $150.00 with a rental review every 3 years. In keeping with National Harbours Board policy, reviewing the rent every 3 years, the City of Vancouver has been notified that effective May 1, 1977 the rental on the above lease will be increased to $175.00 per annum, and has forwarded 3 copies of the Memorandum Agreement to be executed by the City's signing authorities.

The City Engineer concurs with the increased rental advising that funds are available for this purpose in account 8021/1850.

It is recommended that the Mayor and City Clerk be authorized to execute the National Harbours Board Memorandum Agreement approving the increased rental of $175.00 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

.../2

3. Establishing a Strip of City-Owned Property for Lane Purposes

The Supervisor of Properties reports as follows:

"Lot 12, Block 5, West ½ Section 26 T.H.S.L., Plan 2588 situated on the South side of William Street, West of Cassiar was acquired by tax sale in 1941 and has been reserved from sale with others in that area to resolve drainage problems. We are now placing these lots on the market, however, the City Engineer requires the South 2½ feet of Lot 12 for lane purposes to bring the lane up to current standards.

It is therefore recommended that the South 2½ feet of Lot 12, Block 5, West ½ Section 26 T.H.S.L., Plan 2588 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. 312 Campbell Avenue - Proposed Exchange/Sale

The Supervisor of Properties reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, acquired and cleared certain lands under Urban Renewal Project 2, Area A-5. The objectives of this Project included consolidation of the lands into sites of not less than 50 feet frontage (where possible), followed by sale and redevelopment for industrial use in accordance with the zoning.

The acquisition program included Lots 1 and 2, Block 62, D.L. 181 situated at the Southeast corner of Cordova Street and Campbell Avenue, having total dimensions of 50 feet X 122 feet. This property was (and still is) used for industrial purposes but is improved with an old dwelling converted to office and storage. In 1965, during the acquisition program, the owner made a proposal in which he offered to acquire the adjoining lots 3 and 4 from the Partnership and redevelop the 100 feet site in keeping with the objectives of the Project. This owner's holdings include Lot 15, Block 61, D.L. 181, which was also included in the acquisition program and he proposed to exchange Lot 15 for one of the Partnership lots and to pay market value for the additional lot.

This proposal was agreed to in principle by the Partners but was of necessity deferred pending expiry of the existing lease which encumbered Lots 3 and 4. The said lease expired in 1975 but for various technical reasons the proposed exchange/sale was delayed.

Central Mortgage and Housing Corporation and the Province have now given approval to the proposed exchange/sale to Mr. Harry Harris on the following basis:

1. Lot 3, Block 62, D.L. 181 to be transferred to Mr. Harris in exchange for Lot 15, Block 61, D.L. 181.

Clause #4 continued:

2. Lot 4, Block 62, D.L. 181 to be sold to Mr. Harris for the market price of $36,600.00.

3. Lot 15, Block 61, D.L. 181 to be offered for sale to the adjoining property owners.

Mr. Harris has signified his agreement with the foregoing and the Director of Planning has endorsed the proposal.

It is therefore recommended that the Supervisor of Properties be authorized:

(a) to acquire Lot 15, Block 61, D.L. 181 from Mr. Harris in exchange for Lot 3, Block 62, D.L. 181 on the basis of equal value.

(b) to sell Lot 4, Block 62, D.L. 181 to Mr. H. Harris for the sum of $36,600.00, cash.

subject to the following conditions:

(i) Lots 1 to 4, Block 62, D.L. 181 to be consolidated into one parcel.

(ii) Development to be commenced within 18 months and completed within 36 months of date of sale."

(iii) The City to prepare the subdivision plan and the deeds of land; any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchasers.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 294

MANAGER'S REPORT

May 2, 1977

TO: Vancouver City Council

SUBJECT: Installation of Microphones in Council Chamber for Use of Media

CLASSIFICATION: CONSIDERATION

The City Engineer and the City Clerk report as follows:

"At the regular meeting of Council on January 18, 1977, a request was received that a more efficient arrangement of wiring and microphones for the Council Chambers should be considered.

At present, two separate portable microphone systems are set up for each Council meeting, one for the City Clerk and one for the Media. In addition to being unsightly, the cables which are run on the surface of the carpet constitute a hazard.

A single system with concealed wiring is proposed which can be used by both the City Clerk's Office and the Media for recording Council meetings. Microphones would be located (concealed when possible) to cover the Aldermen, City Manager, Director of Legal Services and City Clerk. The Mayor's and delegation's microphones would be tapped from the existing public address system. Because of the problems of 'feedback', the new microphones would not be fed into the existing public address system. Outlets for the recorders would be provided at the Media desks and at the City Clerk's recorder position.

The recording microphones will be turned on by the City Clerk only during the actual Council session; however, it must be noted that the microphones will be sensitive to the Aldermen's voices should they be either sitting or standing and will, therefore, also pick up private conversations between adjacent Aldermen.

The estimated cost of the work is $8,600. The Director of Finance states that funds for this work would be available from the Contingency Reserve.

We submit for Council's CONSIDERATION that a combined microphone system be installed in the Council Chambers to meet the recording needs of the City Clerk and the Media and that $8,600 for this work be provided from the Contingency Reserve Fund."

The City Manager submits the above report of the City Engineer and City Clerk for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 294

C 322

MANAGER'S REPORT

June 8, 1977

TO: Vancouver City Council

SUBJECT: Tenders - Champlain Heights, Enclaves 2, 3 and 16

CLASSIFICATION: CONSIDERATION

The Project Manager and the Director of Finance report as follows:

SUMMARY OF BIDS

May 30th, 1977 tenders closed for the three market enclaves in Phase I of Champlain Heights. The bids received were as follows:

Amount	Lease Term	Company	Comments
Enclave 2			
$1,410,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal
Enclave 3			
$ 430,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal
$ 431,000	99 year, strata development	United Properties	Leasehold condominium
Enclave 16			
$ 678,000	99 year, strata and rental development	Imperial Ventures	
$1,245,000	99 year, strata development	Community Builders	Leasehold condominiu
$1,350,000	60 year, rental development	Utah Equitable Plan Ltd.	ARP proposal

While good interest was shown in the initial stages of the tender, fewer bids were received than expected. Thirty-two tender packages were requested; twenty-five of which were to 'bonafide' developers. Following the close of tenders, the Project Manager contacted several firms in order to determine the reasons for the relatively poor response. In all cases, the primary concern was with respect to the land lease policy. A secondary concern was the present soft market. These two factors combined to make it very difficult for a developer to estimate an appropriate lease value or to predict the marketability of the final product.

REVIEW OF UTAH EQUITABLE PLAN'S BID

The bids have been reviewed by the Project Manager and staff from the Finance Department. It is recommended that the bids from The Utah Equitable Plan Ltd. on Enclaves 2 and 16 be rejected for the following reasons:

1. The bids were made subject to C.M.H.C. approval of insured financing. The principals have indicated that they intend developing these sites under the Assisted Rental Program. Discussions have taken place with C.M.H.C. officials and they have indicated that the amount bid for the land rules out the possibility of an A.R.P. development.

2. The principals involved are not prepared to drop the subject clauses and let their offer stand.

3. A search through the registrar of companies indicates that The Utah Equitable Plan Ltd. is a company not in good standing. The last annual report was filed in August 1975.

4. Dunn and Bradstreet and the Credit Bureau have been unable to provide any background information on either Mr. Goldfeder or The Utah Equitable Plan Ltd.

5. Both Mr. Goldfeder and The Utah Equitable Plan Ltd. were asked to provide a written summary of their experience in this area - to date, nothing has been received.

REVIEW OF COMMUNITY BUILDERS' BID

The bid for Enclave 16 from Community Builders contains a subject clause regarding phasing of the development and issuance of a development permit within one hundred and twenty (120) days. This subject clause has been discussed with both Law and Planning. Whereas the Director of Planning cannot guarantee approval of a development permit, he can guarantee the processing of a bonafide development permit application within the period of time indicated.

MARKET CONSULTANTS' REPORTS

The bids have been reviewed by Grover Elliott/Real Estate Appraisers who have advised that in their opinion both the bid from United Properties on Enclave 3 and the bid from Community Builders on Enclave 16 are too low. In their opinion, the Community Builders bid is closer to an acceptable amount. However, it is still about seventeen per cent less than their appraised value. for leasehold land. Their recommendation is to accept neither bid and defer marketing of these lands until the residential market improves.

The bids were also reviewed by Western Realesearch Corporation Limited who concur with the opinion that the bid from United Properties for Enclave 3 is too low. Western Realesearch recommends negotiation on this bid. Western Realesearch is of the opinion that the bid from Community Builders for Enclave 16 is reasonable in light of today's market and the City's lease policy and therefore, should be given careful consideration.

THE DIRECTOR OF FINANCE COMMENTS AS FOLLOWS:

The bid by Community Builders on Enclave 16 is thirty-one per cent below past appraisals of the market value of the land if sold, and seventeen per cent below the appraised value of a leasehold interest. If accepted, it becomes an indication of the market and may set expectations of future land value in Champlain Heights, Areas E and F.

If the lower value on this land is assumed to affect the value of other market enclaves and is worked into the cash flow framework presented in the budget report in April 1977, a cash flow deficit develops in 1979. This means that in 1979 new interim financing from City sources would have to be provided in order for Champlain Heights to continue to develop as planned. The total interim financing required would be about $1.3 million between 1979 and 1981. This amount could be repaid by 1984 from the proceeds of the non-market leases if all goes well. However, a source of this new financing would have to be found.

The past estimates of cash flow, which were based on previous appraisals, indicated that Champlain Heights would finance itself after the initial financing ($6.2 million) was provided in 1976.

The lower land values that the City has been offered are partly a reflection of the leasehold form of tenure and partly a reflection of the slow housing market in Vancouver. The City could improve one aspect by retendering these market enclaves on the basis of sale. Alternatively, the City could defer action and hope that the market improves. There are indications that a generally strengthening economy and the lower mortgage rates will stimulate housing demand. However, the increases in house prices are not expected to be significant in the next year.

There are also costs involved in any delay of development. These include:

a) the potential loss of momentum, interest and recognition of the total Champlain Heights development.

b) potentially higher costs of engineering works in Phase II which would be delayed about one year.

c) loss of interest earned on the proceeds of land leases if bids were accepted now and the risk that this will not be offset by higher land values in the future.

Recognizing these potential costs, the Director of Finance feels that it would be wiser in the face of uncertain demand for housing to not accept any of the present bids and to have the City wait to retender this property.

In the interim, progress will be made on the non-market developments in Enclaves 14, 18 and 19, the market development in Enclave 1, the engineering services, design of the Phase II road alignments at Southeast Marine Drive and Boundary Road, the site planning for the twenty-four acre community services centre and the park walkway.

PROJECT MANAGER'S RECOMMENDATIONS:

The Project Manager recommends that the bid from Community Builders for Enclave 16 be accepted. With respect to the bid from United Properties for Enclave 3, the Project Manager recommends that this bid not be accepted and that further negotiations be carried out.

The City Manager submits this report for Council's CONSIDERATION and notes that Council has three alternatives:

1. Accept the bid from Community Builders for Enclave 16 and negotiate further on Enclave 3.

2. Reject all the bids and defer marketing these enclaves until such time as the Project Manager feels the general market conditions have improved.

3. Reconsider the policy to lease market enclaves in Champlain Heights.

FOR COUNCIL ACTION SEE PAGE(S) 288

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council

SUBJECT: Canada Birthday Celebration - June 30, 1977

CLASSIFICATION: Consideration & Recommendation

The Director of Finance reports as follows:

"City Council, at its meeting April 19, 1977, passed a resolution providing City support for 'the appropriate signing, barricading, crowd control and cleaning measures, at no charge' for a special celebration to be held on the evening of June 30, 1977 to commemorate the 1977 Canada Birthday Celebrations, and to demonstrate Western Canadian support for national unity. This was to be highlighted by a special ceremony whereby 500 new Canadians would be receiving their Canadian Citizenship, followed by a pageant and Festivities to be held on the City streets. The Citizens' Committee responsible for this function have now decided to hold it in Stanley Park, at Lower Brockton Point, and the purpose of this report is to apprise Council of the cost to the City relating to the resolution of April 19, 1977, and those additional costs which are now anticipated but which are not covered by the resolution.

Park Board Estimate as provided by their letter dated June 9, 1977.

Provision of underground cables, barricading within the park, bleachers, protection of cricket pitches, clean-up, and removal of equipment	$5,000
Civic Theatres	
Use of Civic Theatres facilities for ceremony rehearsal	500
Engineering Department - Traffic Division	
Provision and delivery of barricades for use by Park Board, and provision of kiosk for publicity purposes. This kiosk is being loaned by the Engineering Department to the organizing committee, to be located on Granville Mall for advance publicity. Actual transportation of kiosk is being done at no charge by Johnston Terminals.	250
Total estimated cost	$5,750

These costs, if they are to be borne by the City, cannot be borne by existing departmental budgets and this would require authority of Council to use Contingency Reserve.

The Director of Finance submits the foregoing costs to the City for CONSIDERATION and RECOMMENDS that, if approved, the funds be provided from Contingency Reserve."

The City Manager submits for CONSIDERATION the funding of these costs and if approved, RECOMMENDS the funds be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 294

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

MAY 26, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 26, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meetinf of May 5, 1977, were adopted.

INFORMATION

1. Requests for Surplus City Furniture and Equipment

The Committee had before it for consideration a form (on file in the City Clerk's office) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $625.00 to the Multicultural Society of B.C. for $66.88.

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment to non-profit organizations for $10.00 or 10% of auction value.

Following discussion, it was

RESOLVED

THAT the request of the Multicultural Society of B.C. for surplus City furniture and equipment valued at $625.00 be approved and the furniture and equipment be sold to the organization for $66.88.

RECOMMENDATION

2. Dial-A-Dietitian Service - Grant Request

Before the Committee this day was a Manager's Report dated May 10, 1977 (copy circulated) in which the Medical Health Officer submitted for consideration the continuation of the Dial-A-Dietitian Service in its current role and at present level of service.

Also submitted for consideration was a grant request from the Association for $120.00 a month from April 1st, 1977 to March 31st, 1978, to cover monthly rent and telephone costs of $90.00 and $30.00, respectively.

It was noted the organization has received funding from the Provincial Government of $15,000.00 for the current fiscal year. This funding will be used primarily to pay the salary of a full-time dietitian and to purchase appropriate literature.

Continued . . .

Clause No. 2 Continued

RECOMMENDED

A. THAT the Dial-A-Dietitian Service continue in its current role and present level of operation.

B. THAT a grant of $120.00 per month be approved for the period April 1st, 1977 to March 31st, 1978 to cover monthly rent and telephone costs of $90.00 and $30.00, respectively.

3. Jantzen Industry English Language Training Project Evaluation

The City Manager, in a report dated May 4, 1977, (copy circulated) submitted for information a report of the Director of Social Planning on the Jantzen Industry English Language Training Project Evaluation.

In 1976, classes were held at Jantzen during working hours for 48 non-English speaking female employees, with testing and instructions carried out under the direction of Vancouver Community College.

The course consisted of 30 hours of industrial related English. The employees attended classes for one hour each day for six weeks and were paid their minimum guaranteed hourly wage for the hour in class. The project costs were shared by Canada Manpower (instruction costs and 40% of the participants wages while in class) and by Jantzen.

The Social Planning Department's evaluation of the language training program revealed that:

a) The absentee rate to employees in the program dropped dramatically.

b) Supervisors noted a definite improvement in language skills of employees and a consequent decrease in need for interpreters.

c) Program participants developed very high morale and an interest in continuing language training.

d) Surprisingly, program participants did not leave Jantzen for other places of employment once they improved their language skills.

The Social Planning Department have approached other industries who have large numbers of non-English speaking employees, e.g. hotels, hospitals, cleaning services and canneries, to encourage them to implement a similar program, but the response has not been encouraging. Manpower and Vancouver Community College are willing to sponsor and fund their share of programs when industry interest revives.

RECOMMENDED

A. THAT the report of the City Manager dated May 4, 1977, be received.

B. THAT the Director of Social Planning prepare a letter for the Chairman's signature acquainting hotels and hospitals with the project and urging them to initiate similar programs for their non-English speaking employees.

Continued . . . .

4. ELB Enterprises Ltd. - Request to Amend License By-Law for Family Recreation Centre

The Committee had before it a Manager's Report dated May 16, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the request by ELB Enterprises Ltd. to amend the License By-law to permit a "Family Recreation Centre" at 2001 West 41st Avenue without limiting age. Also circulated was a brief from the applicant detailing the types of games to be provided.

Mr. Wener, one of the applicants, stated that the type of amusement devices which would be installed in the Centre would be suitable for persons under 18. It was noted that Point Grey and Magee High Schools are fairly close to the proposed location. He also drew attention to the fact that it is proposed to close the Centre from 1:30 to 2:30 p.m. during school days to avoid conflict with school hours.

A representative of the Police Department stated they were not in favour of the proposed by-law amendment. He cited experiences in Montreal and Mississauga where similar centres are in operation. Law enforcement officers in these cities have found these centres difficult to police.

It was alleged that persons under 18 are using electronic games installed in the "Organ Grinder" on Howe Street. The Committee commented that if any operation is contravening the by-law, it should be drawn to its Committee's attention when appropriate action could be taken.

It was noted that the Director of Permits & Licenses, in his report, recommends that the License By-law not be amended as requested.

RECOMMENDED

THAT the request of ELB Enterprises Ltd. that the License By-law be amended to permit the operation of a Family Recreation Centre without limiting age not be approved.

5. Gastown Residents Association

The Committee had for information a Manager's Report dated April 29, 1977 (copy circulated), in which the Director of Social Planning reported on the current status of the Gastown Residents Association (Stanley and Fountain Hotels).

It was noted that a housing subsidy request submitted to C.M.H.C. by the Gastown Residents Association in 1976 was not acceptable to C.M.H.C. until financial statements were available. Statements without audit have now been submitted to the City of Vancouver and C.M.H.C. The subsidy request was recently resubmitted to C.M.H.C. and the Provincial Department of Housing in May 1977. The subsidy request will need to be approximately $30.00 per person per month in order for the Gastown Residents Association to meet expenses.

The Director of Social Planning also noted that City funding for the Manager-Consultant's position expires on May 31, 1977. The Director of Social Planning does not want this position to be discontinued but is of the opinion the City should not be asked to approve more money until C.M.H.C. and the Provincial Department of Housing assume their funding responsibilities.

Continued . . . .

Clause No. 5 Continued

Ms. R. Shearer of Social Planning Department spoke to the report. She stated the Senior Governments have indicated they will not approve a subsidy but that GAIN and SAFER programs could be used. There is a possibility that the Association would have to raise the room rentals. She requested the Committee consider subsidizing the Manager-Consultant's position for the period from June to August 1977 at a cost of $1,000.00 per month.

A representative of Cordova Redevelopment referred to increased property taxes which have placed an added financial burden on the operation. It was noted that if the owners were a non-profit organization, they could apply for a tax exemption for the non-profit portion of the building.

RECOMMENDED

A. THAT Council approve an interim three months subsidy of $3,000.00 towards the cost of the Manager-Consultant's position.

B. THAT the Director of Social Planning request the Senior Governments to subsidize the rental deficits of residents for a three-month period ending September 1st, 1977.

C. THAT the Director of Finance report to the Committee on the possibilities of the owners obtaining tax exemption on that part of the building used for non-profit purposes.

6. Ray-Cam Co-operative Centre Operating Budget (1977-1978)

On April 19, 1977, Council approved a grant of $74,555.00 to Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1st, 1977 to January 31st, 1978, and approved an additional grant of $1,800.00 to purchase a suitable van from the City.

The Association had requested a grant of $89,390.00 from the City and the Community Services Committee had recommended that Council approve this amount.

In the Manager's Report dated May 5, 1977 (copy circulated), the Director of Social Planning reported that the Ray-Cam Co-operative Association's Board of Management has decided not to pursue the purchase of the van from the City because the high mileage dependability and high maintenance costs would be a problem.

The Association has approached one of the major service clubs in Vancouver for the donation of a new van.

Accordingly, the Director of Social Planning recommends that

a) The $1,800.00 grant to the Ray-Cam Co-operative Association approved by City Council on April 19, 1977 be re-allocated to make up any difference between the purchase price of a new van and any service club contribution;

b) The amount of $1,800.00, in the event the service club assumes the responsibility for the full purchase price, or any remaining portion of the $1,800.00, be approved for overhead expenses associated with the van;

Continued . . . .

Clause No. 6 Continued

c) No action be taken in the $14,835.00 referred to Committee by Council pending outcome of discussions between Ray-Cam and the Service Club regarding purchase of the van.

Mr. T. Simpson, representing the Ray-Cam Co-operative Association, requested the Committee to recommend a further grant of $14,835.00 to make up the deficit between the amount approved by Council and the original grant request submitted by the Association.

Mr. Simpson stated one of the areas of contention is the amount allocated by the Association for part-time salaries. The Association does not consider this operation a Park Board facility and therefore consider that the additional funding is warranted.

RECOMMENDED

A. THAT Council approve an additional grant of $14,835.00 to the Ray-Cam Co-operative Association towards the Association's budget for the operating period February 1st, 1977 to January 31st, 1978.

B. THAT the City Engineering Department donate a suitable van to the Ray-Cam Co-operative Association.

7. Licensed Premises in the Downtown Area - Summary of Map Information

The Committee, at its meeting on May 19, 1977, resolved to hold a discussion at this meeting on the proliferation of licensed premises in the Downtown area.

Before the Committee for consideration was a Manager's Report dated November 29, 1976 in which the Director of Social Planning reported on the number, location, seating capacity and classification of liquor licenses in the Downtown Peninsula as of the end of November 1976.

The Director of Permits & Licenses spoke to a map which his department had prepared, illustrating the number and location of licensed premises in the Downtown area. He advised that since June 1st, 1976, 44 new licensed premises have begun operating in the Downtown area. At present there is no means by which the City can restrict the proliferation of these premises in the Downtown area.

RECOMMENDED

A. THAT the report of the City Manager dated November 29, 1976, and the oral report of the Director of Permits & Licenses be received.

B. THAT the Director of Permits & Licenses maintain an up-to-date map on location of licensed premises in the Downtown area.

Continued . . . .

INFORMATION

8. By-Law Enforcement in the "Core Area" - Burns Block, 18 West Hastings

At its meeting on May 19, 1977, when considering by-law enforcement in the core area, the Committee resolved in part:

"THAT the Committee defer a decision on the compliance with the Fire By-law of the Burns Block, 18 West Hastings Street, for one week during which time the Fire Chief meet with the owner and report back to the Community Services Committee."

A representative of the Fire Warden reported that they had met with Mr. R. Sigmund, representing the Burns Block, to review the situation. Agreement was reached on alternative methods of complying with the Fire By-law, subject to the Fire Chief's approval and agreement by the neighbours.

The owners have a contractor drawing up plans for alterations necessary to comply with the By-law. It was noted that the parking lot is not the property of the owners of the Burns Block and therefore a question arises of where the fire escape would lead to (whose property should it be on).

The Chairman advised Mr. Sigmund that his client should proceed as quickly as possible with renovations necessary to comply with the by-law.

There was discussion on the needs of part of this block to be brought up to the standards required under the Standards of Maintenance By-law, and following discussion, it was

RESOLVED

THAT the Director of Permits & Licenses report within two weeks on work required and costs inherent in bringing this building up to the requirements of the Standards of Maintenance By-law.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 205 & 296

II

REPORT TO COUNCIL

FROM ALDERMAN BROWN, CHAIRMAN, AND ALDERMEN MARZARI AND PUIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 26, 1977

A meeting of the Standing Committee of Council on Finance and Administration was scheduled for Thursday, May 26, 1977 at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall, however, since a quorum was not present, the following report to Council is submitted by Alderman Brown, Chairman, Aldermen Marzari and Puil for CONSIDERATION.

PRESENT:	Alderman Brown, Chairman Alderman Marzari Alderman Puil
ABSENT:	Mayor Volrich Alderman Gerard Alderman Gibson
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. International Actors' Workshop Society Request for City Guarantee of $25,000 Bank Loan

A Manager's report dated May 12, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the International Actors' Workshop Society's request that the City guarantee their $25,000 bank loan with the Royal Bank for improvements to old Firehall No. 2 leased from the City for a 10-year period. It was explained that the lease provides that should the building be destroyed or damaged the City is not obliged to replace or repair it. The Actors' Workshop's ability to repay the loan with the Royal Bank depends on their having a building from which to operate.

The Supervisor of Properties advised that the building is presently insured on a replacement cost basis in an amount of $755,000. Should the building be damaged or destroyed the City would recover losses through its insurance, including the Actors' Workshop's investment, less a current $25,000 deductible.

Following discussion it was

RECOMMENDED

THAT in the event that old Firehall No. 2 at 280 East Cordova Street is damaged or destroyed, and the City elects not to repair or replace the building, the City will repay the unpaid balance on the Actors' Workshop's $25,000 loan from the Royal Bank using monies collected through the City's Property Insurance Policy.

2. Vancouver Opera Association

A Manager's report dated May 20, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Vancouver Opera Association's 1977 cultural grant. The Association applied for an additional $12,650 to cover rental for their Spring 1977 season which was not applied for previously because of a series of errors related to rescheduling of their fiscal year.

Cont'd . . .

Clause #2 continued:

Council approved $28,750 in rental for the Fall of 1977 and Spring of 1978. The Association erroneously believed that rental for the Spring performances in 1977 had been approved in the 1976/77 application. The Association is now revamping their schedule to coincide with the City's fiscal year and are therefore requesting a non-recurring grant of $12,650 in rental for their Spring performances in 1977 less rental approved for the Spring of 1978 as follows:

	Spring 1977 - 12 performances and 9 rehearsals	$18,975
Less:	Spring 1978 - 4 performances and 3 rehearsals	6,325
		$12,650.

The Association will re-apply in 1978 for the total rental required for their 1978 performances.

Following discussion it was

RECOMMENDED

THAT the Vancouver Opera Association's present grant of $28,750 be increased by a non-recurring amount of $12,650 to a total of $41,400 to allow the rescheduling of their performances to coincide with the City's fiscal year, and that, as the grant is equal to the rate of the Queen Elizabeth Theatre, the grant be increased proportionate to the Queen Elizabeth Theatre rental rates as they occur.

3. Vancouver Symphony Society

A Manager's report dated May 20, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Vancouver Symphony Society's cultural grant for 1977 for rental of The Orpheum.

It was noted that the Society used a total performance time which amounted to $86,495.50 in 1976. The Society estimates they will require performance time amounting to $136,835 in 1977. It was reported that the increase of approximately $54,000 over 1976 is because the Society had to make up for three week's work for the musicians which was previously supplied by the Vancouver Opera Association and a progressively increasing number of weeks of work in the Society's agreement with the musicians.

The City Manager reported that the agreement the Society has with the City does not provide for the number of performance days. They want to increase the number of performance days in direct relationship to the agreement they have with the musicians which provides for the number of performance days to be increased from the present 37 to a total of 47 performance days over approximately five years.

The Aldermen questioned where the City is headed regarding the number of performances the Society would require in the future and felt the City Manager should report further on this prior to approval of increased use of The Orpheum.

Civic staff stated that the amount required by the Society for the rental of The Orpheum would be $128,800 plus any increase in rental rates.

Following further discussion it was

Cont'd . . .

Clause #3 continued:

RECOMMENDED

A. THAT City Council approve an amount of $128,800 equal to rental of The Orpheum for the 1977 Vancouver Symphony Society's schedule of uses plus any increase in rental rates.

B. THAT consideration of increased use of The Orpheum by the Vancouver Symphony Society be deferred pending a report from the City Manager.

4. Playhouse Theatre Centre

A Manager's report dated May 19, 1977 (copy circulated) was considered wherein the Director of Social Planning reported on the Playhouse Theatre Centre's cultural grant request for $65,440 for the performance year Fall 1977 through Spring 1978 as follows:

Rental of City Facilities	$45,440
Rental of Outside Facilities	20,000
TOTAL	$65,440.

The Assistant Comptroller of Budgets reported that there was an unexpended balance of $26,929 as of December 31, 1976 in the Playhouse Theatre Centre's 1976/77 grant. However, $20,000 is considered already committed to pay for the Playhouse Theatre Centre's use of theatres other than the Queen Elizabeth Playhouse subject to Council's approval.

Following discussion it was

RECOMMENDED

A. THAT $20,000 of the unexpended 1976 balance of $26,929 be approved to cover the Playhouse Theatre Centre's expenses for rental of outside facilities in the 1976/77 performance season.

B. THAT $45,440 equal to the Queen Elizabeth Playhouse rental be approved for the Playhouse Theatre Centre's 1977/78 performance season and further, the grant be increased proportionate to the Queen Elizabeth Playhouse rental increases as they occur.

C. THAT the balance of $6,929 of the 1976 unexpended funds be included in the 1977/78 grant to pay for rental of outside facilities.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 296

II (i)

MANAGER'S REPORT

REFERS TO CLAUSE #3 OF REPORT II

June 7, 1977

TO: Vancouver City Council

SUBJECT: Vancouver Symphony Society - Request for 1977 Civic Grant

CLASSIFICATION: INFORMATION

The Director of Finance submits the following report:

"The Standing Committee on Finance and Administration, at its meeting May 26, 1977 considered a report by the Director of Social Planning regarding the Vancouver Symphony Society's request for a grant equal to the rental of the Orpheum Theatre for performances, rehearsal, and audition time for the period January 1, 1977 through December 31, 1977 and, as a result, recommended a grant totalling $128,800 based on 112 performances as opposed to the Director of Social Planning's recommendation for $136,835.

The purpose of this report is to advise that the summary report was inconsistent with the exhibits which supported it, in that it included an anticipated rental rate increase for 1977 which has not yet materialized and omitted the cost of the rehearsals, auditions and one performance. The following is a summary of the Society's proposed usage of the Orpheum during 1977 and the current rates:

Evening performances	113 @ $1,150	=	$ 129,950
Afternoon performances	2 @ $633	=	1,266
Rehearsals	60 hrs. @ $40	=	2,400
Auditions	40 hrs. @ $40	=	1,600
Total			$ 135,216

It is advised that, in accordance with the foregoing, and to accomplish the Society's proposed 1977 performance programme, the recommendation of the Director of Social Planning should have read

> 'That $135,216, equal to the rental of the Orpheum Theatre for the 1977 Vancouver Symphony Society schedule of uses, be approved and further, that the grant be increased proportionate to any Orpheum Theatre applicable 1977 rental rates increases as they occur.'

The Director of Finance submits the foregoing for the information of Council when considering the recommendation of the Standing Committee on Finance and Administration respecting the Vancouver Symphony Society's 1977 grant request."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 296

III

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

May 26, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 26, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt

Alderman H. Rankin

CLERK: J. Thomas

The minutes of the following meetings were adopted: April 28, 1977; joint meeting with Standing Committee on Finance and Administration, May 3, 1977; joint meeting with the Standing Committee on Planning and Development, May 12, 1977.

RECOMMENDATION:

1. Citizen's Forum on Airport Development

The Committee considered a brief presented by Dr. James Tyhurst on behalf of the Citizen's Forum on Airport Development. The brief dated May 26, 1977, outlined the following five points:

a. The final summary report of the Airport Planning Committee was published in March, 1976. Direct public participation in decision-making regarding proposed expansion of Vancouver International Airport has not been provided for since that time.

b. However, at the same time, the Ministry of Transport has continued to put forward proposals for expansion. The nature of these proposals is not known, nor has there been any clarification of procedures for further assessment or decision-making.

c. Instead, the Ministry of Transport appears to be attempting to reach its original objectives of expansion by sequestering the planning processes in technical committees that are inaccessible to input and participation from the affected public.

d. The recommendations of the Airport Planning Committee for an on-going consultative process have not been implemented. A committee has been established on Noise Mitigation but again no provision has been made for public participation.

e. Because of our experience with this whole process over the past four years, we would strongly recommend to City Council that it not participate in these various planning committees regarding Vancouver International Airport expansion, including Noise, without the provision of full public participation at all stages.

Dr. Tyhurst addressed the Committee and referred to dredging operations in the vicinity of the airport. His organization maintained, despite official denials, that the dredging material was being stockpiled for future runway development. In fact, Hansard of July 18, 1976, advised that dredging operations in the vicinity of the airport was for the purpose of preloading for the third runway. The Citizen's Forum on Airport Development felt airport

Cont'd . . .

Clause 1 Cont'd

expansion planning was not in limbo nor had been postponed as the Minister had advised, but was being actively pursued at senior staff levels without the benefit of public input. The organization was presenting the brief to the Transportation Committee because it felt the City should be considering the implications of the ground traffic that would be generated by airport expansion.

Executive Assistant to the City Manager, Mr. K. Dobell, noted Council on December 7, 1976, had resolved not to take part in the planning process and was not presently involved in any discussions on airport planning. The City's Planning Department would shortly be bringing forward to Council a report on airport planning containing input from citizens, which it was hoped would be acceptable to the Minister of Transport. Ground transportation had been the subject of a number of proposals in the original airport expansion report and the widening of Oak Street as a major corridor and increasing emphasis on the use of Cambie Street were major items.

Mr. R.C. Boyes, Acting City Engineer, indicated there were no proposals on ground transportation before Council at this time.

The Chairman advised a suggestion had been made to the Minister of Transport that the Arbutus right-of-way be considered as a rapid transit line serving the airport, and the Minister had indicated he would consider this proposal.

It was

RECOMMENDED,

THAT the Citizen's Forum on Airport Development brief dated May 26, 1977, be received for information.

2. Downtown Bicycle Route Proposal

The Committee had for consideration a brief dated May, 1977, (summary circulated, full brief on file) prepared by Project Lifecycle in conjunction with the Vancouver Bicycle Club, advocating:

a) the recognition by Council of the bicycle as a legitimate low-cost means of transportation and part of the transit system;

b) creation by Council of policies allowing for inclusion of bicycles in planning roadways, connections, bridges and ferries, etc.

The brief pointed out Federal and Provincial Governments and Greater Vancouver Regional District recognized the increased use of the bicycle and were presently engaged in helping set out guidelines for bike planning for municipalities and several municipalities had developed plans for networks of recreational trails and other facilities for cyclists.

The brief recommended the following action be taken immediately to ensure the safe use of bicycles in the downtown core:

a) Bikelanes be created on the following streets by removal of one lane of parking to permit cycling traffic north, south, east and west: on Hornby, Richards, Thurlow and Alberni. Bicycle use be permitted on the lower Granville Mall.

b) Bikeparking be implemented at all public buildings and City-owned parking lots.

c) Roads be maintained free of glass, potholes and other cycling hazards, particularly on bikeroutes.

d) A campaign for driver-cyclist awareness be promoted in the interests of both motorists and cyclists. Public

Cont'd . . .

Clause 2 Cont'd

information on cycling facilities, maps etc. be provided through the Public Transit System.

Ms. Sue Hiscocks of Project Lifecycle and Vancouver Bicycle Club addressed the Committee and introduced as co-sponsors Mr. H. Taylor, Project Lifecycle; Mr. J. Berte, and Ms. M. Corder, Outdoor Recreation Council; Mr. H. Hicken, Bicycle Association of B.C.; Ms. L. Graham, Vancouver Safety Council; Ms. G. Kieler, Vancouver Community T.V. Association. The group presented a petition containing approximately 800 signatures supporting the brief. Ms. Hiscocks advised it was estimated there were 80,000 bicycle owners in Vancouver and 250,000 in the Lower Mainland.

During discussion members of the Committee referred to the geographical limitations of the downtown peninsula and the severe traffic congestion that could be expected if selected traffic lanes were restricted to bicycle use only. Mr. R.C. Boyes, Acting City Engineer, advised such use would reduce by 25% the capacity of downtown streets which were already fully utilized.

Committee members expressed interest in aspects of the brief and stated they were cognizant of the emergence of a new generation of commuter cyclists, but the unique constrictions of the downtown core were not conducive to the concept of bicycle-only lanes.

Following further discussion, it was

RECOMMENDED,

1. THAT the following recommendations contained in the Project Lifecycle and Vancouver Bicycle Club brief be approved:

   b) Bikeparking be implemented at all public buildings and City-owned parking lots.

   c) Roads be maintained free of glass, potholes and other cycling hazards, particularly on bikeroutes.

   d) A campaign for driver-cyclist awareness be promoted in the interests of both motorists and cyclists. Public information on cycling facilities, maps etc. be provided through the Public Transit System.

2. THAT City staff be instructed to investigate and report back to the Committee on the implications of Recommendation (a), namely:

   a) Bikelanes be created on the following streets by removal of one lane of parking to permit cycling traffic north, south, east and west: on Hornby, Richards, Thurlow and Alberni. Bicycle use be permitted on the lower Granville Mall.

3. 1977 Traffic Signal Program

Mr. N. Davidowicz, in a verbal presentation to the Committee, referred to the annual traffic signal program and requested consideration be given to the installation of a push button pedestrian signal at the intersection of Hastings and Kootenay Streets. Mr. Davidowicz stated Hastings/Sunrise Action Council supported his request.

Alderman Bellamy observed he lived in the vicinity, knew the intersection, and felt a signal was not appropriate in that location. If approved there would be traffic signals for four straight blocks on Hastings Street.

The Chairman advised Mr. Davidowicz his concern would be noted.

Cont'd . . .

4. Burrard Inlet Ferry Bus Services

A. Conference of Local Area Councils - 25th Avenue Crosstown Bus

The Committee considered a verbal presentation by Mr. E.J. Ruddell Chairman of the Traffic and Transit Committee, Conference of Local Area Councils, who contended the introduction of the Burrard Inlet Ferry Service indicated that a number of surplus buses would become available. These surplus vehicles should be used to initiate a crosstown bus service.

Mr. Ruddell stated B.C. Hydro had indicated its first priority for any surplus buses would be the North Burnaby/Hastings or Richmond corridors. He felt Vancouver was being victimized by Hydro in that fares were increased in Vancouver at the time they were decreased in outlying municipalities. The crosstown route was now a matter of urgent necessity and therefore the City should have priority if surplus buses were available. The Conference of Area Councils had taken a second look at the proposed crosstown route and felt costs could be cut by utilizing 22nd Avenue instead of 29th Avenue so the revised route would run from Gilpin and Moscrop in Burnaby, north on Boundary to 22nd Avenue, west on 22nd Avenue to Nanaimo, south on Nanaimo to Kingsway, Kingsway to 25th Avenue, west on 25th Avenue to Dunbar, north on Dunbar to 16th Avenue and then out to Camosun and U.B.C.

Mrs. Becky Wood, Cedar Cottage/Kensington Area Council, stated the B.C. Government's expansion plans for Shaughnessy Hospital necessitated the introduction of a new bus service which could very well be incorporated in the proposal for a crosstown route.

The Committee expressed concern that there had been no progress on the establishment of the crosstown route although Council had given approval in principle a year previously.

Mr. R. Ross, Acting Assistant City Engineer, Traffic Division, advised Hydro had indicated the introduction of the ferry/transit system would not necessarily mean there would be a surplus of buses initially as two new routes would be operating downtown to link up with the ferry system. Some vehicles were also required for standby service. Mr. Ross recalled the City Engineer had been instructed to take up the matter of a crosstown transit service with the Provincial Transit Authority when it was established. Questioned about economics of the route he stated grade improvements, signing, etc. had been estimated at approximately $300,000.

It was

RECOMMENDED,

THAT Council reaffirm its intention to proceed with the establishment of a crosstown bus route and in view of the development plans for Shaughnessy Hospital, B.C. Hydro be requested to initiate the service without delay.

* * *

B. Mr. N. Davidowicz

Shortly after Mr. N. Davidowicz began his oral presentation on new bus routes recently announced in connection with the Burrard Inlet Ferry Service Aldermen Ford, Harcourt, and Rankin left the meeting and the Chairman, noting the lack of a quorum, declared the meeting adjourned.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 297 & 298

The meeting adjourned at approximately 4:40 p.m.

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JUNE 2, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 2, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson (Leave of Absence)

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Amendment to the Sign By-law - Sign Schedules for False Creek, Downtown and Chinatown

The Chairman advised that representatives of the Sign Industry had requested that this matter be deferred to enable them to consider the Manager's Report and make a submission to the Committee.

Members of the Committee felt that a review of the Sign By-law and its effect throughout the City should be presented to the Committee prior to any decisions on further amendments.

RECOMMENDED

A. THAT consideration of the City Manager's report dated April 5, 1977 be deferred.

B. THAT prior to any decision on further amendments to the Sign By-law, the Director of Planning make a presentation to the Committee on the Sign By-law and the effect of the new regulations throughout the City.

2. Champlain Heights Planning Advisory Committee

The Committee considered a report dated May 26, 1977 (on file in City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advised that on December 7, 1976 City Council endorsed the formation of the Champlain Heights Planning Advisory Committee and its terms of reference. He had been instructed to report back in six months on the workings of the Committee.

The report notes that the Planning Advisory Committee holds public meetings once a month and provides a useful forum for citizen input concerning various facets of the implementation of the Champlain Heights development.

cont'd.....

Clause #2 continued:

The Chairman of the Committee is Mr. E. Lyngen; Vice-Chairman Ms. E. Duvall and Recording Secretary, Mr. N. Davidowicz.

RECOMMENDED

THAT the report of the City Manager dated May 26, 1977 be received for information.

3. Inner City Housing Workshop

The Committee considered a report dated May 26, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information.

In the report the Director of Planning advises that on April 13-15, 1977 the City hosted an Inner City Workshop to discuss housing policies and programmes in larger Canadian cities. Representatives from ten cities, three Provinces and the Federal Government attended.

Formal recommendations weren't developed by the Workshop but the Director of Planning reported that the issues revolved around the question of the affordibility of housing, the condition of the housing stock and livability in the inner-city.

In the report the Director of Planning lists 54 possible recommendations which emerged from the workshop. The Committee felt this was an impossible number and one or two recommendations should be developed with suggestions from the City on how the policies could be implemented.

Ms. F. Simatos stated that one of the policies that should be recommended for implementation is the preservation of the existing low cost housing stock, particularly in the Cedar Cottage and Grandview Woodland areas, using N.H.A. funds.

Ms. A. McAfee, Planning Department, stated that at present there is no assistance programme for people who are interested in buying older homes. The Assisted Home Ownership Programme only applies to new housing.

The most relevant possible recommendations from the Workshop appeared to be:

"2. While a certain responsibility for initiating policy should remain with senior funding agencies, the major responsibility for developing detailed policy and program development should be decentralized at least to the provinces. Where cities are willing and able to assume a policy development role, they should be a partner in policy and program development and program delivery.

14. Consideration should be given to increasing permitted unit prices in inner-cities under NHA social housing provisions to $50,000 and providing monthly subsidies in the neighbourhood of $250, depending upon income; specific amounts to be negotiated between cities and senior governments to reflect local conditions.

30. CMHC should give consideration to extending AHOP to existing housing on a regional basis in areas designated in consultation with municipalities.

cont'd.....

Clause #3 continued:

32. CMHC should reassess ARP to identify incentives and guidelines necessary to better meet the need for inner-city rental stock.

33. Consideration should be given to permitting ARP units only in areas designated as a result of joint discussions between the City, Province and Federal Government. "

Members of the Committee felt the greatest emphasis should be put on number 30.

Mr. K. Dobell, City Manager's Office, advised that a housing policy report was being prepared for presentation to Council in the near future. This report on the Workshop should be considered as important background information for this policy report.

RECOMMENDED

THAT consideration of this matter be deferred until the report on housing policies for Vancouver is received.

4. Future of the Wicklow Hotel

Distributed at the meeting were copies of a letter dated June 1, 1977 from Mr. H.L. Cashman, Solicitor for the owners of the Wicklow Hotel, and an extract of the Report of the Standing Committee on Community Services dated May 19, 1977 (copies circulated).

The Standing Committee on Community Services on May 19, 1977 recommended:

"THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting."

This recommendation was approved by Council on May 31, 1977.

Mr. Cashman advised that since the Committee meeting of May 19, the owners had instructed him to determine if he could be of any assistance to DERA in their attempts to acquire the Wicklow Hotel. He held discussions with representatives of CMHC, the Social Planning Department and DERA.

If there is a considerable time delay, the owners have instructed the solicitor to revoke their offer of sale to DERA.

In order to expedite matters Mr. Cashman suggested:

"1. An immediate detailed study of costs be conducted;

2. The City of Vancouver acquire the Wicklow Hotel if DERA or some such similar agency is or may be unable to proceed with the prosecution of the acquisition of the Wicklow Hotel."

cont'd.....

Clause #4 continued:

Mr. M. Egan, Director of Social Planning advised that the Standing Committee on Community Services did not wish to take any action on the Wicklow Hotel at this time. He stated the building had been closed for health reasons, it was in a poor location and there is no indication of the market for housing in this area. He stated no one could operate the building without a subsidy and there are no funds at the present time. The matter should not be considered until the more comprehensive report on the need for housing downtown is presented to Council. He advised that the City should not undertake a feasibility study but that CMHC could undertake the study if they so wish.

RECOMMENDED

THAT the letter dated June 1, 1977 from Mr. H. Cashman, Solicitor, be received.

INFORMATION

5. Grandview Woodland Planning Committee

The Chairman advised that the Grandview Woodland Planning Committee would be meeting on June 6, 1977 for a discussion on reformation of the Committee. He noted that a member of the Committee felt that 5 or 6 Aldermen should be appointed to the Planning Committee and attempts should be made to ensure that all interested organizations, both tenant and owner, are represented on the new Planning Committee. This suggestion would be discussed at the Grandview Woodland Planning Committee meeting.

It was

AGREED

THAT the City Manager and the Director of Planning would meet with members of the Committee on the question of staff for Grandview Woodlands.

The meeting adjourned at approximately 2.20 P.M.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 298

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 14, 1977

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 14, 1977, in the Council Chamber at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Puil and Rankin

ABSENT: Alderman Harcourt
Alderman Kennedy
Alderman Marzari

CLERK TO THE COUNCIL: R. Henry

Local Improvements by Petition

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs (Higher Zoned), Pavements and Curbs (Local Residential), Speed Deterrent Bumps (In Lanes), P.C. Concrete Sidewalks, P.C. Concrete Sidewalks (School Collector Street) by Petition - Schedule #442

The Court noted Schedule #442 as submitted by the Collector of Taxes listing local improvement projects by petition at various locations.

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT Scheduled #442 as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Project No.	Comments
Ms. L. Evans and Mr. John Field	18	Opposed to the project a expressed concern that improvement of this stre could lead to increased traffic hazards for the residents.

cont'd....

Local Improvement Subsequent Procedure (Cont'd)

	Project No.	Comments
Mr. K.P. Hall and Mr. Bird	20	Supported the project.
Mr. & Mrs. Ballam	6	Expressed concern that paving of the street could lead to drainage problems for the residents. The Engineer replied to their questions indicati appropriate action which could be taken should a problem arise, however, he did not think there would be a drainage problem.
Mr. Douglas Dong	19	Opposed to the project a he is concerned that thi will add to the already heavy traffic on the street.

Council then considered the following report of the City Manager dated June 2, 1977, in which the Acting City Engineer reported:

"GENERAL

Projects for works 'by Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on June 14, 1977.

The projects are identified as follows:

	Schedule	Item	Type
Petition	442	1	Pavement and Curbs, Higher Zoned
		2 to 21	Pavement and Curbs, Local Resident
		22 to 105	Omitted
		106	Speed Deterrent Bumps in Lanes
		107 to 113	P.C. Concrete Sidewalks
		114	P.C. Concrete Sidewalk on a School Collector Street

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1977 Streets Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the projects 'by Petition' in Schedule 442 be undertaken."

The City Manager RECOMMENDS that the above RECOMMENDATION of the Acting City Engineer be approved.

cont'd....

Local Improvement Subsequent Procedure (Cont'd)

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT Project No. 18 not be proceeded with.

- LOST

(Aldermen Bellamy, Ford, Gerard, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT Project No. 18 be proceeded with.

- CARRIED

(Aldermen Brown and Gibson opposed)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT Project No. 20 be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT Project No. 6 be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT Project No. 19 be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT the balance of the Projects as contained in the City Manager's report dated June 2, 1977, be approved.

- CARRIED UNANIMOUSLY

The Mayor requested the City Engineer to review the current petitioning procedures with respect to local improvements.

- - - - -

The Council adjourned at approximately 8:10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of June 14, 1977, adopted on June 21, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 21, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT the Minutes of the Regular Council meeting (except 'In Camera') of June 14, 1977, and Minutes of the Special Council meeting (Court of Revision) of June 14, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Rezoning - S/S West 10th Avenue between Yew and Vine Streets

Council received a delegation from the applicant, Mr. R.W. Wilding, Architect, speaking in support of a proposed development on the south side of West 10th Avenue between Yew and Vine Streets, and, with the aid of sketches, giving details of the development.

The Director of Planning in response to questions, gave an explanation as to why he is recommending that the application not be approved.

After giving consideration to the Manager's report dated June 17, 1977, on the matter, it was

MOVED by Ald. Brown,
THAT the recommendation of the City Manager as contained in his report dated June 17, 1977, be approved.

- CARRIED

(Alderman Gerard opposed)

COMMUNICATIONS OR PETITIONS

1. Council Appointee to Heritage Advisory Committee

MOVED by Ald. Bellamy,
THAT, as recommended by the Mayor in his letter of June 15, 1977, Alderman Ford replace Alderman Harcourt as the Council appointee to the Heritage Advisory Committee.

- CARRIED UNANIMOUSLY

2. Request for Liquor Permit for Beer Garden at Fun Fair Festivities

Council noted a letter dated June 15, 1977, from the MacLean Park Residents' Association requesting permission to obtain a permit for a beer garden during the Fun Fair Festivities on July 2, 1977, at the rear of 705 Jackson Avenue.

MOVED by Ald. Kennedy,
THAT the application be approved subject to the following conditions:

(a) approval by the Chief Constable;

(b) any food concessions to be approved by the City Health Department;

(c) applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control & Licensing Branch;

(d) proper supervision by the organizers;

FURTHER THAT the Liquor Control & Licensing Branch be advised that Council has no objection to the issuance of a liquor permit for this event.

- CARRIED UNANIMOUSLY

3. Robsonstrasse Region

Council noted a letter dated June 15, 1977, from Mr. John A. Murchie representing the Greater Downtown Merchants' Association, requesting to appear before Council later this day to present a survey by two U.B.C. researchers on Robson Street traffic problems.

MOVED by Ald. Kennedy,
THAT the request be granted and Council receive a delegation from the organization this evening.

- CARRIED UNANIMOUSLY

4. Towing of Vehicles Direct to ICBC Lot on Kootenay Street

On June 28, 1977, Council is expected to consider a request from the Insurance Corporation of B.C. to have accident-damaged or stolen vehicles towed directly to its lot on Kootenay Street.

In this regard, Council noted a letter dated June 16, 1977, from General Auto Towing requesting to appear as a delegation on the matter. The Automotive Retailers' Association also wish to address Council.

MOVED by Ald. Rankin,
THAT the delegation requests on the above matter be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Request for Liquor Permit for Beer Garden at Vancouver Sea Fesitval

Council noted a letter dated June 15, 1977, from Mr. Peter J. Bonner requesting use of the English Bay Cafe parking lot for a beer garden on Saturday July 9, 1977, until Sunday, July 17, 1977, inclusive, 12:00 noon to 12:00 midnight. The request is related to the Vancouver Sea Festival activities.

Mr. Bonner is also requesting approval to host a reception for dignitaries and patrons in the lounge of the English Bay Cafe following the parade on Sunday, July 10th.

The Chairman of the Sea Festival Committee has endorsed the proposal.

MOVED by Ald. Kennedy,
THAT the foregoing application by Mr. Bonner be approved, subject to the following conditions:

(a) approval by the Chief Constable;

(b) any food concessions to be approved by the City Health Department;

(c) applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control & Licensing Branch;

(d) proper supervision by the organizers;

FURTHER THAT the Liquor Control & Licensing Branch be advised that Council has no objection to the issuance of liquor permits in respect of the foregoing events.

- CARRIED UNANIMOUSLY

6. Ferguson Point Tea House - Bid for Renovation and Lease

Under date of June 15, 1977, the Board of Parks and Recreation submitted the following letter:

"The following is an excerpt from the minutes of the last meeting of the Board held on Monday, June 13, 1977:

...'FERGUSON POINT TEA HOUSE - BID FOR RENOVATION AND LEASE

Board members received copies of the offer received from Mr. Brent L. Davies, 2576 Bellevue Avenue, West Vancouver, for the renovation and operation of the Ferguson Point Tea House offering the Board a guaranteed rental of $700 per month or 5% of the gross from all sources excluding liquor, whichever is greater, for the first five years. The lease to be for ten years with a rental review for the second five years to be by mutual agreement or arbitration. Mr. Davies proposed to completely renovate the building essentially as specified by the Board at a cost to him of approximately $86,000 and without cost to the Board.

At the request of the Board, Mr. Davies who was present, outlined his proposed renovations and operation, noting that if patronage warrants, he will try to remain open during the winter months as well as during the summer.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Ferguson Point Tea House - Bid
for Renovation and Lease (cont'd)

It was regularly moved and seconded,

RESOLVED: That the offer of Mr. Brent Davies be accepted for the renovation and operation of the Ferguson Point Tea House, and City Council be requested to approve the ten year term of lease and have the City's Director of Legal Services prepare the necessary lease documents.

- Carried.'..."

MOVED by Ald. Gibson,
THAT the request of the Board of Parks and Recreation, as outlined above, be approved, and the Director of Legal Services be directed to prepare the necessary lease documents.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 17, 1977

Works & Utility Matters
(June 17, 1977)

Lighting at the English
Bay Bath House (Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Officials as contained in this Clause be approved.

(Deferred)

MOVED by Ald. Rankin,
THAT this whole matter be deferred and the Officials report back to Council in three weeks' time on the feasibility and comparative costs of installing gates and minor internal lighting at the English Bay bath house steps or some other means of blocking the area off after 10:00 p.m.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(June 17, 1977)

City Approval of Temporary Use
of City-Owned Lands at Prior &
Hawks for Adventure Playground
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(June 17, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Bonusing on Developmental Proposal - Haro Park Geriatric Centre
Cl. 2: Billboards - Letters from Dr. H. Mallek and Mr. R.D. Sinclair
Cl. 3: Rezoning - S/S West 10th Avenue between Yew and Vine Streets
Cl. 4: Cedar Cottage N.I.P. Appropriation - St. Margaret's Community Park
Cl. 5: D.P.A. #77069 - H.A. Simons (International Ltd.) for United Grain Growers

Bonusing on Developmental Proposal -
Haro Park Geriatric Centre (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Billboards - Letters from Dr. H. Mallek
and Mr. R.D. Sinclair (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning - S/S West 10th Avenue
between Yew and Vine Streets
(Clause 3)

For Council action on this clause, see page 1.

Cedar Cottage N.I.P. Appropriation -
St. Margaret's Community Park (Clause 4)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

D.P.A. #77069 - H.A. Simons (International
Ltd.) for United Grain Growers (Clause 5)

In considering this Clause, the Director of Planning was asked to report on the feasibility of developing the north end of Rogers Street as a 'look-out park'.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(June 17, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Sea Festival Street Closure - Davie, Denman to Beach Avenues
Cl. 2: Block Party and Festival Street Closure - Maple Street from 1st to 2nd Avenues
Cl. 3: Gastown Heritage Festival - Street Closure

Sea Festival Street Closure - Davie, Denman to Beach Avenue (Clause 1)

MOVED by Ald. Bellamy,
THAT the request of the Vancouver Jaycees Sea Festival Committee be granted subject to the conditions outlined in this Clause.

- CARRIED UNANIMOUSLY

Block Party and Festival Street Closure - Maple Street from 1st to 2nd Avenues (Clause 2)

MOVED by Ald. Kennedy,
THAT the request of the First and Maple Ad Hoc Committee as detailed in this clause be approved, subject to the conditions outlined in the clause;

FURTHER THAT a grant be approved to the organization of up to $550.00 to defray the costs of signing, barricading and street cleaning, on the understanding that City officials will endeavour to obtain the co-operation of the Committee in the cleaning operations which follow the event.

(amended)

* MOVED by Ald. Brown in amendment,
THAT the amount of $550,00 and all of the words thereafter, be deleted from Alderman Kennedy's motion and the following substituted in lieu thereof:

"$200.00 for signing and barricading on the understanding the organization will co-operate and clean the street after the event."

- CARRIED *

(Aldermen Kennedy, Marzari and Puil opposed)

The motion as amended and reading as follows was put and CARRIED

"THAT the request of the First and Maple Ad Hoc Committee as detailed in this clause be approved, subject to the conditions outlined in the clause;

FURTHER THAT a grant be approved to the organization of up to $200.00 for signing and barricading on the understanding the organization will co-operate and clean the street after the event."

(Alderman Puil opposed)

(Underlining denotes amendment)

cont'd....

** See page 11 for further action as the carrying of this amendment is in question at this point.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(June 17, 1977) (cont'd)

Gastown Heritage Festival - Street Closure (Clause 3)

MOVED by Ald. Rankin,
THAT the request of the Gastown Historic Area Co-ordinating Committee be approved subject to the conditions outlined in this Clause, and the Liquor Control and Licensing Branch be advised Council has no objection to the issuance of liquor permits for this event.

- CARRIED UNANIMOUSLY

Finance Matters
(June 17, 1977)

False Creek Ground Leases - Assignment of Strata Lots (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(June 17, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Encroachment - E/S 700 Block Richards, Georgia to Robson
Cl. 2: Lease of City-owned Property 1412 Howe Street
Cl. 3: Leasing of 2782 Grandview Highway
Cl. 4: Demolitions - 5512 Tyne Street and 1069-89 Thurlow Street

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

B. Grant Request - Summer Sports Programs for Youth

Council considered a Manager's report dated June 17, 1977, regarding a summer sports program for youth conducted by Mr. Harry Jerome and others. The grant request for the proposal amounted to $7,950. The Park Board in a letter dated June 20, 1977, supported the program and advised that it did not duplicate any being offered by its Recreation Division.

MOVED by Ald. Rankin,
THAT a grant request of $7.950 be approved for a summer sports program and be administered by the B.C. Sports Federation.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Brown and Ford opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Vancouver Brief - Provincial Transit Authority

Council considered a Manager's report dated June 21, 1977, concerning Vancouver's brief on the Provincial Transit Authority. The Director of Finance and City Engineer recommended that the brief be transmitted to the Provincial Government with a covering letter indicating that discussions did take place with the G.V.R.D., and will continue to take place, but that on some issues, there is not complete agreement.

The City Manager endorsed this recommendation.

MOVED by Ald. Kennedy,
THAT the foregoing recommendation of the Director of Finance and City Engineer be approved.

- CARRIED

(Alderman Brown opposed)

I. Report of Standing Committee on Community Services, June 16, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Grant Request - Sunset Summer Adventure Program
Cl. 2: Liquor Permit Application - 1630 Alberni Street

Grant Request - Sunset Summer Adventure Program (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Brown opposed)

Liquor Permit Application - 1630 Alberni Street (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes
North 10' of East ½ of Lot 14, Block 295, D.L. 526, Plan 590

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the East ½ of Lot 14, Block 295, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying and Subdividing - Portion of 17th Avenue East of Slocan Street

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) A portion of road (17th Avenue) dedicated by the deposit of plan 11660, abutting lots 17 and 19, Block "D", Section 44, Town of Hastings Suburban Lands, Plan 11660 has been developed as lane;

(d) The adjacent owner has made application to purchase the surplus road for subdivision with his abutting lands;

THEREFORE BE IT RESOLVED THAT the North 7.5 feet of road lying between the southerly production of the easterly limit of Lot 17, Block "D", Section 44, Town of Hastings Suburban Lands and the southerly production of the westerly limit of Lot 19, said Block "D", the same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., dated March 31, 1977, and marginally numbered LF 8180, a print of which is attached hereto be closed, stopped up and conveyed to the owner of said Lots 17 and 19; and

FURTHER BE IT RESOLVED THAT the road so closed, be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Harcourt submitted the following Notice of Motion which was recognized by the Chair:

Constitutional Reform

MOVED by Ald. Harcourt,
THAT a Standing Committee be constituted immediately by the U.B.C.M. to:

Study the specific status of municipalities in a revised Canadian constitution and to formulate specific proposals for constitutional reform, and

FURTHER THAT the U.B.C.M. urge that a new constitution should incorporate as fundamental principles, the recognition of Canada's two national communities and a universal declaration of human rights.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - SPARC Membership

suggested that the Council ta out annual municipal membersh in the Social Planning and Review Council at a cost of $25.00.

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT Council take out annual municipal membership in the Social Planning and Review Council at cost of $25.00.

- CARRIED

(Alderman Kennedy opposed)

Alderman Rankin - Greek Day Activities

asked for an explanation as t why individuals were required to obtain street vending permits from the Hellenic Society and not through the City's Licensing Department in respect of Greek Day celebrations.

The City Manager undertook to provide the information to Council during the evening session.

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The Council recessed at approximately 3:20 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 7:30 p.m., with the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Harcourt

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(June 17, 1977)

Block Party and Festival Street Closure - Maple Street from 1st Avenue to 2nd Avenue (Clause 2 Con't)

Further consideration was given to this clause and it was pointed out that action taken earlier in the meeting was not in order, not having received the required majority.

MOVED by Ald. Kennedy
THAT the request of the First and Maple Ad Hoc Committee as detailed in this clause be approved, subject to the conditions outlined in the clause;

FURTHER THAT a grant be approved to the organization of up to $550.00 to defray the costs of signing, barricading and street cleaning, on the understanding that City officials will endeavour to obtain the co-operation of the Committee in the cleaning operations which follow the event.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Bellamy, Brown, Ford, and Gibson opposed.)

MOVED by Ald. Marzari
THAT the request of the First and Maple Ad Hoc Committee as detailed in this clause be approved, subject to the conditions outlined in the clause;

FURTHER THAT a grant be approved to the organization of up to $200.00 for signing and barricading, on the understanding the organization will co-operate and clean the street after the event.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Greek Day Festivities

The City Manager circulated a memo dated June 21, 1977, in response to Council's enquiry earlier this day on Greek Day. Attached to the memo was a copy of the guidelines agreed upon with respect to the Greek Day Festivities, on Sunday, June 26, 1977.

In his memo, the City Manager advised that the Hellenic Community of Vancouver has been issued two group licenses; a public street market license and a special event liquor license. The group then issues individual certificates to persons wishing to participate.

MOVED by Ald. Rankin
THAT the Hellenic Community of Vancouver be requested to issue the necessary certificates to merchants in the area, payment to be on a voluntary or negotiated basis.

- LOST

(Aldermen Brown, Ford, Gerard, Kennedy and the Mayor opposed.)

DELEGATIONS (Cont'd.)

1977 Cultural Grant Appeals
and S.P.C.A. Appeal

Breadbaker's Theatre Society

As there was no representative from the Society present in the Chamber, this appeal was not considered.

Council heard representations from representatives of groups wishing to appeal and took action as follows:

National Youth Orchestra
Association

Mr. John Dayton spoke to a letter from Mr. Rex Trotter, Co-ordinator, Public Relations of the National Youth Orchestra, which was circulated to Council. Mr. Dayton requested a grant of $1,400.00 ($200.00 per student) towards cost of training Vancouver students, and to support the costs of annual auditions held in Vancouver.

MOVED by Ald. Rankin
THAT a grant of $1,400.00 to the National Youth Orchestra Association, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Brown, Ford, Marzari and the Mayor opposed.)

Arts Club Theatre Society

Council previously approved a grant of $3,000.00 to this Society. Mr. B. Millerd, Managing Director, addressed Council in support of the Theatre's request for a grant of $10,000.00.

MOVED by Ald. Kennedy
THAT an additional grant of $2,000.00 to the Arts Club Theatre Society, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Marzari, and the Mayor opposed.)

MOVED by Ald. Rankin
THAT an additional grant of $500.00 to the Arts Club Theatre Society, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Pacific Cinematheque Pacifique

Mr. K. Tougas filed a brief and addressed Council in support of the organization's request for a grant of $5,000.00. He detailed for information the various programs and activities of the organization.

MOVED by Ald. Kennedy
THAT a grant of $2,000.00 to the Pacific Cinematheque Pacifique, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

(Continued)...

DELEGATIONS (Cont'd)

1977 Cultural Grant Appeals
and S.P.C.A. Appeal (Continued)

Pacific Cinematheque Pacifique
(Continued)

MOVED by Ald. Gibson
THAT a grant of $1,000.00 to the Pacific Cinematheque Pacifique, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Alderman Brown and the Mayor opposed)

Vancouver Jaycees Sea Festival

Council previously approved a grant of $8,500.00 to the Festival. Mr. R. Greenwood addressed Council and filed a brief in support of the Society's request for an additional grant of $4,500.00.

MOVED by Ald. Kennedy
THAT an additional grant of $1,500.00 to the Vancouver Jaycees Sea Festival, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Brown, Gerard and Marzari opposed.)

Vancouver City Hall Choristers

Council previously approved a grant of $1,000.00 to this organization. Mr. R. Harris, president of the organization, filed a brief and addressed Council urging approval of an additional grant of $1,400.00.

MOVED by Ald. Marzari
THAT an additional grant of $1,000.00 to the Vancouver City Hall Choristers, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(The Mayor opposed.)

(At this point in the proceedings, Alderman Puil joined the meeting.)

B.C. Multicultural Theatre
Association

Mr. R. Alvarez and Mr. A. Ashoksharma both addressed Council and filed a brief in support of the Association's request for a grant of $8,000.00

MOVED by Ald. Kennedy
THAT a grant of $4,000.00 to the B.C. Multicultural Theatre Association, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Bellamy, Brown, Ford, Gibson, Marzari, Puil and the Mayor opposed.)

DELEGATIONS (Cont'd)

1. 1977 Cultural Grant Appeals and S.P.C.A. Appeal (Continued)

B.C. Beefeater Band

Mr. G. Olson addressed Council and circulated various material outlining the activities of the Band on its forthcoming visit to the United Kingdom.

MOVED by Ald. Bellamy
THAT a grant of $5,000.00 to the B.C. Beefeater Band, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Marzari and the Mayor opposed.)

MOVED by Ald. Ford
THAT a grant of $1,000.00 to the B.C. Beefeater Band, be approved.

- CARRIED BY THE REQUIRED MAJORITY.

(Alderman Brown opposed)

Vancouver Little Theatre Association

Council previously approved a grant of $1,500.00 to the Association. Mr. B. Ward, Manager of the York Theatres Centre, addressed Council and filed a brief and requested Council's consideration of an additional grant to cover the amount of property taxes owing to the City. Mr. Ward indicated the amount required is $4,710.16, not $6,210.16 as detailed in the brief.

MOVED by Ald. Rankin
THAT a non-recurring grant of $4,710.16 towards property taxes owing to the City, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(The Mayor opposed.)

B.C. S.P.C.A. Vancouver Regional Branch

Council previously approved a grant of $11,000.00 to this organization. Mr. C.J. Holmes, Secretary Manager of the B.C. S.P.C.A. addressed Council and filed a brief outlining the various services performed by the Regional Branch in the City of Vancouver. The Society is requesting an additional grant of $4,000.00.

MOVED by Ald. Gibson
THAT an additional grant of $4,000 to the B.C. S.P.C.A. Vancouver Regional Branch, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Kennedy, Marzari, Puil and the Mayor opposed.)

Continued...

DELEGATIONS (Cont'd)

1977 Cultural Grant Appeals
and S.P.C.A. Appeal (Continued)

B.C. S.P.C.A. Vancouver Regional
Branch (Continued)

MOVED by Ald. Kennedy
THAT an additional grant of $2,000.00 to the B.C. S.P.C.A. Vancouver Regional Branch, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Marzari, Puil and the Mayor opposed.)

2. Grant Appeal - Marpole-Oakridge Area Council - Community Office

Representatives of the Marpole-Oakridge Area Council were before Council this evening, to appeal Council's decision not to approve a grant of $19,500.00 for the Council's Community Office. Ms. A. James and Mr. Elgin Ruddell addressed Council and filed a brief in support of the group's grant request. Mr. B. Hamilton, Chairman of the Marpole-Oakridge Area Council Planning Committee, also addressed Council in support of this grant request.

MOVED by Ald. Marzari
THAT a grant of $19,500.00 to the Marpole-Oakridge Area Council - Community Office, be approved.

- (lost)

MOVED by Ald. Kennedy
THAT the motion by Alderman Marzari be deferred pending a report from the Director of Social Planning on local area councils or community groups throughout the City.

- LOST

(Aldermen Bellamy, Brown, Ford, Marzari, Puil, Rankin and the Mayor opposed.)

The motion to defer having lost, the motion of Alderman Marzari was put and LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY with Aldermen Brown, Ford, Gerard, Kennedy, Puil and Mayor opposed.

MOVED by Ald. Rankin
THAT a grant of $14,500.00 to the Marpole-Oakridge Area Council - Community Office, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed.)

MOVED by Ald. Marzari
THAT a grant of $10,000.00 to the Marpole-Oakridge Area Council - Community Office, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed.)

DELEGATIONS (cont'd)

Council agreed to vary the agenda to hear representations on the matter of the Robson Street closure.

Robson Street - Character Area Study
Howe to Hornby Streets

Earlier this day, Council agreed to hear representations from the Greater Downtown Merchants' Association. Mr. J.A. Murchie, President, addressed Council and urged that Robson Street be opened to two lanes of automobile traffic going west. The following merchants on Robson Street also addressed Council urging that Robson Street be opened to west bound automobile traffic:

Ms. Jane Curtis
Mr. Joe Quan
Mr. Chaim Zbar
Ms. Phyllis Suais.

Mr. Murchie circulated a number of questionnaires completed by merchants in the Robson Street area indicating their support to the proposal that Robson Street be opened to two lanes of west bound automobile traffic.

Alderman Puil indicated that if Council were willing to rescind its motion of May 24, 1977, re Robson Street, Howe to Hornby, he would put a motion on the floor which would permit pedestrians, transit and automobiles at 20 m.p.h. to use this roadway. It was therefore,

MOVED by Ald. Puil,
THAT the following motion passed by Council at its meeting on May 24, 1977, be rescinded:

"THAT the roadway on Robson Street between Howe and Hornby Streets be built to a width of 24 feet to accommodate pedestrian and transit only traffic. Further that the roadway be flared at the eastern end to facilitate buses turning at Howe Street."

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson, Marzari and Rankin opposed)

(At this point in the proceedings, Alderman Puil left the meeting.)

Hardship Appeal - 1452 East 11th
Avenue (Mr. R. Pratap)

Council had for consideration a Manager's report dated June 8, 1977, in which the City Manager recommended that the decision of the Hardship Committee be endorsed and the application be refused.

Mr. R. Pratap addressed Council setting forth reasons for his application and why he should be permitted to retain the illegal basement accommodation at 1452 East 11th Avenue.

MOVED by Ald. Rankin,
THAT an extension of one year be granted to Mr. Pratap in respect of the premises at 1452 East 11th Avenue

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson and Kennedy opposed)

DELEGATIONS (cont'd)

Hardship Appeal - 737 East 21st Avenue (Sarbjit S. Hayre)

As the appellant was not present in the Council Chamber at this time, consideration of this appeal was deferred to a future meeting of Council.

Hardship Appeal - 3605 West 8th Avenue (Mr. Phillip Makortoff)

Council had for consideration a Manager's report dated June 13, 1977, in which the City Manager recommended that the decision of the Hardship Committee be endorsed and the application be refused.

Mr. Makortoff addressed Council urging that he be permitted to remain in the illegal dwelling unit in the basement of 3605 West 8th Avenue.

MOVED by Ald. Rankin,
THAT an extension of one year be granted to Mr. Makortoff in respect of the premises at 3605 West 8th Avenue.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy, and the Mayor opposed)

Hardship Appeal - 1860 Island Avenue (Mr. & Mrs. W. Shufelt)

As the appellants were not present in the Council Chamber at this time, consideration of this appeal was deferred to a future meeting of Council.

Hardship Appeal - 2218 East 38th Avenue (Mr. Johann H. Grosser)

Council had for consideration a Manager's report dated May 25, 1977, in which the City Manager recommended that the decision of the Hardship Committee be endorsed and the application be refused.

Mr. Grosser, owner of the dwelling unit, addressed Council and set forth reasons why Council should permit him to retain the illegal dwelling unit in his residence.

Following the hearing of the delegation, no action was taken by Council on this appeal.

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 21, 1977, adopted on June 28, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT, JUNE 17, 1977 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

CONSIDERATION

1. Lighting at the English Bay Bath House

The City Engineer, Chief Constable and the Superintendent of Parks report as follows:

"The Mayor received a request from the Crown Counsel's office for the installation of lighting in certain park areas in the City to reduce criminal activity and to provide greater safety and convenience to the public.

The main problem area is considered to be around the English Bay bath house. Other areas involved are the Kitsilano parking lot and English Bay Beach from the Aquatic Centre to Stanley Park. We are of the opinion that the installation of adequate lighting would act as a deterrent to the criminal activities which occur frequently in these areas. If standard lights are installed in the total areas involved it is estimated that the cost of lighting would amount to approximately $140,000 and the operating cost would be approximately $6000 per year.

Because of the importance of the view from Beach Avenue over English Bay, the glare from these lights may be objectionable. Special lights may be installed from the Aquatic Centre to Stanley Park entrance which would eliminate this problem. The cost of lighting using the special fixtures around English Bay and standard lights elsewhere is estimated would amount to $250,000 and the maintenance and energy costs would be approximately $9000 per year.

Based on the observations of the Police Department, the English Bay bath house is the most critical area and lighting should be installed immediately. The other areas would be considered after the effects of the first installation were known.

Standard street lighting units on 30 foot poles can be installed to provide adequate lighting on the walkway and beach for a distance of 100 feet each side of the bath house for a cost of $7000 and an annual maintenance cost of $425. This lighting can be installed within six weeks.

The special street lights would cost approximately $15,000 to instal and approximately $650 per year for energy and maintenance. This lighting will require approximately four months for delivery and installation.

Providing lighting in the parks is the responsibility of the Parks Board. However, the Superintendent of Parks has reviewed the Capital Funds and is of the opinion that there are no funds available that could be used for this lighting.

The Deputy Director of Finance states that if Council approves the installation of these lights at the bath house, that funds can be provided from the 1977 unallocated Supplementary Capital Funds.

We recommend -

(1) that special street lights be installed at the English Bay bath house to provide for the protection of the public and to minimize the effect of the lights on the view over English Bay and that $15,000 be appropriated from 1977 Unallocated Supplementary Capital Funds for this work.

(2) that the Superintendent of Parks in consultation with the Chief Constable, review the need for extending this lighting and report to City Council prior to the 1978 Budget."

The City Manager submits the above recommendations of the City Engineer, Chief Constable and the Superintendent of Parks for the CONSIDERATION of Council

FOR COUNCIL ACTION SEE PAGE(S) 360

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. City Approval of Temporary Use of City-Owned Lands at Prior and Hawks for an Adventure Playground

The Director of Social Planning reports as follows:

"On May 20th, 1977, the Strathcona Community Centre Association wrote to the Director of Social Planning requesting use of one acre of vacant City-owned land west of Hawks Avenue between Prior Street and Malkin Avenue during July and August, 1977, for an experimental Adventure Playground. Appendix I indicates the parcel of land requested.

Adventure Playgrounds exist in most cities in Europe and a few cities in eastern Canada. But none exist in Vancouver. They are usually slightly removed from the community and cater to older children and youth. Often described as 'scrap playgrounds', they are play areas in which children can build and shape their own environment. This includes building shelters or other play structures from scrap lumber, digging holes, constructing hills, planting and tending gardens, etc. Because hand tools are used, direct leadership is required at all times. Learning is fostered and relationships with leaders are developed by encouraging practical, experiental activities.

Strathcona community has several needs which could be met through the development of an Adventure Playground. First, Strathcona is an 'inner city', low income community. As a result, the children have almost no contact with natural settings, such as ravines, old barns, secluded woods, where children traditionally go in an effort to get away from the adult world and build their tree houses, forts, games, gardens, etc. Second, Strathcona is culturally and economically divided into four basic groups which acts to segregate the children. In some situations these divisions also promote bad feelings between groups. The playground would provide a common meeting place which would encourage better understanding and communication between these groups of children. And, third, a Youth Services team is operating in the facilities and on the streets in Strathcona to help youths with adolescent problems. Personal relationships between youths and workers would be strengthened in an Adventure Playground environment.

The playground has widespread community support in Strathcona. A list of sponsoring agencies and community organizations is contained in Appendix II.

The Adventure Playground would operate as an experimental program during July and August, 1977. Use of the playground would be open to all young people in Strathcona between 12 and 18 years of age. The playground would not be formally programmed but operated in a casual, unstructured format. There would be no user fees or admission charges. The total perimeter of the playground area will be fenced in order to prevent accidents when no leadership staff are present and to prevent damage to childrens' projects when the playground is not supervised. The sponsors have obtained staff commitments from the Parks Board, Kiwassa Neighbourhood House, New Canadian Recreation Project and the Children's Play Resource Centre. These commitments provide adequate supervision and staffing of the playground. Free fencing, tools and materials are being solicited from private businesses. The one remaining obstacle to realization of the playground is City permission to use the land.

The Superintendant of Parks and Recreation guarantees the removal of all fencing, structures, materials and tools from the site after completion of the project.

Continued . . . .

Clause No. 1 Continued

"The Director of Social Planning supports the need for an Adventure Playground in Strathcona and therefore RECOMMENDS:

That City Council authorize the Supervisor of Properties to lease to the Strathcona Community Centre Association a parcel of approximately one acre in size at the southwesterly corner of Lot 2 of Lot 1, District Lots 181 and 2037, Plan 16253 from July 1st to August 31st, 1977, at a nominal rent of $1 for the purposes only as described in this report. "

The City Manager RECOMMENDS approval of the foregoing report of the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 360

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Bonusing on Development Proposal - Haro Park Geriatric Centre

The Director of Planning, as Chairman of the Development Permit Board, reports as follows:

"PURPOSE

The purpose of this report is to recommend to Vancouver City Council the approval of an increase in the permitted floor space ratio of the proposed Haro Park Geriatric Centre. Section 5(II) of the West End Official Development Plan (see attached Appendix I) provides for a floor space ratio bonus for the provision of public social, and recreational amenities subject to prior approval by City Council.

BACKGROUND

In May, 1974, Vancouver City Council received a report containing a conceptual design and the objectives for a proposed multi-purpose senior citizens' facility at the northwest corner of Bute and Haro Streets in the West End. Council approved this proposal in principle as the best multi-purpose scheme for the site.

On August 12, 1975, Vancouver City Council authorized the sale of the above property to the B'Nai B'rith Foundation for purposes of development of the Geriatric Centre. Subsequently at six-monthly intervals, Council has approved two extensions of the deadline to B'Nai B'rith to purchase the site. Currently a report is being prepared by the Director of Social Planning for purposes of approval of a third extension of this deadline.

On May 30, 1977, the Development Permit Board considered Development Permit Application No.71575, a request by Adolph Ingre on behalf of B'Nai B'rith and the Netherlands Association to construct a Geriatric Centre at this site. The Development Permit Board approved this application subject to prior approval by Council of the provision of 23,298 square feet of additional residential and commercial floor area pursuant to the bonus provisions of Section 5(II) of the West End Official Development Plan.

ANALYSIS

The development proposal for Haro Park Geriatric Centre contains 126 senior citizen rental apartments, 89 units of personal and intermediate care, social, recreational, and health care facilities for seniors, together with convenience commercial space.

The West End Official Development Plan permits a maximum floor space ratio of 2.5 on this site, or a total of 86,460 sq.ft. of floor area, plus an additional permitted 10,000 sq.ft. of social and recreational amenities under Section 5(I) of the Official Development Plan.

The development proposal contains a total of 131,915 sq.ft. representing an actual F.S.R. of 3.81. The applicants have requested the approval of an additional 22,698 sq.ft. of residential floor area plus 600 sq.ft. of convenience commercial space in exchange for the provision of 12,157 sq.ft. of public social and recreational amenities and facilities.

Under Section 5(II) of the Official Development Plan, the Development Permit Board may authorize an increase in the permitted floor area for any building which includes public social or recreational facilities, provided that a need for such facilities has been demonstrated to the satisfaction of the Board, and subject to prior approval by City Council.

The need for the proposed public social and recreational facilities for senior citizens in this development was comprehensively documented in the report approved by City Council in May, 1974 (as described above). The report stated (in part):

> "The envisaged multi-purpose facility is now considered by many government agencies, Central Mortgage and Housing Corporation, the Provincial Department of Housing, the West End Planning Team, West End Community groups, and West End agency field staff, to be able to play an

Cont'd . . .

Clause 1 Cont'd

important part in providing social, health, and housing services to senior citizens, reducing investment in new senior citizens' housing, and providing an opportunity for seniors to remain in their own environment by means of Outreach Services which form part of this proposal."

In response to the need for such facilities, Planning Department and Social Planning Department staff have assisted the sponsors since 1973 in developing the concept, design, programming, and operation of the Centre. The Directors of Planning and Social Planning strongly support the continued need for these facilities in meeting the social, recreational, and health care needs of the elderly living at the Centre, as well as all seniors living in the West End.

The proposed public social, recreational, and health care facilities for senior citizens include a communication centre, medical and physiotherapy facilities, library, games and crafts areas, dining and lounge areas, day care and counselling facilities, and an information centre.

Section 5(II) of the Official Development Plan (see attached Appendix I) requires the Development Permit Board to consider certain economic criteria relating to the proposed facilities. Upon consideration, it was the opinion of the Board that these economic criteria were irrelevant to this application, having regard to the total non-profit operation of the project and its funding by senior governments. The documented need for these facilities was considered to be sufficient.

RECOMMENDATION

On May 30, 1977, the Development Permit Board resolved that Development Permit Application #71575 be approved,

"...thereby permitting the construction of a Geriatric Centre containing 126 senior citizen apartments, 89 personal care units, and community social, recreational, and convenience commercial facilities on the main floor", subject to several conditions as specified, including the following:

The Director of Planning recommends that:

1. Prior to the issuance of the Development Permit,

   (a) The provision of 23,298 sq.ft. of additional residential and commercial floor area pursuant to the bonus provisions of Section 5(II) of the West End Official Development Plan is to be first approved by City Council.

   (b) A letter of undertaking is to be submitted by the owners, to the satisfaction of the Director of Planning and Director of Social Planning, stating that the proposed dining facilities will be a non-commercial activity, primarily for residents of the proposed development and senior citizens in the West End.

   (c) A registered agreement pursuant to Section 24(a) of the Land Registry Act, is to be registered against Lots 23-26, Block 32, D.L. 185 to the satisfaction of the Director of Planning and Director of Social Planning, restricting the use of the main floor to community social, cultural and recreational facilities for all senior citizens in the West End (with the exception of those areas indicated as retail and administration offices)."

The City Manager RECOMMENDS that the recommendations of the Director of Planning, on behalf of the Development Permit Board, be approved.

2. **Billboards: Letters from Dr. H. Mallek and Mr. R.D. Sinclair**

The Director of Planning reports as follows:

"On August 25th, 1976 Dr. Howard Mallek, Chairman of the Kitsilano Citizens Planning Committee wrote to City Council requesting Council to re-evaluate the Sign By-law relating to outdoor advertising and specifically billboards. The Committee also requested a moratorium be placed on further construction of billboards until this re-evaluation had been completed. The letter

Cont'd . . .

Clause 2 Cont'd

indicated the Committee's concern that new billboards may be permitted to be erected in the vicinity of existing non-conforming ones which may still be able to remain for some years, and that the sign companies may erect a large number of billboards against the wishes of the community. Mr. Bob Sinclair of Seaboard Advertising then wrote to City Council on September 8th, 1976 regarding his Company's concern with the contents of Dr. Mallek's letter. The Kitsilano Planning Committee met with Mr. Sinclair on several occasions, but no solution acceptable to both parties could be reached.

Dr. Mallek again wrote on behalf of the Committee to Council on December 20th, 1976 indicating that they see no merit in meeting further with the Sign Company and that their request for a moratorium on further billboard construction remains. Subsequently the Kitsilano Citizens Planning Committee contacted other NIP/LAP Committees for their views on billboards. The NIP/LAP Committees had varied opinions about the degree of the problem. There was some consensus that there should be community input to any discussions on the placement of future billboards. Therefore on February 23rd, 1977, Dr. Mallek wrote another letter to City Council recommending the following changes to the Sign By-law to attempt to formalize community involvement in the decision making process involved in billboard approvals and to deal with the Committee's concerns about excessive numbers of non-conforming billboards.

(a) Section 6, Item (8) "Billboards", "Location", after (k) insert:

"No billboards shall be located in a community where residents of that community (as represented by local committees appointed by Council, recognized Area Councils, or similar recognized representative groups or, if no such group exists in the area, then the residents in a 2-block radius from the proposed location are to be canvassed for their opinions), object to the erection of said billboards".

(b) Also, same section, same item, insert:

"No new billboards will be permitted within a one-block radius of existing non-conforming billboard(s) until the existing non-conforming billboard(s) are removed or in some other way made to conform".

As a result of this letter, Mr. Sinclair on March 16, 1977 wrote to City Council objecting to Dr. Mallek's proposal. His company considered the proposed canvassing of residents would be highly exorbitant and impractical from a time-cost point of view; that the company had already removed over 260 non-conforming billboards in the City over the past two years and is committed to continue such removal; and that the present by-law has adequate provisions to prevent an excessive number of billboards facing the same traffic direction.

It has been the policy of Planning Staff that applications for billboards located in areas where there are local NIP/LAP Committees be referred to the NIP/LAP Committees, and concerns and changes recommended by the Committees have then been conveyed to the sign company. The sign company has in the past cooperated with the local committees and made changes to the satisfaction of such groups, and has withdrawn applications when no mutually satisfactory solution could be worked out. In his letter Mr. Sinclair has indicated his company will continue to cooperate with the local citizens concerned.

As the present procedure of referring applications to local planning committees has generally proved adequate, it is considered that a change in the Sign By-law is not warranted at this time.

Several of the Committees have adopted guidelines for billboards in their neighbourhoods. These act as the basis for discussions between the sign company and the citizens groups. The Kitsilano Planning Committee's concern about non-conforming billboards is included in the guidelines adopted by that Committee and for the time being, is being dealt with through the cooperation of the sign company. If the sign company changes

Cont'd . . .

Clause 2 Cont'd

its policy of cooperating with the citizens groups some time in the future, then changes to the Sign By-law could be made which would formalize community input to the decision-making process.

It should be noted that some members of the Kitsilano Planning Committee have stated their ultimate goal is the removal of all billboards in the city. Since this goal is not acceptable to the sign company, this issue may be brought again to Council in the future. However, it is felt that the existing situation of cooperation between the parties involved will prove adequate for quite some time.

It is therefore recommended that:

(1) The Director of Planning and the Director of Permits and Licenses be instructed to continue the policy of referring to NIP/LAP Committees billboard applications when such billboard is to be located in their local area.

(2) No amendment to the Sign By-law regarding billboards as suggested by the Kitsilano ARea Planning Committee be advanced at this time."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Rezoning Application: South Side West 10th Avenue Between Yew and Vine Streets

The Director of Planning reports as follows:

'An application has been received from Mr. Roxy Paul Sun, Architect, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the south side West 10th Avenue between Yew and Vine Streets Lot 6, Block 363, D.L. 526, Plan 2300 be rezoned from (M-1) Industrial District to (CD-1) Comprehensive Development District for the purpose of:

'constructing a multi-purpose building containing residential accommodations for both senior citizens and single people with office on the main floor and caretaker's suite at the rear.'

Site Description

The site is located on the south side of West 10th Avenue between Yew and Vine Streets, having a frontage of 50 feet along West 10th Avenue and a depth of 125 feet south to a 20 foot lane. The site, with a total area of 6,250 square feet, is situated towards the middle of the block. (See Appendix A).

The site is zoned (M-1) Industrial District and is vacant.

The lands to the east, west and south of the site are zoned (M-1) Industrial District and developed as follows:

Lots 7-10 inclusive (adjoining the site on the east) : Public utility (B.C. Tel), 3-storey building plus ancillary parking and loading

E½ Lot 5 (adjoining the site on the west) : Vacant (owned by G.V.R.D.)

W½ Lot 5 (to the west) : a 1½-storey plus basement one-family dwelling

Lots 1-4 inclusive : 4-storey office building plus ancillary parking and loading (Greater Vancouver Water District)

The lands to the south, across the lane and extending as far as West 12th Avenue, are developed with a brewery.

The lands to the north across West 10th Avenue are zoned (M-1) Industrial District and are developed with assorted uses which include office, older one-family dwellings and parking lots (See Appendix B).

Cont'd . . .

Clause 3 Cont'd

Background

A very similar proposal by the same applicant was considered as an enquiry in May 1975 and at that time was not supported by the Department. The proposal,which contained 3½ floors of sleeping and housekeeping rooms and only ½ floor of office space, was deemed to be principally a residential proposal with minor office use and this an inappropriate development for this industrial area. It was also noted that daylight access into the sleeping and housekeeping rooms would be inadequate and that the floor space ratio was excessive.

Proposed Development

The Applicant submitted a set of drawings with the application which were stamped "Received City Planning Department, March 3, 1977". The drawings indicate a 5-storey building containing underground parking, office space and one residential unit on the first storey, eight "singles" housekeeping rooms in the second storey, four senior citizen (bachelor) units in each of the third and fourth storeys with an enclosed lounge and sundeck area in the fifth storey.

Examination of the drawings by the Planning Department indicate that the eight "singles" housekeeping rooms are actually four, two-bedroom dwelling units.

Calculations (submitted by the Architect)

Site Area:	6,250 square feet
Proposed Floor Area:	11,941.4 square feet
Floor Space Ratio:	1.9
Site Coverage:	55%
Parking:	12 Spaces (11 required)

Urban Design Panel

The Urban Design Panel considered the application on March 31, 1977 and reported as follows:

"The Panel felt that this design concept was considered to be acceptable if the rezoning is approved by Council."

Analysis

As stated by the Applicant, the proposed development contains "singles" housekeeping rooms on the second floor and senior citizens units on the third and fourth floors. Even though the applicant specifies such specific uses, enforcing the same could prove to be difficult, since the units are essentially two bedroom and bachelor apartments, respectively. Should the units be used for other than senior citizens' accommodation, the proposed parking would also be inadequate. There may also be potential incompatibility between "singles" and "seniors". Incompatibility would most likely arise should the two bedroom units be occupied by young families with children. The only on-site provision for recreation or social activity is the small lounge and sundeck area located on the roof. Incompatibility could become more apparent here and this amenity space is insufficient given the number of units proposed.

The present (M-1) Industrial District Schedule restricts the number of dwelling units on industrial sites to one only: that used by a caretaker or watchman, in conjunction with an industrial use which is deemed to require this service. While residential uses may not be particularly incompatible with existing uses on the surrounding industrially-zoned lands, potential development of these surrounding lands could produce serious incompatibilities given the permitted uses in the (M-1) Industrial District Schedule. The regulations under the (M-1) Industrial District Schedule also permit site coverage and height that could well jeopordize the viability of the applicant's design since many of the windows are located on the sides of the building only four feet from adjoining property lines.

The proposed office space, which may be permitted as a conditional use under the existing zoning, requires provision of at least one loading bay which is not provided for in the drawings submitted with the application.

Cont'd . . .

Clause 3 Cont'd

In conclusion, the proposed use, which is principally residential, is felt to be inappropriate for this area which is zoned (M-1) Industrial District Schedule.

RECOMMENDATION: The Director of Planning recommends that the application be not approved.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Cedar Cottage N.I.P. Appropriation - St. Margaret's Community Park

The Director of Planning reports as follows:

"One of the goals of the Cedar Cottage Neighbourhood Improvement Program, as noted in the Concept Plan of November, 1974, was to provide for public use areas within the neighbourhood. One of the sites subsequently identified by the program was St. Margaret's Church site located at 22nd Avenue and Dumfries Street (Lot B, W. Part of Block 6, D.L. 352).

Following several meetings of the N.I.P. Committee and Church Board (and including input from the adjacent neighbours) and after making several revisions to the plans, the N.I.P. Committee recommended on March 25, 1977 that City Council allocate a sum not to exceed $10,000 for a community park. This development would take place on the easterly grounds of St. Margaret's Church site. The specific details of the estimates and a map for the project are attached to this report as Appendices I and II.
Maintenance of this community park will be the Church's responsibility. Development of the project will be carried out by a private contractor. In a letter dated May 10, 1977,Central Mortgage and Housing Corporation stated they would approve this appropriation of N.I.P. funds provided a restrictive covenant is prepared stipulating public access to the site for 15 years. Officials of the Church indicate in writing that this would be acceptable to them.

Costs for the project would be shared as follows:

C.M.H.C.	-	$ 5,000.00
Province	-	2,500.00
City	-	2,500.00

The Director of Planning recommends:

A. THAT Council approve the appropriation of $10,000.00 from the Cedar Cottage Neighbourhood Improvement Program - Land Social Housing Account 894/9020-for improvements to St. Margaret's Church site.

B. THAT Council direct the Director of Legal Services, in conjunction with St. Margaret's Church officials, to prepare and register a restrictive convenant against the St. Margaret's Church property assuring maintenance of the park and public access thereto for 15 years."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Development Permit Application #77069 - H.A. Simons (International Ltd.) (For United Grain Growers)

The Director of Planning reports as follows:

"In 1973 City Council expressed particular interest in development on the Burrard Waterfront and instructed that all Development Permit Applications in the area be referred to Council's Standing Committee for consideration and information prior to the issuance of permits. Their particular interest at that time was to consider obtaining public access and the ability for the public to view the port operations as development occurred.

The Development Permit Application has been filed by H. A. Simons (International Ltd.) on behalf of the United Grain Growers to construct additional grain elevators and includes an addition to the existing shipping gallery, new tracks and additional landfill at the north end of the east side of Rogers Street.

The existing development provides 136 bin elevators, located in the easterly portion of the site, as well as accessory buildings, rail tracks and a track shed.

The proposed landfill would extend from the existing bulkhead, along the easterly portion of Rogers Street to a point approximately in line with the existing landfill of the adjacent B.C. Sugar Refinery. The bottom of the landfill, which would amount to approximately 100,000 cubic yards, would extend into the easterly 33 feet of Rogers Street.

The expected maximum number of employees is to be 120, including management. The proposed off-street parking facilities (150 spaces) are considered more than adequate for the whole development.

The Director of Planning considered the application on June 6, 1977 after receiving advice from the Development Staff Committee and approved the development, thereby permitting the alteration of the land configuration (landfill) at the north end of the east side of Rogers Street, the construction of 22 new bins, shipping house, transfer galleries, car dumper, tracks and the extension of the existing shipping gallery, subject to a number of conditions including (See Appendix "A")

> 'This Development Permit Application is to be first referred to City Council for consideration with regard to possible amendments to achieve public waterfront access and to the arrangements for landscaping.'

The Director of Planning does not view the above location to be a good place for the provision of public access because of the complexity of the operation of the grain elevators and the noise, dust and general hazard to safety.

It is understood that the work is of an urgent nature in order to maintain the desired development program and the Director of Planning RECOMMENDS that City Council endorse the approval of the development in accordance with his approval as outlined in Appendix A."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 361

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Sea Festival Street Closure -
Davie Street, Denman Street to Beach Avenue

The City Engineer reports as follows:

"In a letter dated May 3, 1977, the Vancouver Jaycees Sea Festival Committee requests that Davie Street, between Denman Street and Beach Avenue, be closed to vehicular traffic from 9:00 a.m. Friday, July 8, 1977 to 3:00 p.m. Monday, July 18, 1977. The purpose of the closure is to provide an area for the tent which will accommodate the Sea Festival bingo games sponsored by the Mount Pleasant Branch #177 of the Royal Canadian Legion.

As this portion of Davie Street is not a transit route, B.C. Hydro operations will not be affected. The Police Department advises that they will provide special attention to this event and there are no problems from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Davie Street, from Denman Street to Beach Avenue from 9:00 a.m., Friday, July 8, 1977 to 3:00 p.m., Monday, July 18, 1977, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

2. That all relevant licenses be obtained by the applicant prior to the event.

3. That no stakes or anchors be imbedded in City property.

4. That any attachments to street furniture be approved, before installation, by the City Engineer.

5. Any electrical fittings on the street be approved by the City Engineer.

6. That all structures, etc. be dismantled and removed from the street at the conclusion of the event."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

2. Block Party and Festival Street Closure -
Maple Street from 1st Avenue to 2nd Avenue

The City Engineer reports as follows:

"In a letter dated June 8, 1977, Ms. Marie Doucette of the First and Maple Ad Hoc Tenants Committee, requests that Maple Street, from 1st Avenue to 2nd Avenue, be closed to vehicular traffic on Saturday, July 2, 1977 from 12:00 noon to 7:00 p.m. The purpose of the closure is to provide an area for the Block Party and Festival to put on an Indian Salmon Bake, ethnic foods and beer garden and have entertainment provided by jazz musicians.

Continued . . . .

Clause No. 2 Continued

As Maple Street is not a transit route, B.C. Hydro operations will not be affected. The Police Department advises that they will provide special attention for this event and there are no objections from a Traffic Engineering standpoint.

Temporary signing and barricading will be required, as well as extra street cleaning. The estimated costs are as follows:

(1)	Temporary signing and barricading	$200.00
(2)	Sanitation Department services	$350.00
	TOTAL	$550.00

Should Council approve the applicant's request to close to vehicular traffic Maple Street, from 1st Avenue to 2nd Avenue, from 12:00 noon to 7:00 p.m. Saturday, July 2, 1977, such approval should be subject to the following conditions:

1. The applicant enter into an agreement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure; such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

2. That any food concessions be approved by the City Health Department.

3. That all relevant licences be obtained by the applicant prior to the event.

4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.

5. Any electrical fittings on the street be approved by the City Engineer.

6. Costs of temporary traffic controls be borne by the applicant.

7. Costs of any additional street cleaning over and above normal Street cleaning be borne by the applicant.

8. That all structures, etc. be dismantled and removed from the street immediately following the event.

In connection with items (6) and (7), the applicant requests a grant to cover the costs of temporary signing and barricading, as well as extra street cleaning.

The City Engineer submits for Council's CONSIDERATION the request of the First and Maple Ad Hoc Committee for a grant to defray the cost of signing and street cleaning at an estimated cost of $550.00. The Comptroller of Budgets advises that, if approved, the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and, if approved, suggests the resolution be worded as a grant of up to $550.00.

Continued . . . .

3. Gastown Heritage Festival - Street Closure

The City Engineer reports as follows:

"In a letter dated May 17, 1977, Mr. J.S. Ellis, on behalf of the Gastown Historic Area Coordinating Committee, requests that certain streets in Gastown be closed to vehicular traffic. The specific dates and times requested are:

Friday, July 1, 1977, 10:00 a.m. to July 2, 1977, 2:00 a.m.

Saturday, July 2, 1977, 10:00 a.m. to July 3, 1977, 2:00 a.m.

Sunday, July 3, 1977, 10:00 a.m. to 10:00 p.m.

The purpose of these closures is to provide an area where sidewalk cafes, taverns, etc. can be set up and musical entertainment and ethnic dancing can take place. The streets requested to be closed are:

Water Street from Cordova to Carrall Streets

Alexander Street from Carrall to Columbia Streets

Carrall Street from Powell Street to its north end

Abbott Street from the lane north of Cordova Street to its north end

Cambie Street from the lane north of Cordova Street to its north end.

In conjunction with the Gastown Heritage Festival, the annual Folkfest parade will be one of the highlights taking place on Friday, July 1, 1977. The date being a public holiday, approval of the parade itself is under the jurisdiction of the Chief Constable, however, the dispersal of the parade in Gastown's Maple Tree Square as part of the Heritage Festival will affect transit operations from 11:30 a.m. to 1:00 p.m. on Friday, July 1, 1977. B.C. Hydro has agreed to re-route their buses for this event.

It should be noted that this will be the only period during the Heritage Festival when transit services are disrupted. The Police Department will provide special attention for these events and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic Water Street, from Cordova to Carrall Streets; Alexander Street from Carrall to Columbia Streets; Carrall Street from Powell Street to its north end; Abbott Street from the lane north of Cordova Street to its north end, and Cambie Street from the lane north of Cordova Street to its north end, on July 1 and 2, 1977 from 10:00 a.m. to 2:00 a.m. and July 3, 1977 from 10:00 a.m. to 10:00 p.m., such approval should be subject to the following conditions:

(1) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

(2) Any food concessions be approved by the City Health Department.

(3) That all relevant licences be obtained by the applicant prior to the events.

(4) That the cost of temporary traffic controls be borne by the applicant.

(5) That the cost of any street cleaning over and above normal street cleaning be borne by the applicant."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 362 & 363

FINANCE MATTERS

RECOMMENDATION

1. False Creek Ground Leases - Assignment of Strata Lots

The Director of Legal Services reports as follows:

"The following ground leases make provision for their conversion under the Strata Titles Act into individual strata lot leases and the ultimate assignment of such leases to the purchasers of the strata lots:-

1. Ground lease dated as of 1 July, 1976, between the City and Frank Stanzl Construction Ltd. by which the City leases to the lessee Lot 5, False Creek, Plan 16003;

2. Ground lease dated as of 1 October, 1976, between the City and Frank Stanzl Construction Ltd. by which the City leases to the lessee Lot 7, False Creek, Plan 16003;

3. Ground lease dated as of 13 May, 1976, between the City and Creek Village Building Co-operative Association by which the City leases to the lessee Lot 8, False Creek, Plan 16003;

4. Ground lease dated as of 10 March, 1976, between the City and Frank Stanzl Construction Ltd. by which the City leases to the lessee Lot 9, False Creek, Plan 16003;

5. Ground lease dated as of 1 October, 1976, between the City and Frank Stanzl Construction Ltd. by which the City leases to the lessee Lot 25, False Creek, Plan 16003;

6. Ground lease dated as of 17 May, 1976, between the City and University Non-Profit Building Society by which the City leases to the lessee Lot 27, False Creek, Plan 16003.

The assignment of the assignor's leasehold interest in each strata lot must be in the form annexed to the ground leases with such additions, deletions and amendments thereto as are approved by the City. The assignment is required to be executed on behalf of the City.

Section 169 of the Vancouver Charter provides that instruments to which the common seal is required to be affixed must be signed by persons designated for the purpose by Council or if there is no designation they shall be signed by the Mayor and the City Clerk. It has been pointed out by the solicitors for the lessees that there could be a considerable delay in completing the sale of the strata lots if the signatures of both the Mayor and the City Clerk had to be obtained. A request has been made for a procedure which would expedite the execution of the assignments.

Cont'd . . .

Clause #1 continued:

It is recommended that the Director of Legal Services, or in his absence, an assistant Director, is hereby authorized to sign on behalf of the City of Vancouver the assignments of the leasehold interests in the strata lots made under the provisions of the ground leases enumerated above and affix the seal of the City of Vancouver thereto; such assignments shall be in a form approved by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 363

A-9

MANAGER'S REPORT, JUNE 17, 1977 . . . . . (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Encroachment onto City-owned property E/S 700 Block Richards Street, Georgia to Robson Streets

The Supervisor of Properties reports as follows:

"The building on Lot 11, Block 55, District Lot 541, situated on the east side of Richards Street, between Georgia and Robson Streets, encroaches 0.14 feet onto adjacent lot 12, Block 55, D.L. 541 which is City-owned. This encroachment cannot be validated under the encroachment by-law as the encroachment does not extend into the street or lane allowance.

The east 0.14 feet of Lot 12, Block 55, District Lot 541 could be leased to the owner of Lot 11. The agent for the owner has been approached and has agreed to a 10-year lease at a rental of $15.00 per annum.

It is therefore recommended that the east 0.14 feet of Lot 12, Block 55, District Lot 541 be leased to the owner of Lot 11, Block 55, District Lot 541 for a period of 10-years from June 1, 1977 at a rental of $15.00 per annum, subject to one year's notice of cancellation if required for civic purposes and that documentation be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of City-Owned Property - 1412 Howe St.

The Supervisor of Properties reports as follows:-

"This property at 1412 Howe Street known as Lot G, Block 122, D.L. 541 purchased for Granville Bridge is situated partially under a ramp.

It is improved by a one storey brick building.

The present lease expires on August 12, 1977 and the existing Lessee has asked for an extension for a further 5 years. The City Engineer has no objection to the extension and after negotiation the lessee (Charlie Sotirios Korossis) has agreed that the rent be increased from $114.00 per month plus taxes to $235.00 per month plus taxes subject to the following terms and conditions.

1. USE - Automobile repair shop
2. TERM - 5 years from August 13, 1977
3. ASSIGNMENTS - Lessee not to assign lease without consent such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market rental value of the land and buildings.

...../2

Clause #2 continued

4. RENTAL - For the first 2½ years $235.00 per month plus 1/12th annual property taxes as if levied.

5. INTEREST ON ARREARS - City to have right to charge interest on arrears of rent and taxes at a rate of 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, per annum until paid.

6. RENTAL REVIEW - In 2½ years and to be market rental value plus taxes as if levied.

7. REPAIRS - Lessee to repair to the standard of a prudent owner except Lessee not responsible for roof repairs or structural repairs. Lessee to paint building and replace two broken windows to satisfaction of the Supervisor of Properties within 3 months of commencement of lease.

8. INSURANCE - City to insure existing building against loss by fire. Lessee to carry minimum of $500,000.00 public liability insurance.

9. OUTGOINGS - Lessee to pay all outgoings.

10. CITY BY-LAWS - Lessee to obey including obligation to remove snow from sidewalk.

11. SECURITY DEPOSIT - One month's rent plus 1/12th of annual taxes.

12. LIABILITY - City not liable for loss of damage caused by objects or substances falling off Granville Bridge or ramps.

13. ACCESS - City Engineer to have right of access at any time without notice or penalty.

14. LEASE AGREEMENT - To be satisfactory to Director of Legal Service.

It is recommended that Lot G, Block 122, District Lot 541 be leased to Mr. Korossis subject to the above mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Leasing of 2782 Grandview Highway

The Supervisor of Properties reports as follows:

"2782 Grandview Highway, legally described as Portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., Plan 11660, consists of approximately 38,000 square feet of land improved with a two-storey office, showroom, and storage building plus two unattached buildings previously used as repair garages. The property is presently vacant, the previous tenant having vacated the premises at the end of October 1976, due to bankruptcy. The rental under the old agreement was $24,000.00 per annum plus taxes as if levied.

Allied Bottle Distributors Ltd. propose to rent the property subject to the following conditions:-

(a) RENTAL: ---------- $24,000.00 per annum plus taxes as if levied; (Billed monthly)

(b) DATE OF COMMENCEMENT:----- June 1st, 1977

Clause #3 continued

(c) TERM:---------- 37 months from commencement date

(d) BUILDING AND LESSEES' FIXTURES: ----- All buildings and Lessees' fixtures, except signs and trademarks, are to be considered as City property.

(e) OUTGOING AND REPAIRS:----- Lessee to pay all outgoing expenses and keep the building and improvements in repair to the standards of a prudent owner.

(f) INSURANCE:---------- City to insure buildings against Fire, and Lessee to carry Public Liability Insurance in an amount satisfactory to the Director of Legal Services.

(g) AGREEMENT:---------- To be drawn satisfactory to the Director of Legal Services.

Recommended that a new lease agreement be drawn up between Allied Bottle Distributors Ltd. and the City of Vancouver re portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., known as 2783 Grandview Highway, subject to the foregoing conditions '(a)' to '(g)'."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION

4. Demolitions - 5512 Tyne St. & 1069-89 Thurlow

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

(A) Property	Project	Successful Bidder
5512 Tyne Street Lots 18-20, Block 7, D.L. 36 & 51	Property Endowment Fund	Ed McCaughan

City to Pay	Code No.
$835.00	5927/9820

Clause #4 continued

	Property	Project	Successful Bidder
(B)	1069-1089 Thurlow Street Lot 1, Blk 23, D.L. 185	Nelson Park Site	Arrow Demolition

City to Pay	Code No.
$4,385.00	4189

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION

FOR COUNCIL ACTION SEE PAGE(S) 363

B

MANAGER'S REPORT

June 17, 1977

TO: Vancouver City Council

SUBJECT: Grant Request - Summer Sports Programmes for Youth

CLASSIFICATION: CONSIDERATION

The Director of Finance reports as follows:

"A grant request of $7,950 has been received to assist in providing a summer sports program for young people from July 4 to August 12, 1977. The request is made by Harry Jerome who, along with others, is attempting to put together a sports program that will encompass all of the community centre areas throughout the city. The idea is to create activities during those weeks of summer when many youngsters seem to be at loose ends. The grant request is for the administration and materials costs and would be administered through the B.C. Sports Federation.

The following has been submitted in support of the report.

'Program

The proposed Summer Sport Program is to provide an opportunity for young people, during the months of July and August (actually, July 4 to August 12 on week days from 10:00 to 2:00), to participate in a number of physical fitness and sport activities at Empire Stadium, Pacific National Exhibition. Co-operation for underwriting costs, use of resources, etc., has been sought from a number of agencies and groups, including the Pacific National Exhibition, the Municipal and Provincial Governments and the B.C. Sports Federation, as well as groups in the private sector.

The purpose of this program is to provide young people with the opportunity to participate in a number of activities that will be available through clinics, demonstrations, competitions and field days at one of the finest sport facilities in Canada.

The Program will be open to everyone at no cost. Aspects of the program will be run in cooperation with the Vancouver Parks Board and various sport/fitness groups. Also, community groups will be invited to participate.

Duration (tentative)

July 4 to August 12 (except July 15)

Monday to Friday, from 10:00 to 2:00

9:30 to 10:00	-	Set up
10:00 to 12:00	-	Competitions
12:00 to 2:00	-	Clinics, Demonstrations
2:00 to 2:30	-	Take down

The last week in August will be used for the final of the Junior Olympic Program that the community centres sponsor.

Activities (tentative)

Track - running
- cycling

Field	-	soccer	football (drills)
		field hockey	baseball (drills)
		volleyball	fitness aware
		European handball	super sport tests*
		tennis	

* A request has been made to the Provincial Government for $5,000 to support this activity (see Appendix A).

Administration and Budget

A coordinator would be responsible for the direction over the entire program. An assistant coordinator would be responsible to the coordinator and duties would include communication with various community centres and public relations. Several supervisors will be responsible for assisting, officiating and testing with the various duties.

Offices will be located at the PNE and the B.C. Sports Federation.

Budget

Staff Coordinator	-	$1,000/month x 2 =	$2,000
Assistant	-	800/month x 2 =	1,600
Secretary	-	700/month x 2 =	1,400
Supervisors - 3 @ $15/day for 30 days		=	1,350
			$6,350

Materials

Office (B.C. Sports Federation)	=	No charge
Telephone	=	$ 50
Typewriter	=	50
Transportation - Gasoline	=	200
- Rental	=	300
Equipment - Small equipment & repairs	=	1,000
		$1,600

Approximate Budget Requested

Salaries	$6,350
Materials	1,600
	$7,950

Representatives of the Park Board and Harry Jerome will be in attendance to provide any further information Council may require.

The Director of Finance submits the foregoing grant request of $7,950 to be administered by the B.C. Sports Federation to City Council for CONSIDERATION."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 363

MANAGER'S REPORT

June 21, 1977

TO: Vancouver City Council

SUBJECT: Vancouver Brief - Provincial Transit Authority

CLASSIFICATION: RECOMMENDATION

The Director of Finance and the City Engineer report as follows:

"At its meeting on May 10, 1977, Vancouver City Council approved recommendations of the Standing Committees of Council on Finance & Administration and Transportation that slightly amended the draft brief prepared by the City Engineer and the Director of Finance and further approved as recommendation 'C,'

> 'THAT the brief as revised by the Director of Finance and Acting City Engineer, in accordance with the Joint Committee's instructions, and circulated with this report, be presented to the Provincial Government following further discussion with the GVRD.'

In accordance with the Council resolution, the City of Vancouver brief was discussed with the GVRD Transportation Committee and the GVRD officials. We have now received a draft rewrite from the GVRD officials, which to the best of our knowledge has not been considered by the GVRD Transportation Committee. Most of the suggested wording changes in the GVRD staff redraft are not of major consequence. There is some effort on the part of the GVRD staff to emphasize the inclusion of roads beyond the level of emphasis in the City brief. The inclusion of roads, while supported in the City brief, is not in accord with the desires of the Province.

One of the important changes the GVRD staff suggest is that a major portion of the local contribution to transit should go to financing capital improvements rather than the operating deficit. This is a point that can be considered further by your staff and discussed with the GVRD, even though it is doubtful that it would affect the overall picture greatly. The GVRD staff redraft also emphasizes that the Regional District should be given additional sources of revenue, which is contrary to the City position wherein your staff feel that the municipalities should be provided with the additional sources of revenue to then support the transit/transportation system that may be planned and developed at the Regional level in full cooperation with the municipalities. We cannot support this shift in emphasis to the Region receiving the additional sources of revenue.

We will further review the suggested wording changes and can incorporate many of them in the brief. However, because of timing constraints, and now that the brief has been discussed with the Regional District, in accordance with the Council resolution, we

RECOMMEND that the brief be transmitted to the Provincial Government with a covering letter indicating that discussions did take place with the GVRD, and will continue to take place, but that on some issues, there is not complete agreement."

The City Manager RECOMMENDS that the recommendations of the City Engineer and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

JUNE 16, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 16, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: E. Bowie

RECOMMENDATION

1. Grant Request - Sunset Summer Adventure Program

The Committee had before it for consideration a City Manager's Report dated June 9, 1977 (copy circulated), in which the Director of Social Planning reported on summer recreation program in the Sunset area for approximately two hundred 12 to 16 year olds.

It was pointed out that there are no other summer programs for youth in this area.

The Association has received a Young Canada Works grant of $11,728.00 to pay the salaries of university and high school students who will be employed to run day trips, camping, sporting activities and arts and crafts programs.

The Association is requesting a grant from the City to cover the cost of program supplies and of renting and operating a 15 passenger van.

After discussion, the Committee

RECOMMENDED

THAT a grant of $1,000.00 be approved to the South Vancouver Communities Association Sunset Summer Program to cover the cost of part time van rental operation and program supplies.

2. Liquor Permit Application - 1630 Alberni Street

The Committee had before it for consideration a City Manager's Report dated May 31, 1977, in which the Director of Planning reported on the application of Mr. F. Lai, Development Permit Application No. 77560, as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a Holding Bar area in conjunction with the existing restaurant on the site.

This development is situated on the south side of Alberni Street, west of Cardero Street, in the Downtown District.

Continued . . . . .

Clause No. 2 Continued

"The proposed Holding Bar development will provide an assembly area of approximately 1350 square feet and a maximum seating capacity of 50 persons. This portion of the building was previously approved for use as a cabaret.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.' "

Mr. Ron Tanguay, representing the applicant, Mr. F. Lai, pointed out to the Committee that these premises were previously operated as a cabaret. The proposed operation will result in a reduction in the seating capacity and the elimination of one bar.

After discussion, it was

RECOMMENDED

THAT the application of Mr. F. Lai for Development Permit No. 77560, to use a portion of the main floor of the existing building at 1630 Alberni Street as a holding bar area in conjunction with the existing restaurant, be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 28, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt (arrived 4.20p.m.) Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Ford.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Kitsilano Workshop Programme at Vancouver Community College, under the direction of Ms. Betsy McDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Puil
SECONDED by Ald. Brown
THAT the Minutes of the Regular Council Meeting of June 21, 1977 (with the exception of the 'In Camera' portion) be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. D.P.A. 77360 - False Creek Area 10A
Construction of Fishermen's Lockers

Council, on June 14, 1977, approved a delegation request from Mr. T. G. Hodgson, a fisherman in the area. Council noted that the Development Permit application in question was recently approved by the Development Permit Board, subject to a number of conditions.

Mr. Hodgson addressed the Council and circulated a petition containing 110 signatures opposing the development. Mr. Hodgson stated the proposed development would not provide the natural light required for the fishermen to mend their nets; the storage will be gloomy and the new facility will not provide the same amenities to the fishermen as those presently in the area.

Mr. B. Carruthers, representing Hyland Turnkey Ltd., the applicant, with the aid of a model, described the proposed dvelopment.

The Mayor suggested that Mr. Hodgson contact representatives of Hyland Turnkey Ltd. to discuss his objections to the development.

MOVED by Ald. Puil
THAT the representations of Mr. Hodgson and Mr. Carruthers be received.

- CARRIED UNANIMOUSLY

2. 4678 Main Street
Hakim Gill Enterprises Ltd.

Council,on June 14, 1977, approved the recommendation of the Director of Permits and Licenses contained in a Manager's report dated June 10, 1977, that Mr. Hakim Gill be requested to appear before Council to show cause why the business license issued to Hakim Gill Enterprises Ltd., should not be suspended.

Mr. Gill had contravened the City Charter by opening for business on Victoria Day, May 23, 1977. Mr. Gill addressed the Council and circulated a brief in which he pleaded guilty to the contravention. He stated that he did not become aware of the provisions of the Charter until after his opening had been advertised in the press and it was then too late to cancel the opening. Mr. Gill gave an undertaking to Council that, in the future, he would not open for business on statutory holidays.

MOVED by Ald. Gerard
THAT the business license issued to Hakim Gill Enterprises Ltd., be suspended for one day.

- CARRIED

(Alderman Puil opposed)

3. Auto Towing Contract

The Insurance Corporation of British Columbia, in a letter dated June 20, 1977, requested that Council instruct the Police Department to direct all tows from accident scenes to the I.C.B.C. storage lot at 1300 South Kootenay Street unless otherwise instructed by the vehicle owner. The City Manager, in a report dated June 20, 1977, recommended that Council so direct the Police Department.

Cont'd...

DELEGATIONS (Cont'd)

Auto Towing Contract (Cont'd)

Also before Council was a letter dated June 21, 1977, from the Automotive Retailers' Association opposing the I.C.B.C. request. The Association claimed there would be no savings accruing to the motoring public through diverting the storage from the contract tower to premises which have to be maintained by the taxpayers.

Council, on June 21, 1977, agreed to hear representations from General Auto Towing and the Automotive Retailers Association.

Mr. C. Vanderspek, General Auto Towing, addressed Council and filed a brief opposing the request of I.C.B.C. He contended that, should the City accede to the I.C.B.C. request, the City would be forced to re-tender its towing contract, resulting in higher towing costs for the motoring public. If the City instructs that accident-damaged vehicles be towed anywhere other than to General Auto Towing's yard, the City will be responsible for all towing charges.

Mr. Gibbs, Automotive Retailers' Association, spoke in support of Mr. Vanderspek's position.

Mr. S. Pearson, Senior Claims Manager, I.C.B.C. spoke to the Corporation's request. He indicated the Corporation would be prepared to consider some method whereby the towing could be restricted to those cars insured under I.C.B.C. He further stated that no additional towing costs would be incurred by the City if I.C.B.C's request were granted, as I.C.B.C. would undertake to pay the towing charges on all cars towed to its holding lot.

MOVED by Ald. Puil

THAT the recommendation of the City Manager contained in his report of June 20, 1977, be approved;

FURTHER THAT the City Manager obtain an undertaking from I.C.B.C. that the Corporation will develop some method by which cars insured by the Corporation could be readily identified, and that no extra towing charges would accrue to the City as a result of the new towing arrangements.

- CARRIED

(Alderman Brown opposed)

4. FM-1 Zoning Fairview Slopes

Council, on June 14, 1977 agreed to hear representation from Mr. T. Heyerdahl on FM-1 Zoning in the Fairview Slopes. Before Council for information were the following:

(a) Letter dated June 6, 1977, from T. Heyerdahl & Associates.

(b) Submission to Board of Variance dated May 27, 1977.

(c) Extract of the Report of the Standing Committee on Planning and Development, dated April 21, 1977.

(d) Extract from the Building Board of Appeal Meeting dated June 8, 1977.

Mr. Heyerdahl addressed Council and circulated a brief summarizing the history of his Development Permit Application to renovate the premises located on Fairview Slopes.

The Mayor noted that the Heritage Advisory Committee had made a statment supporting Mr. Heyerdahl's position in this matter.

Cont'd.....

DELEGATIONS (Cont'd)

FM-1 Zoning Fairview Slopes (Cont'd)

Council, on May 10, 1977, approved the following recommendations in the report of the Standing Committee on Planning and Development, dated April 21, 1977:

" A. THAT the Director of Planning and Director of Legal Services be instructed to take into consideration in their report on policy for lane dedications, the fact that the Committee favours an overall density increase for Fairview Slopes, with every site which does not abut a lane, dedicating up to a maximum of 10' for lane purposes, and no subsequent density increase at the time of lane dedication.

B. THAT Development Permit Application #75824 not be held up pending a City-wide policy on lane dedication, but the applicant be requested to consider dedicating a 10' easement to the City with an option to purchase at a later date.

C. THAT the Director of Legal Services prepare an amendment to the Building By-law to reflect "assessed Value" as being 100% of assessment.

D. THAT the Director of Planning reconsider the amount of floor area to be allowed in the FM-1 Schedule for commercial use. "

The City Manager advised that the City had failed in its endeavours to implement recommendation "B" quoted above. The Director of Planning advised that his staff is in the process of preparing the reports requested by Council.

MOVED by Ald. Puil
THAT the Director of Planning be instructed to expedite the reports requested in the recommendations of the Standing Committee on Planning and Development of April 21, 1977, approved by Council on May 10,1977.

- CARRIED UNANIMOUSLY

5. Amendment of the Salish Park Agreement.

Council, on May 31, 1977, deferred the following motion:

"THAT funds up to $20,000 be allocated towards the capital cost of constructing facilities in the park area, and an equitable amount be negotiated for operating costs of the facilities on the condition that once the funds have been contributed, the residents of the Salish Park Subdivision will have unrestricted access to the facilities without paying additional funds. "

Mr. R. Guerin, Councillor, Musqueam Indian Band, appeared before Council this day and advised that the Band is not willing to negotiate greater use of the Park in return for amendments to the Zoning By-laws. The Band will shortly be proposing a new scheme of development which would meet the present zoning schedule of the area and, therefore, there would no longer be a need to negotiate greater use of the Park for non-band members.

Cont'd....

DELEGATIONS (Cont'd)

Amendment of the Salish
Park Agreement (Cont'd)

MOVED by Ald. Kennedy
THAT the submission of Mr. R.Guerin, be received.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Draft Regulations - Firearms:
B.C. Police Commission.

At the Council Meeting on April 26, 1977, during enquiries, reference was made to statements in the press suggesting that Police Departments use dum dum bullets. The Mayor was requested to look into this matter.

Before Council was a letter, dated June 6, 1977, from the Deputy Chief Constable on 'Draft Regulations - Firearms; B.C. Police Commission' in response to the enquiry.

The Mayor advised that the Deputy Chief Constable was unable to be present at today's meeting, because of a prior commitment.

MOVED by Ald. Gibson
THAT consideration of this matter be deferred to the next meeting of Council and Deputy Chief Constable Stewart be requested to be present.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Widening of
Stanley Park Seawall.

In a letter dated June 21, 1977, Mr. R.Turner, on behalf of the Executive of the West End Community Association, requested an opportunity to address Council at the first meeting in July, on the proposed widening of the Stanley Park Seawall.

MOVED by Ald. Rankin
THAT the request of Mr. R.Turner, to appear before Council on behalf of the West End Community Association, with respect to the proposed widening of the Stanley Park Seawall, be granted.

- CARRIED UNANIMOUSLY

2. Kivan Boys' & Girls' Club -
Robson Park.

Council noted a request from Mr. A. Worthington, member of the Mount Pleasant N.I.P. Committee and Neighbourhood Association, to address Council this day on construction of Kivan Boys' and Girls' Club. A similar request was received from Mount Pleasant COPE.

MOVED by Ald. Rankin
THAT the delegation requests from Mr. A. Worthington, and Mount Pleasant COPE, be granted.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council agreed to vary the Agenda to consider the following:

II. Report of Standing Committee on Planning and Development, (June 16, 1977)

Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club (Clause 10)

Manager's Report dated June 27, 1977.

Park Board letter dated June 28, 1977

Mr. A. Worthington urged Council to approve the use of Robson Park for construction of a new Kivan Boys' and Girls' Club.

Mr. Beaudreau, Mount Pleasant COPE also spoke in support of locating the new Kivan Boys' and Girls' Club at Robson Park.

MOVED by Ald. Puil
THAT recommendation 'A' of the Committee contained in this report be approved;

FURTHER THAT, should the Park Board not be agreeable to the use of Robson Park for development of a new Kivan Boys' and Girls' Club, the Supervisor ofProperties be instructed to report to Council on a site adjacent to Robson Park suitable for the construction of the Kivan Boys' and Girls' Club, to include a report from the Director of Finance on suitable financing of the site acquisition.

- CARRIED UNANIMOUSLY

The Council recessed at 4.05 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.20 p.m.

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Development Permit Application Fees charged to Non-profit Societies.

Council considered a memo dated June 23, 1977, from Susan Anderson, Zoning Planner, advising that a request has been received from the Makaw-la Native Womens Association, Native Orientation for Women Group, for an amount of $225.00 equivalent to the Development Permit Application Fee at their Day Drop-in Centre at 496 West King Edward.

MOVED by Ald. Rankin
THAT a grant of $225.00 to the Makaw-la Native Womens Association, for an amount of $225.00 equivalent to the Development Permit Application Fee at their Day Drop-in Centre, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Brown and Gibson opposed)

The Mayor requested that the Social Planning Department prepare a policy report on grants to non-profit societies equivalent to Development Permit fees.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Appointment of Civic Chaplains

In a memo dated June 23,1977, the Mayor recommended the appointment of the Reverend Phillip Hewett of the Unitarian Church of Vancouver as Civic Chaplain for the month of July.

MOVED by Ald. Puil
THAT, as recommended by the Mayor, the Reverend Phillip Hewett of the Unitarian Church of Vancouver, be appointed Civic Chaplain for the month of July.

- CARRIED UNANIMOUSLY

5. Grant to Archives - Vancouver Foundation

In a memorandum dated June 23, 1977, the City Clerk advised that the Vancouver Foundation had made a grant of $21,000 to the City Archives in connection with the photograph restoration program.

MOVED by Ald. Puil
THAT Council express its appreciation to the Vancouver Foundation for the grant of $21,000 towards the photograph restoration program in the City Archives.

- CARRIED UNANIMOUSLY

6. Caesar's Bridge Development.

Council, on April 26,1977, having considered the relative clause of the Standing Committee on Planning and Development's report dated April 21, 1977, approved the following recommendation of the Committee, relative to the Caesar's Bridge Proposal:

"THAT the design concept presented to the Committee this day be approved in principle but the Development Permit Board be requested to take into consideration in their discussion of the development permit applications the fact that the Committee would prefer to see the height of the buildings scaled down and the floating walkway component reconsidered."

In a letter dated June 15, 1977, the Save the False Creek Seawall Committee requested that Council hold a Public Meeting on the Caesar's Bridge Development. The Committee also requested that Council postpone the imminent and irreversible decision made by the Development Permit Board, and reconsider the matter.

Attached to the Committee's letter was a position paper on the proposed development for the Caesar's Bridge area of False Creek. Also submitted was a petition containing approximately 700 signatures opposing the proposed residential and commercial development.

Mr. D.Sutcliffe, False Creek Development Consultant, reviewed the history of this development. He advised that the developer is presently preparing a revised two-storey scheme which would include a waterfront walkway, giving uninterrupted public access along the seawall. This proposal will be submitted to the Development Permit Board within two weeks.

MOVED by Ald. Kennedy
THAT the proposed residential/commercial development in the Caesar's Bridge area of the south shore of False Creek, be cancelled .

- LOST
(Aldermen Bellamy, Brown Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

Cont'd.....

COMMUNICATIONS OR PETITIONS (cont'd)

Caesar's Bridge Development (Cont'd)

MOVED by Ald. Kennedy
THAT Council hold a public meeting in the False Creek Area on this matter and, in the meantime, the required Development Permit for the proposed residential/commercial development, be withheld.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT the communication from the Save the False Creek Seawalk Committee, be received.

- CARRIED UNANIMOUSLY

7. City Delegation to B.C. Economic Symposium

In a letter dated June 17, 1977, B.C. Chamber of Commerce advised it will stage a comprehensive symposium to examine the Province's economy, at the Bayshore Inn, from September 7 - 9,1977 The letter urged Council to send a delegation to participate in the symposium. The registration fees are $150.00 per person.

MOVED by Ald. Kennedy
THAT Council send a delegation comprised of three Aldermen and three officials, authorized by the City Manager, to the B.C. Symposium, September 7 - 9, 1977, at the Bayshore Inn, at a registration fee of $150.00 per person.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the words "three Aldermen and three officials" be deleted and the following inserted in lieu thereof "one Alderman and two officials".

- CARRIED

(Alderman Kennedy and the Mayor opposed)

The amendment having carried, the motion, as amended, and reading as follows, was put and CARRIED UNANIMOUSLY.

"THAT Council send a delegation comprised of one Alderman and two officials, authorized by the City Manager, to the B.C. Symposium, September 7 - 9, 1977, at the Bayshore Inn, at a registration fee of $150.00 per person."

8. Lower Lonsdale Waterfront Park - City of North Vancouver

The Corporation of the City of North Vancouver, in a letter dated June 22, 1977, requested Council's support of its petition for a Lower Lonsdale Waterfront Park.

MOVED by Ald. Harcourt
THAT consideration of this matter be deferred pending receipt of further information from the G.V.R.D. Park Committee on the proposal of the City of North Vancouver.

- CARRIED

(Alderman Kennedy opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Extra Expenses - Mayor's Blood Donor Clinic

On June 16, 1977, the first Annual Mayor's Blood Donor Clinic was held at the Orpheum Theatre. The response to this clinic was good with more than 400 pints of blood the result.

In a memo dated June 23, 1977, the Mayor recommended that Council approve payment from Contingency Reserve of additional expenses in connection with this clinic, amounting to $690.16 (Expense Sheet on file in City Clerk's Office).

MOVED by Ald. Harcourt
THAT the recommendation of the Mayor contained in his memorandum dated June 23, 1977, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report - June 8, 1977

Amendment to Area Development Plan and Program for Phase 2, Area 6, False Creek.

C. Manager's Report - June 21, 1977

False Creek, Area 6, Phase 2 - City-owned Land - Amendments to Area Development Plan - By-law No.5019

MOVED by Ald. Gibson
THAT consideration of the above reports be deferred to the next meeting of Council for a report reference at 2:00 p.m. from the involved officials.

- CARRIED UNANIMOUSLY

Alderman Harcourt indicated he would not be present at the next Council Meeting for discussion of these items. The Mayor suggested Alderman Harcourt submit a memorandum for consideration by Council when the reports are before it.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT. JUNE 24, 1977.

Works & Utility Matters (June 24, 1977)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Watermain Installations - 1977 Capital Budget.
Cl. 2. Granville Island Pump Station.
Cl. 3. Closure of Portion of School Green Street adjacent to Lot 30, False Creek, Plan 16003 - Proposed School Site.

Cont'd...

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utility Matters
(June 24, 1977) (Cont'd)

Clauses 1 - 3 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 24, 1977)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Rezoning Application: Northeast Corner of Kingsway and Nanaimo Street.
Cl. 2. East Side of the 4800 Block Oak Street (between West 32nd and West 33rd Avenues)
Cl. 3. Rezoning Application: 5178-5188 Moss Street and 5239-5255 Fairmont Street.
Cl. 4. 545 West 60th Avenue; Complaint re Secondary Suite.
Cl. 5. Proposed Development. W/S Wallace Street between West 2nd Avenue and Point Grey Road.

Clauses 1 & 2.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in clause 1 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Rezoning Application: 5178-5188
Moss St. and 5239-5255 Fairmont Street
(Clause 3)

Council noted a letter dated June 24, 1977, from Mr. R.K. Baker representing the applicant, requesting that consideration of this clause be deferred to permit him an opportunity to appear as a delegation at a later date.

MOVED by Ald. Rankin
THAT consideration of this clause be deferred, pending the hearing of a delegation as requested.

- CARRIED UNANIMOUSLY

545 West 60th Avenue,
Complaint re Secondary Suite
(Clause 4)

Council noted a letter dated June 23, 1977, from Mr. J. Herbert Rosner, Barrister, on behalf of the owner, requesting that consideration of this clause be deferred to permit him an opportunity to appear as a delegation.

A delegation request was also submitted by Mr. A.C. White, Barrister and Solicitor.

MOVED by Ald. Rankin
THAT consideration of this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(June 24, 1977) (Cont'd)

Proposed Development: W/S Wallace Street between West 2nd Avenue and Point Grey Road (Clause 5)

Council noted a request from the Jericho Area Citizens' Association to appear as a delegation on this matter.

MOVED by Ald. Kennedy
THAT City Council hold a Public Information Meeting at which the three applicants and the City's co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application:
FURTHER THAT the delegation from the Jericho Area Citizens' Association be invited to make representation at the proposed Public Information Meeting.

- (carried)

MOVED by Ald. Harcourt (in amendment)
THAT the words "three applicants' be deleted and the following words substituted in lieu thereof "representatives of the Greater Vancouver Housing Co-op".

- LOST

(Aldermen Bellamy, Brown Gerard, Gibson, Kennedy, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED

(Aldermen Harcourt and Marzari opposed)

Finance Matters
(June 24, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) May, 1977
Cl. 2: Park Board Staffing
Cl. 3: Provincial Government Revenue Sharing Act

Clauses 1, 2 and 3

MOVED by Ald. Gibson
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(June 24, 1977)

Demolitions
(Clause 1)

MOVED by Ald. Kennedy
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

B. Amendment to Area Development Plan and Program for Phase 2, Area 6, False Creek

For Council action on this report, see page 6 .

C. False Creek, Area 6, Phase 2, City-Owned Land - Amendments to Area Development Plan By-law #5019

For Council action on this report, see page 6 .

D. Fire Department - Band

MOVED by Ald. Bellamy
THAT Council approve the attendance of the Fire Department Band at the 1977 Folkfest Parade and the Fire Chief be authorized to call in four off-duty firemen to maintain the manning level with the Fire Department at a cost not to exceed $1,500.00.

- LOST (tie vote)

(Aldermen Brown, Gerard, Harcourt, Kennedy and Marzari opposed.)

E. Local Improvements "by Petition"

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

F. Proposed Downtown Federal Government Office Building - Block 56

Council had for consideration a report of the City Manager dated June 21, 1977, on the proposed downtown Federal Government office building, block 56. Appended to the City Manager's report was a report from the Director of Planning on this matter, in which he recommended that Council:

1) request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver;

2) request the Department of Public Works to postpone architectural design of construction on Block 56 until these investigations are complete;

3) request the Department of Public Works to investigate specific Federal commitments to Regional Town Centres (where, when and how much) concurrently with 1;

4) request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

MOVED by Ald. Harcourt

THAT

(a) Council approve in principle the construction by the Federal Government of an office building on Block 56 subject to the development meeting the zoning requirements of the Downtown Development Plan;

(b) Council request the Department of Public Works to investigate specific Federal commitments to regional town centres (where, when and how much);

(c) Council request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Marzari

THAT

(a) Council request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver;

(b) Council request the Department of Public Works to postpone architectural design of construction on block 56 until these investigations are complete.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed.)

During discussion of the above matter, the Mayor advised that the Minister of Public Works has indicated his wish to discuss this matter with Council sometime in July.

I. Report of Standing Committee on Community Services June 16, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: City-Owned Housing Site - Ash Street and S.W. Marine Drive
Cl. 2: Wicklow Hotel, 1516 Powell Street
Cl. 3: Gastown Residents Association - Tax Exemption
Cl. 4: Acquisition of 616 East Cordova by Downtown Eastside Residents' Association

City-Owned Housing Site - Ash Street and S.W. Marine Drive (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Wicklow Hotel, 1516 Powell Street (Clause 2)

The City Manager advised he had this day received a memo from the G.V.R.D. indicating it has reviewed the purchase of the Wicklow Hotel and is no longer interested in acquiring this building.

MOVED by Ald. Rankin
THAT this matter be referred back to the Standing Committee on Community Services for further consideration.

- CARRIED UNANIMOUSLY

Gastown Residents Association - Tax Exemption (Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Acquisition of 616 East Cordova by Downtown Eastside Residents' Association (Clause 4)

MOVED by Ald. Rankin
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

II. Report of Standing Committee on Planning and Development (June 16, 1977)

The Council considered this report which contains twelve clauses, identified as follows:

Cl. 1. Status of Major Development Permit Applications.
Cl. 2. D.P.A. for B.C. Sugar Refining Co., Ltd.
Cl. 3. Development Permit Applications in the Burrard Inlet Waterfront.
Cl. 4. Monthly Status Report of Rezoning Applications.
Cl. 5. Progress Report - Gastown Fisherman's Market
Cl. 6. Robson Street Character Area Study.
Cl. 7. By-law Prosecutions.
Cl. 8. Secondary Suites - RS-1A Promotional Campaign.
Cl. 9. Review of Kitsilano Point Zoning.
Cl.10. Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club.
Cl.11. Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Land in the West End for a Multi-Purpose Service Centre.
Cl.12. Charles-Adanac Area - Disposition of Charles Street Right-of-Way.

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt
THAT the recommendations of the committee contained in Clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Progress Report - Gastown Fishermen's Market (Clause 5)

When considering this clause Council also had before it a report of the City Manager dated June 27, 1977, in which the City Manager recommended that an agreement be executed with the National Harbours Board in accordance with the agreements in principle outlined in the report to the satisfaction of the City Manager and the Director of Legal Services

MOVED by Ald. Harcourt
THAT the recommendation of the committee contained in this clause and the recommendation of the City Manager contained in his report dated June 27, 1977, be approved.

- CARRIED UNANIMOUSLY

Robson Street Character Area Study (Clause 6)

When considering this clause Council noted a report from the City Manager dated June 27, 1977, on Robson Street Consultant Study. In his report the City Manager submitted for consideration the following options:

"1. Doing no further studies;

2. Asking Western Realesearch to update their report in light of:

a) the changed economic climate and changed government programs in the intervening period.

b) the critique of Baxter et al.

c) the suggestions from the merchants regarding floor space ratios.

This updating be done within two months at a cost to be negotiated with the Manager and not to exceed $5,000; such sum to be provided from the 1977 Contingency Reserve.

Continued...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning & Development (June 16, 1977) (Continued)

Robson Street Character Area Study (Clause 6) (Cont'd)

3. The recommendation of the Director of Planning for a completely independent consultant study not to exceed $15,000 to be completed within four months."

MOVED by Ald. Harcourt
THAT

(a) The first paragraph of the Committee's recommendation contained in this report be received for information and Council approve the recommendation of the Director of Planning and authorize the City Manager to approve the Urban Economic Study on Robson Street for a sum not to exceed $15,000. The study to be in accordance with the outline given in the Manager's report dated June 27, 1977, with the Director of Planning first providing the City Manager with the necessary detail, terms of reference and names of consultants. Funds for this consultant study to be from 1977 Contingency Reserve;

(b) Following completion of the consultant study, consideration of the Robson Street Character Area Study be referred to a special evening meeting of the Standing Committees on Planning and Development and Transportation, at which time the Director of Planning will make a major presentation on the Character Area Study.

- CARRIED UNANIMOUSLY

Clauses 7, 8, and 9

MOVED by Ald. Harcourt
THAT the recommendations of the committee contained in Clauses 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 10

For Council action on this Clause, see page 6.

Extension of Deadline for B'nai B'rith Foundation to Purchase City-Owned Land in the West End for a Multi-Purpose Service Centre (Clause 11)

Also before Council was a report of the City Manager dated June 22, 1977, submitting for consideration whether the City should, as a condition for the further extension of date of sale, charge the Foundation interest at the City's normal real estate rate of 11% effective either August 31, 1977 or the date of the approval of the extension (presumably June 28, 1977) or some earlier date.

Mr. Oosterhuis of the B'nai B'rith Foundation addressed Council on this matter explaining the problems they have encountered in funding this development.

Continued...

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning & Development (June 16, 1977) (Continued)

Extension of Deadline for B'nai B'rith Foundation to Purchase City-Owned Land in the West End for a Multi-Purpose Service Centre (Clause 11) (Cont'd)

MOVED by Ald. Harcourt
THAT

(a) The period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185, be extended from February 28, 1977 to December 31, 1977 under the same terms and conditions approved by Council on August 12, 1975;

(b) A committee be struck by Council, comprising the Mayor, the Vice-Chairman of the Finance Committee, the Director of Social Planning and Director of Planning, and a representative from the B'nai B'rith Foundation to meet with the Minister of Housing and press for early approval of a rental subsidy to residents of the Centre in accordance with Section 44.1B of the National Housing Act;

(c) The B'nai B'rith Foundation not be charged interest by the City , up to December 31, 1977.

- CARRIED UNANIMOUSLY

Charles-Adanac Area - Disposition of Charles Street Right-of-Way (Clause 12)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt opposed to recommendation A.)

III. Report of Standing Committee on Finance and Administration (June 16, 1977)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Maintenance Costs for Special Street Lighting - Gastown
Cl. 2: Vancouver Emergency Programme

Maintenance Costs for Special Street Lighting - Gastown (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Vancouver Emergency Programme (Clause 2)

MOVED by Ald. Brown
THAT the recommendations of Mayor Volrich, Aldermen Gerard and Marzari contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Transportation (June 16, 1977)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Bicycle Safety Program - Vancouver Safety Council grant request.
Cl. 2. Pedestrian Crossing Conditions - 4th Avenue at Balsam Street.
Cl. 3. Traffic Hazards on Cedar Crescent and Vicinity.
Cl. 4. Sun Tower - Heritage Building.
Cl. 5. Tow-Aways from Public (Privately Owned) Parking Lots.

Bicycle Safety Program - Vancouver Safety Council Grant Request (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Gerard, Gibson, Marzari and Puil opposed)

Pedestrian Crossing Conditions - 4th Avenue at Balsam Street (Clause 2)

MOVED by Ald. Kennedy
THAT the recommendations of the committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Traffic Hazards on Cedar Crescent and Vicinity (Clause 3)

MOVED by Ald. Puil
THAT consideration of the recommendations of the committee contained in this report be deferred pending a report from the City Manager on the disposition of lands acquired by the City for the Burrard/Arbutus Connector.

- CARRIED

(Alderman Gibson opposed)

Sun Tower - Heritage Building (Clause 4)

MOVED by Ald. Kennedy
THAT the recommendations of the committee contained in this Clause be approved.

- LOST (tie vote)

(Aldermen Brown, Gerard, Marzari, Puil and Rankin opposed)

Tow-Aways from Public (Privately Owned) Parking Lots (Clause 5)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services (June 20, 1977)

GAIN Rates and Policies (Clause 1)

MOVED by Ald. Rankin
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1 Constitutional Reform

MOVED by Ald. Harcourt
THAT a Standing Committee be constituted immediately by the U.B.C.M. to:

Study the specific status of municipalities in a revised Canadian constitution and to formulate specific proposals for constitutional reform, and

FURTHER THAT the U.B.C.M. urge that a new constitution should incorporate as fundamental principles, the recognition of Canada's two national communities and a universal declaration of human rights.

Alderman Harcourt requested, and received permission to substitute the following motion, in lieu of the above:

MOVED by Ald. Harcourt
SECONDED by Ald. Gibson
THAT the U.B.C.M. endorses the F.C.M. forming a task force to study the specific status of municipalities in a revised Canadian constitution and to formulate specific proposals for constitutional reform; and

FURTHERMORE, BE IT RESOLVED THAT the U.B.C.M. urge that a new constitution should incorporate as fundamental principles the recognition of Canada's two national communities and a universal declaration of human rights.

- CARRIED UNANIMOUSLY

2. Abolition of Vancouver Resource Board.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT WHEREAS the Minister of Human Resources has tabled a Bill in the Legislature abolishing the Vancouver Resource Board;

AND WHEREAS the City has had extensive experience with the delivery of social services both before and after the creation of the Vancouver Resource Board;

AND WHEREAS the Vancouver Resource Board has effectively co-ordinated social services in the City, eliminating duplication and dealing with local problems on a decentralized basis;

Cont'd....

MOTIONS (Cont'd)

Abolition of Vancouver Resource Board (Cont'd)

AND WHEREAS Vancouver City Council endorses the concept of a local voluntary lay board, comprised of two Aldermen, one Parks Commissioner, one School Trustee and three Ministerial appointees to provide necessary checks and balances in the social welfare system.

THEREFORE BE IT RESOLVED THAT this City Council go on record as urging the Provincial Government to withdraw this Bill immediately.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Gerard, and recognized by the Chair:

Local Improvement Relief.

MOVED by Ald. Gerard

That WHERAS Council on February 22, 1977, did not approve the recommendation of the City Manager 'that the properties on the projects by Petition, Items 17 & 18 of Schedule 436, being the 500 and 800 Blocks East 11th Avenue, (Court of Revision, May 13, 1976), be given the equivalent relief under Section 67 of the By-law'. (This paving having been installed in September, 1976);

AND WHEREAS the Mount Pleasant N.I.P. Committee had recommended that these blocks be given the same local improvement relief as other projects within the area (between 20% and 25%) and had included these blocks within the N.I.P. Local Improvement allocation of $475,000;

AND WHEREAS by not granting this relief to the residents of the 500 and 800 Blocks East 11th Avenue, an anomaly is created within the area;

THEREFORE BE IT RESOLVED THAT the properties on the projects by Petition, Items 17 & 18 of Schedule 436, Court of Revision, May 13, 1976, be given the equivalent relief as other local improvement projects in the Mount Pleasant N.I.P. area under Section 67 of the Local Improvement Procedure By-law.

- (Notice)

ENQUIRIES AND OTHER MATTERS

1. Greek Day and Italian Day.

Alderman Bellamy requested that officials be advised that in the future, applications for street closures for festivities involving large numbers of people should only be approved on condition that adequate public washrooms are provided. The Mayor so directed.

2. Leave of Absence - Alderman Harcourt

MOVED by Ald. Puil
SECONDED by Ald. Marzari
THAT Alderman Harcourt be granted leave of absence from July 8, 1977 to August 6, 1977.

- CARRIED UNANIMOUSLY

3. Greek Day

Alderman Gerard requested a full report on the incidents which occurred on Greek Day. The Mayor so directed.

- - - - -

The Council adjourned at 7:00 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 28, 1977, adopted on July 12, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

June 20, 1977

TO: Vancouver City Council

SUBJECT: Auto Towing Contract

CLASSIFICATION: RECOMMENDATION

The attached letter has been received from ICBC and was circulated to the Mayor and Members of Council on June 21st.

The City Manager notes that the City's contract with General Auto Towing states that the contractor will remove a vehicle "to a storage place referred to in Clause 5, a repair shop, the Police garage, the City garage, or such other place within the City of Vancouver as directed by the Police member ... ."

Consequently, the procedure proposed by ICBC does not contravene our contract. Furthermore, the faster service and reduced operating costs inherent in the proposal will accrue to the benefit of the driving public.

The City Manager RECOMMENDS that Council instruct the Police Department to direct all tows from accident scenes to the ICBC storage lot at 1300 South Kootenay Street unless otherwise instructed by the vehicle owner.

FOR COUNCIL ACTION SEE PAGE(S) 399

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required as follows:

WATERWORKS PROJECT 713

Streets	From	To
Carolina Street	13th Avenue	14th Avenue
13th Avenue	St. George Street	Carolina Street
18th Avenue	Prince Edward Street	Carolina Street
Pender Street	Clark Drive	Commercial Drive

Estimated Cost: $81,000

The Carolina Street, 13th and 18th Avenue installation are to replace leaking steel mains; the Pender Street installation is to replace an old 4" pit cast iron pipe of inadequate carrying capacity.

54% of the work is required prior to paving and the remainder is in adjacent blocks and should be done at the same time.

I RECOMMEND that Project 713 be approved for construction and that the required $81,000 be appropriated from 1977 Waterworks Capital Accounts as follows:

$45,000 from Account 128/7902, 'Prior to Paving-Unappropriated'
$36,000 from Account 128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Granville Island Pump Station

The City Engineer reports as follows:

Background

"The City's sewage pump station on Granville Island is due for replacement and a new pump station will serve the City's Phase II of Area 6 and Area 10B, B.C. Central Credit Union's Area 10A and Federally owned Granville Island.

Front end cost estimates for all these developments have included provision for a sharing of the cost of the pump station.

Schedule

It will be most economical for the City to proceed with this work as soon as possible since the pump station construction involves a deep excavation and will be more expensive in wet winter weather and high tides.

Costs

The total capital cost of the pump station is estimated to be $160,000 and this will be shared by the various projects it serves. All of the details of the cost sharing have yet to be finalized because all development plans are not yet complete. Agreement has been reached, however, between C.M.H.C. and the City whereby C.M.H.C. will contribute 40% of the total capital cost. The remaining details will not be difficult to finalize since B.C. Central Credit Union is obligated to cost share under the terms of existing City by-laws and since the other areas are City-owned.

...../2

Clause #2 continued:

Source of Funds

On November 23, 1976, Council approved in principle a Capital Budget for Area 6, Phase II, False Creek, including the Granville Island Pump Station. However, no detailed 1977 Capital Budget for Area 6, Phase II, has yet been submitted for Council approval. Therefore, this report proposes the following sources of funds for the Granville Island Pump Station:

(a) For the portion of the costs attributable to Area 6, Phase II, the source of funds will be the approved C.M.H.C. loan.

This source of funds will be contingent upon Council approval of the Area 6, Phase II, development proposal. If the Phase II development is not approved, then the source of funds will be the $457,000 from the Property Endowment Fund which was approved in principle on November 23, 1976.

(b) The portion of the costs attributable to Area 10A and Granville Island will be recoverable from the developers, B.C. Central Credit Union and C.M.H.C. respectively.

(c) The source of funds for the portion of the costs attributable to Area 10B is proposed to be a reallocation from unexpended funds for property acquisition in Area 10B (i.e., account number 316/5120).

I RECOMMEND that approval be given to proceed with the construction of the pump station under the following conditions:

(a) that C.M.H.C. will be responsible for 40% of the cost.

(b) that the remainder of the cost be shared by Phase II of Area 6 (City), Area 10A (B.C. Central Credit Union) and Area 10B (City), the exact percentages to be determined by the City Engineer and the source of funds to be as described above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

****

3. Closure of Portion of School Green Street Adjacent to Lot 30, False Creek, Plan 16003 - Proposed School Site

The City Engineer reports as follows:

The Development Permit Board recently approved an application for a school on Lot 30, False Creek, Plan 16003, subject to several conditions. One of these conditions was that an agreement was to be reached, satisfactory to the City Engineer to eliminate the problem of a proposed depression of the covered play area at the northeast corner of the site. This depression, five feet below the road surface, was designed by the Architect due to a misunderstanding between the Development Consultant and himself. This depression would undermine an existing watermain. The Architect advises that he is not prepared to raise the level of the floor and the School Board is not prepared to pay any additional costs.

An agreement has been reached, subject to the approval of City Council, that the road and the water line be moved at the expense of the False Creek Capital Budget. The estimated cost is $10,000.

Also, the parcel that is to be conveyed to the School Board (Lot 30) is to be enlarged easterly to encompass the depression. A portion of the westerly side of School Green (street) is to be closed and a portion of City owned Lot 31 on the east side of School Green is to be dedicated for road. The property exchange (see attached plan LF 8291) is proposed at no cost to the School Board. Other alternatives have been explored and have been found to be unacceptable either to the School Board or the City or both. The Director of Finance is in agreement with this proposal.

Clause #3 continued:

It is proposed to also relocate a portion of the road which is to the south of parcel 30. This relocation is necessary to permit a larger playfield (on the south side of the road) than the existing subdivision permits. The change has been expected for some time and the planning of this area, including the design of the school, has taken this change into account.

The City Engineer RECOMMENDS that

(a) All that portion of road shown outlined red on plan marginally numbered* LE 4435 be closed, stopped up and title taken thereto.

(b) The closed road to be subdivided with the proposed school site (Lot 30) and a portion of Lot 31 in a manner satisfactory to the Approving Officer. The subdivision plan to dedicate sufficient land for road purposes to maintain the present street width.

(c) The subdivision plan to be deposited in the Land Registry Office.

(d) The relocation of the road and water line be carried out.

(e) The $10,000 necessary to carry out these works be added to the False Creek Capital Budget and the source of funds be the C.M.H.C. approved loan."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

* Plan on file in City Clerk's office

FOR COUNCIL ACTION SEE PAGE(S) 406 & 407

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Rezoning Application: Northeast Corner of Kingsway and Nanaimo Street

The Director of Planning reports as follows:

'An application has been received from Mr. Ross Ritchie, Architect, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the Northeast corner of Kingsway and Nanaimo Street, Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388 be rezoned from (RT-2) Two-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of

'Commercial and residential mixed use.'

SITE DESCRIPTION

The site is located on the northeast corner of Kingsway and Nanaimo Street and is composed of two lots. Lot 7 has a frontage along Nanaimo Street of 49.6 feet. Lot 6 has a frontage of 33 feet along Nanaimo Street. Both lots have a depth of 121 feet to a 20-foot lane, for a total site area of 9,961 square feet. (See Appendix A).

The site is zoned (RT-2) Two-Family Dwelling District and is developed with three billboards on Lot 7 and a one-storey house with basement on Lot 6.

The lands to the east on the north side of Kingsway are zoned (RT-2) Two-Family Dwelling District and developed with a mixture of one-storey one-family dwelling units and various two-family dwelling units.

The single lot immediately to the north is zoned (RT-2) Two-Family Dwelling District and developed with a 1½-storey plus basement one-family dwelling. The lands further to the north are zoned (RS-1) One-Family Dwelling District and are largely developed with older one-storey plus basement one-family dwellings. Recent development through the construction of larger, new one-family dwellings is apparent.

The lands to the west on the north side of Kingsway and fronting on Kingsway are zoned (C-2) Commercial District and developed with a gasoline service station, a restaurant, tourist court, Army and Navy Veterans' Club and a drive-in restaurant as one proceeds from Nanaimo Street to Gladstone Street on the west.

The lands to the south at the southwest corner of Kingsway and Nanaimo Street are zoned (CD-1) Comprehensive Development District and are currently being developed with two three-storey apartment buildings and a one-storey building containing a bank and eight retail stores. The lands to the south, fronting on the south side of Kingsway and east of Nanaimo Street for approximately half of the distance to Slocan Street are zoned (C-2) Commercial District and developed with a hotel, a 1½-storey dwelling unit, a one-storey office building and a 1½-storey dwelling unit as one proceeds from Nanaimo Street towards Slocan Street.

BACKGROUND

In 1968 an application by a different applicant was received requesting a rezoning of this site plus Lot 5 to the north and Lot 9 to the east from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of developing offices. The rezoning would have created a situation whereby thirteen lots zoned (RT-2) Two-Family Dwelling District would have been locked in between two commercially zoned areas. Since the residentially zoned properties were developed with dwellings in good to excellent condition and the grade of the land would make redevelopment in commercial uses difficult and since it was felt that sufficient underdeveloped (C-2) commercially zoned property existed on Kingsway, the rezoning was refused.

In November 1975 an application by a different applicant was received requesting rezoning of the site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District for the purpose of developing offices with suites above was refused for the following reason:

Cont'd . . .

Clause 1 Cont'd

1. A rezoning of the site to (C-2)Commercial District would allow a development of a higher bulk and intensity of use in an area zoned and developed as (RT-2) Two-Family Dwelling District to the north and east.

In recommending refusal, the Director of Planning did state that:

'The Director of Planning, however, would give favourable consideration to an application to rezone to (CD-1) Comprehensive Development District of a well designed, mixed commercial and residential development that is compatible with the area and is limited to a floor space ratio of 1.0, and that the commercial use be restricted to small offices and/or retail uses that serve the local needs of the area and are quiet to the residential uses on the upper floors. The design should have particular regard to its effect on the adjacent residential owners, provide adequate vehicular ingress and egress to the site. Amenities should be built into the development. The applicant should also attempt to acquire the remaining RT-2-zoned lot to the north of the site (Lot 5, Block 9, D.L. 393) to be included in the development.'

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped "Received, City Planning Department, May 11, 1976." The plans indicate a mixed commercial/residential development with ground floor commercial and two-storey dwelling units above.

CALCULATIONS

Site Area:	9,961.5 square feet	
Floor Area:	Commercial:	4,205 square feet
	Residential:	5,400 square feet
	Total:	9,605 square feet
Floor Space Ratio:	0.964	
Height:	3 storeys, 28 feet	
Site Coverage:	75.3%	

Building Setbacks:

	Main Floor	Residential
From Kingsway:	NIL	8 Feet
Nanaimo Street:	4½ Feet	8 Feet
Northerly Interior Property Line:	9 Feet	9 Feet
Easterly Lane:	32½ Feet	32½ Feet

Parking Spaces:
Proposed: 12
Required: Commercial: 5
Residential: 7 (at 1 space per 725 square feet)
Total:12

Dwelling Units:
5 - 2-bedroom units at 920 square feet
1 - 2-bedroom unit at 1,100 square feet

URBAN DESIGN PANEL

The Urban Design Panel considered the application on November 18, 1976 and commented:

'The Panel felt that this was a reasonable design but criticised it for being too fussy. The direction of the siding on the east elevation was too disturbing and needs some refinement.

RECOMMENDATION: That the Director of Planning approve this design subject to design refinement to his satisfaction.'

Revised drawings subsequently submitted by the applicant have reflected the comments from the Panel.

Cont'd . . .

Clause 1 Cont'd

CITY ENGINEER

The City Engineer, in a memorandum dated June 6, 1977, commented as follows:

> 'I have no objection to this rezoning proposal as submitted on drawings dated May 12, 1977. Matters pertaining to loading bay geometrics and building grades can be resolved to my satisfaction at the Development Permit stage.'

ANALYSIS

The Planning Department is concerned with both the demand for additional commercial space along Kingsway and the nature of the commercial uses which might be accommodated because of the potential incompatibility with the six dwellings on the second floor of the proposed development.

Regarding noise, given that the abutting streets are heavily travelled arterials, significant attention was paid to attempts made by the applicant in reducing the transmission of traffic noise into the residential units. The applicant notes in a letter submitted that design features and construction techniques have been incorporated in view of this concern. These will require further analysis at the Development Permit and Building Permit stages.

In light of the fact that the proposed development will produce rental areas for use by three separate businesses and also recognizing that each residential unit has been provided with only slightly more than one parking space per unit, the provision of a total of twelve parking spaces to service both residential and commercial components was seriously examined by the Department. Although the development of a parking problem will be largely dependent upon the nature of the commercial uses which might occupy the ground floor spaces, parking has been assessed under the most stringent regulations of Schedule B of the Zoning and Development By-Law. With restricted turns onto the site from eastbound Kingsway, proposed access to the site from the lane was examined by the Traffic Division of the Engineering Department. Their response indicated that the volume of traffic along this lane would probably increase but that the increase is not expected to be significant.

As mentioned previously, the City Engineer will require modifications made to the loading space proposed should the rezoning be approved and a Development Permit Application filed. The Urban Design Panel also expressed concern regarding the lighting and screening of the proposed parking area particularly with respect to the proposed residential units and those existing to the north. These concerns may also be handled at the Development Permit stage.

In conclusion, it is felt that the proposed development is appropriate to the site and that attempts have been made to ensure a compatible relationship with the surrounding residential development.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

1. That the application be approved subject to the following conditions:

   A. The CD-1 By-Law would restrict the form of development as follows:

Uses:	A maximum of three retail stores, offices or similar uses which, in the opinion of the Director of Planning, are deemed to cater to the needs of the local neighbourhood and are not unduly injurious to the comfort and enjoyment of residents in the dwelling units above; A maximum of six dwelling units; and Customarily ancillary uses including off-street parking and loading

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio:	Not to exceed 1.0 as computed in accordance with Section 1.G of the (RM-1) Multiple Dwelling District Schedule.

Cont'd . . .

Clause 1 Cont'd

Height:	Not to exceed 3 storeys nor 28 feet measured from the average elevation of the finished grade of the site surrounding the building.
Off-Street Parking:	Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-Law provided that parking spaces for residential uses shall be assessed at 1 parking space per 725 square feet of gross floor area of all floors of the building used for residential purposes.
Off-Street Loading:	A minimum of one off-street loading space shall be provided and maintained in accordance with Section 13 of the Zoning and Development By-Law.

And subject to the following:

1. That the site (Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388) be first consolidated into one parcel and so registered in the Land Registry Office.

2. That the detailed scheme of development be first approved by the Director of Planning having particular regard to the overall design, after having received advice from the Urban Design Panel, including the relationship to the adjacent residential development and the busy intersection, the provision and maintenance of landscaping, provision of garbage collection facilities and vehicular ingress and egress to the development.

3. The development is not to be materially different from the plans numbered 1-3, prepared by Ritchie/Manners, Architects/Planners, dated May 12, 1977.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be received and the whole matter referred direct to a Public Hearing.

INFORMATION:

2. East Side of the 4800 Block Oak Street (Between West 32nd and West 33rd Avenues)

The Director of Planning reports as follows:

'In refusing a proposed rezoning of lands at 4870 Oak Street from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District, City Council on September 28, 1976, resolved:

"That the Director of Planning investigate and report back on the feasibility of permitting, under the (RS-1) zoning, some form of increased density, such as 'in-law' suites, in the dwellings located on the east side of the 4800 block Oak Street."

Site Description

The area referred to by Council is comprised of five lots fronting onto the east side of Oak Street between West 32nd and West 33rd Avenues. (See Appendix A). The five lots are zoned (RS-1) One-Family Dwelling District as are the surrounding lands to the east, south and west. At present the five lots are generally developed with one-storey one-family dwellings with basements, typical for this area of the city.

Cont'd . . .

Clause 2 Cont'd

To the north of the site, the Red Cross Building on the north east corner of West 32nd and Oak Street, is developed as a conditional use on lands zoned (RS-1) One-Family Dwelling District. Surrounding that parcel of land, on the north and east, is the Shaughnessy Hospital whose lands have recently been rezoned to (CD-1) Comprehensive Development District. Across the street, along the west side of Oak, are one-family one-storey dwellings similar to those on the five lots in question. To the south of the site is Eric Hamber High School on the southeast corner of West 33rd Avenue and Oak Street which is also developed as a conditional use on lands zoned (RS-1) One-Family Dwelling District. The same zoning is applicable to the east of the site, from the lane behind Oak Street to Willow Street, and as well along the east side of Willow to 37th Avenue, where one-family dwellings have been developed comparable to those on the five lots in question.

Background

The Planning Department's recommendation concerning the proposed rezoning of 4870 Oak Street, from (RS-1) One-Family Dwelling District to (RT-2) Two-Family Dwelling District, to permit a duplex was that the application be not approved as it constituted a spot rezoning in an area that is predominantly developed with single-storey plus basement one-family dwellings.

Analysis

The provisions of the (RS-1) One-Family Dwelling District Schedule permit, as outright uses, one-family dwellings and up to two boarders or lodgers, or five foster or day-care children in a dwelling unit. A number of non-residential uses may be permitted as conditional uses. As well, boarding or rooming houses and additional dwelling units or housekeeping units which were in existence prior to 1956 were also permitted as conditional uses when the Zoning and Development By-Law was enacted in 1956 with the clear intention that new development of this nature was not to be permitted. The Planning Department believes that the existing (RS-1) One-Family Dwelling District Schedules contains adequate provisions for increased density which are appropriate to the nature of the zone.

In undertaking our analysis of the five lots in question, other lands in the area zoned and developed as (RS-1) One-Family Dwelling District were also examined. Site inspection and analysis indicate that there are many lands in the vicinity which have characteristics comparable to those of the lands on the east side of the 4800 block Oak Street. There are, for example, many properties zoned (RS-1) One-Family Dwelling District and fronting onto the west side of Oak Street. The residentially zoned and developed lands on the east side of Willow Street are in a comparable position to the five lots in question in that there are institutional uses on the surrounding lands.

In conclusion, it is felt that the existing (RS-1) One-Family Dwelling District Schedule is adequate in terms of the permitted density given the nature of the zone. It is also felt that there are insufficient pecularities of site to warrant special consideration of the five lots in question.

For Council's information, a summary of the current resolutions on "Suites for Dependant Parents" and "Hardship Policy" are attached as Appendix B."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION:

3. Rezoning Application: 5178-5188 Moss Street and 5239-5255 Fairmont Street

The Director of Planning reports as follows:

'An application has been received from Mr. N. Ginder, Best Lumber and Supplies Ltd., requesting an amendment to the Zoning and Development By-law No. 3575 whereby 5178-5188 Moss Street and 5239-5255 Fairmont Street, Lots 10, 11, 50 & 51, Blocks 6 & 7, D.L. 37 be rezoned from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

Cont'd . . .

Clause 3 Cont'd

'Stores and offices and suites and parking.'

SITE DESCRIPTION

The site is located within the block bounded by Kingsway on the south, Horley Street on the north, Moss Street on the west and Fairmont Street on the east. The site is comprised of four lots each measuring 33 feet by 99 feet. Two of the lots front onto Moss Street, adjacent to the lane north of Kingsway. Two of the lots front onto Fairmont Street, adjacent to the lane north of Kingsway. Since there is no intervening lane, the rectangular site measures 66 feet by 198 feet, producing a site area of 13,068 square feet. (See Appendix A).

The site is zoned (RS-1) One-Family Dwelling District and developed as follows:

Lot 10 & Lot 51: 1 storey plus basement one-family dwellings, presently appear in poor repair and vacated. The rear portions of these lots are presently gravel surfaced, having been used until recently for building material storage in conjunction with Best Lumber & Supplies Ltd., located across the lane and fronting on Kingsway. A large fork-lift vehicle is presently parked on this gravelled area when not in use. Owner is Best Lumber and Supplies Ltd.

Lot 11 & Lot 50: Most of Lot 50 and the rear portion of Lot 11 are gravel covered and a small shed has been erected on Lot 50. As a consequence of prolonged legal action by the City, all except the remains of a gravel pile, a small pile of used lumber and this storage shed have been removed from these two lots which are owned by Best Lumber and Supplies Ltd.

The two lots immediately to the east and owned by the applicant were originally included in the rezoning application and are developed as follows:

Lot 12: 1 storey plus basement one-family dwelling, presently occupied and, from a cursory exterior inspection, in a fair state of repair.

Lot 49: 1½ storey plus basement one-family dwelling, presently occupied and, from a cursory exterior inspection, in poor repair.

The lands further to the east, north and west are zoned (RS-1) One-Family Dwelling District and generally developed with 1 storey plus basement one-family dwellings with the exception of the land immediately across Moss Street to the west which is zoned (C-2) Commercial District and developed with the Canada Dry Soft Drink Plant.

The lands directly to the south across the lane and fronting on Kingsway are zoned (C-2) Commercial District and developed as follows:

Lots 4-7 inclusive: Best Lumber and Supplies Ltd.

Lot 4: Retail with office and residential units above.

Lots 5-7 inclusive: Open storage of lumber and building materials with a storage shed adjacent to lane.

Lot 8: Building materials/contractor(tile) with residential above.

Lot 9: Cleaners.

The lands to the southeast across Fairmont Street and fronting onto the north side of Kingsway are zoned (RT-2) Two-Family Dwelling District and developed with one and two-family dwellings.

The lands on the south side of Kingsway and fronting onto Kingsway are zoned (C-2) Commercial District and developed with appropriate uses. (See Appendix B).

BACKGROUND

In August 1964 an application submitted by Mr. N. Ginder on behalf of Best Lumber and Supplies Ltd., requesting rezoning of two lots (50 and 51) from (RS-1) One-Family Dwelling District to (C-2) Commercial District was withdrawn. Withdrawal followed discussions with this Department which noted that the proposed use of the site for a building materials storage yard was not a permitted use in a (C-2) Commercial District. Proposed use of this site for off-street parking would also

Cont'd . . .

Clause 3 Cont'd

not require rezoning since parking in a residential district to serve an adjacent commercial enterprise is a conditional use.

The applicant was also reminded in August 1964 that the Building Inspector had notified Best Lumber and Supplies Ltd., to discontinue use of Lots 50 and 51 for storage of sand, gravel, lumber and certain equipment.

In May 1971 Mr. N. Ginder, on behalf of Best Lumber and Supplies Ltd., submitted an application to rezone four lots (10, 11, 50 and 51) from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of "stores, offices, suites and parking." The Director of Planning, on July 21, 1971, recommended that the application be not approved as there is ample (C-2) Commercial property on Kingsway which could be best redeveloped for the uses suggested by the applicant and the intrusion of additional commercial development in the single family area would not be compatible with the adjacent homes. The Vancouver City Planning Commission concurred with this recommendation.

Council, on January 11, 1972, considered the application and recommendation of the Director of Planning. It was resolved as follows:

> 'THAT this matter be referred back to the Director of Planning and Civic Development for further discussion with the applicant and report to Council in due course with respect to revised scheme of development.
>
> FURTHER, that it be suggested to the applicant he consider withdrawing the present application in the meantime.'

From January 11, 1972 several meetings were held with Mr. Ginder and estimates for the cost of utility relocation and closure of the lane were prepared. At a meeting on March 26, 1973, Mr. H. W. Gray, Zoning Planner, Mr. Roberts of the Engineering Department and Mr. Ginder discussed the matter and the following was agreed:

a) Mr. Ginder would contact the owners of the two individual lots (to the east) to ascertain if they would be agreeable to giving up the lane and Mr. Ginder acquiring same and, in turn, provide vehicular ingress and egress to their sites.

b) Mr. Ginder would prepare sketch plans of how he proposed to add to the existing structure on Kingsway if rezoning of the four additional lots were considered and approved by Council.

c) When Mr. Ginder had completed (a) and (b) he would submit sketch plans to the Planning and Engineering Departments to examine and, if the two Departments were of the opinion that the proposal could be supported, he would then first contact the surrounding home owners to obtain their opinions prior to making his final submission.

From March 26, 1973 to April 22, 1975 numerous letters were sent to Mr. Ginder requesting the information noted above and if he still desired to continue with the application. On April 22, 1975 the file was closed.

On October 15, 1975 Mr. Ginder was informed that a new rezoning application would be necessary and the requested information would have to be supplied. A representative of this Department met with Mr. Ginder on November 3, 1975 and December 29, 1975 regarding his application. At each meeting it was explained to Mr. Ginder the information we required and that a new rezoning application would have to be submitted. Mr. Ginder, at both meetings, agreed to this.

On September 8, 1976 Best Lumber and Supplies Ltd., were found guilty of using the sites proposed for rezoning in contravention of the regulations of the Zoning and Development By-Law No. 3575.

The current application, submitted on December 3, 1976 by Mr. N. Ginder on behalf of Best Lumber and Supplies Ltd., requests rezoning of the same four lots from (RS-1) One-Family Dwelling District to (C-2) Commercial District for the purpose of "stores and offices and suites and parking." Accompanying the application were letters signed by the owners of the two individual lots fronting onto Kingsway and adjacent to the existing Best Lumber and Supplies Ltd., development, approving of the sketch plans submitted along with the application by Mr. Ginder.

Cont'd . . .

Clause 3 Cont'd

PROPOSED DEVELOPMENT

The applicant submitted very preliminary "block outline" drawings with his application which were stamped, "Received, City Planning Department, January 20, 1977." The drawings indicate a proposed new building to be developed largely on the most easterly portion of the site with parking on the westerly portion directly off the lane.

ANALYSIS

In reviewing the history of this site and in particular the previous rezoning application and conditions agreed to at that time by Mr. Ginder, it was suggested that Mr. Ginder contact surrounding home owners for their opinions regarding the proposed development. It should be noted that the current application at this point in time entailed six lots: the four included in the now amended application and two additional lots adjoining to the east.

Mr. Ginder delivered a total of 121 information notifications to properties in the vicinity. Mr. Ginder subsequently presented 30 letters signed in support and 9 in opposition which had been returned to him. A petition containing 72 signatures (52 properties) and 7 letters were submitted in opposition directly to the Planning Department. Following presentation of this material to Mr. Ginder and explanation of why the Department was not supporting the proposed rezoning, it was recommended that the applicant consider withdrawing his current application in order to meet with the surrounding residents and develop an alternate acceptable proposal.

Mr. Ginder decided to proceed with the rezoning but, on advice from the Department, reduced the area of the proposal by deleting the two lots to the east (4 lots remaining).

While the reduced area of the requested rezoning does lessen the intrusion of the proposed rezoning and development into the adjoining residential community (particularly since the two residential lots deleted are owned by the applicant), the rezoning is still felt to be inappropriate. The reasons remain as stated in the previous rezoning application and re-stated as follows:

1. ample property zoned (C-2) Commercial District exists along Kingsway which could best be redeveloped for the uses suggested by the applicant.

2. the rezoning and proposed development (or alternate uses) would represent an intrusion of commercial development which would be incompatible with adjacent residential development.

The applicant has been advised that rezoning of the site would not be required for consideration of a Development Permit Application proposing use of all or a portion of the site for parking to service the existing Best Lumber and Supplies Ltd., development. (Parking is a conditional use in an RS-1 District and may require notification of adjacent property owners).

RECOMMENDATION: The Director of Planning recommends that the application be not approved, for the reasons noted above."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION:

4. 545 West 60th Avenue: Complaint re Secondary Suite

Mr. A. C. White, Barrister and Solicitor, has requested to appear before City Council as a delegation on behalf of Mr. T. B. Lyttleton of 537 West 60th Avenue and Mr. Robert B. Lyons of 546 West 60th Avenue, with respect to a hardship application involving a basement suite at the above location.

The Director of Permits and Licenses reports as follows:

Clause 4 Cont'd

"As a result of a complaint on April 18, 1977, our inspection services reported that the basement of the above building contained a separate dwelling unit which was occupied. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling and on May 5, 1977, the tenant made application for consideration under the hardship policy on medical grounds. On June 6, 1977, the Hardship Committee reviewed this application and recommended that it be approved. This recommendation was made in concurrence with the recommendation of the Medical Health Officer. In view of the delegation request this matter is submitted for Council's CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

(DELEGATION REQUEST: MR. A.C. WHITE, BARRISTER AND SOLICITOR)

RECOMMENDATION:

5. Proposed Development, W/S Wallace Street Between West 2nd Avenue and Point Grey Road

The Director of Planning reports as follows:

"On July 13, 1976, the City Council approved the above described property to be rezoned from (RS-1) one-family dwelling district to (CD-1) Comprehensive Development District which would permit apartment buildings, townhouses, and customarily ancillary uses including off-street parking subject to a number of conditions.

The following Development Permit Applications have been received for this site:

1. Development Permit Application #77319, filed by John Keith King, Architect for Greater Vancouver Housing Co-op, on April 13, 1977. The request is to construct a townhouse development containing 37 dwelling units.

2. Development Permit Application #77435, filed by Olson Architects/Program Planners, for Penta Co-op Housing Association on April 22, 1977. The request is to construct a townhouse development containing 20 dwelling units.

3. Development Permit Application #77926, filed by H. Weinreich, Architect, for Dunbar Village Community Co-op on June 7, 1977. The request is to construct a townhouse development containing 15 dwelling units.

The Development Permit Applications listed in 1 and 2 above have been checked and are found to be in accordance with the CD-1 By-law No. 5011.

However, it was noted that there are some differences between the drawings submitted with the Development Permit Applications and those presented at the Public Hearing at the time of rezoning. These differences are substantial in the case of item 1. The major differences include the change of the general layout, the deletion of underground parking for surface parking and setbacks from property lines.

125 neighbouring property owners have been notified by letter about items 1 and 2 and 90 letters of objection have been received.

Cont'd . . .

Clause 5 Cont'd

A meeting, called by Alderman Harcourt, was held on June 7, 1977 to discuss the two Development Permit Applications already submitted. Three other Aldermen, the Director of Planning and the representatives of the developers were present at the meeting. It was agreed at the meeting that the Development Permit Applications should be processed through regular channels. Before approval is given, public input should be included through a Public Information Meeting with Council.

The Development Permit Application referred to in 3 above has not yet been completely processed but should be ready for consideration at a Public Information Meeting.

Bearing in mind the heavy level of objection received after notification, the Director of Planning RECOMMENDS that:

City Council holds a Public Information Meeting at which the three applicants and the City's co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Planning.

(DELEGATION REQUEST: JERICHO AREA CITIZENS' ASSOCIATION.)

FOR COUNCIL ACTION SEE PAGE(S) 407 & 408

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) May, 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
May 2	Mercantile Bank of Canada	May 10/77	$ 2,504,246.57	$ 2,500,000.00	8	7.75
2	Royal Bank of Canada	May 3/77	1,500,308.21	1,500,000.00	1	7.50
3	Bank of British Columbia	Sept.15/77	2,058,364.38	2,000,000.00	135	7.89
4	Mercantile Bank of Canada	Sept.15/77	3,086,457.53	3,000,000.00	134	7.85
6	Royal Bank of Canada	May 9/77	750,462.33	750,000.00	3	7.50
10	Bank of British Columbia	Sept.15/77	2,565,753.42	2,500,000.00	128	7.57
13	Royal Bank of Canada	May 16/77	1,500,739.73	1,500,000.00	3	6.00
16	Toronto Dominion Bank	Oct.14/77	2,061,475.62	2,000,000.00	151	7.43
20	Royal Bank of Canada	May 24/77	1,000,547.95	1,000,000.00	4	5.00
24	Bank of British Columbia	Oct.14/77	1,028,286.58	1,000,000.00	143	7.22
24	Royal Bank of Canada	May 25/77	1,500,267.12	1,500,000.00	1	6.50
25	Toronto Dominion Bank	Oct.14/77	2,569,638.36	2,500,000.00	142	7.16
26	Bank of British Columbia	May 27/77	1,000,193.15	1,000,000.00	1	7.05
31	Bank of British Columbia	June 1/77	2,000,410.96	2,000,000.00	1	7.50
			$25,127,151.91	$24,750,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Days	Yield
	Chartered Bank Deposit Receipts & Government Notes					
May 31	Bank of British Columbia	June 14/77	$ 2,607,130.41	$ 2,600,000.00	14	7.1

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31 , 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 54,948,455.60	$ 53,305,277.98"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

Cont'd . . .

2. Park Board Staffing

As a result of recurring problems associated with the maintenance of stationary equipment, and because of numerous demands from the Provincial Boiler Inspector to provide a higher level of maintenance to the stationary equipment, a comprehensive review of the maintenance needs at all major Park Board facilities was undertaken by their Manager of Operational Systems. This report, which is on file with the City Clerk, points out that the Stationary Equipment Section has been unable to meet the minimum requirements of the Boiler and Pressure Vessel Act with regard to annual equipment inspections and proposes a major reorganization and increased staffing of the Section in order to adequately maintain a physical plant which is valued at over $6 million. The three principal recommendations of the report are:

1. The establishment of a mobile maintenance crew to maintain equipment at locations with no Stationary Equipment Operator, provide a pool for coverage in the event of vacation or illness and provide extra help during breakdowns or major overhauls.

2. The conversion of ten temporary positions to permanent positions among the Iceman-Janitors.

3. A general reorganization of the Stationary Equipment Operators, Building Service Workers and Iceman-Janitors stationed at each major facility.

Mobile Crew

The need for a mobile work crew has become apparent in recent years with the growth in both facilities and staff and the concurrent increase in vacation allowance. In the last ten years, four ice rinks and three pools have been added to the Park Board system. The staff level required to operate these facilities has increased from 15 to 54 Stationary Equipment Operators and Iceman-Janitors. The total vacation allowance for the 15 Stationary Equipment Operators in 1977 will be approximately 270 man days. The need is further aggravated by more rigid inspections by the Provincial Boiler Inspectors and the increasing age of the equipment. Of the 55 annual boiler inspections required, for example, only 15 are able to be completed each year with the present staff. One of the consequences of the present staff's inability to cope with the increased work load was the boiler explosion at Sunset Community Centre in 1975. Had this boiler been regularly serviced, it is unlikely that this explosion would have occurred. The proposed mobile maintenance crew will be responsible for the regular servicing of all unattended boilers. It would be comprised of three persons - two Stationary Equipment Operators and one Iceman-Janitor at an approximate annual cost of $45,000 (1976 rates, includin fringe benefits).

Iceman-Janitors

The personnel employed as Iceman-Janitors have traditionally been employed as Temporary "Inside" workers for a seven-month period; the staff has then been employed as "Outside" workers during the Summer. Consequently, the benefits normally provided to permanent employees were not available to Iceman-Janitors. Council recognized this anomaly when considering the reorganization of the Recreation Division, and on October 21, 1975, passed the following motion:

"E. Approve in principle the establishment of permanent Iceman-Janitor positions to enable the twelve-month operation of rink facilities (presently being reviewed by the City Manager's Office)."

Cont'd . . .

Clause #2 continued:

At the present time, three rinks, Kitsilano, the West End and Britannia, are funded for twelve months operation. Until further experience is gained with regard to public demand for summer ice time, the remaining rinks are to remain as seven-month operations. It is proposed, however, that ten of the seventeen temporary Iceman-Janitor positions be made permanent in order to reduce turnover and provide more adequate summer staff to carry out planned maintenance and prepare the outdoor pools for summer operation. The increased annual cost to convert these ten positions from 7 month to 12 month (permanent), including fringe benefits at 1976 rates is $52,900. The summer casual payroll will, correspondingly, be reduced by $42,100 for a net additional cost of $10,800.

General Reorganization

The implementation of the general reorganization of Stationary Equipment Operators, Building Service Workers and Iceman-Janitors will have the effect of providing adequate staff at each location and reducing the need to move permanently assigned staff to unstaffed locations. Furthermore, it is expected that the revised organization will provide an improved level of supervision with a consequent improvement in the performance of the maintenance tasks. This reorganization will add one permanent Building Service Worker position at an annual cost of $12,100 (including fringe benefits at 1976 rates) but will also reduce the casual payroll by $6,800 for a net cost of $5,300. Reductions in the overtime expenditures and the costs of engaging an independent Heating Contractor are expected to total approximately $9,200 per year. This saving, will effectively offset the net cost of the fourth position proposed in the report. Non-recurring costs of approximately $8,000 are also proposed for the purchase of a truck and office equipment for the Mobile Maintenance Crew. The stationary equipment section currently utilizes the leased vehicle on an intermitent basis. The acquisition of the new vehicle will eliminate leasing costs so that the effective net annual increase cost will be $1,000.

The Administrative Analyst has reviewed the proposed reorganization, the work load of the Section and the general level of maintenance at selected facilities and concurs with the recommendations of the Manager of Operational Systems.

This report has been discussed with both the VMREU and CUPE, since both of their jurisdictions are affected. Implementation of the reorganization will require an extensive classification review of the positions within the Stationary Equipment Section and the establishment of four additional positions. The estimated costs, including fringe benefits at 1976 rates, are as follows:

	Annual	1977
Possible Reclassifications	$ 4,700	$ 2,300
Iceman-Janitors (7 months-12 months)	52,900	51,100
Mobile Crew (3 positions)	45,000	14,900
Building Service Worker	12,100	4,300
Vehicle Operation - Net	1,000	300
Less:		
Reduced Summer Labour Payroll	(42,100)	(42,100)
Reduced Casual Payroll	(6,800)	(3,300)
Reduced Overtime	(2,200)	(1,100)
Reduced Contractor Work	(7,000)	(4,000)
	$ 57,600	$ 22,400
Non-Recurring Costs		
Truck Purchase		$ 6,500
Office & Equipment		1,500
		$ 30,400

Cont'd . . .

Clause #2 continued:

The Comptroller of Budgets and Research advises that, if approved, the source of funds will be Contingency Reserve.

The City Manager RECOMMENDS as follows:

A. That the proposed reorganization of the Stationary Equipment Section of the Park Board as proposed by the Superintendent of Parks Board and Manager of Operational Systems be approved.

B. That four additional permanent positions be established in the Stationary Equipment Section, all positions in the Section being subject to classification or reclassification by the Director of Personnel Services and concurrence with the classifications of both the VMREU and CUPE.

C. That ten temporary Iceman-Janitor positions be established on a permanent 12 month basis.

D. That $30,400 be appropriated from Contingency Reserve to implement the foregoing (at 1976 rates).

INFORMATION

3. Provincial Government Revenue Sharing Act

The Director of Finance reports as follows.

"On June 17, 1977 the Minister of Municipal Affairs and Housing, the Honourable Hugh Curtis, announced Bill 58, the Revenue Sharing Act. This Act and its associated regulations, provide for a formula to determine the proportions of various Provincial revenues to be available for conditional and unconditional grants to municipalities in B. C., and provides for the distribution of this revenue sharing to the municipalities.

In looking at the question of Provincial grants to municipalities, there are three areas to be considered. The first is the formula that determines the source of funds, the second is the formula that determines the distribution of those funds to municipalities, and the third is the adequacy of the amount of dollars distributed.

The new Act deals with the first and second points. With respect to the third point, namely the adequacy of the total dollars distributed, obviously municipalities are probably never going to be entirely happy with the number of dollars distributed, but equally obviously the Province must be concerned with its overall priorities for available funds and since it provides the funds for the municipalities it certainly is in the position to control the total dollars.

With respect to the first point the Act would appear to be a major and very positive solution to the demands of the municipalities for revenue sharing. The Province has included its major economically sensitive revenue sources, which can certainly be subject to both ups and downs with the economy, but this is of course the whole point about revenue sharing. With respect to the second point, the distribution of the funds, it is in my opinion impossible to develop a completely fair formula that recognizes the peculiar conditions impinging on large core cities such as Vancouver, the peculiar conditions that impinge on the small northern municipalities, or the municipalities that are large geographically but thinly populated, etc. In effect, any formula for the distribution is going to be subject to much argument depending on the particular viewpoint of the person concerned. Also in my opinion, the proposed formula is somewhat slanted in favour of the smaller municipalities but not too seriously so, and I would also anticipate that will be refined in the future.

Cont'd . . .

Clause #3 continued:

The formula for the source of funds is the combined annual dollar yield of one personal income tax point, one corporate income tax point, and six percent of the Provincial revenue from renewable resources, non-renewable resources, and the sales tax. The Minister stated in his news release that this is approximately equivalent to six cents of every economy generated dollar entering the Provincial treasury. The income tax points are not in addition to the present income tax levies but are a portion of the existing ones.

The formula for the distribution is made up of a number of items, specifically:

1. The basic grant of $30,000 to every municipality regardless of its size or fiscal capacity.

2. The Water Facilities Grant which assists in the payment of the debt charges related to water facilities based on a property tax levy formula.

3. $100 per net unit of new housing regardless of price or density.

4. The Municipal Incentive Grant of $1,000 per housing start that conforms to specified price and density standards.

5. A new Municipal Highways/Roads Grants Program for assistance with the capital cost of major municipal highways. This would appear to replace the present Provincial sharing under the Highways Act but this is not yet known.

6. Administration, planning and basic grants for regional districts.

7. The major portion of the funds will be distributed 80% on a per capita basis, and the other 20% on the basis of relative cost of municipal operation and relative per capita real property assessment.

At the moment, the Province is estimating that the application of the formula will produce in 1978 approximately $21,000,000 more than in 1977, which would represent a healthy increase in the funds available to municipalities. It has to be recognized of course that this is an estimate of the Province based on their present projections of where the economy is going next year and could therefore be subject to considerable adjustment upwards or downwards in the future. However, it would appear to be quite positive from the point of view of the municipalities.

The City of Vancouver does not presently share any money from the Province towards its roads or highways costs either capital or maintenance, but it does not appear to be excluded from this new program, which is a most positive step for Vancouver.

CONCLUSIONS

In my opinion the action of the Provincial Government is very positive for the municipalites and should also provide more money for Vancouver in 1978 compared to 1977.

As the effects of the two formulas are seen, refinements will undoubtedly be made by the Province and presumably as a result of representations by the UBCM. Vancouver's interest will presumably centre around preventing any further changes in the direction of benefiting the smaller municipalites at the cost of the larger centres such as Vancouver. There does not appear to be sufficient recognition of the costly problems peculiar to a large core city such as Vancouver and it would be wise for the City of Vancouver to keep such factors before the Province."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 409

A-9

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidders as noted:-

Property	Project	Successful Bidder
1800 - 1802 W. 4th Ave and 2003 - 05 Burrard Street Lots 19 & 20, Blk 247, D.L. 526	Burrard St. Widening	Kay Jay Wrecking Co. Ltd.

City to Pay	Code No.
$3,820.00	146/5921

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 409

MANAGER'S REPORT

June 8, 1977

TO: Vancouver City Council

SUBJECT: Amendment to Area Development Plan and Program for Phase 2, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

1. Purpose

The purpose of this report is to describe the refinements which have been made to the scheme for Phase 2, Area 6, to recommend that amendments be made to the Area Development Plan, and to recommend the next steps necessary to prepare for start of construction of the services, park areas and the residential and commercial components.

2. Summary

a. Background

Council on October 5, 1976 instructed the Development Group to proceed with refinement of the approved Area Development Plan to the point where instructions could be given for the start of drawings for Development Permit applications.

b. Refinements to the Previously Approved Design Concept

The Team of Downs Archambault, Davidson Johnston and Frank Stanzl Construction Ltd. has submitted a detailed "Handbook" report on Phase 2 and an Addendum. The refined scheme presents an exciting and practical proposal for development of Phase 2.

The highlights of the refinements are summarized as follows (for more detail, see the body of the report):

(1) There are now proposed approximately 600 dwelling units.

(2) The locations, sizes and heights of the buildings have been adjusted. The previous development area and maximum height of 150 ft. has not been exceeded.

(3) The most easterly residential enclave extends over the water with the public waterfront walkway with 40 ft. easement for services passing through a 20 ft. high archway. In view of the Caesar's Bridge issue in Phase 1, this is brought specifically to the attention of Council.

(4) There is an opportunity for a day care centre for up to 50 children, plus another 20,000 sq. ft. of indoor sports space - subject to financing being arranged and a 2000 sq. ft. community facility and a 1500 sq. ft. dinghy sailing/canoeing centre on Alder Bay, subject to financing and adequate provision for servicing.

(5) Commercial space has been consolidated on the development area next to the bridge, and will include office space, local retail stores, restaurant and sports facility. A single occupancy building for a selected client is recommended.

c. Residential Housing Programs/Social Mix

The non-market or subsidized social housing programs proposed are Par-Value Co-operative with High Impact Grant, and Personal Care Facilities.

Both these programs would be undertaken by the False Creek Development Group for the City's Public Housing Corporation in co-operation with selected non-profit sponsor organizations, and in accordance with Council's resolution of March 29, 1977.

Financing of the proposed Co-operatives and the Personal Care Home has been discussed with CMHC and the Province, and we believe it can be arranged although no commitments can be received until plans and costs are submitted and approved.

Senior citizen housing projects are not contemplated for Phase 2 because the Province presently prefers assistance in situ (the SAFER program).

Other assisted housing programs proposed are developer-sponsored AHOP condominiums and Assisted Rental Program apartments.

We would like also to have Non-Profit Rental units for families, couples and singles in Phase 2 but this seems unlikely.

The market component proposed for Phase 2 are townhouse and apartment condominiums.

The mix will be approximately as previously proposed.

We believe we can continue to meet the City's objectives for social mix in the combined Phases 1 and 2. We must move quickly because the Government programs are always subject to change and dependent upon availability of funds. A delay could be fatal to the proposed scheme.

Further details of the programs and mix are given in the body of the report.

d. Comments

The City Departments have examined the Team's Handbook and this covering report, and have raised a number of questions and some concerns.

The outstanding concerns are detailed in the body of the report.

e. Amendments to the Area Development Plan

Amendments to the Area Development Plan for Phase 2, Area 6, False Creek will be required to accommodate the refinements.

It is suggested that amendments to the Area Development Plan be referred to the Director of Planning for report to Council at a public hearing at a regular Council meeting following normal statutory requirements for notice to the public.

The major changes are detailed in the body of the report:

-Heights of buildings.

-Locations and sizes of development areas.

-Extension of the easterly residential enclave over the water, with public waterfront walkway routed through an archway.

-Rearrangement of public open spaces.

-Rearrangement of municipal services.

-Rearrangement of parking and increase in maximum.

-An unregistered easement through the Park for utilities and commercial vehicles.

f. Municipal Incentive Grants

We believe that any Municipal Incentive Grant funds received for projects in Phase 2 should be applied to reduce the front end expenses and thereby reduce the cost of non-market dwellings in Phase 2.

g. Timetable/Marketing

Western Realesearch are optimistic regarding completing the project in a single phase, for delivery in 1978-79, while Frank Stanzl Construction Ltd. are more cautious and warns that there may have to be some phasing to fit market demand.

The intention is to commence drawings for Development Permits as soon as the plan is approved, and to be ready to start construction when economic outlook is favourable.

h. Recommendations

It is recommended that:

1. The Director of Planning be requested to prepare in co-operation with the False Creek Development Consultant an amendment to the Area Development Plan for Phase 2, Area 6, False Creek, incorporating the refinements referred to in this report, and specifically the changes summarized in Section e above, for consideration by Council at a Public Hearing on a regular Council meeting day.

2. The City Engineer be requested to commence detail design of municipal services and to commence construction when appropriate following Council approval of his detailed capital budget.

3. The City Engineer be requested to commence legal survey of the development parcels and streets for the purpose of depositing a subdivision plan with Land Registry, such survey work to proceed expeditiously in order that the Law Department can start to prepare the leases.

4. The Park Board be requested to commence detailed design of the public open space, following the guidelines described herein and in the Team's report, and within the budget of $600,000 inclusive of all fees and expenses and inflation.

5. The principle of a single occupancy office building of up to 120,000 sq. ft. gross in Phase 2 be approved.

6. The community facilities be included in and funded by each development, rather than centralized, and that the funding of the sailing school on Alder Bay be referred to the Director of Finance, Parks Board and Development Consultant for report back to Council.

7. Any Municipal Incentive Grant funds received for projects in Phase 2 be used to offset front end expenses and that this be reflected in lower land costs for non-market housing in Phase 2.

8. The False Creek Development Consultant be requested to submit recommendations to Council regarding sponsors, financing, and the commencement of Development Permit drawings, all based on this report.

The City Manager notes that the companion report on this subject from the Director of Planning proposes certain amendments to recommendation (1) above, and puts for consideration the deferment of recommendations (2), (3) and (4) above, until after the Public Hearing.

Hence, the City Manager suggests that following the presentation of this report by the Development Consultant, Council consider the points raised in the companion report from the Director of Planning before dealing with the above recommendations (1) to (4).

Thereafter, the City Manager RECOMMENDS that Council approve recommendations (5) to (8) inclusive.

FOR COUNCIL ACTION SEE PAGE(S) 406

C

MANAGER'S REPORT

June 21, 1977

TO: Vancouver City Council

SUBJECT: False Creek, Area 6, Phase 2, City-Owned Land - Amendments to Area Development Plan By-law #5019

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"Mr. E.D. Sutcliffe, False Creek Project Manager, has submitted a report dated June 8th, 1977 dealing with Phase 2, Area 6, False Creek, in which he requests 'that amendments be made to the Area Development Plan'.

The history of Phase 2, Area 6, goes back to August 12, 1975 when City Council resolved:

> "THAT an amount of up to $50,000.00, charged to the False Creek Development Fund, be provided for the Director of Planning and the False Creek Project Manager to obtain assistance to examine and prepare design concepts for Phase 2, Area 6, to include park options and possible use for civic buildings, prior to submission to Public Hearing."

On August 10th, 1976 City Council approved, after public hearing, an Area Development Plan for Area 6, Phase 2, prepared by the Planning Department and based on the proposal submitted by the consultants Downs/Archambault and Davidson/Johnston.

Mr. Sutcliffe now requests that the Director of Planning makes application to amend the Area Development Plan.

Appendix I shows the comparison of the Area Development Plan By-law and the proposed amendments.

The Director of Planning supports the proposed amendments in general. There are, however, four outstanding concerns for which the details are set out in Appendix 2 (page 7). One of these concerns is submitted for consideration, while for the others, recommendations are made as follows:

Recommendation 1. Public Park Space - In place of the proposed large ponds there should be a sizeable fresh water pond next to the Granville Island entrance, and in addition, possibly a narrow water feature connecting that pond to the Alder Bay as illustrated on page 8 in Figure 3.

Recommendation 2. Assisted Senior Housing - Provision for assisted senior housing should be retained even though that may mean deferment of construction of those units presently set aside for the purpose.

Recommendation 3. Project Manager's Recommendations - The Project Manager's recommendations 2, 3 and 4 as contained in his report should not be approved until after the outcome of the Public Hearing is known.

For consideration Water Edge Development - The Director of Planning supports both the proposed development on the water area and the arch structure over the public waterfront walkway, but due to the controversy over the Caesar's Bridge proposal, he wishes that this matter be brought to the special attention of City Council.

Most of the comments from the various City Department have been incorporated in the Project Manager's report, but there may be other concerns which other City Departments wish to bring to the special attention of City Council.

RECOMMENDATION

The Director of Planning recommends:

> THAT subject to the resolution of the Planning Department's four concerns and such other concerns as other City Departments may wish to bring to the special attention of City Council, the Director of Planning be instructed to make an application to amend the Area Development Plan for Area 6, Phase 2 By-law 5019 and that this matter be referred direct to a Public Hearing."

The City Manager submits all four issues raised by the Director of Planning for CONSIDERATION and, subject to these decisions, RECOMMENDS that the matter be referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 406

D

MANAGER'S REPORT

June 27, 1977

TO: Vancouver City Council

SUBJECT: Fire Department - Band

CLASSIFICATION: CONSIDERATION

The Administrative Analyst and the Internal Auditor have been assisting the Fire Department in preparing a report for the Finance Committee relating to the Constitution and operating procedures of the Fire Department Band. The revised Constitution, which will be at Committee within the next six weeks, proposes the recognition of up to eighteen "command performances" annually, at which all band members will be required to attend. In order to have the full band in attendance while maintaining the minimum manning level within the Fire Department, the revised Constitution proposes that the Fire Chief be authorized to call in off-duty firemen at overtime premiums.

The Fire Chief reports that the Band has been asked to perform in the July 1st, Folkfest parade. This performance would, under the revised Constitution, be considered a "command performance." Moreover, on this date, many firemen are off on annual vacation. If the full band is to perform, four men will have to be called in at a cost of approximately $1,500 (at overtime rates.)

The Fire Chief submits the foregoing for Consideration.

The Comptroller of Budgets and Research advises that, if the expenditure is approved, the source of funds will be Contingency Reserve.

The City Manager submits for Council's CONSIDERATION the attendance of the Fire Department Band at the 1977 Folkfest Parade, and the matter of calling in four off-duty firemen to maintain the minimum manning level with the Fire Department at a cost not to exceed $1,500.

FOR COUNCIL ACTION SEE PAGE(S) 409

CC 62-MLH-75

DISTRIBUTED MONDAY

E

MANAGER'S REPORT

DATE June 10, 1977

TO: Vancouver City Council

SUBJECT: Local Improvements "by Petition"

CLASSIFICATION: RECOMMENDATION

FIRST STEP

The City Engineer reports as follows:

"GENERAL

As required by the Local Improvement Procedure By-Law, projects for

- Pavement & Curbs, Local Residential
- Lane Pavements, Local Residential
- Speed Deterrent Bumps

shown on the attached schedule dated June 17, 1977 are advanced to Council 'by Petition'.

COMMERCIAL ST. - Pavement & Curbs project.

One of the projects of the Cedar Cottage Neighbourhood Improvement Program is the development of a walkway along a section of Commercial Street joining Lord Selkirk School grounds with Brewer's Park. The curbing and paving of the roadway is not part of the N.I.P. project but must be done before the walkway can be developed. From its date of submission, this petition would normally await the 1978 program but is given special priority so that the NIP Walkway may proceed.

CAPITAL FUNDS

Local Improvements

Funds for the City's share of these projects are available in the 1977 and prior years' Streets Capital Budgets.

Ditch Elimination in Lanes

Funds for the elimination of ditches have been provided previously from Maintenance Appropriations (Revenue). These works have been done for the most part in conjunction with the lane paving program. As well, the lane shoulder maintenance has been included at the same time. This combined lane paving program will result in a drastic decrease in lane maintenance when all the lanes are paved. The cost of lane maintenance has been decreasing in terms of 1973 dollars. (1973 was the start of the low-cost lane paving programs.). However, because of the extreme popularity of the lane paving program, the appropriations covering ditch eliminiation in the 1977 maintenance budget will be overexpended.

Although there has been an occasional complaint about paving the complete width of lane, from our conversations the citizens are almost unanimous in their opinion that it is the full width pavement that they want most. It is my opinion that we must continue to do this work in order to achieve the eventual drastic reduction of maintenance costs and because of the strong citizen demand for it.

The Director of Finance is of the opinion that this work properly belongs as Capital work but as a part of the City's share, and thus should be separated from the Revenue appropriations. In dealing with the next capital budget, this item would be from Supplementary Capital Funds rather than Revenue Funds.

In order for this program to proceed, financing is required. For the program under consideration, it is deemed appropriate to finance the City's share as follows:

Normal City's Share of Local Improvements -

148/7951	"Lanes Residential - Supplementary Capital"	$52,865	
148/7952	Residential Lanes - Fall Court	27,817	
			$ 80,682

Additional City's Cost for Ditch Eliminations -

148/7952	Residential Lanes - Fall Court	$41,183	
148/7946	Residential Streets - Fall Court	265,831	
148/7956	Residential Sidewalks - Fall Court	18,800	
			$325,814

For future programs, a report will be submitted to Council later this year in order to formalize the funding for lane pavement construction.

I RECOMMEND that the City's share for both the Local Improvement Lane Paving and the non-local improvement ditch elimination for the lane paving projects approved at the July 26, 1977, Court of Revision, be provided as indicated in the body of this report."

SECOND STEP

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated June 17, 1977.

The estimated total cost of these local improvements is $315,029 and the City's share of the cost is $156,969.

I have to report that the necessary financial arrangements can be made to carry out these improvements."

* * * * * * * *

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The recommendation contained in the City Engineer's report regarding reallocation of capital funds for lane paving be approved.

(b) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.

(c) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.

(d) The projects listed in the attached schedule dated June 17, 1977 be advanced to the Court of Revision scheduled for 7:30 p.m., Tuesday, July 26, 1977, previously approved by Council.

FOR COUNCIL ACTION SEE PAGE(S) 409

MANAGER'S REPORT

DATE: June 21st, 1977.

TO: Vancouver City Council

SUBJECT: Proposed Downtown Federal Government Office Building - Block 56

CLASSIFICATION: CONSIDERATION

The Director of Planning, under date of June 21st, 1977, has submitted a report on the above subject. In summary, he states:

"On May 10th, 1977, City Council reviewed proposals for a significant new Federal Government office development in the Downtown on Block 56. Council (together with the G.V.R.D.) asked the Minister of Works to defer further action on this proposal for 60 days, with a meeting with the Minister to follow.

Council also requested City Planning and Engineering Departments staff, together with G.V.R.D. and Federal Department of Public Works staff to review and report back on options suggested by the G.V.R.D. relative to the Federal office building proposal.

City and G.V.R.D. staff have reviewed the development proposal and other office space options in terms of the Livable Region objectives, City objectives and the Downtown Plan objectives, and a detailed analysis is given in the attached report. Federal Public Works staff declined to participate at this stage, preferring to wait until the City and G.V.R.D. have developed a position on the proposal.

In summary, the attached report suggests that:

- That the combined objectives seem to be best met by a mid-range option which neither concentrates all Federal employment Downtown nor deflects it all to Regional Town Centres.

- The City and the G.V.R.D. should seek positive commitment by the Federal Government at this time to an agreed amount of office space to be developed outside Vancouver in Regional Town Centre locations. An appropriate minimum amount of space would be Federal Government space required for 'future needs' (approximately 331,000 square feet minimum).

- That there are a number of different ways the Federal Government could provide the 'required now' Federal Government space in Downtown Vancouver (approximately 1,134,000 square feet).

These alternatives include providing a lesser amount of floor space on Block 56, providing a Federal Quarter near the waterfront, and re-establishing a Federal presence in an appropriate existing office building(s) in the Downtown core. Our evaluation suggests that some combination of these alternatives could be more advantageous to all interests than a single 850,000 square foot building on Block 56.

The manner in which Federal Government meets its Downtown office space needs can represent an excellent opportunity for the Federal Government to respond to and enhance the vitality of the City core, and the report recommends that the Federal Government be requested to discuss various ways of achieving this objective.

The City Engineer suggests that 'From an overall transportation aspect, the Federal Building alone does not 'make' or 'break' the situation since the Federal presence only represents 5% of the current downtown employment. Also, despite what happens to the Federal Building, there will be continued development in downtown with the resulting increasing transportation demands being handled with significant transit improvements as per City/GVRD transportation policies. The effect of the largest building would be similar to the Pacific Centre complex and could be accommodated by the existing transportation system.'

The report RECOMMENDS that Council:

1) Request the Department of Public Works to investigate jointly with the City and G.V.R.D. the broader opportunities for the Federal Government to purchase existing office space, utilize heritage buildings and construct multi-use facilities in Downtown Vancouver.

2) Request the Department of Public Works to postpone architectural design of construction on Block 56 until these investigations are complete.

3) Request the Department of Public Works to investigate specific Federal commitments to Regional Town Centres (where, when and how much) concurrently with 1.

4) Request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report.

The City Manager notes the following factors in favour of the construction of the Federal Government building on Block 56.

(1) The site was sold by the City to the Federal Government in September, 1971 for that purpose, and the firehall and other structures were razed.

(2) The Area Development Plan envisages a federal presence at that site, related also to the CBC building, the Post Office and the Q.E.T.

(3) There are no alternative proposals for the use of that site.

(4) Public amenities are needed in that area and can be provided by the Federal Government Building.

(5) The block is relatively easily serviced by auto and by public transit.

On the other hand, the following arguments exist against the construction of the building:

(1) There is an excess of office space in downtown at this time, and this may or may not be a factor a few years from now.

(2) Downtown overcrowding and traffic congestion are increasing.

(3) Older office buildings (including some heritage buildings) are difficult to preserve.

(4) Decentralization to regional centres gives both a real and a symbolic boost to the development of such centres and to the Liveable Region Plan."

In view of these arguments, the decision is essentially political and the City Manager submits the matter for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 410

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 16, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 16, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford)
Alderman Gerard) Clauses 2 to 4
Alderman Marzari

COMMITTEE CLERK: E. Bowie

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 26, 1977, were adopted.

RECOMMENDATION

1. City-Owned Housing Site - Ash Street and S.W. Marine Drive

The Committee had before it for consideration a Manager's Report dated April 21, 1977 (copy circulated) in which the Supervisor of Properties reported on the City-owned housing site located at the N.W. corner of Ash Street and Marine Drive.

Vancouver City Council, at its meeting on November 9, 1976, approved a recommendation of the Housing & Environment Committee that the City-owned housing site on the N.W. corner of Ash Street and Marine Drive be reserved for the development of housing for handicapped persons. In the Manager's Report dated April 21, 1977, the Supervisor of Properties recommends that this motion of November 9, 1976 be rescinded and the property be leased to the Greater Vancouver Housing Corporation for 60 years for development as non-market rental housing.

Mr. W. Casson of the Greater Vancouver Housing Corporation was present at this meeting and discussed this matter with the Committee. He indicated that the recommendation in the Manager's Report that construction commence by December 31, 1977 would not be possible for a number of reasons. The Committee agreed to an extension of this date to December 31, 1978.

Following a short discussion, the Committee

RECOMMENDED

A. THAT the Vancouver City Council motion of November 9, 1976, reserving the City-owned housing site on the N.W. corner of Ash Street and Marine Drive for the development of housing for handicapped persons, be rescinded.

B. THAT the property be leased to Greater Vancouver Housing Corporation for sixty (60) years; the rent to be payable on an annual basis. The rent schedule for the initial twenty (20) years to be set out in the lease. The first year's rent to be $210,000.00 at 8%. There will be rental reviews in the 20th, 30th, 40th and 50th years.

Continued . . . .

Clause No. 1 Continued

C. THAT the lease be drawn up to the satisfaction of the Director of Legal Services and to commence upon occupancy of 50% of the units and the City retain the right to cancel this agreement if construction has not commenced by December 31, 1978.

D. THAT the site be consolidated and resub-divided to form one parcel and create a lane outlet, all to the satisfaction of the City Engineer.

2. Wicklow Hotel, 1516 Powell Street

The Community Services Committee, at its meeting on May 19, 1977, recommended that consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager co-ordinate a report on this general subject for the Committee. This report will be before the Committee within two weeks.

The Committee had before it for consideration this date a letter dated June 8, 1977, from Mr. H. Cashman, solicitor for the owners of the Wicklow Hotel (copy circulated), requesting permission to speak to a resumé prepared by the owners with regard to the future of the Wicklow Hotel.

Mr. Cashman appeared before the Committee to reiterate points of this resumé. He also introduced to the Committee a copy of a letter dated June 10, 1977, to the Downtown Eastside Residents' Association from Central Mortgage & Housing Corporation (copy circulated). In this letter, C.M.H.C., after preliminary investigation of the property, had these comments to make:

"a) Renovation costs could range from $330,000 to $450,000 depending largely upon the possible relocation of the corridor on the bottom two floors, and the resulting conversion of the single rooms to double room units. Renovation costs could even exceed this amount if a more detailed engineering inspection revealed additional work to be done. Furthermore, we have not taken into account work which may be required by the City's seismic loading standards.

b) We would be concerned about the possible impact of future redevelopment of the adjoining Gas Station property. A two or three storey building built with a minimum side yard next to the hotel would effectively render the hotel rooms unlivable. We would be looking for some assurance that this could not occur.

c) The proposal would have to be considered in the light of overall non-profit funded housing priorities in both the Downtown Eastside and Grandview-Woodlands areas."

Continued . . . .

Clause No. 2 Continued

Mr. Casson, Director of Housing of the Greater Vancouver Housing Corporation, spoke briefly to the Committee with reference to the interest of the G.V.H.C. in purchasing both the Wicklow and Victory Hotels for renovation to low-cost rental accommodation. Mr. Casson will prepare a report on various aspects of this matter for presentation to the Community Services Committee.

Following further discussion, the Committee

RECOMMENDED

A. THAT the submission from Mr. H. Cashman dated June 8, 1977, be received;

FURTHER THAT the matter of the Wicklow Hotel be deferred for two weeks to June 30, 1977 at which time a joint report from the Director of Planning and Director of Social Planning will be before the Committee.

B. THAT the City Manager submit a report on the implications of the seismic loading standards as applied to the Wicklow Hotel.

3. Gastown Residents Association - Tax Exemption

The Committee had before it for consideration a Manager's Report dated June 10, 1977 (copy circulated) in which the Director of Finance reported on the possibilities of the owner of the building obtaining a tax exemption for that part of the building used for non-profit purposes.

The Gastown Residents Association leases the upstairs portion of this building and the main floor is occupied as commercial space.

The two parties involved have an agreement that the allocation of taxes is on a 50/50 basis. The increase for 1977 over 1976 taxes is $2,997.44. Half of this cost is therefore the responsibility of the Gastown Residents Association.

The City cannot provide tax exemptions or concessions to non-profit housing operations unless the property owner qualifies as a charitable institution. The Law Department has advised that as this building is owned by Cordova Redevelopment Corporation, a private enterprise, it does not qualify for a tax exemption.

In discussion of this matter, the Committee felt that a grant to cover the increase in taxes would not be the answer, as one-half of the grant would, according to the agreement between the two parties involved, be subsidizing the commercial premises.

After discussion, the Committee

RECOMMENDED

A. THAT the report of the City Manager dated June 10, 1977, be received.

B. THAT this matter be deferred for approximately six (6) months at which time the Director of Social Planning report to the Community Services Committee on what effect the GAIN and SAFER programs have had relative to the rents affecting the residents of the Stanley-New Fountain.

Continued . . .

4. Acquisition of 616 East Cordova by Downtown Eastside Residents' Association

The Committee had before it for consideration correspondence from the Downtown Eastside Residents' Association in respect of the proposed purchase of 616 East Cordova. Also before the Committee was a letter dated May 25, 1977, from Ms. D. Jan, Downtown Eastside Planner, and a copy of a letter to D.E.R.A. from Neighbourhood Services Association, indicating the decision of the Board of Governors to offer the purchase of 616 East Cordova to D.E.R.A. as per the following motion:

> "THAT Neighbourhood Services Association encourage D.E.R.A. to proceed with their development program immediately. In the event they are unable to purchase the property at fair market value by December 31, 1978, any arrangements will cease and N.S.A. will sell the property elsewhere."

Representatives of D.E.R.A., Ms. D. Jan - Downtown Eastside Planner, and Mr. E. Helm of Neighbourhood Services Association were present for discussion on this matter. Mr. Casson of Greater Vancouver Housing Corporation was also present.

A representative of D.E.R.A. spoke briefly to the Committee outlining plans to develop the property as a community facility and brought with him plans and the proposed model prepared by Mr. Keith King, Architect. D.E.R.A. has proposed using the $130,000 N.I.P. funds as a basis for the purchase of this property. Mr. E. Helm of Neighbourhood Services Association stated that the price for this property would be $165,000.00.

A copy of a letter dated May 12, 1977, from Mr. Gary Lauk, M.L.A., to the Hon. Hugh Curtis, Minister of Municipal Affairs, (copy circulated) requesting information on a sum of $500,000.00 which the Provincial Government, through its Treasury Board, approved in 1975 as a land acquisition fund to purchase selective sites in the Downtown Eastside for housing, was circulated to the Committee.

In view of the fact that information was not available to the Committee at this meeting on the costs involved for the purchase and proposed development, the Committee decided to defer this matter for two weeks.

It was therefore

RECOMMENDED

A. THAT the matter of the purchase of 616 East Cordova from Neighbourhood Services Association by the Downtown Eastside Residents' Association be deferred for two weeks until June 30, 1977.

B. THAT the City Manager submit within two weeks a joint report from the Director of Planning and the Director of Finance on the costs involved in the purchase and development of 616 East Cordova Street and on the possible use of N.I.P. funds for this purpose. The report to include comments on ownership of the property, if purchased by N.I.P. funds, and the $500,000.00 referred to in Mr. G. Lauk's letter dated May 12, 1977.

The meeting adjourned at approximately 2:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 411

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JUNE 16, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 16, 1977 at approximately 1.35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy (Items 1-6 & 12)
Alderman Puil (Items 7-12)

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the following major development permit applications:

(a) D.P.A. #77654 (Preliminary) 999 West Broadway - construct two-storey inspection centre for BCAA

(b) D.P.A. #77780 - 1345 Davie Street - erect 47 dwelling unit 3-storey and basement townhouse development

(c) D.P.A. #77823 - 1299 West 7th Avenue - erect 14 dwelling unit 3-storey apartment building with underground parking

(d) D.P.A. #77782 - 1063 West 7th Avenue - erect 8 dwelling unit 3-storey townhouse development

(e) D.P.A. #77926 - 3890 Point Grey Road - construct 2½ storey (26') 15 unit housing development 22.5 units per acre Dunbar Village Community Co-op.)

(f) D.P.A. #77923 - 1160 West 6th Avenue - erect 3-storey office building - 31 off-street parking spaces.

RECOMMENDED

THAT the status report on the major development permit applications be received.

2. D.P.A. for B.C. Sugar Refining Co. Ltd.

The Committee considered a report dated May 31, 1977 (on file in the City Clerk's Office) which the City Manager submitted for the information of the Committee. In the report the Director of Planning advises that the application was considered

...../2

Clause #2 continued:

on May 24, 1977 and approved thereby permitting the construction of a 40' x 100' warehouse on the north-west portion of the site. Prior to the issuance of the development permit, the matter was to be reported to Council for information.

RECOMMENDED

THAT the report of the City Manager dated May 31, 1977 be received for information.

3. Development Permit Applications in the Burrard Inlet Waterfront

The Committee considered a memorandum to the Chairman dated June 16, 1977 (copy circulated) from Alderman M. Ford with respect to the following resolution of Council dated August 12, 1975:

> "FURTHER THAT items concerning Development Permit Applications in the Burrard Inlet Waterfront Study Area continue to be submitted to the Standing Committee on Planning and Development for Information."

As the issuance of some development permit applications has been delayed awaiting the processing through the Standing Committee and then to Council, Alderman Ford recommended that consideration of development permit applications in the Burrard Inlet Waterfront Study Area be handled through the monthly verbal report of the Zoning Division on the major development permit applications received. In this way all members of Council are made aware of a development permit application in its initial stages and if necessary, they may request further information from the Zoning Division or request that certain development permit application be reported at a later stage in the permit processing. Alderman Ford suggested that development permit applications that are for extensions for present permits,or for minor alterations to existing developments, need not be reported.

RECOMMENDED

(A) THAT Development Permit Applications for major developments in the Burrard Inlet Waterfront Study Area be reported verbally to the Standing Committee on Planning and Development as part of the monthly reporting process on the Status of Major Development Permit Applications.

(B) THAT the Council Resolution of August 12, 1975 be rescinded.

4. Monthly Status Report of Rezoning Applications

The Committee considered a memorandum dated June 9, 1977 (on file in the City Clerk's Office) from the Zoning Planner, forwarding the monthly status of rezoning applications as at June 9, 1977.

RECOMMENDED

THAT the monthly status report of rezoning applications as at June 9, 1977 be received.

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5. Progress Report - Gastown Fisherman's Market

The Committee considered a memorandum to the Chairman dated June 13, 1977 (on file in the City Clerk's Office) from Mr. J. Coates, Central Area Division, summarising the current progress towards completion of the Gastown Fisherman's Market.

Mr. Coates noted that the date of the opening should read July 1 rather than July 15. He distributed copies of the Draft Constitution and By-laws of the Gastown Fisherman's Market Society as well as Draft Policies of the Society (copies circulated). Mr. Coates advised that Mr. A. Bowen has accepted the position of Market Manager as of June 1, 1977. He will be responsible to the Vendor's Association and will carry out the management of day-to-day operations.

Messrs. Bowen, J. Barrett - Port of Vancouver, J. Nicolls Town Site Committee, and J. Pollock - Gastown Coordinating Committee, were present for the discussion.

Mr. Bowen advised that the Market would contain at least 7 fish merchants, marine oriented arts and crafts, sea food restaurants and 18-21 temporary booths for local Okanagan and Fraser Valley produce. These booths would be moved to the Granville Farmers Market when it is open. He extended an invitation to everyone to the opening on July 1.

RECOMMENDED

THAT the memorandum to the Chairman dated June 21, 1977 be received.

6. Robson Street Character Area Study

On May 24, 1977 Council considered a Manager's Report dated April 22, 1977 (on file in the City Clerk's Office) and resolved:

"THAT (a) The role and function of Robson Street between Granville and Bute Streets be a transit/pedestrian street with limited automobile traffic, as shown in Appendix II to the report Robson Street Character Area Study (except for the transit/pedestrian section between Howe and Hornby Streets).

(b) The Director of Planning, in consultation with the City Engineer, be instructed to hold a public information meeting to discuss the proposed amendments to the Downtown Official Development Plan and Guidelines affecting Robson Street as detailed in Appendix II to the report Robson Street Character Study.

(c) The proposed amendment to the Downtown Official Development Plan and Guidelines as detailed in Appendix II to the report Robson Street Character Area Study, be referred to a public hearing after a public information meeting has been held.

(d) The street improvement concepts illustrated in Appendix IV to the report Robson Street Character Area Study be approved as a basis for discussion with the public, merchants and owners.

Clause #6 continued:

(e) The City Engineer and the Director of Planning to report back on a detailed scheme for street improvements on Robson Street between Hornby and Jervis Streets, based on discussions with the public, merchants and owners for consideration of funding for implementation in 1978.

FURTHER THAT this matter be referred to the Standing Committee on Planning and Development for consideration and discussion with interested citizens and groups.

The Committee considered the Manager's Report dated April 22, 1977 and the report entitled "Robson Street Character Area Study - April 1977" (on file in the City Clerk's Office).

Present for the discussion were Messrs. R. Yacht, Chairman, and R. Street, Co-Chairman, Robson Street Working Committee, K. Reynolds and J. Murchie, merchants.

Alderman Kennedy stated that it was his understanding that this matter would be considered at a Joint Committee of Transportation and Planning and Development.

Mr. R. Street stated that arising out of a public meeting on May 4, 1977 of owners and merchants in the 1000, 1100 and 1200 blocks of Robson Street, a working committee composed of merchants and owners was formed. Technical assistance was provided by City staff. The committee met on several occasions and established the following objectives:

1. That within the next 2 - 3 years to double the amount of pedestrian traffic and gross business volume on Robson Street.

2. To create and make Robson Street a unique attraction for residents, especially within the West End, office workers and visitors.

3. To create an "international" atmosphere.

4. To ensure adequate pedestrian and vehicular facilities within, and access to and from the area.

5. To form and maintain an active Robson Street Development Association.

The Committee met to review existing zoning guidelines and the Official Development Plan and its potential effect on Robson and neighbouring streets.

The major difference the Committee had with the Official Development Plan was the FSR of 1.0 for non-residential uses. The Committee felt that the non-residential density would have to be increased to 2.0 to make redevelopment economically feasible.

The Committee also felt that the parking was inadequate and that non-linear development should be considered depending on design merits of each proposal.

The Robson Street Working Committee's recommendations to Council are as follows:

Clause #6 continued:

General

1. The permitted non-residential use floor space ratio be increased from 1.0 to 2.0 in order to make redevelopment economically feasible;

2. In view of the City-wide importance of Robson Street as an international shopping street and long-established tourist attraction, the City give special cost sharing formula in case of any local improvements projects on Robson Street;

3. The City assist the Robson Street Development Association in developing proposals for the beautification and general improvements of Robson Street;

4. The City encourage greater variety of merchandising services and shop sizes by providing sufficient incentives to developers;

5. Major events and attractions be organized to attract people to Robson Street on a day and evening basis;

6. Remove the existing 7 ft. building line on both sides in the three blocks and require developers to grant a 7 ft. easement of sufficient height for sidewalk purposes;

7. The City consult with the Robson Street Development Association on all matters concerning the development of Robson Street.

8. That better multiple use by made of the lanes, e.g. access to residential units;

Traffic and Parking

9. The allowable number of off-street parking spaces be increased so as to provide much needed parking;

10. Additional short-term off-street parking be provided and the existing parking should be better utilized;

11. At least one lane of west-bound vehicular traffic be provided on Robson Street between Howe & Hornby Streets and that Council support this request before the Provincial Government;

12. In the 1000 Block there be two lanes of one-way west bound traffic;

13. Drop-off bays be provided on the south side of the traffic lanes in the 1000 block;

14. The sidewalk on the south side of the 1000 block be widened by including the existing parking lane and one traffic lane where it is not required for drop-off bays;

15. The pedestrian connection between Robson Street & Granville Mall/Eatons be improved by (a) the provision of properly worded directional signs; (b) the installation of pedestrian traffic lights on Howe Street opposite Eastons; and (c) the closing of the Pacific Centre parking garage ramp at Howe & Robson Streets to make it easier for pedestrians to cross Howe Street;

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Clause #6 continued:

16. Means of providing free on-street parking for Robson Street customers be investigated;

17. Reopen direct pedestrian access from Granville Mall at earliest time;

18. Non-linear development shall be allowed where its design improves the environment and the social/economic viability of the project and the street;

19. A consultant prepare an economic study to determine the most viable density to allow redevelopment;

20. The city to prepare a street design concept for approval by the Committee before it is submitted to City Council. This design concept should be based on the above recommendations.

Mr. Street noted that 15(c) should be deleted.

Mr. J. Winsor, Central Area Division, advised that the City's objectives contained in the report are:

1. To strengthen the character of Robson Street by encouraging continuous linear retail frontage, small specialty stores, and an international image.

2. To help provide stable business conditions for merchants by encouraging gradual rebuilding of existing stores in preference to large-scale or rapid redevelopment.

3. To improve the pedestrian amenities and upgrade the appearance of Robson Street, through a co-operative program involving the property owners, merchants, residents and the City.

4. To increase the number of people living on Robson Street.

The City's recommendations are:

Activities

1. Developments should include both commercial uses at grade and residential uses on upper storeys. Residential uses are strongly encouraged. The residential floor space should at least equal the area of commercial floor space. Existing buildings may not be required to provide residential uses in association with renovations and/or minor additions.

2. Except for retail activity which is ancillary to residential use, retailing should be located between Robson Street and the parallel lanes.

3. Non-retail uses and large retail stores should not occupy ground level frontage abutting Robson Street, which should be reserved for retail stores not exceeding 20' to 25' in width.

4. Uses such as theatres, night clubs, pubs and community facilities should be carefully reviewed to ensure that they are small in scale, and compatible with adjoining residential uses.

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Clause #6 continued:

Circulation and Amenity

1. Robson Street should continue to be the major pedestrian route between the West End and Downtown; however, at least one pedestrian walkway should be provided in each half block to allow convenient mid-block connections between rear parking areas and the street frontage.

2. A street improvement project should be carried out extending from Jervis Street to Hornby Street to link up with the urban park in the new Provincial Government complex. The needs of pedestrians, transit vehicles, limited local traffic, and some on-street parking should be recognized in the design. Appropriate pedestrian menities, co-ordinated lighting and major tree-planting, should be provided.

3. Access to loading and parking should be from the rear lanes north and south of Robson Street.

4. The number of parking spaces in some new developments on larger sites may be permitted to exceed the zoning guidelines, provided that an agreement is made with the City to ensure that the parking is either for short-term public parking, or for developments on adjacent sites which are not able to provide sufficient residential parking spaces. Each case should be considered individually taking into account the site location and parking needs. Where permitted, the excess parking should be approved as a parking garage under Section 5.2 of the Official Development Plan.

5. Parking spaces at or above grade, limited in number, may be considered on smaller sites (less than 9000 square feet).

Physical Environment

1. The upper storeys of buildings on both sides of Robson Street should be set back to allow sun penetration on the north sidewalk at noon between March and October, and to maintain a feeling of balance and pedestrian scale. As a guide, buildings should be contained within a vertical angle of 30° measured at the building line on the opposite side of Robson Street.

2. Facades should generally conform to the existing building line (7' set-back from the property lines) except for small modulations for entrances, windows, and other features. Facades should be designed to appear small scale, using articulated building forms and elements.

3. Samll courtyards behind the street frontage may be permitted provided that convenient pedestrian links to Robson Street are provided at several points. Entranceways between the street and courtyards should not exceed 15-20 feet in width, and should be bridged over by upper storeys to maintain facade continuity on Robson Street. Courtyards should provide entrances to residential uses above.

4. Pedestrian access between public parking and Robson Street sidewalks should be direct, attractive, and convenient.

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Clause #6 continued:

5. New developments should substantially upgrade the appearance of the lanes north and south of Robson Street. Primary pedestrian access to residential uses from lanes may be permitted for smaller sites (less than 9,000 sq. ft.). Larger sites may have a secondary pedestrian access from the lanes but the primary access should be from Robson Street or courtyards leading to Robson Street.

6. Awnings should be required for all developments along Robson Street to provide pedestrian weather protection. Individual awnings should be provided for each store. Existing hotels may provide entry canopies extending to the curb.

   Awnings should be a minimum 5' in width, between 7'6" and 9' in height, and have a minimum slope of 30°.

   Awnings are controlled by the Encroachment By-law and should be removable if required by the City.

7. Signs along Robson Street should be small scale and pedestrian-oriented. Symbols related to the sign message as well as letters should be used.

The Working Committee agrees with the City's objectives 3 and 4 but not 1 and 2.

The Chairman stated that the major differences of opinion that should have further clarification are:

(a) Commercial Density

City 1.0 FSR
Working Committee 2.0 FSR

(b) Building Line

Committee wants 7' building line removed

(c) Traffic in the 1000 Block

Committee wants 2 lanes of one-way traffic west bound

Clause #6 continued:

(d) Non-linear development

City wants linear; Committee wants non-linear based on design concept on proposal

(e) Economic Studies

Committee wants economic study to determine viable density to allow redevelopment.

Mr. Winsor stated that there had been two economic studies undertaken in 1975, one by Western Realesearch and one by three UBC professors. There were several conclusions including some that showed considerable doubt on the economic feasibility of the densities for Robson Street. The question to be looked at is whether the densities imposed are for promoting development activities or would Council prefer lower densities that will result in lower development activity.

Mr. J. Murchie requested permission to present a brief on a parking survey for Robson Street but the Chairman noted he had requested to appear before City Council the next Tuesday. Mr. Murchie was advised that his brief should be presented to Council.

RECOMMENDED

THAT the Director of Planning prepare a report for Council on June 28, 1977 on what additional economic studies would be necessary, relating to densities for Robson Street; such report to include estimates of costs, source of funds, and draft terms of reference for a consultant, if necessary.

FURTHER THAT consideration of the Robson Street Character Area Study be referred to a special evening meeting of the Standing Committees on Planning and Development and Transportation, at which time the Director of Planning will make a major presentation on the Character Area Study.

(At this point, Alderman Kennedy left the meeting).

7. By-law Prosecutions

The Committee considered a report dated May 30, 1977 (on file in the City Clerk's Office) which the City Manager submitted for Information.

In the report the Director of Legal Services reviews the advantages to the City as a result of the appointment in October 1976 of a by-law prosecutor, operating with an office in the Law Department and one at the Police Court. There is greater contact with the lawyers who have to advise and administer the City by-laws, preparation of cases for trial has vastly improved as the prosecutor is in the same building with enforcing staff, and because of better presentation, the judges are evaluating the penalties more appropriately and heavier fines are being imposed.

RECOMMENDED

THAT the report of the City Manager dated May 30, 1977 be received for Information.

8. Secondary Suites - RS-1A Promotional Campaign

The Committee considered a report of the City Manager dated June 8, 1977 (copy circulated). In the report the Director of Planning outlines methods and costs of undertaking the promotional campaign and monitoring procedures for secondary suites in the approved RS-1A portions of Cedar Cottage and Kitsilano.

The Director of Planning notes that the promotional campaign would be undertaken by existing R.R.A.P. staff at no additional costs. Costs of a four-page newsletter explaining the new zoning, eligibility requirements and sources of government subsidies, would be approximately $1,000. The Director of Planning advises that funds are available in the Planning Department budget to cover these costs.

The City is eligible under the Municipal Incentive Grant Programme to receive grants from the Provincial Government for suites which are upgraded to meet the new standards and also for newly created secondary suites if conditions relating to servicing, density and unit size are met.

The Director of Planning advises that monitoring the impact of the RS-1A zoning involves documentation of applications. This procedure involves no additional staff or cost and is operative at this time. The evaluation of the impact of suite legalization in the two areas is proposed to commence in June, 1978 by a summer student normally hired within the Planning Department.

RECOMMENDED

(A) THAT the promotional campaign and monitoring procedure contained in the report of the City Manager dated June 8, 1977 be approved.

(B) THAT the printing and distribution of a four-page newsletter be approved, the approximate costs of $1,000 to come from the Planning Department budget.

9. Review of Kitsilano Point Zoning

The Committee considered a report of the City Manager dated May 19, 1977 (copy circulated) in which the Director of Planning responds to a Council resolution of March 9, 1976 that he report back in a year, the results of the new zoning for Kitsilano. He also recommends a number of minor amendments to the RT-2A District Schedule i.e.

(a) to institute design controls for larger new buildings, maximum FSR changed from 0.75 to 0.60.

(b) to remove underground parking requirements

(c) to control access to parking.

Also recommended are amendments to the Plan to reflect the zoning regulations (see Appendix A of the report of the City Manager dated May 19, 1977).

Ms. J. Hlavach, Area Planning, advised that it is intended that the amended RT-2A schedule be used in the Conversion Areas of Kitsilano and the amendments to the Plan for the Conversion

Clause #9 continued:

Areas will be made by the Director of Planning at the Public Hearing called to discuss the proposed rezoning of the Conversion Areas. It is desirable that the proposed amendments to the RT-2A Schedule and the proposed rezoning of the Conversion Areas are considered at the same Public Hearing.

RECOMMENDED

(A) THAT the amendments to Plan Policies 1, 2, 3 and 16 of the Kitsilano Point Plan as outlined in Appendix A of the report of the City Manager dated May 19, 1977 be adopted.

(B) THAT the Director of Planning be instructed to make application to amend the RT-2A Zoning Schedule of the Zoning and Development By-law as outlined in Appendix A of the report of the City Manager dated May 19, 1977, and the application be referred direct to Public Hearing.

CONSIDERATION

10. Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club

The Committee considered a report of the City Manager dated June 7, 1977 forwarding a report of the same date from the Directors of Planning and Social Planning (copies circulated) outlining three alternatives to implement a proposal contained in the Mt. Pleasant N.I.P. Concept Plan, adopted by Council on September 28, 1976, to reconstruct the Kivan Boys' and Girls' Club. The Concept Plan noted that a new Club would be built by the Boys' and Girls' Clubs of Greater Vancouver, with the assistance of $250,000 N.I.P. funds, on City-owned land.

The three alternative locations are:

Alternative A - north-west corner of Robson Park

Alternative B - existing site at 12th and St. Catherines and adjacent site plus closure of all or part of St. Catherines St. to provide additional area for open space

Alternative C - existing site and adjacent lot.

Alternative A involves the construction of a new club on the north-east corner of Robson Park, formerly a lawn bowling club and now a car club. This location is preferred by the N.I.P. Citizens Committee, the Boys' and Girls' Club and City staff but the proposal has been rejected by the Parks Board.

The Committee held a lengthy discussion with respect to whether any development should be placed on parkland.

The following is put forward for the CONSIDERATION of Council as a tie vote resulted:

A. THAT Council endorse the Robson Park location (Alternative A) for the new Kivan Club, and that a committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board Commissioners and urge them to reconsider and approve this location as soon as possible.

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Clause #10 continued:

B. THAT Council authorize the Supervisor of Properties to arrange for demolition of the old firehall at 12th and St. Catherines (900 E. 12th Avenue). Demolition chargeable to Account Code #5927/9820.

(Aldermen Brown and Gibson wished to be recorded as opposed).

11. Extension of Deadline for B'nai B'rith Foundation to Purchase City-Owned Land in the West End for a Multi-Purpose Service Centre

The Committee considered a report of the City Manager dated June 7, 1977 (copy circulated) in which the Director of Planning and Director of Social Planning support a request from the B'nai B'rith Foundation for a further extension of the period of time within which they could accept the City's offer to purchase City-owned land at the north-west corner of Bute and Haro Streets for a multi-purpose service centre for elderly and handicapped people. The original deadline for acceptance was February 29, 1976 and the Foundation has been granted two six month extensions. If approved, this extension of completion date would expire August 31, 1977.

On May 30th, the Development Permit Board approved the application for the Centre. A report is being prepared for Council's approval of social and recreational bonusing.

The Provincial Department of Health and Human Resources has agreed to provide the per diem health care subsidy but the Provincial Department of Housing has not agreed to provide a rental subsidy in accordance with Section 44.1B of the National Housing Act. Thus, C.M.H.C. capital funds have not officially been committed to the Centre.

The City Manager noted that the recommendations of the departments do not establish a sale date after which interest will be charged. In the report, the Supervisor of Properties advised that based on a policy adopted by Council February 15, 1977, where an extension of completion date is granted by Council, interest should be payable from the original sale date.

The Committee

RECOMMENDED

(A) THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185, be extended from February 28th, 1977 to August 31st, 1977 under the same terms and conditions approved by Council on August 12th, 1975.

(B) THAT a Committee be struck by Council, comprising the Mayor, the Vice-Chairman of the Finance Committee, the Director of Social Planning and Director of Planning, and a representative from the B'nai B'rith Foundation to meet with the Minister of Housing and press for early approval of a rental subsidy to residents of the Centre in accordance with Section 44.1B of the National Housing Act.

(C) THAT the Director of Finance be asked to report to Council on June 28, 1977 on any escalation of value of the property since 1975.

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12. Charles-Adanac Area - Disposition of Charles Street Right-of-Way

The Committee considered a report of the City Manager dated May 25, 1977 (copy circulated) in which the Director of Planning outlines the background and components of a development plan for the Charles-Adanac area, approved by Council on April 23, 1974. One of the components was an approximate 4.5 acre portion of City-land located on the north-west corner of Charles Street right-of-way and Boundary Road designated as a Personal Care Home Site. The Provincial Government did not purchase the site and on April 13, 1976 Council instructed the Director of Planning to report on alternative uses for the site. The most appropriate use was found to be single-family residential and on October 6, 1976 the Standing Committee recommended that the two subdivision configurations be referred to the Director of Planning and City Engineer after discussions have been carried out with the Charles Adanac Planning Advisory Committee.

In the report the Director of Planning advises that before fully evaluating the two schemes, there had to be a decision on whether the south part of Charles Street should be closed to all traffic or opened for access to industrial sites.

The City Engineer recommends the opening of the south part of Charles Street for industrial traffic on the basis that greater flexibility will be achieved in terms of traffic movement in the southerly industrial area by means of improved access and circulation and a reduction of traffic congestion generated by the existing industrial activity while meeting the need for a buffer strip and separation of industrial and residential traffic.

The Director of Planning recommends the closure of the south part of Charles Street based on the concern that the opened street will become an ingress/egress point for heavy truck movement to and from Boundary Road and will create a situation where traffic noise will be reflected off the industrial building located within 6 feet of the south boundary of Charles Street into the proposed residential area.

The City Manager advises that the two subdivision configurations are very similar except for the status of Charles Street. The difference between the two proposals reduces to:

(1) provision of 5 additional lots (value $150,000) and elimination of possible future noise problems by the closure of Charles Street or

(2) provision of improved industrial access and traffic flexibility to Lot 6 and Lot D.

(see Appendix III - Manager's report dated May 25, 1977).

Mr. A.H. McLaren, representing Kebco Industries, presented a brief dated June 15, 1977 (copy circulated) requesting that a portion of Charles Street remain open for access to a point west of Boundary Road where it joins Kootenay Street. If that were not possible they would be satisfied with that shown as Alternative D, Appendix III, provided the road is wide enough to allow two-way traffic and sidewalks.

Mr. B. Foster and Mrs. P. Distefano of the Charles Adanac Planning Advisory Committee emphatically stated that the citizens of the area did not want Charles Street opened.

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Clause #12 continued:

After discussion the Committee

RECOMMENDED

(A) THAT Council approve the opening of the south part of Charles Street as outlined in Alternative D, Appendix III in the report of the City Manager dated May 25, 1977.

(B) THAT City staff report back on an appropriate subdivision configuration.

(C) THAT Council instruct the Director of Planning to make application to rezone Lots 16 to 30, Block 3, S.W. ¼, Section 27, T.H.S.L. and Lots 17 to 23, Blk. 6, SE¼, Sec. 26, T.H.S.L. to RS-1 and that such application be referred direct to Public Hearing.

(D) THAT all of the city-owned lots north of the lane north of Charles Street be marketed in the normal manner.

The meeting adjourned at approximately 3.45 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 412-414

NOTE: Clause 11 refers

II (i)

MANAGER'S REPORT

June 22, 1977

TO: Vancouver City Council

SUBJECT: Haro Park Sale to B'nai B'rith Association

CLASSIFICATION: Consideration

The Director of Finance reports as follows.

"The Planning and Development Committee meeting of June 16, 1977 requested that the Director of Finance report to Council on June 28 any increase in the value of the land. In this connection, the following comments are forwarded:

Council approved sale of this site, at a price of $350,000, to the Foundation on August 12, 1975 which coincidentally was the date the property was rezoned from RM4A to WED. At the date of the offer to sell, the estimated market value of the property was $700,000. A preliminary investigation would place the present market value in the range of $750,000 - $800,000.

When Council authorized the sale of this site to the B'nai B'rith Foundation, the offer was to remain open for acceptance by the Society until February 29, 1976. Certain conditions of sale were to apply, including among others:

i) the obtaining of a development permit by the Society,

ii) an option (or other documentation deemed preferable by the Director of Legal Services) to repurchase the site at the net sale price in the event construction had not commenced within eighteen months or been completed within thirty-six months.

The date of sale was to have been the date of the letter of acceptance. Two extensions of the period of time open to accept the offer have been approved by Council, and a third extending the time to August 31, 1977 was approved by the Planning & Development Committee on June 16, 1977.

To date, the Society has not formally accepted the City's offer to sell at $350,000. In view of the fact that the Society has received a development permit and the offer for acceptance has been open for nearly two years, Council may wish to grant the request for a third extension to August 31, 1977, subject to the Society formally accepting the City's offer to sell effective by the same date. It is noted that Council, on February 15, 1977, when considering extensions for similar organizations, adopted a policy whereby, upon granting extensions of completion dates, interest is to be paid from the original date of sale.

Inasmuch as there is not yet any original date of sale, it is submitted for Council CONSIDERATION whether they wish to, as a condition for the further extension, charge the Foundation interest at the City's normal real estate interest rate of 11% effective either starting August 31, 1977, or the date of the approval of the extension (presumably June 28, 1977), or some earlier date."

The City Manager submits the foregoing report of the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 413 & 414

DISTRIBUTED MONDAY

II(ii)

NOTE: Clause #10 refers

June 27, 1977

MANAGER'S REPORT

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Mt. Pleasant N.I.P. - Construction of Kivan Boys and Girls Club

The Director of Finance reports as follows:

"The Standing Committee of Council on Planning and Development, on June 16, 1977, considered the question of the replacement of the Kivan facility at 12th and St. Catherines. There appeared to be three possibilities, as follows:

a) The Robson Park location, and the Committee recommended that a Committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board commissioners and urge them to reconsider and approve the Robson Park location as soon as possible.

b) Use the existing site at 12th and St. Catherines and the adjacent site plus closure of all or part of St. Catherines Street to provide additional area for open space.

c) The existing site and the adjacent lot.

The adjacent lot is owned by the Boys and Girls Clubs of Vancouver but the funds situation is such that they need to sell it in order to have enough money to build a new facility.

If alternative 'A' is not practical and Council decides to choose either alternative 'B' or 'C', then

It is RECOMMENDED

1. That the City purchase 914 East 12th Avenue from the Boys and Girls Club, with funds from the Property Purchase Fund.

2. That the City lease the present ex-firehall site plus 914 East 12th to the Boys and Girls Clubs (for Kivan) on condition that the present 6th and Guelph site (Kimount) site be sold when the new facility is constructed.

3. When the new facility is constructed, sell the 6th and Guelph site to reimburse the Property Purchase Fund."

The City Manager informs Council that in addition to alternatives a, b and c above, has explored as alternative d: The purchase of some sites adjacent to Robson Park.

Unfortunately, this possibility turned out to be too expensive (by about $100,000). Furthermore, representatives of Kivan informed the City Manager that:

(1) they are most anxious not to encounter further delays

(2) they have authority to proceed with the reconstruction at 12th and St. Catherines Street, which had been the centre of their activities for a long time, but would have to discuss with the Board any other locations.

cont'd....

Although the City Manager favours the location of the centre on Robson Park, (Alternative "a" above), Council will have to judge the likelihood of this coming about speedily.

If this is not possible, the City Manager RECOMMENDS Alternative "b" but involving only partial closure of St. Catherines Street in consideration of the concerns of the City Engineer.

If this is accepted, the City Manager RECOMMENDS adoption of recommendations 1,2 and 3 of the Director of Finance plus the following further recommendations suggested by the Director of Planning:

(4) That Council authorize the Supervisor of Properties to arrange for demolition of the old fire hall at 12/St. Catherines (900 East 12th Avenue). Demolition chargeable to Account Code #5927/9820.

(5) That Council approve closure of a portion of St. Catherines Street from 12th Avenue to the lane south of 12th Ave. to provide area for open space adjacent to the club building. An amount of $1100 for relocation of utilities can be paid out of the Kivan N.I.P. allocation.

(6) That Council approve appropriation of $250,000, N.I.P. funds for a new Kivan Boys' and Girls' Club; the expenditure to be cost shared as follows:

$71,428.26	(28.55%)	Federal
35,714.13	(14.28%)	Province
142,857.61	(57.1%)	City
$250,000.00	(100%)	Total

(7) That Council instruct staff to enter into lease negotiations with Boys' and Girls' Club for the site at 12th/St. Catherines (900 and 914 East 12th Avenue) and report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 403

DISTRIBUTED MONDAY

II (iii)

Clause #6 Refers

MANAGER'S REPORT

DATE June 27th, 1977

TO: Vancouver City Council

SUBJECT: Robson Street Consultant Study

CLASSIFICATION: CONSIDERATION

ROBSON STREET CHARACTER AREA

The Director of Planning reports:

The Standing Committee on Planning and Development on June 16th, 1977 when considering Robson Street passed the following motion:

> 'THAT the Director of Planning prepare a report for Council on June 28th, 1977 on what additional economic studies would be necessary relating to densities on Robson Street; such report to include estimates of costs, source of funds, and draft terms of reference for a consultant, if necessary.'

BACKGROUND

The Planning Department/Engineering Department "Robson Street Character Area Study" of April 1977 identifies that it has been City Policy since 1975 to maintain Robson Street as a special small scale, pleasant low-density retail/pedestrian corridor surrounded by higher buildings of the West End and the Downtown.

This was the reason why the maximum permitted density (floor space ratio) was reduced when the Downtown Zoning District Zoning Schedule was adopted in 1975.

The Robson Street Character Area Study identifies the differing opinions and perceptions of the public, including pedestrians and shoppers, the merchants and the property owners. All agreed on the need for the 'revitalization' of Robson Street but differ as to their solutions.

CONSULTANT STUDY

The future of Robson Street should be determined on studies based on the economic viability of redevelopment under current market conditions as seen in the whole context of the developing Downtown. There must also be consideration for those future special prospects which the continuing character of Robson Street can contribute to the economic viability of the whole Downtown.

The special role of Robson Street is in part determined by the urban form and scale of the area.

In consequence any economic consultant (who specializes in Market and Development Analysis) should work in association with an urban planning consultant. This would provide a balance to any recommendations.

The terms of reference for such consultant study team would be based essentially on the "Robson Street Character Area Study" and would include the need to:

- assess the proposals contained in the "Robson Street Character Area Study" having regard to the objectives in the report for Robson Street.

- determine other options, if any, which could form the basis for a program to re-establish and revitalize Robson Street as a special retail/pedestrian corridor.

- ensure that any analysis and consideration of options have regard to the needs of the City, the public, the merchants and the property owners.

- Indicate the Urban Form implications for any options proposing density changes. Such options would be defined by the consultant planner, who would also analyse their planning impact.

It is proposed that the Consultants should discuss their conclusions and any recommendations, not only with the Standing Committee of Planning and Development and City Council, but also in seminars with the public/ the merchants/the property owners, as arranged by the Planning Department.

This Consultant Study would probably cost in the order of $15,000 and could take about four months.

CONCLUSION

The Robson Street Character Area Study recommends a further slight density adjustment to the zoning regulations established in 1975. The Study also proposes a new Character Area description to reinforce long term public objectives for Robson Street.

Concern has been expressed as to the economic viability of the Study proposals. In consequence it would be desirable to undertake an urban/economic Study of the opportunities for Robson Street. Such Study can then suggest the appropriate and optimum policy to achieve public objectives in proper relationship with private goals.

RECOMMENDATION

The Director of Planning recommends that City Council authorize the City Manager to approve an urban/economic Study of Robson Street for a sum in the magnitude of $15,000. The Study to be in accordance with the outline given in this report, with the Director of Planning first providing the City Manager with the detailed terms of reference and names of consultants.

The funding for the Consultant Study would be from the 1977 Contingency Reserve."

The City Manager notes that the previous studies by Western Realesearch and by Baxter et al dealt at length with the effect of down-zoning on various sites, and specifically, on a site at Bute and Robson. In view of this, the City Manager submits for CONSIDERATION the choice between:

1. Doing no further studies;

2. Asking Western Realesearch to update their report in light of:

   a) the changed economic climate and changed government programs in the intervening period.

   b) the critique of Baxter et al.

   c) the suggestions from the merchants regarding floor space ratios.

   This updating to be done within two months at a cost to be negotiated with the Manager and not to exceed $5,000; such sum to be provided from the 1977 Contingency Reserve.

3. The above recommendation of the Director of Planning for a completely independent consultant study not to exceed $15,000 to be completed within four months.

FOR COUNCIL ACTION SEE PAGE(S) 412 & 413

II (iv) CLAUSE 5

DISTRIBUTED MONDAY

MANAGER'S REPORT

June 27, 1977

TO: Vancouver City Council

SUBJECT: Fisherman's Market - Progress Report

CLASSIFICATION: Recommendation

The City Manager reports as follows:

Background

Civic staff have been working to ensure that the Market opens July 1st. Despite the limited time available, the project is on schedule and within budget. The Market will be opened at 2:00 p.m. Friday, July 1st by Mayor Volrich, Mr. Fred Spoke, Port Manager, and the Hon. Ron Basford.

Two legal agreements involving the City are necessary for the granting of Federal funds and the operation of the Market. The first is a tripartite agreement between the City, the National Harbours Board, and the Minister of State for Urban Affairs. The second agreement required is between the City and the National Harbours Board regarding the operation of the Market. The City has an interest in a further agreement, between the National Harbours Board and respective lessees of the parking area and the market area. None of these agreements have been executed at this time; although Council has approved the draft of the major agreement involving the City, National Harbours Board, and the Federal Government.

City - National Harbours Board Agreement

Staff have achieved agreements in principle with Port of Vancouver staff on all major points outstanding for the proposed agreement between the City and the Board, as follows:

The City will receive normal property taxes, business taxes and business licence fees.

Net Revenues from the operation of the market will be distributed on the following basis:

1) The National Harbours Board to receive a fixed proportion of net revenue up to a maximum of $ .75 per square foot of land.

2) The City to then receive any revenues above this amount to a maximum of $36,000.

3) Potential revenues above this amount to be shared between the City and National Harbours Board, in proportion to the foregoing returns.

The Port of Vancouver would be reimbursed from the $400,000 grant for consultants pre-design work.

The Port of Vancouver would reimburse the City for a portion of the sewer installation costs.

A three part Steering Committee will be appointed representing the City, National Harbours Board and the Fishermen's Market Association.

The City would have the option to claim various appurtenances at the closing of the Market. These would include stressed skin canopies, large containers, landscaping, banners and light fixtures.

The City Manager RECOMMENDS that an agreement be executed with the National Harbours Board in accordance with the foregoing agreements in principle to the satisfaction of the City Manager and the Director of Legal Services

FOR COUNCIL ACTION SEE PAGE(S) 412

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

June 16, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 16, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Maintenance Costs for Special Street Lighting - Gastown

The Committee considered a Manager's report dated May 17, 1977 (copy circulated) wherein the City Engineer reported on Maintenance Costs for Special Street Lighting in Gastown. The report sets out the present policies on street lighting costs, reviews costs for the special lighting project and asks Council's direction on the payment of the higher maintenance costs. Also included in the report are the remarks and comments of the Director of Finance, Director of Planning and the Gastown Historic Area Planning Committee.

Mr. R.C. Boyes of the Engineering Department reported that lighting on Alexander, Columbia, Abbott and Cambie Streets in the Gastown area must be upgraded for public safety. The Gastown Historic Area Planning Committee has requested that the 'nine-ball' lighting fixtures similar to those on the Water Street Beautification be installed instead of 400 watt mercury vapour street lights which are standard for these areas. The abutting property owners would pay the additional installation costs for the special lights in excess of the costs for standard lights plus the normal property owner's share of a standard lighting project.

The Gastown Historic Area Planning Committee stated that the streets where the special lighting is proposed are all within the Gastown Historic Area except for half a block on Abbott Street. The Gastown merchants and property owners feel that further beautification is essential to the area's continued growth. They reported that a survey of the property owners indicated 80% would not approve a local improvement petition for standard lighting, but the decorative lighting would receive 95% in favour. They do not want to pay for the standard scheme and then in another five years be double taxed to put in the decorative lighting.

It was noted that the maintenance and energy costs for the special lighting are many times higher than those paid by the City for standard lighting. It was suggested that the standard set up for Gastown be re-examined to come up with a less costly decorative lighting that would at the same time provide the safety factor required. It was also suggested that different percentages for sharing the overage of the decorative lighting be investigated.

Following further discussion it was

RECOMMENDED

THAT the matter be deferred pending a further report back to the Committee on the suggestions outlined.

Cont'd . . .

There being no quorum present, the following item is submitted to Council for CONSIDERATION by Mayor Volrich, Chairman, Aldermen Gerard and Marzari.

2. Vancouver Emergency Programme

The Committee considered a Manager's report dated May 19, 1977 wherein the Director of Finance reported on the Vancouver Emergency Programme as follows:

"The Vancouver Emergency Programme is a department of the City and is responsible for planning for a City response in the event of emergency conditions and for training staff and volunteer workers on skills applicable for such emergency conditions. The present staffing of the Programme is a co-ordinator, Training Officer and secretarial assistance. The Programme provides funding for certain emergency equipment and especially for the reserve police.

The majority of the funding of the Programme comes from the Province who, in turn, receives grants from the Federal government. The details of the funding arrangement are as follows:

	1976 Budget		
	Province	City	Total
a) Province pays 90% of cost for			
- co-ordinator and secretarial salaries	$ 26,548	$ 2,949	$ 29,497
- general administration costs	2,850	317	3,167
- certain equipment and training costs	44,632	4,959	49,591
b) Province pays 100% of costs for			
- Training Officer salary	12,042		12,042
- certain building and maintenance cost	1,540		1,540
Totals	$ 87,612	$ 8,225	$ 95,837

In 1976, the Province took action to "freeze" their level of contribution towards the co-ordinator's salary at the 1975 level (this was not anticipated in the above 1976 budget figures). It is understood that this action will continue in 1977. In effect, the Province is not recognizing the annual salary increases which the City is paying to the co-ordinator, along with other City employees. The extra cost to the City in 1976 was $1,425, for 1977 is anticipated to be approximately $2,400, and will continue to grow as long as this practice continues. These funds have not been provided for in the Programme's 1977 budget and, if Council approves of this practice, the funds will have to be provided for from Contingency Reserve.

The Director of Finance submits the following alternatives for the Consideration of Council:

a) To continue to pay the present co-ordinator for annual salary increases in line with other civic staff and absorb 100% of the additional costs. This is estimated to cost the City $2,400 in 1977.

b) To reduce the co-ordinator's salary to a level equal to the agreed funding from the Province."

Cont'd . . .

Clause #2 continued:

Following discussion it was

RECOMMENDED

A. THAT Council approve funds estimated to be in the amount of $2,400 for 1977 to continue the present Co-ordinator's annual salary increases in line with other Civic staff.

B. THAT the Mayor request the Provincial Government to lift the freeze on the salary of the Co-ordinator.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 414

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

June 16, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 16, 1977, at 3:45 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of May 26, 1977, were adopted.

RECOMMENDATION:

1. Bicycle Safety Program -
Vancouver Safety Council Grant Request

The Committee had for consideration a communication from the Vancouver Safety Council dated June 2, 1977, (circulated) referring to the increasing number of accidents involving bicycles operated by older cyclists and requesting a $5,000 grant to provide 50% financing for a bicycle safety promotion campaign on radio station CFUN during the summer months.

The Committee also noted a police statistical report on bicycle accidents dated June 14, 1977, (on file in the City Clerk's Office) setting out the following comparison of injuries and fatalities reported in the first five months of 1976 and 1977:

	INJURIES		KILLED	
	1976	1977	1976	1977
Jan.	3	1	1	0
Feb.	0	4	0	0
Mar.	6	6	1	0
April	10	20	0	1
May	8	14	0	0
	27	45	2	1

A study of the ages of the twenty bicyclists injured in April, 1977, disclosed three were between the ages 6-12 years, seven between 13-18 years, and ten between 21-35 years. In the twelve months of 1976 there were 87 persons injured; three fatalities involved persons aged 31, 39 and 50 years.

The City Engineer, in a memorandum dated June 10, 1977, (circulated) referred to discussions at the Standing Committee meeting on May 26, 1977, with Project Lifecycle representatives when the growing number of bicycles on City streets had been noted. At that time the Committee recommended, and Council subsequently approved, a campaign for driver-cyclist awareness be promoted in the interest of both motorists and cyclists. The City Engineer pointed out a specific campaign had not been identified, nor was the source of funds considered. The Safety Council's request for a $5,000 grant could be considered as meeting the intent of the recommendation.

Cont'd . . .

Clause 1 Cont'd

Miss Linda Graham, Vancouver Safety Council, and Mr. Dick Biggar, Account Executive, Radio Station CFUN, addressed the Committee and outlined the CFUN campaign for a series of 30-second commercials to be aired at a saturation rate of 45 times each week for ten weeks from June 27, to September 4, 1977. Total cost of the campaign would be $10,350.00, including $5,000.00 worth of radio time to be donated by CFUN.

A/Sgt. Don Brown, Police Traffic Division, advised police surveys showed it was cyclists in the 15-35 age group who were disregarding traffic regulations by disobeying traffic lights, failure to give hand signals or right of way to pedestrians. It was felt a program such as that suggested by the Safety Council would help not only young cyclists but would also replant the seeds of safety in the minds of older cyclists. Media coverage was an effective means of promoting traffic safety. The current campaign to keep drunk drivers off the road by use of police roadblocks had gained wide media coverage and had been so successful operators of beer parlours were complaining sales of draft beer had dropped substantially.

Members of the Committee questioned the effectiveness of a campaign that would not be channelled through all available media outlets.

Following further discussion, it was

RECOMMENDED,

THAT approval be given to the Vancouver Safety Council request for a grant of $5,000 for an adult oriented bicycle safety radio promotion campaign.

(Alderman Ford opposed.)

2. Pedestrian Crossing Conditions - 4th Avenue at Balsam Street

Consideration was given to a Manager's Report dated June 9, 1977, (circulated) in which the City Engineer reported on an investigation of pedestrian crossing difficulties on 4th Avenue at Balsam where a pedestrian was killed on March 9, 1977.

The report reviewed site and traffic conditions and stated there had been fifteen pedestrian accidents at the location during the past five years. Although none of the accidents resulted in a fatality, there had been five fatal pedestrian accidents recorded in the previous 20-year period. The City Engineer pointed out the 10-block section of 4th Avenue between Burrard and MacDonald, with five traffic signals - three pedestrian signals - represented one of the highest concentrations of traffic signals in the suburban areas of the City. The report recommended the installation of overhead illuminated crosswalk signs and amber flashers at 4th Avenue and Balsam Street at a cost of $5,000.

It was

RECOMMENDED,

A. THAT internally illuminated crosswalk signals (overhead) plus amber flashers and pavement markings be provided across 4th Avenue at Balsam Street.

B. THAT funds for this work, estimated to cost $5,000 be provided from the Traffic Control Reserve.

3. Traffic Hazards on Cedar Crescent and Vicinity

In October, 1976, Council received a petition from Cedar Crescent residents (on file in the City Clerk's Office) complaining about traffic conditions and requesting remedial action.

In a Manager's Report dated June 9, 1977, (circulated) the City Engineer reported on a study of traffic filtration in the area; meetings with the residents; and recommended several measures to reduce traffic hazards and cut down the heavier than desirable traffic volumes on Cedar Crescent. It was suggested following the implementation of a right-turn lane at Burrard and 16th Avenue and curb extensions and stop signs at Burrard and 17th the situation on Cedar Crescent should be monitored to determine whether traffic volumes and accidents had been reduced to levels consistent with a local residential street.

Dr. T.F. Rutherford addressed the Committee on behalf of residents of the 3300 and 3400 blocks Cedar Crescent and referred to the traffic conditions which created problems for residents in the neighbourhood.

It was

RECOMMENDED,

A. THAT north/south stop signs be installed at Burrard Street and 17th Avenue including necessary curb changes, at an estimated cost of $7,000 available in the 1977 Streets Capital Budget.

B. THAT right-turn channelization and signal timing changes be carried out at Burrard Street and 16th Avenue and the cost, estimated at $2,000, be charged to Burrard Street Widening Account.

4. Sun Tower - Heritage Building

The Committee considered a Manager's Report dated May 3, 1977, (circulated) wherein the City Engineer and Director of Finance commented on a request by Mr. S.J. Moscovitch, on behalf of Sherdale Estates Ltd., for City assistance in providing improvements to the sidewalk, traffic signal pole, and pedestrian barrier in the vicinity of the Sun Tower Building at Pender and Beatty Streets.

Because the Sun Tower is a Heritage building, the Heritage Advisory Committee at its meeting on May 30, 1977, also considered the Manager's Report and in a communication dated June 13, 1977, advised the Transportation Committee of the following resolution:

"THAT the Committee request the Standing Committee on Transportation to approve the finance and construction of improvements to the street outside the entrance of the Sun Tower building as follows:

a) Chains and bollards (replacing the pedestrian rail).

b) Replacement and relocation of the traffic signal pole."

In the Manager's Report the Director of Finance referred to the forty-eight designated Heritage buildings in the City and the compensation possibilities inherent in the approval of the Sherdale Estates proposal. A report dealing with compensation aspects of Heritage buildings would be presented to Council in the near future.

The Committee discussed the issue raised by the Director of

Cont'd . . .

Clause 4 Cont'd

Finance and the possibility that a precedent would be created if approval was given to the Sun Tower request. It was suggested a decision be deferred pending the forthcoming report to Council. However, Members pointed out any application for City funding would be dealt with on a one-to-one basis.

It was

RECOMMENDED,

A. THAT the City undertake the following work on the street abutting the Sun Tower:

i) provision of chains and bollards to replace the existing galvanized pipe pedestrian barrier (estimated cost $2,000);

ii) replacement and relocation of a traffic signal pole (estimated cost $1,000).

B. THAT funds for the work, estimated at $3,000, be provided from Contingency Reserve.

(Alderman Rankin opposed.)

5. Tow-Aways from Public (Privately Owned) Parking Lots

At its meeting on May 31, 1977, when considering a communication from Mayor Volrich dated May 27, 1977, dealing with tow-aways from parking lots, City Council resolved that the matter be deferred to the Transportation Committee for consideration of ways and means by which the present practice of tow-aways from public parking lots could be ended. Council also resolved that the Committee, before reporting back with recommendations, provide opportunity for meeting and discussion with parking lot owners and representatives.

In a Manager's Report dated June 13, 1977, (circulated) the City Engineer reviewed the background to the tow-away problem with particular emphasis on by-law enactment, the meter checking program and parking inventory. The City Engineer suggested the problems associated with towing were serious and proposals to bring about a satisfactory resolution would require a great deal of study in view of the possible economic consequences and loss of parking spaces and ill feeling that may result. It was felt no action should be taken until a joint report had been prepared by all the civic departments involved, i.e. Police, Permits and Licenses, Law, Engineering; and outside bodies such as Vancouver Parking Association and various companies involved in towing.

Addressing the Committee, the City Engineer referred to staff requirements involved in enforcement measures - possibly as many as 100 meter checkers would be required. Many small parking lots could shut down with a resultant loss of parking space in the downtown area. Investigation disclosed many cities had the same problems regarding tow-aways as Vancouver, but not many had arrived at a satisfactory solution.

Alderman Rankin, who was Chairman of the former Vehicles for Hire Board, referred to actions taken by the Board in 1976, which had resulted in significant improvements in the signing and lighting of parking lots and the introduction of a dual ticket meter system.

The Committee noted a communication from Mr. Douglas Jung dated June 14, 1977, (on file in the City Clerk's Office) referring to

Cont'd . . .

Clause 5 Cont'd

problems created by motorists parking in stalls reserved for monthly parkers and urging, in such cases, private lot owners not be deprived of the right to have unauthorized cars towed away.

Following further discussion, it was

RECOMMENDED,

THAT the report of the City Manager dated June 13, 1977, be received for information.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 415

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

JUNE 20, 1977

A Special meeting of the Standing Committee of Council on Community Services with the Hon. W. Vander Zalm, Minister of Human Resources, for discussion of GAIN rates and policies was held on Monday, June 20, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 11:15 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

ALSO PRESENT: The Hon. W. Vander Zalm, Minister of Human Resources
Mr. Alan Stubbs, Programs Co-ordinator
Rosemary Brown, M.L.A.
Alderman Puil

COMMITTEE CLERK: E. Bowie

The Chairman opened the meeting by quoting a recommendation of the Community Services Committee of March 31, 1977, which read as follows:

"THAT the City Manager prepare for the Community Services Committee a typical monthly budget for a single unemployed person on welfare and that this budget form the basis for a submission by the City to the Minister of Human Resources for an increase in welfare rates for single unemployed persons."

This recommendation was adopted by Vancouver City Council on April 19, 1977.

The Chairman also quoted from the minutes of the Community Services Committee meeting of April 21, 1977 where it was

"AGREED

THAT the Mayor be requested to submit to the Minister of Human Resources at the Thursday, April 28th meeting of the Provincial Cabinet at Vancouver City Hall the following recommendations:

a) An immediate increase in income assistance for handicapped people and people between 60 to 64 years of age to a minimum of $284.00 per month from the present $265.00.

b) An immediate increase in income assistance rates for singles and couples to $230.00 and $340.00 per month, respectively.

c) Tie income assistance rates to the consumer price index.

d) Immediately make all persons in receipt of income assistance eligible for 100% shelter and utility overages.

Continued . . . .

"e) Immediately eliminate the four months waiting period for increased basic rates of income assistance.

f) Immediately increase the comfort allowances for persons in institutions and extended care facilities who need it. "

A brief was presented by Mr. B. Eriksen of the Downtown Eastside Residents' Association (copy on file in the City Clerk's office). The brief contained six recommendations:

1) Raise rates for handicapped and people 60-64
2) Raise rates for singles and couples
3) 100% shelter and utility overages
4) Eliminate 4 month waiting period
5) Proclaim Section 8 of GAIN Act (cost of living)
6) Comfort allowances

Various persons from citizens groups spoke on these recommendations:

Ms. Pat MacRae of B.C. Coalition of the Disabled spoke to Recommendation No. 1; Rev. Art Griffin, Mr. Bill Hennessy and Ms. Linda Irvine of the First United Church to Recommendation No. 2; Mr. Hugh Millar of B.C. Association of Social Workers to Recommendation No. 3; Ms. Jean Swanson of Downtown Eastside Residents' Association to Recommendation No. 4; Mr. Ken LeDrew of the Federated Anti-Poverty Group to Recommendation No. 5; and Ms. Pam Frazee of B.C. Coalition of the Disabled to Recommendation No. 6.

Ms. Sybil Jamieson of the Marpole-Oakridge Community Resources Advisory Board presented a brief (copy on file in the City Clerk's office), stating that although it is acknowledged that there have been increases recently in most of the benefits paid to GAIN recipients, most of the rates paid under the schedule are still extremely low considering today's high cost of living. The brief listed three areas of particular concern and requested the Minister's consideration towards improving support payments in these areas:

1) income assistance to handicapped people
2) shelter overages
3) reduction of the qualifying age for additional assistance from age 55 to age 45.

A brief was also presented by Ms. Eve Hamilton of the Mental Patients Association (copy on file in the City Clerk's office).

Ms. Ellie McGovern of the International Society of the Handicapped presented a brief regarding increased comfort allowance and transportation for the handicapped.

Mr. Vander Zalm replied to the points raised and circulated a prepared document detailing the programs implemented by the Ministry of Human Resources from January 1976 to the present and proposed future programs (copy on file in the City Clerk's office).

Considerable discussion took place between representatives of the various groups present, the Committee and the Minister on the points raised and various other related topics. The Minister was urged to review and respond to the points raised at this meeting.

The Chairman summed up by reiterating the Committee's general concerns as laid out in the minutes of the Community Services Committee meeting of April 21, 1977, which he referred to at the start of the meeting and thanked the Minister for his attendance.

The meeting adjourned at approximately 1:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 416

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 12, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Phillip Hewett of The Unitarian Church of Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT the Minutes of the Regular Council Meeting of June 28, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY*

* Alderman Brown and Alderman Gibson referred to the Council action of June 28, 1977, on Mount Pleasant N.I.P.: Construction of Kivan Boys and Girls Club (Page 6 of the Minutes) which was recorded as having been passed unanimously. Alderman Brown said it was not her understanding that the Council had approved a site on Robson Park for the Kivan Boys and Girls Club, but rather it approved a discussion on the whole matter with the Park Board, and in the meantime a search would be made for property adjacent to the Park. Alderman Gibson said that this was his understanding also.
It was generally agreed by Council, however, that the record correctly states Council's action of June 28, 1977.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Draft Regulations - Firearms:
B.C. Police Commission

In response to a request from Council on April 26, 1977, the Deputy Chief Constable was present this day to speak to his report dated June 6, 1977. Deputy Chief Constable Stewart briefly addressed Council on this matter and then answered questions from various Members of Council on the proposed new Firearms Regulations.

MOVED by Ald. Rankin
THAT Council urge the Provincial Police Commission and the Vancouver Police Board to continue to direct the use of the normal .38 calibre ammunition which has been used by the Force and to ensure that this .38 calibre ammunition is used by all officers on the Force.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Bellamy
THAT the report of the Deputy Chief Constable be received and that a decision on this matter be left to the B.C. Police Commission.

- CARRIED

Aldermen Marzari, Puil and Rankin opposed)

DELEGATIONS

Proposed Widening of
Stanley Park Seawall

Council, on June 28, 1977, agreed to hear representation from the Executive of the West End Community Association on the proposed widening of the Stanley Park Seawall.

Mrs. Ilse Morris addressed Council and filed a brief on behalf of the Association. The brief put forward a number of questions on the proposed Stanley Park Seawall widening and requested that a Public Meeting be held, with drawings, sections and photographs of the proposal made available for viewing, and an explanation given by the Park Board, followed by discussion by the citizens.

MOVED by Ald. Kennedy
THAT Council and the Park Board jointly sponsor a Public Information Meeting on the proposed widening of the Stanley Park Seawall with a full explanation of the proposal being given.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Complaint re Secondary Suite:
545 West 60th Avenue.

Council, on June 28, 1977, deferred consideration of the City Manager's report dated June 24, 1977, to permit representations from legal advisors for Dr. N.N. Landman, the owner of 545 West 60th Avenue and Mr. Lyttleton and Mr. Lyons, of 537 West 60th Avenue and 546 West 59th Avenue, respectively.

Mr. J.H. Rosner addressed Council on behalf of Dr. Landman and put forward arguments why his client should be permitted to retain the secondary suite in his dwelling.

Mr. E.J. MacLeod, representing Mr. Lyttleton and Mr. Lyons, addressed Council and filed a brief. In his brief Mr. MacLeod put forward various reasons why Council should deny Dr. Landman permission to retain his secondary suite. The brief urged that Council enforce the By-law by ordering Dr. Landman to cease and desist from the continued rental of his basement premises.

MOVED by Ald. Rankin
THAT the submissions of the delegations be received and no further action be taken at this time.

- CARRIED

(Alderman Kennedy opposed)

The Mayor requested the City Manager to review the Hardship Guidelines for early report to Council.

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The Council recessed at 11.00 a.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in open Council in the Council Chamber at 11.30 a.m. with the same Members present.

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UNFINISHED BUSINESS (Cont'd)

Lighting at the English
Bay Bath House.

Council on June 23, 1977, deferred consideration of the Manager's Report (Works) dated June 17, 1977, for three weeks to permit officials an opportunity to report on the feasibility and comparative costs of installing gates and minor internal lighting at the English Bay bath house steps, or some other means of blocking the area off after 10:00 p.m.

Council Members had received a report from the Vancouver Police Department on the situation at the English Bay bath house, strongly urging approval of recommendation 1 in the Manager's report dated June 17, 1977.

Inspector Westover briefly addressed Council on this matter.

MOVED by Ald. Brown
THAT special street lights be installed at the English Bay bath house to provide for the protection of the public and to minimize the effect of the lights on the view over English Bay and that $15,000 be appropriated from the 1977 Unallocated Supplementary Capital funds for this work:
FURTHER THAT the Superintendent of Parks, in consultation with the Chief Constable, report back in six months' time on the effectiveness of this lighting.

- CARRIED

(Alderman Rankin opposed)

STANDING COMMITTEE REPORT

Report of Standing Committee
on Planning and Development
(June 30, 1977)

Report on the 1977 Neighbourhood Improvement
Program - Selection and Administration
(Clause 2)

Council noted requests from the Hastings-Sunrise Action Council and the Kensington Community Centre Association, to address Council this day on the report of the Standing Committee on Planning and Development dated June 30, 1977, on 1977 Neighbourhood Improvement Program--Selection and Administration. It was agreed to hear these delegations.

Mr. S. Hatch addressed Council on behalf of the Hastings-Sunrise Action Council, putting forth reasons why the Hastings-Sunrise area should be chosen as a 1977 N.I.P area.

Mr. W. T. Strong, President of Kensington Community Centre Association also addressed Council and circulated a brief urging Council to approve the recommendation of the Standing Committee on Planning and Development that the Kensington area be one of the areas selected for the 1977 Neighbourhood Improvement Program.

The Hon. Simma Holt, M.P. was present and responded to questions from Council.

MOVED by Ald. Gibson
THAT recommendation 'A' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson
THAT recommendations "B" to "I" of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT Council designate the Hastings-Sunrise area as a Number One priority area for 1978 for receipt of N.I.P. or similar funds.

- (carried)

MOVED by Ald. Ford (in amendment)
THAT the words "or similar" be deleted from the above motion.

- LOST

(Aldermen Bellamy, Brown, Kennedy, Marzari, Puil and Rankin opposed)

The amendment having lost, the motion by Alderman Puil was put and CARRIED

(Alderman Kennedy and the Mayor opposed)

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The Council recessed at 12:30 p.m. to reconvene in Open Council in the Council Chamber at 2:00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber, at 2:00 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

REPORT REFERENCE

Amendment to Area Development Plan and Program for Phase 2, Area 6, False Creek.

Council on June 28, 1977, deferred consideration of two Manager's reports dated June 8, 1977 and June 21, 1977, in which the Development Consultant - False Creek, and the Director of Planning respectively reported on amendments to the Area Development Plan and Program for Phase 2, Area 6, False Creek, for a report reference from officials.

Also before Council was a memo dated July 5, 1977 from Alderman Harcourt, detailing his position on the proposed amendments to the Area Development Plan and Program.

Council noted a letter, dated July 3, 1977, from Ms. T. Spitzer, Education Committee, Vancouver Council of Women, requesting an opportunity to address Council on this matter.

MOVED by Ald. Bellamy,
THAT the delegation request from the Vancouver Council of Women, be granted.

- CARRIED UNANIMOUSLY

Ms. Spitzer addressed Council and circulated a petition of 2,000 signatures opposing the Caesar's Bridge development in Phase 1, Area 6, False Creek. This petition was submitted to the Development Permit Board meeting on July 11, 1977. Ms. Spitzer indicated that the Vancouver Council of Women opposed the principle of residential development on the waterfront. She also indicated that those members of the Lower Mainland Society for the Physically Handicapped who are resident in False Creek, are also opposed to residential development on the waterfront.

MOVED by Ald. Kennedy
THAT Council reaffirm its policy that no new residential development be permitted on publicly controlled waterfront.

- (NOTICE WAS CALLED)

Mr. D. Sutcliffe, Development Consultant, False Creek, reviewed the proposed amendments to the Area Development Plan and Program for Phase 2.

Mr. D. Hickley, Planning Department, Mr. R. Boyes, Deputy City Engineer, and Mr. M. Egan, Director of Social Planning, reviewed the various aspects of the amendments and program as they affect their various departments.

MOVED by Ald. Rankin
THAT the proposed extension of the easterly residential enclave in Phase 2, Area 6, False Creek, over the water, with public waterfront walkway routed through an archway, not be approved, and it be the policy of Council that there be no housing over the seawall.

- CARRIED UNANIMOUSLY

Cont'd....

REPORT REFERENCE (Cont'd)

False Creek - Phase 2 - Area 6 (Cont'd)

MOVED by Ald. Rankin
THAT Council go on record as strongly preferring a multi-purpose use for the commercial area in Phase 2, Area 6, False Creek, but if, after further consideration and investigation, the Development Consultant recommends at variance with this policy, a report be made to Council, and no commitment be made in the meantime.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT Council, through the City Manager, seek independent economic advice before Council approval is given to construction contracts, Public Housing Corporation programs or debenture agreements of the Public Housing Corporation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT the Planning and Development Committee discuss with the Park Board and the Development Consultant, the centralization of community recreation facilities in Phase 2, Area 6, False Creek, and the Development Consultant report to the Committee on a suitable location for this facility, the report to include details on the capital and operating costs of the facility.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT the Director of Finance and the Development Consultant report on the financial implications of reducing the density of development in Phase 2, Area 6, False Creek, to provide more public open space.

- CARRIED

(Ald. Bellamy, Gerard, Rankin and the Mayor opposed)

Prior to the foregoing motions being put to the vote Alderman Puil submitted the following motion:

MOVED by Ald. Puil
THAT all of the foregoing motions be deferred pending an economic report on the feasibility of reducing the number of units in Phase 2, Area 6. False Creek.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Ford,
THAT the Director of Planning be requested to prepare in co-operation with the False Creek Development Consultant an amendment to the Area Development Plan for Phase 2, Area 6, False Creek, incorporating the refinements referred to in this report, and specifically the changes summarized in Section 'e' of the Manager's report dated June 8, 1977, and in accordance with decisions made by Council this day, for consideration by Council at a Public Hearing on a regular Council meeting day.

- CARRIED UNANIMOUSLY

Cont'd.....

REPORT REFERENCE (Cont'd)

False Creek - Phase 2 - Area 6 (Cont'd)

MOVED by Ald. Ford
THAT recommendations 2, 3, 4 and 8 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be deferred, pending consideration by Council of the economic report requested this day.

- LOST

(Aldermen Bellamy, Gerard, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT recommendations 2, 3, 4 and 8 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be approved.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Kennedy
THAT recommendation 7 of the Development Consultant, contained in the City Manager's report dated June 8, 1977, be approved.

- CARRIED UNANIMOUSLY

During discussion of the above matter, Alderman Gibson left the meeting.

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The Council recessed at 4.30 p.m. to reconvene at 4.40 p.m. with the same Members present, with the exception of Aldermen Gibson and Kennedy.

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1140 West Pender Street -
D.P.A. #69229 - Park Plaza

When considering the City Manager's report dated April 1, 1977, and having heard representations from Mr. D.J. Mullan for the applicant, City Council deferred the following motion of Alderman Puil pending a report on the condition of the building at 1140 West Pender Street relative to public hazard:

"THAT the Development Permit Application to demolish Park Plaza, 1140 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot."

Submitted for information was a Manager's report dated July 5, 1977, in which the Director of Permits and Licenses reported on the result of an inspection of this building by the City Building Inspector on July 5, 1977.

Council was advised that Mr. R.S. Welles, representing the owners, wished to address Council on this matter.

MOVED by Ald. Gerard
THAT the delegation request of Mr. R.S. Welles, be granted.

- CARRIED UNANIMOUSLY

Cont'd....

UNFINISHED BUSINESS (Cont'd)

1140 West Pender Street -
D.P.A. #69229 - Park Plaza (Cont'd)

Mr. Welles addressed Council in support of the request of the owners to demolish the Park Plaza. He indicated that originally it had been the intention to jointly develop the site of the Park Plaza and the adjoining site at 1130 West Pender. However, this plan did not come to fruition.

MOVED by Ald. Puil
THAT the Development Permit Application to demolish Park Plaza, 1140 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not be used as a parking lot.

- LOST

(Aldermen Brown, Ford, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, contained in his report dated April 1, 1977, be approved.

- CARRIED

(Aldermen Bellamy and Puil opposed)

MOVED by Ald. Marzari
THAT the City Manager's report dated July 5, 1977, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Stanley Park Entrance - Coal Harbour

The Chairman of the Park Board, in a letter dated June 29, 1977, advised Council that the Park Board, at its meeting on June 27, 1977 resolved:

"THAT a meeting be arranged with City Council when consultant Dick Mann's concept plan for the entrance to Stanley Park could formally be presented and consideration given to removal of North Shore commuter traffic by means of a tunnel or open cut roadway as above mentioned."

MOVED by Ald. Brown
THAT the letter from the Park Board dated June 29, 1977 be referred to the Vancouver City Planning Commission for consideration and subsequent report to Council.

- CARRIED UNANIMOUSLY

Bill 65 and Vancouver Resources Board

Council noted a letter from the Minister of Human Resources dated July 5, 1977, acknowledging Council's letter to him regarding Bill 65 and the proposed dissolution of the Vancouver Resources Board.

MOVED by Ald. Bellamy
THAT the letter from the Minister of Human Resources, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Moratorium on Drinking
Establishments in the City

In a memo dated July 7, 1977, the Mayor recommended that the City advise the General Manager of the Liquor Branch that the City requests a general moratorium on the issuance of all further cabaret licenses in Vancouver for the period of at least one year with the situation then being reviewed.

Council also noted a letter from the President of Savoy Enterprises Ltd., requesting an opportunity to speak to the above recommendation of the Mayor.

MOVED by Ald. Brown
THAT this whole matter be referred to the Standing Committee on Community Services and the President of Savoy Enterprises Ltd., be invited to make representation to the Committee when this matter is being considered.

- CARRIED UNANIMOUSLY

Suggested Civic Dinner for
Visiting Commonwealth Parliamentarians.

In a memo dated July 11, 1977, the Executive Assistant to the Mayor advised that the Speaker's Office in the B.C. Legislatur had requested the City to offer suitable hospitality for visiting Commonwealth Parliamentarians. The suggestion was made that the City might appropriately host a "Farewell Dinner" on September 14, 1977.

MOVED by Ald. Bellamy
THAT the City host a "Farewell Dinner" on the evening of September 14, 1977 for the visiting Commonwealth Parliamentarians at an estimated cost of $1,500.

- LOST

(Aldermen Brown, Gerard, Marzari, Puil and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 8, 1977.

Works & Utility Matters
(July 8, 1977)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Closure of 6th Avenue between Trimble and Discovery Streets.
Cl. 2. Closure of Portion of Northside of Broadway, West of Brunswick Street.
Cl. 3. Tender No. 35-77-3 - Bulldozers.
Cl. 4. Tender No. 39-77-2 - Fire Apparatus.
Cl. 5. Tender Awards.
Cl. 6. Tender No. 773 - Street Pavement & Curb.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(July 8, 1977)

Closure of 6th Avenue between Trimble and Discovery Streets.
(Clause 1)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, contained in this clause be approved, subject to the School Board maintaining continual access through this portion of 6th Avenue, for local residents.

- CARRIED UNANIMOUSLY

Clauses 2 - 6 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 6, be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(July 8, 1977)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Jericho Beach Property
Cl. 2. Campers Parked in Kitsilano Point Area.

Jericho Beach Property
(Clause 1)

MOVED by Ald.Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Campers Parked in Kitsilano Point Area
(Clause 2)

MOVED by Ald. Puil
THAT the City of Vancouver negotiate with the Greater Vancouver Regional District for the provision of a recreational campsite to accommodate tourists in the Lower Mainland.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 8, 1977)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Moratorium on Strata Title Conversions.
Cl. 2. 5335 Commercial Drive.
Cl. 3. Heritage Building Alterations - C.P.R. Station.
Cl. 4. Rezoning Application: West Side of Dumfries St. between Kingsway and East 22nd Avenue.
Cl. 5. 7021 Prescott Street- D.P.A. No. 78016.
Cl. 6. Cedar Cottage N.I.P. Appropriation: Brewers Park: Stage III.
Cl. 7. Husky Oil Operations Ltd. Self-Serve Gas Station at 3301 West 16th Avenue.

Moratorium on Strata Title Conversions
(Clause 1)

MOVED by Ald. Rankin
THAT the ban on Strata Title conversions be made a continuing policy of Council, except in those cases where fewer than 10% of the polled tenants object to the conversion, then the moratorium shall not apply.

- CARRIED UNANIMOUSLY

Clauses 2 - 6 inclusive

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in clauses, 3, 4, 5 and 6 be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Husky Oil Operations Ltd.,
Self-Serve Gas Station at
3301 West 16th Avenue.
(Clause 7)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Rankin opposed)

Licenses & Claims Matters
(July 8, 1977)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Driving Instruction Cab.
Cl. 2. Claim No. 17561 - Small & Boyes.

Clauses 1 and 2.

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(July 8, 1977)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Street Closure in Gastown to Accommodate Bicycle Races.
Cl. 2. Closure of Exhibition Park Before, During and After the Pacific National Exhibition, 1977
Cl. 3. Sidewalk Cafes.

Street Closure in Gastown to Accommodate Bicycle Races
(Clause 1)

When considering this clause Council noted a letter dated July 11, 1977, from the Gastown Historic Area Coordinating Committee requesting permission to serve alcoholic beverages in conjunction with the service of food, during the street closure on August 1, 1977, for the bicycle races.

MOVED by Ald. Ford
THAT permission be given to the Gastown Historic Area Coordinating Committee to close those sections of Gastown detailed in the Manager's report dated July 8, 1977 from 10.a.m. to 10.p.m. on Monday, August 1, 1977, subject to the following conditions:

1. The Gastown Historic Area Coordinating Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named Insured.

2. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

3. The cost of temporary traffic controls be borne by the applicant.

4. Any food concessions be approved by the City Health Department.

FURTHER THAT Council indicate to the Liquor Administration Branch that it has no objection to the issuance of a liquor permit to the Gastown Historic Area Coordinating Committee on Monday, August 1, 1977, subject to the following conditions:

a. Approval by the Chief Constable.

b. The applicant obtaining all necessary permits, including a special event liquor permit from the Liquor Control and Licensing Branch.

c. Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(July 8, 1977) (Cont'd)

Closure of Exhibition Park Before, During and After the P.N.E. 1977.
(Clause 2)

MOVED by Ald. Puil
THAT the recommendation of the City Engineer contained in this clause be approved:

FURTHER THAT Council grant permission to the P.N.E. to close Exhibition Park in future years from seven days prior to the Pacific National Exhibition to four days following it.

- CARRIED UNANIMOUSLY

Sidewalk Cafes
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 8, 1977)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Analysis of 1977 Property Tax Roll for Single-Family Residences.
Cl. 2. Downtown Parking Corporation Operation of City-Owned Parking Lots.
Cl. 3. Grant in Lieu of Taxes - St. Sava Serbian Eastern Orthodox Church.

Clauses 1 and 2.

MOVED by Ald. Brown
THAT clauses 1 and 2 of this report be received for information.

- CARRIED UNANIMOUSLY

Grant in Lieu of Taxes - St.Sava Serbian Eastern Orthodox Church
(Clause 3)

The Mayor requested and received permission to be excused from voting on this issue, due to conflict of interest.

MOVED by Ald. Puil
THAT the recommendation of the City Manager contained in this clause, be approved.

- CARRIED

(Alderman Gerard opposed)

The Mayor requested the City Manager to report to Council on eligibility requirements for churches with respect to tax exemption, or grants in lieu thereof.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 8, 1977)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Sale of Property - S/S 800 Block East Hastings St. N/W Corner 22nd Avenue and Beatrice Street.
Sale of House & Land - 3417 Porter Street.
Cl. 2. Sale of City Land - 800 Block Richards, N/W Corner of Smithe and Richards Streets.
Cl. 3. Consent to Assign Lease - 889 Seymour Street.
Cl. 4. Assignment of Lease - 1830 West 5th Avenue (McLaren Electric Building)
Cl. 5. Lease of Portion of Cambie Street.
Cl. 6. Chatham Steel Ltd., Lease - Rental Review

Clauses 1 - 6 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Rezoning Application:
East Side of Arbutus Street
from West 13th to West 14th Aves.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved, and, therefore, the whole matter be referred direct to a Public Hearing.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services
(June 23, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Emergency Services Committee.
Cl. 2. Inspectors for Enforcement of Lodging House By-law.
Cl. 3. Street Improvements in the Downtown Eastside.
Cl. 4. Name of Hostel at 124 Dunlevy Avenue.

Clauses 1, 3 & 4.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(June 23, 1977) (Cont'd)

Inspectors for Enforcement of
Lodging House By-law
(Clause 2)

MOVED by Ald. Rankin
THAT recommendation 'A' of the Committee be deferred to the next meeting of Council to permit the City Manager an opportunity to investigate and report back on the workload of all Health Inspectors:

FURTHER THAT recommendation 'B' of the Committee be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services
(June 30, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Fire By-law Enforcement in the Core Area - Castle Hotel, 750 Granville Street and Hotel Vancouver, 900 West Georgia Street.
Cl. 2. Future of the Wicklow Hotel, 1516 Powell Street.
Cl. 3. Insurance on Contents of City-Owned Frame Rooming Houses.
Cl. 4. Further Allocation of POSER Funds for Childrens Place.

Clauses 1 - 4 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development.
(June 30, 1977)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Kitsilano Design Guidelines.
Cl. 2. Report on the 1977 N.I.P. Selection & Administration.
Cl. 3. Grandview-Woodland N.I.P.: Concept Plan and Implementation Stage Administration.
Cl. 4. By-Laws Review Program - Stage 1 Housekeeping Amendments.

Cont'd...

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning & Development
(June 30, 1977) (Cont'd)

Clauses 1, 3 and 4.

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Report on 1977 N.I.P.
Selection and Administration
(Clause 2)

For Council action on this clause see page 4.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes
(Portion of Amended Lot 4,
Block 58, D.L. 302, Plan 516)

MOVED by Ald. Rankin
SECONDED by Ald. Puil
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands;

1. The West 20 feet of the north 22.25 feet of Amended Lot 4 (see 334085-L) Block 58, District Lot 302, Plan 516. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated June 3, 1977 and marginally numbered LF 8314, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Local Improvement Relief

MOVED by Ald. Gerard,
SECONDED by Ald. Puil

THAT WHEREAS Council on February 22, 1977, did not approve the recommendation of the City Manager 'that the properties on the projects by Petition, Items 17 & 18 of Schedule 436, being the 500 and 800 Blocks East 11th Avenue, (Court of Revision, May 13, 1976) be given the equivalent relief under Section 67 of the By-law. (This paving having been installed in September 1976);

AND WHEREAS the Mount Pleasant N.I.P. Committee had recommended that these blocks be given the same local improvement relief as other projects within the area (between 20% and 25%) and had included these blocks within the N.I.P. Local Improvement allocation of $475,000;

AND WHEREAS by not granting this relief to the residents of the 500 and 800 Blocks East 11th Avenue, an anomaly is created within the area;

THEREFORE BE IT RESOLVED THAT the properties on the projects by Petition, Items 17 & 18 of Schedule 436, Court of Revision, May 13, 1976, be given the equivalent relief as other local improvement projects in the Mount Pleasant N.I.P. area under Section 67 of the Local Improvement Procedure By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Ford - Problems with Sidewalk Outside Marathon Cafe, 3100 Block West Broadway	requested that the City Engineer investigate and report back on problems pedestrians have negotiating the narrow sidewalk outside the Marathon Cafe. The Mayor so directed.
Alderman Rankin - Newspaper Coin Boxes on City Streets	advised that he had received a query as to why only the daily newspapers are permitted to locate coin boxes on City Streets. The City Manager replied that in order to prevent proliferation of newspaper coin boxes, the City Engineer will only permit these boxes to be used by dail newspapers. Reference was then made to the fact that although the papers only cost twenty cents, and these coin boxes have a slot for quarters no provision is made to provide the customer with change. The Mayor indicated he would write to the newspapers concerned on this matter.

Cont'd...

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Rankin -
Use of the Orpheum or Queen Elizabeth Theatre for a Demonstration against the Abolition of the Vancouver Resource Board

advised that a number of organizations and individuals intend staging a protest march and rally on Saturday, July 23 1977 with respect to the proposed abolition of the Vancouver Resource Board.

MOVED by Ald. Rankin
THAT Council approve a grant in lieu of rental of either the Orpheum or Queen Elizabeth Theatre on Saturday, July 23, 1977, from 11:00 a.m. to 4:00 p.m. to Mr. Fenwick, Chairman of the Vancouver Resource Board.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

(Aldermen Bellamy, Gerard, Puil and the Mayor opposed)

MOVED by Ald. Marzari
THAT Council sponsor a public meeting within the next few weeks on the proposed abolition of the Vancouver Resource Board.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed.)

- - - - - -

The Council adjourned at 5:50 p.m.

- - - - - -

The foregoing are Minutes of the Regular Council Meeting of July 12, 1977, adopted on July 26, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

July 5, 1977

TO: Vancouver City Council

SUBJECT: 1130 West Pender Street - Development Permit Application #69229 - Park Plaza

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"City Council at its June 14, 1977, meeting, passed the following motions:

'MOVED

THAT the Development Permit Application to demolish Park Plaza, 1130 West Pender Street, be granted on condition that the site be made presentable to the satisfaction of the Director of Planning and not to be used as a parking lot.

- (deferred)

MOVED

THAT the foregoing motion by Alderman Puil be deferred to one month until a report is received by Council on the condition of the building relative to public hazard.

- Carried'

An inspection by the City Building Inspector on July 5, 1977, indicated that the building is reasonably boarded up and since the building is not being used, that it does not represent a hazard to the public at this time. It was noted that recent break-ins and vandalism had taken place indicating that close supervision of the building is required. The building shows signs of deterioration and would need extensive renovation and alteration to even satisfy the minimum safety requirements."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 488

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of 6th Avenue between Trimble Street and Discovery Street Adjacent to Lot 5 (Explanatory Plan 5840), Block 140, D.L. 540, Plan 4833

The City Engineer reports as follows:

"An application has been received from the Board of School Trustees to pave 6th Avenue from Trimble Street easterly and use the area for parking for both the adjacent Queen Mary School and Day Care Centre as well as providing a sidewalk and crosswalk to safeguard children.

At present only the westerly portion of 6th Avenue is open and serves as access to the school, day care centre and the adjacent park.

I RECOMMEND that all that portion of 6th Avenue shown hatched on the attached sketch be closed, stopped up and leased to the School Board subject to the following conditions:

(a) The lease to be for 20 years at a nil rental and subject to review every 5 years.

(b) Any construction or change of grade on the portion of road so closed to first be approved by the City Engineer.

(c) The closed road to be returned to the street system if required by the City Engineer

(d) A right-of-way for utilities to be retained over the entire street so closed.

(e) All costs to effect the closure and proposed development to be borne by the School Board.

(f) All costs to relocate utilities including street lighting, if required now or in the future to be borne by the School Board.

(g) Any agreement to be satisfactory to the City Engineer and Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion Northside of Broadway West of Brunswick Street - Adjacent to Lot 9, Except the South 10 Feet Now Road, Block 54, D.L. 200A, Plan 197

The City Engineer reports as follows:

"An application has been received to purchase the south 10 feet of Lot 9, Block 54, District Lot 200A, Plan 197, which is presently established as road. The applicant wishes to consolidate this strip with his abutting land. The required widening of Broadway was taken from the south side at this point. Therefore, the south 10 feet of Lot 9 is no longer required for highway purposes.

There is a building line over the south 10 feet of Lot 9. The Director of Planning has been requested to delete this building line as it is no longer required.

I RECOMMEND that the south 10 feet of Lot 9, Block 54, District Lot 200A, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

...../2

Clause #2 continued:

(a) The value of the portion of road to be closed to be $10,000 in accordance with the recommendation of the Supervisor of Properties.

(b) The closed portion of road to be consolidated with the balance of Lot 9.

(c) The sale to be subject to the deletion of the building line affecting this portion of the north side of Broadway."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * * * * *

3. Tender No. 35-77-3 - Bulldozers

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on May 16, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Equipment Plant Replacement Account.

This tender called for prices for two units and the award has been split between two suppliers. One unit was referred to the City Manager for award. The second unit is being reported to Council because the value of the contract is in excess of $100,000.

Seven bids were received from five bidders. Bid Nos. 1 to 4 do not meet specifications.

We recommend acceptance of the lowest bid to meet specifications (Bid No.5) from Finning Tractor & Equipment Ltd. for one Caterpillar Model D7G Bulldozer complete with a service contract offered in the tender. The purchase cost is $71,232.00 ($95,232.00 less $24,000.00 trade-in plus 7% P.S.T.) and the service contract is at the rate of $8.60 per operating hour."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

4. Tender No. 39-77-2 - Fire Apparatus

The City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on May 16, 1977 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Tender numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase have been approved in the 1977 Supplementary Capital Budget.

This tender called for two items:

Item 1 - 1050 IGPM Triple Combination Pumper Truck.

Item 2 - Combination 100-foot Aerial Ladder and 625 IGPM Pumper Truck.

...../13

Clause #4 continued:

Funds have been provided for the purchase of one unit in Item 1 and two units in Item 2.

Because of the number of bids received and price concessions offered if all three units are purchased from one bidder, Item 2 was considered first.

Item 2 - Combination 100-foot Aerial Ladder and 625 IGPM Pumper Truck

Bids were received from three suppliers. Prices were called for both single axle and tandem axle chassis to allow us to compare prices versus advantages of one over the other.

The low bid, Bid No. 1, from Silver Line Fire Equipment ($152,227.00 each) is not acceptable because:

1. The body offered cannot accommodate a 3-section 50-foot ground ladder as specified.

2. An air throttle control is not offered at the pump operator's control console as specified.

3. Access to the two storage areas for the 500 feet of 2-1/2 inch hose are from the side of the truck instead of the rear of truck as specified.

4. The rung spacing on the 100-foot aerial ladder is 12-7/16 inches on center line instead of 14 inches as specified.

5. The ladder rungs are not circular in cross-section as specified.

6. The controls for the four stabilizer legs are not located on top of the truck to give operator full view of the four stabilizers as specified.

Bid No. 2, from Howard Distributors Ltd., offered both tandem axle chassis and single axle chassis. As the tandem axle chassis does not provide any operating advantage except for an improved weight distribution, we will be recommending purchase of the single axle chassis at a cost savings of almost $6,000 per unit.

We recommend acceptance of the low bid to meet specifications, Bid No. 2, from Howard Distributors Ltd., for two combination 100-foot Aerial Ladder and 625 IGPM pumper trucks at a total cost of $321,426.00 ($160,713.00 each) plus 7% P.S.T.

Item 1 - 1050 IGPM Triple Combination Pumper Fire Truck

Six different suppliers presented a total of 13 different bids using alternative makes of chassis. Also, some of the bidders offered price reductions if they received an order for all three units. Howard Distributors Ltd., the recommended bidder in Item 2, offered a reduction of $12,000.00 if the three units were ordered. This price reduction alters the Howard Distributors' bid in Item 1 from Bid No. 6 @ $84,124.00 to Bid No. 1 @ $72,124.00. The full $12,000.00 price reduction has been credited to Item 1 as Item 2 was decided on specification requirements and the reduction in bid price is only applicable if all three units are purchased from Howard Distributors Ltd. The bid offered by Howard Distributors Ltd. meets specifications and is acceptable.

We recommend acceptance of the low bid from Howard Distributors Ltd. for one only 1050 IGPM Triple Combination Pumper Fire Truck at a total cost of $72,124.00 ($84,124.00 less $12,000.00 volume discount) plus 7% P.S.T."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

MANAGER'S REPORT, JULY 8, 1977 . . . . . (WORKS: A1-4)

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Auctioneering Services for a 2 Year Period
Fire Hose
Street Lighting & Traffic Signal Steel Poles
Supply of Elec. Wire, Cable & Conduit
Supply & Delivery of Sewers & Waterworks Grey Iron Castings
Pickup Trucks
Chocolates
Circular Bracing
Trucks

Copies of the details of these tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

6. Tender 773 - Street Pavement & Curb

The City Engineer reports as follows:

"Tenders for the above were opened on July 5th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid, unit prices for major items of work included in these tenders, and a "Streets Contracts Cost Index" graph is available to Council members in the office of the City Clerk.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction. Also certain of the street paving projects within this contract are Local Improvement projects being advanced to a Court of Revision on July 26, 1977, and so quantities may vary as a result of this Court.

The City Engineer recommends that, subject to the proceedings of the Court of Revision and subsequent approval of Council:

(a) a contract be awarded to the low tenderer as follows:

Contract 773 - Street Pavement and Curbs

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

for the amount bid, namely, $1,481,575.90

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 490 & 491

HARBOURS & PARKS MATTERS

RECOMMENDATION

1. Jericho Beach Property

The Director of Legal Services reports as follows:

> "Under the provisions of the agreement between the Government of Canada and the City, the Government transferred to the City Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, for public road purposes. On August 26, 1975, Council agreed to quit claim its interest in Lots 5 and 6 in consideration for the Government delivering to the City letters patent to the said lots for public park and recreation purposes.
>
> We have now received a letter dated 21 June, 1977, from the Director General, Properties and Utilities, National Defence Headquarters, Ottawa which reads, in part, as follows:-
>
>> "This department is prepared to co-operate in this proposal which will involve promoting a submission to the Governor in Council for the necessary executive authority and arranging for completion of the new grant of Letters Patent. However, in view of the anticipated additional administration involved in processing and documenting this change, it is considered that the Crown's out of pocket expenses should be borne by the grantee. These are estimated to be $1,000.00."
>
> IT IS RECOMMENDED that Council approve the expenditure of not more than $1,000.00 for the out-of-pocket expenses of the Government of Canada in processing and documenting the change in the purposes of Lot 5, District Lots 448 and 538 and Lot 6, District Lot 538, Plan 13977, Vancouver, B.C. from "public road purposes" to "public park and recreational purposes" - chargeable to Sundry Legal and Technical Costs Account Number 7090-953."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

CONSIDERATION

2. Campers Parked in Kitsilano Point Area

The following report has been received from the Medical Health Officer

> "A petition from the residents in the Kitsilano Point area was forwarded to this Department by the Engineering Department for consideration and possible action.
>
> The City of Vancouver is lacking tourist accommodation for recreational vehicles, and to our knowledge there is only limited accommodation for recreational vehicles in West Vancouver and Surrey municipalities. Our investigation indicates that many cities now have provided public areas to accommodate recreational vehicles.

Cont'd . . .

Clause #2 continued:

The Health Department has been receiving an increasing number of complaints in recent years regarding the overnight use of beach front property by tourists who arrive here in vehicles and find no alternative accommodation available to them. Our inspections have found that the complaints contained in the petition are valid.

Enforcement action regarding the use of these public areas is almost impossible since a great number of vehicles are involved.

The Superintendent of Parks advises that there are no locations in Vancouver parks or beaches that are suitable for this purpose.

The Medical Health Officer offers the following suggestion for Council's consideration:

> The City of Vancouver negotiate with the Greater Vancouver Regional District for the provision of a recreational campsite to acommodate tourists in the Lower Mainland. It is felt that the location of such accommodation need not be within the City boundaries."

The City Manager submits the foregoing report of the Medical Health Officer for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 491

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Moratorium on Strata Title Conversions

The Director of Planning reports as follows:

'On June 26, 1973, City Council resolved:-

'That a moratorium of one year be placed on approval of Strata plans for apartment conversions.'

This moratorium has been extended annually with two amendments:

On February 19, 1974, City Council added the one exception - 'That where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.'

On June 15, 1976, City Council altered the one exception to read - 'except in those cases where fewer than 10% of polled tenants object to the conversion, then the moratorium shall not apply.'

The Director of Planning is responsible for reporting all conversion applications to City Council and his experience indicates that the present wording of the moratorium does ensure that an applicant cannot seek a conversion without his tenants' knowledge or over their objections.'

RECOMMENDATION: The Director of Planning recommends the following:

That the moratorium on Strata Title conversions be extended for a further year beyond the expiry date of June 26, 1977 to June 26, 1978, except in those cases where fewer than 10% of polled tenants object to the conversion, then the moratorium shall not apply."

In view of the satisfactory experience with present policies, the City Manager RECOMMENDS that the ban on conversions be made permanent except in those cases where fewer than 10% of polled tenants object to the conversion.

INFORMATION:

2. 5335 Commercial Drive

Mr. A. Biczak of 1784 East 37th Avenue has complained about the withholding of enforcement action in respect of a dwelling unit in the basement of the above building.

The Director of Permits and Licenses reports as follows:

"Originally our Inspection Services reported that the basement at 5335 Commercial Drive contained a separate dwelling unit which was occupied. The report showed that while the accommodation did not comply in all respects with the By-laws, that it was still a fair quality unit.

Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling but re-inspection found that nothing had been done. Routine enforcement action was commenced but a recheck found that the property had been sold.

A notice was sent to the new owner requesting that the use of the building be restored to a one family dwelling but a re-check found that the property had been sold for a second time.

Cont'd . . .

Clause 2 Cont'd

Before notification was sent to the latest owner, the tenant occupying the basement dwelling unit made an application for consideration under the Hardship Policy. On April 28, 1977, the Hardship Committee considered this application and recommended that it be approved. The Committee noted that the tenant was a single parent supporting three children and receiving a total income of $643 per month. This income is below the minimum standard in the guidelines adopted by Council on May 10, 1977.

On June 16, 1977, reinspection found that the basement dwelling unit was occupied by the same tenant approved by the Hardship Committee. The report further stated that building alterations without permit were being made to the main floor and that the attic is now occupied as a separate housekeeping unit. Notification will be sent to the registered owner with respect to the By-law violations on the main and attic floors."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION:

3. Heritage Building Alterations--C.P.R. Station

The Director of Planning reports as follows:

"On December 17, 1974, Council designated the C.P.R. Station as a Heritage Building. Under the provisions of the Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacing the doors on the south and west façades, and painting and repairs of portions of the north façade.

On May 30, 1977, the Heritage Advisory Committee discussed the Application and recommended approval.

The Development Permit Application has been seen and cleared by the regular City departments and is now ready for issuance subject to Council's approval.

The Director of Planning recommends approval of the proposed alterations to the C.P.R. Station."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Rezoning Application:
West Side of Dumfries Street Between
Kingsway and East 22nd Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. D.A. Copp, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the west side of Dumfries Street between Kingsway and East 22nd Avenue, Lots 8, 9, and 10 of Lot 6, Blocks 2 and 4, D.L. 352, Plan 2441, be rezoned from (RS-1A) One-Family Dwelling District to (C-2) Commercial District for the purpose of:

'Developing a three storey building - bank and stores on the main floor with residential on the 2nd and 3rd floors.'

Plans submitted along with the application and discussions with the applicant indicate a proposed development incorporating the site, the closed lane to the south and Lots 3 to 7 inclusive immediately to the south fronting onto Kingsway."

Cont'd . . .

Clause 4 Cont'd

Site Description

The irregularly-shaped site is located on the west side of Dumfries Street between Kingsway and East 22nd Avenue and is bounded on the north, west and south by City lanes. The site has a frontage along Dumfries Street of 139 feet and measures 33 feet along the lane to the west and 180 feet along the lane to the south, producing a total site area of 12,729 square feet (See Appendix A).

The site is zoned (RS-1A) One-Family Dwelling District (enacted March 15, 1977) and is presently vacant although remnants of former foundations and a variety of bush and trees exist on the site. At present the site is approximately 10 feet above the elevation of Dumfries Street and retaining walls, approximately 5 feet in height and in need of repairs, support the change in elevation along Dumfries Street and a portion of the lane to the north.

The lane to the south, while not officially closed, has not been developed by the City.

The lands immediately to the south of the site across the undeveloped City lane are zoned (C-2) Commercial District and are vacant. The applicant intends to consolidate Lots 3-7 fronting onto Kingsway with a portion of the City lane and the lands for which rezoning has been requested. Submitted along with the application was a letter and sketch plan from the Deputy Engineer dated January 27, 1977 indicating favourable recommendation of the proposed lane closure and subsequent consolidation subject to dedication of a westerly portion of the site adjoining the lane. (See Appendices B and C).

The lands to the west and southwest of the site and fronting onto Kingsway are zoned (C-2) Commercial District and are developed as follows:

Lot 2 (immediately adjacent to the proposed consolidated site) : Vacant
Lot 1: Older 2 storey building with office use on a portion of the main floor and residential use in the remainder
Lots B, E and D : Painting contractors (J. Boshard & Sons Ltd.)

The lands to the east of the site across Dumfries Street are also zoned (C-2) Commercial District and developed with Leisure World - a recreational vehicles/ equipment venture. The commercial zoning on this land (originally a supermarket development) extends well back from Kingsway to a church located on land zoned as (RS-1A) One-Family Dwelling District at the southeast corner of Dumfries Street and 22nd Avenue.

The lands to the north of the site across the City lane are zoned (RS-1A) One-Family Dwelling District and generally developed with one-storey plus basement one-family dwellings. Three lots to the northwest of the site which are also zoned (RS-1) One-Family Dwelling District are developed with one-family dwellings, the rear of these lots being used (apparently since the early 1940's) for the parking of heavy vehicular equipment in conjunction with J. Boshard and Sons Ltd, Painting Contractors located on properties to the south.

Background:

A similar application to rezone this site from (RS-1) One-Family Dwelling District to (C-2) Commercial District was received in 1969. The proposed development at that time was a drive-in restaurant (McDonald's) to include an indoor eating area and parking. In January 1970, on the recommendation of the Director of Planning, Council refused the application. The proposed development did not conform to uses permitted by Council's policy on (C-2) sites adjoining residential property and this spot rezoning would limit any possible growth in terms of an envisioned district commercial centre. In recommending to Council that the application be refused, the Technical Planning Board did state that these lands could be rezoned to (C-2) Commercial District provided that a suitable form of development were proposed, and the following conditions were first met by the owner.

1. That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of City Council after a report thereon from the City Engineer.

Cont'd . . .

Clause 4 Cont'd

2. That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Proposed Development

The applicant submitted a set of drawings with the application which were stamped "Received City Planning Department, February 9, 1977". The plans indicate a 3-storey office/apartment building with a bank and offices on the first floor and residential units on the 2nd and 3rd floors. Underground parking is to be provided at the basement level.

Analysis

The Planning Department feels that the rezoning and proposed development are appropriate for the expansion of the existing district commercial centre. The present (C-2) Commercial District zoning extends a considerable distance down the eastside of Dumphries and Kingsway and the proposed rezoning would allow comparable commercial development to the same depth on both sides of this section of Dumphries. Lots 8, 9 and 10 are sufficiently isolated from the residential development along East 22nd Avenue that development on this site will not significantly affect these homes. In assessing the proposed rezoning, the feasibility of extending the limits of the district commercial centre northward to East 22nd Avenue was examined. It was concluded that this action was not desirable at the present time, but future expansion may be appropriate depending upon the success of this commercial area and other such areas along Kingsway.

As previously mentioned, the City Engineer will require the dedication of a westerly portion of the site adjoining the lane to provide sufficient servicing of Lots 1 and 2 which front onto Kingsway.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application be approved subject to the following conditions:

A. That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service lots 1 and 2 that front on Kingsway to the approval of City Council after a report thereon from the City Engineer.

B. That Lots 3 to 10 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing then any approval granted at the Public Hearing shall expire."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be received and the whole matter referred direct to a Public Hearing.

5. 7021 Prescott Street,
Development Permit Application #78016

The Director of Planning reports as follows:

"A Development Permit Application #78016 has been filed by Mr. James Rollins to construct a 17'0" x 50'0" stable, ancillary to the existing one-family dwelling on this site. Mr. J. Rollins also requests permission to keep four (4) horses on this site, located in the RA-1 District Zone.

Cont'd . . .

Clause 5 Cont'd

Section 10(16)(C) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application #78016 on July 4, 1977, permitting the construction of the stable, subject to the approval of City Council for the keeping of four (4) horses on this site.

It is recommended that City Council approve the keeping and boarding of a maximum of four (4) horses on the site."

The City Manager RECOMMENDS that the recommendation of the Director Planning be approved.

6. Cedar Cottage N.I.P. Appropriation: Brewers Park: Stage III

The Director of Planning reports as follows:

"The top priority of the Cedar Cottage Neighbourhood Improvement Program is to improve the parks facilities in the area. To this end, improvements to Brewers Park have been carried out under Stage I and Stage II for a cost of $162,500.00.

In order to implement the full plans, a third stage of development is required. Cost of the final improvements, is estimated at $13,000.00, and includes provision for trees, stairs, benches, and other general upgrading to the park. Specific details of Stage III improvements and cost estimates are attached to this report as Appendix I. The N.I.P. Committee has recommended that Council approve the allocation of funds from the Cedar Cottage N.I.P. accounts for Stage III. C.M.H.C. also has concurred with this proposal.

Costs of the project would be shared as follows:

C.M.H.C.	-	$6,500.00
Province	-	3,250.00
City	-	3,250.00

The Director of Planning RECOMMENDS

"THAT Council approve the appropriation of $13,000.00 from the Land-Social Housing Account (894/9020) to the Brewers Park Stage III Account (824/2006) so that the planned final improvements can be implemented."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

7. Husky Oil Operations Ltd.: Self-Serve Gas Station at 3301 West 16th Avenue

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. F. W. Herr, Development Supervisor of Husky Oil, (see Appendix I) requesting that their proposed new gasoline service station at 3301 West 16th Avenue (at Blenheim Street) be permitted to operate as a self-serve gasoline station.

Development Permit Number 77553 was approved by the Director of Planning on June 20, 1977 'thereby permitting the construction of a 48'0" x 32'0" gasoline service station with a convenience store (retail) within' subject to various

Cont'd . . .

Clause 7 Cont'd

conditions which included: "prior to the issuance of the Development Permit a report is to be first submitted to and approved by City Council regarding this self-serve gasoline service station being added to Schedule B of the License By-law."

The drawings approved with the application indicate two pump islands (four gasoline pumps) under a canopy fronting onto 16th Avenue and Blenheim Street.

The statistics, submitted with the City Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approval by City Council April 15, 1975) listed Union Oil (now Husky Oil) as having a total of six gasoline service stations in the City, none being self-serve. This information has been confirmed in Husky Oil's letter dated May 12, 1977.

The authorization of this gasoline service station to self-serve would mean that Husky Oil would have one of their seven gasoline service stations, or 14.28% self-serve, within the City Council's guideline of 15%.

If this installation is allowed, 3301 West 16th Avenue at 16th Avenue and Blenheim should be added to the list of permitted self-serve gasoline service station locations in Schedule B of the License By-law controlling self-serve gasoline service stations."

Since the application falls within the guide lines approved by Council, the City Manager RECOMMENDS that it be approved, and the location be added to Schedule B of the Licence By-law.

FOR COUNCIL ACTION SEE PAGE(S) 492

Manager's Report, July 8, 1977 . . . . . (CLAIMS: A-5 - 1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION

1. Driving Instruction Cab

The Director of Permits and Licenses reports as follows:

"Mr. Hartley Jardine, Director of the Greater Vancouver Driver Training Association, has submitted a letter to Council appealing the decision of the Chief License Inspector not to issue a vehicle for hire license for a 1971 Mercury Comet to be used as a driving instruction cab. A license for this vehicle was refused for in the opinion of the Inspector it is not a suitable vehicle for training purposes because of its age (i.e. 7 model years of age).

It has been the policy of the Department's license office for many years to not approve vehicles as driving instruction cabs which are over 2 years old in order to maintain a good class of vehicle for students to use when learning to drive. To eliminate this guideline could result in a general deterioration of the driving school industry as the vehicles are usually kept on the road for several years. If a 6 year old car were permitted it would probably be kept in service until it is 10 - 15 years old.

The Associated Driving Schools of B.C. has submitted a brief to the Superintendent of Motor Vehicles recommending, amongst other changes to the Motor Vehicles Act, that no driver training vehicle be older than six model years. If this proposal is approved a vehicle would not be permitted to be used or would have to be removed from the road as a driving instruction cab when it was over 6 model years of age.

I RECOMMEND that Mr. Jardine's appeal be denied."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

2. Claim Number 17561 - Small & Boyes

The Director of Legal Services reports as follows:

"This claim arises from the operation of our Waterworks Branch on March 4th, 1977 at a location on Granville Island while they were installing fire lines under contract to Central Mortgage and Housing Corporation. This contract holds the City responsible for claims arising from acts of negligence on the part of the City for their operations under this contract.

After installation of the fire line our crew opened a valve on a water connection to the premises of Small & Boyes Furniture Showrooms without regard for the procedure requiring them to check the line to assume it was operational. Because they did not make the necessary checks the opening of the valve caused serious flooding of these premises causing damage to furniture and rugs in the building. Our investigation indicates the City to be liable for this damage.

We now have verification of all damages and are satisfied that this claim in the amount of $2,886.87 is in order.

In circumstances I would request authorization to have a check issued in the amount of $2,886.87 payable to United States Fire Insurance Company to finalize settlement of this claim.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 492

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closure in Gastown to Accommodate Bicycle Races

The City Engineer reports as follows:-

"In a letter dated May 17, 1977, Mr. J. S. Ellis, on behalf of the Gastown Historic Area Coordinating Committee, requests that certain streets in Gastown be closed to vehicular traffic on Monday, August 1, 1977, from 10:00 a.m. to 10:00 p.m. to accommodate bicycle races. The streets requested to be closed are:

Powell Street	from Columbia to Carrall Streets
Water Street	from Carrall to Cordova Streets
Abbott Street	from Cordova Street to its north end
Cambie Street	from lane south of Water to its north end
Carrall Street	from Cordova Street to its north end
Columbia Street	from Cordova to Powell Street
Alexander Street	from Carrall to Columbia Streets
Cordova Street (north side only)	from Abbott to Columbia Streets

The proposed race is similar to those held for the last three years and no traffic problems were encountered. Accordingly there are no objections to the proposal from a Traffic Engineering standpoint.

Transit will be affected by the street closure, but B. C. Hydro advises that the event can be accommodated by detouring some buses and by utilizing a coned-off bus lane on Cordova Street similar to previous years.

The Police Department will provide special attention for the event and the organizers will provide marshalls along the route to assist with pedestrian control.

Should Council approve the Gastown Historic Area Coordinating Committee's request to close to vehicular traffic, Powell Street, from Columbia to Carrall Streets; Water Street from Carrall to Cordova Streets; Abbott Street from Cordova to its north end; Cambie Street from lane south of Water to its north end; Carrall Street from Cordova Street to its northend; Columbia Street from Cordova to Powell Streets, Alexander Street, from Carrall to Columbia Streets; and Cordova Street (north side only) from Abbott to Columbia Streets on Monday, August 1, 1977, from 10:00 a.m. to 10:00 p.m.; such approval should be subject to the following conditions:

(1) The Gastown Historic Area Coordinating Committee enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.

(2) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

(3) The cost of temporary traffic controls be borne by the applicant

(4) Any food concessions be approved by the City Health Department."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Continued . . .

RECOMMENDATION AND CONSIDERATION

2. Closure of Exhibition Park Before, During and After the Pacific National Exhibition - 1977

The City Engineer reports as follows:-

"It is the annual custom of the Pacific National Exhibition to request permission to close Exhibition Park to all traffic before, during and after the Exhibition period. This is done to prevent pilfering and to eliminate hazards caused by motorists driving through the work areas during the setting up and dismantling of exhibits. This request has been granted each year subject to the walkway being left open for public use on the general line of Windermere Street.

It is therefore RECOMMENDED, that, in accordance with the request of the Pacific National Exhibition dated May 3, 1977, Exhibition Park be closed to general vehicular and pedestrian traffic, except for a walkway through the park on the general line of Windermere Street from midnight Saturday, August 13, 1977, until midnight Friday, September 9, 1977."

The City Manager RECOMMENDS that the above report of the City Engineer be approved, and submits for CONSIDERATION whether Council is willing to resolve now to grant this permission for future years from 7 days prior to the exhibition to 4 days following it.

RECOMMENDATION

3. Sidewalk Cafes

The City Engineer reports as follows:

"Under Council policy, new applications to operate sidewalk cafes have been received from the following businesses:

1. Robins Delicatessen Restaurant	5616 Cambie Street (at 41st. Avenue)
2. Pal Services Inc. (Hello Deli Restaurant)	1626 West Broadway (at Fir Street)
3. Trimbles Cafe	4397 West 10th Avenue (at Trimble St.)
4. LaRaclette Restaurant	1127 West Broadway (at Spruce Street)

These proposals are acceptable to the Health Department, the locations are satisfactory from an Engineering Department standpoint and the Supervisor of Properties has determined appropriate rental rates for the use of City sidewalk. If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is RECOMMENDED That:

Year to year Lease agreements be executed with

1) Robins Delicatessen Restaurant
2) Pal Services Inc. (Hello Deli Restaurant)
3) Trimbles Cafe
4) La Raclette Restaurant

with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at these sidewalk cafes."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 493 & 494

FINANCE MATTERS

INFORMATION

1. Analysis of 1977 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"Herewith submitted is the regular annual report showing the taxes levied on single-family residences. The statistics on the attached exhibits are shown in stepped groups to demonstrate taxes paid by the different valued properties.

As a very large majority of single-family residences are owner-occupied and the owners are therefore eligible for the Home Owner Grant, the taxes are shown with the Home Owner Grant deducted.

In Exhibit I the data is grouped in steps of general taxable value and shows the taxes payable at each level. Exhibit II is a summarization of Exhibit I with the groupings based on taxes payable. Exhibit III presents data for 1976 and 1977 assessed and taxable values. In Exhibits IV, V and VI, the properties are divided up into three sub-groups based on the assessed values. For each sub-group the figures are presented for the average net taxes, the share of taxes paid for 1976-1977 and the relationships between the components of total assessed values.

The average of total taxes for single-family homes in 1977 (general, school, hospital, regional district and assessment authority) is $919. Netting out the Home Owner Grant, the average is reduced to $639. This net amount represents an increase of 10.0% over the 1976 figure. The average discussed here is the arithmetic mean ie the total taxes divided by the total single-family residences and should not be confused with the median (what the average taxpayer pays) which was $805 (net $525).

The average taxes are represented by:

General purposes	$458
School purposes	427
Hospital, Regional District and B.C. Assessment Authority	34
	$919
Less: Home Owner Grant	280
Net Taxes	$639

General Purposes Taxes

The change in the general purposes tax levy between 1976 and 1977 is shown below:

	1976	1977	Percent Change 1976-77
General Purposes Tax Levy on all properties	$78,628,485	$83,737,311	6.5%
Average General Purposes Tax paid by single-family home owners	436	458	5.0%

In 1977, Council raised the general purposes mill rate from 19.00 to 19.791. This increase when combined with the frozen assessment roll means that, for the normal Vancouver home owner who did not make improvements to his property, general purposes taxes would rise by the amount of the mill rate increase of 4.2%. The statistics reported here are city-wide averages of taxes paid. Over the whole city some new construction took place, many owners improved their residential properties and some single family residences were converted to other uses. In total, assessments for single-family residences did change as is shown in Exhibit III. New construction accounts for the average general purposes taxes having increased by an amount in excess of the mill rate increase.

Cont'd . . .

Clause #1 continued:

There was a slight shift in the burden of taxes away from the single-family residential sector onto the apartment and commercial sector. This shift was due to new construction in the apartment/commercial sector.

School Taxes

The change in the school tax levy between 1976 and 1977 was as follows:

	1976	1977	Percent Change 1976-77
School Tax Levy on all properties	$89,277,223	$97,986,699	9.7%
Average School Tax paid by single-family homeowners	396	427	7.8%

It is interesting to note that the school tax levy is higher than the general purposes levy and yet the average school taxes paid by a single-family residence is a lower amount than the average general purposes taxes paid. This is because commerce and industry pay a larger share of the school tax than of the general purposes tax. This larger share for commerce and industry is due to two factors:

1) Machinery and equipment is assessed for school purposes and not for general purposes taxes.

2) Even before the assessment roll was frozen in 1974, Provincial restrictions on the growth of the assessment roll for school purposes had led us to the point where residential property was assessed at 40% of its market value for school purposes and commerce and industry were assessed at 50% of market value for school purposes. All properties were assessed at full market value on the general purposes tax roll.

The relationship of the share of taxes paid by commercial/industrial and residential could change in 1978 with the pending Provincial legislation dealing with property taxation.

Hospital, Regional District and B.C. Assessment Authority Taxes

The change in these levies between 1976 and 1977 was as follows:

	1976	1977	Percent Change 1976-77
Hospital Tax Levy on all properties	$1,823,359	$3,024,475	65.9%
Regional District Tax Levy on all Properties	2,163,988	2,136,169	- 1.3%
B.C. Assessment Authority Tax Levy on all Properties	2,514,634	2,688,169	6.9%
Total for all Properties	$6,501,981	$7,848,813	20.7%
Hospital, Regional District and B.C. Assessment Authority Tax paid by average single-family homeowners	29	34	17.2%

Cont'd . . .

Clause #1 continued:

Summary of Total Taxes Payable

The changes in all average taxes payable by single-family homeowners are summarized below:

	1976	1977	Dollar Increase 1976-1977
General Purposes	436	458	$22
School Purposes	396	427	31
Hospital, Regional District and B.C. Assessment Authority	29	34	5
Total Gross Taxes	861	919	58
Less: Home Owners Grant	280	280	
Total Net Taxes	581	639	58

Sub-Groups of Single-Family Residences

Exhibit IV demonstrates the distribution of average net taxes between the three sub-groups of single-family homeowners.

Exhibit V presents the total and percentage of total taxes paid by each sub-group. This exhibit demonstrates that in 1977 the upper third of the properties are paying a relatively greater percentage of total taxes as compared to 1976. This situation has probably developed because of the relatively greater amount of new construction and improvements that have been undertaken in this sub-group.

Assessment and Taxation Legislation

The Provincial Legislature is currently considering a Bill to amend the existing taxation and assessment legislation. There may be several changes forthcoming as a result of this legislation which could significantly change the amount of taxes payable by different classes of properties. This will be the subject of a report by the Director of Finance when more details are known."

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

2. Downtown Parking Corporation Operation of City-Owned Parking Lots

The Director of Finance reports as follows:

"Section 25.03 of the Agreement with the Downtown Parking Corporation regarding the operation of the City-owned parking lots, requires the DPC to submit for the information of the City its proposed operating budget for the year. The DPC has changed its fiscal year to the calendar year and therefore the following budget is for the year ending December 31, 1977.

The budget when broken down by actual lots indicates that two (2) of the lots are losing money. The DPC is examining the situation and if appropriate will come up with recommendations. The budget is as follows:

REVENUES

Lot Operating Revenue	$1,129,863
Interest Income	15,000
	$1,144,863

Cont'd . . .

Clause #2 continued:

EXPENDITURES

Lot Operating Expenses

Salaries & wages	385,731
Fringe benefits	57,571
Property taxes	196,495
Business tax	52,308
Insurance	15,728
Advertising	10,698
Lot supplies	2,096
Laundry & uniforms	2,436
Light, phone & water	30,000
Equipment & general maintenance	31,673
Miscellaneous	153
Parking tickets	5,934
	790,823

Management & Administrative Expenses

Accounting/clerical salaries	40,498
Fringe benefits	6,592
Management salaries	42,471
Fringe benefits	2,170
Light & phone	4,180
Head office expense	10,937
Other professional fees	3,424
Directors' fees	2,000
Audit	8,100
Legal	20,000
Claims	450
Trustees' expense re TRN's	1,629
Office supplies	3,841
Bank charges	370
	146,662

Net Lot Profit Margin	$207,378
Deduct TRN Repayment	
Principal repayment	200,000
Less: provided from reserves	(200,000)
Trustees' fees & legal expense	10,000
Deduct Proposed Capital Expenditures	25,000
Net rental to City	$172,378
Deduct net loss other operations	
Other Income	34,800
Other Expenses	
Pacific Centre	(47,802)
222 Main Street	(4,783)
Deficit	(17,785)
Net Downtown Parking Corporation Profit	$154,593

The City Manager submits the foregoing report of the Director of Finance for the INFORMATION of Council.

Cont'd . . .

RECOMMENDATION

3. Grant in Lieu of Taxes - St. Sava Serbian Eastern Orthodox Church

The Director of Finance reports as follows:

"A request has been received from St. Sava Serbian Eastern Orthodox Church dated June 20, 1977 for consideration of a grant in lieu of taxes of $1,050.39 which is the amount levied for taxes for 1977 on the property at 620 East 63rd Avenue.

The Executive Board of the Serbian Eastern Orthodox Church has submitted the following information in support of their request.

> 'The said property has been purchased as, and is being used for, the parish home of the priest and his office, as well as Sunday School, choir practises and weekly board meetings. We would also like to point out that the property is registered in the name of Serbian Eastern Orthodox Church - School Congregation of St. Sava.
>
> Due to various financial pressures such as rising cost of maintenance, priest's salary and high mortgage payments, this grant is vital to our future existence.'

The following is submitted for Council information, when considering this request for a grant in lieu of taxes:

(a) To be eligible for tax exemption, Section 396 C (iv) of the Vancouver Charter requires that "the property must be set apart and in use for the public worship of God". Since the primary use of this property is for the parish home of the priest and his office, it would not qualify for exemption under the Charter.

(b) The Director of Finance advised that Vancouver has 273 properties receiving exemption from taxes as being in use for church purposes and it is assumed that most of these organizations maintain a parish home for which they are paying full taxes.

The request of the St. Sava Serbian Eastern Orthodox Church for a grant in lieu of taxes is submitted for Council consideration.

In view of the precedent this would create for other parish homes, the City Manager RECOMMENDS against the grant request.

FOR COUNCIL ACTION SEE PAGE(S) 494

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Property - S/S 800 Block East Hastings Street
NW Corner 22nd Avenue & Beatrice Street
Sale of House and Land - 3417 Porter Street

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following described properties on June 7, 1977, and were opened in public at 9:30 a.m., Monday, June 27, 1977.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each the highest offer received and in keeping with current market values:-

Lot 8, Block 66, D.L. 181, Plan 196
S/S 800 Block East Hastings Street

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Gilbert Lee	25' X 122'	$43,100.	City Terms	Bulkhead agreement required. Lot below lane level.

Parcel A (Ref. Plan 302) of Lots 35 & 36, W. Pt. D.L. 743
Plan 1451, N.W. Corner 22nd Avenue & Beatrice Street

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Bawn Holdings	40' X 66'	$25,055.	City Terms	Bulkhead agreement required. Lot below street level.

The following property, purchased with N.I.P. funds, was placed on the market on January 4, 1977, as authorized by Council, but no acceptable bids were received at the tender opening on January 24, 1977. The following offer, which is considered to be acceptable, has now been received and is hereby recommended for acceptance.

Lot 49, Block 2, D.L. 752, Plan 811
House and land at 3417 Porter Street

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Ballarin Bros. Const. Co. Ltd.	Irregular 33' X 149'±	$40,150.	City Terms	Subject to existing tenancy."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of City land - 800 Block Richards
North West corner of Smithe and Richards Streets

The Supervisor of Properties reports as follows:

"Mr. J.W. Adams of Adams Properties Ltd. has formally requested that his company be allowed to acquire the above-described property to add to his adjacent holdings and be developed as an extension of his company's parking garage. (See attached sketch dated May 19, 1977.) The subject property comprises two vacant lots each of which measure 25 feet by 120 feet for a total area of 6,000 square feet zoned D.D. = Downtown District Zoning.

This property is presently under lease to Kings Parking Company and Adams Properties Ltd. (terminating December 31, 1977) for open parking at a rental of $6,326.88 per annum or 80% of the gross income. Recent rentals based on the foregoing percentage have approached $8,400 per year.

This property was acquired by tax sale in 1938 and has been withheld from sale for various reasons until released by the Property Endowment Fund Board in November 1975.

This matter was reported to the Chairman and Members of the Property Endowment Fund Board on June 9, 1977 with the result that the Board has endorsed the direct sale of this property to Adams Properties Ltd. subject to consolidation of Lots 20 to 27, Block 64, D.L. 541 and also subject to a satisfactory price being negotiated and the matter being reported back to Council for approval of the sale.

Recommended that the Supervisor of Properties be authorized to negotiate the direct sale of the City lands, Lots 20 and 21, Block 64, D.L. 541 to Adams Properties Ltd. subject to consolidation and satisfactory conditions of sale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent to Assign Lease - 889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541 was acquired for the Property Endowment Fund. This property is located on the west side of Seymour Street, north of Smithe Street and consists of a three-storey non-basement frame building.

The second and third floors are leased for a hotel/rooming house. The lease is for a period of three years commencing May 1, 1976, at a basic rental of $900.00 per month with an option to renew for an additional three years. There is also a "demolition clause" allowing cancellation of the lease with 90 days notice if the building is to be demolished. On May 24, 1977, Council approved a reduction in rent to $735.00 a month due to the loss of four fire-damaged rooms which were sealed off and padlocked by the City.

A request has been received from the solicitor acting for the lessee, Mr. John Fuller, for consent to assign the lease to Mr. Joe Corcoran.

...../3

Clause #3 continued:

Recommendation - That the request to assign the lease to Mr. Joe Corcoran be approved subject to the documents of assignment being satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Assignment of Lease - 1830 West 5th Avenue (McLaren Electric Building)

The Supervisor of Properties reports as follows:

"On November 9, 1976, City Council approved a lease to Canadian Cultured Marble Limited for 2½ years from January 1, 1977, in the McLaren Electric Building, 1830 West 5th Avenue, covering an area 6,000 square feet more or less.

On February 8, 1977, City Council approved the lessee's request that the name be changed to Noramcan Industries Limited, a related Company with a different job function.

Later the Registrar of Companies requested the Company to change its name from Noramcan Industries Ltd. to North American Canadian Industries Ltd. and the lease was executed under the name of North American Canadian Industries Ltd.

By letter, dated May 24, 1977, Allard and Company, solicitors for North American Canadian Industries Ltd. have requested that the City approve an assignment of the lease to Pacific House & Home Design Showrooms Ltd. for the purposes of changing the showroom from a renovations and kitchen remodelling facility to a manufacturer's showroom facility.

It is recommended that North American Canadian Industries Ltd. be allowed to assign their leasehold interest to Pacific House & Home Design Showrooms Ltd., and that the granting be subject to any documentation deemed necessary by the Director of Legal Services"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Lease of Portion of Cambie Street

The Supervisor of Properties reports as follows:-

"A portion of Cambie Street adjacent to Block 279, D.L. 526 as shown on Plan LE 2908 is leased to Johnston Terminals Limited for 15 years until August 31, 1982.

The property is utilized for access and 11 parking stalls.

The rent is subject to review as of September 1, 1977 and after negotiation the lessee has agreed that it be increased from $816.00 per annum plus taxes ($1060.05 per annum in 1976) to $2,400.00 per annum inclusive of taxes.

The Supervisor of Properties is of the opinion that the suggested rental represents market rental value.

It is recommended that the rent be increased to $2,400.00 per annum effective September 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Chatham Steel Ltd. Lease - Rental Review

The Supervisor of Properties reports as follows:

"On November 23, 1976, Council approved the acquisition and leaseback of Fields Stores Ltd. at 535-573 Carrall Street, being part of Lot 25, Block 17, D.L. 541, Group 1, N.W. District, Plan 10212. Included in the transaction was an existing lease with Chatham Steel Ltd. Terms of the agreement with Fields Stores Ltd. involved the assigning of the Chatham lease directly to the City. The building and that part of the land comprises an area approximately 120' x 318'.

The lease, which expires on June 30, 1982, contains a rental review clause which reads in essence that commencing July 1, 1977, the monthly net rental shall be no less than $4,770 for the remaining five years of the lease, and no more than $5,565 per month net.

Negotiations with the lessees have culminated in their agreeing to a new rental of $5,565 per month plus 1/12 taxes commencing July 1, 1977.

It is recommended that the Supervisor of Properties be authorized to increase the rent to Chatham Steel Ltd. to $5,565 per month plus 1/12 taxes for the remaining five-year period commencing July 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 495

B

MANAGER'S REPORT

June 22, 1977

TO: Vancouver City Council

SUBJECT: Rezoning Application:
East Side of Arbutus Street from West 13th to West 14th Avenues

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of June 22, 1977, has submitted a report on the above subject. In summary he states:

" 'An application has been received from J. Douglas Henderson, Architects, requesting an amendment to the Zoning and Development By-law No. 3575 whereby the east side of Arbutus Street from West 13th to West 14th Avenues, Lot "D", Block 425, D.L. 526, Group 1, N.W.D., Plan 12807 be rezoned from (M-1) Industrial District and (C-2) Commercial District to (CD-1) Comprehensive Development District for the purpose of:

'Constructing a mixed use building comprising a film processing laboratory, retail stores, offices, restaurant and dwelling units together with customarily ancillary uses, including off-street parking and loading.'

SITE DESCRIPTION

The site is presently split zoned and surrounded by lands with a variety of zoning designations. The zoning on this long and shallow site (270 feet by 58 feet) is anomalous and could result in a form of development and uses which are inappropriate for Arbutus Street and the surrounding development, particularly the residential development to the east and west. Furthermore, the site is encompassed by City streets on three sides and the C.P.R. Right-of-Way and slopes considerably over its width from east to west.

PROPOSED DEVELOPMENT

Discussions with the applicant and revision of preliminary drawings have resulted in a proposed development which is felt to be appropriate for the site. The proposal consists of a mixed commercial/residential development comprising of parking and retail space on the first floor (which is partially underground due to the slope of the site), film processing laboratory and retail stores on the main floor, office space on the partial floor above, created as a consequence of the sloping site and two-storey dwelling units on the upper floors.

ANALYSIS

Several concerns have been explored and will require further action by the applicant both prior to the rezoning and at subsequent stages of development approval should the amending By-Law to rezone the site be enacted. The principal concerns are as follows:

1. The appropriateness of the site for residential development in light of the adjoining C.P.R. Right-of-Way and the existing future noise and vibration which may be generated within this corridor.

2. The adjoining C.P.R. Right-of-Way is residentially zoned and could be so developed in the future. The applicant should be aware of this in preparing detailed development drawings particularly with regard to ensuring adequate daylight access to all portions of the development.

3. The proposed loading spaces are few in relation to the variety of uses proposed within the development. Vehicular access to the site is, however, difficult due to topographic and traffic reasons and the shallowness of the site.

4. The height of the building slightly exceeds that which would be permitted outright on the portion of the site zoned (C-2) Commercial District but is considerably less than what would be permitted on the portion of the site zoned (M-1) Industrial District. Given the existing zoning and the site characteristics, the proposed height is not felt to be inappropriate.

5. Prior to the issuance of a Development Permit, the location of the various uses within the proposed development should be reviewed regarding possible incompatibilities with the proposed residential uses.

6. A satisfactory leasehold arrangement will have to be derived whereby the westerly three feet of the adjoining C.P.R. Right-of-Way are used in developing underground parking for the proposed development.

7. Approval under the Encroachment By-Law will have to be granted before landscaping of the 17 foot strip of City-owned land adjoining the site on the west may be considered.

RECOMMENDATION: The Director of Planning recommends that the rezoning be approved subject to a number of conditions and that the report be received and the whole matter be referred direct to a Public Hearing."

The City Manager RECOMMENDS that the above report of the Director of Planning be received and the whole matter be referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 495

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

JUNE 23, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 23, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Emergency Services Committee

Vancouver City Council, on January 20, 1977, approved the following motion:

"THAT City Council formally recognize the Emergency Services Implementation Committee and endorse its functions as described in the City Manager's report of January 11,1977, and that progress reports from the Committee be made to the Community Services Committee of Council on a regular basis."

The Committee had before it for consideration a Manager's Report dated June 15, 1977 (copy circulated) in which the Director of Social Planning gave a progress report on the Emergency Services Committee.

Representatives of the Social Planning Department and the Emergency Services Committee appeared on this matter and it was pointed out during discussion that since the Emergency Services Committee formed a Stress Team, which went into operation February 6, 1977, this Team has handled 1,005 emergency calls in the three month period from March 1st to May 31st, 1977.

Attached to the report were appendices listing the types of emergency calls handled by the Stress Team.

It was also pointed out by a member of the Emergency Services Committee that the probation service is now supplying two probation officers up to 2:00 A.M. and that this has been of considerable assistance to the Emergency Services Committee.

During discussion, it was pointed out by the representative of the Social Planning Department that there is a need for a Justice of the Peace to be available 24 hours per day.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 15, 1977, be received.

Continued . . . .

2. Inspectors for Enforcement of Lodging House By-law

The Committee had before it for consideration a letter dated June 9, 1977 (copy circulated) from the Downtown Eastside Residents' Association which enclosed a list of rooming houses and hotels in the Downtown Eastside area which D.E.R.A. alleged are in violation of Health Department by-laws.

The letter stated that D.E.R.A. is concerned that prosecutions take an average of 18 months and D.E.R.A. suggested that Health Inspectors should be authorized to use the Standards of Maintenance By-law to improve poor living conditions.

Also before the Committee for consideration was a copy of a Manager's Report dated December 10, 1975 (copy circulated) in which the Medical Health Officer reported on enforcement of the Lodging House By-law and the need at that time for additional health inspectors

Appearing before the Committee on this matter were the Medical Health Officer, the Director of Environmental Health and representatives of D.E.R.A.

During discussion, it was pointed out that in 1974, the Medical Health Officer was authorized by Council to increase his complement of health inspectors from 29 to 33 on a temporary basis for a more intensified level of rooming house inspections in the Downtown Eastside area.

In December 1975, the Health Department reverted to its health inspector entitlement of 29 inspectors.

Currently there are three health inspector positions vacant in the Health Department so that there are now 26 health inspectors on staff. Recruiting for replacements is under way.

The Director of Environmental Health advised the Committee that the complaints contained in the D.E.R.A. letter and the type of violations the inspectors encounter are basic housekeeping matters which are the responsibility of landlords and require almost daily attention by health inspectors to ensure that washrooms, hallways, etc. are kept clean and in proper condition. In some cases, visits by the health inspectors produce little or no results; that prosecutions take up to 18 months in court and that fines are usually minimal in the area of $50.00.

During discussion, the Committee expressed concern over the lengthy prosecution process and the small fines which are levied for by-law infractions which result in hardship and health threats to large numbers of persons living in buildings which do not meet health standards.

A suggestion was made that possibly a $500.00 minimum fine should be imposed for violations of such Health By-law.

It was pointed out by the Director of Environmental Health that although there are three vacancies for health inspectors currently, it is difficult to find good qualified health inspectors; however, the Committee felt there is a definite need to increase the Health Department's entitlement of 29 health inspectors.

The City Clerk's office was in receipt of a petition signed by approximately 500 persons urging additional health inspectors for the Downtown Eastside area (copy on file in the City Clerk's office).

Continued . . . .

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

A. THAT Council authorize the Medical Health Officer to hire three additional health inspectors, bringing the total complement of health inspectors to 32.

B. THAT the Director of Legal Services and the Director of Environmental Health prepare a report for the City Manager containing proposals for increasing the minimum fines for Health By-law infractions and containing proposals for reducing the length of time to process Health By-law prosecutions through the courts.

3. Street Improvements in the Downtown Eastside

The Committee had before it for consideration a letter dated June 9, 1977, from Ms. Libby Davies, Chairperson of Oppenheimer Planning Committee (copy circulated) in which she expressed the concern of the Oppenheimer Area Planning Committee for the need for repairs to sidewalks and streets in the Downtown Eastside area.

Also before the Committee was a letter dated May 10, 1977 from Ms. Jean Swanson, Chairperson of the Streets Sub-Committee of the Downtown Eastside Local Area Planning Committee (copy circulated) in which she wrote that the Local Area Planning Committee is unanimously requesting that street, sidewalk and curb replacement in the area be a high priority for the 1978 budget from the Five Year Plan.

Also before the Committee was a letter dated May 25, 1977, from Mr. E. A. West, Assistant City Engineer - Streets, to the Downtown Eastside Local Area Planning Committee (copy circulated) advising that this year Dunlevy Avenue will have the pavement surface treated from Hastings to Alexander Street and Alexander Street from Dunlevy to Heatley Street will be done at the same time. The letter advised that sidewalks will be maintained as well as possible with the monies available but there are no funds presently available to renew these sidewalks.

Mr. E. West appeared before the Committee and with the aid of a City-wide map, pointed out various areas in the City and the conditions of the streets and sidewalks in these particular areas. He explained that this year the Engineering Department is concentrating on the West End, utilizing local initiative project financial assistance. The Downtown Eastside area is not in any worse condition than certain portions of Kitsilano, False Creek and other sections of the City.

Mr. West told the Committee and representatives of Downtown Eastside Local Area Planning Committee that the Engineering Department will be considering the Downtown Eastside as a priority area for street and sidewalk improvements in 1978.

Following discussion, it was

RECOMMENDED

THAT the letter dated June 9, 1977 from the Oppenheimer Planning Committee, the letter dated May 10, 1977 from the Downtown Eastside Local Area Planning Committee, the letter dated May 25, 1977 from Mr. E. A. West, Assistant City Engineer, and the verbal report given this date by Mr. E. West be received.

Continued . . . .

4. Name of Hostel at 124 Dunlevy Avenue

On May 19, 1977, the Community Services Committee was asked by the Assistant Director, Construction & Maintenance Division of the City, whether it wished to become involved in the selection of a name for a 140-unit hostel financed by Central Mortgage & Housing Corporation under the auspices of the City of Vancouver Housing Corporation located at 124 Dunlevy Avenue.

The Committee, at that time, resolved to request community organizations in the area to suggest names for the hostel.

Accordingly, service agencies in the Downtown Eastside were written by the City Clerk's office, seeking names for the hostel.

Before the Committee this date was a letter dated June 9, 1977 (copy circulated), from Rev. A. Griffin of First United Church proposing that the hostel be named after the late Rev. Andrew Roddan who served the citizens of the Downtown Eastside of Vancouver during the years 1928 - 1948.

Also before the Committee was a letter dated June 7, 1977 from the DERA Senior Citizen Club proposing that the hostel should be named as "DERA Place".

Following brief discussion, it was

RECOMMENDED

THAT Council name the hostel at 124 Dunlevy Avenue as "Roddan Lodge" after the late Rev. Andrew Roddan who served the citizens of the Downtown Eastside during the years 1928-1948.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 495 & 496

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JUNE 30, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 30, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard

ABSENT: Alderman Ford
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of June 16 and June 20, 1977, were adopted.

RECOMMENDATION

1. Fire By-law Enforcement in the Core Area - Castle Hotel, 750 Granville Street and Hotel Vancouver, 900 West Georgia Street

Vancouver City Council, at its meeting on May 31, 1977, after considering a report from the Community Services Committee, passed a series of recommendations, among them

"THAT the owner of the Castle Hotel, 750 Granville Street, be given 30 days in which to have final plans for full compliance with the Fire By-law requirements adopted and that the Fire Chief report to the Community Services Committee on the Castle Hotel at the end of 30 days."

"THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted 30 days in which to prepare final plans acceptable to the Fire Chief for full compliance with the Fire By-law, and that the Fire Chief report to the Community Services Committee at the end of 30 days."

The Committee had before it for consideration a Manager's Report dated June 23, 1977 in which the Fire Chief reported as follows:

" At the meeting of the Standing Committee on Community Services of May 19, 1977, the Fire Chief was instructed to report in 30 days on the status of the Castle Hotel and the Hotel Vancouver.

Meetings have been held with the owner of the Castle Motel and the basis for a satisfactory plan of the necessary renovations has been agreed upon. A schedule of proposed completion dates will be forwarded by the owner this week. The architect is in the process of finalizing the drawings for the owner for presentation to all City departments and the Fire Marshal's Office for approval. Work is in progress on items not requiring approval.

Continued . . .

Clause No. 1 Continued

"A meeting was held with the management of the Hotel Vancouver and plans of a new proposal have been put forward by their architect. This proposal is being examined by the Fire Chief with the assistance of the Fire Marshal and Building Inspection Division for feasibility. The problems of this building layout are quite complex and the new proposals will require more time for study.

A further update on this information can be made verbally to the Committee upon presentation of this report. "

Appearing before the Committee on this matter were representatives of the Fire Department, Mr.M. Miletich of the Castle Hotel Mr. Doug Harmon - Chief Engineer of the Hotel Vancouver, and Mr. David Harris - solicitor for Canadian National, owner of the Hotel Vancouver.

In response to a question from the Chairman, a representative of the Fire Department indicated that the owner of the Castle Hotel has had final plans for full compliance with the Fire By-law requirements drawn up and these have been submitted to the Fire Marshal's office for approval. If the plans are approved, a contract to carry out the work can then be awarded.

Mr. Miletich of the Castle Hotel submitted a letter dated June 29, 1977 from Mr. Trevors Bjurman of Russell & DuMoulin, solicitors for the Castle Hotel (copy circulated), which outlined the progress being made in bringing the Castle Hotel into compliance with the Fire-By-law.

Representatives of the Fire Department told the Committee that several meetings have been held with representatives of the Hotel Vancouver; that a proposal to implement the extensive work required to bring this hotel into compliance with the Fire By-law has been prepared but some details have to be finalized.

The solicitor for Canadian National advised the Committee the proposal has to be approved by the Canadian National head office in Eastern Canada prior to its submission to the Vancouver Fire Department and that this would take two to three weeks. He pointed out that the submission is only a proposal and that additional time will be required to finalize actual working drawings.

Following discussion, it was

RECOMMENDED

A. THAT the Fire Chief report to the Community Services Committee in 30 days on progress being made to bring the Castle Hotel, 750 Granville Street, into full compliance with the Fire By-law requirements.

B. THAT the owner of the Hotel Vancouver, 900 West Georgia Street, be granted a further 30 days in which to submit to City officials their final proposal for full compliance with the Fire By-law and that the Fire Chief report back to the Community Services Committee at the end of 30 days.

Continued . . . .

2. Future of the Wicklow Hotel, 1516 Powell Street

Vancouver City Council, at its meeting on May 31, 1977, approved the following recommendation of the Community Services Committee:

"THAT consideration of the Downtown Eastside Residents' Association's letter dated April 19, 1977, on the Wicklow Hotel, be deferred pending a discussion by the Community Services Committee with the City's Director of Planning and Director of Social Planning regarding housing projects in the core area of the City, and that the City Manager's office co-ordinate a report on this general subject for the Committee meeting."

The Committee considered this matter further at its meeting on June 16, 1977 (extract attached) and resolved to defer the matter for two weeks to June 30, 1977, for staff report and that the City Manager submit a report on the implications of seismic loading standards as applied to the Wicklow Hotel.

The Committee had before it for consideration a Manager's Report dated June 23, 1977, along with a memo dated June 24, 1977 from the Executive Assistant to the City Manager enclosing a City Manager's Report dated February 22, 1977 regarding earthquake standards for older buildings (copies circulated).

Also before the Committee was a report dated June 27, 1977 from Mr. D. Vanin of the Greater Vancouver Housing Corporation regarding the Wicklow Hotel (copy circulated).

In the Manager's Report dated June 23, 1977, the Director of Social Planning reported that there are five reports expected to go to Council in the next few months which outline policies for core area housing.

The Director of Social Planning recommended in the Manager's Report that the City of Vancouver not get involved in the purchase or management of the Wicklow Hotel.

The submission from the Greater Vancouver Housing Corporation contained a recommendation that, based on its investigations of the Wicklow Hotel, it cannot recommend acquisition and rehabilitation of the Wicklow Hotel at this time.

Speaking to his report, the Director of Social Planning reminded the Committee that the City is involved in a large number of housing projects in the Downtown area and requested that the Greater Vancouver Housing Corporation might co-operate with the City's Social Planning Department in renovation plans for the Manhattan Apartments on Robson and possibly other housing renovation projects in the Downtown area.

Mr. Vanin, speaking to his report, reiterated the recommendation contained therein that indicated that the Housing Corporation is willing to co-operate with the City in residential rehabilitation in the inner City area. There have been indications that Central Mortgage & Housing Corporation may fund such rehabilitation projects under Section 51.

Mr. Vanin said there are a number of older hotels which could be rehabilitated with some information and assistance from the City of Vancouver.

Continued . . . .

Clause No. 2 Continued

A general discussion followed on the City's role in the provision of low-cost housing in the Downtown area with the Chairman making a statement that a report nearly ten years ago on the subject of housing indicated that the construction industry had stated at that time that it cannot provide for the population in the lower 30% of total income bracket and that housing for this portion of the population should be the responsibility of government. The Chairman said he feels this remains true.

A spokesman from the Social Planning Department reported there is a 15% vacancy rate in the Downtown Eastside and that when the new SAFER program comes into effect, it may allow some low-income persons to move into this available housing.

Mr. B. Eriksen of the Downtown Eastside Residents' Association advised the Committee there are approximately 1,000 persons seeking accommodation in the Downtown area and that the 15% vacancy rate does not provide enough accommodation for these people. He added that many of the buildings with vacancies do not comply with City building and health regulations and that approximately 80% of the estimated 1,000 persons seeking residential accommodation are on social assistance.

A representative of the Planning Department disagreed with Mr. Eriksen's estimate of the number of persons looking for accommodation in the Downtown Eastside, saying the figure is approximately 300 persons.

The Planning Department representative introduced an architect, who was involved in one of the first older hotel rehabilitation projects in the Downtown area, who suggested to the Committee that such rehabilitation projects could be made simpler if the Building Board of Appeal could examine preliminary drawings rather than waiting until the complete finalized plans are drawn. He indicated it is nearly impossible to know the total costs of building rehabilitation in advance.

Asked by the Chairman if this was feasible, the Assistant Director and City Building Inspector of the Permits & Licenses Department said that the Board of Appeal could examine preliminary drawings.

It was also noted in the submission from the Greater Vancouver Housing Corporation that Page 4 of that Corporation's submission requested the City to provide the Housing Corporation with five basic commitments as follows:

(1) Make available a list of structures which it considers presently high in its list of priorities for inner city rehabilitation.

(2) Co-operate with G.V.H.C. in producing a comprehensive market needs study for the inner city together with an analysis of present and future rent subsidy programs available to residents in the Downtown East Side.

(3) Indication regarding how strictly certain building, zoning, development or fire by-law regulations will apply to structures in this category, e.g. seismic loading standards, etc.

Continued . . . .

Clause No. 2 Continued

(4) Advise G.V.H.C. on any present or future City policies or programs concerning the rehabilitation of older structures.

(5) That at least one City staff member be available to co-ordinate efforts between G.V.H.C. and the City with respect to all future rehabilitation projects.

Following further discussion, it was

RECOMMENDED

A. THAT the Building Board of Appeal examine preliminary drawings of proposed building renovations.

B. THAT the City of Vancouver not get involved in the purchase or management of the Wicklow Hotel, 1516 Powell Street, at this time.

C. THAT the Directors of Social Planning and Planning co-operate with the Director of the Greater Vancouver Housing Corporation towards the fulfillment of the five commitments requested on page 4 of the Greater Vancouver Housing Corporation's report to the Community Services Committee dated June 27th, 1977; and report back to the Community Services and/or Planning and Development Committee as necessary.

D. THAT the Director of Social Planning have an early meeting with the Greater Vancouver Housing Corporation re the possibility of the Greater Vancouver Housing Corporation's involvement in the Manhattan Apartments and those other buildings that require immediate action.

E. THAT the submission of the Greater Vancouver Housing Corporation dated June 27, 1977 on the Wicklow Hotel be received.

3. Insurance on Contents of City-Owned Frame Rooming Houses

The Committee had before it for consideration the following letter dated June 9, 1977 from Alderman Darlene Marzari, Vice-Chairman of the Committee, to the Chairman:

"Mr. Julius Dietz came to see me to complain about the fact that a number of insurance companies are refusing to insure frame rooming houses in the West End. The house that Mr. Dietz lives in is City-owned. I talked to the Properties Division about this and they are aware that tenants' insurance is no longer available because of the high risk.

I think this matter would be appropriate for inclusion in a Community Services Committee agenda. Possibly we should even have insurance agency representatives around the table to discuss what they consider to be high risk and to see if there is any way to continue tenant policies. The logical extension of their present policy will mean the destruction of any frame rooming house in the West End. Mr. Dietz would be prepared to come to the Committee."

Clause No. 3 Continued

Appearing before the Committee on this matter were Mr. Julius Dietz, the Director of Finance and Mr. Bruce Sibbald of Reed Shaw Stenhouse Ltd., the City's insurance brokers and one of the largest insurance companies in the world.

Mr. Dietz told the Committee that the contents of his suite in the City-owned building were valued at approximately $7,000.00, that they had been insured by an insurance company, that he has never claimed for insurance, and that he was advised by his insurance company that they would not renew the insurance on his belongings because the contents were in a frame rooming house. Mr. Dietz stated he had contacted a large number of insurance companies but was unsuccessful in securing the necessary insurance.

Mr. Dietz suggested to the Committee that this would mean the contents in all frame rooming houses are non-insurable.

Mr. Dietz proposed three alternatives: that the City sign a policy with the tenant for a lease and, in addition, provide insurance on the tenant's contents at, say, $5.00 per month (Mr. Dietz suggested not all tenants would want the insurance and that some tenants have very little belongings worth insuring); that the City of Vancouver secure a private insurance company to provide insurance for the contents of tenants of frame rooming houses and that the Provincial Government be asked to share in the costs of providing this insurance; that the City request the Provincial Government to direct the Insurance Corporation of British Columbia to provide insurance on the contents of tenants of frame rooming houses.

Mr. Sibbald of Reed Shaw Stenhouse pointed out that the building itself is insured by the City; however, he could not say that tenants of all rooming houses are being refused insurance on their contents; that each insurance company has its own methods of operation.

Mr. Sibbald indicated there are approximately 100 insurance companies in British Columbia and suggested that Mr. Dietz persist in his search for a company which will insure his belongings.

Mr. Sibbald said that there are no assigned risks or high risk ratings placed on building contents merely because of a building's condition, and that he knows of no such risk policy in Canada.

The Director of Finance added that most of the major insurance companies are based in Britain or the United States and that in recent years these companies have expressed negative feelings about insurance in Canada.

The Director of Finance reminded the Committee the Provincial Government does have a Superintendent of Insurance who possibly should be requested by Council to look into this situation.

During discussion, it was noted by the Committee that the City has upgraded the fire safety of its frame apartment buildings in the last few years.

It was also noted during discussion that schools and hotels have experienced bad fire losses and are high risks, and Mr. B. Eriksen of the Downtown Eastside Residents' Association said that some businessmen and hotel owners have complained to him that they are paying more for fire insurance after installing fire sprinkler systems than they were before such installations.

Continued . . . . .

Clause No. 3 Continued

A member of the Committee asked for a specific report on the problem of Mr. Dietz in securing insurance on the contents of his home and the Director of Finance gave an undertaking that representatives of Reed Shaw Stenhouse would discuss this matter with Mr. Dietz.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Finance prepare a City Manager's report for submission to the Community Services Committee in two weeks on whether insurance companies are providing adequate insurance on the contents of City-owned frame apartment houses.

B. THAT Council write the Provincial Superintendent of Insurance drawing to his attention that based on the complaint of Mr. J. Dietz there is an apparent unwillingness of insurance companies to insure the contents of tenants in frame apartment buildings, and requesting the Superintendent of Insurance to investigate this matter and provide a report in writing to the Community Services Committee of Council as soon as possible.

4. Further Allocation of POSER Funds for Childrens Place

The Committee had before it for consideration a Manager's Report dated June 16, 1977 (copy circulated) in which the Director of Social Planning reported on the Childrens Place pre-school program in the Grandview Woodlands area for children with mental, physical, social and/or cultural handicaps.

In the report, the Director of Social Planning reported that the program has not been operated in full capacity long enough to fully evaluate its effectiveness and that therefore he would request the experimental stage of the project be extended for four months until October 31, 1977.

The program has been supported by funds from the Social Planning Department's POSER budget but since the Director of Social Planning does not have authority to spend more than $5,000.00 for a demonstration program of this type, Council's approval was requested by the Director of Social Planning for the expenditure of an additional $4,000.00 to carry the program through October.

The Childrens Place program commenced at the beginning of 1977 at a cost of $4,800.00.

The required additional $4,000.00 is already available in the Social Planning Department's POSER account, so that the request will require no increase in the 1977 Departmental Budget.

Following brief discussion, it was

RECOMMENDED

THAT Council approve an allocation of $4,000.00 to further the Childrens Place program from June 30, 1977 until October 31, 1977.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 496

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 30, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 30, 1977 at approximately 1.35 P.M.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy (Items 1 & 2)
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Kitsilano Design Guidelines

The Committee considered a report of the City Manager dated May 17, 1977 (copy circulated). In the report the Director of Planning advises that on March 16, 1976 Council approved new zoning schedules for the Kitsilano Apartment Area which permitted greater flexibility in the design of new buildings to encourage unique and innovative types of development and encourage redevelopment to uses better suited to the area resident's housing and commercial needs. A list of Design Guidelines was included in the Apartment Area Plan and has been used as the basis for decisions by the Director of Planning on development proposals. After several months of use difficulties have been encountered over interpretation of some of the Guidelines. Definitions and explanations of the Guidelines have now been expanded and the pertaining sections of the Apartment Area Plan have been identified and compiled into a booklet entitled "Kitsilano Design Guidelines - Apartment Areas (RM3-B & RM3-A1) Commercial Areas (C-2B)" revised June 1977 (on file in the City Clerk's office). These revised Guidelines will enable the Director of Planning to arrive at decisions on development proposals more quickly and he recommends that the Guidelines be adopted.

The City Engineer had expressed some concerns and Mr. R. Youngberg, Associate Director, Area Planning, advised that Section F "Street Scape" sub-section (I) would be amended to read:

> "To create visual continuity between the street and the site, developers should be encouraged to provide trees and/or other planting on the street. This would be done under the provisions of the Encroachment By-law (administered by the City Engineer). There may be some cases, such as where the permanent walk does not yet exist, where such permission must be refused or deferred."

continued.....

Clause #1 continued:

Sub-section (ii) would be deleted as would Section (I) "Pedestrian Ways".

RECOMMENDED

THAT the Kitsilano Design Guidelines, as amended this day, forming part of the City Manager's report dated May 17, 1977 be endorsed as the consolidation and clarification of previously adopted policy regarding development in the Kitsilano Apartment Area.

2. Report on the 1977 Neighbourhood Improvement Program Selection and Administration

The Committee considered a report of the City Manager dated June 6, 1977 (copy circulated). In the report the Director of Planning advises that on February 8, 1977 the Planning Department had recommended that Hastings-Sunrise, Kensington and the Seymour School area (Kiwassa) be recommended to the senior levels of government for 1977 NIP programmes and that $1.45 million be allocated as the City's share. Council resolved:

"THAT Council allocate $750,000 of City funds as its share of the 1977 Neighbourhood Improvement Program, and the selection of the Kensington or Hastings-Sunrise area to be referred to the Planning and Development Committee for report to Council."

The purpose of the report is to establish NIP areas for 1977, to recommend staff alterations, to establish budgets for the planning stage, and to recommend further actions required to initiate these programs. The report contains a map of the proposed NIP areas and a description of each area outlining eligibility requirements with respect to stability, income, housing condition, definitions and local services and the minimum $100 per capita requirements.

A condition of the 1977 NIP Agreement is that the City administer the 1977 RRAP program within NIP areas. RRAP programs in the new NIP areas will not begin until the NIP programs reach implementation stage late next spring. A report on staff and budget arrangements for RRAP programs will be prepared for Council at that time. However, the Director of Legal Services should be instructed to sign the RRAP Agreement at this time. The agreement is essentially in the same form as the agreement signed for the 1976 NIP areas.

It is proposed that staff be hired for the 1977 NIP programs for a minimum of a three year temporary period. Experience has shown that the programs have a one year Planning Stage, a two year implementation stage and may have some extension into a fourth year.

continued.....

Clause #2 continued:

New temporary staff for the 1977 NIP programs should be as follows:

For Hastings-Sunrise or Kensington -	Planner II Planning Assistant III Clerk Typist
Kiwassa -	Site Office Co-ordinator

In addition to the above staff allocations a site office, in accordance with our operation of other NIP programs should be established for Hastings-Sunrise or Kensington. It is proposed that space arrangements for the Kiwassa program will be worked out to the satisfaction of the City Manager, i.e. the possibility of working out of Seymour School, the Grandview-Woodland Site Office or another appropriate location.

The budgets for administration costs for the planning stages for the Kiwassa area and for the Hastings-Sunrise or Kensington area are attached as Appendices II and III to the City Manager's Report. A further report proposing budgets for the Implementation Stage will be presented to Council in the Spring.

It is felt that NIP monies would be well spent in the Kiwassa (Seymour School) area in order to assist in the preservation of a residential community threatened by redevelopment. In choosing between Kensington and Hastings-Sunrise NIP monies would be better spent in Kensington because of a clear deficiency in community facilities and because most policy issues could be resolved in the preparation of the Concept Plan.

The following were present for the discussion:

Mr. D. Berg representing Kiwassa
Mr. S. Hatch representing Hastings-Sunrise
Mr. L. Little representing Kensington

The Committee agreed that the Kiwassa area should be selected as a 1977 Neighbourhood Improvement Programme Area. Mr. Berg filed his brief with the Clerk (copy circulated).

Mr. Little advised that he had suggested to the Planning Department that the boundaries of the Kensington Area be amended to include the area east of Fraser, south of 33rd to 37th Avenue. Mr. D. Thomsett, Area Planning, indicated that this area could be included but the triangular area east of Victoria to Nanaimo, 33rd to Kingsway, would have to be deleted. This would increase the acreage from 525 acres to 583 acres and the population from 12,000 to 13,000. A map indicating the new boundaries was distributed (copy circulated).

Mr. Little stated that the area had no community centre and the community was trying to undertake sports and other programmes utilizing churches and schools in the area. The area lacks playing fields and is in need of redevelopment.

continued.....

Clause #2 continued:

Mr. S. Hatch read a prepared brief on behalf of the Hastings-Sunrise Action Council (copy circulated) indicating that the position of the Organization is that Hastings-Sunrise should be the only area to be designated a NIP Area for 1977. He indicated that the Kensington Area and the Hastings-Sunrise Area are equal in terms of needed street improvements, parks, etc. Mr. Hatch stated that the Hastings-Sunrise Action Council has prepared for NIP in the form of community meetings, public discussion of priorities and development schemes etc. This was done in view of a Council motion stating that Hastings-Sunrise would be a top priority for NIP in 1977.

In response to the statement with respect to the Council motion the City Manager advised that at the Standing Committee on Planning and Development meeting on April 29, 1976 the following motion was defeated:

> "That the Director of Planning report back on the extra staff and funding needed to start a local area planning process this year in the Hastings-Sunrise Area in preparation for a Neighbourhood Improvement Programme in 1977."

The motion was also put forward at the Council meeting on May 4, 1976 and defeated.

Mr. R. Youngberg, Associate Director, Area Planning, advised that a Council decision on the 1977 Neighbourhood Improvement Programmes was essential by July 12, 1977, as C.M.H.C. has advised that the City has three months from the date of the announcement (April 6, 1977) to make a decision on which areas will utilize the Federal and Provincial contribution to the 1977 N.I.P. in the amount of $2.25 million. As there is no Council meeting on July 5, 1977 C.M.H.C. has agreed to extend the date to July 12, 1977.

The Committee

RECOMMENDED

(A) THAT the Kensington area plus the Kiwassa area be selected as 1977 Neighbourhood Improvement Programme areas.

(B) THAT the Director of Planning be instructed, after further consultation with property owners, to make application to rezone the land in Kiwassa from M-1 to an appropriate zoning which will stabilize the residential uses in the area.

(C) THAT the Neighbourhood Improvement Programme Planning Stage Budget in the amount of $101,480 (City share $25,370) for Kensington and $39,355 (City share $9,839) for Kiwassa as contained in Appendices II and III of the City Manager's report dated June 6, 1977 be approved.

continued.....

Clause #2 continued:

(D) THAT the Director of Personnel Services be instructed to classify the positions of Planner, Planning Assistant and Clerk Typist for the Kensington Programme and Site Office Co-ordinator for the Kiwassa Programme and submit his recommendations to the City Manager for approval (these are cost shareable positions temporary for the life of the project to April 6th, 1980).

(E) THAT auto allowances be approved for the Planner and Planning Assistant in Kensington and for the Site Office Co-ordinator in Kiwassa.

(F) THAT the establishment of a site office to serve the Kensington Neighbourhood Improvement Programme be authorized and that the Supervisor of Properties be instructed to locate appropriate office space.

(G) THAT the Director of Planning be instructed to make arrangements for office space at minimal cost for the Kiwassa Neighbourhood Improvement Programme to the satisfaction of the City Manager.

(H) THAT the boundaries for the selected Neighbourhood Improvement boundaries of Kensington,as amended this day,and of Kiwassa as outlined in the City Manager's Report be approved and that the Director of Planning be authorized to apply for a Certificate of Eligibility for the Planning Stage of the two programmes.

(I) THAT the Director of Legal Services be instructed to sign both the NIP and RRAP agreements.

3. Grandview-Woodland Neighbourhood Improvement Program: Concept Plan and Implementation Stage Administration

The Committee considered a report of the City Manager dated June 17, 1977 (copy circulated) in which the Director of Planning outlines the process for developing the NIP Concept Plan for Grandview-Woodlands. He advises that the Concept Plan was prepared by the Citizens' NIP Committee in co-operation with the City Planning Department, staff of other civic departments and boards, and the citizens of Grandview-Woodland. The plan calls for seven major categories of NIP expenditures including a contingency fund to provide some flexibility in funding new projects that are proposed during the implementation of the programme.

The cost sharing arrangements for the proposed improvement projects would be as follows:

	Total	CMHC	Province	City
School Improvements	$1,035,000	$ 517,500	$258,750	$258,750
Park Improvements	460,000	230,000	115,000	115,000
Street Beautification	201,000	100,500	50,250	50,250
Street Curbing and Bus Shelters	181,000	45,250	22,625	113,125
Social Services	90,500	45,250	22,625	22,625

continued.....

Clause #3 continued:

Housing	250,000	125,000	62,500	62,500
Planning (appropriated August 24, 1976)	69,546	34,774	17,386	17,386
Administration	182,532	91,266	45,633	45,633
Contingency Fund	120,922	60,461	30,230	30,231*
TOTAL	$2,590,500	$1,250,000	$625,000	$715,500

*The size of the City's share of projects yet to be identified could exceed this amount, depending on the cost-sharing formula that is applied.

The Director of Planning noted that policy recommendations to deal with land use, development and traffic issues in the Grandview-Woodland NIP area will be forthcoming as part of the Grandview-Woodland local area plan.

The Committee

RECOMMENDED

A. THAT the funding allocations outlined in the Grandview-Woodland NIP Concept Plan (Appendix III of the City Manager's Report dated June 17, 1977) be approved and the Concept Plan be submitted to the Provincial Government for approval.

B. THAT the local CMHC office be requested to issue a Certificate of Eligibility for the Implementation Stage of the Grandview-Woodland NIP as soon as possible, so that the City's RRAP staff can begin processing applications for RRAP assistance in the area.

C. THAT the appropriation of $715,500 (less $17,386 already appropriated for the planning stage) from the $1.4 million allocated on May 4, 1976 to 1976 Neighbourhood Improvement Programs, to the Implementation Stage of the Grandview-Woodland NIP, be approved.

D. THAT the appropriation of $182,532 to the Administration Budget of the Grandview-Woodland NIP (Implementation Stage) be approved; costs to be shared as follows:

CMHC	$91,266.00
Province of B.C.	$45,633.00
City of Vancouver	$45,633.00.

E. THAT the temporary position of the Clerk II (RRAP Promoter) for the Grandview-Woodland Neighbourhood Improvement Program be extended to June 30, 1980.

F. THAT the Director of Planning and the City Engineer be instructed to report back on the details of an NIP-subsidized street paving and curbing program for the Grandview-Woodland NIP area.

continued.....

4. By-Laws Review Program - Stage 1
Housekeeping Amendments

The Committee considered a report of the City Manager dated June 23, 1977 (copy circulated) in which the Director of Planning advises that Mr. B. Porter, Staff Consultant (By-laws) has initiated a program to review the City's land use and development controls and to recommend thereon. This By-law Review Program is formulated around three primary objectives:

1. Review and analyze the Zoning and Development By-Law and related land-use regulations to determine where revision is needed to ensure efficiency, convenience to the public, and effective implementation of City Policy, and recommend the form and content of such revisions within existing format and policy.

2. Establish a policy and framework for the encouragement of alternate or innovative means of securing planning policies and objectives, including improved development forms, and recommend their form and content.

3. Provide advice and assistance to the Department on issues generally relating to land use and zoning.

The report notes that the addition of marginal notes to accompany the printed text of the By-Law is proposed. The By-Law serves to inform the public on what development can or cannot be done, and marginal notes can facilitate and improve the use of the By-Law by:

1. Cross-referencing other provisions of the By-Law or other By-Laws and regulations, e.g. Health By-Law, Streets By-Law, etc.

2. Explaining or amplifying the provisions in much the same manner as the bills and acts of Senior Governments. Repeal information would also be contained in the notes.

3. Referring to resolutions, guidelines and policies which, although not forming part of the By-Law, are relevant and important to its implementation and understanding.

4. Providing for ease of revision as they are for information only and do not form part of the By-Law text, thus they may be revised without the necessity of a formal amendment process.

Substantive amendments have been made to By-law provisions regarding -

Equipment (Trucks or buses) parked on residential sites.
Hospitals & Personal Care Homes.
Animals & Birds.
Double Fronting Sites.
Projection of Canopies (or awnings).
Masts and Antenae.
Building Line - Measurements.
Fences.
District Schedules.
Departmental Responsibilities - Director of Planning.
Development Permits - Occupancy.
Relaxation to Allow More Than One Townhouse "Building" Per Site.

continued.....

Clause #4 continued:

The following By-law provisions in need of amendment require prior consideration and determination by Council.

1. Raising or Relocating a Building on the Same Site or Within the Same District.

Direction is sought as to the following options:

A. If it is intended to require that all buildings adjusted on their foundation conform with all the regulations of their district, including non-conforming buildings being raised for basements or renovations, then proposed Sections 10.13 a, b, and c may be considered.

B. If it is intended only to regulate buildings being relocated on the same site or to a different site and not to regulate buildings being raised, then only Sections 10.13 a and b require consideration.

C. If some regulation of non-conforming buildings being raised is desired, option A could be adopted with a direction for further study and a report.

The Director of Planning recommends Option B.

2. Parking of Boats and Boat Trailers on Residential Sites.

The options open are:

A. If no regulation of boats and boat trailers on private property is desired, no further action need be taken.

B. If outright prohibition is intended, 'boats and boat trailers' should be added to the general prohibition beginning proposed Section 10.17.

C. If some regulation is sought, 'boats and boat trailers' should be added to the general prohibition but also to the relaxation provisions of Subsection C.

The Director of Planning recommends Option C.

3. Tourist Courts.

Options available are:

A. The elimination of tourist courts as a potential development form by the repeal of Section 11(5) and the removal of tourist courts from the district schedule uses.

B. No alteration to the existing situation.

C. The limitation of tourist courts to those presently existing by the deletion of street locations noted in Section 11(5)(a)(i to v), leaving the alternatives of eventual elimination or continuation of use to future consideration.

The Director of Planning recommends Option C, noting that several tourist courts are at present actively considering a change of use and alternate development possibilities, and Option C does not delimit available alternatives.

continued.....

Clause #4 continued:

The City Manager submitted these options for amending by-law provisions to the Committee for Consideration.

Mr. Porter advised that the following clarifying corrections should be made to the Appendices forming part of the Manager's Report dated June 23, 1977:

Appendix C - Proposed Section 10(3)
Change "liable" to "likely"

Appendix C - Proposed Section 10(6.4)
Insert "unduly" between "no" and "adverse"

Appendix D - Proposed Section 11(10.2)
Change "site used pursuant to this section" to "gasoline service station site".

After discussion the Committee

RECOMMENDED

(A) THAT with respect to amendment to Section 10(8), Raising or Relocating a Building, Option B be approved; Section 10(10) Parking of Boats and Boat Trailers, Option C be approved; and Section 11(5) Tourist Courts, Option C be approved.

(B) THAT the Director of Planning be instructed to make application to amend Sections 3, 6, 9, 10 and 11 of By-law 3575, being the Zoning and Development By-law, pursuant to the revisions proposed in Appendices B, C and D, and that these amendments be referred direct to a Public Hearing.

(C) THAT the renumbering and retitling required by the By-law amendments, and also as proposed in Appendix A, be attended to concurrent with the amendments of Recommendation A, above.

(D) THAT the Director of Planning be instructed to prepare marginal notes to accompany subsequent printings of the Zoning and Development By-law, such notes being for information only and not forming part of By-law 3575.

The meeting adjourned at approximately 3.15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 496 & 497

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D. H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Phillip Hewett of The Unitarian Church of Vancouver.

CONDOLENCE

The Mayor noted that Mr. Frank Watson had passed away recently. Mr. Watson served on the Vancouver City Planning Commission for a number of years, and was also a past member of the Board of Variance.

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT Council's condolence be extended the Mrs. Watson.

- CARRIED UNANIMOUSLY

'IN CAMERA' MEETING

The Council was informed that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT the Minutes of the Regular Council Meeting of July 12, 1977, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Rezoning Application:
5178-5188 Moss Street,
5239-5255 Fairmont Street

Council, on June 28, 1977, deferred consideration of the above-mentioned clause in the Manager's report (Building and Planning) dated June 24, 1977, pending the hearing of a delegation from the applicant's lawyer.

Council noted that Mr. R.K. Baker, representing the applicant, requested that this matter be again deferred to a future meeting of Council.

MOVED by Ald. Bellamy
THAT the request of Mr. R.K.Baker, representing the applicant be granted, and, therefore, this matter be deferred to a future meeting of Council.

- CARRIED UNANIMOUSLY

2. License Suspension -
Mr. A. Camacho

In the City Manger's report dated July 19, 1977, the Director of Permits and Licenses reported that he had notified Mr. A. Camacho that his Billiard Hall/Restaurant business license was being suspended for a period of seven days for violating the operating hours of Billiard Halls. In his report, the City Manager recommended that the license suspension be upheld by Council.

Mr. John J. Fedyk appeared before Council this day to appeal the decision of the Director of Permits and Licenses in this matter. Mr. Fedyk addressed Council and circulated a brief claiming that various other Billiard Hall operators, in close proximity to Mr. Camacho, continue operating their premises for considerable times after the closing hours in the by-law, and none of them have had their licenses suspended. Mr. Fedyk suggested that enforcement should be applied uniformly and that it was unfair to single out Mr. Camacho's operation.

The Director of Permits and Licenses apprised Council of the reasons why he was suspending Mr. Camacho's business license.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in his report of July 19, 1977, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the Director of Permits and Licenses be instructed to bring to the attention of Council all Billiard Hall operators in the City who are convicted of violating the by-law regulations concerning operating hours of Billiard Halls.

- CARRIED UNANIMOUSLY

3. Lower Mainland Stroke Association
Grant Appeal.

Council, on May 31, 1977 approved the recommendation of the Standing Committee on Community Services of May 19, 1977, that a grant of $10,642 to the Lower Mainland Stroke Association - Vancouver Branch, be approved.

Cont'd.....

DELEGATIONS (Cont'd)

Lower Mainland Stroke Association
Grant Appeal (Cont'd)

Mr. J.B. Kane, President of the Lower Mainland Stroke Association addressed Council and appealed for a further grant of approximately $1,000 towards office expenses. He advised that his organization has approached the Provincial Government for funding and anticipates a favourable reply

MOVED by Ald. Rankin
THAT this matter be referred to the Director of Social Planning for further consideration and report.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Traffic Hazards on Cedar Crescent and Vicinity

At its meeting on June 28, 1977, Council deferred consideration of the above clause in the Transportation Committee's report dated June 16, 1977, pending a report from the City Manager on the disposition of lands acquired by the City for the Burrard/Arbutus Connector.

An explanatory memorandum was circulated to Council by the City Manager; also circulated was a memorandum from the City Engineer dated July 19, 1977, attaching a plan showing the disposition of the properties acquired for the Burrard/Arbutus Connector.

Council noted a delegation request from Mr. W. A. Rennison on behalf of local residents, and Mr. D.C. Brodie, a resident of the 3400 Block Cypress Street.

MOVED by Ald. Rankin
THAT consideration of this matter be deferred, pending the hearing of the delegations as requested.

- CARRIED UNANIMOUSLY

2. Inspectors for Enforcement of the Lodging House By-law

Vancouver City Council, on July 12, 1977, deferred consideration of recommendation 'A' of the Community Services Committee's report, dated June 23, 1977, on Inspectors for Enforcement of the Lodging House By-law, to permit the City Manager an opportunity to report back on the workload of all Health Inspectors. Before Council this day was a report of the City Manager dated July 20, 1977 on this matter.

MOVED by Ald. Rankin
THAT Council authorize the Medical Health Officer to hire three additional Health Inspectors with the costs of any additional inspectors being funded within the established 1977 Health Department Budget;

FURTHER THAT these costs be included in future Health Department Budgets.

- CARRIED

(Mayor Volrich opposed)

Alderman Ford requested that the Director of Social Planning report on what is being done by the three Community Workers in the Downtown Eastside to encourage residents of hotels and rooming houses in the area to undertake some more responsibility for maintaining their accommodation up to standard. The Mayor so directed.

COMMUNICATIONS OR PETITIONS

1. Appointment of Civic Chaplain

In a memo dated July 18, 1977, the Mayor recommended the appointment of the Reverend R.A. Redman, a retired minister of the United Church of Canada, as Civic Chaplain for the month of August.

MOVED by Ald. Kennedy
THAT the recommendation of the Mayor, contained in his memorandum of July 18, 1977, be approved.

- CARRIED UNANIMOUSLY

2. Civic Dinner for Visiting Parliamentarians.

The Speaker of the Legislative Assembly of B. C., in a letter dated July 9, 1977 to the Mayor, invited the City of Vancouver to host a dinner, on Wednesday September 14, 1977, for delegates to the Annual Commonwealth Parliamentary Association Tour and Conference. Also attached was a letter from the Speaker to the Executive Assistant to the Mayor, giving details of the proposed tour and conference.

MOVED by Ald. Kennedy
THAT the City host a dinner on September 14, 1977, for delegates to the Annual Commonwealth Parliamentary Association Tour and Conference, at a cost not to exceed $1,000.

- CARRIED
(Aldermen Marzari, Puil and Rankin opposed)

3. Robson Street Closure

The Mayor, in a memo dated July 21, 1977, submitted the request of the merchants on Robson Street that Council approve the closure of the 1000 and 1100 blocks in Robson Street during the month of August, to all traffic except emergency vehicles and buses, in order to facilitate street activities.

The City Engineer, in a memo dated July 25, 1977, reported on previous experience with the closure of the 1000 block Robson Street. He estimated the cost of street cleaning and barricading will be $1100 each day, based on the type of closure previously approved. He recommended that approval not be given to close the street on Saturday, August 20, 1977, because of the P.N.E. Parade on that day.

MOVED by Ald. Puil
THAT approval be given to the merchants of Robson Street to close the 1000 block of the street to all traffic except emergency vehicles and buses on August 6th, 13th and 27th, 1977 subject to the satisfaction of the City Engineer and other officials involved, and particularly subject to the various factors referred to in the City Engineer's memo of July 25, 1977;

FURTHER THAT a grant to the Robson Street merchants, equal to the City's costs for this closure, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Economic Development Office.

In a memo dated July 20, 1977, the Mayor proposed that the City establish an Economic Development Office. His memo concluded with the following recommendations:

1. THAT the Council approve in principle the establishment of an Office of Economic Development:

2. THAT the funding for such an Office be provided for in the 1978 Budget, with the Office to become operational at the beginning of 1978:

3. THAT the City Manager report on what may be adequate for personnel requirements, office space requirements, job descriptions and pay levels:

4. THAT the said Office of Economic Development be responsible to the Director of Finance.

MOVED by Ald. Rankin
THAT the above recommendations be deferred to the next meeting of Council and the City Manager submit an historical report on the City's past experience in this matter, when there was an Industrial Development Commission and an industrial section of the Properties Office, the report to include the experience of other cities with respect to Industrial Development Offices.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Kennedy
THAT recommendation 1 of the Mayor be approved.
- (carried)

MOVED by Ald. Rankin (in amendment)
THAT the words 'approve in principle' be deleted and the words 'look into' be substituted therefor.
- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED.

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Brown
THAT recommendation 2 of the Mayor be deferred for report back on the annual costs involved in the establishment of an Office of Economic Development.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy
THAT recommendation 3 of the Mayor be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation 4 be deferred for report from the City Manager.
- CARRIED

(Alderman Kennedy and the Mayor opposed)

The Council recessed at 10.55 a.m., and, following an 'In Camera' meeting in the Mayor's office reconvened in Open Council in the Council Chamber at 11.25 a.m. with the same Members present.

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Equal Employment Opportunities

Council noted a letter from Mr. B. Lum requesting an opportunity for a number of organizations to address Council on August 9, 1977, when the report of the Equal Employment Opportunities Committee is before Council for consideration.

MOVED by Ald. Rankin
THAT the delegation request be granted together with any other delegation requests which may be received in the meantime.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services (July 14, 1977)

616 East Cordova Street Building (Clause 4)

In a letter dated July 20, 1977, the Downtown Eastside Residents Association requested an opportunity to address Council this day on the report of the Standing Committee on Community Services, dated July 15, 1977, on the 616 East Cordova Street building. A similar request was received from the Oppenheimer Planning Committee.

MOVED by Ald. Rankin
THAT the delegations be heard at this time and the agenda be varied accordingly.

- CARRIED UNANIMOUSLY

A memorandum was given to each Council Member by the Downtown Eastside Residents Association, in which Mr. Eriksen states he was misquoted in the report of the Standing Committee on Community Services, dated July 14, 1977. On page 5, paragraph 3, Mr. Eriksen states he was referring to City staff negotiating to acquire 412-420 East Cordova Street and not 616 East Cordova Street, as a health facility. In respect of further statement in that paragraph, Mr. Eriksen states he pointed out that the proposed clinic was almost a full hospital designed to serve the entire downtown core - Clark Drive to Burrard and 8th Avenue to the Waterfront, while the NIP area is only from Heatley to Main and Hastings to the Waterfront.

Miss Jean Swanson addressed Council on behalf of D.E.R.A. and filed a brief urging that Council endorse in principle the allocation of N.I.P. funds for the community portion of the proposed non-profit residential and community facility at 616 East Cordova Street.

The Reverend Shaver spoke on behalf of the Oppenheimer Planning Committee. He urged Council to approve the Oppenheimer Planning Committee's recommendation that N.I.P. funds be allocated for this purpose.

Cont'd.....

STANDING COMMITTEE REPORT AND COMMUNICATIONS

Report of Standing Committee
on Community Services
(July 14, 1977) (Cont'd)

616 East Cordova Street Building (Cont'd)

MOVED by Ald. Rankin
THAT recommendation 'B' of the Committee be amended and then approved as follows:

'THAT Council endorse in principle the allocation of $130,000.00 of Neighbourhood Improvement Program funds for the community portion of the combined non-profit residential and community facility proposed by the Downtown Eastside Residents' Association at 616 East Cordova Street on the condition that within three months officials of Central Mortgage and Housing Corporation advise the City explicitly in writing what amount of funding it can provide for the Downtown Eastside Residents' Association combined non-profit residential and community facility, and that such information from Central Mortgage and Housing Corporation should include the total amounts C.M.H.C. will allocate toward both the residential and the community recreational portions of the development.'

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford
THAT the $130,000.00 N.I.P. allocation not be held in abeyance for the community portion of 616 East Cordova Street.

- CARRIED

(Aldermen Marzari and Rankin opposed)

MOVED by Ald. Ford
THAT if the Neighbourhood Services Association is determined to sell the building at 616 East Cordova Street, the Association be urged to sell this building to an organization which will continue the use for which the property was originally intended.

- CARRIED

(Aldermen Brown, Marzari and Rankin opposed)

MOVED by Ald. Ford
THAT the Directors of Planning, Social Planning and Finance report back by October 1977, following consultation with the community, on the use of N.I.P. money to provide social and recreational facilities at the street level of the Victory Hotel.

- LOST (tie-vote)

(Ald. Brown, Gerard, Kennedy, Marzari and Rankin opposed)

7. Four Day Week

Council noted a letter dated July 25, 1977, from Mr. R.C. Ross, Business Manager of the Vancouver Municipal and Regional Employees Union, requesting an opportunity to address Council this day on the Finance Committee's report dated July 14, 1977, on the Four Day Week.

MOVED by Ald.Rankin
THAT the request be approved and the delegation be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Jericho Hangars

In a letter dated July 26, 1977 Mr. Denis Blue requested an opportunity to appear before Council when the report of the Special Committee on Jericho, is being considered.

A similar request was received from Mr. J. Land.

MOVED by Ald. Rankin
THAT the request be granted and the delegations be heard when the report is being considered later this day.

- LOST

Aldermen Brown, Ford, Gerard, Gibson, Kennedy
and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JULY 22, 1977

Works & Utility Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender No. 39-77-3 Trucks
Cl. 2: Watermain Installations - 1977 Capital Budget
Cl. 3: Reconstruction of Old Sewers on 10th Avenue - Lane East of MacDonald to Stephens; 21st Avenue Collingwood to Blenheim and Lane South of Powell Columbia to Lane East of Carrall
Cl. 4: Award of Contract 775 for Cofferdam for Granville Island Pump Station

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(July 22, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Rezoning Application - 176 East 14th Avenue
Cl. 2: Transfer of Self-Serve License - Shell Canada Limited Gasoline Stations - 1157 Burrard and 1995 Cornwall
Cl. 3: 969 Homer Street - D.P.A. 76065
Cl. 4: Zoning Amendments to the Chinatown/Gastown Historic Area Schedules
Cl. 5: D.P.A. 77558 - Policemen's Parking Lot 456 East Pender Street

Rezoning Application -
176 East 14th Avenue.
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the Director of Planning be received and the whole matter be referred to a Public Hearing.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 22, 1977) (Cont'd)

Transfer of Self-Serve License -
Shell Canada Ltd., Gasoline Stations
at 1157 Burrard and 1995 Cornwall.
(Clause 2)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application - 76065
969 Homer Street.
(Clause 3)

Council noted a request from Mr. T. Vancouver to address Council as a delegation on this matter.

MOVED by Ald. Kennedy
THAT the request be approved and the delegation be heard at a time when the owner of the property can also be present.

- CARRIED UNANIMOUSLY

Zoning Amendments to the Chinatown/
Gastown Historic Area Schedules
(Clause 4)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application - 77558
Policemen's Parking Lot - 456
East Pender Street.
(Clause 5)

The City Manager advised that the parking fee of $5.00 per month per car is no longer being charged.

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 12.15 p.m. to reconvene in the Council Chamber, at 3.25 p.m. following the Public Hearing.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Amendment to City Fire By-law
Cl. 2: Traffic Situation McLean Drive - Hastings to Pender
Cl. 3: Continuation of "Task Force" to Upgrade Existing Hotels and Apartments
Cl. 4: Use of Sound Truck - Glad Tidings Temple Parade

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

Continuation of "Task Force" to Upgrade Existing Hotels and Apartments (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Fire Chief contained in this Clause be approved, on condition that the size of the Task Force be reviewed by Council within one year of the establishment of the Fire By-law appeal procedure.

- CARRIED UNANIMOUSLY

Use of Sound Truck - Glad Tidings Temple Parade (Clause 4)

MOVED by Ald. Rankin,
THAT Council approve the use of a sound truck by the Glad Tidings Temple during their annual parade on Saturday, August 6, 1977, in the area east and west of Fraser Street between 17th and 23rd Avenues.

- CARRIED UNANIMOUSLY

Finance Matters
(July 22, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Mayor's Fund - Travel Expenses
Cl. 2: Insurance on City Bridges
Cl. 3: Gastown Steam Clock

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 1 and 3 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(July 22, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Encroachment onto City-owned Property - S/S King Edward between Sophia and John Streets
Cl. 2: Acquisition for Land Assembly - 1456 East 12th Avenue
Cl. 3: Sale of Properties - W/S Commercial between Venables & Parker and 1822 West 2nd Avenue
Cl. 4: Demolitions - 323 & 333 East 2nd Avenue

Clause 1

The City Manager requested and received permission to withdraw this item.

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

B. Tender 774 - A.C. Pavement on Sundry Lanes

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this report dated July 19, 1977, be approved.

- CARRIED UNANIMOUSLY

C. D.P.A. 77018 - Little Billy's Pizza and Steak House, 1796 Nanaimo

Mr. A. Dikaios representing the owners of Little Billy's Pizza and Steak House, addressed Council and asked that consideration be given to means by which the required parking could be achieved by the owners. The Mayor advised that he or an appropriate official would meet with Mr. Dikaios to discuss appropriate action.

MOVED by Ald. Kennedy,
THAT the report of the City Manager dated July 21, 1977, and the representation by Mr. Dikaios be received for information.

- CARRIED UNANIMOUSLY

D. Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club

A representative of the Boys' and Girls' Club of Vancouver addressed Council and confirmed that his organization favours construction of the Kivan Boys' and Girls' Club at 12th Avenue and St. Catherines.

MOVED by Ald. Bellamy,
THAT recommendations 1 to 7 inclusive contained in the City Manager's report dated July 20, 1977, be approved.

- CARRIED

(Aldermen Kennedy, Puil and Rankin opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girs' Club (cont'd)

MOVED by Ald. Bellamy,
THAT recommendations 8 and 9 contained in the City Manager's report dated July 20, 1977, be approved after amending recommendation 8 by deleting the figure "5" and inserting the figure "2" in lieu thereof.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the City Engineer be instructed to install a pedestrian actuated signal at 12th Avenue and St. Catherines Street prior to completion of the new Kivan Boys" and Girls" Club building in this location.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:55 p.m. and following an 'In Camera' meeting in the Mayor"s Office, reconvened at approximately 4:20 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

E. Proposed 'Gastown-Uptown Trolley System'

MOVED by Ald. Kennedy,
THAT the no-fare 'Gastown-Uptown Trolley System" proposal be approved for a two month trial period subject to the following conditions:

(1) The vehicles meet the appropriate Provincial regulations and standards (including both the Motor Carrier Branch and Motor Vehicle Branch).

(2) The vehicle's safety and operating characteristics be to the satisfaction of the City Engineer.

(3) The Director of Legal Services be directed to amend the Granville Mall By-law so that the service can be implemented during the second week of August, 1977.

(4) The interim routing for the "Gastown-Uptown" service be approved, as shown on Plan B.

(5) The City Engineer be directed to report back on the workability of the proposed service after the two-month trial operation, including proposed permanent routing through the Robson Square transitway, as shown on Plan A.

- CARRIED

(Aldermen Bellamy, Gibson, Puil and Rankin opposed)

I. Report of Standing Committee on Planning and Development, July 7, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Point Grey Road Waterfront Properties
Cl. 2: Proposed Buildings at 2883 & 2891/93 Point Grey Road

Point Grey Road Waterfront Properties (Clause 1)

MOVED by Ald. Rankin,
THAT the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Planning and Development, July 7, 1977 (cont'd)

Point Grey Road Waterfront Properties (Clause 1) (cont'd)

MOVED by Ald. Brown,
THAT Council reaffirm its long term acquisition policy re Point Grey Road properties;

FURTHER THAT the report of the City Manager dated June 23, 1977, be again considered by the Planning and Development Committee in the Fall.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Gerard in amendment,
THAT the words "reaffirm its long term acquisition policy" be deleted and the following inserted in lieu thereof:

"undertake to determine a practical policy for selective acquisition".

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to amend having lost, the motion by Alderman Brown was put and CARRIED.

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Proposed Buildings at 2883 & 2891/93 Point Grey Road (Clause 2)

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT, if normal enforcement procedures currently under way are not successful, the Director of Legal Services be instructed to obtain an injunction to stop construction of that portion of the development at 2883 Point Grey Road which contravenes the City's Zoning and Development By-law.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, July 14, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Riley Park N.I.P. - Neighbourhood Improvement Plan and Implementation Stage Administration
Cl. 3: Report on Industry in Vancouver
Cl. 4: The Residential Rehabilitation Assistance Program - Status Report

Clauses 1, 2, 3 and 4

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee on Community Services, July 14, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Sale of Surplus City Furniture and Equipment - Tamahnous Theatre Workshop Society
Cl. 2: Petition re Cap's Cabaret, 1018 Burnaby Street
Cl. 3: Correspondence - Letter from the Woman's Christian Temperance Union of B.C.
Cl. 4: 616 East Cordova Street Building

Clauses 1 and 3

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Petition re Cap's Cabaret, 1018 Burnaby Street (Clause 2)

Council noted a delegation request from Mr. J.H. Fraser, representing the owner of Cap's Cabaret.

MOVED by Ald. Rankin,
THAT consideration of this Clause be deferred to the meeting of August 23, 1977, to permit Mr. Fraser an opportunity of addressing Council.

- CARRIED UNANIMOUSLY

616 East Cordova Street Building (Clause 4)

For Council action on this Clause, see page 6.

IV Report of Standing Committee on Transportation, July 14, 1977

Traffic Matters - Kitsilano Conversion Areas (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration, July 14, 1977

Four Day Week - Turn Down Traffic Volume (Clause 1)

Earlier this day, Council agreed to hear a representation from Mr. Ross, Business Manager, V.M.R.E.U. Mr. Ross addressed Council and put forward reasons why the four day work week should be continued.

MOVED by Ald. Gibson,
THAT Council defer any further decision on the four day work week or any variation thereof, pending a report from an outside consultant on the effectiveness of the operation in Vancouver; this report to include information and advice on alternative employment practices in other cities;
FURTHER THAT the Mayor and City Manager submit recommendations to Council in the matter of selection of the consultant.

- CARRIED

(Alderman Puil opposed)

- - - - -

Par Value Co-operatives -
Phase II, False Creek

Alderman Rankin referred to the request of Mr. Harry Burke to appear before Council on this matter.

MOVED by Ald. Rankin,
THAT representations from the Creek Community Co-operative Housing Society be heard at the next meeting of Council, and the False Creek Development Consultant and the Director of Planning be present when the delegation is heard.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:20 p.m. and reconvened at 8:15 p.m. in No. 1 Committee Room, following the Court of Revision with the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Marzari and Puil

ABSENT: Alderman Harcourt (Leave of Absence)
Alderman Kennedy
Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VI. Report of Special Joint Council/Park Board Committee re Jericho, June 23/July 7, 1977

Use of Jericho Hangars
(Clause 1)

MOVED by Ald. Ford,
THAT recommendations A, B and C of the Committee contained in this Clause be approved after amending recommendation A by deleting all the words after "Hangar 5" and substituting thereafter "be offered by the Park Board under a lease agreement to a Users Committee for this purpose, with the Users Committee being required to attempt to raise capital funds for the necessary improvements".

(Deferred)

MOVED by Ald. Gerard,
THAT this whole matter, including the above motion of Alderman Ford, be deferred to the next regular meeting of Council when all members will be present.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for July 27, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Self-Serve Gasoline Station at 3301 West 16th Avenue

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4792, BEING THE GRANVILLE MALL BY-LAW (Use of buses other than B.C. Hydro Buses on Granville Mall)

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil opposed)

MOTIONS

A. Expropriation for Burrard Street Widening between 1st and 2nd Avenues

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS the City of Vancouver desires to acquire a portion of each of the following parcels or tracts of land more particularly described as

(a) Lot "A", Block 218, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and

(b) Lot 40 except the North 2 feet now land, Block 218, District Lot 526, Plan 590, in the City of Vancouver, Province of British Columbia,

pursuant to its powers under Section 190 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the plan annexed hereto and numbered LF 8295 be and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road Purposes (W 7' of Lot 1, Block 348, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

West 7 feet of Lot 1, Block 348, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S. dated January 13, 1977, and marginally numbered LF 8040, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

C. Allocation of Lands for Road Purposes (W 7' of Lot 40 except S 7', Block 238, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

The West 7 feet of Lot 40 except the South 7 feet, now road (Plan 3863), Block 238, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated November 4, 1976, and marginally numbered LF 7971, a print of which is hereunto annexed;

cont'd....

MOTIONS (cont'd)

Allocation of Lands for Road Purposes (W 7' of Lot 40 except S 7', Block 238, D.L. 526, Plan 590) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and atlocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up, Conveyancing and Subdividing (Lane East of Nanaimo between William and Charles)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane in Block 9, the West ½ Section 22, Town of Hastings Suburban Lands, has to be relocated;

THEREFORE BE IT RESOLVED THAT the West 8 feet of the lane dedicated by the deposit of plan 1945 lying between the easterly production of the northerly and southerly limits of Lot "B", said Block 9, Plan 10551, the same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., June 1, 1977, and marginally numbered LF 8280, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of said Lot "B"; and

FURTHER BE IT RESOLVED THAT the lane so closed be subdivided with the adjacent lands.

- CARRIED UNANIMOUSLY

E. Closing, Stopping Up, Subdividing with Abutting Lot (Portion of Lamey's Mill Road - False Creek)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT WHEREAS

(1) The City of Vancouver if the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The deposit of Plan 16003 created Lots 30, 31 and 33, False Creek, Plan 16003 with a road separating the said three parcels;

(3) The City wishes to amend the boundaries of said Lot 30, 31 and 33;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of said Plan 16003 as shown outlined red on plan sworn to by A.R. Turner, B.C.L.S., dated October 21, 1976, marginally numbered LE 4435, a print of which is attached hereto be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the road so closed be subdivided with abutting Lot 30, 33 and portion of Lot 31.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Amendment to Area Development Plan and Program for Phase 2, Area 6, False Creek

At the Council meeting on July 12, 1977, Notice was called on the following motion by Alderman Kennedy:

MOVED by Ald. Kennedy,
SECONDED by
THAT Council reaffirm its policy that no new residential development be permitted on publicly-controlled waterfront.

- - - - -

By memorandum, Alderman Kennedy requested that the following motion be substituted for the motion set out above:

MOVED by Ald. Kennedy,
SECONDED by
THAT WHEREAS it has been clearly demonstrated that the encroachment of residences on publicly-owned or controlled waterfront properties is resented by the public, e.g. Caesar's Bridge, Phase II, Area 6, Harbour Park;

AND WHEREAS there is a counter-trend towards the elimination of existing residences on valued waterfront, e.g. Englisea Lodge, properties on Point Grey Road, etc.;

THEREFORE BE IT RESOLVED THAT Council affirm a policy that no new private residential structures be permitted on the City's waterfront.

(not put)

A seconder not having been obtained, Alderman Kennedy's alternate motion was NOT PUT.

2. Park Board Custody, Care and Management of District Lots 4565, 5098 & 7030, for Park Purposes

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately.

(Deferred)

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT consideration of the above motion be deferred until such time as Council has considered the deferred report dated June 23/July 7, 1977, of the Special Joint Council/Park Board Committee re Jericho.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy and seconded by Alderman Gerard was recognized by the Chair:

1. Shopping Carts

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the use of shopping carts in many cases is abused by customers removing the carts from the vicinity of the business premises;

AND WHEREAS abandoned carts constitute a waste and an eyesore and replacement costs are passed on to the consumer;

THEREFORE BE IT RESOLVED THAT a By-law be submitted, similar to a By-law in effect in the City of Edmonton, in an effort to deter persons removing carts from the vicinity of business premises.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Proposed Development 2500 Franklin	indicated he had been approached by the developer, Mr. Joseph Funaro with a request that this matter be expedited. The Mayor indicated that he would discuss this matter with the Director of Planning and contact Mr. Funaro.
Alderman Ford - Provincial Government Court Complex - Pedestrian Access	enquired if it would be possible to expedite pedestrian access across Robson Street through the Provincial Government Court Complex. The Mayor directed the City Manager to discuss this matter with the Provincial Government Complex Manager for report back.

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The Council adjourned at approximately 8:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting of July 26, 1977, adopted on August 9, 1977.

MAYOR

CITY CLERK

DEL. 2

MANAGER'S REPORT July 19, 1977

TO: Vancouver City Council

SUBJECT: License Suspension - Mr. A. Camacho

CLASSIFICATION: Recommendation

The Director of Permits and Licenses reports as follows:

"On June 9, 1977, I notified Mr. Antonio Camacho that I was suspending his Billiard Hall/Restaurant business license for a period of 7 days from June 27, 1977. Mr. Camacho was notified of his right of appeal to Council and by letter dated June 20, 1977, his solicitor, Mr. John Fedyk notified the City Clerk that Mr. Camacho wishes to appeal the suspension. As a result of this appeal, the suspension is held in abeyance pending Council's consideration.

The reason for my decision to suspend Mr. Camacho's business license is based on information obtained from the Police Department concerning the operating hours of the billiard hall. Under the provisions of Section 12 of License Bylaw No. 4450, no billiard-room keeper shall permit any person to play on any billiard or pool table between the hours of 1:00 a.m. and 6:00 a.m.. On April 27, 1976, members of the Police Department observed 5 pool tables being used at 1:45 a.m. and approximately 20 persons were in the premises. Mr. Camacho was advised at that time of the required closing time. It was brought to my attention by the Police Department that Mr. Camacho was warned on 2 other occasions and then at 1:50 a.m. on May 31, 1977, it was observed that the billiard hall was open for business and 5 patrons were using the pool tables. In my opinion this is gross misconduct on the part of the licensee, Mr. Camacho, and I therefore issued the suspension.

Mr. Fedyk, in his letter to Council, advises that Mr. Camacho feels he is being singled out as other billiard halls in his vicinity remain open after 1:00 a.m.. Mr. Camacho has not been singled out as charges have been laid by the Police Department against another billiard hall operator, in this area, for staying open for business after the 1:00 a.m. closing time.

RECOMMENDED that the license suspension be upheld by Council."

The City Manager recommends that the foregoing report of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY - Mr. John J. Fedyk (See attached letter dated June 20, 1977).

FOR COUNCIL ACTION SEE PAGE(S) 548

SUPPORTS U/B-2

MANAGER'S REPORT

July 20th, 1977

TO: Vancouver City Council

SUBJECT: Inspectors for Enforcement of Lodging House By-law

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

On July 12, Council deferred for two weeks consideration of the following recommendation of the Community Services Committee:

> "That Council authorize the Medical Health Officer to hire three additional health inspectors, bringing the total complement of health inspectors to 32."

The deferral was to permit the City Manager an opportunity to investigate and report back on the workload of all Health Inspectors.

Review of inspection patterns over a four year period shows that food related inspections have been relatively constant, whereas housing inspections were markedly higher in 1974 and 1975 when three extra staff were available to the Department for this purpose. The productivity of individual inspectors (inspections per day) has risen over the period.

The drop in licensed lodging houses (15%) does indicate a reduced requirement for housing inspection staff relative to 1974-75. To provide an equivalent level of housing inspection to that provided in 1974-75, about 2 1/2 additional positions would be needed. A case can be made for an additional 1/2 position on the basis of anticipated increases in noise inspections, street festivals, and increased restrictions under Provincial food premises regulations.

The priority given lodging house inspections is a Council decision. If Council wishes to give housing inspection a higher priority, equivalent to that existing in 1974-75, an increase of three inspectors is needed as recommended by the Community Services Committee.

An analysis of the costs of three additional positions, assuming an effective date of Sept. 15, 1977, at 1977 rates, and assuming that the appointees would commence at the bottom step of pay grade #24, Public Health Inspector II shows the 1977 costs to be:

Salaries (3 x 3.5 months @ $1370 per mo.)	=	$14,385
Fringe benefits @ 13%	=	1,870
Auto allowance (3 x 3.5 months @ 100/mo.)	=	1,050
Total Cost for 1977	=	$17,305

The cost for a full year at 1977 rates would be approximately $20,000 per year per position, or $60,000 for the three positions recommended by the Committee.

The Health Department advises that there will be no additional costs for furniture, equipment or facilities, as these have already been provided for the positions as and when they were previously established.

The Comptroller of Budgets and Research advises that there is adequate funding in the Health Department's current budget to cover the additional cost of $17,305 in the 1977 fiscal year.

The City Manager RECOMMENDS that if Council wishes to return to the lodging house inspection standards of 1974-75, then three additional health inspectors be authorized and that the costs of any additional inspectors be funded within the established 1977 Health Department budget and be included in future budgets.

The City Manager suggests that Council may wish to CONSIDER an intermediate standard of inspection.

FOR COUNCIL ACTION SEE PAGE(S) 549

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 39-77-3 Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on June 20, 1977 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account.

This Tender called for prices for two Items. Only Item 1 is being reported on at this time.

Item 1 - 47000 GVW Tilt Cab and Chassis

Five bids were received.

We recommend acceptance of the low bid (Bid No. 1) to meet specifications for six International Harvester model COF 1950B cab and chassis from International Harvester Ltd. at a total cost of $161,274.00 ($26,879.00 each) plus 7% Provincial Sales Tax.

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

* * * * * * *

CITY ENGINEER'S REPORT

2. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"The following installation is required to replace a leaking old steel main:

WATERWORKS PROJECT 714

STREET.	FROM	TO
Hudson Street	59th Avenue	67th Avenue

Estimated Cost $70,000

Part of the work, i.e. between Park Drive and 64th Avenue, has to be completed prior to paving scheduled for 1977.

Funds for this work are available from the following sources:

Account #128/7902 - Prior to Paving - Unappropriated	$30,000
Account #128/7901 - Short Notice Projects - Unappropriated	40,000
	$70,000

I recommend that construction on Project 714 be approved and that the required $70,000 be appropriated from 1977 Waterworks Capital Accounts as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

3. Reconstruction of Old Sewers on 10th Avenue - Lane East of MacDonald to Stephens; 21st Avenue - Collingwood to Blenheim and Lane South of Powell - Columbia to Lane East of Carrall.

The City Engineer reports as follows:

"Provision was made in the 1977 Sewers Capital Budget for reconstruction of the sewer on 10th Avenue from MacDonald to the lane east. During construction it has been found that the balance of the block from the lane east of MacDoanld to Stephens is in poor condition and should also be rebuilt.

In addition, the sewers on 21st Avenue between Collingwood and Blenheim and in the lane south of Powell Street between Columbia and the lane east of Carrall Street are in very poor condition and must be rebuilt before they collapse and cause flooding.

The estimated total cost of reconstructing these three blocks of sewer is $109,000. Sufficient funds are already available in Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers.'

I recommend that these three blocks of sewers be reconstructed."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Award of Contract 775 for Cofferdam for Granville Island Pump Station

The City Engineer reports as follows:

"Tenders for construction and removal of a cofferdam and excavation for Granville Island Sewage Pump Station were opened on July 11, 1977. Only one bid was received, from Greenlees Piledriving Co. Ltd., at a tendered price of $42,900.

Funds for this work are available in False Creek Capital Account 316/3202, 'Granville Island Pump Station.'

I recommend that this contract be awarded to the sole bidder, Greenless Piledriving Co. Ltd., at the tendered price of $42,900."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application - 176 East 14th Avenue

The Director of Planning reports as follows:

" 'An application has been received from Robert S. Olma of Osarp Holdings Ltd., requesting an amendment to the Zoning and Development By-Law No. 3575 whereby Lot 6, Block 51, D.L. 302 be rezoned from (C-2) Commercial District to (RM-3A) Multiple Dwelling District for the purpose of:

> 'consolidating Lots 4, 5 and 6 of Block 51, D.L. 302 with the intention of constructing under the RM-3A zoning the maximum allowance floor space ratio, given the total site area by consolidation.'

SITE DESCRIPTION

The site is located on the south side of East 14th Avenue between Quebec and Main Streets, having a frontage along East 14th Avenue of 44 feet and a depth of 122 feet to a 20 foot lane at the rear. A corner cut-off reduces the area of this otherwise rectangular site to 5,306 square feet. The site is flanked on the east by a 16-foot City lane. (See Appendix A).

The site is zoned (C-2) Commercial District and developed with an older one-storey one-family dwelling and garage to the rear adjacent to the lane.

The two lots to the west of the site are zoned (RM-3A) Multiple Dwelling District and also front onto East 14th Avenue. The lot adjoining the site is developed with a 2½-storey plus basement one-family dwelling. The lot further to the west is developed with a 2½-storey plus basement older residential building containing five housekeeping units. A City lane flanks the most westerly lot and adjoins both lots along their southerly property lines. The site and the adjoining two properties are therefore encompassed by City lane on the east, south and west and by a City street on the north.

The lands to the north of the site across East 14th Avenue are zoned (C-2) Commercial District and the entire block from Main Street to Quebec Street is developed with a supermarket (I.G.A.).

The lands to the east of the site across the City lane and fronting onto Main Street are zoned (C-2) Commercial District. A new one-storey retail and office building has been developed on Lots 7-9 and is presently vacant. To the south of this new building an older gasoline service station stands vacant and further south, on lands also zoned (C-2) Commercial District, an older 3-storey apartment building exists on the corner of Main Street and East 15th Avenue.

The lands to the south of the site across the lane and fronting onto East 15th Avenue are zoned (RM-3A) Multiple Dwelling District and developed with three 3-storey apartment buildings and a 2-storey one-family dwelling.

The lands to the west of the site beyond the two immediately adjacent properties and fronting onto Quebec Street are zoned (RM-3A) Multiple Dwelling District and developed with one and 1½-storey plus basement one-family dwellings. (See Appendix B).

BACKGROUND

An application to rezone the site from (C-2) Commercial District to (RM-3) Multiple Dwelling District for the purpose of developing the site and Lot 5 immediately to the west with an apartment building was approved at a Public Hearing in November 1973. As the applicant was unable to subsequently acquire the site, the amending By-Law was not enacted and the application was withdrawn in June 1975.

Continued . . . .

Clause No. 1 Continued

" PROPOSED DEVELOPMENT

Although drawings have not been submitted with the rezoning application, drawings submitted with a Development Permit Application for the site and the two lots to the west indicate a proposed 3-storey apartment development under the (RM-3A) Multiple Dwelling District Schedule.

CITY ENGINEER

The City Engineer, in a memorandum dated July 8, 1977, has no objections to the rezoning subject to the east 4 feet of Lot 6 and a 10' x 10' corner cut-off being dedicated for City lane purposes.

ANALYSIS

In December 1976 a Development Permit was issued permitting development of a 1-storey retail/office building on the three commercially zoned lots immediately to the east of the site and the present lane. This development, now nearing completion, has approved parking and loading directly off the City lane which is only 16 feet in width. Development of these lands as approved has minimized the prospects of consolidation of the site with these lands. Due to the shallowness of these three lots (89 feet), a possible 4-foot dedication to increase the adjoining City lane to 20 feet in width was not required. As outlined by the City Engineer, this dedication is required from the site (Lot 6) along with a corner cut-off to facilitate negotiation of the right angle turn in the lane at the southeast corner of the site.

While the site could be developed under the existing commercial zoning, a much better form of development, appropriate to the character of the area, would be possible if the site were rezoned to permit development in conjunction with the adjoining two lots.'

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the application be approved subject to the following conditions:

a) That the owner first dedicate to the City the easterly four feet of Lot 6, Block 51, D.L. 302 and a 10-foot by 10-foot corner cut-off at the southeast corner of this same lot, both to the satisfaction of the City Engineer; and then

b) That Lots 4-6 inclusive, Block 51, D.L. 302 be first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Transfer of Self-Serve License: Shell Canada Limited Gasoline Stations - 1157 Burrard Street and 1995 Cornwall Avenue

The Director of Planning reports as follows:

" The City Clerk has received a letter from S. T. Dawes, Senior Marketing Representative of Shell Canada Limited (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline station at 1995 Cornwall Avenue (at Maple) to 1157 Burrard Street (at Davie).

Continued . . . . .

Clause No. 2 Continued

"The Development Permits approving the construction and/or alterations to the above noted gasoline stations were processed as follows:

1. 1157 Burrard Street at Davie
   Development Permit No. 47526

   Approved February 7, 1969 permitting the erection of a gasoline filling station. The approved drawings indicate the provision of 4 service bays and 3 pump islands.

2. 1995 Cornwall Avenue at Maple
   Development Permit No. 39638

   Approved on October 22, 1966 permitting the erection of a gasoline station.

   Development Permit No. 73128 was approved on April 15, 1976 permitting the construction of a canopy over the existing pumps. The approved drawings indicate the provision of two service bays and one pump island. It is Shell Canada Limited's intention to close out this station.

The statistics submitted with the Manager's report on self-service gasoline stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Shell Canada Limited as having 46 gasoline service stations in the City, 15 or 32.6% of which are self-service, exceeding City Council's limitation of 15%.

Shell Canada Limited have advised as of July 11, 1977 that they have 37 gasoline service stations in the City (closure of 1995 Cornwall Avenue would decrease this number to 36), 15 of which are self-service. However, paragraph 7 explaining the "METHODS OF CONTROL" contained in the City Manager's report of April 7, 1975 states:

> 'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Since this proposed change of self-serve licenses does not alter the number of self-serve gasoline stations for the Shell Canada Limited, the Director of Planning RECOMMENDS that it be approved and 1157 Burrard Street at Davie Street be added and 1995 Cornwall at Maple Street be deleted from Schedule B of the License By-law. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

INFORMATION

3. 969 Homer Street - Development Permit No. 76065

The Director of Planning reports as follows:

"The City Clerk has received letters dated May 4, 1977 and June 27, 1977 from Mr. T. Vancouver (previously circulated to Council members and on file in City Clerk's Office) objecting to the approval of Development Permit No. 76065, 969 Homer Street.

Development Permit Application No. 76065 was filed on December 1, 1976 and approved by the Director of Planning on February 14, 1977, subject to various conditions. The Development Permit was issued on April 19, 1977, thereby permitting

> 'the construction of a 25' x 90' building to be used for storage and servicing of radiators in the basement and on the main floor, with ancillary offices in the basement.'

The approved drawings showed a 25' x 90' building with a basement and one storey, the height of 28'½" on Homer Street and approximately 21'8" at the lane. The building would appear to be a 2 storey structure from the lane.

The Development Permit file indicates that Mr. T. Vancouver had been in contact with the Plan Checking Assistant regarding this application on February 7, 1977. No objections are recorded.

On May 3, 1977, Mr. T. Vancouver filed an Appeal to the Board of Variance (Appeal No. 20956) appealing the decision of the Director of Planning who approved the Development Permit permitting the development at 969 Homer Street. The Board of Variance, on May 18, 1977, allowed the Appeal

> 'but only on the basis that the application had been dealt with by the Director of Planning (using discretion pursuant to Section 3(14) of the Zoning & Development ByLaw,) whereas the Board considered that the application should have been considered by the Development Permit Board.'

Hence the application was referred to the Development Permit Board and was reviewed by them on June 27, 1977 with the following result:

> 'That the application be approved in accordance with the Staff Committee's recommendation but amending the use mentioned in their approval and condition 1(c) to 'warehousing'.'

Mr. T. Vancouver again filed an Appeal to the Board of Variance (Appeal No. 21008) appealing the decision of the Development Permit Board regarding its approval of Development Permit No. 76065. The Appeal was disallowed by the Board of Variance on July 14, 1977 and the decision of the Development Permit Board was upheld.

Mr. Vancouver, in his letter dated June 27, 1977, also referred to an application he filed approximately 1½ years ago to develop his property, which was considered not acceptable. Our records show that during the past two years Mr. Vancouver has filed the following three Development Permit Applications involving his property at 977 Homer Street:

Development Permit No. 70804 filed July 2, 1975

To erect a building with the cellar, basement and first floor for wholesale, second to eighth floors for residential. The proposed building would be 25 feet wide with a height of 83'6" from Homer Street with a floor space ratio of 4.86.

Continued . . . .

Clause No. 3 Continued

Mr. Vancouver was advised that the Planning Department could not support the density, height and bulk of the proposed development and he withdrew his application on August 8, 1975.

Development Permit No. 71166 filed August 5, 1975

To construct a building with the first floor retail, second floor auto repair and 60 dwelling units above. This development was for 100 foot site which included three adjacent lots and would have a height of 125 feet from Homer Street with a floor space ratio of 4.78.

Mr. Vancouver was advised that the application could not be supported by the Planning Department nor the Urban Design Panel and later withdrew this application on November 4, 1975.

Development Permit No. 76658 filed February 7, 1977

To alter the existing building and to use the main floor as offices and second and third floors for two dwelling units.

The Director of Planning approved the application on February 28, 1977 subject to various conditions and the applicant was also advised by letter dated May 1, 1977 that the development, as proposed, did not comply with the Vancouver City Building By-Law.

Mr. Vancouver, on April 7, 1977, requested that his application be amended so as to use the existing building for residential only (3 dwelling units). The amended application was approved by the Director of Planning on May 2, 1977 subject to various conditions. The conditions were complied with and Development Permit No. 76658 was issued on May 13, 1977.

This report was delayed pending the final decisions of the Development Permit Board and the Board of Variance.

As Council will recall, under Section 573(6) of the Vancouver Charter 'No appeal shall lie from a decision of the Board.'"

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council and brings to Council's attention that Mr. Vancouver wishes to address Council as a delegation, despite Council's lack of power, under the Charter, over the Board of Variance. If Council grants this request, it should be heard at a time when the owner of the affected property at 969 Homer Street can be present.

RECOMMENDATION

4. Zoning Amendments to the Chinatown/Gastown Historic Area Schedules

The Director of Planning reports as follows:

"1. PURPOSE

The purpose of this report is to:

a) Comment on the background to the HA-1/HA-2 Zoning Schedules, and certain problems that have recently become apparent.

b) Propose minor amendments to the present schedules in order to permit the consideration of additional ground floor uses consistent with the existing use patterns and desired planning objectives for the two areas.

2. BACKGROUND

On September 24th, 1974, City Council approved the HA-1 (Chinatown) and HA-2 (Gastown) Zoning Schedules. One of the unusual features of these schedules is the restrictive number of permitted ground floor uses, and the separation of "Ground Floor" from "Upper and Basement Floors" in terms of permitted uses.

Continued . . . .

Clause No. 4 Continued

Ground floor permitted uses are limited to only retail or restaurant uses. All other uses are only permitted on the upper or basement floors of development.

When the original by-laws were drafted, it was intended to emphasize the importance of pedestrian-oriented retail and restaurant uses, particularly on the ground floor. It was also intended that the present clause 2.C. of each schedule would give some flexibility to consider special cases or other ground floor uses considered to be in keeping with the character of the two areas. Because of the legal wording of this section, however, it appears that only retail and restaurant uses can be permitted on the ground floor, as most other uses which are separately listed as "Upper Floor and Basement Uses" cannot be permitted on the ground floor. This means that in the case of the Chinatown area, for example, even the proposed Chinese Cultural Centre development, as a listed "Community Centre" use, cannot now be permitted as a ground floor use, as it is only permitted on the upper or basement floors.

Recently, three development permit applications have been submitted for ground floor office and wholesale uses within the Chinatown HA-1 Zone. After refusal by the Director of Planning on the grounds of being a use not presently listed in the HA-1 Zoning Schedule, two of these applications were appealed to the Board of Variance, and subsequently allowed. Both of these applications were for existing buildings, outside of the main retail commercial area, and were supported by the Chinatown Historic Area Planning Committee.

As a result of these development permit applications and general planning matters discussed by both advisory planning committees for the two areas, it has become apparent that the present zoning controls are overly restrictive in terms of permitted ground floor uses. Certain other uses such as office or wholesale which are presently not allowed on the ground floor, may be acceptable under certain conditions in certain parts of the two zones, as outlined in Section (3)(A)(1) below.

3. ZONING AMENDMENTS

A. Reasons for the Proposed Changes

1. Variation of Uses within Historic Areas

Certain street areas within the central part of the two historic zones are presently strongly retail/restaurant oriented. For Chinatown, Pender Street between Carrall and Gore, and for Gastown, Water Street between Carrall and Cordova, are presently the core retail shopping areas within each Historic Area. This use pattern should continue.

However, outside of and on the fringes of the core retail areas, many non-retail, non-conforming uses presently exist and have existed for many years. Although not providing the same level of activity as pedestrian-oriented retail uses, they do contribute positively to the general variety and character of the two historic areas.

Even within the present retail commercial core areas, non-retail ground floor uses exist which provide a necessary service for local businesses and shoppers in the area.

Both Historic Area Planning Committees feel that it is not realistic or beneficial to the areas as a whole to limit entirely ground floor uses to only retail or restaurant (as is the case with the present zoning). Outside of the core retail area, such uses as wholesale, office, etc. may be appropriate depending on location and other factors, and until such time as retail activity expands into these areas.

Within the core retail area, limited non-retail uses, (i.e. Banks, Real Estate and Professional Offices, Travel Agencies, Social Clubs, Theatres, etc.) should be able to be considered as ground level uses, provided that they do not seriously affect the

Continued . . . .

Clause No. 4 Continued

pedestrian interest and retail continuity, are felt to benefit the overall commercial interest of the area, and are uses providing a necessary service to the community.

2. Functional Differences between Chinatown and Gastown

There is a recognized difference of overall function between the two historic areas. Chinatown is primarily a Chinese Community-oriented specialty shopping and business district, whereas Gastown is largely a specialty retail and entertainment area, catering more to the entire City.

Although ground floor uses within the core areas of Chinatown and Gastown are mainly small retail shops or restaurants, in Chinatown particularly, many non-retail uses exist such as banks, trust companies, social clubs, wholesale and professional offices. These provide an important service to the local community, as well as adding to the general variety of activity which is characteristic of the area.

Gastown, however, because of its former function as a major wholesale, office area, still has a substantial amount of these uses, particularly in the eastern part of the HA-2 Zone, where little retail activity presently exists.

3. Need for a Legal Clarification of Certain By-law Sections

It is felt by the Director of Legal Services that certain sections of the by-law require minor qualification and changes in order to clarify the intent and interpretation of these sections.

B. Proposed Changes

Proposed amendments have been discussed with both the Chinatown and Gastown Historic Area Planning Committees on July 13th, 1977. Both Committees are in favour of the proposed amendments as outlined below and in Appendices 'A' and 'B'. Changes proposed are:

1. Elimination of the floor level distinction in the conditional use Sections (2).

   The present sections 2.A. and 2.B. would be replaced by one section only, entitled "Uses", similar to other commercial zonings in effect at present.

2. Addition of clarifying phrase to the present paragraph explaining the context of approval of the 'conditional' uses listed under 2.A., so that the importance of ground floor retail/restaurant uses within the core retail area is emphasized.

   This would add at the end of the paragraph the phrase:

   "to the creation of pedestrian interest along the street, and to the importance of ground floor retail/restaurant uses within the core retail area."

3. Minor amendment to the wording of a qualifying phrase in present Sections 2.B.

   This would simply replace "and/or" with "or", and is required for legal purposes.

4. Minor correction of the present section 2.C. of the Chinatown HA-1 Schedule only, to remove an error in wording, which was not present in the original draft of this section.

   This would delete the word "not" on the second line from the top, so that the meaning of this section is consistent with the Gastown Zoning and other zoning schedules where a similar clause occurs.

Continued . . . .

Clause No. 4 Continued

5. Addition of clarifying phrase to the present section 1.A. "Ground Floor Uses".

This would add the phrase: "For the purpose of this section, "Ground Floor" shall not be considered to include a basement", and is required for legal purposes.

4. RECOMMENDATIONS

The Director of Planning recommends that:

Council instruct the Director of Planning to make an application requesting amendments to the HA-1 and HA-2 Zoning Schedules, as outlined in Section (3) and in Appendices 'A' and 'B' of this report, and that this application be referred direct to a Public Hearing. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Development Permit Application #77558
Policemen's Parking Lot - 456 East Pender Street

The Director of Planning reports as follows:

"On September 16, 1975, City Council resolved:

'That, in order to provide the parking facilities called for in the collective agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a Development Permit and the Director of Planning be authorized to issue a Development Permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

(a) the area being suitably gravelled,

(b) the fee for parking be $5.00 per month per car, with provision of this low cost staff parking not being considered a precedent,

(c) the cost of gravelling, barricading and signing to be charged to contingency reserve,

(d) the use of the lot for parking be subject to cancellation on thirty (30) days' notice.

Further that, only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one-year period only.'

Subsequently, a Development Permit No. 71835 was issued which permitted the use of the site as a temporary parking lot for a period of time expiring November 30, 1976.

Development Permit Application No. 77558 has now been filed to continue this use on the site. The application was approved by the Director of Planning on May 24, 1977 for the continued use of the site as a temporary parking area (private) for a period of time, expiring November 30, 1977, subject to the following conditions:

Continued . . . .

Clause No. 5 Continued

1. prior to the issuance of the Development Permit, this request is to be first submitted and approved by City Council,

2. the parking area is to be maintained, including surfacing and curbing, in good condition for the period of approval, in accordance with the approved drawings and the conditions of Development Permit #71835.

The Director of Planning recommends that the Development Permit be issued."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 564 & 565

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Amendment to City Fire By-law

The Fire Chief reports as follows:

" As a result of a recent Bylaw Court Trial it became evident that some amendments to the Fire Bylaw are needed to improve the sections dealing with maintaining fire safety equipment required in buildings in good repair and efficient working order. At the present time, this requirement is usually specified in the Fire Bylaw section related to the particular requirement, however, many of the fire safety requirements are contained in the Building Code or the Fire Marshal's Regulations. To correct this problem, one specific section of the Fire Bylaw which requires all fire safety equipment to be kept in good order is required, regardless of which Code calls for the installation of the equipment.

RECOMMENDATION

The Fire Chief recommends that Council instruct the Director of Legal Services to draft the necessary amendments to the Fire Bylaw to provide for the proper maintenance and efficient working order of fire safety systems and equipment in all buildings. "

The City Manager recommends the foregoing recommendation of the Fire Chief be approved.

INFORMATION

2. Traffic Situation McLean Drive - Hastings to Pender

The City Engineer reports as follows:

"During the rezoning Public Hearing for the N/E corner of East Pender and McLean, concern was expressed about the traffic situation at this location and Council passed the following resolution:

'That the City Engineer report to Council on the traffic situation in the area of East Pender Street and McLean Drive in view of the concern expressed by the petitioners and Mrs. Hooge, including information on plans to widen the street.'

In her petition Mrs. Hooge was opposed to the rezoning "because of the effect on moving traffic due to the 400 block McLean Drive being only 33 feet wide".

McLean Drive between Powell and Venables has a substandard street allowance (not 66 feet) as listed below: (and illustrated in attached diagram)

Powell to Hastings (200 and 300 blocks):	50 feet
Hastings to Pender (400 block):	33 feet
Pender to Frances (500 block):	41.5 feet / 50 feet
Frances to Adanac (600 and 700 blocks):	50 feet
Adanac to Venables (800 block):	41.5 feet / 33 feet

Continued . . . .

Clause No. 2 Continued

" Recognizing existing developments and the local access function of McLean Drive a 50 foot street allowance (although substandard) will be adequate to provide for the ultimate street development. In the areas zoned industrial (north to Pender) a 36' pavement (rather than a standard 40 foot pavement) can be constructed on a 50 foot street allowance which will provide an adequate level of service. Street widenings are being obtained to provide for a 50 foot street allowance and this rezoning (N/E corner Pender/McLean) was conditional on the dedication of an 8.5 foot widening strip increasing the street allowance to 41.5 feet. (Remaining 8.5 feet to come from property on the west side of the street)

Traffic volumes have been checked and are considered reasonable for the combination of industrial and apartment zoning in this area. The traffic that will be generated by the development on the rezoned site is not expected to create any problems. Because of the 33 foot street width McLean Drive is somewhat congested, however, this situation will improve when the street allowance is widened (to 50 feet).

Until such time as the street allowance on McLean Drive is widened to 50 feet between Hastings and Pender, there are no plans to construct curb and gutter and install a permanent pavement. As in other similar cases, property acquisition for street widening would be obtained through redevelopment, rezoning, etc.

The City Engineer submits the foregoing for INFORMATION. "

The City Manager submits the above report of the City Engineer for INFORMATION.

RECOMMENDATION

3. Continuation of "Task Force" to Upgrade Existing Hotels and Apartments

As a result of Council decisions on Dec. 18, 1973 and Dec. 3, 1974, the establishment of the Fire Department was increased by 4 Fire Marshalls and 1 Clerk Typist to form a Task Force to upgrade existing Hotels and Apartments.

At the regular meeting on January 11, 1977, City Council approved the following recommendations of the City Manager:

(a) THAT the Fire Chief report on the status of the Phase III upgrading and the effects of the Fire Bylaw Appeal Board prior to July 31, 1977, and

(b) THAT the Task Force be continued to that date.

The Fire Chief reports:

"Council is aware the establishment of a Fire Bylaw Appeal Board requires an amendment to the City Charter. The City Law Department anticipates Charter Amendments will be dealt with by the Legislature in the month of August 1977.

A survey of all buildings classified as "hotels" under the Fire By-law which are 3 or more storeys in height and constructed prior to 1960 has been carried out in Phase III. This includes 892 buildings in the remaining area of the City outside the "Core Area". Originally it had been estimated that 400 buildings would be involved, but it has now been discovered that the number is 892, since many buildings listed in the City files as 2-storeys in fact have 3 or more storeys being occupied.

Continued . . . . .

Clause No. 3 Continued

"Orders have been issued to 500 of these buildings and as of June 15, 1977, responses have been received from 314, as follows:

Appeals	184
Completions	71
Work progressing	45
Demolished or vacated	14
TOTAL	314

City Council has delegated the "Building Board of Appeal" as mediator in Fire Bylaw cases. This Board has been briefed by the Fire Department of the requirements of the Fire Bylaw. The Task Force is presently involved with requests from owners and contractors to make on-site detailed consultations relative to the upgrading requirements and finalizing the details on those remaining in the "Core Area". The Task Force will also be required to act as a resource to provide the necessary detail for presentation to the Appeal Board when the appeals are heard. This requires the continuing expertise of the Task Force until upgrading is complete.

RECOMMENDATION:

The Fire Chief recommends continuation of the Task Force for a minimum of two years or until Phase III upgrading is complete. At that time a report will be submitted with recommendations as to the disposition of this group. "

The City Manager RECOMMENDS the recommendation of the Fire Chief be approved, but on condition that the size of the task force be reviewed by Council within one year of the establishment of the Fire Bylaw appeal procedure.

CONSIDERATION

4. Use of Sound Truck - Glad Tidings Temple Parade

The City Engineer reports as follows:

"The Glad Tidings Temple of 3456 Fraser Street have permission from the Chief Constable to hold their annual parade on Saturday, August 6, 1977 in the area east and west of Fraser Street between 17th and 23rd Avenues.

The Temple is also asking Council for permission to use a sound truck in this small annual local-area parade. Council has approved use of a sound truck in previous years and no complaints have been received concerning such use. There is no objection from an Engineering or Police standpoint for the use of a sound truck as requested.

Approval of sound truck use is a matter of Council policy under Section 81 (4) of the Street and Traffic By-law and accordingly, this request is referred to Council for their CONSIDERATION.

The City Engineer submits the foregoing report for CONSIDERATION."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 596

FINANCE MATTERS

RECOMMENDATION

1. Mayor's Fund - Travel Expenses

The Director of Finance reports as follows.

"There are occasions when it is appropriate for the Mayor to be accompanied by his wife, when travelling on City business, for performing a hostess function, etc. The present policy of Council is that the payment of the costs of the Mayor's wife travelling with him requires the specific prior approval of Council in advance, with two minor exceptions.

Since such travel is relatively infrequent, and the Mayor is the most appropriate person to judge the necessity of his wife accompanying him, it is recommended that the Mayor be authorized to approve his wife accompanying him where in his opinion her attendance is appropriate. The costs would be specifically for hotel accommodation in excess of the single rate and for transportation, but no per diem amount would be payable. The costs would be charged to the Mayor's Fund.

It is therefore RECOMMENDED that the Mayor be authorized to approve his wife accompanying him on City business where in the Mayor's opinion her attendance is appropriate."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

INFORMATION

2. Insurance on City Bridges

The Director of Finance has submitted the following report.

"The existing insurance on the City's bridges expired as at July 1, 1977. The annual premium on the expiring policy was $55,199. per year.

The new replacement value of the seven (7) bridges and/or viaducts insured is now $84,932,000, representing an 11.1% increase in value over the expired policy.

The City insures its bridges on an all risks basis including earthquake (only City assets insured against earthquake) and the earthquake coverage creates severe marketing problem. In order to renew on the same basis this year with full $85,000,000 earthquake limit, the premium would be approximately $92,000 annually. The primary problem with the earthquake coverage starts to occur when one gets over a certain limit in underwriter risk. Our insurance brokers were able to get a renewal on a basis of all risks coverage, including earthquake, for the total value of the bridges but with a limit on any one loss of $50,000,000. The annual premium for this policy would be $57,672. It is quite obvious that the only single occurrence that could cause any where near $50,000,000 of loss to our bridges would be an earthquake and if such a severe earthquake occurred it is quite obvious that much or most of the City would be destroyed. The brokers also developed an option of all risk coverage excluding earthquake and subject to a limit of any one loss of $35,000,000, at an annual premium of $38,900. By comparing the first and last alternatives it appears that full earthquake coverage on the bridges would cost approximately $53,000.

The insurance brokers agree with myself that the middle option of insuring on an all risk basis but with a limit of any one loss of $50,000,000, is the most appropriate insurance for the City's bridges.

Cont'd . . .

Clause #2 continued:

I have therefore authorized the brokers to cover on this basis which represents only a very slight increase over last year's cost but if Council would prefer one of the other two alternatives this can be arranged."

The City Manager submits the foregoing report of the Director of Finance for Council's INFORMATION.

RECOMMENDATION

3. Gastown Steam Clock

The City Engineer reports as follows:

"INTRODUCTION

In a report to Council dated March 11, 1975, the Planning Department outlined the proposed construction and dedication of the Gastown Steam Clock to be located at the corner of Cambie and Water Streets and recommended that:

> ' ... Council approve in principle the acceptance of the Gastown Steam Clock, subject to satisfactory agreements regarding maintenance and liability being arranged and reported to Council, by the City Engineer and the Director of Legal Services.'

The recommendation of the Director of Planning was adopted by Council on March 18, 1975. The purpose of this report is to provide Council with information regarding maintenance and liability.

BACKGROUND

The idea of the steam clock originally arose as a means of masking two large steam vent pipes which ventilate Central Heat's underground chamber at the corner of Water and Cambie Streets. It was agreed by Central Heat Limited that they would provide the steam power plant and a continuous supply of steam for the operation of the plant and that Mr. R.L. Saunders and Gillett Johnston Ltd. would undertake construction and maintenance of the clock works and framing.

Delays in delivery of materials, construction, and testing have resulted in postponement of the clock's installation from the original date of September 1975, to the current dedication date proposed for September 1977, to coincide with Gastown Days. Among other things, the total estimated capital cost of the clock has risen from approximately $25,000 in 1975 to $42,000 at present. These costs are being borne by various Gastown organizations.

The intention of these organizations has been to dedicate the clock to the City of Vancouver with the City being responsible for maintenance costs and liability. This arrangement would vary somewhat from, for example, the agreement for Gassy Jack's statue at Maple Tree Square which is maintained by the adjacent property owner, Charterhouse Properties.

PRESENT STATUS

Discussions have been held with the horologist, Mr. R.L. Saunders. Although it is difficult to estimate the maintenance costs because of the nature of the device ('World's First'), the following proposal has been submitted:

1. That Central Heat Limited will commit to providing a continuous supply of steam for the clock, at no cost to the City.
2. That R.L. Saunders will commit to maintaining the steam engine at the City's cost, estimated to be $350 annually.
3. That Central Heat Limited will commit to a maximum of $1,500 per year, for maintenance (including parts and labour) of the steam systems of the clock.
4. That R.L. Saunders will commit to maintaining the clock works at the City's cost, estimated to be $500 annually.
5. That R.L. Saunders and Central Heat Limited would maintain the clock for one year after dedication, at no cost to the City.

Cont'd . . .

Clause #3 continued:

On the basis of the foregoing, it is anticipated that the City will incur annual maintenance costs of approximately $850., commencing in late 1978 (one year after dedication of the clock). In addition, special maintenance procedures every two or three years designed to minimize wear will result in periodi expenditures of approximately $650. An inventory of replacement parts including spare steam engines will minimize maintenance expenditures and 'downtime' in the future.

With respect to liability, the proposal is that the City will undertake public liability for the steam clock since it is to be dedicated to the City and installed on City street allowance. It should be noted that in the design of the clock, including the framing and foundation, public safety and security have been major considerations. A concrete foundation, tempered glass panels, and a special burglar proof lock system have been provided. However, it should be recognized that despite these preventative and cautionary measures, the clock will be susceptible to damage from vehicles, the costs of which cannot always be recovered by property damage claims. Our experience to date with bollards and other street furniture is that increased maintenance costs due to damage by vehicles is possible. Therefore, funds other than normal maintenance allocations may be required from time to time to cover costs incurred for repair of the clock in cases where these costs cannot be recovered through property damage claims.

When considering the matter of steam clock previously in 1975, it was understood that the steam clock would be constructed and installed at no cost to the City and that the City would undertake maintenance and liability for the clock, subject to satisfactory arrangements being made and reported to Council for approval.

It is therefore RECOMMENDED that:

A. The City Engineer and Director of Legal Services be instructed to enter into maintenance agreements with Central Heat Limited and R.L. Saunders for maintenance of the steam clock as per the proposal outlined in this report.

B. The City accept liability in respect of the Gastown Steam Clock.

C. Funds be allocated for the City's share of maintenance in the 1978 Streets Maintenance Budget."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 516

PROPERTY MATTERS

RECOMMENDATION

1. Encroachment onto City-owned property south side of King Edward between Sophia and John Streets

The Supervisor of Properties reports as follows:

"Lots 4A, 5A, 6A, D.L. 631 and portion of 632, Plan 1338 located south side of King Edward between Sophia and John Streets, were reserved from sale to provide for lane and street needs. A lane area has now been established and as the City Engineer advises further widening of King Edward at that location is not being considered it is proposed to resubdivide and place the City lots on the market for sale.

The Survey Department has advised that the building on privately-owned Lot 3A encroaches onto City-owned Lot 4A by approximately sixteen inches. The best method of resolving the problem is to sell a two foot strip to the owner of Lot 3A and to resubdivide the private City-owned lots.

Negotiations with the owner of Lot 3A indicate that he is willing to purchase two feet of City-owned land on the following basis:-

1. Total purchase price $2,000 inclusive of taxes and administration fee

2. Terms:

   A. Deposit $1.00

   B. Balance of $1,999 to be paid on or before November 1, 1977

3. The two foot strip from City-owned Lot 4A to be consolidated with Lot 3A, the City to provide the deed and plan of subdivision, any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchaser.

It is recommended that a two foot strip of City-owned land be sold to the owner of Lot 3A for $2,000 on the terms mentioned above and that lots 3A to 6A inclusive, D.L. 631 and portion of 632 be resubdivided."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Acquisition for Land Assembly
   1456 East 12th Avenue

The Supervisor of Properties reports as follows:

"The above property, legally described as Lot 8, Block 171, D.L. 264A, has been offered for sale to the City by the owner. Said property is located on the south side of 12th Avenue, west of Woodland Drive between City Lot 9 on the east side, measuring 23 feet X 115 feet and City Lots 5, 6

cont'd.....

Clause #2 continued:

and 7 on the west side, each measuring 33 feet X 122 feet. This property together with the City property, would result in an assembled site 155 feet X 122 feet fronting on 12th Avenue.

The Property Endowment Fund Board meeting of June 30, 1977, resolved that the Supervisor of Properties negotiate the acquisition of said property for assembly purposes subject to approval by City Council.

It is noted that the existing City lands are fettered with a 20 foot Public Utility easement which restricts their marketability, and purchase and resubdivision of this property will make the land more viable for sale and development.

The property, which is 33 ft X 122 ft. and zoned RT-2 is developed with an older residential frame dwelling erected in 1912. The dwelling contains 5 rooms, 5 plumbing fixtures, has a patent shingle roof, wood shingle and siding exterior and heat is supplied by an automatic gas-fired furnace. The building due to age is showing signs of wear and tear.

Negotiations with the representative of the owner confirm that she is prepared to sell for the sum of $42,000.00 as of June 30, 1977. In view of the condition of the dwelling it is recommended that it be demolished and the entire assembled site be put on the market for sale.

Recommended that the Supervisor of Properties be authorized to acquire Lot 8, Block 171, D.L. 264A, known as 1456 East 12th Avenue on the foregoing basis, chargeable to Code # 5927/9820, Property Endowment Fund General."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Properties - W/S Commercial between Venables & Parker and 1822 W. 2nd Avenue

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lot 1, Block 23, D.L. 264A, Plan 16742
Situated: W/S of Commercial Drive between Venables and Parker Streets

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS OF SALE
Athanasias & Charalabe Athanasopoulos	5,545 sq.ft.	$90,600	City Terms @ 11%	Bulkhead Agreement required--Lot above street & lane level.

cont'd.....

Clause #3 continued

Lot 16, except south 2 feet, Block 227, D.L. 526
1822 West 2nd Avenue

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS OF SALE
Meyer Holdings Ltd.	25' x 118'±	$45,200	City Terms @ 11%	Bulkhead Agreement required--Lot below lane level; subject to existing tenancy. "

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

INFORMATION

4. Demolitions - 323 & 333 East 2nd Avenue

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
323 & 333 East 2nd Avenue (former City Dog Pound) A of Sub. 14-22, Block 4, D.L. 200A	To be marketed for Sale	Arrow Demolition

City to Pay	Code No.
$2,135.00	431/1710

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 557

B

MANAGER'S REPORT

July 19, 1977

TO: Vancouver City Council

SUBJECT: Tender 774 - A.C. Pavement on Sundry Lanes

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on July 19th, 1977 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid and unit prices for major items of work included in these tenders are available to Council members in the office of the City Clerk.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction. Also certain of the lane paving projects within this contract are Local Improvement projects being advanced to a Court of Revision on July 26th, 1977, and so quantities may vary as a result of this Court.

The City Engineer RECOMMENDS that, subject to the proceedings of the Court of Revision and subsequent approval of Council:

(a) a contract be awarded to the low tenderer as follows:

Contract 774 - A.C. Pavement on Sundry Lanes

Jack Cewe Ltd.
Post Office Box 1100
1850 Hillside Avenue
Coquitlam, B. C.
V3J 6Z7

for the amount bid, namely, $207,043.50.

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 557

C

MANAGER'S REPORT

July 21, 1977

TO: Vancouver City Council

SUBJECT: D.P.A. No. 77018
Little Billy's Pizza and Steak House
1796 Nanaimo Street

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"The City Clerk received a letter from Tom, Paul and Harry Paschalidis of the Little Billy's Pizza and Steak House requesting to use an additional portion of the existing building to enlarge their existing restaurant, which was refused on two occasions by the Director of Planning. This letter was accompanied by a petition containing approximately 178 signatures supporting their request. The signatures were from people from the immediate area, throughout Vancouver, Burnaby, Delta and Richmond.

The following is a brief resume of the Development Permit Applications and Appeal to the Board of Variance concerning their requested extension to the existing restaurant.

Development Permit Application No. 76054

Development Permit Application No. 76054 was filed by Little Billy's Incorporated on November 30, 1976 to alter and use an additional 800 sq. ft. portion of the main floor of the existing building to enlarge the existing restaurant and also to relax the required parking and loading. The drawings submitted with the application indicated that the proposed enlarged restaurant would have approximately 2870 sq. ft. and a seating capacity of 130 persons, and the building presently contains 4 dwelling units on the second floor.

The Director of Planning, on December 13, 1976, reviewed this application and refused it for the following reason:

> 'That there is considered insufficient peculiarity of the site or development to warrant the relaxation of the required 10 off-street parking spaces to 8'.

When reviewing this application the Director of Planning considered the City Engineering Department's comment that they were not prepared to support the required relaxation of off-street parking.

Development Permit Application No. 77018

Development Permit Application No. 77018 was filed by Little Billy's Incorporated on March 15, 1977 to use a 800 sq. ft. portion of the main floor of the existing building to enlarge their existing restaurant and to relax their required loading and unloading spaces.

On April 13, 1977, the Director of Planning again refused this application for the following reason:

> 'It is considered that there is insufficient peculiarity of site or development to warrant the relaxation of the required 10 off-street parking spaces to 8'.

Appeal No. 20952

Appeal No. 20952 was filed on April 22, 1977 appealing the decision of the Director of Planning on refusing the above noted Development Permit Application. The Board of Variance, on May 4, 1977, disallowed the Appeal and the decision of the Director of Planning was upheld.'

Cont'd . . .

This site is located in a C-1 Commercial District (local). The main purpose of a C-1 Zone is to permit small establishments, which serve the day to day needs of the local residents.

For Council information, a similar restaurant in the C-1 zone at the corner of Cambie and 59th Avenue (which supplied the required parking on the site) has resulted in numerous complaints from the immediate neighbouring property owners with regard to the inconvenience caused by the parking in and on adjoining lanes and streets."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council, noting that under the Charter,decisions of the Board of Variance cannot be appealed to Council.

FOR COUNCIL ACTION SEE PAGE(S) 551

D

MANAGER'S REPORT

July 20, 1977

TO: Vancouver City Council

SUBJECT: Mt. Pleasant N.I.P. - Construction of Kivan Boys' and Girls' Club

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

BACKGROUND

"On June 28, 1977 when considering a report from the Directors of Planning and Social Planning, Council resolved:

1) THAT Council endorse the Robson Park location for the new Kivan Club and that a Committee of Aldermen and the Directors of Planning and Social Planning meet with Park Board Commissioners and urge them to reconsider and approve this location as soon as possible.

2) FURTHER THAT, should the Park Board not be agreeable to the use of Robson Park for development of a new Kivan Boys' and Girls' Club, the Supervisor of Properties be instructed to report to Council on a site adjacent to Robson Park suitable for the construction of the Kivan Boys' and Girls' Club, to include a report from the Director of Finance on suitable financing of the site aquisition.'

Pursuant to clause 1 of the above resolution a committee of Aldermen (Gerard, Brown, Gibson) and the Directors of Planning and Social Planning met with Park Board Commissioners on July 11, 1977. Following discussion, the Park Board reaffirmed its earlier motion of February 21, 1977 to not allow construction of a Youth Club on Robson Park. The Robson Park alternative will not be pursued any farther.

SITE(S) ADJACENT TO ROBSON PARK

Clause 2 in the above resolution was introduced by Council at its meeting of June 28, 1977. Since then, the Supervisor of Properties has investigated site availability adjacent to Robson Park and reports that only one site is available at this time. No other sites are expected to become available in the near future.

The one available site is located on St. George Street across from the N.W. corner of Robson Park. (Appendix 1A). The site is zoned RT-2, as at 12th and St. Catherines. (A Boys' & Girls" Club is a conditional use under RT-2 zoning). The site measures 14,480 square feet with a 74 ft. frontage, no lane access and an irregular shaped rear lot line. The Planning Department prepared preliminary plans showing site development potential for review by the Boys' and Girls' Club. The preliminary site plans show that under the City's Zoning Bylaw a Club building is possible as a conditional use, but that the design would have to be "unconventional" in order to accommodate a gymnasium and accessory club rooms. The Boys' and Girls' Club in a letter dated July 14, 1977 (attached) state that the Club's Board of Directors and staff find the St. George site to be unacceptable for construction of a new Club. Instead, the Boys' and Girls' Club request that approval be given to go ahead with construction at the 12th/St. Catherines location.

On July 19, 1977, the citizens N.I.P. Committee resolved that, while Robson Park or an adjacent site are preferred over 12th & St. Catherines, the overriding concern at this time is to ensure a speedy decision for approval to construct a new Club. The Directors of Planning and Social Planning support the N.I.P. Committee's stand, noting that availability and assembly of an adequate site adjacent to Robson Park could take up to 3 years.

Cont'd . . .

12TH & ST. CATHERINES ALTERNATIVE

In light of the foregoing - poor site availability around Robson Park, need for speedy decision - it is recommended that Council reconsider its motion of June 28, 1977 to locate Kivan on or adjacent to Robson Park and instead grant approval to build at 12th & St. Catherines. This location has the distinct advantage of a central location.

1) The 12th & St. Catherines alternative involves enlarging the existing City owned site by acquiring the adjacent lot to the east to allow construction of an adequate minimum size Kivan. The adjacent lot owned by the Boys' and Girls' Club was purchased in July 1976 when it came on the market. The purchase was made with the intention of resale to the City for lease back for a new Club. The Boys' and Girls' Club borrowed money from committed building funds to make the purchase after receiving verbal assurance from the former Mayor that the City would consider a buy-back scheme.

   The adjacent lot (914 E. 12th Ave.) could be purchased from the Boys' and Girls' Club utilizing City of Vancouver funds or N.I.P. funds. The amount is $47,848. The Director of Planning recommends that City of Vancouver funds be used so that all N.I.P. monies are available to meet construction costs. It should be noted that after a new Kivan Club is in operation the Boys' and Girls' Club will consider phasing out the Kimount unit currently located on City owned land at 6th Ave. & Guelph Street. It is recommended that upon completion of a new Kivan the Director of Social Planning, in conjunction with the Boys' and Girls' Club, evaluate the Kimount unit vis-a-vis Kivan. A decision on whether to sell the Kimount site should be reserved until after a new Kivan is in operation.

   Regarding purchase of 914 E. 12 Ave. the Director of Finance recommends that the City purchase the property on the condition that an immediate decision is made to sell the present Kimount site (6th & Guelph) when the new Kivan is built in order to reimburse the Property Purchase fund.

2) Closing all or a portion of St. Catherines Street adjacent to the Kivan site to provide open space for the Youth and general community has been previously commented on in the report to the Standing Committee of Council on Planning and Development - June 16, 1977. Council did not deal with this matter because a site in the vicinity of Robson Prk. was preferred. The City Engineer is opposed to the closure or reduction of St. Catherines St. (comments from June 16/77 report attached as Appendix 2). If the street is not closed or reduced, the suitability of the Kivan site with regard to floor space ratio is not impaired. It is recommended that this closure be considered separately by Council at an early future date.

   The City Engineer is prepared to restore 7 feet to the depth of the City-owned 12th/St. Catherines site. The 7 feet had earlier been removed for a road widening program, since abandoned.

3. The Boys' and Girls' Club, in their letter dated july 14, 1977 ask that the lease on the Kimount site be renewed for a further period of time

C.M.H.C. concurs with this N.I.P. expenditure.

Regarding recommendations 2,8,9, below, the Director of Finance recommends that recommendation 2 be approved only on the condition that an immediate decision be made to sell the City owned Kimount site upon completion of a new Kivan and that recommendation 8 & 9 not be approved but that the Boys' and Girls' Club be granted a temporary lease on the Kimount site to terminate upon completion of a new Kivan. The Directors of Social Planning and Planning differ with the Director of Finance on these points. The Director of Social Planning suggests that the decision on Kimount be made after a new Kivan has been operational for 6 months and evaluated by the Directors of Social Planning and the Boys' and Girls' Club.

Cont'd ...

RECOMMENDATIONS

1) THAT in view of the Park Board decision to not allow the Kivan Boys' and Girls' Club to be built on Robson Park and the poor site availability situation adjacent to Robson Park THAT Council endorse the 12th & St. Catherines location as an appropriate site for a new Kivan Boys' and Girls' Club.

2. THAT the City purchase 914 E. 12 Ave. for $47,848. from the Boys' and Girls' Club, with funds from the Property Purchase Fund, for consolidation with the existing City owned site and lease back to the Boys' and Girls' Club at a nominal rent and THAT the Supervisor of Properties be authorized to arrange demolition of 914 E. 12 Ave. - chargeable to the Properties Purchase Fund.

3) THAT Council authorize the Supervisor of Properties to arrange for demolition of the old firehall at 12th/St. Catherines (900 E 12 Ave.). Demolition chargeable to Account Code #5927/9820.

4) THAT Council instruct the City Engineer to restore 7 feet (no longer required for 12th Ave. widening) to the depth of the 12th/St. Catherines City owned site.

5) THAT Council instruct the Director of Planning and the City Engineer to report back to the standing Committee of council on Transportation as soon as possible on the closure or narrowing of St. Catherines St. from 12 Ave. to the lane south of 12 Ave.

6) THAT Council approve appropriation of $250,000. N.I.P. funds for construction of a Kivan Boys' and Girls' Club the expenditure to be cost shared as follows:

Federal	(28.55%)	$71,428,26
Provincial	(14.28%)	35,714.13
City	(57.1%)	142,857.61
		250,000.00

7) THAT Council authorize City staff to enter into lease negotiations with the Boys' and Girls' Club for the site at 12th/St. Catherines (900 & 914 E. 12 Ave.) and report back to Council.

8) THAT Council authorize City staff to renew the lease on the City owned Kimount site for a period of 5 years on conditions similar to the past and to the satisfaction of the Director of Legal Services.

9) THAT Council instruct the Director of Social Planning in conjunction with the Boys' and Girls' Club to evaluate the Kimount unit vis a vis Kivan after the new Kivan unit has been in operation for 6 months. A decision on whether to sell the Kimount site is to be made after this evaluation."

The City Manager RECOMMENDS approval of recommendations (1) to (7) and submits for CONSIDERATION recommendations (8) and (9) noting the alternative suggestion of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) ~~604~~ 567

CE 62-MLH-7 DISTRIBUTED MONDAY

E 603

MANAGER'S REPORT

DATE July 22, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed "Gastown-Uptown Trolley System"

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The Gastown Historic Area Co-ordinating Committee has submitted a proposal to operate a no-fare bus service with 2, or possibly 3, converted motorized cable-cars to link various downtown department stores and Gastown. The proposed operation, called 'Gastown-Uptown Trolley System', is as follows:

Fares:	Free.
Routing:	As per attached plan A (since this routing is not possible until Robson Street in the Provincial Court complex is opened, an interim routing is proposed as per attached Plan B).
Stop Locations:	8 locations as marked on Plan B; 4 of which are B.C. Hydro bus stops.
No. of vehicles:	2, or possibly 3, converted cable-cars.
Frequencies:	(i) under 30 minutes if 2-car operation. (ii) Under 20 minutes if 3-car operation.
Hours of operation:	(i) Monday-Friday 11:00 a.m. - 8:00 p.m.(one hour bre (ii) Saturday 10:00 a.m. - 7:00 p.m. from 4:30 to 5:30 p.m.)

The Gastown Historic Area Co-ordinating Committee proposed a routing which uses the transitway in the Robson Square complex as per attached Plan A. However, because the transitway on Robson between Howe and Hornby Streets is not expected to be opened until after September, 1977, the Gastown Historic Area Co-ordinating Committee proposes an interim route (see Plan B).

The proposed interim routing is similar to the routing approved by City Council for the 1976 Christmas Shoppers Bus that was not implemented. From a traffic point of view, this routing is satisfactory, apart from the proposed use of Granville Mall, which is presently restricted to buses operated by the B.C. Hydro Transit system. A change in the Granville Mall By-law will therefore be required to accommodate the proposed service. The Director of Legal Services reports that necessary amendments can be made to enable the proposed Gastown-Uptown service to go into operation as requested in the second week of August, 1977.

However, it should be noted that in the past, many applications to use Granville Mall by chartered buses have been refused because such use contravenes the by-law and, therefore, should the Granville Mall By-law changes be made to accommodate the above proposal, renewed interest and further applications to operate on Granville Mall can be expected from the various charter bus groups.

The proposed hours of operation are 11:00 a.m. to 8:00 p.m. Mondays to Fridays and 10:00 a.m. to 7:00 p.m. on Saturdays. A one-hour break (4:30 - 5:30 p.m.) during the evening rush hour is also proposed. It should be noted that the Christmas Shoppers' Bus of 1972, 1973 and 1974 did operate in the day and evening, but it did not operate between 4:00 p.m. and 7:00 p.m. However, in view of the low bus volume (2 or 3 buses per hour) and experimental nature of this proposal, the Engineering Department feels that the proposed hours of operation, which include most of the PM peak travel period, can be considered for a 2-month trial period.

Four of the eight proposed stop locations for this service are at B.C. Hydro's bus zones and, depending on the degree of activity and conflict at these locations, some or all of these bus zones may have to be lengthened to accommodate the proposed service. They also propose the use of two existing loading zones on Water Street in Gastown as bus stops, which could result in some displacement of truck loading activities and some related difficulties.

If the proposed service is approved, the Engineering Department would monitor its operation for the two-month trial period and adjust bus stop locations as necessary to minimize disruption to truck loading operations.

In view of the fact that the vehicles to be used for this operation are located in Victoria and the Engineering Department has not had the opportunity to view them, it is difficult to assess the suitability of these vehicles to operate this service on City streets. Accordingly, if this proposal is approved, it should be subject to the condition that the vehicles:

(i) meet all Provincial Motor Vehicle and Motor Carrier regulations and standards, and

(ii) satisfy the City Engineer with regards to safety and operating characteristics.

The Engineering Department has discussed the proposed no-fare 'Gastown-Uptown Trolley System' with B.C. Hydro, whose comments are as follows:

'B.C. Hydro wishes to indicate their concern over the proposed 'free' cable car type of service in the downtown area of Vancouver.

The Hydro transit system is heavily subsidized and provision of competing free service will result in revenue losses. Furthermore, approval of the proposed service may create a precedent for other competing operations within the Hydro service area.

The type of vehicle proposed is not compatible with Hydro vehicle standards from a standpoint of passenger loading and unloading and there is concern regarding the mixing of this vehicle with Hydro operations.

Hydro is prepared to discuss the possibility of providing special services of this nature themselves utilizing regular transit vehicles.'

CONSIDERATION

The no-fare 'Gastown-Uptown Trolley System' proposal is put forward for the CONSIDERATION of Council for a 2-month trial period, and if approved, should be subject to the following conditions:

1. The vehicles meet the appropriate Provincial regulations and standards (including both the Motor Carrier Branch and Motor Vehicle Branch).
2. The vehicle's safety and operating characteristics be to the satisfaction of the City Engineer.
3. The Director of Legal Services be directed to amend the Granville Mall By-law so that the service can be implemented during the second week of August, 1977.
4. The interim routing for the 'Gastown-Uptown' service be approved, as shown on Plan B.
5. The City Engineer be directed to report back on the workability of the proposed service after the two-month trial operation, including proposed permanent routing through the Robson Square transitway, as shown on Plan A.

The City Engineer submits the above report for the CONSIDERATION of Council."

The City Manager submits the above report of the City Engineer to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 605

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 7, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, July 7, 1977 at approximately 1.30 P.M.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Brown
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATIONS

1. Pt. Grey Road Waterfront Properties

The Committee considered a report of the City Manager dated June 23, 1977 (copy circulated).

On April 5, 1977 Council passed the following motion:

'THAT in respect of the Point Grey Waterfront properties, the Director of Planning report on the following:

- What can be done to prohibit further growth and changes to existing buildings;

- Description of the priority areas and the acquisition costs of properties to date;

- What control Council has over the ultimate design of buildings being proposed;

FURTHER THAT the Local Area Planning Committee be kept informed of this action.'

In the report the Director of Planning stated that in order to respond to the Council resolution it is necessary to examine the implications of the various possible alternatives including the existing policy of property acquisitions. The report states in part the future of the waterfront properties on Point Grey Road has been debated since 1929 when Bartholomew's 'Plan for Vancouver' proposed that the City acquire all waterfront property for park and that a scenic drive be constructed. The 1946 revision of Bartholomew's report recommended abandoning such a policy along Point Grey Road because of excessive costs. The City has over the years considered a variety of alternatives, e.g. upper scenic drive park scheme, lower road scheme, walkway scheme. In 1969 the City adopted a policy to acquire property on the north side of Point Grey Road as and when it is offered for sale on a voluntary basis with priority given to certain sections. A number of properties have been acquired since that date. On the basis of recommendations arising from the Kitsilano Area Planning program, City Council on December 7, 1976 reaffirmed its acquisition policy on the basis of a willing seller/willing buyer. At that time it was noted that this would

cont'd.....

Clause #1 continued:

be a very long term policy and it was therefore felt appropriate to permit property owners to renovate existing buildings and to redevelop at a low density.

The report discusses design control, alternative policies on parkland acquisition, control of growth and changes to existing buildings, implications of complete acquisition, Park Board position and the Kitsilano Citizens Planning Committee position.

The Director of Planning noted that because of the strong views of various groups and individuals on this matter, the report should be circulated for comment. After further input is received by interested groups and individuals, an indepth report on methods to implement the resultant Council policy, would be appropriate. The 1977 work programme of the Planning Department has been set and Point Grey Road could not be added as a high priority. If the study is to be considered a high priority Council may wish to hire a consultant.

The Committee discussed the acquisition of properties and felt that it should remain as a selective acquisition programme. It was also felt that the beach should be retained in its natural state as much as possible and that no bicycle path should be constructed.

Mrs. M. Piggott appeared before the Committee and urged they adopt a long term policy for acquisition of all the property on the north side of Point Grey Road for park and a scenic drive.

The Committee

RECOMMENDED

THAT because of the strong views on this issue held by a number of groups and individuals, the report be sent to the Parks Board, Local Area Planning Committee and made available to other interested groups for comment, and that these comments be considered by the Planning and Development Committee by Fall of this year.

2. Proposed Buildings at 2883 & 2891/93 Pt. Grey Road

The Committee considered a report dated June 30, 1977 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advises that as a result of a petition from neighbouring property owners, City Council considered a Manager's Report (on file in the City Clerk's office) on the sites at 2883 and 2891/93 Point Grey Road.

One of the property owners, Mrs. Murson appeared before Council on May 10, 1977 to express her concerns. Council instructed that a report be prepared as to whether the buildings in question conform to City By-laws.

The Director of Planning advises that the designs of both buildings were cleared by the Secretary of the Urban Design Panel on behalf of the Panel. Both developments comply with the requirements of the Zoning and Development By-law and are within the established building line.

cont'd.....

Clause #2 continued:

With respect to the building at 2883 Point Grey Road (Development Permit No. 74430), this one-family dwelling on an existing 20' wide lot is presently under construction and nearly completed.

An inspection by the Inspection Division of the Department of Permits & Licenses found that the development complies with the approved drawings, with the exception of:

(a) portion of the parking structure at the front of the building projects into each of the required side yards maintaining a nil side yard in lieu of the required 2'.

(b) forms exist in the rear yard along a portion of the easterly property line. It appears that these forms were placed to provide for a concrete retaining wall which, as mentioned in Mrs. Murson's letter, was disallowed by the Board of Variance.

Normal enforcement procedures are now under way regarding the two above items.

Development Permit Application No. 75877 for 2891/93 Point Grey Road was issued on November 30, 1976 permitting the construction of a semi detached two-family dwelling. The drawings approved with this Development Permit complied with the Zoning and Development By-law requirements but construction of this building has not yet commenced.

RECOMMENDED

THAT the report of the City Manager dated June 30, 1977 be received for information.

The meeting adjourned at 2.10 P.M.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 558-559

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 14, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 14, 1977 at approximately 1.30 P.M.

PRESENT : Alderman Gibson, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Harcourt (Leave of Absence)

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATIONS

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated July 7, 1977 from the Zoning Planner forwarding the monthly status of rezoning applications as of July 7, 1977 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, advised that with respect to the rezoning applications from the Greater Vancouver Housing Department for the north-west corner of East 14th Avenue and Nootka Street, the required revised drawings were expected from the architect shortly and as soon as they are received the processing of the application would proceed as quickly as possible.

RECOMMENDED

THAT the monthly status of rezoning applications as of July 7, 1977 be received.

2. Riley Park Neighbourhood Improvement Program: Neighbourhood Improvement Plan & Implementation Stage Administration

The Committee considered a report of the City Manager dated July 6, 1977 (copy circulated) in which the Director of Planning outlines the proposed Neighbourhood Improvement Programme for Riley Park formulated by the Riley Park Citizens N.I.P. Committee over the past six months in close cooperation with the City Planning Department, other civic departments and boards and the community at large. The proposed funding allocations are :

	Total	C.M.H.C.	Province	City
• New & Improved Community Facilities	$710,000.00	$355,000.00	$177,500.00	$177,500.00
• Parks Improvements	$267,200.00	$133,600.00	$ 66,800.00	$ 66,800.00
• Streets Upgrading	$210,000.00	$ 52,500.00	$ 26,250.00	$131,250.00[1]
• Commercial Area Improvements	$170,000.00	$ 85,000.00	$ 42,500.00	$ 42,500.00
• Schools Improvements	$ 75,750.00	$ 37,875.00	$ 18,937.50	$ 18,937.50
• Administration - Planning & Implementation Stages	$374,040.00	$187,020.00	$ 93,510.00	$ 93,510.00
• Contingency	$198,010.00	$ 99,005.00	$ 49,502.50	$ 49,502.00[2]
• TOTAL	$2,005,000.00	$950,000.00	$475,000.00	$580,000.00

(NOTES: 1. This allocation reflects a 62½% City-share as per the N.I.P. cost sharing formula for utilities.
2. The size of the City's share of projects yet to be identified could exceed this amount, depending on the cost sharing formula that is applied.)

Clause #2 continued:

Each individual expenditure of the N.I.P. allocation is reported to Council prior to the money being spent.

In addition to items that will be carried out with N.I.P. funding, the Plan calls for an evaluation of the existing Main Street zoning and the N.I.P. area in consultation with the local merchants, residents and others. The Plan also suggests that the Planning Department undertake a housing policy study in consultation with local residents. These studies would not be part of the N.I.P. allocations but rather items that the N.I.P. Committee and the Planning Department feel are important to the Plan and should be undertaken. These will be reported to Council Committee at a later date.

Mr. L. Beazley, Riley Park Planner, advised that the Park Board has endorsed in principle the park-related items subject to further details. The School Board has not officially considered the N.I.P. Plan but School Board staff will be recommending approval in principle of school-related items.

The Director of Library Services has expressed his support for the storefront library but the matter has to be presented officially to the Library Board.

Mr. Beazley advised that the City Engineer has two concerns with respect to engineering matters i.e. the requested installation of a pedestrian signal at 33rd and Ontario and the closure of 23rd Avenue and Tupper School. It has been agreed that the item dealing with the pedestrian signal will be referred to the Standing Committee on Transportation as they deal with all the requests for such installations. Discussions with respect to the closure of 23rd Avenue are presently under way and the Director of Planning and the City Engineer will report back upon completion.

Mr. Beazley introduced four members of the Riley Park Citizens N.I.P. Committee - Mr. W. Prudden, Chairman
Mrs. B. Backman, Vice-Chairman
Mrs. L. Little
Mr. J. Turner.

Mr. Turner spoke in support of the Neighbourhood Improvement Program for Riley Park. He stated that the Main Street merchants have met and formed a Merchants' Association. As a result of complaints from the neighbours on the appearance of the streets and storefronts merchants are beginning to upgrade their premises.

Mrs. Backman urged the Committee to endorse the N.I.P. concept plan which reflects the ideas of not only the N.I.P. Citizens Committee but the community as a whole.

(Copies of statements circulated).

After discussion the Committee

RECOMMENDED

A. THAT the N.I.P. funding allocations outlined in the Riley Park Neighbourhood Improvement Plan (Appendix II of the report of the City Manager dated July 6, 1977) be approved and submitted to the Provincial Government for its approval.

cont'd.....

Clause #2 continued:

B. THAT Item 20 dealing with the request for the installation of a Pedestrian Signal at 33rd Avenue and Ontario Street be referred to the Standing Committee on Transportation for consideration.

C. THAT the local C.M.H.C. office be requested to issue a Certificate of Eligibility for the Implementation Stage of Riley Park N.I.P. as soon as possible, so that the City's R.R.A.P. staff can begin processing R.R.A.P. applications for the area.

D. THAT the appropriation of $580,000.00 for the Implementation Stage of Riley Park N.I.P. from the $1.4 Million City share of 1976 N.I.P. allocated on May 4, 1976, be approved.

E. THAT the retention of the balance of $104,500.00 of the $1.4 Million allocated for 1976 N.I.P. not heretofore appropriated for Grandview-Woodland or Riley Park Implementation Stages be approved for use as contingencies in both areas to cover projects requiring a greater than 25% City share contribution.

F. THAT the appropriation of $255,116.00 for the Riley Park N.I.P. Implementation Stage Administration Budget be approved, with costs shared as follows:

C.M.H.C.: $127,558.00; Province: $63,779.00; and City: $63,779.00.

G. THAT the transferrance of $40,000.00 from the Riley Park Planning Stage to the Implementation Stage Administration Budget be approved for a total Riley Park Implementation Stage Administration allocation of $295,116.00 (Appendix II of the report of the City Manager dated July 6, 1977).

H. THAT the temporary position of the Clerk II (R.R.A.P. promoter) for Riley Park N.I.P. be extended to June 30, 1980.

I. THAT the Director of Planning and the City Engineer report back on the closure of 23rd Avenue as proposed in the Riley Park N.I.P. Plan (Item 33 of Appendix II) upon completion of discussions presently underway.

J. THAT the self-help projects proposed in the Riley Park Neighbourhood Improvement Plan (Appendix II) be endorsed.

K. THAT the Planning Department be authorized to evaluate existing Main Street zoning in the Riley Park N.I.P. area in consultation with local merchants, residents and others for report back.

L. THAT the Planning Department undertake housing policy development for the Riley Park area in consultation with local residents for report back.

M. THAT City staff investigate the economics of applying R.R.A.P. to City-owned houses in the Riley Park area for report back.

cont'd.....

3. Report on Industry in Vancouver

The Committee considered a report dated July 7, 1977 which the City Manager submitted for information. Also considered was a "Preliminary Report for discussion: Industry in Vancouver - June 1977" prepared by the Overall Planning Division of the City Planning Department (copies of reports are on file in City Clerk's office).

Mr. T. Droettboom, Associate Director, Overall Planning stated that the preliminary report would be circulated to the private sector, other levels of government and interested members of the public knowing that the document is a draft and any conclusions listed in the report are formulated on the basis of information available at the present time. A final report incorporating all comments received would be presented to the Committee in the Fall.

After commenting on the preliminary report, the Committee discussed the Mayor's suggestion of the establishment of a Civic office to give Council advice on the economic implications of any decision it makes. The Committee felt that the terms of reference for such an office should be presented to them as soon as possible.

RECOMMENDED

A. THAT the report of the City Manager dated July 7, 1977 and the preliminary report for discussion "Industry in Vancouver" dated June 1977 be received.

B. THAT as the Committee strongly supports the establishment of an office of economic activities, the Mayor be requested to provide information to the Committee on the nature of the proposed office.

4. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated June 28, 1977 (copy circulated).

In the report the Director of Planning responds to a Council resolution of September 28, 1976 that the Director of Planning and the Director of Finance report back by mid-1977 on the experience with the administration of the 1976 R.R.A.P. and the desirability of the City assuming responsibility for R.R.A.P. administration in 1974 and 1975 N.I.P. areas (Kitsilano, Cedar Cottage, Mount Pleasant and Downtown Eastside).

The report also -

1. Provides results of the R.R.A.P. administration in the 1974 and 1975 N.I.P. areas as currently being carried out by the Central Mortgage and Housing Corporation;

2. Provides the status of the developments of the City's own R.R.A.P. administration in the 1976 N.I.P. areas (Grandview-Woodland and Riley Park); and

3. Recommends the retention of the R.R.A.P. Promoters in the Kitsilano and Cedar Cottage/Mount Pleasant N.I.P. areas and seek approval of an appropriation of N.I.P. funds to provide for this staff.

cont'd.....

Clause #4 continued:

In the report the Director of Planning notes that R.R.A.P. funding for the 1976 N.I.P. areas could not commence until the Concept Plan for the N.I.P. programmes have been accepted by C.M.H.C. and a Certificate of Eligibility for each area is received. A Certificate of Eligibility for Grandview-Woodland will be received in July 1977 and for Riley Park, August 1977. The report on experience with administration of R.R.A.P. in the 1976 N.I.P. areas will therefore be reported by the end of 1977.

The Committee

RECOMMENDED

A. THAT the Directors of Finance and Planning be instructed to report back before the end of 1977 on the experience with the administration of R.R.A.P. in the 1976 N.I.P. areas; the desirability of the City assuming responsibility for R.R.A.P. Administration in the 1974 and 1975 N.I.P. Areas, and the future staffing requirements for continued City R.R.A.P. Administration.

B. THAT the retention of R.R.A.P. promoters to serve in Kitsilano and Cedar Cottage/Mount Pleasant be authorized for a further period expiring December 31, 1977.

C. THAT the appropriation and expenditure of N.I.P. funds, not to exceed $10,400 (as detailed in Appendix III of the report of the City Manager dated June 28, 1977) to provide for the retention of the R.R.A.P. staff in (B) above and supporting costs for the continued promotion of the R.R.A. Program for a period of five months to December 31, 1977, be approved and cost shared as follows:

C.M.H.C.	$5,200
Province	$2,600
City	$2,600

The meeting adjourned at 2.30 P.M.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 559

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 14, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 14, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of June 23rd and 30th, 1977, were adopted as circulated.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Tamahnous Theatre Workshop Society

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $989.00 to the Tamahnous Theatre Workshop Society for $105.82.

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum.

Following discussion, it was

RESOLVED

THAT the request of the Tamahnous Theatre Workshop Society for surplus City furniture and equipment valued at $989.00 be approved and the furniture and equipment be sold to the organization for $105.82.

RECOMMENDATION

2. Petition re Cap's Cabaret, 1018 Burnaby Street

The Committee had before it for consideration a Manager's Report dated June 24, 1977 (copy circulated) in which the Director of Permits & Licenses reported on a petition which had been received from residents at 1030 Burnaby Street complaining about noise caused by patrons of Cap's Cabaret at 1018 Burnaby Street.

Also before the Committee was a letter dated May 9, 1977 from the Complaint Committee of Twin Arms Apartments, 1030 Burnaby Street, and a petition signed by 16 residents (copies circulated) who claimed that they are deluged with noise, fights, screams and noisy motor vehicles up until 3:00 A.M.

Continued . . . .

Clause No. 2 Continued

Appearing before the Committee on this matter were the owner of Cap's Cabaret Mr. Barry Kaplan, the complainants and representatives of the Permits & Licenses and Police Departments.

Speaking to the Manager's Report, Inspector Westover of the Police Department stated that the noise emanating from the area of Cap's Cabaret is no different than from any other similar establishment; that a problem exists because of its close proximity to residential accommodation.

Mr. Jack Jones, Administrator for the Society for the Christian Care of the Elderly, owners of the high rise apartment at 1030 Burnaby Street, stated that the Manager's Report does not adequately cover the situation. Mr. Jones conceded that Mr. Kaplan is unable to control patrons once they leave his premises, but pointed out that the elderly residents of his building are being kept awake nightly until 3:00 A.M. by noise created by customers leaving the cabaret and that he had recently received notices from two tenants that they intend to vacate their suites.

Mr. J. Williams, building manager and tenant of 1030 Burnaby Street, reiterated the complaints, specifically mentioning noisy motor vehicles, singing and shouting and profanity. It was pointed out the average age of the tenants of this building is between 68 to 70 years, that many of them are single women, many of whom are frightened and afraid to complain.

A younger resident of the area who lives across the street at 1031 Burnaby Street, said his apartment building is two thirds empty because of the noise of patrons leaving Cap's Cabaret. He stated he had telephoned the police more than thirty times since last January between the hours of 1:00 and 3:00 A.M. but by the time police arrived the particular incident being complained of subsided. He told the Committee he has a petition signed by 160 persons who live within three quarters of a block of the cabaret. He added that he gets up at 6:00 A.M. and that as he is frequently kept awake until 3:00 A.M., his doctor has placed him on sedatives and suggested that he move to a quieter neighbourhood.

Another resident of the ground floor of 1030 Burnaby Street told the Committee it is impossible to go to sleep before 3:00 A.M., that when the cabaret closes at 2:00 A.M., the street is blocked by taxicabs and that police and ambulance vehicles, when called, sometimes have to drive along the sidewalk.

Mr. Barry Kaplan, owner of Cap's Cabaret, responded by saying that he disputed references in the petition to pimps, drug users and prostitutes frequenting his establishment and pointed out to the Committee that this location had previously been operated as a restaurant and has twice gone bankrupt. It has a monthly payroll of between $10,000 to $11,000 and is not commercially viable as a restaurant; that he operated it for a year as a restaurant and lost several thousand dollars.

During discussion, it was pointed out by the Chairman that the Community Services Committee, on August 26, 1976, considered a Manager's Report on Development Permit Application No. 74860 applied for by Mr. Barry Kaplan to use the premises at 1018 Burnaby Street as a restaurant and cabaret rather than as a restaurant and lounge; the difference being that as a cabaret it would be permitted to remain open until 2:00 A.M. rather than 1:00 A.M.

The Chairman noted that the Committee had recommended and Council had approved this change of use and that this, in retrospect, obviously had been an error on the part of the Committee.

Continued . . . .

Clause No. 2 Continued

During discussion, the police reiterated that Mr. Kaplan has done everything possible to reduce noise but that his patrons will not co-operate. The police suggested that the noise may become worse during the summer months.

It was the consensus of the Committee that the cabaret operation is an incompatible use in such close proximity to a senior citizens high rise apartment building, and that if the cabaret is allowed to continue operation, it should have an earlier closing time.

Some consideration was given to the possibility of converting the operation to a neighbourhood pub, which would mean an 11:00 P.M. closing time, but it was noted that this location does not fit the Liquor Administration Branch criteria and guidelines for neighbourhood pubs.

It was noted that Council has control over the closing time of such businesses but that the hours of operation also come under the jurisdiction of the Liquor Administration Branch and that Mr. Kaplan would require the approval of the Liquor Administration Branch if he were to open for business earlier than the present 7:00 P.M.

Following discussion, it was

RECOMMENDED

THAT Council require Cap's Cabaret at 1018 Burnaby Street to be closed at 12:00 midnight and that Council recommend to the Liquor Administration Branch that Mr. Barry Kaplan be permitted to open his cabaret at 1018 Burnaby Street at 5:00 P.M.

(Delegation Request - see attached letter dated July 18, 1977 from Mr. John H. Fraser.)

See also III(i), a memo dated July 19, 1977 from the Director of Permits & Licenses.

3. Correspondence - Letter from the Woman's Christian Temperance Union of British Columbia

The Committee had before it for consideration a letter dated July 2, 1977 from the Provincial Corresponding Secretary of the Woman's Christian Temperance Union of British Columbia which advised that in the Union's recent annual convention it was resolved that the Union register strong protest with City Council with regard to

(a) the opening and licensing of any more pubs,

(b) licenses to Grocery stores to sell beer, etc.

(c) the selling of intoxicating drinks on the Exhibition and Fair grounds of our Province.

The Chairman advised the representatives of the W.C.T.U. that City Council, at its last meeting on July 12, 1977, had considered a recommendation from the Mayor that there be a moratorium on the issuance of all further cabaret licenses in the City for a period of at least one year, and that this recommendation had been referred by Council to the Community Services Committee.

The Chairman suggested that when this matter is before the Committee, the W.C.T.U. appear at that time when representatives of the Police, Liquor Administration Branch and cabaret, restaurant and hotel industries will be invited to attend.

Continued . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the letter dated July 2, 1977 from the Woman's Christian Temperance Union of British Columbia be deferred to the special meeting of the Community Services Committee to consider a moratorium on the issuance of further cabaret licenses in Vancouver.

CONSIDERATION

4. 616 East Cordova Street Building

The Committee had before it for consideration a Manager's Report dated July 7, 1977 (copy circulated) in which the Director of Planning reported on the feasibility of using $130,000.00 of Neighbourhood Improvement Program funds which has been allocated to improve social and recreational facilities in the Downtown Eastside toward the purchase and/or renovation of premises at 616 East Cordova Street which is owned by Neighbourhood Services Association and leased to the Downtown Eastside Residents' Association.

The report concluded that this $130,000.00 amount should not be held in abeyance for the community portion of 616 East Cordova and that it might be better spent to provide social and recreational facilities at the 55-room Victory Hotel on Powell Street which the City now owns.

Appearing before the Committee on this matter were representatives of the Planning Department, representatives of the Downtown Eastside Residents' Association, along with their architect Mr. John Keith-King, and a representative of Neighbourhood Services Association.

There was considerable discussion on this matter during which Mr. B. Eriksen of the Downtown Eastside Residents' Association referred to Appendix III of the Manager's Report in which officials of Central Mortgage & Housing Corporation stated the use of N.I.P. funds for the construction of a community facility and its proportionate share of the land costs is "entirely appropriate" for a combined non-profit residential and community facility at 616 East Cordova Street.

A representative of the Planning Department addressed the Committee, reiterating the comments contained in the Manager's Report and stressing the recommendations, pointing out D.E.R.A. may still be able to purchase the 616 East Cordova site from Neighbourhood Services Association using Section 15.1 of the National Housing Act.

Architect Mr. Keith-King explained that the D.E.R.A. project would be for an 80-room senior citizens residential building containing 10,000 sq. ft. of amenity for recreational use, half of which could be C.M.H.C. financed. He said that, in other words, for $130,000.00 the community would get 10,000 sq. ft. of amenity space. He indicated drawings are at a stage that the building could be completed within a year and a half.

A representative of the Planning Department expressed some scepticism over this proposal, stating there are too many unknowns.

Continued . . . .

Clause No. 4 Continued

The Director of Social Planning also spoke to the Committee on this matter and pointed out that there is not a great need for community recreational space in the Victory Hotel.

It was noted by the Committee it was the City's intention to commercially lease the ground floor space in the Victory Hotel to subsidize the hotel operation.

Mr. Eriksen of D.E.R.A. told the Committee that the redevelopment of the 616 East Cordova site is the only proposal which has been put forward by the people of the area represented by the Oppenheimer Planning Committee. He alleged that City staff are already negotiating to acquire 616 East Cordova as a health facility. He added that C.M.H.C. has indicated the D.E.R.A. proposal is appropriate, that D.E.R.A. agrees with the $200,000 allocation for a new health facility somewhere in the Downtown Eastside area and accused the Planning Department of not subscribing to the wishes of the Oppenheimer Planning Committee.

During discussion by the Committee, there was mixed reaction and concern was expressed as to the exact position of C.M.H.C. in providing funding for the combined non-profit residential and community facility as proposed by D.E.R.A. for 616 East Cordova. It was noted that until there are definite assurances from C.M.H.C. as to its role in the project, a decision on the $130,000.00 N.I.P. allocation cannot be made.

Following discussion, the following recommendations were put and tie votes resulted on each and they are therefore submitted for Council's CONSIDERATION:

A.(i) THAT the $130,000.00 Neighbourhood Improvement Program allocation not be held in abeyance for the community portion of 616 Cordova Street, noting that the Downtown Eastside Residents' Association may still be able to purchase that site from the Neighbourhood Services Association using Section 15.1 of the National Housing Act.

(ii) THAT if the Downtown Eastside Residents' Association does not proceed with such a purchase, the Neighbourhood Services Association be urged to offer the site to the Union Gospel Mission.

(iii) THAT the Directors of Planning, Social Planning and Finance report back by October 1977, following consultation with the community on the use of Neighbourhood Improvement Program money to provide social and recreational facilities at the street level of the Victory Hotel.

B. THAT Council endorse in principle the allocation of $130,000.00 of Neighbourhood Improvement Program funds for the community portion of the combined non-profit residential and community facility proposed by the Downtown Eastside Residents' Association at 616 East Cordova Street on the condition that within one month officials of Central Mortgage & Housing Corporation advise the City explicitly in writing what amount of funding it can provide for the Downtown Eastside Residents' Association combined non-profit residential and community facility, and that such information from Central Mortgage & Housing Corporation should include the total amounts C.M.H.C. will allocate toward both the residential and the community recreational portions of the development.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 552-560

REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

14 July, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 14, 1977 at 3:30 p.m. in the #1 Committee Room, Third Floor, City Hall.

PRESENT	Ald. W. Kennedy, Chairman Ald. M. Ford Ald. H. Rankin
ABSENT	Ald. D. Bellamy (Civic Business) Ald. M. Harcourt (Leave of Absence)
COMMITTEE CLERK	J. Thomas

The Minutes of the meeting of June 16, 1977 were adopted.

RECOMMENDATION

1. Traffic Matters: Kitsilano Conversion Areas

On March 29, 1977, when considering a report of the Standing Committee on Planning and Development dealing with the Local Area Planning Process in the Kitsilano Conversion Areas, Council approved the following recommendations:

THAT (policies) with respect to Blenheim Street being reclassified to a collector street be referred to the Standing Committee on Transportation.

THAT the City Engineer report to the Standing Committee on Transportation on:

(i) practical methods to improve the traffic situation on Point Grey Road; and

(ii) control, if possible, of existing parking in the Conversion Areas.

Such report to be available to interested citizens in the area.

Before the Committee for consideration was a Manager's Report dated June 21, 1977, circulated, in which the City Engineer explored the three issues and concluded with the following recommendations:

(a) THAT the designations of Blenheim Street and Alma/Dunbar be reversed, Alma/Dunbar becoming a primary arterial, and Blenheim Street becoming a secondary arterial south of Broadway, and a neighbourhood collector north of Broadway; operationally, this reclassification of Blenheim Street will involve installation of stop signs at 8th Avenue, and on 7th Avenue at Blenheim Street;

(b) THAT the Engineering and Police Departments continue to monitor Point Grey Road for any developing traffic problems;

(c) THAT the parking provisions of the Zoning and Development By-law as they apply (and will apply) to the Conversion Areas be rigorously enforced to ensure that adequate off-street parking is provided;

Cont'd . . .

Clause 1 Cont'd

(d) THAT the City Engineer consider advancing a 32-foot paving width when local improvement petitions are received for blocks in the Conversion Areas where parking may be deficient."

Mr. R.G. Ross, Traffic Division, reviewed the report with the Committee and representations on the Point Grey Road issue were received from Dr. Howard Mallek, Kitsilano Area Citizens Planning Committee and Mr. J. Turner, a Point Grey Road resident.

Dr. Mallek and Mr. Turner requested consideration be given to two points which they felt had not been adequately dealt with, namely, the impact on residents of the volume of traffic on Point Grey Road and an assessment of the capacity for additional traffic of that portion of 4th Avenue, west of MacDonald Street. Mr. Turner requested additional effort be made to hold down traffic speed on Point Grey Road by the posting of speed limit signs and signalization at the intersection of MacDonald and Point Grey Road to divert westbound traffic by making it easier to turn south than to continue west.

Dr. Mallek made particular reference to parking problems in the area and suggested angle parking be permitted on streets, such as Blenheim, where potential for widening existed.

During discussion members of the Committee noted that improvements at the 4th Avenue and Burrard Street intersection, making for an easier turn onto 4th Avenue, might have the effect of lowering traffic volumes on Point Grey Road, but Mr. Ross advised 4th Avenue was presently operating at capacity and could not handle additional traffic. Furthermore, the City Engineer was currently preparing a report as a result of complaints from 4th Avenue residents who were concerned about the difficulty being experienced by pedestrians crossing 4th Avenue.

Following further discussion, it was

RECOMMENDED,

A. THAT the designations of Blenheim Street and Alma/Dunbar be reversed as follows:

i) Alma/Dunbar to become a primary arterial to 4th Avenue and secondary arterial north from 4th Avenue to Point Grey Road;

ii) Blenheim Street to become a secondary arterial south of Broadway and a neighbourhood collector north of Broadway; and in order to implement this change stop signs be installed on Blenheim Street at 8th Avenue and on 7th Avenue at Blenheim.

B. THAT the Engineering and Police Departments continue to monitor Point Grey Road for any developing traffic problems; and the City Engineer review and report back to the Committee on the situation following an assessment of the effect of the current Burrard Street widening project.

C. THAT the parking provisions of the Zoning and Development By-law as they apply (and will apply) to the Conversion Areas be rigorously enforced to ensure that adequate off-street parking is provided.

D. THAT the City Engineer consider advancing a 32-foot paving width when local improvement petitions are received for blocks in the Conversion Areas where parking may be deficient.

The meeting adjourned at approximately 4:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

REPORT TO COUNCIL

V

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 14, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, July 14, 1977 at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK: G. Barden

CONSIDERATION

1. Four-Day Week - Turn Down Traffic Volume

In December, 1976 the Director of Personnel Services reported to Council on the results of the trial period commencing August 9, 1976 of the Four-Day Week - Turn Down Traffic Volume Project and Council approved continuation until December 31, 1977, subject to the proviso that it may be cancelled either by the City or the Unions involved on thirty days notice and, further, subject to a more detailed assessment of staff productivity.

Council also requested the City Engineer and the Director of Personnel Services to make progress reports to the Finance and Administration Committee at three month intervals. On July 14, 1977 the Committee considered the second of these quarterly Manager's reports dated June 30, 1977 (copy circulated).

Mr. G. Laue of Personnel Services reported that the four-day week has improved employee morale, the public likes the earlier and later daily service provided, there is a definite savings in sick leave and overtime, the communication problem has been adjusted and is now considered minor. The staff are able to use their days off to attend training programs conducted by the City and also for doctor and dental appointments.

The Mayor stated that the four-day work week was originally started as a Turn Down Traffic Volume experiment with the City taking leadership to encourage other companies to follow suit and thereby ease the traffic situation. However, the effect on traffic has been minor and therefore he felt the experiment should be discontinued. The staff has come to like the compressed work week and the longer it is continued the more difficult it will be to discontinue it. He questioned the effect the four-day week could have on negotiations with the G.V.R.D. and other municipalities. The Mayor stated he was not convinced on the benefits of the system and he felt an independent outside appraisal should be sought if it continues.

The City Manager stated that the four-day week was good for employee morale and felt it should continue as long as gains in productivity are maintained. He finds it hard to accept the reasoning that because employees like it, it should be taken away before they like it even more.

Cont'd . . .

Clause #1 continued:

The City Manager advised that a Committee of Mayors had requested Managers in the G.V.R.D. to report on the impact of a compressed work week within the G.V.R.D. municipalities, and such a report would be prepared. He also suggested that the next appraisal of the four-day week in Vancouver might be carried out by an independent consultant, chosen by the Mayor.

Mr. B. Ross, Business Agent, V.M.R.E.U., stated he was spokesman in the G.V.R.D. wage negotiations when the four-day week was discussed. The other municipalities have agreed to investigate similar four-day work weeks. The Unions are in favour of the thirty days notice of termination being retained as a safeguard. The G.V.R.D. stressed the over-utilization of sick leave and cost of overtime on the five-day week. Also cross-training is being accomplished without cost to the City with the four-day week.

The Committee's reaction was divided on the matter. Those favouring continuation of the four-day week commented as follows:

- it is Council's obligation to create the best working conditions for its staff while maintaining productivity and the four-day week appears to be accomplishing both goals.

- the City should explore other schemes during the next six months and then the whole matter could be reassessed at that time.

- the communication problem has greatly improved since the last report which is largely due to staff cross-training creating improved efficiency.

- the four-day week reduces the daily drag of commuting and saves on gasoline, the City should consider this in view of the energy crisis and rising costs.

Concerns expressed were:

- the impact of the four-day week on other Civic Departments such as Police and Fire. It was felt they will want a similar compressed work week.

- the benefits reported would be temporary, staff would revert to their old ways regarding sick leave, doctor appointments, etc. if the reduced schedule became permanent.

- it could create a hardship on private enterprise being pressured for a compressed work week.

Following lengthy debate the following motion resulted in a tie vote and is therefore submitted to Council for consideration:

CONSIDERATION

THAT the four-day work week be terminated and thirty days notice be served immediately in accordance with the Letters of Understanding between the City and relevant Unions.

The meeting adjourned at approximately 4:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 560

REPORT TO COUNCIL

SPECIAL JOINT COUNCIL/PARK BOARD COMMITTEE RE JERICHO

JUNE 23/JULY 7, 1977

A meeting of the Special Joint Council/Park Board Committee re Jericho was held on Thursday, June 23, 1977, in the Jericho Gymnasium at approximately 7.30 p.m.

PRESENT : Alderman Ford, Chairman
Alderman Harcourt
Alderman Puil
Commissioner Bain
Commissioner Fraser
Commissioner Wainborn

ALSO PRESENT: Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Kennedy
Alderman Marzari
Commissioner Atkinson
Commissioner Fowler
Commissioner Livingstone

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATIONS AND CONSIDERATION

Alderman Ford advised that the Committee would hear delegations on proposed uses for the Jericho Hangars and would then reconvene the first week of July to make recommendations to Council and the Park Board.

Mr. L. Foster, Director of Planning, Park Board, provided a brief description of the hangars. He advised that Hangars 3, 5 and 6, located at the waterfront, were each approximately 18,000 sq. ft. steel structures. Hangars 7 and 8 are each approximately 36,000 sq. ft. wooden structures. Building 13 used by the sailing centre is a mixture of steel and wood and is approximately 11,000 sq. ft. There are no major structural deficiencies and the foundations are basically intact.

The following persons appeared as delegations:

Ms. L. Spong	Greenpeace Foundation
Mr. A. Clapp	
Mr. D. Blue	
Mr. R. Pooley	
Mr. Herb Gilbert	Earthling Survival Party
Mr. Shawn Hatch	COPE Park & Recreation Committee
Mr. B.D. Grady	rep. local citizens
Ms. Irene McAllister	Ad Hoc Jericho Group & Friends of the Forum
Ms. Alice Coppard	Voice of Women
Mr. Bruce Yorke	COPE
Mr. Patrick Britten	
Mr. Syd Butler	Jericho Sailing Centre Association
Ms. Sue Hiscocks	Project Lifestyle & Vancouver Bicycle Association
Ms. Gloria Kieler	Metro Media & Vancouver Community Television Association
Mrs. Dorothy Gillis	

...../2

Mr. Craig Elder	(Musician)
Mr. Frank Hyde	
Guru Raj Kaver	3 HO Foundation, New Age Community Centre & Humanity Centre
Mr. Wm Fairley	
Mr. B. Keefer	
Mr. Brian McCalder	B.C. Track & Field Association
Mrs. Thelma Weinreich	Playhouse Theatre Centre of B.C.
Mr. D. Fairbrother	Community Arts Council
Ms. Emini Kurtagic	Ne Chi Zu Guild
Chief Simon Baker	N.W. Indian Cultural Society
Mr. Gerry Does	
Ms. Pat McInerney	Coalition of Habitat Organizations
Mr. Andy McConky	B.C. Sports Federation
Mrs. Marion Osberg	Pacific Life Community
Mr. David Condor	West Point Grey Community Association
Mr. K. Greaves	Pacific Aviation Museum
Mr. John Hill	Vancouver & District Soccer Association
Mr. Denis Gray Grant	
Mr. Keith Reed	
Dr. R. Makaroff	

A resumé of the speakers' comments is on file in the City Clerk's office.

The meeting adjourned at approximately 11.10 p.m.

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The Special Joint Council/Park Board Committee re Jericho reconvened at 3.45 p.m., Thursday, July 7, 1977, in Committee Room No. 3, Third Floor, City Hall.

PRESENT : Alderman Ford, Chairman
Alderman Harcourt
Alderman Puil
Commissioner Bain
Commissioner Fraser
Commissioner Wainborn

ALSO PRESENT: Alderman Gibson

CLERK TO THE COMMITTEE : M.L. Cross

The Chairman advised that two additional briefs had been received since the meeting held on June 23, 1977:

(a) One World Festival Society dated July 6, 1977
(b) Musqueam Indian Band dated July 7, 1977

(on file in the City Clerk's office)

The Chairman distributed suggestions re use of Hangars at Jericho to the members of the Committee (copy circulated) as a basis for discussion for recommendation to the Park Board and to Council.

There was a lengthy discussion on the Hangars. Some Committee Members felt that Hangar No. 5 should be renovated at a minimal cost and utilized for summer activities. Other members felt that there would not be enough interest in the Hangar to warrant the expenditure on renovations for permanent summer use.

With respect to Hangars 7 and 8 Park Board representatives advised that they were presently being utilized for indoor sport activities and majority of the Committee felt Hangar 7 should be retained.

RECOMMENDATIONS AND CONSIDERATION

(A) THAT this Committee, recognizing Park Board autonomy in Park Board matters, also recognizes a need for an outdoor activity/summer festival area and recommends that Hangar 5 be utilized for this purpose at a cost to the City of not more than $302,000.
(Commissioners Bain and Fraser opposed)

(B) THAT Hangar 7 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board.

(Commissioner Bain opposed)

(C) THAT Hangar 3 be sold and removed.

The following resulted in a tie vote and is submitted for CONSIDERATION:

(D) THAT Hangar 8 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board.

(Commissioners Bain, Fraser and Wainborn opposed).

The meeting adjourned at approximately 5 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 561

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 26, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 1977, at 2:00 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Harcourt (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - Easterly 48 feet of Lot 1, Block 48, D.L. 2027 - S/E Corner West 33rd Avenue and MacKenzie Street

An application was received from Mr. Doug Derish on behalf of Canada Permanent Trust Company to rezone the above property from (RS-1) One Family Dwelling District to (C-1) Commercial District.

The application was approved by the Director of Planning.

Mr. R. Scobie, Zoning Division, advised that the westerly 33.6 feet of Lot 1 is presently zoned (C-1). The uses on Lot 1 are currently non-conforming. The proposed rezoning would eliminate the non-conforming aspects of commercial development on residentially-zoned land.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. H. van Eijnsbergen, Solicitor appearing on behalf of Canada Permanent Trust Company, submitted a brief (on file in the City Clerk's Office), requesting that the portion of the property that is residentially-zoned be rezoned to (C-1) to allow upgrading of a development that has served the local community for 43 years and is no longer adequate. An applicable redevelopment can not occur if more than one-half of the property remains residentially-zoned.

- Mr. Cecil A. Reade, 3176 West 33rd Avenue, stated that the site should not be rezoned. If it is rezoned and redeveloped, what will happen to the three small businesses. There are no development plans to indicate what will replace the existing businesses.

A letter dated July 19, 1977, from Mr. and Mrs. D. Duncan, 2825 West 31st Avenue (on file in the City Clerk's Office) stating that they and many others in the area are strongly opposed to the proposed rezoning, was circulated at the meeting.

cont'd....

S/E Corner West 33rd Avenue
& MacKenzie Street (cont'd)

MOVED by Ald. Puil,
THAT the foregoing rezoning application be approved.

- LOST

(Aldermen Brown, Ford, Gibson, Marzari, Rankin and the Mayor opposed)

The Director of Planning requested that the Clerk read the descriptions of the following three applications as they were inter-related and should be considered at the same time. The members of Council agreed and the Mayor so directed.

2. Area West of the Quebec/Columbia Connector at Terminal Avenue

3(a) N/W Corner of Main Street and Terminal Avenue

(b) Text Amendment to Schedule C - Streets Requiring Landscaped Setbacks

Two applications were received from Mr. Peter Watts on behalf of Ocean Construction Supplies Ltd. to rezone a portion of Lot A, D.L.'s 2037 & 2064, Plan 5568; a portion of Lot B, D.L. 2037, Amended Plan 5568 and a portion of Parcel C (Explanatory Plan 3340) except that part included in Plan 15452 of Lot 2, D.L. 2037, Plan 5568 being the area west of the Quebec/Columbia Connector at Terminal Avenue; AND an area of approximately 12,000 square feet, being almost triangular in shape and having a frontage along Main Street from Terminal Avenue northerly of approximately 216 feet and a frontage along Terminal Avenue westerly of approximately 78 feet (Portion of Lot 3, D.L. 2037, Plan 15505), being the north west corner of Main Street and Terminal Avenue.

From: (RS-1) One Family Dwelling District

To: (M-1) Industrial District.

Also submitted was a request by the Director of Planning for a text amendment to Schedule C - 'Streets Requiring Landscaped Setbacks' to establish a landscaped setback at the location and covering the area noted in (a) above.

Mr. Spaxman, Director of Planning, advised that in 1970, City Council granted an option to purchase the lands in question to Ocean Cement 'for the purpose of their business' in return for the Company's riparian rights to False Creek which the City required to permit filling of an area at the eastern end of False Creek and for the creation of the Quebec/Columbia Connector.

Discussions in 1975 with respect to policies for the eastern end of False Creek suggested a diversity of land use in the area, a public walkway and links to Chinatown. A development permit application for the existing truck wash at Main and Terminal was approved subject to the triangular piece at the northwest corner of Main and Terminal being retained as a landscaped setback.

Mr. Spaxman advised that he approved the application for rezoning of this approximately 12,000 square foot triangular portion from RS-1 to M-1 on the understanding that he would apply for a text amendment to Schedule C 'Streets Requiring Landscaped Setbacks' to include this entire triangular piece.

The Mayor called for speakers for or against the proposed rezoning and representations were received as follows:

cont'd....

Area West of Quebec/Columbia Connector;
N/W Corner of Main and Terminal and Text
Amendment to Schedule C (cont'd)

- Mr. Peter Watts, on behalf of Ocean Construction Supplies Ltd., referred to a letter dated July 13, 1977, which had been distributed to the Council prior to the meeting (on file in the City Clerk's Office). Mr. Watts stated that the imposition of a landscaped setback would be discriminatory as no other landscaped setbacks are required in the area. It would be a breach of the 1970 agreement with the City and the agreement contained a clause that the Company could not purchase any portion of the property that was required for civic purposes. The City did not exercise its right to acquire a portion of the property for civic purposes. Many discussions were held with the Planning Department with respect to an application to rezone this property to M-1. Mr. Watts advised that on occasions the Department was agreeable to the rezoning; on other occasions, they were against the rezoning.

- Mr. N.D. MacRitchie, President of Ocean Construction Supplies Ltd., advised that the intent of the 1970 agreement was to provide an alternative location for their business when the Granville Island plant was required by C.M.H.C. to be phased out and the intent was that this property would be rezoned to M-1 Industrial. Mr. MacRitchie stated that it was reasonable to require a landscaped setback as part of a development permit application but it was not reasonable to make it a condition of rezoning and this is a misuse of the Zoning By-law.

Discussions ensued as to whether the whole portion of the 12,000 square foot triangular area should be required for setback. A 20 foot setback was suggested rather than the entire 78 foot frontage along Terminal Avenue.

MOVED by Ald. Brown,
THAT the application to rezone the area west of the Quebec/Columbia Connector at Terminal Avenue and the application to rezone the north west corner of Main Street and Terminal Avenue be approved.

(Deferred)

MOVED by Ald. Puil,
THAT consideration of the applications to rezone the area west of the Quebec/Columbia Connecter at Terminal Avenue and the north west corner of Main Street and Terminal Avenue be deferred for three months pending further negotiations between the Planning Department and Ocean Construction Supplies Limited.

- CARRIED

(Aldermen Brown, Kennedy and the Mayor opposed)

4. One Lot on the north side of East 31st Avenue 135 feet east of Fraser Street

An application was received from Mr. M. Katz to rezone Lot 44, Block 9, D.L.'s 391 and 392 being one lot on the north side of East 31st Avenue approximately 135 feet east of Fraser Street.

From: (RS-1) One Family Dwelling District

To: (RT-2) Two Family Dwelling District.

The application was approved by the Director of Planning.

The Mayor called for speakers for or against the proposed rezoning and no one appeared.

cont'd....

One Lot on the north side of East 31st Avenue 135 feet east of Fraser Street (cont'd)

MOVED by Ald. Rankin,
THAT the foregoing rezoning application be approved subject to the following conditions:

(i) That the unopened City lane be acquired and any existing utilities be relocated or contained within a suitable easement to the satisfaction of the City Engineer.

(ii) That Lots 18-22 inclusive plus the closed lane plus Lot 44 be consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 180 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 3:25 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 26, 1977, adopted on August 9, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 26, 1977

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 26, 1977, in No. 1 Committee Room at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Marzari and Puil

ABSENT: Alderman Harcourt (Leave of Absence)
Alderman Kennedy
Alderman Rankin

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements on the Initiative and by Petition

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Curbs & Gutters (Arterial Street), Pavement & Curbs (Downtown Streets), Pavements & Curbs (Higher Zoned), Lane Pavement (Higher Zoned), Lane Pavement (Local Residential), P.C. Concrete Sidewalk, Pavement & Curbs (Local Residential, Mt. Pleasant N.I.P. Projects on the Initiative - Schedule #443

AND

Pavement & Curbs (Local Residential), Lane Pavements, Speed Deterrent Bumps (In Lanes) by Petition - Schedule #444

The Court noted Schedules #443 and #444 as submitted by the Collector of Taxes listing 51 local improvement projects on the initiative at various locations and 84 local improvement projects by petition at various locations.

The Court also noted requests submitted by the Collector of Taxes to adjust the costs on Project 24 in Schedule #443 and to adjust the measurements on Project 26 in Schedule #444.

** MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the requests submitted by the Collector of Taxes to adjust the costs on Project 24 in Schedule #443 and the measurements on Project 26 in Schedule #444, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT Schedules #443 and #444, as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

** (Details of the adjustments are on file in the City Clerk's Office.)

cont'd....

Court of Revision (cont'd)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Schedule & Project No.	Comments
Ms. Carole Walker, Chairman, West End Traffic Committee	443/8	Addressed Council with respect to the West End Traffic Committee's recommendations set out in her letter of July 21, 1977, which was circulate to Council. It was pointed out to Ms. Walker that this project had been defeated.
Lillian Barratt	444/80	Spoke in opposition to the project.
Mr. George Reiter	444/75	Queried if it would be possible for the City to pave the lane up to his garage entrance. The City Engineer indicated he will be in touch with Mr. Reiter with respect to this matter.
Frohwald Maurer	443/44	Contended that the street width given by the City is incorrect. The City Engineer undertook to recheck the street width and advise Mr. Maurer of the result.
Alexander Bankier	444/63	Requested that speed bumps be installed. The City Engineer indicated he would send Mr. Bankier a petition form for insta lation of speed bumps in the lane.
Anton Matahlija	444/29	Queried the assessment of this improvement. He was advised that if he wished to make a lump sum paymen as opposed to yearly payments, the cost would be reduced.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

	Schedule & Project No.	Comments
Mr. Eric Bergren	444/42	Opposed to the project as he considered it would increase the traffic hazard. He also made reference to damage done to his property by the City. The City Engineer indicated he would investigate this matter and contact Mr. Bergren.

Council also noted a report of the City Manager dated July 15, 1977, in which the City Engineer reported as follows:

" GENERAL

"Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on July 26, 1977.

The projects are identified as follows:

Schedule	Item	Type
Initiative 443	1	Curb & Gutter only, Arterial Street
	4 to 6	Pavements and Curbs, Downtown Streets
	7, 8, 10 & 13	Pavements and Curbs, Higher Zoned
	19 to 22	Lane Pavements, Higher Zoned
	23	Lane Pavement, Local Residential
	24	P. C. Concrete Sidewalk
	25 to 51	Pavement & Curbs, Local Residential, Mt. Pleasant N.I.P. Projects
Petition 444	21	Pavement and Curbs, Local Residential
	22 to 104	Lane Pavements, Local Residential
	105	Speed Deterrent Bumps (in lanes)

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
443	5	Pavement and Curbs, Downtown Streets
	8	Pavement and Curbs, Higher Zoned
	48	Pavement and Curbs, Local Residential, Mt. Pleasant N.I.P. Project

MOUNT PLEASANT TRIANGLE N.I.P. AREA PROJECTS

These projects are the 1977 part of a two-year program for paving streets in the Mount Pleasant area under the Neighbourhood Improvement Program, approved by Council on February 18, 1977.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

Cost sharing of the recommended $174,668 N.I.P. expenditure will conform to the standard N.I.P. utilities formula, as follows:

Federal	25%	$ 43,667
Provincial	12.5%	$ 21,833
City N.I.P. Funds	62.5%	$109,168
Total		$174,668

C.M.H.C. has concurred with this allocation.

CAPITAL FUNDS

Funds for the City's share of the recommended projects are available in the 1977 and prior years Streets Capital Budget and from N.I.P. funds as indicated above.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision, and subsequent approval by Council, that:

(a) the Initiative projects in Schedule 443, except the defeated Items 5, 8 and 48, be undertaken.

(b) the Petition projects in Schedule 444 be undertaken.

(c) Council approve $174,668 to be appropriated from the Mount Pleasant N.I.P. Budget, Services and Utilities account 896/9217, toward construction of the Pavement and Curb projects in Schedule 443, Items 25 to 47 and 49 to 51."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved."

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the recommendation of the City Manager contained in his report dated July 15, 1977, be approved.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 8:10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of July 26, 1977, adopted on August 9, 1977.

MAYOR

CITY CLERK

VANCOUVER CITY COUNCIL

SPECIAL INFORMATION MEETING

July 28, 1977

A Special Information Meeting of Vancouver City Council was held on Thursday, July 28, 1977, at approximately 7:40 p.m. in the Auditorium, Bayview Community School, 2251 Collingwood Street.

PRESENT: Alderman M. Ford, Deputy Mayor, Chairman
Alderman D. Bellamy
Alderman M. Brown
Alderman B. Gerard
Alderman W. Kennedy
Alderman D. Marzari
Alderman H. Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman W. Gibson
Alderman M. Harcourt (Leave of Absence)

CLERK TO THE
SPECIAL INFORMATION MEETING: J. Thomas

Proposed Development, West Side Wallace Street
Between West 2nd Avenue and Point Grey Road

City Council, on August 25, 1976, approved the rezoning of the above property from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District, permitting apartment building, townhouses and ancillary uses including off-street parking subject to a number of conditions.

Subsequently, the following three Development Permit Applications were filed:

- D.P.A. No. 77319 - 3875 West 2nd
  Applicant: J. Keith-King
  Architect for Point Grey Housing

- D.P.A. No. 77435 - 1725 Wallace
  Applicant: B. Olson
  Architects/Program Planners for
  Penta Co-op Housing Association

- D.P.A. No. 77926 - 3890 Point Grey Road
  Applicant: H. Weinreich
  Architect for Dunbar Village
  Community Co-op

Neighbouring property owners were notified and several objections were received. The matter was reported to City Council by the Director of Planning and Council, at its meeting on June 28, 1977, passed the following motion:

"That City Council hold a public information meeting at which the three applicants and the City's Co-ordinator be invited to make presentations on the ideas submitted and the Planning Department's report on the analysis of the application. Further that the delegation from the Jericho Area Citizens Association be invited to make representation at the proposed public information meeting."

Cont'd . . .

Proposed Development, West Side Wallace Street
Between West 2nd Avenue and Point Grey Road (Cont'd)

Individual development proposals for the site were reviewed by the developers with the aid of charts and slides. Mr. Olson commented on the history of the Penta development, fiscal aspects of the housing co-operative and stressed the primary aim was to achieve housing in harmony with the surrounding community.

Mr. H. Weinreich, referring to criticism levelled at changes in parking from underground to surface, stated that initially underground parking had been included in the Dunbar Village scheme although there was no requirement for it. As negotiations progressed with the City it became obvious funds were not available and the co-op, recognizing neighbourhood concerns regarding on-street parking, adapted the project to provide on-site parking that would not be visible from the street.

Mr. W. Lane, G.V.R.D. Director of Regional Development, expressed pride in the Greater Vancouver Housing Corporation scheme. Designed to be inward oriented, the development contained one less unit than the original proposal and access had been removed from one entrance on Wallace Street to two entrances on 2nd Avenue. There was greater backyard space, more privacy and improved landscaping. Considerable national interest had been expressed in the Greater Vancouver Housing Corporation's report on the project, with the Federal Government ordering 15,000 copies for country-wide distribution.

Mr. A.R. Floyd, Development Permit Group, outlined the major differences between the drawings displayed at the Public Hearing in August, 1976, and those submitted with the Development Permit applications. The changes included the re-orientation of units, elimination of underground parking by the provision of surface parking, increased site coverage due to the surface parking, and extension of the lane through the site to Wallace Street. The three proposals met zoning requirements and were now awaiting the issuance of Development Permits.

The site co-ordinator for the City, Mr. A. Langley, commented on various aspects of the development proposals. Mrs. P.A. Wolfe, City Financial Analyst, reviewed the lease arrangements and pointed out the buildings reverted to the City after fifty years. Mr. Ian Adam, Transportation Engineer, referred to traffic problems in the area emanating from recreational uses of the waterfront, the yacht and tennis clubs. Mr. Adam advised there was particular concern about parking on residential streets and the City Engineer was investigating means whereby the situation could be improved.

Mr. J. Hill, Jericho Area Citizens' Association, presented a brief (on file in the City Clerk's Office) expressing concerns of residents in the area and called for a local area planning study by the City prior to any development decisions being made, such study to cover the following issues:

(a) Jericho Park and Beach - its future development, traffic generated, parking, co-ordination of Parks Board with the perimeter area.

(b) Yacht Club, Tennis Club, Brock House Recreational Centre, e.g. future membership, parking, controls and such things as eating and cocktail establishments associated with the above type clubs.

(c) The two hundred and some odd unit seniors project at 4th & Wallace, its impact, future - e.g. possible younger residents - lack of in-house and visitor parking.

(d) Present and future apartment development north side of 4th Avenue to Wallace Street - e.g. 62 suite condominium development by Landmark due for sale and occupancy mid August 1977.

Cont'd . . .

Proposed Development, West Side Wallace Street
Between West 2nd Avenue and Point Grey Road (Cont'd)

(e) Future of Defence and Deaf School lands south of 4th Avenue.

1. Density if developed
2. Type of housing
3. Commercial, if any

(f) Impact of recently added high activity commercial projects such as the liquor store at 4th & Highbury and the Jericho pub.

(g) Widening of 4th Avenue and the proposals to shift more traffic onto 4th Avenue at Burrard Street and Macdonald St., solving the Pt. Grey Road west of Macdonald traffic situation.

(h) Future development of the University - e.g. hospitals, university-associated industry and the possible development of the Endowment Lands, living area or park area.

(i) The future and well being of the long established well-kept community of the area of Jericho and north slope of east Point Grey.

The brief commented that the immediate area at Jericho bounded by water, park and arterial streets had only two effective sides on which to enter and/or exit the community, both requiring left turns from stop streets onto heavily travelled arterial streets. This in itself precluded density increase, especially in light of all the other public recreational conveniences well established within the area.

Ms. Judith Anderson submitted a brief on behalf of Penta (on file) submitting the Association's proposal for compact, moderately priced housing provided a sensible and optimum compromise for the use of the site.

Mr. Stan Donaldson, Vice-President, Dunbar Village, introduced to the audience a number of the members of the co-operative and pointed out many were long-term residents of the West Side who looked upon the area as home and wished to continue living there.

Alderman Ford called for speakers for or against the proposal and representations were received from the following:

Opposed to the Development	In Favour of the Development
Mr. M. Dale, area resident	Mrs. H. Currie
Mr. P. Howarth, Jericho Area Citizens' Association (brief on file)	Mr. C. Loewi (presented a brief, on file, on behalf of Dr. Josephine Mallek)
Mr. M. Baker	Ms. B. Hunter
Mr. J. McCrum	Ms. B. Baker
Mr. L. Bayly (brief on file)	Ms. B. Westcott
Mr. D. Carter	Ms. B. Lawidsen
Mr. J. Carriere	Mr. C. Lytle
	Mr. W. Nemten
	Mrs. A. Spindel
	Mrs. K. Emberly

Mr. H. Walker was in favour of housing per se on the site but opposed to architectural aspects of the development.

The Chairman noted letters (on file in the City Clerk's Office) supporting the Penta proposal from the following:

- Community Planning Association of Canada, B.C. Division;
- Western Community Housing Federation;
- Ms. B. Loewi
- Ms. S. Wrightman

Cont'd . . .

Proposed Development, West Side Wallace Street
Between West 2nd Avenue and Point Grey Road (Cont'd)

Members of Council present summarized their positions with Aldermen Ford, Brown and Kennedy expressing concern about traffic and on-street parking problems in the area and urging a joint study by the City Engineering Department and Park Board; Alderman Bellamy supported taking a second look at the development in an attempt to arrive at a reasonable solution acceptable to area residents. Aldermen Rankin and Gerard spoke generally favouring the development. Aldermen Ford and Kennedy also expressed concern about design aspects of the Greater Vancouver Housing Corporation project.

The meeting adjourned at approximately 10:45 p.m.

* * *

The foregoing are Minutes of the Special Information Meeting re Proposed Development at 2nd Avenue and Wallace Street of July 28, 1977, adopted on August 9, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

The Regular Meeting of the Council of the City of Vancouver scheduled for 9:30 a.m., Tuesday, August 9, 1977, was not held due to no members of Council being present at the conclusion of one-half hour, in view of the Special Council meeting called for this day at 2:00 p.m.

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CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 9, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Marzari & Rankin

ABSENT: Aldermen Ford and Puil

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend R.A. Redman of the United Church of Canada.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Summer Enrichment Program at Strathcona Community Centre, under the direction of their leader, Mr. David Darby.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the Minutes of the following meetings be adopted:

Regular Council - July 26, 1977 (except the 'In Camera' portion)

Special Council (Public Hearing) - July 26, 1977,

Special Council (Court of Revision) - July 26, 1977.

Special Council (Public Information Meeting re the Proposed Development at 2nd & Wallace)- July 28, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Par Value Co-operatives - Phase II, False Creek.

Council, on July 26, 1977, resolved to hear representations from the Creek Community Co-operative Housing Society at today's meeting and instructed the False Creek Development Consultant and the Director of Planning to be present when the delegation was heard

Mr. Harry Burke, Director of the Creek Community Co-operative Housing Society addressed Council and spoke to his letter which was previously circulated to Members of Council.

MOVED by Ald. Kennedy
THAT the representation from Mr. H. Burke of the Creek Community Co-operative Housing Society be received for information.
- CARRIED UNANIMOUSLY

2. Traffic Hazards on Cedar Crescent and Vicinity

At its meeting on July 26, 1977, Council deferred consideration of the above clause in the Transportation Committee's report dated June 16, 1977, together with an explanatory memorandum from the City Manager and a memorandum from the City Engineer on the disposition of the properties acquired for the Burrard-Arbutus Connector, to hear representation from local residents.

Mr. T.F. Rutherford, on behalf of residents of Cedar Crescent spoke in support of the recommendations of the City Manager, and the Standing Committee on Transportation, contained in the report dated June 16, 1977, which are:

"A. THAT north/south stop signs be installed at Burrard Street and 17th Avenue including necessary curb changes, at an extimated cost of $7,000 available in the 1977 Streets Capital Budget.

B. THAT right-turn channelization and signal timing changes be carried out at Burrard Street and 16th Avenue and the cost, estimated at $2,000, be charged to Burrard Street Widening Account."

Mr. D.C. Brodie, representing concerned citizens on Cypress Street between 16th and 19th Avenues, also addressed Council and expressed concern that recommendation 'B' quoted above would increase traffic on Cypress Street. There is a day school and rest home for the elderly on this part of Cypress, and the increased traffic would present a hazard to children and the elderly. Mr. Brodie stated he agrees with recommendation 'A' of the Committee but is not in favour of recommendation 'B'.

The City Engineer advised that improvements currently under way in this area, including the widening of Burrard Street, should result in a significant improvement in the traffic situation in the Shaughnessy Area.

MOVED by Ald. Kennedy
THAT recommendation 'A' of the Committee, contained in its report dated June 16, 1977, be approved.
- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT recommendation 'B' of the Committee, contained in its report dated June 16, 1977, be approved.
- CARRIED

(Mayor Volrich opposed)

COMMUNICATION OR PETITIONS

1. Request for Rental Adjustment - The Orpheum

Mr. A. Higginbottom of the Hastings-Sunrise Resources Advisory Board, advised that it was originally understood the rental for The Orpheum for the Save the Resource Board Committee Rally, on Sunday, July 24, 1977, would be $575. In fact, the rental for The Orpheum for a Sunday afternoon is $1200. Mr. Higginbottom requested that Council consider charging a lower rate than the normal Sunday afternoon rental.

MOVED by Ald. Gibson
THAT Council approve a grant to the Hastings-Sunrise Resources Advisory Board equal to the difference between the Sunday afternoon rental rate and the Monday to Saturday afternoon rental rate for The Orpheum.

- LOST - NOT HAVING THE REQUIRED MAJORITY

(Aldermen Gerard and Kennedy opposed)

2. Luncheon in Honour of Lord Mayor of London

In a memo dated July 26, 1977, the Mayor advised that the Right Honourable Sir Robin Gillet, Lord Mayor of London, and Lady Gillet, will pay a four-day visit to Vancouver and Victoria commencing on Tuesday, August 23, 1977. The Mayor recommended that, in honour of Sir Robin's visit, Council host a luncheon on Wednesday, August 24, 1977.

MOVED by Ald. Kennedy
THAT the recommendation of the Mayor, contained in his memo dated July 25, 1977, be approved.

- CARRIED UNANIMOUSLY

3. Recognition Policy - Retiring Employees.

The Mayor submmited for consideration a memo dated July 20, 1977 containing the following policy proposal with respect to retiring employees:

STAFFS OTHER THAN FIRE DEPARTMENT

- 20 to 25 years	quarterly a letter be sent by the Mayor on behalf of the Council inviting their attendance in his office where they will be properly recognized.
- 25 to 30 years	quarterly a letter be sent by the Mayor on behalf of the Council inviting their attendance during the regular Council break period to meet with the Council Members and be properly recognized.
- 30 and over	quarterly a letter be sent by the Mayor on behalf of the Council inviting their attendance during the regular Council meeting to meet with the Council Members and be appropriately recognized.

Cont'd.....

COMMUNICATION OR PETITIONS (Cont'd)

Recognition Policy -
Retiring Employees. (Cont'd)

- Other cases — where other arrangements are indicated for retiring staff members, the special arrangements be left in the hands of the Mayor and the City Clerk.

FIRE DEPARTMENT

An annual retirement dinner is sponsored by the Firefighters' Union to which a member of Council is invited. It is suggested that the Mayor or his representative present a letter of appreciation on behalf of the Council at this event.

MOVED by Ald. Bellamy
THAT the above policy proposal with respect to retiring employees be approved;

FURTHER THAT the whole matter be left in the hands of the Mayor and the City Clerk with power to act.

- CARRIED UNANIMOUSLY

4. Use of Certain Property for P.N.E. Employee Parking.

The Pacific National Exhibition, in a letter dated July 29, 1977, requested permission to use the vacant property located on the South side of Franklin Street between Renfrew and Kaslo Streets for a temporary parking lot for employees of the Exhibition for the period of the Annual Fair 1977, being August 20th to September 5th. It is not intended by the P.N.E. to sell parking in this area to its patrons.

MOVED by Ald. Kennedy
THAT the request of the P.N.E. to use the vacant property located on the South side of Franklin Street between Renfrew and Kaslo Streets for a temporary parking lot for its employees during the period of the Fair - being August 20 to September 5, 1977, be approved.

- CARRIED UNANIMOUSLY

5. Eighteenth National Congress of the Ukrainian Canadian Students' Union.

In a letter dated August 4, 1977, the Alpha Omega Ukrainian Students' Club at U.B.C., advised it is hosting the Eighteen National Congress of the Ukrainian Canadian Students' Union from August 24 - August 29, 1977 . The Club requested a grant of $500 to assist towards a projected deficit.

MOVED by Ald. Harcourt
THAT no action be taken on the request for a $500 grant, received from the Alpha Omega Ukrainian Students' Club at U.B.C.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Cancellation of Robson Street Festival - August 13 - 27, 1977

Council, on July 26, 1977 approved the request of a number of merchants on Robson Street to close the 1000 block to all traffic except emergency vehicles and buses on August 6th, 13th and 27th 1977, subject to a number of conditions. Council also approved a grant to the Robson Street Merchants equal to the City's costs for this closure.

In a letter dated August 7, 1977, Mr. Haru Okuyama advised that, because of confusion which has arisen in connection with the closure, and to alleviate the situation, the entire project has been cancelled. Mr. Okuyama, on behalf of all connected with the proposed closure, expressed thanks to Council for its consideration.

MOVED by Ald. Brown
THAT the communication from Mr. Okuyama be received.

- CARRIED UNANIMOUSLY

COMMUNICATION AND STANDING COMMITTEE

II. Report of Standing Committee on Transportation. (July 28, 1977)

Joyce Transit Loop (Clause 2)

Mrs.Doris Hartley, representing Killarney Champlain Citizens for Action Association, in a letter dated August 5, 1977, requested an opportunity to address Council on this clause of the Standing Committee's report. The Mayor then called upon representatives of the organization to speak to the matter, following which Mr. Rich and Mrs. McKenzie, representing senior citizens in the area, addressed Council in favour of returning the No. 27 Rupert bus back into the Joyce Loop and displacing the No. 28 Smith service from the Loop; also the erection of a bus stop on the south side of Joyce Street at School Avenue.

Representatives of B.C. Hydro apprised Council of Hydro's long-term solutions to the situation at Joyce Loop. It is hoped that the present situation can be improved within 18 - 24 months. The City Engineer advised Council that neither his Department nor B.C. Hydro would favour returning the 27 Rupert Bus back into Joyce Loop, but rather would prefer either that no changes be made to the existing transit arrangements in Joyce Loop at the present time, or that Council approve the recommendation of the Standing Committee on Transportation.

MOVED by Ald. Kennedy
THAT the recommendation of the Committee contained in its report dated July 28, 1977, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. World Congress for Mental Health Multi-Cultural Evening. Grant Request.

The President of the World Federation for Mental Health, in a letter dated August 4, 1977, advised that the World Congress for Mental Health will be held in Vancouver in the near future. He requested that Council approve a grant of $2,000 towards rental and other expenses for the planned Multi-Cultural Evening on Tuesday August 23, 1977, at U.B.C.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

World Congress for Mental Health
Multi-Cultural Evening (Cont'd)

MOVED by Ald. Gibson
THAT Council approve a grant of $1,000 to the World Federation for Mental Health towards rental and other expenses for the planned Multi-Cultural Evening on Tuesday, August 23, 1977, in connection with the World Congress for Mental Health.

(Alderman Brown opposed)

- CARRIED HAVING RECEIVED THE REQUIRED MAJORITY

9. Seawall - Caesar's Bridge
False Creek.

Council noted a night letter from Richard A. Watson, for the tenants of the False Creek Residence for the Physically Handicapped, requesting that destruction of the Seawall at Caesar's Bridge in False Creek not be commenced; alternatively Mr. Watson requested that destruction of the Seawall cease until a delegation from the tenants is heard by Council.

MOVED by Ald. Rankin
THAT the delegation request from Mr. Richard A. Watson, on behalf of the tenants of the False Creek Residence for the Physically Handicapped, be granted.

- CARRIED UNANIMOUSLY

10. 2nd and Wallace -
Proposed Housing Project

Council noted an oral request from Dr. I. Halpern, to address Council on the matter of the Proposed Housing Project at 2nd and Wallace. It was agreed to consider this request when Alderman Kennedy's motion was before Council later in the day.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S REPORT
AUGUST 5, 1977

Works & Utility Matters
(August 5, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of Lane south of 6th Avenue between Fir and Pine Streets
Cl. 2: Closure of portion of Lane south of 69th Avenue west of Ash Street

Clauses 1 and 2.

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 5, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Grandview-Woodland N.I.P. Appropriation of Funds: The Children's Place Child Care Centre
Cl. 2: Kitsilano N.I.P. Bayview School Grounds Improvement
Cl. 3: Building Lines - Broadway, north and south sides from Cambie to Prince Edward; Point Grey, both sides from Wallace to Alma; Douglas Crescent, both sides from Wolfe to Oak and Wolfe, both sides from Douglas Crescent to 16th Avenue
Cl. 4: United Grain Growers Proposal - North Foot of Rogers Street
Cl. 5: Lane Dedication in Fairview Slopes

Clauses 1 - 5 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 5 be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(August 5, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Parking Exemption Permits
Cl. 2: Sidewalk Cafe Operations - 12 Caesars Restaurant

Parking Exemption Permits
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Sidewalk Cafe Operations -
12 Caesar's Restaurant.
(Clause 2)

MOVED by Ald. Bellamy
THAT the Sidewalk Cafe Operations for the 12 Caesars Restaurant at 595 Hornby Street, be approved on a year-to-year license agreement, subject to the approval of the City Engineer and the Director of Legal Services, with the Supervisor of Properties determining the rental each year.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 5, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Civic Theatres - Monthly Schedule of Events
Cl. 2: Blazers - Information Centre Staff
Cl. 3: National Organization for the Reform of Marijuana Laws of Canada
Cl. 4: Park Board Radio Communications System Expansion
Cl. 5: Antoinette Lodge - 535 East Cordova Street - Additional Staff Requirements
Cl. 6: Funding for Specialist Services Wurlitzer Organ 'The Orpheum'

Civic Theatres - Monthly Schedule of Events
(Clause 1)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Blazers - Information Centre Staff
(Clause 2)

MOVED by Ald. Bellamy
THAT Council approve the purchase of two blazers for the City Hall Information Centre staff at an approximate cost of $161., funds to be made available from the City Clerk's Departmental Budget.

- CARRIED UNANIMOUSLY

National Organization for the Reform of Marijuana Laws of Canada
(Clause 3)

During discussion of this item representatives of NORML Canada addressed Council and answered questions on this matter.

MOVED by Ald. Harcourt
THAT Council approve a grant of $225 to NORML Canada towards the rental of the Commodore Ballroom on Sunday afternoon, August 14, 1977, subject to the organization obtaining matching funding.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Gerard
THAT no action be taken on this clause.

- CARRIED

(Ald. Harcourt opposed)

Clauses 4 & 6.

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 4 and 6, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 5, 1977) (Cont'd)

Antionette Lodge - 535 East Cordova Street - Additional Staff Requirements.
(Clause 5)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in Clause 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 5, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Establishing strip of City-owned lots for lane purposes (400 Block Prior)
Cl. 2: Strathcona Infill Housing - Extension of Option to Repurchase on Lot B
Cl. 3: Sale of Property - E/S 1400 Block Clark Drive and N/W Corner 19th Avenue & Knight Street
Cl. 4: Lease of City-owned Property to Vancouver East Cultural Centre - 1885-1895 Venables

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Offer to Lease Enclave 3
Champlain Heights

MOVED by Ald. Harcourt,
THAT Council accept the offer from United Properties Limited to lease Enclave 3, Champlain Heights on a ninety-nine (99) year prepaid lease for the sum of $516,000;

FURTHER THAT Council instruct the Project Manager, Champlain Heights, to continue to seek offers from time to time for other market enclaves at reasonable market prices of the day.

- CARRIED

(Alderman Kennedy opposed)

C. Acquisition of Lot F, Block 279,
D.L. 526 (2005 Cambie Street)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in his report dated July 27, 1977, be approved.

- CARRIED UNANIMOUSLY

D. Federal Employment Program -
Canada Works, 1977-78

MOVED by Ald. Harcourt,
THAT

(a) The City participate financially to a maximum City cost of $100,000, in Canada Works Phase II 1977-78;

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

- CARRIED

(Aldermen Bellamy, Brown, Gerard & the Mayor opposed)

I. Report of Standing Committee
on Community Services,
July 28, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Sale of Surplus City Furniture and Equipment - Mental Patients Association
Cl. 2: Ray-Cam Co-operative Centre Budget - CAP Cost Sharing
Cl. 3: Liquor Permit Applications Procedure
Cl. 4: Consumption of Rubbing Alcohol
Cl. 5: The 44 - Operation and Management

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

II. Report of Standing Committee on Transportation, July 28, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Transit Service for P.N.E.
Cl. 2: Joyce Transit Loop

Transit Service for P.N.E.
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Joyce Transit Loop
(Clause 2)

For Council action on this Clause, see page 5.

III. Report of Special Joint Meeting of Vancouver & Richmond Councils, July 28, 1977

Arthur Laing Bridge
(Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4702, BEING THE BUILDING BY-LAW

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Lane Purposes (400 Block Prior Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT WHEREAS the City of Vancouver is the registered owner of Lots 30 and 31, except the north 6 feet, Block 103, D.L. 196, Plan 196;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described lands as lane;

THEREFORE BE IT RESOLVED THAT the south 4 feet of the north 10 feet of Lots 30 and 31, Block 103, D.L. 196, Plan 196, the same as shown outlined red on plan proposed by Noel E. Peters, B.C.L.S., dated June 6, 1977, and marginally numbered LF 8290, a print of which is hereunto annexed, be and the same is hereby established for lane purposes and declared to form and constitute portion for lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Owner & Consolidation (N/S Broadway, West of Brunswick Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Kennedy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 10 feet of Lot 9, Block 54, District Lot 200A, Plan 197 was established for road purposes when it was planned to widen this portion of Broadway;

(3) All the widening for Broadway has been acquired from the south side of Broadway;

(4) The south 10 feet of said Lot 9 is no longer required for highway;

THEREFORE BE IT RESOLVED THAT the South 10 feet of Lot 9 (now highway), Block 54, District Lot 200A, Plan 197 be closed, stopped up and conveyed to the owner of the remainder of said Lot 9; and

FURTHER BE IT RESOLVED THAT the two portions of said Lot 9 be consolidated to form one parcel.

- CARRIED UNANIMOUSLY

1. Shopping Carts

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the use of shopping carts in many cases is abused by customers removing the carts from the vicinity of the business premises;

AND WHEREAS abandoned carts constitute a waste and an eyesore and replacement costs are passed on to the consumer;

cont'd....

MOTIONS (cont'd)

Shopping Carts (cont'd)

THEREFORE BE IT RESOLVED THAT a By-law be submitted, similar to a By-law in effect in the City of Edmonton, in an effort to deter persons removing carts from the vicinity of business premises.

(Approved in Principle Only)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the foregoing motion be approved in principle and referred to the Director of Legal Services to prepare the appropriate By-law with report to Council as necessary.

- CARRIED UNANIMOUSLY

2. Proposed Development at 2nd Avenue and Wallace

Aldermen Kennedy and Bellamy proposed a motion with respect to the proposed developments at 2nd Avenue and Wallace, but agreed to a change of wording as follows as proposed by the Mayor:

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT

(a) Council advise the Director of Planning it has no objection to his issuing the development permits for the Penta and Dunbar projects at 2nd Avenue and Wallace;

(b) The Director of Planning report further on the Greater Vancouver Housing Corporation project at 2nd Avenue and Wallace taking into account the various concerns expressed at the Public Information meeting on July 28, 1977, including design of the project, land use and potential traffic problems.

The Mayor directed that (a) and (b) above be voted upon separately. The record is as follows:

(a) - CARRIED with Alderman Bellamy opposed

(b) - CARRIED UNANIMOUSLY

3. Alderman Kennedy - Leave of Absence

MOVED by Ald. Gerard,
SECONDED by Ald. Rankin,
THAT Alderman Kennedy be granted leave of absence from August 21, 1977, to September 12, 1977.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 3:50 p.m. to reconvene in 'In Camera' in the Mayor's Office.

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The foregoing are Minutes of the Regular Council Meeting of August 9, 1977, adopted on August 23, 1977.

MAYOR

DEPUTY CITY CLERK

A-1

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of 6th Avenue between Fir Street and Pine Street Abutting Lot 14, Block 289, D.L. 526, Plan 590

The City Engineer reports as follows:

"The owner of Lot 14, Block 289, D.L. 526, Plan 590 has applied to purchase the portion of lane at the rear of this lot. Owing to the development of the block, a lane is not required.

I RECOMMEND that the north 10 feet of Lot 14, Block 289, D.L. 526, Plan 590, be closed, stopped up and conveyed to the abutting owner of Lot 14 subject to the following conditions:

(a) The applicant to pay $4,250.00 in accordance with the recommendation of the Supervisor of Properties.

(b) The portion of lane so closed to be consolidated with the abutting Lot 14."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the Lane South of 69th Avenue West of Ash Street - Adjacent to Lot 20, Block 21 (Plan 2399) and Lot 20, Block 22 (Plan 2868), Block D, District Lots 319, 324 and Part of 323

The City Engineer reports as follows:

"On June 28, 1977, Council approved the lease of City-owned land on the west side of Ash Street between 69th Avenue and S.W. Marine Drive to the Greater Vancouver Housing Corporation for 60 years subject to the consolidation of the adjacent lands. As a lane outlet will be provided out to 69th Avenue, the portion of the existing lane at the rear of Lot 20 is no longer required.

I RECOMMEND that all those portions of the lane south of 69th Avenue, west of Ash Street, dedicated by the deposit of Plans 2399 and 2868 shown hatched on the attached plan marginally numbered LF 8129, be closed, stopped up and title taken thereto and the lane so closed subdivided with the abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 644

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Grandview-Woodland N.I.P. Appropriation of Funds: The Children's Place Child Care Centre

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland Concept Plan which included an allocation of $90,500.00 for improvements to social services in the area. The Concept Plan identified the provision of equipment for child care centres as a priority in this category of N.I.P. expenditures. The purpose of this report is to recommend the appropriation of funds for the purchase of equipment for the Children's Place Child Care Centre.

The Children's Place, presently operating at 1803 East 1st Avenue, offers a pre-school program for children from the area who need individual attention to assist in their mental, physical and emotional development. Operating funding through the Social Planning Department of the City of Vancouver is currently secured until October 1977. Ongoing funding and potential expansion of this service is given high priority by the Social Planning Department, which is presently negotiating with provincial authorities for future financial support for The Children's Place. Funds are immediately needed for play equipment to assist in the development of the children already enrolled at the Centre.

A newly established toy lending library operating from the Britannia branch of the public library lends toys and equipment to local child care centres for short periods of time, thus reducing the need for individual centres to purchase equipment and providing variety for the children. Due to the nature of the service provided by The Children's Place, equipment is required on an ongoing basis and the toy lending library cannot meet this need. Although the Grandview-Woodland N.I.P. Committee supports the concept of the toy lending library and intends to allocate funds at a future date to enhance the library's collection of equipment, the Committee considers the provision of special equipment for The Children's Place to be an appropriate N.I.P. expenditure. In the event that The Children's Place becomes unable to continue operation due to lack of funding, the equipment would be added to the stock of the toy lending library and thereby made available to other child care centres in the area. C.M.H.C. has been advised of this proposal and concurs with the recommendation for funding of this project. The equipment requirements for The Children's Place are listed in the Appendix to this report; the total cost is $2,140.00.

The Director of Planning RECOMMENDS that Council approve the expenditure of $2,140.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the purchase of equipment for The Children's Place Child Care Centre, costs to be shared as follows:

C.M.H.C.	=	$1070.00
Province of B.C.	=	$ 535.00
City of Vancouver	=	$ 535.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kitsilano Neighbourhood Improvement Program: Bayview School Grounds Improvement

The Director of Planning reports as follows:

"One of the main priorities of the Kitsilano Neighbourhood Improvement Program is the improvement of existing recreational facilities in the area, especially those facilities used by children and senior citizens. It is felt that improving the grounds of the schools in the areas provides the primary opportunity for providing these types of facilities. To this end, City Council has already approved $30,043 for improvements to the Hudson School grounds (September 21, 1976),

Cont'd . . .

Clause 2 Cont'd

$35,000 for the Tennyson School grounds (May 10, 1977) and $10,700 for a portion of the Gordon School grounds (May 24, 1977). Bayview School is the only one remaining in Kitsilano which has had no improvements made to the school ground through N.I.P.

On June 15, 1977 and June 29, 1977, the Kitsilano Citizen's Planning Committee reviewed a proposal for improvements to the Bayview School grounds (shown in Appendices A and B). This proposal had been prepared by a group working on a Canada Works grant on behalf of the Bayview Home and School Consultative Committee. This group received cost estimates for the project from the School Board. They also received School Board approval for the project. The Kitsilano Citizen's Planning Committee were impressed with the proposal and recommended that N.I.P. funds be allocated to it. They noted that this project would put Bayview School on par with the other schools in terms of N.I.P. expenditures and would provide much needed facilities in this portion of Kitsilano.

The School Board cost estimate for this project was $61,235, comprised of $31,612 for materials and $29,623 for labour (detailed in Appendix A). The group with the Canada Works grant working on this project will be able to do most of the labour. Therefore, the cost can be reduced to that required for materials and a small amount for specialized labour (e.g. painting of the mural and heavy equipment operators for moving of earth). The total estimated cost is therefore reduced to $35,000 ($31,612 for materials and $3,388 for labour).

The Kitsilano Site Office Coordinator and C.M.H.C. have reviewed this project and recommend approval.

The cost sharing on this project would be as follows:

City	$ 8,750
Provincial	$ 8,750
Federal	$17,500

It is therefore recommended that:

City Council approve the expenditure of $35,000 (thirty-five thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreational facilities category) for improvements to the Bayview School grounds as outlined in Appendices A and B."

The City Manager recommends that the recommendation of the Director of Planning be approved.

3. Building Lines:
1. Broadway, north and south sides from Cambie to Prince Edward Streets;
2. Point Grey Road, both sides, from Wallace Street to Alma Road;
3. Douglas Crescent, both sides, from Wolfe Avenue to Oak Street and Wolfe Avenue, both sides, from Douglas Crescent to 16th Avenue

The Director of Planning reports as follows:

'Recommendations have been received from the City Engineering Department, requesting amendments to Zoning and Development By-Law No. 3575 whereby the building lines on both sides of Broadway from the east side of Quebec Street to Prince Edward Street be revised; that the Point Grey Road building line from Wallace to Alma Road be deleted; and, finally, that the building lines on Douglas Crescent, from Wolfe Avenue to Oak Street and on Wolfe Avenue, from Douglas Crescent to 16th Avenue, be deleted also.

CITY ENGINEERING DEPARTMENT

Item 1 - Amendments to the building lines on Broadway from Cambie to Prince Edward Street (established July 13, 1936):

Cont'd . . .

Clause 3 Cont'd

The Deputy City Engineer, in a memorandum dated April 5, 1977, comments as follows:

'In recent years dedication of strips on the south side of Broadway has now provided a street of sufficient width to meet the requirements of the existing building line from the east side of Quebec Street to Prince Edward Street save and except between Main Street and Kingsway. The amount of widening required in this block is somewhat less than the area now affected by the existing building line. Extra width is required on the north side between Kingsway and Scotia Street in order to provide a left turn bay. This makes the present building line on the north side of Broadway from the east side of Quebec Street to Prince Edward Street redundant.

At present there are two owners who wish to develop their sites that are affected by the present building line.'

Item 2 - Point Grey Road building line - Wallace Street to Alma Road (established June 6, 1941):

The Deputy City Engineer, in a memorandum dated April 21, 1977, comments as follows:

'The Municipality of Point Grey established a building line for both sides of Point Grey Road from Wallace Street to Alma Road. The building line was to be 50 feet on either side of the centre line.

Present planning is for this portion of Point Grey Road to remain 66 feet in width. This now makes the existing building line redundant.'

Item 3 - Building Line - Douglas Crescent - Wolfe Avenue to Oak Street (established 1928):

The Acting Assistant City Engineer (Traffic), in a memorandum dated June 8, 1977, comments as follows:

'The need for the above building line has recently been reviewed and it has been concluded that it should be cancelled.

These streets were part of a proposed crosstown route using 19th and 22nd Avenues east to Boundary Road. Such a route is no longer part of the major street plan and 16th Avenue is the east-west route in this area.

In view of the current traffic system, physical conditions between Oak and Hemlock, probable future traffic volumes, a 4-lane pavement (secondary arterial) will be adequate. Hence, the additional street allowance provided for via the building line is not required.'

ANALYSIS

The Planning Department recommends that the necessary amendments to Schedule E (Building Lines) of Zoning and Development By-Law No. 3575 be approved in accordance with the requests from the City Engineer. The easterly portions of the building lines on both sides of Broadway would be deleted to reflect the reduced requirements for street widening. The present building lines, extending from Cambie to Prince Edward Streets, would be amended to extend only from Cambie to Quebec Streets. A new building line would be established on the north side of Broadway between Main and Scotia Streets only to provide for a left turn lane which is needed in this section of Broadway. (See Appendix A for Plan of proposed building line).

In view of changing traffic planning, approval should also be given to the deletion of those building lines on Douglas Crescent, Wolfe Avenue and Point Grey Road from Wallace Street to Alma Road. The Point Grey Road building line was established to provide for a continuous beach drive while the other two building lines were created at the time of the Bartholomew Plan in 1928. Park acquisition and changing traffic patterns have negated the requirement for these three building lines.

RECOMMENDATION: The Director of Planning recommends the following:

1. That the Director of Planning be instructed to make application to amend Schedule E (Building Lines) of Zoning and Development By-Law No. 3575 whereby:

Cont'd . . .

(Clause 3 Cont'd)

A. The existing building lines along the north and south sides of Broadway will extend from Cambie Street to Quebec Street only and that a new building line be established on the north side of Broadway from Main Street to Scotia Street as shown in attached Appendix A;

B. The building lines along Point Grey Road, both sides, from Wallace Street to Alma Road be deleted;

C. The building lines along Douglas Crescent, both sides, from Wolfe Avenue to Oak Street and Wolfe Avenue, both sides, from Douglas Crescent to 16th Avenue, be deleted.

2. That the whole matter be referred direct to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be received and the whole matter referred direct to a Public Hearing.

INFORMATION:

4. United Grain Growers Proposal - North Foot of Rogers Street

The Director of Planning reports as follows:

"BACKGROUND

Since 1973 City Council has expressed particular interest in development on the Burrard Waterfront with a view to obtaining public access and the ability for the public to view the port operations as development occurred.

On June 21, 1977 Council considered a report from the Director of Planning concerning a Development Application by United Grain Growers to expand their facilities at the north end of Rogers Street. Council agreed with the decision of the Director of Planning that the development be approved subject to a number of conditions to permit the alteration of the land configuration (landfill) at the north end of the east side of Rogers Street, the construction of 22 new bins, a shipping house, transfer galleries, car dumper, tracks and the extension of the existing shipping galleries.

In his report the Director of Planning noted that he did not view the above location to be a good place for the provision of public access because of the complexity of the operation of the grain elevators, the noise, dust and general hazard to safety. However, during Council discussions it was noted that there was potential for a street end park at the north end of Rogers Street if certain arrangements could be made.

On the question of public access Council therefore resolved:

'THAT the Director of Planning report back on the feasibility of developing the north end of Rogers Street as a look-out park.'

This report summarizes the discussions which have occurred regarding a possible look-out park.

MEETING

On June 24, 1977 a meeting was held between the consultant architect for and a representative of United Grain Growers, the Supervisor of Properties and the Director of Planning to discuss a proposal for development of public access on the north foot of Rogers Street. It was agreed that in order to provide a look-out park it would be necessary to totally fill the north end of Rogers Street between United Grain Growers property on the east and the B.C. Sugar Refinery property on the west. A map showing the required landfill is attached as Appendix I.

However, a variety of concerns were noted at the meeting and as a result the Director of Planning has concluded that the development of a look-out park at this location is not possible at the present time. These concerns can be summarized as follows:

Cont'd . . .

(Clause 4 Cont'd)

(a) Existing Leases

The City has had a longstanding lease arrangement with the Defoe Machine Shop which has leased a portion of the west one-half of Rogers Street for many years and operates a boat repair facility. The United Grain Growers representatives reported that Defoe has been approached with a view to relocating his floats and boat storage areas slightly to the west to meet Ministry of Transport's navigation regulations and to see if the Defoe lease could be bought out so that the street end could be filled. United Grain Growers and Defoe were unable to achieve a satisfactory agreement.

(b) Rental Terms

In discussion of the proposed lease agreement with the City with respect to the use of the east one-half of Rogers Street for fill purposes, the United Grain Growers representatives stated that the rental price for the use of the City property as proposed by the Supervisor of Properties was too high.

(c) Services

The storm sewer located in the Rogers Street alignment would have to be extended to the north end of any new Rogers Street extension at a very substantial cost.

(d) Timing

It was noted that the City would have to give notice of one year to Defoe's Machine Shop if they wished to have him leave and enable him to vacate the property.

The United Grain Growers representatives felt that this would unduly delay their plans while the City's representative felt it would be inappropriate to cancel Defoe's lease in order to allow the filling of Rogers Street which is not a priority.

It was also noted that as the fill would affect the B. C. Sugar Refinery property to the west, they would also have to be involved in discussions. These discussions would further delay the United Grain Growers development.

(e) Funds

There are no City funds available to pay for the sewer and road extension, bulkheading the viewing area and landscaping and United Grain Growers are not prepared to bear these costs.

In summary, on the basis of United Grain Growers inability to reach an agreement with the Defoe Machine Shop, the perceived high rental cost suggested by the City for use of the east half of Rogers Street, the low priority of the potential street end park, and the desire of United Grain Growers not to delay their development, the development of a look-out park on Rogers Street end is not feasible . It was agreed that United Grain Growers would submit amended drawings deleting the proposed extension and filling of the east one-half of the Rogers Street end.
The amended drawings were submitted to the Planning Department on June 29, 1977 with the development permit being issued on July 11, 1977. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION:

5. Lane Dedication in Fairview Slopes

The Director of Planning reports as follows:

· A review of the (FM-1) Fairview Multiple Dwelling District Schedule has been undertaken in view of a number of representations concerning provisions of this District Schedule regarding dedication of land for lane purposes. It has been concluded that an amendment to Section 1.C. Floor Space Ratio is appropriate.

Background

On November 30, 1976 the (FM-1) Fairview Multiple Dwelling District was enacted by By-Law No. 5039, being a By-Law amending Zoning and Development By-Law No. 3575.

Analysis

The Fairview Slopes area is presently inadequately serviced with secondary access to sites as few dedications have been made for City lane development. In furthering the provision of lane dedications, Section 1.F. of the (FM-1) Fairview Multiple Dwelling District Schedule states:

> 'Application for development of a site which does not abut a lane shall be required to dedicate to the City up to a maximum of 10 feet at the rear of the site for lane purposes, as determined by the City Engineer.'

The current policy of floor space ratio calculation is based on the original parcel of land (prior to lane and/or street dedication) up to and including that time when dedication is required. For all subsequent Development Permit Applications, the floor space ratio calculation is based on the reduced site area (i.e. original parcel exclusive of land dedications). The above noted regulation causes no problem when it is proposed to develop the site to it's full development potential and dedication for civic purposes has not yet been secured. A problem does arise, however, when proposed development is not equal to the full development potential since all subsequent applications to redevelop the site are dealing with a reduced site area. This clearly encourages wholesale redevelopment of sites in the Fairview Slopes area at the time when land is dedicated for lane purposes. Similarly, this situation discourages minor alterations to existing structures or a change of use, both of which require lane dedication under a Development Permit Application.

This was not the intent of the (FM-1) Fairview Multiple Dwelling District and contradicts the policies for this area adopted by Council.

The appropriate amendment to the (FM-1) Fairview Multiple Dwelling District Schedule would permit measurement of floor space ratio based on a site area calculated to the rear property line of the site where no dedication has been obtained for lane purposes or to the ultimate centre line of the lane where dedication for such purpose has been obtained. This amendment would also permit comparable, equitable floor space ratio calculations for future development on properties within Fairview Slopes which have previously dedicated land for lane purposes.

The recommended amendment would be achieved by amending Section 1.C. Floor Space Ratio, inserting the following as the second paragraph thereof:

> In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or to the ultimate centre line of the lane on sites where land has been dedicated for lane purposes.

Cont'd . . .

(Clause 5 Cont'd)

RECOMMENDATION: The Director of Planning recommends the following:

> That the Director of Planning be instructed to make an application to amend Section 1.C. Floor Space Ratio of the (FM-1) Fairview Multiple Dwelling District in accordance with this report and that the whole matter be referred direct to a Public Hearing. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 645

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Parking Exemption Permits

The City Engineer reports as follows:

"On April 5, 1977, Mayor Volrich, in response to a request for free parking meter privileges from Mr. Azad, Associate Deputy Minister of Labour, directed the City Engineer to prepare a report to Council on the matter of Parking Exemption Permits.

This report is presented in accordance with the Mayor's request.

The Parking Meter By-law and the Street and Traffic By-law permit certain vehicles to be exempted from parking time limits on City streets. These by-laws cover standard exemptions for emergency, City owned, and Police vehicles and other classes of vehicles as designated by Council.

History

The parking exemption permit system was originally devised to provide a simple method of handling parking fees for City employees who were authorized to use their vehicles on City business by avoiding the onerous paperwork that would otherwise be necessary to reimburse them. It is also a means of providing, in special cases of need, for severely handicapped persons. Over the years, however, the system was expanded to include provision for Federal and Provincial Government agencies.

Because of this growth, a substantial amount of staff time was required for administration and it became increasingly difficult to exercise effective control over the use made of the permits by the non-City government agencies. As a result, the system was abused and the permits were frequently used for all-day parking. This abuse prompted many complaints, particularly from store owners, that the proliferation of exemption permits was having a detrimental effect on normal business activities.

Following a review of the matter, City Council, in February 1964, discontinued the system and again adopted a policy of providing exemption permits only to City employees on City business and, in special cases of need, to severely handicapped persons. The question of special parking privileges for senior Government agencies was not raised again until April 1975, following the takeover by the Provincial Government of certain civic functions such as Welfare.

Following consideration of the briefs by Provincial Departments and of staff reports presented in three separate meetings in April and May 1975, Council in its resolution dated May 13, 1975, re-affirmed its long-standing policy and voted unanimously to exclude Provincial and Federal Government agencies from the parking exemption permit system. Council did, however, grant exemption status to the newly created and independently operated Vancouver Resources Board. This special provision was granted on the basis of a three hour maximum daily limit and an annual fee of $50.00 per permit.

Since the May 13th resolution, the Parking Exemption Permit system has remained unchanged and permits issued by the Engineering Department in the years 1975, 1976 and 1977 have been granted to the following:

(1) City employees on City business
(2) Vehicles used in the transportation of severely handicapped persons
(3) Vehicles of the Vancouver Resources Board on the basis of a three hour limit and a $50.00 annual fee per permit.

Continued . . . . .

Clause No. 1 Continued

Present Situation

In September 1976, the City's Parking Meter Checker Program commenced operation, with the result that the enforcement level in metered curb parking areas was greatly increased. This increased enforcement has resulted in the issuance of a greater number of tickets to Government vehicles and has again prompted requests for exemption privileges from many Government agencies. To date, requests have been received from the Department's of Labour, Agriculture, Indian and Northern Affairs and Manpower and Immigration, the Ministry of Transport, Unemployment Insurance Commission and the Office of Public Trustees. In addition, the Public Utilities (B. C. Hydro, B. C. Telephone and Central Heat) have requested that their exemption privileges as defined in the "Street and Traffic By-law" be expanded by removing the limitation that their exemption applies only while engaged in works of necessity on the City streets.

The matter has now been reviewed in the light of these requests and relaxation of the present policy is not recommended. The only Government vehicles considered exempt, as provided in the By-laws, are those vehicles which are engaged in policing functions. These include City Police, Customs Investigations, Provincial Sheriffs, R.C.M.P. and Penitentiary Services.

To appreciate the problems which could be created if exemption decals were granted to Provincial and Federal Government agencies and Public Utilities, an estimate of the number of vehicles requiring exemptions must be made. For example, the Vancouver Resources Board has approximately 1400 employees and they have about 40 exemption permits. Similarly, the City has approximately 5800 employees and about 450 exemption decals. Presently, there are about 7000 Provincial and Federal Government employees in the downtown which would require an estimated 250 to 600 exemption permits. If permits were granted to these senior government employees, the short-term curb parking supply would be substantially reduced.

In addition to this loss of short-term parking, consideration must also be given to the potential loss in meter revenue. If each of these permits were used to provide only one hour free meter parking per day, the City's estimated loss in meter revenue would be between $13,000 and $31,000 yearly. Also, to administer such an exemption system properly, about one month additional staff time would be required each year. This cost, together with the loss in meter revenue would have to be recovered by charging for the exemption privileges.

There seems no valid reason why the senior governments should be exempted from parking charges, as they do not exempt the City from any of their taxes such as the sales tax or gasoline tax. Even if the Government were charged for exemption privileges, it would not be possible to control adequately the length of time parked. There is no means of ensuring that some of the permits would not be abused for the purpose of all-day parking and, it would not therefore, be possible to establish an exemption permit fee which would reflect the total time used. The net result would be that the short-term parking supply would be reduced and revenue would be lost.

The Public Utility exemption privileges provided under the Street and Traffic By-law and under the Parking Meter By-law are extended to allow free access to utility equipment located on the street allowance, under special agreement with the City. In line with this intent, Public Utility vehicles are exempt only when engaged in work on their installations within City streets. Vehicles being used for off-street work such as routine installations or repairs are not considered exempt. If the utility privileges are expanded to include off-street work, it could be argued that private companies providing similar services (e.g. plumbers and electricians) should also be granted similar exemptions.

Continued . . . .

Clause No. 1 Continued

The Parking Meter By-law could define more clearly, as does the Street and Traffic By-law, the provision to exempt Public Utility vehicles used in work within the street. Therefore, it is recommended that the required changes be made in the Parking Meter By-law so that both by-laws are the same.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

A. Council re-affirm its present Parking Exemption Permit policy: namely that parking exemption privileges be provided only to City employees on City business and to severely handicapped persons.

B. The Director of Legal Services in co-operation with the City Engineer submits an amendment to the Parking Meter By-law to more clearly define the exemption provisions related to "Public Utility" vehicles."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CONSIDERATION

2. Sidewalk Cafe Operations - 12 Caesars Restaurant

The City Engineer reports as follows:

"In 1975, City Council gave formal approval for a number of sidewalk cafe operations in the City. These operations were approved on a two-year trial basis and formalized by means of license agreements with the City. Many of the operators of sidewalk cafes reapplied this year and their applications were approved by Council on May 24, for a continuing year to year operation subject to the terms of the license agreement.

An application by the 12 Caesars Restaurant at 595 Hornby Street to operate a sidewalk cafe year-round was denied since the cafe encroachment onto the sidewalk did not leave the sidewalk width considered necessary for pedestrian movement.

Since the year-round operation was denied, the 12 Caesars has requested permission to again operate during the summer with a reduced encroachment width. Since the cafe will be a seasonal operation, and the width has been reduced, the City Engineer is prepared to recommend approval subject to the conditions of the license agreement. These conditions call for immediate removal of the cafe should its existance create problems for pedestrian movement.

Accordingly, it is recommended that the sidewalk cafe operation for the 12 Caesars Restaurant at 595 Hornby Street be approved, on a year-to-year license agreement, subject to the approval of the City Engineer and the Director of Legal Services, with the Supervisor of Properties determining the rental each year."

In view of the reduced sidewalk width available and the problems this might create particularly for the disabled, the request is submitted for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 645

FINANCE MATTERS

RECOMMENDATION

1. Civic Theatres - Monthly Schedule Events

The Manager of Civic Theatres reports as follows:

"In making up the Budget Estimates for 1977 an amount of $6,936 was approved. However, no provision was allowed for extra costs associated with the inclusion of the Orpheum, 7% Provincial Sales Tax, increased postage and other cost items.

The proper amount which should have been allowed was $12,188.

We request and recommend authorization of additional funds in the amount of $5,232 for Account 6211/13 to provide necessary funding of the monthly schedule of events for the balance of the year."

The Comptroller of Budgets and Research advises that, if this report is approved, the source of funding will be Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendation of the Manager of Civic Theatres be approved.

CONSIDERATION

2. Blazers: Information Centre Staff

The City Clerk reports as follows:

"I would like to have Council's approval for the purchase of two blazers for the City Hall Information Centre. A recent survey of information centres located in City Halls across Canada has shown that 4 out of 5 Cities operating Information Booths have uniformed personnel (Ottawa, Calgary, Regina and Toronto have uniformed personnel while Brandon has not). These blazers will help to identify our staff as they conduct tours through City Hall and when they escort visitors to the East Wing. It should be noted that the building service workers operating the elevators are uniformed.

In 1974 a similar request was rejected by Council.

The cost of these two blazers is approximately $161.00 and funds can be made available from the City Clerk's Departmental Budget if this expenditure is authorized by Council.

The City Clerk recommends approval of this report."

The City Manager submits the foregoing for the CONSIDERATION of Council.

3. National Organization for the Reform of Marijuana Laws of Canada - NORML Canada

The Director of Social Planning reports as follows:

"This report is in response to a request from NORML Canada's request for use of the Harbour Park area for a membership rally. This report is being submitted direct to Council to meet the proposed date of the rally.

Cont'd...

Clause No. 3 Continued:

NORML CANADA is an organization for the reform of marajuana laws in Canada. They appear to be a responsible group whose statement of position and policy confirms their serious purpose. They say that they are firmly against the use of drugs, including marajuana. However, they favour reform of the marajuana laws. They claim 200 members in this area and hope to present speakers and music in Harbour Park to attract members to their cause. It is estimated that about 1,000 to 2,000 people will attend.

Discussion with the City Engineer indicated that a concentration of people of that size in that area could congest traffic heading into Stanley Park. The Supervisor of Properties points out that such an event could create some problems for boat owners who are berthed near by. Inspector Bailey, Staff Sergeant Brown and Mr.Fladell met with Mr.Baker of NORML Canada to discuss the situation. They agreed that potential problems included amplified music that would disturb nearby residents.

Alternative sites were considered and the suggestion made that the event move into an indoor space, such as the Commodore Ballroom which would not involve civic jurisdiction and would also assure that a peaceful and positive program would go forth in keeping with the aims of the organization. Mr.Baker of NORML said this was agreeable to his organization but that they did not have any funds for rental and had expected a civic site would be cost free. Policing costs at the Harbour Park site for the event are estimated at $3,000. The Commodore Ballroom is available for $450.

The Director of Social Planning RECOMMENDS:

> THAT a civic grant of $450 to NORML - Canada for rental of the Commodore Ballroom on Sunday afternoon, August 14, 1977, be approved."

The Comptroller of Budgets and Research reports that if this grant request is approved, the source of funds will be Contingency Reserve.

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

RECOMMENDATION

4. Park Board Radio Communications System Expansion

The Superintendent of Parks and Recreation reports as follows:

"A review of the Park Board mobile radio system has been done and the following conclusions reached:

A. The existing radio system is generally old and noisy and inadequate for present day needs.

B. Expansion has not kept up with fleet expansion.

C. If the radio system is updated and expanded, production efficiencies will result from more effective manpower and equipment utilization which will also result in cost efficiencies.

Expansion of the system will provide the following further advantages:

a. There will be constant communications between the dispatcher and men in vehicles or on foot.

b. Questions will be answered and instructions provided quickly.

c. Supervisors can maintain far better control of their men and equipmer

d. Fast action can be taken in the event of an accident or for other emergencies (there are sizable crews working in various areas that do not have a radio equipped vehicle or ready access to a telephone. Foremen of these crews spend considerable time locating public telephones; many are out of order).

Cont'd...

Clause No. 4 Continued:

It is proposed that the Park Board radio communications system be expanded by adding 11 mobile radio units, 5 portable radio units and a telephone patch unit, and that 6 existing old mobile radio units and the existing old remote control console be replaced.

The cost of this proposal follows:

	Number	Initial Cost	Annual Cost Maintenance
Additional mobile radios	11	$7,700	$ 550
Portable radios	5	5,250	625
Portable radio chargers	5	300	-
Telephone patch	1	350	25
Replacements: mobile radios	6	4,200	-
console	1	700	-
		$18,500	$1,200

I RECOMMEND that the foregoing report on the Park Board radio communications system be approved."

The Administrative Analyst reports as follows:

'The foregoing report has been reviewed with the Engineering Department. They concur with the need for replacement units to a total of $4,900.00 of the $18,500.00 requested.

The balance of $13,600 represents an expansion in the present system. In evaluating the need for this expansion, the communications capability of the Engineering Department Operating Branches was compared with that of the Park Board Operating Division. The following table shows the percentage of units which are equiped with radio:

	Engineering Department Operating Branches	Park Board Present	Park Board Proposed
Vans and Pickups	87%	17%	23%
Dump Trucks	92%	5%	32%

In view of the foregoing comparison, and in order to bring the Park Board Operations Branch closer to the prevailing standards throughout the City Operations, I RECOMMEND that the foregoing report of the Superintendent be approved.'

The Comptroller of Budgets and Research advises that, if the foregoing report is approved, the source of funds will be Contingency Reserve.

The City Manager RECOMMENDS that the recommendation of the Superintendent of Parks and Recreation be approved.

5. Antoinette Lodge - 535 East Cordova Street - Additional Staff Requirements

The Supervisor of Properties reports as follows:

"Council, on July 27, 1976, approved the recommendation of the City Manager to hire staff for Antoinette Lodge comprising:

One Assistant Residence Manager

One Building Service Worker I

The management is the responsibility of the City through the Properties Division and is operated in conjunction with the Oppenheimer Lodge under the same manager.

Cont'd...

Clause No. 5 Continued:

Since the opening of Antoinette Lodge, we have found that one Building Service Worker I is not sufficient staff for the operation and it has been necessary to draw on staff from the other Lodges to replace for sickness and holidays. The cost will be included in the budget going to the B.C. Housing Management Commission, by August 15, 1977.

In view of the foregoing, it is recommended that:

Council authorize the hiring of one additional Building Service Worker I for Antoinette Lodge and that the matter of additional staff classification be referred to the Director of Personnel Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Funding for Specialist Services Wurlitzer Organ "The Orpheum"

The Manager of Civic Theatres reports as follows:

"When the American Organ Society members volunteered their services to renovate the Orpheum Organ they did so in good faith but failed to appreciate the great amount of work to be done, their lack of technical knowledge and the availability of their time.

The work is progressing but only at the rate of a few hours each Saturday and Sunday and, at this rate, the organ will not be in service for more than a year ... if then.

In the forthcoming year we have the opportunity to present several of the world's great organists in concert: "Reginald Foort", George Wright, "Winnifrea" and others to recoup both the cost of rebuilding the orchestra hoist and funding the specialist services now required.

A consortium of four organ specialists has quoted the sum of $8,000.00 to bring the organ and console to performance standard. Working consistently five days per week they guarantee that the organ will be ready for the concerts by Reginald Foort in early November.

It is recommended that the sum of $8,000.00 be appropriated from Contingency Reserve to carry out this work to be repaid from the proceeds of a series of organ concerts.

The City Manager RECOMMENDS approval of the above report on the basis that these monies, together with the $8,500 granted by Council on March 15, 1977, for hoist repairs, are to be repaid from concert proceeds.

FOR COUNCIL ACTION SEE PAGE(S) 646 & 647

PROPERTY MATTERS

RECOMMENDATION

1. Establishing a strip of City-owned lots for lane purposes

The Supervisor of Properties reports as follows:-

"On December 18, 1973, City Council approved a rehabilitation project in the Strathcona area and included in that undertaking was authority for the City to acquire properties having deteriorated buildings whereby the buildings could be demolished to upgrade the site. Subsequently, on June 24, 1975, Council approved the purchase of Lot 30, except the north 6 feet, Block 103, D.L. 196, Plan 196, known as 413 Prior Street and on August 24, 1976, approved the purchase of adjoining Lot 31, known as 407 Prior Street in order to improve the sites.

The buildings on both of these lots have now been demolished and as The Strathcona Property Owners Association does not wish to purchase these particular lots, it is proposed to place them on the market in the near future. However, the City Engineer has requested that four feet of these lots be established for lane purposes in order to bring the lane up to current standards.

As this action will not appreciably affect the market value of these lots it is therefore recommended that the south 4 feet of the north 10 feet of Lots 30 and 31, Block 103,D.L. 196, be established for lane purposes and the Formal Resolution, establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Strathcona Infill Housing Lots: Extension of Option to Repurchase on Lot B

The Supervisor of Properties reports as follows:

"In 1974 Lot B (formerly Lots 25-29, Block 76, D.L. 181 Plan 196) was sold to the Provincial Government and the City retained an option to repurchase at the net sale price if the pouring of concrete foundations did not take place by April 30, 1976. The City had three months from that date in which to exercise the option.

For various reasons, including changes in financial policies, construction was not commenced within the allotted time and extensions to the date of commencement of construction were requested by the Government and were approved by Council as follows:

May 4, 1976 extended to Dec. 31, 1976
Dec. 7, 1976 extended to April 30, 1977
May 10, 1977 extended to July 31, 1977

In each instance, the Government gave the City an option extending the time within which the City could repurchase the property.

A letter dated July 12, 1977 has now been received from the Strathcona Property Owners and Tenants Association requesting a further time extension of five months to December 31, 1977 in which to commence construction. The Program Manager, Housing Department, Provincial Government supports this further extension as construction cannot be commenced by July 31, 1977 as SPOTA only just received the builder's lease this month.

cont'd.....

Clause #2 continued:

It is recommended that the commencement of construction date be extended to December 31, 1977 subject to the Government extending the option period for three months to March 31, 1978 and subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Property - E/S 1400 Blk Clark Dr. and N/W Corner 19th Ave. & Knight St.

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on July 5, 1977 and were opened in public at 9:30 a.m., Monday, July 25, 1977.

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

1. Lot 2 except East 10 feet, Sub. A, Block 155, D.L. 264A Plans 1771, 442 and 4095
E/S 1400 Block Clark Drive - Zoned: M-1

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Amrelco Food Distributors Ltd.	33'X104'±	$43,500.	Cash	Bulkhead Agreement Lot above street and below lane levels

2. Lot 13 except East 7 feet, Block 61, D.L. 301, Plan 1453 Amd.
North-west corner 19th Avenue and Knight Street

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS
Paragon Homes Ltd.	26'X122'±	$26,660.	City Terms @ 11%	

"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease of City-owned Property to the Vancouver East Cultural Centre - 1885 - 1895 Venables Street

The Supervisor of Properties reports as follows:

"On November 9, 1976, Council (IN CAMERA) approved the purchase of the property known as the Vancouver East Cultural Centre (legally described as Lots 13 to 16, Block 9, Subdivision E, District Lot 183) and resolved that an economic rent be negotiated with the organization known as the Vancouver East Cultural Centre. The source of funds for this acquisition was the Property Endowment Fund and rentals received are to be paid back into this fund.

Agreement has now been reached with the Vancouver East Cultural Centre for the lease of this property on the following basis:

Term of Lease:	10 years from January 1, 1977
Rental:	$24,750. per annum inclusive of taxes (billed monthly) for the first 5 years.
Use:	Performing arts activities, handicrafts, cultural and community activities.
Rental Review:	In 5 years, and to be market rental value plus taxes as if levied.
Insurance:	City to insure buildings against loss by fire; lessee to carry minimum of $500,000.00 Public Liability insurance.
Repairs:	Lessee to keep building and improvements in repair to the standard of a prudent owner, except lessee not responsible for structural repairs or roof repairs.
City By-Laws:	Lessee to obey including obligation to remove snow from sidewalks.
Assignments:	Lessee to have the right to sub-lease portion of the demised premises to the Tamahnous Theatre Workshop Societ
Lease Agreement:	To be satisfactory to the Director of Legal Services.

In addition to the foregoing terms, the Cultural Centre has requested a Right-to-Renew the lease for an additional 10-year period. The renewal would be subject to the rent being reviewed at the commencement of the renewal term and after 5 years.

RECOMMENDATION:

That Lots 13 to 16, Block 9, Subdivision E, District Lot 183, be leased to the Vancouver East Cultural Centre for 10-years from January 1, 1977 with a Right-to-Renew for a further 10 years, the lease to be subject to the above mentioned conditions.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 641

MANAGER'S REPORT

July 25, 1977

TO: Vancouver City Council

SUBJECT: Offer to Lease Enclave 3 - Champlain Heights

CLASSIFICATION: CONSIDERATION

The Champlain Heights Project Manager reports as follows:

"Council, on June 14th, 1977, considered a report on tenders in Champlain Heights. At that time Council expressed concern because the recommended bid for Enclave 16 from Community Builders was estimated to be about seventeen per cent (17%) less than market value. Council accepted this bid, however, in the interest of maintaining momentum in the development of Areas E and F. Council did not accept any bids for Enclave 3 because they were even lower than the bid for Enclave 16.

Since that time four developers have expressed an interest in Enclave 3. The normal City procedure in a case where all previous bids have been rejected is to receive new offers up until a specified date - if any new offers are considered reasonable, then the results are reported to Council for a decision.

The purpose of this report is to inform Council of an offer received July 20th, 1977 from United Properties Limited in the amount of $516,000. (United Properties Limited were the previous high bidders on Enclave 3 with a bid of $431,000.)

The three other firms while interested were not prepared to commit themselves at this time.

In view of the interest, an appraisal was requested from the Champlain Heights Marketing Consultant, Western Realesearch. Their report stated that as of July 8th, 1977, the market value of Enclave 3 on a ninety-nine (99) year pre-paid lease was $516,000.

The bid from United Properties Limited is, therefore, one hundred per cent (100%) of market value at this point in time.

The Project Manager notes that in developing Areas E and F the City is endeavouring to satisfy the following principal objectives.

1. provide a variety of housing types (single family detached units, semi-detached units, multi-family townhouses and medium density apartments)

2. provide reasonably priced housing for a range of incomes (the City policy is to achieve an income mix of one third low, one third middle and one third high income households)

3. provide a social mix (make housing available for singles, couples, families, in a full range of age groups)

4. develop parks and community facilities

5. retain ownership of the land through leases

6. generate net revenue for the City from the residential land leases.

In addition to satisfying the above-noted objectives, the Project Manager recommends acceptance of the offer for Enclave 3 for the following reasons:

Cont'd . . .

1. Momentum in the development of Areas E and F will be maintained and the City's position with respect to implementation of the goals and objectives contained in the development plan will be strengthened.

2. Three different development companies will be involved (Daon, Community Builders and United Properties Limited) marketing three different housing types (single family detached, semi-detached and townhouse units), thereby generating increased interest and recognition of the area's potential.

3. A good balance between the proportion of market and non-market units being developed will be maintained.

4. Because of the present market conditions the housing should be more affordable (selling prices in Enclave 3 are estimated to be in the $60,000 - $65,000 range) This will also help in that there will be less of a price differential between market and non-market units (the lending limits for non-market units is presently $47,000).

5. The City is receiving very favourable bids for servicing with prices holding at or below those of a year ago. These prices would also apply to 'on-site' services installed by the private developer. These two factors would assist in keeping house prices lower.

6. Mortgage rates are lower than they have been for some time, thereby permitting more people to qualify for residential loans. For example, a family would have to earn approximately $21,000 to qualify for a $60,000 mortgage when the interest rate is twelve per cent (12%). A family earning $18,000 could qualify for the same $60,000 mortgage when the rate is at ten per cent (10%).

7. If the offer on Enclave 3 is not accepted now there will be a loss of interest earned on the proceeds and the risk that this will not be offset by significantly higher land values in the near future.

The Project Manager recognizes the present soft market conditions. It is in recognition of this fact that a cautious land lease marketing approach is being taken.

Enclave 1 was sold in August, 1976. June 14th, 1977, Council agreed to lease Enclave 16. There are two more market enclaves in Phase I (aside from Enclave 3), and it is intended that these would not be advertised until late 1977 or early 1978.

Revenues generated from the Phase I marketing program are to cover the servicing costs in Phase I and a portion of the front end costs for Phase II. As was reported to Council in April, 1977, before commencing with Phase II, a full report on the funding and cash flow position will be presented for Council's consideration.

Comments of the Director of Finance

There is essentially a complete disagreement between myself and the development consultant as to whether we should be proceeding with further disposition of enclaves in Champlain Heights. I am of the opinion that overall real estate market conditions are such that the City should not be disposing of further enclaves in Champlain Heights at this time. The development consultant feels that continued disposition, at least of Enclave 3, is necessary in order to maintain the momentum of development in Areas E and F and to generate increased interest and recognition in the area's potential. I disagree that disposing of Enclave 3 at this time will have any such effect as I am of the opinion that these factors are governed by the market rather than the City feeding one enclave into the market-place.

Cont'd . . .

The development consultant also states that it is an objective of the City to "generate net revenue for the City from the residential land leases" and then states that the disposition of Enclave 3 would satisfy this objective. In the absolute sense, the development consultant is correct, that the disposition of Enclave 3 would generate some net revenue. The question is "will it generate the net revenue that it should or that it will when the market improves?" In my opinion the answer is no.

The development consultant also indicates that "revenues generated from the Phase 1 marketing program are to cover the servicing costs in Phase 1 and a portion of the front end costs for Phase II". No further disposition of property in Phase I is needed to finance the servicing costs in Phase I as other sources of financing were previously made available. In this sense, there is no need to dispose of any further land in Phase I to complete the Phase I servicing and therefore the decision to dispose of further land in Phase I should be based on other considerations. It is true that the proceeds of the disposition of the remaining enclaves of Phase I are needed to pay a portion of the front end servicing costs for Phase II, but it is my opinion that Council must separately consider the desirability of proceeding with Phase II, in light of all market conditions. If Phase II appears to be viable in the market-place and therefore the decision is made to proceed with it, it is obvious that there will be a demand for the remainder of Phase I and then the proceeds of disposition will be available to form part of the financing for Phase II.

Note 7 on Page 2 of the development consultant's report refers to the loss of interest earned on the proceeds and the risk that this will not be offset by "significantly" higher land values in the near future. While this risk does exist and in effect exists with any asset of value that is not producing income, it is a risk that the City takes on all of its vacant, unused land. The City has not historically considered the "carrying costs" of its vacant land, essentially because the City does not have actual carrying costs (i.e. interest that it must pay on borrowed funds that were used to purchase land) and because the City has so much land that it must adopt very long term development strategies.

I think everyone recognizes that we are in a very poor residential real estate market situation. This means to me that there must be compelling reasons present before we dispose of significant pieces of residential land. It is my opinion that the real estate market will eventually improve at which time it would make more sense for the City to proceed with the Champlain Heights development.

Given all of these factors, it is my RECOMMENDATION that the City <u>not</u> proceed with the leasing of Enclave 3 to United Properties Ltd.

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In view of the principal objectives to be achieved in the Champlain Heights development, the Project Manager RECOMMENDS:

> THAT Council accept the offer from United Properties Limited to lease Enclave 3 on a ninety-nine (99) year prepaid lease for the sum of five hundred and sixteen thousand dollars ($516,000). "

In view of the widely conflicting views of the Director of Finance and the Development Consultant, the City Manager submits the decision on accepting the offer from United Properties for Council's CONSIDERATION. What is at stake is not merely Enclave 3, but the whole City strategy for dealing with market housing in Champlain Heights. Council should decide between:

A) Accepting the offer on Enclave 3 and continuing to seek offers, from time to time, for other market enclaves at reasonable market prices of the day; or

B) Decline the offer on Enclave 3 and defer action on all other market enclaves until there is again a strong market for housing and for land.

FOR COUNCIL ACTION SEE PAGE(S) 648

MANAGER'S REPORT

July 27, 1977

TO: Vancouver City Council

SUBJECT: Acquisition of Lot F, Block 279, District Lot 526. (2005 Cambie Street)

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"City Council at an IN CAMERA meeting on June 14, 1977 authorized the Supervisor of Properties to negotiate the acquisition of Lot F, Block 279, District Lot 526, also known as 2005 Cambie Street which the City Engineer has stated is of prime importance to any future alterations or replacement of the Cambie Street Bridge.

The property is improved with two buildings. The first of which is a two storey frame building of 2240 sq.ft. on each floor, containing office and retail display space. The second building is a one storey metal clad building of 5100 sq.ft. used for light manufacturing and storage. In addition, there is a black top area of approximately 12,000 sq.ft. formerly used for a gas station and a car washing facility, however, both these operations have been in-operative for many months.

The property was initially offered for sale at $650,000., however, after negotiations with the owner, they have agreed to a total price of $515,000. and in addition are willing to lease-back the property from the City on the following basis:

1.	Lease Term:	5 years, beginning September 1, 1977
2.	Annual Rental:	$35,000. per year payable at $2,916.66 per month plus annual property taxes as if levied.
3.	Equipment:	Vendor has the right to remove bridge crane and also car washing equipment during, or at the end of the lease term.
4.	Adjustment date:	August 31, 1977

It is recommended that property be purchased for the sum of $515,000.00 chargeable to the "Land Purchase Fund for Civic Uses", and also that it be leased back to the present owners on the above stated terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved, noting that the return on the City's investment is rather modest but that the purchase protects the City's future needs.

FOR COUNCIL ACTION SEE PAGE(S) 648

MANAGER'S REPORT

July 27, 1977.

TO: Vancouver City Council

SUBJECT: Federal Employment Program - Canada Works, 1977-78

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer reports as follows:

"The Government of Canada has released details of the second phase of its Canada Works program. Canada Works Phase II (Fall 1977) is the same basic program as Phase I, that being the provision of Federal funding to utilize the skills of the unemployed in jobs which are over and above those that would normally exist in the community.

An approved project must start between October 31, 1977 and February 6, 1978, and finish within 52 weeks of the start date in the agreement; a project will ordinarily operate for a minimum length of 13 weeks and must provide for a minimum of 3 continuing jobs. Phase II applications must be post-marked on or before August 26, 1977. The next phase of the program, Phase III will be for projects to commence work on or after April 3, 1978; the closing date for these latter applications will be January 28, 1978.

Cost Sharing

The Federal contributions (per man-week) are:-

- to wages of one project manager; up to $180/man-week.
- to wages of other workers, up to $138/man-week.
- to Fringe Benefits, Material, Equipment, etc. up to $30/man-week.

Using the 1977 base union rates for 'other workers' and assuming materials, etc. costs are within the Federal amount, the City's share of the costs would be about:-

'Inside' workers (V.M.R.E.U.) 11%
'Outside' workers (C.U.P.E. Local 1004) 42%

Note: Wages above base rates, materials, equipment, etc. beyond the Federal amount, or any wage increase in 1978 would increase the City's share.

Timing and Procedure

Applications for Phase II of Canada Works are due August 26, 1977. Indications at the time of writing are that several departments will be advancing proposals for this program. A preliminary tabulation will be available when Council deals with this project.

If Council decides that the City will participate, it is suggested that the Standing Committee on Finance and Administration be authorized to review proposals in the weeks of 8-19 August, and to approve submission of applications to Canada Manpower.

It is suggested that Council may, for the guidance of the Committee, establish a maximum City's cost.

Director of Finance Comments

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in Phase II of Canada Works:

A) The 1977 portions of the program will be funded out of the 1977 Revenue Budget. There is approximately $100,000 set aside in contingency reserve for this program. City Council may however, have other priorities for these funds.

Cont'd...

B) The following summary shows the City's expenditure from the Reserve Budget on various projects for 1975 and 1976 and commitments to date for 1977:

	1975	1976	1977
1974/1975 L.I.P.	$ 165,030		
1975/1976 L.I.P.	21,217	193,125	
1976/1977 L.I.P.		32,000	221,630
1975 Swim Project	54,091		
1976 Student Summer Program		40,363	
1977 PYEP			26,370
1977 Young Canada Works			82,000
1977/1978 Canada Works Phase I			87,000
	$ 240,338	$ 265,488	$ 417,000

City Council has approved approximately $420,000 in 1977 Revenue Budget Funds to date for participation in various Senior Government Employment projects which is far in excess of previous years' levels of participation. This is prior to any further approvals for Phase II of Canada Works.

Consideration and Recommendation

The City Engineer submits the following items for Council's CONSIDERATION:

a. The question of whether the City will participate financially in Canada Works Phase II 1977-78. (It should be noted that some projects involve no City costs.)

b. If the City is to participate, the setting of a maximum City's cost.

The City Engineer RECOMMENDS that:

c. If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects.

d. The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

The City Manager submits the matter of the City's participation in this program for the CONSIDERATION of Council.

If Council decides that the City will participate, the City Manager RECOMMENDS that the recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 648

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JULY 28, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 28, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Ford (Civic Business)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of July 14, 1977, were adopted as circulated.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Mental Patients Association

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $1,040.00 to the Mental Patients Association for $111.28.

Following discussion, it was

RESOLVED

THAT the request of the Mental Patients Association for surplus City furniture and equipment valued at $1,040.00 be approved and the furniture and equipment be sold to the organization for $111.28.

RECOMMENDATION

2. Ray-Cam Co-operative Centre Budget - CAP Cost Sharing

The Committee had before it for information a Manager's Report dated July 15, 1977 (copy circulated) which was prepared in response to a letter dated July 5, 1977 (copy circulated) from the Ray-Cam Co-operative Centre.

The Ray-Cam letter indicated that a document issued by the Department of National Health and Welfare titled "Canada Assistance Plan, Notes on Welfare Services" contains information which would allow Ray-Cam to obtain Canada Assistance Plan (CAP) cost sharing.

Continued . . . . . .

Clause No. 2 Continued

In the Manager's Report, the Director of Social Planning advised that the distinction between social/recreational/educational/health, etc. programs is very fine and that some agencies are borderline cases for Canada Assistance Plan budget sharing.

The Director of Social Planning, in the report, also noted that his department presented a test case to Victoria recently which has been forwarded to Ottawa for review and that this test case which involves recreation programming will have a direct bearing on similar applications, including Ray-Cam's. The Director of Social Planning stated in the report that until a decision is reached on this test case, it would be unwise to submit another borderline application.

Following brief discussion, it was

RECOMMENDED

THAT the Manager's Report dated July 15, 1977, be received.

3. Liquor Permit Applications Procedure

The Committee had before it for information a Manager's Report dated July 20, 1977 (copy circulated) in which the Director of Planning reported on procedures for licensing of cabarets, neighbourhood public houses and stadiums and concert halls and that liquor licenses for these facilities require Municipal approval.

The report explained that Municipal approval is obtained through the Development Permit process and that a resolution of City Council dated March 11, 1975, when dealing with a liquor license for an accessory lounge of the restaurant at 1277-79 Howe Street stated "that the Planning Department be authorized to approve similar liquor permit applications which do not involve additions to existing premises".

In the report, the Director of Planning went on to explain the two methods of processing Development Permit Applications for liquor outlets.

During discussion, the Chairman pointed out that on August 4, 1977, the Committee would hold a meeting entirely on the subject of liquor licenses, and following discussion, it was

RECOMMENDED

THAT the City Manager's Report dated July 20, 1977, on Liquor Permit Applications be deferred for further consideration by the Community Services Committee at its meeting on Thursday, August 4, 1977.

4. Consumption of Rubbing Alcohol

The Committee had before it for consideration a letter dated July 18, 1977 (copy circulated) from the Secretary of the Downtown Eastside Residents' Association expressing concern with the amount of Wampole rubbing alcohol apparently being consumed in the Downtown Eastside.

Continued . . . .

Clause No. 4 Continued

The letter requested that the Committee instruct City License Inspectors to do a systematic inspection of all stores in the Downtown Eastside area to look for large quantities of vanilla, bay rum and sterno, as well as rubbing alcohol.

The Downtown Eastside Residents' Association's letter had been referred to the Director of Permits & Licenses and inspectors from that department had begun a survey of various stores in the Downtown Eastside. A spokesman from the Permits & Licenses Department advised the Committee that of 18 premises checked, only one store on East Georgia Street had an excess stock of vanilla extract and that this store was ordered to send one case of the material back to the wholesaler.

Distributed to the Committee by the representative of the Permits & Licenses Department was a circular from the Customs and Excise Branch of Revenue Canada, giving Departmental Regulations respecting specially denatured and denatured alcohol (rubbing alcohol). It was noted that in these regulations "a permit holder, which means a dealer, manufacturer, university or person to whom denatured alcohol may be sold, shall maintain a record of the quantity of denatured alcohol received and sold by him" (see attached Departmental Regulations, sub-heading "Records", paragraph 9).

The representative from the Permits & Licenses Department further advised the Committee there are Federal regulations, stating that only twenty-four 16-oz. bottles of rubbing alcohol may be distributed per month to any single outlet, but that in certain cases this amount can be greater (see Section 15 (c)(i) (ii) of the attached Customs and Excise Regulations). Only two stores (Eatons and Woodwards Department Stores) had quantities in excess of twenty-four 16-oz. bottles in stock.

Representatives of D.E.R.A. appeared before the Committee and presented a large plastic garbage bag containing approximately 100 empty 8-oz. bottles of rubbing alcohol which D.E.R.A. members had collected over a period of two days in the area of Oppenheimer Park.

Distributed at the meeting by D.E.R.A. were copies of a letter dated July 28, 1977 (copy circulated) providing further information regarding the regulations on distribution and consumption of Wampole rubbing alcohol.

During discussion, there was some suggestion that the victims of the affliction of consumption of such materials may be obtaining the rubbing alcohol, bay rum, etc. not necessarily from corner grocery stores but from other sources such as bootleggers.

A D.E.R.A. representative told the Committee they have "hearsay" information of a non-commercial address where a person can purchase rubbing alcohol.

The spokesman from the Permits & Licenses Department replied that his department does not have the right to conduct a search of residences.

The Chairman advised that he would undertake to discuss this matter with the Police Department which could enter the premise with a search warrant.

Continued . . . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

A. THAT City Council write to Wampole Limited advising Wampole that the City has a problem of excessive consumption of Wampole's rubbing alcohol and that the City request Wampole to forward to the City a complete list of the names, addresses and amounts of denatured alcohol, and specially denatured alcohol that Wampole Limited has distributed during the past year as provided for in the sub-section "Records" of the Denatured Alcohol Regulations.

B. THAT City Council write to the Customs and Excise Branch of Revenue Canada pointing out that The Denatured Alcohol regulations require permit holders to maintain a record of the quantity received and sold by him and that the Branch be requested to record all sales of specially denatured and denatured alcohol, to dealers, manufacturers, wholesalers, universities and that these records be made available to appropriate City of Vancouver authorities.

5. The 44 - Operation and Management

The Committee had before it for consideration a Manager's Report dated July 22, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the operation and management of The 44.

A representative of the Social Planning Department and the manager of The 44 appeared before the Committee on this matter and it was noted during brief discussion that The 44 has been highly successful; that its facilities are used by a large number of persons daily.

Following discussion, it was

RECOMMENDED

A. THAT the operation and management of The 44 continue under the auspices of the Social Planning Department but that this be reviewed if, and when, the City assumes ownership and responsibility for management of the New Central Hotel, in which building The 44 is located.

B. THAT the Manager's position at The 44 be established as a permanent City position, subject to the continuation of 50% cost-sharing with the Provincial Government.

The meeting adjourned at approximately 2:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 648

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

July 28, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 28, 1977, in the No. 1 Committee Room, third floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Kennedy (Chairman)
Alderman Bellamy
Alderman Rankin

ABSENT: Alderman Ford (Civic Business)
Alderman Harcourt (Leave of Absence)

CLERK: E. Bowie

The Minutes of the meeting of July 14, 1977, were adopted.

RECOMMENDATIONS

1. Transit Service for Pacific National Exhibition

The Committee had for consideration a Manager's report dated July 20, 1977, (copy circulated), in which the City Engineer reports on transit service for the 1977 P.N.E.

A. Park 'n' Ride Bus Service during P.N.E.

In 1976, a Park 'n' Ride service to the P.N.E. grounds on Saturdays, Sundays and Holidays was operated during the Exhibition with surface parking at the B.C.I.T. parking lot in Burnaby. The frequency of service varied but generally operated on five to ten minute intervals. B.C. Hydro will continue this park 'n' ride service during the Exhibition this year from August 20th to September 5th inclusive on the same Saturday, Sunday and Holiday basis as last year.

The routing will be as follows:

INBOUND: from B.C.I.T. via Highway #1, First Avenue, Renfrew, Lot #1 on P.N.E. grounds

OUTBOUND: from Lot #1 to Renfrew, First Avenue, Highway #1, B.C.I.T.

B. Revised Routings and Additional Off-Street Bus Terminus for Special Buses during P.N.E.

During the 1977 Exhibition, the B.C. Hydro, P.N.E. and the City Engineering Department will be experimenting with two new methods which should further improve the transit service and relieve some of the problems caused by buses parking on Hastings Street:

(a) re-routing two P.N.E. specials (from Downtown Vancouver and North Shore) to take advantage of less congested streets presently designated as transit routes, such as Nanaimo, McGill and Renfrew Streets, rather than previously used congested portions of Cassiar and Hastings Streets (see attached Plan B).

cont'd....

Clause No. 1 continued

(b) Create an off-street bus terminus within the P.N.E. grounds (Lot #1) on the east side of Renfrew north of Pandora Street in addition to the Coliseum Loop which in past years operated as the only off-street bus terminus during the P.N.E.

RECOMMENDED

THAT the report of the City Manager dated July 20, 1977, with regard to transit service to the P.N.E. be received for information.

2. Joyce Transit Loop

The Committee had for consideration a Manager's report dated July 19, 1977, (copy circulated), in which the City Engineer reports on numerous complaints received in regard to the present situation at the Joyce Transit Loop. Letters from 13 individuals, 6 community groups and a petition bearing approximately 1,300 signatures are on file in the City Clerk's Office.

Mr. Vic Sharman, Mr. Harry Lyon and Mr. Dave Walker from B.C. Hydro were present at this meeting. Also present was Mrs. Nellie MacKenzie, President of the Collingwood Centre for Seniors and a member of Senior Citizens Branch No. 36 and Mr. Nathan Davidowicz, representing the Killarney/Champlain Citizens for Action.

Mr. R.C. Ross, Traffic Division, with the aid of maps, reviewed the Manager's report wherein the City Engineer advised that in October, 1976, the 41st Avenue service was extended to Burnaby using both diesel and trolley buses. An extra lane was required in the Joyce Loop for diesel buses to bypass trolleys during their 'recovery time', and, therefore the #27 Rupert service was removed from the Loop. Rupert passengers are now required to transfer on-street. The majority of complaints received from senior citizens contended this arrangement created considerable inconvenience, particularly in the night time hours and inclement weather, and created a hazard in crossing Joyce Street to reboard buses in the Loop.

The City Engineer, with the concurrence of B.C. Hydro, recommended:

(1) No changes be made to the existing transit arrangement in Joyce Loop until after B.C. Hydro through-routes two services to Burnaby. At that time, the #27 Rupert service can assume its pre-October 1976 operation within the Loop. B.C. Hydro can be requested to expedite the through-routing of the above-mentioned services to Burnaby.

(2) Return #27 Rupert back into Joyce Loop. If this option is selected, then #28 Smith service should be displaced from the Loop and Council approval for the following will be required:

(i) A bus stop on the south side of Joyce Street at School Avenue

(ii) The expenditure of about $2,000 for the construction of a bus pad and curb at this location from Street Flare and Minor Widening Account #148/7801.

Mr. Sharman addressed the Committee on long term solutions and referred to changes in the transit system connected with the G.V.R.D.'s Burnaby Metrotown concept. B.C. Hydro felt by extending the transit grid patterns and through-routing service, the present transit system can be improved within 18 to 24 months to meet regional requirements. It was proposed to through-route two services to Burnaby followed by a revision of existing routes

cont'd....

Clause No. 2 continued

using Joyce Loop in a grid system to meet the needs of Champlain Heights, Killarney and the surrounding areas. Discussions were continuing with Burnaby and the G.V.R.D. on a site for the new Burnaby Metrotown transit terminal.

Mrs. McKenzie expressed concern regarding the safety of elderly passengers debarking northbound buses and crossing that portion of Joyce Street from the bus stop on the traffic island to the Loop.

In a communication dated July 27, 1977, Jim Duvall, President, Killarney-Champlain Citizens for Action, submitted the following observations:

" We would like to state our support for the following modified option (2) that was given on page 4 of the Manager'sReport.
(i) Return # 27 Rupert bus back into Joyce Loop for both southbound and northbound trips.
(ii) Displace the # 28 Smith bus from Joyce Loop during the daytime on weekdays. (There is enough space for the Smith bus on evenings on weekdays and all day Saturday and Sunday inside the Joyce Loop.)
(iii) (a) A bus zone be approved for the # 28 Smith bus for use during the daytime on weekdays at the 42 feet long taxi zone - the space between the Joyce Loop entrance and exit. (The minimum requirement for a bus zone beside sidewalk crossings is 10 feet over the length of the bus, and in this case the Smith bus is only 35 feet long so the required length should be 45 feet. However acceptance of a bus stop that is 3 feet too short seems less dangerous than the present situation wherein the # 27 Rupert bus stop is in front of a senior citizen facility and on a traffic island.We would like to point out that the Smith bus average recovery time is only 5 minutes and this might be reduced by 2 minutes due to new longer routing around the Burnaby General Hospital to be discussed by the GVRD Transportation Committee on July 28, 1977.)
(iii) (b) If the 42 feet long taxi zone is tried but found dangerous, we recommend that the Smith bus stop as close as possible to Joyce Loop on the east side of Joyce Street south of the entrance to Joyce Loop and thus the passengers won't have to cross roads in oreder to reach the traffic island.
(iv) That the present two bus shelters on Joyce Street where the Rupert bus stops be transferred to Rupert Street and 41st Avenue southbound and Kerr Street and 49th Avenue northbound. "

The Committee discussed the following three options submitted by the Engineering Department and B.C. Hydro in the Manager's report as possible short term solutions to this problem:

(a) Return #27 Rupert to the pre-October 1976 arrangement

(b) Relocate northbound #27 Rupert Bus Stop on 41st Avenue at Joyce Street (on traffic island) to the space between the Joyce Loop crossings (Appendix II)

(c) No changes - retain existing transit arrangement.

It was pointed out the Joyce Loop and nearby intersections of 41st Avenue and Kingsway were major transfer points for passengers using Vancouver and Burnaby transit services, and that if bus shelters were provided on the north side of 41st Avenue at School Avenue and on the south side of Kingsway west of Joyce Street, it would encourage bus passengers who transfer at these locations to wait in the shelters for their connections and thus eliminate the necessity for crossing the street to the Joyce Loop.

cont'd....

Clause No. 2 continued

After further discussion, it was

RECOMMENDED

THAT approval be given for the installation of bus shelters at the following locations:

(a) north side of 41st Avenue at School Avenue

(b) south side of Kingsway west of Joyce Street.

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The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 643 & 649

III

SPECIAL JOINT MEETING
OF
VANCOUVER AND RICHMOND COUNCILS

July 28, 1977

A Special Joint Meeting of Vancouver and Richmond Councils was held on Thursday, July 28, 1977, at 11:00 a.m. in the No. 3 Committee Room, Third Floor, City Hall, Vancouver.

PRESENT:

Vancouver City Council	Township of Richmond
Mayor Volrich	Mayor Blair
Alderman D. Bellamy	Alderman K. Kumagai
Alderman M. Brown	Alderman I. Vennard
Alderman M. Ford	Alderman J.R. Williams
Alderman W. Gibson	
Alderman W. Kennedy	
Alderman H. Rankin	

CLERK TO THE SPECIAL JOINT MEETING: J. Thomas

Arthur Laing Bridge

On May 31, 1977, Vancouver and Richmond Councils met to discuss Richmond's proposal that consideration be given to the opening of the Arthur Laing Bridge to commuter traffic. At that meeting Richmond took the position that access ramps be constructed and the bridge opened to unrestricted traffic use; however, the Vancouver representatives did not concur, maintaining the south Granville corridor was already operating at capacity and could not handle the heavy traffic volumes that would be generated by a full scale opening. It was suggested limited use by Vancouver/Richmond buses might offer one solution and the meeting this day was convened to discuss with Provincial Government and B.C. Hydro officials the implications of such a proposal.

Those present included Mr. E.B. Wilkins, Executive Director of Planning, Ministry of Highways; Mr. V. Sharman, Manager, Planning and Scheduling, Mr. H. Lyon, Manager, Research and Planning, and Mr. B. Sandford, Superintendent, Planning, all of B.C. Hydro.

Mr. Sharman addressed the meeting and reviewed a brief (circulated) prepared by Hydro's Research and Planning Group on the potential transit use of the Arthur Laing Bridge.

The brief pointed out there had been repeated agitation from a number of sources to alter the ramp structure of the bridge since its construction as an airport access facility in 1975. The present ramp construction did not permit the movement of vehicles between Vancouver and the principal population centre of Richmond except through the use of a circuitous diversion nearly a mile west of the bridge and therefore it had been proposed more direct access be permitted. Proposals for structural modification of the bridge ramps extended from modest changes which would allow a limited number of buses to use the bridge, to full completion of the originally planned ramps with unrestricted automobile access.

The brief did not take into account costs of structural changes, this being an area beyond Hydro's jurisdiction, but analyzed transit proposals and examined specifically the options related to transit usage of any access ramps. Study observations were conducted in the following areas: time saving, reliability, Surrey-Delta-White Rock, and Richmond routes, transfer considerations at Marpole and Richmond, the Sexsmith Park-Ride facility, provision of service on Garden City Way, and projection of future requirements.

Cont'd . . .

Arthur Laing Bridge (Cont'd)

Conclusions were summarized as follows:

1. Use of Laing Bridge by Richmond buses would result in an immediate reduction for transit trips between Vancouver and Richmond of two to three minutes.

2. Use of Laing Bridge by Massey Tunnel buses would not result in any immediate reduction in transit trip time for these services.

3. A prime factor influencing the choice of alternate routings is the local travel pattern within the Municipality of Richmond.

4. Existing connections, service levels to the Sexsmith Park-Ride lot and service levels on Garden City Way may be adversely impacted by a revision to the Richmond routes.

During discussion reference was made to Pages 4, 5, and 6 of the brief dealing with the possible rerouting of Richmond buses over the Laing Bridge. It was stated, assuming buses primarily from the west and Lulu Island were diverted, volumes could be expected to approximate 20 buses to Vancouver peak hour, six base hour, and ten base hour local service. With the addition of the Garden City service to downtown Vancouver (rush hours only) the hourly bus volumes would be 24 peak and six base to Vancouver and twelve base local service.

It was also suggested costs of minimal changes to the ramp structure would be approximately $1 million.

Mr. W.G. Curtis, City Engineer, reiterated Vancouver's position concerning the south Granville corridor and the need for a reliable access route to the airport.

Mayor Blair referred to suggestions such as opening the Arbutus right-of-way as an airport access link or use of an Aerobus transit system as long-range solutions offering no remedy to Richmond which was choking on traffic. Industrial growth was increasing in his municipality and it was inconceivable that the Laing Bridge should not be completed to its final design and opened to unrestricted use as soon as possible.

Pointing out the G.V.R.D. and the Provincial Government shared Vancouver's view that the bridge remain primarily an airport access route, Mayor Volrich suggested, and it was agreed, the matter be referred to the Standing Committee on Transportation for further consideration in consultation with B.C. Hydro and report back to Vancouver City Council.

The meeting adjourned at approximately 12:00 noon.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 649

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 23, 1977, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Alderman Kennedy (Leave of Absence
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend R.A. Redman of the United Church of Canada.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the English Language Training Class for Citizenship at King Edward College, under the direction of their instructor Mr. Tom Whalley.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,
THAT the Minutes of the Special Council meeting of August 9, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Cap's Cabaret -
1018 Burnaby Street

Council on July 26, 1977, deferred consideration of a report from the Standing Committee on Community Services dated July 14, 1977, on the matter of Cap's Cabaret at 1018 Burnaby Street. The report was deferred to permit Mr. J.H. Fraser, representing the owners of the Cabaret, to address Council.

Pursuant thereto, Mr. Fraser addressed Council this day and submitted a brief which concluded with proposals that the issue of Cap's business license be resubmitted to the Standing Committee, to be considered in light of the amendments to the Liquor Control and Licensing Act, or Council forthwith recommend to the General Manager appointed pursuant to the provisions of the Liquor Control and Licensing Act that Cap's be granted a neighbourhood pub license and that arrangements be made to circulate a petition to determine

cont'd....

DELEGATIONS (cont'd)

Cap's Cabaret - 1018 Burnaby Street (cont'd)

whether 60% of the residents in the community surrounding Cap's are in favour of the granting of a neighbourhood pub license to Cap's.

Council also received delegations from the following:

- Mr. J.H. Williams, Building Manager of Twin Arms Apartment, who speaking as an individual, indicated he would support an application by Cap's for a pub license as an alternative to the present situation.

- Mr. J.A. Jones on behalf of the Society for Christian Care of the Elderly, referred to a letter dated August 18, 1977, circulated to Council by the organization expressing concern about the operation of the Cabaret and opposing conversion of the business to a neighbourhood pub.

- Mr. John Kitt, who had initiated a petition against the Cabaret some time ago, also spoke against an application converting to a neighbourhood pub and indicated that there had been no improvement with respect to the noise problem from patrons leaving the Cabaret.

MOVED by Ald. Rankin,
THAT a request be forwarded to the Liquor Control and Licensing Branch to consider an application from Capolini Restaurants Ltd., for conversion of its premises to a neighbourhood pub, on the understanding that the City will be given the opportunity of first conducting a pub plebiscite on the usual basis to determine the City's position on the application.

- CARRIED

(Alderman Gerard opposed)

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During consideration of the foregoing, the Mayor left the meeting to attend to other Civic business and Alderman Bellamy assumed the Chair.

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2. Seawall - Caesar's Bridge False Creek

Council received the following delegations with respect to the Seawall at Caesar's Bridge in False Creek:

- Mr. Doug Mowatt representing the Tenants of the False Creek Residence for Physically Handicapped (brief filed) recommending that the guard rail on the walkway around the project be made entirely of clear plexiglass to facilitate viewing for people in wheelchairs, and expressed concern about the awkwardness for people in wheelchairs if Caesar's Bridge is constructed.

- Miss Anna Leith representing:

  West End & Downtown Ratepayers' Association
  The Save Our Parkland Committee
  The Vancouver Council of Women
  Urban Trails Committee
  Save the False Creek Seawall Committee
  Vancouver Alpine Club
  West End Community Society

  spoke opposing Caesar's Bridge, pointed out the increased cost in maintaining the Bridge and indicated the residents of Enclave 27 have made an offer to compensate for at least 50% of the rental by apartment dwellers if Caesar's Bridge is kept as open space parkland.

cont'd....

DELEGATIONS (cont'd)

Seawall - Caesar's Bridge
False Creek (cont'd)

Mr. Sutcliffe, False Creek Development Consultant, advised that he had met with the Physically Handicapped group and the matter of accessibility and the installation of plexiglass has been taken into account in the design of the sea wall, to the satisfaction of the delegation.

MOVED by Ald. Harcourt
THAT the representation from the Tenants of the False Creek Residence for Physically Handicapped be received.
- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the representation from Miss Anna Leith be received and no further action taken.
- CARRIED

(Aldermen Gibson and Rankin opposed)

MOVED by Ald. Gibson,
THAT Council defer action on this matter until negotiations have been held with Mr. Frank Stanzl for the return of his building permit and the preservation of the 200' x 20' space as open public space.
- LOST

(Aldermen Brown, Ford, Gerard, Harcourt, Puil and the Deputy Mayor opposed)

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The Council recessed at approximately 11:10 a.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 11:25 a.m., with Mayor Volrich in the Chair.

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COMMUNICATIONS OR PETITIONS

1. Request to use 'Vancouver' in Association's Name

The Council noted a letter dated August 3, 1977, from the Aikido Club which is seeking to incorporate itself as a non-profit society under the B.C. Societies Act. The organization is requesting permission to use the word 'Vancouver' in its name.

MOVED by Ald. Puil,
THAT approval be given to the Aikido Club to use the word 'Vancouver' in the name of its association.
- CARRIED UNANIMOUSLY

2. Appointment of Civic Chaplain September, 1977

MOVED by Ald. Harcourt,
THAT, in accordance with the recommendation of the Mayor in his memorandum dated August 9, 1977, Father James Comey of the Holy Rosary Cathedral be appointed Civic Chaplain for the month of September, 1977.
- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. U.B.C.M. - Vancouver Representative

At the suggestion of the Mayor, his letter dated August 15, 1977, concerning a Vancouver representative on U.B.C.M. Executive was withdrawn.

4. Request for Approval of Liquor Permit - Annual Festival

Under date of August 17, 1977, the Vancouver Oktoberfest Committee advised that it had made application to the B.C. Liquor Administration Branch concerning applicable permits for its annual festival. The Committee has been notified that a permit would be available upon approval of Vancouver City Council.

MOVED by Ald. Harcourt,
THAT the application by the Vancouver Oktoberfest Committee be approved subject to the following conditions:

(a) Approval by the Chief Constable;

(b) Any food concessions to be approved by the City Health Department;

(c) Applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control and Licensing Branch;

(d) Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S REPORT AUGUST 19, 1977

Works & Utility Matters (August 19, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of East 8.5 feet of McLean Drive from Pender Street to Lane North
Cl. 2: Streets Capital Appropriation - Burlington Northern Railway Crossing on Quebec Street - North of First Avenue
Cl. 3: Local Improvement 'On the Initiative' - Pavement and Curbs on Inverness, 15th to 18th (443/31)

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Puil,
THAT Mr. Jarvis' letter be received and therefore the action taken by Council on July 26, 1977, be confirmed.

- LOST

(Aldermen Bellamy, Brown, Gibson, Harcourt, Rankin and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(August 19, 1977) (cont'd)

Local Improvement 'On the Initiative' - Pavement and Curbs on Inverness, 15th to 18th (443/31) (Clause 3) (cont'd)

MOVED by Ald. Rankin,
THAT that portion of the Council motion of July 26, 1977, concerning Item 31 of Schedule 443 be amended and the project be deleted from the list of projects to be undertaken.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(August 19, 1977)

Long Term Care
(Clause 1)

In considering this clause, concern was expressed with respect to the financial arrangements, the inadequacy of facilities to administer a long term care program, and the lack of sufficient time to "start up".

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred pending a meeting as soon as possible between Council and the Minister of Health to discuss the program.

- CARRIED UNANIMOUSLY

E. Two New Positions - Administration Division - Health Department

Council considered a report of the City Manager dated August 19, 1977, in which the Medical Health Officer is recommending that two new positions be added to the Administration Division of the Department. The City Manager concurred with the recommendation.

MOVED by Ald. Ford,
THAT the recommendation of the City Manager as contained in his report dated August 19, 1977, be approved, and the Finance Committee be asked to examine if the City is receiving a reasonable percentage of funds from other bodies for services rendered.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, August 11, 1977

Brock House Society - Grant Request (Clause 5)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Mayor Volrich opposed)

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The Council recessed at approximately 12:10 p.m. to reconvene following the Public Hearing at 2:00 p.m.

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The Council reconvened following the Public Hearing, with Deputy Mayor Bellamy in the Chair.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(August 19, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Cedar Cottage N.I.P. Appropriation - Commercial Street Walkway Beautification 22nd Avenue/Kingsway
Cl. 2: Kitsilano N.I.P. Appropriation - Kitsilano Neighbourhood House - Grounds Improvement
Cl. 3: Grandview-Woodland N.I.P. - Multilingual Orientation Service Association for Immigrant Communities
Cl. 4: Mt. Pleasant N.I.P. Improvements to Robson, South China Creek and Sunnyside Parks
Cl. 5: Enclave 16 - Champlain Heights
Cl. 6: Ground Leases - False Creek
Cl. 7: Lease and Sublease to Greater Vancouver Floating Home Co-operative (Area 6 - False Creek)

Cedar Cottage N.I.P. Appropriation - Commercial Street Walkway Beautification 22nd Avenue/Kingsway.
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 - 7 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 19, 1977)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Safety Chains for City of Vancouver Trailers
Cl. 2: Capital Funds for Back-up Radios in the Fire Department Dispatch System
Cl. 3: Investment Matters (Various Funds) June 1977
Cl. 4: False Creek Co-op Housing Association Land Lease in False Creek - Earthquake Insurance
Cl. 5: Immediate City Metric Conversion Requirements
Cl. 6: Vancouver's Role in a Conserver Society Energy Conference - Grant Request for Travel Costs
Cl. 7: Roddan Lodge - 124 Dunlevy Avenue Operating Cash Advance and Staffing
Cl. 8: Sidewalk Cafe - Old Spaghetti Factory, 53 Water St.
Cl. 9: Vessel 'St. Roch' at the Maritime Museum

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
August 19, 1977 (Cont'd)

Clauses 1 - 5 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, of this report, be approved.

- CARRIED UNANIMOUSLY

Vancouver's Role in a Conserver Society
Energy Conference - Grant Request
for Travel Costs.
(Clause 6)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Clauses 7 & 8.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in Clauses 7 and 8, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings Mayor Volrich assumed the Chair.

Vessel "St. Roch" at the
Maritime Museum
(Clause 9)

MOVED by Ald. Puil
THAT Council sell the 'St. Roch" to the Federal Government on the basis set out in the City Manager's report of August 19, 1977, subject to an understanding that no additional funds, over and above the purchase price of the "St. Roch" will be spent on the new entrances to the "St. Roch" and the Maritime Museum.

FURTHER THAT the agreement be submitted to Council prior to execution.

- CARRIED UNANIMOUSLY

Property Matters
(August 19, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Victory Hotel, 391 Powell Street
Cl. 2: Lease of City-Owned Property - 1670 Main
Cl. 3: Lease of City-Owned Property - 802 Pacific
Cl. 4: Request to Cancel Lease - City-Owned Property N/S 34th Avenue between Slocan and Kingsway
Cl. 5: Hamilton Hotel, 519 Hamilton - Room Rentals

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 19, 1977) (Cont'd)

Victory Hotel,
391 Powell Street,
(Clause 1)

MOVED by Ald. Rankin
THAT the lease of the Victory Hotel to St. James Social Services Society, be approved on the basis set out in the Manager's report dated August 19, 1977, subject to the lease containing an appropriate management agreement with the City.

FURTHER THAT the Community Services Committee consider with all parties concerned, the matter of renovations to, and management of, the Victory Hotel, and report back to Council.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

B. Strathcona Evaluation Study
Stage II.

MOVED by Ald. Ford
THAT this report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

C. City Hall Cafeteria

MOVED by Ald. Harcourt
THAT, as recommended by the City Manager, options 1 and 2, contained in this report, be approved:
FURTHER THAT option 4(a), submitted for Council's consideration, also be approved.

- CARRIED UNANIMOUSLY

D. Proposed Housing Development
at 2nd and Wallace

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. For Council action on this report, see page 5.

F. Leave of Absence without Pay -
Mr. Gordon R. Anderson - Fire Dept.

MOVED by Ald. Gibson
THAT the leave of absence of Mr. G. R. Anderson - Fire Department, be extended without pay for two years from September 1, 1977, subject to report back if necessary.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Finance & Administration, August 4, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Fire Department Band - Constitution
Cl. 2: Revised Budgeting System for the City of Vancouver

Fire Department Band - Constitution (Clause 1)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Revised Budgeting System for the City of Vancouver. (Clause 2)

When considering this clause, Council noted a report from the City Manager, dated August 22, 1977, submitted for information.

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this report, be approved after deleting the words 'in mid September' in recommendation 'A' and substituting the words 'October 13,1977' in lieu thereof:
FURTHER THAT the report of the City Manager dated August 22, 1977, be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, August 4, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Day Care Information Report
Cl. 2: Moratorium on Drinking Establishments in the City

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, August 11, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: The Arts Club Theatre - Grant Request
Cl. 2: Vancouver Family Month Planning Committee
Cl. 3: Carefest '77 Grant Request
Cl. 4: Federal Employment Program - Canada Works 1977-78
Cl. 5: Brock House Society - Grant Request

The Arts Club Theatre - Grant Request (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Vancouver Family Month Planning Committee - Grant Request. (Clause 2)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in this report, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Puil and the Mayor opposed)

Carefest '77 - Grant Request (Clause 3)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in this report, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Bellamy, Brown, Gerard, Harcourt, Puil and the Mayor opposed)

Federal Employment Program - Canada Works 1977-78 (Clause 4)

MOVED by Ald. Harcourt
THAT recommendations 'A', 'B' and 'C' of the Committee be received for information, and recommendations 'D' and 'E' be approved.

- CARRIED UNANIMOUSLY

Clause 5.

For Council Action on this clause, see page 5.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Planning and Development, August 11, 1977

The council considered this report which contains four clauses identified as follows:

Cl. 1: Provincial Government Complex - Street Trees
Cl. 2: Half Yearly Review of the Planning Department Work Program
Cl. 3: Vancouver General Hospital - Facilities Planning
Cl. 4: Federal Employment Program - Canada Works 1977-78

Provincial Grovernment Complex - Street Trees (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee contained in this clause, be approved after deleting the words "to the next meeting of the Planning and Development Committee".

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees on Transportation and Planning and Development, August 11, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Parking Studies - Gastown and Chinatown Historic Areas
Cl. 2: Rail Rationalization Study

MOVED by Ald. Harcourt
THAT the recommendations of the Committees, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Transportation. August 11, 1977

Nelson Street - Thurlow to Stanley Park (Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VII. Public Information Meeting
City Council & Park Board
(August 11, 1977)

Seawall Promenade & Cycle Path -
Stanley Park

MOVED by Ald. Harcourt
THAT this report be received for information

- CARRIED UNANIMOUSLY

VIII Report of Vancouver City
Planning Commission
(August 19, 1977)

Stanley Park Entrance - Coal Harbour.
Letter from Parks Board, June 29, 1977

MOVED by Ald. Ford
THAT the recommendations of the Vancouver City Planning Commission, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

- - - - - - -

Greater Vancouver Regional District Matters

Alderman Harcourt referred to the recent announcement by Mr. Bonner that B.C. Hydro intends developing an office complex on the site of the old Dawson School. He suggested Council and the G.V.R.D. request an early meeting with Mr. Bonner to discuss this proposal and to enquire if B.C. Hydro has explored locating the proposed development in one of the regional town sites.

The City Manager advised the matter of demolition of the Dawson School will be before Council on September 13, 1977, as well as a report on the complete manpower of B.C. Hydro, and its deployment within the region.

- - - - - - -

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying & Subdividing (75th Avenue at Hudson Street)

MOVED by Ald. Gibson
SECONDED by Ald. Harcourt
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) In the construction of the Arthur Laing Bridge columns were placed on City streets which now requires the relocation of 75th Avenue at Hudson Street;

THEREFORE BE IT RESOLVED THAT all that portion of 75th Avenue dedicated by the deposit of plan 3069 adjacent to Lot 20, Block 2, Subdivision "Y", District Lot 318, Plan 3069 included in plan sworn to by B.L. Rathbone, B.C.L.S., on January 12th, 1976, a print of which is attached hereto; be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada; and

FURTHER BE IT RESOLVED THAT the said closed street be subdivided with abutting lands; and

FURTHER BE IT RESOLVED THAT the Crown convey to the City a portion of Lot 13, Block 2, said Subdivision "Y" for road purposes.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying & Subdividing (S.W. Marine Drive at Hudson Street)

MOVED by Ald. Gibson
SECONDED by Ald. Harcourt
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) In the construction of the Arthur Laing Bridge columns were placed on City streets which now requires the relocation of S.W. Marine Drive at Hudson Street;

THEREFORE BE IT RESOLVED THAT all that portion of S.W. Marine Drive adjacent to Lot "B", Block 1, District Lot 318, Plan 14774 included in plan sworn to by B.L. Rathbone, B.C.L.S., on March 24th, 1976, a print of which is attached hereto; be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada; and

FURTHER BE IT RESOLVED THAT the said closed street be subdivided with abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Closing, Stopping Up & Consolidating (Tyne, Euclid, Melbourne and Foster)

MOVED by Ald. Gibson
SECONDED by Ald. Harcourt
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The City owns all the lots in the block bounded by Tyne Street, Euclid Avenue, Melbourne Street and Foster Avenue;

(3) The "T" lane separating the lots is no longer required for highway purposes;

(4) It is proposed to use the block for a housing development;

THEREFORE BE IT RESOLVED THAT all the "T" lane dedicated by the deposit of plan 2587 lying between the northerly production of the westerly limit of Lot 20, Block 7, District Lots 36 and 49, Plan 2587; the northerly production of the easterly limit of Lot 21, said Block 7 and a line joining the southeasterly corner of Lot 14, except that part included in Plan 5493, said Block 7 to the southwesterly corner of Lot 27, except that part included in Plan 5493, said Block 7; the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 12, 1977, and marginally numbered LF 8204, a print of which is hereunto annexed, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the said closed lane be consolidated with the abutting lands to form one parcel;

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up & Subdividing (Lane South of 69th Avenue, West of Ash Street)

MOVED by Ald. Gibson
SECONDED by Ald. Harcourt
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The portion of lane lying between Lot 20, Block 21 (Plan 2399) and Lot 20, Block 22 (Plan 2868), both of Block D, District Lot 319, 324 and part of 323, was dedicated by the deposit of Plans 2399 and 2868 and is no longer required due to the lane being diverted north to 69th Avenue;

(3) The City of Vancouver is subdividing the said Lot 20, Block 21, the said Lot 20, Block 22 and the adjacent City lands to form one parcel;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plans 2399 and 2868 lying between the northerly production of the westerly and easterly limits of Lot 20, Block 22, Block D, District Lots 319, 324 and part of 323, Plan 2868, the same as shown outlined red and green on plan prepared by G. Girardin, B.C.L.S., dated February 28, 1977, and marginally numbered LF 8129, a print of which is attached hereto, be closed, stopped up and title taken thereto; and

FURTHER BE IT RESOLVED THAT the lane so closed be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Puil and recognized by the Chair:

Burrard-Arbutus Connector

MOVED by Ald. Puil

THAT WHEREAS traffic problems are being compounded in the Point Grey Road area and in the Kitsilano area generally;

AND WHEREAS the Burrard-Arbutus Connector offers a future solution to the traffic problems extending from Burrard Bridge to Point Grey;

AND WHEREAS none of the property acquired for the physical right-of-way of the connector has been disposed of;

THEREFORE BE IT RESOLVED THAT the City leave future options open by not disposing of the properties required for the Arbutus Connector:

AND FURTHER THAT the City withdraw its offer to the G.V.R.D. to lease a portion of the aforementioned land for housing purposes.

(Notice)

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The Council adjourned at 3:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of August 23, 1977, adopted on September 13, 1977.

MAYOR

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of East 8.5 Feet of McLean Drive from Pender Street to the Lane North

The City Engineer reports as follows:

"The owner of the properties formerly the N½ and S½ on the east side of McLean Drive from Pender Street to the lane north received a development permit for the construction of a new commercial building on the site. A prior to condition was the consolidation of the site and the dedication of the westerly 8.5 feet of the new site for the future widening of McLean Drive.

Subdivision Plan 16550 has been deposited in the Land Registry Office. This plan created Lot "B" and dedicated the westerly 8.5 feet for road at no cost to the City.

The owner has requested the use of this dedicated strip until it is required for the physical widening of McLean Drive. This widening is not expected to take place in the near future.

I recommend that the 8.5 feet portion of road dedicated by Plan 16550 be closed, stopped up and leased to the owner of abutting Lot "B", Block 5, Subdivision "C", District Lot 183, Plan 16550, subject to the following conditions:

(a) The lease to be for a ten-year term at an nominal rental of ten dollars for the term.

(b) The lease to contain a 6-month notice of cancellation if the area is required for municipal purposes.

(c) The area to be used in conjunction with the office use of the building on Lot "B".

(d) The area not to be used for storage pruposes.

(e) An agreement satisfactory to the City Engineer and the Director of Legal Services. "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. Streets Capital Appropriation - Burlington Northern Railway Crossing on Quebec Street - North of First Avenue

The City Engineer reports as follows:

"In the 1977 Basic Streets Capital Budget, funds were approved for the completion of the South By Pass which includes this portion of Quebec Street. Part of the work involves automatic crossing protection at the Burlington Northern Railway tracks north of First Avenue. The cost is estimated to be $50,000.

Funds for this purpose are available in Streets Capital Account 148/7938 - South By Pass Unappropriated.

I recommend that

The sum of $50,000 be approved for automatic crossing protection on Quebec Street north of First Avenue.

The Director of Finance be instructed to appropriate $50,000 from Streets Capital Account 148/7938 for account 146/5916."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Continued . . . .

CONSIDERATION

3. Local Improvement "On the Initiative"
Pavement and Curbs on Inverness Street, 15th to 18th (443/31)

The following letter, dated August 2nd, 1977, has been received from Mr. L.J.C. Jarvis of 1117 East 17th Avenue:-

"To the Mayor and Council:-

My neighbor and I attended the Court of Revision you held on July 26 at 7:30 p.m. to deal with protests in plans for pavements and curbs on 17th Ave. East - Windsor to Inverness. This was defeated by a canvass of the affected residents. A similar canvas was made on Inverness St. but was not successful by reason of out of town work by one part owner and holidays of another. During the past week end these people were contacted and their signatures are on the attached list.

Hopefully you will see fit to accept their wishes on the rejection of the paving."

The City Engineer reports:-

"The project for pavement and curbs on Inverness Street from 15th Avenue to 18th Avenue was one of 27 in the Mount Pleasant N.I.P. Triangle which came before a Court of Revision on 26 July. A Notice of Objection had been filed within the month allowed by the Charter but was insufficiently signed because of 'half-signatures'. Mr. Jarvis states that he was unable to get these made good in time because owners were out of the City. He has now submitted a new Notice of Objection on which one of the half-signatures has been made good. The Collector of Taxes' counts are:-

	As submitted in time allowed	As now submitted
Total Number of Owners	11	11
Required to Defeat	6	6
Signatures Accepted	5	6
Half-Signatures	3	2

The six properties for which signatures are now accepted have an assessed value less than the 'more than half' required to defeat ($95,915, compared to $102,499 required).

Mr. Jarvis is asking that Council not proceed with this project and, in so doing, give effect to a Notice of Objection:

(a) filed after the time allowed by the Charter;
(b) with objections sufficient in number, but insufficient in value to defeat the project.

It is noted that paving and curbing of local residential streets is normally by Petition requiring at least two-thirds of the owners in favour.

PROCEDURE:

This project was one of a number undertaken by a Motion of Council on 26 July, 1977.

- If Council still wishes the project to proceed it should take no action on Mr. Jarvis' letter;
- If Council does not now wish the project to proceed, it should amend the 26 July Motion to delete Item 31 of Schedule 443 from the list of projects undertaken."

The City Manager submits the matter to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 689 & 690

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Long Term Care

The Minister of Health, the Honourable R. H. McClelland, in a letter dated August 3, 1977 (copy circulated), asked the City of Vancouver to accept the responsibility for administering the Province's Long Term Care Program; all costs to be covered by the Province of British Columbia.

The Medical Health Officer reports as follows:

"The Long Term Care Program

It is planned that all persons in British Columbia will be eligible for personal care, intermediate care and extended care at a patient charge of $6.50 per day effective January 1, 1978, and that before recommending any institutional care attempts will be made to arrange for an augmented home care service (including more homemaker service). This program has been requested by professional bodies, community organizations, senior citizen groups and concerned individuals for many years. Present long term care costs have been a great financial burden for thousands of families.

There will be no charge for home management except for the homemaker component for which some charges will be made based on income. This program, though mainly concerned with the elderly, will also cover the mentally ill, the handicapped, and will later apply to long term care for children.

For the elderly, the planning figures are for seven per cent (7%) of those over 65 to be covered in some level of institutional care and an additional eight per cent (8%) to be covered under home management.

This universal program is to replace present like placements under the Department of Human Resources and the Vancouver Resource Board on behalf of persons on public assistance, but will also cover all British Columbia residents regardless of income.

The Proposed Procedures

The patient, a family member, a physician or institution may request service. It is proposed that all local Health Departments in British Columbia would organize an assessment and placement service. A staff member would respond to the request, make an assessment and seek either resources for home management or a care facility appropriate to the degree and nature of the disability. Follow-up after placement is also required.

The Task in Vancouver

The following difficulties will be encountered in organizing and managing this Program in Vancouver.

A. The Size of Service Need

In addition to the handicapped and mentally ill, there are approximately 25% of British Columbia's over 65 population resident in Vancouver. Approximately 60,000 Vancouver residents over 65 will require 4,200 institutional placements and 4,800 will require home management according to the 7% and 8% formula.

B. The Complexity

Vancouver is not self-sufficient in care resources. A deficiency is very apparent at the intermediate care level. This means that many placements across municipal boundaries will have to be negotiated. In addition some of Vancouver's specialized resources will attract placement into Vancouver from outside.

The distribution of care facilities within Vancouver is grossly uneven, which means that assessment staff in health units will have to refer persons to other parts of the City for placement. This makes the task much more complex than in a self-sufficient, smaller community. We will find it necessary to operate a central resource and patient registry.

cont'd....

Clause No. 1 cont'd

C. Accommodation

Since assuming responsibility for Home Care on October 1, 1976, the Vancouver City Health Department has no office space for either field or central operations.

D. The Timetable

To date, no cash or personnel resources are available to Vancouver. It is going to be exceedingly difficult to set up new offices, administration, registry and field staff in only four and one-half months.

E. Budget

The Long Term Care Program will probably cost $138 million in B.C. and $35 million in the City. It is estimated that on a continuing basis, about 5% of the budget will be needed for administration and patient assessment, placement and follow-up. The staff required for this has to be appointed to start work well before January 1, 1978. This will be a very difficult task which can only be accomplished if the City is granted a large degree of autonomy and flexibility. Hence, it is essential that the City be assigned as soon as possible a global budget figure for the administration and assessment, and be given the authority to make appointments and expenditures within that figure, but monitored by a Provincial Health Department official.

Recommendations

That the City of Vancouver accept responsibility for the organization and administration of the Long Term Care Program in the City, under the general direction of the Community Care Licensing Board, but only on the conditions:

(a) That 100% of all approved costs be borne by the Provincial Government

(b) That the Province provide the City, before the end of September, with a global budget figure for the present fiscal year, and with sufficient authority and flexibility to appoint staff and to begin operations immediately.

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 690

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Cedar Cottage N.I.P. Appropriation: Commercial Street Walkway Beautification - 22nd Avenue/Kingsway

The Director of Planning reports as follows:

"One of the priorities of the Cedar Cottage N.I.P. Concept Plan is to improve the general appearance and living environment of the area. One proposal under this priority is to develop a walkway and improve the street and gutters along Commercial Street between 22nd Avenue and Kingsway (on attached Appendix I).

The preliminary plan was prepared by the Planning and Engineering Departments. This plan was distributed to and discussed with residents along the street and they generally endorsed it.

The first step in implementing the plan was taken when a resident property owner applied for a local improvement petition so that curbs and gutters would be installed. The petition has met all the conditions of the Engineering Department and was approved by Council at the Court of Revision on Tuesday, July 26, 1977. The second step in implementing the plan was completed when Council, on February 24, 1976 approved the purchase of four city-owned lots from the Cedar Cottage N.I.P. accounts for dedication to this walkway project.

The third and final step is to undertake the implementation of the planting, the additional lighting and other beautification details. The Engineering Department cost estimate for this work is $38,850. The N.I.P. Committee recommends that Council approve this appropriation from the Cedar Cottage N.I.P. Accounts for these estimates (Appendix II).

N.I.P. funds in the amount of $38,850 will be transferred from the Land Social Housing Account (894/9020) to the Recreational Facilities Account (824/2021) for the tree planting, street furniture, lighting, etc.

C.M.H.C. and the Province concur with the above proposals.

The Director of Planning RECOMMENDS:

THAT Council approve the appropriations from the Cedar Cottage Neighbourhood Improvement Program of $38,850 from the Land Social Housing Account to the Recreational Facilities Account for the planting, lighting and other beautification details.

Costs would be shared as follows:

C.M.H.C.	$19,425.00
Province	$ 9,712.50
City	$ 9,712.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. Appropriation: Kitsilano Neighbourhood House - Grounds Improvements

The Director of Planning reports as follows:

"On May 10, 1977 City Council approved expenditure of up to $5,000 from the Kitsilano Neighbourhood Improvement Program budget to hire a consultant to work with the staff and Board of Kitsilano Neighbourhood House to prepare working drawings and detailed cost estimates for improvements to the Kitsilano Neighbourhood House grounds.

Plans satisfactory to the Kitsilano Citizens Planning Committee and the Kitsilano Neighbourhood House Board have been prepared, and a development permit application has been made. The consultant has submitted an estimate of $68,000.00 to complete the project in addition to the $5,000 already allocated to pay the Consultant's fees.

Cont'd . . .

Clause 2 Cont'd

The City Architect has been requested to co-ordinate the tendering and construction phases of the project. The purpose of this report is to seek City Council approval of the estimate and authorize calling of tenders on the work.

Once the bids have been received they will be assessed by the Kitsilano Citizens Planning Committee, Planning Department staff and Construction and Maintenance staff. A recommendation will then be forwarded to the City Manager for his approval.

At present, there are insufficient funds remaining in the Recreation Facilities budget. There is still some money (approximately $35,775) left in the Social Housing budget; however, there is not enough remaining to purchase a developable site and it is felt that no further properties should be purchased until the existing NIP sites have been dealt with. Therefore, all of the money remaining in the Recreation Facilities category ($35,592) should be allocated to this project, with the remainder needed ($32,408) to come from the Social Housing category.

C.M.H.C. and the Kitsilano Site Office Co-ordinator have reviewed and concur with the above proposal.

The Director of Planning RECOMMENDS:

(A) That City Council approve the expenditure of up to $68,000 (sixty-eight thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget ($35,592 from the Recreation Facilities category and $32,408 from the Social Housing category) for the purpose of improving the grounds of Kitsilano Neighbourhood House. This amount will be cost shared as follows:

Federal	$34,000
Province	$17,000
City	$17,000
TOTAL	$68,000.

(B) That City Council authorize the calling of tenders on the work."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. Appropriation of Funds: Multilingual Orientation Service Association for Immigrant Communities (M.O.S.A.I.C.)

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $90,500.00 for improvements to social services in the area. The Concept Plan identified improvements to social service agency office space as a priority in this category of N.I.P. expenditures. The purpose of this report is to recommend the appropriation of funds for improvements to office space at 924 Commercial Drive for the Multilingual Orientation Service Association for Immigrant Communities (M.O.S.A.I.C.).

M.O.S.A.I.C. offers counselling, interpretation and translation services and liaison with community organisations in nineteen languages, as well as 911 emergency line translation in seventeen languages. There is presently a staff of 14 paid workers and 120 volunteers. The service is community based, operating from a leased store front at 924 Commercial Drive. Operating funds for M.O.S.A.I.C. and its predecessors, Language Aid and Multilingual Social Service, have been provided on a year-to-year basis for the past five years. Funding is presently secure until March 31, 1978. Approximately 50 per cent of regular operating funds is provided by the Vancouver Resources Board; 40 per cent is provided by the Federal Department of Manpower and Immigration under a Purchase of Service Agreement; and the remaining 10 per cent is provided through

Cont'd . . .

Clause 3 Cont'd

the Social Planning Department of the City of Vancouver. In addition, Canada Works funding has been provided for a group of seven workers until March, 1978. Funding has not been adequate to provide for the rental or purchase of furnishings and office equipment necessary to operate these services properly.

The Grandview-Woodland N.I.P. Committee believes that the use of M.O.S.A.I.C. services by members of the community could be increased through the provision of properly equipped office space. All of the equipment that has been requested by M.O.S.A.I.C. is movable; hence public benefit from its use would not be affected by a change in the office location. M.O.S.A.I.C. presently has a three year lease on its office premises, with an option for renewal for a further three years. Should M.O.S.A.I.C.'s operation be terminated at some future time due to non-renewal of operating funds, the furnishings and equipment could be re-assigned by the City of Vancouver to other social services agencies, preferably in the Grandview-Woodland area, in consultation with the Social Planning Department and Grandview-Woodland citizens' organisations.

The Central Mortgage and Housing Corporation has been advised of this proposal and concurs with the recommendation for funding of this project. The total cost would be $10,000.00.

The Director of Planning RECOMMENDS that Council approve the expenditure of $10,000.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the purchase of office equipment and furnishings for the Multilingual Orientation Services Association for Immigrant Communities, costs to be shared as follows:

C.M.H.C.	=	$5,000.00
Province of B.C.	=	$2,500.00
City of Vancouver	=	$2,500.00"

The City Manager RECOMMENDS that the recommendation of the Director of Plannin be approved.

4. Mt. Pleasant N.I.P. Improvements to Robson, South China Creek and Sunnyside Parks

The Director of Planning reports as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle.

The N.I.P. allocation to parks improvements totals $369,000. Of this amount it is recommended that $358,033. be appropriated as follows: Robson $171,574., South China Creek $173,325. and Sunnyside $13,134. The remaining $10,967 for park improvements is reserved for Sunnyside Park and will be held in abeyance until 1978 at which time further recommendations concerning Sunnyside Park will be made.

The recommended allocations are the result of extensive discussion between the local N.I.P. Committee, planning staff, Park Board staff and other interested groups. The N.I.P. Committee endorsed these allocations in July, 1977. The Park Board have agreed to commence implementation on the parks in September, 1977.

The attached cost estimates from the Park Board (Appendix I) outline the estimated expenditures for the 3 parks to a total of $358,033. The map in Appendix II shows the 3 parks in the N.I.P. area.

Cont'd . . .

Clause 4 Cont'd

As part of the South China Creek Park improvements a closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive will be implemented - approved by Council on September 28, 1976. The City Engineer will implement the closure at the same time the park improvements are undertaken. All lands adjacent to the closure, except one property, are owned by the City. The closure will eliminate access to one flanking owner's carport (2606 Keith Drive). The property owner has agreed to the closure providing N.I.P. funds are used to rebuild the carport to exit via the existing lane. The Law Department has prepared a letter of authorization for the owner's signature. Two contractors' estimates have been obtained for reconstructing the carport. It is recommended that up to $7000 Mt. Pleasant N.I.P. contingency funds be made available for this purpose.

The City Engineer estimates the cost of engineering work to be done in relation to the closure of East 10 Ave. to be $11,500. This will cover the cost of closing the lane East of Keith Dr., constructing a garbage truck turnaround, safety fencing, minor raising of lane grade and pavement/curbs to close East 10 Ave. at Keith and at the lane west of Clark. It is recommended that $11,500 be appropriated from the Mt. Pleasant N.I.P. budget, services/ utilities account for this purpose.

Some of the legal parcels in South China Creek Park have not yet been turned over to the Park Board's jurisdiction. It is therefore recommended that all remaining lands in South China Creek Park not under the care, custody and management of the Park Board be turned over to the Park Board (being lots 13-15 Subdivision A Blk 159 D.L. 264A lots 17-24 and 29-36 Subdivision B Blk 159 D.L. 264A; lots 14-18 Subdivision D Blk 159 D.L. 264A).
C.M.H.C. has concurred with all aspects of the Mt. Pleasant N.I.P. park improvements.

Cost sharing of the recommended $358,033. N.I.P. expenditure will conform to the standard N.I.P. social/recreational formula, namely:

Federal	50%	$ 179,016.50
Provincial	25%	89,508.25
City	25%	89,508.25
	TOTAL	$ 358,033.00

The Director of Planning therefore RECOMMENDS:

A) THAT Council approve a maximum of $358,033. to be appropriated from the Mt. Pleasant N.I.P. Social/Recreational Account #896-9215, towards improvements to Robson ($171,574.), South China Creek ($173,325.) and Sunnyside ($13,134.) Parks, as per the above cost sharing formula.

B) THAT Council approve a maximum of $7,000. (50% Fed.; 25% Prov.; 25% City) to be appropriated from the Mt. Pleasant N.I.P. Contingencies Account #896-9219, towards reconstruction of the carport at 2606 Keith Drive and THAT all agreements in this respect be drawn to the satisfaction of the Director of Legal Services.

C) THAT Council approve a maximum of $11,500. (25% Fed.; 12.5% Prov.; 62.5% City) to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities Account #896-9217, towards engineering work associated with the closure of East 10 Ave. from Keith Dr. to the lane west of Clark Dr.

Cont'd . . .

Clause 4 Cont'd

D) THAT Council turn over all remaining lots in South China Creek Park to the care, custody and management of the Park Board - being lots 13-15 Subdivision A Blk. 159 D.L. 264A; Lots 17-24 and 29-36 Subdivision B Blk. 159 D.L. 264A; Lots 14-18 Subdivision D Blk. 159 D.L. 264A."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Enclave 16 - Champlain Heights

The Project Manager, Champlain Heights Development Group reports as follows:

June 14th, 1977, Vancouver City Council accepted an offer from Community Builders to lease Enclave 16 in Champlain Heights. This offer was subject to the following condition:

> "Community Builders agree that if the City grants me a development permit, which I agree to apply for within 60 days after the date of acceptance of this offer by Council, permitting development of Enclave 16 as a strata title project having the particulars set out on page 2.1 of item 4C of the tender documents and I fail to enter into a lease of the property within one hundred and twenty (120) days after the date of acceptance of this offer by City Council, then my deposit shall be forfeited to the City as liquidated damages for such failure and not as a penalty and the same shall become the absolute property of the City provided the City will permit development and sale in 4 phases of not more than 25 units each, phase 1 within 6 mos.; phase 2 within 12 mos.; phase 3 within 18 mos. without accelerating the payment dates for the tender price."

This subject clause was discussed with the Director of Planning and the Director of Legal Services prior to Council accepting the offer and while the Director of Planning cannot guarantee the issuance of a development permit, it was agreed that a development permit application could be processed within the stated time frame.

Community Builders have been working on the development permit drawings. However, when these were reviewed by the Project Manager and the Co-ordinating Architect, certain basic changes were required. The Project Manager and the Developer agreed that it would be unproductive to submit an unacceptable development permit application simply to satisfy this time deadline. It was therefore suggested that the Developer request an extension - this was agreed and Community Builders has submitted a letter asking for a thirty-day extension. This extension would also apply to the period of time in which the City would process the application.

In view of the foregoing, the Project Manager recommends:

> THAT a thirty-day extension be granted to Community Builders for filing a development permit application and the same thirty-day extension be added to the time allocated for processing of the application and preparation of the lease documents.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Project Manager, Champlain Heights Development Group.

6. Ground Leases - False Creek

The Director of Finance reports as follows:

"In the False Creek development, a condominium project was built on Lot 9 by Frank Stanzl Construction Ltd. The Lot 9 lease has recently been subdivided into 48 individual strata lot leases.

Under the terms of those leases, the lessee has the option of choosing between four different rental schedules, with the requirement that the election of the particular rental schedule to be applied be made

Cont'd . . .

Clause 6 Cont'd

on September 1, 1977. Frank Stanzl Construction Ltd. advises that there are ten strata lots remaining unsold and it has been requested that the option date of September 1, 1977 be deferred for those strata lot leases until those units are sold. Frank Stanzl Construction Ltd. has agreed to pay rent on those unsold units for the period of deferment at a rate 19% higher than is presently being paid.

It is recommended that the option date for election of the rental schedule for the ten unsold units in Lot 9, False Creek be deferred to the earlier date of March 1, 1978 or the date of assignment of the unit."

The City Manager concurs with the recommendations of the Director of Finance and RECOMMENDS approval.

7. Lease and Sublease to Greater Vancouver Floating Home Co-operative (Area 6 - False Creek)

The Director of Finance and the Director of Legal Services report as follows:

"On October 19, 1976 Council approved the taking of a 60-year lease of a waterlot in Area 6, False Creek from the Provincial Government and the granting of a 45-year sublease to the Greater Vancouver Floating Home Co-operative for a mixed liveaboard subdivision and pleasure craft marina. At the same time Council approved a 59-year lease to the Floating Home Co-op of adjacent City-owned land for construction of an underground parking garage to provide parking for the liveaboard residents and marina users. After construction of the parking garage the City has reserved use of the surface as a play field.

Since the underground garage is to be used for the marina, the terms of the two leases should coincide. It is now proposed that the term of the waterlot sublease be increased from 45 years to 50 years and the term of the parking garage lease be decreased from 59 to 50 years. The Co-operative and the Provincial Government have consented to this re-arrangement.

It is recommended that the term of the lease and sublease both be 50 years as outlined in this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 691

FINANCE MATTERS

A-7

RECOMMENDATION

1. Safety Chains for City of Vancouver Trailers

The City Engineer and Director of Finance report as follows:

To finance the upgrading and standardization of trailer safety chains, on City of Vancouver trailerized equipment, will require $18,000.00. The majority of expenditure incurred will be to upgrade the older (15-30 year old) work trailers, to ensure compliance with the B.C. Motor Vehicle Act. These funds can be allocated from the $76,623.00 of Unappropriated Reserve in the Account for the Purchase of Additional Trucks and Heavy Equipment.

The proposed refit will be carried out on a total of 202 units, including Work Trailers, Transport Trailers, and Trailerized Equipment. These units are split into two categories: 3,000 lb. and 6,000 lb. trailers. The estimated cost per assembly to cover components and installation is $100.00 for 6,000 lb. trailers and $75.00 for 3,000 lb. trailers.

Modification costs for all units is estimated to be $18,000.00 including the cost of an alloy chain cutter ($400.00). It is estimated that the conversion will take approximately 12 months to complete if we schedule conversion at one unit per day.

The City Engineer RECOMMENDS that $18,000 be allocated from the $76,623.00 of Unappropriated Reserve (Account # 4831-995 Purchase of Additional Trucks and Heavy Equipment) for the upgrading of tow hitch safety chain on all City trailerized equipment."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Capital Funds for Back-up Radios in the Fire Department Dispatch System

The City Engineer reports as follows:

"Funds were approved in the 1976 Capital Budget for Phase 1 of a new Fire Dispatch System which utilizes voice dispatching over wire lines. Funds for Phase 2, the provision of back-up radios to provide an alternate voice communication path to the firehalls, are included in the 1979 portion of the Five-Year Capital Plan. The detailed design work of Phase 1 indicates that the complexity and uniqueness of the interconnection between Phases 1 and 2 make it advisable to have the equipment of both phases supplied and installed at the same time.

I RECOMMEND that $85,000 for back-up radios in the Fire Dispatch System be transfered from the 1979 to the 1977 Basic Capital Budget to allow Phases 1 and 2 dispatch equipment to be purchased and installed together."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

.../2

3. Investment Matters (Various Funds) June 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
June 1	Mercantile Bank of Canada	June 2/77	$ 1,000,000.00	$ 999,787.70	1	7.75
1	Bank of Montreal	Sept.30/77	1,023,868.49	1,000,000.00	121	7.20
2	Royal Bank of Canada	June 3/77	1,000,164.38	1,000,000.00	1	6.00
3	Bank of Montreal	June 7/77	1,000,684.93	1,000,000.00	4	6.25
6	Greater Vancouver Water District	June 7/77	1,000,227.40	1,000,000.00	1	8.30
7	Greater Vancouver Water District	June 16/77	1,001,792.60	1,000,000.00	9	7.27
8	Bank of British Columbia	Nov.15/77	1,031,868.49	1,000,000.00	160	7.27
10	Mercantile Bank of Canada	Sept.1/77	1,016,372.60	1,000,000.00	83	7.20
15	Bank of British Columbia	Nov.15/77	2,576,080.82	2,500,000.00	153	7.26
15	Bank of Canada	June 16/77	1,000,212.33	1,000,000.00	1	7.75
16	Bank of British Columbia	Nov. 1/77	1,541,173.15	1,500,000.00	138	7.26
16	Mercantile Bank of Canada	Sept.1/77	1,015,189.04	1,000,000.00	77	7.20
20	Royal Bank of Canada	June 21/77	1,000,164.38	1,000,000.00	1	6.00
21	Bank of British Columbia	Nov. 2/77	1,026,506.30	1,000,000.00	134	7.22
21	Royal Bank of Canada	June 22/77	1,500,267.12	1,500,000.00	1	6.50
22	Canadian Imperial Bank of Commerce	Sept.30/77	2,039,041.10	2,000,000.00	100	7.125
22	Canadian Imperial Bank of Commerce	Oct. 14/77	2,555,633.56	2,500,000.00	114	7.125
23	Bank of British Columbia	Sept.15/77	1,016,270.68	1,000,000.00	84	7.07
28	Toronto Dominion Bank	Oct.31/77	2,049,520.55	2,000,000.00	125	7.23
29	Bank of British Columbia	Nov.15/77	2,055,371.51	2,000,000.00	139	7.27
29	Mercantile Bank of Canada	Aug.26/77	1,998,830.51	1,976,220.00	58	7.20
30	Royal Bank of Canada	July 5/77	1,000,821.92	1,000,000.00	5	6.00
			$30,450,061.86	$29,976,007.70		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
June 8	City of Vancouver 9.25%	Sept.1/90	$ 10,000.00	98.50	$ 9,850.00	13/3	9.45
10	City of Vancouver 6.00%	June 15/80	1,000.00	94.00	940.00	3/-	8.29
14	City of Vancouver 9.00%	June 14/82	37,962.88	100.00	37,962.88	5/-	9.00
15	City of Vancouver 9.00%	June 15/92	5,666.65	100.00	5,666.65	15/-	9.00
15	City of Vancouver 6.00%	June 15/80	30,000.00	93.85	28,155.00	3/-	8.30
15	City of Vancouver 9.00%	June 15/92	1,223,291.94	100.00	1,223,291.94	15/-	9.00
15	City of Vancouver 9.00%	June 15/92	1,436,360.15	100.00	1,436,360.15	15/-	9.00
15	City of Vancouver 9.00%	June 15/87	169,149.06	100.00	169,149.06	10/-	9.00
27	City of Vancouver 6.25%	Apr. 15/80	3,000.00	95.20	2,856.00	2/10	8.20
29	City of Vancouver 10.00%	Dec. 16/94	49,000.00	103.00	50,470.00	17/6	9.64
30	City of Vancouver 5.00%	May 1/78	15,000.00	98.16	14,724.00	-/10	7.25
			$2,980,430.68		$2,979,425.68		

Cont'd...

Clause No. 3 Continued:

Chartered Bank Deposit Receipts & Government Notes			Days	
June 14 Bank of British Columbia June 15/77	3,000,595.89	3,000,000.00	1	7.25
	$5,981,026.57	$5,979,425.68		

3. CEMETERY CARE FUND (PURCHASES)

Debentures				Term Yrs.Mos.	
June 16 City of Vancouver 5.5% Dec.1/77	$ 1,000.00	98.88	$ 988.80	-/5	8.00
16 City of Vancouver 5.5% Mar.1/78	1,000.00	98.09	980.90	-/8	8.30
16 City of Vancouver 5.5% Mar.1/79	5,000.00	95.53	4,776.50	1/8	8.35
16 City of Vancouver 10.0% Dec.16/94	25,000.00	103.00	25,750.00	17/6	9.64
	$ 32,000.00		$ 32,496.20		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 65,184,152.27	$ 63,375,192.90"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

4. False Creek Co-op Housing Association Land Lease in False Creek - Earthquake Insurance

The Director of Finance reports as follows.

"All ground leases in False Creek require the lessees to obtain earthquake insurance on their buildings. This requirement was for the purpose of insuring that, if an earthquake occurs, there will be funds to rebuild and that, at the end of the lease there will be a building on the land. At the end of the lease, some of the buildings revert to the lessor, being the City, but the City would have to buy all the "market" buildings.

However, insurance against earthquake is not common in Vancouver. Most property owners do not insure their properties against earthquakes because the cost of such insurance can increase premiums by 30% to 50% over normal insurance.

The False Creek Co-operative Housing Association has requested that the clause in their lease that requires earthquake insurance be modified to eliminate this requirement as the cost of earthquake insurance increases their costs by 45%. They further note that no City buildings are covered for earthquake damage and, in fact, very few buildings in the lower mainland have such coverage. This is true.

Cont'd...

Clause No. 4 Continued:

In light of the overall lack of earthquake insurance, and the cost burden obtaining such insurance would place on the association, I do not believe the requirement for earthquake insurance should be enforced and would therefore

RECOMMEND that Council not enforce the earthquake insurance requirement in the False Creek Ground Lease with the False Creek Co-operative Housing Association."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Immediate City Metric Conversion Requirements

The City Engineer reports as follows:

"On March 15, 1977, City Council approved the metric conversion program for the City. The program included plans for the creation of a Metric Conversion Committee to 'develop conversion plans for their civic departments, develop conversion budgets, and schedule training and educational seminars where necessary'. The Committee has now held four meetings; conversion plans within civic departments are under development, and a training seminar for committee members and key staff has been held.

It became immediately apparent that if the City is to keep pace with the national conversion program, then it would have to acquire the tools required to operate in the metric system. The following key events have been determined as having the greatest, most immediate impact upon the City:

July, 1977	-	Land surveying goes metric
September, 1977	-	Road signs (speed, distance and vertical clearance) go metric
January, 1978	-	Construction goes metric.

Investigations of immediate budget requirements by each civic department have been compiled through the Metric Conversion Committee for items that will be required to comply with conversion events occuring prior to next year's budget. The items and costs are as follows:

Manual and Electronic Converters	$ 735.00
Drafting Equipment	995.00
Survey Equipment	600.00
Measuring Tapes	1,050.00
Personal Weighing Scales	6,600.00
Vehicle Weighing Scales	400.00
Literature & Education	600.00
Miscellaneous	620.00
Total	$11,600.00

The Director of Finance advises that funds are available from the contingency reserves.

I RECOMMEND that $11,600.00 be provided from Contingency Reserve for purchase of metric equipment in 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Vancouver's Role in a Conserver Society
Energy Conference - Grant Request for Travel Costs

City Council on June 14th, 1977 when considering a communication from Alderman Harcourt on Vancouver's Role in a Conserver Society, passed the following resolution:

"(a) Council establish a Steering Committee of the Planning & Development Ctte. to work with staff on the development of a Local Conserver Program.

(b) The City sponsor with the UBC Department of Continuing Education (and possibly SFU) a workshop in the Fall on the civic role in resource conservation.

(c) Council formally communicate with other levels of government to ask for cooperation and support in the Vancouver program...."

The City Manager has received the attached letter from the Co-ordinator of the proposed Energy Conference which will be held in Vancouver, October 26th-28th, 1977 at the Hotel Georgia. It is anticipated that registration fees ($100 per person) will cover all costs of administration, hotel rental etc. but will not cover the costs of bringing to the Conference the desired speakers and resource people from other parts of Canada. In return for accepting, without charge, an unlimited number of Aldermen and Staff at the Conference, the Centre for Continuing Education is requesting a grant of $2,500 to help defray these travel costs.

The Comptroller of Budgets & Research advises that if this grant request is approved the source of funds will be Contingency Reserve.

In view of the Council resolution that Council co-sponsor the workshop, the City Manager RECOMMENDS that Council approve a grant of $2,500 towards defraying travel costs for speakers attending the proposed Energy Conference.

7. Roddan Lodge - 124 Dunlevy Avenue Operating Cash Advance and Staffing.

The Supervisor of Properties reports as follows:

"City Council on January 11, 1977 approved the recommendation of the Director of Finance and the Director of Social Planning that the management of the Roddan Lodge be the responsibility of the Properties Division.

The first tenants will move in October 1st, 1977 and it is necessary to have staff on site to accept delivery of furniture and equipment.

Approval is required from City Council for appointment of a Manager and three Building Service Workers I subject to the budget approval by Central Mortgage and Housing Corporation. Also, the City administrative services will have to be utilized to meet the needs of the operation prior to receiving payment from C.M.H.C. Approval is required from City Council to advance $30,000 per month to the City of Vancouver Public Housing Corporation. At no time will it require more than $100,000 and C.M.H.C. and B.C. Housing Management Commission will reimburse the City for the interim costs. B.C. Housing Management Commission will be advancing the rental supplement for a three month period as soon as they receive completed applications from the tenants.

Clause No. 7 Continued.

Recommended

(a) That the Supervisor of Properties, in conjunction with the Director of Personnel Services, be authorized to appoint four staff members, two of these (the Manager and one Building Service Worker I) to be appointed in advance of CMHC approval of the budget.

(b) That $30,000 per month be advanced to the City of Vancouver Public Housing Corporation for interim operating costs necessary prior to C.M.H.C. and B.C. Housing Management Commission funding."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Sidewalk Cafe.

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from the Old Spaghetti Factory, 53 Water Street (near Maple Tree Square).

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with the Old Spaghetti Factory, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

CONSIDERATION

9. Vessel "St. Roch" at the Maritime Museum.

The Director of Finance reports as follows:

"The vessel, St. Roch, is a National Historic Site under the Historic Sites and Monuments Act of the Federal Parliament. It is owned by the City of Vancouver having been transferred from the R.C.M.P. a number of years ago.

The Federal Government apparently wishes to acquire the St. Roch from the City of Vancouver and have been engaged in negotiations with the Museums and Planetarium Association for several years with a view to accomplishing this. Under the existing agreement with the Federal Government, the City is responsible for providing maintenance and shelter for the St. Roch in a manner satisfactory to the Minister, even though the Federal Government does pay the cost. If the City wished for some reason to terminate the existing agreement or close up the facility, the Federal Government has the right to require the City to reimburse them for the restoration costs related to the St. Roch (on the order of $400,000).

Clause No. 9 Continued.

The latest draft version of the new agreement has just come into our hands and it would appear to contain a provision that the City will sell the St. Roch to the Federal Government for a price which is still not finalized but would appear to be on the order of $150,000. However, the agreement also provides that the City must spend this money to build a new entrance to both the St. Roch and the Maritime Museum. The draft also removes some of the potential liability of the City and this is desirable.

The Centennial Maritime Museum including the seawall, the drydock for the St. Roch, the moving of the St. Roch and its original element of restoration, cost $563,000 of which the City contributed $218,000. The cost actually associated with the St. Roch appeared to have been something on the order of perhaps $150,000. In addition, the City constructed the shelter for the St. Roch at a cost of approximately $184,000 of which the City's share was approximately $161,000. The new agreement does not appear to propose selling the shelter to the Federal Government but only the vessel itself. With this cost picture, it is not unreasonable to say that the City had no costs related to the St. Roch and that the City's contribution was entirely for the Maritime Museum and associated amenities.

We are advising the Museums and Planetarium Association of various items in the draft agreement that we wish to see adjusted but the primary concern at this moment is whether Council has any objection to selling the St. Roch to the Federal Government for a price which then must be spent on a new entrance to the St. Roch and Maritime Museum. The Federal Government would pay all the maintenance costs associated with the St. Roch including attendents.

It is therefore submitted for Council consideration as to whether they have any objection to selling the St. Roch to the Federal Government."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 691 & 692

MANAGER'S REPORT, AUGUST 19, 1977 . . . . . (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Victory Hotel, 391 Powell Street

The Supervisor of Properties reports as follows:

"City Council "IN CAMERA" on May 31, 1977, approved the acquisition of the Victory Hotel, 391 Powell Street, legally described as Lots 25 and 26, Block 40, District Lot 196, Plan 196. Also approved was the following recommendation:

' THAT the City of Vancouver lease the Victory Hotel to St. James Social Service Society, with details of the lease to be reported to City Council for approval. '

The Victory Hotel has now been registered in the name of the City of Vancouver. In order to be eligible for R.R.A.P. funding to renovate the building, St. James Social Service Society have requested that the City grant to them a lease under the following terms and conditions:

Term:	15 years from August 1, 1977
Rental:	$1.00 per year
Utilities:	Lessee to be responsible for the payment of same.
Renovations:	To be carried out at the expense of St. James Social Service Society
Agreement:	To be satisfactory to the Director of Legal Services and to be similar to the lease between the City and St. James Social Service Society for 333 Powell Street.

It is noted that the lease to St. James Social Service Society is deemed to include the commercial space on the lower floor embracing three premises; namely, 377, 379, and 381 Powell Street.

Recommend a lease to St. James Social Service Society be approved on the foregoing basis. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of City-owned Property - 1670 Main Street

The Supervisor of Properties reports as follows:-

"This property at 1670 Main Street known as Lots 1-3, Block 3, District Lot 200A, Block 2A, District Lot 2037 is leased to Butler Tire Limited until December 31, 1988 at a rental of $920.00 per month plus taxes.

The premises consist of vacant Lot 3 and Lots 1 & 2 which are improved with a one-storey office and warehouse and a 4-bay servicing shop.

Cont'd...

Clause No. 2 Continued:

Lots 1 & 2 measure approximately 110' x 88' and Lot 3 approximately 50' x 87' and are zoned M2 - Industrial.

Butler Tire Limited stated they have consistently lost money at this location and wish to cancel their lease.

The rental for Lots 1 to 3 are subject to review as of September 1, 1977 and it is proposed to increase the rent to $1,365.00 per month plus taxes.

Two senior employees of Butler Tire wish to take over the operation of Lots 1 & 2 and the adjoining lessees of Lots 4-7 wish to lease Lot 3.

Following negotiations the following agreement has been reached:-

PREMISES - Lots 1 & 2

TERM - September 1, 1977 to December 31, 1988.

LESSEE - Grasons Tire Limited, 1670 Main Street, Vancouver, B.C.

USE - Tire sales and alignment.

RENT - $1,145.00 per month plus 1/12th of annual taxes as if levied.

RENTAL REVIEW - Every 2½ years and to be market rental value plus annual taxes as if levied.

ASSIGNMENTS - Lessee not to assign or sub-lease without consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market rental value plus taxes.

INTEREST ON ARREARS - City to have right to charge interest on arrears of rent and taxes at a rate 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, per annum until paid.

REPAIRS - Lessee to repair to the standard of a prudent owner except lessee not responsible for structural repairs.

INSURANCE - City to insure building against loss by fire. Lessee to carry a minmum of $500,000.00 public liability insurance.

OUTGOINGS - Lessee to pay all outgoings.

CITY BY-LAWS - Lessee to obey including obligation to remove snow from sidewalk.

SECURITY DEPOSIT - 2 months rent plus 2/12ths annual taxes. Deposit to be reduced to one months rent plus 1/12th taxes on March 1, 1980, if in the opinion of the Supervisor of Properties the lessee has faithfully adhered to the terms of the lease.

LESSEE'S FIXTURES - Lessee can remove.

DEVELOPMENT PERMIT - Permit to be obtained for the conversion of one bay for motor vehicle alignment. Sketch of proposed change to be first submitted to Supervisor of Properties for approval.

LEASE AGREEMENT - Satisfactory to Director of Legal Services.

Cont'd...

Clause No. 2 Continued:

PREMISES - Lot 3

TERM - September 1, 1977 to December 31, 1988.

LESSEE - Intercontinental Wholesale Auto Brokers Limited, 1630 Main Street, Vancouver, B.C.

USE - Parking

RENT - $220.00 per month plus 1/12th annual taxes as if levied.

RENTAL REVIEW - Every 2½ years and to be market rental value plus 1/12th annual taxes as if levied.

ASSIGNMENTS - Lessee not to assign or sub-let without consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market rental value plus taxes.

INTEREST ON ARREARS - City to have right to charge interest on arrears of rent and taxes at a rate of 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, per annum until paid.

INSURANCE - Lessee to carry a minmum of $500,000.00 public liability insurance.

OUTGOINGS - Lessee to pay all outgoings.

CITY BY-LAWS - Lessee to obey including obligation to remove snow from sidewalk.

SECURITY DEPOSIT - 2 months rent plus 1/12th annual taxes.

DEVELOPMENT PERMIT - Lessee to obtain.

LEASE AGREEMENT - Satisfactory to Director of Legal Services.

The Supervisor of Properties is of the opinion that the foregoing proposal is realistic and is an improvement over the existing lease to Butler Tire Limited.

It is recommended that the existing lease of Lots 1 - 3 to Butler Tire Limited be cancelled and new leases entered into subject to the above mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease of City-owned Property - 802 Pacific Street

The Supervisor of Properties reports as follows:

"This property at 802 Pacific Street, known as the West ½ of Lot A and the East ½ of Parcel A, Block 121, District Lot 541 is reserved from sale for future highway requirements.

The site measures 100' X 120', is zoned FCCDD and is improved with a service station type building and blacktop.

It is leased to Wilford S. Burnett until July 31, 1981 at a present rental of $330.00 per month plus taxes. The lessee wishes to construct an addition to the building and to utilize the rear portion for parking and has asked for a new lease of longer term.

Cont'd...

Clause No. 3 Continued:

The City Engineer has no objection to granting an extension and after negotiation the lessee has agreed that the rent be increase to $465.00 per month plus taxes, as if levied, subject to the following terms and conditions.

1.	USE:	Automobile repair shop and parking
2.	TERM:	10 years from November 1, 1977 with an option to renew for a further 5 years. City to have right to cancel on 12 months notice at any time after 5 years.
3.	ASSIGNMENTS:	Lessee not to assign or sub-lease without written consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to have right to charge the then market value plus taxes, as if levied.
4.	SUB-LEASE:	Lessee to have right to sub-lease portion for parking purposes.
5.	INTEREST ON ARREARS:	City to have right to charge interest on arrears of rent and taxes, as if levied, at a rate of 3% above the prime lending rate of the Bank of Montreal, Main Branch, Vancouver, B.C., per annum until paid.
6.	RENTAL REVIEW:	Every 2½ years and for the first 10 years to be market rental value of the land and the existing building plus taxes, as if levied. For the remaining 5 years - market rental value of the land and the enlarged building plus taxes, as if levied.
7.	ADDITION TO EXISTING BUILDING:	Lessee to construct addition as shown on drawing 03876-2 dated June 25, 1977 to the satisfaction of the Supervisor of Properties (on file in Prop. office).
8.	DEVELOPMENT PERMIT:	Lessee to obtain.
9.	REPAIRS:	Lessee to repair to the standard of a prudent owner except that lessee not responsible for repairs to the roof or structural repairs.
10.	CANCELLATION:	In the event that the City cancel at any time prior to the expiration of 10 years then the unamortized portion of the cost of the addition and fixed equipment to be refunded by the City to the Lessee. The total cost is $19,100.00 and will be refunded on basis of $1,910.00 per annum.

Cont'd...

Clause No. 3 Continued:

11.	INSURANCE:	City to insure existing building and addition against loss by fire Lessee to carry a minimum of $500,000.00 public liability insurance.
12.	OUTGOINGS:	Lessee to pay all outgoings.
13.	CITY BY-LAWS:	Lessee to conform to all City By-laws including obligation to remove snow from sidewalks.
14.	SECURITY DEPOSIT:	One months rent ($465.00 plus 1/12th of annual taxes, as if levied).
15.	LEASE AGREEMENT:	To be satisfactory to the Director of Legal Services.

It is recommended that the existing lease be cancelled and that a new lease be entered into subject to the above mentioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Request to cancel lease - City owned property: N/S 34th Avenue between Slocan and Kingsway

The Supervisor of Properties reports as follows:-

"The City-owned property, legally described as Lots 21-23, Blocks 1 and 2, D.L. 52, is situated on the north side of 34th Avenue between Slocan and Kingsway. The property is zoned RS-1, One Family Dwelling District and has been leased to Mr. Karass' Steak House Limited since November 1, 1969. The tenant operates a restaurant on Kingsway and the City property provides customer parking for seven cars.

The present lease was renewed from July 1, 1975 and expires on June 30, 1980 at a present monthly rental of $117.50. There is a rental review due on December 31, 1977.

The lessee is in arrears on the rent and owes $810.00 up to July 31, 1977. The tenant was contacted regarding payment of the rent and the upcoming rental review. In the discussion, the tenant advised that he no longer requires the City property for parking purposes and he requested the City's consent to cancel the lease. The lessees' restaurant premises was recently reduced by one-half when the next door building containing the large dining room was leased to another party. The tenant advised that he will make every effort to pay the rental arrears up to July 31, 1977.

Under terms of the lease, provision is made for the City to terminate the lease with notice for default in the payment of rent. In addition, the City is entitled to claim three months' current rent as liquidated general damages.

It is recommended that the lease of Lots 21 to 23, Blocks 1 and 2, D.L. 52, to Mr. Karass' Steak House Limited be terminated as of July 31, 1977 and the Supervisor of Properties be authorized to take whatever action necessary to recover rents owing."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd. . . . .

INFORMATION

5. Hamilton Hotel, 519 Hamilton Street - Room Rentals

The Supervisor of Properties reports as follows:

"The Supervisor of Properties submits the following information in connection with the letter from Mr. G.W. Michaels of June 16, 1977, to the Mayor and City Council.

The letter, in essence, states that the City cannot recover the cost of alterations at a room rental of $27.00 per week, that the renovation and rental of these 19 units creates unfair competition for the local hotels in the area, that the rooms are being filled with transients i.e. vocational school students who are already being subsidized by education allowances. It contends that the Hamilton Hotel is absorbing tenants from surrounding hotels and therefore, the rents should be set at a much higher rate to prevent this situation. Alternatively, Mr. Michaels feels that the City should not solicit tenants from the normal public sector, but close the doors to all but specified needy individuals.

BACKGROUND:

The ground floor of this two-storey building at 519 Hamilton Street was originally rented by the City for a single men's hostel. The second floor contained rooms under lease to an operator. This lease was bought out by the City to eliminate a water seepage problem from inadequate drainage facilities in the plumbing system.

Subsequently, the building was acquired on December 31, 1973, with Land Purchase Funds and the use for a single men's hostel on the ground floor was continued until the Department of Human Resources vacated the building in October 1974.

In September 1975, Council approved funds for improvements on the main floor to accommodate Fire Wardens and Health Inspectors who were previously located in rented premises at 306 Abbott Street.

Based on a recommendation of the Property Endowment Fund Board, Council, on February 24, 1976, gave approval to alter the second floor to provide sleeping rooms at minimal standards, subject to R.R.A.P. funds being available The Federal Government, although having previously indicated R.R.A.P. funds were available, subsequently stated they were not available as the property was not in a N.I.P. area.

However, as there was a shortage of hostel accommodation at that time, the second floor was renovated, from Property Endowment Fund Board funds, at a cost of $124,000.00 plus $13,000.00 for furnishings and equipment. These renovations were carried out to comply with National Building Code and Fire By-Law requirements.

The renovated rooms contain a sink only and bathroom facilities are shared. Renovations meet minimum code requirements, there are no eating facilities on the premises and the laundry facilities are coin operated.

In connection with Mr. Michaels' letter, the room rentals will provide a return of the cost of second floor renovations in approximately 12 to 13 years, based upon full occupancy but will not provide a return on the full capital costs of land and building.

Cont'd . . . .

Clause No. 5 Continued

The Vancouver Resources Board social workers were advised in February 1977, that these accommodations would be available to its clients, some referrals have been made but fewer than expected. The Vancouver Resources Board use several hotels in this area to accommodate its clients. The rentals charged at the Hamilton Hotel are based on the rates charged for comparable accommodation in the immediate area and are acceptable to the Vancouver Resources Board.

It is noted that along with several small hotels in the area, the Salvation Army Hostel is in the close vicinity of the hotel. The local Vancouver Resources Board Offices are half a block up the lane. Mr. Schreck of the Vancouver Resources Board has been informed of the City's accommodation being available in this area as have tenants in other City buildings and it is apparent that the accommodation is not in high demand or competitive on the open market probably due to the lack of restaurant or housekeeping facilities being available on the premises.

In summary, the Hamilton Hotel is not highly competitive to the surrounding hotels insofar as the present occupancy rate is approximately 30%. There does not appear to be a high demand for the accommodation at the present time even though the rental is acceptable to the Vancouver Resources Board for referral of needy tenants.

Occupancy as of July 28th is as follows: six tenants in the building plus the caretaker, who are three Vancouver Resources Board recipients, one old age pensioner, one person from another apartment out of the area and one vocational school student on a grant from the Department of Indian Affairs.

It is noted that downtown small hotel occupancy fluctuates widely in relation to seasonal labour (fishing and logging etc.) causing a high vacancy rate in summer months."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 692 & 693

B

MANAGER'S REPORT

August 4, 1977

TO: Vancouver City Council

SUBJECT: Strathcona Evaluation Study: Stage II

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"Council, on October 28, 1975, approved a recommendation of the City Manager that the City approve the carrying out of Stage II of the Strathcona Evaluation Study by consultants Ptarmigan Planning (Laurie Hurwitz and Alberta Levitan) as recommended by the Strathcona Rehabilitation Committee, and that the City contribute 25% of the cost of the Study (estimated at $18,950, City's share $4,375.50) from Urban Renewal Capital Funds allocated to the Strathcona Rehabilitation Project.

The Strathcona Rehabilitation Project is a pilot rehabilitation project aimed at up-grading an older neighbourhood by a combination of rehabilitation of privately-owned buildings and publicly-owned services and utilities. It was substantially completed in 1975. Some additions involving park improvements should be completed this year.

The decision to share in an evaluation of the Project was taken by the City on January 4, 1974 on recommendation of the Strathcona Rehabilitation Committee, which noted that the agreement between the City and the senior governments provided for monitoring and evaluating. A two-part study was agreed on, the first part to be carried out early in 1974, and the second part to follow after a period of further rehabilitation activity in mid-1975. The intention was to provide a comprehensive evaluation which would be valuable to the development of new approaches to urban renewal.

The Stage I Study, done by the Social Policy and Research Division of the United Way of Greater Vancouver, and directed by Mr. L. I. Bell, which includes an overview of the evolution of the project, information on its administration, and details of various aspects of the rehabilitation process, was completed in draft in August, 1975. Final copies were supplied to the City, the Province, Central Mortgage and Housing Corporation, and the Strathcona Property Owners and Tenants Association in January, 1976. City Council on February 3, 1976, received copies through Manager's report of January 30, 1976.

The Stage II Evaluation Study was received in draft in November, 1976, and reviewed by members of the Strathcona Rehabilitation Committee. The Committee on February 23, 1977, instructed the consultants to complete the work. The Study expands and builds on the Stage I Evaluation by:

(1) Outlining and evaluating the consequences--social, physical and economic--of the project, and

(2) Suggesting what lessons can be learned which may be applicable to other similar projects in urban areas.

It has been produced as a main report entitled 'Strathcona Rehabilitation Project: Stage II Evaluation 1977' dated July 4, 1977, together with a summary in English and Chinese. The consultants note that, as it cannot be ensured that all readers will have access to the Stage I Study, they have found it necessary to repeat or summarize information from that Study to ensure that the Stage II document can be read on its own.

The Study is a thorough and critical review of the project. It makes numerous recommendations (pages 139 to 145) which form a valuable guide and checklist for those involved in similar projects.

Cont'd . . .

Some highlights of the conclusions and recommendations are:

--Although the project did not have the mandate or funding for a total up-grading, it acted as a catalyst to expand the concept of rehabilitation far beyond what was originally envisioned.

--More than 100 homes have been privately rehabilitated during or since the end of the project (in addition to the 229 properties rehabilitated through the project).

--The project represents a move toward more involvement of area residents than has been traditional in Canada, although the consultants conclude that the government representatives on the Rehabilitation Committee tended to maintain control over the budget and basic decisions.

--Neighbourhood Improvement and Residential Rehabilitation Assistance Programs have greater potential to take community improvement to a more comprehensive level than the legislation under which the Strathcona Project operated.

--Any planning intervention in a neighbourhood should start with a thorough understanding of the social, economic and cultural dynamics of the community.

--There should be commitment and adequate representation from major community interests at the initial stages of program planning.

--Research design should be developed at the outset--to facilitate data collection during implementation and allow periodic monitoring leading to detection of problems and suggestions for adjustments; a series of carefully evaluated projects would aid in formulation of new policies.

--At least 1% of the total project budget should be allocated to evaluation.

Many of the recommendations are being followed in current similar projects in the City, although constraints of time and finances place limitations on how intensively they can be pursued. The consultants' recommendations have therefore been drawn to the attention of Planning Department staff for consideration in the preparation of such programs. Copies of the Study have been distributed also to the Strathcona Property Owners and Tenants Association, the Province and Central Mortgage and Housing Corporation, and to other City departments.

Copies of the Strathcona Evaluation Study Stage II, together with the Summary (on file in the City Clerk's Office) are supplied for the information of Members of Council."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 693

C

MANAGER'S REPORT

August 18, 1977

TO: Vancouver City Council

SUBJECT: City Hall Cafeteria

CLASSIFICATION: Recommendation & Consideration

In response to a suggestion from Mayor Volrich that the Cafeteria on the sub-ground floor of City Hall is inadequate, the City Architect replied that he shared that opinion. He reports as follows:

"History

The architectural firm of Townley & Matheson, when making proposals for City Hall renovations suggested that the former Alderman's parking garage be renovated to provide a new cafeteria. The proposal was rejected by Commissioner Sutton-Brown.

When the detailed replanning of the sub-ground floor was carried out, serious investigations were made to expand the cafeteria into areas now occupied by the Printing Division, but it was found that there was only just adequate space for the Printing Division.

In the 1974 Budget submissions this Division requested funds for carpet for the seating area, but this was not accepted by the Budget Committee. This year we resubmitted this request, but when we were advised that only essential items would be approved, we withdrew it.

Possible options of improvement for consideration:
(all costs are approximate only)

1) To improve the area, but expend minimum funds the following work could be carried out:

a)	Carpet seating area	-	$2,500.00
b)	New drapes	-	800.00
c)	Replace existing ceiling tile with a tile with higher sound absorbtion	-	1,000.00
			$4,300.00

2) I would recommend that the minimum proposal noted above be expanded to include the replacement of the existing ceiling and light fixtures with a new installation similar to that provided in the men's lunch room on the sub-ground floor. This would cost an additional $6,500.00 for a total of - $10,800.00.

3) A major improvement could be made by replacing the existing furniture with upholstered bench seating at walls and higher quality tables and chairs. This would not increase the seating capacity significantly. Estimated cost from $15,000.00 to $20,000.00

4) Increase size of lunch room by:

a) Remove wall between cafeteria and corridor and expand 2'0" into corridor. This will increase the seating by approximately 10, and give the impression of a larger cafeteria.
Estimated cost - $5,000.00

b) Remove adjacent women's washroom and expand cafeteria into this space. This will increase seating by approximately 15. Estimated cost - $15,000.00
This proposal is not recommended because of the relatively high use of the washroom.

5) a) Install another cafeteria in some other location. This will probably involve removing some other function, such as the Printing Division, from City Hall.

b) Construct a new cafeteria as an addition to City Hall, possibly as an expansion of the connective corridor to the East Wing."

The City Manager

- RECOMMENDS implementing (1) and (2) with the estimated cost of $15,000 to be charged to Contingency Reserve
- Submits for Council's CONSIDERATION items (3) and (4a)
- RECOMMENDS against items (4b) and (5).

FOR COUNCIL ACTION SEE PAGE(S) 693

D

MANAGER'S REPORT

August 18, 1977

TO: Vancouver City Council

SUBJECT: Proposed Housing Development at 2nd and Wallace

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Permits and Licenses reports as follows:

"On August 9, City Council passed the following motion following adoption of the minutes of the Special Information Meeting of Council on Thursday July 28, 1977 in the Bayview Community School:

a) That Council advise the Director of Planning it has no objection to his issuing the development permits for the Penta and Dunbar projects at 2nd Avenue and Wallace;

b) That the Director of Planning report further on the Greater Vancouver Housing Corporation project at 2nd Avenue and Wallace taking into account the various concerns expressed at the Public Information meeting on July 28, 1977, including design of the project, land use and potential traffic problems.

The Director of Planning advises that he has approved the issuance of development permits for the Penta and Dunbar projects subject to certain conditions. He further advises that he is presently dealing with the Development Permit Application for the Greater Vancouver Housing Corporation and that he will report to Council separately on that application.

The Comptroller of Budgets and Research advises that each of the sponsor groups has received a summary of lease terms which incorporate schedules of rent over a 50 year period, which in the cases of the Dunbar group and G.V.H.C. meets Council policy for non-market housing. In the case of the Penta group the rent reflects a special mark down approved by Council on November 2, 1976. All of the groups have said they are prepared to enter into leases upon the terms and conditions stipulated by the City. The Penta group has confirmed acceptance of their terms in writing and the others have been requested to do so when actual lease documents for signature will be drawn.

If the Planning Director's negotiations with the G.V.H.C. concerning its Development Permit Application results in a City request to reduce the number of units or otherwise materially alter the present design, the G.V.H.C. may ask for a change in the rent structure. If so, Council will be advised when the Director of Planning reports on the Development Permit Application.

All of the conditions attached to the approval of the Development Permit Applications for the Penta and Dunbar groups are routine except one which makes evidence of registration of the individual parcels of land in the Land Registry Office a precondition. Subdivision of the site into three lots is currently awaiting approval of the Subdivision Approving Officer and is the subject of the recommendation included in this report. The Director of Planning advises that if Council amends the resolution referred to, the Approving Officer will approve the subdivision plan and registration in the land registry will follow."

The above report of the Director of Permits & Licenses is for the information of Council.

The Director of Planning reports as follows:

"Council will recall the memorandum from the Director of Planning dated July 28, 1977, advising that an error had occurred during Council's approval of a resolution applying a condition at the time the site was rezoned to CD-1 (Comprehensive Development District).

The resolution of Council as approved at the Public Hearing on August 25, 1976 currently reads as follows:

ii) 'The owner shall formally dedicate land for lane, utility easement and road widening purposes as required by the City Engineer and as shown in Appendix 'C' of the July 6, 1976 City Manager's report and consolidate this site into one parcel and register same in the Land Registry Office.'

The wording of the resolution, as approved, differs from the resolution as proposed in the Manager's report of July 6, 1976 which reads as follows:

'The owner shall formally dedicate land for lane, utility easement and road widening purposes required by the City Engineer and as shown in Appendix 'C' and re-subdivide the site into three lots and register same in the Land Registry Office.'

In order to reflect the present situation and to simplify the wording, the Director of Planning recommends that the current resolution be amended as follows:"

"The City shall first subdivide the site to create three parcels and a lane and register same in the Land Registry Office."

RECOMMENDATION:

That the Condition ii) adopted by the resolution of the Special Meeting of Council (Public Hearing) on August 25, 1976 making reference to one parcel of land be amended as follows:

The City shall first subdivide the site to create three parcels and a lane and register same in the Land Registry Office."

The City Manager RECOMMENDS that the report of the Director of Permits and Licenses be received and Council approve the recommendation of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 693

MANAGER'S REPORT

August 19, 1977

TO: Vancouver City Council

SUBJECT: Two new positions, Administration Division, Health Dept.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"The Administration Division of the Vancouver Health Department is responsible for the department's budget, accounts, personnel, supplies, buildings and clerical staffing.

Since the mid-sixties, five staff in the central office of the Health Department have managed these support functions.

The load of work has increased markedly in the past five years due to:

1. Increased number of work locations (21) as opposed to 9 in 1967.

2. Increased staff of the department (70staff) due to assuming responsibilities for Home Care.

3. More complex financial service contracts e.g.
   1. Jericho Hill School for Deaf and Blind
   2. Youth Health Service (3 locations)

4. Amendments to the Community Care Facilities Licensing Act (8 staff)

5. Development of Volunteer Services.

6. An increased number of projects (e.g. Perinatal Health Projects).

7. Health Services to Vancouver Community Colleges.

All of these additional services are either fully or partially funded by other bodies. The accounting work has increased greatly.

To more efficiently manage the support services a reorganization is necessary. The increased staff required is as follows:

1. An Administrative Assistant

2. A Clerk-Stenographer

The estimated cost for two new positions of Administrative Assistant and Clerk-Stenographer on a permanent basis is as follows:

	October 1-December 31. 1977	January-December 1978
A. Administrative Assistant		
Pay Grade 26		
(i) Salary	$4,488.00	$17,952.00
(ii) Fringe Benefits 13%	584.00	2,334.00
B. Clerk-Stenographer III		
Pay Grade 13	2,580.00	10,320.00
(i) Salary		
(ii) Fringe Benefits	336.00	1,342.00
(iii) IBM Selectric Typewriter	900.00	
Total	$8,888.00	$31,948.00

Other office furniture is available for the proposed new positions of Administrative Assistant and Clerk-Stenographer.

The Comptroller of Budgets and Research advises that if this report is approved, source of funding would be Contingency Reserve.

The problem has been reviewed by the Director of Personnel Services and the City Manager. The City Manager concurs in the need for these additional positions and recommends their approval subject to classification by the Director of Personnel Services.

Your Medical Health Officer recommends the establishment of two (2) new positions of Administrative Assistant and Clerk-Stenographer, Health Department effective October 1, 1977, on a permanent basis."

In view of the considerable increase in the operations and complexity of the Health Department over the past five years, and in view of the impending further addition to that Department of the administration and assessment for the Provincial Long Term Care program in Vancouver, the City Manager considers the increases requested essential and RECOMMENDS approval of the recommendation of the Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 690

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 4, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, August 4, 1977 at approximately 10.00 a.m.

PRESENT:	Mayor Volrich, Chairman Ald. Brown Ald. Gerard Ald. Gibson Ald. Marzari Ald. Puil
ALSO PRESENT:	Ald. Bellamy Ald. Ford Ald. Rankin
COMMITTEE CLERK:	G. Barden

RECOMMENDATION

1. Fire Department Band - Constitution

The Committee considered a Manager's report dated July 28, 1977 (copy circulated) giving background on the Fire Department Band constitution which was prepared in 1939. The Band considers the constitution to be inappropriate due to the numerous changes in working conditions since 1939 and they have requested that it be revised. The following is a summary of the proposed changes to the constitution:

A. An increase in the number of Fire Department members from 28 to 35.

B. Approval of new uniform specifications involving an increase in City costs of $4,200 in the first year and $1,850 thereafter.

C. Approval of an increase in the number of command performances to 18.

D. Approval of time off for a full shift during all command performances.

E. The Fire Chief be authorized to call off-duty firemen to maintain minimum shift strength.

F. Approval of an increase in the vacation allotment to six shifts (equivalent to an additional break of fourteen days.)

G. Additional vacation to be at the option of the band member except during July and August.

It was noted that discussions had been held between the Band Executive, the Fire Chief, and City Manager and a compromise proposal was agreed upon to be submitted for recommendation to the Finance Committee.

Clause #1 Continued.

Following discussion by the Committee, it was

RECOMMENDED

A. THAT the compromise proposal be approved as follows:

(i) That Council approve a total of nine command performances per year, with Band members being granted the full shift off for the following four more lengthy engagements on:

Canada Day
Sea Festival Parade
PNE Parade
Armistice Day Service

(ii) That Band members be granted a full shift off during the remaining five performances if the shift strength is in excess of 143, otherwise, the Band member would be granted additional leave of one hour to allow for clean-up and meals before and/or after a performance.

(iii) That Council approve an increase in the vacation allotment to six shifts (equivalent to an additional break of fourteen days) such time to be granted at the request of the member and subject to the Fire Chief's scheduling.

(iv) That a Band member be entitled to his 50% pay premium while performing at a command performance on a statutory holiday when he is scheduled to be on duty, whether or not he reports for duty at the firehall.

B. THAT the following further requested changes to the Constitution be approved:

(i) That Council approve an increase in the number of Fire Department members in the band from 28 to 35.

(ii) That Council approve new uniform specifications involving an increase in City costs of $4,200 for 1977 and $1,850 annually thereafter.

C. THAT the Band be instructed to revise the Constitution accordingly.

D. THAT the Fire Chief report back to the City Manager in July 1978 on levels of shift strength on dates when bandsmen have taken additional vacation allotment.

2. Revised Budgeting System for the City of Vancouver

The Committee considered a Manager's Report from the Director* of Finance dated July 21, 1977 (copy circulated) on a revised budgeting system for the City of Vancouver.

The Director of Finance reported that the Finance Department has been watching the growth of new budgeting systems and their implementation in various organizations on the continent and has come to the

* Note - Report of Director of Finance on file in City Clerk's office.

Clause #2 Continued.

conclusion that a system combining program budgeting, management by objectives and zero-base budgeting would be most appropriate for the City. The proposed revised budget system would have four stages:

1. Program Budgeting
2. Program Analysis and Review
3. Zero-Base Budgeting
4. Performance Management

The Director of Finance stressed that the proposed new system will provide a better communication and priority setting tool for Council regarding the City's activities and improve Council's approach to budget decisions. However, any savings effected will be a decision of Council.

The City Engineer advised that his department would also require one additional staff person if such a system is to be established in the Engineering Department by 1979. This would bring the number of additional analytical administrative staff required up to five instead of four.

The Committee was concerned over the heavy expenditure projected to initiate stage one and it was suggested that a report be prepared showing costs and impact of a more modest program of up to three departments particularly Planning, Park Board and Health. Following lengthy discussion, however, the Committee decided it would prefer to proceed with departmental reviews and defer further consideration pending evaluation of the reviews.

RECOMMENDED

A. THAT the Finance Committee schedule a series of eight special meetings commencing in mid September to start a review of individual City Departments.

B. THAT the Mayor in consultation with the City Manager and Director of Finance be authorized to appoint a consultant to assist the Committee with the reviews with an initial authorization of $20,000 to be charged to the 1977 contingency reserve.

C. THAT all other items be deferred pending evaluation of the departmental reviews.

The meeting adjourned at 11.50 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 694

DISTRIBUTED MONDAY

I(i)

MANAGER'S REPORT

August 22, 1977

Vancouver City Council

SUBJECT: CONSULTANTS FOR REVIEW OF CITY DEPARTMENTS, Report I, Clause 2

CLASSIFICATION: Information

The City Manager reports as follows:

Clause 2 recommends that the Mayor in consultation with the Director of Finance be authorized to appoint a consultant to assist the Committee with the reviews.

In preparation for this, the City Manager and the Director of Finance have asked consultants for proposals, while pointing out that Council must still approve the Finance Committee's recommendation.

We met with representatives of seven interested consultants on August 15th, and discussed with them the attached briefing sheet (Appendix A.)

The matter was also discussed at a meeting of department heads on August 16th. In that discussion it was emphasized that the responsibility for each presentation to the Committee lies with the individual department, and the staff in Finance and in the Manager's office serves as an Assistance Group rather than as a Review Group. (cf. Appendix A item 1)

During that meeting, it was also decided that the attached schedule for Committee reviews would not permit enough preparation before the first review, and a delay of two weeks was recommended, with the first review (Planning Department) now scheduled for October 13.

It was also agreed that it would be worthwhile setting out concisely the objectives of the review process and the role of the consultant. My understanding of the Committee's views of this are set out in Appendix B.

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 604

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

AUGUST 4, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 4, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

ALSO PRESENT: Mayor Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Day Care Information Report

The Committee had before it for consideration a report entitled "Day Care: 1977" which had been submitted to the Vancouver Resources Board and was placed on the agenda at the request of Alderman Marzari, Vice-Chairman of the Committee, for information.

It was noted that a City Manager's report on Day Care will be brought to the Committee in September 1977.

Alderman Marzari requested that members of the Committee retain their copies of the report presented this date and following discussion, it was

RECOMMENDED

THAT the report "Day Care: 1977" be deferred until the Community Services Committee considers the City Manager's report on the topic of Day Care.

2. Moratorium on Drinking Establishments in the City

City Council, at its meeting on July 12, 1977, when considering the attached memorandum dated July 7, 1977 from the Mayor and the attached letter from the President of Savoy Enterprises Ltd., passed the following motion:

"THAT this whole matter be referred to the Standing Committee on Community Services and the President of Savoy Enterprises Ltd. be invited to make representation to the Committee when this matter is being considered."

At its meeting on July 28, 1977, the Committee considered a City Manager's Report dated July 20, 1977 on procedures for liquor licensing and the report (copy circulated) was deferred to today's meeting.

Appearing before the Committee on this matter were the Chief License Inspector from the Permits & Licenses Department, an Inspection Supervisor from the Permits & Licenses Department, the Head of the Development Permit Group of the Planning Department, representatives of the Police Department and representatives of the Woman's Christian Temperance Union.

Continued . . . . .

Clause No. 2 Continued

It was noted that the Mayor, in his memorandum of July 7, 1977, had recommended that Council advise the Liquor Branch that the City requests a general moratorium on the issuance of all further cabaret licenses in Vancouver for a period of at least one year with the situation then being reviewed.

Representatives of the Liquor Control & Licensing Branch had been invited to attend this meeting, but as the Liquor Act was before the House for a number of amendments, Branch staff felt it would be inappropriate for them to appear while the Liquor Act was undergoing revisions.

The Committee had previously expressed concern over the proliferation of licensed premises in the Downtown area, and at its meeting on December 9, 1976, considered a Manager's Report dated November 29, 1976 and the large map of the Downtown Peninsula which indicated there were a total of 370 liquor licenses providing seating for 59,945 persons as of June 1976.

The City Permits & Licenses Department had been requested to maintain and update this map and statistics contained in the November 29, 1977 Manager's Report.

The updated map was posted at the meeting and a new version of the November 29, 1976 Manager's Report (copy circulated) was distributed at the meeting showing statistics to August 1st, 1977, on the number of various types of licensed premises and their total seating capacity.

Following some brief discussion as to the difference between types of licensed premises, it was noted that as of August 1st, 1977, there were 50 additional liquor licenses issued in the Downtown core, for a total of 420 licensed premises, and that seating capacity had increased from 59,945 in June 1976 to 63,040 as of August 1st, 1977.

However, it was stressed that these figures are only indicative and cannot be considered as accurate because the Permits & Licenses Department is not advised by the Liquor Branch of licensed premises which may have closed since June 1976.

The Mayor told the Committee that during his recent discussion with the General Manager of the Liquor Branch, the General Manager had stated that of new cabaret licenses, over half soon go bankrupt, then close, and that the Liquor Branch has a policy of not automatically renewing these licenses.

A member of the Committee inquired then that if an establishment such as a cabaret had gone bankrupt and was for sale, would the purchaser have any assurance of buying the same type of business (i.e. licensed cabaret)?

It was pointed out that the purchaser must apply for a new liquor license, but that these licenses are not issued until the prospective new cabaret operator may have invested a considerable sum of money in facilities and equipment. It was pointed out that this is probably a precautionary measure of the Licensing Branch to ensure that the facilities proposed are actually installed before a license is issued; otherwise, the license would have to be issued based on drawings or blue prints which may or may not be adhered to by the license applicant.

A member of the public told the Committee that he applied for a lounge license on June 20th, 1977, and that if the City feels a moratorium on the issuance of licenses is desirable, it should apply only to new applications and not pending ones. This person said he had spent $20,000.00 on renovating a business establishment and is awaiting his license and he added that he had received a letter from the General Manager of the Liquor Branch stating that the City was proposing a moratorium.

Continued . . . .

Clause No. 2 Continued

It was noted by the Committee that at present no such moratorium exists.

It was pointed out to the Committee that it does have control over lounge licenses in that they are brought forward to the Community Services Committee in reports from the Development Permit Group of the Planning Department and that approval of the City via the Community Services Committee is required before the Liquor Branch will issue a license.

The Chairman of the Committee observed that from 1975 to 1976 there had been a $60-Million increase in the value of liquor sales in the Province and that while some of this increase may be attributable to higher prices, it indicates increased consumption of alcohol.

Inspector Ken Brown of the Vice Squad of the Police Department told the Committee that drinking problems in public houses (pubs) and lounges are such that the Police Department has had to assign full-time squads "to keep the lid on them".

The Inspector explained that new applicants for liquor licenses are investigated initially by the Police Department and are usually found to be legitimate, well-meaning business persons but that frequently after investing a large amount of money on a licensed premise, it will begin to lose money and it is at this stage that, in an endeavour to attract additional patrons, nude dancers or "kinky" entertainment is brought in.

Some of these establishments have had their licenses temporarily suspended following police reports to the Licensing Branch on the nature of their operations.

Inspector W. Baird of the Police Department added that police manpower is tied up for long hours controlling nightclubs, and that because of the deployment of police manpower, other areas of the City may suffer a reduction in police protection. He urged that there should be restrictions on the number of licensed premises and the seating capacity.

A member of the Committee inquired whether it was possible to suspend the business license of establishments providing nude or "kinky" entertainment, and the Director of Legal Services pointed out that the City of Toronto went to great lengths in an attempt to stop a strip tease operation and failed; that this entire legal matter boils down to the need for a proper definition of obscenity.

During discussion, members of the Committee suggested there should be a limit on the seating capacity - a maximum figure which should not be exceeded, and that if licensed premises closed, then the Committee could examine new applications. The Committee also felt that it should request the Liquor Control & Licensing Branch to advise the City of licensed premises and their seating capacities which close in order that the City has accurate figures.

A representative of the Woman's Christian Temperance Union distributed copies of a brief dated August 4, 1977 and read the brief to the Committee (copy circulated).

The Chairman suggested that the Committee should make it known that as far as future lounge licenses which come before the Committee for approval are concerned, the Committee should be restrictive.

Continued . . . .

Clause No. 2 Continued

The Chairman requested the Director of Legal Services to prepare criteria which the Committee could use in examining license applications and that such criteria might include the financial credibility of the applicant and whether the City could impose a maximum seating capacity in the City.

It was noted in the City Manager's Report dated July 20, 1977 that City Council, on March 11, 1977, when dealing with a liquor license for an accessory lounge of the restaurant at 1277/79 Howe Street passed the following motion:

"THAT the Planning Department be authorized to approve similar liquor permit applications which do not involve additions to existing premises.

It was also noted from the same Manager's Report that the Director of Planning had been advised that new liquor outlet applications for Gastown need not be reported to Council unless it was of an unusual nature.

The Planning Department, as a result of the Council motion, had therefore been approving holding bars ancillary to restaurant, not exceeding 10% of gross floor area of the restaurant, but those exceeding 10% were being forwarded for Council approval.

Following discussion, it was

RECOMMENDED

A. THAT the Planning Department report to the Community Services Committee with detailed information on all Development Permit Applications for licensed premises, including accessory lounges of existing restaurants.

B. THAT the Liquor Control & Licensing Branch of the Consumer Services Department of the Provincial Government be requested to advise the City Permits & Licenses Department of all licensed premises which may close and that if applications are made for such premises to be reopened, the Licensing Branch should request comment from City Council.

C. THAT the Director of Legal Services report to the Community Services Committee on the implications of the City requesting the Liquor Control & Licensing Branch to suspend the licenses of licensed premises which provide nude dancing involving sadism or violence.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 694

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

August 11, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, August 11, 1977, at approximately 10:30 a.m.

PRESENT: Alderman Brown, Acting Chairman
Aldermen Gerard, Gibson and Marzari

ABSENT: Mayor Volrich
Alderman Puil

CLERK: G. Barden

RECOMMENDATION

1. The Arts Club Theatre - Grant Request

The Committee considered a Manager's report dated July 28, 1977, (copy circulated) wherein the Director of Social Planning reported on a request from the Arts Club Theatre for a grant of $3,688 equal to one half the cost of using the Queen Elizabeth Playhouse between August 12th and September 30th, 1977.

The Arts Club Theatre plans to tour a major western production "Cruel Tears" and wish to open the show in Vancouver.

Following discussion it was

RECOMMENDED

THAT Council approve a grant of $3,688 towards rental of the Queen Elizabeth Playhouse for the Arts Club Theatre's presentation of "Cruel Tears".

2. Vancouver Family Month Planning Committee

The Committee considered a Manager's report dated July 22, 1977, (copy circulated) wherein the Director of Social Planning reported on a request from the Vancouver Family Month Planning Committee for help in developing a program which encouraged more family togetherness.

Rev. Val Anderson, V.F.M.P.C., advised that the Province and Mayor Volrich had both proclaimed May, 1977, as Family Month and the Social Planning Department and Park Board suggested that the major event should be a family day in Stanley Park. The total cost of the event was $4,500. Sources of revenue were United Way - $600 and public donations - $850. Originally they had requested the City for a grant of $2,500 and received $1,500 from the Social Planning General Information Budget. This leaves a deficit of $1,600 and, in view of the original request and the fact that the event 'Family Day in Stanley Park' was a suggestion of the Park Board and Social Planning Department, they requested that the City grant them an additional $1,600 to cover the deficit.

The Committee agreed that it was a very successful event and received good publicity, however it is not City policy to pick up deficits. It was felt however, that due to the City's involvement, it should split the difference, and following discussion, it was

RECOMMENDED

THAT the City grant an amount of $800.00 to the Vancouver Family Month Planning Committee equal to one half of the deficit incurred for Family Day in Stanley Park.

CONSIDERATION

3. Carefest '77 Grant Request

The Committee considered a Manager's report dated August 3, 1977, (copy circulated) wherein the Director of Social Planning reported on the Trinidad Canadian Friendship Association's request for a grant of $2,405.10 to mount a day long festival of Caribbean cultural activities on August 27, 1977.

It was noted that seven groups will perform and they are donating most of their services free, however, there is a total cost of $110.00 per group for transportation and honourariums. The Director of Social Planning recommends that the City cover these costs.

It was suggested that the Fishermen's Market should be approached for a contribution towards these costs, and following discussion, the following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

RECOMMENDED

THAT Council approve a grant of $770.00 to cover costs of transportation and honourarium for the seven groups performing in the Caribbean cultural activities on August 27, 1977, and staff report to Council on results of negotiations with the Fishermen's Market regarding cost sharing.

(Aldermen Brown & Gerard opposed)

RECOMMENDATION

4. Federal Employment Program - Canada Works 1977-78

On August 9, 1977, City Council considered a Manager's report dated July 27, 1977, on Federal Employment Program - Canada Works 1977-78 and passed the following motion:

"THAT

(a) The City participate financially to a maximum City cost of $100,000 in Canada Works Phase II 1977-78;

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

The Committee considered 22 projects in Canada Works 1977-78, plus a Payroll Clerk for the programs of which the City's share totalled $476,691.

The Committee heard representatives from Civic departments and Boards report on their submissions. The Park Board, when reporting on their item #3 - Street Tree Planting - Vancouver Kingsway, noted that there are N.I.P. funds available that might be used for a portion of the direct costs required from the City for this project. On the Park Board's item #21 - Wall Street - Kaslo to Slocan Street and #22 - Wall Street Park Development, it was suggested that staff investigate using funds from the sale of lands in the area for the City's share of these projects.

cont'd....

Clause No. 4 continued

The Planning Department reported on their project item #14 - Chinatown/Gastown Tree Planting and advised that the Planning Department has approximately $100,000 in their beautification fund for a project in Chinatown that has not yet been defined. The Director of Planning was requested to report to the Planning and Development Committee meeting that afternoon on whether beautification funds could be used for the City's share of this project.

The Police Department reported on their project #20 - Microfilming Historical Police Records and the Committee felt it was a high priority but might be left until 1978. It was agreed to place this project at the top of priority #2 and if it did not get approved this year, it would be given top priority in 1978.

Following further discussion, the Committee established priorities for each project as follows:

PRIORITY NO. 1

Department	Project	City Share
Park Board	Playingfield Improvements - Vancouver East	$17,522
	Playingfield Improvements - Vancouver Kingsway	$17,522
	Brock Park Development	NIL
	Jericho Beach Park Breakwater/ Pier	NIL
	Stanley Park Seawall Pedestrian/ Bicycle Path Project	NIL
Health	Project "Assist"	12,830
Library	Computerized Systems	11,354
Social Planning	Community Decoration	11,296
	Vancouver Civic Art Bank	3,288 *
	Civic Events Resource Team	15,483 *
	Living History	10,637
	City Publishing Report	3,236
Finance	Payroll Clerk	5,304
		$95,411

* The Committee approved one half of these projects for submission under Priority No. 1

PRIORITY NO. 2

Department	Project	City Share
Police	Microfilming - Historical Police Records	$ 6,888
Health	Operation "Thrust"	12,000 **
		$18,888

** The Committee approved $12,000 of the total $24,735 City share of the project for submission under Priority No. 2

cont'd....

Clause No. 4 continued

PRIORITY NO. 3

Department	Project	City Share
Park Board	Langara - Landscaping Environs of Fitness Track	$33,230
	Musqueam - Nature Park Development	31,860
	Jericho Park Development	32,738
	Stanley Park Forest - Removal of Fire Hazard	65,026
Health	Operation "Thrust"	13,235 ***
Social Planning	Civic Events Resource Team	7,742 ***
	Living History	5,319 ***
		$189,150

*** Balance

Following further discussion, it was

RECOMMENDED

A. That all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works 1977-78.

B. That all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval.

C. That the project 'Street Tree Planting - Vancouver Kingsway' be submitted under Priority No. 1 providing N.I.P. funds can be used for the City's share of this project.

D. That staff be requested to prepare a scheme for the Wall Street Park projects using funds from the sale of lands in the area for the City's contribution, and submit an appropriate proposal under Priority No. 1 if possible.

E. That the City Manager, in consultation with the Mayor and Alderman Brown, be authorized to submit additional projects of merit that do not require new City funds.

5. Brock House Society - Grant Request

The Committee considered a letter dated July 26, 1977, (on file in the City Clerk's Office) from the Brock House Society requesting a grant of $50,000.

Mrs. S. Lett, Chairman of the Fund Drive and Mrs. A.L. Molaro, Treasurer for the Society, reported that costs that could only be discovered after construction was underway and building codes applicable to the new construction, particularly fire regulations, have made it necessary to come back to the City for a grant to cover these unforeseen extra costs. They further reported that three years ago, Brock House was a derelict building worth only $100,000, today, they have had it restored and the City owns a heritage building that is worth approximately $500,000.

cont'd....

Clause No. 5 continued

The Director of Finance reported that he had reviewed their statement and everything seems to be in order.

It was noted that the Society had received grants as follows:

(a)	Provincial Government, Department of Recreation & Conservation	$110,000
(b)	Federal Government, Canada Works Grant	86,100
(c)	City of Vancouver (Office and Secretarial expenses)	3,500

(d) Mr. A. Schueck, their contractor, who has made a major reduction in his fee and has asked a number of his men to do the same as their personal donation toward the completion of what they consider a vital and worthwhile project

(e) Monies are available, but the use of same has been strictly stipulated for the development of the kitchen, dining room and some furnishings.

The Society assured the Committee that they had monies available for operating expenses and the Committee commended the Society in their fund raising drive. Following discussion, it was

RECOMMENDED

THAT City Council approve an additional grant of $50,000 to the Society to cover construction costs as requested.

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The meeting adjourned at approximately 12:00 noon

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FOR COUNCIL ACTION SEE PAGE(S) 604 605

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 11, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 11, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy
ABSENT	::	Alderman Puil
CLERK TO THE COMMITTEE	:	H. Dickson

The Minutes of the Planning and Development Committee meeting of July 14, 1977 were adopted.

RECOMMENDATION

1. Provincial Government Complex - Street Trees

The Committee had before it for consideration a Manager's Report dated August 5, 1977 (copy circulated) in which the City Engineer reported on the background and the present situation of the Provincial Government's proposal to use London Plane trees in the landscaping surrounding Blocks 51, 61 and 71 of the Provincial Government complex.

In the Manager's Report it was noted that despite some advantages of this particular species of trees, there are a number of characteristics which have led the Engineering Department and Park Board to conclude that London Plane trees are not suitable for the intended use.

Appearing before the Committee on this matter were Dr. Gordon Shrum and the Project Architect, Mr. Arthur Erickson with his assistants; and the City Engineer, members of the Engineering Department and representatives from the Park Board.

Mr. Erickson read to the Committee a prepared statement (copy circulated) in response to the City Manager's report.

The Project Architects showed a number of slides of the installations of the London Plane and other trees now in Vancouver and elsewhere.

The City Engineer pointed out that the Engineering Department has a policy to plant 1200 trees in the Downtown Core area and that the Department has no opposition to fancy larger trees provided the developer pays the cost of maintenance and enters into an encroachment agreement with the City saving the City from the maintenance costs and liability. However, the Province has refused to conform with this policy.

cont'd.....

Clause #1 continued:

Representatives of the Engineering Department and Park Board advised of their problems with these trees but the Provincial Government representatives do not agree these plane trees will be a problem.

There was considerable discussion by the Committee on this matter with some Committee members speaking favourably of the proposal put forward by the Province.

However, the Committee expressed concern over the issues raised by the Engineering Department, in particular, potential damage and high maintenance costs. The Committee noted it is not objecting to the tree planting project but is concerned over the question of maintenance costs and is particularly concerned over why the Province is not willing to enter into an encroachment agreement.

The Project Manager pointed out to the Committee that the Province last year offered to turn over what would be in effect a $20 million park (the landscaped portion of the Provincial complex) to the City and that the reaction of the City was that it (the City) was not prepared to enter into the maintenance costs inherent with the Province's offer.

The Project Manager indicated that the Province is therefore merely taking the same position as the City, that is, why should the Province pay the maintenance costs on property (the City's) that the Province does not own.

It was pointed out that Provincial officials have not yet finalized landscaping for block 51; that it's only blocks 61 and 71 that are before the City for consideration.

It was noted during discussion that it may be necessary for the City to amend its Encroachment Agreement By-law if the City is to accept the landscaping proposal put forth by the architects of the Provincial Complex.

The consensus of opinion of the Committee was that it was not prepared to make a decision at this time on this matter when technical staff representing the Province and the City had conflicting view points.

It was suggested by the Chairman that the City staff meet with the Provincial Project Architects to clarify their differences of opinion and provide the Committee with more precise information on potential dangers of the high density London Plane landscaping project proposed by the Province.

The Project Manager and the Architect reminded the Committee that they had offered to sell some of the trees to the City at a reduced cost.

Following discussion, it was

RECOMMENDED

THAT further consideration of the City Manager's Report dated August 5, 1977 on the Provincial Government Complex street trees be deferred to the next meeting of the Planning and Development Committee and in the meantime City staff meet further with officials of the Provincial Government Complex in an endeavour to iron out as far as possible the major differences and report back including any additional information available.

cont'd.....

Clause #1 continued:

FURTHER THAT the City Manager discuss with Provincial Government officials their offer to sell to the City a number of the London Plane trees.

2. Half Yearly Review of the Planning Department Work Program

The Committee had before it for consideration a Manager's Report dated August 4, 1977 (copy circulated) in which the Director of Planning reported on his Department's work program. Included in the recommendations of the Director of Planning was that a new position be established in the Zoning Division.

It was noted by the Committee that the City Manager was reluctant to agree to a permanent increase in the staffing of the Zoning Division particularly when the pace of the redevelopment may be slowing down, but that efficient operation in the Zoning Division is important to a developing community.

Following discussion, it was

RECOMMENDED

A. THAT the Central Area Division 1977 work program be adjusted by deferring the following items for reconsideration when the 1978 work program is determined:

1. Central Area Plan Overview
2. Review and revision of False Creek zoning
3. Central Area Development Permit Process Information Program
4. False Creek Area 3 Concept and Strategy Plan

B. THAT a position of Assistant Zoning Planner be established in the Zoning Division and that the Director of Personnel Services be instructed to classify the position and submit his recommendation to the City Manager for approval.

C. THAT the purchase of necessary furniture and equipment, as detailed in this report, be approved.

D. THAT the $8,390 estimated costs for 1977 for salary, furniture and equipment be allocated from Contingency Reserve.

PROVIDED THAT

E. The whole staffing be reviewed when a new Zoning Planner has been appointed.

F. If in the meantime a vacancy is created among the junior staff in the division that this position not be filled except by Council approval.

cont'd.....

3. Vancouver General Hospital - Facilities Planning

On March 29, 1977, when considering a development permit application for a new emergency treatment facility at V.G.H., City Council requested the Hospital to submit a revised plan for the Hospital facility in this CD-1 area.

The Committee had before it for information a Manager's Report dated July 7, 1977 in which the Director of Planning reported on the background and major concerns of planning in the area of the Vancouver General Hospital. It was noted in the Manager's Report that the Director of Planning intends to contact V.G.H. staff to discuss the matters raised in the report, as well as the question of a comprehensive plan for the area and that further reports will be submitted to the Council with more information at a later date.

During a brief discussion of this matter, the Chairman requested Alderman Brown to investigate the feasibility of development of a park in this CD-1 zone and report back to the Committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager's Report dated July 7, 1977 be received.

4. Federal Employment Program - Canada Works 1977-78

At its meeting at 10:30 a.m. on August 11, 1977, the Finance Committee considered projects to be submitted to the Federal Employment Program Canada Works 1977-78 and it was noted that the Planning Department submitted a request for $31,040 in City funds for the Chinatown/Gastown tree planting project. It had been reported to the Finance Committee that the Planning Department has approximately $100,000 in its Beautification Fund for a project in Chinatown that has not been defined.

The Finance Committee had recommended that the Director of Planning report to the Planning and Development Committee the same afternoon whether the Planning Department's Beautification Fund could be used as a source for the City's $31,040 share of the funds needed for the Chinatown/Gastown tree planting project.

Alderman Brown, Vice-Chairman of the Finance Committee, explained this matter to the Committee and enquired whether the necessary money can be taken from the Beautification Fund for the Chinatown/Gastown tree planting project.

Following brief discussion, it was

RECOMMENDED

THAT the Planning Department Beautification Fund be used as a source for the City's share of $31,040 for the Chinatown/Gastown tree planting project to be submitted to the Federal Employment Program, Canada Works 1977-78.

The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 696

V

REPORT TO COUNCIL

JOINT MEETING
OF

STANDING COMMITTEE ON TRANSPORTATION
AND
STANDING COMMITTEE ON PLANNING AND DEVELOPMENT

August 11, 1977

A Joint Meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, August 11, 1977, at 3:30 p.m. in the No. 1 Committee Room, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman M. Brown Alderman W. Gibson Alderman M. Harcourt
ABSENT:	Alderman D. Bellamy (Civic Business) Alderman M. Ford Alderman G. Puil Alderman H. Rankin
COMMITTEE CLERK:	J. Thomas

During consideration of the first item Alderman Bellamy left the meeting to attend to other civic business. There being no quorum present for the balance of the meeting, this report by the remaining four members of the Joint Committee is submitted for the consideration of Council.

CONSIDERATION:

1. Parking Studies: Gastown and Chinatown Historic Areas

On May 11, 1976, Council considered a Planning Program for Chinatown and instructed the City Engineer to prepare a parking study of the area. When considering a proposal to develop the Gastown right-of-way as public open space City Council, on June 1, 1976, instructed the City Engineer to report back on aspects involving traffic and parking.

In a Manager's Report dated August 3, 1977, (circulated) considered by the Committee this day, the City Engineer summarized the results of studies conducted in both areas and discussed the following options for improving the parking situation:

- installation of parking meters;
- increases in parking meter rates;
- requirements for large developments to provide off-street parking;
- development of a civic parking garage.

After examining a statistical survey of parking spaces, a proposal for a parking policy in the area and the cost of developing a civic garage, the report concluded with the following recommendations:

A. THAT approval in principle be given to development of a civic parking garage or garages and that the City Engineer, in consultation with the Director of Planning and Director of Finance, report back on an appropriate site, or sites, and financial viability of development.

B. THAT approval in principle be given to the following policy for development of Gastown and Chinatown: All Development applications which propose development of vacant land, or redevelopment involving replacement of an existing building be required to provide parking in accordance with specific guidelines to be recommended by the City Engineer and the Director of Planning.

Cont'd . . .

Clause 1 Cont'd

These guidelines will relate the amount of parking to be provided in developments to the particular needs of the various parts of Gastown and Chinatown, taking into account matters of heritage, areas of pedestrian emphasis, accessibility, overall character and an overall parking strategy which achieves the most economic way of providing for the parking needs of these areas.

C. THAT, in order to improve the short-term parking supply in Chinatown, parking meters be installed on:

1. Georgia between Main and Gore
2. Union between Main and Gore
3. Gore between Union and Pender
4. Keefer between Main and Gore

D. THAT parking meter rates in the area bounded by Carrall, Main, Keefer and Alexander Streets be increased from 10 cents to 20 cents per hour and that the rates on new meters installed under Recommendation (C) be 20 cents per hour.

E. THAT the Director of Legal Services be instructed to take the necessary steps to amend the Parking Meter By-law if (C) and (D) are approved.

The Director of Planning concurred with the general recommendations and commented specifically on Recommendations (A) and (D) as follows:

Recommendation (A): should be the subject of further study and possibly amendment after other factors have been taken into account;

Recommendation (D): a higher rate of 40 cents may be necessary to achieve the goal of discouraging on-street long-term parking and encouraging use of transit.

The Director of Planning pointed out the recommendations met the immediate needs of the area but for the future it was important to develop longer range policies concerned with total accessibility to the Downtown peninsula, a coordinated management of all parking spaces available, and investigation of alternatives such as shuttle buses and increased use of taxis.

Mr. B.D. MacGregor, Traffic Division, reviewed the report with the Committee and advised the Gastown and Chinatown Historic Areas, located almost side-by-side, encompassed some twenty square blocks sharing common problem areas; therefore, it had been considered appropriate to examine both areas together for the purpose of the report.

The Committee was addressed by Mr. H. Con, who expressed the views of Chinatown merchants and also presented a brief (circulated) on behalf of the Chinatown Historic Area Planning Committee supporting the development of a parking garage in the Chinatown zone, preferably independent of a separate Gastown facility. Mr. Con suggested immediate relief could be achieved by limited public parking use of City-owned Sites C and D in the 300 Block East Pender. However, the City Manager pointed out development of the site was imminent with construction scheduled to commence within a year. Existing temporary parking arrangements would expire in November, 1977. Mr. Bowers advised sites had been investigated by City officials, but their locations could not be discussed publicly at this time.

Cont'd . . .

Clause 1 Cont'd

Mr. J. Nichol, Gastown Historic Area Planning Committee, referred to the Committee's concerns regarding the present parking situation in the area.

Mr. T. Mah, Vice-Chairman, Chinese Cultural Centre, spoke to a brief (circulated) which discussed the proposed parking policy and supported the establishment of a civic parking facility on the south side of Hastings Street. Keefer or Georgia, between Carrall and Gore, was suggested as the most desirable location. Mr. J. Wei advised the parking needs of the Cultural Centre had not been determined, but it was expected 500 to 600 parking spaces would be required. Discussion with the City would be welcomed when parking requirements had been established.

The Gastown and Chinatown representatives present referred in particular to the application of parking requirements for future developments and questioned the practicality of such a policy in view of the number of small 25-50 foot frontage lots in the area. Blanket standards applied without flexibility could result in a decline in development in the two areas.

The Committee referred to the need for subsidization for a civic parking garage and the City Engineer advised assistance would be required for an initial period of possibly ten years. Several lots in the downtown commenced operations with deficit financing but were now making surpluses and those surplus monies would be available for the new facility. This aspect would be reported on in depth in the next phase of the proposal.

It was

RECOMMENDED,

THAT recommendations A, B, C, D, and E contained in the report of the City Manager dated August 3, 1977, be approved.

2. Rail Rationalization Study

Consideration was given to a Manager's Report dated July 6, 1977, (circulated) in which the City Engineer and Director of Planning reported on a proposal to initiate a rail rationalization study in Vancouver.

The Manager's Report advised railways related closely to a number of current issues in the City including land use, transportation, and environment. However, some railway facilities in the City were now used to a low intensity and were occupying valuable urban property. Major opportunities existed for rationalization, possibly including the removal of some trackage and the more effective use of others, thus permitting the creation of parks, housing, transportation, and other facilities.

The full study was expected to cost the City between $100,000 - $200,000, but Federal Legislation, through the 1974 Railway Relocation and Crossing Act, provided for 50% Federal assistance toward the cost of rationalization studies and it was proposed the City should prepare an application to the Federal Government requesting 50% of the study costs. The first phase of the study would examine the Central area, west of Main Street with a second phase covering the rest of the City.

It was proposed the City hire an experienced consultant at an estimated cost of $25,000, to assemble the detailed information required for the application.

Cont'd . . .

Clause 2 Cont'd

The Committee was addressed by Mr. D. Hickley, Assistant Director of Planning, Central Area, who introduced Mr. Frank Leighton, the consultant responsible for the rail rationalization study prepared by the City of Kamloops.

The City Engineer referred to discussions already underway with rail companies in connection with growing truck traffic in the City. Vancouver was a major port with a major trucking problem and every cut-back in rail capacity resulted in a corresponding increase in truck traffic.

Mr. I. Adam, Traffic Division, outlined the scope of the study.

Following discussion, it was

RECOMMENDED,

THAT the Director of Planning and the City Engineer be authorized to engage qualified consultants, at an estimated cost of $25,000, to prepare an application to the senior governments for a Rail Rationalization Study, funds to be provided from Contingency Reserve.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 696

VI

REPORT TO COUNCIL

FROM ALDERMAN KENNEDY, CHAIRMAN, AND ALDERMAN HARCOURT

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

August 11, 1977

A meeting of the Standing Committee of Council on Transportation was scheduled for Thursday, August 11, 1977, to follow a joint meeting of the Standing Committees on Transportation and Planning and Development in the No. 1 Committee Room, third floor, City Hall; however, since a quorum was not present, the following report to Council is submitted by Alderman Kennedy, Chairman and Alderman Harcourt for INFORMATION.

PRESENT:	Alderman W. Kennedy, Chairman Alderman M. Harcourt
ABSENT:	Alderman D. Bellamy (Civic Business) Alderman M. Ford Alderman H. Rankin
ALSO PRESENT:	Alderman M. Brown Alderman W. Gibson
COMMITTEE CLERK:	J. Thomas

The Minutes of the meeting of July 28, 1977, were adopted.

INFORMATION:

1. Nelson Street - Thurlow to Stanley Park

City Council at a Court of Revision on February 24, 1977, noted a communication from residents of Nelson Street protesting the high volume of traffic on Nelson Street, and referred the question of long-term use of Nelson Street to the Standing Committee on Transportation.

Before the Committee for consideration was a Manager's Report dated July 19, 1977, (on file) in which the City Engineer reported on the role of Nelson Street in the West End Plan and reviewed present traffic conditions. The City Engineer concluded by recommending that Nelson Street (Thurlow to Stanley Park) continue to be classified as a West End distributor and that traffic volumes on Nelson and other streets be monitored to determine the necessity for implementing any measures to discourage non-local traffic.

Mrs. Carole Walker addressed the Committee on behalf of signatories to the Notice of Objection filed at the Court of Revision in February and referred to a brief dated August 8, 1977, circulated to the Committee the previous day.

The Chairman noted the 9-page brief comprised a comprehensive examination and critique of the Manager's Report before the Committee for consideration and therefore, in view of the lack of a quorum, he felt consideration should be deferred to a full meeting of the Standing Committee.

Mrs. Walker concurred and it was agreed by those present that consideration of the City Manager's Report dated July 19, 1977, be deferred to the next meeting of the Standing Committee on Transportation.

The meeting adjourned at approximately 4:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 696

PUBLIC INFORMATION MEETING

SPONSORED BY VANCOUVER CITY COUNCIL
& VANCOUVER PARK BOARD

August 11, 1977

A Public Information Meeting sponsored by Vancouver City Council and the Park Board was held on Thursday, August 11, 1977, at 7:30 p.m., in the West End Community Centre.

PRESENT: Commissioner Ian Bain, Chairman
Commissioners Atkinson, Fraser, Fowler DuMoulin and Wainborn

Aldermen Bellamy, Brown, Gibson, Kennedy and Rankin

ABSENT: Commissioner Livingstone
Mayor Volrich
Alderman Ford
Alderman Gerard
Alderman Harcourt
Alderman Marzari
Alderman Puil

CLERK: G. Barden

1. Seawall Promenade and Cycle Path - Stanley Park

The Chairman, Commissioner Ian Bain, introduced the head table and stated that the purpose of the meeting was to give the public complete and full information on the project known as the Stanley Park Seawall widening to make a separate pedestrian and cycle route around Stanley Park.

Alderman Gibson summarised the Council's dealings with the Devonian Group who donated $933,000 for the widening of the Seawall after considering several projects that had been submitted to them for consideration by the City.

Commissioner Fraser reported on the project and assured the public that no trees would be removed.

Mr. Larry Foster, Director of Planning, Vancouver Park Board, outlined how the construction of the project would be carried out and Mr. Richard Pavelek, Landscape Architect, took the public through the proposed project with slides and described the design construction, the siting locations which showed how the cycle path would be designed so that it would wind around the trees instead of removing them. It will be a three year program commencing immediately and be completed in 1980. It will cost a total of $1.75 million and the Devonian Institute will provide $933,000 over the next three years. The extra maintenance will be provided through the Federal Canada Works program.

Twenty-eight speakers were heard with seven in favour of the project proceeding and twenty-one opposing it. (List of speakers on file in the City Clerk's Office).

Some comments of those opposing the project were:

- remove the cars from the roadway and put in a bus or jitney service, return parking lots to green.

- bicycles should be restricted to the roadways, reserve one lane for the cyclists.

- the project will not solve the problem but increase it.

cont'd....

Seawall Promenade and Cycle
Path - Stanley Park (cont'd)

- the cyclists will destroy the pedestrians' communication with nature around the seawall.

- concern about the bay at Siwash Rock where people sit, the project will push people out into the open where it is not protected from the elements.

- path will not be wide enough for two cyclists to ride abreast.

- suggested that the walk around Englesea Lodge be completed.

Alderman Kennedy also opposed the project and stated that to widen the seawall would destroy its intimate privacy. He suggested that cars be slowed down in the park to make the roadway tolerable for cyclists. Alternatively, he suggested that the by-passes that allow commuters into the park could be closed off and allow one lane to be used for cyclists.

The Commissioners agreed to look into some of the concerns expressed and, together with the majority of the Aldermen, summed up the information meeting stating they felt the project would correct the problem of mixed cyclists and pedestrians and would greatly improve the seawall for everyone.

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The meeting adjourned at approximately 10:00 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 697

VIII

August 19, 1977.

VANCOUVER CITY PLANNING COMMISSION

REPORT TO: Vancouver City Council

SUBJECT: Stanley Park Entrance - Coal Harbour
Letter from Parks Board, June 29, 1977

On July 12, 1977 by a unanimous Resolution of City Council, a letter from the Parks Board to Council, dated June 29th, was referred to the Vancouver City Planning Commission for consideration and subsequent report to Council. We have met with the Parks Board in connection with their proposals re the Stanley Park Entrance and Coal Harbour, and with representatives of the Planning Department in regard to Harbour Park, and are now pleased to make our report to you.

The Parks Board Proposals

The letter of June 29th from the Parks Board to Council deals largely with concepts emanating from their Consultant's study of the Coal Harbour area. The City Planning Commission has heard the Consultant's presentation and members have expressed appreciation of Mr. Mann's broad approach to planning for the future of the area. They agree with and support his recognition of the need to interrelate planning for the function and development of Harbour Park, the south side of West Georgia Street, the entrance to the Park and its south-east sector. However, members feel that even this extended area represents only part of a complex series of interrelated issues. The area at the entrance to Stanley Park has to be viewed in the whole context of the function of the Park itself, the regional transportation issues involved in the long range future of the Causeway and the Lions' Gate Bridge and in the planning for the western waterfront of downtown, including the National Harbours Board sectors.

In view of these considerations, it is the opinion of the members of your Planning Commission that it is not possible to comment usefully on the details in the Parks Board letter in isolation from the major issues outlined above.

The City Planning Commission feels strongly, therefore, that the most useful action at the present time would be to establish mechanisms by which all the elements may be drawn together before any further specific solutions are adopted. The Commission recognizes that some major pieces of "the jig-saw puzzle" are already there through the studies that have already been undertaken. These include not only that by Mr. Richard Mann, but many studies over a long period of time by the City Planning Department, the City Engineering Department and also work under the auspices of the National Harbours Board, the Provincial Government, and the Greater Vancouver Regional District. The Commission feels that there is considerable urgency in this need for correlation and coordination, as strong pressures exist at this time in regard to the development of Georgia Street, the waterfront, the south-eastern part of the Park, the Causeway to the First Narrows Bridge, and the future of Harbour Park. Decisions taken in isolation from the general and long-range context could jeopardize the well-being of one of the most important and unique areas of Vancouver.

Recommendations:

We recommend, therefore, that:

(1) A task force be appointed forthwith to begin the work of coordination and correlation. The terms of reference of this task force should be:

(1) continued

(a) to establish goals and objectives for the general area impinging upon the entrance to Stanley Park, including Harbour Park, West Georgia Street, Coal Harbour, the Causeway to the First Narrows Bridge, and movement within the Park itself.

(b) to define the criteria necessary to guide decisions affecting this general area;

(c) to recommend a professional staff team and/or consultants (as required) charged with the task of preparing a program of sequential action (a systems approach) for the orderly future development of the area, and with undertaking a cost/benefit analysis for any proposed concepts.

(2) That the membership of this task force should reflect cooperation between elected officials, professionals and concerned citizens. It should include:

. The Chairman of the Planning Committee of the City of Vancouver
. The Chairman of the Planning Committee of the Parks Board
. The Chairman of the Vancouver City Planning Commission

with the power to add from time to time in a consultative capacity professional representation from the Parks Board and City Planning Department and from citizens who have demonstrated their interest and concern.

(3) In developing the suggested program of sequential action and cost/benefit analysis, the professional committee or team be asked:

(a) to take into account the considerable study and investigation that has already been undertaken by the City of Vancouver and the Parks Board, and other bodies;

(b) to investigate expenditures necessary to implement the preliminary phases of their proposed program and possible sources of funds.

(4) That the task force and the professional team submit a joint report to Council and a tentative date be set by Council for this report.

(Note: We do not necessarily envisage much in the way of additional study, rather do we see the professionals correlating the work that has already been done and relating it to the objectives and criteria established by the task force.)

Conclusion.

We believe that there would be good public support for our proposed coordinative approach. We look forward to the ultimate development of an action program. However we would hope that any suggested program would not involve such expenditure of funds as to deprive other areas of the city from legitimate development of local amenities.

While we do not feel that the work of the task force and of the professional team should be very prolonged, we recognize that it cannot be undertaken without some expenditures. In view of the concerns of several senior government departments we think there might well be an exploration of the possibility of obtaining some funding to assist the work of the proposed task force and professional team.

Our final note is perhaps the most important.

Stanley Park has been a cherished part of the lives of generations of Vancouver people, and any task force must not be pushed to make decisions for decision's sake.

Respectfully submitted,

John MacD. Lecky, Chairman

FOR COUNCIL ACTION SEE PAGE(S) 691

CITY OF VANCOUVER

SPECIAL COUNCIL - AUGUST 23, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, August 23, 1977, at 2:00 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Bellamy
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Kennedy (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Bellamy in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Housekeeping Amendments

An application was received from the Director of Planning to improve the administrative and general sections of the Zoning and Development By-law #3575 as follows:

(a) Amendments are proposed to revise or reword Section 10 (General Regulations) and Section 11 (Special Provisions). Minor amendments are also proposed for Sections 3 to 9, inclusive, and consequential amendments throughout the By-law to section references.

(b) Amendments are proposed to the section references of the Sign By-law No. 4810 in accordance with the amendments to Zoning and Development By-law #3575.

The application was approved by the Director of Planning

Mr. Porter, Zoning Division, briefly outlined the proposed amendments for the information of Council.

The Deputy Mayor called for speakers for or against the proposed application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:10 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of August 23, 1977, adopted on September 13, 1977.

MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 13, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Father James Comey of Holy Rosary Cathedral, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gibson
SECONDED by Ald. Brown
THAT the minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), and the Special Council Meeting (Public Hearing), both dated August 23, 1977, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Development of Block 80, D.L.541
King George High School Site

City Council at its meeting on August 23, 1977, when considering an announcement by B.C. Hydro that an office complex would be developed on Block 80, referred to ramifications of the proposal within the context of the G.V.R.D. Livable Regional Plan. The City Manager advised the matter of B.C. Hydro's demolition permit application relating to buildings presently on the site (including King George and Dawson Schools) and a report on B.C. Hydro manpower and its deployment within the region would be before Council on September 13, 1977.

Cont'd....

REPORT REFERENCE (Cont'd)

Development of Block 80, D.L. 541
King George High School Site

For Council consideration were the following:

a) City Manager's Report dated September 6, 1977, in which the Director of Planning reports on the development of Block 80;

b) Letter from B.C. Hydro dated September 7, 1977, summarizing the Authority's position;

c) Letter from B.C. Hydro dated August 22, 1977, analyzing the distribution of Hydro jobs and locations of employee residences;

d) Report of the City Manager dated September 7, 1977 in which the Director of Legal Services reports on Bill 77, the new Heritage legislation;

plus - - a letter from the Heritage Advisory Committee, dated September 12, 1977, reaffirming its original recommendation that King George High School be designated as a Heritage Building.

Mr. D. Hickley, Assistant Director, Central Area Planning, gave a brief report reference to Council on this matter.

The Mayor referred to a letter which he recently received from Mr. Robert Bonner, Chairman of B.C. Hydro, indicating that Hydro would not be interested in developing this site if it were necessary to retain the King George High School.

Professor McLeod, Heritage Advisory Committee, addressed Council and reinforced the Committee's recommendation that the building be designated and appropriate uses be investigated.

Mr. E. A. Robertson, Consultant Engineer for B.C. Hydro advised that his investigations of the condition of the King George High School indicated that the basic structure is not sound. He reiterated that B.C. Hydro would not be interested in developing this site if the King George High School were to be retained, as it would be uneconomic to attempt to restore this building.

MOVED by Ald. Rankin
THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law to designate the King George High School as a Class 'A' Heritage structure, and interested parties be given an opportunity to address Council when the By-law is before it for consideration; in the meantime, the demolition permit applied for by B.C. Hydro be with-held.

- CARRIED UNANIMOUSLY

The Council recessed at 3.45 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.00 p.m. at which time Alderman Gibson was absent.

UNFINISHED BUSINESS

1. Special Joint Council/Park Board Committee re Jericho.

Due to the absence of Alderman Gibson, it was agreed to defer consideration of this matter to the evening when all Members of Council would be present.

2. Central Park Parking - Regulation By-law

Council on May 24, 1977, deferred a Manager's report dated May 20, 1977, recommending that Council approve By-law No.7019 of the Municipality of Burnaby, being a By-law to regulate parking in Central Park, pending discussion with B.C. Telephone Company on the matter of alleviating employee parking problems in the area surrounding their new building.

Before Council for consideration was a report of the City Manager, dated August 16, 1977 in which the City Engineer put forward the following for consideration:

A) Not endorsing the 'no parking by-law' and instead ask Burnaby to permit parking in Central Park, on an interim basis, so as to reduce the amount of parking taking place on residential streets in Vancouver.

B) Formally advising Burnaby and B.C.Telephone of Vancouver's concern about the need for reducing on-street parking, through development of additional surface parking on-site, increasing staggered hours, improving incentives for car-pools and improving transit service. In addition, B.C. Telephone should be asked to undertake a parking demand study based on employee desires at their Burnaby office.

C) If Council do not wish to pursue (A) or (B), they should approve the by-law as submitted May 24, 1977.

MOVED by Ald. Rankin
THAT this matter be referred to the Standing Committee on Transportation to initiate early discussions with the Municipality of Burnaby on provision of adequate employee parking for both Phase I and Phase II of the B.C. Telephone development in this area.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Stanley Park Causeway Public Meeting

Council noted a memorandum from the Mayor, dated August 29, 1977, advising that Council on August 23, 1977, appointed a Task Force to co-ordinate the whole matter of the entrance to Stanley Park, Coal Harbour and the Park Causeway.

The Mayor reminded Council of its previous resolution to hold a Joint Council/Park Board Public Meeting on the Stanley Park Causeway and suggested it might now be advisable for Council to postpone the Public Meeting pending the report of the Task Force.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Stanley Park Causeway (Cont'd)

MOVED by Ald. Rankin
THAT the proposed Joint Council/Park Board Public Meeting on the Widening of the Stanley Park Causeway, not be held.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT Council concede that the Park Board has control of the Stanley Park Causeway area and, therefore, the decision on this widening should rest with the Park Board.

- (carried)

(Alderman Kennedy opposed)

MOVED by Ald. Gerard
THAT the above motion by Alderman Rankin be deferred

- LOST (tie vote)

(Aldermen Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

The motion to defer having lost the motion by Alderman Rankin was put and CARRIED.

2. Cap's Cabaret - 1018 Burnaby Street

Council, on August 23, 1977, when dealing with the matter of Cap's Cabaret, resolved:

'THAT a request be forwarded to the Liquor Control and Licensing Branch to consider an application from Capolini Restaurants Ltd., for conversion of its premises to a neighbourhood pub, on the understanding that the City will be given the opportunity of first conducting a pub plebiscite on the usual basis to determine the City's position on the application.'

Council noted a letter dated August 30, 1977, from the Director of Licensing, Liquor Control and Licensing Branch, advising that the General Manager would not consider a 'D' Class License (Neighbourhood Pub) for Cap's Cabaret. The General Manager has indicated that on his return from vacation he will consider holding a hearing pursuant to Sections 21 and 22 of the Liquor Control and Licensing Act, on the matter of Cap's Cabaret.

MOVED by Ald. Harcourt
THAT the communication from the Liquor Control and Licensing Branch, be received for information.

- CARRIED UNANIMOUSLY

3. Britannia Community Centre
- Staffing.

In a letter dated September 6, 1977, the Executive Director of Britannia Community Services Centre requested an opportunity to address Council this evening on the report of the Standing Committee on Finance and Administration dated August 25, 1977 on Staffing of Britannia Community Centre.

MOVED by Ald. Harcourt
THAT the request of Britannia Community Services Centre be granted and the delegation be heard this evening.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Development Permit Application
496 West King Edward Avenue.

In a memo dated September 9, 1977, the Deputy City Clerk advised that a number of persons had requested to address Council this evening on the City Manager's report (Building & Planning Matters Clause 4) on Development Permit Application No. 78103 - 496 West King Edward Avenue.

MOVED by Ald. Harcourt
That the requests of the persons mentioned in the Deputy City Clerk's memorandum of September 9, 1977, be granted and the delegations be heard this evening.

- CARRIED UNANIMOUSLY

5. Cutbacks in Late Night
Transit Services

Council noted requests from Downtown Eastside Residents' Association and the Amalgamated Transit Union - Division 101-134 to appear as delegations, on the report of the Standing Committee on Transporation dated August 25, 1977, re cutbacks in late night transit services.

MOVED by Ald. Harcourt
THAT the requests from the Downtown Eastside Residents' Association and the Amalgamated Transit Union, be granted and the delegations appear before Council on September 27, 1977.

- CARRIED UNANIMOUSLY

6. Arbutus- Burrard Connector

In a letter dated September 12, 1977 the Kitsilano Rate-payers' Association requested an opportunity to address Council when Alderman Puil's motion on the Arbutus-Burrard Connector is before Council.

MOVED by Ald. Puil
THAT the delegation request be granted and the whole matter be deferred until the Council meeting on September 27, 1977;

FURTHER THAT any other subsequent requests to address Council on this matter be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 9, 1977

Works & Utility Matters
(September 9, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Local Improvements on the "Initiative Principle" and by "Petition"
Cl. 2: Local Improvement by Petition
Cl. 3: Request to Cancel Street Lighting Project on Quadra Street
Cl. 4: Lease of Portion of the Lane North of 41st Avenue, East of Collingwood
Cl. 5: Tender Awards

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)
(September 9, 1977)

Local Improvements on the "Initiative Principle" and by "Petition"
(Clause 1)

MOVED by Ald. Ford
THAT the Local Improvement project to replace obsolete lights in the six block area bounded by Marguerite, Granville, 45th and 49th Avenues, not be undertaken;

FURTHER THAT Council approve the recommendations of the Deputy City Engineer with respect to all other projects advanced on the "Initiative Principle" and by "Petition" in this report.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2, 4 & 5

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 2 and 4 be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Request to Cancel Street Lighting - Quadra Street
(Clause 3)

MOVED by Ald. Ford
THAT the City Engineer be instructed not to proceed with the installation of the lighting on Quadra Street from 18th Avenue to the lane north of 18th Avenue, and that the Local Improvement Schedule No. 439 be amended accordingly;

FURTHER THAT the affected owners not be charged for the work already carried out with respect to this project.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Champlain Heights - Enclave 3
Cl. 2: Grandview-Woodland Local Area Planning Program - Status Report
Cl. 3: Rezoning - W/S Fraser between 14th and 15th Avenues (3025 Fraser)
Cl. 4: D.P.A. - 496 West King Edward Avenue
Cl. 5: D.P.A. - 3179 - 3181 Point Grey Road
Cl. 6: D.P.A. - 115-121 Keefer Street
Cl. 7: Rezoning - N/S Kingsway between Boundary and Ormidale (3665 Kingsway)

Champlain Heights - Enclave 3
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (Cont'd)

Grandview-Woodland Local Area Planning Program - Status Report
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Bellamy, the Liaison Alderman for this area was requested to discuss with the Planning Committee the question of a minimum number of members for the Committee, for report back.

Application to Re-zone - West Side Fraser Street between 14th and 15th Avenues
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the Director of Planning, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Clause 4. For Council action on this clause see page 27.

Development Permit Application
3181 Point Grey Road
(Clause 5)

MOVED by Ald. Puil
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application
115-121 Keefer Street
(Clause 6)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Rezoning - 3665 Kingsway
(Between Boundary & Ormidale Street)
(Clause 7)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Greek Day - June 26, 1977
Cl. 2: Buses Operating on Granville Mall Transitway
Cl. 3: Sidewalk Cafe - The Crepe Machine, 1480 West 11th Avenue
Cl. 4: Gastown Days Parade and Celebrations
Cl. 5: Metrication - Traffic Speeds and Distances
Cl. 6: South Bypass - State of B.C. Hydro/City Negotiations
Cl. 7: Canadian Paraplegic Association Safety Driving "Roadeo"

Greek Day - June 26, 1977
(Clause 1)

During consideration of this matter, the Deputy City Clerk advised that a delegation request had been received from Mr. Pappas. Council noted that the Director of Social Planning has been asked to report on the whole matter of local area festivals.

MOVED by Ald.Puil
THAT consideration of this report and the delegation request be deferred pending receipt of the report from the Director of Social Planning.

- CARRIED UNANIMOUSLY

Buses Operating on Granville Mall Transitway.
(Clause 2)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Kennedy opposed)

B. Property Taxes in Phase 1, Area 6, False Creek.

Council noted a request from the False Creek Co-operative Housing Association to address Council on this matter.

MOVED by Ald. Harcourt
THAT the delegation request be approved, consideration of this report be deferred, and in the meantime the Chairmen of the Standing Committees on Finance and Administration and Planning and Development, the City Manager, and appropriate officials, meet with the False Creek Co-operative and other concerned groups, to discuss this matter for report back.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters (Cont'd)

Sidewalk Cafe - The Crepe Machine
1480 West 11th Avenue
(Clause 3)

MOVED by Ald.Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- (referred)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters (Cont'd)

Sidewalk Cafe - The Crepe Machine
1480 West 11th Avenue
(Clause 3) (Cont'd)

MOVED by Ald. Rankin
THAT this matter be referred to the Standing Committee on Community Services for full discussion, to include a review of other liquor outlets in the vicinity of The Crepe Machine.

- CARRIED UNANIMOUSLY

Gastown Days Parade & Celebrations
(Clause 4)

MOVED by Ald. Harcourt
THAT the Gastown Historic Area Co-ordinating Committee be granted permission to close the streets detailed in the report of the City Engineer, dated September 9, 1977, to vehicular traffic on September 24, 1977 from 8.00 a.m. to 12.00 midnight and on Sunday, September 25, 1977, from 11.00 a.m.to 10.00 p.m. to accommodate the Gastown Days Festival; this approval to be subject to the following conditions:

a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed parade and closure, such indemnity to be in the form of insurance in which theCity of Vancouver is named insured.

b) Any food concessions to be approved by the City Health Department.

c) All relevant licences be obtained by the applicant prior to the events.

d) The cost of temporary traffic controls be borne by the applicant.

e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.

FURTHER THAT the Provincial Government Liquor Administration Branch be advised that the Council has no objection to the sale of alcoholic beverages on the streets in question during this festival.

- CARRIED UNANIMOUSLY

Metrication - Traffic Speeds
and Distances.
(Clause 5)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

South Bypass - State of B.C.
Hydro/City Negotiations
(Clause 6)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters (Cont'd)

Canadian Paraplegic Association
Safety Driving "Roadeo"
(Clause 7)

MOVED by Ald. Bellamy
THAT the request of the Canadian Paraplegic Safety Driving "Roadeo" Committee to close to vehicular traffic 28th Avenue from Willow to Oak on Sunday, Septmber 25, 1977 from 10.00 a.m. to 4.00 p.m., be approved, subject to the following:

a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

b) Any food concessions be approved by the City Health Department.

c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

d) The cost of temporary traffic controls be borne by the applicant

FURTHER THAT Council approve a grant of up to $150.00 to the Canadian Paraplegic Association to defray expenses of signing, barricading and street cleaning for this event.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Finance Matters
(September 9, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: 'Poser' and 'Reser' Expenditures
Cl. 2: Grandview-Woodland N.I.P. Appropriation of Funds - Community Services Directory
Cl. 3: Consultant re Security System for Centennial Museum
Cl. 4: Investment Matters (Various Funds) July 1977
Cl. 5: Interest on Prepayment of Real Property Taxes
Cl. 6: The Orpheum - Additional Funding
Cl. 7: Quarterly Review of Revenues and Expenditures, 1977 Operating Budget as at June 30, 1977

Clauses 1 - 5 inclusive

MOVED by Ald. Ford
THAT Clause 1 be recieved for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5, be approved.

- CARRIED UNANIMOUSLY

The Orpheum - Additional Funding
(Clause 6)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Aldermen Gerard and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Quarterly Review of Revenues and Expenditures, 1977 Operating Budget, as at June 30, 1977 (Clause 7)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager with respect to the increase in Contingency Reserve, be deferred pending receipt of the September Quarterly Review of Revenues and Expenditures, 1977 Operating Budget;

FURTHER THAT the remainder of the recommendations of the City Manager contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters (September 9, 1977)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Demolitions
Cl. 2: Cancellation of Sale - S/S 800 Block East Hastings Street
Cl. 3: Rental Review - Lease of Portion of Heather Street south of S.W. Marine Drive
Cl. 4: Mortgage of Two Leases by City to R.E. Porter Ltd.
Cl. 5: Burrard Street Widening - 1804 West 4th Avenue Compensation to Lessee
Cl. 6: Lease of Premises - West Point Grey Branch Library
Cl. 7: Cancellation of Two Existing Leases with Bantam Holdings Ltd. (Holt Glass Ltd.)
Cl. 8: Encroachment onto City-owned Property - S/S King Edward between Sophia and John Streets
Cl. 9: Expropriation for Burrard Street Widening - 2065 Burrard Street

Clauses 1 - 8 inclusive

MOVED by Ald. Puil
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7 and 8, be approved.

- CARRIED UNANIMOUSLY

Expropriation for Burrard Street Widening - 2065 Burrard Street (Clause 9)

MOVED by Ald. Puil
THAT consideration of this clause be deferred pending receipt of further information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Planning and Development, August 25, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Status Report of Major Development Permit Applications
Cl. 2: Monthly Status of Rezoning Applications
Cl. 3(A) Three L.I.P. Funded Programs in the Planning Department
Cl. 3(B) Paper on Floating Homes
Cl. 4: City-owned Land in the Camosun Bog Area
Cl. 5: Zoning for the Kitsilano Conversion Areas

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3-(A) & (B), 4, and 5, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, August 25, 1977

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Insurance on Contents of Frame Rooming Houses
Cl. 2: Liquor Licenses - Vancouver East Cultural Centre, City Stage, York Theatre, David Y.H. Lui Theatre & Vancouver Jazz Society
Cl. 3: Fire By-law Enforcement - Seven 'Core Area' Hotels
Cl. 4: Ferrara Court
Cl. 5: Complaint re Condition of Residential Accommodation 1749 East 7th Avenue
Cl. 6: Noise Complaint re Hare Krishna Temple
Cl. 7: Shopping Hours
Cl. 8: Civic Grant Requests for Social Services - Summer Quarter

Clauses 1, 3, 4, 6 & 7.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 3, 4, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Requests for Liquor Licenses - Various Theatres (Clause 2)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Gerard opposed)

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee on Community Services (Cont'd)

Complaint re Condition of Residential Accommodation - 1749 East 7th Avenue. (Clause 5)

During consideration of this clause Council noted a letter from Rose, Gale & Co., advising that the hot water tank is now working properly.

MOVED by Ald. Rankin
THAT this clause in the Committee's report, and the letter from Rose, Gale and Company be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Requests for Social Services - Summer Quarter. (Clause 8)

The Deputy City Clerk advised that a request for deferral of their grant request had been received from the Catholic Community Services Association, to provide an opportunity for a representative of the Association to appear before Council.

MOVED by Ald. Rankin
THAT consideration of the grant request for the Catholic Community Services Association be deferred; and the delegation request be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT a grant of $3,796.00 to the Canadian Wheelchair Sport Association, B.C. Division, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT a grant of $6,360.00 to the Social Planning and Review Council of B.C., be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Gerard opposed)

MOVED by Ald. Rankin
THAT a grant of $11,841.00 to The Kettle Friendship Society, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT a grant of $8,435.00 to the Cedar Cottage Neighbourhood Services (Portuguese Worker), be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT a grant of $4,122.00 to Rape Relief, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee on Community Services (Cont'd)

Civic Grant Requests for Social Services - Summer Quarter (Clause 8) (Cont'd)

MOVED by Ald. Rankin
THAT a grant of $4,937.00 to ASK Friendship Centre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT a grant of $7,125.00 to Vancouver Life Skills, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT a grant of $500.00 to the Lower Mainland Stroke Association, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT a grant of $2,600.00 to the South Hill Sports Association, be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown,Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT all approved grants be subject to any terms and conditions set out by the Director of Social Planning in Appendix "A" of the City Manager's report dated August 11, 1977.

MOVED by Ald. Rankin
THAT no action be taken on the following grant applications:

B.C. Federation of Women (Transition House Conference)	$ 3,370.00
Burnaby Halfway Lodge Society	10.000.00
Family Place.	4,000.00

- CARRIED UNANIMOUSLY

Submitted for consideration of the Committee was a recommendation of the Director of Social Planning that $11,650.00 be granted to the Family Services of Greater Vancouver for a Family Service Worker in the Grandview Woodland area. At this meeting the Committee had requested the Director of Social Planning to prepare for Council a supplementary report on this application.

Before Council this day was a memorandum dated September 9, 1977 from Social Planning providing additional information on this grant request and suggesting that Council take no action on the application from the Family Services of Greater Vancouver for a grant of $11,650.00.

MOVED by Ald. Rankin
THAT no action be taken on the grant request from the Family Services of Greater Vancouver.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, August 25, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Maintenance Cost for Special Street Lighting in Gastown
Cl. 2: 'Quarterly Review' and 'Urban Reader'
Cl. 3: Britannia Community Services Centre Society - Staffing
Cl. 4: Implications of Reduced Density - Phase 2, Area 6, False Creek

Maintenance Cost for Special Street Lighting in Gastown. (Clause 1)

MOVED by Ald. Brown
THAT the on-going maintenance costs be borne by the City at large provided abutting property owners pay installation costs for mercury vapour lamps.

- CARRIED

(Ald. Gerard, Puil and Rankin opposed)

Clauses 2 and 4

MOVED by Ald. Brown
THAT the recommendation of the Committee as contained in clause 2, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

Clause 3. For Council action on this clause see page 29.

IV. Report of Standing Committee on Transportation, August 25, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Cassiar/Cambridge Loop
Cl. 2: Late Night Transit Services
Cl. 3: Pedestrian Actuated Signal - Skeena and Hastings Streets

Clauses 1 and 3.

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Clause 2. For Council action on this clause see page 5.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on Planning and Development, September 8, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Community Facilities, Phase 2, Area 6, False Creek
Cl. 2: Implications of Reduced Density, Phase 2, Area 6, False Creek

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Shell Canada Ltd.'s Self-Serve Gas Station)

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW AND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (Housekeeping Amendments)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy and Marzari and the Mayor were excused from voting on this By-law.)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (3665 Kingsway)

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 4804, BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

5. BY-LAW TO AMEND BY-LAW NO. 4849, BEING THE STREET & TRAFFIC BY-LAW (Metric Conversion of Speeds and Distances in Motor Vehicle Act)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying & Consolidating with Abutting Lands (W/S Hudson, North of 71st Avenue)

MOVED by Ald. Ford
SECONDED by Ald. Gerard
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) All the road dedicated by the deposit of Plan 8873 adjacent to Lot "D", Block 16, District Lot 318, Plan 8873 is no longer required for road purposes;

(3) The owner of said Lot "D" wishes to acquire this portion of street;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 8873 adjacent to Lot "D", Block 16, District Lot 318, Plan 8873 be closed, stopped up and conveyed to the owner of said Lot "D"; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes (North 2' of South 12' of Subdivision "C", Lots 1 and 2, Block 45, D.L. 184 Plan 2660)

MOVED by Ald. Ford
SECONDED by Ald. Gerard

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of the South 12 feet of Subdivision "C" except the North 20 feet shown on Plan 4162, now highway, Lots 1 and 2, Block 45, District Lot 184, Plan 2660, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 19, 1977, and marginally numbered LF 8381, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (Lot 5, Block 23 of Blocks 10 to 13 and 22 to 25, D.L.'s 391 and 392)

MOVED by Ald. Ford
SECONDED by Ald. Gerard

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 5, Block 23 of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392,described as follows:

Commencing at the northeasterly corner of said Lot 5;

Thence South, 10 feet, following the easterly limit of said Lot 5;

Thence N 45° W, 14.14 feet, more or less to intersection with the northerly limit of said Lot 5 at a point 10 feet westerly from the northeasterly corner of said Lot 5;

Thence East, 10 feet, following in the northerly limit of said Lot 5 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 11, 1977, and marginally numbered LF 8373, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

D. Allocation of Land for Lane Purposes (North 2.5' of Lots 18 to 24, Block 107, D.L. 264A)

MOVED by Ald. Ford
SECONDED by Ald. Gerard
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2.5 feet of Lots 18 to 24, Block 107, District Lot 264A, the same as shown outlined red on a plan prepared by G. Girardin, B.C.L.S., dated August 25, 1977, and marginally numbered LF 8382, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Burrard Arbutus Connector

MOVED by Ald. Puil
SECONDED by Ald. Kennedy

THAT WHEREAS traffic problems are being compounded in the Point Grey Road area and in the Kitsilano area generally;

AND WHEREAS the Burrard-Arbutus Connector offers a future solution to the traffic problems extending from Burrard Bridge to Point Grey;

AND WHEREAS none of the property acquired for the physical right-of-way of the Connector has been disposed of;

THEREFORE BE IT RESOLVED THAT the City leave future options open by not disposing of the properties required for the Arbutus Connector;

AND FURTHER THAT the City withdraw its offer to the G.V.R.D. to lease a portion of the aforementioned land for housing purposes.

- DEFERRED
(See Page 5)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Gerard, seconded by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Gerard
SECONDED by Ald. Kennedy
THAT WHEREAS on May 25, 26 and 27, 1978, the show "Oh! Calcutta!" is tentatively booked into the Queen Elizabeth Theatre which is a civic-owned and operated theatre;

AND WHEREAS this will bring into our highly subsidized civic theatre a show which is very strongly "sex" oriented in the name of entertainment;

Cont'd....

NOTICE OF MOTION (Cont'd)

AND WHEREAS the show, if held, will set a precedent for other similar types of shows for booking into the three civic theatres;

AND WHEREAS the show seriously challenges acceptable community standards;

AND WHEREAS the citizens of Vancouver have a right to expect leadership by its Council in the matter of community standards;

THEREFORE BE IT RESOLVED THAT the Vancouver Theatres Board and the Theatres Manager be instructed not to allow a booking in the civic theatres for the show "Oh! Calcutta!".

(Notice)

The following Notice of Motion was submitted by Alderman Puil, seconded by Alderman Kennedy, and recognized by the Chair:

MOVED by Ald. Puil
SECONDED by Ald.Kennedy

THAT WHEREAS an agreement has been entered into between the City of Vancouver and the Devonian Group, as to the widening of the Stanley Park Seawall;

AND WHEREAS the said agreement has not as yet been executed;

AND WHEREAS the proposed widening of the seawall will produce major changes in the visual impact of this pleasant pedestrian walkway;

AND WHEREAS large numbers of concerned Vancouverites and organizations have actively protested the proposed changes to the seawall;

THEREFORE BE IT RESOLVED THAT the Devonian Group be asked to agree to withdraw from the said agreement;

AND FURTHER THAT the Board of Parks and Recreation immediately stop all work on the widening of the seawall.

(Notice)

The Council recessed at 5.45 p.m. to reconvene in the Council Chamber at 7.30 p.m.

The Council reconvened at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Unification Church - Appeal re License to Solicit for Charity

The Special Committee of Council re Control of Soliciting for Charity considered an application by the Unification Church for a Soliciting for Charity license on July 27, 1977, and instructed the Chief License Inspector to not approve the application.

Appearing before Council this evening was Mr. Wayne Lamond, Director of the Unification Church appealing the decision of the Special Committee.

Before Council for information were the following documents:

(a) Letter dated August 9, 1977, to the Unification Church from the Chief License Inspector.

(b) Minutes of the Special Committee re Control of Soliciting for Charity meeting of July 27, 1977, together with the following attachments:

(i) memorandum dated July 18, 1977, from the Chief License Inspector to the City Clerk;

(ii) letter of application from the Unification Church dated July 5, 1977.

Mr. Lamond addressed Council urging that Council reverse the decision of the Special Committee and permit the members of his Church to solicit for charity.

MOVED by Ald. Gerard,
THAT Council confirm the action of the Special Committee of Council re Control of Soliciting for Charity in the matter of the application of the Unification Church for a license to solicit for charity.

- CARRIED UNANIMOUSLY

2. Equal Employment Opportunities

Council on July 26, 1977, agreed to hear delegations on the report of the Special Committee on Equal Employment Opportunities. Before Council for consideration was the report of the Equal Employment Opportunity Committee dated July 8, 1977, containing a number of specific recommendations. Attached to this report was a report from the City Manager dated June 27, 1977, which had been considered by the Committee at its meeting on July 8th.

cont'd....

DELEGATIONS (cont'd)

Equal Employment Opportunities (cont'd)

Also before Council was a report of the City Manager dated July 28, 1977, detailing those recommendations of the Committee of which he concurred as well as setting out areas of disagreement with the Committee's recommendations. The Manager put forward the following three alternatives to Council

(1) maintain the present merit system without additional EEO provisions

(2) approve the recommendations on which there is concurrence, establishing basic EEO activities at a cost of about $25,000 per year in 1977 dollars

(3) approve some or all of the remaining recommendations; if all are approved, the more extensive program will cost in excess of $90,000 per year

and recommended that Council not approve a more extensive program than envisaged in alternative 2 above and submitted the question of any additional Equal Employment Opportunity activity for Council's consideration.

The following addressed Council in support of the Equal Employment Opportunity Committee's recommendations:

- Ms. Connie Kehoe, Committee of Progressive Electors (Brief Filed)
- Ms. Frances Phillips, Mental Patients Association (Brief Filed)
- Ms. Pam Frazee, B.C. Coalition of the Disabled
- Lee Grills, Vancouver Status of Women
- Representative of the National Association Canadian of Origin in India
- Bill Lum, Asian Canadian Association of Cultural Co-operation (Brief Filed)
- Doug Mowat, Canadian Paraplegic Association (Brief Filed)
- John Dusang, Khalsa Society
- Dr. L.A. Khan, Movement in Islam (Vancouver Branch) (Brief Filed)

Having heard representations from the above, Council then considered the recommendations of the Committee and the comments of the City Manager.

MOVED by Ald. Marzari,
THAT the following recommendation of the Committee be approved:

"A. THAT Council approve the establishment of an Equal Employment Officer.";

FURTHER THAT the City Manager report back to Council on appropriate classification and pay grade.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Equal Employment Opportunities (cont'd)

MOVED by Ald. Marzari,
THAT the following recommendations of the Committee be approved:

"B. THAT an Equal Employment Opportunity program be implemented as follows:

(i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept., in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.

(ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.

(iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of 'career ladders' or 'bridge positions' where these appear to be necessary to facilitate career advancement.

(iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped).

(v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(vi) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped.

(vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.

(viii) That an active recruitment program be established to develop components of outreach."

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed to (vii) and (viii))

MOVED by Ald. Marzari,
THAT the following recommendation of the Committee be approved:

"C. THAT the Equal Employment Opportunity Officer responsible, either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads."

- CARRIED

(Aldermen Kennedy and Puil opposed)

cont'd....

DELEGATIONS (cont'd)

Equal Employment Opportunities (cont'd)

MOVED by Ald. Marzari,
THAT the following recommendations of the Committee be approved:

"D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

(i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.

(ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.

(iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.

(iv) Create 'Bridge positions' between support and administrative and technical positions to give experience and open advancement opportunities.

(v) Ensure that internal training programs are equally available to women employees.

(vii) Provide special career counselling for women employees.

(viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.

(ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the following recommendation of the Committee be deferred for report from the Equal Employment Opportunity Officer:

"(vi) Develop new training programs for women that will enhance their promotion opportunities."

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Marzari,
THAT the following recommendations of the Committee be approved:

"Racial Minorities

(i) Make a special effort to recruit minority members using minority sources and media.

(iii) Review language and other job requirements to make sure that each requirement is truly job-related.

(iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.

cont'd....

DELEGATIONS (cont'd)

Equal Employment Opportunities (cont'd)

Racial Minorities (cont'd)

(v) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group."

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the following recommendation of the Committee be deferred pending report back from the Equal Employment Opportunity Officer:

"(ii) Review tests to eliminate any language, questions or content that has a cultural bias."

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT the following recommendations of the Committee be amended and approved:

"The Physically and Mentally Handicapped and Those Persons with Handicaps other than Visible Ones

(i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.

(iv) Review the problems of health insurance and fringe benefit packages for the handicapped to ensure that they do not act as a barrier.

(v) Initiate awareness seminars to help bring about changes in attitudes about the handicapped."

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the following recommendation of the Committee be amended and then approved:

"(ii) Review the recommendations of the accessibility study of City buildings."

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the following recommendation of the Committee be approved:

"(iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel."

- LOST

(Aldermen Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Equal Employment Opportunities (cont'd)

The Physically and Mentally Handicapped and Those Persons with Handicaps other than Visible Ones (cont'd)

MOVED by Ald. Puil,
THAT the following recommendation of the Committee be deferred for further consideration:

"(vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones."

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

(For original recommendations, see report of Committee on file in City Clerk's Office.)

MOVED by Ald. Harcourt,
THAT the Standing Committee on Finance and Administration consider the hiring practices of the Fire Department in the context of the recommendations of the Equal Employment Opportunity Committee's report dated July 8, 1977.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters (September 9, 1977) (cont'd)

D.P.A. 496 West King Edward Avenue (cont'd)

Earlier this day, Council had agreed to hear representations from interested persons on this matter. The following addressed Council:

- Mrs. L. Haimila, The Native Orientation of Women, read a brief which was circulated to Council requesting approval of the development permit application.

- Mr. B. Rosso, resident of the area, requested deferral of this item for two weeks on the basis of inadequate and insufficient notification of the neighbourhood. He opposed the application as he considers the location is not suitable for a facility of this type. He also read a letter from the President of the Central Cambie Ratepayers' Association opposing the application.

- Mrs. B. Blumes, resident of the area, also spoke in opposition to the application and requested a two week deferral of the item.

- Mr. R. Reid, resident of the area, opposed the application and stated there was confusion in the neighbourhood with respect to the actual aims of the centre and the activities which would be carried on there.

- Mrs. Betty Backman, Little Mountain Area Human Resources Society, read a brief in support of the application.

cont'd....

DELEGATIONS AND CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(September 9, 1977 (cont'd)

D.P.A. 496 West King Edward
Avenue (cont'd)

- Mr. S. Bodlak, Little Mountain Resources Board, also spoke in support of the development permit application.

- Mr. Harry S. Fan, owner of the house in question, urged Council to approve the development permit application.

MOVED by Ald. Rankin,
THAT the Director of Planning be advised that Council would favour the issuance of the development permit application to the end of the funding period (March 31, 1978), to the Thunderbird Activity Centre to use the premises at 496 West King Edward Avenue for an institution of philanthropic character or local area activity centre;

FURTHER THAT the Director of Social Planning report back to Council prior to expiration of the development permit.

- CARRIED

(Aldermen Kennedy and Puil opposed)

UNFINISHED BUSINESS (cont'd)

Special Joint Council/Park Board
Committee re Jericho (cont'd)

Council on July 26, 1977, when considering the reports of the Special Joint Council/Park Board Committee re Jericho dated June 23/July 7, 1977, deferred this whole matter including a motion by Alderman Ford, to the next regular meeting of Council when all members are present.

Council noted a letter dated August 10, 1977, from the Park Board distributed this day, setting forth the Board's position on Jericho Beach Park.

MOVED by Ald. Ford,
THAT the following recommendation of the Special Committee be amended and approved:

"THAT this Committee, recognizing Park Board autonomy in Park Board matters, also recognizes a need for an outdoor activity/summer festival area and recommends that Hangar 5 be offered by the Park Board under a lease or management agreement to a Users Committee for this purpose, with the Users Committee being required to attempt to raise capital funds for the necessary improvements."

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Ford,
THAT the following recommendation of the Special Committee be approved"

"THAT Hangar 7 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board."

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the following recommendation of the Special Committee be approved:

"THAT Hangar 3 be sold and removed."

- CARRIED

(Aldermen Marzari and Rankin opposed)

cont'd....

UNFINISHED BUSINESS (cont'd)

Special Joint Council/Park Board
Committee re Jericho (cont'd)

MOVED by Ald. Ford,
THAT the following recommendation of the Special Committee be approved:

"THAT Hangar 8 continue to be utilized for indoor participation sport activities at minimal cost to the Park Board."

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Kennedy left the meeting.

At its meeting on July 26, 1977, Council also deferred to the next regular meeting of Council when all members would be present, the following motion of Alderman Brown:

"THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately."

MOVED by Ald. Rankin,
THAT the above motion of Alderman Brown be deferred.

- LOST (tie vote)

(Aldermen Bellamy, Brown, Ford, Gibson and the Mayor opposed)

A tie vote having resulted, the above motion of Alderman Brown was then put and LOST.

(Aldermen Gerard, Harcourt, Marzari, Puil and Rankin opposed)

DELEGATIONS AND COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 25, 1977 (cont'd)

Britannia Community Services
Centre Society Staffing (cont'd)

Earlier this day Council deferred consideration of this Clause to permit representation from the Britannia Community Services Centre Board.

A representative of the Britannia Community Services Centre Board addressed Council and filed a brief requesting that in addition to approving the recommendations of the Standing Committee on Finance and Administration, that Council approve funds for an additional Clerk-Stenographer for the Centre.

cont'd....

DELEGATIONS AND COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 25, 1977 (cont'd)

Britannia Community Services
Centre Society Staffing (cont'd)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the establishment of an additional Clerk-Stenographer position at Britannia Community Services Centre be approved contingent on the Britannia Community Services Centre Board reducing its building services budget by an amount equal to the cost of this stenographic position.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 11.35.p.m.

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The foregoing are Minutes of the Regular Council Meeting meeting of September 13, 1977, adopted on September 27, 1977.

MAYOR

DEPUTY CITY CLERK

MANAGER'S REPORT

September 6, 1977

TO: Vancouver City Council

SUBJECT: Development of Block 80, D.L. 541 - King George School Site

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I. INTRODUCTION

This report deals with several matters relating to the potential redevelopment of Block 80, D.L. 541, which is bounded by Nelson, Burrard, Helmcken, and Hornby Streets. The specific matters are:

A. The March 14th, 1977 recommendation of the Vancouver Heritage Advisory Committee that the King George School be designated as an 'A' category heritage building.

B. The April 12th, 1977 recommendation by the Vancouver Heritage Advisory Committee that the Standing Committee on Planning and Development commission a consultant to indicate the physical and economic implications of retaining the King George School, and the Planning and Development Committee's subsequent recommendation that the Director of Planning prepare an outline of such a study for Committee consideration.

C. The August 19th, 1977 application by the B.C. Hydro and Power Authority to demolish all the existing structures on Block 80.

D. The stated intention of B.C. Hydro to build an office building on Block 80 to accommodate all of their existing downtown employees.

The purpose of this report is to provide information to Council on items B and D above and to put forward recommendations pertaining to items A and C above.

II. BACKGROUND

The King George School was built in 1892 and enlarged in 1897. It was used as a school until 1963 and has been vacant since that time. In 1970 the School Board advertised all of Block 80 for lease. As a result, several development proposals were received, and one featuring a hotel/office building, personal care home and retail stores was selected. In order to allow such a proposal, a rezoning to CD-1 was necessary. The rezoning was approved subject to several prior to conditions which were not met, resulting in Council not enacting the By-law. Changes were made in the plans and rezoning was again applied for in 1973. The Technical Planning Board recommended approval, and the Vancouver City Planning Commission recommended against the rezoning. The applicant asked that no further action be taken on their application at that time. No further action has been taken.

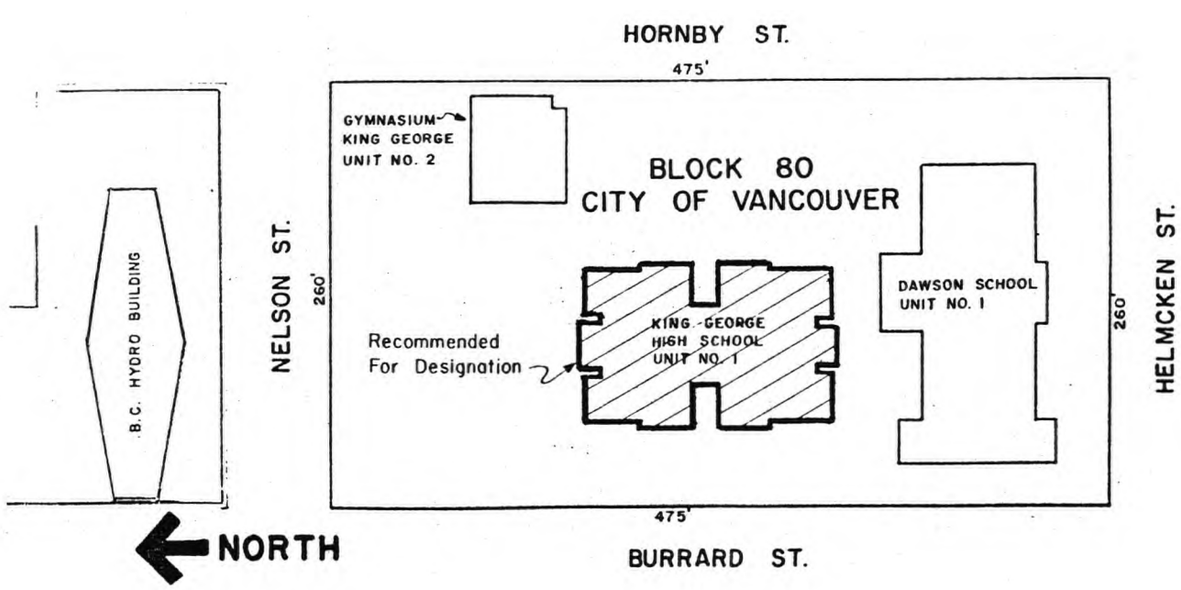

III. HERITAGE DESIGNATION

The King George School was recommended for designation as an 'A' class heritage building primarily for historic rather than architectural reasons. However, the recommendation did note the building's secondary architectural importance in being able to add "character and texture" to a changing part of the City. In a situation of this type, a class 'A' designation would involve only the exterior of the building. No constraints would be placed on altering the interior of the buildings in order to meet modern codes and space requirements. This type of designation would produce the same constraints that have been in effect in the Gastown and Chinatown Historic Areas since 1971.

IV. IMPLICATIONS OF DESIGNATION ON BLOCK 80 DEVELOPMENT

In May of 1977 Council approved a recommendation of the Standing Committee on Planning and Development that the Director of Planning, in consultation with the Director of Finance, prepare an outline of a study to indicate the physical and economic implication of retaining the King George School. This work was in progress at the time B.C. Hydro's offer to purchase the site was made public. As a result, the study was altered to deal with the the specific physical and economic implications of the retention of the school on the probable Hydro development. Because the study could now be focused on one specific scenario, the work was completed by staff rather than consultants.
The scenario is that Hydro would build on Block 80 an office building equal to the maximum allowed under the present zoning, and would retain the King George School for office use or some semi-public use. THIS SCENARIO ASSUMES THAT THE FLOOR SPACE OF THE EXISTING KING GEORGE SCHOOL WOULD NOT BE COUNTED AS PART OF THE FLOOR SPACE POTENTIAL OF THE SITE, AND FURTHER ASSUMES A MAXIMUM SITE COVERAGE OF 60% IN ORDER TO ALLOW AN APPROPRIATE AMOUNT OF OPEN SPACE ON THE PROPERTY.

A. Physical Implications:

Under the Downtown District Zoning a use of this type (office) would be acceptable and would have the following major constraints placed upon it:

- Maximum density is an FSR equal to 4.0 (i.e. 494,000 sq. ft.)
- Maximum height is 300 ft.
- Maximum parking is one space per 2,400 sq. ft. of office (i.e. 206 spaces)

After reviewing several development schemes, it was concluded that the various development controls on Block 80 do not impede the full development of the site AND the retention of the King George School. Two extremes of physical development serve to demonstrate this point:

1. If the maximum height (300 ft.) is used as the limiting factor, then the allowable FSR can be attained by occupying 14.3% of the site. In addition, the depth of excavation that would probably be required for the footings on a building of this height, would provide sufficient space to accommodate the maximum allowable parking within this same 14.3% of the site.

2. If a maximum site coverage of 60% is the limiting factor, then the allowable FSR could be attained by a building of only seven floors in height. In addition, the maximum allowable parking provided in one underground level (again well within the probable excavation required for footings) would occupy only 38.7% of the site.

AS THESE EXAMPLES SHOW, THERE IS AMPLE MANOEUVRING ROOM WITHIN THE RESTRICTIONS OF THE BY-LAW FOR THE DEVELOPER'S ARCHITECTS TO PRODUCE A SCHEME WHICH WOULD MEET THE ARCHITECTURAL SPACE REQUIREMENTS OF THE CLIENT, AS WELL AS ANY SPECIFIC DESIGN REQUIREMENTS WHICH THE CITY MAY WISH TO IMPOSE, WHILE RETAINING THE KING GEORGE SCHOOL. Because the retention of the King George School does not materially affect the development potential of Block 80, the following economic analysis is confined only to those costs and benefits that would accrue from the renovations of the structure itself.

B. Financial Implications

The Director of Finance comments as follows:

The economic implications of heritage designation, in this specific case, can be effectively measured by reviewing:

- the impact of retention on the probable development
- the comparison of the costs of retention with the costs of replacement.

The Director of Planning has confirmed that the decision to retain the King George School will not reduce the physical development potential of the site. From this, it can be concluded that, while the retention of the school will limit the alternative forms of development and will require a number of design, construction, and administrative adjustments, it will not materially affect the costs of development or the development potential of the King George School site.

B.C. Hydro commissioned Robertson, Kolbeins, Teevan, & Gallaher Ltd. (RKTG) to conduct a study of the additional costs involved in restoring the building versus replacing it with a comparable sized structure. In the report, they concluded:

> "that to rebuild the King George School would cost approximately 10 to 15 percent more than building a new building of the same square footage."

In light of the assumption that the King George School be exempted from the calculation of the FSR, no portion of the land costs need be included in the costs of renovation. However, as a replacement building would necessarily be included in the FSR, it would have to be charged a portion of the land costs. This difference in the allocation of land costs would reduce and probably reverse the reported cost differential.

Further information on the costs of retention/renovation are provided in the summary report of RKTG, which is attached as Appendix A. In summary, the consultant concludes that $4.4 million of the land cost should be allocated to the King George School and that construction, contingencies, fees and landscaping would cost $3 million. Upon review, the estimated total cost of $7.4 million is not considered to be an accurate estimate of the costs associated with the preservation of King George School. The following are believed to be more realistic estimates of the costs:

1. Land Costs - The consultant has charged to the King George School building approximately 70% of the acquisition cost of the site. In our opinion, the value of this site is a function of its development potential and the $6.4 million price that Hydro has reportedly offered is a function of its 494,000 sq. ft. potential. Effectively, Hydro has offered $13 per sq. ft. of allowable building area. As the retention of the building will not reduce the amount of space they can build, it should not be allocated any of the price that was paid to acquire the right to build.

2. Renovation Costs - The consultant has estimated construction costs including fees, contingencies, and landscaping to be $3 million or approximately $87 per sq. ft. However, a number of other buildings in Vancouver and Victoria have recently undergone restoration, and the reported costs of these renovations range from $22 per sq. ft. to $53 per sq. ft. More specifically, a number of current Gastown renovations have cost between $40 and $50 per sq. ft. These figures would indicate that the restoration of King George School should cost between $1.4 and $1.8 million.

3. New Construction Costs - In order to compare the above estimated cost of restoration with the cost of replacement, estimates of new construction costs have been taken from Real Estate Trends in Metropolitan Vancouver 1977. That publication reports hard construction costs for concrete buildings ranging from $30.50 per sq. ft. to $50.00 per sq. ft. (depending on whether it is low or high-rise). When soft costs ($6 to $10 per sq. ft.) and land costs ($13 per sq. ft.) are added, the cost to build a new strucutre would range from $1.7 million to $2.5 million.

IN CONCLUSION, IF THE FLOOR SPACE OF THE KING GEORGE SCHOOL IS NOT INCLUDED IN THE ALLOWABLE FSR OF THE SITE, OUR ANALYSIS INDICATES THAT THE DESIGNATION OF THE KING GEORGE SCHOOL BUILDING WILL NOT CAUSE ANY SIGNIFICANT ECONOMIC HARDSHIP TO THE OWNER OF THIS SITE.

From the above analyses, it can be seen that the designation and re-cycling of the King George School does not impair the development potential of Block 80, and can provide additional floor space at a cost that is comparable to that of new construction. IT WOULD APPEAR, THEN, THAT THE BENEFITS OF RETAINING THIS BUILDING, AS OUTLINED BY THE VANCOUVER HERITAGE ADVISORY COMMITTEE WOULD NOT BE OUT-WEIGHED BY THE DEVELOPMENT CONSTRAINTS ACCRUING TO BLOCK 80 AS A RESULT OF DESIGNATION.

V. IMPLICATIONS OF THE PROBABLE HYDRO DEVELOPMENT

From various documents submitted by B.C. Hydro, it would appear that their development plans for Block 80 are as follows:

A. To demolish all the existing structures on Block 80 and to use the site as a temporary parking lot.

B. To build on Block 80 an office building to accommodate ALL of their present Downtown Staff.

C. To then lease the existing building on Block 70 and thereby hold it in reserve to accommodate their anticipated Downtown growth to about the year 2010.

Under existing policy, the development of a temporary parking lot could not be approved for the Burrard Street frontage of Block 80.

At the present time B.C. Hydro has 2,950 employees in the Downtown. To accommodate all of them would require in the order of 650,000 gross sq. ft. of office space. The present zoning on Block 80 allows for a maximum of 494,000 gross sq. ft. of purely commercial floor space. However, by utilizing the residential bonus, a development could include up to 617,500 sq. ft. of commercial space and 123,500 sq. ft. of residential space, for a total of 741,000 gross sq. ft. on the site. This represents the maximum square footage which is considered appropriate on Block 80. It is possible that B.C. Hydro could eventually meet its own requirements on Block 80 by means of the various bonusing aspects of the Downtown District By-law. These bonuses would be subject to negotiations at the time that specific proposals are brought forward Until that time, no other site specific implications of Hydro's apparent plans for Block 80 can be delineated.

It should be noted that B.C. Hydro presently owns 156,500 sq. ft. of undeveloped land adjacent to their head office building at 970 Burrard Street. This gives them an existing development potential of 280,000 to 600,000 gross sq. ft. (depending on bonuses) over and above any potential they would acquire by concluding the purchase of Block 80.

In discussions with B.C. Hydro officials, they have stressed that they wish to acquire Block 80 in order to secure their options for the future consolidation and expansion of their Downtown Staff. They have no immediate plans to develop, and construction needed to meet their changing requirements has not been programed. Because of timing and phasing of any major proposal by Hydro for Block 80 would be of critical importance to its impact on the office decentralization program, no specific implications in this regard can be ascertained at this time.

CONCLUSION

The Director of Planning submits sections IV and V for the INFORMATION of Council and further RECOMMENDS:

1. That the King George School be designated as a heritage structure in accordance with the March 14th, 1977 recommendation of the Vancouver Heritage Advisory Committee.

   N.B. If the designation is approved, then the Demolition Permit Application filed by B.C. Hydro will stand refused. If the designation is not approved, then the Demolition Permit Application will be processed in the normal manner.

2. That the floor space of the King George School, as a heritage structure, not be included in the floor space calculations of any future development of Block 80.

3. That other bonuses may be negotiated at such time as any development proposals for Block 80 are brought forward."

The City Manager advises that a letter from B.C. Hydro setting out their position is forwarded with this report and submits the recommendation of the Director of Planning respecting Heritage designation for CONSIDERATION, noting that the Finance Department economic analysis indicates Heritage designation would not have a major impact on development economics. If Council approves Recommendation 1 of the Director of Planning, the City Manager RECOMMENDS approval of Recommendations 2 and 3.

FOR COUNCIL ACTION SEE PAGE(S) 1

K.K. 1 (iii)

MANAGER'S REPORT

September 7, 1977

TO: Vancouver City Council

SUBJECT: Bill 77 - New Heritage Legislation

CLASSIFICATION: INFORMATION

The Director of Legal Services submits the following report:

"On July 25, 1977 the Minister of Recreation, the Honourable Mr. Bawlf, introduced new heritage designation legislation to replace existing legislation now contained in the Municipal Act and the Vancouver Charter. The Bill received second and third reading and was passed on August 18th. It must be noted, however, that it does not become law until proclaimed by the Cabinet. Many statutes do not become operative until proclaimed, and the normal procedure is to deal with them in one proclamation when the session is concluded.

The main differences between the new Act and the old Act, in so far as the City and other municipalities are concerned, is as follows:

1. there is now a requirement to give formal notice of a proposed designation; and

2. there is also a requirement to publish advertisements to this effect.

The new Act also provides for entering into agreements respecting heritage conservation, and to acquire and dispose of property, and to acquire covenants or easements. It should also be noted that the new Act has been made binding on the B.C. Hydro. The heritage provisions which are in the Charter are not binding on the B.C. Hydro.

The most important difference, however, is the matter of compensation upon designation.

Section 11 of the new Act has the following provisions:

"(4) Where designation under subsection (1) decreases the economic value of the building, structure, or land, the Council may by by-law, provide a grant, loan, tax relief, or other compensation to the owner.

(5) Compensation provided under subsection (4) shall be deemed to be full and fair compensation for loss or damage suffered by the owner through the designation."

Hansard discloses that some members of the House view this as meaning that the amount Council determined was binding upon the owner and that unrealistic amounts could be set - e.g. $500 when the real loss is $5,000. Another example would be to declare the center site in a land assembly as heritage, pay nominal compensation and frustrate a proposed development.

In reply to this the Minister made the following statement:

"The thing which has been lacking (in the old legislation) in that respect is that the former Government expressly prohibited municipalities from paying compensation of any kind. It expressly prohibited them from recognizing that property could be seen to be taken or injuriously affected by way of designation.

Cont'd . . .

"This section which we are dealing with at present is a step - a very major step - in reversing that inequity inasmuch as it provides that the municipalities may make such payments in a number of forms.

The important thing in regard to the example drawn by the member for Oak Bay about the use of designation - the misuse of it, you might say - is that if such misuse occurs, the aggrieved owner in any event has as his ultimate measure the value of his property as it has been affected by such designation, and can seek recourse, as I've just described. If council has not paid due respect to that value, and has deemed an insufficient compensation to be conclusive of the matter, then the aggrieved party has resort to the courts. I would feel that it's vital indeed that this be the case; that no absolute power be conferred in the area upon a municipal council. I would hope that you accept this interpretation provided by legislative counsel in this matter and accept that the ultimate point of reference in such matters can be and should be the courts."

On the strength of this explanation, the House gave unanimous approval to the legislation.

It is patently obvious that the Government views heritage designation as a form of expropriation and expects the owners to receive full and fair compensation, much in the same way as an expropriated owner is entitled to full compensation. Such compensation may of course be negotiated, but if this is not successful then a form of arbitration hearing on value would have to be held. If the award is not satisfactory there is an appeal to the Courts.

The next question is if compensation is paid after a designation, what happens when it is de-designated or perhaps destroyed. There is no mention in the statute about paying back any compensation.

In short, there is now a real possibility that each and every heritage designation may, and probably will, result in some sort of compensation expense.

In so far as all existing designations are concerned, I believe our position at this point in time should be that they are preserved by virtue of sections 30 and/or 31 of the Interpretation Act. I do not consider that the new legislation obligates the City to make compensation for those buildings etc. that are already designated.

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for information.

FOR COUNCIL ACTION SEE PAGE(S) 1

SUPPORTS DEL. 2

MANAGER'S REPORT

July 28, 1977

TO: Vancouver City Council

SUBJECT: Equal Employment Opportunities

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Manager reports as follows:

Council will be considering today the report of the Committee on Equal Employment Opportunities (EEO), which recommends establishment of an EEO program. After obtaining the comments of all department heads and discussing the question with the Manager's Advisory Committee, the City Manager does not believe the data presented to the Committee justifies implementation of an EEO program. The introduction of such a program is therefore a question of policy for Council decision; maintaining the merit system without additional EEO activities is a serious alternative.

In the event Council decides to introduce an EEO program there are many issues of scale, nature, and administration of the program to be considered. The Committee report includes a submission from the City Manager outlining possible EEO activities should Council conclude one is warranted.

The purpose of this report is to review the Committee recommendations, indicating where the Manager's position and the Committee recommendations differ significantly.

Areas of Concurrence

Should Council decide an EEO program is desirable, the following Committee recommendations would be supported by the City Manager:

B. THAT an Equal Employment Opportunity program be implemented as follows:

(i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.

(ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.

(iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.

(iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of a racial minority, and the handicapped.)

(v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(vi) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped.

/ 2

D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

(i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.

(ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.

(iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.

(iv) Create "Bridge positions" between support and administrative and technical positions to give experience and open advancement opportunities.

(v) Ensure that internal training programs are equally available to women employees.

(vii) Provide special career counselling for women employees.

(viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.

(ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status.

Racial Minorities

(iii) Review language and other job requirements to make sure that each requirement is truly job-related.

(iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.

) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group.

The Physically Handicapped

(i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.

(iv) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(v) Initiate awareness seminars to help bring about changes in attitudes about the physically handicapped.

Areas of Disagreement

The following recommendations are not supported by the City Manager for the reasons outlined below; alternative recommendations are presented. Many of these recommendations relate to administration of an EEO program.

A. THAT Council approve the establishment of an Equal Employment Officer.

If Council concludes an Equal Employment Opportunity program should be implemented, the City Manager believes that a variety of skills would be required, which could best be provided from several different areas of the Personnel Department, rather than a single designated position.

The City Manager RECOMMENDS that, if EEO activities are adopted by Council:

a) The responsibility be assigned to the Director of Personnel Services.

b) An additional position in the Personnel Department (subject to classification) and use of outside services, as required, be authorized at an estimated cost of $25,000 per year. For the remainder of 1977, $10,000 should be allocated from Contingency Reserve for this purpose.

B. THAT an Equal Employment Opportunity program be implemented as follows:

(vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.

Monitoring along the lines carried out in the present review would be useful. However, the use of yardsticks for measuring effectiveness implies a form of quota system which has been of great concern to staff. The City Manager RECOMMENDS that the program be monitored without reference to yardsticks to attempt measurement of effectiveness.

(viii) That an active recruitment program be established to develop components of outreach.

Inclusion of outreach would increase costs significantly if done extensively. Also, the City's work force is not expanding and recruiting activity is not at a high level. An active outreach program is not only unnecessary but may be misleading to the people involved. Should Council wish to implement this aspect of the program the City Manager RECOMMENDS action be deferred until detailed cost estimates can be provided.

C. THAT the Equal Employment Opportunity Officer responsible, either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads.

The City Manager RECOMMENDS against creating a specific Equal Employment Opportunities Officer, as noted earlier. Should Council approve an Equal Employment Opportunity Officer, the City Manager RECOMMENDS the position report to the Director of Personnel Services and not routinely to the City Manager, although periodic program reports could be made directly to the Manager if Council wishes.

D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

(vi) Develop new training program for women that will enhance their promotion opportunities.

This recommendation implies upgrading training be provided, contrary to present policy. If this is done, it would have to be made available to all employees, at significant cost, in order to avoid preferential treatment providing a basis for employee grievance. An additional $55,000 - $65,000 will be required annually for either additional staff or use of outside services for training. If Council wishes to include these items, the City Manager RECOMMENDS $15,000 be appropriated from Contingency Reserve for the remainder of this year.

Racial Minorities

(ii) Review tests to eliminate any language, questions or content that has a cultural bias.

The majority of tests used in the Personnel field have an inherent cultural bias which cannot be eliminated. These tests are developed and validated by specialists, and changes by City staff would require complete revalidation, which would be completely impractical.

...4

The Physically Handicapped

(ii) Review and implement the recommendations of the accessibility study of City buildings.

Until the results of the study and their cost implications are known, the City Manager RECOMMENDS that Council defer implementation of the accessibility study.

(iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel.

This happens now on request from the community agency; it would be undesirable and impractical to place on the Personnel Dept. the obligation to contact all the possible agencies involved. The City Manager RECOMMENDS that present practice be continued.

(vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones.

This recommendation would involve major expenditures for screening by medical staff for no clear benefit. The City Manager RECOMMENDS against this proposal. If Council wishes to implement it, a full time physician will periodically be required for some time to complete this screening, and the City Manager will report back on costs for the 1978 budget.

Summary

Council has before it recommendations from the Equal Employment Opportunities Committee to establish an Equal Employment Opportunities program with a specified administrative structure. The City Manager does not believe the implementation of a program has been justified, but has submitted an Equal Employment Opportunities proposal should Council decide to authorize EEO activities.

The decision to authorize Equal Employment Opportunities activities and the kind of involvement are policy questions for Council to decide. The alternatives are:

1) Maintain the present merit system without additional EEO provisions.

2) Approve the recommendations on which there is concurrence, establishing basic EEO activities at a cost of about $25,000 per year in 1977 dollars.

3) Approve some or all of the remaining recommendations; if all are approved, the more extensive program will cost in excess of $90,000 per year.

The City Manager RECOMMENDS that Council not approve a more extensive program than envisaged in alternative 2 above and submits the question of any additional Equal Employment Opportunity activity for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 22

SUPPORTS DEL. 2

REPORT TO COUNCIL

EQUAL EMPLOYMENT OPPORTUNITY COMMITTEE

July 8, 1977

A meeting of the Equal Employment Opportunity Committee was held in the No. 1 Committee Room, third floor, City Hall on Friday, July 8, 1977 at approximately 12 noon.

PRESENT:
Alderman Marzari, Chairman
Alderman Bellamy
Ms. R. Dexter, Liaison Person
Mr. J.B. Williams, Vice-President, Vancouver Firefighters Union
Mr. J.P. Laue, Personnel Department
Inspector H. Starek, Police Department
Mr. R. Hamon, Vancouver Fire Department
Ms. S. Day, Human Rights Branch
Mr. W. Lum, Asian Canadian Association
Mr. J. Parker, Canadian Paraplegic Association
Mr. R.C. Boyes, Deputy City Engineer
Dr. L.W. Hartwell, Director of Occupational Health
Ms. L. Grills, Vancouver Status of Women

ABSENT:
Ms. D. Bell, V.M.R.E.U.
Ms. B. Code, R.N.A.B.C.
Ms. M. Duncan, C.U.P.E.
Mr. R.E. Matthews, C.U.P.E.
Mr. M. Flynn, Vancouver Policemen's Union

ALSO PRESENT:
Mr. K.F. Dobell, Executive Assistant to the City Manager
Mr. E. Wong, Asian Canadian Association of Cultural Co-operation
Dr. C. Paris, Canadian Council of Christians & Jews

CLERK:
G. Barden

Adoption of Minutes

The Minutes of the meeting of the Equal Employment Opportunity Committee meeting of April 29, 1977 were adopted.

1. Manager's Report Dated June 27, 1977 on Equal Employment Opportunity Report

The Committee considered a Manager's report dated June 27, 1977 (copy circulated) which reported on a review by Department Heads of the report entitled "Women, Racial Minorities and the Physically Handicapped in the Civic Work Force" dated May, 1977, prepared by a task force for the Equal Employment Opportunity Committee. The Management Advisory Committee also reviewed the report and agreed that the following points represented the majority of the Department Heads' views:

"(a) the report does not justify implementing a full fledged Equal Opportunity program

(b) the under-representation of minorities in the work force at various levels is due to a variety of factors, many outside City control, not recognized by the report

Cont'd . . .

Clause #1 continued:

(c) the situation is changing and is continuing to move in the desired direction

(d) if an "Equal Opportunity" program includes goals and timetables, it approaches a "quota" system and unequal opportunity, with resulting adverse impacts on morale, the merit system, and union-management relations

(e) an Equal Opportunity program as recommended in the report would be a significant (unwarranted) cost to the City

(f) if an "Equal Opportunity" program is implemented, it should be through the normal Personnel Department role

(g) extension of training, counselling, and review of recruiting procedures and classification would be appropriate Equal Opportunity program items for the City. The Director of Personnel Services should establish costs for such programs for review by Council."

It was pointed out that the section of the Equal Employment Opportunity Committee report dealing with statistics on racial minorities was incorrect. The latest estimates of the racial minorities in the Greater Vancouver area is 10% of the population.

Mr. J.B. Williams, Vice-President of the Firefighters Union, advised that the Firefighters Union had reviewed the Equal Employment Opportunity Committee's report and recommendations and the Union's objections are basically the same as outlined in its letter of February 4, 1977. The Union is opposed in the main to the aims and objectives of the Equal Employment Opportunity Committee.

Mr. K. Dobell, Executive Assistant to the City Manager, reiterated that the general reaction of Department Heads is that the report does not present sufficient evidence to justify the program outlined by the Committee. Department Heads do not support the majority of the recommendations, particularly those respecting quotas, goals and timetables. Department Heads further agreed that the structure of any Equal Employment Opportunity program should be through the Personnel Department where existing resources could be utilized. It was pointed out that the City could undertake the following Equal Employment Opportunity program with the addition of one employee in the Personnel Department:

"(1) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.

(2) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.

(3) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.

(4) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped)

Cont'd . . .

Clause #1 continued:

(5) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(6) Develop a proposal for training programs and awareness seminars for appropriate staff, designed to improve attitudes toward women, racial minorities, and the handicapped."

These activities would continue on a recurring basis over a considerable period of time. The Personnel Department would report periodically to the City Manager and the Manager's Advisory Committee on the progress of the program; the City Manager would report annually to Council.

The Manager's report suggests that the City has three levels of response to consider:

"(1) Maintain the existing merit system

(2) A program of review and procedural changes as warranted in recruiting, selection and promotion practices and provide suitable counselling information to employees where necessary. This can be done at a moderate cost probably in the order of $25,000 per year in direct costs; with additional costs for the allocation of employee time for training and counselling.

(3) An expanded program including "up-grading" training and intensive counselling for existing staff at an estimated direct cost of $80,000 to $90,000 per year plus significant extra costs for staff participation in the programs."

Mr. K. Dobell stated that the City Manager cannot support an expanded program which would entail significant increased costs and would be seen by most staff as discrimination in reverse.

Mr. J. Laue of the Personnel Department stated that most of the programs outlined presently exist in the Personnel Department and could be expanded as outlined in the Manager's report. The extensive program outlined by the task force is not justified and data indicates that the situation is clearly improving particularly during the last few years.

Dr. Hartwell, Director of Occupational Health, stated his primary concern is with presently employed personnel displaced through illness or injury. The report does not give any consideration to this aspect.

The Chairman presented a memorandum to the Committee dated July 7, 1977 as follows:

"The equal employment report, I believe, gives a fair summary of the existing status of employment patterns at City Hall. Although the Manager's report suggests that the disparities between male and female are decreasing in time, I would suggest that these figures reflect an inappropriate mixing of part-time employment through Canada Works Programs. Nonetheless, the challenge for us now is to determine the strategies and techniques for implementing a program within the City. The task for the City Council as a political body is to determine the extent of the need for such a program and the responsibility of our city to reduce inequities, unintentional as they may be, in our system.

Cont'd . . .

I would agree with the Manager's report that a minimum program may be developed with one person working full time with a job description similar to that shown in the Manager's report, page 2. I would add to that job description the need for an active recruitment program which would tend to reach the handicapped and minority groups on a consistent and planned basis when job openings are available.

I would further recommend that the Equal Employment Opportunity Officer report through the Manager's Office to the Equal Employment Opportunity Committee and to the Manager's Advisory Committee on a quarterly basis, although the Officer could be physically located within the Personnel Department and use the clerical services of that department. I feel a strong structural liaison is required with the Manager's Office."

The Committee felt strongly that the proposed Equal Employment Opportunity position should be kept separate from the Personnel Department and work in consultation with Personnel and other Department Heads. They stated that reports from cities where these programs had been implemented indicated it is better to keep the program separate from Personnel Departments.

Following lengthy discussion the Committee took action as follows:

RECOMMENDED

A. THAT Council approve the establishment of an Equal Employment Officer.

B. THAT an Equal Employment Opportunity program be implemented as follows:

(i) Review the City's recruiting and selection procedures to ensure there are no built-in discriminatory elements. The study should include the Outside Workers in the Engineering and Parks Departments where there is presently no input from the Personnel Services Dept. in the hiring and promotional process and the review would be done jointly between Personnel and the Departments.

(ii) Review Class Specifications and job postings in order to remove any qualifications and language requirements which may not be job related.

(iii) Analyze the various occupational groups to determine whether there are any artificial barriers to promotional opportunities which could be discriminatory; make recommendations for the further development of "career ladders" or "bridge positions" where these appear to be necessary to facilitate career advancement.

(iv) Make employees more aware of the availability of self-development and career counselling (of particular interest to women, members of racial minority, and the handicapped).

(v) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(vi) Develop a proposal for training programs and awareness seminars for appropriate staff designed to improve attitudes toward women, racial minorities, and the handicapped.

Cont'd . . .

Clause #1 continued:

(vii) That the program be monitored on a regular basis and yardsticks be set up for measuring effectiveness.

(viii) That an active recruitment program be established to develop components of outreach.

C. THAT the Equal Employment Opportunity Officer responsible either for performance of or delegation, report to the City Manager's Office and work in consultation with the Personnel and other Department Heads.

D. THAT the Equal Employment Opportunity function also include the following criteria:

Women

(i) Review and revise all recruitment and selection procedures and job requirements to remove discriminatory effects.

(ii) Develop training programs on job-stereotyping and equal employment opportunity for recruitment and supervisory personnel.

(iii) Develop career ladders within the employment structure to enhance advancement opportunities for women.

(iv) Create "Bridge positions" between support and administrative and technical positions to give experience and open advancement opportunities.

(v) Ensure that internal training programs are equally available to women employees.

(vi) Develop new training programs for women that will enhance their promotion opportunities.

(vii) Provide special career counselling for women employees

(viii) Review pay levels and job content of all classifications in the light of current equal pay legislation.

(ix) Review fringe benefit plans to ensure that there is no disparate treatment on the basis of sex or marital status.

Racial Minorities

(i) Make a special effort to recruit minority members using minority sources and media.

(ii) Review tests to eliminate any language, questions or content that has a cultural bias.

(iii) Review language and other job requirements to make sure that each requirement is truly job-related.

(iv) Undertake a study to examine the necessity of existing height requirements for particular jobs as this acts as a barrier to certain minority groups.

(v) Initiate awareness seminars for personnel and supervisory staff with the aim of examining cultural differences and the impact that these have on employment and potential employment of a particular group.

Cont'd . . .

Clause #1 continued:

The Physically Handicapped

(i) Adopt and reinforce the hiring policy that no applicant will be refused or discriminated against because of a medical disability or physical handicap that does not interfere with the candidate's ability to perform the job in question.

(ii) Review and implement the recommendations of the accessibility study of City buildings.

(iii) Contact the community agencies that specifically represent the physically handicapped when recruiting personnel.

(iv) Review the problems of health insurance and fringe benefit packages for the physically handicapped to ensure that they do not act as a barrier.

(v) Initiate awareness seminars to help bring about changes in attitudes about the physically handicapped.

(vi) Expand the information on physically handicapped employees to include those employees with handicaps other than visible ones.

The meeting adjourned at approximately 2:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 22

MANAGER'S REPORT

DATE August 16, 1977

TO: Vancouver City Council

SUBJECT: Central Park Parking - Regulation By-law

CLASSIFICATION: INFORMATION AND CONSIDERATION

1. Central Park Parking - Regulation By-law

The City Engineer reports as follows:

"On May 24, 1977, Council considered a request from Burnaby to approve proposed By-law Number 7019 of the Municipality of Burnaby, being a by-law to regulate parking in Central Park. This by-law was requested by the joint Burnaby-Vancouver Parks and Recreation Commission, which administers Central Park, because of their concern that employees in the new B.C. Telephone Building would park in lots intended for park users. Council deferred action on this matter since they felt more information was required to assess the impact on residential streets in Vancouver, should this by-law be implemented. Therefore, Council requested the City Engineer to prepare a report on the matter.

The purpose of this report is to inform Council of the amount of non-resident parking taking place on residential streets in Vancouver, and to suggest appropriate action to reduce daytime parking on these streets.

BACKGROUND

Prior to the opening of the B.C. Telephone building at Kingsway and Boundary, few complaints were received about daytime parking in the area. This is no longer the case. Since the B.C. Telephone development is in Burnaby, we discussed the matter first with Burnaby staff, and then with B.C. Telephone Company representatives. Subsequently, observations of on-street parking densities in the general area were made.

The development permit for the B.C. Telephone building was approved with 386 parking spaces, about 50% of the parking required under Burnaby's zoning by-law. This relaxation was approved based on a consultant's report and assumptions that a shift in modal split would occur, transit service would be improved, staggered hours would be implemented and car-pooling would be encouraged. In addition, B.C. Telephone agreed to construct additional parking should a parking shortage develop and congestion occur on neighbouring streets.

Council should be aware also that a preliminary development proposal adjacent to Boundary Road in Vancouver will be providing the full parking required under Vancouver's zoning by-law. This development will provide about twice the parking per square foot as does the B.C. Telephone development.

PRESENT SITUATION

The B.C. Telephone Company are concerned about problems which their employees may create and have acted to obtain more parking off-site until the impact of improved transit service and other programs are felt. In fact, they have arranged for about 200 additional parking spaces off-site. The employees wishing to use the space both on and off-site must pay a monthly fee of between $14 and $20.

The Telephone Company, in cooperation with Hydro, have established a special bus service to North Vancouver, and Hydro have improved recently the Kingsway bus service and made other changes to try to accommodate the demand in this area. B.C. Telephone have issued a bulletin to staff advising them not to park on-street since it is contrary to City by-laws and they may be ticketed, and further that off-street parking space is available. The B.C. Telephone building has been open for only a few months and more time is necessary for incentive programs to effectively reduce the number of employees using cars.

cont'd.....

The Central Park parking lots have already been signed as parking for park patrons only, so Burnaby's request is only to formalize the by-law. We conducted on-street parking density observations after the Central Park lots were signed so results reflect the on-street problem created by restricting Central Park parking. During our on-street survey, we noted that the Central Park parking lots were used very little.

Our study revealed that the on-street parking density increases substantially after 7:30 a.m., and of the cars parked during the day, over 87% stay longer than three hours. Therefore, an assumption can be made that most of these cars are employees, not residents. The overall daytime density on streets close to B.C. Telephone is not at capacity, but is higher than acceptable for residential areas. In addition, the off-street parking on the B.C. Telephone site is used to capacity, with the additional off-street space for employees used to near capacity. Therefore, employees do not have sufficient available off-street parking. In total, about 325 street parking spaces are used during the daytime by employees in the area. The results of our study are shown in Appendix I.

On some Vancouver streets, such as Boundary and Ormidale, 'Resident Parking Only' zones were established years ago due to parking problems associated with evening parking demand for Swanguard Stadium in Central Park. Since the opening of the B.C. Telephone Building, requests for more R.P.O. zones have been received from area residents. Additional zones would not be warranted at this time since parking densities in the evenings are not extreme, and during the daytime residents could request enforcement under the three hour by-law. This is still not a satisfactory situation and more off-street parking is necessary.

SUMMARY

There is a large amount of commuter parking occurring on the residential streets to the detriment of areas in both Vancouver and Burnaby. Much of this parking can be related directly to the B.C. Telephone development as it is by far the largest in the area with over 2,000 employees. As more commercial development takes place, this situation will become worse unless more off-street space is available. Even some of the additional off-site B.C. Telephone employee parking will be removed because it is on land intended for future development. In addition, B.C. Telephone is planning a phase II development which will increase the [illegible] development by 25%, but they do not plan to increase the parking space ratio [illegible] square foot.

The use of Swanguard Stadium parking may be acceptable as an interim measure to relieve pressure on residential streets until the maximum effect of programs such as car-pooling, staggered hours and additional transit service are achieved. Certainly, these programs should be encouraged and the impact determined at an early date. If parking were permitted in the park, it does not need to be supplied free, but a fee could be charged and parking even restricted when the space is needed for stadium events. It seems justified to help area residents when possible, since they must contend with parking shortages during stadium events when alternative parking is unavailable.

The B.C. Telephone Company could be asked to consider supplying additional surface parking on their site, possibly in the area of their phase II development, until the programs mentioned above become effective in reducing on-street parking demand. In addition, they should have a parking study done to determine the parking desires of all employees to more accurately determine how effective all the incentive programs will be and how much parking is required in the future.

The City Engineer therefore asks that Council CONSIDER:

A) Not endorsing the 'no parking by-law' and instead ask Burnaby to permit parking in Central Park, on an interim basis, so as to reduce the amount of parking taking place on residential streets in Vancouver.

B) Formally advising Burnaby and B.C. Telephone of Vancouver's concern about the need for reducing on-street parking, through development of additional surface parking on-site, increasing staggered hours, improving incentives for car-pools and improving transit service. In addition, B.C. Telephone should be asked to undertake a parking demand study based on employee desires at their Burnaby office.

C) If Council do not wish to pursue (A) or (B), they should approve the by-law as submitted May 24, 1977."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION and CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 3

WORKS & UTILITY MATTERS

RECOMMENDATION & CONSIDERATION

1. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-Law, projects for:

Light Standards
Lane Lighting

as shown on the attached schedule dated September 2, 1977, are advanced to Council on the 'Initiative Principle' and by 'Petition'.

Information on Projects

(a) Local streets not previously lighted.

Less than 5% of the City's streets are without lighting. Thirteen projects are proposed on local residential and industrial streets.

(b) Local streets with obsolete lighting.

(i) Over the past eight years, approximately 65% of the concrete lamp standards in the Shaughnessy, Kerrisdale and West Point Grey Areas, have been replaced. However, during 1972, alternate Local Improvement projects were advanced to either refurbish or replace these lights in the area bounded by 33rd Ave., Granville, 41st Ave., Laburnum and the Right of Way. Although none of the projects were defeated, Council approved the replacement of lighting in only one of the eight subareas because approximately one-third of the owners objected to replacing the lights and approximately one-third objected to refurbishing the existing lights.

The remaining obsolete lighting, which was installed in the early 1920's does not provide adequate illumination. In order that some progress be made to bring this lighting up to standard, it is proposed that the obsolete lights in the six block area bounded by Marguerite, Granville, 45th and 49th Avenues be replaced with post top lights. This is the first time that a project to replace the lights has been advanced in this area.

(ii) A project to replace the obsolete cast iron standards on Alexander St. from Main St. to Gore Ave. has been advanced. In 1971, this work was included in a project to replace the lights from Columbia to Gore Ave. with davit poles but the project was cancelled pending a decision on the extent of the Special Gastown Lighting. The Gastown Historic Area Planning Committee now considers that the special lighting should extend to Main St. only. The proposed project will complete the lighting to the boundary of Gastown using 25 foot davit poles which match those existing on Alexander St. east of Gore Ave.

(c) Arterial streets not previously lighted.

The portion of Taylor Street which was approved for paving at the July 1977 Court of Revision will require street lighting.

(d) Lane Lighting Projects.

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

Lane Lighting Projects 'by Petition'

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for each of these projects.

Capital Funds

Funds for the City's share of these projects are available in the 1977 Street Lighting Capital budget."

cont'd....

Clause No. 1 continued

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the Deputy City Engineer's Report dated September 2, 1977.

The estimated total cost of these improvements is $260,197.00 and the City's share of the cost is $63,095.00. I have to report that the necessary financial arrangements can be made to carry out this work."

The Deputy City Engineer RECOMMENDS

(a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The lanes shown on the attached schedule dated September 2, 1977 be designated "thoroughfares" for the purpose of Part II of the Local Improvement Procedures By-Law.

(d) The Court of Revision for the projects listed in the attached schedule dated September 2, 1977 be held at 7:30 P.M., Thursday, November 24, 1977.

The City Manager submits for CONSIDERATION whether Council wishes to include the last group of street lighting projects, dealing with replacement of obsolete lights in the area of Marguerite to Granville, 45th to 49th Avenues. Although there are some concerns with higher maintenance costs and rusting bolts, the main reason is to provide higher lighting levels. Yet in adjoining areas many residents have petitioned for retaining existing lighting, and Council may not wish to put the owners to that trouble here.

The City Manager RECOMMENDS approval of the recommendations concerning all other projects.

(NOTE: 'Initiative' requires vote of 2/3rds of members present.)

RECOMMENDATION

2. Local Improvement by Petition

FIRST STEP

The City Engineer reports:

"One of the projects which came before the Court of Revision and Council on July 26th was for paving the lane south of 26th Avenue from Nootka Street to a point west where this lane runs into the Still Creek ravine. The petition described the project as running 402 feet west from Nootka, owing to an apparent conflict of street addresses and lot numbers. There is one developed lot beyond that point and the owners wish to be included in the paving. There is no legal way to extend a local improvement project, so the owners of the 'extra' lot have signed a petition for:

- Pavement in the lane south of 26th Avenue from a point approximately 402 feet west of Nootka Street to a point approximately 435.5 feet west of Nootka Street.

Funds for the City's share of the project are available in budgeted Street Capital Funds.

cont'd....

Clause No. 2 continued

To comply with the requirements of the Charter and of the Local Improvement Procedure By-law, this project must come before a Court of Revision and then be undertaken by Council. So that the paving of the 'extra' 33.5 feet may proceed along with the rest of the lane, Council is asked to authorize the work in anticipation of these formal steps."

SECOND STEP

The Director of Finance reports:

"In accordance with the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 2nd. The estimated cost of this project is $184 of which the City's share is $124.

I have to report that the necessary financial arrangement can be made to carry out this improvement."

The City Manager has decided that it is desirable to undertake the project referred to RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted, together with the details of the Second Step Report on file in the City Clerk's Office.

(b) That the Court of Revision for this project be held at 2:00 p.m. on Tuesday, October 4, 1977.

(c) That the City Engineer be authorized to proceed with the work in anticipation of the Local Improvement.

CONSIDERATION & RECOMMENDATION

3. Request to Cancel Street Lighting Project on Quadra Street (Item 25 Court of Revision No. 439)

The City Engineer reports as follows:

"The owners of the properties abutting both sides of Quadra Street from 18th Avenue to the lane north, wrote to City Council on August 17, (copy attached) requesting that the street lighting local improvement project which was approved at the Court of Revision on October 21, 1976, be cancelled.

The foundation for the light had already been installed when the request was received but the balance of the work has been suspended pending a decision from Council whether to proceed. The owners in the letter have offered to pay the costs of this foundation because they did not object to the project when they received their notices (estimated cost $170).

The lighting project was advanced to provide lighting on the only street leading to Quadra Park which is bounded on all sides by unlighted lanes (see the attached drawing).

On detailed review, it was found that the foundation was installed too close to and to the south of a large willow tree which overhangs the street. If the project is proceeded with, it will be relocated approximately 60 feet north to a location where the light will illuminate the portion of the street which is now dark and part of the park.

The estimated costs of the project is $1284 of which $270 is the property owners share (approximately $100 more than the owners are prepared to pay at this time).

I submit for Council CONSIDERATION the following matters:

(a) Whether to proceed with the installation of the lighting on Quadra Street from 18th Avenue to the lane north of 18th Avenue and

(b) In the event that the project is not proceeded with, whether to accept the offer of the owners to pay the cost of the work already done."

cont'd....

Clause No. 3 continued

The City Manager submits recommendation (a) to Council for CONSIDERATION.

If Council decides to proceed with the lighting, it would be on the basis of a new location, and the existing foundation would not be used.

Hence, the City Manager RECOMMENDS that if the project does not proceed, the owners be not charged for the work already done.

RECOMMENDATION

4. Lease of Portion of the Lane North of 41st Avenue, East of Collingwood Street

The City Engineer and the Director of Legal Services report as follows:

"The owner of Lots 1 and 2, Block 6 and 7, District Lot 2027, has received preliminary approval for his proposal to subdivide Lots 1 and 2 into Lots A, B and C and has agreed to dedicate, as a condition of re-subdivision, the north 20 feet of his property for lane purposes. As this is the first section of lane acquired in this block, it may well be sometime before further dedications are received and a lane can be opened. (High capital and maintenance costs preclude the opening of this short length of dead-end lane.)

Rear yard access to the 3 proposed lots is most desirable because it helps to reduce on-street loading and parking, and this access can be provided under the terms of an 'Encroachment Agreement.' The owner has indicated his willingness to enter into such an agreement.

The Encroachment By-law calls for an annual rental charge of $0.25 per square foot for encroachments of this nature. However, because the property owner under the terms of the agreement will be wholly responsible for the installation and maintenance (to the satisfaction of the City Engineer) of that portion of lane abutting his property, it would seem inappropriate to levy this annual rental charge.

Because the City Engineer does not have the power, under the Encroachment By-law to waive annual rental charge on encroachments such as this, it is recommended

(a) that there be no annual rental charges for the proposed encroachment on the lane abutting Lots 1 and 2, Blocks 6 and 7, District Lot 2027,

(b) that the Director of Legal Services be requested to bring in a by-law to amend the Encroachment By-law so as to permit the City Engineer to waive annual rental charges in cases where the property owner, under the terms of an Encroachment Agreement, is wholly responsible for the installation and maintenance of a portion of the lane abutting his property."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Legal Services be approved.

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Stationery Supplies
Automotive Mirrors & Protective Lighting Equipment
2-way Mobile Radio Equipment for Police & Fire Dept.
Lateral Modular Filing System
Ramming Type Compactor
Bulldozer
Portable & Trailer Mounted Generators
Genuine Original Equipment Ignition Parts
Retreading & Repairing of Pneumatic Tires
Portable Radios & Chargers
Dental Equipment
Two-Way Mobile Radio Equipment for City Works Yards
Vibratory Plate Compactors
Supply of Fire Alarm Central Control Equipment
Fork Lift Trucks
Trucks

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 546

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Champlain Heights - Enclave 3

The Project Manager, Champlain Heights Development Group reports as follows:

" August 9th, 1977, Vancouver City Council approved the following recommendations:

> THAT Council accept the offer from United Properties Limited to lease Enclave 3, Champlain Heights on a ninety-nine year (99) year prepaid lease for the sum of $516,000;
>
> FURTHER THAT Council instruct the Project Manager, Champlain Heights, to continue to seek offers from time to time for other market enclaves at reasonable market prices of the day.

In preparation for drafting the lease, the City Law Department noted that neither the report nor the recommendation specifically stated whether the site was to be used for a rental development or a Strata Title development.

The significant difference between the two is that a development under the Strata Title Act requires that the City compensate the owner for the improvement at the end of the term while with a rental development, the improvements revert to the Lessor at the end of the term.

The Project Manager, Champlain Heights Development Group was well aware that the offer to lease Enclave 3 was based on a proposed Strata Title development. However, this fact was not stated in the report.

In order to remedy this oversight and provide the Law Department with the proper direction, the Project Manager, Champlain Heights Development Group RECOMMENDS:

> THAT Council agree that Enclave 3 is to be developed under the Strata Titles Act by United Properties Limited and that the Director of Legal Services be instructed to draft the appropriate lease documents."

The City Manager RECOMMENDS that the recommendation of the Project Manager, Champlain Heights Development Group be approved.

2. Grandview-Woodland Local Area Planning Program: Status Report

The Director of Planning reports as follows:

"BACKGROUND

On January 13, 1976 and February 10, 1976 Council endorsed Terms of Reference which provided for neighbourhood elections to establish an advisory citizens' planning committee in Grandview-Woodland. The Terms of Reference provided for a maximum of twenty-one committee members, three members representing each of seven zoning districts within the local area. In March, 1976 Council ratified the selection of seventeen elected and appointed representatives as members of the Grandview-Woodland Planning Committee. The Committee's purpose was to work in a co-operative relationship with the City Planning Department, to identify planning issues in the neighbourhood, consider alternative courses of action for dealing with planning issues, and make recommendations to City Council on appropriate planning policies and civic actions for the area. Throughout 1976, the Committee considered local planning issues at regular meetings and began to develop a draft area plan which was released in January 1977 for review and comment by the people of the area.

Cont'd . . .

Clause 2 Cont'd

Meanwhile, on December 14, 1976 Council adopted Terms of Reference for another committee which was to advise Council on N.I.P. expenditures in the Grandview-Woodland N.I.P. area; the Grandview-Woodland N.I.P. Committee had regular weekly meetings through the first six months for 1977 and presented its completed Concept Plan to Council on July 12, 1977.

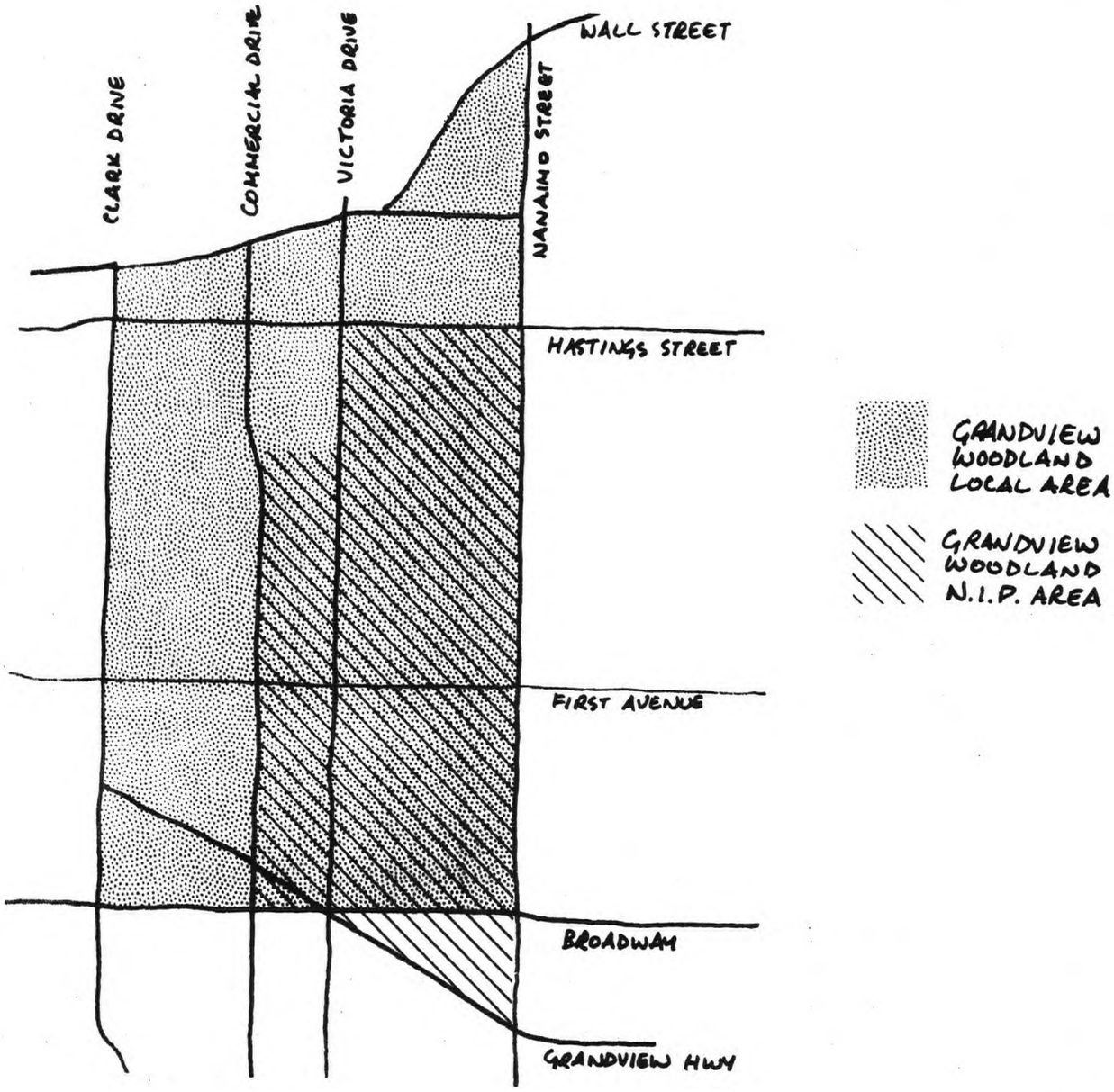

INTERIM REZONING PROPOSAL AND SUBSEQUENT COMMUNITY MEETINGS

By early 1977 membership on the Grandview-Woodland Planning Committee had declined to nine, due to several of the original members moving from Vancouver, and others being unable to continue attendance at regular meetings. At the same time, public controversy over a proposal initiated by the Planning Committee, and supported by the Planning Department, for an interim rezoning in the apartment-zoned areas led to retrospective criticism of the Committee's operation. The rezoning proposal was not accepted by the City Council, and an altered rezoning application for the apartment areas proposed by Council itself was also rejected at a public hearing in the area. Subsequently, the Mayor directed the liaison alderman, Alderman Bellamy, as well as Aldermen Brown and Harcourt, to meet with local groups in Grandview-Woodland and attempt to resolve the issues. The various citizens' groups were contacted separately, and given opportunities to explain their concerns about the local area planning process and to make suggestions as to whether, and how, it should proceed.

Cont'd . . .

Clause 2 Cont'd

Open meetings chaired by Alderman Bellamy were held in Grandview-Woodland on June 6 and 27 and July 7 and 18 to work towards resolution of these issues. The meetings were attended by a total of fifty-five people who represented a cross-section of the opinions that exist in the community regarding the local area planning program. The significant conclusions reached were that the local area planning program should proceed, with particular attention being given to the importance of involving as many residents and property owners in the process as possible, and that the Grandview-Woodland Planning Committee should operate under more flexible Terms of Reference than those originally approved by Council in January 1976. The original Terms of Reference have proved unduly constraining insofar as the replacement of resigned committee members is difficult, while the addition of interested people is impossible when the 'quota' of members from their particular zoning district is already filled. A consensus was reached at the meetingschaired by Alderman Bellamy that the new Terms of Reference should be patterned after those which govern the operation of the Grandview-Woodland N.I.P. Committee, which in turn are based on those which Council has approved for local area planning and N.I.P. Committees elsewhere in the City. Copies of the proposed Terms of Reference and the existing Terms of Reference for the Grandview-Woodland Planning Committee are attached as Appendices I and II respectively. Early indications are that at least eleven residents of the area would seek membership on a voluntary Grandview-Woodland Planning Committee, in addition to the eight remaining Committee members who would continue their work. The Director of Planning considers it appropriate that, should Council endorse new Terms of Reference for the Grandview-Woodland Planning Committee, the various citizens' groups that met with Aldermen Bellamy, Brown and Harcourt should be advised of Council's desire to see them involved in the local area planning program through direct participation of their members in the Grandview-Woodland Planning Committee.

FUNDS FOR LOCAL IMPROVEMENTS

Another significant subject of discussion at the meetings chaired by Alderman Bellamy has been the matter of availability of funds to implement solutions to neighbourhood problems in the areas of Grandview-Woodland not included in the Neighbourhood Improvement Program. While some of the approved N.I.P. projects (Commercial Drive beautification and Grandview Park improvements, for example) will benefit both the N.I.P. area and the adjacent apartment area, most neighbourhood services and facilities within the apartment areas cannot be improved through the use of N.I.P. funds. Many of the participants at the meetings believed that residents of the apartment areas would be more enthusiastic about the local area planning program if the City were to commit itself financially to the improvement of the facilities and services in these areas. Preliminary investigations of projected departmental expenditures indicate that normal City and Park Board improvement program will involve only minimal expenditures in the Grandview-Woodland apartment areas in the foreseeable future.

One possible solution to this problem would require the relaxation of certain criteria under the Neighbourhood Improvement Program, whereby areas unstable in terms of land uses and densities are presently ineligible for N.I.P. funding. The apartment areas in Grandview-Woodland strongly meet other program criteria (need for housing rehabilitation, poor condition of streets and utilities, lack of open space and parks, low income of residents, predominantly residential land use) but the current trend to replacement of older homes with apartment buildings and resultant decrease in population density constitutes instability for the purposes of the Neighbourhood Improvement Program.

The legislation that created the Neighbourhood Improvement Program in 1973 is presently under review by C.M.H.C.; the present legislation expires on March 31, 1978 and may be either renewed or replaced with altered legislation. Neighbourhood eligibility requirements for designation under N.I.P. have been reviewed by C.M.H.C., and City staff have advised C.M.H.C. on several occasions that the current "neighbourhood stability" criterion prevents the use of N.I.P. funds in neighbourhoods which are in serious need of physical improvements. Should this eligibility criterion be relaxed under the new federal legislation the Grandview-Woodland apartment areas, as well as other "unstable" neighbourhoods in the City, could become priority areas for N.I.P. designation. The selection of future N.I.P. areas must, however, take account of Council's commitment to the designation of the Hastings-Sunrise neighbourhood in 1978.

Cont'd . . .

Clause 2 Cont'd

Should such a change in the Neighbourhood Improvement Program legislation not come about, Council may wish to consider an alternative approach to funding community improvements in the Grandview-Woodland apartment areas. A 'block grant' of exclusively City of Vancouver funds could be allocated to the neighbourhoods involved, for expenditure on improvement projects which the residents themselves could choose as in Vancouver's Neighbourhood Improvement Programs. A decision on such an approach would not have to be made until the guidelines for Neighbourhood Improvement Programs after March 31, 1978 are known.

STAFF AND ADMINISTRATION BUDGET

Since September, 1976 staff and administrative costs for the local area planning program in Grandview-Woodland have been covered by the planning budget of the Neighbourhood Improvement Program. With the commencement of the implementation stage of the Neighbourhood Improvement Program in July 1977, staff costs will be divided between the N.I.P. budget and the Planning Department's normal operating budget. Some expenses related to public meetings; publicity and citizen participation will be incurred during the completion of the local area planning program, and cannot be covered by the Neighbourhood Improvement Program administration budget.

The estimated expenses are $2,600 for 1977. As outlined in Appendix III funds are available within the existing Planning Department budget.

WORK PROGRAM

The participants in the local area planning meetings agreed that the process of finalizing the area plan for Grandview-Woodland should resume in September, and that the draft policy plan released by the Grandview-Woodland Planning Committee should form the basis of these discussions. The Planning Department will encourage the Committee to work towards an early completion of the policy plan; it is anticipated that this document would be completed and submitted to the Standing Committee on Planning and Development in early 1978. Implementation of the plan, including physical neighbourhood improvements and zoning amendments if required, would extend through the remainder of 1978.

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

A. THAT Council endorse the Terms of Reference for the Grandview-Woodland Planning Committee attached as Appendix I.

B. THAT Council advise the following community organizations of Council's intention to continue with the local area planning program, and encourage their members to participate directly in the program through membership on the Grandview-Woodland Planning Committee:

(a) Britannia Slopes Homeowners

(b) Grandview-Woodland Area Council

(c) Grandview-Woodland Community Resources Advisory Board

(d) Grandview Tenants Association

(e) Hastings Chamber of Commerce

(f) West Grandview Property Owners Association

C. THAT Council instruct the Director of Planning to report back with a policy plan for the Grandview-Woodland local area in co-operation with the Grandview-Woodland Planning Committee, including strategies for funding neighbourhood improvements as may be required to implement the policy plan for the Grandview-Woodland apartment areas."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Planning be approved.

CONSIDERATION:

3. 3025 Fraser Street
W/S of Fraser Street Between 14th and 15th Avenues
(Mr. & Mrs. Hazuda)

The Director of Planning reports as follows:

"Council at its meeting of June 14, 1974, raised the matter of complaints received from Mr. and Mrs. Hazuda with respect to the problem of large trucks using the lane south of East 14th Avenue, west of Fraser Street, which abuts the side of their property. Council resolved at that time that the City Engineer investigate this matter with a view to resolving the situation and report back to Council. On September 10, 1974, the City Engineer reported to Council (See Appendix A) four possible solutions, one of which was to:

> 'Rezone the property to (C-2) Commercial District. This would enable the Hazuda's to sell their house for a reasonable price since they feel it is unsuitable as a residential property.'

On September 10, 1974, City Council resolved:

> 'THAT the report of the City Engineer be referred to the Director of Planning with regard to the possibility of a zoning change.'

SITE DESCRIPTION

The subject site has a frontage of 30 feet and a depth of 122 feet for a total site area of 7,320 square feet. The subject site is zoned (RT-2) Two-Family Dwelling District and developed with a single family dwelling. The lands to the west, north and east of the subject site are zoned (RT-2) Two-Family Dwelling District and are developed residentially. The lands to the south that front onto Kingsway and Fraser Streets are zoned (C-2) Commercial District and developed commercially (See Appendix B). The lane which abuts the south side of the subject site is 12 feet wide, 122 feet in depth and provides vehicular access to the commercial development which fronts onto East 15th Avenue and also provides vehicular access to the garage at the rear of the subject site. There is a portion of vacant land east of the business at the northwest corner of Fraser Street and East 15th Avenue.

BACKGROUND

An application to rezone the subject site from (RT-2) Two-Family Dwelling District to (C-2) Commercial District was received on November 21, 1969 from Mr. and Mrs. Hazuda. In the Board of Administration report to Council dated February 20, 1970, the Director of Planning, the Technical Planning Board and the Vancouver City Planning Commission all recommended that the application be refused. Council, after hearing a delegation, refused the application on March 3, 1970.

ANALYSIS

Both sides of Kingsway are zoned (C-2) Commercial District as is Fraser Street from Kingsway to East 20th Avenue, much of which is not fully developed for commercial uses. Also, many properties require redevelopment as the structures are very old. Extension of the (C-2) Commercial District to an isolated site that has residential zoning on three sides cannot be supported.

The owners complaint relates primarily to noise from the adjacent commercial properties together with trucks using the 12 foot lane to serve these commercial properties. The existing commercial buildings have been there for many years although the uses have changed during the life of the buildings. There is some noise from trucks backing up into the lane in the daytime. In discussion with the Planning Department, the greatest concern that the owners have is the danger that a truck will back into their property as a consequence of insufficient vehicular turning space.

Cont'd . . .

Clause 3 Cont'd

Discussions with the Engineering Department indicate that remedial measures such as the installation of fences and/or "bumpers" have been employed in comparable situations with little success. Similarly, the future prospects of the existing lane being continued through the block, thereby relieving the problem, are very small. Furthermore, any dedications to widen the existing 12 foot lane to the standard 20 foot width would have to come from the residential property as the commercial property is developed to the rear property line and the existing lane was provided through dedication from this commercial property.

The type of problem encountered by Mr. and Mrs. Hazuda is common throughout the City in those instances where residential properties adjoin a City lane which is frequently used by commercial vehicles. Although the particular circumstances make the Hazuda property more vulnerable than many, the situation that exists is not atypical.

No quick fix solution appears to exist. Ultimately, the problem may be overcome through redevelopment of the commercial property or long term re-subdivision of the entire block to provide for an appropriate lane alignment.

Recommendation: The Director of Planning recommends the following:

> That support not be given to a possible rezoning of 3025 Fraser Street from (RT-2) Two-Family Dwelling District to (C-2) Commercial District."

The City Manager submits for CONSIDERATION the question of whether to refer the requested rezoning to a Public Hearing so that the opinions of the neighbourhood may be considered.

4. 496 West King Edward Avenue
Development Permit Application #78103

The Director of Planning reports as follows:

> 'A Development Permit Application #78103 has been filed by Mrs. K. Rider, on behalf of the Thunderbird Activity Centre, to use the premises at 496 West King Edward Avenue for an institution of philanthropic character or local area activity centre.
>
> The Native Orientation for Women, an organization of native women and social workers, organized to study native culture, has received a Vancouver Resources Board grant to open a day activity centre for those interested in native culture as detailed in a letter from the applicant (Appendix I).
>
> The site is located on the southeast corner of Cambie Street and King Edward Avenue, in a RS-1 one-family dwelling district, in which institutions of a religious, philanthropic or charitable character; local activity centres; and community residential facilities may be permitted subject to special approval by the Director of Planning.
>
> Twenty-six neighbouring property owners were notified of this application. Objections were received from 17 of those notified and an additional 15 objections from persons beyond the area notified but within a two or three block radius (Appendix II). No letters of support were received from property owners in the area notified.
>
> Summary of Objections
>
> 1. This area is a one-family dwelling zone and should remain as such.
>
> 2. The centre would destroy the residential character of the area.

Cont'd . . .

Clause 4 Cont'd

3. Property devaluation.

4. Privacy infringement.

5. Car parking problem.

6. The activity would not be a desirable form of development at this location, having particular regard to expected noise and other disturbances.

7. The centre could grow beyond 25 people and create added problems.

The members of the Native Orientation for Women held a public meeting on July 14, 1977 at which time they responded to the various objections of the property owners (Appendix III); at this meeting there was support for and objections to the proposed use from representatives of the affected area.

Summary of Support

The Social Planning Department supports this application and suggest that, as the program is funded through an annual grant, the Development Permit be approved on an annual basis. Also this would enable the monitoring of the program and the reaction of the neighbours. The Riley Park N.I.P. Planning Committee has expressed its strong support for this application. Letters of support from Social Planning Department and Riley Park N.I.P. Committee are attached as appendices IV and V. Their support is based on:

1. The proposal would present a useful service.

2. The proposed location is within the Riley Park local area (although not within the N.I.P. area).

3. The proposed location is on a bus route and the site is on a corner where it will least affect the privacy of others.

The Director of Planning reviewed this application on August 15, 1977 and found it approvable as to the requirements of the Zoning and Development By-law but, due to the strongly expressed objections of the neighbouring property owners, the Director of Planning deferred further consideration pending a report to City Council giving the history of the application and seeking City Council's advice.

The applicants and the objecting neighbouring property owners have requested that they be permitted to appear as delegations before Council when this application is considered."

The City Manager submits the foregoing report of the Director of Planning for CONSIDERATION of City Council.

DELEGATION REQUESTS

INFORMATION:

5. 3179 - 3181 Point Grey Road
Development Permit Application #78314

The Director of Planning reports as follows:

"On March 22, 1972, Council requested that the Director of Planning report on any Development Permit Application in the Point Grey Road area. A Development Permit Application (#78314) has been received from John Keith-King (Architects) to carry out alterations to the existing specifically designed two storey and basement apartment building at 3179-3181 Point Grey Road. The site is located on the north side of Point Grey Road between Trutch and Balaclava Streets.

The drawings submitted with this application indicate that the proposed alterations will decrease the number of dwelling units from five to three, there now being one on each floor. The proposed exterior alterations will affect the north side of the building only, by removing the enclosed rear balconies and enlarging the living rooms. The proposed alterations will not increase nor alter the existing floor space ratio, yards or setbacks, nor the height of the building.

Six neighbouring property owners were notified, no letters of objections have been received.

The Director of Planning, on August 29, 1977, considered this application and is prepared to approve the request, thereby permitting the alterations to the existing specifically designed apartment building (one dwelling unit in the basement, one dwelling unit on the main floor, one dwelling unit on the second floor) subject to the following conditions:

1. (a) that this application be first reported and approved by City Council,

(b) prior to the issuance of the Development Permit the drawings submitted are to be amended to the satisfaction of the Director of Planning clearly indicating that the lower floor of the basement is not more than 12" below the average finished grade."

The City Manager submits the report of the Director of Planning for the INFORMATION of Council.

RECOMMENDATION:

6. 115-121 Keefer Street - D.P.A. #75054
(CD-1 Zoned Site - Northeast Corner of Columbia & Keefer)

The Director of Planning reports as follows:

"Background

Council will recall the City Manager's report dated January 7, 1977, (copy attached) regarding the Development Permit Application filed to construct a 10-storey residential/commercial development on the above noted site in the CD-1 District. The recommendation contained in that report is that Development Permit Application #75054 be refused and that the Director of Planning be instructed to bring forward a proposal for rezoning the site, from CD-1 to HA-1 and that the rezoning application be referred direct to a public hearing. Council should note that Development Permit Application #75054 has now become void (one year has elapsed since date of application). City Council

Cont'd . . .

Clause 6 Cont'd

has not yet dealt with this report due to two deferral requests by the original owner. The report was deferred for two separate periods of sixty (60) days, the last period commencing March 15, 1977.

Present Situation

On May 3, 1977, a letter was received by the City Clerk from Mr. Harry Fan, which states:
"This is to advise you that Mr. Koon Yip Lee of 820 West Broadway, Vancouver, B. C. did on April 1, 1977 purchase the land above-addressed under his company's name of 'RICKSHAW CHINESE FOOD (NO.4) LTD.' Mr. Lee wishes to have some time to consider this pending application #75054. Will you please adjourn this application for 6 months."

Due to the serious concern previously expressed regarding this application the latest request for deferment was referred to the Chinatown Historic Area Planning Committee (CHAPC) for consideration and at their meeting of May 11, 1977, the following resolution was passed by the CHAPC:

'that the CHAPC reiterates its full support for the rezoning of this site and the Planning Department's report on this matter, and that this be considered by Council as soon as possible.'

The CHAPC strongly believes that the overall interests of the Chinatown area will benefit by the proposed rezoning of the site to HA-1 (Chinatown Historic Area). Rezoning of this land would also bring this land under the approving authority of the Development Permit Board.

Since the Development Permit Application #75054 is now void the Director of Planning RECOMMENDS:

THAT the Director of Planning be instructed to make an application to Rezone 115-121 Keefer Street from CD-1 Comprehensive Development District to HA-1 Chinatown Historic Area District and refer the application direct to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Proposed Rezoning 3665 Kingsway (North Side of Kingsway Between Boundary Road and Ormidale Street)

The Director of Planning reports as follows:

"At a Public Hearing held on April 21st, 1977 City Council approved the rezoning of 3665 Kingsway (north side of Kingsway between Boundary Road and Ormidale Street) Lot B, Block 6, D.L. 36 and 49, Group 1, N.W.D. Plan 8825, from (M-1) Industrial District to (C-2) Commercial District subject to the detailed scheme of development first being approved by City Council prior to the three readings of the by-law.

A Development Permit Application was submitted by Ledingham Construction Ltd. following the Public Hearing. The proposed development consists of a 3 storey building with retail on the main floor, office space on the second and third floors and 2 levels of underground parking. Height of the proposed development from adjoining streets/lane is as follows:

Boundary Road:	47'7"
Kingsway:	40'
Ormidale:	54'2"
Lane to North:	61'6"

The maximum height permitted in the (C-2) Commercial District is 40 feet (with discretionary approval by the Director of Planning permitting variance of this regulation subject to notification of adjoining owners).

Cont'd . . .

Clause 7 Cont'd

After having received the advice from the Urban Design Panel and the Development Permit Staff Committee, the Director of Planning has approved Development Permit Application #77721 submitted by Ledingham Construction Ltd. subject to the following prior to conditions:

1. Prior to the issuance of the Development Permit, revised drawings are to be first submitted clearly indicating:

   a) crossing to be first approved by the Director of Planning and the City Engineer.

   b) all non-standard treatment of city sidewalks (if applicable) to be first approved by the Director of Planning and City Engineer.

   c) details of garbage facilities to be first approved by the Director of Planning, City Engineer and the Medical Health Officer.

   d) details of exterior lighting including height and location of standards, size and type of luminare (if applicable) to be first approved by the Director of Planning and the City Engineer with all direct rays of light to be directed onto the site only and not on any adjoining residential site.

   e) revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:

      1. the provision of a minimum of 131 off-street parking spaces and 4 loading spaces in accordance with the requirements of Section 12 of the Zoning and Development By-law with particular regard to overhead clearance, surfacing and dimensions,

      2. details of exterior finishes and materials of the north and west elevations with special reference to the scale of blank wall treatment,

      3. detailed landscape drawings to include the number, type, size and location of all planting material,

      4. details of the treatment of the open plaza area,

      5. satisfactory circulation system from the loading spaces to all areas of the building.

2. The 131 off-street parking spaces and 4 off-street loading spaces are to be provided in accordance with the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.

3. The proposed landscaping is to be provided within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained.

Notwithstanding compliance with condition No. 1 noted above, this development permit application cannot be issued until the amending by-law has been ratified by City Council, thereby rezoning the site from (M-1) Industrial District to (C-2) Commercial District. Prior to ratification of the amending by-law it is required that City Council in accordance with its resolution of April 21st, 1977 first approve of the proposed form of development for this site as outlined in the drawings submitted with Development Permit Application No. 77721.

It should also be noted that the amending by-law is on file in the City Clerk's office for ratification should the proposed form of development be approved by City Council.

RECOMMENDATION: The Director of Planning recommends the following:

A. THAT the form of development as indicated in drawings accompanying Development Permit Application No. 77721 be approved.

B. THAT the amending by-law be enacted."

The City Manager RECOMMENDS THAT the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 647

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Greek Day - June 26, 1977

The City Engineer reports as follows:

"At a regular Council meeting on Tuesday, June 28, 1977, the Mayor directed that the City Engineer submit a report on incidents which occurred on Greek Day, June 26, 1977.

The 1977 Greek Day was the fourth consecutive year the Festival was held on West Broadway. Prior to the event, many meetings were held between the applicant and civic/provincial representatives (Civic Departments of Engineering, Health and Licencing; Police; Liquor Administration Board; B.C. Hydro Transit).

Based on the experience of three previous events, governmental representatives were able to detail very specific terms of reference for all aspects of the event. These terms of reference, guidelines, controls, instructions and conditions are all documented and adherence to them would have afforded a gala event for the public's enjoyment. The regulations were not adhered to and, from eyewitness reports of officials and Police, the event was conducted almost totally as a commercial venture by participating businesses.

Some of the problems experienced were:

Minimal ethnic/cultural displays

Beer sale premises extending to the centre of the street

Utilizing unapproved streets for a parade assembly

Sale of beer without food service

Sale of beer to non-sitting patrons

Consumption of beer by juveniles

Denial by merchants of use of toilet facilities

Beer sold in bottle instead of 'soft'container

Tables collapsing

Heavy damage to street planting

No clean-up by sponsors - excessive garbage

Damage to area residential property

Open urinating on streets and private property

Broken bottles on the street

Fighting

Selling beer after closing hours

The event started with a festive and friendly atmosphere and this gradually deteriorated as the day progressed. It is estimated that the crowd peaked at around 11,000 about 5:00 p.m. and started to diminish after 6:00 p.m. By 8:00 p.m., the event was effectively over and many spectators had left. An unruly element remained and by midnight, there were about 1000 people meandering around. During the period 8:00 p.m. to 1:00 a.m., many fights broke out, shop windows were smashed and a tense situation developed. City crews were hampered in cleaning up by vehicles driving around the barricades and along the sidewalks. Other vehicles gained access to the street by coming in across private parking lots. Further, garbage extended a block on either side of Broadway. Costs for signing, barricading and street cleaning were estimated at $1700; the actual costs came to $2059.61. Extra cleaning up and replacing smashed barricades accounted for most of the increase.

To a very great extent, the unrestrained sale of beer and the attitude of merchants caused many of the problems.

Continued . . . .

Clause No. 1 Continued

"A very difficult position was presented to enforcement personnel (Police, Inspectors, etc.). In the early stages, some attempt was made by merchants to adhere to their terms of reference, but this did not last. Then as departures became more flagrant, warnings and advice were given. These were heard, but ignored. In the later stages, strict application of enforcement would only have promoted confrontations to the detriment of all attending. In our opinion, Police and Inspectors are to be congratulated for the diplomatic way in which they maintained the degree of control which would have been lacking without them.

Notwithstanding the foregoing, 'Greek Day' is only one of the many similar events conducted in the City yearly. Problems at these other functions are minimal and usually the events are successful. Proper group representation and internal control are major factors in these successes. To what degree Greek Day was affected by the split in their supporting organizations is not known, but there was a split and obvious strong feelings apparent on both sides just prior to the staging of the function. In fact, the faction opposing the representation of Mr. Zapantis (the applicant for the last four events), has already submitted a request to hold the event in 1978. This was done in order to prove right by prior application. It is not unreasonable, therefore, to assume that the adversities occurring stemmed at least in part from lack of agreement among the Greek organizations.

On June 24, 1977, the City Manager, expressing concerns of Council, directed civic officials involved with public festivals to re-examine the whole matter of these functions, particularly those involving street allowance. This review is now underway and input has been given by all representatives of related areas of control. Some streamlining and improvement can be introduced in the civic administration of these events and this will be pursued. Further, controls and disciplinary action can be introduced which will not create unwholesome confrontations. Some samples are:

Requiring sponsors to be responsible for property damage

Denying approval for alcoholic beverages

Liquor Administration Branch action

Denying permission if no majority representation

Reducing area of event

Requiring approval of cultural and ethnic programs.

The Greek Day situation will be part of this study and a proposed new procedure for processing and administering festivals will be reported to City Council in due course."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

RECOMMENDATION

2. Buses Operating on Granville Mall Transitway

The City Engineer reports as follows:

"When the 'Granville Mall By-law' was enacted, it was intended to exclude buses other than those operated as part of the City's transit system. Subsequently, on July 26, 1977, the definition of 'bus' in the by-law was amended to embrace the proposed shopper's bus service in the Central District. The Granville Mall By-law definition of 'bus' now reads:

> 'Bus' means a vehicle used for the transportation of passengers and operated by the British Columbia Hydro and Power Authority or by such other person as may be specifically approved by Council from time to time.

Continued . . . .

Clause No. 2 Continued

" Unfortunately, the interpretation of the first part, or original definition, embraces the Pacific Stage Lines and their 'Gray Line' sightseeing tours which are also operated by the British Columbia Hydro and Power Authority. This has resulted in an inequitable situation whereby Gray Line Tour Buses are operating on the Granville Mall transitway, while other tour buses are excluded. Complaints have been received from other Tour companies regarding this exclusive routing for Gray Line Tours. There have been instances where customers have switched from one tour company to Gray Line in order to drive down the Granville Mall. Pacific Stage Lines have been alerted to this situation and requested to cooperate by not operating on Granville Mall pending this amendment to the by-law.

Further, B.C. Hydro Transit Division also has a direct charter operation and these vehicles, whilst on charter, should not have unlimited access to the Granville Mall transitway.

In view of the inequitable situation, it is RECOMMENDED that:

A. The Granville Mall By-law be amended to allow on the transitway only City Transit buses operated by B.C. Hydro and Power Authority or by such other persons as may be specifically approved by Council from time to time.

B. Council instruct the Director of Legal Services to prepare and present the appropriate by-law amendment."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Sidewalk Cafe - The Crepe Machine, 1480 West 11th Avenue

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from The Crepe Machine, 1480 West 11th Avenue.

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor or Properties has determined an appropriate rental rate for the use of City sidewalk.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with The Crepe Machine, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

Continued . . . . .

CONSIDERATION

4. Gastown Days Parade and Celebrations

The City Engineer reports as follows:

"In a letter dated August 17, 1977, Mr. J. Pollock, Chairman of the Gastown Historic Area Co-ordinating Committee, requests that certain streets in and around Gastown be closed to vehicular traffic. The specific dates and times requested are:

Saturday, September 24, 1977, 8:00 a.m. to 12 midnite
Sunday, September 25, 1977, 11:00 a.m. to 10:00 p.m.

This closure is requested to accommodate the 'Gastown Days' Festival similar to those held in 1975 and 1976. The Festival includes sidewalk cafes, taverns, musical entertainment and carnival games. This year, the applicant also proposes having a parade on the first day of the two-day festival. The parade itself entails street areas additional to usual festival requirements, for assembly and dispersal, but only for the duration of the parade.

The streets requested to be closed are:

For Gastown Days:

Water Street from Cordova to Carrall Streets
Alexander Street from Carrall to Columbia Streets
Carrall Street from Powell Street to its north end
Abbott Street from the lane north of Cordova Street to its north end
Cambie Street from the lane north or Cordova Street to its north end

For Gastown Days Parade:

Cordova Street from Seymour to Homer Streets
Richards Street from the lane north of Hastings to Cordova Street
Alexander Street from Main Street to Dunlevy Avenue

The parade will assemble on September 24, 1977 west of Gastown at 9:00 a.m. and at 10:30 a.m. will proceed, via Water Street, to its dispersal point east of Gastown. It should be noted that this will be the only period during Gastown Days when transit services are disrupted and B.C. Hydro has agreed to a minor re-routing of their buses for the parade. The Police Department will provide special attention for these events and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close these streets to vehicular traffic on September 24, 1977 from 8:00 a.m. to 12 midnite, and on Sunday, September 25, 1977 from 11:00 a.m. to 10:00 p.m., such approval should be subject to the following conditions:

a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed parade and closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

b) Any food concessions to be approved by the City Health Department.

c) All relevant licences be obtained by the applicant prior to the events.

d) The cost of temporary traffic controls be borne by the applicant.

e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant.

Further, if Council agrees to the sale of alcoholic beverages on the street, the Provincial Government Liquor Administration Branch be so advised."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

Continued . . . .

RECOMMENDATION

5. Metrication - Traffic Speeds and Distances

The City Engineer reports as follows:

"Legislation containing Metric Conversion of speeds and distances in the Motor Vehicle Act has now been passed and was expected to be proclaimed effective September 1, 1977.

We are advised that this legislation includes a schedule of dates by which various types of traffic signs must be converted to metric in British Columbia so as to accomplish the Federal Government guidelines of total metrication of traffic regulations by April, 1978.

Because of uncertainty by officials of the Provincial Government as to when this legislation would be enacted, and because of the two consecutive "skip" Councils, we were not able to report on the details of introducing metric signs in Vancouver prior to the first installations required under the new legislation.

A. SPEED LIMITS

In the City of Vancouver, general speed limits and reduced speed limits adjacent to schools are both enforced under the Motor Vehicle Act and the applicable signs are therefore being converted to metric units in accordance with the schedule outlined in the above legislation. Accordingly, all 20 mph speed limits adjacent to schools were converted to 30 km/h immediately prior to the September 6th opening of school. So as to minimize confusion and enhance public safety during the changeover period, at the request of the Mayor, both the 20 mph and 30 km/h tabs are being displayed on the school signs during the month of September. After this introductory education period, the 20 mph tabs will be removed.

The 30 mph signs will be converted to 50 km/h, also during September, so as to be consistent with the Provincial regulations and adjoining municipalities. (The exact metric equivalent of 30 mph is actually 48.28 km/h. 50 km/h, rather than 45 km/h, has been chosen as the national standard for the appropriate metric equivalent. Although this results in an increase of 1.2 mph in the speed limit, it is not expected to result in a noticeable difference in motorists' driving habits. 50 km/h does conform to the principle of keeping metric measurements in multiples of 10 for simplicity, which minimizes the range of possible speed zones, and lends itself to easier mental conversion.)

All other speed limits within the City are regulated and enforced under the Street and Traffic By-law, and it is recommended that the City adopt the metric equivalents which have been set out in the National Guidelines and are listed in Appendix A.

Appendix A lists the speed limits in both the old Imperial units and the recommended new Metric units. The national standards are shown along with the main speed limit situations affecting streets and lanes in the City of Vancouver.

The Police Department is providing a stepped-up program of enforcement and surveillance during this metric conversion period. Special attention is being given to school zones.

B. OTHER TRAFFIC REGULATIONS

Other traffic regulations which must now be converted to metric units to conform to the new Provincial legislation and/or the Federal Government metrication guidelines include distances and clearances. These are regulated under the Street and Traffic By-law, which must be amended accordingly.

Continued . . . .

Clause No. 5 Continued

In addition, 'Safety Zones' which were implemented in the days of street car transportation are no longer used in the City of Vancouver. Rather than amend the distance factor related to safety zones, it is more appropriate to delete the section from the by-law and delete the definition of safety zone.

As metrication progresses, further amendments, particularly those related to size and weights of vehicles will be brought before Council for the 1978 implementation date. Metric standards recommended are the closest reasonable equivalent to maintain the requirements of the existing regulations.

Accordingly, it is RECOMMENDED that the metric equivalents of the speed limits as outlined in Appendix A be adopted, and the Street and Traffic By-law #2849 be amended as follows:

Section 3(2) - change twenty-four inches to sixty centimeters

Section 3(5) - change three hundred feet to one hundred meters

Section 3(19) - change thirty-three feet to 10.5 meters

Section 3(33) - 'Safety Zone' - delete whole clause

Section 21(1)(d) - change twenty feet to six meters

Section 21(1)(e)(i) - change five feet to 1.5 meters

Section 21(1)(e)(ii) - change twenty feet to six meters

Section 21(1)(f) - change five feet to 1.5 meters

Section 21(1)(g) - change five feet to 1.5 meters

Section 21(1)(h) - change twenty feet to six meters

Section 21(1)(i) - 1. - change twenty feet to six meters

2. - change seventy-five feet to twenty-five meters

Section 21(1)(j) - change fifteen feet to five meters

Section 21(1)(m) - delete whole clause

Section 21(1)(q) - change one hundred feet to thirty meters

Section 21(1)(s) - change sixteen feet to five meters

Section 22(1)(c) - change twenty feet to six meters

- change ten feet to three meters

Section 22(1)(e) - change twenty feet to six meters

Section 24(4) - change ten feet to three meters

Section 25 - change twelve inches to thirty centimeters

Section 26 - change seventeen feet to five meters

Section 29(3) - change two inches to five centimeters

Section 44 - change 'Miles Per Hour' to 'Kilometers Per Hour'

Section 45 - change fifteen miles per hour to twenty kilometers per hour

Section 63A(4) - change twenty-five miles per hour to 40 kilometers per hour

Section 91(1)(f)(ii) - change twenty miles per hour to thirty kilometers per hour

Section 92(1)(a) - change ten miles per hour to twenty kilometers per hour

It is further RECOMMENDED that Council instruct the Director of Legal Services to prepare and present the appropriate By-law amendments."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Continued . . . . .

6. South Bypass - State of B.C. Hydro/City Negotiations

The City Engineer reports as follows:

"On January 6, 1976, City Council approved B.C. Hydro's redevelopment plan for the southerly portion of the Carrall Yards which included provision for a roadway just north of the Georgia Viaduct connecting the Quebec extension to Taylor Street.

This redevelopment has been planned as a 10-year development and the roadway (South Bypass) alignment is temporary with an ultimate alignment most likely underneath the Georgia Viaduct.

In January, 1976, the Mayor advised Council that the City Manager would be reporting further on the matter of financing the construction of this new road. The City Manager subsequently requested that the City Engineer, in consultation with the Supervisor of Properties, commence negotiations with B.C. Hydro. This report summarizes the results of those negotiations and sets out the financial aspects of the South Bypass roadway.

I. Right-of-Way (See Sketch 1)

B.C. Hydro have agreed to provide a right-of-way for the South Bypass roadway across their lands in exchange for City lands in the area. This right-of-way requires 1.358 acres. The following pieces of City land are considered surplus to our needs under the revised street plans for the area and can be transferred to B.C. Hydro.

(a) The westerly portion of the Columbia-Quebec connector between Union and Keefer - 0.549 acres.

(b) The south half of Georgia between Main and the lane west of Main - .09 acres.

(c) he southerly portion of Taylor from Carrall Street to approximately 400 feet west - .173 acres.

Total: .812 acres

On the basis of the foregoing trades, there is a shortfall of .546 acres. The value has been set and agreed to by the Supervisor of the Properties Division and B.C. Hydro and there is a balance in B.C. Hydro's favor of $237,830. These funds are available in the 1976/77 Streets Capital Budget in accounts 146/5344 and 148/7938.

II. Costs to Provide a Cleared Right-of-Way

The road right-of-way was occupied by a number of B.C. Hydro facilities. Some of these have been removed by B.C. Hydro as part of their redevelopment and others have been removed solely because of the new roadway. Removal of some of these facilities has necessitated the use of temporary facilities until such time as B.C. Hydro's new buildings are available.

On the basis of City Council's January, 1976 approval of the redevelopment plan, (including provision of the roadway) much of this work has been done in order to facilitate scheduling of construction of the new roadway and the new track arrangement, etc.

As a result of the negotiations with B.C. Hydro, removal of some of the facilities is at the City's cost and some costs are to be shared equally with B.C. Hydro (for removal of those facilities affected by both Hydro needs and road needs).

On the basis of the work done to date and the estimates for the few remaining demolition items, the cost to the City to get a cleared right-of-way is estimated to be $135,000. Funds are provided in the 1976/77 Streets Capital Budget in accounts 146/5344 and 148/7938.

Continued . . . . .

Clause No. 6 Continued

III. City Costs to Provide the Roadway

The City has agreed to provide the roadway through the B.C. Hydro lands on the dedicated right-of-way. Some drainage work is required immediately at an estimated cost for the City's share of $32,000. In addition to this, $255,000 is required for work associated with paving, including the signalization of intersections at Taylor Street and at the Columbia-Quebec connector and associated railway crossing signals. These funds are available in the 1976 Street Capital Budget in account 146/5344.

IV. Other Aspects

(a) LRT Alignment

As part of the overall plan, B.C. Hydro has left an LRT corridor (the land remaining in B.C. Hydro ownership) between the new B.C. Hydro railway tracks and the South Bypass roadway. However, locating the roadway adjacent to the LRT corridor, which will not be in use for a number of years, would result in additional building demolition now and thus additional costs to the City. It has been agreed that the South Bypass roadway be designed to use part of the LRT right-of-way now to avoid demolishing a building, on the understanding that the road be relocated, at City cost, if the LRT corridor is needed prior to the permanent relocation of the South Bypass under the Georgia Viaduct. This item is submitted for information and no action is required at this time.

(b) Railway Crossings

As a part of the negotiations, B.C. Hydro have included an item requesting the City's future support in making an application for railway crossings off the site. They agree that the costs of these crossings would be assumed by B.C. Hydro; however, City support is contingent upon there being a satisfactory case for the need for the crossing to provide rail access to B.C. Hydro lands west of Main Street.

V. Summary

Negotiations about the South Bypass have been completed with B.C. Hydro as follows:

(a) B.C. Hydro will provide the right-of-way for the South Bypass (1.358 acres) in exchange for 3 pieces of street allowance (westerly portion of Columbia-Quebec: Union to Keefer; south half of Georgia: Main to lane west; southerly portion of Taylor: Carrall to approximately 400 feet west) (total 0.812 acres) and $237,830.

(b) The required right-of-way will be provided free and clear of buildings by B.C. Hydro at a cost of approximately $135,000 to the City (for removal of buildings and provision of temporary facilities for some functions).

(c) B.C. Hydro have asked for City support for railway crossings (future) of Main and Columbia-Quebec north of First Avenue. City support is contingent upon a demonstrable need for continuation of rail access to the B.C. Hydro lands west of Main Street.

(d) The roadway is to be built partly on the B.C. Hydro-owned LRT corridor to avoid additional cost now, on the understanding that it would be relocated at City cost if the LRT corridor is needed prior to relocation of the roadway to an ultimate location.

Continued . . . . .

Clause No. 6 Continued

VI. Recommendation

The City Engineer RECOMMENDS that:

A. Council approve items (a) to (d) inclusive in section V above as the basis for an agreement between the City and B.C. Hydro and that such agreement be satisfactory to the City Engineer, Director of Finance and Director of Legal Services.

B. The Director of Finance be authorized to appropriate funds from the 1976 and 1977 Streets Capital Budget for the right-of-way acquisition and clearance ($237,830 and $135,000 respectively)."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

CONSIDERATION

7. Canadian Paraplegic Association Safety Driving "Roadeo"

The City Engineer reports as follows:

"In a letter dated June 30, 1977, Mr. A.A. Mason, of the Canadian Paraplegic Safety Driving 'Roadeo' Committee, requests that 28th Avenue between Willow and Oak Streets be closed to vehicular traffic on Sunday, September 25, 1977, from 10:00 a.m. to 4:00 p.m. to accommodate their safe driving 'roadeo'.

B.C. Hydro services are not affected by the proposed closure and the Police Department will provide special attention for this event. There are no objections from a Traffic Engineering standpoint and Shaughnessy Hospital and the G.F. Strong Rehabilitation Centre will be participating in this event.

Should Council approve the applicant's request to close to vehicular traffic 28th Avenue, from Willow to Oak Streets, on Sunday, September 25, 1977 from 10:00 a.m. to 4:00 p.m., such approval should be subject to the following conditions:

a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

b) Any food concessions be approved by the City Health Department.

c) The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.

d) The cost of temporary traffic controls be borne by the applicant.

In connection with items (c) and (d), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning.

The City Engineer submits for Council's CONSIDERATION the request of the Canadian Paraplegic Association for a grant to defray expenses of signing, barricading and street cleaning at an estimated cost of $150. The Comptroller of Budgets advises that, if approved, the source of funds will be Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION and, if approved, suggests the resolution be worded as a grant of up to $150.

FOR COUNCIL ACTION SEE PAGE(S) 8, 9 & 10

FINANCE MATTERS

INFORMATION

1. 'POSER' and 'RESER' Expenditures

The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures and commitments made from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

Status of Accounts - January 1st to June 30th, 1977

POSER Budget $39,600	Expenditure
Riley Park NIP Profile	$2,500
Manhattan Apartments Analysis	$2,500
Childrens Cultural Workshop	1,300
Sunset Area Youth Services Project	2,500
Provincial Youth Employment Program Training	2,027
Stanley-New Fountain Hotel Training Program	250
Visual Arts Study	3,350
Total	$14,427

Balance as at June 30th, 1977 . . . . . .$25,173

RESER Budget $29,000	
Granville Mall Housing & Retail Vacancy Analysis	$450
Lions I.D. Transportation Study	1,155
Social Planning Issues & Projects Review	250
Manhattan Apartments Residents Survey	175
Hastings Sunrise Community Services Profile	4,500
Total	$6,530

Balance as at June 30th, 1977 . . . . . $22,470

Description of Projects

POSER Projects

Riley Park Community Profile

Consultant was hired to prepare a survey of community facilities and social services in the Riley Park Neighbourhood Improvement Area for report to and use by the NIP Citizens Committee.

Manhattan Apartments Analysis

A Quantity Surveyor was retained to determine the costs of rehabilitating the Manhattan Apartment Building.

Childrens Cultural Workshop

A consultant was hired to initiate an experimental program in the East End of Vancouver involving performing artists workshops for children.

Sunset Area Youth Services Project

A consultant was hired to act as coordinator and liaison with departments concerned with a group of juveniles in conflict with the law.

cont'd.....

Clause #1 continued:

Provincial Youth Employment Program

An amount of $2,027 was allocated from POSER to supplement the funds for the Transportation Study and Urban Resource Study which received Priority Two ratings under the PYEP.

Gastown Residence Hotel Training Program

A Consultant was hired to develop a management program for desk staff at the hostel and conduct a workshop with the newly elected Board of Directors and the Steering Committee of the Gastown Residence.

Visual Arts Study

A Consultant was hired to produce a study "Private Money/Public Art - Promotion of the Arts in Vancouver". To be presented to Council's Committee on the Arts.

RESER Projects

Granville Mall Housing and Retail Vacancy Analysis

A Consultant was hired to profile the businesses on the Mall and to identify hotel and rooming house vacancies on Granville Mall.

Lions I.D. Transportation Study

A survey of disabled persons who are eligible to use the Lions I.D. Transportation Service, but do not. The survey sample was 50 disabled persons from the files of the Canadian Paraplegic Association, the Voice of Cerebral Palsied and the B.C. Coalition of the Disabled.

Social Planning Issues and Projects

A summary of Social Planning's involvements covering the last twelve months.

Manhattan Apartments Residents Survey

A survey was carried out of the tenants of the Manhattan Apartment buildings in connection with the rehabilitation of this building.

Hastings-Sunrise Area Community Services Profile

A profile of the Hastings-Sunrise Area to provide a rationale for allocating civic grants for social services and recreation funding. To provide a basis for anticipating community demands and issues which can be dealt with by community services.

The City Manager submits the foregoing report of the Director of Social Planning for Council's INFORMATION.

RECOMMENDATION

2. Grandview-Woodland N.I.P. Appropriation of Funds: Community Services Directory

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $90,500.00 for improvements to social services in the area. The Concept Plan identified the publication and distribution of an up-to-date directory of community services in the N.I.P. area as a high priority in this category of N.I.P. expenditures. The purpose of this report is to recommend the appropriation of funds for translation, publication and distribution of such a directory.

cont'd.....

Clause #2 continued:

A survey of social services in the Grandview-Woodland area undertaken during the planning stage of the Neighbourhood Improvement Program indicated a wide variety of social services provided by a very large number of agencies. At the same time, the study concluded that a large proportion of neighbourhood residents are unaware either of the existence of particular services or of how to avail themselves of such services. One of the objectives of the Grandview-Woodland N.I.P. Committee is to make existing facilities and services more usable and effective through selective expenditure of N.I.P. funds. An up-to-date, multilingual directory which identifies social service agencies and the services they offer would greatly improve local awareness and use of such services.

The Board of Management of the Britannia Community Services Centre and the Grandview-Woodland Area Service Team (a loose association of community service workers in Grandview-Woodland which meets monthly for communication and co-ordination) have already sponsored the compilation of a community services directory through a Local Initiatives Program grant. A table of contents is attached as Appendix I. The grant did not provide funds for the publication and distribution of the directory. The sponsoring organisations have proposed that the directory be printed in sufficient volume that a copy can be provided to every household in Grandview-Woodland, and have requested funds from the Neighbourhood Improvement Program for this purpose. A budget is attached as Appendix II. The Grandview-Woodland N.I.P. Committee was aware of this project during the planning stage of the program, and has provided sufficient funds in the Social Services portion of the Concept Plan to permit this project to proceed. C.M.H.C. has been advised of this proposal and concurs with the recommendation of funding for this project. The total cost would be $9,666.00.

The Director of Planning RECOMMENDS that Council approve the expenditure of $9,666.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the publication and distribution of a community services directory, sponsored by the Britannia Community Services Centre Society, costs to be shared as follows:

C.M.H.C.	$ 4,833.00
Province of B.C.	$ 2,416.50
City of Vancouver	$ 2,416.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Consultant Re Security System for the Centennial Museum

The City Engineer and the Director of Permits and Licenses report as follows:

"Insurance underwriters have expressed concern about the security of exhibits at the Museum and the difficulty of obtaining coverage for special display because of the deficiencies in security in the Museum complex.

The National Museums Corporation who are responsible for security in Canadian museum and other government buildings have offered to examine the security of the Museum complex and give recommendations on the measures necessary to bring protection up to standards. The cost to the City will be for transportationand expenses for up to three days for a member of their staff to make an on site inspection. The estimated cost is $1000.

The Budget Officer indicates if Council approves the recommendation, funds are available in the contingency reserve.

We RECOMMEND the City accept the offer of the National Museum Corporation to review security at the City Museum and that $1000 be appropriated from the contingency reserve to cover the costs of transportation and accommodation for a member of the corporation while he is in Vancouver inspecting the Museum."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Director of Permits and Licenses be approved.

cont'd.....

MANAGER'S REPORT, SEPTEMBER 9, 1977 . . . . . (FINANCE: A7-4)

4. Investment Matters (Various Funds)
July 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
July 4	Bank of British Columbia	July 15/77	$ 2,004,219.18	$ 2,000,000.00	11	7.00
4	Bank of British Columbia	Sept.26/77	2,033,185.75	2,000,000.00	84	7.21
4	Bank of British Columbia	Dec. 1/77	2,059,835.62	2,000,000.00	150	7.28
4	Mercantile Bank of Canada	Aug. 31/77	2,000,000.00	1,977,340.00	58	7.21
4	Royal Bank of Canada	July 5/77	2,000,328.77	2,000,000.00	1	6.00
5	Mercantile Bank of Canada	July 6/77	3,500,000.00	3,499,300.00	1	7.20
5	Mercantile Bank of Canada	Aug. 2/77	2,999,415.65	2,983,053.80	28	7.15
5	Mercantile Bank of Canada	Oct. 26/77	2,000,000.00	1,955,917.20	113	7.28
5	Bank of British Columbia	Nov. 30/77	3,000,000.00	2,913,753.00	148	7.30
5	Bank of Nova Scotia	July 18/77	1,000,000.00	997,442.18	13	7.20
5	Mercantile Bank of Canada	Oct. 14/77	2,500,000.00	2,450,632.75	101	7.28
5	Bank of British Columbia	July 6/77	4,000,783.56	4,000,000.00	1	7.15
5	Bank of British Columbia	Nov. 28/77	2,572,800.00	2,500,000.00	146	7.28
5	Bank of British Columbia	Dec. 15/77	3,098,201.92	3,000,000.00	163	7.33
5	Bank of Nova Scotia	July 29/77	1,004,668.49	1,000,000.00	24	7.10
5	Mercantile Bank of Canada	Sept.30/77	2,034,561.64	2,000,000.00	87	7.25
5	Royal Bank of Canada	July 6/77	3,000,493.15	3,000,000.00	1	6.00
5	Royal Bank of Canada	July 6/77	1,000,164.38	1,000,000.00	1	6.00
[illegible]	Royal Bank of Canada	July 6/77	1,000,164.38	1,000,000.00	1	6.00
[illegible]	Mercantile Bank of Canada	Aug. 17/77	1,008,227.40	1,000,000.00	42	7.15
6	Mercantile Bank of Canada	Sept.16/77	1,521,452.05	1,500,000.00	72	7.25
6	Mercantile Bank of Canada	Sept.19/77	1,014,897.26	1,000,000.00	75	7.25
6	Mercantile Bank of Canada	Oct. 3/77	2,035,356.16	2,000,000.00	89	7.25
6	Mercantile Bank of Canada	Oct. 14/77	2,549,657.53	2,500,000.00	100	7.25
6	Bank of British Columbia	Nov. 15/77	1,539,545.75	1,500,000.00	132	7.29
6	Bank of British Columbia	Nov. 16/77	1,539,845.34	1,500,000.00	133	7.29
6	Bank of British Columbia	Dec. 2/77	1,029,800.00	1,000,000.00	149	7.30
6	Bank of British Columbia	Dec.16/77	2,065,289.32	2,000,000.00	163	7.31
6	Mercantile Bank of Canada	Aug.15/77	2,999,421.39	2,975,940.00	40	7.20
6	Mercantile Bank of Canada	Sept.1/77	1,000,000.00	988,880.00	57	7.20
6	Mercantile Bank of Canada	Sept.30/77	2,000,000.00	1,966,400.00	86	7.25
6	Mercantile Bank of Canada	Aug. 15/77	500,000.00	496,085.00	40	7.20
6	Mercantile Bank of Canada	July 12/77	1,000,000.00	998,842.44	6	7.05
7	Mercantile Bank of Canada	Nov. 14/77	512,910.96	500,000.00	130	7.25
7	Bank of Nova Scotia	July 15/77	2,003,068.49	2,000,000.00	8	7.00
7	Royal Bank of Canada	July 8/77	2,000,328.77	2,000,000.00	1	6.00
7	Bank of Montreal	Nov. 17/77	1,026,600.00	1,000,000.00	133	7.30
7	Bank of Montreal	Dec. 15/77	2,064,400.00	2,000,000.00	161	7.30
7	Bank of Montreal	Aug. 31/77	2,021,547.95	2,000,000.00	55	7.15
8	Mercantile Bank of Canada	July 13/77	3,002,773.97	3,000,000.00	5	6.75
8	Mercantile Bank of Canada	Aug. 15/77	2,014,887.67	2,000,000.00	38	7.15
8	Royal Bank of Canada	July 11/77	1,500,616.44	1,500,000.00	3	5.00
11	Mercantile Bank of Canada	Aug. 15/77	2,013,808.22	2,000,000.00	35	7.20
11	Mercantile Bank of Canada	Sept. 2/77	1,500,000.00	1,484,430.00	53	7.22
			$84,273,257.16	$83,188,016.37		

cont'd.....

Clause #4 continued:

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes - Forward					
			$ 84,273,257.16	$ 83,188,016.37		
July 11	Royal Bank of Canada	July 12/77	6,001,232.88	6,000,000.00	1	7.50
12	Bank of British Columbia	Dec. 28/77	2,067,414.79	2,000,000.00	169	7.28
12	Bank of British Columbia	Jan. 3/78	1,034,904.11	1,000,000.00	175	7.28
12	Bank of Nova Scotia	Nov. 15/77	2,050,123.84	2,000,000.00	126	7.26
12	Bank of Nova Scotia	Dec. 15/77	2,062,143.56	2,000,000.00	156	7.27
13	Bank of Commerce	July 15/77	2,000,849.32	2,000,000.00	2	7.75
13	Bank of British Columbia	Oct. 17/77	1,019,147.40	1,000,000.00	96	7.28
14	Bank of British Columbia	Dec. 15/77	2,061,853.15	2,000,000.00	154	7.33
14	Bank of British Columbia	Dec. 19/77	1,031,729.86	1,000,000.00	158	7.33
15	Royal Bank of Canada	July 18/77	1,000,493.15	1,000,000.00	3	6.00
18	Bank of British Columbia	July 19/77	1,500,308.63	1,500,000.00	1	7.51
18	Bank of Nova Scotia	Aug. 17/77	1,508,876.71	1,500,000.00	30	7.20
19	Bank of British Columbia	Jan. 13/78	1,035,746.30	1,000,000.00	178	7.33
25	Bank of Nova Scotia	Aug. 2/77	1,001,545.21	1,000,000.00	8	7.05
25	Bank of British Columbia	Oct. 31/77	1,019,626.85	1,000,000.00	98	7.31
27	Bank of British Columbia	Oct. 31/77	1,019,384.11	1,000,000.00	96	7.37
29	Bank of British Columbia	Aug. 2/77	2,501,657.53	2,500,000.00	4	6.05
			$114,190,294.56	$112,688,016.37		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
July 1	City of Vancouver 9.25%	Sept.1/90	$ 10,000.00	98.50	$ 9,850.00	13/2	9.45
25	City of Vancouver 10.00%	Dec.16/94	250,000.00	103.125	257,812.50	17/5	9.624
			$ 260,000.00		$ 267,662.50		
	Chartered Bank Deposit Receipts and Government Notes					Days	
July 15	Mercantile Bank of Canada	July19/77	3,002,136.99		3,000,000.00	4	6.50
19	Mercantile Bank of Canada	Oct.17/77	3,054,000.00		3,000,000.00	90	7.30
21	Mercantile Bank of Canada	Oct. 17/77	1,272,000.00		1,250,000.00	88	7.30
			7,328,136.99		7,250,000.00		
			$ 7,588,136.99		$ 7,517,662.50		

3. CEMETERY CARE FUND (PURCHASES)

						Term Yrs.Mos.	
	Debentures						
July 22	City of Vancouver 9.25%	Sept.1/90	$ 5,000.00	98.875	$ 4,943.75	13/1	9.40

cont'd.....

Clause #4 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JULY 31, 1977

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 126,987,609.29	$ 124,168,651.75"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

5. Interest on Prepayment of Real Property Taxes

The Director of Finance reports as follows.

"Section 412 of the Vancouver Charter enables City Council to determine, by by-law, the interest rate and terms and conditions applicable to the prepayment of property taxes.

On October 22, 1975, City Council passed By-law 4906 which amended the Tax Prepayment By-law 4804 to change the interest rate payable by the City on prepayment of property taxes to 7% per annum. The rate was considered reasonable in light of the prevailing short term interest rates. However, since that time, the short term interest rates have decreased and I am recommending that the City decrease its payment interest rate to 6% per annum, a rate which is more representative of current market conditions. This rate to be effective November 1, 1977.

The Director of Legal Services has prepared the necessary amending by-law and it is submitted to Council concurrently with this report.

I therefore RECOMMEND that Council approve the decrease in the interest rate payable by the City on real property tax prepayments from 7% to 6%, and amend By-law 4804 accordingly, effective November 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

6. The Orpheum - Additional Funding

The Director of Permits and Licenses reports as follows:

"As of July 1976 Council had appropriated $3,262,250 for the restoration of the Orpheum. On April 19, 1977 Council approved an additional $100,000 to cover the estimated cost to complete the project, including required work additional in scope to the original. This supplementary funding has proved insufficient to cover costs arising as the building became occupied. Difficulties in establishing an accurate estimate were:

- The administrative complexity of the project (seventeen prime contracts);
- The nature of renovation work, in that unexpected problems continually crop up;
- Occupation of the building pointed up certain urgent mandatory requirements that were not foreseen.

cont'd.....

Clause #6 continued:

The cost of the work carried out to date is now estimated at $3,396,750 indicating an over-expenditure of $34,500. When it became apparent that an over-expenditure was occurring, work and purchases (other than that affecting human safety) were suspended.

Five months' use of the building has indicated some minor problem areas that were not foreseen. This is work that is judged by the City Architect and Manager of Civic Theatres to be absolutely necessary for safe or efficient operation of the hall. The list of items, totalling $18,700, is:

1. Required for human safety:

- Rehanging and adjusting movable acoustic panels	$ 2,500
- Ventilating spotlight booth	1,000
- Handrails for balcony stairs	800
- Lighting for balcony stairs	1,000
- Sidewalk escape hatch for boiler room	4,000

2. Required for operational reasons:

- Piano dolly	1,400
- Heaters for musical instrument rooms	2,000
- Mixing board table	500
- Window blinds for change rooms	400
- City portion for changes required to C.B.C. connection	1,500
- Crush ropes and standards	900
- Ellipsoidal light fixtures for stage	2,000
- Acoustic work to rear wall	700
	$18,700

The following is a summary of funding:

Funds appropriated to date	$3,362,250
Estimated expenditure to date	3,396,750
Over-expenditure	$ 34,500
Additional Work	18,700
Total possible additional funding required	$ 53,200

The Director of Finance advises that funds are available in the unallocated 1977 Supplementary Capital Budget.

It is recommended that:

A) Council approve $34,500 from 1977 Supplementary Capital funds to cover the cost of the over-expenditure.

B) Council approve $18,700 from 1977 Supplementary Capital funds to cover the cost of essential work remaining to be done."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Permits and Licenses be approved.

7. Quarterly Review of Revenues and Expenditures, 1977 Operating Budget, as at June 30, 1977

The Director of Finance reports as follows:

" The following is a review of Revenues and Expenditures, within the 1977 operating budget, as at June 30, 1977, submitted for the information and approval of Council, as applicable. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

cont'd.....

Clause #7 continued:

In this review, actual revenues received and expenditures incurred in the current year to June 30th are compared with the annual estimates and where significant variations between estimated and actual, as projected to the year end, are indicated, the budget appropriations are recommended for adjustment.

The net estimated surplus resulting from the adjustments is $124,139 and it is recommended that this be added to the Contingency Reserve.

Revenue Variations

Provincial Government Grant in Aid
Per Capita Grant — $(163,608) reduction

Adjustment of the Provincial per capita grant is based on the revised 1976 census population. This reduction in the grant is caused by a reduction in the Census population.

Tax Grants Federal Properties
Crown Dominion Properties — $(246,298) reduction

The grant in lieu of taxes for Federal Properties for 1975 and 1976 were settled in 1977 with the total grants being $246,298 less than original estimates due to disposal of certain federal properties.

Tax Grants Provincial Properties
Insurance Corporation of B.C. Properties — $ 10,886 increase

Increase in grant in lieu of taxes for I.C.B.C. properties based on higher assessed values than originally estimated.

Receipts in Lieu of Taxes, B.C. Telephone Co. — $ 40,072 increase

The B.C. Telephone Company's tax payment to the City is calculated as 1.25% of the Company's prior year revenues. This increase results from a higher revenue than that on which the City's budget estimate was based.

Tax Grants Federal Housing Projects — $ 233,582 increase

Increase in grant in lieu of taxes for C.M.H.C. housing projects, primarily due to the addition of new housing projects.

Interest Earned on Temporary Investments — $ 50,500 net increase

Revised estimate on interest income is due to a higher rate of interest on temporary investments than was originally estimated, plus higher cash balances in the Property Endowment Fund. The increase of $50,500 is the result of adjustments to the following accounts:

a) Temporary Investment of Capital and General Funds,

b) Interest Earned on Property Sales Agreements, and

c) Interest Payable to the Property Endowment Fund.

Service and Inspection Fees & Fines — $(160,000) net reduction

cont'd.....

Clause #7 continued:

Containerized Garbage Collection Fees $(90,000) reduction

Revenue is less than originally estimated due to a reduction in the number of rented containers in use. A review of the related expenditures is being made to determine what corresponding reduction can be made. This will be reported upon, as necessary, in the September budget review.

By-Law Court Fines $(70,000) reduction

By-law Court fines cover violations in a) Parking Meters, b) Other Parking Violations, and c) Fines Collected by the Provincial Government for other by-law infractions. The reduction in revenues in all of these areas is caused, primarily, by a reduction in violations.

Civic Theatres Revenues $ 97,200 increase

Rental of Theatres $ 72,000 increase

This increase is due both to a rate increase of 10% whereas the budget estimates were based on 6%, and an increase in theatres usage.

Bar Receipts $ 35,000 increase

This increase is attributed to the new bar operating contract and a greater use of the Orpheum bars than had been anticipated.

Restaurant Commission $ (9,800) decrease

This reduction is due to the new agreement, effective in June 1977, between the restaurant operator and the City, as approved by City Council.

Local Improvements, Current Levy $ 122,759 increase

This increase in the debt charges payable by the property owners on local improvement debentures covering by-laws not included in the original 1977 budget.

Sundry Rentals
Rental of the Pacific National Exhibition Facilities $ 154,800 increase

1977 Pro rata share of the first year's rental awarded in arbitration proceedings ($250,000 per year).

Expenditure Variations

Engineering Department

Turn Down Traffic Volume Programme $ 31,700 increase

This amount of $31,700 City cost was previously authorized by City Council but was omitted from the 1977 operating budget.

cont'd.....

Clause #7 continued:

Health Department $ (62,288) reduction

School Board Audio Services $ 8,000 increase

Teachers Health Service $10,000 increase

Both of these items were approved as additional services to the School Board on a recoverable basis, and while the recovery of $18,000 was included in the 1977 budget the expenditure was omitted.

Recovery from Medicare for Doctors' Services $(81,382) reduction

This increased recovery from medicare is adjusted to reflect the actual amounts being recovered.

Purchase of Sound Level Recorders $ 1,094 increase

This increase of $1,094 is required to fund the increased cost of equipment authorized in the current budget.

Britannia Community Centre $ 5,000 increase

This is to reflect a reduction in income relating to a programme that was eliminated in the 1977 budget. The expenditure side of the programme was removed in the initial budget, but the income was, erroneously, allowed to remain.

Grants

Kitsilano Work Shop $ (3,270) reduction

This is the recapture of funds resulting from a civic grant previously approved, now being funded by the Federal Government.

Social Services

City's share of Social Service Costs, per Capita $ (59,764) reduction

The City is required to share in the cost of social services based on the City's census population. This reduction in City costs results from a reduction in the Census population as confirmed by the Federal Government.

Finance Department

Properties Division, Administrative Services provided to the Federal/Provincial/City cost-shared Housing projects $ (18,383) reduction

This is for the increased recovery of costs relating to the administrative services being provided to the various cost-shared housing projects such as Oppenheimer Lodge, Cordova House, etc.

cont'd.....

Clause #7 continued:

Debt Charges

Interest on Debentures — $ 122,759 increase

This is for payment of the increased interest for debentures issued in excess of that anticipated in the initial 1977 budget, and is recovered under increased revenue, as explained in "Revenue Variations", with no net additional cost to the City.

Contingency Reserve — $ 124,139 increase

A review of the status of the Contingency Reserve indicates that the present uncommitted balance is insufficient to meet probable requirements for the balance of the 1977 fiscal year. It is therefore recommended that this amount of $124,139, being the excess of revenue over expenditure, be transferred to Contingency Reserve.

In addition to the foregoing variations, there are a number of accounts where minor over or under expenditures will occur. These accounts will be adjusted by transfer of appropriations within the departmental budget, if the variations are significant.

Transfers of Appropriations in Excess of $500

The following departmental transfers were approved by City Manager's Limits of Authorization and are reported to Council for information.

(1) Finance Department

Computer Services

From	7030/308	Equipment Rentals	$ 3,100
To	7032/321	New Data Processing Equipment	3,100

To provide funds for the purchase of I.B.M. Card Punch machine.

(2) Planning Department

From	7314/1	Salaries	$ 1,960
To	7315/90	New Furniture & Equipment	1,960

To provide funds for purchase of Furniture for R.R.A.P. Administrator.

From	7314/18	Rental of Pagers	$ 800
To	7314/6	Office Supplies & Services	800

To provide funds for R.R.A.P. Miscellaneous Printing.

(3) Engineering Department

Streets Division

From	8042/3320	Snow Fleet Maintenance	$ 2,000
To	8043/3408	Replace Loading Winch	2,000

To provide funds for replacement of loading winches.

Traffic Division

From	8051/3604	Salaries Temporary Help	$ 1,164
To	8052/3746	Arthur Laing Bridge Traffic Study	1,164

To provide funds for Arthur Laing Bridge Traffic Study.

cont'd.....

Clause #7 continued:

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

The 1977 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriations Increase/(Reduction)
Provincial Government Grant in Aid	$(163,608)
Grants in Lieu of Taxes - net	38,242
Service & Inspection Fees & Fines, etc.	(160,000)
Interest Earned on Temporary Investments	50,500
Sundry Rentals	154,800
Civic Theatres	97,200
Local Improvement Taxes	122,759
Revenue Increase	$ 139,893

Expenditures	Increase/(Reduction)
Engineering Department	$ 31,700
Health Department	(62,288)
Britannia Community Centre	5,000
Grants	(3,270)
Social Service Costs	(59,764)
Finance Department	(18,383)
Debt Charges	122,759
Contingency Reserve	124,139
Expenditure Increase	$ 139,893

The City Manager RECOMMENDS that the foregoing report and recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10d11

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
900 & 914 East 12th Avenue 1-3/174A/264A	Mount Pleasant N.I.P. Development for Kivan Boys & Girls Club	Johnston & McKinnon

City to Pay	Code No.
$2,300.00	561/3901

Property	Project	Successful Bidder
2804 Venables Street A of 2/ N.E. ¼ Section 23 THSL	Proposed Fire Hall Site	P & B Demolition Limited

City to Pay	Code No.
$1,435.00	345/1902

PROPERTY	PROJECT	SUCCESSFUL BIDDER
1456 E. 12th Ave. 8/171 B/264A	Replotting Property Endowment Fund Board	Johnston & McKinnon

CITY TO PAY	CODE NO.
$1,125.00	5927/9820

"

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

...../2

RECOMMENDATION

2. Cancellation of Sale
S/S 800 Block East Hastings Street

The Supervisor of Properties reports as follows:

"On June 7, 1977, the City placed in the local newspapers an advertisement calling for tenders to purchase certain City-owned lots, including a 25' x 122' lot on the South Side of 800 Block East Hastings Street zoned M-1.

Bids were opened on June 27th and on July 12, 1977 Council approved the sale of this parcel, legally described as Lot 8, Block 66, D.L. 181, to Gilbert Lee. Mr. Lee has paid one-quarter of his purchase price.

For his own requirements, Mr. Lee arranged for the lot to be surveyed. During the course of the survey it was determined that the foundation of the building to the East of Lot 8 encroached on to his lot approximately 4¼ inches, the siding up to 6 inches, and the corner board at roof level up to 8 inches.

The Planning Department advised that it is likely a development permit could be issued but without a formal application before them to consider, no commitment could be made. Mr. Lee has expended funds on architects and surveyors fees and does not wish to invest further expense without a guarantee that a permit will be issued. In addition, he has advised that he would lose approximately 100 square feet of useable office space in the building due to the encroachment.

Accordingly, a letter has been received from Mr. Lee's solicitor requesting that this sale be cancelled due to the existence of the encroachment.

Under the circumstances it is recommended that:-

(a) The sale of Lot 8, Block 66, D.L. 181, Plan 196 to Gilbert Lee be cancelled and that he be reimbursed the sum of $10,775.00 paid by him against the principal plus the sum of $317.67 representing a portion of the current year's taxes.

(b) The Supervisor of Properties be instructed to resolve the encroachment problem by arranging with the owner of the abutting property to either remove the encroachment or enter into an appropriate encroachment agreement and the City Lot be placed on the market when this is done."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

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3. Rental Review - lease of portion of Heather Street south of S.W. Marine Drive

The Supervisor of Properties reports as follows:

"The property designated as Heather Street south of S.W. Marine Drive adjacent to Blocks C, D, Y, and Z, D.L. 319 and 324 and part of 323, is presently leased to Rayonier Canada (B.C.) Ltd. for access purposes to their properties on either side of Heather Street. The lease is for a term of ten years from the first day of February 1975, subject to six months notice of cancellation if the area is required for municipal purposes and subject also to a rental review every 2½ years.

Negotiations have now been finalized and Rayonier Canada (B.C.) Ltd. have agreed to a rental increase from $6,750 per annum plus taxes to $12,200 per annum plus taxes effective as of August 1, 1977.

Recommended that rental for the above site be increased to $12,200 per annum plus all taxes as if levied for the period August 1st, 1977 to February 28th, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Mortgage of Two Leases by City to R.E. Porter Ltd.

The Director of Legal Services reports as follows:

"City-owned Lots 2, 3 and 4, Block 123, District Lot 541, situate on the South-East corner of Granville and Pacific Streets, are currently under lease to R.E. Porter Ltd. until September 1, 1980 and thereafter from year-to-year.

Similarly Lots 7 and 8, Block 122, District Lot 541, situate on the East side of the 1400 Block Howe Street, are under lease to R.E. Porter Ltd. until May 1, 1980 and thereafter from year-to-year.

In both cases, the year-to-year arrangement is subject to cancellation upon six months' notice. Again in both cases the property is in use as a parking lot.

R.E. Porter Ltd. has now asked the City to consent to a mortgage of these leases because, in the course of arranging a mortgage for property which does not concern the City, the Mortgagee has requested a mortgage of these leases as additional security because the leases provide parking for the Porter-owned sites. The Supervisor of Property has no objections to these mortgages.

A similar request was approved by Council on May 18, 1976, so that the present request is in fact a Consent to a Second Mortgage of the leases.

It is therefore recommended that the City consent to a mortgage of these leases, such consent to be documented in a manner acceptable to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

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5. Burrard Street Widening - 1804 West 4th Ave., Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council, on January 18, 1977, in considering a report of the Supervisor of Properties, approved for the widening of Burrard Street, acquisition of a portion of 1800 - 1804 West 4th Avenue and 2003 - 2005 Burrard Street, legally described as Lots 19 and 20, Block 247, District Lot 526, Plan 590.

This report noted that the City was obliged to pay cash compensation to two lessees for the breaking of their leases and these negotiations would be the subject of later reports.

City Council approved payment of compensation for the breaking of the lease to Tiffany Glass Centre Ltd. at 1800 - 1802 West 4th Avenue on May 10th, 1977.

Following negotiations, the remaining lessee, Allen Slade and Suzanne Slade who had operated Striders Sports at 1804 West 4th Avenue have agreed to accept the sum of $8,500. in full compensation for the breaking of their lease. This settlement has been endorsed by the Director of Legal Services.

It is therefore recommended that the Supervisor of Properties be authorized to pay compensation to the lessee Allen Slade and Suzanne Slade on the foregoing basis, chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Premises - West Point Grey Branch Library

The Supervisor of Properties reports as follows:

"On January 13, 1977, the Standing Committee on Finance and Administration considered a brief by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a Branch Library to be established in West Point Grey at 10th Avenue and Sasamat Street by way of a long-term lease. This site was in process of being developed with a new structure and the contractor was interested in the library being included in the development.

The Finance and Administration Committee favoured a Branch Library being established but felt more time was needed before making a commitment as review of the 1977 budget would not take place until April. Information was at hand that the contractor could only wait until the end of January, 1977 for a decision.

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Clause #6 continued:

After further discussion it was recommended:

(a) That consideration of the proposed Branch Library in West Point Grey be deferred pending the Mayor contacting the contractor to see if he will wait until April for a decision.

(b) That in the event the contractor will not wait, the matter be brought back to the Finance Committee for further consideration.

On January 25, 1977, Council was advised by the Mayor that the contractor confirmed he would be prepared to grant the request for deferment.

On April 19, 1977, Council approved the 1977 Supplementary Capital Budget wherein the sum of $152,000.00 was included for the West Point Grey Library. This amount was budgeted for equipment, books and staff costs for book preparation.

The proposed library leasehold comprises 5,100 square feet of a new reinforced concrete air conditioned structure with provision for roof parking. The balance of the structure will house a bank and four retail stores.

The developer controls the land under a 35 year lease from Home Oil Distributors Limited, and has agreed to completely finish the library premises to City requirements, including items such as carpeting, lighting, partitions, extra washrooms, counters and cupboards. This extraordinary work by the developer will allow the library to occupy the premises without capital expenditure in leasehold improvements.

Negotiations with the developer, Miland Distributors (Northern) Ltd., respecting the proposed accommodation have resulted in the company agreeing to a lease on the following terms:

TERM:	15 years
COMMENCEMENT:	January 1st, 1978
AREA OF LEASE:	5,100 square feet
RENTAL:	
1st 5 years	$41,820.00 per annum ($3,485.00 per month)
2nd 5 years	$44,220.00 per annum ($3,685.00 per month)
3rd 5 years	$46,680.00 per annum ($3,890.00 per month)

The foregoing increases in rental represent the City's pro rata share of the lessor's land rental which has built-in increments over the 15 year lease period.

The city, as lessee, is responsible for 36.4% of all costs respecting the general operating expenses for the whole premises including taxes, insurance, etc., but not including charges respecting any of the lessor's debt.

The foregoing rental arrangements have been negotiated by the Properties Office and are considered to be satisfactory and representative of the developer's costs including the provision by the developer of completely finished space for the library's occupation.

...../6

Clause #6 continued:

Recommended that the Supervisor of Properties be authorized to enter into a lease with Miland Distributors (Northern) Ltd. for the subject premises for a period of 15 years effective January 1st, 1978, on the foregoing basis, subject to the terms being to the satisfaction of the Director of Legal Services and further,

That the Library Board report to Council on staffing and other operating budget requirements for approval in advance of the 1978 Revenue Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Cancellation of two existing leases with Bantam Holdings Ltd. (Holt Glass Ltd.)

The Supervisor of Properties reports as follows:

"City Council at its meeting on August 9, 1977, approved the acquisition of Lot F, Block 279, D.L. 526, also known as 2005 Cambie Street, from Bantam Holdings Ltd.

Also approved at this meeting was a lease-back agreement with Bantam Holdings Ltd. for five years beginning September 1, 1977 with the rental to be $35,000 per year plus annual taxes.

Two adjoining portions of road were already on lease from the City and it is now desirable to cancel these existing agreements and bring these portions of road, along with Lot F, under one lease subject to the terms of the lease-back agreement as outlined in the report to City Council on August 9, 1977.

It is recommended that the two leases be cancelled and that these road portions outlined in the cancelled leased be included along with Lot F, Block 279, D.L. 526 under one lease on the foregoing basis and a lease agreement be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Encroachment onto City-owned property south side of King Edward between Sophia and John Streets

The Supervisor of Properties reports as follows:

"Lots 4A, 5A, 6A, D.L. 631 and portion of 632, Plan 1338 located south side of King Edward between Sophia and John Streets, were reserved from sale to provide for lane and street needs. A lane area has now been established and as the City Engineer advises further widening of King Edward at that location is not being considered it is proposed to resubdivide and place the City lots on the market for sale.

...../7

Clause #8 continued:

The Survey Department has advised that the building on privately-owned Lot 3A encroaches onto City-owned Lot 4A by approximately sixteen inches. The best method of resolving the problem is to sell a two foot strip to the owner of Lot 3A and to resubdivide the private City-owned lots. An eight foot sewer easement will be required on the westerly boundary of Lot 6A.

Negotiations with the owner of Lot 3A indicate that he is willing to purchase two feet of City-owned land on the following basis:-

1. Total purchase price $2,000 inclusive of taxes and administration fee

2. Terms:

   A. Deposit $1.00

   B. Balance of $1,999 to be paid on or before November 1, 1977

3. The two foot strip from City-owned Lot 4A to be consolidated with Lot 3A, the City to provide the deed and plan of subdivision, any other documentation required to complete the transaction in the Land Registry Office to be the responsibility of the purchaser.

It is recommended that a two foot strip of City-owned land be sold to the owner of Lot 3A for $2,000 on the terms mentioned above and that lots 3A to 6A inclusive, D.L. 631 and portion of 632 be resubdivided."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Expropriation for Burrard Street Widening - 2065 Burrard Street

The Supervisor of Properties reports as follows:

"A portion, approximately 1645 sq.ft. of the property at 2065 Burrard Street, legally described as Lots 21 to 23 Block 247, District Lot 526, Plan 590 is required for the immediate widening of Burrard Street. This portion together with the north two feet for lane purposes, is shown outlined on City Surveyor's subdivision plan marginally numbered LE 4524.

The portion required for road and lane does not involve the single storey commercial building on this property currently leased by Color Your World Paint stores but does reduce the parking stalls from nine to seven as confirmed by the City Engineer.

In negotiations with the owners, Suburban Developments Limited (Orr's Stores), they have agreed to the City's offer for loss of land but not for the loss of parking stalls. It is noted that the parking stalls remaining after the proposed widening would be sufficient for the current use.

...../8

Clause #9 continued:

As compensation for the loss of parking stalls, the owners have asked that the City give them relief under the parking requirements of the Zoning and Development By-Law to take care of any conditional use. Alternatively, they ask the City to replace their loss of land by purchasing the adjoining locked-in commercial lot (2750 sq.ft.) on a straight exchange basis. The adjoining lot is improved with a small three room house, occupied by a 90-year old man, who is opposed to any acquisition of his property.

Under the circumstances and following consultation with the Director of Legal Services, it is proposed to proceed with the expropriation of that portion of Lots 21 to 23, Block 247, District Lot 526, Plan 590 as shown outlined on City Surveyor's Subdivision Plan marginally numbered LE 4524 required for the widening of Burrard Street and lane upgrading.

It is therefore recommended:

A. That the offer of $46,620. for that portion of Lots 21 to 23, Block 247, District Lot 526, Plan 590 required for the widening of Burrard Street and lane upgrading as shown outlined on City Surveyor's Subdivision Plan marginally numbered LE 4524 made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the property.

B. That since the City has failed to come to an agreement with the owner to acquire the said property for the sum offered, the said property be expropriated and that the resolution for that purpose submitted under "motions" be passed.

C. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

B

MANAGER'S REPORT

September 2, 1977

TO: Vancouver City Council

SUBJECT: Property Taxes in Phase 1, Area 6, False Creek

CLASSIFICATION: RECOMMENDATION

The False Creek Development Consultant reports as follows:

"The Problem

Property taxes in False Creek, Area 6, Phase 1 are anticipated to be a problem for residents. For some of the enclaves, 1977 property taxes are significantly higher than the projections upon which initial rents were based. This is happening even though the property tax assessments on some of the properties were made on incomplete structures and not on the full value of completed structures. Residents and their sponsors worry that if the same level of assessment is carried through and also applied to completed structures, increased property taxes may increase rents to the point where residents are forced to move out, the desired income mix is not achieved, and the sponsors are in financial difficulty.

This increase of property taxes from earlier projections is due to a higher than expected assessed value being placed on the housing development in False Creek. This is a problem shared to a large extent by all new developments built since the assessment roll was frozen in 1974. When buildings are only partially complete at the time the assessment roll is closed as was the case in False Creek, Area 6, Phase 1, the buildings are assessed at cost in place. The completed units, non-profit rental projects or par-value co-operatives are assessed at cost in place, while limited dividend rental, market condominium and controlled leasehold condominium units are as[illegible] market rents or market sale prices.

The current practice by the Assessment Authority, applied to False Creek, Area 6, Phase 1 in 1977 was to discount the cost in place estimates by inflation factors to reduce the assessments to levels which are comparable to costs in 1973 (the values on which the 1974 assessment roll was based). It also happens that the cost of construction in Phase 1, Area 6 although within budgets approved by the senior governments was nevertheless quite high because of uniformly high quality amenities, underground parking and necessary piling. The combination of the "cost in place" formula and higher costs in Phase 1 resulted in assessed value being a higher proportion of market value than elsewhere in the City.

If the assessment roll were to remain frozen, there would also be some inconsistencies in the assessments of condominiums. In 1974, when the roll was frozen, procedures with respect to condominiums were being changed. The freezing of the roll meant that some condominiums are assessed on one basis and some on another. This problem of inconsistency will be remedied when the roll is unfrozen.

The Development Consultant raised the issue that condominiums in False Creek are assessed higher than single family homes. It is acknowledged that this is a further anomoly in condominium assessment as compared to single family residence assessment. Single family residences are land consumptive and a higher proportion of their market value is attributable to land than is the case with condominiums. At present the level at which residential land is assessed is much lower than the level at which residential improvements are assessed. This disparity between the level of land assessment and the improvement assessment is one which has arisen because of the rapidly increasing market value of residential land and the statutory limitations on assessment increases which have been in effect over the last several years.

This situation of condominiums vis-a-vis single family residences could be expected to change once the frozen roll is removed. The False Creek properties are in no worse position than condominiums elsewhere in this regard.

Bill 31 has now been passed in the Legislature and given Royal Assent but has not yet been proclaimed. When it is, it will unfreeze the roll and eliminate some of these inconsistencies. It is expected to be proclaimed in time for 1978.

Some of the non-market units are fully subsidized by the senior governments for property taxes, some are not, and none of the condominiums are, as follows:

Sponsor	Number of Units Fully Subsidized for Property Taxes	Number of Units Not Subsidized for Property Taxes
Netherlands Non-Profit Rental	7	101
Netherlands Senior Citizens	18	nil
False Creek Co-operative	17	153
Bertha O. Clarke Non-Profit Rental	46	nil
Kiwanis Senior Citizen	61	nil
Physically Handicapped	25	nil
Limited Dividend Rental	37	114
Controlled Leasehold Condominiums	nil	106
Market Condominiums	nil	173
	211	647

In summary, the property tax problem in False Creek, Area 6, Phase 1 is that 1977 property taxes are higher than estimates of such taxes which were made in 1975, by as much as $40.00 per month for a 2 bedroom apartment. Since these 1977 taxes are based in many cases on incomplete structures, there is the fear that 1978 taxes will be even higher. This is causing concern in the non-market and market developments and is a factor causing potential renters and purchasers to avoid False Creek, and possibly to cause existing residents to move out, and to cause Sponsors to speak of bankruptcy.

Unfortunately it is not possible to say, at this time, what 1978 assessments and therefore property taxes will be. The buildings must be reassessed as completed structures. Furthermore, the Province has passed the Bill 31 legislation which will change the basis of assessment for all properties in 1978 when proclaimed. In the late fall of 1977 it should be possible to know more. However, at this point it can only be said that 1978 assessments will change.

In the cases of the False Creek Co-operative, the Creek Village Building Co-operative and the Limited Dividend Rental projects as well as in some of the Market Condominiums, the problem is compounded because the sponsors have had to pay ground lease rents substantially prior to occupancy, contrary to original intentions.

Assessment Appeal

These higher than expected assessments in Phase 1, Area 6, False Creek were appealed to the Assessment Appeal Board by the sponsors at their expense in June. The decision of the Appeal Board is not expected until the Fall. If the appeal is fully successful, the assessments will be substantially reduced and the tax problem in False Creek will be alleviated. If the appeal is not successful, the non-market groups will have to seek some form of subsidy or raise their rents substantially (i.e. raise the income levels) to accommodate the higher costs.

Possible Solutions

The Development Consultant notes that Bill 31 if and when proclaimed would restore some equity, and suggests four possibilities for over-

coming the remaining problems and achieving the intended income mix:

1. Senior Government subsidies

As mentioned earlier, many of the non-market units in Phase 1 are being provided with some level of operating subsidy by the Federal and/or Provincial governments. One possibility is to extend these subsidies to cover the increase in property taxes. However, to date the senior governments have indicated that they do not intend to increase their subsidies to cover the projected increase in property taxes.

2. Successful Appeal of Assessments

The results of the appeal will likely not be known until the Fall. In the meantime, all sponsors have been required to pay the full indicated property taxes by July 5, 1977 in order to avoid penalties, and the sponsors are facing severe shortfalls.

3. City Subsidy-Reduce the Land Rent

The Development Consultant suggests that the City reduce the land rent for those developments in Phase 1 where the Federal/Provincial subsidies do not cover property taxes. The amount of subsidy would be the equivalent of the reduction of property taxes to comparable amounts elsewhere in the City, or alternatively, by the difference between the estimated and actual property taxes. The subsidy would be for 1977 with the provision that it could be extended into 1978 should Provincial legislation and appeal not provide a remedy to the problem.

The Director of Finance points out that the City land rentals in Phase 1 have been set so as to recover only the capital outlay made by the City to create the project. The annual debt charges alone for False Creek Phase 1 amount to about $750,000 per annum. The rental revenues are difficult to accurately pin down at this point in time, due to options to prepay, other rental options and escalation clauses. However, an estimate of a normalized revenue for the first five years would be in the order of $665,000 per annum. This suggests that False Creek, Area 6, Phase 1 could operate for the first five years with an annual cash shortfall of $85,000. It is expected that this $85,000 per annum cash shortfall will be covered by prepaid leases. However, reducing rentals further would make this problem worse. Accordingly, this source of funds could not, at present, be used to subsidize the property taxes.

Besides this cash flow problem, reducing the land rent changes the nature of the False Creek project from one where the City recovers only its capital outlay to one where there would be a net loss to the City from the development. By specifying that there must be an income mix in the development, the City has already written down its land value in Phase 1 by $4,000,000 from its estimated full market value of $12,000,000 and will only break even on the development. This is the cost to the City of a social mix in Area 6, Phase 1. If the proposal is made to abate land rent to provide relief on property taxes, the development would be in a deficit position.

4. City Subsidy-Use of Municipal Incentive Grants

The Development Consultant suggests that the municipal incentive grants for Phase 1 estimated at $290,000 be used to reduce land lease rentals in an amount equivalent to the reduction of property taxes to comparable amounts elsewhere in the City, or alternatively the difference between the estimated and actual property taxes.

These funds could be dispersed over a two or three year period assuming the problem persists so that the greatest impact is felt in 1977 and the next greatest in 1978.

The Development Consultant points out that Council has already agreed that for Phase 2, the municipal incentive grant revenues be used to reduce costs for lower income, non-market residents.

The Director of Finance points out that with respect to the estimated $290,000 total amount of the municipal incentive grants, the City has only received $142,800 and with outstanding applications of $74,800 for a total of $217,600. It may be possible that the full amount of $290,000 may be received when the remaining applications are submitted, but Council could only commit funds which have actually been received.

With respect to the proposed use of the MIG funds, the Director of Finance notes that a condition of receiving the Provincial portion is that the funds be used "to encourage and facilitate the production of housing". Council have passed a resolution to that effect. The Director of Finance is of the opinion that the subsidizing of existing housing may be a use of the funds contrary to the Provincial requirement and therefore the use as proposed by the Development Consultant would have to be specifically approved by the Provincial Government.

With respect to the suggestion that relief be given equivalent to the difference between property taxes in Phase 1 and property taxes for comparable property elsewhere in the City, the Director of Finance is of the opinion that this task is beyond the competency of City staff to undertake. This task traditionally lies with the Assessment Authority and they have already done this task within the constraints of their legislation. The lessees have appealed this determination and the appeal will be judged based on the facts involved. For City staff to go beyond and try to re-dress the inequities of the assessment roll for False Creek is to open up the issue of equity for all properties in the City. This task is beyond our capabilities.

Further Comments by the Director of Finance

There is a distinct problem in False Creek with the taxes being higher than anticipated. However, this problem should resolve itself with the appeal or in the future with the passage of Bill 31 and the consequential change that should take place as the structures are completed.

The City must be seen as an impartial taxing authority, and must, by law, use the assessments as determined by the B. C. Assessment Authority. The City cannot re-dress possible inequities in assessment and taxation in False Creek without raising the question of equity of taxation for all properties in Vancouver. It should also be recognized that if the City makes some attempt to subsidize the taxes in False Creek, that it would be subsidizing school, hospital and regional taxes as well as City taxes.

For many years the City has been active in subsidizing the capital cost of non-market housing in Vancouver through writing down the sale or lease value of City-owned land. However, the City's position has always been that operating subsidies are the responsibility of the senior governments, as being the only bodies with sufficient revenue resources to begin to handle the problem. For the City to now enter into the operative subsidy picture opens up the City to pressure in an immensely expensive area, completely beyond our resources and historically beyond our responsibilities.

Further Comments by the Development Consultant:

The points made by the Director of Finance are well taken. However, the problem is potentially explosive, and both sponsors and residents are finding that the rents and monthly costs are substantially higher than anticipated. Given time people can make adjustments particularly if incomes continue to rise, but relief is needed in the first year or two.

The City, when it originally embarked on this ambitious project, realized that there were certain costs associated with attempting to create something of the magnitude and social complexity of the False Creek Development. The costs and challenges were accepted, together with the opportunity to recover costs over the 60 year term of the ground leases.

Now 65% of all the units are occupied. A majority of these units are non-market. The increase in taxes alone could add as much as $2,000 per annum to a resident's income to qualify.

At present it is impossible to assess the overall impact of the increase in cost to own/rent caused by the tax increase, but it will be significant and because of the nature of the increases, the residents will blame the City.

It is particularly important that everything possible be done in the formative years of the development to ensure the low income group be accommodated and integrated into the social character of False Creek. If this is not achieved in the first few years, it will be extremely difficult to achieve later because of the then established social "norms".

Furthermore, the City should look beyond the first 28 years and to the 60 year term of the ground leases when considering a return of its investment in False Creek.

Recommendations

The Director of Finance RECOMMENDS:

That the City Council not agree to providing an operative subsidy to either the market or non-market housing in False Creek.

The Development Consultant RECOMMENDS:

A. That the Senior Governments be formally requested to increase their subsidies to those sponsor groups now receiving them to cover the projected increase in property taxes.

B. That Council approve the use of the Municipal Incentive Grants for Phase 1, Area 6, False Creek to reduce costs in Phase 1 by amounts as may be necessary to achieve the equivalent of the estimated property taxes for Phase 1 in 1977 and 1978 adjusted for inflation, after giving consideration to the effects of Bill 31 and the results of the assessment appeal, for report by the Director of Finance and the Development Consultant to Council on a specific formula."

The City Manager agrees with the comments of the Director of Finance and supports his RECOMMENDATION.

He also RECOMMENDS approval of Recommendation A of the Development Consultant, but not of Recommendation B.

The City Manager further RECOMMENDS that the Development Consultant and Director of Finance be directed to prepare an analysis of the hardship caused by the unexpected taxes on Phase 1 residents once the results of the tax appeal and of Bill 31 are known.

FOR COUNCIL ACTION SEE PAGE(S) 8

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 25, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Puil
ABSENT	:	Alderman Kennedy (Leave of Absence)
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Status Report of Major Development Permit Applications

Mr. G. Fox, Development Permit Group, reported verbally on the following development permit applications received for the period ending July 28, 1977:

(a) DPA #78092 (Preliminary) - 825-31 Beach Ave. - alter, change use and add 3 additional floors to existing two-storey warehouse (food processing, packaging, warehouse and executive offices);

(b) DPA #78078 - 1070 W. 7th Ave. - erect 8 unit four-storey apartment building, one level underground parking for 16 cars;

(c) DPA #78165 - 1730 Pendrell St. - erect 60 unit four-storey apartment building - underground parking for 64 cars;

(d) DPA #78176 - 1020 Hornby St. - erect 26 storey commercial and residential building, one retail, 1 restaurant, 17 office, 7 residential, with 2 levels underground parking - fsr 5.98;

(e) DPA #78252 - 524 Nelson St. - construct one storey retail building;

(f) DPA #78253 (Preliminary) - 1117 Hornby St. - alter and use existing residential hotel as restaurant (basement and main) and offices (2nd-4th);

(g) DPA #78255 (Preliminary) - 1470 West Broadway - construct 6 storey retail/office building - fsr 3.0;

cont'd.....

Clause #1 continued:

(h) DPA #78282 - Champlain Heights, Enclave 18 - construct 66 dwelling unit townhouse development - height two storeys - (La Petite Maison Housing Co-op);

(i) DPA #78333 - 958 Bute St. - add 3 storey 21 dwelling unit addition to existing apartment building.

The Committee agreed that a progress report should be presented each month on any discussions with respect to the processing of the development permit application for 1020 Hornby Street.

RECOMMENDED

THAT the verbal monthly status report of major development permit applications be received.

2. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated August 16, 1977 from the Zoning Planner forwarding the monthly status of rezoning applications as of July 31, 1977 (on file in the City Clerk's office).

The Committee requested further information on the status of the area study being undertaken by Mr. R. C. Mann for the Shaughnessy Heights Property Owners Association. Mr. R. Scobie agreed to report verbally at the time the next status report is before the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications be received.

3. (A) Three L.I.P. Funded Programs in the Planning Department

The Committee considered a report dated August 8, 1977 (on file in the City Clerk's office) which the City Manager submitted for Information. In the report, the Director of Planning provides an outline of the work undertaken in the following three studies, funded through the Local Initiatives Program:

- Central Area Pedestrian Study
- West End Physical and Community Survey
- The Aquatic Community Project

cont'd.....

Clause #3 (A) continued:

Mr. M. Kemble, Central Area Division, advised that a written report on the Pedestrian Study is available in the Planning Department for interested persons. Some of the conclusions of the study will emerge through other studies and reports i.e., "The Central Area Pedestrian Weather Protection Report" which will be presented to the Committee shortly.

Ms. B. Howard, Central Area Division, stated that the West End Physical and Community Survey is two studies - The Physical Survey has produced up-to-date information on buildings and some aspects of site development throughout the West End. The information is incomplete for 8 or 9 of the 100 City blocks in the West End and will be completed in-house later in the year. The Community Survey has produced information that will be useful in establishing policies and guidelines for development in the West End. Ms. Howard stated that the information in these two studies is intended for in-house use but could be made available to interested persons.

Mr. D. Hickley, Associate Director, Central Area Division, advises that a technical report on the Aquatic Community Study has been produced as well as a Summary Report (previously circulated - on file in the City Clerk's office). Several City departments have provided useful input into the study and their notes have been incorporated. Further inter-departmental review is necessary before any recommendations are brought forward. Due to a time constraint on the funding program some issues have not been resolved i.e., the jurisdictional problem. Copies of the report were circulated to those who had expressed interest and to jurisdictional authorities who have a specific interest in the subject. Comments are anticipated and in approximately three months a further report will be prepared recommending either implementation of the proposals or further study.

RECOMMENDED

THAT the report of the City Manager dated August 8, 1977 and "The Aquatic Community" Summary Report dated July, 1977 be received for information.

3. (B) Paper on Floating Homes

The Greater Vancouver Floating Homes Co-operative submitted a brief dated August 19, 1977 (on file in the City Clerk's office) requesting the Committee to consider procedure whereby up to ten floating homes could be accommodated in the proposed marina at the foot of Spruce Street in Area 6, False Creek.

cont'd.....

Clause #3 (B) continued:

Mr. R. Fention presented drawings of various floating homes and a model of the marina indicating that the floating homes could be placed anywhere in the marina. He stated the matter of design is controlled through the normal development permit process.

Mr. E. D. Sutcliffe stated that the Development Group was in favour of allowing ten floating homes in the marina. There would be controls on the development i.e., an amendment would have to be made to the Official Development Plan for False Creek requiring a Public Hearing. If the amendment was approved the development permit process,through the Development Permit Board, would control design and other technical requirements.

Mr. W. Curtis, City Engineer, advises that the technical problems of floating homes could be resolved, but not easily. The more difficult problems would be administrative and jurisdictional ones.

Mr. F. Bowers, City Manager, stated that the crux of the problem was design and the residents' acceptability of floating homes. Council has decided that there will be no residences over the seawall. There would have to be a decision whether to allow elegant townhouses on the water. The question of jurisdiction has not been resolved with the National Harbours Board.

The Committee agreed that the Director of Planning should report back as soon as possible as to whether or not the matter should be referred to Public Hearing.

RECOMMENDED

A. THAT the brief from the Greater Vancouver Floating Homes Co-operative dated August 19, 1977 be received.

B. THAT the Director of Planning report back to the Committee as soon as possible on the question of preparing an amendment to the Official Development Plan for False Creek to allow floating homes, such amendment to be referred to Public Hearing.

4. City-owned land in the Camosun Bog Area

The Committee considered a report of the City Manager dated July 27, 1977 (copy circulated) in which the Supervisor of Properties responds to the following Park Board resolution of September 13, 1976.

> 'That the Board recommends (to Council) that all City-owned lands west of Crown Street and north of

cont'd.....

Clause #4 continued:

King Edward Avenue other than the eight lots that will be marketed in Blocks 42 and 43, District Lot 139, including all street and lane allowances north of King Edward Avenue and west of Crown Street not needed to serve residences be turned over to the Provincial Government to add to the Frank Buck Memorial Park for a permanent public park on the condition that the Provincial Government similarly add Provincial land Block 41 to the Frank Buck Memorial Park, all the foregoing park lands for the purpose of establishing a centre for conservation and nature education for public use and enjoyment of the Camosun Bog area without prejudice to the ultimate jurisdiction of the park whether it be Provincial, Regional or City.'

In the report the Supervisor of Properties advises that discussions have been held between Park Board staff, the Planning and Engineering Departments, and the Properties Division with respect to the inclusion of the Park reserve within the Frank Buck Memorial Park as suggested by the Provincial Government. It is the consensus that there could be no objection to the concept of the development of the City's Park reserve with the Provincial Land for the preservation of the ecology. However, there remains the matter of:

A. The question of whether or not the eleven lots (numbered 9 to 19 on Addendum C, of the City Manager's Report) should be marketed or included within the park boundaries.

If Council determines the lots should be marketed, then your officials unanimously recommend that lots on the south side of 21st Avenue immediately adjacent to the three privately-owned lots, as shown on Addendum D, of the City Manager's Report, be sold rather than the creation of eleven new lots fronting Crown Street.

B. The matter of relinquishing the ownership of the streets and lanes.

Two alternatives are submitted for consideration:

(i) retention of ownership of the streets and lanes within the park boundaries, with a long term lease to the Government for park purposes; (City Engineer's recommendation)

(ii) closure of the streets and lanes within the park boundaries for conveyance to the Government with the abutting park reserve lands.

These two items were submitted for the consideration of the Committee.

The City Manager endorsed a recommendation of the officials that the City advise the Provincial Government it is in favour of the incorporation of the City's reserved park site as

cont'd.....

Clause #4 continued:

approved this day into the Frank Buck Memorial Park on the condition that the Provincially-owned lands in Block 41, District Lot 139, are also incorporated within the Frank Buck Memorial Park.

The Committee felt that the Provincial Government should be approached as to its intentions for the University Endowment Lands. The Chairman requested that Aldermen Brown and Puil contact Provincial Government officials advising them of the City's proposal and requesting them to provide information as to their intentions for the University Endowment Lands.

RECOMMENDED

A. THAT the ten lots on the south side of 21st Avenue immediately adjacent to the three privately-owned lots (designated as Lots 9 to 18 on Addendum D of the City Manager's Report dated July 27, 1977 be marketed).

B. THAT the City retain ownership of the streets and lanes within the park boundaries with a long term lease to the Provincial Government for park purposes.

C. THAT the Provincial Government be advised the City is in favour of incorporating its reserved park site, as approved this day, to the Frank Buck Memorial Park on the condition that the Provincially-owned lands in Block 41, District Lot 139 are also incorporated within the Frank Buck Memorial Park.

5. Zoning for the Kitsilano Conversion Areas

Committee considered a report of the City Manager dated August 18, 1977 (copy circulated), in which the Director of Planning makes recommendations on the amendments to the Zoning and Development By-law which are necessary to implement the land use policies contained in the Kitsilano Conversion Area Plans.

With respect to Conversion Area 4 the Committee noted that a report of the City Manager dated June 23, 1977 on Point Grey Road properties was to be circulated to organizations and interested individuals for comment and reconsideration in the Fall. The Director of Planning is also to report back in the Fall on specific proposals aimed at maintaining Point Grey Road property values at a level. That would enable the City to carry out its long range aquisition policy. In view of this the Committee agreed that there should be no rezoning of the north side of Point Grey Road from Balsam to Alma.

cont'd.....

Clause #5 continued:

RECOMMENDED

THAT the Director of Planning be instructed to apply to rezone the Kitsilano Conversion Areas and adjacent apartment commercial areas; with the exception of the properties on the north side of Point Grey Road between Balsam and Alma Streets; to District Schedules not substantially different than the Appendices to the City Manager's Report dated August 18, 1977, and that the application be referred direct to Public Hearing.

The meeting adjourned at 3 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 12

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 25, 1977, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Insurance on Contents of Frame Rooming Houses

The Community Services Committee, at its meeting on June 30, 1977, heard a complaint from Mr. Julius Dietz that he was unable to obtain insurance for his possessions in a City-owned frame rooming house, and the Committee requested the Director of Finance to report further on whether insurance companies are providing adequate insurance on the contents of City-owned frame rooming houses.

The Committee, on June 30, 1977, also recommended Council write the Provincial Superintendent of Insurance on this matter requesting an investigation by the Superintendent and report in writing to the Community Services Committee as soon as possible.

The Committee had before it for consideration this date a City Manager's report dated July 25, 1977 (copy circulated) in which the Director of Finance provided additional information on the matter of insurance on the contents of frame rooming houses. It was noted in the report that the letter to the Superintendent of Insurance was withheld until the Committee had further considered this report.

The complainant, Mr. J. Dietz, and the Director of Finance appeared before the Committee on this matter and during discussion, it was noted from the report that the primary problem is that insurance companies will not write theft and burglary insurance on contents in rooming houses, but some are prepared to write fire insurance.

In order to determine the scope of the problem, the Properties Division had circulated questionaires to many tenants in City-owned buildings and at the time of writing the Manager's report, 140 questionaires had been distributed and 66 returned.

It was pointed out there is not a great deal of interest by persons living in frame rooming houses in acquiring insurance but that the matter is a broad question not unique to Vancouver City alone.

During discussion, the Committee was reminded by the Chairman that in the past, insurance companies were required by the Province to provide automobile insurance for all motorists regardless of the risk; that high risk drivers were therefore insured by private companies.

Continued . . . . .

Clause No. 1 Continued

The Committee felt that a similar approach could be used to provide insurance on contents of frame rooming houses; that insurance companies should be required to assume any higher risks involved in insuring contents of frame rooming houses.

Following discussion, it was

RECOMMENDED

A. THAT Council provide the Superintendent of Insurance with the information contained in the City Manager's report dated July 25, 1977, along with the considerations of the Committee and request the Superintendent of Insurance to more thoroughly investigate the scope of the problem and what potential solutions might exist, perhaps through I.C.B.C. and that the Superintendent of Insurance be requested to report in writing to the Community Services Committee on this matter in one month.

B. THAT Council request the Provincial Government to enact legislation making it mandatory for insurance companies to provide insurance on the contents of frame rooming houses.

2. Liquor Licenses - Vancouver East Cultural Centre, City Stage, York Theatre, David Y. H. Lui Theatre and Vancouver Jazz Society

The Committee had before it for consideration a City Manager's report dated July 28, 1977 (copy circulated) in which the Director of Social Planning reported on requests from a number of theatre operators for liquor licenses.

In the report, the Director of Social Planning, based on discussions with the General Manager of the Liquor Control and Licensing Branch, recommended approval of five guidelines which, if adopted, would permit licensing of civic sponsored and funded theatres.

The Director of Social Planning also recommended that the City recommend three of the theatres be licensed by the Liquor Control and Licensing Branch.

During discussion, the Committee noted that under the proposed guidelines, two of the applicants would not conform as they are private theatres.

It was the feeling of the Committee that it could not recommend special treatment for civic sponsored and funded theatres while ignoring the private theatres.

A representative of the Director of Social Planning explained that the Social Planning Department favoured licensing of the two private theatres (David Y. H. Lui Theatre and Vancouver Jazz Theatre); however, present Liquor Act Regulations do not permit liquor licenses for private theatres.

It was noted during discussion that in any recommendation that certain theatres be licensed, the motion need not specify that the premises be subject to the Medical Health Officer's concurrence; that this is automatically done by City Health Inspectors.

Continued . . . .

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

A. THAT the following guidelines, for the licensing of theatres in the City, be adopted:

(a) That a license may be issued to a civic sponsored and funded theatre which is in operation for at least six months prior to application.

(b) That only legitimate live performance spaces with seating for more than 100 people be considered.

(c) That prior to Council's consideration of a request for a liquor license, the applicant receive the approval of the Director of Social Planning who must validate the applicant's suitability.

(d) That approved applicants agree that licenses are valid for evenings only, one hour before each performance, during intermission (each of 15 minutes duration). That there be no post-show bar services with the exception of a theatre which, because of its special facilities and programs (such as the Vancouver East Cultural Centre), may apply for a club license. In this case, the bar will still be closed to patrons and only members and guests may be served.

(e) That licenses be for wine, beer and liquor and subject to all Liquor Control & Licensing Branch regulations with regard to price, etc. and that the facility conform to the Fire, Police and Health Departments' standards. The bar will operate in a similar manner as bars in civic theatres, such as the Queen Elizabeth and The Orpheum.

B. THAT the following be recommended to the Liquor Control & Licensing Branch as City-approved candidates for liquor licenses in accordance with the foregoing guidelines:

Vancouver East Cultural Centre (for a club license)
City Stage (civic theatre license)
York Theatre (civic theatre license)

C. THAT Council request that the Provincial Liquor Act be amended to permit the licensing of private theatres in the City of Vancouver.

3. Fire By-law Enforcement - Seven "Core Area" Hotels

The Community Services Committee, on May 19, 1977, took action on a City Manager's report in which the Fire Chief reported on delays by the owners of seven downtown area buildings in complying with the City Fire By-law. The Committee, at that date, set time limits by which the owners of these hotels were required to make certain steps towards compliance.

Continued . . . .

Clause No. 3 Continued

The Committee had before it for consideration this date, a City Manager's report dated August 11, 1977 (copy circulated) in which the Fire Chief provided information on the action taken by the various owners to comply with the Committee's May 19, 1977 instructions.

Copies of the City Manager's report had been forwarded by the City Clerk to the owners of these buildings who were invited to attend the meeting.

Fire Warden Lieut. Fox appeared before the Committee, and in response to questions, advised that the owners of all seven buildings are making definite progress towards compliance; that the Fire Department is satisfied with the progress; and that one hotel, the Devonshire Hotel, now complies with the Fire By-law requirements.

Lieut. Fox, in response to the Committee, advised that since the writing of the report, additional progress had been made by the owner of the Burns Block at 18 West Hastings Street; that actual installation work for a sprinkler system has started at this building since the report was written.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated August 11, 1977, on Fire By-law Enforcement - Seven "Core Area" Hotels, be received.

4. Ferrara Court

The Community Services Committee, at its meeting on February 24, 1977, after considering a letter from the Downtown Eastside Residents' Association regarding increased rents at Ferrara Court resulting from renovations to the building, asked the Provincial Government to provide rent subsidies to welfare recipients and persons on Mincome and Old Age pensions.

The Committee had before it for information this date a memorandum dated August 17, 1977 (copy circulated) from Social Planner Stuart Adams on subsidies to Ferrara Court tenants. Attached to the memorandum was a copy of a letter from the Provincial Minister of Municipal Affairs and Housing on the matter.

It was noted by the Committee that the Ministry of Human Resources has not formally agreed that Section 44(1)(a) subsidies will be exempted from the normal requirement that additional income be deducted from G.A.I.N. allowances.

A spokesman from the Downtown Eastside Residents' Association advised the Committee there are six tenants at Ferrara Court who would qualify for Section 44(1)(a) subsidies.

Following discussion, it was

RECOMMENDED

THAT the City write the Department of Human Resources requesting that tenants receiving Section 44(1)(a) rent subsidies be exempted from the requirement that this additional income be deducted from G.A.I.N. allowances.

Continued . . . .

5. Complaint re Condition of Residential Accommodation - 1749 East 7th Avenue

Mr. Shane Lord of the Downtown Eastside Residents' Association appeared before the Committee at the request of the Chairman and read to the Committee a brief listing a number of problems encountered by a tenant living at 1749 East 7th Avenue.

The brief reported problems with Hydro service being discontinued, oil for the stove not being supplied by the owner and a consequent lack of hot water, and delays by the owner in replacing a hot water tank.

The brief advised that the building is in receivership and that the firm of Rose Gale & Company has taken over possession as receiver.

The Committee agreed it should deal directly with this firm; and that the company should be told to conform, as soon as possible, with City by-laws.

During discussion, the Committee requested the Director of Permits & Licenses to discuss this matter with Senior City Health Inspectors and ask the Health Inspectors to investigate the situation immediately.

The Committee also requested that the City write immediately to Rose Gale & Company requesting that it take action to conform with City regulations and have a hot water tank functioning properly at 1749 East 7th Avenue within one week.

The Director of Permits & Licenses and the Committee Clerk gave an undertaking to the Committee that they would attend to these requests.

6. Noise Complaint re Hare Krishna Temple

Committee Member Alderman Gerard advised the Committee she was in receipt of a complaint from a resident in the neighbourhood of the Hare Krishna Temple near 17th Avenue and Burrard. The complaint was that the occupants of the Temple are disturbing the peace of the neighbourhood by ringing bells as early as 5:00 A.M. and throughout the day on Sundays.

Following brief discussion, it was

RECOMMENDED

THAT the Medical Health Officer be requested to investigate the complaint of noise at the Hare Krishna Temple and that charges be laid, if necessary.

7. Shopping Hours

The Committee had before it for consideration a City Manager's report dated August 8, 1977 (copy circulated) prepared in response to a petition from 35 merchants in the 900 to 1200 blocks of Robson Street who requested permission to remain open for business beyond 6:00 P.M. on Monday, Tuesday, Wednesday and Saturday.

Copies of the report had been forwarded to the petitioners and also to the Barbers Association of B.C., Gastown Merchants Association, Greater Downtown Business Association - Robson Division and to representatives of the Japanese Tourists Businessmen's Association, London Drugs and United Cigar Stores.

Continued . . . .

Clause No. 7

Appearing before the Committee on this matter were the Director of Permits & Licenses, a number of City businessmen and their representatives.

In the City Manager's report, the Director of Permits and Licenses indicated the Shops Closing By-law should be amended to reflect economic changes which have occurred in recent years.

The City Manager submitted for consideration the matter of the continuation of the existing Shops Closing By-law, the possibility of exempting certain areas of the City by Charter Amendment and the degree of enforcement of the by-law and the possible hiring of additional part-time inspectors at a cost of up to $15,000.00 per annum.

Solicitor, Mr. J. Baker, appearing for the Japanese Tourists Businessmen's Association, presented the Committee with a brief dated August 24, 1977 (copy circulated) in which he advised that the Association he represents feels the economy of the City would benefit by a repeal of the Shops Closing By-law or, alternatively, an amendment to the By-law and to the City Charter which would permit his clients to remain open.

Solicitor, Mr. D. Rae appeared on behalf of United Cigar Stores and Picadilly Place and presented a brief dated August 24, 1977 (copy circulated) in which he advised that eight of his clients' business outlets are located in or near hotels and their customers are largely guests who are residing in each particular hotel.

Speaking to his brief, Mr. Rae requested that these eight locations be exempted from the Shops Closing By-law.

A merchant suggested to the Committee that the current by-law is antiquated and inconsistent and inquired why the sale of records is permitted after certain hours. He also pointed out sale of men's clothing is prohibited after certain hours but not women's clothing and suggested there should not be special treatment for Gastown merchants simply because of the Gastown area's historic status.

The President of the Gastown Merchants Association advised that shops in Gastown are open because tourists have demanded they be open and added that Gastown is a unique area and therefore should continue to be treated as such.

The operator of a small business on Robson Street suggested there should be consistency for all types of stores throughout the City.

A spokesman for the Robson Street petitioners advised the Committee small shops do not compete with bigger businesses and that his group does not mind if the larger stores, such as Eaton's and The Bay, are permitted to remain open longer hours. He stated the Robson Street petitioners want extended hours during the summer months only.

During discussion by the Committee, the Chairman pointed out that the Shops Closing By-law affects the hours of work for a large number of people, and that prior to considering a change in the by-law, a full hearing should be held.

It was stated there is only a certain amount of retail business conducted in the City and the question is how long a time period this business is going to be spread over.

Continued . . . .

Clause No. 7 Continued

The Chairman inquired whether the existing by-law could be amended to accommodate the request of the representative of United Cigar Stores. The Director of Permits & Licenses replied the by-law could be amended but that this would not relieve the City from the difficulties it now faces in enforcing the by-law (enforcement is carried out on a complaint only basis).

The Committee was in general agreement that a full hearing should be held and that prior to any such hearing, there should be a further report from the Director of Permits & Licenses on the inconsistencies in the present by-law and on the submissions and comments made on the subject at today's meeting. The Chairman recognized that preparation of such a report might take considerable time.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services prepare the following amendments to the Shops Closing By-law to reflect economic changes which have occurred pertaining to the following items:

   i) Amend Section 2(8) and 4(1) to increase the allowable selling price for electrical appliances and photographic equipment from $10.00 to $40.00.

   ii) Amend Section 4(1) to indicate that hardware items up to a selling price of $75.00 and watches up to a selling price of $40.00 may be sold.

B. THAT the existing Shops Closing By-law, with the foregoing minor amendments, be continued.

C. THAT the Director of Permits & Licenses prepare a detailed report outlining anomalies in the Shops Closing By-law and commenting on the proposals and suggestions considered this date by the Community Services Committee.

During discussion of Clause 7, Alderman Bellamy left the meeting.

RECOMMENDATION AND CONSIDERATION

8. Civic Grant Requests for Social Services - Summer Quarter

The Committee had before it for consideration a City Manager's report dated August 11, 1977 (copy circulated) in which the Director of Social Planning reported on fourteen grant requests totalling
* $121,358.00 and recommended grants to ten organizations totalling
* $61,365.00.

Continued . . . . .

(*Amended figures as reported verbally by Social Planning to the Community Services Committee.)

Clause No. 8 Continued

Net cost to the City, if the Director of Social Planning's recommendations were approved, would be $37,161.00 after approved Canada Assistance Plan recovery, or $34,850.00, if all C.A.P. applications are approved.

Representatives of the Social Planning Department reviewed the fourteen applications individually and elaborated on the Department's recommendations for each application.

During consideration of Family Services of Greater Vancouver's grant request of $13,314.00, a member of the Committee advised that the Vancouver Resources Board and/or the Grandview-Woodland Area Community Resources Board may have some funds available to contribute toward the service.

The Committee agreed that Social Planning should discuss funding of Family Services of Greater Vancouver with the Grandview-Woodland Community Resources Board.

The Committee noted that Vancouver City Council, at its meeting on April 5, 1977, deferred a motion that $3,450.00 be granted to Catholic Community Services (The Door Is Open) pending the outcome of a further appeal by Catholic Community Services to the Vancouver Resources Board and/or the Department of Human Resources. The Vancouver Resources Board has withdrawn its funding for 1977 to this organization and the Catholic Community Services re-applied to the City with a new grant application of $12,000.00, but the Director of Social Planning recommended that no grant be made on the new application.

Therefore, the deferred motion from Council's meeting of April 5, 1977, is before Council at this time.

Following discussion, it was

RECOMMENDED

A. THAT Council approve nine civic grants for Social Services in the amount of $49,715.00 as follows:

Canadian Wheelchair Sport Association, B.C. Division	$ 3,795.00
Social Planning and Review Council of B.C.	6,360.00
The Kettle Friendship Society	11,841.00
Cedar Cottage Neighbourhood Services (Portuguese Worker)	8,435.00
Rape Relief	4,122.00
ASK Friendship Centre	4,937.00
Vancouver Life Skills	7,125.00
Lower Mainland Stroke Association	500.00
South Hill Sports Association	2,600.00

subject to any terms or conditions set out by the Director of Social Planning in Appendix "A" of the City Manager's report dated August 11, 1977.

Continued . . . . .

Clause No. 8 Continued

The Committee took no action on the following grant applications:

B. C. Federation of Women (Transition House Conference)	$ 3,370.00
Burnaby Halfway Lodge Society	10,000.00
Catholic Community Services (The Door Is Open)	12,000.00
Family Place	4,000.00

B. THAT the Director of Social Planning prepare for the City Council meeting of September 13, 1977, a supplementary report on the application of Family Services of Greater Vancouver for a civic civic grant.

Submitted for CONSIDERATION is the recommendation of the Director of Social Planning that $11,650.00 be granted to Family Services of Greater Vancouver (see Page 2, Appendix "A" of the City Manager's report dated August 11, 1977).

The meeting adjourned at approximately 3:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 12 TO 14

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

AUGUST 25, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, August 25, 1977, at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Mayor Volrich
Alderman Marzari

CLERK : G. Barden

CONSIDERATION

1. Maintenance Cost for Special Street Lighting in Gastown

On June 16, 1977 the Finance Committee, when considering a Manager's Report dated May 17, 1977 (on file in the City Clerk's Office) on this matter, recommended that alternative methods of street lighting be examined to come up with a less costly decorative lighting that would meet the City's safety requirements for lighting. The Committee considered a Manager's Report dated July 21, 1977 (copy circulated) wherein the City Engineer reported that several alternative systems were examined but none could meet both requirements of being less costly and the Gastown Historic Area Planning Committee's wishes to maintain the same nine-ball fixtures similar to those on Water Street.

The City Engineer reported that mercury vapour lamps could be used in lieu of incandescent. The installation costs for the mercury vapour lamps would be increased from $216,800 to $256,000 but the energy saving and longer life of lamps would reduce the operating costs by 40%. It was pointed out, however, that the operating costs will still be four times the cost for standard lights and Council direction is necessary for the extra on-going maintenance and energy costs of the special lighting.

The City Engineer noted that special lighting costs are generally paid by abutting property owners. Beautification schemes have been the exceptions with 2/3 paid by property owners and 1/3 by the City. On two schemes the City paid all the costs, however, there are no beautification funds. The Gastown Historic Area Planning Committee felt that the property owners would pay for the cost of installing mercury vapour lamps if the City would pay the on-going maintenance costs.

On May 17, 1977 the following three basic alternatives were submitted to the Committee for consideration:

(a) Paid by the City at large.

(b) Shared equally between the City and the assessed owners, or

(c) Paid by the assessed owners abutting the projects.

cont'd.....

Clause No. 1 continued:

The three alternatives were resubmitted to the Committee for consideration based on a total project cost of $256,000 for installation of mercury vapour lights.

During discussion by the Committee the view was expressed that the City should pick up on-going maintenance costs to give continuity to the beautification of the area. Alternatively, the view was expressed that the merchants in the area would be the ones to benefit from the project and they should pay the on-going maintenance costs. Following further discussion a motion was put which resulted in a tie vote and is therefore submitted to Council for CONSIDERATION.

THAT the on-going maintenance costs be borne by the City at large provided abutting property owners pay installation costs for mercury vapour lamps.

RECOMMENDATION

2. 'Quarterly Review' and 'Urban Reader'

The Committee considered a Manager's Report dated August 17, 1977 (copy circulated) wherein the Director of Planning and Director of Social Planning reported that a notification of the availability of the 'Quarterly Review' and 'Urban Reader' was included in the brochure mailed out with the property tax bills in May 1977. Council requested a report back on a number of requests received for copies in September 1977, a decision on whether or not the booklets would be distributed free of charge to be made at that time.

Results were reported by the Director of Planning and Director of Social Planning as follows with the recommendation that the two booklets continue to be made available free of charge:

"'Quarterly Review'

There were 938 persons outside City Hall on the mailing list for the 'Quarterly Review' in April 1977, prior to the tax notice being distributed. By the end of July 1977, there were 1,114 persons on the mailing list, an increase of 176. However, only 20 of the persons requesting to be put on the mailing list or requesting a sample copy could be identified as responding to the tax notice. The Department normally receives in excess of 100 new requests to be put on the mailing list between issues so it appears that only a very minimal increase in subscribers, probably less than 50, has resulted from the tax brochure (even though 135,000 brochures were distributed).

The current cost of printing and mailing copies of the 'Quarterly Review' to subscribers averages about 35¢ an issue. Since the number of additional requests for the 'Quarterly Review' has not been significantly affected by the tax notice, no additional budget for printing and distributing the 'Review' is required. "

"'Urban Reader'

There were 5,997 copies of the 'Urban Reader' mailed out in April 1977, compared with 6,322 copies in July, a growth of about 100 per month. 'Urban Reader' staff have no evidence of subscriptions received from people who saw the magazine mentioned in the tax notice. As usual, most subscriptions came in on 'Urban Reader' coupons, and there is no means of comparing growth in local distribution. "

cont'd.....

Clause No. 2 continued:

Following discussion it was

RECOMMENDED

THAT the booklets be made available free of charge on the condition that for both magazines the subscriber lists are culled annually by requiring a response from readers for continuing their subscription.

3. Britannia Community Services Centre Society - Staffing

The Committee considered a Manager's Report dated August 17, 1977 (copy circulated), a report from the Administrative Analyst dated August 17, 1977 and a brief from the Britannia Community Services Centre Society dated May 12, 1977 (both previously circulated with the agenda and now on file in the City Clerk's Office) on the Society's request for funding for additional staffing at an annual recurring cost of $61,250 as follows:

Part-time Cashiers - Rink and Pool	$ 5,020
Cashiers - Raquetball	5,000
Vacation Relief	1,920
Sick Relief	1,080
Statutory Holiday coverage (over-time)	3,220
Permanent Accounting Clerk	11,250
Continuation of part-time "Host Staff"	9,750
Part-time Telephone Operators	2,180
Permanent Clerk Stenographer II (2)	21,830
TOTAL	$ 61,250

The Society also distributed a further report at the meeting commenting on the Manager's and the Administrative Analyst's reports stating their two over-riding concerns in the reports are:

1. The decision-making options presented to you do not include the Society's complete submission to the City of May 10th;

2. Adoption of either option "a" or option "b" of the City Manager would result in a net reduction of services to the Strathcona and Grandview-Woodland communities amounting to closure of the Centre for at least two days a week.

The Administrative Analyst advised that the balance of their submission relates to employees of the Park Board and will be reported on through the Superintendent of Parks at a future meeting. In reviewing the Society's operation the Administrative Analyst noted that while the work load is high in some areas (secretarial and accounting) it is quite low in others (pool cashier and activity coordinator). He further observed that the level of services being provided in the reception/telephone answering function is extremely high and recommended a reduction as part of a general realignment of office workload.

The Committee discussed the requested staffing increase and noted it would constitute a 34% increase in the level of service at the Centre. Although Britannia has a slightly different concept from a community centre, costs for services provided are already

cont'd.....

Clause No. 3 continued:

double the cost of services provided at community centres. The Committee was sympathetic with the Society's request but because of limited resources felt that only additional expenditures required to maintain the level of services now provided should be approved.

The City Manager suggested that the Committee consider the whole process of establishing and reviewing details of the budget for operation of the centre. The present system results in continued arguments before the Committee over budget details with little control over the level of services. He suggested that the Committee might renegotiate the agreement with the Society on lines similar to those of the agreement with the Museums and Planetarium Association to provide them with a lump sum budget with an annual escalation clause and with reasonable autonomy of operation within that budget.

The Director of Finance was opposed to renegotiating the agreement and felt Council should not lose control over activities that it funds.

Following further discussion of the Society's requests, it was

RECOMMENDED

(A) Cashiers

(i) THAT a separate raquetball cashier not be retained.

(ii) THAT the part-time Cashier hours for the Rink and Pool be increased by 868 hours per year to a total of 2428 hours per year at a net cost of approximately $1,000 per year.

(iii) THAT the classifications and resulting pay scales of all Cashier positions be subject to classification review by the Director of Personnel Services.

(B) Statutory Holidays

(i) THAT funding in the amount of $1,830 including fringe benefits be included in the Society's budget to fund 2 Cashier-Clerk-Typists and 1 Activity Coordinator for 8 statutory holidays per year (the pro-rated costs for 1977 being $640 if the rink and pool are closed on Christmas Day and Boxing Day.)

(ii) THAT the part-time Society employees not be compensated on statutory holidays or other days when they are not actively employed.

(iii) THAT the classification of Cashier-Clerk-Typist positions be subject to the approval of the Director of Personnel Services.

(iv) THAT additional telephone coverage not be approved for statutory holidays.

(C) Accounting Clerk

THAT an additional Accounting Clerk be authorised at an annual cost of approximately $11,250 per year.

cont'd.....

Clause No. 3 continued:

(D) Telephone Operators/Stenographic Help

(i) THAT an additional permanent Clerk Typist II be added to the Society's staff complement; to be partially funded from the 20 hours per week of part-time assistance presently included in the Britannia budget for a net increase in City costs of approximately $4,700 per year (pro-rated in 1977 to approximately $1500.)

(ii) THAT the switchboard be operated an average of 70 hours per week; preselected stations being utilized in the "off-hours" with the telephone being listed accordingly; a recorded message being transmitted on their "main trunk" until new directories are printed.

(iii) THAT the pagers being used by the Activity Coordinators be changed from "tone-pagers" to "voice-pagers".

(iv) THAT funding for all approved positions be at the first step; classification to be subject to approval of the Director of Personnel Services.

(E) Vacation and Sick Relief

THAT greater pay for acting in a higher capacity during vacations and illness be approved at an approximate annual cost of $3,000.

(F) Community Host/Activity Coordinator

THAT the Activity Coordinator function be extended from 70 hours to 98 hours per week at an approximate annual cost of $9,750.

(G) THAT City staff explore with the Britannia Community Services Centre Society Executive the possibility of a new agreement on a lump sum basis.

NOTE: The Committee's recommendations would result in a total additional annual cost of $31,450.

4. Implications of Reduced Density - Phase 2, Area 6, False Creek

The Committee could not consider this item due to time restrictions resulting from previous commitments at 6:00 p.m. It was noted that the Standing Committee of Council on Planning and Development will be meeting on September 8 at 4:00 p.m. to consider a False Creek matter and it was

RECOMMENDED

THAT this matter be referred to the meeting of the Standing Committee of Council on Planning and Development on September 8 with members of the Finance Committee being invited to attend.

The meeting adjourned at 5:40 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 15

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

IV

August 25, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 25, 1977, at approximately 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman D. Bellamy, Chairman Alderman M. Ford Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman W. Kennedy (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

The Minutes of the meeting of August 11, 1977, and the Joint Meeting of the Transportation and Planning and Development Committees of August 11, 1977, were adopted.

RECOMMENDATION:

1. Cassiar/Cambridge Loop

On July 22, 1976, the City Engineer in a report to the Standing Committee on Planning and Development outlined three possible solutions, including construction of a loop, to alleviate the traffic situation on Cassiar Street at the Second Narrows Bridge and the continuing problem of southbound traffic turning left off Cassiar Street to the local streets between the bridge and Hastings Street. Council, on August 10, 1976, approved the following recommendations of the Planning and Development Committee:

- THAT the City Engineer discuss the question of earth fill vs. structure with the PNE and work out the details relative to the provision of the required right-of-way.

- THAT the PNE be requested to grant permission to the Department of Highways to carry out the necessary surveys/ soil testing, etc., at the proposed loop location.

- THAT the City Engineer report back when appropriate, relative to the right-of-way provision, maintenance, responsibilities, etc.

A further recommendation that construction of a Cassiar/Cambridge Loop be approved in principle with design and capital cost up to $200,000, to be paid for by the Provincial Government, was deferred pending a report back from the City Engineer and the PNE.

In a Manager's Report dated August 16, 1977, (circulated) the City Engineer reported on discussions that have taken place with the PNE and the procedure agreed to by the PNE to permit the construction of a loop at Cassiar and Cambridge Streets. The City Engineer noted the full PNE Board would consider the matter on September 14, 1977; however the Executive and Finance Committees of the PNE concurred with the report and requested the City and Province proceed as soon as possible with the next step in accordance with the following recommendations:

(A) The PNE/City lease relative to this land be revised so that the land for the loop reverts to City control;

(B) The City make the necessary land available to the Provincial Government (but retain the land in City ownership) for construction of the left-turn loop;

Cont'd . . .

Clause 1 Cont'd

(C) The City pave the parking lot north of Wall Street at an estimated cost of $65,000 (cost-sharing discussions will continue with the Provincial Government);

(D) The City assist the PNE on construction costs of the parking lot eventually to be provided on Blocks 13, 24, and 31 when the land becomes available for this purpose. Estimated costs for this work are $165,000 (1977 dollars) and cost-sharing with the Provincial Government is a possibility;

(E) Acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past;

(F) The City Engineer be instructed to negotiate with the Provincial Government on the cost-sharing for the $65,000 and $165,000 expenditures noted above.

Addressing the Committee, the City Engineer referred to concerns noted by the Director of Finance and suggested approval of Recommendations C and D should be subject to Recommendation F and satisfactory resolution of negotiations with the Provincial Government which would be reported back to the Committee.

With the aid of a film taken from the Cambridge Street overpass during morning rush-hour on Cassiar, the City Engineer illustrated the traffic back-up problems created by motorists from the North Shore turning left on to side streets between the Bridge and Hastings Street. A loop at Cassiar/Cambridge Streets would give east-bound traffic direct access to the Cambridge Street overpass and obviate the need for left turns across Cassiar.

Mr. E.E. Readshaw, Director of Design and Surveys, Ministry of Highways and Public Works, outlined the Provincial Government's support for the loop and commitment to finance construction costs. He warned however, the proposal, while offering a worthwhile, cost effective scheme, was only a partial solution to a much bigger problem outlined in the Manager's Report.

Following discussion, it was

RECOMMENDED,

A. THAT the PNE/City lease relative to land situated on the easterly portion of Block 6 required for a left-turn loop be revised so that the land for the loop reverts to City control.

B. THAT the City make the necessary land available to the Provincial Government (but retain the land in City ownership) for construction of the left-turn loop.

C. THAT acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past.

D. THAT contingent upon the City Engineer negotiating with the Provincial Government a cost-sharing agreement satisfactory to the Council on the expenditures, the following recommendations also be approved:

i) The City pave the parking lot north of Wall Street at an estimated cost of $65,000;

Cont'd . . .

Clause 1 Cont'd

ii) The City assist the PNE in construction costs of the parking lot eventually to be provided on Blocks 13, 24, and 31 when the land becomes available for this purpose. Estimated costs for this work are $165,000 (1977 dollars).

2. Late Night Transit Services

Consideration was given to a Manager's Report dated August 16, 1977, in which the City Engineer commented on a B.C. Hydro proposal to revise the late night "Owl" transit service which was introduced four years ago.

In a communication dated July 21, 1977, (circulated), B.C. Hydro noted a recent evaluation of the services indicated a number of bus routes had failed to generate significant levels of patronage. Several routes - Arbutus, Knight, Nanaimo, Powell, Stanley Park and Fourth - regularly carried one passenger or less on trips leaving downtown after 1:10 a.m. and return trips on these routes handled virtually no riders. Continuation of the present service levels could not be justified in light of rapidly escalating costs and therefore it was proposed to introduce a revised service on October 28, 1977.

The City Engineer advised he had considered the planned revisions and concurred with B.C. Hydro's comments and proposal.

Mr. J. McLewin, Traffic Division and Mr. D. Walker, B.C. Hydro Transportation Division, reviewed with the Committee the schedule changes outlined in B.C. Hydro's letter of July 21, 1977, and it was pointed out the new network of "Owl" routings would provide transit service from downtown to within one-half mile of all points within the City, except for South-West Marine Drive and parts of the south-east sector (Champlain Heights/Killarney).

Grandview-Woodland N.I.P. Committee representative, Mr. D. Stone, addressed the Committee and expressed concern that the elimination of the Knight Street route after 1:10 a.m. would leave shift workers in the Grandview-Woodland area without public transportation to and from their jobs.

Responding to questions from the Committee Mr. Walker advised the revised service would result in operating cost savings of $30.00 an hour per vehicle, or approximately $1,200 per night. Hydro's philosophy was geared to the provision of bus service where there was a need. The routes being discontinued carried one passenger or less in the early morning hours with some routes showing no utilization at all.

Referring to Hydro's future plans, Mr. Walker stated new services were being studied for the False Creek Industrial Area, First Avenue and 25th Avenue (Crosstown). Long-term studies included an articulated service for Broadway, light-rapid-transit for the Central Park Line, and a revised Hastings service continuing past Kootenay Loop, through Burnaby.

It was

RECOMMENDED,

THAT the City Manager's Report dated August 16, 1977, be received for information.

3. Pedestrian Actuated Signal:
Skeena and Hastings Streets

City Council on June 14, 1977, when considering a report of the Committee meeting of May 26, 1977, instructed the City Engineer to investigate and report back on the feasibility of moving the pedestrian actuated signal from Skeena and Hastings Streets to the intersection of Kootenay and Hastings Streets.

Before the Committee for consideration was a Manager's Report dated August 15, 1977, (circulated) wherein the City Engineer reported on a prior investigation of the pedestrian crossing situation which disclosed Skeena/Hastings was on a school collector route and the Police School Patrol Squad was strongly opposed to any move to relocate the traffic signal. Therefore, the relocation suggestion was not considered feasible. The City Engineer concluded the marked crosswalk and overhead illuminated signs planned for Kootenay/Hastings would give clear positive warning to motorists of the presence of pedestrians.

During discussion the Chairman commented the traffic signal at Skeena/Hastings would serve a major function with the planned opening of an international hamburger chain outlet on property presently operated as a retail food store on the south side of Hastings Street.

It was

RECOMMENDED,

THAT the Manager's Report dated August 15, 1977, be received for information.

The meeting adjourned at approximately 4:20 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 5&15

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 8, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 8, 1977 at approximately 4 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Puil
ABSENT	:	Alderman Kennedy (Leave of Absence)
ALSO PRESENT	:	Alderman Ford Alderman Gerard Alderman Marzari
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Community Facilities, Phase 2, Area 6, False Creek

A report of the City Manager dated September 6, 1977 (copy circulated) was distributed at the meeting. Council on July 12, 1977 requested that the Committee discuss with the Park Board and the Development Consultant the centralization of community recreation facilities for Phase 2. The Development Consultant was to report on a suitable location for the facility including details on capital and operating costs of the facility.

The City Manager advised that arising from a series of meetings between the Development Group, Finance and Social Planning Departments, and the Park Board it was generally agreed:

a) that a centralized facility is desirable.

b) that the centralized facility should be approximately 10,000 sq. ft. in area, will cost approximately $650,000 in capital funds, will require approximately $15,000 per month for operating costs (including amortization of the capital costs) and should be located in Lot 4, adjacent to the Central Plaza.

c) that the desirable and most readily available source of funding the capital costs is from public funds with no additions to the front-end costs. Operating costs would be funded through the Park Board with no additional levy on the residents.

cont'd.....

Clause #1 continued:

No consensus has been reached on:

a) how to provide capital funds.

b) whether the facility should be constructed immediately.

c) whether the centralized facility would take the place of or be in addition to the proposed decentralized spaces throughout Phase 2.

The City Manager stated that the following recommendations were acceptable to the parties involved:

1) That a site for a centralized community facility of about 10,000 square feet be reserved in Lot 4, adjacent to the Central Plaza.

2) That such a centre be constructed after occupation of some of the housing units, to take into account the desires of the residents and to allow financing to be assembled.

3) That the capital costs (estimated to be in the order of $650,000) be financed from Municipal Incentive Grants, Provincial Recreational grants and from future Supplemental Capital Budgets.

4) That reasonable operating expenses be funded through the Parks Board budget.

5) That sponsors of individual enclaves be consulted about whether or not decentralized community spaces are needed in addition to the proposed centralized facility. If such decentralized facilities are provided, all capital and operating costs would be charged to the individual enclaves.

The question of Municipal Incentive Grants was discussed and Mr. P. Leckie, Director of Finance, advised that Municipal Incentive Grant funds earmarked for Phase 2 would have to be used for Phase 2 but the City will be receiving other Municipal Incentive Grants that are non-False Creek and non-Champlain Heights that could be used to help finance a community recreation facility. This would be a legitimate use of Municipal Incentive Grant funds.

Several of the members of Council present felt that the community recreation facility should not be constructed until some of the housing is built. The site should be reserved but the views of the residents in Phase 1 and the Fairview Slopes, as well as those going into Areas 10A and B should be canvassed to determine the demand for a community recreation facility. After sponsors are chosen for Phase 2 they should be asked for their input on what facilities should be provided.

cont'd.....

Clause #1 continued:

Some members of Council also felt that the facility should be located in a separate building. Mr. Sutcliffe advised that three locations had been discussed - a building on Alder Bay, space on the ground floor of the building proposed for Lot 4, and a building for Anderson Street. Alder Bay was not chosen because of its close proximity to the seawall. The Anderson Street location has been proposed for indoor sports facilities but 10,000 sq. ft. of community recreation facilities could be provided although the location doesn't lend itself to becoming a focal point for residents. The ground floor of Lot 4 was chosen as it opens onto the Central Plaza, the focal point of Phase 2 development. It was recommended that day-care for 20 children be located in Lot 4 adjacent to the centralized community facility. Mr. Sutcliffe advised that the building on Lot 4 will be designed so that if the community recreation facility is not constructed immediately the space will be utilized for residential purposes. When it is decided to go ahead with the community recreation facility residential leases will be cancelled and the space will be converted for recreational facilities. In any event, some of the financing for the community facility will have to be provided at the time the building on Lot 4 is constructed. A member of Council stated that it would not seem reasonable to put residential above community facilities. Perhaps the community recreation facility should be located in the three storey portion of the building where there would be no residential above.

The Committee discussed who the community residential facility was designed to serve. The Chairman estimated that it would serve the following residents:

2200 Phase 1
1300 Phase 2
1500 Areas 10A and B
1300 Fairview Slopes

In reply as to the amount of money that might be available Mr. Leckie estimated $200,000 from Provincial Recreational Grants, $200,000 from non-False Creek and non-Champlain Heights Municipal Incentive Grants with the remainder of approximately $250,000 coming from future supplementary capital budgets. He also stated that if Council is firmly in favour of the centralized facility it is possible to firm up funding by recommending that Council earmark the money from the 1978 supplementary capital funds. There should be no problem in this case as the 1977 Council will be alocating funds for the 1978 supplementary capital budget. After considerable discussion the Committee:

RECOMMENDED:

A) THAT a site for a centralized community facility of about 10,000 square feet be reserved.

cont'd.....

Clause #1 continued:

B) THAT such a centre be constructed after occupation of some of the housing units, to take into account the desires of the residents and to allow financing to be assembled.

C) THAT the capital costs (estimated to be in the order of $650,000) be financed from Municipal Incentive Grants, Provincial Recreational Grants and from future Supplemental Capital Budgets, utilization of such capital costs to be the subject of a report from the Director of Finance.

D) THAT reasonable operating expenses be funded through the Parks Board budget.

E) THAT sponsors of individual enclaves be consulted about whether or not decentralized community spaces are needed in addition to the proposed centralized facility. If such decentralized facilities are provided, all capital and operating costs would be charged to the individual enclaves.

During discussion of the above matter the Chairman requested direction as to whether the members of Council would like to hear a presentation from Mr. H. Burke. The Council members present indicated that Mr. Burke had appeared before Council previously and unanimously agreed that he not be heard.

2. Implications of Reduced Density, Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated July 22, 1977 on file in the City Clerk's office, which was referred by the Finance Committee on August 25th to the next meeting of the Planning and Development Committee.

Council on July 12th passed the following motion:

"That the Director of Finance and Development Consultant report on the financial implications of reducing the density of development in Phase 2, Area 6, False Creek to provide more open space."

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
September 8, 1977 (V-5)

Clause #2 continued:

When requested to comment on the financial implications of reducing the density Mr. P. Leckie, Director of Finance indicated that a further subsidy in Phase 2 would not create a cash flow problem but would represent an economic problem and decision. He requested the Committee to give this matter the same attention as if it were a cash flow problem.

The City is borrowing four million dollars from Central Mortgage and Housing Corporation for Phase 2 and must pay this money back.

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that the development plan which was presented to Council on July 12th balanced recovery of front-end expenses and affordability of individual units. If a decision is made to have fewer units there would be higher housing costs or less than full return of the City's front-end expenses.

Eight different options were provided, reducing the density from 600 dwelling units to 500 and to 400 dwelling units. The impact on City subsidies, land lease value, operating costs of dwellings and average annual incomes for each of the eight options is as follows:

			Front-end Expenses		Increase in Costs Per Dwelling		Average
	Number of Dwellings	Size of Park	Recovery	Additional Subsidy	Land Lease Value	Operating Costs/Month	Change in Annual Income*
1 (a)	500	5.1	6,800,000	Nil	$1,900	$15.00	$655
(b)	500	5.1	5,870,000	933,500	Nil	Nil	Nil
(c)	500	6.43	6,800,000	Nil	$2,200	$17.40	$760
(d)	500	6.43	5,870,000	1,090,000	Nil	Nil	Nil
2 (a)	400	5.1	6,800,000	Nil	$4,750	$37.60	$1,640
(b)	400	5.1	3,733,200	1,866,800	Nil	Nil	Nil
(c)	400	7.76	6,800,000	Nil	$5,500	$43.50	$1,900
(d)	400	7.76	3,733,200	2,180,000	Nil	Nil	Nil

* Assumes 27.5% of income may be spent on housing.

As an example if the westerly enclave of one acre containing 88 market dwelling units was eliminated, the cost to the City of developing the one acre of land as park and receiving no return would be 1.1 million dollars. If the westerly enclave was deleted the proposed use for the other enclaves would be changed; one of them would have to be market. Mr. Leckie stated that Council has instructed its officials to recover costs through land lease rents. If you delete some of the housing the City is not going to get back its investment. If you don't recover the costs we are subsidizing even further i.e., 1.1 million dollars for park that would not be a destination park but one that would be for the benefit of the residents of Phase 2. The fact that the City is not trying to recover full market enables the City to have non-market housing in False Creek.

cont'd.....

Clause #2 continued:

If you subsidize another acre for park you are in effect subsidizing the residents. Further subsidy on the residents of Phase 2 through an increase in land lease rents, will threaten both market and non-market housing.

The Director of Finance was questioned as to what the City's costs would be if Phase 2 were abandoned. Mr. Leckie was unable to provide the necessary figures as the costs would be dependent upon a number of variables i.e., would the land be developed as park; however, he advised that the out of pocket costs so far for Phase 2 are 2 to 3 million dollars. In answer to a question as to what the costs to the City would be if only the easterly portion is developed, Mr. Leckie advised that before these figures are known the City Engineer would have to completely reassess servicing costs.

RECOMMENDED:

THAT the report of the City Manager dated July 22, 1977 be received for information.

The meeting adjourned at approximately 6:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 16

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 27, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin.

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Father James Comey of Holy Rosary Cathedral, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at [illegible]ver Community College, under the direction of their instructor, Mrs. Joan Burnett.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gibson
SECONDED by Ald. Ford
THAT the Minutes of the Regular Council Meeting of September 13, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Burrard-Arbutus Connector

Council, on September 13, 1977, deferred a motion by Alderman Puil concerning the Burrard-Arbutus Connector, pending the hearing of requested delegations.

Before hearing the delegations the City Engineer, Mr. Curtis and Mr. Wallace (a member of his Department) gave a summary of the history of the proposed Connector, circulated a Fact Sheet which also gave background, traffic conditions and listed the properties involved.

Delegations were then heard as follows:

Mr. G. F. Moul - Kitsilano Ratepayers' Association - (brief filed) urging that the City retain control of the properties involved, as he was of the opinion the Connector will be built in the near future.

Ms. Jane Rittenhouse - Kitsilano Citizens Planning Committee - referred to the various organizations in the area who are opposed to a Connector. Ms. Rittenhouse also filed a letter from the Kitsilano House Neighbourhood Services urging Council to vote against the re-activation of the Connector.

Ms. Ada George - Kitsilano Citizens Planning Committee - also referred to groups who had originally opposed the the Connector and urged Council not to approve it.

Dr. Clay - on behalf of Cedar Crescent residents - supported Alderman Puil's proposal as no alternative was contemplated in the near future.

On a question raised, the City Engineer advised that it was [illegible] construct two light rapid transit lines in the present [illegible] outlined on his Fact Sheet.

After further consideration, discussion, and with the agreement of Council, Alderman Puil amended his original motion and, it was

MOVED by Ald. Puil

THAT WHEREAS the Burrard-Arbutus Connector may offer a future solution to the transit problems extending from Burrard Bridge to Point Grey, Kitsilano and Shaughnessy areas;

AND WHEREAS none of the property acquired for the physical right-of-way of the Connector has been disposed of;

THEREFORE BE IT RESOLVED THAT the City leave future transit options open by not disposing of the properties required for the Arbutus Connector:

AND FURTHER THAT the City withdraw its offer to the G.V.R.D. to lease a portion of the aforementioned land for housing purposes.

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Brown

THAT the Standing Committee on Transportion study requirements for light rapid transit on the Arbutus line.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

2. Late Night Transit Service

Council on September 13, 1977, deferred consideration of a report from the Standing Committee on Transportation dated August 25, 1977 on Late Night Transit Service, pending the hearing of requested delegations.

The following were heard this day:

Ms. Jean Swanson - Downtown Eastside Residents Association - (brief filed) opposing both late-night and daytime transit cuts.

Mr. Jim Daley - Amalgamated Transit Union - (brief filed) expressing the negative effects the transit cuts would have on the general public and detailing the routes affected.

Mr. Sol Jackson - Mr. Bruce Yorke - representing the Committee of Progressive Electors - objecting to both late-night and daytime cutbacks and requesting a decision on the traffic rearrangements on Robson Street be postponed to permit the people affected to study and comment.

Mr. Lloyd Ingram - Canadian Union of Postal Workers - objecting to the cuts in late-night service as it affects postal workers on shift work, demanding that transit service be maintained at its present level.

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RECOGNITION - MR. TOM McDONALD

At this point in the proceedings Council recognized Mr. Tom [illegible] Chairman of the Board of Variance who was formally honoured [illegible] granted the Freedom of the City. Mr. McDonald was [illegible] with an illuminated scroll, a gold Freeman's badge and a Free Parking plaque. His Worship cited the many achievements gained by Mr. McDonald in the field of Planning, and congratulatory telegrams were read.

Following Mr. McDonald's response, Mrs. McDonald was presented with a bouquet of flowers by Alderman Brown on behalf of Council.

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The Council recessed at 4.00 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.50 p.m., with the same Members present, to hear the remaining delegations on Late Night Transit Service.

Late Night Transit Service (Cont'd)

Ms. Leslie Jackson - on behalf of Langara Student Society - (brief filed) suggested bus service should be increased and improved, not decreased, and if the service was improved, the organization would work to promote the use of transit.

Ms. Sarah Diamond - Women Against Rape - opposing any cut-backs in late-night transit and its affect on the safety of women in particular.

Cont'd.....

DELEGATIONS (Cont'd)

Late Night Transit Service (Cont'd)

Mr. Lyon and Mr. Walker - representing B.C. Hydro, at the request of the Mayor, gave details of, and reasons for, the proposed cutbacks in service, indicated that although some cutbacks were proposed during the daytime, they were minimal, and apologised for not advising the Transportation Committee of these cuts.

MOVED by Ald. Harcourt
THAT B.C. Hydro be advised that this Council strongly protests the proposed cuts in transit service;

FURTHER THAT the Transportation Committee request the Minister of Municipal Affairs & Housing, the Minister of Energy, Transportation and Communications and B.C. Hydro officials to meet with the Committee with the object of increasing the transit service and its efficiency in the City;

AND FURTHER THAT in the meantime, the B.C. Hydro be requested not to implement the transit cuts proposed for October 28, 1977.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

B. Canada Works Programs -
Grant Applications - Police Dept.

MOVED by Ald.Brown
THAT the recommendations of the City Manager, as contained in his report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

B.C. Beefeater Band
Grant Request.

The Council noted a letter dated September 26, 1977 from the B.C. Beefeater Band, requesting financial assistance to enable it to represent Vancouver at Grey Cup in Montreal on November 27, 1977. The Provincial Government had approved $15,000 to the group which will be increased to $20,000 if additional support is provided by the City. Following a brief presentation in support of the grant request by Mr. Olsen, representing the band and Mr. Jones, representing B.C. Lions, it was

MOVED by Ald. Bellamy
THAT a grant of $5,000 to the B.C. Beefeater Band be approved for the purpose outlined in its letter, to match an additional grant of $5,000 promised by the Provincial Government.

(Ald. Brown opposed)

- CARRIED BY THE REQUIRED MAJORITY

The Council recessed at 5.50 p.m. to reconvene following the Public Hearing, which commences at 7.30 p.m.

The Council reconvened at 9.55 p.m. following the Public Hearing, with Mayor Volrich in the Chair and the same Members present.

UNFINISHED BUSINESS

Expropriation for Burrard Street Widening - 2065 Burrard Street

Council, on September 13, 1977, deferred for further information an item in a Manager's report dated September 9, 1977, regarding expropriation of 2065 Burrard for the purpose of street widening.

The Council noted a letter dated September 15, 1977, from the Director of Legal Services providing the information requested on this expropriation.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in his report dated September 9, 1977, (Property Matters) be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Request to use "Vancouver" in title

The Council noted a letter, dated September 7, 1977, from the "Vancouver-City Digest" requesting permission to use the word 'Vancouver' in the organization's title. The group is required to become a Registered Company in order to qualify for funding under Canada Works and wish to use the title "Vancouver-City Digest"

MOVED by Ald. Brown
THAT the foregoing request of the Vancouver-City Digest be granted.

- CARRIED UNANIMOUSLY

"Oh! Calcutta!"

Communications from the Polish-Canadian Women's Federation and several individuals were noted asking to appear as delegations on the matter of Alderman Gerard's motion on the stage play "Oh! Calcutta!".

MOVED by Ald. Gerard
THAT the delegation requests be granted and the proposed motion on the matter be deferred pending the hearing of these delegations.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointment of Civic Chaplains

MOVED by Ald. Gerard
THAT, as recommended by the Mayor in his letter dated September 2, 1977, the following be appointed as Civic Chaplains for the period shown:

October - Rev. Roy D. Bell - Pastor, First Baptist Church, Vancouver.

November - Rev. Allon E. Hornby - Pastor, Broadway Pentecostal Tabernacle, Vancouver.

December - Rev. Ernest D. Eldridge - Pastor, St. Matthias Anglican Church, Vancouver.

- CARRIED UNANIMOUSLY

Use of Sound Truck in the City.

In a letter dated September 23, 1977, the Telecommunications Workers Union requested permission to operate a sound truck within the City limits during the hours of 10.00 a.m. and 9.00 p.m. on Friday, September 30, 1977 and October 1, 1977. The purpose of the request is to publicize the current labour dispute between the union and the B.C. Telephone Company.

MOVED by Ald. Rankin
THAT the request of the Telecommunications Workers Union, as contained in its letter of September 23, 1977, be approved, but that the sound truck not be operated during the morning and afternoon rush hours.

- LOST(tie-vote)

(Ald. Bellamy, Ford, Kennedy, Puil and the Mayor opposed)

Heritage Conservation Act -
King George High School

At the last meeting of Council the Director of Legal Services was instructed to submit an amending by-law to designate the King George High School as a Class 'A' Heritage Structure. However, the Provincial Government proclaimed a new Heritage Conservation Act on September 22, 1977 which necessitates new procedures in designating any building.

The Council was reminded that a Demolition Permit application has been filed for the building.

A letter from the Heritage Advisory Committee, dated September 26, 1977 was noted, advising that the Committee continues to recommend the designation of King George School and further recommends that an independent study be carried out. A letter dated September 26, 1977 was also received from the Vancouver City Planning Commission supporting the recommendations of the Director of Planning dated September 6, 1977, that the building be designated as a Heritage Structure.

MOVED by Ald. Harcourt
THAT a formal motion be submitted later this day which will have the effect of delaying the issuance of the Demolition Permit for an initial period of thirty days from this date.

- CARRIED UNANIMOUSLY

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

King George School (Cont'd)

MOVED by Ald. Harcourt
THAT the Director of Legal Services report in detail on the requirements of the new Heritage Conservation Act.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the letters from the Heritage Advisory Committee and the Vancouver City Planning Commission be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
SEPTEMBER 23, 1977

Works & Utility Matters
(September 23, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Closure of Portion of Lane South of 10th Avenue West of Ash Street
Cl. 2: Water Main Installation - 1977 Capital Budget
Cl. 3: Construction of Sewer Extensions on N.W. Marine Drive West of Blanca Street
Cl. 4: Reconstruction of Old Sewers - Lane West of Fraser between 18th and 19th Avenues; Dundas between Garden Drive and Nanaimo; Knight from Lane South of 21st to 23rd Avenues
Cl. 5: Local Improvements - Subsequent Procedure
Cl. 6: Lane North of Water Street - Right-of-way Agreement Canadian Pacific Ltd.
Cl. 7: Tender - Tandem Axle Truck Chassis

Clauses 1 - 4(inclusive)
and 6 and 7.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses, 1, 2, 3, 4, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

Clause 5

This clause was withdrawn to be considered following the Court of Revision on October 4, 1977.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(September 23, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Strata Title Application - Conversion 1116 West 11th Avenue
Cl. 2: Riley Park N.I.P. Appropriation - Riley Park Recreation Complex Improvements - Hiring of Consultant for Preliminary Design
Cl. 3: Amendment to Schedule B Zoning & Development By-law No. 3575 - Required Parking Spaces
Cl. 4: Mt. Pleasant N.I.P. Boulevard Trees
Cl. 5: Mt. Pleasant N.I.P. Appropriation - Kivan Boys' and Girls' Club
Cl. 6: Rezoning - 2615 Ash Street
Cl. 7: Rezoning - S/W Corner East 29th Avenue and Prince Albert Street

Clauses 1 - 4 (inclusive)

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 1 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Mount Pleasant N.I.P. Appropriation -
Kivan Boys' and Girls' Club

[illegible] Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 6 & 7

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 23, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Employee Newspaper
Cl. 2: Metric Conversion - Police Vehicles
Cl. 3: Investment Matters (Various Funds) August 1977

Employee Newspaper
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters(Cont'd)

Metric Conversion - Police Vehicles
(Clause 2)

In considering this clause, Council was advised that the words "and fire apparatus" in the second-last paragraph do not apply and should be deleted.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)
August 1977.
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 23, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Rental Review - 17' Widening Strip between Portion of Arbutus and Maple Streets, South of 11th Avenue
Cl. 2: Lease Renewal - Portion of Lane South of 40th Avenue between Collingwood and Dunbar
Cl. 3: Lease to Greater Vancouver Floating Home Co-Operative (Area 6 - False Creek)
Cl. 4: Rental Review - Lease of S/E Corner of 24th Avenue and Fraser Street

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

B. Canada Works Programs - Grant Applications.

For Council action on this report see page 4.

C. Civic Theatres - Organization

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Vacant Property at 2777-2779 Point Grey Road

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Report of Standing Committee on Community Services, September 15, 1977

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Sale of Surplus City Furniture and Equipment to Vancouver Co-Op Radio CFRO-FM; Vancouver East Cultural Centre; Disabled Citizens Resource Council
Cl. 2: Liquor Permit Application - 2032-36 West 41st Avenue
Cl. 3: Entertainment in Drinking Establishments
Cl. 4: Neighbourhood Pubs - Licensing Procedures
Cl. 5: Parking on Residential Streets in Vicinity of Congo Bob's Neighbourhood Pub, 3728 Clark Drive
Cl. 6: Request for Extended Hours - Bimini Neighbourhood Pub, 2010 West 4th Avenue
Cl. 7: Lease - Mount Pleasant Child Care Centre
Cl. 8: Applications for Teenage Discotheques
Cl. 9: Development Permit Fees for Day Care Centres

Clauses 1 to 5 and 7 and 8

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5, 7 and 8 be approved.

- CARRIED UNANIMOUSLY

Request for Extended Hours - Bimini Neighbourhood Pub, 2010 West 4th (Clause 6)

During consideration of this clause, Council noted a letter dated September 19, 1977, from Mr. Peter Uram appealing to Council to review his request for extended hours and to give him a chance to complete a survey so that all area residents have a say in the matter. Mr. Uram also requested that Council delay its decision on his application for extended hours and further, if Council wishes, to hold a local area referendum on this matter.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the letter dated September 19, 1977, from Mr. Uram be received.

- CARRIED UNANIMOUSLY

Development Permit Fees for Day Care Centres (Clause 9)

During discussion on this matter, reference was made to Council's request of June 28, 1977, that a policy report be prepared on grants to non-profit societies equivalent to development permit fees.

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to the Council meeting on October 18, 1977, at which time the requested policy report on grants to non-profit societies equivalent to development permit fees should be before Council.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

II. Report of Standing Committee on Planning and Development, September 15, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Additional Information to Accompany Rezoning Applications
Cl. 3: Processing of Development Permit Applications
Cl. 4: Permitting Townhouses in Multiple Family Zones Proposed By-law Amendments
Cl. 5: Community Involvement in Development Permit Process
Cl. 6: Strathcona Sites C and D

Clauses 1, 3, 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

Additional Information to Accompany Rezoning Applications (Clause 2)

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation B(i) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Harcourt,
THAT recommendation B(ii) of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

MOVED by Ald. Harcourt,
THAT recommendation C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, September 15, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Vancouver City Police Pipe Band - Grant Request
Cl. 2: Kitsilano Boys' Band Alumni - Grant Request
Cl. 3: Grandview Community Centre Health Club
Cl. 4: Presentation by the B.C. Assessor on the Effects of Bill 31

Vancouver City Police Pipe Band Grant Request (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

cont'd....

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
September 15, 1977 (cont'd)

Kitsilano Boys' Band Alumni
Grant Request (Clause 2)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Grandview Community Centre
Health Club (Clause 3)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation F by adding "with a report back in July, 1978, on the economics of the operation".

- CARRIED UNANIMOUSLY

Presentation by the B.C. Assessor on
the Effects of Bill 31 (Clause 4)

MOVED by Ald. Brown,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

The Report of Standing Committee
on Transportation,
September 15, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Charter Limousines
Cl. 2: Traffic Rearrangement on Robson Street
Cl. 3: Nelson Street - Thurlow to Stanley Park

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Nelson Street - Thurlow to
Stanley Park (Clause 3)

During consideration of this clause, Council noted a letter dated September 21, 1977, from the West End Community Council supporting recommendations A and B of the Standing Committee contained in this clause.

MOVED by Ald. Kennedy,
THAT recommendations A, B and C of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed to recommendation 'A')

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

V. Report of Alderman Ford re Meeting with Health Minister McClelland on Long Term Care, September 26, 1977

MOVED by Ald. Ford,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for September 28, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

[illegible] TO AMEND BY-LAW NO. 2193, [illegible] THE FIRE BY-LAW (Good Working [illegible]der of Fire Safety Equipment)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Lane South of 6th Avenue West of Fir Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Lane South of 6th Avenue West of Fir Street) (cont'd)

(2) The North 10 feet of Lot 14, Block 289, District Lot 526, Plan 590 was established for lane under filing 31715;

(3) The said North 10 feet is no longer required for lane;

(4) The abutting owner wishes to acquire the said 10 feet;

THEREFORE BE IT RESOLVED THAT the North 10 feet of Lot 14, Block 289, District Lot 526, Plan 590 now lane be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Lot 14 to form one parcel.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10' of West ½ Lot 15, Block 293, D.L. 526)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West half Lot 15, Block 283, District Lot 526, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated September 1, 1977, and marginally numbered LF 8385, a print of which is hereunto [illegible]

[illegible] EAS it is deemed expedient and in the public interest and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up, Conveying to Owner and Consolidating (Lane East of Fraser, North of 31st)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane dedicated by the deposit of Plan 2467 lying to the West of Lot 44, Block 9, District Lots 391 and 392, Plan 2467 is no longer required for lane purposes;

(3) The owner of said Lot 44 wishes to acquire this portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 2467 lying between the westerly production of the northerly limit and the southerly limit of Lot 44, Block 9, District Lots 391 and 392 Plan 2467; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated May 24th, 1977, and marginally numbered LF 8264, a print of which is hereunto annexed, be closed, stopped up and conveyed to the owner of said Lot 44; and

FURTHER BE IT RESOLVED THAT the lane so closed be consolidated with abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Block 80, D.L. 541 - King George High School

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT WHEREAS the building known as King George High School on Block 80, District Lot 541, having possible heritage significance to the City of Vancouver may, in the opinion of Council, be altered or damaged or destroyed;

THEREFORE BE IT RESOLVED THAT it be ordered that for a period of 30 days from this date, no person shall alter, damage or destroy the building aforesaid.

- CARRIED UNANIMOUSLY

2. Oh! Calcutta!

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT WHEREAS on May 25, 26 and 27, 1978, the show "Oh! Calcutta!" is tentatively booked into the Queen Elizabeth Theatre which is a Civic-owned and operated theatre;

AND WHEREAS this will bring into our highly subsidized Civic theatre a show which is very strongly "sex" oriented in the name of entertainment;

AND WHEREAS the show, if held, will set a precedent for other similar types of shows for booking into the three Civic theatres;

AND WHEREAS the show seriously challenges acceptable community standards;

AND WHEREAS the citizens of Vancouver have a right to expect leadership by its Council in the matter of community standards;

THEREFORE BE IT RESOLVED THAT the Vancouver Theatres Board and the Theatres Manager be instructed not to allow a booking in the Civic theatres for the show "Oh! Calcutta!"

- DEFERRED
(See Page 5)

3. Stanley Park Seawall

Due to the lateness of the hour, Alderman Puil suggested that the following motion be deferred to the next meeting of Council. Council so agreed.

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT WHEREAS an agreement has been entered into between the City of Vancouver and the Devonian Group as to the widening of the Stanley Park seawall;

AND WHEREAS the said agreement has not as yet been executed;

AND WHEREAS the proposed widening of the seawall will produce major changes in the visual impact of this pleasant pedestrian walkway;

AND WHEREAS large numbers of concerned Vancouverites and organizations have actively protested the proposed changes to the seawall;

THEREFORE BE IT RESOLVED THAT the Devonian Group be asked to agree to withdraw from the said agreement;

AND FURTHER THAT the Board of Parks and Recreation immediately stop all work on the widening of the seawall.

- DEFERRED

ENQUIRIES AND OTHER MATTERS

Alderman Ford - Administration of Social Services in the City of Vancouver

referred to the fact that Bill 65 abolishing the Vancouver Resources Board had received Third Reading in the House. She requested that Council write to the Premier to enquire what input the City of Vancouver will now have in the administration of social services in the City.

The Mayor indicated he will write to the Premier to this effect.

- - - - -

The Council adjourned at approximately 10:35 p.m.

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The foregoing are Minutes of the Regular Council Meeting of September 27, 1977, adopted on October 4, 1977.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of the Lane South of 10th Avenue West of Ash Street; Block 379, D.L. 526, Plan 991

The City Engineer reports as follows:

"On November 29, 1976, Council approved the closure of portion of the lane south of 10th Avenue west of Ash Street for the Cancer Control Agency of British Columbia. Approximately 100 feet of lane was to be left open to serve the privately owned Lot B. The Cancer Control Agency has now acquired Lot B and has requested that the remaining portion of lane be closed.

When Council approved the closure of the westerly portion of the lane, it was to be conveyed for the nominal sum of one dollar ($1.00) with the restriction that the closed lane be used for hospital purposes only. In the event that the lane is no longer used for hospital purposes, it shall again be dedicated for lane at no cost to the City.

I RECOMMEND that all the lane dedicated by the deposit of Plan 991 shown hatched on the attached sketch be closed, stopped up, conveyed to the abutting owner and subdivided with the abutting lands subject to the following conditions:

(a) The closed lane be conveyed for the nominal sum of one dollar ($1.00) with the restriction that the lane so conveyed be used for hospital requirements ıly and in the event that the lane is no longer used for hospital requirements, it shall again be dedicated for lane at no cost to the City.

tisfactory arrangements to be made for the relocation of utilities at no cost to the City or an easement provided to contain them.

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Watermain Installation - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain installations and replacements are required as follows:

WATERWORKS PROJECT 711

Street	From	To
Pandora Street	Victoria Drive	Lakewood Drive
Ferndale Street	Victoria Drive	120 feet east of Semlin
Ward Street	Duchess Street	Earles Street
Horley Street	Earles Street	440 feet west
Stamford Street	Archimedes Street	Kingsway
13th Avenue	Ontario Street	Quebec Street

Estimated Cost $115,000.

cont'd.....

Clause #2 continued:

WATERWORKS PROJECT 712

Street	From	To
Willow Street	32nd Avenue	33rd Avenue
Marguerite Street	37th Avenue	Lane South
Marguerite Street	40th Avenue	41st Avenue
Camosun Street	16th Avenue	19th Avenue
Point Grey Road	Wallace Street	Dead end West
1st Avenue	Wallace Street	Highbury Street

Estimated cost: $89,000

WATERWORKS PROJECT 715

43rd Avenue	Argyle Street	Commercial Drive
Lane West of Main Street	Hastings Street	Pender Street
Broughton Street	Pender Street	100 feet south
6 hydrants at various locations		

Estimated cost: $53,000

All work under these projects is designed to enhance fire fighting capabilities. Approximately 70% consists in the replacement of old 4-inch cast iron or steel mains of inadequate carrying capacity and 30% consists of new installations in the vicinity of community services such as a school, a hospital, etc. The additional hydrants have been requested by the Fire Department.

I RECOMMEND that Projects 711, 712 and 715 be approved for construction and that the required $115,000, $89,000 and $53,000 respectively be appropriated from 1977 Waterworks Capital Account #128/7903, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Construction of Sewer Extensions on North West Marine Drive West of Blanca Street

The City Engineer reports as follows:

"There are currently 12 homes on the north side of Belmont Avenue between Blanca and the UEL boundary which are still using septic tanks. Because of local topography, all of these dwellings are too low to connect to the sewer on Belmont. The only practical way to provide sewer service for these homes is to construct 12 sewer extensions across North West Marine Drive and the intervening strip of Crown Provincial land south of North West Marine to the north (lower) side of these 12 properties. The estimated cost of these sewer extensions is $50,000.

I RECOMMEND that $50,000 be appropriated from Sewer Capital Account 118/7905, 'System Upgrading - Unappropriated' for these sewer extensions and that the Director of Legal Services be authorized to enter into the necessary easement agreements with the Provincial Government."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

4. Reconstruction of Old Sewers: Lane West of Fraser Between 18th and 19th Avenues; Dundas Between Garden Drive and Nanaimo Street; Knight Street From L/S of 21st Avenue to 23rd Avenue.

The City Engineer reports as follows:

"(a) Lane West of Fraser Street

The sewer in the lane west of Fraser Street between 18th and 19th Avenues is in an area of peaty soil and because of poor foundation support, this sewer has failed. A replacement sewer must be constructed on a pile foundation. The estimated cost of this work is $25,000.

(b) Dundas Street

In the course of making minor repairs to sewers, it has been found that the sewer on Dundas between Garden Drive and Nanaimo Street is in extremely poor condition and should be reconstructed as soon as possible. The estimated cost ofthis work is $20,000.

(c) Knight Street

The original 1977 Sewers Capital Budget submission included provision for reconstructing the sewer on Knight Street between 16th Avenue and the lane south of 21st Avenue. Investigation during the detailed design stage shows that, as a result of poor sewer condition, this project should be extended south to 23rd Avenue.

This project was originally estimated on the basis of open trench construction. However, it is now proposed that this sewer be rehabilitated by using a polyethylene liner. Therefore, no additional funds will be required for this proposed extension of the Knight Street sewer reconstruction project.

I RECOMMEND that the appropriation for Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers,' be increased by $45,000 and that all three sewer projects listed in this report be approved for construction. The necessary funds are available from Sewers Capital Account 118/7904, 'Sewer Replacement - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

5. Local Improvements - Subsequent Procedure

The City Engineer reports as follows:

"GENERAL

A project for a lane pavement 'by Petition'has been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on October 4, 1977.

The project is identified as follows:

	Schedule	Item	Type
Petition	444-A	1	Lane Pavement, Local Residential

cont'd.....

Clause #5 continued:

CAPITAL FUNDS

The City's share of the recommended project is available in the 1977 Streets Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the project 'by Petition' in Schedule 444-A be undertaken".

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

6. Lane north of Water Street
Right-of-way Agreement - Canadian Pacific Ltd.

The City Engineer and Director of Legal Services report as follows:

"On July 9th, 1974, when considering the Water Street Beautification Programme, Council agreed in principle to acquire from Canadian Pacific Limited a right-of-way for lane over the strip of land north of Water Street running east and west between Carrall and Richards.

The terms of the right-of-way are now settled. The agreement is for 99 years commencing January 1st, 1976. The City is to pay a nominal $1.00 plus taxes. If it requires any portion of the lane for railway purposes or land redevelopment, then Canadian Pacific may end the agreement but only in respect of the portion of land required. The City is to indemnify Canadian Pacific against all damages and losses arising by virtue of the right-of-way.

It is recommended that the right-of-way agreement with Canadian Pacific Limited be concluded on the terms outlined in this report and otherwise to the satisfaction of the Director of Legal Services and City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Director of Legal Services be approved.

7. Tender 39-77-3 - Tandem Axle Truck Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on June 20, 1977 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds were provided from the 1977 Supplementary Capital Budget for the purchase of six tandem axle dump trucks. Dump trucks c/w trailers have been tried as an alternative and proved to be more economical. We propose to purchase 4 dump trucks and three trailers instead of the 6 dump trucks as provided for in the Supplementary Capital Budget. No additional funds will be required for this purchase.

cont'd.....

Clause #7 continued:

This Tender called prices for two items. Item 1 has been reported on to Council. This report deals with Item 2.

Six bids were received.

We RECOMMEND acceptance of the low bid to meet specifications for 4 only tandem axle cab and chassis from International Harvester Ltd. at a total cost of $139,348.00 ($31,558 plus $2,164.00 for optional 44,000 lb. rear axle, plus $1,115 each for optional engine and transmission) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 136

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Strata Title Application - Conversion
   1116 West 11th Avenue

The Director of Planning reports as follows:

An application has been received from the eight (8) owner-occupiers of an eight suite, three storey wood-frame apartment building, at 1116 West 11th Avenue, Lot 9, Block 394, D.L. 526, Plan 1276, to convert the building from a Limited Company to Strata Title ownership. The site is 50x125' and zoned (RM-3) Multiple Dwelling District. (See Appendix 'A' for site plan.)

The applicants Marigene Apartments Limited (Incorporation No. 136230) per A.C. Kernfeld, Barrister and Solicitor, have submitted the following information:

1. Building Plans
2. Statements of Ownership and Occupancy
3. Declaration of building quality from Paul S. Jagger P. Eng. (See Appendix 'B').

Further to the condition of the building, the Director of Permits and Licences reports as follows:

"Inspections have been carried out to determine compliance with applicable City By-Laws at the above address following receipt of your memorandum of June 17th regarding conversion to Strata Title.

The building is a two storey plus basement and/or lower floor, and is of wood frameconstruction with a stucco exterior finish. The following work is required to be carried out:

BUILDING:

1. Closing devices on the two adjacent doors leading from the parking area to the building must be repaired.
2. Unlined walls in storage rooms, electrical room and large under-stairs closet are to be faced with appropriate material to give the required 3/4 hour fire separation. (Reference 9.10 - 10.9).
3. Furnace room door to be equipped with an approved type latch set and self-closing.
4. All suite entrance doors and doors leading off hallways are to be changed to 20 minute rated doors.
5. Garbage chute doors must be equipped with self-closing devices or the chute completely closed off. (Reference 9.10.12.7).
6. Exit stairways are at present not satisfactorily separated nor are "EXIT" signs satisfactory. Exits must be upgraded to give required 3/4 hour fire separation and equipped with necessary signs.

NOTE

(a) Parking provided for 4 cars only.

(b) Building is located within 15' of the rear property line.

Cont'd . . .

Clause 1 Cont'd

(c) Required sound separations between sections of the building could not be checked.

PLUMBING AND GAS BY-LAW

No work is required under the Plumbing and Gas By-Law.

ELECTRICAL

The electrical installations are satisfactory with the exception of the unapproved carport wiring which must be correctly installed."

Further to the occupancy of the building, the Director of Social Planning reports as follows:

'Tenants were polled by mail. No objections were received, therefore conditions met. Recommend approval.'

In the absence of any objections from tenants to the proposed conversion, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 1116 West 11th Avenue to Strata Title Ownership (Eight Strata Lots), subject to the following conditions:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector and at no cost to the City. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. Appropriation of Funds: Riley Park Recreation Complex Improvements - Hiring of Consultant for Preliminary Design

The Director of Planning reports as follows:

"On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $225,000.00 toward improvements to the Riley Park Recreation Complex. The Plan also called for $6,000.00 of this N.I.P. allocation to be used to hire a consultant to develop a preliminary concept plan and cost estimates for the improvements to the Complex. The purpose of this report is to recommend the appropriation of funds to hire the necessary consultant.

The total costs for improvements to the Recreation Complex have been estimated to be approximately $600,000.00 - $700,000.00, inclusive of fees, furnishings, etc. The N.I.P. allocation is proposed to be matched by funds from the Vancouver Park Board, the Provincial Government (via the Community Recreation Grant Program) and others. Conceptual designs and costs developed by a qualified architectual consultant are required in order to seek commitments for matching funds. The $6,000.00 allocation for preliminary design would represent approximately 1% of the estimated total project costs which is a standard proportion of expenditure for such work for a project of this type and size.

Terms of Reference for the consultant have been developed in conjunction with the Vancouver Park Board and are attached as Appendix I. The consultant would be retained by the Vancouver Park Board and would work closely with civic staff, the N.I.P. Planning Committee and other local groups and residents to determine local needs and translate these into facility requirements within the constraints of the given site. Architects with experience in community recreation building design and construction will be considered and all submissions will be reviewed by the N.I.P. Planning Committee. The Vancouver Park Board will make a final selection of the consultant with advice and recommendation(s) from the N.I.P. Planning Committee. The consultant will complete the work within two months of being retained.

Cont'd . . .

Clause 2 Cont'd

C.M.H.C. has been advised of this proposal and concurs with the recommendation of funding for this project.

The Director of Planning RECOMMENDS that Council approve an expenditure not to exceed $6,000.00, to be appropriated from the Riley Park N.I.P. Social & Recreational Facilities Budget Account 898/9412, to retain a consultant to prepare a preliminary conceptual plan and cost estimates for improvements to the Riley Park Recreation Complex, costs to be shared as follows:

C.M.H.C.	$3,000.00
Province of B.C.	$1,500.00
City of Vancouver	$1,500.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575

The Director of Planning reports as follows:

" The City Engineer, in a memo dated February 2, 1977, has indicated that the present parking requirements outlined in Schedule B (Required Parking Spaces) of Zoning and Development By-Law No. 3575, are inadequate with regard to one or two dwelling units over commercial establishments and that necessary changes should be undertaken to correct this problem.

Background

Parking regulations, asset out in Section 12 (Off-street Parking Facilities) and Schedule B, have changed very little since their inception in 1956. Many of the requirements are still valid but there are specific cases where the nature of [illegible] has altered substantially and the corresponding regulations have not been revised to reflect these changes. It is important to note that parking was not required for any one or two family dwelling until 1969 when Schedule B was amended to require parking for such developments.

Changes are now required with regard to mixed commercial/residential developments. In 1956 when Zoning and Development By-Law No. 3575 was enacted, many proprietors lived in the dwelling unit located above or behind the grocery store or other similar use which they operated. Furthermore, many of these proprietors were elderly or a couple with a young family who generally could not afford automobiles, nor separate dwellings. Consequently, off-street parking spaces were not required for the residential component of these mixed use developments.

Analysis

Schedule B (Required Parking Spaces) still reflects the thought that off-street spaces are not required for developments containing one or two dwelling units in conjunction with commercial uses. Revision of these standards is now required in light of a number of significant changes since the schedule was established in 1956.

In recent years the Planning Department has placed an increased emphasis on mixed-use land development through bonus systems and more flexible zoning schedules. The situation where simply proprietors live above their businesses is, however, decreasing. At the same time, the automobile has become important for uses beyond the journey to work and now appears financially accessible to the majority of income and age groups.

The result of these factors is inadequate parking in small mixed-use developments and consequently, a variety of complaints to the City Engineering Department. Residents who live above stores or offices complain when on-street parking is removed or restricted for traffic reasons. This often leaves the resident without a place to park since on-site parking was not provided. Nearby residential streets provide convenient off-street parking with little regulation but this irritates local residents who cannot find on-street parking in front of their own homes. The City Engineering Department has received complaints from these home owners as well.

Cont'd . . .

Clause 3 Cont'd

A situation which is occurring, and which the Planning Department would also like to guard against, is the simultaneous development of structures on four or five adjacent commercial lots, each with mixed commercial and residential uses. Eight to ten residential units could be developed in such a manner, with no parking requirement for the residential portion. This is highly advantageous to the developer of the property but may have serious effects on the surrounding neighbourhood. A two lot example of such a development has taken place at the south-east corner of Commercial Drive and Parker Street.

In order to avoid this situation and correct the parking congestion created by these developments, the Planning Department recommends that Schedule B (Required Parking Spaces) of Zoning and Development By-law No. 3575 be amended.

In conclusion, the Director of Planning notes that a complete study of parking requirements is required, especially with reference to required numbers and size. Such a study is lengthy and cannot be undertaken until next year. This proposed amendment is however considered necessary at this time in order to correct an evident problem of inadequacy.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred to a Public Hearing.

That the Director of Planning be instructed to make application to amend Schedule B (Required Parking Spaces) of Zoning and Development By-Law No. 3575, whereby Section (1), Clause (4) be amended by deleting the word "three" and inserting instead the word "one"."

The City Manager RECOMMENDS thatthe foregoing recommendation of the Director of Planning be approved.

4. Mt. Pleasant N.I.P. Boulevard Trees

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which contains a funding allocation of $100,000 to install boulevard trees on local streets following completion of N.I.P. subsidized curbs on unimproved blocks in the Mt. Pleasant N.I.P. Triangle.

At the July 26, 1977 Court of Revision, Council gave approval to curb and pave 45 local residential blocks in 1977 in the Mt. Pleasant N.I.P. Triangle, and approved an appropriation of $174,668 N.I.P. funds toward this work.

The purpose of this report is to recommend appropriation of N.I.P. funds to cover the cost of 1977 boulevard tree planting following installation of curbs. Normally, boulevard trees are installed as funds permit. In the case of Mt. Pleasant N.I.P., without supplementary funds, the large size of the N.I.P. subsidized curbing program would cause considerable delay in planting boulevard trees.

The Park Board estimates that 535 trees (1½ inch diameter) are required following installation of the 1977 curbs. The estimated project cost is $50,000.

On August 23, 1977 Council gave approval for 'Street Tree Planting - Vancouver Kingsway' to be submitted under Priority No. I for a 1977-78 Canada Works project, providing N.I.P. funds can be used for the City's share of this project. For the Mt. Pleasant N.I.P. area this means $28,522 N.I.P. funds as the City's share. Should the Canada Works application not be approved, Mt. Pleasant N.I.P. funds are available to cover the full $50,000 estimate to provide these trees.

Cont'd . . .

Clause 4 Cont'd

The Park Board has agreed to undertake this project in the N.I.P. Triangle during the 1977 Fall/Winter planting season. The Park Board has agreed to cover any additional costs over and above the $50,000 project estimate for initial installation if Canada Works is not approved.

The ongoing maintenance costs are estimated to be $3,210 (@ $6/tree) per year which would be included in the 1978 budget request of the Park Board.

C.M.H.C. has concurred with this project.

Cost sharing of the recommended $28,522 N.I.P. appropriation would conform to the standard N.I.P. streets and utilities formula, namely:

Federal	25.0%	$ 7,130.50
Provincial	12.5%	3,565.25
City	62.5%	17,826.25
	TOTAL	$28,522.00

The Director of Planning recommends:

A. THAT Council approve a maximum of $28,522 to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities account #896-9217 (as per the above cost sharing formula) toward the City's share of the above-noted Canada Works project to install boulevard trees on newly curbed local streets in the Mt. Pleasant N.I.P. area.

B. THAT if the above-noted Canada Works project is not approved by the Federal government, Council approve a maximum of $50,000 to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities account #896-9217 to install boulevard trees on newly curbed local streets in the Mt. Pleasant N.I.P. area."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Planning be approved.

5. Mt. Pleasant N.I.P. - Appropriation of Funds for Kivan Boys' and Girls' Club

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which includes a funding allocation of $250,000 for construction of a new Kivan Boys' and Girls' Club. The Concept Plan also explains that this amount would be in the form of a capital grant to the Boys' and Girls' Clubs of Greater Vancouver to build the Club on City-owned land. The additional cash, materials and services necessary to build and equip the new Kivan would be raised by the Boys' and Girls' Clubs organization.

On July 26, 1977 Council approved a number of recommendations to implement the Kivan project. (See Appendix I listing these recommendations.)

As one of these recommendations (Recommendation 6) Council agreed by seven affirmative votes to appropriate $250,000 Mt. Pleasant N.I.P. funds for construction of the new Kivan Club. However, this recommendation did not include the words 'as a capital grant' and therefore it was not pointed out to Council that eight affirmative votes are required for approval.

Cont'd . . .

Clause 5 Cont'd

Therefore, the purpose of this report is to clarify that the appropriation of N.I.P. funds for Kivan is in the form of a capital grant and to seek re-approval of the recommended appropriation by the required minimum of eight votes.

C.M.H.C. has concurred with this project based on the N.I.P. funding formula for facilities not owned by the municipality: Federal share 28.55%, Provincial share 14.28% and City share 57.1%. C.M.H.C. is further satisfied that their required conditions will be met; ie. that the owner and operator is incorporated as a non-profit organization and that the facility will be accessible and available to the neighbourhood.

The Council action of July 26, 1977 also approves lease of the City-owned 12th/St. Catherines site to the Boys' and Girls' Clubs at a nominal rent (Recommendation 2) and authorizes City staff to enter into lease negotiations with the Boys' and Girls' Clubs for the site and report back (Recommendation 7). The recommended terms of the lease will stipulate that after a certain period of time, the building will become the property of the City, and can then be leased back to the Boys' and Girls' Clubs if desired. This is similar to the terms of the lease for the Fraserview Unit, another Boys' and Girls' Clubs building on City land.

RECOMMENDATION:

The Director of Planning recommends:

THAT Council approve appropriation of $250,000 N.I.P. funds as a capital grant to the Boys' and Girls' Clubs of Greater Vancouver, for construction of a new Kivan Boys' and Girls' Club, the expenditure to be cost shared as follows:

Federal	(28.55%)	$ 71,428.26
Provincial	(14.28%)	35,714.13
City	(57.1%)	142,857.61
	TOTAL	$250,000.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Rezoning Application:
2615 Ash Street

The Director of Planning reports as follows:

"An application has been received on August 2, 1977, from Mr. Don Erb on behalf of the Cancer Control Agency of B.C. whereby 2615 Ash Street, Lot B of 9 and 10, Block 379, D.L. 526, be rezoned from RM-3A Multiple Dwelling District to CD-1 Comprehensive Development District for the purposes of:

'bringing this lot into conformance with the surrounding CD-1 property owned by the Cancer Control Agency and to allow for a 7,000 square foot addition to the existing buildings.'

Site Description

The site is located on the west side of Ash Street between West 10th and 11th Avenues. The lot has a frontage along Ash Street of 62.5 feet and a depth of 100 feet for a total area of 6,250 square feet. The site is presently developed with a 2½ storey plus basement multiple conversion dwelling which will be vacant by the end of September 1977.

Cont'd . . .

Clause 6 Cont'd

The lands immediately surrounding the site on the north, west and south are zoned CD-1 Comprehensive Development District and form part of the Vancouver General Hospital (V.G.H.) CD-1 "precinct". The two blocks bounded by Ash and Heather Streets, 10th and 12th Avenues are developed with the B.C. Cancer Institute on the north west quarter, a temporary parking lot on the north east corner, the Banfield Pavilion on the south east corner and rather large 2½ storey homes along 12th Avenue to the south west.

To the north of 10th Avenue the properties are zoned C-3A Commercial District and are developed with a variety of commercial uses and single family dwellings. The lands to the east are zoned RT-2 Two-Family Dwelling District and developed with a school annex, the Provincial Government Building and the City Employees' parking lot (See Appendix A).

Background

At a Public Hearing held on June 29, 1969, Council approved the rezoning of the area generally referred to as the Vancouver General Hospital to CD-1 for the purpose of developing hospital and customarily ancillary uses. Two lots within the area bounded by 10th and 12th Avenues, Heather and Ash Streets were not rezoned at that time as they were privately owned. The owners made a presentation to Council at the Public Hearing asking that their properties be excluded from the proposed CD-1 District. One of these lots was subsequently purchased by the Cancer Control Agency and was rezoned to CD-1 in May of 1976. At that time the owner of 2615 Ash Street again requested that this property be exempted.

Analysis

It has been the intention of the Planning Department since 1969 to bring the entire Block 379 into conformance with the surrounding CD-1 zoning. The Cancer Control Agency has been supported in the endeavour to obtain this single remaining RM-3A lot and the Department wishes to recommend approval of this rezoning application.

While the proposed addition is not located on the site for which rezoning has been requested, the addition necessitates closure and acquisition of the City lane servicing the site. A report to Council on this matter is being prepared by the City Engineer.

In approving this rezoning the Planning Department must clearly state that this in no way represents approval for the 7,000 square foot addition to the existing Radiotherapy facilities. The addition would contravene the present site coverage regulation of the CD-1 By-Law. A Council resolution of March 29, 1977 raised the site coverage to 40.3% specifically to allow for the construction of hospital emergency facilities. Consequently any new development which adds to the total site coverage will require a further resolution of Council.

The Director of Planning has proposed the idea of preparing, in conjunction with the major institution, a comprehensive development plan for the Vancouver General Hospital - City Hall "precinct". This work will take some time. The Department does not feel that it can withhold minor rezoning applications while that plan is being formulated. The Cancer Control Agency should be aware that any proposals for future development will have to be reviewed in connection with any plans of the Vancouver General Hospital.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing.

That this rezoning application be approved and the site incorporated into the Vancouver General Hospital CD-1 Comprehensive Development District by amending the plan attached to By-Law No. 4472."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Rezoning Application:
Southwest Corner of East 29th Avenue and Prince Albert Street

The Director of Planning reports as follows:

"An application has been received from Mr. Roy Lisogar, Fraser Villa Ltd., requesting an amendment to Zoning and Development By-law No. 3575 whereby the southwest corner of East 29th Avenue and Prince Albert Street, Lots 1 - 8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be rezoned from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District for the purpose of:

'Constructing market rental housing or condominium units.'

The current application was amended from the original request for rezoning to (CD-1) Comprehensive Development District for the purpose of constructing (A.R.P.) Assisted Rental Program Housing.

SITE DESCRIPTION

The site is located on the west side of Prince Albert Street bounded by East 29th Avenue on the north, the lane on the west and has a total frontage along Prince Albert Street of 270 feet. The lots are 190 feet in depth producing a total site area of 51,353 square feet. (See Appendix A).

The site is comprised of eight lots zoned (RS-1) One-Family Dwelling District and a visual exterior inspection indicates they are presently developed as follows:

Lot 1: 2 storey plus basement one-family dwelling is vacant and appears to be in poor condition;

Lot 2: Vacant - one-family dwelling was demolished in 1973;

Lot 3: 1 storey plus basement one-family dwelling is vacant and appears to be in poor condition;

4-8 inclusive:

one-family dwellings which appear to be in fair to poor states of repair.

The lands to the north, east and south are zoned and developed (RS-1) One-Family Dwelling District. The lands to the west are zoned (C-2) Commercial District and developed with the existing "Fraser Villa" comprised of a two-storey commercial and apartment building on the westerly portion (adjoining Fraser Street) and an apartment building generally two storeys plus basement in height on the easterly portion (adjoining lane).

BACKGROUND

The background to this particular site is extensive. Three applications have been received since September 3, 1976, the latest having been submitted on March 25, 1977, all involving Mr. Lisogar. Each application requested a rezoning to (CD-1) Comprehensive Development District, differing only in the use proposed. The current application was originally submitted requesting a rezoning to (CD-1) Comprehensive Development District for the purpose of developing an (A.R.P.) Assisted Rental Program development. This was subsequently amended to provide senior citizen housing despite previous problems with funding. In early August of 1977 the application was again revised to the current proposal of market rental accommodation or condominium development. A more detailed summary is attached as Appendix B.

PROPOSED DEVELOPMENT

The applicant submitted a series of drawings in conjunction with this application, the last of which were stamped "Received, City Planning Department, August 15, 1977." The plans indicate a two storey, 62 dwelling unit development in a u-shaped configuration with a central courtyard and underground parking.

Cont'd . . .

Clause 7 Cont'd

CALCULATIONS

Site Area:	Existing: 51,353 square feet (1.18 acres) After required lane dedication and street dedication along East 29th Avenue: 48,123 square feet (1.10 acres)
Floor Area:	Proposed: 40,692 square feet
Floor Space Ratio:	For existing site: 0.79 After required dedications: 0.85
Units Per Acre:	Existing Site: 53 After required dedications: 56
Dwelling Units:	9 Bachelor units at 424 square feet 44 one-bedroom units at 564 square feet per unit 9 two-bedroom units at 663 square feet per unit
Height:	2 storeys plus cellar (approximately 21 feet)
Site Coverage:	45% (after required dedications)
Off-Street Parking:	Normal requirement: 56 (1 space per 725 sq.ft.) Proposed: 53 underground spaces 10 surface spaces
Proposed Building Setbacks:	From Prince Albert Street: 25 feet From East 29th Avenue (after required 7 ft. street dedication): 25 feet From lane on the west: 25 feet From required lane on the south 25 feet

URBAN DESIGN PANEL

[illegible] esign Panel reviewed the plans for this application which had been [illegible] July 15, 1977. The proposed two storey, 67-unit senior citizens' [illegible]evelopme.t was considered by the Panel on July 21, 1977:

> 'The Panel found this 2-storey scheme for senior citizens to be interesting and compatible with the surrounding development and acceptable.'

As the current proposal for market rental accommodation or condominium development is essentially the same as that reviewed on July 21, 1977, no further comments were requested from the Urban Design Panel. The Panel's conclusion at that time was 'that this design be approved.'

CITY ENGINEER

The City Engineer, in memoranda dated as noted, comments as follows:

> '(a) The proposed development will require upgrading of the present water supply system, at the developer's expense, in order to serve the density proposed under the new zoning.
>
> (b) Street and lane dedications are required and must be completed to the satisfaction of the City Engineer.
>
> (c) Access to the underground parking of this development is proposed from a new lane to be established on the south side of the property. The physical opening of the proposed 20 foot lane is dependent upon successful acquisition by the City of the remaining dedications required by the properties to the south. Therefore, at present, all access to this development should be proposed from the existing streets or lane.' (May 13, 1977)
>
> 'Ingress/egress and parking layout now appear satisfactory, however, ramp grades to underground parking have yet to be confirmed.

Cont'd . . .

Clause 7 Cont'd

These drawings now satisfy item (c) above ..... However, part of item (b) should include corner cut-off of intersection of North-South lane and new East-West lane which does not show on drawings.' (August 30, 1977)

ANALYSIS

The 9 lots comprising the site are unusually deep (190 feet) and analysis of alternate subdivision for one-family dwellings indicates the possibility of creating only one extra lot. Further subdivision is not possible without provision of additional street development and dedication by the developer to meet lot frontage requirements. The depth of lots and the economics of alternate subdivision suggest that consolidation and development of this site as a single, comprehensive project is appropriate.

The design and scale of the development is in keeping with the character of the surrounding community. The provision of off-street parking spaces above that normally required for such a development is commendable in view of the narrow width of East 29th Avenue which makes street parking unsuitable.

Although approved by the Urban Design Panel, the proposed development should be further examined at the development permit stage in an attempt to reduce the visual impact of the outward facing units. The three facades are insufficiently articulated with minimally inset and protruding balconies. Increased detailing of these exterior walls would further reflect the scale and character of the neighbouring single family neighbourhood. These changes should not be so significant as to change the basic form of the development.

The Director of Planning has received a petition circulated by the applicant indicating a favourable response from neighbouring residents to an apartment or senior citizens' development. There are 44 signatures on this petition representing 34 properties along East 29th Avenue, Prince Albert Street and East 30th Avenue. This represents over 80% of the properties which will be immediately affected by this proposed development.

RECOMMENDATION: The Director of Planning recommends the following:

That the application be approved subject to the following conditions:

The CD-1 By-Law would restrict the form of development as follows:

Uses: A maximum of 62 dwelling units.

Floor Space
Ratio: Not to exceed 0.80

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street Parking:

Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-Law provided that parking spaces for residential use shall be assessed at one parking space per 725 square feet,

And subject to the following conditions:

Cont'd . . .

Clause 7 Cont'd

A. That Lots 1 - 8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.

B. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.

C. The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977.'

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

II. That the application be referred direct to a Public Hearing only after the following condition has been satisfied:

A. That the owner submit a satisfactory undertaking to Council in writing to pay the total cost for upgrading of the present water supply system required to facilitate the proposed development."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be received and the whole matter referred direct to a Public Hearing, after the applicant has complied with Condition II A above.

FOR COUNCIL ACTION SEE PAGE(S) 137

FINANCE MATTERS

RECOMMENDATION

1. Employee Newspaper

The Director of Personnel Services reports as follows:

"A. BACKGROUND

Early in 1977, the newly appointed City Manager requested the Personnel Services Department to investigate the possibility of commencing the publication of an Employee Newspaper. Subsequently a survey was conducted of a number of larger local employers, and a draft proposal for the City was prepared. This proposal was then discussed in detail at a meeting of the Manager's Advisory Committee. The Committee enthusiastically endorsed the proposal in principle and strongly recommended that we proceed with a formal report to Council.

B. THE PROBLEM

At the present time, Management really has no effective, consistent means of communicating with the more than 5000 employees of the City, Park Board and Police Board. Written communications are fragmented, sporadic, are in a variety of forms, and often do not reach all employees. For example:

- Decisions of Council are distributed by the City Clerk to the appropriate Departments which are directly involved. However, these Council extracts would not usually receive full distribution within these Departments. For example, in Personnel, a specific resolution of Council would be directed to a Personnel Officer with instructions to take action; staff members who might find some items of general interest would probably never see them.

- Directives to staff in memo form originate from time to time from the City Manager and from individual Department Heads, both on an inter and intra-Departmental basis. In the smaller Departments, these would probably be circulated to all staff. However, in the larger Departments, especially those with Outside staffs (Engineering, Parks) this is impractical, and either reliance must be placed on supervisors to inform their staff verbally or the directive would be placed on a Bulletin Board where it may or may not be read.

- Occasionally when there is a basic change of crucial interest to all employees (e.g. the introduction of a Dental Plan), letters are distributed to each of them with their pay cheques. This is the closest we come to any form of mass communication.

- An Employee Handbook was developed several years ago for distribution to new employees at the time of documentation. However, this is limited to the Inside employee group and its impact is confined to the initial period of employment.

- A Safety Bulletin is periodically produced by this Department and distributed to employees with their pay cheques. This is useful, but is confined to one narrow subject area. (Note: if Council were to approve an Employee Newspaper, this Bulletin would be discontinued).

- Personnel Regulations are up-dated regularly and distributed to Supervisors. The extent to which they would be discussed with non-supervisory staff would vary by Department. In any event, the somewhat legalistic style of the Regulations make them less than engrossing reading.

cont'd.....

Clause #1 continued:

- Employee promotions are not given wide publicity: in many cases, promotions are posted in lists on a board, where they may or may not be read by other staff.

Admittedly, civic employees are relatively fortunate in that media coverage of City Hall provides them with various sources of information. Also there are certain departmental publications such as the Urban Reader which are readily available. In addition, most employees are unionized and receive information from that source either in written form (e.g. Collective Agreements) or at meetings. However, none of these sources completely fulfills the need to disseminate information to employees in a comprehensive and consistent way.

I think it is reasonable to assume from all this that the majority of civic employees are not as well informed as they should be about the organization for which they work. I further believe that their effectiveness on the job would increase significantly if their level of knowledge could be improved. Likewise, enhanced communications could not fail to increase employees' loyalty to the City and pride in their employment, improve general morale and, hopefully, productivity, as well as their ability to discuss civic matters with the public they serve and the people they meet.

C. SURVEY RESULTS

Council would scarcely be pioneering if it approved the establishment of an Employee Newspaper: many large organizations have had such "House Organs" for years. The survey which was conducted earlier this year involved the following nine organizations which were known to publish an Employee Newspaper: *

MacMillan Bloedel
B.C. Forest Products
Pacific Press
Vancouver Resources Board
I.C.B.C.
B. C. Hydro
White Spot
Crown Zellerbach
B.C. Telephone

Highlights of the survey are as follows:

- The average number of employees receiving the Newspaper in these organizations was about 7,900. However, five out of the nine Newspapers had a circulation of less than 5000.

- Five of the Newspapers were published monthly; two were published twice monthly; one weekly, and one every second month.

- Even though many of these employers have diversified employee groups, both in terms of occupation and geographical location, they sent the same Newspaper to all employees. In one case, special regional newsletters were sent as well.

- The publications varied in size from 4 to 16 pages and were usually in tabloid form. The average number of pages was about 6.

- The Newspapers were usually published by the organization's "Corporate Communications" or "Public Information" Departments. In only one case was it produced by the Personnel Department.

- On the average, producing the Newspaper was a full time job for one person. In the case of those published monthly, the task occupied about two thirds of a person's time. Typically, the staff involved had previous experience in journalism prior to taking on the assignment.

* NOTE: Examples of these publications are on file in the Director of Personnel Services' office.

cont'd.....

Clause #1 continued:

- Seven of the nine organizations mailed the publication to employees' homes. The remaining two relied on internal distribution.

D. OBJECTIVES OF AN EMPLOYEE NEWSPAPER

The basic objective of a Newspaper would of course be to solve the problem outlined in Section B of this report. To be more specific, the detailed objectives would be as follows:

1. Keep employees informed of policies and organization objectives so that they can relate themselves and their personal roles to the broader picture and feel part of it.

2. Encourage efficiency on the job as members of a public service organization, with emphasis on extra effort to serve the public well.

3. Provide information about roles of various departments, divisions, functions so that employees will gain insight into roles played by others.

4. Emphasize safe practices on the job.

5. Keep staff informed of the career progress and personal achievements of their fellow employees.

6. Provide information about opportunities to advance for those who prepare themselves and about training programs and assistance that are available.

7. Stress the importance of effective two-way communications.

8. Publish a newspaper which employees feel is theirs and which they want to read.

9. Advise employees of organized social and sports activities which are available.

10. By increasing employees' level of knowledge, improve their morale, pride in their work, productivity, and the ability to discuss civic matters with others.

E. PROPOSAL

It is proposed that Council approve the publication of an Employee Newspaper on the following basis:

Frequency of Publication - Monthly

Number of Copies per Month - Approximately 5500, i.e. one to each regular full-time employee of the City, Park Board and Police Board, plus a few extra copies for the Mayor, Members of Council and interested outside organizations.

Format - 4 Pages. Tabloid format and size; offset paper with photographs.

Publishing Department - Personnel Services, with the content of each issue subject to review by the City Manager.

Additional Staff - An Editor engaged on a half-time basis, either as an employee or on Contract. (No additional typing or clerical assistance should be necessary.)

Printing - Type-setting and printing by an outside firm; photographic processing by the Microfilming section of the Engineering Department.

Distribution - By mail to the employees' homes; mailing labels produced by the Computer Services Division and pre-sorted (to obtain lower postal rates) and affixed by an outside firm.

cont'd.....

Clause #1 continued:

Examples of Contents:

1. Articles describing City of Vancouver policies and Council news, especially as they relate to employees.
2. Reports on interesting activities and projects across the City.
3. Contributions solicited from Departments.
4. Letters to the Editor from employees.
5. Regular feature highlighting promotions of individuals to new positions, retirements, etc.
6. Human interest stories about employees on and off the job.
7. Articles about career and training opportunities.
8. Articles about fringe benefits - their value and any changes which may have occurred.
9. Coverage of the recreational activities available to civic staff, e.g. Curling League, golf tournaments, retirement parties.
10. Occasional feature on health tips from Nutritionists or other Health Specialists.
11. Occasional features on activities and concerns of superannuated employees for the benefit of those nearing retirement.
12. Safety tips (at work and at home).
13. Reports on outstanding examples of service to the public by employees.
14. Special reports on activities of different departments.
15. Reports on activities of joint union-management committees, where appropriate.
16. Suitable articles on labour relations matters.
17. Cartoons, humor, quotations.

F. ESTIMATED COSTS - 1977-1978

Non-Recurring - 1977

Furniture

Desk (standard typing desk 30" X 60")	$ 335.	
Large flat table	125.	
Typewriter	800.	
Chairs (2)	200.	
Filing cabinet (4 drawer)	220.	
	1,680.	
Plus 7% Provincial Sales Tax	118.	
		$1,798.

Photographic Equipment

Camera (35mm Single Lens Reflex w/ 55mm lens)	$210.	
28 mm Wide Angle lens	115.	
75 - 205mm Telephoto lens	235.	
Camera Case (shoulder)	50.	
Flash Unit	90.	
	$ 700.	
Plus 7% Provincial Sales Tax	49.	
		$ 749.

cont'd.....

Clause #1 continued:

Recurring - 1977

Salary - 3 mos. Full Time(Start-Up Phase) (Based on full time rate of $15,000/yr. + 12.5% benefits)	$4,220.	
1977 Costs	$6,767.	
Less savings on Safety Bulletin	2,000.	
TOTAL ADDITIONAL 1977 COST		$4,767

Recurring - 1978 (Based on 1977 Rates)

Salary - 12 mos. Half Time (Based on full time rate of $15,000/yr. + 12.5% benefits)		$8,438.
Printing (4 page Tabloid, 11½ X 16-3/4", one colour, 10 photos, 1/4 fold, offset paper)		
Printing, Layout, Typesetting, machinery, and labour	$ 551.	
Photos (½ tones)	40.	
	$ 591./issue	
(Plus Federal & Prov.Sales Tax 12%,7% =	$ 709./issue	
Annual Cost = $709 X 12 =		$8,508.
Distribution		
Labels (supplied by Computer Services	$ 33.	
Mail-A-Matic (affixing labels and preparing bundles for mailing)	85.	
3rd Class Mail (6¢ per copy)	330.	
	$ 448./issue	
Annual Cost = $448 X 12 =		$5,376.
Miscellaneous		
Film $1.09/roll X 24 + 7% =	$ 28.	
Stationary Supplies	160.	
Film Processing (by City of Vancouver Microfilming Section)	93.	
		$ 281.
TOTAL 1978 COSTS		$22,603.

G. RECOMMENDATIONS

In summary, I recommend that:

1. Council authorize the Personnel Services Department to publish an Employee Newspaper, on the basis described in Section 'E' of this report commencing in January of 1978.

2. An Editor be hired on a half-time basis (full-time for the October 1st - December 31st, 1977 start-up period) either as an employee or on Contract, with a detailed report as to the appropriate rate of pay to be submitted for the approval of the City Manager.

cont'd.....

Clause #1 continued:

3. Funding be authorized as follows:

   a) 1977 funding in the total amount of $4,767 be approved from Contingency Reserve.

   b) 1978 funding in the total amount of $22,603 to be approved in advance of the 1978 Budget.

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

2. Metric Conversion - Police Vehicles

The City Engineer and Chief Constable report as follows:

"On August 23, 1977, City Council approved the allocation of $11,600.00 of funds from Contingency Reserve for the purchase of metric equipment in 1977.

Of these funds, $390.00 was allotted for the purchase of decals to be used in most City vehicles to inform the operator of the equivalent mile per hour speed for the posted Kilometer per hour speed limit. This method of conversion on our existing engineering, parks and City Hall vehicles is considered to be adequate and all new vehicles will have speedometers calibrated in metric units as standard factory equipment.

For the Fire Department a gear drive conversion is desirable as it would require a 15-year conversion period through normal attrition. Funds for this conversion will be requested in the 1978 Budget.

However, for the Police Department to provide accurate law enforcement, a speedometer gear drive conversion is recommended to convert the speedometer readout to Kilometers.

This conversion cost is estimated to be $45.00 per unit ($35.00 parts and $10.00 labour) for a total of $6,300.00. This will allow for the conversion of 140 police vehicles.

The Director of Finance advises that funds are available from the 'Contingency Reserves'.

The Chief Constable and City Engineer recommend that $6,300.00 be provided from Contingency Reserve for the metric conversion of existing speedometers in police vehicles and fire apparatus."

The City Manager RECOMMENDS that the foregoing recommendation of the Chief Constable and City Engineer be approved.

3. Investment Matters (Various Funds) August 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of August 1977.

(b) Summary of Securities held by the General and Capital Accounts.

cont'd.....

Clause #3 continued:

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug.2	Bank of British Columbia	Dec. 30/77	$ 2,060,821.92	$ 2,000,000.00	150	7.40
2	Bank of British Columbia	Jan. 13/78	3,100,152.33	3,000,000.00	164	7.43
2	Bank of British Columbia	Aug. 3/77	5,001,020.55	5,000,000.00	1	7.45
3	Bank of British Columbia	Jan. 13/78	5,166,349.95	5,000,000.00	163	7.45
8	Bank of British Columbia	Aug. 10/77	2,000,824.11	2,000,000.00	2	7.52
8	Mercantile Bank of Canada	Aug. 24/77	2,006,356.16	2,000,000.00	16	7.25
10	Mercantile Bank of Canada	Jan. 16/78	1,032,671.23	1,000,000.00	159	7.50
15	Bank of Nova Scotia	Aug. 16/77	2,494,331.09	2,493,805.00	1	7.70
15	Royal Bank of Canada	Aug. 16/77	1,500,267.12	1,500,000.00	1	6.50
15	Bank of Montreal	Sept.15/77	2,012,858.63	2,000,000.00	31	7.57
16	Royal Bank of Canada	Jan. 25/78	2,585,438.36	2,500,000.00	162	7.70
16	Mercantile Bank of Canada	Jan. 16/78	1,548,100.68	1,500,000.00	153	7.65
17	Mercantile Bank of Canada	Aug. 19/77	500,205.48	500,000.00	2	7.50
17	Mercantile Bank of Canada	Feb. 1/78	1,035,210.96	1,000,000.00	168	7.65
18	Bank of Montreal	Aug. 19/77	750,133.56	750,000.00	1	6.50
9	Toronto Dominion Bank	Aug. 24/77	1,000,972.60	1,000,000.00	5	7.10
22	Royal Bank of Canada	Aug. 23/77	1,000,178.08	1,000,000.00	1	6.50
22	Royal Bank of Canada	Aug. 23/77	750,133.56	750,000.00	1	6.50
23	Bank of Nova Scotia	Aug. 26/77	2,501,541.10	2,500,000.00	3	7.50
24	Bank of Montreal	Sept.27/77	1,007,088.77	1,000,000.00	34	7.61
26	Royal Bank of Canada	Aug. 29/77	750,369.86	750,000.00	3	6.00
30	Bank of British Columbia	Sept.23/77	1,005,031.76	1,000,000.00	24	7.66
[illegible]	Bank of Nova Scotia	Sept. 7/77	2,002,784.66	2,000,000.00	7	7.26
[illegible]	Dominion Bank	Oct. 12/77	2,017,375.34	2,000,000.00	42	7.55
			$44,830,217.86	$44,243,805.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Aug.16	City of Vancouver 6.00%	June 15/80	$ 2,000.00	94.29	$ 1,885.80	2/10	8.30
24	City of Vancouver 5.00%	May 1/78	120,000.00	98.35	118,020.00	0/8	7.50
29	City of Vancouver 6.00%	June 15/80	3,000.00	94.50	2,835.00	2/9	8.24
			$ 125,000.00		$ 122,740.80		

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug.24	Bank of British Columbia	Feb.15/78	$ 2,074,219.18	$ 2,000,000.00	175	7.74

cont'd.....

Clause #3 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 111,972,022.59	$ 109,260,012.95"

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 137d138

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - 17' widening strip between portion of Arbutus and Maple Streets, south of 11th Avenue

The Supervisor of Properties reports as follows:

"The seventeen foot widening strip adjacent to parcel B, Block 385, D.L. 526 situated at the southeast corner of 11th Avenue and Arbutus Street is leased to Consolidated Bathhurst Packaging Ltd. for a ten year term commencing September 1, 1974 with rental reviews at three year intervals.

The site is used for parking and storage purposes to their adjoining business operation.

Negotiations have now been finalized and Consolidated Bathhurst Packaging Ltd. have agreed to a rental increase from $500 per annum to $756 per annum for the period September 1st, 1977 to August 31st, 1980. The Supervisor of Properties is of the opinion that the foregoing represents fair market value for the leased area.

Recommended that the rental of the site be increased to $756 per annum for the period September 1, 1977 to August 31, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of lease - portion of lane south of 40th Avenue between Collingwood and Dunbar Streets

The Supervisor of Properties reports as follows:

"City Council on June 1, 1956 approved the lease of a portion of lane abutting Lots F & G, amended, Block 8, D.L. 2027 to Canada Safeway Ltd. for a period of twenty-one years.

The agreement expired on May 31, 1977 and Canada Safeway Ltd. has made application in a letter dated August 31, 1977 to renew the lease for a twenty-year period. The Deputy City Engineer in a letter dated February 24, 1977 concurs that the portion of lane lease can be renewed.

Negotiations have now been completed and by letter dated August 31, 1977 Canada Safeway Ltd. have agreed to a rental increase from $1.00 per annum to $8,074 per annum effective June 1, 1977.

It is therefore recommended that the portion of lane abutting lots F & G, amended, Block 8, D.L. 2027 be leased for a twenty year period from June 1, 1977 subject to:

cont'd.....

Clause #2 continued:

A. Rental to be paid monthly in advance.

B. A 2½ year rental review clause

C. Canada Safeway Ltd. to retain the right to cancel the lease every 2½ years this period to coincide with the rental review clause.

D. All other terms and conditions as contained in the existing lease dated June 1, 1956 to prevail."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease to Greater Vancouver Floating Home Co-operative (Area 6 - False Creek)

The Director of Finance reports as follows:

"On August 23, 1977, Council approved the reconciliation of lease terms between a sublease of a waterlot from the City to the Greater Vancouver Floating Home Co-operative and a lease of an adjacent City-owned site for construction of an underground parking garage to provide parking for the liveaboard residents and marina users. After construction of the parking garage, the City has reserved use of the surface as a play field.

The August 23, 1977 report recommended a reduction in the lease term for the parking garage lease from 59 to 50 years. The August 23, 1977 report neglected to recommend a change in the rent clause approved October 19, 1976. The clause approved on October 19, 1976 read as follows:

Rent shall be as follows:

- First 45 years from commencement date - $1.00 per annum

- Balance of term - for each five-year period following the first 45 years the annual rent shall be a sum agreed upon between the parties and failing agreement the rent shall be the market rental value determined by arbitration. When determining the market rental value the arbitrators shall determine such market rental value on the basis that the land may only be used for the purposes set forth in the lease.

Negotiations for reducing the lease term from 59 to 50 years contemplated an adjustment of the rent to $1 per annum for each of the 50 years of the term. However, this was omitted from the August 23, 1977 report.

It is now recommended that the rent clause be amended to read as follows:

Rent shall be $1.00 per annum for each year of the term."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

cont'd.....

4. Rental Review - Lease of southeast corner of 24th Avenue and Fraser Street

The Supervisor of Properties report as follows:

"Lot A, Block F, D.L. 301, situated on the southeast corner of 24th Avenue and Fraser Street was leased to Home Oil Distributors Ltd. for a period of ten years to January 31, 1985.

Home Oil Distributors amalgamated with Imperial Oil Ltd. and in a letter to the Properties Office dated April 6, 1977 requested that City Council approve the assignment of the Home Oil lease to Imperial Oil Ltd. which was approved by Council on May 10, 1977,

The lease contains a rental review clause effective August 1, 1977.

Negotiations have now been concluded, and Imperial Oil Ltd. have agreed to a rental increase from $425 net to $502 per month net, effective August 1, 1977 to January 31, 1980 inclusive, plus an amount in lieu of taxes as if levied. The Supervisor of Properties is of the opinion that the foregoing represents fair market value for the leased area.

Recommended that the rental of the site be increased to $502 per month net for the period August 1, 1977 to January 31, 1980 inclusive, plus an amount in lieu of taxes as if levied."

nager RECOMMENDS that the foregoing recommendation of the of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 138

B

MANAGER'S REPORT

September 22, 1977

TO: Vancouver City Council

SUBJECT: CANADA WORKS PROGRAMS - GRANT APPLICATIONS

CLASSIFICATION: Recommendation

The Chief Constable reports as follows:

"INTRODUCTION

The Chief Constable has examined numerous Crime Prevention proposals submitted by various sections of the Department. The eight proposals contained in this report are considered to be those with the highest possible benefits to the community as well as those in which community participation will be greatest.

This report describes the proposals, the benefits and a recommendation for approval of additional costs.

BACKGROUND

In March of 1977, the Vancouver Police Department was asked by the Federal Solicitor General's Department to submit applications to Canada Manpower for funding of various Crime Prevention Programs. This was done, and five applications were approved and funded totally by Manpower. These programs included the Native Street Workers Project and three Neighbourhood Watch programs in the East and West Ends and South Vancouver. The grants came to an end in September, 1977 and only the East End Neighbourhood Watch Program was completed.

In August, 1977, the Department was informed that a Phase 2 Canada Works Program had been instituted and applications could be made to extend the summer Corps Programs or to institute new programs. Applications to Canada Manpower for four extensions to existing programs and four new proposals were forwarded directly from the Police Department. Canada Manpower queried the source of the applications having been previously advised that all Canada Works project on behalf of the City of Vancouver would be sponsored by the Engineering Department.

We now realize that our applications should have been forwarded to the Engineering Department along with other City projects reviewed by Committee of Council on Finance and Administration on August 11, 1977. Our submissions also assumed that workers would be paid the minimum wage subsidy provided by the Federal Government, as had been permitted in similar previous projects, and the projects would be at no cost to the City.

Costs have now been recalculated taking into account that workers have to be paid the Union scale; the City cost is now $68,117 or approximately 13% of the total cost of eight projects.

PROPOSALS

The Department fully realizes that total funding of these projects may not be available and, therefore, submits the eight proposals in priority order for individual consideration.

The Department has been advised by Canada Manpower that the first two priorities are almost certain to be approved. Vancouver East, Kingsway and Center all have approximately $750,000 available in grant money while Vancouver South and Quadra have only about $100,000 each.

Manpower further states that Neighbourhood Watch is a highly respected program with them and is always a priority application. The final three applications stand a lesser chance of being approved.

1. Native Street Workers Project

Vancouver's skid road and downtown core contain many beer parlours, cafes, pool halls, pornographic book stores and arcades which are frequented by natives, many of them youthful, who come to the City. Many of these young people coming to a large city from rural areas, often reserves, are unable to cope with the temptations of the area and many are lured into criminal activity or activity that could lead them into conflict with the law simply because of their naivete and their lack of knowledge of alternate lifestyles and resources within the city and its immediate environment.

A partial solution to this problem lies with the Native Street Workers who will be recruited from the local area. During the length of the program they will patrol the high risk areas, befriend natives in high risk situations and divert them to specific resource areas.

The summer Job Corps Team of five workers became involved with a total of fifty-one native Indians in the Skid Road area and made a total of seventy-five referrals to various resource agencies. It is the opinion of all concerned that this is a very worthwhile program which can accomplish much in the Skid Road area.

The objectives of the program area as follows:

a) To take young native people out of the Skid Road area and get them involved in alternate programs, ie. recreation and education.

b) To keep the native people busy with programs so they do not get into conflict with the law.

c) To divert native people from the high risk situations and minor conflicts of law and the justice system.

d) To help native people find jobs or enter into education or training programs to upgrade their education.

.o solve family problems and help native people to interrelate better with the community as a whole.

2. Industrial Watch (Vancouver Kingsway)

The objective of this program is to decrease the number of commercial break-ins in the area, and at the same time, to improve the security awareness of the businessmen in the area.

The program is designed so that the employees visit all commercial premises in the area and mark all valuables for identification. Security decals are then placed on all doors and windows surrounding the premises.

This program has shown a decrease of 41.3% in commercial burglaries in the first six months of 1977.

3. Neighbourhood Watch (Vancouver Center)

The objectives of all Neighbourhood Watch Programs are essentially the same -- to reduce the number of break-ins and thefts in a given area.

Neighbourhood Watch provides an essential service to all residents of Vancouver. A qualified worker attends at all homes and instructs the occupants on home security, assists with the marking of social insurance numbers on all valuable property and conducts a security check of the home.

The program also creates an awareness in the citizens who become involved. When the workers make personal contact with the citizen and advise him in person of his security problems, these problems are often rectified quickly.

Since the start of the Neighbourhood Watch Program in the West End of Vancouver, burglaries in that area have been reduced by half.

...3

4. Neighourhood Watch (Vancouver Center, West End)

Aims and objectives same as 3.

5. Neighbourhood and Industrial Watch (Vancouver South)

The objective of this program is to decrease both residential and commercial break-ins in the area and, at the same time, to improve the security awareness of home and commercial premise owners and renters in the area.

The program is designed so that employees will visit all residential and commercial premises in the area and mark all valuables for identification. Security decals are then placed in conspicuous places on these premises to indicate that they have been processed.

6. Neighbourhood Watch (Vancouver Quadra)

Aims and objectives same as 3 and 4.

7. Oak Park Teen Lounge (Vancouver South)

This project involves the formation of a Teen Lounge in the Oak Park Community Center at 57th and Oak Street in Vancouver. This lounge will be operated under adult supervision with an elected body of young people to set rules and regulations for its operation and plan youth activities. This lounge will provide a controlled place for the young people in this community to gather and engage in social and sports activities. The process of forming an elected body from the youth community will provide these young people with the experience that is needed to effectively participate in our democratic process which they will all become involved with upon reaching the adult age of responsibility. This lounge and the activities provide an alternative to the activities of young people in the community which have been disturbing and destructive and have been caused by boredom and lack of direction. The space needed will be provided by the Community Center and we will approach various service clubs to provide equipment needed, ie. table tennis, record player, books, magazines, dart boards, pop machines, etc.

8. Operation Boat Mark (Vancouver Center)

The objective of the program is to decrease the number of thefts from marina moored boats, generally in the False Creek, English Bay and Burrard Inlet areas of the City. During the first seven months of 1977, there were thirty-six reported thefts from pleasure boats moored in Vancouver marinas, and while not a large number, indications are that this may become a significant problem in future.

The program is designed so the employees visit all marinas in the area and mark all valuables on board for identification. Articles such as CB radios, outboard motors, depth sounders and other portable marine equipment will be marked.

A program currently operating in the area of West Vancouver has shown excellent results in the area of lowering the incidents of theft and the recovery of stolen property.

BENEFITS

In addition to involving thousands of citizens directly and positively with the Police Department, many for the first time, these programs provide various necessary services to the citizens of Vancouver. Many people who have had, up until now, little chance of escaping the Skid Road of Vancouver have been helped by the Native Street Workers. Many other people who haven't had or been able to afford good home security have learned much from the Neighbourhood Watch workers. These programs have been very successful in helping people and in reducing crimes -- it is hoped they can continue.

...4

COSTS

The following chart lists all proposals in order of priority and includes the City funds necessary to institute the programs. It is important to note that this is a whole or part situation, each proposal is a separate entity requiring no other proposals approval to operate successfully.

PROJECT NAME	MAN WEEKS	MEN	TOTAL COST	CANADA WORKS	CITY	RUNNING TOTAL
Native Street Workers	416	8	$ 83,543	$ 72,072	$11,471	$11,471
Industrial Watch	520	10	102,846	89,544	13,302	24,773
Neighbourhood Watch (Center)	364	7	73,134	63,336	9,798	34,571
Neighbourhood Watch (West End)	260	5	51,086	45,181	5,905	40,476
Neighbourhood & Indus. Watch	312	6	62,729	54,600	8,129	48,605
Neighbourhood Watch (Quadra)	312	6	62,729	54,600	8,129	56,734
Oak Park Teen Lounge	156	3	31,646	28,392	3,254	59,988
Operation Boat Mark	312	6	62,729	54,600	8,129	68,117
TOTALS	2,652	51	$530,442	$462,325	$68,117	

The City contribution for all programs totals $68,117; however, as has been mentioned, not all applications will be approved and some that are approved will be reduced in size by Manpower.

The Comptroller of Budgets advises that, if this report is approved, the source of funding would be Contingency Reserve.

Note: Wages above these base rates, materials, equipment, etc. beyond the federal amount, or any wage increase in 1978 would increase the City's share.

RECOMMENDATIONS

"The Chief Constable RECOMMENDS that City Council approve these proposed programs up to a maximum of $68,117 or 13% of the total and that the amount be provided from Contingency Reserve."

The City Manager reports as follows:

On August 9, 1977, City Council approved the following motion:

"THAT (a) The City participate financially to a maximum City cost of $100,000 in Canada Works Phase 2 1977-78;

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required."

On August 23, 1977, City Council approved a recommendation that sixteen Priority 1 (City cost $95,411) and two Priority 2 (City cost $18,888) projects be forwarded to the Federal Government for consideration. These outstanding applications are being reported to Council rather than Committee to meet deadlines for Federal Government processing of Canada Works applications.

Note: Priority 2 projects are alternates which may be substituted for Priority 1's not accepted by the Federal Government.

Assuming the projects from the Police Department are to be considered, some possible alternatives and the consequences are presented as follows:

Alternative A

Council could set a Priority 1 category on the two highest priority Police projects, involving a City share of $25,773. This would be consistent with the Committee's action in putting a priority 1 on projects making up about one-third of the total City share proposed. An additional two projects could be established as Priority 2, in keeping with the discussion in the report.

Alternative B

Council could review all the suggested Police projects and establish priorities for each project.

FUNDING

Under either Alternative A or B, additional funding may be required if the Federal Government approves all the City's applications. If Council wishes to maintain the $100,000 limit presently established while submitting Police projects, other projects already applied for would have to be withdrawn to ensure funding for Priority 1 applications. "

The City Manager RECOMMENDS that:

A) City Council establish priority 1 projects for the Police Department in approximately the same proportion as the current program and, therefore, rate Native Street Workers and Industrial Watch as Priority 1.

B) City Council establish two projects, Neighbourhood Watch (Center) and Neighbourhood Watch (West End) as Priority 2.

C) A maximum of $21,000 in additional funding be approved for Priority 1 projects to be provided from Contingency Reserve.

e City Engineer or his representative be authorized to sign the applica- n forms and the agreement on behalf of the City and to make minor adjustments where required.

FOR COUNCIL ACTION SEE PAGE(S) 133

C

MANAGER'S REPORT

September 22, 1977

TO: Vancouver City Council

SUBJECT: CIVIC THEATRES - ORGANIZATION

CLASSIFICATION: Recommendation

The Administrative Analyst, in conjunction with the Theatre Manager, has reviewed the operations and organization of the Civic Theatres Department in response to their expressed need for additional staff, and reports as follows:

"General Administration

Two of the most important functions of the Administrative Office are the booking of performances and the control of cash. The booking function is presently performed by a booking clerk who makes longhand entries in a large, cumbersome ledger up to twenty-four months in advance of the performance. These bookings are revised as commitments change, requiring her to constantly revise and make reference to the very bulky and cumbersome ledger. She also prepares lists of events, draws up contracts, follows up on prepayments and maintains a set of contract files.

While the typing workload is not heavy, approximately 40% of it could be readily handled by the use of form letters which would require minor editing to satisfy individual requirements.

It is my proposal that the booking ledger be completely replaced by an automatic editing typewriter with visual output. Such a machine would give the booking clerk or the Theatre Manager immediate access to the status of future bookings at all theatres and would be capable of fast and [illegible] revision and updating. The cost of such a piece of equipment is [illegible]imately $17,000.

The present procedure for collecting and counting the cash generated at the Theatre bars, hat checks, concessions and parking lot are being reviewed in conjunction with the Internal Auditor. While a general streamlining of the present manual system will ultimately ensue, there is a definite need for the procurement of an electric cash counting machine to alleviate the workload of both the Front-of-House Manager who prepares an initial balance in the evening and the Administrative Clerk who prepares bank deposits on a regular basis. The Administrative Clerk is presently spending approximately sixteen hours per week in performing this function and it is the goal of both the Administrative Analyst and the Theatre Manager to completely eliminate a large portion of this workload. The cost of an electric cash counting machine is approximately $1,000.

I.A.T.S.E. Payroll

At present, the Back-Stage Clerk, employed on the casual payroll since 1964, is fully occupied for 35 hours per week and does not have time to maintain the necessary journals. The present system of charging the promoter for casual back-stage personnel was devised at a time when only 200 performances per year were booked. A total of 612 performances are anticipated in 1977. A number of "packaged systems" and mini-computers have been investigated to alleviate the workload and free up most of the Clerk's time. The most practical approach appears to be the purchase of a pre-packaged manual system tailored to the requirements of this function at a cost of approximately $2,000.

The institution of the foregoing system will permit the Back-Stage Clerk to assume other duties presently performed by casual stage doormen at the Orpheum Theatre. The physical transfer of this position to the Orpheum will result in annual savings of approximately $8,500 with alterations proposed for the office accommodation and telephone systems costing approximately $400 for installation; annual recurring cost of approximately $600 for the revised telephone service.

...2

It is further proposed that the Back-Stage Clerk position be made permanent retroactive for 1 year at a cost of $700 per year.

Summary

The following table summarizes the costs of implementing the foregoing proposals:

	Annual Cost	1977 Portion	Non-Recurring Cost
Editing typewriter with visual output			$17,000
Cash Counting Machine			1,000
Bookkeeping System			2,000
Orpheum Alterations			200
Telephone Alterations	$ 600	$ 150	200
Permanent position-net cost	700	700	
Total	$1,300	$ 850	$20,400

The foregoing costs are offset by a saving of $8500 per year through the partial elimination of casual Stage Door Attendants at the Orpheum Theatre, for a new annual saving of $7200.
The Administrative Analyst RECOMMENDS as follows:

A. That a total of $20,400 be approved for a purchase of equipment and systems for the Civic Theatres.

B. That an additional clerical position be established in the Civic Theatres Department to be located at the Orpheum stage door, subject to classification by the Director of Personnel Services.

The Comptroller of Budgets and Research advises that if the foregoing recommendations are approved the 1977 operating costs of $850 will be available within the Department's budget and that the source of funds for the non-recurring costs will be Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendations be approved and the Administrative Analyst report back in July, 1978 on the results of the foregoing operating improvements and the effect upon the total staff complement.

FOR COUNCIL ACTION SEE PAGE(S) 138

D

MANAGER'S REPORT

September 22, 1977

TO: Vancouver City Council

SUBJECT: VACANT PROPERTY AT 2777-79 POINT GREY ROAD

CLASSIFICATION: Recommendation

The Supervisor of Properties reports as follows:

"The subject property, legally described as Parcel A of Lots 3 & 4, Block 1, District Lot 192 was acquired February 28, 1973, as per Resolution of City Council March 27, 1973, and in accordance with the City's long term acquisition policy in this area (recently confirmed by Council).

Improvements on the site consist of a dwelling and garage erected in 1916 on a lot approximately 109 ft. wide and 20,475 sq.ft. in area. The current tenant has advised they will be vacating the building on the 30th day of September 1977.

The building exterior is in need of repair and painting while the surrounding grounds require maintenance. It is noted that tenants are reluctant to improve the property under a temporary rental situation.

For these reasons, the Supervisor of Properties recommends that arrangements be made for removal of the buildings.

It is noted that City Council 'In Camera' on February 6, 1973, Item 5, dealt with various matters regarding the Point Grey Road Project. One of the recommendations by Council was that in consultation with the Parks Board, the City, proceed to open up these lands involved which are under City ownership now.

The Superintendent of Parks and Recreation concurs with the recommendation and will grade and landscape the site for park purposes. It is therefore recommended that the Supervisor of Properties be authorized to call for tenders and to award the contract for removal of the building known as 2777-79 Point Grey Road."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 138

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

SEPTEMBER 15, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 15, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

Minutes of the Community Services Committee meeting of Thursday, August 25, 1977, were adopted.

INFORMATION

1. Sale of Surplus City Furniture and Equipment

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration requests for surplus City furniture and equipment from

a) Vancouver Co-operative Radio CFRO-FM
b) Vancouver East Cultural Centre
c) Disabled Citizens Resource Council

Following discussion, it was

RESOLVED

THAT the Committee approve of the following sales:

a) $440.00 worth of surplus City furniture and equipment to Vancouver Co-operative Radio CFRO-FM for $47.08;

b) $512.00 worth of surplus City furniture and equipment to Vancouver East Cultural Centre for $54.78; and

c) $650.00 worth of surplus City furniture and equipment to Disabled Citizens Resource Council for $69.55.

RECOMMENDATION

2. Liquor Permit Application - 2032-36 West 41st Avenue

The Committee had before it for consideration a City Manager's report dated August 30, 1977 (copy circulated) in which the Director of Planning reported on Development Permit Application No. 78489 which had been filed by Mr. Dennis Foisy to use a portion of the second floor of 2032-36 West 41st Avenue as a holding bar area in conjunction with a proposed restaurant.

Continued . . .

Clause No. 2 Continued

The applicant and a representative of the Director of Planning appeared before the Committee on this matter, and during discussion, it was noted the restaurant will have a seating capacity of forty persons and the holding bar area will have seating for ten persons. It was also noted that the site is approximately one-half block from any residential premises.

Following discussion, it was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 78489 to Mr. Dennis Foisy to use a portion of the second floor of 2032-36 West 41st Avenue as a holding bar area in conjunction with a proposed restaurant.

3. Entertainment in Drinking Establishments

The Committee had before it for consideration a City Manager's report dated August 31, 1977, in which the Director of Legal Services responded to a request from the Committee to report on the powers of the City to suspend licenses because of unsatisfactory types of entertainment in licensed premises.

During consideration, the Committee noted from the Manager's report that an amendment has been introduced to the Liquor Control and Licensing Act which, once proclaimed, will give municipalities or regional districts the right to restrict or prohibit any or all types of entertainment in licensed premises.

This amendment, however, has not yet been proclaimed and therefore is not yet law.

Following discussion, it was

RECOMMENDED

THAT consideration of regulations on entertainment in licensed premises be deferred until the amendment to the Liquor Control and Licensing Act which provides municipalities with the right to restrict or prohibit entertainment in licensed premises is proclaimed.

4. Neighbourhood Pubs - Licensing Procedures

The Committee had before it for consideration a City Manager's report dated August 8, 1977 (copy circulated) in which the Director of Permits & Licenses reported on procedures and regulations which apply to neighbourhood pubs.

During consideration of this matter, it was noted from the Manager's report that up to and including July 28, 1977, there have been sixteen applications to the Liquor Control & Licensing Branch for "pre-clearance" approval for proposed neighbourhood pubs and none had been approved.

It was also noted that several changes have been made in the Liquor Act affecting neighbourhood pubs, among them, a requirement that neighbourhood pubs would not now be located on or near a main arterial traffic route.

Continued . . . .

Clause No. 4 Continued

During discussion, the Committee noted that this particular restriction, if taken in conjunction with the various other Provincial and City regulations pertaining to the location of neighbourhood pubs, would almost totally prohibit the establishment of neighbourhood pubs.

It was the feeling of the Committee that if there are to be neighbourhood pubs, then these should be located near main arterial traffic routes.

Following discussion, it was

RECOMMENDED

THAT the City write the Provincial Liquor Control and Licensing Branch requesting clarification and the reasons why the Branch does not permit neighbourhood pubs near main arterial traffic routes.

5. Parking on Residential Streets in the Vicinity of Congo Bob's Neighbourhood Pub, 3728 Clark Drive

On March 29, 1977, when considering a report from the Standing Committee on Community Services regarding residents' complaints related to the operation of Congo Bob's Neighbourhood Pub, City Council approved the following recommendation:

"THAT the City Engineer conduct a survey of residents and property owners in the vicinity of Kingsway and Clark Drive, in particular 21st Avenue and Clark Drive, to determine the number of property owners who may be in favour of a 'Residents Only' parking restriction, and report back to the Community Services Committee."

The Committee had before it for consideration a City Manager's report dated August 15, 1977 (copy circulated) in which the City Engineer reported on his survey of the Kingsway and Clark Drive area. The report concluded with the recommendation that "Residents Parking Only" zones not be established at this time in the vicinity of Congo Bob's Neighbourhood Pub.

During brief consideration of this report, it was noted that the Engineer's survey had indicated the parking problem in the area is moderate and it was

RECOMMENDED

THAT "Residents Parking Only" zones not be established at this time in the vicinity of Congo Bob's Neighbourhood Pub at Kingsway and Clark Drive.

6. Request for Extended Hours - Bimini Neighbourhood Pub, 2010 West 4th Avenue

In response to a request from Mr. Peter Uram, operator of Bimini Neighbourhood Pub, for an extension of operating hours, a City Manager's report dated August 8, 1977 (copy circulated) was before the Committee for consideration.

Continued . . . .

Clause No. 6 Continued

Also before the Committee was a letter dated August 15, 1977 from Mr. Peter Uram clarifying the hours which he wishes to operate; a letter dated August 20, 1977 from Mr. Brian Sellstedt, a neighbour of the pub, in which Mr. Sellstedt complained of a noise, parking and other problems; a letter dated August 22, 1977 from Ms. Gretchen Grabow of 2045 Maple Street also complaining of similar problems, and an undated letter from tenants in an apartment building at 2045 Maple Street also complaining of noise problems in the neighbourhood (copies circulated).

In the Manager's report, the Director of Permits & Licenses referred to a letter from the Treasurer of a condominium at 2080 Maple Street which expressed concern over parking problems caused by patrons of Bimini Neighbourhood Pub.

Appearing before the Committee on this matter were Mr. Peter Uram, residents of the area and the Director of Permits & Licenses.

During consideration of this matter, Mr. Uram spoke to his application for an extension of hours, pointed out that because his establishment closes at 11:00 P.M., customers bring their cars in order that they may drive to other entertainment establishments when Bimini closes. Mr. Uram indicated his willingness to improve the parking situation, saying that he has two lots which could be allocated for parking and suggesting that persons be allowed to park on West 4th Avenue.

Residents of the area spoke to the Committee and reiterated their complaints of noise and parking problems, stating that a later closing time would be unacceptable to them.

During consideration of this matter, it was pointed out by the Chairman that the establishment of the pub at this location was approved by City Council following a referendum of residents of the area and that residents had been told prior to the referendum that the pub would be required to close at 11:00 P.M.

Concern was expressed by the Committee over the alleged use of three parking spaces at the rear of each of two residential houses by commercial customers. The houses are adjacent to the pub and are owned by Mr. Uram.

The Director of Permits & Licenses replied by distributing a letter dated September 9, 1977 (copy circulated) from Mr. N. McClellan of the Permits & Licenses Department, in which it was stated that many inspections have been carried out during the day and evening to determine if the rear yards of these two premises were being used as a commercial parking lot, but that no such evidence has been obtained. The letter stated that every effort has been made and is being made to determine if there are any by-law violations and that if such evidence is obtained, the matter would be referred to the Law Department for the laying of charges.

It was pointed out by the Director of Permits & Licenses that residents in the area could lay the information required for the laying of a charge.

It was the feeling of the Committee that the original concept of neighbourhood pubs was that they were to be small establishments with a bare minimum of motorized customers. It was felt that an extension of operating hours for the pub could aggravate the noise and parking problems which residents have complained about.

It was suggested that the operator of the pub meet with residents in an endeavour to improve the parking and noise problems.

Continued . . . .

Clause No. 6 Continued

The Chairman suggested and the Committee agreed that the Police Department be requested to thoroughly investigate the parking problems in the vicinity of Bimini Neighbourhood Pub, in particular, the use of six parking spaces at the rear of 2013 and 2017 West 5th Avenue, and report to the Community Services Committee's next meeting.

It was

RECOMMENDED

THAT the hours of operation for Bimini Neighbourhood Pub, 2010 West 4th Avenue, not be extended at this time.

7. Lease - Mount Pleasant Child Care Centre

The Committee had before it for consideration a City Manager's report dated August 4, 1977, in which the Supervisor of Properties reported on a lease of property at the corner of 7th Avenue and Windsor Street to the Mount Pleasant Child Care Centre.

The report submitted for consideration to the Committee whether a new 10-year lease should be granted to the Child Care Centre. This extended term lease was requested by the Child Care Centre in order to renegotiate a mortgage on the Child Care Centre building.

The Chairman advised the Committee that he had received a memorandum dated September 14, 1977 (copy circulated) from the Supervisor of Properties advising that the Child Care Centre has now received its mortgage without the 10-year lease and that it is now unnecessary for the City to extend the lease.

It was therefore

RECOMMENDED

THAT the Committee not consider at this time an extension on the lease of property to Mount Pleasant Child Care Centre.

8. Applications for Teenage Discotheques

The Committee had before it for consideration a City Manager's report dated August 30, 1977 (copy circulated) in which the Director of Permits & Licenses reported on four applications which have been received requesting an amendment to the License By-law to permit the establishment of teenage discotheques or dance halls for persons under 19 years of age.

Appearing before the Committee on this matter were the operator of Bumpers Discotheque located at 7595 Kingsway in Burnaby who wishes to open a similar establishment in Vancouver, the operator of the Commodore Ballroom at 870 Granville Street who wishes to operate a teenage disco, other persons interested in the establishment of teenage discotheques, the Director of Permits & Licenses and representatives of the Police Department.

Continued . . . .

Clause No. 8 Continued

It was noted from the Manager's report that both the Police and Social Planning Departments favour the establishment of teenage discotheques under certain conditions, and in the report, the Director of Permits & Licenses recommended an amendment to the License By-law to permit teenage discotheques subject, to certain regulations.

The operator of Bumpers Discotheque in Burnaby told the Committee his discotheque comprises 8000 sq. ft. and is licensed to hold up to 650 teenagers. It operates near capacity on weekends. This establishment provides a large dance area and a variety of games, including pool tables and pinball machines.

Representatives of the Police Department advised the Committee they have examined Bumpers Discotheque in Burnaby and have found it to be a well-run establishment, and that if similar operations are permitted in the City of Vancouver, they should be on ground floor premises, in well-lit neighbourhoods, away from the West End and close to transit services.

The operator of the Burnaby discotheque advised the Committee that strict regulations prohibiting drugs or alcohol are rigidly enforced; that teenagers suspected to be under the influence are not permitted on the premises.

The Committee was told by an applicant that he wished to open a similar establishment at 1605 West 5th Avenue, a light industrial area. This applicant suggested that teenage discotheques be permitted in light industrial zones.

wever, it was pointed out by the Director of Permits and Licenses that there was no specific site application before the Co r ee at this time; that only the matter of amending the by-law to permit such establishments was before the Committee.

During discussion, the Committee expressed some concern over the inclusion of pinball machines, wondered whether 13 to 15 year olds should be permitted into teenage discotheques at certain hours such as Saturday afternoons, and expressed some agreement that teenage discotheques should be prohibited in certain areas of the City, such as in the West End.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services be requested to amend the License By-law to permit the establishment of teenage discotheques, subject to the following regulations:

a) Council approval required before license is issued;

b) Hours of operation to be

6:00 p.m. to 10:00 p.m. Monday to Thursday during school term

4:00 p.m. to midnight on Friday and during school vacation periods or days preceding a statutory holiday

1:00 p.m. to midnight on Saturday

c) Minimum age for patrons 15 years
Maximum age 18 years

d) Adequate adult supervision to be provided at all times to the satisfaction of the Chief Constable.

Continued . . . .

Clause No. 8 Continued

B. THAT the Director of Permits & Licenses report to the Community Services Committee with recommendations on what areas of the City teenage discotheques should be permitted in.

C. THAT the Director of Permits & Licenses report to the Community Services Committee on the feasibility of permitting 13 to 15 year olds to attend teenage discotheques, including recommendations as to what hours this age group should be permitted in teenage discotheques.

D. THAT the Director of Permits & Licenses report to the Community Services Committee with recommendations on whether mechanical games (i.e. pinball machines) should be permitted in teenage discotheques.

E. THAT the request from the Commodore Ballroom to hold teenage dances on Sundays be refused.

9. Development Permit Fees for Day Care Centres

A representative of the Social Planning Department appeared before the Committee and requested that grants be made to four day care or after-school child care centres to cover the cost of development permit fees.

It was explained to the Committee that three of these are for $150.00 each and one is for $375.00.

The establishments are Dunbar Heights After School Care, Bilingual School Out of School Care, Dharmasara Child Care Society (Rainbows End) and Shaughnessy Point Grey Out of School Society.

Following consideration, it was

RECOMMENDED

THAT Council approve grants to cover development permit fees as follows:

$150.00 to Dunbar Heights After School Care
$150.00 to Bilingual School Out of School Care
$150.00 to Dharmasara Child Care Society (Rainbows End)
$375.00 to Shaughnessy Point Grey Out of School Society

The meeting adjourned at approximately 3:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 139

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

September 15, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 15, 1977 at approximately 1.30 p.m.

PRESENT:	Ald. Harcourt, Chairman Ald. Brown Ald. Gibson Ald. Kennedy Ald. Puil
CLERK TO THE COMMITTEE:	M. L. Cross

1. Monthly Status of Rezoning Applications.

The Committee considered a memorandum dated September 8, 1977 from the Zoning Planner forwarding the monthly status of rezoning applications for the month of August (on file in City Clerk's office).

At the meeting on September 8, 1977 the Committee requested information on the study that was being done by Mr. R. C. Mann for the Shaughnessy Heights Property Owners Association. Mr. R. Scobie, Zoning Division advised that Mr. Mann's draft report has been circulated to the Directors of the Property Owners Association and the Planning Department should be receiving a copy shortly. The Council will be kept advised of the progress of the study.

RECOMMENDED

THAT the Monthly Status of Rezoning Applications for the month of August 1977 be received.

2. Additional Information to Accompany Rezoning Applications.

The Committee considered a report of the City Manager dated August 18, 1977 (copy circulated). In the report the Director of Planning recommended that he be authorized to request applicants applying for rezonings to:

a) erect an appropriate sign(s) on the site of the proposed rezoning in those instances where the Director of Planning feels it advantageous to inform the neighbours of the application.
b) submit, as part of the application, a justification statement to support the rezoning application which describes the anticipated social, economic and environmental effects on the community and the anticipated traffic impact should the rezoning be approved.
c) submit, as part of an application requesting CD-1 zoning, drawings containing sufficient detail to allow for a comprehensive evaluation of the proposed form of development, save and except for those areas of the city for which reports have been previously considered by Council containing prescribed uses, form of development and related regulations, these areas generally being the subject of rezoning applications by the Director of Planning.

Clause No. 2 Continued.

The Director of Planning would report back to Council on the success of the requirements at the end of a one year period. The City Manager submitted the recommendations of the Director of Planning to the Committee for Consideration.

With respect to (b) above, members of the Planning Department outlined the present situation whereby applicants submit a single sheet of paper indicating only the present zoning and the requested zoning and pay the processing fee. Drawings are sometimes submitted with the application but there is rarely enough detailed information to enable the Planning Department to make a recommendation to Council on the rezoning. The staff have to request the additional information from the applicants and the information has to be analyzed with respect to the impact on the neighbourhood i.e. the effect on the existing commercial in the area, increase in traffic caused by a development, would the area accept an increase in density, etc. The Planning Department feels that as the applicants are requesting to make a change to the Zoning and Development By-law, Council's stated policy for the City, they should be required to produce information which would indicate that the resultant development would be more acceptable to the one allowed under the present zoning. Not all applications would need to be accompanied by a detailed social, economic and environmental statement but they should all contain a statement to justify the rezoning.

Some members of the Committee felt that the applicants should not have to provide this information but that the staff the Planning and other departments should provide the information to Council. The Committee requested a clarification as to as intended by (b). The Chairman suggested that it would useful for the Committee to know which of the applications on Status of Rezoning Applications report would be required to provide a statement of social, economic and environmental impacts on the surrounding neighbourhood. It would also be useful to know which of the applications were received with sufficient information and which ones the staff had to request further detailed information from the applicant. The Committee wished to see an example of each.

RECOMMENDED

A. THAT the Director of Planning's recommendation with respect to applicants for rezoning submitting a justification statement as to anticipated social, economic and environmental effects be deferred for a clarification report from the Director of Planning; such report to contain information as to which rezoning applications currently being processed were received with sufficient information and ones for which the staff had to request further detailed information.

B. THAT the Director of Planning be authorised to request that applicants requiring rezoning

(i) erect an appropriate sign(s) on the site of the proposed rezoning in those instances where the Director of Planning feels it advantageous to inform the neighbours of the application.

(ii) submit as part of an application requesting CD-1 zoning, drawings containing sufficient detail to allow for a comprehensive evaluation of the proposed form of development, save and except for those areas

...../3....

Clause No. 2 Continued.

of the City for which reports have been previously considered by Council containing prescribed uses, form of development and related regulations, these areas generally being the subject of rezoning applications by the Director of Planning.

C. THAT the Director of Planning report back on the success of these requirements at the end of a one year period.

[Ald. Puil wished to be recorded as opposed to recommendation B(i) and (ii) and Ald. Kennedy wished to be recorded as opposed to recommendation B(ii).]

3. Processing of Development Permit Applications.

During discussion of the report on Rezoning Applications, the Chairman suggested that the Director of Planning update the 1975 comprehensive report on the processing of development permit applications and report back.

RECOMMENDED

THAT the Director of Planning prepare an update of the 1975 report on processing of Development Permit Applications for consideration by the Committee.

4. Permitting Townhouses in Multiple Family Zones: Proposed By-Law Amendments.

The Committee considered a report dated August 23, 1977 (copy circulated) which the City Manager submitted for Consideration. In the report, the Director of Planning advises that on August 24, 1976 Council passed a resolution instructing him to make application to amend the appropriate Zoning and Development By-law to allow townhouses as an outright use in the RM-2, RM-3 and RM-3A districts. The Director of Planning now wishes to amend the rezoning application to permit townhouses as conditional use, as a higher level of quality could be negotiated for this form of housing. It is anticipated that there would not be a great number of applications for townhouses in these districts and it is felt that the development permit staff time for processing the applications would be warranted.

The City Manager noted that this proposal increases the number of conditional uses and the discretion given to the Director of Planning. This should result in better design, but it also increases the uncertainty for the owner of the property, and requires more processing time and more staff involvement.

The Director of Legal Services had general concerns about delegating to the Director of Planning the authority to vary regulations "where he is satisfied that a more satisfactory development is achieved thereby."

Mr. R. Youngberg, Associate Director, Area Planning, advised that with the proposed amendment the Director of Planning would only have increased discretion over front, side and rear yards and the horizontal right angle.

Clause No. 4 Continued.

There was a lengthy discussion on the increased discretion of the Director of Planning. Mr. T. Droettboom, Associate Director, Overall Planning, advised that the "Director of Planning" in the case of processing development permit applications was not one man but a staff committee comprised of representatives from other departments as well as Planning. The staff Committee make recommendations on the development permit applications to the Director of Planning.

Mr. K. Dobell, City Manager's office, advised that a review of the Zoning and Development By-law is currently being undertaken and suggested that this matter be deferred until the Committee receives the report on the processing of development permit applications which it requested the Director of Planning to prepare. He also suggested that it would be advantageous to the Committee to discuss the discretionary powers of the Director of Planning with the By-law Consultant before his review is complete.

RECOMMENDED

THAT the Committee take no action at this time on the recommendations contained in the report of the City Manager dated August 23, 1977.

5. Community Involvement in the Development Permit Process.

The Committee considered a report dated September 8, 1977 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning refers to a memorandum dated August 2, 1977 from the Mayor expressing views with respect to the Kitsilano Planning Committee's involvement in the development permit process. The report discusses the development permit process, the authority provided to the officials to involve the community in the process and the factors that affect the efficient processing of development permit applications.

RECOMMENDED

THAT the report of the City Manager dated September 8, 1977 be received for Information.

6. Strathcona Sites C and D.

The Committee considered the following:

(a) Memorandum dated August 12, 1977 from the Associate Director, Area Planning, to the City Manager (copy circulated).

(b) Memorandum dated August 31, 1977 from the Assistant Supervisor - Property Negotiations to the Associate Director, Area Planning (copy circulated).

Mr. R. Youngberg, Associate Director, Area Planning, advised that the communication to the City Manager was intended as an information memorandum outlining the status of sites C & D, suggesting the following courses of action:

(i) Initially, a recommendation should be forwarded to Council that no commitments be given to any group at this point in time and that Site C and D be examined without reference to its long and complicated past history. There may, however, be some legal constraints related to Urban Renewal agreements and this will have to be checked out.

..../5....

Clause No. 6 Continued.

(ii) Review zoning, Development Guidelines,site size, existing subdivision, etc. to consider whether other uses (e.g. park, parking lot) may also be appropriate and whether the existing legal constraints on housing form make sense in 1977.

(iii) Explore the problem of existing police parking (150 cars ±) on the site and options for other locations. Engineering is considering alternatives and should know within two months if this is going to be a major issue, depending upon Council's decisions regarding parking for Gastown/Chinatown.

(iv) Explore land use options - housing, parking, park or combination of these - in consultation with S.P.O.T.A., Engineering, Parks Board and Police Department.

(v) Prepare a staff report to establish direction from Council re future use, marketing and selling price of the site, such report should contain staff recommendations.

(vi) Because the alternatives could become complex it may be appropriate to hire a consultant at some time in the future to evaluate the economics of a scheme or alternative schemes.

The memorandum outlines the uses which were allowed under the rezoning of CD-1 in 1968 with amendments being made in 1972 and 1973. In November 1973 Council approved detailed conditions of development regulating the composition of housing, density, parking, etc. but these require review and revisions as they may no longer be appropriate. Mr. Youngberg advised that another concern has arisen in that the site may be considered for employee parking for the Police Department. This use may not be appropriate in the middle of a community but there is the possibility of joint development of the site with another use.

Mr. G. Jordan, Supervisor of Properties, advised that the site had been assembled utilizing Urban Renewal Funds. It was sold to Orientif for housing. After selling the property the City expropriated the land for a new fire hall. The expropriation proceedings continued for four to five years and the matter has apparently been settled by the Courts. During the expropriation proceedings the City decided to sell the land for senior citizens housing - Lot C to the Shon Yee Housing Society and Lot D to the Strathcona Property Owners and Tenants Association. Neither of the organizations have title to the land; it remains in City ownership, however, an interest-free interim financing of $12,500.00 each was advanced to the associations for development and consultant costs on the understanding that repayment would be made when the senior government financing was determined. The discussions with the organizations in 1974 were held in abeyance pending a settlement with Orientif. This has been completed and the discussions can continue with Shon Yee and S.P.O.T.A.

...../6.....

Clause No. 6 Continued.

In order to obtain the land for 1974 land prices, the Committee agreed that Shon Yee and S.P.O.T.A. would have to develop the land for co-operative or non-profit rental housing, not market housing.

With respect to a commitment to either Shon Yee or S.P.O.T.A. the Supervisor of Properties is of the opinion that the City has a moral commitment to the organisations but there does not appear to be a legal commitment.

After discussion the Committee

RECOMMENDED

THAT the Director of Planning be authorized to

(a) Review zoning, Development Guidelines, site size, existing subdivision, etc. to consider whether other uses (e.g. park, parking lot) may also be appropriate and whether the existing legal constraints on housing form make sense in 1977.

(b) Explore the problem of existing police parking (150 cars ±) on the site and options for other locations.

(c) Explore land use options - housing, parking, park or combination of these in consultation with S.P.O.T.A., Engineering, Parks Board and Police Department.

(d) Prepare a staff report re future use, marketing and selling price of the site.

(Ald. Kennedy left the meeting during the discussion of the above item)

The meeting adjourned at approximately 3.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 140

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

SEPTEMBER 15, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, September 15, 1977, at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT : Mayor Volrich
Alderman Puil

CLERK : G. Barden

RECOMMENDATION

1. Vancouver City Police Pipe Band

The Committee considered a Manager's Report dated August 11, 1977 wherein the Director of Finance reported on the Chief Constable's request for a grant of $1,000 from the City to assist in funding the cost of making a long playing record by the Vancouver City Police Pipe Band.

In a letter dated August 4, 1977 the Chief Constable advised that their Pipe Band is the official band of the City of Vancouver and their reputation is such that they are reputed to be outranked musically only by the Glasgow and Edinburgh Police Pipe Bands. They have made many appearances throughout Western Canada and the Pacific Northwest. It is felt that the record would serve as the calling card for the Vancouver Police Pipe Band, and, perhaps, for the City of Vancouver. Band members are satisfied that such a record would further enhance the reputation of the Band.

Arrangements are presently being made to cut the record in the Fall of this year. The funding required to produce such a record approximates $4,000. Band members have assembled a total of $2,000 and the Provincial Government approved a grant of $1,000. It is the intention of the Vancouver Police Pipe Band to distribute the record themselves. Any profits derived from the sale of the records would be minimal and would be deposited in the bank account of the Vancouver Police Pipe Band. These funds would then be used to assist with travelling expenses.

Following discussion, it was

RECOMMENDED

THAT City Council approve a grant of $1,000 to the Vancouver City Police Pipe Band for the purpose of making a long playing record.

cont'd.....

2. Kitsilano Boys Band Alumni - Grant Request

The Committee considered a Manager's Report dated August 31, 1977 wherein the Director of Social Planning reported on the Kitsilano Boys Band Alumni's request for $2,500 to defray expenses for theatre rental, stage crew rehearsals, promotion and miscellaneous operating costs in connection with a Golden Anniversary Concert in The Orpheum on Sunday, January 22, 1978. This event coincides with a tribute to Arthur A. Delamont who will be celebrating his 86th birthday on January 23. Mr. Delamont is the founder of the Kitsilano Boys Band and is still actively conducting concerts.

It was pointed out that the Kitsilano Boys Band has been in existence for 50 years and is an excellent musical resource for the City. The Director of Social Planning feels that this is a most worthwhile occasion and that the work of Mr. Delamont and the Kitsilano Boys Band merits Civic support. However, it has been a practice of Council to provide funds equal to theatre rental, exclusive of other costs.

Following discussion, it was

RECOMMENDED

THAT Council approve a grant of $1,270 equal to the rental of The Orpheum for the Kitsilano Boys Band Alumni for their January 22, 1978 event at The Orpheum.

Grandview Community Centre Health Club

On April 6, 1976, Council approved a report from the Standing Committee of Council on Planning and Development, covering the appropriation of Neighbourhood Improvement Plan funds in the amount of $500,000 for an expansion of the Grandview Community Centre. Included in this $500,000 appropriation were plans for the inclusion of a Health Club facility.

The Grandview Community Centre Health Club is scheduled to open for public use in September of 1977. This Health Club is a self-contained unit located on the lower floor of the Centre and consists of an exercise area, sauna and whirlpool facilities. It has easy access from the main entrance on Victoria Drive and from John Hendry Park on the south.

The Committee considered a Manager's Report (copy circulated) dated August 16, 1977 outlining details of programming, supervision, operating schedules and staffing for the Grandview Community Centre Health Club. The report also outlined a budget for the Centre summarised as follows:

BUDGET:	1977	1978
Staff Salaries	15 weeks	50 weeks
Total wages and salaries	$13,754.00	$44,369.00
Fringe benefits (9%)	1,238.00	3,993.00
	$14,992.00	48,362.00
Publicity and Promotion		
Brochure publicizing opening, outlining activities, complimentary passes etc.	$ 3,000.00	$ 1,000.00
Equipment Maintenance		
Repairs, maintaining apparatus chemicals for whirlpool	$ 2,000.00	$ 5,000.00

Clause #3 continued:

Building Maintenance

Casual janitorial and custodial	723.00	2,169.00
staff; utilities, maintenance, etc.	1,250.00	3,750.00
Total building maintenance	$ 1,973.00	$ 5,919.00
Total operating Budget	$21,965.00	$60,281.00

REVENUE:

	1977	1978
150 users/day @ $1.00 x 7 days	$15,750.00	$52,500.00
Locker Rentals		
36 units @ 10¢ x 3 sessions x 7 days	$ 1,134.00	$ 3,780.00
TOTAL REVENUE	$16,884.00	$56,280.00

NOTE: 1977 budget based on 15 week operation
1978 budget based on 50 week operation

Following discussion, it was

RECOMMENDED

A. THAT the following full-time positions be established subject to classification by the Director of Personnel Services:

	(20 weeks)	(50 weeks)
Health Club Attendant I (Full-time) Class No. 250-2, Pay Grade 16 Rate $955.00/month	$ 3,825.00	$11,460.00

B. THAT the following part-time positions be established subject to classification by the Director of Personnel Services:

Swimming (Health Club) Instructors II Class No. C-94, Pay Grade 21 Rate $5.70/hr, 57 hrs./wk.	$ 4,874.00	$16,245.00
Cashiers (Ticket Sales) Part-time Class No. C-10, Pay Grade 8 Rate $3.84/hour 92 hrs./wk.	$ 5,299.00	$17,664.0(

C. THAT operating funds in the amount of $21,965 for 1977 be approved.

D. THAT revenue in the amount of $16,884 for 1977 be approved.

E. THAT if approved, the source of funding be contingency reserve for the excess of $5,081 estimated expenditure in over-estimated revenue.

F. THAT operation and funding of the program be approved in advance of the 1978 operating budget, on the same basis of revenues and expenditure as for 1977.

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration
September 15, 1977 (III-4)

INFORMATION

4. Presentation by the B.C. Assessor on the Effects of Bill 31

The Committee had for Information a Manager's Report dated September 8, 1977 wherein the Director of Finance gave background information on the changes in real property assessment and taxation under Bill 31 which has been approved by the Provincial Government and is expected to be proclaimed in time to be effective for 1978.

The purpose of the Bill is to unfreeze the assessment rolls and commence to bring equity into the assessment system. The Bill enacts many changes, the main one being assessment of land and improvements will be based on "actual value". Different classes of property will be taxed on different percentages of actual value depending upon Council's choice of four options. The options are provided for Municipalities in B.C. to choose from in implementing their own concepts of taxation within the overall context of the shift to modify actual value as provided in Bill 31. (The four options are described in detail in the Manager's Report.)

The Minister of Finance has indicated that for school tax purposes he will be recommending to the Cabinet that the assessed values for residential properties be established at 15% of actual value, utility and primary industrial property at 30% of actual value, and commercial and secondary industrial property at 25% of actual value.

Mr. Hector Urquhart, Area Assessor, and Mr. Pat Rogers, Deputy Area Assessor, gave a detailed explanation of the effects Bill 31 will have on real property assessment and taxation and the four options provided.

It was pointed out that options C and D would increase taxes for single family and other residential properties with little or no increase in taxes for primary industry and other commercial properties.

Discussion centred on options A and B, both of which will provide a slight decrease in taxes for most single family and other residential categories and would mean an increase in taxes for primary industry and commercial, the hardest hit being small businesses. 3,200 out of 8,043 small businesses would receive an increase of approximately 40%. It was suggested that this could be alleviated by a decrease in the business tax. The difference between options A and B is a phasing-in period over 3 years of large tax increases under option A. Option B has no phasing-in period.

The Assessor emphasized that the tax shifts for each category are averages and that within each class there can be quite a range of tax increases and decreases for individual properties, including residential categories.

The Chairman thanked the Assessor for his presentation and felt it would be helpful to have a similar presentation for other members of Council. The Assessor agreed to this.

The meeting adjourned at approximately 4:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 140 & 141

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

September 15, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 15, 1977, at approximately 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK TO THE COMMITTEE: J. Thomas

The minutes of the meeting of August 25, 1977, were adopted.

RECOMMENDATION:

1. Charter Limousines

The Committee had for consideration a Manager's Report dated August 24, 1977, (circulated) in which the Director of Permits and Licenses reported on a request by Budget Rent a Car for an amendment to the Vehicles for Hire By-law allowing a limousine to be leased to a limousine company on an hourly, daily, or weekly basis.

The Director of Permits and Licenses, in the report, noted that under the present Section 13 (b) of the By-law licensed limousine companies were required to own their vehicles. He expressed concern that the proposed amendment could lead to a situation where a limousine business could be started with little or no capital with no subsequent risk or loss should improper operation result in suspension or cancellation of a business license. The four limousine companies operating in the City did not support the Budget Rent a Car application.

Mr. R. Davis, for Budget Rent a Car, addressed the Committee and stated the company wished to provide a lease service which would be useful in covering overload periods. The Public Carrier Licensing Authority had no objection to the proposal, but a City license would be required.

Representatives of the four existing limousine companies also addressed the Committee opposing the By-law amendment. They pointed out their companies carried $10 million public liability insurance for seven-passenger vehicles which cost approximately $30,000 each. This type of insurance coverage would not be available for a rental vehicle. It was estimated overloading occurred approximately five days a year, usually during graduation period. At such times the companies had a sharing arrangement which provided sufficient vehicles for the business available.

It was

RECOMMENDED,

THAT the By-law amendment requested by Budget Rent a Car be denied.

2. Traffic Rearrangement on Robson Street

In a Manager's Report dated September 12, 1977, (circulated) considered by the Committee this day the City Engineer reported on a transit and traffic plan proposed for Robson Street to be introduced in late October to coincide with the opening to transit of the pedestrian/transit mall through the Provincial Government complex and B.C. Hydro's City-wide transit schedule changes.

Cont'd . . .

Clause 2 Cont'd

Earlier this year Council decided the one block section of Robson Street through the Provincial Government complex, between Howe and Hornby Streets, should be limited to pedestrian and transit use only. In the report, the City Engineer, outlined proposals necessary to re-establish transit on this block of Robson Street, and advised there was considerable merit in providing two-way automobile traffic on each side of the Howe/Hornby mall. Better circulation for local traffic would be achieved while at the same time through traffic across downtown would be eliminated because of the exclusive transit block through the Provincial Government complex. Representatives of building owners of the 1100 Block Robson and the Vancouver Centre Business Association had been consulted and both groups endorsed traffic and transit aspects of the plan.

The transit plan provided for the rerouting of four downtown bus routes onto the transit mall, i.e. No. 5 Robson, No. 6 Fraser, No. 15 Cambie, and No. 19 Kingsway. Therefore, bus stop approvals would be required at the following locations:

a) south side Robson at Thurlow Street;
b) south side Robson at Howe Street;
c) south side Robson at Burrard Street;
d) north side Robson at Howe Street.

In addition, modifications to the Street and Traffic By-law would be required to permit pedestrians to jaywalk in the one block section of Robson Street adjacent to the Provincial Government complex.

Costs were estimated as follows:

Transit Overhead Trolley Work:	$138,900	(Prov. Govt.	$82,100)
		(B.C. Hydro	$28,400)
		(City (5-Year Plan)	$28,400)
Traffic Signal/ Sign Work:	$ 36,000	(Prov. Govt.	$18,000)
		(City - Reserve for Traffic Control	$18,000)

The City Manager approved the City Engineer's recommendations and further recommended that the traffic arrangements be reviewed on completion of the Robson Street Character Area Study.

Acting Assistant City Engineer, Mr. R.G. Ross, reviewed the report with the Committee and advised because of the considerable study required to develop the transit plan it had not been possible to give Council the mandatory two months' notice of the bus route changes to be introduced on or about October 28, 1977. In order to provide sufficient time to install the required trolley overhead, Council approval was required by September 27, 1977.
In the event Council wished to delay a decision the implementation of the bus plan would have to be postponed until Hydro's next schedule change in February, 1978.

Referring to discussions with the Robson Street merchants and building owners' groups, Mr. Ross advised some concern had been expressed about the loss of nine on-street parking spaces to provide for new bus zones on the south side of Robson Street and every effort had been made to comply with the request that space loss be kept to an absolute minimum.

Mr. D. Hickley, Assistant Director of Planning, Central Area, expressed the Planning Department's support, in principle, so long as an option remained open for further evaluation upon completion of the Robson Street Character Area Study. Mr. H. Lyon, Manager, Research and Planning Division, B.C. Hydro Transit Division, explained cost sharing arrangements and outlined the joint work of Hydro and City staffs in formulating the transit plan.

Cont'd . . .

Clause 2 Cont'd

Following discussion it was

RECOMMENDED,

1. a) THAT the transit re-routing arrangement described in the report of the City Manager dated September 12, 1977, be approved.

   b) THAT bus stops at the following locations be approved:

      i) south side Robson Street at Thurlow Street
      ii) south side Robson Street at Howe Street
      iii) south side Robson Street at Burrard Street
      iv) north side Robson Street at Howe Street.

2. THAT the two-way traffic plan along Robson Street described in the aforementioned City Manager's Report be approved.

3. THAT the Director of Legal Services be directed to bring forward amendments to the Street and Traffic By-law to permit pedestrians to cross Robson Street at any location between Hornby and Howe Streets.

4. THAT funds for the City's share of this work be appropriated from the Reserve for Traffic Control and the 1977 Streets Capital Funds (Unappropriated #148/7934 4th-Alma-Trimble) in the amounts of $18,000 and $28,400 respectively.

5. THAT the traffic arrangements be reviewed on completion of the Robson Street Character Area Study.

3. Nelson Street - Thurlow to Stanley Park

At a Court of Revision on February 24, 1977, opposition by residents defeated a City initiated Local Improvement Project to pave and curb four blocks of Nelson Street, Jervis to Bidwell. The residents' group, in a presentation to the Court of Revision, requested reclassification of the status of Nelson Street from local distributor to residential street. Council at that time resolved that the question of long-term use of Nelson Street be referred to the Transportation Committee.

The Committee had for consideration a Manager's Report dated July 19, 1977, (circulated) in which the City Engineer examined the role of Nelson Street within the context of the West End Plan and the Downtown Plan traffic system. After analyzing daily traffic volumes the City Engineer concluded the classification of 'local distributor' was an appropriate role and function for Nelson Street, but traffic volumes should be monitored to determine the necessity for implementing measures to discourage non local traffic.

The Director of Planning concurred with the recommendations of the City Engineer.

The Committee also considered a brief (on file in the City Clerk's Office) submitted by Ms. Carole Walker on behalf of signatories to the Local Improvement Notice of Objection.

The City Engineer reviewed the Manager's Report with the Committee and advised there were really two issues before them: the classification of Nelson Street and the rapidly deteriorating condition of the pavement. Contrary to the views expressed in the Nelson Street residents' brief the bulk of the traffic was local, and the street provided good access for emergency vehicles serving the area. The poor condition of the majority of West End streets - most of them dating back to the turn of the century - was

Cont'd . . .

Clause 3 Cont'd

identified in the 5-Year Plan as a major problem and repairs were approved and local improvements initiated. The defeat of the Nelson Street project had resulted in the delay of badly needed road rebuilding and the continued deterioration of paving. Mr. Curtis distributed pictures of Nelson Street, graphically illustrating cracks and potholes which had been the subject of numerous citizens' complaints and at least two claims for damage by motorists. Responding to questions from the Committee, Mr. Curtis stated there was provision in the Charter for Council to initiate Local Improvements for paving on Special Grounds without the consent of the property owners.

Mr. D.M. Hickley, Assistant Director of Planning, Central Area, supported the retention of the 'local distributor' designation.

Ms. Walker addressed the Committee and outlined the major points contained in her brief. She advised the issue of Nelson Street concerned the entire West End and non-local through traffic use had been greatly underestimated. It was the only thoroughfare in the downtown area and West End where motorists could travel unimpeded by stop signs - seven blocks from Thurlow to Denman, three blocks Denman to Stanley Park and many North Shore commuters were using Nelson and Park Drive as a route terminating at the Lions Gate Bridge. Ms. Walker urged the Committee to give serious consideration to the following five recommendations contained in her brief:

(a) That the status of Nelson Street be designated residential.

(b) That a 20 m.p.h. speed limit be imposed for its entire length from Thurlow to Stanley Park.

(c) That a series of strategically located stop signs be placed on Nelson Street.

(d) That the traffic signal lights be removed from Nelson at Thurlow and Denman.

(e) That access from Nelson to Lagoon Drive be blocked.

Mr. W. Alston, a West End resident for eleven years, described the frustrations experienced by West End motorists on Davie and Robson Streets and the relative ease of the east/west route on Nelson Street.

Mr. B.W. Wallace, Transportation Engineer, explained the implications inherent in the declassification of Nelson Street to residential street status and with the aid of charts traced traffic patterns that could be expected to result on neighbouring streets. If residential status was approved parking would be allowed on one side and some stop signs would be appropriate; however, traffic could be expected to redistribute itself on adjacent side streets.

During discussion concern was expressed about the condition of Nelson Street and Members of the Committee suggested upgrading was a major issue and local improvements should be initiated by the City without delay. The Committee did not agree with the assumption that local improvements would inevitably lead to increased non-local through traffic. Ms. Walker's recommendations were discussed at some length but the Committee felt while it could not support Recommendations B, D, and E, there was some merit to the suggestion that stop signs, strategically placed, would deter non-local through traffic and, to some extent, act as a speed control.

A motion to declassify Nelson Street was put and lost.

Following discussion it was

Cont'd . . .

Clause 3 Cont'd

RECOMMENDED,

A. THAT the City Engineer be instructed to investigate suitable locations for stop signs and other measures necessary to ensure primarily local use of Nelson Street for report back to the Committee.

B. THAT the City proceed to initiate a local improvement project on Nelson Street from Jervis Street to Bidwell Street.

(Alderman Kennedy opposed.)

C. THAT West End Community Council be informed when the City Engineer's report is brought back to the Committee.

The meeting adjourned at approximately 4:45 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 141

DISTRIBUTED THEORY

Inter-Office Correspondence

V

OFFICE OF ALDERMAN FORD September 26, 1977

MEMO TO: Mayor and Members of Council

FROM: Ald. M. Ford

SUBJECT: Meeting with Health Minister McClelland on Long Term Care

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On September 26th, Aldermen Gibson, Gerard, Brown and myself, together with Dr. Bonham, Mr. Dobell and Mr. Forss met with the Minister of Health, Mr. McClelland, Mr. Mainguy and Mr. Bainbridge of the Dept. of Health to discuss the proposed Provincial long term care program. The announced starting date for the proposed program is January 1st, 1978; City staff have been concerned that the program will not develop quickly enough to meet that date.

City representatives noted that time is a major problem in implementing the program, and that lack of building space and lack of funding to hire staff are key elements. Many basic operating questions were raised by the City, including placement across municipal boundaries of individuals receiving care, and the need for a regional registry of institutional beds, inclusion or exclusion of extended care in the program, possible increase in demand for related services, and extra administrative costs to the City which may arise from the program.

Provincial representatives agreed that time was very short, and that it would not be possible to work out all details for program start up January 1st. The Provincial representatives noted that they were working to arrange a much increased emphasis on Homemaker Services to reduce the impact on the institutions and make the Jan. 1 date possible. The Province agreed to work toward providing a lump sum amount for program start up, based on an agreed program and operation. City and Provincial staff are to meet immediately to negotiate an initial approach to program administration, the funding required for that purpose, and establish a mechanism for confirmation and review of operating costs beyond the initial start up period. The Provincial government agreed to respond promptly on:

a) whether the City can act directly to provide building space with full Provincial funding (response expected within ten days)

(b) the possibility of a "block" of Provincial funding for the program in its initial stages, to provide flexibility to the City. (response expected within two weeks)

(c) a mechanism to review the program and establish funding for 1978-79.

Province - City discussions at the staff level are to begin immediately on these questions.

In my view, the meeting was productive and should help to get this program underway. The Minister seemed very receptive to our concerns and suggestions. I do, however, suggest Council wait for the results of the current discussions between the City and the Province before making a final decision on the Province's request.

Marguerite Ford

Ald. M. Ford

FOR COUNCIL ACTION SEE PAGE(S) 142

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 27, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 27, 1977, at 7:30 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Volrich
Alderman Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk to the Council read from the agenda that the Council had before it.

1. Rezoning - N/E Corner Kingsway and Nanaimo Street

An application was received from Mr. R. Ritchie to rezone Lots 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388 being the north-east corner of Kingsway and Nanaimo Street

From: (RT-2) Two Family Dwelling District
To: (CD-1) Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses:
- a maximum of three retail stores, offices or similar uses which, in the opinion of the Director of Planning, are deemed to cater to the needs of the local neighbourhood and are not unduly injurious to the comfort and enjoyment of residents in the dwelling units above;
- a maximum of six dwelling units; and
- customarily ancillary uses including off-street parking and loading;

subject to such conditions as Council may by resolution prescribe.

F.S.R. The floor space ratio shall not exceed 1.0 as computed in accordance with Section 1.G of the (RM-1) Multiple Dwelling District Schedule.

Height: The height of the building shall not exceed three storeys nor twenty-eight feet measured from the average elevation of the finished grade of the site surrounding the building.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking spaces for residential uses shall be assessed at 1 parking space per 725 square feet of gross floor area of all floors of the building used for residential purposes.

cont'd....

Rezoning - N/E Corner Kingsway and Nanaimo Street (cont'd)

Off-Street Loading: A minimum of one off-street loading space shall be provided and maintained in accordance with Section 13 of the Zoning and Development By-law.

And subject to the following conditions:

(i) That the site (Lots 6 & 7, Block 9 of Blocks B & 10, D.L. 393, Plan 1388) be first consolidated into one parcel and so registered in the Land Registry Office.

(ii) That the detailed scheme of development be first approved by the Director of Planning having particular regard to the overall design, after having received advice from the Urban Design Panel, including the relationship to the adjacent residential development and the busy intersection, the provision and maintenance of landscaping, provision of garbage collection facilities and vehicular ingress and egress to the development.

(iii) The development is not to be materially different from the plans numbered 1-3, prepared by Ritchie/Manners, Architects/Planners, dated May 12, 1977.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning approved the application.

The Mayor called for speakers for or against the proposed rezoning and a presentation was received from Mr. Rodger, 4720 Nanaimo, who expressed concern about parking requirements for the proposed development. Mr. Rodger pointed out the 12 parking spaces allowed would provide one space for each residential unit and store, leaving only three spaces for store customers.

The Director of Planning advised it was felt the development was appropriate for the site.

A communication dated September 27, 1977, from the Norquay District Businessmen's Association approving the rezoning, was noted.

MOVED by Ald. Brown,
THAT the foregoing rezoning application be approved, subject to the conditions outlined above.
- CARRIED

(Alderman Puil opposed)

2. Rezoning - N/S Charles Street between Cassiar & Kootenay Streets

An application was received from the Director of Planning to rezone Lots 16-30, Block 3, S.W.¼, Section 27, T.H.S.L., and Lots 17-23, Block 6, S.E.¼, Section 26, T.H.S.L., being the north side of Charles Street between Cassiar & Kootenay Streets

From: (M-2) Industrial District
To: (RS-1) One Family Dwelling District.

The application was approved by the Director of Planning.

cont'd....

Rezoning - N/S Charles Street between
Cassiar & Kootenay Streets (cont'd)

The Mayor called for speakers for or against the proposed rezoning and representations were received as follows:

- Mr. J.T. Cork representing the Hastings Sunrise Action Council, agreeing to the rezoning if it was intended for park purposes, not for single family market housing. His organization was also strongly opposed to the opening up of the south side of Charles Street and maintained it should remain closed.

- Mr. H. Foster supported plans for a strip park and emphasized the need for recreational facilities for families already residing in the area.

- Mrs. M. Distefano referred to an attractive plan for the strip park which had been approved by the community and asked whether the park plan would be cut back under the rezoning applied for.

- Mrs. M. Mitchell stated residents were upset and sceptical that the City was not attempting to change plans that the community had worked on for many years. Mrs. Mitchell also queried the present status of a gymnasium building on Provincial Government property on Cassiar Street, and stated it was ideal for a neighbourhood facility and grant monies should be sought from Senior Governments for this purpose.

- Mr. Jack Allen, Adanac Housing Co-op Society, expressed concern about opening up Charles Street.

The Director of Planning outlined the proposed rezoning and stated there would be only five lots single family, the remainder from Lot 21 westward would still remain strip park.

rman Harcourt noted the concern about the Cassiar m building and advised it would be the subject of a report in late October.

MOVED by Ald. Kennedy,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - 176 East 14th Avenue

An application was received from the Director of Planning to rezone Lot 6, Block 51, D.L. 302, being 176 East 14th Avenue *(See Page 9)

From: (C-2) Commercial District
To: (RM-3A) Multiple Dwelling District.

The application was approved by the Director of Planning subject to the following conditions:

(a) That the owner first dedicate to the City the easterly four feet of Lot 6, Block 51, D.L. 302 and a 10-foot by 10-foot corner cut-off at the southeast corner of this same lot, both to the satisfaction of the City Engineer; and then

(b) That Lots 4-6 inclusive, Block 51, D.L. 302 be first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

cont'd....

Rezoning - 176 East 14th Avenue (Cont'd)

The Mayor called for speakers for or against the proposed rezoning and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved subject to the conditions specified by the Director of Planning.

- CARRIED UNANIMOUSLY

4. Rezoning - W/S Dumfries Street between Kingsway and the Lane South of East 22nd Avenue

An application was received from Impala Investments Ltd., to rezone Lots 8, 9 and 10 of Lot 6, Blocks 2 and 4, D.L. 352, Plan 2441 being the west side of Dumfries Street between Kingsway and the Lane south of East 22nd Avenue

From: (RS-1A) One Family Dwelling District
To: (C-2) Commercial District.

The application was approved by the Director of Planning subject to the following conditions:

(a) That portion of the City lane lying between Lots 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of the City Council after a report thereon from the City Engineer.

(b) That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing then any approval granted at the Public Hearing shall expire.

The Mayor called for speakers for or against the proposed rezoning and no one appeared.

MOVED by Ald. Gibson,
THAT the foregoing application of Impala Investments Ltd., be approved subject to the conditions specified by the Director of Planning.

- CARRIED UNANIMOUSLY

5. HA-1 and HA-2 Historic Area District Schedules

An application was received from the Director of Planning to amend the HA-1 Chinatown Historic Area District Schedule and the HA-2 Gastown Historic Area District Schedule as follows:

A (i) The HA-1 Chinatown Historic Area District Schedule and the HA-2 Gastown Historic Area District Schedule are amended by changing the period after the word "vicinity" in the first paragraph of section 2 to a comma and adding the following:

"to the creation of pedestrian interest along the street, and to the importance of ground floor retail/restaurant uses within the core retail area."

cont'd....

HA-1 and HA-2 Historic Area
District Schedules (cont'd)

(ii) Subsection A of section 2 is amended by striking out the word "and" in the phrase "and/or" where the same appears in clauses (1) and (2), and by striking out the words "Ground Floor" in the heading of the said subsection A.

(iii) Section 2 is further amended by striking out the following:

"B. Upper Floor and Basement Uses:

(1) Retail store.

(2) Restaurant (excluding a drive-in)."

B (i) The HA-1 Chinatown Historic Area District Schedule is further amended as follows:

Subsection C of section 2 is amended by relettering the same as "B" and by striking out the word "not" in the second line.

C (i) The HA-2 Gastown Historic Area District Schedule is further amended as follows:

Subsection C of section 2 is amended by relettering the same as "B".

The application was approved by the Director of Planning.

The Mayor called for speakers for or against the application and a presentation was made by Mr. H.S. Freeman representing [illegible] Pres. Ltd. Mr. Freeman felt the uses were restrictive and questioned aspects of the application concerning non-conforming [illegible] and the operation of a wholesale business on the ground floor of a building in Gastown.

Mr. D. Hickley, Planning Department, responded to questions raised by Mr. Freeman.

MOVED by Ald. Brown,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

6. Schedule E - Building Lines

An application was received from the Director of Planning to amend Schedule E - Building Lines as follows:

(i) BROADWAY, north side from Cambie to Prince Edward Street, and, BROADWAY, south side from Cambie Street to Prince Edward Street.

Part II of Schedule E is amended by striking out the words "Prince Edward" in the headings "Broadway, north side, from Cambie to Prince Edward Street" and "Broadway, south side, from Cambie Street to Prince Edward Street" and substituting "Quebec".

Part II of Schedule E is further amended by striking out all the words following the phrase "easterly from the south-east corner of said Block Fifty (50)" contained in the third paragraph under the heading "Broadway, north side, from Cambie to Quebec Street" down to the end of the said paragraph which finishes with the words "the said block to the southeast corner thereof".

cont'd....

Schedule E - Building Lines
(cont'd)

Part II of Schedule E is further amended by striking out the fourth and fifth paragraphs under the heading "Broadway, south side, from Cambie Street to Quebec Street", which said fourth paragraph commences with the words "For Blocks Twenty-Eight" and finishes with the figures "(200A)", and which said fifth paragraph starts with the words "For Blocks One Hundred and Twenty" and finishes with the words "northerly boundary thereof".

(ii) BROADWAY, north side, from Main Street to Scotia Street.

Part II of Schedule E is amended by inserting the following after the last paragraph under the heading "Broadway, south side, from Cambie Street to Quebec Street":

"Broadway, north side, from Main Street to Scotia Street

A building line on the northerly side of Broadway which is more particularly described as follows:

For Block Fifty-two (52), District Lot Two Hundred "A" (200A), a straight line from a point in the easterly limit of Main Street eight (8) feet northerly from the northerly limit of Broadway to the westerly limit of Kingsway at a point four decimal five (4.5) feet northerly from the northerly limit of Broadway. For Block Fifty-three (53), District Lot Two Hundred "A" (200A) a straight line drawn parallel to and ten (10) feet perpendicular distant northerly from the northerly limit of Broadway and the productions thereof between the easterly limit of Kingsway and the westerly limit of Scotia Street.

On and after the passing of this By-law it shall be unlawful for any person either as owner or contractor to erect or cause to be erected any building or part of a building on any of the above-described blocks north of the said building line hereby established. All the provisions of the preceding section hereof shall also apply to and include buildings for the erection of which permits have already been applied for or granted, but the erection of or work on which shall not have been commenced at the date of the passing of this By-law.

Building lines established by this By-law are shown and indicated by lines coloured red upon the plan marginally numbered LF 8131 for purposes of identification, which plan is attached hereto and is declared to form an integral part of this By-law."

(iii) POINT GREY ROAD, both sides, from Wallace Street to Alma Road.

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Point Grey Road, both sides, from
Wallace Street to Alma Road..... 50 feet"

(iv) WOLFE AVENUE, both sides, from Douglas Crescent to 16th Avenue

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Wolfe Avenue, both sides from
Douglas Crescent to 16th Avenue..... 40 feet"

cont'd....

Schedule E - Building Lines
(cont'd)

(v) DOUGLAS CRESCENT, both sides, from Wolfe Avenue to Oak Street.

Schedule E of By-law No. 3575 is amended by striking out the following in Part I:

"Douglas Crescent, both sides, from Wolfe Avenue to Oak Street..... 40 feet"

The application was approved by the Director of Planning.

The Mayor called for speakers for or against the application and no one appeared.

Alderman Bellamy questioned the Director of Planning on construction currently proceeding at 3720 Point Grey Road, to the limit of the guidelines now being proposed.

Mr. Spaxman explained the matter had been dealt with by the Board of Variance in the light of the application under consideration by Council.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

7. Amend By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2

Application was received from the Director of Planning to amend By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2. Amendments are proposed which would repeal and replace the existing regulations and Schedule A with a new schedule and regulations. The amendments would principally relate to alterations to the total areas for open space and building, reduction in the maximum number of dwelling units, maximum building heights, maximum number of parking spaces, and residential buildings on/over the seawall.

The application was approved by the Director of Planning.

Consideration was also given to a report of the City Manager dated September 27, 1977, wherein the Director of Planning, with input from the City Engineer and False Creek Development Consultant, reported on provisions for parking standards for False Creek Area 6, Phase 2, contained in By-law No. 5019. The City Manager noted conflicting views with respect to the parking space required in this Phase and recommended as follows:

(a) that the clause relating to parking be retained.

(b) that staff be instructed to provide an early report on parking in False Creek, noting experience to date, and commenting on the need for changes in any by-laws related to this subject.

Mr. D. Hickley, Associate Director of Planning, Central Area, reviewed the proposed amendments for the information of Council. Mr. D. Sutcliffe, the False Creek Development Consultant, answered questions from the Council.

cont'd....

Amend By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2 (cont'd)

MOVED by Ald. Puil,
THAT this Public Hearing be adjourned pending a report from staff on parking in False Creek, noting experience to date, and commenting on the need for changes in any by-laws related to this subject.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Rankin and the Mayor opposed)

The Mayor then called for speakers for or against the application and representations were received from the following:

- Mr. Bill Adams, West End & Downtown Ratepayers' Association, urged that there be no building over the seawall in Phase 2.

- Mr. T. Heyerdahl, resident of Fairview Slopes, expressed concern that construction in Phase 2 would block views from the Slopes, increase traffic, diminish open space and intensify the lack of public recreational facilities. He urged the reduction of densities and building heights.

- Mr. R. Romses was critical of the longitudinal wall of buildings to be constructed directly in front of his business property, Galbraith & Sully, West 6th Avenue, which would have a severely detrimental effect on view and light. Mr. Romses requested a reduction in height so that views from his building would be unobstructed. The only alternative would be for additional height for his building with a resulting chain reaction up the Slopes.

- Mr. H. Burke, Creek Community Co-Op Housing Society, [illegible] a number of aspects of the Phase 2 development [illegible] stated, in his opinion, there was evidence of a lack of a comprehensive development plan.

MOVED by Ald. Harcourt,
THAT the application by the Director of Planning to repeal and amend the existing Regulations and Schedule A of By-law No. 5019, being the Area Development Plan for False Creek Area 6, Phase 2, with the new Schedule and Regulations be approved subject to page 2 of Schedule A being amended by adding to Item 2 of Residential, under "couples and/or singles," 10%-20% of the dwelling units be developed as assisted senior citizen housing or personal and/or intermediate care facilities;"

FURTHER THAT the recommendations of the City Manager contained in his report dated September 27, 1977, be approved.

- Carried

(Aldermen Kennedy and Puil opposed)

MOVED by Ald. Kennedy in amendment,
THAT page 6 of Schedule A - Building Heights, diagram 3, be amended by deleting "120 feet" in Parcel D and substituting "65 feet" therefor.

- LOST

(Aldermen Bellamy, Ford, Gibson, Harcourt, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 9:50 p.m.

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(See Page 3 Item # 3)
* Subsequent to this meeting and after adoption of the minutes by Council, it was noted that the applicant was Osarp Holdings Limited, 1253 Johnson Road, White Rock, and not the Director of Planning.

City Clerk
Oct. 11/77

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 27, 1977, adopted on October 4, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 4, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell of the First Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students participating in the 'Bridge' program at Sir Charles Tupper School, under the direction of their teacher, Mr. Bowers.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT the Minutes of the following meetings be adopted:

Regular Council (except the 'In Camera' portion) dated September 27, 1977

Special Council (Public Hearing) dated September 27, 1977.

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT the Regular Council recess to reconvene following the Special Council (Court of Revision)
- CARRIED UNANIMOUSLY

The Regular Council reconvened at 2:05 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.
- CARRIED UNANIMOUSLY

DELEGATIONS

1. Community Services Grant Applications - Appeals

Catholic Community Services Association

Council, on September 13, deferred consideration of a grant request from the Catholic Community Services Association pending the hearing of its delegation. The grant request is for operating costs with respect to a 'drop-in' centre in the Downtown east-side. The Social Planning Department had recommended no grant because of funds provided for other 'drop-in' centres in the area. Council had also deferred consideration of the matter pending an appeal to the Vancouver Resources Board or the Provincial Government for operating costs; however, the organization's appeal was rejected.

The current application is for funding in the amount of $12,000. A representative of the organization, Ms. Margaret Stecker, addressed the Council and submitted a brief supporting the request.

MOVED by Ald. Gerard
THAT a grant of $3,460 be approved to the Catholic Community Services Association in connection with its "Door-is-Open" project.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Brown and Puil opposed)

Vancouver Life Skills

Council received a delegation from Ms. Sharon Burrows, representing Vancouver Life Skills, speaking in support of a grant request of $14,300. A brief was filed giving details of the organization's operations. The Community Services Committee, on August 25, 1977, recommended a grant of $7,125.

MOVED by Ald. Rankin
THAT a grant of $7,125. be approved to the Vancouver Life Skills.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Kennedy, Puil and the Mayor opposed)

Canadian Wheelchair Sports Association

A delegation was received from the Canadian Wheelchair Sports Association, represented by Mr. Dennis Cherenko, who filed a brief and spoke in support of a grant for the purpose of sending twenty-five disabled Vancouver athletes to the Canada Games for the Physically Disabled in Edmonton. A Council motion on September 13, 1977, to approve the grant did not receive the required majority.

MOVED by Ald. Kennedy
THAT a grant of $3,795 to the Canadian Wheelchair Sports Association, B.C. Division, be approved, for the purpose outlined in its request.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Brown opposed)

DELEGATIONS (Cont'd)

2. Rezoning Application:
71st Avenue and S.W. Marine Drive

Council received a delegation from Mr. Ian Beveridge, and Mr. Freschi, speaking on behalf of the applicants who wish to rezone the property at 71st Avenue and S.W. Marine Drive.

The delegation spoke with regard to the needs of Senior Citizens' housing in the area and described the proposed project by means of a map and drawings.

Council then considered a Manager's report dated September 13, 1977, on the subject, in which the Director of Planning recommended that the rezoning application be not approved. Mr. Beveridge requested, however, that the matter be referred to a Public Hearing.

MOVED by Ald. Harcourt
THAT the foregoing rezoning application, as described in the City Manager's report, dated September 13, 1977, be referred to a Public Hearing.

- LOST

(Ald.Bellamy, Brown, Ford, Gibson, Kennedy, Marzari and Puil opposed)

Proposed Comprehensive Plan
For the Marpole Area

Following discussion on the need for a comprehensive development plan for the Marpole area, it was

MOVED by Ald. Kennedy
THAT the Director of Planning report to the next meeting of Council, on a comprehensive plan for the Marpole community, the report to include the area involved and cost factors.

- CARRIED UNANIMOULSY

UNFINISHED BUSINESS

Stanley Park Seawall

On September 27, 1977, Council agreed to defer a motion by Alderman Puil concerning the Stanley Park Seawall, to this meeting of Council. Council noted a letter received from Mr. E. W. Burton, dated October 3, 1977, requesting to address Council this day on the subject.

MOVED by Ald. Kennedy
THAT this whole matter be deferred pending an evening meeting of Council to hear delegations.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt Marzari, Rankin and the Mayor opposed)

The Director of Legal Services advised Council on the current status of the agreement, indicating that a Formal Agreement had been drawn-up and signed by the Devonian Group, but still required his signature on behalf of the City. A first payment of $75,000 had been received from the Group.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Stanley Park Seawall (Cont'd)

Mr. Larry Foster representing the Park Board advised Council that personnel had been hired and were actually working on the project in the Third Beach area.

MOVED by Ald. Puil
THAT Mr. Burton be heard as a delegation this day.

- CARRIED UNANIMOUSLY

Mr. Burton addressed Council stating that the project should not proceed, and offered some suggestions with respect to the Seawall, particularly restricted hours for cyclists.

After further consideration, it was

MOVED by Ald. Puil

THAT WHEREAS an agreement has been entered into between the City of Vancouver and the Devonian Group as to the widening of the Stanley Park seawall;

AND WHEREAS the said agreement has not as yet been executed;

AND WHEREAS the proposed widening of the seawall will produce major changes in the visual impact of this pleasant pedestrian walkway;

AND WHEREAS large numbers of concerned Vancouverites and organizations have actively protested the proposed changes to the seawall;

THEREFORE BE IT RESOLVED THAT the Devonian Group be asked to agree to withdraw from the said agreement;

AND FURTHER THAT the Board of Parks and Recreation immediately stop all work on the widening of the seawall.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy
THAT the Park Board be requested to review the project one year from commencement and submit such a review to Council.

- CARRIED

(Ald. Bellamy, Brown, Ford and Gibson opposed)

The Council recessed at 4.00 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.40 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS

1. Lease of City-owned Lands: Block 130

The Council noted a letter dated September 29, 1977, from the West Point Grey Civic Association, requesting to appear before Council when the matter of the Lease of City-owned Land in Block 130, comes before Council.

MOVED by Ald. Rankin
THAT the request of the West Point Grey Civic Association to appear as a delegation be granted, together with any other requests which may be received on the lease of City-owned Lands in Block 130.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 30, 1977

Works & Utility Matters (September 30, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Closure of Portion of 57th Avenue East of Prince Edward Street
Cl. 2: Closure of 10th Avenue between Keith Drive and Lane West of Clark Drive
Cl. 3: Tender Awards
Cl. 4: Amendment to Refuse By-law No. 4531
Cl. 5: C.M.H.C. Grant for Waterworks Construction - Langara Development
Cl. 6: Tender - Trucks
Cl. 7: Tender - Supply and Delivery of Mineral Aggregates

Clauses 1 - 7 inclusive

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in Clauses 1, 2, 4, 5, 6, and 7 be approved, and clause 3 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters (September 30, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 1977 New Heritage Designation Legislation (Bill #77)
Cl. 2: D.P.A. - 1275 West 6th Avenue (Sigurdson Building) Zone FCCDD (False Creek Comprehensive Development District)

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(September 30, 1977) (Cont'd)

1977 New Heritage Designation
Legislation (Bill #77) (Clause 1)

In the Manager's report dated September 30, 1977, the Director of Legal Services reported on the implications of the 1977 New Heritage Designation Legislation (Bill #77). The Director of Legal Services recommended, and the City Manager concurred in the following:

"In summary, I would RECOMMEND the following in respect of the notice requirements:

(a) When the notice is delivered, it should be accompanied by any and all reports that were in front of Council when the matter was being considered as well as being accompanied by a copy of the draft by-law.

(b) The notice should set the time, date and place when and where the proposed by-law will be considered.

(c) The notice should be delivered to any person having any legal or equitable interest in the property in question, i.e. registered owners, mortgage holders, lien holders, etc. etc.

(d) The notice should require the owner to file a summary statement of his objections (if he is objecting) not less than 7 days before the date of the hearing.

(e) If the owner is not objecting but is concerned only with amending the by-law in some way, a statement outlining his position in that regard should be filed not less than 7 days before the hearing.

(f) If the owner's concern is only with compensation, he should be required to file the amount of his claim, details regarding the basis of his claim and any and all reports (e.g. appraisal reports, etc.) that he intends to use at the hearing at least 7 days before the hearing."

MOVED by Ald. Brown
THAT the above recommendations of the City Manager, be approved.

- CARRIED UNANIMOUSLY

Heritage Legislation - King
George High School (Clause 1(i))

In a Manager's report dated October 3, 1977, the Director of Legal Services reported on Heritage Legislation - King George High School. The report contained a number of recommendations on this matter.

MOVED by Ald. Brown
THAT the recommendations of the City Manager be amended and then approved as follows:

1. That the Director of Legal Services prepare and bring forward a by-law to designate King George High School, and the surrounding land, a heritage site.

2. That the said By-law be forwarded to all persons having any legal or equitable interest in the site.

3. That the draft by-law be accompanied by a notice setting November 29, 1977, as the hearing date.

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Heritage Legislation - King George High School (Cont'd)

4. That the Director of Planning and the Director of Finance report to Council at its meeting on October 18, on the economic viability of designation and what, if any, effect the designation will have in decreasing the economic value of the building, and the surrounding land, and such reports accompany the draft by-law when the same is sent out.

5. That at the same time the aforementioned material is sent to the parties interested, a copy of report A-4-1 be included.

- CARRIED

(Ald. Kennedy opposed)

D.P.A. - 1275 West 6th Avenue (Sigurdson Building) Zone FCCDD (False Creek Comprehensive Development District. (Clause 2)

During consideration of this matter the Director of Planning apprised Council of the reasons why this item was before Council for consideration.

Mr. W. Rhone, Chairman of the Urban Design Panel, explained the position of the Panel for Council's information.

Mr. J. Tettamanti, architect for the project, also addressed Council in this matter.

MOVED by Ald. Brown

THAT Council advise the Development Permit Board that it is not in favour of the Board approving Development Permit Application No.77234 - 1275 West 6th Avenue (Sigurdson Building) and suggests that the Board request the applicant to review the proposed development, taking into consideration the comments of the Urban Design Panel and the Development Permit Board Advisory Panel.

- CARRIED

(Ald.Ford, Gerard, Harcourt, Kennedy and the Mayor opposed)

Finance Matters (September 30, 1977)

Electrical Inspector for Fire Alarm and Emergency Lighting Inspection (Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(September 30, 1977)

Executive Development Program:
Health Department: Attendance.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED

(Ald. Gerard, Kennedy, Puil and the Mayor opposed)

Property Matters
(September 30, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Burrard Street Widening - 1917-1945 Burrard
Cl. 2: Sale of Property - N/S 5th Avenue, East of Skeena Street
Cl. 3: Consent of Assignment of Lease - Ground Floor Premises, 603 Smithe Street

Burrard Street Widening -
1917-1945 Burrard Street.
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

B. Ground Lease Terms:
Second & Wallace Housing Sites

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- (carried)

(Ald. Bellamy opposed)

MOVED by Ald. Bellamy
THATconsideration of this report be deferred to permit the Jericho Home Owners' Association an opportunity to comment on this matter.

- LOST

(Ald.Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin, and the Mayor opposed)

The motion to defer having Lost, the motion by Ald.Rankin was put and CARRIED.

CITY MANAGER'S REPORTS (Cont'd)

C. Kitsilano Community Centre,
Renovations and Additions.

When considering this report the Council noted a letter dated September 28, 1977, on the same subject.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in his report, dated September 27, 1977, be approved after amending recommendation '(b)' by adding the words "the said contract to be to the satisfaction of the Director of Legal Services".

FURTHER THAT the letter, dated September 28, 1977, from the Board of Parks and Recreation, be received.

- CARRIED UNANIMOUSLY

D. Proposed Remand Centre - 222 Main,
Carnegie Library Building.

Moved by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved, after adding the following as recommendation 'D':

"D. THAT the Director of Planning and Social Planning be directed to pay special attention to the design of the accommodation from a humane as well as the security aspect;
FURTHER THAT the Council request the Provincial Government for a report on the design before finalization."

- CARRIED UNANIMOUSLY

E. Equal Employment Opportunity
Officer.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in his report dated September 30, 1977, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

F. Vancouver Rowing Club -
Proposed Sub-Lease of
Stanley Park Foreshore

During consideration of this matter, Mr. Symons of the Rowing Club addressed Council setting forth reasons why Council should approve the lease as set out in the City Manager's report dated September 27, 1977.

MOVED by Ald. Rankin
THAT Council approve a sub-lease between the City, on behalf of the Board of Parks and Recreation, and the Vancouver Rowing Club, subject to the conditions set out in the City Manager's report dated September 27, 1977:

FURTHER THAT the rent be One Dollar ($1.00) for useable water area below -5', which is approximately 34,000 sq. ft., for five years, with a review of the rent at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

G. Evening Shopping during December

During consideration of this item, Council noted letters from the Downtown Business Association and the Granville Mall Association, supporting the request of the T. Eaton Company Limited to permit shops to remain open until 9:00 p.m. from December 1st to December 24th, 1977, excluding Sundays.

MOVED by Ald. Marzari
THAT no action be taken on the report of the City Manager and the letters from the Downtown Business Association and the Granville Mall Association, be received.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4462, BEING THE SHOPS CLOSING BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Expropriation, Lots 21, 22, 23, Block 247, D.L. 526, Plan 590

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT WHEREAS the City of Vancouver desires to acquire a portion of each of the following parcels or tracts of land more particularly described as:

(a) Lot 21, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and

(b) Lot 22, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and

(c) Lot 23, Block 247, District Lot 526, Plan 590 in the City of Vancouver, Province of British Columbia, and

pursuant to its powers under Section 190 of the "Vancouver Charter", Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the plan annexed hereto be and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying & Consolidating with Abutting Lands (Lane South of 49th Avenue East of Dunbar Street)

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT WHEREAS

(1) The City of Vancouver is the owner of all the street and lanes lying within the limits of the City of Vancouver;

(2) The South 10 feet of the North ½ of Lot 4, Block 6, District Lot 314, Plan 2788 is established as lane;

(3) The said 10 feet is no longer required for lane purposes;

(4) The abutting owner has made application to acquire the said lane;

THEREFORE BE IT RESOLVED THAT the South 10 feet of the North ½ of Lot 4, Block 6, District Lot 314, Plan 2788, be closed, stopped up and conveyed as follows:

The West ½ of the said South 10 feet to the owner of the NW¼ of Lot 4;

The East ½ of the said South 10 feet to the owner of the NE¼ of Lot 4; and

FURTHER BE IT RESOLVED THAT the closed portions of lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Allocation of Land for Road Purposes
(Portion of Lot 3 and East ½ of Lot 4,
Block 32, D.L. 185, Plan 8231)

MOVED by Ald. Brown
SECONDED by Ald. Bellamy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

Those portions of Lot 3 and the East ½ of Lot 4, Block 32, District Lot 185 lying to the north of a line drawn parallel to and 7 feet perpendicularly distant southerly from the northerly limit of said Lot 3 and East ½ of Lot 4. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated April 21, 1977, and marginally numbered LF 8231, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes
(East 8' of Lots 1 and 2, Block 4,
S/W ¼ of Section 50, THSL, Plan 1705)

MOVED by Ald. Brown
SECONDED by Ald. Bellamy

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes, the following described lands:

East 8 feet of each of Lots 1 and 2, Block 4, South West ¼ of Section 50, Town of Hastings Suburban Lands, Plan 1705;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

E. Allocation of Land for Lane Purposes (South 2' of Lot 5, Block 201, D.L. 526, Plan 1058)

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 5, Block 201, District Lot 526, Plan 1058;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Pacific National Exhibition - New Proposed Action Plan

MOVED by Ald. Brown
THAT the Director of Planning and the City Engineer submit an assessment report to Council on the proposed action plan for the P.N.E.

FURTHER THAT Council express its concern that the P.N.E. provide an opportunity for local community in-put into the proposed plan, and also direct its consideration to resolution of the long-standing traffic problems in the area.

- CARRIED UNANIMOUSLY

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The Council adjourned at 6.15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 4, 1977, adopted on October 18, 1977.

MAYOR

CITY CLERK

DEL. 2

MANAGER'S REPORT

September 13, 1977

TO: Vancouver City Council

SUBJECT: Rezoning Application:
71st Avenue and S.W. Marine Drive

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" An application has been received from C.W. Craig, Bruno Freschi, Architects, on June 20, 1977, requesting an amendment to Zoning and Development By-law No. 3575 from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing a 120 unit senior citizens apartment building'

at 71st Avenue and S.W. Marine Drive, Lot 7, Block G, D.L. 318, Group 1, N.W.D. Plan 5209.

Site Description

The site is located on the north side of West 71st Avenue between the lane west of S.W. Marine Drive and the C.P.R. right-of-way. The single lot has an irregular shape with a frontage along 71st Avenue of 131 feet, a depth of 297 feet along the easterly property line and a northerly property line measuring 237.38 feet producing a total site area of 54,900 square feet. The site is currently developed with a one-family dwelling, one storey plus basement in height, located on the south east corner and a tree nursery on the remainder of the property.

The proposed rezoning is located in the area of Marpole commonly referred to as "the triangle," bounded on the west by the railway tracks, on the north by West 70th Avenue and on the east by Granville Street. Development around the site consists of single family housing to the north, east and south, with light industrial development located to the southwest across the railway right-of-way. The majority of housing in the area, although older, is generally in good condition and well maintained. There are also several newer residential units interspersed throughout this area. A senior citizen development comprising 50 units is located approximately a block and a half to the southeast of the site. (See Apendix 'A').

Background

This area of the City was the subject of review through the first half of 1976 when the Kelly Douglas and Company Limited made an application to rezone property on the east side of S.W. Marine Drive between West 70th and 71st Avenues for the purpose of constructing a Super-Valu supermarket. While the application was withdrawn before a Public Hearing was held, the report to Council indicated that there was sufficient development pressure in the sector of Marpole to necessitate an Area Planning program. Without such a comprehensive development plan for the "triangle", the Planning Department could not assess the potential benefits and liabilities of this and other proposed major developments. The report concluded with the following recommendation:

"The Director of Planning recommends that the whole matter be referred to a Public Hearing. Council should be advised that the Director of Planning cannot support approval of the application without additional information regarding the potential impacts of the proposed development on adjoining residential and commercial uses."

Proposed Development

The applicant submitted a set of drawings with this application which were stamped "Received, City Planning Department, June 20, 1977". The plans indicate 120 bachelor and one bedroom units for senior citizens. The project would be developed to a height of four storeys with parking in the basement.

Calculations

Site Area	54,900 square feet
Proposed Development Floor Area	75,113 square feet

	Proposed	Comparable RM-3A Development
Floor Space Ratio	1.368	1.66 (with bonuses)
Height	36 feet	36 feet and 40 feet (with Director of Planning approval)
Site Coverage	.32	N/A
Yards: Front	45 feet	20 feet
East Side	23 feet	7 feet
West Side	21 feet	7 feet
Rear	35 feet	35 feet
Off-Street Parking Spaces	22 spaces	20 (1 per 6 dwelling units)

City Engineer

The City Engineer comments as follows:

'This rezoning proposal appears acceptable to this Department, however, the following matters will have to be resolved to my satisfaction at the Development Permit stage:

1. The east 10' of this parcel will be required to be dedicated for lane purposes;

2. The developer will be responsible for extension of the water system to permit hydrant installation on 71st Avenue. This is a Fire Department requirement.

3. There is no sewer available at present to service this site and a sewer extension will be required prior to construction. This item will be advanced to Council after issuance of the Development Permit.'

Urban Design Panel

In its meeting of August 4, 1977, the Urban Design Panel reviewed this proposal:

"The proposal for an A.R.P. senior citizens housing on a site that abuts a C.P.R. railway to the west was considered to be appropriate in use but incompatible in terms of the scale, massing and general form of the development to the existing surrounding small scale detached residential development.

The Panel felt that the design solution was therefore unacceptable and suggested that the Architects should consider other design alternatives.

RECOMMENDATION: That this design be refused.

Public Information Meeting

A total of 21 citizens attended a Public Information Meeting which was held on Wednesday, August 3rd, 1977 and sponsored by Community Builders Limited, the developers of this proposed project. Two members of the Planning Department attended this meeting to observe and answer questions related specifically to the processing of the applications. The following points were made by the citizens:

1. This development would result in a loss of view which presently exists from many residential properties in the area towards the south west over the Fraser River and out towards the Gulf Islands.

2. Traffic is a serious problem in the area at the present time and any redevelopment would further complicate the matter.

3. The City Planning Department had stated during the Kelly Douglas application that isolated rezonings within the "triangle" bounded by Granville, 70th Avenue and the C.P.R. right-of-way would not be undertaken without serious study being given to rezoning of this entire "triangle".

The general consensus was that the Planning Department should not proceed with isolated rezonings without consideration of rezoning the entire "triangle" to RM-3A.

Analysis

Recent development pressures in this area of Marpole emphasize the need for a planning program in this section of the City. Reaction to this type of development pressure in an adhoc manner is clearly not in the best interests of the local community. Approval of a major development in the "triangle" would establish a precedent and reduce the City's options for dealing with all of the important issues in the Marpole community.

As identified during consideration of the recent rezoning application by Kelly Douglas and Company Limited, a number of basic, inter-related issues must be investigated before changes to the zoning in this area are considered. These issues include the following:

- implications of retaining the RS-1 zoning for residential properties as opposed to rezoning these lands to RM-3A comparable to zoning east of Granville Street

- implications of increasing the depth of commercially zoned properties along Granville Street to permit development of a centralized commercial district

- implications of possible Light Rapid Transit along the C.P.R. right-of-way

- implications of possible future development of an East Boulevard extension parallel to the C.P.R. right-of-way to relieve the vehicular traffic presently travelling along S.W. Marine Drive through the residential community.

With regard to the proposed development, the high density and massive scale of a building this size could have a detrimental impact on the existing single family area. The neighbourhood is presently a stable residential area but the number of major development proposals may be instrumental in creating a climate of uncertainty among local residents. In refusing this application, the Planning Department believes that residents should be assured that substantial, isolated development will not take place before a comprehensive study is undertaken. At the same time the Department would note to the applicant that while subdivision of this property is possible, for single family dwellings, a less intensive form of development for senior citizen housing may be appropriate if a comprehensive plan indicates a change to higher density from that permitted under the current zoning.

RECOMMENDATION: The Director of Planning recommends that this rezoning application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 215

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of 57th Avenue East of Prince Edward Street, Abutting Lot I, Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424

The City Engineer reports as follows:

"An application has been received from the owner of Lot I, Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424 to purchase the 7-foot strip of road abutting the north side of his lot. As present planning calls for 57th Avenue to remain 66 feet wide, the 7-foot strip is no longer required for highway purposes.

I RECOMMEND that the north 7 feet of Lot I be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant pay $4,000 in accordance with the recommendation of the Supervisor of Properties.

(b) The portion of road so closed be consolidated with the abutting Lot I."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of 10th Avenue between Keith Drive and the Lane West of Clark Drive: Subdivision B, Block 159, District Lot 264A, Plans 1319 & 1771

The City Engineer reports as follows:

"On September 28, 1976, City Council approved the Planning and Development report which recommended:

'That the City Engineer be requested to implement the closure of East 10th Avenue from Keith Drive to the lane west of Clark Drive.'

In order to close the street, it was necessary for the City to have the consent of the owner of Lot A of Lots 25 to 27, Subdivision B, Block 159, District Lot 264A, Plan 10901 (2606 Keith Drive) which abuts this portion of 10th Avenue. The owners agree to the closure provided the closed portion of road adjacent to their lot is to be used only for passive recreation (no sports events). The Park Board have agreed to this condition in their development of the site.

I RECOMMEND that the portion of 10th Avenue shown hatched on the attached sketch be closed, stopped up and placed in the care and custody of the Board of Parks and Recreation, subject to the following conditions:

(a) The closed road to be returned to the street system when no longer used for park purposes.

(b) A right-of-way for utilities to be retained over the entire street so closed.

(c) Any construction or change of grade in the portion of closed road to first be approved by the City Engineer.

(d) The area adjacent to 2606 Keith Drive to be used for passive recreation not for sports such as baseball, soccer, etc.

(e) All costs to effect closure to be borne by the Park Board.

(f) All costs to relocate existing utilities if required in the future to be borne by the Park Board."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

Continued . . . . . .

INFORMATION

3. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City officials:

Dental Equipment
Data Processing Continuous Stock Forms
Dump Truck Hoists
Trucks
Traffic Signal Controllers
De-Icing Salt

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

4. Amendment to Refuse By-law No. 4531

The City Engineer reports as follows:

"Effective 1 January, 1976 the Refuse By-law was revised to provide that Strata Title developments receive free garbage collection of one receptacle or equivalent, per week for each dwelling unit.

This is the basic provision for all Strata Title developments. As a result of representation during 1976 by the Strata Plan Owners Association the By-law was further amended (effective January 1, 1977) to allow some additional service (up to two receptacles or equivalent per week) for individual cases where sufficient storage of containers was not available in existing buildings, and also for new strata developments (townhouses) that are similar to duplex type developments.

At the time of the last amendment it was thought that most townhouse type of strata development would be using small receptacles (2 per unit) and the By-law was drafted accordingly. There are, however, some townhouse developments that are using the large containers and the Strata Plan Owners' Association have requested that they receive the same additional service as townhouses using small receptacles ie. the equivalent of two receptacles per week free collection. This would require a further Refuse By-law amendment.

There are approximately six existing townhouse type strata developments that would be affected by this proposed change and some additional cost would be involved. If all converted to containers the increased cost and loss of revenue would be in the order of $3,500 and $1,600 respectively, which can be absorbed in the Sanitation Branch Budget for the remainder of 1977. In the future as new townhouse type developments are constructed there would likely be a greater use of large containers and therefore some increase in the annual cost.

In the circumstances the proposed further amendment is appropriate to provide an equitable situation for these types of developments.

The City Engineer recommends that the Director of Legal Services be instruced to amend the Refuse By-law to include the additional free collection, outlined above for Strata Title developments, the design or structure of which is, in the opinion of the City Engineer, similar to a dwelling, (ie. including townhouses), the effective date to be 1 November, 1977."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Continued. . . .

5. C.M.H.C. Grant for Waterworks Construction - Langara Development

The City Engineer reports as follows:

"Under the Central Mortgage and Housing Corporation's Municipal Infrastructure Program a loan forgiveness or grant is available for a water supply project which opens up land for residential development. One grant has been approved previously for the water system for Champlain Heights.

A verbal ruling has been received from CMHC that the upgrading of the City's water system necessary to supply fire protection for the Langara Development would be eligible for a CMHC loan forgiveness or grant. As stated in our previous report dated March 15, 1976, the interest rates CMHC offers are higher than those the City is able to obtain, so a grant rather than a loan forgiveness is desirable. The estimated grant for the Langara Project is $27,000.

I recommend that approval be given for the City Engineer to submit applications to Central Mortgage and Housing Corporation for a forgiveness grant for the watermain construction for the Langara Development."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

6. Tender No. 39-77-3 Trucks

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on June 20, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Plant Replacement Account.

Council approved the purchase of the low bid (Bid No. 1) from International Harvester Co. (I.H.C.) of six chassis on July 26, 1977, from the above tender. An additional six trucks are now required and I.H.C. have agreed to extend this contract for the additional six units.

We, therefore, recommend extension of the contract with I.H.C. for six additional Item 1 units (47,000 G.V.W. Tilt Cab & Chassis) at a cost of $161,274.00 ($26,879.00 each) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to the approval of the Director of Legal Services.

Continued . . . . .

7. Tender 58-77-6 Supply and Delivery of Mineral Aggregates

The City Engineer and City Purchasing Agent submit the following report:

"Tenders for the above were opened by the City Clerk for the City Manager on August 22, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's office. Prices shown in this report include all taxes and charges.

The tender called for bids for the supply and delivery of thirteen types of mineral aggregates. This report deals with ten of the items and the remaining three will be reported on after testing and evaluation are completed.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Seven bids were received; six for the supply, transportation and unloading of the materials and one for the unloading of material only. The minor saving (estimated at $2200) involved in awarding a separate contract for unloading would be offset by scheduling and co-ordination costs.

All recommendations in this report for the supply and delivery of materials are for the acceptance of low bids meeting specifications, while the recommendations for the supply and City pick-up of materials are based upon pick-up from the location that produces the lowest on-site cost for that particular location taking the City's hauling costs into account. It is estimated that the pick-up portion of the contract will cost an additional $70,000. The costs noted in the Recommendations in this report do not include this amount due to the uncertainty of job locations during the twelve month duration of the contract.

The City Treasurer shall return the deposits or bid bonds of unsuccessful bidders.

The City Engineer and Purchasing Agent recommend the awards as follows:

A. Construction Aggregates Ltd.
Items 1,2 and 9 to be supplied, delivered and unloaded at Cambie Yards at an estimated cost of $324,000 plus an unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

B. Argus Aggregates Ltd.
Items 3,7,10,11,17 and 21 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of $341,000.

C. Delta Rock Ltd.
Item #5 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of $15,000 plus an unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

D. Lafarge Concrete Ltd.
An unspecified portion of items 9,12 and 17 which will be picked up by City vehicles.

E. Columbia Bitulithic Ltd.
An unspecified portion of item 9 which will be picked up by City vehicles."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 217

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. 1977 New Heritage Designation Legislation (Bill #77)

The Director of Legal Services reports as follows:

"At its meeting on September 27, 1977, Council passed a resolution under Section 14 of the new Heritage Conservation Act which has the effect of prohibiting any alteration or destruction of the King George High School for a period of thirty days from the date of the resolution.

At the same time, I was instructed to report to Council on the procedures to be adopted under the new Act so that Council would be in a position to act further if it so desires on the King George High School designation.

As I pointed out in my report of September 27, 1977, the new legislation has as its main difference from the old legislation a section entitling an owner to full and fair compensation for loss or damage suffered by the owner through the designation. The old legislation did not provide for compensation.

Another feature of the new legislation is a far more formal procedure to be followed before designation may take place. The Act is somewhat of a combination of the requirements for rezoning and the requirements for expropriation.

1. Designation

Section 11(2) provides that no by-law shall be adopted unless notice of its intention to consider the by-law is mailed by registered mail or delivered to the owner of the building, structure or land at least 10 days before the date of consideration by Council of the motion to designate. This subsection also provides that the notice must advise him "how he may object". Furthermore, the notice must be published in not less than two consecutive issues of a newspaper appearing not less than 3 days nor more than 10 days before the date of the consideration to designate.

I have underlined the words "the" because I believe that this indicates that when the notice is given the by-law to do the designating must at least be drafted so that upon receipt of the notice the owner can know exactly what form the by-law will take. This was not the procedure under the old statute.

I feel, therefore, that at the time the notice goes out the owner should receive, with the notice, a copy of the proposed by-law. I think also that the legislation has made these proceedings much more of a quasi judicial proceeding than the former legislation and that at the time he receives the notice and the draft by-law the owner should also receive whatever reports or material Council had before it when it made the decision to consider designation. The fact that the section also provides that he is to be told "how he may object" reinforces my view that if he is allowed to object he must have knowledge of all the material that Council had before it.

The phrase "how he may object" is not defined, but I believe that what was intended was that he be told of the procedure that would be required to be followed. Bearing in mind that every designated building may now give the owner a claim to compensation for such designation, we are now in a field not too dissimilar from the valuation needed to determine compensation on land expropriation. That is to say, at a very early

Cont'd . . .

stage appraisals, etc. are going to be very relevant, and I think it is in this area that the phrase "how he may object" becomes important.

In order to intelligently approach the designation in relation to the compensation that may result, it is important that, from the very outset, Council should have some idea of the monetary effect of the designation. Therefore I consider that in instructing an owner how he may object we are talking about procedure. For example, should we require him to file a statement of the monetary amount of his claim before the hearing of the by-law? Should we require him to file any reports, appraisals, etc. that he intends to use before the hearing? Should he be required to file a statement of the grounds on which he founds his objections prior to the hearing? Should he be required to file a statement of any alternative proposal he may be going to advance with respect to the designation? In short, should not Council have all the material to be dealt with at the hearing in advance of the hearing to enable your officials to analize and evaluate either the merits of the objection or the substance of the compensation claimed?

It seems to me also that some procedure should be set up whereby the owner should have access to the City's analysis of compensation before the by-law is dealt with. Later on in this report I will propose to Council some suggested procedures to be adopted.

2. Powers of Council

Section 13 is also a new section of considerable importance. It reads as follows:

'13. For the purposes of this Part, a council may

(a) include provision for municipal heritage conservation in its annual budget, or

(b) enter into agreements with any person including the Government of the Province or of Canada, or

(c) acquire covenants or easements, or

(d) acquire or dispose of property.'

There is no indication in the statute as to what was being contemplated in the language used in subsections (a) and (b) and we are therefore left to speculate what the Legislature had in mind. The language is, however, very broad and would indicate a very general interpretation and application of the section. It raises such questions as: Would Council be authorized to enter into maintenance agreements? Would it go so far as to enable Council to acquire the property as a municipal asset and lease it back? I think this section is one that should be given very special consideration in the near future.

3. Miscellaneous

There are two further differences between this Act and the former Act. The first is now, under section 3(2), a designation of a municipal heritage site must be reported to the Minister in charge of the Act on a prescribed form. (I do not believe any form has yet been prescribed.) Secondly, designation may now take place or be removed by a simple majority of Council or a quorum thereof as opposed to the previous legislation which required 8 affirmative votes before a designating by-law could be passed.

Cont'd . . .

Clause 1 Cont'd

In summary, I would RECOMMEND the following in respect of the notice requirements:

(a) When the notice is delivered, it should be accompanied by any and all reports that were in front of Council when the matter was being considered as well as being accompanied by a copy of the draft by-law.

(b) The notice should set the time, date and place when and where the proposed by-law will be considered.

(c) The notice should be delivered to any person having any legal or equitable interest in the property in question, i.e. registered owners, mortgage holders, lien holders, etc. etc.

(d) The notice should require the owner to file a summary statement of his objections (if he is objecting) not less than 7 days before the date of the hearing.

(e) If the owner is not objecting but is concerned only with amending the by-law in some way, a statement outlining his position in that regard should be filed not less than 7 days before the hearing.

(f) If the owner's concern is only with compensation, he should be required to file the amount of his claim, details regarding the basis of his claim and any and all reports (e.g. appraisal reports, etc.) that he intends to use at the hearing at least 7 days before the hearing."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Legal Services.

CONSIDERATION:

2. 1275 West 6th Avenue (Sigurdson Building) - D.P.A. #77234
Zone: FCCDD (False Creek Comprehensive Development District)

The Director of Planning reports as follows:

'In accordance with the resolution of the Development Permit Board, this report is submitted for Council's consideration because of the different opinions expressed by the Development Permit Advisory Panel and the Development Permit Board on the above noted Development Permit Application.

Development Permit Application #77234 has been filed by James Tettamanti, Architect, for Cedarhurst Properties, to alter the existing Sigurdson Building to office building and to construct a 3-level parking structure on the east side of the existing building. The site is located at the north east corner of 6th Avenue and Birch Street. The development, as proposed, is in compliance with the requirements of (FCCDD) False Creek Comprehensive Development District Schedule.

Recommendation of the Urban Design Panel

The following is an excerpt from the minutes of the Urban Design Panel meeting of June 23, 1977:

'The Secretary informed the Panel that the Area Planner supported the scheme with minor changes.

The Panel felt that the proposal to recycle an existing structure (Sigurdson's building) which is to be altered (reduction of 1 bay fronting onto 6th Avenue) to accommodate a building setback and to facilitate the construction of the Alder Street overpass to be inappropriate for the following reasons:

(a) The scheme does not respond to the character of False Creek and the Fairview Slopes, i.e. broken up scale/pedestrian orientated.

Cont'd . . .

Clause 2 Cont'd

(b) The site is unique and it was felt that the proposal had a massive scale which was an interruption of the area as a whole.

(c) Does not meet public objectives:

- views through towards False Creek and the North are not fully realized.

The Panel felt that the proposal was unacceptable and that the Architect should further explore other design solutions taking the above noted concerns into account.

The Panel wishes to invite the Architect to present the revised scheme to them at one of their meetings.

Recommendation: That this design be refused.'

Recommendation of the Development Permit Staff Committee

The Development Permit Staff Committee considered this Development Permit Application on August 24, 1977 and have recommended that it be approved subject to a number of conditions and one of these conditions was:

'design and finishes of the development be first approved by the Director of Planning on advice of the Urban Design Panel.'

The attached minutes and recommendation of the Development Permit Staff Committee (Appendix A) were submitted for consideration by the Development Permit Board on September 6, 1977.

Development Permit Board's/Advisory Panel Consideration

At the Development Permit Board meeting Mr. Tettamanti stated that he had made certain changes to the present building in order to make it feasible for use as offices and which would, in his opinion, render the exterior more attractive. These were:

- excavation of the existing basement for parking and the removal of the first bay from the 6th Avenue frontage,

- provision of access and egress with full windows along a portion of the basement,

- removal of the present U-shaped roof structure, the rounded end of which presently projects 20', and replacement of it with a penthouse floor which would be set back 10',

- reduction of the bulk of the building by 20' without an increase in height while retaining the present total square footage.

Mr. Tettamanti also referred to the objection of the Urban Design Panel and stated that the building was 30' high at the west end and 44' at the east end. He could see no justification for pedestrian orientation in this case because the building was in isolation with a freeway on 6th Avenue and an access from there to the railway tracks. In view of the reasons stated above, he stated that he did not think it was practical to consider the course of action suggested by the Urban Design Panel and therefore, was not prepared to make any further changes to the design.

Cont'd . . .

Clause 2 Cont'd

Of the five members of the Advisory Panel present, one stated that the applications should be approved in accordance with the recommendation of the Development Permit Staff Committee. The other four members did not favour the development as proposed.

Having heard the opinions of the members of the Board and Advisory Panel, the Chairman pointed out that the Board had a choice. They could either agree with the Design Panel's recommendation as supported by the Advisory Panel and refer it back for reconsideration (this position was the one supported by the Chairman) or agree with the Staff Committee's recommendation. If, however, the Board voted in favour of the scheme as suggested by the Staff Committee, then they should consider referring the matter to Council for decision, bearing in mind the difference of opinion expressed at this meeting.

After considerable deliberations (please see Appendix B for details), the Development Permit Board resolved:

'that, since the Advisory Panel's opinion favoured supporting the Design Panel's refusal of the design as submitted while the Board's opinion indicated that Mr. Boyes and Mr. Purdy would approve in accordance with the Staff Committee's recommendation, this application be deferred and the matter be reported to Council to obtain their guidance.' "

The City Manager submits the foregoing report for CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 217-819

DISTRIBUTED MONDAY

A-4 (i)

REFERS TO CLAUSE NO. 1

MANAGER'S REPORT

October 3, 1977

TO: Vancouver City Council

SUBJECT: Heritage Legislation, King George High School

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"Council has before it my recommendations with respect to the procedures to be followed on heritage designation. This procedure is of general application.

The King George High School building is a specific instance and, if designation is to follow Council's earlier "freezing" resolution, some action must be taken by Council not later than at the meeting of October 18th, 1977. I therefore recommend the following procedure:

1. That the Director of Legal Services prepare and bring forward a by-law to designate King George High School a heritage building.
2. That the said by-law be forwarded to all persons having any legal or equitable interest in the site.
3. That the draft by-law be accompanied by a notice setting November 29, 1977, as the hearing date.
4. That the Director of Planning and the Director of Finance report to Council at its meeting on October 18 on the economic viability of designation and what, if any, effect the designation will have in decreasing the economic value of the building, and such reports accompany the draft by-law when the same is sent out.
5. That at the same time the aforementioned material is sent to the parties interested, a copy of report A-4-1 be included."

THE CITY MANAGER recommends approval of the recommendations of the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 217-8

A-7

FINANCE MATTERS

RECOMMENDATION

1. Electrical Inspector for Fire Alarm & Emergency Lighting Inspection

The Director of Permits & Licenses reports as follows:

"On July 31st, 1973, due to changes in the Fire By-Law, City Council approved a Board of Administration report authorizing the appointment of a temporary Electrical Inspector for one year to carry out inspections for increased fire alarm installations. On September 10th, 1974, City Council extended this position for a further two years, expiring on September 9th, 1976. On September 28, 1976, City Council further extended this position for one year, and requested that the Director of Permits & Licenses report back to Council in 1977, on Fire By-Law related activities of this position.

Since 1973, a considerable number of changes have been introduced in safety requirements in buildings, involving fire alarms, emergency lighting, and exit lighting, etc. This has required a stepped-up enforcement program by the Fire Department, and an increase in electrical inspections of the equipment installed Neither the Fire Chief nor I can forsee a date when the fire alarm and emergency lighting programs will be completed, from an upgrading point of view, and since new buildings must provide such facilities, this also requires increased inspection services.

Original Fire Alarm Installation (Upgrading) Program

It was originally estimated by the Chief Fire Warden that there were approximately 5,000 premises where fire alarm installations were required to be installed. Since the commencement of the program in September, 1973, there have been 739 Electrical Permits taken out for fire alarm installations and 228 Permits obtained for emergency lighting installations, according to our records. It is quite apparent that a considerable number of electrical permits are outstanding for fire alarm and emergency lighting installations or the installations as ordered by the Fire Warden have not gone forward as yet, or are being held up pending the formation of the Appeal Board procedures.

Task Force to Upgrade Existing Hotels and Apartments in Core Areas

On December 18th, 1973, the City Council approved the establishment of a "task force" in the Fire Warden's branch to upgrade the fire alarm systems and other housing matters in residential hotels in the "skid road" area.

The temporary Electrical Inspector has been heavily involved in assisting the fire wardens on electrical installations of alarm systems, emergency lighting and related matters in this area. The Fire Chief has reported that there have been approximately 350 buildings upgraded in the core area under Phase I and II and he now reports that he is moving into Phase III (the remaining areas of the City) which will involve approximately 400 buildings. This will undoubtedly require electrical permits and inspections and an increase in this Electrical Inspector's work load.

Emergency Lighting Systems

The City Manager's report on September 24th, 1976, stated that there were approximately 6,000 buildings in the City which required emergency lighting installations and at that time we had received only 125 Electrical Permits for such systems. To the present date we have received a total of 228 Electrical Permits for emergency lighting systems. While no firm statistics are available in this regard, it is evident that a tremendous amount of work yet remains in order to obtain Electrical Permits for all emergency lighting installations and carry out the required inspections. In addition, inspections must continue to be made on these installations in new buildings.

cont'd.....

Clause #1 continued:

Fire Company Inspections

Recently, the Fire Chief has requested the eighteen Fire Companies throughout the City to check the premises in their districts of two and a half storeys or more where fire alarm systems are required to be upgraded. The Chief Fire Warden states that there are approximately 6,000 such premises in the Fire Company districts, and to the present time only one district, i.e. No. 3 Company, has completed the work required in this regard, thus a considerable amount of electrical permits and required inspections will be needed under this program.

Present Workload of Electrical Inspection Branch

While conducting the studies to determine the workload of the Electrical Inspector on Fire Alarm and Emergency Lighting Inspections, the number of permits presently being carried by the remaining 12 electrical inspectors in this branch was reviewed. On the basis of our studies it was determined that each inspector has a backlog of approximately 3 months work.

Current electrical permits and sign permits involving all of the electrical inspectors are continuing to be issued at about the same rate as in 1976. Therefore, it is apparent that all of the electrical inspectors have a considerable backlog of inspections, and if the temporary electrical inspector position on Fire Alarm & emergency light equipment is discontinued, the workload of the branch will increase sharply, and the result will be a reduction in service to the public.

In view of the fact that electrical inspection work on fire alarms and emergency lighting, will be a continuing program and that we now have an inspector who is trained on the various alarm installations requiring specialized knowledge, it is essential that we continue this position in order to ensure that such installations are done in an approved manner. This inspector's salary and fringe benefits are fully recovered from Permit fees, which is in line with Council policy.

Cost for the balance of 1977 is $5,265 (1976 rate), and the Comptroller of Budgets and Research advises that, if the report is approved, this amount would be funded from Contingency Reserve.

It is therefore recommended that:

A. The temporary electrical inspector position be made permanent, and

B. Subject to the approval of A, the additional amount of $5,265 (1976 rate) for 1977 be provided from Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 219

A-8

PERSONNEL MATTERS

RECOMMENDATION

1. Executive Development Program for Senior Health Administrators
   Attendance: One Employee, Health Department

The Director of Personnel Services reports as follows:

"The Banff Centre Management Studies, in collaboration with the Canadian College of Health Service Executives, is sponsoring the above program at the Banff Centre, Alberta, from February 5 - 25, 1978.

The overall purpose of the course is to provide a broad educational experience designed to provide participants with awareness of the administrative role, of the opportunities and responsibilities of leadership, and of the current state of the science and the art of management, all related to the Health field. Specific objectives are - to provide participants with understanding of the social, political and economic forces of change which may affect the Health environment in the future - to increase participants' effectiveness to foresee,identify, analyze and solve organizational problems - to alert the participants and help them become more aware of their strengths, motives and weaknesses as decision-makers, and implementers.

A variety of programs and activities have and are still being added to the functions of the Health Department. This continuing process of change requires abilities and skills to judge accurately and to respond quickly and thereby facilitate the delivery of service by Health professionals. To assure a high quality of administrative support the City Medical Health Officer wishes Mr. Tom Kinloch, Administrative Officer, to attend the above program. Because of the demand for this kind of program registration should take place as early as possible.

The total cost to the City would be $1,920.00 (transportation $120.00; registration, accommodation, meals and instructional materials $1,800.) and 12 days leave of absence with pay.

The Comptroller of Budgets and Research advises that the total cost of $1,920.00 is available from Appropriation No. 7090/933 - Administrative and Technical Courses - All Departments.

This request of the City Medical Health Officer is submitted to Council as cost exceeds $1,500 and ten days leave of absence with pay. I recommend its approval."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 220

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening: 1917 - 1945 Burrard Street

The Supervisor of Properties reports as follows:

"A portion of 1917-1945 Burrard Street, legally described as Lot B, Block 237, D.L. 526, Plan 6473 as shown on plan of subdivision marginally numbered LE4505 is required for road purposes.

Reference is made to Item 1, Manager's Report (Property Matters) dated April 1, 1977, approved by City Council on April 5, 1977 which authorized the Supervisor of Properties to:-

(a) be authorized to appoint the owner's architect, Mr. Gilbert Eng, to draw up the necessary plans and specifications respecting alterations, renovations and additions to the building on the site.

(b) and after, consult with the owners or their representative as to which construction firms should be asked to see if they wish to submit tenders

(c) to complete negotiations on an overall net settlement respecting compensation which the owners and the two tenants are entitled to.

Lot B and abutting Lot 17 are under one ownership; Lot 17 is blacktopped and is used as a parking and loading area. Lot B is improved with a single storey frame commercial building constructed in 1934, containing three storefronts facing Burrard Street, one occupied by a restaurant and the other two by a marine and outdoor equipment company. This building is in fairly good condition. All property involved is zoned C-3A.

The portion of the property required for road widening is 23.97 feet x 79.94 feet. This will necessitate the removal of a 16.97 foot portion of building, the construction of new store fronts and extensive alteration and renovation work to the interior. As part of the settlement, it is proposed to convey the residual portion of the abutting City-owned Lot A (2040 sq.ft.) to the owner in lieu of payment for loss of land (1916 sq.ft.) and construct on this lot an addition to the northerly part of the existing building. This is necessary to accommodate the aforementioned tenants with minimal disruption.

Following further negotiations the owners have agreed to sign the subdivision plans conveying the strip required for road as shown on plan marginally numbered LE 4505 on the following basis:

- City to convey to Suburban Developments Ltd. (Orr's Stores), City-owned Lot A, Block 237, D.L. 526, Plan 6473 in exchange for that portion of their Lot B, Block 237, D.L. 526, Plan 6473 required for road purposes.

Continued . . . . .

Clause No. 1 Continued

- City to bear cost of cutting off the front portion of the building and constructing new store front and new addition and making necessary alterations to the interior as shown in architectural specifications (Eng & Wright Architects - on file City Clerk's Department).

- After consultation with the owners the following qualified contractors were contacted with the following results:

(a)	Halse Martin Construction Co. Ltd.	Withdrew
(b)	Hodgson King & Marble Ltd.	$147,622
(c)	Kennett Contracting Ltd.	$146,162
(d)	Spectrum Construction Ltd.	Withdrew
(e)	Burdett Construction Co. Ltd.	$157,165
(f)	Alan & Viner Construction	$154,300

Cost of Alterations and Addition:-

Low Quotation - Kennett Contracting Ltd. $146,162.00

- City to pay following fees to Eng & Wright Architects:-

Architect Fees	$12,000.00	
Engineering Consultant Fees	5,500.00	
Development Permit and Building Permit Fees	352.00	
Detailed Plan - Restaurant Kitchen (required by City Health Dept.)	200.00	
Preparation of preliminary cost estimate by Halse Martin Construction Company Ltd.	1,002.00	
		$ 19,054.00
Total excluding compensation for business disruption to owners and lessees		$165,216.00

- City to pay cash compensation to owners for lost rental revenue and to both lessees; King Restaurant and Humdinger Marine & Outdoor Equipment Incorporated for business disruption during period of construction. These amounts will be submitted when the work has been completed and an assessment is made of all compensable items.

- City to pay all legal and registration fees.

Therefore it is recommended that:

A. The Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes, as shown on plan of subdivison marginally numbered LE 4505 on the foregoing basis at a cost of $165,216.00 chargeable to account code 146/5921.

B. The quotation received from Kennett Contracting Ltd. to complete the aforesaid building alterations be accepted. "

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

Continued . . . .

2. Sale of Property - N/S 5th Avenue, East of Skeena Street

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on September 6th, 1977 and were opened in public at 9:30 a.m. Monday, September 26th, 1977.

Recommended that the following offer to purchase, being the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

Lot 1, Blocks 106-108, Section 28, T.H.S.L., (CD-1) Plan 16809 - N/S 5th Avenue, East of Skeena Street.

Name	Approx. Size	Sale Price	Terms
Abacus Cities Limited	2.67 acres	$ 540,000.	City Terms @ 11%

Conditions of Sale:-

(a) Purchaser to grant the City an option to repurchase the site at the net sales price in the event construction to the point of poured foundations has not been commenced within a period of 18 months from the date of Council's approval of the sale, and completed within a period of 36 months from date of sale.

(b) Purchaser to enter into a bulkhead agreement as lot is above 5th Avenue level.

(c) Uses and Vehicle access are restricted as indicated in the call for tenders."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent of Assignment of Lease: Ground Floor Premises - 603 Smithe Street. Lot 20, Block 63, District Lot 541

The Supervisor of Properties reports as follows:

"The ground floor of 603 Smithe Street, Lot 20, Block 63, D.L. 541 is currently leased to Po-Chang Chu as an art studio for a period of two years from November 1, 1976 to October 31, 1978.

Application by letter has been received from Po-Chang Chu for consent to assign the subject lease for the same use to Mr. William Ng.

It is recommended that the City consent to an assignment of the lease of the ground floor of 603 Smithe Street, dated November 1, 1976 in the name of Po-Chang Chu, to Mr. William Ng, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 220

B

MANAGER'S REPORT

September 27, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: GROUND LEASE TERMS, SECOND AND WALLACE HOUSING SITES

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"On December 14, 1976 City Council approved the following recommendation.

> "That the offer by the Penta Cooperative Housing Association to lease the 0.95 acre site at 2nd Avenue and Wallace Street with the initial rents based on 8% of $177,900 be approved".

The purpose of this report is to have Council approve the summary of lease terms proposed by City staff and agreed to by the Penta Cooperative Housing Association.

Council is also requested to approve a similar summary of lease terms for the lease of the 0.667 acre site to the Dunbar Village Community Cooperative. These summary lease terms form the basis of the ground lease which will be drawn by the Director of Legal Services after the terms are approved by Council.

It will be noted that the rent clause for the Penta lease refers to a rent based on 8% of $187,500. The difference of $9,600 between this figure and the $177,900 of the December 14, 1976 Council resolution represents the cost of services to the site. The reports to Council, in which the original $177,900 figure appears, refer to the fact that the price of $177,900 assumed that the cooperative would pay the cost of constructing these services separately. It has been agreed that the City will construct these services and recoup the cost of doing so from the land lease revenues.

The Director of Finance recommends

A. That the attached terms and conditions shown in Appendices A and B for the lease of the 0.95 acre site at 2nd Avenue and Wallace Street to the Penta Cooperative Housing Association be approved.

B. That the attached terms and conditions shown in Appendices C and D for the lease of the .667 acre site at 2nd Avenue and Wallace Street to the Dunbar Village Community Cooperative be approved."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 245

C

MANAGER'S REPORT

September 27, 1977

TO: Vancouver City Council

SUBJECT: Kitsilano Community Centre Renovations and Additions

CLASSIFICATION: RECOMMENDATION

The Director of Planning and Superintendent of Parks & Recreation report as follows:

"Bids for the renovation and construction work proposed for the Kitsilano Community Centre have been received. The lowest bid results in a project which costs more than the money which has been allocated to date. The purpose of this report is to explain the background to this project, to examine possible reasons for the higher costs, and to offer some solutions to the funding of this project.

BACKGROUND

On November 12, 1974 City Council approved the Concept Plan for the Kitsilano Neighbourhood Improvement Program. The Concept Plan allocated approximately $100,000 to be used to make improvements to the Kitsilano Community Centre. It was anticipated this money would be used as seed money for a much more costly project.

In August 1975 a consultant (Walkey-Olson Architects) was hired and they produced a list of priority needs for the Community Centre and cost estimates for the renovations and additions required to meet these needs. Since various levels of funding were possible (i.e. N.I.P. funds, Community Centre Association funds, Park Board funds, Provincial Recreation Facilities Grant) the consultant produced a series of options which reflected the amount of work which could be done with the amount of money possibly available (attached as Appendix A).

On April 27, 1976, City Council approved Option H as the desired long term goal and Option F as the intermediate stage. At that time it was estimated Option F would cost $420,000. Further analysis of the schematic design showed that the addition of an elevated covered walkway between the new Ice Rink and the Community Centre and the development of the mezzanine floor in the new Ice Rink would tie these two facilities together and would facilitate centralized management of both facilities. The total project cost with these two additional items was then estimated at $525,000. On October 5, 1976 City Council agreed to allocate sufficient money in the Five-Year Plan to make construction of Option F with the covered walkway and mezzanine possible. However, the Parks portion of the Five-Year Plan was defeated at the polls in November of that year.

The working drawings proceeded, and in July 1977 the consultant provided a final construction estimate of $505,000 which with the cost of fees, furniture, equipment, landscaping, etc. brought the total project cost to $657,703. This cost was higher than the money allotted ($525,000 at that time) but it was felt that this estimate may have been high. Therefore the project was sent to public tender to get accurate cost estimates. It was recognized that part of the project may have to be cut back if the costs were actually too high, so the contractors were asked to submit bids on the whole project, the whole project minus the Health Club, and the whole project minus the mezzanine.

On September 12, 1977 at the Park Board meeting the following bids were received.

	Total Price	Total Price Minus Mezzanine	Total Price Minus Health Club
Clearspan Shopland Co.	$574,973	$492,616	$520,586
Doyle Const. Co.	$624,552	$529,536	$579,000
Key Const. Ventures	$625,000	$510,000	$545,000

PROJECT COSTS

In addition to the $574,973 required for construction of the whole project (as per the low bid), an additional amount of $150,860 is required for fees, contingency, furniture, equipment, landscaping and tests; therefore, the estimated cost of the complete project is $725,833. This is $200,000 higher than the estimate prepared for this project in October 1976.

The following list shows some probable reasons for this increase and a rough estimate of the amount each factor contributed to the cost increase. An explanation of each factor is given below the list:

(a) Building By-law Guidelines	$ 60,000
(b) Contingencies	35,000
(c) Inflation	35,000
(d) High Bid	70,000
TOTAL	$200,000

(a) Building By-law Guidelines. Guidelines which clearly detailed the regulations which would have to be met were made public in December 1976. The consultant's first estimate was prepared in October 1976 and, therefore, did not take into account the items which would have to be included to comply with the Building By-law.

(b) Contingencies. Experience with the renovation of the Trout Lake Community Centre showed that there are many unknown factors involved in the renovation of an older building and that the original contingency estimates were simply too low to be able to deal with the actual situations which arose.

(c) Inflation. There is almost a year's time between the October 1976 estimate and the latest estimate. Inflation has raised the cost of construction by at least the amount indicated in that time.

(d) High Bid. The low bid is $70,000 over the architect's estimate of $505,000. Some possible reasons for this are:

i) It is a complicated job; specific details are hard to define, and are therefore hard to estimate;

ii) Having three options added to the difficulty in estimating;

iii) There were only three bidders, so there was the lack of tight competition which would tend to keep bids low; and

iv) The contract conditions (in the standard City contract) lay all responsibility for unforeseen conditions on the contractor, so they increase the price to protect themselves.

FUNDING

Money is presently allocated to this project from the following sources:

N.I.P. funds	$170,000
Community Centre Association	50,000
1976 Park Board Capital	70,000
1977 Park Board Capital	105,000
Provincial Recreation Facility Fund Grant	130,833
TOTAL	$525,833

This amount is $200,000 less than the total estimated cost of $725,833.

The Recreation Facilities Fund Grant of $130,833 was approved by the Provincial Government under the old program, based on estimates at that time of $435,000, and adjusted for Provincial input to the NIP program funds that were also part of the funding for the Center. The Province's approval noted that there would be "...no consideration of requests for additional capital...".

Some building elements included in the above $525,000 estimate were not included in the earlier estimate of $435,000.

However, the Vancouver Park Board will request further consideration from the Provincial grant program for cost sharing of the increased costs above the original estimate. If such increased grant is approved, it would replace all or part of the funds provided in recommendations (d) and (e).

On September 21, 1977 the Kitsilano Citizens Planning Committee recommended that 'up to $100,000 from the proceeds of the sale of the N.I.P. Housing sites in the near future be allocated to the Kitsilano Community Centre project.' (The complete motion and explanation is attached as Appendix B.) It was originally intended that the proceeds from the sale of the N.I.P. housing sites would be used to purchase other housing sites. However, because of the long time periods involved in developing social housing and the decreased need for such housing in Kitsilano because of decreasing development pressure and higher vacancy rates, the Committee feels that at least a portion of this money could be more appropriately used at this time in providing recreation facilities in Kitsilano.

On September 26, 1977 the Park Board passed a motion: 'THAT the low bidder, Clearspan Shopland Company of Burnaby, B. C., be awarded the contract for the Kitsilano Community Centre Project at a cost of $574,973, subject to City Council approval of an additional allocation of $100,000 from the Kitsilano N.I.P. funds and prior approval of $100,000 in 1978 Park Board capital funds.'

Note, however, that only $150,000 needs to be committed this year in order to sign the contract. The remaining $50,000 is needed for equipment and furnishings and this can be dealt with next year.

The Planning Department, Park Board, Kitsilano Planning Committee and Community Centre Association feel that it is preferable for the whole project, including the Health Club and mezzanine to be, built. It is felt that any small saving realized now by the elimination of one or both of these facilities would be more than offset by the serious detrimental effects on the functioning of the centre and in much increased costs should the eliminated portion be installed at a future date.

Another alternative is to delete the construction of the mezzanine, covered walkway and Health Club from the project. This would bring the cost of the total project within the presently allocated funds. A commitment for funding for the addition of these items at a later date could be made by City Council at this time. This would mean that only cosmetic alterations will be made to the Centre with no new facilities being provided at present. The major disadvantage to this alternative is that the cost of adding the deleted items at a later date will be significantly more than including them in the contract now. For instance the contractor has indicated he would charge an additional $46,000 to delete only the mezzanine and overhead connector at this time and to have those items added to the contract before March 31, 1978. Also the construction industry is expecting a wage increase in the spring of 1978 and this would add to the cost of delaying a portion of the project.

In summary the options are:

A. Proceed with the whole project now. City Council would have to allocate $100,000 in advance of proceeds to be received from the sale of the N.I.P. Housing sites and allocate $50,000 from unallocated balance of capital reserve, and be prepared to allocate the remaining $50,000 for furnishings, etc. from the 1978 Supplementary Capital Budget, perhaps from the 1978 Parks Board allocation.

B. Proceed with the project, minus the Mezzanine, Covered Walkway and Health Club, using existing funding with or without a Council commitment to provide the funding from sources yet to be identified for completion of the project in the future.

The Director of Finance has reviewed the funding and indicates that it is workable, but further points out that the Vancouver Park Board has <u>not</u> dealt with the question of increased operating costs in future budgets.

N.B. The contractor's bids are only valid until October 12, 1977. Therefore, a Council decision on funding and signing of the contract based on these bids must take place before that date.

The Director of Planning and Superintendent of Parks feel Option A is much preferred over the other and therefore recommend:

(a) THAT City Council approve proceeding with the renovation and additions to the Kitsilano Community Centre, including the construction of the Ice Rink Mezzanine, Covered Walkway and Health Club facilities with a total estimated project cost of $725, 833.

(b) THAT City Council approve the awarding of the contract for this project to Clearspan Shopland Co. at a cost of $574,973.

(c) THAT City Council approve the allocation of $100,000 in advance of the proceeds received from the sale of the Kitsilano N.I.P. housing site or sites, to the Kitsilano Community Centre.

(d) THAT City Council allocate $50,000 from the unallocated Supplementary Capital Budget for the Kitsilano Community Centre.

(e) THAT $50,000 for furnishings, etc. for the Kitsilano Community Centre, be considered in the 1978 Supplementary Capital Budget."

Note: The sources of funds provided in (d) and (e) would be partially or wholly replaced by any increase in the Provincial Government Recreation Facilities grant.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Superintendent of Parks and Recreation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 246

MANAGER'S REPORT

September 30, 1977

TO: Vancouver City Council

SUBJECT: Proposed Remand Centre - 222 Main/Carnegie Library Building

CLASSIFICIATION: RECOMMENDATION

The Directors of Planning and Social Planning report as follows:

"The purpose of this report is to recommend a first step to take advantage of a planning opportunity that has arisen regarding the development of a proposed Remand Centre at 222 Main Street and the nearby renovation of the Carnegie Library for social/recreation facilities for Downtown-Eastside/Strathcona/Gastown residents and working population.

The Proposed Remand Centre

The proposed Remand Centre at the rear of 222 Main Street is in a CD-1 zone which allows 'uses required by a public authority' as a conditional use. The CD-1 zoning was adopted by Council in 1975 to stabilize the residential uses in the area and to enable the area to qualify for a Neighbourhood Improvement Program. When Council adopted the Downtown-Eastside N.I.P. Concept Plan (on September 28, 1976) allocating about $600,000 for specified improvements to physical and social/recreational facilities, Council also adopted a Land Use Plan. This Land Use Plan was intended to guide a staff review of the CD-1 zoning, and secondly, to guide the Director of Planning in exercising his discretion on conditional uses. With regard to 'uses requred by a public authority', the Land Use Plan Policy states:

> 'Large scale developments for uses required by a public authority (should be discouraged) unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

The Provincial Corrections staff, in consultation with the City Planning Department, are considering various possible 'amenities' from a swimming pool or gymnasium to something much less costly. Some concerns were expressed regarding operating costs and their ability to maintain proper security in the building if the general public were regularly using the facility.

The Park Board staff have reviewed a range of possible recreational facilities which could be included in the Remand Centre and have concluded that the Remand Centre is not a very appropriate location for neighbourhood recreational facilities, and secondly, that it would be very difficult to assume the costs of operating the facility if they were required to do so.

The Carnegie Library Building

In April 1976 City Council approved $650,000 from Supplementary Captial Funds towards redevelopment of the Carnegie Building.

On October 26, 1976 Council approved the hiring of Architects (Downs Archambault) to prepare a schematic plan including proposed uses of the building and on May 10, 1977 Council approved the schematic plan and authorized the same architects to complete detailed working drawings for renovations estimated at that time at $1,512,320.

The exterior of the Carnegie Building has now been cleaned and the interior is ready for redevelopment as a result of a Canada Works program.

The architects have completed their working drawings and an application has been made from the City for a Development Permit. Once this is approved a formal request to the Province for a Recreation Facilities Grant of $400,000 will be made by the City. Shortly thereafter a progress report will be presented to City Council by the Director of Social Planning dealing with funding requirements and whether to proceed to tender call.

The Planning Opportunity

The Carnegie Library renovations and proposed additions will provide some of the needed social and recreational facilities for the area. However, additional funds are needed. The proposed Remand Centre will be required to provide a neighbourhood amenity as part of the development. The Directors of Planning and Social Planning believe it would be appropriate to integrate these facilities (or the funds which will be allocated to them) with the Carnegie Library building.

The Director of Planning believes that the general intention of the combined rezoning/N.I.P. program/Land Use Plan measures taken by Council are to ensure that the Downtown-Eastside area is stabilized as a healthy place to live and work, and that needed improvements or additions to physical, social and recreational facilities be carried out as funds are available. The specific Land Use policy regarding Public Authority Uses should be interpreted within this general policy direction.

The Director of Social Planning has discussed the possibility of transferring Remand Centre 'amenity' funds to the Carnegie Building with officials of the Ministry of Recreation and was advised that if we received funds from another Provincial Ministry (except Education) that amount would be deducted from the total cost and the Recreation Facilities Grant would be one-third of the balance up to a maximum of $400,000. Since the Carnegie cost will exceed 1½ million dollars, the City's grant from the Recreation Facilities Fund would not be decreased as a result of our receiving a grant from the Attorney General's Department.

Park Board staff have reviewed the demand for possible new facilities in the Downtown-Eastside area and conclude that any new recreation opportunities funded by the Attorney General's Office would be best incorporated into the Carnegie Library upgrading project. Possible funds provided by the Attorney General's office could assist in immediately ensuring the optimal use and benefits from the Carnegie Library building.

The Oppenheimer Area Planning Committee have considered the proposal to integrate the social/recreational facilities intended for the Remand Centre into the Carnegie Library building and voted unanimously to support it.

The Directors of Planning and Social Planning RECOMMEND:

A. THAT Council agree on the desirability of integrating the social/recreational facilities intended for the Remand Centre at 222 Main (or the funds which will be allocated to them) with the Carnegie Library Building.

B. THAT Council authorize the Mayor and the Directors of Planning and Social Planning to formally request the Attorney General to allocate the funds for the Remand Centre social/recreational facilities to the Carnegie Library Building.

C. THAT the Mayor and the Directors of Planning and Social Planning meet with the Attorney General and his staff to discuss this proposal."

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Planning and Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 221

MANAGER'S REPORT

September 30 /77

TO: Vancouver City Council

SUBJECT: Equal Employment Opportunity Officer

CLASSIFICATION: RECOMMENDATION

Vancouver City Council at its meeting of September 13, 1977 approved the establishment of an Equal Employment Opportunity Officer and requested a report from the City Manager regarding an appropriate classification and pay grade for the position. The Director of Personnel Services has been consulted on this matter and reports as follows:

"The incumbent hired to fill this position will be responsible for the introduction, administration and evaluation of the City's Equal Employment Opportunity Program. He/she will report to the City Manager on administrative and operational considerations associated with the Program and will function within the policy framework established and approved by City Council. Specific areas of responsibility will include reviewing & evaluating selection procedures, class specifications, fringe benefit plans, job postings and pay levels in order to ensure equitable and non-discriminatory employment and compensation practices in the City service. Other areas of responsibility will include analyzing occupational groups to determine the need for and feasibility of "bridge positions", developing proposals for and participating in training programs and awareness seminars associated with the Program and ensuring that employees are aware of opportunities for self-development and career counselling which may be of particular interest to women, members of racial minorities and the handicapped. The duties, responsibilities and requirements of the position are fully described in Class Specification no. 40-1, a copy of which is attached to this report.

On the basis of a review of internal and external salary levels for work of comparable responsibility and complexity, I recommend that a salary level be established at Pay Grade 28 ($1637 - 1960 per month). The position will be excluded from Union jurisdiction. The estimated annual recurring cost of the new position, calculated at the top step in the salary range and including fringe benefits will be $26,400. The approximate cost for 1977 is estimated at $5525."

With respect to recruiting procedures, the position will be posted internally and advertised locally and in the Toronto Globe and Mail. I RECOMMEND that applications for the position be received by the Personnel Services Department and then reviewed by a Committee comprised of the Mayor, Alderman Marzari and myself which Committee will place before Council a short list and a recommendation for the appointment.

...../2

In summary it is RECOMMENDED that:

A. Class Specification no. 40-1, Equal Employment Opportunity Officer be approved

B. The salary for the position be set at Pay Grade 28 ($1637 - 1960 per month) as recommended by the Director of Personnel Services.

C. Funds estimated at $5,525 for the remainder of 1977 be approved from Contingency Reserve.

D. The recruiting procedures to be as outlined in the body of this report.

FOR COUNCIL ACTION SEE PAGE(S) 221

MANAGER'S REPORT

September 27, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECTION: VANCOUVER ROWING CLUB - PROPOSED SUB-LEASE OF STANLEY PARK FORESHORE

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"The Board of Parks and Recreation at its meeting held on September 26th, 1977, adopted the following resolution:

> "That the draft lease including Schedule B as amended by the Board at this time, be approved and that the Director of Legal Services be asked to report to City Council to request that a foreshore lease and parking lot lease to the Vancouver Rowing Club for seventeen years commencing the 15th day of September, 1977, be executed on behalf of the City of Vancouver on the terms and conditions approved by the Board of Parks and Recreation and to the satisfaction of the Director of Legal Services."

The Vancouver Rowing Club has leased premises at its present location since the turn of the century occupying some 4.517 acres on which they have erected the clubhouse and wharfs. The most recent lease was for 18 years commencing Jan. 2nd, 1958 and terminated on Jan. 1st, 1976 at a nominal rent of $1.00 per year. Adjacent to the foreshore area is an additional waterlot area of approximately 6 acres which the Vancouver Rowing Club has rented from the National Harbours Board. The Vancouver Rowing Club is now negotiating with the Board and the National Harbours Board to lease the foreshore and the waterlot. Much of foreshore lease area is intertidal and of little value for the permitted uses.

The Vancouver Rowing Club has maintained a policy of sponsoring and providing amateur athletic programmes and facilities at modest cost and of having memberships open to any person of good character who wishes to participate in athletic activities such as rowing, rugby, yachting, cricket, field hockey, tennis, cross-country running and jogging. In the past, in order to finance its athletic activities, the Vancouver Rowing Club has obtained moorage revenue from its members, most of whom are also members of the Burrard Yacht Club. The relationship with the Burrard Yacht Club has ended and they have removed their boathouses. As a result, the Vancouver Rowing Club will have to incur substantial capital cost to provide new floats. In addition, the clubhouse requires considerable expense to bring it up to requirements.

The premises are located at the entrance to world famous Stanley Park and the Board is concerned with maintaining an interesting operation in the area with a neat and tidy, nautical appearance to indicate to the park visitor an attractive aquatic recreational use.

The National Harbours Board are unwilling to lease the waterlot to the City but are agreeable to leasing the waterlot to the Vancouver Rowing Club subject to conditions as to use which would be satisfactory to the Board. The lease will therefore contain conditions which will control use of the National Harbours Board waterlot as well as the area proposed to be leased to the Vancouver Rowing Club. Because of problems of access and egress, neither the foreshore area or the National Harbours Board area has much value unless they are combined.

The parking area adjacent to the clubhouse has room for forty vehicles and is essential to the operation of the marina. The cost of installing the area was originally paid in part by the Burrard Yacht Club who have been paying an annual rent of $1,000.

Continued . . . .

The Board is considering an overall park and recreation plan for development of the Coal Harbour area and the lease area may not be available for lease to the V.R.C. at the end of the term. The Board has applied for a lease of the N.H.B. waterlot at the end of the term of the proposed foreshore lease.

Recommendation

That approval be granted to enter into a sub-lease to include the following conditions:

1. Term

The proposed lease is for seventeen (17) years from Sept. 15th, 1977 to coincide with termination date of R.V.Y.C./N.H.B. lease. At that time, an overall review of Coal Harbour use may be considered.

2. Rent

One Dollar ($1.00) for area on which clubhouse stands and from high water mark to -5' mean low tide.

One Dollar ($1.00) for useable water area below -5' which is approximately 34,000 sq. ft.

3. Taxes

The Vancouver Rowing Club will be required to pay taxes or the equivalent of taxes on the foreshore lease. In addition, they will pay water rates and utility charges.

4. Use

The premises shall be used for the purpose of maintaining a clubhouse and operating a club engaged in athletic activities relating to but not limited to any of the sports of rowing, rugby, yachting, cricket, field hockey, tennis, cross-country running and jogging and for no commercial gain to its members and for establishment of boat mooring facilities for use by members of the Vancouver Rowing Club and the public.

5. With respect to the combined foreshore lot and the N.H.B. waterlot:

(a) the V.R.C. will agree to install or re-arrange floats and dolphins in accordance with an approved plan (Schedule "C" attached or in such other manner as may be agreed upon and because of parking restrictions will not permit more than 160 boats to be moored;

(b) the V.R.C. will not erect, moor, install or maintain any structure, boathouse, shelter or building or any improvement or engage in dredging without the consent of the Superintendent of Parks;

(c) the V.R.C. will carry out repairs and renovations to the clubhouse in accordance with a schedule to be included in the lease;

(d) the V.R.C. will observe and abide by all by-laws of the City of Vancouver;

(e) the V.R.C. will charge fees for moorage which are not less than comparable charges for similar space and service at marinas operated by the Board of Parks and Recreation in the City of Vancouver.

6. The V.R.C. will, subject to reasonable restrictions, maintain an open membership policy and will permit the Board to inspect its books and will provide the Board with an annual audited statement.

7. The City will reserve rights-of-way for public works and utilities without compensation, except for loss or damage to property.

8. The City will have the right upon six months' notice to terminate the lease if the premises are required for the purpose of the City. In such event, the City will pay the pro rata cost of the dolphins and equipment installed pursuant to the lease on the foreshore lot for the remainder of the term of the lease. In this instance, the Club may elect to leave the floats and if they do so, the City will pay the pro rata cost of the floats on the foreshore lot.

9. The V.R.C. will maintain public liability and property insurance satisfactory to the Superintendent of Parks.

10. In the event of substantial insured damage to the clubhouse, the City shall have the right to require relocation on the leased area and commencement of repairs within twelve months and completion within twenty-four months.

11. The V.R.C. shall be required to provide at least forty (40) parking spaces and in that respect a separate agreement for seventeen (17) years should be entered into for the present parking area used by the Burrard Yacht Club which will accommodate forty (40) cars at an annual rent of $2,000 with review every three (3) years to reflect market rental value on such other terms and conditions as are satisfactory to the Park Board Superintendent and the Director of Legal Services.

12. The V.R.C. in order to finance the purchase of floats will be required to assign the lease to the Bank of British Columbia and the Board of Parks and Recreation approve such assignment.

13. That sub-leases be executed on behalf of the City by the Chairman and Superintendent of the Board of Parks and Recreation with the V.R.C. in accordance with these provisions and the sub-leases which are available at the City Clerk's office for inspection, to the satisfaction of the Superintendent of Parks and the Director of Legal Services."

The City Manager notes that the Rowing Club will now pay about $12,000 per annum to the NHB for the lease of their water lot. The Club's request to lease a portion of Stanley Park and adjacent water lots from the City for $2 a year is based on the contention that the Club provides the athletic facilities of a community centre at no cost to the City and at low annual fees ($35 to $50) to over 1,000 members.

The City Manager submits the rent for Council's CONSIDERATION and RECOMMENDS approval of the other terms of the sub-lease.

FOR COUNCIL ACTION SEE PAGE(S) 221

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MANAGER'S REPORT

DATE September 21, 1977

TO: Vancouver City Council

SUBJECT: Evening Shopping during December

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"A letter has been received from the T. Eaton Co. Limited requesting an amendment to the Shops Closing By-law to permit shops to remain open until 9:00 p.m. from December 1st to December 24th (excluding Sundays).

Section 8 of the Shops Closing By-law states:

'Nothwithstanding any of the provisions of this By-law, any shop may remain open until 9:00 o'clock in the afternoon on the seven business days preceding Christmas Day.'

As all shops may stay open until 9:00 p.m. Thursday and Fridays all year, the net result of Section 8 is that in most years five (5) and occasionally four (4) additional evenings are provided for shopping until 9 o'clock.

The Assistant City Engineer (Traffic) advises that traffic starts to get very heavy during the second week of December. An extension of evening shopping hours for the fourteen (14) days preceding Christmas may relieve some traffic congestion and parking problems.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

On October 22, 1974, City Council considered a request from the T. Eaton Co. Ltd. for extended shopping hours during December but took no action on the matter.

The request for a by-law amendment to extend the shopping hours during December is submitted to the Committee for CONSIDERATION."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 222

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 4, 1977

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 4, 1977 in the Council Chamber at approximately 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Rankin, and Puil

CLERK TO THE COUNCIL: R. Henry

Local Improvement Lane Pavement by Petition.

MOVED by Ald. Brown
SECONDED by Ald. Ford

THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Lane Pavement by Petition.

The Court noted Schedule #444A as submitted by the Collector of Taxes concerning the paving of the lane south of 26th Avenue west of Nootka Street. A sufficiently signed petition had been received as submitted by a majority of the assessed owners.

There was no one present who wished to address the Court on the matter and it was:

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT Schedule #444A as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure.

The Council considered a report of the City Manager dated September 22, 1977 in which the City Engineer reported as follows:

"GENERAL

A project for a lane pavement 'by Petition' has been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on October 4, 1977.

The project is identified as follows:

	Schedule	Item	Type
Petition	444-A	1	Lane Pavement, Local Residential

CAPITAL FUNDS

The City's share of the recommended project is available in the 1977 Streets Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the project 'by Petition' in Schedule 444-A be undertaken".

There being no one present who wished to address Council on this matter it was:

MOVED by Ald. Brown
SECONDED by Ald. Ford

THAT the report of the City Manager dated September 22, 1977 be approved.

- CARRIED UNANIMOUSLY

The Special Council adjourned at 2.05 p.m.

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of October 4, 1977, adopted on October 18, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 18, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gibson.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell of the First Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Brock School, Vancouver, under the direction of their teacher, Mrs. Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford
SECONDED by Ald. Bellamy
THAT the minutes of the following meetings be approved:

Regular Council (except the 'In Camera' portion) dated October 4, 1977.
Special Council (Court of Revision) dated October 4, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Bill 31 Regarding Changes in Real Property Assessment & Taxation

The Council received a report reference from the Area Assessor, Mr. H. Urquhart concerning the changes in real property assessment as a result of the Provincial Government's Bill 31. Mr. Urquhart circulated a copy of the Order in Council and gave a history of the matter, the general provisions,and a brief description of the options.

The Director of Finance also spoke to this subject and referred to the City Manager's report dated October 4, 1977, wherein the Director of Finance provided additional information to that contained in a report submitted to the Standing Committee on Finance and Administration on September 15, 1977. The Director of Finance summarized the position by recommending that Council choose Option "A" for the calculation of assessed values for general purposes for 1978, and direct the Director of Legal Services to prepare the necessary by-law. The City Manager concurred with this approval and noted that this is, in fact, the same option that the Provincial Government has chosen for school assessment purposes.

Following various questions put to both officials, it was

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in his report of October 4, 1977, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the Director of Legal Services report to Council on an appropriate Charter amendment to permit exemptions of the Annual Rental Value Assessment for Business Tax purposes.

- (lost - tie vote)

(Ald. Bellamy, Brown, Harcourt, Marzari & Rankin opposed)

MOVED by Ald. Ford
THAT consideration of the foregoing motion by Alderman Kennedy be deferred.

- LOST

(Ald. Bellamy, Brown, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and LOST.

VI. Report of Standing Committee on Planning & Development. (October 6, 1977)

Granville Island Redevelopment Plan (Clause 1)

The Council then considered the above matter and in this regard received a delegation from Mr. K. Ganong, representing the Granville Island Trustees. In expressing the Trustees' preference for alternative 4, which was detailed in the City Manager's report of October 5, 1977, he stated that the organization is prepared to sponsor a Public Information Meeting. It was also stated that the Park Board's Director of Planning has agreed to the modification of the Open Areas proposed and it will be considered by the Park Board at its next regular meeting.

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd.

Granville Island Redevelopment Plan (Cont'd)

MOVED by Ald. Harcourt
THAT recommendation 'A' of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, and the Mayor opposed)

MOVED by Ald. Harcourt
THAT Alternative 4, as contained in the City Manager's report of October 5, 1977, be approved, with the exception that Public Information Meeting(s) will be held, as agreed to by the Granville Island Trustees.

- CARRIED

(Ald. Marzari, Puil and Rankin opposed)

After noting a letter dated October 14, received from the Granville Island Trust, it was

MOVED by Ald. Puil
THAT recommendations B. C. D, E and F, be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees.

- CARRIED

(Ald. Brown, Ford and Kennedy opposed)

COMMUNICATIONS OR PETITIONS

Request for Deferral of
Decision on Block 130. Jericho/Locarno Area

The Council noted a letter dated October 12, 1977 from the Park Board wherein the Board requested Council to defer making any decision regarding Block 130 in the Jericho/Locarno area, for one month until the Park Board has had time to consider the issue and report to Council. The Board requested this deferment as it was agreed that an overall assessment must be made of the Jericho/Locarno waterfront to ensure good park and recreation planning for the future. The letter referred to a report from the Planning and Development Committee, dated September 29, 1977, which is before Council this day and on which a number of delegations are to be heard.

MOVED by Ald. Harcourt
THAT this matter be deferred for one month.

- LOST

(Ald. Brown, Ford, Kennedy, Marzari, Puil and Rankin opposed)

The Council recessed at 4.40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.00 p.m.

DELEGATIONS

1. Rezoning Application -
5178-5188 Moss Street
5239-5255 Fairmont Street.

Council on June 28, 1977, deferred consideration of the above mentioned clause in the Manager's Report (Building & Planning) dated June 24, 1977, pending the hearing of a delegation from the applicant's lawyer.

At that time the City Manager had recommended approval of the Director of Planning's recommendation not to approve the rezoning. Subsequent to this approval the City Manager now wishes to advise Council:

"Since I submitted the above report, Council approved the creation of an Economic Development Office and expressed interest in encouraging the retention and growth of blue collar employment in the City.

This is one argument in favour of the application to rezone.

Furthermore, the intrusion of the proposed rezoning into residential areas is minimized by the existence of a large Canada Dry plant on one side and by two company-owned houses serving as buffer to the rear.

Consequently, the City Manager now submits for Council's CONSIDERATION whether or not to send the application to a public hearing."

Mr. Baker, representing the applicant then addressed Council requesting that the matter be referred to a Public Hearing.

MOVED by Ald. Kennedy
THAT the rezoning application by Mr. N. Ginder of Best Lumber and Supplies Ltd., to rezone5178-5188 Moss Street and 5239-5255 Fairmont Street from RS-1 One Family Dwelling District to C-2 Commercial District for the purpose described in the Manager's Report of June 24, 1977, be referred to a Public Hearing.

- CARRIED
(Ald. Marzari, Puil and Rankin opposed)

It was agreed to defer consideration of the following, pending the hearing of delegations this evening:

2. Hardship Cases.

3. Jericho/Locarno Area Planning: Lease of City-owned Lands in Block 130.

COMMUNICATIONS & PETITIONS (Cont'd.)

Provincial Grant - Archives

In a letter dated October 13, 1977, the City Clerk advised that the City Archives' application for a grant from the B.C. Museums and Archives Development Fund has been approved in the amount of $7,500. The money will be applied to update the photographic section to make it more accessible to the public

The City Clerk requested that Council forward a letter of appreciation to the Deputy Premier, The Hon. Grace McCarthy.

MOVED by Ald. Kennedy
THAT a letter of appreciation be forwarded as suggested by the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Review of Regional Plan
for the Lower Mainland.

The Council noted a letter dated October 4, 1977, from the Chairman of the Greater Vancouver Regional District Planning Committee, concerning a review of the Official Regional Plan. The Council was asked to meet with Consultants and Staff appointed, some time between October 25th and November 18th 1977.

MOVED by Ald. Kennedy
THAT the request be granted and a suitable time and date be arranged.

- CARRIED UNANIMOUSLY

C.U.P.E. National Convention
- Grant Request

A letter was received from the Secretary of the B.C. Division of the Canadian Union of Public Employees, noting that Council previously had turned down its request for a contribution of $5,000 towards the Organization's Annual Convention. The Organization requested that Council reconsider the matter and provide some form of financial recognition towards the Convention.

MOVED by Ald. Puil
THAT the aforementioned letter be received.

- CARRIED UNANIMOUSLY

Rezoning Application:
71st Avenue & S.W. Marine Drive.

Council noted a letter from Community Builders Limited asking that Council reconsider its decision of October 4, 1977 wherein a request to submit a rezoning application for 71st Avenue and S.W. Marine Drive to a Public Hearing was not approved. The letter referred to the question of an area plan for Marpole which is referred to in a report of the City Manager dated October 11, 1977, which will be considered by Council later this day. Because of the Company's interest in the area, it requested permission to appear as a delegation on this whole topic.

MOVED by Ald. Harcourt
THAT the communication be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the delegation request be granted.

- LOST (tie-vote)

(Ald. Bellamy, Harcourt, Marzari, Puil and Rankin opposed)

Dog Carcasses from Veterinary Establishments

A letter dated October 17, 1977, from the Vancouver Municipal and Regional Employees Union was noted concerning dog carcasses from veterinary establishments, which is the subject of a report from the Community Services Committee later this day. The Union, and Dr.R. Mears on behalf of the Vancouver Academy of Veterinary Medicine both wished to appear before Council as delegations.

MOVED by Ald. Rankin
THAT this matter, including the pertinent clause in the Community Services Committee's report, be referred back to the Committee for further consideration, and the hearing of the delegations.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS.

A. CITY MANAGER'S
GENERAL REPORT
OCTOBER 14, 1977.

Works & Utility Matters
(October 14, 1977)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Closure of North Side 19th Avenue, East of Sophia Street.
Cl. 2. Closure of South Side of 6th Avenue, East of Ontario Street.
Cl. 3.a. Reallocation of 1977 Sewers Capital Budget Funds.
b. Advance Approval of 1978 Sewers Capital Budget Funds.
Cl. 4. Proposed B.C. Hydro Lighting Attached to Georgia Viaduct.

Clauses 1 - 4 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(October 14, 1977)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Mountain View Cemetery - Ninth Renovation.
Cl. 2. Development Permit Application Fees Non-Profit Societies.

Mountain View Cemetery -
Ninth Renovation

MOVED by Ald. Brown
THAT this item be deferred pending a report reference from the Medical Health Officer.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Ford left the meeting to attend to other Civic business.

Development Permit Application Fees
Non-Profit Societies.
(Clause 2)

MOVED by
THAT the recommendations of the Director of Social Planning as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(October 14, 1977)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Hardship Cases.
Cl. 2. Conservation Work at City Archives.
Cl. 3. Federal Building - Block 56.
Cl. 4. 7375 Blenheim Street. D.P.A. No. 78864 & 7077 Carnarvon Street, D.P.A. No.78466.
Cl. 5. Shell Canada Limited, Gasoline Service Stations 2480 West 41st Avenue and 3685 East Hastings St.
Cl. 6. City Hall Space Requirements - Planning Department, Third Floor, East Wing.

Clauses 1, 2 and 4.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Federal Building - Block 56
(Clause 3)

Prior to consideration of this clause, the Council was advised that the architect for the Federal Government project has requested that this clause be deferred for three weeks.

MOVED by Ald. Puil
THAT consideration of this clause in the report be deferred for three weeks as requested.

- CARRIED UNANIMOUSLY

Shell Canada Limited, Gasoline Service Stations - 2480 West 41st Avenue and 3685 East Hastings Street.
(Clause 5.)

MOVED by Ald. Puil
THAT the request by Shell Canada Limited that self-serve license privileges be transferred from the gasoline service station at 3685 Hastings Street to 2480 West 41st Avenue, be denied.

- (carried)

(Ald. Bellamy and Brown opposed)

MOVED by Ald. Gerard
THAT this clause be deferred and the Director of Planning be requested to submit a report on a review of the self-serve gas license guidelines for the consideration of Council.

- LOST

(Ald. Brown, Harcourt, Kennedy, Marzari, Puil Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil was put and CARRIED.

CITY MANAGER'S & OTHER REPORTS (Cont'd(

Building & Planning Matters (Cont'd)

City Hall Space Requirements:
Planning Department Third Floor
East Wing.
(Clause 6)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(October 14, 1977)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Main Street Merchants Fair.
Cl. 2. Heating & Cooling - No. 1. Firehall.

Main Street Merchants Fair
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager as contained in this clause be approved and the Liquor Control and Licensing Branch of the Provincial Government be advised that Council has no objection to the issuance of a liquor license for this event.

- CARRIED UNANIMOUSLY

Heating and Cooling -
No. 1. Firehall
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 14, 1977)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Young Canada Works, Canada Works Project and Provincial Youth Employment Program.
Cl. 2. Establishment of One (1) Additional Community Health Nurse Position - Health Department.
Cl. 3. Grant Request of the Y.M.C.A. for Langara Property.
Cl. 4. 1977 Operating Budget Contingency Reserve, Requiremement for Additional Funding.
Cl. 5. Police Communications Centre Staffing.

Clauses 1 & 2.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Grant Request of the Y.M.C.A. for Langara Property (Clause 3)

MOVED by Ald. Brown
THAT this clause be deferred and the Y.M.C.A. provide relevant information to the City Manager for Council, including membership details, reasons for time delays and further explanation of unanticipated expenditures.

- CARRIED UNANIMOUSLY

1977 Operating Budget Contingency Reserve, Requirements for Additional Funding. (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Gerard left the Meeting.

Police Communications Centre Staffing (Clause 5)

In considering this clause, the Council received further information from Mr.Ken Cocke from the Vancouver Police Department.

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters (October 14, 1977)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Sale of Property - East Side 1400 Block Clark Drive.
Cl. 2. Burrard Street Widening: 1917-1945 Burrard Street.
Cl. 3. Anavets Senior Citizens' Housing Society.

Sale of Property - East Side 1400 Block Clark Drive. (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Burrard Street Widening: 1917-1945 Burrard Street. (Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Anavets Senior Citizens' Housing Society (Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in the clause, be approved.

- CARRIED

(Alderman Puil opposed)

Staffing - Marpole Local Area Planning Program

Prior to considering a Manager's report dated October 11, 1977, on Staffing - Marpole Local Area Planning Program, Council was advised that Mr. Elgin Ruddell wished to appear as a delegation on this matter.

MOVED by Ald. Rankin
THAT the delegation request be granted and, therefore, consideration of this report be deferred.

- CARRIED UNANIMOUSLY

Former C.P.R. Right-of-Way between Arbutus & Chestnut Streets

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause be approved after adding the following as a condition to recommendation 2:

'(iv) That the owner submit a satisfactory undertaking to Council in writing to give the City $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy (in amendment)
THAT the above-mentioned condition (iv) be deleted.

- LOST

(Ald. Bellamy, Brown, Harcourt, Kennedy, Marzari, Puil and Rankin opposed

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Harcourt
THAT when the amending By-law is enacted, City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act".

- CARRIED UNANIMOUSLY

The Council recessed at 6.05 p.m. to reconvene in the Council Chamber at 7.30 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard.
Alderman Gibson.

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (Cont'd)

Hardship Cases

The following appeared before Council this evening to appeal the decision of the Hardship Committee with respect to their applications. Council also considered the relevant Manager's report in each case:

Mr. Greg Nikas - 3621 West 18th Avenue.

Mr. Nikas requested that he be permitted to retain the basement dwelling unit in his house for the next five years to permit him to substantially reduce his mortgage. He further stated that his mortgage payments on this house are very high and that the income from the dwelling unit in his basement enables him to meet his commitments.

MOVED by Ald. Brown
THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Tran Nam - 4138 Balkan Street

Mr. Tran Nam, through an interpreter, advised that there are eight people in his family. He has succeeded in finding alternative accommodation with relatives for two of his children and the one son who is presently working and assisting with expenses, hopes to return to school to further his education and then this source of income will be lost to the family. Mr. Nam indicated that if some low-income housing were available to him he would be prepared to consider it. However, he is a recent refugee from Vietnam, has neither driver's licence nor car and it is difficult for him to live too far from his place of work. He requested that Council give him a six month extension on his application to provide him an opportunity to look for alternative accommodation.

MOVED by Ald. Rankin
THAT an extension of one year, with respect to the illegal accommodation at 4138 Balkan Street, occupied by Mr. Tran Nam be approved:
FURTHER THAT the Director of Permits and Licenses and other appropriate City staff assist Mr. Tran Nam, through the B.C. Housing Management Commission, or other appropriate agencies, to locate suitable alternative accommodation.

- CARRIED
(Ald. Bellamy, Brown, Ford and Puil opposed)

DELEGATIONS (Cont'd)

Hardship Cases (Cont'd)

Mr. Manuel B. Anonuevo - 1339 East 33rd Avenue

Mr. Anonuevo addressed Council and indicated that he, his wife and six children occupy the illegal dwelling unit at this address. Mr. Anonuevo requested one year's extension on his application to enable him to attempt to obtain more suitable accommodation for his family.

MOVED by Ald. Ford
THAT consideration of this application be deferred for three months and the Director of Permits and Licenses report back on his and other appropriate officials' attempts to obtain suitable alternate accommodation for Mr. Anonuevo through the B.C. Housing Management Commission, the report to include information on what accommodation is available to low income families through the B.C. Housing Management Commission.

- CARRIED UNANIMOUSLY

Mr. Richard K. Norton - 995 East 64th Avenue

Mr. Norton stated that the amount of income listed on his Hardship Application is incorrect. He further stated that, because of health problems he has missed four months from work this year, with a corresponding reduction in income.

MOVED by Ald. Brown
THAT this application be referred back to the Hardship Committee for further consideration in the light of the statements made this evening by Mr. Norton.

- CARRIED

(Ald. Kennedy and Puil opposed)

Mr. Malkiat Singh Powar - 4928 Killarney Street

The Mayor read a letter submitted by Mr. M.S. Powar, appealing the decision of the Hardship Committee with respect to retention of the illegal dwelling unit in his house at 4928 Killarney Street.

MOVED by Ald. Ford
THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Robert Bissett - 3658 Pandora Street

Mr. Bissett advised that, prior to taking his present job last January,he had been unemployed for a number of months as a result of which he had accumulated debts. He presently owes $2,000. He also plans to resign from his present job in the near future to complete his education.

MOVED by Ald. Brown
THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Hardship Cases (Cont'd)

Mr. Harmohinder Pal Singh - 43 East 59th Avenue

Mr. Singh, through his lawyer, Mr. Levitt, appealed the decision of the Hardship Committee. Mr. Levitt advised that Mr. Singh was unemployed prior to early June this year. His cousin lives in the illegal dwelling unit in his basement and pays $150 per month rent. Mr. Levitt, on behalf of Mr. Singh requested a six month extension on this application.

MOVED by Ald. Bellamy
THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED UNANIMOUSLY

Mr. Robert Schneider - 459 S.E. Marine Drive.

Mr. Schneider advised that he, his wife and child have lived at 459 S.E. Marine Drive for about five years. They have encountered no problems with the neighbours and have become integrated into the neighbourhood. Mrs. Schneider is presently attending school and will be for the next two years. In addition, Mr. Schneider contributes towards the support of his widowed mother.

MOVED by Ald. Rankin
THAT an extension of one year, with respect to the illegal accommodation at 459 S.E. Marine Drive, occupied by Mr. Schneider and his family, be approved.

- LOST

(Ald. Bellamy, Ford, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT the decision of the Hardship Committee be endorsed and the hardship application be refused.

- CARRIED

(Ald. Brown, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin
THAT the Director of Permits and Licenses and the Director of Social Planning prepare a report on all aspects of hardship appeals for consideration by the Standing Committee on Community Services, within one month. This report include an examination of the structure of the Hardship Application Form, means by which necessary assistance in filling-out forms could be made available to applicants and methods of verifying applicant's statements on these forms. The report also include provision for regular review and revision of the economic guidelines as well as information on sources of alternative low-cost accommodation available to hardship applicants:

FURTHER THAT, in future all hardship appeals be held 'In Camera'.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Jericho/Locarno Area Planning -
Lease of City-owned Lands in Block 130

Council, on October 4, 1977, agreed to hear representation from interested organizations and individuals when the matter of City-owned land in Block 130 is before Council.

The following addressed Council on this matter:

Mr. P.A. Taylor - spoke to a brief which he presented on behalf of the West Point Grey Civic Association. The association urges that Council reject proposals for long-term leasing of city-owned properties in Blocks 130 and 129, D.L. 540.

Mr. T. Nicholls- submitted and read a brief on behalf of the Save Our Parkland Association. The brief urged Council to re-affirm its position that the Lots in Block 130 be gradually acquired as back-up land for Locarno Beach Park.

Mr. D. Conder - read a brief on behalf of the West Point Grey Community Association and the Northwest Point Grey Homeowners' Association. Both Associations strongly recommend that the leasing of lots in Block 130 be proceeded with.

Mrs. D.G. Russell - an owner of one of the homes in Block 130 requested that Council re-affirm its previous decision to lease the city-owned properties in Blocks 129 and 130.

Mr. McClean - a resident in the area, spoke in support of the briefs from the West Point Grey Community Association and the Northwest Point Grey Homeowners' Association.

Mrs. Pigott - a local resident, referred to the sequence of events concerning Blocks 130 & 129, D.L.540, and put forward arguments in favour of Council retaining its properties in these blocks for park purposes.

Mrs. D. Mellish - submitted a brief on behalf of the Vancouver Council of Women reiterating Council's stand that city-owned land in Block 130 be retained, and orderly acquisition of the remaining lots be continued as they become available.

Mrs. D. Gillis - resident of the area, stated she was opposed to any re-alignment of the road in the vicinity of Block 130.

Mr. Ian Bain - Chairman of the Park Board stated the Park Board sees no reason for haste in disposing of the city-owned properties in Block 130. He suggested that consideration be given to establishment of a citizens' advisory committee to discuss and resolve the various problems in the area.

MOVED by Ald. Harcourt
THAT the recommendations of the Standing Committee on Planning and Development, dated September 29, 1977, be approved.

A separate vote was taken on each of these recommendations, as follows:

Recommendation 'A'

THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Jericho/Locarno Area Planning
Lease of City-owned Lands in Block 130.(Cont'd)

Recommendation 'B'

THAT the balance of the recommendations contained in the Manager's report dated August 2, 1977, be deferred until the Planning Department work programme for 1978 is received.

- CARRIED UNANIMOUSLY

Recommendation 'C'

THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park Development, subject to the concurrence of the Park Board.

- CARRIED
(Ald. Bellamy, Puil and Rankin opposed)

Recommendation 'D'

THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

- CARRIED

(Ald. Puil and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Victory Hotel - Renovations

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

D(i) Victory Hotel - Lease & Management

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

E. B'nai B'rith Foundation - Purchase
of City Land, Bute and Haro Streets.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

F. Development - City-owned Property
at Dunsmuir & Richards Streets

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Joint Meeting of Standing Committees on Planning and Development and Community Services (September 29, 1977)

City Demolition Policy
(Clause 1)

MOVED by Ald. Rankin
THAT the joint recommendations of the Committees of Planning and Development and Community Services, be approved.

- CARRIED

(Alderman Kennedy opposed)

II. Report of Standing Committee on Community Services (September 29, 1977)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Liquor License - Westcoast Stereo Society Club.
Cl. 2. Extension of Operating Hours - Princeton Hotel Pub.
Cl. 3. Liquor Permit Application - 555 West Hastings St.
Cl. 4. Extension of Hours - Clubs (Loggers' Recreational Club)
Cl. 5. Manor Garden Apartments, 2307 West 41st Avenue.
Cl. 6. Dog Carcasses from Veterinary Establishments.

Clauses 1, 3 and 4.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Extension of Operating Hours -
Princeton Hotel Pub
(Clause 2)

Council noted a request from Mr. Louis Valente - President of the B.C. Hotels' Association to make representation on behalf of the owner of the Princeton Hotel Pub.

MOVED by Ald. Rankin
THAT consideration of this clause be deferred, pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Manor Garden Apartments,
2307 West 41st Avenue.
(Clause 5)

During consideration of this item, Mr. McCrum briefly addressed Council on this issue. He stated that this building is a landmark within the community and urged that everything possible be done to ensure its retention.

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in this report be approved:
FURTHER THAT Council urge the Rentalsman not to process eviction notices to residents of Manor Garden Apartments until the terms of the Committee's recommendation have been fully complied with by the developer.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

Community Services Committee (Cont'd)

Dog Carcasses from Veterinary Establishments (Clause 6)

For Council action on this clause, see page 5.

III. Report of Standing Committee on Planning & Development. (September 29, 1977)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Status of Major D.P.A's.
Cl. 2. Planning Programme for the Jericho/Locarno Area.
Cl. 3. Status Report on Government Assisted Housing in the City of Vancouver.
Cl. 4. Chinatown Streetscape Improvement Project.
Cl. 5. Public Use Zoning
Cl. 6. Review of Local Area Planning
Cl. 7. Review of Kitsilano Apartment Area Plan.

Clauses 1, 3, 5 and 7

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 3, 5 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Planning Programme for the Jericho/Locarno Area (Clause 2)

For Council action on this clause, see pages 14/15.

Chinatown Streetscape Improvement Project. (Clause 4)

MOVED by Ald. Harcourt
THAT recommendations A, B, and C of the Committee be approved;
FURTHER THAT recommendation D be amended and then approved as follows:

'THAT funds in the amount of $5,000.00 for consultant design services, be approved from the Beautification Capital Account, and designated by Council to form part of the anticipated Local Improvement with the
* cost of $5,000 for Consultant Design Services shared on a 50/50 basis between property owners and the City, should the project proceed.'

- CARRIED UNANIMOUSLY

*Underlining denotes amendment.

Review of Local Area Planning (Clause 6)

MOVED by Ald. Harcourt
THAT recommendations A, B and D of the Committee be approved after adding to recommendation A the words "for comment":
FURTHER THAT recommendation C of the Committee be deleted.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

IV. Report of Standing Committee on Finance and Administration (September 29, 1977)

Western Management Consultants - Review of Departments (Clause 1)

During consideration of this report the Mayor advised that there has been a change in the schedule for departmental presentations and a revised schedule will be circulated to Council Members shortly.

MOVED by Ald. Brown
THAT the information of the Committee contained in this clause, be received.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration (October 6, 1977)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. B.C. Touring Council - Grant Request.
Cl. 2. Festival Concert Society Grant.
Cl. 3. Britannia Community Services Centre: Transposition of Part-time Positions to Full-time Positions to Full-time Civic Employees with the Board of Parks & Recreation.
Cl. 4. Non-Market Lease - Enclave 18 - Champlain Heights.

Clauses 1 - 4 inclusive

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

VI. Report of Standing Committee on Planning and Development (October 6, 1977)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Granville Island Redevelopment Plan
Cl. 2. 1976 Census Figures

Granville Island Redevelopment Plan. (Clause 1)

For Council action on this clause see page 3.

1976 Census Figures (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.4792, BEING THE GRANVILLE MALL BY-LAW.

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari was excused from voting on this By-law)

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. South 2 feet of each of Lots 12, 13, 14, 17 and 18
   All of: Block 216, District Lot 526, Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Vancouver Rowing Club

Alderman Rankin stated he had noticed that new pilings and new decking were being installed in the vicinity of the Vancouver Rowing Club, and queried if it was intended to moor boats in this area. The City Manager advised that it is intended to erect floats in the area but there will be no boat-houses.

Report on Prostitution in the City of Vancouver

Alderman Rankin referred to a report on Prostitution in the City of Vancouver, which the Mayor had circulated to Members of Council. He requested that this report be placed on the Council agenda for November 1st, 1977, to permit Council Members an opportunity to discuss same. He further requested that the Police Chief be present when this item is before Council. The Mayor indicated he would make the necessary arrangements.

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The Council adjourned at 10.40 p.m.

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The foregoing are Minutes of the Regular Council meeting of October 18, 1977, adopted on October 25, 1977.

MAYOR

CITY CLERK

RR1

MANAGER'S REPORT

Date: October 4, 1977

TO: Vancouver City Council

SUBJECT: Bill 31 Regarding Changes in Real Property Assessment and Taxation

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

1. INTRODUCTION

The purpose of this report is to provide information in addition to that contained in the report considered by the Finance and Administration Committee on September 15, 1977. At that time, it was reported to Committee that the City had four different options with which to levy general purpose real property taxes. During the discussion of that report, the Committee expressed concern with the effect of the taxation options as they will alter the distribution of taxes among the various classes of property and also with the effect of assessment changes that will alter the distribution of taxes among various properties within specific classes.

2. DISTRIBUTION OF TAXES BETWEEN CLASSES OF PROPERTIES

The distribution of taxes among the differing classes of properties changes because of the introduction of actual value assessments and the application of differing percentages of actual value to determine assessed value.

To determine the overall effect of the various options, Table 1 has been prepared to show the percentage of total taxes payable by each class of property under each of the four options. Total taxes include general, school, hospital, regional district, Assessment Authority, MFA, and business taxes (note that business taxes are levied in a different manner than property taxes). This table shows how total taxes are currently distributed and how they would be distributed under each of the options.

NOTE: All references to school taxes in this report are on a gross basis, before consideration of the Home-owner Grant.

TABLE 1

Distribution of Tax Burden

Class	Current	Option A	Option B	Option C	Option D
Single Family Residential	34.87%	34.74%	34.70%	36.84%	38.37%
Other Residential	15.85	12.44	12.42	13.18	13.73
Utilities	2.01	2.55	2.55	2.31	2.26
Primary Industry	.97	1.52	1.50	1.25	1.28
Business and Other	40.67	42.56	42.64	40.23	38.17
Machinery	5.63	6.19	6.19	6.19	6.19
	100.00	100.00	100.00	100.00	100.00

To measure the effect of the Provincial options, the following table has been prepared to determine the percentage change in total taxes payable for each class of property. The percentages show the change from 1977 in taxes payable under each option.

TABLE 2

Percent Change in Tax Burden from 1977

Class	Option A	Option B	Option C	Option D
Single Family Residential	- .40%	- .52%	+ 5.64%	+10.04%
Other Residential	-21.54	-21.64	-16.81	-13.34
Utilities	+26.96	+26.96	+15.13	+11.02
Primary Industry	+56.05	+55.63	+27.55	+32.58
Business and Other	+ 4.63	+ 4.85	- 1.07	- 6.13
Machinery	+10.01	+10.01	+10.01	+10.01

3. DISTRIBUTION OF TAXES BETWEEN PROPERTIES WITHIN A CLASS

The distribution of taxes among properties within any specific class changes because of assessment distortions that have taken place in the past due to controls on assessments and that are now being corrected by the introduction of actual value assessment. In other words, properties that have been under-assessed in the past relative to other properties in their class will be equalized with the 1978 assessment roll. That equalization however will bring about substantial tax share increases for certain properties while for other properties there will be tax share decreases.

For example, the attached bar chart depicts the percentage increases in the share of general purposes taxes that will occur for individual properties in the business sector if Option A is chosen. This chart indicates the percentage change in general purposes taxes payable by individual properties within this class. To place the chart in perspective, the total business class of properties, if Option A is selected, will undergo a 16.22% increase in general taxes (4.63% increase on a total tax basis). However, while one might expect that each property within the class would face a comparable increase, in fact, this does not occur. Some properties, because they have been seriously under assessed before, will undergo much higher increases - many will face a 40% or greater increase in their general taxes, while others will have a decrease. The Committee expressed its concern about the increases and especially about the 3,188 properties that will undergo a 40% or more increase in general taxes (denoted by the bar at the extreme right hand side of the graph). Analysis of the information contained in taxation option studies provided by the Assessment Authority and discussions with the Assessment Authority lead to the belief that the properties that will face this major increase are mainly the smaller commercial properties.

The information that has been provided by the Assessment Authority only includes the tax distribution within classes for general and school purposes. No distribution is available for the distribution within classes for total (general, school, business and other taxes) taxes. The information that is available indicates that the increase for the 3,188 properties that will undergo a 40% or more increase in general taxes, will not in most cases be as great when total taxes are considered. Table 2 bears this out. The average increase in total taxes for business properties is only 4.63% under Option A whereas the general purposes portion under the same option increased by 16.22%.

4. BUSINESS TAX EXEMPTIONS

Consideration has been given to altering the basis of levying the business tax so that the combination of both business taxes and property taxes will produce an overall lower tax increase for the smaller businesses. Our research indicates that if an exemption of the first $2,000 of the Annual Rental Value Assessment for business tax purposes was granted, then smaller business properties would not face such large increases in their total taxes. However, the City Charter does not provide any power to implement such an exemption process.

5. OPTION D (ACTUAL VALUE)

During Committee's discussion of Option D, it was noted that this option did not inflict any large scale changes within the classes (as there was with Option A). Since this option allows all properties to be assessed at 100% of their actual value, the bar chart for business under this option has an even distribution, unlike the clustered distribution shown for Option A. This would mean that, under Option D, large tax increases would not fall on particular groups as for small businesses under Option A. However, Option D involves significant shifts of taxation between classes which were felt to be unacceptable. In order to fully consider all options, Option D has been reviewed to study the impact of selecting this option and implementing decreases in general taxes and compensating increases in the business tax. Referring back to Table 2, it is evident that the selection of this option will cause a significant increase in total taxes for single family residences. This impact can be reduced by reducing general taxes and increasing the business tax to recover the lost revenues. If, for example, the business tax is increased from present 9½% to 15% of Annual Rental Value and general taxes are reduced by an equal amount, the size of the increase for single family residences could be substantially reduced. Table 3 presents the percentage increases that would occur with this option.

TABLE 3

Option D With Business Tax Increase

Class	Percentage Share of total taxes under this proposal	Percentage Share of total taxes in 1977	Percentage change in share of taxes
Single Family Residential	36.04	34.87	+ 3.34
Other Residential	12.90	15.85	-18.60
Utilities	2.17	2.01	+ 8.10
Primary Industrial	1.40	.97	+44.68
Business and Other	41.30	40.67	+ 1.53
Machinery	6.19	5.63	+10.01

This option is not without its disadvantages however. A major shortcoming of this option with the adjusted general and businesses taxes arises because of the responsibility for tax payments. Property tax is payable by the property owner whereas business taxes are payable by the occupant. The majority of commercial leases are written to protect the lessor from tax increases by allowing him to pass them along as rent increases. Unfortunately, few leases contain the reverse covenant that would allow a reduction in rents due to a reduction in property taxes. As a result, lessees who will pay the increased business tax may not receive the somewhat offsetting benefit of the reduced general purposes tax.

Another disadvantage of increasing the business tax, and therefore, creating a heavier City reliance on this source of revenue, is the difficulty of ensuring collection. Business taxes are not a registerable charge against the property.

The above disadvantages reduce the desirability of this option seriously even ignoring the fact that it shifts an additional burden onto homes.

6. OPTION C

Option C with respect to general purposes reflects a maintenance of the status quo with respect to distribution of general taxes by class of property except that it effects a significant shift of general taxes from multi-family residential onto single family homes.

It is to some extent similar to Option D and reducing general taxes with an offsetting increase in business tax would have a similar effect to that shown for Option D in the previous section.

However, such an action has the same defects as Option D and further, maintaining the present distribution of taxes by class has no particular logic as a taxation policy.

7. SUMMARY

The only serious distribution problem within any class of property is that it would appear that many small businesses would, under Option A or B, receive a significant general purposes tax increase. The increase is justified in comparison to other business properties because these properties apparently have not being paying their fair share of taxes.

However, it was felt that Council might well wish to alleviate some of this increase (40% or more) and therefore the only apparent method, being exemption of the first portion of business tax assessed rental value, was investigated. The Law Department advises that a Charter amendment would be necessary before an exemption process could be implemented. However, on a total tax basis there is a reasonable expectation that the increase will be somewhat smaller.

Decreasing the business tax in total (i.e. reducing the rate to something less than the current 9½%), and still using Option A or B, would not significantly benefit the small commercial properties, would benefit the larger commercial properties and would result in increased burden, compared to 1977, on single family homes.

7. SUMMARY ..... cont'd

Using Option C or D, decreasing general taxes with an offsetting increase in business taxes, would assist small commercial properties (because of the distributional characteristics of Options C and D) but would result in an increased burden on homes and also increase the existing problems with the business tax, and further, the benefit might not be passed on to the small businesses through leases.

By the end of October Council must make a decision regarding which option they wish to choose, for the purpose of calculating the 1978 assessment values for general purposes. Any choice involves some shift in the impact of taxes between classes of property, and also involves shifts in taxes within classes, these latter shifts essentially representing corrections of past over and under assessments.

Subject to Provincial Government confirmation of the percentage factors that assessed value is of actual value for each class, such confirmation being required under the legislation on or before October 21,

I RECOMMEND that

> Council choose Option A for the calculation of assessed values for general purposes for 1978, and direct the Director of Legal Services to prepare the necessary bylaw."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and notes that this is in effect the same option that the Provincial Government has chosen for school assessment purposes.

FOR COUNCIL ACTION SEE PAGE(S) ~~288~~ 261

DEL. 2

MANAGER'S REPORT

July 18, 1977

TO: Vancouver City Council

SUBJECT: 4138 Balkan Street - Tran Nam
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Tran Nam has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint our Inspection Services reported that the basement of the above building contained a separate dwelling unit which was occupied. Before any notification was sent by this Department, the tenant made an application for consideration under the Hardship Policy.

On June 6, 1977, the Hardship Committee reviewed this application and recommended that it be refused. The Committee noted that the applicant was married with three dependents, both the husband and the eldest son, who is not claimed as a dependent, are employed and have a combined income of $1,310 per month.

The Committee noted that while these were new immigrants to Canada, the income exceeded the guidelines approved by Council on May 10, 1977, and further that neither age nor health were factors.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 270

DEL. 2

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council

SUBJECT: 737 East 21st Avenue - Sarbjit S. Hayre
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Hayre has requested to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On October 26, 1976, our Inspection Services reported that the basement of the above building contained one dwelling unit which was occupied by the owner. Notification was sent ordering the use of the building be restored to a one family dwelling, but on November 15, 1976, Mr. Hayre submitted an application for consideration under the Hardship Policy.

On January 20, 1977, the Hardship Committee reviewed the application and recommended that it be refused. The Committee noted that the applicant is married with one dependent, fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,222.08 per month.

On June 6, 1977, reinspection of the building found that it is now occupied as a one family dwelling and that the owners are now living on the main floor. Mrs. Hayre was contacted on June 8, 1977, and she advised that the circumstances as outlined in the Hardship Application on November 15, 1976, had not changed. She stated that this application was to re-occupy the basement dwelling unit.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 272

DEL. 2

MANAGER'S REPORT

June 13, 1977

TO: Vancouver City Council

SUBJECT: 1860 Island Avenue - Hardship Appeal
R. Wayne Shufelt & Penny Shufelt

CLASSIFICATION: RECOMMENDATION

Mr. R. W. Shufelt and Penny Shufelt have requested to appear as a delegation before City Council with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"On January 12, 1977, our Inspection Services reported that the basement contained one dwelling unit which was occupied. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On February 28, 1977, the tenants of the illegal accommodation, Mr. and Mrs. Shufelt, made an application for consideration under the Hardship Policy. The Hardship Committee considered this application on April 25, 1977 and recommended that it be refused. The Committee noted that the applicant is married with one dependent, both husband and wife are fully employed with a combined income of $1,452.80 per month. The Committee further noted that neither age nor health were factors.

As the income far exceeds the guidelines established by City Council on May 10, 1977, it is recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 272

DEL. 2

MANAGER'S REPORT

August 10, 1977

TO: Vancouver City Council

SUBJECT: 1339 East 33rd Avenue - Manuel B. Anonuevo (tenant) Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Manuel B. Anonuevo has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As the result of a complaint our Inspection Services reported that the basement of the above building contained a dwelling unit which was occupied. The then owner made an application for consideration under the Hardship Policy and on November 4, 1975, City Council approved of the application for a limited period of time for one year.

After several attempts to contact the owner, finally on May 10, 1977, our Inspection Services reported that the basement contained a dwelling unit which was still occupied and that a new owner occupied the main floor.

The new tenant, Mr. Manuel B. Anonuevo made an application for consideration under the Hardship Policy and on June 6, 1977, the Hardship Committee considered this application and recommended that it be REFUSED. The Committee noted that the applicant is a tenant, married with six dependents, fully employed with an income of $1,497.34 per month.

The Committee noted that the accommodation is of a poorer quality for such a large family and that neither age nor health were factors. The Committee further noted that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL. 2

MANAGER'S REPORT

August 15, 1977

TO: Vancouver City Council

SUBJECT: 995 East 64th Avenue - Richard K. Norton (tenant) Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Richard K. Norton has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that applications have been made under the Hardship Policy by tenants for the retention of the dwelling unit in the basement of the above building since 1970.

Mr. Norton made an application in May of 1976 and the Hardship Committee at that time recommended that it be approved for a limited period of time of one year. The information submitted at that time indicated that the applicant was married with one dependent and had a combined income of $896 per month.

On June 7, 1977, Mr. Norton again submitted an application under the Hardship Policy and on June 27, 1977, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married with one dependent, fully employed with an income of $1,367.23 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL. 2

MANAGER'S REPORT

August 15, 1977

TO: Vancouver City Council

SUBJECT: 4928 Killarney Street - Malkiat Singh Powar (owner)
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Malkiat Singh Powar has requested to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, on February 4, 1975, our Inspection Services reported that the above building contained one dwelling unit in the basement which was occupied by the owner, and one dwelling unit on the main floor which was occupied by a tenant. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On March 18, 1975, Mr. Powar made an application for consideration under the Hardship Policy. On May 23, 1975, the Hardship Committee considered this request and recommended that the application be approved for a period of six months.

On January 2, 1976, Mr. Powar made a second Hardship Application and on March 1, 1976, the Hardship Committee recommended that the application be approved for a further period of time of six months, expiring September 1, 1976.

On September 8, 1976, Mr. Powar made a third Hardship Application and on November 16, 1976, the Hardship Committee recommended that the application be refused. The Committee noted that the applicant is married, claiming six dependents, both he and his wife were employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,582 per month. The Committee noted that the Inspection Services had reported that five of the dependents shown on the Hardship Application reside outside of Canada. The Committee further noted that neither age nor health were factors.

As a result of this refusal, Mr. Powar wrote a letter to the City Clerk advising that he wished the matter reconsidered as he was temporarily unemployed. Mr. Powar was contacted on January 20, 1977, at which time he stated that he was only temporarily laid off and that he is now fully employed and the income shown on his Statutory Declaration is still applicable.

On February 8, 1977, City Council deferred action on the matter pending a report being submitted on the Hardship Policy.

On May 31, 1977, our Inspection Services attempted to interview Mr. Powar but were advised by the tenants that the owners were on vacation in England for a period of one month.

On July 7, 1977, our Inspection Services interviewed Mr. Powar who stated that he is now employed receiving the income as outlined in his Statutory Declaration, but that his wife is unemployed and is on vacation in England.

August 15, 1977

The Hardship Committee on July 21, 1977, reconsidered this application and again recommend that it be REFUSED. The Committee noted that even after the discontinuance of the illegal suite, the income received would be $1,182 per month and would still exceed the guidelines as approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL. 2

MANAGER'S REPORT

August 29, 1977

TO: Vancouver City Council

SUBJECT: 3658 Pandora Street - Robert Bissett
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. Robert Bissett, tenant, has requested to appear before City Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District, but our records show that in 1943, the Board of Appeal approved the conversion of this building into a duplex. The records further show that as the result of a complaint, inspection was made where it was found that the basement contained a separate housekeeping unit and that neither permit nor approval had been obtained.

Notification was sent to the owner requesting that the use of the building be restored to a two family dwelling. Following this notification, an application was made for consideration under the Hardship Policy. City Council approved this application and instructed the Director of Permits and Licenses to temporarily withold enforcement action for a limited period of six months.

On December 16, 1975, our Inspection Services reported that the building was now occupied as a multiple conversion dwelling containing one dwelling unit in the basement, one dwelling unit on the main floor, three sleeping units equipped with cooking facilities on the second floor and three sleeping units equipped with cooking facilities in the attic. It was further reported that the occupants of the sleeping units on the second and attic floors were students.

Following notification, the new owner of the property advised that his tenants were making applications for consideration under the Hardship Policy. Mr. Bissett, who was one of the tenants, made an application on January 19, 1976, and the Hardship Committee on March 8, 1976, recommended that the application be approved for a limited period of time of one year as the applicant only had an income of $300 per month.

On April 22, 1977, Mr. Bissett made a second application for consideration under the Hardship Policy. On June 27, 1977, the Hardship Committee considered this application and recommended that it be refused. The Committee noted that the applicant is single with no dependents, fully employed with an income of $850 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 271

DEL.2

MANAGER'S REPORT

August 30, 1977

TO: Vancouver City Council

SUBJECT: 43 East 59th Avenue - Harmohinder Pal Singh
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Morley A. Levitt, Barrister and Solicitor, has requested to appear before Council as a delegation on behalf of Harmohinder Pal Singh with respect to a refused Hardship Application.

Director of Permits and Licenses reports as follows:

"As the result of a complaint inspection was made of the above building where it was found that the basement contained a dwelling unit which was occupied by the owner and that the main floor contained a dwelling unit which was occupied by a tenant.

As the property is situated in an RS-1 - One Family Dwelling District, notification was sent to the owner requesting that the use of the building be restored to a one family dwelling. Our records show that the owner has made two previous applications for consideration under the Hardship Policy and in each instance has advised the City that he was temporarily unemployed. The Committee on both occasions recommended that the applications be approved for a limited period of six months.

On June 10, 1977, Mr. and Mrs. Harmohinder Pal Singh made a third application for consideration under the Hardship Policy. This application was considered by the Hardship Committee on June 27, 1977, at which time they recommended that it be refused.

The Committee noted that the applicant now resides on the main floor, is married with three dependents, two of whom reside outside of Canada, both the husband and wife are fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of $1,723.09 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 272

DEL. 2

MANAGER'S REPORT

August 31, 1977

TO: Vancouver City Council

SUBJECT: 459 S.E. Marine Drive - Mr. & Mrs. Schneider Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. and Mrs. Robert Schneider have requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"As a result of a complaint, inspection was made of the above building, where it was found that the basement contained one dwelling unit which was occupied by Mr. and Mrs. Schneider and the main floor contained one dwelling unit which was occupied by the owner. Mr. Schneider made application for consideration under the Hardship Policy, and on June 27, 1977, the Hardship Committee considered the application and recommended that it be refused. The Committee noted that the applicant is married, with one dependent, fully employed with an income of $1,639 per month. The Committee further noted that neither age nor health were factors and that the income exceeded the guidelines established by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 212

MANAGER'S REPORT

September 13, 1977

TO: Vancouver City Council

SUBJECT: 3621 West 18th Avenue - Greg Nikas (owner)
Hardship Appeal

CLASSIFICATION: RECOMMENDATION

Mr. G. Nikas has requested to appear before Council as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District and our records indicate that a Development Permit was issued on April 26, 1976 to erect a new dwelling on this site.

On May 10, 1977, our Inspection Services reported that the building was occupied as a duplex having one dwelling unit in the basement which was occupied, and one dwelling unit on the main floor which was occupied by the owner. Notification was sent to the owner requesting that the use of the building be restored to a one family dwelling.

On June 27, 1977, an application for consideration under the Hardship Policy was received from Mr. Nikas. On July 21, 1977, this application was considered by the Hardship Committee and they recommended that it be refused.

The Committee noted that the applicant is married with seven dependents, three of whom reside outside of Canada, is fully employed and even after the discontinuance of the illegal accommodation, would still receive an income of $1,866 per month. The Committee further noted that neither age nor health were factors and that the income greatly exceeded the guidelines approved by Council on May 10, 1977.

It is therefore recommended that the decision of the Hardship Committee be endorsed and the application be refused."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Permits and Licenses to refuse the hardship application.

FOR COUNCIL ACTION SEE PAGE(S) 270

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. Closure of Portion of North Side 19th Avenue, East of Sophia Street, Abutting Lot 11 Except the South 7 Feet, Now Road, Block 71, District Lot 301, Plan 5112

The City Engineer reports as follows:

"An application has been received to purchase the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, which is presently established as road. The applicant wishes to consolidate the 7-foot widening strip with the remainder of Lot 11.

The 7 feet was established for street when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width. Therefore, the 7-foot widening strip is not required for road.

I RECOMMEND that the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed portion of road to be consolidated with the remainder of Lot 11.

(b) The value of the 7-foot strip to be $100 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of Portion of the South Side of 6th Avenue East of Ontario Street, Abutting the West Half of Lot 3, Except the North 7 Feet, Now Road, Block 36, District Lot 200A, Plan 197

The City Engineer reports as follows:

"An application has been received from the owners of the West Half of Lot 3, except the North 7 feet, now road, Block 36, District Lot 200A, Plan 197, to purchase the 7-foot widening strip which abuts the north side of their lot. As present planning calls for 6th Avenue to remain 66 feet in width, the 7-foot strip is no longer required for highway purposes.

I RECOMMEND that the North 7 feet of the West Half of Lot 3, Block 36, District Lot 200A, Plan 197, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant pay $2,945 plus registration fees in accordance with the recommendation of the Supervisor of Properties.

(b) The portion of road so closed be consolidated with the remainder of the West Half of Lot 3."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. a) Reallocation of 1977 Sewers Capital Budget Funds
b) Advance Approval of 1978 Sewers Capital Budget Funds

The City Engineer reports as follows:

(a) "Reallocation of 1977 Capital Budget Funds

The 1977 Sewers Capital Budget includes provision for the first stage of the 'Heather Street Trunk Relief Sewer'. Since the design of this trunk sewer has not been completed to date, construction should be deferred to the latter part of 1978 and the amount of $250,000, approved for this project, should be transferred to 'Sewer Separation in Area Tributary to North Arm Interceptor,' which would provide continuance of our program to prevent discharge of raw sewage into the Fraser River.

Cont'd . . .

Clause 3 Cont'd

(b) Advance Approval of 1978 Capital Budget Funds

The 1978 Sewers Capital Budget has not yet been presented to Council for approval. However, in order to permit planning of important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval in the amount of $870,000 from the 1978 Basic Sewers Capital Budget for, 'Sewer Separation Downtown Area' in advance of approval of the 1978 Capital Budget.

The first project area planned would provide for completion of the separation program in the area bounded by Georgia Street, Canadian Pacific Railway Yards, Beach Avenue and Burrard Street. The two project areas are summarized as follows:

1. Installation of a new sanitary sewer parallel to the existing combined sewer to serve those properties on the eastside of Howe Street and the westside of Granville Street from Robson Street to Beach Avenue.

2. Reconstruction of the existing combined sewer in the lane west of Richards Street from Robson Street to Nelson Street.

The second project area is bounded by Carrall Street, Gore Avenue, Keefer Street and Alexander Street and is presently served by a combined sewer system which was constructed around 1910. These sewers are deteriorating rapidly and a major rehabilitation program is planned. The first phase of this program is the construction of separate storm and sanitary sewers on Columbia Street from Pender Street to Alexander Street.

These projects form a part of the 1976 - 80 Capital Program planned for 1978. It also represents an extension of sewer separation work in the downtown area to prevent the discharge of raw sanitary sewage into False Creek.

Since Sewer Capital funds do not require voter approval, Council's approval must include borrowing authority.

I RECOMMEND:

(a) That the $250,000 Appropriation 0112/7601 be reallocated to Appropriation 0115/6503;

(b) That $870,000 be approved in advance of 1978 Capital Budget for 'Sewer Separation Downtown' Appropriation 0115/6400 and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Proposed B.C. Hydro Lighting Attached to Georgia Viaduct

The City Engineer reports as follows:

"On September 21, 1976, City Council approved the request of the B.C. Hydro to mount lights on four of the columns supporting the Georgia Viaduct to light a portion of their "Carrall Yards" which lies under the Viaduct. An agreement covering these four columns was signed.

The B.C. Hydro now requests permission to mount lights on an additional fifteen columns to complete the lighting.

I RECOMMEND that permission be granted to the B.C. Hydro and Power Authority to attach lights to a total of nineteen columns supporting the Georgia Viaduct and the existing agreement be replaced with a new agreement with the same conditions."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 265

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery - Ninth Renovation

The Medical Health Officer requests approval of the following project as detailed:

" In 1972 an Agreement with the I.O.O.F. and the City of Vancouver lapsed following a 1965 transfer of monies to the Perpetual Care Fund for the I.O.O.F. Section of the Cemetery. The City assumed responsibility for maintenance of this section at that time.

In an Agreement dated 1958 between the Vancouver Lodge #3 of the Knights of Pythias and the City of Vancouver, the City assumed care for an area in the cemetery set aside for the Knights of Pythias and known as Knights of Pythias Section, which lapsed in 1973 after a term of fifteen years. No further agreement is in existence and the City, by its earlier Agreement, has assumed perpetual care of this section. The two areas mentioned above, combined, create an area for renovation of approximately six acres. With reassignment of space not currently in use, 844 new graves will become available. The additional 844 new grave spaces will through leasing, provide $92,840. to Cemetery Redevelopment:

(63.6% - $59,080. to reserve plus
36.4% - $33,760. to Perpetual Care Funds).

It is not known when these monies will be generated. It depends solely on completion of the renovation to provide the grave spaces and the demand for spaces, which could be years.

The I.O.O.F. Section and the Knights of Pythias Section which make up the area for the proposed ninth renovation of Mountain View Cemetery will be renovated by re-position of markers as follows:

665 - erect to be laid flat
620 - flat to be adjusted to new grading
177 - to remain erect
(to conform to City Standards).

The estimated cost for this renovation is as follows:

Labour: (grading, cultivating, seeding, resetting markers, etc., includes fringe benefits at 29%)	$ 26,261.
Supplies, etc.	6,206.
SUB TOTAL	32,467.
10% Administrative and Overhead	3,247.
TOTAL ESTIMATE:	$ 35,714.

At the lapse of these Agreements as noted above, the City has been generating income in the Perpetual Care Fund as a result of the Agreements on all subsequent sales as noted in the Agreements.

It is estimated that upon completion of this renovation labour costs to maintain the area will result in a reduction of approximately $3,000 per year.

It is therefore requested that approval be given for the ninth renovation and that authority be given to file an application with the Minister of Consumer Services to proceed with this project.

Continued . . . .

Clause No. 1 Continued

"The Medical Health Officer RECOMMENDS that:

A. Council approve the ninth renovation as described above, including preparation of such plans and records as required.

B. Funds in the amount of $35,714. be appropriated from reserve for Cemetery Redevelopment, Account No. 4759.

(This has been the source of funding for previous renovations of this nature for the Cemetery).

C. The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Services to proceed. "

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

CONSIDERATION

2. Development Permit Application Fees Non-Profit Societies

The Director of Social Planning reports as follows:

"On August 24, 1976, City Council amended the Zoning and Development Fee By-law No. 4188 to increase the fee charged to developers for Development Permit Applications. The fee is set to cover 100% of the cost of processing Development Permit Applications by City staff. Schedule 2 Subsection 4 of the By-law includes "day care, kindergartens and similar uses as determined by the Director of Planning". The application fee for such uses is $75 for each 1,000 square feet or part of gross floor area up to 5,000 square fee to a maximum fee of $375. The renewal fee for all uses is $25.

For non-profit day care centres this application fee is often a financial hardship. In the past four months 5 new child care centres have requested grants from the City equal to Development Permit Fees. The average request was $150. Council approved one request in May and deferred decision on the other four pending receipt of this report.

The Development Permit Fee can also be a hardship to other non-profit agencies operating programs on small annual grants. In June, Council approved a grant equal to Development Permit Fee of $225 to the Thunderbird Activity Centre.

The cost of handling these small grant requests in terms of staff time can equal or exceed the Development Permit fee charged negating the original purpose of the fee. Also, the grant request process delays the processing of the Development Permit Application.

From January 1 to September 30, 1977, 16 Development Permit Applications for day care, kindergarten and similar uses were submitted by non-profit societies. Total revenue from these Development Permit Fees was $2,242.50. (These figures include renewals as well as initial applications.)

The Director of Social Planning recommends that:

A. The Director of Legal Services be instructed to amend the Zoning and Development Fee By-law No. 4188 to reduce to $1.00 the fee charged to non-profit societies applying for Development Permits for day care, kindergarten and similar uses as determined by the Director of Planning.

Continued . . . . .

Clause No. 2 Continued

B. City Council approve grants equal to Development Permit Fees to the following societies:

Dharmasara Child Care Society	$150
Shaughnessy-Pt. Grey Out-of-School Care	$375
Dunbar Heights After School Care	$150
Bilingual School Out-of-School Care	$150 "

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 265

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Hardship Cases

Council requested further information with respect to Hardship Applications.

The Director of Permits and Licenses reports as follows:

"The original proposed guidelines for considering Hardship Applications (Appendix "A") was referred by Council to the Standing Committee on Community Services. On April 21, 1977, this Committee considered the Report and recommended:

A) THAT the report be approved but the requirement that the owner shall have lived on the property for a minimum of two years to be eligible for hardship consideration be deleted.

B) THAT any appeals on the decision of the Hardship Committee be heard by Council.

C) THAT the Hardship Committee be authorized to request selected applicants to meet with the Hardship Committee to discuss their application in more detail.

On May 10, 1977, City Council adopted the recommendations of the Standing Committee on Community Services.

When the Standing Committee on Community Services considered the original Hardship Report (Appendix A), concern was expressed about the requirement that an owner shall have lived on the property for a period of two years as they felt that many young couples, in order to meet high mortgage payments on new homes must have suites in the basement however illegal they might be.

The rationale of your officials for requiring that an owner shall have lived on the property for a minimum of two years was that this would return more closely to the original intent of Council when the Hardship Policy was initiated many years ago. This Policy confined itself to the retention of existing accommodation but did not permit the installation of new and illegal accommodation. One of the chief problems that has occurred over the years has involved the increasing acceptance by Council of new illegal accommodation as hardship by persons who knowingly planned on the installation of such a suite but at the same time had guaranteed that none would be installed at the time of taking out the original Permits. Council approval of hardship suites under such circumstances has resulted in real injustice to those citizens who did comply with the requirements and constraints of the Single Family Dwelling areas.

Prior to the writing of the Hardship Report adopted by Council on May 10, 1977, there were no specific guidelines with respect to consideration under the Hardship Policy. Over the years this has resulted in the development of inconsistencies both by the Hardship Committee and the various City Councils concerned.

Since the adoption of the new guidelines, however, several meetings have been held by the Hardship Committee and they recognize that they can now reach decisions more precisely and that those decisions clearly reflect the original Hardship Policy.

Many applications are before Council to appear as delegations with respect to refused Hardship Applications under the new guidelines. If Council continues to support the decisions of

Cont'd . . .

Clause 1 Cont'd

the Hardship Committee based on the new guidelines, then probably the problem of the two year requirement is unnecessary. Because of the limited experience with these guidelines to date, it is suggested that your officials report back in one years time on the advisability of instituting the two year period of time based on economic grounds.

As very few of the applications being dealt with by the Hardship Committee are based entirely on medical grounds, no consideration was given by the officials requiring the applicant to have owned or occupied the premises for any specific time. The Committee has always relied entirely on the advice of the Medical Health Officer. Some concern recently expressed by Council suggests that Hardship Applications based on medical grounds should not be considered unless the applicant has been in the accommodation in question for a period of two years. However, it is suggested that consideration may be granted by the Committee for the relaxation of the two year time limit on the advice of the Medical Health Officer in special circumstances.

The Director of Permits and Licenses recommends THAT:

A. An owner shall have lived on the property for a minimum of two years when the application is made solely on pre-existing medical grounds, but this time limit to be relaxed on the advice of the Medical Health Officer in special circumstances.

B. I be requested to report in one years time on the advisability of requiring an owner to have lived on the property for a minimum of two years when the application is made on economic grounds."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

2. Conservation Work at City Archives

The Director of Permits and Licenses reports as follows:

"When the Archives and Museum Storage Building was planned, one of the rooms was to be used for conservation and was to be shared between the Archives and the Museum.

For various reasons the Archives could not carry on a proper conservation program until just recently when a permanent Conservationist came on staff. After the Museums Association assumed responsibility of the Museum, the adjacent work room which was originally planned for taxidermy was phased out of use and both the taxidermy area and the conservation room were fully utilized by the Museum in their program of restoration of artifacts.

We have also recently found out that the ventilation system provided for these two areas is not sufficient for the fumes from the chemicals used in conservation of archival material. This does not evolve from poor design by the engineers but rather greater knowledge gained of the toxicity of the chemicals involved.

The City Archives now need a space and an exhaust system for their future conservation work and both the Museum and the Archives are agreeable to a reallocation of space. The room designated as shared conservation room would be wholly assigned to the Museum whereas the room previously a Museum Storage Room would be divided into a Registrar's area (Museum) and an archival conservation lab.

In order to use this room properly, the Workers' Compensation Board has advised us that due to the toxicity of the chemicals we must install a 5' asbestos lined fume cabinet with all necessary exhaust and plumbing. There is no other area in the complex for this facility. We estimate the cost of such an installation to be $7,000.

Cont'd . . .

Clause 2 Cont'd

The Director of Finance advises that if Council approves the recommendations of this report, funds will be provided from Contingency Reserve.

It is recommended that Council approve the use of the space for a conservation lab and the expenditure of necessary funds in the amount of $7,000 for a fume hood to exhaust toxic fumes. Funds to be provided from Contingency Reserve."

The City Manager recommends the foregoing report of the Director of Permits and Licenses be approved.

RECOMMENDATION AND CONSIDERATION:

3. Federal Building - Block 56

On June 28, 1977, Council resolved that:

"(a) Council approve in principle the construction by the Federal Government of an office building on Block 56 subject to the development meeting the zoning requirements of the Downtown Development Plan;

(b) Council request the Department of Public Works to investigate specific Federal commitments to regional town centres (where, when and how much);

(c) Council request a meeting with the Minister of Public Works, his staff and the G.V.R.D. to discuss the findings and recommendations of this report."

On July 8, 1977, members of Council and of the G.V.R.D. met with the Minister of Public Works, Mr. Buchanan, and reached a consensus on the re-design of the building and on future expansion of federal offices in regional centres.

It was an informal meeting--no minutes were kept, and only press reports are available.

A draft resolution was prepared that met the desires of Council and of the G.V.R.D. It was passed by the Board of the G.V.R.D. in this form:

"WHEREAS The Federal Minister of Public Works has requested the Council of the City of Vancouver and the Board of Directors of the Greater Vancouver Regional District to advise on the Forward Plan for Federal office space requirements prepared by Ministry staff, and

WHEREAS The Federal Ministry of Public Works estimates that between 2.1 and 2.5 million square feet of office space (net) will be required by the Federal Government in Greater Vancouver by 1986 of which 621,000 square feet (net) is presently owned and occupied by the Crown and 1,150,000 is leased, and

WHEREAS City and GVRD staffs have investigated several options for meeting the Federal office space requirements by utilizing and renovating existing Crown owned space, building new space, buying existing buildings and leasing space both within Vancouver and Regional Town Centres.

BE IT RESOLVED THAT:

1. The Council of the City of Vancouver or the Board of Directors of the Greater Vancouver Regional District advise the Federal Minister that the option for meeting minimum Federal office space requirements which best fits the City of Vancouver's Downtown Plan and the Livable Region Proposals of the GVRD is the one which locates new Federal office space as follows:

Cont'd . . .

Clause 3 Cont'd

a) 500,000 square feet (net) in a new Federal Building to be built on Block 56 in Downtown Vancouver, which is in accordance with the City's zoning by-law limiting gross building area on the site to 650,000 square feet,

b) 360,000 square feet (net) in existing Federal buildings in Downtown Vancouver, renovating particularly those buildings in the vicinity of Hastings and Granville Streets which have heritage value,

c) 300,000-400,000 square feet (net) in new Crown owned buildings located in Regional Town Centres in Burnaby and New Westminster, whose programs for receiving such buildings are well advanced, and,

d) 300,000 square feet (net) by the purchase of existing office space in the office core of Downtown Vancouver

and which would maintain the following existing Federal office space accommodation:

e) 250,000 square feet (net) in various locations outside Vancouver in the Greater Vancouver Region,

f) 250,000 square feet (net) in the City of Vancouver outside of the Downtown and

g) 50,000-150,000 square feet (net) in leased space in Downtown Vancouver.

If additional Federal office space is required over and above the 2.1 million square feet minimum required by 1986, it should be located in Regional Town Centres as proposed in the Forward Plan of the Ministry."

The motion has never been formally adopted by City Council.

Since then, the Federal Government has appointed architects and they have met with City staff. A disagreement has arisen over the interpretation of Clause 'a' of the joint resolution above.

A) The architects have been given to understand that the maximum floor space is limited only by the zoning. Hence the amount of office space on Block 56 by itself could be 500,000 square feet net, but additional office space might be created by utilizing left-over FSR on the adjacent CBC block. (By a separate building there, by consolidation or by transfer of development rights.)

B) City staff have maintained that while the figure of 500,000 net was indeed derived from the zoning of Block 56, the consensus reached between the Minister, the GVRD and Council was that this amount of office space was the maximum that should be constructed in that location, irrespective of surplus FSR available on the adjacent CBC block.

The architects are seeking clarification from the Minister. To settle the matter, it would also be helpful if Council would formally adopt the joint resolution quoted above and clarify its interpretation between (A) and (B) above."

The City Manager RECOMMENDS that Council approve the joint resolution approved by the GVRD and puts for CONSIDERATION the choice of interpretation between (A) and (B).

RECOMMENDATION:

4. 7375 Blenheim Street, D.P.A. No. 78864 and
7077 Carnarvon Street, D.P.A. No. 78466

The Director of Planning reports as follows:

"Development Permit Application #78864 was filed by Mr. L. Czink (Contractor) for Dr. D. B. Rix to construct a 36'0" x 72'0" stable on this site providing accommodation for the keeping of ten (10) horses.

In accordance with Section 10:18:2 of the Zoning and Development By-law, the site would permit a maximum of fifteen (15) horses.

Development Permit Application No. 78466 has been filed by Mr. Paul Danielson, for Dr. K. Walters, to construct a 1,475 sq. ft. addition to the existing stable on this site. Dr. Walters also submitted a letter requesting permission to keep four (4) horses on this site.

Resolution of City Council dated September 20, 1960 permitted the keeping of two horses on this site.

Both sites are located in an RA-1 (Limited Agricultural District). Section 10:18:2 of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning has approved Development Permit Applications #78864 and 78466 thereby permitting the construction on these sites subject to the following condition:

> Prior to the issuance of the Development Permits, the applications are to be referred to Council for approval for the keeping of horses on the sites as requested.

The Director of Planning recommends that City Council approve:

(A) the keeping of a maximum of ten (10) horses at 7375 Blenheim Street;

(B) the keeping of a maximum of four (4) horses at 7077 Carnarvon Street."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

5. Shell Canada Limited Gasoline Service Stations
2480 West 41st Avenue and 3685 East Hastings Street

The Director of Planning reports as follows:

"The City Clerk has received a letter from S. T. Dawes, Senior Marketing Representative of Shell Canada Limited (see Appendix I) requesting that the self-serve license privileges be transferred from the gasoline service station at 3685 Hastings Street (near Boundary Road to 2480 West 41st Avenue (at Larch)).

The Development Permits approving the construction and/or alterations to the above noted gasoline service stations were processed as follows:

Cont'd . . .

Clause 5 Cont'd

2480 West 41st Avenue

This gasoline service station was erected in 1951 and was added to in 1963 (D.P. #28717) and again altered in 1971 (D.P. #55049). The most recent approved drawings indicate the provision of three service bays and two pump islands with access from both 41st Avenue and Larch Street.

3685 East Hastings Street

This building was constructed in 1937 and converted to an automotive repair shop, gasoline service station in 1965 (D.P. #35481). Further alterations, including the construction of a kiosk for the gasoline service station was approved in 1972 (D.P. #59914), the approved drawings indicated the provision of seven service bays and two pump islands.

Development Permit No. 73734 was issued on October 27, 1976 to construct a building containing retail, offices, restaurant and residential units on this site. A permit to demolish the existing building was subsequently issued on May 13, 1977.

The statistics submitted with the Manager's report on self-service gasoline stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Shell Canada Limited as having 46 gasoline service stations in the City, 15 or 32.6% of which are self-service, exceeding the City Council's limitation of 15%.

Shell Canada have advised that as of September 19, 1977 they have 37 gasoline service stations in the City, 15 of which are self-service. However, paragraph 7 explaining the "METHODS OF CONTROL" contained in the City Manager's report of April 7, 1975 states:

> 'In order to specify a limit on the number of self-serve gas stations it is clear that a number rather than a percentage should be given. However, a number would not necessarily account for differences in the size of companies. To overcome this, a method of control is proposed that fixes the number of self-serves at 15 percent for each company and calculated from that company's total service stations on April 1, 1975. Reduction in total numbers after that date would have no effect on the number of self-serves permitted, thus eliminating any encouragement of retention of marginal gas stations. Certain other provisions are included so as to be equitable to smaller companies.'

Since the proposed change of self-service license does not alter the original number of self-serve gasoline stations for Shell Canada Limited it is recommended that the gasoline service station at 2480 West 41st Avenue be added to and that 3685 East Hastings Street be deleted from the list of permitted self-serve gasoline stations in Schedule "B" of the License By-law regarding self-service gasoline stations. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. City Hall Space Requirements - Planning Department
Third Floor, East Wing

The Director of Permits and Licenses reports as follows:

"A re-organization plan for the third floor of the East Wing is in progress to improve the efficiency and working conditions of the Planning Department and to determine the best location for the Central Area Division which occupies space on the ground floor. This Division was temporarily allocated this space in order to return it to City Hall from rented accommodation so that this could be better integrated with the remainder of the Department.

This re-organization plan is not complete, but the Director of Planning has requested some minor interim re-arrangement on the third floor which fits in with the plan being developed for the whole Department. This involves an interchange between some staff of the Special Services Division and the Overall Planning Division. The Overall Planning Division are now up to full strength and recent additions in staff have had to be accommodated in different locations on the third floor in inadequate space. The interim changes requested will enable the Overall Planning Division to be consolidated in a more appropriate location which will improve operating efficiency and facilitate needed closer working relationships with other Divisions.

The cost for minimum alterations to achieve these objectives is estimated at $1,800.00.

The Comptroller of Budgets advises that alterations in the Planning Department were noted as one possible requirement for funds when the Supplementary Capital Budget was prepared. If Council agrees to this expenditure for interim re-arrangement in the Planning Department the required funds will be provided from the Supplementary Capital Budget.

It is recommended that the City Architect be authorized to make an interim re-arrangement in the Planning Department as detailed above to increase the operational efficiency and working relationships of the staff at an estimated cost of $1,800.00. The source of funds to be the Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 266 & 267

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. Main Street Merchants Fair

The City Engineer reports as follows:

"In a letter dated September 26, 1977, Mr. John Brohman, Chairman of the Main Street Fair Committee, requests that a portion of the lane west of Main Street between 27th and 28th Avenues be closed to vehicular traffic. The specific dates and times requested are:

Friday,	October 21, 1977, 10:00 a.m. to 10:30 p.m.
Saturday,	October 22, 1977, 10:00 a.m. to 10:30 p.m.
Sunday,	October 23, 1977, noon to 10:00 p.m.

This partial closure of the lane is required to accommodate the Main Street Merchants Fair that will take place on the Canada Safeway parking areas which are located on the west side of Main Street between 27th and 28th Avenues. The proposed merchants' fair will have booths featuring merchandise, games of chance and food, along with carnival rides, live and taped music and a beer garden. The partial closure of the lane will permit the public to cross from one parking area to the other without encountering vehicular traffic.

In a meeting attended by representatives of the various City Departments and Government agencies concerned (FEST Committee), the Main Street Merchants Association advised that they had canvassed the residents in the area bounded by Main Street, 27th Avenue, Ontario Street and 29th Avenue for any comments on their proposed event and that the response was overwhelmingly in favour of the Main Street Fair. The Police Department will provide special attention for this event and B.C. Hydro transit operations will not be affected. There are no objections to this event from a Traffic Engineering standpoint and the temporary parking restrictions and partial lane closure will be done by City crews. The estimated cost of the traffic control requirements is $120, and as the Main Street Merchants will be responsible for cleaning up the area, there are no charges contemplated from the Sanitation Branch.

Should Council approve the applicant's request to close a portion of the lane west of Main from 28th Avenue to 60 meters (200') north, such approval should be subject to the following conditions:

a) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

b) Any food concessions to be approved by the City Health Department.

c) All relevant licenses be obtained by the applicant prior to the events.

d) The cost of temporary traffic controls be borne by the applicant.

e) The cost of any street cleaning over and above normal street cleaning be borne by the applicant."

If Council favours a beer garden, the City should notify the Liquor Control and Licensing Branch that City Council has no objection to the issuance of a liquor license for this event.

The City Manager notes that the FEST Committee recommends approval of this application. Hence, the City Manager RECOMMENDS approval of the fair subject to the five conditions above and submits the matter of the liquor license for CONSIDERATION.

Continued . . . .

RECOMMENDATION

2. Heating and Cooling - No. 1 Firehall

The Director of Permits and Licenses reports as follows:

"When No. 1 Firehall was originally designed the Architect and his Engineers attempted to meet a fixed budget and consequently certain items in the mechanical system were not included in the hopes that they would not be required.

Since occupancy of the building it has been found that the upper floors have suffered from the exposed nature of the site by high heat gain in the early morning from the east sun and the afternoon from the west sun. During the winter the building is exposed to high easterly winds and suffers a high heat loss, therefore in periods of extreme weather the building is extremely uncomfortable.

In order to improve the performance of the mechanical plant it is necessary to install an air conditioning unit and carry out certain additional work to the heating plant at a total cost of $20,500. The conditions would be further improved and substantial energy saved if double glazing was installed to the windows at an additional cost of $11,500. It is therefore recommended that the above noted work be carried out at a total cost of $32,000.

The Director of Finance advises that if Council approves the recommendations of this report funds will be provided from the 1977 Supplementary Capital Budget.

It is recommended that Council approve the expenditure of funds in the amount of approximately $32,000 to rectify heating and cooling problems at No. 1 Firehall, funds to be provided from the 1977 Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 267

A-7

FINANCE MATTERS

RECOMMENDATION

1. Young Canada Works, Canada Works Project and Provincial Youth Employment Program

The Superintendent of Parks and Recreation reports as follows:

"The Park Board in the past in applying for Federal grants similar to the Young Canada Works Projects and Provincial Youth Employment Program, has not paid union scale (Canadian Union of Public Employees and V.M.R.E.U.), as the personnel employed were of a non-union category. We have now been informed that the Park Board will be required to pay union scale on the Young Canada Works Projects and Provincial Youth Employment Program. On the average, monies are needed to increase wage costs from $120 per week to $158 per week (1977 rates) for project workers to meet union scale, and from $156 per week to $181 per week (1977 rates) for project managers to provide an equitable differential.

The additional funds required to meet union rates are:

Young Canada Works	$10,781.
Canada Works	2,541.
Provincial Youth Program	2,753.
	$16,075.

SUMMARY OF PROJECTS:

(A) YOUNG CANADA WORKS

1. Discovery 77

Manager, PG 10, 1st step, 1 x 14 wks. x 181	= $2,534.	
Other, PG 5, 1st step, 2 x 14 wksx x 158	= $4,424.	
	$6,958.	
Add: 11% F.B.	765.	
	$7,723.	
Less: amount funded for Sal. & F.B.	6,154.	
Additional funds required:		$1,569.

2. Sports for Handicapped

Manager, PG 10,1st step, 1 x 14 wks. x 181	= $2,534.	
Other, PG 5, 1st step, 4 x 14 wks. x 158	= $8,848.	
	$11,382.	
Add: 11% F.B.	1,252.	
	$12,634.	
Less: amount funded for Sal. & F.B.	9,883.	
Additional funds required:		$2,751.

cont'd.....

Clause #1 continued:

3. Communipaction

Manager, PG 10, 1st step, 1 x 14 wks. x 181	= $2,534.	
Other, PG 5, 1st step, 5 x 14 wks. x 158	= 11,060.	
	$13,594.	
Add: 11% F.B.	1,495.	
	$15,089.	
Less: amount funded for Sal. & F.B.	11,748.	
Additional funds required:		$3,341.

4. Drama Workshop

Manager, PG 10, 1st step, 1 x 12 wks. x 181	= $2,172.	
Other, PG 5, 1st step, 3 x 11 wks. x 158	= $5,214.	
	$7,386.	
Add: 11% F.B.	812.	
	$8,198.	
Less: amount funded for Sal. & F.B.	6,647.	
Additional funds required:		$1,551.

5. Out Trip 77

Manager, PG 10, 1st step, 1 x 14 wks. x 181	= $2,534.	
Other, PG 5, 1st step, 2 x 14 wks. x 158	= $4,424.	
	$6,958.	
Add: 11% F.B.	765.	
	$7,723.	
Less: amount funded for Sal. & F.B.	6,154.	
Additional funds required:		$1,569.

(B) CANADA WORKS

1. Touch

Manager, PG 12, 1st step, 1 x 27 wks. x 190	= $5,130.	
Other, PG 5, 1st step, 3 x 25 wks. x 158	= $11,850.	
Other, PG 5, 1st step, 1 x 26 wks. x 158	= $4,108.	
	$21,088.	
Add: 11% F.B.	2,319.	
	$23,407.	
Less: amount funded for Sal. & F.B.	20,866.	
Additional funds required:		$2,541.

cont'd.....

Clause #1 continued:

(C) PROVINCIAL YOUTH EMPLOYMENT PROGRAM

1. Marpole

4 students PG 5, 1st step, 4 x 9 wks. x 158	= $5,688.	
Add: 11% F.B.	625.	
	$6,313.	
Less: amount funded for Sal. & F.B.	4,695.	
Additional funds required:		$1,618.

2. Strathcona

5 students PG 5, 1st step, 5 x 9 wks. x 158	= $7,110.	
Add: 11% F.B.	782.	
	$7,892.	
Less: amount funded for Sal. & F.B.	6,757.	
Additional funds required:		$1,135.
GRAND TOTAL		$16,075.

The Comptroller of Budgets and Research advises that if the foregoing is approved, source of funds will be Contingency Reserve.

The Superintendent of Parks and Recreation recommends that City Council approve the amount of $16,075. to meet union scale and provide the equitable differential for Project Managers."

The City Manager RECOMMENDS that the recommendation of the Superintendent of Parks and Recreation be approved.

2. Establishment of One (1) Additional Community Health Nurse Position - Health Department

The Medical Health Officer reports as follows:

"To effectively carry out the Home Care Program the Provincial Government has approved (copy of letter dated September 27, 1977, attached), the establishment of one (1) additional position of a Community Health Nurse is required.

The cost, as set out below, is fully recoverable from the Metropolitan Board of Health in the usual monthly billings.

cont'd.....

Clause #2 continued:

Community Health Nurse I	Oct. - Dec. 1977	Annual Recurring 1978
1 Position		
a) Salary at $1,399.00 per month	$ 4,197.00	$ 16,788.00
b) Fringe Benefits (12%)	504.00	2,015.00
c) Auto allowance	270.00	1,080.00
	$ 4,971.00	$ 19,883.00

Your Medical Health Officer recommends that:

A full time nursing position be established to handle the additional workload in the Provincially-funded Home Care programme, as requested of and approved by the Provincial Department of Health. There will be no additional cost to the City as a result of this report, as the position will be fully funded by the Provincial Government.

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

CONSIDERATION

3. Grant Request of the Y.M.C.A. for Langara Property

The following report is submitted by the Supervisor of Properties:-

"By letter dated August 9, 1977 (Appendix I) the Y.M.C.A. of Greater Vancouver are requesting the City contribute, in the form of a 1/3 write down, on the cost of the land purchased from the City. The two acre site in question is located in Langara and was approved for sale to the Y.M.C.A. who have paid $450,000.00 for the site (1974 market value). The grant request would therefore constitute a write down of $150,000.00. Their letter shows the total projected cost of their project as $3,300,000.00 and they state they need additional funds due to time delays, rising costs and unanticipated expenditures.

On August 13, 1974, at which time Council resolved to sell these two acres to the Y.M.C.A., Council further resolved:

> 'Further that it be clearly understood that the City is under no obligation with respect to Capital funding in the construction of the Y.M.C.A. facility, although the Council supports the Y.M.C.A.'s application to the Provincial Government for capital funding of the project.'

On November 9, 1976 Council passed the following motion:

> 'That Council recommend to subsequent Councils that a grant of $333,000.00 to the Y.M.C.A "Family Y Project" at Langara be approved, on the basis of 1/3 of this amount being released in each of the years 1977, 1978 and 1979, subject to construction commencing in 1977, these funds to be taken from the annual Supplementary Capital Budgets.'

cont'd.....

Clause #3 continued:

On March 15, 1977 Council passed the following:

> 'That a grant of $111,000.00 to the Y.M.C.A. Family Y Project at Langara be approved subject to construction commencing in 1977, and the funds be appropriated from the Supplementary Capital Budget.'

The Y.M.C.A. state they meet the guidelines established for receiving a contribution from the City in the form of a 1/3 reduction in the cost of the land.

A policy for aid and/or subsidies to non-profit organizations was approved by Council on December 3, 1974 (Appendix II). Organizations who purchase property at a subsidized price are required to enter into an agreement undertaking to comply with this policy. It would appear that the Y.M.C.A. would qualify under the guidelines providing there is no conflict between the money already granted and clause (a)v of the policy guidelines in Appendix II (attached).

In the event that a further grant is made to the Y.M.C.A. for 1/3 of the cost of the land in the amount of $150,000.00, it would be subject to the Y.M.C.A. entering into an agreement undertaking to comply with the City's existing policy for aid and/or subsidies to non-profit organizations as approved by Council on December 3, 1974.

The following gives the financial picture regarding the Langara lands:-

COSTS

Acquisition (land - 66.1 acres)	$ 4,500,000.	
(equipment)	24,267.	
Servicing & Utilities & Relocation of golf course	666,429.	
City's share - peripheral fitness circuit	30,400.	
Interest on borrowed purchase money	1,136,417.	
		$ 6,357,513.
REVENUE FROM SALES		5,525,000.
FINANCIAL LOSS		$ 832,513. (D)

The above loss does not include the $333,000.00 grant to the Y.M.C.A. approved by Council on November 9, 1976.

The lands known as the "Langara Lands" comprise approximately 141 acres. The City purchased the northerly 75 acres in 1967. In 1973 the southerly 66.1 acres were purchased, with the intention of recovering this purchase price and all related costs through the sale of approximately 20 acres from the northerly 75 acre parcel. Five lots were created from the 20 acres.

Unavoidable delays resulted in the market housing sites being offered for sale at a less favourable time, and revenues therefore were not as high as anticipated. The two market housing sites brought $300,000.00 per acre; 2 acres and 3 acres were sold to the Y.M.C.A. and the Provincial Government respectively for $225,000.00 per acre, and another 2 acre site was sold to the Provincial Government for senior citizen housing at $250,000.00 per acre. The recoveries from sales do not cover the total costs of acquisition.

cont'd.....

Clause #3 continued:

Debt charges on the borrowed money were paid out of general revenue. For this reason the actual final cash position will be positive, and, if approved, the Y.M.C.A. grant by way of a 1/3 write down of the purchase price could come out of this fund. However, it should be recognized that, based on the original intention, the City already has a loss of $832,513.00 and a reduction in the revenue from sales by a 1/3 write down of the Y.M.C.A. site would increase that loss.

Submitted for Council's consideration is the request of the Y.M.C.A. for a 1/3 reduction in their purchase price."

The City Manager submits the above report of the Supervisor of Properties to Council for CONSIDERATION.

RECOMMENDATION

4. 1977 Operating Budget Contingency Reserve, Requirement for Additional Funding

The Director of Finance reports as follows:

"The 1977 Operating Budget Contingency Reserve has, at this date, an uncommitted balance of approximately $43,000 for the balance of the current fiscal year. This is considered inadequate to meet minimal requirements and it is therefore intended to review requirements and make a further forecast of needs, for presentation and recommendation to Council in the September budget review, to be submitted at the end of October. It is recommended, however, that in the interim, pending submission of the September budget review, an amount of $50,000 be transferred from the "Surplus on Revenue" account to Contingency Reserve, to bring the uncommitted balance on Contingency Reserve to $93,000 to meet minimal unforeseeen needs.

The Director of Finance recommends that funding of $50,000 be transferred from the Surplus on Revenue account to Contingency Reserve."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

5. Police Communications Centre Staffing

The Chief Constable reports as follows:

"BACKGROUND:

On May 11, 1976, Council authorized funds for training of back-up relief operators and hiring of up to ten temporary Communications Operators to handle the increased workload due to start-up of the new Communications Centre and implementation of the 9-1-1 Emergency Number.

Following a report to Council on 20 August 1976, funds were authorized for modifications in the telephone system to separate 9-1-1 calls from lower priority report calls and for hiring of temporary replacement operators to prevent staff shortages due to sickness and holidays. Council further authorized retention of four of the original temporary operators to permit adequate time for workload measurements under long term conditions and requested definition of a required level of service.

Problems with implementation of these telephone modifications by B.C. Telephone Co. and problems with microprocessor hardware delayed gathering of basic workload information until May 1977. Approval was given by the City Manager at the beginning of February 1977 to defer the report on staff requirements until April 1977, when

cont'd.....

Clause #5 continued:

information would be available on the new equipment. Authority was also requested at this time to include funding in the 1977 budget to continue the four Communications Operators temporary positions to May 1, 1977. During May and June 1977, alternative staffing arrangements were tested and the data collected was subsequently analyzed.

This report describes the level of services required to serve the public, the results of the staff evaluation and the need for additional permanent operators. It recommends that the level of service to calls be improved by retaining two of the four temporary operators on a permanent basis and by utilizing the Centrex operators as report takers.

LEVEL OF SERVICE

Two types of telephone calls arrive in the Communications Centre: 9-1-1, or "Emergency" calls, are handled by one group of operators and non-emergency complaint, or "Report" calls, are handled by a second group of operators.

The Police Department attempts to answer all emergency calls on the first ring, i.e. within five seconds. Rather than being evenly spaced, calls arrive randomly and when they arrive in groups all operators may become busy, forcing additional calls to wait in excess of one ring. We deem the standard of response considered acceptable is to answer 95% of all calls on the first ring, i.e. there is 5% chance of a caller having to wait over five seconds. Counts indicate there is a 1% chance that a call waits over five rings (approximately 25 seconds).

The decision of what constitutes an acceptable level of response to EMERGENCY calls is a balance between meeting the demand and minimizing costs:

(a) When the level of response dropped to approximately 90% of calls answered on the first ring, complaints of delays in obtaining emergency assistance were received from the public by B.C. Telephone Co.

(b) To improve the level of service so that more than 95% of calls are answered on the first ring requires a significant cost increase. It is estimated that improving the level of service so that 98% of calls are answered on the first ring would require in excess of five additional operators (one per shift) or a minimum increase of $75,000 annually.

A much lower grade of service is provided for the report type calls: approximately 77% of these are handled immediately, the remaining callers must re-dial. Although this represents an improvement over response in the old Communications Centre, some additional improvement is required to aid the overall operation of the Centre and reduce the number of complaints being received from the public. Immediate improvement in response to report calls is possible at a significantly lower cost than improving Emergency call response by utilizing the present Centrex operators, and modifying their job description.

EVALUATION OF STAFF REQUIREMENTS

The workload handled by the new Communications Centre was higher than anticipated in the original staff estimates and required the retention of four temporary operators from August 1976 to May 1, 1977. The following factors accounted for this increase:

(a) Many calls which were not answered or left to ring a long time in the old Centre are now being answered quickly. Report calls in particular were given very poor service.

cont'd.....

Clause #5 continued:

(b) The number of emergency calls received has increased by approximately 42%. Although a 15% increase had been expected due to Fire and Ambulance calls on 9-1-1 (actual increase 12%), this further increase is due to:

- increased awareness of the service provided by the Police Department developed through the Team Policing Program, and
- a single easily remembered emergency number.

(c) In February, 1975 Council authorized an increase of 120 additional Police officers. Due to lengthy training programs, the impact of this increase was not felt until 1976, resulting in a significant increase in the workload of the dispatch section at that time. It is explained that the Dispatchers and the Telephone Operators are employed on an interchangeable basis as the work load fluctuation demands. Dispatchers and Telephone Operators are identified under the general heading of Communication Operators thereby allowing this flexibility.

The telephone changes approved by Council on 20 August 1976 but not completed by B.C. Telephone until May 1, 1977, permitted us to reduce from four to two temporary operators while maintaining the desired level of service (95% of Emergency calls answered on the first ring). It was, however, found necessary, in order to maintain recommended levels of response, to eliminate vulnerability to overloads, long term problems of supervision and excessive pressure on operators, to continue two of the four temporary positions beyond May 1, 1977.

Subsequently, trials were conducted with fewer than the two temporary operators, but this resulted in:

- an increase in number of calls waiting over one ring,
- complaints from the public made to B.C. Telephone Co.,
- reduction in the number of Report calls handled, and
- staff complaints due to pressure and shortened lunch and rest periods.

The two temporary positions have therefore been continued pending submission of this report. It is now recommended, for reasons as explained in the foregoing, that the two positions be made permanent effective May 1, 1977 at an annual cost of approximately $32,000 at 1977 rates, and that additional funding of approximately $21,000 be provided in the Police Department 1977 budget to cover the costs from May 1 to Dec. 31, 1977, recognizing that a portion of these costs have already been incurred to date.

These two additional positions provide one full time equivalent on each of the day and afternoon shifts five days per week. However, since the work load is excessive on six days of the week it is necessary to provide temporary help relief on the sixth day. It is also requested therefore, that additional temporary help be authorized to the equivalent of approximately 52 man days per year at an annual cost of approximately $6,000 at 1977 rates, and that additional funding of $4,000 be provided to cover this cost in the current year.

CENTREX OPERATORS

The Police and Fire Department Centrex switchboard adjoins the Communications Operation room. This switchboard is staffed by two operators sixteen hours per day. The second operator acts primarily as relief for the first during lunch and coffee breaks and relieves the Centre receptionist during her lunch break.

cont'd.....

Clause #5 continued:

Most non-emergency calls are requests for information and since the Centrex operators are familiar with Police procedures and experienced at providing information to callers and the workload at the switchboard is low, it is proposed that the second operator could assist with these non-emergency calls when not required for relief purposes.

RECOMMENDATIONS

The Chief Constable recommends:

A. That two Communications Operator I positions be established on a permanent basis effective May 1, 1977 at an annual recurring cost of $32,000 at 1977 rates, and that additional funding of $21,000 be provided in the Police Department budget to cover the cost of these two positions in 1977.

B. That additional temporary help in the annual amount of $6,000 at 1977 rates be authorized in the Police Department operating budget and that additional funding of $4,000 be provided to cover these costs in 1977.

C. That the Director of Personnel Services be authorized to conduct a review of the two positions of Switch Board Operator in the Centrex Switch Board to determine the correct classification for these positions.

The Comptroller of Budgets and Research advises that, if this report is approved, the source of the additional funding required for 1977 totalling $25,000, will be Contingency Reserve."

The City Manager notes that the permanent funding requested above is effectively for 2 1/2 operators, a reduction from the 10 extra positions authorized in May, 1976, which was reduced to four in August, 1976. Any further reduction would have noticeable effects on public safety and service to citizens.

Hence, the City Manager RECOMMENDS that the recommendations of the Chief Constable be approved.

FOR COUNCIL ACTION SEE PAGE(S) 267 & 268

MANAGER'S REPORT, OCTOBER 14, 1977 . . . . . (PROPERTIES: A9-1)

PROPERTY MATTERS

RECOMMENDATION

1. Sale of Property -
East Side 1400 Block Clark Drive

The Supervisor of Properties reports as follows:

"On July 25th, 1977 offers to purchase City-owned Lot 2, except the east ten feet, Sub-division A, Block 155, District Lot 264A, Plans 1771, 442 and 4095 were opened in public. The high offer of $43,500.00 from Amrelco Food Distributors Limited was recommended to Council, and the sale was approved by Council on August 9th, 1977.

After approval of the sale by Council, the deposit cheque from Amrelco Food Distributors Limited was found to be NSF. All attempts to establish communications have been unsuccessful despite letters to the Company and to the Company's lawyer. On September 13th a double-registered letter was sent to the Company and to the Company's lawyer, advising that if the payment was not received by September 20th, this office would take the position that the Company did not wish to proceed with the sale, and would then report to Council recommending cancellation. Neither the Company nor the Solicitor have replied and in view of this there appears to be no justification for pursuing the offer from Amrelco Food Distributors Limited.

The second highest bid received on this property was $41,800.00 and the bidder has been asked if he wishes to confirm his offer on this site. Accordingly he has re-submitted his deposit cheque representing 5% of his bid. However, he has advised us the funds he had reserved for this purchase were used in the purchase of other property and now requests that the sale date of this site be established as December 1st, 1977 in order to complete his financial arrangements.

The Supervisor of Properties believes this offer of $41,800.00 still represents fair market value and the bidder's request to establish the sale date as December 1st a reasonable one.

It is therefore recommended that:

A . The Resolution of Council of August 9th recommending the sale of this property to Amrelco Food Distributors Limited be rescinded.

B . The sale of this property be approved to the second highest bidder as follows:

Lot 2 except east 10', Sub-division A, Block 155, District Lot 264A Plans 1771, 442, and 4095.

Name	Approx.Size	Sale Price	Terms	Conditions
Zan Proyck	33' x 104' ±	$41,800.00	City terms @ 11%	Bulkhead Agreement Lot is above and below lane level. Sale date to be December 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd. . . . . .

2. Burrard Street Widening: 1917-1945 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on October 4, 1977 approved the City Manager's report dated September 30, 1977. (Item 1 Properties) recommending the following:

'(a) The expenditure of $146,162.00 for the cost of alterations and addition to the building at 1917-1945 Burrard Street and the awarding of the contract to Kennett Contracting Ltd.

(b) The expenditure of $19,054.00 to pay architect and other consulting fees.

(c) Authority to pay cash compensation to the two Lessees and cash compensation to the owners for lost rental revenue. These amounts to be submitted for City Council approval when work is completed.'

However, one of the Lessees, Mr. R. W. Hawkins, the owner of Humdinger Marine and Outdoor Equipment Incorporated at 1917-1935 Burrard Street, through his Solicitor has asked that an interim settlement be arranged to take care of his continuing financial obligations during the 14 week construction period. Unless this is done, this Lessee will not give up possession of his premises so that construction can commence immediately.

Under the circumstances, rather than incur costly construction delays, the following interim settlement has been arranged with the concurrence of the Director of Legal Services which has been accepted by the Lessee and his Solicitor:

(a) Payment of the sum of $3,200.00 not later than October 31, 1977.

(b) Payment of $3,200 on November 15, 1977, and a payment of $3,200.00 on December 15, 1977

(c) January 15, 1978, payment to be on a pro rata basis depending upon progress of building construction.

(d) All adjustments to be made on completion of building construction and production of the Lessee's financial records.

Details of the final settlement with this Lessee will be reported to City Council when all work has been completed, and an assessment is made of all compensable items.

Recommended that an interim settlement on the foregoing basis be arranged with Mr. R. W. Hawkins of Humdinger Marine & Outdoor Equipment Incorporated at a cost not to exceed $12,800 ($3,200 X 4) chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Anavets Senior Citizens' Housing Society

The Supervisor of Properties and the Director of Legal Services report as follows:

"On August 29, 1972 Council approved the sale of Lot "D", Block 109, District Lot 264A, Plan 14682 to Anavets Senior Citizens' Housing Society for $26,470.00 on condition that the Society grant the City a two-fold 21-year option to repurchase the property if the Society failed to build within two years or if at any time during the 21 years the property was no longer used for non-profit senior citizens' housing. Anavets had trouble getting started on the project and several times Council extended the deadline for commencement of construction.

The Provincial Government now proposes to purchase the property from Anavets for $200,750.00 and then grant the Society a 60-year ground lease. The lease will require the Society to build the senior citizens' housing project within a reasonable time and thereafter to maintain the building as senior citizens' housing. The windfall to the Society from the sale to the Provincial Government is to be applied to construction costs. However, the construction will chiefly be financed by a Central Mortgage & Housing mortgage of the ground lease. The mortgage will allow C.M.H.C. to foreclose at any time if the property is not used for senior citizens' housing.

Because of these new arrangements the Province now asks that the City release its present option and in its place take a fresh option from the Province subject to the 60-year ground lease and the C.M.H.C. mortgage. The fresh option would be for 21 years as required by the 1972 Council resolution.

The difficulty arises since the original Council resolution requires that the repurchase price under the option be the original sale price, namely $26,470.00. However, the Province wants the purchase price under the option to be the price it paid the Society for the land, namely $200,750.00. Meantime Anavets have gone ahead and completed the foundations of the building and in so doing are out of money and cannot continue with construction until the mortgage is arranged. The option question must be settled so Anavets can proceed. It is advisable that Council consider one of the following courses of action:

A. Dispense with the option to repurchase altogether.

B. Retain the option upon the terms outlined herein with the repurchase price being either (i) the original sale price, or (ii) the price paid by the Provincial Government for the land."

The City Manager notes that the proposed lease from the Provincial Government to the Society ensures that the building is to be maintained for Senior Citizens' housing.

In view of this, the City Manager RECOMMENDS approval of alternative A.

FOR COUNCIL ACTION SEE PAGE(S) 268 & 269

B

MANAGER'S REPORT

October 11, 1977

TO: Vancouver City Council

SUBJECT: Staffing - Marpole Local Area Planning Program

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"BACKGROUND

The Marpole-Oakridge Area Council made representation to City Council in October 1975 and subsequently in October 1976 for Neighbourhood Improvement Program and Local Area Planning program. They were told in 1975 that they were not eligible for N.I.P. because they did not meet the criteria laid down by the senior levels of government.

In October 1976 Council took no action on the Area Council's request for planning review because of existing work commitments within the Planning Department.

Council at its meeting of Ocrober 4, 1977 resolved:

> 'THAT the Director of Planning report to the next meeting of Council on a comprehensive plan for the Marpole community, the report to include the area involved and the cost factors.'

DESCRIPTION OF AREA

The Marpole community is basically defined as the area south of 57th comprised between Ontario Street and Angus Street extending as far as the Fraser River (see Appendix I).

Marpole is geographically located across the river from Richmond and the Airport. This makes it a model point for traffic. Three major arterials - Granville, Oak and Cambie - run through the area from north to south feeding onto Oak Street Bridge and Arthur Laing Bridge. The Oak Street Bridge is also used by highway traffic originating in the southeast part of the Mainland and the United States.

Industry occupies most of the land south of Marine Drive as well as a few blocks on the north side near Hudson Street. One-half of the residents live in the high density apartment area and the other half live in the duplex and single family areas. Over half the dwelling units in Marpole are rental units.

The current issues and concerns in Marpole include traffic, the health of retail shopping area, appropriate zoning for industrial, the interface between commercial, industrial and residential, right-of-way for rail rapid transit, park deficiencies, school surplus, changes in family composition and social needs.

Any action that is taken in respect to providing planning service in Marpole should be considered in the context of the following matters.

Local Area Planning Review. This review is currently before City Council. It is a review of past history and procedures with respect to local area planning and neighbourhood improvement programs. One of the intentions of the report is to stimulate discussion with respect to how planning service can be delivered to various communities of Vancouver.

Neighbourhood Improvement Programs and Council commitments. The Neighbourhood Improvement Program legislation has now terminated. The last Neighbourhood Improvement Program launched under this legislation was started in 1977 and will terminate before 1981. The first programs of Cedar Cottage and Kitsilano terminate this year.

The Federal Government has been reviewing Neighbourhood Improvement Programs and exploring alternatives towards providing capital funds to municipalities in the future. Although there is no conclusion at this moment in time it would appear that new legislation to replace Neighbourhood Improvement Programs will not be enacted. This raises very serious questions with respect to the delivery of planning service to communities of the City without financial contributions from the Federal and Provincial Governments. For instance, Council on July 12 this year designated 'Hastings-Sunrise' area as a number one priority area for 1978 for receipt of N.I.P. or similar funds.

Cont'd . . .

Another concern is investment in training and developing personnel expertise that will be lost with loss of N.I.P. programs. In excess of two-thirds of the Area Planning Division staff is temporary and funded totally or in part by the senior levels of government under N.I.P. and R.R.A.P.

To emphasize the latter point, reference is made to the organization of the Area Planning Division which is attached as Appendix II to this report.

Those positions noted with asterisks are terminating at the end of October and the position noted as (1) will terminate at the end of December of this year.

Future Local Area Planning Programs. With reference to Appendix II, a deficiency exists within the In-House group to assign appropriate staff to an area of the complexity of Marpole. A Planner at the Planner II level is the appropriate position. Three such positions exist but one position is occupied by a Planning Analyst.

Another deficiency which exists within the In-House group is a shortage of support staff, i.e. Planning Assistants.

In view of the Departmental Reviews, L.A.P. Review and the other considerations noted above, it is concluded that the following alterations should be considered:

(a) Minimum Level of Service

As a minimum, the following is proposed:

(i) A temporary Planning Assistant should be hired and assigned to Marpole.

(ii) One of the two Planner II's in the In-House group should be assigned to Marpole.

Re-assignment of his duties and rescheduling of work within the In-House group need to take place to take account of this alteration. Work on existing committed items will take longer to complete.

The above alteration is done on the understanding that Council will be considering, after the present reviews, the present and future needs of Area Planning and other Divisions of the Planning Department, particularly Hastings-Sunrise Area where some commitment with respect to planning service has been made by City Council.

(b) Desirable Level of Service

The above alterations will provide the basic level of service to carry out Council's wish to provide a local area planning program for Marpole.

In addition to the cost of staff, additional costs of overtime, car allowance, normal costs of furniture, equipment, printing, paper, meeting space costs have to be added.

The estimate contained in the proposal to Council re Jericho several weeks ago, for a planning program was $42,000. This represents a comparable program to the above.

The above is not the level of service that the Director of Planning would recommend for an area with the complexity and need of Marpole.

Council should consider a higher level of service for Marpole which would include a Site Office and a Clerk-Typist.

A Site Office provides a very important City presence in a community. Not only is it good public relations but it provides a convenience to local people and encourages participation in and understanding of the planning processes of the City. In addition, it provides a practical need for office space for staff, convenience to staff and space for Citizen Advisory Committee evening meetings.

The Typist is part of a planning team. This person provides the service of typist and receptionist. As part of a team this person is knowledgeable and is able to deal with basic enquiries and give assistance and direction to the public. The Typist intercepts and deals directly with day-to-day common inquiries which are normally demanding of a Planner's time assigned to specific areas of the City.

Cont'd . . .

The Director of Planning recommends the hiring of temporary Clerk-Typist and rental of a Site Office in addition to the minimum service.

The cost of staffing a Site Office is approximately $58,000 (see Appendix III).

Timing

It is difficult to ascertain at this moment in time the length of the program but it is estimated to not exceed 18 months in duration.

COMMENTS OF THE CITY ENGINEER

'The Engineering Department has to date attempted to deal with the workload generated by Local Area Planning and also by Neighbourhood Improvement processes through the use of existing staff. This was a trial procedure based on the assumption that the number of areas under study at one time would be very limited and that one would be completed before another was started.

Our experience has been that a very considerable involvement of the Engineering Department is necessary in both these processes and that this involvement seems to continue even after the planning process is completed. For example, there are still major street and traffic works to be completed in the West End -- the first Local Area Planning process in the City. Similarly, the Kitsilano Local Area Plan resulted in requests for street works in the hundreds of thousands of dollars. These have not even begun yet. In Mount Pleasant, we are engaged in a two-year program of street works of about $1,500,000. Substantial involvement of Engineering Department staff is similarly needed in Grandview-Woodland, Fairview Slopes, Cedar Cottage, etc.

It will not be possible to stretch existing staff to include what we see to be substantial staff work in the Marpole area. As with previous L.A.P.'s, we expect significant traffic work to be required and probably street works after that. If this work is to be undertaken simultaneously with the other L.A.P.'s and N.I.P.'s in process, we expect that an additional engineer will be required in the Department for a period of several years. In addition, some consulting work may have to be undertaken. I estimate the costs of staff and consulting to be in the order of $25,000 - $30,000 per year. One problem will be the delay in obtaining such staff. There will also be some slowing down of work in other areas of the City until new staff is trained.'

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

1. THAT a Local Area Planning program be initiated in Marpole.

2. THAT the program include Site Office and has as a target date for completion of a plan, 18 months from commencement.

3. THAT the Director of Personnel Services be instructed to classify the temporary positions of Planning Assistant and Clerk Typist for the Marpole Local Area Planning program and submit his recommendations to the City Manager for approval.

4. THAT auto allowance be approved for the Planning Assistant.

5. THAT the establishment of a Site Office in the Marpole Local Area Planning Program be authorized and that the Supervisor of Properties be instructed to locate appropriate office space.

6. THAT the local area planning program budget for 1978 in the amount of $58,000 as outlined in Appendix III be approved in advance of the 1978 operating budget.

7. THAT the Director of Planning provide progress reports on the program for Council information.

8. THAT Council assign a liaison Alderman for the Marpole Local Area Planning program.

9. THAT the Director of Planning as part of Annual Review and Work Program for 1978 report on the initiation of a Local Area Planning program for Hastings-Sunrise."

Cont'd . . .

The City Manager submits that Council has a choice between:

(A) Approval of the 9 recommendations of the Director of Planning plus the authorization to the City Engineer to engage temporary staff and consultants in 1978 to the extent of $30,000, - in order to launch a full-scale local area planning program, at a cost in 1978 of $88,000.

(B) A more limited Planning program as outlined by the Director of Planning under"(a) Minimum Level of Service", thereby approving one temporary Planning Assistant and requesting that both Planning and Engineering Departments assign regular staff members to work in that area, at the cost of delaying some other projects.

This limited program would be slower and would cause other delays. It is estimated to cost $42,000 in 1978.

(C) Postponing the program until funds are available from a successor to N.I.P. and until staff can be transferred from completed areas. In the meantime, Council might wish to reassure residents that no major rezonings would be brought forward.

This would put a freeze on changes in the neighbourhood and delay a program with citizen involvement until there are funds to implement some of the suggestions arising from the program.

The City Manager submits for Council's CONSIDERATION the choice between alternatives "A", "B" and "C".

FOR COUNCIL ACTION SEE PAGE(S) 269

C

MANAGER'S REPORT

September 23, 1977

TO: Vancouver City Council

SUBJECT: Former C.P.R. Right-of-Way between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. B.H. Kennedy, General Manager Operations, Marathon Realty Company Limited requesting an amendment to the Zoning and Development By-law No. 3575 whereby the former C.P.R. Right-of-Way between Arbutus and Chestnut Streets, approximately 300 feet north of Cornwall Avenue, Lots A-J, D.L. 526, Plan 15855 be rezoned from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for Lots A-H and (CD-1) Comprehensive Development District for Lots I and J for the purpose of:

'obtaining a uniformity of use permitting future development by comparison to zoning of adjoining lands.'

SITE DESCRIPTION

The sites are located along a former C.P.R. Right-of-Way between Arbutus and Chestnut Streets north of Cornwall Avenue. (See Appendix A). There are 10 sites of which eight have a 50 foot frontage and a depth of 100.98 feet for an individual site area of 5,049 square feet. These eight lots are located between Arbutus and Cypress Streets. The remaining two lots are located on the north side of Greer Avenue between Cypress and Chestnut Streets. These two lots have a frontage of 50 feet and a depth of 138.7 feet for an individual site area of 6,935 square feet. All the lots are zoned (RS-1) One-Family Dwelling District and contain no buildings. However, Lot B, which is adjacent to the Billy Bishop Royal Legion, is used for off-street parking approved by the Board of Variance in 1953.

The lands to the north of the lots are zoned (RT-2A) Two-Family Dwelling District and are developed mostly with one and two-family dwellings and some conversions. The lands to the south of the lots are zoned (RM-3A1) Multiple Dwelling District the majority being developed with three-storey apartment buildings with some one and two-family dwellings, some conversions and one lot on the west side of Laburnum Street with the Billy Bishop Royal Legion.

The lands to the north and south were rezoned to (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District respectively in the summer of 1976. The amending By-Law No. 4196 was enacted on September 9, 1976. (see Appendix A).

BACKGROUND

On June 30, 1975 Marathon Realty Company Limited applied to rezone the former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District. The purpose of the CD-1 By-Law was to allow construction of three townhouses per lot for Lots A - H and five townhouses per lot for Lots I and J. The Director of Planning recommended approval subject to compliance with the following conditions prior to enactment of the amending By-Law:

1. That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer and to pay 50% of the total sewer construction.

2. That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.

3. That the owner submit a satisfactory undertaking to Council in writing to give the City $33,000.00 to be used to pay the City's share of undergrounding the B.C. Hydro line on Creelman Avenue.

4. That the owner submit a satisfactory undertaking to Council in writing to give the City $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

Cont'd . . .

SEWER

An exhaustive search of City and C.P.R. records has failed to turn up any agreement between the C.P.R. and the City covering this sewer installation. Prior to construction of buildings on the Right-of-Way the sewers must be reconstructed. At that time the Law and Engineering Departments had concluded that under the circumstances, the City should enter into an agreement with Marathon Realty to share the cost of the sewer construction on a 50/50 basis, providing that Marathon Realty grants the City a permanent easement for the new sewers. (minimum width of 6' along the north side of Lots A,B,C and D).

B.C. HYDRO POLE LINE

B.C. Hydro presently has a pole line on the C.P. R. Right-of-Way which they are required to remove to allow for any development. B.C. Hydro had started to install a pole line on Creelman Avenue to take the place of the line to be removed but stopped when residents on Creelman Avenue protested. To place the Creelman Avenue line underground would cost $125,000 (1978 estimate).

Marathon Realty would pay the City's share (one-third) of the cost of undergrounding or $41,666.66 B.C. Hydro has agreed to pay one-third and the remaining one-third may be paid by the Provincial Government under the "Power and Telephone Line Beautification Fund Act".

Following a Public Information Meeting held on February 9, 1976 and attended by residents of the Kitsilano Point, representatives of Marathon Realty and the Planning Department when the form of development and the conditions of approval were discussed, Marathon Realty Company Limited, in a letter dated February 12, 1976, agreed to the conditions. (See Appendix B).

A Public Hearing was held on May 6, 1976 to consider the application but was adjourned due to the confusion as to what the property was zoned and, also, the terms of the conditions to be complied with prior to enactment. There was concern that the increment in value from (RT-2) (originally reported) to (CD-1) would be less than the increment in value from (RS-1) to (CD-1). Variation of the increment would principally affect Condition #4 noted above.

The Director of Planning reported to Council on June 29, 1976 that the lots are zoned (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District as originally reported. Some members of Council felt that in light of this new information, the conditions of the rezoning should be renegotiated. Council, on June 29, 1976, resolved:

> 'That Section A of the report dealing with the Former C.P.R. Right-of-Way be referred to the Mayor to establish a Committee of Council to negotiate with Marathon Realty with respect to Item 4 (Condition #4) of this report.'

On September 14, 1976 Marathon Realty withdrew their application to rezone the Former C.P.R. Right-of-Way to (CD-1) Comprehensive Development District.

NEW APPLICATION

BACKGROUND

Marathon Realty Company Limited applied to rezone the lots of the former C.P.R. Right-of-Way on November 15, 1976 from (RS-1) One-Family Dwelling District to (RT-2A) Two-Family Dwelling District for the lots A - H inclusive and to (RM-3A1) Multiple Dwelling District for lots I and J. Consideration of a report recommending approval of the proposed rezonings subject to conditions was deferred by City Council on March 10, 1977 at the request of the applicant. Following several meetings with the applicants, Marathon Realty Company Limited amended their application on August 10, 1977 to request (CD-1) Comprehensive Development District in lieu of the proposed (RM-3A1) Multiple Dwelling District for Lots I and J.

PROPOSED DEVELOPMENT

No drawings were submitted regarding the proposed development on Lots A - H for which a rezoning to (RT-2A) Two-Family Dwelling District is requested.

The applicant submitted a set of drawings with the application for the proposed rezoning of Lots I and J to (CD-1) Comprehensive Development District. These drawings, stamped "Received, City Planning Department, August 22, 1977" indicate a proposed 5 unit townhouse development on each of the two lots.

Cont'd . . .

CALCULATIONS (Proposed Development for Lots I and J only)

Site Area:	6,935 square feet per lot
Gross floor area:	8,583 square feet (including cellars) per lot
Floor space ratio:	1.24 per lot
Number of units:	5 townhouse units per lot, each having approximately 1450 square feet of floor area, 1 bedroom and 2 dens (with option of converting 1 den to additional bedroom).
Site coverage:	65%
Density:	32 dwelling units per acre
Height:	24 feet, 2½ storeys
Parking:	5 off-street parking spaces (1 space per dwelling unit) on grade.

URBAN DESIGN PANEL

The Urban Design Panel considered the proposed rezoning and form of development for Lots I and J on September 11, 1975 after having previously considered the proposed development on Lots A-H inclusive to the west. The proposed development for Lots I and J was submitted by the applicant as "type C", types "A" and "B" referring to development then being proposed for Lots A-H. At their meeting of September 11, 1975, the Urban Design Panel commented as follows:

'The Panel had earlier seen and approved types A and B but not type C of the townhouse clusters.

Although not as attractive a design as A or B, the Panel finds C cluster design better than average.

RECOMMENDATION: That the Director of Planning approve the design of the C type townhouse cluster as well as the previously recommended A and B cluster designs.'

ANALYSIS:

The Planning Department supports the proposed rezoning of Lots A-H inclusive to (RT-2A) Two-Family Dwelling District as it is consistent with the zoning on adjoining properties to the north. Under the (RT-2A) Two-Family Dwelling District the eight lots of 5,049 square feet each may be developed, as a conditional use, with townhouses or apartments not to exceed a floor space ratio of 0.75, a height of 2½ storeys nor 35 feet and must provide a minimum of two dwelling units with two or more bedrooms. The number of dwelling units per lot shall not exceed four.

The Planning Department also supports the proposed rezoning of Lots I and J to (CD-1) Comprehensive Development District. The proposed form of development is identical to that supported by the Department under the previous rezoning application. The proposed townhouse developments at floor space ratios of 1.24 exceed the maximum floor space ratio of 1.00 for townhouses which may be approved as a conditional use under (RM-3A1) Multiple Dwelling District but are below the maximum floor space ratio of 1.45 for an apartment development which may also be approved under (RM-3A1) as a conditional use.

The appropriate (CD-1) Comprehensive Development District By-law permitting the proposed form of development would produce a logical transition between the adjoining zones to the north and south.

The application for both the requested (RT-2A) Two-Family Dwelling District and (CD-1) Comprehensive Development District is also in keeping with the Kitsilano Point Plan which was approved by Council on August 12, 1975, specifically Policy 10:

'#10. When developed, the Right-of-Way should be used for some form of housing.'

Cont'd . . .

The Kitsilano Citizens' Planning Committee considered the rezoning application on December 8, 1976. The application at that time was requesting (RT-2A) Two-Family Dwelling District and (RM-3A1) Multiple Dwelling District zoning. The Committee supported the application but felt the potential benefits to the applicant are the same as with the previous application requesting (CD-1) Comprehensive Development District for all 10 lots. This previous application was also endorsed by the Kitsilano Citizens' Planning Committee. The problem of undergrounding the Hydro wires is quite important as Kitsilano Point has been identified by City Council as a "public amenity area" on the basis of the intimate relationship between the regional recreation facilities and the residential area, as contained in the Kitsilano Point Plan approved by Council on August 12, 1975. It was therefore recommended:

'That the rezoning be approved with the condition that fair compensation be given to the community for the potential loss of amenity which will result from development of this site.'

Following discussions with the applicant, Marathon Realty Company Limited is not prepared to accept condition 4 but has agreed to comply with conditions 1, 2 and 3 (listed on page 1) pertaining to relocation and undergrounding of the sewer, hydro lines and television cable subject to some revisions. Attached as Appendix C to this report is a copy of the letter received to this effect. Subsequent discussions with the City Engineer and the applicant indicate that sewer relocation would affect not only Lots A and B but also Lots C and D at a current estimated completion cost of $75,000.00 (1977 estimate). Discussion with the applicant has also concluded that the four month completion proposed by the applicant be deleted provided that Marathon Realty Company Limited be given assurance that utility relocation and undergrounding be completed expediently.

In considering rezoning and development of a portion of what was previously a railway right-of-way, consideration should also be given to adjoining railway right-of-way which may no longer be appropriate for this use as a consequence of the proposed development. A report outlining a number of concerns related to the remaining C.P.R. Right-of-Way in Kitsilano Point will be submitted shortly for Council's consideration.

RECOMMENDATION: The Director of Planning recommends the following:

1. That the application to rezone Lots A-H inclusive to (RT-2A) Two-Family Dwelling District and Lots I and J to (CD-1) Comprehensive Development District be approved with the (CD-1) By-law restricting the development as follows:

USES:	Townhouses (not to exceed 5 dwelling units on each of Lots I and J, D.L. 526, Plan 15855); Customarily ancillary uses.
FLOOR SPACE RATIO:	not to exceed 1.25 on each of Lots I and J, D.L. 526, Plan 15855.

In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

HEIGHT:	Not to exceed three storeys plus cellar nor 30 feet.
OFF-STREET PARKING:	A minimum of 1 space per dwelling unit shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575.

Cont'd . . .

And subject to the following:

A. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable outdoor space.

B. The form of development is not to be materially different from the plans prepared by Zoltan S. Kiss, Architect, dated June 19, 1975, and stamped "Received, City Planning Department, August 22, 1977".

2. That the application be referred direct to a Public Hearing only after the following conditions have been satisfied.

(i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer (along north side of Lots A, B, C and D with a minimum width of 6') and to pay 50% of the total sewer construction, this construction to be undertaken by the City of Vancouver and completed within 60 days of submission of an undertaking approved by City Council.

(ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.

(iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the "Power and Telephone Line Beautification Fund Act."

3. That when the amending By-law is enacted, City Council resolve to undertake the undergrounding of the B.C. Hydro Line on Creelman Avenue from Chestnut Street to Arbutus Street subject to acceptance of the project by the Province under the "Power and Telephone Line Beautification Fund Act."

NOTE: In considering the former rezoning application, Council will recall that a fourth condition established at that time required Marathon Realty Company Limited to give the City $27,000.00 to be used for a neighbourhood project on Kitsilano Point. Following the discovery that the rezoning proposed at that time was rezoning lands presently zones (RS-1) One-Family Dwelling District and not (RT-2) Two-Family Dwelling District, Council established a Committee of Council to negotiate an appropriate sum with Marathon Realty. Subsequent to this, Marathon Realty Company withdrew their application.

For Council information, the Supervisor of Property and Insurance has estimated that the increment in market value for the 10 lots collectively would be as noted below for the various rezoning application.

REZONING APPLICATION		ESTIMATED INCREMENT IN VALUE
ORIGINAL APPLICATION:	FROM RT-2 TO CD-1	$263,750.00 (Feb. 1977)
AMENDED APPLICATION: (withdrawn September 14, 1976)	FROM RS-1 TO CD-1	* $488,750.00 (Feb. 1977)
CURRENT APPLICATION:	FROM RS-1 TO RT-2A AND CD-1	* $328,750.00 (Aug. 1977)

* NOTE: These estimates are based upon estimated market value of $505,000.00 for the 10 lots under the current RS-1 zoning.

The Director of Planning believes it inappropriate to recommend that Marathon Realty Company Limited pay a dollar sum to the City as a condition of rezoning.

Cont'd . . .

The City Manager supports recommendations 2 (i), (ii), and (iii) of the Director of Planning, but submits for Council's CONSIDERATION a possible amendment to these recommendations by adding a fourth condition:

(iv) That the owner submit a satisfactory undertaking to Council in writing to give the City $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.

This had been the position of the previous Council when dealing with an application that had been assumed to be from RT2 to CD1. The present application, from RS1 to RT-2A and CD1, realizes similar gains in land value.

The history of this condition was as follows. Originally it had been suggested that one of the ten lots be dedicated for community use which is not an uncommon requirement in a development. When the community realized that a consequence of the development was a string of poles on Creelman Street, they expressed the view that the undergrounding of the wires is a higher priority. Hence, it was suggested that instead of contributing the lot, the developer be asked to pay the City's share of the undergrounding, and that this be taken out of the value of the lot. Hence, the developer was to proceed to develop all lots and dedicate the difference between the value of the lot and the undergrounding contribution towards some community project.

In view of the discussions in the community and the previous Council position, the City Manager wishes to bring the matter of adding condition (iv) to Council for CONSIDERATION, noting, however, that the Director of Planning regards such a condition as "inappropriate" and that Marathon may find it unacceptable.

Once Council has considered whether or not to make this amendment, the City Manager RECOMMENDS approval of recommendations 2 (i), (ii), and (iii) of the Director of Planning. The City Manager further RECOMMENDS that, subject to the applicant complying with these conditions, the remainder of the report be received and the whole matter referred direct to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 269

D

MANAGER'S REPORT

October 13, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Victory Hotel Renovations

CLASSIFICATION: Information and Recommendation

The Director of Permits and Licenses reports as follows:

"This report is to be read in conjunction with the accompanying separate report on the management and lease of the Victory Hotel.

The St. James Social Services Society has received approval of funding for the renovation work to the Victory Hotel as follows:

(1) Canada Manpower - $99,918 Canada Works Grant for labour costs only.
(2) C.M.H.C. - $55,000 R.R.A.P. for general contract costs. This funding has been reserved by C.M.H.C. pending final application and approval. $27,500 is forgiven as a grant and $27,500 must be repaid by the Society over the term of the lease.

The Canada Manpower program was based on a starting date of July 4, 1977. and the Society therefore began the alterations on that date. The Society was advised by the City Architect and subsequently by the City Building Inspector that the work should not continue until necessary building and related permits were obtained. This advice was not heeded, therefore a Stop Work Order was issued on September 6, 1977 to be in effect until the necessary permits were obtained. In order to obtain these permits it was necessary for the Society to retain the services of an architect and structural engineer for preparation of drawings and a structural analysis of the building for seismic requirements. The architects have proceeded with the work on the assurance from the Society that the fees will be paid. The structural analysis has indicated that structural upgrading is necessary to comply with seismic requirements.

The architects have completed the drawings and a building permit is soon to be issued, subject to the architects supplying additional information. One of the requirements is that the commercial main floor must remain unused until certain fire separation and structural upgrading is carried out.

The architect and structural engineer, although retained by the St. James Society are providing a service to the City for the necessary structural analysis, design and future inspection service. It is therefore recommended that the City share equally in the architect and engineering fee of approximately $6,000.

It is difficult to establish an accurate estimate of the work since the costs will be directly affected by the productivity and skill of the workers employed by the Society and the value of donations and/or reduced material prices and sub-trade labour that the Society may receive. However we estimate that the Canada Works Grant of $99,918 will cover the labour costs of the renovations, but that the probable costs for the other elements of the work will exceed the R.R.A.P. funds available, as shown below:

Society shared cost of architect/engineer fees	$ 3,000
Building Materials	35,500
Plumbing Sub-trade	18,200
Electrical Sub-trade	13,900
Heating Sub-trade	6,500
Total	$77,100
R.R.A.P. Funds available	55,000
Possible Overrun	$22,100

The Society has stated that it will meet its obligations to cover any overrun, therefore this estimate is given for Council's information only.

. 2

Not included in the estimate shown above are additional costs arising from the term of the lease. Similar to other leases in force under City-owned buildings, it is the City's responsibility for costs incurred for structural repairs and major maintenance items of the building exterior such as exterior wall, roof or foundation repairs. Estimated labour and material costs to the City for immediate structural and exterior repair are as follows:

	Labour	Material
1) Remove existing stucco and install new lath and stucco	$2,500	$ 600
2) Structural repair to seismic requirements includes replacement of loose stone exterior window sills, installation of footings and stiffening walls to main floor, upgrading existing structural brick mortar joints to main floor	3,600	1,900
3) Allowance for replacement of suspect rotted structural timbers		500
	$6,100	$3,000
Shared cost of architect/engineer fee		$3,000
Total cost to the City		$6,000

The St. James Society has agreed that if the City supplies the materials, the Society will supply the labour for the work.

The Director of Finance advises that if Council approves the recommendations of this report funds will be made available from the 1977 Supplementary Capital.

It is recommended that Council:

A. Approve the appropriation of $6,000 for structural and exterior repairs including a 50% share of the architect/engineer fees. Source of funds to be 1977 Supplementary Capital Budget.

B. Authorize the City Architect to administer the funds of $6,000 based on cost invoices approved by the project architect and engineer."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

MANAGER'S REPORT

DATE October 14, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Victory Hotel: Lease arrangements including management of the hotel

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Supervisor of Properties, Director of Social Planning and Director of Legal Services report as follows:

"On August 23rd, 1977, Council approved a lease of the Victory Hotel to the St. James Social Service Society upon the following terms:

'Term:	15 years from August 1, 1977
Rental:	$1.00 per year
Utilities:	Lessee to be responsible for the payment of same.
Renovations:	To be carried out at the expense of St. James Social Service Society
Agreement:	To be satisfactory to the Director of Legal Services and to be similar to the lease between the City and St. James Social Service Society for 333 Powell Street.

It is noted that the lease to St. James Social Service Society is deemed to include the commercial space on the lower floor embracing three premises; namely, 377, 379, and 381 Powell Street.'

Upon approving the lease Council also required that the lease contained "an appropriate management agreement with the City" and also directed that "the Community Services Committee consider with all parties concerned the matter of renovations to, and management of, the Victory Hotel, and report back to Council".

As required, this is to report back on the matter of the lease and the management of the Victory Hotel by the Society. The report also recommends that some of the lease terms be other than as earlier approved by Council. The question of renovations is the subject of a companion report by the City Architect.

A summary of the proposed lease terms, including the proposals made in this report, is attached.

The City Architect's report on renovations discloses that cost over-runs are anticipated. Such being the case, the Society would be wise to borrow the maximum possible amount from C.M.H.C. The loan is to be secured by the Society mortgaging the lease to C.M.H.C. C.M.H.C. will only lend the maximum amount if the lease is 20 years plus an additional 3 years making in all 23 years rather than the 15 years approved earlier. A 23-year lease term is advisable for this reason.

The City will be responsible for structural repairs and major exterior maintenance & repairs and the Society will be responsible for all other repairs and maintenance. The revenue-expenditure projections for the Society's operation of the building show that no more than $2,400.00 per year can be budgeted for repairs to the building (apart from the initial renovation project). The Director of Social Planning proposes that, subsequent to completion of the renovation project, the City reimburse the Society for the excess if in any fiscal year the Society's

Continued . . . . .

cost of repairs exceeds $2,400.00. The $2,400.00 ceiling is to be geared to inflation and so will be in terms of 1977 dollars as calculated by the Director of Finance but in each case the payment of any such excess must first be approved by Council.

However, the Director of Finance is not in agreement with the proposal made by the Director of Social Planning to reimburse the Society when repairs exceed $2,400.00. The Director of Finance recommends that when repair over-runs become excessive the Society be obliged to seek a grant from Council in the normal fashion and notes that the proposal of the Director of Social Planning calls for Council approval in each case.

It falls to the Supervisor of Properties to oversee the premises and if necessary report to Council on the matters of management, operation and maintenance of the building. Many facets of administration and sanitation within the building are governed by the Lodging House By-law which is administered chiefly by the Medical Health Officer. Accordingly, the lease stresses that the Lodging House By-law is to be strictly and faithfully adhered to. In addition, the Supervisor of Properties in consultation with the Medical Health Officer and the Society may formulate rules and regulations concerning the management and cleanliness of the premises.

The Supervisor of Properties may report to Council if he receives a report from the Medical Health Officer concerning any offence against the Lodging House By-law, or if the Society is in breach of any of the rules and regulations set down concerning management or cleanliness. If Council is of the opinion that the Society's management is unsatisfactory Council may either terminate the lease upon three to six months' notice or require that the lease be assigned to a third party of Council's choosing.

The Executive Director of St. James Social Service Society concurs in the lease terms as described in this report.

In accordance with the above, the Supervisor of Properties, the Director of Social Planning and the Director of Legal Services recommend that, subject to the incorporation of any Council recommendations flowing from the City Architect's report on renovations to the hotel, the lease of the Victory Hotel to the St. James Social Service Society:

(A) be for a term of 23 years rather than 15 years;

(B) provide that subsequent to completion of the renovation project, the City reimburse the Society if in its fiscal year the Society's repair costs exceed $2,400.00, the $2,400.00 ceiling to be reckoned in terms of the value of the 1977 Canadian dollar as calculated by the Director of Finance provided that in each case the payment of such excess is first to be approved by Council;

(C) provide that if Council is of the opinion that the Society's management of the Victory Hotel is unsatisfactory then it may either terminate the lease upon three to six months' notice or require that the lease be assigned to a third party designated by Council."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties, the Director of Social Planning and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

E

MANAGER'S REPORT

October 13, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: B'nai B'rith Foundation - Purchase of City Land, North West Corner of Bute and Haro Streets

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"City Council on June 28, 1977, in part approved an extension to December 31, 1977, of the time open to B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, District Lot 185, situated at the north west corner of Bute and Haro Streets, under the same terms and conditions that were originally approved by Council on August 12th, 1975. (Appendix A.)

By letter dated October 3, 1977, to the Mayor and City Council, the Project Coordinator on behalf of the Foundation states that the B'nai B'rith Foundation and the Netherland's Association have mutually agreed to a procedure for joint management of the Geriatric Centre. The Agreement spells out the formation of a non-profit organization composed of an equal number of members from both organizations under the name of the "Haro Park Centre Society."

Due to the International structure of the B'nai B'rith Foundation, their organizational structure requires that they purchase the property from the City, then lease it to themselves and the Netherland's Association. They request the permission of City Council to do so. Central Mortgage and Housing Corporation as a condition of providing financing has also requested the Foundation to obtain City Council approval prior to the funding being completed.

As a condition of the sale is for the City to retain an option to re-purchase the property at the net sale price, it appears that the City is sufficiently protected, and the lease can be recommended.

In view of the foregoing, it is recommended that the offer to sell Lots 23 to 26, Block 32, District Lot 185, remain open to the B'nai B'rith Foundation in accordance with the Resolution of Council of June 28th, 1977, and further, that City Council approve the leasing of the land by the B'nai B'rith Foundation to the registered non-profit organization known as the "HARO PARK CENTRE SOCIETY" subject to a covenant being place on the title that will ensure the development and continued use of the land for the purposes for which it is to be sold, the transaction being in a manner satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

F

MANAGER'S REPORT

October 14, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: DEVELOPMENT OF CITY-OWNED PROPERTY AT THE NORTH-EAST CORNER OF DUNSMUIR AND RICHARDS STREET

CLASSIFICATION: RECOMMENDATION

The Director of Finance, the Supervisor of Properties, the City Engineer, the Director of Planning and the Director of Legal Services report as follows:

" PURPOSE

The purpose of this report is to:

(A) Recommend that Council authorize the signing of a memorandum of agreement with B.C. Hydro to allow for the joint development of City property in Block 35 (see sketch) for an urban open space or park, a parking garage and a sub-station.

(B) Recommend employment of a Consultant to assist the Director of Planning and the City Engineer in developing an overall concept for the project.

(C) Inform Council that no funds are presently available or have been designated for the cost of actual implementation of the open space development and that funds will be required in the future in order to proceed with the open space development.

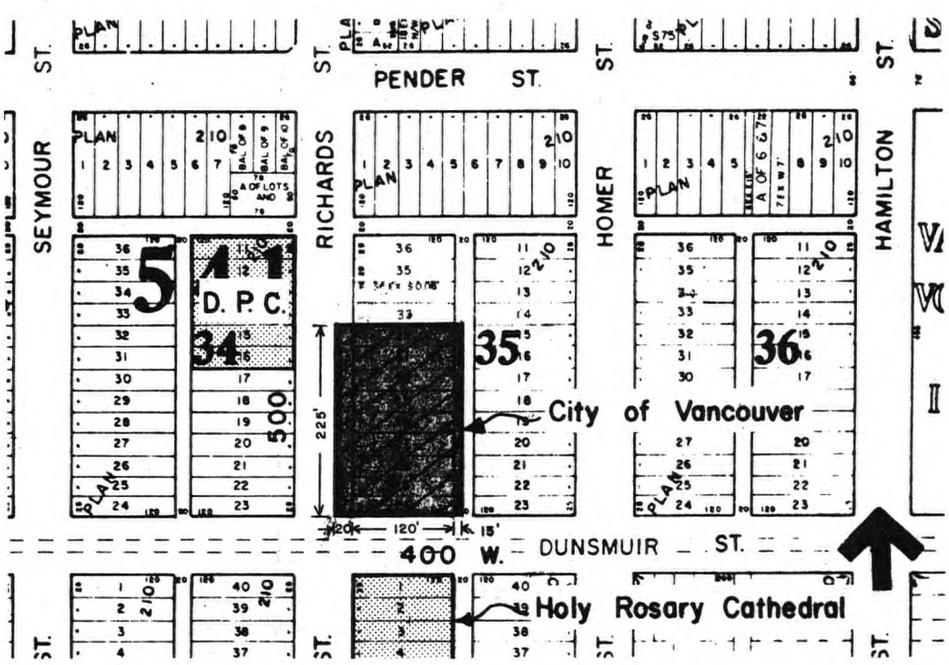

Continued . . . .

BACKGROUND

On March 29, 1977, City Council approved the following recommendations which were contained in the City Manager's report of March 25, 1977, regarding the combined development by the City and B.C. Hydro of City-owned Lots 24 - 32, Block 35, District Lot 541.

'1. That Council approve the resolution of the Property Endowment Fund Board, in principle regarding the proposals for development as outlined in this report;

2. That Council authorize the Supervisor of Properties to complete negotiations with B.C. Hydro and Power Authority in order to make arrangements for combined use of the site, keeping in mind the Engineering Department and Planning Department requirements.

All of the foregoing to be subject to further joint reports from the City Engineer, Director of Planning and Supervisor of Properties concerning underground rental, design of sub-station and participatory arrangements concerning access from the street, installation of underground parking area, design of open space, etc. All of these matters to be subject to final agreement between City Council and B.C. Hydro.'

B.C. Hydro wish to commence planning and detailed design without delay and the necessary Engineering, Planning and Consulting fees require a substantial financial commitment. They have therefore requested that a Memorandum of Understanding be executed as an interim agreement by both parties as soon as possible. This agreement will allow both parties to proceed with detailed planning of the proposed development and facilitate conclusion of negotiations and execution of a lease.

The design of such multi-function facility will be complex. However, yourofficials believe that a joint effort between B.C. Hydro and the various City Departments will make it possible to achieve all the City and B.C. Hydro objectives for this development.

MEMORANDUM OF AGREEMENT

This memorandum outlines the broad areas of agreement; provides a basis for lease negotiation; states obligations and responsibilities of each party and provides for the setting up of a practical joint technical committee to co-ordinate the planning and implementation of the project. There is recognition in the memorandum of time concerns, particularly for B.C. Hydro regarding the sub-station.

The signing of this memorandum will allow the B.C. Hydro and the City to establish the general planning policies and prepare detailed designs for the joint project without further delay. Some financial details of the required lease cannot be resolved between parties until the designs have been completed.

The B.C. Hydro have advised that it is not possible for the Hydro authority to legally commit the authority to apply to the City for a Development Permit. However B.C. Hydro's Senior Project Engineer has verbally stated that notwithstanding the legal situation it is the intention of B.C. Hydro to apply or have their representative apply for and follow the Development Permit Application procedures.

JOINT DEVELOPMENT OF THE SITE

A co-operative design effort involving City and B.C. Hydro representatives and incorporating all major objectives of both parties will permit development of a significant open space, a parking garage, and a B.C. Hydro sub-station. If any major constraints to the successful development of any single component are incurred during the design stage, the matter of concern and probable implications would be reported to Council.

Continued . . . .

Current negotiations provide that:

(a) The construction of the sub-station and the City parking garage will be carried out on City-owned land, and other adjacent property as may be owned or used by B.C. Hydro; some sub-surface encroachment onto City streets and lanes may be required. Construction funds for the parking garage will also be provided by B.C. Hydro as a proportional pre-payment of the rent for the sub-station lease.

(b) The City will design, pay for and construct the open space. No design has yet been developed and in consequence no preliminary cost estimates have been determined.

DEVELOPMENT FUNDS

Funding is required immediately to:

A. Develop design concepts and preliminary cost estimates, and apply for a Development Permit.

- Funds needed now - $24,000
  These are available from the non-committed balance remaining in the Downtown Improvement Reserve.

Funding will be required in the future to:

B. Develop working drawings and final development cost estimates

- Funds may be needed in 1978. Amount cannot be determined until final design chosen and preliminary cost estimates known.

C. Construction and Development of the Urban open space

- Funding will be needed for construction and development costs. Timing will depend upon completion of sub-station and construction scheduling of parking garage. Need anticipated for 1980.

DESIGN CONSULTANT

The Director of Planning, in consultation with the City Engineer, will be responsible for:

(i) Developing appropriate design guidelines for the whole development - for use both by the City and B.C. Hydro.

(ii) Preparing and submitting to Council for decision, concepts, with preliminary cost estimates, for the design of the urban open space.

(iii) Preparing a "Character Area" policy and area guidelines for the development of the area around the urban open space.

To assist the Director of Planning in preparing design concepts with preliminary cost estimates; the use of a Consultant is recommended. Funding would be provided from the balance of non-committed funds remaining in the Downtown Improvement Reserve (Current balance being $24,000)

RECOMMENDATIONS

It is recommended That:

A. Council approve the attached Memorandum of Understanding as an interim agreement between the City and B.C. Hydro, and authorise the Director of Legal Services to execute the document on behalf of the City.

Continued . . . . .

B. The Director of Finance report back to Council on funding alternatives for the construction of the urban open space.

C. The City Manager be authorized to approve the appointment of a Design Consultant on recommendation of, and to assist the Director of Planning and City Engineer; and provide for payment of permit fees - all at a cost not exceeding $24,000 with the funds being provided from the non-committed balance of the Downtown Improvement Reserve. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance, the Supervisor of Properties, the City Engineer, the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 274

I

REPORT TO COUNCIL

JOINT MEETING
OF

STANDING COMMITTEE ON PLANNING AND DEVELOPMENT
AND
STANDING COMMITTEE ON COMMUNITY SERVICES

September 29, 1977

A Joint Meeting of the Standing Committees of Council on Planning and Development and Community Services was held on Thursday, September 29, 1977, at 12:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman H. Rankin, Chairman
Alderman D. Bellamy
Alderman M. Brown
Alderman M. Ford
Alderman B. Gerard
Alderman W. Gibson
Alderman M. Harcourt
Alderman D. Marzari
Alderman G. Puil

ABSENT: Alderman W. Kennedy

CLERK TO THE COMMITTEE: M. Cross

RECOMMENDATION:

1. City Demolition Policy

The Committees considered a report of the City Manager dated August 24, 1977, (copy circulated) and the "Demolition Report - August 24th, 1977" (on file in the City Clerk's Office).

Ms. A. McAfee, Overall Planning Division, advised that on January 26th, 1977, the City Manager requested the Director of Planning to co-ordinate a report on the impact of the current demolition by-law particularly with respect to the demolition of rental accommodation. The Demolition Report before the Committees was prepared by the Demolition Task Force comprised of the Directors of Social Planning, Legal Services, Permits and Licenses, Finance, Planning and the Medical Health Officer. It suggests that demolition control has been considered as a public policy for the purposes of preserving the City's heritage, implementing better land use planning and maintaining a stock of low priced accommodation. The main emphasis is on maintaining low priced accommodation.

Ms. McAfee outlined the report commenting on current demolition activities and on analysis of further demolition control options, i.e. the use of demolition control to regulate land use and controls as a means of maintaining a stock of affordable housing.

Demolitions in the first eight months totalled 723, 55% of which were single family owner occupied units. Of the 45% demolished rental accommodation, 5% was single family, 7% purpose-designed apartment buildings and 33% converted dwellings.

The forces that seem to encourage demolition are:

a) government housing programmes tend to have a new stock emphasis;

b) taxation policies;

c) public and private lending practices;

d) market preference.

The only major factor that encourages retention is the provision of RRAP funds in Neighbourhood Improvement Areas.

Cont'd . . .

Clause 1 Cont'd

The report outlines options available if Council wishes to maintain the existing housing stock:

i) Regulating demolitions through development and building permits.

ii) Banning or placing costly levies on demolitions.

iii) Requiring developers to replace on-site at least an equal number of units of the type and price lost through demolition.

iv) Requiring developers to replace in the adjacent area at least an equal number of units of the type and price lost through demolition.

v) Demolition control with 'affordable' units replaced on site or in the area; the costs to be paid by the City and senior governments.

vi) Provision of rehabilitation incentives and/or shelter allowance to encourage retention of existing units.

Possible incentives to encourage retention include:

- reassessing required health and safety standards in existing buildings;
- extending RRAP into areas outside N.I.P. areas;
- reduction of tax incentives for new stock and/or the provision of tax credits or abatement.

Dr. H. Bryson, Director of Permits and Licenses, advised that the demolition by-law has delayed the issuance of demolition permits pending receipt of sufficiently detailed plans to support a development proposal. Buildings remain vacant for various reasons. If they are vandalized or present a hazard to the community the Department is required to have the buildings boarded up or demolished.

Ms. McAfee stated that in order to retain affordable housing you would have to maintain and retain existing stock by providing incentives, adding an additional supply (no funds available to do this), providing additional user income. She advised that a report on affordable housing would be before Committee shortly.

The report recommended that:

1. The City retain the existing Demolition Control By-law but not impose more stringent demolition controls at this time.

2. The Director of Planning in coordination with the Directors of Social Planning and Finance incorporate in the scheduled report on the supply and demand of affordable housing:

   a) An analysis of programs required to retain a stock of lower priced housing through rehabilitation incentives, reducing existing inducements to demolish housing and adequate shelter assistance.

   b) An indication of the present and anticipated future mix of housing types, tenures and household incomes in the City with a view to assessing the feasibility of linking demolitions to area-by-area housing mix policies.

   c) An analysis of the feasibility of developing an accounting framework to assist Council to better assess the costs and benefits of residential redevelopment.

Cont'd . . .

Clause 1 Cont'd

3. Senior levels of government be asked to reassess the impact of taxation policies and subsidies for new stock which may act to encourage demolition of otherwise structurally sound and affordable housing.

4. The Director of Permits and Licenses, in conjunction with the Directors of Planning and Social Planning or their representatives, review the applications for demolition of residential rental accommodation, and notwithstanding By-law 4913, that the Director of Permits and Licenses be authorized to immediately issue a Building Permit to demolish, if warranted, based on a full assessment of the hazards involved.

In view of the fact that there was insufficient time to hear the representations from interested groups, the members of Council present felt that discussions of this matter should be continued at a later date when the report on affordable housing is available.

The Committees therefore,

RECOMMENDED,

A. THAT the Director of Planning in coordination with the Directors of Social Planning and Finance incorporate in the scheduled report on the supply and demand of affordable housing:

   a) An analysis of programs required to retain a stock of lower priced housing through rehabilitation incentives, reducing existing inducements to demolish housing and adequate shelter assistance.

   b) An indication of the present and anticipated future mix of housing types, tenures and household incomes in the City with a view to assessing the feasibility of linking demolitions to area-by-area housing mix policies.

   c) An analysis of the feasibility of developing an accounting framework to assist Council to better assess the costs and benefits of residential redevelopment.

B. THAT the Director of Planning prepare a draft brief for presentation to the senior levels of government in order that they be asked to reassess the impact of taxation policies and subsidies for new stock which may act to encourage demolition of otherwise structurally sound and affordable housing.

C. THAT consideration of the remaining recommendations contained in the City Manager's Report dated August 24, 1977, be deferred to a future joint meeting of the Community Services and Planning and Development Committees, at which time representations from interested persons will be heard.

The meeting adjourned at 1:45 p.m.

* * * *

(The Chairman indicated that as the affordable housing study would be available the first part of November, the joint meeting should be arranged for the week of November 14th, when the Council members would have a full afternoon to consider the matter.)

FOR COUNCIL ACTION SEE PAGE(S) 275

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 29, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of September 15, 1977, were adopted.

RECOMMENDATION

1. Liquor License - Westcoast Stereo Society Club

The Committee had before it for consideration a Manager's report dated September 15, 1977, in which the Director of Permits & Licenses reported on an application from the law firm of DeCario & Waddell, requesting City Council approval for a Class "A" liquor license for the Westcoast Stereo Society Club at 795 Seymour Street.

Mr. Ian Waddell of DeCario & Waddell appeared before the Committee on this matter, stated that he had reviewed the City Manager's report and requested a deferral of the Committee's consideration of the report to allow him more time to prepare his submission to the Committee.

It was

RECOMMENDED

THAT the Community Services Committee defer consideration of the City Manager's report dated September 15, 1977 on a liquor license for the Westcoast Stereo Society Club, 795 Seymour Street, to allow the applicant more time to prepare his presentation to the Committee.

2. Extension of Operating Hours - Princeton Hotel Pub

The Committee had before it for consideration a Manager's report dated September 7, 1977 (copy circulated) in which the Director of Permits & Licenses reported on an application from the Princeton Hotel for City approval to keep a new "pub" located within the hotel's present beer parlour open after 11:00 P.M.

Such approval is required by the Liquor Control & Licensing Branch. The requested extension is for one-half hour to 11:30 P.M., the same closing time as the existing beer parlour.

Appearing before the Committee on this matter were Mr. M. Kohut of the Princeton Hotel and the Director of Permits & Licenses.

Continued . . . . .

Clause No. 2 Continued

During discussion, it was pointed out that liquor regulations permit fourteen hours of operation for such pubs, but they must close at 11:00 P.M., unless an extension is granted by the municipality.

It was also pointed out that the beer parlour operation could open at noon and close at 2:00 A.M., but the applicant wants both the beer parlour and pub portions to operate the same hours, that is, from 9:30 A.M. to 11:30 P.M.

It was explained that liquor regulations permit the sale of hard liquor and wine in the pub.

During discussion, it was noted by one member of the Committee that City Council members, some time ago, had stated they were not in favour of hard liquor being served in beer parlours and that, therefore, the subject before the Committee could be considered to be more than merely hours of operation.

It was also noted by the Committee that if the City approved an extension of operating hours, it would probably be faced with numerous similar applications for longer hours, possibly from operators of neighbourhood pubs.

It was also noted that the pub within the beer parlour has a completely different decor and atmosphere than the usual type of beer parlour facility.

A motion to approve an extension of operating hours for the pub until 11:30 P.M. was lost and it was

RECOMMENDED

THAT the Community Services Committee request the Senior Inspector from the Liquor Control & Licensing Branch to attend a meeting of the Community Services Committee to discuss current Liquor Control & Licensing Branch regulations.

3. Liquor Permit Application - 555 West Hastings Street

The Committee had before it for consideration a Manager's report dated September 1, 1977, in which the Director of Planning reported on a Development Permit Application filed by Eng & Wright Architects for Polaris Realty to use a portion of the approved revolving restaurant at 555 West Hastings Street as a holding bar, accessory to the restaurant.

It was noted that the Manager's report was submitted to the Committee for information, as the Director of Planning, on August 15, 1977, operating under previous City procedures, had approved the application to use a portion of the existing restaurant as a holding bar.

The applicants and a representative of the Director of Planning appeared before the Committee on this matter, and during discussion, it was noted that the revolving restaurant has seating for 234 customers and the holding bar seats 50 customers.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated September 1, 1977 be received.

Continued . . . .

4. Extension of Hours - Clubs (Loggers' Recreational Club)

The Committee had before it for consideration a Manager's report dated September 7, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the request from the law firm of Braidwood and Company, on behalf of the Loggers' Recreational Club, 26 East Hastings Street, for an amendment to the Club By-law to extend the closing hour for clubs from 2:00 A.M. to 4:00 A.M.

Appearing before the Committee on this matter were a representative from the law firm, a representative from the Loggers' Recreational Club, the Director of Permits & Licenses, and a representative of the Police Department.

It was explained to the Committee by the spokesman for the applicant that the club, which has been operating for the past 30 years, has been suffering a loss of revenue and was unsuccessful in an application to the Attorney-General to increase the time fees it charges members. The loss of revenue has resulted in a reduction in staff from 27 down to 17 employees and that the only method the club can use to increase its revenue is to operate longer hours.

The spokesman stated the Loggers' Recreational Club is losing business to clubs in other municipalities which are not required to close at 2:00 A.M.

The spokesman for the Police Department told the Committee that his department has no problem with this club; that it is a well-run establishment, but that an extension to the operating hours would establish a precedent and result in similar applications from the numerous other clubs in the City. It was explained there are approximately twelve gambling clubs in the City, including four or five in the Chinatown area.

The Committee inquired why the club was unsuccessful in its application to increase its membership time fees and was told that the Attorney-General's office did not specify its reason(s) for turning down the application.

Following further consideration, it was

RECOMMENDED

THAT the request from the Loggers' Recreational Club for an extension in the closing hour for clubs not be approved.

5. Manor Garden Apartments, 2307 West 41st Avenue

The Committee had before it for consideration a brief dated September 14, 1977 (copy circulated) from tenants of Manor Garden Apartments, requesting that the Committee advise City Council that any application for a demolition permit in respect of Manor Garden Apartments should be refused.

The brief explained that the tenants are protesting against a proposed demolition by Realmar Developments Corporation of Manor Garden Apartments and went on to give reasons why redevelopment is opposed by the tenants.

Appearing before the Committee on this matter were tenant Mr. H. Fuller, along with the president of the Southland Action Committee, and Mr. Andre Molnar of Realmar Developments Corporation with his lawyer, Mr. Jonathan Baker.

Continued . . . .

Clause No. 5 Continued

Mr. Fuller read to the Committee the brief which was on the agenda and the president of the Southland Action Committee urged the Committee to resist any redevelopment of the property.

Mr. J. Baker submitted to the Committee a letter dated September 28, 1977 (copy circulated) setting forth the position of Mr. Molnar, including Mr. Molnar's intentions to provide assistance to the tenants. The letter was drawn up following a meeting September 28, 1977, between Mr. Molnar and three of the tenants.

During discussion of this matter, it was determined that the owner of Manor Garden Apartments has not yet applied to the City for a development or demolition permit, although Mr. Molnar indicated he has discussed redevelopment with the Director of Planning and will file a development proposal within a few weeks.

It was pointed out during discussion that the Provincial Landlord and Tenant Act provides that where a landlord requires land for demolition, he must give tenants 120 days notice.

The Director of Legal Services explained to the Committee that it should not impose any judgment with respect to notice to vacate as this falls under the jurisdiction of the Provincial Landlord and Tenant Act.

It was noted by the Committee that the developer can proceed with redevelopment if he meets the various requirements of City by-laws.

The applicable section of the City Zoning By-law specifies that a developer may not undertake any demolition work without obtaining a development permit and that if application for such a permit is for residential rental accommodation, the Director of Planning can refuse the permit if working drawings for the total development have not been filed which are 50% completed.

Some members of the Committee felt that the City has need for a demolition control by-law which would prohibit outright the demolition of certain buildings within the City, and it was noted that the only power of the City over the Manor Garden Apartments situation is to ensure that City by-laws are adhered to.

Mr. Molnar told the Committee that in discussions he had earlier this year with the Director of Planning, he was advised that he could build a high rise or a low rise residential building on the site but that the Director of Planning expressed a preference for a low rise building and this is what the developer proposes to construct.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be requested not to issue any demolition permit for Manor Garden Apartments, 2307 West 41st Avenue, until the developer has complied with the applicable section of the City Zoning By-law (i.e. that working drawings have been filed in support of a building permit in connection with such development permit and are 50% completed for the purposes of issuing a building permit for the total development).

Continued . . . . .

6. Dog Carcasses from Veterinary Establishments

The Committee had before it for consideration a Manager's report dated September 19, 1977 (copy circulated) in which the Director of Permits & Licenses reported on procedures for the transportation and disposal of dead dog carcasses and recommended that the Director of Legal Services prepare an amendment to the Pound By-law to relieve the City from responsibility for picking up carcasses of dead animals from veterinary establishments, and that the cost of disposal by the Pound be set at $2.00 for each carcass received from the veterinary establishments.

Appearing before the Committee on this matter were Dr. J. Dodds of the Vancouver Academy of Veterinary Medicine, representing fourteen veterinary hospitals and clinics, and the Director of Permits & Licenses.

The spokesman for the Vancouver Academy of Veterinary Medicine requested that the City continue picking up dead animals from veterinary establishments as it would be an illogical imposition if veterinarians were required to transport dead animals in the trunks of their cars.

It was noted that the City now charges $3.00 for collecting and disposing of each carcass and that this is the actual cost to the City.

The Director of Permits & Licenses advised the Committee that the issue is whether Pound staff and vehicles should be used to provide this service rather than patrolling for live animals on the loose in the City.

In response to a question by the Committee, it was stated that it takes approximately five days out of a two-month work period to collect dead animals from veterinary establishments.

It was the feeling of the Committee that the City should continue to provide this service and that the onus be placed on veterinary establishments for the proper packaging of animal carcasses.

Following consideration, it was

RECOMMENDED

THAT the City Pound continue the service of picking up dead animal carcasses from City veterinary establishments and that fees be set for this service which will cover the cost of providing the service.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 264 AND 275 & 276

REFERS TO CLAUSE NO. 6 OF REPORT II.

II (i)

MANAGER'S REPORT

October 17, 1977

TO: Vancouver City Council

SUBJECT: DOG CARCASSES FROM VETERINARY ESTABLISHMENTS

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The V.M.R.E.U. is concerned about the Committee's recommendation and has asked to appear as a delegation.

I have discussed the topic with Bob Ross, the Union agent, with Dr. Bryson and with the Pound Keeper, Mr. Warren.

The Committee recommended that our Pound trucks continue to pick up the carcasses from veterinary establishments. This would prevent few problems if the carcasses were frozen and adequately bagged. Unfortunately, in the past, it has been impossible for our employees to insist upon this, and on frequent occasions leaky bags containing decayed cadavers cause appalling stench, soiled clothing and the risk of infection.

The City Manager's recommendation had been that we follow the example of Burnaby, Richmond, New Westminster and West Vancouver and require veterinary establishments to deliver carcasses for disposal. Experience has shown that this usually ensures that they are properly bagged. The City would continue to pick up from individual households.

The above is still the first choice of the City Manager and all involved City staff. As a second choice, pick-up from veterinary establishments could be authorized, but only if carcasses are frozen and bagged in at least 3 mil plastic bags.

In summary, Council has three choices:

The City Manager RECOMMENDS:

A) That pick-up of carcasses continue from individual households but not from veterinary establishments who will be asked to deliver their carcasses for disposal.

In the alternative, the City Manager submits for CONSIDERATION:

B) That pick-up of carcasses from veterinary establishments be provided only for frozen carcasses encased in plastic bag of at least 3 mil thickness.

The third choice, not recommended by the City Manager is the Committee's recommendation:

C) That the City Pound continue the service of picking up dead animal carcasses from City veterinary establishments and that fees be set for this service which will cover the cost of providing the service.

In any event, it is RECOMMENDED that Council conclude by instructing the Director of Legal Services to prepare appropriate amendments to the Pound By-law to provide for the delivery of the services at City cost.

FOR COUNCIL ACTION SEE PAGE(S) 264

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 29, 1977 at approximately 1:45 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy (Item 1 only)
Alderman Puil (Item 1 and portion of Item 2)

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. Status of Major DPA's

Mr. A. Floyd reported verbally on the following development permit applications:

(a) DPA #78564 - 1176 W. Georgia St. - erect 18 storey office building with retail on the main floor;

(b) DPA #78624 - 1132 W. 7th Ave. - erect 3 dwelling unit town-house;

(c) DPA #78592 - North foot of Rogers St. (B. C. Sugar Refinery) - erect 42' high (2 storey) warehouse with tennis court on roof;

(d) DPA #78705 - Enclave 19 - Champlain Heights - erect 105 dwelling unit townhouse complex;

(e) DPA #78734 - Enclave 16 - Champlain Heights - erect 112 dwelling unit townhouse complex with 3,556 sq. ft. community centre;

(f) DPA #78814 - 4500 Oak Street (Shaughnessy Hospital) - erect 3 storey children's hospital - 534 underground and 122 surface parking spaces.

(g) DPA #78797 - 1130 W. 7th Avenue - erect 3 storey plus loft commercial and residential (7 dwelling units) building;

(h) DPA #78789 - 401 Main Street (Carnegie Building) - 8600 sq. ft. addition to community centre;

cont'd.....

Clause #1 continued:

(i) DPA #78812 - 1198 Davie Street - erect retail building with 4 dwelling units above - also request to relax required off-street parking;

(j) DPA #78304 - North foot of Broughton Street - moor boat (Lady Grace) for restaurant, lobster processing and retail, boat wash, senior citizens' hobby and craft centre; install marina for boat charter and sales - proposed off-street parking for 96 cars.

The Chairman advised that he had a personal interest in (b) and did not comment on the application.

RECOMMENDED

THAT the verbal presentation on the status of major development permit applications be received.

2. Planning Programme for the Jericho/Locarno Area

The Committee considered a report of the City Manager dated August 2, 1977 (copy circulated). Mr. D. Thomsett, Area Planning Division, summarized a number of current issues in the Jericho/Locarno area which are inter-related and require co-ordination:

- resolution of Blocks 129 and 130 and Locarno Park extension
- traffic
- parking
- co-ordination of family housing projects
- zoning
- future use of other ownerships
- Jericho park
- impact on the surrounding area

The Planning Department feels that these issues require immediate attention on the part of Planning, Engineering, Properties or the Park Board. The issues are inter-related and need co-ordination now. Council can make decisions in this area on an issue by issue basis, but it should be recognized that a decision on one issue would affect other issues. A second alternative would be for the Director of Planning to co-ordinate efforts within the whole area and to prepare a comprehensive plan based on a local planning process and input from the citizens of Vancouver as a whole. At present the Planning Department does not have the staff resources because of other committed priorities in the 1977 work programme and the Director of Planning suggests that a planner be appointed for a 12 month period to undertake this work.

cont'd.....

Clause #2 continued:

The Director of Planning recommended:

1. THAT City Council request the Park Board keep the Director of Planning informed of planning activities at Jericho Park and that issues of traffic, parking and other impacts on the surrounding area be co-ordinated with the Director of Planning and the City Engineer.

2. THAT City Council authorize the appointment of a Planner for the Jericho/Locarno area for a 12-month period effective with the filling of the position.

3. THAT the Director of Personnel Services be instructed to classify the position of Planner and submit his recommendation to the City Manager for approval.

4. THAT casual auto allowance be approved for the position.

5. THAT the Director of Planning be instructed to undertake a planning program in the area for report back in one year following the appointment of the Planner.

6. THAT, subject to the adoption of Recommendation 5, no immediate action be taken with respect to the sale or long term leasing of the city lands in Blocks 129 and 130, the alignment of Marine Drive and the parking problem east of Jericho Park.

7. THAT funding in the total of $42,000 be approved for this program subject to classification of the Planner's position, and that the source of funding be as follows, dependent upon the effective date of the program commencement:

   1977 requirement - Contingency Reserve
   1978 requirement - To be approved in advance of and to be included in the 1978 operating budget.

The City Manager submitted for Consideration whether to approve recommendations (2) to (7), or whether to ask the Planning Department to address the problems using existing in-house staff.

Mrs. M. Kelly advised the Committee that the Area Resource Board was in the process of holding public meetings on the whole area from English Bay to the Fraser River and was inviting representatives of organizations to express their concerns. The Board was looking at the possibility of retaining a part-time planner.

Mrs. D. Gillis advised that previous Councils have received neighbourhood petitions favouring retention of Locarno Park Extension as neighbourhood park and advising they did not want the road re-aligned. She stated there did not seem to be an overflow of parking this summer.

cont'd.....

Clause #2 continued:

Mr. D. Condor submitted a brief on behalf of the West Point Grey Community Association and the Northwest Point Grey Homeowners Association (copy circulated) requesting that the Committee recommend to Council that:

(a) no area planner be hired and the issues be dealt with separately and incrementally.

(b) the Supervisor of Properties be instructed to proceed with the leasing of Blocks 129 and 130.

(c) staff in consultation with local residents' associations produce a report relating to access with respect to the new Jericho Park.

Mrs. A. D. Piggot advised that this area was of importance to the whole City. It is understandable that people who live in an amenity area don't want change, however, there should be provision for a waterfront road as outlined in the Bartholomew report.

Mr. J. Hill representing the Jericho Area Citizens Association, advised that too many of the important issues are being handled in isolation and the Association supports the need for a local area plan.

A member of the Committee indicated Council on September 16, 1975 instructed that Blocks 129 and 130 were to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board. It was felt that this instruction should be carried out, but excluding the easterly four lots of Block 130 to facilitate a minor road realignment. It was also suggested that the Director of Planning make application to rezone the C-1 zoned lots in Blocks 129 and 130.

Mr. R. Spaxman, Director of Planning, stated that this was a significant area of the City where things are happening on an individual basis without thought as to what may happen with other inter-related issues. He questioned whether the Council members felt the issue of the road alignment, and the interrelationship of park system and road system was satisfactorily resolved. He suggested there was not enough knowledge of how the various issues inter-relate. The Parks Board have worked independently in their preparation of plans for Jericho Park development and Mr. Spaxman requested that the Board be requested to inform the Director of Planning and City Engineer of planning activities at Jericho Park.

With respect to the traffic situation, the City Manager suggested that Engineering, Planning and Parks could work together on a report. Mr. R. Boyes, Deputy City Engineer, stated development of the Jericho Park is a key issue. As soon as the Park Board informs the Director of Planning and the City Engineer of their development plans, a report could be prepared.

cont'd.....

Clause #2 continued:

After discussion, the Committee

RECOMMENDED

A. THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.

B. THAT the balance of the recommendations contained in the Manager's Report dated August 2, 1977 be deferred until the Planning Department work programme for 1978 is received.

C. THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board.

D. THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

3. Status Report on Government Assisted Housing in the City of Vancouver

The Committee considered a report of the City Manager dated September 22, 1977 (on file in the City Clerk's office) in which the Director of Planning provides information on the survey of government assisted housing activities in the City, conducted during September. An updated list of Government Assisted Housing completed during 1977, currently under construction and at various stages of planning, is on file in the City Clerk's office.

RECOMMENDED

THAT the report of the City Manager dated September 22, 1977, be received.

4. Chinatown Streetscape Improvement Project

The Committee considered a report of the City Manager dated September 22, 1977 (copy circulated) in which the Director of Planning and City Engineer:

a) Inform Council as to recent discussions and present plans concerning streetscape improvement proposals for Chinatown.

cont'd.....

Clause #4 continued:

b) Request Council to initiate an improvement project mainly affecting the 3 blocks of Pender Street, from Carrall to Gore.

c) Comment on the costs, financing and timing associated with the project.

d) Request Council to approach the Provincial and Federal Governments for consideration of financial assistance to the project.

Mr. M. Kemble outlined the preliminary design proposals, traffic considerations, parking, area-ways and costs and financing. For the detailed design work, a consultant will be hired. The $5,000 would be cost shared, if the project proceeds.

With respect to community support, Mr. Kemble advised that questionnaires were distributed to all affected property owners and merchants in the area. From those received, over 80% of the property owners are in favour in principle of the proposed improvements. The Chinatown Historic Area Planning Committee has endorsed the proposals.

Based on preliminary design plans prepared by the Planning Department, the Engineering Department has made a preliminary cost estimate of approximately $700,000, assuming that construction would occur in the summer of 1978. The estimate does not include the cost of trees, landscaping and street furniture.

The Committee

RECOMMENDED

A. THAT approval in principle be given to streetscape improvement project for Chinatown/Pender Street, within the boundaries shown in Appendix 'A' of the report of the City Manager dated September 22, 1977.

B. THAT City Council, through the Mayor's Office, approach both the Provincial and Federal Governments requesting their consideration of financial assistance to the Chinatown project, similar to that previously made available for Gastown Beautification Projects (as discussed in Section 8 (D) of the report of the City Manager).

C. THAT the Director of Planning and the City Engineer be instructed to proceed further with detailed design plans and work scheduling for the project.

D. THAT funds in the amount of $5,000.00 for consultant design services, be approved from the Beautification Capital Account, and designated by Council to form part of the anticipated Local Improvement with these costs to be shared on a 50/50 basis between property owners and the City, should the project proceed.

cont'd.....

Clause #4 continued:

E. THAT upon completion of the design work, the Director of Planning and the City Engineer report further on the project, including possible sharing of capital costs, anticipated maintenance costs, responsibility for maintenance costs, the local improvement procedure to be followed, and Senior Government assistance available.

5. Public Use Zoning

The Committee considered a report of the City Manager dated September 21, 1977 (copy circulated) in which the Director of Planning reports on the Council resolution of March 29, 1977, requesting him to report back on the possibility of a 'public use' category being included in the Zoning and Development By-law.

In the report the Director of Planning states that he reported to Council in June 26, 1973 on the question of a new district schedule for community or public use and was instructed to prepare the necessary by-law amendment. The issue was not brought back to Council.

Recently, the Director of Planning was again requested to consider public use zoning when the issue of the King George/Dawson School site was before the Committee and Council.

The report outlined existing mechanisms of control, alternative approaches, definition of public uses. Mr. C. Fleming, Director of Legal Services submitted a letter clarifying certain aspects of the proposed public use zoning (copy circulated).

In view of the complexity and significance of developing a comprehensive zone to include a broader range of public uses the Director of Planning recommends that proper study of this issue would best be handled as a work programme item in 1978.

RECOMMENDED

THAT the study and review of public use zoning be deferred to 1978 when the overall work programme for the Planning Department is considered.

6. Review of Local Area Planning

The Committee considered a report of the City Manager dated September 22, 1977 (copy circulated) in which the Director of Planning advises that a review of local area planning was requested by members of Council at a Local Area Planning Workshop held on April 22, 1976. The report entitled "A Review of Local Area Planning" reviews and analyzes local area planning activities over the last 3 to 4 years and recommends a process for developing goals and policy objectives for continuing to provide local area planning services. The report concludes that perceptions of costs

cont'd.....

Clause #6 continued:

and benefits of local area planning services vary greatly from one group to another. The Director of Planning recommended:

1. THAT this report on a review of local area planning be received, and that the Director of Planning be instructed to arrange a one-day conference to discuss this matter with the various participants;

2. THAT this report be sent to the Vancouver City Planning Commission, Board of Parks and Recreation, School Board, appropriate Provincial and Federal agencies, and citizen groups throughout the City, and that they be invited to review it, submit briefs and attend the conference proposed to be arranged to discuss the matter.

The City Manager noted that the report reviews the history of local area planning activity in Vancouver and provides summary information about the specific programs undertaken to date by the City and provides a fairly extensive commentary on the strengths and weaknesses of the present local area planning process. The report does not consider alternative approaches to achieve the same objectives, nor does it consider local area planning program costs.

The Planning Department proposal for distribution and discussion of the report is appropriate, however, broadening the discussion to include consideration of alternatives and costs would be desirable. The Vancouver City Planning Commission would be an appropriate agency to carry out the overall review after hearing the views of civic and external organizations.

The City Manager therefore recommended:

1. The Vancouver City Planning Commission be requested to review this report and submissions related to it.

2. Staff provide a further review to include consideration of costs and alternative means to achieve the same objectives.

3. The recommendations of the Director of Planning be approved.

Mr. R. Spaxman, Director of Planning, advised that the Planning Department could report back on alternatives to local area planning but he stressed that it would not be possible to come up with the same objectives.

Mrs. Symonds, Executive Co-ordinator of the Vancouver City Planning Commission, indicated that it should not be the role of the Commission to look at the costs in detail. She stated that the Commission has already committed itself to local area planning.

Mr. Spaxman advised that since the report was written a one-day local area planning workshop had been arranged by the Kitsilano Local Area Planning Committee.

cont'd.....

Clause #6 continued:

After discussion the Committee

RECOMMENDED

A. THAT the report on a review of local area planning be received and referred to the Vancouver City Planning Commission, Board of Parks, School Board, appropriate Provincial and Federal agencies and citizen groups throughout the City.

B. THAT the various organizations be requested to review the report and submit briefs to the one-day conference on local area planning to be held October 23, 1977 being arranged by local citizen Local Area Planning/Neighbourhood Improvement Programme Committees.

C. THAT the Vancouver City Planning Commission review the report and the submissions related to it and report to the Standing Committee on Planning and Development.

D. THAT the Director of Planning in his report on the results of the conference and submissions received, include information on alternative approaches to local area planning.

7. Review of the Kitsilano Apartment Area Plan

The Committee considered a report of the City Manager dated September 21, 1977 forwarding a report of the Director of Planning of the same date (copies circulated). The Planning Department report contains a review of the 26 policies for the Kitsilano Apartment Area Plan adopted by Council on May 6, 1975 and recommends amendments to the policies (Appendix F of the City Manager's report dated September 21, 1977) where required to reflect existing conditions in the community. Plan Policy 7 referred to a downzoning. Resident opposition to the rezoning and redevelopment of part of the sites made this Policy inappropriate and it has been deleted from the Apartment Area Plan.

The report also contained an evaluation of the new zoning schedules adopted for this portion of Kitsilano (Appendix G).

RECOMMENDED

A. THAT Council adopt the amended Policies 1 to 25 (City Manager's Report dated September 21, 1977, Appendix F) as the basis of the Kitsilano Apartment Area Plan.

B. THAT City Council instruct the Director of Planning and the Director of Legal Services to prepare the necessary amendments to the Zoning By-law, (City Manager's Report dated September 21, 1977, Appendix G) and refer same direct to Public Hearing.

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 276

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

SEPTEMBER 29, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, September 29, 1977, at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT: Alderman Ford

CLERK: G. Barden

INFORMATION

1. Western Management Consultants - Review of Departments

Mr. John Witt and Mr. Roger Chilton of Western Management Consultants discussed with the Committee procedures, objectives and their role as consultants in the process of conducting departmental reviews for the Committee. The Consultants wished to get a clear idea of what the Committee is seeking from the reviews so that they can best meet the needs of the Committee. The project arose as a result of a report dealt with recently on programme budgeting. The Consultants stated they would be trying to define what each department is doing, its function, resources, etc. so that the Committee can look at it and see if it is logical or not. This process should give the Committee a better overall picture of each department and assist in the annual budget decision-making process.

Copies of material* distributed to departments for use in preparing their presentations to the Committee were circulated for the information of Committee members. It was noted that the material defines the objectives of the review of each department as follows:

(i) To gain an understanding among Council, staff and the public of the activities of each City department, and Board, and of the cost of each activity to the City taxpayer.

(ii) To ascertain the level of services provided by the departments' activities and to understand the trends over time of these levels of service, both past and future.

(iii) To identify any area where the service might be provided in some other manner which might be more efficient or effective, for further investigation and report back at a later date.

(iv) To discuss with each department its own priorities: Where it would cut back if necessary, and where it would add strength if possible, so that Council may consider these in determining its own priorities.

cont'd.....

* on file in City Clerk's Office

Clause #1 continued:

(v) To pinpoint certain areas where budget reductions might be made if Council decided that an overall budget reduction was required (if possible, by attrition and reassignment.) Such areas to be investigated in greater detail before the next budget is completed, if possible.

The Committee discussed the schedule of presentations by departments to the Finance Committee and it was agreed to hold each meeting on Thursdays from 11:00 a.m. to 1:00 p.m. and all members of Council will be urged to attend. Luncheon will be served. The schedule for departmental presentations to December will be as follows:

Department	Date	Time	Location
Planning	Oct. 20	11 a.m. - 1 p.m.	Committee Room #3
Health	Nov. 3	11 a.m. - 1 p.m.	Committee Room #3
Permits & Licences	Nov. 10	11 a.m. - 1 p.m.	Committee Room #3
Social Planning	Nov. 24	11 a.m. - 1 p.m.	Committee Room #3
Civic Theatres	Nov. 24	11 a.m. - 1 p.m.	Committee Room #3
Board of Parks	Dec. 8	11 a.m. - 1 p.m.	Committee Room #3

(Schedule for remaining presentations will be circulated shortly.)

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 217

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 6, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, October 6, 1977, at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Puil
Alderman Gibson

ABSENT : Mayor Volrich
Alderman Marzari

CLERK : G. Barden

RECOMMENDATION

1. B.C. Touring Council - Grant Request

The Committee considered a Manager's Report dated September 29, 1977 wherein the Director of Social Planning reported on the B.C. Touring Council's request for a grant of $1,330 for rental of the Playhouse Theatre from November 11 to 13, 1977.

Mr. S. Chitty, Executive Director of B.C. Touring Council advised they are a non-profit organization which consists of a showcase of performing artists that develops new opportunities for Vancouver based artists to tour throughout the Province of B.C.

Following discussion, it was

RECOMMENDED

THAT a grant of $1,330 equal to rental of the Playhouse Theatre be approved for the B.C. Touring Council.

2. Festival Concert Society Grant

The Committee considered a Manager's Report dated September 22, 1977 wherein the Director of Social Planning reported that Council on April 26, 1977 approved a grant of $5,250 to the Society to equal the rental of the Playhouse for presentation of 30 performances of their Sunday Coffee Concert Series. Since that time the rental has gone up and their current request reflects the increase in rental of $570.

Following discussion, it was

RECOMMENDED

THAT an additional grant of $570 be approved equal to the rental increase on the Playhouse Theatre for the Festival Concert Society's presentation of their Sunday Coffee Concert Series.

cont'd.....

3. Britannia Community Services Centre: Transposition of Part-time Positions to Full-time Civic Employees with the Board of Parks and Recreation

The Committee considered a Manager's Report dated August 26, 1977 (copy circulated) wherein the Superintendent of Parks reported on his request that four recreation positions be transposed from part-time funding to permanent status.

A detailed summary of the additional costs at the first step are as follows:

Position	Present Allocation (Part-Time)	Projected Cost	Increase in Cost for 12 Month Operation	Increase in Cost for 4 Month Operation
Rec. Programmer II	11,830.00	14,489.00	2,659.00	886.00
Rec. Programmer I (Teen)	9,100.00	12,123.00	3,023.00	1,008.00
Swimming Instructor Att.	9,100.00	12,123.00	3,023.00	1,008.00
Rec. Programmer I (Senior)	7,280.00	12,123.00	4,843.00	1,614.00
TOTALS	37,310.00	50,858.00	13,548.00	4,516.00

The increased cost for four months in 1977 will be $4,516.00.

The City Manager reported that positions discussed in the Manager's Report have been considered part-time or "casual" while actually operating full-time. The cost increase is attributable in part to the lower "casual" rate; the use of the casual rate for full-time staff is inappropriate.

Following discussion, it was

RECOMMENDED

THAT the following four positions at Britannia Community Services Centre be converted from part-time status to permanent:

One Recreation Programmer II

Two Recreation Programmers I

One Swimming Instructor Attendant;

AND THAT an increase of $4,516 in Park Board salaries at Britannia be approved for 1977 and $13,548 for 1978.

4. Non-Market Lease - Enclave 18 - Champlain Heights

The Committee considered a Manager's Report dated September 29, 1977 (copy circulated) wherein the Champlain Heights Project Manager and the Director of Finance reported on a non-market lease of Enclave 18 in Champlain Heights to La Petite Maison Co-operative Housing Association.

The sponsors of Enclave 18 have met with staff and Civic officials and worked out a development program. The sponsors have commissioned an architect, preliminary site plans and unit elevations have been completed which are generally satisfactory to C.M.H.C. and loan applications have been prepared and presented.

cont'd.....

Clause #4 continued:

It was reported that City Council adopted the following policies on November 9, 1976 with respect to land dealings where non-market sponsors are involved:

(i) When City-owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and

(ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternate lease terms.

Establishing land values in the current market is a difficult task as there have been relatively few transactions involving comparable properties. The Supervisor of Properties has considered recent sales and independent appraisals and has estimated the market value of Enclave 18 at $12,500 per unit. Recognizing the difficulty in establishing market value, the Supervisor of Properties has recommended the above value even though he considered it to be at the low end of the possible range of market values. The Director of Finance advises that the rental terms attached will return to the City 2/3 of market value.

Discussion ensued on the terms and conditions of the ground lease. It was noted that the terms of the lease provide for renegotiation of the rental in 20 years, and failing agreement, will be determined by arbitration based on market value.

Following further discussion, it was

RECOMMENDED

THAT Council authorise a 60 year lease with annual payments be entered into with La Petite Maison Housing Co-operative for Enclave 18 at a rental of $43,627 in the first year of the lease and with terms and conditions as set out in Appendices A and B. The exact terms and conditions to be to the satisfaction of the Director of Legal Services and the Director of Finance.

There being no further business the meeting adjourned at 4:00 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 217

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 6, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on October 6, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Puil
ABSENT:		Alderman Kennedy
ALSO PRESENT:		Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Granville Island Redevelopment Plan

The Committee considered a report of the City Manager dated October 5, 1977 forwarding a report of the Director of Planning dated September 30, 1977 (copies circulated). The Report, a co-ordination of the reviews undertaken by Planning, Engineering, Social Planning, Finance, Health, Permits and Licenses, Fire, Police and Law Departments and the Park Board, contains comments and recommendations on the "Granville Island Redevelopment Plan" dated June, 1977, which was presented to Council members in a shirtsleeve session on June 21, 1977.

The report outlines in detail:

- a summary of the proposed Granville Island Redevelopment Plan;
- staff comments and recommendations on the proposed plan;
- alternative planning/development control process.

The following alternatives were discussed:

ALTERNATIVE 1

The Federal Government assigns the whole development process and resources to the City but retains its ownership. In effect the Federal Government relinquishes its authority over Granville Island and asks the City to plan and control its proper development.

cont'd.....

Clause #1 continued:

ALTERNATIVE 2

The City maintains a 'hands-off' position, leaving Federal authorities to carry out the redevelopment and to operate all systems associated with Granville Island.

ALTERNATIVE 3

The Federal Government carried out the redevelopment and all subsequent operations but fully follows the City's usual planning and development procedures. This would mean to abide by all City By-laws.

ALTERNATIVE 4

This alternative was formulated for discussion, and is a modification of the usual procedure. It is favoured by the Granville Island Trust, but not by a consensus of City Departments. There are several steps which are different from the standard procedure.

Step 2 - 'PUBLIC INFORMATION' meeting is omitted.

Step 4 -'Preparation of Draft Area Development Plan Bylaw' is omitted.

Step 6 -'Area Development Plan Bylaw' is replaced by a 'Reference Document', possibly the "Granville Island Redevelopment Plan" as submitted by the Trust.

Step 7 - The normal 'Development Permit Staff Committee' is replaced by a 'Special Development Permits Staff Committee'. This special committee will consist of representatives from the various departments plus a representative from the Granville Island Trust as advisor.

Alternatives 1 and 2 seem to be inappropriate. Alternative 4 (modified procedure) is preferred by the Granville Island Trust. The Director of Planning and majority of the department heads prefer Alternative 3 (normal procedure).

The City Manager submitted the recommendation of the Director of Planning that Alternative 3 be chosen, to the Committee for Consideration.

cont'd.....

Clause #1 continued:

The following were present, representing the Granville Island Trust:

Messrs. K. Ganong
J. Baker
P. Boname
R. Brink
N. Hotson
G. Massey
D. Sutcliffe

Mr. Ganong advised that the Trust has a mandate from the Federal Government to redevelop Granville Island from industrial use to a use for public open space and other public purposes.

The mandate states that there must be sufficient revenue produced from the redeveloped island to cover operating expenses. There will be no Federal Government subsidy for the on-going operations of Granville Island but the Federal Government is prepared to write off capital costs.

Mr. Ganong stated that the Trust is struggling with a critical balance. It is committed to providing a certain portion of the Island for institutional and cultural uses which will not be able to pay an economic rent. To balance there has to be sufficient commercial space to provide revenue to offset low-payers and non-payers (park).

With respect to the request for an economic study, Mr. Ganong advised the Trust has already done economic and urban design studies. The economic report is a confidential document but the consultants will discuss most of the content with City staff. They are prepared to discuss and answer specific questions on the economics but will not release the report.

With respect to the impact of the commercial area on Gastown, Mr. Boname advised that the only amount of retail on Granville Island will be 70,000 sq. ft. (of a specialized nature) over the next 7 to 10 years consisting of small shops (not of an apparel nature), novelty, drug, hardware, glassware, specialized furniture, arts and crafts, etc.

The commercial content would consist of such things as a restaurant, office space with studios, a boatel for transient boaters, maritime market place for boating industry, etc.

The Trust would have to assume that the facilities would be of a competitive nature. The arts and crafts function is important to the redevelopment of the Island. Some of the wares produced on the Island might be retailed.

cont'd.....

Clause #1 continued:

Mr. Ganong advised that only a person who has a business on the Island would be permitted residential accommodation.

He also stated that if Council agrees with the modified procedure (Alternative 4) representation by the Trust should not be limited to one person. There should be at least one trustee and one or two consultants.

Mr. Ganong advised that the Trust does not intend to delete public information meetings.

When asked to comment on the recommendations in the report, Mr. Ganong advised that he could see no problem in meeting the City's objectives, with the following comments:

- the Trust agrees with following the normal development procedure but would prefer Alternative 4, the modified procedure;
- the Trust is not prepared to consider a regulation size playing field but is prepared to provide large open spaces;
- an economic study for the Island and a review and analysis of the Gastown Market have been done;
- with regard to the pools, the Trust is prepared to accept bringing the pools up to the same City standards and requirements that are expected of others.

The Director of Planning reaffirmed the need for a public information meeting. He indicated there should be a better discussion of economics and the open space question should be clarified.

The City Engineer advised that the Street and Traffic By-law does not apply as streets will not be dedicated. The Vendor By-law will not be enforceable because they are not City streets. The degree of safety is low as there will be a mixture of trucks, trains and pedestrians on a larger scale than exists now.

The Committee commented on the redevelopment plan and the staff report. There was a discussion with respect to the development control process and the majority of the Committee felt that the normal process should not be circumvented. The City has a responsibility to get the ultimate in design and development. The City should not hold the public information meeting on behalf of the Trust but they should co-operate fully with them.

After discussion the Committee

RECOMMENDED

A. THAT the Granville Island Trust be advised to follow the normal planning and development procedure (Alternative 3) with respect to the proposed redevelopment of Granville Island.

cont'd.....

Clause #1 continued:

B. THAT the Granville Island Trust give consideration to the following:

(i) THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan.

(ii) THAT the Granville Island Trust undertake a comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council.

(iii) THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets.

(iv) THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit.

(v) THAT the Trust bring the Island plan closer to City standards with respect to streets and pedestrian safety.

(vi) THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set the maximum number of parking spaces on the Island that will be compatible with the desired environment.

(vii) THAT the Granville Island Trust bring the pools up to City standards and requirements, or to delete them from the Plan.

(viii) THAT the Director of Planning and the Trust review the need for roof signs on Granville Island.

(ix) THAT the Granville Island Trust allow more time for the Building Permit approval process.

C. THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations.

cont'd.....

Clause #1 continued:

D. THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions.

E. THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

(i) THAT the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.

(ii) THAT the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.

(iii) THAT the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting."

F. THAT the Standing Committee on Planning and Development and Council co-operate fully in a public information meeting to be held by the Granville Island Trust.

(Alderman Harcourt was opposed to recommendation A)

2. 1976 Census Figures

The Committee considered a report of the City Manager dated September 28, 1977 forwarding a report of the Director of Planning dated September 28, 1977 (copies on file in the City Clerk's office).

In the report the Director of Planning advises that in June, 1976 the Planning Department estimated the population to be 445,000. The final 1976 census count for the City of Vancouver was 410,188 representing a decline of 3.8% from the 1971 population of 426,260.

The breakdown of population and household data into geographic areas showing population by age groups and number of persons per household by type of dwelling is not expected until at least the end of the year. Until this information is received, the Planning Department is not able to fully understand the reason for the difference between our population estimate and the census figure, or the implications of the population decline. However, on the basis of the information available, the Department can narrow down both the reasons for the discrepancy and the likely implications.

cont'd.....

Clause #2 continued:

The report states:

" Reasons for the Discrepancy:

1. The discrepancy was not caused by a difference in the Planning Department's estimate of total dwelling units in the City at June 1st, 1976 (in fact, our estimate was 1,000 units lower than the census figure).

2. There is, however, a significant discrepancy between the census figures and our own estimates of the number of vacant and occupied dwelling units. The census reported 4,730 additional vacant units and 3,690 fewer occupied units than our estimates (noting that the census dwelling unit counts are still preliminary). However, even if these units were occupied, this would only account for at most 10,000 people or less than one-third of the difference between the two population figures.

3. The remainder of the discrepancy is the result of an apparent decline in average household size. The Planning Department's estimate was based on the assumption that average household size for each dwelling unit type in 1976 was the same as in 1971. The census figures imply that average household size has declined from 2.67 to 2.45 between 1971 and 1976.

Implications:

On the basis of the information received to date, it would appear that there has been a pronounced decline in average household size in the City, most likely caused by a displacement of young couples, with or without children, by single person households. This change could have very significant effects on the social structure of the City as well as on the financing and delivery of City services. The demand for many City services varies at least as much with the number of households as it does with population. Vancouver may then find itself spending more to serve an increasing number of households while its population and hence access to provincial revenue sharing is declining."

The Committee

RECOMMENDED

THAT the report of the City Manager and the report of the Director of Planning, both dated September 28, 1977, be received.

The meeting adjourned at approximately 3:30 p.m.

*** * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 261 & 277

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 25, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy Harcourt, Puil and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. LITTLE.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Roy Bell, of the First Baptist Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the minutes of the Regular Council Meeting of October 18, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Grant Request of the Y.M.C.A. For Langara Property

Council, on October 18, 1977, deferred consideration of a Manager's Report dated October 14, 1977, concerning a grant request from the Y.M.C.A. for its Langara Property, pending further information from the Organization.

Pursuant thereto, Council noted a letter from the Y.M.C.A. dated October 21, 1977, detailing its case for a grant of one-third of the cost of the land for the new facility at Alberta and 49th Avenue.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Grant Request of the Y.M.C.A.
For Langara Property (Cont'd)

Mr. R.E. Fairbairn, representing the organization,also addressed Council this day, giving further explanations on the matter, indicating that the Group had originally hoped to lease property on the Langara Campus. However, this fell through, it was then necessary to purchase land, but funds were not originally in the organization's campaign goal.

Council then considered the Manager's Report, of October 14, 1977, and it was

MOVED by Ald. Rankin
THAT the request of the Y.M.C.A. for a one-third reduction be approved in the amount of $150,000, subject to the organization entering into an agreement undertaking to comply with the City's existing policy re non-profit organizations as per Council's resolution of December 3, 1974.

(Ald. Puil opposed) - CARRIED BY THE REQUIRED MAJORITY

Mountain View Cemetery

It was agreed to defer consideration of the above report until later this day.

COMMUNICATIONS OR PETITIONS

1. Annual Concert for School Safety Patrol Students.

In a letter dated October 18, 1977, the Chief Constable requested that Council provide for the free use of the Queen Elizabeth Theatre for a Variety Concert, on February 7, 1978, for school children who serve on the Vancouver School Safety Patrols. The amount involved is $635.00.

MOVED by Ald. Rankin
THAT the request of the Chief Constable for free use of the Queen Elizabeth Theatre on February 7, 1978, for the purpose described in his letter, be granted.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

2. Development Permit Application 4642 Dunbar Street.

MOVED by Ald. Rankin
THAT the request of the Vancouver Resources Board to appear as a delegation on the matter of a Development Permit for 4642 Dunbar Street, be granted.

- CARRIED UNANIMOUSLY

3. Jericho Beach Park - Hangar #5

Under date of October 17, 1977, the Chairman of the Board of Parks and Recreation, submitted a letter quoting the following motion of the Board at its meeting on October 11, 1977:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Jericho Beach Park -
Hangar #5 (Cont'd)

"RESOLVED:
THAT City Council be advised that the Board does not concur with Council's recommendation of September 13, 1977, with respect to Hangar #5, and the Board intends to carry on development of Jericho Beach Park in the best interests of the public, and further the Board requests City Council to turn over District Lots 4565, 5098 and 7030 to the Park Board's care, custody and management, for park purposes as soon as possible."

MOVED by Ald. Harcourt
THAT the letter from the Park Board be received and the Board be advised that Council is not prepared to agree with it on this matter and, therefore, the Park Board be urged to reconsider its position with respect to Council's motion of September 13, 1977.

- CARRIED

(Ald. Brown opposed)

MOVED by Ald. Rankin
THAT the Community Services Committee investigate obtaining an appropriate user for Hangar #5.

- CARRIED
(Ald. Bellamy, Brown, Ford and Gibson opposed)

4. Point Grey Road Waterfront Properties

Council noted a letter dated October 17, 1977, from the Board of Parks and Recreation, concerning the Point Grey Road Waterfront Properties commending Council for its recent reaffirmation of continuing the policy of total acquisition of the Point Grey Road waterfront properties, and requesting Council to actively pursue means of minimizing redevelopment of existing housing.

MOVED by Ald. Harcourt
THAT the aforementioned letter from the Board of Parks and Recreation be received.

- CARRIED UNANIMOUSLY

5. Four Day Work Week

A letter, dated October 20, 1977, was noted from Mrs. Marilyn Clark, a civic employee, who requested permission to speak to Council when it considers the report of the Finance and Administration Committee regarding the four-day work week. Mrs. Clark will be representing the viewpoint of the Excluded (other than Senior) City staff.

MOVED by Ald. Rankin
THAT the above-mentioned request of Mrs. Marilyn Clark, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Petition - Camosun Bog Park Reserve

In a letter dated October 17, 1977, a number of property owners in the 4000 Block, West 21st Avenue requested to appear as a delegation before Council on the matter of withholding the marketing of lots 9 - 18 on the South Side of 21st Avenue, as it is desirable to retain the property as parkland.

MOVED by Ald. Harcourt
THAT the afore-mentioned delegation request be granted.

- CARRIED UNANIMOUSLY

7. Report on Prostitution

The Council noted a letter from the Downtown Eastside Residents' Association requesting to address Council on any proposal to pass an anti-vagrancy by-law aimed at prostitution.

Council was reminded that the report from the Chief Constable on the matter of prostitution will be considered by Council at its next meeting.

MOVED by Ald. Rankin
THAT the foregoing delegation request be granted.

- CARRIED

(Ald. Gerard and Kennedy opposed)

8. Request for permission to sell liquor at Bazaar.

A letter dated October 24, 1977, from the Vancouver Hadassah-WIZO Bazaar & Exposition, was noted, requesting permission to serve beer at its Pizza and Beer Booth on November 2nd and 3rd at the P.N.E.

MOVED by Ald. Harcourt
THAT the foregoing request be granted, subject to the following conditions:

a. Approval by the Chief Constable.

b. Any food concessions to be approved by the City Health Department.

c. Applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control & Licensing Branch.

d. Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 21, 1977

Building & Planning Matters
(October 21, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Strata Title Application - Conversion 1553 West 12th Avenue
Cl. 2: Riley Park N.I.P. Appropriation of Funds - Brock School - Gymnasium for Community Use
Cl. 3: Kitsilano N.I.P. - Kitsilano Neighbourhood House Grounds Improvements
Cl. 4: D.P.A. - 3495 West 4th Avenue
Cl. 5: Space Requirements - City Hall

Clauses 1,2,3, & 5.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application -
3495 West 4th Avenue
(Clause 4)

In considering this clause the Council noted a letter dated October 24, 1977, from Michael Katz Associates, commenting on the application, and requesting that Council allow the application to be processed under the current Zoning By-law.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved;
FURTHER THAT the letter from Michael Katz Associates be received.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(October 21, 1977)

4027 West 18th Avenue
I. & M. Enterprises.
(Clause 1)

MOVED by Ald. Puil
THAT this clause in the City Manager's report,be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(October 21, 1977)

Improved Lighting for Portion
of Burrard Street, between
Cornwall Avenue & 17th Avenue
(Clause 1)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(October 21, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Library - Staffing
Cl. 2: Revision of Business License Fees for 1977
Cl. 3: Reprinting of Traffic Control Manual for Work on City Streets
Cl. 4: Fire Department - Apparatus Replacement Program
Cl. 5: Park Board Budget Reallocation
Cl. 6: Haebler Residential and Commercial Development at 7th and Laurel - Earthquake Insurance Requirement and Land Lease
Cl. 7: Industrial Development Office

Clauses 1 - 6 inclusive

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Industrial Development Office
(Clause 7)

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Brown, Gibson, Harcourt and Rankin opposed)

MOVED by Ald. Gibson
THAT this whole matter be deferred, and the framing of the functions of the Industrial Development Office be referred to the next meeting of the Planning and Development Committee for report to Council.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Puil, Rankin and the Mayor opposed)

(The motion to defer having lost, the motion by Alderman Kennedy was put and carried)

DELEGATION

1. Staffing - Marpole Local Area Planning Program

On October 18, 1977, Council deferred a Manager's report dated October 11, 1977, concerning Marpole Local Area Planning Program, pending the hearing of a delegation from the Marpole/ Oakridge Area Council.

Mr. Elgin Ruddell, representing the organization, addressed Council, supporting recommendation (A) as contained in the Manager's report, but if Council did not approve this, he recommended approval of recommendation (C). Mr. Ruddell also offered the services of his organization to assist in a program.

Cont'd.....

DELEGATION (Cont'd)

Staffing - Marpole Local
Area Planning Program (Cont'd)

MOVED by Ald. Kennedy
THAT recommendation (B) contained in the City Manager's report of October 11, 1977, be approved.

- LOST

(Ald. Bellamy, Brown, Gibson, Harcourt, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT this whole matter be deferred for six months, pending the outcome of a Federal Government decision on alternatives of providing capital funds to municipalities.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT recommendation (A) as contained in the Manager's report of October 11, 1977, be approved.

- CARRIED UNANIMOUSLY

- - - - - -

The Council recessed at 4.07 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.45 p.m.

- - - - - -

The Council, in Committee of the Whole, reconvened in the Council Chamber at 4.45 p.m., with Mayor Volrich in the Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Gymnasium Facility - 800 Cassiar Street

The Council considered a report dated October 14, 1977 from the City Manager concerning Gymnasium Facility at 800 Cassiar Street.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(October 21, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Lease of City-owned Property - 2215 Commissioner
Cl. 2: Rental Review - Road Widening Strips on Cambie & Yukon Streets
Cl. 3: Sale of Property - N/S Cordova between Princess and Heatley
Cl. 4: Burrard Street Widening - 1917-1945 Burrard
Cl. 5: Proposed Land Exchange & Sale - City-owned Land at Penticton and Grandview Highway and Housing Corporation of B.C.-owned Land at 4th Avenue and Discovery Street
Cl. 6: Open Bible Chapel - Exchange of 405 West 10th Avenue (for civic purposes) for City-owned lots in Champlain Heights

Clauses 1 - 4 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Land Exchange & Sale - City-owned Land at Penticton and Grandview Highway and Housing Corporation of B.C.-owned Land at 4th Avenue and Discovery Street
(Clause 5)

In considering this clause, the Council noted a letter dated October 19, 1977, from the Columbia Housing Advisory Association, enclosing a copy of its original brief dated June 17, 1977, and requesting the organization be granted an opportunity of meeting with Council or a Committee, to resolve the matter of the price of the land at 4th and Discovery, and obtain approval in principle for its use as an elderly citizens' development.

MOVED by Ald. Brown
THAT the recommendation of the City Manager as contained in this clause, be approved:

FURTHER THAT the delegation request of the Columbia Housing Advisory Association be granted and the organization appear before the Planning and Development Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(October 21, 1977)

Open Bible Chapel - Exchange of 405 West 10th Avenue (required for civic purposes) for City-owned lots in Champlain Heights
(Clause 6)

MOVED by Ald. Brown,
THAT Council cancel the exchange agreement and

(a) instruct the Supervisor of Properties to enter into negotiations to acquire the 10th Avenue property on a lease back basis. The result of such negotiations to be the subject of a further report to City Council. Funds to be obtained from 1977 Land Purchase Fund for future civic projects;

(b) place the land in Champlain Heights, described as Lots 5, 6 and 7, District Lot 334, Plan 13993, on the market for sale.;

FURTHER THAT the matter of the type of development be referred to the Director of Planning for review prior to advertising the properties for sale in early 1978.

- LOST

(Aldermen Bellamy, Ford, Gerard, Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the exchange date be extended to April 30, 1978, as requested, but that interest be charged on the net purchase price from the date of Council's approval of this clause as a condition of extending the date;

FURTHER THAT the Society be permitted to seek funding from sources other than CMHC and the B.C. Department of Housing.

- CARRIED

(Aldermen Brown and Harcourt opposed)

- - - - -

Steam Bath License -
1233 Hornby Street

Council had for consideration a Manager's report dated September 13, 1977, in which the City Manager submits for Council's consideration the matter of granting a business license to operate a steam bath at 1233 Hornby Street to Mr. Stenback and Mr. Moore.

Distributed this day to Council was a memorandum from the Medical Health Officer on this matter setting forth various alternatives which could resolve some of the problems caused by steam baths of this nature.

Mr. R. Brail, lawyer, addressed Council on behalf of the applicants. He circulated a policy statement which the applicants have issued to all staff at the steam bath with respect to the operation of the premises. He further advised that most of the work required by the City Health Department to bring the premises up to standard is completed and the remainder is under way.

The Medical Health Officer and the Director of Environmental Health both addressed Council on this matter and also answered specific questions from Council members.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Steam Bath License -
1233 Hornby Street (cont'd)

MOVED by Ald. Rankin,
THAT the Director of Permits and Licenses be instructed to issue a steam bath license for the premises at 1233 Hornby Street if the applicants have complied with the following conditions:

- each cubicle to be 18" from the floor and of a height not more than 5'

- these cubicles not have doors;

should the applicants not comply with these conditions, the application is refused.

- CARRIED

(Aldermen Gerard, Gibson, Kennedy and the Mayor opposed)

MOVED by Ald. Gibson,
THAT the application for a steam bath license at 1233 Hornby Street be deferred pending a report to Council within two weeks from the Medical Health Officer in respect of new regulations.

- LOST

(Aldermen Brown, Ford, Harcourt, Kennedy, Rankin and the Mayor opposed)

The Medical Health Officer was instructed to bring forward an early report to Council on suitable by-law amendments in respect of appropriate regulation of such premises. He was further instructed to re-submit at the same time, his memorandum of October 18, 1977, to Mayor and Council on the steam bath license - 1233 Hornby Street.

(At this point in the proceedings, Alderman Puil left the meeting.)

UNFINISHED BUSINESS (cont'd)

Mountain View Cemetery -
Ninth Renovation

Council on October 18, 1977, deferred consideration of the report of the City Manager dated October 14, 1977, on Mountain View Cemetery - ninth renovation pending the appearance of the Medical Health Officer before Council.

The Medical Health Officer answered questions from Council members on the present renovation and other related matters.

MOVED by Ald. Kennedy,
THAT

(a) Council approve the ninth renovation as described by the Medical Health Officer in the report of the City Manager dated October 14th, including preparation of such plans and records as required.

(b) Funds in the amount of $35,714.00 be appropriated from reserve for Cemetery Redevelopment, Account No. 4759.

(This has been the source of funding for previous renovations of this nature for the Cemetery.)

(c) The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Services to proceed.

- CARRIED

(Alderman Brown opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. King George High School, Block 80

MOVED by Ald. Harcourt,
THAT

(a) the Director of Legal Services be instructed to bring forward a by-law to designate as a Municipal Heritage Site the King George High School, Block 80 and the land on which it sits.

(b) Council instruct the Mayor to strike a committee to negotiate with the owners of Block 80 in an effort to reach a settlement before November 29, 1977, the outcome of the negotiation to be before Council for consideration on or before the public hearing scheduled for November 29, 1977.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and the Mayor opposed)

C. Long Term Care - Program and Facilities

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager contained in his report dated October 24, 1977, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, October 20, 1977

Development Permit Application 535 Howe Street (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for October 26, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 5019, BEING AN AREA DEVELOPMENT PLAN BY-LAW (False Creek, Area 6, Phase 2)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (HA-1 Chinatown and HA-2 Gastown Historic Area District Schedules)

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S Charles between Cassiar and Kootenay Streets)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO DESIGNATE KING GEORGE HIGH SCHOOL AND THE SURROUNDING LANDS CONTAINED WITHIN BLOCK 80, DISTRICT LOT 541, A MUNICIPAL HERITAGE SITE

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and it was then

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT consideration of this By-law be deferred until after the hearing on the By-law has been held, and that the Director of Legal Services take all necessary steps and procedures as approved by Council on October 4, 1977, to bring the matter before Council.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 20' of Lot 2, Block 22 of Blocks 10 to 13 and 22 to 25, D.L.'s 391 & 392 Plan 1604)

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 2, Block 22 of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 1604;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Portion of 57th Avenue, east of Prince Edward)

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The North 7 feet of Lot "I", Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424 was established for lane under filing 43305;

(3) The said North 7 feet is no longer required for lane;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Portion of 57th Avenue east of Prince Edward) (cont'd)

(4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lot "I", Subdivisions 1 to 4, Blocks 3 to 7, District Lot 657, Plan 3424, now lane, be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Lot "I" to form one parcel.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes (East 7' of Lot 11, Block 327, D.L. 526, Plan 590)

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

East 7 feet of Lot 11, Block 327, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated January 13, 1977, and marginally numbered LF 8039, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 6:10 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 25, 1977, adopted on November 1, 1977.

MAYOR

CITY CLERK

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Strata Title Application
Conversion - 1553 West 12th Avenue

The Director of Planning Reports as follows:

" An application has been received from Inverness Holdings Limited, owners of a two storey, wood frame fourplex at 1553 West 12th Avenue, Lot 21, Block 390, D.L. 526, Plan 991, to convert the building, erected in 1972, from rental to Strata Title ownership.

The site is 50' x 125' and zoned RM-3 Multiple Dwelling District. (See Appendix 'A' for site plan).

The Applicants have submitted the following information:

(1) Strata Plan

(2) Letters from the four most recent tenants - three had voluntarily vacated their suites for various reasons and one tenant intended to remain following stratification, as a tenant of the present owner.

(3) Declaration of building quality from Lawrence Haame, Architect. (See Appendix 'B').

Further to the condition of the building, the Director of Permits and Licences reports as follows:

"Inspections have been carried out at the above address. Visual exterior inspections reveal that the building complies substantially with all relevant City By-Laws - Building, Plumbing, Gas and Electrical. It should be noted that there is no way of determining to what degree this building may comply with present day sound control standards."

Further to the occupancy of the building, the Director of Social Planning reports as follows;

"Only one suite is presently occupied and that tenant is in favour of the conversion. Approval recommended."

In the absence of any objections from tenants to the proposed conversion, the Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

"This Application be approved, thereby permitting the conversion of the premises at 1553 West 12th Avenue to Strata Title Ownership. (Four Strata Lots), and the Approving Officer is hereby authorised to issue the required Certificate of Approval (Form #10)."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. Appropriation of Funds:
Brock School - Gymnasium for Community Use

The Director of Planning reports as follows:

"On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $21,000.00 for improvements to the public facilities at Brock Elementary School. A portion of this allocation was earmarked to equip the school's gymnasium to facilitate community use. The purpose of this report is to recommend the appropriation of funds for the purchase and installation of this gymnasium equipment.

Cont'd . . .

Clause 2 Cont'd

The Brock School gym is used at present for a number of after-school public activities but such use is hindered by a lack of appropriate equipment. In addition to present users, other local people have expressed interest in starting recreation activities in the gym including groups from two daycare centres, local youth organizations, and groups from the Riley Park Community Complex. Also the Brock School staff would like to expand and diversify their after-school recreation functions to serve local children. The Riley Park Citizens' N.I.P Planning Committee strongly supports the proposed expenditure and recommended it in their Neighbourhood Concept Plan because they feel it would create new opportunities for young people to be involved in productive leisure time activities. The new gymnasium equipment is itemized in Appendix I, attached, as agreed by the Riley Park Citizens' N.I.P. Planning Committee, Brock School Staff and the Vancouver School Board.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is $14,670.00.

The Director of Planning RECOMMENDS that Council approve an expenditure of $14,670.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for the purchase of gymnasium equipment for Brock School, costs to be shared as follows:

C.M.H.C.	$7335.00
Province of B.C.	$3667.50
City of Vancouver	$3667.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Kitsilano Neighbourhood Improvement Program: Kitsilano Neighbourhood House Grounds Improvements

The Director of Planning reports as follows:

"On May 10,1977 City Council approved the expenditure of up to $5,000 from the Kitsilano N.I.P. budget for the purposes of hiring a consultant to prepare detailed designs and cost estimates for improvements to the grounds at Kitsilano Neighbourhood House. The intent of these improvements was to create a park-like area which would improve the appearance and useability of the Neighbourhood House. This fee was based on a very preliminary cost estimate for the project of $50,000 and was intended to include design and estimating costs only. Jane Redpath of Don Vaughn & Associates was hired.

On August 23, 1977 City Council approved the expenditure of up to $68,000 for this project and instructed that the project be sent to public tender. Bids were received and opened on September 21, 1977. The low bid was from Lewis Construction Co. for $67,275. When the costs of the building permit, advertisements for the tendering and a small contingency are added to the bid, the whole approved amount of $68,000 is accounted for.

On August 25, 1977 the consultant wrote and asked that an additional $1,000 be added to her fee (for a total of $6,000) as the project was somewhat larger and more complicated than originally anticipated and to pay for supervision of the construction. Supervision costs were not included in the original agreement with the consultant.

The Kitsilano Site Office Co-ordinator supports the consultant's request for an additional fee. He notes that a total fee of approximately 10% of the total project cost (i.e. $6,800) is standard for a project of this type and that 20% to 30% of this fee (i.e. $1,360 - $2,040) is usually set aside for supervision. Also it is felt that it is very desirable to have the consultant supervise the work to ensure that what was approved in the design stage actually gets built. As the request is for less than is usually paid for this type of work and the work is required, it is recommended that the consultant's fee be increased by the requested amount ($1,000).

Cont'd . . .

Clause 3 Cont'd

There are no funds remaining in the Recreation Facilities category of the Kitsilano Neighbourhood Improvement Program budget. There is, however, a small amount of money which has been received as rents from the houses on the NIP Housing sites, some of which could be used for this project.

Therefore, it is RECOMMENDED:

THAT City Council approve the expenditure of up to $1,000 (one thousand dollars) from the Kitsilano Neighbourhood Improvement Program budget, Social Housing category, for the purposes of hiring the consultant who prepared the design for the improvements to the Kitsilano Neighbourhood House grounds to supervise the construction of this project.

The cost sharing on the project is:

City	$250
Provincial	$250
Federal	$500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. 3495 West 4th Avenue
Development Permit Application #79043

The Director of Planning reports as follows:

"On October 12, 1977 Development Permit Application #79043 was filed by M. Katz, Architect, to construct a 3 storey and basement apartment building containing 12 dwelling units. The proposed development is located on the north east corner of Collingwood and West 4th Avenue. The site is located in a RM-3A district.

On October 5, 1977, the Director of Planning made an application to rezone an area of Kitsilano for the proposed "Kitsilano Conversion Area" and the subject site would be within an area that is proposed to be rezoned to RM-3A1.

The Public Hearing for this rezoning application is scheduled for November 17, 1977.

The development, as proposed by Development Permit Application #79043, would not be an outright use according to the RM-3A1 District Schedule, in that it would have a floor space ratio of 1.38 in lieu of the permitted .75 (outright) and would be subject to compliance with the Kitsilano Design Guidelines for apartment areas.

Because the changes to the By-law have not been approved, and as this Development Permit Application was filed after the date of application of the proposed amendment, Council may withhold the issuance of the Development Permit pending the adoption of the amending By-law, in accordance with Section 570 of the Vancouver Charter.

The Director of Planning recommends that, in accordance with Section 570 (1) and (2) of the Vancouver Charter, Development Permit Application #79043 filed on October 12, 1977 be withheld for a total period of 90 days from October 12, 1977 pending the adoption of the proposed rezoning to an RM-3A1 District."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Space Requirements - City Hall

The Director of Permits and Licenses reports as follows:

"On June 14, 1977 City Council approved the City Manager's report on the above subject as follows:

> 'The City Architect be authorized to prepare working drawings and obtain tenders to relocate the Electrical Division of the Engineering Department to the second floor (of the Main Building) at an estimated cost of $40,000.'

The body of the report noted that the relocation of the Champlain Heights Staff, who temporarily occupy approximately 700 sq.ft. of the floor required by the Electrical Division, was not finalized. This matter was to be reported on at a later time when accurate costs for relocation had been established. This group requires space for a definite two year period with the possibility for a one year extension. It was thought that this group could be accommodated on the ground floor of the East Wing although a definite plan had not been decided upon. The cost of approximately $4,000 to do the necessary work was included in the estimate of $40,000.

From our further investigations it does not now seem practical to move the Champlain Heights Group to the East Wing. They require accommodation for a minimum period of two years and we have now determined a need to use the East Wing space in approximately one year for other Departments. In the light of this it appears impractical to expend approximately $4,000 for the necessary alterations in the East Wing which is equivalent to approximately nine months rental in permanent leased premises near City Hall.

We therefore requested the Supervisor of Properties to investigate the possibilities of renting approximately 600 sq. ft. of space in the new building located at the north west corner of Cambie Street and 10th Avenue. He advises that there is suitable space available on the fourth floor at an annual net rate of $9.50 /sq. ft. which includes fully carpeted, air conditioned and heated space, inclusive of daily janitorial service and the provision of leasehold improvements to provide two private offices.

The rent will amount to $5,747.52 per annum, plus operating expenses for electricity and lampage estimated at approximately $333.00 per annum. The City will be required to pay the pro-rata share of property tax and operating increases over the 1977 base year.

It is noted that this rental accommodation is comparable to new office space such as contained in the City Hall Complex and therefore the rental by reason of being convenient and better suited to the office needs of the Champlain Heights Project Manager is considered appropriate.

The savings in the cost of alterations in the East Wing can be applied towards the balance of this year's rental cost and other minor costs in operating expenses and telephones.

It is recommended that the City enter into a lease on the terms outlined above satisfactory to the Director of Legal Services to accommodate the Champlain Heights Development Group at 515 West 10th Avenue. The cost of the balance of 1977 rental and operating expenses to be provided from capital funds approved by City Council to relocate the Electrical Division and subsequent years rental and operating expenses to be budgeted on an annual basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

A-5

MANAGER'S REPORT, OCTOBER 21, 1977 . . . . . (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERS

INFORMATION

1. 4027 West 18th Avenue - I. & M. Enterprises

On October 4, 1977, Mr. J. D. Ott of The B. C. Stevens Co. Ltd., 519 West 7th Avenue wrote to City Council about the business activities of I. & M. Enterprises - Marie Murzell of 4027 West 18th Avenue.

The Director of Permits and Licenses reports as follows:

"For many years the City has licensed individuals to operate certain types of businesses from their homes, e.g., brokers, wholesale dealers, plumbers and contractors. A City Business License is issued which includes the following restrictions:

(a) No stock can be kept on the premises.

(b) No advertising can appear on the premises.

(c) The premises must not be open to the public for the selling of merchandise.

I. & M. Enterprises have held a City Business License as a Wholesale Dealer since 1974 at 4027 West 18th Avenue and they now hold a valid and subsisting $75.00 license for 1977 in the same category.

Inspections have been carried out at the above address and all of the conditions as noted above under which the Wholesale Dealer License was issued are being complied with. I. & M. Enterprises has warehouse space in the downtown area from which their orders are dispatched."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 374

A-6

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Improved Lighting for Burrard Street between Cornwall Avenue and 17th Avenue

The City Engineer reports as follows:

"The incandescent lighting on Burrard Street between Cornwall Avenue and 17th Avenue, which was installed in 1951, is no longer suitable. The lighting between Cornwall Avenue and 16th Avenue is inadequate for the traffic now using the street. New lights are required which will bring lighting levels up to the appropriate standard of illumination, and at the same time reduce the overall operating costs.

The block between 16th and 17th Avenues is no longer part of an arterial traffic route. It is proposed that the lighting in this block be reduced to match the lighting on the other residential streets in the area, thus lowering the operating costs.

Estimated cost of the lighting is $73,000. Funds are available in Account 218/7906 Street Lighting Unspecified Projects and Account 218/7904 Previous Local Improvements.

I RECOMMEND that new street lighting be installed on Burrard Street between Cornwall Avenue and 17th Avenue at an estimated cost of $73,000 and that funds be provided from Account 218/7906 Street Lighting Unspecified Projects and Account 218/7904 Previous Local Improvements."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

FINANCE MATTERS

RECOMMENDATION

1. Library - Staffing

The City Manager has received a report from the Director of the Vancouver Public Library which, in part, states as follows:

"The History & Sociology Departments have benefited from their new floor plan and for more than two years they have operated with a separate clerical staff and a more efficient system of information retrieval. However, History & Government is suffering from inadequate clerical staff or back-up support to the work of the six librarians, particularly at the Library Assistant II level. The 7½ hours per week (regular part-time) does not result in continuity of clerical workflow nor relief of daily desk duties for the permanent full-time Library Assistant II who also assists in two specialized areas, Northwest History and Enquiry Desk. Consequently, the Library Assistant IV and Head Librarian must sacrifice costly time performing routine clerical tasks rather than administrative and supervisory duties.

The present Library Assistant II spends a large portion of her time at the desk, taking reserves and renewing books. In order to continue with duties, away from the desk, such as checking 'Books in Print', preparation of book orders, etc. another permanent full-time Library Assistant II position is essential."

The Administrative Analyst has reviewed the workload in the History and Government section and notes that, since the History and Sociology Departments were divided in 1976, a somewhat greater workload has fallen upon the History and Government section with a consequent delay in regular processing and file maintenance. Since this section presently employs regular part-time Library Assistants for 28 hours per week, their proposal to convert this to a full-time position entails an addition of only 7 hours per week. With reclassification, the recurring annual cost is approximately $3,000 per year; $500 being required in 1977. Since the Library has the necessary 1977 funds available within their departmental budget, the Administrative Analyst RECOMMENDS as follows:

A. That an additional permanent Library Assistant II position be established in the History and Government section.

B. That the 28 hours per week of regular part-time Library Assistant's be eliminated from the History and Government section.

The City Manager RECOMMENDS approval of the foregoing recommendations.

2. Revision of Business Licence Fees for 1977

The Director of Finance and the Director of Permits and Licences report as follows:

"INTRODUCTION

In 1975 and 1976 an analysis and cost distribution was carried out in order to allocate licence issuance costs to the category of licence issued. This is in accordance with Council policy that the fee structure be set to recover costs. This analysis was again undertaken in 1977 for the 1978 fee structure. Increased operating costs and refinements of our methodology mean that almost all licences should increase by one dollar (4%) and some licences should increase by specific larger amounts as shown below in Schedule 1.

POLICY USED

Past and present City policy is the 100% recovery of licence issuance and inspection costs. To this cost is added a marginal increase, basically a rounding off upward, which will provide a cushion to some degree for anticipated cost increases for 1978. There are some fees which are set in accord with specific past Council action, for example, licences for apartments, horse racing, and breweries. A revenue element has been built into these fees. No change is proposed in the fees for these categories.

cont'd.....

Clause #2 continued:

COSTS INCLUDED:

Costs to be recovered by the licence fees include all office and inspection costs of the Licence Office attributable to licencing. Most of these costs were evenly distributed to all licence categories, with a portion allocated to categories requiring extra work.

Costs related to the inspection services of the Health Department and Fire Warden's office were allocated in a similar manner. Police inspection costs were allocated directly to those licence divisions giving rise to inspection referrals.

1978 Licence Fees

The 1978 licence fees are recommended to be set at a rate sufficient to recoup the 1977 budgeted inspection costs of $1,348,750, plus a cushion for 1978 cost increases. The recommended changes in the licence fees are as follows:

1. For those licence categories as set out in Schedule 1, the new licence fees are to be as recommended in Schedule 1.

2. For all other licence categories which are presently set at $25, the recommended fee is $26.

3. For all other licence categories, there is no recommended change.

The reasons for the fee increases for those categories listed on Schedule 1 is set out in Schedule 1. The 4% fee increase in #2 above is designed to cover general cost increases and a refined breakdown of the costs attributable to business licence administration and inspection within the Department of Permits and Licences. Recouping these costs now prevents a cost build up which could result in a substantial fee increase in a later year. However, Council should be aware that a small increase, in this case, one dollar, is often regarded as a considerable nuisance by the public and can generate complaints. Nevertheless, this one dollar increase represents the recovery of $11,725 of costs by the City. The revenues from the licence categories in #3 above are presently adequate to cover the related inspection costs.

Vehicles for Hire fees were reviewed and it is not felt that any changes are required.

The Director of Finance and the Director of Permits and Licences recommends:

A. That the specific business licence fee modifications (increases and decreases) shown in Schedule 1 in the report be implemented for 1978.

B. That for all other business licence divisions where the 1977 fee was $25 the 1978 fee be increased to $26, an increase of 4%.

C. All other licence fees to remain unchanged.

D. That the Director of Legal Services prepare the necessary by-law amendment to incorporate recommendations A, B and C."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

cont'd.....

3. Reprinting of Traffic Control Manual for Work on City Streets

The City Engineer reports as follows:

"In 1961, the Engineering Department produced a manual titled 'Traffic Control Manual for Work on City Streets'. The manual specifies the authority, responsibility, procedures and equipment to be used for all work on City streets. It is used by City Inspectors, City work crews, private contractors and utility companies for the purpose of providing proper traffic control when carrying out construction work affecting City streets. Approximately 500 copies were printed in 1961 with most being distributed within the first few months. The remaining manuals have all been distributed over the last 16 years.

Minor revisions have been made to the manual from time to time since 1961 to respond to changing traffic conditions and regulations in Vancouver. However, in addition to further minor revisions which should now be included, the manual should be produced in metric form to comply with the recent adoption of metric road signs and speeds. The colour 'orange' has recently been adopted in the Manual on Uniform Traffic Control Devices in Canada, for traffic control warning signs and devices related to on-street construction work. The adoption of orange (in place of yellow) as the construction sign colour, as well as the aforementioned earlier revisions, require virtually every page of the existing manual to be changed. Thus, a complete and thorough revision of the manual is needed, both because of the extensive changes, and also since much of the original copy, now 16 years old, has deteriorated to the point where good, clean copies cannot be produced.

Over the years, there has been criticism from outside staff who have indicated that the manual is too bulky (11½" x 10") for use in the field. Carrying out a complete revision offers the opportunity now to produce the manual in a more compact and manageable size. Hence, it is proposed to produce a smaller manual in metric form with the content streamlined to represent current conditions better, and with expanded use of colour to clarify further the many illustrations.

It is proposed that 375 copies of the manual be produced in a reduced and manageable size, with allowance for a further 375 should they be needed by contractors, utility companies, libraries and associations, etc.

The cost of producing the 375 manuals at this time is estimated to be $4200. Allowance for the additional 375 copies requires a further $300. These additional copies will require further funds for purchase of binders, however, this cost will be recovered by charging non-City personnel for the cost of the binder.

The Comptroller of Budgets and Research advises that if this report is approved, the source of funding will be Contingency Reserve.

It is RECOMMENDED that the $4500 be made available and the manual reprinted."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Fire Department - Apparatus Replacement Program

The Fire Chief reports as follows:

In February 1970 City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that:

1 - 1050 IGPM triple combination pumper
1 - 100-foot aerial ladder truck
1 - 100-foot aerial ladder truck with 625 IGPM booster pump

be purchased in accordance with the replacement schedule.

cont'd.....

Clause #4 continued:

Delivery time quoted by manufacturers is 2 years for firefighting apparatus. Experience has shown that these units will not be delivered until 1980 if purchasing procedures cannot be carried out until final budget approval is given in April 1978. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a 1979 delivery date.

Estimated costs

1 -	pumper truck	$ 90,000
1 -	100' aerial ladder truck	140,000
1 -	100' aerial ladder truck with 625 IGPM booster pump	172,000
		$402,000
	plus 7% sales tax	28,200
	Total estimated costs of recommended equipment	$430,200

RECOMMENDED that

A. One 1050 IGPM triple combination pumper, one 100 foot aerial ladder truck and one 100 foot aerial ladder truck with 625 IGPM booster pump be approved in advance of the 19 8 budget.

B. The City Purchasing Agent be authorized to call for tenders upon adoption of this report.

C. Funds (estimated in the amount of $430,200) be provided in advance of the 1978 operating budget.

The City Manager RECOMMENDS that the foregoing recommendation of the Fire Chief be approved.

5. Park Board Budget Reallocation

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to $5,000 per program in the Revenue Budget and up to $25,000 per project in the Capital Budget. Upon approval of such transfers from the Park Board the alterations to the budget are forwarded to the City's Finance Department. When it is necessary to transfer over the above amounts approval of Council is required. Appendix "A" is a summary of all Budget transfers that have been approved by the Park Board in 1977. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board as detailed below. I respectfully request City Council's approval of the following reallocations within Park Board's 1977 Estimates.

cont'd.....

Clause #5 Continued:

1977 PARK BOARD REVENUE BUDGET REALLOCATIONS

New & Non-Annual Recurring:

The Park Board has authorized transfers in the amount of $34,945. (detailed in Appendix A, Page 1) as a result of unexpected or emergency projects. Explanations are provided below for projects in excess of $5,000.

(1) Stanley Park Emergency Paving . . . . . ADD . . . . $11,000.

Sections of paving in the Pipeline Road area required repaving as a result of extensive cracking and heaving problems. An investigation of the problem indicated that if a re-capping did not take place prior to the winter season the extensive damage that could result would amount to substantially larger expenditure in the spring of 1978.

(2) Hastings Pool Repair . . . . . DELETE . . . . ($19,900.)

An amount of $25,000 was approved in the Park Board's 1977 N.N.R. Budget for extensive repair work at Hastings Pool to correct a severe leaking problem. The nature of this project was such that the full extent of the damage could not be assessed until work commenced. The final cost of the repair that took place was only $5,100. The surplus available has been used to provide funds for other N.N.R. projects as shown on Page 1 of Appendix A.

(3) Stanley Park Pitch & Putt Irrigation . . . DELETE . . . .($11,000.)

The emergency paving project outlined in Item 1 was accomplished by means of transfer of funding from this project. It was deemed that the irrigation system could be held over for another year and the Park Board 1978 Budget will include this item.

PARK BOARD CAPITAL BUDGET REALLOCATIONS

Park Development:

Page 2 of Appendix A details all the transfers that have taken place to date in this category. Explanations are provided below for transfers that are in excess of $25,000.

(1) Langara Golf Course . . . . . ADD . . . . $31,000.

The Park Board was provided with $350,000 funded by a $116,666 grant from the Province's Community Recreational Facilities Fund and the balance from the Property Endowment Fund. Work has now been completed on the Course and a full 18-holes are again available for play. The overrun of $31,000. resulted from installing a more extensive irrigation system the benefits of which will be realized in improved course conditions in future years.

(2) Lumberman's Arch and 2nd Beach Tidal Pools ADD . . . . $52,600.

Maintenance crews annually make minor repairs and undertake general clean-up of all outdoor pools in the Spring as part of their regular maintenance program. This year a preliminary review of the above two pools indicated that extensive repairs were necessary in order to safely open for the 1977 season. Lumberman's Arch Pool required a reinforced concrete

cont'd.....

Clause #5 continued:

curb outside the existing wall to limit underslab erosion by tidal action. Also required was an interceptor drain under the pool floor slab to catch ground water.

The 2nd Beach Tidal Pool developed very rough and dangerous surfaces on the concrete floor slabs necessitating removal and replacement of 12 sections of concrete and repair of faulty recirculation lines beneath the sections.

(3) Electrical Hook-up - Brockton Point . . . ADD . . . . $50,000.

The electrical service to the Brockton Oval area has required updating for several years. With the advent of the replacement building for the Brockton Oval Grandstand and change room, it was recommended that the entire electrical service to the area be placed underground. The new service will run from Coal Harbour to an electrical kiosk outside the new building which will house a transformer. Future improvements to electrical service in all of the Brockton Point area will now be possible.

(4) Improve Existing Tennis Courts . . . . . ADD . . . . $36,517.

The Park Board presently maintains approximately 140 tennis courts. As part of our regular maintenance program several courts undergo major surface and fence improvements annually. Tennis has become increasingly popular over the last several years such that greater usage is being made of available courts and a higher standard is expected. This reallocation from General Park Development funds is an attempt to improve the playing conditions of tennis courts in locations of high usage.

PARK BOARD CAPITAL BUDGET REALLOCATIONS (cont'd)

Park Development:

(5) Nelson Park . . . . . DELETE . . . ($61,517.)

In 1976, the Park Board was allocated a sum of $75,000 to undertake preliminary development of Nelson Park. An amount of $13,483 has been expended and it is anticipated that further work will not take place until 1978 thereby freeing these funds to allow the Park Board to undertake projects of a more immediate need. Funding for the development of Nelson Park will be contained in future Park Board Capital Budget requests as required.

(6) Fieldhouse Improvements . . . . . DELETE . . . ($26,068.)

The Park Board's allocation for fieldhouse improvements has not been extensively used to date as a result of a backlog in planning the overall fieldhouse improvement needs of the Park Board. It is anticipated that works will not commence until 1978 and that a surplus of $26,068 is available for a more immediate need.

cont'd.....

Clause #5 continued:

Community Facility Development:

(1) Mount Pleasant Community Centre . . ADD . . . . . $50,000.

Further to the additions and improvements that have taken place in Mount Pleasant Community Centre there is an additional requirement of $50,000 for excavation of a portion of the basement area which was not undertaken at the time of the Mount Pleasant Community Centre's initial construction. The Fire Marshal has also requested additional access from the playschool and boxing areas in the basement section.

(2) Sunset Community Centre . . . . . ADD . . . . . $30,000.

In 1976, the Park Board transferred an amount of $30,000 from the Sunset Community Centre project in order to provide essential equipment at the adjacent ice rink. It was the intention of the Park Board to replace this amount in the 1978 budget and is now reallocating $30,000 from the General Community Centre Improvement funds. Improvements that are taking place at Sunset Community Centre are a new entrance reception area, waiting room, improved public washrooms and a general upgrading of the building to meet 1977 building code.

Community Facility Development:

(3) Grandview Community Centre N.I.P. . . . ADD . . . . $10,000.

Improvements are presently taking place which are funded by N.I.P. and Park Board Capital. An additional $10,000 was required for additional equipment and furnishings. Although this is within the $25,000 reallocation authority of the Board, the City's Finance Department has suggested that Council should be aware of the additional funding as it is supplementing N.I.P. funding.

The City Manager RECOMMENDS:

A. That the reallocations in excess of the Park Board limit be approved.

B. That the transfers listed in Appendix "A" which are within the limit of the Park Board authority be received for INFORMATION.

cont'd.....

6. Haebler Residential and Commercial Development at 7th and Laurel - Earthquake Insurance Requirement and Land Lease

The Director of Finance reports as follows.

"All ground leases in False Creek require the lessees to obtain earthquake insurance on their buildings. This requirement was for the purpose of ensuring that, if an earthquake occurs, there will be funds to rebuild and that at the end of the lease there will be a building on the land.

Earthquake insurance is not common in Vancouver and most property owners do not insure their properties against earthquakes because the cost of such insurance can increase premiums by 30% to 50% over normal insurance.

H. Haebler Co. Ltd. has requested that the clause in their lease for the 7th Avenue and Laurel Street property, that requires earthquake insurance, be modified to eliminate this requirement as the cost of earthquake insurance increases their cost by approximately 35%. On a previous similar request by the False Creek Co-operative Housing Association, Council agreed to not enforce the earthquake insurance requirement and I would therefore

Recommend that Council not enforce the earthquake insurance requirement in the 7th Avenue and Laurel Street ground lease with H. Haebler Co. Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

7. Industrial Development Office

The following report has been received from the Director of Finance and the Director of Planning:

"I. INTRODUCTION

On July 26th, 1977, City Council dealt with a memorandum from the Mayor, dated July 20th, 1977, re the establishment of an Economic Development Office. The Mayor's memorandum concluded with the following recommendations:

1. That the Council approve in principle the establishment of an Office of Economic Development;

2. That the funding for such an office be provided for in the 1978 budget, with the Office to become operational at the beginning of 1978;

3. That the City Manager report on what may be adequate for personnel requirements, office space requirements, job descriptions and pay levels;

4. That the said Office of Economic Development be responsible to the Director of Finance.

Recommendations 1 and 3 were approved by Council, Recommendation 2 was deferred for report back on the annual costs involved in the establishment of an Office of Economic Development, and Recommendation 4 was deferred for a report from the City Manager.

II. PRINCIPAL OBJECTIVE

The following can be considered as the principal objective of the potential function, and can be modified if Council feel it is appropriate:

To retain within the City and attract to the City an amount and diversity of employment that is in balance with the needs of its residents of varying skills, and is compatible with other land uses in the City.

cont'd.....

Clause #7 continued:

In further explanation of this, it is considered that at the present time this objective would require an emphasis on blue collar employment and on high-technology industry. Also, the objective does not necessarily imply a high employment growth rate for the City or an abandonment of the Livable Region Program. Council policy decisions on these matters would be required, and should be considered in a context broader than that of Industrial Development alone.

III. SUMMARY OF FUNCTIONS

1. To advise Departments and Council of the needs of existing and potential industry, and suggest changes in development regulation or servicing where appropriate.

2. To assist industry already in Vancouver to stay and to expand here:

   - by providing them with information
   - by actively contacting them to review plans and possibilities
   - by encouraging up-grading
   - by acting as expeditor for development permits or other needed City actions

3. To act as resource person and information source for inquiries from prospective industries outside the City.

4. To form a close link with the Vancouver office of the B.C. Department of Economic Development and encourage and assist them in appropriate advertising and promotion.

5. To work with the Greater Vancouver Regional District in promoting appropriate economic growth of the region.

6. To collect information from all City Departments and from other agencies on such matters as:

   - existing businesses in the City
   - current land use and zoning, and land available for development or redevelopment including City-owned land
   - characteristics of the work force
   - taxation and City development rules

7. To be familiar with similar information from other municipalities in the region.

8. To work with and provide staff support for a Business Advisory Board (or an Industrial Advisory Board) if Council chooses to appoint such.

9. To participate with the Planning and Finance Departments in the preparation of an annual review for Council on business conditions in the City and to ask Council's directions on trends to be encouraged.

10. To recommend to Council the form which a longer term industrial development program might take.

IV. BACKGROUND

Appendix 1 contains background information related to what other cities are doing, remarks regarding the possibilities for Vancouver, a brief review of the literature, and some remarks regarding industrial location decision making. Appendix 2 are notes that the City Manager made on a visit to Edmonton, wherein he reviews the business development function as done in Edmonton.

cont'd.....

Clause #7 continued:

V. ECONOMIC ADVICE TO COUNCIL ON QUESTIONS OF POLICY

The recommendations in this report and the descriptions of the function do not provide any additional economic policy analysis capability beyond that presently existing in the Departments of Planning, Finance and Engineering. We are of the opinion that such capability does not properly belong in the business development function even though the function would maintain close ties with the economic policy people in the various departments. Economic policy analysis is a far broader subject than would be implied in any business development function.

VI. STAFFING AND RESOURCES

It is recommended that the function should be headed by an Industrial Development Coordinator with considerable experience and contacts in the world of business and industry. Subject to classification by the Director of Personnel Services, it is estimated that Pay Grade 38 is appropriate (equal to that of the Supervisor of Properties and the Associate Director of Overall Planning). We believe that at least initially the Coordinator should have consultant status with a contract period of perhaps two or three years. Initially, there should be one assistant and one secretary.

Space may be a problem. It would be most appropriate for the function to be located in City Hall but if this is impossible then office space would have to be rented, hopefully as close to City Hall as possible. Using mid-range steps the function as described, assuming the need to rent outside office space, would cost $80,000 to $85,000 per year. It is also recommended that Council consider establishing a Business Advisory Board made up of appropriate elected or appointed City representatives and business community representatives to provide general advice to Council on overall policy matters, specific action programs, etc.

There are a number of appropriate places for the function in the City organization, and this is left to the City Manager to recommend to Council, but your officials have no objection to its placement in the Finance Department under the Director of Finance.

VII. RECOMMENDATIONS

It is recommended that:

1. The function of an Industrial Development Office be established, commencing January 1st, 1978.

2. That it be staffed with an Industrial Development Coordinator, an Assistant, and a secretary, the classifications to be subject to review and report by the Director of Personnel Services.

3. That this staff be hired initially on a two-year contract.

4. Funds be provided from the 1978 budget.

5. That Council establish a Business Advisory Board and later consider appropriate representation on that Board.

6. That Council formally review the function and possible expansion of the function at the end of 1978.

7. That Council request the G.V.R.D. to investigate the establishment of a broader economic development function at the regional level."

The City Manager RECOMMENDS:

A. approval of Recommendations 1 to 6 of the above report

B. that Recommendation 7 be deferred until the Office has been operating for a few months and has explored the possible involvement of the B.C. Dept. of Economic Affairs with promotions of the region

C. that the Industrial Development Coordinator report to the Director of Finance, but work in close cooperation with other Departments particularly Planning and Engineering.

FOR COUNCIL ACTION SEE PAGE(S) 375

PROPERTY MATTERS

RECOMMENDATION

1. Lease of City-owned Property
   2215 Commissioner Street

The Supervisor of Properties reports as follows:

"The property at 2215 Commissioner Street, known as Parcel D, (Ref. Plan 2347), lying in front of Lots 1 and 2, Block 1, D. L. 184, Group 1, New Westminster District is leased to Straits Towing Limited until May 31, 1985, with rental reviews at 2½ year intervals.

The current rent which is $2,000.00 per month plus taxes as if levied, is subject to review as of December 1, 1977.

This property is utilized for a tug boat business, and is improved with a two storey frame office building and wharves.

A report investigating the existing dock structure was obtained from Phillips Barratt, Engineers and Architects, by the Lessees. According to the report, immediate repairs are necessary to that part of the structure under the office building which support the walls and columns of said office building. The cost to do this work is $34,379.00. Also, approximately 5,700 square feet of wharf is in an unsafe condition and should be demolished as it would have to be rebuilt for use.

The cost to demolish is $14,000.00, and to rebuild is in the range of $90,000.00. The terms of the lease are such that the City is responsible for structural repairs to the office building, however, repairs to the wharf are the responsibility of the Lessee. As the lease expires in approximately 7½ years, the Lessees are not prepared to outlay the sum of $90,000.00 and want the City to demolish the existing wharf.

Had the office building and wharf been in a good state of repair, the rent would have increased from $2,000.00 per month plus taxes to $2,818.74 per month plus taxes as of December 1, 1977.

Following further negotiations, the Lessees have agreed to:

(a) pay the sum of $34,379.00 for immediate repairs to the structure supporting the office building which is a cost to the City according to the terms of the lease, and the demolition cost of the wharf which is $14,000.00, subject to the City reimbursing them for the aforementioned amount of $34,379.00 and half the demolition cost amounting to $7,000.00. This total sum of $41,379.00 would be repaid by reducing their rent by an equal monthly amount from December 1, 1977 to May 31, 1985, the date the lease terminates. The new rent as of December 1, 1977, would therefore be $2,818.74 less $459.77 ($41,379 divided by 90 months) which equals $2,358.77 plus taxes as if levied.

cont'd.....

Clause No. 1 continued:

(b) Amendments to the present lease agreement to be satisfactory to the Director of Legal Services.

Recommended that the rental of the above property be increased to $2,358.97 plus taxes as if levied for the period December 1, 1977 to May 31, 1980 on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - Road Widening Strips on Cambie and Yukon Streets

The Supervisor of Properties reports as follows:

"The following strips were leased to the Ford Motor Company of Canada for five years from June 1st, 1967 and thereafter on a yearly basis:

1. East four feet of Lot 9, Block 17, D.L. 302 situated west side of Yukon Street between 6th and 7th Avenues at an annual rental of $235.00.

2. South 142.01' of the east 4' of Block 18, D.L. 302, situated west side Yukon Street between 7th and 8th Avenues at an annual rental of $237.00.

3. Westerly 10' of Block 18, D.L. 302, situated east side of Cambie Street between 7th and 8th Avenues at an annual rental of $659.39.

Strips 1 and 2 have no value to the lessee and are not in use. Strip 3 is utilized for landscaping and floodlight poles and after negotiation the lessees have agreed that the rent be increased to $1,500.00 per annum. The Supervisor of Properties is of the opinion that the rent is realistic.

Recommended that effective June 1st, 1977 the lease of the east 4' of Lot 9, Block 17 and the south 142.01' of the east 4' of Block 18, District Lot 302 be cancelled and the rent for the west 10', Block 18, District Lot 302 be increased to $1,500.00 per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Sale of Property

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 23 Except West 1 foot, Block 52, District Lot 196, Plan 196. Situated: North side of Cordova Street between Princess and Heatley Streets.

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS OF SALE
Barbara & Augusta Cheong	24' x 122'	$30,000.	City terms @ 11%	Bulkhead Agreement required. Lot below street level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Burrard Street Widening - 1917-1945 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on October 4, 1977 approved expenditures for construction so that the building at 1917 - 1945 Burrard Street could be cut back for Burrard Street widening.

City Council also approved authority to pay cash compensation to the two lessees and cash compensation to the owners for lost rental revenue. These amounts to be submitted for City Council approval when work is completed.

However, one of the lessees, Mr. R. W. Hawkins, of Humdinger Marine and Outdoor Equipment Incorporated of 1917 - 1935 Burrard Street refused to give up vacant possession of his premises so that construction could start, unless an interim settlement was arranged to take care of his continuing financial obligations. On October 18, 1977, City Council approved an interim settlement with this lessee in the amount of $12,800.00.

The other lessee, Mr. King W. Ng, the proprietor of King Restaurant at 1945 Burrard Street, has voluntarily given up possession of his premises so that work could commence. His solicitor has however asked that the City pay his client $2,000. per month for the months of October, November and December 1977 and a payment of $1,000. not later than January 16, 1978 for the month of January 1978. This interim settlement to take care of the lessees fixed and living expenses during the construction period would prevent any claim for interest on monies borrowed when a final settlement is negotiated. This interim settlement has been endorsed by the Director of Legal Services.

cont'd.....

Clause No. 4 continued:

Details of the final settlement with this lessee will be reported to City Council when all work has been completed and an assessment is made of all compensable items.

It is therefore recommended that an interim settlement on the foregoing basis be arranged with Mr. King W. Ng of King Restaurant chargeable to Account Code 146/5921."

The City Manager recommends that the foregoing recommendation of the Supervisor of Properties be approved.

5. Proposed land exchange and sale between the City and the Housing Corporation of B.C., concerning City-owned land at Penticton and Grandview Highway and Housing Corporation of B.C.-owned land at 4th Avenue and Discovery Street

The Supervisor of Properties reports as follows:

"In April of this year, the Housing Corporation of B.C. approached the City expressing their desire to develop a "low energy use" housing development on the City-owned site at Penticton Street and Grandview Highway held by the Property Endowment Fund. The Housing Corporation also suggested that, as part payment of their cost in acquiring the City-owned site, the City accept in exchange the Housing Corporation of B.C.-owned site at 4th Avenue and Discovery Street. Plans of both these sites are attached for information.

The Property Endowment Fund Board, at their meeting of June 9, 1977 authorized the Supervisor of Properties to proceed with negotiations with the Housing Corporation of B.C. respecting this proposed exchange.

Negotiations proceeded on the basis of market value as RS-1 zoned sites and on that basis, an agreement was reached with respect to value and the resulting net amount that would be paid to the City.

Information available indicates that there would be strong representation to City Council to develop the 4th and Discovery property as a Co-operative Housing Site.

In this event, the City would be in the position of acquiring the property at market value from the Housing Corporation of B.C. and subsequently having to lease the land at two-thirds its value.

As a means of resolving this matter, the Housing Corporation of B.C. has now agreed to exchange on the basis of two-thirds of the market value of its 4th and Discovery property, subject to the Corporation retaining an option to repurchase the site from the City at the same value if the land is not developed with non-profit housing.

Accordingly, the following tabulation sets out the pertinent values respecting the proposed exchange.

City Lands -	Penticton Street and Grandview Hwy. Lot 1, Sec. 45, THSL, 5.19 Acres	
	Estimated Market Value:	$880,380.00
H.C.B.C. Lands -	4th Avenue and Discovery Street Unsubdivided portion, D.L. 176, 1.6 Acres	
	Estimated Market Value Allowing Discount of 1/3:	$290,580.00
		$589,800.00

cont'd.....

Clause No. 5 continued:

It is recommended that the City trade the properties on the foregoing basis with:

A. The Housing Corporation of B.C. paying the City the sum of $589,800.00, to be credited to the Property Endowment Fund.

B. The date of the trade to be October 31, 1977.

C. The option of the Housing Corporation of B.C. to repurchase the property be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

6. Open Bible Chapel - Exchange of 405 West 10th Avenue (required for civic purposes) for City-owned Lots in Champlain Heights

The Supervisor of Properties reports as follows:

"On February 24, 1976, City Council authorized the exchange of the property at 405 West 10th Avenue, required for civic purposes, for City-owned lots 5, 6, 7, District Lot 334, Plan 13993 in Champlain Heights. The parcels being exchanged were not of equal area or value, and the Society agreed to pay the difference of $605,550.00 for the Champlain Heights property under an agreement for sale, with a five-year term and annual payments of $50,000.00, plus interest at a rate of 11% with the total outstanding balance payable in the fifth year.

Under the conditions of the exchange, the Society was required to:

1. Obtain approval in principle for their financing from C.M.H.C. and the B.C. Department of Housing by July 1, 1976 for their proposed development in Champlain Heights.

2. Obtain a Development Permit for the development by July 15, 1976.

3. Exchange the lands on the earlier of the fulfillment of the foregoing requirements or August 15, 1976.

The Society had not complied with any of these conditions by August 15, 1976 and, at their request, Council granted an extension of the exchange date to December 31, 1976. In December 1976 the Society submitted a request for a further extension to October 31, 1977 and enclosed a $1,000.00 deposit. This extension was considered by the Society sufficient time to comply with items 1 and 2. Council approved the extension request on February 15, 1977 and also adopted a policy that on all future sales of City lands, where an extension of completion is granted by Council, interest be payable from the time of the original date of sale.

A further, final request has now been received to extend the exchange date (interest free) to April 30, 1978. The Society states that local, out of country, and possibly second party financing is being sought. Such financing is not in keeping with condition number 1 set by Council on February 24, 1976.

cont'd.....

Clause No. 6 continued:

In view of the lengthy delay in completing this exchange of lands, together with the fact that the Society has not obtained a development permit, appears to be experiencing difficulty in obtaining financing and is seeking financing from sources other than those approved by Council, and is also actively seeking alternate sites (both City and privately-owned), Council may wish to consider rescinding the resolution approving the exchange of lands and instead adopt a recommendation to purchase the property at 405 West 10th Avenue. This would provide the Society with funds to seek another site and time to obtain financing. Arrangements could be made to lease these premises back to the Society, with a maximum term stipulated, until they have acquired other property.

The approval of the exchange of lands in 1976 was on the basis of the Society's lands having a value of $394,450.00. If Council is in favour of rescinding the resolution approving the exchange, then the Society would not be prepared to accept the 1976 value of $394,450.00 but have indicated that they would be prepared to negotiate the sale. However, they would prefer to have the extension of time.

In view of the foregoing, the following choices are submitted for Council's consideration:

1. To extend the exchange date (interest free) to April 30th, 1978 as requested, and to permit funding to be sought from sources other than CMHC and B.C. Dept. of Housing.

2. To extend the exchange date (interest free) to April 30th, 1978 as requested, but charge interest on the net purchase price from the date of Council's approval of this clause as a condition of extending the date. This might be considered in view of the fact that some 3.80 acres estimated to be worth over one million dollars have been reserved for the Society for more than eighteen months.

3. Cancel the exchange agreement and

   a) Instruct the Supervisor of Properties to enter into negotiations to acquire the 10th Avenue property on a lease back basis. The result of such negotiations to be the subject of a further report to City Council. Funds to be obtained from 1977 Land Purchase Fund for future civic projects;

   b) Place the land in Champlain Heights, described as Lots 5, 6, and 7, District Lot 334, Plan 13993, on the market for sale.

      The Director of Planning advises that the original scheme of development approved by Council for these lots was for high rise (not less than 75 feet) apartment buildings. However, the substantial development of Champlain Heights now tends to indicate a deficiency of medical services facilities in this area. In addition, the local community is well organized and active, and has strong views on the subject of the development on these lots. If Council decides to market these lots then it is suggested that the matter of the type of development be referred to the Director of Planning for review prior to advertising the properties for sale in early 1978."

The City Manager submits the foregoing report of the Supervisor of Properties for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 377 & 378

MANAGER'S REPORT

October 21st, 1977

TO: Vancouver City Council

SUBJECT: King George High School, Block 80

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"Council has instructed me to prepare a draft by-law designating the King George High School and 'surrounding lands' as a heritage site.

The first step when proceeding under the new Act is to prepare and give First Reading to a form of designating by-law. Following First Reading, an appropriate hearing takes place in order to make the final decision whether or not to designate and to arrive at full and fair compensation for loss suffered by the owner through the designation.

The form which the by-law takes is very important, as it will have a direct effect on the amount of compensation that B. C. Hydro may claim. I feel, therefore, that Council should have some idea of the workings of the new Statute before this matter proceeds further.

In the particular case at hand, the by-law may take one of three forms:

(a) a by-law to simply designate the building a heritage building and nothing more;

(b) a by-law to designate the building and the land on which it sits;

(c) a by-law to designate the building and the land, but at the same time grant approval to any form of development on the land which meets the Zoning By-law and is, in the opinion of the Development Permit Board, compatible with the designated building.

(d) a by-law similar to (c) but permitting any development on the site that is, in the opinion of the Development Permit Board, reasonably related to the designated building, but not otherwise subject to the Zoning By-law.

A by-law designating only the building, (a), probably has the least effect as far as any claims for compensation are concerned. Assuming B. C. Hydro owns the site, it has in law freedom to develop the site without complying with our Zoning By-law. This is because the Crown (and Hydro is an agency of the Crown) is not bound by by-laws relating to development of its lands. However, in practice the Crown normally follows municipal zoning and community objectives.

A by-law designating both the building and the land, (b), would probably result in the greatest claim for compensation because it would require Council's permission for any development on the land in Hydro's hands - the reason being that the Heritage Act has been made binding on B.C. Hydro; therefore, if the total site is designated, Hydro is bound by Council's actions.

A by-law designating the building and the land and a resolution allowing for a form of development in accordance with the applicable zoning by-law, (c), would be a middle-of-the-road approach, and claims for compensation would fall somewhere between that under (a) and (b).

Any claims for compensation under (d) would be lower than under (c), since under this by-law, B.C. Hydro's freedom of action would be almost as great as under (a),

The main feature regarding the new legislation is this aspect of full and fair compensation which is reviewable by the courts where it does not meet that test. As I explained earlier, the situation is not too dissimilar from the manner of evaluating compensation for land in expropriation proceedings. The normal approach in expropriation proceedings is to enter into negotiations with the owner and endeavour to arrive at a mutually acceptable settlement. Because the new Statute does give Council power to make grants and loans, give tax relief or other compensation to the owners and additionally enter into agreements with the owners, it would seem sensible initially to open negotiations with the owner of a prospective site to be designated, in this case B. C. Hydro. It may well be that a satisfactory arrangement could be negotiated without having to embark on full hearings before Council.

Council will appreciate, I am sure, that if it is necessary to resolve the differences with formal hearings, the time involved for Council could be extremely tedious. It is not uncommon in arbitration hearings assessing value for boards to sit for months on end in order to assess the award. If the award is to stand the test of judicial scrutiny it may well be necessary to listen to a great many witnesses and opinion evidence by experts.

RECOMMENDATIONS:

(A) Considering the whole question of the King George site I would recommend that the actions taken be in the form of a draft by-law designating the building and the land together with a resolution approving any development on the land which has a reasonable relationship to the designated building. (Option (d))

(B) I would also recommend that Council instruct the Mayor to strike a committee to negotiate with B.C. Hydro in an effort to reach a settlement before November 29th, 1977. The outcome of the negotiation would then be before Council for consideration at the scheduled public hearing.

Depending on Council's choice in the first recommendation, an appropriate by-law will be submitted to Council later this day for First Reading."

In view of the very large compensation costs that may be claimed, the City Manager submits for CONSIDERATION whether Council wishes to proceed further in this matter.

If the decision is to proceed, the City Manager RECOMMENDS approval of (A) and (B) above.

FOR COUNCIL ACTION SEE PAGE(S) 380

MANAGER'S REPORT

October 24th, 1977

TO: Vancouver City Council

SUBJECT: Long Term Care - Program and Facilities

CLASSIFICATION: RECOMMENDATION

Council has before it the City Medical Health Officer's report dated August 19th, 1977 on the above subject, which was deferred by Council on August 23rd pending a meeting with the Minister of Health.

This meeting was subsequently held on September 26th, 1977 and reported to Council by Alderman Ford on September 27th, 1977. The Minister had agreed to clarify his position on points of major concern to the City as soon as possible.

The City Medical Health Officer has now received a letter from Mr. J. Bainbridge, Associate Deputy Minister, setting out details of the program which the Province will fund. A budget of some $513,000 has been established to the end of March, 1978, including the necessary leasehold improvements to accommodation. The budget for 1978-79 will be negotiated based upon experience from January to March, 1978. The provisions as outlined in Mr. Bainbridge's letter are acceptable to the City Medical Health Officer.

The City Architect reports as follows:

"The City Architect was approached at the beginning of October for assistance in accommodating various groups in the building at 828 West 8th Avenue to be leased by the B.C. Building Corporation and operated by the City. He considers that the Construction & Maintenance Division can provide the planning and architectural services required to complete this work on the following basis:

The primary objective is to have space ready for the Long Term Care staff by January 1st, 1978. In order to do this, it was necessary to determine the staffing and space requirements of the various groups proposed for the building, and prepare sketch proposals so that appropriate allocations of space could be made. This has now been done following meetings with all of the groups, although time has not permitted a review or approval of these proposals. If they are accepted in principle it will be possible to prepare more detailed drawings to obtain a building permit and establish a more accurate cost estimate. Preliminary estimates based on average square foot costs indicate a probable cost of $180,000/$200,000 to complete work for all groups proposed, including carpeting of the whole area, but not including furnishings.

It appears possible that accommodation for the Long Term Care staff at 828 West 8th Avenue can be made available by January 1st, providing the ordering of materials, telephones and furniture can be done immediately, and the construction work is carried out by a selected contractor appointed to commence the work as soon as sufficient information is available. This will eliminate approximately two months delay for the preparation of working drawings and the tendering of the work.

The City Architect therefore recommends

(1) That Council authorize the award of a contract on a Cost-Plus Fixed-Fee basis to carry out required renovations at 828 West 8th Avenue. The successful contractor to be the low Fixed Fee bid received from firms selected as suitable to do the work. "

Continued . . .

While City Staff have been working to make initiating the program on January 1st, 1978 possible, a great deal remains to be done.

Council decisions to accept responsibility for administering the program at the Provincial Government's cost, and to provide necessary authority to the City Architect to carry out leasehold improvements are required today to meet the January 1st start-up date.

Accordingly, the City Manager RECOMMENDS:

A. That the City Architect be authorized to award a contract on a Cost-Plus Fixed-Fee basis to carry out required renovations at 828 West 8th Avenue. The successful contractor to be the low Fixed Fee bid received from firms selected as suitable to do the work.

B. That the recommendations of the City Medical Health Officer as contained in his report of August 19th, 1977 be approved.

FOR COUNCIL ACTION SEE PAGE(S) 380

MANAGER'S REPORT

October 14, 1977

To: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Gymnasium Facility - 800 Cassiar Street.

The Supervisor of Properties reports as follows:

"A letter dated September 6, 1977 has been received from the Honourable, the Minister of Municipal Affairs and Housing with respect to property owned by the Province and on which a gymnasium facility is situated (Appendix A). The Minister states that the members of the adjacent Adanac Co-operative Housing Society are seeking access to the gymnasium facility for their own members and the surrounding community and he suggests that the City purchase the portion of land on which the gymnasium is situated, on the understanding that the gymnasium facility will be maintained and used as a community resource.

The gymnasium facility is located on a 2.5 acre parcel of land, legally described as the Balance of the North East One-Quarter, Section 26, on which parcel there are also located other buildings utilized by the Provincial Government (former Girls' Industrial School site).

The Government is not offering the City the total 2.5 acre parcel, but only that portion measuring approximately 134' x 159' on which the gymnasium is located (Appendix B).

Up until December 1974 the City owned the adjacent 10.3 acre site and held a right of first refusal on the adjoining 2.5 acre site owned by the Government and mentioned above. At the time of the sale of the City's 10.3 acres to the Provincial Government for lease to the Adanac Co-operative Housing Society, the Provincial Government (Department of Housing) requested the City relinquish its right of first refusal on this 2.5 acre parcel in order that the Government could lease the gymnasium facility to the Co-operative Society. The City was advised that the right of first refusal was hampering the negotiations between the Province and the Co-operative for the lease of the gymnasium. On January 13, 1976 City Council approved a recommendation that, as the City no longer owned the adjacent ten acres the right of first refusal was no longer required, and should be relinquished. The Government was so advised.

For the City to take title to the portion of this parcel of land which the Government is offering for sale, it would be necessary to re-subdivide the Provincially-owned 2.5 acre site. However, the subdivision as suggested by the Government would not be possible as it would create an isolated site with no street access, completely surrounded by Provincially-owned land. If it were the City's intention to buy the site the re-subdivision would have to be such that the site would have street access.

Continued on Page 2 .....

The Director of Planning is of the opinion that there would be no advantage to the City purchasing this parcel of land. It would appear to be more appropriate for the Government to lease this site to the Co-operative under a separate lease agreement for the purposes specified or, alternatively, to consolidate this site with the land already leased by the Government to the Adanac Co-operative Housing Society to form one parcel of land, and perhaps modify the lease to cover the larger area. A re-subdivision to consolidate the two parcels would be possible.

The Director of Planning states that there could be some advantages for the City if the Government were offering for sale the entire 2.5 acre site as, under the present zoning, the larger site would give potential for some form of social recreational development. He further states that a recent community profile of the Hastings Sunrise local area prepared by the Social Planning Department, noted a lack of community facilities in the Charles-Adanac sub area. There is also the possibility that the existing buildings might be utilized; however no inspection has been carried out as to the structural integrity of these buildings as, in fact, the 2.5 acre site has not been offered for sale to the City.

It is recommended that the City not accept the offer of the Provincial Government to sell the proposed 134' x 159' isolated parcel to the City of Vancouver.

It is further recommended that the Province be urged to reconsider the lease of such parcel direct to the Adanac Co-operative Housing Society at a nominal rent."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 376

MANAGER'S REPORT

DATE September 13, 1977

TO: Vancouver City Council

SUBJECT: Steam Bath License - 1233 Hornby Street

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"An application has been received from Mr. D. H. Stenback and Mr. R. C. Moore for a License to operate a steam bath at 1233 Hornby Street. This steam bath was formerly operated by the Taurus Health Society and was a subject of a report to Council in 1975 by the Police Department because of incidents involving juveniles on the premises. Council passed the following motion at that time:

a) That Police Inspector J.S.V. Lake, Vice Section of the Police Department, turn his full detail file on the Taurus Health Society over to the Senior Regional Prosecutor Mr. F. A. Melvine and that the Prosecutor examined the report with the view to laying charges.

b) That the Police Department report back to the Community Services Committee in one month on the operation of the Taurus Health Society and that if there are incidents of juveniles found on the premises that the City will move toward closure of the establishment.

c) That if, as indicated in the Police report, the Society is actually a club then Bylaw 2647, which requires closure between the hours of 2 a.m. and 7 a.m. be brought to the attention of the owners.

The premises are no longer operating as a club, the new operators operate as a steam bath used primarily by homosexuals. In this regard, the Medical Health Officer has recommended refusal of the application for the following reasons:

1) The major part of Syphilis cases in Vancouver is among homosexuals and often it is reported that the place of contact was at a homosexual club. I feel that although other means of contact are available, these clubs provide major sites for facilitation.

2) The cubicles which are equipped for laying down and sleeping do not fit into any By-law category and therefore this Department has problems in assessing this accommodation. We have no hesitation in approving cooling or changing rooms which do not contain sleeping accommodation.

3) On a previous occasion when the Health Department did not approve the plans for a new Development Permit, City Council appeared not to support this type of establishment.

The Inspector in charge of Vice Section of the Vancouver Police Department has reviewed the License Application and reports as follows:

'Members of the Vancouver General Vice Squad have investigated the attached License Application and can find nothing detrimental in regards to the applicants Mr. Stenback and Mr. Moore.

The investigating Detectives have expressed some concern to the previous operation of these premises with subsequent charges of keeping a common bawdy house and contributing to juvenile delinquency laid against the then Licensee and his manager.

cont'd....

I feel that this is insufficient grounds to recommend a denial of a License to the present applicant and should a License be granted, the General Vice Squad will inspect the premises on a regular basis.'

Because the steam bath will be frequented by homosexuals and in view of the comments of the Medical Health Officer, the matter of granting a Business License to Mr. Stenback and Mr. Moore is submitted to City Council for Consideration."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 378

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
COMMUNITY SERVICES

October 20, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 20, 1977, at 1:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Marzari
Alderman Ford

CLERK: H. Dickson

RECOMMENDATION:

1. Development Permit Application - 535 Howe Street

Distributed at the meeting at the request of the City Manager were copies of a Manager's Report dated October 17, 1977, on Development Permit Application No. 78904 applied for by Opus XIX XIX Enterprises Ltd. for 535 Howe Street.

In the Manager's Report the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed by Opus Enterprises Ltd. to use a portion of the main floor as Holding Bar area in conjunction with the proposed restaurant.

This site is situated on the east side of Howe Street between Pender and Dunsmuir Street in a predominantly commercial area.

The proposed Holding Bar development will provide an assembly area of approximately three hundred ninety-six (396) square feet with a seating capacity for 25 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration.''

The Manager's Report was before the Committee for consideration. A spokesman for the Director of Planning and a lawyer representing the applicant appeared before the Committee on this matter and during discussion it was noted that the proposed holding bar development will be contained in a restaurant at the site of the former Executive Club across Howe Street from the Vancouver Stock Exchange.

The restaurant will seat 115 customers and the holding bar will have a seating capacity for 25 persons.

The spokesman for the applicant advised the Committee that there is some urgency, in that his client has already hired some 35 to 40 persons as employees for the new restaurant and he is anxious to open for business.

During discussion there was some concern expressed by Committee members that a 25-seat holding bar seems large for a restaurant with a seating capacity of 115 persons. The representative of the

Cont'd . . .

Clause 1 Cont'd

Director of Planning advised that the proposed development is within City guidelines.

Following discussion it was

RECOMMENDED,

THAT Council approve the issuance of Development Permit Application No. 78904 to Opus XIX XIX Enterprises Ltd. to use a portion of the main floor of 535 Howe Street as a licensed holding bar area in conjunction with the proposed restaurant.

FOR COUNCIL ACTION SEE PAGE(S) 380

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 1, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Allon Hornby of the Broadway Pentecostal Tabernacle, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 11 students from the Social Studies Class at Magee Secondary School, under the direction of their teacher, Mrs. Garvin.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the Regular Council meeting of October 25, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

The Council agreed to defer consideration of the following items pending the hearing of delegations later this day:

(1) Prostitution Report

(2) Oh Calcutta! - Presentation at Queen Elizabeth Theatre

(3) Four Day Work Week

(4) D.P.A. - 4642 Dunbar Street

COMMUNICATIONS OR PETITIONS

1. Grant Request re Rental of
The Orpheum for Rally

Council noted a letter dated October 17, 1977, from Ms. Libby Davies, Co-Chairman, Save the V.R.B. Joint Committee, advising that the Committee rented The Orpheum for a public meeting and rally at what it understood to be a rate of $575.00. It appears that the rate quoted was in error as the public meeting was scheduled for a Sunday afternoon the rate for which is $1,200.00. In her letter, Ms. Davies requested that Council forgive the difference between the original rental quoted and the actual rental of $1,150.00 (approximately $575.00).

Council noted a comment from the City Clerk advising that the Saturday afternoon rate was quoted to this organization in error.

MOVED by Ald. Gibson,
THAT a grant to the Save the V.R.B. Joint Committee equal to the difference between the rental cost for The Orpheum on a Saturday afternoon and the current rate for a Sunday afternoon (approximately $575.00) be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Gerard and Kennedy opposed)

2. King George High School
Block 80

The Mayor requested and received permission to withdraw this memorandum.

3. Proposed Rezonings to CD-1
Along Kingsway

In a letter dated October 25, 1977, Mr. Michael Katz, Michael Katz Associates, requested an opportunity to appear before Council when it considers a clause of the Standing Committee on Planning & Development's report dated October 20, 1977, on this matter.

MOVED by Ald. Kennedy,
THAT the delegation be heard at the next meeting of Council and consideration of this clause contained in the Standing Committee on Planning & Development's report dated October 20, 1977, be deferred to that time.

- CARRIED UNANIMOUSLY

4. Proposed Downtown
Free Bus Service

Under date of November 1, 1977, the Council noted the following memorandum from Mayor Volrich:

"On July 26, 1977, Council approved a proposal for a free bus service using converted cable cars and running basically between Robson Street/Royal Centre and Gastown/Chinatown. In the Council report of that date, B. C. Hydro stated that they would be interested in preparing a second proposal for this service and have subsequently done so.

The downtown merchants who originated the idea chose the Hydro proposal over the cable car proposal. Even though the chosen proposal is twice the cost of the other, it is many times superior in terms of safety, dependability, and level of service. I have been working closely with the plan's originators to develop an implementation and funding strategy for this service. Basically this strategy calls for a one-year (or less) test of the service to be jointly funded by the Province, the City, the downtown retailers, and B. C. Hydro.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Downtown Free
Bus Services (cont'd)

A one-year test is felt to be superior to the originally proposed three-month test because it would allow for the evaulation of the system - both from a transit and a business/retailing point of view - throughout the four seasons of the year. A one-year test would cost $180,000.00.

The proposed cost-sharing formula is:

Province	$ 90,000.00
Retailers	$ 60,000.00
City	$ 30,000.00

B. C. Hydro's contribution is in the form of not charging for extra maintenance and overtime costs (est. $30,000.00 to $50,000.00) which will be incurred in carrying out the test.

A major element of this strategy is for the City and the downtown retailers to put up half of the money and then approach the Province for matching funds. Because the proposal does not fit any existing Provincial cost-sharing programs, the Province will have to be approached for a special grant. It is, therefore, very important that the various "Vancouver interests" be able to make a forceful and positive proposal to Victoria.

I would RECOMMEND, then, that Council agree to allocate the City's share of the funding for the one-year test if the entire $180,000.00 package can be put together.

I have met again with the involved downtown retailers this morning to determine their support for this proposal. Representatives of nine of the major stores and merchant groups expressed their full approval. Three have certain reservations and further discussions are taking place with them. It is hoped that the system can be operational on December 1st, the main objective overall being to stimulate activity in the downtown core. The cost to the City for this year would be $2500.00 (for one month) from out of 1977 Contingency Reserve and $2500.00 per month in the 1978 Budget.

I therefore RECOMMEND that the City's participation, contingent upon that of the downtown merchants and the Province, be approved."

MOVED by Ald. Brown,
THAT the recommendations of the Mayor contained in the above memorandum be approved;

FURTHER THAT this service be monitored for a period of six months and the City Manager report to the Transportation Committee on the results of this monitoring.

- CARRIED UNANIMOUSLY

- - - - -

At this point, Council agreed to vary the agenda to consider a Manager's report dated October 27, 1977, on the Kitsilano Tidal Pool replacement.

Kitsilano Tidal Pool Replacement -
Construction Contract

Council had before it for consideration a Manager's report dated October 27, 1977, in which the City Manager set forth three alternative courses of action for Council. Appended to the report was a report from the Director of Finance on this topic and a letter dated October 27, 1977, from the Park Board containing the following resolution:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Kitsilano Tidal Pool Replacement -
Construction Contract (cont'd)

"That the Board accept alternative 3 to proceed with the project on a reduced basis, as outlined in the report of the Board's Director of Planning dated October 21, 1977, subject to the concurrence of City Council and their assistance in obtaining necessary funding for the project, and

That the Board request City Council to instruct the Director of Legal Services to execute a contract for the construction of the new Kitsilano Pool by Key Construction Ventures in the amount of $1,968,300,

and further

That City Council be requested to guarantee a sum of $400,000 towards the contract in advance of receipt of such an amount to be applied for as a top priority Park Board submission to the Provincial Community Recreation Facilities Fund."

Commissioner Fraser of the Park Board spoke to this report and requested that Council support the project as well as endorsing the Board's application for Provincial funding.

MOVED by Ald. Puil,
THAT alternative (1) contained in the Manager's report dated October 27, 1977, be approved, and therefore

(1) the total project be approved at a cost of $2,243,300 details as follows:

Construction Contract	$1,968,300
Fees, testing and permits	175,000
Landscaping	50,000
Equipment and furnishings	50,000
	$2,243,300

(2) the source of funds be as follows:

1976 Supplementary Capital Budget	$ 75,000
1977 Supplementary Capital Budget	1,018,300
Federal Government Grant	750,000
Provincial Community Recreation Facilities Fund Grant	400,000
	$2,243,300

(3) the allocation of $400,000 of Revenue Surplus Funds as interim financing for the Provincial Grant.

(4) the Park Board be instructed to apply for a grant of $400,000 from the Provincial Community Recreation Facilities Fund, as a top City priority.

(5) Council instruct the Director of Legal Services to execute a contract for the construction of the new Kitsilano Pool by Key Construction Ventures in the amount of $1,968,300.

- CARRIED

(Aldermen Bellamy, Brown and Ford opposed)

MOVED by Ald. Rankin,
THAT Kits Pool, as indicated in the Manager's report dated October 27, 1977, be approved as first priority project for funding under the Provincial Recreation Facilities Program.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Kitsilano Tidal Pool Replacement -
Construction Contract (cont'd)

MOVED by Ald. Rankin,
THAT the Carnegie Library be approved as a first priority project for funding under the Provincial Recreation Facilities Program;

FURTHER THAT Council advise the Province on additional projects for funding under this program in respect to City, Park Board and Private Agency applications. That the City Manager, after consultation with the Park Board and Private Agencies, report to Council on additional projects applying for funding from the Provincial Recreation Facilities Fund with recommendations on order of priority and funding required for each.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the foregoing motion by Alderman Rankin be deferred pending a report from the City Manager on what other demands the City will be making on the Provincial Recreation Facilities Fund.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and CARRIED UNANIMOUSLY.

A. MANAGER'S GENERAL REPORT
OCTOBER 28, 1977

Social Service & Health Matters
(October 28, 1977)

Repair to Electrical Service at Grandview Terrace Child Care Centre, 2055 Woodland,
Grant Request (Clause 1)

MOVED by Ald. Marzari,
THAT a grant of $228.16 to the Grandview Terrace Child Care Centre to cover the costs of repairing the electrical service to their building at 2055 Woodland Drive, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Building & Planning Matters
(October 28, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kitsilano N.I.P. - Adult Rest Areas
Cl. 2: Cedar Cottage N.I.P. Appropriations
Cl. 3: Electrical Division Move to Second Floor

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(October 28, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Boundary Road - From Kingsway South
Cl. 2: New Bus Stop Locations

Boundary Road from Kingsway South (Clause 1)

The Mayor advised that the Killarney Champlain Citizens for Action group has requested that this item be deferred to permit them to appear before Council as a delegation.

MOVED by Ald. Harcourt,
THAT the request of the Killarney Champlain Citizens for Action group to appear as a delegation be approved, and consideration of this clause be deferred to that time.

- CARRIED UNANIMOUSLY

New Bus Stop Locations
(Clause 2)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 28, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request for Exemption from 1977 Taxes - The Vancouver Chinatown Housing Society
Cl. 2: Federal Contributions - Urban Demonstration Projects
Cl. 3: Investment Matters (Various Funds) September 1977
Cl. 4: The Orpheum - Completion of Funding
Cl. 5: Sewer Connection Fees on Tax Roll

Clauses 1, 2 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 3

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(October 28, 1977)

Possible Employee Assistance
Program (Clause 1)

MOVED by Ald. Ford,
THAT the recommendations of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

Property Matters
(October 28, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Demolition - 2777-79 Point Grey Road
Cl. 2: Lease of City-owned Portions of Hartley and Kinross Streets south of Kent
Cl. 3: Sale - W/S Hudson Street, North of the lane north of 70th Avenue
Cl. 4: Burrard Street Widening - Purchase of portion of 2065 Burrard Street
Cl. 5: Easement Agreement for Seawater intake pipe 6,000 square feet in area fronting Stanley Park

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

I. Joint Report of Standing Committees on Transportation and Planning and Development, October 20, 1977

Stanley Park Entrance Alternatives
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, October 20, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor License - Westcoast Stereo Society Club
Cl. 2: Parking at Bimini Neighbourhood Pub, 2010 West 4th Avenue
Cl. 3: Macs Milk Store, 1055 Denman Street
Cl. 4: Neighbourhood Pub - Arterial Traffic Routes

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, October 20, 1977 (cont'd)

Liquor License - Westcoast Stereo Society Club (Clause 1)

During consideration of this Clause, it was noted that the Committee had warned the applicant that should any problems arise in the vicinity of his club which could be related to his operation, he would be held responsible.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, October 20, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Proposed Rezonings to CD-1 along Kingsway
Cl. 3: Increase in Residential Accommodation - 1350 Burrard Street
Cl. 4: Liaison Aldermen

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

Proposed Rezonings to CD-1 along Kingsway (Clause 2)

For Council action on this Clause, see page 2.

Liaison Aldermen (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

During considering of this Clause, the Mayor drew Council's attention to the fact that at its last meeting, Council had approved a liaison Alderman for the Marpole Local Area Planning program, but no Alderman had been named.

MOVED by Ald. Harcourt,
THAT Alderman Puil be appointed liaison Alderman for the Marpole Local Area Planning program.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Transportation, October 20, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Additional Taxi Cab Licenses
Cl. 2: Request for Three Pedestrian Actuated Signals in Vicinity of Bayview Community School
Cl. 3: Downtown Bicycle Route Proposal

Additional Taxi Cab Licenses (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Request for Three Pedestrian Actuated Signals in Vicinity of Bayview Community School (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

(Aldermen Gerard and Kennedy opposed)

Downtown Bicycle Route Proposal (Clause 3)

MOVED by Ald. Kennedy,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown in amendment,
THAT the following be added to recommendation B:

"except for rush hours i.e. 7:00 to 9:00 a.m. and 4:00 to 6:00 p.m."

- LOST

(Aldermen Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Kennedy was put and CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW (Allow Jaywalking on Robson Street at Court House Complex)

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4188, BEING THE ZONING AND DEVELOPMENT FEE BY-LAW (Non-Profit Societies)

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE FOR DETERMINATION OF ASSESSED VALUE OF LAND AND IMPROVEMENTS WITHIN THE CITY OF VANCOUVER FOR GENERAL CIVIC PURPOSES

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (North 2' of Lot 14, Block 203, D.L. 526, Plan 848)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 2 feet of Lot 14, Block 203, District Lot 526, Plan 848;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (South 20' of Lot 3, Block 22 of Blocks 10-13 and 22-25, D.L.'s 391 and 392, Plan 1604)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 3, Block 22 of Blocks 10 to 13, and 22 to 25, District Lots 391 and 392, Plan 1604;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Gibson - City's Noise Abatement Program	requested that the Medical Health Officer report to Council on the present status of the City's Noise Abatement Program and his department's future needs in this area. The Mayor so directed.
Alderman Bellamy - City-owned Property Adjacent to The Orpheum	requested a report on the feasibility of using the City-owned property adjacent to The Orpheum at the corner of Seymour and Smithe Streets as street level public washrooms. The Mayor so directed.
Alderman Brown - Land Exchange & Sale Penticton & Grandview and 4th Avenue and Discovery	reported for clarification, that the Provincial Government has agreed that the same sale price would apply to this land if it is used for any RS-1 purpose or for non-profit housing, but if it is intended to use the land for market housing, the Provincial Government would want the option to repurchase the land.

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The Council recessed at approximately 3:55 p.m. to reconvene 'In Camera' in the Mayor's Office.

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The Council reconvened in the Council Chamber at 4:30 p.m., with Mayor Volrich in the Chair and the same Members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
SECONDED by Ald. Ford
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Prostitution in Vancouver

Council considered a report, dated September 7, 1977, of the Chief Constable, entitled "Street Prostitution in Vancouver's West End". Also considered was a memo dated October 28, 1977, from the Mayor on the topic, advising the action taken by the Police Board when it considered the report on September 7, 1977.

Council, on October 25, 1977, agreed to hear delegations on the matter and, in this regard, the following made representation:

Mr. Bruce Eriksen representing the Downtown Eastside Residents' Association (brief filed) concerned over the re-introduction of vagrancy laws.

Mr. David D. Schreck - representing the Committee of Progressive Electors (brief filed) supporting some of the report's suggested strategies and opposing the re-introduction of a vagrancy by-law.

Mr. Ben Tessler - representing the Chateau Granville (brief filed) proposing the cancellation of business licenses in premises that deal in the sale of sex material, as well as theatres or cabarets exhibiting hard-core sex, pornographic movies or shows. Mr. Tessler also proposed that the Granville Mall be extended to the Granville Bridge in an effort to upgrade the area, as well as ridding the streets of undesirables.

Deputy Chief Dickson and members of his staff gave further explanation of the Chief Constable's report and answered questions put by Council Members.

MOVED by Ald. Rankin
THAT the Chief Constable's report on prostitution in the West-End be referred to the Standing Committee on Community Services for consideration of the portions of the report which come within Council's jurisdiction, including other related matters such as juvenile problems, Granville Street Task Force and any proposed changes to the Criminal Code.

- CARRIED UNANIMOUSLY

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The Council recessed at 5:50 p.m., to reconvene at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair, and the following Members present.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS (Cont'd)

2. Presentation of "Oh! Calcutta!" at the Queen Elizabeth Theatre.

Council, on September 27, 1977, deferred consideration of a motion by Alderman Gerard regarding the proposed showing of the stage play "Oh! Calcutta!" at the Queen Elizabeth Theatre, pending the hearing of delegations.

The following delegations all opposed the presentation of the play in the Queen Elizabeth Theatre:

Mrs. Sophie Wawryniuk - representing the Polish-Canadian Women's Federation (brief filed)

Mrs. Yvonne Lefrancois

Mr. Dan Gardener (brief filed)

Mr. Patrick Hayden

Mrs. Ruth Nobbs (brief filed)

Ms. Ruth Pruner (brief filed)

Miss Margaret Rosati

Mr. George Anderson

Mr. Price.

Prior to consideration of her motion, Alderman Gerard received Council's permission to delete the second and third 'WHEREAS' paragraphs in her motion as originally submitted. Following discussion and being advised of the Theatre Board's position on this matter by the Council representative on the Board, Alderman Gibson, it was

MOVED by Ald. Gerard
THAT WHEREAS on May 25, 26 and 27, 1978, the show "Oh! Calcutta!" is tentatively booked into the Queen Elizabeth Theatre which is a civic-owned and operated theatre:

AND WHEREAS the show seriously challenges acceptable community standards;

AND WHEREAS the citizens of Vancouver have a right to expect leadership by its Council in the matter of community standards;

THEREFORE BE IT RESOLVED THAT the Vancouver Theatres Board and the Theatres Manager be instructed not to allow a booking in the civic theatres for the show "Oh! Calcutta!".

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

DELEGATIONS (Cont'd)

3. Four-Day Work Week

The Council considered a report of the Finance and Administration Committee dated October 20, 1977, regarding the four-day work week. The Committee had considered a lengthy report from the Consultants, Thorne, Riddell Associates Ltd., who had been engaged by Council to study the effects of the experiment. The Consultants' report was submitted by the Committee without recommendation, for Council's consideration.

Council heard the following delegations speaking in support of the continuation of the four-day work week:

Mr. R.B. Ross - representing Vancouver Municipal and Regional Employees' Union, referred to a letter, dated October 31, 1977 which he had circulated to Council Members, setting out the Union's position and suggesting that a 60-day Notice of Termination was desirable instead of the present 30-day clause.

Mrs. M. Clark - representing excluded staff, other than senior, advised that the term 'Four-day Work Week' was misleading and in future should be referred to as the 'Compressed Work Week'. Mrs. Clark cited the benefits to employees, particularly working mothers, including incentives to present staff and prospective employees, and increased service to the public.

Ms. Susan Basford - representing the Association of Nurses of Vancouver Health Department (brief filed) referred to members morale, less staff sick time, better contact with working parents of children in day care or school by late day visits, convenience of travel by less traffic congestion.

MOVED by Ald. Bellamy
THAT the four-day work week be continued as at present, with the exception of the Health Department and the Fire Department clerical staff, subject to the following conditions:

Discontinuance of the scheme as a whole or for specific tasks, sections or departments, with 60 days notice by the City or Union:

The ability to require employees to revert to a five-day schedule on a temporary basis to meet special conditions that may arise (as is the practice at present in numerous departments):

A clear understanding that the four-day work schedule does not imply that the third free day falls on a Friday or Monday and that the development of revolving schedules is to be considered where it best suits operations:

Acceptance by employees of the fact that seniority is not a consideration in developing rotational schedules. In other words that no preference be given to employees with long service in designating any particular day as the third free day:

A clear understanding that employees who are provided with training (in-house or external) or attending seminars and conferences will, as circumstances dictate, revert to a five-day schedule:

Cont'd.....

DELEGATIONS (Cont'd)

Four-Day Work Week (Cont'd)

Continuing monitoring of the effects of the four-day week, requiring each department to indicate:

- adaptive moves made or contemplated to improve the effectiveness of the schedule (e.g. cross-training, introduction of rotational schedules);
- unresolved problems;
- statistics covering absences, overtime and part-time employee costs, with explanatory comments where appropriate; and,
- relevant statistics, where feasible, covering productivity of work volumes.

Acceptance by senior management staff of a responsibility to assist subordinate managers to take appropriate action to minimize difficulties and to maximize benefits.

- CARRIED

(Ald. Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy
THAT, with respect to the Health Department, and the Fire Department clerical staff, a nine-day fortnight be considered and a report be submitted to Council by the Manager, on this proposal

- LOST

(Ald. Brown, Ford, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Brown
THAT the City Manager investigate the problems outlined in the Consultants' report, with respect to the Health Department, and the Fire Department clerical staff, take steps to correct the situation, and report to Council.

- CARRIED UNANIMOUSLY

4. Development Permit Application
#78633 - 4642 Dunbar Street

Council considered a Manager's report dated October 18, 1977, regarding a Development Permit Application for 4642 Dunbar Street for use of the premises as a Community Residential Facility providing treatment for a maximum of five teenagers who have a history of inappropriate behaviour and multiple placement breakdowns. The Director of Planning in the report had reviewed the application and is considering approving it for a limited period of one year but, because of neighbourhood objections, referred the matter to Council for comment.

Council heard the following delegations:

Mr. S.G. Armstrong - representing the Vancouver Resources Board filed a brief giving details of the application, background to the program and other relative information supporting the application.

Cont'd.....

DELEGATIONS (Cont'd)

D.P.A. - 4642 Dunbar Street (Cont'd)

Mr. A. Blumell - representing local residents, opposed the issuance of the development permit and filed a brief, dated November 1, 1977, giving the reasons for objection.

MOVED by Ald. Marzari
THAT Council advise the Director of Planning that it supports the issuance of a development permit in respect of 4642 Dunbar Street on a year-to-year basis, subject to the formation of an advisory committee to this group home.

- (amended)

MOVED by Ald. Brown (in amendment)
THAT the words 'on a year-to-year basis' be struck from Alderman Marzari's motion and the following inserted in lieu thereof 'for six months, a review to be made immediately thereafter for report to Council, and'.

- CARRIED

(Ald. Bellamy and Puil opposed)

The amendment having carried, the motion, as amended and reading as follows was put and CARRIED.

"MOVED by Ald. Marzari
THAT Council advise the Director of Planning that it supports the issuance of a development permit in respect of 4642 Dunbar Street for six months, a review to be made immediately thereafter for report to Council, and subject to the formation of an advisory committee to this group home.

- CARRIED

(Ald. Bellamy and Puil opposed)"

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT the report of the Committee of the Whole, be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at 11.00 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 1, 1977, adopted on November 8, 1977.

MAYOR

CITY CLERK

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

OCTOBER 20, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, Third Floor, City Hall on Thursday, October 20, 1977, at approximately 3:30 p.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Puil
Alderman Marzari

ABSENT : Alderman Gibson

CLERK : G. Barden

CONSIDERATION

1. Four Day Week

On July 26, 1977 City Council deferred any further decision on the Four Day Week pending a report from an outside consultant on the effectiveness of the operation in Vancouver, the report to include information and advice on alternative practices in other cities.

The Committee considered a lengthy report dated October 1977 from consultants, Thorne Riddell Associates Ltd, on results of their study undertaken to determine the effects of the four day week schedule. The consultants suggested that continuation of the four day week, where found to be appropriate, be contingent on the following conditions:

- The ability to discontinue the scheme as a whole or for specific tasks, sections or departments, with suitable notice (the present 30-day clause does not appear to provide sufficient time);
- The ability to require employees to revert to a five-day schedule on a temporary basis to meet special conditions that may arise (as is the practice at present in numerous departments);
- A clear understanding that the four-day work schedule does not imply that the third free day falls on a Friday or Monday and that the development of revolving schedules is to be considered where it best suits operations;
- Acceptance by employees of the fact that seniority is not a consideration in developing rotational schedules. In other words that no preference be given to employees with long service in designating any particular day as the third free day;
- A clear understanding that employees who are provided with training (in-house or external) or attending seminars and conferences, will, as circumstances dictate, revert to a five-day schedule;
- Continuing monitoring of the effects of the four-day week, requiring each department to indicate:

continued.....

Clause #1 continued:

- adaptive moves made or contemplated to improve the effectiveness of the schedule (e.g. cross-training, introduction of rotational schedules);
- unresolved problems;
- statistics covering absences, overtime and part-time employee costs, with explanatory comments where appropriate; and,
- relevant statistics, where feasible, covering productivity or work volumes.

• Acceptance by senior management staff of a responsibility to assist subordinate managers to take appropriate action to minimize difficulties and to maximize benefits.

The City Manager pointed out the following three corrections to the report:

- page 46, the headings "No. of Employees" and "No. of Employers" in scheme should be reversed;
- page 44, the consultants state that flextime was not included in the survey of employee preferences, this is a complete misunderstanding on the part of the consultants, as flextime was included in the initial survey and received the fewest votes of employees and also was rejected by unions and department heads;
- appendix 4, dealing with absence data, is incomplete and presents a distorted picture because extended illnesses are included. The Personnel Department circulated a new page to be inserted (copy circulated) showing short-term illnesses and including data of departments the consultants missed.

The Committee briefly discussed the report as it was felt the whole matter should be referred to Council for consideration since the Committee and Council members are polarized in their opinions on the matter.

RESOLVED

THAT the report dated October 1977 from Consultants Thorne Riddell Associates Ltd on the four day week be referred to Council for CONSIDERATION.

The meeting adjourned at approximately 4:15 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 429

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Grant Request: Repair to Electrical Service at Grandview Terrace Child Care Centre, 2055 Woodland Drive

The City Engineer reports as follows:

"The Grandview Terrace Child Care Centre has applied for a grant of $228.16 to cover the costs of repairing the electrical service to their building which was damaged when the service wires were pulled down by a passing truck. The wires run across Woodland Drive to their building located on the school grounds on the W/S of Woodland Drive opposite the L/N of 6th Avenue.

When the building was installed (under a Provincial Grant), the service entrance attachment was supposed to provide adequate clearance over the roadway before the wires were installed. A shift in the B.C. Hydro pole may have caused the wires to sag although this cannot be determined now. In any event the clearance was not adequate and the wires have been knocked down on four occasions. The matter has now been rectified.

Submitted for Council CONSIDERATION is the request of the Grandview Terrace Child Care Centre for a grant of $228.16 to cover repairs to their electrical service."

While it is not possible to determine whether the fault lies with the contractor or with B.C. Hydro, it is clear that it does not lie with the Child Care Centre.

The City Manager submits the grant request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 420

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Kitsilano Neighbourhood Improvement Program: Adult Rest Areas

The Director of Planning reports as follows:

"The need for places to rest for people (especially senior citizens) walking up the steep hill above Kitsilano Beach was identified in the N.I.P. Concept Plan (adopted by Council November 12, 1974) and again in the Apartment Area Plan (adopted by Council May 6, 1975).

After several designs for rest area parks were investigated (some involved street closures and/or boulevard widenings), it was decided that the best solution in terms of minimum impact on vehicular traffic movement and minimum cost could be to install benches on the street allowance between the property line and sidewalk at various locations throughout the area.

Members of the Kitsilano Citizens Planning Committee then walked and drove throughout the area having the steepest slope, generally the area bounded by Cypress, 4th Avenue, Trafalgar and Cornwall, and suggested 10 possible locations for the installation of benches. The locations were determined using criteria of maximum view, existing shade from the hot afternoon sun and meeting the need for rest (i.e. part way up or at the top of the hill).

The owners of property adjacent to the proposed locations were sent letters asking if they had any objections to the installation of benches. One property owner phoned to state she objected as she felt it would be more difficult to maintain the boulevard in front of her property and she anticipated problems with youths. This location has been removed from the list. The final proposed locations are indicated on the map attached as Appendix A.

The City Engineer estimates that the cost to fabricate nine benches (of the type on West Broadway each 7 feet long) and to install them on concrete slabs is $8,100. These benches will be the Engineer's responsibility and their locations on city street allowance have been reviewed and are acceptable to him. The City Engineer will require an increase of $650 to his annual operating budget for maintenance commencing in 1978.

At its regular meeting on September 21, the Kitsilano Citizens Planning Committee reviewed this project. It was noted there are no funds remaining in the Recreation Facilities budget but there is money (approximately $30,000) remaining in the Housing category in the form of rentals received from the housing which now exists on the NIP housing sites. Noting that the provision of these rest areas is a high priority item, the Committee recommended allocating $8,100 from the Kitsilano NIP Housing Account to fabricate and install nine benches in the nine locations shown on the map (Appendix A).

CMHC has concurred with this proposal.

The cost sharing for this project is as follows:

City	$2,025
Provincial	$2,025
Federal	$4,050.

It is therefore RECOMMENDED:

That City Council approve the expenditure of up to $8,100 (Eight thousand one hundred dollars) from the Kitsilano NIP budget, Social Housing category, for the purpose of fabricating and installing benches at the locations indicated on the map attached as Appendix A."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Cedar Cottage N.I.P. Appropriations

The Director of Planning reports as follows:

"Two of the top priorities of the Cedar Cottage Neighbourhood Improvement Program are to improve the parks and recreational facilities and to beautify the area. In order to achieve these goals, many projects are already being implemented and some have now been completed. In keeping with these priorities, the Cedar Cottage N.I.P. Committee has identified the following additional projects which meet the conditions of the objectives. These are as follows:

(1) Installation of Two Light Standards in Cedar Cottage Park

The Cedar Cottage N.I.P. Committee recommends that a maximum of $2,400.00 be allocated for the installation of 2 lights in Cedar Cottage Park, based on Engineering estimates of $1,200.00 each, installed.

N.I.P. funds in the amount of $2,400.00 would be transferred from the Land/Social Housing Account for this portion of the Cedar Cottage Park project. C.M.H.C. concurs with the above proposal.

(2) Purchase of a Community Centre Trampoline

The Cedar Cottage N.I.P. Committee recommends that a maximum of $2,400.00 be allocated for the purchase and installation of a 7' x 14' trampoline containing a set of safety side decks for the Trout Lake Community Centre.

N.I.P. funds in the amount of $2,400.00 would be transferred from the Land/Social Housing Account for this recreation equipment. C.M.H.C. concurs with the above proposal.

(3) Tree Planting on Major Streets in Conjunction with Canada Works Project

The Cedar Cottage N.I.P. Committee recommends that a maximum of $10,000.00 be allocated for the installation of trees on two major streets. This project, coupled with the previously approved Kingsway tree planting project of $15,000.00, may be carried out under a Canada Works Tree Planting project in Cedar Cottage. The N.I.P. Committee has recommended a priority list of planting as follows: Kingsway, both sides, from Nanaimo St. to Knight Street; Broadway, both sides, from Clark to the Grandview Cut between Commercial St. and Victoria Drive; Nanaimo Street, both sides, from 12th Avenue to 22nd Avenue.

N.I.P. funds in the amount of $10,000.00 would be transferred from the Land/Social Housing Account for this beautification project. C.M.H.C. concurs with the above proposal. The details, placement, etc. are still to be worked out. One hundred and ten trees would be planted on Kingsway, 55 on Broadway, and 15 on Nanaimo - a total of 180 trees.

The on-going maintenance costs at $6.00 per tree per year for 180 trees would be $1,080.00. The Park Board advises that funds for these costs are not presently in their Operating Budget and would have to be included in their 1978 budget request.

If the Canada Works Program is not approved, the total of $25,000 N.I.P. funds still are to be directed toward the installation of trees on the same major streets in the same priority. It is understood that not all the streets may have trees planted in this instance.

Cont'd . . .

Clause 2 Cont'd

(4) Bronze Plaque for the Trout Lake Community Centre

The Cedar Cottage N.I.P. Committee recommends that a maximum of $400.00 be allocated for a 12" x 18" bronze plaque for the Trout Lake Community Centre. The wording of the plaque has been agreed to by C.M.H.C. and the Province as follows:

RE-OPENED SEPTEMBER 17, 1977
AND RE-NAMED

TROUT LAKE COMMUNITY CENTRE

FOLLOWING EXTENSIVE RENOVATION AND EXPANSION

FUNDED BY

THE CEDAR COTTAGE

NEIGHBOURHOOD IMPROVEMENT PROGRAM

The plaque was formally unveiled at the Official Re-Opening Ceremonies of the Trout Lake Community Centre on September 17, 1977. In view of the timing required to prepare the plaque, the City Manager authorized the expenditure on behalf of City Council. City Council is being asked to endorse this expenditure.

The Director of Planning recommends:

A. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $2,400.00 from the Land/ Social Housing Account for the installation of two light standards in Cedar Cottage Park:

Costs would be shared as follows:

Two Light Standards

C.M.H.C.	=	$1,200.00
Province	=	600.00
City	=	600.00
	TOTAL	$2,400.00

B. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $2,400.00 from the Land/ Social Housing Account for the purchase and installation of a 7' x 14' trampoline containing a set of safety side decks for the Trout Lake Community Centre.

Costs would be shared as follows:

7' x 14' trampoline

C.M.H.C.	=	$1,200.00
Province	=	600.00
City	=	600.00
	TOTAL	$2,400.00

C.(i) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $10,000.00 from the Land/ Social Housing Account for the installation of trees on two major streets, in the order of priority as indicated above (and in conjunction with the Canada Works Program, if approved).

Cont'd . . .

Clause 2 Cont'd

Costs would be shared as follows:

Tree Planting on Broadway and Nanaimo Streets

C.M.H.C.	=	$ 5,000.00
Province	=	2,500.00
City	=	2,500.00
	TOTAL	$10,000.00

C.(ii) THAT, if this N.I.P. appropriation for boulevard trees is approved, Council approve the extra annual maintenance costs of up to $1,080.00 in advance of the Park Board 1978 Operating Budget.

D. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $400.00 for a 12" x 18" bronze plaque, with wording as noted above.

Costs would be shared as follows:

12" x 18" bronze plaque

C.M.H.C.	=	$200.00
Province	=	100.00
City	=	100.00
	TOTAL	$400.00

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Electrical Division Move to Second Floor

The Director of Permits and Licenses reports as follows:

"On June 14, 1977 City Council approved the following recommendation when considering a report on space requirements in City Hall:

'The City Architect be authorized to prepare working drawings and obtain tenders to relocate the Electrical Division of the Engineering Department to the second floor at an estimated cost of $40,000.'

The body of the report stated 'The City Architect considers the most appropriate and economical method of achieving these moves is with the use of City Staff and the direct employment of sub-trades who are familiar with the existing installations'.

Drawings have progressed to the point that agreement has been reached by all parties to the alterations but the recommendation to obtain tenders and carry out the work as detailed above requires that much time will be used to produce tendering documents and in supervising and co-ordinating a number of subcontractors. Because of the very heavy workload in the Construction and Maintenance Division at the present time, an alternative method of completing the project is recommended.

Allan & Viner Construction Ltd., the General Contractors who have recently completed City Hall renovations and who are familiar with the present installations and requirements of working in City Hall, were asked to obtain competitive prices on sub-trade work and submit a total cost to complete all work necessary.

Cont'd . . .

Clause 3 Cont'd

They advise that they are prepared to carry out all the construction work and provide small tools and labour for the upset price of $21,000 inclusive of a fixed management fee of $1,480. Actual sub-trade and general contractors work will be billed at cost and it is therefore possible that actual costs will be below the upset figure.

This upset price together with the costs of other associated work on the second floor is within the allowance for this part of the work reported to Council on June 14, 1977 and is considered a fair price for the work.

It is recommended that the City Architect be authorized to appoint Allan and Viner Construction Ltd. to carry out all general contractors and sub-trade work to be billed at cost for a fixed fee of $1,480."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 420

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Boundary Road - From Kingsway South

The City Engineer reports as follows:

"BACKGROUND

On June 2, 1977, Council met with the Burnaby Council to discuss matters pertaining to Boundary Road. On the basis of the Manager's report of May 26, 1977 outlining the arterial street system philosophy, Boundary Road's role in the arterial system, current status of the development of Boundary Road and its role in Burnaby's street system, Council confirmed Boundary Road's role as a primary arterial.

The recent designation of the Burnaby Town Centre (Metrotown) just east of Boundary and Kingsway and the new B.C. Telephone building have reinforced the role of Boundary as a primary arterial. In these outlying areas, good arterial service is essential because of the inherently low transit usage.

Subsequent to the joint meeting of the two Councils, a meeting of Burnaby and Vancouver staff was held to discuss a suitable design standard for both the long term and short term needs of Boundary Road, consistent with its confirmed role as a primary arterial. Because of the immediate need to improve Boundary Road at the south approach to Kingsway, discussion focussed on the appropriate design for this portion of Boundary Road.

Following the joint staff meeting, Burnaby staff submitted a report to their Council on the right-of-way needs as illustrated in Figure 1. On August 2, 1977, Burnaby Council adopted the right-of-way requirements as illustrated in Figure 1, together with a resolution stating that Burnaby and Vancouver Council jointly approach the Provincial Government for the right-of-way requirements for the immediate intersection improvement needs on Boundary Road south of Kingsway.

This report discusses the long term and short term right-of-way needs for Boundary Road and recommends that Council adopt the same right-of-way requirements and support a joint brief to the Provincial Government to get the necessary widening off Central Park.

LONG TERM

For the long term needs, provision is required for the development of a six-lane pavement on Boundary Road. Adjacent Central Park, the current design standard for Boundary Road, which includes a wide treed and landscaped boulevard on a 132-foot street allowance, is not appropriate because of the amount of park lands that would be required. Accordingly, the May, 1977 report proposed an 80-foot wide street allowance (requiring 14 feet off Central Park) to provide for the ultimate six lanes needed and to minimize the need for property off Central Park. The full development to six lanes, adjacent the entire length of Central Park, to meet the long term needs is not proposed to be built now.

SHORT TERM

The short term need on Boundary Road south of 29th Avenue is for four lanes (plus left-turn bays at appropriate locations) except for the vicinity of the Kingsway-Boundary intersection. This location, which is considered the first priority for improvements (from Kingsway north to the rail overpass was built in 1976), is the major 'bottle-neck' on the southern half of Boundary Road because of the very high traffic demands on Kingsway. Analysis of current traffic activity on Boundary at Kingsway, plus the possible future short term increase because of B.C. Tel/Burnaby Metrotown development and increased development in Champlain Heights, supports the need for six lanes plus left turn bays on Boundary at Kingsway. The section north of Kingsway is built to this standard.

Continued . . . . .

Clause No. 1 Continued

On the basis of this short term need for the development of six lanes plus left turn bays, Burnaby and Vancouver staff have agreed on a cross-section that would minimize the impact on Central Park and that would be compatible with the pavement that was built on the north side of the intersection. As illustrated on Figure 1, the agreed upon design requires a 94-foot street allowance for about 145 feet south of Kingsway, at which point the required park area tapers to the existing 80-foot street allowance at a point a further 190 feet south. This design results in a need for approximately 6100 square feet of property from Central Park.

Obtaining approval from the Provincial Government for the required area as soon as possible in order to allow construction to take place immediately south of Kingsway will alleviate an awkward traffic situation caused by the very different pavement widths now existing across the Kingsway intersection.

RECOMMENDATION

The City Engineer RECOMMENDS that Council adopt the right-of-way requirements illustrated on Figure 1, requiring:

(a) approximately 6100 square feet of Central Park for the immediate intersection improvement needs on Boundary Road south of Kingsway, and

(b) a 14-foot wide strip of parkland along the remaining length of Central Park in order to provide an 80-foot allowance for the long term needs, as the basis for a joint submission with Burnaby to the Provincial Government for the right-of-way requirements,

and that Council join Burnaby Council in approaching the Provincial Government for the immediate right-of-way requirement, part (a)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. New Bus Stop Locations

The City Engineer reports as follows:

"A request has been received by the City Manager from the Seymour Street merchants for an eastbound bus stop on Pender Street between the existing bus stops at Granville and Richards Streets. A bus stop at Seymour Street would meet their request and would be located at about the halfway point between the two existing bus stops which are 900 feet apart. The B. C. Hydro has no objection to a bus stop at this location, the fronting businesses find the proposal acceptable, and there are no particular difficulties from a traffic standpoint.

The B.C. Hydro has requested a westbound bus stop on Dunsmuir at Homer Street. A bus stop at this location would be consistent with the City's policy regarding bus stops in the downtown area. It would improve access to shops in the vicinity and is acceptable from a traffic engineering point of view.

Accordingly, it is RECOMMENDED that:

A. a bus stop be established on the southside of Pender Street at Seymour Street;

B. a bus stop be established on the northside of Dunsmuir Street at Homer Street."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 421

A-7

FINANCE MATTERS

RECOMMENDATION

1. Request for Exemption from 1977 Taxes
The Vancouver Chinatown Housing Society

The Supervisor of Properties reports as follows:

"A letter dated September 27, 1977 from the law firm of Ralph H. Long and Company has been forwarded to His Worship, Mayor Volrich and Alderman Harcourt. The letter requests an exemption from the payment of a portion of the current year's taxes for Block 124, District Lots 181 and 2037, Plan 16060. (Addendum "A")

The property in question was sold to the Provincial Government on condition that it be leased to the Vancouver Chinatown Housing Society for a senior citizens' development. The property was conveyed on January 26, 1977.

The Provincial Government paid the purchase price of $225,000.00 plus the 1977 advance taxes established to be $4,305.15.

In June 1977, the Provincial Government was billed for the balance of the 1977 taxes amounting to $4,819.03. Later in that month, this office received a copy of a letter from the Minister of Municipal Affairs and Housing addressed to the Vancouver Chinatown Housing Society and dated June 24, 1977. (Addendum "B") The letter from the Government stated that under the terms of the lease between the Society and the Ministry of Housing, the Society is responsible for taxes from the commencement date (April 1, 1977). The letter further stated that since the Province had paid the advance taxes, the balance of the taxes in the amount of $4,819.03 was payable to the City by the Society. The Government further suggested that to avoid penalty, the Society should pay the taxes before July 5, 1977.

The general policy of the City has been not to grant an exemption from taxation where a senior citizens' project is subject to the Elderly Citizens' Housing Act. The Ministry of Municipal Affairs and Housing has advised that under the terms of the lease between the Province and the Society, the development is subject to the provisions of that Act. The Ministry further advised that the lease of the land to the Society for $1.00 was in effect in place of the one-third (1/3) grant. In addition, the Province under Section 44 of the National Housing Act, is committed to ongoing operating subsidies which would include taxes.

Further, Central Mortgage and Housing Corporation, who hold the mortgage, have confirmed that an amount to cover taxes during construction was included in the construction budget for this development. The normal procedure would be for a society to pay the taxes, then include that amount in a claim to Central Mortgage and Housing Corporation for expenditures.

For the foregoing reasons the Director of Finance and Supervisor of Properties recommend the City maintain its policy and that no exemption from taxes be granted to the Vancouver Chinatown Housing Society."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and Supervisor of Properties be approved.

cont'd.....

2. Federal Contributions - Urban Demonstration Projects

The Director of Finance reports as follows:

This report will provide progress information on the projects designated to receive Federal funding and to recommend that authority be given to enter into legal agreements relating to the Kitsilano Swimming Pool, Kensington Park and Trout Lake (John Hendry) projects.

The following table shows the projects and the anticipated year of funding by the Federal government. The yearly funding amounts shown were jointly determined by City staff and Federal government officials and reflect the approximate timing of the expenditures.

Project	Total	1977/78	1978/79	1979/80	1980/81
1. Fishermen's Market	400,000	400,000			
2. Kitsilano Swimming Pool	750,000	200,000	550,000		
3. Kensington Park	850,000		500,000	350,000	
4. Trout Lake (John Hendry Pk.)	1,000,000		250,000	750,000	
5. East False Creek	1,500,000		500,000	500,000	500,000
	4,500,000	600,000	1,800,00	1,600,000	500,000

It should be noted that Federal agreements contain a clause that the provision of funds is subject to the Parliament of Canada providing the funds for the fiscal year in which such funding is required.

This is a standard clause in Federal agreements where funding is in excess of the current fiscal year and is brought to Council's attention for information only and is not considered by the Finance Department significant enough to provide reserve funds as back up.

PROJECTS

(1) Fishermen's Market ($400,000)

The Fishermen's market is basically complete and has been in operation since July 1st, 1977.

City Council on May 24, 1977, authorized the signing of an agreement between the City, National Harbours Board and the Ministry of State. This agreement has been signed by the City and the Ministry of State and is awaiting final approval by the Head office of the National Harbours Board. This approval is expected at any time.

Since there are some minor changes made in the final agreement from the one presented to City Council in May, a copy is attached and this report will recommend that City Council ratify the signing of the agreement by the Director of Legal Services*

(2) Kitsilano Pool ($750,000)

The Parks Board have called tenders for the pool replacement. The recommendations will be forwarded to City Council on November 1, 1977. City Council on May 24th approved funds amounting to $1,855,000 for the replacement of the facility including the $750,000 Federal government funding.

A formal agreement for the $750,000 has been agreed to by your officials and has been signed by the Ministry of State. This report will recommend that authority be given to the Director of Legal Services to sign the agreement on behalf of the City. (A copy of the agreement is attached for Council's information). *

cont'd.....

Clause #2 continued:

(3) Kensington Park ($850,000)

The Parks Board is presently preparing plans for the construction of a multi-use community centre and upgrading of outdoor facilities. The project is to be financed with present Park Board funds together with other funds such as N.I.P., Provincial, etc. and the Federal contribution of $850,000.

This report will recommend that authority be given to sign the legal agreement with the Federal government for their contribution. (A draft copy of the agreement is attached). *

(4) Trout Lake - John Hendry Park($1,000,000)

A project that would provide a community swimming facility and the rehabilitation of Trout Lake is under review by the Parks Board and other civic departments.

The total costs are unknown at this time, however, in order to secure the Federal funding this report will recommend that the Director of Legal Services be authorized to sign the agreement on behalf of the City. (A draft copy of the agreement is attached.)*

(5) East False Creek ($1,500,000)

The identity of this project has not been finalized yet and therefore an agreement has not been drawn up to date. A separate report will be forwarded to Council at a later date.

RECOMMENDATIONS

Therefore in order to formalize the the Federal government's contributions for various projects under the Urban Demonstration project, the Director of Finance RECOMMENDS as follows:

A. That City Council ratify the signing of the legal agreement with the Ministry of State pertaining to the Fishermen's Market by the Director of Legal Services.

B. That the Director of Legal Services be authorized to sign legal agreements with the Ministry of State on behalf of the City for the following projects as previously detailed in the report:

(i) Kitsilano Pool
(ii) Kensington Park
(iii) Trout Lake - John Hendry Park. "

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

* NOTE: Copies of agreements referred to on file in the City Clerk's office.

3. Investment Matters (Various Funds) September 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of September 1977.

(b) Summary of Securities held by the General and Capital Accounts.

cont'd.....

Clause #3 continued:

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept. 1	Royal Bank of Canada	Oct.24/77	$ 1,010,963.01	$ 1,000,000.00	53	7.55
1	Bank of Nova Scotia	Sept.23/77	1,004,472.33	1,000,000.00	22	7.42
2	Bank of Montreal	Sept.13/77	1,002,109.59	1,000,000.00	11	7.00
7	Canadian Imperial Bank of Commerce	Sept.15/77	1,001,534.25	1,000,000.00	8	7.00
14	Mercantile Bank of Canada	Nov.30/77	1,015,716.44	1,000,000.00	77	7.45
15	Bank of British Columbia	Oct. 24/77	1,511,716.03	1,500,000.00	39	7.31
15	Bank of British Columbia	Nov. 24/77	1,521,201.37	1,500,000.00	70	7.37
20	Bank of Montreal	Sept.21/77	1,250,102.74	1,250,000.00	1	3.00
21	Royal Bank of Canada	Sept.23/77	1,000,328.77	1,000,000.00	2	6.00
21	Royal Bank of Canada	Sept.23/77	1,000,328.77	1,000,000.00	2	6.00
23	Royal Bank of Canada	Sept.26/77	4,001,643.84	4,000,000.00	3	5.00
26	Vancouver City Savings Credit Union	Oct. 6/77	2,504,931.51	2,500,000.00	10	7.20
26	Vancouver City Savings Credit Union	Nov. 9/77	2,522,301.37	2,500,000.00	44	7.40
26	Bank of Canada	Sept.27/77	2,000,410.95	2,000,000.00	1	7.50
30	Bank of Nova Scotia, Toronto Dominion Bank, Canadian Imperial Bank of Commerce	Oct. 3/77	2,001,224.66	2,000,000.00	3	7.45
			$24,348,985.63	$24,250,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Sept. 1	City of Vancouver 6.0% June	15/80	$ 1,000.00	94.50	$ 945.00	2/9	8.24
20	City of Vancouver 8.0% Apr.	1/91	10,000.00	90.45	9,045.00	13/6	9.25
			$ 11,000.00		$ 9,990.00		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept.30	Bank of British Columbia	March 15/78	$ 2,067,582.47	$ 2,000,000.00	166	7.43
			$ 2,078,582.47	$ 2,009,990.00		

cont'd.....

Clause #3 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 93,106,899.47	$ 90,820,302.95"

The Director of Finance Recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

4. The Orpheum - Completion of Funding

The Director of Finance reports as follows:

" There is presently $380,306 appropriated from revenue surplus as temporary financing for the renovation of the Orpheum Theatre. This amount is the balance of funds advanced on an interim basis on two occasions during the restoration period when it was felt that donations, lotteries, etc. would be forthcoming. This has not occured and I am advised will unlikely occur and therefore permanent funding is now required. The Director of Finance is of the opinion that the source of funds should be revenue surplus due to the demands on supplementary capital funds.

The estimated final costs and sources of funds of acquiring and renovating the Orpheum Theatre, excluding expansion of the lobby, are as follows:

ACQUISITION

Expenditure		$3,904.809	
Source of Funds			
Federal Grant	$1,000,000		
Prov. Government Rec. Grant	333,333		
Private Donations	100,000	1,433,333	
City of Vancouver			$2,471,476
1974 Supp. Capital	$ 900,000		
Revenue Surplus (1975)	1,566,667		
1976 Supp. Capital	4,809		
	$2,471,476		

RESTORATION

Expenditure		$3,419,450	
Source of Funds			
Federal Grant	$1,000,000		
Lotteries, Donations, etc.	332,544	1,332,544	
City of Vancouver			$2,086,906

cont'd.....

Clause #4 continued:

1975 Supp. Capital	$ 479,530
1976 Supp. Capital	1,069,870
1977 Supp. Capital	157,200
Interim Financing Revenue Surplus	380,306
	$2,086,906

TOTAL City of Vancouver $4,558,382

RECOMMENDATION

In order to finalize the financing of the Orpheum Theatre acquisition and restoration the Director of Finance RECOMMENDS THAT

$380,306 previously advanced from revenue surplus as interim financing be considered as permanent financing from revenue surplus."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

5. Sewer Connection Fees on Tax Roll

The Director of Finance reports as follows:

"The City Tax Office has recently received several complaints regarding sewer connection fees related to the purchase of new or redeveloped homes where the contractor and/or developer has placed the sewer connection fee on the tax roll.

HISTORY

In 1948 an extensive program of installing sewers was undertaken by the City. In order to alleviate financial hardship to owners of one or two family dwellings the Plumbing By-law was amended permitting the connection fee to be spread over a five year period and to be placed in the tax roll for collection. This was done since the installation of sewers is mandatory under the Plumbing By-law for properties abutting on installed sewer lines.

There are two distinctly different situations applying to one family and two family dwellings:

1. Dwelling Units Abutting a Street Where a Sewer Main Does Not Exist

It is estimated there are approximately 200 such properties currently in the City. If a sewer main were installed along the street the current fee is based on the 1961 rate which is $150 per connection under the By-law. The rate was set at the $150 amount and maintained since it was felt it was not the property owner's decision whether a sewer would be installed along the street at that time but the City's decision and therefore to provide some equity the rate that was in existence in 1961 is currently charged.

There is no problem related to this situation and the report will recommend that this be continued.

The current fee $150 will be reviewed and reported when the next revision to the sewer connection fee schedule is reported to Council (probably early in 1978.)

2. A Property or Dwelling Abutting a Street Where a Sewer Main Does Exist

This area includes both undeveloped properties and properties previously developed which are now being redeveloped. It is this area of sewer connection fees which provides the opportunity for the hardship to be placed on the new and unsuspecting property owner and which presents the main problem. The current fee which represents actual costs for the sewer connection under these circumstances is $1,220. If this connection fee is placed on the tax roll for collection, the hardship problem to the unsuspecting property owner becomes fact. This is the area causing the problem which is described in the following section.

Continued . . . .

Clause No. 5 Continued

"PROBLEM

Apparently some contractors and developers when applying for sewer connection permits are requesting the City Engineer to place the fee on the tax roll and spread it over the next five year period as permitted by the Plumbing By-law. This amounts at present to a $329.40 charge for each of the five years (including interest) to be placed on the tax roll. These levies are not and cannot be placed on the tax roll immediately, due to:

(a) the Plumbing By-law states that the annual charge shall be added to the tax roll for each of the five years following the year of application for connection.

(b) internal financial controls of the real property tax billing system will not permit charges relating to future years to be placed on this system until the actual year of billing. The tax billing system is a very complex, highly computerized operation controlling 100,000 properties with many variables presently built into the system and to provide an anomaly for a minor amount of entries related to this problem would not be economic.

Therefore, a new purchaser even though he makes a thorough search of the property title does not become aware of the forthcoming fee (unless advised by the developer) until the following year when the charge is placed on the tax roll and appears on his tax bill. This has led to many complaints and is causing financial hardship on the unsuspecting taxpayer. There have been 17 such sewer connection requests to be placed on the 1978 tax roll since May 1, 1977.

As a result of the complaints, the City Treasurer has initiated an unofficial interim measure that attempts to notify subsequent new property owners of the pending sewer connection fee. The interim measure is cumbersome and cannot be guaranteed to catch every new application and may result in some being notified and some not being notified.

CONCLUSION

Since the cost of the sewer connection of $1,220 is probably a reasonable minor cost to the overall construction of a new house or premises and, in fact, could be part of any financing needed to provide for the development, it is felt the provision of placing the sewer connection fee on the tax roll should be eliminated and the sewer connection applicant be required to pay the amount in full upon application.

Therefore it is RECOMMENDED that

A. the policy relating to the $150 fee based on the 1961 rate be retained for properties on streets where there had not previously been sewer mains.

B. the current $1,220 sewer connection charge where a sewer main does exist be paid in full on application and that the provision allowing the placement over five years on annual instalments be eliminated.

C. the City Treasurer and Collector retain the interim procedure of notifying new property owners of the sewer connection fee pending approval of the amendments to the Plumbing By-law.

D. the Director of Legal Services prepare the necessary amendments to the Plumbing By-law 4068 in accordance with the above."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 421

MANAGER'S REPORT, OCTOBER 28, 1977 . . . . . (PERSONNEL: A8-1)

PERSONNEL MATTERS

RECOMMENDATION

1. Possible Employee Assistance Program

The City Manager reports as follows:

The City of Vancouver is concerned, both in economic terms and as an enlightened employer, to help employees deal with the wide range of personal problems which can affect job performance. Most employees will be able to overcome such problems, in many cases, without outside assistance. However, in some cases employee performance will become unsatisfactory over a period of time as a result of personal problems.

Continuing unsatisfactory performance by employees carries a very high cost to the employer and has serious psychological and economic consequences to the employee. Absenteeism, disruption of operations, increased recruitment and training costs, and loss of productivity can lead to considerable loss. For example, using generally accepted figures (Hazelden Report "The Employee Assistance Program") of the incidence of alcoholism (6%) and the cost to the employer to keep an alcoholic employee (25% of annual salary) the annual cost to the City of alcoholism alone among our 5,500 employees is in the order of $1,000,000 - $1,300,000.

Many employers have recognized the desirability of Employee Assistance Programs which are intended to help employees deal with personal problems which may affect their work performance. Such a program would attempt to provide early intervention and referral to an appropriate treatment resource, whether the problem is a physical or mental illness, a family problem, drug or alcohol abuse, or other concern. Such a preventive program, which identifies problems at the earliest opportunity, should significantly reduce the cost to the City of poor employee performance and decrease the number of occasions where individuals would suffer further deterioration. B.C. Hydro, B.C. Telephone, the Federal and Provincial Governments and Finning Tractor, among others, have begun such programs. (An excerpt from the B.C. Hydro employee newsletter describing the introduction of their program is attached for Council's information.)

A program such as this should be developed jointly by labour and management from its earliest stages. To date, the Director of Occupational Health, the Manager's Office, and the Personnel Department have done only enough work to develop this report to Council. If Council approves the recommendations of this report, a union-management committee will be struck to develop details of a proposed program.

Council should note that a program such as this could cost in the order of $50,000 per year to administer. Although the expected returns in reduced absenteeism and increased efficiency should more than offset this cost, staff wished to confirm that Council would consider such a program before initiating, labor-management discussions. The Superintendent of Parks, the Fire Chief, the Chief Constable and City Engineer support this proposal. The major Unions involved in the civic work force have reviewed this report and support it fully.

cont'd.....

Clause No. 1 continued:

The City Manager notes that it is not the intent of this report to commit Council to a program and RECOMMENDS:

A. Council authorize staff to participate in a joint labor-management committee to develop a proposed Employee Assistance Program.

B. Council instruct the City Manager to prepare a report outlining the proposed operation, costs and benefits of the program as developed by the committee for Council decision on program implementation.

FOR COUNCIL ACTION SEE PAGE(S) 422

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below, and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder	City to Pay
2777-79 Point Grey Road, Lot A of 3 & 4, Block 1, D.L. 192	Point Grey Road Development Scheme	Arrow Demolition	$1,975.00 Code No. 4189

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Lease of City-owned property portions of Hartley and Kinross Streets south of Kent Avenue.

The Supervisor of Properties reports as follows:

"The parcels of land known and described as those portions of highway known, respectively as Hartley Street and Kinross Street, lying between the northerly shore of the North Arm of the Fraser River and a line drawn parallel to and sixty-six feet perpendicularly distant southerly from the centre line of the right of way of the Vancouver and Lulu Island Railway is leased to MacMillan Bloedel Limited for a period of 21 years to October 11, 1978 for access and lumber storage purposes.

The current rent which is $2,225.00 per annum plus taxes as if levied is subject to review as of October 12, 1977.

Following negotiations with MacMillan Bloedel Ltd., they have agreed to a rental increase from $2,225.00 per annum plus taxes as if levied to $12,543.00 per annum plus taxes as if levied from October 12, 1977 to October 11, 1978 which is the date the lease terminates.

It is recommended that the rental of the above parcels of land be increased to $12,543.00 plus taxes as if levied for the period October 12, 1977 to October 11, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Sale of Property, West side of Hudson Street, North of the lane north of 70th Avenue.

The Supervisor of Properties reports as follows:

"In 1937 the City sold Lots 18 and 19, Subdivision B, Block 39, District Lots 319, 324 and part of 323, situated on the west side of Hudson Street north of 70th Avenue, except the east seven feet of each lot which was reserved for future widening of Hudson Street.

The City Engineer advises that the seven foot portions of Lots 18 and 19 are no longer required for street widening purposes and the owner of Lots 18 and 19 has made the following offer to purchase:

(a) Sale price to be $6,200.00 inclusive of registration fees.

(b) The owner to dedicate a 10' x 10' corner cut-off on the southwest corner of Lot 19 for lane purposes.

(c) The City to provide a deed of land, a plan of subdivision to consolidate the seven foot strips with Lots 18 and 19 and to place survey stakes on the new boundary lines; any other documentation required by the Land Registry Office to complete the transaction to be the responsibility of the purchaser.

The Supervisor of Properties is of the opinion that the offer represents market value and therefore recommends the sale be approved subject to the above conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Burrard Street Widening - Purchase of Portion of Property. 2065 Burrard Street.

The Supervisor of Properties reports as follows:

"A portion, approximately 1,645 sq.ft. of the property at 2065 Burrard Street, legally described as Lots 21 to 23, Block 247, District Lot 526, Plan 590, is required for the widening of Burrard Street. This portion together with the North 2 feet for lane purposes, is shown outlined on City Surveyor's subdivision plan, marginally numbered LE 4524.

The owners of this property refused to accept the City's offer of $46,620. and asked that the City give them relief under the parking requirements of the Zoning and Development By-Law or alternatively, purchase the adjoining locked-in commercial lot to compensate for loss of two parking stalls.

City Council, on September 27, 1977, rejected both of these propositions and approved the expropriation of those portions of Lots 21 to 23 required for the widening of Burrard Street and lane widening.

Negotiations however have continued with the owners who have now agreed to accept the sum of $48,620.00 in full settlement for the purchase of that portion of Lots 21 to 23, Block 247, District Lot 526, Plan 590, as shown outlined on City Surveyor's subdivision plan marginally numbered LE 4524. This settlement appears realistic under the circumstances rather proceed to arbitration and has been endorsed by the Director of Legal Services.

cont'd.....

Clause No. 4 continued:

Therefore, it is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road and lane purposes shown on plan marginally numbered LE 4524 chargeable to Code #146/5921 (Burrard Widening Acquisiton Fund).

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Easement agreement for seawater intake pipe 6,000 square feet in area fronting Stanley Park #V-1530.

The Supervisor of Properties reports as follows:

"By an agreement, dated November 1, 1963, the City of Vancouver entered into a formal easement agreement with the National Harbours Board in respect to a seawater intake pipeline to supply the Vancouver Public Aquarium on a year to year basis subject to a nominal rental of $25.00 per annum.

By way of a registered letter, dated July 31, 1974, the National Harbours Board terminated the previous agreement and entered into a new agreement dated November 1, 1974, on a year to year basis, subject to the nominal rental being increased to $150.00 per annum.

By letter, dated October 13, 1977, the National Harbours Board has advised that the subject easement agreement had not been reviewed since commencement in 1974 and accordingly has submitted copies of Memorandum of Agreement increasing rental from $150.00 per annum to $200.00 per annum, effective November 1, 1977.

Recommended that an increase in the rental of the easement agreement #V1530 from $150.00 per annum to $200.00 per annum be approved. It is further recommended that Council delegate authorization to the Director of Legal Services and the Supervisor of Properties for future approval of increases of a nominal amount. (Up to $100.00 per annum)

The City Manager recommends that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 422

B

MANAGER'S REPORT

October 27, 1977

TO: Vancouver City Council

SUBJECT: KITSILANO TIDAL POOL REPLACEMENT - CONSTRUCTION CONTRACT

CLASSIFICATION: Consideration and Recommendation

The City Manager reports as follows:

Council will find attached a report of the Director of Finance which deals fully with the Council and Park Board resolutions. The major points to be noted are:

1) Council approved replacement of the pool on the basis of a maximum cost of $1,855,000, and requested the Park Board to examine ways of reducing the cost to $1,500,000.

2) The Park Board was asked to apply for a Provincial Government grant, to be used to reimburse in part the contribution from 1977 Supplementary Capital.

3) Subsequent tenders provided a low bid for construction of $2,190,000, for a gross cost including fees, landscaping and equipment of $2,465,000, or $610,000 in excess of funds approved by Council.

4) Park Board staff recommended deletions which reduced the construction cost by $221,700 to $1,968,300, for a total cost of $2,243,300.

Cost Reductions

The design put out to tender provided for a recirculating heated salt water pool with a separate diving tank, children's water play area, new change rooms/washrooms and a continuous seawall walkway along the north edge. In achieving a cost reduction of $221,700, the diving tank and one boiler were eliminated, and paving materials, fencing and electrical and mechanical equipment were simplified, as a result of work by Park Board staff and the architect.

On receiving the Park Board's position, the City Manager met with Park Board officials, the architect and the contractor to review the design to ensure that all possible cost reductions had been considered, in accordance with Council's resolution. Possible areas of further reduction are outlined below:

a) The design solution could abandon the provision of salt water and revert to fresh water filling of the pool. This action could diminish the overall cost by up to $100,000, and would result in slightly diminished on going maintenance and repair costs over the years. However, this action would also diminish the desirable salt water recreational swimming stressed by all participants in the planning of this project.

b) The change rooms/washrooms and mechanical rooms facility could be constructed at grade rather than being depressed into the existing land slope. It is estimated that this change could result in a saving of approximately $50,000. Such a change would eliminate the possibility of a future addition of new concession facilities on top of the proposed change rooms/washrooms. Further, the on grade provision of these facilities would have a negative aesthetic impact between the southern portion of Kits Park and the proposed new pool.

c) The removal of the proposed heating plant for the pool could achieve a saving of approximately $100,000. This action, however, would defeat the objective of increasing the useability of the pool and the actual number of swimmers. It has been concluded that the provision of heated water in the pool would add significant numbers of swimmers between the May 24th weekend and Labour Day weekend, and would further provide the opportunity to extend the annual swimming season.

d) The children's water play area at the eastern end of the pool could be removed, resulting in an estimated saving of $25,000. However, this element has been considered an important part of the total solution as approved by the Federal Urban Demonstration fund participants, as well as the civic bodies and public bodies who provided input to the design scheme.

However, Council should note that the cost savings shown above are very approximate and would have to be negotiated with the low bidder. They would also require some redesign.

Any savings beyond the above would require significant reductions in the size of the pool, and major redesign. Tenders would have to be recalled, and construction could not take place in time for the 1978 swimming season. Park Board staff believe the inclusion of these features provides the best overall dollar value for the City.

Funding from Provincial Community Recreation Facilities Fund

In setting a high priority on the Kitsilano Pool for a grant from this Fund, Council should note that funding from this source will be limited. At this time, the other top priority project for such funding is the Carnegie Library renovations, and it is expected that sufficient funds will be made available to the City to cover both projects.

Park Board Resolution

"THAT the Park Board request City Council to instruct the Director of Legal Services to execute a contract for the construction of the new Kitsilano Pool by Key Construction Ventures in the amount of $1,968,300,

and further,

THAT City Council be requested to guarantee a sum of $400,000 towards the contract in advance of receipt of such an amount to be applied for as a top priority Park Board submission to the Provincial Community Recreation Facilities Fund."

Alternatives for Council

The alternatives for Council are:

Alternative 1 - award the contract for the concept now recommended by the Park Board.

Alternative 2 - select elements of the concept to be eliminated to achieve further reductions, and award the contract on the basis that these elements will be deleted at a cost to be negotiated.

Alternative 3 - not award a contract on the present tender and recall, based on a redesigned pool which would be much smaller. The City Manager RECOMMENDS AGAINST this alternative.

City Manager and Director of Finance Recommendations

The City Manager advances for Council CONSIDERATION possible further reductions in the construction contract as outlined in this report, noting that in the opinion of Park Board staff, the configuration approved by the Park Board provides the best dollar value. Appropriate sets of recommendations for alternatives 1 and 2 are listed below.

Alternative 1

If Council accepts alternative 1 (the Park Board position) the City Manager RECOMMENDS, with the concurrence of the Director of Finance:

1. The total project be approved at a cost of $2,243,300, details as follows:

Construction Contract	$1,968,300
Fees, testing and permits	175,000
Landscaping	50,000
Equipment and furnishings	50,000
	$2,243,300

2. The source of funds be as follows:

1976 Supplementary Capital Budget	$ 75,000
1977 Supplementary Capital Budget	1,018,300
Federal Government Grant	750,000
Provincial Community Recreation Facilities Fund Grant	400,000
	$2,243,300

3. The allocation of $400,000 of Revenue Surplus Funds as interim financing for the Provincial Grant.

4. The Park Board be instructed to apply for a grant of $400,000 from the Provincial Community Recreation Facilities Fund, as a top City priority.

5. That Council instruct the Director of Legal Services to execute a contract for the construction of the new Kitsilano Pool by Key Construction Ventures in the amount of $1,968,300.

Alternative 2

If Council decides to reduce the project by one or more of (a) to (d) above, the City Manager RECOMMENDS, with the concurrence of the Director of Finance:

A. That Council specify the features to be eliminated.

B. That Council instruct the Director of Legal Services to execute a contract for the construction of the new Kitsilano Pool by Key Construction Ventures, at a cost to be lower than $1,968,300 by an amount negotiated for work removed from the contract.

C. The costs for fees, landscaping, etc. to be as follows:

Fees, testing and permits	$175,000
Landscaping	50,000
Equipment and furnishings	50,000

D. The source of funds to be initially:

1976 Supplementary Capital Budget	$ 75,000
1977 Supplementary Capital Budget	1,018,300
Federal Government Grant	750,000
Provincial Government Grant	400,000

Reductions achieved by negotiation will reduce 1977 Supplementary Capital Budget provision.

E. The allocation of $400,000 of Revenue Surplus Funds as interim financing for the Provincial grant.

F. The Park Board be instructed to apply for a grant of $400,000 from the Provincial Community Recreation Facilities Fund, as a top City priority.

FOR COUNCIL ACTION SEE PAGE(S) 418

REPORT TO COUNCIL

I

JOINT MEETING OF THE
STANDING COMMITTEES OF COUNCIL
ON TRANSPORTATION AND PLANNING & DEVELOPMENT

OCTOBER 20, 1977

A joint meeting of the Standing Committees of Council on Transportation and Planning & Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 20, 1977 at approximately 11:30 a.m.

PRESENT	:	Alderman Kennedy, Chairman Mayor Volrich (for a portion of the discussion) Alderman Bellamy Alderman Brown Alderman Ford Alderman Harcourt Alderman Puil Alderman Rankin
ABSENT	:	Alderman Gibson
ALSO PRESENT	:	Alderman Gerard
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Stanley Park Entrance Alternatives

On October 12, 1977, the Task Force to Study Proposals on Stanley Park Entrance, Coal Harbour and Harbour Park received a presentation from the City Engineer on nine alternative proposals for the entrance to Stanley Park. The Task Force agreed that the City Engineer should make the presentation to the Planning Committee of the Park Board and to a joint meeting of the Standing Committees on Transportation and Planning & Development to which members of the Vancouver City Planning Commission would be invited.

The following members of the Vancouver City Planning Commission were present for the discussion:

Mr. A. Barnes
Mrs. J. Catliffe
Mrs. M. Kelly
Mr. D. Fairbrother
Mr. P. Ross
Mrs. H. Symonds (Executive Co-ordinator)

Mr. W. Curtis, City Engineer, outlined the transportation aspects of the Downtown plan approved by Council last year and described the proposal to create a ring road system and by-pass scheme for the Downtown/West End penninsula, noting those proposals which already have funds allocated and those which have been approved but have no funds authorized.

cont'd.....

Clause No. 1 continued:

Mr. Curtis stated that the entrance alternatives presented all relate to the ring road system. The costs vary from $0 - $40 million. Some schemes separate park from causeway traffic and some create better pedestrian access from the West End. They all eliminate the Chilco transit loop. The alternatives would provide a more distinctive entrance to the park but the cost benefit from the traffic standpoint would be low. The high costs would be primarily related to beautification.

Mr. I. Adam, Transportation Engineer, with the aid of drawings described the nine Stanley Park entrance alternatives contained in the Engineering Department's submission dated October 12, 1977 (copy circulated).

Since the Task Force meeting a tenth alternative had been added. A combination of schemes 1 and 5 without tunnels. Westbound traffic would use Georgia Street and eastbound traffic would use Alberni Street. The scheme would cost $1½ million.

The City Engineer reiterated that the traffic benefits are minimal -- the schemes eliminate the bus turn-around at Chilco, utilizing the underpass and taking the transit closer into the park. There would be no reduction in the amount of traffic. The only scheme that would have any benefit would be one utilizing Alberni Street. None of them justify the cost and the money would be better expended on transportation improvements in the downtown. Members of the Vancouver City Planning Commission agreed that money would be better spent where it would be possible to obtain greater transportation benefits.

Alderman Harcourt, Council's Appointee to the Task Force, advised that the Task Force considers it is not feasible to spend money on extensive road work. It is in favour of relocating the bus loop and bringing the transit closer to the park by utilizing the underpass as well as better utilization of Alberni Street. The Task Force felt that the traffic consideration of the entrance to Stanley Park should be presented to the Park Board and to the Joint Committees for their input.

With respect to the Chilco bus loop Mr. Curtis advised that the Provincial Government has agreed to pay for relocating the loop into the Park and giving the land to the Park Board to add to the Park. Park Commissioner, R. Fraser, stated that this matter has not been resolved but is being reviewed by the Planning Committee of the Park Board and will be reported back to the Task Force.

After discussion, the Committees

RECOMMENDED

THAT the Task Force direct itself to:

a) the elimination of the Chilco transit loop by utilizing the underpass in the Park and

b) the feasibility of utilizing Alberni Street at minimal cost to the City.

The meeting adjourned at approximately 12:30 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 422

PART REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

OCTOBER 20, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 20, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, September 29, 1977, were adopted.

RECOMMENDATION

1. Liquor License - Westcoast Stereo Society Club

The Committee, on September 29, 1977, at the request of Mr. Ian Waddell, solicitor for Westcoast Stereo Society, deferred consideration of a City Manager's report dated September 15, 1977 (copy circulated).

Appearing before the Committee this date were Mr. Ian Waddell, the management of the Westcoast Stereo Society Club, representatives of the Director of Permits & Licenses and a representative from the Police Department.

In the City Manager's report, the Director of Permits & Licenses reported on an application requesting City Council approval for a Class "A" liquor license for the Westcoast Stereo Society Club at 795 Seymour Street.

The City Manager's report contained comments from the Police Department that this club, operating as "The Faces", has in the past been a source of policing problems but that it appears present management is attempting to operate in a responsible manner.

The Police comments expressed concern that many of the clubs in this area have become an attraction to youths involved in male prostitution and vice-related offences, and that an increase in the number of licensed clubs could result in the proliferation of these problems.

Mr. Waddell and the management of the club gave a brief history of the club to the Committee, explaining that it has operated since 1969 more recently utilizing banquet liquor permits that it has had the same management for an 8-year period and that it has 450 members who pay a membership fee of $10.00 per year.

The society has recently spent $15,000.00 in upgrading the premises to meet fire and health by-laws, the Committee was told.

Spokesmen for the club maintained that it has not been a source of policing problems.

Continued . . . . .

Clause No. 1 Continued

In response to questions by the Committee, the Police Department spokesman admitted that this club is well run and that there have been no problems within the club. The Police spokesman reiterated his department's concerns over the large number of youths hanging around the area and that another licensed premise would attract additional numbers of young persons.

It was noted that the Class "A" liquor license applied for is a restricted type compared to the usual "C" class cabaret license. Admission to the society's club will be restricted to members only who must be a minimum of 19 years of age.

The Committee, noting there have been no problems in this club during eight years of operation,

RECOMMENDED

THAT City Council approve the issuance of a Class "A" liquor license for the Westcoast Stereo Society Club at 795 Seymour Street.

2. Parking at Bimini Neighbourhood Pub, 2010 West 4th Avenue

The Committee, at its meeting on September 15, 1977, recommended refusal of an application for an extension of operating hours for the Bimini Neighbourhood Pub and requested information from the Police Department on parking problems in the vicinity of the pub, in particular, the use of six parking spaces at the rear of residential houses at 2013 and 2017 West 5th Avenue owned by Mr. Peter Uram, operator of Bimini Neighbourhood Pub.

The Committee had before it for consideration this date a letter dated September 30, 1977 (copy circulated) from the Police Department in response to the Committee's request.

Appearing before the Committee on this matter were representatives of the Permits & Licenses Department, the Police Department and a member of a law firm hired by Mr. Peter Uram. Residents of the area, who had complained of the parking problems, had been advised of the meeting.

Distributed at the meeting were copies of a letter dated October 16, 1977 from a resident of the area, expressing concern over parking and noise problems, and copies of a letter dated October 19, 1977, from Mr. Uram, enclosing the results of a survey of residents and inquiring whether Council would reconsider the matter of later hours (copies of these letters are on file in the City Clerk's Office).

The Chairman reminded the Committee that Council had recently decided there would be no extension of the operating hours for the pub.

During consideration of this matter, it was explained by the representative of the Permits & Licenses Department that his department has not been able to obtain firm evidence that the parking spaces at the rear of the two houses on West 5th Avenue are being used by pub patrons.

Continued . . . . .

Clause No. 2 Continued

The spokesman for the Police Department explained that a sign "For Tenants and Guests Only" is posted at the parking area behind the two homes but that the complaints of noise stem from the fact that this parking area is immediately adjacent to the residential apartment building and tenants have complained of car doors slamming, engines revving and boisterous conduct.

It was the feeling of the Committee that the problem arises from the fact that although Mr. Uram is not inviting pub patrons to park behind the two houses, he is not discouraging patrons from parking in these spaces.

The Committee felt that a sign clearly stating that these parking spaces are for "tenants only or tow away" may alleviate the problem.

Following discussion, it was

RECOMMENDED

THAT the letter dated September 30, 1977, from the Police Department be received and that the Director of Permits & Licenses meet with Mr. Peter Uram, operator of Bimini Neighbourhood Pub, to advise Mr. Uram that the Community Services Committee feels that patrons of his neighbourhood pub should not use the parking area at the rear of 2013 and 2017 West 5th Avenue; and that it be suggested to Mr. Uram that he post a sign in this parking area advising that the parking area is for tenants only; other vehicles will be towed away".

3. Macs Milk Store, 1055 Denman Street

The Committee had before it for consideration a Manager's report dated September 28, 1977 (copy circulated) in which the Director of Permits & Licenses reported on a complaint received from a law firm on behalf of a Mr. M. Gaska regarding the operation of the Macs Milk Store at 1055 Denman Street.

Appearing before the Committee on this matter were Mr. M. Gaska with his lawyer, along with a representative of the Director of Permits & Licenses. The store operator had been advised and invited to attend.

During discussion it was explained to the Committee that because the store is a 24-hour operation, automobiles and persons using the store parking area at the rear of the store disturb the tenants in the apartment building immediately adjacent to the parking area.

It was noted from the City Manager's report that the store has a retail selling area below 1200 sq. ft. and is therefore entitled to remain open 24 hours a day.

The spokesman from the Permits & Licenses Department advised the Committee there have been only two complaints on the operation of this store and both of them were from Mr. Gaska.

A development permit for this store was issued in 1970 and the parking area at the rear of the store was required as part of the development, the Committee was told.

It was also pointed out by the complainant that customers enter the store via a rear door from the parking lot. The complainant distributed copies of a diagram to the Committee (copy circulated) illustrating the proximity of the apartment building to the store.

Continued . . . .

Clause No. 3 Continued

The Committee felt that this problem possibly could be resolved by chaining off the parking area at 11:00 P.M.; however, the complainant indicated the problem may still persist as cars would park in the entrance way to the parking lot.

Following consideration, it was

RECOMMENDED

THAT the Director of Permits & Licenses meet with the operator of Macs Milk Store at 1055 Denman Street and suggest that customers not be permitted to use the rear door to the store after 11:00 P.M. and that the rear parking area be closed off by a chain at 11:00 P.M. in order to resolve complaints of excessive noise by store customers and their vehicles.

4. Neighbourhood Pub - Arterial Traffic Routes

The Committee, at its meeting on September 15, 1977, after considering a Manager's report on procedures and regulations applying to neighbourhood pubs, recommended that the City write the Provincial Liquor Control & Licensing Branch requesting clarification and the reasons why the Branch does not permit neighbourhood pubs near main arterial traffic routes.

The Committee had before it for consideration a letter dated September 30, 1977, from the General Manager of the Liquor Control & Licensing Branch which read as follows:

"Your letter dated September 28 is acknowledged.

In regard to your query regarding the permitting of neighbourhood public houses on main or secondary highways, I would state that there are severe limitations to the establishment of a neighbourhood public house under the new guidelines, and each site is judged on its own merits. The Regulation in connection with the location of the site being a half mile from a main or secondary highway is a discretionary one for the General Manager of this Branch, and may be waived after all other facets are considered.

In determining the pre-clearance of a neighbourhood public house site, careful consideration is given to all aspects of the site, including proximity to social institutions, such as churches, schools, hospitals, playgrounds etc. Consideration is also given to traffic hazards and parking, as it has been found that few people, if any, walk to a pub. The proximity to apartment buildings is considered, as invariably noise factor and behavioral patterns of patrons leaving the pub premises precipitate complaints."

During consideration of this matter, an opinion was expressed by the Committee that the Liquor Control & Licensing Branch's guidelines for neighbourhood pubs appear to preclude any further pubs in the City as such pubs are not permitted in residential neighbourhoods and therefore must almost always be on arterial traffic routes.

A spokesman for the Permits & Licenses Department advised the Committee that since March 31, 1977, there have been twenty-three applications to the Licensing Branch for pre-clearance approval for neighbourhood pubs and that only one of these has been approved.

Continued . . . .

Clause No. 4 Continued

All of the refusals have been based on reasonably valid reasons falling within Provincial regulations and that usually the refusal is for more than one reason, the Committee was told.

Discussion also included another new aspect of Provincial liquor regulations that now permit a type of pub which can serve hard liquor to be located within hotel beer parlours, and some concern was expressed by the Committee over this new type of facility.

Following further discussion, it was

RECOMMENDED

THAT the letter dated September 30, 1977, from the General Manager of Liquor Control & Licensing Branch be received;

FURTHER THAT the City write the Provincial Liquor Control & Licensing Branch requesting a full written explanation of the new Liquor Act Regulations pertaining to "pubs" which can dispense hard liquor being located within hotel beer parlours.

The meeting adjoured at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 422 & 423

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 20, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 20, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT:	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATIONS

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated October 12, 1977 from the Zoning Planner, forwarding the monthly status of rezoning applications for the month of September 1977 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status of rezoning applications for the month of September 1977 be received.

2. Proposed Rezonings to CD-1 along Kingsway

During consideration of the report of monthly status of rezoning applications Mr. H. W. Gray, Zoning Planner, distributed a map (copy circulated) indicating a number of current applications to rezone property along Kingsway, from Boundary Road to Rupert Street, to CD-1.

The Director of Planning advised that this is being brought to the Committee's attention as this is an important area of the City and the Planning Department would like to look at the area to see what the pressures are and what effects there might be from the Metro Town Centre. An area study is not being recommended as it would be premature before the 1978 work program is prepared. The Department is looking at this as a project possibility for 1978.

cont'd.....

Clause No. 2 continued:

Mr. W. Curtis, City Engineer, stated that Kingsway is one of the most important arterials in the City. It is a regional problem that should be looked at closely on a large scale.

RECOMMENDED

a) THAT the Director of Planning in co-operation with the City Engineer prepare a report on various options for a study with respect to the effects of changes in land use, traffic,transit, etc. on the area along Kingsway from Boundary Road to Rupert Street.

b) THAT the Director of Planning place a hold on the processing of the rezoning applications indicated on the map submitted, until such time as the report from the Director of Planning and City Engineer is received.

3. Increase in Residential Accommodation - 1350 Burrard Street

The Committee considered a report of the City Manager dated August 18, 1977, forwarding a report of the Director of Planning dated August 18, 1977 (copies on file in the City Clerk's office).

The report of the Director of Planning outlines a specific request for an increase in the number of dwelling units for a development under construction at 1350 Burrard Street as well as dealing with some of the broader issues of private residential accommodation Downtown having regard to recent inquiries for an increase in the maximum permitted residential density.

A letter dated October 19, 1977 from Mr. A. Waisman to the Chairman (copy circulated) was distributed at the meeting. In the letter Mr. Waisman points out that due to changing economic conditions development work on the apartment project at 1350 Burrard has slowed. Mr. Waisman states that there is logic in increasing the allowable residential for non-family units in the Downtown to a FSR of 4.0 or more. In the project at 1350 Burrard the intent would be to trade an additional 1x residential for the unused 3x commercial. Mr. Waisman states that the present zoning allows 3x residential plus 3x commercial. If the City accepted 4x residential he feels the actual bulk and/or mass of the buildings would be reduced by approximately one-third from that which is allowed under the present zoning. In the report the Director of Planning recommended:

1. If the Daon Development Corporation wish to provide additional residential accommodation, in place of the previously approved commercial proposal (D.P. #71686), on the southerly 1/4 of the site at 1350 Burrard Street, then they be advised to submit a development permit application, provided the "floor space ratio" of residential use on the total site does not exceed 3.0, and that the applicants satisfactorily resolve the concerns expressed in this report.

cont'd.....

Clause No. 2 continued:

In addition, the applicant should especially note that any such development permit application would require the approval of the Development Permit Board after consultation with the Advisory Panel.

2. No action be taken at this time to vary the maximum permitted residential density within the Downtown District.

3. Comprehensive residential policies and guidelines be prepared, in co-operation with the Director of Social Planning, for the consideration of City Council as part of the 1978 work program.

Mr. W. Curtis, City Engineer, advised that he supports the recommendations of the Director of Planning. Additional residential would add more traffic which could not be accommodated at this location.

It was pointed out that Mr. Waisman had models and drawings of the development which would aid the Committee in its decision. The Committee agreed that as Mr. Waisman was unable to be present the matter should be deferred until the architects are able to make a presentation to the Committee.

RECOMMENDED

THAT consideration of the report of the City Manager dated August 18, 1977 be deferred until such time as the architects are able to make a presentation to the Committee.

4. Liaison Aldermen

The Chairman advised that he had received the following memorandum from D. Cornejo, Senior Area Planner.

"The 1977 N.I.P. Programs are beginning to establish more intensive community involvement.

Kensington N.I.P. will be having its first public meeting on October 23rd, during which a citizens' advisory committee will be formed. And in Kiwassa, residents are being contacted now to set an appropriate date soon for their first meeting.

It is appropriate at this time, I believe, for Council to appoint Liaison Aldermen for both of these programs. Ald. May Brown has expressed interest in Kensington, and has already agreed to be Chairman of the October 23rd meeting. Ald. Darlene Marzari has expressed interest in being the Kiwassa Liaison Alderman. "

RECOMMENDED

THAT Alderman M. Brown be appointed Liaison Alderman for the Kensington area and Alderman D. Marzari be appointed Liaison Alderman for the Kiwassa area.

The meeting adjourned at approximately 2:35 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 423

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

October 20, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 20, 1977, at approximately 3:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Rankin
Alderman M. Ford

Alderman M. Harcourt (Items 2 and 3)

CLERK: E. Bowie

The Minutes of the meeting of September 15, 1977, were adopted.

RECOMMENDATION:

1. Additional Taxi Cab Licenses

The Committee had for consideration a Manager's Report dated September 26, 1977, (circulated).

On March 17, 1977, the Standing Committee on Transportation recommended:

"That the question of the issuance of additional taxi-cab licenses be reviewed by the Committee in six months".

The Director of Permits and Licenses reports that the situation with regard to economic conditions has not changed since that time. The Vancouver Taxi-Owners Association have forwarded the following:

"This letter is to state our present position regarding issuance of more taxi licenses.

We feel that economic conditions have not improved since the March meeting of the Transportation Committee and, moreover, that we have more than enough taxis in the City to give satisfactory service to the public.

We also understand that Vancouver's population is decreasing and it seems there is little likelihood of this situation changing."

Mr. T. Scarr, General Manager of the Yellow Cab Company Limited, was present at this meeting.

After noting the above comments of the Vancouver Taxi-Owners Association, the Committee

RECOMMENDED,

THAT the question of additional taxi-cab licenses be reviewed again by the Standing Committee on Transportation in one year.

2. Request for Three Pedestrian Actuated Signals in Vicinity of Bayview Community School

The Committee had for consideration a Manager's Report dated October 6, 1977, (circulated) in which the City Engineer reports on the request for pedestrian actuated signals on Collingwood Street at Fourth Avenue, Broadway and Tenth Avenue. This report is further to pedestrian studies carried out in January of this year following a request from Mr. M.R. Bailey, Principal of Bayview Community School.

Cont'd . . .

Clause 2 Cont'd

After evaluation of these studies it was found that pedestrian actuated signals were not warranted at any of these locations based upon the pedestrian actuated signal warrants developed by the Engineering Department and adopted by the City Council. Ms. Renee Rodin, Chairperson, Bayview Safety Committee, and Mr. Bill Nemtin, Chairperson, Bayview Consultative Committee, resubmitted their brief dated June 10, 1977, (circulated) requesting pedestrian actuated signals at these locations.

* * *

At this point Alderman Harcourt joined the meeting.

* * *

Ms. Rodin and Mr. Don Druick of the Bayview Safety Committee and Constables Ells and Kirk of the School Safety Patrol were present at this meeting.

Mr. D. Rugberg of the Engineering Department spoke to the Committee on the earlier studies this year and subsequent evaluations of this situation.

Constables Ells and Kirk stated that the school patrols presently at Fourth Avenue and Broadway were providing adequate protection for the children during school hours and that no patrols were required at 10th Avenue. They also stated that patrol actuated signals had not been found to be necessary at these locations.

Ms. Rodin reiterated the concerns of the Bayview Safety Committee that some measure must be taken to control the speed of traffic on Fourth Avenue and on Broadway,with particular emphasis on Fourth Avenue,as there are no signals or other means of controlling traffic between MacDonald and Alma Streets.

The Committee questioned the Engineering Department as to why there were three signals between Burrard and MacDonald and none between MacDonald and Alma. They were advised that this was because of the concentration of residential development and businesses in the Burrard to MacDonald area.

Concern was expressed by the Committee about apparent disregard of regulated speed by motorists when faced with a long continuous stretch of road such as that on Fourth Avenue between MacDonald and Alma.

It was suggested by the Committee that if a signal was to be installed on Fourth Avenue, perhaps Waterloo Street would be a better location as this would be roughly half way between MacDonald and Alma although a block away from Collingwood. Constable Ells said that when signals are installed school patrols are generally removed. Ms. Rodin said that the ideal situation would be both signals and school patrols but the Committee upheld the City Engineering Department in that traffic could not be impeded twice within a two block area. The Engineering Department stated that if a signal was installed on Fourth Avenue, which is a main arterial street, it could possibly divert traffic to residential streets such as Third and Fifth Avenues, thereby endangering children on these streets even more.

The City Engineer advised the Committee that the Engineering Department is presently working on a report examining Fourth Avenue between MacDonald and Alma to determine if additional traffic control is required. This report will be ready in approximately four weeks.

After discussion the Committee

Cont'd . . .

Clause 2 Cont'd

RECOMMENDED,

THAT the report of the City Manager dated September 26, 1977, be received;

FURTHER THAT the Engineering Department report to the Standing Committee on Transportation in four weeks on the matter of additional traffic control on Fourth Avenue between MacDonald and Alma Streets.

3. Downtown Bicycle Route Proposal

The Committee had for consideration a Manager's Report dated October 3, 1977, (circulated).

In May, 1977, 'Project Lifecycle' and the Vancouver Bicycle Club presented a brief to the Standing Committee on Transportation with the following four recommendations:

i) Bikelanes be created on the following streets by removal of one lane of parking to permit cycling traffic north, south, east and west: on Hornby, Richards, Thurlow and Alberni. Bicycle use be permitted on the Granville Mall.

ii) Bike parking be implemented at all public buildings and City-owned parking lots.

iii) Roads be maintained free of glass, potholes and other cycling hazards, particularly on bikeroutes.

iv) A campaign for driver-cyclist awareness be promoted in the interests of both motorists and cyclists. Public information on cycling facilities, maps, etc. be provided through the public transit system.

On July 14, 1977, Council approved items 3 and 4 and requested City staff to investigate and report on items 1 and 2. This report deals with item 1 on the establishment of bike lanes on Hornby, Richards, Thurlow and Alberni as well as permitted use of bicycles on the Granville Mall.

Mr. D. Walker, representative of B.C. Hydro and Mr. Hugh Taylor of Project Lifecycle were in attendance at this meeting.

Mr. D. Rugberg spoke to the Committee explaining with the aid of a map of the downtown area, what the implications would be on the traffic flow, especially at peak periods, if this recommendation were implemented.

On three of the streets, Hornby, Richards, and Thurlow, reserving the curb lane for cyclists only would result in a reduction of 25% of street capacity during rush hours; conflict with transit vehicles when loading and discharging passengers; conflict with vehicles using loading zones, taxi zones, police zones, and postal pickups; increased hazards with motor vehicles making right turns and also loss of parking spaces during non-peak hours.

Alberni Street would provide a reasonably good bike route because of the light traffic volume at present and the fact of it being forty-six foot pavement. However, with Alberni Street being planned as a subsequent replacement for Robson Street,cyclists could have a choice of Robson Street with lighter traffic or Alberni Street with heavier traffic, although wider pavement than Robson Street.

During discussion it was mentioned that the downtown area is in an island-like situation and there are just so many ways to reach it. If lanes on streets leading to the downtown area are made exclusively for bicycles it will result in even more traffic congestion and delays than at present.

Cont'd . . .

Clause 3 Cont'd

A member of the Committee requested information as to what exactly was being done for cyclists with regards to bike routes in the City. The Engineering Department replied that a study on City bike routes is presently underway.

Mr. Walker, commented on the use of Granville Mall by cyclists, stating that by the end of October, 1977, there would be approximately ninety-five transit vehicles one way at peak periods. With cyclists using the Mall at these times there is the possibility that they could impede bus movements resulting in longer travel times and less attractive service for bus patrons.

Mr. Taylor reiterated his contention that there would be no problem with cyclists as they would probably not be using the Mall during the peak periods.

After further discussion the Committee

RECOMMENDED,

A. THAT no action be taken to create bicycle lanes on Hornby, Richards, Thurlow and Alberni Streets.

B. THAT the Granville Mall By-law be amended to permit cycle use on the Mall for a trial period of six months to determine usage and what problems are created by such usage.

The meeting adjourned at approximately 4:30 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 424

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, commencing at 11:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall to consider a Review of the Official Regional Plan for the Lower Mainland of B. C.

PRESENT: Mayor Volrich (in the Chair)
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: M. L. Cross

1. Review of the Official Regional Plan for the Lower Mainland of B.C.

Council on October 18, 1977 noted a letter dated October 4, 1977 from the Chairman of the Greater Vancouver Regional District Planning Committee concerning a Review of the Official Regional Plan and requesting a meeting with Council. The request was granted. Mr. M.V. Jones, Consultant, and Mr. G. Farry, Director of Planning, Greater Vancouver Regional District, were present to review the Official Regional Plan.

Mr. Farry advised that the regional planning functions of the Official Regional Plan for the Lower Mainland were transferred from the Lower Mainland Regional Planning Board by Order-In-Council in 1969 to the four regional districts in the Lower Fraser Valley, one of which is the Greater Vancouver Regional District. The four regional districts were given separate amending powers over the Official Regional Plan in their area but in order to maintain cohesion the Lower Mainland Review Panel was formed as a mandatory advisory body on all Plan amendments.

The principal objectives of the Official Regional Plan were to conserve land resources and to:

a) keep urban sprawl off the floodplains and farmlands and direct urban growth to those areas which the municipalities could properly service;

b) designate major industrial areas and keep them free of urbanization;

c) establish major park and several other reserve categories.

The designations in the Plan do not supersede any municipal zoning which pre-dates the Plan and there frequently is conflict between the Plan and local zoning, particularly in the RURAL-designated areas. However, further zoning changes not conforming to the Plan are prevented. It was hoped that municipalities would bring their by-laws into conformity with the Regional Plan but this has occurred in only a few instances.

cont'd.....

Review of the Official Regional Plan
for the Lower Mainland of B.C. (cont'd)

Many of the problems addressed by the Plan have been dealt with by more stringent legislation, regulation or policy by the municipalities or by the Provincial Government i.e., farmland is now reserved under the Land Commission Act and is zoned by most municipalities. The floodplain is protected by Provincial regulations, although the Official Regional Plan is used as the guide to areas where urban development is permissible. Most municipalities now have sewage systems and treatment plants. Some municipalities have exclusive zoning for industry in their industrial zones. Many of the areas of UNDETERMINED RESERVE have been redesignated to suitable categories over the decade.

The most significant role of the Official Regional Plan, which has not been superseded by more explicit legislation of other bodies, is control of the conversion of rural land to urban purposes.

Present Regional District Board members have expressed concerns that the Official Regional Plan had limited value to the metropolitan area i.e.:

- Lots of Official Regional Plan amendments seem to have no regional significance; why are we dealing with them?

- Floodplain and farmland are not being protected adequately even with Provincial intervention.

- The Official Regional Plan is not an even-handed set of policies as between the municipalities.

- Who are the Lower Mainland Review Panel and what powers do they have?

- There does not seem to be adequate criteria by which we can judge Official Regional Plan amendment applications.

- Where would we be today if the LMRBP had not acted on the floodplain, farmland, industrial areas and parkland?

As a first step in undertaking a review of the Official Regional Plan, Ms. M. Rawson, former Commissioner of the B. C. Land Commission, was asked to draft a discussion paper on what the ORP Review should accomplish and how to do it. The following is a synopsis of some of the main points:

- The Official Regional Plan succeeded in preventing the worst abuses of the land resources of the Lower Mainland and there is considerable support for it although there is also irritation with the administrative burden.

- A new concept plan and statement of policies is needed for the whole Valley which addresses today's issues and tomorrow's needs.

- Consciousness of the Valley problems has been lost sight of by existing political bodies, or is not understood by most of the population (who, incidentally, were not here 10 years ago when the Official Regional Plan was adopted).

cont'd.....

Review of the Official Regional Plan
for the Lower Mainland of B.C. (cont'd)

- Information about the whole Valley has not been kept up and will be needed if Valley-wide policies are to be updated.

- The effectiveness of dividing the regional planning function between four Regional Districts is questionable considering only one has really been able to continue the level of activity carried out by the Lower Mainland Regional Planning Board.

- The role of the Provincial Government in regional planning in the Lower Fraser Valley requires clarification in respect to the many provincial programmes which relate to development and management of growth.

- Provision of water and sewer services has not been the effective servant of planned growth as envisioned in the Official Regional Plan; these policies need reconsideration.

- There are gaps in the Official Regional Plan on environmental, transportation and town centre matters that have not been filled through additions to the Official Regional Plan to cover these as had been intended.

Following considerable discussion at joint meetings, at the Lower Mainland Review Panel and with Ms. Rawson, staff and Planning Committee recommended that the 1977 Work Programme carry out the following tasks:

a) Survey the municipalities and other agencies using the Official Regional Plan to determine what their objectives are for an ORP Review and what they would expect out of a revised Official Regional Plan.

b) Evaluate the past 10 years' performance of the Official Regional Plan to determine the areas of success and the areas of failure.

c) Inventory the data available in municipal and regional offices and in the offices of other agencies and assemble the data as far as possible.

d) Define issues and concerns of growth and growth management in the Lower Fraser Valley.

e) Recommend the most important housekeeping changes to the Official Regional Plan that require immediate attention.

The above Work Programme is the subject of the Official Regional Plan Review being undertaken by Messrs. Connelly and Jones on behalf of the Regional Districts and co-ordinated by the Joint Staff Committee.

Mr. M. Jones, Murray V. Jones and Associates Ltd., advised that as part of the assignment of the Review of the Official Regional Plan he and Mr. J. Connelly are conducting a series of interviews with the various Councils and their staff as well as Federal and Provincial officials and representatives of the private sector. From the interviews they hope to get a consensus

cont'd.....

Review of the Official Regional Plan
for the Lower Mainland of B.C. (cont'd)

of what kind of Regional Plan there should be, how extensive it should be and what it should address itself to.

A set of questions, to provoke discussion, has been prepared by the consultants:

"(i) How has the ORP assisted your municipality?

What we want to find out with this question is how the ORP has addressed your conception of regional issues such as population and employment distribution, transportation, servicing, etc. If it has not assisted in addressing these matters what value has it been to your municipality?

(ii) Has the action of the Province made an ORP more or less necessary? Or does the Provincial role mean that ORP should address different matters of a regional nature?

(iii) Is there a need for a 'regional plan' of the lower mainland area (the area now contained in the ORP area) or should 'regional' planning be divided among the Regional Districts?

As you know, since the dissolution of the Lower Mainland Regional Planning Board in 1969 there has been no body responsible for lower mainland planning (except the minor advisory role of the Review Panel). We want to discover the nature and extent of inter-District - regional - issues, if any, that would lead us to comment on what kind of an ORP there should be or, whether a series of District plans (combined with Provincial controls) would be adequate.

(iv) How should a new ORP (as defined by your response to earlier questions) relate to the local planning system?

We are of the opinion that in order to answer the question: what kind of ORP is wanted, it is necessary to identify not only the role of the Province and inter-district relations but also to clearly set out the extent and nature of the planning function of the local municipalities. In doing so we hope some consensus might be reached on where the main effort should be in revising the present ORP.

(v) Are there other relevant matters we have not mentioned that you feel are important to the ORP review? "

Mr. Jones stated that his purpose is to try to determine whether there is a need for a Plan that applies to the whole of the Lower Mainland or whether regional planning on a regional district basis is adequate. At the present time the legislative basis for regional planning is simplistic -- the 1966 legislation states the Official Regional Plan shall consist of a Plan of land use and a highway plan. This is a simple approach to the complex area of regional planning. Mr. Jones advised that he is trying to determine the kind of planning mechanism that is needed. He noted that his terms of reference are to review the Official Regional Plan, not the Livable Region Plan.

cont'd.....

Review of the Official Regional Plan
for the Lower Mainland of B.C. (cont'd)

In discussion the Council members noted their concerns:

- Not much new is going to happen in the Official Regional Plan Review however it should be supported fully as municipalities should look at the overview of everything that is happening.

- Municipal objectives are overruled in Victoria - it is pointless to pretend that you can do regional planning if the controls are somewhere else.

- Some assumptions of the Livable Region Plan do not stand up i.e., population and job targets - there is a serious failure in the LRP to recognize the core city - cannot see anything in the LRP that is going to assist Vancouver in its present problems.

- The most important statement is, "The role of the Provincial Government in regional planning requires clarification in respect to the many Provincial programmes which relate to development and management of growth." Provincial Government decisions have drastic effects on the ORP. Important gaps are transportation and the Town Centre Concept. It is necessary to get the effects of Provincial Government programmes and resources.To have a regional plan that does not include regional town centres and transportation is useless.

- In answer to question (i) most members of Council felt the ORP had not assisted a great deal - the major impact has been through the LRP.

- Question (iv) is the key frustration. In Vancouver, after years of working with various actors on a concept for the Burrard Inlet Waterfront, including new zoning designation, the GVRD will not designate the area as Urban rather than Industrial.

- There is an innuendo that the ORP is not needed because some of its functions have been taken over by other controls - if you do not retain the ORP function for Regional Districts the Provincial Government may take over all of the functions - we have to retain the ORP.

- A Regional Plan will not succeed unless downtown Vancouver is a success. Vancouver has to encourage industry and keep jobs in the City.

- There are conflicts between what may be socially desirable objectives for a region and the inflexibility of the ORP.

- At the moment there are a number of reviews:

  1) The Planning Department is reviewing the local area planning procedure and the downtown zoning.

  2) The Vancouver City Planning Commission is reviewing the City Plan and policies for Vancouver.

cont'd.....

Review of the Official Regional Plan
for the Lower Mainland of B.C. (cont'd)

3) The LRP is coming up for review in December.

4) The Provincial Government has set up a Task Force to review the role of Regional Districts.

What happens to all these reviews? It is important that the various levels and Plans be co-ordinated much better than they are now.

Mr. W. Curtis, City Engineer, stated that there should be an analysis made from the City's point of view with respect to the relationship between the Official Regional Plan and the Livable Region Plan. The Mayor directed the Director of Planning to prepare such a report.

Mr. Jones summarized the comments of the Council as follows:

a) Yes, an Official Regional Plan is needed. It should have inter-district application, therefore some form of political control on an inter-district basis.

b) The Plan should address itself to all major regional issues i.e., land use, transportation, servicing, population, employment distribution, etc.

c) The Plan should be integrated with other current reviews i.e., City Plan and the Regional District Review.

d) Provincial interest in the area should be articulated in the Official Regional Plan.

The Mayor indicated that there was consensus to sit down with the Provincial officials in order to discuss clarification of the role of the Provincial Government in regional planning in the Lower Fraser Valley in respect to the many Provincial programmes which relate to development and management of growth, as well as ways and means, transportation planning can become part of the whole process. He advised that arrangements would be made to carry out these discussions.

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The Special Council Meeting adjourned at 12:35 p.m.

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The foregoing are Minutes of the Special Council meeting of November 8, 1977, adopted on November 22, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Allon Hornby of the Broadway Pentecostal Tabernacle, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the minutes of the Regular Council Meeting of November 1, 1977, including the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
SECONDED by Ald. Gerard
THAT this Council recess and reconvene later this day, following the Special Council (Public Hearing).

- CARRIED UNANIMOUSLY

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The Regular Council reconvened at approximately 3.25 p.m with the same Members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Extension of Operating Hours - Princeton Hotel Pub

Council, on October 18, 1977 deferred consideration of a report, dated September 29, 1977, from the Community Services Committee regarding extending the operating hours of the Princeton Hotel Pub, pending the hearing of a delegation.

Cont'd.....

DELEGATIONS (Cont'd)

Extension of Operating Hours
Princeton Hotel Pub (Cont'd)

Mr. L. Valente, representing the B.C. Hotels Association addressed the Council, speaking in support of having the opening hours of the Pub portion, the same as those of the Beer-parlour. Mr. Valente requested that Council provide this new concept of service for the benefit of customers.

Mr. James Morrison, representing the Hotel, Restaurant and Culinary Employees and Bartenders Union, Local 40, also addressed Council and filed a brief supporting the fourteen-hour license provisions as presently in effect for City hotels.

Alderman Rankin reminded Council that his committee is requesting a meeting with the Liquor Control and Licensing Branch of the Provincial Goverment to discuss various aspects of the Liquor Control Act.

MOVED by Ald. Puil
THAT approval be granted to the Princeton Hotel to keep the Pub portion open until 11.30 p.m., subject to the approval of the Liquor Control and Licensing Branch of the Provincial Government.

- (deferred)

MOVED by Ald. Gibson
THAT this whole matter be deferred until officials from the Liquor Control and Licensing Branch of the Provincial Government appear before the Community Services Committee as requested.

- CARRIED

(Ald. Bellamy, Harcourt, Kennedy, Puil and the Mayor opposed)

At this point in the proceedings
a short recess was observed.

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2. Proposed Rezonings to CD-1
Along Kingsway

Council, on November 1, 1977, deferred consideration of a report, dated October 20, 1977, from the Planning and Development Committee, pending the hearing of a delegation on the proposed rezoning to CD-1 along Kingsway.

Mr. Michael Katz, Architect, addressed the Council regarding three townhouse development proposals in the area, with which he is involved. Mr. Katz had no objection to the proposed study, but saw no reason for the developments to be held up pending such a study, and, in fact, suggested that the developments may not proceed should a hold be placed on his applications.

The Director of Planning spoke in explanation of the Standing Committee's report, pointing out the impact that the redevelopment could have along Kingsway.

On a question raised, the Director of Planning advised he would submit a report on the status of the proposed motel redevelopment which was referred to in Appendix B of the Standing Committee's report.

Cont'd.....

DELEGATIONS (Cont'd)

Proposed Rezonings to CD-1
Along Kingsway (Cont'd)

MOVED by Ald. Harcourt
THAT the following recommendations of the Planning and Development Committee be approved:

a) That the Director of Planning in co-operation with the City Engineer prepare a report on various options for a study with respect to the effects of changes in land use, traffic, transit, etc. on the area along Kingsway from Boundary Road to Rupert Street.

b) That the Director of Planning place a hold on the processing of the rezoning applications indicated on the map submitted, until such time as the report from the Director of Planning and City Engineer is received.

- CARRIED

(Ald. Bellamy opposed)

3. Shopping Hours During December

The Council considered a report of the Finance and Administration Committee dated October 27, 1977, regarding shopping hours during December.

On October 4, 1977, when considering a request from the T. Eaton Company for a by-law amendment to permit shops to remain open until 9.00 p.m. from December 1st to December 24th, Council passed a motion which, in effect, denied the request. Subsequently, the Company had requested the Finance and Administration Committee to give further consideration to the matter. The Committee referred the request to Council and directed that arrangements be made to hear all relevant delegations.

Delegations were heard this day, as follows:

FOR:

Mr. Ed. Martin, Director, Downtown Business Association & President, Granville Mall Association. (Brief Filed)

Mr. Alf Worthington - Main Street Merchants.

Mr. Cherneski - Project Director & General Manager - Vancouver Centre.

Mrs. Pauline Armstrong - Pacific Centre Merchants. (Brief Filed)

Mr. Hudson, The T. Eaton Company.

AGAINST:

Joan Wallace, Manager, Retail Merchants Association of Canada - B.C. Division, (Brief Filed)

Mr. Douglas Jung - Solicitor for B.C. Lower Mainland Grocers Association. (Brief Filed)

Mr. Art. Smolensky, West Broadway Merchants.

Mr. F. Hill - Kerrisdale Merchants Association (Brief Filed)

Mrs. Janet Anderson - University Way Merchants. (Petition Filed)

Letters were circulated to Council from:

Harbour Centre Merchants Association	-	FOR
Pacific Centre Merchants Association	-	FOR
Dunbar Business Association	-	AGAINST
Hastings Chamber of Commerce	-	AGAINST
Mr. W. D. Clarke	-	AGAINST

Cont'd....

DELEGATIONS (Cont'd)

3. Shopping Hours during December (Cont'd)

MOVED by Ald. Rankin
THAT the request of the T. Eaton Company to extend store opening hours to 9.00 p.m. from December 1st, to and including December 24th, excluding Sundays, be not approved.

- CARRIED

(Ald. Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Locarno - Blocks 130/129

The Council noted a letter, dated October 27, 1977, from the Board of Parks & Recreation, regarding city-owned land in Block 130 in the Locarno area. The Park Board is requesting Council to defer action on Block 130 until the Board meets with Council to further discuss the matter.

MOVED by Ald. Harcourt
THAT the letter dated October 27, 1977, from the Board of Parks & Recreation be received, and a meeting be arranged with the Board as soon as possible.

- CARRIED UNANIMOUSLY

2. Block 80, D.L. 541. -
King George High School

The Council noted the following letter dated November 1, 1977, addressed to the City Manager, from Campney & Murphy, acting for the Vancouver School Board, in connection with the designation of the King George High School building and lands:

" We refer to the recent telephone conversation between you and the writer in which we advised that we were acting for the Vancouver School Board in connection with the above matter.

As we informed you, the Board and Hydro have negotiated the sale of Block 80 for $6.4 million payable together with agreed interest over a five year period.

Hydro takes the position that the sale was subject to the issuance of a permit from the City to demolish the buildings on Block 80 and since a permit may not be issued because of the potential heritage designation there is no agreement between the parties. The School Board maintains that the terms of the sale were agreed upon without any such restriction and that Hydro should proceed with the transaction.

We have now received a copy of the proposed By-Law designating the King George High School building and the surrounding lands contained in Block 80 as a municipal heritage site. Hydro has agreed that except for the heritage designation issue which presently precludes the issuance of the demolition permit, it was and is ready, willing and able to complete the sale in the terms agreed upon by the parties.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Block 80, D.L. 541,
King George High School (Cont'd)

Clearly, the proposed designation has put the sale of Block 80 in jeopardy and the School Board has no alternative but to pursue its remedies either against the Hydro under the sale agreement or the City under the Heritage Conservation Act in the event that the By-Law is passed. In the event that the Board elects not to continue its claim against Hydro or if it is unsuccessful in such claim, the Board must ultimately look to the City for compensation in the sum of $6.4 million together with interest accruing from 9 September 1977.

We should be obliged if you would be good enough to distribute this letter to the Mayor and members of the Council in order that they will be aware of the School Board's position. "

MOVED by Ald. Rankin
THAT the foregoing letter from Campney & Murphey, Counsel for the Vancouver School Board, be received.

- CARRIED UNANIMOUSLY

3. Ferguson Point Tea House - Lease

Under date of November 1, 1977, the Board of Parks and Recreation submitted the following excerpt from its minutes of October 11, 1977, regarding the Ferguson Point Tea House Lease:

"RESOLVED:
The the Board's resolution of June 13, 1977, accepting Mr. Brent L. Davies' offer for renovation and lease of the Ferguson Point Tea House be amended so that the lease is drawn in the name of the B.D. Tea House Investments Ltd., with a clause that provides for termination of the lease in the event that Mr. Brent Davies ceases to conduct active management and operation of the Ferguson Point Tea House, and with a further clause whereby Mr. Brent Davies guarantees all the covenants of the corporation contained in the lease, and the Director of Legal Services be so advised.

- Carried"

The Board requested that Council approve the foregoing amendment and instruct the Director of Legal Services to take all necessary action.

MOVED by Ald. Rankin
THAT the Park Board's request be granted and the Director of Legal Services take all necessary action.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 4, 1977

Works & Utility Matters
(November 4, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Road Closure - S/E Corner 12th Avenue and St. Catherines Street
Cl. 2: Tender - Supply and Delivery of 4", 6", 8" and 12" Ductile Iron Pipe
Cl. 3: Tender - Supply and Delivery of Mineral Aggregate

Clauses 1, 2 & 3

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 4, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Champlain Heights Enclave 16
Cl. 2: Strata Title Application - Conversion 1628 Stephens Street
Cl. 3: Federal Building - Block 56

Clauses 1 & 2

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

Federal Building - Block 56
(Clause 3)

MOVED by Ald. Brown
THAT this clause be received for information and the Minister of Public Works or his representative be also consulted to ensure the development is consistent with the wishes of the City.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(November 4, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Request for Grant Equal to Property Taxes British Columbia Cancer Foundation
Cl. 2: Community Facilities, Phase II, Area 6, False Creek

Request for Grant Equal to Property Taxes - British Columbia Cancer Foundation
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be referred to the Finance and Administration Committee for consideration, and the B.C. Cancer Foundation be invited to appear before the Committee as a delegation.

- CARRIED UNANIMOUSLY

Community Facilities, Phase II, Area 6, False Creek
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 4, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: License for a Sewer Line - E/S Hudson Street 75th to 76th Avenues
Cl. 2: Demolition - 745 West 7th Avenue

Clauses 1 & 2

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in this clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Granville Island Redevelopment Plan

Council on October 18, 1977, when considering a report of the Standing Committee on Planning and Development on the Granville Island Redevelopment Plan dated October 6, 1977, and a letter dated October 14, 1977, from the Granville Island Trust resolved:

"THAT recommendations B, C, D, E and F of the Committee contained in this report be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees."

The City Manager, in a report dated October 31, 1977, submitted a report of the Director of Planning which addressed itself to the full set of recommendations B, C, D, E and F. In the report, each recommendation was reviewed with the Granville Island Trust's suggestions and staff's comments on the suggestions. The report contained a number of recommendations which Council dealt with as follows:

Recommendation B(i)

MOVED by Ald. Harcourt,
THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council, in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan.

- CARRIED UNANIMOUSLY

Recommendation B(ii)

MOVED by Ald. Puil,
THAT the Granville Island Trust undertake to make those portions of their economic analysis that could be of direct interest to the public available, and if necessary to undertake additional economic studies to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council.

- CARRIED UNANIMOUSLY

Recommendation B(iii)

MOVED by Ald. Puil,
THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets.

- CARRIED UNANIMOUSLY

Recommendation B(iv)

MOVED by Ald. Harcourt,
THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit.

- CARRIED UNANIMOUSLY

Recommendation B(v)

MOVED by Ald. Harcourt,
THAT the Trust bring the Island Plan closer to City standards with respect to streets and pedestrian safety.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Island Redevelopment Plan (cont'd)

Recommendation B(vi)

MOVED by Ald. Brown,
THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set a maximum number of parking spaces on the Island that will be compatible with the desired environment, and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances.

- CARRIED UNANIMOUSLY

Recommendation B(vii)

MOVED by Ald. Harcourt,
THAT the Granville Island Trust bring the pools up to City standards and requirements, or delete them from the Plan.

- CARRIED UNANIMOUSLY

Recommendation B(viii)

MOVED by Ald. Harcourt,
THAT the Director of Planning and the Trust review the need for roof signs on Granville Island.

- CARRIED UNANIMOUSLY

Recommendation B(ix)

MOVED by Ald. Harcourt,
THAT this recommendation be deleted with the understanding that the Granville Island Trust is fully aware of the facts as stated in the report of the City Manager dated October 31, 1977.

- CARRIED UNANIMOUSLY

Recommendation C

MOVED by Ald. Harcourt,
THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations.

- CARRIED UNANIMOUSLY

Recommendation D

MOVED by Ald. Puil,
THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions.

- CARRIED UNANIMOUSLY

Recommendation E

MOVED by Ald. Harcourt,
THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

(i) That the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.

(ii) That the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Granville Island Redevelopment Plan (cont'd)

Recommendation E (cont'd)

(iii) That the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting.

- CARRIED UNANIMOUSLY

Recommendation F

MOVED by Ald. Harcourt,
THAT the Standing Committee on Planning and Development and Council co-operate fully in public information meeting(s) to be held by the Granville Island Trust.

- CARRIED UNANIMOUSLY

C. Vancouver Fire Boat - Notice of Termination of Services

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager as contained in his report dated November 8, 1977, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, October 27, 1977

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Liquor Permit Application - 595 Hornby Street
Cl. 2: Downtown Eastside Community Association - Loan Underwriting Request
Cl. 3: Dog Carcasses from Veterinary Establishments
Cl. 4: Smilin' Buddha Cabaret, 109 East Hastings Street
Cl. 5: Application for Neighbourhood Pub - False Creek Area
Cl. 6: Change of License Classification - Starvin' Marvin's Restaurant, 195 West Broadway
Cl. 7: Condition of Two Premises in Downtown Eastside Area 172 East Cordova & 309 Carrall

Clauses 1 to 7 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

(Alderman Brown was opposed to Clause 3)

STANDING COMMITTEES & OTHER REPORTS (cont'd)

II. Report of Standing Committee on Finance & Administration, October 27, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Shopping Hours During December 1977
Cl. 2: New Play Centre - Grant Equal to Rental of Playhouse

Shopping Hours During December, 1977 (Clause 1)

For Council action on this Clause, see page 3.

New Play Centre - Grant Equal to Rental of Playhouse (Clause 2)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

III. Joint Report of Standing Committees on Planning & Development and Transportation, November 3, 1977

Harbour Park (Clause 1)

MOVED by Ald. Bellamy,
THAT consideration of this Clause be deferred pending receipt by Council of staff comments on the economic study by Urbanics Consultants Ltd., dated November, 1977.

- CARRIED UNANIMOUSLY

IV. Part Report of Council Committee on the Arts, November 2, 1977

Overall Civic Festivals and Provincial Bi-Centennial Program (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Vancouver City Planning Commission, November 3, 1977

Progress Report - May to October, 1977

MOVED by Ald. Kennedy,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

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Space for Long Term
Care Program

The Medical Health Officer advised that when discussions were held with the Minister of Health on funding of space for this Program, the Minister indicated that funding would be available for $200,000.00 in leasehold improvements. It was Dr. Bonham's understanding that this funding had also been approved by the Treasury Board and Council.

The Medical Health Officer has now been advised that the staff of the Treasury Board is only willing to approve funding for 10,000 square feet of space instead of the 18,000 square feet required to operate this Program in conjunction with related services.

Dr. Bonham requested guidance from Council on whether he should proceed on the basis of a restricted program or whether Council wished to persist in its efforts to obtain the amount of space required to adequately operate this Program.

MOVED by Ald. Rankin,
THAT the Council, in support of the Medical Health Officer, reaffirm its understanding that funding will be made available to make possible the utilization of some 18,000 square feet of space at 828 West 8th Avenue, for the Provincial Government's Long Term Care Program, and the Mayor be requested to communicate this information to the appropriate Provincial authorities forthwith urging an early favourable decision.

- CARRIED UNANIMOUSLY

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(During discussion of the foregoing, Alderman Kennedy left the meeting).

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4531, BEING THE REFUSE BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (N/S 19th Avenue, East of Sophia)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112 was established for road under filing 40698;

(3) The said South 7 feet is no longer required for road;

(4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 11, Block 71, District Lot 301, Plan 5112, now road, be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Laurel between 10th and 12th Avenues)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The Greater Vancouver Regional Hospital District wish to extend the facilities of the Vancouver General Hospital;

(3) The extension will occupy the portion of Laurel Street between 10th Avenue and 12th Avenue;

THEREFORE BE IT RESOLVED THAT all that portion of road dedicated by the deposit of Plan 991 lying between the production easterly of the northerly and southerly limits of Lot 2, Block 376, District Lot 526, Plan 16793. The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 23, 1977, and marginally numbered LE 4390 a print of which is attached hereto, be closed, stopped up and conveyed to the owner of abutting said Lot 2; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with said Lot 2.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Land for Road Purposes (Lot 'A', Block 467, D.L. 526, Plan 3557)

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

All that portion of Lot "A", Block 467, District Lot 526, Plan 3557 described as follows:

Commencing at the southeasterly corner of said Lot "A";

Thence S 89° 58' W, 7 feet, following in the southerly limit of said Lot "A";

Thence N 37° 52' 30" E, 11.40 feet, more or less, to intersection with the easterly limit of said Lot "A", 9 feet northerly from the southeasterly corner of said Lot "A";

Thence South, 9 feet, following in the easterly limit of said Lot "A" to the point of commencement;

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 26, 1977, and marginally numbered LF 8383, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Community Grants Program

Alderman Puil referred to a communication dated October 21, 1977, from the Community Grants Officer of the Department of Human Resources explaining the policy on its Community Grants Program. He noted that to qualify for these grants, Societies must be able to demonstrate that:

(a) they do not have available funds to implement the service without assistance;

(b) that they have been unsuccessful in raising funds from other sources to meet the budget requirements.

In addition, applicants must include the following in their applications:

- year end financial statement, preferably audited, which indicates the total financial position of the Society.
- other sources of funding from which the Society has attempted, is seeking or has already received, funding for the requested project.
- all anticipated costs of the project.

Alderman Puil requested that the Director of Social Planning report to Council on the implications of the shortfall funding policy of the Department of Human Resources; this report to include a review of all projects in which the City and the Province are particularly involved and which might be affected by this funding policy. The Mayor so directed.

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The Council adjourned at approximately 6:15 p.m.

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The foregoing are Minutes of the Regular Council meeting of November 8, 1977, adopted on November 22, 1977.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. The North 7 Feet of Each of Lots 1 and 2, Subdivision "A", Block 173, D.L. 264A, Plans 501 and 1771, S.E. Corner of 12th Avenue and St. Catherines Street - Road Closure

The City Engineer reports as follows:

"All of Lots 1 and 2 are owned by the City of Vancouver. When it was planned to widen 12th Avenue to 80 feet, the north 7 feet of each of Lots 1 and 2 were established as highway. Present planning is now to have 12th Avenue remain 66 feet in width. The 7 feet should now be closed and added to the balance of Lots 1 and 2. This is the site used by the Kivan Girls and Boys Club.

I recommend that the north 7 feet of each of Lots 1 and 2, Subdivision 'A'. Block 173, D.L. 264A, Plans 501 and 1771 be closed, stopped up and a new title to Lots 1 and 2 be applied for in the Land Registry Office. The new titles to show the said Lots 1 and 2 as whole lots."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. TENDER NO. 57-77-18 - SUPPLY & DELIVERY OF 4",6",8" & 12" DUCTILE IRON PIPE.

Tenders for the above were opened by the City Manager on October 11, 1977, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:-

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Tenders for the supply of ductile iron water pipe were received from four firms. Two firms tendered according to specifications. The other two firms offered non-metallic pipes which are not acceptable alternatives.

The City Engineer and Purchasing Agent recommend acceptance of the low bid meeting specifications from Stanton Pipes Ltd. for $491,280.00 including 7% Provincial S.S. Tax, funds to be provided from Central Stores Operating Account."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

cont'd.....

3. Tender 58-77-6 Supply and Delivery of Mineral Aggregate

The City Engineer and Purchasing Agent submit the following report:

"Tenders for the above were opened by the City Clerk for the City Manager on August 22, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

This tender called for bids for the supply and delivery of thirteen types of mineral aggregate. Ten of the items were reported on and approved by Council on October 4, 1977. This report deals with the remaining three items which required further evaluation and testing: -

Item 4 - The low bid submitted by C.R. Aggregates Ltd., has been withdrawn due to an inability to supply. The next low bid submitted by Construction Aggregates Ltd., is acceptable.

Item 13 - The low bid submitted by Construction Aggregates Ltd., is acceptable.

Item 22 - The low bid submitted by Rivtow Straits Ltd., is acceptable.

The City Engineer and Purchasing Agent recommend the award as follows:

A. Construction Aggregates Ltd.

Items 4 & 13 to be supplied, delivered and unloaded at Cambie Yard at an estimated cost of $101,950.

B. Rivtow Straits Ltd.

Item 22 to be supplied, delivered & unloaded at Cambie Yards at an estimated cost of $5,420."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 482

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Champlain Heights Enclave 16

The Project Manager reports as follows:

"June 14th 1977, Vancouver City Council accepted a bid from Community Builders to lease Enclave 16/Champlain Heights.

This offer was subject to preparation of a lease and processing of a development permit within 120 days of the acceptance of the offer. August 23rd 1977, at the request of the developer and on the recommendation of the Project Manager, a 30 day extension was granted. The deadline is now November 10th 1977.

A draft lease has been prepared and was sent to Community Builders to review July 1977. The site plans and unit layouts have been reviewed and a Development Permit has been approved subject to Community Builders making certain modifications to their plans.

September 28th 1977, Community Builders requested consideration to subdivide the parcel, to vary the payment schedule, and to alter some of the terms and conditions contained in the original lease specifications. (Copy of their letter is attached).

This request was reviewed by the Project Manager and staff in the Law Department and the Finance Department. On October 24th 1977 a letter was sent to Community Builders outlining revised terms and conditions which the Project Manager stated he would be prepared to recommend Council accept (Copy of letter is attached).

Community Builders have now responded to this letter and agreed with the terms and conditions with only one exception. They are suggesting that the first payment of rent on the second parcel be $50,000 rather than $62,250 as proposed by the Project Manager. This alteration has been discussed with the Finance Department and they concur with the change.

In view of the procedures involved with subdividing this parcel of land and drawing two leases instead of one, a further extension of time is required. Both the developer and the Project Manager agree that an extension to January 20th 1978 should provide sufficient time for this process. In the event the lease, development permit and subdivision are concluded before that date, the sale would be completed earlier.

The Project Manager RECOMMENDS:

A. THAT Council approve the revised terms and conditions of the lease as outlined in the attached letter from Community Builders dated November 1st. 1977.

B. THAT Council grant authority to subdivide Enclave 16 (Lot 13, Block A, District Lot 335, Plan 16639) into two roughly equal halves.

C. THAT Council grant a further extension to January 20th 1978 in order to complete this sale."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Project Manager.

2. Strata Title Application - Conversion
1628 Stephens Street

The Director of Planning reports as follows:

'An application has been received from Edward Ratsoy, Architect, owner of a two-storey,with basement, wood frame duplex at 1628 Stephens Street - Lot 'D' of 4, Block 3, D.L. 192, Plan 4455 - to convert this building from rental to Strata Title ownership.

Since March 1976, this building has been remodelled under the necessary building permits. The site is 32.51' x 87.7' and zoned (RT-2) Two-Family Dwelling District. (See Appendix 'A' and 'B' for site plan and elevations).

The applicant has submitted the following information:

(1) Strata Plan

(2) Letter from applicant, advising that previous tenants were given written notice to vacate on February 28, 1976 and the building has been vacant since the middle of April 1976 due to renovations (See Appendix 'C').

(3) Declaration of Building Quality from Herbert Challier, Architect (See Appendix 'D').

Further to the condition of the building, the Director of Permits and Licences reports as follows:

'Inspections have been carried out at the above location to determine whether the building complies with all of the relevant by-laws.

The electrical and plumbing installations are in compliance with City of Vancouver By-Laws. Under the Building By-Law it will be necessary to complete all of the work required under Building Permit No. B84487.

It should be noted that this building can only be approved for two units, one on the main floor and one on the second floor, for Strata Title purposes. The existing unit in the basement is only approved until 1980 and therefore must be considered as part of the main floor unit.'

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"The office of the Rentalsman did receive a Notice of Dispute from one of the tenants, Mr. Douglas Sawyer, in respect to a Notice of Termination given to him by the landlord - Mr. Edward Ratsoy.

However, the former tenant subsequently withdrew his Notice of Dispute and terminated his tenancy on April 1, 1976. No additional complaints were received at the Office of the Rentalsman since that time.

The Social Planning Department endorses the recommendation to approve this conversion as the building does not contain any tenants and there appears to be no evidence at this time to indicate previous tenants were not given proper notice to vacate the premises."

commended in the report from the Director of Permits and Licences, ain floor suite and the temporary basement suite are shown incorporated one strata lot, on the submitted strata plans.

fore, the Director of Planning with the concurrence of the Director of ts and Licences and the Director of Social Planning recommends that:

Cont'd . . .

Clause 2 Cont'd

'This application be approved, thereby permitting the conversion of the premises at 1628 Stephens Street to Strata Title Ownership - (Two Strata Lots) - and the Approving Officer is hereby authorised to issue the required Certificate of Approval (Form #10), when all work required under Building Permit No. B84487 has been completed to the satisfaction of the City Building Inspector, and at no cost to the City.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

3. Federal Building - Block 56

The Director of Planning reports as follows:

" On October 18, 1977 Council deferred consideration of a report from the City Manager concerning problems related to the interpretation given to previous agreements between the Ministry of Public Works, City Council and the G.V.R.D., concerning the amount of floor space which may be accommodated in the proposed new Federal office building.

Council deferred consideration of the report at the request of the architects:

'Prior to consideration of this clause, the Council was advised that the architect for the Federal Government project has requested that this clause be deferred for three weeks.'

A meeting was held on October 27, 1977 when the Mayor, City Manager and the Director of Planning met with the architects, Mr. A. Erickson and Mr. R. Nairne, to discuss the matter further. As a result of this meeting it was agreed:

1. That the architects are seeking a building to accommodate 650,000 square feet gross office accommodation plus bonuses for the provision of social, recreational and public amenities.

2. Because the amount of bonusing can only be determined when a concept has been developed, it was agreed that any further discussion regarding the total amount of floor space to be provided in the Federal development should be deferred until a design concept has been prepared. At this point it would be appropriate to report further to City Council."

The City Manager recommends that Council receive this report for INFORMATION.

(Copy of the previous report is attached.)

FOR COUNCIL ACTION SEE PAGE(S) 482

FINANCE MATTERS

CONSIDERATION

1. Request for Grant Equal to Property Taxes
   British Columbia Cancer Foundation

The Director of Finance reports as follows:

"The British Columbia Cancer Foundation is requesting a civic grant in respect of 1977 property taxes on the Foundation's property at 601 West 10th Avenue. Their letters of request and substantiation are included as appendices "A" and "B".

The 1977 property tax on this property is as follows:

Vancouver City Taxes	$13,565.60
School District Taxes	12,403.25
B.C. Assessment Authority Levy	340.27
Hospital District Taxes	382.84
Municipal Finance Authority Levy	5.35
Greater Vancouver Regional District Levy	270.40
Total Net Taxes	$26,967.71

This amount is net of water rates and local improvement charges of $157.82. These charges would ordinarily be payable if the property was eligible for exemption under Section 396-c(i) of the Charter. All taxes and charges for 1977 in the total amount of $27,125.53 have been paid by the Foundation.

An analysis of this grant request shows:

The building has a total area of 120,000 square feet of which 21,386 sq. ft. (17.8%) is used directly for cancer research and storage of the Foundation records; 15,400 sq. ft. (13%) is temporarily rented to a commercial organization and the remaining 83,214 sq. ft. (69.2%) is vacant. The Foundation states in their application the building was purchased for the purpose of renovating and altering it, and their plans to provide additional space for the Cancer Clinic and research laboratories should be finalized in the near future.

The building, when renovations are completed might qualify for tax exemption but at present it does not because it is not wholly in use for charitable purposes due to the rental area and the large vacant area.

The Foundation points out their only source of revenue is through donations and bequests, and funding for taxes must come from these donations from the public and private sector. City Council approved a grant equal to property taxes of $25,482 excluding local improvements and water charges in 1976 but from 1973 to 1975 inclusive the Foundation paid full taxes without requesting tax relief. They also advise they will be pleased to appear before Council in support of this request."

The Director of Finance submits the foregoing Grant request for CONSIDERATION.

The City Manager submits the report of the Director of Finance for CONSIDERATION.

cont'd.....

RECOMMENDATION

2. Community Facilities, Phase II, Area 6, False Creek

The following report has been received from the Director of Finance.

"On September 13, 1977 City Council approved the following recommendation of the Standing Committee on Planning and Development contained in its report dated September 8, 1977, related to the provision of a centralized community facility of about 10,000 square feet:

C. That the capital costs (estimated to be in the order of $650,000) be financed from Municipal Incentive Grants, Provincial Recreational Grants and from future Supplemental Capital Budgets, utilization of such capital costs to be the subject of a report from the Director of Finance.

Council cannot establish appropriations for the 1978 Supplementary Capital Budget in 1977 but can certainly recommend to the 1978 Council that such an appropriation be made.

Sufficient Municipal Incentive Grants have been received from the Federal and Provincial Governments to allow an appropriation of at least $200,000 from MIG generated other than in False Creek and Champlain Heights and these funds form a legitimate source for an item such as the Community Facility in False Creek.

I therefore recommend

A. that $200,000 of presently received MIG generated other than in False Creek and Champlain Heights be appropriated for the above noted facility,

B. that this Council recommend to the 1978 Council that an appropriation of $233,000 be included in the 1978 Supplementary Capital Budget for the above noted facility,

C. that at the appropriate time a Community Recreation Facility Fund Grant of 1/3 of the $650,000 (being $217,000) be applied for."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 483

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Licence for a Sewer Line East Side of Hudson Street. 75th Avenue to 76th Avenue.

The Supervisor of Properties reports as follows:

"The City Engineer requested the Properties Office to commence negotiations to secure a twenty foot easement across Federal Property situated on Lot 3, Block 2 of Block Y, D.L. 318.

The Department of Transport has approved the proposed installation but they advise that it is not their policy to give registerable easements over Federal lands. They are, however, prepared to issue the City a licence subject to the following conditions:

1. The City to pay the annual sum of $1.00 from July 1, 1977.
2. The licence may be terminated by either party by giving six months notice.
3. The licence agreement to be to the satisfaction of the City Engineer and the Director of Legal Services.

It is recommended that the Mayor and the City Clerk be authorized to sign the licence agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Demolition - 745 West 7th Avenue

The Supervisor of Properties reports as follows:

"Lot 13, Block 298, District Lot 526, was acquired as of July 1, 1975 from the Provincial Government as part of an exchange for a City-owned 10.2 acre site at Adanac and Cassiar Streets.

On June 1, 1976, City Council, while considering the Fairview Slopes Policy Plan, approved a number of recommendations, including the following:

'The City should develop City-owned 745 West 7th Avenue for social housing and sell City-owned 1178 and 1352 West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for social housing.'

This property is comprised of a 1½ storey frame, single-family dwelling, erected in 1910, on a site 50' X 120', zoned FM-1. The dwelling contains six rooms and basement, four plumbing fixtures, and is heated by an oil conversion hot air furnace.

The dwelling, at the time of acquisition, was in poor condition due to age and lack of maintenance. It was subsequently vacated and attempts to obtain tenants have been unsuccessful due to its location and condition.

cont'd.....

Clause No. 2 continued:

It has recently been badly vandalized and is now in extremely poor condition. It is estimated that an outlay of approximately $23,000.00 would be required to rehabilitate this dwelling to minimum standards.

Following inspection, the City Building Inspector has issued an order to demolish or board up the premises within five days.

It is estimated that private developers could erect approximately six dwelling units on a site of this size under present zoning regulations. In view of the costs to rehabilitate to minimum standards, the present value of the site and its potential development for multiple units, it is considered prudent that the building be demolished and the site be made available for redevelopment in accordance with planning requirements.

It is recommended that the Supervisor of Properties be authorized to demolish the dwelling on Lot 13, Block 298, District Lot 526, and that the disposition of the site be the subject of a further report to Council by the Director of Planning."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 483

B

MANAGER'S REPORT

October 31, 1977

TO: Vancouver City Council

SUBJECT: Granville Island Redevelopment Plan

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On October 18, 1977, Council adopted the following motion after noting a letter dated October 14, received from the Granville Island Trust:

"THAT Recommendations B, C, D, E and F be deferred pending a review and report by the Director of Planning on the letter received this day from the Granville Island Trustees."

This report addresses itself to the full set of recommendations: B, C, D, E, and F. Each recommendation is reviewed with the Granville Island Trust's suggestion and staff's comment on the suggestion.

Recommendations, following the review, appear on page 4.

REVIEW

Recommendation B(i)

"THAT the Granville Island Trust specify the approximate location of a large single open space (i.e. park) with a dimension and size acceptable to the City Council, in consultation with the Park Board, prior to the approval of the Granville Island Redevelopment Plan."

Staff Comment: The Granville Island Trust concurs with this item.

Discussion with Granville Island Trust is progressing with respect to the open space.

Recommendation B(ii)

"THAT the Granville Island Trust undertake a comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

Granville Island Trust Suggestion: This recommendation be deleted. The Trust stated that they have undertaken an economic study and had offered, on a confidential basis, to discuss their findings with the City.

Staff Comment: Since the Granville Island Trust has stated that an economic study had been undertaken, the information, except those parts which the Trust considers confidential, should be made available to the public and those who may be affected by the development and who may have cause for concern.

From the City's point of view, it is a matter of concern that new commercial facilities do not unduly affect the other commercial areas around the City. It is not certain how far the economic study undertaken by the Trust covers this concern. If the information is found to be inadequate, then an additional study should be made.

It is therefore recommended that this recommendation be amended to read:

"THAT the Granville Island Trust undertake to make those portions of their economic analysis that could be of direct interest to the public available, and if necessary to undertake additional economic studies to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

Cont'd . . .

Recommendation B(iii)

"THAT before the Granville Island Market is implemented, the City participate with the Granville Island Trust in a review and analysis of the Gastown Market with a view to determining the scale of Granville Island Market and the wisdom of separating the two markets."

Granville Island Trust Suggestion: This recommendation be deleted. The Trust pointed out that "the City was already party to a written agreement with the Federal Government to support a market on the Island.".

Staff Comment: The intention to carry out a review and analysis of the Gastown Market is to assist decision-making in determining the appropriate scale of Granville Island Market. It is important that measures and precautions be taken to ensure the continuing viability of Gastown Market.

The purpose is to ensure a viable city; while the agreement exists, this does not obviate the need to be intelligent about the future; therefore, this recommendation should not be deleted and action should be pursued immediately.

Recommendation B(iv)

"THAT the Granville Island Trust demonstrate to the City that adequate access to the Island for private vehicles and pedestrians can be realized. Also that City and Granville Island representatives discuss with the relevant authorities opportunities for servicing the Island with public transit."

Staff Comment: The Granville Island Trust concurs with this item.

Recommendation B(v)

"THAT the Trust bring the Island plan closer to City standards with respect to streets and pedestrian safety."

Granville Island Trust Suggestion: Amend to read: "THAT the Trust bring the Island plan up to a reasonable standard with respect to streets and pedestrian safety.".

Staff Comment: The Trust has since withdrawn this suggestion and indicated that the original recommendation is acceptable, and that to meet Fire Department, etc. requirements the streets will come close to meeting City standards. Therefore this recommendation will remain unchanged.

Recommendation B(vi)

"THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the City street system, and to set the maximum number of parking spaces on the Island that will be compatible with the desired environment."

Granville Island Trust Suggestion: The second paragraph of the recommendation be amended to read "and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances".

Staff Comment: In order that the City can be reasonably assured with respect to the volumes of traffic on the surrounding streets outside Granville Island, it is necessary to establish some limits to parking provision on the Island. This would be in the interest of both the City and the Trust. There is no reason why the parking provision should not be reviewed from time to time.

Therefore it is recommended the Trust's requested wording be added to the recommendation instead of replacing the second paragraph of the recommendation.

Recommendations B(vii) and (viii)

"THAT the Granville Island Trust bring the pools up to City standards and requirements, or to delete them from the Plan."

"THAT the Director of Planning and the Trust review the need for roof signs on Granville Island."

Staff Comment: The Granville Island Trust concurs with this item.

Cont'd . . .

Recommendation B(ix)

"THAT the Granville Island Trust allow more time for the Building Permit approval process."

Granville Island Trust Suggestion: This recommendation be deleted.

Staff Comment: The purpose of this recommendation is to indicate to the Trust that renovation of the old buildings which were not designed for the proposed uses will take time, and normal process time may not be appropriate, especially in cases where the renovation involves interpretation of fire and safety regulations. The Granville Island Trust should recognize this fact.

Provided this is understood by the Trust, this recommendation can be deleted.

Recommendation C

"THAT Council instruct staff to proceed with discussions with the Granville Island Trust with respect to the detailed recommendations."

Staff Comment: No change is suggested to this recommendation.

Recommendation D

"THAT Council instruct the Director of Planning to co-ordinate discussions and to report back with regard to the results of the discussions."

Granville Island Trust Suggestion: Substitute City Manager for Director of Planning.

The Trust suggested this change on the basis that the City Manager's office has been co-ordinating the discussions to date.

Staff Comment: Both the City Manager and the Director of Planning believe this change would be inappropriate bearing in mind the nature of the matters to be discussed and reported on.

Therefore the recommendation should remain unchanged.

Recommendation E

"THAT regardless of the planning and development procedure selected, Council approve the following detailed recommendations:

(i) THAT the City and the Trust study procedures for cost-sharing and implementation of city street improvements necessitated by the Island development.

(ii) THAT the City Engineer and Director of Finance review the informal voluntary arrangement and report to Council when appropriate with respect to taxation of Crown leases and provision of services to the Island by the City.

(ii) THAT the Granville Island Trust enter into agreements satisfactory to the City Engineer and Director of Legal Services for City-owned utilities on Granville Island where required, and to provide assurances with respect to the adequacy of street lighting."

Staff Comment: The Granville Island Trust concurs with these items.

Cont'd . . .

RECOMMENDATIONS

The Director of Planning recommends that:

1. Recommendations B, C, D, E, and F as outlined in the extract from the minutes of the Standing Committee of Council on Planning and Development of October 6, 1977, be approved excepting Recommendations B(ii), B(vi), and B(ix).

2. Recommendation B(ii) be amended to read:

   "THAT the Granville Island Trust undertake, if necessary, an additional comprehensive economic study to determine the amount of commercial space that can be absorbed on Granville Island without disrupting other commercial areas in the City. This report should be submitted for consideration by City Council."

3. Recommendation B(vi) be amended to read:

   "THAT the Granville Island Trust study in greater detail the parking needs on the Island and to relate it to acceptable volumes on the city street system, and to set a maximum number of parking spaces on the Island that will be compatible with the desired environment, and to adjust the number of parking spaces on the Island from time to time to respond to changing circumstances."

4. Recommendation B(ix) be deleted with the understanding that the Granville Island Trust are fully aware of the facts as stated in this report."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 484

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

OCTOBER 27, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 27, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee Part Report to Council dated October 20, 1977, were adopted.

RECOMMENDATION

1. Liquor Permit Application - 595 Hornby Street

The Committee had before it for consideration a City Manager's report dated October 14, 1977, on the application of Charlie Brown's Restaurant to use a portion of the existing restaurant at 595 Hornby Street as a holding bar area.

In the report, which was submitted by the City Manager for consideration, the Director of Planning reported as follows:

> 'The above noted Development Permit Application has been filed by Charlie Brown's Restaurant to use a portion of the existing restaurant as a holding bar area in conjunction with the existing restaurant.
>
> This development is situated on the northwest corner of Hornby and Dunsmuir Street on the sixth floor in a predominantly commercial area.
>
> The proposed Holding Bar development will provide an assembly area of approximately six hundred and forty-nine (649) square feet and a maximum seating capacity of 42 persons.
>
> The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:
>
> > "this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration."'

Appearing before the Committee on this matter were the applicant and a representative of the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the application of Charlie Brown's Restaurant for Development Permit Application No. 78451 to use a portion of the existing restaurant at 595 Hornby Street as a holding bar area in conjunction with the existing restaurant be approved.

Continued . . .

2. Downtown Eastside Community Association - Loan Underwriting Request

The Committee had before it for consideration a City Manager's report dated October 12, 1977 (copy circulated) in which the Director of Social Planning reported on the request of the Downtown Eastside Community Association that the City guarantee a loan in the amount of $3,000.00, the equivalent of the amount that the Association would be borrowing to finance a lottery.

In the report, both the City Manager and the Director of Social Planning recommended that the request not be approved as the City has no authority to underwrite a loan.

Appearing before the Committee on this matter was Mr. Neville Roadknight, secretary/treasurer of the Downtown Eastside Community Association.

During brief discussion of this application, the Committee noted that to approve the underwriting of a loan would establish a precedent, and following discussion, it was

RECOMMENDED

THAT the Downtown Eastside Community Association request that the City underwrite a loan from The Royal Bank for $3,000.00 not be approved.

3. Dog Carcasses from Veterinary Establishments

City Council, on October 18, 1977, when considering a clause from the Community Services Committee meeting of September 29, 1977, the City Manager's report dated October 17, 1977, and a letter dated October 17, 1977 from the Vancouver Municipal & Regional Employees' Union (copies circulated) referred the matter back to the Community Services Committee for further consideration and the hearing of delegations.

Appearing before the Committee on this matter were Mr. R. C. Ross, Business Manager of the VMREU; Dr. J. Dodds, representing the Vancouver Academy of Veterinary Medicine; and the Director of Permits & Licenses.

Mr. R. Ross advised the Committee that the problem referred to in his letter of October 17, 1977, is not a new one; that the City is unique in the Lower Mainland in providing a service of collecting dead animals from veterinary establishments; and that there is a limited number of vehicles and a limited amount of time to provide this service. He advised the Committee that it is the opinion of the City employees involved that the dead animals should be frozen and properly bagged so there is no possibility of leakage.

The Director of Permits & Licenses, speaking to the City Manager's report dated October 17, 1977, indicated that he favours recommendation "A" in the report - that the pick-up of carcasses continue from individual households but not from veterinary establishments who will be asked to deliver their carcasses for disposal.

The Director of Permits & Licenses further advised that recommendation "B" - that the pick-up of carcasses from veterinary establishments be provided only for frozen carcasses encased in plastic bags of at least 3 mil thickness - would considerably improve the present situation, but added that there should be scheduled pick-up times in order that the City can get the maximum use from its staff and vehicles in providing the service.

Continued . . . .

Clause No. 3 Continued

The spokesman for the Vancouver Academy of Veterinary Medicine said veterinarians would like the City to continue this service and added that the academy endorses the suggestion of proper bagging and refrigeration where necessary. He indicated that the academy would have no objection to a schedule of pick-ups. He advised that the academy is willing to discipline its members for any situation such as that referred to in the V.M.R.E.U. letter of October 17, 1977.

In response to the Committee's questions, the Academy spokesman advised that there are fourteen veterinary hospital facilities in the City, that two or three are not members of the academy and that of the fourteen, four do not have refrigeration facilities. It was the opinion of the Committee that veterinary establishments should have refrigeration.

During discussion, it was pointed out that the $3.00 fee the City now charges for collecting and disposing of each carcass does not cover the actual cost of the service.

The Director of Permits & Licenses advised that there should be a minimum fee of $15.00 per trip to each establishment for up to three carcasses and an additional charge of $5.00 for each additional carcass. He also indicated that there is a need for additional staff and vehicle(s).

Following further discussion, it was

RECOMMENDED

A. THAT pick-up of carcasses from veterinary establishments be provided by the City only for frozen carcasses encased in plastic bags of at least 3 mil thickness at a schedule to be set by the Director of Permits & Licenses;

FURTHER THAT the fees for the service be $15.00 per trip to each veterinary establishment for up to three carcasses, and an additional charge of $5.00 for each additional carcass.

B. THAT the Director of Permits & Licenses report back to the Community Services Committee on any additional vehicles or staff which may be required by the City in providing the service.

4. Smilin' Buddha Cabaret, 109 East Hastings Street

The Committee had before it for consideration a City Manager's report dated October 14, 1977 (copy circulated) in which the Director of Permits & Licenses enclosed a report from the Police Department detailing a list of results of Police checks of the Smilin' Buddha Cabaret since May 1975.

In the report, the Director of Permits & Licenses recommended that the Committee recommend to Council that the owner/operator of this establishment appear before Council to show cause why his licenses should not be revoked. The City Manager had recommended approval of the Director of Permits & Licenses' recommendation.

Appearing before the Committee on this matter was the owner/operator of the cabaret, Mr. Lachman Dar Jir, with his lawyer; Mr. Bruce Eriksen of the Downtown Eastside Residents' Association; the Director of Permits & Licenses and representatives from the Police Department.

Continued . . . .

Clause No. 4 Continued

During discussion of this matter, the Committee was advised by the Police that this cabaret is the worst of all cabarets in the Downtown Eastside area for drunkeness and other infractions; that on occasion almost everybody on the premises appears to be drunk and that it appears the operator and his staff are unable to properly operate the cabaret.

Mr. Eriksen suggested to the Committee that the General Manager of the Liquor Branch be requested to delegate his authority to Police Constables to impose 24-hour closures of business premises where liquor infractions occur.

However, the Committee responded that this would place too much power and responsibility on members of the Police force.

The lawyer for the operator of this cabaret advised the Committee his client has operated the cabaret for the past fourteen years, that he has six children, the eldest of which is 12, and that in view of the fact that this is the first time his client had been called before the Committee or Council, that the Committee consider something less than revoking his business license.

The lawyer advised that his client disagreed with some of the allegations contained in the Police Department report appended to the City Manager's report.

During discussion, it was noted that in addition to the conduct of patrons of this establishment, the premises are also in need of pest control treatment and a general cleaning up both inside and out.

A motion that the report be deferred for thirty days to allow the operator to improve his operation was lost.

Following discussion, it was

RECOMMENDED

THAT Council request the owner/operator of the Smilin' Buddha Cabaret, Mr. Lachman Dar Jir, to appear before Council to show cause why his licenses should not be revoked.

5. Application for Neighbourhood Pub - False Creek Area

The Committee had before it for consideration a City Manager's report dated October 24, 1977 (copy circulated) in which the Director of Permits & Licenses reported on the application of Mr. G. Fearnside to operate a neighbourhood pub at 610-611-612 Heather Marina Building at False Creek Enclave 19.

In the report, the City Manager recommended approval of the site for a neighbourhood pub subject to the result of a petition plebiscite to be conducted by the City Clerk at the expense of the applicant and according to past policy.

Appearing before the Committee on this matter were a representative of the Director of Permits & Licenses, the City Clerk and the applicant, Mr. G. Fearnside.

During discussion, the Committee was reminded by the spokesman for the Director of Permits & Licenses that since March 1977, the Liquor Control & Licensing Branch has refused a pre-clearance approval on twenty-two of twenty-three applications for neighbourhood pubs in the City. This particular application in False Creek is the only one which has received pre-clearance approval by the Liquor Control & Licensing Branch.

Continued . . . .

Clause No. 5 Continued

During discussion, it was noted that the applicant will be required to produce a lease on the premises covering a minimum of the next six months prior to the conduct of the petition plebiscite in a four-block walking distance of the site.

The applicant advised the Committee that he has a tentative lease but had been awaiting City's approval of his site for a neighbourhood pub before securing a firm lease.

The Chairman advised the applicant that it is essential that he obtain a firm lease on the premises.

During consideration of the proximity of the proposed pub to residential accommodation, the applicant advised that he had originally planned to locate his pub in another building but during discussions with the False Creek Interim Committee, it was suggested he moved to the location he is now applying for approval on - in the Heather Marina Building which faces an industrial area.

Following further discussion, it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 610-611-612 Heather Marina Building be approved subject to the result of a petition plebiscite conducted by the City Clerk at the expense of the applicant in a four-block area surrounding the site and further subject to the applicant securing a firm lease for a minimum of six months on the premises in which he proposes to operate a neighbourhood pub.

6. Change of License Classification -
Starvin' Marvin's Restaurant Cabaret, 195 West Broadway

Lawyer Mr. Mike Young appeared before the Committee and advised that his client, the operator of Starvin' Marvin's Cabaret, wishes to change from a "B" category liquor license to a "C" liquor license, and that the Liquor Control & Licensing Branch is requiring City approval before issuing the new type of liquor license.

Mr. Young advised that the cabaret now operates from 6:00 P.M. to 1:00 A.M. and that with a "C" license it will operate from 7:00 P.M. to 2:00 A.M..

The Director of Environmental Health advised the Committee that a petition had been received by the Mayor's office in which residents in the vicinity of Starvin' Marvin's Cabaret complained of rowdyism, noise, broken bottles and other matters, and that this petition had been referred by the Mayor's office to the Health Department which in turn referred it to the Police Department.

Following discussion, it was

RECOMMENDED

THAT consideration of a new type of liquor license for Starvin' Marvin's Restaurant Cabaret, 195 West Broadway, be deferred and that the Police Department be requested to report to the Community Services Committee on the operation of Starvin' Marvin's Cabaret, including comments on the petition from residents of the area, such report to include a sketch showing the proximity of any residential accommodation to the cabaret.

Continued . . .

7. Condition of Two Premises in Downtown Eastside Area

A letter dated October 14, 1977 (copy circulated) from the secretary of the Downtown Eastside Residents' Association was placed before the Committee at the request of the Chairman.

In the letter, the secretary of D.E.R.A. complained that there is no heat in premises at 172 East Cordova Street and that premises at 309 Carrall Street (the former Ranier Hotel) has no floor coverings, has mice, holes in the wall, etc. The D.E.R.A. letter requested that the Standards of Maintenance By-law be utilized to bring the buildings up to standard.

The owners of the two buildings had been notified of the meeting.

Appearing before the Committee on this matter were the Director of Environmental Health, Mr. Bruce Eriksen of the Downtown Eastside Residents' Association, and a lawyer representing the owner of 309 Carrall Street.

The Committee was advised that the building at 172 East Cordova Street contains twelve rooms which are occupied by elderly people; that there is no central heating in this building and that space heaters located in the rooms have a tendency to blow the electrical fuses. The Director of Environmental Health added that in addition to the lack of heat, this building is in a filthy condition and he suggested that it should be closed.

The lawyer representing the owner of the building at 309 Carrall Street advised the Committee that his client had been attempting to improve the building to City Health standards but had encountered problems in that the owner had leased the building to an operator. Some three months ago the owner attempted to evict the operator; however, the operator obtained an injunction. This injunction was awarded on the condition that the operator comply with Health Department regulations. The lawyer explained that after two months the operator still had not taken steps to improve this building so he, acting for his client, the owner, had the injunction dissolved.

The lawyer advised that his client, who had been awarded possession of the building in a court decision this day (October 27, 1977), would now take steps to improve the building to City requirements.

During discussion of this matter, the Director of Environmental Health pointed out that there are twenty tenants living in this 47-room building which is in need of extensive renovations.

Following further consideration, it was

RECOMMENDED

A. THAT the City Health Department close premises at 172 East Cordova Street under the Lodging House By-law and that the Director of Social Planning assist in relocating the residents.

B. THAT consideration of the condition of 309 Carrall Street be deferred for thirty days during which the Committee expects the owner to make substantial efforts to bring the building up to City Health Department standards, and that the Medical Health Officer report to the Community Services Committee upon expiry of the thirty days.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 486

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 27, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 27, 1977, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Mayor Volrich
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

CLERK : G. Barden

CONSIDERATION:

1. Shopping Hours During December 1977

On October 4, 1977, City Council when considering a Manager's Report dated September 21, 1977, regarding a request from the T. Eaton Co. Ltd. for a by-law amendment to permit shops to remain open until 9:00 p.m. from December 1, to December 24, 1977, excluding Sundays, passed the following motion:

> "That no action be taken on the report of the City Manager".

In a letter dated October 14, 1977, the T. Eaton Co. Ltd. requested the Mayor for further consideration of the matter. On October 27, 1977, the Finance Committee heard a delegation of Mr. K. Woodroff, Woodward's Stores; Mr. R. Gaston, Simpson-Sears; Mr. E.W. Collier, The Bay; headed by Mr. D.J. Hudson, Eaton's, who presented a brief stating that Christmas is a highly concentrated period of shopping activity which is vital to retailers and the proposed amendment would allow the spreading of this activity over a more reasonable period of time. The downtown area only remains healthy if there is a strong retailing sector and successful Christmas sales are essential to successful retailing. They further stated that the extended shopping hours will primarily come about through additional hours of work for part-timers presently on payroll or hired for Christmas. They felt that extended shopping hours would not have an adverse effect on small businesses and in fact would be profitable for them.

The Downtown Business Association submitted a letter dated October 24, 1977, which stated the Association feels the extension of hours is imperative during December if downtown is to compete on a fair basis with retail shopping areas in suburban communities, some of which have no store closing regulations at all.

The Committee Members stated they had received calls from small businesses and employees opposed to the extension.

Following further discussion Committee Members felt the whole matter should be referred to Council and appropriate groups be given an opportunity to speak including the delegations present this day.

It was

RESOLVED

THAT the matter be referred to Council on November 8, 1977, and arrangements be made to hear all relevant delegations.

RECOMMENDATION:

2. New Play Centre - Grant Equal to Rental of Playhouse

The Committee considered a Manager's Report dated October 14, 1977, wherein the Director of Social Planning reported on a request from the New Play Centre, a non-profit society, for a grant of $380 to cover the rental costs of the Playhouse Theatre for November 21, 1977, for a benefit performance of 'Rogues and Vagabonds'. All the performing artists and organizational staff are donating their services free for this event, the proceeds of which will go to the Theatre Space Project on Granville Island, which is to be developed co-operatively by the New Play Centre, West Coast Actors, Carousel Theatre, and Vancouver East Cultural Centre.

Following discussion it was

RECOMMENDED

THAT a grant of $380, equal to the rent of the Queen Elizabeth Playhouse, for one evening performance, on November 21, 1977, be approved for the New Play Centre benefit performance of 'Rogues and Vagabonds'.

The meeting adjourned at approximately 4:25 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 487

III

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON PLANNING & DEVELOPMENT AND TRANSPORTATION

NOVEMBER 3, 1977

A joint meeting of the Standing Committees of Council on Planning & Development and Transportation was held on Thursday, November 3, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Harcourt, Chairman
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Gibson
Alderman Kennedy
Alderman Puil
Alderman Rankin

CLERK TO THE COMMITTEE: M. L. Cross

RECOMMENDATION

1. Harbour Park

The Committees considered the following reports of the City Manager:

(A) "Harbour Park" dated October 28, 1977 - a co-ordinated report by Planning, Engineering, Finance and Park Board staff.

(B) "Harbour Park - Transportation Matters" dated October 27, 1977, in which the City Engineer reports on transportation aspects of the various Harbour Park proposals.

(C) "Harbour Park - Timing for Implementation" dated October 31, 1977.

(Copies of all reports circulated.)

In report (A), the Director of Planning states the purpose of the report is to:

1. Advise on the status of the Harbour Park studies.
2. Provide a review of the development proposals presented to City Council earlier in the year.
3. Obtain approval of objectives and an assumption for the development of the Harbour Park site.
4. Present a development concept, based upon the objectives and assumption, which is presently being used to evaluate the development economics.
5. Suggest a procedure that can lead to implementation.

Continued . . . .

Report to Council
Standing Committees of Council on
Planning & Development and Transportation
November 3, 1977

Clause No. 1 Continued

In order to provide a basis for moving toward a solution, and based upon a review of the many proposals that have been made for the site, the following objectives have been prepared for consideration. Arising from the substantial cost of the site to the City, an assumption is also included.

Objectives

1. *The Harbour Park site (both the 3.4 acre site and the 10.6-acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible private operations.*

2. *While limited residential accommodation and office use could be included as necessary adjuncts to the predominant public uses, use of the site for housing, hotels and offices is generally inappropriate.*

3. *There should be some marina and marine-oriented use.*

4. *Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.*

5. *Additional City capital expenditures should be recoverable from the development package.*

6. *Provision should be made for transportation improvements related to transit and the Chilco bus loop, and to vehicular movements at the entrance to Stanley Park. **

7. *A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.*

8. *The site should accommodate a right-of-way for possible waterfront transit facility linking Stanley Park with the Burrard waterfront, Gastown, Chinatown and False Creek.*

Assumption

While it is desirable to recoup as much of the City's original capital cost of the property as possible, it is only one of the factors to be weighed against many others in studying options.

The above objectives are not intended as a complete list of objectives but would, if approved, permit further investigation of redevelopment options together with negotiation of such options with the National Harbours Board and others who are either interested in or affected by the future of the Harbour Park site.

*The City Engineer does not feel that Objective 6 listed above adequately represents the transportation objectives for this development. His recommendations in this regard are discussed later in the Report.

The report reviews and analyzes the seven development proposals previously presented to Council. No one proposal meets all eight objectives.

Continued . . . . .

Clause No. 1 Continued

Mr. D. Hickley, Associate Director, Central Area, advised that the Native Development Village Committee have received assurances that initial funding for a feasibility and concept analysis of the Native Cultural Centre proposal, will be available from the Department of Indian & Northern Affairs and the Secretary of State.

The Chairman stated that correspondence has been received indicating that Harbour Ferries are still interested in proceeding.

Mr. Hickley advised that a schematic concept has been prepared by City staff based on the eight objectives, and incorporating several characteristics of other schemes. There are significant low level views across the site which should be preserved by keeping the development at or near the level of Georgia Street.

The land portion of the site can be constructed basically on two levels. The upper or open level should act as high quality open space. The lower level could contain commercial and public functions which will extend Denman Street to the waterfront thus making a strong link with the West End community.

The open space could cover the entire land portion of the site and act as the roof for space generally below.

The lower level maintains the activity and small scale of the commercial waterfront.

The water side of the site should be substantially enlarged both to improve water quality and create more useful development. Most of the water area can be devoted to a commercial marina with some public functions,i.e. boat tours, rentals and perhaps a museum ship.

The Denman Street-end could be developed as public quay, an observation deck for Coal Harbour, and a place for wandering and activity.

Underground parking for both marina and commercial uses should be located near Georgia Street in order to minimize the intrusion of vehicles into the area, and to create a noise buffer to the street.

Public transit should continue to operate on the existing right-of-way with stops at the Harbour Park site. Consideration should be given to elimination of the Chilco bus loop. Studies of this matter include the location of a replacement facility closer to the zoo and Theatre under the Stars.

The proposed transit route could be accommodated at the water's edge or adjacent to Georgia.

In order to meet the stated objectives, a combination of private and public funds would be essential.

The City would likely pay the costs of the seawall, the public quay, and the ground level amenities. Funds for these improvements could derive from a prepaid lease for the marina site and possibly from transfer of development rights, if this is necessary so as to achieve a quality development.

Continued . . . .

Clause No. 1 Continued

A private developer could pay the costs of lower level commercial space and parking which should be self-supporting.

The Director of Planning recommended:

1) City Council approve the objectives and assumption outlined in this report, noting that conclusions to be reached by the market consultants and further discussions and negotiations noted in this report may lead to some modification.

2) This report be sent to the "Entrance to Stanley Park Task Force" for comment and report back together with the Market Consultants report when available.

3) This report be made available to interested groups.

In report (B), the City Engineer

= reports on the transportation aspects of the various Harbour Park proposals,

= describes the relationship of the Harbour Park area to the Downtown Transportation Plan, i.e. the guidelines, policies, Five-Year Plan proposed works and other transportation proposals which have in the past been considered and approved by Council,

= reviews the transportation implications of the ten schemes which have been proposed for the entrance to Stanley Park,

= outlines the improvements which almost all of the schemes could provide that are worth pursuing as a result of their cost benefit, i.e.

a) Moving transit access closer to Stanley Park;

b) Eliminating the Chilco Loop and the crossing of buses at Georgia and Chilco by using the underpass of the Causeway;

c) Providing for better access to Alberni Street to fit into the downtown ringroad concept which has been approved in the Downtown Plan.

The City Engineer recommended that

1) the following transportation constraints should form part of the objectives for the development of the site:

a) Provision should be made for waterfront transit connection to the Park;

b) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards;

Continued . . . .

Clause No. 1 Continued

c) Pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation;

d) Provision should be made for a waterfront walkway;

e) Provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.

(a), (b), (c) and (d) have previously been approved by Council and (e) was endorsed by the joint Planning-Transportation Committees in its review of the various schemes.

2) If City Council and the Park Board approve the recommendations of the Planning-Transportation Committees that the Chilco Loop be eliminated and that Alberni Street be utilized as access to the Causeway, then the City Engineer should be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the Causeway rebuilding.

3) After a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer, in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:

a) Provision of transit access to the Park along the waterfront;

b) Better separation of Park and Causeway traffic;

c) Possible connection to Alberni Street;

d) Exclusive transit lane provision;

e) Grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;

f) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.

In report (C), the City Manager recommends the following schedule for further work in Harbour Park:

1) Confirmation or revision of the objectives in the Planning and Engineering reports by Committee and by Council November 8th.

2) Submission to Council of Consultant's report on Harbour Park development economics November 8th.

Continued . . . .

Clause No. 1 Continued

3) Staff analysis (principally by Planning, Engineering, and Finance Departments) of the development alternatives, considering Council approved objectives and economic factors for report.

4) Further discussions with the National Harbours Board on possible lease renegotiation should be reopened after Council has approved development objectives.

5) Staff report to the Planning Committee by Planning, Engineering and Finance staff and the "Entrance to Stanley Park Task Force" (Planning Committee November 24th) with recommendations on:

   a) suitable design concepts

   b) an appropriate process for development (proposal call, design competition, extent of City involvement).

   Depending upon the conclusions reached by City Council and based upon the information provided in all of the above studies and analyses, it should then be possible to

6) Prepare suitable material for a recommended procedure for the redevelopment of the Harbour Park site for consideration by City Council in January, 1978.

Some members of the Committees felt that the assumption: "while it is desirable to recoup as much of the City's original capital cost of the property as possible, it is only one of the factors to be weighed against many others in study options" should be deleted. It was agreed to reword it to delete any reference to indicate it was desirable to recoup the original capital cost.

With respect to the transfer of development rights, Mr. Hickley indicated that this was not considered by the economic consultant but would be the subject of a later report.

The Committees felt that there should be no residential accommodation and therefore deleted the objective: "While limited residential accommodation and office use could be included as necessary adjuncts to the predominent public uses, use of the site for housing, hotels and offices is generally inappropriate."

With respect to the statement that "it may be desirable to introduce limited but compatible private operations", the Committees deleted the word "private".

Continued . . . .

Clause No. 1 Continued

After a lengthy discussion on the objectives, the Committees

RECOMMENDED

A. THAT the following objectives be approved; noting that conclusions to be reached by the market consultants and further discussions and negotiations may lead to some modification:

(i) The Harbour Park site (both the 3.4 acre site and the 10.6-acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible operations.

(ii) There should be some marina and marine-oriented use.

(iii) Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.

(iv) Additional City capital expenditures should be recoverable from the development package.

(v) A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.

(vi) Provision should be made for waterfront transit connection to the Park.

(vii) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards.

(viii) If feasible, pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation.

(ix) Provision should be made for a waterfront walkway.

(x) If feasible, provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.

B. THAT the following assumption be approved:

To recoup the City's original capital cost of the property should not be a major factor in planning for the site.

Continued . . . . .

Clause No. 1 Continued

C. THAT the Manager's Report dated October 28, 1977, as amended by the Committees, be made available to interested groups.

D. THAT if City Council and the Parks Board approve the recommendations of the Planning-Transportation Committee that the Chilco Loop be eliminated and that Alberni Street be utilized as access to the Causeway, then the City Engineer should be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the Causeway rebuilding.

E. THAT after a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer, in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:

(i) Provision of transit access to the Park along the waterfront;

(ii) Better separation of Park and Causeway traffic;

(iii) Possible connection to Alberni Street;

(iv) Exclusive transit lane provision;

(v) If feasible, grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;

(vi) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.

F. THAT the following schedule for further work in Harbour Park be adopted:

(i) Confirmation or revision of the objectives in the Planning and Engineering reports by Committee and by Council November 8th.

(ii) Submission to Council of Consultant's report on Harbour Park development economics November 8th.

(iii) Staff analysis (principally by Planning, Engineering, and Finance Departments) of the development alternatives, considering Council approved objectives and economic factors for report.

(iv) Further discussions with the National Harbours Board on possible lease renegotiation should be reopened after Council has approved development objectives.

Continued . . . . .

Clause No. 1 Continued

(v) Staff report to the Planning Committee by Planning, Engineering and Finance staff and the "Entrance to Stanley Park Task Force" (Planning Committee November 24th) with recommendations on:

a) suitable design concepts

b) an appropriate process for development (proposal call, design competition, extent of City involvement.)

Depending upon the conclusions reached by City Council and based upon the information provided in all of the above studies and analyses, it should then be possible to

(vi) Prepare suitable material for a recommended procedure for the redevelopment of the Harbour Park site for consideration by City Council in January, 1978.

(Alderman Ford and Alderman Harcourt were opposed to Recommendation B.)

The meeting adjourned at approximately 2:50 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 487

PART REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

IV

NOVEMBER 2, 1977

A meeting of the Council Committee on the Arts was held on Wednesday, November 2, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 9:00 A.M.

PRESENT: Alderman Brown, Chairman
Alderman Gibson
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. J. Dayton
Mr. B. Freschi
Mr. L. Lauk
Dr. D. McGann
Mr. C. Wootten
Mr. N. Young

ABSENT: Mayor Volrich
Alderman Marzari
Mrs. D. Shadbolt

ALSO PRESENT: Mr. E. Fladell
Ms. F. Fitzgibbons

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Overall Civic Festivals and Provincial Bi-Centennial Program

Distributed at the meeting were copies of a City Manager's report dated October 25, 1977 (copy circulated) in which the Director of Social Planning reported on a method of dealing with the growing number and variety of civic festivals in Vancouver.

The report included a schedule of festivals proposed for 1978 and estimated costs of these events, including a number of guidelines and concluding with a series of recommendations.

Appearing before the Committee on this matter were the Executive Assistant to the City Manager, the City Engineer and members of his staff, a representative from the Police Department and a representative from the Park Board.

During discussion, a number of corrections were made in the City Manager's report.

It was noted during discussion that the anticipated City cost of approximately $100,000.00 for the 1978 events has increased considerably from previous years and that this increase reflects the 1978 Captain Cook Bi-Centennial programs.

During consideration, the City Engineer drew the Committee's attention to the $10,000.00 listed as the City's cost for community events listed on Page 1 of the report. The City Engineer advised that there are over 200 parades held in the City each year and up until 1974, the City was involved in providing financial assistance for only three of these - the P.N.E. Parade, the Grey Cup Parade and the Remembrance Day Parade. There were no costs to the City for the remainder of the approximately 200 annual street parades.

Continued . . . . .

Clause No. 1 Continued

The City Engineer explained to the Committee that in 1975, the City allocated approximately $1,000.00 by way of grants approved by City Council for such events. This figure rose to approximately $3,000.00 in 1976, about $7,000.00 in 1977, and is estimated to total $10,000.00 in 1978.

The City Engineer expressed concern that this figure could dramatically increase unless there is strict control on the City's financial participation in these events.

Mr. E. Fladell of the Social Planning Department responded that the allocation of $10,000.00 for community events is not intended to pay 100% of the costs of these events.

The Chairman of the Committee indicated it is her understanding that the City's F.E.S.T. Committee would recommend to the Arts Committee which events the City should contribute to from the $10,000.00 allocated for community events.

It was pointed out by the Executive Assistant to the City Manager that the intent of the report is to facilitate a presentation to Council covering a full year's program of festivals rather than under the present procedure of separate reports to Council on individual events.

The City Engineer advised the Committee that in his opinion the guidelines contained in the report are inadequate and that therefore recommendation No. 2 calls for further review by the City Engineer and the Director of Social Planning, in consultation with the City Manager, of general operating guidelines and detailed operating procedures.

The Chairman pointed out to the Committee that any recommendation by the Committee that Council approve the recommendations contained in the report is not an approval of the guidelines contained in the report.

Following further discussion, it was

RECOMMENDED

A. THAT the overall 1978 Civic Festivals budget of $182,000.00 as shown in the City Manager's report dated October 25, 1977, be approved in principle and be re-affirmed by the 1978 Council.*

B. THAT the formation of Festival Expeditor Staff Team (FEST) be approved. General operating guidelines and detailed operating procedures be further reviewed by the City Engineer and Director of Social Planning in consultation with the City Manager with report back to the Committee on the Arts.

C. THAT $82,000.00 based on 20¢ per capita, (410,000 Vancouver City residents) immediately be requested from the Province.

Continued . . . .

*It is the opinion of the Director of Legal Services and the Director of Finance that, although these funds would normally be in the form of grants, the City Charter, Section 204B, provides for expenditure of funds for 'the celebration of any anniversary or other patriotic events deemed by Council to be desirable'. This opinion is applicable for 1978 only and is based on recommendations from the Captain Cook Bi-Centennial Committee.

Clause No. 1 Continued

D. THAT the overall Festivals and events budget be administered by the Director of Social Planning and that funds be allocated after review of individual festival programs in consultation with the Chairman of the Council Committee on the Arts, City Manager and the Festival Expeditor Staff Team.

E. THAT the calendar of events be approved in principle and that authority be delegated to the Chief Constable and the City Engineer to approve details regarding parades and street closures to their specification. Representatives of these officials sit on the FEST Committee.

F. THAT the street and traffic by-law 2849, section 88(3) be amended to change the notification of time from two weeks to 90 days but allowing for further notice in special cases, subject to the approval of the Chief Constable, and the Director of Legal Services prepare and submit the by-law amendment.

FOR COUNCIL ACTION SEE PAGE(S) 487

November 3, 1977.

VANCOUVER CITY PLANNING COMMISSION

TO: His Worship the Mayor and Members of City Council

SUBJECT: Progress Report - May to October, 1977

CLASSIFICATION: Information

The Vancouver City Planning Commission reports as follows:

"INTRODUCTION

In February of 1977, Mayor Jack Volrich proposed to Council a restructuring of the City Planning Commission to enable it to become more policy-oriented. He felt that the following should be the main features of a newly-structured Commission. It should be:

(1) An advisory body to Council, provide insights, judgment and recommendations to assist Council in making decisions.

(2) A source of community values - not a technical authority. Its primary duty should be to bring a community viewpoint to bear on a proposal.

(3) A vehicle for public participation in the decision-making process. It should be structured in such a way as to be fairly representative of the community so that it will provide a pipeline to Council for community opinion.

(4) It should also initiate community discussion and study.

The subsequent by-law (#5064 dated March 29, 1977) listed the duties of the Commission as:

"7(a) to obtain ideas and opinions of the citizens of the City of Vancouver about the future of their city;

(b) to prepare, and thereafter keep up-to-date, a set of goals for the City which can be used to guide action for change, and to submit these for the consideration of Council annually;

(c) to prepare and keep up-to-date a programme of policies or a plan for the future of Vancouver, and submit it for the consideration of City Council;

(d) to submit annually to Council a suggested budget;

(e) to consider and report to Council on any proposal likely to have a significant effect on the future of the City."

How a voluntary agency of fourteen people working in its spare time was to carry out the challenging tasks implicit in the By-law, became an important task in itself. No local precedents existed but community goal-setting procedures had been developed in other places. With the aid of the Planning Department, members of the Commission were supplied with detailed information on the "Goals for Dallas" project and other similar material. Members then spent a whole Saturday in discussion. Subcommittees were set up to examine various possible aspects of a program. Members met with senior Planning Department staff to acquaint new members with the current work of the department and with the department's goals. One meeting was also helpfully attended by the City Engineer and some of his staff. These meetings occupied May and June.

PROGRAM ELEMENTS

By July a form and directions for Commission activities had begun to be identified. These are outlined briefly below and are explained more fully in the later sections of this report.

A. Citizen Input:

1. Develop a practicable and meaningful way of obtaining citizen input.

2. Give special consideration to local neighbourhoods.

B. Goals:

Based on the above, work toward formulation of a position paper or series of statements and/or questions for public discussion.

C. Policies/Plan for the Future:

1. Identify basic principles that should receive special emphasis.

2. Find a method of focusing on the economic future of Vancouver.

3. Examine current implications for Vancouver of the Livable Region Program.

D. Budget:

1. Endeavour to work for the remainder of the year on current budget.

2. Submit a program-oriented budget for 1978.

E. Special Issues:

1. Be prepared to comment on special issues or proposals.

2. Do not allow special issues to occupy too great a proportion of the Commission's limited available time until work is well-implemented in Sections (A), (B) and (C).

3. At all times keep in view the long range aspects involved in special issues being considered.

A. Citizen Input

Opportunities exist in Vancouver for citizens to put forward their views on many issues. Those who do so are often the representatives of special interest groups or a comparatively narrow group of people affected by a given issue. The Commission has been searching for ways of reaching a good cross-section of the community. It was decided to begin with existing contacts.

(a) Existing Contacts:

Present membership on the Commission represents in itself a useful spread and opportunity to contact people in the business world, community groups, various professions and certain areas of the city. The VCPC sponsors a Composite Committee composed of twenty-six active and interested groups and this year's chairman, Peter Ross, is a member of the Commission. It was felt that a useful start could be made by meeting with members of the Composite Committee in various groupings.

Accordingly, to date, the Planning Commission has held discussions with representatives of business groups, community groups, social agencies and the design professions. All of these have made valuable inputs and views and comments have been recorded in detail and filed for use in preparing a statement of goals. The Commission still has a list of groups and individuals with whom it would like to meet as soon as its schedule of meetings will permit. A list of contacts already made and those proposed is included in the appendix. Groups who have already met with the Commission have expressed appreciation of the opportunity. The comment has been made that it is a useful exercise to have an opportunity to talk generally about concerns and interests. There have been strong indications that most groups would like "another round" and the possibility of providing this in workshop form is being considered.

One cannot but be impressed by the concern and interest of the participating individuals and groups who have identified themselves as concerned citizens prepared to share their insights and expertise.

(b) Citizens-at-large:

The Commission recognizes that there are many citizens however who are not members of structured groups and whose views and aspirations are not often publicly stated or directly channelled. There have been some projects undertaken that have attempted to reach these groups and the Commission has looked at these.

One was the "Vancouver Tomorrow" open workshop held about ten years ago. Another was a very professional survey, the "Urban Futures"" project funded by the Minister of State for Urban Affairs in 1974.

The Commission considered the possibility of undertaking a sampling process. A meeting has been held with Professor Brahm Wiesman (School of Planning), Dr. George Grey (Sociology), Dr. John Collins (Adult Education) all of UBC, and Harry Lash, consultant. All of the above were closely involved in the 1974 Urban Futures project. All agreed that it would be useful for the Planning Commission to undertake a limited survey using a professional sampling process. The people surveyed could possibly then form a base group for regular sampling on major issues. This could provide a way of keeping abreast of major changes in public opinion and public values. It is in the values area and in matters of public priorities that most of the question marks are found.

Local Neighbourhoods:

Most members of the Commission have at some time been actively involved in their own local areas. They have indicated on the whole that they strongly support the current thrust to local area planning. The Commission had said that it would like to run a conference or workshop on local area planning; however the Kitsilano Planning Committee undertook such a project. It was felt that the citizen initiative was good and the Commission supported the workshop which took place on October 23. Members met with the Workshop Planning Committee and several members attended the workshop. A subcommittee is presently engaged in studying the Planning Department's report on Local Area Planning and will be forwarding its comments to Council in due course.

B. Goals

If the City is to have a statement of goals it is important that there should be strong indications of citizen support for such a statement. The Commission believes that the best way to get support is to start the process with considerable input, hence the activities described in Section A. The proposed modus operandi is to take inputs received through the contacts outlined above; to distill from these a preliminary statement; to provide an opportunity for people involved in the "first round" to comment on such statement; and to modify the statement accordingly. It is hoped that the modified statement may then receive much wider attention. The most useful way of doing this would be to use the media and invite comment through newspapers, community television, and radio. The feedback received would be used in preparation of the final draft to be sent to Council.

C. Policies/Plan for the Future

1. This will be one of the outcomes of the work on goals. However some principles and values already recognized are:

   (a) The importance of the conserver society approach - the unselfish society;

   (b) The importance of the relationship between jobs, housing and transportation;

   (c) The importance of recognizing the appropriate scale for planning from the regional to the local area, and

   (d) The importance of having an involved society so that insights and experience can be maximized.

2. Commission members feel that there is a need for a good look at the economic future of Vancouver. It is recognized that the expertise of the economists is rarely tapped. A subcommittee has therefore been working for some weeks on a program for a workshop to be held in January, 1978. It is hoped that this workshop will feature background papers on aspects of the civic and regional economy and identification of economic factors that must be considered when major decisions are made. Useful meetings with appropriate resource people have already been held.

3. Livable Region Program

   Members have met with GVRD staff and with members of the GVRD Planning Committee. They have also discussed certain aspects of the Livable Region Plan with the groups with whom they have been meeting. Members feel that there is a need in Vancouver for a stronger GVRD public program and would like to see the GVRD undertake a renewed program of information and involvement amongst its constituents, as there are people who tend to regard the region as a mechanism for control and even suppression, rather than an exemplification of a cooperating society.

   Because most members of the Commission have been involved in civic affairs for some time and therefore have some background in regard to the development of the GVRD and the Livable Region Program, they wish to examine the validity of some of the assumptions implicit in the Livable Region Program and the consequences of these for Vancouver. To assist greater understanding of Vancouver's relationship with the GVRD, the Commission is co-operating with the Composite Committee in an invitational one-day workshop on December 2, when the theme will be, "The Centre City and the Region".

D. Budget

It is anticipated that the current funds will be adequate to the end of the year and a Finance Subcommittee is working on a new budget.

E. Special Issues

The major focus of the Commission has been on the development of its goals and policy-making program. However, members are keenly interested in current issues. In line with their interest in the conserver society they have expressed a hope that some way will be found to save the King George High School. A subcommittee is currently preparing a report on some of the implications of the recently unveiled PNE proposals. Council referred to the Planning Commission the Parks Board response to proposals re: Stanley Park Entrance, made by their consultant and, after meeting with the Board, the Commission recommended the appointment of a special Task Force. The Commission Chairman, Mr. John Lecky, is serving as chairman of this Task Force and meetings have been attended by other Commission members.

CONCLUDING REMARKS

Members of the Commission have responded to their formidable task with considerable enthusiasm and personal commitment. The first appointments were made in April and since then members have attended sixteen general meetings, most of them of several hours length, and have also participated in committee work.

A great deal of reading material has been supplied to members to provide them with the background for their work. Most members have participated in community activities. From time to time members have been present at Council and at Council Committees. They have been represented at two major planning conferences and the B. C. Economic Symposium, a conference on municipal energy management and the Local Area Planning Workshop.

The Commission is represented on the Urban Design Panel and on the Conserver Society meetings called by Alderman Harcourt. Members have greatly appreciated the presence of elected officials at their discussions, as this always adds an important dimension to what is going on.

The members are now emerging from the first phase, that of a fairly intensive familiarization program, and are eager to embark on the task of preparing their evaluation, preliminary goals, and policies for the information of Council and the public.

Respectfully submitted,

John MacD. Lecky

John Lecky, Per E.S.
Chairman.

Members of the VCPC:

Executive:	John MacD. Lecky, Chairman Peter Ross, Vice-Chairman Alan Barnes, Joyce Catliff, George Taylor.	
Members:	Charles Christopherson Donald Fairbrother Mary Kelly Jo-Ann Lee Rob Morris	Alderman Marguerite Ford Alderman Warnett Kennedy Parks Commissioner Ian Bain School Trustee Pamela Glass
Executive Coordinator	Hilda Symonds	

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APPENDIX I

Groups and Individuals who have met with the Commission, May - October, 1977

GVRD Planning Committee:

Mayor Gil Blair, Richmond
Mayor Don Bell, North Vancouver District
Alderman Don Ross, Surrey
Mrs. Rhona Barrett, Director from Electoral Area B, Ioca-Buntzen

GVRD Planning Department

Mr. W. T. Lane, Director of Development
Mr. Gerard Farry, Director of Planning
Mr. Peter George, Census Information

Business Groups:

Tony Akester, President, Building Owners' & Managers' Association
Mr. Gerry Lockhart, " " " "
Mrs. Jill Watt, " " " "
Mr. John Williams, Greater Vancouver Real Estate Board
Mr. John Parker, Townsite Committee
Mr. Philip Boname, Urban Development Institute
Mr. David Mooney, " " "
Mr. Roy Ayler, Vancouver Board of Trade
Mr. John Oliver, " " "

Board of Parks and Public Recreation
re: Stanley Park Entrance - Coal Harbour:

Mr. Ian Bain, Chairman
Mr. Russell Fraser, Planning Committee Chairman
Mr. Andy Livingstone
Mrs. E. M. Atkinson
Mrs. M. A. Fowler
Mr. Richard Mann, Consultant
Mr. Stuart Lefeaux, Superintendent of Parks
Mr. Larry Foster, Director of Planning
Mr. Brian Wallace, Transportation Engineer

Design-Oriented Groups:

Mr. Arthur Cowie, Landscape Architect/Planner, Eikos Design Group
Mr. Ian Davidson, Architect
Mr. Bruno Freschi, Architect, Architecture and Planning Research
Mr. Henry Hawthorn, Architect, Hawthorn, Mansfield and Towers
Mr. Peter Cardew, Architect, Rhone and Iredale
Mr. Roger Kemble, Architect
Mr. Don Vaughan, Landscape Architect, Don Vaughan & Associates Ltd.
Mr. Joe Wai, Architect, I.B.I. Group

Neighbourhood Agencies:

Mr. Elmer Helm, Neighbourhood Services Association
Ms. Andrea Spindel, Social Planning and Review Council (SPARC)
Mr. Bob Yates, Vancouver School Board
Mr. Len Ryan, Vancouver Parks Board
Mr. Bob Myers, United Way
Ms. Joan McNeil, " "

Community Groups:

Mr. Bob Carey, Community Arts Council
Mr. Jim Craig, Chairman, Community Arts Council
Mr. Harald Weinreich, Citizens' Council on Civic Development
Mr. Herb Barbolet, Executive Director, Community Planning Association of Canada, B. C. Division
Mr. David Driscoll, Chairman, " " " "

Individuals:

Mr. Terry Tanner, Consultant
Mr. Robert Prittie, former Chairman of GVRD
Mr. Alan Sutton, Manager, Planning Process Group, B.C. Research

Suggested Further Contacts

City Boards and Commissions:

Vancouver School Board
Board of Parks and Public Recreation
Heritage Committee
Urban Design Panel

Remaining Composite Committee Groups:

Vancouver Council of Women
University Women's Club
Junior League of Vancouver
Consumer Association of Canada

Housing Interests:

Central Mortgage & Housing Corporation
Developers and financial organizations
Property owners'and tenants' associations

Senior Citizens' Groups; Students

Further contact with local area groups

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 8, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 8, 1977, at 2:00 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin.
Alderman Harcourt (Items 3 to 5 only)

CLERK TO THE COUNCIL: D. H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. FM-1 District Schedule
(Fairview Multiple Dwelling District)

An application was received from the Director of Planning to amend the text of Section 1(C) "Floor Space Ratio" by adding the following paragraph:

"In computing the floor space ratio, site area shall be measured to the rear property line on sites where there has been no dedication for lane purposes or to the ultimate centre line of the lane on sites where land has been dedicated for lane purposes".

The application was approved by the Director of Planning.

The Director of Planning addressed Council and gave a brief explanation of the application.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Puil,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

2. Rezoning - 115-121 Keefer Street

An application was received from the Director of Planning to rezone Lot 2 of Lot A, Block 15, D.L. 196, Plan 7362, being 115-121 Keefer Street

From: CD-1 Comprehensive Development District
To: HA-1 Chinatown Historic Area District.

The application was approved by the Director of Planning.

cont'd....

Rezoning - 115-121 Keefer Street (cont'd)

A representative of the Planning Department explained to Council this application is for property near the intersection of Columbia and Keefer Streets and advised that a letter had been received from Mr. Harry Fan on behalf of the owner of the subject property stating that the owner had no objection to the proposed rezoning.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

3. Rezoning - S/W Corner East 29th Avenue and Prince Albert Street

An application was received from Mr. Roy Lisogar, Fraser Villa Ltd., to rezone Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727 being the southwest corner of East 29th Avenue and Prince Albert Street

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses:
- apartment building containing a maximum of 62 dwelling units
- customarily ancillary uses including off-street parking

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: Not to exceed 0.80 (after dedication)
In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking for residential use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes,

cont'd....

Rezoning - S/W Corner East 29th Avenue and Prince Albert Street (cont'd)

And subject to the following conditions:

(i) That Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.

(ii) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.

(iii) The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977'.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

The Director of Planning approved the application.

The Director of Planning gave a history of this proposal and advised Council that the Floor Space ratio was shown as 0.80 in error and should be amended to read 0.75. He indicated that the lower floor space ratio may mean a reduction in the maximum number of dwelling units from 62 to 58.

The Director of Planning also advised of a resolution passed by the Kensington Area Citizens Advisory Committee which requested that the Kensington Area Planner, on behalf of the Committee, request Council to adjourn the Public Hearing to a later date.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. Russ Podmerou of 942 East 29th Avenue, suggested that the proposed development is not family-oriented in that the units are relatively small. He presented a number of pictures of the site and a petition signed by residents of the area opposed to the development.

- Mrs. R.J. Grant, a resident of the Fraser Villa Apartment Building, 4550 Fraser Street, advised that the Fraser Villa looks out over the subject site and urged Council to approve the development which she felt would be an asset to the neighbourhood.

- Mrs. L. Berger, a resident of East 30th Avenue, expressed some concern over the appearance of the existing Fraser Villa Apartment Building.

- Miss Kathleen Bartlett, 4552 Prince Albert, complained that houses in the neighbourhood became run-down after being purchased by the applicant.

- A representative of the Riley Park Planning Committee spoke in opposition to the proposed rezoning.

- Mrs. M. Hawes, 4550 Fraser Street, urged approval of the application.

Cont'd.....

Rezoning - S/W Corner East 29th Avenue and Prince Albert Street (Cont'd)

- A resident of the 4500 Block Fraser Street also spoke in favour of the proposed rezoning.

- Mrs. Joan Favell, 4550 Fraser Street, spoke in favour of the proposed development stating it would be an improvement to the neighbourhood.

- Mr. Roy Lisogar, the applicant, provided Council with a brief verbal history of his proposed development pointing out that residents in the neighbourhood were canvassed for their reaction to the proposal and not one opponent to the proposal was found. Mr. Lisogar urged approval of his development, but pointed out that the new floor space ratio of 0.75, which the Director of Planning had requested be substituted, would have the effect of reducing the development by four (4) units.

A letter dated November 3, 1977, from the Chairman of the Riley Park Citizens N.I.P. Planning Committee was noted.

MOVED by Ald. Harcourt
THAT this Public Hearing be adjourned for two weeks, to be reconvened in the evening at a suitable location in the area.

- CARRIED

(Ald. Gerard, Gibson, Kennedy and the Mayor opposed)

4(a) Rezoning - 2615 Ash Street

An application was received from Hanson-Erb Architects to rezone Lot B of 9 and 10, Block 379, D.L. 526, being 2615 Ash Street

From: RM-3A Multiple Dwelling District
To: CD-1 Comprehensive Development District for hospital and customary ancillary uses, subject to such conditions as Council has prescribed by resolution.

The proposed rezoning would amend the plan forming a part of By-law No. 4772 (being the CD-1 By-law for the Vancouver General Hospital and Cancer Institute area) to include this site, in order that it will be subject to the same conditions and regulations as that By-law.

The Director of Planning approved the application.

A representative of the Planning Department gave a brief explanation of this application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of Hanson-Erb Architects be approved.

- CARRIED UNANIMOUSLY

4(b) 636 West 10th Avenue

An application was received from the Director of Planning to rezone Lot 7, Block 379, D.L. 526, Plan 991 being 636 West 10th Avenue

From: CD-1 Comprehensive Development District
To: CD-1 Comprehensive Development District.

The existing CD-1 By-law No. 4974 for the site it identical in text to the CD-1 By-law No. 4772 (being the By-law for the Vancouver General Hospital and Cancer Institute area). The proposed change makes no substantive alterations except to apply the same conditions and regulations in CD-1 By-law No. 4772 to this site. By-law No. 4974 is then repealed.

The Director of Planning approved the application.

A representative of the Planning Department briefly addressed Council on this matter.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

5. Sign By-law No. 4810
(Housekeeping Amendment)

An application was received from the Director of Planning as follows:

(a) amend the text to reorder and update Schedule I "Comprehensive Development Areas".

(b) amendment to establish Sign Regulations for the newly-established CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1).

The Director of Planning approved the application.

The Mayor called for speakers for or against this application and no one appeared.

MOVED by Ald. Gibson,
THAT the application of the Director of Planning to amend the text to re-order and update Schedule I "Comprehensive Development Areas" be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the application of the Director of Planning for an amendment to establish Sign Regulations for a proposed CD-1 By-law (29th Avenue and Prince Albert Street if rezoned to CD-1) be referred to the adjourned Public Hearing, which is to be reconvened in the evening in the Kensington area.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council Meeting adjourned at 3:20 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 8, 1977, adopted on November 22, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 17, 1977

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 17, 1977, at 7:30 p.m., in the Auditorium of the Vancouver Planetarium, 1100 Chestnut Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard
Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Kitsilano Point Zoning

An application was received from the Director of Planning to amend the Zoning and Development By-law as follows:

A. RT-2A TWO-FAMILY DWELLING DISTRICT SCHEDULE (Two Family Dwelling)

Various text amendments to the RT-2A Schedule, the principal amendments being as follows:

(i) to reduce the outright floor space ratio from the current 0.75 to 0.60;

(ii) to permit one- and two-family dwellings as a conditional use to a floor space ratio of 0.75, subject to prior approval of the Director of Planning;

(iii) to include dwelling units in basements as a conditional use;

(iv) changes to parking requirements; and

(v) other consequential amendments.

Details of the specific amendments proposed are contained in the City Manager's report of May 19th, 1977 (Review of Kitsilano Point Zoning) and also the City Manager's report of August 18, 1977, a draft By-law and a list comparing the existing and proposed zoning schedules, all of which were before Council.

B. RT-1A TWO-FAMILY DWELLING DISTRICT SCHEDULE (Two-Family Dwelling)

Establishment of a new District Schedule, with principal uses being one- and two-family dwellings as well as a number of other conditional uses.

cont'd....

Kitsilano Point Zoning
(cont'd)

Details of the subsequent amendments proposed were contained in a draft By-law which was before Council.

C. VARIOUS AMENDMENTS TO SCHEDULE "D" (ZONING DISTRICT PLAN)

Amendments are made to Schedule "D" (Zoning District Plan) of Zoning and Development By-law No. 3575, as outlined on a map which was before Council.

Also before Council were copies of an explanatory plan, and draft By-laws containing the proposed text amendments and the proposed plan amendments.

At the request of the Mayor, City Planner Miss J. Hlavach, Mr. R.R. Youngberg, Associate Director - Area Planning, and Mr. R. Scobie, Zoning Division, provided a lengthy explanation of the various aspects of the rezoning proposals applied for by the Director of Planning.

Ms. Hlavach, in her explanation, noted that several committees of local residents were involved in many months of preliminary discussions and meetings which culminated with the rezoning application. It was also noted that the Standing Committee on Planning and Development held public meetings in the area earlier this year to explain the proposals.

In order to ensure that the public had as full an understanding as possible of the rezoning proposals, the Mayor called for questions from the audience and a number were heard, each of which was answered by representatives of the Planning Department.

The Mayor called for speakers for or against the application and representations were received as follows:

- Mr. R.D. Keir, 1089 Richelieu Avenue, said he did not understand the proposals and suggested there was not sufficient notice given of the Public Hearing and that the average homeowner was confused and has difficulty understanding the details contained in the Director of Planning's application. He also expressed opposition to a reduction in the amount of office space which may be permitted.

- Mr. J. Pelkovics, 1932 McNicoll Avenue, expressed opposition to the proposed reduction in floor space ratio from 0.75 to 0.60 and requested that a ratio of 0.75 remain in the Kitsilano Point area. He also suggested that the absolute maximum building height in RT-2 areas should be 37 feet and that any homes which provide more than one additional suite should be required to provide off-street parking.

- Mr. R. K. Baker, on behalf of the Suburban Business Properties Association, spoke in opposition to the application to rezone a number of C-2 commercial areas. Mr. Baker indicated that the Vancouver City Planning Commission as well as the Greater Vancouver Real Estate Board had earlier expressed opposition to any changes in the C-2 zones.

- Mr. J. Pierce, 3404 West 3rd Avenue, expressed opposition to the height limitation proposed in the RM-3A1 zoning, saying that an absolute maximum of three storeys should be allowed and filed a petition concerning a development in the proposed RM-3A1 zone on the north side of West 4th Avenue at Collingwood.

cont'd....

Kitsilano Point Zoning
(cont'd)

- Mrs. Grundy, 3435 West 1st Avenue, requested that no further conversions of single family residential use to multiple family residential be permitted because of parking problems in the vicinity of her home.

- Mr. Frank Hyde, 3421 West 10th Avenue, suggested that notice of the Public Hearing was inadequate and that the meaning of the proposals appeared to him to be vague.

- Mr. J. Bruchet, 3791 West 8th Avenue, requested that the 3700 Block West 8th Avenue be included in the proposed rezoning in that area.

- Mr. D. Towers, Architect, 3549 West 4th Avenue, congratulated the Planning Department for its proposals and agreed with an earlier submission that C-2 zones not be rezoned as, he suggested, the proposals for C-2 zones would put too much power in the hands of the Planning Department.

- Mr. W. Wilding, Architect, 2574 Vine Street, congratulated the Planning Department on its proposals and admitted that while many of the objections are valid, the proposals are creative and a good effort.

- Mr. J. Timmer, Architect, 2060 Whyte Avenue, also commended the Planning Department for its rezoning proposals, but suggested that the wording in the explanation of the conditional use of a higher floor space ratio of 0.75 is superfluous and requested that the wording "taking into account the houses along the street" be struck out as the conditional use already states that the higher floor space ratio should reflect the character of the streetscape.

- A citizen of the area asked what protection there would be from increased parking problems and suggested there should be a referendum on the entire rezoning application.

- Mr. Timmins, 2966 West 4th Avenue, expressed opposition to the application to amend the C-2 zoning.

- A resident of the area questioned the legality of what he termed down zoning without a referendum.

- Dr. G. Jinks, 2450 Cornwall Avenue, commended the Planning Department on its proposals but expressed concern over increased traffic problems and suggested that one way streets be examined, particularly on Cornwall Avenue and Point Grey Road.

- Mr. Horvath, 1806 West 14th Avenue, suggested that a 12 block area bounded by 12th Avenue, 16th Avenue, Arbutus and West Boulevard should not be included in the rezoning proposals but should be considered part of South Vancouver. He also stated he had no opposition to the rezoning.

- A resident of the area pointed out that the proposals for the C-2 zoning would still permit approximately 15 different types of uses at the discretion of the Planner.

MOVED by Ald. Harcourt,
THAT the foregoing application of the Director of Planning be approved.

(Amended)

cont'd....

Kitsilano Point Zoning
(cont'd)

MOVED by Ald. Kennedy in amendment,
THAT, in the foregoing application of the Director of Planning, the proposals to rezone the C-2 areas be deleted from the overall application.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

The motion to amend having carried, the motion as amended and reading as follows was put and CARRIED:

"THAT the foregoing application of the Director of Planning with the exception of the proposals to rezone the C-2 areas, be approved."

(Alderman Bellamy opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 10:20 p.m.

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The foregoing are Minutes of the Special Council meeting (Public Hearing) of November 17, 1977, adopted on November 29, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, commencing at 11:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall to discuss the disposition of City-owned properties in Blocks 129 and 130, Locarno.

PRESENT: Mayor Volrich (in the Chair for a portion of the meeting)
Alderman Kennedy (in the Chair for the remainder of the meeting)
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: M. L. Cross

1. Locarno - Blocks 129 and 130

On November 8, 1977, when considering recommendations contained in the Report of the Standing Committee on Planning and Development dated September 29, 1977, Council also considered a letter dated October 27, 1977 from the Chairman of the Board of Parks and Recreation containing the following resolution:

"THAT the Board remind City Council that it has no authority to dispose of park sites, such as those in Block 130, without the consent of the Park Board and further that the Board request City Council to defer action on Block 130 until the Board meets with City Council to further discuss this matter."

Council agreed to meet with the Park Board as soon as possible to discuss the matter.

The Chairman of the Park Board, I. Bain, and Park Commissioners DuMoulin, Fraser, Fowler and Wainborn were present.

The Mayor noted the following resolutions which have been adopted by Council:

a) Amended recommendations of the Standing Committee on Planning and Development dated August 28, 1975 contained in the following extract from the Council minutes of September 16, 1975:

MOVED
THAT recommendations A(i) to (iv) of the Committee contained in this Clause, amended as follows, be referred to the Standing Committee on Planning and Development to discuss with the community and the Park Board, discussion to include multiple housing alternatives

"A. That Alternative A, including the following, be proceeded with:

(i) Blocks 130 and 129 to be disposed of by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board;

cont'd.....

Locarno - Blocks 129 and 130 (cont'd)

(ii) Locarno Park Extension to be retained as a local park serving the immediate neighbourhood;

(iii) Community Builders Ltd., and the City to proceed with joint or separate subdivision of approximately twenty (20) single-family lots, measuring approximately 55' x 115', and City-owned property at 2nd Avenue and Sasamat to be subdivided to provide ten (10) single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the Approving Officer."

- LOST

(Underlining indicates amendment)

MOVED
THAT amended recommendations A(i), (ii) and (iii) as quoted above be approved.

- CARRIED UNANIMOUSLY

MOVED
THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED

MOVED
THAT the communication from the Park Board dated September 10, 1975, be received for information.

- CARRIED UNANIMOUSLY "

b) Recommendations of the Standing Committee on Planning and Development dated September 29, 1977 adopted by Council on October 18, 1977:

"A. THAT the Park Board be requested to immediately inform the Director of Planning and the City Engineer of planning activities at Jericho Park, i.e., issues of traffic, parking and other impacts on the surrounding area.

- CARRIED UNANIMOUSLY

B. THAT the balance of the recommendations contained in the Manager's Report dated August 2, 1977 be deferred until the Planning Department work programme for 1978 is received.

- CARRIED UNANIMOUSLY

C. THAT Council's decision of September 16, 1975 be reaffirmed and the Supervisor of Properties be instructed to immediately dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park development, subject to the concurrence of the Park Board.

- CARRIED

D. THAT the Director of Planning be instructed to make application to rezone the C-1 property in Blocks 129 and 130, and refer same direct to Public Hearing.

- CARRIED "

cont'd.....

Locarno - Blocks 129 and 130 (cont'd)

c) Recommendations contained in a report of the City Manager dated July 7, 1976, adopted by Council on July 27, 1976:

"(1) The City-owned properties in Blocks 129 & 130 not affected by the road realignment and rezoning proposals be disposed of by way of prepaid leases for one period only of 60 years and that the Acting Supervisor of Property and Insurance be authorized to advertise the properties for lease, incorporating the necessary items and conditions to the satisfaction of the Director of Legal Services.

(2) Further, that the net proceeds from the prepaid leases be allocated to the Park Board's Jericho Park development fund.

(3) The street ends remain dedicated to permit servicing of utilities and be used for parking purposes as in the past.

- CARRIED UNANIMOUSLY "

Commissioner Bain advised that the Park Board on October 18, 1977 requested Council to defer consideration of the disposition of the City-owned properties in Block 130. Council did not defer the matter and reaffirmed its previous decision of September 16, 1975 to dispose of the properties in Blocks 129 and 130 by way of prepaid leases.

The Board on November 8, 1977 reiterated their September 10, 1975 position that Council has no authority to dispose of park sites such as those in Block 130 without the consent of the Park Board.

Commissioner Bain advised that the Board wishes to retain Block 130 as it is to allow an orderly process for development which would include an analysis on the effects the increased traffic generated by any development of the site. He noted that the Director of Planning had recommended that a study be undertaken of the various developments in the entire Jericho/Locarno area. Mr. Bain suggested that a committee comprised of representatives of Council, Park Board, their staffs and citizens groups, be set up. This Committee could be the sounding board for opposing groups to work out their differences and form a concensus for the area.

The Mayor noted the memorandum dated November 22, 1977, distributed at the meeting and addressed to the members of Council and Park Board from the City Manager in which he advises:

"1) Although some of the lots in Block 130 were bought with 5-Year Plan funds for park purposes, they were not turned over to the care and custody of the Parks Board.

Hence, legally a 2/3 majority of Council can divert the lands for other purposes without concurrence of the Parks Board.

cont'd.....

Locarno - Blocks 129 and 130 (cont'd)

2) Notwithstanding the above, Council has throughout agreed to make its resolutions to dispose of the land subject to concurrence of the Parks Board.

3) Such approval was, in fact, given by the Parks Board on November 17, 1975.

4) The above approval by the Parks Board was subject to certain conditions. These were resolved by an exchange of letters which resulted in the Council resolution of July 27, 1976, (quoted previously). "

Commissioner Fowler indicated that although there was approval by the Park Board in 1975, the present Park Board should have an opportunity to discuss the matter.

(Mayor Volrich left the meeting and Alderman Kennedy assumed the Chair)

The City Manager was asked to comment on the legality of the Council action of October 18, 1977 reaffirming the Council action of September 16, 1975 -- to reaffirm an action of a previous Council, is a two-thirds majority of full Council necessary. At the October 18, 1977 Council meeting there were only seven affirmative votes as three of the ten Council members present were opposed to the motion.

The City Manager indicated that he would check this point with the Director of Legal Services and further advise Council. However, he advised that the Council actions of September 16, 1975 and July 27, 1976 are still valid.

MOVED by Ald. Puil
THAT the Council resolution of September 16, 1975 with respect to the disposition of the properties in Blocks 129 and 130 be rescinded.

(deferred)

MOVED by Ald. Harcourt
THAT the foregoing motion be deferred to a regular meeting of Council.

- CARRIED

(Aldermen Puil and Rankin opposed)

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The Special Council Meeting adjourned at 12:20 p.m.

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NOTE: Subsequent to the meeting, the City Manager advised that the Director of Legal Services states the September 16, 1975 Council resolution is still valid and the October 18, 1977 Council resolution was unnecessary.

To rescind the September 16, 1975 instructions to dispose of the lots in Blocks 129 and 130 would require a simple majority.

The foregoing are Minutes of the Special Council meeting of November 22, 1977, adopted on November 29, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Allon Hornby, Pastor of the Broadway Pentecostal Tabernacle, Vancouver.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the day.

ADOPTION-OF-MINUTES

MOVED by Ald. Kennedy
SECONDED by Ald. Ford
THAT the minutes of the following Meetings be adopted:

Special Council - November 8, 1977,
Regular Council - November 8, 1977,
Special Council (Public Hearing) - November 8, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Regional District Review Committee

The Council noted a News Release, dated October 28, 1977, from the Minister of Municipal Affairs and Housing concerning the Provincial Government's Regional District Review Committee, advising that the Committee's terms of reference will allow it to seek briefs from interested parties and to hold public hearings in various locations throughout British Columbia.

MOVED by Ald. Marzari
THAT a submission to the Regional District Review Committee be made by the City of Vancouver, and the Mayor and City Manager, in consultation with appropriate Department Heads, prepare the submission in draft form for the consideration of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Development Permit Application
958 Bute Street

A letter dated November 7, 1977, from Horst Dammholz Realty Ltd., was noted, requesting to appear as a delegation concerning its project at 958 Bute Street. Council was advised that a report from the administration is expected to be before Council on the subject, on November 29, 1977.

MOVED by Ald. Rankin
THAT the delegation request from Horst Dammholz Realty Ltd., be granted.

- CARRIED UNANIMOUSLY

3. Establishment of Council
Committee on the Disabled.

Under date of November 10, 1977, the Mayor submitted the following letter on establishing a Council Committee on the Disabled:

On October 27th Aldermen Ford, Marzari, Kennedy and I met with the Director of Social Planning and a group of citizens to discuss the attached proposal to establish a Council Committee on the Disabled. This proposal was the result of a number of meetings involving the Mayor's Office, Social Planning, SPARC of B.C. and a number of citizens, either themselves disabled or interested in the needs of disabled persons.

I recommend, with the concurrence of Aldermen Ford, Marzari and Kennedy, that Council approve the establishment of a Committee on the Disabled, with terms of reference as outlined in the proposal. The first term of the Committee would commence January 1st, 1978. If Council approves the proposal to establish a Council Committee on the Disabled, I would recommend Alderman Ford as Chairman and Alderman Marzari as the other Council representative and the other members as follows:

Bill Bain	Jackie Hooper
Emerald Bartlett	Winston Leckie
Pam Frazee	Roberta McLeod
Tony Du Moulin	Tom Parker
Paul Thiele	

I further recommend that funds in the amount of $1,000 be approved for the first year to cover such expenses as interpreting and transportation.

MOVED by Ald. Ford
THAT the recommendation of the Mayor be approved and the Director of Social Planning be responsible for administering the funds involved.

- CARRIED UNANIMOUSLY

4. Proceeds from Sale of "Vancouver -
The First One Hundred Years".

The Mayor submitted a letter dated November 16, 1977, concerning the City's publication "Vancouver - The First One Hundred Years" and, on a suggestion made, amended his recommendation

The letter, as amended, reads as follows:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

"Vancouver - The First One Hundred Years"(Cont'd)

"This book has now been published and I believe that most members of Council have received a copy. The publisher is quite optimistic about the prospects for the sale of the book and the City will be sharing the royalties. The publisher has estimated that the City may well earn an amount of about $10,000 in royalties in the first few months of public sale.

I think that rather than bringing these funds into our General Revenues, it would be advisable to have these funds go into a special fund to assist with future publications about the City. This could be designated as the "City Publishing Reserve" and I would recommend this to the City Council.

It should be noted that the preparation of the book was very much the work of our "Urban Reader" staff and I think that they are to be highly commended on the excellence of this publication."

MOVED by Ald. Brown
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT

II. Report of Standing Committee on Finance and Administration (November 3, 1977)

Champlain Heights Community Services Site Study - Summary Report (Clause 1)

In considering this clause concerning a summary report on the Champlain Heights Community Services Site Study, the Council noted a letter dated November 22, 1977 from the Board of Parks and Recreation on the subject, in which the Board expressed concern that capital funding of $1,500,000 for 1978 for the project, would be from the Park Board Supplementary Capital Funds for 1978. The Board sought clarification from the Council as to the total capital funds it could expect, before it agreed to such a large capital expenditure. The Board also advised of the following resolution passed at its meeting on November 21, 1977:

"THAT the Board approve the Architect proceeding with preliminary planning for the Champlain Heights Community Services Centre, estimated to cost $85,000, and also approve an expenditure of $98,500 to bring the proposed elementary school gymnasium in the Services Centre up to community recreation standards, and the Superintendent be requested to report on satisfactory arrangements with the School Board for use of the gymnasium for community recreation purposes.

- Carried."

The Chairman of the Park Board, Mr. Bain, and Commissioner Fowler, were present and addressed the Council on the Board's concerns.

MOVED by Ald. Brown
THAT the recommendations of the Committee be approved, after changing recommendation 'C' to read as follows:

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd)

Champlain Heights Community
Services Site Study. (Cont'd)

"THAT subject to the approval of recommendations A and B that Ron Howard, Architect, be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of $85,000.00 be allocated for this purpose, the monies required to be provided out of capital funds as varied for the purpose, and the Director of Legal Services bring in the required by-law:

FURTHER this work to proceed with approval of the City Manager, only after the Park and School Boards have formally endorsed the proposed developments and related financing program."

- (amended)

MOVED by Ald. Kennedy
THAT recommendation 'C' of the Committee be deferred.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin (in amendment)
THAT the following words be struck from the motion by Alderman Brown:

"FURTHER this work to proceed with approval of the City Manager, only after the Park and School Boards have formally endorsed the proposed developments and related financing program."

- CARRIED

(Ald. Bellamy, Brown, Ford, Kennedy and Marzari opposed)

The amendment having carried, the motion, as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT the recommendations of the Committee be approved, after changing recommendation 'C' to read as follows:

'THAT subject to the approval of recommendations A and B that Ron Howard, Architect, be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of $85,000.00 be allocated for this purpose, the monies required to be provided out of capital funds as varied for the purpose, and the Director of Legal Services bring in the required by-law.'"

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 18, 1977

Building & Planning Matters
(November 18, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Kitsilano N.I.P. - Completion of Implementation Stage
Cl. 2: D.P.A. - 3641 Point Grey Road
Cl. 3: Downtown Eastside N.I.P. - Budget and Staff Alterations
Cl. 4: Mt. Pleasant N.I.P. - Six Month Progress Report and Administration

Cont'd....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 1 - 4 inclusive.

MOVED by Ald. Marzari
THAT clauses 1 and 2 of this report be received for information and the recommendations of the City Manager, as contained in clauses 3 and 4, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(November 18, 1977)

Mount Pleasant N.I.P. -
Traffic Improvement Measures.
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 18, 1977)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: B.C. Jockey Club & Burrard Amusements Placement on Business Tax Roll
Cl. 2: Property Tax Exemption for Vancouver Resource Society for the Physically Handicapped
Cl. 3: Quarterly Review of Revenues and Expenditures, 1977 Operating Budget as at September 30, 1977
Cl. 4: Collection By-law Fines - Staffing
Cl. 5: Renewal of Fiscal Agency for City Debenture Issues
Cl. 6: Loans to Shon Yee Benevolent Association & SPOTA
Cl. 7: Vancouver Centre Development Ltd. - Letter of Credit

B.C. Jockey Club and Burrard
Amusements - Business Tax Roll
(Clause 1)

In considering this clause, Council was advised that requests have been received from B.C. Jockey Club and Burrard Amusements to defer this clause until the December 13th Council Meeting.

MOVED by Ald. Brown
THAT this Clause be deferred as requested, pending presentation of briefs, or the hearing of delegations.

- CARRIED UNANIMOUSLY

Property Tax Exemption for Vancouver
Resource Society for the Physically Handicapped
(Clause 2)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Quarterly Review - 1977 Operating Budget as at September 30, 1977 (Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager be approved, and the items involving Crown Dominion, National Harbours Board, Grants, and the item entitled Scavenging Fees(reduction in revenue) be referred to the Finance and Administration Committee for further review.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Loans to Shon Yee Benevolent Association and SPOTA (Clause 6)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Vancouver Centre Development Ltd., Letter of Credit (Clause 7)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters (November 18, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day
Cl. 2: Leave of Absence without Pay - Mr. John E. Bunyan, Vancouver Firefighters' Union, Local 18
Cl. 3: Proposed 1977 Non-Union Casual Wage Rates - Park Board
Cl. 4: Training Course - Computer Services Division

Statutory Holidays - Christmas Day, Boxing Day and New Year's Day (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Personnel Matters (Cont'd)

Clauses 2 - 4 inclusive.

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 18, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lease of City-owned Property, Portion of Cromwell Street
Cl. 2: Request by Purchaser to Defer Payments on Sale of City Lot - S/S 6th Avenue between Spruce & Alder
Cl. 3: Renewal of Leases - Parcel 1 of Parcel M, D.L. 318, Undeveloped Portion of 75th Avenue, East of Milton

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Cedar Cottage N.I.P. Appropriations

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. Ground Lease: City of Vancouver to H. Haebler Co.,Ltd., - Assisted Rental Project at 7th Avenue and Laurel Street

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Free Downtown Bus Service

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

Report of Standing Committee
on Finance and Administration
(November 3, 1977)

Departmental Review -
Health Department
(Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
November 3, 1977

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Heights Community Services Site Study Summary Report
Cl. 2: Grant Request - B.C. & Yukon Chamber of Mines

For Council action on Clause 1 - see pages 3 & 4.

Grant Request - B.C. and
Yukon Chamber of Mines
(Clause 2)

Alderman Brown advised Council that, subsequent to the Committee meeting, in discussing this matter with the representatives of the B.C. and Yukon Chamber of Mines, the organization has now suggested that its grant request be withdrawn.

The Council agreed and no further action was taken.

III. Report of Standing Committee
on Finance & Administration
(November 10, 1977)

Departmental Review -
Permits & Licenses
(Clause 1)

In considering this clause, the Council was advised that the Director of Permits & Licenses is of the opinion that clarification is required regarding paragraph 2, page 5 of the report. Alderman Brown proposed, and the Council agreed, that the record be amended by substituting the following:

"In response to a query representatives of the department advised inspectional time was involved in the enforcement of the Fire By-Law and liquor inspections. 25% of inspectional time is involved in the Standards of Maintenance By-law which is handled on a complaint basis and routinely in areas such as, Cedar Cottage and Kitsilano. It was also stated that particularly in the core area there is continuous review, and key inspections are carried out routinely by health and fire."

MOVED by Ald. Brown
THAT the recommendations of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

IV. Report of Standing Committee on Community Services, November 10, 1977

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Sale of Surplus City Furniture & Equipment Canadian Theatre of the Deaf
Cl. 2: Grant Request - Little Mountain Area Human Resources Society
Cl. 3: Liquor Permit Application - 3605 West 4th Avenue
Cl. 4: Liquor Permit Application - 340 Cambie Street
Cl. 5: Funding Cordova House
Cl. 6: B.C. Housing Management Commission - Rent Increases to Residents of Public Housing
Cl. 7: Entertainment in Cabarets
Cl. 8: Downtown Eastside Residents' Association - R.R.A.P. Funding
Cl. 9: Request from Pacific National Exhibition for Sale of Beer at National Hockey League Games

Clauses 1, 2, 3, 4, 5 and 7

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5 and 7 be approved.

- CARRIED UNANIMOUSLY

(Clause 2 was carried by the required majority)

B.C. Housing Management Commission Rent Increases to Residents of Public Housing (Clause 6)

MOVED by Ald. Rankin,
THAT recommendations A, B and C of the Committee contained in this Clause be approved;

FURTHER THAT the Chairman and any members of the Standing Committee on Community Services wishing to join him, be authorized to meet with appropriate Provincial officials to discuss this matter.

- CARRIED UNANIMOUSLY

Downtown Eastside Residents' Association - R.R.A.P. Funding (Clause 8)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be amended and then approved as follows:

"THAT the Mayor, Chairman of the Standing Committee on Community Services and the City Manager request an answer from the Chairman and President of C.M.H.C. for the failure of the Federal Government to proceed as soon as possible with an amendment to the National Housing Act which will allow R.R.A.P. funding to be allocated for renovations to hotels and rooming houses and report back to Council on the responses received."

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
November 10, 1977 (cont'd)

Request from P.N.E. for Sale of
Beer at National Hockey League
Games (Clause 9)

MOVED by Ald. Puil,
THAT the request of the Pacific National Exhibition for Council approval for the sale of beer in two enclosed areas on the lower level of the Coliseum during National Hockey League games be approved, subject to review by Council after one year.

- LOST

(Aldermen Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin opposed)

- - - - -

The Council recessed at approximately 3:50 p.m., and after an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:35 p.m.

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V. Report of Standing Committee
on Planning and Development,
November 10, 1977

Design Concept Area 10-B
False Creek (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation D of the Committee contained in this Clause be approved and recommendations A, B and C be deferred.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Transportation,
November 10, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Request for Pedestrian Actuated Traffic Signal 33rd Avenue and Ontario Street
Cl. 2: Bus Shelters - Lighting and Benches
Cl. 3: Parking - 600 Block West 13th Avenue
Cl. 4: Tow-Aways (Private Impoundments) from Public Parking Lots

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Transportation,
November 10, 1977 (cont'd)

Tow-Aways (Private Impoundments) from
Public Parking Lots (Clause 4)

Council also had before it a letter dated November 16, 1977, from the Automotive Retailers' Association on this matter.

Council agreed to hear representations from the following with respect to this clause:

- Mr. W.R. Wills, Automotive Retailers' Association, addressed Council on this matter and stated that he believed parking rates would be drastically increased if a total ban on towing were imposed. Mr. Wills suggested that Council initially approve moderate control measures leaving its option open to increase the degree of control if found necessary.

- Mr. R. Washtok, Rory's Towing, endorsed the comments of Mr. Wills.

- Mr. C. Flanders, representing Mr. L. Gunn, Can Tow, stated he favours the moderate control measures and also suggested the City limit, through licensing, the number of towing vehicles operating within the City. This would permit the City to take action against offending operators through cancellation of their licenses. He also indicated that his client would be willing to work on an ongoing basis in co-operation with the City and other towing companies towards a resolution of this problem.

MOVED by Ald. Kennedy,
THAT recommendation A(1) and (2) of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT recommendation B(1), (2), (3), (4) and (5) of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT

(a) A ban on tow-aways from commercial parking lots except in cases where a hazard is created be approved, and the Director of Legal Services report back on ways and means of implementing this measure.

(b) The City Engineer report further on the following proposed control measures:

(i) the City require civic control of ticketing and/or towing in transient parking lots;

(ii) the City require locking devices as an alternative to towing from transient parking lots.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Kennedy,
THAT recommendations C and D of the Committee contained in this Clause be withdrawn.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Various License Fees)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4792, BEING THE GRANVILLE MALL BY-LAW (Use of Bicycles on the Mall)

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil and the Mayor opposed)

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4243, BEING THE ENCROACHMENT BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW (Parade Permit)

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW (Insertion of Sewer Connection Fees on Tax Roll)

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (S/S 6th Avenue, East of Ontario Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The North 7 feet of the West ½ of Lot 3, Block 36, District Lot 200A, Plan 197 has been established for highway purposes under filing 43305;

(3) The said 7 foot widening strip is no longer required for the widening of 6th Avenue;

(4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the North 7 feet of West ½ of Lot 3, Block 36, District Lot 200A, Plan 197; be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said West ½ of Lot 3 to form one parcel.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (S 20' of Lot 14 of Lot 7, Blocks 10 to 13 & 22 to 25, D.L.'s 391 & 392, Plan 1631)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 14 of Lot 7, Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 1631;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes (S 17' of Lots 17 and 18 of Lots 1 to 3 and 17 to 19, Block 10, D.L. 2027, Plan 2995)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

South 17 feet of Lots 17 and 18 of Lots 1 to 3 and 17 to 19, Block 10, District Lot 2027, Plan 2995, the same as shown outlined red on plan prepared by G, Girardin, B.C.L.S., dated May 20, 1977, and marginally numbered LF 8265, a print of which is hereunto annexed;

cont'd....

MOTIONS (cont'd)

Allocation of Land for Road Purposes (S 17' of Lots 17 and 18 of Lots 1 to 3 and 17 to 19, Block 10, D.L. 2027, Plan 2995) (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up, Conveying with Abutting Owner, Subdividing with Abutting Lands (Lane South of 10th Avenue, West of Ash Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) Expansion of the Cancer Control Agency of British Columbia facilities requires the closure of the lane south of 10th Avenue westerly from Ash Street;

THEREFORE BE IT RESOLVED THAT all the hereinafter described portions of lanes be closed, stopped up and conveyed to the abutting owner:

(1) The remaining portion of lane dedicated by the deposit of Plan 991, Block 379, District Lot 526, lying between the production southerly of the westerly limit of Lot 6, Plan 991 and the production southerly of the easterly limit of Lot "B", Plan 5014, all of said Block 379;

(2) All the lane dedicated by the deposit of Plan 13994 said Block 379. The same as shown outlined red and green respectively on plan prepared by Noel E. Peters, B.C.L.S., dated August 30, 1977, and marginally numbered LF8384, a print of which is hereunto annexed; and

FURTHER BE IT RESOLVED THAT the aforementioned lanes, now closed, be subdivided with the abutting lands; and

FURTHER BE IT RESOLVED THAT Council's resolution of January 18th, 1977, be rescinded.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

1. Conservation of Energy - Housing Development Demonstration Project

MOVED by Ald. Kennedy,
SECONDED by
THAT WHEREAS recent reports suggest that solar space and water heating should be cost-competitive for single family homes within five to ten years;

AND WHEREAS in multi-family buildings, the comparative performance of solar heating is improved through economies of scale;

AND WHEREAS solar heating constitutes a non-polluting renewable technology;

cont'd....

MOTIONS (cont'd)

Conservation of Energy - Housing Development Demonstration Project (cont'd)

AND WHEREAS other Government and private agencies are actively involved in research and development of solar space and water heating systems;

THEREFORE BE IT RESOLVED THAT the National Research Council or other agencies be asked to collaborate with the City of Vancouver to ensure that at least one housing development be designed as a demonstration project and equipped with solar space and water heating in an effort to determine the extent to which this form of heating can contribute to the solving of the growing energy crisis;

FURTHER BE IT RESOLVED THAT the City's officials be asked to study the technical, taxation, legal and financial factors arising from this proposal with a view to reporting at a later date on its feasibility;

AND FURTHER BE IT RESOLVED THAT a federal grant be requested to pay for the innovative features and special studies required to create a successful demonstration project in Vancouver.

(Notice)

(Notice was called and recognized by the Chair)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Proposed LRT System

MOVED by Ald. Rankin,

THAT WHEREAS rapid transit between Surrey, New Westminster, Burnaby and Downtown Vancouver is vital to the future of these communities;

AND WHEREAS the people of these communities are growing more and more intolerant about the increased vehicle movement to transport people about these communities during rush hour for working purposes;

AND WHEREAS the roads used to transport these people are carving up residential areas and destroying the liveability of the region;

AND WHEREAS the town centre concept of the Liveable Region Plan depends on the LRT system;

AND WHEREAS the G.V.R.D. has made every effort to work with the Provincial Government to set up a Regional Transportation Authority and get LRT started with some funding help from the Provincial Government;

AND WHEREAS the Provincial Government has shown in the last two months that it has no intention of establishing rapid transit in the G.V.R.D. area because of its commitment on expanded highway program, namely, one quarter of a billion dollars on the Coquihalla route and, more importantly, a $180 million commitment for Annacis Island crossing, which if it does go ahead, will set back the possibility of LRT in the immediate future;

AND WHEREAS the people of these municipalities are not happy with the municipalities telling them that the problem lies with senior governments and they want the municipalities to do something about the problem themselves;

cont'd....

NOTICE OF MOTION (cont'd)

Proposed LRT System (cont'd)

AND WHEREAS the G.V.R.D. does not have the power to take action on a Light Rapid Transit system and the municipalities do have the spending power, providing they consult the people;

AND WHEREAS to prepare detailed engineering feasibility studies and to search out the title and cost of the land and properly cost the LRT system will take somewhere between one and two years;

AND WHEREAS the cost of these studies will be in the order of $1 million to $3 million;

THEREFORE BE IT RESOLVED THAT Vancouver petition the Burnaby Council, the New Westminster Council and the Surrey Council to allocate, based on their per capita populations, sufficient funds to carry out the engineering studies to properly locate and cost the proposed LRT system and when this is done, to put a referendum to the people of their communities telling them the cost and location of the LRT system and asking for their approval to raise 1/4 of the capital funds required to build the system, while calling on the Provincial and Federal Governments to raise the balance of the monies.

(Notice)

ENQUIRES AND OTHER MATTERS

Alderman Brown - Proposed LRT System

asked if the non-G.V.R.D. members of Council are in agreement with the actions taken by Council representatives on the G.V.R.D. Transportation Committee (the Mayor, Aldermen Brown & Kennedy) which is that the GVRD Committee continue its studies on the LRT lin and also that the GVRD position clearly be to continue to urge the Province to cost share with it on the LRT proposals.

The Mayor advised the Provincial Government is expected to define its position within the next few days.

No further action was taken.

Alderman Rankin - Notification re Public Hearings

requested the Mayor, with respect to Public Hearings, to instruct the appropriate officials to notify by postcard all affected persons in a proposed rezoning area.

The City Manager advised that the whole matter with respect to the procedure of Public Hearings is being reviewed and that he will report further on this matter.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Kennedy -
Jericho Hangars

advised that he had received a telegram from the Hon. Sam Bawlf, Minister of Recreation and Conservation answering his request with respect to availability of funds from the Recreational Facilities Assistance Fund, to assist with conversion of the Jericho Hangars.

The Hon. Bawlf has advised that assistance through this Fund could be considered with respect to the Hangars.

The City Manager advised that in accordance with Council's instruction, Social Planning and the Park Board are jointly working out priorities for applications for funding under this plan. These priorities should include applications from private agencies within the City. It is expected a report will be before Council in the near future.

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The Council adjourned at approximately 6:00 p.m.

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The foregoing are Minutes of the Regular Council meeting of November 22, 1977, adopted on November 29, 1977.

MAYOR

CITY CLERK

BUILDING & PLANNING MATTERS

INFORMATION:

1. Kitsilano Neighbourhood Improvement Program: Completion of Implementation Stage

The Director of Planning reports as follows:

"The Neighbourhood Improvement Program in Kitsilano is very near to completion. The normal time period for implementation of N.I.P. is three years. City Council approved the Kitsilano N.I.P. Concept Plan on November 12, 1974 and therefore a deadline of October 31, 1977 has been aimed for in the completion of the implementation stage. This Concept Plan outlined how the $1.2 million allocated to Kitsilano would be spent, i.e. Recreation Facilities $273,000; Social Facilities $250,000; Social Housing $584,000; Planning and Administration $93,000. The Concept Plan has been altered several times to reflect changing priorities and costs. As will be shown, virtually all of the N.I.P. money has been allocated and most projects have been completed with most of the remainder under construction.

CMHC has recently informed us that they consider the time period for the implementation stage to be measured from the date the Province approves the specific program, which means that the implementation of the Kitsilano program can continue until March 13, 1978.

As the Kitsilano program is virtually completed, the period between now and March 13, 1978 will be used to monitor completion of outstanding projects, initiate construction of projects approved but not yet started and to finalize the budgets and formulate recommendations on the disposition of whatever funds may be remaining.

On December 7, 1976 City Council approved closing down the Site Office in Kitsilano and a reduction in staff to one Site Office Co-ordinator. This staff position expires on October 31, 1977. It is not felt to be necessary to allocate any further staff to the Kitsilano N.I.P. at this time. The monitoring and implementation remaining will be carried out by existing in-house Area Planning staff.

BUDGET SUMMARY

Specific amounts from the Kitsilano N.I.P. budget were allocated to each of the four categories listed in the revised Concept Plan adopted by City Council on November 23, 1976. City Council has since approved the expenditure of almost all the money in each of the categories.

	Allocation	Approved Expenditure	Balance
Recreation Facilities	$430,600	$430,600	0
Social Facilities	211,100	211,100	0
Social Housing (September 30/77)	410,300	406,933	$ 3,367
Rents received (minus costs)			34,239
Relocation of tenants	10,000	0	10,000
Planning	60,321	49,455	10,866
Administration (September 30/77)	77,679	62,098	15,581
TOTALS	$1,200,000	$1,160,186	$74,053

Three small expenditures which would use the remaining housing funds plus some of the rental money have been recommended by the Kitsilano Planning Committee although Council has not yet had the opportunity to decide on them. Reports on these items will be forwarded shortly.

STATUS OF PROJECTS

The list attached as Appendix A details all 30 of the NIP projects approved for Kitsilano. All the projects listed, except for the Kitsilano Community Centre, the Arbutus and 4th Avenue mini-park, Tennyson Playground, Bayview Playground and Kits House Playground have been completed.

Kitsilano Community Centre

On October 4, 1977 City Council approved the funding and choice of contractor for

Cont'd . . .

Clause 1 Cont'd

the Kitsilano Community Centre renovations and additions. Construction has begun and it will probably be summer 1978 before it is completed.

Arbutus and 4th Avenue Mini-Park

The Engineering Department and Planning Department are working out final design details for the Arbutus and 4th Avenue mini-park. Hopefully construction on this project will take place with the first good weather next spring.

Tennyson School, Bayview School and Kits House Playgrounds

The playground improvements being carried out in the Tennyson School grounds by the School Board crews are near completion. The playground improvements at Bayview School are being done by a group of people on a Canada Works grant. This work should also be completed shortly. The work on the improvements to the Kitsilano Neighbourhood House has just started. It will be several months before it is all finished.

Social Housing

N.I.P. funds were allocated to purchase land to be used for the development of social housing. These purchases have been carried out, but no decisions have been made by City Council as to who will develop the properties or what types of housing will be built. In December 1976 City Council asked the GVHC to develop the City owned properties in the 1800 Block West 5th Avenue (a portion of this property was purchased with NIP funds, the remainder was purchased for the now abandoned Arbutus-Burrard Connector proposal). The GVHC is presently investigating the possibility of developing various forms of family rental accommodation on this site. Once a feasible scheme has been produced, based upon a land cost acceptable to the City, then a report will be forwarded to City Council recommending the terms under which the property should be sold or leased. Under CMHC guidelines, a decision on the disposition of this property for social housing, regardless of the GVHC's plans, will have to be made before the March 13, 1978 deadline for NIP implementation. If the property is not to be used for social housing then the NIP funds used to purchase them must be returned to the NIP accounts and a decision on disposition of those funds must be made by the March 13th deadline.

The other NIP housing site (in the 1900 Block West 2nd Avenue) is being investigated by the Community Alternatives Co-op at the request of the Kitsilano Citizens Planning Committee. This group is presently seeking CHMC commitment for funding and City approval of a multiple family building designed specifically for this site. As soon as the CMHC funding is assured (probably within the next month), a report will be forwarded to Council seeking approval of sale of this property to this group at a price acceptable to all involved.

The $10,000 allocated for relocation of the tenants displaced by development of the housing sites will be required once a definite redevelopment scheme for these sites is accepted.

RESULTS OF NIP IN KITSILANO

Besides the obvious physical improvements to the neighbourhood which occurred as a result of NIP, there were several less obvious intangible improvements.

The Local Area Planning Program which examined comprehensively the planning issues, operated concurrently with NIP in Kitsilano. Even though strong citizen interest helped create LAP in the first place, NIP often acted as a catalyst for involvement in LAP in that people would get involved in NIP to try to get funding for their favourite project, they would see LAP in operation at the same time, and would often then get involved in both programs.

N.I.P. also served as a catalyst for the formation of strong groups within the neighbourhood. For instance, several of the schools had very ineffective, non-involved parents committees when NIP first started. As the parents got involved in the NIP projects happening at the schools, they got more involved in all aspects of the schools. These schools now have very active and strong parents groups. Another example of this is the formation of the Kitsilano Intra-Community Day-care Services Society (KIDS). The various day-care groups in Kitsilano initially met together to co-ordinate their requests for NIP funding. They found they had other shared interests and eventually formed a permanent association, KIDS, to provide a continuing forum for discussion of common needs, problems and resources.

Cont'd . . .

Clause 1 Cont'd

The Kitsilano Citizens Planning Committee dealt with both LAP and NIP in Kitsilano. It has developed from a group which was wracked by dissension and suspected by many into a strong and effective voice for the community. Even though intensive Planning Department involvement ceased on October 31, 1977, the Committee will continue to meet every two weeks to deal with ongoing planning issues in Kitsilano. The Planning Department will continue to provide minimal liaison service with the Committee.

Often the expenditure of NIP funds ensured much more use and more efficient use of the facility improved. The school grounds in the four elementary schools were virtually bare before NIP and were used primarily by P.E. classes during school hours, by the children (to stand around, or possibly play a few team sports) during recess and lunch and once in a while by the older members of the community for team sports after school hours. NIP provided improvements to these school grounds which enable them to function and look like small parks and enable use by wider age groups both during and after school hours.

NIP was used to attract other funding to produce better improvements than could be arranged with NIP or the other programs operating in isolation. For instance, $270,000 of NIP funding was used as seed money for the Kitsilano Community Centre project. This money helped initiate a project that will cost more than $700,000 with the remainder of the funds coming from the Provincial Recreation Grant, Community Centre Association, Park Board and City Capital funds.

Finally, having NIP in Kitsilano enabled the benefits of the Residential Rehabilitation Assistance Program to reach homeowners and landlords in Kitsilano. More than 700 applications for RRAP funding have been received with a total renovation value of approximately $3,000,000 committed and a further $2,000,000 pending. Both NIP and RRAP have created an atmosphere of neighbourhood upgrading and improvement which has resulted in a great deal of private renovation and improvement taking place without the direct use of either program.

CONCLUSION

The Director of Planning feels that NIP has been an extremely successful program in Kitsilano. Virtually all of the projects have been completed and are in use by community residents. Those few which have not been completed are far enough along that their completion is assured within a reasonably short time."

The City Manager submits the foregoing report for the INFORMATION of City Council.

2. 3641 Point Grey Road
Development Permit Application #78672

The Director of Planning reports as follows:

"Development Permit Application No. 78672 has been filed by Mr. Tom Almas, to construct a 5'6" high fence (in lieu of permitted 4') in the front yard of the existing one family dwelling.

Resolution of City Council dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas (between Alma Street and Balsam Street) of the north side of Point Grey Road are to be brought to the attention of Council.

Ten neighbouring property owners were notified of this application and no objections were received. Two neighbours replied stating that they had no objections to the proposal.

The Director of Planning has considered this Development Permit Application No. 78672 and is prepared to approve the fence at a height of 5'6" but before giving final consideration, is reporting the matter to City Council as requested. "

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION:

3. Downtown Eastside N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

The purpose of this report is to recommend budget and staff alterations re the Downtown Eastside Neighbourhood Improvement Program (N.I.P.).

II CURRENT SITUATION

Budget

The Downtown Eastside N.I.P. is a 1975 program. The Concept Plan, which specified the types of improvements required and allocated monies within the balance of the N.I.P. funds to achieve those objectives, was adopted by Council on September 28, 1976. The total implementation budget was $616,500.

On December 7, 1976, Council approved the following recommendation:

"THAT the City assume the total administrative costs of $58,000 for the Implementation Stage of the Oppenheimer (Downtown-Eastside) Area Neighbourhood Improvement Program."

Council took the above noted action on the advice of the Director of Planning who reported that while administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government, it was appropriate for the City to assume the total 1977 administrative costs of this Downtown-Eastside program in view of the very low level of total funding for this area of high priority needs.

City funds used for this administration budget derive from the 1974 previously unappropriated balance of the City's Neighbourhood Improvement Program fund. The administration budget expires on December 31, 1977.

Staff

A Planning Assistant III and a R.R.A.P. Promoter are assigned to this program, and are located in a Site Office in the community. These positions are temporary and are approved to December 31, 1977. Supervision of this program was provided by a Planner II until mid-year, and is now the responsibility of the Senior Area Planner; both these supervisory positions are permanent and are funded from the regular Departmental budget.

III PROPOSED BUDGET AND STAFF ALTERATIONS

The following budget and staff are recommended to provide for the continued effective administration of the Downtown-Eastside N.I.P. program.

a) Extend the Downtown Eastside Planning Assistant III to December 31, 1978, and provide a budget for this final phase of the Implementation Stage.

This is to ensure that the community will be properly consulted on the remaining implementation items, and that the necessary co-ordination is provided. It should be noted that the remaining projects involve the matching of N.I.P. funds with other funds from the senior levels of government and private organizations. Also, a review of the area's CD-1 zoning is being carried out and will not be completed until the Spring.

There are sufficient unused funds in the existing Planning and Implementation Stage Administration Account to adequately fund the proposed 1978 budget.

b) Confirm the closing of the Downtown Eastside Site Office, effective December 31, 1977.

Continued intensive resident participation will not be required as this program is in its final phase of the Implementation Stage. It is noted

Cont'd . . .

Clause 3 Cont'd

that regular meetings with the Oppenheimer Planning Committee will continue to be held and arrangements will be made to use existing space in the community.

c) Consider the R.R.A.P. Promoter position as part of the later report on 1978 R.R.A.P. Administration for all N.I.P. areas.

IV RECOMMENDATIONS

The Director of Planning RECOMMENDS:

A. THAT the temporary Planning Assistant III (Downtown-Eastside) position, scheduled to be terminated on December 31, 1977, be extended to December 31, 1978.

B. THAT the Downtown Eastside N.I.P. Implementation Stage Budget from January 1, 1978 to December 31, 1978, contained in Appendix I, be approved. (Funds for this budget are available within existing Downtown Eastside Planning and Implementation Stage Administration Account).

C. THAT the closing of the Downtown Eastside Site Office be confirmed, effective December 31, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Mt. Pleasant N.I.P. Six Month Progress Report and Administration

The Director of Planning reports as follows:

" I. PURPOSE OF THIS REPORT

The purposes of this report are to describe progress made on implementation of Mt. Pleasant N.I.P. projects and to recommend an appropriation of N.I.P. funds for continued administration of the program.

It is a requirement of C.M.H.C. that a progress report on N.I.P. implementation be prepared at six month intervals.

II. BACKGROUND

On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan which contains funding allocations for N.I.P. projects and land use policies for future development in the Mt. Pleasant N.I.P. Triangle. In January 1977 C.M.H.C. and the Province also approved the Concept Plan.

The Concept Plan funding allocations are shown in Appendix I, and a map of the Mt. Pleasant N.I.P. Triangle is Appendix II.

This is the second six month progress report, approximately one year after Council approval of the Concept Plan.

III. N.I.P. PROJECTS

The sections below outline briefly the status of each N.I.P. project listed in Appendix I. The numbers to the right indicate the amount allocated in the Concept Plan and the amount subsequently appropriated by Council to date.

a) Kivan Boys' and Girls' Club — Allocated: $250,000; Appropriated: $250,000

This project entails construction of a new Kivan Boys' and Girls' Club to replace the ex-Club building which served the area for 40 years until a fire in 1976. There has been much investigation and discussion of suitable location alternatives for the new Club. On July 26, 1977 Council approved a number of recommendations for implementation of the project at its former site at 12th and St. Catherines.

Cont'd . . .

Clause 4 Cont'd

The Citizens' Committee and site office staff are now involved with the Development Permit Application for the new building, including meeting with residents adjacent to the proposed Club.

A report will also be prepared for Council to recommend terms for the lease of the City-owned 12th and St. Catherines site to the Boys' and Girls' Club for the Kivan building.

b) Neighbourhood House — Allocated: $190,000; Appropriated: $193,000

On February 15, 1977 Council approved appropriation of N.I.P. funds for purchase of 535 E. Broadway for use as a Neighbourhood House, operated by a local Board of Management under the auspices of the Neighbourhood Services Association.

On May 31, 1977 Council approved the terms of the lease for N.S.A. use of 535 E. Broadway as a Neighbourhood House. During the summer the Building and Development Permit Applications were approved. Programs are underway at the new Neighbourhood House and the first Annual General Meeting and elections were recently held.

c) Parks - South China Creek, Robson, and Sunnyside - and E. 10th Ave. Closure

Allocated:	$369,000	
Appropriated:	$358,000	- Parks
	$ 11,500	- Services/ Utilities
	$ 7,000	- Conting.

Following park design-ins, surveys, and meetings in mid 1976, the Park Board prepared concept drawings for N.I.P. park improvements. Subsequent discussion and modification led to the final park plans, agreed on in the summer of 1977.

On August 23, 1977 Council approved the appropriation of N.I.P. funds for the park improvements and for the closure of E. 10th Avenue to join two sections of South China Creek Park.

The work is currently underway, scheduled for completion in the Spring of 1978. The Citizens' Committee sub-committees are monitoring progress.

Planning for Phase II Sunnyside Park will be initiated in 1978, possibly in conjunction with improvements to the adjacent Dickens School.

d) Schools - Dickens and Nightingale Elementary — Allocated: $ 50,000

Suggestions for this N.I.P. allocation have focused on improvements to school grounds. In early 1978 the N.I.P. Committee and site office staff will solicit further input from the School Board, local school staff, parents and students for preparation of final plans and a report to Council to appropriate the N.I.P. funds.

e) Planning & Administration — Allocated: $145,312; Appropriated: $148,684

See VI below.

f) Bus Shelters — Allocated: $ 45,000

In April 1977 Council decided to delay construction of new Mt. Pleasant N.I.P. City shelters. This enables Mt. Pleasant N.I.P. to take advantage of existing City shelters which will become available for relocation when the new commercial shelters are put in place. This will represent a considerable savings to Mt. Pleasant N.I.P. when compared to new construction.

The Engineering Department is currently negotiating City-wide locations with the commercial companies, and will be reporting progress to Council. When the locations of commercial shelters and number of available City shelters are known, the Mt. Pleasant N.I.P. funds can be appropriated. Installation of the shelters is planned for the first part of 1978.

Cont'd . . .

Clause 4 Cont'd

g) Street Curbing — Allocated: $475,000; Appropriated: $167,100 (1977 share)

The purpose of these N.I.P. funds is to subsidize up to 25% of the cost of curbing and paving all unimproved streets in the N.I.P. Triangle: 87 blocks out of a total of 134. Property owners and the Streets Capital Fund will be subsidized alike.

The work will be done in two stages: half in 1977-78 and half in 1978-79.

Notices of Intent for the 1977 share were sent to affected property owners in June 1977 and a Court of Revision was held on July 26, 1977 at which the N.I.P. funds were also appropriated.

The surveying is underway, and the 1977 curbs will be installed in the Spring of 1978, at which time the process for the final share will also get underway.

h) Boulevard Trees — Allocated: $100,000; Appropriated: $ 50,000 (1977 share)

Normally boulevard trees are installed after curbing as funds allow. Without supplementary funds, the size of the Mt. Pleasant N.I.P. curbing project would cause considerable delay in planting all boulevard trees. On September 27, 1977, Council approved an appropriation of N.I.P. funds for the 1977 share of boulevard trees. The amount of N.I.P. funds required may be reduced by combining them with a Canada Works project. In 1978, funds for the 1978 share will be appropriated.

i) Traffic Plan — Allocated: $ 80,000

To discourage through traffic on local streets while maintaining access for local residents, three traffic circles and a traffic diverter will be installed.

These measures come from a City Engineering Department plan prepared in 1974, and updated and modified in 1976 through Mt. Pleasant N.I.P. in consultation with local residents and the City Engineer.

Council will be asked within the coming month to approve appropriation of funds for the three traffic circles which will be installed with the curbs in the Spring of 1978. The traffic diverter will be installed with the 1978-79 share of curbing.

j) Public Safety on 12th Avenue — Allocated: $ 10,000

Local concern over pedestrian safety on 12th Avenue between Fraser and Clark generated this N.I.P. allocation.

On July 26, 1977 when Council approved a number of recommendations to implement the Kivan Boys' and Girls' Club project at 12th and St. Catherines, Council also approved a motion to install a pedestrian activated traffic light at this corner by the time Kivan opens.

k) Contingencies — Allocated $ 62,829; Appropriated: $ 13,372

Funds from this account have been transferred to augment allocations for: Neighbourhood House ($3,000), E. 10th Ave. Closure ($7,000), and Administration ($3,372). An additional $1,684 will be required to balance the Neighbourhood House account for payment of property taxes.

l) Possible Closure of St. Catherines

This involves St. Catherines from 12th to the lane south of 12th Ave. A full or partial closure, to be incorporated in the open space design of the Kivan Boys' and Girls' development, is under study by Planning and Engineering. This will result in a report to Council, as directed by Council on July 26, 1977 when considering the Kivan report.

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Clause 4 Cont'd

IV. LAND USE POLICIES

The Mt. Pleasant Concept Plan contains land use policies as well as N.I.P. allocations. It has been a priority of the local Citizens' N.I.P. Committee and planning staff to implement N.I.P. projects before inflation reduces the actual value and to have visible improvements in the community.

During the coming year, the Citizens' Committee and planning staff will hold discussions and make recommendations to implement a number of land use policies outlined in the Concept Plan: a re-zoning to stabilize a residential block; clarification of the Concept Plan conversion policy; townhouse guidelines; corner store status. In addition, the Committee may work jointly with the new Kensington N.I.P. area on development of policies for the Kingsway commercial area. The N.I.P. Committee and site office have also served as a source of local input for the Broadway/Clark Consulting Study, adjacent to the N.I.P. area to the north.

V. R.R.A.P. PROMOTION

A R.R.A.P. promoter, part of the site office staff and funded from N.I.P. Administration accounts, has been working in Mt. Pleasant since January 1976, and promotes the program in both Cedar Cottage and Mt. Pleasant.

As of September 30, 1977, C.M.H.C. figures showed 17% of Mt. Pleasant housing units with R.R.A.P. work either completed or pending. New applicants come forward daily.

A major R.R.A.P. project has been Campbell Court at Broadway and Fraser, a 13 unit apartment building of historical interest. Through R.R.A.P., this building has been extensively upgraded; yet, the low rents are to remain controlled by C.M.H.C. for ten years.

A separate report on the allocation of funds and personnel for R.R.A.P. promotion and delivery in all N.I.P./R.R.A.P. areas is in preparation and will be forwarded to Council soon.

VI. PLANNING AND ADMINISTRATION

The National Housing Act provides for a three year period for the implementation of N.I.P. projects - lasting to Sept. 1979 in the case of Mt. Pleasant. At present, Mt. Pleasant N.I.P. funds for implementation stage Administration have been appropriated only to December 31, 1977. Our procedure with respect to funding for the newer 1976 N.I.P. areas was to allocate funds for the duration of the programs.

The site office staff positions are a full time planning assistant and clerk/typist, and a part-time R.R.A.P. promoter and planner. The planner and R.R.A.P. promoter have also worked part-time on the Cedar Cottage program, which has operated out of the Mt. Pleasant office for its final 10 months, ending October 31, 1977.

The site office and staff serve as a base for the following activities: R.R.A.P. promotion; finalization of plans for N.I.P. projects and preparation of reports to Council to appropriate N.I.P. funds; co-ordination of departments and agencies involved in N.I.P. implementation; review of N.I.P. accounts and identification and planning of new N.I.P. projects not included in the Concept Plan; citizen inquiries and participation; and planning items including development proposals and land use policies.

To provide adequate continuing administration for these Mt. Pleasant activities, it is proposed that the site office and staff continue to the end of 1978, at which time the planning assistant can administer the final phase from City Hall until the program ends August 31, 1979.

To extend the staff and site office as described would require an additional $86,970 as shown in Appendix III.

This money is available in Mt. Pleasant N.I.P. accounts without giving up any of the Concept Plan projects. $9,954 is available for transfer to Administration from the unspent balance in the Planning Stage accounts.

Cont'd . . .

Clause 4 Cont'd

The remaining $77,016 is available for appropriation from the Contingencies and Services/Utilities accounts. Additional funds will still be available in these accounts for new projects.

Due to a change in funding formula when transferring funds from Services/Utilities to Administration, the City's share would decrease from 62.5% to 25%, while Federal and Provincial amounts remain the same.

It should be noted that R.R.A.P. promotion will be reported on separately by the R.R.A.P. Administrator before the end of the year, and may be funded out of N.I.P., or out of R.R.A.P. agency fees.

C.M.H.C. has given concurrence on this appropriation of N.I.P. funds for Administration and the Citizens' N.I.P. Committee has discussed this at several meetings and recommends approval.

VII. RECOMMENDATIONS

The Director of Planning submits the foregoing six month progress report for the information of Council and RECOMMENDS:

A. THAT Council submit the Mt. Pleasant N.I.P. six month progress report to the Federal and Provincial Governments for information.

B. THAT Council approve the appropriation of $77,016 N.I.P. funds, $40,000 from Contingencies account #896/9219 and $37,016 from Services/Utilities account #896/9217, for continued Mt. Pleasant N.I.P. Administration to the end of the program in August 1979, to be cost-shared as follows: City 25% ($19,254), Province 25% ($19,254), and Federal 50% ($38,508).

C. THAT Council approve the transfer of the $9,954 balance in the N.I.P. Planning Stage account 849 to the Implementation Stage Administration account 857.

D. THAT the Mt. Pleasant planner II, planning assistant III, and clerk/typist positions and Mt. Pleasant site office, scheduled to terminate on December 31, 1977, be extended to December 31, 1978 for the planner, clerk/typist, and site office, and to August 31, 1979 for the planning assistant III."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 548-549

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Mount Pleasant N.I.P. Traffic Improvement Measures

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976 City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle. As part of the Concept Plan Council approved implementation of a neighbourhood traffic improvement plan consisting of 1 diverter and 3 intersection circles (refer to Appendix I). The plan's intent is to discourage through traffic on local streets while maintaining access for local residents. An $80,000. allocation was set aside in the N.I.P. Concept Plan for this purpose.

The traffic improvement measures are a modified version of a plan prepared by the City Engineering Department in 1974 at the request of local citizens. The 1974 plan was updated and modified in July 1976 through Mt. Pleasant N.I.P. in consultation with local residents and the City Engineer. Public meetings have also been held in 1977.

At this time, it is recommended that $44,000. be appropriated to install the 3 intersection circles: 10th/Carolina, 13th/Windsor, 16th/Windsor. The diverter to be located at 11th/Guelph will not be implemented until adjacent local streets are curbed in 1978-79.

Each intersection circle will consist of a 15 foot diameter curbed circle located in the centre of the intersection. Hardy, easily maintained, low lying shrubbery - pachysandra terminalis - are to be planted on each intersection circle. (See example in Appendix II.)

The City Engineer is prepared to install the 3 circles in the Spring, 1978. The extra annual maintenance cost at $250. per intersection circle will be $750. If installed, this amount will be included in the City Engineer's 1978 Operating Budget request.

C.M.H.C. has given concurrence on this item, and the Mt. Pleasant Citizens' N.I.P. Committee recommends approval.

Cost sharing of the recommended $44,000. will conform to the standard N.I.P. streets/utilities formula, namely:

Federal	25%	$11,000.
Provincial	12.5%	5,500.
City	62.5%	27,500.
	TOTAL	44,000.

The Director of Planning and the City Engineer therefore RECOMMEND

THAT Council approve a maximum of $44,000. to be appropriated from the Mt. Pleasant N.I.P. services & utilities account #896-9217 toward installation of 3 landscaped intersection circles at 10th/Carolina, 13th/Windsor, 16th/Windsor as per the above cost sharing formula. "

The City Manager RECOMMENDS that the foregoing report of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 549

FINANCE MATTERS

RECOMMENDATION

1. B.C. Jockey Club and Burrard Amusements - Placement on Business Tax Roll

The Director of Finance reports as follows:

"As the Business Tax By-law presently stands, the activities on the race track premises and the premises leased by Burrard Amusements, both on the P. N. E. Grounds, are exempt from business tax. Your staff cannot determine any valid reason why these activities, which are clearly businesses, should continue to be exempt and are recommending that the two become taxable. If Council is in agreement, the B. C. Assessment Authority would then be asked to place them on the Business Tax Roll for 1978.

I would therefore recommend

> That the Director of Legal Services be instructed to forward to Council amendments to the Business Tax By-law necessary to make the race track premises and Burrard Amusement premises taxable for business tax purposes."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

2. Property Tax Exemption for Vancouver Resource Society for the Physically Disabled

The Director of Finance reports as follows:

"The Executive Director of the Handicapped Resource Centre has written requesting property tax exemption for their Group Home located at 369 West 63rd Avenue in Vancouver. The Society is registered under the Societies Act and amongst other objectives, has that of promotion of better housing for handicapped persons. In pursuance of this objective they have purchased or rented certain properties which are run as Group Homes for handicapped persons, such as the one they are presently requesting tax exemption on. The property was purchased with the aid of a CMHC loan and is managed by the Society as a Group Home.

Group Homes run by such societies are subsidized under the Adult Care Program under the Department of Human Resources. This provincial agency examines the budgets of each such facility on an annual basis and makes grants to the group involved. The property taxes are a legitimate budget item and would be covered under this subsidy program to the best of our knowledge.

Apparently the Society did not include the 1977 property taxes in its submission to the Province and therefore their 1977 Provincial grant does not cover this amount. There is a possibility that, by special submission to the Province, a grant could be obtained to cover these taxes.

The Law Department has indicated that in its opinion, under the provisions of the Charter, the property would probably be determined to be exempt on the property tax roll.

continued . . . . . .

Clause No. 2 continued:

The answer to this particular problem would appear to be that

1. The Society should apply for a supplementary budget item to the Department of Human Resources, to cover their 1977 taxes.

2. Failing success through this route, Council could consider providing them with a grant equal to their 1977 taxes.

3. In future years they can include in their budget submission to the Department of Human Resources for payment by the Province, an amount for their estimated property taxes for those future years.

The above is submitted for Council's consideration and if Council is satisfied with the procedure, the Society could be requested to follow steps 1 to 3 above."

The City Manager RECOMMENDS that the Society be requested to follow the three steps described in the Director of Finance's report.

3. Quarterly Review of Revenues and Expenditures, 1977 Operating Budget, as at September 30, 1977

The Director of Finance reports as follows:

"The following is a review of Revenues and Expenditures, within the 1977 operating budget, as at September 30, 1977, submitted for the information and approval of Council, as applicable. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, actual revenues received and expenditures incurred in the current year to September 30th are compared with the annual estimates, and where significant variations between estimated and actual, as projected to the year end, are indicated, the budget appropriations are recommended for adjustment.

The current uncommitted balance of $207,000 in Contingency Reserve is considered adequate to meet the normal needs of the City for the balance of the current fiscal year.

The net estimated surplus resulting from the adjustments is $542,674 and it is recommended that this be added to the current surplus on revenue account which will increase the estimated 1977 surplus from $74,139 to $616,813.

Revenue Variations

	Appropriation Increase/(Reduction)
General Tax Levy	$ 46,000
Additional properties were added to the tax roll plus changes arising from appeals to the Assessment Appeal Board, resulting in a net increase in general purposes taxes.	
Receipts in Lieu of Taxes	$ 29,835
A net increase in receipts arising from taxes paid by recent purchasers of City-owned land, less an adjustment to the grants from B.C. Hydro.	

Continued . . . .

Clause No. 3 Continued

		Increase/(Reduction)
Tax Grants - Federal & Provincial Properties		$(364,513)
Crown Dominion - Prior Years	$(272,197)	
The grants anticipated in 1975-76 were settled in 1977 at less than estimated amounts. This adjustment is in addition to that reported in the June review.		
Crown Dominion - Current Year	$ 92,213	
The original budget estimate for the 1977 grant has been increased to reflect the actual grant request by the City.		
National Harbours Board	$(233,000)	
Due to protracted litigation regarding the taxable status of certain occupiers of N.H.B. land, there is uncertainty regarding grants, business taxes and property taxes accruing from N.H.B. lands. The budget adjustment reflects the lowest net position the City might realize.		
Canadian Broadcasting Corporation	$ 9,674	
Increase in grant payable due to higher assessed values.		
Provincial Properties	$ 95,259	
Adjustment to reflect actual grants received for Provincial properties including I.C.B.C. and L.A.B. New construction in the new Provincial building accounted for the major increase.		
Federal Housing Projects	$ (56,462)	
Adjustment of estimates to actual receipts.		
Taxes on Rental Property		$ 368,352
Increase in taxes realized on City-owned rental property primarily due to increased taxes on Block 42.		
Business Taxes and Sundry Licenses		$ 590,000
Increase in business taxes from supplementary roll, largely due to new occupancies from new developments in the downtown such as Vancouver Centre, Harbour Centre, etc. Business and sundry license revenues are slightly below previous estimates.		
Scavenging Fees		$ (60,000)
Reduction in revenues due to reduced can collections and disposals at City disposal site.		
Interest Earned		$ 170,000
Temporary Investments	$ 150,000	
Revised estimate of interest income due to higher rate of interest on temporary investments.		
Property Sales	$ 20,000	
Revised estimate of interest income due to increased number of property sales.		
Net Increase in Revenues		779,674

Continued . . . .

Clause No. 3 Continued

Expenditure Variations

General Government $ 209,500

Accounts Receivable, Doubtful Accounts $ 217,000

City Council, on December 14, 1976, approved a recommendation of the Director of Finance, as supported by the City's external auditors, to establish an allowance for outstanding accounts receivable of which collection is considered doubtful. The total of these accounts is currently $292,000, of which $75,000 is currently held in the reserve, leaving a net funding requirement for $217,000.

City's Debt Charges, Other than Water and Schools

To reflect the effect of the early repayments of by-law 4746, which was charged to Langara Reserve

Serials Installments	$(101,721)	
Interest on General Debenture	(154,400)	
Total reduction		$(256,121)
Reduction in recovery of City's debt charges from "Debt Charges Equalization Fund"		256,121
		-0-

This reduction in expenditure is offset by a reduction in recovery from the "Debt Charges Equalization Fund" so that these changes have no net effect on the City's operating budget.

City's Share of B.C. Assessment Authority Administration Costs $ (21,000)

To reduce the 1977 budgeted amount to reflect the current year's actual cost as advised by the B.C. Assessment Authority.

Printing of City Hall Telephone Directory $ 4,500

To fund the cost of a reprint of the City Hall internal telephone directory, not funded in the current budget. This reprint was necessary due to the numerous revisions required, and the increased distribution of copies.

Mayor's Fund for Development and Research $ 9,000

The Mayor's Fund was established in 1972 at approximately its present level of $13,000, with no subsequent increase in the appropriation for inflation. This increase will compensate for inflation and provide funding for the balance of the current year.

Archives $ 11,000

Replacement of Heating Boiler

The boiler in the Archives building has developed serious leaks rendering it beyond repair. The problem appears to be a design fault and action will be taken through the Legal Department to recover all or part of the costs.

Continued . . . . .

Clause No. 3 Continued

Public Library		$ 16,500
Emergency Fire Escapes	$ 3,600	
To fund the cost of providing fire escapes at the Collingwood, and Hastings branches of the Library, as advised by the City Fire Warden. The total cost is estimated at $5,600, of which $2,000 is available within the Library budget.		
Miscellaneous Operating Costs	$ 12,900	
The Library is experiencing additional essential services costs, which are beyond their control, totalling $34,900, partially offset by increased revenues totalling $22,000, for a net required increase of $12,900. These increased costs relate primarily to utilities, telephone, postage, all of which have experienced rate increases for which the Library has not been budgeted.		
Net increase in Expenditures		$ 237,000

Transfer of Appropriations in excess of $500 were approved by City Manager's Minutes of Authorization and are reported in Appendix "A" to Council for Information.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

a) The 1977 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriation increase/(Reduction)
General Tax Levy	$ 46,000
Receipts in Lieu of Taxes	29,835
Grants in Lieu of Taxes, Federal & Provincial Properties	(364,513)
Taxes on Rental Properties	368,352
Business Tax and Sundry Licenses	590,000
Scavenging Fees	(60,000)
Interest Earned on Short-Term Investment	170,000
Net Increase in Revenues	$ 779,674

Expenditures	Increase/(Reduction)
General Government	$ 209,500
Archives	11,000
Public Library	16,500
Net Increase in Expenditures	$ 237,000
Increase in Revenue in excess of Expenditures	$ 542,674

b) That the net increase in revenues over expenditures, estimated at $542,674 be transferred to the Current Surplus on Revenue Account. "

The City Manager RECOMMENDS that the foregoing report and recommendations of the Director of Finance be approved.

Continued . . . . .

4. Collection By-law Fines - Staffing

The Director of Finance reports as follows:

"HISTORY

On May 4th, 1976, City Council was informed that effective July 1st, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for by-law infractions arising out of the issuance of tickets. The Province would continue to collect and submit to the City fines levied by the Courts for by-law infractions.

Subsequent to the above, the Attorney-General was approached regarding the effective date of July 1st, due to the administrative problems facing the City to meet that date. As a result of the foregoing, City Council on July 13th, approved the formation of a By-law Fines Collection Office which commenced operation on September 14, 1976. The staff level approved at that time in the report was for the collection of fines assessed by the meter checkers under the Parking Meter By-law.

The Province continued to provide collection of fines for violation notices issued by the City of Vancouver Police Force. City Council on April 5th, 1977 approved the additional staff to provide for the collection of these latter fines.

The April 5th report provided for the addition of three permanent positions and provision of $8,500 for temporary help to be used on an "as required" basis. The addition for the temporary help was to provide sufficient staff to carry out the processing on a manual basis pending review of a computer application to be reported back to Council.

PRESENT STATUS

The present staffing of the By-law Fines Collection Branch is as follows:

1 Supervisor	$16,440
2 Cashiers	22,220
5 Clerks	54,800
3 Clerk-Typists	24,760
Temporary Help (5 months)	$ 8,500

Due to the phasing in, the $8,500 provided will be sufficient to the end of 1977.

As stated previously, the temporary positions were needed to manually process the parking notices, informations and summonses until such time as the utilization of a computer system could be assessed.

Such a study has been conducted by the Computer Services Division. The proposed system is designed to reduce the effort and clerical time spent in various parts of the by-law system. This can be attained by:

1. Development of a multi-part form which can be computer printed. The parts of this form to be acceptable for use as notices, informations and summonses.

2. Development of a computer system which can process the information required to print the forms mentioned above.

Continued . . . . .

Clause No. 4 Continued

The foregoing has been completed with the following improvements and cost savings:

1. Temporary staff of three can be eliminated at a net savings of approximately $1,800 per month or $21,600 per annum.

2. Turn around time can be improved. Between four-six months are presently needed to complete the cycle of ownership search and to issue overdue notices, informations and summonses. Under the proposed system the turn around time will be reduced to one-two months. The highest percentage of collection is achieved during the first 60 days after a ticket is issued. By providing faster turn around time, violaters will be notified at an earlier stage with anticipated higher percentage of collection, and overall better service to the public.

However, the whole concept of using a computer system is dependent upon receiving the vehicle ownership (i.e. matching licence number to owner) search results from the Motor Vehicle Branch on a magnetic tape rather than in printed form as is presently the case. The major savings is in the computer printing from magnetic tape rather than the manual typing from printed information. Negotiations have been carried out with the Insurance Corporation of British Columbia, which maintains the vehicle files on behalf of the Motor Vehicle Branch, who advised that they are presently in the process of rewriting computer programs for its vehicles and insurance system and with their present staffing they would not be able to supply the City with magnetic tape until late 1978. However, upon further inquiry, we are advised that an approximate City cost of $6,000 for engaging Systems personnel, the conversion would be completed in 25-60 days.

RECOMMENDATIONS

Therefore, due to the large cost savings to the City to proceed immediately with the computerization of the By-law Fines Collection Branch system, the Director of Finance recommends that

A. A maximum of $6,000 be approved to cover development cost to provide the City with vehicle searches in magnetic tape form.

B. The above funds be provided from Contingency Reserve."

(The Vancouver Municipal and Regional Employees Union has received a copy of this report.)

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

5. Renewal of Fiscal Agency for City Debenture Issues

The Director of Finance reports as follows:

"In 1974, and again in 1976, City Council approved a recommendation of the City Manager and the Director of Finance that A. E. Ames & Co. Limited be appointed the City's fiscal agents for City debenture issues for two year periods, the latest one ending December 31, 1977. During the term of the agreement, various debenture issues were successfully placed and A. E. Ames and Co. Limited assisted the City in the preparation of documents and in its presentations to the rating agencies, wherein the City obtained an improvement in its U. S. bond rating.

Our fiscal agents assist us in many ways, with advice and with such items as obtaining first mortgage funds in connection with the False Creek Development.

Continued . . . .

Clause No. 5 Continued

The City has not had a bond issue in 1977 and will probably not have one until some time in 1978. It can be anticipated that the City's borrowing requirements over the next two or three years will be lower than in the past few years, with the exception of 1977 of course.

I am at this time recommending that the City renew the fiscal agency with A. E. Ames & Co. Limited for City bond issues in 1978 and 1979. In unstable and tight money conditions, which can be expected over the next two or three years, having fiscal agents is a far superior arrangement to any other. The fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favorable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day to day basis. Such sensitivity is necessary for successful placement of debenture issues in today's bond market, and it is one of the responsibilities of the fiscal agent to keep abreast of markets and to advise the City in this regard.

The fiscal agency agreement is not a highly formal contract but is basically an agreement between a borrower and a fiscal agent or syndicate of underwriters that the borrowers requirements will be handled in a certain manner. The agreement is cancelable on 60 days notice and the terms and conditions, etc., applicable to each debenture issue are subject to mutual agreement between the City and fiscal agent. Formal items of the contract refer to such things as expenses and commissions on any mutually agreed debenture issue. No changes are proposed in these terms, from those approved by Council in 1974 and 1976.

A. E. Ames and Co. Limited have a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues in the past. They have also been the dealer that has maintained the best contact with the City and have been most diligent in providing the City with good information and advice over many years. They are one of the largest Canadian investment dealers with well established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I RECOMMEND that:

A. City Council authorize me to conclude on behalf of the City, the fiscal agency agreement with A. E. Ames & Co. Limited, essentially similar to the expiring agreement,with no change in obligations of the City regarding expenses or commissions, for the period January 1, 1978 to December 31, 1979, subject to cancellation by either party on 60 days notice.

B. Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Mayor and the City Manager.

C. The Director of Legal Services be instructed, upon advice from the Director of Finance, to prepare the necessary by-laws authorizing the issues, for submission to Council."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

Continued . . . . . .

6. Loans to Shon Yee Benevolent Association and SPOTA

The Director of Finance reports as follows:

"On September 16, 1975, Council authorized an interest free loan of $12,500 to each of the above organizations. The loans were to meet architect's fees incurred in designing a proposed development on land on Keefer Street. It was understood by Council that the loans would be repaid from mortgage advances obtained when the development commenced.

The land in question is owned by the City but since the loans were advanced the City's ownership was challenged in the Courts. The ownership has now been settled (August, 1977) but in the meantime the development permit for the site has lapsed and it is understood that there are problems in issuing another permit.

This matter has now reached the stage where repayment of the loans is becoming unlikely. Clearly, the loans can only be repaid from mortgage proceeds which will not be forthcoming if development does not take place.

In view of the time lapse since the loans were made, I feel that Council should now take some action to fund the loan. The simplest and correct method would be to convert them to a grant. The loans can not be written off as they were never funded originally.

If Council does convert the loans to grants, I would recommend the grants be conditional that repayment would be made to the City if and when the development was undertaken.

In view of the above, I RECOMMEND

that the $12,500 loans to each of the Shon Yee Benevolent Association and SPOTA be converted to grants, which will in turn be used to repay the loans to the City and further, that the grants be conditional that repayment would be made by the Societies to the City if and when the development was undertaken in the future."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

7. Vancouver Centre Development Limited: Letter of Credit

The Director of Legal Services reports as follows:

"By agreement dated 12 June 1974 made between the City and Vancouver Centre Development Limited (Vancouver Centre) wherein Vancouver Centre agreed to construct certain commercial buildings at the corner of Georgia and Granville Streets, Vancouver Centre provided the City with letters of credit totalling $1,300,000 guaranteeing performance by it of the substantial completion of the buildings within four years of the date of the agreement.

The amount of the letters of credit was to be reduced to $800,000 upon the removal of the Birks Building. The City now holds a letter of credit for the reduced amount, the release of which is conditioned on substantial completion of the buildings. The amount of construction work completed as of December 1976 was approximately $25,000,000.

Of the buildings, there remains to be completed four retail spaces along Seymour Street. This work is estimated at $170,000. By reason of the lack of demand for retail spaces in the downtown area, Vancouver Centre has been discussing with the Planning Department alternate uses for the space. In the meantime, Vancouver Centre requests that the amount of the letter of credit be reduced from $800,000 to $50,000 as a guarantee for the performance of the balance of the construction work.

Continued . . . . .

Clause No. 7 Continued

The Director of Finance considers this reduction is reasonable and will protect the interests of the City.

Therefore, it is recommended that Vancouver Centre Development Limited be permitted to substitute for the present letter of credit in the sum of $800,000 a letter of credit in the sum of $50,000."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 549 & 550

PERSONNEL MATTERS

RECOMMENDATION

1. Matters Relating to Statutory Holidays - Christmas Day, Boxing Day and New Year's Day

The Director of Personnel Services reports as follows:

"a) Days Off in Lieu of Christmas Day, Boxing Day and New Year's Day

The City's various Collective Agreements specify that when a public holiday falls on a Saturday or Sunday, and when the Federal and Provincial Governments have made no proclamation that the Holidays be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following, as the day to observe the Holiday. The City has the further option of designating the Friday as the day off for some employees and Monday as the day off for the remainder. The City has never exercised this second option and there seems to be no reason to do so this year.

Christmas Day and Boxing Day fall, this year, on Sunday and Monday. There has been no proclamation by either Government, therefore, I recommend that Council designate the preceding Friday as the day on which Christmas Day be observed, thereby closing Civic Offices and Yards on Friday, December 23, and Monday, December 26th, 1977.

New Year's Day falls on a Sunday also. Since it is technically a 1978 holiday, I recommend Council designate Monday, January 2nd, 1978 as the day on which it should be observed.

Under the terms of the Letter of Understanding concerning the Four-day Week, employees who work the Four-day Week would work four days in each of the three weeks involved and would have the same days off as those working the Five-day Week.

b) Closing of Civic Offices - December 22, 1977

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas or before the day on which it is observed with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Thursday, December 22nd, 1977 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 22nd, 1977 and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 30th and that Civic Offices will remain open until 5:30 p.m. on that day.

In summary I recommend that:

(i) Friday, December 23, 1977 be designated as the day on which Christmas Day is observed by the City employees involved;

cont'd.....

Clause No. 1 continued:

(ii) Monday, January 2, 1978, be designated as the day on which New Year's Day is observed by the City employees involved;

(iii) Civic Offices and Yards be closed to the public at 12:00 noon on Thursday, December 22, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally;

(iv) The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

2. Leave of Absence Without Pay - Mr. John E. Bunyan, Vancouver Firefighters' Union, Local 18

The Director of Personnel Services reports as follows:

"A request has been received from the Secretary of the Vancouver Firefighters' Union, Local 18, that Mr. John E. Bunyan be granted a leave of absence without pay commencing November 1, 1977, for the purpose of conducting Union business on a full time basis. It has been the City's general policy in the past to approve similar requests by this and other Unions on a year to year basis. Also, the Fire Chief is in agreement that the request be approved.

I, therefore, recommend that Mr. John E. Bunyan be granted leave of absence without pay for a term of one year, commencing November 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

3. Proposed 1977 Non-Union Casual Wage Rates - Park Board

The Acting Director of Personnel Services reports as follows:

"The Board of Parks and Recreation at its meeting of September 26, 1977 approved a motion to adjust the rates paid non-union casual employees by 5.9% (see attached). As in previous years, the rates for these classes were adjusted in accordance with the percentage wage increase accorded unionized staff during past C.U.P.E. Local 1004 and V.M.R.E.U. negotiations.

It is the intention of the Personnel Services Department to conduct a review of these classes and their appropriate wage rates during 1978 at which time it is anticipated that the V.M.R.E.U. and C.U.P.E. Local 1004 will have made submissions to the Labour Relations Board in order to become certified as the representative for classes logically falling within their jurisdictions.

It has been standard practice in the past to grant the negotiated unionized increase to non-union casual staff and I therefore recommend that the attached schedule of Parks Board non-union casual wage rates for 1977 contained in Appendix I be approved.

cont'd.....

Clause No. 3 continued:

The approximate cost of the proposed increases for twelve months in 1977 is $71,460. The Comptroller of Budgets and Research advises that the required funding has already been provided in the 1977 Departmental Budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Acting Director of Personnel Services.

4. Training Course - Computer Services Division

The Director of Personnel Services reports as follows:

"The Director of Finance, on behalf of the Manager of Computer Services, has requested that Mr. D. Troyer, a Technical Specialist in the Computer Services Division, attend a ten-day training course offered by Honeywell Information Systems, in Phoenix, Arizona, commencing on December 5, 1977. The content of this course is directed towards the 'Analysis and Operation of the Remote Terminal Supervisor Program' which controls and monitors the operation of the computer terminals (Property Tax Office, Engineering, Permits & Licenses, Police) connected to the City's Honeywell computer system. Our in-house knowledge of this course material is presently very limited but considered to be highly essential to the effective day-to-day and future operation of the City's computer system.

The course and the area of Mr. Troyer's responsibility are highly technical and specialist in nature, and appropriate training in this discipline is only offered by Honeywell Information Systems at their major development and education centres in the U.S.A., the closest being Phoenix, Arizona. This situation is also true for other computer equipment manufacturers, as it is not economically feasible for them to schedule highly technical courses in regional centres such as Vancouver.

The total cost of this course would be approximately $1,680 as indicated below,plus ten days leave of absence with pay.

Course fee	$ 950
Air fare	255
Ground transportation (including course travel)	75
Accommodation	225
Meals	175
Total	$1,680

The Comptroller of Budgets & Research advises that the total funds of $1,680 for the attendance of this employee are available in Appropriation 7030/325 - Data Processing Courses.

As the costs exceed $1,500, which is the upper limit the City Manager may approve for such training activity, this training matter is therefore submitted to Council. I recommend that the request of the Director of Finance be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 550 & 551

PROPERTY MATTERS

RECOMMENDATION

1. Lease of City-owned property, portion of Cromwell Street

The Supervisor of Properties reports as follows:

"The parcel of land (approximately 1.25 acres) known and described as the easterly sixty-six feet of that portion of Cromwell Street lying to the south of the Vancouver and Lulu Island Railway right of way, is leased to MacMillan Bloedel Industries Limited for a period of ten years and ten months to October 31, 1978 for access and lumber storage purposes.

The Current rent which is $2,496.00 per annum plus taxes as if levied is subject to a five year review as of January 1, 1978.

Following negotiations with MacMillan Bloedel Industries Limited, they have agreed to a rental increase from $2,496.00 per annum plus taxes as if levied to $9,989.00 per annum plus taxes as if levied from January 1, 1978 to October 31,1978 which is the date the lease terminates.

It is recommended that the rental of the above parcel of land be increased to $9,989.00 plus taxes as if levied for the period January 1, 1978 to October 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Request by purchaser to defer payments on sale of City lot

The Supervisor of Properties reports as follows:

"On April 6, 1976, City Council approved, on City terms, the sale of City-owned lot described as Lot 3 except the south ten feet, Block 294, District Lot 526, Plan 590, situated on the south side of 6th Avenue between Spruce and Alder Streets, at a price of $75,005.00. Upon receipt of the total first instalment of principal together with other related charges, the City registered a Right to Purchase in favour of the purchaser.

The purchaser has encountered financial difficulties which he advises is due to the delay of other projects underway. He requested deferments of the second and third payments due on October 6, 1976 and April 6. 1977; however, the interest due on each occasion was paid.

The total amount outstanding became due and payable on October 6, 1977 in the sum of $56,253.75 together with interest charges of $3,102.43. The Company has submitted payment on the interest charges and has requested a deferment of the total principal amount of $56,253.75 for one year to October 6, 1978 together with the interest accumulated for that period of time. It is noted that the Property Tax records reveal the 1977 property taxes on this lot are outstanding in the amount $1,069.30.

cont'd.....

Clause No. 2 continued:

As the purchaser has paid the City to date a sum over $28,000 the Supervisor of Properties considers the request to defer payment of principal a reasonable one providing the payment of interest is made at six month periods. Conveyance will not take place until all monies due the City have been paid.

The Supervisor of Properties recommends that the request of the purchaser to defer payment on the sale of the City lot be approved and agreement be entered into satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Renewal of Leases:
   (a) Parcel 1 of Parcel M, District Lot 318
   (b) Undeveloped Portion of 75th Avenue, East of Milton Street

The Supervisor of Properties reports as follows:

"Parcel 1 of Parcel M, District Lot 318, and the 'undeveloped portion of 75th Avenue, East of Milton Street' have been leased under separate agreements to Canadian Forest Products Ltd., the owners of adjoining property, for consecutive periods from 1941and 1958 respectively. The subject parcels are used for parking, lumber, storage, and railway spurs. The current five year leases expired on December 31st, 1976, and have continued on a month-to-month basis, pending conclusion of negotiations for renewal of same.

The City Engineer has agreed to renewal of both leases for a further period of 5 years subject to continuation of the previous terms and conditions, and subject to a B.C. Hydro easement over a portion of Parcel 1 of Parcel M.

Negotiations have now resulted in agreement by the tenant to lease the subject parcels for five years from January 1, 1977, subject to continuation of previous terms and conditions with the exception that the tenant requests the same right as the Lessor to terminate the agreements on six months and 30 days notice respectively. This request is considered reasonable and equitable.

It is recommended that Parcel 1 of M, District Lot 318, and the undeveloped portion of 75th Avenue, East of Milton Street be leased to Canadian Forest Products Ltd. for a period of five years commencing January 1, 1977 subject to the following:

a) Lease Rents:

   Parcel 1 of M, District Lot 318, to be increased from $981.84 per annum to $5,520.00 per annum plus an amount equal to taxes as if levied.
   Undeveloped portion of 75th Avenue to be increased from $1,672.00 per annum to $9,405.00 per annum plus an amount equal to taxes as if levied.

b) Lessee to have same rights of termination as the Lessor.

c) Subject to continuation of all other previous terms and conditions.

d) Separate agreements to be prepared to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

B

MANAGER'S REPORT

November 15, 1977

TO: Vancouver City Council

SUBJECT: Cedar Cottage N.I.P. Appropriations

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Two of the top priorities of the Cedar Cottage Neighbourhood Improvement Program are to improve the parks and recreational facilities and to beautify the area. In order to achieve these goals, many projects are already being implemented and some have now been completed. In keeping with these priorities, the Cedar Cottage N.I.P. Committee has identified the following additional N.I.P. appropriations which meet the conditions of the objectives. The locations of these projects are shown on the map in Appendix IX. They are as follows:

1. Landscaping of Cedar Cottage Neighbourhood House

The Cedar Cottage N.I.P. Committee recommends that a maximum of $1,031.00 be appropriated for landscaping to the north side and rear of the Cedar Cottage Neighbourhood House. Several estimates have been sought, and the most suitable is attached as Appendix I.

2. Additional Improvements to Trout Lake Community Centre

a) Acoustical Treatment of Gymnasium

The Cedar Cottage N.I.P. Committee recommends that a maximum of $4,300.00 be appropriated for the installation of Thermocon acoustical fibre or an approved equal in the gymnasium. Surveys of other similar facilities were carried out by the Community Recreation Co-ordinator of the Community Centre to assure that this product would be suitable for the gymnasium. Telephone surveys have confirmed that this product has generally met basic requirements of other facilities (see Appendix II). Estimates from the Canadian Agent for the Thermocon product are attached as Appendix III as an indication of the budget which should be allowed.

b) Purchase of Recreational Equipment for the Gymnasium

The Cedar Cottage N.I.P. Committee recommends that a maximum of $1,242.00 be appropriated for purchase and installation of volley-ball/badminton equipment for the gymnasium. Three estimates were obtained by the Board of Parks and Recreation and the approved estimate is attached as Appendix IV.

c) Construction of a Joint Referee Change Room/First Aid Room

The Cedar Cottage N.I.P. Committee recommmends that a maximum of $2,000.00 be appropriated for construction of a joint Referee Change Room/First Aid Room in an unused space in the centre of the complex. Estimates supplied by the Board of Parks and Recreation are attached as Appendix V.

d) Electrical Illumination for 2 Existing Direction Signs

The Cedar Cottage N.I.P. Committee recommends that a maximum of $3,300.00 be appropriated for the construction of electrical work to illuminate 2 existing direction signs at the Community Centre. Estimates from the Board of Parks and Recreation are attached as Appendix VI.

3. Development of General Brock Park

The Cedar Cottage N.I.P. Committee recommends that a maximum of $34,610.00 be appropriated for new development of General Brock Park. A recent house-to-house survey of adjacent neighbours has formed the basis of plans for the recreational facilities which will be installed.

Cont'd . . .

Development of General Brock Park - Cont'd.

Estimates for approximate costs of the facilities are attached as Appendix VII. It should be noted that this project is being planned and implemented in conjunction with a Canada Works Project. If the Canada Works project is not approved by the Federal Government, a maximum of $34,610.00 is still recommended by the N.I.P. Committee toward the total development of the park although less work could be carried out.

4. Signs for Community Playgrounds

The Cedar Cottage N.I.P. Committee recommends that a maximum of $145.00 be appropriated for the installation of 2 signs on N.I.P. improved community playgrounds located on privately-owned land. These playgrounds are St. Joseph's Community Playground and St. Margaret's Community Park. Three estimates for the work were obtained and are attached as Appendix VIII. The recommended estimate is indicated in that Appendix.

N.I.P. funds totalling $ 46,628.00 for all of the above projects would be appropriated from the Cedar Cottage Land/Social Housing Account. C.M.H.C. has concurred with each of the proposals. The cost sharing is the standard N.I.P. Social/Recreational Facilities formula: 50% Federal, 25% Provincial, and 25% City.

RECOMMENDATIONS:

The Director of Planning recommends:

A. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $1,031.00 from the Land/Social Housing Account for the installation of landscaping at the Cedar Cottage Neighbourhood House.

Costs would be shared as follows:

Landscaping

C.M.H.C.	=	$515.50	(50%)
Province	=	$257.75	(25%)
City	=	$257.75	(25%)
TOTAL		$1,031.00	

B. Trout Lake Community Centre

i) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $4,300.00 from the Land/Social Housing Account for acoustical treatment of the gymnasium.

Costs would be shared as follows:

Acoustical Treatment

C.M.H.C.	=	$2,150.00	(50%)
Province	=	1,075.00	(25%)
City	=	1,075.00	(25%)
TOTAL		$4,300.00	

ii) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $1,242.00 from the Land/Social Housing Account for recreational equipment for the gymnasium.

Costs would be shared as follows:

Gymnasium Equipment

C.M.H.C.	=	$ 621.00	(50%)
Province	=	310.50	(25%)
City	=	310.50	(25%)
TOTAL		$1,242.00	

Cont'd . . .

iii) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $2,000.00 from the Land/ Social Housing Account for the construction of a Joint Referee Change Room/First Aid Room.

Costs would be shared as follows:

Referee Change Room/First Aid Room

C.M.H.C.	=	$1,000.00	(50%)
Province	=	500.00	(25%)
City	=	500.00	(25%)
TOTAL		$2,000.00	

iv) THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $3,300.00 from the Land/ Social Housing Account for electrical work to illuminate two existing directional signs.

Costs would be shared as follows:

Electrical work for two signs

C.M.H.C.	=	$1,650.00	(50%)
Province	=	825.00	(25%)
City	=	825.00	(25%)
TOTAL		$3,300.00	

C. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $34,610.00 from the Land/ Social Housing Account for the development of General Brock Park.

Costs would be shared as follows:

Brock Park

C.M.H.C.	=	$17,305.00	(50%)
Province	=	8,652.50	(25%)
City	=	8.652.50	(25%)
TOTAL		$34.610.00	

D. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $145.00 from the Land/ Social Housing Account for the construction of signs for St. Joseph's Community Playground and St. Margaret' Community Park.

Costs would be shared as follows:

Two signs on Community Playgrounds

C.M.H.C.	=	72.50	(50%)
Province	=	36.25	(25%)
City	=	36.25	(25%)
TOTAL		$145.00	"

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

C

MANAGER'S REPORT

November 17, 1977

TO: Vancouver City Council

SUBJECT: Ground Lease: City of Vancouver to H. Haebler Co. Ltd. - Assisted Rental Project at 7th Avenue and Laurel Street.

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services and the Director of Finance report as follows:

"Under a ground lease signed and dated October 13, 1977, the City has leased Lot "C", Block 296, District Lot 526, Plan 16894 to H. Haebler Co. Ltd. for sixty years. Haebler has almost finished completion of ARP accommodation on the site. The lease has been mortgaged to Morguard Trust Company for $1,253,475.00. C.M.H.C. is to insure the mortgage of the ground lease. Before committing itself to insure the mortgage, C.M.H.C. requires that the ground lease be amended as follows:

a) C.M.H.C. self-insures and so the City is to waive the insurance coverage to be provided by the Lessee for any period during which C.M.H.C. acquires the leasehold title on behalf of the mortgage insurance fund.
b) If C.M.H.C. becomes Lessee, it shall not be required to post the performance bond called for to insure proper performance of repairs, alterations and reconstruction.
c) Section 19.02 of the lease is to be deleted. This calls for the mortgage to be made expressly subject to the ground lease. The deletion of this clause leaves the legal position unchanged. However C.M.H.C. wishes to rely upon the general law to avoid any possibility of confusion.
d) The mortgagee is to be given notice of any arbitration and status to join the arbitration proceedings as an interested party.
e) The ground lease calls for an easement over adjacent property which is also leased by the City. The amendment of ground lease is to include the terms of such easement.

The Director of Legal Services and the Director of Finance recommend that the Haebler ground lease be amended as outlined in this report."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Legal Services and Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 551

MANAGER'S REPORT

DATE November 18, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Free Downtown Bus Service

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"INTRODUCTION

On November 1, 1977, Council agreed to allocate $30 000 as the City's share of the funding for a one year test of a free downtown bus service. This funding was contingent upon participation by the downtown merchants ($60 000) and participation by the Province ($90 000). The total cost-sharing formula provided $180 000 which was sufficient to fund the operating cost of the free bus service for a one-year test period.

CURRENT FUNDING PROVISIONS

Provincial Share -

The Ministry of Municipal Affairs and Housing has indicated that it cannot provide the Provincial share of the funds as required in the cost-sharing formula. As a result of this action, two other sources of funding are currently being explored to provide the $90 000 Provincial share. One possible source is a Captain Cook Bicentennial grant through the Ministry of Travel Industry. The free downtown bus service would be a boon to tourism as a promotion of the Captain Cook Bicentennial. The second possible source of funding is the unused funds remaining from the City's 'Turn Down Traffic Volume' program. A request has been submitted to the federal Ministry of Transport for these funds as a means of promoting transit usage and reducing vehicular traffic in the downtown area.

At this time, no firm commitments have been received regarding these additional sources of funds.

Merchants' Share -

The downtown merchants were requested to provide $60 000 for their share in the cost of the free downtown bus service. Some merchants have indicated an unwillingness to participate in the program's cost. As a result, the remaining merchants have increased their original funding shares in order to partially make up the lost funding. At this time, $47 500 has been committed by the downtown merchants.

City Share -

The Council has committed $30 000, contingent upon Provincial and merchant participation, as the City's share of the costs for the downtown bus service. B.C. Hydro has also agreed to participate in certain front end costs (signing, schedules, bus preparation, painting, etc.) and some operating expenses. The standard charter rate quoted by B.C. Hydro has been reduced by 20% in order to help establish the downtown bus service.

FUNDING SUMMARY

The funding level currently provided for the operating expenses of the free downtown bus service is summarized as follows:

Merchants	$47 500
City	$30 000
Total	$77,500

With operating expenses estimated at $15 000 per month, the current level of funding is sufficient to provide approximately six month of service.

It is hoped that additional sources of funds can be found to provide a full one-year test period for the free downtown bus service. Although no firm commitments have been received for the total funding package, the merchants and B.C. Hydro have indicated a willingness to proceed with the current available funds. In the event additional funds cannot be found, the service would be discontinued when the money is exhausted.

ROUTE AND BUS STOPS

The attached map presents the proposed routing of the free downtown bus service. There have been some minor revisions in the routing to eliminate traffic conflicts and to ensure that the ten-minute headways are provided. All the major shopping and commercial centres are served with the routing. The hours of operation of the bus service are 11:00 to 17:00 on Monday, Tuesday, Wednesday and Saturday, and 11:00 to 20:00 on Thursday and Friday. The hours would be extended to 20:00 for all days during the two weeks preceding Christmas.

A total of fifteen bus stops are provided which will have a special designation. Four of the bus stops are at new locations and are summarized as follows:

1) eastside of Columbia Street at Pender Street
2) northside of Powell Street at Columbia Street
3) northside of Water Street at Cambie Street
4) westside of Burrard Street at Georgia Street

CONCLUSION

The main objectives of the free downtown bus service are summarized as follows:

1) Stimulate activity in the downtown area;
2) Reduce the current level of traffic congestion;
3) Provide greater accessibility to parking facilities, thereby achieving better utilization.

A test period for this service would be monitored closely in order to measure the results relative to the objectives. Even with a reduced time of operation to approximately six months, sufficient operating data would be available to measure the effectiveness of the service.

The cost to the City would be $30 000, of which $5000 would be from the 1977 Contingency Reserve and $25 000 from the 1978 Budget. If approved, it is anticipated that service would commence on December 8.

RECOMMENDATIONS

It is recommended:

A. That Council's motion of November 1, 1977 on the above matter be amended to provide for a City contribution of $30 000, without the full participation by the Merchants and other levels of Government, to allow a test period of approximately 6 months of free downtown bus service.

B. That the transit route arrangement described in the attached sketch be approved.

C. That new bus stops at the following locations be approved:

   a) eastside of Columbia Street at Pender Street
   b) northside of Powell Street at Columbia Street
   c) northside of Water Street at Cambie Street
   d) westside of Burrard Street at Georgia Street."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 551

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

November 3, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 3, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:10 a.m.

PRESENT: Alderman M. Brown, Chairman
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

ABSENT: Mayor Volrich (Civic Business)
Alderman B. Gerard

ALSO PRESENT: Alderman M. Ford
Alderman M. Harcourt
Alderman W. Kennedy
Alderman H. Rankin

CLERK: J. Thomas

RECOMMENDATION:

Departmental Review - Health Department

The meeting was the first in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City. Council on August 23, 1977, approved the Committee's recommendation that a series of eight special meetings be scheduled to review individual City departments and that a consultant be appointed to assist the Committee with the reviews. All other recommendations pertaining to the introduction of a revised program budgeting system contained in the report of the City Manager dated July 21, 1977, were deferred pending evaluation of the departmental reviews.

Subsequently, the Finance Committee, on September 29, 1977, established the following objectives for the review process:

1. To gain an understanding among Council, staff and the public of the activities of each City department, and Board, and of the cost of each activity to the City taxpayer.

2. To ascertain the level of services provided by the department's activities and to understand the trends over time of these levels of service, both past and future.

3. To identify any area where the service might be provided in some other manner which might be more efficient or effective, for further investigation and report back at a later date.

4. To discuss with each department its own priorities: Where it would cut back if necessary, and where it would add strength if possible, so that Council may consider these in determining its own priorities.

5. To pinpoint certain areas where budget reductions might be made if Council decided that an overall budget reduction was required (if possible, by attrition and reassignment). Such areas to be investigated in greater detail before the next budget is completed, if possible.

The Health Department report (on file in the City Clerk's Office) considered by the Committee this day summarized the relevant facts regarding operations of the department, including future trends and problems; put forth a series of recommendations including recommended

Cont'd . . .

Departmental Review -
Health Department (Cont'd)

actions if the departmental budget were alternatively increased or decreased by 5%. In a separate section, the consultants, Western Management Consultants, discussed the material and recommendations contained in the report and presented their own observations and recommendations.

The Departmental recommendations were as follows:

1. Cooperate with the Province of British Columbia in the development of Long Term Care and other treatment services. It is assumed that all costs would be covered by the B.C. Ministry of Health.

2. Seek the establishment of a comprehensive audiological service. It is anticipated that this service would be funded 70% by the Province of B.C.

3. Support the establishment of an augmented perinatal service. It is recommended that the City continue funding the current Perinatal Project for one further year (to the end of 1979) giving an opportunity to use data from the project to help secure favorable cost-sharing with the Province of B.C.; such funding to permit a full service to be implemented on behalf of all infants born in the City.

4. Agree to enter into a partnership with the Department of National Health and Welfare to develop the Vancouver Lifestyle program subject to favorable financial support from the Federal Government.

5. Continue to cooperate in providing community experiences for students in the health professions subject to satisfactory financial support from the educational institutions.

6. Support improvements in the internal capabilities of the Vancouver City Health Department:

   (a) Improve capacity for public education (equipment, supplies and minimal staff).

   (b) Redesign the department's organization to more accurately reflect program structure.

   (c) Reinforce health unit administration to better cope with already expanded responsibilities.

   (d) Improve record systems, develop a management information system and maintain a system of program evaluation.

   (e) Review accommodation for Health Department staff and evolve a five year catch-up plan.

   This proposal is predicated on successful negotiation with the Province of B.C. on cost-sharing of health facilities.

7. Support proposals by the Metropolitan Board of Health for improved cost-sharing of Public Health costs. A report and brief has been prepared by the Health Department for early consideration by the Finance Committee and by Council. This is compatible with negotiations already being pursued by the Metropolitan Board of Health and is based on:

   (a) 70% Provincial Share of Preventive Programs (Prevention A).

   (b) 80% Provincial Share of Legislated Programs.

   (c) 100% Provincial Share of Treatment Services.

Cont'd . . .

Departmental Review -
Health Department (Cont'd)

The report pointed out it costs the City $4 million to operate the Health Department. If resources were to increase by 5% the department's priority would be investment in improved management of existing programs with the extra funds being used to support improvements in the external capabilities of the department as outlined in recommendation 6 - a, b, c, and d. Alternatively, if the resources were to be reduced by 5% the department would recommend:

1. The best solution is to increase recoveries. A 70% recovery (instead of present recoveries) on the Prevention A group of programs would yield almost $2,000,000 in additional funds.

2. Volunteer services although extremely valuable to the community are less integral to the department's programs and would have to be considered first. The City would save $58,000 by terminating or transferring these programs. An additional $56,000 in recoveries would be forfeited (total cost of programs $114,000).

3. The City is obligated to enforce the Health Act to the satisfaction of the Government and the City therefore has no clear discretion to alter Health Act enforcement levels. If the City were to accept the Provincial standard of Health enforcement it has discretion over its own by-laws and could suspend the Lodging House By-law and the Noise By-law. Savings would be approximately $150,000.

   Total savings from b and c above would exceed $200,000.

The Consultants discussed departmental objectives and performance evaluation, current performance, management capabilities, management resources, overhead costs, Prevention A and environmental health programs, contract services, results of the survey, and in conclusion recommended:

- That the Health Department be requested to establish a program for the "Management of Resources" and submit a report outlining the steps required to determine its management resources and management information requirements for the introduction of outcome-oriented management.

- That the City actively seek a more rational cost-sharing formula with the Province for the provision of all Health Department services.

- That overhead costs in Prevention B contract services be reviewed to ensure that they are being recovered and that care be taken to ensure that overhead is included in any agreements to take on new program areas.

The Health Department report was presented to the Committee by the Medical Health Officer who reviewed various aspects of operations and functions of the department and discussed his particular concerns including increasing recoveries and the strengthening of departmental management resources.

Dr. Bonham advised improved cost-sharing recoveries were under review by the Metropolitan Board of Health and discussions were taking place on a new formula providing for 70%/30% for preventive health costs, 80% for legislated programs, and 100% for all care programs. It was encouraging to note that there was recognition at Ministerial and staff levels that Vancouver had inherited an unequitable cost-sharing arrangement whereby too much of the cost of public health services fell on the local taxpayer.

Cont'd . . .

Departmental Review -
Health Department (Cont'd)

Responding to questions from the Committee, Dr. Bonham stated that under the existing cost-sharing agreement with the Provincial Government the City received only thirty cents per capita for public health services while inflation had increased current costs to $23.00 per capita. A report and brief on an improved cost-sharing proposal would be presented to the Finance Committee in approximately two weeks.

Members of the Committee questioned comments contained in the report regarding the management capability of the department and it was pointed out the introduction of new government programs in recent years had doubled staff complement without a compensatory increase at the management level: for example, the absorption of seventy new staff members transferred from V.O.N. responsibility in 1976 had been accomplished without supporting management resources. Dr. Bonham stated his own services to the City were limited because of his heavy involvement as Secretary of the Metropolitan Board of Health. He estimated 30% of his time was spent on Metropolitan Board of Health business for which the City received no monetary compensation. The Committee was critical of the situation and felt the City's Medical Health Officer was being called upon to administer the Provincial Government's health programs as the unpaid Deputy Minister of Health for the Lower Mainland.

During discussion members of the Committee strongly refuted suggestions that there should be cut backs in programs. It was the consensus that immediate steps be taken to bring about a more rational cost-sharing formula with the Province and adequate compensation for services provided by the City in administering the public health services.

Also discussed with staff and Mr. Roger Chilton, the Consultant's representative, were aspects of the report dealing with an improved record and data collation system, Lifestyle Program, training of professionals, mental health services, and audiological service.

It was

RECOMMENDED,

A. THAT the City actively seek a more rational cost-sharing formula with the Province for the provision of all Health Department services.

B. THAT overhead costs in contract services be reviewed to ensure that they are being recovered and that care be taken to ensure that the overhead is included in any agreements to take on new program areas.

C. THAT the Health Department be requested to establish a program for the Management of Resources and submit a report to the Finance Committee outlining the steps required to determine its management resources and management information requirements for the introduction of outcome-oriented management.

D. THAT the Medical Health Officer report back to the Finance Committee on the possibility of developing a Lifestyle Program subject to favourable financial support from the Federal Government.

The meeting adjourned at approximately 1:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 552

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II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 3, 1977

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 3, 1977, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Mayor Volrich

ALSO PRESENT: Alderman Ford

CLERK: E. Bowie

RECOMMENDATION

1. Champlain Heights Community Services Site Study - Summary Report

The Committee had before it for consideration a Manager's report dated October 31, 1977 (copy circulated). This is a summary to the report from the Champlain Heights Project Manager, Director of Planning, Medical Health Officer, Director of Finance and City Engineer dated October 27, 1977 (copy on file in the City Clerk's office).

Mr. J. Moodie, Champlain Heights Project Manager, spoke to this report detailing background information leading to the present proposal before the Committee. He made mention in particular of the fact that a number of years ago, as a result of a land swap with the School Board, the City agreed to the sale of 12.9 acres to the School Board for $65,000.00 per acre for future school purposes in Champlain Heights. Because of the decrease in enrollments, the School Board has now reduced the land required to 5 acres. This for the development of a 400-pupil elementary school.

Mr. Ronald B. Howard, architect, spoke to the Committee on the principal conclusions and policies as stated in the consultant's report. (Extract from Champlain Heights Development Group report of October 27, 1977 circulated.)

Commissioner Ian Bain, Chairman of the Park Board, and Commissioners DuMoulin and Fowler were present for discussion of this report. Also present were Larry Foster of Park Board and Mr. Egil Lyngen of Champlain Heights Planning Advisory Committee.

Commissioner Bain stated that the Park Board is aware of the requirements in the area and agrees with the progressive development of community facilities. This progression to be a gymnasium (to be cost-shared with the School Board), a community centre followed by an outdoor swimming pool and an ice rink. However, the Board was concerned that expenditures involved in this facility could severely restrict any new Park Board development in other parts of the City.

Continued . . . . .

Clause No. 1 Continued

Mr. E. Lyngen said that there has been good rapport between the Champlain Heights Planning Advisory Committee and the various departments concerned on the proposed development.

At a meeting of the Champlain Heights Planning Advisory Committee held on October 17, 1977, the following two motions were passed:

a) "THAT the Champlain Heights Planning Advisory Committee supports the City supplementing the additional costs required to upgrade the elementary gymnasium (activity room) to a full size gymnasium."

b) "THAT the Community Centre concept be reviewed and redesigned with greater attention given to locating community centre facilities in closer proximity to each other."

The Director of Finance commented that whereas no source of funds has yet been acquired for Champlain Heights development, it appears that the only possible source of funds will be from the Supplementary Capital Budget over the next four or five years. It would appear that the appropriate sequence of action would be as follows:

1) All parties agree on the content of Phase I design as proposed by the consultant;

2) All parties agree on cost sharing of Phase I;

3) The City and the School Board agree on how to protect the City's interest inasmuch as Phase I requires the City to contribute to a building built on school lands;

4) That the architect proceed with preliminary drawings for Phase I, taking into account the requirements for later phases;

5) That Phase I be costed and each party provide the appropriation of funds;

6) That the architect proceed with working drawings for Phase I following which bids could be obtained and construction proceeded with, presuming adequate funds have been provided;

and concurrently

1) Seek Park Board comments on the overall development;

2) Seek Park Board comments on implications of the financial proposal;

3) Request departmental reports on the health facility, social service facilities, etc.

4) Discuss with the School Board the question of their land needs.

The Director of Finance, in the report, indicated that there seems to be general agreement at the staff level on the characteristics or details of Phase I but the formal agreement of the Vancouver School Board and Vancouver Park Board does not appear to have been obtained.

Continued . . . .

Clause No. 1 Continued

The Director of Finance also stated it should be noted that there is no formal agreement by all the involved parties that the subsequent facilities are needed. There is also no formal agreement as to cost sharing.

The report of the Champlain Heights Project Manager would seem to indicate staging of Phase I, in the cost sense, to be as follows:

1978	$ 417,600
1979	1,382,000
1980	141,000

Considerable discussion took place on the matter of the 12.9 acres which are being held for the School Board. Concern was expressed over the request of the School Board to purchase only 5 acres. A decision must be made as to whether the City will hold the remaining 7.9 acres of land for future development or if the land should be held in the event the School Board requires additional land at a future date; also, whether the 7.9 acres would be sold to the School Board at the agreed price of $65,000.00 per acre or at the then current market value.

Following discussion, the Committee

RECOMMENDED

A. THAT Council receive the Consultant's report and approve in principle the community facilities package presented in this report, the total cost of which is currently estimated at $5.7M with inflation to mid 1979.

B. THAT Council consider the proposed financing program outlined in the Comments of the Director of Finance and if Council is in favour of the proposed financing, recommend to the 1978 Council that $1,500,000.00 be reserved in the 1978 Supplementary Capital Budget to start the financing program.

C. THAT subject to the approval of the recommendations A and B, that Ron Howard Architect be retained by the City to proceed with preliminary drawings for the overall plan, and that an amount of $85,000.00 be allocated for this purpose; this work to proceed with approval of the City Manager only after the Park and School Boards have formally endorsed the proposed developments and related financing program.

D. THAT the Consultant take into consideration the comments of the City Engineer regarding Access, Parking and Utilities.

E. THAT the Consultant take into consideration the comments of the Champlain Heights Planning Advisory Committee when preparing the overall design.

F. THAT Council point out to the School Board the land problem noted above and that the City's position would be that if the School Board only wish to buy 5 acres then the City would be released of its obligation with respect to the original 12.9 acres.

G. THAT the Project Manager proceed with the steps outlined in the Comments of the Director of Finance with report back at various stages for action by Council as appropriate.

Continued . . . .

Clause No. 1 Continued

H. THAT Council include facilities in Phase I in the City's submission to the Community Recreational facilities fund of the Provincial Government in April 1978.

I. THAT the City Supervisor of Properties arrange to survey, sub-divide and convey title to the five acre parcel required by the School Board, if the School Board confirms that they only wish to purchase five acres.

J. THAT staff meet with the School and Park Board to discuss the land tenure, management and operation arrangements for the Centre and report back.

K. THAT co-ordination of the project be through the Champlain Heights Development Group.

2. Grant Request - B.C. & Yukon Chamber of Mines

The Committee had before it for consideration a Manager's report dated October 28, 1977 (copy circulated) in which the Director of Finance reported on the request from the B.C. & Yukon Chamber of Mines for an annual civic grant in the approximate amount of the Chamber's civic taxes, i.e. $7,817.14, which had already been paid.

This request for a grant is their first request since 1971 and will be used to cover 1978 initial operating costs.

The Director of Finance reported that from the information supplied, there is no indication that this organization will experience financial difficulties in the 1977 fiscal year and recommended that the grant request be not approved.

Mr. W. St. C. Dunn, president, and Mr. F. G. Higgs, manager, of the B.C. & Yukon Chamber of Mines appeared before the Committee on this matter.

After a short discussion, the Committee

RECOMMENDED

THAT the grant request of the B.C. & Yukon Chamber of Mines be not approved.

The meeting adjourned at approximately 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 541, 548 & 552

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

III

November 10, 1977.

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 10, 1977, in No. 3 Committee Room, Third Floor, City Hall, at approximately 11:10 a.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Gibson
Alderman Puil

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Harcourt
Alderman Kennedy
Alderman Rankin

CLERK: E. Bowie

RECOMMENDATION

Departmental Review - Department of Permits & Licenses

This meeting was the second in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approved by Council on August 23, 1977.

The report of the Department of Permits & Licenses (copy on file in the City Clerk's Office), provides a summary of the relevant facts regarding the operations of the department, including problems and future trends, recommendations by the department, including recommended actions if the departmental budget were increased or decreased by 5%, and observations and recommendations by Western Management Consultants.

There are two perspectives to the components of the department, namely functions and organizational units.

Function - a manner in which individual operations of the department are grouped. Operations which lead to a common output or purpose or goal of the department are grouped into a single function.

Organizational Unit - a sub-division of the total departmental structure, commonly linked to identifiable components such as divisions, branches, etc. An organizational unit performs a readily identifiable group of operations.

In this report, the Permits & Licenses Department has chosen to conduct its more intensive analysis based on its functions.

A description of the functions and detail of these functions as well as a description of the organizational units and the cost of each organizational unit is included in the appendices to this report.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

Dr. Bryson, Director of Permits & Licenses led the Committee through the report. He stated that he was pleased that this review was taking place, not only for the information it was giving to the Committee, but for the value it provided to his own department. When the department was formed the overall objectives were to provide better service to applicants for permits, less inconvenience to the public, more effective inspectional service and as far as possible provide "one stop" service to the public. Whereas the original objectives have largely been met and are still valid, improvements are required. In a 12 week survey carried out in August, September and October this year, it was determined that the average waiting time for the public was 22 minutes and service time averaged 25 minutes making a total of 47 minutes. He pointed out that the department is essentially a service department and exists on an annual budget, ($4,814,364.00 in 1977). A major portion of this amount ($2,730,300.00) is recovered from a variety of permit and license fees. Although not having access to outside funding, as is the case with some departments, the Department of Permits & Licenses has striven to maintain its economics.

The recommendations of the Permits & Licenses Department were as follows:

"A

1. To develop and implement improved data processing at the earliest possible time.

2. To authorize as top priority, a space study program for the Department of Permits & Licenses.

3. Complaints are not accepted unless they are presented in writing and are signed.

4. Implementation of further staff training programs.

5. Further implementation of public education programs.

6. The addition of a mechanical engineer in our Development Division.

B <u>SUBJECTS RECOMMENDED FOR FURTHER STUDY</u>

1. Increase the minimum level and range of fines levied on by-law infractions.

2. Amend the Business Tax By-law to provide stronger compulsions for payment-higher interest rates-action to permit right of seizure of chattels-placing Business Tax arrears on the main Property Tax Roll.

3. Apply a sewer use surcharge based on the quantity and/or quality of effluent from industrial premises and those known to employ harmful products in their operation.

4. Continue the studies presently being conducted in the Construction & Maintenance Division to determine the effectiveness and cost of contract cleaning and maintenance service as compared to the same function being carried out by civic staff.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

5. To develop a study to determine if better mechanical and equipment plant level can be obtained at a cheaper cost by increasing civic staff in the mechanical and controls trades, and thus reduce our dependency on outside contractors. Such a study would include replacement of present mechanical operated elevators with automatic equipment.

C STUDIES AND DISCUSSIONS OF THE IMPLEMENTATION OF THE 5% INCREASE OR DECREASE IN BUDGET

(a) Items to be considered if a 5% increase.

1. Provide preventative maintenance and use programs for City owned buildings.

2. Obtain additional sampling machines for Industrial Waste control.

(b) If a 5% decrease in our budget were imposed the following would be recommended for study to assess the implications of such a reduction.

1. Standards of Maintenance By-law enforcement.

2. Generalist Inspection programs.

3. Management Program - Construction & Alterations of Civic Buildings.

4. Operation & Maintenance of Buildings used for Civic purposes.

5. Temporary Pound Officers during the summer months."

The consultant, Mr. Roger Chilton, of Western Management Consultants, reviewed with the Committee the departmental recommendations, performance objectives, performance measurement capabilities, functions of the Construction and Maintenance Division, and maintenance costs and standards. He touched on the Development Division operating costs and revenues, on studies currently underway and other areas where studies should be initiated. In conclusion the consultants recommendations were as follows:

"1. That the department be encouraged to embark upon a program to define its performance objectives and that the department in conjunction with the City Manager's office, should assess its requirements for assistance in this regard and report back as appropriate to the Finance Committee.

2. That the following studies recommended by the department be pursued:

'A. A study of the department's space requirements.

B. A study of the impact of raising fines for by-law infractions.

C. A study of alternative inducements to encourage the prompt payment of business tax.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

D. A study of the effectiveness of levying a sewer use surcharge to ensure compliance to industrial waste controls.

E. A study to determine if cost savings and better servicing can be achieved by increasing civic staff in the mechanical and control basis.'

3. That the method of accounting and budgeting for maintenance services and the responsibility for deciding upon standards of maintenance be reviewed.

4. That current maintenance standards be reviewed.

5. That the organization and manpower requirements in the Development Permit Division be reviewed.

6. That an 'Advisory Reporting' system be developed to improve management planning and control and utilized to assess the performance and impact of the department's inspection activities.

7. That the possibility of using computerized data-processing systems to improve operating efficiency be explored."

The consultants suggested it might also be appropriate to conduct a review of the By-laws enforced by the department with a view to determining if there are any areas that should no longer continue to come under the scrutiny or enforcement by the City.

The Committee in open discussion of this report brought forward several areas of concern regarding the operation of the Department. One area of major concern to the Committee was that some of the by-laws may be vague, redundant and that some sections were not enforceable. Some Members of the Committee cited examples of situations where enforcement of by-laws was causing problems to the public. It was suggested that inspectors should receive more input from the department staff in areas where the by-laws are weak.

The Committee queried if the problems of lack of space, delay in computerization and turn over of staff were causing the primary problems within the department. The Director advised that lack of space was definitely a problem especially in the file area. A planned study of the space needs of the department has been delayed due to the immediate necessity to obtain space for the Adult Care Program in the Health Department. The Director agreed that the 4 to 5 week delay in the permit section was in part caused by lack of trained personnel, but if more staff were employed this could cause space problems in this area. With respect to delay in computerization, the City Manager advised that approval of computerization for the department has been delayed pending a review of department priorities for computer time. It was suggested that employment of "floaters" within the department could in part alleviate the problem of staff turn over in the permit section.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

The Committee requested a definition of "Generalist Inspectors." The Director replied that Generalist Inspectors enforce the requirements of the Zoning and Development By-law, the Standards of Maintenance By-law, Untidy Premises By-law and certain requirements of the Sign By-law. Prior to 10 years ago there were 2 inspectors mostly concerned with illegal suites this grew to 8 inspectors which were inherited when the inspection services were consolidated into a department of Permits and Licenses. Since then 2 additional Generalist Inspectors have been added to this staff complement. No new license inspectors have been added in 10 years.

In response to a query representatives of the department advised minimal inspectional time was involved in the enforcement of the Fire By-law and liquor inspections. 25% of inspectional time is involved in the Standards of Maintenance By-law which is handled on a complaint basis. It was also stated that particularly in the core area there is no continuous review and key inspections such as health and fire are also handled on a complaint basis.

The Committee asked for information on the issuance of occupancy permits and if there is not a duplication of effor among the inspection staff on this matter. The Director sta ed that the issuance of occupancy permits does not duplicate efforts of inspectors but rather brings all aspects of the permit together. In many cases the developer is anxious to fill his buildings quickly and sometimes if the building is not complete this could prove hazardous. Therefore, the requirement for an occupancy permit assures that all construction has been completed.

The matter of 5% increase or decrease in department budget was discussed. The 5% increase in the budget would enable the department to obtain additional staff thereby reducing the present plan processing and examination response time of 4 to 5 weeks to approximately 2 to 3 weeks. This would increase service to the public.

In consideration of a 5% budget reduction the department l priorities were defined as follows:

"1. Safety and health oriented building requirements, e.g. the Building By-law, safety aspects of the Standard of Maintenance By-law, Plumbing, Gas and Electrical By-laws.

2. Aesthetic requirements, primarily emanating from the Zoning and Development By-law, e.g. side yards, landscaping, etc., and the aesthetic aspects of the Standards of Maintenance By-law.

3. Service activities such as complaints from the public and the issuance and development of information to the public."

In answer to an enquiry regarding disposition of fee revenues, it was explained that revenues derived from this source by the Department go into the general revenues for the City and are not credited directly to the Department.

Cont'd...

Departmental Review -
Department of Permits & Licenses
(Continued)

It was,

RECOMMENDED

A. THAT the department be encouraged to embark upon a program to define its performance objectives and that the department in conjunction with the City Manager's office, should assess its requirements for assistance in this regard and report back as appropriate to the Finance Committee.

B. THAT the studies recommended by the department as summarized above be pursued.

C. THAT the method of accounting and budgeting for maintenance services and the responsibility for deciding upon standards of maintenance be reviewed.

D. THAT current maintenance standards be reviewed.

E. THAT the organization and manpower requirements in the Development Permit Division be reviewed.

F. THAT an "Activity Reporting" system be developed to improve management planning and control and utilized to assess the performance and impact of the department's inspection activities.

G. THAT the possibility of using computerized data-processing systems to improve operating efficiency be explored.

H. THAT a review of the By-laws as enforced by the Department of Permits & Licenses be conducted with a view to determining if there are any areas that should no longer continue to come under the scrutiny or enforcement by the City and also as to whether present requirements are reasonable.

AND

I. THAT following each departmental review the Mayor, City Manager, Department Head concerned and the Consultants meet as soon as possible to further discuss the fine points of each report.

The meeting adjourned at approximately 1:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 552

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 10, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 10, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, October 27, 1977, were adopted.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Canadian Theatre of the Deaf

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a request from the Canadian Theatre of the Deaf (copy circulated) for surplus City furniture and equipment valued at $405.00.

Following discussion, it was

RESOLVED

THAT the request of the Canadian Theatre of the Deaf for surplus City furniture and equipment valued at $405.00 be approved and the furniture and equipment be sold to the organization for $43.33.

RECOMMENDATION

2. Grant Request - Little Mountain Area Human Resources Society

The Committee had before it for consideration a letter dated November 1, 1977 (copy circulated) from Little Mountain Area Human Resources Society which was placed on the agenda at the request of the Chairman.

In the letter the Society requested a grant of $250.00 to cover start-up costs for a neighbourhood house in the Riley Park area.

During consideration of this matter, the Committee noted that there may still be funds remaining in the Vancouver Resources Board budget which had earlier been allocated for such purposes.

Continued . . . . .

Clause No. 2 Continued

A representative from the applicant indicated that although some money was allocated for the Little Mountain Area Human Resources Society, the Vancouver Resources Board grants officer has not approved its release.

Following discussion, it was

RECOMMENDED

A. THAT City Council grant $250.00 to the Little Mountain Area Human Resources Society towards start-up costs for the Riley Park Area Neighbourhood House.

B. THAT the City write to the Ministry of Human Resources requesting an explanation of the status of funds which had been previously allocated by the Vancouver Resources Board for Local Area projects.

3. Liquor Permit Application - 3605 West 4th Avenue

The Committee had before it a Manager's report dated October 25, 1977, which was submitted by the City Manager for consideration.

The report was on the application of Mr. Lorenzo Ristorante for a Development Permit No. 78904 at 3605 West 4th Avenue.

In the report, the Director of Planning reported as follows:

" The above noted Development Permit Application has been filed to establish a restaurant with a holding bar in the existing one storey building. This building was previously approved for retail food sales (take-out) and restaurant.

This development is situated on the north-west corner of 4th Avenue and Dunbar Street.

The proposed restaurant will occupy an area of approximately 1314 square feet with a maximum seating capacity of sixty-three persons. The proposed Holding Bar will occupy an area of 204 square feet and maintain a 13% coverage of the total 1518 square foot building.

The Director of Planning approved this application at his meeting of October 24, 1977, subject to the following condtions:

1. Prior to issuance of the Development Permit, this request be referred to Council Committee on new liquor outlets, for consideration and necessary action.

2. The seven (7) off-street parking spaces and two (2) off-street loading spaces are to be maintained in accordance with the relevant requirements of Sections 12 and 13 of the Zoning and Development By-law. "

A representative of the Planning Department appeared before the Committee, and following a brief explanation, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78904 to Mr. Lorenzo Ristorante to establish a restaurant with a holding bar at 3605 West 4th Avenue.

Continued . . . . .

4. Liquor Permit Application - 340 Cambie Street

The Committee had before it a Manager's report dated October 24, 1977, which was submitted by the City Manager for consideration.

The report was on the application of Mr. R. Suchy for Development Permit No. 78791 to add, alter and use the basement floor of the existing 4-storey hotel at 340 Cambie Street as a restaurant with holding bar.

In the report, the Director of Planning reported as follows:

" The above noted Development Permit Application has been filed to add, alter and use the basement floor of the existing 4 storey hotel building as a restaurant with holding bar. The basement area was previously used as storage area for the building.

The existing hotel is situated on the east side of Cambie Street between Cordova and Hastings Streets in the HA-2 Gastown Historic Area.

The main floor of the building is currently used as a licensed premises (beer parlour), while the second, third and fourth floors are used as hotel with a total of 36 rooms.

The proposed basement restaurant will occupy a gross area of approximately 4230 sq. ft., with a net seating area of approximately 1550 sq. ft. for a maximum of 129 persons. The proposed holding bar of approximately 200 sq. ft. has a maximum seating capacity of 16 persons. Approval in principle for the holding bar has been obtained from the Liquor Control and Licensing Branch dated July 28, 1977.

The Director of Planning approved this application, thereby permitting additions and alterations to the hotel building and use of the basement as a restaurant with holding bar, subject to conditions, one of which being that:

'Prior to the issuance of the Development Permit, this request (holding bar) is to be first referred to the City Council Committee on New Liquor Outlets for consideration and necessary action.' "

A representative of the Planning Department appeared before the Committee and advised that the application has been amended and what is now proposed by the applicant is that the holding bar will total 344 sq. ft. rather than 200 sq. ft. as noted in the report and it will have a maximum seating capacity of 28 persons rather than 16 as listed in the report.

This higher seating capacity in the holding bar is still within the allowable amount of 25% of the restaurant seating capacity (25% of 129 seats permits 32 seats in the holding bar).

Following further discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78791 to Mr. R. Suchy to add, alter and use the basement floor of the El Cid Hotel at 340 Cambie Street as a restaurant with holding bar, as outlined this date by the spokesman for the Director of Planning.

Continued . . . .

5. Funding - Cordova House

The Committee had before it for consideration a Manager's report dated October 26, 1977 (copy circulated) in which the Supervisor of Properties reported on the status of discussions with the Provincial Government regarding cost-sharing for staff and equipment at Cordova House.

In the report, it was noted that further discussions with the Executive Assistant Director of Human Resources are scheduled to take place.

The City Manager advised the Committee that these further talks are scheduled for the Monday following the Committee meeting.

Following consideration, it was

RECOMMENDED

THAT the City Manager's report dated October 26, 1977 regarding funding for Cordova House be received.

6. B.C. Housing Management Commission - Rent Increases to Residents of Public Housing

The Committee had before it for consideration a Manager's report dated October 19, 1977, in which the Director of Social Planning reported on a brief submitted to the City by the president of the Vancouver & District Public Housing Tenants Association (copies circulated).

In the brief, the V. & D.P.H.T.A. complained of a number of tenant problems and concerns regarding the operation of housing by the B.C. Housing Management Commission.

In the Manager's report, the Director of Social Planning reviewed the various complaints and proposed a number of recommendations.

The president and other members of the V.& D.P.H.T.A. appeared before the Committee and presented copies of a prepared statement (Appendix "A") (copy circulated).

In the brief, the V.& D.P.H.T.A. proposed that the B.C. Housing Management Commission's policy that 25% of income be paid towards rent should be reconsidered; that the policy that requires working children to pay 25% of their income towards the family accommodation should also be reconsidered; and that policies governing handicapped tenants be adjusted.

Also before the Committee for consideration in connection with this matter was a letter dated November 8, 1977 (Appendix "B") (copy circulated) from the secretary of the Downtown Eastside Residents' Association which complained of B.C. Housing Management Commission's plans to no longer pay the bulk rate for cablevision on their buildings, thus requiring the Cablevision company to charge each tenant directly.

In addressing the Committee, representatives of the V.& D.P.H.T.A. added that some old-age pensioner tenants have received notice that previous costs which had been included in their rent will no longer be included as part of the rent. Specifically, tenants will be required to pay additional charges for the use of washing and drying machines.

Continued . . . . .

Clause No. 6 Continued

During discussion of this matter, the Committee requested the president of the V. & D.P.H.T.A. for specific proposals which the Committee might recommend that Council urge the B.C. Housing Management Commission to adopt.

The president of the V.& D.P.H.T.A. replied with a number of suggestions and there was consideration and explanation of each.

Although the Committee passed a number of recommendations based on the suggestions of the representatives from the V.& D.P.H.T.A., the representative of the Social Planning Department requested the Committee to also approve the Director of Social Planning's recommendations contained in the Manager's report.

The Committee therefore

RECOMMENDED

A. THAT City Council request the Provincial Ministers of Housing and Human Resources

a) to reduce the 25% of gross family income charged for public housing to 22%;

b) that in calculating the amount of income of a family tenant which shall be charged for rent, that the income amount of a working child member of the family to be paid toward rent be a maximum of $40.00 per month;

c) that for families in public housing which may include a handicapped child, that a maximum of $20.00 of the handicapped child's income be allocated towards the family's rent;

d) that a handicapped adult tenant in public housing be required to pay the same rent as a welfare recipient;

e) that the costs of all services previously included in the rent, such as cablevision and the use of washers and dryers, continue to be included in the rent.

B. THAT the Director of Social Planning be requested to examine the current rent formulas applied on employed tenants with low incomes and report back to the Community Services Committee with proposals for a more equitable rent formula for such persons.

C. THAT the following recommendations of the Director of Social Planning be approved:

i) City Council request the General Manager of the B.C. Housing Management Commission to review all "grandfather clause" tenants to ensure they have been afforded the three-year program to bring them up to the 25% of gross family income rental policy within that time frame;

Continued . . . . .

Clause No. 6 Continued

ii) City Council request the Ministry of Housing to review the 25% of gross family income rental policy for public housing with respect to its negative impact on the disposable income of people with low incomes with a view to increasing the disposable income available to them. The review should also extend to low income people in private accommodation.

iii) City Council request the Ministries of Housing and Human Resources to reconsider their policy of including a working child's income as part of gross family income having regard to the four questions raised on Page 3 of the City Manager's report and with a view to either removing the requirement or creating a formula which would allow low income families more disposable income.

7. Entertainment in Cabarets

The Community Services Committee, at its meeting on August 4, 1977, recommended "THAT the Director of Legal Services report to the Community Services Committee on the implications of the City requesting the Liquor Control & Licensing Branch to suspend the licenses of licensed premises which provide nude dancing involving sadism or violence".

The Committee had before it for consideration a Manager's report dated October 27, 1977 (copy circulated) in which the Director of Legal Services reported that new legislation was proclaimed on October 7, 1977, which now permits municipalities to control the types of entertainment performed in licensed premises.

Appearing before the Committee on this matter were the Director of Legal Services and representatives from the Permits & Licenses and Police Departments.

During a general discussion of this matter, it was noted that it may be preferable for the City to specify the types of entertainment which should be permitted rather than endeavouring to state that certain types of entertainment should be disallowed, and that regulations concerning the types of entertainment should be incorporated into the City's Licensing By-law. In this way, any action by the City for infractions of the by-law would be to require the license holder to show cause to Council why his business license should not be revoked.

During discussion, the Committee agreed that there should be a regulation that juveniles not be permitted to perform certain types of entertainment in licensed premises, such as nude dancing. At present juveniles who are paid entertainers are permitted to be in licensed premises although the Liquor Act does state that juveniles are not allowed to enter licensed premises.

A further suggestion was made that there should be a regulation to prohibit public participation in certain types of entertainment in licensed premises.

Continued . . . .

Clause No. 7 Continued

Following further discussion, it was

RECOMMENDED

THAT the Director of Legal Services consult with the Chief Constable and the Director of Permits & Licenses and report back to the Community Services Committee with proposed regulations governing entertainment in licensed premises.

8. Downtown Eastside Residents' Association - R.R.A.P. Funding

The Committee had before it for consideration a letter dated November 7, 1977 (copy circulated) from the secretary of the Downtown Eastside Residents' Association which had been placed on the agenda at the request of the Chairman.

In the letter, the secretary requested that the City urge the Federal Government to proceed with a proposed amendment to the National Housing Act which would permit R.R.A.P. funding for hotels and rooming houses.

The secretary of D.E.R.A. advised the Committee that in order to qualify for R.R.A.P. funding, residential units must be self-contained and that in the Downtown Eastside area 90% of these units (located in hotels and rooming houses) are not self-contained.

Following discussion, it was

RECOMMENDED

THAT City Council request the appropriate Ministers of the Federal Government to proceed as soon as possible with an amendment to the National Housing Act which will allow R.R.A.P. funding to be allocated for renovations to hotels and rooming houses.

9. Request from Pacific National Exhibition for Sale of Beer at National Hockey League Games

At the request of Alderman Bellamy and with the concurrence of the Chairman, the Committee considered a letter dated November 10, 1977 (copy circulated) from the president of the Pacific National Exhibition which requested City Council approval for the sale of beer in two enclosed areas on the lower level of the coliseum during National Hockey League games.

During discussion of this matter, it was noted by the Chairman that City Council in April of this year refused approval of a similar request that beer be sold at soccer games at Empire Stadium.

During discussion, it was noted that under the proposal, no one would be permitted to remove alcohol from the enclosed serving areas into the stands.

Following discussion, a motion to approve the Pacific National Exhibition request was lost.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 553 & 554

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 10, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 10, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy
ABSENT:	:	Alderman Gibson Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Design Concept Area 10-B False Creek

The Committee considered a report of the City Manager dated November 8, 1977 (copy circulated) and also considered a report entitled "Concept for the Development of Area 10-B -- Summary Report" dated October 20, 1977, prepared by Rhone and Iredale, Architects (on file in the City Clerk's office).

Mr. E. D. Sutcliffe, False Creek Development Consultant, noted that the Concept Plan has the general support of all the City departments. There are some unresolved items that require further study i.e., economics, including income mix, responsibility for water area, flushing of the harbours, community facilities, traffic and transit, parking and sewer right of way. To further study these would cost approximately $20 - 50,000. Before proceeding the development group would like to find out if the scheme is generally acceptable in principle. If the scheme is acceptable in principle these items would be given further study for report back.

Mr. Sutcliffe advised that on January 18, 1977 Council approved the appointment of a design team for Area 10-B in accordance with terms of reference, which primarily called for relocation of Western Outboard from their present location at the northwestern corner of the site to a new location next to the entrance to Granville Island. A major question on which the whole concept depends is whether the City and Western Outboard can agree to an exchange of sites. If an agreement satisfactory to the City cannot be reached with Western Outboard it is proposed that Council authorize the development of a new Plan using City land and water lots and excluding the existing Western Outboard property.

cont'd.....

Clause No. 1 continued:

Mr. R. Iredale, Architect, described the proposed Concept Plan for Area 10-B.

Mr. E. West, Assistant City Engineer-Streets, advised that regardless of whether the concept is approved in principle, the sewer connection between the B.C. Central Credit Union building and the new Granville Island pump station must be completed by May 1, 1978. A decision must be made now on the sewer alignment. If the scheme is accepted and Western Outboard is relocated it may be necessary to relocate the portion of the sewer which goes around the existing Western Outboard property. The replacement would cost $200,000.

After discussion, the Committee

RECOMMENDED

A. THAT the Concept Plan for Area 10-B outlined in the City Manager's report dated November 8, 1977 and the report of the Consultant dated October 20, 1977 be accepted in principle.

B. THAT when a satisfactory arrangement with Western Outboard is reached the Director of Finance with the False Creek Development Consultant and Supervisor of Properties be authorized to continue negotiations with the National Harbours Board for report back, together with recommendations from City officials for the refinement of the Concept Plan to resolve the questions contained in the Manager's report dated November 8, 1977.

C. THAT if an agreement acceptable to the City cannot be reached with Western Outboard Ltd., the False Creek Development Consultant be requested to recommend to Council the terms of reference for development of City owned lands and water lots in Area 10-B, excluding Lot K (Western Outboard existing location).

D. THAT the sewer connecting Area 10-A with Granville Island be routed so as to avoid the present Western Outboard property and follow as much as possible, the promenade in Area 10-B, it being recognized that extra costs up to $200,000 may be incurred, such extra costs to be a charge against Area 10-B.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 554

REPORT TO COUNCIL

VI

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

November 10, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 10, 1977, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt Alderman H. Rankin
ALSO PRESENT:	Mayor Volrich (Item 4) Alderman D. Marzari (Item 1)
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of October 20, 1977, were adopted.

RECOMMENDATION:

1. Request for Pedestrian Actuated Traffic Signal - 33rd Avenue and Ontario Street

At its meeting on July 26, 1977, when considering the Riley Park N.I.P. plan, City Council referred Item 20 of the Plan dealing with the installation of a pedestrian actuated signal at 33rd Avenue and Ontario Street to the Standing Committee on Transportation for consideration.

In a Manager's Report dated October 26, 1977, (circulated) the City Manager noted the City Engineer and Director of Planning had reviewed traffic conditions at the intersection and had arrived at the following opposing recommendations and the matter was referred to the Committee for consideration:

- The City Engineer recommended that a pedestrian signal not be installed at the intersection of 33rd Avenue and Ontario Street.

- The Director of Planning recommended the signal be installed with costs funded through the Riley Park Neighbourhood Improvement Program.

On behalf of the large number of Riley Park residents present, Mr. Walter Prudden, Chairman of the area Citizens' N.I.P. Planning Committee, and Mrs. Shirley Card, Co-ordinator, presented a brief and petition containing 635 signatures (on file in the City Clerk's Office) supporting the installation of a pedestrian actuated signal, fitted with a sound device for the use of blind pedestrians, at 33rd Avenue and Ontario Street. A number of letters supporting the brief were also presented from organisers of recreational community facilities in the area, including:

Riley Park Community Association and Staff
Percy Norman Pool
Riley Ice Rink
General Wolfe School
Little Mountain Tenants Association
Little Mountain Activity Society
Kanata Pre-School

The N.I.P. Committee representatives referred to speeding problems in the area and difficulties encountered by pedestrians in crossing the street, particularly the intersection at 33rd Avenue and Ontario Street, which was a major route to the majority of the community recreational facilities.

Cont'd . . .

Clause 1 Cont'd

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised Council's criteria for pedestrian signal warrants had been applied in his department's survey and analysis of the traffic situation at the intersection and clearly indicated a signal was not needed.

Mr. L. Beasley, Area Planner, outlined the concerns of the Director of Planning and stated the N.I.P. Plan encouraged increased use of community facilities in the area and therefore more people would be using the crossing. Police enforcement had been suggested as a solution to speeding traffic on Midlothian Street and on the long stretch of 33rd Avenue around Queen Elizabeth Park but residents questioned whether sporadic enforcement could be totally effective.

Alderman Marzari, former Chairman of the now defunct Official Traffic Commission, referred to the creation of the signal warrant process and stated while the criteria set out a baseline warrant, community aspects had not been developed.

The Committee noted the Riley Park N.I.P. Committee felt so strongly that a signal was needed that they were prepared to underwrite the cost from the area N.I.P. funds and following discussion, it was

RECOMMENDED,

THAT a pedestrian actuated signal with a sound device be installed at the intersection of 33rd Avenue and Ontario Street with costs funded from the Riley Park N.I.P. budget.

2. Bus Shelters - Lighting and Benches

On May 10, 1977, when approving the supply, installation and maintenance of three hundred commercial bus shelters with advertising, City Council approved a Committee recommendation that the City Engineer be requested to report back on the provision of lighting in bus shelters and the number of bus stop benches expected to be eliminated with the implementation of the bus shelter program.

The Committee had for consideration a Manager's Report dated November 4, 1977, (circulated) in which the City Engineer reported on the present status of the commercial bus shelter program; the possible impact on the business of the two bus stop bench advertising companies in the City; and examined the merits and cost constraints of a bus shelter lighting program. The report also dealt with the question of installation of bus shelters proposed as N.I.P. projects and sought a direction from the Committee whether such installation should be delayed until early 1978 when the installation of commercial shelters would free a number of City shelters for relocation at no cost to the City, or proceed now at an estimated installation cost of $1,000 per shelter.

Representatives of Seaboard Advertising Co., J.C. Decaux Ltd., Superior Signs Ltd., and Goodwill Advertising Co. were present and discussed aspects of the report with the Committee.

The City Engineer, reviewing the report, advised there appeared to be no demonstrated need for lighting in bus shelters. It was possible the commercial interests, who were agreeable to providing electrical connections and maintenance, would also eventually provide lighting thus eliminating additional costs to the City of approximately $150.00 per shelter.

Poor upkeep of advertising benches had also been noted and it was hoped the existing contract with bench companies, with its controversial 90-day termination clause, could be reviewed to provide for a longer term and give the companies more incentive to upgrade existing benches and embark on improved maintenance programs. A number

Cont'd . . .

Clause 2 Cont'd

of potential locations for the new bus shelters had been identified and in some cases the locations coincided with existing bus stop benches. However, except in a few cases where co-existence of bus shelters and advertising benches at a given bus stop was impractical due to physical constraints, both could normally be accommodated.

During discussion the Committee was advised agreements had not yet been signed with the commercial bus shelter companies and it now appeared the commercial shelters would not be in place until early 1978. Representatives of the shelter companies expressed their concern that in the period since May, 1977, when Council had approved the program, at least twenty non-commercial shelters had been installed, some in prime locations selected for the commercial shelters. Mr. E. Martin, Projects Engineer, advised the installations had been made at locations requested by citizens' groups under last year's bus shelter program and it had not been thought advisable to hold up these requests.

The commercial company representatives made reference to the question of lighting bus shelters and indicated they were willing to provide electrical connections and maintenance if the City would undertake the energy costs. Committee members noted shelters were to be located in adequately lit areas of the City, therefore, in view of current emphasis on energy conservation it was the consensus that lighting was not a prime requirement at the present time.

Representatives of the bench companies supported negotiations for a new contract and suggested consideration be given to a period of ten years, or no less than five years, with a less restrictive limitation clause.

Following further discussion it was

RECOMMENDED,

A. THAT lighting not be provided in the commercial bus shelters at this time, since the majority of locations are currently well lit and this would constitute an increased level of service which has low priority.

B. THAT the City Engineer be instructed to monitor the commercial shelter program and report back to Council should locations be found where problems with lighting arise for authority to provide this, if necessary.

C. THAT Council authorize the City Engineer to review the existing agreements with Goodwill Advertising Ltd. and Superior Signs Ltd. and report back to the Committee with recommendations for revised agreements of not less than a five-year term with a suitable termination clause.

D. THAT installation of bus shelters in the N.I.P. areas be delayed until early 1978.

3. Parking: 600 Block West 13th Avenue

The Committee had for consideration a Manager's Report dated October 28, 1977, (circulated) in which the City Engineer reported on a request for an extension of an existing 'Residents Only' zone submitted by residents of the 600 Block West 13th Avenue.

In a letter dated August 14, 1977, and an accompanying petition containing approximately twenty signatures, (on file in the City Clerk's Office) the residents referred to parking problems on-street and in surrounding alleys created by Vancouver General Hospital employees' vehicles. The residents pointed out because of the shifts worked at the hospital the problem existed on a twenty-four hour basis.

Cont'd . . .

Clause 3 Cont'd

The City Engineer, in the report, outlined hospital generated parking problems and advised expansion plans for the hospital provided for off-street parking but heavy on-street parking could be expected to continue as it presented the most convenient and least expensive alternative.

It was

RECOMMENDED,

THAT the ten-space resident parking zone in the 600 Block West 13th Avenue not be extended.

4. Tow-Aways (Private Impoundments) From Public Parking Lots

City Council on May 31, 1977, when considering a communication from Mayor Volrich dated May 26, 1977, (circulated) dealing with tow-aways from public parking lots referred the matter to the Transportation Committee for consideration of ways and means whereby the present practice could be ended.

An interim report was presented to the Committee on June 16, 1977, at which time the City Engineer noted there would be a further report based on input from various City departments and parking and towing companies operating in Vancouver.

Before the Committee for consideration this day was a Manager's Report dated October 28, 1977, (circulated) in which the City Engineer reported on the results of further investigation of the tow-away situation and suggested options for reducing the problem. The report outlined the history of towing, examined practices in other cities and discussed impoundments from contract and transient (short-term) parking lots. The City Engineer concluded the practice of towing and impounding vehicles for overparking and unauthorised parking in off-street parking lots was being exercised with little public control or guidance. As a result, abuses in the enforcement of private parking lot regulations occurred and an examination of the need for additional public controls was necessary.

A number of alternative actions had been identified as control measures and were presented for the Committee's consideration as follows:

Contract Lots

1. Require signing which clearly identifies who is authorised to park, the consequences of unauthorised parking and the location where a vehicle may be reclaimed.

2. Amend the by-laws regulating towing companies to prohibit them from patrolling lots and removing cars at their discretion. This will help ensure that requests for towing are initiated by the contract parking lot owner, operator or lessee.

Transient Lots

Minimum Control Measure

1. Require improved parking lot signing.

Moderate Control Measures

1. Require parking lots to provide attendants or require parking lots to have a flat evening rate.

Cont'd . . .

Clause 4 Cont'd

2. Require licensing and regulation of towing companies to prevent patrolling and towing initiated by the towing company.

3. Require all towing to be initiated by the parking lot owner or operator.

4. Require a parking lot ticketing procedure which ensures that the customer retains a receipt.

Maximum Control Measures

1. Ban tow-aways from commercial parking lots except in cases where a hazard is created.

2. Require civic control of ticketing and/or towing.

3. Require locking devices as an alternative to towing.

Present for the discussion were representatives of the Vancouver Parking Association, Automotive Retailers Association, small lot owners, and Unitow, Busters, General Towing, Cantow, and Rory's towing companies.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the report with the Committee and with the aid of charts illustrated the numerical distribution of the 38,000 parking spaces located in central business district. Four thousand were on-street, curb-type spaces enforced under civic regulations; 19,000 were leased spaces for longer term parking, i.e. monthly, weekly, etc., and of this number 3,000 were available for general use after 6:00 p.m. Of the 15,000 transient, or short-term,parking spaces, 10,000 were on lots supervised by attendants and 5,000 were metered. An analysis of annual impoundments disclosed there were 3,000-4,000 tow-aways from the 15,000 contract spaces, primarily for illegal parking due to infringement on the rights of the owner or lessee. The 10,000 attendant-supervised transient spaces were not a problem, creating very few tow-aways or complaints. The main area of concern involved the remaining 5,000 transient metered spaces: tow-aways generated from this group accounted for an estimated 5,000-10,000 impoundments a year. Of this latter total, the Assistant City Engineer estimated 2,000-3,000 impoundments could be considered to be abuses of the tow-away privilege, i.e. instances where towing was not warranted or a motorist had been trapped or misled into parking illegally.

Mr. Rudberg reviewed the proposals for moderate, minimum and maximum control measures and emphasised the following concerns of the Engineering Department should the Committee opt for maximum control measures:

1. It would require an increase in civilian staff and associated administrative costs because the Police do not presently have sufficient manpower (estimated cost $170,000).

2. The complaints and bad feelings generated by ticketing and towing and currently directed at parking lot owners would be directed at the City.

3. Even with a comprehensive and costly enforcement program, the potential for violations is high.

4. With probable high violations, parking lots would be forced to raise their rates, thereby affecting all parkers and increasing complaints.

5. Some parking lots may be forced to close, thereby reducing the availability of parking.

6. The potential for safety problems with civilian personnel would be high because of night-time enforcement. Current civilian meter checkers are largely female and would be susceptible to

Cont'd . . .

Clause 4 Cont'd

physical abuse. There has been considerable abuse of our meter checkers even in the daytime.

Mayor Volrich, referring to the 2,000-3,000 unjustified tow-aways, stated there was a bad history of much abuse and the public was demanding that the offensive practice be stopped.

In most cases where tow-aways occurred the owner was not deliberately overparking but had merely underestimated the time he would be away and had neglected to put sufficient money in the meter. For that comparatively minor misdemeanor a person's car was broken into, towed away and access denied until there had been payment of a substantial fee. Such action amounted to a violation of that person's rights - a judicial opinion that had been upheld in Seattle Courts. Mayor Volrich stated no other city in Canada allowed tow-aways in that kind of situation. A comparison of parking rates would show transient parking in Vancouver was considerably cheaper than in other cities. There was no reason why towing from transient lots should not be banned completely and the lot owners be permitted to raise their rates to cover losses sustained, or enable attendants to be hired. The use of wheel-locks had been successfully introduced in Seattle and this was an area that might well be investigated by the lot owners.

The Mayor also expressed his concern about private arrangements between lot owners and towing companies who without any interference from the City were able to set whatever towing rates they chose. The City presently had no control or supervision over that type of contractual transaction.

Alderman Rankin felt implementation of maximum measures would not be in the City's best interests. A flat evening rate instead of an hourly rate would resolve a major part of the problem.

Alderman Harcourt stated he supported the moderate measures. Increased enforcement through civic control could bring about an incredible bureaucracy.

* * *

At this point Alderman Harcourt left the meeting.

* * *

Alderman Ford referred to the recommendations concerning contract lots and stated there was no assurance that motorists themselves would not abuse the parking privelege if lot owners were deprived of the right to tow away illegally parked vehicles. It was the consensus that in such cases tow-aways be authorised upon the written complaint of the owner or operator.

Alderman Bellamy advised he was opposed to tow-aways and supported the implementation of the maximum measures.

Representatives of towing companies described patrolling procedures and suggested many contract lots did not have access to telephones and the lack of a means of rapid communication to call a truck to remove an illegally parked vehicle could result in a chaotic chain reaction in the morning rush hour, with vehicles ending up in the wrong spaces.

Reference was also made by the representatives present to improvements initiated in the past year by the towing industry through the work of the Vancouver Parking Association and the need for closer liaison with the City. It was suggested a Committee be struck to investigate mutual problems.

Cont'd . . .

Clause 4 Cont'd

The Committee was also questioned about the status of tow-aways from private property, driveways, fire lanes, no parking areas and the Mayor advised these were an entirely different area.

The owner of an hotel questioned the effect of the new regulations on his metered parking lot and was informed as the owner he could initiate tow-aways on a written complaint.

Following further discussion, it was

RECOMMENDED,

A. THAT the following actions be approved in the regulation of contract parking lots:

1) Signing be required which clearly identifies who is authorised to park, the consequences of unauthorised parking, and the location where a vehicle may be reclaimed.

2) The City By-laws regulating towing companies be amended to prohibit tow truck operators from patrolling lots and removing cars at their discretion, except on the written complaint of the lot owner, operator or lessee.

B. THAT the following actions be approved in the regulation of transient parking lots:

1) Require improved parking lot signing.

2) Require parking lots to provide attendants or require parking lots to have a flat evening rate.

3) Require licensing and regulation of towing companies to prevent patrolling and towing initiated by the towing company.

4) Require all towing to be initiated by the parking lot owner or operator.

5) Require a parking lot ticketing procedure which ensures that the customer retains a receipt.

C. THAT the City Engineer, Director of Legal Services, Director of Permits and Licenses and the Chief Constable be instructed to report on detailed costs and by-law amendments necessary to implement the actions outlined in Recommendations A and B.

D. THAT action on the maximum control measures outlined in the Manager's Report dated October 28, 1977, be deferred for three months pending an evaluation by appropriate City staff of the effect of the above control program recommended by the Transportation Committee.

(Alderman Bellamy opposed.)

The meeting adjourned at approximately 5:20 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 554 & 555

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 22, 1977

ADJOURNED PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, November 22, 1977, at 7:30 p.m., in the Auditorium of Sir Charles Tupper Secondary School, 419 East 24th Avenue, for the purpose of holding an Adjourned Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman Kennedy, Deputy Mayor
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Mayor Volrich
Alderman Marzari

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Kennedy in the Chair, to consider proposed amendments to the Zoning & Development By-law and Sign By-law No. 4810.

- CARRIED UNANIMOUSLY

1. Rezoning - S/W Corner of East 29th Avenue and Prince Albert Street

At a Public Hearing held in the Council Chamber, City Hall on November 8, 1977, at 2:00 p.m., an application was received from Mr. R. Lisogar, Fraser Villa Ltd., to rezone Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, being the southwest corner of East 29th Avenue and Prince Albert Street, from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

After hearing the applicant and a number of delegations, Council resolved the Public Hearing be adjourned for two weeks, to be reconvened in the evening at a suitable location in the area.

The application considered by Council this day, was for a proposed CD-1 By-law restricting the form of development as follows:

Uses:

- apartment building containing a maximum of 62 dwelling units
- customarily ancillary uses including off-street parking

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio:

Not to exceed 0.75
In computing the floor space ratio, all floors, whether earth or otherwise (with ceilings more than 4 feet in height) of all buildings, shall be included, both above and below ground (measured to the extreme outler limits of the buildings) except parking areas, the floor space of which is at or below the highest point of the finished grade around the building. For the purposes of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies,

cont'd....

sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: Not to exceed 25 feet nor 2 storeys plus a cellar.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that parking for residential use shall be assessed at one parking space for each 725 square feet of gross floor area used for residential purposes,

And subject to the following conditions:

(i) That Lots 1-8 inclusive of Lot C, Block 14, D.L.'s 391 and 392, Plan 1727, be first consolidated into one parcel and the owner dedicate to the City the required lands for lanes and streets purposes as determined by the City Engineer, and these be so registered in the Land Registry Office.

(ii) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection facilities and provision of useable outdoor space.

(iii) The form of development is not to be materially different from the plans prepared by Stephen Galovics Architects, dated July 10, 1977, revised August 4, 1977 and stamped 'Received, City Planning Department, August 15, 1977'.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

Amend Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The application had been approved by the Director of Planning.

Discussing the background to the application, the Director of Planning advised the site offered potential for development of the lower cost type of housing Council was promoting within the City, and he felt a total of 40 units not exceeding two storeys, with underground parking, would be the most appropriate form of development compatible with the neighbourhood.

Mr. R. Lisogar referred to concerns expressed by Council members at the Public Hearing on November 8, 1977, and stated he had redrawn the plans without changing the exterior design to reduce tenant density from 62 suites to 48 suites. The reduced plan had been approved by the Riley Park N.I.P. Planning Committee which had previously expressed opposition.

cont'd....

Rezoning - S/W Corner of East 29th Avenue
and Prince Albert Street (cont'd)

The Chairman referred to a communication from Mr. Walter Pruden, Chairman, Riley Park N.I.P. Planning Committee, confirming the withdrawal of the Committee's original opposition on the basis of the revised 48 unit family-oriented housing scheme and subject to the support of the Kensington N.I.P. Planning Committee and surrounding residents. The Committee also noted if the rezoning was approved there should be further discussion with the Kensington N.I.P. Planning Committee on the building facades and landscaping before a Development Permit was issued.

Council also noted the newly-established Kensington N.I.P. Planning Committee had not come forward with a motion supporting the rezoning.

The Deputy Mayor called for speakers for or against the application and representations were received from the following:

- Mr. R. Podmerow, 942 East 29th Avenue, opposed the development in its present form and suggested apartments contributed nothing to neighbourhood stability. A townhouse complex would be more compatible and maintain the family status of the area.

- Mr. Brock Croome, Architect, analyzed financial aspects of the site consolidation based on information obtained from the Land Registry Office and suggested alternative layouts with a reduced number of units to take advantage of existing open space.

- Mr. R. Hardy, 4572 Prince Albert, opposed, referred to population increase that could be expected to result if the development went ahead.

- Mrs. R.J. Grant, 4550 Fraser, presented a petition with 178 signatures (on file in the City Clerk's Office) approving rezoning for a two storey, 48 unit rental complex.

- Mr. F. Litzenberger, 3849 Clark Drive, opposed the rezoning on the grounds it would create a precedent in a hitherto predominantly single family area and result in a flood of similar applications for rezoning.

- Miss K. Bartlett, 4552 Prince Albert, opposed, referred to the lack of adequate parking requirements.

MOVED by Ald. Harcourt,
THAT the application of Mr. R. Lisogar, Fraser Villa Ltd., to rezone the southwest corner of East 29th Avenue and Prince Albert be approved subject to the conditions set out above, except that the uses be amended to read 40 units instead of 62 units.

(Amended)

MOVED by Ald. Gerard in amendment,
THAT the figure '40' be struck from the above motion and the figure '48' be inserted in lieu thereof.

- CARRIED

(Aldermen Harcourt, Puil and Rankin opposed)

The motion as amended and reading as follows, was put and CARRIED:

"THAT the application of Mr. R. Lisogar, Fraser Villa Ltd., to rezone the southwest corner of East 29th Avenue and Prince Albert be approved subject to the conditions set out above, except that the uses be amended to read 48 units instead of 62 units.

(Aldermen Harcourt, Puil & Rankin opposed)

cont'd....

Rezoning - S/W Corner of East 29th Avenue and Prince Albert Street (cont'd)

MOVED by Ald. Harcourt,
THAT the Sign By-law No. 4810 be amended to establish sign regulations for the newly-established CD-1 By-law.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:00 p.m.

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The foregoing are Minutes of the Special Council Meeting (Adjourned Public Hearing) of November 22, 1977, adopted on December 6, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 24, 1977

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 24, 1977, in the No. 1 Committee Room, at approximately 7:30 p.m.

In the absence of the Chairman, nominations were called from the floor and Alderman Brown assumed the Chair.

PRESENT: Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari and Puil

ABSENT: Mayor Volrich (Civic Business)
Alderman Gibson
Alderman Kennedy (Civic Business)
Alderman Rankin (Civic Business)

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Gerard,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Alderman Brown in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Light Standard Projects, Lane Lighting on the Initiative, Lane Lighting by Petition - Schedule #445

The Court noted Schedule #445 as submitted by the Collector of Taxes listing 77 local improvement projects on the initiative at various locations and 3 local improvement projects by petition at various locations. Item #9 was deleted from the Schedule and Item #15 had been defeated.

The Court was advised that with respect to Item #40 , that the report of the Collector of Taxes should be amended to show 3 out of 6 owners objecting not 4 out of 6.

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT Schedule #445 as submitted by the Collector of Taxes, and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Project No.	Comments
Mr. George Sowden	81	Spoke in favour of the project.
Mr. James Mellis	40	Spoke against this project.
Mrs. Johnson	41	Spoke against the project proceeding. She stated that since the Arthur Laing Bridge has opened, a number of motorists use this lane as a freeway to the Bridge and she contended that if the lighting were improved, the use of the lane by these motorists would increase.
Mr. Jung Yim Pang	54	Upon having been advised that his levy would be $3.25 per year for ten years, Mr. Pang withdrew his objection to the project.

Council also noted a report of the City Manager dated November 9, 1977, in which the City Engineer reported as follows:

GENERAL

"Project on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision of November 24, 1977.

The projects are identified as follows:

Court of Revision	Schedule	Type
Initiative 445	1 to 15	Light Standard Projects
	17 to 78	Lane Lighting Projects
Petition 445	79 to 81	Lane Lighting Projects

DEFEATED PROJECTS

The following project on the 'Initiative Principle' has been defeated:

Court of Revision	Schedule	Type
445	15	Light Standard Project

DELETED PROJECT

Schedule 9 - Light Standard Project on Kinross Street from 229 feet north of Kent Avenue to Kent Avenue.

This item should be deleted because the proposed redevelopment of S.E. Marine Drive involves street development at the northerly end of this project. The scope of the project is, therefore, uncertain at this time.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

CAPITAL FUNDS

The City's share of the recommended projects is available in the 1977 Street Lighting Capital Budget.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the 'Initiative' and 'Petition' Projects in Court of Revision 445, except the defeated Schedule 15, and the deleted Schedule 9, be undertaken."

The City Manager RECOMMENDS that the above recommendation of the Deputy City Engineer be approved.

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT Projects #40 and #41 not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the balance of the 'Initiative' and 'Petition' projects of the Court of Revision Schedule #445, except Project #15 and Project #9, be undertaken.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 8:00 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of November 24, 1977, adopted on December 6, 1977.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 29, 1977, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Allon Hornby, Pastor of Broadway Pentecostal Tabernacle, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Penny Wolverton.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - November 17, 1977
Special Council - November 22, 1977
Regular Council (with the exception of the 'In Camera' portion) - November 22, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Grant Appeal - South Hill Sports Association

Council received a delegation from Mr. C.P. Slavin, representing the South Hill Sports Association, appealing the decision of Council on September 13, 1977, to not approve a grant to the organization in respect of hosting the 1977 Seniors Ladies Canadian softball championship last August. The grant request was for $3,600 towards the rental of bleachers at South Memorial Park. Mr. Slavin submitted a brief in support of his organization's appeal.

cont'd....

DELEGATIONS (cont'd)

Grant Appeal - South Hill
Sports Association (cont'd)

MOVED by Ald. Rankin,
THAT a grant of $3,600 be approved to the South Hill Sports Association.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Gerard,
THAT a grant of $2,600 be approved to the South Hill Sports Association.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Brown and Puil opposed)

2. Smilin' Buddha Cabaret -
109 East Hastings Street

Council on November 8, 1977, approved the recommendation in a report of the Community Services Committee dated October 27, 1977, that the owner/operator of the Smilin' Buddha Cabaret, Mr. Lachman Dass Jir, appear before Council to show cause why his license should not be revoked.

Mr. Macey, Solicitor for Mr. Jir, addressed Council this day and was of the opinion that insufficient consideration had been given to a proper hearing for his client so that allegations previously stated could be examined. If Council would not grant a judicial type hearing, Mr. Macey requested that a probationary period be granted Mr. Jir in order to fix up his premises and permit administrative improvements in its operation.

MOVED by Ald. Rankin,
THAT this whole matter be deferred to the second Council meeting in January, 1978, at which time, the Council intends to hear and determine the matter more fully;

FURTHER THAT Council instructs the appropriate officials to report to that Council meeting on the following:

(a) that the Smilin' Buddha Cabaret is being operated in an acceptable manner considering its location;

(b) that there are no offences of a serious nature included under the Liquor Act;

(c) that the sanitary and like health conditions prevailing in the building are satisfactory to the Medical Health Officer.

- CARRIED UNANIMOUSLY

3. 958 Bute Street -
Strata Title Conversion

Council on November 22, 1977, on a request received from Mr. Horst Dammholz, agreed to him addressing Council on a strata title conversion proposal for 958 Bute Street.

Council noted a report of the Manager dated November 24, 1977, in which the Director of Legal Services and the Director of Planning submitted some details on Mr. Dammholz's application.

cont'd....

DELEGATIONS (cont'd)

958 Bute Street - Strata
Title Conversion (cont'd)

Mr. Dammholz, in submitting his brief this day, requested an interpretation of the 'building substantially complying with the various by-laws'.

Following questions submitted to the Director of Permits and Licenses and the City Building Inspector, it was advised that no approach had been made to the Department to determine what is required for the building to comply with the City's by-laws. After due consideration, it was

MOVED by Ald. Rankin,
THAT this matter be referred to the Director of Permits and Licenses to arrange with Mr. Dammholz for a building inspector to examine the building and advise the applicant the basic requirements necessary to have the building conform to the Strata Titles Act and, if required, submit a report on the matter to Council.

- CARRIED UNANIMOUSLY

4. King George High School - Block 80
Proposed Heritage Designation By-law

It was noted that consideration of this item will be given after the hearing of delegations later this day.

COMMUNICATIONS OR PETITIONS

1. Request Approval for Liquor Permit for Christmas Market - Circle Craft Co-operative

A letter dated November 23, 1977, from the Circle Craft Co-operative was noted requesting approval for a liquor license for the organization's 5th Annual Christmas Market to be held at the Vancouver East Cultural Centre, December 1 to 21, 1977. Council had approved a similar request last year.

The organization advised that the Liquor Control and Licensing Branch had turned down the liquor license request because the proceeds were for private enterprise.

MOVED by Ald. Marzari,
THAT the request be approved subject to the following conditions, and the Liquor Control and Licensing Branch be advised that the Council has no objection to the issuance of a liquor license to this organization:

(a) Approval by the Chief Constable

(b) Any food concessions to be approved by the City Health Department

(c) Applicant obtaining all necessary permits including a special event liquor permit from the Liquor Control and Licensing Branch

(d) Proper supervision by the organizers.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Team Policing - District 2

Under date of November 18, 1977, the Vancouver Police Board submitted the following letter:

I wish to advise you of the following resolution passed by the Vancouver Police Board at the meeting of November 9, 1977:

"The Chief Constable submitted a report on the proposed implementation of Team Policing in District 2. He advised that in March 1977 the Board had approved Team Policing for the whole city with District 4 commencing on April 1, 1977, District 2 on April 1, 1978 and District 1 on October 1, 1978.

Inspector D. MacLeod explained the District 2 Team Policing proposal to the Board.

The Chief Constable requested the approval of the Board for the following recommendations contained in the report with the question of the five additional corporals being submitted to City Council for consideration.

1. **That effective April 1, 1978 the authorized strength of the Force be increased by 5 Corporals and decreased by five Constables.**
2. **That effective January 1, 1978 one Sergeant's position (Operations Co-ordinator) be transferred within the Bureau of Field Operations from Patrol Division South to Patrol Division North.**
3. **That effective January 28, 1978, one Sergeant's position be transferred on loan from the Bureau of Staff Operations to the Bureau of Field Operations.**
4. **That effective February 5, 1978 eight Detectives be transferred from the Bureau of Staff Operations to the Bureau of Field Operations.**

Moved:

'THAT the recommendations contained in the District II Team Policing Proposal be approved and,

FURTHER THAT copies of the Proposal be forwarded to City Council requesting approval of the five additional Corporal ranks prior to approval of the 1978 Police budget.'

Carried."

MOVED by Ald. Harcourt,
THAT the foregoing request of the Vancouver Police Board be approved.

- CARRIED UNANIMOUSLY

3. Pedestrian Actuated Signal on 4th Avenue at Blenheim

A letter dated November 25, 1977, from the Bayview Community School was noted requesting that an item in the Transportation Committee's report of November 24, 1977, concerning a proposed traffic light on Blenheim and 4th Avenue, be deferred to permit the organization to address Council on December 13th. The report would normally be considered by Council on December 6, 1977.

MOVED by Ald. Marzari,
THAT the foregoing request from the Bayview Community School be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

4. Request for Temporary Space at City Hall - Canada Work Week

The following letter dated November 29, 1977, was submitted by the Mayor:

"I have received a request from Mrs. Norma Sharp, British Columbia Chairman of the Canada Week Committee, concerning the possibility of vacant City Hall space being provided as headquarters for the efforts of this group between January and June 1978.

The Canada Week Committee has been in existence approximately a dozen years. Not only has it served a very important purpose throughout its period of existence, given the current situation it is serving a very vital purpose.

I am advised that there is a surplus of unused space within City Hall which could be made available to the Canada Week Committee.

Because of the nature and purpose of this group I RECOMMEND that the Council approve the granting of an appropriate surplus office for the use of the Canada Week Committee."

MOVED by Ald. Harcourt,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT NOVEMBER 25, 1977

Works & Utility Matters (November 25, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Boundary Road Overpass at Vanness Avenue
Cl. 2: Hastings Street Viaduct Replacement
Cl. 3: Closure - Portion of Lane North of Kingsway West of Dumfries
Cl. 4: Grant Request - Rental of Festoon Lights to 1977 Christmas Carol Ship Committee
Cl. 5: Tender Awards

Clauses 1, 2, 3 and 5

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Grant Request - Rental of Festoon Lights to 1977 Christmas Carol Ship Committee (Clause 4)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT a grant of up to $600 for the rental of approximately 2,500 feet of festoons to the 1977 Christmas Carol Ship Committee, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S REPORTS (cont'd)

Social Service & Health Matters
(November 25, 1977)

Noise Control By-law
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 25, 1977)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: D.P.A. - 3519 Point Grey Road
Cl. 2: Dunbar Village Co-operative - 2nd and Wallace Soil Condition Problem
Cl. 3: Temporary Accommodations for Police Patrol Division North

D.P.A. - 3519 Point Grey
Road (Clause 1)

MOVED by Ald. Gibson,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Dunbar Village Co-operative -
2nd Avenue and Wallace - Soil
Condition Problem (Clause 2)

MOVED by Ald. Puil,
THAT a grant in the amount of $8,100 to the Dunbar Village Co-operative for the purpose set out in the Manager's report be not approved.

- CARRIED

(Aldermen Gerard, Harcourt, Kennedy, Marzari and Rankin opposed)

Temporary Accommodations for
Police Patrol Division North
(Clause 3)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(November 25, 1977)

Neutering Dogs Sold by
City Pound (Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(November 25, 1977)

Meter Checker Program
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 25, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Residential Tenancy Act, Section 9(11) Long Term Leases
Cl. 2: Cancellation of Lease, 1581-1585 West 4th Avenue
Cl. 3: Demolition of Buildings - 1923, 1927 and 1975 Granville and 1501-1515 West 4th Avenue
Cl. 4: McLaren Electric Building, 2151 Burrard Lease of Portion of Second Floor
Cl. 5: Sale of City Lands to Government of Canada

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Huntington Apartments
1915 Beach Avenue

The City Manager in a report dated November 24, 1977, submitted reports from the Director of Planning and the Director of Social Planning on an application from Mr. S.G.N. Presley to convert this 41 suite, three storey, steel reinforced concrete and masonry apartment building from rental to strata title ownership. The report concluded with the following recommendation:

"This application be approved, thereby permitting the conversion of the premises at 1915 Beach Avenue to Strata Title ownership (41 Strata lots) on the understanding that four existing elderly tenents will be permitted to remain in their suites, and subject to the following condition:

That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector and at no cost to the City."

Mr. S.G. Presley, the applicant, answered questions from Council on this matter. Reference was made by members of Council to a letter dated November 28, 1977, circulated this day from a number of residents of the Huntington. This letter specifically requested that the necessary repairs be done before tenants must exercise their option to purchase. A request was also made that the tenants who do not purchase, be allowed to retain tenancy of their apartments longer than the usual 120 days.

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Huntington Apartments
1915 Beach Avenue (cont'd)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in his report dated November 24, 1977, be approved.

(For Council Action, see page 10)

Mr. Devlin, a developer, addressed Council and advised that he had submitted to Mr. Presley, on behalf of the Huntington residents, an offer to strata title the apartment at a far lower cost to the tenants than Mr. Presley's offer. He had also stated that all of the present tenants of the apartment will be permitted to remain.

Reference was made to a statement from Mr. Presley on costs and estimated profits from this development. Council agreed to adjourn this matter to later in the day and requested in the meantime that the City Manager circulate to Council members the figures supplied by Mr. Presley.

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The Council recessed at approximately 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:55 p.m.

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DELEGATIONS (cont'd)

King George High School - Block 80
Proposed Heritage Designation By-law

Council on October 25, 1977, after considering a report from the Administration on the new Heritage Conservation Act, passed the following motion:

"THAT
(a) the Director of Legal Services be instructed to bring forward a by-law to designate as a municipal heritage site the King George High School, Block 80 and the land on which it sits;

(b) Council instruct the Mayor to strike a Committee to negotiate with the owners of Block 80 in an effort to reach a settlement before November 29, 1977, the outcome of the negotiation to be before Council for consideration on or before the public hearing scheduled for November 29, 1977."

At the same meeting, Council gave first reading to a by-law designating the King George High School and the surrounding lands contained within Block 80, District Lot 541 a municipal heritage site. Further consideration of the by-law was deferred pending the public hearing.

Before Council this day were the following:

(i) letter dated November 22, 1977, from the Board of School Trustees

(ii) letter dated November 15, 1977, from the Downtown Business Association;

(iii) extract from the Council Minutes of November 8, 1977;

(iv) By-law;

(v) Manager's report dated November 28, 1977, on heritage designation of Block 80, D.L. 541 - King George School Site.

cont'd....

DELEGATIONS (cont'd)

King George High School - Block 80
Proposed Heritage Designation By-law
(cont'd)

Council heard representations from the following:

- Mr. Clyne, representing the School Board, reiterated the School Board's position as set out in its November 22, 1977 letter to Council. He reviewed the history of the negotiations with B.C. Hydro on leasing of this land to the Crown Corporation, and further stated that statutorily, the School Board is precluded from spending large sums of money on renovations such as the King George High School. He also quoted sections of the Public Schools Act to illustrate that the Board does not have fiscal autonomy with respect to capital expenditures.

- Mr. Mitchell, representing B.C. Hydro, advised Council he was available to answer any questions from Council.

- Mrs. Tunya Audain, 2267 Kings Avenue, West Vancouver, addressed Council and filed a brief which reviewed the facts related to this building and urged Council to do what it can to ensure the retention of the School and restore it to its former distinction.

- Mrs. Fleming, Chairman of the Heritage Advisory Committee, stated the Committee has valid reasons for recommending designation of this building. She also stated that the members of the Committee are eminently qualified to make decisions on recommended heritage designations. She further advised that she has been advised by the Provincial Government Legislative Council that the City would only be liable for damages if it instituted a process to thwart the sale of a building because of its heritage.

- Professor McLeod, member of the Heritage Advisory Committee, also urged Council to designate the King George High School as a heritage structure.

- Trustee Pam Glass, School Board, stated the Board had planned to use some of the proceeds from the sale of Block 80 to upgrade present school buildings.

- Mr. Hamilton, a citizen, stated he was opposed to the designation and suggested a number of other Vancouver citizens would also be opposed.

- Mrs. Symonds, Executive Co-ordinator, Vancouver City Planning Commission, reaffirmed the position of the V.C.P.C. of supporting the Heritage Advisory Committee's recommendation, and also the Commission's suggestion that as B.C. Hydro is a public utility, it should not be beyond its bounds to find some way of meeting the wishes of the citizens with respect to designation of the King George High School.

Circulated to Council were telegrams from Mrs. Mary T. White, Heritage Canada Governor B.C. and Yukon and Elizabeth Okiely, Chairman of the Community Arts Council Heritage Committee supporting the designation of the King George High School as a heritage structure.

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd....

DELEGATIONS (cont'd)

King George High School - Block 80
Proposed Heritage Designation By-law
(cont'd)

At this point, Council considered a By-law to designate King George High School and the surrounding lands contained within Block 80, D.L.541, a municipal heritage site. It was noted that this By-law was given a first reading on October 25, 1977, and second and third readings deferred to follow the preceding hearing procedures on the proposed designation of the King George High School site as a heritage site.

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT Council not proceed with the second and third readings of this By-law.

- Carried

(Aldermen Brown, Ford, Gibson, Marzari and Rankin opposed)

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the above motion be deferred for two weeks to permit Council to obtain clarification of the Heritage Conservation Act and all other relevant facts.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil and Gerard was put and CARRIED.

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT the City withhold issuance of the demolition permit for this site to the full extent provided for within the Heritage Conservation Act.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Huntington Apartments
1915 Beach Avenue (cont'd)

Earlier in the proceedings, Council adjourned its deliberations on this matter to provide an opportunity for Council to receive copies of Mr. Presley's statement on costs and estimated profits from this development. This material was circulated to Council.

Mr. Presley advised Council that he would be willing to allow the present tenants six months' tenancy if they did not purchase their apartments rather than the usual 120 days.

The question was put on the previous motion of Alderman Gibson that the recommendation of the City Manager contained in his report dated November 24, 1977, be approved and was CARRIED UNANIMOUSLY.

CITY MANAGER'S REPORTS (cont'd)

C. Sidewalks on Chestnut Street

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated November 22, 1977, be approved.

- CARRIED UNANIMOUSLY

D. Lease of Long Term Care Staff Accommodation - 828 West 8th Avenue

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in his report dated November 22, 1977, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, November 17, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Minimum and Maximum Fines - By-laws
Cl. 2: Liquor Permit Application - 775 Davie Street
Cl. 3: Liquor Permit Application - 1170 Hornby Street
Cl. 4: Jericho Hangar No. 5

Clauses 1, 2 and 3

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Jericho Hangar No. 5 (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the City Manager examine any proposals for leasing of Hangar No. 5 received by the City for report back to the Community Services Committee.

- Carried

(Aldermen Brown, Gerard and Gibson opposed)

MOVED by Ald. Brown in amendment,
THAT the following be added to Alderman Rankin's motion:

"AND FURTHER THAT the City advise potential user groups for Hangar No. 5 that it will not commit funds for capital improvements or operating funds."

- LOST

(Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED.

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for November 30, 1977, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3334, BEING THE SUBDIVISION CONTROL BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO DESIGNATE KING GEORGE HIGH SCHOOL AND SURROUNDING LANDS CONTAINED WITHIN BLOCK 80, D.L. 541, A MUNICIPAL HERITAGE SITE

For Council action on this By-law see page 8.

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (FM-1 District)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (FM-1 District) (cont'd)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (115-121 Keefer Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidated with Abutting Lands (Lane North of Kingsway, West of Dumfries Street)

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane shown on Plan 2441 (see Composite Plan 6461) adjacent to Lots 3 to 7 of Subdivision 6, Blocks 2 and 4, District Lot 352, Plan 6461, is no longer required for lane;

(3) The owner of the abutting property wishes to acquire this portion of lane;

THEREFORE BE IT RESOLVED THAT all the lane shown on Plan 2441 (see Composite Plan 6461) lying between the production northerly of the easterly limit of Lot 7 of Subdivision 6, Block 2 and 4, District Lot 352, Plan 6461 and the production northerly of the westerly limit of Lot 3 of said Subdivision 6. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated October 18, 1977, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the aforementioned portion of lane, now closed, be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Conservation of Energy - Housing Development Demonstration Project

MOVED by Ald. Kennedy,
SECONDED by Ald. Brown,

THAT WHEREAS recent reports suggest that solar space and water heating should be cost-competitive for single family homes within five to ten years;

AND WHEREAS in multi-family buildings, the comparative performance of solar heating is improved through economies of scale;

AND WHEREAS solar heating constitutes a non-polluting renewable technology;

AND WHEREAS other Government and private agencies are actively involved in research and development of solar space and water heating systems;

THEREFORE BE IT RESOLVED THAT the National Research Council or other agencies be asked to collaborate with the City of Vancouver to ensure that at least one housing development be designed as a demonstration project and equipped with solar space and water heating in an effort to determine the extent to which this form of heating can contribute to the solving of the growing energy crisis;

FURTHER BE IT RESOLVED THAT the City's officials be asked to study the technical, taxation, legal and financial factors arising from this proposal with a view to reporting at a later date on its feasibility;

AND FURTHER BE IT RESOLVED THAT a federal grant be requested to pay for the innovative features and special studies required to create a successful demonstration project in Vancouver.

- CARRIED UNANIMOUSLY

2. Proposed LRT System

MOVED by Ald. Rankin,

THAT WHEREAS rapid transit between Surrey, New Westminster, Burnaby and Downtown Vancouver is vital to the future of these communities;

AND WHEREAS the people of these communities are growing more and more intolerant about the increased vehicle movement to transport people about these communities during rush hour for working purposes;

AND WHEREAS the roads used to transport these people are carving up residential areas and destroying the liveability of the region;

AND WHEREAS the town centre concept of the Liveable Region Plan depends on the LRT system;

AND WHEREAS the G.V.R.D. has made every effort to work with the Provincial Government to set up a Regional Transportation Authority and get LRT started with some funding help from the Provincial Government;

AND WHEREAS the Provincial Government has shown in the last two months that it has no intention of establishing rapid transit in the G.V.R.D. area because of its commitment on expanded highway program, namely, one quarter of a billion dollars on the Coquihalla route and, more importantly, a $180 million commitment for Annacis Island crossing, which if it does go ahead, will set back the possibility of LRT in the immediate future;

cont'd....

MOTIONS (cont'd)

Proposed LRT System
(cont'd)

AND WHEREAS the people of these municipalities are not happy with the municipalities telling them that the problem lies with senior governments and they want the municipalities to do something about the problem themselves;

AND WHEREAS the G.V.R.D. does not have the power to take action on a Light Rapid Transit system and the municipalities do have the spending power, providing they consult the people;

AND WHEREAS to prepare detailed engineering feasibility studies and to search out the title and cost of the land and properly cost the LRT system will take somewhere between one and two years;

AND WHEREAS the cost of these studies will be in the order of $1 million to $3 million;

THEREFORE BE IT RESOLVED THAT Vancouver petition the Burnaby Council, the New Westminster Council and the Surrey Council to allocate, based on their per capita populations, sufficient funds to carry out the engineering studies to properly locate and cost the proposed LRT system and when this is done, to put a referendum to the people of their communities telling them the cost and location of the LRT system and asking for their approval to raise 1/4 of the capital funds required to build the system, while calling on the Provincial and Federal Governments to raise the balance of the monies.

(Deferred)

Council also noted the following Notice of Motion submitted by Alderman Kennedy on this topic, and which was recognized by the Chair:

MOVED by Ald. Kennedy,
THAT WHEREAS no commitment has been received from the Provincial Government to finance Rail Rapid Transit from Vancouver to New Westminster, Surrey and beyond;

AND WHEREAS buses have the advantage of carrying passengers to their destinations without transfers from road to rail and vice versa;

AND WHEREAS costs are likely to be much lower than for Rail Rapid Transit which carry high development costs at change-stations;

AND WHEREAS an exclusive bus-way-truck corridor can be created by paving existing rights-of-way on the general alignment of Kingsway, which route can conveniently be fed by buses from the Vancouver street system;

AND WHEREAS fast non-stop buses can be combined with short-stop buses running alongside, together with an exclusive new auxiliary truck route;

AND WHEREAS the proposed system lends itself to economic staging during the years of increasing ridership;

THEREFORE BE IT RESOLVED THAT the Provincial Government be asked by G.V.R.D. to report on the feasibility and cost of an interim system of bus-Rapid Transit which would be capable of conversion to a rail-rapid system at an appropriate date.

(Deferred)

cont'd....

MOTIONS (cont'd)

Proposed LRT System

Also before Council was a letter dated November 26, 1977, from the Committee of Progressive Electors requesting that Alderman Rankin's motion be deferred to the evening of Tuesday, December 6, 1977, to permit full citizen participation.

The Mayor advised that a request had also been received from the Killarney-Champlain Citizens for Action to defer Alderman Rankin's motion to the evening of December 13th, to permit delegations.

Reference was made to a meeting between Council and the Minister of Municipal Affairs on December 14, 1977, on transportation.

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT consideration of the foregoing two motions be deferred to a public meeting on transportation to be held in January, 1978.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Bellamy was recognized by the Chair:

2nd Avenue and Wallace

MOVED by Ald. Bellamy,
THAT WHEREAS the site at 2nd and Wallace has created deep concern and outrage from citizens living in the area; and

WHEREAS the major developer of one of the proposals for this site has withdrawn his plans;

THEREFORE BE IT RESOLVED THAT before any new proposal is considered for the remaining land on this same site, the citizens of the area be given every opportunity to full and early participation in the planning process of any development that may be considered for this site.

(Notice)

The following Notice of Motion submitted by Alderman Rankin and seconded by Alderman Marzari, was recognized by the Chair:

Rezoning of School and Park
Site to be known as Public Use

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Council direct the Director of Legal Services and the Director of Planning to submit a report to Council on the legal and planning implications of rezoning all school and park sites etc., to a land use designation to be known as public use.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Relocation of Art Gallery in the Old Court House

advised that the requested study on the relocation of the Art Gallery in the Old Court House is now ready, and

MOVED by Ald. Marzari,
THAT the study on the relocation of the Art Gallery to the Old Court House be presented to the Standing Committee on Finance and Administration on December 8, 1977.

- CARRIED UNANIMOUSLY

Alderman Bellamy - Capilano Stadium - Lease for Professional Baseball

referred to a proposal by Mr. Harry Ornest to upgrade and lease Capilano Stadium for a franchise in the Pacific Coast Baseball League in 1978. Mr. Ornest had approached the Park Board for financial aid towards lighting the Stadium. The Board had approved $25,000 towards a new lighting system.

Alderman Bellamy queried if the City could assist Mr. Ornest with this project.

The Mayor advised that Mr. Ornest should request the Park Board to make a presentation to Council on this matter.

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The Council adjourned at approximately 7:50 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 29, 1977, adopted on December 6, 1977.

MAYOR

CITY CLERK

MANAGER'S REPORT

November 24, 1977

TO: Vancouver City Council

SUBJECT: Strata Title Application - 958 Bute Street

CLASSIFICATION: INFORMATION

The Director of Legal Services and the Director of Planning submit the following report pursuant to the attached letter dated November 7, 1977, from Horst Dammholz Realty Limited:

"We understand that Mr. Dammholz, the applicant, has applied to construct a new building at 958 Bute Street. There is an existing apartment building on the site and the new building and the existing building will be connected. He wishes to sell the suites in the new building as strata lots but retain the existing building as one strata lot. The suites in the existing building will continue to be rented.

The problem is that the Strata Titles Act under Section 5(1) provides that if a previously occupied building is converted into strata lots there must be an approval by "approving authority". The "approving authority" may refuse or approve on such terms as they consider appropriate. The "approving authority" is City Council. In addition under Section 5(2)(a) the buildings must comply substantially with the applicable by-laws of the City.

It appears that it is the contention of the applicant that it would be inappropriate, at this stage of his proposed development, to be required to comply with the provisions of Section 5 of the Strata Titles Act.

The approval process by Council involves discretionary and mandatory components as follows:

1. Discretionary Provisions - In exercising its discretionary authority Council shall consider:

   (i) the priority of rental accommodation over privately owned housing in the area;

   (ii) the proposals of the owner-developer for the relocation of persons occupying the buildings;

   (iii) the life expectancy of the buildings; and

   (iv) projected major increases in maintenance costs due to the condition of the buildings; and

   may consider any other matters that, in its opinion, are relevant.

In this instance the applicant intends to maintain the status quo as far as the existing building is concerned and presumably feels that Council should not have to take into consideration the requirements of the Strata Titles Act. The problem is that once the building has been converted into a strata lot the building can subsequently be divided into individual strata lots for each suite without the consent of Council At that time Council would not be able to take into consideration the requirements of the Act and in particular the wellbeing of the tenants of the building.

This problem could be handled by approving the conversion subject to the applicant providing a covenant pursuant to section 24A of the Land Registry Act which would provide that once the property has been created as a strata lot that it will continue to be used only as a single lot and would not be subdivided without the consent of Council which will have regard for the provisions of the Strata Titles Act in granting such consent.

2. Mandatory Provisions - Section 5(2) provides that the approving authority shall not approve the conversion unless the buildings included in the strata plan substantially comply with the applicable by-laws of the municipality (i.e. Building By-Law, Fire By-Law, etc.). If this building does not substantially comply with the by-laws then the Council does not have the power to approve the conversion no matter what the particular circumstances of this proposed conversion involve. Council also does not have the power to enter into an agreement with the applicant to postpone compliance with these provisions of the Act.

In summary:

(a) If the building substantially complies with the various by-laws with respect to construction then Council has the power to approve the conversion and in doing so can protect the tenants and comply with the spirit of the Strata Titles Act by registering a section 24A covenant to prevent future subdivision without its consent.

(b) If the building does not substantially comply with the by-laws with respect to construction Council does not have the power to approve the conversion."

The City Manager submits the foregoing report of the Director of Legal Services and the Director of Planning for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 632

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Boundary Road Overpass at Vanness Avenue

The City Engineer reports as follows:

"At its meeting of June 1, 1976, Council authorized the City Engineer to arrange for the modification of the bridge carrying B.C. Hydro Railway tracks over Boundary Road so it would be safer for pedestrian and vehicle traffic on Boundary Road. B.C. Hydro had agreed to contribute $20,000 towards the cost, estimated at $225,000, 1976 dollars, and Vancouver and Burnaby had agreed to share the balance on a 50/50 basis and $102,500 was approved by Council for the City's share.

Tenders were called recently by B.C. Hydro and the low bid was $68,000 more than estimated and increases the City's portion by $34,000. Burnaby has already agreed to accept their share of the increase and the City has funds available in Account 148/7932 - Boundary Road Local Improvement, for its share.

I recommend that the sum of $34,000 be transferred from Account 148/7932 to Account 147/6803 to cover the City share of the increased cost of modifications to the Boundary Road Overpass and that B.C. Hydro be so notified."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Hastings Street Viaduct Replacement

The City Engineer reports as follows:

"At its meeting of March 8, 1977, Council authorized the City Engineer to carry out preliminary work and design for the new Hastings Viaduct. Funds for the replacement costs were approved in the current Five-Year Plan for capital works. The amount of $2,000,000 is included in our proposed 1978 Basic Streets Capital Budget for construction.

In order to avoid costly construction delays and to ensure realistic bidding by contractors, the engineering consultant has recommended that the City purchase and stockpile certain construction materials as soon as possible. These materials have lengthy delivery times which would delay construction after the award of a contract. This cost is estimated to be $400,000. Construction is scheduled for 1978 and funds are required in advance of the 1978 Capital Budget so the material can be purchased now. It is probable that payments would not be made until early in 1978.

The source of funds for this expenditure within the 1978 Basic Capital Budget will be borrowed funds under the authority of the 1977-81 Capital Program Plebiscite.

I recommend that the sum of $400,000 for the new Hastings Street Viaduct be approved in advance of the 1978 Basic Capital Budget and that the City Engineer be authorized to arrange, in consultation with the Purchasing Agent, for the purchase of these construction materials."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

* * * * *

Continued . . . . . .

3. Closure of Portion of the Lane North of Kingsway West of Dumfries Street, Adjacent to Lots 3 to 7 of Lot 6, Blocks 2 and 4, District Lot 352, Plan 6461

The City Engineer and Director of Planning report as follows:

"On September 27, 1977, at Public Hearing, Council approved the rezoning of Lots 8, 9 and 10 of Lot 6, Blocks 2 and 4, District Lot 352, Plan 6461, subject to the following conditions:

(a) That portion of the City lane lying between Lot 8 and Lots 3 to 7 inclusive is first acquired and a satisfactory turn-around established to service Lots 1 and 2 that front on Kingsway to the approval of the City Council after a report thereon from the City Engineer.
(b) That Lots 3 to 7 inclusive, Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.

'The Director of Planning reports that through an error in the preparation of the agenda for that Public Hearing, condition (b) was incorrectly spelled out and should have read the same as was set out as a recommendation of approval in the Manager's Report dated July 8, 1977,' which is 'That Lots 3 to 10 inclusive Blocks 2 and 4, D.L. 352 and the closed and stopped up portion of the City lane are first consolidated into one parcel and so registered in the Land Registry Office.'

The Director of Planning recommends that condition (b) as contained in the Minutes of the Public Hearing of September 27, 1977 be amended to read as noted above.

The above requires the closure of portion of the lane north of Kingsway west of Dumfries Street adjacent to Lots 3 to 7 of said Lot 6.

The City Engineer recommends that portion of lane shown on Plan 2441 (see Composite Plan 6461), shown hatched on the attached plan marginally numbered LF 8431 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to dedicate for lane purposes the portion Lot 9 and 10 of said Lot 6 shown shaded on the attached plan marginally numbered LF 8431.
(b) The applicant to pay $15.00 per square foot for the area of closed lane in excess of the area of lane to be dedicated, plus registration fees, in accordance with the recommendation of the Supervisor of Properties.
(c) The applicant to pay for the cutting off of the sewer in the portion of lane to be closed and for the construction of a new manhole estimated to cost $2,000.
(d) The applicant to provide and register a subdivision plan consolidating Lots 3 to 10 of said Lot 6 and the portion of closed lane and dedicating the required portion for lane."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Planning be approved.

RECOMMENDATION AND CONSIDERATION

4. Grant Request
Rental of Festoon Lights to 1977 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1977 Christmas Carol Ship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

(a) all applications be approved by Council
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

Continued . . . . . .

Clause No. 4 Continued:

I estimate that the cost of lamps and maintenance for the festoons will amount to 25¢ per foot this year for a total cost of $600 for the 2500 feet requested by the Committee.

For the past 14 years the Committee has applied for and been given grants in the amount of the actual cost of maintaining the festoons.

I recommend that the rental of approximately 2500 feet of festoons at the rate of 25¢ per foot to the 1977 Christmas Carol Ship Committee be approved, and

I submit for Council's consideration the request from the 1977 Christmas Carol Ship Committee for a grant of up to $600 for the rental of approximately 2500 feet of festoons. In the event that the actual cost of repairing the festoons and lamps amounts to less than $600, the rental charge and the grant will be reduced accordingly. The Director of Finance indicates that should City Council approve this grant, funds are available from the Contingency Reserve."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved and submits for CONSIDERATION the application for grant.

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Police Motorcycles
Cushman Carts
Asphalt Paving Machine
Ethylene-Glycol Anti-Freeze
Hand Shovels
Backpack Demand Air Masks & Cylinders
Tailgate Mounted Vibratory Rollers
Tractor Hoe Loader
Rotary Mower & Vacuum

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 635

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Noise Control By-law (4984 As Amended)

The City Engineer reports as follows:

"When the new Noise Control By-Law was being prepared, it was recognized that 'construction and utility work' posed a special problem. To bring such activities within the proposed sound-level (decibel) standards would be impossible in many cases and extremely expensive in others. It was noted that, at any one location, such activities are 'transient and temporary'. The approach taken, therefore, was to exclude these activities from the sound-level standards but to limit them to the day time. (Such operations are allowed at night with the consent of the Mayor if it is 'impossible or impracticable' to comply.)

The present wording of the By-Law exempts from the sound-level standards 'the construction, demolition or repair of a building or street'. This does cover many of the activities in question but other of the activities of the City Engineering Department and of the Utility Authorities, which cannot meet the sound level standards, are not covered or are covered only by a very tenuous interpretation. Specifically:

a. excavating for and building a sewer or a water-main will exceed the standards - but cannot really be called 'construction or demolition of a street';

b. cleaning a catch-basin or sewer is part of maintenance - but not really 'repair'.

It is important that our status under the By-Law be clear. Those charged with its administration and enforcement should not be embarrassed by another City department operating under a 'very tenuous interpretation' (or worse). The exemption which Council gives its Engineering Department should apply equally to others engaged in similar work. For these reasons, we propose that the definition of activities exempt from the sound-level standards be expanded and clarified. We feel that the proposed changes are within the general intent of Council when it adopted the By-Law.

The Medical Health Officer, who had a major role in developing the By-Law and is generally responsible for its administration, concurs with the proposal.

I, therefore, recommend that the Director of Legal Services be requested to bring forward an amendment to the Noise Control By-Law so that the exemption from the sound level standards will include:

a) sewers, water-mains, electrical ducts, and other utilities as well as streets;

b) cleaning or other maintenance as well as construction, demolition and repair."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 636

BUILDING & PLANNING MATTERS

INFORMATION:

1. 3519 Point Grey Road
   Development Permit Application #78978

The Director of Planning reports as follows:

'Development Permit Application No. 78978 has been filed by Dr. Douglas Telford, to construct an 8' x 12' sundeck addition to the southside (front) of the existing one family dwelling.

The addition as proposed is an outright use in this RS-2 one family dwelling district, and under the provisions of the Zoning and Development By-law, the Director of Planning must issue such permits.

Resolution of City Council dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas (between Alma Street and Balsam Street) of the northside of Point Grey Road are to be brought to the attention of Council.

In accordance with this resolution, this matter is therefore being referred to City Council for information.'

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

CONSIDERATION:

2. Dunbar Village Co-operative - 2nd and Wallace
   Soil Condition Problem

The Director of Finance reports as follows.

"The following letter was received by the City Manager from the architect for the Dunbar Village Co-operative, 2nd and Wallace:

'You will remember my mentioning to you some time ago that the soil report prepared by R. Spence for the above site shows a substantial portion below the bearing capacity required for the proposed buildings.

Through the low bidder for the whole project I have now established that the cost of the additional excavation and preloading to bring the affected area up to the required standard will amount to $8,100.

Before releasing the funds blocked for this project, CMHC has asked Dunbar Co-operative to confirm that this extra expenditure will not become a part of the development cost.

According to the same soil report the land leased to the adjacent co-operative is usable without additional expenditure for excavation and preloading. My clients feel therefore that the City as the owner of the land should be responsible for raising the load-bearing property of their site to the generally accepted standard.

Assuming the City acknowledges its responsibility, the purpose of this letter is to suggest some alternatives for action which the City may wish to consider:

(a) The extra work is carried out as part of the general agreement between Dunbar and its contractor; the cost of such work will then be reimbursed by the City to the cooperative. Or,

Cont'd . . .

Clause 2 Cont'd

(b) The extra work is carried out direct by the City.

Alternative (a) would have the advantage of easier co-ordination of work on the site by using only one sub-trade firm; alternative (b) may present somewhat simpler bookkeeping. A combination of the two methods may be yet another possibility, i.e. for the work to be carried out direct by the City using the services of Dunbar's sub-contractor.

The main problem here is time which is fast running out. Dunbar can sign the building contract only after CMHC's release of the mortgage funds; and the low bidder's tender can be kept valid only until 15 Dec 77.

I would therefore very much appreciate an early opportunity to discuss with you the best way to satisfy CMHC with the minimum delay.'

Council will be aware that the City is already leasing the land to the Co-operative at two-thirds of market value. Council has on other occasions paid for soil condition problems even after providing land to organizations at the low market value.

If Council wishes to agree to the request of the Dunbar Village Co-operative then a grant in the amount of $8,100 on the condition that no further funds would be provided would be the appropriate way to handle it. Council might also wish to have the Assistant Director in charge of Construction and Maintenance Division, of the Permits and Licenses Department, verify the problem and the estimate prior to any grant being paid. If Council wish to approve the grant, it could be subject to such inspection.

The above request of the architect for the Dunbar Village Co-operative is submitted to Council for CONSIDERATION."

The City Manager submits the report of the Director of Finance to Council for CONSIDERATION.

RECOMMENDATION:

3. Temporary Accommodations for Police Patrol Division North

The Director of Permits and Licenses reports as follows:

"The program approved by Council for renovating and refurnishing the Public Safety Building is proceeding satisfactorily, and is expected to be completed within the approved budget. The third and fourth floors have been completed and renovation of the second floor and part of the basement will be completed at the year end. Conversion of the heating plant and related work in the jail kitchen are also almost complete.

Renovation of the ground floor is scheduled to begin about January 1, 1978 and to be completed about July 1, 1978. In order that this objective can be achieved, the entire ground floor must be vacated for the six month period. Some of the functions now occupying the floor can be relocated within the building, sharing space with others for the six month period. However, the Patrol Division North (Districts 1 and 2) must be moved out of the building and accommodated in rented temporary quarters for that period. Approximately 5,000 sq.ft. of space is required, plus parking for 50 patrol cars.

The Police Department had anticipated arranging with the Department of National Defence for the Patrol Division to occupy an armory which they had used on previous occasions. It was discovered lately that the armory cannot be made available. Alternative accommodation therefore had to be found, examined and reported as quickly as possible, so that the space can be prepared for occupancy on January 2, 1978.

Cont'd . . .

Clause 3 Cont'd

The Supervisor of Properties has located vacant premises that are available on short term lease, which are well located relative to the two districts and to police headquarters, and in which the necessary temporary offices and locker rooms can be developed without major alterations or additional plumbing. Parking for the patrol cars is available, on nearby property. The office space is situated on the second floor of the Mandarin Trade Centre at 627 Main Street, and the parking on property of B. C. Hydro in the 100 block Keefer Street.

The total cost of providing this accommodation is estimated to be $40,600. as follows:

Rent for 4,700 sq.ft. of office space for 7 months (one month for alterations, 6 months tenancy)	$14,000.
Parking space for 50 cars, 6 months rent	$ 3,600.
Alterations to provide temporary offices and locker rooms	$16,500.
Moving and re-moving office furniture and 250 lockers	$ 3,500.
Telephone installations, permits and miscellaneous expense	$ 3,000.
	40,600.

The Director of Finance advises that sufficient funds are available to provide for these items in the Capital appropriation for renovations to 312 Main Street.

It is therefore recommended that:

A) The Director of Legal Services be authorized to enter into short term leases with Mandarin Trade Centre Ltd. and B. C. Hydro for the office and parking premises for seven months and six months respectively, renewable month-to-month thereafter.

B) That the City Architect be authorized to proceed with the necessary alteration work and other arrangements, employing Turnbull & Gale Construction Ltd., the contractors responsible for renovation of the Public Safety Building, to complete the work on the basis of cost plus ten percent."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 626

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Neutering Dogs Sold By Pound

The Director of Permits and Licenses reports as follows:

On July 31, 1973, City Council passed the following motion:

"That no female dogs be sold from the Pound unless they have been spayed or satisfactory arrangements have been made to ensure that the female dogs will be spayed."

This action was taken as part of the overall dog population control program. A person wishing to purchase a female dog from the Pound must now make a deposit to cover the cost of spaying the animal and when the operation is completed this money is paid out by the City to the veterinarian or Spay & Neuter Clinic.

In an effort to persuade dog owners to have their male dogs neutered to further control the dog population, Council approved an increase in the license fee for an unneutered male dog to $20.00, the same as an unspayed female.

This new fee comes into effect January 1, 1978.

I recommend that:

(a) no male dog be sold from the Pound unless it has been neutered or satisfactory arrangements have been made to ensure that the male dog will be neutered.

(b) If the owner of an aged or infirm male dog can produce a letter from a veterinarian or from the Spay & Neuter Clinic that because of the dogs age or infirmity neutering would not be advisable, the lesser fee of $10.00 for neutered male dogs will be charged."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 636

FINANCE MATTERS

RECOMMENDATION

1. Meter Checker Program

The City Engineer reports as follows:

"On February 22, 1977, City Council approved the City Manager's report dated February 9, 1977 recommending that the Meter Checker staff level be fixed at 15 permanent positions and that the permanent staff level be attained through attrition within 12 months. In addition, the report outlined the effectiveness of the program in the first 3 months of operation and estimated the annual increase in revenue.

The purpose of this report is to review the first full year of operation and to make recommendations on changes to the Meter Checker Uniform Personnel Regulation.

Present Status: Year End Statistics

The following are summaries of meter violations data, revenues and meter usage for the first year of full operation (October 1, 1976 to September 30, 1977). Comparative figures are also shown for the year "before" the Meter Checker Program.

1. Notices of Parking Violation

Total notices written	178,927	
Total notices withdrawn (i)	9,675	
Total valid notices	169,252	
Total notices paid (ii)	108,729	(64%)
Total summonses issued	3,617	

(i) withdrawals can be divided into two categories, errors and out-of-order meters.

(ii) Fee schedule:

Paid within 10 calendar days	$5.00
Paid after 10 calendar days and before an information to Summons is laid.	$7.00
Paid out of court after an information is laid (payable to the Court Clerk and returned to City).	$11.00

2. Net Revenues

A. Fine Revenues:	"Before" Meter Checker Program	"After" Meter Checker Program
Fine revenues collected	$105,600	$635,725
Operating Costs:		
The Director of Finance reports 'that for the period October 1, 1976 to September 30, 1977, the estimated operating costs related to the By-laws Fines Collections (Capital Costs excluded) were:	N/A (iii)	$150,000
Net Fine Revenues	$105,600	$485,725

cont'd....

Clause No. 1 continued

B. Meter Revenues:	before	after
Meter revenues collected	$373,910	$588,305
Operating Costs:		
maintenance and operation	143,910	140,264
enforcement	N/A (iv)	227,695
Net Meter Revenues	$230,000	$220,346
TOTAL NET REVENUES	$335,600	$706,071

(iii) collected by Provincial Government: no cost to City.

(iv) prior to the Meter Checker program, the Police enforced the By-law and did not apply costs against revenues.

TOTAL INCREASED REVENUE: FIRST YEAR $370,471 (v)

(v) The February 9, 1977 report estimated an annual revenue increase of only $300,000.

3. Meter Usage and Meter Violation Rate

	Before (Jan. 23/76 report)	After (Dec. 76)
Total number of meters	2063	2446
% violations	53%	21%
% occupancy	80%	72%

In the January 23, 1976 report, recommending establishment of the Meter Checker Program, it was estimated that the extra meter revenue generated by increased enforcement would cover the additional enforcement costs. The economic analysis of the first year of operation has shown the program to be successful. In addition, the program has achieved the most important objective of improving short-term meter space availability in the downtown area.

Meter Checker Uniform

The original terms of reference for the Meter Checker program recognized the need for a uniform to confirm the force's identity and authority. When the Meter Checker Program began in September, 1976, each Meter Checker was given an allowance to cover the purchase costs of their required uniform clothing and footwear items. In addition, each Checker was supplied a badge, a leather carrying bag and rain gear by the City. Since the uniform needs and clothing fabrics were untested under our operating conditions, it was decided that a comprehensive review of the uniform provisions should be undertaken following the first year of operation. This review has now been completed and some changes to the uniform design and allowance are necessary.

Initially, it was anticipated that the uniform items would last approximately two years. Experience has now shown that, because of the severity of the wear conditions, parts of the uniform have lasted only one year. In addition, the winter parka lining and the City-supplied raingear do not provide the necessary cold weather and wet weather protection.

To effect the required changes to the uniform, it will be necessary to amend Personnel Regulation 40 which contains the current allowance provisions. The Director of Personnel Services has revised this regulation and it is attached as Appendix I. The V.R.M.E.U. have considered and concur with the amendments.

cont'd....

Clause No. 1 continued

The proposed amended uniform allowance for the Meter Checkers will provide for an increase from an average of $150 per year to an average of $250 per year. Since this total cost increase was not anticipated in the 1977 budget, it is necessary to provide additional funding for this year. In future, the total uniform allowance will be included in the departmental budget. The costs for the winter parka linings and raingear are non-recurring and will be budgeted as required.

The estimated cost to initiate these changes is $3300. These costs are directly related to the enforcement of the provisions of the Parking Meter By-law, and it is therefore appropriate that the funds come from the Parking Meter Revenues. The increase in revenue resulting from the Meter Checker Program is higher than estimated and sufficient funds are available to pay these additional uniform costs.

The Director of Finance concurs with the source of funds to meet uniform costs.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

A. The year-end status report on the Meter Checker Program be received for INFORMATION;

B. The revisions to Personnel Regulation 40, as prepared by the Director of Personnel Services, and attached as Appendix I, be approved;

C. The $3300 required to initiate the revised uniform provisions be appropriated from 'Parking Meter Revenue, Account 4880/625' and credited to 'New Uniforms Account, 4879/572'."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 637

PROPERTY MATTERS

RECOMMENDATION

1. Residential Tenancy Act, Section 9(11): Long-Term Leases

The Director of Legal Services reports as follows:

"Subsection (11) of Section 9 of the Residential Tenancy Act provides that no landlord shall enter into a tenancy agreement with respect to residential premises in a residential property comprising more than two residential premises for a term exceeding three years unless he first obtains the written approval of Council of the municipality.

Daon Development Corporation have recently constructed a 25-unit condominium at 1236 Bidwell Street. The buildings are new and have not been previously, and are not now, occupied by anyone. They are desirous of taking in tenants on long-term leases. The leases would have an original term of 30 years with two successive 30-year options to renew (or such other terms in excess of three years as Daon and each tenant may agree to). In order to achieve this they will require the approval of City Council. They originally intended to sell the units but would now prefer to enter into long-term leases.

Some time ago Council received a similar request with respect to a tenancy agreement in a duplex. The lease in that case contained an option to purchase. Because of this feature, Council agreed to the long-term lease and approved in principle any subsequent applications of a similar nature by other persons. In Daon's case there is no disruption of any tenants as there is no occupancy; in fact, they will be creating long-term rental accommodation rather than sell. In view of this there seems to be no reason why the approval should not be granted to enable Daon to find tenants who are prepared to agree to the terms that may be negotiated.

I would therefore recommend that approval be granted to Daon Development Corporation to enter into leases in excess of three years with respect to the premises at 1236 Bidwell Street in Vancouver.

If Council approves the foregoing recommendation, then I further recommend that Council at this time grant approval to long-term leases of condominium units which are new and have never been occupied so that it will be unnecessary to bring each individual application to Council. Each such applicant would be required to submit a satisfactory Statutory Declaration to the effect that the premises have not been occupied and are not occupied at the date of the application."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted.

2. Cancellation of Lease, 1581 - 1585 West 4th Avenue

The Supervisor of Properties reports as follows:

"City Council on March 8, 1977, approved a lease of 1581 - 1585 West Fourth Avenue, legally described as Lot "A" and a portion of Lot "B", Block 240, District Lot 526 to Nu-National Car Care Limited, for five years from February 1, 1977, at a monthly rental of $1,135.00 with the right to sub-lease portions of the building.

Continued . . . . . .

Clause No. 2 Continued:

Nu-National Car Care Limited by the terms of their lease, paid all utilities and were responsible for all repairs, except structural. They occupied part of the upper floor of the two-storey building and sub-let, with City consent, the lower floor and a small portion of the upper floor.

The head lessee, Nu-National Car Care Limited, has become insolvent, the Company's solicitor has requested cancellation of the lease as of November 30, 1977. The Company is two months in arrears in their rent ($2,270.00) and intends to pay the arrears in two months time.

Nu-National Car Care Limited will vacate the premises as of November 30, 1977, and as of December 1, 1977 the City will be receiving $1,050.00 per month from the sub-lessees, plus an additional amount estimated at $150.00 per month or a total of $1,200.00 per month when fully rented.

The Director of Legal Services has concurred that the lease arrangements with the Nu-National Car Care Limited be cancelled as of November 30, 1977.

Therefore, it is recommended that:

a) The lease with Nu-National Car Care Limited as approved by City Council on March 8, 1977 be cancelled as of November 30, 1977.

b) Leases to the present sub-lessees be arranged on a month-to-month basis to the satisfaction of the Supervisor of Properties and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Demolition of Buildings - 1923, 1927 and 1975 Granville Street and 1501 - 1515 West 4th Avenue

The Supervisor of Properties reports as follows:

"The property situated on the north-west corner of Granville Street, legally described as Lot 19 except north 25 feet, Lots 20 to 24 and Lot 25, except south seven feet, all in Block 240, District Lot 526, was acquired from various owners during 1954 for construction of the Granville Street Bridge. These lots are zoned M-1, Light Industrial District and comprise a site approximately 173 feet by 120 feet.

The lots are improved with four one-storey warehouse type buildings of masonry and frame construction, erected between 1912 - 1927. The buildings are overshadowed by the Granville Street Bridge ramp which passes over the easterly end of the buildings. The location of the property is poor with restricted street access and limited parking and loading facilities.

When the properties were first acquired, the City was able to secure commercial/industrial tenants who leased the property on term leases. However, over the years, demand for this type of property has decreased and presently, there are only two tenants paying a total monthly rental of $150.00 who have been offered alternate accommodations in another City-owned property. Three of the buildings have been boarded up.

Continued . . . . .

Clause No. 3 Continued:

The condition of the buildings is in a poor to fair state and would require an expenditure of approximately $20,000. to affect minimum repairs (painting, roofing, etc.). In addition, all the buildings require improvements to the electrical, heating and plumbing systems. Because of poor rental potential, it is considered that the expenditure of funds to make the buildings rentable is uneconomic.

On July 16, 1976, the Property Endowment Fund Board considered a report from the Supervisor of Properties advising of the poor return from the four run-down buildings and proposing that the buildings be demolished and the site advertised for a long term lease. The lessee would construct a new building which would revert to the City on expiry of the lease. The Board resolved that the Supervisor of Properties be authorized to advertise the site for lease. Subsequently, the site was advertised for lease but no tenders have been received to date.

When the site was advertised for lease, it was proposed that the City would demolish the buildings and clear the site in preparation for new construction. It was not anticipated that the boarded up buildings would remain for this extended period as experience has shown that the risk of vandalism and fire increases over a period of time. In particular, the fire hazard would be a problem as the buildings extend under the Bridge ramp. It is noted that these buildings are not located within any specific "Study Areas" and the Permits and Licenses Department indicate that a demolition permit can be readily issued.

It is therefore recommended that the Supervisor of Properties be authorized to proceed with demolition of the four buildings and that the cleared site be re-advertised for lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. McLaren Electric Building, 2151 Burrard Street
Lease of Portion of Second Floor

The Supervisor of Properties reports as follows:

"City Council on November 30, 1976, approved a lease of 7200 square feet more or less on the second floor of the McLaren Electric Building, 2151 Burrard Street, to McKay Systems Corporation Ltd., for a period of one year from December 15, 1976. This one-year lease contained a right to renew for a further two and one-half years.

Following negotiations, this Lessee has agreed to a new lease incorporating the following terms and conditions:

a) Lease term to be three years from December 14, 1977.

b) Rent to be increased from $2,640.00 per month to $3,410.00 per month.

c) City to be responsible for payment of heat, light, and taxes.

d) Lessee to be responsible for internal Janitorial service.

e) All other lease terms to be similar to previous lease, except that City to be now responsible for maintenance of the air-conditioning system.

Continued . . . . . .

Clause No. 4 Continued:

f) Lease to contain right to renew for a further three years. Lease terms for this renewal to be negotiated.

It is recommended that the above space be leased to McKay Systems Corporation Ltd., under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of City Lands to the Government of Canada

The Supervisor of Properties reports as follows:

"The City purchased the Burnaby Lake Line Right of Way extending from Commercial Drive to Nanaimo Street in 1954 from the B.C. Electric Railway. Included in these properties are Lots 11, 12 and 13, Block 2 of Subdivision C, Block 146, District Lot 264A, Plans 722 and 1771, situated on the northside of 6th Avenue between Commercial Drive and Victoria Drive. The lots are approximately 25' x 100' in size each. They are currently maintained in our Property Endowment Fund Inventory and have no reservations on them at the present time.

The Senior Government has a postal station situated on Commerical Drive abutting the City-owned lots and has plans to enlarge their present facilities. In accord with this, they have made an application to purchase the three City-owned lots and have applied to the Director of Planning for a development permit. However, the permit is not approved as yet in view of parking considerations.

Following negotiations with the Supervisor of Properties, the Government has agreed to a purchase price of $78,000.00 which is considered to represent fair and market value. However, their offer is subject to approval of the development permit application. This is considered to be a reasonable condition of sale, although an appropriate time limit on that item should be established.

It is therefore recommended the sale of Lots 11, 12 and 13, Block 2 of Subdivision C, Block 146, District Lot 264A, Plans 722 and 1771, to Her Majesty the Queen in the Right of Canada be approved subject to the following conditions:-

a) Sale price to be $78,000.00

b) Date of Sale to be the date of issuance of a development permit or 120 days from Council approval of the sale, which ever is the sooner."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 637

MANAGER'S REPORT

November 24, 1977

TO: Vancouver City Council

SUBJECT: Huntington Apartments,
1915 Beach Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning and Director of Social Planning report as follows:

"Background
On December 14, 1976, Vancouver City Council resolved:

'THAT the City assist the tenants of the Huntington Apartments in their negotiations to purchase and renovate the building and that the Director of Planning and Director of Social Planning be instructed to report back to the Committee on the progress of negotiations.'

In December, 1976, Mr. Gerald Presley and Ms. Judy Piercey addressed the Housing and Environment Committee on behalf of the Huntington tenants, and noted that the owner had been requested to sell the property to a non-profit corporation acting for the tenants. When the necessary financial information was forthcoming, it was hoped an offer to purchase would be made. Spokesmen for CMHC had indicated funds would be forthcoming, provided the project was economically viable.

Through subsequent discussions with CMHC, it was concluded that acquisition of the building through the NHA Section 15 non-profit housing program was not feasible since not enough tenants' incomes are within the maximum CMHC guidelines for this program. The tenants also discussed the possibility of the Greater Vancouver Housing Corporation or the Provincial Department of Housing acquiring the building for rental back to the tenants. However, these possibilities were also eliminated since the source of funding for both the GVHC and the Province would have been through Section 15 and its guidelines.

The tenants have now concluded that conversion to strata-title is their only available means of conserving the building. One of the tenants, Mr. Gerald Presley, has taken on the role of promoter of this scheme. Mr. Presley has entered into an interim 60-day agreement with the owner's agents which requires him to make a major financial commitment by November 30th, 1977.

He has provided the City with an affidavit declaring that the tenants of 39 of the 41 suites approve of conversion. Of the two remaining tenants, one could not be contacted and the other did not oppose but would not declare approval for reason of conflict of interest.

Twenty-three of the 39 approving tenants have indicated their wish to purchase their suites. Four elderly tenants on fixed incomes have approved conversion on the understanding that they would be permitted to remain in their suites and rent at a rate which they could afford to pay. The 12 remaining tenants are people with sufficient resources not to require special housing assistance but who do not wish to purchase. These tenants have approved the conversion on the understanding that it is the best way of saving the Huntington Apartments, that they will likely be required to vacate when their suites are sold, but that they are well able to find alternative housing.

Social Planning staff has interviewed three of the four elderly tenants on fixed incomes and have on file the names and addresses of all four. These tenants are well informed of the situation and have Mr. Presley's assurance, sworn to in his affidavit, that they may remain in occupancy. Mr. Presley has also agreed to involve the Director of Social Planning in negotiating satisfactory lease agreements with these four elderly tenants.

Although it has been Council practice to require formal notification of tenants that they must vacate due to conversion, notification has not been deemed appropriate by the Director of Planning and Director of Social Planning in this case. The 12 to 14 tenants who may be required to vacate when their suites are sold will have to be given three months notice as per the Landlord and Tenant Act, in any case. It may be some time before all suites are sold and notification would be premature at this time."

* * *

The normal report for approval of an application to convert to Strata Title follows:

The Director of Planning reports as follows:

" An application was received on November 22, 1977, from Mr. S.G.N. Presley the promoter and a tenant of Suite #110 - 1915 Beach Avenue, to convert this 41-suite, three storey steel reinforced concrete and masonry apartment building from rental to Strata Title ownership - (41 Strata lots).

The applicant has submitted the following information:

1. Letter of explanation from William A. Street, Barrister and Solicitor dated November 22, 1977.

2. Detailed conversion proposal by the promoter, Mr. S.G.N. Presley and dated November 21, 1977.

3. Supporting exhibits:

   Schedule 'A' - Plans of proposed strata lots and common areas.

   Schedule 'B' - Description of dwelling units.

   Schedule 'C' - Estimate of selling prices of individual suites.

   Schedule 'D' - Master Data Sheet - (including appraised value, selling price, refurbishing allowance and estimated monthly maintenance cost for each unit).

4. Copies of letters from:

   (a) October 21, 1977 - Department of Permits and Licenses - (Fire Warden's Office).

   (b) October 25, 1977 - Vancouver City Health Department - (Public Health Inspector)

   (c) November 2, 1977 - Department of Permits & Licenses - (City Building Inspector)

   (d) November 2, 1977 - Read, Jones, Christofferson Ltd. - (Consulting Engineers).

5. Statutory Declaration sworn by Mr. S.G.N. Presley, the applicant, and a form signed by 39 of the 41 tenants, indicating no objections to this conversion application.

6. Relocation service fee in the amount of $50.00 per suite.

Copies of Items 1 to 5 are attached to this report.

With respect to the condition of this building, the City Building Inspector reports as follows:

'Inspections have been carried out at the above location to determine whether the building complies with all relevant City By-Laws. No deficiencies were noted respecting the plumbing and gas installations or in the basic electrical services.

However, a considerable number of alterations are necessary in order to meet the requirements of the Fire By-Law, as outlined in a letter to the applicant from the Fire Warden's office, dated October 21, 1977 (See Items 4(a), (b) & (c) above). The following additional deficiencies must be rectified:

1. Garbage chutes are to be provided with an approved washdown device at the top of the shaft.

2. The exposed wood joists in the ceiling of the basement locker room are to be fire protected with a 3/4 hour fire separation.

3. All exit doors in the building are to open in the direction of exit travel.

The Health Department makes the following recommendations:

1. Garbage should be more adequately handled. The installation of a bulk container on a regular collecting contract is recommended.

2. The illumination of the public areas should be improved for reasons of safety and maintenance.

The required upgrading work should be carried out by the apartment owners to the satisfaction of the City Building Inspector before final approval is granted to this Strata conversion'

Therefore, the Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

This application be approved, thereby permitting the conversion of the premises at 1915 Beach Avenue to Strata Title ownership (41 Strata lots) on the understanding that four existing elderly tenants will be permitted to remain in their suites, and subject to the following condition:

> That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 637 964C

C

MANAGER'S REPORT

November 22, 1977.

TO: Vancouver City Council

SUBJECT: Sidewalks on Chestnut Street

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Over the past several years there have been various requests to provide sidewalks on Chestnut Street. These sidewalks would lead from Cornwall Street to the Centennial Museum, the Planetarium Complex, the Maritime Museum, the Community Music School and the Archives.

A sidewalk petition has never been received for Chestnut Street. However, we have had a large number of requests from other citizens to construct a sidewalk here. On the basis of the requests which were received and a Council approved policy of installing sidewalks where there is a special pedestrian need, a report was submitted to Council in 1974 requesting authority to initiate an improvement. This was granted and Local Improvement Procedures were initiated but were defeated by the property owners.

There is a screenings walk on the west side of Chestnut and a portion from Creelman Avenue south has an existing concrete sidewalk. It is contrary to existing City Policy to install sidewalks out of general funds. It would create a precedent if this were done now. An alternative would be for City Council to initiate this project on Special Grounds and charge the property owners for their share of the cost. A sidewalk could be installed on the east side of Chestnut Street from Whyte Avenue to Creelman Avenue on City property adjacent to the street allowance. Another sidewalk is required from 50 feet north of Greer Avenue to Cornwall Avenue. The cost of each of these sidewalks is $5,500 or a total of $11,000. Funds are available for City's share of this Local Improvement in the amount of $8 420. (See attached plan).

The sidewalk on the east side could be constructed out of general City funds as it is not involved with any Local Improvement Procedures. However, the sidewalk on the west side should be proceeded with on Special Grounds by a resolution of City Council and notices could be sent to the owners of the three affected properties advising them of City Council's action and advising them that they may appear as a delegation. In this way the Local Improvement Procedure could be shortened and City Council could hear objections, if any.

Only three properties would be involved in the Local Improvement - the apartments at Cornwall and at Greer and the former railway right-of-way on the north side of Greer. (Only the last was involved in the previous, defeated project). To reduce the time for approval, therefore, we propose a shortened procedure. If the project were advanced 'on the Initiative' and were defeated, then considering the nature of the properties and the need, we would recommend that Council proceed 'on Special Grounds'. We propose, therefore, that the project be undertaken 'directly' on Special Grounds, but with Council action deferred for two weeks and the three owners notified so that they may be heard.

RECOMMENDATIONS

A. That the City Engineer be authorized to construct a P. C. concrete sidewalk along the westerly portion of Vanier Park (the east side of Chestnut Street) from opposite Creelman Avenue to opposite Whyte Ave.

B. That Council action on the other section - P. C. concrete sidewalk on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue - be deferred for two weeks. And that the City Clerk notify the three owners involved that Council will consider undertaking this project as a Local Improvement on Special Grounds and that, if they wish, they will be heard at that time.

..../2

C. That funds for the walk in recommendation 'A' ($5,500) and for the City's share of the walk in recommendation 'B' ($2,920) come from Streets Capital account 148/7960.

NOTE: If Council approves these recommendations a formal Special Grounds resolution to implement 'B' will be prepared and brought forward in two weeks time."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 641

DISTRIBUTED MONDAY D

MANAGER'S REPORT

November 22, 1977

TO: Vancouver City Council

SUBJECT: Lease of Long Term Care Staff Accommodation
828 West Eighth Avenue

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"Vancouver City Council on October 25, 1977, approved the recommendation of the City Manager's Report of October 24, 1977, on Long Term Care-Program and Facilities. On November 8, 1977, Council received a Report on this subject and passed the following motion:

'THAT the Council, in support of the Medical Health Officer, reaffirm its understanding that funding will be made available to make possible the utilization of some 18,000 square feet of space at 828 West Eighth Avenue, for the Provincial Government's Long Term Care Program, and the Mayor be requested to communicate this information to the appropriate Provincial authorities forthwith urging an early favourable decision.'

One of the recommendations of October 25, 1977, authorized the City Architect to carry out required renovations at 828 West Eighth Avenue. At that time, it was anticipated that the property would be leased by the B. C. Building Corporation and operated by the City. From the Provincial point of view, it was decided that it would be preferable to have the City both lease and operate the facility. The Associate Deputy Minister, Planning and Support Services, Ministry of Health has by letter dated November 14, 1977, assured the City that the entire cost of operating this facility is recoverable from the Province and has requested the City enter into a Lease for a portion of the premises at 828 West Eighth Avenue with the owners, Eight Investments Limited.

Negotiations with the agent have resulted in an offer to lease on the following terms and conditions:

Term	5 years commencing January 1, 1978, with an option to renew for a further 5 years.
Area of Lease	18,690 square feet (2 floors).
Basic Rental	$10,933.65 per month for the 5 year term, the 5 year Option Rental to be negotiated or arbitrated.

As additional rental, the City is responsible for a proportionate share of taxes, heat, light, cleaning service, etc.; to be recovered from the Province.

Parking	40 spaces at $30.00 each, per month.

The Lessor has agreed to allow the City to enter on the premises to commence tenant improvement immediately after Council approves the Lease. They will also contribute $2.50 per square foot ($46,725.00) towards the tenant improvements and have agreed to give the City rent free possession for one and one-half months, commencing January 1, 1978, to February 14, 1978. In addition, they have accepted responsibility for a Lease made on behalf of the Metropolitan Board of Health on office space at 1089 West Broadway which does not expire until September 30, 1979, and this unit will be moving into 828 West Eighth Avenue.

The foregoing rental arrangements are considered to be fair and reasonable and it is, therefore, recommended that the Supervisor of Properties be authorized to enter into a Lease with Eight Investments Limited on the foregoing basis, with the Lease drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 641

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 17, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 17, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

ALSO PRESENT: Alderman Brown
Alderman Harcourt

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Minimum and Maximum Fines: By-laws

The Committee had before it for consideration a Manager's report dated November 3, 1977 (copy circulated) in which the Director of Legal Services reported on the current minimum and maximum fines for violations of a number of City by-laws.

In the report, the Director of Legal Services recommended increases in the various penalties which are imposed for violations of these by-laws.

The Director of Legal Services appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT minimum and maximum fines for by-law infractions be set as follows:

a) Pound By-law

$ 25.00 minimum for first offense for dogs running at large

$250.00 maximum for repeated offenses

b) General Fines and Penalties By-law

$ 50.00 minimum
$500.00 maximum

c) Discharge of Firearms By-law

$ 50.00 minimum
$500.00 maximum

d) Parks By-law

$ 25.00 minimum
$200.00 maximum

Continued . . . . .

2. Liquor Permit Application - 775 Davie Street

The Committee had before it for consideration a Manager's report dated November 10, 1977, in which the Director of Planning reported on the application of Mr. B. Jang for Davie & Howe Seafood Ltd. for Development Permit Application No. 78939 at 775 Davie Street as follows:

" The above noted Development Permit Application has been filed by Mr. B. Jang for Davie & Howe Seafood Ltd. to use a portion of the main floor as holding bar area in conjunction with the existing restaurant.

This development is situated on the northeast corner of Howe and Davie Streets in a predominantly commercial area.

The proposed Holding Bar development will provide an assembly area of one hundred and fourteen (114) square feet, which would permit a maximum seating capacity of approximately 10 persons.

The Director of Planning approved this application subject to the condition that, prior to the issuance of the Development Permit:

'this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration.' "

A representative of the Director of Planning appeared before the Committee on this matter and during discussion, it was noted that the proposed holding bar would permit a maximum seating capacity for ten persons.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78939 to Mr. B. Jang for Davie & Howe Seafood Ltd. to use a portion of the main floor at 775 Davie Street as a holding bar area in conjunction with the existing restaurant.

3. Liquor Permit Application - 1170 Hornby Street

The Committee had before it for consideration a Manager's report dated November 10, 1977, in which the Director of Planning reported on the application of Mr. T. Faye for Development Permit Application No. 78853 at 1170 Hornby Street as follows:

" The above noted Development Permit Application has been filed by Tom Faye to use a portion of the main floor as Holding Bar Area in conjunction with the proposed restaurant.

The proposed development is situated on the east side of Hornby Street between Davie and Helmcken Streets in a predominantly commercial area.

Continued . . . .

Clause No. 3 Continued

" The proposed Holding Bar Development will provide an assembly area of approximately two hundred and nine (209) square feet in area or 7% of the total area of the restaurant, which would provide for a seating capacity of approximately 12 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services.' "

A spokesman for the Director of Planning appeared before the Committee on this matter and advised of an error in the report. He stated that the holding bar development will provide a seating capacity for approximately seventeen persons, not twelve as stated in the report.

During discussion, the Committee noted that a recommendation to approve the application would be on the understanding that the development will have a seating capacity for seventeen persons.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 78853 to Mr. T. Faye to use a portion of the main floor at 1170 Hornby Street as a holding bar area in conjunction with a proposed restaurant.

4. Jericho Hangar No. 5

Vancouver City Council, at its meeting on October 25, 1977, passed the following motion:

"THAT the Community Services Committee investigate obtaining an appropriate user for Hangar #5."

The Committee had before it for consideration a Manager's report dated November 7, 1977 (copy circulated) in which the Director of Legal Services reported on the status of the land on which Hangar No. 5 is situated.

It was noted from the report that the two lots upon which the building sits are being held by the City but must be used for park purposes.

Since the October 25, 1977, Council meeting, which referred Hangar No. 5 to the Committee, the Park Board considered City Council's decision and forwarded a letter dated November 9, 1977 (copy circulated) which advised that the Board's resolution of October 11, 1977, still stands and that the Board is ready to furnish any information on this matter to the Community Services Committee.

Continued . . . .

Clause No. 4 Continued

The Board's October 11, 1977 resolution was that the Board did not concur with City Council's recommendation that Hangar No. 5 be offered to a users committee and the Board therefore requested Council to turn over the property upon which Hangar No. 5 is situated to the Board's care, custody and management for park purposes as soon as possible.

Also before the Committee for consideration was a list of suggested terms for any lease of Hangar No. 5 which was proposed by Committee Member Alderman Ford.

Alderman Ford's suggestions for the term of any lease were as follows:

"User group must be non-profit, non-sectarian society with a broadly based membership.

The Society must be prepared to operate Hangar #5 as a multi-purpose summer pavilion open to the public under reasonable conditions and to conform to the Deed requiring use for Park purposes.

The society must provide evidence of management and financial capability to carry out necessary renovations to satisfy City and Provincial codes and by-laws.

The initial lease to be for five years with renewal clause.

A society that agrees to the above guidelines shall have a period of six months to conform to the requirements.

Other details of funding and operating to be negotiated."

Appearing before the Committee on this matter was the Chairman of the Park Board, Commissioner I. Bain, along with Park Commissioners R. G. Fraser and G. Wainborn and Park Board Superintendent S. Lefeaux.

The Chairman opened discussion by stating it was not the Committee's intention to hear a number of delegations on the use of Hangar No. 5 at this meeting but that it would hear a submission from the Park Board.

Park Commissioner Fraser suggested to the Committee that it is a waste of time for Park Board and Council members to quarrel over raising a minimum of one-quarter of a million dollars to renovate Hangar No. 5 for public use when Board and Council officials may be able to acquire Federal funding for a new community festival facility at Granville Island. Commissioner Fraser indicated that an estimated $20-Million to $30-Million in Federal funds may be allocated for developments on Granville Island.

A member of the Committee replied that a number of community groups have indicated they wish to use Hangar No. 5 and that therefore the Committee intends to find a community group or conglomeration of groups which would utilize the building.

Continued . . . .

Clause No. 4 Continued

Alderman Harcourt suggested that there should at least be a trial use of Hangar No. 5 for four or five years to determine if it could be a well-used facility before any decision to tear the structure down. However, Alderman Brown replied that a joint City Council/Park Board Committee has examined Hangar No. 5 and had heard submissions from a large number of public groups interested in using Hangar No. 5 and that indications were that none of these groups could provide the minimum $302,000.00 which the joint Committee concluded was the cost for renovations of the building to minimum public use standards.

It was noted during discussion that the joint Committee had recommended to Council that $302,000.00 be expended to renovate the hangar but that this recommendation was not voted upon by City Council.

The Committee considered the suggested terms for lease of the structure as proposed by Alderman Ford and noted that any society that agrees to the guidelines contained in the terms of lease will have a period of six months to conform to the requirements, including providing evidence of management and financial capability to carry out the necessary renovations.

There was further discussion on whether City Council should put up the necessary funds for the renovations, but it was felt that the City could wait at least for six months to determine if any community user group may be able to acquire the necessary funding.

Following discussion, it was

RECOMMENDED

THAT Council adopt the following terms for the lease of Jericho Hangar No. 5:

a) User group must be non-profit, non-sectarian society with a broadly based membership.

b) The society must be prepared to operate Hangar #5 as a multi-purpose summer pavilion open to the public under reasonable conditions and to conform to the Deed requiring use for Park purposes.

c) The society must provide evidence of management and financial capability to carry out necessary renovations to satisfy City and Provincial codes and by-laws.

d) The initial lease to be for five years with renewal clause.

e) A society that agrees to the above guidelines shall have a period of six months to conform to the requirements.

f) Other details of funding and operating to be negotiated.

The meeting adjourned at approximately 2:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 641

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 6, 1977, in the Council Chamber, commencing at 2:00 P.M.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplin, the Reverend Ernest D. Eldridge, Pastor of St. Matthias Anglican Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber, of Grade 10 students from the East Side School (Gladstone School) under the direction of their teacher, Miss Heather Coulthart.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing) - November 22, 1977
Special Council (Court of Revision) - November 24, 1977
Regular Council (Except 'In Camera') - November 29, 1977.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Brown
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Compensation to Owners of Designated Heritage Buildings

The Vancouver Heritage Advisory Committee submitted the following letter dated December 2, 1977:

"At a meeting of the Vancouver Heritage Advisory Committee on December 2, 1977, the following motion was passed unanimously:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Compensation to Owners of
Designated Heritage Buildings (Cont'd)

RESOLVED

The Heritage Committee, after careful consideration of the new Heritage Conservation Act (Bill 77)., has concluded that the protection afforded to owners of properties to be designated under this Act must, in conscience, be extended to the owners of the forty-eight properties already designated by Council under the earlier legislation (Section 564'A' of the Vancouver Charter).

We have been advised that the provisions of the new Act need not be applied retroactively. It is not our wish, however, to take refuge behind the previous legislation which we, as a Committee, had considered inadequate and unfair.

The Heritage Committee, therefore, recommends:

'That Council take the necessary steps to formally de-designate all of those lands and premises as listed herewith and concurrently to proceed to re-designate those same lands and premises in accordance with the requirements of the Heritage Conservation Act(Bill 77).'

The acknowledged purpose of this undertaking shall be to confirm the rights and opportunities of the owners of these properties on a basis identical to those of owners of properties which may be designated now, or in the future."

MOVED by Ald. Harcourt

THAT a special meeting of Council be arranged with the Heritage Advisory Committee and the Minister of Recreation and Conservation to discuss the various aspects of designating buildings for heritage purposes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the City Manager prepare a report for Council on alternative modes of monetary and non-monetary compensation and the processes available to the City in such cases; the report to be considered at the proposed special meeting with the Heritage Advisory Committee and the Minister of Recreation and Conservation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari

THAT the Director of Legal Services be instructed not to provide counselling services to the School Board when the designation of school properties and like matters is involved.

- LOST

(Ald. Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Relocation of the Art Gallery

The Mayor, in a memorandum dated December 6, 1977, advised Council as follows:

'On November 29th, 1977, City Council resolved

"THAT the study on the relocation of the Art Gallery to the old Court House be presented to the Standing Committee on Finance & Administration on December 8th, 1977."

On December 5th, 1977, accompanied by the City Manager, I met with Mr. Rombout, the Director of the Art Gallery, and Mr. Bagshaw, President of the Art Gallery Association, to discuss the report and its review by Council's Committee.

They requested that this review be deferred until their Board has had an opportunity to consider the report and its implications. In the interval, Mr. Rombout and the City Manager would jointly explore with the Architect and City Staff whether major economies in the renovation of the Court House might be possible by modifying some of the requirements of the Art Gallery.

In view of this request from the Art Gallery, I RECOMMEND that the review by the Finance & Administration Committee be deferred until early in 1978."

MOVED by Ald. Rankin
THAT the foregoing recommendation of the Mayor, be approved.

- CARRIED UNANIMOUSLY

3. Settlement of B.C.Tel Labour Dispute

Council was advised of the following telegram received by the Mayor on December 5, 1977, from the Telecommunications Workers' Union, on the present labour dispute.

"TeleCommunication Workers Union has suggested to B.C. Tel Management that both sides seek the personal intervention of Federal Labour Minister John Munroe to bring their dispute to a quick settlement. We request that you endorse our initiative to get ten thousand British Columbians back to work. The disruption to the communications, the loss to Provincial and Municipal coffers and to business has gone on long enough. Every day means one-half million dollar loss."

MOVED by Ald. Rankin
THAT this Council urge the B.C. Telephone Company and the TeleCommunication Workers' Union to seek the personal intervention of Federal Labour Minister John Munroe, with a view to settling this dispute immediately.

- CARRIED

(Ald. Bellamy and Kennedy opposed)

CITY MANAGER'S AND OTHFR REPORTS

A. MANAGER'S GENERAL REPORT DECEMBER 2, 1977

Works & Utility Matters
(December 2, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sea Wall Guard Rail - False Creek
Cl. 2: Tender - Supply & Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings & Couplings, and PVC Sewer Pipe, Fittings & Couplings

Sea Wall Guard Rail - False Creek
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be received for information, and it be recorded that Council is not in favour of expending approximately $100,000 for a Sea Wall rail or barrier at this time.

- CARRIED

(Ald. Marzari, Puil and Rankin opposed)

MOVED by Ald. Gerard
THAT the False Creek Development Consultant report back to Council on reasonable safety measures for the False Creek Sea Wall.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(December 2, 1977)

Roddan Lodge, 124 Dunlevy Avenue
(Clause 1)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(December 2, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Grandview-Woodland N.I.P. Appropriation of Funds Consultants for Community Playground Design
Cl. 2: Grandview-Woodland N.I.P. Appropriation of Funds Toy Lending Library
Cl. 3: D.P.A. - 3543 Point Grey Road
Cl. 4: D.P.A. - 3139-51 Point Grey Road
Cl. 5: Champlain Heights Enclave 16
Cl. 6: Champlain Heights Enclave 3

Cont'd.....

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 1 & 2

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Bellamy
THAT clauses 3 and 4 of this report be received for information.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the Director of Finance report to the Standing Committee on Finance and Administration on the feasibility of taxes paid by property owners in the Point Grey Road area being utilized to purchase properties in the area for civic use.

- CARRIED

(Ald. Ford, Gerard and the Mayor opposed)

Clauses 5 and 6.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(December 2, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: False Creek Day Care
Cl. 2: Voters' List and Elections Division, City Clerk's Office
Cl. 3: Revision to Existing Auto Allowance Systems
Cl. 4: Investment Matters (Various Funds) October, 1977

False Creek Day Care
(Clause 1)

Considerable discussion ensued with respect to this Day Care Centre and reference was made to a report being prepared by the Director of Social Planning on day care centres generally.

The Mayor then agreed that the Director of Social Planning be requested to include in the forthcoming report the feasibility of charging higher day care fees to families who have the means to pay.

MOVED by Ald. Marzari
THAT the recommendations of the Development Consultant, as contained in this clause, be approved and the Director of Social Planning report back to Council for further review.

- CARRIED

(Ald. Brown, Kennedy, Puil and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Presentation of Cheque -
Restoration of the Orpheum Organ

At this point in the proceedings the Mayor recognized the Theatre Manager, Mr. Ian Dobbin, who in turn introduced Mr. K. Hodgson, who was mainly responsible for taking apart and rebuilding The Orpheum organ, and Mr. H.L. McDonald, who promoted two organ concerts on behalf of the Organ Fund.

A cheque for $14,183.43¢ was presented to the Council. The Mayor expressed his appreciation to Mr. Hodgson and Mr. McDonald for their efforts and contribution to the restoration of this organ.

- - - - -

The Council recessed at 3.50 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5.10 p.m.

Finance Matters (Cont'd)

Voters' List and Elections Division
City Clerk's Office
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Revision to Existing Auto Allowance Systems
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendations contained in this report be approved.

- (amended)

MOVED by Ald. Puil
THAT this matter be referred to the Standing Committee on Finance and Administration for further consideration.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Kennedy, Marzari Rankin and the Mayor opposed)

MOVED by Ald. Brown (in amendment)
THAT the following words be added to Alderman Rankin's motion:

"after changing recommendation 'c' to read as follows:

'That the implementation of an $80.00 per month guaranteed minimum auto allowance be approved for a one year period for those positions approved by the City Manager for such a guarantee.' "

- CARRIED

(Ald. Gerard and Harcourt opposed)

The amendment having carried, the motion by Alderman Rankin, as amended, was put and CARRIED

(Ald. Gerard, Harcourt and Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Investment Matters (Various Funds)
October, 1977 (Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(December 2, 1977)

Vancouver City Hall Choristers
Concert Tour.
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved and, in future, similar requests be submitted to the City Manager for approval.

- CARRIED UNANIMOUSLY

Property Matters
(December 2, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Demolition - 745 West 7th Avenue
Cl. 2: Rent Review - 1615 Main Street
Cl. 3: Request to Cancel Lease - Commodore Hotel 889 Seymour Street
Cl. 4: Acquisition of 3445 Point Grey Road for Point Grey Road Development Scheme
Cl. 5: Sale of City Lands at Robson and Hamilton Streets

Clauses 1 and 2

MOVED by Ald. Puil
THAT Clause 1 be received for information, and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Request to Cancel Lease - Commodore
Hotel - 889 Seymour Street
(Clause 3)

MOVED by Ald. Puil
THAT this clause be deferred pending a report from the Director of Social Planning on the feasibility of the City operating The Commodore Hotel.

- CARRIED UNANIMOUSLY

Clause 4

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Sale of City Lands at
Robson and Hamilton Streets
(Clause 5)

The City Manager referred to a statement in this clause regarding the 7' x 120' widening strip, and advised that the City Engineer now takes the position of not purchasing this strip. Therefore, it was

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved on the understanding that the 7' x 120' widening strip referred to in the report, be purchased by the City and charged to the Property Endowment Fund.

- CARRIED UNANIMOUSLY

B. Sponsors, Phase 2, Area 6,
False Creek

The False Creek Development Consultant reviewed this report for the information of Council and also answered questions from individual members of Council.

MOVED by Ald. Harcourt,
THAT the recommendations of the Development Consultant contained in the Manager's report dated November 24, 1977, be amended and then approved as follows:

"A. Parcels 1, 2, 3A, 3B and 4 be approved for development in 1978, subject to satisfaction by the City Council and senior governments regarding marketability and financing.

B. Sponsors for Parcels 1, 2, 3A and 4 be approved as described in this report, and subject to the provisions set forth in this report.

C. The False Creek Development Group be authorized to apply to the Province for approval of a Personal Care/ Intermediate Care Facility for Parcel 3B, and that the appointment of the Sponsor be deferred until early next year.

D. The Development Procedure approved by Council on October 5, 1976, be amended so that the Sponsors will be responsible for tne projects effective immediately, and so that each sponsor's architect will be required to enter a joint venture agreement to design the project with an Executive Architect appointed by the False Creek Development Group, in accordance with this report.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Sponsors, Phase 2, Area 6,
False Creek (cont'd)

FURTHER THAT Council urge the Federal and Provincial Governments

(i) to make Section 44 (deep subsidy) of the National Housing Act available, particularly for low income families;

(ii) reconsider restrictions on permitting higher income families in co-operatives;

(iii) raise the ceiling for non-market housing from $47,000 to $56,000 per unit."

- CARRIED

(Aldermen Kennedy and Puil opposed)

(Underlining denotes amendment)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Finance & Administration, November 24, 1977

Departmental Review - Social Planning Department (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved after deleting recommendation B(i).

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, November 24, 1977

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Gastown Residents Association
Cl. 2: Emergency Services Implementation Committee - After Hours Mental Health Services
Cl. 3: Grant Request - Canadian Dolphin Swim Club
Cl. 4: Non-Profit Income Tax Loan Service
Cl. 5: The 44 Budget
Cl. 6: Jericho Hangar No. 6 - "Ne Chi Zu" Artists Guild

Clauses 1, 2 and 5

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 5 be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
November 24, 1977 (cont'd)

Grant Request - Canadian
Dolphin Swim Club (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be amended and then approved as follows:

"THAT City Council approve a grant of $4,500.00 in lieu of rental of 150 hours of pool time in Park Board facilities for use by the Canadian Dolphin Swim Club, to cover the period September 1, 1977, to August 31, 1978."

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

(Underlining denotes amendment)

Non-Profit Income Tax
Loan Service (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

Jericho Hangar No. 6 - "Ne Chi
Zu" Artists Guild (Clause 6)

MOVED by Ald. Kennedy,
THAT the Director of Social Planning be instructed to place a number one priority on an application for funding to the Community Recreation Fund towards renovation of Hangar No. 6.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin,
THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations.

(Referred)

MOVED by Ald. Puil,
THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the Guild for a period of two years with an option to renew for a further three years subject to the Ne Chi Zu Artists Guild renovating Hangar No. 6 to City standards within the initial two year period.

(Referred)

MOVED by Ald. Brown,
THAT this matter be referred to the Park Board for consideration and decision.

- CARRIED

(Aldermen Harcourt, Marzari, Puil and Rankin opposed)

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, November 24, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Increase in Residential Accommodation - 1350 Burrard Street
Cl. 3: Housing Corporation of B.C. Lands at 4th Avenue and Discovery (to be Exchanged for City-owned Lands at Penticton and Grandview Highway)
Cl. 4: Rezoning for the Kiwassa N.I.P. Area

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Housing Corporation of B.C. Lands at 4th Avenue & Discovery (to be Exchanged for City-owned Lands at Penticton and Grandview Highway) (Clause 3)

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee be approved after adding "as well as the comments contained in the letter dated November 15, 1977, from Mr. Kenneth P. Caple".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Rezoning for the Kiwassa N.I.P. Area (Clause 4)

In considering this Clause, Council noted that in the recommendation of the Committee, the word "Committee" should be struck and "Department" substituted therefore.

Council also noted a memorandum dated December 5, 1977, from the City Manager in which he recommended:

"THAT the following recommendations of the Director of Planning, deferred by the Standing Committee on November 24th, be approved in order that the public hearing process is not unduly delayed:

'THAT the Director of Planning be instructed to apply to rezone the Kiwassa area properties (outlined in Appendix II of the City Manager's report dated November 10, 1977) to RT-3 District Schedule, and that the application be referred to a public hearing;

FURTHER THAT the Director of Planning arrange a public information meeting prior to the public hearing to discuss this proposed rezoning.'"

(Appendix II referred to is on file in the City Clerk's Office)

MOVED by Ald. Harcourt,
THAT the foregoing recommendation of the City Manager be approved.

- CARRIED

(Aldermen Brown and Puil opposed)

STANDING COMMITTEE REPORTS (cont'd)

IV. Part Report of Standing Committee on Transportation, November 24, 1977,

Pedestrian Crossing Conditions: Burrard Street at 14th Avenue (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Part Report of Standing Committee on Transportation, December 1, 1977

Taxi Fare Increase (Clause 1)

When considering this matter, Council noted a memorandum dated December 6, 1977, from the Supervisor of Research, Budgets & Research Division, Finance Department, setting out a comparative review of taxi rates for major cities in Canada.

Mr. Dawson, representing the Vancouver Taxi-Cab Owners' Association, advised Council that the average transfer cost of a cab is $42,000.

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Ford, Gibson, Marzari and Puil opposed)

MOVED by Ald. Ford,
THAT Council request the representatives of the taxi cab industry in the City to meet with the Council Committee on the Disabled to discuss special concessions which the taxi cab industry could offer for the disabled.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4310, BEING THE SIGN BY-LAW

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Kitsilano Conversion Areas)

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Bellamy opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bellamy opposed)

(Aldermen Gerard and Gibson were excused from voting on this By-law)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (RT-2A District Schedule Kitsilano Point & Conversion Areas)

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Bellamy opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (RT-2A District Schedule, Kitsilano Point and Conversion Areas) (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Bellamy opposed)

(Aldermen Gerard and Gibson were excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Taxi Fare Increase)

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Ford, Marzari and Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Ford, Marzari and Puil opposed)

MOTIONS

A. Allocation of Land for Lane Purposes (S 20' of Lot 1, Block 22 of Blocks 10-13 and 22-25, D.L.'s 391 and 392, Plan 1604)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 20 feet of Lot 1, Block 22 of Blocks 10 to 13 and 22 to 25, District Lots 391 and 392, Plan 1604;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. 2nd Avenue and Wallace

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the site at 2nd and Wallace has created deep concern and outrage from citizens living in the area;

AND WHEREAS the major developer of one of the proposals for this site has withdrawn his plans;

THEREFORE BE IT RESOLVED THAT before any new proposal is considered for the remaining land on this same site, the citizens of the area be given every opportunity to full and early participation in the planning process of any development that may be considered for this site.

(Referred)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the above motion be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

2. Rezoning of School and Park Sites to be known as Public Use

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Council direct the Director of Legal Services and the Director of Planning to submit a report to Council on the legal and planning implications of rezoning all school and park sites etc., to a land use designation to be known as public use.

(Amended)

Alderman Rankin requested and received permission to amend his motion to read as follows:

"THAT Council direct the Director of Legal Services and the Director of Planning to submit a report to Council on the legal and planning implications of rezoning all school and park sites, and other appropriate properties, to a land use designation to be known as public use."

The motion as amended was put and CARRIED UNANIMOUSLY.

(Underlining denotes amendment)

ENQUIRIES AND OTHER MATTERS

Alderman Ford -
Special Christmas Bonus for Disabled Persons

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT Council write to the Minister of Human Resources informing him of the difficulty being experienced by disabled persons in meeting everyday costs of living in the light of the current inflationary economy and requesting the Minister grant a special Christmas Bonus allowance in the amount of $25.00 to all disabled persons in receipt of G.A.I.N. for Handicapped.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 7:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of December 6, 1977, adopted on December 13, 1977.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

INFORMATION

1. Sea Wall Guard Rail - False Creek

The City Engineer reports as follows:

"On January 12, 1977, Council requested that the City Engineer, after discussion with the False Creek Project Manager, report on the potential hazard to children at the Sea Wall due to the lack of a guard rail.

Design Selection and Construction

The False Creek Seawalls were designed by the False Creek Design Team in the summer and fall of 1973 and construction began the following winter as a Winter Capital Works program. The Sea Wall construction was a very successful Winter Works Project funded by the Federal Government and the City and built by the Engineering Department.

The designers had input from a wide variety of viewpoints, both technical and non-technical and the final design reflects the extensive studies and discussions. The design was finalized before a decision was reached regarding the use of the adjacent land, which was to be either all Park or a combination of Park and Housing. While the extent of the park was not known then, it was felt certain that the area along the water edge would be park-like and Council's instructions were to proceed with the Sea Wall. At that time, there was considerable discussion concerning the water quality in False Creek, and when it was concluded that the water would not be suitable for primary use (swimming), the wall was designed so that there was not an easy access right into the water. Beaches were specifically not allowed. The Sea Wall was intentionally very much like the Stanley Park Sea Wall.

Council Approval

On October 30, 1973, Vancouver City Council approved the seawall design and recommendation number 2 gave specific approval to the rock slopes and vertical wall-faces which are on the existing Sea Wall. The cross-sections which Council approved did not include guard rails.

Residential Land

When it was decided that much of Area 6 would be residential, there was not a great deal of concern regarding safety along the Sea Wall. Various City Departments expressed satisfaction with the residential land use, and it was felt that children in this area would become educated as to the dangers of the water edge. In any event, it was conceded that it is virtually impossible to make the sea wall absolutely safe and that extra parental supervision and guidance will be required. The Sea Wall edge like the narrow streets, is part of this innovative development.

Cost

The cost of a hand rail or barrier along the Sea Wall is, of course, very dependent on design but a fence or guard rail along the entire Sea Wall length appropriate to the architecture of False Creek is estimated to cost approximately $100,000.00. This money is not available within the present False Creek Front End Budgets.

Safety

Whether or not the Sea Wall is safe for children is, of course, a matter of judgement and it is impossible to make it absolutely safe given the City policy of providing public access to the water all along False Creek. The construction of a railing or wall could, in fact, make the water edge even more attractive for children and, therefore, more dangerous.

cont'd.....

Clause No. 1 continued:

The Sea Wall adjacent to the school could be provided with barriers but the School Board has suggested it will provide barriers within the park (berms and bushes, etc.) to delineate the active school area.

The issue of safety, fences, etc., has been discussed with the residents of Area 6 at their Council meetings by the Development Consultant. The consensus of these groups seems to be that fences and guard rails would not be appropriate. Each association comments that parental education of children is essential and will so advise their members. There have been a number of different suggestions made ranging from emergency phones, liferings, safety poles, signs, emergency ladders, etc. While these are all worthwhile and desirable alternatives, there is a cost and no evidence has been produced that a hazardous situation exists or that these alternatives will solve the problem. The Development Consultant states that they will work with the Residents Interim Council to ensure that water safety programs are available and that some sort of parental watch program is encouraged.

CONCLUSION

The Engineering Department can put up guard rails or these other alternatives if they are felt necessary and if funds are provided. No matter what action is taken, the safety of children at the water's edge in False Creek will always be a problem as long as family housing is located nearby."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Tender No. 57-77-1 - Supply & Delivery of Extra Strength Vitrified Clay Sewer Pipe, Fittings & Couplings, and PVC Sewer Pipe, Fittings & Couplings

Tenders for the above were opened by the City Clerk on October 3, 1977 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

The 7% Provincial Sales Tax is in addition to the prices shown in this report and the tabulation. Funds for all purchases are provided in the Sewers Capital Budget.

SECTION 'A' - EXTRA STRENGTH VITRIFIED CLAY PIPE, FITTINGS AND COUPLINGS

This section is comprised of 76 items. An acceptable bid was not offered on two low volume items, therefore the total number of items to be considered has been reduced to 74.

We recommend acceptance of the low bids and lowest bid meeting specifications from Flex-Lox Industries Ltd. for 69 items - Fred Surridge Ltd. for 3 items - and Provinces-West Equipment for 2 items.

It is pointed out that Atlas Asbestos Co. Ltd. submitted the low bid on 16 items. However, they do not meet specifications because they offered asbestos-cement pipe in lieu of vitrified clay pipe. Provinces-West submitted the low bid on 4 items. However, they do not meet specifications on 2 of the 4 items because they offered neoprene in lieu of polyethylene bushings.

cont'd.....

Clause No. 2 continued:

SECTION 'B' - PVC SEWER PIPE, FITTINGS AND COUPLINGS

Westburne Industrial Enterprises was the low bidder on all items.

The City Engineer and Purchasing Agent recommend acceptance of the low bids and lowest bids meeting specifications for the supply and delivery of extra strength vitrified clay pipe, fittings and couplings, and PVC sewer pipe, fittings and couplings, as follows:-

A. EXTRA STRENGTH VITRIFIED CLAY PIPE, FITTINGS AND COUPLINGS

Flex-Lox Industries Ltd. - Items 1-5 incl., 7-28 incl., 30-70 incl., and Item 73 - for an estimated price of $319,406.41.

Fred Surridge Ltd. - Items 71, 72, 74 for an estimated price of $6380.55.

Provinces-West Equipment Ltd. - Items 75 & 76 for an estimated price of $2511.14.

B. PVC SEWER PIPE, FITTINGS AND COUPLINGS

Westburne Industrial Enterprises - Items 1-25 incl. for an estimated price of $67,303.51. "

The City Manager RECOMMENDS approval of the recommendation of the Purchasing Agent and the City Engineer, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 679

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Roddan Lodge, 124 Dunlevy Avenue

The Director of Finance reports as follows:

"Roddan Lodge is a public housing development in the Downtown Eastside funded by senior governments and managed by the Properties Division of the City's Finance Department. It opened on November 1st, 1977. It provides housing for 172 residents, men and women. At this time 92 persons have moved into the building.

Whereas bedding, sheets, blankets and pillows were provided at Oppenheimer and Antoinette Lodges (similar public housing developments) public funds are no longer allocated for these household items. Some people moving into Roddan Lodge do not have their own bedding and there is no budget provided by the senior governments to purchase it. As a result, First United Church and St. James Social Service have undertaken to supply blankets. This did not cover the initial need and the City was required on an emergency basis to purchase bedding supplies at a cost of $600.00.

RECOMMENDATION

The Director of Finance RECOMMENDS that

City Council confirm the expenditure of funds in the amount of $600.00 to purchase bedding supplies for loan to new tenants at Roddan Lodge, and that this amount be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 679

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Grandview-Woodland N.I.P. Appropriation of Funds: Consultants for Community Playground Design

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $1,035,000.00 for improvements to elementary schools in the area. The Concept Plan specified that playgrounds for school and community use are to be developed at three elementary schools: Sir William Macdonald, Lord Nelson, and Laura Secord. The total N.I.P. allocation for the three playgrounds is $90,000.00, which could be supplemented by a contribution from the Vancouver School Board of $2,000.00 for each playground (if construction work is not carried out by School Board staff) or $7,500.00 for each playground (if construction work is carried out by School Board staff and the School Board elects to contribute the 20 per cent of total project costs comprising their "overheads"). Thus, the total amount available for the three playgrounds will be $96,000.00 to $112,500.00. The purpose of this report is to initiate the design process for these playgrounds by releasing funds for design consultants.

The School Playground Committees at the three elementary schools have held preliminary meetings to initiate planning for their respective playgrounds, and have determined that the assistance of consultants to co-ordinate the design process at each school would be desirable. The consultant at each school would be responsible for meeting with school staff, students, parents and neighbouring residents to develop a design concept which is acceptable to the Vancouver School Board, and then preparing detailed working drawings. The Committees have interviewed consultants who have expressed interest in this task, and chosen firms which they believe can most capably perform the work; the Vancouver School Board has agreed with their selections.

The normal cost of consulting services of this type is a maximum of ten per cent of total project costs. Hence, an appropriation of $11,250.00 will be sufficient to cover the maximum cost of the design work for these playgrounds. C.M.H.C. has been advised of this proposal and concurs with the following recommendation.

The Director of Planning RECOMMENDS that Council approve the expenditure of up to $11,250.00 from the Grandview-Woodland N.I.P. Budget Account 898/9404 for the design of community playgrounds at Sir William MacDonald, Lord Nelson and Laura Secord Schools, costs to be shared as follows:

C.M.H.C.	$5,625.00
Province of B.C.	$2,812.50
City of Vancouver	$2,812.50."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Grandview-Woodland N.I.P. Appropriation of Funds: Toy Lending Library

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $90,500.00 for improvements to Social Services in the area. The Concept Plan identified the provision of equipment for child care centres in the area as a priority in this category of N.I.P. expenditures.

Early in 1977 the Britannia Library established a Toy Lending Library for group day care centres in the Grandview-Woodland area. Funds were provided by the Britannia Community Services Centre Society, the R.E.A.C.H. (Research Educational Attack on Community Health) Centre Association, and the United Way, for the purchase of a core collection of toys. The toy library is

Cont'd . . .

Clause 2 Cont'd

presently housed in the basement of the Britannia Library; staff of area day care centres visit the library once weekly to borrow and return toys and exchange information about the educational use of play equipment Library staff are responsible for checking the equipment in and out; R.E.A.C.H. provides counselling for day care staff in the use of the toys and carry out repair work as required.

R.E.A.C.H. and the Britannia Library have proposed that approximately $3,000.00 of Grandview-Woodland N.I.P. funds be allocated to enhance the resources of the Toy Lending Library; an itemized list of required equipment is attached. This equipment would be kept at the Britannia Library (smaller items) and the R.E.A.C.H. Centre (larger items) and would be available to all licensed group day cares and family day cares in the Grandview-Woodland area. The N.I.P. Committee considered this proposal during the planning stage of the program, provided the required funds in the Social Services category of the Concept Plan, and are now recommending that the requested funds be allocated. The Grandview-Woodland Planning staff and the Central Mortgage and Housing Corporation concur with this recommendation.

The Director of Planning RECOMMENDS that Council approve the expenditure of $2,933.26 from the implementation stage of the Grandview-Woodland N.I.P. (Social Services) for the purchase of equipment for the Britannia/R.E.A.C.H. Toy Lending Library, costs to be shared as follows:

C.M.H.C.	$1,466.63
Province of B.C.	$ 733.31
City of Vancouver	$ 733.32"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

3. 3543 Point Grey Road
Development Permit Application No. 78970

The Director of Planning reports as follows:

'Development Permit Application No. 78970 has been filed by Mr. Ross Richardson, for Mrs. M. Dallas, to relocate, alter and add to the existing one family dwelling in this RS-2 District.

Resolution of City Council, dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate that the existing dwelling will be relocated approximately 24'0" to the rear (north) and will be extended to the established building line along the north side of Point Grey Road. The dwelling is a two storey building having a height of 29.5' and would meet the setback requirements of the RS-2 District Schedule and would be clear of the established building line.

The proposed development would be an outright use and would comply with all the regulations of the Zoning and Development By-law, with the exception of the existing carport located in the required front yard.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977 and to advise Council that the Director of Planning is prepared to approve the Development Permit Application in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the relocation of the existing one family dwelling on this site, the construction of a 252 sq. ft. addition on the north side of the dwelling, in line with and not projecting beyond the established building line on the north side of Point Grey Road, and alterations to raise the existing roof line to provide a 9'6" high ceiling over a portion (341 sq. ft. area) of the existing second storey, subject to the following conditions:

Cont'd . . .

Clause 3 Cont'd

A. Prior to the issuance of the Development Permit:

(a) Revised drawings are to be submitted or the submitted drawings revised to the satisfaction of the Director of Planning, clearly indicating:

(i) the relocation of the existing carport to provide the required 24' setback from the south (front) property line;

(ii) the proposed west elevation of the building;

(iii) no portion of the exterior finish (architectural features, trim, etc.) will project into the required sideyard or beyond the established building line to the north.

B. The existing carport is to be relocated in accordance with the approved drawings within thirty (30) days of the date of occupancy of the addition.

C. The open area, under the first storey, at the north end of the building is not to be enclosed at any time.'

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

4. 3139-51 Point Grey Road
Development Permit Application No. 79076

The Director of Planning reports as follows:

"Development Permit Application No. 79076 has been filed by Mr. M. MacDonald to construct a 15'0" x 22'0" x 12'0" high accessory carport in the front yard of the existing one family dwelling. The proposed carport will be clear of the required 24' front yard and will be located 72'0" from the south property line.

The site is located on the north side of Point Grey Road between Balaclava and Trutch Streets. Visual contact of the proposed carport will be greatly restricted due to the configuration of the land and the existing 4'0" high cedar fence along the south property line. All buildings on the site will now maintain a site coverage of 28% (permitted being 45% maximum).

Six (6) neighbouring property owners were notified of this application and no objections were received.

Resolution of City Council dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas (between Alma Street and Balsam Street) of the north side of Point Grey Road are to be brought to the attention of Council.

The Director of Planning has considered this Development Permit Application No. 79076 and is prepared to approve the construction of the 15'0" x 22'0" x 12'0" high accessory carport, but before giving final consideration, is reporting the matter to City Council in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the information of City Council.

RECOMMENDATION:

5. Champlain Heights Enclave 16

The Project Manager reports as follows:

"Part I

City staff are in the final stages of preparing a ground lease and model strata lot lease with Community Builders for Enclave 16. The leases are very complex however, all issues have been resolved with one exception - this exception relates to the continuing obligation of the developer with respect to the project.

Initially the City proposed that the developer be tied to the project for the full term (99 years) and that in the event that others defaulted he be responsible for such things as repairs and maintenance.

This continuing obligation was not specifically dealt with in the terms and conditions of the lease provided with the tender packages. When the solicitors for Community Builders reviewed the draft lease they found this particular obligation unacceptable.

The matter has been discussed with the City Manager, Director of Finance and the Project Manager and it was agreed the lease should be amended to reflect a less onerous position and one more closely aligned with the normal obligations a developer would assume in building on a 'fee simple' basis.

Solicitors for Community Builders have suggested that their obligation be as follows:

1. That all units will be enrolled in the "New Home Warranty Program of British Columbia". This program will provide the purchasers with protection against all defects in the construction of those housing units in accordance with the terms of the program for a period of one year and protection against major structural defects for a period of five years up to a liability of $20,000.00 per unit.

2. With respect to the Strata Lot Lease they request that Community Builders be fully released from all of its obligations under that Lease with respect to each Stata Lot on the date which is the later of:

   a) the date the leasehold interest in that Strata Lot is assigned to the first purchaser thereof, or

   b) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot lease.

Part II

This proposal from the solicitors for the developer also requests that the Strata Lot Lease permit Community Builders to offer the lots for sale to the public as soon as a prospectus has been duly approved by the Superintendent of Insurance under the provisions of the Real Estate Act.

The lease will provide that Community Builders may not close such sales by assigning its leasehold interest in the Strata Lot until after the City of Vancouver has issued an occupancy permit with respect to the Strata Lot that has been sold.

The Strata Lot Lease as drafted provides that Community Builders cannot assign its leasehold interest in any of the Strata lots until all of the Strata lots to be constructed on the first part have been substantially completed. Because of the nature of the project, some parts of it will be fully completed before other parts have been substantially completed. It has been requested

Cont'd . . .

Clause 5 Cont'd

therefore that conveyances of the Strata lots be permitted to take place with respect to fully completed units after the Strata Plan has been filed but before every Strata lot has reached the point of substantial completion.

In the opinion of the Project Manager, the changes requested are reasonable and yet still afford the City an adequate level of protection.

This report has been discussed with the City Manager, Director of Finance and the Assistant Director of Legal Services, Mr. Cowley.

In view of the foregoing, the Project Manager recommends:

A. That Council require all units built on Enclave 16 to be enrolled in the "New Home Warranty Program".

B. That Council agree to release Community Builders from all obligations under the Strata lot lease with respect to each Strata lot on the date which is the later of;

(i) the date the leasehold interest in that Strata lot is assigned to the first purchaser thereof, or

(ii) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot Lease.

It is noted that this release applies only to Community Builders and not subsequent assignees of Strata Lots in this development.

C. That the Strata lot lease be amended to permit a marketing program to proceed in accord with the conditions outlined in Part II of this report."

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

6. Champlain Heights Enclave 3

The Project Manager reports as follows:

"August 9th 1977 Council approved the offer to lease Enclave 3 submitted by United Properties Ltd. The offer was made subject to the usual City requirements, one of which involved the developer entering into a lease with the City within 120 days from the date of Council acceptance of the offer. This time requirement expires December 7th and the lease is not yet complete. The purpose of this report is to request an extension and to alter some of the conditions of the lease.

October 25th 1977 United Properties requested permission to subdivide the site into two roughly equal parcels. The purpose of this subdivision is to simplify funding of the project.

In approving the concept of subdivision two leases will be required and the original payment schedule will have to be altered. The revised payment schedule is attached as Appendix I.

October 25th 1977 and again November 1st 1977 United Properties requested permission to enter into a joint venture with Bancorp Properties Ltd. These two companies have just completed a successful joint venture in Richmond and it is the opinion of the Project Manager that such a joint venture would lend financial strength to the development in Champlain Heights.

Because of the work required to complete the lease documents, a 70 day extension is requested. The deadline for entering into the leases will therefore be on or before February 14th 1978.

Cont'd . . .

Clause 6 Cont'd

This report has been reviewed by the Finance Department and the Law Department.

In view of the foregoing, the Project Manager recommends:

A. That Council approve joining Bancorp Properties Ltd., #2000 700 West Georgia, Vancouver, B.C. to the lease together with United Properties Ltd.

B. That Council approve the revised payment schedule and the revised terms and conditions of the lease as outlined in Appendix I.

C. That Council grant authority to subdivide Enclave 3 (Lot 10, Parcel A, District Lot 335, Group 1, New Westminster District Plan 14593) into two roughly equal halves.

D. That Council grant a further extension to February 14th 1978 on or before which time the leases will be executed."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Project Manager.

FOR COUNCIL ACTION SEE PAGE(S) 679-680

A-7

FINANCE MATTERS

CONSIDERATION:

1. False Creek Day Care

The Development Consultant reports as follows:

On February 15, 1977, Council resolved that the City enter into a three year lease in the commercial premises on the City-owned site at 6th Avenue and Laurel Street in order to provide space for the False Creek Day Care Society. The Council resolution dealt with rent payable at $5.00 per square foot plus leasehold improvements of $5,000. The following items were not approved in the Council resolution, although they had been mentioned as City obligations in a previous report in January, 1977:

Annual costs	
Taxes	1,000
Heat, light, water	700
Insurance	600
	2,300
Initial cost	
Playground improvements	2,500

In addition, the rented area was increased from the previous area of 1,000 sq. ft. as reported to Council in February to 1200 sq. ft., due to requirements of the Community Care Facility Licensing Office.

The total annual cost to the City for the lease is as follows:

Rent	6,000
Taxes	1,000
Heat, light, water	700
Insurance	600
	8,300

The initial leasehold costs total $7,500

The City's recovery from the Day Care Society will be in the order of $700-$2400 per year and is to be the subject of a report in the near future from the Director of Social Planning.

The Day Care facilities are completed, near occupancy and the lease for the facilities is awaiting ratification of the lease details in this report dealing with heat, light, water, insurance, taxes and the $2,500 for completion of the playground.

The Comptroller of Budgets and Research advises that, if the following recommendations are approved, the source of funds for the capital expenditure and other costs for 1977 will be the 1977 Contingency Reserve and subsequent years, costs will be included in the annual Revenue Budget.

cont'd.....

Clause #1 continued:

Recommendations:

It is recommended that:

A. the previous resolution of Council for the lease of the Day Care facilities be amended in order that the City be responsible for payment of heat, light, water, insurance and taxes.

B. an appropriation of $2,500 be authorized for the construction of playground facilities at the Day Care site.

The City Manager notes that Council is being asked to provide facilities for a day-care centre costing, over the three year period, $10,800 p.a. with recoveries of only $700 to $2,400.

The exact recovery is to be the subject of a Social Planning report, which recommends that Council not subsidize further day-care facilities in this manner.

In view of the February 15, 1977 resolution of Council to provide this facility, the City Manager submits the report for Council's CONSIDERATION.

RECOMMENDATION:

2. Voters' List and Elections Division
City Clerk's Office

The City Clerk reports as follows:

"Over a period of years there has been a series of staff and organizational changes in this division, to deal with changing election patterns and some operating problems. However, problems in operation have continued, primarily in the following areas:

a) tasks not adequately carried out (revising polling districts, maintaining internal records)

b) lack of adequate back up staff for staff absences and succession to senior positions

c) very heavy workload and pressure on present staff during elections.

This summer the City Manager agreed to have his office review the organization and staffing in this division.

As a result of this review, organizational and classification changes have been dealt with administratively; this report requests Council's approval for the addition of one Clerk II position, with a partially offsetting reduction in temporary help.

Background

The Elections and Voters' List Division has the responsibility of maintaining the lists of voters and arranging elections as required by Council. The Charter requires the City to maintain both an owner - elector list and a resident - elector list, and specifies such things as frequency of enumeration, updating in non-election years, and the timing for preparation of the lists.

cont'd.....

Clause #2 continued;

The lists are computerized, and a heavy commitment of staff time is required to maintain the owner file, using updates to the land registry, changes in citizenship, deaths, changes of address etc; this is the major activity in the Division in non-election periods. The resident - elector list is created by enumeration every two years in the spring before a Council election.

In 1966, staff in the Voters' List was reduced on the basis that elections would be held only every two years. However, 1977 is only the second year since 1966 without an election. Pub plebiscites, secondary suites, 5-Year Plans etc. have resulted in votes in non-election years.

Elections involve recruitment and training of Deputy Returning Officers, review and selection of polling places, advertising in accordance with the Charter, and preparation and printing of ballots before actual elections are held. Voters' and Election Division staff then arrange for all facilities needed in the polling places, and carry out the tightly controlled distribution of ballots and records. After the election, ballots are counted and election statistics prepared. Elections and ballots have become much more complex with increasing numbers of candidates and multi-ballot questions (5-Year Plan).

Organization and Staffing Proposed

The recent organization and classification review resulted in the following organization:

Supervisor of Voters' List and Elections
Clerk IV (2)
Clerk II (2)

Significant use of temporary help for vacation relief, Voters' List maintenance and in election years will continue with this organization. However, it was noted that operating continuity during staff absences and our ability to meet peak workloads during election and Voters' List periods would both be improved if an additional permanent Clerk II position were established, and temporary help reduced as a result.

During election years, temporary staff is expected to be reduced by a full man year; during non-election years, temporary help for vacation relief could be eliminated, and possibly some temporary help, provided from time to time for special purposes, could be reduced.

The extra cost, therefore, of the proposed additional position would be approximately $3,000 per year. This cost is well justified by the increased continuity and election capability provided by the additional permanent position.

Recommendation

The City Clerk RECOMMENDS that an additional Clerk II position, subject to classification by the Director of Personnel Services, be authorized, with reductions in temporary help as outlined in this report to result in a maximum net addition cost of about $3,000 per year (1977 rates)."

The City Manager RECOMMENDS approval of the foregoing recommendation of the City Clerk.

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3. Revision to Existing Auto Allowance Systems

The Director of Finance reports as follows:

1. Purpose.

For a number of years the City has been paying its employees regular and intermittent auto allowance for the business use of their personal automobiles. Although the auto allowance rates are frequently monitored and revised annually (last revision April 1, 1977), it has been suggested by various groups of employees, specifically low business mileage drivers, that their auto allowances are not compensating them for the actual costs of operating a vehicle for business purposes.

The purpose of this report is to review and revise the rates paid under the existing auto allowance systems and to recommend changes that will correct any inequities in the existing systems.

2. Existing Auto Allowance Systems.

A. Intermittent

Intermittent auto allowance is paid to employees who are authorized to use their personal cars for business purposes but who are not required to make their car available daily. It is designed to compensate those employees who from time to time use their personal car for business purposes. The recommended revised intermittent auto allowance rate is .24¢ per mile.

B. Regular

Regular auto allowance is paid to employees who are authorized to use their personal cards and who are required to make their cars available daily. The current regular auto allowance system covers approximately 450 approved positions. A variety of different employee groups receive regular auto allowance. The groups approved for auto allowance include inspectors, planners, nurses, social planners, and employees in the Properties Division and Engineering Department. The diversity of employee groups and the varying use of automobiles by these different groups, makes it difficult to develop a single auto allowance system that will equitably compensate all employees for the business use of their personal cars.

Regular auto allowance is based on the principle that:

> "the City pays the employee its pro-rata share of his automobile operating costs plus the total cost of the business driving surcharge on his insurance"

In order to meet the above principle in the calculation of automobile operating costs, a number of assumptions have had to be made with regard to car types, costs, mileages driven, etc. In effect, the operating costs represent the average costs of operating an average automobile an average number of miles. Costs included in the calculation of the new rates are:

1. Capital costs/Depreciation - Based on purchase price of $6,950, trade-in value based on mileage and age, and (declining balance) depreciation at 30% for each of first two years and 20% per year thereafter.

2. Financing costs - based on amount to be financed over 3 years at current borrowing rates.

3. Insurance - Pleasure $241 + Business $159, with P.L. and P.D. of $500,000, collision with $100 deductible, and comprehensive $50 deductible.

4. License - $22.

5. Lubrication - every 6,000 miles at $26.

cont'd.....

Clause #3 continued:

6. Gasoline - 89.2¢ per gallon at 15 miles/gal.

7. Maintenance - $1,500/50,000 miles = 3¢ per mile.

8. Inconvenience - $5.00 - $10.00 per month.

In order to convert the fixed costs (depreciation, financing, insurance, and license) to per mile costs, it is necessary to make an assumption about the number of miles that the employee drives for personal use. In the past, it has been assumed that employees drive 500 personal miles per month. This amount was determined by reviewing mileage records and represents the average number of personal miles driven by City employees. The total miles driven, the 500 personal plus the various possible business miles, are then used to calculate the fixed cost per mile. This cost plus the operating costs are then applied against the number of business only miles driven to determine the required auto allowance payment. Because total mileage (500 personal plus varying amounts of business mileage) affects the fixed cost per mile, regular auto allowances are paid on a sliding scale ranging from 67¢ per mile (for drivers doing under 40 business miles per month) to 21.56¢ per mile (for drivers doing over 1190 business miles per month).

The logic on which regular allowance is based is clear and understandable and the rates are frequently revised to equate them to current costs. It is equitable in terms of average operating costs and ensures that an employee is paid at a rate which will fully compensate him for the business use of an average car that is used for an average amount of personal driving. And yet, there are frequent complaints that the regular allowances paid do not fully compensate the employee for the actual costs of operating his vehicle. Most frequently, these complaints originate from low business mileage drivers who also make little personal use of their automobile.

For example, if an employee, because of the job duties, only uses the automobile for 100 business miles per month he would receive an auto allowance of $49.24. If, at the same time, the vehicle that the employee used for business purposes was a second family car, it is quite possible that it would also be used for very little personal driving. In such a situation the costs of operating that vehicle (on a per mile basis) would be higher than the costs of operating an average car an average amount. An employee in this situation would be under-compensated at current auto allowance rates as the auto allowance would not fully compensate the employee for the fixed costs of making a car available for business purposes. This is especially true if the principal reason for maintaining a second car was related to work requirements.

3. Revised Auto Allowance System.

In an attempt to correct the above noted inequities, a number of alternate automobile allowance and provision systems have been reviewed. As a result of that review, it was concluded that the most equitable system, for both the employees and the City, would be an auto allowance system that based the rates paid on the total mileage (business and personal) that each employee drives. Unfortunately, while such a system would be desirable, it would be extremely difficult to implement until the auto allowance payment function is computerized. Such computerization will take place in the next few years at which time, it will be possible to give further consideration to a revised system.

In order to implement an interim measure which will help remedy the problems currently facing those drivers who do relatively low business mileages, it is recommended that a minimum monthly guaranteed auto allowance be instituted. Such a guaranteed allowance would ensure that those drivers who do few miles (under 230 business miles per month) would be compensated for the costs of providing an automobile for business purposes. After reviewing the various costs associated with automobile ownership and useage, it is recommended that the minimum monthly allowance should be $80. This amount has been determined by calculating the total City share of annual shareable costs of automobile operation (insurance, license, financing and depreciation) plus the cost of business insurance plus the cost of 100/200 miles/month of business driving.

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Clause #3 continued:

While the use of the above guarantee is far from a perfect auto allowance system, it should be viewed as an interim measure that will help to remove existing inequities for low mileage drivers.

Effectively, the revised auto allowance system introduces a new category into the regular auto allowance classification. For those employees who consistently drive more that 230 business miles, there will be no change other than the normal rate increase. Those drivers on regular auto allowance who do less than 230 miles will be placed in a special category that authorizes them to receive the monthly minimum of $80. In any months in which these drivers do more than 230 miles, they will receive the regular auto allowance, as set out in Appendix 1, for those months.

4. Implementation.

Prior to implementing the above system each department will have to carefully review the useage of personal automobiles for business purposes in order to determine into which of the proposed catagories their employees currently receiving regular auto allowance should be placed. There are basically three categories into which the employees of each department will be placed and each department will need to submit to the Director of Finance lists of employees in the following three catagories.

1. Regular Auto Allowance - Those employees currently on regular auto allowance who normally would receive more than $80 a month auto allowance at the revised rates will continue to claim auto allowance in the previous manner.

2. Guaranteed Regular Auto Allowance - Those employees currently on regular auto allowance who make regular (daily/almost daily) use of their personal automobile for business purposes but who would normally receive less than $80 a month auto allowance at the revised rates will continue to claim auto allowance in the previous manner, however, will now receive a minimum allowance of $80/month.

3. Intermittent Auto Allowance - Those employees currently on regular auto allowance who make only occasional use of their personal automobile for business purposes will now be included in the intermittent auto allowance catagory and will claim auto allowance as per the requirements for intermittent auto allowance.

Effectively, each administrative unit will have to decide which of its employees should continue to receive regular auto allowance and if so, if they need to receive the guaranteed minimum. Employees will continue to complete mileage reporting forms, however, employees who receive the guarantee will have to note this fact next to the "monthly totals" section of the mileage reporting forms.

5. Rate Revision

A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile operation, insurance, depreciation, etc. The present schedule has been in effect since April 1, 1977, and does not reflect current operating costs.

The revised schedule is attached to this report as Appendix 1.

It is also recommended that the intermittent rate (applicable to employees who drive low mileages on an irregular basis) be raised from .23¢ to .24¢ per mile.

cont'd.....

Clause #3 continued:

6. Costs

It is estimated that the annual increase in costs to the City of the guaranteed minimum will be an additional amount of approximately $70,000. However, as some allowances are recoverable (due to Provincial funding), it is estimated that the actual cost to the City will be approximately $35,000 per annum. Based on an effective date of November 1, 1977, the 1977 costs will be approximately $6,000 which will be provided from 1977 Contingency Reserve.

It is estimated that the annual increase in costs to the City of the revised rates will be approximately $14,000. Based on an effective date of November 1, 1977, the 1977 cost would be approximately $2,500 which will be provided from 1977 Contingency Reserve.

7. Summary

In summary, the recommended revision to the auto allowance systems will provide for:

1. an increase in auto allowance rates
2. the implementation of a guaranteed minimum regular auto allowance.
3. the review and classification of all drivers currently receiving regular auto allowance into one of three catagories - regular, guaranteed minimum and intermittent.

These revisions should improve the auto allowance system and the monthly guarantee should remove the major inequity of the existing system.

A copy of the report has been sent to the V.M.R.E.U., Vancouver Fire Fighters Union, Local 18, The City of Vancouver Foremen's Association, The International Brotherhood of Electrical Workers, Local 213 and The Registered Nurses Association of B.C., each of which has some members affected.

The Comptroller of Budgets advises that if Council approves the following recommendations that funds will be provided from 1977 Contingency Reserve.

8. Recommendations

The Director of Finance recommends as follows:

a. That the revised schedule of auto allowances as per Appendix 1 be approved effective November 1, 1977.

b. That the intermittent auto allowance rate be increased from .23¢ to .24¢ per mile effective November 1, 1977.

c. That the implementation of an $80 per month guaranteed minimum auto allowance be approved for those positions approved by the City Manager for such a guarantee.

d. That each Department, in conjunction with the Director of Finance, be instructed to ascertain into which auto allowance catagories its employees should be placed.

e. That the Director of Personnel Services amend the Personnel Regulations #25 to reflect the above changes.

f. That the estimated 1977 cost of $8,500 be provided from Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

(A copy of the detailed report is on file in the City Clerk's office)

4. Investment Matters (Various Funds)
October 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Oct. 3	Bank of British Columbia	Jan.31/78	$ 2,000,000.00	$ 1,952,180.00	120	7.45
3	Mercantile Bank of Canada	Oct. 4/77	1,000,198.63	1,000,000.00	1	7.25
4	Bank of British Columbia	Nov.30/77	1,011,353.15	1,000,000.00	57	7.27
6	Vancouver City Savings Credit Union	Feb.15/78	1,540,956.16	1,500,000.00	132	7.55
12	Vancouver City Savings Credit Union	Jan.13/78	1,019,109.59	1,000,000.00	93	7.50
14	Bank of Montreal	Feb.15/78	1,538,728.77	1,500,000.00	124	7.60
14	Bank of Commerce	Oct.20/77	1,486,253.39	1,484,472.02	6	7.30
14	Bank of Nova Scotia	Oct.20/77	499,124.50	498,526.27	6	7.30
17	Mercantile Bank of Canada	Nov. 2/77	2,507,945.21	2,500,000.00	16	7.25
20	Bank of Montreal	Dec.15/77	1,517,053.15	1,500,000.00	56	7.41
25	Bank of British Columbia	Oct.26/77	1,500,297.95	1,500,000.00	1	7.25
26	Bank of British Columbia	Feb.15/78	2,558,531.51	2,500,000.00	112	7.63
31	Bank of British Columbia	Nov. 1/77	3,000,617.26	3,000,000.00	1	7.51
			$21,180,169.27	$20,935,178.29		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Oct.25	City of Vancouver 5.0%	May 1/78	$ 40,000.00	98.63	$ 39,452.00	-/6	7.75
	Chartered Bank Deposit Receipts and Government Notes					Days	
Oct. 17	Bank of Montreal	Nov.1/77	$ 2,707,989.04		$ 2,700,000.00	15	7.20
			$ 2,747,989.04		$ 2,739,452.00		

SINKING FUND TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Oct. 14	City of Vancouver 9.25%	Sept. 1/90	$ 5,000.00	$ 4,975.00	$ 4,538.50	12/11	9.32

cont'd.....

Clause #4 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 78,366,404.40	$ 76,365,933.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing report and recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 680-682

PERSONNEL MATTERS

RECOMMENDATION AND CONSIDERATION

1. Vancouver City Hall Choristers - Concert Tour

The Director of Personnel Services reports as follows:

"The Vancouver City Hall Choristers, in a letter to the Mayor and Members of Council, dated November 22nd, 1977, have requested a portion of two working days, on Wednesday, December 21st and Thursday, December 22nd, 1977, to tour and perform in local hospitals. In addition, they have asked permission to present three concerts in the City Hall Rotunda on those days - two on the Wednesday and one on the Thursday. The Choir members will also be performing in the evening at various hospitals and rest homes. Some seven members of the Civic staff are involved.

As City Council has approved similar requests from the Vancouver City Hall Choristers for many years, I recommend that the members of the Choir be granted leave of absence with pay for the necessary portions of Wednesday, December 21st and Thursday, December 22nd, 1977 in order that they may present concerts in local hospitals and in the City Hall Rotunda."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved and submits for CONSIDERATION whether in future years the City Manager be authorized to approve similar requests.

FOR COUNCIL ACTION SEE PAGE(S) 682

PROPERTY MATTERS

INFORMATION

1. Demolition - 745 West 7th Avenue

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
745 West 7th Ave. Lot 13, Blk. 298, D.L. 526	Fairview Slopes	Eds Bulldozing

City to Pay	Code No.
$723.00	4755/- "

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Rent Review - 1615 Main Street

The Supervisor of Properties reports as follows:

"Lot F, Block 2, District Lot 200A and 2037, was acquired by the City from Fletcher Lumber Ltd. in 1967 in connection with the Columbia-Quebec Connector and subsequently the land and building were leased back to the Company for a term of 20 years, subject to a rental review every five years.

The rental was subject to a review as of October 1st, 1977 and Fletcher Lumber Ltd. have by letter, dated November 21st, 1977 agreed to the rental being increased from $1,200. per month plus taxes to $2,100. per month plus taxes as if levied.

It is recommended that effective October 1st, 1977, the rent be increased to $2,100. per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Request to cancel lease - Commodore Hotel
889 Seymour Street

The Supervisor of Properties reports as follows:

"The property at 887 and 889 Seymour Street, legally described as Lot 21, Block 63, D.L. 541, was acquired by the City for the Property Endowment Fund pursuant to Resolution of Council on January 11, 1977.

This property is located next to the Orpheum Theatre and consists of a three-storey non-basement frame building erected in 1910. The main floor (street level) is leased for a club premise and the second and third floors are leased for a Hotel/rooming house. This report concerns the lease of the Hotel/rooming house known as the Commodore Hotel.

This hotel has 27 rooms and a two-room Manager's unit with bathrooms and washrooms on each floor. Heating is by hot water radiators and the building is sprinklered for fire protection. The rooms are comparatively small, particularly the rooms which face the Orpheum Theatre. These rooms have windows which open into light wells facing the walls of the theatre. The furnishings are owned by the lessee and the type of accommodation is considered to be of minimal standard.

The lease of the hotel is for three years at a rental of $900 a month, expiring April 30, 1979 with an option to renew for a further three year period. There is provision for cancellation of the lease if the building is to be demolished for a new building. On May 20, 1977, Council approved a rent reduction to $735.00 a month, effective March 1, 1977, in lieu of repairing four fire damaged rooms which were sealed off and padlocked by the City.

When the property was acquired, there were problems between the lessee and the Health, Fire and Police Departments. Subsequently, the lessee made minimum repairs required by the Health Department after pointing out that the short term lease and the demolition clause did not justify the cost of major room improvements. Damage to the fire alarm system and balcony railings were repaired by the City to the requirement of the Fire Department.

However, problems with the Police Department are another matter. Prior to the City purchasing this property, the Police Department had policing problems, particularly with juveniles on the premises. Through enforcement of stricter regulations, the lessee managed to improve the situation, however in recent months the situation has deteriorated to the extent that the Police have requested the Director of Permits and Licenses to consider the cancellation of the Business License. (Copies of the police report are on file in the City Clerk's Office and with the Permits and License Department.)

cont'd.....

Clause No. 3 continued:

Following notification of this Police report, the lessee, Mr. J. Fuller, was contacted. He advised that he has to keep the hotel filled with any available tenants in order to meet his financial obligations and that the previous rent reduction to $735 a month was inadequate. Due to the type of accommodation being offered, he cannot be selective with tenants and many are transients and control is difficult if not impossible. Mr. Fuller pointed out that he previously tried to sell the business but was unsuccessful. (The one potential sale of the lease collapsed after Council had approved the assignment.)

In view of the present difficulties, Mr. Fuller has confirmed that he would be happy to remove all the furnishings from the hotel if a suitable closure date can be agreed upon and provided the lease is cancelled with no liability to him.

It is recommended that the Supervisor of Properties be authorized to negotiate the termination of the lease to obtain vacant possession of the premises, subject to an agreement drawn to the satisfaction of the Director of Legal Services and FURTHER that the Hotel premises be boarded up and secured."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. 3445 Point Grey Road, Lots 24 and 25, Block 3, District Lot 540, Plan 229, Dr. John H. Kerridge

The Supervisor of Properties reports as follows:

"By letter to His Worship the Mayor, and Members of City Council, dated November 8, 1977, the owner of 3445 Point Grey Road has requested that City Council consider the acquisition of his property for the Point Grey Road Development Scheme.

Previously, this owner on August 18, 1977, had written the Supervisor of Properties with a similar request and had been informed by the Supervisor of Properties that a recommendation to City Council for acquisition could not be made. Copies of all relevant correspondence are attached to this report.

The property in question comprises two lots each with a frontage of 33' on Point Grey Road and an average depth of 127' with a total area of 8,382 sq.ft. Both lots are improved with a 1 3/4 storey and full basement conversion erected in 1932 and generating a yearly income of $14,000.00 Highest and best use for this property would appear to be the demolition of the current improvement and sale of the two lots for erection of new dwellings. Zoning is RS-2 for this property.

The owner's asking price of $295,000. ($35.19 sq.ft.) appears to reflect current market values in the area. However, this property does not meet City Council's guidelines for acquisition established December 7, 1976 in that it does not abut a street end and does not lie between Balsam and Trafalgar. It is located in the area formerly designated Priority Area No. 6.

cont'd.....

Clause No. 4 continued:

Therefore, under the circumstances, it is recommended that the owner of 3445 Point Grey Road be notified that the City of Vancouver is not interested in purchasing his property at this time."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of City Lands at Robson and Hamilton Streets

The Supervisor of Properties reports as follows:

"The Property Endowment Fund Board at a meeting in November 1975, released Lot W. 40' of 37 and 38, Block 66, District Lot 541 and Lot 37, except W. 40', Block 66, District Lot 541, for sale, subject to consolidation and the dedication of a 7' X 40' strip, adjacent to Robson Street, for future road widening.

The property is unimproved and after removal of the widening strip it has a net area of 3,720 sq.ft.

After extended negotiations with the adjoining property owner, an agreement was reached based on the following conditions:

a) Sale price to be $93,000., inclusive of registration fees for the 3,720 sq.ft. of City lands. Terms to be 1/4 down, with the balance at three six-month intervals at an interest rate of 11% on the outstanding balance.

b) A 7' X 80' strip of land from the north side of lot 38, except the W. 40' to be conveyed to the City. The strip is necessary for the widening of Robson Street.

c) Purchaser agrees to the consolidation of his lot with the City property, minus the 7' widening strip, to create one lot.

d) The City to carry out all necessary legal documentation at it's own expense subject to the purchaser having clear title to his property.

e) The transaction being completed to the satisfaction of City Engineer regarding the dedication of the 7' widening strip for Robson Street.

f) City to provide a subdivision plan.

g) The sale date to be effective December 31, 1977.

The City Engineer has agreed to purchase the 7' x 120' widening strip for the sum of $21,500 based upon the sale price of this City land. The funds for this acquisition to be chargeable to code #148-7971.

It is recommended that the property be sold to the adjoining property owner for $93,000. subject to the aforementioned conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 682 & 683

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 24, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 24, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:00 a.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Ford
Alderman Gerard
Alderman Harcourt
Alderman Marzari
Alderman Puil
Alderman Rankin

ABSENT: Alderman Bellamy
Alderman Gibson
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:

Departmental Review - Social Planning Department

This meeting was the third in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by City Council on August 23, 1977.

The report of the Department of Social Planning (copy on file in the City Clerk's Office) outlines the three main functions of the Department, organizational units, staff and costs, operating style, communication network, social trends and priorities.

Mr. Roger Chilton, Consultant for the Committee, stated that the Social Planning Department has provided a good overall report on the activities and objectives of the Department. The level of service and effectiveness of the Department could only be assessed by conducting an evaluation of the programmes involved, what they are intended to produce and what they do produce, and the consultants are not in a position to assess that without a detailed review. For that reason it is difficult to make any comment on increasing or decreasing the Department, it is a question of priorities that the Director of Social Planning should comment on. Policy formulation mechanisms and overall planning are areas that may need further review. The Consultants intend in the next review with the Planning Department to review overall planning and policy role formulation activities and other departments in the City should be involved. The Consultants did not include any recommendations in their review of the report.

The Director of Social Planning reviewed the report with the Committee. The Social Planning Department did not give any specific recommendations, but concluded with the following comments in the summary of its report:

continued.....

Departmental Review -
Department of Social Planning (Cont'd)

"Social Planning, a relative newcomer to the realm of urban professions, emerged in the late 1960's. In the last decade it has evolved mainly in response to three basic factors:

1) the need for a more systematic and planned approach to the design and delivery of social services and cultural programs;

2) the need for a clear understanding of the impact of physical planning decisions on human behaviour and public attitudes;

3) the practical application of psychological and sociological knowledge and experience, along with those of architecture, engineering and planning, to the resolution of urban problems."

Discussion ensued on the report and Committee members expressed concerns and comments as follows:

It was reported that CAP funding has not yet been established by the Provincial Government for 1978, however, there is an agreement that the Federal Government will provide block grants to the Province. Concern was expressed that the Province will set priorities for Vancouver Programmes and it was felt that representations should be made to the Federal and Provincial Governments for the continuation of CAP funding on a basis that would allow the setting of priorities by municipalities.

It was felt that further review should be undertaken on social environment planning to more clearly define and direct the Social Planning Department on this aspect of its activities, including the interaction of the Planning and Social Planning Departments.

It was suggested that a set figure be established for social service grants and cultural grants in the preparation of the budget for 1978. It was also suggested that Council not hear appeals on grants as approval of the appeals usually results in any target budget being exceeded.

The Committee suggested that the Immigrant Services Centre provided by the Social Planning Department should be reviewed, it was felt that the Provincial Government should be financing operating costs for this service.

It was noted that the Artists Gallery which began as a LIP project, now seems to be a permanent service and Committee members questioned whether the continued financing of the Artists Gallery is justified.

The continuation of the Urban Reader was questioned as to value versus cost, it was suggested that the quarterly review might be combined with the Urban Reader to cut costs.

The Director of Social Planning stated that his Department is forced into some of the situations they become involved in, such as the immigrant problem and the youth problem, both of which the police asked them to become involved in as neither the Provincial Government

continued.....

Departmental Review -
Department of Social Planning (Cont'd)

nor the Vancouver Resources Board would get involved. "The 44" was not serving nutritious meals and tenants were going around lousy and no one else would do anything about it. The Vancouver Resources Board pleaded with them to assist them with emergency services in the City. All these services are provided with City Council authorization. The Director of Social Planning requested that they not be "straight-jacketed" with policy which would put them in the same position as the others who say they cannot help as it is against their policy. He stated that the Social Planning Department is a very small department that is project oriented and a 5% cut would be equal to the loss of one social planner. If it is the position of Council to cut 5% he would like permission to do it "across the board" instead of in a specific area or any staff. The loss of one planner would severely affect their operations.

Following further discussion, it was

RECOMMENDED

A. THAT City Council request the FCM and UBCM to make appropriate submissions to the Federal and Provincial authorities regarding continuation of CAP or similar funding that would allow funding priorities to be determined on the local level.

B. THAT the Mayor, City Manager, Director of Finance and Consultants further review and report back to the Committee on the following activities of the Social Planning Department as discussed:

(i) Social environment planning

(ii) Artists Gallery

(iii) Immigrant Services Centre

(iv) Budget limitations for social service and cultural grants

(v) Grant appeals

(vi) Urban Reader and Quarterly Review.

The meeting adjourned at approximately 1:00 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 684

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 24, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 24, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, November 10, 1977, were adopted.

RECOMMENDATION

1. Gastown Residents Association

The Committee had before it for consideration a Manager's report dated November 2, 1977 (copy circulated) in which the Director of Social Planning reported on the operation of the 103-tenant Gastown Residents Association at 36 Blood Alley.

In particular, the report outlined the current financial problems which have developed at this hostel and noted that existing financial subsidy programs are not adequate for the Gastown Residence to survive.

Appearing before the Committee on this matter were Mr. Carl Knells of Central Mortgage & Housing Corporation, Mr. William Casson, Director of Housing of the Greater Vancouver Housing Corporation, representatives from the Gastown Residents Association, a representative from the Social Planning Department, and a representative of the building owner.

During discussion, it was explained by the Social Planning Department representative that the Association now faces a $4,000.00 deficit which will grow to $12,000.00 by the end of this year and that the Association requires some sort of subsidy to meet this deficit.

The Social Planner suggested that if a government agency could purchase the building, then the deficit problems could be alleviated.

It was also noted during discussion that the S.A.F.E.R. program of rent assistance has not yet provided housing subsidies to anyone in the Gastown Residence and that application forms for this type of assistance are rather complicated.

Mr. W. Casson of the Greater Vancouver Housing Corporation suggested that if his corporation were to acquire the building, it would probably be entitled to a 10% grant from the Federal Government and that the greatest amount of assistance that could be provided to the tenants would therefore be a consequent 10% reduction in rents.

Continued . . . .

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

A. THAT City Council request:

i) Central Mortgage & Housing Corporation and the Provincial Ministry of Housing to reconsider their position in regard to the application of subsidies under the National Housing Act for the Gastown Residents Association.

ii) Greater Vancouver Housing Corporation to consider purchase of the Gastown Residence (Stanley and New Fountain Hotels) under Section 15.1 of the National Housing Act.

iii) The Director of Social Planning, in consultation with Central Mortgage & Housing Corporation and the Greater Vancouver Housing Corporation officials to report back to the Community Services Committee on the results of these actions.

B. THAT City Council urge Provincial officials to simplify the application forms for the S.A.F.E.R. housing subsidy program and to implement this program in the City of Vancouver as quickly as possible.

2. Emergency Services Implementation Committee - After Hours Mental Health Services

The Committee had before it for consideration a letter dated November 3, 1977 (copy circulated) from Mr. A. Mears, Chairman of the Emergency Services Implementation Committee, outlining the need for funding to provide nighttime mental health services.

Appearing before the Committee on this matter were Mr. A. Mears and the Medical Health Officer.

During discussion of this matter, it was noted that there had been a recent cutback in Provincial funding for mental health services and the Medical Health Officer suggested that a further request for funding to the Minister of Health might be appropriate at this time.

The Committee agreed that the provision of nighttime mental health services is a high priority and essential service and it was noted that the City already supplies a police unit to assist with nighttime mental health service.

Following discussion, it was

RECOMMENDED

THAT the City write to the Provincial Minister of Health advising that in the City's opinion the provision of nighttime mental health services is a high priority and essential service and that the Minister be requested to allocate sufficient funds to provide an adequate level of nighttime mental health service in the City of Vancouver.

Continued . . . .

3. Grant Request - Canadian Dolphin Swim Club

The Committee had before it for consideration a Manager's report dated November 2, 1977 (copy circulated) in which the Director of Social Planning reported on the application of the Canadian Dolphin Swim Club to the Park Board for a grant of $4,500.00 to cover 150 hours of pool time for each of the seasons 1976/77 and 1977/78.

Appearing before the Committee on this matter were the Deputy Director of Social Planning and a representative from the Swim Club.

During discussion, it was noted that the Park Board, on August 11, 1977, endorsed the request of the Swim Club for a subsidy of $4,500.00 for each of the two seasons and that the funds were to be applied against pool rental costs.

In response to the Committee, the spokesman for the Swim Club advised there are currently 107 swimmers enrolled in the club and it was noted this is the only club in the Greater Vancouver area which trains swimmers to Olympic games standard.

Following discussion, it was

RECOMMENDED

THAT City Council approve a grant of $4,500.00 or 150 hours of pool time in Park Board facilities for use by the Canadian Dolphin Swim Club, whichever is the lesser amount, to cover the period September 1, 1977 to August 31, 1978.

4. Non-Profit Income Tax Loan Service

The Committee had before it for consideration a Manager's report dated November 15, 1977 (copy circulated) in which the Director of Social Planning reported on the feasibility of establishing a non-profit income tax loan operation similar to those operating in Edmonton and Winnipeg.

Appearing before the Committee on this matter were the Director of Social Planning, Mr. Martin Draper of the Royal Bank of Canada, a representative of Revenue Canada and other persons interested in the establishment of such a service.

It was noted from the report that the Director of Social Planning was recommending that such a service be established by the City co-ordinating the numerous independent agencies involved in providing volunteer income tax aid. The Director of Social Planning recommended that Revenue Canada be asked to share in the anticipated costs.

However, during discussion, the representative from Revenue Canada stated that Revenue Canada is not prepared to share in the costs but it will accept responsibility for training the volunteers who will assist the public in filling out income tax forms.

The spokesman for the Royal Bank advised the Committee that in order for the bank to operate a service of loans using income tax returns as collateral, the bank will require the co-operation of the Unemployment Insurance Commission and Federal Income Tax officials to ensure that persons have paid previous tax bills, etc. The Royal Bank spokesman advised that a committee is currently working on this aspect.

Continued . . . .

Clause No. 4 Continued

It was the feeling of the Committee that although it understands Revenue Canada is not prepared to share financially in the anticipated cost of a program for this year, that the provision of such a service is not the direct financial responsibility of the City and that therefore the Minister of National Revenue should be asked to pay the costs of any such program in future years.

Following further discussion, it was

RECOMMENDED

A. THAT for the 1978-79 year only, the City take the initiative in co-ordinating the numerous independent agencies involved in providing volunteer income tax aid to senior citizens, immigrants or low income persons in Vancouver.

B. THAT a budget of up to $2,000.00 be approved for the installation and maintenance of telephone lines with pre-recorded referral messages, as well as for advertising of the referral telephone numbers, such funds to be provided from 1977 Contingency Reserve and any balance unspent as of December 31st, 1977, to be carried over to 1978.

C. THAT Revenue Canada be invited to share in one-half the anticipated cost of this year's program on an experimental basis, and that Revenue Canada be invited to evaluate the program with a view to assuming responsibility for funding and co-ordination in future years.

D. THAT the City write to the Minister of National Revenue urging that Revenue Canada pay the full costs in providing volunteer income tax aid to senior citizens, immigrants and low income persons in Vancouver in future years, and that Revenue Canada be urged to participate with interested financial institutions and community groups to provide loan advances secured by income tax returns where circumstances indicate that useful social purpose would be served.

5. The 44 Budget

The Committee had before it for consideration a Manager's report dated November 15, 1977 (copy circulated) in which the Director of Social Planning reported on the operating budget for The 44 for 1976, 1977 and the estimated 1978 budget.

A representative of the Director of Social Planning appeared before the Committee on this matter and reviewed the report with the Committee, pointing out that The 44 is a successful operation serving a large number of residents of the Downtown Eastside, offering meals, recreation, bathing and laundry facilities.

In the report, the Director of Social Planning recommended approval of the City's share for the 1978 budget and requested authorization to present the remainder of the budget to the Deputy Minister of Human Resources for approval and further recommended that three jobs at The 44 be considered permanent positions.

Continued . . . . .

Clause No. 5 Continued

During discussion, it was noted that included in the budget for 1978 are a number of new and non-recurring items for upgrading and repairs.

Following discussion, it was

RECOMMENDED

A. THAT the 1978 budget for The 44 be approved as detailed in the City Manager's report dated November 15, 1977, and the amount of $63,747.00 be approved in advance of the 1978 operating budget for the City's share of operating and management costs in 1978.

B. THAT the Director of Social Planning present the remainder of The 44 budget ($204,614.00) to the Deputy Minister of Human Resources for approval.

C. THAT City Council recommend to the Deputy Minister of Human Resources that the Bathing Attendant I and two Bathing Attendant II positions at The 44 be considered permanent positions hence receiving full fringe benefits.

CONSIDERATION

6. Jericho Hangar No. 6 - "Ne Chi Zu" Artists Guild

The Chairman had agreed to hear a delegation from the "Ne Chi Zu" Artists Guild regarding the guild's continued use of Jericho Hangar No. 6 and representatives of the guild appeared before the Committee this date. Also appearing before the Committee on this matter were the chairman and other representatives of the Park Board.

Mr. David Weston of the Ne Chi Zu Artists Guild distributed copies and read a brief to the Committee (copy circulated) in which the guild requested a five-year tenancy in Hangar No. 6 at Jericho.

The Chairman of the Committee read to those present a letter dated November 22, 1977 (copy circulated) from the chairman of the Park Board which advised that at its meeting on Monday, November 21, 1977, the Park Board passed the following resolution:

"THAT after December 31, 1977, the Ne Chi Zu Guild be allowed to continue using Hangar #6 on a day to day basis, on the understanding that no public assembly is permitted."

Mr. Weston of the guild replied that since Hangar No. 6 remains in custody of the City, the Board is not empowered to extend or grant leases; that the City, as owner, is.

Representatives of the guild advised the Committee they require a more secure tenure in the building in order to improve their chances of acquiring Senior government grants.

The Chairman of the Park Board pointed out that the Board does not have any legal way of authorizing occupancy of the Jericho hangars and that as the City's Permits & Licenses Department will not permit public assembly use of the buildings, therefore, there is very limited use of the large Jericho hangars. He advised that the Board has had two architects examine the hangars and that both of them have concluded it would be more realistic financially to build a new building than to renovate the hangars for public use.

Continued . . . .

Clause No. 6 Continued

A staff member of the Park Board, in response to the Committee's question, advised that the very lowest estimate to renovate Hangar No. 6 to meet City standards would be approximately $164,000.00.

It was noted by the Chairman of the Committee that Hangar No. 6 is a concrete reinforced with steel structure and is probably one of the best-built buildings in the City. He noted that there are other public groups interested in using Hangar Nos. 5 and 6, including one organization which wishes to establish an aircraft museum.

The Chairman of the Park Board noted, however, that the aviation museum proposal would encompass both Hangar Nos. 5 and 6, and that this concept is much too large for the site.

During discussion, it was noted that the Ne Chi Zu Artists Guild does not know the actual total cost of renovations which are required to Hangar No. 6.

It was pointed out during discussion by the spokesman for the guild that there is no other structure in the City suitable for the creation of large scale sculptures.

Following further discussion, it was

RECOMMENDED

THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations.

- A TIE VOTE RESULTED

It was

RECOMMENDED

THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the guild for a period of four to five years on the condition that within two years the Ne Chi Zu Artists Guild renovate Hangar No. 6 to City standards.

- A TIE VOTE RESULTED

The Committee having reached tie votes on both recommendations, they are submitted to Council for CONSIDERATION.

(During discussion of the foregoing and prior to the voting on the recommendations, Alderman Gerard left the meeting.)

The meeting adjourned at approximately 3:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 684 & 685

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 24, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 24, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt Alderman Brown Alderman Kennedy (for Items 2 to 4) Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered the monthly status report of rezoning applications for the month of October, 1977 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly report on rezoning applications for the month of October, 1977 be received.

2. Increase in Residential Accommodation - 1350 Burrard Street

On October 20, 1977 the Committee considered a City Manager's Report dated August 18, 1977 (copy circulated) wherein the Director of Planning reports on a request by Daon Development Corporation to provide additional residential accommodation in place of the allowed commercial on the southerly portion of the site at 1350 Burrard Street. The Committee deferred consideration of the matter until the architect was able to make a presentation to the Committee.

Mr. A. Waisman, Waisman Dewar MacDonald, Architects and Urban Designers and Mr. D. Stewart, Daon Development Corporation, were present.

Mr. Waisman with the aid of an interchangeable model illustrated to the Committee the development that would be allowed under the existing zoning (3x residential plus 3x commercial) and their proposed development which would add 1x residential in place of the allowed 3x commercial. The resulting 4x residential would still be the lowest in major cities in Canada.

cont'd.....

Clause No. 2 continued:

Mr. Waisman stated that they have lowered the floor space ratio from what is presently allowed. From the traffic viewpoint residential units will generate fifty per cent of the cars that an office building would. Sound in and around the buildings, both inside and out, could be handled from a technical viewpoint. A ramp could be extended from Hornby Street for the proposed LRT link and would not affect the livability of the project.

The FSR would likely be 3.25 rather than the allowable 3.0. Mr. Stewart indicated that the Development Permit Board has the power to relax the regulations somewhat and perhaps the 3.25 residential would not need to go through the public hearing process.

Mr. E. Crickmore, Central Area Planning, stated that the increased residential would add more people to the 350 dwelling units already approved on the site and the department would have to consider the question of physical and social impact, accommodation mix, etc. Although the Development Permit Board does have authority under the by-law to permit slight variations this development would represent a major departure from the by-law and in order to allow maximum debate on the issue, the rezoning process would be necessary.

The Committee discussed various options for keeping the development at FSR 3.0, the maximum they felt should be accepted, however, a slightly higher FSR might be accepted after the overall situation is studied i.e., Planner's concerns regarding physical and social impact and Engineer's concerns regarding traffic and Hornby ramp.

Mr. Crickmore noted that the second part of the Manager's Report dated August 18, 1977, dealt with some of the broader issues of providing residential accommodation Downtown. The Director of Planning recommended that policies and guidelines be prepared as part of the 1978 work programme.

RECOMMENDED

A. THAT the City Manager be instructed to meet with staff and with developers to come up with an acceptable proposal and report back.

B. THAT the Director of Planning prepare comprehensive residential policies and guidelines for the Downtown, in co-operation with the Director of Social Planning, as part of the 1978 work programme.

3. Housing Corporation of B.C. Lands at 4th Avenue and Discovery (to be exchanged for City-owned lands at Penticton and Grandview Highway).

Council on October 25, 1977 considered a report of the City Manager dated October 21, 1977 (on file in the City Clerk's office), in which it was noted that the Housing Corporation of B.C. had agreed to exchange the properties noted above on the basis of two-thirds of the market value of its 4th and Discovery property,

cont'd.....

Clause No. 3 continued:

subject to the Corporation retaining an option to repurchase the site from the City at the same value ($290,580) if the land is not developed with non-profit housing.

Council approved the following:

"(i) The Housing Corporation of B.C. paying the City the sum of $589,800.00, to be credited to the Property Endowment Fund.

(ii) The date of the trade to be October 31, 1977.

(iii) The option of the Housing Corporation of B.C. to repurchase the property be to the satisfaction of the Director of Legal Services."

The Columbia Housing Advisory Association requested that they be granted an opportunity of meeting with Council or a Committee to resolve the matter of the price of land at 4th and Discovery and obtain approval in principle for its use as an elderly citizens' development. Council approved the delegation request before the Planning and Development Committee.

Mrs. S. Schmid, Executive Director, Columbia Housing Advisory Association, on behalf of Discovery Cooperative Housing Association was present.

The Committee considered a brief dated November 18, 1977 (copy circulated) in which the Association requests that the land be sold to the Cooperative at the City's purchase price of $290,580 and the sale of additional property which might be created from closure of the Discovery Street end at market value less one-third (both subject to satisfactory rezoning). They also request that the City assume the cost of sewer extension if it is required.

Mr. R. Youngberg, Associate Director Area Planning, suggested that a staff report be prepared including such things as the possible closure, question of density, land economics, municipal grants, most appropriate use of the site, sewer extension costs, etc.

Mrs. S. Schmid advised that meetings were being held in the community to discuss the proposal. The Committee felt that the staff could prepare a report on the technical aspects of the proposal at the same time the Association is meeting with community groups. The Association could report back to the Committee on the results of the meetings with the community.

RECOMMENDED

A. THAT City staff prepare a report on the points raised in the brief from the Columbia Housing Advisory Association i.e., street closure, most appropriate use of site, land cost, sewer extension costs, etc.

cont'd.....

Clause No. 3 continued:

B. THAT the Association proceed with public meetings in the community, (to which Aldermen and City staff should be invited) and advise the Committee of the outcome of the discussions.

4. Rezoning for the Kiwassa NIP Area

The Committee considered a report of the City Manager dated November 10, 1977 (copy circulated). On July 12, 1977 Council instructed the Director of Planning, after further consultation with property owners, to make application to rezone the land in Kiwassa from M-1 to a proper zoning which will stabilize the residential uses in the area.

The Committee inquired if the owners of the present industries had been contacted. Mr. R. Gates, Area Planning, replied that public meetings have been held in the area. Announcements for the first public meeting were sent to every property owner and the occupant. All minutes of the meetings will be sent to all property owners and residents.

The Committee felt that each industrial owner should be contacted personally and the results of the discussions reported back.

RECOMMENDED

THAT consideration of the City Manager's report dated November 10, 1977 be deferred until the Planning Department has met with the industrial owners in the Kiwassa Area.

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 686

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

November 24, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 24, 1977, in the No. 1 Committee Room, third floor, City Hall at 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman Bellamy Alderman Rankin
ABSENT:	Alderman Ford Alderman Harcourt
CLERK:	J. Thomas

The minutes of the meeting of November 10, 1977, were adopted.

INFORMATION:

1. Pedestrian Crossing Conditions:
   Burrard Street at 14th Avenue

The Committee considered a Manager's Report dated November 9, 1977, (circulated) in which the City Engineer discussed pedestrian crossing conditions on Burrard Street at 14th Avenue. The report was requested by the Standing Committee on Planning and Development at its meeting on February 15,1977, when discussing the need for pedestrian actuated traffic signals in the context of the Kitsilano Area Plan Program.

The report reviewed the traffic situation, traffic volumes and accident records which disclosed no pedestrian accidents at the intersection in the past five years. The application of the pedestrian signal warrant, as a measure of pedestrian crossing activity, indicated a pedestrian crossing signal was not needed.

It was

RECOMMENDED,

THAT the report of the City Manager dated November 9, 1977, be received for information.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 681

V

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

December 1, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 1, 1977, at approximately 4:05 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman H. Rankin
ABSENT:	Alderman M. Harcourt
CLERK :	J. Thomas

The minutes of the meeting of November 24, 1977, were adopted.

RECOMMENDATION:

1. Taxi Fare Increase

The Committee had for consideration a Manager's Report dated November 25, 1977, (circulated) in which the Director of Finance reported on an application by the Vancouver Taxi-Cab Owners' Association for an increase in taxi fares.

In a communication dated October 11, 1977, (circulated) the V.T.O.A. referred to the last taxi fare increase in January, 1976. Since that time costs of gasoline, insurance, automobiles and dispatch fees had increased and the industry was now proposing a 10% increase in fares in order to keep up with rising expenses.

The Association requested the following increases:

> The initial flag, or starting fee, to remain at $1.00 and the hourly rate or waiting time at $10.00 per hour. The proposed meter change would be from 70¢ per mile to 80¢; the meter drop would then be 10¢ every 1/8th mile instead of 10¢ every 1/7th mile.

The increases proposed represented a 10% increase on an average trip of $3.00.

In the Manager's Report the Director of Finance reviewed information provided by the V.T.O.A. on costs of operation in 1975, 1976, and 1977, based on a sample of 57 of the 363 taxis in the City, and examined driver remuneration and taxi industry revenues. The Director of Finance concluded on the basis of cost increases between 1976, and 1977, and expected cost increases in 1978, it was felt the increases requested by the V.T.O.A. were justified. However, since the proposal anticipated costs in 1978, there should be no need to review fares again until late 1979.

Representatives of the taxi industry including Mr. J.A. Dawson, President of the V.T.O.A.; and Mr. D. Flint, President of the Vancouver Taxi-Cab Employees' Association, were present and aspects of the Manager's Report were discussed with the Committee. Mr. Dawson indicated approval of the recommendation of the Director of Finance and Director of Permits and Licenses contained in the Manager's Report. Mr. Flint also agreed the proposal was favourable to the employees' organization subject to future discussions between taxi-cab owners and drivers.

Cont'd . . .

Clause 1 Cont'd

It was

RECOMMENDED,

A. THAT taxi rates in the City of Vancouver be set at the following levels:

- for the first one eighth of a mile or fraction thereof - $1.00

- for each additional one eighth of a mile or fraction thereof - $ .10.

B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

FOR COUNCIL ACTION SEE PAGE(S) 687 & 689

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 13, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplin, the Reverend Ernest D. Eldridge, Pastor of St. Matthias Anglican Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 8 and 9 students from the East Side School (Gladstone School) under the direction of their teacher, Miss Heather Coulthart.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the Minutes of the Regular Council Meeting of December 6, 1977, with the exception of the 'In Camera' meeting, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Standards for Civic Theatre Productions.

In a letter dated December 1st, 1977, the Vancouver Council of Women requested to appear before Council as a delegation to discuss standards on which stage productions in civic theatres can be judged.

MOVED by Ald. Gerard
THAT the delegation request from the Vancouver Council of Women, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Funding of Senior Care and Activity Programs.

A letter from the Marpole-Oakridge Area Council, concerning short-fall funding of senior care and activity programs was withdrawn as Council was advised the organization wished to appear before the Community Services Committee.

3. Council Meetings - 1978

Under date of December 9, 1977, the City Clerk submitted, for Council consideration, the proposed 1978 schedule of Council Meetings. The Mayor requested a minor change be made to the Clerk's proposed schedule, whereby Council 'skip' October 24, 1978 and meet on October 31, 1978. It was, therefore,

MOVED by Ald. Rankin
THAT Regular Council Meetings for 1978 be scheduled as follows:

MEETING DATES		SKIP COUNCIL	
JANUARY	10	JANUARY	3
"	17		
"	24	"	31
FEBRUARY	7		
"	14		
"	21	FEBRUARY	28
MARCH	7		
"	14		
"	21	MARCH	28
APRIL	4		
"	11		
"	18	APRIL	25
MAY	2	MAY	9
"	16	"	23
"	30		
JUNE	13	JUNE	6
"	20		
"	27		
JULY	11	JULY	4
"	25	"	18
AUGUST	1	AUGUST	8
"	15	"	22
"	29		
SEPTEMBER	12	SEPTEMBER	5
"	26	"	19
OCTOBER	3	OCTOBER	10
"	17	"	24
"	31		
NOVEMBER	7	NOVEMBER	14
"	21		
"	28		
DECEMBER	5		
"	12		
"	19	DECEMBER	26

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Rezonings

The Mayor submitted the following memorandum dated December 9, 1977, on Rezonings:

". The Council has approved various rezonings in the past three years involving large areas of the City including the West End, downtown, Kitsilano and Central Broadway, as well as many smaller areas, and many more rezoning applications will undoubtedly be coming before Council for consideration in the very near future.

. Such rezonings often have a decided effect on the economics and characters of the areas affected and on the rights of property owners and on property values.

. For many years there has existed a feeling of insecurity in residential areas, arising out of the prospect of Council imposing higher densities and approving "spot" zonings, which often can lead to changes in the character of neighbourhoods.

. Such rezonings, therefore, involve serious and important decisions of the Council and accordingly I suggest that they should require more than a bare majority vote of Council for approval.

. The Vancouver Charter presently requires eight votes for approval of financial grants and these are often of much less consequence than rezonings, and, until recently, even heritage designations required a two-third's majority.

. The Municipal Act, governing all other municipalities in the Province, requires a two-third's majority vote on all rezonings.

I therefore RECOMMEND the following:

THAT Council request a Charter amendment to provide that any by-law involving a change of zoning shall require a majority vote of at least two-thirds of the members of Council, similar to the provisions in the Municipal Act. "

MOVED by Ald. Ford
THAT the foregoing recommendation of the Mayor, be approved.

- (Notice)

MOVED by Ald. Marzari
THAT Notice be called on the foregoing motion and the matter be considered further on January 10th, 1978.

- CARRIED UNANIMOUSLY

5. Christmas Bonus for the Handicapped

Council on December 6, 1977, directed that the Minister of Human Resources be advised of the difficulty being experienced by disabled persons in meeting everyday costs of living, and requested the Minister to grant a special Christmas bonus allowance in the amount of $25.00 to all deserving persons in receipt of G.A.I.N. for Handicapped. Subsequently, a Telex, dated December 12, 1977, was received from the Minister, as follows:

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Christmas Bonus for the Handicapped (Cont'd)

"Handicapped received $35.00 per month over and above the basic social assistance rates for 12 months of the year. This total is $420.00 which compares with the Christmas bonus of $15.00 single rate and $25.00 for a family given in December only to the clients on basic income assistance. "

MOVED by Ald. Ford
THAT the Minister of Human Resources be advised that Council is disappointed in his reply and that it feels regular payments which are determined on a particular basis, are not related to this specific request for a Christmas bonus, and therefore requests the Minister reconsider his decision.
- CARRIED

(Ald. Kennedy opposed)

6. Pacific National Exhibition & Dome Stadium Concept

In a letter dated December 13, 1977, Alderman Harcourt proposed a meeting with the P.N.E. Board of Directors on its Concept Plan, to discuss in particular -

1. the dome stadium concept,
2. upgrading the P.N.E. grounds and making them more accessible to the general public,
3. traffic and parking problems.

MOVED by Ald. Harcourt
THAT a meeting between Council and the Pacific National Exhibition Board of Directors be arranged to discuss the whole proposed P.N.E. project.
- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT DECEMBER 9, 1977

Works & Utility Matters (December 9, 1977)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: B.C. Hydro Distribution Line Right-of-Way Agreement over Air Space - Parcel 1, Block 63, D.L. 541, Air Space Parcel Plan 1
Cl. 2: Tender - Supply of Ready-mixed Concrete

Clauses 1 and 2.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.
- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(December 9, 1977)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Riley Park N.I.P. Appropriation - Improvements to Riley Alternate School
Cl. 2: Kitsilano N.I.P. - 4th Avenue Beautification, Alma and Collingwood
Cl. 3: Gerhard Juchum's Sculpture - The Lovers
Cl. 4: D.P.A. - 3001-03 Point Grey Road

Clauses 1 - 3 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
- 3001-03 Point Grey Road,
(Clause 4)

MOVED by Ald. Puil
THAT the Director of Planning be advised that Council is not in favour of granting Development Permit Application #78994 for 3001-03 Point Grey Road.

- CARRIED (Rescinded)

(Ald. Brown, Ford, Gerard, Kennedy and the Mayor opposed)

For further action on this matter see pages 8, 14 & 15

MOVED by Ald. Brown,
THAT the Director of Planning be instructed to include in his forthcoming report on the Point Grey Area, the question of problems resulting from the application of special survey plan 229.

- CARRIED UNANIMOUSLY

Finance Matters
(December 9, 1977)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: West Point Grey Branch Library - Staffing and Operating Costs
Cl. 2: Leonardo da Vinci Cultural Centre - Cultural Grant Request
Cl. 3: Britannia Community Services Centre - Society Agreement
Cl. 4: Pacific Centre Garage Equipment
Cl. 5: Ray-Cam Co-operative Centre - Request for Additional Grant to Compensate for Salary Increases
Cl. 6: False Creek, Area 6, Phase 2 Budget

West Point Grey Branch Library -
Staffing and Operating Costs.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd.)

Finance Matters (Cont'd)

Leonardo da Vinci Cultural Centre
Cultural Grant Request
(Clause 2)

MOVED by Ald. Rankin
THAT a grant in the amount of $1,000 be approved for the Leonardo da Vinci Cultural Centre for its Christmas Concert.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Ford, Gerard and Puil opposed)

Clauses 3 and 4.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Ray-Cam Co-operative Centre -
Request for Additional Grant to
Compensate for Salary Increases
(Clause 5)

The City Manager circulated a substitute clause, which amended certain figures in the original report.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this amended clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

False Creek, Area 6,
Phase 2 - Budget
(Clause 6)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

After consideration of the foregoing the Mayor advised that he has requested the City Manager to submit ways and means whereby non-policy routine items involving development of False Creek and Champlain Heights could be handled on an administrative basis.

Personnel Matters
(December 9, 1977)

Leave of Absence with Pay -
Mrs. A.I. Derby - Clerk IV

Moved By Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(December 9, 1977)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Encroachment over Portion of City-owned Lot N/S 400 Block Prior Street
Cl. 2: Sale of City-owned Lot - S/S 800 Block East Hastings Street
Cl. 3: Request by Purchaser to Defer Payment on his Acquisition of two foot strip of City-owned Lot S/S King Edward, West of John Street
Cl. 4: Burrard Street Widening - 2130 Burrard Street Compensation to Lessee
Cl. 5: Sale of Land to Confratellanza Italo-Canadese Society - Thunderbird Neighbourhood

Clauses 1, 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Sale of City-owned Lot -
800 Block East Hastings Street
(Clause 2)

MOVED by Ald. Harcourt
THAT this clause be referred back to the Supervisor of Properties for further consideration.

- CARRIED UNANIMOUSLY

Sale of Land - Thunderbird Neighbourhood
(Clause 5)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved and the Director of Planning be asked to report on the question of resubdivision and service of the lots for sale as single family residential lots on the open market.

- CARRIED UNANIMOUSLY

B. Vancouver Museum and Planetarium Association - Contract Renewal.

MOVED by Ald. Harcourt
THAT consideration of this report be referred to a special meeting of the Finance and Administration Committee with the Vancouver Museum and Planetarium Association, and the present Agreement between the City and the Association be extended for two months to February 28, 1978:

FURTHER THAT all members of Council be invited to this meeting.

- CARRIED UNANIMOUSLY

C. Champlain Heights - Enclave Three

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Development Permit Application -
3001-03 Point Grey Road

At this point in the proceedings the Mayor advised that Mr. Hauff, the owner of 3001-03 Point Grey Road, wished to address Council on this topic which had been dealt with earlier this day.

Mr. Hauff briefly explained his application and stated that he had obtained favourable reaction from several neighbours in the area.

MOVED by Ald. Gerard
THAT the motion by Alderman Puil passed earlier this day, be rescinded.

- LOST

(Ald. Bellamy, Gibson, Harcourt, Marzari, Puil, and Rankin opposed)

For further action on this matter see pages 14 & 15.

D. Market Housing Development -
Langara - Unit Mix.

In considering this report Council received further information from Mr. R. B. Biely, the Project Manager for the development. The Manager also submitted an amended recommendation 'B' for Council consideration.

MOVED by Ald. Harcourt

A. THAT the requested amendment to the suite mix requirement established by Council on November 30, 1976, be not approved:

B. THAT approval be given to an amendment to the suite mix requirements whereby of the maximum total of 88 units permitted on the site:

No more than 22 units shall be 2 bedroom or 1 bedroom and a den.

No more than 11 units shall be 1 bedroom and a den.

No more than 33 units shall be 2 bedroom and a den, and

No less than 33 units shall be 3 bedroom.

The den, in all instances, to be so designed to permit conversion into a functional additional bedroom.

- CARRIED

(Ald. Puil and Rankin opposed)

E. Liquor Permit Application -
1 - 7 Alexander Street

MOVED by Ald. Bellamy
THAT the Director of Planning be advised that Council has no objection to the approval of this Development Permit Application providing the Holding Bar has a seating capacity of a maximum of 50 persons.

- CARRIED

(Ald. Gibson opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

F. Request to Resume Operating Responsibility for Taylor Manor

In considering this clause, Council noted a memorandum from the City Manager dated December 12, 1977, in which he recommended Council agree to operate Taylor Manor as of January 1, 1978, subject to two conditions.

MOVED by Ald. Ford
THAT the City Manager's report of December 9, 1977, be received and Council agree to operate Taylor Manor as of January 1, 1978, subject to:

a) negotiation for funding formula satisfactory to the Director of Finance, as outlined in the Medical Health Officer's report,

b) negotiation of a satisfactory arrangement for wages and fringe benefits of staff who elect to transfer to the City,

c) Council seeking a responsible non-profit society to operate the facility.

- CARRIED UNANIMOUSLY

G. Spur Track Crossing and Easement Agreement - Stewart and Rogers North of Powell.

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance and Administration December 1, 1977

Department Reviews - Planning Department.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Community Services, December 1, 1977

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request for Surplus City Furniture & Equipment Vancouver Women's Health Collective
Cl. 2: Delegation from Kitsilano Tenants Association 2020 Vine Street
Cl. 3: Prostitution Report
Cl. 4: Provincial Liquor Regulations - Meeting with General Manager
Cl. 5: Request for Used City Vehicle - Grandview Free Store Workshop Society

Clauses 1, and 2.

MOVED by Ald. Rankin
THAT clause 1 be received for information, and the recommendations of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Prostitution Report
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Kennedy was opposed to recommendation 'A')

Provincial Liquor Regulations
Meeting with General Manager
(Clause 4)

Prior to considering this clause, Alderman Rankin advised that the B.C. Hotels Association wish to have the item deferred until the Council meeting of January 17, 1978, at which time it will provide additional information.

MOVED by Ald. Rankin
THAT this clause be deferred until January 17, 1978 Council meeting, and the delegation from the B.C. Hotels Association be heard at that time.

- CARRIED UNANIMOUSLY

Request for Used City Vehicle
Grandview Free Store Workshop Society
(Clause 5)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Planning and Development, December 1, 1977

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Open Space East of Denman
Cl. 2: The Residential Rehabilitation Assistance Program - Status Report
Cl. 3: Status of Rezoning Applications
Cl. 4: London Plane Trees - Planting

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

London Plane Trees - Planting (Clause 4)

MOVED by Ald. Harcourt
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

MOVED by Ald Kennedy
THAT the Provincial Government be asked to reconsider the question of using London Plane Trees.

- CARRIED
(Ald. Gerard, Puil and the Mayor opposed)

IV Report of Standing Committee on Transportation December 1, 1977.

Request for Transit Services - Vancouver Museum/Planetarium and Archives Complex

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED
(Ald. Puil opposed)

MOVED by Ald. Kennedy
THAT discussions take place with B.C. Hydro on the feasibility of a jitney-type bus operating between the hotels, bus terminals, and the Vancouver Museum/Planetarium and Archives Complex.

- CARRIED UNANIMOUSLY

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CIVIC RECOGNITION - Mrs. Marianne Linnell

At this point in the proceedings former Alderman - Mrs. Marianne Linnell - was formally granted the Freedom of the City. Mayor Volrich paid tribute to Mrs. Linnell's service to the citizens of the City and presented her with an illuminated scroll, a gold medallion and a free-parking plaque. Mrs. Linnell responded in appreciation.

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The Council recessed at 3:50 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at approximately 4:40 p.m.

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Community Services, December 1, 1977

Day Care
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Special Joint Meeting of Standing Committee on Finance and Administration and Vancouver School Board Finance Committee, December 7, 1977

MOVED by Ald. Brown,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

In connection with this report, the Mayor advised the increase in the mill rate, taken in conjunction with the increase in assessments, would have the effect of increasing school taxes on an average City property by 19%. He had sent a telegram to Premier Bennett protesting this increase and requesting a meeting to discuss the City's position.

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VII. Report of Standing Committee on Community Services, December 8, 1977

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: False Creek Handicapped Residence
Cl. 2: Lodging House at 309 Carrall Street
Cl. 3: Request for Surplus City Furniture & Equipment Sunrise East Learning Centre Society
Cl. 4: Grant Request - Neighbourhood Services Association, Mount Pleasant Neighbourhood House
Cl. 5: Sale of Rubbing Alcohol
Cl. 6: Teenage Discotheques
Cl. 7: Liquor Permit Application - 352 Water Street

False Creek Handicapped Residence (Clause 1)

In considering this Clause, Council was advised that there was a strong possibility use of the ramp would be approved if the University Non-Profit Society allowed egress from the ramp on to their property. The City Manager was requested to initiate discussions with the University Non-Profit Society and request the Society to reconsider its decision in this matter.

MOVED by Ald. Rankin,
THAT recommendations A, B and D of the Committee contained in this Clause be approved and recommendation C be amended and then approved as follows:

"THAT whenever a significant portion of a building is closed down as a result of action taken by City staff under City or Provincial regulations, the reasons for such closure be reported as soon as possible to the Community Services Committee."

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Grant Request: Neighbourhood Services Association - Mt. Pleasant Neighbourhood House (Clause 4)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT recommendations B and C of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee on Community Services, December 8, 1977 (cont'd)

Sale of Rubbing Alcohol (Clause 5)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved and recommendation B be amended and then approved as follows:

"THAT City officials be instructed to constantly monitor the sale of rubbing alcohol in the City and report to the Community Services Committee on a quarterly basis on the sale of rubbing alcohol and similar products."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Teenage Discotheques (Clause 6)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Gerard and Marzari opposed)

Liquor Permit Application - 352 Water Street (Clause 7)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved and recommendation B be amended and then approved as follows:

"THAT in any reports to the Community Services Committee dealing with licensed premises, officials be instructed to contact the Medical Health Officer and Chief Constable and report to the Committee any relevant information at hand concerning the operation of the premises."

- CARRIED UNANIMOUSLY

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Building & Planning Matters (December 9, 1977) (cont'd)

D.P.A. 3001-03 Point Grey Road (Clause 4) (cont'd)

The Mayor referred to Council's action earlier this day when dealing with a development permit application for 3001-03 Point Grey Road and advised several members of Council had requested the matter be reconsidered in view of the applicant's announced intention to proceed with the development of a duplex on the site under an existing valid development permit issued on February 10, 1977. Council noted the Director of Planning considered the earlier application inferior to the application refused by Council earlier this day.

MOVED by Ald. Puil,
THAT the rules governing in respect of a further consideration of this matter be suspended for this consideration.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(December 9, 1977) (cont'd)

D.P.A. 3001-03 Point Grey
Road (Clause 4) (cont'd)

MOVED by Ald. Puil,
THAT the previous decision of Council earlier this day be rescinded.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Rankin opposed)

MOVED by Ald. Puil,
THAT the Director of Planning be advised Council has no objection to the issuance of Development Permit No. 78994 relating to the construction of a two-storey duplex at 3001-03 Point Grey Road.

- CARRIED

(Alderman Rankin opposed)

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VIII. Report of Standing Committee on Planning and Development, December 8, 1977

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kitsilano N.I.P. Sale of Properties - 1900 Block West 2nd Avenue
Cl. 2: Airport Planning Process
Cl. 3: Harbour Park - Market Consultant's Report

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbour Park - Market
Consultant's Report (Clause 3)

In considering this whole matter, the Mayor expressed the view that Council should determine the proposal in recommendation C before proceeding further. Recommendation C reads:

"C. THAT the following assumption be approved:

'To recoup the City's original capital cost of the property should not be a major factor in planning for the site.'"

MOVED by Ald. Rankin,
THAT the City accept the proposition that the approximately $4.5 million intended to be recovered from the site is not now recoverable and therefore this sum be permanently allocated to the site from revenue reserve.

- CARRIED

(Aldermen Bellamy, Ford, Gerard, Harcourt and the Mayor opposed)

It was noted there was a Notice of Motion before Council requesting that a plebiscite be held in November, 1978, to seek voters' views on the types of usage for the site.

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park - Market Consultant's Report (Clause 3) (cont'd)

In answer to the Mayor's enquiry, Alderman Harcourt and Alderman Ford expressed agreement in having their Notice of Motion considered now on a motion basis, however, before debate followed, Notice was called by Alderman Marzari and it was decided to consider each item separately as contained in the report, and therefore recorded as follows:

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Gerard and the Mayor opposed)

(For Recommendation C, see page 15.)

MOVED by Ald. Harcourt,
THAT recommendation D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation E of the Committee contained in this Clause be amended and then approved as follows:

"THAT the Chilco loop be eliminated and replaced by a non-terminal turn around utilizing the existing overpass in Stanley Park and Alberni Street be utilized as access to the causeway; further that the City Engineer, in co-operation with the Park Board, be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the causeway rebuilding."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MOVED by Ald. Harcourt,
THAT recommendation F of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation G of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Gerard opposed)

MOVED by Ald. Harcourt,
THAT recommendation H of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Harbour Park - Market Consultant's Report (Clause 3) (cont'd)

MOVED by Ald. Harcourt,
THAT recommendation I of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendation J of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT recommendation K of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and the Mayor opposed)

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G.V.R.D. Matters

The Council indicated to the Vancouver Directors on the Greater Vancouver Regional District that they would support the reappointment of Mayor J.M. Campbell, City of Port Coquitlam, as Chairman of the G.V.R.D. Board of Directors.

It was agreed that Alderman Harcourt request the G.V.R.D. to invite the Minister of Municipal Affairs to appoint a staff member to take part in G.V.R.D. discussions on Liveable Region strategy.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND CERTAIN ZONING BY-LAWS AND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (2615 Ash Street and 636 West 10th Avenue)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND THE MINIMUM AND MAXIMUM FINE PROVISIONS OF VARIOUS BY-LAWS (Pound, Fines and Penalties, Discharge of Firearms)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/S East 31st Avenue approximately 135' east of Fraser)

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on this By-law)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (176 East 14th Avenue)

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari was excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil opposed)

MOTIONS

A. Sidewalk - Chestnut Street, West Side, from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT WHEREAS the Council of the City of Vancouver is desirous of constructing a Portland cement concrete sidewalk, five feet in width, on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said sidewalk be constructed on the west side of the said portion of Chestnut Street;

AND WHEREAS the Council deems that the said sidewalk will specially benefit the real property fronting or abutting on the said portion of Chestnut Street;

cont'd....

MOTIONS (cont'd)

Sidewalk - Chestnut Street, West Side, from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue (cont'd)

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said sidewalk and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

THEREFORE BE IT RESOLVED THAT a Portland cement concrete sidewalk, five feet in width, together with all other necessary and incidental work in connection therewith, be constructed on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue;

FURTHER BE IT RESOLVED THAT the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however to the limitation prescribed in the Vancouver Charter aforesaid;

AND FURTHER BE IT RESOLVED THAT the proportion of the cost of the construction of the said sidewalk and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

1. Leave of Absence - Alderman Rankin

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT Alderman Rankin be granted leave of absence for the month of January, 1978.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Kingsway Rezoning Freeze Motel Project

enquired as to current status of a motel project which had been stalled because of the current freeze on rezoning on portions of Kingsway. The developer had advised him that the whole project was under reconsideration by the Planning Department for further report to Council.

MOVED by Ald. Bellamy,
THAT the original motel development project for 3090 Kingsway be permitted to proceed.

The Mayor suggested that it was not advisable to introduce a motion at this time but suggested the Alderman, if he wished, could bring the matter before Council by way of Notice. The Mayor agreed to meet with Alderman Bellamy to discuss the matter further.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Ford - Christmas Bonus for Disabled Persons

advised that subsequent to her report to Council on this matter earlier this day, the Minister of Human Resources contacted her by telephone and indicated he would be prepared to recommend to the Treasury Board that the Government grant a Christmas bonus to the handicapped subject to Council agreeing to paying one-half of the cost of the bonus from the Provincial Government's $6 million welfare grant to the City.

MOVED by Ald. Ford,
THAT the City accept the Minister's proposal and agree to contribute one-half of the cost of the bonus as proposed by the Minister.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

The Mayor advised he would inform the Minister of Council's concern in this matter and ask his reconsideration.

Alderman Marzari - Sale of Alcoholic Product (Wonder Wine) in Supermarkets

referred to a memo from Mr. Al Clapp drawing attention to the sale in local supermarkets of an alcoholic product under the brand name of Wonder Wine.

MOVED by Ald. Marzari,
THAT the Premier and Minister of Consumer Affairs be informed of Council's concern that an alcoholic beverage is on sale in City supermarkets, and request the Provincial Government to take appropriate action to ban the sale of such products in retail stores.

(Notice)

(Notice was called and recognized by the Chair)

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The Council adjourned at approximately 6:00 p.m.

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The foregoing are Minutes of the Regular Council Meeting of December 13, 1977, adopted on January 10, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS

1. B.C. Hydro Distribution Line Right-of-Way Agreement Over Air Space - Parcel 1, Block 63, D.L. 541, Air Space Parcel Plan 1

The City Engineer reports as follows:

"Famous Players Limited is the registered owner of an air space parcel over the lane west of Seymour St. between Robson and Smithe Streets. A passageway constructed across the lane by Famous Players required that the B.C. Hydro powerline be placed underground beneath the air space parcel and that certain attachments be fixed to the passageway to support Hydro's pole lines on each side.

Famous Players and B.C. Hydro have entered into a Right-of-Way Agreement which gives B.C. Hydro the right to install and maintain these attachments in the air space parcel.

The City holds a Right of First Refusal on this Air Space Parcel and is being asked to consent to the registration of the Right-of-Way Agreement in priority to the Right of First Refusal.

The City Engineer sees no objections to the City consenting that the Right-of-Way Agreement have priority over the Right of First Refusal.

Accordingly, the City Engineer recommends that the Director of Legal Services be authorized to arrange for execution of the Right-of-Way Agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * *

2. Tender No. 58-77-6 - Supply of Ready-mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on September 19, 1977 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 7% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

(a) pick-up by City trucks from the suppliers' depot(s) (estimated 60%), and
(b) delivery by the supplier to job-sites (estimated 40%).

Provision is also made for the award of the picked-up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

Ocean Construction Supplies Ltd. submitted the low bid for the picked-up portion of ready-mixed concrete.

We feel that, as in the past, it would be advantageous to have a contract with more than one supplier, and are recommending that an unspecified amount of picked-up ready-mix be awarded to La Farge Concrete Ltd. to provide for:-

a) occasional small loads to work sites in the immediate vicinity of their plant.
b) an alternative source in the event of an Ocean Construction Plant shutdown for repairs.

cont'd....

Clause No. 2 continued

The other two bidders were not considered because -

a) Kask Bros.plant is located in Burnaby,
b) Econo Mix Ltd. do not have facilities at their plant to enable fully prepared ready-mix to be dumped directly into City trucks. It would first have to be dumped into a mixer truck and then transferred to City vehicles.

The City Engineer and Purchasing Agent recommend acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:-

A. Ready-Mixed Concrete Picked Up By City Trucks From The Suppliers' Depot(s).

- Ocean Construction Supplies Ltd.
- LaFarge Concrete Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of $325,000.

B. Ready-Mixed Concrete Delivered by the Supplier to Job-Sites.

- Ocean Construction Supplies Ltd. - low bid for Type 1528 Ready-Mixed Concrete, at a total estimated cost of $50,550.00.

- Kask Bros. Ready-Mix Ltd. - low bid for Type 3028 Ready-Mixed Concrete, at a total estimated cost of $271,950.00."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 734

BUILDING & PLANNING MATTERS

RECOMMENDATIONS:

1. Riley Park N.I.P. Appropriation of Funds: Improvements to Riley Alternate School

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $75,750.00 to facilitate better local use of schools in the area. A portion of this allocation was earmarked for improvements to the Riley Alternate School. The purpose of this report is to recommend the appropriation of funds for this project.

The Riley Alternate School, operated through Sir Charles Tupper Secondary School, is designed to provide special education and counselling to young people who have been unable to function in the regular school environment, have special social problems or have been in trouble with various authorities. When this project was first identified by local residents and investigated with the Alternate School's staff and students, a number of needs were itemized. Since that time, many of these needs (especially for special educational equipment) have been satisfied through a new budget by the Vancouver School Board. Remaining is a need to enhance the School's environment to facilitate the special counselling function which is of particular importance to the N.I.P. Committee and the neighbourhood.

The Riley Alternate School is housed in one large, open room in the basement of a local church. The N.I.P. project will provide sound screens, carpeting, and bulletin boards so that this space can be subdivided whereby class functions and one-to-one counselling functions can occur at the same time in a quiet setting.

Because the Alternate School needs to have flexibility to change its location over time, all N.I.P. improvements will be portable and not permanently fixed to the church property. Therefore, no special arrangements with the church are required. All items provided through N.I.P. will be kept in the neighbourhood for use by other local public facilities should the Alternate School be discontinued within the next eight years.

The items to be purchased are listed in Appendix I as agreed to by the Alternate School staff and students, the Vancouver School Board and the Riley Park Citizens' N.I.P. Planning Committee. The total cost is $5,700.00.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project.

The Director of Planning recommends that Council approve an expenditure of $5,700.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for the purchase of furnishings for the Riley Alternate School, costs to be shared as follows:

C.M.H.C.	$2,850.00
Province of B.C.	$1,425.00
City of Vancouver	$1,425.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. - 4th Avenue Beautification, Alma and Collingwood

The Director of Planning and the City Engineer report as follows:

"On July 27, 1977 the Kitsilano Citizens Planning Committee received a request for NIP funding for beautification of the two block section of 4th Avenue between Alma and Collingwood. A representative of the newly formed merchants association for that commercial area explained to the Committee that the association was very much interested in upgrading the area to make it a more pleasant place to shop. He noted that many of the merchants had initiated beautification by hanging flower pots from the fronts of

Cont'd . . .

Clause 2 Cont'd

the stores. He noted that trees and litter bins had been installed on 4th Avenue between Burrard and Balsam (these had been funded by NIP). The merchants association was asking that similar treatment be provided for their area.

The Committee agreed that trees and litter bins should be installed in this area and recommended that NIP funds be allocated for this purpose.

The Engineering Department and the Park Board estimate that the supply and installation of 40 trees (of the type planted on 4th Avenue - Burrard to Balsam) is $8,000. This will include cutting holes in the sidewalk and planting small bushes at the base of the trees. At the discretion of Engineering, fewer trees than 40 may be planted if warranted by local conditions.

The estimated cost to supply and install 8 litter bins (concrete type installed on 4th Avenue - Burrard to Balsam) is $1,500. Locations for the bins have been selected by Engineering; maintenance of the litter bins will require an increase in the Engineering Department Operating Budget of $1,200.

As this project is meant to be a beautification scheme, it should be funded out of the Recreation Facilities (Parks and Open Space) portion of the Kitsilano NIP budget. However, there is no money left in this category. There is some money remaining in the Housing category in the form of rentals received from the houses on the NIP Housing sites and it is therefore proposed that the funds for this project come from that account. (810/671)

CMHC has approved of this project and the funding arrangement.

It is therefore recommended:

That City Council approve the expenditure of up to $9,500 (Nine Thousand Five Hundred Dollars) from the Kitsilano Neighbourhood Improvement Program Budget for the purposes of installing trees and litter bins on the sidewalk on 4th Avenue between Alma and Collingwood. This would be cost shared as follows:

Federal	$4,750
Provincial	$2,375
City	$2,375."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Gerhard Juchum's Sculpture - The Lovers

The Director of Permits and Licenses reports as follows:

"In a letter to Mayor Volrich dated September 26, 1977, the Sculptor's Society of B. C. requested City Council to provide a new base for the late Mr. Gerhard Juchum's sculpture, The Lovers, which presently stands on the grounds of City Hall. The present base is leaning sideways and cracking.

We have met with Mr. Elek Imredy of the Society, and received suggested guidelines for the base. The base is proposed to be of concrete about 10 inches high, extending about 9 inches beyond the statue, and about 18 inches into the ground to provide proper footing. To remove the statue from its present mounting, and re-install it on a new concrete base is estimated to cost $700. We concur that the base is not satisfactory and should be replaced in the near future.

The Comptroller of Budgets advises that if Council approves the recommendations of this report, funds will be provided in the 1978 Departmental Operating Budget.

It is recommended that Council approve funds in the amount of $700 to improve the base for Mr. Juchum's sculpture, The Lovers."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

CONSIDERATION:

4. 3001-03 Point Grey Road
Development Permit No. 78994

The Director of Planning reports as follows:

"Development Permit Application No. 78994 has been filed by Mr. Alan Hart, to construct a two storey, plus cellar, side by side duplex in this RS-2 District.

Resolution of City Council, dated May 24, 1977 stated that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate that the proposed development will maintain a 24'0 front yard and that the north face of the proposed building will be approximately 4'0" south of the established building line on the north side of Point Grey Road. Vehicular access will be provided from the fronting street.

The following alternatives are suggested for Council's consideration:

1. Refusal of the application as it is inconsistent to Council's resolution of July 26, 1977, which reaffirms Council's policy of total acquisition of properties on the north side of Point Grey Road and states "that the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy."

2. Approval of the application as there is an existing valid development permit (issued February 10, 1977) on this site for a duplex, which the applicant could legally construct, and it is considered that the new proposal is a better form of development having regard to design and height.

Comments submitted by the Urban Design Group state that "while either scheme is acceptable, from a design point of view the latter scheme (#78994) is preferable. Its lower height, more subdued style, and more interesting use of materials and detailing allow it to fit more unobtrusively into the area."

The maximum height of the new proposal is 13'0", while the maximum height of the approved development is 26'0" (mean height of 23'6").

A duplex is a conditional use in the RS-2 District Schedule, but could be approved in accordance with Council's Resolution of December 7, 1976, which adopted the following policies to guide property acquisition and private development on the north side of Point Grey Road:

"Policy No. 9: The existing RS-2 and RT-2 District Schedules (with the exceptions noted in the following two policies) should be used to regulate development on the north side of Point Grey Road.

Policy No. 10: Purpose designed apartments and townhouses not to be permitted on the north side of Point Grey Road.

Policy No. 11: No sideyard relaxations be granted for new developments."

The following conditions would also have to be met prior to the issuance of the Development Permit, if approved:

1. (a) Affidavits are to be submitted for the bar sinks in the cellar.

   (b) The applicant first can and does obtain approval from the Board of Variance for relaxation of the width of access across the front boundary of the site.

Clause 4 Cont'd

(c) All vehicular crossings are to be first approved to the satisfaction of the City Engineer.

(d) Revised drawings are to be submitted or the submitted drawings revised, to the satisfaction of the Director of Planning, clearly indicating:

(i) the materials and detailing of the exterior finishes.

(ii) adequate finish grades and floor elevations clearly indicating that the height of the building does not exceed 2 storeys plus a cellar.

(iii) deletion of the bedrooms in the cellar.

(iv) manoeuvering aisles for the parking area to be a minimum of 22'0" in width.

(v) details of all proposed landscaping, including the number, location, type and size of all planting materials.

(vi) the fence in the rear and side yards not exceeding a height of 6'0".

2. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy and thereafter permanently maintained.

3. The building is to be maintained and occupied as a two family dwelling only.

Twelve neighbouring property owners were notified of this application. Six replies were received. One reply stated no objection to the proposal. Five replies stated objections, most of which were not specifically directed towards the proposed development but rather to any construction on the north side of Point Grey Road as it would be "inconsistent to Council's Policy" with respect to acquisition of property on the north side of Point Grey Road.

This Development Permit Application is being referred to Council for consideration in accordance with Council's Resolution of May 24, 1977 and for Council's guidance to the Director of Planning prior to his decision."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 736, 756, 744-745

FINANCE MATTERS

RECOMMENDATION

1. West Point Grey Branch Library - Staffing and Operating Costs

The Director of the Vancouver Public Library reports as follows:

"On January 13, 1977 the Standing Committee on Finance and Administration considered a brief by the West Point Grey Community Association and the Vancouver Public Library Board requesting funds for a Branch Library to be established in West Point Grey at 10th Avenue and Sasamat Street by way of a long-term lease.

On April 19, 1977 Council approved the 1977 Supplementary Capital Budget wherein the sum of $152,000.00 was included for the West Point Grey Library. This amount was budgeted for equipment, books and staff costs for book preparation.

On September 13, 1977 Council approved a Managers Report from Supervisor of Properties to enter into a 15 year lease for a Branch Library at the above location, effective January 1, 1978.

The September 13, 1977 report also stated:

"That the Library Board report to Council on staffing and other operating budget requirements for approval in advance of the 1978 Revenue Budget."

The following is that report:

STAFF REQUIREMENTS

A. 1- LIBRARIAN III - BRANCH HEAD -

The incumbent of this position will
- Plan and supervise library service to the community from the branch, in line with library policy for the area, and the analysis of community needs.
- Participates, through meetings of Branch Heads etc., in policy discussions and problem solving for the Branches and for the Library.
- Participates in the selection, training and professional development of Librarians.

B. 1 - LIBRARIAN I - Plus 21 hrs. regular part-time per week in this classification.

The incumbent of this position will
- Assist the Branch Head in his/her duties.
- Provide information and reader's advisory service to adults and children.
- Participates in providing services to groups in the community through consultation, talks, preparing book displays and book lists, or other appropriate means.
- Organizes school visits, children's programs, and related services according to the needs of the community.

C. 1 - LIBRARY ASSISTANT IV - clerical work of moderate difficulty.

The incumbent of this position will
- Train and supervise several subordinates and performs specialized clerical tasks.

Cont'd...

Clause #1 Continued:

D. 2 - LIBRARY ASSISTANT II - Plus 12 hrs. regular part-time per week in this classification.

The incumbents of these positions will
- Perform routine clerical and typing work such as typing cards and notices, charging and discharging books and answering routine enquiries from the public.

E. 2 - LIBRARY ASSISTANT I - Plus 5 hrs. regular part-time per week casual time.

The incumbents of these positions will
- Perform simple clerical work such as sorting and shelving books, fitting and laminating jackets, simple book mending, and sorting of cards.

F. 1 - BUILDING MAINTENANCE WORKER I

The incumbent of this position will
- Perform a variety of minor maintenance tasks such as: painting, repairing simple plumbing disorders, repairing switches, locks, door closers, windows, etc.
- Perform a variety of cleaning duties such as: sweeping, mopping, waxing and polishing floors, hallways and stairs.

This employee will spend 50% of the time at West Point Grey and 50% at South Granville Branch. South Granville cleaning is presently being done under a private contract at $3120. per annum. This agreement will be cancelled, as it is unsatisfactory in that minor maintenance duties (as described above) are not performed by the contractor, and Central Maintenance Personnel have to be dispatched when problems occur. (South Granville is the only Branch that has a cleaning contractor.)

West Point Grey will serve a relatively small population group of about 12,000 people and cannot reasonably be compared to Dunbar Branch, for example, which serves an area containing 25,000 to 30,000 people.

STAFFING SUMMARY

Incumbent	Classification	Effective Date
One New Position	Librarian III Pay Grade 26 ($1833.-$1924.)*	Jan. 3, 1978
One New Position Plus 21 hrs. per wk.	Librarian I Pay Grade 21 ($1280.-$1531.)*	Jan. 3, 1978
One New Position	Library Asst. IV Pay Grade 16 ($955.-$1142.)	Jan. 3, 1978
Two New Positions Plus 12 hrs. per wk.	Library Asst. II Pay Grade 9 ($762.-$860.)	Jan. 3, 1978
Two New Positions Plus 5 hrs. per wk.	Library Asst. I Pay Grade 4 ($669.-$742.)	Jan. 3, 1978
One New Position	Bldg. Maint. Serv. Wk. I Pay Grade 15 ($926.-$1092.)	Jan. 3, 1978

* includes 7% for 37½ hr. week.

Cont'd...

Clause #1 Continued:

A summary of Annual Staff and Operating Costs & Revenues follows:
(Staff costs are calculated at first-step).

VANCOUVER PUBLIC LIBRARY

WEST POINT GREY BRANCH

BUDGET REQUIREMENT 1978

STAFF	1977 Rates	
1 - Librarian III	$ 19,212.	
1 - Librarian I	15,372.	
1 - Library Assistant IV	11,460.	
2 - Library Assistant II	18,288.	
2 - Library Assistant I	16,056.	
Part-Time -		
Librarian I - 21 hrs. per wk.	8,616.	
L.A. II - 12 hrs. per wk.	3,132.	
L.A. I - 5 hrs. per wk.	1,146.	$ 93,282.
Building Maintenance Worker I		11,112.
		$ 104,394.
Fringe Benefits @13.5% on permanent positions	12,352.	
8.0% on part-time	1,033.	13,385.
Total Staff Costs (1977 Rates)		$ 117,779.
GENERAL OPERATING EXPENSE		
Books & Periodicals	$ 26,500.	
Microfilm	400.	
Stationery & Printing	650.	
Photocopier Expense	4,000.	
Postage	250.	
Telephone	550.	
Rental & Proportionate share of taxes	49,500.	
Light & Power	700.	
Building Maintenance	900.	
Janitor Supplies	650.	
Janitor Costs (Service Contract South Granville)	(3,120.)	
Equipment Service Agreements	400.	
Mileage Allowances	200.	
Miscellaneous	300.	$ 81,880.
Total Operating Costs		$ 199,659.
REVENUE		
Photocopier	$ 5,500.	
Fines	5,500.	11,000.
TOTAL ESTIMATE NET COST 1978		$ 188,659.

Cont'd...

Clause #1 Continued:

The Director of the Vancouver Public Library advises that the above staff and operating costs are in line with other similar branch libraries, and that the total budget is the minimum required at this time to operate at a level compatible with other branches in the Vancouver Public Library system.

Staffing is based on a 5 day operation.

The Vancouver Public Library Board, therefore, recommends

a) That seven full time permanent positions be approved as detailed.
b) That temporary help be approved as detailed.
c) That other general operating expenses be approved as detailed.
d) That funding to the maximum of $188,659.00 be approved for the 1978 fiscal year, in advance of the 1978 operating budget.

The City Manager RECOMMENDS that the foregoing recommendations of the Vancouver Public Library Board be approved.

CONSIDERATION

2. Leonardo da Vinci Cultural Centre - Cultural Grant Request

The Director of Social Planning reports as follows:

"The Leonardo da Vinci Cultural Centre is requesting a grant in the amount of $1,000 to help defray costs of a special Christmas concert entitled 'Christmas With Our Children.'

This Cultural Centre is newly built and has demonstrated strong community support and participation, with 90% of the cost of labour and a great deal of materials in the amount of $750,000 having been freely donated. The Centre is valued at $2.5 million. The Province has contributed $333,333. The Italian Community has borrowed $1,150,000 with $100,000 in cash having been raised to date toward this debt. The 1978 operating budget for the cultural section of the Centre is to be paid by the following sources: The Italian Government, whose Consular Committee contributes to a portion of the rent; fees from students; The Federal Government through two Canada Works Projects; and ticket sales for cultural events.

The 'Christmas With Our Children' concert has a total cost of $2,600. Much of the musical entertainment and all of the refreshments and supplies are being donated by the Italian Community itself. $1,000 is being requested from the City to pay the musicians. The Centre is approaching Italian business people for the balance of $1,600.00.

The concert will be free and marks the opening of a series of cultural events planned on a ticketed basis.

The Director of Social Planning recommends that:

A grant in the amount of $1,000 be approved for the Leonardo da Vinci Cultural Centre for their Christmas concert 'Christmas With Our Children.'

The Comptroller of Budgets and Research advises that, if this request is approved, the source of funding will be Contingency Reserve.

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

cont'd.....

RECOMMENDATION

3. Britannia Community Services Centre Society Agreement

The City Manager reports as follows:

The existing agreement between the Britannia Community Services Centre Society and Vancouver School Board for the operation of the Britannia Community Services Centre expires December 31, 1977. Since earlier this year, in accordance with Council's instruction, City staff, Ald. Marzari, the Britannia Board of Management and Britannia staff and Vancouver School Board staff have been discussing possible revisions to the agreement, and while these discussions are progressing, they will not be completed by the end of the year.

Since provision for automatic extension is not included in the agreement, it is necessary that it be extended. I therefore RECOMMEND that the agreement be extended on a month-to-month basis on the same terms and conditions as the existing agreement.

4. Pacific Centre Garage Equipment

The City Engineer reports as follows:

"The Pacific Centre parking garage operation is controlled by the City. The first phase of the garage, containing 840 parking spaces, opened in 1971 and now some of the original parking control equipment needs replacement. The purpose of this report is to recommend that four cash registers in the garage be replaced.

Presently, there are six cash registers in the parking facility. In Block 52, there are four registers which are six years old and have been operating an average of ten to twelve hours daily. These registers have been maintained under a maintenance contract, but now parts of the registers can no longer be repaired. We have determined it is more economical to replace these registers. The remaining two cash registers were purchased two and a half years ago and are operating satisfactorily.

The cost of parking control equipment replacement is an operating cost and therefore funds should be obtained from garage revenues.

The City Engineer recommends that four new cash registers be purchased for the Pacific Centre garage at an estimated cost of $10 000. It is recommended that the cost of these new cash registers be charged against the 1978 garage operating cost.

The Director of Finance concurs with the source of funds."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

RECOMMENDATION

5. Ray-Cam Co-operative Centre,
Request for Additional Grant
to Compensate for Salary Increases

The Director of Finance reports as follows:

"The Ray-Cam Co-operative Centre is requesting an additional civic grant of $7,564 for the period February 1, 1977 to January 31, 1978 to fund the cost of salary increases relating to salary adjustments for incremental increases, reclassifications, and Union negotiated increases during that period. Their grant request and financial statement is enclosed as Appendix "A".

City Council, on June 25, 1974 agreed that the City would be responsible for the funding of the management and operation of the Community Services Centre together with 30% of all Janitorial, maintenance, and utility costs, with the Federal/Provincial Partnership being responsible for the other 70% of these latter expenses. City Council, at that time, also agreed to the following:

a) That the Centre's Board of Management use the same pay and job classification system as the City in respect of its employees, and be required to adhere to the City's personnel regulations;

b) That Wages and benefits paid to the employees engaged by the board of Management first be approved in writing by the City;

c) That classification of all positions be to the satisfaction of the Director of Personnel Services;

d) That the Director of Personnel Services be authorized to assist the Board of Management in negotiating a collective agreement with the V.M.R.E.U.

City Council, on April 19, 1977, approved a grant of $74,555 as the City's share of the Centre's operating costs for the period February 1, 1977 to January 31, 1978, which included the salaries for the following positions:

(One Full Time Equivalent)	Director
(One Full Time Equivalent)	Activities Co-ordinator
(One Full Time Equivalent)	Bookkeeper/Office Manager
(One and one-half Full Time Equivalent)	Building Maintenance Worker

The following are the additional impacts of the salary costs for these positions during the present grant period:

1)	The V.M.R.E.U. and the Ray-Cam Board of Management agreed to an effective increase of 5.9% which incurred an additional cost to the Centre of	$ 2,581
2)	Incremental salary increases	336
3)	Classification increases as recommended by the Director of Personnel Services	3,070
Total		$ 5,987

The City Manager RECOMMENDS that an additional grant in the amount of $5,987 be approved, the source of funds to be Contingency Reserve.

RECOMMENDATION

6. False Creek, Area 6, Phase 2 Budget

The Development Consultant reports as follows:

Purpose

The purpose of this report is to request approval of capital expenditure in advance of approval of the Capital Budget for Phase 2.

Background

City Council on November 23, 1976 approved the budget of $6,817,000 for Front End Expenses for Phase 2 (including some utility work for expenditure in connection with Area 10 B and Granville Island), subject to normal detailed Council approvals in due course.

City Council on July 12, 1977 approved the following resolutions:

"The City Engineer be requested to commence detailed design of municipal services following Council approval of his detailed capital budget".

"The City Engineer be requested to commence legal survey of the development parcels and streets for the purpose of depositing a subdivision plan with Land Registry, such survey work to proceed expeditiously in order that the Law Department can start to prepare the leases."

"The Park Board be requested to commence detailed design of the public open space following the guidelines described herein and in the Team's report and within the budget of $600,000.00 inclusive of all fees and expenses and inflation".

Subsequently, the Design Team, under direction of the False Creek Development Group, have worked with the City Engineering Department and Park Board staff, to collectively work with the Granville Island Project Team and others to refine some details in order for the detail design of the municipal services, the legal survey and the detail design of the park to be brought to a conclusion. It should be noted that the Park Board have hired the services of a Landscape Architect to design the public open space.

Following Council's endorsement on December 6, 1977 of recommendations to appoint Sponsors and to adopt a Development Procedure for the implementation of the first five parcels in Phase 2, the Development Consultant chaired a meeting of appropriate City staff, Park Board staff and Executive Architect to discuss a procedure for implementation. The schedule agreed to at that meeting calls for a submission to Council for approval of the Capital Budget and for construction of the municipal services and the public open space after the end of January, 1978 with the intention of starting construction of the first housing, subject to satisfactory approvals of the City and senior governments, in May/June, 1978. This means that leases would have to be signed prior to this date, noting that preparation of the leases will take place concurrently with the Development Permit process. To achieve this requires that each parcel be identified at the beginning of February, 1978.

The City Engineering Department would like the access road to be built up to 12" below grade prior to construction of the housing. Consequently, retaining walls must be constructed along the rail right-of-way as soon as possible.

cont'd.....

Clause #6 continued:

Recommendations

In order to keep within the agreed schedule, it is recommended that:

a) the City Engineer be requested to commence design and construction of the retaining walls along the rail right-of-way to a maximum expenditure of $20,000.

b) the City Engineer be requested to complete the work on the legal survey within the Department, or alternatively to hire an outside firm of Surveyors to a maximum expenditure on fees of $20,000.

c) the Park Board be requested to instruct the firm of Landscape Architects to complete the design of the public open space to a maximum expenditure on fees of $10,000.

The Comptroller of Budgets and Research advises that, if approved, the expenditures of a maximum of $50,000 will be a part of the False Creek Capital Budget and the source of funds will be the $4,000,000. CMHC loan.

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 735 & 736

PERSONNEL MATTERS

RECOMMENDATION

1. Request for Leave of Absence With Pay
Mrs. A.I. Derby - Clerk IV Local Improvements

The Director of Finance reports as follows:

"His Excellency the Governor-General In Council, on the recommendation of the Minister of National Health and Welfare, has re-appointed Mrs. A. I. Derby as a member of the Canada Pension Plan Advisory Committee. Such appointment to be effective from October 12, 1977 and to terminate December 31, 1978.

Based on past experience, Mrs. Derby will likely be asked to attend two Cabinet meetings and two Committee meetings, during the period covered by this appointment, in Ottawa, Ontario, requiring her absence from duty for two days, including travelling time, in each case.

The Director of Personnel Services advises there are no provisions in the Personnel Regulations to cover the leave of absence requested.

The request of Mrs. A. I. Derby for leave of absence with pay to attend Cabinet and Committee meetings of the Canada Pension Plan Advisory Committee as required from October 12, 1977 to December 31, 1978 is submitted to Council for approval.

Council has granted Mrs. Derby leave of absence with pay previously, to enable her attendance at the meetings during the past two years."

The City Manager RECOMMENDS approval of Mrs. Derby's request as submitted by the Director of Finance, and notes that all travel expenses are paid by the Federal Government.

FOR COUNCIL ACTION SEE PAGE(S) 736

PROPERTY MATTERS

RECOMMENDATION

1. Encroachment over Portion of City-owned Lot North Side of 400 Block Prior Street.

The Supervisor of Properties reports as follows:

"On August 24, 1976, City Council approved the acquisition of Lot 31, Block 103, District Lot 196, located on the north side of the 400 Block Prior Street, in connection with the Strathcona Rehabilitation Project - Purchase of Deteriorated Properties.

The adjoining Lot 30 was previously purchased in connection with the same project and prior to marketing these lots, the northerly four feet of each was dedicated for lane purposes.

A subsequent survey revealed that the buildings on privately-owned Lots A and B of 32, Block 103, District Lot 196, encroach onto the subject Lot 31 as shown on Addendum "A".

The encroachment from Lot B can be readily removed but the encroachment from Lot A includes two portions of the two-storey dwelling thereon for a distance of 0.3 feet at ground level and 0.6 feet at the roof eaves. Removal of this encroachment would be a relatively costly hardship for the owner.

Following discussions with the owner of the encroaching structures, he has agreed to remove the part of the structure which encroaches from Lot B and to enter into an agreement regarding the portions of the structure encroaching from Lot A. This agreement would be for the life of the encroaching structure and provide for an annual payment of $75.00.

It is recommended that an encroachment agreement at an annual rental of $75.00 be granted to the owner of Lot A, of 32, Block 103, District Lot 196 for the life of the encroaching dwelling, said agreement to be drawn to the satisfaction of the Supervisor of Properties and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of City-owned Lot situated on Southside of 800 Block East Hastings Street.

The Supervisor of Properties reports as follows:

"On July 12, 1977 City Council approved the sale of Lot 8, Block 66, District Lot 196, Plan 196, situated on the southside of 800 Block East Hastings Street. In preparing the site for development, the purchaser undertook a survey of the lot which showed the building from the abutting lot encroached on Lot 8 a matter of a few inches. In response to the purchaser's request, City Council, on September 13, 1977, approved cancellation of the sale and directed the Supervisor of Properties to resolve the encroachments and place the site on the market again. The Supervisor of Properties initiated some action on this encroachment, however it has not yet been resolved.

A new purchaser of 852 East Hastings, situated on Lots 10-13 of the same block, has applied for a development permit. However, the granting of this permit is conditional on obtaining parking spaces. He has therefore made an offer to purchase City-owned Lot 8 for that purpose. He is aware of the encroachment problem and accepts full responsibility of resolving that at a later date.

Cont'd...

Clause No. 2 Continued.

His offer to purchase is for the sum of $43,200. However, he wishes to make payments of principal payable in four equal annual payments rather than the normal City terms of semi-annual intervals. Payments of interest will be payable semi-annually at the City's established rate of 11%.

The Supervisor of Properties considers this offer to represent fair market value, and the terms offered reasonable. In addition, the prospective purchaser has a special need in that he requires the lot to satisfy the condition of parking for his development permit. Therefore, the Supervisor of Properties recommends that this offer to purchase be accepted, subject to the following conditions:

a. Sale date to be January 5, 1978.

b. Sale price to be $43,200.00.

c. Principal payable in four equal payments of $10,800.00 with the first payment to be completed by January 5, 1978. Interest at 11% on the unpaid balance payable semi-annually.

d. Purchaser to accept full responsibility of resolving the matter of the encroachment.

e. The purchaser to enter into a bulkhead agreement as the lot is below lane level."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

3. Request by Purchaser to Defer Payment on his Acquisition of two foot strip of City-owned Lot

The Supervisor of Properties reports as follows:

"On September 13, 1977, City Council approved the sale of a two-foot strip of Lot 4A, District Lots 631 and 632, Plan 1338, situated south side King Edward Avenue, west of John Street at a price of $2,000.00, inclusive of taxes and administration fees. Closing date was established at November 1, 1977, and the two-foot strip from City-owned Lot 4A was to be consolidated with Lot 3A, the City to provide the deed and the plan of subdivision. Any other documentation required to complete the transaction in the Land Registry Office was to be the responsibility of the purchaser.

The purchaser has been unable to meet the November 1, 1977, closing date and has requested an extension of six months to May 1, 1978. He has submitted a deposit of $300.00 and has agreed to pay interest on the outstanding principal balance from November 1, 1977, at the rate of 11 percent.

The Supervisor of Properties recommends that the request of the purchaser to defer payment on his acquisition of two feet of Lot 4A, District Lots 631 and 632, Plan 1338, to the new closing date of May 1, 1978, be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. Burrard Street Widening - 2130 Burrard Street
Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council at its meeting on January 18, 1977, in considering a report of the Supervisor of Properties, approved the acquisition of a portion of 2130 Burrard Street, legally described as Lot 20 except Right-of-Way, Block 268, District Lot 526, Plan 590, for the widening of Burrard Street.

This report noted that the City was obligated to pay cash compensation to the Lessee, Reed National Drapery, for business disruption during the period of alterations and these negotiations would be the subject of a later report.

Following further negotiations, Reed National Drapery have agreed to accept the sum of $9,500.00 in full settlement of all claims respecting loss of business, disruption, etc. This settlement is endorsed by the Director of Legal Services.

It is therefore recommended that the Supervisor of Properties be authorized to pay cash compensation in the amount of $9,500.00 to the Lessee, Reed National Drapery, chargeable to Account Code #146/5921."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

RECOMMENDATION AND CONSIDERATION

5. Sale of Land to the Confratellanza Italo-Canadese
Society - Thunderbird Neighbourhood

The Supervisor of Properties reports as follows:

"On May 6, 1975, City Council approved a Planning Department report to sell Lot A, Block 96, Section 29 THSL, Plan 16164, (2 acres) to the Confratellanza Italo-Canadese Society at a subsidized price of $100,000 per acre for construction of a community centre. The sale was subject to a number of conditions, including:-

A. The purchaser obtaining rezoning and

B. a development permit being issued.

Neither of these requirements have taken place, consequently title was never transferred from the City.

The account has been paid in full by the Confratellanza Society as follows:-

Principal		$200,000.00
1976 Taxes (Jan 13-Dec. 31/76)	$6,731.82	
1977 Taxes	8,947.02	
		15,678.84
Land Registry Fees for Deed		476.60
Administration Fee		50.00
*Relocation Utilities (Paid to Engineer)		3,192.77
TOTAL PAID		$219,398.21

*This was the Society's proportionate cost of relocating B.C. Hydro Utilities (shared with the Parks Board). The utilities have been removed and the monies expended.

The President of the Confratellanza Italo-Canadese Society has now advised that due to a shortage of funds it is impossible for the Society to proceed. The Society is therefore requesting repayment of $219,398.21 on the understanding they will relinquish all claim to the land.

Cont'd...

Clause #5 Continued:

The Director of Legal Services is of the opinion that the refund of the purchase price, on the basis requested by the Confratellanza Society, is proper.

RECOMMENDATION:

In view of the foregoing it is recommended that the sale of Lot A, Block 96, Section 29 THSL, Plan 16164 to the Confratellanza Italo-Canadese Society be cancelled and the sum of $219,398.21 be reimbursed.

The money received for removal of the utilities has been expended and if approval is received to sell these lots under the existing RS-1 zoning it is likely utilities will have to be re-installed. However, it is possible that these costs could be recouped by sale of the lands in accordance with the existing single family residential zoning.

CONSIDERATION:

Council may wish to consider instructing the Supervisor of Properties to resubdivide and service the lots for sale, as single family residential lots, on the open market."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved and submits the question of resubdivision and service of the lots for sale as single family residential lots on the open market for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 737

MANAGER'S REPORT

Dec. 5, 1977

TO: Vancouver City Council

SUBJECT: Vancouver Museum and Planetarium Association Contract Renewal

CLASSIFICATION: Recommendation & Consideration

The Director of Finance reports as follows:

"1. BACKGROUND

The Centennial Museum, Planetarium and Maritime Museum are owned by the City. Until 1972, they were operated as a City department. In 1972 the City entered into a five-year contract with the Vancouver Museum and Planetarium Association expiring December 31, 1977, for the operation of the museum/planetarium complex by the Association. The contract or lease essentially provided for the complete operation of the complex by the Association, with the City providing an operating grant each year based on a formula that recognized inflation in wage and salary costs.

The costs to the City each year have been as follows:

	Exp.	Rev.	Cost to City	
1967	205,881	21,907	183,974	Old Museum
1968	639,594	70,620	568,974	New Museum-Sept/68
1969	793,338	217,099	576,239	Startup costs,
1970	916,236	202,365	713,871	providing exhibits
1971	870,965	187,623	683,342	
1972	684,321	198,322	485,999	6 week strike by civic staff
1973	577,770	-	577,770	
1974	637,100	-	637,100	Present 5-year
1975	768,767	-	768,767	Agreement
1976	837,814	-	837,814	
1977	861,175	-	861,175	

Representatives of the Vancouver Museum and Planetarium Association and of the City have met on several occasions to negotiate a new agreement. This report seeks to provide information to Council on these negotiations, recommends certain revisions, and asks Council's guidance on a major area of disagreement dealing with the level of City support to the Museum over the next five years.

2. APPROACHES TO SENIOR GOVERNMENTS

Both sides recognize that the Museum provides services well outside the City limits, and agreed that it is appropriate to seek funding from the Provincial and Federal Governments. These approaches have been entirely unsuccessful. Both levels of government have made and will make contributions towards capital costs and special programming, but not towards the basic operating costs which they consider the City's responsibility.

3. SCHOOL PROGRAMS

There is a very large use of the complex by schools, both in Vancouver and outside of Vancouver. It is the opinion of your officials that the School Boards outside of Vancouver, who are using the complex for instructional purposes, are not paying their fair share of the cost. This needs to be vigorously pursued

by the Association with those specific School Boards and the Provincial Department of Education, as it is not reasonable for Vancouver taxpayers to subsidize school children from other municipalities. I recommend that the new agreement assume higher contributions for use by schools outside the City.

4. REVISIONS TO THE AGREEMENT WITH THE EXCEPTION OF LEVEL OF FUNDING

A. Major Replacement Costs

The Association is concerned that the City might hold the Association responsible for the cost of major replacement items in the future. The present agreement is quiet on this matter, presumably because it was not anticipated that major replacement items would be a problem in the first five years. However, the Association can see the need for major replacements within the next five year period and wishes to be relieved of this responsibility. Your officials recommend this change in that the City grant funding to the Association certainly does not contemplate the Association being responsible for major expenditures and the other souces of funds that the Association has are not sufficient to deal with these.

In the Association's letter dated October 13th, 1977, the Association indicates that in their opinion the following major replacement items will occur:

1978	Carpet and planetarium seats	$100,000
1979	Control system	150,000
1982	Projector	400,000 - $800,000

B. Responsibility for Ordinary Maintenance

The Association essentially wishes to be relieved of the normal grounds maintenance and building maintenance functions for the complex and would prefer to see the appropriate City departments take over these functions. Your officials feel that some change is appropriate in this area, providing the appropriate cost adjustments are made to the grant funding to the Association. The Association has structured its request for future grants in such a manner that it separates the maintenance functions and requests that the City assume them. Your officials are not necessarily in agreement with this, in that lessees are normally responsible for performing the maintenance function. This item is subject to further discussion but it is not anticipated to present a major problem.

C. Insurance on Artifacts

Under the existing agreement the Association is required to insure the artifacts and to pay any deductible related to that insurance should there by a loss. The Association wishes to be relieved of this and raises the question for Council consideration as to whether or not Council would be willing to not insure the artifacts at all, on the basis that they are in most cases not replaceable. Council should consider this item.

D. Auditors' Comments

The Internal Auditor has reviewed the workings of the agreement and the statements submitted to the City and has requested changes in the agreement to cover the following:

1. Since the finances of the complex appear to rest entirely on the City, plus admission revenues, plus some grants from other sources, the Association

should not operate the complex such as to produce an unfunded deficit. If they can operate at a deficit then it would certainly appear to open the City to a potential liability.

Therefore, if the Association finishes an operating year with a deficit, they should be required under the agreement to fund that deficit from their own sources, then reclaim it in the following year by including it as a budget item in that years balanced budget. The Association is, in total, realizing a profit on its operations of this complex, which profit appears to be going back into capital improvements. Any uses of operating profits should be either to assist the following years operating budget, or, if it is desired to use them for capital purposes, this should require City Council approval.

2. The financial statements for the complex for 1976 were arrived at by consultation between the City's internal auditors and the Association's auditors. The agreement should be clear that the financial statements should be to the reasonable satisfaction of the City's Director of Finance (as they were for 1976).

3. Our information is that the Vancouver Museum and Planetarium Association has apparently instituted different salary schedules and fringe benefits for their management group, whereas the City maintains the same pattern for both unionized and excluded staff. This could cause the City problems if the operation of the complex reverted to the City and the agreement should therefore be modified to require that the Association follow the same pay and benefit rules and procedures that the City uses, for both unionized staff and the management group.

I recommend that the changes requested by the auditor be incorporated in the new lease.

5. FUNDING REVISIONS

There are 3 possibilities:

A. Continue the status quo

A new agreement could be drawn up on the same basis as the old one, continuing the City's support at the level of $861,175 in 1977 dollars, i.e. revising the amount each year only by the amount of inflation of wages.

B. Increased level of support

The Vancouver Museum and Planetarium Association has requested a higher level of support, and is of the opinion that the complex is operating currently at a marginal level. The Vancouver Museum and Planetarium Association requests that they be supported by a cultural grant for the two museums and the planetarium in the amount of $659,175, this amount to be increased annually by an amount equal to the general salary increases granted to City employees under any contracts signed with the Municipal and Regional Employees Union subsequent to December 31, 1977.

They further request that the maintenance costs of the complex, of approximately $290,000, be absorbed by appropriate City departments. These two amounts total $950,000 in 1977 dollars, comparied to the existing 1977 grant of $861,000.

C. Reduction of support

If Council wishes to reduce the level of support, the following factors should be considered:

1. As a result of more vigorous management, the complex is generating more revenues and can be expected to become more self supporting with time. In 1976, they had an operating surplus of $110,000, which they applied towards capital costs of renovations.

2. Higher payments should be sought from schools outside the City to ensure they pay their fair share of operating costs, as outlined earlier.

3. Economies could be effected in several ways including closing down one day per week as is done in many other museums. The Vancouver Museum and Planetarium Association claim such closure would save only $12,000 p.a., but your officials are not yet convinced of this.

If Council wishes to make such reductions, I recommend that it be in the form of a phased program over the next five years, as follows:

1978:	$ 861,000	(same as in 1977)
1979:	817,950	(down 5%)
1980:	774,900	(down 10%)
1981:	731,850	(down 15%)
1982:	688,800	(down 20%)

The Vancouver Museum and Planetarium Association would then have to absorb from other revenues and economies not only the annual inflation of salaries (est. 4% in 1978) but also the subsequent reduction in City grants. More drastic or less drastic phasing out could also be considered.

The Vancouver Museum and Planetarium Association submit that it would be very difficult to replace a decrease in the City grant and in point of fact the Association might not be willing to continue to operate the facility if the grant was decreased.

The Association feels that a "drastic" cut would remove associate museum status and cut Federal grants. They feel that the museum operation probably would not be viable.

If the Vancouver Museum and Planetarium Association were to withdraw from operation, the City has the choice of operating the complex itself or of closing it down.

a) Return to City operation would not reduce operating costs for a given level of service. It would enable the City to impose a reduced level of service if it so wishes and to impose higher fees for out of City schools. On the other hand, the City might lose the annual contributions from the Vancouver Museum and Planetarium Association and some private individuals of both money and time.

b) Closing down the complex is a theoretical alternative that would require further study if Council wishes to explore it.
   - Alternate uses would have to be sought
   - There are implications for the archives function
   - The St. Roch facility would have to be kept open but this is almost entirely at the cost to the federal government
   - There is no apparent legal requirement to keep the Planetarium open, despite the grants towards its construction
   - The Vancouver Museum and Planetarium Association has apparently leased the restaurant well beyond the expiration of the City's lease to the Vancouver Museum and Planetarium Association, on December 31, 1977.

The choice between various levels of support described in (A), (B) and (C) above is left to Council's consideration

6. CONCLUSIONS

It is recommended that a new lease with the Vancouver Museum and Planetarium Association include the following provisions:

A) Vancouver Museum and Planetarium Association to be required to charge fees to out of City schools and other outside groups to recover appropriate proportion of costs.

B) City to assume responsibility for major capital replacement.

C) Recommendations of the auditor outlined in section 4D.

The following points are submitted for Council's CONSIDERATION:

D) Abandoning the requirement to insure the artifacts or holding the Vancouver Museum and Planetarium Association responsible for any portion of loss of any artifacts.

E) The level of funding to be incorporated in a new agreement, whether it should be
- on the same basis as in the present contract
- increased, as requested by the Vancouver Museum and Planetarium Association, or
- decreased.

In the latter case, Council could consider a phasing formula as described in section 5C.

The City Manager RECOMMENDS (A), (B) and (C) above and submits for CONSIDERATION (D) and (E).

REQUEST FOR DEFERMENT

The report has been discussed with the Director of the Museum. On behalf of the Board of the Vancouver Museum and Planetarium Association, he requests that Council defer consideration of this report to a special meeting of Council with the Association, and they suggest that this might be held on Thursday, Jan. 5, at 1:30 p.m.

If Council agrees with this request, the City Manager RECOMMENDS that the present agreement between the City and the Association be extended for two months, to Feb. 28, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 737

C

MANAGER'S REPORT

DEC 8 1977

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave Three

CLASSIFICATION: Recommendation

The Director of Planning reports as follows:

"The purpose of this report is to propose amendments to Council's Resolutions of June 24th 1976 concerning the Conditions and Standards of Development for Enclave Three, Champlain Heights.

BACKGROUND

Development Permit Application #78992 has been filed by L. Laidlaw Architects, for United Properties Ltd., to construct 43 townhouse dwellings on Champlain Heights, Enclave Three (Lot 10, Parcel A, D.L. 335 Group 1, Plan 14593).

Enclave Three is an irregularly shaped parcel totalling 5.77 acres located on the west side of Boundary Road, south of Arbour Street and north of Rumble. (See map Appendix 'A')

The proposed development is for a strata title project, consisting of 43 townhouses, related streets, interior walkways and common areas. Four typical two/one storey dwellings are indicated, consisting of two or three bedrooms, with or without a den. The dwelling units are located on the sites so as to provide direct access into rear yards which face onto either common playground areas or buffer set-back areas.

At a Public Hearing held on June 24th, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law No. 4986 was enacted by Council in an open meeting on July 13th 1976. The specified conditions of Development are as follows;

Permitted Uses:	Townhouses and two family semi-detached dwellings and customary ancillary uses including off-street parking.
Development Concept:	Townhouses and two-family semi-detached dwellings having similar appearance to single family detached dwellings.
Floor Space Ratio:	Shall not exceed .35.
Density:	Shall not exceed 7.5 units per acre.
Height:	Shall not exceed two storeys plus basement nor 28' above average finished grade.
Off-Street Parking	Two off-street parking spaces shall be provided for each dwelling unit.
Site Coverage:	33%
Building setback requirement from major roads:	To be not less than 69ft. from building line along Boundary Road.

/.....

DEVELOPMENT PERMIT APPLICATION

The Director of Planning, after receiving advice from the Project Manager, the Development Permit Staff Committee and the Urban Design Panel, has approved this development permit application for the construction of 43 townhouse dwellings, subject to a number of conditions, including that prior to issuance of the development permit, a report be submitted to Council to amend:

(a) the maximum site coverage to permit 36% in lieu of the previously approved 33%.

(b) a reduction in the 69'0" setback along Boundary Road.

The proposed development can meet all the conditions of development, as resolved by City Council, with the exception of;

		Permitted or Required (per resolution of Council dated 24th June, 1976)	Proposed
(a)	Site Coverage	33%	36%
(b)	Boundary Road Setback	69ft.* (minimum)	55 - 69 feet*

With respect to the above conditions of development, it is noted that:

(a) The additional site coverage is felt to be a reasonable increase. Various groups that have reviewed the plans have commented positively on the overall layout and design. A 3% increase in the site coverage is not felt to be particularly significant in view of the fact that the development is under the allowable floor space ratio (.35 permitted .31 proposed).

(b) Provision of adequate noise abatement treatment can compensate for the proposed reduction in setback (varying from 55' to 69') from the easterly property boundary and thereby conform to the intent of the original 69' setback requirement.

The Champlain Heights Project Manager concurs with the recommendations contained in this report.

RECOMMENDATIONS

It is therefore recommended:

A. THAT the maximum site coverage figure for Enclave Three be increased from 33% to 36% in lieu thereof;

B. THAT the minimum buffer setback area from the easterly property boundary of Enclave Three be reduced in some areas from 69 feet to 55 feet with provision of adequate noise abatement treatment to compensate for the proposed reduction in the buffer strip.

* Measured to easterly property boundary which is 11ft. from the ultimate curb, thereby providing a 66 - 80 ft. setback from the curb.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 731

D

MANAGER'S REPORT

December 8, 1977

TO: Vancouver City Council

SUBJECT: Request from Daon Development to Alter the Unit Mix Requirement for Market Housing Development - Langara Development

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"A letter has been received from Mr. R.B. Biely, Project Manager for Daon's Langara Development, requesting that the suite mix requirement for Lot 1, Block 1165, D.L. 526, Plan 16033, be altered. The existing suite mix requirement for market housing established by resolution of Council on November 30, 1976 is as follows:

> Not more than 25% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

The request from Daon Development Corporation is to alter this requirement to permit the following suite mix:

1 bedroom	15%	or	13 suites
1 bedroom and den	15%	or	13 suites
2 bedrooms	20%	or	18 suites
2 bedroom and den	20%	or	18 suites
3 bedroom	30%	or	26 suites

BACKGROUND

On April 15, 1975, City Council gave the required three readings to an amending By-Law which rezoned a portion of the Langara Golf Course from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. Along with the regulations detailed in the CD-1 By-Law, a number of conditions were established by Council resolution on May 27, 1975. One such condition established for the market housing site within the larger CD-1 area was the following:

> Not more than 20% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

When the first proposal call was issued in July 1975, Lot 3 was identified for market housing and Lot 1, immediately to the north, was offered to the Provincial Government for co-operative housing. (See Appendix A). When no bids were received, and the Provincial Government declined the offer for Lot 1 due to a lack of funds, a variety of meetings were held with prospective developers to determine more appropriate parameters for a revised proposal call. In October 1975 a second proposal call was issued with both Lots 1 and 3 identified for market housing. When no bids were received, the Mayor contacted several developers and a bid from Daon Development Corporation for development of market housing on both Lots 1 and 3 was approved by Council on March 23,1976.

During the subsequent processing of the development permit application for Lot 3, Daon requested an alteration of the suite mix requirement to permit 28% of the total units to be developed with 2 bedrooms. Following a report by the Director of Planning, Council amended the existing resolution on November 30, 1976 to read as follows:

> Not more than 25% of the total number of dwelling units shall contain 2 bedrooms and the remaining units shall contain 3 or more bedrooms.

Revised drawings were subsequently prepared by the applicant and Development Permit No. 74462 was approved on December 13, 1976.

PROPOSED AMENDMENT

The proposed amendment to the suite mix requirement represents a significant shift from the current provisions. Daon Development Corporation submitted a bid on the basis of the suite mix requirements and other regulations controlling development. Everyone's understanding of the housing market has shifted since March 1976 when the bid was approved. Because of this,consideration can be given to a limited amendment to the suite mix.

If the dens were suitably designed to permit easy conversion into a functional third bedroom, support could be given to two bedroom and den units provided that a minimum of 75% of all units contained 3 bedrooms or 2 bedrooms plus den. Similarly, support could be given to units containing 1 bedroom plus den in lieu of the full requirement for 2 bedroom units. Revisions of this nature would compare with Daon's request as illustrated in the following table:

CURRENT REQUIREMENT

MAX. 25% 2 bedroom
MIN. 75% 3 or more bedrooms

RECOMMENDED AMENDMENT

MAX. 25% 2 bedroom or 1 bedroom plus den*
MIN. 75% 3 bedroom or 2 bedroom plus den*

* provided den appropriately designed to permit easy conversion into a functional extra bedroom.

DAON'S REQUEST

15% 1 bedroom	MAX. 50% 2 bdrm. or 1 bdrm. + den
35% 2 bedroom or 1 bedroom plus den =	or 1 bdrm.
50% 3 bedroom or 2 bedroom plus den	MIN. 50% 3 bdrm. or 2 bdrm. + den

The significant alteration to the suite mix requested by Daon cannot be supported in light of the current requirement which formed a basis for their original bid and is incorporated into the interim agreement for sale of the lands. To alter this requirement might further result in criticism from the development sector at large, based on the claim that the ground rules for proposal call were altered after a bid had been accepted.

A greater concern lies with the fact that the original intent behind development of Lot 1 was the provision of a mixture of housing types with emphasis on family oriented housing, because of the special characteristics of this area of the City. While it may be true that the mix requested by Daon may be the optimum one regarding their own aims for marketability and financial return, as seen by the demand generated by their current development characteristics, there is the broader question of public objectives and need which has to be a concern of Council. The agreement to be flexible in interpreting the previous Council guidelines to permit the 3 or more bedrooms to be built as expensive 2 bedroom and den is as much as the Director of Planning could support. It should be remembered that the land cost per unit in this development at the time of sale was about $18,000 per unit.

A City goal is to obtain family accommodation, and the acceptance of the bid for Daon was based on this goal. The Planning Department has not been able to undertake an economic investigation into this matter but believes the development of 3 bedroom housing in a more modest manner should be encouraged.

Recommendation: The Director of Planning recommends the following:

A. That the requested amendment to the suite mix requirement established by Council on November 30, 1976 be not approved.

B. That consideration be given to an amendment to the suite mix requirement whereby not more than 25% of the total number of dwelling units shall contain 2 bedrooms or 1 bedroom plus a den and the remaining units shall contain 2 bedrooms plus a den or 3 or more bedrooms, the den in both instances to be so designed to permit easy conversion into a functional, additional bedroom."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved, noting that the property was sold on the basis of the proposed unit mix, and it would be desirable to maintain the credibility of our procedures for marketing land.

FOR COUNCIL ACTION SEE PAGE(S) 738

E

MANAGER'S REPORT

DATE December 8, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: Liquor Permit Application: 1-7 Alexander Street

CLASSIFICATION: CONSIDERATION

APPLICANT: Mr. M. D. Darragh
for "The Swiss Village Restaurant"

The Director of Planning reports as follows:

'The above noted Development Permit Application has been filed to use a portion of the basement of the existing building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the north-east corner of Alexander and Carrall Streets in the Downtown District (D.D.).

The proposed holding bar development will provide an assembly area of approximately 440 sq. ft. (8% of the floor area of the restaurant). For Council's guidance the City Building Inspector has advised that having regard to the City Building By-law requirements the holding bar could accommodate approximately 68 people. Council should note, however, that the Provincial Liquor Control Act restricts the seating capacity of holding bars to 25% of the seating capacity of the dining area and a maximum of 50 persons.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council.'

Because of the timing of Committee and Council meetings over the Christmas period, the City Manager is submitting this report direct to City Council for CONSIDERATION rather than as normally done through the Community Services Committee.

FOR COUNCIL ACTION SEE PAGE(S) 738

F

MANAGER'S REPORT

December 9, 1977

TO: VANCOUVER CITY COUNCIL

SUBJECT: REQUEST TO RESUME OPERATING RESPONSIBILITY FOR TAYLOR MANOR

CLASSIFICATION: Information

The Medical Health Officer reports as follows:

"Taylor Manor provides intermediate care for 58 persons, using 21 full time and 7 casual staff. The current budget is approximately $550,000 per year. The facility is owned by the City of Vancouver and was operated by the City up to 1974, when the Vancouver Resources Board agreed to rent the building from the City and operate it. Since 1974, they have carried out substantial renovations.

On November 25, 1977, Mr. R. K. Butler, Executive Director of the Vancouver Resources Board, requested the City of Vancouver to undertake the direct responsibility for the operation of Taylor Manor as of January 1, 1978. This request is a result of the Ministry of Human Resources ceasing their involvement in Long Term Care. There will be no facilities operated directly by the Provincial Government within the City of Vancouver, under the new Long Term Care program.

The Deputy Director and Medical Health Officer have discussed a possible basis for transfer of operating responsibilities with representatives of the Provincial Government.

Subsequently, the Provincial Government, by letter of December 8, 1977, indicated their willingness to accept financial responsibility for an approved budget which would include the following:

1) Rent for the premises at rates to be negotiated.

2) Supportable administration costs for staff services (e.g. personnel, payroll, accounting, supervision from Properties, etc.)

3) The provision for major repairs, either as a capital expense when required, or as an operating item in each year's budget.

The per diem rate structure which will be established in the annually negotiated contract will provide a rate for vacant beds, so that the City is not accepting the risk of a deficit as a result of unpredicted vacancies.

The employees in Taylor Manor are represented by the VMREU. While these positions prior to 1974 were classified in accordance with the City's classification and pay plan, there now appear to be some salaries which are higher than that paid for comparable work in the City. It would be necessary to negotiate a mechanism with the Union for establishing consistency with the City's overall classification and pay plan. The facility will be administered by the Properties Division of the Finance Department if this report is approved. No monetary benefit will accrue to the City for the acceptance of this responsibility, but it will simplify some aspects of administration of the Long Term Care program.

The Medical Health Officer recommends that the City agree to the request of the Ministry of Human Resources to assume operation of this facility, on the condition that a funding agreement satisfactory to the Director of Finance is negotiated as outlined in the report."

At this time, the City Manager submits the foregoing report for the INFORMATION of Council and wishes to advise that further information on the position of the VMREU with respect to the integration of Taylor Manor staff and a recommendation from the Manager will be presented to Council at this meeting.

FOR COUNCIL ACTION SEE PAGE(S) 739

MANAGER'S REPORT

Date: December 6, 1977

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Spur Track Crossing and Easement Agreement
Stewart and Rogers Streets, North of Powell

The Supervisor of Properties and the City Engineer report as follows:

"On April 19, 1977, City Council approved a recommendation of the City Engineer to allow United Grain Growers Limited to cross Stewart and Rogers Streets with a spur track to serve their property.

United Grain Growers Ltd. erred in their application to cross Stewart Street in that the area assumed to be Stewart Street has never been dedicated as a street and still remains as Lot 1, Block 1 of Subdivision "A", D.L. 182, Plan 11111.

Council approval was granted on the basis of information contained in the April 15, 1977 report and since a portion of the track is on City property, a separate agreement will have to be arranged with United Grain Growers in the form of an easement.

Therefore, it is recommended that:

a) The application be approved subject to the conditions set out in an easement agreement satisfactory to the Director of Legal Services.

b) A nominal annual rental rate be charged."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 739

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 1, 1977

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 1, 1977, in the No. 3 Committee Room, Third Floor, City Hall at approximately 11:00 a.m.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT: Alderman Ford
Alderman Harcourt
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:

Departmental Reviews - Planning Department

This meeting was the fourth in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 4, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by City Council on August 23, 1977.

The report of the Planning Department (copy on file in the City Clerk's Office) outlines objectives of the review, general introduction, planning in the City of Vancouver, description of department, department recommendations and Consultant's observations and recommendations. The appendices include departmental organization, departmental functions, chart - net budget by organizational unit and function, general information and discussion of departmental priorities. The report also includes recommended actions if the departmental budget were increased or decreased by 5%.

The Director of Planning led the Committee through the report including the Planning Department's intentions and recommendations which are as follows:

" 1. Department's Intentions

As a result of this review, and noting the five objectives determined by Council, the Planning Department intends to proceed with the actions listed below. The appropriate references in Appendix B*are shown in parentheses below each item.

1) Assist the Vancouver City Planning Commission in bringing forward a work program to be undertaken in conjunction with City staff resources which encourages public participation in defining goals for the City of Vancouver. (Appendix B, page 10)

*(Appendix B on file in the City Clerk's Office)

continued.....

Departmental Reviews -
Planning Department (Cont'd)

2) Move the emphasis of planning work in the Central Area Division away from development control and day-to-day work towards a broader planning program for the whole Central Area. In reporting on this, the Director of Planning will indicate how certain development control functions could be relocated to the Zoning Division. (Appendix B, page 23)

3) Report on a program for increasing the level of Area Planning service so that all sections of the City obtain a better level of service than at present at a level conducive to reporting on the planning problems existing in these areas. (Appendix B, page 23)

(Further display material on this matter will be available during the discussion of this report)

4) Report on the possibility of maintaining a number of qualified and trained staff now operating as temporary employees in the Neighbourhood Improvement Program, as a permanent core group to give continuity and direction to N.I.P. and related programs. (Appendix B, page 23)

5) Continue to be involved in the implementation of specific projects for specialized programs such as the Neighbourhood Improvement and Residential Rehabilitation Assistance Program. (Appendix B, page 29)

6) Report further on a program which will record and monitor development activities in the City which are part of the development control process. This would include subdivisions, rezonings, development permits and sign permits. (Appendix B, page 35).

7) Request the Personnel Services Department to investigate staff development opportunities and programs for Planning staff. (Appendix B, page 40)

8) Report further in conjunction with the Director of Permits and Licences and the Director of Personnel Services on the establishment of a regular training program to continually inform all related staff on the various control procedures and by-laws and amendments to them. (Appendix B, page 35)

9) Report further to Council in conjunction with the Director of Permits and Licences on the desirability of reinforcing the by-law enforcement procedures in the City. (Appendix B, page 35)

2. Department's Recommendations

The recommendations which follow are what are considered to be the most important recommendations arising out of the analysis of departmental functions contained in Appendix B. They are set out in the same sequence as the analyses and the appropriate references to Appendix B are shown in parentheses below each recommendation.

continued.....

Departmental Reviews -
Planning Department (Cont'd)

The Director of Planning recommends that:

1) Council give higher priority within the City organization for the development of a readily accessible management information system commencing with the integration of already available data into automated storage so that it can be readily utilized and the City Manager be requested to coordinate a report to Council on implementation. (Appendix B, page 6)

2) Council endorse the work of developing a better understanding of the City or the Director of Planning report back on an alternate program for inclusion in the 1978 work program. (Appendix B, page 6)

3) Council investigate the appropriate role of corporate and overall planning in the City, and determine how it could be better identified within the City organization or the City Manager be requested to report further on the matter. (Appendix B, page 10)

4) Preparation of City goals, policies and budgets be more closely integrated. (Appendix B, page 10).

5) Council advise the Province and the Federal Government of the success of the RRAP Program and seek provincial assitance (as in Ontario and Alberta) and to obtain continuation and broadening of the program from the Federal Government. (Appendix B, page 23)

6) Council should increase staff resources to take advantage of all RRAP assistance and any broader program that could emerge in this area. (Appendix B, page 29)

7) Council advise the Provincial and Federal Governments of the success of the Neighbourhood Improvement Program and seek a continuation and broadening of this program from them.

8) The City continue with present levels of staff for the Neighbourhood Improvement Programs noting that staff decreases will be required at the termination of present programs. (Appendix B, page 29)

9) The City consider, in conjunction with senior levels of government, planning in advance for government "make work" programs such as Canada Works, LIP or PYEP in order to maximise the potential of these programs with reference to the City's own priorities. (Appendix B, page)

10) After current reviews of the development control process are completed, Council consider initiating an independent analysis of the development control procedures in the City to demonstrate the costs of administration and the time taken compared with the benefits obtained and the Director of Planning be asked to report on this matter at the appropriate time. (Appendix B, page 35)

11) That when dealing with management and union concerns the Manager be asked to negotiate for "flexible time" working arrangements for staff who are required to attend meetings outside normal hours. (Appendix B, page 38)

continued.....

Departmental Reviews -
Planning Department (Cont'd)

12) Council endorse the further development of the Planning Department's work and cost control system and that the Director of Planning be requested to report further on the matter. (Appendix B, page 40).

13) The Director of Planning report further (after discussion with senior levels of government to determine their possible participation bearing in mind that the study could produce information of value to many municipalities in Canada) on an investigation into methods of better identifying the costs and benefits of planning work at the municipal level. (Appendix B, page 40)

IF BUDGET REDUCTIONS ARE TO BE MADE, THEN THE DIRECTOR OF PLANNING RECOMMENDS:

14) Reductions up to 5% are made on the basis that the spread of work across functional areas be maintained as far as possible in the present proportions, and the Director of Planning report further on this matter.

15) If further reductions are to be made that they be considered in the following order in relation to the priority of the functions indicated:

1. Provide Assistance to OUtside Groups
2. Design Projects
   Implement Specific Projects
3. Plan the Whole City
4. Plan Areas of the City
5. Control Development
6. Develop Understanding

(Note that reductions in the function "Manage Internal Resources" would occur pro rata in relation to reductions in other functions.)

IF BUDGET INCREASES CAN BE CONSIDERED THEN THE DIRECTOR OF PLANNING RECOMMENDS:

16) That the following priority of functions be acknowledged:

1. Develop Understanding
2. Plan the Whole City
3. Plan Areas of the City
4. Design Projects
5. Provide Assistance to Outside Groups
6. Control Development "

The Director of Planning presented several drawings dealing with the Planning Department's operations and plans including a plan to decentralize the planning function in order to coordinate all of the various City services offered on a City wide basis.

The Consultant, Mr. Roger Chilton of Western Management Consultants, stated that the Planning Department has provided a thorough and complete analysis of their department and reiterated their comments included in the report that the City Manager and Council should be using the Annual Review that the Planning Department produces to evaluate the department. The Consultant stated that as a result of

continued.....

the review and the Planning Department's recommendations on corporate planning, it was felt there may be some deficiencies in this area and it would be appropriate to re-examine what is being done now, who has responsibility, how well it is being done, how appropriate and see if improvements can be made. The Consultant viewed corporate planning as an on-going process that covers all aspects of the City's operations and is an activity that could be done by City Management, senior staff and Council. The Consultant generally supported the Planning Department's recommendations but questioned the relationship of the Planning Department with the G.V.R.D. and Livable Region plan - the Finance Committee may wish to discuss level of input, importance to the City, etc. The Consultant's observations and recommendations included in the review are as follows:

"VI. CONSULTANTS OBSERVATIONS AND RECOMMENDATIONS

The Planning Department has provided a comprehensive description of the role of the Department and the functions that it performs. It has done a complete and thorough analysis of its operations and has provided a good discussion of Department priorities. It has also specifically identified areas where it would make budget reductions if required. In addition, the Department has identified a number of specific initiatives that it intends to take and a number of areas where it feels further action is required.

A. DEPARTMENTAL MANAGEMENT

Planning Department activities are difficult to manage and departmental effectiveness and performance is often difficult to evaluate. The Planning Department, through its Annual Review, has however taken initiatives to identify and obtain agreement on its role and objectives, and has utilized these in planning and managing its activities. Departmental management attempts to ensure that the Department's efforts are consistent with the City's needs and goals and that they mesh with the efforts and activities of the City Departments. The Department is also interested in further improving its management effectiveness and is working to develop improved management control and performance review systems.

B. DEPARTMENT GOALS, PRIORITIES AND PERFORMANCE

The Annual Review communicates the Department's objectives and work targets and seeks the input of Council and other departments in reviewing priorities and establishing its program. City Council and the City Manager should also use the Annual Review process to evaluate Planning Department performance.

The Planning Department's five goals are documented on Page 11 of the report. The Finance Committee may wish to take this opportunity to review these goals and advise the Department as to how well they feel these goals are being satisfied. A subjective assessment of Departmental achievements against these goals could assist the Department in preparing plans and work programs for the coming year.

continued.....

The report also indicates the priorities that it places on each of its functions on Page 16. Priorities within each functions are described in Appendix E. Members of the Finance Committee may also wish to assess whether or not the priorities defined by the Department are consistent with their views and provide the Planning Department with some guidance in this regard. A review of the distribution of expenditures on each function, relative to the function priorities may also be appropriate and helpful.

C. OVERALL CORPORATE PLANNING AND POLICY FORMULATION

The Planning Department has recommended that Council investigate the appropriate role of corporate and overall planning in the City, and determine how it could be better identified within the City organization. It has also recommended that the preparation of City goals, policies and budgets be more closely integrated. (Recommendations 3 and 4).

The recommendations and the concerns that they address are, in our view, extremely important and warrant further discussion and examination.

Although the City may not require an overall plan, it does require effective overall corporate planning and policy formulation mechanisms. There are indications that the City's current approach to overall corporate planning and policy formulation is deficient.

D. RESPONSIBILITY FOR OVERALL PLANNING AND POLICY FORMULATION

Overall corporate planning, or the ongoing process of establishing and reviewing objectives, policies and overall plans for the development and management of the City and the effective delivery of government services, is the single most important management function.

Responsibility for researching, analyzing and making policy recommendations on matters of city-wide concern reportedly resides primarily in the Planning Department. Also, the Vancouver City Planning Commission appears to have been given a mandate to generate, evaluate and define goals, policies and programs for the City of Vancouver and to make recommendations to Council in this regard. Other bodies involved in overall corporate planning and policy formulation include the Plan Review Committee, the Budget Review Committee, the Management Advisory Committee, the various committees of Council and the City Council itself. These committees, along with the City Manager's office, the Social Planning Department, and all other City departments to a varying extent are all involved in planning and decision making activities which influence or shape the objectives, policies and overall corporate plans of the City.

E. CONCERNS

The Planning Department points out that it is important for the City to continue to develop its co-ordinative policy formation techniques. The Plan Review Committee, which was established in early 1976, is an important, but underutilized process in this regard. It apparently has had a fairly low level of activity and a low priority relative to other City functions.

continued.....

Departmental Reviews -
Planning Department (Cont'd)

The Planning Department also points out that many policy initiatives affecting the overall "plan" for the City are generated by other departments independent of the Planning Department's Overall Planning activity and the Plan Review Committee. This frequently militates against the development of policy recommendations in an interconnected and co-ordinated manner.

The Planning Department is also not currently satisfied with its own performance in overall corporate planning activities or in its goal setting and policy planning activities in conjunction with the Vancouver City Planning Commission.

Although input from the public and outside expertise can be helpful, overall corporate planning and policy formulation must involve both the elected and senior administrative officials and should not be treated as an appendage to City management. It involves a consideration of land use, transportation, social, financial, engineering, manpower and other City management concerns; the activities and plans of all City departments; and the plans, policies and initiatives of other organizations, agencies and levels of government. These must all be taken into account in overall corporate planning and decision making.

The current departmental reviews should provide both City management and City Council with a better definition and understanding of individual department functions and objectives. This hopefully will lead to improved management decision making within each department.

It is also important, however, that the plans and activities of individual City departments be co-ordinated in a way which ensures that they contribute collectively towards achieving overall City objectives. Further development of the City's management review and planning processes should also take this critically important concern into consideration. With these concerns in mind, we recommend:

1. That the effectiveness of current overall corporate planning and policy formulation processes be reviewed, including the role of the Vancouver City Planning Commission, and,
2. That Council and key Department Heads conduct a workshop or study session to review current planning and policy formulation mechanisms and assess the kind of initiatives that might be taken to develop more effective overall corporate planning in the City.

F. GVRD LIVEABLE REGION PLAN

The Planning Department reports that the evaluation and implementation of the City's role within the context of the GVRD's Liveable Region Program, has been bedevilled by rapidly shifting public and political sentiments towards that program. The City makes a significant contribution to the GVRD and is a major consideration in GVRD planning efforts. This situation and the emphasis that should be placed on the Planning Department's efforts in this regard may be an issue that should be addressed by the Finance Committee.

continued.....

G. PLANNING DEPARTMENT RECOMMENDATIONS

1. Develop Understanding of the City

The Planning Department feels its most important function is to develop a common understanding of the City. Although the Department suggests that there is a lack of an outgoing attitude on the part of City Hall in this regard, it has not identified any specific additional initiatives that it feels should be taken. The Director of Planning should be requested to report back on the scope of the program that the Department proposes with respect to this function.

2. Computerized Information Systems

The Planning Department has recommended that the City place a high priority on the development of a co-ordinated management information system. This system would computerize administrative data currently available and make it readily accessible to planners and decision makers for planning purposes. The subject of computerized management information systems is currently under review by the Finance Department who will be submitting a report and proposal to Council on this subject within the next few months.

3. RRAP and NIP Programs

These programs provide a high return in terms of the benefits which accrue to the City relative to the overall level of investment involved. It seems sensible, therefore, to take full advantage of these and similar programs.

4. Other Recommendations

We support the Planning Department's recommendations and intentions with respect to initiating an independent analysis of development control procedures, developing the Department's work and cost control systems and investigating methods of better identifying the costs and benefits of planning work at the municipal level. (Recommendations 10, 12 and 13.) Recommendation 9 suggests that the City should plan in advance for government work programs. The Planning Department does not indicate how this might be done or who should do it. This may become apparent following a review of current overall corporate planning responsibilities and mechanisms. "

The Committee members discussed the report and concern was expressed over the plan to decentralize the planning function. It was felt this would increase costs with permanent site offices being established in various parts of the City. It was suggested, however, that efficiencies could be achieved if the functions performed by various Civic departments were linked into the Planning functions.

The Committee discussed overtime costs of an estimated 400 public meetings annually with three or four staff members in attendance at each meeting. The Director of Planning suggested in the review that flex time be investigated for staff who are required to attend such meetings outside of normal working hours. It was suggested that more information should be obtained on costs, number of evening meetings, compensating time taken, etc.

continued.....

Departmental Reviews -
Planning Department (Cont'd)

Other points that the Committee discussed were:

the difficulty of the community in understanding overall planning and how this might be improved

a central library on Civic Matters located in the City Hall

the uncertainty of RRAP and NIP programmes being approved for funding by the Provincial and Federal Governments

corporate planning

control functions

Following further discussion, it was agreed it would be premature to make any decisions on the recommendations at this time in view of the fact that the City is pressing both the Federal and Provincial Governments for the continuation of the NIP and RRAP programmes, and further information is required on some of the points discussed. It was

RECOMMENDED

THAT the report be received pending a further review by the Mayor, City Manager and the Consultants and report back to the Committee.

The meeting adjourned at approximately 1:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 739

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 1, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 1, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee of Thursday, November 17, 1977, were adopted as circulated.

INFORMATION

1. Request for Surplus City Furniture and Equipment - Vancouver Women's Health Collective

Under procedures and guidelines adopted by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request (copy circulated) from the Vancouver Women's Health Collective for surplus City furniture and equipment valued at $1,045.00 and sale was recommended by the Director of Social Planning to the organization for $111.81.

Following brief consideration, it was

RESOLVED

THAT the request of the Vancouver Women's Health Collective for surplus City furniture and equipment valued at $1,045.00 be approved and the furniture and equipment be sold to the organization for $111.81.

RECOMMENDATION

2. Delegation from Kitsilano Tenants Association Re 2020 Vine Street

The Chairman had agreed to hear a delegation from the Kitsilano Tenants Association regarding renovations under the R.R.A.P. program to a 10-suite apartment building at 2020 Vine Street.

Distributed to members of the Committee prior to the meeting were copies of a submission (Appendix A) from the Association (copy circulated).

Continued . . . .

Clause No. 2 Continued

A number of persons appearing as the Kitsilano Tenants Association and tenants from 2020 Vine Street, along with Mr. George Yen of Yen Hoy Enterprises, owners of the building, appeared before the Committee on this matter.

Mr. Paul Lawrence, speaking for the tenants association, read a brief to the meeting, copies of which were distributed (on file in City Clerk's office).

In the brief, the association urged that the Committee contact the office of the Rentalsman to have tenant termination notices deferred. The brief further suggested that R.R.A.P. funds may be being abused, in that rental housing for low income persons is being renovated to a much higher standard and consequently rents are increased beyond the means of the tenants who are then forced to vacate.

During discussion, it was noted that notices given to the tenants to vacate the premises specify that the reason for the notice to vacate was because of Fire Marshal's orders that the building be upgraded to City standards.

Mr. Yen indicated to the Committee that he gave the Fire Marshal's order as the reason for the termination notice following discussions with the office of the Rentalsman.

However, in response to questions by the Committee, Fire Warden Capt. Bayntun advised that the required renovations to bring this building up to the City Building By-law specifications are not as extensive as to require the tenants to vacate the building.

The Committee noted that the owner proposes renovation work under the R.R.A.P. program which is more extensive than that required to meet the City Building By-law and concern was expressed that building owners may be using the R.R.A.P. program to upgrade their buildings to a much higher level than absolutely necessary, thus displacing tenants who cannot afford the consequent higher rents.

The Committee suggested that the tenants should seek a hearing with the office of the Rentalsman regarding whether the Fire Marshal's order is sufficient grounds for the notice of termination.

Following discussion, it was

RECOMMENDED

A. THAT the Chairman of the Community Services Committee be authorized to attend the hearing by the office of the Rentalsman regarding the notices of termination issued to tenants of 2020 Vine Street.

B. THAT the City's R.R.A.P. staff, in consultation with officials of Central Mortgage & Housing Corporation, prepare a report on the implications of R.R.A.P. fundings on low cost rental housing for the Community Services Committee as soon as possible.

(During discussion of the foregoing, Alderman Gerard requested the owner of 2020 Vine Street to extend the notice of termination to tenants of 2020 Vine Street for one month beyond December 31, 1977.)

Continued. . . .

3. Prostitution Report

City Council, at its meeting on November 1, 1977, when considering a memorandum dated October 28, 1977 (copy circulated) from the Mayor and after hearing delegations, passed the following motion:

"THAT the Chief Constable's report on prostitution in the West-End be referred to the Standing Committee on Community Services for consideration of the portions of the report which come within Council's jurisdiction, including other related matters such as juvenile problems, Granville Street Task Force and any proposed changes to the Criminal Code."

Appearing before the Committee on this matter was Police Supt. T. Herdman along with other representatives of the Police Department. Also in attendance were persons who appeared before Council as delegations on this matter.

The Committee had before it for consideration the report "Street Prostitution in Vancouver's West End" submitted by the Chief Constable, copies of which were distributed to members of Council earlier.

Supt. Herdman and other members of the Police Department reviewed for the Committee their report during which it was pointed out that uniformed police officers are unable to do their job in uniform in endeavouring to control prostitution.

The Police suggested that more appropriately worded laws are required in order that uniformed policemen can deal with the prostitution problem and the Committee's attention was directed by the police to the section in their report entitled "Frustrations, Concerns and Recommendations".

During discussion, the Committee was advised that approximately 40% of the pimps operating in the City of Vancouver are from outside Canada and it was noted from the Police report that a new Immigration Act presently before the Senate, and which is expected to become law in 1978, does not include the existing Section 5(E) which states "No person shall be permitted to enter Canada if he is a prostitute, homosexual, pimp or a person procuring prostitutes for the purpose of prostitution."

It was the feeling of the Committee that Section 5(E) should be retained in the Immigration Act and that the wording be amended to delete the reference to homosexuals.

The Committee also noted a recommendation contained in the Police report that the present Soliciting Section in the Criminal Code be changed to include "or loiters" and that this section would then read, "Every person who solicits any person or loiters in a public place for the purpose of prostitution, etc.".

The Committee expressed some concern that there could be difficulty in proving that a person was loitering for the purpose of prostitution.

The Committee also noted that the Police Department is suggesting reinstatement of the City's 1972 by-law that required landlords to report unattached juveniles on their premises.

Continued . . . .

Clause No. 3 Continued

The Committee noted the opinion expressed verbally by the Police representatives that court procedures do not seem to have much effect in controlling prostitution because existing law appears to be weak, and it was suggested that another avenue of approach to the entire problem of prostitution would be that City Council could consider suspending the business licenses of restaurants, cabarets, hotels or any other business where prostitution related offenses may be taking place.

Following discussion, it was

RECOMMENDED

A. THAT City Council request the Federal Government to retain the existing Section 5(E) of the Immigration Act and that it be reworded as follows:

"No person shall be permitted to enter Canada if he or she is a prostitute, pimp or a person procuring prostitutes for the purpose of prostitution."

B. THAT the Police Department be encouraged to bring to the attention of City Council, through the Community Services Committee, any restaurants, cabarets, rooming houses, hotels or any other business at which the Police Department suspects prostitution related offenses are taking place and that City Council consider suspending the business licenses of such premises.

C. THAT the Police recommendation that the present Soliciting Section in the Criminal Code be changed to include the words "or loiters" and the suggestion that the City reinstate the by-law which required landlords to report unattached juveniles on their premises, be referred to Crown Counsel for comment and referred back to the Community Services Committee.

4. Provincial Liquor Regulations - Meeting with General Manager

City Council, on November 8, 1977, when considering an application from the Princeton Hotel for an extension to the hours of operation for a new "pub" located within the hotel's existing beer parlour, and after hearing delegations in connection with this application, passed the following motion:

"THAT this whole matter be deferred until officials from the Liquor Control and Licensing Branch of the Provincial Government appear before the Community Services Committee as requested."

Appearing before the Committee this date were Mr. V. Woodland, General Manager of the Liquor Control & Licensing Branch, the Director of Permits & Licenses, and representatives from the B.C. Hotels Association, the Princeton Hotel and Local 40 of the Hotel, Restaurant & Culinary Employees & Bartenders Union.

The Chairman advised that Council had requested a meeting with Mr. Woodland as a result of an application by the Princeton Hotel to extend the operating hours of the "pub" located within the beer parlour from the present 11:00 P.M. closing time to 11:30 P.M., which would coincide with the operating hours of the beer parlour.

Continued . . . .

Clause No. 4 Continued

Mr. Woodland explained to the Committee that the "A" class liquor license, which is issued for the new type of "pub" located within hotel beer parlours, permits the serving of hard liquor and requires that food be served. He added that this "A" class license attracts a different type of clientele, in particular women who do not prefer to drink beer in a beer parlour. This has been the experience in neighbourhood pubs as well.

In response to a question by the Committee regarding the Liquor Control & Licensing Branch policy rejecting pre-clearance approval for neighbourhood pubs proposed on arterial streets, Mr. Woodland indicated that the Attorney-General's department is endeavouring to discourage drinking drivers and locating licensed premises near arterial streets is not compatible with this program.

Mr. Woodland was asked whether there is any restriction to prevent persons going into the new holding bars and having a drink without ordering any food from the adjacent restaurant and he replied that the holding bars, which can only be up to 25% of the floor area of restaurants, were instituted following pressure from restaurant operators who previously were not allowed to serve liquor without food.

The Committee again considered the application of the Princeton Hotel which, when first considered by the Committee on September 29, 1977, a motion to approve an extension of the operating hours for the pub was lost.

Concern was expressed by the Committee that if the City agrees to the request of the Princeton Hotel to extend the operating hours of the pub within its beer parlour, it would have to treat all other applications favourably.

A spokesman from the Princeton Hotel pointed out that by requiring the pub to close earlier than the beer parlour, the City would not be restricting consumption of alcohol because pub patrons would merely move into the beer parlour at 11:00 P.M.

A motion to approve an extension of the operating hours for the pub until 11:30 P.M. was made and was lost.

5. Request for Used City Vehicle - Grandview Free Store Workshop Society

The Committee had before it for consideration a Manager's report dated November 24, 1977 (copy circulated) in which the Director of Social Planning reported on the request of the Grandview Free Store Workshop Society for a used City vehicle to assist in the collection and distribution of used clothing, furniture and appliances to low income residents of East Vancouver.

In the report, the Director of Social Planning had recommended a grant of $600.00 to cover the acquisition of a used City vehicle.

Following brief discussion, it was

RECOMMENDED

THAT City Council approve a grant of $600.00 to the Grandview Free Store Workshop Society to cover the acquisition of the used City vehicle identified as SN 1180 and that this vehicle be transferred on an "as is where is" basis. The transfer and licensing fees to be borne by the Society.

The meeting adjourned at approximately 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 740

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

December 1, 1977

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, December 1, 1977, at 2:00 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK: M.L. Cross

RECOMMENDATIONS

1. Open Space East of Denman

The Committee considered a report of the City Manager dated November 24, 1977, (copy circulated) in which the Director of Planning provides information on the results of recent consultation with West End residents on the subject of open space east of Denman Street and recommends that consultation continue during 1978.

The report notes that some support has been expressed for the previous Traffic Scheme II, cancelled by Council in 1975, but no specific action is intended with respect to Traffic Scheme II without further report to the Standing Committee on Transportation.

RECOMMENDED

THAT the report of the City Manager dated November 24, 1977, be received, and that consultations with residents, the City Engineer, Director of Finance, Park Board and Fire Chief continue, to be followed by a further report in 1978.

2. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated November 21, 1977, forwarding a report of the Director of Planning of the same date (copies circulated) in response to Council's instructions of July 26, 1977, that the Director of Finance and the Director of Planning report before the end of the year regarding experience with the administration of RRAP in the 1976 N.I.P. areas; the desirability of the City assuming responsibility for RRAP administration in the 1974 and 1975 N.I.P. areas and the future staffing requirements for continued City RRAP administration.

With respect to RRAP in the 1976 N.I.P. areas (Riley Park and Grandview-Woodland), $281,000 in loan funds have been committed for rehabilitating 65 dwelling units. There are 310 applications pending.

RRAP administration to November 10, 1977, has cost the City $43,080. During the same period, City RRAP staff have earned $51,320 in agency fees. The present staff and structure is sufficient to deal with the current rate of applications. If the applications continue at the current rate, RRAP administration costs to the City will be recoverable. The City is committed to administer RRAP in the 1977 N.I.P. areas, Kensington and Kiwassa, and it is proposed to hire one RRAP Promoter and two RRAP Advisors for this purpose.

cont'd....

Clause No. 2 continued

RRAP for the 1974 N.I.P. areas (Kitsilano, Cedar Cottage, Mt. Pleasant) is currently administered by C.M.H.C. It is proposed that the City assume the administration for the 1974 N.I.P. areas.

RECOMMENDED

A. THAT the City expand the existing RRAP Agency Agreement with Central Mortgage and Housing Corporation to include the 1974 and 1975 N.I.P. areas subject to the satisfaction of the Director of Legal Services.

B. THAT the positions of RRAP Promoter be transferred from the Neighbourhood Improvement Program to RRAP Administration for the following N.I.P. areas:

Kitsilano	- terminating December 31, 1978
Cedar Cottage/Mt. Pleasant	- terminating December 31, 1978
Riley Park	- terminating April 30, 1981
Grandview-Woodland	- terminating April 30, 1981

C. THAT the position of RRAP Promoter in the Downtown Eastside N.I.P. area be terminated as of December 31, 1977.

D. THAT the following new positions be established:

Senior Clerk	- terminating April 30, 1981
Kensington Promoter	- terminating April 30, 1981
Kensington Advisors (2 positions)	- terminating April 30, 1981
Kitsilano Advisor	- terminating December 31, 1978
Cedar Cottage/ Mount Pleasant Advisor	- terminating December 31, 1978

and the Director of Personnel Services be instructed to classify these positions and submit his report to the City Manager for approval.

E. THAT the salaries and related administration costs totalling $165,726.00 as detailed in Appendix V of the Planning Department report dated November 21, 1977, be approved and be included in the Planning Department's RRAP Administration budget and that the purchase of equipment be approved in advance of the 1978 Budget.

F. THAT the Director of Planning be instructed to provide a status report on RRAP administration on a semi-annual basis.

G. THAT the Directors of Planning and Permits & Licenses be instructed to report back on the implications of the RRAP Program being extended to include hotels and rooming houses, during 1978, if and when the pending Legislation is in place.

H. THAT Central Mortgage and Housing Corporation be requested to review the current income and interest rates guidelines employed by the RRAP Program with a view to bringing them more in line with the current economic situation in Canada.

I. THAT Central Mortgage and Housing Corporation be requested to review the Agency Agreement fee structure now and annually thereafter, to ensure that increases in salary and other costs, including inflationary factors, incurred by the City are adequately covered.

3. Status of Rezoning Applications

Mr. R. Scobie, Zoning Administration Group Leader, presented to the Committee a revised format for reporting rezoning applications (on file in the City Clerk's Office).

Mr. Scobie advised that in the current format, applications are listed by date of submission. It is proposed that individual applications now be broken down and placed in various categories i.e. applications being processed, those for each Public Hearing date, those awaiting Public Hearing, those awaiting enactment and those which have been withdrawn or are being held for various reasons.

The Committee agreed that from this format it would be much easier to determine at a glance the number of applications in each stage of the processing.

RECOMMENDED

THAT the revised format for reporting rezoning applications to the Committee be approved.

INFORMATION

4. London Plane Trees

A member of the Committee enquired as to why this matter had not been included as an Agenda item.

The City Manager advised that the Provincial Government has decided that they will not be planting London Plane trees on the Provincial Government complex on Blocks 51/61/71 Downtown. There is no reason for the City to consider London Plane trees on its property adjacent to the complex. However, the Park Board feel there are other places in the City where London Plane trees would be appropriate. There will be an information report before the Committee when all discussions are finalized.

Alderman Gibson wished to have it recorded that London Plane trees are the most disease-free tree in the whole of London, and they are not as troublesome as has been reported. They require only a small amount of soil and normal rain water and have been planted over drains, sewers, etc., without any problems.

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The meeting adjourned at approximately 2:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 741

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

December 1, 1977

A meeting of the Standing Committee on Transportation was held on Thursday, December 1, 1977, at approximately 4:05 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK: J. Thomas

RECOMMENDATION:

Request for Transit Service:
Vancouver Museum/Planetarium and Archives Complex

The Committee had for consideration a Manager's Report dated November 21, 1977, (circulated) in which the City Engineer reported on requests for a bus service to serve the Vancouver Museum/ Planetarium and Archives Complex at Vanier Park.

Requests had been received from the Director of the Vancouver Museum and Planetarium Association, the Vancouver Council of Women, Vancouver Historical Society, Primrose Conservative Club, as well as individual citizens. Representatives of the Museum and Planetarium Association, Council of Women, and B.C. Hydro were present and participated in the discussion.

The City Engineer reported City officials had studied the bus service proposals with B.C. Hydro staff, but although it was known the complex attracted over 750,000 visitors annually, a bus service could not be justified because there was insufficient information reflecting event schedules and resultant travel behaviour. To overcome this deficiency it was proposed a survey be conducted in conjunction with the Vancouver Museum and Planetarium Association and B.C. Hydro involving the determination of the number of persons attending events at the Museum/Planetarium during a two-month period commencing in March/April, 1978, and projecting the data over a 12-month period. As part of the survey, questionnaires would be distributed requesting information on means of transportation, suitability of transit if bus service were provided, and other pertinent travel behaviour data.

It was indicated in the report that if a bus service was found to be necessary and B.C. Hydro concurred, street improvements would be required on the potential bus route. Two such routes might possibly be: an extension of the existing bus service from Cornwall Avenue via Cypress, Greer and Chestnut; or an expansion of a future False Creek bus service into the Vanier Park complex. In the long term Vanier Park could possibly provide the western terminus for the proposed rail link connecting False Creek, the Central Waterfront, and Stanley Park.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, and Mr. V. Sharman, Manager, Planning and Scheduling, B.C. Hydro, reviewed aspects of the report with the Committee.

Mr. C.W. Tosdevin, Executive Director, Vancouver Museum and Planetarium Association, indicated the Association's willingness to participate in the survey and cost share the project on the basis of one-third each to be contributed by the City, Hydro and Association. Mr. Tosdevin felt the total of 750,000 visitors noted in the report was a conservative estimate. Between 950,000 - 1 million visitors visited the complex this year and the figures were increasing every year.

Cont'd . . .

Request for Transit Service:
Vancouver Museum/Planetarium and Archives Complex

Mrs. E. Armstrong spoke for the Community Music School, which is also located in the Vanier Park complex, and stressed the need for a bus service for the 1,400 students who attended the school up to three times a week.

Mrs. Theresa Galloway, Vancouver Council of Women, expressed the concerns of her organization and maintained a survey was not required because the need was obvious. The lack of adequate transportation facilities prevented many citizens from attending events at Vanier Park, particularly senior citizens, handicapped persons, tourists, and students. Many of Vancouver's Pioneer citizens had to refuse invitations for special functions at the City Archives because there were no buses. The Council of Women supported the introduction of a route - daytime only if necessary - extending the Macdonald bus in a loop from Cornwall Street to Vanier Park and back on to Cornwall.

Members of the Committee referred to the length of time involved before the results of the survey were known and questioned the Hydro representatives on the feasibility of introducing a jitney service similar to that serving Vancouver Airport.

Following further discussion, it was

RECOMMENDED,

A. THAT a joint travel survey be conducted on potential transit ridership by B.C. Hydro, and Vancouver Museum and Planetarium, and the Engineering Department in March and April, 1978, with costs to be shared equally.

B. THAT the findings of the survey be reported back to the Transportation Committee in July, 1978.

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 741

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 1, 1977

A Special meeting of the Standing Committee of Council on Community Services was held on Thursday, December 1, 1977, in the Council Chamber, Third Floor, City Hall, at approximately 7:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Day Care

The Community Services Committee, on August 4, 1977, was in receipt of the report "Day Care: 1977" submitted by the Vice-Chairman of the Committee, Alderman Marzari, and deferred consideration of the report until the City Manager's report on the topic of day care was completed.

The Committee had before it for consideration the report "Day Care: 1977" (copy on file in City Clerk's office).

Also before the Committee for consideration was a City Manager's report dated November 10, 1977 (copy circulated) in which the Director of Social Planning identified several problems encountered by day care centres, many of which involve the current system of Provincial Government funding and administration.

Copies of both reports had been mailed to over 140 day care centres, pre-school centres and kindergartens and operators of these centres were advised of the meeting. Well over 100 representatives appeared before the Committee.

The Chairman called for delegations and representations were heard as follows:

- Ms. Kirstie Shoolbraid, a member of the Ad Hoc Committee which prepared the report "Day Care: 1977", reviewed the report which she helped to compile and urged the Committee to examine the reasons why day care centres encounter problems.

- Ms. Emily Campbell, also a member of the Committee which prepared the report "Day Care: 1977", distributed to the Committee a brief listing facts on the funding of day care in the Lower Mainland and advised the Committee that current salaries for day care supervisors range from $2.76 per hour up to $5.90 an hour. She stated that the current subsidies are inadequate and methods used to determine eligibility for subsidies are inappropriate. Ms. Campbell pointed out that day care centres have fixed costs and variable incomes and that a block grant program would be the most logical method to ensure that day care centres which encounter financial difficulty will continue operation.

Continued . . . .

Clause No. 1 Continued

- Ms. Susan Anderson of the Social Planning Department spoke to the City Manager's report and advised that the report comments on issues which have come to City Council's attention. She reviewed the various problems encountered by day care centres as listed in the Manager's report and gave brief explanations for the recommendations contained in the report.

- Ms. Marjorie Phelps of Day Care Information Centre advised that there are 77 day care centres operating in the City and that approximately 3/4 of the registrations are subsidized to varying degrees. In response to questions from the Committee, she indicated there are 146 day care vacancies at present and this vacancy rate may be reflective of the increasing costs of day care.

  The Committee noted the current subsidy level is $140.00 per child per month for over three year olds and in response to questions, Ms. Phelps indicated that a subsidy level of $175.00 would be more appropriate to cover existing costs.

  The sliding scale which determines the family contribution to day care based on the family income should also be increased, possibly at the same rate that the cost of living has increased since the sliding scale was adopted.

- Ms. Arlene Kelland, president of the Social Service Employees Union Local No. 2, presented a brief to the Committee in support of block funding for day care, restructuring parent fee subsidies, the establishment of a day care regional board and the establishment of emergency funds for day care centres in financial crisis. Ms. Kelland advised that employees at 28 day care centres are organized under the Social Service Employees Union.

- Ms. Frances Dickson of the Spare Time Fun Centre read and presented copies of a brief. The Spare Time Fun Centre is an out of school day care operation for children 6 to 12 years, and Ms. Dickson suggested that an increase in the subsidy allocated for such centres from the present $50.00 per month to $75.00 is necessary.

- Ms. Katherine Roback of the Mount Pleasant Child Care Centre which operates two centres, one for under 3 year olds and one for over 3 year olds, addressed the Committee and urged the establishment of a block grant system for day care centres.

- Mr. Doug Slight of Cedar Cottage Neighbourhood Services presented a brief advising that Provincial Government policy will not provide day care subsidies for immigrant families until they have lived in Canada for three years. Mr. Slight also urged the establishment of a block funding system to ensure that centres whose enrollments have dropped would remain operating.

- Ms. Joyce Diggins, a member of the Committee which prepared the report "Day Care: 1977", also recommended that a system of block grants be established and advised that representatives of day care centres would be willing to travel to Victoria in an endeavour to secure better funding arrangements for day care centres.

Continued . . . .

Clause No. 1 Continued

- A man from a day care society operating in a church suggested that increased enrollments in each day care centre would make them more viable economically.

(At this point, Alderman Gerard left the meeting.)

- Another representative from a day care centre pointed out that day care centres face a variety of costs, among them City charges for sand, garbage collection and water.

- A representative from a day care centre in the West End suggested that private day care centres should be included in any block grant system.

During discussion, it was the feeling of the Committee that a community organizer may be needed to assist the day care centres and that possibly a grant could be made to hire such a worker.

Following deliberation by the Committee of the two reports and the submissions received this date (copies are on file in City Clerk's office), the Chairman suggested that a further written report from Social Planning providing more detailed information in the following areas is needed:

- the block funding concept;
- the existing and a proposed level for day care subsidies;
- the need for a City-wide organization for day care centres and the proposal for a grant for a community organizer;
- the current ranges of staff salaries at day care centres;
- the existing regulations pertaining to immigrant families and day care centres; and
- the circumstances of student-parents who wish to attend school while sending their child or children to day care.

Following discussion, it was

RECOMMENDED

THAT the report "Day Care: 1977" and the City Manager's report dated November 10, 1977, be received, and the Director of Social Planning be requested to prepare a further report to the Community Services Committee on the topics outlined by the Chairman.

The meeting adjourned at approximately 10:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 742

VI

REPORT TO COUNCIL

SPECIAL JOINT MEETING OF
STANDING COMMITTEE ON FINANCE AND ADMINISTRATION
AND
VANCOUVER SCHOOL BOARD FINANCE COMMITTEE

December 7, 1977

A Special joint meeting of the Standing Committee of Council on Finance and Administration and the Vancouver School Board Finance Committee was held on Wednesday, December 7, 1977, at 4:00 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Mayor Volrich, Chairman
Alderman Brown
Alderman Gerard
Alderman Gibson
Alderman Marzari

Trustee Andrew, Chairman
Trustee Brown
Trustee Pratt
Trustee Westlake

ALSO PRESENT: Alderman Ford
Dr. D. Lupini, Superintendent of Schools
Mr. J.E. Robertson, Head of Business Administration
Mr. A. Patterson, Assistant Head of Business Administration
City Manager
Director of Finance

ABSENT: Alderman Puil

CLERK: G. Barden

INFORMATION

1. Information Regarding City and School Board Financing

An information report dated November 1, 1977, prepared by Mr. P. Leckie, Director of Finance, in co-operation with Mr. J.E. Robertson, Head of Business Administration, Vancouver School Board, was submitted to the Standing Committee of Council on Finance and Administration and the Vancouver School Board Finance Committee at a joint meeting held to discuss mutual financial concerns. Mr. Robertson requested that the line on page 4 - "Of this amount 50 percent (on a provincial basis) is financed by government grants," be replaced with "The portion to be raised by the Provincial basic levy is established by the Ministry,".

The report includes information on growth in revenues 1967-1977, tax levy growth, effect of the Homeowner Grant on school taxes, distribution of total revenues by source 1967 and 1977, population and pupils, and Provincial basic education grant formula.

The Mayor stated that the Provincial Government had indicated an increase in the mill rate a few days ago and he has requested a meeting with the Premier and Minister of Finance as the Minister of Education indicated it was not his decision, but policy of the Government in determining its contribution to the basic education program.

The Committees discussed the points set out in the report, including the declining enrollment and student teacher ratio. It was noted that a preliminary report has been prepared by the task forces set up to study declining enrollment and further reports will be done. The Director of Planning is involved with the study and City Council and Civic staff are kept informed of progress.

cont'd....

Clause No. 1 continued

Another concern that received emphasis was the number of handicapped children who are sent to Vancouver from other areas because of the better facilities available and Vancouver taxpayers must pay for their education costs. Also, the special needs classes for the handicapped must be kept at 10 to 15 students so that the teacher can cope and this increases the costs. The School Board is endeavouring to have these special needs classes financed in a different manner than the present formula and would like to get a direct grant from the Provincial Government to cover it. The members of the City's Finance Committee agreed this should be pursued and Mayor Volrich stated that the City would be pleased to assist the School Board in this direction and he would request the U.B.C.M. to approach the Provincial Government on this. The Mayor suggested that the School Board forward any data they have that would be of assistance.

Following further discussion, the Mayor thanked the Vancouver School Board Finance Committee for coming to the meeting and it was agreed the exchange of information was very helpful and gives a better understanding of each others financing and concerns.

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The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 742

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

DECEMBER 8, 1977

A meeting of the Standing Committee of Council on Community Services was held on Thursday, December 8, 1977, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, November 24, 1977, were adopted as circulated.

RECOMMENDATION

1. False Creek Handicapped Residence

The Chairman had agreed to consider the matter of a ruling that the second floor or lounge at the False Creek Handicapped Residence not be used by handicapped residents because of an unsatisfactory fire escape ramp.

Appearing before the Committee on this matter were representatives of the Lower Mainland Society for Residences for the Physically Handicapped (operators of this particular residence), representatives from the Canadian Paraplegic Association, the Director of Environmental Health, the Director of Permits & Licenses, the Chief Fire Warden, a representative from the Social Planning Department, a representative from the False Creek Development Group and residents of the building in question.

The Committee had before it for consideration a City Manager's report dated December 7, 1977 (copy circulated) in which the City Manager forwarded copies of three letters from officials pertaining to the fire escape and the use of the second floor lounge at this building.

During discussion of this matter, it was explained that the ramp exits from the second floor of the building at the height of 12'6", that the ramp is approximately 120' long with an incline of one in twelve, and that because the building owners were unable to secure an easement to have the ramp land on their neighbour's property, there is a 180° turn near the end of the ramp.

A spokesman for the Lower Mainland Society for Residences for the Physically Handicapped told the Committee that all handicapped persons in wheelchairs who are residents in the building are able to successfully negotiate the ramp except for one resident.

During discussion, it was noted that the City Medical Health Officer had recommended to the Provincial Community Care Licensing Board that use of the lounge or multi-purpose room on the second floor be restricted to those residents who can demonstrate by actual experience that they can navigate the ramp unaided.

Continued . . . .

Clause No. 1 Continued

However, this recommendation was not accepted by the Community Care Licensing Board in Victoria. The Committee expressed some concern that because of the ruling, the lounge had been unused for some months and it was the feeling of the Committee that it should be advised of cases where buildings or rooms are rendered useless by such rulings.

The Committee concluded that the most appropriate approach to this problem was to appeal directly to the Community Care Licensing Board.

Following discussion, it was

RECOMMENDED

A. THAT the City support an appeal by the Lower Mainland Society for Residences for the Physically Handicapped to the Community Care Licensing Board in Victoria on the Board's ruling in respect of the second floor exit ramp from the False Creek Handicapped Residence.

B. THAT City Council's Community Services Committee be represented at the hearing of the appeal.

C. THAT whenever a building or portion of a building is closed down for any reason, that City officials report in writing the reasons for such closure immediately to City Council's Community Services Committee.

D. THAT inspectors use appropriate discretion in the enforcement of the Community Care Licensing Board's ruling pertaining to the second floor lounge or multi-purpose room at the False Creek Handicapped Residence until an appeal of the Board's ruling regarding the exit ramp is heard.

2. Lodging House at 309 Carrall Street

City Council, on November 8, 1977, approved the following recommendation from the Community Services Committee:

"THAT consideration of the condition of 309 Carrall Street be deferred for thirty days during which the Committee expects the owner to make substantial efforts to bring the building up to City Health Department standards, and that the Medical Health Officer report to the Community Services Committee upon expiry of the thirty days."

The Committee had before it for consideration a City Manager's report dated December 7, 1977 (copy circulated) in which the Medical Health Officer and the Director of Planning reported on the current status of the lodging house at 309 Carrall Street.

It was noted from the Manager's report that the situation appears satisfactory at this time in relation to the Lodging House By-law and that a development permit application requesting a change of use in this building is under consideration.

Continued . . . . .

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated December 7, 1977 on the lodging house at 309 Carrall Street be received.

(During discussion of the foregoing, Alderman Rankin inquired of the Director of Environmental Health the status of the Jay Rooms on Cordova Street, which had been subject of an earlier complaint, and was advised that the Jay Rooms has been converted from a lodging house to a single family residence.)

INFORMATION

3. Request for Surplus City Furniture and Equipment - Sunrise East Learning Centre Society

Subject to certain procedures and guidelines, the Committee was authorized by City Council on April 23, 1974, to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum.

The Committee had before it for consideration a form (copy circulated) forwarded by the Director of Social Planning who recommended the sale of $577.00 worth of surplus City furniture and equipment to the Sunrise East Learning Centre Society for $61.73.

Following discussion, it was

RESOLVED

THAT the sale of surplus City furniture and equipment valued at $577.00 to the Sunrise East Learning Centre Society for $61.73 be approved.

RECOMMENDATION

4. Grant Request: Neighbourhood Services Association - Mount Pleasant Neighbourhood House

The Committee had before it for consideration a City Manager's report dated November 28, 1977 (copy circulated) in which the Director of Social Planning reported on the application of Neighbourhood Services Association for an additional $11,000.00 grant from City Council.

Appearing before the Committee on this matter were representatives of Neighbourhood Services Association and the Deputy Director of Social Planning.

During discussion, the Deputy Director of Social Planning explained that as this grant application is for funds to cover a deficit and that as City Council policy does not permit grants to cover deficits, he had recommended that Council not approve the additional grant.

It was noted from the Manager's report that City Council had already this year approved a grant of $126,000.00 toward the six neighbourhood house operations of Neighbourhood Services Association and a further $15,000.00 for the Frog Hollow youth worker.

Continued . . . . .

Clause No. 4 Continued

During discussion, representatives of Neighbourhood Services Association indicated to the Committee that the $11,000.00 applied for would, if granted, mean that the association could receive other grants totalling close to $40,000.00 from other sources.

During discussion, the Committee felt that it should abide by the City policy of not approving grants to cover deficits, and in response to a question by the Committee, the Deputy Director of Social Planning advised that a non-recurring capital grant to the association as a reimbursement would be within City policy.

Following discussion, it was

RECOMMENDED

A. THAT City Council approve a non-recurring capital grant of $11,000.00 as a reimbursement to Neighbourhood Services Association.

B. THAT City Council request the Provincial and Federal Governments to include sufficient funds as part of grants to cover the legitimate and necessary costs of administration and supervision of programs funded by such grants.

C. THAT Neighbourhood Services Association be requested to consult with the Director of Social Planning prior to any future capital or operating expansion which will result in an increase in an existing grant request or a new grant request to the City.

5. Sale of Rubbing Alcohol

The Committee had before it for consideration a City Manager's report dated November 29, 1977 (copy circulated) in which the Director of Legal Services, the Director of Permits & Licenses, and the Chief Constable reported, in response to the Committee's request, on the indiscrimate retail sale of rubbing alcohol.

Appearing before the Committee on this matter were the Director of Permits & Licenses, representatives of the Police Department, the Director of Legal Services and Mr. Bruce Eriksen of the Downtown Eastside Residents' Association.

The Chairman opened discussion by recalling that the Committee had been in receipt of a complaint regarding the operation of Bromley Wholesale Drugs and he inquired of the officials present what the status of an investigation into this company is.

The officials replied with reference to the Manager's report that a thoroughly satisfactory documented report should be prepared prior to City Council proceeding with any show cause hearings. The Police replied that they had been shown a voucher that this particular company had returned 94 of 100 cases, each containing twelve 16-oz. bottles, of rubbing alcohol back to the manufacturer, Wampole Limited.

During the Police Department's explanation of their investigations into ten grocery stores, it was revealed that one operation was found to have received 41 cases of rubbing alcohol during a one month period.

Continued . . . . .

Clause No. 5 Continued

The Chairman suggested that this fact alone would be sufficient for the Committee to recommend to Council that the operator of this particular business be requested to appear before Council to show cause why his business licenses should not be suspended.

The Director of Legal Services replied that City officials should gather specific evidence that a large volume of product is being sold before proceeding with any show cause hearing, and added that the City, in some cases, may be required to go to court to have a business operation closed.

The Chairman instructed the officials present that they let it be known to businesses retailing rubbing alcohol that the City will consider suspending their business licenses if unusually large volumes of rubbing alcohol are being sold or if they have more than the permitted volume of stock on hand.

Mr. B. Eriksen of the Downtown Eastside Residents' Association exhibited to the Committee four large plastic bags full of empty rubbing alcohol and "Lysol" air spray containers which, he said, had been collected from streets and lanes in the Downtown Eastside.

Mr. Eriksen advised that severely ill persons are buying "Lysol" air spray, puncturing the cans with a nail and drinking the ingredients which, he said, are 67% alcohol.

Mr. Eriksen strongly urge the Committee to take action to restrict the large volume of rubbing alcohol, air spray, bay rum and other products being consumed by these sick persons.

The Director of Permits & Licenses indicated to the Committee that reports on premises selling large volumes of rubbing alcohol will be prepared and submitted to the Committee as quickly as possible.

Following discussion, it was

RECOMMENDED

A. THAT the City Manager's report dated November 29, 1977, on the sale of rubbing alcohol, be received.

B. THAT City officials be instructed to constantly monitor the sale of rubbing alcohol in the City and report to the Community Services Committee on a monthly basis on the sale of rubbing alcohol and similar products.

(During discussion of the foregoing, Alderman Bellamy requested a written report from City officials on the chemical content of "Lysol" air spray.)

6. Teenage Discotheques

The Committee had before it for consideration a City Manager's report dated November 29, 1977 (copy circulated) in which the Director of Permits & Licenses, in response to the Committee's recommendation of September 15, 1977, reported on areas of the City that teenage discotheques should be permitted in, the feasibility of allowing 13 to 15 year olds to attend teenage discotheques, the hours of operation for this new type of business and the type of mechanical games which should be permitted in teenage discotheques.

Continued . . . . .

Clause No. 6 Continued

Following brief consideration, it was

RECOMMENDED

THAT the License By-law be amended to permit teenage discotheques, subject to the following regulations:

a) Council approval required before license is issued.

b) Hours of operation:

6:00 p.m. to 10:00 p.m., Monday to Thursday during school term
6:00 p.m. to midnight on Friday and Saturday on a school day preceding a statutory holiday.
4:00 p.m. to midnight Monday to Friday during school vacation periods.

c) Minimum age for patrons 15 years, maximum age 18 years except on Saturdays between the hours of 1:00 p.m. and 5:00 p.m. the age will be restricted to a minimum age of 13 years and a maximum age of 15 years.

d) Adult supervision to be provided at all times to the satisfaction of the Chief Constable.

e) Operator not allow any person to enter the premises who is in possession of or under the influence of liquor or drugs.

f) Games room to be permitted subject to the type of amusement machines being approved by the Chief License Inspector.

7. Liquor Permit Application - 352 Water Street

The Committee had before it for consideration a City Manager's report dated December 6, 1977, in which the Director of Planning reported on the application of Mr. Roger Gibson for an expansion of his cabaret known as "Pharaoh's" as follows:

" The above noted Development Permit Application has been filed by Roger Gibson to alter a 850 sq. ft. portion of an area (which was previously used as ancillary office and storage) for additional seating for the existing cabaret.

The proposed development is situated on the south side of Water Street between Cordova and Cambie Streets in a predominantly commercial area.

Council, when dealing with a recommendation from the Standing Committee on Community Services of August 4, 1977, requested that all applications for new liquor outlets be first referred to them.

The proposed area for additional seating will have an assembly area of approximately 671 sq. ft. or be approximately 24% of the total area of the existing cabaret and will have a seating capacity for 54 persons.

The seating capacity of the total cabaret, including the additional area, will be approximately 168 persons.

Continued . . . . .

Clause No. 7 Continued

" The Director of Planning is prepared to approve this application but,prior to final consideration, is referring the matter to Council through the Standing Committee on Community Services for consideration in accordance with Council's resolution:

'This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration.' "

Appearing before the Committee on this matter were the applicant Mr. Roger Gibson and a representative from the Planning Department.

The Planning Department spokesman advised that the Director of Planning's report should be amended in that the total seating capacity of the cabaret, with the additional area applied for, will be 222 persons, not 168 as stated in the report.

During discussion, the Chairman noted that in a previous application involving another business establishment it came to light at the Committee level that a particular business establishment was the source of a number of problems, and the Chairman suggested that in all future reports pertaining to licensed premises there should be comments from the Police and Health Departments on whether the operation is being conducted satisfactorily.

Following consideration, it was

RECOMMENDED

A. THAT the Director of Planning be advised that City Council has no objection to the issuance of a development permit to Mr. Roger Gibson to alter a 850-sq. ft. portion of his business at 352 Water Street for additional seating for the existing cabaret as outlined this day by the spokesman for the Director of Planning.

B. THAT City officials be requested that in all future reports to the Community Services Committee pertaining to licensed premises, that comments from the Chief Constable and the Medical Health Officer on the operation of such businesses be incorporated into such reports.

The meeting adjourned at approximately 3:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 743 & 744

DISTRIBUTED MONDAY

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

DECEMBER 8, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, December 8, 1977 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Kitsilano N.I.P. - Sale of Properties in the 1900 Block West 2nd Avenue

The Committee considered a report of the City Manager dated November 30, 1977 (on file in the City Clerk's office). In the report the Director of Planning advises that one of the main priorities of the Kitsilano Neighbourhood Improvement Programme was the provision of low-moderate income housing for families and/or senior citizens. In March and April, 1975 N.I.P. funds were used to purchase Lots 28 to 31, Block 216, District Lot 526 (known as 1937 to 1953 West 2nd Avenue) for a total price of $197,039.38 cost shared Federal $98,519.69, Provincial $49,259.48 and City $49,259.48.

The Kitsilano Citizens Planning Committee investigated various methods for getting non-market housing developed on the site. They felt co-operative housing would best fit their development criteria and selected the Nasaika Co-op, a sub-group of the Community Alternatives Society.

A development permit application has been filed and Central Mortgage and Housing Corporation has approved the proposal. Before they can fund it, however, they need to know what the land cost will be.

City Council has agreed that when City-owned land is to be leased for non-market housing, the value of the lease is set at two-thirds of full market value. In this instance the Co-op would prefer to purchase the site. The officials agree that it would be appropriate to sell the property at two-thirds market value ($240,000). The selling price would be $160,000, of which $100,000 would go to the Kitsilano Community Center project and the remainder into a special account for further recreational, social or housing projects in Kitsilano.

cont'd.....

Clause No. 1 continued:

Messrs. J. McBride and M. Paul of the Nasaika Co-op were present.

The Co-op scheme is unique in that it proposes to build living accommodation in which a significant proportion of living space is shared.

A letter from Central Mortgage and Housing Corporation was noted, advising that the cost of the land will affect the average income required to make the Co-op viable. If the land is sold at full market value the average income would have to be approximately $15,500. If a one-third write-down is applied the average income would be reduced to $13,800.

Members of the Committee inquired what the income mix as well as household mix would be and requested details on the financing of the proposal. It was also indicated that two sketch plans of the accommodation would be useful; one indicating the shared accommodation proposal of the Co-op and the other indicating how it could be "convertable to a standard type building in case the Co-op folds or the living arrangements do not work", as requested by CMHC.

The City Manager noted that the residents nearby the proposed development have been notified by mail and will have an opportunity to register any concerns via the development permit process.

The Committee,

RECOMMENDED

THAT this matter be deferred to the next meeting of the Committee, at which time the Nasaika Co-op is requested to have available detailed information regarding income and housing mix and financing of the proposal.

2. Airport Planning Process

The Committee considered a report of the City Manager dated December 1, 1977 (copy circulated).

In the report the Director of Planning advises that following the publishing of the Airport Planning Committee Final Report in March 1976, it was agreed by most of the participants that consultation and planning should continue in some form on two different subject areas.

(i) The Specific issue of controlling existing aviation noise. This can be separated from the third runway issue since whatever the decision on the runway matter, a new runway could not be operational for several years anyway.

(ii) The general question of future airport development, which would include continuing discussion on the new runway issue, and development of other ground facilities.

cont'd.....

Clause No. 2 continued:

The desired consultation has not taken place on either subject area due largely to differences between the Canadian Air Transportation Administration of the Ministry of Transport (C.A.T.A.) and Vancouver Council on the issue of public participation.

The report outlines the participation processes that have been proposed and rejected by one party or another and recommends steps for a mutually acceptable process.

The Director of Planning suggests three alternatives for establishing a participatory process; and recommends:

(1) That the City initiate a formal meeting of senior staff from Vancouver, Richmond, G.V.R.D., the Province, and C.A.T.A. to discuss proposals for establishing a participatory planning process to deal with the problems of existing aviation noise in the Vancouver region, and that the City invite all other interested parties to attend this meeting as non-participating observers, and to request those wishing to comment on the issues to contact Vancouver Planning Department staff separately at any time before or after the meeting.

Following this meeting, it is the intention of the Planning Department to present a further submission to Council containing recommendations arising from this meeting.

(2) That without holding a preparatory meeting under the condition described in (1) above, the City now ask the Province, or the G.V.R.D., to initiate its own noise committee under the chairmanship of an impartial member of the G.V.R.D. Technical Planning Committee, to which it would invite representatives from Richmond, Vancouver, C.A.T.A., the Air Carriers, the Canadian Airline Pilots' Association, the Air Traffic Controllers, and all citizens of affected areas to participate fully.

(3) That without holding a preparatory meeting under the conditions described in (1) above, the City now approach Richmond and the G.V.R.D. to jointly with Vancouver form a noise committee with full participation of those described above. This proposal was made by the 'Community Forum on Airport Development'.

The Committee,

RECOMMENDED

A. THAT Alternative (1) contained in the report of the City Manager dated December 1, 1977 be adopted as a necessary first step to establishing a participatory process.

B. THAT, since Vancouver has not yet made a submission on the Environmental Assessment Review Panel guidelines for the third runway, the City now send a statement

cont'd.....

Clause No. 2 continued:

to the panel at this time recommending a more thorough re-examination of the question of need, inclusion of other major ground facilities in the assessment, and an opening of the study process to public involvement.

C. THAT the City continue to abstain from participation in other airport development planning processes with C.A.T.A. until such time as provision has been made for participation of interested citizens, but that normal exchanges of information to be reinstated on the same open basis as now exists with virtually every other agency or citizen group. It would be clearly understood that the giving or receiving of information by staff should in no way be construed as endorsation of C.A.T.A. policies by the City. It would also be understood that information received by City staff would be considered public for those who are interested.

3. Harbour Park - Market Consultant's Report

The Committee considered a report of the City Manager dated November 28, 1977 (copy circulated) in which the Director of Planning provides a staff analysis (Planning, Engineering, Finance and Park Board) of the Consultant's Report entitled "Harbour Park, Development Alternatives"(on file in the City Clerk's office) and presents a range of economic alternatives upon which suitable design concepts could be prepared, recognizing objectives recommended by the joint Committees of Planning & Development and Transportation on November 3, 1977.

Mr. P. Boname, Urbanics Consultants Ltd. advised that he had been retained by the City of Vancouver to examine the market and economic implications of alternative development proposals for the Harbour Park site. The study principally examines three development alternatives for the site:

Scenario I - a low density sub-surface commercial development concept prepared by a member of the Planning Department, including a marina park, designed to preserve the view from Georgia Street. Concept does not appear to be economically feasible due to high costs inherent in the design and detrimental impact of non-visible commercial.

Scenario II - a low density development concept prepared by Urbanics including a marina, a park and a low-rise surface retail/office development located so as to minimize view obstruction from Georgia Street - intended to meet City objectives while recovering enough ground lease income to recover most City expenditures related to development of the site including the cost of all public amenities. By putting 40,000 square feet of specialty commercial uses, 20,000 square feet of institutional space and 40,000 square feet of luxury office on the site annual costs would be considerably less than in Scenario I - costs would still exceed revenue.

cont'd.....

Clause No. 3 continued:

Scenario III - a high density concept created by Urbanics including a marina, park, commercial development and high-rise condominium development - intended to demonstrate how the value of the return to the City from its land can be maximized while still achieving many of the City's objectives. This form of development would produce an annual surplus of revenues over costs and enables the City to recover its initial investment in the site.

Mr. Boname discussed assumptions and limiting conditions, one of the key assumptions being the re-negotiation of the National Harbours Board lease to $1.00 per annum rather than $70,000 per annum.

Mr. J. Coates, Central Area Planning, noted that the Consultant's analyses are preliminary due to time and fee constraints. It has been assumed that the City will pay for its share of site development and that any commercial development would be undertaken by the private developers.

The Planning Department has analyzed an additional three concepts amongst a spectrum of possible development scenarios:

Meadow - including existing 200 berth marina and parking, grass-only park, improved edge but no seawall. The concept meets most of the objectives. There is no recovery of the existing investment.

Marina/Meadow - including 350 berth marina, underground parking, good quality park and seawall. The City would not be able to recover additional capital investment unless there was surface parking - there would be minimal recovery of the existing investment with surface parking. The concept meets most of the objectives.

Scenario I (a) - this is a variation of Scenario I with 40,000 square feet of above ground retail commercial and 20,000 square feet of above ground institutional uses. The additional capital investment would only be recovered with surface parking as would minimal recovery of the existing investment.

Mr. Coates advised that two variations, surface parking and commercial use, compromise the City's view and use objectives as recommended by the joint Committees. The Task Force recommended that recessed surface parking and park, marina, institutional and related commercial uses would be considered compatible with the City's objectives.

The Committee reconsidered the recommendations of the joint Committees on Planning & Development and Transportation of November 3, 1977 (as contained in Appendix II of the City Manager's Report dated November 28, 1977 - attached). Council deferred consideration of these recommendations on November 8, 1977 pending receipt of a staff report on the Market Consultant's report.

cont'd.....

Clause No. 3 continued:

The Chairman advised that the Task Force had considered these recommendations and with respect to Recommendation B were divided as to whether the assumption -- "To recoup the City's original capital cost of the property should not be a major factor in planning for the site" -- should be approved. The Task Force sent this to the Committee for Consideration.

With respect to Recommendation D of the Joint Committees, the Task Force was notified that the Park Board on November 7, 1977 passed a resolution that no bus loop be allowed in Stanley Park. The Task Force therefore recommended that staff be instructed to investigate the options of leaving it in its present location at Chilco or relocating it to Denman Street.

Because there had been no presentation to the Park Board or Council on the proposal to relocate the bus loop into Stanley Park, the City Engineer was requested to discuss the various options for the location of the bus loop.

Mr. W. Curtis advised that if the Chilco loop were eliminated, the left turn from Georgia to Chilco would also be eliminated. The land at the Chilco loop would be handed over to the Park Board to add to Stanley Park. It would not be advantageous to have the bus loop at Denman and Georgia as the land would have to be reserved from the Harbour Park site, the distance into Stanley Park would be greater than most people are willing to walk and it would not be wise to locate a bus terminus at an intersection that has a high accident rate. If the bus loop was taken into the park to the existing overpass, the only land that may be required is land for a pullout/layover bay. The roadway under the overpass would have to be depressed. Any work within the Park would be done at the expense of the Provincial Government. The only disadvantage to going into the Park would be trolley wires but Mr. Curtis advised that B.C. Hydro is investigating flywheel buses whereby it would be possible to disconnect from and reconnect to electricity at the entrance to the Park. This would mean the wires may only be in the Park for 4 to 5 years.

The Committee directed the City Engineer to meet with the Park Board to make a detailed presentation.

Based on the deferred recommendations of the joint Committees on Planning and Development and Transportation dated November 3, 1977; the report of the City Manager dated November 28, 1977 containing recommendations of the Director of Planning; and the recommendations of the Task Force to Study Proposals on Stanley Park Entrance, Coal Harbour and Harbour Park; the Committee,

RECOMMENDED

A. THAT the Consultant's report "Harbour Park Development Alternatives" be received.

B. THAT the following objectives be approved; noting that further discussions and negotiations may lead to some modification:

cont'd.....

Clause No. 3 continued:

(i) The Harbour Park site (both the 3.4 acre site and the 10.6 acre site) should be retained primarily for public use and enjoyment. In order to achieve this objective it may be desirable to introduce limited but compatible operations.

(ii) There should be some marina and marine-oriented use.

(iii) Any development should respect and maintain to the greatest possible extent the views of the water from Georgia Street.

(iv) Additional City capital expenditures should be recoverable from the development package.

(v) A pedestrian waterfront walkway should be provided, together with other provisions for pedestrian traffic within the site. Consideration should be given to a pedestrian-separated facility across Georgia Street at Denman.

(vi) Provision should be made for waterfront transit connection to the Park.

(vii) The provision for a 12-foot widening strip previously approved by Council should not be lost, as it will facilitate future transit improvements, separation of Park and North Shore traffic and possible future aesthetic improvements such as centre boulevards.

(viii) If feasible, pedestrian traffic should be separated from motor vehicle traffic at Denman through grade separation.

(ix) Provision should be made for a waterfront walkway.

(x) If feasible, provision should be made to eliminate the transit turn to Chilco Loop, preferably by underpassing the Causeway at the existing underpass and thereby bringing transit much closer to the zoo and Theatre Under the Stars.

C. THAT the following assumption be approved:

"To recoup the City's original capital cost of the property should not be a major factor in planning for the site."

D. THAT an updated information progress report be circulated to interested groups.

E. THAT the Chilco loop be eliminated and replaced by a non-terminal turn around utilizing the existing overpass in Stanley Park and Alberni Street be utilized as access to the causeway; further that the City Engineer be directed to negotiate with the Department of Highways towards having these works done at the Provincial Government's expense as part of the causeway rebuilding.

F. THAT after a concept for the development of Harbour Park has been selected and a scheme is being prepared, the City Engineer in consultation with the Director of Planning, prepare proposals for the following improvements to be integrated with the design and implementation of the Harbour Park development:

cont'd.....

Clause No. 3 continued:

(i) Provision of transit access to the Park along the waterfront;

(ii) Better separation of Park and Causeway traffic;

(iii) Possible connection to Alberni Street;

(iv) Exclusive transit lane provision;

(v) If feasible, grade separation of pedestrian and vehicular traffic in the area between Cardero and Stanley Park;

(vi) Possible provision of a centre boulevard along Georgia Street approaching the Park or other similar street improvement.

G. THAT recessed surface parking and park, marina, institutional and related commercial uses be considered compatible with the City's objectives.

H. THAT an interim meadow/marina scenario be selected based on approved development objectives as a general guideline for detailed staff recommendations.

I. THAT immediate discussion with the National Harbours Board or possible lease negotiation on land and water uses be reopened on the basis of the interim meadow/marina scenario.

J. THAT the Director of Planning, Director of Finance, and City Engineer, in consultation with the Superintendent of Parks, be instructed to recommend a phased development proposal, including an appropriate process for proceeding to development.

K. THAT Mr. P. Boname, Urbanics Consultants Ltd., be requested to work with staff on the phased development proposal; the City Manager to report to Council, terms of reference and source of funds for this further work.

(Alderman Harcourt wished to be recorded as opposed to Recommendation C.

Alderman Brown and Alderman Gibson wished to be recorded as opposed to Recommendation E.)

The meeting adjourned at approximately 4:00 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 745 & 746 & 747

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 10, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

APPRECIATION

The Council expressed appreciation to the Park Board for the flowers displayed in the Council Chamber, on the occasion of the first Council Meeting of 1978.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Marzari
SECONDED by Ald. Ford
THAT the Minutes of the Regular Council Meeting of December 13, 1977, be adopted, after deleting Alderman Ford's name as the Mover of the motion re'Development Permit Application - Point Grey Road' on page 5, and inserting in lieu thereof the name of Alderman Brown.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Mid-Term Report - Mayor.

The Mayor presented his mid-term report entitled "The Year Ahead", which commented, briefly on some events and decisions over the past year, as well as his concerns and expectations for the coming year on various matters.

Recommendations contained in the Mayor's report will be considered at a future Council meeting, or by the appropriate Standing Committee.

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointments to Standing Committees, Boards and Commissions.

MOVED by Ald. Puil
THAT the following recommendations of the Mayor, as contained in his mid-term report, on appointments to Standing Committees, Boards and Commissions, be approved:

- the re-appointment of the Chairmen, Vice-Chairmen, and members of the Standing Committees on Transportation, Community Services, and Planning and Development;

- the appointment of Alderman May Brown as Chairman of the Standing Committee on Finance and Administration, Alderman George Puil as Vice-Chairman, and the re-appointment of Aldermen Gibson, Gerard and Marzari as members of that Committee;

- the re-appointment of the members of Council who have served this past year as directors of the P.N.E.; that is - Aldermen Bellamy, Brown, Gerard, Gibson and Puil;

- the re-appointment of the members of Council to their same positions who served as alternates to the regular members of the G.V.R.D.;

- for 1978, the re-appointment of the members of Council to their same positions who have served as Council representatives on various Public Boards and Commissions.'

- CARRIED UNANIMOUSLY

Deputy Mayors - 1978

The Council noted a communication, dated January 6, 1978 from the Mayor, concerning the appointment of Deputy Mayors for 1978.
After amending the schedule, it was

MOVED by Ald. Bellamy
THAT the following roster for Deputy Mayors for 1978, be approved:

JANUARY	-	ALD. HARCOURT
FEBRUARY	-	ALD. BROWN
MARCH	-	ALD. MARZARI
APRIL	-	ALD. BELLAMY
MAY	-	ALD. FORD
JUNE	-	ALD. PUIL
JULY	-	ALD. GIBSON
AUGUST	-	ALD. GERARD
SEPTEMBER	-	ALD. KENNEDY
OCTOBER	-	ALD. RANKIN
NOVEMBER	-	ALD. HARCOURT
DECEMBER	-	ALD. MARZARI

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Illegal Suite at
3579 West 18th Avenue

MOVED by Ald. Puil
THAT the request of Mr. W.A. Wendland, as contained in his letter of December 12, 1977, to appear before Council as a delegation on an illegal suite at 3579 West 18th Avenue, be approved.

- CARRIED UNANIMOUSLY

Parking Problems -
1903-09 West Broadway

MOVED by Ald. Kennedy
THAT the request of Mr. W.A. Street, as contained in his letter of December 12, 1977, to address Council on the matter of parking problems at 1903-09 West Broadway, be approved.

- CARRIED UNANIMOUSLY

Request for By-law Amendment re
Bridges and Views therefrom

MOVED by Ald. Kennedy
THAT the request of the Community Arts Council, as contained in its letter of December 14, 1977, to appear before Council on the matter of views from bridges, be approved.

- CARRIED UNANIMOUSLY

Resignation - Archives
Advisory Committee

In a letter dated December 20, 1977, the City Clerk advised that Mr. Chuck Bayley had resigned from the Archives Advisory Committee due to pressure of various activities on his time.

MOVED by Ald. Kennedy
THAT the memorandum from the City Clerk be received and an appropriate letter of appreciation be forwarded to Mr. Bayley.

- CARRIED UNANIMOUSLY

Vacancy: North Fraser
Harbour Commission

Council noted a memorandum, dated December 20, 1977, from the City Clerk, in which he advised that Mr. K.F. Fraser, who represented the municipalities of Burnaby, Richmond and Vancouver on the North Fraser Harbour Commission, had recently passed away. The memorandum referred to a letter, dated December 16, 1977, received from the North Fraser Harbour Commission advising that Mr. Fraser's term on the Commission was due to expire on January 13, 1978. The appointment to this vacancy is required to be made within sixty days of January 13, 1978.

MOVED by Ald. Kennedy
THAT condolences be extended to the family of the late Mr. K. F. Fraser.

- CARRIED UNANIMOUSLY

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Vacancy: North Fraser
Harbour Commission (Cont'd)

MOVED by Ald. Ford
THAT the Mayor and Alderman Kennedy be authorized to bring forward names for Council consideration, in respect of the vacant position on the North Fraser Harbour Commission.

- CARRIED UNANIMOUSLY

Request for Sponsorship of Reception, Luncheon or Dinner at Annual General Assembly of World Airlines Clubs.

Under date of November 14, 1977, the Vancouver Interline Club submitted a letter advising that its 11th Annual General Assembly will take place in Vancouver from October 8 - 14, 1978. As 500 delegates from around the world will be attending, Council was requested to assist in sponsoring a reception, luncheon or dinner.

MOVED by Ald. Brown
THAT the aforementioned letter be received and no further action be taken on this request.

- CARRIED UNANIMOUSLY

Task Force - Government
Cost-sharing - Policing

In a letter dated December 19, 1977, the Reverend R. A. Burrows, of the B.C. Police Commission, advised that a Task Force had been created by the Provincial Government to examine the entire area of cost-sharing among Municipal, Provincial and Federal Governments in matters of policing. The terms of reference for the Force was attached. Reverend Burrows advised that it is planned to meet with representatives of Municipalities to discuss issues, problems and concerns relating to policing costs.

MOVED by Ald. Brown
THAT the aforementioned letter be noted and filed for information.

- CARRIED UNANIMOUSLY

Unemployment Problems - Establishment of Capital/Winter Works Program

Council noted a letter from Mr. Ed. Broadbent, Leader of the New Democratic Party, expressing concern on the growing unemployment problem and proposing that a Capital Works Program be introduced immediately. Mr. Broadbent also attached and requested support for a resolution passed by the Borough of Etobicoke Council on November 22, 1977, as follows:

'THAT the Borough Council request the Federal Government to consider implementation of a type of municipally supervised Winter Works Incentive Program which (a) could be implemented without delay by municipalities across Canada, that is, would not be restricted to the extent of requiring much detailed information on individual projects, not require submission of all projects from municipalities all across Canada prior to approval of any, (b) would be sufficiently generous with subsidies to encourage maximum participation as much flexibility in the types of projects that may be approved keeping in mind that the prime objective should be to provide work for people of varying skills who are presently listed with Canada Manpower as unemployed.'

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Unemployment Problems - Establishment of Capital/Winter Works Program

MOVED by Ald. Harcourt
THAT the foregoing resolution be endorsed;

FURTHER THAT the Government be requested to make provision in such programs for payment of wages on prevailing Union scales.

- CARRIED UNANIMOUSLY

The Mayor directed that the City Manager prepare a report in respect of other types of projects for such programs, which the City should request the Federal Government to consider.

Point Grey Road - Building Line

In a letter dated December 20, 1978, the Park Board submitted the following extract from its minutes of December 19, 1977, on Point Grey Road Building Lines.

"RESOLVED
THAT the Board of Parks and Recreation request City Council to instruct the Director of Legal Services to proceed as soon as possible to make application under the Special Surveys Act, on behalf of the City, to the Attorney General for a special survey to be conducted and subdivision plan #229 be revised in accordance therewith to establish the legal northern boundaries of lots 7 - 16, Block 3, D.L. 540, Group 1, N.W.D. Plan 229."

MOVED by Ald. Puil
THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.

- CARRIED UNANIMOUSLY

Englesea Lodge - 2046 Beach Avenue

MOVED by Ald. Kennedy
THAT, as requested in a letter dated December 29, 1977, a delegation representing tenants of Englesa Lodge be permitted to address Council with reference to the future of Englesea Lodge.

- CARRIED UNANIMOUSLY

G.V.R.D: Meeting with Council re Industrial Development.

In a letter dated December 15, 1977, Mayor Blair of Richmond, Chairman of the G.V.R.D. Sub-Committee on Industrial Job Targets and Development Proposals, requested an informal meeting with Council to discuss Industrial Development. Reference was also made to G.V.R.D. reports which were attached to the letter.

MOVED by Ald. Gerard
THAT the aforementioned letter be received and a meeting, as proposed, be arranged.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Strata Title Conversion -
"The Huntington"

Council noted a letter dated December 18, 1977, from the tenants of "The Huntington" requesting to appear as a delegation to present arguments in opposition to the proposed conversion of the property under the Strata Title Act. Council, on November 29, 1977, had approved this conversion.

Council also noted a memo from the Director of Legal Services advising that Council, under normal circumstances, cannot cancel such approval, except if the decision was founded on misinformation, deceit or other circumstances which would amount almost to a fraudulent application before Council.

MOVED by Ald. Harcourt
THAT the delegation request be granted at an appropriate time.

- CARRIED UNANIMOUSLY

Reappointment of Special Committees

In a memo dated January 6, 1978, the City Clerk submitted a number of special committees to be reappointed for 1978, with the personnel to be appointed by the Mayor.

MOVED by Ald. Brown
THAT the following special committees be reappointed for 1978, with the personnel to be appointed by the Mayor, after eliminating reference to the Special Task Force re Stanley Park Entrance, Coal Harbour and Harbour Park, as referred to in the City Clerk's memo:
FURTHER THAT the subject matters considered by this former Task Force, be referred to the Planning and Development Committee:

CONTROL OF SOLICITING FOR CHARITY

Mayor)
Chief License Inspector) With Power to Add and Power to Act
Director of Legal Services)

ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)
Executive Secretary to Mayor) With Power to Act

JOINT COMMITTEE OF COMMUNITY RECREATION & LEISURE ACTIVITIES

Two Aldermen
Two representatives of Park Board
Two representatives of School Board

REMEMBRANCE DAY OBSERVANCE COMMITTEE

One Alderman
Members of Various Veterans' Organizations and Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

COUNCIL COMMITTEE ON THE ARTS

Three Aldermen
Ten private citizens

COUNCIL COMMITTEE ON THE DISABLED

Two Aldermen
Nine private citizens

PROPERTY ENDOWMENT FUND BOARD

Mayor
Two Aldermen
City Manager
Director of Finance

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointment of Civic Chaplain - January and February, 1978

MOVED by Ald. Gerard
THAT, as recommended by the Mayor in his letter of January 6, 1978, the Reverend W.A. Lexvold, Pastor of the Dunbar Lutheran Church, be appointed Civic Chaplain for the months of January and February, 1978.

- CARRIED UNANIMOUSLY

Sale of Beer at Pacific Coliseum during Hockey Games

A letter dated January 5, 1978 from the President of the Pacific National Exhibition was noted, requesting further consideration of the application for approval of the sale of beer at the Coliseum during Canuck Hockey Games. Plans for the sale of beer were detailed.

MOVED by Ald. Gerard
THAT the aforementioned communication from the President of the Pacific National Exhibition, be received.

- (deferred)

MOVED by Ald. Gibson
THAT this whole matter be deferred for twelve months from November 22, 1977, the date when Council refused the P.N.E's last application.

- CARRIED
(Ald. Bellamy, Brown, Puil and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S GENERAL REPORT JANUARY 6, 1978

Works and Utility Matters (January 6, 1978)

The Council considered this report, which contains ten clauses, identified as follows:

Cl. 1. Closure of 14-Foot Strip of Road Adjacent to 2869 West 5th Avenue.
Cl. 2. Closure of 7-Foot Strip of Road Adjacent to 2341 East 33rd Avenue.
Cl. 3. Automatic Protection for Crossing of Hudson Street over V. & L.I. Railway South of Marine Drive.
Cl. 4. Tender No. 39-77-9 - Automobiles.
Cl. 5. Puget Drive/16th Avenue: Flooding.
Cl. 6. Local Improvements in Mount Pleasant N.I.P. Area - Relief to Prior Projects.
Cl. 7. Tender No. 35-77-6 16' -0 Tractor-Hoe-Loaders.
Cl. 8. Cement Lining - 16th Avenue, Sasamat Street, Kerr Street. Contract No. 776.
Cl. 9. Watermain Construction - Langara Development Contract No. 778.
Cl.10. Tender Awards.

Clauses 1 - 10 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8, and 9, be approved, and clause 10 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Social Service & Health Matters
(January 6, 1978)

Amendments to By-law No. 4162 -
A By-law Relating to the Operation and
Maintenance of the Cemetery
(Clause 1)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(January 6, 1978)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Photographic Kiosks - Allied Photo Services Ltd.
Cl. 2. Proposed Rezoning at S/W Corner of 16th Avenue and Burrard Street, Lot 1 Blk 488, D.L. 526, Plan 4502.
Cl. 3. Kensington N.I.P. Terms of Reference for Citizens' Committee.
Cl. 4. Husky Oil Operations Ltd. - 1291 East Hastings Street.
Cl. 5. Champlain Heights - Enclave Sixteen.
Cl. 6. Champlain Heights Enclave 3.
Cl. 7. Provincial Government Complex - Street Tree Planting.

Photographic Kiosks -
Allied Photo Services Ltd.
(Clause 1)

MOVED by Ald. Harcourt
THAT this clause be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

Proposed Rezoning at S/W Corner of
16th Avenue and Burrard Street
(Clause 2)

MOVED by Ald. Kennedy
THAT this clause be deferred, pending the hearing of the delegation from G. Elmitt Construction Ltd., as requested.

- CARRIED UNANIMOUSLY

Kensington N.I.P. Terms of
Reference for Citizens' Committee
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Husky Oil Operations Ltd., -
1291 East Hastings Street
(Clause 4)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Clauses 5 and 6

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in clause 5 of this report, be approved, and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

Provincial Government Complex
Street Tree Planting
(Clause 7)

MOVED by Ald. Kennedy
THAT the scheme acceptable to the Provincial Government using Red Sunset Maple (Acer Rubrum) be approved.

- (carried)

(Ald. Brown and Gibson opposed)

MOVED by Ald. Gibson
THAT this clause be referred for the consideration of the Planning and Development Committee for report to an early meeting of Council.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Marzari, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and CARRIED

MOVED by Ald. Brown
THAT the policy of tree planting in the Downtown area be referred to the Planning and Development Committee for review and report back.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Planning and Development (December 15, 1977)

Rezoning Application -
14th Avenue & Nootka Street
(Clause 3)

In considering this clause, Alderman Ford advised that the Special Committee of Council on the Disabled discussed this particular matter at a meeting on January 9, 1978 and, although it agreed generally with the Director of Planning's statements, the Committee is requesting Council to proceed to Public Hearing on the matter.

MOVED by Ald. Harcourt
THAT the recommendation of the Standing Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Brown and Puil opposed)

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5:05 p.m., with Mayor Volrich in the Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(January 6, 1978)

Rail Rationalization
(Clause 1)

MOVED by Ald. Kennedy
THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 6, 1978)

The Council considered this report, which contains eight clauses, identified as follows:

Cl. 1. Vancouver Museums and Planetarium - Annual Operating Grant.
Cl. 2. Investment Matters (Various Funds) November 1977
Cl. 3. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies.
Cl. 4. Authority to Invest Funds.
Cl. 5. Annual Financial Authorities.
Cl. 6. Local Improvement Procedure By-law - Amendment.
Cl. 7. Civic Grant Request - Variety Club International.
Cl. 8. City Hall Elevators and Elevator Maintenance.

Vancouver Museums and Planetarium -
Annual Operating Grant
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

Investment Matters (Various Funds)
November 1977
(Clause 2)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Grants in Lieu of Tax Levies.
(Clause 3)

MOVED by Ald. Marzari
THAT grants in lieu of taxes in the total amount of $18,499.48 as detailed in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Authority to Invest Funds
(Clause 4)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Annual Financial Authorities
(Clause 5)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Local Improvement Procedure By-law - Amendment
(Clause 6)

MOVED by Ald. Brown
THAT the recommendation of the City Manager as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Civic Grant Request -
Variety Club International
(Clause 7)

MOVED by Ald. Kennedy
THAT a grant of $4,445, equal to the rental only of the Queen Elizabeth Theatre be approved to the Variety Club International in respect of its Telethon to be held February 11 and 12, 1978.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

City Hall Elevators and
Elevator Maintenance
(Clause 8)

MOVED by Ald. Marzari
THAT this whole matter be referred to the Finance and Administration Committee and the City Manager report to that Committee on the various financial implications involved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Capilano Stadium Renovation

The Council considered a report dated January 5, 1978 from the City Manager concerning Capilano Stadium renovations. A letter dated January 10, 1978 was also noted, in which the Park Board requested City Council to advance $191,000 of Park Board 1978 supplementary capital funds for field lighting requirements at Capilano Stadium.

A letter was also received from the Tourist Bureau, urging favourable consideration of the rehabilitation plans, in order to support professional baseball.

Mr. Harry Ornest, representing the ownership, addressed Council in support of his plan, and representation was also heard from the Park Board.

MOVED by Ald. Harcourt
THAT $350,000 be allocated out of the 1978 Supplemental Capital Budget, with $191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

FURTHER THAT a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services, and than any option to renew the lease be subject to renegotiating terms of the lease.

- (carried)

(Ald. Marzari and the Mayor opposed)

MOVED by Ald. Marzari
THAT this matter be deferred for one week to enable the administration to submit information available on the supplementary capital projects in order that Council can examine its priorities before making a decision on Capilano Stadium.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Puil, and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

Property Matters
(January 6, 1978)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Consent to Assignment of Lease.
Cl. 2. Lease Renewal of Waterlot #7122 from North Fraser Harbour Commission and Sublease to Rivtow Marine Ltd.
Cl. 3. Earthquake Insurance - False Creek. Je Maintiendrai Home Society.
Cl. 4. Assignment of Lease by H. Haebler Co., Ltd., to Laurel Park Investments Ltd.
Cl. 5. Rent Review - City Lot S.E. Corner of Terminal Avenue and Columbia-Quebec Connector.
Cl. 6. Renewal of Lease - Portion of Heatley Avenue under the Heatley Overpass.

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, and 6, of this report, be approved.

- CARRIED UNANIMOUSLY

Prior to consideration of Clause 4,
Alderman Harcourt advised that he is an interested party in this development, as he will be a tenant.
The Mayor ruled there was no conflict of interest.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

C. Greater Vancouver Floating Home Co-operative. False Creek - Area 6 - Phase 1, Amendment to Sub-lease.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Assessment: Business Tax Appeals in Relation to NHB Piers.

The Council considered a report, dated January 6, 1978, submitted by the Director of Legal Services on Business Tax Appeals in Relation to NHB Piers.

RESCINDED SEE PAGE 68

MOVED by Ald. Marzari
THAT the recommendation of the Director of Legal Services as contained in his report dated January 6, 1978, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Report of Standing Committee on Planning and Development. (December 15, 1977)

The Council considered this report, which contains eight clauses, identified as follows:

Cl. 1. Status of Major Development Permit Applications.
Cl. 2. Status of Rezoning Applications.
Cl. 3. Rezoning Application - 14th Avenue and Nootka Street.
Cl. 4. A Study to Determine Development Policies for Kingsway.
Cl. 5. Proposed Rezoning at 3090 Kingsway.
Cl. 6. Office Development in C-2 Districts.
Cl. 7. Kitsilano Local Area Planning Programme Summary.
Cl. 8. Kitsilano N.I.P. - Nasaika Housing Co-operative.

Clauses 1, 2, 4 and 7

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 4 and 7 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 14th Avenue & Nootka Street (Clause 3)

For Council action on this Clause, see page 9.

Proposed Rezoning at 3090 Kingsway (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Harcourt, Kennedy and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT the rezoning application in respect of 3090 Kingsway be referred to a Public Hearing.

- LOST (tie vote)

(Aldermen Brown, Ford, Gibson, Marzari and Puil opposed)

Office Development C-2 Districts (Clause 6)

MOVED by Ald. Marzari,
THAT the Director of Planning be requested to give a report reference to Council on the subject matter of this Clause.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

Report of Standing Committee on
Planning and Development,
December 15, 1977 (cont'd)

Kitsilano N.I.P. - Nasaika Housing
Co-operative (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

II. Report of Council Committee
on the Arts,
January 4, 1978

Carnegie Library Mural on
Hoarding (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard and Puil opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4984
BEING THE NOISE CONTROL BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Gerard
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Gerard
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Proposed Charter Amendment
re Zoning Changes

Council on December 13, 1977, considered a letter dated December 9, 1977, from the Mayor in which he recommended a Charter amendment to provide that any By-law involving change of zoning shall require a majority vote of at least two-thirds of members of Council, similar to the provisions in the Municipal Act.

The Mayor requested and Council agreed that his recommendation be amended by adding the word "present" after the word "Council".

MOVED by Ald. Ford,
SECONDED by Ald. Kennedy,
THAT the foregoing recommendation of the Mayor, as amended this day, be approved.

- CARRIED

(Aldermen Gerard, Harcourt and Marzari opposed)

2. Harbour Park Site

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS City Council and the Park Board have agreed to a public use and open space concept for the Harbour Park site;

AND WHEREAS Council will shortly be preparing a detailed public use and open space concept for the Harbour Park site;

AND WHEREAS in October, 1973, the voters authorized the purchase of only ten of the fourteen acres of Harbour Park for $2.2 million;

THEREFORE BE IT RESOLVED THAT a plebiscite take place on election day November, 1978, asking the voters to approve either:

(a) the detailed public use and open space concept; or

(b) a higher density commercial-residential usage along with public use and park facilities (which will recoup a major share of the civic monies expended to date).

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Kennedy, Marzari, Puil and the Mayor opposed)

3. Sale of Alcoholic Product
(Wonder Wine) in Supermarkets

At the Council meeting on December 13, 1977, Notice was called on a motion by Alderman Marzari with respect to the sale of an alcoholic product in supermarkets.

With the permission of Council, Alderman Marzari amended her motion and it was therefore

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the Premier and Minister of Consumer Affairs be informed of Council's concern that there is a synthetic wine-making product on sale in City supermarkets which can be very simply turned into an alcoholic beverage, and request the Provincial Government to take appropriate action to ban the sale of such products in retail stores.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Puil -
'Sandwich' Boards on Sidewalks

raised the problem of 'sandwich' boards obstructing City sidewalks. The City Clerk reported that a report from the Administration to the Transportation Committee is expected soon. The Alderman asked the Mayor to expedite the matter.

Alderman Puil -
Leave of Absence

requested leave of absence from Council and Committee meetings from January 23rd to January 27th, 1978, inclusive.

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT Alderman Puil be granted leave of absence from January 23rd to January 27th, 1978, inclusive.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 7:15 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of January 10, 1978, adopted on January 17, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of 14-Foot Strip of Road Adjacent to 2869 West 5th Avenue

The City Engineer reports as follows:

"The south 14 feet of Subdivsion 'C' except the north 4 feet of Lots 19 and 20, Block 30, D.L. 192, situated on the north side of 5th Avenue between Bayswater and Macdonald Streets was established for street when it was planned to widen this portion of 5th Avenue. Present planning is for 5th Avenue to remain 66 feet in width. The 14-foot strip is no longer required for road and the abutting owner has made application to acquire the area.

I recommend that the south 14-foot of Subdivision 'C' except the north 4 feet, now lane, of Lots 19 and 20, Block 30, D.L. 192, be closed, stopped up and conveyed to the owner of the remainder of abutting said Subdivision "C" subject to the following conditions:

(i) The value of the 14-foot strip to be $100 in accordance with the recommendation of the Supervisor of Properties and Council policy.

(ii) The 14-foot strip to be consolidated with the remainder of Subdivision 'C'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Closure of 7-Foot Strip of Road Adjacent to 2341 East 33rd Avenue

The City Engineer reports as follows:

"The south 7 feet of Lot 6, Block 'J', D.L. 393, situated on the north side of 33rd Avenue east of Victoria Drive was established for road when it was planned to widen this portion fo 33rd Avenue. Present planning does not require a wider street than the present 66 feet. The 7-foot strip is no longer required for road purposes. The abutting owner has requested the strip be released and sold to him.

I recommend that the south 7 feet of Lot 6, Block 'J', D.L. 393, be closed, stopped up and conveyed to the owner of the remainder of Lot 6 subject to the following conditions:

(i) The value to be placed on the stip to be $100 in accordance with the recommendation of the Supervisor of Properties and Council policy.

(ii) The 7-foot strip be consolidated with the remainder of Lot 6."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Automatic Protection for Crossing of Hudson Street over V.&L.I. Railway South of Marine Drive

The City Engineer reports as follows:

"Hudson Street crosses over the V.& L.I. Railway at grade south of Marine Drive. Existing protection consists of stop signs located on each side of the track. Traffic has increased at this location and recent developments restrict the view, such that it is felt that automatic crossing protection should be installed to ensure safety and convenience to the public.

An application must be made to the Canadian Transport Commission for an order to do this work. The local CTC representative has stated that up to 80% of the cost could come from the Railway Grade Crossing Fund and a further 7½% from the railway company. This would leave the City's share at 12½% of an estimated $50,000 ($6,250) which is included in the 1978 Traffic Signal Program.

cont'd.....

Clause No. 3 continued:

I recommend that:

(i) The Director of Legal Services be instructed to apply to the CTC for automatic crossing protection at this location and a contribution towards cost of installation.

(i) The City Engineer be authorized to sign plans on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

4. Tender No. 39-77-9 - Automobiles

The City Engineer, Purchasing Agent and Chief Constable report as follows:

"Tenders for the above were opened on November 21, 1977 and referred to the City Engineer, Purchasing Agent and Chief Constable for report.

Funds for these purchases are provided in the 1977 General Revenue Budget.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the tabulation is on file in the office of the Purchasing Agent. This report deals with Items 1 and 3 only.

All automobiles recommended conform to the report on "The General Classifications of Automobiles for Civic Use" except for Item 1, small compact automobiles. In 1974 we deleted the classification of a small compact from this report. However, since then inflation and the shortage of petroleum products has had considerable impact on the trends of the North American automobile. The small car has a lower capital cost and industry studies indicate that it will use less fuel. This report is recommending the purchase of small compact autos for City Hall Service to allow for re-evaluation of this size automobile in City service.

Item 1 - Small Compact

Six bids were received for this item. Prices were called for the supply of a 2 door sedan or a 3 door hatch back sedan.

The low bid, Bid No. 1, for a Honda 2 door Sedan (at $3516.00) does not meet specifications because it does not offer the City's fleet colour, white, as established by City Council in June 1976. In addition, the recommended bid, Bid No. 2 offers a 3 door hatch back sedan which will provide adequate cargo space for most City uses.

The low bid to meet specifications, Bid No. 2, is for a 3 door hatch back model from Westminster Chevrolet Oldsmobile Ltd. and is acceptable. This bidder also offered the following alternate prices:

a) Alternate rear axle ratio - at $13.61; the lower gear ratio will provide quicker response for safer city driving and is considered worth the additional cost.

b) Standard City 12 volt battery at $16.33 - to reduce field service call costs we have standardized on a specific size battery with a specific post pattern to ensure interchangability without modification of connecting cables. This extra cost will be more than offset in the life of the automobile.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No. 2, from Westminster Chevrolet Oldsmobile Ltd. for the supply of nine Chevette Scooter 3 door hatch back sedans at a total cost of $34 586.82 ($3813.04 each plus $13.61 each for alternate rear axle ratio plus $16.33 each for standard City 12 volt Battery) plus 7% Provincial Sales Tax.

cont'd.....

Clause No. 4 continued:

Item 3 - Compact Automobiles for Police Service

In 1977 the City purchased both compact and intermediate size automobiles for Police Service. The automobile industry is now offering automobiles in all sizes equipped for Police Service. Our ten month trial period of the 1977 compact autos has shown that the smaller car is acceptable for Police Service. Ten months of cost records indicate that there could be up to a 10% reduction in fuel costs. This would represent approximately $30 000 annual savings on the total Police automobile fleet. In addition, the officers indicate a preference for the smaller car because of its handling and maneuverability characteristics.

Four bids were received for this item.

Bids No. 1, 2 and 3 all offered the compact Chrysler automobile. Bid No. 1 from Brentwood Dodge Ltd. (at $5302.40) meets specifications. However Bid No. 2, from Lawson Oates Ltd. (at $5383.60) is being recommended because it offers better value.

Bid No. 2 meets specifications and offered large brake drums fitted with 15 inch wheels and tires. Bids 1 and 3 also offered large brake drums but only 14 inch wheels and tires. The larger wheels and tires will provide:

a) More cooling for the brakes which will reduce brake maintenance costs. Overheating of the brake assemblies is the major cause of our brake failures. Brake maintenance forms a large portion of our annual police fleet maintenance costs.

b) Longer tire life.

The extra cost of Bid No. 2, ($81.20 per unit) $3572.80, is less than one percent of the Police automotive fleet's annual maintenance costs and will be more than offset by a reduction in brake maintenance costs.

The Chief Constable, City Engineer and Purchasing Agent recommend acceptance of the bid to offer best value, Bid No. 2, from Lawson Oates Ltd. for the supply of 44 Dodge Aspen four door sedans at a total cost of $237,447.90 ($5383.60 each plus $33.50 each for two tone paint on 17 units) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer, Chief Constable and Purchasing Agent be approved.

5. Puget Drive/16th Avenue: Flooding

The City Engineer reports as follows:

"In May, 1977, flooding occurred in homes on the north side of Puget Drive between 19th Avenue and Blenheim and on the south side of 16th Avenue, east of Blenheim. A very intense local rain storm resulted in run-off exceeding the capacity of parts of the sewer system causing some sewers to back-up into homes.

These sewers were constructed in 1950 to a lesser design standard (2-year storm) than is used today (5-year storm). This flooding happened because of the intense local storm and not through any negligence on the part of the City because these sewers were built in accordance with the appropriate engineering practice of the day.

Analysis of the sewer system indicates that there are some local improvements that can be made to upgrade the system:

A. Puget Drive: The work would involve construction of a relief sewer on 19th Avenue from Puget Drive to Carnarvon and rebuilding the sewer on Carnarvon from 19th Avenue to 16th Avenue.

cont'd.....

Clause No. 5 continued:

B. 16th Avenue: The specific cause of the flooding in this area is not as apparent but downstream (at Balaclava) from the flooded houses, there is a manhole where a pipe size transition takes place which is probably resulting in some surcharging causing flooding under some storm conditions. Work is proposed to improve this transition which should eliminate the flooding problems.

The estimated cost of the work noted above is $246,000 and is included in the 1978 Sewer Capital Budget. This work includes construction of separate storm and sanitary sewers. The 1978 Budget has not been presented to Council for approval and, therefore, "approval in advance" is requested so that the necessary work can be done as soon as possible.

Since Sewer Capital funds do not require voter approval, Council's approval must include borrowing authority.

Accordingly, it is recommended that $246,000 be approved in advance of the 1978 Capital Budget for sewer work on 19th Avenue - Puget Drive to Carnarvon Street, Carnarvon Street-19th Avenue to 16th Avenue and 16th Avenue at Balaclava Street and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

6. Local Improvements in Mount Pleasant N.I.P. Area - Relief to Prior Projects

The City Engineer, Director of Finance and Director of Planning report as follows:

"One of the items under the Mount Pleasant Neighbourhood Improvement Program is the paving and curbing of local streets, with a portion of the cost borne by N.I.P. funds. Council on 22 February 1977, when dealing with the initiation of local improvements for this work, determined that the same N.I.P. contributions (and hence reduction of Property Owners' cost) should apply to two projects 'by Petition' which were already in the 1977 program. On 12 July 1977 Council extended this cost sharing to two projects 'by Petition' which were in the 1976 program.

This report recommends certain formal actions necessary to implement these decisions.

Percentages of Relief

The percentages by which the Property Owners' costs are to be reduced must be set by Resolution of Council. The recommended percentages are the same as those set for the 27 projects advanced 'on the initiative' in 1977. Recommendation "B" covers this.

Special Relief

The two 1976 projects are already on the Tax Rolls and these Property Owners will be given relief under Section 67 of the Local Improvement Procedure By-law in each of the 15 years of the repayment period. The present worth of this relief will be charged to N.I.P. Approval of recommendation "C", incorporating the attached schedules, is Council's formal action to give this relief. (This step is not necessary for the 1977 Projects, which will go on the Tax Roll at the reduced rates.)

cont'd.....

Clause No. 6 continued:

N.I.P. Appropriation

The estimated total charge to the N.I.P. accounts is $15,662.45. By the standard N.I.P. utilities formula this will be shared:

Federal	25 %	$ 3,915.61
Provincial	12½%	$ 1,957.81
City N.I.P. Funds	62½%	$ 9,789.03

C.M.H.C. has concurred in this allocation.

Recommendations

We recommend:

A. That Council approve the appropriation of $15,662.45 from the Mount Pleasant N.I.P. Budget, Services and Utilities account (896/9217);

B. That the reduction of Property Owners' rates for these four projects - (436/37, 436/38, 441/3 & 441/27) pursuant to Section 5, Subsection (15) of the Local Improvement Procedure By-law) be:

Residential Property	25%
Commercial & Industrial Property	11%

C. That, whereas the Council on 12 July 1977 directed that the real properties specially assessed for projects 436/37 and 436/38 (as set out in the schedules attached hereto) be given special relief under section 67 of the Local Improvement Procedure By-law; the Collector of Taxes be instructed to enter in the Tax Roll for each of the years 1978 to 1991 the reduced special assessment amounts shown in such schedules; and that this same reduction with respect to 1977 special assessments be given as credits to the Tax Accounts of these properties. (This will reduce their 1978 Tax Bills as would an advance payment.)"

The City Manager RECOMMENDS that the recommendations of the foregoing report be approved.

7. Tender No. 35-77-6 16'-0 Tractor-Hoe-Loaders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on September 12, 1977, and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the 1977 Supplementary Capital Budget.

Ten bids were received from seven suppliers.

Bids 1 to 7 do not meet all of the specifications; Bids 8 to 10 meet all specifications.

Bid No. 1 - Rollins Machinery

This bid is being recommended on the basis of best value. Four of the 10 machines tendered were demonstrated to the City, including Bids 1, 2, 6 and 10, and the Bid No. 1 machine proved capable of performing the job requirements. Our tender called for a 6,000 lb. front loader lift capacity and the recommended bid offers a 5,300 lb. lift capacity. (Bids 1 to 5 also did not meet the 6,000 lb. lift requirement.) This lift capacity, though less than required, will handle almost all the using branch requirements and its acceptance will result in a saving of approx. $25,000.00 .

cont'd.....

Clause No. 7 continued:

We recommend acceptance of the bid (Bid No. 1) to offer the best value to the City of Vancouver from Rollins Machinery Ltd. for 4 tractor-hoe loaders Ford Model 750 at a total cost of $127,196.00 (at $31,423.00 plus $200.00 each for a hydraulic shock absorbing device plus $176.00 each for a hydraulic pressue line filter) plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

8. Cement Lining - 16th Avenue, Sasamat Street, Kerr Street
Contract No. 776

The City Engineer reports as follows:

"Tenders for the above were opened on December 19, 1977 and referred to the City Engineer for report.

Tenders for the cement lining of approximately 12 200 lin. ft. of 18" steel watermain were returned on December 19, 1977 for this contract and are reported as follows:

Ameron Inc., California	$124 770.00
Raymond International Inc., Illinois	$145 950.00

Funds for this project are available from Water Works Capital Account #122/3010.

The City Engineer recommends that the work on the above contract be awarded to Ameron Inc., and the Bid Bond of the unsuccessful tenderer be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

9. Watermain Construction - Langara Development
Contract No. 778

The City Engineer reports as follows:

"Tenders for the above were opened on December 19, 1977 and referred to the City Engineer for report.

Tenders for the supply and installation of approximately 4 200 lin. ft. of 12" ductile-iron watermain were returned on December 19, 1977, for this contract and are reported as follows:

City of Vancouver	$123 787.40
C. Victor Koran Ltd.	$133 496.75
Gosal Bros. Contracting Ltd.	$141 470.00
Miller Cartage and Contracting Ltd.	$156 526.50
United Contractors Ltd.	$174 825.90
Globe Excavations Ltd.	$187 506.00
H.B. Contracting Ltd.	$214 092.00

The funds for this project are available from Langara Redevelopment Capital Account #541/2103.

cont'd.....

Clause No. 9 continued:

The City Engineer recommends that the work on the above contract be awarded to the City of Vancouver, and the Bid Bonds of the unsucessful tenderers be returned."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

INFORMATION

10. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Street Lighting Steel Mast Arms
Communications Service Monitor
Sewer Cleaner Unit
Portable Air Compressors
Catch Basin Cleaner
12 Yard Garbage Packer Body
Trucks
Self Contained Hopper Type Spreader Body
Two-Way Hand-Held Solid State Portable Radios & Chargers
Engine Performance Analyzer

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 7

SOCIAL SERVICE AND HEALTH MATTERS

A-2

RECOMMENDATION

1. Amendments to By-law No. 4162 - A By-law Relating to the Operation and Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"City Council on January 13, 1976 approved amendments to By-Law No. 4162 which updated that By-Law and, in particular, provided a rate increase for interment fees at Mountain View Cemetery. After detailed analysis of Cemetery Operations for the balance of 1976 and the first six months of 1977, it is proposed to increase rates as shown on Schedule A attached. The rate increase at this time is 30% and the cemetery superintendent indicates that another review should take place at the end of June, 1978.

During the review of fees, the existing cemetery By-Law No. 4162 was also reviewed in detail and there are some sections that need updating. A listing of these sections is attached, to be incorporated in the By-Law No. 4162.

The Director of Legal Services has reviewed and is in agreement with the attached By-Law changes, including Schedule A.

The Ministry of Consumer and Corporate Affairs (Cemeteries Division) has reviewed and is in agreement with the attached By-Laws changes, including Schedule A also.

Your Medical Health Officer recommends that:

A. By-Law No. 4162 be amended as shown.

B. Cemetery fees and charges be increased as shown in Schedule A, effective the date of adoption of this report.

C. The Director of Legal Services be instructed to prepare the necessary amendments to the existing By-Law."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

A-4

BUILDING AND PLANNING MATTERS

INFORMATION

1. Photographic Kiosks - Allied Photo Services Ltd.

The Director of Planning reports as follows:

'Mr. Ian Robertson, on behalf of Allied Photo Services Ltd., has filed seven Development Permit Applications to construct 32 sq. ft. buildings (similar to the illustration shown as Appendix A) on gasoline service station sites. The buildings (kiosks) would be used as a retail photo service outlet. The seven applications refer to the following locations:

- 6401 Victoria Drive ..... C2 District
- 1705 East 12th Avenue ..... C2 District
- 4064-88 Fraser Street ..... C2 District
- 2970 Kingsway ..... C2 District
- 2803 West 4th Avenue ..... C2 District
- 6459 Main Street ..... C2 District
- 1405 Main Street ..... M1 District

Council should note that the retail use, as proposed, would be permitted in the commercial districts if the business is carried out in the principal building. It would be a conditional use in the case of one location in the industrial M1 District.

The Director of Planning is prepared to approve these Development Permit Applications subject to the submission of a suitable design. However, since the construction of these kiosks and any subsequent approvals could have a significant impact on the City, the matter is first referred to the City Council for information.'

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Proposed Rezoning at S/W Corner of 16th Avenue and Burrard Street, Lot 1 Blk 488, D.L. 526, Plan 4502.

The Director of Planning reports as follows:

"An application has been received from Mr. G Elmitt, requesting an amendment to Zoning and Development Bylaw No. 3575, whereby the property at the S/W corner of 16th Avenue and Burrard Street be rezoned from RS-4 One Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing a 5 unit townhouse project'.

Given the location of this application within the Shaughnessy RS-4 zone and the study being prepared by the Shaughnessy Property Owners' Association, a review of the status of this rezoning application is necessary.

Clause No. 2 Continued.

BACKGROUND

The application to rezone this site from RS-4 to CD-1 was filed on October 18, 1977. The proposal is to include 5 - 2 bedroom townhouse units. The Planning Department's figures indicate a floor space ratio of 0.58 with a maximum height of 2 storeys plus a basement. The proposed development would cover 51% of site which compares with 45% permitted under the existing RS-4 or 40% permitted under a comparable RM-1 townhouse development.

The site is presently vacant, covered with a variety of undergrowth and trees (for location see attached Appendix A map).

The following processing has taken place with regard to this rezoning application:

November 9, 1977 - Drawings were referred to the Urban Design Panel, Engineering Department and the Development Permit Group of the Zoning Division for comment and necessary calculations.

November 21, 1977 - A representative of the City Engineer returned the drawings indicating that the rezoning proposal was "generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either."

November 24, 1977 - Urban Design Panel recommended "that the rezoning be approved". The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.

December 8, 1977 - The Development Permit Group returned its set of drawings with the necessary calculations.

December 15, 1977 - The Director's Meeting on Land Use and Development Control recommended that this application be placed on hold pending completion of the Shaughnessy Property Owners' Association study.

The status of this application was brought to the attention of the Planning and Development Committee on December 15, 1977 in conjunction with the monthly status report. No recommendation was made by the Committee at that time.

ANALYSIS

Preliminary processing of the above noted application is nearing completion. It has been necessary at this stage to review the status of the application with regard to the study being prepared by the Shaughnessy Property Owners' Association. Initial discussions with members of the Association have not indicated support for townhouses as a possible use within the Shaughnessy area. With this consideration in mind, the Director of Planning must recommend that processing of this rezoning application be withheld pending completion of the Shaughnessy study.

The applicant proposing rezoning for 3338-3390 The Crescent has been informed by the Planning Department that his application cannot effectively be dealt with until the anticipated Shaughnessy study has been received and subsequent action taken by Council. Current estimates indicate that this process may be finalized by April or May. The rezoning application, at 16th and Burrard should be subject to the same process.

Clause No. 2 Continued.

In view of the above, the Director of Planning recommends that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

(DELEGATION REQUEST THIS DAY: G. Elmitt Construction Ltd.)

3. Kensington N.I.P. Terms of Reference for Citizens' Committee.

The Director of Planning reports as follows:

"On July 12, 1977, City Council selected Kiwassa and Kensington as the two N.I.P. areas for 1977. By October 18, a site office, staffed by a planner, planning assistant and clerk-typist, was opened at 1350 Kingsway to serve the Kensington program.

The first public meeting to launch the Kensington N.I.P. was held on October 24 at Sir Richard McBride school. At that meeting a number of people volunteered to sit on a Citizens' Planning Committee. Many of these people, plus other interested citizens, have been meeting regularly at the Kensington site office since the beginning of November. The Planning Committee and planning staff will be concentrating the majority of their efforts towards the preparation of a N.I.P. concept plan by April, 1978. On November 1, 1977, City Council appointed Alderman May Brown as the liaison Alderman for the Kensington N.I.P.

Terms of reference for the Kensington Citizens' N.I.P. Planning Committee were drafted by the planning staff for discussion with the Planning Committee. They are based largely on terms of reference approved for previous planning programs in Mount Pleasant, Grandview-Woodland and Riley Park. The Planning Committee and planning staff discussed and agreed upon certain amendments. The Terms of Reference, as approved by the Planning Committee at its meeting on December 7, 1977 are attached as Appendix 'A'.

At this time there are 27 people who have met the requirements for membership on the Committee. Others may also qualify for membership shortly, as they have attended two of the required three consecutive meetings necessary to become Committee members. Appendix 'B' contains a list of current Committee members.

In order to officially define the Committee's role, its relationship to City Council and civic staff and to formalize the Committee, it is recommended that City Council endorse the Terms of Reference for the Kensington Citizens' N.I.P. Planning Committee as attached in Appendix 'A'."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Husky Oil Operations Ltd. - 1291 East Hastings Street.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. C. G. Peters, Development Manager of Husky Oil Operations Ltd. (See Appendix I) requesting that the self-serve license privileges be transferred from 3301 West 16th Avenue to 1291 East Hastings Street.

The Development Permits for the construction of the facilities on the above noted sites were processed as follows:

1. 3301 West 16th Avenue
   Development Permit No. 77553

   Approved by the Director of Planning on June 20, 1977, 'thereby permitting the construction of a 48 ft. x 32 ft. gasoline service station with a convenience store (retail) within; subject to various conditions, one being -
   "Prior to the issuance of the Development Permit, a report is to first be submitted to and approved by City Council regarding this self-serve gasoline service station being added to Schedule B of the License By-law." '

   City Council on July 12, 1977, approved this request for a self-serve gasoline filling station and 3301 West 16th Avenue was added to Schedule B of the License By-law.

   Development Permit Application No. 77553 was later refused on November 28, 1977, as condition No. 1 of approval was not complied with within a reasonable period of time and therefore the gasoline service station has not been constructed on this site.

2. 1291 East Hastings Street
   Development Permit No. 60629

   Approved by the Technical Planning Board on December 15, 1972, 'thereby permitting the construction of a building on this site to contain an automatic car wash and a retail food take-out store, and the provision of ancillary gasoline filling pumps.'

   The approved drawings indicated the provision of 4 pumps with access from Clark Drive and Hastings Street.

Husky Oil operations have advised that the proposed self-serve operation will be operated in conjunction with the existing car wash facilities, both by the same proprietor. This proposal is not considered a change in use under the provisions of the Zoning and Development By-law.

The statistics submitted with the City Manager's Report on Self-service Gasoline Stations, dated April 7, 1975 (approved by City Council April 15, 1975) listed Union Oil (now Husky Oil) as having a total of 6 gasoline service stations in the city, none being self-service. This information has been confirmed in Husky Oil's letter dated November 15, 1977.

Clause No. 4 Continued.

The authorization of this gasoline outlet, ancillary to the existing car wash facilities, to self-serve would mean that Husky Oil Operations Ltd. would have one of their six gasoline service stations/ancillary pumps, or 16.6%, self-serve, generally within the City Council's guideline of 15%.

Since this proposed change of self-serve license will not alter the number of self-serve licenses for Husky Oil Operations Ltd. and is generally within City Council's 15% guideline, the Director of Planning recommends that it be approved and 3301 West 16th Avenue be deleted from and 1291 East Hastings Street be added to Schedule B of the License By-law."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Champlain Heights - Enclave Sixteen

The Director of Planning and the Project Manager, under the date of January 3, 1978 have submitted a report on the above subject. In summary they state:

'The purpose of this report is to propose amendments to Council's Resolutions of June 24, 1976, concerning the Conditions and Standards of Development for Enclave Sixteen, Champlain Heights (relating to site coverage and height) and to request a further extension of time in processing the lease.

BACKGROUND

Development Permit Application #78734 has been filed by B. Freschi Architects for Community Builders Ltd. to construct 108 townhouse dwellings on Champlain Heights, Enclave Sixteen (Lot 13, Parcel A, D.L. 335, Group 1, Plan 14593).

Enclave Sixteen is an irregular shaped parcel totalling 9.43 acres located on the south side of Blake Street and east of Champlain Crescent (see map Appendix A).

The proposed development is for a strata title project, consisting of 108 townhouses, related streets, interior walkways and common areas. Four typical two storey plus basement dwellings are indicated. All units are three and four bedroom. The dwelling units are located on the sites so as to provide direct access into rear yards which face onto either common playground areas or buffer set-back areas.

At a Public Hearing held on June 24, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District.

The CD-1 By-law No. 4986 was enacted by Council in an open meeting on July 13, 1976. The specified conditions of Development are as follows:

Permitted uses:	Townhouses and customary ancillary uses; including off-street parking.
Development concept:	Townhouses located in small clusters.
Floor Space Ratio:	Shall not exceed .50.
Density:	Shall not exceed 12 units per acre.
Height:	Shall not exceed two storeys plus basement nor 28'0" above average finished grade.
Off-street parking:	1.5 off-street parking spaces shall be provided for each dwelling unit.
Site coverage:	35%

Clause No. 5 Continued.

DEVELOPMENT PERMIT APPLICATION

The Director of Planning, after receiving advice from the Project Manager, the Development Permit Staff Committee and the Urban Design Panel, has approved this development permit application for the construction of 108 townhouse dwellings, subject to a number of conditions, including that prior to issuance of the development permit, a report to be submitted to Council to amend:

(a) the maximum site coverage to permit 41% in lieu of the previously approved 37%.

(b) the maximum heights shall not exceed three storeys plus basement nor 28'0" above average finished grade.

The proposed development can meet all the conditions of development, as resolved by City Council, with the exception of:

		Permitted or required (per resolution of Council dated 24th June, 1976)	Proposed
(a)	Site coverage	37%	41%
(b)	Maximum height	Shall not exceed two storeys plus basement nor 28'0" above average finished grade.	Shall not exceed three storeys plus basement nor 28'0" above average finished grade.

With respect to the above conditions of development, it is noted that:

(a) The additional site coverage is felt to be a reasonable increase. Various groups that have reviewed the plans have commented positively on the overall layout and design. A 4% increase in the site coverage is not felt to be particularly significant in view of the fact that the development is slightly under the allowable floor space ratio. The design provides a low profile type of development with many single family-like features.

(b) The definition of maximum height requires amendment, changing two storeys up to three storeys. The actual heights of the buildings will not exceed 28'0", however, because the carport is at grade and is counted as a "storey" the wording of the condition requires changing.

The Champlain Heights Project Manager reports that although good progress is being made on the lease documents and the development permit, the sub-division will not be registered in time to meet the January 20th completion deadline. It is therefore requested that a four week extension be granted to February 17, 1978.

RECOMMENDATIONS

It is therefore recommended:

A. THAT the maximum site coverage permitted for Enclave Sixteen be increased from 37% to 41%.

B. THAT the definition of maximum heights be amended to read "shall not exceed three storeys plus basement nor 28'0" above average finished grade".

C. THAT the date for completion of the lease arrangement be extended to February 17, 1978.

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the Project Manager be approved.

INFORMATION

6. Champlain Heights Enclave 3.

The Champlain Heights Project Manager reports as follows:

"The Development Permit for Enclave 3 will be issued shortly. The lease for this enclave is drafted but will not be registered for approximately 4 to 6 weeks.

The developer has expressed a strong desire to commence clearing and preliminary site service work prior to the execution and registration of the lease. Requests under similar circumstances have been made and granted.

A Letter of Agreement has been prepared by the City which protects the City's interests and includes appropriate liability insurance clauses. Access to the site will not be permitted until a Development Permit is issued. This arrangement will serve as an interim agreement pending the execution of the lease during which time preliminary site works can commence. "

The City Manager submits the foregoing report of the Champlain Heights Project Manager for the INFORMATION of Council.

CONSIDERATION

7. Provincial Government Complex - Street Tree Planting.

The City Engineer and Superintendent of Parks report as follows:

"On December 13, 1977, Council resolved to request the Provincial Government to reconsider the planting of London Plane trees on the project site. Subsequently, a letter was forwarded by the Deputy Mayor to the Province's representative, Dr. Shrum, advising of the Council resolution and requesting a statement of the Province's position with respect to tree planting on the 51/61/71 site. The attached reply from Dr. Shrum summarizes the position of the Provincial Government.

The Province's position is consistent with that previously stated to City representatives, namely that selection of a suitable street tree satisfactory to both parties is the preferred solution. The recommended alternative, Acer Rubrum (Sunset Red Maple) has now been tentatively agreed upon, subject to Council dealing with the response of the Provincial Government to the December 13th Council request. Issues of design and spacing with respect to the alternative species have been discussed with the Provincial Government and project architect and have been resolved satisfactorily.

In view of the foregoing, there are two basic options for Council's consideration. Firstly, Council can approve the current proposal for which funds are available in existing budgets or alternatively, Council can approve a scheme using London Planes for which an additional $8 000.00 to purchase trees from the Provincial Government will be required as well as increases of $15 000.00 in annual budgets for special horticultural maintenance commencing in 1979.

For the latter scheme (London Planes), it should also be noted that expected costs for extra sidewalk maintenance and replacement will be in the order of $50 000.00 over the next 15 to 20 years and further additional funds will be required if damage to the waterproofing membrane of the underground truck tunnel occurs. Furthermore, B.C. Hydro have advised that extra costs to them to expand the existing underground electrical service on Hornby Street would be in the order of $35 000.00.

Clause No. 7 Continued.

The City Engineer and Superintendent of Parks submit the following options for Council's CONSIDERATION:

A. That the scheme acceptable to the Provincial Government using Red Sunset Maple (Acer Rubrum) be approved; or

B. That a scheme using London Planes be approved and that additional funds be approved as follows:

   i) $8 000.00 for purchase of trees from the Provincial Government to be appropriated from 1978 Supplementary Capital;

   ii) $15 000.00 for additional maintenance to be included in the 1979 Streets Maintenance Budget, Special Horticultural Maintenance."

The City Manager submits the above report, of the City Engineer and the Superintendent of Parks, for CONSIDERATION, but recommends that before making a decision, Council Members review the report of Dr. John Neill which was circulated for Information on December 19, 1977.

(A copy is on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 849

FIRE AND TRAFFIC MATTERS

A-6

INFORMATION

1. Rail Rationalization

The City Engineer and the Director of Planning reports as follows:

"On August 23, 1977, Council approved the recommendation of the Joint Committees on Transportation and Planning and Development that $25,000 be provided from Contingency Reserve to prepare an application for a Rail Rationalization Study.

The purpose of the study, as proposed earlier this year was essentially two-fold:

(i) To undertake a study to assess the opportunities for a rationalization of the rail lines within the Central Area and particularly along the Central Waterfront Area.

(ii) To undertake a broader study of the opportunities for rail rationalization of rail lines throughout the City with a view to developing strategies for transit and goods movement.

Subsequently, the Federal Government has indicated that further applications under this program are not being accepted pending development of a new urban transportation fund. Accordingly, activity on this application is not proceeding at this time.

In spite of the deferment of the Federal commitment to the approval of study funding, there is still an urgent need to gain a better understanding of the rail facilities that exist within the Central Area. The redevelopment of the Central Waterfront and North False Creek will be very directly affected by changing rail requirements in the Downtown Peninsula. Accordingly, continued attempts will be made to obtain clarification regarding the new legislation from Ottawa.

If, by February-March 1978 sufficient information is available from the Federal Government to indicate the potential benefits under the new fund, then a new course of action will be reported to Council. On the other hand, if this information is not available by that time, then related alternative courses of action - which may or may not require Federal funds - will be reported to Council for consideration."

The City Manager submits the above report of the City Engineer and Director of Planning to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 10

FINANCE MATTERS

A-7

RECOMMENDATION

1. Vancouver Museums and Planetarium - Annual Operating Grant

The Director of Finance reports as follows:

"City Council, on December 13, 1977, resolved that the present agreement between the City and the Vancouver Museum and Planetarium Association be extended for two months, to February 28, 1978, pending determination of the contract renewal between the City and the Association. The City has, as a result, received a request from the Association that a provisional grant be made by the City to the Association to cover current operating costs, in accordance with the agreement which expires December 31, 1977, to cover the period January 1, 1978 to February 28, 1978, at the same level as the 1977 grant. The monthly amount of the City's grant in 1977 was $35,882.

The Director of Finance recommends that a provisional grant in the amount of $71,764 be made to the Vancouver Museums and Planetarium Association to cover operating costs for the period January 1, 1978 to February 28, 1978, on the same basis as the City's 1977 grant to the Association, pending determination of the new agreement between the City and the Association."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Investment Matters (Various Funds) November 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of November 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 1977

A. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Nov. 1	Bank of Montreal	Feb.15/78	$ 2,555,686.30	$ 2,500,000.00	106	7.67
2	Bank of Montreal	Dec. 6/77	1,007,042.19	1,000,000.00	34	7.56
2	Bank of Montreal	Mar.15/78	1,747,326.14	1,700,000.00	133	7.64
9	Vancouver City Savings Credit Union	Dec. 6/77	2,011,095.89	2,000,000.00	27	7.50
10	Bank of Montreal	Nov.14/77	500,164.38	500,000.00	4	3.00
14	Vancouver City Savings Credit Union	Dec. 6/77	502,260.27	500,000.00	22	7.50
14	Toronto Dominion Bank	Nov.15/77	500,095.89	500,000.00	1	7.00
15	Bank of Montreal	Mar.15/78	2,050,367.12	2,000,000.00	120	7.66
17	Royal Bank of Canada	Nov.22/77	1,000,958.90	1,000,000.00	5	7.00
22	Bank of British Columbia	Nov.23/77	1,500,292.81	1,500,000.00	1	7.125
24	Canadian Imperial Bank of Commerce	Nov.29/77	1,000,890.41	1,000,000.00	5	6.50
28	Toronto Dominion Bank	Dec. 7/77	2,003,575.34	2,000,000.00	9	7.25
29	Bank of British Columbia	Mar.15/78	1,532,976.16	1,500,000.00	106	7.57
30	Bank of Montreal	Apr.14/78	3,084,328.77	3,000,000.00	135	7.60
			$20,997,060.57	$20,700,000.00		

Cont'd...

Clause No. 2 Continued:

B. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Nov. 3	City of Vancouver 6.0%	June 15/80	$ 5,000.00	94.68	$ 4,734.00	2/7	8.30
	Chartered Bank Deposit Receipts and Government Notes					Days	
Nov. 1	Canadian Imperial Bank of Commerce	May 1/78	$ 3,375,708.22		3,250,000.00	181	7.80
30	Mercantile Bank of Canada	Mar.15/78	357,601.71		350,000.00	105	7.55
			3,733,309.93		3,600,000.00		
			$ 3,738,309.93		$ 3,604,734.00		

SINKING FUND TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Nov. 15	City of Vancouver 10.0%	Dec.16/94	$ 25,000.00	$ 25,750.00	$ 25,651.42	17/1	9.66

C. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Nov. 15	City of Vancouver 5.5%	Dec.1/81	$ 12,000.00	89.90	$ 10,788.00	4/-	8.50
15	City of Vancouver 5.5%	Dec.1/82	12,000.00	87.89	10,546.80	5/-	8.50
15	City of Vancouver 5.5%	Dec.1/83	12,000.00	86.04	10,324.80	6/-	8.50
			$ 36,000.00		$ 31,659.60		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1977.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 62,809,101.42	$ 61,152,180.00

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

3. Grants in Lieu of Vancouver City, B.C. Assessment Authority, School District, Municipal Finance Authority, and Greater Vancouver Regional District Tax Levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessor for Vancouver under the B.C. Assessment Authority has certified they will be shown as exempt or partly exempt on the 1978 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396-c(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections.

A. Religious Organizations

(i) Central Presbyterian Church — $6,692.82
1155 Thurlow St.
Church Buildings - partly taxable each year for caretaker's suite and portion of land.
Grant to cover taxes for period from November 16, 1976 to December 31, 1977 for Church buildings only.

(ii) Christ Lutheran Church — $6,620.41
375 West 10th Ave.
New Church building and Senior Citizen's Housing
Church building and parking for church only to be exempt. Portion of property used for Senior Citizen Housing is taxable each year.
Grant to cover taxes for the Church portion only for period from January 1, 1976 to December 31, 1977.

B. Charitable Organizations

(i) Neighbourhood Services Association of Greater Vancouver — $1,409.90
6470 - 72 Victoria Dr. Lot C Bal/1/724
In use as neighbourhood house supplying counselling and community services to all citizens.
Grant to cover taxes from June 1, 1977 to December 31, 1977.

(ii) Vancouver Neurological Centre — $2,383.98
1195 West 8th Ave. Lots 19&20/314/526
Property in use by Children's Rehabilitation and Cerebral Palsy Association and B.C. Epilepsy Society.
Grant to cover taxes for period from July 19, 1977 to December 31, 1977.

(iii) Canadian Arthritis and Rheumatism Society — $1,392.37
875 West 10th Ave. Lot 18/357/526
Workshops and storage used in conjunction with the Arthritis Centre at 895 West 10th Ave.
Grant to cover taxes for period from January 1, 1977 to December 31, 1977.

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $18,499.48 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

4. Authority to Invest Funds

The following report is submitted by the Director of Finance.

"The Director of Finance has requested the normal authority to invest funds as they become available during the year 1978.

Your City Manager RECOMMENDS that the Director of Finance, in consultation with the City Manager, be authorized, for the year 1978, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, and 260 of the Charter. In the case of major investments, there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenance Funds; Captain Vancouver's Grave Maintenance Trust Fund; Taylor Manor Trust Funds

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Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act."

5. Annual Financial Authorities

The Director of Finance reports as follows:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy making powers. Council has delegated these authorities regularly in the past.

Your City Manager RECOMMENDS:

(a) That the Director of Finance be authorized, for the period January 1 to December 31, 1978, in accordance with Sections 215 and 216 of the Vancouver Charter, to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

(b) That the Director of Finance be authorized to temporarily use, during the period January 1 to July 15, 1978, such capital funds as are available for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter."

6. Local Improvement Procedure
By-law - Amendment

The Director of Finance reports as follows:

"Section 51 of the Local Improvement Procedure By-law permits property owners to make a lump sum payment for their share of the total cost of a Local Improvement Project up to the time of the passing of the Debenture By-law. This has not been a problem in past years as the number of owners requesting to pay off or commute their charges were minimal.

However, the amount of residential street work has had a sharp increase in the last two years. This has precipitated a corresponding increase in commutation requests right up to the day the By-law is being dealt with in Council. The Collector of Taxes reports that the balancing and preparation of the By-law has become an almost impossible task without an advanced pre-By-law cut-off date for final payment of commutation.

The Director of Finance is therefore seeking an amendment to By-law 3614, Section 51 which will allow property owners 21 days from the date of the mailing of the payment notices within which to commute the charge. This will allow approximately two weeks to deduct the commuted charges, rebalance, summarize, and prepare the By-law for Council. It should be noted that such an amendment would have no effect on a taxpayers' right to commute Local Improvement charges after the passing of the By-law.

Therefore, the Director of Finance RECOMMENDS that the Director of Legal Services be instructed to make the appropriate amendments to Section 51 of the Local Improvement Procedure By-Law No. 3614."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

7. Civic Grant Request -
Variety Club International

The Director of Social Planning reports:

"The Variety Club is an international service organization. For a number of years, the local variety club has held a Telethon to raise funds to aid handicapped and underprivileged children. This year the Telethon will be February 11 and 12 at the Queen Elizabeth Theatre. The Telethon will last 21 hours and the funds raised will be contributed to the new Children's Hospital. Almost all technical assistance, television time, advertizing and entertainment to assist the project are being donated free of charge.

The grant request to the City of Vancouver is $10,269. This includes theatre rental (Queen Elizabeth Theatre) $4,445, Police Protection and Security $5,824. Last year City Council approved a civic grant of $4,025. The Police Protection and Security is a condition of rental at the Queen Elizabeth Theatre. This service is considered necessary since vandalism has been a problem at the theatre in the past. Part of the security is supplied by volunteers. The remainder is carried out by off duty constables from the Vancouver Police Department. The sum of $5,824 is an estimate supplied by the Vancouver Police Department. The exact number of constables needed will be determined by the number of volunteers available nearer the date of the Telethon.

cont'd....

Clause No. 7 cont'd

RECOMMENDATION:

The Director of Social Planning recommends that $4,445 be approved for rental of the Queen Elizabeth Theatre for the Variety Club Telethon, and that funds be made available to cover police protection and security in an amount not to exceed $5,824.

The Comptroller of Budgets and Research advises that, if this report is approved, funding will be provided in the 1978 operating budget."

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION, and notes that in the past, Council has not approved funds for police protection.

RECOMMENDATION

8. City Hall Elevators and Elevator Maintenance

The Director of Permits and Licenses reports as follows:

"The two main elevators in the City Hall Main Building should have a major overhaul and have modern automatic control equipment installed. The present equipment is becoming increasingly more difficult to maintain because of lack of replacement parts. In addition, the elevators are manually operated and therefore elevator operators are required to be in attendance at any time that the elevators may be required. We anticipate savings in elevator operator salaries of from $20,000 to $33,000 per year after the elevators have been converted to automatic control.

We were advised that the cost to carry out a renovation and conversion of the elevators would be approximately $120,000 to $160,000 and such a sum was requested to be included in the 1977 Supplementary Capital Budget. However, the request was not included in the budget proposed by the Manager to Council, and hence was not approved by Council.

It now appears that there will be a residual balance of $162,754 in the 1977 Supplemental Capital Reserve and I recommend that it be appropriated for overhauling the elevators.

If this work is to be done, the first step is to ask a consultant to examine the existing equipment more thoroughly and provide drawings and specifications for the work in order that competitive tenders can be obtained. Part of the commission for this consultant would also be to report on the equipment and controls of the small private elevator in the main building. The only consulting firm that we know that specializes in elevators is Keith Jenkins and Associates Ltd. We have used this firm for maintenance consulting and we are well pleased with their performance and recommend them as consultants for this project.

The fees for the consultant for his investigations, drawings and specifications for tender, on site supervision and inspections to completion of the projects would be about 8% of the elevator contract or on a straight fee basis not to exceed $7,500. We consider that the best way to retain the consultant would be on the fixed fee basis.

I therefore recommend:

1. That Council appropriate $162,754 from Supplemental Capital Reserve for elevator overhaul and modernization, these funds to be reserved for this project pending a final decision following a consultant's report.

cont'd....

Clause No. 8 cont'd

2. That Keith Jenkins and Associates Ltd. be appointed to examine existing elevator equipment in the City Hall Main Building and provide drawings and specifications for tendering purposes at a cost for fees of $7,500, to be charged against the above reserve for work on the elevators.

This report has been discussed with the Vancouver Municipal and Regional Employees Union."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Permits and Licenses.

FOR COUNCIL ACTION SEE PAGE(S) 10911

PROPERTY MATTERS

RECOMMENDATION

1. Consent to Assignment of Lease

The Supervisor of Properties reports as follows:

"Lot 1, Block 93, District Lot 264A and the east 33 feet of Carolina Street End plus an additional parcel is currently leased to Ernst H. Snijders for the Mount Pleasant play area, who are in occupation on the holdover (year-to-year) provision.

Application has been received from Ernst Snijders to have the subject lease assigned to the Mount Pleasant Neighbourhood House Association (Incorporated under Neighbourhood Services Association #36, Non-profit Society).

Recommended that the City consent to an assignment of the lease dated March 1, 1974 in the name of Ernst Snijders, covering Lot 1, Block 93, District Lot 264A and the east 33 feet of Carolina Street End plus an additional parcel, to Mount Pleasant Neighbourhood House Association, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease renewal of Waterlot #7122 from North Fraser Harbour Commission and sublease to Rivtow Marine Ltd.

The Supervisor of Properties reports as follows:

"Victoria Drive Street End south of C.P.R. Right of Way is leased to Rivtow Marine Ltd. for twenty-one years from January 1, 1965 to December 31, 1985 for access purposes to their adjoining properties.

Waterlot 7122 fronting Victoria Drive Street End is leased from the North Fraser Harbour Commission to the City of Vancouver and Sub-leased to Rivtow Marine Ltd. for the same term, expiring on December 31, 1985; however, all terms and conditions of the waterlot lease are in turn contingent upon the head lease between the Crown and the North Fraser Harbour Commission which expired on August 21, 1972.

The North Fraser Harbour Commission have now issued a new lease to the City of Vancouver for a ten year term January 1, 1975 to December 31, 1985 on the same rental and conditions with the inclusion of a six month cancellation clause if the waterlot is required for Government or public purposes.

Rivtow Marine Ltd. have been advised of the need for a renewal under the revised conditions and they concur.

It is recommended that a new lease be entered into between the City of Vancouver and the North Fraser Harbour Commissioners for Waterlot 7122 for a ten year term commencing January 1, 1975, and further that the waterlot be subleased to Rivtow Marine Limited for a like period less one day subject to the sublessee assuming all charges for documentation and annual rentals."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd:.:.:

3. Earthquake Insurance - False Creek
Je Maintiendrai Home Society

The Director of Finance reports as follows:

"The Je Maintiendrai Home Society situated in Phase 1 of False Creek has requested that the City not enforce the earthquake insurance requirement in the Society's lease with the City, similar to the action that Council has taken on several others.

Council is receiving and acting on these requests as they come in one by one, rather than providing blanket approval, because I feel that it is in the City's best interests to retain the clause requiring earthquake insurance in the leases in order that Council keeps open the option of requiring such insurance in the future, and also, that earthquake insurance may remain on those developments that can afford it or do not for other reasons wish to request non-enforcement of the clause in the lease at this time.

I recommend that the request of the Society be acceded to."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

4. Assignment of lease by H. Haebler Co. Ltd. to Laurel Park Investments Ltd.

The Director of Finance reports as follows:

"On October 13, 1977 the City concluded a Ground Lease of Lot C, Block 296, District Lot 526, Plan 16894 with H. Haebler Co. Ltd., the lessee, pursuant to which 50 residential units were constructed at 7th Avenue and Laurel Street. H. Haebler Co. Ltd. now wishes to assign its interest in the lease to a holding company, Laurel Park Investments Ltd. H. Haebler Co. Ltd. is not in breach of any of the covenants of the lease.

It is recommended that the City consent to an assignment of the Ground Lease by H. Haebler Co. Ltd. to Laurel Park Investments Ltd. subject to the assignment documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Rent Review - City Lot S.E. Corner of Terminal Avenue and Columbia-Quebec Connector

The Supervisor of Properties reports as follows:

"Lot 1, District Lot 2037, is leased to Elie Gareb for 5 years from February 1, 1975. The rent was subject to review as of August 1, 1977.

It comprises 29,708 sq.ft. and is zoned M-1 Industrial. The lessee has blacktopped and fenced the lot and constructed a small office. It is utilized as a storage area for impounded vehicles.

The lessee has sub-leased the lot (except for 2 parking stalls) to Autow Services Limited. The sub-lease was approved by Council June 29, 1976.

cont'd.....

Clause No. 5 continued:

After negotiation the lessee's legal representative has advised that his client will agree that the rent for the period August 1, 1977 to January 31, 1980 be increased from $505.00 per month inclusive of taxes as if levied to $1,250.00 per month inclusive of taxes as if levied.

It is recommended that effective August 1, 1977 the rent be increased to $1,250.00 per month inclusive of taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Renewal of Lease - portion of Heatley Avenue under the Heatley overpass

The Supervisor of Properties reports as follows:

"On October 31, 1972, City Council adopted the recommendation of the City Engineer contained in the Board of Administration report, October 27, 1972, whereby the open portion of Heatley Avenue below the Heatley Overpass, be closed, stopped up and leased to the owner of Lot A, Block 44, D.L. 181 until October 31, 1977.

The Lessee, C. Hodgson, has requested renewal for a further five year term in accordance with the option clause included in the initial lease, and has agreed, after negotiations, to an increase in rental from $33.00 per month to $140.00 per month commencing November 1, 1977, without option for further renewal and subject to the following conditions:

(a) The term to be for five years subject to renewal and subject to a 90-day notice of cancellation if the area is required for municipal purposes.

(b) The lease area to be used only for the parking of a maximum of eight cars.

(c) The rental to be $140.00 per month for the term and subject to review on subsequent renewals.

(d) Ingress and egress to be to the satisfaction of the City Engineer.

(e) The lease area to receive an asphalt surface.

(f) The lease area to be kept in a neat and tidy condition at all times.

(g) The lessee to assume all liability in respect to the use of occupancy including objects falling from the overpass and to carry public liability in an amount of not less than $40,000.00.

(h) The leased area to be temporarily vacated on 24-hour notice when maintenance work is required on the overpass.

cont'd.....

Clause No. 6 continued:

It is noted that the rental set in 1972 was calculated at a reduced rate to allow the tenant to recapture his development costs in the first five year term. The parking is used for employees.

Recommended that the open portion of Heatley Street below the Heatley overpass south of Alexander Street be leased to the owner of Lot A, Block 44, D.L. 181 on the foregoing basis, subject to an agreement satisfactory to the Director of Legal Services and the City Engineer.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

B

MANAGER'S REPORT

January 5, 1978

TO: Vancouver City Council

SUBJECT: Capilano Stadium Renovation

CLASSIFICATION: Consideration

The City Manager reports as follows:

"In December, Mr. Harry Ornest negotiated with the Parks Board a possible lease for the stadium in order to bring Pacific Coast League Baseball ("Triple A") to Vancouver in April 1978.

Those negotiations were suspended when it was discovered that the cost of providing lighting for the stadium would be $350,000 instead of the estimated $100,000. At that time, Mr. Ornest requested a meeting with me to discuss possible new approaches to Council and to the Parks Board.

As a result a new proposal has now been received, which requires the City to spend $350,000 to upgrade the lighting and Mr. Ornest's organization to spend an estimated $200,000 to renovate the stadium. If the venture is successful, both parties will be able to recoup their investment from a 10% portion of ticket sales.

In the event that the venture is a complete disaster, Mr. Ornest's organization will have lost their $200,000 and other investments, while the City will have spent $350,000 and end up with a facility renovated at a total cost of $550,000. It would presumably be more useful for amateur and other uses. On the other hand, the Parks Board would not have placed such an expenditure as the highest priority.

The Superintendent of Parks Board advises that the security and maintenance costs under this proposal would not be greater than that now spent in the existing facilities.

Details of the proposal are as follows:

'a) Vancouver PCL Baseball ownership to expend, in the form of prepaid rent, funds necessary to "restore" Stadium to PCL standards. EXPENDITURES by Baseball Club to include:

-FENCING, ELECTRONIC SCOREBOARD, NEW and REPAIRED SEATING for grandstand, additional bleachers to increase Stadium capacity, upgraded dressing rooms for professional clubs, new concession stands, upgraded press box, ticket booths, AND any other improvements considered necessary after consultation with the Parks Board.

b) BASEBALL CLUB will pay electric utility costs, staffing costs and other PCL game expenses, while City will be responsible for maintenance of lighting etc., care of outfield grass, security and full maintenance during NON-BASEBALL season.

c) BASEBALL CLUB will control and operate concessions, parking and advertising and be responsible for infield maintenance.

d) AMATEUR BASEBALL will have use of Stadium for scheduled games at terms not to exceed PCL Club's out-of-pocket costs. PCL Club, as Lessee, will cooperate, in every way possible, to encourage and enhance the amateur baseball program.

e) LEASE to Vancouver PCL Club would be for FIVE years, plus FIVE YEAR OPTION. RENTAL FORMULA will result from BASEBALL CLUB'S Stadium capital expenditures (plus reasonable "interest" rates) as a credit against rental terms of 10% of gross ticket sales or $15,000 per year--whichever rental gross is larger.'

I understand that the proposal will be considered by the Parks Board on January 9, and their reaction will be available to Council on January 10. If the renovations are to take place by April 1978, decisions by Parks Board and Council cannot be delayed.

cont'd....

If Council wishes to approve this proposal the only appropriate funding for the $350,000 would be the 1978 Supplemental Capital Budget.

The Director of Finance is already aware of commitments and requests totalling more than the $8 million which was budgetted for Supplemental Capital last year. However, Council has the prerogative to set the priority of capital items. Furthermore, the total sum allocated to Supplemental Capital is at the discretion of Council when they review the Revenue Budget in March 1978.

Consideration has been given to applying for a one-third contribution from the Provincial Recreational Facilities Fund, but since this would probably be at the expense of other contributions expected by the City, there would be no net gain.

Thus the $350,000 required is not readily available, but can be allocated for this purpose if Council deems it important.

The City Manager submits the acceptance of Mr. Ornest's proposal for Council's CONSIDERATION, and advises that any acceptance be subject to a contract being drawn up satisfactory to the Director of Legal Services, and that any option to renew the lease be subject to renegotiating terms of the lease."

DELEGATION REQUEST THIS DAY: Mr. Harry Ornest

FOR COUNCIL ACTION SEE PAGE(S) 12

MANAGER'S REPORT

January 6, 1978

TO: Vancouver City Council

SUBJECT: Greater Vancouver Floating Home Co-Operative
False Creek-Area 6 - Phase I, Amendment to Sub-lease.

CLASSIFICATION: RECOMMENDATION

The False Creek Development Consultant reports as follows:

Purpose

The purpose of this report is to recommend an amendment to the water-lot sub-lease of the Greater Vancouver Floating Home Co-operative, whereby the Co-operative would undertake to maintain in good repair and maintain public liability insurance and fire insurance on the waterfront walkway to be constructed at City expense within the water lot and whereby the Co-operative would add additional floats to its marina.

Background

A waterfront walkway has been envisaged from the beginning of the project at Caesar's Bridge in the Spruce Neighbourhood. Accordingly, a budget of $67,000 (excluding fees) was identified in the Front End Expenses for the capital cost of the walkway.

The waterfront walkway has varied in form and nature as a variety of proposals for the commercial/residential development and the marina were examined.

Finally, on July 11, 1977, the Development Permit Board approved a design for the residential/commercial development at Caesar's Bridge, subject to certain conditions, one of which was that an agreement must be made satisfactory to the Director of Planning, Director of Finance and the City Engineer regarding construction, maintenance and public liability of the waterfront walkway. It should be noted that the public waterfront walkway, as proposed, is entirely within the water lot leased by the City from the Province and sub-leased to the GVFH Co-operative.

Also in July, 1977, the Development Permit Board approved an application by the GVFH Co-operative to amend the layout of its proposed marina to include 40 liveaboard and 60 recreational berths from an original 88 liveaboard berth marina.

Current Position

The GVFH Co-operative now has 40 liveaboard members and a high percentage of recreational boat members, all of whom have paid the appropriate deposits. The City has signed a lease for the water lot [illegible] the Province and has in turn sub-leased the water lot to the G.F.H Co-operative in accordance with the terms approved by City Council on October 19, 1976 and August 23, 1977.

The GVFH Co-operative has signed construction contracts for its marina, piles have been driven on site, floats have been manufactured and delivered to site and full occupancy of the marina is expected on March 31, 1978.

In late Fall, 1977 it became clear that the on-shore commercial/residential development would not be constructed in time for the opening of the marina. Since access to the marina was proposed by an easement through the commercial/residential development and because it is imperative, due to the design of the marina and the walkway, that the walkway be constructed at the same time as the marina, alternative solutions had to be found.

Consequently, a number of meetings and negotiations have occurred between the False Creek Development Group, Director of Finance, City Engineer and Greater Vancouver Floating Home Co-operative with a resulting formula that will allow the public waterfront walkway to be constructed to give access also to the marina prior to its occupancy by March 31, 1978.

The principal points agreed to are:

1. That the City of Vancouver will appoint Jim White Partnership (a Consultant retained by the GVFH Co-operative) for the purpose of designing the Boardwalk for a fee of $3,350. and that the capital cost of the Boardwalk to the City of Vancouver will not exceed $67,000.00 (excluding fees). The Architect will design the Boardwalk so that it will be 8'0" minimum in width and that it will accommodate wheelchairs, particularly with respect to safety and viewing for handicapped people which may be achieved by plastic or glass or nothing between rails. However, it is agreed that the most important design consideration is to build the Boardwalk so that maintenance costs will be nominal and that it will have a projected 50 year life span.

2. That the Co-operative will construct the Boardwalk to the design prepared by the Jim White Partnership and approved by the False Creek Development Group with advice from the City Engineer. Upon substantial completion of the Boardwalk, the City shall pay to the Co-operative the cost of the Boardwalk up to a maximum of $67,000.00 as the City's single and final contribution.

3. That the Co-operative agrees to maintain the Boardwalk in good repair for the unexpired portion of its water lot lease and will allow free and unlimited access to the general public to the Boardwalk, and will not construct or place any barrier or structure on the Boardwalk without permission of the City of Vancouver. Further, by amending the sub-lease to include the Boardwalk, all of the clauses which protect the City including insurance, indemnification, repairs and maintenance will apply to the Boardwalk.

4. That the Co-operative has applied for the necessary amendment to its Development Permit to build additional floats, an increase of some 10% in total available moorage, it being acknowledged that all the relevant City Departments have reviewed and approved in principle these additional floats, and that the Planning Department is now in the process of reviewing these plans to formalize the approval. Further that the False Creek Development Group will actively endorse and assist the Co-operative in obtaining this necessary amendment to the Development Permit.

5. That in consideration of Items 3 and 4 of this agreement, the Co-operative will agree to revise the sub-lease and will pay annually to the City of Vancouver, being the amount to be paid to the Province, 8½% of the gross revenue generated by the additional floats, in accordance with terms set out in the sub-lease for the remainder of the sub-lease. The City of Vancouver will forego the 2% of the gross revenue generated by the additional floats (it being noted that this amounts to approximately $365 per annum).

The Director of Planning, with advice from the City Engineer, Director of Social Planning and Director of Finance, has approved the amendment to the Development Permit subject to certain conditions, the principal condition being that satisfactory evidence is provided that the City be indemnified against liability and maintenance costs of the public walkway.

Recommendations

It is recommended that:

1. The public waterfront walkway be constructed by the Co-operative for a maximum capital cost to the City of $67,000.00 (excluding fees), the source of funds has already been provided for in the False Creek Capital Budget-Engineering/Open Space account.

2. The Director of Legal Services be requested to amend the sub-lease between the City and the Greater Vancouver Floating Home Co-operative, taking into account Items 2 to 5 in this report.

The City Manager RECOMMENDS approval of the recommendations of the False Creek Development Consultant.

FOR COUNCIL ACTION SEE PAGE(S) 13

LAW DEPARTMENT

January 6, 1978.

To: Vancouver City Council

SUBJECT: Assessment: Business Tax Appeals in Relation to NHB Piers.

CLASSIFICATION: Recommendation.

The Director of Legal Services submits the following report:

For some years, the City has been involved in litigation with respect to the assessability for business and real property taxes of the operators of several NHB piers being described over the years as Ballantyne Centennial LaPoint and Vanterm. Decisions to date have held that the operators are not assessable as occupiers in that the occupation is not exclusive. The decision with respect to business tax is being appealed and it is recommended that the decisions with respect to the real property assessments contained in the decision of the Assessment Appeal Board dated December 1977, be appealed.

It is further recommended that in the event the Assessor determines that the occupiers should be shown on the roll as exempt in 1978, City appeal the decisions of the Assessor."

FOR COUNCIL ACTION SEE PAGE(S) 13

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

DECEMBER 15, 1977

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, December 15, 1977 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy Alderman Puil
ALSO PRESENT	:	Alderman Marzari (Items 1, 2 and 3)
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

(a) DPA #79258 - False Creek Area 10 A - erect office building with restaurant - two levels of parking - two levels of commercial;

(b) DPA #79387 - 1934 Barclay Street - erect 4 storey (approx. 44') 12 dwelling unit townhouse complex - 12 underground off-street parking spaces;

(c) DPA #79463 - 1080 Pacific Street - erect 3 storey 56 dwelling unit apartment building - 28 one bedroom, 22 two bedroom, 6 three bedroom - 66 underground parking spaces.

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

2. Status of Rezoning Applications

The Committee considered the monthly status of rezoning applications for the month of November, 1977 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of November, 1977 be received.

cont'd.....

3. Rezoning Application - 14th Avenue and Nootka Street

The Committee considered a report of the City Manager dated December 7, 1977, forwarding a report of the Director of Planning dated December 6, 1977 (copy circulated).

A report of the Director of Planning advises that the Greater Vancouver Housing Corporation (GVHC) submitted an application to rezone the site at 14th Avenue and Nootka Street to CD-1 for the purpose of constructing a 48 unit 3 storey residential development for handicapped individuals and their families. The report provides:

- Background on the site which was originally proposed in 1972 for family housing.
- A site analysis of the surrounding area.
- Calculations of the proposed development.
- Comments of the City Engineer, Fire Chief, in-house Urban Design Group and the Urban Design Panel.

In order to define concerns to Council and the GVHC the Planning Department undertook a three-part analysis:

(i) Analysis of the proposed form of development.

(ii) Cost benefit analysis to determine the effect of redesigning the density of the proposed development.

(iii) Development of parameters for a revision of the proposal.

The Planning Department had discussed with the GVHC a number of alternative development proposals which would make provision for handicapped individuals. These concepts were rejected because of financing and physical needs of the handicapped.

The Director of Planning has prepared a set of guidelines and regulations as parameters for consideration of a revised scheme under the same rezoning application. The parameters are based on the following requirements:

a) A maximum floor space ratio of 0.75.
b) A maximum of 40 dwelling units.
c) A maximum of three storeys and 30 feet in height, measured from laneway.
d) Minimum parking requirement one space for every two dwelling units (based on provisions for low income housing) and an appropriate loading zone for Easter Seal Bus.
e) A 16 foot wide fire truck access to be provided along the southern portion of the site.

Through the guidelines and regulations the Planning Department believes the livability of the development can be improved and the reduction in density would better integrate the development into the existing community. The Director of Planning recommended:

(i) That this rezoning application be not approved.

(ii) That a revised scheme of development could be considered under the same application in accordance with a rezoning to CD-1 and the parameters set out in this report.

The City Manager endorsed the recommendations of the Director of Planning.

cont'd.....

Clause No. 3 continued:

Mr. W. Casson, Director of Housing, GVHC, expressed concern at the design comments on the proposed form of development i.e., the statement, "The overall design of the proposal creates a residential environment which is institutional in nature providing long corridors from which feed a series of doors to the individual units." Mr. Casson advised that the long, narrow site, 428 ft. x 121 ft. would presuppose a long, narrow building. The corridors are 6 ft. wide added to which each unit entrance is recessed to break up the corridor length and provide individuality to each unit. With respect to the Planning Department's suggestion of a 0.75 FSR Mr. Casson indicated that without the extra square footage of ramps, wider corridors and recessed entrance to each unit the proposed FSR of 0.874 would be reduced close to 0.75.

In answer to a question as to why the density is not reduced and a higher subsidy applied for, Mr. Casson advised that if the senior governments see too great a subsidy they might not proceed with funding the project.

It was suggested that the rezoning application be allowed to proceed to Public Hearing and in the interim Mr. Casson could investigate a change in density and further subsidies. If the main concern at Public Hearing is density Council can decrease the FSR by 10 per cent.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the application to rezone the site at 14th Avenue and Nootka Street proceed to Public Hearing.

(Aldermen Brown and Puil wished to be recorded as opposed.)

4. A Study to Determine Development Policies for Kingsway

The Committee considered a report of the City Manager dated December 7, 1977 (copy circulated).

At the Committee meeting on October 20, 1977 when the Director of Planning presented his status report on rezoning applications, concern was expressed with respect to the numbers of rezoning applications and zoning inquiries for lands along the eastern portion of Kingsway (Vancouver).

The Committee recommended:

'THAT the Director of Planning in co-operation with the City Engineer prepare a report on various options for a study with respect to the effects of changes in land use, traffic, transit, etc. on the area along Kingsway from Boundary Road to Rupert Street.

'THAT the Director of Planning place a hold on the processing of the rezoning applications indicated on the map submitted, until such time as the report from the Director of Planning and City Engineer is received.'

This recommendation was approved by City Council on November 8th after hearing a delegation from Mr. M. Katz, Architect.

cont'd.....

Clause No. 4 continued:

The study would have to analyze:

Existing Land Use and Traffic Factors

(a) Land Use inventory.
(b) Traffic volume and capacity.

Existing Issues

(a) Development potential in terms of land use/density and traffic generation.
(b) Impact of B. C. Tel development.
(c) Impact of numerous zoning inquiries.
(d) Compatibility and problem of interface between commercial and residential.
(e) Noise and other environmental factors.
(f) Conflict between through and local traffic.
(g) Conflict between Pedestrian and Automobiles.
(h) Street and Intersection Designs.

Possible Future Impacts

(a) Burnaby Regional Town Centre development.
(b) Future function of Boundary Road.
(c) Impact of L.R.T. route and station generation on land use/ traffic use buses.
(d) Proper future role of Kingsway routing i.e, traffic artery vs. shopping vs. offices vs. residential.

Broad future alternatives for considerations

A number of alternatives will be outlined and will form the basis for discussion, evaluation and resolution of policies for Kingsway.

The cost of a consultant to do the study would be $30,000 to $40,000. A second alternative would be to assign an inter-departmental Task Force from the Engineering and Planning Departments (and other departments where desirable) in an intense analysis for four to six weeks after the basic inventory. Any special experts if required could be financed from existing consultative accounts. The Director of Planning recommended that the process and timing be as follows:

(i) The month of January would be used to draw up the terms of reference and produce the necessary base maps and information for the study such as ownership, land use, zoning, traffic volumes, etc.

(ii) From February to mid-March intense activity of the Task Force would take place. The Departments would submit a report to Committee with their comments and disband the Task Force.

(iii) The above report would be submitted at the end of March to a joint meeting of the Transportation and Planning & Development Committees with a recommendation to hold a public information meeting approximately mid April.

(iv) Invite the views and briefs from interested groups and individuals deemed affected by proposals.

(v) The City Engineer and Director of Planning would report back by the end of May with their recommendations.

cont'd.....

Clause No. 4 continued:

The City Manager endorsed the above Task Force approach and programme.

Mr. M. Katz stated that he had attempted to find suitably appraised, serviced land for lower cost housing. Kingsway seemed a suitable area where there was an opportunity of using economical land to build commercial at street level and affordable housing above. Mr. Katz stated he did not believe it was correct for the City to hold up the development of an area while planning studies were being done.

The City Manager circulated a letter dated December 13, 1977 from Mr. K. Smith, President, Calling Foundation, (copy circulated) concerning property at the southwest corner of School and Tyne included in the "freeze". The Chairman advised that the property was rezoned for senior citizens housing and a personal care home and as the present developer wants to develop townhouses and apartments there is a change of use and the matter has to go to Public Hearing, thus the application is included in those to be held.

The Committee,
RECOMMENDED

A. THAT the Task Force approach and programme outlined in the report of the City Manager dated December 7, 1977 for a study to determine development policies for Kingsway, be approved.

B. THAT the Director of Planning continue to place a hold on the processing of the rezoning applications outlined to the Committee at its October 20th meeting.

5. Proposed rezoning at 3090 Kingsway

The Committee considered a report of the City Manager dated December 8, 1977 (copy circulated).

On November 8, 1977 when Council considered recommendations of the Planning and Development Committee with respect to placing a hold on rezoning applications along Kingsway, a question was raised regarding the application at 3090 Kingsway. The Director of Planning was requested to report on the status of the application.

The Director of Planning advised that the purpose of rezoning the above site from RS-1 and RT-2 to CD-1 was to permit a 100 unit motel development to include 84 sleeping rooms and 16 dwelling units in five separate buildings. The Director of Planning noted that the proposal would constitute a major development projecting into a residential area, causing additional traffic and having a significant effect on the livability of the immediate area. The application should not be addressed on an ad-hoc basis.

The Director of Planning recommended that the rezoning application remain on hold. The City Manager endorsed this recommendation.

Mr. D. Sair advised that there are very few other areas in the City that would lend themselves to motel accommodation. Most of the area along Kingsway is commercial. Council should encourage redevelopment of older developments. Mr. Sair indicated that after the Urban Design Panel recommended 'that the rezoning application be approved but the design as presented was unacceptable', he went to the expense of having revised drawings prepared. The option on the property is running out and Mr. Sair indicated it was an injustice that he had to wait a third time while a study is under way.

cont'd.....

Clause No. 5 continued:

The Committee,

RECOMMENDED

THAT the processing of the rezoning application for 3090 Kingsway continue to be held.

6. Office development in C-2 Districts

The Committee considered a report of the City Manager dated December 1, 1977 (copy on file in the City Clerk's office) in which the Director of Planning responds to Council resolution of March 8, 1977 requesting him to withdraw a text amendment application which would permit office as an outright use in C-2 districts, and to report back in 6 months time on trends in C-2 office developments.

The Director of Planning indicates there has been an increased office development interest for various reasons. It may only be momentary and office development permits may return to previous levels. It is essential to continue evaluating the C-2 office situation to determine how many of the current approved development permits actually result in building permits and completed projects.

The Committee,

RECOMMENDED

THAT no action be taken at this time but that the Director of Planning be instructed to continue monitoring office development activity in C-2 districts and report again in approximately six months.

7. Kitsilano Local Area Planning Programme Summary

The Committee considered a report of the City Manager dated December 6, 1977 (on file in the City Clerk's office) in which the Director of Planning advises that in May, 1974, City Council initiated a Local Area Planning Program in Kitsilano. Policy Plans for each sub-area within Kitsilano were prepared and adopted by City Council.

Finalized, simple to understand copies of the various Plans were never made available to those who were largely instrumental in their creation, namely the residents of Kitsilano. The Plans as adopted by City Council were always in the form of reports too large and complicated for public distribution.

Now that the intensive staff involvement in planning in Kitsilano has ceased, it is felt to be appropriate to send a summary of the activities and results of the Planning Program to all residents in Kitsilano. A brochure (on file in the City Clerk's office) has been prepared to summarize the Plans as adopted by City Council in an interesting and easy to understand format. These brochures will be sent to all households in Kitsilano and extra copies will be available from the Planning Department.

Mr. D. Rudberg, Assistant City Engineer, Traffic, noted that many of the Plan Policies contained in the brochure had only been approved by Council in principle. Plan Policy 18 in the Kitsilano Point Plan -- "Fir Street should be extended north to provide a link with the City marina on False Creek and Planetarium complex." -- is an example of a policy adopted in principle only. The brochure contains several more.

cont'd.....

Clause No. 7 continued:

The Committee,

RECOMMENDED

THAT the report of the City Manager dated December 1, 1977 be received.

8. Kitsilano N.I.P. - Nasaika Housing Co-operative

At its meeting on December 8, 1977 the Committee deferred consideration of this matter pending further information on household and income mix and financing of the proposal.

The Committee considered the following:

a) Extract from the report of the Standing Committee on Planning and Development dated December 8, 1977 (copy circulated).

b) Manager's report dated November 30, 1977 (copy circulated).

c) Letter dated December 13, 1977 from Mrs. M. Fournier, Treasurer, Nasaika Housing Co-operative (copy circulated).

In the Manager's report the Director of Planning recommended sale of the property to the Nasaika Co-op for a total price of $160,000 and the transfer of $100,000 from the proceeds of the sale to the Kitsilano Community Centre project. He also recommended that a special account be established for the remainder of the proceeds of the sale to be used for further recreational, social or housing projects in Kitsilano. The tenants in the existing houses would be given notice to vacate and the houses would be demolished.

The City Manager noted that the residents nearby this proposed development have been notified by mail and will have an opportunity to register any concerns they may have via the development permit process. The recommendations in the report are subject to approval of the development permit application and on this basis the City Manager endorsed the recommendations of the Director of Planning.

The Chairman advised that the Kitsilano Local Area Planning Committee at its meeting on December 14, 1977 also endorsed the recommendations of the Director of Planning.

After discussion, the Committee

RECOMMENDED

A. THAT the sale of Lots 28 to 31 (inclusive), Block 216, District Lot 526 to the Nasaika Co-op for a total price of $160,000 under the conditions set out in Section 6 of the report of the City Manager dated November 30, 1977, be approved.

B. THAT the transfer of $100,000 from the proceeds of this sale to the Kitsilano Community Center project (Account #809-533) be authorized.

C. THAT the establishment of a special account into which the remainder of the proceeds of this sale will be placed be approved, such money pending approval by the

cont'd.....

Clause No. 8 continued:

senior governments of the final claims for their cost sharing for both the Kitsilano and Cedar Cottage NIP programs, to be used for further recreational, social or housing projects in Kitsilano as determined by City Council on the advice of civic staff and the Kitsilano Citizens Planning Committee and/or other representatives of the Kitsilano Community.

D. THAT the tenants in the existing houses be given notice to vacate and that the houses be demolished.

(Alderman Kennedy wished to be recorded as opposed.)

The meeting adjourned at approximately 4:00 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 9, 14 & 15

REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

January 4, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, January 4, 1978, at 9:00 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Marzari
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. J. Dayton
Mr. B. Freschi
Mr. C. Wootten
Mr. N. Young

ABSENT: Alderman Gibson
Mr. L. Lauk
Dr. D. McGann
Mrs. D. Shadbolt

ALSO PRESENT: Mr. F. Bowers, City Manager
Mr. E. Fladell, Social Planning Department
Ms. F. Fitzgibbons, Social Planning Department

CLERK: G. Barden

RECOMMENDATION

1. Carnegie Library Mural on Hoarding

The Committee considered the attached Manager's report dated December 30, 1977, wherein the Director of Social Planning reported on a proposed mural to be painted on the hoarding surrounding the Carnegie Library development. It is planned to involve local area residents and school children in determining the subject matter of the mural and painting of individual panels under the supervision of professional muralist Frank Lewis. Mr. Lewis supervised the Daon mural at Burrard and Pacific Streets and also happens to live within a few blocks of the Carnegie building.

The Committee was enthusiastic about the proposed mural and the plan to involve local area residents, and further expressed its appreciation of the fact that the mural would be co-ordinated by a professional so that a high standard mural would result.

It was suggested that graphics be made of the panels for distribution to schools and to publicize the Carnegie Library, and the local newspapers be encouraged to photograph the murals.

Following further discussion, it was

RECOMMENDED

THAT the City Council approve $5,500 in the Director of Social Planning's budget in advance of the 1978 budget for a mural to be painted on the hoarding surrounding the Carnegie Library development.

FOR COUNCIL ACTION SEE PAGE(S) 15

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 17, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil.

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford
SECONDED by Ald. Bellamy
THAT the minutes of the Regular Council Meeting of January 10, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
SECONDED by Ald. Ford
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. License: Smilin' Buddha Cabaret
109 East Hastings Street.

Council, on November 9, 1977, approved a recommendation in the Community Services Committee's report of October 27, 1977, that the owner/operator of the Smilin' Buddha Cabaret, Mr. Lachman Dass Jir, appear before Council to show cause why his license should not be revoked. Council, on November 29, 1978, after hearing from Mr. Jir's solicitor, deferred the whole matter to this meeting of Council to determine the matter more fully. Civic officials were also asked to report to this meeting as to whether the cabaret was being operated in an acceptable manner, that there were no offences of a serious nature included under the Liquor Act, and that sanitary and like health conditions in the building were satisfactory to the Medical Health Officer.

Cont'd.....

DELEGATIONS (Cont'd)

License: Smilin' Buddha Cabaret
109 East Hastings Street (Cont'd)

Council noted a Manager's report dated January 9, 1978, in which the officials commented on the premises and the Director of Permits and Licenses recommended, and the City Manager concurred: 'That in view of the generally favourable reports as noted above, that the license of Mr. Lachman Dass Jir to operate the Smilin' Buddha Cabaret, 109 East Hastings Street, be approved and reviewed in six months time, at which time a further report be submitted on the degree of compliance.'

The Owner, and his solicitor, Mr. Macey, were present and advised that the recommendations in the Manager's report were acceptable.

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in his report of January 9, 1978, concerning the Smilin' Buddha Cabaret, be approved.

- CARRIED

(Ald. Puil opposed)

COMMUNICATIONS OR PETITIONS

Granville Island Re-Development

The Council considered a letter dated January 16, 1978, from the Regional Director of Central Mortgage and Housing Corporation concerning the Granville Island Redevelopment. The Director stated in the letter that the Corporation is becoming concerned over the time that is being taken with a series of meetings, and requested that Council set a date for the official Public Hearing, as soon as possible, preferably during the month of February. Council heard from Mr. Jonathan Baker, representing the Granville Island Trustees, who expressed the hope that Council would make a decision to refer the matter to a Public Hearing within thirty days.

MOVED by Ald. Harcourt
THAT the Director of Planning be instructed to prepare the necessary report for Council with respect to the Granville Island Redevelopment, in preparation for a Public Hearing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the proposed redevelopment of Granville Island be referred to a Public Hearing within the next eight weeks if possible.

- CARRIED

(Ald.Brown, Marzari & Puil opposed)

The Mayor acknowledged the presence in the Council Chamber of the Honourable Ron Basford, Minister of Justice, during discussion of the foregoing.

COMMUNICATIONS OR PETITIONS (Cont'd)

Recommendations on the
Matter of Rapid Transit

At the last meeting of Council, the Mayor, in his mid-term report, set out a number of recommendations with respect to Rapid Transit. Pursuant thereto, the Mayor submitted a letter dated January 12, 1978, reiterating his recommendations, requesting Council approval, and the steps necessary to initiate them.

In considering this subject, Council also noted a report, dated January 13, 1978, from the Manager with his recommendations, and a more comprehensive report from the Director of Finance and the City Engineer, dated January 11, 1978, entitled "Inner Area Light Rapid Transit - Preliminary System, Proposal and Costs"

Speaking to his letter, the Mayor clarified his first recommendation concerning approval of the course of action outlined, by explaining that it covered the continuance of discussions and initiating a Management Team.

Following a brief explanation from the City Engineer on certain points raised, it was

MOVED by Ald. Kennedy
THAT

1. As a first step in a Regional Transportation System, Council approve the City's participation in an engineering design and economic analysis for the proposed Vancouver/New Westminster L.R.T. line and possible bus route link to Richmond, and that further discussions be carried out by the Mayor to achieve the political understandings and support that are necessary:

2. An amount of $200,000 for transportation costs be approved in the 1978 Supplementary Capital Budget:

3. The City Manager be asked to organize the appropriate Management Team as outlined in No. 5 below, to prepare Terms of Reference and initiate the selection of outside engineering consultants, in co-operation with the other municipalities, the Provincial Government, the G.V.R.D.and B.C.Hydro:

4. Participating municipalities be asked to share in the costs of the design and analysis, in proportion to their population and requests for contributions be made to the Provincial Government and B.C. Hydro:

5. A management team be set up to control the analysis, with the following invited membership:

From the City of Vancouver:	
City Manager (Chairman)	
Director of Planning	
City Engineer	
Director of Finance	4
From other municipalities"	
1 - 3 representatives from each of:	
Burnaby	
New Westminster	
Richmond (if they participate)	2 - 6
From B.C. Hydro	
From Province of B.C.	
From G.V.R.D.	3
	9 - 13

plus the Consultants.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Recommendations on the
Matter of Light Rapid Transit (Cont'd)

5 (cont) This management team would report regularly to the political bodies or through appropriate committees.

6. City Staff be authorized to investigate immediately the practicality of acquiring and converting LRT cars available from the City of Montreal.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt (in amendment)
THAT the municipalities of Coquitlam and Surrey be also invited to be members of the management team.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson.
Kennedy, Puil and the Mayor opposed)

- - - -

The Council recessed at 3.50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 5.25 p.m.

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Expansion of the
Pacific National Exhibition

In a letter dated January 13, 1978, the Hastings Sunrise Action Council requested to appear before Council as a delegation to present a brief on the matter of the proposed P.N.E. expansion.

MOVED by Ald. Harcourt,
THAT the delegation request be granted and Council hear the Hastings Sunrise Action Council on January 24, 1978, when the report of the Standing Committee on Planning and Development dated January 12, 1978, on the matter is before Council for consideration.

- CARRIED UNANIMOUSLY

- - - - -

At this point, the Council agreed to vary the agenda to consider a report of the Standing Committee on Finance and Administration dated January 5, 1978, regarding the Contract Renewal of the Vancouver Museums & Planetarium Association.

I. Report of Standing Committee on Finance & Administration, January 5, 1978

Vancouver Museums & Planetarium Association - Contract Renewal (Clause 1)

During consideration of this Clause, a representative of the Museums Association answered questions from members of Council.

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT JANUARY 13, 1978

Works & Utility Matters (January 13, 1978)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Watermain Installations - 1977 Capital Budget.
Cl. 2. False Creek Area 10B - Sewer Construction.
Cl. 3. Local Improvements on the "Initiative Principle".
Cl. 4. Tender No. 30-77-14 - Fire Dispatching System.
Cl. 5. Tender No. 53-77-2 - Supply and Delivery of Sheet Steel Piles for Hastings Street Viaduct Replacement.
Cl. 6. Tender 41-77-6 Rear Loader Packer Bodies

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was Carried Unanimously and by the Required Majority).

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(January 13, 1978)

Cedar Cottage N.I.P. Appropriations
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 13, 1978)

Champlain Heights - Closure of
Tyne-Rumble Connector (Clause 1)

MOVED by Ald. Puil,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 13, 1978)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Word Processing Equipment.
Cl. 2. Appointment of External Auditors, 1978.
Cl. 3. Tender - Uniforms and Raincoats, Policemen and Firemen.
Cl. 4. False Creek, Area 6, Phase 1, Parks Budget.
Cl. 5. Assessment Appeal - Pacific Centre Ltd.
Cl. 6. Overall Civic Festivals and Provincial Bi-Centennial Program.

Word Processing Equipment
(Clause 1)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Appointment of External
Auditors, 1978 (Clause 2)

MOVED by Ald. Puil,
THAT the firm of Thorne Riddell & Co., be appointed auditors for the City of Vancouver for the year 1978 at a fee of $64,000 in accordance with the terms as to scope and responsibility as set out in parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

Tender - Uniforms and Raincoats
Policemen & Firemen (Clause 3)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(January 13, 1978) (cont'd)

False Creek, Area 6, Phase 1
Parks Budget (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT the Planning and Development Committee review this report with the False Creek Development Consultant and representatives of the Park Board.

- CARRIED UNANIMOUSLY

During discussion of the above matter, the City Manager was requested to ensure that any changes in the function or basic design with respect to False Creek, be reported to the Planning and Development Committee.

Assessment Appeal - Pacific
Centre Ltd. (Clause 5)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

During discussion of this matter Alderman Ford requested the City Manager to check on the assessed value of Block 80, and the Mayor so directed.

Overall Civic Festivals and Provincial
Bi-Centennial Program (Clause 6)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 13, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Sale of former Dog Pound Site N/S 200 Block East 2nd Avenue, between Scotia and Prince Edward.
Cl. 2. Request to Purchase City-owned Lot C, Block 122, D.L. 196.

Clause 1

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Assessment - Business Tax Appeals in Relation to N.H.B. Piers

Council on January 10, 1978, approved the recommendation of the Director of Legal Services contained in his report dated January 6, 1978, on business tax appeals in relation to N.H.B. piers. Before Council this day was a further report on this matter from the Director of Legal Services dated January 17, 1978, putting forward an alternative recommendation to that approved by Council on January 10th.

MOVED by Ald. Gibson,
THAT the motion of Council of January 10, 1978, approving the recommendation of the Director of Legal Services contained in his report dated January 6, 1978, be rescinded;

FURTHER THAT the recommendation of the Director of Legal Services contained in his report dated January 17, 1978, on assessment - business tax appeals in relation to N.H.B. piers, be approved in lieu thereof.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/W Corner of Dumfries and Kingsway)

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Puil opposed)

(Alderman Marzari was excused from voting on this By-law)

BY-LAWS (cont'd)

2. BY-LAW RESPECTING THE QUALIFICATIONS FOR APPOINTMENT TO VARIOUS CIVIC BOARDS COMMISSIONS AND COMMITTEES

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT the by-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 17, 1978, TO JANUARY 16, 1979, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

Alderman Kennedy submitted the following Notice of Motion which was recognized by the Chair:

Plebiscite on Commercial Pornography

MOVED by Ald. Kennedy,
THAT WHEREAS public opinion is split on the propriety of Council's interventions in the field of commercial pornography;

AND WHEREAS such interventions are being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of members of Council;

THEREFORE BE IT RESOLVED THAT public opinion and direction be sought by the holding of a plebiscite at the time of the 1978 Civic Elections.

(Notice)

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The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., in the Council Chamber with Deputy Mayor Harcourt in the Chair and the following members present:

PRESENT: Deputy Mayor Harcourt
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari and Puil

ABSENT: Mayor Volrich
Alderman Rankin (Leave of Absence)

DELEGATIONS (cont'd)

Pedestrian Actuated Signal
4th Avenue & Blenheim Street

Council on November 29, 1977, deferred consideration of the report of the Standing Committee on Transportation dated November 24, 1977, on the need for a pedestrian actuated signal on 4th Avenue between MacDonald and Alma Streets, to permit delegations from interested parties. In its report, the Committee recommended approval of the City Engineer's recommendation that a pedestrian signal be proposed in this year's Annual Traffic Signal Program for the intersection of 4th Avenue and Blenheim Street, together with a suitable method of funding.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, by means of a map, reviewed this matter and gave the rationale behind the Engineering Department's recommendation that a pedestrian actuated signal be installed at 4th Avenue and Blenheim.

Council then heard representations from the following:

- Dr. M.R. Bailey, Principal of Bayview Community School, requested that the proposed pedestrian signal be located at 4th Avenue and Collingwood as this is the intersection most heavily used by students and other members of the community who use the facilities at Bayview Community School.

- Ms. Renee Rodin, representative of the Parents' Home and School Consultative Committee of Bayview Community School, read a brief on behalf of the Committee, also requesting that the proposed signal be installed at the Collingwood intersection rather than at the 4th Avenue and Blenheim crossing. The brief gave the following reasons for this choice:

  (1) The children and other members of the community who use the facilities at Bayview Community School are still forced to cross a highly dangerous intersection essentially unaided.

  (2) McBride Park is located on 4th Avenue. The tennis courts are the most used section of this park, and they are located at 4th Avenue and Collingwood Street.

  (3) Due to the commercial strip between Alma Street and Collingwood Street, the parking on 4th Avenue is heavy and as such the visibility is very poor. This increases the risk factor for both pedestrians and motorists.

  (4) The intersection at 4th Avenue and Collingwood Street is also the location of special housing for the handicapped. Obviously the existing traffic situation is even more dangerous for them.

cont'd....

DELEGATIONS (cont'd)

Pedestrian Actuated Signal
4th Avenue & Blenheim Street
(cont'd)

Constable Ellis of the Police School Safety Patrol Division advised that in the Safety Patrol's estimation a pedestrian actuated signal is not warranted at the intersection of 4th Avenue and Collingwood. He advised that he had surveyed the intersection this morning and in his opinion the children crossing at the intersection did not encounter any problems. He did however state there is a visibility problem for the school safety patrol on the east side of the intersection which would be alleviated by the installation of a 'No Stopping Sign' on 4th Avenue adjacent to the intersection.

Council heard from two citizens living in the area who favour the installation of a signal at 4th Avenue and Collingwood rather than at 4th Avenue and Blenheim.

In response to questions from Council, a representative of the Parents' Home and School Consultative Committee gave Council an undertaking that they would ensure that the necessary school patrols would be manned at the 4th Avenue and Collingwood intersection.

MOVED by Ald. Marzari,
THAT a pedestrian actuated signal be installed at the intersection of 4th Avenue and Collingwood Street. This signal to be manually actuated by the school safety patrol during normal school patrol hours.

- CARRIED

(Aldermen Brown and Kennedy opposed)

Boundary Road from Kingsway South

Council on November 1, 1977, deferred consideration of a Manager's report dated October 28, 1977, on Boundary Road from Kingsway south pending the hearing of delegations. In his report the City Manager recommends that the following recommendations of the City Engineer be approved:

"That Council adopt the right-of-way requirements illustrated on Figure 1, requiring:

(a) approximately 6100 square feet of Central Park for the immediate intersection improvement needs on Boundary Road south of Kingsway, and

(b) a 14-foot wide strip of parkland along the remaining length of Central Park in order to provide an 80-foot allowance for the long term needs, as the basis for a joint submission with Burnaby to the Provincial Government for the right-of-way requirements,

and that Council join Burnaby Council in approaching the Provincial Government for the immediate right-of-way requirement, Part (a)."

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the report with the aid of a map. He advised that the truck traffic on Boundary Road was not the issue before Council this evening and that the redesign of the intersection on the south side of Boundary Road and Kingsway is necessary whether or not it is intended to use Boundary Road as a truck route. Therefore, in the Engineering Department's opinion, the issue before Council this evening is separate from the use of Boundary Road as a truck route. Mr. Rudberg indicated that in the near future a report will be before Council on the redesign of the intersection of Boundary Road and Marine Drive, at which time Council will be asked to decide if it wishes to approve an alteration in the grade at this location to permit trucks to use Boundary Road.

cont'd....

DELEGATIONS (cont'd)

Boundary Road from Kingsway South (cont'd)

Mr. G. Farry, Director of Planning, G.V.R.D., suggested to Council that it consider establishing a process which would involve citizen groups in any discussions that affect Boundary Road. He offered the assistance of his department to develop a plan for Boundary Road acceptable to all parties concerned.

Council then heard representations from the following:

- Mr. Jim Duvall (brief previously circulated to Council) stated he was opposed to any proposals with respect to redesign of Boundary Road as it will adversely affect the community.

- Mr. Bruce Yorke spoke to his brief in which C.O.P.E. urged Council not to approve the recommendations contained in the City Manager's report dated October 28, 1977. The brief suggested that Council wait until all the facts are in; the traffic study is completed; Burnaby Council has had a second look at its position in the matter and a public meeting on transportation takes place.

- Mr. Ian Waddell referred to his brief which was previously circulated to Council, and indicated he supports the views of the community groups in the area and urged that Council not approve the recommendations before it this evening.

- Mr. Egil Lyngen read a brief previously circulated in which the Champlain Heights Planning Advisory Committee urged Council not to approve the recommendations before it this evening and to press for improvements in transit and implementation of rapid transit.

- Mrs. Pat Feldhammer, De Cosmos Village, read a brief opposing the City Manager's recommendation to upgrade the Kingsway/Boundary intersection. The brief also supported the City's proposal re inner area light rapid transit.

- Mr. B.T. Hamilton, Citizens' Coalition on Transportation, spoke to his brief, previously circulated, which also opposed the proposal to upgrade the intersection at Boundary Road and Kingsway and suggested that a regional study of the movement of goods and people be undertaken before any major changes are made in this area.

MOVED by Ald. Kennedy,
THAT the report of the City Manager on Boundary Road from Kingsway south be deferred for consideration at the same time the forthcoming report on the intersection of Boundary Road and Marine Drive is before Council.

- CARRIED

(Alderman Puil opposed)

Provincial Liquor Regulations - Princeton Hotel

Council on November 8, 1977, deferred consideration of this matter until officials from the Liquor Control and Licensing Branch of the Provincial Government had appeared before the Community Services Committee to discuss various aspects of the Liquor Control Act as requested. At that time, Council also deferred a motion by Alderman Puil on this matter.

cont'd....

DELEGATIONS (cont'd)

Provincial Liquor Regulations -
Princeton Hotel (cont'd)

Mr. Louis Valente, President of the B.C. Hotels' Association, addressed Council on his brief which had previously been circulated. This brief was submitted on behalf of the operator of the Princeton Hotel as well as on behalf of other hotels who are considering the expenditure of substantial funds to upgrade their premises to meet the new Provincial Government standards.

Mr. James Morrison, representative of Local 40 of the Hotel, Restaurant, Culinary and Bartenders' Union, read his previously circulated brief supporting the position of the B.C. Hotels' Association.

The motion by Alderman Puil previously deferred by Council at its meeting on November 8, 1977, and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT approval be granted to the Princeton Hotel to keep the Pub portion open until 11:30 p.m., subject to the approval of the Liquor Control and Licensing Branch of the Provincial Government."

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In response to a request from the B.C. Hotel's Association that hotels holding an 'A' License and who convert a portion of the existing beer parlour to a 'pub', be permitted to operate the two areas to the same hours as before the conversion. It was

MOVED by Ald. Puil,
THAT approval be granted for the opening hours of the pub portion of 'A' License hotels to be the same as the present hours of their beer parlours, subject to review within one year. Any hotel wishing to alter its beer parlour hours be required to make a submission to the Community Services Committee.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Harcourt and Marzari opposed)

STANDING COMMITTEE REPORTS (cont'd)

Part Report of Standing Committee
on Community Services,
January 12, 1978

Accommodation for Greater Vancouver
Child Abuse Prevention Society
(Clause 1)

Council had for consideration a report of the Standing Committee on Community Services dated January 12, 1978, in which it was recommended:

"THAT City Council approve the lease of the City-owned property at 425 West 10th Avenue to the Greater Vancouver Child Abuse Prevention Society at a nominal rent of $1.00 per year for a period of three years, allowing for the possibility of an extension to the lease if the property is still available and required by the Society and on the following conditions:

(a) the Society provides sufficient funds for any capital renovations to bring the building up to appropriate by-law requirements;

(b) the Society obtains necessary and sufficient program operating funds from senior governments during its tenure at 425 West 10th Avenue;

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Accommodation for Greater Vancouver
Child Abuse Prevention Society (cont'd)

(c) the agreement must include a six month termination clause by the City if the land is required for civic purposes; and

(d) the lease to include a compensation clause allowing proportionate return of proven capital expenditures to the Child Abuse Prevention Society, in the event of cancellation in less than three years, in order for the Society to obtain capital funding;

and the Director of Legal Services be instructed to prepare the necessary lease arrangements."

MOVED by Ald. Marzari,
THAT the foregoing recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Standard of Productions
in Civic Theatres

As previously approved by Council, Mrs. Doris Mellish, Chairman, Civic Committee, Vancouver Council of Women, addressed Council and submitted a brief on standards for performances in civic theatres. In this brief, the Vancouver Council of Women requested that standards be set by which pending productions in civic buildings could be judged, such standards to reflect the thinking of the majority of citizens which does not accept or condone the portrayal of perversion or debasing behaviour in public buildings. The Vancouver Council of Women further urged that the appropriate body be made responsible to City Council for the setting and maintaining of these standards.

MOVED by Ald. Gerard,
THAT the Civic Theatres Board and the Theatre Manager be requested to review the Attorney-General's guidelines on obscenity prior to approving the booking of Oh! Calcutta! into the civic theatre.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 11:30 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of January 17, 1978, adopted on January 24, 1978.

MAYOR

CITY CLERK

DEL-1

MANAGER'S REPORT

January 9, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Smilin' Buddha Cabaret
109 East Hastings Street

CLASSIFICATION: Recommendation

The Director of Permits and Licenses reports as follows:

"Council on November 9, 1977, approved the recommendation in a report of the Community Services Committee dated October 27, 1977, that the owner/operator of the Smilin' Buddha Cabaret, Mr. Lachman Dass Jir, appear before Council to show cause why his license should not be revoked.

Council at their meeting of November 29, 1977, after hearing from Mr. Macey, Solicitor for Mr. Jir, passed the following motion:

MOVED
THAT this whole matter be deferred to the second Council meeting in January, 1978, at which time, the Council intends to hear and determine the matter more fully:

FURTHER THAT Council instructs the appropriate officials to report to that Council meeting on the following:

(a) that the Smilin' Buddha Cabaret is being operated in an acceptable manner considering its location;

(b) that there are no offences of a serious nature included under the Liquor Act;

(c) that the sanitary and like health conditions prevailing in the building are satisfactory to the Medical Health Officer.

-CARRIED UNANIMOUSLY

Your officials now report as follows:

Staff Sgt. G. MacDonald, i/c General Vice Squad forwards a report from Sgt. Findlay which states that:

'Since the owner, Mr. Lachman Das JIR, appeared before City Council, any report submitted by the Patrol Division in relation to this premise have been satisfactory.

During visits made by the undersigned on the evenings of January 2nd, 3rd, and 4th, 1978, the only adverse night was January 3rd on which occasion, there were only eight patrons on the premises and four of these, plus the doorman, were obviously intoxicated. I understand that this particular doorman was only used in an emergency when the regular doorman failed to arrive due to illness. The owner, Lachman Das JIR, was also sick that night and the premise was left in the care of his brother, Dave JIR. On the evening of January 4th, Lachman Das JIR was on the premises and the patrons and staff were all in acceptable condition.

It would appear that the owner is capable of operating responsibly but he does not have anyone capable of running the business properly in his absence.'

Mr. Morgan, Director of Environmental Health forwards a report from E.C. Nagy, Public Health Inspector which states that:

'An inspection conducted by myself January 6, 1978, revealed the following:

- no evidence of insects or rodents.

- washroom facilities for public satisfactorily maintained.

- kitchen canopy cleaned and painted inside and out.

- bar area is satisfactorily maintained.

The kitchen is temporily closed as the cook is sick with the flu. They plan to continue food service as soon as the cook recovers.

As you requested, here are my comments on the aesthetic qualities of the premise. Basically it is unappealing inside with the walls and floor dark blue. When I examined the walls under light I saw they were splattered with dried liquid. The carpet is covered with burns. Mrs. Lachman did a fairly good job of decorating for Christmas.

The exterior of the premises is in keeping with the surrounding premises."

The Director of Permits and Licenses RECOMMENDS that in view of the generally favorable reports as noted above, that the license of Mr. Lachman Dass Jir to operate the Smilin' Buddha Cabaret, 109 East Hastings Street, be approved and reviewed in six months time at which time a further report be submitted on the degree of compliance. "

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 61

DEL #2 77

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

November 24, 1977

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 24, 1977 in the No. 1 Committee Room, Third Floor, City Hall at 3.30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman Bellamy Alderman Rankin
ABSENT:	Alderman Ford Alderman Harcourt
CLERK:	J. Thomas

Need for Pedestrian Actuated Signals on 4th Avenue Between Macdonald Street and Alma Street

On October 20, 1977, when considering a Manager's Report dated October 6, 1977, dealing with a request for pedestrian actuated traffic signals in the vicinity of Bayview Community School, the Committee heard delegations from the school staff, and Parents' Consultative Committee and recommended:

"THAT the report of the City Manager dated September 26, 1977, be received;

FURTHER THAT the Engineering Department report to the Standing Committee on Transportation in four weeks on the matter of additional traffic control on Fourth Avenue between Macdonald and Alma Streets."

Before the Committee for consideration was a Manager's Report dated November 9, 1977, (circulated) in which the City Engineer reported on the traffic situation on Fourth Avenue, with particular emphasis on the area between Macdonald and Alma. The City Engineer advised traffic engineering studies indicated a pedestrian signal was required on the section of Fourth Avenue under review and the most suitable location was the intersection of Blenheim Street and Fourth Avenue.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report with the Committee and stated a number of factors relating to pedestrian safety and accident statistics had been studied and based on the strict application of the traffic signal warrant, it had been concluded a pedestrian signal was justified only at the intersection of Fourth Avenue and Balaclava Street. However, because Balaclava was only two blocks west of the nearest signalised intersection (Fourth Avenue and Macdonald Street) and six blocks from the nearest signal to the west (Fourth Avenue and Alma Street) it was felt Blenheim Street, midway between Alma and Macdonald Streets, and a collector street adjacent to McBride Park, would be a more desirable location.

The Chairman noted there were no delegations present and following discussion, it was

RECOMMENDED,

THAT a pedestrian signal be proposed in next year's Annual Traffic Signal Program for the intersection of Fourth Avenue and Blenheim Street, together with a suitable method of funding.

FOR COUNCIL ACTION SEE PAGE(S) 70

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JANUARY 12, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 12, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Accommodation for Greater Vancouver Child Abuse Prevention Society

The Committee had before it for consideration a City Manager's report dated January 9, 1978 (copy circulated) in which the Directors of Social Planning and Permits & Licenses reported on the request of the Greater Vancouver Child Abuse Prevention Society to use a City-owned house at 425 West 10th Avenue as a residential unit for mothers and their children who have been experiencing abuse in their own homes.

Appearing before the Committee on this matter was the Deputy Director of Social Planning and a representative of the Child Abuse Prevention Society, Mrs. Naomi Frankenburg.

During discussion it was noted that the house which the society wishes to use is located immediately south of the City Hall on land which was acquired by the City for future use as a parking lot.

Mrs. N. Frankenburg pointed out that the house is now empty and the City is not receiving any revenue from it. She added that the Society plans a demonstration project which will be the first of its type in Canada.

During discussion it was noted that the society is seeking capital renovation funding to upgrade the house from the Vancouver Foundation and that the society has applied to the National Department of Health and Welfare for a three-year demonstration project operating grant for staff salaries and program operating expenses.

In the report, the Directors of Social Planning and Permits & Licenses recommended a lease of the house at a nominal rent of $1.00 per year for a period of three years and an extension of the lease if the property is still available and required by the society.

During discussion, there was brief consideration on the possibility of recommending a five-year lease in order to improve the society's chances of obtaining the renovation funding and operating expenses which it has applied for. However, it was felt that a three-year lease with the possibility of an extension would be sufficient.

Continued . . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

THAT City Council approve the lease of the City-owned property at 425 West 10th Avenue to the Greater Vancouver Child Abuse Prevention Society at a nominal rent of $1.00 per year for a period of three years, allowing for the possibility of an extension to the lease if the property is still available and required by the Society and on the following conditions:

a) the Society provides sufficient funds for any capital renovations needed to bring the building up to appropriate by-law requirements;

b) the Society obtains necessary and sufficient program operating funds from senior governments during its tenure at 425 West 10th Avenue;

c) the agreement must include a six month termination clause by the City if the land is required for civic purposes; and

d) the lease to include a compensation clause allowing proportionate return of proven capital expenditures to the Child Abuse Prevention Society, in the event of cancellation in less than three years, in order for the Society to obtain capital funding;

and the Director of Legal Services be instructed to prepare the necessary lease arrangements.

DELEGATION THIS DAY: Mrs. Naomi Frankenburg

FOR COUNCIL ACTION SEE PAGE(S) 73

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain installations and replacements are required as follows:

WATERWORKS PROJECT 716

Street	From	To
24th Avenue	Nanaimo Street	Kamloops Street
23rd Avenue	Lillooet Street	Rupert Street
24th Avenue	Rupert Street	Cassiar Street
Skeena Street	24th Avenue	25th Avenue
Clarendon Street	Lawrence Street	Galt Street

Estimated Cost: $73,000

WATERWORKS PROJECT 717

Franklin Street	Victoria Drive	Lakewood Drive
Triumph Street	Templeton Drive	Nanaimo Street
Semlin Drive	1st Avenue	2nd Avenue
10th Avenue	Templeton Drive	Nanaimo Street
11th Avenue	Templeton Drive	Nanaimo Street

Estimated Cost $91,000

WATERWORKS PROJECT 718

49th Avenue	Columbia Street	Ontario Street

Estimated Cost: $29,000

The Franklin Street installation is to replace an old 4-inch pit cast iron pipe of inadequate carrying capacity; the 49th Avenue installation is designed to enhance fire fighting capabilities for the new Langara College; all other installations replace old leaking steel mains.

I recommend that Projects 716, 717 and 718 be approved for construction and that the required $73,000, $91,000 and $29,000 respectively be appropriated from 1977 Waterworks Capital Account #128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. False Creek Area 10B - Sewer Construction

The City Engineer reports as follows:-

"A sanitary sewer is required to be constructed to serve Area 10A as the new B.C. Central Credit Union Building is nearing completion. This sewer must go through City-owned land in Area 10B. The sewer work in Area 10A is being built by the City and is to be paid for by the B.C. Central Credit Union. City Council, on November 22, 1977, authorized the construction of this same sewer through Area 10B to connect to the new pump station near Granville Island. This sewer will be designed to accommodate the needs of Area 10B as well as Area 10A.

cont'd.....

Clause No. 2 continued:

B.C. Central Credit Union will pay the entire cost of the sewer in Area 10A and have agreed to share 60% of the costs of the connection through Area 10B. The estimated cost of the Area 10B connection is $190 000.00 of which B.C. Central Credit Union's share is $114 000.00. This cost also assumes that the route will go around the Western Outboard site and if arrangements can be made for an easement with the Western Outboard Company, the cost could be reduced by about $20 000.00.

As a result of the reconstruction of the sewer system on Granville Island, the new Granville Island pump station and the design for the western end of False Creek Area 6, Phase II, other sewer work at a cost of $102 000.00 is required. The cost of this work is to be shared between the City, B.C. Central Credit Union and C.M.H.C.

In order to have the sewers operational in the spring of 1978 as agreed upon with B.C. Central Credit Union, construction work must be started immediately. Numerous delays have been encountered to date in finalizing the alignment. However, an agreement has been reached with the Area 10B Architectural Team. Because of the Team's development concept this sewer must be constructed using ductile iron pipe which is not in stock and was ordered in December, chargeable to the B.C. Central Credit Union.

The total cost of the necessary sewer work is estimated to be $292 000.00 to be shared as follows:-

City	$138 900.00
B.C.C.C.U.	147 100.00
C.M.H.C.	6 000.00

No funds to cover the above City contribution to these False Creek works were provided in the last Sewer Capital plan, nor can funds be diverted from other necessary works.

The Director of Finance advises that the City's share of the cost is properly a False Creek front end developer cost (City is the developer) and since the False Creek development is an asset of the Property Endownment Fund, the financing for the sewer work should come from the Property Endownment Fund.

Since the B.C. Central Credit Union development in Area 10A and the sewer works on Granville Island in Area 9 are already completed or underway and cannot be connected without constructing the works in Area 10B, it will be necessary to proceed with these works in Area 10B even though proposals for development of that Area have not been approved yet.

The City Engineer and the Director of Finance recommend that the $138 900.00 for the Area 10B sewer work be provided by the Property Endownment Fund, the other sources of funding being B.C.C.C.U. and C.M.H.C."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Director of Finance be approved.

3. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for:-

- Pavements and Curbs, Arterial Streets
- Pavements and Curbs, Higher Zone
- Lane Pavements, Higher Zone
- Lane Pavements and Curbs
- Pavements and Curbs, Neighbourhood Improvement Projects
- P.C. Concrete Sidewalk

shown on the attached schedule dated January 6, 1978, are advanced to Council on the 'Initiative Principle'.

cont'd.....

Clause No. 3 continued:

Street Pavements and Curbs

Cambridge - Skeena to Boundary on S/S and Fellowes to Boundary on N/S

This project has been advanced to tie in with the proposed left-turn loop to be constructed by Department of Highways from Cassiar onto the Cambridge Overpass. This loop will allow traffic to route from southbound on Cassiar to Eastbound on Cambridge, eliminating traffic turning left on streets south of Cambridge. With increased traffic, improvement to Cambridge is desirable.

Nanaimo - 22nd to 29th Avenues

Part of a 5-year plan project Nanaimo from 22nd to 34th. Consists of improving Nanaimo to the same standard as exists north of this section, in order to improve transit routing further south along Nanaimo.

Rupert - Kingsway to 23rd Avenue

A 5-year plan project. Project is desired to improve Rupert as part of overall transit plan.

Bute Street - Burnaby to Davie

The 5-year Plan provides that 30% of the local streets in the West End be improved. This project will tie in with the signal at Davie and with current improvements scheduled north of Davie Street.

Heather - Broadway to 6th Avenue

Fairview Slopes Policy plan recommends street improvements north of Broadway. Heather Street has the greatest need of the north-south streets for improvements because of its present pavement condition, steep grade and heavier traffic volumes.

Joyce, East Side - School Avenue to 230' North

Proposed widening of this street will eliminate the need for a bus pull off adjacent to Joyce Loop. It will also be continuous with a local improvement being done immediately to the south on Joyce Street.

Maple - Broadway to 10th Avenue

In March, 1977, Council instructed that the City Engineer report on the initiation of a local improvement on this block of Maple Street.

York - Vine to Yew

Council has instructed that one block per year in the Kitsilano apartment area be paved. A Petition for this block failed by a narrow margin because of changes in property owners.

8th Avenue - Yukon to Alberta

This is in the middle of industrial area, much of which has recently been upgraded by local improvements, and improving this block would further improve this area.

Street Pavements and Curbs - Mount Pleasant N.I.P. Area

This is the second group of streets advanced under the arrangement approved by Council on 22 February 1977. With the group advanced last year, this completes the area except for a few projects delayed until a proposed re-zoning is settled and one project delayed until the status of certain lane dedications is settled.

Lane Pavements

The lanes are chosen on the basis of maintenance problems and on requests from residents.

cont'd.....

Clause No. 3 continued:

Sidewalk - Hastings, North Side - Richards to Cambie

This project is requested by a number of the owners and merchants. To the west they see new walk installed by the redevelopment, to the east the beautification project. In contrast, their sidewalk is patched and filleted with asphalt. It is, however, still safe and usable and so does not qualify for renewal under the 5-Year Plan. It is, therefore, advanced as a local improvement.

Capital Funds

Funds for the City's share of these projects are available as follows:

- Hastings Street Sidewalk Renewal is outside of any on-going program and we propose to use funds from Unallocated L.I.P. credits. (These were earned by L.I.P. works approved on the understanding that the credits would finance additional street works).

- Mount Pleasant N.I.P. Area Projects

- Existing Streets Capital (budgeted 1977)	$100 510
- N.I.P. funds	65 753
- 1978 Supplementary Capital required	33 257
	$199 520

(Approval of the recommendations of this report does not commit Council to approval of the 1978 Supplementary Capital funds, but indicates a strong expectation of such approval. The amount required would be reduced by any projects defeated.)

- Balance of projects - budgeted Basic Streets Capital (Five-Year Plan)"

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated January 6, 1978.

The estimated total cost of these improvements is $1 882 776 and the City's share of the cost is $1 254 097.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval of the 1978 Supplementary Capital amount indicated for the Mount Pleasant N.I.P. projects."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) That the reduction of the Property Owners' rates on the Neighbourhood Improvement Projects (pursuant to section 5, subsection (15) of the Local Improvement Procedure By-law) be:

Residential Property	25%
Multiple Dwelling and Local Commercial Property	12%
Commercial and Industrial Property	10%

(d) The Court of Revision for the projects listed in the attached schedule dated January 6, 1978 be held at 7:30 p.m., Thursday, March 30, 1978.

cont'd.....

4. Tender No. 30-77-14 - Fire Dispatching System

Tenders for the above were opened by the City Clerk on December 12, 1977, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The only tender received was submitted by Canadian Motorola Electronics. This firm offered three alternatives, two of which meet specifications.

After tenders closed, Motorola engineers, in consultation with City engineers, proposed changes which will produce an installation with increased versatility and reliability. The proposed changes will increase the tender price of the lowest alternative meeting specification by approximately $7000.00. We consider the changes to represent excellent value, and as the total price is still within budget, and there is only one bidder, we recommend the acceptance of the proposal.

Details of the technical changes are available from the Assistant City Engineer, Electrical, and all cost correspondence is on file in the Purchasing Agent's Office. Funds for this purchase are available in the Capital Budget.

The City Engineer and City Purchasing Agent recommend that a contract for a fire dispatching system be awarded to Canadian Motorola Electronics at a total price of $217,549.29, including all taxes and installation charges."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Tender No. 53-77-2 - Supply and Delivery of Sheet Steel Piles for Hastings Street Viaduct Replacement

Tenders for the above were opened by the City Clerk on January 4, 1978, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"Six firms submitted tenders, and two of the bidders offered a total of three alternatives. The three lowest bids do not meet specifications, as follows:

Bid No. 1 from L.B. Foster Company and Bid No. 2 (Alternative II) from Dywidag Canada Limited do not offer atmospheric corrosion resistant steel. Bid No. 3 from Chatham Steel Ltd. does not meet the moment of inertia requirement, and the chemical composition of the steel offered does not conform to CSA G40.21-50R.

Funds for all purchases are available in the Capital Budget, and the 7% Provincial Sales Tax is in addition to all prices shown in this report and the tabulation. A working copy of the tabulation is on file in the Purchasing Agent's Office.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bid meeting specifications, Bid No. 4 from Great West Steel Industries Ltd., for the supply and delivery of sheet steel piles for Hastings Street Viaduct replacement, at a total price of $278,985.06, plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

cont'd.....

6. Tender 41-77-6 Rear Loader Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on December 19, 1977, and referred to the City Engineer and Purchasing Agent for report.

Four bids were received from three suppliers.

Bid No. 1 Reliance Truck & Equipment Ltd.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Funds for this purchase are provided in the Truck Plant Replacement Account.

We recommend acceptance of the low bid (Bid No. 1) to meet specifications from Reliance Truck & Equipment Ltd. for six Heil Mark IV Packer Bodies installed at a total cost of $109,170 ($17,015 each plus $1,180 each installation) plus applicable 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 65

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Cedar Cottage N.I.P. Appropriations

The Director of Planning reports as follows:

"Three of the top priorities of the Cedar Cottage Neighbourhood Improvement Program are: to improve the parks and recreational facilities; to improve the social facilities; and to improve and up-grade the public use areas. In order to achieve these goals many projects are already being implemented and some have now been completed. In keeping with these priorities, the Cedar Cottage N.I.P. Committee has identified the following N.I.P. appropriations which meet the conditions of the objectives. These are as follows:

I. MOUNTED BRONZE PLAQUES IN TWO PARKS

Past Cedar Cottage N.I.P. appropriations have included $34,610.00 for improvements to Brock Park and $195,000. for Clark Park.

The Cedar Cottage N.I.P. Committee now recommends that a maximum of $700.00 be appropriated for the manufacture and installation of two bronze plaques in these parks on large granite boulders supplied by the Board of Parks and Recreation. Four estimates have been sought for the plaques and the approved estimate is attached as Appendix I. Estimates from the Board of Parks and Recreation for the moving, stonework and placement of plaques on boulders are attached as Appendix II.

The plaques are to be installed in Clark Park and Brock Park and the suggested wording for each is as follows:

CLARK PARK

ORIGINAL LAND DONATED IN 1889 BY MR. E. J. CLARK

REDEVELOPED BY THE VANCOUVER BOARD
OF PARKS AND RECREATION
AND CEDAR COTTAGE NEIGHBOURHOOD IMPROVEMENT PROGRAM
FUNDED BY THE FEDERAL, PROVINCIAL
AND CIVIC GOVERNMENTS 1977

BROCK PARK

DEVELOPED BY THE BOARD OF PARKS AND RECREATION

ASSISTED BY CEDAR COTTAGE NEIGHBOURHOOD IMPROVEMENT PROGRAM.

FUNDED BY THE FEDERAL, PROVINCIAL, AND CIVIC GOVERNMENTS 1977.

Continued . . . .

Clause No. 1 Continued

II. BEAUTIFICATION OF PROPERTY W/S 15TH & COMMERCIAL

The Cedar Cottage N.I.P. Committee recommends that a maximum of $4,000.00 be appropriated for beautification of the city-owned property adjacent to the Clark Park retaining wall. Estimates from the Board of Parks and Recreation outlining the work to be carried out are attached as Appendix II.

III. CEDAR COTTAGE PARK OVER-RUNS

Work has been completed on Cedar Cottage Park, a N.I.P. project for which $97,900.00 was appropriated. At this time, the Cedar Cottage N.I.P. Committee recommends that a maximum of $5,169.10 be appropriated for over-runs which occurred during construction. The over-runs resulted from estimates which were too low for Planting, etc.

The Cedar Cottage N.I.P. Committee has requested an explanation of these over-runs and a report to Council from the Park Board is expected in the near future.

IV. TROUT LAKE COMMUNITY CENTRE RACQUET-BALL COURT ADDITION

The Cedar Cottage N.I.P. Committee recommends that a maximum of $65,000.00 (based on attached estimates from the Board of Parks and Recreation) be allocated for the construction of an addition to Trout Lake Community Centre for a racquet-ball court. This is on the condition that the addition will not be in conflict with any swimming facilities proposed for John Hendry Park as part of the Urban Demonstration project. (APPENDIX III)

The Board of Parks and Recreation resolved on October 24, 1977 (Appendix IV attached) that a second court be considered for their 1978 Capital Budget as they are not in favour of the construction of only one court but are strongly in favour of two. No extra community centre staff would be required for this new recreational facility. Also, the Board of Parks and Recreation and the N.I.P. Committee both suggest that this facility would help meet the growing demand in the City for racquet-ball courts. In addition, the Board of Parks and Recreation feels the 'user-fees' for the racquet-ball facilities could help offset the costs of the new Health Club facilities in the Community Centre.

Remaining N.I.P. funds in the amount of only $62,169.12 are available in the Cedar Cottage N.I.P. accounts for one court. However, the Board of Parks and Recreation still support this N.I.P. project, after being made aware of the program's financial constraints.

N.I.P. Funds would be available from the following sources:

Unappropriated Funds - Residential Participation	894/9017	$4,800.00
Unappropriated Funds - Land/Social Housing	894/9020	34,789.90
Unappropriated Funds - Relocation	894/9021	10,000.00
Social Facilities Project balance available	823/1902	812.57
Social Facilities Project balance available	823/1907	755.14
Social Facilities Project balance available	823/1909	18.45
Recreational Facilities Project balance available	824/2002	10.00
Recreational Facilities Project balance available	824/2012	8,284.93
Land/Social Housing Project balance available	825/Div.	2,698.13
	TOTAL:	$62,169.12

C.M.H.C. has concurred with each of the four appropriations described above and identified on the attached map (Appendix V).

Continued . . . .

Clause No. 1 Continued

RECOMMENDATIONS

The Director of Planning recommends:

A. "THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $700.00 from Land/Social Housing Account 894/9020 for the manufacture and installation of two bronze plaques mounted on granite boulders in Clark Park and Brock Park, with wording as indicated above.

Costs would be shared as follows:

TWO PLAQUES - SUPPLY AND INSTALLATION

C.M.H.C.	=	$350.00	(50%)
Province	=	175.00	(25%)
City	=	175.00	(25%)
	TOTAL	$700.00	

B. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $4,000.00 from Land/Social Housing Account 894/9020 toward beautification of City-owned property adjacent to the Clark Park retaining wall on the west side of Commercial Street at 15th Avenue.

BEAUTIFICATION OF CITY-OWNED PROPERTY

C.M.H.C.	=	$2,000.00	(50%)
Province	=	1,000.00	(25%)
City	=	1,000.00	(25%)
	TOTAL	$4,000.00	

C. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $5,169.10 from Land/Social Housing Account 894/9020 for the Cedar Cottage Park over-run.

Costs would be shared as follows:

CEDAR COTTAGE PARK OVER-RUN

C.M.H.C.	=	$2,584.55	(50%)
Province	=	$1,292.28	(25%)
City	=	1,292.27	(25%)
	TOTAL	$5,169.10	

D. THAT Council approve the appropriation from the Cedar Cottage Neighbourhood Improvement Program of $62,169.12 from Accounts identified above toward the cost of construction of a racquet-ball court at Trout Lake Community Centre.

ONE RACQUET-BALL COURT

C.M.H.C.	=	$31,084.56	(50%)
Province	=	15,542.28	(25%)
City	=	15,542.28	(25%)
	TOTAL	$62,169.12"	

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

A-6

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Champlain Heights - Closure of Tyne-Rumble Connector

The City Engineer reports as follows:

"On May 6, 1975, Council approved in principle plans for the current development of Champlain Heights, including a revised street plan that eliminated the Tyne-Rumble Connector (see attached plan). Also, on June 2, 1977, a joint Vancouver/Burnaby Council meeting was held, and at this time the closure of the Tyne-Rumble Connector was confirmed by Council.

Work on street and walkway construction and enclave development has progressed to the point where the Tyne-Rumble Connector must be closed to maintain current schedules. This closure is scheduled for January 22, 1978."

The City Manager submits this report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 66

FINANCE MATTERS

RECOMMENDATION

1. Word Processing Equipment

The Administrative Analyst reports as follows:

"The Permits & Licenses Department has leased automatic typewriters (Word Processing Equipment) since 1971 to produce both the form letters and the voluminous minutes of the Development Permit Board. Two machines are currently being leased at $685.00/month; the leases expiring on March 31 and June 30. The capitalized cost of continuing this lease for 5 years at current interest rates is $33,382.00.

Tenders for new Word Processing Equipment were opened on November 28. The lowest bidder to meet specifications, AES Data Ltd., quoted $517.50/month on a 5 year lease or $23,577.00 to purchase. Maintenance costs of $1,824.00/year applied to both options. The capital costs of these two options are $32,960.00 for the 5 year lease; the alternative to purchase being some $2,000.00 less at $30,855.00. The actual savings by purchasing will exceed $2,000.00 since no credit for future salvage value has been included.

Delivery of the new equipment is expected near the end of February, at which time the present equipment will become surplus, but still under lease. In anticipation of this situation a brief survey of all City Departments was conducted to determine where a trial use of Word Processing Equipment would be practical. The Engineering Dept. requested an evaluation 'for a maximum of two months': the Health Dept. 'for approximately six months'. In order to carry out these evaluations, the budgeted lease costs will have to be transferred from Permits & Licenses to the Engineering and Health Departments.

The Administrative Analyst recommends that the following costs be approved in advance of the 1978 budget:

A. Non-recurring costs of $23,577.00 in the Permits & Licenses budget for the purchase of Word Processing Equipment.

B. Non-recurring costs of $345.00 in the Engineering Dept. budget.

C. Non-recurring costs of $1,380.00 in the Health Dept. budget.

D. Annual recurring costs of $1,824.00 in the Permits & Licenses budget for the maintenance of the foregoing equipment."

The City Manager RECOMMENDS that the foregoing recommendations of the Administrative Analyst be approved.

CONSIDERATION

2. Appointment of External Auditors 1978

The Director of Finance reports as follows:

"The matter of the appointment of external auditors for the City for the year 1978, pursuant to the provisions of the Vancouver City Charter is submitted for Council consideration.

The City's present auditors, Thorne Riddell & Co., by letter dated December 30, 1977, applied for appointment as the City's auditors for the year 1978 and have submitted information in support of their application. The letter is attached to this report.

cont'd....

Clause No. 2 cont'd

A quoted fee of $64,000 represents an increase of 4.9% over the 1977 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1978. The increase in fees would appear to be reasonable. We may be able to reduce the fee if we are in a position to do some of the statement preparation work normally done by the auditors. This will be dependent upon a recommendation regarding the accounting division, that will be coming to Council shortly.

If the City requests unforeseen work outside of the audit program, then there may be some increase in fees, but this would be approved in advance. Typically, also, the City does sometimes require the external auditors' services for reviewing various certificates required for Federal/Provincial programs.

The appointment of the auditors should be in the following form:

> That the firm of be appointed auditors for the City of Vancouver for the year 1978 at a fee of $ in accordance with the terms as to scope and responsibility as set out in parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962 submitted by the Board of Administration and adopted by Council on January 23, 1962."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION

3. Tender No. 12-78-1 - Uniforms and Raincoats - Policemen & Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject tender were opened on December 12, 1977 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1978 Revenue Budget.

Two bids were received as follows:

	GORDON CAMPBELL LTD.	RANKIN UNIFORMS LTD.
1. Police Dept. Uniforms	$105,115.00	$104,915.00
2. Fire Dept. Uniforms	$100,014.00	$106,383.50
3. Pound Uniforms	$ 1,325.50	$ 1,315.05
GRAND TOTAL -	$206,454.50	$212,613.55

Gordon Campbell Ltd. submitted the low bid on Fire Department uniforms (a cost difference of $6,369.50) and is the overall low bidder by $6159.05. This firm has manufactured uniforms satisfactorily for the City for many years.

Rankin Uniform submitted the low bid on Police and Pound uniforms for a cost difference of $210.45. This firm has not supplied uniforms to the City and therefore the quality and service are unknown.

On the surface, there is a potential savings of $210.45 by splitting the award. However, there are certain costs associated with a split award, i.e. -

(a) Rankin Uniforms, as a new supplier, is required by a condition of the tender, to manufacture and supply sample uniforms in accordance with the specifications. It would then be necessary to test the material and retain the services of a master tailor to evaluate the quality and construction to determine if the samples submitted meet specifications.

cont'd....

Clause No. 3 cont'd

(b) The preparation and administration of a second contract.

(c) The delays encountered should Rankin Uniform fail to meet the specifications.

In view of the foregoing, we are recommending acceptance of the overall low bid because we do not consider the small cost difference of $210.45 justifies splitting the award.

RECOMMENDATION

We recommend acceptance of the overall low bid to meet specifications, submitted by Gordon Campbell Ltd. for the supply of the 1978 Policemen's, Firemen's and Pound Officers' Uniforms, at an estimated total cost of $206,454.50, plus 7% Provincial Sales Tax."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. False Creek, Area 6, Phase 1
Parks Budget

The Development Consultant reports as follows:

"I. Background

On the 17th June, 1975 Council approved the 29th May, 1975 recommendation of the Planning and Development Committee to allocate $1,640,000 for the design and construction of the central public open space (park) in False Creek, Phase 1. This budget was updated and amended to $1,648,000 in the 1976 False Creek Capital Budget report and subsequently approved by Council on the 11th May, 1976.

At the time the original city accounts were established, based on Thompson, Berwick, Pratt and Partners estimate for the components of the Phase 1 public open space, it was recognized that some re-organization of the accounts may be required later due to the fact that no detailed design of the park was then available and also because of differences in opinion between the Park Board and Thompson, Berwick, Pratt's estimates as to how much should be allocated to each account. However, both Thompson, Berwick, Pratt and the Park Board did agree that the total budget amount was sufficient.

II. Purpose

Subsequent to the finalization of the Park design, there have been additional design changes made. The Park is now approximately 70% complete and the time is appropriate to consider finalizing account totals and making the necessary re-allocation of funds.

Some City and some Park Board accounts require additional funds to balance - others have surpluses that can be redistributed. In addition, there is a need to establish some new accounts to cover areas that had been overlooked when the original budgets were struck or to reflect qualitative additions to the Park project. However, the total will not exceed the amount previously approved.

III. Explanation of Park Board Accounts Requiring Additional Funds and Reasons for New Accounts

A detailed explanation outlining the reason why specific Park Board accounts require additional funds to balance is given below. The requirement for these additional funds is offset by other account under expenditures as detailed in Section No. V.

cont'd....

Clause No. 4 cont'd

Park Board Account Code	Explanation of Additional Funds Required to Complete	Additional Funds Required to Balance
61/450	Top soil & Rock	$88,374.18
	-Original budget allowed $4 per yard-$10 per yard. -Equipment alone ran more than original budget due to weather being very poor during 76-77-much rain. -Three month strike delayed supply of materials. -Park scheme was reworked in some areas changing some contours.	
61/452	Drainage	$30,000.00
	-Extensive bank retention work required under the northern junction of the park and Laurel Street Land Bridge. Cribbing required at junction of Sawyer's Lane & Greenchain. Both these items were not included in the detailed design scheme.	
61/455	Tennis Courts-Anticipated Additional Funds Required to Complete	$65,000.00
	-Original scheme called for 3 tennis courts. Thompson, Berwick, Pratt later proposed that 5 be built and that certain upgrading be done. The Park Board concurred.	
61/459	Paving	$21,600.00
	-Initially no detailed plans available. -Even after detailed plans were available, changes were made (i.e. wheelchair access at far west of park).	
61/463	Rock in Place	3,831.43
	-Rock work extended to include waterfall - not in original scheme.	
61/467	Adventure Playground-Anticipated Additional Funds Required to Complete	$32,000.00
	-Resident input, changes in design etc., have increased scope of playground area both in size and facilities.	
	Sub-Total	$240,805.61
New Accounts Required		
	Gymnasium - Budget required	$23,000.00
	An agreement has been reached between the School Board and Park Board whereby the Park Board will pick up the costs of increasing the gymnasium ceiling to permit certain games to be played. The School Board will allow community use of the facilities.	
	Parking - Budget required	$70,000.00
	There was a minimal allowance made in the original Thompson, Berwick, Pratt budget estimates for Park visitor parking but this was not reflected at the time the Park Board accounts were struck. It is estimated that the above amount will provide sufficient parking for the Park visitor.	

cont'd....

Clause No. 4 cont'd

Retaining Wall - Budget required $15,000.00

A portion of the park visitor parking area in the Heather Neighbourhood will require a retaining wall to support the grade change between the surface parking and the parking structure.

Contingency - $10,000.00

10% of the value of the new accounts has been allocated as per the contingency allowance in the original budget. All monies re-allocated to accounts other than new accounts include a contingency allowance.

Special Contingency $10,590.99

This account has been established to deal with unforeseen repair work prior to completion of the park.

Sub-Total	$128,590.99
TOTAL	$369,396.60

IV. Reductions

Economies in the amount of $369,396.60 have been achieved in Park Board accounts to offset the additional funds required for the foregoing accounts and for the establishment of the new accounts.

V. Park Board Account Re-organization and New Accounts

The following summary details how the accounts will be re-organized.

	Park Brd Account No.	Park Brd Additional Funds to be Added to Account	Park Brd Funds to be Reduced From Account
Site Preparation			
Earth Moving	61/450	88,374.18	
Drainage	61/452	30,000.00	
Fees & Cont.	61/453		(46,595.93)
Sub Total		118,374.18	(46,595.93)
Planting & Playfields			
Tennis Court	61/454	65,000.00	
Irrigation	61/465		(9,498.42)
Fees & Cont.	61/458		(60,343.30)
Sub total		65,000.00	(69,841.72)
Path Lighting & Street Furniture			
Paving	61/459	21,600.00	
Lighting	61/460		(59,582.27)
Furniture	61/461		(65,000.00)
Fees & Cont.	61/462		(27,077.48)
Sub total		21,600.00	(151,659.75)
Rocky Point Treatment			
Rock in Place	61/463	3,831.43	
Fees & Cont.	61/464		(13,299.20)
Sub total		3,831.43	(13,299.20)

cont'd....

Clause No. 4 cont'd

Washrooms			
Washrooms	61/466		(88,000.00)
Sub total			(88,000.00)
Playfield Construction			
Adven. Play.	61/467	32,000.00	
Sub total		32,000.00	
Existing Account Sub Total		240,805.61	
New Accounts			
Gymnasium		23,000.00	
Parking		70,000.00	
Retaining Wall		15,000.00	
Contingency		10,000.00	
Special Cont.		10,590.99	
New Accounts Sub Total		128,590.99	
TOTAL		369,396.60	(369,396.60)

VI. Recommendation

The Development Consultant recommends that:

> The allocation of funds for Park Development in False Creek, Phase 1 be approved as listed in Item V of this report, with the City Manager being authorized to allocate the contingency funds as required. "

The City Manager RECOMMENDS that the foregoing recommendation of the Development Consultant be approved.

5. Assessment Appeal - Pacific Centre Ltd.

The Director of Legal Services submits the following report:

> "Last year Pacific Centre Ltd. appealed the assessment on Block 42 and the matter was dealt with at a lengthy hearing last October. We have just received the decision of the Assessment Appeal Board and while the assessment was in the main confirmed, the Board did instruct the Assessor to reduce the improvement assessment by 2.3 million dollars.
>
> The Board is of the view that that amount of increase from the previous year made by the Assessor is in violation of Section 24(6) of the Assessment Act. In my opinion the Board is incorrect in its conclusion and, I would recommend that I be given authority to institute the appropriate appeal to the Supreme Court pursuant to the provisions of the Assessment Act. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

Continued . . . .

6. Overall Civic Festivals and Provincial Bi-Centennial Program

The Director of Social Planning reports as follows:

" City Council on November 8, 1977, dealt with the overall 1978 Civic Festivals Program and unanimously approved various policy and operational recommendations including the following:

'That the overall 1978 Civic Festival Budget of $182,000 - as shown in the City Manager's report* dated October 25, 1977 be approved in principle and be re-affirmed by the 1978 Council.'

This approval procedure was followed in order to meet a 1977 deadline set by the Provincial Government with regard to 20¢ per capita matching grant in connection with the Captain Cook Bi-Centennial. At the same time, from a budgeting point of view, it makes it possible for the funds to be appropriated in 1978 based on the previous approval.

The Director of Social Planning recommends

A. That the approval of the overall 1978 Civic Festivals Budget of $182,000 as shown in the City Manager's report dated October 25, 1977, be confirmed.

B. That the City share amounting to $100,000 be approved in advance of the 1978 Revenue Budget. "

The City Manager RECOMMENDS that the recommendations of the Director of Social Planning be approved.

* (On file in the City Clerk's office.)

FOR COUNCIL ACTION SEE PAGE(S) 66467

PROPERTY MATTERS

RECOMMENDATION

1. Sale of former Dog Pound site north side of 200 Block East 2nd Avenue between Scotia and Prince Edward Streets

The Supervisor of Properties reports as follows:

"The former dog pound site, located on the north side of 2nd Avenue between Scotia and Prince Edward Streets, is legally described as Lot A, Block 4, D.L. 200A. This property is 104.5 feet by 99 feet, zoned M-2, Heavy Industrial District. On April 27, 1976, Council approved that the old pound be demolished and the land be placed on the market upon completion of the new facility, proceeds from sale of the old site to be applied against the cost of the new pound site.

On October 4, 1977, the cleared site was advertised for sale by sealed tender. Although several enquiries were received on the property, only one tender was submitted and this offer was made by the owner of Lot 23, abutting the old dog pound site to the west. The offer was considered too low and was returned.

In a subsequent meeting this owner advised that he was planning to redevelop his property which had a frontage of 49.5 feet and he was primarily interested in the westerly half of the City-owned site to create a 100 foot site for expansion of his industrial operation. Accordingly, this owner has now submitted an offer to purchase the westerly 50.5 feet ± of the City-owned site for the sum of $64,994.00 on City terms plus proportion of current year's taxes, registration fees and administration fee. In addition, he is prepared to pay $150.00 towards the cost of survey and subdivision.

This proposed sale would leave the easterly half of the site unsold. The property abutting this unsold parcel to the east is held by the Property Endowment Fund Board and is comprised of two lots extending almost to Prince Edward Street. The most easterly lot is restricted somewhat due to its tapering shape to the corner. Before placing this property on the market, the Supervisor of Properties is investigating the Engineer's requirements to open the lane. Due to the topography and severe grade separation of the land between 1st and 2nd Avenues, development of this lane, if it is to proceed, requires the co-operation of the property owner on 1st Avenue (Lots 4-7, Block 4, D.L. 200A). A meeting was held with this owner and it is anticipated that he will have a decision in approximately six months on developing his property which may then permit opening of the through lane.

The Property Endowment Fund Board was advised of the proposed sale of the westerly portion of the former dog pound site to the adjoining industrial owner. The Board approved, in principle, the purchase of the remaining portion by the Property Endowment Fund to give added flexibility to the remaining lands, subject to satisfactory resolution of Engineering problems associated with the assembled site.

cont'd.....

Clause No. 1 continued:

In view of the foregoing it is recommended that the westerly 50.5 feet ± of Lot A, Block 4, D.L. 200A be sold to the owner of abutting Lot 23, for the sum of $64,994.00 on City terms plus proportion of current year's taxes, registration fees and documentation fees, the funds to be credited to Code 431/1703, subject to:-

(a) The westerly 50.5 feet ± of Lot A and Lot 23 being consolidated to form a 100 foot industrial site.

(b) The owner of Lot 23 to contribute $150.00 toward the costs of the survey and consolidation/subdivision;

(c) The remaining portion of Lot A, Block 4, D.L. 200A be purchased by the Property Endowment Fund for the sum of $69,000.00, chargeable to Code 5927/9820 and credited to Code 431/1703, subject to satisfactory resolution of Engineering problems associated with assembly and sale of the remaining City lands in this block.

(d) The remaining lands, when consolidated, be disposed of in accordance with usual procedures and policies."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Request to Purchase City-owned Lot C, Block 122, D.L. 196

The Supervisor of Properties reports as follows:

"The Christ Church of China wrote a letter to the Mayor dated December 19, 1977, requesting assistance in purchasing Lot C, Block 122, D. L. 196. A copy of this letter and a plan of the area are attached to the Report.

On September 27, 1977, City Council approved the following recommendations of the Standing Committee on Planning and Development Report dated September 23, 1977, which referred to Lots C and D, Block 122, D. L. 196.

'THAT the Director of Planning be authorized to:

(a) Review zoning, Development Guidelines, site size, existing subdivision, etc. to consider whether other uses (e.g. park, parking lot) may also be appropriate and whether the existing legal constraints on housing form make sense in 1977.

(b) Explore the problem of existing police parking (150 cars) on the site and options for other locations.

(c) Explore land use options - housing, parking, park or combination of these in consultation with S.P.O.T.A., Engineering, Parks Board and Police Department.

(d) Prepare a staff report re future use, marketing and selling price of the site.'

The Director of Planning advises that this report will likely be placed before Council in April, 1978.

In view of the foregoing it is recommended a copy of the letter from the Christ Church of China be forwarded to the Director of Planning for consideration in the review, and the Christ Church of China be informed that no action will be taken on Lot C, Block 122, D.L. 196, pending receipt of the report from the Director of Planning."

The City Manager submits the foregoing recommendation of the Supervisor of Properties for RECOMMENDATION.

FOR COUNCIL ACTION SEE PAGE(S) 61

B

LAW DEPARTMENT

January 17, 1978

TO: Vancouver City Council

SUBJECT: Assessment: Business Tax Appeals in Relation to N.H.B. Piers

CLASSIFICATION: Recommendation

The Director of Legal Services submits the following report:

"For some years the City has been involved in litigation with respect to the assessability for business and real property taxes of the operators of several N.H.B. piers being described over the years as Ballantyne, Centennial, Lapointe and Vanterm. Decisions to date have held that the operators are not assessable as occupiers in that the occupation is not exclusive. The decision with respect to business tax is being appealed and it is recommended that the decisions with respect to the real property assessments contained in the decision of the Assessment Appeal Board dated December, 1977, be appealed, and the Assessment Appeal Board be required to state a case with respect to such decisions.

It is further recommended that in the event the Assessor determines that the occupiers should be shown on the roll as exempt in 1978, the City appeal the decisions of the Assessor."

FOR COUNCIL ACTION SEE PAGE(S) 68

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 5, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 5, 1978, at approximately 1:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Mayor Volrich (Chairman)
Alderman Brown
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Museum & Planetarium Association - Contract Renewal

On December 13, 1977, City Council referred consideration of a Manager's report dated December 5, 1977, (copy circulated), to a special meeting of the Finance and Administration Committee with the Vancouver Museum & Planetarium Association, with all members of Council invited to attend. At the same time, Council extended the present agreement between the City and the Association for two months to February 28, 1978. The Committee had for consideration copies of letters dated December 8th, November 10th, and October 13th, 1977, from the Vancouver Museum & Planetarium Association and a memo dated January 3, 1978, from the City Manager.*

The Association also circulated at the meeting three additional sheets of information covering 'Volunteer Program Statistics', 'In House School Programs for 1977' and 'Cost Analysis of the Vancouver Museums and Planetarium'for the year 1976'.*

Mr. B. Wilson, President, Mr. Michael Shields, Vice-President, Mr. C. Tosdevin, Director, Mr. Martin Lindsley, Treasurer and Ms. E. Armstrong, Chairman, Development Committee, Vancouver Museum & Planetarium Association, spoke to the Association's request for a cultural grant for the operation of the two Museums and the Planetarium in the amount of $659,175, this amount to be increased annually by an amount equal to the general salary increase granted to City employees under any contracts signed by the VMREU subsequent to December 31, 1977, and the maintenance costs of the Complex in the amount of approximately $290,000 be absorbed by the City giving a total amount requested of $950,000.

Mr. Wilson stated that the Association has transformed the Complex, during the five year period of its lease, from a rather drab institution with low internal morale to one which contributes significantly to the cultural life of the City and Province. It has received an annual grant from the City which is, excepting only inflation of salaries and wages, below the 1972 cost, the last year the Complex was operated by the City and that year included a six week strike by Civic staff. This expenditure was the lowest by far of the five last operating years of the Complex by the City.

cont'd....

*(On file in the City Clerk's Office)

Clause No. 1 cont'd

Despite this minimal support level, the Association has made significant capital improvements to the Complex. While it is realized that the absolute size of the City grant compares favourably with other major grants to cultural organizations, in its case, this supports the maintenance of the Complex as well as the two Museums and the Planetarium. The cultural grant amounts to about $130,000 each. Mr. Wilson also advised that the Association has doubled admission fees to the Museums and recently implemented Monday closing for the Winter giving a six day week. These changes have been embodied in its budget picture for 1978. Also, increased rates for out of the City children are being investigated.

The matter of adequate transportation to the Complex was discussed and the Committee was advised that the Association has pursued this without success with B.C. Hydro. The Mayor stated he would endeavour to meet with Mr. Bonner to pursue the matter further. It was suggested that the hotels should provide a jitney service. The Association agreed that improved transportation would increase attendance.

It was suggested that maintenance funds should be a separate grant as the City should be responsible for maintenance costs and it would give a truer picture of the amount of the cultural grant. The question of maintenance of the physical plant being carried out by the Museum staff as opposed to City staff was discussed. The Association stated it would prefer to have its own maintenance staff. The City Director of Construction and Maintenance stated there are certain advantages for the staff to remain with the Museum but there would also be definite advantages in having the maintenance carried out by City staff. He felt the physical plant is suffering under the present system. It was noted that this area of concern would be investigated further by City officials.

The level of staffing was questioned and the Director of Museums and Planetarium agreed to supply details on salary and personnel levels over the past three years to Council.

Following further discussion, it was

RECOMMENDED

A. THAT City Council approve a grant at the same level of funding in 1978 as approved for the Vancouver Museums & Planetarium Association in 1977, being $861,175, revision of the amountly only to include wage increases for 1978.

B. THAT the City grant be reduced by the amount of any funds received by the Association from the Provincial Government in the form of a general operating grant.

C. THAT the Vancouver Museums & Planetarium Association be required to charge fees to out of City schools and other outside groups to recover appropriate proportion of costs.

D. THAT the City assume responsibility for major capital replacement at the option of the City.

E. THAT, if the Association finishes an operating year with a deficit, it be required to fund that deficit from its own sources then reclaim it in the following year by including it as a budget item in that year's balanced budget.

F. THAT operating profits be used either to assist the following year's operating budget, or, if it is desired, to use them for capital purposes subject to City Council approval.

cont'd....

Clause No. 1 cont'd

G. THAT the financial statements for the Complex be to the reasonable satisfaction of the City's Director of Finance.

H. THAT the Association follow the same pay and benefit rules and procedures as the City for both unionized staff and the management group.

I. THAT the City be responsible for the deductible portion of the liability insurance for the artifacts at the Complex.

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The meeting adjourned at approximately 3:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 65

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 24, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin.

ABSENT: Alderman Bellamy
Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard
SECONDED by Ald. Harcourt
THAT the minutes of the Regular Council Meeting of January 17, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Family and Juvenile Courts, 2625 Yale Street. Report of Family Court Committee - 1977

Mr. Patrick Graham, Vice-Chairman, Family Court Committee, presented a brief on the activities of the Committee for 1977. Mr. Graham also detailed the deplorable state of the facility at 2625 Yale Street and the poor conditions effecting staff and persons detained therein. The brief concluded with the recommendation that Council formally request that the Attorney General take immediate steps to re-locate and re-organize the Family and Juvenile Courts.

Cont'd.....

DELEGATIONS (Cont'd)

Family Court Committee (Cont'd)

MOVED by Ald. Ford
THAT the foregoing recommendation of the Family Court Committee be approved and a report be submitted to Council immediately on by-law or other infractions relating to health, fire and electrical matters insofar as the operation of the Family and Juvenile Court Building at 2625 Yale Street is concerned;

FURTHER THAT it be understood the City intends to terminate the lease with the Provincial Government as soon as possible.

- CARRIED UNANIMOUSLY

The City Manager advised that the lease with the Provincial Government on the premises in question, was on a month-to-month basis.

MOVED by Ald. Rankin
THAT the Provincial Government be given thirty days notice on termination of the existing lease of 2625 Yale Street.

- (tabled)

MOVED by Ald. Brown
THAT the foregoing motion of Alderman Rankin be tabled pending receipt of the report from the administration, on the condition of the building.

- CARRIED UNANIMOUSLY

2. 1903-1909 West Broadway

The Council considered a report dated January 16, 1978 from the City Manager on the property at 1903-1909 West Broadway, which detailed the history of the development as well as the problems concerning the required parking for the building.

Mr. W. A. Street, representing Mr. Babcock, the owner of the building, addressed Council proposing a relaxation of the Zoning and Development By-law re the provision of the regular parking and loading facilities. In the City Manager's report it was pointed out that the by-law does not permit Council to relax off-street parking and loading requirements and that the refusal by the Director of Planning may be appealed to the Board of Variance. It was also suggested that the owner should demonstrate that every effort has been exhausted to obtain off-street parking in the area.

Mr. Street also filed with Council a letter, dated January 10, 1978, from the Kitsilano Workshop, a tenant in the building, indicating that its participants generally use public transport, have not heard complaints about parking, and are able to obtain parking on the streets when required.

MOVED by Ald. Gerard
THAT the Director of Planning be requested to give further consideration to this matter, taking into account the special circumstances with respect to this particular case, and, should relaxation not be granted, the applicant be advised he may appeal to the Board of Variance.

- LOST

(Ald. Brown, Ford, Gibson, Marzari and Rankin opposed)

DELEGATIONS (Cont'd)

3. Part Report of Standing Committee on Planning and Development: (January 12, 1978)

P.N.E. Proposals by Hamilton, Doyle & Associates.

Council noted a report dated January 12, 1978, from the Planning and Development Committee concerning the 'proposed action plan' for the Pacific National Exhibition. In this regard Council received delegations from the following, criticizing and commenting on the proposal:

Mr. Jim Cork - Hastings-Sunrise Action Council (brief filed)

Mrs. Margaret Mitchell - Vancouver East NDP (brief filed)

MOVED by Ald. Harcourt
THAT the representations given this day be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the recommendations of the Committee be tabled until after the proposed meeting with the Pacific National Exhibition Board of Directors.

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Harcourt
THAT recommendations A, B, C, G and H of the Committee, as contained in this report, be approved.

- CARRIED

(Ald. Gerard opposed)

MOVED by Ald. Harcourt
THAT recommendation D of the Committee, as contained in this report, be approved.

- (amended)

MOVED by Ald. Marzari (in amendment)
THAT there be added to recommendation D, the following words 'including citizen representation from the area.'

- CARRIED

(Ald. Kennedy opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation E of the Committee, as contained in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

MOVED by Ald. Harcourt
THAT recommendation F of the Committee, as contained in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Request for permission to Sell Food and Wine at Italian Carnival on February 3, 4, 5, 1978

Council noted a letter dated January 13, 1978, from the Italian-Canadian Business and Professionals' Association of British Columbia, as follows:

"The Italian Canadian Business and Professionals' Association of British Columbia requests your permission to sell food and wine by the glass and by the bottle at the Italian Center, 3075 Slocan Street, Vancouver, B.C. during our Italian Carnival to be held on the following dates:

February 3rd from 6 P.M. to 12 P.M.
February 4th from 2 P.M. to 12 P.M.
February 5th from 12 NOON to 10 P.M."

MOVED by Ald. Kennedy
THAT the foregoing application be approved subject to the following conditions:

(a) Approval by the Chief Constable
(b) Any food concessions to be approved by the City Health Department
(c) The applicant obtaining the necessary special event liquor permits from the Liquor Control & Licensing Branch
(d) Proper Supervision by the organizers.

- CARRIED UNANIMOUSLY

2. Proposed Charter Amendment: Zoning Changes

Under date of January 16, 1978, the Director of Legal Services submitted the following letter:

" On January 10, 1978, Council approved a recommendation of Mayor Volrich with respect to dealing with Zoning By-law amendments. The change is to the effect that a two-thirds vote of the members present is necessary to pass an amendment, similar to the Municipal Act.

A point needs clarification. Does Council mean to continue the present practice that only those members present at the Public Hearing may vote when the By-law is brought forward and that that is now two-thirds rather than a simple majority, or does it wish to adopt the Municipal Act which requires two-thirds of the Council members present when the By-law is being considered? The Municipal Act permits an alderman the right to vote even though he did not attend the Public Hearing provided he has received all written material.

I would appreciate clarification."

MOVED by Ald. Brown
THAT, in further clarification of the action of Council taken on January 10, 1978, when application for a Charter amendment was authorized, whereby any Zoning By-law amendment would require at least two-thirds vote of those Members of Council present, the present practice be continued, i.e. only those Members of Council present when the Public Hearing was held would be permitted to vote on the amending by-law.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Request to Hold Sunday Evening Soccer Games

In a letter dated January 16, 1978, Vancouver Whitecaps Soccer Club submitted a request that the starting times of its games be extended on Sunday evenings to 8.p.m.

MOVED by Ald. Kennedy
THAT the Director of Legal Services be instructed to apply for a Charter amendment to provide for a finishing time of 10.00 p.m. for all sports listed in the Sunday Sports By-law.

- LOST

(Ald. Gerard, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Brown
THAT the Pacific National Exhibition Board of Directors be requested to make every effort to stagger the times of the various sports events held at the P.N.E. to lessen the impact on traffic patterns.

- CARRIED UNANIMOUSLY

4. Dinner for Task Force on Canadian Unity

In a letter dated January 24, 1978, the Mayor recommended that Council host a dinner during the visit of the Task Force on Canadian Unity.

MOVED by Ald. Kennedy
THAT a Civic Dinner be arranged on February 8, 1978, during the visit of the Task Force on Canadian Unity.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3.50 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4.20 p.m.

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At this point in the proceedings, Alderman Harcourt left the meeting.

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT JANUARY 20, 1978

Works & Utility Matters (January 20, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tender No. 58-77-6 - Supply of Ready-Mixed Concrete
Cl. 2: Sewer Reconstruction - Lane South of 13th Avenue West of Woodland Drive - Metric Project

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (January 20, 1978)

1636 West Broadway (Peter Pan Ballroom) (clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters (January 20, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Staff Requirements - Local Improvement Branch - Revenue and Treasury Division
Cl. 2: Annual Conference Attendance - Records Officer - City Clerk's Office
Cl. 3: 'Operating Expenses' of the Queen Elizabeth Parking Garage
Cl. 4: Renewal of Lease - The Queen Elizabeth Parking Garage & Manager's Report on Garage Expenses

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(January 20, 1978)

Day Off in Lieu of Dominion
Day (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 20, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Dedication of Portion of City-owned Lot for Street Purposes - S/W corner Pacific and Howe
Cl. 2: Change of Name on Lease (Bantam Holdings Ltd. to Holt Glass Ltd.)
Cl. 3: Lease of Library Premises at 10th and Sasamat

Clauses 1, 2 and 3

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

B. Federal Employment Program Canada Works Phase III (1978-1979) Young Canada Works (1978)

MOVED by Ald. Kennedy,
THAT

(a) The City participate in Young Canada Works (1978) to a maximum of $90,000, with this amount being approved in advance of the 1978 Revenue Budget;

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

C. Contract for Lighting
Capilano Stadium

During consideration of this item, Council noted a telegram from United Power Limited, Vancouver, requesting permission to submit a proposal either on a tender and drawing basis or as a total proposal designed and installed.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated January 23, 1978, be approved.

- CARRIED

(Alderman Kennedy and the Mayor opposed)

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At this point in the proceedings, Alderman Harcourt joined the meeting.

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STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Finance & Administration, January 12, 1978

Departmental Review - Board of Parks & Recreation (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Community Services, January 12, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Requests for Sale of Surplus City Furniture and Equipment - Axis Mime Theatre and Social Planning and Review Council of B.C.
Cl. 2: Liquor Permit Application - Corner West Broadway and Ash Street
Cl. 3: Liquor Permit Application - 2350 Commercial Drive
Cl. 4: U.B.C.M. Survey re Neighbourhood Pubs
Cl. 5: Community Services Committee Outstanding List

Clauses 1, 2, 3 and 5

MOVED by Ald. Marzari,
THAT the resolution of the Committee contained in Clause 1 and the recommendations of the Committee contained in Clauses 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Part Report of Standing Committee on Community Services, January 12, 1978 (cont'd)

U.B.C.M. Survey re Neighbourhood Pubs (Clause 4)

When considering this Clause, Council noted a brief dated January 17, 1978, prepared by Alderman Marzari, Acting Chairman of the Community Services Committee, in response to a questionnaire from the U.B.C.M. Pub Committee.

MOVED by Ald. Marzari,
THAT this Clause be received for information;

FURTHER THAT the recommendation contained in the brief dated January 17, 1978, re Neighbourhood Pubs, be approved.

- CARRIED UNANIMOUSLY

III. Part Report of Standing Committee on Planning and Development, January 12, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Floating Homes and the Aquatic Community Study
Cl. 3: Central Area Pedestrian Weather Protection
Cl. 4: Planning Programme in the Area West of City Hall

Clauses 1 and 2

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, January 12, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: B.C. Cancer Foundation - Request for Grant Equal to Property Taxes
Cl. 2: 1978 Changes in Taxation

Clauses 1 and 2

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

The Mayor advised that following the regular G.V.R.D. meeting on January 25, 1978, there will be a special meeting on rapid transit. Reference was made to a memorandum dated January 24, 1978, from the Director of Finance and City Engineer giving additional information on the proposed Inner Area Light Rapid Transit.

The Mayor stated he had met with representatives of the G.V.R.D. and it had been agreed that the matter of rapid transit would be further discussed at the G.V.R.D. meeting tomorrow and that the matter may be referred to the G.V.R.D. Transportation Committee for further consideration.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4450, BEING THE LICENSE BY-LAW (Teenage Discotheques)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Marzari opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Marzari opposed)

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4786, BEING THE HOSPITAL PATIENTS VOTING BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO DEFINE AND PRESCRIBE THE POLLING DISTRICTS IN THE CITY OF VANCOUVER IN WHICH THE ELECTORS OF THE CITY SHALL VOTE, AND TO DEFINE AND PRESCRIBE POLLING DISTRICTS IN SCHOOL DISTRICT NO. 39 (VANCOUVER) IN WHICH SCHOOL ELECTORS SHALL VOTE

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 2046, BEING THE POUND BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Brown opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Brown opposed)

MOTIONS

1. Plebiscite on Commercial Pornography

MOVED by Ald. Kennedy,
SECONDED by Ald. Gibson,
THAT WHEREAS public opinion is split on the propriety of Council's interventions in the field of commercial pornography;

AND WHEREAS such interventions are being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of members of Council;

THEREFORE BE IT RESOLVED THAT public opinion and direction be sought by the holding of a plebiscite at the time of the 1978 Civic Elections.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Assessed Value of Block 80

At the last meeting of Council, the City Manager was requested to report on the assessed value of Block 80. The Executive Assistant to the City Manager advised that the assessed value of Block 80 is as follows:

Land	$6,175,000.00
Improvements	$ 930,900.00.

Alderman Harcourt - Complaint re Traffic Hazard in Lane at Kingsway & Beatrice

referred to a complaint from a citizen with respect to a traffic hazard in the lane at Kingsway and Beatrice and requested Council give consideration to some form of compensation to the citizen concerned. It was agreed to defer consideration of this item to the next meeting of Council 'In Camera' and that the information concerning this matter be circulated at that time.

Change in Deputy Mayor Roster, 1978

MOVED by Ald. Brown,
THAT the Deputy Mayor schedule for 1978 be changed as follows:

Deputy Mayor for July - Alderman Gerard
Deputy Mayor for August - Alderman Gibson.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 5:00 p.m.

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MANAGER'S REPORT

January 16, 1978

TO: Vancouver City Council

SUBJECT: 1903 - 1909 West Broadway
Lot 11, Blk. 326, DL.526

ZONE: C-3A, Lot Size: 50' x 113'

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

" This report refers to a communication dated December 12, 1977 from Street and Co., Barristers and Solicitors (copy attached).

Site Description

The site is located on the northwest corner of Broadway and Cypress Street and is zoned C-3A Commercial District Schedule.

History of Development

Development Permit #2403,issued on April 26, 1957, approved the construction of a two storey office building with the provision of the required off-street parking spaces on a separate registered site immediately north of this site across the lane at 1928 West 8th Avenue, E½7, W½8, E½8, A & B of 9 & 10, Blk. 326, DL 526.

Subsequently, a Development Permit Application was filed with the City on October 14, 1975, to construct an apartment building containing thirty-two (32) dwelling units on the parking site of 1928 West 8th Avenue (zoned RM-3B). The Director of Legal Services advised that the issuance of the Development Permit could not be withheld providing the proposed development complied with the regulations of the Zoning and Development By-law and the onus was on the owner of the office building to provide parking elsewhere for his development. Accordingly, Development Permit #71821 was issued on January 21, 1976, permitting the construction of the apartment building. Consequently, the removal of the parking facilities on this site makes the original building, 1903 - 1909 West Broadway, in contravention of the Zoning and Development By-law.

On May 11, 1976, the owner of the building at 1903 - 1909 West Broadway was requested to relocate the required off-street parking spaces in accordance with the requirements of the Zoning and Development By-law.

On May 17, 1976, a reply was received from Boughton & Co., who, on behalf of W. Babcock & Co. Ltd., stated that they were in the process of foreclosure of the property. They, therefore, requested that enforcement action be withheld for a period of seven months so that their litigation could be completed.

As requested, enforcement action was therefore withheld for a period of seven months expiring December 31, 1976.

On December 28, 1976, Shumiatcher Galovics, Architects, on behalf of W. Babcock & Co., submitted a Development Permit Application to alter the existing office building to provide five off-street parking spaces and to request for the relaxation of parking and loading facilities. This Development Permit Application was refused for the reason that there are considered to be insufficient peculiarities of site in order to warrant the relaxation of the nineteen required off-street parking spaces to five, and the three required loading spaces to nil.

../2

1903-1909 West Broadway (Cont'd)

On April 26, 1977, enforcement action was further withheld until May 30, 1977 to enable the owner to make a Development Permit Application for the provision of the off-street parking facilities at another location.

No further Development Permit Application was received and the City of Vancouver is now in the process of issuing the final notice to the owner in accordance with Section 6 of the Zoning and Development By-law to provide the required off-street parking, loading and unloading spaces in accordance with the requirements of the Zoning and Development By-law within thirty days of the receipt of the notice.

On December 12, 1977, Street and Co., Solicitors for W. Babcock & Co. Ltd. had submitted the attached letter (marked Appendix A) to the City, requesting the City to grant a relaxation for the provision of the required parking and loading facilities for this development at 1903 - 1909 West Broadway.

Parking Requirement for Existing Uses of the Building

According to the drawings submitted by Shumiatcher Galovics, Architects in December 1976, the existing uses in the building would require 19 off-street parking spaces and three off-street loading and unloading spaces. It is noted that only five off-street parking spaces could be provided at the back of the building, off the lane.

In the light of the above circumstances, the City Engineering Department was consulted. The Traffic Engineer does not consider any relaxation should be granted for this development as this would create a precedent to many other Development Permits which have been issued with parking on separate sites.

Provision of Off-street Parking Facilities on Separate Site

It is to be noted that a number of Development Permit Applications have been approved with parking being provided on separate sites. It is therefore suggested that the owner should demonstrate that every effort has been exhausted to obtain off-street parking in the area.

It should also be noted that the Zoning and Development By-law does not permit City Council to relax off-street parking and loading requirements. Under the terms of the Vancouver Charter, a refusal of the Director of Planning to relax such provisions may be appealed to the Board of Variance. Such appeals, however, must be filed within fifteen (15) days of the date of refusal."

The City Manager submits the foregoing report for the INFORMATION of the City Council.

DELEGATION: Mr. W.A. Street.

FOR COUNCIL ACTION SEE PAGE(S) 104

DEL-3

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 12, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 12, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. P.N.E. Proposals by Hamilton, Doyle & Associates

The Committee considered a report of the City Manager dated December 30, 1977, forwarding a report of the Director of Planning and City Engineer dated December 21, 1977 (copy circulated).

The purpose of the report is to advise Council of areas of probable concern to the City which would be raised if the P.N.E. proceeds with implementation of proposals described in the consultant's report "ACTION '78" prepared for the P.N.E. by Hamilton, Doyle & Associates (on file in City Clerk's office), and recommends that Council request the P.N.E. to take note of City concerns in further considering the proposals contained in the consultant's report.

In June 1977, Hamilton, Doyle and Associates were appointed to prepare planning proposals for the P.N.E. including:

"- review existing reports and building profiles and assess their value in conjunction with proposed new facilities

- prepare planning guidelines for the P.N.E. providing new future growth patterns, traffic modes and prospective new or additional uses

- assess the economic viability of the proposed plans and indicate optimum phasing in of the plans"

On September 14, 1977 Hamilton, Doyle and Associates presented the report "ACTION '78" to the P.N.E. Board. The Board accepted the proposals as a basis for further study and referred them to a 23-member committee. The City is represented on the Committee by the Chairman of the Parks Board and by Aldermen Bellamy and Puil. The Committee is divided into Sub-Committees dealing with facilities, finance and communication.

cont'd.....

Clause No. 1 continued:

On October 4, 1977 City Council resolved:

"THAT the Director of Planning and the City Engineer submit an assessment report to Council on the proposed action plan for the P.N.E.

FURTHER THAT Council express its concern that the P.N.E. provide an opportunity for local community input into the proposed plan, and also direct its consideration to solutions of the long-standing traffic problems in the area."

In their report, the Director of Planning and City Engineer conclude that although the Hamilton, Doyle report is an untested preliminary concept for discussion, the detailed plans and the proposed phasing (completion in 1980) encourage the notion that implementing the proposals can be a direct and straight-forward process. In view of the City's broad interests in the future of the P.N.E., the City should become involved in discussing the proposals with the P.N.E. in the earliest planning stages to ensure that appropriate studies and discussions of concern to the City are undertaken. The officials note that the Hamilton report provides a design solution without first asking major questions of interest to the City.

The report of the Director of Planning and City Engineer concludes that it is clear that a major expansion of the P.N.E., such as that described in the Hamilton report, would have serious implications for the Hastings-Sunrise area, the City, the Region and the Province, apart from the direct effects on the balance sheets of the P.N.E. and its lessees. It would therefore be desirable to set up a cooperative planning process between the P.N.E., the City and other groups affected at an early stage in the discussions to encourage a broad public discussion about the future of the P.N.E. and to resolve the major questions noted in the report.

The Chairman noted that a letter dated January 11, 1978 from the Vancouver City Planning Commission (copy circulated) had been distributed to Members of Council earlier in the day. Mrs. H. Symonds, Executive Co-ordinator of the Vancouver City Planning Commission, advised that the Commission was concerned about the impact on the community. Before expending time on studies Council should obtain a general feeling of whether the proposals would be acceptable to the public and decide what functions should remain and which could be located elsewhere in the City or the region.

A lengthy discussion followed in which the following points were made by members of the Committee:

- The advantages of the Hamilton, Doyle report are that it has focused interest on the P.N.E. and reemphasized the need for upgrading.

- A disadvantage is the process being used.

- The P.N.E. needs to define its objectives -- the Hamilton, Doyle report brought forward lots of ideas -- planning process should not be rushed if the consultant cannot tell you how to plan it.

- P.N.E. Board itself has not discussed the consultant's report -- what is before the Council is a concept -- some ideas will be discarded by the Sub-Committee.

cont'd.....

Clause No. 1 continued:

- Officials' report puts forward a logical process.
- With respect to economics it is up to the P.N.E. to present sound proposals -- if they are not economic Council will not approve them.
- Sub-Committee should come up with proposals for P.N.E. Board before Council is involved.
- Council has no control over the functions of the P.N.E. until the lease expires -- the lease states what they can or cannot do.

The Committee,

RECOMMENDED

A. THAT the City agree with the P.N.E. Board the Pacific National Exhibition grounds are in need of improvement and that it will assist the Board in planning to achieve appropriate changes.

B. THAT the City advise the P.N.E. Board an application to amend the Zoning By-law for the P.N.E. grounds will be required to be submitted to a public hearing and approved by the City, prior to consideration of development permit applications to implement any part of the proposals; further, that a community impact assessment will be required as part of the supporting documentation.

C. THAT the City forward this report to the P.N.E. Board and ask them to take note of the concerns noted when they review their report "ACTION '78" prepared by Hamilton, Doyle and Associates.

D. THAT the City meet with representatives of the P.N.E., the Provincial Government, the G.V.R.D., the Parks Board and the City Planning Commission to agree on an appropriate cooperative planning procedure.

E. THAT the P.N.E. be requested to consider improvements in access facilities, bus service, shuttles and parking, so that much of the increase in attendance might be handled by transit rather than private automobile, and so that the impact on the adjacent residential areas might be minimized.

F. THAT the P.N.E. be requested to engage a qualified consultant to prepare an access plan, the terms of reference to be to the satisfaction of the City Engineer.

G. THAT the P.N.E. be requested to make an area available to the City to accommodate a proposed underground storm-water collection facility.

H. THAT before any detailed questions relating to possible changes to the Pacific National Exhibition are discussed, consideration be given to:

(a) What should be the functions of the Pacific National Exhibition?

(b) Which of these should be served on the present site and which might well be served either elsewhere in the City or elsewhere in the Region or Province?

(Alderman Puil wished to be recorded as opposed to Recommendations D and H.)

DELEGATION THIS DAY: Representative of the Hastings-Sunrise Action Council.

FOR COUNCIL ACTION SEE PAGE(S) 105

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 58-77-6 - Supply of Ready-Mixed Concrete

The City Engineer and Purchasing Agent report as follows:-

"On December 13, 1977, City Council approved a split award of the subject tender as follows:-

'A. READY-MIXED CONCRETE PICKED UP BY CITY TRUCKS FROM THE SUPPLIER'S DEPOT.

- Ocean Construction Supplies Ltd.
- LaFarge Concrete Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of $325,000.

B. READY-MIXED CONCRETE DELIVERED BY THE SUPPLIER TO JOB SITES.

- Ocean Construction Supplies Ltd. - low bid for Type 1528 Ready-Mixed Concrete, at a total estimated cost of $50,550.00.

- Kask Bros. Ready-Mix Ltd. - low bid for Type 3028 Ready-Mixed Concrete at a total estimated cost of $271,950.00.'

Ocean Construction Supplies Ltd. have agreed to honour their tender for "A" above, but, in the case of "B", they have refused to accept the portion awarded to them unless they are also given the portion that was awarded to Kask. Bros. (see letter attached).

Ocean claims to be the overall low bidder, and contend that they should, therefore, be awarded the entire delivered portion of the contract. We cannot agree with this contention because both firms have been satisfactory suppliers in the past, and splitting the award would save the City approximately $2,500.

It is also not possible to say precisely which firm is the overall low bidder, i.e. - Ocean were low on Type 1528 and Kask were low on Type 3028, and, based upon estimated consumption, Ocean would be overall low by approximately $175.00. However, a relatively small shift in the consumption proportions could switch the small overall low difference in favour of Kask, or increase the difference in favour of Ocean. There are other variables which could change the position, i.e. - Ocean charge more for their calcium chloride add-mixture, they allow less free unloading time, and they allow a smaller minimum load. There are also varying charges for undersized loads with Ocean being low for some sizes and Kask for others.

We cannot force Ocean to supply only the portion awarded to them, and, as the overall cost difference is so close, we believe the total award for the delivered portion should be made to the willing supplier.

We, therefore, recommend that the award to Ocean Construction for the delivered portion of the contract be cancelled, and the total award for the delivered portion be given to Kask Bros. at an estimated total cost of $325,000."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to contract amendments satisfactory to the Director of Legal Services.

cont'd.....

2. Sewer Reconstruction: Lane South of 13th Avenue West of Woodland Drive - Metric Project

The City Engineer reports as follows:

"The sewer in the lane south of 13th Avenue west of Woodland Drive has collapsed and has been repaired temporarily but should be rebuilt. Because this is a relatively small straightforward project it has been decided to make this the first sewer project to be done from start to finish using metric units. Doing a small pilot metric project will allow an assessment of potential problems, areas requiring additional training/consideration etc. prior to a total conversion to metric.

This project will involve construction of sanitary and storm sewers and is estimated to cost $16 000.

I recommend that the appropriation for Sewers Capital Account 111/6801 'Reconstruction of Old Sewers' be increased by $16 000 and that the sewer construction described in this report be approved for construction. The necessary funds are available from Sewers Capital Account 118/7906 'Miscellaneous'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 108

BUILDING & PLANNING MATTERS

INFORMATION:

1. 1636 West Broadway (Peter Pan Ballroom)

The Director of Planning reports as follows:

"This report refers to a letter dated December 20th, 1977 from Kathryne Holm (copy attached). The letter refers to Ms. Holm's disappointment that a Development Permit has been issued to use the premises as a restaurant which would cause the Peter Pan Ballroom use to be discontinued.

Development Permit No. 78470 was issued on September 15th, 1977 permitting the use of the building as a restaurant.

A restaurant is an outright use in this C-3A Commercial District and therefore the Director of Planning had no alternative but to issue the permit since it met the requirements of the Zoning and Development By-law."

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 108

FINANCE MATTERS

RECOMMENDATION

1. Staff Requirements - Local Improvement Branch - Revenue and Treasury Division

The Director of Finance and the City Treasurer & Collector report as follows:

"On February 15, 1977, City Council approved the recommendation of the Director of Finance for the hiring of a temporary Clerk III in the Local Improvement Section of the Revenue & Treasury Division for an eighteen month period (subject to review after one year). This recommendation was for a temporary position due to the uncertainty of the work load of the Section in the future. This work load has now been established. Prior to the creation of the B.C. Assessment Authority, the Local Improvement Section had been a part of the Assessment Division of the Finance Department. In September 1975, the Assessment Authority staff relocated in Arbutus Village. The Local Improvement staff, consisting of one Clerk IV and two Clerk III's, was transferred to the Revenue & Treasury Division of the Finance Department. The Local Improvement function is a City responsibility and did not transfer to the new Authority established by the Provincial Government.

When the Local Improvement Section was with the Assessment Division, the services of up to nine realty clerks and two typists were available when necessary to assist in the Local Improvement workload. After the separation of the previously integrated work groups, the Local Improvement staff had to assume the workload by working overtime, hiring temporary help, part time staff and/or using the Revenue & Treasury staff whenever possible. This situation was found to be inefficient and unsatisfactory, resulting in the request for the additional staff.

During the past year, the approved staff increase (from three to four) has permitted the present volume of work to be performed satisfactorily within allotted time constraints.

In 1977, 1,050 petitions and related work were processed and completed, and it appears, from Engineering Department estimations, that the present volume of petitions will continue indefinitely. At this time, there are approximately 230 miles of unpaved streets in the city with about seven miles per year being paved and 180 miles of unpaved lanes being done at approximately seventeen miles per year. All petitions for these projects must flow through the Local Improvement Section.

Since the heavy workload of the Local Improvements Section is expected to remain constant for a considerable period of time, it is RECOMMENDED that the temporary Clerk III position be made permanent, subject to classification approval by the Director of Personnel Services. The estimated annual cost for this position at 1977 rates is $14,165.

A copy of this report has been forwarded to the Business Manager of the VMREU."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance and the City Treasurer & Collector be approved.

2. Annual Conference Attendance - Records Officer - City Clerk's Office

The City Clerk reports as follows:

"It is requested that the number of approved conferences for the City Clerk's Department be increased by one National Conference to allow the Records Officer to attend the annual national conference of the Association of Records Managers and Administrators.

These conferences are of a work bench nature, highly technical and most informative. There is a very real opportunity given for exchange of information. In view of the nature of the Conference program and the fact that we are in the process of establishing a Records Management Program in the Civic Service, the maintenance of which would be continuous, I would recommend the Records Officer be permitted to attend this conference annually.

If approved, funds will be provided in the 1978 Archives budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Clerk be approved.

3. 'Operating Expenses' of the Queen Elizabeth Parking Garage

The Manager of Civic Theatres reports as follows:

"Clause 6 of the lease between the City of Vancouver and Metro Parking Ltd., operator of the garage, dated April 16th, 1975 reads as follows:

> "It is understood and agreed between the Lessor and the Lessee that during the month of January in each of the years 1976 and 1977 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under Clause 5 (a) shall be increased or decreased accordingly, and that Clause shall be amended to give effect to the Council's decision."

The "Operating Expenses" for 1976 and 1977 were:

1976	-	$42,273.84
1977	-	$41,744.79

Whereas the Manager of Civic Theatres should have reported in January of 1976 and 1977 he now reports the above expenses and asks approval of these."

The City Manager RECOMMENDS that the foregoing report of the Manager of Civic Theatres be approved.

4. Renewal of Lease - The Queen Elizabeth Parking Garage & Manager's Report on Garage Expenses

The Manager of Civic Theatres reports as follows:

"The lease agreement between the City of Vancouver and Metro Parking Ltd. for the operation of The Queen Elizabeth Parking Garage will expire on January 31, 1978.

The basis of the lease is that all receipts from the parking operation are turned over daily to the City. The Lessee operates the garage and submits monthly a bill for "Operating Expenses" which includes:

wages of attendants and other employees employed by the Lessee in connection with the operation of the demised premises as a motor vehicle parking garage, and their holiday pay;

Workers' Compensation, Unemployment Insurance, M.S.A., Canada Pension Plan, and any other benefits paid by the Lessee to or on behalf of the said attendants and other employees;

uniforms supplied to the said attendants and other employees including dry cleaning and laundering of such uniforms;

supplying all necessary stationery and other related material;

the Lessee's management fee of $3,000.00 per annum which includes all supervision, bookkeeping services, office telephone service (other than the service provided by the Lessor), transportation and any other office expenses incurred by the Lessee in the operation of the demised premises as a motor vehicle parking garage.

The very nominal management fee is not the only consideration. The major factors are the total annual operating expense and the level of service maintained, both of which are very satisfactory.

cont'd....

Clause No. 4 cont'd

In the last three years gross operating expenses incurred by the Operator were:

1975	-	$38,891.18
1976	-	$42,273.94
1977	-	$41,745.00

The 1976 increase was caused by greater use and an increase in minimum wages from $2.50 to $2.75 per hour on June 1, 1975 and from $2.75 to $3.00 per hour on December 1, 1975, and an increase in supervisors' wages from $3.25 to $3.50 per hour, as well as the effect on inflation on the cost of uniforms, laundering, cleaning and vacuum sweeping of the garage floor, stationery and tickets. The decline in the 1977 costs was occasioned by the lesser use of The Queen Elizabeth Theatre by the Vancouver Symphony Society.

During the same years:

	1975	1976	1977
Net revenues were	$71,729	$74,113	$89,619
Less taxes paid to City	28,228	31,888	35,485
	$43,501	$42,225	$54,134

The significant jump in 1977 revenue is attributed to the upward change in parking rates.

The proprietor of Metro Parking Ltd., Mr. J. Sloan, has applied to renew the lease of the parking garage for a further three years on the same terms and conditions except that the operator's fee be increased to $4,100.00 annually. He estimates the 1978 "Operating Expenses" to be a maximum of $45,350.00

The Theatre Manager's recommendation which is strongly supported by The Vancouver Civic Theatres Board is that the lease for operation of the parking garage be renewed with Metro Parking Ltd. for a period of three years commencing February 1, 1978 on the same terms and conditions as the previous lease except that the operator's annual fee be increased to $4,100.00. The lease to be prepared by the Director of Legal Services' satisfaction."

The City Manager notes that the increase in the management fee from $3,000 to $4,100 is considerable, but the fee was not increased in 1977, and is very reasonable considering the total revenues and the work involved.

The City Manager RECOMMENDS that the recommendation of the Manager of Civic Theatres be approved.

FOR COUNCIL ACTION SEE PAGE(S) 108

PERSONNEL MATTERS

RECOMMENDATION

1. Day Off in Lieu of Dominion Day

The Director of Personnel Services reports as follows:

" The City's various Collective Agreements specify that when a public holiday falls on a Saturday or Sunday, and when the Federal and Provincial Governments have made no proclamation that the holiday be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following as the day to observe the holiday. (There is a further option of designating the Friday as the day off for some employees and the Monday as the day off for the remainder, but this has never been exercised.)

In 1978, Dominion Day, July 1st falls on a Saturday. There has been no proclamation as yet by either of the senior governments and it seems unlikely that one will be made judging by recent experience e.g. Christmas Day, 1977 and New Year's Day, 1978. Therefore, the City is in a position to make its own choice.

Normally a report of this nature would not be made to Council so far in advance of the occurrence of the holiday. However, the City Treasurer and Collector has pointed out that under By-law 4806 (Penalty on Unpaid Taxes Levied by a Rating By-law) the due date of our property tax billing is the second business day of July in every year and a penalty applies thereafter. Inasmuch as the tax billing forms which specify this date must be ordered in mid-February, he has requested that Council be asked to make a decision on the matter of the public holiday as soon as possible.

A survey of other organizations in the Lower Mainland has revealed that in most cases no decision has yet been made in this regard. However, those organizations which have made a decision have opted for the Monday and in many other cases, the employers expressed the opinion that Monday would most probably be the designated day.

I therefore recommend that:

a) Monday, July 3, 1978 be designated as the day on which Dominion Day is observed by the City employees involved.

b) The Park, Police and Library Boards be advised of Council's decision in this matter."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 109

PROPERTY MATTERS

RECOMMENDATION

1. Dedication of a Portion of a City-owned Lot for Street Purposes - Southwest Corner of Pacific and Howe Streets

The Supervisor of Properties reports as follows:

"The City acquired the west one-half of Lot A, Block 121, District Lot 541, Plan 210 situated on the southwest corner of Pacific and Howe Streets by tax sale in 1939 and purchased the east one-half of Lot A for the Granville Street Bridge requirements in 1950. The two portions of Lot A have been reserved from sale although they have been leased out and are currently leased for a ten-year term which commenced November 1, 1977.

A portion on the northerly side of these lots has been in use for street purposes for some years, however we have recently become aware that they have never been formally established in the Land Registry Office for this use.

Our Survey Department has prepared a plan of subdivision to formally dedicate the portion for street purposes and create one parcel from the balance of the two lots.

It is therefore recommended that the Director of Legal Services be authorized to:

A. Execute on behalf of the City the plan of subdivision of the east half and west half of Lot A (reference plan 2318), Block 121, District Lot 541, Plan 210, Group One, New Westminster District, and proceed to effect registration at his earliest convenience.

B. Amend the Current Lease to conform to the new Legal Description and Plan."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Change of Name on Lease

The Supervisor of Properties reports as follows:

"City Council at its meeting on August 9, 1977, approved the acquisition of Lot F, Block 279, D.L. 526, also known as 2005 Cambie Street, from Bantam Holdings Ltd.

Also approved at this meeting was a lease-back agreement with Bantam Holdings Ltd. for five years beginning September 1, 1977 with the rental to be $35,000.00 per year plus annual taxes.

The lease was sent to the solicitor for Bantam Holdings Ltd. for their signature. However, it is now the wish of Bantam Holdings Ltd. to have the lease drawn up in the name of their other company Holt Glass Ltd. which conducts business on this property.

It is recommended that the lease be drawn up in the name of Holt Glass Ltd."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Lease of Library Premises at 10th and Sasamat

The Supervisor of Properties and the Director of Legal Services report as follows:

"As directed by Council on September 13, 1977 the City recently concluded a 15-year lease with Miland Distributors (Northern) Ltd. for library premises at 10th and Sasamat. This lease was registered in the Land Registry Office. The lease is blocking registration of a mortgage which Miland planned all along. Lawyers for the mortgage company (Dominion Life Assurance Company) have asked that their mortgage be advanced ahead of the City lease and we have agreed that such a priority agreement contain the following covenants: if the City lease is extinguished by foreclosure or other action by Dominion Life, then Dominion Life shall grant the City a new lease on the same terms and conditions as the present lease; the City agrees not to prepay the rent; the City will not vary the terms of the lease without the prior written consent of Dominion Life, such consent not to be unreasonably witheld. The Library Board concurs on these points.

It is recommended that the City allow the mortgage ahead of this lease but only on the conditions set out in this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 109

B

MANAGER'S REPORT

January 11, 1978

TO: Vancouver City Council

SUBJECT: Federal Employment Program
Canada Works Phase III (1978-1979)
Young Canada Works (1978)

CLASSIFICATION: Consideration & Recommendation

The City Engineer reports as follows:

"The Government of Canada has announced the next stage of Canada Works Phase III and Young Canada Works (1978) employment programs:

Canada Works - Phase III The details of Phase III are as yet unknown. Applications will be accepted after April for a September, 1978 start. We will report separately to Council in June, 1978 when details have been established.

Young Canada Works (1978) is similar to the 1977 program which provided employment for students and youth. An approved project must start approximately May 1, 1978, finishing within six (6) to eighteen (18) weeks and by September 8, 1978. Projects must provide a minimum of three (3) jobs for six (6) weeks.

COST SHARING The Federal contribution to the cost of Young Canada Works has not changed from the previous year; this means that the City proportion will generally be higher than in 1977.

Federal contribution per man-week is:

. . . to wages of one project manager; up to $156.00

. . . to wages of other workers; up to $120.00

. . . to fringe benefits, materials, equipment, etc.; up to $30.00

Using the 1977 base union rates for 'other workers' and assuming materials, etc., costs are within the Federal contribution, the City's share of the cost would be

'Inside' workers (V.M.R.E.U.) 28%

'Outside' workers (C.U.P.E. Local 1004)... 54%

NOTE: Wages above base rates, materials, equipment, etc., beyond the Federal amount or any wage increase in 1978 will increase the City share.

TIMING AND PROCEDURE If Council decides that the City will participate in the Young Canada Works (1978) program, it is suggested that the Standing Committee on Finance and Administration be authorized to review proposals during the period February 1 to 10, 1978 and to approve applications to be submitted to Canada Manpower.

DIRECTOR OF FINANCE'S COMMENTS

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in Young Canada Works.

A. Young Canada Works (1978) would be funded out of the 1978 Revenue Budget.

B. The following summary shows the City's contribution from the Revenue Budget on various projects for 1976 and 1977 and funding already approved for Canada Works Phases I and II for 1978:

	1976	1977	1978
1975-1976 L.I.P.	$173,978	$ -	$ -
1976-1977 L.I.P.	32,000	224,246	-
Young Canada Works (1977)	-	86,642	-
Canada Works Phase I	-	75,359	3,000
Canada Works Phase II	-	15,923	90,644
Provincial Youth Employment (1976)	39,698	-	-
Provincial Youth Employment (1977)	-	28,787	-
	$245,676	$430,957	$93,644

cont'd....

C. Council approved a City contribution of $86,000 for Young Canada Works in 1977. Assuming the same level of program for 1978, it is recommended that a maximum of $90,000 be approved in advance of the 1978 Revenue Budget for the City's share of the Young Canada Works (1978) program.

D. For Council's information it is expected that a Provincial Youth Employment Program (1978) and the Canada Works Phase III will be announced later this year. City Revenue Budget expenditures for the 1978 portion of these projects could amount to an additional $80,000 if Council decides to participate at the same level as in 1977.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION:

(a) The question of whether the City will participate in Young Canada Works (1978). (Subsequent programs will be reported separately later in the year).

(b) If the City is to participate, the setting of a maximum City's cost for Young Canada Works.

The City Engineer RECOMMENDS that:

(c) If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects.

(d) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required, and

The Director of Finance RECOMMENDS that:

(e) Council, at this time, establish the dollar limit for the City's share of the cost to a maximum of $90,000 and that the amount be approved in advance of the 1978 Revenue Budget."

The City Manager submits the above report of the City Engineer to Council for CONSIDERATION and RECOMMENDATION, and RECOMMENDS approval of the Director of Finance's recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 139

C

MANAGER'S REPORT

DATE January 23, 1978

TO: Vancouver City Council

SUBJECT: Contract for Lighting Capilano Stadium

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"On January 10, 1978, the City Council approved the sum of $350,000 to replace the lighting on the baseball field at Capilano Stadium and to enter into a contract with Mr. Ornest on the lease for the operation of the ball park.

Mr. Ornest engaged a manager to arrange for the necessary contracts for the renovations. Last week he reported that the contractor whom he had selected to do the electrical work had been advised by the supplier that unless the poles and fixtures were ordered this week, the lighting could not be installed in time.

After carefully reviewing the proposal from Mr. Ornest's manager, the Superintendent of Parks and the City Engineer consider that it would be desirable to have the City award the contract for the installation of the lighting in order to gain better control over the work being done. They also consider that it will be necessary to forego the normal tendering process which would take an additional four to six weeks, in order to meet schedule. The electrical contractor who was asked to bid this job is Ricketts-Sewell Electric Ltd.

The Electrical Division does not have sufficient staff to undertake the supervision of this contract. It is considered desirable that a Consulting Electrical Engineer be appointed as a project manager to compare the offer with the budget estimate, to control the costs and scheduling and to ensure that the work is done satisfactorily.

The City Engineer recommends that:

(a) The normal tendering procedures be waived with respect to the project to relight the field at Capilano Stadium.
(b) Subject to the offer being within the approved budget, the City Manager be authorized to sign a contract with Ricketts-Sewell Electric Ltd. for the installation of the field lighting at Capilano Stadium.
(c) A Consulting Electrical Engineer be employed by the City as a project manager.
(d) In the event that it is required, the City Manager be authorized to give a letter of undertaking to the contractor that the City will pay all costs incurred at this time, by the supplier for securing the necessary materials and components for the poles and lighting fixtures to be used on the project in the event that the contract cannot be entered into for any reason."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved

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I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 12, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 12, 1978, at approximately 11:00 a.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil
Mayor Volrich

ABSENT: Alderman Gerard

ALSO PRESENT: Alderman Bellamy
Alderman Ford
Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION

1. Departmental Review -
Board of Parks & Recreation

The Finance Committee considered a report from the Board of Parks and Recreation in a series of Departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by the City Council on August 23, 1977.

The report of the Board of Parks and Recreation (copy on file in the City Clerk's Office) provided a summary of the relevant facts regarding the operation of the Board including future trends and problems, recommendations by the Board including recommended actions if the departmental budget were alternatively increased or decreased by 5%, and observations and recommendations of the Consultant. The appendices included an organization chart, summary of Board functions, relationship between organizational units and functions, discussion of overall Board priorities, detailed discussion by Board functions, excerpts from Kates, Peat, Marwick Overview Study - June 1973 - Findings and excerpts from Western Management Consultant report on Joint Park Board/City Council Responsibility Study - June 1976 - Recommendations.

The Superintendent of Parks led the Committee through the report and noted that the review has provided an excellent means of assessing the Board's operation by detailed consideration of functions. As a result of the review the Board will be examining comments, suggestions and recommendations made in the appendices. The Board will continue to pursue improved budgeting systems such as program budgeting in conjunction with the efforts presently being made in this direction by the City's Director of Finance and will continue to work towards greater use of volunteers and citizen groups in the provision of recreation programs. Effective planning and development to meet the Board's objectives is most difficult because of the uncertainty of year to year capital budgets that the Board must submit to City Council for approval because of failure of recent five year capital plans. Consideration should be given as soon as possible jointly by the Board and City Council to the advisability of a basic long range capital plan for park and recreation areas and facilities.

cont'd....

Clause No. 1 cont'd

The Board made the following recommendations:

"(a) The Board has determined that additional research and analytical positions are warranted to provide needed management information to improve efficiency and effectiveness in the Board's operations and request approval by City Council of additional staff.

(b) The Board is concerned about the effects of long-term deferred maintenance of park and recreation areas and facilities as the rate of deterioration will accelerate with time. It is recommended that City Council raise the level of the Board's annual Maintenance Budgets.

(c) The Board requests City Council to review and improve the mechanics of communications and order of decision making as between City Council and the Board."

The Consultants outlined their observations and recommendations as follows:

"CONSULTANTS' OBSERVATIONS AND RECOMMENDATIONS

Vancouver's elected Park Board presents a unique and sometimes difficult administrative and decision making situation. City Council is responsible for deciding upon the extent of funding for park and recreation facilities and services. To do so, it must have an understanding of Board policies, programs and objectives. It also needs assurance that the Board has been and is effectively utilizing current resources and that the expenditure of any additional funds requested will realize desirable and expected benefits.

Poor communications between the Board and Council have often made it difficult for Council to obtain this understanding and assurance and to assess the Board's overall funding requirements. This report suggests that Council should assist the Board to realize improvements and increase efficiencies throughout the Board's operations and requests additional research and analytical positions. Additional research staff is probably warranted. Unfortunately, this report does not allow Council to make any informed decision in this regard.

The report describes the nature and costs of the functions performed, raises some key issues of concern to the Board and indicates how they view their priorities. It does not, however, describe the level of services provided or how this relates to objectives, costs or demand. The report indicates that improvements in efficiency and effectiveness are possible. However, with the exception of the recreation programming area, the Board has not been sufficiently specific about the initiatives it intends to take or when and how they will report back to allow for a future review of their progress and performance.

The report indicates where budget reductions might be made if required but, with the exception of the playground supervision proposal, does not report where any specific further investigation is planned in this regard. Also, the Board proposes that half of its five percent budget reduction would be realized through selective increases in fees charged.

BUDGET REDUCTIONS

Budget reductions could come through improvements in efficiency, through a reduction in maintenance or service levels or through the elimination of a program or service. The Board has indicated that numerous improvements can be made in its operations. The objectives, time and costs of conducting efficiency or operation improvement studies are relatively easy to define and estimate. It should not be difficult for the Board to prepare well defined proposals on the specific studies or initiatives it intends to take in this regard along with an estimate of the cost

cont'd....

savings or benefit anticipated. It should also be possible for the Board to isolate the highest maintenance and operating cost areas, define alternative standards of maintenance or levels of service that might be established, and provide a definitive assessment of the impact that this would have in terms of appearance, user satisfaction, asset protection or other benefits.

We recommend:

1....that the Finance Committee request a further report outlining specific initiatives and cost reduction studies planned or proposed by the Board with an estimate of the resources required, completion time and anticipated or desired results, and

2....that the Board be requested to report back on the impact of reducing service or maintenance levels in selected high cost areas.

These reports could be submitted as addenda to the 1978 budget estimates. Any additional resources or budget required for proposed cost reduction studies or programs could be identified in that submission.

REVENUE GENERATING OPERATIONS

The goals and objectives defined for the operation of facilities are stated only in general terms. Each revenue generating operation, however, should have operating policies and objectives which define utilization, gross and net revenue targets and which distinguish between "subsidized" and "non-subsidized" operations. Performance in the operation of each facility should be measured against budgeted operating targets and used as the basis for setting fees or prices, determining which facilities and services should be promoted and where services should be expanded or reduced.

We recommend:

3....that the Finance Committee request the Board to report its policies, plans and objectives in each revenue generating operation along with a report of its previous performance against objectives; and that such a report become part of the Board's annual budget submission.

This will provide Council with the opportunity to assess whether or not the Board is taking appropriate initiatives to maximize its revenue within its overall service objectives and whether further selective increases in fees, charges and prices to reduce the Board's net budget is desirable.

LEVEL OF MAINTENANCE

The Board has indicated that annual maintenance and operating funds have been inadequate to prevent deterioration in the Board's facilities and is recommending that the maintenance budget be increased. The maintenance function is also the area with the greatest potential for cost reduction.

The contents of this report are not sufficient to assess either the potential for cost reduction or the need for increased funds.

We recommend:

4....that the Finance Committee instruct the Board to submit a complete report on the condition of all parks and recreation facilities, the current level or standard of ongoing maintenance, the required or desired level of ongoing maintenance and any specific non-recurring or capital works projects required to renovate or develop the facility to the appropriate standard.

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Clause No. 1 cont'd

CAPITAL FUNDING

The Board strongly recommends throughout the report that no major new facilities be considered, implying that capital expenditure should be directed towards the restoration or further development of existing facilities. The report further suggests that consideration be given by the Board and Council to the advisability of establishing a long range capital plan.

We recommend:

5....that the Superintendent be instructed to prepare and recommend a 5-year capital works program based on an assessment of the condition of existing facilities, and that this report be used by the Board and Council to agree upon Supplementary Capital Requests for the next 5 years.

A joint committee of Board and Council members could be created to develop a 5-year plan for Council approval. This 5-year plan can be reviewed and updated annually. Current planning and development projects and staffing requirements can also be included and assessed as part of this program.

RECREATION PROGRAMMING

A number of trends and initiatives are identified within the Recreation Programming function. The emphasis in the role and methodology of the Recreation Division will be more towards facilitating rather than providing. This will encourage increased community participation as well as lead to a more effective utilization of available resources. Also, although the Board anticipates an increase in the demand for recreation and leisure time services, it does not recommend the addition of any further facilities. Recreation programming activities will become less building oriented and efforts will be made towards making better use of existing Park Board, School Board and other facilities. This orientation and the initiatives identified indicate a responsible approach to management.

We recommend:

6....that the Finance Committee request the Board to report back on some of the more specific and significant initiatives planned or suggested. This should include:

(i) Recommendations on changes to the Board's joint operating agreements with Community Associations, particularly related to revenue cost sharing of recreation services.

(ii) Plans and progress towards the development of a policy regarding joint use of facilities with the Vancouver School Board.

(iii) Results of a pilot playground program in which the Recreation Division would provide consultative and support services rather than direct program services.

(iv) The results of a comprehensive study and assessment of the relevance and cost effectiveness of current Recreation Division programs.

This last initiative is particularly important with the anticipated increase in demand for recreation services. The Park Board must have the facility for ongoing market analysis, establish service level targets and measure the level of service provided in terms of the various segments of the population to be served, the extent and nature of services that should be provided and the manner in which those services should be provided. Criteria used in the planning and measurement of

cont'd....

Clause No. 1 cont'd

recreation programming performance should also include the dollar cost per user as well as the quality of service and the nature and degree of benefit desired and achieved. This should include direct costs, indirect costs and the degree of facility utilization, which takes into consideration the value of the asset.

PUBLIC INFORMATION SERVICE

The Board indicates that a communications budget will be proposed in 1978 which will enable the division to provide an increase in service to the City and have a more efficient and justifiable tax supported program.

We recommend:

7....that no increase be made in the Public Information budget until the Board has defined its objectives with respect to Park Board facility utilization, along with an overall strategy and specific public information and promotion programs designed to achieve those objectives. This proposed promotion program should be supported with a report on current and desired facility utilization along with the costs and benefit of increasing the utilization of the various park and recreation facilities.

BOARD COMMUNICATIONS

The Board's third recommendation in Section III reflects a concern of the Park Commissioners regarding communication difficulties and policy conflicts created by having two elected bodies involved in the operation of this department. This will undoubtedly be a recurring problem as long as Vancouver has an elected Park Board.

We recommend:

8....that the Mayor and the Chairman of the Park Board meet to isolate and discuss the specific areas of difficulty experienced by the Board in current communications and decision making mechanisms.

The issue of whether or not there should be an elected Park Board was reviewed by the previous Council. This is an issue which should continue to be reviewed on a regular basis since the circumstances affecting the rationale for a separate Board can change significantly over time.

ADMINISTRATION

The report suggests that it is impractical for existing City staff to perform some or all of the duties of the Board's Financial Services division.

We recommend:

9....that the Director of Finance be requested to examine the possibility of reducing overall costs of administration by centralizing some or all of the Park Board's administrative functions."

- - - - -

At this point in the meeting, Mayor Volrich left because of prior commitments.

- - - - -

cont'd....

Clause No. 1 cont'd

During the ensuing discussion, the Committee agreed that the report provided a good overview of the functions of the Park Board but was lacking in financial data and, following further discussion, it was

RECOMMENDED

THAT the Consultants' recommendations be approved and be referred to a Committee of the Mayor, City Manager, Director of Finance and Chairman of the Finance Committee for further review and report back to the Committee.

- - - - -

The meeting adjourned at approximately 1:00 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 110

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JANUARY 12, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 12, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Ford (Clauses 4 to 5)
Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meetings of December 1st and 8th, 1977, were adopted.

INFORMATION

1. Requests for Sale of Surplus City Furniture and Equipment - Axis Mime Theatre and Social Planning & Review Committee of B.C.

Subject to certain procedures and guidelines, the Committee was authorized by City Council on April 23, 1974, to approve the sale of surplus City furniture and equipment for which the City has no further use to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request from the Axis Mime Theatre for surplus City furniture and equipment with an estimated value of $457.00 and a request from the Social Planning and Review Council of B.C. for surplus City furniture and equipment valued at $440.00 (copies circulated).

Under the guidelines approved by Council on April 23, 1974, such surplus equipment is sold for $10.00 or 10% of auction value. Accordingly, the equipment requested by Axis Mime Theatre would be sold for $48.89 and the equipment sought by the Social Planning and Review Council of B.C. would be sold for $47.08.

Sale of the furniture and equipment to these two groups was recommended by the Director of Social Planning.

Following discussion, it was

RESOLVED

A. THAT the Committee approve of the sale of surplus City furniture and equipment valued at $457.00 to the Axis Mime Theatre for $48.89.

B. THAT the Committee approve of the sale of surplus City furniture and equipment valued at $440.00 to the Social Planning and Review Council of B.C. for $47.08.

Continued . . . .

RECOMMENDATION

2. Liquor Permit Application - Corner of West Broadway and Ash

The Committee had before it for consideration a City Manager's report dated December 20, 1977, in which the Director of Planning reported on the application of Architect Sydney C. Suen for Development Permit Application No. 79276 at 602-614 West Broadway and 2525 Ash Street as follows:

> 'The above noted Development Permit Application has been filed by Sydney C. Suen, to alter and use approximately 600 sq. ft. of the first storey of this existing building as a holding bar in conjunction with the previously approved restaurant(Peninsula Restaurant).
>
> The proposed development is situated on the south-west corner of West Broadway and Ash Street, in a C-3A Commercial District.
>
> Council, when dealing with a recommendation from the Standing Committee on Community Services of August 4, 1977, requested that all applications for a new liquor outlet be first referred to them.
>
> The proposed holding bar will have an assembly area of approximately 600 sq. ft. or approximately 7% of the total area of the restaurant. The seating capacity of the restaurant, including the holding bar area, will be approximately 343 persons. For Council's guidance, the City Building Inspector has advised that, having regard to the City Building By-law requirements, the holding bar could accommodate approximately 45 people.
>
> The Director of Planning is prepared to approved this application. However, prior to final consideration, is referring the matter to Council through the Standing Committee on Community Services for consideration in accordance with Council's previous Resolution.'

A representative of the Director of Planning appeared before the Committee on this matter and during discussion, it was noted that the application is for a holding bar of approximately 600 sq. ft. with a capacity of 45 persons which will form a part of a previously approved restaurant.

Following brief discussion, it was

RECOMMENDED

> THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79276 to Mr. Sydney C. Suen to establish a holding bar on the first storey of the existing building at the southwest corner of West Broadway and Ash Street as outlined in the City Manager's report dated December 20, 1977.

3. Liquor Permit Application - 2350 Commercial Drive

The Committee had before it for consideration a City Manager's report dated December 19, 1977, in which the Director of Planning reported on the application of Mr. Alfred Lau for a development permit to use a portion of the main floor of the existing building at 2350 Commercial Drive as a holding bar area in conjunction with a proposed restaurant.

Continued . . . . .

Clause No. 3 Continued

In the report, the Director of Planning commented as follows:

'This development is situated on the east side of Commercial Drive, between 7th Avenue and Grandview Highway.

The proposed holding bar development will provide an assembly area of approximately 412 sq. ft. (10% of the floor area of the restaurant). For Council's guidance the City Building Inspector has advised that having regard to the City Building By-law requirements the holding bar could accommodate approximately 47 people. Council should note, however, that the Provincial Liquor Control Act restricts the seating capacity of holding bars to 25% of the seating capacity of the dining area (i.e. 28 persons).

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

The owner of the building and a representative of the Director of Planning appeared before the Committee on this matter and during discussion, it was noted that the application is within the relevant City and Provincial guidelines for holding bars.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of a development permit to Mr. Alfred Lau to use a portion of the main floor of the building at 2350 Commercial Drive as a holding bar area as outlined in the City Manager's report dated December 19, 1977.

INFORMATION

4. U.B.C.M. Survey re Neighbourhood Pubs

The Committee had before it for consideration a letter dated December 15, 1977, from the Chairman of the U.B.C.M. Pub Committee (copy circulated) in which the City's comments on neighbourhood pubs were requested.

Appearing before the Committee on this matter was a representative of the Director of Permits & Licenses and two representatives of the Neighbourhood Pub Owners' Association.

The Pub Owners' Association gave a verbal presentation and the following points were noted:

- the neighbourhood pub maximum capacity of 100 persons is appropriate and should not be made smaller and should not be increased beyond a maximum of 125 persons

- hours of operation should be uniform for all licensed premises with the possible exception of cabarets, and guidelines should be set for any extension of the normal 11:00 P.M. closing time for neighbourhood pubs.

Continued . . . .

Clause No. 4 Continued

- extension of pub hours could be done by a plebiscite of residents in the area of any pub wishing to extend its hours
- pubs should be located in commercial areas, wherever possible
- provision of parking should not be over-emphasized; no parking facilities might encourage patrons to walk to the pub
- on entertainment, the Association suggested this should be left to the management of neighbourhood pubs, unless there are complaints from the neighbourhood
- municipalities should have some say on whether pubs located within beer parlours are to be permitted.

Following the submission by the Pub Owners Association, there was a general discussion by the Committee, and although no firm recommendations were made, the following points were made:

- there should be no extension to the 11:00 P.M. closing time
- the capacity of neighbourhood pubs should not be extended beyond the present 100 persons
- the City should control entertainment in neighbourhood pubs (The Director of Legal Services is currently preparing proposed guidelines for entertainment in licensed premises.)
- the general concept of neighbourhood pubs is a good one provided they are properly controlled, but the Committee would not favour a massive proliferation of pubs

During discussion, it was pointed out by the representative of the Director of Permits & Licenses that since March 31, 1977, neighbourhood pubs were required to have a pre-clearance approval by the Liquor Control & Licensing Branch and since that time, only one of 32 pub applications in the City had received this pre-clearance approval. It was suggested that the Committee would probably have refused the other 31 applications for a variety of reasons, and it was felt by the Committee that this pre-clearance process is a good idea as it spares the applicant considerable expense.

During discussion, Alderman Bellamy requested to be recorded as favouring City control of the hours of operation of neighbourhood pubs and that each application for an extension of hours should be dealt with on its own merit.

RECOMMENDATION

5. Community Services Committee Outstanding List

The Committee had before it for consideration a list of items which remain outstanding to the Committee (copy circulated).

The Committee reviewed the list of items and there was brief comment on several points. The Committee agreed that the Regional Director of Corrections should be invited to attend the Committee's meeting when a report requested by the Mayor on June 20, 1977, regarding juvenile detention facilities, is before the Committee.

Following consideration, it was

RECOMMENDED

THAT the list of items outstanding to the Community Services Committee be received.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 110 & 111

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 12, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 12, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Gibson, Chairman (Items 1 and 2)
Alderman Harcourt, Chairman (Items 3 and 4)
Alderman Brown
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered a memorandum dated January 3, 1978 from Mr. A. Floyd, Acting Zoning Planner, forwarding the status of rezoning applications for the month of December, 1977 and a statistical comparison of rezoning applications received for the years 1974 to 1977. Copies of all material on file in City Clerk's office.

RECOMMENDED

THAT the Status Report on Rezoning Applications for the month of December, 1977 be received.

2. Floating Homes and the Aquatic Community Study

The Committee considered a report of the City Manager, dated November 30, 1977 (copy circulated) in which the Director of Planning advises that during the first six months of 1977 an L.I.P. funded study on floating homes was undertaken. The resulting report "The Aquatic Community Study" was presented to the Planning and Development Committee on August 25, 1977. The Committee resolved to receive the report and circulate for comments. The report was widely circulated and letters of comments have been received from the Port of Vancouver, District of Surrey, Township of Richmond, Transport Canada (Coast Guard), and the British Columbia Ministry of the Environment.

Mr. D. Hickley, Associate Director, Central Area, advised that the G.V.R.D. Sub-Committee on Floating Homes had met on November 29, 1977 and resolved that the staff of the G.V.R.D. bring forward a report that would suggest various actions that could be undertaken by the Municipalities.

In view of this it is recommended that the City take no further action at this time. All information collected for "The Aquatic Community Study" will be turned over to the G.V.R.D.

Cont'd.....

Clause No. 2 continued:

The Committee,

RECOMMENDED

A. THAT the G.V.R.D. be requested to undertake a comprehensive study of floating homes and liveaboards with a view to bringing forward acceptable definitions, standards and guidelines and recommended locations as soon as possible.

B. THAT City staff make available such material as could be of assistance in the proposed study and assist in such other ways as may be identified.

C. THAT, in the meantime, and pending the completion of the recommended study, no action be taken with regard to amending City By-laws for the purpose of permitting floating homes in Vancouver. (The present provisions for liveaboards in False Creek will remain in effect.)

3. Central Area Pedestrian Weather Protection

The Committee considered a report of the City Manager dated December 14, 1977 (copy circulated), forwarding a document entitled "Central Area Pedestrian Weather Protection" dated December, 1977 (on file in the City Clerk's office).

Mr. M. Kemble, Central Area Planning, advised that weather protection for pedestrians has been discussed for many years. There are no clearly defined City policies to encourage or require the provision of pedestrian weather protection along public streets in the Central Area, resulting in an irregular pattern of protection in the Downtown with some streets having a high degree of protection and some virtually none.

Under the 1976/77 L.I.P. programme the Central Area Pedestrian Study was carried out. The Study documented pedestrian movement patterns, pedestrian weather protection, physical amenities and other factors influencing pedestrian use of streets. Mr. Kemble stated that the current report on weather protection arising from the pedestrian study, would be circulated and the comments received reported back to the Committee.

In discussion, members of the Committee were advised the report does not suggest the City put in canopies. Hopefully in new developments and developments that require a development permit for changes, there would be guidelines stating that as a condition of permit approval some pedestrian weather protection would have to be provided.

Awnings or canopies that extend out into the street space are controlled under the Encroachment By-law and the Building By-law. Approval of an Encroachment Agreement by the City Engineer is dependent on the encroachment not interfering with the use of the street space for utility and traffic purposes.

Mr. W. Curtis, City Engineer, advised that he supports the idea of weather protection for pedestrians, however his responsibility is to ensure that freedom of movement of existing and future vehicular pedestrian activity is not restricted and that access to existing and future utilities within and under the

cont'd.....

Clause No. 3 continued:

street and boulevard is maintained. The weather protection would have to be in the form of an awning or detachable canopy or located entirely on private property. Fixed canopies could be approved under a special Encroachment Agreement provided they did not affect traffic or utility easements. Canopies that form part of a building and protrude over the sidewalks are the ones of major concern.

After discussion, the Committee,

RECOMMENDED

A. THAT the report entitled "Central Area Pedestrian Weather Protection" be received and circulated for public review and comment.

B. THAT the Director of Planning report back within 90 days on the comments received from the general public, the Urban Design Panel, the Development Permit Board and other City Departments.

4. Planning Programme in the Area West of City Hall

The Committee considered a report of the City Manager dated December 21, 1977 (copy circulated), in which the Director of Planning advises that he intends to hire a consultant working under staff direction to examine the opportunities offered by the area as a whole and develop some preliminary alternative actions in light of the issues identified and future site requirements of the agencies involved i.e., City Hall, Vancouver General Hospital, Provincial Government, Vancouver City College, School Board and the Cancer Control Agency. Funds would be drawn from the 1978 Planning Department budget.

Terms of reference for the consultant would be:

(a) To examine issues associated with the site as identified by Planning and Engineering Department staff.

(b) To meet with major agencies in order to determine and clarify their future goals and site requirements.

(c) To develop conceptual proposals and guidelines for discussion which will develop the identity of the area as a mixed use/institutional precinct and to resolve the issues identified.

(d) To outline procedures by which the agencies may work together in further developing the concepts outlined in the report.

(e) To prepare a graphically oriented report, display drawings and/or slides appropriate for use in distribution at City Hall, to the agencies involved and to the public. Such a report is to spark interest and discussion and is to suggest avenues for further work.

(f) To present the report at a special meeting of the Planning and Development Committee of City Council.

cont'd.....

Clause No. 4 continued:

After discussion, the Committee,

RECOMMENDED

A. THAT the Director of Planning proceed with the hiring of a consultant to examine the area west of City Hall and report on the results in Spring, 1978.

B. FURTHER THAT City Council urge active participation by all agencies involved.

The meeting adjourned at approximately 3:15 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 111

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 12, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 12, 1978, at approximately 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

CLERK: G. Barden

RECOMMENDATION

1. B.C. Cancer Foundation - Request for Grant Equal to Property Taxes

On November 8, 1977, City Council referred a Manager's report dated November 4, 1977*, to the Finance Committee for consideration of the B.C. Cancer Foundation's request for a grant in respect of 1977 property taxes in the amount of $27,125.53 paid by the Foundation for their property at 601 West 10th Avenue.

The Foundation was advised that although they are a totally non-profit organization, their building does not qualify for a grant in lieu of taxes as it not wholly in use for charitable purposes due to the rental area and large vacant area. Their request must therefore be considered as an outright grant and organizations are required to provide current financial statements and their projected budget for the next year to the Director of Finance who will report to the Committee on the grant request.

Following further discussion, it was

RECOMMENDED

THAT the request be deferred pending the Foundation providing the Director of Finance with its current financial statements and budget for 1978, and the Director of Finance report back to the Committee.

2. 1978 Changes in Taxation

The Committee considered a Manager's report dated December 9, 1977, (copy circulated) wherein the Director of Finance reported on 1978 changes in taxation and the effect the changes would have on the various classifications, particularly small businesses which are expected to receive a considerable increase in taxation under Option A chosen by City Council on October 18, 1977, to apply to the 1978 calculation of assessed values leading to the determination of general purposes taxes in 1978. At that time, City Council gave consideration to the possibility of exempting the first $1,000 or $2,000 of assessed annual rental value for business tax to help reduce total taxes for the smaller businesses. The Director of Legal Services pointed out that this is not legally possible.

cont'd....

(* On file in the City Clerk's Office)

Clause No. 2 cont'd

The Director of Finance reported that while exemption of assessed annual rental value is not within the City's power, the application of a tax credit to the business tax is. The City could decide that, for all businesses, the first $100 or $200 of business tax is not payable. It was felt this would solve the effect of large increases in general purposes and property taxes on smaller, lower valued properties. However, it was stressed that the assumption that it is the smaller, lower valued properties who will experience large increases in general purposes and school property taxes will not be verified until the Spring of 1978.

The City Manager advised that he could not recommend a business tax credit in 1978 for the following reasons:

(a) that application of a business tax credit complicates the tax structure and shouldbe introduced only if there is a clear need;

(b) that until the tax roll is received in the Spring of 1978, Council will not be able to assess whether there is such a need, and for what types and sizes of business;

(c) that at this time, Council has no information on whether the appropriate tax credit is 0, $100, $200, or more;

(d) that a tax credit scheme once started is difficult to discontinue.

During the ensuing discussion, it was pointed out that small businesses operating out of a building owned by a large company, would not necessarily benefit from a tax credit, as the tax credit would be given to the owner of the building. As shown in the example below, the tax credit would not have the effect of reducing the large company's taxes and the increased taxes would be passed on to the small businesses who would not get relief from the tax credit.

Examples of Business Tax Credit

Annual Rental Value	Business Tax at 9.5%	Business Tax at 11.03% after $200 Tax Credit
$ 2,500	$ 238	$ 78
25,000	2,375	2,558

Following further discussion it was

RECOMMENDED

A. THAT Council not inaugurate a business tax credit for 1978.

B. THAT when the City has received the property tax roll, the Director of Finance analyse it and report on whether certain classes of taxpayers are experiencing special hardship.

C. THAT at that time, the Director of Finance recommend the type and amount of business tax credit, if any, that should be introduced in 1979.

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The meeting adjourned at approximately 4:30 p.m.

- - - - - FOR COUNCIL ACTION SEE PAGE(S) 111

CITY OF VANCOUVER

SPECIAL COUNCIL - JANUARY 26, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, January 26, 1978, at 7:45 p.m., in the Beaconsfield United Church Hall, 4580 Gothard Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, and Rankin

ABSENT: Alderman Harcourt
Alderman Kennedy
Alderman Marzari
Alderman Puil (Leave of Absence)

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 5178-5188 Moss Street and 5239-5255 Fairmont Street

An application was received from Mr. N. Ginder, Best Lumber and Supplies Ltd., to rezone Lots 10, 11, 50 and 51, Blocks 6 & 7, D.L. 37, being 5178-5188 Moss Street and 5239-5255 Fairmont Street as follows:

From: RS-1 One Family Dwelling District
To: C-2 Commercial District.

The application was not approved by the Director of Planning.

Mr. R. Scobie, Planning Department, reviewed the background to the application and indicated there had been two previous attempts to have the property rezoned. He also noted the current application was originally for six lots but on the advice of the Planning Department, the applicant had reduced the area to four lots. The Director of Planning advised he did not approve the rezoning on two grounds:

(a) ample property zoned (C-2) Commercial District exists along Kingsway which could best be redeveloped for the uses suggested by the applicant.

(b) the rezoning and proposed development (or alternate uses) would represent an intrusion of commercial development which would be incompatible with adjacent residential development.

cont'd....

Rezoning - 5178-5188 Moss Street &
5239-5255 Fairmont Street (cont'd)

Mr. R.K. Baker, Q.C., on behalf of Mr. Ginder, stated the subject lots had been acquired by Mr. Ginder many years ago specifically for expansion purposes. The intrusion into the residential area objected to by the Director of Planning would be lessened by the buffer zone created by the two lots which had been excluded from the proposal. A Canada Dry bottling plant already intruded into the area on Moss Street, therefore, the proposal was not precedent setting. The vacant houses on the property had been vandalized and if the rezoning was refused it would have the effect of perpetuating an eyesore and leave the fate of the two old houses in limbo.

The Mayor called for speakers for or against the application and representations were received from the following:

- Mr. Felix Shim, 5168 Moss Street, complained the neighbourhood already had to contend with high noise levels from the Canada Dry plant and the proposed rezoning would compound the problem.

- Mr. Luis Lousa, 5150 Moss Street, felt commercial zoning would increase property values and be advantageous to homeowners in the area.

- Mr. Eric Coe, 2853 Kingsway, stated it was not clear what development would ensue if the application was successful. He had endeavoured to find out but detailed sketches were not available, even the City did not have the information.

- Ms. Helen Lee, 5033 Moss Street, opposed rezoning to commercial and referred to problems already caused in the area seven days a week by heavy trucks obstructing local traffic while delivering or picking up lumber from Mr. Ginder's store on Kingsway. The vacant houses were dilapidated and an eyesore and should be demolished.

- Mr. Pheasant, 5256 Fairmont Street, opposed the rezoning on behalf of his mother, a resident of the area for 55 years.

- Mr. and Mrs. Trotter, 5136 Fairmont, had built a new home but would not have done so if they had thought the area would be rezoned.

- Miss Urban, 5257 Killarney, expressed opposition to the proposal.

- Mr. Peter Weldon, 5148 Fairmont, felt the applicant had allowed his property to become a fire hazard in the area in an attempt to bludgeon public opinion.

MOVED by Ald. Gerard,
THAT the application of Mr. N. Ginder of Best Lumber and Supplies Ltd., to rezone 5178-5188 Moss Street and 5239-5255 Fairmont Street from RS-1 One Family Dwelling District to C-2 Commercial District, be not approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council adjourned at approximately 9:00 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of January 26, 1978, adopted on February 7, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 7, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Citizenship Class at King Edward Campus, Langara, under the direction of their instructor, Miss Diane Jones.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the minutes of the following meetings be adopted:

Regular Council - January 24, 1978 (except 'In Camera')

Special Council (Public Hearing) - January 26, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Part Report of Standing Committee on Transportation (January 26, 1978)

Gastown Merchants Request for Mid-Block Pedestrian Signal on Cordova Street

Council considered a Transportation Committee report dated January 26, 1978, concerning a request by the Gastown Merchants for a mid-block pedestrian signal on Cordova Street. The Committee recommended that a signal be not installed.

Cont'd.....

DELEGATIONS (Cont'd)

Mid-Block Pedestrian Signal
on Cordova Street (Cont'd)

Council received a delegation from Mr. J. Nicoll, representing the Gastown Historic Area Planning Committee, speaking for the installation of a signal as an aid to the pedestrian flow between Cordova and Water Streets via Blood Alley Square and Blood Alley Arcade.

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, as contained in its report of January 26, 1978, be approved.

- CARRIED

(Ald. Brown, Ford and Gibson opposed)

2. Building & Planning Matters
(February 3, 1978)

Proposed Coca-Cola Sign
(Sign Application No. 3184)
(Clause 1)

The Council considered a report dated February 3, 1978, from the City Manager, concerning a proposed Coca-Cola sign at 1818 Cornwall Street. In the report it was stated that the application had been refused by the Director of Planning, however, under Section 10 of the Sign By-law, the applicant wished to appeal to Council.

Mr. R. Banni, representing Wallace Sign Crafters West Limited, the applicants, addressed Council and gave the dimensions of the proposed sign and a history of the application.

MOVED by Ald. Kennedy
THAT the electronic message sign only be approved.

- LOST

(Ald. Bellamy, Brown, Gerard, Harcourt, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Gerard
THAT the application, as submitted, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

No further action was taken.

UNFINISHED BUSINESS

1. Proposed Rezoning - S.E. Corner of
16th Avenue and Burrard Street

Council, on January 10, 1978, approved a delegation request of Mr. J.G. Elmitt, G. Elmitt Construction Ltd., and deferred consideration of a Manager's Report dated January 6, 1978, pending Mr. Elmitt's appearance before Council on the above matter.

Mr. Elmitt now advises he has been informed the Area Consultant's study on Shaughnessy will be presented to Council shortly and therefore he does not wish to appear before Council at this time.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Proposed Rezoning - S.E. Corner of
16th Avenue and Burrard Street (Cont'd)

The Manager's Report dealing with the rezoning application was re-submitted for Council's consideration.

In the Manager's report the Director of Planning recommended that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.

MOVED by Ald. Brown
THAT the foregoing recommendation, as contained in the Manager's report of January 6, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Family and Juvenile Courts,
2625 Yale Street

On January 24, 1978, Council approved a motion that the Attorney-General be formally requested to take immediate steps to relocate and reorganize the Family and Juvenile Courts. At the same time a report from the administration on the condition of the building was requested. In addition, a motion proposing that the Provincial Government be given 30 days notice on termination of the existing lease of the property was tabled, pending receipt of the administrative report.

The Council gave consideration to the report referred to, dated February 2, 1978, in which comments were made on the condition of the building, concluding with three options open to Council.

A letter, dated February 1, 1978 from the Deputy Attorney-General was noted, as was a letter, dated February 1, 1978, from the Regional Court Administrator.

The Mayor indicated he will be meeting with the Attorney-General and his Deputy on February 20, 1978, to discuss the Family and Juvenile Courts situation and other matters.

MOVED by Ald. Rankin
THAT the Provincial Government be given thirty days notice on termination of the existing lease of 2625 Yale Street.

- LOST

(Ald. Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT the Provincial Government be advised that the City will undertake the work necessary at 2625 Yale Street, if the Government will agree to an appropriate increase in monthly rental to repay the City over three years, and enter into a suitable lease agreement.

- CARRIED

(Ald. Ford, Gibson, and Harcourt opposed)

COMMUNICATIONS OR PETITIONS

1. Exemption from Anti-Dumping Duty - Steel Industry

The Council considered a letter from the Municipality of Richmond concerning anti-dumping duties on certain steel products entering Canada from foreign producers. Richmond Council had adopted the following recommendation and asked for Vancouver's support:

> "That Richmond strongly support the position of the B.C. Construction Association to the Federal Minister of Revenue, namely, that the importation of 'wide flange beams' entering Canada through Pacific Coast Ports be exempted from the anti-dumping duty imposed in 1977."

Richmond also requested that Vancouver convey its support of the recommendation to both the Prime Minister and the Minister of National Revenue.

MOVED by Ald. Rankin
THAT the foregoing requests from the Municipality of Richmond be approved and the Federation of Canadian Municipalities be also advised.

- CARRIED UNANIMOUSLY

2. Creation of Crown Corporation - Postal Service

Under date of January 24, 1978, the City of Windsor submitted a resolution of that City, requesting that the Federal Government create a Crown Corporation to assume the responsibility for the operation of the Canadian Postal Service. Endorsation was requested.

MOVED by Ald. Kennedy
THAT the resolution from the City of Windsor, as contained in its letter of January 24, 1978, be endorsed.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Puil, Rankin and the Mayor opposed)

3. Request for Sponsorship of Luncheon - National Conference

In a letter dated January 17, 1978, the Pacific Association for Autistic Children requested that the City host a luncheon during its National Conference in May of this year.

MOVED by Ald. Rankin
THAT a civic luncheon, as requested, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

4. License - Pacific
Press Vending Machines

Council noted a letter dated January 30, 1978, from Mr. Roy Yacht, private citizen, requesting to appear this day on the subject of vending machine license fees for newspaper boxes. A report on this topic from the Finance and Administration Committee will be considered by Council later in the meeting.

MOVED by Ald. Rankin
THAT the foregoing request from Mr. R. Yacht, be granted.

- CARRIED UNANIMOUSLY

5. Peace Arch Annual Celebration

The International Peace Arch Association, in a letter dated January 23, 1978, requested renewal of its annual grant of $100 which goes towards financing the organization's annual celebration to be held on June 11, 1978.

MOVED by Ald. Kennedy
THAT a grant of $100 be approved to the International Peace Arch Association.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

6. Burrard Bridge Civic Marina
Water Lot Rentals

In a letter dated January 26, 1978, the Chairman of the Park Board asked Council's support of a Park Board appeal to the Provincial Government to review the extensive increase of more than 1000% that has been applied by the Provincial Government for the annual water lot rental rates. The increase raises the figure from $2,591.82 to $29,280 per year.

MOVED by Ald. Harcourt
THAT Council support the Park Board in its appeal to the Provincial Government, as outlined in its letter of January 26, 1978.

- CARRIED UNANIMOUSLY

7. Appointment of Liaison
Alderman, Park Board

Council considered the following letter, dated January 31, 1978 from the Mayor:

"In an effort to establish a better and continuous liaison relationship between the City Council and Park Board, the Board recently resolved as follows:

'THAT the Board suggest to the Mayor that he appoint a liaison Alderman to the Park Board on a one-year basis. The Deputy Mayor to continue to be invited to attend Board meetings.'

I believe that there is some basic merit in this suggestion and I would, therefore, recommend that Alderman Ford be designated as the City Council's liaison Alderman with the Park Board for 1978."

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Liaison Alderman -
Park Board (Cont'd)

MOVED by Ald. Kennedy
THAT the foregoing recommendation of the Mayor be approved and the previous action of Council, dated January 10, 1978, be varied accordingly.

- CARRIED UNANIMOUSLY

8. Sunday Evening Soccer Games

In a letter dated January 30, 1978, Vancouver Professional Soccer Club Ltd., re-submitted its request for an 8.00 p.m. starting time for Sunday evening soccer games. It was stated that the maximum number of games being considered for a Sunday this year is three, and this could be changed if they are unable to rearrange the present starting times.

MOVED by Ald. Kennedy
THAT the Director of Legal Services be instructed to apply for a Charter Amendment to provide for a finishing time of 10.00 p.m. for sporting events on Sundays.

- CARRIED

(Ald. Gerard, Harcourt and Rankin opposed)

9. Rezoning Application - Northwest Corner of Main and Terminal

In a letter dated January 23, 1978, Watts and Burns, representing Ocean Construction Supplies Ltd., requested to appear before Council as a delegation on the proposed rezoning of the North-west corner of Main and Terminal. A report on the matter from the Director of Planning is expected to be before Council on February 14, 1978.

MOVED by Ald. Puil
THAT the delegation request from Watts and Burns, representing Ocean Construction Supplies Ltd., be granted.

- CARRIED UNANIMOUSLY

10. VII Conference of Mayors of the World's Major Cities

A letter, dated December 5, 1978 from the Center for Cooperation Among World's Cities was noted, inviting the Mayor or his representative, to attend a Conference in Turin on 14th to 16th April and in Milan on 17th to 19th April, 1978.

The Council directed that the letter be received.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT FEBRUARY 3, 1978

Works & Utility Matters
(February 3, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Reconstruction of Old Sewers: Pine Crescent 33rd to 35th; 34th Avenue - Pine Crescent to C.P. Right-of-Way
Cl. 2: Tender Awards

Clauses 1 and 2

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in clause 1 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(February 3, 1978)

Ray-Cam Co-operative Centre
1978 Operating Budget
(Clause 1)

MOVED by Ald. Brown
THAT this clause be deferred with the funding being provided to Ray-Cam on a monthly basis until the budget review takes place.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(February 3, 1978)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Proposed Coca-Cola Sign (Sign Application #3184)
Cl. 2: Riley Park N.I.P. - Brock School Woodcraft Facility for Community Use
Cl. 3: D.P.A. - Proposed Cancer Clinic Addition for Vancouver General Hospital, 2656 Heather Street
Cl. 4: Riley Park N.I.P. - 33rd Avenue and Ontario Street - Pedestrian Actuated Signal
Cl. 5: Victory Hotel Renovations
Cl. 6: Kensington N.I.P. Demonstration Project - Vancouver South Lawn Bowling Club
Cl. 7: Champlain Heights Enclave 18
Cl. 8: Riley Park N.I.P. - Playground and Adjacent Lanes Improvements

For Council action on Clause 1 see page 2.

Clauses 2, 4 and 5

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 2, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

D.P.A. Proposed Cancer Clinic Addition for Vancouver General Hospital, 2656 Heather Street (Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED

(Ald. Brown opposed)

Kensington N.I.P. Demonstration Project - Vancouver South Lawn Bowling Club (Clause 6)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in clause 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 7 and 8

MOVED by Ald. Puil
THAT clause 7 of this report be received for information and the recommendation of the City Manager, as contained in clause 8, be approved.

- CARRIED UNANIMOUSLY

Finance Matters (February 3, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Purchase of Police Index Enquiry Computer System
Cl. 2: Park Board Staffing - One Building Service Worker I Position, Aberthau Cultural Centre & Jericho Gymnasium
Cl. 3: Annual Review of Water Rates
Cl. 4: Four Day Week - Health and Fire Departments

Purchase of Police Index Enquiry Computer System (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.30 p.m.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Property Matters
(February 3, 1978)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Demolitions - 1501-15 West 4th Avenue and 1923-27-75 Granville Street
Cl. 2: Sale of Property - S/S 800 Block East Cordova
Cl. 3: Portion of City-owned Property within Burlington Northern Right-of-Way
Cl. 4: Mount Pleasant N.I.P. Site Office, 670 East Broadway
Cl. 5: Burrard Street Widening - 1917-1935 Burrard Street
Cl. 6: Rental Review - S/E Corner Main and Terminal
Cl. 7: Second Avenue and Wallace - City Lands and Disposition of Lease Proceeds
Cl. 8: Lease of Part of Coroner's Court Building to Provincial Government, 240 East Cordova Street
Cl. 9: Assignment of Lease - 1484 West Broadway

Clauses 1 - 6 inclusive

MOVED by Ald. Kennedy
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Second Avenue and Wallace -
City Lands and Disposition
of Lease Proceeds
(Clause 7)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in clause 7 of this report, be approved.

- CARRIED UNANIMOUSLY

The Mayor requested the City Manager to circulate to Council a memo giving the value of the Second and Wallace leases referred to in this report.

Clauses 8 and 9

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 8 and 9 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Granville Island Redevelopment

MOVED by Ald. Rankin
THAT the recommendations of the City Manager contained in his report dated February 3, 1978, be approved.

- CARRIED

(Ald. Puil opposed)

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Community Services. January 19, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1. The Crepe Machine - Sidewalk Cafe, 1480 West 11th Avenue.
Cl. 2. Hardship Appeals - Procedures.
Cl. 3. Condition of Rooming House, 134 Powell Street.
Cl. 4. General Discussion re Committee Initiatives and Priorities for 1978.

Clauses 1 - 4 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses, 1, 2 and 3 of this report, be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance and Administration (January 26, 1978)

Departmental Review - Finance Department. (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, January 26, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: License Fee - Coin-operated Newspaper Boxes
Cl. 2: Review Procedures for the 1978 Revenue Budget

License Fee - Coin-operated Newspaper Boxes (Clause 1)

Earlier in the proceedings, Council approved Mr. Roy Yacht's request to address it on this matter.

Mr. Yacht spoke in favour of the City charging a license fee for coin-operated newspaper boxes.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Standing Committee on
Finance & Administration (Cont'd)

License Fee - Coin-operated
Newspaper Boxes. (Cont'd)

MOVED by Ald. Rankin
THAT the Director of Legal Services be instructed to amend the Vending Machine By-law to require a $10.00 license fee for all newspaper vending machines.

- CARRIED

(Ald. Gibson opposed)

MOVED by Ald. Brown
THAT the Director of Legal Services be instructed to bring forward the appropriate amendment to the License By-law to include vending machines on City Streets in the schedule attached thereto.

- CARRIED UNANIMOUSLY

Review Procedures for the
1978 Revenue Budget
(Clause 2)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Transportation,
January 26, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Pedestrian Signal Request - Tatlow Park
Cl. 2: Marathon Restaurant Sidewalk Cafe

Clauses 1 and 2.

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4162, BEING THE CEMETERY BY-LAW

MOVED by Ald. Gerard,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner and Consolidation (Portion of Road n/s 33rd Avenue, East of Victoria Drive)

MOVED by Ald. Gerard
SECONDED by Ald. Brown
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 7 feet of Lot 6, Block "J", District Lot 393, Plan 1955 was established for road under filing 38983-L;

(3) The said South 7 feet is no longer required for street widening purposes;

(4) The abutting owner wishes to acquire the said South 7 feet;

THEREFORE BE IT RESOLVED THAT the South 7 feet of Lot 6, Block "J", District Lot 393, Plan 1955, now road, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the South 7 feet now closed, be consolidated with the balance of said Lot 6 to form one parcel.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes (N8' of S20' of Subdivision "B" of Block 2, Subdivision "A" of N/E Quarter Section 51, THSL, Plan 2680)

MOVED by Ald. Gerard
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 8 feet of the South 20 feet of Subdivision "B" of Block 2, Subdivision "A" of Northeast Quarter Section 51, Town of Hastings Suburban Lands, Plan 2680. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated December 30, 1977, and marginally numbered LF 8488, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

1. Sunday Opening of Stores

Alderman Rankin made reference to the increasing number of retail establishments which open on Sundays in violation of the Lord's Day Act. He requested that the Mayor discuss this growing problem with the Attorney-General at their forthcoming meeting.

2. Amateur Sports on Sundays

Alderman Bellamy enquired whether amateur sports are covered by the Sunday Sports By-law. The Director of Legal Services advised that if an amateur team charges an entry fee to spectators, it would have to comply with the conditions set out in the Sunday Sports By-law.

The Council recessed at 5.15 p.m. to reconvene in the Council chamber at 7:30 p.m.

The Council reconvened in the Council Chamber at 7.30 p.m. with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy and Rankin.

ABSENT: Aldermen Harcourt and Marzari
Alderman Puil (arrived late)

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

3. Request for By-law Amendment re Bridges and Views Therefrom

Council, on January 10, 1978, agreed to hear representation from the Community Arts Council of Vancouver on a request for a by-law amendment re bridges and views therefrom.

Mr. D. Fairbrother, representing the Community Arts Council advised that the Director of Planning had written to the Arts Council supporting its position. The Arts Council is requesting a by-law amendment to provide for controls over the relationship between bridges and tall structures with specific reference to the south side of False Creek.

The Director of Planning advised that he will be reporting on this matter later this year. However, as specific concern has been expressed with respect to preservation of views from bridges adjacent to the south side of False Creek he could, if Council wishes, bring forward guidelines to cover this particular area. The Mayor requested that the Director of Planning bring forward the suggested guidelines as soon as possible.

MOVED by Ald. Gerard
THAT the representation on behalf of the Community Arts Council, be received.

- CARRIED UNANIMOUSLY

4. License - Gresham Hotel

Council, on December 13, 1977, resolved that the owner and/or operator of the Gresham Hotel appear before it to show cause why the hotel's business license should not be revoked in view of being convicted of keeping a common bawdy house on these premises. Before Council was the relevant Manager's report and other supporting documents on this matter.

Mr. R. Fenton of Burnet & Fenton, Barristers and Solicitors, had previously submitted a brief on behalf of the Gresham Hotel. Mr. Fenton addressed Council and read portions of his brief which had previously been circulated. He stated that Mr. Ho, Manager of the Hotel was a recently arrived immigrant from Hong Kong and was not aware of the legislation governing keeping of a common bawdy house. This legislation has now been clarified to Mr. Ho and since his conviction no further incidents of this nature have occurred. Mr. Fenton indicated that it is most unlikely similar incidents would occur in the future.

Cont'd...

DELEGATIONS (Cont'd)

License - Gresham Hotel (Cont'd)

MOVED by Ald. Rankin
THAT no action be taken at this time to revoke the business license of the Gresham Hotel;

FURTHER THAT the Police Department and other civic departments involved with the operation of hotels and rooming houses report back to Council in six months' time, at which time the overall situation will be reviewed.

- CARRIED UNANIMOUSLY

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Alderman Puil joined the meeting during discussion of the foregoing item.

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5. Business Tax Roll - B.C. Jockey Club and Burrard Amusements Ltd.

Council, on November 22, 1977, deferred consideration of a Manager's report dated November 18, 1977, pending the hearing of delegations on behalf of the B.C. Jockey Club and Burrard Amusements Ltd. In his report, the City Manager recommended that the Director of Legal Sergices be instructed to forward to Council amendments to the Business Tax By-law necessary to make the race track premises and Burrard Amusement premises taxable for business tax purposes.

Mr. Charles Diamond, Vice-President, B.C. Jockey Club, addressed Council and reiterated the salient points contained in his brief on this matter, which had previously been circulated to Council.

Mr. John Smith, solicitor, addressed Council on behalf of Burrard Amusements Ltd. He also read to Council excerpts from his previously circulated brief on this matter.

Council noted a letter from the Pacific National Exhibition supporting the position of the B.C. Jockey Club and Burrard Amusements that they continue to be exempt from the payment of business tax.

The Director of Finance responded to the comments contained in the briefs submitted to Council by B.C. Jockey Club and Burrard Amusements Ltd.

Mr. Jack Diamond, B.C. Jockey Club, also addressed Council and urged it not to impose a business tax on the race track premises.

All the delegations made the point that their current rental agreements with the Pacific National Exhibition were negotiated on the basis that their operations currently pay no business tax.

MOVED by Ald. Rankin
THAT the Director of Legal Services be instructed to forward to Council amendments to the Business Tax By-law necessary to make the race track premises and Burrard Amusements premises taxable for business tax purposes as well as any other commercial enterprizes on the P.N.E. grounds that are also exempt from business tax at the present time.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed.)

Cont'd...

DELEGATIONS (Cont'd)

B.C. Jockey Club & Burrard Amusements Ltd., - Business Tax Roll (Cont'd)

MOVED by Ald. Gerard
THAT it be City policy that business tax be imposed on currently exempt business premises on the P.N.E. grounds at such time as the present leases expire or are renegotiated in other terms by mutual agreement of the parties, and the Director of Finance report to Council on this policy.

- CARRIED

(Ald. Brown, Puil and Rankin opposed)

During this discussion, the Mayor requested the Director of Legal Services to advise him on the current position of the lease between Burrard Amusements Ltd., and the P.N.E.

6. License - Glenaird Hotel

Council, on December 13, 1977, resolved that the owner and/or operator of the Glenaird Hotel appear before it to show cause why the hotel's business license should not be revoked in view of being convicted of keeping a common bawdy house on these premises. Also before Council was a relevant Manager's report and other supporting documents on this matter.

Ms. Susan Hahan, part owner of the hotel, advised that when the violation occurred she was on vacation and the Manager at that time was most anxious to rent rooms and therefore did not exercise sufficient discretion in this matter. Since that time there has been a change of personnel at the hotel.

MOVED by Ald. Rankin
THAT no action be taken at this time to revoke the business license of the Glenaird Hotel;

FURTHER THAT the Police Department and other civic departments involved with the operation of hotels and rooming houses report back to Council in six months' time, at which time the overall situation will be reviewed.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council recessed at 9.15 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 7, 1978, adopted on February 14, 1978.

MAYOR

CITY CLERK

DEL. 1

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 26, 1978

A meeting of the Standing Committee on Transportation was held on Thursday, January 26, 1978, at 4:00 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bellamy
Alderman Ford
Alderman Harcourt
Alderman Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of December 1, 1977, were adopted.

RECOMMENDATION:

1. Gastown Merchants Request for Mid-Block Pedestrian Signal on Cordova Street

In a Manager's Report dated January 12, 1978, (circulated) the City Engineer reviewed a request by Gastown Historic Area Planning Committee for the installation of a mid-block pedestrian signal on Cordova Street between Abbott and Carrall Streets. The City Engineer concluded:

"In considering the installation of a Cordova Street mid-block pedestrian signal, the benefits to pedestrians of saving a maximum of one minute (i.e. 1½ minutes saving in walking time minus average waiting time at the signal of 30 seconds), must be weighed against the following negative implications:

a) It has not been demonstrated that a mid-block signal would improve pedestrian safety over the present conditions. A review of other mid-block installations indicates no improvement in pedestrian safety and increased hazards may result.

b) Since a mid-block pedestrian signal would have to be synchronized with the adjacent signals, pedestrians would experience delays of up to one minute. This may result in continued jaywalking and crossings against the signal, if installed.

c) Additional delays would be experienced by motorists in the peak travel periods. As Cordova Street takes on a more important traffic function, it will reach full capacity and the resulting congestion caused by a pedestrian signal could be severe. The potential for utilizing Cordova Street as a more through traffic route would be reduced by this signal. This has the effect of reducing available options for the provision of the existing level of service in this area.

d) Location of signals at mid-block locations increases the operational problems as drivers are accustomed to stopping at intersections, but are not conditioned to stop at a mid-block location. Drivers may be expected to have difficulty in proper positioning of vehicles at a mid-block location. Visibility is also made more difficult by placing signals for more than one location in close proximity.

Cont'd . . .

Clause 1 Cont'd

It is our conclusion that the negative aspects associated with this signal outweigh the positive aspect. Furthermore, considering the proximity of the proposed signal location to the nearest signalized location (i.e. 200 ft.), this existing level of street crossing service for pedestrians is considered to be reasonable since it is comparable to many other walking situations in the downtown. Accordingly, we do not favour the installation of this pedestrian signal."

Mr. J. Nicoll addressed the Committee on behalf of the Gastown Historic Area Planning Committee and questioned whether the matter had not resolved itself to the issue: pedestrian convenience versus motorist convenience. Existing Council policies supported inner-City residential accommodation and correspondingly increased pedestrian traffic. Developers had been encouraged to create interior courts, arcades, backyards, sideyards and lanes and to inter-connect buildings wherever possible. A mid-block pedestrian crossing from the Army and Navy Stores to Blood Alley would provide a pedestrian link between Cordova and Water Streets via Blood Alley Square and Blood Alley Arcade. Mr. Nicoll pointed out stores in Blood Alley Square were 90% unoccupied at the present time and the owners were considering applying to the City for approval to convert the retail area into office space. The economic situation should not be ignored and every effort should be made to increase pedestrian flow and shopper activity.

Members of the Committee expressed concern for the situation of the Gastown merchants, but noted a mid-block crossing in one of the most heavily travelled traffic corridors in the City would create a hazardous situation for pedestrians while achieving only one minute's saving in walking time.

It was

RECOMMENDED,

THAT a mid-block pedestrian signal on Cordova Street between Carrall and Abbott Streets not be installed.

(Alderman Ford opposed.)

DELEGATION THIS DAY - MR. J. NICOLL, GASTOWN HISTORIC AREA PLANNING COMMITTEE

FOR COUNCIL ACTION SEE PAGE(S) 150

MANAGER'S REPORT

DATE February 2, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: FAMILY AND JUVENILE COURTS, 2625 YALE STREET

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"City Council at their meeting of January 24, 1978 dealt with a brief dated January 13, 1978 from the Family Court Committee regarding the above matter. The Director of Permits and Licenses was requested to prepare a report for the City Manager as soon as possible.

The Director of Permits and Licenses reports that inspections were carried out January 31 with the following comments by Building, Fire, Electrical, Plumbing and Health.

BUILDING

1 Enclose the stairwells from the corridors with a 3/4 hour fire separation, including 1 3/4" self-closing solid core doors.

2. Ceiling joists in the fan room are to be covered with 5/8" Gypsum Board.

FIRE

1. Provide approved "EXIT" lights in areas where required.

2. Upgrade the fire alarm system to provide two sources of power and install heat detectors, pull stations and gongs where required.

3. Provide emergency lighting in areas where there is no natural light.

4. Maintain proper housekeeping and keep the access to exiting clear at all times.

ELECTRICAL

1. Wiring to exhaust fans in detention cells to be installed in an approved manner or be removed.

2. All switches and outlets to be checked for loose mounting and all missing covers to be replaced.

PLUMBING

All the plumbing installations in the building are satisfactory.

HEALTH

1. The Vault or File Room

Walls and Ceiling require re-decorating and the general maintenance in this area was poor.

2. Sick Room (basement)

This is an inside room and lacks ventilation.

3. Detention Cells

The detention cell consists of two rooms approximately 6' x 10'. The walls and ceiling require re-decorating. The ventilation system was not operating and requires repair.

Continued . . . .

4. Staff Washroom Facilities

The detainees are at present using the staff facilities. The staff find this arrangement unsatisfactory as occasionally they contact fleas etc. when using these washrooms. It is recommended that two additional (one for each sex) washrooms be provided for the use of the detainees.

5. Court Rooms

The heat arrangements are now satisfactory as repairs have been carried out within the last two weeks.

6. Hallways

The hall carpet requires repairs or replacement as in some areas it is worn and could prove a hazard.

7. Lunch Room

Counters and cupboards need cleaning and painting. Lighting should be increased to comply with Provincial standards.

8. Public Washrooms

Maintenance in the men's washroom is poor. Ventilation fans in both washrooms require repairs.

9. General Remarks

It did not appear there was an insect infestation at the time of inspection. A licenced Pest Control Company is on call when needed.

It would appear that a day time maintenance man would greatly improve the operation of this facility.

Only one male detainee was in the detention cells at the time of this inspection. "

Correspondence from the Deputy Attorney-General and the Regional Court Administrator refers to work in process to improve the present facility; Council should note that this work will remedy only some of the deficiencies noted in this report. Estimates for the work outlined above could not be prepared in the time available, but an expenditure of several times the $17,000 planned by the Province would be required. Mr. Vogel's letter indicates the Province could be reluctant "to invest substantial sums in renovations when replacement is so far advanced."

Council, at its last meeting, tabled a motion to give the Province notice of immediate cancellation of the rental arrangement. Council should be aware that the Provincial Courts Amendment Act may provide the Attorney-General authority to take over any municipal property for use in the operation of the courts.

Council has the following options:

a) issue termination notice to the Government. This action could result in the Province taking the facility over if they do have the authority, or in the Province acquiring other facilities. If the Province looks for other facilities, this will take some time and there may be a disruption to court activities.

b) advise the Province that the City will issue notice by the end of February unless the Province submits an undertaking to carry out the necessary work and a satisfactory schedule for it.

Continued . . . .

c) advise the Province that the City will undertake the work if they will agree to an appropriate increase in monthly rental to repay the City over three years, and enter into a suitable lease agreement. This proposal, if acceptable to the Province, would probably result in more rapid improvement than with (b).

The Deputy Director of Finance will report later on an appropriate method of interim funding for this recoverable expenditure under this option if Council wishes to pursue it.

The City Manager submits the above options for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 152

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Reconstruction of Old Sewers: Pine Crescent - 33rd to 35th; 34th Avenue - Pine Crescent to C.P. Right-of-Way

The City Engineer reports as follows:

"The existing sewers on Pine Crescent between 33rd and 35th and on 34th between Pine Crescent and the C.P. right-of-way are in poor condition and must be rebuilt.

A local improvement petition is scheduled to go before a March, 1978 Court of Revision for curb and gutter.

Accordingly, the sewer reconstruction should be done now prior to any paving work. The estimated cost of this work is $95 000 and includes construction of separate storm and sanitary sewers.

I recommend that the appropriation for Sewers Capital Account 111/6801, 'Reconstruction of Old Sewers' be increased by $95 000 and that the sewer work described above be approved for construction. The necessary funds are available as follows:

a) from Sewers Capital 118/7904 'Sewer Replacement' - $50 083

b) from Sewers Capital 118/7905 'System Upgrading' - $44 917"

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

INFORMATION

2. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Street Lighting Steel Poles
Transfer Trailer Bodies
1978 Envelope Requirements
Modifications to Two Truck Scales at Delta Disposal Site
Supply & Operation of Bus Service for Operation "Step-Out"
7 Gang Fairway Mower
60" Riding Rotary Mowers
Automobiles
Policemen's & Firemen's Shirts

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 156

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Ray-Cam Co-operative Centre
   1978 Operating Budget

The Director of Social Planning REPORTS:

" BACKGROUND

Ray-Cam Co-operative Centre was officially opened November 13,1976. The 10,000 square foot community facility, located adjacent to Raymur Place Housing at 920 East Hastings Street, was constructed with funds from the City, Provincial and Federal Governments. Sponsorship of the project was assumed by the Ray-Cam Co-operative Association, the only major Non-Profit Society representative of Raymur Place residents and the immediate neighbourhood.

Included in the community facility is a Co-operative Food Store for which the Ray-Cam Association holds a mortgage and will operate as a separate venture (approximately 2,000 sq.ft. of floor area); Day Care Centre (approx.1,000 sq.ft.) and Recreation Service space (approx. 7,000 sq.ft.). While all three components are integral parts of the facility, only the Recreation component and its support services are funded by a City grant.

In addition to its financial contribution of $122,850 for construction, City Council, at its June 25, 1974 meeting, also accepted responsibility for funding the management. In addition, the City is responsible for 30% of all janitorial, maintenance and utility costs while the Federal/Provincial partnership is responsible for the other 70% of these expenses.

FUNDING HISTORY

City Council on July 27, 1976, approved the initial operating and programming budget of $63,642 for the period August 1, 1976 through January 31, 1977. The City's share of this total budget was $51,706 with the remaining $11,936 the responsibility of the Provincial Government as part of the 30/70 cost-sharing agreement.

The Centre's first full year operating budget was for the year February 1,1977 through January 31,1978. Ray-Cam Association's total operating budget request for $113,982 consisted of an operating grant request from the City for $92,990 and a Federal/Provincial contribution of $20,992. City Council on April 19, 1977 approved an operating grant to Ray-Cam Co-operative Association of $74,555 and on December 13,1977 approved an additional amount of $5,987 for incremental salary increases. An additional $17,056 from the Federal/Provincial partnership brought the total budget to $97,598.

For the Centre's coming fiscal year, February 1,1978 through January 31,1979, the Ray-Cam Co-operative Association is requesting from the City a grant of $87,539. Their total budget is $111,572 and the following table compares last year's budget and the proposed budget for the coming year:

Continued . . . .

Clause No. 1 Continued

OPERATING BUDGET SUMMARY

FUNDING CATEGORY	APPROVED 1/2/77-31/1/78 CITY	FED./PROV.	TOTAL	PROPOSED 1/2/78-31/1/79 CITY	FED./PROV.	TOTAL	CHANGE	%
SALARIES	50,657	11,812	62,469	54,800	17,047	71,847	+ 9,378	15.0
ADMINISTRATION	6,478	--	6,478	7,508	--	7,508	+ 1,030	15.9
MAINT.& UTILITIES	2,247	5,244	7,491	2,994	6,986	9,980	+ 2,489	33.2
PART TIME SALARIES								
SPORTS AND FITNESS	5,000	--	5,000	8,000	--	8,000	+ 3,000	60.0
ARTS & CRAFTS	8,000	--	8,000	5,170	--	5,170	- 2,830	35.4-
PROGRAM SUPPLIES	5,860	--	5,860	4,395	--	4,395	- 1,465	25.0-
TRANSPORT VAN	2,500	--	2,500	5,400	--	5,400	+ 2,900	116
CAPITAL EQUIPMENT	-	--	-	1,468	--	1,468	+ 1,468	
SPACE RENTAL	-	--	-	1,000	--	1,000	+ 1,000	
IN SERVICE TRAINING	500	--	500	-	--	--	- 500	100-
TOTAL BUDGET	81,242	17,056	98,298	90,735	24,033	114,768	+ 16,470	16.8
REVENUE	700		700	3,196		3,196	- 2,496	
AMOUNT REQUESTED	80,542	17,056	97,598	87,539	24,033	111,572	+ 13,974	14.3

SIGNIFICANT DEVELOPMENTS

During the past year certain changes occurred:

1) The mode of operation has been changed to reflect that of a "drop in" centre rather than the more formal operation of a "community centre".

2) $44,090 was received from senior governments and used to upgrade the activity areas of the Centre to a safer and more functional state.

3) The Board of Management which comprised 9 members; e.g. one representative from the City, Parks Board, B.C.Housing Management Commission, two from community groups and four from the Ray-Cam Co-operative, was dissolved. Board's functions were to approve capital expenditures, set management policy for the Centre and approve the hiring and dismissal of administrative staff. Representation of city, provincial and community interests now exist to a much lesser degree, in an advisory role only. The Centre is now under the control of the Ray Cam Board of Directors whose members are mostly residents of Raymur Place.

4) $46,000 in Canada Works funding was received for the period November 1,1977 to October 31, 1978. This money will cover 5 full-time salaries to develop programs at the Centre emphasizing:
   a) Recreation activities for senior citizens;
   b) Self-help programming;
   c) Latch-key program for children;
   d) Social adjustment groups for teenagers.

These developments indicate a change in operation and direction for the Centre.

Continued . . . .

Clause No. 1 Continued

" The Director of Social Planning supports Ray-Cam Co-operative Association's 1978-79 operating budget request for $87,539 noting that:

1. The $4,143 increase for full-time salaries is a direct result of 4 positions being reclassified by the City's Department of Personnel Services and increasing of the one half-time Building Service Worker position to full-time status. Salary increases represent a major portion (59%) of the $6,997 total increase over the City's contribution for last year.

2. The amount for Part-Time Program Salaries ($13,170) is virtually the same as the amount approved last year ($13,000). This amount is sufficient to provide 28 hours of sports and fitness instruction a week at an average rate of $5.50 per hour and 18 hours of arts and crafts instruction also at an average rate of $5.50 per hour.

The Director of Social Planning Recommends:

A. That the 1½ Building Service Worker positions approved in last year's budget be upgraded to (2) full-time Building Service Worker positions in the 1978 budget, based on a demonstrated need after one full year of operation. The additional net cost to the City will be $1,867.

B. THAT the Ray-Cam Co-operative Centre budget ($111,572) for operation and programming be approved for the period February 1,1978 through January 31,1979, and that a City grant to the Ray Cam Co-operative Association in the amount of $87,539 be approved as the City's share of their total budget.

C. THAT the Ray-Cam Co-operative Association submit to the City, by way of the Social Planning Department, an official audit of the Ray-Cam Co-operative Centre's operating expenses for the year February 1, 1977 through January 31, 1978. "

Budgets Office Comment

The Social Planning Department advises that the requested increases in the 1978 budget over that of 1977 as shown on the table on page 2 of this report will be explained in detail, as required, by the Social Planning representatives during Council consideration of this report.

The City Manager advises that this grant request is being submitted direct to Council rather than Committee because of the timing of Committee meetings and the Ray-Cam budget. The City Manager submits the Ray-Cam grant request for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 156

BUILDING & PLANNING MATTERS

INFORMATION:

1. Proposed Coca-Cola Sign (Sign Application No. 3184)

The Director of Planning reports as follows:

"Wallace Sign Crafters West Limited on behalf of the Coca-Cola Company has made an application to erect electronic message signs and painted mural signs on the north and south faces of the tower of the Coca-Cola plant located at 1818 Cornwall Street near the south end of Burrard Bridge. As these signs will be located in a very strategic and important location and highly visible to very heavy traffic, it is considered that Council should be informed.

The proposal, which will be the same for both faces of the tower, shows an electronic message sign located along the top of the tower. The letters of the sign would be 35" high. Various messages, patterns and animations could be projected by the sign. The sign company has indicated that in addition to advertising the many products that Coca-Cola produces, the sign can also be used for displaying announcements for various community organizations in the area. Beneath the electronic message sign and covering the whole facia of the tower would be a painted Coca-Cola logo above a simplified picture of Downtown Vancouver against a mountain background. (The company's explanation to the concept of this mural is attached as Appendix 'A'). This proposal requires the boarding up or painting over of some existing windows of the tower.

It should be noted that on January 27th, 1976, when City Council ordered the removal of billboards and roof signs for special sign control areas of Bridge and Freeway Approaches, it included a sign located on the roof of this building. This sign had been regarded by many as one of Vancouver's landmarks. The Coca-Cola Company has since been trying to find an alternative sign replacement for the removed roof sign. It should also be noted that although roof signs were generally prohibited under the Sign By-Law, a provision has been made to allow the Director of Planning to recommend special approval if he considers such a roof sign is appropriate, well designed and would enhance the urban environment. The proposed sign, while appearing like a roof sign would technically be described as a combined changeable copy sign and a supergraphic and wall mural.

Since the building was located in the Kitsilano Area, the sign company representative appeared before the Kitsilano Planning Committee and obtained the Committee's approval of the design of the sign. (Minutes of the Kitsilano Planning Committee of October 5th and November 2nd, 1977 are attached as Appendix 'B').

Under the Sign By-Law, a painted mural can only be approved on the recommendation of the Director Of Planning and under the procedure adopted by Council that the Director of Planning before making any decision should first consult the Urban Design Panel and a representative of the Arts Community.

The Urban Design Panel minutes of January 5th, 1978 reads:

> 'The Panel commended the applicant for the proposed information message board for this important location, but felt that the proposed painted sign served the same function as the outlawed roof top sign (the purpose of which was to decrease the visual commercial impact on the public environment).
> RECOMMENDATION: That this application be refused.'

The representative of the Arts Community was very upset by these signs. He considered this as a visual pollution and misuse of our beautiful environment and should be prevented from happening. He regarded this proposal as only a blow-up of the company's logo and he could not accept the explanation of the design concept submitted by the applicant and strongly recommended that the design be refused.

Cont'd . . .

Clause 1 Cont'd

The sign company representative had met with the Director of Planning in regard to their proposal prior to their application for a permit. The Director had indicated he had no objection to murals on buildings in principle but considered this particular design inappropriate. He said he was not happy with it and was unlikely to give it support.

The present slightly revised proposal has little design improvement from what has previously been shown. He feels it is an inappropriate design, is unsympathetic with the building to which it would be attached and to the general neighbourhood. Because of this and the opinions expressed by the Urban Design Panel and the representative of the Arts Community the Director of Planning refused the application.

When a sign application has been refused by the Director of Planning, the applicant may appeal to Council under Section 10 of the Sign By-Law. Any decision by Council will be final and conclusive. The applicant was informed of the refusal of the application and has indicated that he will appeal to Council at the same time this report is submitted to Council."

The City Manager submits the report of the Director of Planning for INFORMATION.

RECOMMENDATION:

2. Riley Park N.I.P. Appropriation of Funds
Brock School Woodcraft Facility for Community Use

The Director of Planning reports as follows:

"On July 26, 1977 Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $21,000 for improvements to the public facilities at Brock Elementary School. A portion of this allocation was earmarked to equip the school woodcraft facility to facilitate community use. The purpose of this report is to recommend the appropriation of funds to create this new community woodcraft space.

The Brock School woodworking shop is used at present by its students during school hours. The school staff would like to expand and diversify their woodcraft program to serve local children after hours. The facility would also cater to the needs of local residents in the form of classes, community project workshops and other industrial arts activities under normal rental arrangements. Unfortunately the School Board budget cannot provide funds to purchase the appropriate woodworking equipment for community use. The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed expenditure and recommended it in their Neighbourhood Concept Plan because they feel it would create new opportunities for neighbourhood people to be involved in productive leisure time activities. The new woodcraft equipment is itemized in Appendix I, attached, as agreed by the Riley Park Citizens' N.I.P. Planning Committee, Brock School staff and the Vancouver School Board. Included is a provision for separate heating of the facility in order to lower operating costs thereby lowering rental costs charged to community users.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is $4,000.00.

The Director of Planning recommends that Council approve an expenditure of $4,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for the purchase of woodcraft equipment for Brock School, costs to be shared as follows:

C.M.H.C.	$2,000.00
Province of B.C.	$1,000.00
City of Vancouver	$1,000.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Proposed Cancer Clinic Addition for Vancouver General Hospital
2656 Heather Street - Development Permit Application #79308

The Director of Planning reports as follows:

" Hanson & Erb, Architects, have filed Development Permit Application #79308 on behalf of Vancouver General Hospital to construct a one-storey and basement addition to the Cancer Institute/Clinic Building.

On June 29, 1969, City Council approved the rezoning of this site along with the overall Vancouver General Hospital Complex to CD-1 subject to several conditions which were attached by resolution of Council. Two of these conditions were:

'1. Building site coverage - the maximum site coverage by buildings not to exceed 23% of the gross site area.

2. Landscaping - the provision of landscaped open space not to be less than 30 - 40% of the gross site area.'

On March 29, 1977, City Council approved the increase in building site coverage from 23% to 40.30% to permit the construction of the Emergency building.

The proposed development (which also includes demolition of a portion of the existing buildings) would increase the building site coverage to 40.67% which is only an increase of 0.37% over the existing total site coverage.

No detailed plans have been submitted on the landscaped area of the total site, however, the proposed structure would not materially alter the amount of landscaped open space, although the existing landscaping on the site cannot meet the 30-40% of gross site area. Additional landscaping will be required around the perimeter of the parking area.

It is noted that the situation has changed considerably regarding this hospital site since the CD-1 Zoning was established in 1969. A revised CD-1 plan is being prepared for the area by the staff of the hospital in conjunction with the City.

Other Development Permit Applications, however, could be following for additional developments on this site and it is suggested that no further permits should be issued for major additions prior to the plan being developed and the CD-1 By-Law amended.

Staff of the hospital have indicated that they would be prepared to participate in formulating a new plan. Due to the urgent requirement for the hospital cancer facilities, it is felt that this Development Permit Application should not be held at this time pending a revised overall plan.

The Director of Planning is prepared to approve this Development Permit Application subject to Council approval to amend the conditions of the CD-1 By-Law to increase the site coverage permitted to 40.67% of gross site area and deletion of the condition (pending a revised CD-1 By-Law) pertaining to the provision of 30 - 40% of gross site area for landscaping.

The Director of Planning recommends

A. that the condition of the CD-1 Zoning be amended to permit a maximum site coverage of 40.67% in lieu of the originally permitted 23% (Council previously amended to permit 40.30%)

B. that the condition pertaining to the provision of 30 - 40% of gross site area for landscaping be deleted pending a revised CD-1 By-Law. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. Riley Park N.I.P. Appropriation of Funds: 33rd Avenue & Ontario Street Pedestrian Actuated Signal

The Director of Planning reports as follows:

"On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $210,000.00 for improvements to streets and circulation in the Neighbourhood. A portion of this allocation was earmarked to provide a pedestrian-actuated signal at the intersection of 33rd Avenue and Ontario Street subject to further consideration of the signal by the Standing Committee on Transportation. On November 22, 1977, after the Transportation Committee considered a further report on the matter, Council passed the following resolution:

> 'THAT a pedestrian-actuated signal with a sound device be installed at the intersection of 33rd Avenue and Ontario Street with costs funded from the Riley Park NIP Budget.'

The purpose of this report is to recommend the appropriation of funds so that this N.I.P. project can be implemented.

The City Engineer has completed a design and cost estimate for the pedestrian-actuated signal as summarized in Appendix A, attached. This detailed design has been reviewed and endorsed by the Riley Park Citizens' N.I.P. Committee and the Committee advises that the design will satisfy their concerns about pedestrian safety at the intersection.

The Central Mortgage and Housing Corporation has been advised of the proposed expenditure for the signal and concurs with the recommendation for funding of this project. The total estimated cost is $19,550.00.

The Director of Planning RECOMMENDS that Council approve an expenditure of $19,550.00 to be appropriated from Riley Park N.I.P. Services/Utilities Budget Account #898/9414 for construction of a pedestrian-actuated signal at 33rd Avenue and Ontario Street, costs to be shared as follows:

C.M.H.C. (25% of total)	$ 4,887.50
Province of B.C. (12½% of total)	$ 2,443.75
City of Vancouver (62½% of total)	$12,218.75 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Victory Hotel Renovations

The Director of Permits and Licenses reports as follows:

"In a report to Council on October 18, 1977 on the subject of the Victory Hotel renovations being carried out by the St. James Social Services Society, it was pointed out that the City is responsible for costs incurred for structural, roof or foundation repairs. Council approved $6,000 for immediate structural and exterior repairs that could be carried out with the Manpower forces hired by the St. James Social Service Society.

The roof had been inspected and major repair work was planned to be done in the summer of 1978 with the necessary funds requested in the 1978 Budget. However, the existing ceiling finishes have now been removed enabling an inspection to be made of the underside of the roof area. Two large metal built-in gutters extending the length of the building are badly rusted and could be the cause of serious water damage in the near future, therefore it would be wise to carry out the repair work as soon as possible. The work required involves new roofing, gutters and flashing at an estimated cost of $17,500 for the work. This estimate also includes $2,500 for the removal of ten skylights that are at present covered by roofing material and do not conform to the Building Code.

Cont'd . . .

Clause 5 Cont'd

In addition to the above cost there is an outstanding payment due to the City for a Building Permit. To allow the project to proceed a Building Permit was issued but since the St. James Society had no funds at that time the costs were placed in accounts receivable charged to the Society.

The Society have advised that all allotted funds from the Canada Manpower and R.R.A.P. are required for the alteration work and therefore have requested that the City bear this cost. In view of this, and since the building is City-owned, the City Manager has suggested that the City should bear this cost. Accordingly, $18,000 is being requested in the recommendation below.

The Director of Finance advises that if Council approves the recommendation the appropriation will be funded from the 1978 Supplementary Capital Account in advance of the budget.

It is recommended that Council approve the appropriation of $18,000 for new roofing, flashing, gutters, and Building Permit."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

6. Kensington N.I.P. Demonstration Project - Vancouver South Lawn Bowling Club

The Director of Planning reports as follows:

On July 12, 1977, City Council selected Kensington as one of the two N.I.P. areas for 1977. A Citizens' Planning Committee was formed at the first public meeting on October 24th and has been meeting regularly since then. Terms of Reference for the Planning Committee were approved by City Council on January 10, 1978. The main task ahead of the Planning Committee and Planning Staff is the completion of a Concept Plan by April, 1978. The concept plan will contain community goals and a detailed list of projects for N.I.P. funding. At this time the Planning Committee has agreed upon preliminary community goals and a tentative list of projects.

The purpose of this report is to recommend the allocation of $101,490 to the Vancouver South Lawn Bowling Club from the total Kensington budget of $2.6 million as a demonstration project for the purpose of constructing a new community house, incorporating club facilities for the lawn bowlers and general community space, and related facilities such as parking and landscaping. The project would be located on Gray's Park. This proposal is being put forward at this time as a demonstration project, as the Vancouver South Lawn Bowling Club has received a Canada Works Program grant of up to $49,224, on the condition that work commence on the project by February 6, 1978 and that outside supplementary funds be secured. The Neighbourhood Improvement Program permits the implementation of some projects in advance of the concept plan approval for projects of high visibility which can demonstrate the intent of the program.

The existing clubhouse for the Vancouver South Lawn Bowling Club was constructed in 1926 and is located on Gray's Park, at 33rd and St. Catherines in the Kensington N.I.P. area. The Club members propose to demolish the existing clubhouse, which they currently lease from the Park Board, and construct a two storey community house on the site with approximately 3,100 square feet of floor area and 14 parking spaces. The main floor of the proposed building would contain a clubroom, board room and men's and women's changing areas. The upper floor would have a large open area with kitchen facilities which will be made available for community use for a low rental fee set by the Kensington Community Centre Association. The new building will be in the ownership of the City and will be rented by the Lawn Bowling Club.

Cont'd . .

Clause 6 Cont'd

An explanatory letter and estimated breakdown of project costs have been submitted by the Lawn Bowling Club and is attached as Appendix A. The total estimated project cost is $101,490. The necessary Development Permit and Building Permit for the project have been obtained.

The Vancouver South Lawn Bowling Club was formed in 1926 and now remains as the only lawn bowling club on Vancouver's east side. The club currently has 130 members, forty of whom live in the Kensington N.I.P. area. The present membership includes a wide variety of ages and has produced lawn bowlers of a high caliber. Membership is open to the public for a low fee, set by the Park Board.

The Lawn Bowling Club has received a grant from the Canada Works Program of up to $49,224, toward the labour component cost of the construction of a new Lawn Bowling Clubhouse and related facilities. This grant was made on the condition that outside supplementary funds could be obtained to fund the remaining cost of the project. This would include funding for materials, supplementing Canada Works wages to union scale and funding any subcontracting work. The usual conditions of the Canada Works grant apply: work should begin by February 6, 1978 and may continue for a year. The Canada Works staff have advised that they have applied for a late project start date approval from the Job Creation Branch in Ottawa. The subsequent granting of this request will allow City Council to consider the N.I.P. request for funds necessary to secure the Canada Works money.

The Kensington Citizens' N.I.P. Planning Committee have identified the improvement and upgrading of existing parks for use by all members of the community as an important goal. The Planning Committee has also identified the improvements to Gray's Park as the first priority for the Kensington N.I.P. Another important goal is to achieve outside supporting funds, such as Canada Works. The Planning Committee was, therefore, interested in supporting the Lawn Bowling Club at this point in time so that the improvements to Gray's Park could begin, and up to an additional $49,224 could be secured for the Kensington area. When this item was discussed by the Planning Committee at its meeting on January 25th, the Lawn Bowling Club was not able to advise how much Canada Works money their project would use. The Planning Committee, therefore, decided to recommend that N.I.P. underwrite the total cost of the project up to $101,490, with any monies received from Canada Works to go toward reducing the total cost of the project to N.I.P. The Kensington Planner also supports the use of Canada Works money wherever possible and feels that there has been sufficient indication of community support for this project to recommend N.I.P. funding as a demonstration project.

The proposed design and siting of the new clubhouse has been reviewed and approved by both the Park Board and Park Board Staff. The Park Board also agreed at its meeting on October 24th, 'That an extension of the lease with the Vancouver South Lawn Bowling Club on Gray's Park be granted to accommodate a new clubhouse and required parking area, provided that the Club is able to generate adequate funding to proceed with the project.' The Park Board staff will be monitoring construction of the project and will approve charges made to the account.

The Kensington Community Centre Association, at its meeting on December 13, 1977, also considered the proposal by the Lawn Bowling Club and gave a vote of support from the Association to the Lawn Bowling Club and their proposed plans.

Central Mortgage and Housing Corporation concurs with the recommendation of this report and agrees to advance the necessary funds from the implementation stage of the Kensington Neighbourhood Improvement Program to fund this project.

RECOMMENDATION:

In order to improve the park facilities in the Kensington N.I.P. area in an immediate and visible way, and in order for the Vancouver South Lawn Bowling Club to take advantage of up to $49,224 of available Canada Works money, the Director of Planning recommends:

Cont'd . . .

Clause 6 Cont'd

that up to $101,490 be allocated in advance from the implementation stage of the Kensington N.I.P. to the Vancouver South Lawn Bowling Club as a demonstration project in order to construct a Community House and related facility on Gray's Park, on the understanding that the Canada Works money will go toward reducing the total cost of the project to N.I.P. The costs will be shared as follows:

City	(25%)	$25,372.50
Province	(25%)	$25,372.50
Federal	(50%)	$50,745.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

7. Champlain Heights Enclave 18

The Champlain Heights Project Manager reports as follows:

"The Development Permit for Enclave 18 has been issued. The lease for this enclave is drafted but will not be registered for approximately 4 to 6 weeks.

La Petite Maison Co-operative has expressed a strong desire to commence clearing and preliminary site service work prior to the execution and registration of the lease. Requests under similar circumstances have been made and granted.

A Letter of Agreement has been prepared by the City which protects the City's interests and includes appropriate liability insurance clauses. This arrangement will serve as an interim agreement pending the execution of the lease during which time preliminary site works can commence".

The City Manager submits the foregoing report of the Champlain Heights Project Manager for the INFORMATION of Council.

RECOMMENDATION:

8. Riley Park N.I.P. Appropriation of Funds:
Riley Park Playground and Adjacent Lanes Improvements

On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $267,000.00 for improvements to local parks and $190,000.00 for miscellaneous street improvements. The purpose of this report is to recommend the appropriation of a portion of these funds to make additions and changes to the playground at Riley Park and to the adjacent lanes.

Riley Park playground is located adjacent to the Riley Park Community Complex with Ontario Street along the park western edge, a lane along the eastern edge and James St. and another lane terminating at the park edge on the south. Riley Park is presently developed with older play equipment, a playing field and a pre-school play area constructed under Young Canada Works in the summer of 1977. The Riley Park Citizens' N.I.P. Planning Committee found in discussions with Park Board staff, the Team Police and local residents that the major problems in the park include:

- inappropriate location of play equipment and lack of lighting leading to problems of mischief and vandalism for adjacent residents during evening hours;

- inadequate field drainage and poor quality of play equipment limiting usefulness of the playground; and

cont'd....

Clause 8 Cont'd

- general mundane character of the grounds.

The intention of the Citizens' N.I.P. Committee is to resolve these existing problems while making the playground more attractive and usable by a more diverse group of local residents (including the handicapped). Since the mischief and vandalism problem has extended beyond the park to the adjacent residential properties to the east and south, the improvement concept includes lighting not only within the park but also on lanes in these areas.

The detailed listing of improvements and estimated costs are attached as Appendix I based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver Park Board and other affected local residents.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost for playground improvements is $66,720.00 and the total cost for lane lighting is estimated at $1,650.00, based on lights being attached to existing wooden poles, at six locations satisfactory to the City Engineer. They will become part of the City lane lighting system.

The Director of Planning RECOMMENDS:

(a) THAT Council approve an expenditure of $66,720.00 to be appropriated from Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for improvements to Riley Park Playground, costs to be shared as follows:

C.M.H.C. (50% of total)	$33,360.00
Province of B.C. (25% of total)	$16,680.00
City of Vancouver (25% of total)	$16,680.00

(b) THAT Council approve an expenditure of $1,650.00 to be appropriated from Riley Park N.I.P. Services/Utilities Budget Account #898/9414 for installation of lighting on the lanes adjacent to Riley Park costs to be shared as follows:

C.M.H.C. (25% of total)	$ 412.50
Province of B.C. (12½% of total)	$ 206.25
City of Vancouver (62½% of total)	$ 1,031.25."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 151, 156d7

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Police Index Enquiry Computer System

The Director of Finance and the Manager of Computer Services report as follows:

"In November, 1976 City Council approved a report of the Chief Constable recommending that the City accept an offer of the Deputy Attorney-General of the Province to jointly develop a computerized Police Index Enquiry System (PIES) for the police community within the province, but specifically to solve the problems experienced by our police department in their organization and administration of operational records and files.

In summary, the following arrangement was proposed and approved:

'(a) A full-time joint design team consisting of members of Vancouver Police Department and the Attorney-General's staff will be established. Salaries of members will be paid by each party. The project manager will be an Officer of the Vancouver Police Department;

(b) The work of the team will be reviewed by the Design Review Committee chaired by a project Director who will be a senior officer of the Vancouver Police Department. The Committee will include representatives of the B.C. Police Community, the Attorney-General's Department and the City's Manager of Computer Services;

(c) The design is for an independent computer system rather than part of the City's central computer facility;

(d) When detailed design has been approved by the Committee, bids will be called for the development of the system. The Attorney-General's Department will pay for the cost of development;

(e) When the computer design has been tested and accepted by both parties, the Vancouver Police Department is expected to use the system. The necessary computer programs and documentation for this purpose will be supplied the Department free of charge. The City will assume the system operating costs (equipment and personnel) after acceptance;

(f) A post-acceptance evaluation of the system will be conducted by members of the Attorney-General's staff.'

It was further recommended and approved that the Director of Finance and the Manager of Computer Services investigate and report to Council on the relative merits of lease vs purchase of the proposed computer equipment necessary to support the PIES design. In order to maintain flexibility in deciding financing and ownership considerations, however, an annual operating cost of $48,000 (based upon a 5-year equipment lease term) was initially recommended and approved, pending a further economic analysis and report at the appropriate time.

cont'd.....

Clause No. 1 continued:

The joint City/Provincial PIES project team has completed system design specifications and requested that vendors submit proposals for the development and installation of the Police Index Enquiry System. After an intensive evaluation process, a joint City/Provincial evaluation team recommended that the proposal submitted by Systemhouse Ltd. be accepted.

The PIES Design Advisory Committee agreed with this recommendation and the Province has entered into a contract with Systemhouse Ltd. to develop the computerized records management system for delivery in May, 1978.

The one remaining item to decide (the question of economics regarding lease vs purchase of the PIES computer equipment) is the subject of the remainder of this report.

We have reviewed the economics of lease vs purchase of the computer equipment referred to in Schedule 1 of this report. A comparison of the financing alternatives based on an estimated 5 year operating life of the system (see Note 1 below), indicates that the purchase option is the most economic, as follows:

Present value of the computer equipment lease costs ($3,655 per month) discounted at 7% over a 60 month lease term. This amount represents the City's cost of leasing in today's dollars. The lease cost chosen is the least expensive of two quoted rates - the other rate is $4,003 monthly.		$184,585
Cost to purchase this computer equipment today	$182,382	
LESS -		
Residual value of the owned computer equipment upon expiry of the 60 month lease term. This value is estimated at 15% of the capital cost of the equipment ($24,300) discounted at 7% to obtain its worth in today's dollars.	$ 17,141	$165,241
Net savings to City through purchase		$ 19,344

Note 1 - It has been our experience that computerized information systems generate average-life benefit streams of approximately 5 years. In other words, after an information system has been operational for about 5 years (a normal life), extraordinary capital costs are required for extensive maintenance. This maintenance, in most cases, amounts to a complete system redesign which normally spawns another development project with associated benefits. This present analysis, however, would not be affected by a longer-than-normal system operating life because our probable recommendation under the lease option would be to purchase the computer equipment upon expiry of the 60 month term. Exercising the end-of-term purchase option would change the presentation of the present value figures shown above, but not the net savings through initial purchase.

cont'd.....

Clause No. 1 continued:

Note 2 - Onetime transportation charges estimated at $1,000 and equipment maintenance costs of $917 per month apply to both financing alternatives and therefore are not considered in this analysis.

These other economic factors also support the purchase option.

1. The Digital Equipment Corporation (DEC), the manufacturer of the computer equipment referred to in Schedule 1 of this report:

   (a) is a large, financially-stable and well-known manufacturer of reliable computer systems;

   (b) has a large base of customers in the Vancouver area;

   (c) has qualified maintenance staff and a good parts inventory to service its installed computer systems in the Vancouver area;

   (d) maintains a good inventory of tested, reliable software products (specialized computer programs) to support the operation of its computer systems in many customer environments. This software could permit the purchased computer equipment to be used for other administrative purposes at some future date, including a direct data transmission link to our Honeywell computer system.

2. The DEC 11/34 computer equipment referred to in Schedule 1 of this report can be expanded to accommodate a possible future growth in our police department's record processing needs.

We, therefore, recommend that:

A. The City purchase the DEC computer system, referred to in Schedule 1 of this report, from Systemhouse Ltd. the turnkey vendor (both the PIES computer programs and the computer equipment are supplied by a single vendor in accordance with our agreement with the Province) at a cost of $182,382 plus or minus any cost variance created by changes in the Federal and/or Provincial duty and sales tax acts affecting this purchase, plus transportation charges estimated at $1,000, subject to the PIES design (computer programs and equipment) being tested and accepted as operational by the Chief Constable and the Manager of Computer Services. The source of funds for this purchase to be the 1978 Supplemental Capital Budget;

B. The City enter into a computer equipment maintenance agreement with the Digital Equipment Corporation for the equipment listed in Schedule 1 of this report, subject to recommendation A above. The 1978 portion of costs (8 months at $917 per month - this rate is subject to change) estimated at $7,336 be included in the operating budget of the Police Department and approved in advance of the 1978 Revenue Budget;

C. The Director of Legal Services review and approve the purchase and maintenance contracts associated with recommendations A and B above."

cont'd.....

Clause No. 1 continued:

The City Manager RECOMMENDS that the recommendations of the Director of Finance and the Manager of Computer Services be approved.

2. Park Board Staffing - One Building Service Worker I Position, Aberthau Cultural Centre & Jericho Gymnasium

The Superintendent of Parks and Recreation reports as follows:

"The West Point Grey Recreation Project was initiated in September 1968 and a Community Centre Director, an Assistant Community Centre Director and a Clerk-Typist were appointed to operate the Project. An office was provided by renting space in the Alma Y.M.C.A. building. Space for programs was rented in West Point Grey United Church, Queen Mary School, Queen Elizabeth School and Bayview School. In 1970, Jericho Gymnasium became available and programming of the gymn was assigned to the Project staff. In 1972 the former Jericho Officer's Mess building, now Aberthau Cultural Centre, was turned over to the Park Board. This building could not be used for public assembly until renovations were made to bring it up to modern fire standards but a small portion could be used for office space. The staff of the Recreation Project moved their offices to Aberthau.

In 1973 Council approved $75,000 to renovate Aberthau to meet the fire safety requirements which included a $25,000 Provincial Government Recreation Grant. The majority of this work was done in 1974 and the Project Staff began to program the facility following substantial completion of construction in the Fall of 1974. The operating budget for the West Point Grey Recreation Project approved by Council included funding to program Aberthau.

Funding for maintenance of Aberthau and Jericho Gymnasium included a small amount for janitorial work in both locations. Cleaning of the two facilities was accomplished by a casual Building Service Worker working about 4 hours per day. Upon completion of the renovations, most of the space in Aberthau became available for recreation use and programming on a full time basis began. As use increased, it became necessary to provide daily janitorial services in virtually the entire building. Increased funding was not provided with a resultant $4,500 overexpenditure to the maintenance appropriation for 1976. To avoid a recurrence of the overexpenditure, janitorial service was cut back to three days per week early in 1977.

This reduced janitorial service has proven inadequate. The facilities are used daily (6 days per week) and should be cleaned daily. Aberthau has 16,000 square feet of space, of which about 10,000 square feet are in use; Jericho Gymnasium contains 5,700 square feet. The standard for janitorial work is about 16,000 square feet per person per day for an 8 hour day. Considering that City Janitorial staff work a 7½ hour day, and allowing some travel time from the Gymnasium to Aberthau, which are about 250 metres apart, it would require a full time employee to clean the two facilities on a daily basis. Because of the reduced use of the facilities on weekends, janitorial service is not required for those two days at this time.

cont'd.....

Clause No. 2 continued:

It is proposed that the Building Service Worker I employed on the casual payroll to clean Aberthau and Jericho Gymnasium be established as a permanent Building Service Worker I. The increased cost of this proposal is $4,850 per year. There is $8,000 available in the maintenance account for casual janitorial that can be applied to the total cost of $12,850 for the proposed position (costs at mid-range, including fringe benefits at 1977 rates).

It is recommended that a full time permanent position for a Building Service Worker I be established subject to classification by the Personnel Services Department, to replace the existing part-time casual help, at an annual additional cost of $4,850 at 1977 rates, including fringe benefits. The balance of $8,000 is available in the Park Board's Casual Help Funding.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Superintendent of Parks and Recreation.

3. Annual Review of Water Rates

The Director of Finance reports as follows:

"The Water Works distribution system of the City of Vancouver is intended to operate on a self-supporting basis, with the City purchasing water from the Greater Vancouver Water District supply system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend that the flat and metered water rates remain constant for the year 1978.

History

It is impossible to exactly match revenues and expenditures for any given year and, for this reason, a water rates stabilization reserve was established in 1965. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was not considered necessary to increase the size of the reserve. In 1971, the rates were increased to provide a five year break-even period with surpluses in early years and deficits in later years. Due to high rates of inflation, this policy was changed in 1976 when rates were increased by 19.6%, the stabilization reserve used up, and the decision made to set rates on an annual basis. The 1977 rates were increased by 9.73% in order to meet increased costs and to recover a $99,000 deficit realized on 1976 operations.

The 1977 operations of the Water Works will produce an estimated surplus of $237,410.
It is a recommendation of this report that this surplus be brought forward into the 1978 budget to offset expenditure increases in order that there does not have to be a rate increase.

1977 Operations and 1978 Budget

The following table shows the preliminary results of the 1977 operations and the proposed 1978 budget. The 1977 revenues and expenditures are preliminary and may vary slightly when the final ledgers are closed for the year.

cont'd.....

Clause No. 3 continued:

Water Works Operation

	1978 Estimated $	1977 Actual $	Increase 1978 Estimate Over 1977 Actual $	%
Estimated Expenditures:				
Debt Charges	3,562,617	3,517,991	44,626	1.27
Water Purchases (GVWD)	3,264,127	2,943,500	320,627	10.89
Water Rates Billing Expense	277,553	281,344	(3,791)	(1.35)
Operating & Maintenance	1,835,950	1,751,498	84,452	4.82
1976 Deficit Recovered	-	98,819	(98,819)	-
Total Expenditures	8,940,247	8,593,152	347,095	4.04
Estimated Revenues:				
Flat Rate	3,893,070	3,897,674	(4,604)	(0.12)
Metered Rate	4,809,767	4,932,888	(123,121)	(2.50)
1977 Surplus	237,410	-	237,410	-
Total Revenue	8,940,247	8,830,562	109,685	1.24
Estimated Surplus - 1977		237,410		

Analysis

a) Metered water

- the summer of 1977 was drier than normal, and resulted in higher water consumption than normal patterns. This resulted in higher than anticipated revenues from metered water users. This higher revenue is not budgeted for in 1978, thus accounting for the revenue reduction.

b) Water purchases

- the cost of water purchases from the G.V.W.D. was about $220,000 below our 1977 budget. This 7% drop resulted from both G.V.W.D. expenditures for 1977 being lower than budget, plus the suburban municipalities having a proportionately higher water consumption in 1977 than is normal. Both of these conditionns are not expected to continue for 1978, with the result that the water purchase costs will increase for 1978 by both the 1977 reduction and normal inflation.

c) Surplus

- the surplus for 1977 of $237,410 arose primarily due to lower water costs, but also because of somewhat higher metered water revenue.

Water Rates for 1978

The estimated revenues for 1978 on the previous table have been derived utilizing the 1977 water rates. As can be seen on the table, the 1978 operations can realize a balanced budget with no rate increase if the 1977 surplus is brought into revenue for 1978. If Council did not bring this surplus into revenue, the water rates would have to be increased by about 3%, and, for instance, the single family flat rate would increase from $47.50 to $49.00.

It should be noted that a report will be presented to Council in the near future to convert the rate schedules to metric units, plus amending some of the service fees payable under the By-Law.

cont'd.....

Clause No. 3 continued:

Recommendation:

It is recommended that

A. The 1977 surplus in the water works utility system, estimated at $237,410, be brought forward into the 1978 Budget.

B. The water rates not be changed for 1978."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

INFORMATION

4. Four-Day Week - Health and Fire Departments

In November, 1977 Council considered a report of the Finance and Administration Committee regarding the four-day week.

The following resolutions were adopted:

"THAT the four-day work week be continued as at present with the exception of the Health Department and the Fire Department clerical staff, subject to the following conditions:

Discontinuance of the scheme as a whole or for specific tasks, sections or departments, with 60 days notice by the City or Union:

The ability to require employees to revert to a five-day schedule on a temporary basis to meet special conditions that may arise (as is the practice at present in numerous departments):

A clear understanding that the four-day work schedule does not imply that the third free day falls on a Friday or Monday and that the development of revolving schedules is to be considered where it best suits operations:

Acceptance by employees of the fact that seniority is not a consideration in developing rotational schedules. In other words that no preference be given to employees with long service in designating any particular day as the third free day:

A clear understanding that employees who are provided with training (in-house or external) or attending seminars and conferences will, as circumstances dictate, revert to a five-day schedule:

Continuing monitoring of the effects of the four-day week, requiring each department to indicate:

- adaptive moves made or contemplated to improve the effectiveness of the schedule (e.g. cross-training, introduction of rotational schedules);
- unresolved problems;

cont'd.....

Clause No. 4 continued:

- statistics covering absences, overtime and part-time employee costs, with explanatory comments where appropriate; and,
- relevant statistics, where feasible, covering productivity of work volumes.

Acceptance by senior management staff of a responsibility to assist subordinate managers to take appropriate action to minimize difficulties and to maximize benefits."

"THAT the City Manager investigate the problems outlined in the Consultants' report, with respect to the Health Department, and the Fire Department clerical staff, take steps to correct the situation, and report to Council."

In accordance with the two resolutions above, the City Manager has reviewed with the Department Heads and Union representatives involved, the problems in these areas arising out of the four-day week. Changes in operation as outlined below were implemented in the departments and are reported in accordance with the resolutions.

Fire Department

Problems in the Fire Department arose primarily because the limited number of clerical staff were being scheduled for Mondays or Fridays off, resulting in staff shortages on these days. Some limited problems arising out of lack of supervision at the beginning and end of the day were also noted.

To minimize problems of staff shortages, a rotating day off has been implemented for all staff on the compressed work week, and staff will be requested to revert to a five-day week on occasion during periods of vacation or illness.

The Fire Chief is monitoring the effects of these changes closely, and will be submitting a further review to this office within six months. If at that time the operation is unsatisfactory to him, clerical staff in the Fire Department will be required to work a five-day week.

Health Department

Problems in the Health Department arose largely as a result of the highly decentralized staffing within the Department and the existence of staff on a five-day week, a nine-day fortnight, and a four-day week. The nine-day fortnight was introduced when Home Care staff were transferred to the City in October, 1976.

The Medical Health Officer concluded that standardization in closely related areas of his operation would greatly improve communication and co-ordination between sections in his department. He has implemented, with the agreement of the Union, the following program:

a) The Health Units will continue with their present schedule (primarily the four-day week)

b) The Central Office will work a nine-day fortnight

c) All Health Care staff, including clerical support, will operate on a nine-day fortnight. (Home Care staff were already on this basis, and Long Term Care staff have and will be hired for a nine-day fortnight. These two programs are closely related and must have the same work pattern.)

d) Staff at 828 West 8th Avenue will operate on a nine-day fortnight. This includes Home Care and Long Term Care as discussed above, as well as the Volunteers for Seniors Program, and Community Care Licensing.

cont'd.....

Clause No. 4 continued:

e) Staff in small groups in remote locations (e.g. College Health Services) are continuing with the five-day week. (These schedules were implemented in 1978 and appears to be operating satisfactorily.)

The Health Department schedule will also be subject to a full review in six months, and further changes will be made if necessary.

The City Manager submits the above report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 157

PROPERTY MATTERS

INFORMATION

1. Demolitions: 1501 - 15 West 4th Avenue and 1923-27-75 Granville Street

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
1501 - 15 W. 4th Ave. and 1923 - 1927 - 1975 Granville Street Lots 19 Amended and 20 to 25, Blk 240, D.L. 526	Property Endowment Fund	Johnston & McKinnon

City to Pay	Code No.
$4,375.00	5927/9820 "

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Sale of Property - South Side of 800 Block East Cordova Street

The Supervisor of Properties reports as follows:

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public January 23, 1978.

Recommended that the following offer to purchase be accepted and approved under the terms and conditions set down by Council, being the highest offer received:

Lot 15, Block 61, D.L. 181, Plan 196
South side of 800 Block East Cordova Street
Zoned M-2, Industrial

NAME	PURCHASE PRICE	TERMS	CONDITIONS
Romano Rosin	$37,200.00	Cash	Subject to an easement over the East 0.3 feet. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Continued . . . .

3. Portion of City-owned Property Situated Within the Burlington Northern Right-of-Way

The Supervisor of Properties reports as follows:-

"A number of years ago when the Great Northern Railway Company (now known as Burlington Northern Inc.) acquired property for their Right-of-Way in the City of Vancouver, a small 1 foot strip of less than 20 square feet of land, known as the east one foot of the west 17 feet of Lot 77 except part in Explanatory Plan 7340, Block 153, District Lot 264A, Plans 222 and 1771, was inadvertently omitted from their conveyance documents. This residual strip is situated on the southside of Grandview Highway between Victoria and Commercial Drives.

Subsequently the City of Vancouver acquired title to this strip by way of tax sale, although it actually forms parts of the Railway Right-of-Way. To resolve the problem, the City Surveyor has suggested that the strip be conveyed to the Railway Company and the Railway Company has concurred on this procedure and agreed to reimburse the City for the tax sale costs of $11.32.

As this portion of land already forms part of the Right-of-Way and has no significant value, the Supervisor of Properties recommends that the east 1 foot of the west 17 feet of Lot 77 except part in Explanatory Plan 7340, Block 153, District Lot 264A, Plans 222 and 1771, be conveyed to Burlington Northern Inc. subject to the following conditions:-

a) Sale price to be $11.32

b) All costs of conveyance to be the responsibility of Burlington Northern Inc. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Mount Pleasant Neighbourhood Improvement Programme Site Office - 670 East Broadway

The Supervisor of Properties reports as follows:-

"City Council, on April 6, 1976, authorized the establishment of a site office to serve the Mount Pleasant Neighbourhood Improvement Programme, and as of May 10th, 1976 leased the premises at 670 East Broadway, legally described as part of Lots 11 and 12, Sub. B, Block 156, D.L. 264A.

The lease expired on December 31st, 1977. On December 22, 1977 the Properties Office received a letter from the new owner dated December 1st, 1977 stating that the monthly rental would be increased from $200.00 to $250.00 effective January 1st, 1978.

Following negotiations, the owner has agreed to accept a monthly rental of $225.00 effective January 1st, 1978 to December 31st, 1978 inclusive. The provisions of the expired lease with the exception of the above are to prevail.

Recommended that the City renew the lease of 670 East Broadway on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Continued . . . .

5. Burrard Street Widening: 1917 - 1935 Burrard Street - Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council, on October 18, 1977, approved a series of monthly payments in the amount of $3,200. to Mr. R.W. Hawkins the owner of Humdinger Marine and Outdoor Equipment Incorporated of 1917 - 1935 Burrard Street, to take care of his financial obligations during the period of construction. These payments were to terminate on January 15, 1978 when it was anticipated the cutting back and extension of the building for the Burrard Street widening would be completed.

The contractor has now notified the Supervisor of Properties that this lessee will not be able to re-enter his premises until February 15, 1978 and all work will not be substantially completed until March 1, 1978.

The Director of Legal Services has advised that under the circumstances, a further payment of $3,200. should be made to this lessee on February 15, 1978. This and the former interim payments will be on account of the final settlement which will be reported to City Council when all work has been completed, and an assessment is made of all compensable items.

It is therefore recommended that an interim payment of $3,200. be made to Mr. R.W. Hawkins of Humdinger Marine and Outdoor Equipment Incorporated on the foregoing basis, pending a final settlement, chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Rental Review: S.E. Corner Main Street and Terminal Avenue

The Supervisor of Properties reports as follows:

"Lots 13 and 14, Block A2, D.L. 2037, situated at the south-east corner of Main Street and Terminal Avenue are leased to Gulf Oil Canada Ltd., for service station purposes until December 31, 1988. Contained in the Lease is a rental review clause which states in part that 'the Lease is to be reviewed every 30 months.' The rent was subject to review as of November 1, 1977.

Concluding negotiations, and in a letter to the City dated January 3, 1978, the Lessee has agreed to a revised rental as follows:-

a. Increase the net monthly rental from $1397.56 to $1791.44.

b. Effective date = November 1, 1977.

c. In addition to "A", Lessee to pay an amount in lieu of taxes as if levied.

It is recommended that effective November 1, 1977, the rent to be increased to $1791.44 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Continued . . . . .

7. Second Avenue and Wallace Street - City Lands and Disposition of Lease Proceeds

The Director of Finance reports as follows:

"The Park Board, on October 11, 1977, after discussing the proposed housing development at Second and Wallace on City owned leased land, resolved the following:

> 'That City Council be requested to confirm that anticipated lease moneys will be turned over to the Board for development of Jericho Beach Park, and to advise how soon the funds will be forthcoming.'

The Properties Division requested the Park Board to provide some indication of Council authority for such a transfer of funds, that would have led to the Park Board resolution. By letter dated November 10th, 1977, the Park Board Director of Planning acknowledged that there was no City Council resolution ever made which committed such funds to the Park Board.

I have completely reviewed the file on these properties, including the 1974 Council discussion and consideration of providing some Jericho development funds from the disposition of excess properties in the Jericho area, and can not find any indication of Council approval that the proceeds from the disposition of these particular properties, which were not bought with Park Board funds, should be turned over to the Park Board for Jericho Park development. Proceeds from the disposition of other properties in the area, to the west of the Jericho Park, have been turned over to the Park Board for Jericho development.

I therefore recommend that the Park Board be advised that the annual lease revenue from the housing sites on the City owned property at Second and Wallace is not available for Jericho Park development."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

8. Lease of Part of Coroner's Court Building to the Provincial Government - 240 East Cordova Street

The Supervisor of Properties reports as follows:

> "The second floor and a portion of the basement of the Coroner's Court Building at 240 East Cordova Street has been under lease to the Provincial Government since the takeover of the Provincial Court's function.
>
> City Council on November 23, 1976 approved a renewal of the lease for a period of one year, effective August 1, 1976, at a rental of $2,693.17.
>
> The Provincial Government has now requested a new lease to be effective August 1, 1977 for a period of three years at an increased rental to $3,263.00 per month.
>
> It is therefore recommended that a three-year lease agreement for the subject premises be drawn between the City and the Provincial Government incorporating the same terms and conditions (except for the clause respecting the "Renewal Option") all to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Assignment of Lease - 1484 West Broadway

The Supervisor of Properties reports as follows:

"A portion of the City-owned commercial premises at 1484 West Broadway, known as the Dick building, is leased to Sheesh Mohl Restaurants Limited for a period of ten years expiring on December 31, 1985. The lease is subject to rental reviews at 2½ year intervals, the next review being July 1, 1978. The portion leased known as 1484 West Broadway, is used for the purpose of operating a restaurant.

The assets of Sheesh Mohl Restaurants Limited have now been sold to Broadway Gourmet Place Restaurant Ltd., and the new owners have requested consent to an assignment of the lease to their interest.

It is recommended that consent be given to assign the lease from Sheesh Mohl Restaurants Limited to Broadway Gourment Place Restaurant Ltd., subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 158

DISTRIBUTED MONDAY

B

MANAGER'S REPORT

February 3, 1978

TO: Vancouver City Council

SUBJECT: GRANVILLE ISLAND REDEVELOPMENT

CLASSIFICATION: Recommendation

The City Manager reports as follows:

Members of Council will find attached two staff reports from the Director of Planning related to the Granville Island Redevelopment proposal. One deals with specific concerns identified by Council in a series of resolutions on November 8th, and the other deals with the proposed Reference Document for Granville Island, as submitted by the Granville Island Trust, in lieu of an Area Development Plan.

The Director of Planning has recommended he be instructed to make application for an amendment to the False Creek Official Development Plan By-law, amending the open space allocation required in Granville Island. The public hearing will deal formally only with the change in the Official Development Plan. However, the Director of Planning's reports and the Reference Document should be brought forward for discussion and possible decision by Council at the same time. Accordingly, the City Manager RECOMMENDS approval of the recommendation that,

> " the Director of Planning be instructed to make an application to amend by-law #4812, being the False Creek Official Development Plan By-law, whereby the open space allocation for Area 9 (Granville Island) be amended from 30 acres to 15 acres and this be referred direct to a Public Hearing."

The City Manager RECOMMENDS that consideration of the Reference Document and the related recommendation of the Director of Planning listed below be deferred to the public hearing:

> "It is therefore recommended that C.M.H.C. reconsider its proposals. The following considerations seem to be important:
>
> The Federal Government should appoint to the Trust representatives of the local business community and reconsider and revise their plans to accommodate the points noted above and the following:
>
> a) They should alter their scheme so that people-generating activities are not taken away from Downtown (such as stores and markets) until such time as the demand for these facilities cannot be accommodated Downtown.
>
> b) They should develop a management system which will ensure that the development of the Island occurs in such a way that it does not compete with the livelihood of the other commercial areas of the City until such time as it is clear that those areas will not be harmed by new developments.
>
> c) C.M.H.C. should consider assisting non-profit organizations, such as theatres, directly and through its influence in Ottawa to locate in those parts of the City where the people generated by those activities will also assist in the public objectives for the downtown business areas of creating a lively, successful, busy, diverse, residential, commercial, civic, institutional, entertainment, cultural centre.
>
> d) Revise their proposal to add a single green open space of at least six acres. "

FOR COUNCIL ACTION SEE PAGE(S) 158

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JANUARY 19, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 19, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee Part Report to Council dated January 12, 1978, were adopted.

RECOMMENDATION

1. The Crepe Machine - Sidewalk Cafe, 1480 West 11th Avenue

City Council, on September 13, 1977, when considering a Manager's report on the application of The Crepe Machine to operate a sidewalk cafe, referred the matter to the Community Services Committee for full discussion including a review of other liquor outlets in the vicinity of The Crepe Machine.

The Committee had before it for consideration a Manager's report dated January 9, 1977 (copy circulated) in which the City Engineer reported further on the application of The Crepe Machine and noted there are eight other restaurants in the vicinity of The Crepe Machine licensed to serve liquor, but none of these have sidewalk cafes nor have made application for a sidewalk cafe.

Appearing before the Committee on this matter was a representative from the Engineering Department who, in response to questions from the Committee, advised that the proposed sidewalk cafe would occupy approximately 7 ft. of the 14' wide sidewalk, that the sidewalk cafe would have an awning over it and would be surrounded by shrubs contained in movable planters.

During discussion, it was also pointed out that there would be no increase in the restaurant's licensed seating capacity which would remain at the allotted 76 patrons.

Following further discussion, it was

RECOMMENDED

A. THAT Council approve the application of The Crepe Machine for a sidewalk cafe and that the City Engineer and the Director of Legal Services be authorized to prepare and sign a year-to-year License Agreement with The Crepe Machine.

B. THAT the Provincial Liquor Control and Licensing Branch be advised that City Council has no objection to the sale of liquor at a sidewalk cafe to be operated by The Crepe Machine at 1480 West 11th Avenue.

Continued . . . .

2. Hardship Appeals - Procedures

The Committee had before it for consideration a Manager's report dated January 10, 1978 (copy circulated) in which the Director of Permits & Licenses and the Director of Social Planning reported on aspects of hardship appeals in accordance with a Council motion of October 18, 1977.

In the report, the Directors commented on the structure of the Hardship Application Form, the availability of assistance in filling out forms, methods of verifying an applicant's statements on the form, reviews and revisions of economic guidelines, and sources of alternate low-cost accommodation.

Appearing before the Committee on this matter were the Director of Permits & Licenses, the Housing Control Co-ordinator from the Department of Permits & Licenses and the Deputy Director of Social Planning.

During discussion of the report, the Committee questioned the method of determining total gross income of a household and stated that the income of employed children who live in households applying for hardship consideration should not be included in the total gross income of that household. Only the income of adult working members of the household should be considered, the Committee felt.

The Committee also felt that Section "C" of the Hardship Application form, which was appended to the Manager's report, should give some indication of an applicant's net income in addition to the present practice of listing only gross pay, and it was agreed that a "Deductions" column should be incorporated into Section "C".

Following further discussion, it was

RECOMMENDED

A. THAT Council approve the revised Hardship Application Form as attached to the City Manager's report dated January 10, 1978, with the following provisions:

   i) That income figures refer to the total gross income of the adult working members of the household,

   ii) That Section "C" of the Hardship Application form regarding an applicant's income include a section showing deductions from the applicant's gross income.

B. THAT Council approve of the inclusion of a Consent Clause in the new Hardship Application Form to be exercised by the Hardship Committee only in the event of an appeal by the applicant.

C. THAT Council authorize the Hardship Committee to review and revise the low-income cut-off figures from Statistics Canada annually.

D. THAT staff assistance to applicants in filling out Hardship Applications be continued as is, and the Director of Permits & Licenses monitor the workload to determine staff requirements and report to Council as appropriate.

Continued . . . .

3. Condition of Rooming House, 134 Powell Street

At the request of the Chairman, the Director of Environmental Health appeared before the Committee with respect to the condition of Cascade Rooms at 134 Powell Street which is owned by Ideal Holding Company Limited.

The Director of Environmental Health distributed at the meeting copies of a brief (copy circulated) which detailed the number of inspections and health problems encountered at the Cascade Rooms at 134 Powell Street.

The Director of Environmental Health advised the Committee there have been sixteen separate inspections made on this building since October 28, 1977, and that in the week preceding the Committee meeting, the condition of the building had degenerated considerably. Photographs showing clogged toilets and accumulated garbage were circulated by the Director of Environmental Health. It was also pointed out that fifteen of the sixteen rooms in the building are presently occupied.

The Committee felt that because the owner had failed to adhere to the instructions of the Health Department to upgrade this building, that tenants should be relocated and the building closed.

Following discussion, it was

RECOMMENDED

A. THAT the Medical Health Officer be authorized to issue a closure order under the City Health and Lodging House By-laws on Cascade Rooms at 134 Powell Street, and that charges of violating the City Health and Lodging House By-laws be laid against the owner.

B. THAT the Director of Social Planning assist in finding new accommodation for the residents of Cascade Rooms, 134 Powell Street.

INFORMATION

4. General Discussion re Committee Initiatives and Priorities for 1978

At the request of Alderman Marzari, Vice-Chairman of the Committee, the Deputy Director of Social Planning appeared before the Committee for a general discussion of matters which the Committee might feel should be priorities for 1978. A number of subjects were discussed as follows:

a) Health By-laws

The Committee noted that the condition of 134 Powell Street, considered earlier this meeting by the Committee, had degenerated despite sixteen separate inspections by the Health Department.

The Committee agreed that such matters should be reported by the Medical Health Officer to the Community Services Committee after three or four inspections by the Health Department if improvements are not made to premises which do not comply with City by-laws.

Continued . . . . .

Clause No. 4 Continued

It was also agreed that the Medical Health Officer need not seek approval from the Committee before issuing closure orders on buildings which do not comply with City Health regulations; that such matters could be discussed by the Health Department with the Chairman of the Committee.

b) Heroin Addiction Program

The Committee was reminded that the Provincial Department of Health is embarking on a new treatment program for heroin addicts, and the Committee agreed to a suggestion that officials from the Ministry of Health be invited to make a presentation to the Committee on the new heroin addiction treatment program and that other interested persons, such as the Medical Health Officer and the Chief Constable, be invited to attend.

c) Toronto Smoking By-law

A member of the Committee suggested that it should examine the experience in Toronto where the City Health Department has banned smoking in a number of public places. It was noted that smoking is banned in Vancouver in supermarkets and department stores and that enforcement of prohibition in additional areas could be difficult.

The Committee agreed it would be prepared to discuss extending restricted smoking areas and the experience of Toronto in this matter.

d) Block Funding for Community Services

There was brief discussion on the need for a careful evaluation of the effects of the new system of block funding for community services being implemented by the Federal and Provincial Governments, and it was noted the Social Planning Department will be reporting on this matter.

It was pointed out by the Deputy Director of Social Planning that during the review of the Social Planning Department by the Finance & Administration Committee, a recommendation was made that the Senior governments be urged to consider input from the City on the allocation of funding for community services.

e) Anticipated Increase in Applications for Community Service Grants

Concern was expressed that because of changes in community service grant procedures by the senior governments, the City may be asked to provide funds for new types of community services which previously have not been funded by the City.

f) Liaison With Provincial Officials

The Deputy Director of Social Planning advised that there are a number of new programs or new procedures being implemented at the Provincial level and that the City often does not learn of such new programs until arrangements have been nearly completed. He suggested there is a need for the Committee and Civic staff to endeavour to get information from the Province on such new programs at an earlier date.

Continued . . . .

Clause No. 4 Continued

One example was given, that being the relocation of approximately 200 persons from the Woodland School for the Retarded into the community. Community Living Boards are being established to oversee this transition.

The Committee agreed that it should invite a representative of the Community Living Board to attend a meeting of the Community Services Committee to provide an explanation of the program to relocate persons from Woodland School to the community.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 159

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 26, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, January 26, 1978, in the No. 3 Committee Room, third floor, City Hall at approximately 11:00 a.m.

PRESENT:	Alderman M. Brown, Chairman Alderman B. Gerard Alderman W. Gibson Mayor Volrich
ABSENT:	Alderman D. Marzari Alderman G. Puil
ALSO PRESENT:	Alderman M. Ford Alderman H. Rankin
COMMITTEE CLERK:	G. Barden

RECOMMENDATION:

1. Departmental Review - Finance Department

The Finance Committee considered a report from the Finance Department in a series of departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by the City Council on August 23, 1977.

The report of the Finance Department (copy on file in the City Clerk's Office) provided a very complete and detailed report of the department and its operations, offers clear options for the possible reduction of budget and outlines some significant areas for analysis. The Director of Finance stressed that the report does not consider financial policy matters, the financial health of the City, or the financial future of the City. The report does address how these responsibilities are handled, but not the substance of them. The report of the Finance Department made the following recommendations:

I. THE DEPARTMENTAL BUDGET

The detailed review of each organization unit in the department constitutes Appendix F in this report. Part of that detailed review dealt with the possibilities of reducing the departmental budget. This aspect was pulled together and summarized in Appendix E. The net result, targeted to the objective of examining the possibilities of a 5% budget reduction, was as follows (quoted from Appendix E):

	$	% of Departmental Net Budget
Budget cut assured	$ 52,090	1.1
Budget cut likely	39,000	0.8
Budget cut a possibility but further study needed	48,020	1.0
Budget cut has strong negative implications	131,990	2.9
	$271,100	5.8%

Therefore, the following detailed RECOMMENDATIONS arise:

Target Date for Completion or Report

A. That the 'Budget Cuts Assured' amounting to $52,000, be reflected in the 1978 operating budget, specifically,

Cont'd . . .

Clause 1 Cont'd

1. Elimination of Clerk Typist II position and Payroll Clerk position in Accounting Division, and

2. Reduction of $23,500 in materials and supplies in Computer Services Division.

B. That the 'Budget Cuts Likely' and 'Budget Cuts a Possibility But Further Study Needed', be pursued to confirm or otherwise their possibility, specifically,

	Target Date for Completion or Report
1. Review the accounts payable system and prepare a report for the development of a new system which includes the automation of many manual tasks, the adoption of commitment accounting and better storage of the supporting documentation (warrants and invoices)	Sept. 1978
2. Review the frequency of water meter billings, the possibility of estimating every second meter reading, and the possibility of transferring further accounts to flat rates.	Sept. 1978
3. Review the possibility of reducing staff in the scavenging billing section in light of the reduction in number of accounts.	June 1978
4. As computerization of by-law fines collection operation proceeds, review possibility of staff reduction.	1978
5. Review desirability of continuing to send post-paid self-addressed return envelopes with the tax bills.	March 1978
6. That a joint study be done by the Revenue and Treasury Division and the Construction and Maintenance Division of Permits and Licenses to determine the feasibility and desirability of centralizing the cashier function in City Hall through the use of pneumatic tubes.	December 1978

C. That the 'Budget Cuts With Strong Negative Implications' not be proceeded with.

II. ORGANIZATION, SYSTEMS AND PROCEDURES - AN ANOMALOUS SITUATION

We have a concern that relates to the statement in Section 211 of the City Charter that:

> "The Director of Finance may, whenever he thinks fit, and shall, whenever required by the Council so to do, advise the Council on the financial position of the City or any phase thereof and make recommendations with respect to the administration, co-ordination, and efficiency of the City's affairs and the systems under which they are carried on."

Cont'd . . .

Clause 1 Cont'd

The latter part of this section dealing with administration, co-ordination, and efficiency of the City's affairs and its systems, is not a responsibility that has actually in fact rested with the Director of Finance for many years, other than with respect to financial matters and the administration of the Finance Department. Section 212 of the Charter also contains other ambiguities compared to the situation that acually exists, in regard to City Offices, their arrangement and direction of the clerical staffs therein.

There is a two pronged problem relative to Section 211. The first element is assistance needed by departments wishing to improve their organization and management structures. Under the Board of Administration Bylaw, the responsibility for 'organization' would appear to clearly belong to the City Manager. The second element is assistance needed in improving work methods and operating systems, both manual and computerized. The Board of Administration Bylaw appears to be silent on this and the Charter would appear to place the responsibility with the Director of Finance.

The question of where such expertise and the staff required to perform these various functions should reside has been considered in the past and presently can be said to reside in the overall management responsibility sense with the City Manager, and in a more detailed sense with each Department.

There may also be considered to be a third element, that of 'management processes', which would include the management aspects of program budgeting, management by objectives, etc.

Almost every department, in the departmental review reports to Council, is recommending much expanded capabilities in the area of management information systems. It seems to be quite clear that the Departmental Review process has focused departmental attention on the problems in this area. Most of the larger departments have their own in-house systems analysts and the Finance Department has the computer expertise.

The present management and responsibility structure related to all three elements is unclear and must, in my opinion, be considered understaffed by comparison to most comparable organizations. It is time that this whole area was reconsidered. It is a matter which needs to be dealt with by the City Manager in conjunction with all of the department heads.

It is therefore RECOMMENDED that the City Manager, in conjunction with the heads of department, review these areas of activity and responsibility with a view to establishing need, capability, and responsibility, and that appropriate amendments to the Charter be made when possible, to reflect reality and any decisions that may be made.

III. BUDGETING SYSTEMS, OPERATIONAL AUDITING, FINANCIAL AND MANAGEMENT INFORMATION SYSTEMS

Three recommendations arise as a result of the Finance Department review and also as a result of the other departmental reviews. The RECOMMENDATIONS are:

A. That, upon completion of the departmental reviews, the Finance Committee reexamine the proposals for a revised budgeting system. (For detailed discussion see Appendix F, Section VI - Budgets and Research Division, Part 13, Page 79).

B. That the Internal Auditor, Comptroller of Budgets and Research and Director of Finance examine the question of 'Operational Auditing' for report to the City Manager. (For discussion of 'operational auditing', see Appendix F, Section VII - Internal Audit Division, Part 12-B, Page 86).

Cont'd . . .

Clause 1 Cont'd

The following recommendation does not need to be acted upon, as a separate report dealing with the subject matter is in preparation. The recommendation is included here for record purposes only.

C. That the City proceed to analyze, define, design and develop a totally integrated Financial and Management Information Processing System to be planned, developed and implemented in controlled stages.

The following section does not require specific Finance Committee or Council action at this time.

IV. ADMINISTRATIVE IMPROVEMENTS

Again, the detailed review of each organization unit (Appendix F), gave rise to ideas for system and administrative improvements, which will be examined and if necessary reported for action. In some cases action will occur without the necessity of a report.

The specific departmental objectives are to:

	Target Date for Completion or Report
A. Accounting Division	
1. Review fringe benefit charges on the labour payroll, to determine adequacy for job costing purposes.	June 1978
2. Automate the calculation and distribution of fringe benefits on salaried employees in conjunction with Payroll and Computer Services.	December 1978
3. Review the accounting system using the B.I.S.A.D. (Business Information System Analysis and Design) techniques.	1978
4. Accumulate the data required for the development of a financial and management information system.	1978
5. Review certain operating accounts with the Engineering Department to ensure adequate accounting control over the financial transactions generated and the improvement of the reporting for the user's needs.	June 1978
6. Automate remaining manual payrolls, part-time Health Nurses and Reserve Police.	1978
7. Work with Computer Services in the development of a new salary payroll system which will include position control, attendance reporting and the payment of overtime.	1978 - 1979

Cont'd . . .

Clause 1 Cont'd

B. Revenue and Treasury Division	
8. Review the feasibility and desirability of moving the Business Tax billing and collection function from the Permits and Licenses Department to the Revenue and Treasury Division of the Finance Department.	September 1978
9. Review the desirability of increasing the Collections staff in order to reduce write-offs of bad debts.	April 1978

	Target Date for Completion or Report
C. Internal Audit Division	
10. Continue to develop computer audit assist techniques towards eventually obtaining and utilizing an independent computer audit package, i.e. separate from Computer Services programs, thereby increasing the independence of the audit group in their examinations.	1978-1979
D. Properties Division	
11. Establish the requirements for the position of a Housing Administrator to have the responsibility of overall supervision of the management of the Federal/ Provincial and City Housing developments. This individual to be responsible for the correlation of all budgets, administrative details and to provide supervision of the Housing Management, Nursing, Adult Care, Maintenance staff, etc.	April 1978
12. Establish the costs of a microfilming program to protect the City's essential properties records.	August 1978
13. Institute a research and review program on the City's commercial water lot leases for future lease reviews.	1978
E. Purchasing Division	
14. Continue to pursue Federal Sales Tax exemptions and modifications to the extent possible with existing staff.	ongoing
15. Modify and simplify the Capital Assets Inventory system.	December 1978
16. Revise the City's basic tender document	June 1978
17. Prepare and issue a 'Guide to the City of Vancouver's Purchasing Policies and Procedures'. "	June 1978

Cont'd . . .

Clause 1 Cont'd

The Consultants' observations and recommendations were as follows:

" The Finance Department has produced and completed a detailed report for the Committee which fully describes the Department, offers clear options for the possible reduction of budget and outlines some significant areas for analysis. Our attendance at department meetings enabled us to see the good working relationship that exists between the Director, his Deputy and the Division Managers and to observe the frank and open discussions that are possible among this senior management group.

OBSERVATIONS

We discuss below our observations about the Finance Department overall and about its various divisions. These observations are followed by our recommendations and our comments on the recommendations of the Department.

The Department Overall

First, we must stress that the number of observations and recommendations made in this report reflects the size and complexity of the Finance Department and does not represent, in any way, a criticism of the Department. In fact, we believe the Finance Department is successfully achieving its objectives and, further, that its advice is well respected throughout the civic administration.

The Department has operated without significant increases in budget or staffing for many years. It has made, and it still making, many successful efforts to improve its efficiency and has been leading the City's attempts to keep costs down. We feel that this effort to keep costs down has been effective in improving the financial health of the City. However, it has also resulted in a reluctance to seek Council's approval for well-trained and qualified middle managers and experienced analysts. The consequence of this deficiency is that the Director of Finance, his Deputy and the Division Managers spend too much time of their time actually performing the work of the Department, including the writing of reports. Insufficient time is then available for:

- the management of the Department's various divisions
- planning, problem solving and anticipating changes in the Department
- improving the efficiency of the Department
- participation in planning and co-ordinating for the overall civic administration.

The Finance Department is an anomaly in that it is a number of individual departments grouped together. In some other cities, the equivalent of Vancouver's Director of Finance is a Commissioner, responsible for a group of departments. Further, the role and responsibilities of the City Manager and the Director of Finance are not entirely clear. Some Finance Department managers report directly to the City Manager rather than through the Director of Finance. This causes some uncertainty among these Division Managers. There is also an overall need to upgrade the qualifications and capabilities of the management staff.

A number of departments and boards undertake the same functions as the Finance Department. The possibility of duplication and overlap in these departments should be examined carefully on a regular basis. The accounting and purchasing functions in the Park Board and Police Department are two examples.

Cont'd . . .

Clause 1 Cont'd

Director's Office

We strongly believe that the Director and his Deputy should encourage the recruitment of more middle managers and more systems and financial analysts so that more detailed work can be delegated and provide the senior finance administrators with more time to plan, manage and advise on financial management and related subjects.

We also believe that the cash and investment management functions presently performed in the Director's office should be transferred to another Division of the Department after appropriate investigation and planning.

Accounting

We strongly support the recommendation for a qualified accountant to join this Division. We also endorse the recommendation for an improved management information system. However, we feel strongly that, along with the development of improved management information systems, the responsibilities of the Department Managers should be clarified and their ability to effectively use more management information should be improved through training and/or personnel changes.

Revenue and Treasury

We suggest that the training requirements of the clerks dealing directly with the public be investigated and that the possibility of using more experienced people on this important work be examined. The possibility of this Division assuming a larger role in cash and investment management to relieve the Director and his assistant should also be investigated.

Budgets and Research

The possibility of increasing the capability for analysts to relieve the Director and his assistant and to follow up on ideas for improvement generated by senior management should be investigated. In the area of improved budget systems, we support the need for such improvements but caution against moving too rapidly or until Department management capabilities are strengthened to the point where they can fulfill their responsibilities within the improved budgeting systems. We suggest that the following steps be taken:

- conduct reviews of remaining departments
- investigate and develop performance measures in all departments to improve efficiency
- clarify the role and responsibilities of management group
- improve management effectiveness through training and upgrading where necessary.

Internal Audit

We strongly urge a very cautious entry into operational auditing. The City's management systems are not yet of a calibre to warrant expenditures on operations auditing. These expenditures would be better placed on upgrading management systems. In addition, there are already too many groups within the City looking into departmental efficiency.

Computer Services

We strongly support the Department's recommendation to sort out systems support requirements for departments. We also support the user Steering Committee concept for new applications. We feel that a more formalized approach is required for determining user satisfaction and for security audits and support the concept of distributive processing using minicomputers. We also feel that the responsibility for office equipment advice should be clarified between the Computer Services Division and the Manager's office.

Cont'd . . .

Clause 1 Cont'd

Properties

The question of whether or not it is still necessary to have False Creek and Champlain Heights handled outside of the Properties Division could warrant review. We support the concept of a 5-year plan for civic property requirements and question whether other departments and boards should be involved in property related matters.

Purchasing

This Division would appear to have possible opportunities for improvement through more standardization, more bulk purchasing and improved inventory management. Improvements have occurred over the past few years but inadequate staffing has prevented the investigation of further improvements.

RECOMMENDATIONS

1. That the Director of Finance, in conjunction with the City Manager, clarify the role and responsibilities of the Department and Division Managers and determine requirements for increased numbers of qualified managers and analysts.

2. That the Director, Deputy Director and Division Managers delegate more of their work and expose the middle management staff to more significant responsibilities. Department Managers and Division Managers can then spend more time on:

   - managing the Department
   - planning its future
   - responding to changes
   - improving efficiency
   - participating in overall City planning and management.

3. That systems support requirements in the City be reviewed and investigated as recommended by the Finance Department. We feel that this is a very important recommendation to ensure that the departments can obtain the support they require.

4. That an investigation of the cash and investment management functions be made to see if it can be moved from the Director's office.

5. That the review of False Creek and Champlain Heights be undertaken to see if responsibilities can be transferred from the Budgets and Research Division.

6. That a qualified accountant be hired in the Accounting Division.

7. That improved management information systems be developed and, concurrently, that efforts be made to ensure the upgrading of Department management so that they can use the management information developed.

8. That the Finance Department functions performed in other divisions and departments be investigated for possible duplication.

9. That the qualifications and training requirements of the revenue clerks dealing with the public be reviewed.

10. That improved budgeting systems be developed by:

    - completing departmental reviews
    - introducing performance measures
    - upgrading management systems and management personnel to ensure that benefits from improved budgeting systems will be realized.

Cont'd . . .

Clause 1 Cont'd

11. That a Steering Committee of computer users be introduced.

12. That a more formal user satisfaction system be developed.

13. That a more formal security audit be developed.

14. That the role of the Computer Service Division relative to the City Manager's office with respect to office equipment be clarified.

15. That the role of the Property Division with respect to property activity in other departments be examined.

16. That a 5-year plan in civic properties be developed.

17. That investigations into further standardization, bulk buying and inventory management be undertaken.

18. That operational auditing not be introduced until management systems are upgraded.

19. That the seventeen recommendations of the Finance Department on pages 10 and 11 be fully supported.

20. That the Department's recommendations on budget costs on pages 7 and 8 be fully supported."

During the ensuing discussion the following points were raised:

- It was felt that Council should be more involved in the budget process and it was noted this would be discussed at the Finance Committee meeting later that day;

- It was felt that budget matters should be handled by a Committee of the Whole rather than the Finance Committee, particularly if program budgeting is established. The onus on Council would become much clearer with an improved budgeting system.

Following further discussion it was

RECOMMENDED,

A. THAT recommendations 1 - 18 of the consultants be referred to a committee of the Mayor, City Manager, and Chairman of the Finance Committee for further review and report back to the Committee.

B. THAT recommendations 19 - 20 of the consultants be received.

The meeting adjourned at approximately 1:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 159

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 26, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 26, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT: Alderman Puil (Leave of Absence)

CLERK: G. Barden

CONSIDERATION

1. License Fee - Coin-operated Newspaper Boxes

The Committee considered a Manager's report dated January 19, 1978, wherein the Director of Permits and Licenses reported as follows:

"Last year Pacific Press Limited was notified that vending machine licenses were required for their coin-operated newspaper boxes situated throughout the City. The Director of Legal Services advises that these coin activated newspaper boxes fall within the definition of a vending machine and the $10.00 annual license fee is payable to the City. There are over 1000 coin-operated newspaper boxes situated on City streets and in buildings throughout the City which represents license fees in excess of $10,000.00.

In 1960 the City entered into an agreement with the Vancouver Sun and The Province to permit the "honour" type newspaper boxes on the City streets. There is no rental payable to the City under these agreements and no license was required at that time as the boxes were not coin-operated.

It should be noted that in September, 1948, Council approved an application from The Vancouver Daily Province to install coin-operated newspaper vending machines on City streets subject to the payment of a license fee for the machines. The Province did not go ahead with their proposal at that time.

A letter has now been received from Pacific Press Limited stating that in view of other taxes which they pay to the City, they feel this additional license fee would be an unfair burden.

Pacific Press also point out they do pay license fees for their newspaper boxes in Municipalities where they pay no other taxes. To exempt Pacific Press from payment of vending machine license fees on this basis would create a precedent for many other businesses who now pay City taxes and also obtain vending machine licenses.

'The City Engineer reviews regularly and approves the location of these vending boxes to insure they do not conflict with pedestrian movements on the sidewalks. Presently, there is no fee for this service.'

I RECOMMEND that Pacific Press be required to obtain vending machine licenses for their coin-operated newspaper boxes."

cont'd....

Clause No. 1 cont'd

Mr. G.D. Hutchison, Secretary and Controller, Pacific Press Limited, and their solicitor, Mr. Bruce Cohen, advised they feel this additional tax in the form of a vending machine license is an unfair burden in view of business and other taxes paid by them to the City of Vancouver. Operation of coin boxes is expensive and if the license fee makes it uneconomical to operate them, they will be forced to revert to the old 'honour' box system. They felt that because the boxes are not all situated within a building they do not fall entirely within the Vending Machine By-law and because the Vending Machine By-law is not particularly precise, they requested that some alternative be considered.

Mr. Ken Armstrong of the Permits and Licenses Department, stated that in the opinion of the Director of Legal Services, the newspaper boxes definitely fall within the Vending Machine By-law.

City officials advised the Committee that Council has the flexibility of creating a new section in the Vending Machine By-law for newspaper vending machines if it so desires.

The Committee was split in its opinions on the matter which were expressed as follows:

- it is a tax on information to the public
- they provide an important public service and should receive special consideration
- they are coin-operated vending machines and should pay the vending machine fee
- it would make the system very complicated if several categories were created.

Following further discussion the following motion was put and resulted in a tie vote and it is therefore submitted to Council for CONSIDERATION;

"THAT the Director of Legal Services be requested to amend the Vending Machine By-law to require a $5.00 license fee for all newspaper vending machines."

RECOMMENDATION

2. Review Procedures for the 1978 Revenue Budget

The Committee considered a Manager's report dated January 23, 1978, (copy circulated) wherein the Director of Finance reported on procedures employed for budget reviews used in previous years, suggested an alternative review process for 1978, and recommended an evaluation by the Finance Committee of the 1978 Budget Review process following completion of the 1978 budget if the Committee broadens the scope of the budget review.

Following the departmental reviews, it was felt that Council may wish to expand its scope of the reviews to consider priorities identified by departments during their reviews and take a more active role in reviewing the annual departmental budget. Council's review of departmental budgets in previous years has tended to ignore the base budget and only deal with those departments who have appealed.

cont'd....

Clause No. 2 cont'd

The following timetable, review procedure and evaluation of review process was recommended if the Finance Committee wish to expand its review process:

Timetable

The following is a tentative timetable in which the Finance Committee could review the budget on the more expanded approach detailed in the foregoing pages:

Feb. 9	Preliminary Budget to Finance Committee
Feb. 13 - March 10	Budget Review Committee meetings
March 30	Interim Budget to Finance Committee
April 11	Interim Budget to Council
April 13	Final Budget to Finance Committee
April 18	Final Budget to Council.

Notes:

(1) The period of March 30 to April 7 is available for the Finance Committee to consider the Budget. A proposed schedule of dates is as follows:

Thursday, March 30	9:00 - 12:00
Monday, April 3	1:00 - 3:30
Tuesday, April 4	11:00 - 1:00
Thursday, April 6	3:30 - 5:30.

(2) April 25 is a skip Council. If Council could meet during that week, the Finance Committee could extend its review period to April 14.

(3) March 30 is in the week of a skip Council and is the week of the school Easter recess.

Review Procedure

It is suggested that Finance Committee may wish to review each departmental budget in some detail. If so, the following information and submissions could be presented for each department, along with the total budget picture:

(1) Details of the departmental budget expenditures as submitted, as recommended, and with comparative data for 1975-77. The expenditure categories would be aggregated to some extent so that the detail is not overly burdensome.

(2) Comments by the Budget Review Committee on significant budget issues which should, in its opinion, be drawn to the Finance Committee's attention.

(3) Summary of supplementary requests with recommendations by the Budget Review Committee.

(4) The report by the Mayor, Finance Committee Chairman and City Manager on possible budget reductions arising out of the Departmental Reviews.

- the Budget Review Committee would provide an analysis of the budget implications for 1978 of these recommendations.

cont'd....

Clause No. 2 cont'd

(5) Submission by the Department of any appeals to the recommendations of the Budget Review Committee plus comments on the recommendations of the Mayor, Finance Committee Chairman and City Manager.

(6) Excerpts from the Departmental Reviews (including priorities and organization chart) would be included for information where applicable.

Evaluation of Review Process

If Committee undertake the process outlined in this report, or some other similar process, it is likely that they will develop some opinions about the process, how valuable it was, the degree to which it met their objectives, what information was or was not valuable, and what further information would have been of assistance. Your officials recommend that the Finance Committee hold an evaluation session in June to review the process. This would be important in that it would give staff further direction on how to further develop and improve the budgeting system. With the Committee input, a further report would be prepared for July on the budgeting procedures to be implemented for the subsequent year.

Following discussion, it was

RECOMMENDED

A. THAT the Committee undertake an expanded review as outlined above.

B. THAT the following schedule for the review be approved:

Thursday, March 30	9:00 - 12:00
Monday, April 3	1:00 - 3:30
Tuesday, April 4	11:00 - 1:00
Thursday, April 6	3:30 - 5:30.

- - - - -

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 159d/166

IV

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

January 26, 1978

A meeting of the Standing Committee on Transportation was held on Thursday, January 26, 1978, at 4:00 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bellamy
Alderman Ford
Alderman Harcourt (Item No. 2)
Alderman Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of December 1, 1977, were adopted.

RECOMMENDATION:

1. Pedestrian Signal Request: Tatlow Park

The Committee had for consideration a Manager's Report dated January 13, 1978, (circulated) in which the City Engineer reported on a request of the Park Board for a pedestrian signal on Point Grey Road to serve Tatlow Park.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised following receipt of the Park Board request in January, 1977, studies of the pedestrian crossing conditions at Tatlow Park were carried out. The observations recorded low pedestrian crossing volumes and adequate traffic gaps, thus indicating a pedestrian signal was not warranted at the present time. However, a new beach park across Point Grey Road to the north of Tatlow Park (Seagate Manor Site) now being developed could result in increased pedestrian flow between the two park areas. Therefore it was suggested it would be desirable to re-examine the situation in the summer months when pedestrian activity could be expected to reach its highest level.

Following discussion it was

RECOMMENDED,

THAT pedestrian crossing conditions at Tatlow Park, Point Grey Road, be reviewed in six months for report back to the Committee.

2. Marathon Restaurant Sidewalk Cafe

The Committee had for consideration a report of the City Manager dated January 17, 1978, in which the City Engineer reported as follows:

"City Council, on July 12, 1977, directed the City Engineer to investigate a report that pedestrians were experiencing difficulty in negotiating the narrow sidewalk adjacent the Marathon Restaurant's sidewalk cafe at 3121 West Broadway. The purpose of this report is to inform the Transportation Committee of our investigation and the subsequent action taken.

The bus shelter and sidewalk cafe are offset from each other with a six-foot wide passageway between them for pedestrians.

Cont'd . . .

Clause 2 Cont'd

The passageway runs diagonally between the shelter and the cafe. This makes it appear to pedestrians walking on the sidewalk toward the area that the passageway is narrower than six feet. The situation could be improved and, under the terms of the license agreement, changes in the cafe design can be requested. This has been done, and the owner of the Marathon Restaurant will cooperate by carrying out alterations to the corner of the sidewalk cafe. The alterations will increase the width of the passageway from 6'0" to 8'0".

The sidewalk cafe has been removed for the winter, and before it is installed in 1978, the owner will make the design changes requested by the City Engineer. The changes will improve the appearance of the cafe and provide a sufficiently wide pedestrian area on the sidewalk. If problems persist next year, consideration will be given to making further modifications or cancellation of the license agreement."

Photographs of the sidewalk cafe were circulated and members of the Committee, expressing concern about solid appearance of the structure, questioned the Traffic Engineer about the existing guidelines regulating sidewalk cafes. Mr. Rudberg advised the guidelines had been met in this case.

Alderman Bellamy stated it was his impression that when the guidelines were established the intent was that such structures should be portable and capable of being moved indoors at night when the premises closed.

Following further discussion, it was

RECOMMENDED,

THAT approval for the sidewalk cafe adjacent to Marathon Restaurant be deferred pending a review by the City Engineer of the guidelines relating to the installation and design of sidewalk cafes.

The meeting adjourned at approximately 4:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 160

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 9, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 9, 1978, at 7:30 p.m., in the gymnasium of Jericho Hill School, 4125 West 8th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law, No. 3575.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Bellamy
Alderman Marzari

CLERK TO THE COUNCIL: R. Henry, Deputy City Clerk

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - both sides of Sasamat Street between Belmont and Hadden Avenues

The Director of Planning has made an application to rezone Lots 12 and 13, Block 129 and Lot 27 Amended, Block 130, all in D.L. 540, located both sides of Sasamat Street between Belmont and Hadden Avenues:

From: C-1 Commercial District
To: RS-1 One Family Dwelling District

The Director of Planning recommended approval of the application.

Mr. R. Youngberg, Associate Director, Area Planning, advised that a majority of the lots being rezoned are City-owned. The proposal will rezone the lots from C-1 to RS-1 with the exception of the existing store and dwelling units contained in the building of the northeast corner of Sasamat and Belmont. The rezoning would also bring the existing residents on Lot 13 into conformity in terms of its land use. If the land remains C-1 it could be developed with commercial use e.g., restaurant. The intent of the Public Hearing is to rezone the land and not to discuss the disposition of the lands as this is a matter that will be before Council at a later date.

cont'd.....

Rezoning - both sides of Sasamat Street
between Belmont and Hadden Avenues

Council heard the following speakers:

- Mr. W. Chalmers, Chairman of the North West Point Grey Homeowners' Association, representing 200 families in the immediate vicinity of the lots in question, spoke in support of rezoning to single family. The Association has no objection to the continuance of the store as C-1.

- Mr. R.O. Kornelsen presented a brief on behalf of the Save Our Parkland Association, opposing the rezoning as it is being done to prepare the City-owned lands for housing purposes.

- Mrs. M. McClosky presented a brief on behalf of the Vancouver Council of Women, opposing any proposal that would make it difficult to carry out the purchase of Block 130 to provide more park land for Locarno Beach. When questioned Mrs. McClosky stated the Council of Women did not oppose the rezoning to residential.

- Mrs. M. Piggott presented a brief opposing the rezoning.

- Mrs. D. Gillis presented a brief and stated she concurs with the rezoning to RS-1.

- Mr. P. Taylor, speaking on behalf of the Dunbar, West Point Grey, Southlands Association, stated there were a number of planning issues in the areas that have to be resolved. The proposed rezoning might inhibit other planning decisions in the Jericho/Locarno area.

- Mr. W. Delmonico stated he was in favour of the rezoning with the exception of Lot 13. He felt the people who owned the property should make the decision whether they want their property rezoned from C-1 to RS-1.

- Mrs. L. Truman, owner of Lot 13, stated they had not been approached about the rezoning and feel they would like to leave it as it is because the taxes may be changed if the property is rezoned to residential. The Mayor advised that the rezoning would have no affect on the assessed value of the property for taxation purposes.

- Mr. D. Conder, on behalf of the West Point Grey Community Association, advised that the Directors of the Association voted unanimously to support the rezoning.

- The owner of the property directly south of Lots 12 and 13 favoured the rezoning as he would much rather have residences than a commercial venture.

The Mayor called for any other speakers and none appeared.

cont'd.....

Rezoning - both sides of Sasamat Street
between Belmont and Hadden Avenues

MOVED by Ald. Puil,
THAT the rezoning application be not approved.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Kennedy and the Mayor opposed)

MOVED by Ald. Brown,
THAT the rezoning application be approved.

- CARRIED

(Aldermen Gerard, Puil and Rankin opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council meeting adjourned at approximately 8:25 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 9, 1978, adopted on February 21, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 14, 1978, commencing at 2:00 p.m., in the Council Chamber.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Alderman Rankin (after recess)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Kitsilano Workshop students, from King Edward Campus, under the direction of their instructor, Ms. Betsy MacDonald.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the meeting.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the minutes of the Regular Council Meeting of February 7, 1978, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. Tow-Aways from Commercial Parking Lots

The Council considered a report, dated February 2, 1978, from the City Manager, concerning tow-aways from commercial parking lots, in which the Director of Legal Services submitted certain recommended procedures and in which the Manager submitted the question of the amount of overtime parking permitted, for the consideration of Council.

Cont'd....

REPORT REFERENCE (Cont'd)

Tow-Aways from Commercial Parking Lots. (Cont'd)

The Director of Legal Services, in a report reference, gave further explanation of his report and the draft by-laws attached and suggested certain amendments.

Council received delegations from the following:

Mr. B. S. Lee, Solicitor,	representing Cantow Developments Ltd., (Brief submitted)
Mr. A. Olsen,	President, Imperial Parking Ltd. (Brief submitted)

In discussing the issue there was general agreement by Council that the following be deleted or amended:

Delete - residential premises such as apartment buildings;

Delete - first sentence, section 5 of the proposed amendment to the License By-law concerning the filing of the name, address, etc, with the Inspector;

Amend - section 7 of the License By-law to provide for a receipt of a parking ticket and a requirement that machines in commercial parking lots have a time stamp:

MOVED by Ald. Puil
THAT the Director of Legal Services be instructed to bring forward the by-laws in final form for enactment, to show the aforementioned amendments and deletions, the by-laws to be effective from April 1, 1978.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
THAT the amount of overtime parking permitted before a tow-away ticket can be attached, be three hours.

- LOST

(Ald. Ford, Gerard, Harcourt, Kennedy, Marzari and Puil opposed)

MOVED by Ald. Kennedy
THAT the amount of overtime parking permitted before a tow-away ticket can be attached, be two hours.

- CARRIED

(Ald. Ford, Gerard, Harcourt and Puil opposed)

A similar motion by Alderman Ford, to permit overtime parking for one hour, was not put.

During consideration of the foregoing it was suggested and agreed that the Director of Permits and Licenses submit a report to the Transportation Committee on enforcement of by-law requirements concerning adequate lighting of downtown parking lots.

DELEGATIONS (Cont'd)

1. City-owned Land in
The Camosun Bog Area

City Council, on September 13, 1977, approved a recommendation contained in the Planning & Development Committee's report dated August 25, 1977, to market the ten lots on the south side of 21st Avenue, designated as Lots 9 to 18.

On October 25, 1977, Council agreed to a delegation request contained in a twenty-signature petition from residents in the area.

Mr. F. Nears, on behalf of the concerned property owners appeared before Council this day and detailed the reasons why the property in question should remain open park area.

MOVED by Ald. Harcourt
THAT the previous decision of Council of September 13, 1977, regarding the ten lots on the south side of 21st Avenue, be reaffirmed.

- CARRIED

(Ald. Bellamy and Gerard opposed)

University Endowment Lands

At this point in the proceedings, Alderman Brown referred to reports submitted recently by the University Endowment Lands Study Team and suggested that the Director of Planning submit a report on the City's current position on the University Endowment Lands, to the Planning and Development Committee. It was so agreed.

COMMUNICATIONS OR PETITIONS

1. Attendance at Toronto Meeting
of Roads and Transportation
Association of Canada.

Council noted a letter dated Janaury 27, 1978 from the Roads and Transportation Association of Canada, suggesting that a Member of Council attend the Association's next Project Committee's meeting, concerning the use of public transportation right-of-ways, to be held on 22nd February 1978 in Toronto.

MOVED by Ald. Bellamy
THAT, if the City Engineer considers it advisable he, or his representative, be authorized to attend the meeting in Toronto.

- CARRIED UNANIMOUSLY

2. Appointment of Revising Judge -
Voters' List Court of Revision for 1978

Council noted the following letter, dated February 3, 1978 as submitted by the City Clerk:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointment of Revising Judge (Cont'd)

"Mr. R.S. Thorpe, Barrister, has been the Revising Judge of the Court of Revision for the Voters' List for the past several years and is prepared to serve again for the 1978 Voters' List at the rate of $50.00 an hour, which is the same rate paid to Mr. Thorpe for his services in 1976. The Director of Legal Services confirms the rate as reasonable.

I would recommend that Mr. Thorpe be appointed Revising Judge for the 1978 Voters' List Court of Revision at the rate of $50.00 an hour while performing these duties."

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY

3. Refund of Unexpended portion of Grant - P.N.E. Summer Sport

Under date of January 30, 1978, Sport B.C. submitted a letter returning $2,138.72 in respect of its P.N.E. Summer Sports Program 1977, being the unexpended portion of its grant.

MOVED by Ald. Harcourt
THAT the letter from Sport B.C. be received and a letter of thanks be sent to the organization.

- CARRIED UNANIMOUSLY

4. Request for Sub-lease - Ferguson Point Tea House

Under date of February 8, 1978, the Park Board submitted the following letter:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, February 6, 1978:

..."FERGUSON POINT TEA HOUSE - REQUEST FOR SUBLEASE

Mr. Ian Henley, City Legal Department, in a letter dated January 26, 1978, advised that Bull Housser and Tupper, Barristers and Solicitors, on behalf of the lessee of the Ferguson Point Tea House, B.D. Tea House Investments Ltd., is requesting a consent to sublease the premises to the Royal Bank of Canada to secure a debenture in the amount of $60,000 for the purpose of financing improvements to the premises.

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Request for Sub-Lease
Ferguson Point Tea House (Cont'd)

It was regularly moved and seconded

RESOLVED: That the Board consent to the requested sublease, subject to approval of City Council and the preparation of a form of consent satisfactory to the Director of Legal Services, to be executed by the Chairman and the Superintendent.

- Carried."...

MOVED by Ald. Gibson
THAT approval be given to the requested sub-lease, as outlined in the Park Board letter.

- CARRIED UNANIMOUSLY

5. Lease Agreement - Housing
2nd Avenue & Wallace

Council had for consideration the following letter dated February 10, 1978 from Mr. T. Simpson, President of Penta Co-op. and the Director of Legal Services spoke to the request of the Penta Co-operative Housing Association.

"The Penta Co-operative Housing Association has a development permit and a building permit to construct 20 units of compact housing at 2nd Ave. and Wallace. Working drawings have been completed, a public tender has been called, and C.M.H.C. mortgage funds are available - contingent on a lease agreement with the city. Lease negotiations are on the verge of completion. However, Penta must finalize its construction contract before February 17 - or lose the contract price agreement with the contractor. The co-operative must sign a lease agreement with the city prior to signing the construction contract.

Please enable the co-operative to sign a lease agreement before February 17 - irrespective of the Court action challenging By-law no. 5011."

MOVED by Ald. Gibson
THAT the Director of Finance be authorized to permit the Penta Co-operative Housing Association to enter upon the site at 2nd Avenue and Wallace Street upon conditions satisfactory to the Director of Legal Services.

- CARRIED

(Ald. Bellamy & Kennedy opposed)

- - - - - - - - - -

The Council recessed at 3:45 p.m. and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.30 p.m., the same Members present with the addition of Alderman Rankin.

COMMUNICATIONS OR PETITIONS (Cont'd)

6. G.V.R.D. Matters: LRT Studies

Under date of February 13, 1978, the Mayor and Alderman Kennedy submitted the following letter on the matter of G.V.R.D. Light Rapid Transit Studies:

Background:

(1) On January 17th, 1978, Council unanimously approved the concept of an engineering design and economic analysis of an LRT link from Vancouver to New Westminster, plus a possible lower capacity link along the Arbutus corridor. Those links are an integral part of the GVRD transit proposals, but could be designed and financed without calling on the resources of the outlying municipalities.

(2) One preliminary meeting of the Management Team for the above study took place on January 25th, 1978 but it was agreed that further meetings should await a commitment of Burnaby and New Westminster Councils to participate in the task, and also some indication of cooperation from the Province.

(3) Meanwhile, on February 8th, 1978, the GVRD Transportation Committee was presented with memos from its Chairman and from staff (attached) proposing a similar study but with different terms of reference, financing and control.

(4) It was agreed to defer action on the GVRD proposals for one week, to enable the various Councils to consider them. This memo, drawn up after discussion with the City Manager, City Engineer and Director of Finance is intended as background to Council's discussion of the proposals.

Discussion:

(5) We agree that it would be foolish to conduct two independent studies. We recommend that all available expertise and resources be thrown into one effort combining the best features of both proposals.

(6) The GVRD's proposal relies much more heavily on Provincial participation - including requesting the Province to fund $150,000 of a $300,000 study.

The Province's cooperation is needed in a great variety of ways, and if they are prepared to participate to the extent suggested, this is advantageous.

The Province's attitude should be ascertained as soon as possible and we suggest that the delegation from the region to meet with them include the Mayors of Vancouver, Burnaby and New Westminster.

(7) The proposed GVRD study starts by looking at the needs of all corridors (including Surrey and the North East sector), confirming the optimum mode for each, and then determines the first priority links. The remaining study is limited to the first priority links. The Vancouver proposal assumes we already know what the highest priority is, and can start working on it.

We do not query the necessity of double-checking the appropriate mode for each corridor (LRT, express buses, monorail, etc.), but view the stages leading up to the "first priority" links as a waste of time and money: Is there really any doubt that the analysis will show the greatest need for the Vancouver-Burnaby-New Westminster link?

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

LRT Studies (Cont'd)

Even that one link is a considerable undertaking for a metropolis of the size of Greater Vancouver. The attached maps show this graphically:
Superimposed on maps of Greater Vancouver are the size of transit systems constructed in Edmonton, Toronto and Montreal. Given the population of our region, it seems quite unrealistic to consider as the first phase any more than the Vancouver-New Westminster link.

(8) We suggest that Vancouver could support the terms of reference of the study proposed by the GVRD, as long as the time and effort spent on the earliest steps is minimal.

(9) Both proposals envisage an analysis which is largely technical (engineering and economics) but will, of course, have planning implications.

Both propose that there be consultants, working with seconded staff.

(10) Both proposals suggest that the work be supervised by a Technical Committee, consisting of Provincial Government and B.C. Hydro staff and Managers of affected municipalities.

Because the Vancouver proposal assumes we start with the Vancouver-Burnaby-New Westminster link and possibly a link to Richmond, the number of municipalities is three or four. The GVRD's proposal is for a much larger body (which then would have a working sub-committee). This is quite cumbersome, and we would strongly urge that the Technical Committee be kept small and limited to parties with intense involvement in the transportation system under analysis. Its Chairman should represent the party with the strongest involvement - Vancouver or the B. C. Hydro.

(11) The Technical Staff Committee should report at intervals to the political bodies. The GVRD propose that this be done by setting up a political "Review Committee" consisting of 3 Provincial Ministers, B. C. Hydro, and 4 GVRD Directors.

We suggest that yet another political committee is unnecessary, and that the choice of the GVRD Directors on it is apt to be arbitrary.

Instead, periodic reports from the Technical Committee could go to the Board of the GVRD, to the Province, and to affected municipalities.

If, however, the Province in the meantime sets up either a Regional Transportation Commission or a Provincial Commission with regional additions when dealing with the Lower Mainland, then there would be merit in having the Technical Committee report to such a Commission.

(12) We recognize that this study of links between inner municipalities deals with only a portion of the whole region's transportation problem; there may well be need for separate concurrent studies of other parts of the problem.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

LRT Studies (Cont'd)

RECOMMENDATIONS:

We recommend the following response to the GVRD's proposal:

(A) That Council welcomes the GVRD's support for an immediate start on an analysis of the first priority transit routes.

(B) That Council appreciates the necessity of close cooperation with the Province and would favour the GVRD's proposal that the Province share one-half of the costs of the Study. However, if the Province prefers to cooperate in another arrangement, the proposal would be modified accordingly.

(C) That the discussions with the Province concerning their participation include the Mayors of Vancouver, Burnaby and New Westminster.

(D) That Council is convinced that a link from Vancouver to New Westminster has the highest priority, and would not want to see much time and effort spent to prove that fact, hence we suggest a time limit of two to three months to deal with objectives (1) and (2) of the GVRD.

(E) That Council would make available City staff to work with the Consultants on such a study.

(F) That Council recommend to the GVRD that the Technical Committee be kept small and be limited to the parties intimately involved in the first priority route.

(G) That Council questions the value of setting up a special political "Review Committee".

MOVED by Ald. Kennedy
THAT the above recommendations be amended and then approved as follows:

A. THAT Council welcomes the GVRD's support for an immediate start on an analysis of the first priority transit routes.

B. THAT Council appreciates the necessity of close co-operation with the Province and would favour the GVRD's proposal that the Province share one-half of the costs of the Study. However, if the Province prefers to cooperate in another arrangement, the proposal would be modified accordingly.

C. THAT the discussions with the Province concerning their participation be undertaken by the G.V.R.D. Transportation Committee.

D. THAT Council suggest a time limit of two to three months to deal with objectives 1 and 2 of the G.V.R.D. which are:

1. To determine what type of high capacity rapid transit is best for corridors between Surrey - Downtown Vancouver - Richmond and New Westminster - North East Sector.

2. To decide upon the priority for high capacity rapid transit routes, based on ridership potential, cost and service standards.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

LRT Studies (Cont'd)

E. THAT Council would make available City staff to work with the Consultants on such a study.

F. THAT Council recommend to the G.V.R.D. that the Technical Committee be kept small and be limited to the parties intimately involved in the first priority route.

G. THAT Council questions the value of setting up a special political "Review Committee".

- CARRIED UNANIMOUSLY

Underlining denotes amendment

At this point in the proceedings, Council varied the agenda to deal with the following report:

E. Contract for Field Lighting at Capilano Stadium.

Council, at its meeting on January 24, 1978, when dealing with the contract for lighting Capilano Stadium resolved that:

a. The normal tendering procedures be waived with respect to the project to relight the field at Capilano Stadium.

b. Subject to the offer being within the approved budget, the City Manager be authorized to sign a contract with Ricketts-Sewell Electric Ltd., for the installation of the field lighting at Capilano Stadium.

c. A Consulting Electrical Engineer be employed by the City as a project manager.

d. In the event that it is required, the City Manager be authorized to give a letter of undertaking to the Contractor that the City will pay all costs incurred at this time, by the supplier for securing the necessary materials and components for the poles and lighting fixtures to be used on the project in the event that the contract cannot be tered into for any reason.

Before Council this day was a report, dated February 8, 1978 in which the City Manager reported further on this matter. The City Manager requested and received permission to amend recommendation(ii)of the three recommendations contained in his report of February 8, 1978, which as amended are:

(i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on Janaury 24, 1978, be rescinded.

(ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed $350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.

(iii) That City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Field Lighting at
Capilano Stadium (Cont'd)

Council heard representations from Mr. Hector MacDonald, representing the baseball club, who explained the reasons for the changes in procedure with respect to the contract for field lighting at Capilano Stadium. Mr. Sewell - Ricketts-Sewell Electrical Ltd., advised Council that he did not feel that his Company could complete the contract within the projected time frame.

MOVED by Ald. Puil
THAT the above recommendations of the City Manager be amended and then approved as follows: (a separate vote was requested on each of these recommendations)

(i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on January 24, 1978, be rescinded

(Mayor Volrich opposed) - CARRIED BY THE REQUIRED MAJORITY

(ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed $350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.
FURTHER THAT the City make no progress payments to the baseball club until the contract for field lighting at Capilano Stadium has been completed to the satisfaction of the City Engineer, at which time the City will pay the ball club an amount not exceeding $350,000 for this work.

(Alderman Kennedy opposed) - CARRIED

(iii) City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name.

- CARRIED UNANIMOUSLY

A. CITY MANAGER'S
GENERAL REPORT
FEBRUARY 10, 1978

Works & Utility Matters
(February 10, 1978)

Sewer & Drainage Right-of-Way.
Southeast Corner of 54th Avenue
and Victoria Drive
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in clause 1, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 10, 1978)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Energy Conservation Demonstration Project.
Cl. 2. Kiwassa Rezoning: Disposition of Vacant Sites and Other Specified Properties.
Cl. 3. Champlain Heights - Enclave 16.

Energy Conservation Demonstration Project (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in clause 1, of this report, be approved.

- CARRIED

(Alderman Puil opposed)

Clauses 2 and 3.

MOVED by Ald. Kennedy
THAT clause 2 be recieved for information and the recommendation of the City Manager, as contained in clause 3, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 10, 1978

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Live-aboard Boat License Fee.
Cl. 2. New Museum and Planetarium Association - City of Vancouver Agreement

Clauses 1 and 2

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(February 10, 1978)

Ray-Cam Co-operative Association -
Coverage Under Municipal Superannuation Act
(Clause 1)

MOVED by Ald. Gibson
THAT this report be referred to the Finance and Administration Committee for consideration, and the City Manager report to the Committee on the relationship between the Association and the City of Vancouver.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Property Matters
(February 10, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Building for Sale for Removal - 2601 Point Grey Road.
Cl. 2. Request by Purchaser to Defer Payments on Four Lots sold by the City - North Side Southeast Marine Drive between Poplar and St. George Street.

Building for Sale for Removal
- 2601 Point Grey Road
(Clause 1)

MOVED by Ald. Kennedy
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Request by Purchaser to Defer
Payments on Four Lots sold
by the City
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Puil and the Mayor opposed)

B. 1978 Supplementary Capital Budget

Before Council for information was a Manager's report dated February 6, 1978, in which the Director of Finance submitted a preliminary report on the 1978 Supplementary Capital Budget to assist Council in reaching a decision on a report dated February 3, 1978 from the City Engineer on Local Improvements by "Petition", also submitted to Council this day. In his report the City Engineer advised that to undertake the projects listed in the schedule attached to this report, it would be necessary to approve a sum of $1,859,000 for the shortfall on this present group of projects. In the report the City Manager submitted for consideration the matter of Council allocating from Supplementary Capital funds the required sum of $1,859,000.

MOVED by Ald. Harcourt
THAT the above reports of the City Manager both dated February 3, 1978 be referred to the Standing Committee on Finance and Administration for consideration in the overall context of the City's 1978 Supplementary Capital Budget.

- LOST

(Ald. Bellamy, Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT Council approve the allocation of $859,000 from the 1978 Supplementary Capital Budget and the sum of $1,000,000 to be appropriated from the 1979-80 and 81 Five-year Capital funds, to cover the shortfall on the present group of local improvement projects by "Petition" in the schedule attached to the City Engineer's report dated February 3, 1978.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

1978 Supplementary Capital Budget (Cont'd)

MOVED by Ald. Gerard
THAT
(a) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.

(c) The following street be designated a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-law:

7th Avenue, Scotia Street to Brunswick Street

(d) The projects listed in the attached schedule dated January 27, 1978 be brought before a Court of Revision to be held at 7:30 p.m., Thursday, March 30, 1978.

- CARRIED

(Ald. Harcourt opposed)

The City Engineer was requested to submit a report to the Standing Committee on Finance and Administration on present policies with respect to Local Improvements by "Petition" This report to include means by which local improvement projects by "Petition" could be cut-back in future years.

C. Federation of Canadian Municipalities Operational Research Program

Under date of February 9, 1978, the City Manager submitted a report on the Operational Research Program, sponsored by the Federation of Canadian Municipalities, for the consideration of Council.

MOVED by Ald. Harcourt
THAT the following projects only be approved, at a cost to the City of $9,020:

1. Maintenance Costs of New Materials for Street Construction.
2. Interactive Computer Analysis of Traffic Information.
3. Stochastic Equipment Replacement Modelling.

- CARRIED UNANIMOUSLY

D. Establishing Floor Space Ratio Calculation Base Line on Residential Waterfront Properties.

On January 10, 1978 Council, having considered a letter dated December 20, 1977, from the Park Board on Point Grey Road Building Lots, resolved:

'THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.'

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Establishing Floor Space Ratio
on Residential Waterfront Properties (Cont'd)

In the City Manager's report dated February 7, 1978, the Director of Planning reported on establishing floor space ratio calculation base line on residential waterfront properties.

During consideration of this item, the City Manager requested and received permission to withdraw his recommendation -'That the recommendation of the Director of Planning in this report be approved'.

MOVED by Ald. Puil

A. THAT the Director of Planning be instructed to amend Zoning and Development by-law No. 3575 to establish a 'base line' to be used in the calculations of site area in calculating the floor space ratio on waterfront lots in residential areas; such line to approximate the survey lines set out in either Plan 229 or the Fountain survey whichever is the maximum, on the understanding that neither of the approved lines exceeds 120 ft. from the southerly boundary of the lots in question.

B. THAT this application be referred direct to a Public Hearing.

C. THAT Development Permit Applications Nos. 79831 and 79834 being 3257 and 3541 Point Grey Road respectively, be withheld for thirty days from the date of application and for a further period of sixty days from expiration of the said thirty days withholding period, pending the Public Hearing and disposition of the by-law amendment application.

- CARRIED

(Ald. Brown and Kennedy opposed)

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Planning and Development. (February 2, 1978)

Annual Review 1977/78 - Vancouver City Planning Department (Clause 1)

MOVED by Ald. Harcourt

THAT consideration of this report be deferred for one week and the Director of Planning be requested to appear before Council to discuss his Department's 1978 work programme priorities.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development. (February 2, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Request for Demolition - Englesea Lodge - 2046 Beach Avenue.
Cl. 2. List of Outstanding Matters.
Cl. 3. Progress Report - Central Waterfront - Official Development Plan
Cl. 4. Application of R.R.A.P. to City-owned Properties in Riley Park.

Request for Demolition - Englesea Lodge - 2046 Beach Avenue. (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

During discussion of this clause, Council noted a letter from Park Commissioner Russ Fraser, putting forward arguments why the City should retain Englesea Lodge until the end of 1979 which is just under two years.

List of Outstanding Matters (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Progress Report - Central Waterfront Official Development Plan (Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee be amended and then approved as follows:

'THAT the report of the City Manager dated January 26, 1978 be received and the Director of Planning be instructed to obtain more details on the G.V.R.D. Sub Committee's decision and give a report reference to Council on this matter.'

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Application of R.R.A.P. to City-owned Properties in Riley Park (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in clause 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Finance and Administration (February 2, 1978)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Newsletter Insert for 1978 Tax Bill
Cl. 2. Federal Employment Program - Young Canada Works (1978)
Cl. 3. Greater Vancouver Artists Gallery Society Budget
Cl. 4. Point Grey Road Property Taxes.

Clauses 1, 2 and 4.

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 1, 2, and 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Greater Vancouver Artists Gallery Society Budget (Clause 3)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development (February 9, 1978)

Developing a Conserver Society Programme for the City of Vancouver. (Clause 1)

MOVED by Ald. Harcourt
THAT

1) A twelve-month Energy Conservation Program be established.

2) The program be co-ordinated by a temporary position of an Energy Conservation Officer, classification to be subject to review and report by the Director of Personnel Services, reporting to the Assistant Director, Construction and Maintenance Division in the Permits and Licenses Department.

3) Funds for the program in the amount of $48,000 be provided from the 1978 budget in advance of budget approval.

4) Council formally review the program at the end of the twelve-month period.

- CARRIED

(Aldermen Gerard and Puil opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Kingsway & Nanaimo St.)

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes Portions of Lots 1 to 6 and 13 to 18, Block 6, D.L. 637.

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. All those portions of Lots 1 to 6 and 13 to 18, Block 6, District Lot 637, Plan 1719 described as follows:

   (a) Commencing at the southwesterly corner of said Lot 1, thence East, 33 feet more or less, following in the southerly limit of said Lot 1 to the southeasterly corner of said Lot 1;

   Thence N0° 06' W, 10 feet, following in the easterly limit of said Lot 1;

   Thence West, 23 feet, following in a line drawn parallel to the southerly limit of said Lot 1;

   Thence N44° 57' W, 14.15 feet more or less to intersection with the westerly limit of said Lot 1 at a point 20 feet northerly from the southwesterly corner of said Lot 1;

   Thence S0° 06' E, 20 feet following in the westerly limit of said Lot 1 to the point of commencement.

   (b) The South 10 feet of each of Lots 2 to 6, said Block 6 and of Lot 5 of Blocks 7 and 8.

   (c) The North 10 feet of each of Lots 13 to 18, said Block 6 and of Lot 5 of Blocks 7 and 8.

The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated September 29, 1977, a print of which is hereunto annexed.

Cont'd....

MOTIONS (Cont'd)

Allocation of Lands for Lane Purposes
Portions of Lots 1 to 6
and 13 to 18, Block 6, D.L. 637 (Cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

Honour - Order of Canada
Mr. Ben Wosk

MOVED by Ald. Gibson
THAT whereas one of City Hall's neighbours has been made a Member of the Order of Canada, Council send a message of congratulation to Mr. Ben Wosk, prior to the investiture on April 19, 1978.

- CARRIED UNANIMOUSLY

"In Camera"Minutes

Alderman Rankin referred to a recent disclosure to the newspapers of a Council vote on an 'In Camera' item. The Alderman suggested that Council exercise restraint in revealing items of this nature to the press.

The Council adjourned at 7.00 p.m.

The foregoing are Minutes of the Regular Council Meeting of February 14, 1978, adopted on February 21, 1978.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE February 2, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: TOW-AWAYS FROM COMMERCIAL PARKING LOTS

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Legal Services reports as follows:

"On November 22, 1977, Council passed the following resolution with respect to a report of the Transportation Committee on tow-aways:

'THAT a ban on tow-aways from commercial parking lots except in cases where a hazard is created be approved, and the Director of Legal Services report back on ways and means of implementing this measure.'

Since that date, I have had several discussions with the Engineers on how to implement Council's desires to effectively eliminate tow-aways from commercial parking lots except in very obvious deserving cases. As a result of these discussions I attach to this report two draft by-laws indicating the amendments I would recommend to achieve Council's purposes. The procedure recommended is as follows:

(1) A commercial parking lot is defined and is in essence a parking lot operated as a business and a parking lot operated in conjunction with a business and parking provided to tenants of a building (e.g. apartment houses).

(2) The intent of the by-laws is to prohibit tow-aways entirely except in certain definite cases. In short, no vehicle may be towed away from a commercial parking lot unless the owner, operator, or occupier of the parking lot, or his duly authorized agent, places a tow-away ticket on the vehicle. If the vehicle is parked on the lot without any contractual payment therefor (e.g. no ticket), or if it constitutes a hazard, or if it is obstructing the use of the parking lot, a tow-away ticket may be placed on the vehicle by the appropriate person and the vehicle may be towed away immediately. Where a ticket has been purchased and is properly displayed, no tow-away ticket may be placed on the vehicle until three hours have passed from the time the ticket expired. In other words, a person parking a vehicle will have the time purchased plus three hours before his vehicle can be removed.

In the case of a person parking on a metered lot after 6 p.m. (i.e. evening parkers), the ticket will not be considered to have become expired until 3 a.m. of the following day. This, plus the three-hour delay, will mean it cannot be removed until 6 a.m. Council may wish to vary or reduce this, which would be an easy amendment. The thought behind this suggestion is to have the same effect as setting a flat rate for evening parking.

(3) The by-laws do not apply to private property (e.g. a parking area reserved for a company's own employees), but do apply to contract parking lots (e.g. monthly parking).

If Council approves of these ways and means of achieving its goal, I RECOMMEND that I be instructed to bring forward the by-laws in final form for enactment. However, an effective date will have to be fixed because it will take time for the industry to set up the notice procedures such as printing notices, etc., and it may be that many of the ticket machines will have to be altered in order to provide duplicate tickets."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted, but submits for CONSIDERATION of Council the question of the amount of overtime parking permitted before a tow-away ticket can be attached. The choice before Council is between:

a) 3 Hours, as recommended above, (this can result in more overtime than the original time bought)

b) 2 Hours

c) 1 Hour

FOR COUNCIL ACTION SEE PAGE(S) 221

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Sewer and Drainage Right-of-Way over Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, Southeast Corner of 54th Avenue and Victoria Drive

The City Engineer reports as follows:

"Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, was sold by the City without the reservation of a sewer and drainage right-of-way to contain an existing sewer running across the southerly portion of the lot.

The owner of Amended Lot 1 has agreed to grant the City a sewer and drainage right-of-way subject to the conditions outlined below.

Therefore, Be It Resolved That the Director of Legal Services on behalf of the City be authorized to enter into a sewer and drainage easement over the north 4 feet of the south 12 feet of Amended Lot 1 (Explanatory Plan 7875), Block 58, District Lot 727 (Fraserview), Plan 8446, as shown hatched on plan marginally numbered LF 8521, a copy of which is attached hereto, subject to the following conditions:

(a) City to waive sewer connection fee of approximately $1 700 which would normally be payable in respect of the proposed development.

(b) City to prepare the right-of-way agreement and to pay cost of registration. The agreement to be drawn to the satisfaction of the owner's solicitor and to the satisfaction of the Director of Legal Services.

(c) No buildings to be erected over the right-of-way. This restriction does not prevent the right-of-way area being improved by landscaping, blacktop, concrete or gravel surfacing, curbs, fencing or a garbage container.

(d) The City to have the right to enter the right-of-way area at any time to alter, enlarge, remove, repair, renew, maintain, inspect and replace the sewers.

(e) In the event that the City enters the right-of-way area for the purposes outlined in Paragraph 4, the City shall restore the disturbed area to a condition similar to the condition that existed prior to the work being done.

(f) The City to hold the owner harmless against any claims, etc., that may result from its re-entry.

(g) The issuance by the City of a permit allowing a development not substantially different from the development shown on Plan 7743, dated January 10, 1978, prepared by Edward Dodson and Associates.

(h) The owner to have the right to relocate the sewer at their own expense at any time. If the sewer is relocated, the relocation to be to the satisfaction of the City Engineer. The City to then release the right-of-way charge.

(i) The right-of-way agreement is to be registered as a first charge against the title."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 230

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Energy Conservation Demonstration Project

The Champlain Heights Project Manager reports as follows:

" Council on November 29, 1977 passed the following motion:

> 'THAT the National Research Council or other agencies be asked to collaborate with the City of Vancouver to ensure that at least one housing development be designed as a demonstration project and equipped with solar space and water heating in an effort to determine the extent to which this form of heating can contribute to the solving of the growing energy crisis;
>
> THAT the City's officials be asked to study the technical, taxation, legal and financial factors arising from this proposal with a view to reporting at a later date on its feasibility;
>
> THAT a federal grant be requested to pay for the innovative features and special studies required to create a successful demonstration project in Vancouver.'

The following report summarizes progress to date and suggests a strategy for approaching this problem.

The Project Manager has initiated discussions with individuals in the Vancouver area who are involved with energy conservation programs. In addition, discussions have been held with staff in a number of civic departments. Substantial progress has been made. Arising from these discussions, a set of goals and objectives has been established, a possible site has been identified and an implementation procedure has been developed.

GOALS:

(1) To develop a residential energy conservation demonstration project in Vancouver.

(2) To involve civic staff in the process to create a sensitivity toward this subject in terms of engineering, planning and financing.

(3) To involve the community in order to create an awareness and appreciation for energy conservation.

(4) To involve other levels of government in the project.

OBJECTIVES:

(1) To develop a working team to gather, review and assemble technological and financial data on energy conservation.

(2) To seek financial support from other levels of government.

(3) To develop a project which has practical applications of conservation technology which will be marketable and can be repeated.

(4) To seek private sector involvement through the development and marketing of the project.

Cont'd . . .

Clause 1 Cont'd

SITE:

A potential site has been identified in Champlain Heights which is well suited for an energy demonstration project. The site (Enclave 2) is 11.03 acres and could accommodate up to 94 units of multi-family housing. It is felt that the site is large enough to permit the necessary siting flexibility required in an energy conservation project.

It is probable that not all housing would involve the full three levels of energy conservation:

level 1: conservation in building (siting, insulation, materials, etc.)

level 2: passive solar (location of windows, material treatments, etc.)

level 3: high technology; solar panels, district heating, collecting tanks, etc.

The specific breakdown of numbers and conservation features would be determined as project planning progressed.

IMPLEMENTATION PROCEDURE:

A 'working team' would be established to coordinate the development of the project. Members of the team would include representatives from various City departments as well as others with particular expertise in this field. The research will look at relative advantages and disadvantages of various conservation techniques and apply these to a specific residential development. These conservation techniques will range from site planning and unit layout to building technology and specific conservation features such as solar collectors and district heating. The results of this research will form a 'primer' on energy conservation as it relates to new residential development. The working team will also contact other interested bodies (National Research Council, B.C. Energy Commission, Office of Energy Conservation and C.M.H.C.) to determine potential funding sources for subsidies that will be required to develop this housing. Subsequent stages would involve preparation of a preliminary program and feasibility study for submission to Council.

Implementation of the project would be through the private sector. Following approval of a preliminary feasibility program, a proposal call would be held and a builder/developer would be selected. At that time, details of subsidy requirements, cost sharing and funding sources would be formalized and submitted for Council approval. Subsequently, the working team and the builder/developer would work together through the construction phase.

Although a great number of financial and technical questions are yet to be answered the following areas have been identified as requiring funding.

(1) Research Funds: During the research phase, an amount of $30,000 will be required to offset the costs which will be incurred to collect the necessary information, prepare the necessary background material and for professional fees associated with the production of a formal proposal. It is recommended that $10,000 of this amount be provided by the City from the Champlain Heights budget. It is recommended that an application be made to the F.C.M. Municipal Research Support Program for the additional $20,000 which will be required for this stage although other sources would be pursued if this application were not approved.

Cont'd . . .

Clause 1 Cont'd

(2) Project Subsidy Requirements: An amount yet to be determined will be required to offset the demonstration aspects of the project. As was outlined earlier, private industry would be looked at as the builder/developer, however, it should be recognized that the extra costs incurred in building a demonstration project will not be fully recovered from the market. Subsidy funds will be required to offset the differential between the costs of conventional construction and the costs of the conservation aspects. The amount of the subsidy requirements are unknown as are possible funding sources. During the initial research phase, such agencies as the B.C. Energy Commission, Office of Energy Conservation/Ottawa and C.M.H.C. will be approached to discuss potential contributions. Subsidy requirements and funding sources will be the subject of a subsequent report to Council.

DRAFT TIMETABLE

February 14:	draft report to Council requesting approval of proposal.
February 15:	submit FCM application.
February-April:	organize working team, prepare background documentation, formulate proposal, secure start-up funds, resolve project financing,
May-September:	proposal call, select builder, design project, prepare ground leases, process development permits, etc.
September:	start construction, monitor development and marketing.

RECOMMENDATION:

A. It is recommended that the approach outlined in this report be approved in principle and that the Project Manager be authorized to proceed with the initial phases of the implementation procedure.

B. That Council approve an amount not to exceed $10,000 to offset initial project costs to be considered and appropriated as a Champlain Heights front-end development cost in the Champlain Heights budget.

C. That the Project Manager continue to coordinate the project and report back to Council as appropriate."

The City Manager RECOMMENDS that the foregoing recommendations of the Champlain Heights Project Manager be approved.

INFORMATION:

2. Kiwassa Rezoning: Disposition of Vacant Sites and Other Specified Properties

The Director of Planning reports as follows:

"BACKGROUND/PURPOSE OF REPORT

On December 6, 1977 Council approved the following recommendations of the Director of Planning:

> 'THAT the Director of Planning be instructed to apply to rezone the Kiwassa area properties (outlined in Appendix II of the City Manager's report dated November 10, 1977) to RT-3 District Schedule, and that the application be referred to a public hearing.'
>
> 'FURTHER THAT the Director of Planning arrange a public information meeting prior to the public hearing to discuss this proposed rezoning.'

In speaking to these recommendations at the December 6 Council meeting, the Planning Department representative responded to a number of questions regarding the appropriate disposition of the vacant land, the few sites currently used for commercial purposes, and the industrially-used lands excluded from the proposed rezoning. Although Council did not pass a specific motion on this issue, the Planning Department agreed to provide more information prior to the Public Hearing. The purpose of this report is to advise Council of the results of the public information meeting and to provide information on the vacant lands and sites used for commercial and industrial uses.

PUBLIC INFORMATION MEETING

The public information meeting to discuss the proposed RT-3 zoning in the Kiwassa area was held on December 13, 1977, at the Seymour School. City Planning staff presented the proposal to rezone most of the Kiwassa area from M-1 (Light Industrial) to RT-3 (duplex and semi-detached) to stabilize the residential land uses and meet the eligibility requirements for the Neighbourhood Improvement Program. Staff also pointed out that the industrially-used properties in the area would be excluded from the rezoning proposal. City Engineering staff were present to note some of the traffic implications of the proposed rezoning, specifically the impact on the residential environment as truck traffic on Clark Drive increases.

About 35 persons from the neighbourhood were present, mostly residential property owners with some industrial property owners. There was considerable support shown for upgrading the area through the N.I.P. program and for having the area qualify for R.R.A.P. funds for home improvements. The proposed rezoning was supported as the prerequisite to receiving these funds. There was the general feeling expressed that the N.I.P. program and proposed rezoning were long-overdue measures to recognize and reinforce the residential environment of this area. Concerning the industrial properties, those who identified themselves as industrial property owners stated that, generally, as long as their properties were excluded from the proposed rezoning and could remain M-1, they would not be opposed to the rezoning. One person stated that he wished to expand his industrial use.

VACANT SITES

There are 8 vacant sites within the area proposed to be rezoned. These sites are all single isolated lots (25 ft. or less frontage). They have been included in the area to be rezoned because the Director of Planning, in consultation with Kiwassa residents, believes that this would further stabilize the area; if the land is developed, it would be for residential rather than industrial use, and this would significantly improve the residential environment; and the objectives of the Neighbourhood Improvement Program would be better achieved.

Cont'd . . .

Clause 2 Cont'd

Further, the Director of Planning believes that since the City owns 5 of the 8 vacant sites, the inclusion of these properties in the rezoning proposal would further demonstrate the City's intent to upgrade this neighbourhood. Finally, it should be noted that in those existing situations where industrial development has occurred in mid-block, the developments have disrupted the residential continuity, blocked off light and air to adjacent residential buildings, and increased truck and car traffic in the area generally.

Each vacant site is numbered (1 through 8) on the map in Appendix I, and is listed below with a statement on its status.

No.	Legal Description	Status
1.	Lot 10, Blk. 64, D.L. 182	Held by a holding company which is in process of purchasing sites to the north (fronting onto Hastings) for industrial development. Industrial property to the west is leased, and the owners have stated they do not wish to purchase this vacant site.
2.	Lot 24, Blk. 14, D.L. 182	City-owned, in center of block which is 100% residential.
3.	Lot 5, Blk. 79, D.L. 181	City-owned, in center of block which is 100% residential.
4.	Lot 14, Blk. 15, D.L. 182	Owned by adjacent (to the west) residential owner. Although adjacent industrial owner to the east wants to buy this site, the owner does not wish to sell for industrial use.
5.	Lot 7, Blk. 80, D.L. 181	City-owned, in center of block which is 100% residential.
6.	Lot 10, Blk. 80, D.L. 181	Located in block which is 100% residential, across street from Seymour School. Lot has only 19 ft. frontage.
7.	Lot 8, Blk. 95, D.L. 181	City-owned. Adjacent to city-owned lot with small storage building. Kiwassa NIP Committee prefer both lots to be developed for residential uses.
8.	Lot 10, Blk. 21, D.L. 182	City-owned, located within residential portion of block which has mixed use.

COMMERCIALLY-USED PROPERTIES

Two properties in the Kiwassa area proposed for rezoning to RT-3 are partially used for commercial purposes. Discussions with owners have resulted in no clear indication of their views on the proposed rezoning. These properties are listed as Nos. 9 and 10 on the map in Appendix I and their status is provided below.

No.	Legal Description	Status
9.	N. 1/2 of Lot 1, Blk. 19, D.L. 182	The building on this lot is partially used for residential purposes and partially as a "corner grocery store".
10.	Lot 17, Blk. 14, D.L. 182	The building on this lot is an apartment building which has a grocery store on a portion of the main floor.

INDUSTRIALLY-USED PROPERTIES

There are 17 owners (individuals or firms) of industrially-used properties within the boundary of the area proposed for rezoning to RT-3. Although the industrially-used properties have been excluded

Cont'd . . .

Clause 2 Cont'd

from the proposed rezoning, and are intended to remain M-1 (Industrial), staff attempted to contact these owners to solicit their views on this issue. Fifteen out of the 17 owners were contacted. About one-half of them objected to the rezoning proposal and expressed the desire to expand their industries, although only one owner (N.W. corner of Glen and Union Street) actually owned an adjacent property. About one-fourth objected on principle to the rezoning because they did not believe a mixed-use area was desirable. The remaining one-fourth had no objections, provided their properties were excluded. (The industrially-used properties are indicated on the map in Appendix II.)"

The City Manager submits the foregoing report for the INFORMATION of City Council. At the Public Hearing Council can consider whether or not to exempt any of the vacant lots from the proposed rezoning, particularly lots 1, 4 and 7 which are adjacent to industrial uses.

RECOMMENDATION:

3. Champlain Heights - Enclave 16

The Champlain Heights Project Manager reports as follows:

"January 10th 1978 the Project Manager reported that although good progress was being made on processing a development permit and preparation of a lease for the above noted project, an extension was required to permit processing of the subdivision.

The development permit is complete and was issued January 25th, 1978.

Unfortunately some complications arose in processing the subdivision. Difficulties with servicing plans and easement agreements have caused delays. These have now been resolved but we will not be in a position to execute the lease February 17th 1978. As a result a thirty day extension is requested to March 20th 1978.

Community Builders are in agreement with this request.

The Project Manager recommends that Council approve a thirty day extension (March 20th 1978) for completion of the lease arrangements."

The City Manager RECOMMENDS the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

FINANCE MATTERS

RECOMMENDATION:

1. Live-a-board Boat License Fee

The Director of Permits and Licenses reports as follows:

"Under the provisions of Section 17AA of the License By-law, Marina Operators are required to pay a license fee based on the number and length of live-a-boards in the marina. The Marina Operator then collects the fee from the occupants of the live-a-board boats. The annual fees are as follows:

Length of live-a-board		Fee
21' or less	-	$199.00
22' to 30'	-	$232.00
31' to 39'	-	$282.00
40' up	-	$348.00

The fee is payable in January and there is no provision for a refund if the live-a-board moves from the marina after a 60 day period. As a result, if a live-a-board moves after 60 days, from one marina to another after the fee is paid, an additional fee at the second marina is payable. This double fee is not considered to be fair and the By-law should be amended to correct this situation.

I recommend that Section 17AA of the License By-law be amended so that a Marina Operator does not have to pay a license fee on a live-a-board boat when the current license fee for that particular boat has already been paid at another marina in Vancouver."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. New Museum and Planetarium Association - City of Vancouver Agreement

The Director of Finance reports as follows:

"On January 17, 1978, City Council approved the recommendations of the Standing Committee on Finance and Administration contained in the Committee report of January 5, 1978, dealing with the negotiations between the City and the Museums and Planetarium Association regarding a new contract for the operations of the complex.

Recommendation A of the Committee was

> That City Council approve a grant at the same level of funding in 1978 as approved for the Vancouver Museums and Planetarium Association in 1977, being $861,175, revision of the amount only to include wage increases for 1978.

The implication of this particular recommendation is of course that the contract be for only one year and the amount only be revised for the one year. It is not my understanding that this is what was intended by Council and I did not catch this prior to Council dealing with the Committee Minutes. It is my understanding that the contract was to be renewed for a further five years on the same basis as the old contract, namely that the grant would be increased each year by the wage and salary increase awarded to City employees under the V.M.R.E.U. contract. None of the other recommendations deal with this matter.

cont'd.....

Clause #2 continued:

Assuming that my understanding is correct, I would

> Recommend that the contract be renewed for a five year period commencing January 1, 1978, and that the grant be adjusted each year in the same manner as under the previous contract, specifically starting from a base of the 1977 grant, and increasing it each year by the percentage increase in the City's contract with the V.M.R.E.U. for that specific year."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

PERSONNEL MATTERS

RECOMMENDATION

1. Ray-Cam Co-operative Association - Coverage Under Municipal Superannuation Act

The Director of Personnel Services reports as follows:

"In July 1976, City Council approved the establishment of the Ray-Cam Co-operative Association to operate the Ray-Cam Community Centre as an independent employer.

Subsequently, the Labour Relations Board certified the V.M.R.E.U. as the bargaining agent for the employees involved. Generally, the same benefits were negotiated as are enjoyed by the City's V.M.R.E.U. employees, including coverage under the Municipal Superannuation Act.

At a Directors' meeting of the Ray-Cam Co-operative Association on January 10, 1978, approval was given to a resolution to request the Municipal Superannuation Commissioner to extend coverage under the Municipal Superannuation Act to the eligible employees effective January 1, 1978.

The Superannuation Commissioner has requested a resolution of City Council recommending approval of the Ray-Cam request for coverage and indicating that Ray-Cam is affiliated with the City of Vancouver.

It is, therefore, recommended that the Municipal Superannuation Commissioner be asked to approve the request to extend the coverage of the Municipal Superannuation Act to the eligible employees of the Ray-Cam Co-operative Association effective from January 1, 1978."

The City Manager RECOMMENDS approval of the recommendation of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 231

PROPERTY MATTERS

INFORMATION

1. Building for Sale for Removal
   - 2601 Point Grey Road
   Subdivision 3 of lots D, E and F,
   Block 1, District Lot 192, Plan 6601

The Supervisor of Properties reports as follows:

"The building at 2601 Point Grey Road was offered for sale for removal and tenders were opened on February 6, 1978 and the Supervisor accepted the only offer received, being the sum of $550.00 plus sales tax. The acceptance was made on the following terms:-

(a) Dwelling to be removed and all debris cleared from the site by March 10, 1978.

(b) The Contractor to obtain all necessary permits including current public liability insurance with minimum inclusive limits of $500,000.

(c) Indemnify and save harmless the City from all claims."

The City Manager submits the foregoing report of the Supervisor of Properties for INFORMATION.

RECOMMENDATION

2. Request by Purchasers to Defer Payments on Four Lots Sold by the City - North Side Southeast Marine Drive between Poplar and St. George Streets

The Supervisor of Properties reports as follows:

"On June 29, 1976 City Council approved the sale of seven lots described as Lots A, B, C, D, E, F and G of Subdivision B, Block 31, District Lot 313, Plan 14166 at a price of $213,100.00 on City terms. Upon receipt of the total first instalment principal and other related charges, the City registered agreements-for-sale in favour of the purchasers on all seven lots.

The purchasers have now sold three of the seven lots, however, they have submitted a letter stating that due to the poor activity in the real estate market, they are unable to dispose of the balance of the lots as planned and cannot meet the final payment due December 29, 1977 on the remaining four lots.

The final principal amount due December 29, 1977 is $30,017.50 together with interest charges. The purchasers have submitted payment on interest charges up to and including February 1, 1978 along with a request for deferment of the total principal amount of $30,017.50 for a twelve month period to December 29, 1978. They have indicated they will pay the interest portion when it becomes due again on June 29, 1978.

As the purchasers have paid the City to date a sum of over $90,000.00 on these four lots alone, the Supervisor of Properties considers the request to defer payment of principal a reasonable one, especially since they have agreed to pay interest every six months. Conveyance will not take place until the monies due the City have been paid.

It is recommended that the request by the purchasers to defer payment of the principal amount outstanding on each of Lots A, B, C, and D of Subdivision B, Block 31, D.L. 313 be deferred until December 29, 1978 on condition that the interest payments are made at the proper times.

The City Manager RECOMMENDS the foregoing report of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 232

B

MANAGER'S REPORT

February 6, 1978

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: 1978 Supplementary Capital Budget

The Director of Finance reports as follows:

"Concurrent with this report, the City Engineer is submitting a report to Council on his 1978 program for street and lane local improvements. A problem has arisen in the area of financing the City's share of streets and lanes local improvements that makes it necessary for Council to review the status and expected demands on the 1978 Supplementary Capital Budget prior to the time in which Council would normally be dealing with this subject. Because the City Engineer is requesting $1.859 Million of Supplementary Capital funds, and because this amount of money would form a substantial portion of the discretionary funds available in this year's expected budget, Council should consider the total budget and make a preliminary determination of priorities before considering the City Engineer's request. Council cannot approve the Supplementary Capital Budget at this time (even though some individual items have been approved and may continue to be approved prior to finalization of the Supplementary Capital Budget) until the Revenue Budget has been dealt with and Council has determined the amount of funds to be included in the Revenue Budget, for Supplementary Capital purposes for 1978. For purposes of this particular report it is assumed that the funds available will be the same amount provided out of the Revenue Budget in 1977, plus 5%, totalling $8,253,000.

It is not known if all needs have been transmitted to us but certainly all major items are now in.

The items are presented in four categories, (1) specifically approved, (2) commitments implied, (3) high priority, and (4) unknown priority. There is little or no flexibility in the first two categories and the judgement process listing the remaining items in the high priority and unknown priority columns is mine. Council will of course use their own priority judgement on these last two categories.

1978 ANTICIPATED SUPPLEMENTARY CAPITAL BUDGET

CATEGORY - PREVIOUSLY APPROVED

1. Basic Capital Program funded from Revenue	$2,000,000
2. Fire Fighting Apparatus	430,000
3. False Creek - Phase II- community facilities	233,000
4. Capilano Stadium lighting (City portion)	159,000
5. Rapid Transit study	200,000
Total	$3,022,000

CATEGORY - COMMITMENTS IMPLIED

6. YMCA Langara -Community facility	111,000
7. Police - PIES data base system	182,000
8. Cassiar-Cambridge loop	100,000
9. Mount Pleasant NIP - local improvements	33,000
Total	$ 426,000

Cont'd . . .

CATEGORY - HIGH PRIORITY

10.	Vancouver Park Board	$1,500,000
11.	Collingwood Library modifications	80,000
12.	Main Library safety lighting	85,000
13.	Kitsilano Community Centre - furnishings	50,000
14.	Victor y Hotel - roofing	18,000
15.	Engineering - streets and lanes local improvement petitions	1,859,000
16.	Champlain Heights Community Centre	1,500,000
	Total	$5,092,000

CATEGORY - UNKNOWN PRIORITY

17.	517 Hamilton - reimburse Land Purchase Fund	$ 229,000*
18.	Planetarium - replace carpets and seats	100,000*
19.	Plant account - equipment replacement reserve	300,000*
20.	Health Department - audiology facility?	10,000
21.	Open Bible Chapel site - 10th Avenue	400,000*
22.	Chinatown - Gastown - streetscape project	45,000
23.	Fraser River - public access	50,000
24.	1978 NIP program	600,000 ?
	Total	$1,734,000

CATEGORY - UNKNOWN

25.	Carnegie Library	?
26.	Further local improvements Courts of Revision in 1978	$ 249,000
	Grand Total	$10,523,000

Estimated available funds $ 8,253,000

The above indicates a shortfall of approximately $2,270,000. The items marked with an asterisk (*) total $1,029,000 and could, in my judgement, be deferred for one year. The 1978 NIP program could possibly not be needed if the Federal Government stops the NIP program. Recognizing that the first phase of Champlain Heights Community facilities will cost $2 million but only a portion of that work will be undertaken in 1978, the provision of $1,500,000 for this item for 1978 could probably be reduced to $1,000,000. This would imply that Council would have to commit at least $1,000,000 in 1979 to complete this first phase."

The City Manager submits the above report for the INFORMATION of Council when considering the City Engineer's report on streets and lanes local improvements.

FOR COUNCIL ACTION SEE PAGE(S) ~~231~~ 232

B (i)

MANAGER'S REPORT

February 3, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements by "Petition"

CLASSIFICATION: RECOMMENDATION

FIRST STEP

The City Engineer reports as follows:

"General

As required by the Local Improvement Procedure By-Law, projects for

- Pavements and Curbs, Higher Zoned
- Pavements and Curbs, Local Residential
- Lane Pavements, Higher Zoned
- Lane Pavements, Residential Standard
- Speed Deterrent Bumps (in lanes)
- P.C. Concrete Sidewalk
- P.C. Concrete Sidewalk on a School Collector Street

Shown on the attached schedule dated January 27, 1978 are advanced to Council 'by Petition'."

Capital Funds

The Five-Year Capital Plan included specific amounts for each type of work and the several types are discussed in turn:

(a) Pavements and Curbs - Higher Zoned, and
Lane Pavements - Higher Zoned

Programs of these two types of work are within the amounts provided for them in the Five-Year Capital Plan, and funds for the City's shares are available in Basic Capital.

(b) Pavements and Curbs - Local Residential, and
P.C. Concrete Sidewalks (including School Collector Streets)

The petitions filed for these two types of work exceed the amounts provided for in the Five-Year Capital Plan. Funds for the excess ($400 891) have been requested in our 1978 Supplementary Capital Submission. A further group of petitions, submitted in the last two months of 1977, are being held for a Court of Revision later in the Spring. Supplementary Capital funds (159 000) have also been requested for these.

If these Supplementary Capital amounts are not available, we will recommend bringing forward funds from the later years of the Five-Year Plan. This would require about 17% of the 1979-81 total for these types of work. This would, of course, increase the needs for Supplementary Capital in future years, but no purpose is served by carrying petitions forward.

(c) Lane Pavements - Residential, and
Speed Deterrent Bumps

The major shortfall in available funds is in these types of work. The petitions filed far exceed the number provided for in the Five-Year Capital Plan. Funds for the excess ($1 458 333) have been requested in our 1978 Supplementary Capital Submission. A further group of petitions, submitted in the last two months of 1977, are being held for a Court of Revision later in the Spring. Supplementary Capital funds ($90 000) have also been requested for these.

If these full amounts of Supplementary Capital are not available, we will recommend bringing forward funds from the later years of the Five-Year Plan. Even the whole of the 1979-'80 and '81 provisions, however, would total only $254 000 of the $1 458 333 needed, and would leave this program totally dependent on Supplementary Capital Funds in future years.

These amounts are tabulated:

	Pavts & Curbs Residential	Sidewalks	Lanes-Res. & Sp. Bumps	Totals
Present Report - City Funds required	766 899	54 091	1 458 333	2 279 323
Basic Funds available	393 898	26 200	-	420 098
Supp. Capital Requested for Present Report	373 001	27 891	1 458 333	1 859 225
Add for later Spring Court of Revision	153 380	5 409	89 762	248 551
Total 1978 Supp. Capital Requested	526 381	33 300	1 548 055	2 107 776
1979-'80 & '81 total in 5-Year Plan	3 170 000	165 000	254 000	3 589 000

In the early years of the Residential Lane Paving program, the ditch elimination done in conjunction with the paving was charged to Lane Maintenance. In June of 1977, however, Council approved charging this work to Capital rather than to Maintenance. This increases the amount of Supplementary Capital required, but reduces the amount charged to the Revenue Budget accordingly. Ditch elimination on the 1977 program amounted to some $925 000, $600 000 (a) (before the change) to be charged to Maintenance and $325 000 (after the change) provided from Capital. In 1978 the estimated cost of ditch elimination is $938 000 ($883 000 (b) for the present group, and $55 000 for the later spring Court.) These amounts are included in the figures given above and the table.

(a) $400 000 in 1977, $200 000 in 1978 to complete '77 lanes;
(b) $530 000 included in City's share of Local Improvements, and $353 643 shown as 'other work'.

The Petitions in question were submitted as long ago as March of 1977. They represent a considerable effort by the 332 citizens who circulated them and carry the signatures of over 6000 persons. We feel they should be honoured, even at the cost of bringing forward Basic Capital funds. If this step is necessary, we will follow with a report to Council on possible means to reduce the problem in future years."

SECOND STEP

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated February 3, 1978.

The estimated total cost of these local improvements is $3 077 257 and the City's share of the cost is $2 010 596. An additional $353 643 of City Capital funds will be required for ditch elimination.

Whether or not the necessary financial arrangements can be made will depend to a significant extent on Council's willingness to commit a large amount of the 1978 Supplementary Capital Budget to the local improvements area or accelerate the use of 5 Year Plan Streets funds, thus deferring the problem into future years.

It may well be that a necessary solution will be to reduce the City's willingness to accept petitions for the local improvement work. This would be a policy decision and the City Engineer will advise Council of the effects and implications of such a move in a later report.

Even though Council does not actually commit funds at this particular stage of the local improvement process, i.e. sending the petitions to a Court of Revision, there is certainly an implied commitment and if funding problems have to be dealt with, as is the case this year, they should be dealt with now rather than after the Court of Revision.

/cont'd...

In view of the above problem, I have submitted a separate report to Council at this time that provides a listing of the expected demands on the 1978 Supplementary Capital Budget, as they are known at this time. I have shown as 'high priority' in that report only the $1 859 000 for the shortfall on this present group of projects.

In my opinion, the $249 000 requested by the City Engineer for a later spring Court of Revision cannot possibly be found from the 1978 Supplementary Capital Budget. If Council feels that this second group of petitions must also be honoured in 1978, then funds will have to be brought forward from future years (1979, '80 & '81). This decision does not need to be made today. These petitions would not come before Council until May, although the Engineer will wish a decision before that to allow planning of his work."

The City Manager considers these improvements desirable but notes the financing problems set out above. Subject to Council's decision in the matter of Supplementary Capital Funds, the City Manager RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance regarding local improvement projects be adopted together with the details of the Second Step report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvements be declared assessable.

(c) The following street be designated a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-law:

7th Avenue, Scotia Street to Brunswick Street

(d) The projects listed in the attached schedule dated January 27, 1978 be brought before a Court of Revision to be held at 7:30 p.m., Thursday March 30, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 232

MANAGER'S REPORT

February 9, 1978

TO: City Manager for Council

SUBJECT: FEDERATION OF CANADIAN MUNICIPALITIES OPERATIONAL RESEARCH PROGRAM

CLASSIFICATION: Consideration

The City Engineer reports as follows:

"INTRODUCTION

The Federation of Canadian Municipalities (FCM) is sponsoring a new operational research program for municipalities. This program makes financial assistance available to municipalities to help them initiate, sponsor, or implement research directed at the practical solution of municipal problems. FCM hopes this "problem-solving" research will have considerable significance for municipalities across Canada. This new program is made possible through an initial grant to FCM of $200,000 received from the Ministry of State for Urban Affairs. Because of their budget constraints, the contributions to any one project will not exceed $20,000. Project duration must be less than one year. Municipalities who receive support of their projects will be expected to contribute at least 15% of the total cost of the study.

PROJECT SUBMISSIONS

The Engineering Department has submissions for four applicable projects. These projects have been identified as requiring attention because of the efficiencies that will result in the Engineering Department and the cost savings to the City. Current workload is such that staff cannot conduct these investigations. The purpose of the projects, their benefits to the City and the FCM and City share of the costs are summarized for each prospective project as follows:

1. Maintenance Costs of New Materials for Street Construction

   - to identify the increased street maintenance costs associated with the use of new materials and to provide this data specifically for the City of Vancouver by analyzing the variables related to their type and use (e.g., pavers, durability, storage, etc.) and their associated costs.

   - the City will benefit from the knowledge of what the real costs are for the maintenance of these new materials and be able to determine the best materials at the lowest overall cost.

   - cost sharing: FCM - $5 100
     City - 900.

2. Interactive Computer Analysis of Traffic Information

   - to develop an interactive computer system for improving traffic data analyses. This system will provide Traffic Engineers with timely data references and the ability to do current analyses of traffic data files.

   - the City will benefit by providing both a faster response rate to queries by the public and traffic managers for data and statistics, and a tool which will allow more efficient usage of manpower for analyses of traffic variables such as accidents, volumes and travel characteristics.

   - cost sharing: FCM - $20 000
     City - 4 120

3. Stochastic Equipment Replacement Modelling

- to refine the City's computer modelling capability for evaluating optimum vehicle replacement policies in an uncertain economic environment of high fuel costs, high inflation and interest rates.
- the City will benefit by having a tool available to better evaluate replacement policies and reduce the total annual costs of the City vehicle and equipment fleet.
- cost sharings: F.C.M. - $20 000
  City - $ 4 000

4. Maintenance and Monitoring of Sewers

- to determine the optimum level of maintenance required for a modern sewer system.
- the City will benefit by having information available for analytically determining the economic optimum maintenance level required to minimize the total cost of maintaining sewers and meeting emergencies such as flooding.
- cost sharing: F.C.M. - $20 000
  City - $10 000

These summaries indicate that each of these four projects will benefit the City. Further details on the projects may be found in the attached proposed submissions to the F.C.M. Council approval of these projects does not guarantee acceptance by F.C.M.

If approved by Council and the F.C.M., the F.C.M. share for the four projects would be $65 100 while the City's share would be $19 020, for a total project value of $84 120.

Because these projects will benefit the City, the City Engineer recommends that the four projects: -

1. Maintenance Costs of New Materials for Street Construction;
2. Interactive Computer Analysis of Traffic Information;
3. Stochastic Equipment Replacement Modelling;
4. Maintenance and Monitoring of Sewers

be approved for submission to the F.C.M. and that funding not exceeding $19 020 be approved in advance of the 1978 operating budget to cover the City's share of the costs for any projects accepted by F.C.M. The projects are listed in the order of the priority attached to them by the Engineering Department.

The City Manager notes that these projects would be funded in total about 78% by F.C.M., but that the City share is still significant. Approval of only the first three projects would reduce the City share to $9 020. The City Manager submits the recommendation of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 233

D

MANAGER'S REPORT

February 7, 1978

TO: Vancouver City Council

SUBJECT: Establishing Floor Space Ratio Calculation Base Line on Residential Waterfront Properties

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND

On January 10, 1978 Council received and considered a letter from the Park Board dated December 20, 1977. In this letter the Park Board submitted the following extract from its minutes of December 19, 1977 on Point Grey Road Building Lines:

> 'Resolved: THAT the Board of Parks and Recreation request the City Council to instruct the Director of Legal Services to proceed as soon as possible to make application under the Special Surveys Act, on behalf of the City, to the Attorney General for a special survey to be conducted and Subdivision Plan #229 be revised in accordance therewith to establish the legal northern boundaries of Lots 7 - 16, Block 3, D.L. 540, Group 1, N.W.D., Plan 229.'

Having considered this letter, Council passed the following motion:

> 'THAT the Director of Planning be instructed to draft an amendment to the Zoning and Development By-law to establish base lines on waterfront lots in residential areas, for the purpose of setting a floor space ratio.'

PURPOSE

The purpose of this report is to respond to the above resolution by examining the existing implications of Floor Space Ratio calculations along waterfront residential properties and propose an appropriate base line which would be used to determine Floor Space Ratios on waterfront properties.

As well, this report also deals with two Development Permit Applications received after Council's resolution of January 10, 1978, for development on the north side of Point Grey Road. These two D.P.A.'s presently being processed are reported to Council.

It is noted that the Director of Planning has also been instructed to report on "methods of maintaining Point Grey Road property values". This work is underway and will be the subject of a subsequent report. It is believed that this report should be considered separately from the broader qestions of future policy options for the Point Grey Road area.

WATERFRONT RESIDENTIAL PROPERTIES

In reviewing the need for a F.S.R. base line along Vancouver's waterfront residential areas, it is concluded that the need for such a line is most necessary on those properties along Point Grey Road between Balsam and Dunbar Streets and along Cameron Avenue between Dunbar and Alma. These are the areas where the implications of Floor Space Ratio have the greatest impact on redevelopment.

Other waterfront residential properties do not require action at this time. Some are currently used for park purposes. Other properties not used as park are within zoning categories (eg. Agricultural RA-1) that pose minimal concern at this time respecting view, height and bulk through redevelopment. Therefore, this report has focussed on establishing a F.S.R. calculation line along those properties on Point Grey Road and Cameron Avenue as described above.

POINT GREY ROAD WATERFRONT PROPERTIES

A survey conducted along Point Grey Road from Alma Street to Balaclava Street in 1886 and subsequently registered in 1887 as "Plan 229" established a northerly boundary for properties fronting on English Bay. A resurvey of the Point Grey Road waterfront in 1929 by George Fountain, determined that the MHWM (in most instances) was located south of that line established by Plan 229. Because of the legal limitations of this survey, conducted between Balsam and Alma Streets it could not be registered to supercede Plan 229. In view of this, those properties in Blocks 1, 3 and 4, D.L. 540, Plan 229 can use Plan 229 in determining their northern boundary (see Appendix I). Because of this, for purposes of F.S.R. calculations, the northerly boundary established by the 229 Plan can be used in determining F.S.R.

Appendix I also illustrates a number of instances where the Fountain Survey line establishes a boundary north of that line established by Plan 229. Examples of this are those lots along Cameron Avenue, and Lots 15 - 22, Block 3, D.L. 540. Therefore, these lots could utilize the Fountain Survey line to determine their F.S.R.

EXISTING FLOOR SPACE RATIOS ALONG POINT GREY ROAD WATERFRONT PROPERTIES

An analysis was undertaken to establish existing Floor Space Ratios and development capacities of Point Grey Road waterfront properties (see Appendix II). In calculating Floor Space Ratios, existing floor areas were established through information obtained from British Columbia Assessment Authority files. This information although averaged, does, however, indicate for illustrative purposes existing F.S.R.'s. Where available, current information obtained through recent Development Permit Applications has been incorporated.

Of the properties along Point Grey Road and Cameron Avenue, complete data was available for 69 residences. Of these, 46 were located west of Balaclava Street and are affected by Plan 229. It is estimated that approximately 59% exceed the permitted 0.60 F.S.R. using the Fountain Survey line as a base line determinant. If Plan 229 is used approximately 37% exceed the permitted 0.60 F.S.R. Appendix III attached to this report indicates those properties which exceed the permitted 0.60 F.S.R. if either the Fountain Survey or Plan 229 is used to achieve maximum lot size.

DISCUSSION

The establishment of an F.S.R. base line for purposes of F.S.R. calculation would determine a constant line regardless of the shift in MHWM. In establishing such a static line a number of alternatives have been considered. Such alternatives include:

1. Establishing, for purpose of a F.S.R. base line the Fountain Survey line be used for all properties along Point Grey Road and Cameron Avenue.

2. Establishing, for the purpose of a F.S.R. base line, the Fountain Survey line (or a facsimile to it) east of Balaclava, where it has been used to determine the depths of the lots and F.S.R. For properties west of Balaclava the base line would approximate the northern boundaries established by Plan 229.

3. Establishing, for the purpose of a F.S.R. base line, that a line could be described based on the average depth of all lots in a particular block or section of Point Grey Road and Cameron Avenue.

4. Establishing, for the purpose of a F.S.R. base line, that for those properties east of Balaclava where the Fountain Survey has been used to determine the depths of lots and F.S.R., this line (or a facsimile to it) be used as a base line for these properties. For properties west of Balaclava on Point Grey Road and Cameron Avenue, a combination of the Fountain Survey and Plan 229 be used. This means the F.S.R. base line would be established along the boundary of either of these lines which is most northerly for any particular lot (see Appendix IV).

Of the alternatives examined, it is proposed that alternative 4. be used to establish a base line for F.S.R. calculation purposes. This would allow those properties which have used the Fountain Survey to advantage to continue to do so and would permit others where Plan 229 is to advantage, to use this boundary line in determining F.S.R.

The effect of establishing the base line as described would increase, in a number of cases the development capacity (floor space) of residences. In light of this, Council still retains the option of altering the Floor Space Ratio, i.e. from 0.60 to another figure to regulate Floor Space Ratios.

Another controlling factor, respecting development along Point Grey Road is the "Building Line" which was established for the purpose of controlling development and preserving open space to the north of such line. This building line therefore, restricts further development beyond this line.

PENDING DEVELOPMENT PERMIT APPLICATIONS

The following two Development Permit Applications have been received since Council's resolution of January 10, 1978 for development on the north side of Point Grey Road:

1. 3257 Point Grey Road - RS-2
   Development Permit Application No. 79831

   - Filed on January 16, 1978 by Mr. Jonathan Baker for Mrs. Ruth Buzzard;

   - To relocate, alter, add to and convert the existing two family dwelling to a one family dwelling.

2. 3541 Point Grey Road - RS-2
   Development Permit Application No. 79834

   - Filed on January 16, 1978 by Mr. Jonathan Baker for Mrs. Ruth Buzzard;

   - To alter, add to, and convert the existing two family dwelling to a one family dwelling.

The drawings submitted with the Development Permit Applications depend on site dimensions based on Plan 229 for floor space ratio and rear yard setback purposes.

RECOMMENDATIONS

The Director of Planning RECOMMENDS:

A. THAT the Director of Planning be instructed to amend Zoning and Development By-law No. 3575 to establish a "base line" to be used in the calculations of site area in calculating F.S.R.; such line to approximate:

   i) For those properties on the north side of Point Grey Road between Trafalgar Street and Balaclava Street, . . . the Fountain Survey line (August 5, 1929).

   ii) For those properties on the north side of Point Grey Road and Cameron Avenue between Balaclava Street and Alma Street . . . the Fountain Survey line (August 5, 1929) or Plan 229 as registered in the British Columbia Land Registry, whichever results in the greater area.

B. THAT this application be referred direct to Public Hearing.

C. THAT Development Permit Application Nos. 79831 and 79834 continue to be processed."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 233

CC 61-MLH-75

E

MANAGER'S REPORT

DATE February 8, 1978

TO: Vancouver City Council

SUBJECT: Contract for Field Lighting at Capilano Stadium

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"On January 24, 1978, Council approved the recommendation that the normal tendering procedures be waived because there was not enough time to fabricate poles and material and have the lighting installed for the opening game. Since then, Harry Ornest has found another source of equipment that can meet the schedule and still make it possible to obtain competitive prices.

During further discussions, the baseball club now wishes to enter into a contract with the City to install the lighting to the City's requirements and the Club's time schedule on the basis that the City will pay the costs up to a maximum of $350,000 including all the City's out of pocket costs associated with the field lighting project and the Club will pay any costs over the $350,000. The Club proposes to get other bids for the work and materials.

The Club wishes to be registered as the 'Vancouver Baseball Club Ltd.' however, the Registrar of Companies will probably require that City Council approve the use of 'Vancouver' in the name. Approval at this time of the use of the word Vancouver in the name of the proposed baseball club, will avoid delays in concluding the contract with the ball club.

I recommend that -

(i) Sections (a), (b) and (c) of the motion dealing with letting a contract for lighting Capilano Stadium which was passed on January 24, 1978 be rescinded.

(ii) A contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost of which the City's share will not exceed $350,000 including the City's expenses.

(iii) That City approval be given to use of the word 'Vancouver' in the name of the proposed company to be called the Vancouver Baseball Club Limited or a substantially similar name."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 229

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 2, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 2, 1978 at approximately 9:30 a.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy
ABSENT	:	Alderman Puil
ALSO PRESENT	:	Alderman Bellamy Alderman Ford
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATION

1. Annual Review 1977/78 - Vancouver City Planning Department

The Committee considered a memorandum dated January 26, 1978 from the Director of Planning, forwarding the "Annual Review 1977/78 Vancouver City Planning Department" (on file in the City Clerk's office).

The memorandum indicates that the Annual Review evaluates the Department's performance in 1977, sets the goals and suggests a specific work program for 1978. Mr. R. Spaxman, Director of Planning, suggested that members of Council give consideration to the jobs identified and adjust the work program where they feel it would be desirable. The jobs are listed in two areas of priority -- category A, first priority (important work which can be achieved with current resources) and category B, second priortity (important work which cannot be achieved with current resources). Charts within the Annual Review show the staff resources available to each division and a further subdivision of the staff by work group within each division.

Mr. R. Spaxman advised that the work program of the Department should be related to major planning concerns i.e.:

- Overall policies -- There is a need to develop overall policies which can be used by Council in their decision making.
- Transportation
- Conservation
- Economy and Employment
- Population

cont'd.....

Clause No. 1 continued:

- Regional growth
- Vancouver City Planning Commission's work on goals for Vancouver.
- Total cost benefit -- The implications that the proposals of the senior levels of government will have on the whole city (P.N.E., Granville Island, Convention Centre).
- Development controls
- Planning goals and objectives
- Local Area Planning Review

Mr. Spaxman noted that the 1977/78 work program was not produced by a task force. The opinion survey of all staff concerning the Department's work was carried out.

With respect to the work program, Mr. Spaxman advised that it had been completed before new directions on Light Rapid Transit surfaced. He noted that such things as L.R.T./transportation concerns, the Local Area Planning Review and the Department's input into the Vancouver City Planning Commission's Goals for Vancouver Study would affect priorities in the program and adjustments would probably be necessary.

Mr. T. Droettboom, Associate Director, advised that the Overall Planning Division had been developed into three specific groups rather than shifting people within the division from job to job. The three groups are Integrative/Service group, Residential group and Economic/Transportation group.

Mr. Droettboom reiterated the Director's feeling that the work program of the latter group may have to be adjusted due to the Department's involvement in the major Light Rapid Transit Study. Another change will be the division's work with the industrial development co-ordinator when he arrives.

Mr. R. Youngberg, Associate Director, advised that the Area Planning Division consists of three groups; Site Office group, In-House group and R.R.A.P. group. He noted that out of a staff of 43 in the division 32 are temporary. The Site Office group is responsible for local area planning programs, neighbourhood improvement programs and the Local Area Planning Review. Out of this review will come directions in terms of how to do community and area planning as well as how to provide a level of service to the various areas of the City. The In-House group monitors and report on areas of the City which are not included in N.I.P. or local area planning programs. Many of the projects on the work program are proposals for City-owned land. The R.R.A.P. group administers R.R.A.P. to all eight N.I.P./R.R.A.P. areas and will be reporting on the proposed legislative and budget changes in this area.

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Clause No. 1 continued:

Mr. D. Hickley, Associate Director, advised that the major emphasis of the Policy group of the Central Area Division is the preparation of co-ordinated policies for the whole central area. The Central Area North group is responsible for completion of the Official Development Plan for the Central Waterfront, open space and residential policies for downtown, design co-ordination and liaison on senior levels of government projects in the downtown, completion of West End Policy Plan and revisions to West End design guidelines and Official Development Plan. The Central Area South group will be responsible for the Granville Island Policy Plan, area development program for Area 10B False Creek, Chinatown character area guidelines and review of the Fairview Slopes development policies, by-laws and design guidelines.

Mr. A. Floyd, Acting Zoning Planner, advised that the Zoning Division consists of the Zoning Administration, Development Permit and Subdivision groups which are responsible for the processing of applications to develop, rezone, subdivide and strata title property in the City and for reviewing improved quality procedures for processing of development control applications. Within the Zoning Division is a temporary by-law consultant who is currently reviewing and analyzing the zoning and development by-law to determine where revision may be necessary. He will be recommending revisions and a policy and procedural framework to encourage alternative or innovative means of securing planning policies and objectives and to achieve improved development forms.

The Services Division, under the direction of Mr. A. Geach, Assistant Director, is subdivided into four groups; Special Services, Urban Design, Graphic Services and Staff Services. Mr. Geach advised that the Special Services group is responsible for development of job scheduling and cost control system, co-ordinating the annual and semi-annual reviews, preparing a report on the City-wide effects of the new Sign By-Law. The Urban Design group will be preparing reports on the development of urban design policies and provide urban design services for the Department. The graphic section provides for the graphic design and drafting needs of the Department and the Staff Services group provides administrative, clerical and stenographic services.

Comments from the members of Council are as follows:

- In the Overall Planning Division work program there is an overemphasis of some things in the Integrative/Service group and an underemphasis on the work program of the Economic/Transportation group -- more emphasis should be placed on participation in rapid transit studies and the initiation of a transportation/land use/economic overview. The report on downtown growth control in context with the Livable Region Program should have less priority as the G.V.R.D. is taking a 'go slowly' position.

cont'd.....

Clause No. 1 continued:

- The following items in the Overall Planning Division should be put into the first priority category:
  - participate extensively in major transit study
  - examine land use implications of transit decisions
  - participate in goods movement study
  - participate in analysis of P.N.E. proposals
  - analyze convention centre initiatives
- Emphasis should be placed on pulling together major policies on housing.
- Emphasis should also be placed on assisting the V.C.P.C. with their goals for Vancouver.
- Heritage should be placed in the first priority category -- the Heritage Committee should have support staff.

Mr. Spaxman reiterated his comments about major studies such as L.R.T. and the V.C.P.C. goals affecting the Department's work program. He noted that in order to adjust the work program to place any additional jobs into the first priority category, Council would either have to remove some of the first priority jobs and put them into the second category or add to existing staff resources. He requested that the members of Council endorse the 1978 work program on the understanding that he would report back on the suggested amendments.

RECOMMENDED

THAT the 1978 Work Program of the Planning Department be endorsed and the Director of Planning be instructed to report back on the amendments necessary to accommodate priority work on the goals program of the Vancouver City Planning Commission and the Planning Department input into the L.R.T./Transportation planning concepts.

The meeting adjourned at approximately 11:20 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 234

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 2, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 2, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy (Items 1, 2 and part of 3)
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Request for Demolition - Englesea Lodge - 2046 Beach Avenue

The Committee considered a report of the City Manager dated January 17, 1978 (copy circulated), prepared by the Supervisor of Properties as a result of a letter from a West End resident suggesting that Englesea Lodge should be demolished and the site developed for the intended park use. The letter contends that the City is providing subsidized housing, that the housing shortage has declined and the City is competing with privately-owned rental units. The Supervisor of Properties advises that the rentals at Englesea Lodge have been increased in compliance with the limits set down by the Rentalsman, but because of the limitations the rents have not reached market rental for comparable accommodation.

The report states that Englesea Lodge was purchased in 1967 to complete the acquisition of public park along the English Bay waterfront, utilizing Parks funds (50 %) and the Land Purchase Fund (50 %) for a total of $375,000. Council's approval to purchase stipulated that the City should operate the building as an apartment for 10 years or until the Land Purchase Fund was reimbursed. The Land Purchase Fund ($187,500) was reimbursed in 1975. The report states that on March 12, 1974 Council included Englesea Lodge in the overall proposal to renovate City-owned buildings for compliance by 1977 with the Fire By-law. On June 11, 1974 Council approved the retention of Englesea Lodge for an estimated three years beyond the 1977 target date because of the scarcity of West End housing and to allow amortization of the renovation costs expected for the building. The Fire Warden and

cont'd.....

Clause No. 1 continued:

the Provincial Fire Marshal have recently inspected the building and have ordered that the work necessary to bring it up to By-law requirements must be commenced within a 90-day period.

The Supervisor of Properties put forward the following alternatives for the Committee's consideration:

(i) Council may wish to rescind the motions of March 12, 1974 and of June 11, 1974 whereby the retention of Englesea Lodge was extended for three years and give the tenants notice to vacate within a maximum of one year and authorize the Supervisor of Properties to demolish the building when vacant. This will necessitate an appeal to the Fire Marshal for a phase-out extension prior to demolition.

OR

(ii) Carry out the alterations for compliance with the Fire By-law at an estimated cost of $98,000 and retain the building. Net revenues to be received up to December, 1978 will pay the cost of bringing the building up to Fire Warden and Provincial Fire Marshal's requirements.

The Chairman acknowledged the presence of several concerned tenants of Englesea Lodge and accepted their brief dated January 19, 1978 (copy circulated).

Park Board Chairman, I. Bain and Park Commissioners, Fowler and Livingstone were present. Commissioner Bain advised that the Park Board on December 5, 1977, after considering the Manager's report on the retention or demolition of Englesea Lodge and in view of the extensive repairs necessary to comply with the 90-day order, resolved:

" That the Board request the City Council to approve demolition of Englesea Lodge subject to satisfactory resettlement of the occupants, and further, the Board recommends that no funds be expended to make the building comply with Fire Marshal requirements."

In response to a statement with respect to tax dollars being utilized for renovations to Englesea Lodge, Mr. G. Jordan, Supervisor of Properties, advised that there is money in a surplus revenue fund from the rentals derived from Englesea Lodge. The 1978 revenue plus this reserve would pay the $98,000 estimated to upgrade the building. No City tax dollars would be used.

Members of the Committee felt that Englesea Lodge should remain until 1980. They also requested that the Park Board consider methods of constructing the Stanley Park seawall around Englesea Lodge.

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Clause No. 1 continued:

After discussion, the Committee,

RECOMMENDED

THAT the Council actions of March 12, 1974 and June 11, 1974 be reaffirmed and that the Supervisor of Properties be instructed to carry out the alterations of Englesea Lodge for compliance with the Fire By-law at an estimated cost of $98,000 and retain the building until 1980.

2. List of Outstanding Matters

The Committee considered a list (on file in the City Clerk's office) of matters outstanding to the Committee as of December 30, 1977.

RECOMMENDED

THAT the list of outstanding matters as of December 30, 1977 be received.

3. Progress Report - Central Waterfront - Official Development Plan

The Committee considered a report of the City Manager dated January 26, 1978 (on file in the City Clerk's office), in which the Director of Planning outlines progress on the preparation of the draft Official Development Plan for the Central Waterfront.

Council, on March 8, 1977 approved recommendations of the Standing Committee on Planning and Development, that the Planning Department circulate to interested parties an information brochure summarizing the draft development controls and current developments for the Central Waterfront and hold a public information meeting.

An information brochure was circulated to all interested parties in April, 1977, however, a public information meeting became premature when the major waterfront property owners (Marathon Realty, Canadian Pacific Rail and National Harbours Board) indicated concerns over the effectiveness of the draft Official Development Plan and felt that it needed major improvement.

A revised draft of the Official Development Plan dated October 28, 1977 was prepared.

On November 8, 1977, the Director of Planning held a joint meeting with the property owners, related government agencies (Bureau of Transit, G.V.R.D.) and other City Departments (Parks Board, Engineering) to discuss the revised draft Official Development Plan. General support was expressed but

cont'd.....

Clause No. 3 continued:

the Director of Planning for the G.V.R.D. expressed concern that the G.V.R.D. Board might withhold full "urban" designation because the revised document allowed for too much flexibility for future amendments which might be in conflict with Regional objectives.

Since the G.V.R.D. Board approval is necessary for the rezoning, Planning staff have been meeting with G.V.R.D. officials to resolve this issue.

At a meeting on January 25, 1978, the G.V.R.D. Director of Planning agreed to support the revised draft Central Waterfront Official Development Plan subject to stated agreements in the document that would require G.V.R.D. Board approval to amendments affecting Regional objectives as stated in the Official Development Plan.

Since the current draft Central Waterfront Official Development Plan is significantly different from the previous draft considered by Council on March 8, 1977 the Director of Planning feels it is more appropriate to bring it back to Council for consideration prior to referral to a Public Hearing.

The Planning and Development Committee also recommended that the draft Official Development Plan be amended to include a section on Interim Uses wherein the proposed uses will be listed and a minimum life span of ten years allowed. Such an amendment is included in the current draft Official Development Plan.

The Committee also approved in principle the National Harbours Board proposal for a Market on the Central Waterfront, subject to approved funding and appropriate City officials being involved. This has been accomplished and a Market is currently operating.

Planning staff is currently in the process of finalizing the revised draft Official Development Plan in accordance with the agreements reached with the various owners, government agencies and City departments.

A final report on the Central Waterfront will be forwarded to the Committee in March, 1978 leading to public hearing and G.V.R.D. approval later in April.

Alderman Kennedy advised that he had attended a G.V.R.D. Sub-Committee meeting on February 1, 1978 where a motion to recommend approval of the rezoning from "IND" to "URB" was defeated. The members of the Sub-Committee felt that as the Official Regional Plan is currently being revised no major decision should be made on changing any designation until the study is completed. It was also felt that as the National Harbours Board has control over most of the area concerned no decision should be made until their plans are unveiled.

cont'd.....

Clause No. 3 continued:

A member of the Committee expressed concern that the G.V.R.D. had considered the matter prior to the Official Development Plan being formally presented to them. Mr. R. Spaxman, Director of Planning advised that he believed the G.V.R.D. Director of Planning had merely presented a progress report to the Sub-Committee on his concerns regarding the Official Regional Plan and the amendments agreed to between G.V.R.D. and City Planning Department staffs, however, it appears the Sub-Committee decided to vote on a designation without the benefit of the City's presentation. He felt that the decision might be altered at a later date when more information is available to the G.V.R.D. Board. He agreed to look into the matter.

After further discussion, the Committee

RECOMMENDED

THAT the report of the City Manager dated January 26, 1978 be received and the Director of Planning be instructed to obtain more details on the G.V.R.D. Sub-Committee's decision and report back.

(Alderman Kennedy left the meeting during the discussion of this item.)

4. Application of R.R.A.P. to City-owned Properties in Riley Park

The Committee considered a report of the City Manager dated January 16, 1978 (copy circulated), in which the Director of Planning outlines the investigations of the Planning Department and Properties Division with respect to the economics of applying R.R.A.P. to City-owned houses in the Riley Park area as directed by Council on July 26, 1977. The report outlines objectives of the Residential Rehabilitation Assistance Program as put forward by the Federal Government to both resident home owners and landlords:

"To improve the housing conditions of low and moderate income people through assisting in the repair and conservation of existing residential buildings."

The report also described the parameters for applying R.R.A.P. to City-owned properties taking into account the Federal Government objective and the Riley Park Citizens' N.I.P. Planning Committee's objectives i.e.:

a) To insure the upgrading of those properties as part of the neighbourhood's overall improvement efforts.

b) So that the City would act as an example that might stimulate renovation action by other local property owners.

cont'd.....

Clause No. 4 continued:

On the basis of the parameters outlined in the report, City-owned properties in Riley Park were evaluated and two properties were suggested -- 4620 John St. with improvements estimated at $2,950 and 4896 Walden St., $2,750. The Director of Planning and Supervisor of Properties agreed that these two properties should be rehabilitated utilizing the maximum $2,500 forgivable loan ceiling, with City funds being used to complete rehabilitation of each premise.

RECOMMENDED

THAT the Supervisor of Properties be directed to undertake rehabilitation of the City-owned premises at 4620 John St. and 4896 Walden St. by

a) applying for R.R.A.P. funds to the maximum $2,500 forgivable loan ceiling for each premise; and

b) utilizing existing funds from Maintenance Account No. 5903/0140 as required to complete rehabilitation of each premise.

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 235

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

February 2, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 2, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown (Chairman) Alderman Gibson Alderman Puil
ALSO PRESENT:	Alderman Ford
ABSENT :	Alderman Gerard Alderman Marzari
CLERK :	G. Barden

RECOMMENDATION

1. Newsletter Insert for 1978 Tax Bill

The Committee considered the attached Manager's Report dated January 24, 1978 wherein the Director of Finance reported on a brochure or newsletter to the taxpayers which has been included with the tax bill. The newsletter includes messages from the Mayor and Council and allows many departments and boards to put forward important messages and provides a picture of the budget. Previous newsletters have included messages from the School Board and GVRD and this could be done again if the Committee wishes. The total cost would be approximately $6,000 plus $1,900 for wider distribution in the high density apartment districts if included.

The Director of Finance reported that there has been problems getting the materials from the School Board on time for inclusion in the newsletter.

Following further discussion, it was

RECOMMENDED

A. THAT a newsletter similar to that distributed in 1977 be prepared and distributed in 1978 via the tax bills, at an approximate cost of $6,000.00.

B. THAT Mr. Bud Elsie be retained to co-ordinate the design, layout editing and production of the newsletter at an approximate cost of $550.00.

C. THAT a committee consisting of the Mayor, The Chairman of the Finance and Administration Committee, the City Manager and the Deputy Director of Finance review and approve the content of the newsletter.

D. THAT the wider distribution of the newsletter in the high density apartment districts of the City, at an additional approximate cost of $1900.00 be approved.

cont'd...

Clause #1 continued:

E. THAT the School Board and GVRD be invited to submit material for the newsletter, providing their material is submitted in time to be co-ordinated by the Consultant for inclusion in the newsletter.

2. Federal Employment Program - Young Canada Works (1978)

On January 24, 1978 City Council approved participation in Young Canada Works (1978) and passed the following motions:

(a) THAT the City participate in Young Canada Works (1978) to a maximum of $90,000, with this amount being approved in advance of the 1978 Revenue Budget;

(b) THAT the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Manpower and to establish priorities among the projects;

(c) THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

The Committee considered 27 projects of which the City's share total $162,215. The Permits and Licenses Department withdrew their project "Energy Usage Analysis - Civic Buildings" pending a possible alternative proposal submitted under a different funding authority.

It was noted that the Park Board would allocate funds for the City portion of projects #17 "Captain Cook Park" and #21 "Stanley Park Zoo" and half of the City's share of project #19 "Jericho Park" (listed in the attached summary sheet)if they were approved for Young Canada Works (1978). In regard to Project #18, Champlain Heights Development, the Committee was advised that the 1977 Council approved recommending to the 1978 Council that $1.5 million be included in the 1978 Supplementary Capital Budget for the start of community facilities in Champlain Heights. The 1978 Council has not yet dealt with the 1978 Supplementary Capital Budget but will presumably include substantial sums for the community facilities development. Therefore, the City's share of this particular Young Canada Works Project ($36,176) should come from whatever fund Council does approve in the 1978 Supplementary Capital Budget and not from the $90,000 maximum approved for the Young Canada Works Program. The timing of the project is such that it is not likely to be started until after Council has provided funds for Champlain Heights and therefore there should not be any problem approving submission of this item to the government as a priority one and having it approved.

The Committee established priorities for each project as follows:

Priority No. 1

Department	Project	City Share
Police	Microfilming Police Record	10,312
Permits & Licenses	Vending Machine Review	3,998
Health	Excursions 78	4,206
Library	Library Historical Photos	3,222

cont'd....

Clause #2 continued:

Department	Project	City Share
Planning	Documentation Heritage Buildings	2,374
	Riley Park Upkeep	3,958
	Vancouver Street Trees Inventory	4,965
	Kensington Home Repair	3,958
City Clerk - Archives	Project Build	1,939
Park Board	Captain Cook Park	(23,912)*
	Champlain Heights Development	(36,176)**
	Jericho Park	13,207***
	Stanley Park Zoo	(19,519)*
	Drama Mobile	2,819
	Clear Capilano	3,606
	Sports/Recreation for Handicapped	7,088
	Route 78	7,776
	Art Outdoors	2,061
	Travel 78	6,667
		82,156

Priority No. 2

Department	Project	City Share
Health	Health Library Promotion	4,189
Library	Computerized Systems	10,242
Park Board	Park Planning Facility Research	7,477
	Sport Field Survey	2,567
		24,475

Priority No. 3

Department	Project	City Share
Health	Comsign	11,743
Library	Library Resources - Corporation Clippings	895
Planning	Social Physical Profiles	3,390
	Commercial Evaluation - Kingsway/Knight	3,380
		19,408

Following further discussion, it was

RECOMMENDED

(A) THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Young Canada Works (1978), and all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under Priority No. 1 that do not receive Federal approval.

(B) THAT the City Manager be authorized to establish priority among projects submitted if requested during the Federal review process.

(C) THAT the source of funding for the City's share of project #18, Champlain Heights Development, in the amount of $36,176 be the 1978 Supplementary Capital Budget.

cont'd...

* Park Board funding for the City share
** Supplementary Capital Budget for the City share
*** Park Board will fund half of the City share of this project

3. Greater Vancouver Artists Gallery Society Budget

The Committee considered the attached Manager's Report dated January 12, 1978 wherein the Director of Social Planning reported on the Greater Vancouver Artists Gallery Society's budget for the period January 1 to December 31, 1978.

The Director of Social Planning also circulated at the meeting a report dated February 2, 1978 outlining the reasons why he recommended that the City Council continue to provide a modest sum ($6,168 in 1978) to the Artists Gallery, summarized as follows:

- The Civic art collection, 3120 pieces,has a book value of about $300,000 making it an important City asset.

- In 1976 City Council approved $12,006 as its share of the Artists Gallery budget. The net expenditure was $11,165. In 1977 City Council approved $15,998 but only $9,661 was spent. For 1978 we are requesting $6,168, a reduction of $9,830 over last year. We were able to increase the Provincial share of the budget from $5,000 in 1977 to $7,500 in 1978. There is no reason to think Provincial funding will not continue to increase.

- It provides employment for approximately 10 people who will lose their jobs if it is discontinued.

- Office buildings will once again be bare and austere at City Hall and many buildings throughout the City.

- Nobody has calculated the cost of closing down the Artists Gallery; considered the administrative difficulties associated with removal, storage and/or disposal of the art; assessed the negative economic impact for local art dealers resulting from placement of 3,000 pieces of art on the market. In fact, the Director of Social Planning questions the propriety of the City selling art which has been provided mainly by Federal funds for public benefit, to private parties.

The City Manager reported as follows:

" The Artists Gallery was identified in the Departmental Review of Social Planning for further review by the Mayor and City Manager. Accordingly, when this report was presented, it was examined by Finance and this office in some detail. The following comments arise from that examination:

1. The 1977 budget assumed the Society would generate $2500 from the sale of art work. However, no revenue was generated and none is budgetted for in 1978. There are, however, funds included for work to increase the City's collection through Canada Works.

2. The total budget for 1978 is 30% higher than provided for in 1977.

3. An additional $4,284 is being provided through cost sharing under the Canada Works Program, for a total of $10,400.

4. Staffing proposed in the 1978 budget is increased over 1977 (as a result of the City requesting Society personnel to remove and hang the art works on location).

cont'd.....

Clause #3 continued:

The examination of the Social Planning Departmental Review by the Mayor, City Manager, and the consultants concluded that the Artist's Gallery would be an appropriate area to reduce expenditure if Committee and Council establish this direction.

Accordingly, the City Manager RECOMMENDS that either:

a) The Director of Social Planning be instructed to initiate and report on a suitable process and time frame for discontinuing the Artist's Gallery

or

b) Consideration of this matter be deferred until the budget review, when similar matters will be examined by Committee, and, in the interim, funding be provided on a month to month basis at the level requested in this report."

The Director of Social Planning stated that the staff would be in a very tenuous position if the matter is deferred for two months.

During the ensuing discussion, it was suggested that the Director of Social Planning look into selling some of their less desirable items and set up a maximum number of pieces that should be retained by the City. It was felt that there would eventually be storage problem if the collection keeps on growing at its present rate.

Following further discussion, it was

RECOMMENDED

A. THAT $6,168 be approved in advance of the 1978 budget for the Greater Vancouver Artists Gallery Society for management of the Civic Art Collection which is under their jurisdiction for the period January 1st, 1978 to December 31st, 1978;

B. THAT a new agreement be drawn up to cover this period to the satisfaction of the Director of Social Planning and the Director of Legal Services;

C. THAT as in the past, revenues from the sale of art be supplied as a reduction against the City's cost of the contract and the Artists Gallery.

4. Point Grey Road Property Taxes

On December 6, 1977, during discussion of the possible acquisition of a property on Point Grey Road, City Council questioned the possibility of using tax revenues to purchase properties in this area, and the following motion was passed:

"THAT the Director of Finance report to the Standing Committee on Finance and Administration of the feasibility of taxes paid by property owners in the Point Grey Road area being utilized to purchase properties in the area for civic use."

The Committee considered the attached Manager's Report dated January 19, 1978 wherein the Director of Finance outlined the reasons why he could not support the proposal. He suggested that if it is Council's priority to purchase property on Point Grey Road, Council could set up a Point Grey Property Acquisition Reserve fund and

cont'd....

Clause #4 continued:

allocate a certain amount annually for purchases of strategic properties.

It was noted that the Director of Planning is preparing a report for the Standing Committee on Planning and Development on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy.

Following further discussion, it was

RECOMMENDED

THAT the Manager's Report dated January 19, 1978 be received for Information.

The meeting adjourned at approximately 5:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 236

DISTRIBUTED MONDAY

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Gibson
Alderman Kennedy
Alderman Puil

ABSENT: Alderman Brown (civic business)

CLERK TO THE COMMITTEE : M.L. Cross

CONSIDERATION

1. Developing a Conserver Society Program for the City of Vancouver

The Committee considered a report of the City Manager dated February 1, 1978, forwarding a report of the Director of Planning, City Engineer, Director of Permits & Licenses and Director of Finance (copies circulated) which describes a set of programs that will enable the City to develop a deeper understanding of the implications of energy and resource issues for its operation. Under these programs the City would make a limited commitment of funds to carry out studies and gather the information required for Council to respond to the implications of a Conserver Society.

Mr. K. Dobell, City Manager's office, advised that this report responds to a Council motion of June 14, 1977 establishing a Steering Committee of the Planning and Development Committee to work with staff on the development of a Local Conserver Program and requesting other levels of government for co-operation and financial support for Vancouver as a pilot conserver city.

Mr. R. Skinnerland, Overall Planning Division, indicated that a twelve-month audit program to examine the efficiency of the City's operations and to evaluate the potential for reducing energy costs, would be an initial step in developing a conserver society program for Vancouver. The audit would be carried out by a temporary Energy Conservation Officer assigned to the Building Construction & Maintenance Division of the Department of Permits & Licenses. With temporary support staff and consultants a budget of $48,000 would be needed.

cont'd.....

Clause No. 1 continued:

It was pointed out that if a 5% reduction of the $600,000 annual energy cost is achieved, the City would save $30,000 in every year after the changes have been implemented.

The officials recommended:

1) That a twelve-month Energy Conservation Program be established.

2) That the program be co-ordinated by a temporary position of an Energy Conservation Officer, classification to be subject to review and report by the Director of Personnel Services, reporting to the Assistant Director, Construction and Maintenance Division in the Permits and Licenses Department.

3) That funds for the program in the amount of $48,000 be provided from the 1978 budget in advance of budget approval.

4) That Council formally review the program at the end of the twelve-month period.

The City Manager recommended that the officials' recommendations be approved.

Members of the Committee agreed that a Conserver Society Program is necessary but some felt that it should be done in-house. If there was no staff available, perhaps the work should be done by graduating University students with the possibility of utilizing senior government contributions for student employment.

Mr. Dobell noted the concerns with respect to the amount of money, but advised that the officials had gone over this at great length and concluded a temporary specialized technician should be hired to work under the direction of Mr. A. Langley, Assistant Director, Building Construction & Maintenance Division of the Department of Permits & Licenses. Even if part-time summer students were hired, someone would be needed to pull the information together.

Mr. R.C. Boyes, Deputy City Engineer, advised that some of the evaluation work with respect to the City's equipment and street lighting would be done with present staff. The question of looking at buildings with respect to an energy audit would need to be done by a specialized person. Graduate students would not have that kind of experience in two or four months to do the work.

After a lengthy discussion the Committee agreed to refer the matter to Council for decision, without any recommendation from the Committee. The City Manager was requested to report on the question of utilizing University students.

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 236

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 16, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 16, 1978, at 7:30 p.m., in the Renfrew Community Centre, 2929 East 22nd Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Brown
Aldermen Bellamy, Ford, Gerard, Harcourt, Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Gibson
Alderman Kennedy (Civic Business)

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Brown in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - N/W Corner of East 14th Avenue and Nootka Street

An application was received from Mr. J.G. Redmond of the Greater Vancouver Housing Corporation to rezone Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 being the northwest corner of East 14th Avenue and Nootka Street

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses

- a maximum of 48 dwelling units for physically handicapped individuals and their families.
- accessory uses customarily ancillary to the above (including off-street parking).

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio

- Not to exceed 0.875

In computing the floor space ratio the floor area of the building shall include the total area of all floors of all the building on the site, including accessory buildings (measured to the extreme outer limits of the building), except for areas of floors used for parking purposes and areas of cellars which are used as heating, laundry rooms and storage.

In addition, balconies, canopies, sundecks and other appurtenances which in the opinion of the Director of Planning, are similar to all the foregoing, may be excluded from floor area provided that all such items do not exceed eight per cent of the permitted floor area.

cont'd....

Rezoning - N/W Corner of East 14th Avenue and Nootka Street (cont'd)

Height - Not to exceed 3 storeys and cellar, nor 28 ft. measured from the average grade of the lane as determined by the City Engineer.

Off-Street Parking - Spaces shall be maintained in accordance with Section 12 of Zoning and Development By-law No. 3575, provided that parking spaces for residential uses shall be assessed at a minimum of one parking space for every two dwelling units pursuant to subsection 1(6) of Schedule B which forms part of Zoning and Development By-law No. 3575 and meeting the standard requirement for parking for the physically disabled.

And subject to the following conditions:

(i) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress including emergency vehicle access, off-street parking, garbage collection and provision of usable amenity areas including outdoor open space.

(ii) That the form of development is not to be materially different from the plans labelled "G.V.H.C. Handicapped Housing" dated July 1977 and stamped "Received, City Planning Department, August 19, 1977".

It is to be noted that the foregoing regulations and conditions are based on the understanding that the proposed development is to provide residential accommodation for families (at least one member of which is physically handicapped) of low income under the provisions of the National Housing Act.

Should the above conditions not be complied with by the applicant within 180 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. R. Scobie, Zoning Division of the Planning Department, reviewed the application and gave a brief verbal description of the physical characteristics of the building and the site and pointed out that the Director of Planning was not prepared to recommend approval of the application but had submitted a revised proposal for a scaled-down development (copies of which were before Council).

(At this point in the proceedings, Aldermen Harcourt and Marzari joined the meeting.)

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Mr. W.E. Casson, Director of Housing, Greater Vancouver Regional District, advised Council that the development is proposed following discussions by the Housing Corporation with the Social Planning and Review Council (SPARC), Canadian Paraplegic Association, Handicapped Resource Centre and other agencies and is for physically handicapped persons and their families.

cont'd....

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

Mr. Casson distributed copies of a brief dated February 7, 1978 (copy on file in the City Clerk's Office), which showed that a survey of the handicapped indicated that 39% of handicapped persons pay more than 45% of their income to housing and that therefore there is a great need for housing to accommodate the disabled.

Mr. Casson noted that the Director of Planning had suggested that the density of the development be reduced from .875 to .75 and said that because the proposed building contains special ramps, wider hallways and entrances, that it should be treated as a special case and the greater floor space ratio should be permitted.

Mr. Casson reported that since the proposal was considered by the Council's Planning and Development Committee on December 15, 1977, the building has been scaled-down from 48 dwelling units to 45 units. Mr. Casson urged that the application be approved.

- Mr. Tom Parker representing the Canadian Paraplegic Association and the G.F. Strong Rehabilitation Centre, commended the architects for the design of the building, pointed out that handicapped persons have experienced extreme difficulty finding suitable accommodation and urged that the application be approved.

- Mr. Ken J. Scherling, 3069 East 16th Avenue, suggested that the proposed site is less than desirable for residential accommodation for the following reasons:

  - there is a high noise level from nearby Grandview Highway with its adjacent railway tracks
  - there are noise producing industries in the area
  - there could be traffic problems as 14th Avenue is not a through street and it is impossible to make left turns on to Grandview Highway.

  Mr. Scherling also pointed out the proposed parking ratio of one space per two units is inadequate, that there is no playground in the vicinity, there is a lack of adequate shopping facilities, there are rats in the creek that runs alongside the subject property and that the creek is hazardous. He urged the application be refused.

- Mr. D.F. Burges, 3020 East 15th Avenue, spoke in opposition to the application and stated the creek adjacent to the property gives off a stench, that there are rats along the creek and that the creek itself is dangerous.

- Mr. Barry Goodwin, Central Mortgage and Housing Corporation, advised Council that CMHC is providing the capital funding and that the advantages of the site outweigh any disadvantages and that any problems with the creek can be resolved.

- Ms. Andria Spindel, Social Planning and Review Council, praised the design of the building which she pointed out will permit the handicapped to reside in a residential area and urged approval of the application as affordable housing is a problem for handicapped persons.

- Ms. Linda Casilio of the Handicapped Resource Centre also pointed out that affordable housing is difficult to find for the handicapped and urged approval of the application.

- Ms. Pat McRae, B.C. Coalition of the Disabled, stated that handicapped persons are in extreme need of appropriate accommodation and urged that the application be approved.

cont'd....

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

- Ms. Jane Wong of 2875 East 16th Avenue, expressed support for the application.

- Mr. Wally Ross of the GVRD Handicapped Housing Advisory Committee, pointed out there is an acute shortage of housing sites and that it took the GVRD some three years to find a suitable site. He urged approval of the application.

- A resident of the area suggested that the site is not fit for human habitation and said there was talk some years ago of a freeway being constructed through this property.

- Mr. C. Wither, 2966 Grandview Highway, expressed concern that there is inadequate parking provided in the proposal and that there would be traffic problems.

- Mr. Ed Wither, part owner of 2966 Grandview Highway, suggested the creek which borders the property is an open sewer and suggested that the handicapped should be housed closer to shopping facilities.

- Ms. Betty Leung, 3072 East 14th Avenue, expressed concern that if the City is planning to construct a highway along the north side of 14th Avenue, the project should not be built.

- A resident of the area suggested that it would not be fair to the handicapped to place them in an area where there could be traffic problems and a lack of shopping facilities.

- Ms. Leonore Freiman of Social Planning and Review Council advised Council that SPARC is satisfied with the proposed development.

- Mr. Doug Munn of the Disabled Citizens Resource Council, stated handicapped persons should have the right to decide where they wish to live and have selected this site. He also stated that problems associated with the site which had been raised by previous speakers are ones which could be rectified.

During the hearing of representations from the public, the Executive Assistant to the City Manager, responding to a question by Council regarding concerns of the public that a highway was planned through the subject property, pointed out that the project had received clearance from the City Engineer.

MOVED by Ald. Gerard,
THAT the application of Mr. J.G. Redmond of the Greater Vancouver Housing Corporation be approved, on the understanding that it is for a maximum of 45 dwelling units and subject to the conditions and restrictions related to the application which was before Council at this Hearing.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil in amendment,
THAT the application of Mr. J.G. Redmond of the Greater Vancouver Housing Corporation be amended by reducing the number of dwelling units to 40 and subject to the conditions proposed by the Director of Planning in Appendix "D" of the City Manager's report dated December 6, 1977.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Marzari and Rankin opposed)

The motion to amend having lost, the motion by Alderman Gerard was put and CARRIED UNANIMOUSLY.

cont'd....

Rezoning - N/W Corner of East 14th
Avenue and Nootka Street (cont'd)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:20 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 16, 1978, adopted on March 7, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 21, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin (after recess)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Walter A. Lexvold, Pastor of Dunbar Lutheran Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Social Studies Class at Chief Maquinna Elementary School, under the direction of their teacher, Mr.Dubois.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy
SECONDED by Ald. Gerard,
THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing)- February 9, 1978
Regular Council - February 14, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Marzari
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Part Report of Standing Committee on Planning & Development, (February 9, 1978)

Photographic Kiosks - Allied Photo Services Ltd.

The Council considered a report, dated February 9, 1978 from the Planning and Development Committee concerning the filing of development permit applications by Allied Photo Services Ltd., to construct photographic kiosks on gasoline service station sites in seven locations in the City. In this regard, Mr. I. Robertson, representing the Company addressed Council, referred to his brief which had been circulated previously and spoke in support of the application.

Cont'd...

DELEGATIONS (Cont'd)

Photographic Kiosks -
Allied Photo Services Ltd (Cont'd)

The Committee does not favour construction of these kiosks and so recommended.

MOVED by Ald. Puil
THAT the recommendation of the Planning and Development Committee, as contained in its report of February 9, 1978, be approved.
- CARRIED

(Ald. Brown, Ford, Gerard and Harcourt opposed)

CITY MANAGER'S REPORT
February 16, 1978

B. Federal Building - Block 56

The Council at this point considered a report dated February 16, 1978 from the City Manager concerning the proposed Federal Building on Block 56, in which the Director of Planning and the Director of Social Planning submitted five recommendations. The Director of Planning addressed Council emphasizing the purpose of the February 16th report was to indicate to Council the size of the development as seen in the context of the Downtown District Development Plan.

Consideration was also given to a report dated February 1, 1978 from the Council Committee on the Arts, relating to the concept of a Children's Centre of Arts and Sciences, proposing that it be located in this new Federal Building.

Mr. Fairey, representing the Public Works Department of the Federal Government, also addressed Council and provided certain information on the development, indicating that it was to centralize existing Federal Government employees who are presently located in leased property in the City.

After considerable debate it was

MOVED by Ald. Kennedy
THAT recommendations 1 and 2 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.
- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT recommendation 3 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.
- CARRIED

(Ald. Brown and Marzari opposed)

MOVED by Ald. Kennedy
THAT recommendations 4 and 5 of the Director of Planning and the Director of Social Planning, as contained in the Manager's report of February 16, 1978, be approved.
- CARRIED

(Ald. Brown, Ford and Marzari opposed)

MOVED by Ald. Harcourt
THAT the recommendation of the Council Committee on the Arts as contained in its report of February 1, 1978, be approved.
- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

2. New Modern Rooms

On December 13, 1977, City Council passed a motion that the owner and/or operator of the New Modern Rooms appear before it to show cause why his license should not be revoked in view of being convicted of keeping a common bawdy house on these premises.

Mr. C. R. Kennedy, solicitor of the owner, addressed the Council, gave some information with respect to individuals involved and advised that there had been no complaints from the Police Department since the Company's court conviction. The Director of Permits and Licenses confirmed this statement.

Mr. D. A. Morgan, Director, Environmental Health, advised the Council that there may be infractions of the Lodging House By-law and indicated that an interim permit given will be expiring on March 30, 1978.

MOVED by Ald. Bellamy
THAT the Chief Constable and other appropriate officials be asked to submit a further report in six months' time on the operation of these premises, at which time the Council will again review the owner's license to operate the establishment.

- CARRIED

(Ald. Harcourt opposed)

MOVED by Ald. Marzari
THAT the matter of infractions of the Lodging House By-law be referred to the Community Services Committee for consideration.

- CARRIED

(Ald. Kennedy opposed)

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The Council recessed at 3.55 p.m. and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.45 p.m., the same Members present with the addition of Alderman Rankin.

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DELEGATIONS (Cont'd)

3. Rezoning Applications:
Northwest Corner of Main St. & Terminal Avenue,
Area West of Quebec/Columbia Connector at
Terminal Avenue.

The Council noted a report, dated February 10, 1978 from the City Manager on the above matter in which the Director of Planning is recommending that the whole matter be referred direct to a Public Hearing. The Manager concurred.

The Council was advised that the legal representative for Ocean Construction Supplies Ltd., wished to appear as a delegation only if the Council is considering not sending the matter to a Public Hearing.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in his report of February 10, 1978, be approved.

- CARRIED

(Ald. Gibson, Marzari, Puil and Rankin opposed)

UNFINISHED BUSINESS

1. Annual Review 1977/78
Vancouver City Planning Department

On February 14, 1978, Council, when dealing with a report of the Standing Committee on Planning and Development dated February 2, 1978, on the above topic, deferred consideration for one week and requested the Director of Planning to be present to discuss his Department's 1978 work program priorities.

The Director of Planning addressed Council and advised that he agreed with the recommendation contained in the report of the Committee and, after due consideration, it was

MOVED by Ald. Harcourt
THAT the recommendation of the Committee, as contained in its report of February 2, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Jericho/Locarno -
Blocks 129 and 130

At a special meeting of Council on November 22, 1977, discussion took place regarding the disposition of city-owned properties in Blocks 129/130 - Jericho/Locarno area. A motion concerning disposition of this property was deferred to a regular meeting of Council.

Pursuant thereto, the Council considered the matter this day and noted a letter, dated December 6, 1977 from the Park Board advising of a resolution of that Board in which it requested that the lots in Block 130, purchased with Park Board acquisition funds, not be leased or sold but be turned over to the care, custody and management of the Park Board. Mr. Bain, Chairman of the Park Board, spoke briefly to the Council and explained further his Board's position.

MOVED by Ald. Puil
THAT the vacant lots in Block 130 not be leased or sold and be turned over to the care, custody and management of the Park Board.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Harcourt
THAT the Council re-affirm its decision to dispose of the properties in Blocks 129 and 130, with the exception of the easterly 4 lots of Block 130, by way of prepaid leases for single-family homes, thereby providing funds for Jericho Park Development.

- CARRIED

(Ald. Puil and Rankin opposed)

STANDING COMMITTEE REPORT

VI. Report of Standing Committee
on Community Services
(February 16, 1978)

Health Services for School-Aged Children -
Implications of Declining Enrollment

The Council then considered a report, dated February 16, 1978 from the Community Services Committee on the above matter, and the Medical Health Officer, who was present, gave further explanation and explained his reasons for submitting the item to the Committee.

Cont'd.....

STANDING COMMITTEE REPORT (Cont'd)

Health Services for School-Aged Children - Implications of Declining Enrollment (Cont'd)

MOVED by Ald. Marzari
THAT the reductions in the School Board's Health Services Budget, as proposed in the City Manager's report dated February 14, 1978, be accepted and implemented by the Medical Health Officer as soon as possible.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the following words be inserted after the word 'accepted' and before the words 'and implemented' in Alderman Harcourt's motion, - 'with the exception of the 20% reduction in the service provided by the dental mobile unit, and the 25% reduction in the service of speech pathology'.

- CARRIED
(Ald. Ford, Gerard and Kennedy opposed)

The amendment having carried, the motion, as amended and reading as follows was put and CARRIED UNANIMOUSLY

"MOVED by Ald. Marzari
THAT the reductions in the School Board's Health Services Budget, as proposed in the City Manager's report dated February 14, 1978, be accepted with the exception of the 20% reduction in the service provided by the dental mobile unit, and the 25% reduction in the service of speech pathology.
FURTHER THAT the reductions be implemented by the Medical Health Officer as soon as possible."

MOVED by Ald. Brown
THAT the Medical Health Officer be requested to report to the Community Services Committee on what reductions in his departmental programme can be made, in exchange for not reducing the dental mobile unit service and the speech pathology service.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
THAT Council express its concern to the Board of School Trustees on the reduction of the services outlined in the report of the Community Services Committee, instead of nursing services and other areas which may be more appropriately reduced.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt Kennedy, Marzari, Puil and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Request for Grant - XIIIth Canadian Congress of Neurological Sciences

In a letter dated February 6, 1978, the Local Arrangements Committee for the Canadian Congress of Neurological Sciences meeting request that Council approve a grant to assist in the rental of the Aquarium where the Committee will be holding a dinner.

MOVED by Ald. Harcourt
THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. 'Citizens' Lobby for Jobs'.

Council noted a letter dated February 13, 1978 from the Vancouver and District Labour Council asking to appear before Council as a delegation to present a brief on improving the economic climate, to increase employment opportunities.

MOVED by Ald. Harcourt
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

3. A letter dated February 14, 1978, submitted by the Vancouver and District Labour Council concerning the proposed closure of the MacMillan Bloedel Vancouver Plywood Division was withdrawn at the request of the Labour Council.

4. Civic Chaplains - 1978

In a letter dated February 17, 1978, the Mayor recommended the appointment of Civic Chaplains in accordance with the following roster for the balance of 1978:

MARCH/APRIL	The Rev. Ian Rennie	-	Presbyterian.
MAY/JUNE	The Rev. Demetrios Partsafas.	-	Greek Orthodox.
JULY/AUGUST	Major H. Tilley. (or representative)	-	Salvation Army.
SEPTEMBER/ OCTOBER.	The Rev. Paul Boschman	-	Mennonite.
NOVEMBER/ DECEMBER.	The Rev. John Opmeer	-	Hope Reform Church.

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Mayor, contained in his letter dated February 17, 1978, be approved.

- CARRIED UNANIMOUSLY

5. Proposal for Improving Granville Street

The Council noted a letter dated February 20, 1978 from the Mayor on proposals for improving Granville Street. Attached to the letter was an appendix showing the merchants' proposals with suggested action and reporting instructions. The letter concluded with the following recommendations from the Mayor:

1. The establishment of the Granville Street Improvement Committee, composed of merchants and civic staff as outlined above, under the Co-Chairmanship of Mr. Ben Tessler and Mr. Maurice Egan.
2. The merchants' proposals be endorsed.
3. The action, reporting instructions and procedures regarding the merchants' proposals be approved as suggested above and in Appendix 1.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Proposal for Improving
Granville Street (Cont'd)

MOVED by Ald. Harcourt
THAT the recommendations of the Mayor be approved after amending the actions proposed in the appendix to read as follows:

Page 2. 6(b)

- to Planning, Social Planning and Engineering Departments, for report to the Transportation Committee.

Page 3 C.4.

- to Planning Department for report to the Transportation Committee.

Page 4. D.1.

- to Permits and Licenses and Legal Department for report to Community Services Committee

- CARRIED UNANIMOUSLY

Underlining denotes amendment

6. Family Court Building

Council noted the following memorandum dated February 21, 1978, from the City Manager, concerning the Family Court Building:

"The Attorney-General and his Deputy met on February 20th with the Mayor and City Manager. One of the topics discussed was Council's concern over the Family Court Building.

The Attorney-General stated that he has authorized the repairs and renovations required to bring the present facilities to reasonable standard, and will insist that they be undertaken without delay. The City's Architect estimates the cost of these repairs and renovations to be $24,000.

The Attorney-General further informed the Mayor that after considerable study, he has decided to construct a new structure to serve the whole city of Vancouver as a unified Family Court facility. This would have six court rooms and deal with all aspects of juvenile offenders and family law problems.

The Ministry's first preference for a site for such a facility would be immediately west of City Hall, on the Normal School site owned by the Province.

The Attorney-General would appreciate Council's reaction to such siting. If the siting is regarded as appropriate, officials of the B.C. Building Corporation will then contact City Planning staff to discuss possible detailed designs of the building."

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Family Court Building (Cont'd)

MOVED by Ald. Rankin
THAT

- the matter be referred to a joint meeting of the Community Services and Planning & Development Committees;
- the Attorney-General be requested to provide a copy of his Department's impact study in respect of the site;
- the Committees consult with knowledgable groups and City officials and obtain their reaction to the 12th and Cambie site, or any other site;
- the Committees take into consideration the planning study being carried out respecting the area west of City Hall;
- the Committees deal with this whole matter expeditiously.

- CARRIED UNANIMOUSLY

7. First Narrows Transportation Corridor

Council noted a memorandum from Alderman Kennedy as Chairman of the Transportation Committee concerning a First Narrows Transportation Corridor.

MOVED by Ald. Kennedy
THAT the report be received and the matter be discussed at a forthcoming Transportation Committee meeting.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 17, 1978

Works & Utility Matters
(February 17, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure - S/S 3rd Avenue between Pine Street and Fir Street
Cl. 2: 1978 Sidewalk Reconstruction
Cl. 3: False Creek Area 10B - Sewer Construction
Cl. 4: Encroachment Agreement - Lot 25, False Creek

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, Alderman Marzari left the meeting.

- - - - -

Building & Planning Matters
(February 17, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: D.P.A. - 3874 West 2nd Avenue (2nd and Wallace)
Cl. 2: Grandview-Woodland N.I.P. - Progress Report
Cl. 3: Riley Park N.I.P. - Six Month Progress Report #1
Cl. 4: D.P.A. - Exterior Alterations to CPR Station

D.P.A. - 3874 West 2nd Avenue
(2nd & Wallace) (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Kennedy and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT this matter be deferred for the time-being.

- LOST (tie vote)

(Aldermen Brown, Gibson, Harcourt, Puil and Rankin opposed)

The motion to defer having lost, the motion by Alderman Harcourt was put and CARRIED.

Grandview-Woodland N.I.P. -
Progress Report (Clause 2)

MOVED by Ald. Puil,
THAT this Clause be received for information and the recommendation of the City Manager contained therein, be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(February 17, 1978) (cont'd)

Riley Park N.I.P. - Six Month Progress
Report #1 (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

D.P.A. - Exterior Alterations
to CPR Station (Clause 4)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 1978 Street Decorations Budget
Cl. 2: Fireboat 1978

1978 Street Decorations
Budget (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Council took no action to approve the installation of clamps and banners on Granville and Cordova Streets from Hastings Street to Richards Street at an additional estimated cost of $5,000.

Fireboat 1978
(Clause 2)

The City Manager requested and received permission to amend the recommendations of the Fire Chief and the Director of Finance contained in this Clause as follows:

"(A) the fireboat be retained and service be supplied on the terms outlined under option (2)

(B) the City attempt to have the National Harbours Board and the various municipalities enter into agreements for cost sharing

(C) if no agreement is reached with the National Harbours Board, the City reopen the issue when a local Harbours Board is appointed."

MOVED by Ald. Puil,
THAT the recommendations of the Fire Chief and the Director of Finance as amended and detailed above, be approved.

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

- - - - -

During discussion of the foregoing item, Alderman Harcourt left the meeting.

- - - - -

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(February 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 1978 Capital Grant Request - YMCA "Family 'Y' Project" at Langara
Cl. 2: Transfer of Property Data to Real Estate Board of Greater Vancouver

1978 Capital Grant Request - YMCA "Family 'Y' Project" at Langara
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Transfer of Property Data to Real Estate Board of Greater Vancouver
(Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- LOST

(Aldermen Brown, Bellamy, Ford, Gibson, Puil and Rankin opposed)

Personnel Matters
(February 17, 1978)

Completion Course - Archivist
W. McKee (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(February 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Exchange of Lands - Grandview Highway and Penticton Street
Cl. 2: Rent Review - Portion of Lot "B", Situated under Fir Street Ramp of Granville Bridge

Clauses 1 and 2

MOVED by Ald. Puil,
THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Federal Building - Block 56

For Council action, see page 2.

C. D.P.A. - 633 Hornby Street (E.B. Misty's Cabaret)

MOVED by Ald. Puil,
THAT consideration of this Manager's report dated February 16, 1978, be deferred and the Director of Planning investigate and report back in respect to the situation regarding contravention of By-laws.

FURTHER THAT the Director of Planning be requested to permit an extension of the present development permit in the meantime.

- CARRIED UNANIMOUSLY

D. D.P.A. - 1114 Alberni Street (Supreme Court Racquet Club)

MOVED by Ald. Puil,
THAT the Director of Planning be advised that Council has no objection to his approving the development permit application for Adams Properties to use approximately 3,456 sq. ft. at 1114 Alberni Street as a lounge with a maximum seating capacity of 58 persons, to be used in conjunction with the existing Racquet Club.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS

I. Report of Standing Committee on Finance & Administration, February 9, 1978

Departmental Review - Engineering Department (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, February 9, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Status Report on Government Assisted Housing in the City of Vancouver and Summary of 1977 Housing Completions

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (cont'd)

III. Report of Standing Committee on Community Services, February 9, 1978

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Sale of Surplus City furniture and equipment - Project Independence and Artists Gallery
Cl. 2: Inventory of Special Services to Non-English Speaking Residents of the City
Cl. 3: Austin Hotel, 1221 Granville Street re Fire By-law
Cl. 4: Presentation by Community Living Boards
Cl. 5: Hotel Vancouver re Fire By-law
Cl. 6: Jericho Hangar No. 6

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Jericho Hangar No. 6
(Clause 6)

MOVED by Ald. Rankin,
THAT, the suggestion by the Committee that the Guild raise the three matters discussed at the meeting, with the Park Board as the Board has been delegated by Council to look after Hangar No. 6, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT the City turn over to the custody, care and management of the Park Board the City District Lots 4565 and 5098 and the City Lot 7030, Group 1, New Westminster District, all in the City of Vancouver.

- Notice

(Notice was called and recognized by the Chair)

MOVED by Ald. Kennedy,
THAT Council request the Park Board to permit the Ne Chi Zu Artists Guild to continue to use Hangar No. 6 on a day to day basis on the understanding that no public assembly is permitted.

- CARRIED

(Aldermen Gerard, Gibson and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT efforts be continued to find suitable alternative space for the Ne Chi Zu Artists Guild.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (cont'd)

IV. Report of Standing Committee on Transportation, February 9, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Free-Standing Signs on City Streets
Cl. 2: Project Turn Down Traffic Volume - Continuation of Incentive Programs
Cl. 3: Capilano Stadium Parking
Cl. 4: Gasoline Retailing - Self-Serves

Free-Standing Signs on City Streets (Clause 1)

During consideration of this Clause, Council noted a letter from the Gastown Historic Area Planning Committee supporting the Committee's recommendations. In addition, the Gastown Historic Area Planning Committee, in conjunction with the Downtown Business Association and the Chinatown Historic Area Planning Committee, offered to undertake to inform, as best they can, all merchants in the Downtown area of the necessity of removing free-standing signs from City sidewalks and boulevards so that implementation of this program will be as smooth as possible within the Downtown area.

MOVED by Ald. Kennedy,
THAT recommendation A of the Committee contained in this Clause be amended by deleting the date 'February 28' and inserting in lieu thereof the date 'April 3'.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Kennedy,
THAT recommendations A and B of the Committee, as amended this day, be approved;

FURTHER THAT Council accept the offer of assistance with this program from the Gastown Historic Area Planning Committee, the Downtown Business Association and the Chinatown Historic Area Planning Committee.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (cont'd)

V. Report of Standing Committee on Finance & Administration, February 9, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Preliminary Report on the 1978 Revenue Budget Estimates
Cl. 2: Budget for Council Committee on the Arts
Cl. 3: New Permanent Full Time Positions - City of Vancouver

Clauses 1, 2 and 3

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Community Services, February 16, 1978

Health Services for School-Aged Children
Implications of Declining Enrollment
(Clause 1)

For Council action on this report, see pages 4 and 5.

VII. Report of Street Naming Committee January 26/February 16, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Langara Estates
Cl. 2: Quebec-Columbia Connector
Cl. 3: Champlain Heights (Enclave 1)

Langara Estates
(Clause 1)

During consideration of this Clause, Council noted a letter dated February 20, 1978, from DAON requesting that the streets in Langara Estates be named Greensboro Place, Turnberry Crescent and Wethersfield Drive rather than Greensboro Drive, Turnberry Crescent and Wethersfield Place as recommended by the Committee.

It was noted that the members of the Committee had been canvassed and had agreed to DAON's request and recommended the Committee's report be amended accordingly.

MOVED by Ald. Gibson,
THAT DAON Development Corporation be advised that there is no objection to the private roads within Langara Estates being named:

Greensboro Place
Turnberry Crescent
Wethersfield Drive.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE & OTHER REPORTS (cont'd)

Report of Street Naming Committee
January 26/February 16, 1978 (cont'd)

Quebec-Columbia Connector
(Clause 2)

MOVED by Ald. Kennedy,
THAT this Clause be referred to the Standing Committee on Transportation for further consideration.

- CARRIED UNANIMOUSLY

Champlain Heights (Enclave 1)
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for Wednesday, February 22, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Live-aboard Boats & Newspaper Vending Machines)

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Tow-Aways)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Tow-Aways)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (N5' of Lot 88F of Lots 1 to 51 and 86 to 102, Block 151, D.L. 264A, Plan 3029)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 5 feet of Lot 88F of Lots 1 to 51 and 86 to 102, Block 151, District Lot 264A, Plan 3029;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Closing, Stopping Up and Conveying (Lane South of 3rd Avenue between Pine Street and Fir Street)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 2 feet of Lot 11, Block 239, District Lot 526, Plan 590 has been established for lane purposes;

(3) The said South 2 feet is no longer required for lane;

(4) The owner of the balance of said Lot 11 wishes to acquire the said South 2 feet;

THEREFORE BE IT RESOLVED THAT the South 2 feet of Lot 11, Block 239, District Lot 526, Plan 590 be closed, Stopped up and conveyed to the owner of the balance of said Lot 11; and

FURTHER BE IT RESOLVED THAT the South 2 feet so closed be added to the balance of said Lot 11 to form one parcel.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up, Conveying and Consolidation (Portions of Crown Street, South of Marine Drive, Block 9, Musqueam Park)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The West 7 feet of the South ½ Lot 33, Block 9, District Lot 320, Plan 3720 was established for lane under filing 33154;

(3) The said West 7 feet is no longer required for road;

(4) The abutting owner wishes to acquire the said 7 feet;

THEREFORE BE IT RESOLVED THAT the West 7 feet of the South ½ Lot 33, Block 9, District Lot 320, Plan 3720 now road be closed, stopped up and conveyed to the owner of the balance of said South ½ Lot 33; and

FURTHER BE IT RESOLVED THAT the West 7 feet now closed be consolidated with the balance of the South ½ Lot 33 to form one parcel.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Council Evening Recess

requested that if it appears that the 2:00 p.m. meeting of Council will run through the dinner hour that the meeting be recessed and reconvened at 7:30 p.m.

The Mayor undertook that when a situation of this nature arises, he will seek the wishes of Council members.

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The Council adjourned at approximately 7:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of February 21, 1978, adopted on March 7, 1978.

MAYOR

CITY CLERK

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Brown (civic business)
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATION

1. Photographic Kiosks - Allied Photo Services Ltd.

The Committee had before it a Manager's report dated January 6, 1978 which was considered by Council on January 10, 1978, and referred to the Committee.

The Manager's report noted that Allied Photo Services Ltd. had filed development permit applications to construct 32 sq. ft. kiosks on gasoline service station sites in seven locations throughout Vancouver, for use as a retail photo service outlet. Six sites are commercially zoned and one site is industrially zoned. The retail use would be a permitted use in the commercial district locations if the business was carried out in the principal building but would be conditional in the industrial district location.

The Director of Planning would be prepared to approve the permits subject to the submission of a suitable design, however, since the construction of the kiosks and any subsequent approvals could have a significant impact on the City, the matter was referred to Council for information.

Messrs. Thomas and Robertson filed a brief on behalf of Allied Photo Services Ltd. (on file in the City Clerk's office).

Mr. Thomas advised that Allied Photo Services Ltd., a subsidiary of the 3M Company, is a national photo finishing organization with processing facilities in major centres across Canada. The Vancouver processing plant currently employs 12 people but this would increase to 60. Each kiosk would employ two people. He noted that the City would be receiving increased tax revenue from the kiosks.

cont'd.....

Clause No. 1 continued:

With respect to possible traffic problems, Mr. Thomas noted that the kiosks would be located so not to interfere with the service station customers. The frequency of visits is distributed throughout the day as well as throughout the week. Customers would be stopping from 1/2 minute to 3 minutes at the most.

The kiosks would be constructed on cement foundations, with planter boxes on each end. The kiosks are premanufactured and placed on site by crane. The lease with the service station would require that they be maintained in good condition.

With respect to the suggested impact of the kiosks, Mr. Thomas stated that if the kiosks were to be located in residential neighbourhoods, there would be an obvious impact on the residents, however, each kiosk is to be located in a commercial or industrial location.

In discussion, the majority of the members of the Committee felt that if these seven kiosks were allowed, the Director of Planning would be inundated with applications to locate kiosks for various uses throughout the City. The kiosks may be a convenience for customers but the Committee felt that a possible proliferation of kiosks, not designed in harmony with the existing service station on the site, would have a great impact on the City and they were not prepared to endorse the proposal.

The Committee advised the representatives of Allied Photo Service Ltd. that if they wished they could appear before Council with their proposal.

RECOMMENDED

THAT Council be advised the Committee is not in favour of development permit applications being issued for the construction of kiosks throughout the City as service outlets for photo finishing or any other retail business use, and the Director of Planning be so advised.

DELEGATION THIS DAY: Mr. I. Robertson, Allied Photo Services Ltd.

FOR COUNCIL ACTION SEE PAGE(S) 285

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. South 2 Feet of Lot 11, Block 239, D.L. 526, South Side 3rd Avenue Between Pine Street and Fir Street - Closure

The City Engineer reports as follows:

"The south 2 feet of Lot 11, Block 239, D.L. 526, was established for lane purposes making the lane 22 feet wide at the rear of this lot. The balance of the lane is 20 feet in width. The 2 feet of Lot 11 is not required for lane purposes. The owner of Lot 11 except the south 2 feet wishes to acquire the 2 feet in order to make this lot conform with the adjacent properties he also owns.

I recommend that the south 2 feet of Lot 11, Block 239, D.L. 526, Plan 590, now lane, be closed, stopped up and conveyed to the owner of the balance of Lot 11 subject to the following conditions:

(a) The value of $750 be placed on the 2-foot strip in accordance with the recommendation of the Supervisor of Properties.

(b) The 2 feet be consolidated with the balance of Lot 11 to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. 1978 Sidewalk Reconstruction

The City Engineer reports as follows:

"The Streets five-year Capital Plan has yearly allocations for sidewalk reconstruction. The purpose of the program is to replace sidewalks which are economically beyond repair.

The bulk of this program is performed in the late winter and early spring when City crews are not able to do paving and other maintenance work which requires more dependable weather.

Funds for the program are normally appropriated in the Capital Budget, which won't be approved until after this work should have commenced.

Accordingly it is recommended that $100,000 be appropriated in advance of the 1978 Streets Basic Capital Budget so that City crews may begin this sidewalk reconstruction program as soon as possible."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

3. False Creek Area 10-B - Sewer Construction

The City Engineer and Director of Finance report as follows:

"On January 17, 1978, Council approved a recommendation of the City Engineer and the Director of Finance that the City's share of the Area 10-B and adjacent area sewer works be provided by the Property Endowment Fund based on the following sharing:

City (P.E.F.)	$138 900.00
B.C.C.C.U.	147 100.00
C.M.H.C.	6 000.00
ESTIMATED TOTAL COST	$292 000.00

Review of the cost sharing based on the now finalized design configuration for the sewer works indicates changes to the cost sharing are appropriate because this design is different from the design concept originally assumed when the cost sharing was first developed. Some of the work now to be done should be charged to Sewers Capital and is not shareable with B.C.C.C.U.

The revised cost sharing based on the estimated total cost of $292 000.00 is as follows:

Agency	Estimated Share of Cost
City (P.E.F.)	$111 460.00
City (Sewers Capital)	45 000.00
B.C.C.C.U.	129 540.00
C.M.H.C.	6 000.00
ESTIMATED TOTAL COST	$292 000.00

Accordingly, the City Engineer and Director of Finance recommend that the City's cost be funded as follows with the other sources of funding being the B.C.C.C.U. and C.M.H.C.:

a. $111 460.00 from the Property Endowment Fund

b. $45 000.00 be approved in advance of the 1978 Sewer Capital Budget and borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and Director of Finance be approved.

4. Encroachment Agreement: Lot 25, False Creek

The Director of Legal Services and the City Engineer report as follows:

"A recent survey in False Creek of the project on the above-mentioned Lot indicates that the building is encroaching on Ironwork Passage, Foundry Quay and Forge Walk, about 0.1 to 0.2 of a foot over a length of 375 feet. It is essential to registration of the strata title that this encroachment be validated with the City. It is impractical to proceed with this as a conventional encroachment under the Encroachment By-law because of the termination provisions of the By-law and requirements for removal.

The project is constructed on City lands under a ground lease and the buildings will revert to the City on termination of the lease.

It is therefore recommended that the City execute an encroachment agreement for a nominal charge of $15.10 to cover the fee and registration, permitting the encroachment for the term of the ground lease and any subsequent renewal and on such other terms as are satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 293

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. 3874 West 2nd Avenue (2nd and Wallace)
   Lot C, District Lot 448
   Development Permit Application No. 79493

The Director of Planning reports as follows:

"This report deals with a Development Permit for the Greater Vancouver Housing Corporation, one of three Housing Developments at this location.

On August 9, 1977, City Council passed the following motion, after adoption of the minutes of the Special Information Meeting of Council on Thursday, July 28, 1977 at the Bayview Community School:

'A. That Council advise the Director of Planning it has no objection to his issuing of the Development Permits for the Penta and Dunbar projects at 2nd and Wallace.

B. That the Director of Planning report further on the Greater Vancouver Housing Corporation project at 2nd and Wallace, taking into account the various concerns expressed at the Public Information Meeting on July 28, 1977, including design of the project, land use and potential traffic problems.'

The proposed Development Permit Application as tabled at the Information Meeting of Council on July 28, 1977, has subsequently been withdrawn by the applicant, John Keith-King.

On December 6, 1977, the Greater Vancouver Housing Corporation submitted a new Development Permit Application No. 79493 with a revised scheme of the development. The revised proposal indicates:

(i) fences on Wallace have been radically altered to remove the walled-in effect. New screens and landscaping have been arranged in conjunction with the sidewalk location to provide a compatible front yard with the other front yards in the neighbourhood;

(ii) the serrated form of continuous townhousing has been completely revised so that the houses are at right angles to the boundaries of the site. This, together with the variation in the alignment of the walls and the number of significant gaps between the buildings, now helps to reduce the walled-in effect of the buildings, and achieves a form of development which is more compatible with the local neighbourhood;

(iii) additional open space and a rearrangement of parking and access is also proposed;

(iv) the proposal complies with the requirements of the CD-1 By-law with respect to uses, F.S.R., height, units per acre, and off-street parking requirements. The development will still contain 37 dwelling units.

Cont'd . . .

Clause 1 Cont'd

DESIGN

The Urban Design Panel at its meeting of January 19, 1978, recommended that the design be approved subject to the Director of Planning's approval on the following items:

(i) better details on the protection of the landscaping materials from damage done by automobiles, (curbs);

(ii) more details of the fencing;

(iii) more details on handling of the rain water leaders.

TRAFFIC

The City Engineer does not consider the traffic generated by this project to be a potential problem in this area. The existing traffic patterns will not be unduly affected by this generator.

RECOMMENDATION

The Director of Planning recommends that this Development Permit Application be approved subject to the following conditions:

1. Prior to the issuance of the Development Permit:

(a) a letter of undertaking is to be first submitted by the developer to the satisfaction of the Director of Planning and the City Engineer that all utilities will be provided underground including electrical, telephone, television, cables, etc., all at no cost to the City;

(b) all crossings to be first approved by the City Engineer;

(c) provision of garbage storage and pickup facilities to be made to the satisfaction of the Director of Planning after consultation with the City Engineer and the Medical Health Officer;

(d) the design of the proposed development to be first approved by the Director of Planning having regard to the advice from the Urban Design Panel;

(e) revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

(i) the location and detail including height, materials and finishes of all fences, screens and retaining walls;

(ii) details of all landscaping and treatment of open portions of the site, including type, location, quantity and size of all planting materials, ground cover, planters and the retention of existing trees;

(iii) details of all exterior lighting, including lighting for the drive and internal walkways;

(iv) provision of four handicapped parking spaces;

(v) details of laundry and electrical rooms;

(vi) building grades to be shown along with design elevations of entrances.

Cont'd . . .

Clause 1 Cont'd

2. The 56 off-street parking spaces are to be provided in accordance with the approved drawings within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained.

3. All landscaping and treatment of the open portions of the site are to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION AND RECOMMENDATION:

2. Grandview-Woodland Neighbourhood Improvement Program: Progress Report

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which included a recommendation that progress in this program be reported for Council's information after each six month period. The purpose of this report is to inform Council of developments during the first six months of the program's implementation stage which ended December 31, 1977.

Neighbourhood Improvement expenditures recommended in the Concept Plan were grouped in five major categories including Schools; Parks; Street Improvements and Beautification; Community Social Services; and Housing Infill and Rehabilitation.

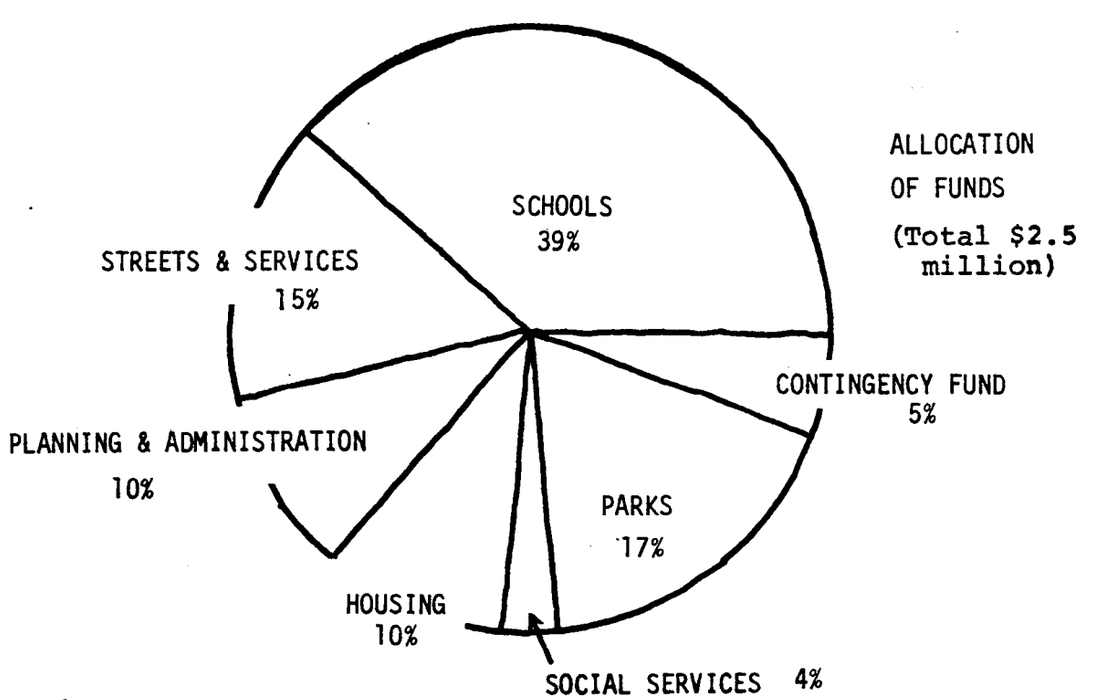

Implementation of the projects identified in the Concept Plan has been staged over the three year term of the implementation stage of the program ending on June 30, 1980, with emphasis on the Social Services and Schools categories in the first six month period. Projects requiring a longer period of time to complete, and those of particularly high priority, have been initiated early in this schedule.

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Clause 2 Cont'd

The involvement of community members in the detailed planning of projects undertaken to date has increased noticeably over the past six months, and communication among local participants in this process is working well. A small increase in the number of N.I.P. Committee members has been accompanied by the involvement of a much larger number of people in the planning of individual improvement projects. The Committee is informally subdivided among various individual projects which typically involve four to six N.I.P. Committee members and a larger number of other residents. The details of each project are resolved by such subgroups and their conclusions are brought back to the N.I.P. Committee as a whole for discussion before being sent forward in a report to Council.

N.I.P. Committee members have also been involved in the discussions of the Local Area Planning Committee, particularly when the topic of concern relates directly to the N.I.P. area.

The N.I.P. Committee has sponsored the operation of a Canada Works project which employs three home handyworkers to do minor repair work which cannot be covered under the R.R.A.P. which is already available in the N.I.P. area. This project is functioning well and filling an apparent need in the neighbourhood; it will continue until the end of November 1978. Committee members intend that their identification of other needs in the area will result in further employment opportunities for local residents, even if these are of such a short term nature as the Canada Works program provides.

The Grandview-Woodland N.I.P. Committee has continued to identify potential neighbourhood improvement projects. A list of these has been compiled for consideration as "secondary priority" projects, to be investigated in detail should any of the projects identified in the Concept Plan prove impossible to implement. One such project being given serious consideration is the establishment of a neighbourhood house, or similar facility, which could accommodate a variety of community organisations and services in need of space.

SCHOOLS ($1,035,000.00 or 39%)

Improvements at four local schools comprise the major area of concern in the Grandview-Woodland Neighbourhood Improvement Program. Elementary schools in the N.I.P. area are generally maintaining a high level of enrolment, relative to the City as a whole, and remain focal points in the community. Parents, teachers and children have all shown a great deal of enthusiasm in contributing to the planning of proposed improvements. The prime objectives are to improve the educational opportunities available to the children of the area, and to encourage greater use of the schools by the community as a whole.

As a variety of projects are intended for each of the three public elementary schools, some of which require a lengthy planning process, the School Board has agreed to a schedule for the staging of these projects. This approach is intended to ensure an early start on some aspect of the improvements at each school. It is hoped that these early projects will help in establishing the level of community involvement in the planning of such projects desired by the N.I.P. Committee.

Macdonald School Kitchen and Storage - Funds are available for the addition of storage space adjoining the gym in order to make this facility more usable by the community; and for providing facilities for serving morning meals to school children. The provision of kitchen facilities has been awaiting the arrangement of operating funds to run the meal service. Work was to have been done on the provision of storage facilities at Macdonald School in November and December. The School Board has not begun work on the projects due to a heavy work load.

Creative Playgrounds - Design committees have been established at Laura Secord, Lord Nelson, and Macdonald Schools to work with an architect recently hired to complete concept plans and working drawings for playgrounds at these three schools and oversee their construction. These committees include teachers, students, parents and neighbours of the schools. The architect was chosen in consultation with the members of these committees, a process which involved

Cont'd . . .

Clause 2 Cont'd

more time in choosing an architect but which is expected to lead to a more satisfactory working relationship and greater community satisfaction with the results. Council has approved design funds, the design process is currently underway and is expected to result in construction contracts in early May.

Playing Fields to be Upgraded - Funds have been allocated for the resurfacing and installation of proper drainage on the playfield at Laura Secord and the west playfield at Lord Nelson Schools. The fields are currently in poor condition. Their use both by the school children and the Grandview Legion soccer league would be increased by the upgrading of these fields. Planning is underway while construction is scheduled to begin this summer on the field at Lord Nelson once a means of access to washrooms has been worked out. The work on Laura Secord's field is scheduled for the summer of 1979 in order to allow work on the gymnasium and creative playground to be finished.

Laura Secord Gym - Funds are available for the construction of a new gymnasium with a covered outdoor play area adjoining the building. The components of a design have been agreed upon after a series of discussions with parents, teachers and School Board staff. The School Board has now given approval of the project and has agreed to contribute $43,000.00 toward the cost of architectural fees, construction supervision and contingencies. The proposal has now received the approval of the Provincial Department of Education and the selection of an architectural consultant is underway.

St. Francis School Gym - Funds were set aside in the Concept Plan for the purchase of land, and design and construction of a new elementary school gymnasium for St. Francis parish school, which does not presently have a gymnasium. The N.I.P. Committee and members of the St. Francis Parish Educational Committee have been resolving the issues of ownership and control of programming of this facility. Because of the necessity of ensuring public access to the building for recreational and social activities outside normal school hours, it is essential that these issues be resolved before the project proceeds. It is expected that a proposal will be submitted to Council on this project during the first half of 1978.

STREET IMPROVEMENTS AND BEAUTIFICATION ($382,000.00 or 15%)

Tree Planting - Council has approved the expenditure of $11,350.00 for the planting of rows of 5 to 6 foot cedar trees, closely spaced, along the frontages of Macdonald and Laura Secord Schools, for protective and decorative purposes. These trees were planted by School Board staff with the enthusiastic help of many students of these schools. The project received good press coverage and calls have been received from neighbours of the schools expressing their appreciation of the improvement.

Litter Containers - Council approved the expenditure of $2,338.00 for the installation of 14 concrete litter barrels in front of corner groceries in the neighbourhood, in order to reduce the spread of litter. All have been in place for several months.

Bus Shelters - The Concept Plan included an allocation of $35,000.00 for the installation of City style bus shelters at locations of high local priority. Subsequent to the approval of the Concept Plan, the N.I.P. Committee considered as an alternative the installation of Commercial Advertising shelters; a list of locations recommended for such shelters was submitted to the City Engineering Department in November. The N.I.P. Committee believes that City shelters displaced by the commercial shelters in other areas can be relocated in Grandview-Woodland at bus stops that are not provided with commercial shelters. The Committee will consider reallocating these funds at such time as final decisions are made in locating the commercial shelters.

Residential Street and Sidewalk Improvements - The Concept Plan allocated $146,000.00 to provide subsidies to encourage the completion of curbing, paving and sidewalk construction in the local area. The N.I.P. Committee intends that a 25% subsidy of local improvement costs be provided for both the City and local property owners who are fronting a park or school where curbs and paving remain incomplete. The Committee believes that ten such blocks should be curbed and paved for the benefit of the community as a whole. It is intended that the property owners involved be contacted in person by members of the N.I.P. Committee, in order to encourage the initiation of local improvement petitions from these blocks.

Cont'd . . .

Clause 2 Cont'd

The Committee also intends to recommend a 25% subsidy of the cost of installing sidewalks on all streets in the N.I.P. area where these are currently lacking. It is intended that the City initiate the local improvement process for these sidewalks. A report will be prepared for Council's consideration on this subject during the upcoming months.

Commercial Drive Beautification - The Concept Plan allocated $175,000.00 for the beautification of Commercial Drive from Venables Street to Broadway. Planning staff have carried out a survey of property owners and merchants to determine the level of interest in carrying out improvements to the sidewalk and lighting, and installing street trees. Property owners and merchants are generally in favour of having street trees, pedestrian level lighting and street furniture installed throughout this portion of Commercial Drive, while significant interest was shown in a more comprehensive scheme, including new sidewalks, in the six block core area from Charles Street to Third Avenue. It is intended that trees, lighting and street furniture would be paid for with the available N.I.P. funds while sidewalk replacement would be paid for by property owners through the local improvement process.

A design is currently being developed for this beautification project by City Staff. The details of the design will be discussed with merchants and property owners, prior to the initiation of a local improvement by-law to be recommended in a forthcoming report to City Council by the Engineering and Planning Departments.

COMMUNITY SOCIAL SERVICES ($90,500.00 or 4%)

Although expenditures recommended under this category account for a small proportion of the total in the Grandview-Woodland N.I.P. Concept Plan, a high priority is attached to their implementation due to the need for social services in the area. Through surveys undertaken for the N.I.P. Committee in the spring of 1977, both residents and social service workers helped to determine social service needs in the community. Staffing, programming, operating space, after school child care and unemployment were all identified as major concerns in the neighbourhood. Since N.I.P. funds cannot be used to provide staff or operating funds, the effect of the program in the field of social services is limited. The N.I.P. Committee hopes that in the future these problems will be addressed more directly through other programs. Where physical improvements and equipment are a constraint, the N.I.P. Committee has recommended projects for N.I.P. funding to City Council. These have been undertaken as early as possible in the program.

Children's Place Day Care - Council has approved the expenditure of $2,140.00 for equipment and toys to be used in improving the rate of development of children with physical and mental handicaps. The equipment is now being ordered in stages by the Children's Place staff.

Toy Lending Library - Council has approved the spending of $2,933.26 for toys and equipment to be loaned to both group and family day care centres in the Grandview-Woodland area. The loan process also facilitates contact between a pediatrician from the R.E.A.C.H. centre and the child care workers in the area who use the equipment. The pediatrician is currently in the process of ordering the equipment approved.

MOSAIC Office Improvements - Council has approved the expenditure of $10,000.00 for the purchase of office equipment and furniture to improve the translation, interpretation and counselling services offered by the MOSAIC Centre in seventeen languages. These improvements are now complete and in full use. MOSAIC held an open house to display the dramatic change in their working environment, providing publicity for their services and for the N.I.P. program.

Community Services Directory - Expediture of $9,666.00 was approved by Council for the publication and distribution of a directory which is to inform neighbourhood residents of community services and facilities that are available to them. The survey of social services referred to above indicated a lack of public knowledge of available services. The directory is being translated into the principal non-English languages of the area, and is expected to be printed and distributed to each household during the first half of 1978.

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Clause 2 Cont'd

R.E.A.C.H. - The Concept Plan allocated $64,000.00 for expansion of educational health services provided by the R.E.A.C.H. clinic in both medical and dental care. A proposal has now been finalised by R.E.A.C.H. and the N.I.P. Committee, and a report recommending the expenditure of $39,000.00 of the funds allocated will be presented to Council in January 1978. The remainder of the funds will be allocated to other projects within the social services category.

PARKS ($460,000.00 or 17%)

The Concept Plan included an allocation of $460,000.00 for the improvement of five neighbourhood parks. This allocation was based upon preliminary design concepts for each park developed in discussions with residents early in 1977.

The Park Board staff have agreed to a schedule for a detailed design process which was begun in December 1977 on the first of the five parks. Preliminary designs prepared by Park Board staff after consultation with N.I.P. Committee members and residents will be posted in local grocery stores and publicized in the local newspaper. After response is received from local residents, the design will be finalised for consideration by the Park Board, and Council will be requested to approve the expenditure of funds for the required improvements.

The process for developing a detailed design will begin on the second park in February. In the meantime, specific park improvements identified in the Concept Plan which can be implemented independently of other proposed improvements will be carried out immediately in order to demonstrate the availability of N.I.P. funds and encourage greater participation in park planning discussions. An example of this approach may be the upgrading of tennis courts on Grandview and Garden Parks in the spring of this year. The implementation of all improvement projects on the parks will be staged to coincide with low periods of park use, in the case of soccer field upgrading, for example. It is expected that all park designs will be completed by the end of 1978 and that the last park development work will be completed by the middle of 1979.

HOUSING INFILL AND REHABILITATION ($250,000.00 or 10%)

The Concept Plan allocated $250,000.00 to housing infill and rehabilitation, with the intention of helping to alleviate a shortage of affordable family accommodation that is developing in the Grandview-Woodland area. The N.I.P. Committee had hoped to develop a rotating fund to encourage non-profit housing development in the area.

Following a discussion of various forms of non-profit housing with a C.M.H.C. representative, the N.I.P. Committee decided that the potential of co-operative housing should be further explored. The Committee sponsored a tour of existing co-op housing developments in the City, followed by a workshop discussion on the subject. Members of the community who attended the exploratory meetings expressed dissatisfaction with C.M.H.C. regulations limiting the opportunity for lower income groups to get into this type of housing.

This approach to non-profit housing has not been followed up, and other forms of non-profit housing have stimulated little interest in the community. Thus the allocation of funds for the purpose of encouraging the development of non-profit housing may be reconsidered over the upcoming months by the N.I.P. Committee.

R.R.A.P. (RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM)

The upgrading of housing in the N.I.P. area is one of the principal objectives of the program. The Residential Rehabilitation Assistance Program has been well received in Grandview-Woodland, with a steady flow of applications in response to an extensive promotional campaign throughout the N.I.P. area. The program has contributed to a noticeable trend of upgrading of residential property.

Both resident homeowners and landlords are well represented in the 204 preliminary applications received to date. To the end of 1977, 43 loan and grant commitments have been made by C.M.H.C., accounting for 47 dwelling units. City and C.M.H.C. staff are processing 162 incomplete applications representing another 231 dwelling units. Single family homeowners have shown the highest interest in the program; seven duplexes and an apartment building are also being upgraded with R.R.A.P.

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Clause 2 Cont'd

The present rate of approved applications is 14 per month; this is expected to increase as intensive promotion of the program on a block-by-block basis is undertaken by R.R.A.P. staff. As mentioned earlier in this report, a Canada Works-funded home repair project is supplementing R.R.A.P., with free labour for needy homeowners who are not eligible for sufficient R.R.A.P. funds to carry out all necessary repairs.

COMMITTEE TERMS OF REFERENCE

The Grandview-Woodland N.I.P. Committee has been operating under Terms of Reference (refer to Appendix I) adopted by City Council on December 14, 1976. The Committee's membership has increased from ten at the beginning of the program, to thirteen at the present, and is expected to increase further as citizen interest in the implementation of the program increases. With one exception, the provisions of the Terms of Reference are serving the Committee well. The Committee wishes to have Clause 4(g) of the Terms of Reference amended to permit the Committee to elect Co-Chairmen instead of a Chairman and Vice-Chairman. This would permit more flexibility in the duties of these Committee members, who due to their own jobs and other responsibilities, wish to share the tasks of chairing Committee meetings and representing the Committee at meetings of Council, the Park and School Boards, and other community organisations.

RECOMMENDATION

The Director of Planning recommends that the Terms of Reference of the Grandview-Woodland Neighbourhood Improvement Program Committee be amended by substituting the following for Clause 4(g):

(g) A Chairman and Vice-Chairman, or two Co-Chairmen, shall be elected by the Committee for 6 (six) month terms. There is no limit on the number of terms a person may serve in either position. "

The City Manager submits the foregoing report for the INFORMATION of City Council and RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

RECOMMENDATION:

3. Riley Park Neighbourhood Improvement Program: Six Month Progress Report #1

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the area. In August, 1977, C.M.H.C. and the Province also approved the Concept Plan. The purpose of this report is to describe progress made to date on implementation of these projects.

It is a requirement of C.M.H.C. that progress reports on N.I.P. Implementation be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled over up to five six-month intervals as follows, for which Administration funding is appropriated.

First Work Interval	-	August, 1977 - January, 1978
Second Work Interval	-	February, 1978 - July, 1978
Third Work Interval	-	August, 1978 - January, 1979
Fourth Work Interval	-	February, 1979 - July, 1979
Fifth Work Interval	-	August, 1979 - January, 1980

This is the first six-month progress report.

Attached as Appendix I to this report is a summary outline of the status of all N.I.P. projects, associated planning work items and citizens' initiatives for the improvement of Riley Park. This summary provides an overview for

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Clause 3 Cont'd

Council of the amounts allocated and appropriated to date for each project, the time interval in which report to Council on each item is scheduled and additional notes to provide a clear indication of each project's present status.

The main staff activity during this six-month period has been in project development for a number of items. This has included background research, community discussions/negotiations, liaison with other staff and agencies and detailed design that has led or will lead to actual implementation. Staff work has been completed on 6 items for which a total of $118,290.00 in appropriations has been either achieved or is pending. On the advice of the Citizens' Planning Committee, staff also coordinated a Maintenance and Clean-up Campaign (with P.Y.E.P. funding approved by Council) for local residents in need and have been involved in the formation of a viable Main St. Merchants' Association as proposed in the N.I.P. Concept Plan.

Local resident volunteer activity has included:

- continued strong participation on a weekly basis in the Implementation discussions of the Citizens' Planning Committee;
- special activity on design or work teams for Main St. Beautification, Riley Park Recreation Complex Additions and the 33rd/Ontario Pedestrian Signal;
- local improvement petitioning for the upgrading of streets in over 40 blocks;
- Neighbourhood House fundraising events;
- investigatory work on numerous proposed N.I.P. projects;
- assisting staff in numerous planning events including design-ins, information meetings, etc.; and
- formation of and participation in a Police Liaison Committee.

The Citizens' Planning Committee has also received a Canada Works Grant for which three people have been hired to do project development for the proposed Neighbourhood House and Youth Centre in close liaison with City staff over the next eight months.

Overall, implementation of Riley Park N.I.P. is occurring on schedule.

Recommendation:

The Director of Planning submits the foregoing progress report for the information of Council and recommends:

> THAT Council submit the Riley Park N.I.P. six-month progress report to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Exterior Alterations to CPR Station - DPA #79142

The Director of Planning reports as follows:

"On December 17, 1974 Council designated the CPR Station as a Heritage Building. Under the provisions of the Heritage Designation By-Law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacing doors on the south facade, signage on the south facade, and painting and repairs on the north, east and west facades and to use approximately 3,750 square feet of the main floor as retail.

On January 23, 1978 the Heritage Advisory Committee discussed the application and recommended approval.

Recommendation: The Director of Planning considered the Development Permit Application on February 13, 1978 and is prepared to approve same provided it is first approved by City Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 203 & 204

FIRE AND TRAFFIC MATTERS

RECOMMENDATION AND CONSIDERATION

1. 1978 Street Decorations Budget

The City Engineer reports as follows:

"This report is advanced to obtain approval of the scope of the street decorations for 1978 and to obtain approval of funds in advance of the normal budget.

Each year banners and flags are installed on poles along several of the main streets and bridges to decorate these tourist routes and in some years to promote the special public events conducted during the summer months.

The Streets Decoration Committee which is comprised of Mr. Rudy Kovach (Hopping Kovach and Grinnell Ltd.) and the Assistant City Engineer, Electrical after discussions with Mr. Ernie Fladell, Senior Social Planner, propose to use the following decorations which will relate to the Captain Cook Bicentennial event.

1. Banners with native designs created by two accomplished Nootka Indian artists.
2. Brightly colored flags with the official Captain Cook Bicentennial design printed on them (see Appendix 1).
3. Canadian flags.

Proposed 1978 Decorations Program.

i)	Install banners and flags on the streets shown on Appendix 2.	$33,000
ii)	Additional cost for special Bicentennial flags.	2,000
iii)	Extended decorations: Instal clamps and banners on Granville and Cordova Streets from Hastings to Richards Sts. (Consideration)	5,000
	Total	$40,000

In order to have the decorations manufactured in time for installation by July 1st, a contract must be awarded at this time. Normally this would be done without approval of Council in advance of the budget because it is a continuing program. However, this year's program involves additional costs for (a) inflation, (b) an additional 100 flags and 50 banners required to decorate streets that have been added during the past two years when special financing has been available, (c) the added cost of the bicentennial flags and (d) the further extension to the program being advanced for consideration.

(a) Inflation.

Since 1975, the costs of labour and the banners have increased sharply. I estimate that the cost to instal decorations equivalent to the 1975 program will amount to $31,000 in 1978.

(b) Extension of Decorated Streets.

During 1976, the street decorations were extended in connection with the United Nations Conference on Human Settlements (Habitat) for which additional financing was provided. During 1977, Heritage Festival provided additional funds which enabled us to maintain street decorations in many of the areas introduced in 1976.

The following is a tabulation of the expenditures and the decorations installed during the past three years.

	Year	Expenditure	No. of Banners	No. of Flags	Streets
	1975	$21,584	580	550	Appendix 3
	1976	$60,260*	600	2550	" 4
	1977	$33,313**	600	650	" 5
(Proposed)	1978	$40,000	620	650	" 2

Continued . . . . .

Clause No. 1 Continued

*In 1976, $4,473 was spent on the displays at the seven flag islands throughout the City, not related to the Habitat display. $55,787 was funded jointly by the City and Federal government for Habitat display covering the normal decorated areas plus four other areas (including McConachie Way and the Arthur Laing Bridge at the Vancouver Airport).

**In 1977, the Heritage Festival Committee over-printed the salvaged Habitat flags with the Heritage Festival symbol enabling decorations to be maintained along the greater length of streets than could be provided under the normal budget (1975).

The estimated cost of the extension of the 1975 program to the 1977 program (additional 50 banners and 100 flags) is $2000.

(c) Added Cost for Bicentennial Flags:

Normally B.C. flags and Union Jacks are used with the Canadian flags in clusters of three on each pole. The Bicentennial flags which are proposed instead of the B.C. and Union Jack flags will cost an additional $2000.

The Director of Social Planning indicates that $2000 of the City Festival funds which Council has already approved; can be used to pay this extra cost.

(d) Extension of Decorations (for Consideration).

In view of the lack of decoration along Granville and Cordova Streets from Hastings to Richards Streets which is a well travelled corridor linking three of the popular downtown attractions, Granville Mall, the Seabus and Gastown, the Council may wish to add this to the ongoing yearly program of decorations. The estimated one time cost for installing the brackets would amount to approximately $4000 and the recurring cost of the banners and installation would be approximately $1000.

If it is desired to reduce the program, the lengths of streets decorated can be shortened. It is the Street Decorations Committee's opinion that the continuous displays have greater impact than those which are 'chopped up'.

I RECOMMEND that -

A. Canadian and Bicentennial flags and the 'Nootka' banners be installed on the streets and bridges shown on Appendix '2' at an estimated cost of $33,000.
B. $2,000 of the funds which have already been approved by City Council for the City Festival be used to cover the added cost of the Bicentennial flags.
C. the funds be approved in advance of the Revenue Budget for the program,

and I submit for Council's CONSIDERATION the proposal to instal clamps and banners on Granville and Cordova Streets from Hastings Street to Richards Street at an additional estimated cost of $5,000."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved and submits the matter of the $5,000.00 estimated additional cost for extension of decorations to Council for CONSIDERATION.

Continued . . . . .

RECOMMENDATION

2. Fireboat 1978

The Fire Chief and Director of Finance report as follows:

" I. Background

There exists a long history of the City of Vancouver paying the cost for fire protection services from the water within Vancouver Harbour. Even though this service has been used to protect property in other municipalities and ships on the water, and although there have been many attempts to get cost-sharing from other municipalities and from the National Harbours Board, all such attempts have been unsuccessful except insofar as the National Harbours Board grants in lieu of taxes could be considered a contribution in some measure. This results in Vancouver facing an anticipated operating budget for the fireboat in 1978 of $705,000.

The City of Vancouver on November 18, 1975 served notice terminating the operation of the fireboat in two years - i.e. on November 18, 1977. Subsequently, notice was extended a further three months, expiring at the end of February 1978.

II. Meeting of January 13, 1978

On January 13, 1978 a last effort was made by the City of Vancouver in calling a meeting of the Special Committee re Fire Protection in Vancouver Harbour.

Mayor Volrich reviewed previous discussions on the operation of the fireboat and asked the municipal representatives for their views on participation in a cost-sharing formula. The response could be considered largely negative towards sharing, with one exception -- the City of North Vancouver. Mayor Loucks indicated that the City of North Vancouver recognized the necessity for a marine firefighting capability and was prepared to contribute, provided that the share would be reasonable.

Mayor Volrich summed up the views expressed by the various municipalities and advised the meeting that he would direct the City Manager, Fire Chief and Director of Finance to prepare a report for Council consideration.

III. Options Available to the City

Note: definition of "call-out cost"

The "call-out cost" is defined as the total current year budget for the operation of the fireboat divided by actual firefighting man hours incurred in previous year, or on the basis of an average of several years (could wait until end of current year and use actual hours for the current year) to arrive at a man hour cost, which is then multiplied times the number of firefighter man hours actually used on the call-out. If the year used saw few call-outs, then obviously the cost per man hour is going to be very high.

Continued . . . .

Clause No. 2 Continued

There would appear to be two options available to City Council in dealing with the question of the fireboat, and the unwillingness of the other municipalities and the National Harbours Board to share in that cost on an equitable basis.

The options are as follows:

(1) Take the fireboat out of service.

(2) Keep the fireboat in service. Supply service to municipalities and the National Harbours Board (for ships not moored at pierside) only if they make suitable advance arrangements. This could be in any of the following ways:

(a) they contract to pay us each year, whether the fireboat is used or not, a share of our annual cost, which will be subject to adjustment annually and will be on a formula to be determined by the City of Vancouver but obviously subject to negotiation if necessary.

It is our suggestion that the following shares of our annual cost should apply under this option.

North Vancouver City	7½%	$ 50,000	
North Vancouver District	15%	100,000	
National Harbours Board	7½%	50,000	(for any ships not moored at pierside)

or (b) they contract to pay a standby charge, which would be one-half of the straight cost-sharing ("a" above) plus a call-out cost charge being one-half of the otherwise applicable call-out cost charge.

or (c) they commit in advance to pay "call-out" cost", regardless of size. The calling party would have to be specifically authorized to make this commitment and the City so advised before a request for assistance would be met.

Burnaby

We are of the opinion that Burnaby at best will not agree to anything other than paying our call-out cost if they call us in the event of a fire.

The Fire Chief and Director of Finance RECOMMEND that:

A) the fireboat be retained and service be supplied on the terms outlined under option (2)

B) the City attempt to negotiate appropriate agreements with the National Harbours Board and the various municipalities for cost sharing

C) if negotiations do not provide satisfactory results at this time, the City reopen the issue when a local Harbours Board is appointed. "

The City Manager RECOMMENDS that the recommendations of the Fire Chief and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 294

FINANCE MATTERS

RECOMMENDATION:

1. 1978 Capital Grant Request,
Y.M.C.A. "Family 'Y' Project" at Langara

The Director of Finance reports as follows:

"On November 9, 1976, Council, when considering a grant request from the Y.M.C.A. for its Langara property, passed the following motion:

"That Council recommend to subsequent Councils that a grant of $333,000 to the 'Family Y Project' at Langara, be approved, on the basis of one third of this amount being released in each of the years 1977, 1978, and 1979, subsequent to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets."

Council, on March 15, 1977, approved the 1977 portion of $111,000 of the proposed grant, subject to construction commencing in 1977, with funding to be provided from the 1977 supplementary capital budget. There was, however, no approval given at that time for the funding for 1978 and 1979.

The City has now received a request from the Y.M.C.A. for the second year installment of the requested grant (the 1978 allotment of $111,000) and advises that the construction is well ahead of schedule with the roof now in place on over one half of the structure. The City's proposed 1978 supplementary capital budget includes provision for the amount of $111,000 in 1978.

The Director of Finance recommends that this amount of $111,000 be approved in advance of the 1978 Operating and Supplementary Capital Budgets, and that this portion of the capital grant be approved as requested."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

2. Transfer of Property Data to
Real Estate Board of Greater Vancouver

The Director of Planning reports as follows:

"Background

In July 1977, the Real Estate Board of Greater Vancouver (R.E.B.) forwarded a request to the Department of Permits and Licenses asking the City to provide the Board with age of building and zoning information for all properties in the City. The initial request for this information came from the Board's consultant, P.S. Ross and Partners, who are working with the R.E.B. to establish an improved means of responding to their members' requests for data on property which is to be listed for sale.

For several years, the R.E.B. has been providing its members, on request, with information concerning the age of structures, zoning, sales, lot size and assessment role data for individual properties. With the growth of listing volumes and the increasing reluctance of Assessment Authority offices in the Lower Mainland to respond to telephone requests for information, the load on the R.E.B.'s statistical department rose to the point where staff could not meet the number of demands. In an effort to increase the numbers of calls which could be answered, the R.E.B. added to its staff and stopped answering requests for more time-consuming data, principally age and zoning status. As a consequence, City Departments have experienced a substantial rise in the volume of inquiries for this information from realtors. The attached memo from the Director of Permits and Licenses to the Director of Finance supports this statement.

cont'd.....

Clause #2 continued:

The R.E.B. has recently acquired its own computer and on-line terminals, and feels it could increase its capacity to respond to real estate industry requests and reduce demands on City Departments for property information by storing the requested data on computer disk for instant recall. Consequently, the Board would like to obtain the data from the City in machine-readable form.

The R.E.B.'s original request for zoning and age of building data was forwarded to the Director of Planning by the Director of Finance because the required information was on a computer file belonging to the Planning Department. The Planning Department, in conjunction with Computer Services, forwarded the computer tape to the R.E.B. for copying in November 1977. However, since the data on this tape was current only to 1974, we advised the R.E.B. to obtain only age of building data from it (since there is no up-to-date computerized source of this information) and to request permission to obtain the zoning information from the City's computer property tax master file. The Planning Department had added zoning information to the tax file in October 1977.

Description of Data on the Property Tax Master File of Interest to the R.E.B.

The City's property tax master file is a computer file containing a variety of information on every legal parcel of land in the City. This information includes, among other things, property address and legal description, owner's name and address, various codes describing the condition and use of the property, zoning, tax and assessment data. Much of the information on this file originates with the B.C. Assessment Authority (B.C.A.A.).

Although the R.E.B.'s original request asked only for zoning and age of building data, it seemed that it might be mutually beneficial to the R.E.B., the City and the B.C.A.A. to make available at the same time other non-confidential data on the property tax file, providing certain conditions such as usage, updating procedures and cost recovery could be agreed to. Following discussions with City staff, the R.E.B. formally requested in November 1977 the following information, all of which is contained on the City's property tax file:

- property address
- alternate property address (one only)
- coordinate
- legal description
- lot code and size
- equity code (indicates registered owner, registered holder of agreement for sale or lessee of crown-grant land)
- manual class code (describes structure and condition)
- actual use code (describes the main use of the property)
- zoning code
- last sale date
- actual values (land and building, for assessment purposes)
- owner's name and address

None of the above information is classified as 'restricted' data, and all of it can be currently obtained by contacting the City, the B.C.A.A. or the Provincial Land Registry. However, the process of obtaining information is currently time-consuming since it may require contacting all three agencies and possibly more than one department within City Hall.

It is proposed that the City make the above information available to the R.E.B. subject to certain conditions and through a legal agreement with the R.E.B. It is recommended that the agreement contain the following points:

1) That the City's Computer Services Division be responsible for writing the necessary programs to extract the requested data from the property tax file and that this extract be updated on a quarterly basis.
2) That the R.E.B. agree to update their files within two weeks after receipt of each extract tape, to prevent the release of obsolete or incorrect data.
3) That use of the data be restricted to responding to R.E.B. member requests for information or for statistical analysis or tabulations, but that under no circumstances may it be used for obtaining addresses for mailing purposes.
4) That the City disclaim any legal responsibility arising from incorrect information.

cont'd.....

Clause #2 continued:

5) That the R.E.B. pay the full costs incurred by the City in transferring this data (including staff and computer costs), as well as a nominal service charge to reflect the substantial benefit to the R.E.B. of obtaining this data. It is suggested that the costs be broken into two categories -- initial charges to recover costs incurred in preparing this agreement and writing the programs to extract the data and quarterly charges to cover the costs of updating the data. Although a full accounting of costs cannot be made until the necessary programming and other work has been completed, it is estimated that the initial charge would be in the order of $3,000 and annual charges about $1,600 thereafter.
6) That the agreement and service be terminated if any of the above conditions are not met.

Benefits to the City

It is difficult to quantify the benefits to the City in terms of the reduction in inquiries for this data since no record of the number of inquiries has been kept. It is believed, however, that there could be a significant reduction in certain types of inquiries to the Permits and Licenses, Planning and Finance (Tax Division) Departments.

Apart from the above, the City's Properties Division currently receives the 'Multiple Listing Service' property listing and selling information from the R.E.B. This service provides valuable information used in appraising properties that the City is involved in. The cost of this service to the City, as of the fall of 1977, is a $500 initial membership fee to join the R.E.B. and $100 annual dues. The City has been receiving the M.L.S. material for the last two months free of charge on the understanding that the $500 initial fee and $100 annual fees would be recovered by the R.E.B. through the costing agreement drawn up by the City to provide the property data. If this arrangement is not approved, the City will be required to pay the above amounts to the R.E.B.*

The Properties Division also subscribes to another realty statistical service which costs about $300 a year. The City's membership in the R.E.B. will allow it access to this same service through the R.E.B. so it may be possible in the future for the City to discontinue this service.

The R.E.B.'s request for the data on the property tax file is based on the Board's objective of improving its property information. The City will naturally be only one contributing source of information to this data system. However, the City as a member of the Board will have access to other information and to the analysis and tabular programs the Board is planning to introduce into the system. It is believed that in the future there could be some very valuable information accessible to the City, which is not readily available at the present time.

Recommendation

It is recommended that:

Council approve in principle the release of the above data on the City's property tax master file subject to an agreement satisfactory to the Director of Legal Services incorporating points 1 to 6, listed above in this report."

*These amounts would be deducted from the estimated costs listed in point 5 above if this proposal is approved.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 295

PERSONNEL MATTERS

RECOMMENDATION

1. Completion Course: Archivist W. McKee

The Director of Personnel Services reports as follows:

"This course will be held at the Public Archives of Canada in Ottawa from April 24, 1978 to May 19, 1978 and is a final course in the completion of academic qualifications in respect of Archivists.

Mr. W. McKee has not had the advantage of this finishing course which the City Archivist feels will be of considerable benefit to him.

Mr. McKee's transportation and tuition costs will be paid by a generous grant from Mr. Lukin Johnston amounting to $750.00. Mr. McKee will pay his own accommodation and other living expenses while in Ottawa.

The only cost to the City would be 20 days leave of absence with pay and no replacement staff will be taken on during this period.

As this request of the City Archivist and City Clerk is in accordance with Personnel Regulation 248-4, I recommend approval."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 295

PROPERTY MATTERS

INFORMATION

1. Exchange of Lands - Grandview Highway and Penticton Street

The Supervisor of Properties reports as follows:

"City Council on October 25, 1977, approved a land exchange and sale between the City and the Housing Corporation of B. C., concerning City-owned land at Grandview Highway and Penticton Street and Housing Corporation of B. C. land at Fourth Avenue and Discovery Street.

The exchange and sale was concluded on the basis of full market value for the City-owned land and two-thirds market value for the Housing Corporation of B. C. Land, subject to the Housing Corporation retaining an option to repurchase the Fourth Avenue and Discovery Street site from the City at the same value if the land is not developed with non-profit housing.

In this report to Council, it was pointed out that the Housing Corporation of B. C. intended to develop a 'low energy use' demonstration housing project on the Grandview Highway and Penticton Street site.

It has now come to our attention that the 'low energy use' project is in doubt due to a large budget cut to the Housing Corporation of B. C. The Corporation intends to proceed with the required subdivision, and if money can be found, they will proceed with the project as planned, if not, they will sell the lots and provide the contractors all the assistance possible in building with energy conservation as an objective."

The City Manager submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Rent Review - Portion of Lot "B", Situated under Fir Street Ramp of Granville Bridge

The Supervisor of Properties reports as follows:

"The above portion of Lot "B", Block 239, D.L. 526, Plan 9179 situated under the Fir Street Ramp of the Granville Bridge at Fourth Avenue and Fir Street is leased to Allied Air Conditioning and Refrigeration Contractors Ltd., for a 30 year period from April 1, 1968, subject to 5 year rental reviews. The site, comprising 1,274 square feet, is leased for required parking and access to the Lessee's building on Lot F to the south and fronting on Fourth Avenue.

During the last 5 year rental period which will terminate on March 31, 1978, Allied Air Conditioning and Refrigeration Contractors Ltd., paid a rental of $360.00 per annum plus all taxes as if levied.

Following negotiations, this Lessee has agreed to an increase to $480.00 per annum plus all taxes as if levied for the next 5 year rental period commencing April 1, 1978, and terminating March 31, 1983.

Therefore, it is recommended that effective April 1, 1978, the rental be increased to $480.00 per annum plus taxes as if levied.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 295

B

MANAGER'S REPORT

DATE February 16, 1978

TO: Vancouver City Council

SUBJECT: Federal Building - Block 56

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The Director of Planning reports as follows:

" PURPOSE OF REPORT

The purpose of this report is to comment upon a number of building size options recently proposed by Federal Government officials. The comments take into account previous City Council considerations and the Downtown District Official Development Plan. Recommendations for reply to the Federal Government are also made.

BACKGROUND

City Council have agreed that a new Federal Government building is appropriate and desirable on the downtown Block 56.

Council, in consultation with the G.V.R.D., have also stated that the development should meet the zoning requirements of the Downtown Development Plan.

(for further information on the background - see Appendix A)

OFFICIAL DOWNTOWN
DEVELOPMENT PLAN BY-LAW

This by-law was enacted by City Council in 1975, following considerable public and Council involvement and discussions, concluding with a Public Hearing.

Block 56 is located in the middle of a 24 block area where the maximum permitted density for any site is F.S.R. 5. For Block 56 having a nominal site size of 260' x 500' (130,000 sq.ft.), this would allow a maximum building size of 650,000 sq.ft. (gross). In addition certain floor areas may be exempt, or additional floor area given as a bonus; this is provided for by Section 6 (Social and Recreational Amenities and Facilities), and is referred to later in this report.

CURRENT SUBMISSION
BY PUBLIC WORKS - CANADA

In December, 1977 the Mayor met with officials of Public Works Canada in Ottawa, regarding the new Federal Building. Following this meeting the Assistant Deputy Minister sent a letter dated December 20, 1977 (see Appendix B), submitting various building size options for the proposed new Federal Government Office Building. Public Works Canada seek from City Council '*approval in principle ---------- of building parameters that are mutually acceptable.*'

Page 8 of Appendix B sets out 4 differing sets of floor areas as submitted by Public Works Canada. P.W.C. indicate a "minimum concept" preference.

The following table shows a comparison between what is permitted by the Downtown District Official Development Plan and the three of the four alternatives which are appropriate for the City to consider.

	PWC Minimum Concept	PWC's "City Option #1"	PWC's "City Option #2"	Official Development Plan Provisions
Office:	750,000*	700,000*	650,000*	650,000* is maximum gross floor area allowed for building, excluding underground parking, and excluding Section 6 allowances or bonuses.
Info. Centre	50,000	50,000	50,000	would be included in 650,000 unless qualifying for Section 6 allowance (in whole or in part).
Commercial	30,000	30,000	30,000	would be included in 650,000 gross.
Public	20,000	20,000	20,000	would be included in 650,000 unless qualifying for Section 6 (in whole or in part)
Public Cultural	50,000	25,000	0	can be negotiated under provisions of Section 6
Total	900,000	825,000	750,000	650,000 plus additional floor area negotiated under provisions of Section 6.

* all figures are square feet, gross.

EVALUATION OF OPTIONS RELATIVE TO THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN

PWC "City Option #2"

This option, while indicating the least size building of all options exceeds the maximum allowable density by 100,000 sq.ft.

Public Works officials suggest that this 100,000 sq.ft. should be excluded and allowed as a 'bonus' on the floor space ratio. They consider this to be specialized space provided for public amenity.

Comment: The 100,000 sq.ft.extra space comprises 30,000 sq.ft. commercial space, 50,000 sq.ft. information centre, 20,000 sq.ft. public space. The 30,000 sq.ft. commercial space is a normal part of a building complex and is being included in the building as a 'revenue providing area'. The City do not require provision of additional or special commercial space in this building.

The 50,000 sq.ft. information centre and the 20,000 sq.ft. public space exceeds the maximum 10,000 sq.ft. allowable that can be exempt from inclusion in floor space ratio in accordance with Clause (1) (ix) of Section 6 of the Official Development Plan (see Appendix C). This Section deals with floor space exemption or bonus for public service, social or recreational amenities or facilities. Most major buildings in Downtown provide open space at ground level. These open spaces are laid out for the enjoyment and use of the public as well as providing a good setting for the building. These open spaces are not normally bonusable. A Federal Government building would also be expected to have information space to provide for its normal functions. A portion of the public information area may, however, warrant consideration for bonusing but cannot be properly or accurately assessed until some more information is available about its location and function.

PWC "City Option #1"

This option would provide the same 100,000 sq.ft. commercial space; information centre and public space as proposed in "Option #2" - and the same comments apply.

In addition a 25,000 sq.ft. public cultural facility space is proposed for a City identified activity or use. For this space an additional 50,000 sq.ft. of office space is requested as compensation (a 1:2 ratio).

For comment please refer to the following "PWC - Minimum Concept" option.

PWC "Minimum Concept" Option

This option would provide the same 100,000 sq.ft. commercial space; information centre and public space as proposed in "Option #2" - and the same comments would apply.

In addition a 50,000 sq.ft. public cultural facility space is proposed for a City identified activity or use. For this space an additional 100,000 sq.ft. of office space is requested as compensation (a 1:2 ratio).

Comment: The same comments as for Option 2 apply regarding the 100,000 sq.ft. of excluded space.

With regard to the 50,000 sq.ft. of City social amenity space and the 100,000 sq.ft. office space compensation, bonusing arrangements of this type can be dealt with by Part 2 of Section 6 of the D.D. Official Development Plan (See Appendix C).

In evaluating a permitted increase in floor space - there would normally be an economic cost/benefit evaluation by the City in co-operation with the developer to determine the economic value of the space/facility provided and a commensurate density increase.

The evaluation could include:

(a) The need for a facility in this location. (There is a proposal for a childrens' cultural/science involvement centre. The need, financial implications, appropriateness of location, accommodation of building program and design are not dealt with in this report).

(b) The cost of the additional space and conversion of that cost into a rental return on additional space which can be seen to give a reasonable return on space provided.

(c) The ability of the building program and design to adequately accommodate such facility.

OBJECTIVES OF THE DOWNTOWN OFFICIAL DEVELOPMENT PLAN

The stated intent of the Official Development Plan is, in part:

(1) *To improve the general environment of the Downtown District as an attractive place in which to live, shop and visit.*

(2) *To ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of the Downtown.*

(3) *To provide for flexibility and creativity in the preparation of development proposals.*

The Official Development Plan establishes limits for density, height and parking, etc. It also provides for social and recreational amenities and facilities. Downtown Guidelines provide design guideline policy. The purpose of the Plan and policies being to allow a developer flexibility in which to achieve accord with the urban needs of the surrounding area and the Downtown.

A Federal Building concept on Block 56 would be expected to follow the By-laws and Guidelines for Downtown and provide an important and high quality addition to the City. A significant opportunity exists for the Federal Government to provide a major Federal presence at this location having regard to the existence of the Post Office and C.B.C. Buildings; noting also the Q.E. Theatre site.

It would be noted that Planning Department files show that when Block 56 was selected by the Federal Government for a new building in 1970, the density proposed for the building was about 10.00 (1,300,000 sq.ft.) F.S.R. 1973 file records note that Public Works were advised that while a density of 10.00 F.S.R. could be allowed under the then existing zoning - with the new proposed Downtown zoning the density would be reduced to 5.00 F.S.R. However, Public Works officials noted in response that with this reduction "the project may become uneconomical and no longer justifiable". The rezoning of the Downtown was the subject of Public Hearings and, of course, affected all owners of land in the area.

Bonus for Additional Area

At issue is the additional floor area now being requested by the Government for facilities which, in the absence of a detailed building program or design, cannot really be properly assessed at this time.

As there has been no discussion or explanation of the possible form or program needs of the buiding by Public Works officials or their architects the Mayor requested an opportunity for our officials to meet with their architects for further discussion and clarification of matters. The Public Works officials in reply advised that for various reasons it was not possible for City staff to meet with their architects until the question of building size has been first resolved with City Council.

It does seem that the Federal Government is proposing an important addition to the Downtown and is suggesting that the building include certain public amenities which would not normally be provided and which City Council may consider desirable. These should be considered as bonusable items through the Development Permit processes now in operation. It would be appropriate for staff to give special consideration and assistance to the Minister of Public Works in developing this proposal, keeping City Council advised as necessary.

Many factors must be taken into account in the calculation of the total floor area. These include the nature, location and special characteristics of the area provided in response to an identified public, social or recreational need. The bonus, if taken as office floor area, could be double the area provided for the civic amenity, or more. *The proposal from the Federal Department of Public Works for 100,000 sq.ft. may therefore represent a reasonable request.*

Depending upon the method of cost/benefit calculation selected, the bonus will vary. City Council will, in agreeing to an acceptable civic amenity and resultant bonus need to keep in mind the total impact of a very large building on its environment and on the Downtown Area. Until such time as rough concepts for the building have been prepared and considered it would be prudent to defer any final conclusions on the amount of bonus.

POSSIBLE PROCEDURES

Of the four options given in Appendix B page 8, the three options considered appropriate for the City have been dealt with in this analysis. It is suggested that any of the three proposals could be satisfactorily negotiated to the benefit of the Federal Government and the City.

The one remaining option not commented on represents more closely the building size preferred before the zoning by-law was changed. No City amenity public space is included.

There are a number of procedures available for technically accommodating the P.W.C. options in whole or in part. They include dealing with the building in accordance with normal procedures of the Downtown Official Development Plan By-law including using Section 6 (Bonus provisions), - amending the By-law to permit greater density - entering into special agreement with Federal Government for partial transfer of density rights from the C.B.C. site.**

However, the three proposals analysed in this report, as put forward by Public Works Canada are seen to be within the provisions of the Downtown Official Development Plan By-law.

** Note: The C.B.C. Building has an existing density of F.S.R. 2.14 (277,054 sq.ft.). Maximum permitted density can be F.S.R. 5.00 (644,800 sq.ft.)

The Post Office Building has an existing density of F.S.R. 7.63 (993,040 sq.ft.). This exceeds the maximum permitted density of F.S.R. 5.00 by 341,900 sq.ft.

COMMENTS OF THE DIRECTOR OF SOCIAL PLANNING

The Council Committee on the Arts has recommended to City Council that 50,000 square feet, designated in the Federal proposal as "City Social Amenity Space", be allocated for a Children's Centre of Arts and Science. The Arts Committee recommendation is in the companion Committee report.

The 20,000 square feet, designated in the Federal proposal as "Public Space" should be coordinated with the 50,000 square feet of the "City Social Amenity Space" and incorporated as part of the plan for the Children's Centre of Arts and Science. It is also desirable that some part of the 50,000 square feet designated in the Federal proposal as "Information Centre Space" relate well to and, where possible, be associated with the exhibition and information spaces of the Children's Centre. Shared use of some of these combined spaces on occasion, for special community events has merit.

No attempt is made in this report to answer detailed questions about the Children's Centre at this stage of the investigation. To attempt to reach conclusions about programming, staffing, operating budgets, auspices, source of funds, design, management and other matters will take several months and require much expert advice. Since this will be time consuming and costly it is inappropriate to commence such investigation and planning without prior approval of City Council for the 'concept' of the Children's Centre. However, useful information about other Children's Art Centres and Junior Museums across Canada and the United States has been obtained.

For the City to proceed alone, at this stage, on these social planning matters would almost certainly alienate other major funding bodies, including the Federal and Provincial Governments and jeopardize their financial participation later. The two senior Governments, Foundations and other local organizations and experts must be involved, as full partners with the City, from the beginning in planning for The Children's Centre of Arts and Science.

COMMENTS OF THE CITY ENGINEER

The proposed Federal Building is appropriate at this location and could be complementary to the other institutional uses in that area such as the Queen Elizabeth Theatre, the CBC Building, etc. The building would be even more appropriate if it could include at ground level interesting uses which would add activity to the area, particularly in the evening. Commercial uses such as small shops, boutiques and cafes would add to the activity.

From the transportation point of view, the building is to be located in one of the better areas of the Central Business District, in that it can receive fairly good service, both for automobile and for transit visitors. Ultimately, there is the possibility that an LRT station could be located in the vicinity and the construction of knock-out walls at this time in the lower levels of the building (as was done with the Provincial Courthouse) is recommended. The building is located in a very important part of the future pedestrian system. The Downtown Transportation Plan calls for pedestrianization of Robson Street and Hamilton Street, which form the south and east boundaries of the site. If ground levels along this pedestrian route contained uses oriented towards pedestrian activity, this would add much to the area, as well as taking some of the strain off Georgia Street where there is little possibility for pedestrianization due to the heavy traffic volumes. Although Robson and Hamilton Streets are shown in the Downtown Plan to be pedestrian-oriented streets, there is no proposal to close either of them, as this would create circulation problems in the Central Business District which already has difficulties in this regard.

There is an opportunity to create an exciting and interesting use in an area which needs such a use. If, through additional bonusing in floor space, uses which add interest in the evening can be added at ground level, then bonusing which would maximize such uses would be appropriate.

CONCLUSIONS

The three options outlined in this report all appear to be acceptable in principle provided that the bonus spaces etc. can be shown to be desirable.

Recent discussions with officials of Public Works Canada indicate that Federal Government officials would be satisfied with an "approval in

principle" to any of the three options.

RECOMMENDATION

The Director of Planning and the Director of Social Planning recommend that:

1. City Council re-affirm its support for the construction of a Federal Building on Block 56.

2. The proposed building conform to the regulations, policies and the guidelines of the Downtown zoning that are applicable to the site, and the development should be considered under the normal development permit procedure.

3. Approval in principle be given for the development of a building which exceeds the maximum floor area permitted (650,000 sq.ft. gross) on the understanding that provision will be made for public, social and/ or recreational facilities and that a bonus of floor area will be made for these facilities.

4. The gross floor area of the proposed building (including all office and commercial, public and public information and social amenity spaces) be established by the City in cooperation with the Federal authorities on the understanding that a maximum of 900,000 sq.ft. (as described in the P.W.C. Minimum Concept) may be permitted when agreement has been reached on the building design and the provision of the amenity spaces.

5. A minimum of 50,000 square feet, designated in the Federal proposal as City identified cultural space be allocated for a completely equipped Children's Centre of Arts and Science; (provided Council approves the 'concept' of the Children's Centre now as recommended by Council's Committee on the Arts and the Director of Social Planning and subsequently approves the 'project' itself when details regarding program auspices, costs, design, management and other aspects of the Centre are provided.)"

The City Manager RECOMMENDS approval of recommendations 1, 2 and 3 above, thus approving in principle the proposal from the Federal Government of a building which has office space within the maximum FSR permitted on the site, but contains some additional spaces that would have to be approved as exclusions, bonusing, or as transfer of development rights from the adjacent CBC block.

The City Manager submits for CONSIDERATION recommendations 4 and 5, which amount to a request by the City to the Federal Government to provide a fully equipped Children's Centre of 50,000 square feet, in exchange for permitting the Federal Government to increase the amount of office space from 650,000 to 750,000 square feet.

In deciding between the "PWC Minimum Concept" (Column 1 on page 2) and the "PWC City option #2" (Column 3), Council should bear in mind:

for the larger building,
the arguments of the Director of Social Planning for the Children's Centre of the Arts and Sciences and the support of the Committee of the Arts (see companion report);

against the larger building including the Children's Centre,
the five arguments of the City Manager about the size of the building and about possible operating costs, as set forth on page 1 of the accompanying report from the Committee on the Arts.

FOR COUNCIL ACTION SEE PAGE(S) 286

B (i)

REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

February 1, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, February 1, 1978, at 9:00 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gibson Mayor Volrich Ms. N. Baird Mr. B. Carey Mr. J. Dayton Mr. B. Freschi Dr. D. McGann Mr. C. Wootten Mr. N. Young
ALSO PRESENT:	Alderman Ford
ABSENT :	Alderman Marzari Mr. L. Lauk Mrs. D. Shadbolt
CLERK :	G. Barden

RECOMMENDATION

1. Children's Centre of Arts and Science

The Committee considered the attached Manager's Report dated January 23, 1978 and a report* dated November 1977 entitled "A Children's Centre of Arts and Science in Vancouver" prepared by Donna Hossack and Barbara Shapiro for the Director of Social Planning.

Mr. M. Egan, Director of Social Planning, spoke to the Committee on the proposal outlined in the Social Planning report that 50,000 sq. ft. be allocated for a Children's Centre of Arts and Science in the new Federal building in Block 15 bounded by Georgia, Hamilton, Robson and Homer Streets.

The City Manager noted that there are several major issues not considered in the proposal for a Children's Centre of Arts and Sciences:

1) The size of the Federal building is a major issue, and a decision to add 50,000 square feet for this purpose should not be taken in isolation from this major policy question; 100,000 square feet of additional office space would be required if this facility were included.

2) The relationship between this facility and the present Museum and Art Gallery should be considered more fully than in the consultant's report. The Museum Board should be asked to comment on this proposal.

3) Alternative locations, perhaps more closely tied in with the existing Museum or proposed Art Gallery, may be preferable and should receive more detailed consideration.

4) Whether an essentially regional facility such as this should be developed by the City should be considered further.

*on file in City Clerk's Office

cont'd.....

Clause #1 continued:

5) Operating costs are undefined, and sources of revenue are undefined; much more investigation is required before approval of a concept is considered, since the annual cost of such a program could be very significant (possibly many hundreds of thousands per year).

Mr. R. Spaxman, Director of Planning, stated that he liked the idea and would like to assist in getting it moving. He is discussing it with the Federal Government and will be reporting to Council shortly on the ramifications of the square footage. The Federal Government will seek as much reward as possible for providing this space and it would be a good idea to encourage other developers to bonus and get some competition for public oriented exhibition space, playgrounds, etc. There are other areas in the City that could benefit from children's activity areas.

The Mayor stated that a rare opportunity has presented itself to have space in a proposed Federal building for some kind of public facility and the essential thing for the Committee to judge is the merits of the idea of a Children's Centre of Arts and Science. The Mayor stated that he hoped that the Provincial Government would assume responsibility for a good portion of the operating costs. It is hoped that these costs could be raised from various sources and not just the taxpayers of Vancouver.

The Chairman welcomed several delegations to the meeting who spoke as follows:

Mr. B. Thom, Arthur Erickson Architects, reported that children are quite often forgotten when the Downtown area is considered and this Children's Centre presents an opportunity to talk about Canada and our environment in a totally new way. Access to the Federal building would be good without being completely in the Downtown core but is close enough to service a large population, shoppers could drop their children off while they shop.

Commissioner Fowler, Vancouver Park Board, supported the concept and asked that the Park Board be involved in the proposal.

Representatives of the Junior League stated that their research shows there is a need for this facility and they expressed agreement with the concept. Next year is International Children's Year and it would be nice to announce a Children's Arts and Science Centre.

Representatives of the School Board stated it was a very interesting concept. They had not had time to review the report but hoped the School Board's expertise developed over the years working with children would be utilized and the Board would be involved in the proposal.

Betsy Lane stated better facilities are needed for children but hoped that the City would not be stampeded into the proposal before a complete and detailed examination of the whole concept, site, program, etc. is carried out.

Mr. Tosdevin, Executive Director, Vancouver Museums and Planetarium Association, reported that he had not yet had an opportunity of looking at the report but he feels very keen about the furtherance of children's facilities and likes the idea of the Arts and Science Centre proposal. He expressed concern about ongoing costs and how the existing organizations will fit into the concept.

cont'd.....

Clause #1 continued:

Representatives of the Vancouver East Cultural Centre and Britannia Community Services Centre supported the concept but had reservations about the location.

The Chairman read a note from Len Lauk advising of the CBC's interest in the project and offered its cooperation.

Ernie Fladell, Social Planning Department, stated that the proposal fits into the Canada Council's future plan and if there is agreement at the Federal level, funding could be made available through Canada Council towards operating costs. Also he felt there would be financial support through foundations.

The Committee members were enthusiastic about the proposal but agreed it should be proceeded with cautiously while all the practical aspects are investigated. The Committee also agreed that all of the organizations, such as the Park Board, School Board, Museums, Library, should be involved to make it as exciting a project as possible.

Following further discussion, it was

RECOMMENDED

THAT City Council approve the concept of a Children's Centre of Arts and Science in conjunction with the proposed Federal building; the concept be further examined by a working committee, chaired by the Director of Social Planning, the membership to include representatives of all the relevant organizations.

FOR COUNCIL ACTION SEE PAGE(S) 286

MANAGER'S REPORT

February 10, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Applications:

1. Northwest Corner of Main Street & Terminal Avenue
2. Area West of the Quebec/Columbia Connector at Terminal Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"This report concerns two rezoning applications:

1. Northwest Corner of Main Street and Terminal Avenue; Portion of Lot 3, D.L. 2037, Plan 15505

   - requested rezoning from RS-1 to M-1, application by Mr. P. Watts on behalf of Ocean Construction Supplies Ltd.

   - proposed amendment to Schedule C (Landscaped Setbacks), application by the Director of Planning.

2. Area West of the Quebec/Columbia Connector at Terminal Avenue; Portion of Lot A, D.L. 2037 and 2064, Plan 5568; Portion of Lot B, D.L. 2037, Amd. Plan 5568; amd. Portion of Parcel C (Expl. Plan 3340) except part included in Plan 15452 of Lot 2, D.L. 2037, Plan 5568

   - requested rezoning from RS-1 to M-1, application by Mr. P. Watts on behalf of Ocean Construction Ltd.

In considering the proposed rezonings from RS-1 to M-1 and the proposed text amendment to Schedule C (Landscaped Setbacks), Council, at the Public Hearing on July 26, 1977 resolved:

> That consideration of the application to rezone the area west of the Quebec/Columbia Connector at Terminal Avenue and the northwest corner of Main Street and Terminal Avenue be deferred for three months pending further negotiations between the Planning Department and Ocean Construction Supplies Limited.

Minutes of the Public Hearing are attached as Appendix C.

Following several meetings between Ocean Construction Supplies Limited and senior City staff, agreement was reached on November 10, 1977 for a revised landscaped setback proposal.

Analysis

The recommendations of the Director of Planning before Council at the Public Hearing of July 26, 1977 were as follows:

(i) APPROVE the application by Mr. P. Watts, on behalf of Ocean Construction Supplies Ltd., to rezone the area generally west of the Quebec/Columbia Connector at Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District.

(ii) APPROVE the application by Mr. P. Watts, on behalf of Ocean Construction Supplies Ltd., to rezone the land at the northwest corner of Main Street and Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District.

Cont'd . . .

(iii) APPROVE the application by the Director of Planning to amend Schedule C to establish a landscaped setback covering the existing RS-1 zoned lands at the northwest corner of Main Street and Terminal Avenue.

(See Appendix A).

Following recent discussions with Ocean Construction Supplies Ltd., recommendations (i) and (ii) above remain as detailed in the City Manager's reports dated May 17, 1977 (copies of these reports are attached as Appendix D and E respectively.

Council will recall from previous reports that on March 15, 1970, Ocean Cement (now Ocean Construction Supplies Ltd.) entered into an agreement with the City of Vancouver whereby this firm gave up its riparian rights to False Creek in return for an option to purchase and to lease certain City properties adjoining the proposed Quebec/Columbia Connector. The Company's intent, as explicitly stated in the agreement was "to purchase and to lease certain adjoining City property in order to facilitate the business of the Company".

It should be noted that any use of these lands would require a Development Permit Application, and that any of the outright uses listed in the M-1 District Schedule could be permitted, and uses that would relate to the business of Ocean Construction Supplies Ltd. such as concrete mixing operations, concrete products manufacturing, storage yards (including aggregate storage) and offices would be conditional uses requiring special approval of the Director of Planning. Given the March 15, 1970 agreement, the Director of Planning would tend to accept these conditional uses as appropriate, subject to a satisfactory form of development. It is the opinion of the Director of Planning, however, that they are inappropriate uses for this location, having particular regard to the effects on the environment of the False Creek Basin, the strategic location of the site to the Central Area, and the detrimental effect on future redevelopment of False Creek.

Agreement has been reached for a revised landscaped setback in lieu of the current application by the Director of Planning. The revised proposal would establish a 20 foot landscaped setback along the entire Main Street frontage of lands currently held by Ocean Construction Supplies Ltd. The resultant landscaped area would comprise approximately 10,820 square feet (541' x 20') as compared to the approximate 12,040 square feet encompassed in the current application.

It should be noted that under the Development Permit approving the present use of this site for the Terminal Truck Wash, various depths of perimeter landscaping were required. This required landscaping represents, in total, approximately 21,920 square feet. (See Appendix B).

Should Council establish the 20 foot landscaped setback recommended by the Director of Planning, future Development Permit Applications could propose deletion of landscaped areas beyond the 20 foot depth.

Recommendation: The Director of Planning recommends:

That the following be received and the whole matter be referred direct to a Public Hearing:

a) That the application to rezone the area west of the Quebec/Columbia Connector from RS-1 One-Family Dwelling District to M-1 Industrial District be approved.

b) That the application to rezone the land at the northwest corner of Main Street and Terminal Avenue from RS-1 One-Family Dwelling District to M-1 Industrial District be approved.

c) That the application by the Director of Planning to amend Schedule C (Landscaped Setbacks) be amended to establish a 20 foot landscaped setback along the westerly side of Main Street north of Terminal Avenue for those lands held by Ocean Construction Supplies Ltd. in lieu of the current application.

Cont'd . . .

d) That notification of the Public Hearing consist of courtesy letters sent to registered property owners (using the Provincial Assessment Roll) within a two block radius of the sites in addition to the newspaper advertisements required under City Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 281

DISTRIBUTED MONDAY

MANAGER'S REPORT

DATE February 16, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: 633 Hornby Street (E.B. Misty's Cabaret)
Development Permit Application No. 79926

CLASSIFICATION: CONSIDERATION

APPLICANT: Mr. E. Williams
for Grander Developments
Telephone: 263-9902 or 685-4411

The Director of Planning reports as follows:

'The above noted Development Permit Application has been filed by Mr. E. Williams for Grander Developments to retain the use of the existing restaurant and cabaret for a further period of time. This development is situated on the west side of Hornby Street between Dunsmuir and Georgia Street.

The present restaurant occupies an area of approximately 1700 sq. ft. and has a maximum seating capacity of seventy-two (72) persons. The cabaret with lounge space occupies an area of approximately 2100 sq. ft. with a maximum seating capacity of one hundred and eighty (180) persons.

The Director of Planning is prepared to approve this application for a limited period of time, expiring December 31, 1979, or until the subject site is developed, whichever occurs first. All necessary clearances have been obtained from the involved departments, and this report is being forwarded directly to Council at this time due to the expiration date of the development permit on February 28, 1978.'

The City Manager submits the foregoing report for the CONSIDERATION Council.

FOR COUNCIL ACTION SEE PAGE(S) 296

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

February 20, 1978

TO: Vancouver City Council

SUBJECT: 1114 Alberni Street (Supreme Court Racquet Club)
Development Permit Application No. 79796

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"A Development Permit Application has been filed by Mr. R. James Beadle for Adams Properties to use approximately 3,456 sq. ft. at 1114 Alberni Street as a lounge with a maximum seating capacity of 58 persons, to be used in conjunction with the existing Racquet Club.

his Development is located on the south-west corner of Alberni treet and Thurlow Street.

In a memo relating to this application a representative of the Vancouver Police Department stated the following:

> 'Please be advised that the following application for a Development Permit has been processed by members of the Vancouver City Police and is found to be in order. Therefore, we have no objection to the issuance of the permit.'

The Director of Planning is prepared to approve this application. However, prior to final consideration, is referring the matter to Council for consideration in accordance with Council's previous resolution requesting that all new liquor outlets be first referred through the Standing Committee on Community Services."

The Mayor has requested that the decision be expedited, and hence the City Manager submits the foregoing report directly to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 296

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 9, 1978, at 11:00 a.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gerard Alderman Gibson Alderman Puil Mayor Volrich
ABSENT :	Alderman Marzari
ALSO PRESENT:	Alderman Kennedy Alderman Ford Alderman Harcourt
CLERK :	G. Barden

RECOMMENDATION

1. Departmental Review - Engineering Department

The Finance Committee considered a report from the Engineering Department in a series of Departmental reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budgeting system for the City and approval by the City Council on August 23, 1977.

The report of the Engineering Department (on file in the City Clerk's Office) provided a very complete and detailed report of the Department and its operations. The City Engineer stated their main objective is to provide the service that the citizens of Vancouver require at minimum cost to the City. The Engineering Department's concerns and recommendations were reported as follows:

"1. In trying to build and maintain a more livable city, the Engineering Department is involved in providing services which:

(a) Improve the quality of life by beautifying and providing pleasant surroundings;

(b) Permit urban life to be convenient, healthy and safe;

(c) Facilitate the carrying out of business activities, industry, tourism and various other activities which strongly affect the City's economy and, in turn, the quality of life and livability of the City.

Much has been done to improve the quality of life in recent years by providing pleasant surroundings and this should continue. Also, the City is providing relatively good service in terms of convenience, health and safety. It is our feeling, however, that the last of these services, (c), is increasingly being neglected. Our quality of life is certainly affected by whether we have a job, by the ability of our commerce to compete with surrounding areas and other cities, by the cost of moving goods in our city, and by the resulting costs we have to pay for food and shelter - the basic necessities of life, even in an urban area. Our recommendations below attempt to rectify this situation.

cont'd.....

Clause #1 continued:

2. RECOMMENDATION

Of the services provided by the City for which the Engineering Department is responsible, the one which has fallen most behind in service level is the transportation system. Compared to other cities in Canada, which have provided rapid means of transport in the form of rapid transit, freeways, or both, Vancouver, in the past 15 years, has not improved the transportation system sufficiently. In fact, in some cases, reductions in the capacity of our street and lane systems are occurring through street closures and signalization.

The result of this falling transportation system level is:

- diversion of traffic from major streets to residential streets;

- higher cost of providing City services such as fire, police, utilities, refuse collection, etc.;

- higher accident rates and the resulting social and economic cost thereof;

- lower mobility of the average citizen resulting in hundreds of millions of dollars of economic drain on the citizens of Vancouver due to their higher cost of transportation;

- higher goods movement costs, resulting in lower competitive position of our commerce, lower employment, higher food and shelter costs, higher taxes and, ultimately, lower quality of life and standard of living.

The service level of the transportation system should be improved. Accordingly, it is RECOMMENDED that the City itself make special efforts to improve the transportation system and continue making strong approaches to senior governments for assistance in this regard. It is noted that this is initially a capital matter but becomes a revenue budget matter, as a result of higher costs of all other services provided on the system.

Forty specific policies which, if followed by the City, would improve the transportation system significantly are described in detail in the White Paper Report on Transportation presented to Council in 1977 by the Engineering Department.

3. With ever-increasing numbers of small and large-scale changes in permitted land uses in the City through rezoning and the flexibility inherent in non-definite zonings (urban, CD 1) has come a growing uncertainty, both amongst developers and in the Engineering Department, as to what level of service will be required in the future.

In building and re-building sewer, water, street and other major systems which must last up to 100 years, we must know population densities and types of activities which will occur (Residential vs Industrial). There is a growing need for more definite overall and long-range planning of land uses so that corresponding service systems can be constructed.

4. It is our feeling that there is an increasing lack of concern with precedent. When attractive and desirable services and facilities are provided in one part of the City, it can be expected that the rest of the City will desire these also and providing these on such a wide scale can be prohibitively expensive. The long-range operating and maintenance costs of initially desirable capital improvements should also receive more attention. The Engineering Department has and will continue to bring these matters to the attention of Council when such decisions are being made.

cont'd.....

Clause #1 continued:

5. CONSIDERATION

The process of standardization, which has been so effective in cities in North America in keeping down service and operating costs, is increasingly being threatened by pressures for localized and individualized, non-standard treatment. Every city needs areas with local character and attractive features in order to be interesting and attractive as a whole. In providing such features, Council must recognize that this process tends towards higher servicing costs and, therefore, higher taxes. It is unreasonable to expect servicing costs to be reduced or held down while, at the same time, encouraging the provision of expensive non-standard treatment.

Section III of this report on Efficiency and the various appendices contain specific examples of where servicing costs are increasing rapidly as a result of departure from standardization. In times of austerity, it is necessary to evaluate the trade-off between a more attractive City and rising costs and taxes. The attractions of Paris or Rome were not built in a day.

Accordingly, it is submitted for Council's CONSIDERATION to give guidance as to whether the growing trend towards non-standard, individualized treatment should be permitted to continue while accepting the resulting higher civic costs, or whether it should be resisted, thereby permitting economy of servicing.

6. CONSIDERATION

With growing emphasis on local area planning is arising a growing demand for comprehensive redevelopment of local areas. Much of the demand for improvement is for Engineering Department services, including streets, sidewalks, bus shelters, new utilities, etc. There are many advantages to this comprehensive treatment in local areas. One effect, however, is to accelerate the expectations and demands for services in these areas, as has been demonstrated in the West End, Kitsilano and Mount Pleasant. Emphasis on local area planning and provision of immediate comprehensive redevelopment in these areas must be accompanied by acceptance of the fact that servicing costs will be increased through acceleration. This can be controlled by the number of local areas being processed at any given time. Many of the Engineering works which result from the process would be required ultimately and there is no waste. The question is whether at a time of austerity, acceleration of these comprehensive works can be accepted when there is insufficient money to carry out even more urgent works in some cases in other, non-local area parts of the City which are being dealt with over a long period of time. It is suggested that Council CONSIDER whether the City wishes to provide these comprehensive works at an accelerated rate and to what extent such an acceleration should be permitted.

7. CONSIDERATION

The Engineering Department has, for many years, been a leader in the use of good information systems which have permitted good management and budgeting in accordance with measured need, rather than on the basis of historical budgeting. This, in effect, constitutes a form of zero-base budgeting. For certain parts of our operations such as the streets area, for example, budget requests have for many years been based on correcting defects which are surveyed each year and can be clearly demonstrated as a need to Council. Furthermore, the effectiveness of the maintenance procedures is also demonstrated

cont'd.....

Clause #1 continued:

at budget review time to ensure that the maintenance program is effective. We believe this form of budgeting to be superior to historical budgeting and are working towards expansion of the system in the Engineering Department to other areas. It must be recognized, however, that PPBS and zero-base budgeting systems can only work when based on very good information systems and these are expensive. Such budgeting must also be accompanied by the willingness of Council to accept more fluctuation in service demands as they vary with need. This can mean more fluctuation in servicing costs. Council should CONSIDER how far this process, already well established in the Department, should be furthered.

8. RECOMMENDATION

If a five percent reduction in the Revenue Budget is required, this can be achieved in various ways. Based on the Engineering Department's assessment of priorities, it is RECOMMENDED that:

(a) Non-essential, though often desirable, non-standard works be reduced first. These are described in Section III of this report under Standardization and Efficiency.

(b) Further reductions should then be made to direct services to people. Here, new services which are constantly being demanded should be resisted before cuts are made in existing services. Cuts in existing services should be made first to those services having high levels as described in Section III - Service Levels - of this report. Specific services which can be cut and the consequences are listed in Appendix F, together with amounts which can be saved.

(c) Further cuts should then be made to those works which are designed to protect our existing facilities from deterioration. Since these are worth $1.5 billion, there is a considerable investment to be protected. Such cuts will generally be in the form of a deferral rather than lasting reductions. The table in Appendix D shows the amounts in each of the service categories devoted to preservation of capital assets.

(d) Only after reductions have been made in the above categories should cuts be made in works designed to keep the City's facilities safe and operable. The amounts in each of these service categories devoted to this purpose are shown in the table in Appendix D.

As is stated in Council's objective #3 of this review, budget reductions in any of these areas should be preceded by more detailed study and report back to Council. Council may also not agree with the order of priorities set by the Engineering Department and direction in this regard is invited.

9. RECOMMENDATION

If an increase in the service level is possible, then this should be provided in the reverse order of the reductions listed in #8 above. "

The Consultants' observations and recommendations were as follows:

"The Engineering Department report provides a clear and comprehensive picture of the Department and its methods of operation. Appendix F indicates areas where budget reductions or increases might be applied. In most instances, budget reduction suggestions are accompanied with the discussion of why they would be undesirable.

cont'd.....

Clause #1 continued:

The summary of departmental concerns and recommendations provides a discussion of the Engineering Department's assessment of priorities with respect to budget reductions. These, however, are not easily related to specific expenditures that might be reduced or eliminated. Also, no specific recommendations of priority areas for budget reduction or areas that should receive further review are offered for Finance Committee consideration.

We were unable to research departmental activities in sufficient depth to be able to develop recommendations on specific Department proposals regarding budget increases or decreases. Also, although our impression is that the Department is generally oriented towards seeking better ways of providing required services and managing its affairs, the report has not clearly indicated where initiatives are planned in the future to realize improvements.

DEPARTMENTAL CONCERNS AND RECOMMENDATIONS

Most of the concerns and recommendations described in Section III and IV of the report focus on overall issues in the area of long range planning, transportation policy, standardization in City development, the ongoing operating and maintenance cost implications of capital budget decisions and the increasing lack of concern with precedent in decision making. These issues reflect a concern raised in earlier departmental reviews regarding the need for a more effective and organized approach to long range planning and policy formulation, and for mechanisms that would ensure that the City is addressing and dealing with problems in a co-ordinated and consistent manner.

Developing and agreeing upon overall City policies offers the greatest potential for improved decision making at both the Council and management level. A long range planning process was started by the City approximately two years ago. As part of this process, the Engineering Department prepared white papers on Environment, Municipal Services and Transportation. Submissions were also prepared by other departments. Although these papers varied in format and approach, they were all designed to provide a basis for discussing and agreeing upon future policy directions.

Most of the issues raised by the Engineering Department in this presentation reflect the need for long range corporate planning and the need to deal with and agree on larger policy issues. The Department is concerned about apparently conflicting policy directions established by Council from time to time, particularly with respect to individual Council decisions which increase maintenance costs while generally seeking to reduce the annual operating budget.

Some of the white paper issues have been raised and decided upon subsequently during regular Council business. Apart from this, there does not appear to be any co-ordinated program or mechanism for dealing with the contents of these or other long range corporate plans and policy issues.

The Engineering Department, along with other City departments, is seeking more direction from Council for future planning and budgeting purposes. This is an area of major concern. We recommend, therefore:

1. ....that the City Manager, in conjunction with key City departments, related Boards and members of Council, be requested to undertake a review to:

   a) examine the strengths and weaknesses of the present approach to corporate planning

cont'd.....

Clause #1 continued:

b) explore and evaluate the advantages and disadvantages of alternative approaches to corporate planning and policy formulation

c) develop and report recommendations for improving corporate planning and policy formulation mechanisms to Council for their consideration.

STANDARDIZATION

The Engineering Department is concerned about the increasing trend toward non-standardization in the City's development. In their view, the growth of individual treatment may be increasing at a greater rate than the City is capable of comfortably absorbing in its maintenance and operating budgets. Non-standard development is desirable but it does have cost implications. The City needs to assess the implication of alternative policies in this regard and to establish policy guidelines for managing the City's future development.

TRANSPORTATION

The white paper on Transportation defines forty specific policies which the Engineering Department believes would improve the City's transportation system significantly. Although this paper has been reviewed by Council, it has not yet resulted in any comprehensive overall policy direction. Since this is an area of major concern, Council should make a concerted effort to deal with the issues raised in this white paper and agree upon transportation policy guidelines for the future.

BUDGETING AND MANAGEMENT INFORMATION SYSTEMS

The Engineering Department has developed and introduced information collection and reporting systems which allow it to plan and budget in accordance with measured need in a number of its operations. Still further improvement in budgeting and management information and control systems is possible and desirable. The Department, however, has noted that if improved budgeting systems are to be effective, they must be based on good information systems and Council must be willing to accept more fluctuation in service as demands vary. More sophisticated budgeting and management information systems also requires an investment. The return on this investment will depend on the City's ability to effectively utilize these tools. The caution expressed by the Engineering Department regarding the marginal rate of return on increasing levels of sophistication in budgeting and management information systems is a valid one and any improvement in management information systems should also be accompanied by an improvement of management's capability to utilize the information produced and to assess the type and level of detail of information required to make effective management decisions.

MANAGEMENT

The need for improved corporate planning and policy formulation mechanisms and improved management information systems are two recurring areas of concern raised by management during these departmental reviews. More senior management time should be devoted to long range planning and policy formulation. To make time available, more work must be delegated by Department Heads to the next level of management. There is some evidence that the City Engineer is heavily involved in the day-to-day operation of his Department. Like the Director of Finance, he is unlikely to have sufficient time available to actively participate in and contribute to addressing these concerns. In future, it may be necessary for him to delegate more to his next line of management. "

cont'd.....

Clause #1 continued:

The Committee discussed with the City Engineer the whole question of high maintenance and operating costs for beautification areas and other non-standard treatment areas. One problem that has been increasing in recent years is when developers or architects insist on lighting considerably beyond that provided generally in the City. It is approved at the time on the understanding that the developer will pay for the extra maintenance and operating costs, however, shortly after the developer demands that the City bear the extra cost. In other cases, developers refuse to enter into encroachment agreements and assume responsibility for various non-standard treatments. Should these trends grow, the effectiveness of standardization can be expected to be lost in a very few years and the City's maintenance and operating costs will rise sharply.

The Mayor left the meeting at this point and Alderman Harcourt joined the meeting.

The Committee also discussed the sidewalk replacement program which has fallen behind in recent years and is approaching the time when repairs and rebuilding can no longer be delayed. It was noted that the public is usually very receptive to replacement of sidewalks under Local Improvement whereby the City pays half the cost and the property owners pay half. It was suggested that this program could be increased.

The Committee discussed the need for logical development of transportation in the City and it was suggested that the Transportation Committee should be requested to go over all of the policies in the White Paper on transportation and come back with recommendations to Council which will lead to an overall transportation policy for the City so that Council is not dealing with the recommendations in a piecemeal way.

Following further discussion, it was

RECOMMENDED

A. THAT City Engineer investigate policy and further report on construction and maintenance of City streets and sidewalks relative to non-standard treatment.

B. THAT the City Engineer investigate and report on policy for replacement of City's sidewalks under the Local Improvement program.

C. THAT the Transportation Committee establish policy on the recommendations outlined in the White Paper on transportation for the approval of Council.

D. THAT the Engineering Department's Report be referred to a committee of the Mayor, Alderman Brown and the City Manager for further review and report back to the Committee.

The meeting adjourned at approximately 1:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 296

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 9, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Brown (civic business)
CLERK TO THE COMMITTEE	:	M.L. Cross

RECOMMENDATION

1. Status of Rezoning Applications

The Committee considered a memorandum from the Zoning Planner dated February 6, 1978, forwarding the monthly status report on rezoning applications for the month of January, 1978 (on file in the City Clerk's office).

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of January, 1978 be received.

2. Status Report on Government Assisted Housing in the City of Vancouver and Summary of 1977 Housing Completions

The Committee considered a report of the City Manager dated February 1, 1978 (on file in the City Clerk's office) in which the Director of Planning summarizes government assisted housing activities during 1977, including information on:

(a) Units built by governments and various non-profit housing societies using funding available from the National Housing Act 'aid to low income groups' provisions. Occupants generally pay no more than 25% of their income towards shelter.

(b) Units built by private enterprise using Assisted Rental Program provisions of the National Housing Act to stimulate construction of new rental accommodation and units sold through the Assisted Home Ownership Program.

cont'd.....

Clause No. 2 continued:

The report notes that there is a noticeable decline in new units provided without some form of government subsidy. The number of seniors units is also declining as Provincial funding is being directed to the Shelter Aid Program rather than funding new projects. There is an increase in family completions as a result of the City's redirection i.e., family units in False Creek. Ninety-two percent of all forms of assisted units completed during 1977 had direct City involvement in land assembly and/or project development.

With respect to market assisted housing, senior governments' subsidies and tax shelter opportunities for the provision of new rental accommodation accounted for the large amount of Assisted Rental Housing stock in 1977. This is not expected to be duplicated in 1978 due to a "softer" rental market and modifications to the tax shelter provisions. The number of units eligible for funding under the Assisted Home Ownership Program is few primarily due to land costs in the City.

RECOMMENDED

THAT the Manager's report dated February 1, 1978 be received.

The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 296

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

FEBRUARY 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 9, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of January 12, 1978 and the Minutes of January 19, 1978 were adopted.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Project Independence and Artists Gallery

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration requests (copies circulated) for surplus City furniture and equipment from

a) Project Independence which requested furniture and equipment valued at $365.00 which would be sold for $39.06; and

b) Artists Gallery which requested furniture and equipment valued at $625.00 which would be sold for $66.88.

The Director of Social Planning had recommended approval of both sales.

Following discussion, it was

RESOLVED

THAT the Committee approve of the following sales, subject to the terms contained in the attached Agreements of Sale:

a) $365.00 worth of surplus City furniture and equipment to Project Independence for $39.06; and

b) $625.00 worth of surplus City furniture and equipment to Artists Gallery for $66.88.

Continued . . . .

RECOMMENDATION

2. Inventory of Special Services to Non-English Speaking Residents of the City

The Committee had before it for consideration a Manager's report dated January 13, 1978 (copy circulated) in which the Director of Social Planning reported on the need for an inventory of special services which are provided to non-English speaking residents of the City. In the report, the Director of Social Planning advised that funds for the survey are available in the Social Planning Department's 1978 RESER budget and he recommended that Council support the preparation of the inventory.

Following discussion, it was

RECOMMENDED

THAT City Council support the inventory of special services to non-English speaking residents of the City to be undertaken by the Director of Social Planning; and that Council request all Civic departments and other government agencies to extend their full co-operation to this project.

3. Austin Hotel, 1221 Granville Street re Fire By-law

The Committee had before it for consideration a Manager's report dated December 14, 1977 (copy circulated) in which the Fire Chief reported that progress toward compliance with the City fire by-law at the Austin Hotel has ceased and attempts by Fire Wardens to have the upgrading renovations continue have failed.

Attached to the Manager's report was a chronological report of the progress on the upgrading of this hotel.

In the report, the City Manager recommended approval of the Fire Chief's recommendation that there be a prosecution against Mr. H. Somani and the Austin Hotel for failure to comply with fire regulations. Submitted for the Committee's consideration was the matter of cancellation of the hotel's business license until the Fire By-law has been complied with.

Appearing before the Committee on this matter were the Fire Chief and Mr. H. Somani of the Austin Hotel.

Mr. Somani advised the Committee that work has resumed at the hotel and progress is continuing.

The Fire Chief agreed and further advised that work is approximately 90% completed and should not take much more than one month to complete.

Following discussion, it was

RECOMMENDED

THAT the matter of the Austin Hotel and its failure to comply with the City fire by-law be deferred for two months and the Fire Chief be requested to report back to the Community Services Committee on the Austin Hotel in two months.

(The Chairman advised Mr. Somani that the Committee would recommend prosecution if the Austin Hotel does not comply with the Fire By-law at the end of two months.)

Continued . . .

4. Presentation by Community Living Boards

The Committee, at its meeting on January 19, 1978, resolved to invite a spokesman from the Vancouver Community Living Board to appear before the Committee to explain a new program to relocate persons from the Woodlands School into homes throughout the community.

Appearing before the Committee this date were Mr. David MacCoy, Executive Director of the Community Living Society; Mr. S. Swatridge, Director of Service Contracting for the Community Living Society;and Ms. J. Dickie of the Society.

Also appearing before the Committee was Dr. R. McQueen, Acting Medical Health Officer.

The spokesmen for the Society advised the Committee that the Woodlands Parent Group led to the formation of the Community Living Society when the Parent Group some two years ago initiated the formation of a Planning Council of Lower Mainland agencies to consider the needs of residents of Woodlands School and the options available for a new approach to these persons. The group met with the Minister of Human Resources and developed a brief suggesting the establishment of a Community Board which would decide on the needs of each individual.

This Community Living Board is actually a society to plan and oversee the placement of residents from Woodlands School into homes throughout the community.

The spokesmen emphasized that the program would be a slow step-by-step process with the Community Living Society acting in the role of a purchaser of services for the individuals who are being transferred out of Woodlands School. The Society will examine the various services provided by agencies and will endeavour to develop new services which may be required.

Members of the Committee expressed some concern that there should be a guarantee that any services which are to be provided to these persons must be continuing services.

Some concern was also expressed that if more than two persons from Woodlands are being moved into a single family residential home, there could be problems of zoning and licensing of such "group homes".

The Acting Medical Health Officer noted that this proposal will involve the new Long Term Care program operated by the Health Department.

The representatives of the Community Living Society distributed to the Committee copies of a booklet "Development of a Comprehensive Community-Based System of Service As An Alternative to Woodlands".

The Committee felt that there could be some problems in the development of this new program and felt it would be helpful to have the Health Department examine the proposal.

Following discussion, it was

RECOMMENDED

THAT the submission from the representatives of the Community Living Society be received and that the Society's brief "Development of a Comprehensive Community-based System of Service as an Alternative to Woodlands" be referred to the Medical Health Officer for a report back to the Community Services Committee on any potential problems which could develop in the implementation of this program.

Continued . . . .

5. Hotel Vancouver re Fire By-law

The Committee had before it for consideration a Manager's report dated January 26, 1978 (copy circulated) in which the Fire Chief reported on delays by the Hotel Vancouver in adhering to the City fire by-law.

Attached to the Manager's report was a chronological report listing the communications sent and received by the Fire Department and Canadian National (owners of the hotel) in connection with the Fire By-law.

In the report, the Fire Chief advised that while there has been a good deal of inter-action and communication with Keen Engineering in working out alternative measures in the upgrading program, there has not been any actual physical progress in the construction of the alterations required at the hotel.

Appearing before the Committee on this matter were the Fire Chief, the Assistant Provincial Fire Marshal and Mr. G. Trainor of Canadian National.

During discussion of this matter, the Chairman of the Committee pointed out that there had been reports to the Community Services Committee regarding this hotel on two or three occasions in the Spring of 1977 at which time the Committee had urged the owners of the hotel to proceed with the necessary work to comply with the Fire By-law.

The Fire Chief advised the Committee that with a hotel of this size an enormous amount of detailed work is required and that other jurisdictions, such as the Building Department and the Fire Marshal's office, are also involved. However, he pointed out that although he re-affirmed on November 14, 1977, an approval granted in August 1977 of the revised program for compliance, the General Manager of C.N. Hotels did not instruct Keen Engineering to proceed with Phase I of the upgrading until January 19, 1978. It was pointed out that this instruction called for the job to go out for tenders by March 1978 and that the actual starting construction could be six months after the tender date.

During discussion, the Committee noted that the procedure seemed to be complicated by the involvement of the Provincial Fire Marshal of whom Vancouver's Fire Chief is a deputy, and it was noted that the Fire Marshal's involvement is in respect of requirements involving public assembly areas. Because of complexities involving exit deficiencies in the seven public assembly areas, the Fire Marshal had offered C.N. the option of reducing the maximum number of persons who may use these assembly areas. The Deputy Fire Marshal advised the Committee that the City Fire Chief does not have this discretion.

Mr. Trainor of C.N. advised the Committee that C.N. is now in the process of calling tenders for the work, that installation of sprinklers will be done first, that smoke detecting units will be installed in all bedrooms, that a new fire alarm system will be installed, and then architectural work for the public assembly areas will be done.

Mr. Trainor estimated it would take two years to complete the work and that the hotel plans to continue operating as the work proceeds.

The Fire Chief replied that two years to complete the work is an unacceptable period of time and he estimated it would be reasonable to expect completion within fourteen months of the time a contract has been let. A contract should be awarded by approximately mid-June, which would mean a total of 18 months from today's date until all the work is completed.

Continued . . . .

Clause No. 5 Continued

Following further discussion, it was

RECOMMENDED

A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:

i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;

ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;

iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.

C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy.

CONSIDERATION

6. Jericho Hangar No. 6

City Council, on December 6, 1977, when considering the report dated November 24, 1977 (copy circulated) from the Community Services Committee, referred the following two motions of Council to the Park Board for consideration and decision:

"THAT the Park Board be requested to continue discussions with the Ne Chi Zu Artists Guild on detailed costs of renovating Hangar No. 6 to City standards and on possible sources of funding for such renovations."

"THAT the City grant an undertaking to the Ne Chi Zu Artists Guild to lease Hangar No. 6 to the Guild for a period of two years with an option to renew for a further three years subject to the Ne Chi Zu Artists Guild renovating Hangar No. 6 to City standards within the initial two year period."

The Park Board considered the foregoing motions at its meeting on Monday, December 19, 1977, and no action was taken as the Board had previously, on November 21, 1977, passed the following motion:

"THAT after December 31, 1977, the Ne Chi Zu Guild be allowed to continue using Hangar #6 on a day to day basis, on the understanding that no public assembly is permitted."

Continued . . . . .

Clause No. 6 Continued

The Chairman had agreed to hear this date a delegation from the Ne Chi Zu Artists Guild and appearing before the Committee from the Guild were Mr. D. Weston, Mr. M. Webb and Mr. G. Yearsley.

Also in attendance regarding this matter were representatives of the Park Board.

The spokesmen for the Ne Chi Zu Artists Guild advised the Committee that it was their understanding that the Guild would have been asked to participate in discussions with the Park Board regarding costs of renovating Hangar No. 6 to City standards in accordance with the City Council motion of November 24, 1977, and that such discussions have not yet taken place.

Representatives of the Guild listed a number of complaints and concerns regarding their present use of Jericho Hangar No. 6.

They complained that a chain has been placed across the entrance and the artists are not allowed use of the hangar on weekends, that artists are not permitted to stay in the building overnight and they are consequently fearful of thievery or vandalism and that the artists using the hangar are being "hassled" by the security service employed by the Park Board.

The Guild spokesmen reported they are keeping a diary of unusual events which have occurred at the hangar and the Committee was advised of a number of problems Guild members have encountered with the guard dogs, with the security patrolman and other matters.

The Chairman of the Park Board inquired why the Guild did not approach the Board with these grievances and another member of the Park Board suggested the Jericho hangars are not an ideal location for the Guild and that a more appropriate site may be found at Granville Island.

A Guild spokesman advised that the main reason for their presentation this date is that Guild representatives left the City Council of November 24, 1977, with the understanding that the Guild would have an opportunity of discussing with the Park Board the costs of renovating Hangar No. 6 to City standards.

Park Board representatives responded that they would investigate the Guild's complaints and suggested that the Guild come forward with any proposals it may have for the renovations and the financing for such renovations, and it was the consensus of the Committee that the Guild should approach the Board with proposals for renovations and funding.

A Guild spokeman listed three matters of immediate concern to the Guild as follows:

- Guild members are not allowed to work in the hangars during the evenings;

- That the Guild requires a key to the gate to permit them to use the hangar on Saturdays and Sundays;

- That the Guild requests that two of its members be permitted to occupy a room in the hangar overnight, subject to the approval of the Fire Chief.

Continued . . . .

Clause No. 6 Continued

It was suggested by the Committee that the Guild raise these three matters with the Park Board as the Board has been delegated by Council to look after Hangar No. 6.

There was no formal recommendation made on the above suggestion as the meeting was interrupted by a fire alarm and the matter is therefore submitted for CONSIDERATION.

The meeting adjourned at approximately 3:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 297

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

February 9, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 9, 1978, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

CLERK: J. Thomas

The minutes of the meeting of January 26, 1978, were adopted.

RECOMMENDATION:

1. Free-Standing Signs on City Streets

The Committee had for consideration a Manager's Report dated January 25, 1978, (circulated) in which the City Engineer referred to the increasing use of public sidewalks and boulevard areas for the placement of free-standing signs for business advertisement purposes and suggested procedures for dealing with the problem.

It was pointed out Council's general policy had been to prohibit items of a purely advertising nature on City streets and and free-standing signs - usually of a sandwich board type - contravened the Street and Traffic By-law which authorized the City Engineer to:

> "remove any structure, object, substance, or thing found in any street in contravention of this section and the costs incurred may be recovered by action in any court of competent jurisdiction".

An increasing number of complaints had been received relating to the hazards created by the signs. The City Engineer suggested the following options were available to deal with the matter:

a) continue the current practice of enforcement on a complaint basis, which will not solve the problem;

b) remove all free-standing signs from the street allowance without warning to the sign owner, which would result in numerous complaints;

c) identify offenders and advise them by letter to remove the sign; if they refuse, the City will remove the remaining signs in accordance with the Street and Traffic By-law.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, discussed the report with the Committee and displayed photographs of numerous sandwich boards on City sidewalks.

Alderman Ford, Chairman of Council's Special Committee on the Disabled, stated the Special Committee was extremely concerned about the proliferation of sandwich boards in all areas of the City and felt they were a menace to pedestrians, but particularly to the handicapped. There had been a number of instances where blind people had fallen over the signs injuring themselves. The Special Committee had discussed the options presented by the City Engineer and supported Option (c).

Cont'd . . .

Clause 1 Cont'd

The Committee discussed whether there should be total enforcement of the By-law or whether provision should be made for a limited number of exemptions: i.e. a two-hour period daily for restaurants to display menus, but it was agreed this type of advertising could be covered adequately with signs fixed to buildings. Therefore, the By-law should be totally enforced following adequate warning to the offending businesses.

It was

RECOMMENDED,

A. THAT notices be placed in newspapers warning that all free-standing signs must be removed from City sidewalks and boulevards by February 28, 1978, or the signs will be removed by the City without further notice.

B. THAT $5,000 be provided in the 1978 Budget for costs incidental to the above full scale enforcement program.

2. Project Turn Down Traffic Volume - Continuation of Incentive Programs

In a Manager's Report dated January 25, 1978, (circulated) the City Engineer reported on the conclusion on December 31, 1977, of Project Turn Down Traffic Volume and requested direction on whether incentive programs to encourage carpooling should be continued beyond the original two-year period of the Federally funded experimental urban demonstration program.

Incentive programs provided for reduced parking rates and preferential parking spaces for carpools with three or more persons in one vehicle, and the establishment of a "Commuter Club", a computerized matching service for carpools. A recent survey disclosed thirty-five active certified carpools were now receiving reduced parking rates. Many of the carpoolers were former transit patrons and as a result the formation of the carpools did not appear to have reduced the number of commuter vehicles. The City Engineer reported the program was difficult to administer and did not yield the desired cost benefit; therefore, it appeared warranted that this aspect of the program be discontinued. It would be beneficial to continue the "Commuter Club" matching service, utilizing hand matching instead of computerized matching, as this would not result in substantial cost to the City, would provide a service to the public, and could be expanded when conditions warranted.

Following discussion it was

RECOMMENDED,

A. THAT the incentive program for reduced parking rates be terminated.

B. THAT the "Commuter Club" program continue indefinitely with annual cost, estimated at $700, to be included in the Engineering Department budget.

3. Capilano Stadium Parking

Alderman Ford made reference to Council's recent discussions with Mr. Harry Ornest on the future use of Capilano Stadium for professional baseball and expressed her concern that on-street parking problems could result unless adequate parking space was provided on the Stadium grounds. She felt the City had another P.N.E. situation in the making.

Cont'd . . .

Clause 3 Cont'd

The City Engineer advised while a contract had not yet been signed with Mr. Ornest, provision for parking had been discussed and would be included in the contract.

Following discussion, it was

RECOMMENDED,

THAT the Agreement between the City and Mr. Harry Ornest relating to the use of Capilano Stadium for professional baseball include provision for parking arrangements satisfactory to the City Engineer and Superintendent of Parks and Recreation.

4. Gasoline Retailing - Self-Serves

City Council at its meeting on April 19, 1977, when considering a report of the Committee dated March 13, 1977, dealing with gasoline retailing - self-serves, referred the following recommendation back to the Committee for further consideration and report:

"That the Transportation Committee meet with representatives of the oil industry, the A.R.A. and consumers associations and that the four groups jointly report to Council in three months time on the feasibility of a strategy for preserving competition and an adequate level of service in gasoline retailing within the City of Vancouver."

The City Manager referred to this outstanding motion of Council and sought the Committee's views on what further action should be taken on the matter.

It was

RECOMMENDED,

THAT no further action be taken on this matter at the present time.

The meeting adjourned at approximately 4:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 298

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 9, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gerard Alderman Puil
ABSENT :	Alderman Gibson Alderman Marzari
CLERK :	G. Barden

RECOMMENDATION

1. Preliminary Report on the 1978 Revenue Budget Estimates

The Committee discussed the attached Manager's Report dated February 3, 1978 wherein the Director of Finance gave a preliminary report on the 1978 Revenue Budget Estimates. The 1978 Revenue and Expenditure budget in the Manager's Report shows, in total, estimated revenues of $168,288,762 and estimated expenditures of $172,718,125. The excess of expenditures over revenues which amounts to $4,429,363 is the present budget deficit before any adjustment to the tax levy and before the detailed review of departmental submissions and other budget detail.

It was noted that the Finance Committee on January 26, 1978 approved the procedure that the Budget Review Committee will review the Revenue Budget Estimates with the Department Heads and Boards following the guidelines set out in the recommendations to this report. Subsequently, the Finance Committee will receive the Interim Budget which will contain a Preliminary Budget plus adjustments, recommendations of the Budget Review Committee and other analysis of departmental operations. The Finance Committee scheduled four meetings for detailed review of the departmental budgets.

Following discussion, it was

RECOMMENDED

(1) THAT the Manager's Report be received for information.

(2) THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1978 Revenue Budget Estimates as submitted and

(a) to make such reductions in the basic operating budget estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council.

cont'd.....

Clause #1 continued:

(b) to eliminate all requests for increases in standards of service from the supplemental budget estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board.

(c) report all adjustments made to the budget during reviews to the Committee on Finance and Administration.

2. Budget for Council Committee on the Arts

The Committee considered a Manager's Report dated January 20, 1978 wherein the Director of Social Planning reported as follows:

"City Council on May 14, 1977 approved the establishing of the Interim Cultural Advisory Committee with funding of $800 for 1977, as follows:

Arts Conference fees for members	$250
Travel and per diem	$425
Miscellaneous expenses	$100
Unallocated	$ 25
	$800

City Council on May 31, 1977 approved a recommendation of the Interim Cultural Advisory Committee that the permanent Committee on the Arts be established, thereby replacing the Interim Committee. The funding of $800 made available to the Interim Committee and then to its successor the Committee on the Arts lapsed December 31, 1977."

Following discussion, it was

RECOMMENDED

A. THAT Council approve funding of $800 for Council Committee on the Arts for the period January 1, 1978 to December 31, 1978, and request approval in advance of the 1978 operating budget.

B. THAT Alderman Brown, Chairman of the Council Committee on the Arts, be given signing authority for the account.

3. New Permanent Full Time Positions - City of Vancouver

The Chairman noted that the City Manager's office had circulated a report on new permanent full time positions established in 1977. During the ensuing discussion it was felt that a report on personnel increases should be circulated to the Finance Committee every six months for information.

cont'd.....

Clause #3 continued:

Following discussion, it was

RECOMMENDED

THAT the Director of Personnel Services report to the Finance Committee on personnel increase concurrent with the June/September budget reports.

The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 299

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

FEBRUARY 16, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 16, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:00 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

CONSIDERATION

1. Health Services for School-Aged Children - Implications of Declining Enrollment

The Committee had before it for consideration a City Manager's report dated February 14, 1978 (copy circulated) in which the Medical Health Officer reported that as a result of decreased enrollment, the Vancouver School Board has required that services, including its health program, be reduced by 3% in 1978.

In the report, the Medical Health Officer advised that following a number of meetings between the Health Department and School Board officials, budget cuts in the School Board's health services are proposed as follows:

- a 20% reduction in the service provided by the dental mobile unit;
- a 25% reduction in the service of speech pathology;
- a 30% reduction in the service of the senior psychologist;
- a 5% reduction in service time spent at schools by Medical Health Officers.

These reductions will lower the School Board's health services budget by $79,000.00.

The Medical Health Officer, the Director of Nursing and the Senior Psychologist appeared before the Committee on this matter, and during discussion, the Medical Health Officer pointed out that as a result of the proposed cuts in the services purchased by the School Board from Health Department, there will be a need to reduce Health Department staff.

The City Manager, in the report, recommended that the cuts proposed by the School Board be accepted and he submitted for consideration whether Council wishes the Medical Health Officer to propose to Council the restoration of some of these services in exchange for reductions in other (adult) programs within the Health Department.

During consideration of this matter, the Medical Health Officer reiterated statements contained in the report that these services are not redundant or unimportant.

Continued . . . .

Clause No. 1 Continued

Concern was expressed by some Committee Members that they should be made fully aware of the demand for all types of service before reaching a decision on which services should be reduced.

It was also noted during discussion that the reduction in the budget of the School Board would be a cut in services paid for by the School Board from its own financial resources (not from the City budget).

The Committee noted that the School Board's health budget contains an increase of $7,000.00 for "Teacher's Health Service" as noted on the bottom of Page 1 of the City Manager's report and, responding to questions from the Committee, the Medical Health Officer indicated that the School Board believes teacher's health services is an important service. It was explained that this is for medical time provided for services other than treatment (i.e. consultative), and the Medical Health Officer stated that the benefits of this service are as significant to the students as they are to the teacher.

Following further discussion, a motion that the reductions in the School Board's health services budget as proposed in the City Manager's report dated February 14, 1978, be accepted and implemented by the Medical Health Officer as soon as possible, resulted in a tie vote and the matter is submitted to Council for CONSIDERATION.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 288 & 289

VII

STREET NAMING COMMITTEE

JANUARY 26, 1978/FEBRUARY 9, 1978

A meeting of the Street Naming Committee was held at 9:30 a.m., January 26, 1978 in the Manager's Board Room, Third Floor, City Hall and reconvened at 9:30 a.m., February 9, 1978 in the office of the Champlain Heights Development Group.

PRESENT: A. Geach, representing Director of Planning, Chairman, January 26, 1978
J. Winsor, representing Director of Planning, Chairman, February 9, 1978
A. Burhoe, representing City Engineer
N. McClellan, representing Director of Permits and Licenses
M. Kinsella, representing City Clerk

ALSO PRESENT: M. Egan, Champlain Heights Development Group

CLERK: M.L. Cross

RECOMMENDATION

1. Langara Estates

The Committee considered a letter dated June 16, 1977 from Daon Developments containing three names for the private roads within their development: Greensboro Place, Wethersfield Drive and Turnberry Crescent. The Committee, after slight alterations to the names,

RECOMMENDED

THAT Daon Development Corporation be advised that there is no objection to the private roads within Langara Estates being named:

Greensboro Drive
Turnberry Crescent
Wethersfield Place

2. Quebec - Columbia Connector

The City Surveyor advised that the connection between 1st Avenue at Quebec Street and the intersection of Columbia/Pender/Keefer Diversion has now been constructed and dedicated.

RECOMMENDED

THAT the dedicated street indicated on the attached plan marginally numbered LF6373, be officially named the Quebec-Columbia Connector and the Director of Legal Services be instructed to prepare and bring in the necessary By-law to amend By-law No. 4054.

cont'd.....

3. Champlain Heights (Enclave 1)

Mr. M. Egan, Champlain Heights Development Group, advised that very soon, purchasers will be moving into the development bounded by Boundary Road, 49th Avenue, Frontenac Street and 54th Avenue. Springer Construction have requested that the dedicated streets be known as Frontenac Place or Captain Cook Circle, Mews or Garden. They would prefer a single street name for the entire development.

The Committee was opposed to this suggestion.

After deliberation, it was decided that an explorer theme in keeping with the "Champlain" name of the area should be used.

RECOMMENDED

THAT the dedicated streets indicated on the attached plan marginally numbered LE4674 be officially named:

LaSalle Street
Radisson Street
Hennepin Avenue
Bering Avenue
Meares Avenue

and the Director of Legal Services be instructed to prepare and bring in the necessary By-law to amend By-law No. 4054.

FOR COUNCIL ACTION SEE PAGE(S) 299 & 300

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 23, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 23, 1978, at approximately 7:30 p.m. at Admiral Seymour School, 1130 Keefer Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Aldermen Brown (Chairman), Bellamy, Ford, Gerard, Harcourt, Kennedy, Marzari, and Puil

ABSENT: Mayor Volrich
Aldermen Gibson, Rankin (Civic Business)

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT this Council resolve itself into Committee of the Whole, Alderman Brown, Deputy Mayor, in the Chair, to consider an amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the meeting, the Clerk to the Council read from the agenda that the Council had before it and a continuing translation of the evening's proceedings was provided by Mr. Jonathan Lau for the benefit of Chinese speaking citizens present.

Proposed Rezoning of the Kiwassa N.I.P. Area

A rezoning application has been received from the Director of Planning as follows:

LOCATION: KIWASSA N.I.P. AREA (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue).

Present Zone: M-1 Industrial District
Requested Zone: RT-3 Two-Family Dwelling District

The application was approved by the Director of Planning.

Mr. R.R. Youngberg, Associate Director of Planning, advised the rezoning to RT-3 Two-Family Dwelling District was being proposed in an effort to stabilize the residential uses in the area in order to meet the requirements for Neighbourhood Improvements Program assistance for community improvements. The area was closely connected to Strathcona which had greatly benefited from urban renewal funding in the past. One of the arguments favouring rezoning was the existence of a number of physical links between the two areas, namely the Seymour School and an overpass joining the two communities. Seventy-five percent of the homes in Kiwassa were owner-occupied by long-term residents, housing was affordable, and the majority of incomes were under $6,000 per year. For a variety of reasons but mainly because of land economics, industrial development and expansion of existing businesses in past years had been negligible. Rezoning would be fair to all property owners; it would be in the public interest and would preserve public and private investment in the community.

Cont'd . . .

Proposed Rezoning of the
Kiwassa N.I.P. Area (Cont'd)

Mr. D. Rudberg, Assistant City Engineer, expressed the concerns of the City Engineer, endorsed by the Director of Finance, outlined in a memo dated February 23, 1978, to the Council (on file in the City Clerk's Office). These concerns related to traffic considerations, provision of public services, and financial implications, and were raised to enable Council to make a complete evaluation of the rezoning proposal. The community provided a mixture of industrial and residential but was surrounded by industrial land uses, including the Port of Vancouver to the north which was a generator of considerable truck traffic. A major concern was that incompatible land uses would result from the proposed rezoning and these incompatibilities would generate serious traffic problems and industrial versus residential conflicts which would be difficult to resolve in the future.

Mr. M.J. Gillespie, Principal of Seymour Elementary School, presented statistics related to declining student enrolment but pointed out from 1973 to the present date the actual decline had been 227 students, or 8.6%. The nearby Raymur housing project was relatively settled in terms of future residential occupancy and the School Board planners did not foresee closure of Seymour School in the foreseeable future.

The Chairman called for speakers for or against the application and the following addressed the Council on the matter:

- Mr. Don Berg, 1033 Keefer, Chairman of the N.I.P. Committee, outlined the benefits that would accrue to residents if the area was rezoned to N.I.P. requirements. Funds would become available enabling residents to upgrade their homes. He could see no conflict or incompatibility in living in an area of mixed land uses.

- Linda Lee, 1245 East Pender, representing Mr. J. Lee and Mr. Lupin, supported the rezoning and requested it be expanded so others could benefit.

- Mr. J. MacKay, 700-704 Vernon, presented a petition with 125 signatures opposing the rezoning (on file in the City Clerk's Office). Mr. MacKay requested his property be excluded from the rezoning.

- Mr. Larry Crema, L. & L. Plumbing, 1172 East Hastings, spoke to his communication dated February 7, 1978, to Council (on file in the City Clerk's Office). He supported general rezoning but requested that his property be excluded as he intended to build and expand his business.

- Maria Ho, 1160 East Georgia, opposed the rezoning and requested her property be excluded. Mrs. Ho stated she did not feel threatened or squeezed out by industry located in the area.

- Mr. Arthur Hodgkisson, 1161 East Pender, a resident of Kiwassa for 42 years, supported the proposal and pointed out the industrial users did not reside in the area.

- Ann Chan, 1141 Union, supported N.I.P. funding for the area because it would give home owners the chance to upgrade their homes and make Kiwassa a better place to live in.

Cont'd . . .

Proposed Rezoning of the
Kiwassa N.I.P. Area (Cont'd)

- Mr. T. Scammell, 1152 East Georgia, was in favour of the proposal; would like to see homes and streets in the area improved.

- Pat Raffety, 1033 Keefer, Chairman, Setacona Development Society, spoke in support.

- Gary Young, 594 East Pender, represented Strathcona Area Services Team, supporting, expressed concern for the preservation of the unique character of the Kiwassa/ Strathcona area if industry encroached further on the residential land use. If the quality of life in Kiwassa was destroyed, the whole area would be in danger.

- Gary Chapman, 746 East Pender, for SPOTA and Strathcona Community Centre Association, referred to a brief presented to Council on March 25, 1977, and urged the continuation and expansion of services to residents, not cutbacks. Contended planning should not be piecemeal but a total commitment to the entire area.

- Sherry Wong, 1016 East Pender, also representing four other long-term property owners on East Pender, stated they supported rezoning because they wanted to continue living in the area due to its convenience for shopping and transportation and proximity to Chinatown.

- Bernie O'Connor, 502 Campbell, representing the Board of Directors, Kiwassa Neighbourhood House, supporters of the rezoning, described the activities of the Neighbourhood House as an example of the thriving community spirit that existed in the area.

- Mr. Paone, 1114 East Pender, industrial owner, questioned the value of federal grants when sewers, water, streets and lighting all needed upgrading and these would become a burden on the Vancouver taxpayer.

- Mr. Sung, 4835 Lougheed, owner of four lots facing Hastings Viaduct, voiced objection and requested that his property at 1031 East Pender be excluded because due to grade difficulties it was the only lot which could provide ingress and egress. He questioned why City-owned lots immediately adjacent to his property remained M-1.

- Hong Yee, 1127 Union Street, property owner and resident for 21 years, supported the proposal and welcomed the opportunity to upgrade his home.

- Michael Goldberg, 600 Vernon, author of the Strathcona Study and an ex-Director of the Kiwassa Neighbourhood House, referred to the trend back to inner-city living and the value of retaining areas like Kiwassa for residential land use.

- Bill Masaro, 1259 Frances, questioned the status of his property and was informed by the City Manager that it was not included in the area covered by the rezoning proposal.

Cont'd . . .

Proposed Rezoning of the
Kiwassa N.I.P. Area (Cont'd)

- Jack Marr, 733 Glen, requested his property on Glen Drive, and 1029 and 1043 Union remain M-1 and be excluded from the rezoning.

- Bessie Lee, 887 East Pender, supported the proposal, and stated everyone would gain from the upgrading and improvements which would result if N.I.P. funding became available.

MOVED by Ald. Kennedy
THAT the application of the Director of Planning to rezone the Kiwassa N.I.P. Area (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue) from M-1 Industrial District to RT-3 Two-Family Dwelling District be approved.

(Amended)

MOVED by Ald. Bellamy in amendment

Except that the following properties presently zoned M-1 Industrial District be excluded from the rezoning application:

1031 East Pender Street
733 Glen Drive
1029 Union Street
1043 Union Street
1172 East Hastings Street
700-704 Vernon Drive
Lot C, Block 95 Union Street

- CARRIED UNANIMOUSLY

The Motion as amended and reading as follows was put and CARRIED UNANIMOUSLY.

THAT the application of the Director of Planning to rezone the Kiwassa N.I.P. Area (comprising various lands within the area bounded by Hastings Street, Clark Drive, Union Street and Raymur Avenue) from M-1 Industrial District to RT-3 Two-Family Dwelling District be approved, except that the following properties presently zoned M-1 Industrial District be excluded from the rezoning application:

1031 East Pender Street
733 Glen Drive
1029 Union Street
1043 Union Street
1172 East Hastings Street
700-704 Vernon Drive
Lot C, Block 95 Union Street

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Special Council meeting adjourned at approximately 9:50 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 23, 1978, adopted on March 7, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver to meet with the P.N.E. Board of Directors to discuss the P.N.E. proposals was held in the No. 1 Committee Room, Third Floor, City Hall on Tuesday, February 28, 1978 at 2:00 p.m.

PRESENT: Mayor Volrich (in the Chair)
Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil

ABSENT: Aldermen Ford and Rankin

CLERK TO THE COUNCIL: M.L. Cross

INFORMATION

On December 13, 1977, Council resolved

"THAT a meeting between Council and the P.N.E. Board of Directors be arranged to discuss the whole P.N.E. project."

The following P.N.E. Directors were present for the discussion:

Mr. E. Swangard, President
Mrs. I. Chisholm, Vice-President
Mrs. M. Ceron
Mr. P. Difonzo
Mr. W.E. Hart
Mr. H. Jerome
Mr. T. Loftus
Mr. E. Wiles

Mr. E. Swangard presented a position paper (on file in the City Clerk's office) on behalf of the P.N.E. Directors, outlining that this and any subsequent meetings that may be arranged will give both Council and the P.N.E. an opportunity to air their views in three areas of concern:

(a) the relationship between the City and the P.N.E.

(b) the proposed physical redevelopment of the P.N.E. grounds

(c) in particular, the Hamilton, Doyle & Associates concept for such a redevelopment

Reading from the position paper, Mr. Swangard stated:

"1. Whatever positions the Directors of the P.N.E. Board take on any issue, they must be based on their mandate under the Pacific National Exhibition Incorporation Act -- which simply means the Board is responsible primarily to, and for, the interests of the people of British Columbia as a whole.

2. Unless the unfortunately ever accelerating trend to take adversary positions are reversed and relations harmonized between the P.N.E. and City Hall there can be only one victim -- if not casualty. That is the Community.

cont'd....

3. To achieve the most beneficial results for the Community there must be the utmost of candor in the dialogue between the two sides."

The position paper outlined the community services provided to the community, City and Lower Mainland, gives examples of events that have an economic benefit to the community, and notes that the P.N.E. has a payroll approaching $5,000,000 for some 3,300 employees.

With respect to the Hamilton, Doyle & Associates concept the paper states in part:

"Right from the moment of the original presentation of the concept on September 14, the P.N.E. Board made it crystal clear, that this merely was a concept and nothing else.

The lumping together of an array of ideas of what conceivably could be done, if feasible:

1. to meet the urgent demands of redevelopment in view of obsolete, rapidly deteriorating facilities and the need to remove or phase out some buildings which had become for a variety of reasons, uneconomical.

2. to clean up and refurbish, so to speak, the entire P.N.E. complex blight to make it more efficient, attractive and pleasing to provide, in many respects, a park-like area for the enjoyment and recreation of the public, as set out in the mandate as provided for in the Trust Deed and according to our philosophical guidelines.

At the September 14, 1977 meeting, attended by a large number of representatives from business, industry, labour, Community, the neighbourhood and legislative bodies, Alderman Michael Harcourt suggested that the meeting accept the concept for discussion and it be implemented in the fastest way possible.

The motion was rejected because it was too premature.

Subsequently, the Board appointed the Action '78 Community Committee to study and research the Hamilton concept and report back to the Board on the finance, facility and community acceptance feasibility of all the components of the concept and, if not feasible, recommend modifications or, for that matter, alternatives.

There was nothing concrete before the Board until the Sub-committee recommendations were to be received.

It did come as a surprise that on October 4, 1977, City Council requested an in-depth study by the Director of Planning and City Engineer on what was called the proposed action plan for the P.N.E. "

cont'd.....

Mr. Swangard outlined his concerns with respect to the report prepared by the Director of Planning and the City Engineer. With respect to the comments regarding P.N.E. objectives and activities Mr. Swangard noted that the P.N.E. Board of Directors, very much in keeping with the mandate of the Incorporation Act and the constraints imposed upon the use of P.N.E. lands as contained in the Trust Deed of 1889, has established and operated along definite guidelines, subject to review and possible revision from time to time. There is an overall policy to which the P.N.E. must adhere within its mandate from the Lieutenant-Governor-in-Council -- "it is the P.N.E.'s function to be oriented to provide services to the Community, that is the Province of B.C. as a whole for the enjoyment and recreation of the public. This in turn dictates that the P.N.E., through activities, generates the financial resources required to fulfill this mandate."

With respect to the redevelopment proposals, Mr. Swangard noted that redevelopment of the grounds to meet the objectives of the P.N.E. Board is generally agreed upon.

The position paper states in part:

"The Board of Directors at its last meeting approved a recommendation of the Action '78 Community Committee in respect to a multi-purpose building.

This was a recommendation of the Feasibility Facilities Sub-Committee under the Chairmanship of Ted Loftus, the result of inumerable hours of research, especially into the requirements of the users of space.

It asked the Board to approve the proposition that there be a multi-purpose building to include a 60,000 seat stadium as a component to be situated adjacent to and tied in with the Agrodome.

Final approval to be subject to successful conclusion of a number of follow-through activities:

a. examination of the structural, mechanical and flooring systems to be defined to establish cost;

b. economic proforma of the multi-purpose building be established;

c. impact on the Community;

d. transportation study;

e. project funding plans;

f. full consideration be given to adequate landscaping."

Mr. Swangard stressed that this proposal, if it is eventually approved, does not mean expansion of P.N.E. facilities per se.

In response to Mr. Swangard's comments that the report was an example that the Planning Department did not do its homework and ventured into inappropriate fields, Mr. R. Spaxman, Director of Planning, advised that the Manager's report had been put together and concurred in by all relevant departments. The report

cont'd.....

was prepared quickly in response to Council's request and does not represent just the views of the Planning Department. As well, conversations had been held with Hamilton, Doyle & Associates. The recommendations of the report are designed to get a co-operative spirit and co-operative process underway in terms of major planning at the P.N.E.

The Mayor enquired whether a co-operative process fit in with the P.N.E.'s thinking and Mr. Swangard agreed that it did.

He indicated that Mr. Hamilton had been instructed by the Board to work in consultation with the Planning Department. The Board has agreed that any work the Sub-committee does should be done in consultation with the City. Mr. Swangard noted that he had phoned and invited City Hall people to meetings but no one attended.

Mr. T. Loftus, Chairman of the Feasibility Facilities Committee, advised that the Committee has been doing an analysis of the user requirements of the P.N.E. taking into account existing buildings, their condition, etc. They have spent weeks talking to sports people, showmart people, concert managers, agriculture and livestock users. The information has been compiled into a composite study for a possible multi-purpose building plan. Their recommendation to the Board is that the multi-purpose building include a 60,000 seat stadium as a component to be situated adjacent to and tied in with the Agrodome. Mr. Loftus advised that the next step is to consult with structural, planning and traffic people.

The Mayor asked if Council's motion:

"THAT the City meet with representatives of the P.N.E., the Provincial Government, the Greater Vancouver Regional District, the Parks Board and the City Planning Commission to agree on an appropriate co-operative planning procedure, including citizen representation from the area."

was acceptable as a principle to the P.N.E. Mr. Swangard agreed that it was.

In answer to a question whether the stadium had to be at the P.N.E , Mr. Swangard advised that based on their research, it is the most appropriate place -- the land is available and the P.N.E. has the functions that will subsidize the stadium operation. The P.N.E. has a staff geared to handle a stadium operation. Mr. Swangard stated that the fastest way to get a new stadium would be to construct it at the P.N.E. but if the City wants to build a stadium elsewhere they should go ahead. The P.N.E. would merely have to build a multi-purpose facility.

In reply to a question as to the rush for a new stadium, Mr. Swangard stated that within three years, if there is not a large enough stadium to obtain sufficient revenue major sports will not be able to exist.

Comments from the members of Council included:

- It is important that Council and the P.N.E. Board get together and renegotiate a spirit of co-operation.

- Perhaps there should be a redefinition of what functions are undertaken by the P.N.E.

cont'd....

- How is the redevelopment going to be financed -- at a time when the City is trying to cut back the P.N.E. is wanting to spend millions to expand.

- Inconceivable that more traffic could be added to the area -- what effect will a 200 ft. high stadium have on the residents.

- Council has a responsibility to represent the community and the whole City.

- P.N.E. Directors should know that the P.N.E. is basically a tenant of the City and a citizen of the City.

- There has been no study done on a desirable location for a major stadium facility -- Mr. Loftus' Committee terms of reference were to look at the facility on the P.N.E. grounds itself.

- If the P.N.E. Directors were not happy with the Planner's report, the Aldermen on the P.N.E. Board should have been advised and the matter could have been discussed further by the Standing Committee on Planning and Development.

- There is no doubt that redevelopment of the P.N.E. is necessary but there has to be a co-operative process.

- Council has a decision to make with respect to three possible locations for a multi-purpose/stadium complex. All the facts with respect to each location should be known before the decision is made.

- Hopefully the Vancouver City Planning Commission can come forward with some recommendations to the Council on these locations.

The Mayor indicated that the discussion had been useful and that Council and the P.N.E. agree on one basic principle -- a co-operative planning process. He suggested that the P.N.E. officials and City staff meet to discuss the initiation of the co-operative planning process outlined in Council's action of January 24, 1978. If necessary, a meeting between the Standing Committee of Council on Planning and Development and the P.N.E.'s Feasibility Facilities Committee, including representation from citizens and the G.V.R.D., could be arranged.

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The Special Council Meeting adjourned at 3:55 p.m.

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The foregoing are Minutes of the Special Council Meeting of February 28, 1978, adopted on March 14, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 7, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, Vancouver City College, under the direction of their instructor, Ms. Ingrid Kolsten.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - February 16, 1978
Regular Council - February 21, 1978
Special Council (Public Hearing) - February 23, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Concept Plan - Area 10B
False Creek

Council on November 22, 1977, deferred consideration of the following recommendations of the Standing Committee on Planning and Development contained in its report dated November 10, 1977:

"A. THAT the Concept Plan for Area 10B outlined in the City Manager's report dated November 8, 1977, and the report of the Consultant dated October 20, 1977, be accepted in principle.

cont'd....

REPORT REFERENCE (cont'd)

Concept Plan - Area 10B
False Creek (cont'd)

B. THAT when a satisfactory arrangement with Western Outboard is reached the Director of Finance with the False Creek Development Consultant and Supervisor of Properties, be authorized to continue negotiations with the National Harbours Board for report back, together with recommendations from City officials for the refinement of the Concept Plan to resolve the questions contained in the Manager's report dated November 8, 1977.

C. THAT, if an agreement acceptable to the City cannot be reached with Western Outboard Ltd., the False Creek Development Consultant be requested to recommend to Council the terms of reference for development of City-owned lands and water lots in Area 10B, excluding Lot K (Western Outboard existing location)."

As suggested by the Standing Committee on Planning and Development at its meeting on February 23, 1978, a report reference on the Concept Plan for Area 10B was arranged for this day.

Mr. D. Sutcliffe, False Creek Development Consultant, gave some introductory remarks on the scheme of development prepared by Rhone & Iredale, Architects and Daon Development Corp. Ltd. Mr. Sutcliffe indicated that a number of issues concerning the Plan, including the height of the proposed Western Outboard building, should be referred for further refining.

Mr. R. Iredale of Rhone & Iredale, described the proposed development scheme for Council's information. He described the various stages and studies leading to the present proposal which was before Council today.

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in its report dated November 10, 1977, be amended and then approved as follows:

"A. THAT the Concept Plan for Area 10B outlined in the City Manager's report dated November 8, 1977, and the report of the Consultant dated October 20, 1977, be accepted in principle <u>as the basis for continued negotiation and plan refinement, and that, prior to referring the necessary Area Development Plan By-law to a public hearing, the Concept Plan be referred to a public information meeting(s) with a view to obtaining public opinion on the features of the proposals</u>.

B. THAT, when a satisfactory arrangement with Western Outboard is reached, the Director of Finance with the False Creek Development Consultant and Supervisor of Properties, be authorized to continue negotiations with the National Harbours Board for report back, together with recommendations from City officials for the refinement of the Concept Plan to resolve the questions contained in the Manager's report dated November 8, 1977.

C. THAT, if an agreement acceptable to the City cannot be reached with Western Outboard Ltd., the False Creek Development Consultant be requested to recommend to Council the terms of reference for development of City-owned lands and water lots in Area 10B, excluding Lot K (Western Outboard existing location)."

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

(Underlining denotes amendment)

cont'd....

REPORT REFERENCE (cont'd)

Concept Plan - Area 10B
False Creek (cont'd)

MOVED by Ald. Kennedy in amendment,
THAT recommendation A be amended by adding after the words "in principle", "provided no structures project above the level of the bridge".

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and the Mayor opposed)

The motion to amend having lost, the motion by Alderman Harcourt was put and CARRIED.

During discussion of this item, the Development Consultant gave an undertaking that any refinements in the proposed Concept Plan for Area 10B will be first submitted to the Planning and Development Committee for consideration and approval.

COMMUNICATIONS OR PETITIONS

1. Grant Request Towards Dinner
1978 Seminar and Workshop

In a letter dated February 16, 1978, the Secretary of the Licence Inspectors' Association of B.C. requested that the City contribute $600.00 towards the cost of a dinner at the Association's 1978 Seminar and Workshop. The location of this year's event is the Sandman Inn, Vancouver, on May 25, and 26, 1978.

MOVED by Ald. Marzari,
THAT a grant of $300.00 to the Licence Inspectors' Association of B.C. towards the cost of a dinner for the delegates to their 1978 Seminar and Workshop, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Brown and Puil opposed)

2. Beautification of Archives
Pool Area

Before Council this day was a letter dated February 14, 1978, from the B.C. Lions Society for Crippled Children addressed to the City Clerk confirming that the Society will support the proposal to beautify the Archives pool area as a garden of remembrance. The letter stated that the cost of beautifying the Archives pool, which will amount to approximately $10,000.00, will be collected from the various Lions Clubs of the Vancouver area.

Also before Council was a report of the City Manager dated February 21, 1978, recommending approval of the following recommendations of the City Clerk and the City Architect with respect to the Archives pool area:

"A. That this project be approved and left in the hands of the City Manager, the City Architect and the City Clerk to conclude satisfactorily with the Lions Clubs;

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Beautification of Archives
Pool Area (cont'd)

B. That a letter of appreciation for this most generous offer be forwarded to the organization by the Mayor;

C. That authority be granted for an afternoon reception on the opening of the garden."

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated February 21, 1978, be approved.

- CARRIED UNANIMOUSLY

3. Spring Burning Weekends

The Mayor in a memo dated February 28, 1978, recommended that the Fire By-law be changed to provide the Spring burning period as the first two weekends of April, namely Saturday and Sunday, April 1 and 2 and Saturday and Sunday, April 8 and 9, 1978.

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor contained in his memo dated February 28, 1978, be approved;

FURTHER THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

- CARRIED UNANIMOUSLY

4. Living Conditions in the
Downtown Eastside Area

Council noted a communication dated March 3, 1978, from the Downtown Eastside Residents Association requesting permission to address Council on the matter of by-law enforcement in the Downtown Eastside and the six recommendations which the Association made to the Community Services Committee at its meeting on March 2, 1978. It was noted that the Committee's report on this matter will be before Council on March 14, 1978.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S REPORT
MARCH 3, 1978

Works & Utility Matters
(March 3, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of Portion of Point Grey Road at MacDonald Street
Cl. 2: False Creek Area 10B - Sewer Construction
Cl. 3: 1978 Paving Program - Advance Approval of Funds for Drainage Work

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Works & Utility Matters
(March 3, 1978) (cont'd)

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 3, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Downtown Eastside N.I.P. - The Japanese Language School
Cl. 2: Riley Park N.I.P. - Prince Edward Park Improvements
Cl. 3: Grandview-Woodlands N.I.P.- Park Improvements
Cl. 4: 1186 Davie Street - Condition of Building

Downtown Eastside N.I.P. - The
Japanese Language School (Clause 1)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Clauses 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

1186 Davie Street - Condition
of Building (Clause 4)

When considering this Clause, Council noted a letter dated March 2, 1978, from the Davie Street Merchants' Association supporting the recommendation of the City Manager in this matter. A similar letter was also received from Mr. Gordon Robson, Owner/Manager of the Rembrandt Hotel.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be amended and then approved as follows:

"The registered owner of the property or his agent appear before City Council and show cause why the building at 1186 Davie Street should not be declared a nuisance and ordered demolished, the site levelled and left free of all debris, and the Director of Legal Services be instructed to bring forward the appropriate resolution."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(March 3, 1978)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) December 1977
Cl. 2: Investment Matters (Various Funds) January 1978
Cl. 3: C.F.M. Municipal Research Support Program 'Performance Accounting for Police Services'
cl. 4: Requested Refund of Deposit for Orpheum Rental Pacific Coast Curling Association
Cl. 5: Construction & Maintenance Division - Temporary Help
Cl. 6: City Metric Conversion Budget (1978)
Cl. 7: Provincial Youth Employment Program (PYEP '78)

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

C.F.M. Municipal Research Support Program 'Performance Accounting for Police Services' (Clause 3)

MOVED by Ald. Kennedy,
THAT Vancouver City Council endorse the proposal to develop a performance accounting system for the Vancouver Police Department; and approve the project proposal attached to the City Manager's report dated March 3, 1978,for consideration by CFM/MRSP for funding in the amount of $19,258.00.

- CARRIED UNANIMOUSLY

Requested Refund of Deposit for Orpheum Rental - Pacific Coast Curling Association (Clause 4)

MOVED by Ald. Puil,
THAT no action be taken in this matter.

- CARRIED

(Aldermen Brown, Ford, Harcourt, Marzari and Rankin opposed)

Construction & Maintenance Division Temporary Help (Clause 5)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

City Metric Conversion Budget (1978) (Clause 6)

MOVED by Ald. Marzari,
THAT this Clause be referred to the Finance and Administration Committee for further consideration.

- LOST

(Aldermen Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(March 3, 1978) (cont'd)

City Metric Conversion Budget
(1978) (Clause 6) (cont'd)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Provincial Youth Employment Program
(PYEP '78) (Clause 7)

MOVED by Ald. Brown,
THAT

(a) the City participate in PYEP '78;

(b) the City's share of the cost of this Program be limited to a maximum of $30,000 and that the amount be approved in advance of the 1978 Revenue Budget;

(c) the Standing Committee on Finance and Administration be authorized to select proposals to be submitted to the Province and to establish priorities among the projects;

(d) the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where necessary.

- CARRIED UNANIMOUSLY

Property Matters
(March 3, 1978)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Burrard Street Widening - 1917-1945 Burrard Compensation to Lessee
Cl. 2: Consolidation of John Hendry Park Site
Cl. 3: Vancouver Ticket Centre Limited - Lease of Portion of Queen Elizabeth Theatre
Cl. 4: Establishment of Land for Lane Purposes - 1900 Block West 2nd Avenue
Cl. 5: Earthquake Insurance - False Creek - Greater Vancouver Floating Home Co-operative
Cl. 6: Rental Review - 2151 Burrard, Trend Kitchen Centre Ltd.
Cl. 7: Sale - N/S William between Cassiar and Skeena and N/S William between Rupert and Cassiar Streets
Cl. 8: Gymnasium Facility - 800 Cassiar Street
Cl. 9: Sale of 10' Strip of City-owned Land to Abutting Owner - S/S 4000 Block West 20th Avenue
Cl. 10: Lease Renewal - East of Gladstone, South of Kent Avenue fronting the Fraser River

Clauses 1, 2, 3, 4, 5, 6,
9 and 10

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Property Matters
(March 3, 1978) (cont'd)

Sale - N/S William between Cassiar and Skeena and N/S William between Rupert and Cassiar Streets (Clause 7)

Council noted a comment from the City Clerk that in item (b), 'Lot 2' should be changed to read 'Lot 12'.

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Gymnasium Facility - 800 Cassiar Street (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager be amended and then approved as follows:

"(a) Inform the Minister of the above developments and possibilities of financing the renovations required.

(b) Urge the Minister of Housing and Municipal Affairs to lease the gymnasium facility to the City of Vancouver who, in turn, will lease the building to the Adanac Housing Cooperative at a nominal rent with the lease to run concurrently with the main lease on the Cooperative's housing project."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

B. N.I.P. Borrowing Authority

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in his report dated February 22, 1978, be approved.

- CARRIED UNANIMOUSLY

C. Racial Minority Survey

MOVED by Ald. Brown,
THAT this report of the City Manager dated March 7, 1978, be received for information.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services, February 16, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: D.P.A. - 309 Carrall Street
Cl. 2: Commodore Hotel, 889 Seymour Street
Cl. 3: Condition of Property at 5178-5188 Moss Street and 5239-5255 Fairmont Street
Cl. 4: Heroin Addiction Treatment Program

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:00 p.m., with the same Members present.

V. Report of Standing Committee on Finance and Administration (February 23, 1978)

Vancouver Art Gallery, (Clause 2)

The Council considered the above report, noting a report dated March 1, 1978 from the Council Committee on the Arts, a letter dated March 3, 1978 from the Vancouver Art Gallery and a report dated March 3, 1978 from the City Manager, all on the same topic.

Mr. Bagshaw, representing the Vancouver Art Gallery, spoke briefly giving his organization's views and supporting the retention of Arthur Erickson as architect for the project.

MOVED by Ald. Brown
THAT recommendation (A) of the Committee be amended and then approved as follows:

'That Council approve in principle that the present Provincial Courts Buildings be renovated for a new Vancouver Art Gallery at an estimated construction cost of $11,000,000, inclusive of fees, with the
* City's contribution consisting of 2.6 million dollars allocated from the Downtown Improvement Reserve and the proceeds from the sale of the present Art Gallery building and site.'

- CARRIED

(Ald. Kennedy opposed)

MOVED by Ald. Brown
THAT recommendations (B) and (C) of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT recommendation (D) of the Committee be amended and then approved as follows:

'That the Art Gallery be requested to report to the
* Committee by July 1, 1978 on commitments received towards their fund-raising efforts, to permit Council to make a final decision at that time.'

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT recommendation (E) of the Committee, reading as follows, be approved:

'That the City Manager draw up a list of six architectural firms for the project to be presented to Council "In Camera".'

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Rankin and the Mayor opposed)

* Underlining Denotes Amendment

Cont'd....

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Vancouver Art Gallery (Cont'd)

MOVED by Ald. Brown
THAT recommendation (F) of the Committee, reading as follows be approved:

'That the City Manager bring forward a proposal for a partnership arrangement of two architects splitting the contract for the Vancouver Art Gallery project.'

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT Arthur Erickson, Architects, be retained as project architects for the new Art Gallery.

- CARRIED

(Ald. Gerard, Kennedy and Puil opposed)

II. Report of Standing Committees on Community Services and Finance and Administration (February 16, 1978)

Civic Grants Policy and Budget Proposal (Clause 1)

MOVED by Ald. Marzari
THAT recommendations A, B, C and D of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
THAT recommendation 'E' of the Committee be approved, but information be included in the form which will show the organization's total operating budget.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the Community Services grants be increased 15% over the 1977 gross amount.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari
THAT recommendation F of the Committee, as contained in this report, be approved.

- CARRIED

(Mayor opposed)

MOVED by Ald. Marzari
THAT recommendations G, H and I of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Transportation, February 16, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Evaluation of Expo Express
Cl. 2: Relocation of Pedestrian Signal and Bus Stops
Shaughnessy Hospital Expansion
Cl. 3: CN/CP Rail Passenger Service Consolidation Proposal

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (February 23, 1978)

Departmental Review - Police Department, (Clause 1)

In considering this report reference was made to a letter from the Vancouver Police Department addressed to Alderman Harcourt concerning conditions in the Skid Road area.

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration, February 23, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Cultural Grants 1978
Cl. 2: Vancouver Art Gallery

Cultural Grants 1978 (Clause 1)

MOVED by Ald. Brown
THAT Council approve the following grants as recommended by the Committee, subject to conditions outlined by the Social Planning Department:

Organization.	Committee's Recommendation
Arts Club	7,188
Canadian Music (West) Centre	5,000
City Stage	12,000
Community Music School of G.V.	20,100
Gore Street Firehall (Int. Actors' Workshop)	1,952
Metro Theatre	5,000
York Theatre (Vancouver Little Theatre Association)	2,000
Festival Concert Society	5,700
Friends of Chamber Music	380
Playhouse Theatre Centre of B.C.	50,000
Vancouver Bach Choir	3,810

Cont'd.....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Cultural Grants 1978 (Cont'd)

Organization	Committee's Recommendation
Vancouver Cantata Society	1,500
(Ald. Puil and the Mayor opposed)	
Vancouver Chamber Choir	2,000
Vancouver Festival of Choirs (Four Choir Festival)	2,000
Vancouver Opera Association	28,000
Vancouver Symphony Society	136,445
Anna Wyman Dance Theatre	5,500
Carousel Children's Theatre	4,000
Green Thumb Players Society	4,000
(Mayor opposed)	
Pacific Ballet Theatre Society	3,000
(Ald. Kennedy and the Mayor opposed)	
Paula Ross Dance Society	2,500
Prism Dance Theatre	1,500
Tamahnous Theatre	4,000
Vancouver New Music Society	2,000
(Ald. Puil and the Mayor opposed)	
Vancouver Society for Early Music	5,000
Westcoast Actors Society	4,000
B.C. Boys Choir	2,500
Junior Symphony Society	1,000
Kiwanis Music Festival	500
Native Daughters of B.C.	1,000
Vancouver City Hall Choristers	2,000
Acme Theatre	2,000
B.C. Multicultural Association	1,000
Canadian Theatre for the Deaf	1,500
Cecilian Ensemble	1,000
(Ald. Puil and the Mayor opposed)	
Circus Minimus	500
(Ald. Puil and the Mayor opposed)	
Dance in Canada	5,000
(Ald. Puil and the Mayor opposed)	
Gallery Singers	500
(Mayor opposed)	
Immram Dance Theatre	750
Janus Theatre	1,000
Mountain Dance Theatre	2,000
Pumps Centre for the Arts Society	1,000
(Ald. Puil and the Mayor opposed)	
Sepia Junior Players	1,000
(Mayor opposed)	
Spectrum Theatre	1,000
(Mayor opposed)	
Terminal City Dance Society	1,000
(Mayor opposed)	
The Town Waytes	2,000
(Ald. Puil and the Mayor opposed)	
Vancouver Ballet Society	1,000
Vancouver Chamber Players	800
Vancouver Explorations Workshops Soc.	1,500
(Ald. Puil and the Mayor opposed)	
Vancouver Junior Club for Performing Arts.	1,000

Cont'd....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Cultural Grants 1978 (Cont'd)

Organization	Committee's Recommendation
Vancouver Society for Days, Months and Years.	1,500
Western Opera	2,000
(Ald. Puil and the Mayor opposed)	
Vancouver Women's Musical Club.	380
National Metropolitan Opera Auditions	100
(Ald. Puil opposed)	
Theatre in the Park	7,500
Touchstone Theatre	1,000
(Ald. Puil and the Mayor opposed)	

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Ford
THAT a grant of $55,750 be approved to the Vancouver East Cultural Centre.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Gerard and Puil opposed)

MOVED by Ald. Marzari
THAT a grant of $4,000 be approved to the New Play Centre.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Gerard, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT a grant of $2,000 be approved to the Axis Mime Theatre Society.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Ford, Gerard, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT grants not be approved for the following organizations:

Pacific Cinematique,
British Columbia Drama Association
Courtney Youth Music Centre,
Musical Theatre of British Columbia
New Age Community Centre,
Sweet Adelines Inc.

- CARRIED UNANIMOUSLY

With the general consent of Council, no action was taken on recommendation 'C' concerning appeals.

Vancouver Art Gallery
(Clause 2)

For Council action on this clause see pages 9 and 10.

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VI. Council Committee on the Arts
(March 1, 1978)

At the suggestion of the Mayor, the report dated March 1, 1978, from the Council Committee on the Arts was withdrawn at this time.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW. (Both Sides of Sasamat St. Between Belmont and Hadden Avenues)

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED

(Ald. Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Puil opposed)

Aldermen Bellamy and Marzari were excused from voting on this By-law.

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO.4054
BEING THE STREET NAME BY-LAW
(Champlain Heights Development)

MOVED by Ald. Rankin
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Gibson
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Lane Purposes
1900 Block West 2nd Avenue

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy
THAT WHEREAS the City of Vancouver is the registered owner of Lots 28 to 31, Block 216, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the north two feet of Lots 28 to 31, Block 216, District Lot 526, Plan 590 be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (N/S 5th Avenue between Bayswater and Macdonald Streets)

MOVED by Ald. Gerard
SECONDED by Ald. Bellamy
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The South 14 feet of Subdivision "C" of Lots 19 and 20, Block 30, District Lot 192, Plan 3681 was established for road;

(3) The said South 14 feet is no longer required for road;

(4) The abutting owner wishes to acquire the said South 14 feet;

THEREFORE BE IT RESOLVED THAT the South 14 feet of Subdivision "C" of Lots 19 and 20, Block 30, District Lot 192, Plan 3681, now road, be closed, stopped up and conveyed to the abutting owner and consolidated with the balance of said Subdivision "C", except the North 4 feet, to form one parcel.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Jericho Hangar No. 6.

MOVED by Ald. Brown
THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately.

- (deferred)

Council noted a request from the Director of the Ne Chi Zu Guild requesting deferment in order to make presentation before Council on April 4, 1978.

MOVED by Ald. Harcourt
SECONDED by Ald. Kennedy
THAT the foregoing motion by Alderman Brown be deferred, pending the hearing of the delegation from the Ne Chi Zu Guild, as requested.

- CARRIED UNANIMOUSLY

* * * * * * *

The Council adjourned at 6:45 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of March 7, 1978, adopted on March 14, 1978.

MAYOR

CITY CLERK

MANAGER'S REPORT

February 21, 1978.

TO: Vancouver City Council

SUBJECT: Archives Pool Area

CLASSIFICATION: Recommendation

The City Clerk and the City Architect report as follows:

"There is an area in the front of the Archives building which was constructed originally to accommodate a pool. In view of drainage difficulties which followed and vandalism in the area, it was not practical to continue the use of this area as a pool. As a consequence, the front of the Archives building has been unattractive for quite some time due to the barren appearance and the litter which collects in the pool.

A committee, headed by District Governor E. Porter of the Lions Clubs, has offered to develop this area as a Lions Memorial Garden satisfactory to the City at a maximum cost of $10,000.00.

Generally, the scheme is to correct the drainage problem, fill to ground level and then develop a very low maintenance garden according to a plan designed by the Park Board and which has the approval of the City officials concerned. Generally, the garden will be in harmony with the neighbouring beach area, containing coloured lighting and a small moving stream.

A Lions Memorial plaque will be suitably located in the garden and a Lions Memorial Book maintained by the Club members will be preserved within the Archives for reference by Lions members, particularly their visitors from various countries.

It is estimated construction of the garden would take approximately 4 to 6 weeks and the City Architect and the Park Board officials estimate the cost within the $10,000.00 figure.

A letter dated February 14, 1978, from the B.C. Lions Society for Crippled Children, committing the funds, has been submitted to Council.

The Comptroller of Budgets confirms there will be no cost to the City involved as funds will be fully recoverable from the organization.

Recommended that:

A. this project be approved and left in the hands of the City Manager, the City Architect and the City Clerk to conclude satisfactorily with the Lions Clubs;

B. a letter of appreciation for this most generous offer be forwarded to the organization by the Mayor;

C. authority be granted for an afternoon reception on the opening of the garden."

The City Manager RECOMMENDS that the foregoing recommendations of the City Clerk and the City Architect be approved.

FOR COUNCIL ACTION SEE PAGE(S) 377

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of Point Grey Road at MacDonald Street Adjacent the South 92 Feet of Lot 3, Except Part Included in Explanatory Plan 13440, Now Road, Block 4, District Lot 192, Plan 774

The City Engineer reports as follows:

"An application has been received to purchase a portion of road adjacent to the south 92 feet of Lot 3, except the part included in Explanatory Plan 13440, now road, Block 4, District Lot 192, Plan 774. A 17-foot strip of this lot was established for road when it was planned to widen Point Grey Road to 100 feet. Present planning calls for an 80-foot street width requiring only a 7-foot stip, the remaining 10 feet is not required for road and could be sold.

Therefore, I recommend that all that portion of road shown hatched on the attached sketch be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The closed portion of road to be consolidated with the remainder of the south 92 feet of Lot 3, Block 4, District Lot 192, Plan 774.

(b) The applicant to provide and register a subdivision plan consolidating the closed road with his abutting lands.

(c) The applicant to pay $12.50 per square foot for the closed road plus registration fees in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. False Creek - Area 10B - Sewer Construction

The False Creek Development Consultant and the City Engineer report as follows:

"City Council on February 21, 1978 approved the recommendation of the City Engineer and Director of Finance in that the City's share of $156 460 for the Area 10B sewer work be provided by the Property Endowment Fund ($111 460) and the 1978 Sewers Capital Budget ($45 000), the other sources of $135 540 being B. C. C. C. U. and C. M. H. C.

In the report which supported that recommendation it was noted that the total cost of the sewer assumes that the route will go around the Western Outboard site within Area 10 B and if arrangements could be made for an easement with Western Outboard Ltd., the total cost could be reduced by about $20 000.

Subsequently, Western Outboard Ltd. have agreed to an easement across their present property known as Lot K, Plan 13016, to allow the City to construct a sewer at its expense subject to an easement agreement, of which the following is a summary:

(a) The easement is to be 30 feet wide in the approximate location shown on the attached drawing noted Schedule 'A'.

(b) The City to prepare the easement agreement and to pay the cost of registration. The agreement is to be drawn to the satisfaction of the solicitor of Western Outboard Ltd., The Director of Legal Services and the City Engineer.

cont'd.....

Clause No. 2 continued:

(c) No buildings other than that part of the existing office which intrudes upon the easement, are to be erected over the easement. This restriction does not prevent the easement area being improved by landscaping, asphalt, concrete or gravel surfacing, curbs, fencing or garbage containers.

(d) The City to have the right to enter the easement area at any time to alter, enlarge, remove, repair, renew, maintain, inspect and replace the sewer.

(e) The City will restore the disturbed area to a condition similar to that which existed prior to the City entering the area for the purpose of construction or subsequent alteration of the sewer.

(f) The City will hold Western Outboard Ltd. harmless against any claims that may result from the construction or subsequent alteration of the sewer.

(g) In the event that the current negotiations between the City and Western Outboard Ltd. are not brought to a conclusion and Western Outboard Ltd. do not relocate, the City will abandon at its expense, that part of the sewer passing through Lot K and will cancel the easement agreement.

It should be noted by Council that negotiations with respect to the exchange of property between Western Outboard Ltd. and the City of Vancouver were the subject of a report to the Standing Committee on Planning and Development on February 23, 1978, and will be considered by Council shortly.

The easement as described takes into account the requirements of the Design Concept for Area 10 B which was deferred pending a result of those negotiations and will result in a saving in the total capital cost of the sewer of $24,000.

It is the opinion of the Development Consultant that the conditions of the agreement described above are entirely satisfactory, and because the sewer construction is underway and must be completed shortly, the Development Consultant and the City Engineer recommend that:

A. The City approve the sewer easement.

B. The Director of Legal Services be requested to prepare an easement agreement taking into account items (a)-(g) above, for execution between the City and Western Outboard Ltd."

The City Manager RECOMMENDS that the above recommendations of the False Creek Development Consultant and the City Engineer be approved.

3. 1978 Paving Program - Advance Approval of Funds for Drainage Work

The City Engineer reports as follows:

"Many of the lanes scheduled to go to the March 30, 1978 Court of Revision will require installation of new catch basins. Due to the amount of work involved and the time required, it is advisable that the work be commenced as soon as possible. This will take advantage of crew availability and will not delay the paving program.

Funds for this work will be available with the approval of the 1978 Streets Capital Budget, however, in order to proceed with the work, funds should be provided in advance.

It is recommended that $93 100 be approved for catch basin installation in advance of the 1978 Streets Capital Budget."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 378 & 379

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Downtown Eastside N.I.P. Appropriation: The Japanese Language School

The Director of Planning reports as follows:

"INTRODUCTION/PURPOSE OF REPORT

On September 28, 1976 Council approved the Downtown Eastside N.I.P. Concept Plan which allocated $150,000 to improve Japanese Community Facilities. Policy 12 of the Concept Plan states 'that encouragement be given to the Japanese community to preserve and expand their culture and facilities in the area.' The purpose of this report is to recommend the appropriation of a portion of the Japanese facilities allocation for the rehabilitation of the Japanese Language School.

BACKGROUND

The Oppenheimer Park Area has historical significance for the Japanese-Canadian community, as the area of the first Japanese settlement in Vancouver. The evacuation of the Japanese population during the war years disrupted the community, and post-war Japanese resettlement tended to be dispersed throughout the City. However, the cultural centre, and to a lesser degree, the commercial centre of the Japanese Community remained in the Oppenheimer Park area.

JAPANESE LANGUAGE SCHOOL

The Japanese Language School built in 1914 and located at 475 Alexander Street, is one of the primary cultural facilities used by the Japanese-Canadian community of Vancouver. The School provides space for Japanese language instruction, meeting rooms for cultural groups and a hall for banquets and performances. A large number of Japanese-Canadian social and cultural organizations make use of this facility.

The Japanese Language School is incorporated as a non-profit society under the Societies Act and is run by an elected board of trustees, called the Ijikai. The costs of operation and maintenance of the building are borne by the School Society members and all necessary work, both managerial and maintenance is performed by volunteers. Due to the School's limited financial resources, much needed repairs to the building have remained undone. Renovation work required to bring the building up to city inspection standards includes repairs to the roof, electrical, plumbing and heating systems. An estimate of the renovation costs is attached (Appendix I). The estimate includes costs of materials and specialized labour only, with general labour being provided by volunteers. It should be noted that any renovation expenditure above the $50,000 N.I.P. allocation will be the responsibility of the Japanese Language School Society.

In order to meet the N.I.P. requirement for facilities not owned by the municipality, the Japanese Language School Society is prepared to enter into agreements with the City assuring access to the facility to the area population for a minimum of eight years, and agreeing to an annual review of the rental schedule.

The Oppenheimer Area Planning Committee has recommended that N.I.P. funding be allocated to the Japanese Language School for the renovation of the building to extend its life and to meet required city standards.

The Central Mortgage & Housing Corporation has been advised of this proposal and concurs with the recommendations for funding of this project.

FUNDING

The funding formula is based on Section D-14 of the N.I.P. Operator's Handbook, which states that a facility not owned by a Municipality is eligible for a federal contribution which is 50% of the Municipality's

Cont'd . . .

Clause 1 Cont'd

total expenditure for the project. The Provincial contribution is 50% of the Federal contribution.

Recommendations

The Director of Planning recommends:

A. That Council approve the appropriation of $50,000 from the Downtown Eastside N.I.P. Budget Account 896/9204 (Japanese Community Facilities Category) as a capital grant, for the renovation of the Japanese Language School, costs to be shared as follows:

Federal	(28.57%)	= $14,285.00
Provincial	(14.29%)	= $ 7,145.00
City	(57.14%)	= $28,570.00.

B. That the City enter into a legal agreement with the Japanese Language School Society, satisfactory to the Director of Planning and the Director of Legal Services, assuring that the general neighbourhood population will have access to the facility at 475 Alexander Street for a minimum of eight years, and that a review of the School's rental structure will be undertaken annually."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

2. Riley Park N.I.P. Appropriation of Funds:
Prince Edward Park Improvements

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to make additions and changes to Prince Edward Park.

Prince Edward Park is located adjacent to David Livingstone Elementary School bounded on the west by Sophia Street, on the east by Prince Edward Street and on the north by 21st Avenue. Prince Edward Park is presently developed with a small childrens' play area, a wading pool and a playing field. The Riley Park Citizens N.I.P. Planning Committee found in discussions with Park Board staff, the Team Police, Tupper and Livingstone School students and local residents that the major problems in the park include:

- a need for barriers to prevent cars from driving on the park;
- lack of recreational provisions for seniors and young adults in the park; and
- inadequate field drainage and minimum play equipment limiting usefulness of the playground.

The intention of the Citizens' N.I.P. Committee is to resolve these existing problems while increasing recreation facilities in the park and generally making the space more attractive. To determine exact improvements, Design-Ins were held in October, 1977, involving approximately 110 local people of all ages. This was followed by individual discussions with various people living and working in the vicinity.

Beyond resolving existing problems, proposed new facilities would include an expanded childrens play area, a skateboard track for older children, a fitness circuit for adults and viewing/seating areas for older people. A detailed listing of proposed improvements and estimated costs are attached as Appendix A, based on a design scheme that has been agreed upon by the Riley Park Citizens N.I.P. Planning Committee, the Vancouver Park Board and other affected local residents.

Cont'd . . .

Clause 2 Cont'd

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost for the playground improvements is $70,000.00.

The Director of Planning recommends that Council approve an expenditure of $70,000.00 to be appropriated from Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for improvements to Prince Edward Park, costs to be shared as follows:

C.M.H.C.	(50% of total)	$35,000.00
Province of B.C.	(25% of total)	$17,500.00
City of Vancouver	(25% of total)	$17,500.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. Appropriation of Funds: Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $460,000.00 for improvements to five City parks in the N.I.P. area. The Concept Plan specified that the existing tennis courts at Grandview and Garden Parks would be upgraded. The purpose of this report is to recommend that Council appropriate funds for the reconstruction of these tennis courts, and for the installation of park identification signs at Victoria, Grandview, McSpadden and Garden Parks.

Beginning in November, 1977 the Grandview-Woodland N.I.P. Committee and the staff of the Vancouver Park Board began preparing detailed improvement plans for Victoria, Grandview, McSpadden, Templeton, and Garden Parks. The planning process for each park will involve contact with the residents of surrounding neighbourhoods, and with special residents groups which use the parks, to ensure that required improvements are carried out as much as possible in accordance with local needs and circumstances. This planning process is expected to be concluded at the end of 1978, with construction of improvements on the first park, Victoria, beginning in the summer months of 1978.

While these detailed improvement plans are being prepared, the N.I.P. Committee considers it appropriate that the badly deteriorated tennis courts at Grandview and Garden Parks be reconstructed in time for the 1978 tennis season. In neither park is it expected that the tennis court location would be changed in the final park plan. Park Board staff would prepare the sub-base for the courts; final surfacing and fencing would be tendered to a private contractor. The Park Board staff have estimated the cost of this project to be $40,000.00 and $30,000.00 for Grandview and Garden Parks respectively, with an additional 15 per cent contingency margin required to allow for unforeseen problems that could be encountered once the existing tennis court surfaces are removed and the sub-base examined.

Grandview Park Tennis Courts (3)	$ 40,000.00	
15% Contingency	6,000.00	
		$ 46,000.00
Garden Park Tennis Courts (3)	$ 30,000.00	
15% Contingency	4,500.00	
		$ 34,500.00
	Total	$ 80,500.00

In addition, the Park Board staff have proposed that park identification signs be installed at Grandview, Victoria, Garden, and McSpadden Parks. The signs would also be used to publicise proposed N.I.P. improvements

Cont'd . . .

Clause 3 Cont'd

that are to be carried out on the parks; the main portion of the sign would remain as a permanent fixture after improvements are completed. The cost of constructing and installing the four signs has been estimated at $1680.00 plus 15% contingency for a total of $1932.00.

The Grandview-Woodland Planning Office believes that these improvements should be carried out soon, to assist in efforts to interest local residents in further park improvements. They can be implemented without removing future design options for the parks. C.M.H.C. has been informed of these proposals and also concurs.

The Director of Planning recommends:

A. That City Council appropriate $80,500.00 from the Parks allocation of the Grandview-Woodland N.I.P. Concept Plan for reconstruction of tennis courts at Grandview and Garden Parks, costs to be shared as follows:

C.M.H.C.	-	$ 40,250.00
Province of B.C.	-	$ 20,125.00
City of Vancouver	-	$ 20,125.00

B. That City Council appropriate $1,932.00 from the Parks allocation of the Grandview-Woodland N.I.P. Concept Plan for construction and installation of park identification signs at Grandview, Victoria, McSpadden and Garden Parks, costs to be shared as follows:

C.M.H.C.	-	$ 966.00
Province of B.C.	-	$ 483.00
City of Vancouver	-	$ 483.00"

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. 1186 Davie Street - Condition of Building

The Director of Permits and Licenses reports as follows:

" In January, 1977, two fires caused extensive damage to 1186 Davie. The building had been used as residential rental accommodation containing one dwelling unit, three housekeeping units and five sleeping rooms. The Zoning and Development By-law prohibits demolition of such residential accommodations unless a Development Permit was granted and substantial building plans prepared. This requirement delayed the request of Mr. W. D. Thomsett of Abbott Realty, agent for the owner, to obtain a permit to demolish for they had no development proposal at that time.

In February, 1977, the agent contacted the City Building Inspector regarding the permit for demolition. Inspection showed that the damage was in excess of 60% of the building and that an excessive amount of money would be needed to restore it to a usable condition. In view of this, the City Building Inspector agreed to issue a demolition permit. Before the granting of the permit, however, the owner arrived from San Francisco and was made aware that the building was to be demolished. The owner advised the Department that he did not want it removed but would make the site safe by fencing the street side and boarding-up the accessible openings in the building.

For over a year now this site has been left in an unsightly, unclean state and the building left in a dilapidated and deteriorating condition. The merchants of the area have expressed concern for the nuisance that this site creates and that it is offensive to the surrounding properties.

Cont'd . . .

Clause 4 Cont'd

The City Building Inspector has made several inspections of the site during the past year and concurs with the views expressed by the merchants. It is therefore recommended that the registered owner of the property or his agent appear before City Council and show cause why the building at 1186 Davie should not be declared a nuisance and ordered demolished, the site levelled and left free of all debris."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 379

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) December 1977

The Director of Finance reports as follows:

"(a) Security Transactions during the month of December 1977.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER 1977

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec. 1	Mercantile Bank of Canada	Dec.30/77	$ 1,005,879.45	$1,000,000.00	29	7.40
6	Mercantile Bank of Canada	Mar. 1/78	1,526,023.97	1,500,000.00	85	7.45
6	Vancouver City Savings Credit Union	May 15/78	2,583,835.62	2,500,000.00	160	7.65
7	Mercantile Bank of Canada	Feb.15/78	1,014,191.78	1,000,000.00	70	7.40
7	Bank of Montreal	Dec.13/77	1,001,068.49	1,000,000.00	6	6.50
15	Bank of Montreal	Dec.16/77	3,500,479.45	3,500,000.00	1	5.00
16	Bank of Montreal	Dec.22/77	1,000,986.30	1,000,000.00	6	6.00
16	Bank of Montreal	Dec.28/77	1,002,136.99	1,000,000.00	12	6.50
16	Toronto Dominion Bank	Feb. 15/78	1,518,174.66	1,500,000.00	61	7.25
19	Mercantile Bank of Canada	Dec.28/77	1,001,664.38	1,000,000.00	9	6.75
22	Mercantile Bank of Canada	Mar.15/78	3,049,458.90	3,000,000.00	83	7.25
28	Bank of British Columbia	Feb.16/78	1,009,890.41	1,000,000.00	50	7.22
30	Bank of British Columbia	Jan. 3/78	1,500,821.92	1,500,000.00	4	5.00
			$20,714,612.32	$20,500,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Dec. 5	City of Vancouver 6.25% April 15/80		$ 5,000.00	95.88	$ 4,794.00	2/4	8.20
	Chartered Bank Deposit Receipts and Government Notes					Days	
Dec. 30	Bank of British Columbia	Jan.4/78	$1,325,916.61		$1,325,000.00	5	5.05
			$1,330,916.61		$1,329,794.00		

SINKING FUND TRANSACTIONS (SALES)

Date	Type of Security	Maturity Date	Maturity Value	Sale Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Dec. 19	City of Vancouver 10.00%	Dec.16/94	$ 25,000.00	$ 25,750.00	$ 25,651.42	17/-	9.64

cont'd.....

Clause #1 continued:

3. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Dec. 14	City of Vancouver	8.00% Apr. 2/93	$ 3,000.00	88.75	$ 2,662.50	15/4	9.40
14	City of Vancouver	6.00% June 15/80	1,000.00	94.90	949.00	2/6	8.30
14	City of Vancouver	10.00% Dec.16/94	1,000.00	102.50	1,025.00	17/-	9.70
15	City of Vancouver	8.00% Apr. 2/93	3,000.00	89.10	2,673.00	15/4	9.35
16	City of Vancouver	6.00% June 15/80	5,000.00	95.00	4,750.00	2/6	8.29
			$ 13,000.00		$ 12,059.50		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1977

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 48,368,981.70	$ 47,152,180.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Investment Matters (Various Funds) January 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Jan. 3	Mercantile Bank of Canada	Jan. 5/78	$ 1,000,410.96	$1,000,000.00	2	7.50
3	Mercantile Bank of Canada	Apr.14/78	2,040,400.00	2,000,000.00	101	7.30
5	Bank of British Columbia	Jan. 6/78	750,146.92	750,000.00	1	7.15
6	Bank of Montreal	Jan. 9/78	1,000,328.77	1,000,000.00	3	4.00
9	Mercantile Bank of Canada	Mar. 2/78	1,010,257.53	1,000,000.00	52	7.20
10	Toronto Dominion Bank	Jan.12/78	750,267.12	750,000.00	2	6.50
12	Bank of Montreal	Mar.31/78	1,015,557.26	1,000,000.00	78	7.28
13	Bank of Montreal	Jan.17/78	2,001,095.89	2,000,000.00	4	5.00
13	Vancouver City Savings Credit Union	Mar.15/78	1,012,133.15	1,000,000.00	61	7.26
16	Bank of British Columbia	Apr.14/78	2,544,301.37	2,500,000.00	88	7.35
17	Canadian Imperial Bank of Commerce	Apr. 3/78	2,030,233.42	2,000,000.00	76	7.26
18	Toronto Dominion Bank	Jan.24/78	1,001,027.40	1,000,000.00	6	6.25
19	Bank of British Columbia	May 15/78	2,046,844.93	2,000,000.00	116	7.37

cont'd.....

Clause #2 continued:

24	Mercantile Bank of Canada	Jan.25/78	1,500,277.40	1,500,000.00	1	6.75
25	Mercantile Bank of Canada	May 15/78	3,066,000.00	3,000,000.00	110	7.30
25	Vancouver City Savings Credit Union	May 16/78	2,556,260.27	2,500,000.00	111	7.40
26	Royal Bank of Canada	Feb.22/78	2,000,000.00	1,989,697.18	27	7.00
26	Bank of British Columbia	Feb.21/78	1,000,000.00	994,970.00	26	7.10
26	Bank of Montreal	Jan.27/78	1,500,123.29	1,500,000.00	1	3.00
27	Mercantile Bank of Canada	Mar.23/78	2,500,000.00	2,473,167.82	55	7.20
27	Mercantile Bank of Canada	Apr. 3/78	1,012,928.77	1,000,000.00	66	7.15
30	Bank of Montreal	Jan.31/78	1,000,095.89	1,000,000.00	1	3.50
30	Bank of British Columbia	May 23/78	2,556,886.99	2,500,000.00	113	7.35
31	Bank of British Columbia	Feb.28/78	2,010,985.21	2,000,000.00	28	7.16
31	Bank of British Columbia	Mar.31/78	1,011,783.84	1,000,000.00	59	7.29
31	Bank of British Columbia	May 1/78	3,054,443.84	3,000,000.00	90	7.36
			$42,972,790.22	$42,457,835.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Debentures Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
Jan.16	City of Vancouver 8.00%	Apr. 2/93	$ 10,000.00	88.75	$ 8,875.00	15/1	9.40
20	City of Vancouver 8.75%	Sept.30/88	US 150,000.00	US 99.75	US 149,625.00	10/7	8.80
20	City of Vancouver 6.00%	June 15/80	100,000.00	94.97	94,970.00	2/5	8.35
25	City of Vancouver 5.00%	May 1/78	5,000.00	99.23	4,961.50	/4	7.40
31	City of Vancouver 6.00%	June 15/80	5,000.00	95.02	4,751.00	2/5	8.35
31	City of Vancouver 8.00%	Apr. 1/91	1,000.00	88.84	888.40	13/3	9.50
			$ CAN 121,000.00		$ CAN 114,445.90		
			$ US 150,000.00		$ US 149,625.00		

Date	Chartered Bank Deposit Receipts and Government Notes				Days	
Jan. 4	Bank of British Columbia	May 1/78	$ 1,300,000.00	$ 1,269,606.00	117	7.47
4	B.C. Hydro	May 1/78	25,598.62	25,000.00	117	7.47
			1,325,598.62	1,294,606.00		
			$ CAN 1,446,598.62	$ CAN 1,409,051.90		
			$ US 150,000.00	$ US 149,625.00		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 60,813,728.09	$ 59,657,835.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

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CONSIDERATION:

3. Canadian Federation of Municipalities, Municipal Research Support Program, Project Proposal: "Performance Accounting for Police Services"

The Chief Constable and the Director of Social Planning report as follows:

The Problem

There has been for some time now a growing awareness on the part of police management that the regular allocative changes in manpower and resources among police programs, organizational units, work shifts and areas of the City must be monitored and evaluated in order to determine what effect these changes are having upon police productivity and effectiveness. For example, the Inspector in charge of the south-west sector of Vancouver City may wish to determine the decline in juvenile crime as a result of assigning a squad of police constables to a school liaison program in the area. The Superintendent of the Patrol Division may wish to assess the improvement in response time and the reduction in criminal victimization as a result of assigning two additional patrol cars per shift to the West End area of the City. The Sergeant in charge of the Robberies Squad of the Investigation Division may wish to know the decline in the clearance rate for robberies (number of robberies where suspects have been arrested and charged relative to the total number of robberies that have occurred) as a result of losing three Detectives to another squad of the Division.

Police officials may feel that more policemen are needed in the streets but cannot provide City Council with the concrete evidence of need that would persuade Council to grant their request. Police managers and supervisors at V.P.D. are experimenting with new organizational forms, new resource allocative models and new operational strategies, but are unable to generate tangible proof that these changes have influenced police productivity and effectiveness. Police managers and supervisors are continually asking the question, to what extent are daily, weekly and monthly allocative changes in police manpower and resources affecting police productivity and effectiveness. To date, no acceptable answer to this dilemma has been forthcoming.

This dilemma is caused by several deficiencies in the police manager's kit of evaluative tools. These are: few empirical measures of productivity or effectiveness have been identified; most of the traditional measures currently in use are indicators of productivity, not effectiveness; often no distinction is made between measures of productivity and measures of effectiveness thereby focusing management's attention on work done, not results accomplished; and, the conceptual tools, analytical framework and evaluative process with which these measures could be integrated into the decision-making process are presently inadequate and undeveloped.

In 1974, a preliminary study of the Patrol Division of the Vancouver Police Department was undertaken in order to determine the practical feasibility of a police performance accounting system, the role such a system could play in the day-to-day decision-making process, and the benefits which would accrue to management through its use.

While this study has accomplished much of the groundwork necessary for making police performance accounting a reality, there is urgent need for refinement and extension of the work before it can be introduced in a practical work setting.

The Proposal

To this end a Project proposal has been prepared for submission to the Canadian Federation of Municipalities, Municipal Research

cont'd.....

Clause #3 continued:

Support Program. The goal of the Project prepared by the Chief Constable and the Director of Social Planning, is to refine the conceptual tools, analytical framework and evaluative process which comprise the Police Performance Accounting System, and to extend its application to the Investigation and Traffic Divisions of the Vancouver Police Department.

The funds to be requested from CFM/MRSP total $19,258 and breakdown as follows:

1 Social Planner III (The Project Director) 5 months (part-time) @ $2,354	$11,770
1 Research Consultant (equivalent to Social Planning Analyst) 3 months (part-time) @ $1,496 .	4,488
Travel to 3 American* law enforcement agencies where progress towards developing performance accounts is most advanced	3,000
TOTAL FUNDS REQUESTED	$19,258

* To our knowledge, no Canadian law enforcement agency is currently proceeding in this direction. This makes the project of special interest to other Canadian Cities and increases its likelihood of funding.

The City's contribution is in the form of a commitment of In-House staff time, and a nominal amount for materials and supplies. No new commitment of City funds is required to complete the Project. The City's staff time contribution breaks down as follows:

1 Police Inspector (Head, Planning & Research Section) 2 months (part-time) @ 2,530	$ 5,060
1 Police Sergeant (Senior Research Analyst, Planning and Research Section) 4 months (part-time) @ $1,897	7,588
Survey Supplies, Discussion Group and Workshop Materials	1,000
TOTAL CITY SHARE	$13,648

Total Project Cost: $32,686
% CFM/MRSP Request: 58%

The Project is planned to begin April, 1978 and be completed by the end of the year.

The Chief Constable and the Director of Social Planning recommend:

That Vancouver City Council endorse the proposal to develop a performance accounting system for the Vancouver Police Department; and approve the project proposal attached to the report for consideration by CFM/MRSP for funding in the amount of $19,258.

The City Manager notes that the deadline for submissions under this program was February 15, and Council submitted several applications at the time. The Director of Social Planning has contacted officials of the FCM, had sent them an advance copy of this report before February 15, and has their agreement that they would consider this application if Council approved it.

The City Manager submits the proposal for Council's CONSIDERATION.

4. Requested Refund of Deposit for Orpheum Rental
- Pacific Coast Curling Association

The Manager of Civic Theatres reports as follows:

"Mr. Don McRae, General Chairman, Brier '78, in a letter dated February 2, 1978, advised as follows:

'On March 21, 1977, Mr. Dal Richards who acts as a member of our Hospitality Committee, wrote to Mr. Ian Dobbin to arrange for use of The Orpheum on Sunday evening, March 5, 1978. It was planned at that time to entertain our visitors and others at a concert which we hoped would be arranged in such a way as to be self sustaining, and result in only minor expense to our Committee. Our cheque for $200.00 was enclosed as a deposit.

A few weeks ago because of conflicting functions, it was decided to abandon the concert, and through a misunderstanding, Mr. Dobbin was not advised of this decision until this week. He advises that our application for a refund of our $200.00 deposit must be made to your office, to be considered by members of City Council.

We regret the delay in providing the information, and would hope that favorable consideration may be given to this, our application for refund.'

The requirement of a deposit of $200.00 is based on the fact that when a booking is confirmed we hold the theatre for that organization and thereby deny its use to all others. If the cancellation is more than 60 days prior to the event the deposit is returned. If the cancellation is within the prior 60 day period this gives little opportunity for rebooking the date and the $200.00 is forfeited as liquidated damages as we have usually refused other offers of rental and the theatre goes dark that night. There are no exceptions to this in the rental agreement such as illness, death, acts of god or forgetfulness. The City may of course make a grant to the Pacific Coast Curling Association.

The foregoing report is submitted for the consideration of Council."

The City Manager submits the foregoing report of the Manager of Civic Theatres for the CONSIDERATION of Council.

RECOMMENDATION:

5. Construction & Maintenance Division
- Temporary Help

The Director of Permits and Licenses reports as follows:

"The present workload of the Construction & Maintenance Division is extremely heavy and will remain so for at least the next six months until certain major projects are completed. It is not possible to predict the workload after that six months period since it depends in a large measure on the number and complexity of the projects that develop during that period. The workload has been increasing over the past few years but the Division has handled the work by employing temporary staff members whose salaries have been charged to L.I.P., various Capital accounts and temporary help, however these methods of funding have been exhausted. Our latest temporary employee, a Construction Assistant, has been with us for well over a year and is handling such projects as office alterations at City Hall and Health Units, handicapped requirements in City buildings, determining needs to meet City requirements for the new Central and Ferry Hotels, and sundry smaller alterations and improvement projects in City buildings.

cont'd.....

Clause #5 continued:

From our past experience it would appear that an additional permanent staff member will be required however we are withholding this request until a very large project, the alterations to the Public Safety Building and the Police Annex, is completed and we can then give a better analysis of our workload, however in order to adequately handle the present workload it is necessary to hire a temporary Construction Assistant for a six month period.

It is therefore recommended that the Construction & Maintenance Division Salaries Temporary Help Account No. 8401/4 be increased to $8,586 for a temporary Construction Assistant for a six month period, and Account No. 8401/5 be increased in the amount of $746 to provide fringe benefits for this position."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

6. City Metric Conversion Budget (1978)

The City Engineer in his capacity as City Metric Co-ordinator, reports as follows:

"On March 15, 1977, City Council approved the metric conversion program for the City. The program included plans for the creation of a Metric Conversion Committee to 'develop conversion plans for their civic departments, develop conversion budgets, and schedule training and education seminars where necessary'. To date, the Committee has held seven meetings. As a result of the co-ordinated efforts of the Committee, conversion plans within civic departments have been progressing in conformity with the Federal timetable. Numerous metric training programs have been implemented, a briefing of Department Heads has been held, traffic speed and distance signs have been converted, and substantial land surveying work has been carried out in metric.

The City is heavily affected by the conversion of the Construction Industry, which officially began as of January 1, 1978. Already, the Engineering Department has undertaken two metric pilot construction projects - one a sewers project (completed), another a streets project (underway). These two projects have initiated the processes of conversion of engineering design standards and applicable by-laws, training of outside workers, establishment of various support procedures such as computer programs used in the local improvement tax systems, and the purchasing and dissemination of materials. It is intended that the projects will allow the resolving of problems, both expected and unexpected, before a complete conversion of construction activities is implemented. An increased workload will be generated by metric conversion during the transition period but acquiring certain conversion equipment such as metric converter calculators can compensate for the workload increase. Other tools such as measuring tapes are essential to metric construction operations themselves. The major problem then is a lack of adequate tools and equipment to commence wholly-metric construction. With various suppliers of the Construction Industry already converted to all-metric production (e.g. concrete suppliers), the City is being forced to switch its construction operations to metric.

The Board of Parks & Recreation have likewise prepared for the Federal Construction Industry target date of January, 1978, and have started operating their engineering design and construction in metric terms.

Permits and Licenses are also working on procedures to process a fully metric Development Permit Application. Already two applications in metric have been submitted. Permits and Licenses is using the equipment approved in the 1977 metric budget request (approved August 23, 1977) for their efficient processing.

The development of the City Metric Conversion Budget for 1978 has demanded detailed reviews of tools and equipment used in various departments, and established exactly what is required for design, operation, and records to convert adequately to metric terms. The exercise in itself was useful in that definitive standards for Engineering Department employee tool provision were developed as a by-product. A breakdown by Department, Division and Branch of this joint budget request as assembled through the City Metric Conversion Committee and its Departmental Sub-Committees is attached.

cont'd.....

Clause #6 continued:

The budget total, $53 300, represents the financial resources required in 1978 by all civic departments combined if the City wishes to continue complying with the Federal Government metric conversion timetable. The figure does not include the separated (and comparatively larger) costs of implementing conversion of the City's maps to metric. This will be reported on in a Council Report forthcoming.

I recommend that $53 300 be approved in advance of the 1978 operating budget for the City Metric Conversion Budget (1978)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION

7. Provincial Youth Employment Program (PYEP '78)

The City Engineer reports as follows:

"The Provincial Department of Labour has announced its Provincial Youth Employment Program for 1978 (PYEP '78).

Following the pattern of the previous year's program 50% of the job opportunities are to be made available for high school students; the balance are to be for unemployed youth between the ages of 15 and 24. In 1977 the City hired approximately 40 students under the Provincial Government program.

PYEP '78 - SUMMARY

(a) High School students are to be hired for July and August.

(b) Unemployed youth are to be hired from May to September inclusive.

(c) The Province will pay:

. . . . $3.20 per hour per person over 17 years of age.

. . . . $2.60 per hour per person 17 years and under.

. . . . Holiday pay.

(d) The City must pay:

. . . . any salary or wage in excess of the Provincial subsidy, i.e. Union rate differential.

. . . . fringe benefits (6% approximately).

. . . . All other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board, Police, Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate Union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rate. Typical examples are as follows:

	Monthly Wage (1977) Incl. Fringe	Provincial Subsidy	City Cost	
Clerk Typist I	$ 765	$475	$290	38%
Clerk III	$1110	$490	$620	56%

TIMING & PROCEDURE

Information on PYEP '78 has been distributed to all Departments and they are preparing proposals.

cont'd.....

Clause #7 continued:

If Council favours participation in PYEP '78, it is recommended that the Standing Committee on Finance and Administration be authorized to review the Departments' proposals and to approve applications to be submitted to the Province.

DIRECTOR OF FINANCE'S COMMENTS

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in the Provincial Youth Employment Program.

1. PYEP '78 would be funded out of the 1978 Revenue Budget.

2. The following summary shows the City's contribution from the Revenue Budget on various projects for 1976 and 1977 and funding already approved for 1978.

	1976	1977	1978
1975-1976 L.I.P.	$173 978	$ ---	$ ---
1976-1977 L.I.P.	32 000	224 838	---
Young Canada Works (1977)	---	90 439	---
Canada Works Phase I	---	78 359	---
Canada Works Phase II	---	108 338	---
Provincial Youth Employment (1976)	39 698	---	---
Provincial Youth Employment (1977)	---	28 918	---
Young Canada Works (1978)	---	---	90 000
	$245 676	$530 892	$90 000

3. Council approved a City contribution of approximately $29 000 for the Provincial Youth Employment Program in 1977, it is recommended that a maximum of $30 000 be approved in 1978.

4. The subsidy provided by the Provincial Program (PYEP '78) is approximately 60% that contributed by the Federal Young Canada Works Program.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's consideration.

(A) The question of whether the City will participate in PYEP '78.

(B) If the City is to participate, the setting of a maximum City's cost.

The City Engineer recommends that

(C) If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to the Province and to establish priorities among the projects.

(D) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where necessary, and

The Director of Finance recommends that:

(E) If the City is to participate, Council at this time establish the dollar limit for the City's share of the cost to a maximum of $30 000 and that the amount be approved in advance of the 1978 Revenue Budget."

The City Manager RECOMMENDS that the above recommendations C, D and E of the City Engineer and Director of Finance be approved and submits Items A and B for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 380 & 381

PROPERTY MATTERS

RECOMMENDATION

1. Burrard Street Widening
   1917-1945 Burrard Street
   Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council on October 4, 1977, approved expenditures for cutting back the building at 1917-1945 Burrard Street to prepare for the widening of Burrard Street. Also approved was authority to pay cash compensation to two Lessees for business disruption and loss of profit during the construction period, and cash compensation to the owners for lost rental revenue.

The Contractor has now notified the City that alterations and renovations to the building will be completed by March 1, 1978.

Following negotiations with one of the Lessees, Mr. King W. Ng, the proprietor of King Restaurant at 1945 Burrard Street, has agreed to accept the sum of $22,881.00 in full settlement of all claims against the City for business disruption and loss of profit during the period of construction and start up. It is noted that City Council on October 25, 1977 approved a series of monthly payments totalling $7,000.00 as an interim settlement with this Lessee so that the final settlement now will involve a net sum of $15,881.00.

This settlement is considered to be fair and reasonable, and has been endorsed by the Director of Legal Services.

It is, therefore, recommended that the Supervisor of Properties be authorized to pay final net compensation to the Lessee, Mr. King W. Ng, on the foregoing basis chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consolidation of John Hendry Park Site

The Supervisor of Properties reports as follows:

"Sale to the Parks Board of a few City-owned tax sale lots within the boundaries of John Hendry Park to complete the site was approved by Council on March 6, 1962 at a total assessed value of $15,130.00. The sale and consolidation of the site was delayed due to various technicalities associated with the City obtaining title to a lot lying in the centre of Trout Lake. Title of the lot has now been received so the consolidation of the Park site may proceed. The City Survey Branch has prepared a plan of subdivision to consolidate the site.

It is recommended that the Director of Legal Services be authorized to execute the plan on behalf of the City.

It is further recommended that Lots 14-16, 33 and 34, Subdivision D, Block 167, District Lot 264A and part of 195, Plans 1771 and 528, Lots 22-24, 27-29 and 31, Subdivision C, Block 168, District Lot 264 and part of 195, Plans 1771 and 3886, Lot Y, Subdivision A, District Lot 195 and Lot 1, Block 1, District Lot 752, Plan 811, be sold to the Parks Board for the purchase price originally approved on March 6, 1962 of $15,130.00 chargeable to the Parks Board supplemental capital account."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

cont'd.....

3. Vancouver Ticket Centre Limited
Lease of portion of Queen Elizabeth Theatre

The Supervisor of Properties reports as follows:

"On May 4, 1976, City Council approved a lease of the inside box office at the Queen Elizabeth Theatre to the Vancouver Ticket Centre Limited for a period of five (5) years from October 1, 1975, with an option to renew for a further period of five (5) years. The lease is also subject to a rental review every 2½ years, the first of which will be March 31, 1978.

Following negotiations, the lessees have agreed to a rental increase from $550.00 per month to $612.50 per month from April 1, 1978, subject to the same terms and conditions as contained in the original lease dated October 1, 1975.

It is noted that the $612.50 monthly rental is realistic and represents current market rent of comparable space.

Recommended that monthly rental of the inside box office at the Queen Elizabeth Theatre to the Vancouver Ticket Centre Limited be increased to $612.50 subject to the foregoing terms and conditions."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Establishing a Strip of City-owned Property
for Lane Purposes - 1900 Block West 2nd Avenue

The Supervisor of Properties reports as follows:

"Lots 28 to 31, Block 216, District Lot 526, Plan 590 in the 1900 Block West 2nd Avenue are being sold by the City. The City Engineer has requested that the north 2 feet of each of the lots be established for lane purposes and the new purchaser had agreed to this. Therefore, prior to conveying the lots, the north 2 feet of each lots should be established for lane purposes to provide for the future widening of the lane and it is therefore:

Recommended that the north 2 feet of each of Lots 28 to 31, Block 216, District Lot 526, Plan 590 be established for lane purposes and that the formal resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Earthquake Insurance - False Creek
Greater Vancouver Floating Home Co-operative

The Director of Finance reports as follows:

"The Greater Vancouver Floating Home Co-operative situated in Phase 1 of False Creek has requested that the City not enforce the earthquake insurance requirement in the Co-operative's lease with the City, similar to the action that Council has taken on several other leases.

I recommend that the request of the Co-operative be acceded to."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

cont'd.....

6. Rental Review, 2151 Burrard Street, Trend Kitchen Centre Ltd.

The Supervisor of Properties reports as follows:

"City Council on December 2, 1975, approved a lease to Trend Kitchen Centre Ltd. of 2,160 square feet, more or less, on the second floor of 2151 Burrard Street for a term of five years.

This lease provides for a rental review after two and one-half years.

Following negotiations, this Lessee has agreed to a rental increase from $700.00 per month to $850.00 commencing June 1, 1978, and terminating November 30, 1980. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective June 1, 1978, the rental be increased to $850.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Sale of Properties North Side William Street between Cassiar and Skeena and North Side William between Rupert and Cassiar

The Supervisor of Properties reports as follows:

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

(a) Lots 18 and 19 except North 2.5 feet of each lot, Block 7, Southeast ¼ Section 26, THSL, Plan 2588
Situated: N/S William Street between Cassiar and Skeena Streets.

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS OF SALE
Kuo Ming Wong	33' x 107.5' plus or minus	$31,577.50 each lot	City Terms @ 11%	--

(b) Lot 2 except South 2.5 feet, Block 5, West ½ Section 26, THSL, Plan 2588
Situated: S/S William Street between Rupert and Cassiar Streets.
Lots 21 and 23 except North 2.5 feet of each lot, Block 4, West ½ Section 26, THSL, Plan 2588.
Situated: N/S William Street between Rupert and Cassiar Streets.

NAME	APPROX. SIZE	SALE PRICE	TERMS	CONDITIONS OF SALE
Norman Ghag	33' x 107.5' plus or minus	$29,237.50 each lot	City Terms @ 11%	Public Utilities Easement over East 5 feet of each of Lots 12 and 23."

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council

cont'd.....

8. Gymnasium Facility - 800 Cassiar Street

The Supervisor of Properties reports as follows:

"On September 6, 1977, Hugh Curtis, Minister of Housing and Municipal Affairs, offered to sell to the City a parcel of land, including the gymnasium facility.

On October 25, 1977, Council resolved:

> 'That the City not accept the offer of the Provincial Government to sell the proposed 134' x 159' isolated parcel to the City of Vancouver.
>
> That the Province be urged to reconsider the lease of such parcel direct to the Adanac Co-operative Housing Society at a nominal rent.'

The Honourable Hugh Curtis, Minister of Housing and Municipal Affairs, by letter dated December 20, 1977, states that he regrets Council's decision to decline the purchase of the old gymnasium facility in the 800 block Cassiar Street. He is now offering to lease the property to the City at a nominal rent, provided the Gym is maintained and used as a community recreational facility with a further condition that the Province could terminate the Lease on 12 months notice if the entire site were needed in the future.

The gymnasium has been inspected and preliminary discussions have been held with an official of the Adanac Cooperative Housing Development to ascertain their feelings toward the gymnasium facility as the Co-op Development surrounds the gym on three sides.

The Adanac Cooperative would be willing to Lease from the Province, or sublease the gym from the City for a nominal rental provided it was a Term Lease, without the 12 month cancellation clause. They would likely require a fairly long term Lease.

To make the facility useable as a community facility would likely require expenditures on the following items:

A. Septic field for gym building removed by construction of Co-op. New sewer hook-up required.

B. Storm drains for building and black top parking required.

C. Temporary plastic water pipe service will have to be checked, possibly a new service needed.

D. Heating system and fire exit and lighting will not be adequate for a community recreation facility.

E. Gas now supplied from Main Building, new service required.

F. Roof repairs imminent

G. Building needs interior painting and cleaning

H. Showers and water closet fixtures missing.

The Adanac Cooperative have a sum of $112,000.00 which they believe could be used to rehabilitate the gymnasium, this is an unexpended portion of their mortgage funds which is now deposited in the bank. To use this money for rehabilitation purposes would require approval of CMHC, but the Co-op beleives it could be obtained provided the Lease on the gym were fairly long term.

The Adanac Cooperative Housing is built on land leased from the Provincial Government on a 40-year term. The ideal situation would be for the Provincial Government to lease the gymnasium facility to the Co-op, the Lease to run concurrent with the Lease on the Housing.

cont'd.....

Clause No. 8 continued:

Preliminary discussions with an official of CMHC indicates that he believes CMHC would be agreeable to some or all of the $112,000.00 being expended to upgrade the gym for use of the residents of the Co-op, provided the gymnasium facility were added to the existing Co-op Lease and for the same term.

The Adanac Cooperative have stated that they are prepared to assume the ongoing operating costs of the gymnasium and treat it as a recreational facility of the housing project. They are also prepared to let members of the surrounding community participate in the use of the facility.

It is therefore recommended that Council:

a) Inform the Minister of the above developments and possibilities of financing the renovations required.

b) Urge the Minister of Housing and Municipal Affairs to lease the gymnasium facility to the Adanac Housing Cooperative at a nominal rent with the lease to run concurrently with the main lease on the Cooperative's housing project."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

9. Sale of a 10 foot strip of City-owned land to abutting owner - South Side 4000 Block West 20th Ave.

The Supervisor of Properties reports as follows:

"City Council on August 10, 1976, approved the resubdivision and subsequent marketing of City-owned Lots 4 to 7, Subdivision 4, Block 43, D.L. 139, Plan 3701, situated on the South side of the 4000 Block West 20th Avenue.

The owner of Lot 8 abutting City-owned Lot 7 has had the use of a portion of the City's lot by way of a garden permit. He has planted shrubs and constructed a small block fence which he would now like to incorporate into his own 33 foot lot by purchasing 10 feet of City Lot 7. The sale to the abutting owner of the 10 foot strip could easily be accommodated in the resubdivision without any adverse effects as this strip forms part of a 20 foot easement area covering an existing sewer line. The Director of Planning has concurred with this proposal.

The Supervisor of Properties considers the offer of $9,000.00 for the 10 foot strip representative of market value and therefore recommends that the sale of the East 10 feet of Lot 7, Subdivision 4, Block 43, D.L. 139, Plan 3701 be sold to the owner of abutting Lot 8 subject to the following conditions;

(a) Sale price to be $9,000.00 with date of sale to be the date Council approves the sale,

(b) Easement to be retained by the City over the 10 foot strip with the strip to be consolidated with Lot 8 to form one parcel,

cont'd.....

Clause No. 9 continued:

(c) Purchaser to pay an administration fee of $50.00 and a proportionate share of the 1978 taxes for the 10 foot strip. City to provide a deed of land to convey the strip and a plan of subdivision to consolidate the site. Any other documentation required by the Land Registry Office to effect consolidation to be the responsibility of the purchaser."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Lease renewal of City Lots East of Gladstone Street, South of Kent Avenue fronting the Fraser River

The Supervisor of Properties reports as follows:-

"Lots 31-36A, Blocks 39-41; Lots 22-27, Blocks 42-44, Lots 8A and 9A, Sub. 1, Block 70, Lot 6A except West 10 feet, 7A and 8A, Sub. 3, Block 70; Lots 7A to 9A, Sub. 4, Block 70 and Lot 5 South part, Block 70 ALL IN D.L. 258 & 329 are presently leased to Stradiotti Brothers on a month to month basis.

Stradiotti Brothers lease the property so as to acquire first rights to lease the water lots from the North Fraser Harbour Commission for the purpose of log storage. The present rental is $890.00 per month plus taxes as if levied.

City Council, on December 7, 1976, approved the construction of a footpath through a portion of these lands until such time as the ultimate use of this area is fully resolved. Arrangements will be made with the Stradiotti Brothers whereby they may continue with their activities.

The footpath has been constructed and the City Engineer has no objection to granting a 10 year lease. The new lease to include Portion 2 South of R.O.W. and West 10 feet of Lot 6A, Block 70, D.L. 258 & 329 with the above mentioned lots.

After negotiations the lessee has agreed to the following proposal:

USE - Log Storage.

TERM - 10 years from March 1, 1978.

CANCELLATION - 6 months notice by either party.

RENT - $940.00 per month plus taxes as if levied for the first 2½ years.

RENT REVIEW - Every 2½ years and to be market rental value plus taxes as if levied.

EASEMENT - Lease subject to easement in favour of the City covering the existence of a car park, walkway, picnic tables and benches, etc., running between Gladstone and Elliott Streets as shown on Plan LC 662. City to have the right to adjust the route of walkway at any time and to construct additional improvements such as fences, bulkheads, etc.

cont'd.....

Clause No. 10 continued:

LIABILITY - Lessee to hold City harmless against all claims etc., which result from their log storage activities and to carry a minimum of $1,000,000.00 public liability insurance. City to hold Lessee harmless against all claims which result from use of a portion of the lands for a parking lot walkway etc.

WATERLOTS - City to consent to a direct lease of the foreshore from the North Fraser Harbour Commissioners to Stradiotti Brothers Ltd. for the term of the lease of the upland.

RIGHT OF ENTRY - City to have right to enter at anytime for the purpose of constructing and maintaining public utilities or other City works.

LEASE AGREEMENT - To be drawn to the satisfaction of the Director of Legal Services."

The Supervisor of Properties recommends that the lease be renewed on the above basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 381 & 382

MANAGER'S REPORT

February 22, 1978

TO: Vancouver City Council

SUBJECT: NIP Borrowing Authority

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"In 1966-1970, voters approved $3,500,000 for urban renewal purposes. After the demise of urban renewal and commencement of NIP, Council by a varying bylaw changed the use of the authority to NIP. In 1966 and 1976 various amounts were borrowed in the marketplace, leaving $1,365,976 unborrowed as at December 31, 1977. This amount (in the sense of CASH) will not be needed for a couple of years, however, Council has allocated this borrowing authority to various Neighbourhood Improvement Programs.

The City Charter (sec. 245) specifies that borrowing authority lapses 7 years after the last year in the plan approved by the voters. Therefore, any unused authority from the 1966-1970 plan lapsed December 31, 1977. The $5,000,000 of hospital borrowing authority included in the same plan was specifically allowed to lapse as Council long ago agreed that inasmuch as hospital borrowing was a Regional Hospital District responsibility, the City had no business using hospital borrowing authority approved by the voters prior to the establishment of the GVHD.

Through an oversight, the NIP authority has also lapsed. The City has never been in the situation before where borrowing authority has come close to the time limit, and this compounded by the fact that the City did not borrow any capital funds in the marketplace in 1977 resulted in an inadequate review of the borrowing authority records, allowing the authority to lapse. It was not intended that the NIP authority should be allowed to lapse and I must of course take the responsibility for this.

The Director of Legal Services advises me that the Municipalities Enabling and Amending Act is a specific vehicle for curing such oversights and various other defects in the legal actions of municipalities. He is of the opinion that the Council can request an action through this Act to allow the funds to be borrowed. He does not anticipate any problem in this action.

In the interim, inasmuch as this borrowing authority (or the money that it represents) has been specifically allocated by Council action to the Neighbourhood Improvement Programs, it is necessary to allocate substitute funds to cover the allocation.

I therefore RECOMMEND that:

A. Council apply through the Director of Legal Services for action under the Municipalities Enabling and Validating Act to cure the above oversight regarding NIP borrowing authority.

B. In the interim, $1,365,976 of Revenue Surplus be allocated to the Neighbourhood Improvement Program, to be returned to Revenue Surplus following re-instatement of the NIP borrowing authority."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 382

C

MANAGER'S REPORT

March 7, 1978

TO: Vancouver City Council

SUBJECT: Racial Minority Survey

CLASSIFICATION: Information

Information on the civic workforce was collected for the Equal Employment Opportunity Committee in April 1977. That information was accurate as of January 1977.

For the purposes of the new Equal Employment Opportunity Program, it is important that this information be brought up to date so that review of current practices is based on present status and so that evaluation and monitoring of change can be based on the actual start time of the Program.

Computer Services will supply an update of the information on civic employees broken out by sex, Department, job classification, start date, birth date, salary, and full-time or part-time status where that is available. This information is provided through the computer payroll file, and will be identical to the information supplied to the Committee approximately a year ago.

In addition, Department Heads have been asked to update the racial minority survey by a visual count. This method was previously approved by Council on the recommendation of the Equal Employment Opportunity Committee. This information is, in my opinion, basic to the Equal Employment Opportunity Program approved by Council.

The proposed survey was discussed by the City Manager and approved. Departments were advised in advance that a repeat survey would be carried out. Three items on the racial minority survey tally sheet were changed in the present survey. The previous tally sheet approved by Council asked for age, seniority, and salary only within year or dollar ranges. The new tally sheet asks for information on these components in the same form they are provided for all other employees, that is, birthdate, seniority date, and salary.

These changes were made with the intent of improving the accuracy of the information and to make it standard for all groups. As previously, there is no name or employee number on these forms and the information will not be held in the City's computer. Problems in collection of this information were not anticipated. However, on distribution of the survey, some questions were raised.

Mayor Volrich requested that processing of the questionnaire be delayed until its content was clarified, since the changes made, although limited, would permit identification of specific individuals. Since the changes to the form have been questioned, we will initiate a new survey with forms identical to those used previously.

The City Manager submits the foregoing for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 382

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

FEBRUARY 16, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 16, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:00 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Development Permit Application - 309 Carrall Street

The Committee had before it for consideration a Manager's report dated February 2, 1978 (copy circulated) in which the Director of Planning reported on a Development Permit application which has been filed to alter the second and third floors of 309 Carrall Street. The report noted that at present there are eighteen tenants living in this 46-room hotel.

In the Manager's report, the Director of Social Planning reported there is a vacancy rate of 20% in rooming houses, hotels, apartments and City-owned lodges in the Downtown Eastside and that the owner of 309 Carrall Street is willing to take necessary steps to relocate each of the tenants before proceeding with the development.

Appearing before the Committee on this matter were a representative of the Planning Department and the owner of the building.

During discussion, it was pointed out that since the Manager's report was written, the number of tenants living in the building has been reduced to nine.

Following further discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79338 to the owner of 309 Carrall Street to alter the second and third floors of 309 Carrall Street, provided that prior to the issuance of the Development Permit, arrangements be first made by the owner to the satisfaction of the Director of Social Planning for the relocation of the existing tenants in the building to alternative accommodation.

Continued . . . .

2. Commodore Hotel, 889 Seymour Street

The Committee had before it for consideration a Manager's report dated January 30, 1978 (copy circulated) in which the Director of Social Planning reported on the current status of the Commodore Hotel which the City owns at 889 Seymour Street.

Appearing before the Committee on this matter were the Supervisor of Properties and a representative of the Social Planning Department. Mr. J. Fuller, who leases the building from the City, had been advised of the meeting.

It was noted from the report that Mr. Fuller, through an arrangement with Mr. and Mrs. George Morris, has turned over the operation of the hotel to Mr. and Mrs. Morris and that Mr. Fuller continues to operate the Dance Machine Discotheque on the ground floor.

During discussion of this matter, the spokesman from the Social Planning Department advised that since the Manager's report was written, the operation of the Dance Machine has been expanded to include teen dances between 7:00 and 11:00 P.M. on Friday and Saturday evenings. This is in addition to the usual hours of operation of the Dance Machine between midnight and 6:00 A.M. three days per week.

The Social Planner reported that Mr. and Mrs. Morris, operators of the hotel, have received complaints from their tenants of the noise from the discotheque.

It was also noted during discussion that the Dance Machine does not have a liquor license and that Council has not considered the assignment of the lease on this building and that the lease will be the subject of a separate report to Council from the Supervisor of Properties.

In the Manager's report, the Director of Social Planning recommended that the Commodore Hotel not be boarded up at this time and that the question of the City operating the hotel be left open for future consideration, and that the Social Planning Department, in co-operation with the Police Department, monitor the operation of the Commodore Hotel and report to Council again in June 1978.

During discussion, the Committee expressed concern over the operation of a teenage discotheque at this location and wondered whether this operation for teenagers meets the recently adopted City criteria for teenage discotheques.

The Committee also expressed concern over the disturbance of the hotel tenants by noise from the discotheque and it was pointed out by the Medical Health Officer that unless complaints of noise are received from outside this property, the Noise By-law has no application to the situation.

Following further discussion, it was

RECOMMENDED

A. THAT the Commodore Hotel not be boarded up and secured at this time and that the question of the City operating this hotel be left open for future consideration.

Continued . . . . .

Clause No. 2 Continued

B. THAT the Social Planning Department, in co-operation with the Police and Health Departments, monitor the operation of the Commodore Hotel over the next few months and report to Council again in June 1978.

C. THAT the Director of Permits & Licenses investigate the operation of a teenage discotheque at the Dance Machine and report to the Community Services Committee on the compliance of the teen discotheque with relevant City by-laws and regulations.

3. Condition of Property at 5178-5188 Moss Street and 5239-5255 Fairmont Street

At a Public Hearing on Thursday, January 26, 1978, on an application to rezone the property at 5178-5188 Moss Street and 5239-5255 Fairmont Street, members of the public complained of the condition of the property at these addresses.

This matter had been placed on the Committee's agenda at the request of the Chairman who was absent this date.

The Committee noted that the matter of public concern at the Hearing was the condition of the property at these addresses and it was suggested that the Standards of Maintenance By-law may have some application to the situation.

Following discussion, it was

RECOMMENDED

THAT the Director of Permits & Licenses investigate the condition of property at 5178-5188 Moss Street and 5239-5255 Fairmont Street under the terms and conditions of the Standards of Maintenance By-law and report to the Community Services Committee.

4. Heroin Addiction Treatment Program

At its meeting on Thursday, January 19, 1978, the Committee agreed to a suggestion that representatives of the Alcohol & Drug Commission be invited to attend a meeting of the Committee to give a slide presentation on the new heroin addiction treatment program.

Appearing before the Committee this date were Alcohol & Drug Commissioner John Russell and Planning Consultant Andre McNicoll. Representatives from the City Health and Police Departments were also in attendance.

The spokesmen for the Alcohol & Drug Commission explained that there is a two-part program under way to combat the use of heroin in British Columbia which involves reducing both the supply of heroin and the demand for heroin, the latter by endeavouring to reduce the number of users.

A proposal for the mandatory treatment of heroin addicts has been under discussion for over a year and a program to treat 2,500 users in British Columbia over a three-year period has received approval in principle by the Provincial Cabinet.

Continued . . . .

Clause No. 4 Continued

Provincial officials met with representatives of the Federal Government in January of this year and as a result, Federal authorities are considering enacting legislation to empower judges to refer heroin addicts for treatment.

With the aid of an audio visual presentation, the representatives of the Alcohol & Drug Commission outlined the main features of the proposed mandatory treatment program, pointing out that there are an estimated 10,000 to 15,000 heroin addicts in British Columbia and that 60% of all crimes committed in British Columbia are related in some way to drug addiction. Heroin addicts spend an estimated $255-Million per year to support their habit which costs an average of $70/day per addict.

The new treatment program will cost approximately $14-Million to operate during its first year and addicts will have five points of entry into the treatment program being referred for treatment from the following sources: from prisons, from courts, from a police officer, from a doctor and from the addict's own family.

In response to questions by the Committee, the Alcohol & Drug Commission representatives explained that any addict referred for mandatory treatment can appeal the decision to County Court and that the program operators will endeavour not to impose certain types of treatment such as chemo-therapy on unwilling addicts.

A key feature of the mandatory drug treatment program will be the establishment of a 150-bed facility where addicts will be incarcerated for treatment. This facility will probably be located somewhere on the Lower Mainland, but its exact location will depend on the availability of Provincial Government buildings.

During discussion of this program, Superintendent Herdman of the Police Department pointed out that it is evident that all approaches to the heroin addiction problem have so far been unsuccessful, that a new approach does offer some hope of success and that generally, the Police Department is in support of the new program.

The Medical Health Officer inquired why a drug treatment program at Matsqui was terminated and what type of methods have been successful in treating heroin addiction.

The Alcohol & Drug Commission representatives replied that the Matsqui Institution placed heavy emphasis on a group therapy approach which was found to be ineffective and they pointed out that experience in the United States has shown there is virtually no difference between the success rate of addicts who arrive for treatment voluntarily compared with addicts who are referred for treatment.

It was also pointed out during the submission that most heroin addicts are high school drop-outs and that the treatment program will include vocational counselling and training. Psychiatric services, chemo-therapy, acupuncture and hypnosis are other techniques which will be used in the treatment program.

Following further discussion on the program, it was

RECOMMENDED

THAT the submission from Alcohol & Drug Commission be received.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 382

II

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

FEBRUARY 16, 1978

A Joint Meeting of the Standing Committees of Council on Community Services and Finance & Administration was held on Thursday, February 16, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:00 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Civic Grants Policy and Budget Proposal

The Committees had before it for consideration a Manager's report dated February 2, 1978 (copy circulated) in which the Directors of Social Planning and Finance provided a review of the total civic grants picture and made recommendations concerning three aspects of civic grants, including a recommendation that a civic grants budget of $3,400,000 be adopted. (The City provided $2,820,753 in grants in 1977.)

The Manager's report was a summary of a more detailed report dated February 1, 1978 (copy circulated) submitted by the Directors of Social Planning and Finance.

In the Manager's report, the City Manager stated that he believes that guidelines and administrative procedures recommended by the Directors of Social Planning and Finance in the report will improve the administration of grants, and he endorsed the recommendations pertaining to guidelines and procedures.

The City Manager pointed out in the report that the recommendation of the Director of Social Planning for a total civic grants budget of $3,400,000 represents a 20.5% increase over 1977 if no Canada Assistance Plan (CAP) sharing is received, and if Council wishes to maintain grant funding at about the 1977 level plus inflation and an allowance for possible loss of CAP sharing, the grants budget for 1978 should be approximately $3,155,000, but this would make no allowance for any Provincial withdrawal from some areas of funding.

Appearing before the Committee on this matter were the Director of Finance, the Deputy Director of Finance and the Deputy Director of Social Planning, the last of whom made a verbal presentation to the Committees in support of the recommendations contained in the reports.

In his submission, the Deputy Director of Social Planning made reference to what he termed the precarious position of Canada Assistance Plan (CAP) funding from the Federal Government and added there are several other factors which are causing fluctuations in the overall sources of funds for civic grants.

Continued . . . .

Clause No. 1 Continued

He noted that during the past two years, the Provincial Government had a grant distribution formula based on population, number of persons on welfare in given geographic areas, etc., and that this entire grant distribution formula has been re-evaluated resulting in the entire grants situation being in what he termed a fuzzy situation.

Four civic grants guideline budget alternatives are put forward for consideration by the Director of Social Planning on Page 6 in the report dated February 1st, 1978, the last of which he recommended be adopted:

- a "hold the line" alternative with a budget ceiling of $2,820,753;

- an increase equivalent to previous year's salary increase which would provide a grants budget of $2,990,000;

- a civic grants budget of $3,250,000 which would allow for inflationary increases, provision for for $165,000 which would have been received through CAP cost-sharing for nine months in 1978 and some funds to new cultural programs; and

- a civic grants budget of $3,400,000 which the Director of Social Planning recommended and stated should cover the City's grants needs in 1978, including the consideration of inflation, disappearance of CAP cost-sharing, new program requests and increased requests resulting from Provincial policies on community grants.

However, the Deputy Director of Social Planning indicated that he is not entirely happy with his department's recommendation contained in the report for a $3,400,000 budget, as it assumes a blanket across-the-board increase in all types of grants which may not be merited.

Accordingly, the Deputy Director of Social Planning distributed at the meeting copies of figures which provide a civic grants total budget of $3,350,000 distributed among the three grant categories of community services, cultural and others (attached Schedule "A").

The Deputy Director of Social Planning also distributed at today's meeting copies of figures providing a more detailed breakdown of the community services portion of the overall grants budget (attached Schedule "B").

The Director of Finance pointed out that these figures contained in Schedules "A" and "B", distributed by the Deputy Director of Social Planning, are not endorsed by his department.

Speaking to these latest figures and his new recommendation for a grants budget of $3,350,000, the Deputy Director of Social Planning pointed out this proposed budget provides for increases of 16.11% in community services grants, 6.23% in cultural grants and a 6.67% increase in other grants, or a total increase of 10.139% over the total grants distributed in 1977.

During discussion, members of the Committees expressed hesitation at increasing the amount of civic grant funds to be distributed by the City, pointing out that the Finance Committee is recommending there be no tax increase and in order to accomplish this, there must be cuts in the civic budget and increases in City revenue.

Continued . . . .

Clause No. 1 Continued

A figure of 5% was put forward for discussion as the maximum increase in the total amount of grants to be distributed by the City in 1978.

The Committees reacted to this suggestion by noting that a 5% increase in all categories of grants (community services, cultural and others) makes no provision for increased need, particularly in the community services section of the grants.

However, there was general agreement that a maximum increase of 5% to the total civic grants budget would be acceptable and that possibly grants under the "cultural" and "others" sections could be reduced slightly to provide more than a 5% increase in community services grants.

The Deputy Director of Social Planning warned that restricting grants to an increase of 5% over last year's total will impose a burden on many social agencies and that this level of funding would not be adequate.

The Executive Assistant to the City Manager pointed out that if there were a 6% increase in the total grants budget, it would provide a total of $3,155,000 which would maintain funding at about the 1977 level, provide an allowance for inflation and an allowance for possible loss of nine months of 1978 CAP sharing.

A 5% increase in the total grants budget would provide a sum of $3,126,000.

During consideration of the effects of a 5% increase in the cultural grants budget, it was stated that the maximum level of funding to be provided will have to include any increases in civic theatre rental costs; that the budget for civic grants will not be increased beyond the figure which is established.

There was general agreement that the gross budget for community services grants be increased by 5% over last year's figure, LESS $55,000 which is the amount of three months worth of CAP grants from the Federal Government which would be obtained this year. In this way, the City's funding would recognize 5% inflation plus possible loss of CAP sharing.

It was also noted by the Committees during discussion that by refusing to increase the total grants budget to cover deficits which could be incurred as a result of reduced Provincial grants funding, the City would not be paying for services previously provided by the Province and any criticism of reduced grant funding could then be properly directed at the Provincial Government.

It was further noted that by including an amount to offset possible loss of nine months of CAP funding, the actual percentage increase (in City expenditure) proposed for community services grants would be 24% if CAP funding is not replaced in some form.

Following further consideration, it was

RECOMMENDED

A. THAT the Mayor and Chairmen of the Community Services and Finance & Administration Committees request a meeting with the Premier and Cabinet to negotiate the City's fair share of funds should the Federal and Provincial Governments agree to "block funding" for social services.

Continued . . . .

Clause No. 1 Continued

B. THAT the Mayor and Chairmen of the Community Services and Finance & Administration Committees request a meeting with the Premier and Cabinet to request that the Province assume its share of the $447,681 in civic grants provided in 1977 to twenty-two agencies whose services are considered by the City to be primarily Provincial funding responsibility.

C. THAT in return, the City agree to assume responsibility for six grants provided through the Ministry of Human Resources in 1977 which totalled $41,831 as detailed in the February 1st, 1978 report of the Directors of Social Planning and Finance on "Civic Grants Policy and Budget Proposal".

D. THAT Council establish three civic grants categories as follows:

i) community services grants
ii) cultural grants

All grants, operating and capital, falling into these two categories to be processed through the Social Planning Department for review and recommendation.

iii) other civic grants

The grants listed as "other grants" in the body of the February 1st, 1978 report from the Directors of Social Planning and Finance entitled "Civic Grants Policy and Budget Proposal", to be processed through the Finance Department.

E. THAT the civic grants format, submitted as Appendix 5 of the February 1st, 1978 report from the Directors of Social Planning and Finance entitled "Civic Grants Policy and Budget Proposal", be approved.

F. THAT a total civic grants budget of $3,136,595 be adopted as the civic grants maximum budget for 1978 as follows:

Community Services	Cultural Grants	Other Grants	Total
$1,143,000	$543,595	$1,450,000	$3,136,595

(The foregoing budget totals reflect a 5% increase in the amounts for cultural and other grants over 1977 and a 5% increase in the gross community services grants of 1977, less $55,000 for CAP Federal funds for the first three months of 1978.)

G. THAT the civic grants budget be subject to review in January 1979, prior to the allocation of civic grants for that year.

Continued . . . .

Clause No. 1 Continued

H. THAT the following criteria for civic grants for community services be added to existing criteria and be effective as of April 1st, 1978:

"Civic grants for Community Services may be approved by City Council for agencies and programs that provide:

i) recreation (therapeutic or very specialized recreational programs that are to be cost shared with the Provincial Government); or

ii) advocacy on behalf of disabled, low-income or other disadvantaged minority groups; or

iii) self-help or individual development; or

iv) emergency services directly connected with or supportive of services normally provided by City departments or boards.

The major thrust of programs and services funded through civic grants for community services is to be preventative. "

I. THAT the cultural grants criteria proposed in Appendix 4 of the February 1st, 1978 report of the Directors of Social Planning and Finance entitled "Civic Grants Policy and Budget Proposal", be adopted effective immediately.

The meeting adjourned at approximately 4:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 384

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

February 16, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 16, 1978, at approximately 4:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt
ABSENT:	Alderman H. Rankin
CLERK:	J. Thomas

RECOMMENDATION:

1. Evaluation of Expo Express

Before the Committee for consideration was a Manager's Report dated February 2, 1978, (circulated) in which the City Engineer reported on a preliminary review to determine if Expo Express, a train used during the 1967 World's Fair in Montreal, would be suitable for future transit operations in Vancouver. The City Engineer's assessment was based on a review of the operating characteristics of the system relative to Vancouver's potential needs and information and evaluations made by other agencies, including the cities of Toronto, Edmonton, and Baltimore, who had considered purchasing the system during the eight years it had been offered for sale. Several alternative courses of action were suggested in the report and the City Engineer examined a number of problems and factors which indicated it would not be advisable to purchase the train at this time.

Mr. Curtis, and the Assistant Engineer, Traffic Division, discussed the report with the Committee and advised the equipment offered for sale by the City of Montreal comprised forty-eight cars (sixteen control units and thirty-two passenger units) which operated on an electrified standard rail gauge. The train had been built for Expo and had been in service in the City of Montreal for an intermittent period of approximately three years. Estimates for the cost of refurbishing ranged from 40% to 80% of the cost of a new transit vehicle and conversions and improvements would extend the life of the rail cars by about twenty years while new equipment could be expected to last thirty years.

Following discussion, it was

RECOMMENDED,

THAT no further consideration be given to the Expo Express until more definite information is available on the design and operation of a Vancouver area transit system, expected to be available by next fall.

2. Relocation of Pedestrian Signal and Bus Stops - Shaughnessy Hospital Expansion

City Council on March 29, 1977, approved a warrant and funding for a pedestrian signal at Devonshire Crescent and Oak Street, opposite the entrance to the existing Shaughnessy Hospital development.

In a Manager's Report dated February 9, 1978, (circulated) the City Engineer reported that following preparatory work on the signal installation it became apparent that construction of the new Grace Children's Hospital on the Shaughnessy site would involve a temporary

Cont'd . . .

Clause 2 Cont'd

relocation of the normal pedestrian route to and from the hospital, thus necessitating the relocation of the pedestrian signal from Devonshire Crescent to 29th Avenue. Upon completion of the new hospital facility it was intended the signal be permanently installed in the vicinity of the hospital entrance. Temporary relocation of bus stops adjacent to Shaughnessy Hospital would also be required during the construction period. The Provincial Government would be charged for the costs related to the signal and bus stop changes due to the construction project. It was estimated the costs would not exceed $13,000.

It was

RECOMMENDED,

A. THAT the pedestrian signal approved by Council for Devonshire Crescent and Oak Street be temporarily relocated to 29th Avenue and Oak for the period of construction of the new Grace Children's Hospital.

B. THAT bus stop locations adjacent to the Shaughnessy Hospital site be temporarily relocated in accordance with the plan submitted by the City Engineer.

C. THAT all costs incurred in the signal and bus stop relocation be charged to the Provincial Government.

3. CN/CP Rail Passenger Service Consolidation Proposal

Alderman Ford referred to the introduction of VIA Rail, a combined CN/CP railway passenger service, and stated it was her understanding railway authorities were currently discussing the centralization of all passenger service at the CN Main Street terminal. Alderman Ford expressed concern about the affect of such centralization on the future of the CPR Cordova Street terminal, which was destined to provide a vital link in future City and Regional transit plans.

The City Engineer advised he had become aware of discussions between CN and CP rail authorities approximately two years ago and approaches were made to the Federal Government by the City, in conjunction with the Bureau of Transit and G.V.R.D., on the basis that such amalgamation was not consistent with the Downtown Transportation Plan, ferry requirements and future LRT proposals. Mr. Curtis stated, to his knowledge, a decision had not been made and the railways were still debating the issue.

Members of the Committee indicated they shared the concerns expressed and felt the City should be represented in any discussions which would affect the status of the Cordova Street terminal.

RECOMMENDED,

THAT the City initiate discussions with railway authorities on the selection of the Vancouver railway terminal to be used in the event CN and CP passenger rail service is amalgamated.

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 385

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

February 23, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, February 23, 1978, in the No. 3 Committee Room, City Hall, at 11:00 a.m.

PRESENT:	Alderman M. Brown, Chairman Alderman B. Gerard Alderman G. Puil Mayor Volrich
ABSENT:	Alderman D. Marzari Alderman W. Gibson
ALSO PRESENT:	Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION:

Departmental Review - Police Department

Before the Committee for consideration was a report of the Chief Constable presenting a review of the activities and budget of the Police Department - the seventh departmental review in a series initiated by the Committee at its meeting on August 9, 1977, following consideration of a proposal for a revised budgeting system in the City.

The Police Department report comprised a main report which provided a summary of the relevant facts regarding the operations of the department, including:

- future trends and problems;
- recommendations by the department, including recommended actions if the departmental budget were alternatively increased or decreased by 5%;
- observations and recommendations by the Consultants, Western Management Consultants.

Supporting appendices enlarged on the comments and recommendations contained in the main report and included an analysis based on the components of departmental structure and activities, consolidated in an overview discussion of departmental priorities.

The report included a description of departmental operations and organizational changes; costs and sources of funding; crime trends; history of police work in the City and the effects of changes which have emerged as the result of the successful development of team policing and the introduction of new community oriented strategies. A major concern identified in the report was the effect of the 1976 Contract Union award. When dealing with this aspect, the Chief Constable reported:

> "At this time the Union sought and were awarded a settlement which included the decision that all Police Patrol Units must be 30% two-man by January 1, 1977, 60% by January 1, 1978, and 90% by January 1, 1979, on a twenty-four hour a day basis.
>
> Also, the ability of management to deploy manpower was curtailed further. Prior to this award, men could be deployed at high crime or activity periods without penalty. Now, if a member's hours of duty or shift are altered from those posted on the monthly duty roster, a penalty must be paid.

Cont'd . . .

Departmental Review - Police Department (Cont'd)

These Union awards have had, and will have, an important and vital impact on Field Operations. When the 90% figure becomes mandatory on January 1, 1979, there will be a significant reduction in Patrol units available; e.g.

> If twenty-one men were available for an eight hour shift and five Units were two-man, then eleven one-man Units would be available - total of sixteen. However, 90% would reduce the Units available to ten - two-man, one - one-man or eleven Units. A one-third reduction.

We are presently able to maintain the mandatory 60% two-man coverage but the problem will become acute in peak annual leave periods or if critical manpower exigencies were placed on the Department at any time.

Other important effects will be the lowering of the level of service to the community, primarily in the lack of members available for crime prevention and community programs.

These members will, of necessity, be responding to calls for service. In addition, it may be necessary to review the present priorities on calls for service by the public. These are major areas of concern. The Executive of the Department are aware of the problems and are working to resolve them."

Other areas of concern noted were: necessity for a long-term funding commitment; budget control involving areas outside departmental control, i.e. court overtime costs, fleet maintenance costs, and jail service; improved liaison with senior governments; need for better management and data resource capability; maintenance and expansion of police/community relations; limitations in the area of manpower deployment resulting from implementation of the 90% two-man deployment plan.

Looking ahead, the report noted the following items may affect the administration and operation of the Department in the near future:

1. Recommendations of the Provincial Task Force on Municipal Policing Costs due to report later in 1978.
2. The 10 hour, 4 day work week (4-10 plan). It is felt that given our present manpower and the 90% two-man car plan, the Police Department could not provide an adequate service if the 4-10 plan were to be implemented throughout the Department.
3. The provision of detoxification facilities and jail facilities by the Provincial Government. These facilities would allow the Department to release the jail staff (approximately 5% of total police personnel) for other police duties.
4. Development of the Police Index Enquiry System (P.I.E.S.) and the Mobile Radio Data System (M.R.D.S.) These two systems will give the operational staff faster access to police information, allowing for more efficient use of time.
5. Expansion of the Staff Development Program. This program will lead to the early identification of personnel abilities and skills and the need for further training, allowing the Department to more effectively deploy and develop personnel.
6. The Provincial Government's Drug Rehabilitation Program. This program may have an effect on the City's crime situation.
7. Future Union awards may have an effect on the operation of the Department.

Cont'd . . .

Departmental Review - Police Department (Cont'd)

The Chief Constable's recommendations resulting from the review of departmental organizational units were as follows:

1. That, as a result of deficiencies in the management and support functions, Council give consideration to increasing manpower in those areas and providing the necessary training in specialist management areas; e.g. finance, budget control, and staff development.

2. That the department accelerate the expansion of the Staff Development Program in order that prospective managers can be identified within the department and provided with relevant training programs.

3. That Council give high priority to the introduction of a readily accessible management information system to allow for a more efficient administration of the department.

4. That Council give consideration to the development of a more effective budgetary system that would allow for long-range planning and manpower needs.

5. That Council and the department work together to establish a more effective liaison with senior levels of government to:

   a) allow for more local input into proposed legislation that has direct affect upon provision of municipal policing;

   b) develop an acceptable cost-sharing agreement relating to municipal policing;

   c) provide funding for Police research purposes similar to the L.E.A.A. (Law Enforcement Assistance Administration) programs;

   d) develop a more equitable system for providing drug enforcement programs and funding;

   e) accelerate the provision of suitable detoxification and lock-up facilities.

6. That the department actively pursue the development of improved police performance and productivity measures.

7. That the department consider a study to analyze the cost effectiveness of crime prevention/community relations programs.

8. That the department prepare plans for alternative deployment of manpower should the 90% two-man car award not be resolved.

Commenting on the 5% increase/reduction alternatives, the Chief Constable pointed out 5% of the net budget equalled $1,500,000; 5% of the manpower complement represented 60 men. Recommendations on the alternatives were as follows:

Cont'd . . .

Departmental Review - Police Department (Cont'd)

A. If budget reductions are to be made:

1. That partial reductions be made in the following areas:

i)	Bicycle Registration Unit	2 police	1 civilian
ii)	Marine Squad	2 police	
iii)	Mounted Squad	2 police	
iv)	Schoolboy Patrol	1 police	
v)	Public Information Counter	2 police	
vi)	Warrant Squad	1 police	
vii)	Parking Squad	6 police	

= 1.5% of manpower:
cost = $376,967.

2. A further reduction of forty-five (45) men be made in the Bureau of Field Operations, Patrol Division, and that this reduction be shared equally throughout the Patrol Division.

= 3.9% of manpower:
cost = $997,885.

4.6% of Net Budget
= $1,374,822.

3. That, should reductions be necessary, the following priority of functions be acknowledged:

i) response to calls for service;

ii) crime prevention/community involvement programs.

B. If budget increases are to be made the Chief Constable recommended:

Further study be carried out to determine those areas of management requiring more personnel, improved training and management aids and to determine which crime prevention/community involvement programs would be most effective and to apply the increases accordingly.

The Consultants in their report noted significant improvements, focused on operational activities, had been introduced into the Police Department over the past few years. There was now a need to provide similar improvements in the management resources, systems, information, and control activities. The Police Department had staffing and budget that compared with many large organizations in the community and needed the management resources and approaches commensurate with its size.

The operational improvements implemented by the department in the past few years had led to more emphasis on prevention, community involvement and team policing in line with the progressive development of leading police forces in North America. The department had implemented these changes in a careful, well-planned manner involving a thorough analysis, pilot testing and detailed evaluation and finally full implementation.

The department had properly identified a major concern involving the 90% two-man car situation. The impact of this move on the availability of men would be significant. It was important for the

Cont'd . . .

Departmental Review - Police Department (Cont'd)

Police Board and the Finance Committee to ensure that this development does not force the department away from its current preventative, community-oriented, team policing approaches and back to a reactive, non-preventative role.

The Consultants recommendations were as follows:

1. We strongly support the department's intention to now focus on improvements in the management of the department and recommend that:

   - management resources be assessed and recommendations made for additional resources where needed

   - management responsibilities be clearly defined at all levels

   - standards of performance for managers be clearly set, recognizing that overall policing measures are not currently available

   - regular reviews of priorities and performance be undertaken

   - failure to perform management responsibilities be identified and dealt with

   - management training and development programs be developed and implemented

   - management information systems be developed and implemented

   - cost/benefit analyses be developed for use by management.

2. We support the department's emphasis on continuing liaisons with senior levels of government concerning:

   - the impact of legislation

   - improvements in reducing drug related crimes

   - improvements in judicial systems to reduce court related overtime

   - transfer of jail responsibilities

   - transfer of responsibility for harbour policing to the National Harbours Board

   - transfer of V.I.P. security to RCMP.

3. We support the department's concern over the large costs of fleet maintenance which are outside its control and recommend:

   - that an assessment be made of fleet maintenance and that standards of service and cost be established and a decision made on responsibility for this activity.

4. We recommend that the department place more emphasis on personnel and training activities and strengthen their role in improving management resources.

5. We support the department's request for a back-up man in Finance and Budgeting.

Cont'd . . .

Departmental Review - Police Department (Cont'd)

6. We support the department's desire for long range planning and recommend that the Police Department join with the City in developing a practical approach to long range planning. The Chief should now join the City Manager and the senior department heads in their present management meetings.

7. We recommend that all activities conducted by the department that are duplicated by the City be closely analyzed to determine the appropriate allocation of responsibility.

The report was presented by the Chief Constable who attended with Deputy Chief Constables T. Dixon, A.E. Oliver, R.J. Stewart, and senior members of the department including Staff Inspector Pickering, Secretary of the Vancouver Police Board. The Consultants' representative, Mr. John Witt, also contributed to the Committee's discussion.

Mayor Volrich referred to previous departmental reviews and noted the Police Department could not be dealt with on the same basis because the department operated under the jurisdiction of the Vancouver Police Board. The Board was responsible for the department's organization and activities under the authority of the Provincial Police Act. City Council, however, controlled the Police budget so while some of the objectives set out for consideration in other departmental reviews were not applicable to the Police Department, it was open to the Committee and Council to comment on budget matters. Therefore, it would be appropriate, following the Committee's deliberations, to refer the review to the Police Board for further consideration together with any recommendations or comments the Committee thought advisable.

The Police budget represented the largest single component of the Civic budget - over $30 million, borne entirely by the Vancouver taxpayers. Other municipalities under contract to the R.C.M.P. enjoyed substantial cost-sharing benefits from the Federal and Provincial Governments. These benefits were not available to Vancouver, the area with the highest crime rate and largest concentration of population. The inequity of this situation was being emphasized in discussions with senior levels of Government. The Police Board was particularly concerned about costs involved in the following areas and was seeking a major commitment for Federal and Provincial cost-sharing:

- court overtime costs representing costs in excess of $1 million annually (Provincial);
- drug offences (Federal - under Narcotic Control Act);
- custodial costs (Provincial) $1 million annually.

Strong representation would be made to the Task Force on Municipal Policing Costs and it was hoped changes would derive from the Task Force hearings with direct benefit to Vancouver in the areas where financial inequities presently existed.

The Police Board shared the concerns expressed by the Chief Constable regarding the 90% two-man deployment plan and possible repercussions on the currently successful team policing crime prevention role. Discussions on the implementation of this Contract award were continuing with the Police Union. (During discussion by the Committee on this matter it was agreed there be further discussion at a short In Camera session to follow the Committee meeting.)

The Chief Constable and Mr. Witt addressed the Committee on aspects of their recommendations and participated in the wide ranging

Cont'd . . .

Departmental Review - Police Department (Cont'd)

discussion which followed. Among the topics explored were:

- responsibilities for policing National Harbours Board and railway properties;
- team policing and co-ordination with social agencies;
- improved liaison with Senior Governments to define responsibility for cost-sharing, particularly in the areas of overtime costs;
- police representation on the Manager's Advisory Committee;
- possibility of expanding the Police personnel function to include civilian personnel presently administered by City Hall Personnel Department;
- necessity for reassessment with other City staff of the deteriorating crime situation in the Downtown Eastside;
- cost implications of new compulsory drug treatment legislation and the opening of the new remand and detoxification centres;
- potential for increased civilian involvement in duties presently performed by uniformed personnel;
- benefits of City/Police centralised garage facilities;
- P.N.E. parking problems.

It was the consensus that there be no cutbacks in policing services in the City and that the City should continue to press senior governments for adequate cost-sharing for Federal and Provincial related Police services.

It was

RECOMMENDED,

A. THAT the City meet with relevant Federal and Provincial officials to discuss cost-sharing issues.

B. THAT the Police Department Review and Consultants' recommendations be referred to the Vancouver Police Board.

C. THAT the Consultants' recommendations be referred to a committee comprising the Mayor, Chairman of the Finance and Administration Committee, City Manager and Director of Finance for further review and report back to the Committee.

The meeting adjourned at approximately 1:00 p.m. to reconvene 'In Camera'.

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FOR COUNCIL ACTION SEE PAGE(S) 385

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 23, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 23, 1978, at 2:45 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gerard Alderman Puil
ABSENT :	Alderman Gibson Alderman Marzari
ALSO PRESENT:	Alderman Ford Alderman Kennedy
CLERK :	G. Barden

RECOMMENDATION

1. Cultural Grants 1978

The Committee considered a Manager's Report dated February 20, 1978 and an Appendix outlining cultural grant requests for 1978 wherein the Director of Social Planning reported as follows:

"On February 16th, 1978, Council's Joint Committee on Community Services and Finance and Administration recommended a 1978 Cultural budget guideline of $543,000 which included the $100,000 City share allocated for the Captain Cook Bicentennial Festivals.

Within the framework of Social Planning cultural funding criteria (Appendix 1) - the overall cultural grant recommended at this time totals some $436,323 (excluding the $100,000 Festival provision).

1978 Recommendations	436,323
1978 Festival Budget	100,000
Total	536,323
Estimated Theatre Rental Increase	6,000
	542,323
1978 Committee on Finance and Administration Recommendations	543,000
Balance Available	$ 687

Cultural grant recommendations and categories shown in Appendix 2 are in keeping with the procedures suggested by the sub-committee of Council Committee on the Arts in order to achieve the following:

- Provide a more reasonable relationship of civic share as compared to an organization's total operating budget. Also create a more equitable funding pattern among various organizations without regard to percentage increases over last year's grants.

- To encourage new and innovative cultural programs and projects among emerging organizations.

cont'd.....

Clause #1 continued:

- To maintain a responsible level of support for the City's key cultural organizations."

Following discussion, the Committee took action as follows:

(A) THAT City Council approve the following grants as recommended by the Committee subject to conditions outlined by the Social Planning Department:

	1977 Grant	1978 Request	Committee's Recommendation
Arts Club	7,188	10,000	7,188 *
Canadian Music (West) Centre	5,000	5,000	5,000
City Stage	11,500	13,500	12,000
The Community Music School of G.V.	20,000	29,000	20,100
Gore Street Firehall (Int. Actors' Workshop)	1,952	9,000	1,952
Metro Theatre	-	5,000	5,000
Vancouver East Cultural Centre	55,750	41,500	52,250 *
York Theatre (Vancouver Little Theatre Assn.)	6,211	2,000	2,000
Festival Concert Society	7,745	12,450	5,700
Friends of Chamber Music	345	380	380
Playhouse Theatre Centre of B.C.	73,753	63,000	50,000
Vancouver Bach Choir	2,300	9,000	3,810
Vancouver Cantata Society	-	1,500	1,500
Vancouver Chamber Choir	1,600	3,160	2,000
Vancouver Festival of Choirs (Four Choir Festival)	1,500	2,000	2,000
Vancouver Opera Assn.	41,400	55,090	28,000 *
Vancouver Symphony Society	137,716	136,445	136,445
Anna Wyman Dance Theatre	4,500	10,000	5,500
Carousel Children's Theatre	3,000	5,000	4,000
Green Thumb Players Society	1,000	4,000	4,000
New Play Centre	3,380	4,546	3,380 *
Pacific Ballet Theatre Society	1,750	3,000	3,000
Paula Ross Dance Society	1,750	2,500	2,500
Prism Dance Theatre	1,000	2,500	1,500
Tamahnous Theatre	3,000	4,500	4,000
Vancouver New Music Society	1,000	2,000	2,000
Vancouver Society for Early Music	4,860	5,350	5,000
Westcoast Actors Society	3,000	5,000	4,000
B.C. Boys Choir	2,000	3,000	2,500
Junior Symphony Society	-	1,500	1,000
Kiwanis Music Festival	500	500	500
Native Daughters of B.C.	800	1,000	1,000
Vancouver City Hall Choristers	2,000	3,365	2,000
Acme Theatre	2,000	2,500	2,000
B.C. Multicultural Assn.	-	3,000	1,000
Canadian Theatre for the Deaf	-	5,000	1,500
Cecilian Ensemble	-	1,978	1,000
Circus Minimus	-	1,772	500
Dance In Canada	-	7,240	5,000
Gallery Singers	-	1,000	500
Immram Dance Theatre	500	5,000	750
Janus Theatre	1,000	2,000	1,000
Mountain Dance Theatre	1,000	2,000	2,000
Pumps Centre for the Arts Society	-	2,387	1,000
Sepia Junior Players	-	6,315	1,000
Spectrum Theatre	-	1,000	1,000
Terminal City Dance Society	-	3,600	1,000
The Town Waytes	1,000	3,580	2,000

*(reduced from recommendation of the Social Planning Department - see Appendix II)

cont'd.....

Clause #1 continued:

	1977 Grant	1978 Request	Committee's Recommendation
Vancouver Ballet Society	750	3,183	1,000
Vancouver Chamber Players	500	912	800
Vancouver Explorations Workshops Society	-	2,000	1,500
Vancouver Junior Club for Performing Arts	1,000	1,000	1,000
Vancouver Society for Days, Months & Years	1,000	1,500	1,500
Western Opera	-	2,000	2,000
Vancouver Women's Musical Club	-	380	380
National Met Opera Auditions	345	100	100
Theatre In The Park	7,500	25,000	7,500
Touchstone Theatre	-	5,000	1,000
			419,235

(B) THAT grants not be approved for the following organizations:

Pacific Cinematique *
Axis Mime Theatre Society *
British Columbia Drama Association
Courtney Youth Music Centre
Musical Theatre of British Columbia
New Age Community Centre
Sweet Adelines Inc.

(C) THAT there be no appeals heard by Council on cultural grants.

2. Vancouver Art Gallery

The Committee considered the following three reports on the Vancouver Art Gallery:

(a) Manager's Report dated December 1, 1977, on the history of the relationship, financial arrangements and responsibilities between the City and Art Gallery (attached).

(b) Manager's Report dated February 15, 1978, on renovations to the existing Vancouver Court House for the Vancouver Art Gallery (attached).

(c) Report dated November, 1977, prepared by Arthur Erickson Architects on the method and cost of renovating the existing Court House for use by the Vancouver Art Gallery (on file in City Clerk's Office).

Mr. Luke Rombout, Director, Ms. Janet Fleming, Accountant, Mr. Geoff Massey, Vice President, Board of Trustees, and Mrs. M. Shaw, Vice President, Board of Trustees, Vancouver Art Gallery, spoke on the matter. Mr. Rombout noted it is not just a matter of space that is needed but also a humidity control system. Many major exhibitions have declined coming to Vancouver due to the lack of humidity control. Also, there are two private collectors who will donate works of art valued at $½ million but they are waiting for the Gallery to be moved to the new site. The Art Gallery, in a letter dated February 22, 1978,details the proposed capital financing for the project as follows:

*(The Social Planning Department recommended that these two groups receive a grant - see Appendix II)

cont'd.....

Clause #2 continued:

$ 2,600,000	-	Renovation funds held in reserve by the City (this is the Downtown Improvement Reserve).
$ 2,000,000	-	Proceeds of sale, present V.A.G. site (owned by the City).
$ 2,000,000	-	City of Vancouver
$ 3,500,000	-	Federal Government
$ 1,500,000	-	B.C. Government
$ 1,500,000	-	Private Sector
$13,100,000		

The Art Gallery requested $4,600,000 cash commitment from the City plus the value of the present site for a total City input of $6,600,000. It was noted that the Downtown Improvement Reserve amount of $2,600,000 is available. The other $2,000,000 is not available and the Director of Finance feels it would have to come from future Supplementary Capital Budgets. The 1978 Supplementary Capital Budget is fully committed and the Director of Finance does not anticipate the situation being any better in 1979. The earliest that seems even remotely possible is perhaps $1,000,000 in each of 1980 and 1981.

The Director of Permits and Licenses submitted the following three options for the Committee for consideration:

(1) That City Council abandon further consideration of renovating the Provincial Court House for the Vancouver Art Gallery because of the associated high costs.

(2) That Council approve in principle that the present Provincial Courts Buildings be renovated for a new Vancouver Art Gallery, at an estimated construction cost of $11 million, inclusive of fees, with the City's contribution to remain as the previously agreed contribution of approximately $4.6 million.

(3) That Council approve in principle that the present Provincial Courts Buildings be renovated for a new Vancouver Art Gallery, at an estimated construction cost of $11 million, inclusive of fees, with the City's contribution to be approximately $6.6 million as suggested in the letter from the Director of the Art Gallery.

The City Manager commented as follows:

"- The costs of the proposed renovation are still not certain, and without the expenditure of $60,000 for drawings and specifications and the subsequent tender calls, it is not possible to be sure about them. From various meetings held over the past year, it is unlikely that the costs will be much less than $11 million (1977-78 dollars). Hopefully it will be not much more.

- The fund raising proposal of the Art Gallery is optimistic, but if Senior Governments and the private sector contribute as proposed, the residual City's contribution can be financed by the Downtown Improvement Reserve and by the value of the present Vancouver Art Gallery site.

cont'd...

Clause #2 continued:

A decision to proceed with the project will have to be reconsidered if either tenders come in higher than anticipated or other contributions are not forthcoming as expected. Information on both counts should be available by July 1."

Following further discussion, it was

RECOMMENDED

(A) THAT Council approve in principle that the present Provincial Courts Buildings be renovated for a new Vancouver Art Gallery at an estimated construction cost of $11,000,000,inclusive of fees, with the City's contribution to remain as the previously agreed contribution of approximately $4.6 million.

(B) THAT the City Architect be instructed to have the necessary drawings and supporting documents prepared in order to obtain by a selective tender an upset price for the project. The successful contractor to provide the Architects and Consultants advice on construction techniques and provide cost information in order to ensure the maximum benefit to the City in the final project cost. The City Architect to report to Council the results of tendering before proceeding further.

(C) THAT the funds for fees, in the amount of $60,000, be appropriated from the Downtown Improvement Reserve.

(D) THAT the Art Gallery be requested to report to the Committee by August 1, 1978 on commitments received towards their fund-raising efforts, to permit Council to make a final decision at that time.

(E) THAT the City Manager draw up a list of six architectural firms for the project to be presented to Council "In Camera".

(F) THAT the City Manager bring forward a proposal for a partnership arrangement of two architects splitting the contract for the Vancouver Art Gallery project.

The meeting adjourned at approximately 4:50 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 383, 384
& 385

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 14, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, Vancouver City College, under the direction of their instructor, Ms. Joan Burnett.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the Minutes of the following meetings be adopted:

Special Council Meeting - February 28, 1978

Regular Council Meeting - March 7, 1978 (with the exception of the 'In Camera' portion).

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Proposed New Stadium Complex - False Creek

The Mayor advised that the report reference on this topic would not be given today as Mr. Iredale has requested an opportunity to give the matter further consideration and put together further information.

The Mayor has also requested the Director of Planning to prepare a report on the matter for Council.

COMMUNICATIONS OR PETITIONS

1. Temporary Festival Liquor Permits

In a memo dated March 7, 1978, the Mayor advised that he had spoken to Mr. Ron Smith of the Liquor Board on the matter of temporary festival liquor permits. Mr. Smith had agreed to a change of procedure if it would serve to expedite approval of festival liquor permit requests. Therefore, the Mayor recommended that temporary festival liquor permit requests be approved by his Office or that of the City Manager.

MOVED by Ald. Puil,
THAT the recommendation of the Mayor as contained in his memorandum dated March 7, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Kivan Boys' & Girls' Club

In a letter dated March 3, 1978, Mrs. B. de Vallez and Mrs. D. Kristensen, President and Secretary respectively of the Kivan on Robson Park Committee, requested an opportunity to address Council later this day on the matter of the location of the proposed new Kivan Boys' and Girls' Club.

MOVED by Ald. Puil,
THAT the request of the Kivan on Robson Park Committee to address Council later this day, be approved.

- CARRIED UNANIMOUSLY

3. North Side of Point Grey Road - Future Development

Mr. W.A. Street, in a letter dated March 9, 1978, on behalf of the Point Grey Road North Side and Cameron Avenue Ratepayers' Association, expressed the Association's concern and alarm arising out of the following resolution of Council dated July 26, 1977:

"THAT the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy."

Mr. Street, on behalf of the Association, requested that Council reconsider its action with a view to rescinding its resolution.

MOVED by Ald. Rankin,
THAT consideration of the request of the Point Grey Road North Side and Cameron Avenue Ratepayers' Association to rescind Council's motion of July 26, 1977, with respect to Point Grey Road properties, be deferred, and the Director of Planning and Director of Legal Services submit a proposed amendment to the resolution to properly reflect Council's wishes in this matter.

- CARRIED UNANIMOUSLY

4. Funding for Grandview-Woodlands Tenant Advisory Counselling Service

Council noted a request dated March 9, 1978, from the Grandview-Woodlands Community Resource Advisory Board to address Council at an evening meeting on Tuesday, March 21, 1978, when the report of the Standing Committee on Community Services on the Grandview-Woodlands Tenant Advisory Counselling Service is before Council.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Funding for Grandview-Woodlands Tenant Advisory Counselling Service (cont'd)

It was noted a similar request has been received from the Grandview Tenants' Association and it has been intimated that several other organizations will be submitting delegation requests.

MOVED by Ald. Rankin,
THAT the delegation requests be granted.

- CARRIED UNANIMOUSLY

5. Convention Centre, New Stadium and Other Suggested Sundry Projects

The Mayor, in a memo dated March 13, 1978, advised that, as indicated earlier, Mr. Iredale would prefer to have the opportunity of making a presentation to Council on the conceptual design for the north side of False Creek in about a month's time. This is to provide him the opportunity of giving the matter further consideration and putting together further information. The Mayor also noted that he has requested a report on this matter from the Director of Planning which should be before Council shortly for discussion.

Council also noted a letter dated March 13, 1978, from Mr. W.R. Iredale, Rhone & Iredale Architects, setting forward the reasons for his request that his presentation be deferred for approximately one month.

MOVED by Ald. Harcourt,
THAT the memo dated March 13, 1978, from the Mayor and the letter dated March 13, 1978, from Mr. W.R. Iredale, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT MARCH 10, 1978

Works & Utility Matters (March 10, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure of Streets and Lanes in Camosun Bog area for Inclusion in Frank Buck Memorial Park
Cl. 2: Tender - Asphalts Liquid and Paving
Cl. 3: Local Improvements on the 'Initiative Principle' and by 'Petition'

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was Carried Unanimously and by the Required Majority)

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(March 10, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Lifetime Lease - #204-1575 West 16th Avenue (Mrs. Clara Lovett)
Cl. 2: Rezoning Application - 3655 West 10th Avenue

Clause 1

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

It was agreed to defer consideration of this Clause pending the hearing of a delegation later this day.

For Council action, see page 13.

Finance Matters
(March 10, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tax Bills on Properties owned by the City of Vancouver
Cl. 2: POSER and RESER Expenditures

Clause 1

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(March 10, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Attendance by Fire Chief at International Association of Fire Chiefs - Metropolitan Committee
Cl. 2: Business Orientation Program
Cl. 3: Two Additional File Clerks, Health Department

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Personnel Matters
(March 10, 1978) (cont'd)

Two Additional File Clerks, Health Department (Clause 3)

It was agreed to defer consideration of this clause to later in the meeting to provide the Medical Health Officer the opportunity of answering questions from Council on this matter.

For Council action, see page 12.

Property Matters
(March 10, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Heritage Building - Roedde House, 1415 Barclay Street
Cl. 2: Rent Review - N/W Corner Beach Avenue and Burrard Street
Cl. 3: Lease of Office Space at 515 West 10th Avenue for Champlain Heights Development Group and Economic Development Department
Cl. 4: 475 Main Street - By-law Fines Collection and Police Offices

Heritage Building - Roedde House, 1415 Barclay Street (Clause 1)

MOVED by Ald. Harcourt,
THAT this Clause be deferred for consideration at the same time the report on Open Space East of Denman Street in the West End is before Council.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, March 2, 1978

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Strathcona, Thunderbird Community Recreation Youth Workers
Cl. 2: Sale of Surplus City Furniture & Equipment - Anna Wyman Dance Theatre
Cl. 3: Sale of Surplus City Furniture & Equipment to Non-Profit Organizations - 1976/1977
Cl. 4: Liquor Permit Application - 2052 Kingsway
Cl. 5: False Creek Neighbourhood Pub
Cl. 6: Emergency Services Implementation Committee
Cl. 7: Macs Milk Store, 1055 Denman Street
Cl. 8: Downtown Community Workers re Chronic Alcoholics

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
March 2, 1978 (cont'd)

Strathcona, Thunderbird Community
Recreation Youth Workers (Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A, B and C of the Committee contained in this Clause be approved.

(Deferred)

MOVED by Ald. Brown,
THAT consideration of these recommendations be deferred pending final budget review in respect of the Park Board;

FURTHER THAT temporary funding be approved for the Youth Worker - Strathcona Youth Project up to the end of May, 1978.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Rankin opposed)

Clauses 2, 3, 4, 6 and 7

MOVED by Ald. Rankin,
THAT Clause 2 be received for information and the recommendations of the Committee contained in Clauses 3, 4, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

False Creek Neighbourhood
Pub (Clause 5)

It was agreed to defer consideration of this clause pending the hearing of delegations later this day.

For Council action, see page 13.

Downtown Community Workers re
Chronic Alcoholics (Clause 8)

MOVED by Ald. Rankin,
THAT recommendations A and B of the Committee contained in this Clause be approved after adding the following as recommendations C and D:

"C. That the City initiate discussions with the Department of Human Resources on its policy re administration of welfare payments to chronic alcoholics, as well as details of how many chronic alcoholics on social welfare are currently being administered by the Department.

D. That the Attorney-General be requested to appoint a special prosecutor and judge to handle the processing of persons under Section 64A of the Provincial Summary Convictions Act."

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

II. Joint Report of Standing Committees on Community Services and Finance & Administration, March 2, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 'Italian Spring Carnival'
Cl. 2: Civic Grants for Community Services

'Italian Spring Carnival' (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Civic Grants for Community Services (Clause 2)

MOVED by Ald. Rankin,
THAT Council approve the following grants as recommended by the Committees, subject to conditions outlined by the Social Planning Department:

Organization	Committee's Recommendation
Big Brothers of B.C.	$ 29,288.00
Big Sisters of Greater Vancouver	23,970.00
Boys' and Girls' Clubs of Greater Vancouver	10,000.00
Canadian Paraplegic Association	30,000.00
Crisis Intervention & Suicide Prevention Centre	18,702.00
Dugout Day Centre	13,795.00
Family Services of Greater Vancouver	30,106.00
God's Rescue Mission (Ald. Brown, Kennedy & Puil opposed)	2,200.00
3-H Society (Ald. Puil & the Mayor opposed)	17,700.00
Handicapped Resource Centre	11,465.00
Kiwassa Neighbourhood Services Association	13,000.00
Mental Patients Association	28,049.00
Meals on Wheels	15,000.00
MOSAIC (Community Translation and 911 Translation)	20,856.00
Neighbourhood Services Association (Ald. Puil & the Mayor opposed)	168,000.00
New Hope Centre	11,895.00
Red Door Rental Aid Society	39,055.00
Rape Relief	5,496.00
St. James Social Service (Ald. Kennedy opposed)	11,880.00
Strathcona Children and Youth Services Advisory Committee (Ald. Puil & the Mayor opposed)	14,525.00
Vancouver Association for Children with Learning Disabilities (Ald. Gerard, Puil & the Mayor opposed)	18,675.00
Vancouver Community Legal Assistance Society (Mayor Volrich opposed)	23,000.00
Vancouver & District Public Housing Tenants' Association	24,500.00

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community Services (Clause 2) (cont'd)

Organization	Committee's Recommendation
Vancouver Indian Centre (Ald. Puil opposed)	$ 16,200.00
Vancouver Neurological Centre (Ald. Brown & Puil opposed)	20,000.00
Vancouver Life Skills (Ald. Puil & the Mayor opposed)	8,479.00
Vancouver Richmond Association for the Mentally Retarded	16,705.00
Vancouver Second Mile Society	5,500.00
Western Institute for the Deaf	11,000.00
YWCA Pender Strathcona New Canadians	17,953.00
YWCA Rooms Registry (Ald. Kennedy & the Mayor opposed)	16,224.00
YWCA Sunset	18,337.00

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT a grant of $9,739.00 be approved to the ASK Friendship Society for Seniors.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,
THAT funding for six months in the amount of 50% of $9,739.00 to the ASK Friendship Society for Seniors be approved, and in the meantime, staff report on the review of adult day care programs currently underway. Following this report, the grant to be further reviewed.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT a grant of $10,000.00 be approved to the B.C. Housing Foundation.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $5,000.00 be approved to the B.C. Housing Foundation.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT a grant of $2,500.00 be approved to the Childrens Play Resource Centre.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community Services (Clause 2) (cont'd)

MOVED by Ald. Ford,
THAT a grant of $11,972.00 be approved to the Chinese Community Library Service.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $5,000.00 be approved to the Chinese Community Library Service.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Brown and Puil opposed)

MOVED by Ald. Marzari,
THAT a grant of $15,525.00 be approved to the Community Information Centre.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari,
THAT a grant of $7,762.50 be approved to the Community Information Centre.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT no grant be approved to the Community Information Centre.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT a grant of $11,363.00 be approved to Crossreach.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,
THAT funding for six months in the amount of 50% of $11,363.00 be approved to Crossreach, and in the meantime, staff report on the review of adult day care programs currently underway. Following this report, the grant to be further reviewed.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community Services (Clause 2) (cont'd)

MOVED by Ald. Rankin,
THAT a grant of $36,288.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT a grant of 2/3rds of $36,288.00 be approved to the Downtown Eastside Residents' Association for the salaries of two community workers, specifically Ms. L. Davies and Ms. J. Swanson.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford,
THAT a grant of $12,000.00 be approved to the Downtown Eastside Residents' Association for the salary of one community worker.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Gerard, Kennedy and Puil opposed)

MOVED by Ald. Rankin,
THAT a grant of $10,591.00 be approved to the Marpole Oakridge Area Council Seniors Care Program.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,
THAT funding for six months in the amount of 50% of $10,591.00 be approved to the Marpole Oakridge Area Council Seniors Care Program, and in the meantime, staff report on the review of adult day care programs currently underway. Following this report, the grant to be further reviewed.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The Deputy Director of Social Planning, in a memo dated March 9, 1978, advised that the Arbutus Work Incentive Society has withdrawn its grant application of $17,550.00 for the Mount Pleasant Work Incentive Program.

MOVED by Ald. Marzari,
THAT a grant of $12,540.00 be approved to the Social Planning and Review Council of B.C.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $9,540.00 be approved to the Social Planning and Review Council of B.C.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community Services (Clause 2) (cont'd)

MOVED by Ald. Marzari,
THAT a grant of $26,635.00 be approved to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT a grant of $13,318.00 be approved to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT a grant of $25,000.00 be approved to the Vancouver Volunteer Centre.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Ford, Harcourt, Kennedy, Puil & the Mayor opposed)

MOVED by Ald. Ford,
THAT a grant of $10,000.00 be approved to the Vancouver Volunteer Centre for volunteer development.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $6,000.00 be approved to the Vocational Counselling Service.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Harcourt, Kennedy, Puil and the Mayor opposed)

It was noted that the Committee had deferred the grant application of the YWCA Co-op Homes for Single Parents to today's meeting of Council to give the Director of Social Planning an opportunity to provide additional information.

In a memo dated March 10, 1978, Ms. R. Shearer, Social Planner, provided additional information on this grant request. The memo stated that the Social Planning Department has recommended no grant as it feels this matter is clearly the responsibility of the Ministry of Human Resources and the Ministry of Housing.

MOVED by Ald. Rankin,
THAT a grant of $21,736.00 be approved to the YWCA Co-op Homes for Single Parents.

(Referred)

MOVED by Ald. Brown,
THAT the above motion be referred to the Standing Committee on Community Services for further report from the Director of Social Planning on Provincial Government funding of this program.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community Services (Clause 2) (cont'd)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT recommendation B of the Committee contained in this Clause be approved as varied by Council this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Personnel Matters (March 10, 1978) (cont'd)

Two Additional File Clerks, Health Department (Clause 3) (cont'd)

Earlier this day, Council deferred this clause to provide the Medical Health Officer the opportunity of answering questions from Council. The Medical Health Officer responded to questions from Council on Provincial funding of these two additional positions. He indicated that he is presently in active discussion with the Provincial Government in an effort to establish administrative overages for both the long term and home care programs. However, he cannot guarantee at the present time that these two additional positions would be funded.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Brown and Puil opposed)

- - - - -

The Council recessed at 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 4:50 p.m., with the same members present.

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DELEGATIONS

Building & Planning Matters
(March 10, 1978)

Rezoning Application: 3655 West 10th Ave.,
Lot 12 Amended, Block 55, D.L. 540, Plan 229.
(Clause 2)

In considering the above clause Council received a delegation from Mr. I. R. Gordon, of Gordon Import Autos Ltd., the applicant, who gave details and spoke in support of this application.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause be approved and, therefore, the application not be granted.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Services
(March 2, 1978)

False Creek Neighbourhood Pub
(Clause 5)

Council considered the above clause and in this regard heard a delegation from Mr. R. Fenton, a member of the False Creek Interim Residents' Council, requesting adjournment on the matter so that the organization could discuss with the applicant such matters as parking problems, noise problems, community use of pub space, etc.

Council also heard from Mr. J. Munsie, solicitor of the applicant Mr. Fearnside, advising that his client had conformed with all City regulations, had communicated with the False Creek Interim Residents' Council in the Fall of last year and no disapproval had been given to the pub application until this time. Mr. Munsie, therefore, urged Council not to adjourn the application as it would cause substantial economic hardship to his client.

A representative from the Uptown Kiwanas Club briefly addressed Council also suggesting adjournment.

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in its report dated March 2, 1978, be approved.

- CARRIED UNANIMOUSLY

Freedom of the City: Jean Coulthard

At this point in the proceedings the Mayor announced that Council, 'In Camera', had unanimously granted the Freedom of the City to Miss Jean Coulthard who has made an outstanding contribution to music in Canada. A benefit recognition night at the Queen Elizabeth Playhouse on Sunday, April 2nd, 1978 will be given Miss Coulthard, the proceeds from which will go to provide scholarships for promising students.

The Council recessed at 5:15 p.m. to
reconvene in the Council Chamber at 7:30 p.m.

The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS (Cont'd)

Citizens' Lobby for Jobs

The Council received the following delegations on the matter of the unemployment situation, requesting Council give its support when the organizations travel to Victoria on March 30, 1978, to lobby the Provincial Government for jobs. A number of proposals to create work were contained in the briefs.

Mr. C.P. Neale - Vancouver & District Labour Council - brief filed

Mr. M. Kaufman - Committee of the Unemployed - brief filed

Mr. B. Yorke - Committee of Progressive Electors - brief filed

Mr. G. Gigg - Revolutionary Workers' League - brief filed

Ms. Punam Khosla - B.C. Students' Federation - brief filed

Ms. Libby Davies - Downtown Eastside Residents' Association - brief filed

The Mayor advised those present of a meeting which he had with the Prime Minister and the Minister of Finance, and letters he had recently written, as President of the Federation of Canadian Municipalities and as Mayor of the City, to the Minister of Finance in Ottawa concerning federal works programs for municipalities. Several specific projects for the City were briefly described.

In the Vancouver & District Labour Council's brief it was proposed that the Park Board could consider extending the opening hours of park refreshment stands during Spring and Summer, as well as additional concession stands. Other examples involving Park Board facilities were listed. The Mayor suggested that these proposals should be referred to the Park Board for comment.

MOVED by Ald. Rankin
THAT this Council endorse the "Citizens' Lobby for Jobs" representation to the Provincial Government in Victoria on March 30, 1978.

- CARRIED

(Ald. Gerard, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT the Council appoint its representatives to accompany the 'Lobby for Jobs' group to the Provincial Government in Victoria on March 30, 1978.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)

Citizens' Lobby for Jobs (Cont'd)

MOVED by Ald. Harcourt
THAT the Council prepare specific proposals involving job opportunities and job creation programmes for presentation to the Provincial Government as soon as possible.

FURTHER THAT the Mayor and other Council representatives proceed to Victoria to present the City's position.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the submissions made this day be received and filed.

- CARRIED UNANIMOUSLY

Living Conditions in the Downtown Eastside

Council received a delegation from Ms. Jean Swanson representing D.E.R.A. concerning living conditions in the downtown eastside area. Ms. Swanson filed a brief dated March 14, 1978 on the topic.

Council also had before it a report dated March 2, 1978 from the Community Services Committee, which contained a number of recommendations proposed by D.E.R.A. and concluded with the following recommendation from the Committee:

> That given the current vacancy rate in the Downtown Eastside, that the City Medical Health Officer proceed with more stringent enforcement of the Lodging House By-law and that the Medical Health Officer report to the Community Services Committee on the number of premises in the Downtown Eastside area which do not currently meet the Lodging House By-law.

A further report, dated March 7, 1978 from the City Manager was noted, in which the Medical Health Officer commented on D.E.R.A's recommendations and recommended against adoption of four of them. The Medical Health Officer, who was present in the Chamber, gave further details of the problems encountered by his department and answered various questions put by Members of Council. He emphasized the real area of concern is much broader than the section in which D.E.R.A. has involved itself particularly. The broader area is from Broadway to the waterfront, Burrard to Clark Drive.

The City Manager's Executive Assistant advised that the Social Planning Department has been asked to carry out a detailed examination of the housing conditions, number of rooms, etc., and will, along with the Medical Health Officer, submit a report on a total over-view of the situation with recommendations.

MOVED by Ald. Ford
THAT the Council appoint a special committee, chaired by Alderman Harcourt, to evaluate the situation in the Downtown Eastside area and submit recommendations to improve living conditions.

- LOST

(Ald. Bellamy, Gerard, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT this whole matter be deferred pending receipt of the detailed report already instructed by the City Manager, it being understood the comments and recommendations of the Medical Health Officer will take fully into account the general discussion of the matter by Council this day.

- CARRIED

(Ald. Bellamy, Marzari and Rankin opposed)

DELEGATIONS (Cont'd)

Site for Kivan Boys' and Girls' Club

The Council received a delegation from Mrs. B. deVallez representing 'Kivan on Robson Park' Committee, speaking in support of locating the Kivan Boys' and Girls' Club on Robson Park instead of the proposed site at 12th and St. Catherines.

The Council noted a report, dated March 13, 1978 from the City Manager giving the history of the matter and it was noted that, although the Council had endorsed the Robson Park site, the Park Board had not agreed with the decision and had suggested a number of alternate sites. The club had preferred the site at 12th and St. Catherines.

MOVED by Ald. Puil
THAT this whole matter be referred to the Planning and Development Committee to meet with the principals involved and urge agreement on the Robson Park site, failing which consideration be given to the purchase of a suitable adjacent site.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 4450
BEING THE LICENSE BY-LAW.
(SELF-SERVE GASOLINE STATION
AT 2808 WEST BROADWAY)

MOVED by Ald. Marzari
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Parking in Bus Zones

Alderman Brown enquired why motorists are being penalized for parking in bus zones during the transit strike. Mr. Dobell advised that if parking was permitted it would create traffic problems and undertook to submit information to Alderman Brown.

* * * *

The Council adjourned at 10.55 p.m.

* * * *

The foregoing are Minutes of the Regular Council Meeting of March 14, 1978, adopted on March 21, 1978.

MAYOR

CITY CLERK

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MARCH 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

CONSIDERATION AND RECOMMENDATION

1. Living Conditions in the Downtown Eastside

The Committee had before it for consideration a brief dated February 15, 1978 (copy circulated) from the Downtown Eastside Residents' Association which complained that housing in the Downtown Eastside area of the City does not meet health, lodging house and maintenance by-laws.

The brief contained a number of recommendations as follows:

(1) That the Health Department should serve notice on all lodging housed operators and owners that washrooms, community kitchens, windows, and garbage areas are not exempt from the "thoroughly clean and wholesome" provisions of the by-law and that, after one warning, premises which do not comply with this provision be closed.

(2) That when any premise is closed by the Health Department, tenants should be assisted in relocation by the City and refunded by rent owing them.

(3) That the Health Department should start closing rooms which have inadequate light and ventilation.

(4) That other by-law infractions should be dealt with by the Health Department on a "one chance is enough" basis. If the violation is included in the Standards of Maintenance By-law, we recommend that the City's workmen repair the premises in accordance with the by-law.

(5) That the City declare in writing that decent housing in the downtown eastside is a high priority for the City, and that the City support applications by non-profit groups to other levels of government for housing funds.

(6) That Mayor Volrich make a personal appeal to Andre Ouellet, for RRAP funds for hotels and rooming houses. "

The brief included a list of some thirty-one Downtown Eastside premises with comments on the condition of each.

Appearing before the Committee on this matter were representatives of the Downtown Eastside Residents' Association and the Director of Environmental Health.

Continued . . .

Clause No. 1 Continued

Mr. B. Eriksen, President of D.E.R.A., advised the Committee he is endeavouring to prove to senior government officials that housing is urgently needed in the Downtown Eastside in order to increase the chances of securing Federal urban renewal funds. D.E.R.A. is looking for a commitment from the City to either bring existing housing up to standard or replace existing housing. He pointed out that in many of the premises which do not meet standards, management is the main problem and he distributed to the meeting a further list of premises with comments on the conditions of each (copy on file in the City Clerk's office).

The Director of Environmental Health distributed to the meeting a list of the first thirty-one premises which were named in the D.E.R.A. brief with comments by Health inspectors on the conditions of these thirty-one buildings. (Copy on file in the City Clerk's office.)

The Director of Environmental Health indicated to the Committee that if the City was to strictly enforce the various by-laws, that approximately 70% of the buildings listed by D.E.R.A. would have to be closed. He further advised that working on a "one warning only" system would be impossible; that many building managers clean up their premises after inspections by the Health Department but these same buildings are then found to be in poor condition a few days later. He indicated that if Council wishes these premises to be closed, then the Health Department will do so. He also indicated that the Health Department would be willing to present the names of owners or operators of the worst premises to Council and Council could decide whether the owners or operators should be requested to appear to show cause why their licenses should not be revoked.

During discussion, the Committee conceded it would be difficult to operate on a system of only one warning before a building is closed, but it did indicate that the Health Department should not wait six or seven months before issuing a closure order for non-compliance with City regulations; that perhaps a period of one month might be more realistic.

In discussing Recommendation (4) of D.E.R.A. which suggested by-law infractions be dealt with by the Health Department on a "one chance is enough" basis, the Committee felt a time period should be fixed by the Health Department in discussions with the operator by which the premises must be brought up to standard, and failure to comply to such an order should then result in a closure order.

The Director of Environmental Health responded that all Health Department orders have a time deadline and that the condition of buildings fluctuates with various degrees of compliance.

Following discussion, a recommendation that the six recommendations of D.E.R.A. be approved after amending Recommendation (4) to read as follows:

> "That other by-law infractions should be dealt with by the Health Department within a fixed time to be specified by the Medical Health Officer in discussions with the owner."

resulted in a TIE vote and it is therefore submitted to Council for CONSIDERATION.

Continued . . . .

Clause No. 1 Continued

And it was

RECOMMENDED

THAT given the current vacancy rate in the Downtown Eastside, that the City Medical Health Officer proceed with more stringent enforcement of the Lodging House By-law and that the Medical Health Officer report to the Community Services Committee on the number of premises in the Downtown Eastside area which do not currently meet the Lodging House By-law.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 454

MANAGER'S REPORT

DATE March 7, 1978

TO: Vancouver City Council

SUBJECT: Downtown Eastside Housing Brief from D.E.R.A.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"A Brief from D.E.R.A. submitted to the Community Services Committee on March 2, 1978 contained detailed complaints of 25 premises in the Downtown Eastside.

All 25 premises were re-inspected prior to the March 2nd meeting. Although there was agreement with much of the information in the D.E.R.A brief, our inspectors found many complaints not valid and others overstated. Our detailed reports were circulated to all members present of the Community Services Committee on March 2, 1978.

D.E.R.A. in the same brief also made 6 recommendations on page 4. The first four of these pertain to the Health Department. They are as follows:

1. That the Health Department should serve notice on all lodging housed operators and owners that washrooms, community kitchens, windows and garbage areas are not exempt from the "thoroughly clean and wholesome" provisions of the bylaw and that, after one warning, premises which do not comply with this provision be closed.

2. That when any premise is closed by the Health Department, tenants should be assisted in relocation by the city and refunded any rent owing them.

3. That the Health Department should start closing rooms which have inadequate light and ventilation.

4. That other bylaw infractions should be dealt with by the Health Department on a "one chance is enough" basis. If the violation is included in the Standards of Maintenance Bylaw, we recommend that the city's workmen repair the premises in accordance with the bylaw.

The Health Department has administered the City's Lodging House Bylaw in the belief that Council wished a program of steady improvement of Downtown Eastside housing with closure of those premises which failed significantly below the standard for the area or where the operators consistently refused co-operation in an upgrading program. The Department is equally aware that Council also wished to retain serviceable housing wherever practicable.

The effect of Lodging House Bylaw enforcement is difficult to assess because of the effect of:

(a) Fire bylaw enforcement often requiring major expenditure,and,

(b) Continued ageing of old buildings that never were built to a satisfactory standard.

The present situation is as follows:

1. The Carlton and Vanport Hotels are under closure orders.

2. The Cascade Rooms has recently been closed.

3. Charges are pending against other Hotel operators. (6)

4. Many empty lodging houses remain vacant. Approximately 600 rooms were identified (in April 1977) in empty buildings. There is no indication to us that they will be rehabilitated to provide housing. This total does not include hundreds of individual rooms within operating premises which are not in use since we declared them unfit.

5. Over the past five years there has been a reduction of lodging houses of 400 premises out of approximately 1,000 operating in 1973. There has therefore been a population reduction in the downtown Eastside of about 40%.

6. The remaining accommodation is generally much above the standard of five years ago but remains unstable: premises satisfactory today can deteriorate rapidly within days because of a change in or relapse of operators or because of the actions of unmanageable tenants. There is no stability to the situation. Many premises are slowly carrying out renovations. Not all of these are fully sustained but neither are the conditions bad enough to warrant closure.

7. It is unusual in Canada to have as vigorous a program to deal with sub-standard housing. Most cities operate on a "complaint Only" basis. The City Health Department now has five full time housing inspectors in the Downtown Core.

My comments on the D.E.R.A. recommendations are as follows:

1. Cleanliness - If the Health Department undertook closure following one warning only, few premises would be open six months from now.

2. Assistance in relocation following closure notice - this is now carried out by the Social Planning Department.

3. Closing of rooms with inadequate light and Ventilation'- In most premises about 50% of the rooms would be closed making the remaining rooms uneconomic to operate. Only front and rear rooms (of the typical long, narrow lodging house) have adequate lighting and ventilation. The light wells of the middle rooms are not sufficient to meet any reasonable standard. Five years ago the Health Department closed all rooms that were solely dependent on light and ventilation from (expanded) corridors.

4. "One chance is enough"enforcement - As with recommendation 1, there would be a wholesale closure. I have no comment on the Standards of Maintenance Bylaw.

For the foregoing reasons, I recommend against the adoption of D.E.R.A.'s recommendations numbers one to four."

The City Manager RECOMMENDS that the recommendation of the City Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 454

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Streets and Lanes in Camosun Bog area for Inclusion in Frank Buck Memorial Park - Blocks 41, 42 and 43, District Lot 139

The City Engineer reports as follows:

"On September 13, 1977, Council approved the recommendation of the Standing Committee on Planning and Development that the City retain ownership of the streets and lanes within the boundaries of the proposed park with a long term lease to the Provincial Government for park purposes.

Following negotiation with the Provincial Government, the Minister of Environment has elected to lease the City-owned lots as well as the streets and lanes within the proposed park boundaries. It is now necessary for Council to pass a Resolution closing and stopping up the streets and lanes in order to legally lease the site.

Therefore, I RECOMMEND that all the portions of street and lane shown hatched on the attached sketch be closed, stopped up and leased to the Provincial Government subject to the following conditions:

(a) The term of the lease to be 99 years at a rental of $99.00 for the term to be paid in advance.

(b) The streets and lanes so closed to be used for park purposes and become part of the Frank Buck Memorial Park.

(c) The Provincial Government to include Block 41, District Lot 139, in the proposed park.

(d) A right-of-way for utilities to be retained over all the streets and lanes so closed.

(e) The provision of a 20-foot sewer easement centered 97.7 feet westerly from the westerly limit of Crown Street and extending from the southerly limit of the lane north of 22nd Avenue to the northerly limit of 23rd Avenue as shown on the attached sketch.

(f) Any construction or change of grade on any of streets or lanes so closed or on the sewer easement mentioned in (e) above to first be approved by the City Engineer

(g) Any costs to effect closure and proposed development to be borne by the Provincial Government.

(h) Upon reasonable notice streets and lanes are to be returned to the street system if they are required by the City for municipal purposes.

(i) Any agreement to be satisfactory to the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. Tender No. 56-78-1 Asphalts Liquid and Paving

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 13, 1978, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

cont'd....

Clause No. 2 continued:

General Information

Three bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

	Item	Shell Canada	Imperial Oil	Chevron Canada
1.	MC grades	$ 51 700	$ 52 767	No Bid
2.	Emulsions	No Bid	No Bid	$ 36 025
3.	85/100 Grade	$540 000	$556 320	$548 880

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

The 7% Provincial Sales Tax is in addition to all prices shown in the report and tabulation.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Shell Oil Ltd.

Item 1 - MC Grades

At a total estimated cost of $ 51 700

Item 3 - 85/100 Grades

At a total estimated cost of $540 000

Chevron Canada Ltd.

Item 2 - Emulsions

The only bid received at a total estimated cost of $36 025"

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-law projects for:

Light Standards
Lane Lighting

as shown on the attached schedule dated March 3, 1978, are advanced to Council on the 'Initiative Principle' and by 'Petition'.

cont'd....

Clause No. 3 continued:

Information on Projects

(a) Local Streets Not Previously Lighted

Less than 4% of the City's streets are without lighting. Fourteen projects are proposed on local residential and industrial streets.

(b) Arterial Streets With Obsolete Lighting

4th Avenue and 4th Avenue Diversion from Blanca Street to 4th Avenue is being advanced because the present lighting is obsolete, and inadequate for the traffic needs. This lighting, which is suspended from B.C. Hydro wooden poles, was installed at the City's expense 26 years ago. B.C. Hydro will install steel poles for support of trolley wires and street lights, and the wooden poles will be removed. The local improvement charge to abutting owners on this street will be the same as that payable by owners in similar zoning throughout the City.

(c) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

Street Lighting and Lane Lighting Projects by "Petition"

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for each of these projects.

Capital Funds

Funds for the City's share of these projects are available in the balance of the 1977 Street Lighting Capital Budget,and subject to the approval of Council, in the 1978 Basic Street Lighting Capital Budget."

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated March 3, 1978.

The estimated total cost of these improvements is $257,516 and the City's share of the cost is $82,004. I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council's approval of the 1978 Basic Street Lighting Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) 4th Avenue and 4th Avenue Diversion from Blanca St. to 4th Avenue and the lanes shown on the attached Schedule dated March 3, 1978 be designated "throughfares" for the purpose of Part II of the Local Improvement Procedure By-law.

(d) The Court of Revision for the projects listed in the attached schedule dated March 3, 1978 be held at 7:30 P.M., Thursday, May 18, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 442

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Mrs. Clara Lovett: Lifetime Lease

The Director of Legal Services reports as follows:

"Under the Residential Tenancies Act, no lease over three years may be entered into without the approval of City Council.

Mrs. Lovett owned an apartment building at 1575 West 16th Avenue which she sold to Gloucester Court Ltd. on December 31st, 1977. She occupied suite No. 204.

Part of the agreement called upon Gloucester Court Ltd. to grant her a lease of suite 204 for the rest of her life. As this seems to fall under the Act, it requires Council approval. Under the particular circumstances it seems appropriate to grant such approval and I so recommend."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

2. Rezoning Application: 3655 West 10th Avenue
Lot 12 Amended, Block 55, D.L. 540, Plan 229

The Director of Planning reports as follows:

"An application has been received from Mr. I.R. Gordon of Gordon Import Autos Limited, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property at 3655 West 10th Avenue be rezoned from RS-1 One-Family Dwelling District to C-2 Commercial District for the purpose of:

'providing increased off-street parking for the adjacent automotive dealership to the west.'

Site Description

The site is located on the north side of 10th Avenue between Alma and Dunbar Streets, with a frontage along 10th Avenue of 44 feet and a depth of 125 feet, producing a total site area of 5,500 square feet. (See Appendix A).

The site is zoned RS-1 One-Family Dwelling District and is presently developed with a one-storey plus cellar, single family dwelling, which appears to be in good condition. Lands to the west and north are zoned C-2 Commercial District and are generally developed as such, with the exception of the lot immediately to the north of the site which is developed with a 1½ storey with basement single family dwelling. There is no lane (or dedication for lane purposes) separating the site from the northerly adjoining lot. Dedications have been made at various locations in this block but there is no through lane. To the west, between the site and Alma Street, are two lots owned by Gordon Import Autos Limited, the firm which proposes to redevelop the site for parking.

The C-2 lands to the south, across 10th Avenue, are developed with a service station owned by Imperial Oil Limited. Lands to the east and south east of the site are zoned and generally developed as RS-1 One-Family Dwelling District.

Cont'd . . .

Clause 2 Cont'd

Background

Gordon Import Autos Limited has been involved in the development of both the south-east and north-east corners of the intersection at 10th Avenue and Alma Street since 1937. The history of development in this area prior to June 1956 is difficult to trace as the Development Permit system did not come into existence until that year. However, the Planning Department has been able to piece together this history through Building Permit files and Development Permits subsequent to 1956.

Gordon Import Autos Limited originally managed the gasoline service station on the south side of 10th Avenue in conjunction with their automobile sales and repair service. The station occupied Lots 1-4 (Block 65) which were owned by Imperial Oil Company. In 1952, Gordon Brothers requested that Lot 5 to the east be rezoned from RS-1 to Commercial in order to accommodate their automobile dealership which had outgrown its floor space in the service station building. This extension in commercial zoning was granted by Council at a Public Hearing on October 21, 1952. The site was subsequently developed with an automotive repair building, which was set back 30 feet from the 10th Avenue property line. Drawings filed at that time indicate that the front portion of this lot (30 feet deep by 33 feet wide) was reserved for the future development of a showroom.

In 1954, Gordon Brothers made a second rezoning application to further extend the C-2 zoning on the south side of 10th Avenue onto Lot 6, another adjoining RS-1 zoned lot. The Town Planning Commission and the Technical Planning Board recommended that this rezoning application be refused. Mr. John Gordon appeared before Council in support of the application and Council referred the application to a Public Hearing which was held on January 20, 1955. The rezoning was approved subject to the provision of a landscaped setback and an acceptable form of development.

In reviewing a revised scheme of development in February 1956, the Technical Planning Board approved the proposal subject to the following conditions:

(1) That the plan be amended whereby the 8" open space between the 1" x 8" cedar boards fence is reduced to not more than 4" and such fence not to exceed 6 feet in height.

(2) A suitable turn-around be provided on the property behind the landscaped strip when the building is erected on the site.

(3) That the 24 foot setback be landscaped and maintained, with no advertising, signs, structures or vehicles erected or placed on the said landscaped strip.

(4) That the future building conform with the same arrangements of setbacks and landscaping.

(5) That curbs be installed behind the landscaped strip and along the easterly property line to protect the landscaped strip and fence.

The applicant was also to ensure compliance with these conditions by entering into a suitable undertaking with the City. This agreement was signed on April 26, 1956 and the zoning change was enacted by Council on May 17, 1956.

The Building Permit for the showroom proposed in the 1955 rezoning application was approved on June 4, 1956, with Lot 6 being used as a compound for the storage of new and used cars. However, in 1959 a Development Permit Application to add a third building onto Lots 1 - 4 was refused with a note from the Technical Planning Board that

Cont'd . . .

Clause 2 Cont'd

Lot 6 had 'not been developed in accordance with the agreement existing with the City of Vancouver'. The Development Permit file does not define the precise reason for this statement, but a sketch included with the inspection indicates that the lot was being used for the sale of used cars.

Clarification from the applicant indicates that Lot 6 had been paved right to the 10th Avenue property line and was used for the display of new automobiles. The applicant has stated that when this contravention to the existing agreement was brought to the attention of the Company, the blacktopping was removed and the 24 foot landscaped setback along 10th Avenue refurbished.

Between 1960 and 1972, Gordon Import Autos gradually moved their business to its present location on the north-east corner of Alma Street and 10th Avenue. In 1973, Imperial Oil Ltd. had the final remnants of the car dealership removed from the south side of 10th Avenue and the service station modernized. This development did not, and need not, have to comply with the previous agreement, which was only between Gordon Brothers and the City, and was not registered against the property. The growth of the C-2 properties along the south side of 10th Avenue is similar to the request under the present rezoning application.

Proposed Use

The applicant has indicated that he wishes to remove the existing one-family dwelling and use the site for off-street parking. The applicant has further stated that he has no intention of erecting any type of structure on the property and would not provide additional vehicular access from 10th Avenue. It is important to note that once the rezoning is approved, the applicant could apply for a number of outright and conditional uses under the C-2 Commercial zoning such uses being, for example, offices, restaurant etc.

Analysis

The applicant was advised that off-street parking could be considered as a conditional use under the existing RS-1 One-Family Dwelling District. However, the applicant indicated that he was not willing to maintain or provide the necessary front yard requirement (24 feet) which would alleviate the impact of this parking on the existing single family dwellings immediately to the east.

A site inspection has shown that the current off-street parking spaces required for the auto dealership and repair service are being used for the storage of new automobiles and therefore are not available to customers. The rezoning, while possibly providing off-street parking, could lead to future illegal use of the site for storage of new autos as is the case with the current off-street parking.

After reviewing the history and existing situation of this site, the Director of Planning is not prepared to approve the extension of this car dealership into the adjacent single family neighbourhood under a rezoning application or as a conditional use for parking under the existing RS-1 One-Family Dwelling District. There are several reasons for this position:

1. The rezoning and proposed use (or alternative uses defined under C-2) would represent a further, unneeded intrusion of commercial development into the adjacent residential area. There is a general underutilization of C-2 properties in this area for commercial purposes and therefore little need to expand.

2. Examination of this commercial area as a part of the Kitsilano Conversion Areas previously lead the Director of Planning to recommend the rezoning of these C-2 lands to C-2B Commercial. This action was intended to reinforce the

Cont'd . . .

Clause 2 Cont'd

community oriented nature of this shopping area and encourage good design and proper utilization of land. While the rezoning of existing C-2 lands was not supported by Council, the Director of Planning maintains that this commercial area is presently developed with many uses directly oriented to the local community. The existing automobile showroom and repair shop may be consistent with this character but an expanded business will accommodate a wider market and add further congestion to this commercial area.

3. The single family dwelling which is presently developed on the site appears to be in structurally sound condition and should remain. The Director of Planning believes it inappropriate in this instance to demolish useful residential accommodation for the purpose of providing parking.

Recommendation: The Director of Planning recommends that this application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 443 & 452

FINANCE MATTERS

RECOMMENDATION

1. Tax Bills on properties owned by the City of Vancouver

The Supervisor of Properties and the City Treasurer and Collector report as follows:

> "Under By-Law #4805 (commonly known as the Advance Tax Billing By-Law) advance bills are issued on City-owned properties and delivered to the Properties Division for handling. City-owned properties are exempt from taxation and the majority of charges (only a portion of which show on the advance tax bills) are merely for local improvements and/or water rates. Payment is made by an internal transfer of funds.
>
> A number of administrative difficulties have arisen in handling these small amounts on the advance tax bills, and the Director of Legal Services has advised that this situation can be resolved by an amendment to Section 5 of By-Law #4805. Such an amendment would permit the advance tax bills on those tax statements handled by the Properties Division to show a "Nil" amount, the total charge appearing on the regular tax statements issued later.
>
> It is recommended that the Director of Legal Services be requested to prepare a By-Law to amend Section 5 of By-Law #4805 to permit the advance tax bills on those tax statements administered by the Properties Division for the City of Vancouver to show a "Nil" balance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Treasurer and Collector be approved.

INFORMATION

2. POSER and RESER Expenditures

The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures made from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

Status of Accounts January 1st to December 31st, 1977

POSER BUDGET $39,600	Expenditure
Community Facilities Survey Riley Park	$ 2,500
Survey of Manhattan Apartments	2,500
Childrens Cultural Workshop Britannia	1,300
Sunset Area Youth Project	2,500
Transportation & Urban Resources Study (PYEP)	2,328
Training Program for residents at the Stanley and New Fountain Hotel	250
"Private Money/Public Art - Promotion of Arts in Vancouver" Study.	3,350
Neighbourhood Entertainment Program	3,000
Childrens Place - Pre-school centre for mentally, physically handicapped children (start up)	4,000
Community Ticket Distribution in connection with Heritage Festival	1,000
Special Design Consultant for Urban Reader Vol.5 #3	1,013
Young People's Festival Consultant for Capt.Cook Bi-Centennial Celebrations	3,000

cont'd.....

Clause #2 continued:

Assessment of application to participate in Young People's Festival	2,000
Children's Cultural Workshops	690
	$29,431

RESER BUDGET $29,000

Social Economic Profile of Granville Mall	450
Non Users Survey of Lions I.D.Transportation Service for the Disabled	125
Survey of Social Planning Departments issues and projects	250
Tenant Survey of Manhattan Apartments	175
Hastings Sunrise Area Community Profile Study	4,500
Research into possible uses of Historial Production and the play "1792 etc."	3,000
Feasibility Study for proposed Childrens Centre of the Arts and Science	3,000
Research into Community Festival Programs 1978	1,000
Downtown Health & Fitness Facilities Study	1,500
Researching cost of merging the Social Planning and Planning Libraries	50
Study on the Needs & Programs of the Handicapped Homebound	1,200
Survey on Downtown Eastside Housing Inventory	700
"Organizational Development Project" for Britannia Community Centre	2,200
	$18,150

Detailed information about the projects and studies listed above are available in the Social Planning Department.

The City Manager submits the foregoing report of the Director of Social Planning for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 443

PERSONNEL MATTERS

RECOMMENDATION

1. Attendance by Fire Chief at Metropolitan Committee Meeting - International Association of Fire Chiefs

The City Manager reports as follows:

Each year in a selected city in North America, the International Association of Fire Chiefs sponsors a meeting of the Association's Metropolitan Committee. Through panel discussions and guest speakers, participants are afforded the opportunity to gain up-to-date technical data on new procedures and systems that have been introduced within the fire prevention and defence community during the past year.

Fire Chief Konig has advised me that he is of the opinion that the information provided at these meetings is extremely worthwhile and provides him with the opportunity to gain valuable information which might not necessarily be available otherwise. Chief Konig has attended, at his own expense, all Metropolitan Committee meetings for the past eight years.

This year, the Committee is holding their annual meeting in Hawaii, from April 24th to April 27th inclusive, and Chief Konig has been requested to attend as a guest speaker on the subject of "Mobilizing Fire Safety Expertise in Your Community".

Total costs to have Chief Konig attend the Metropolitan Committee are estimated at $812.00 (including $50.00 registration fee) and five days leave of absence with pay. The Comptroller of Budgets advises that this amount is available from Appropriation 7090/929 - Travel of City Officials.

Because of the valuable information that Chief Konig has derived from previous meetings and in view of the request to have him attend as a guest speaker, the City Manager RECOMMENDS that approval be given to have Chief Konig attend the Metropolitan Committee Meeting in Hawaii from April 24th to 27th inclusive.

2. Business Orientation Program

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 17-21, 1978. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore recommend that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

cont'd....

3. Two Additional File Clerks, Health Department

The Medical Health Officer reports as follows:

"The Canada Works program - Management Information Systems Development - Health Department, Project #1347-DX-5, which was submitted by the City of Vancouver to the Federal Department of Manpower and Immigration, was approved for funding for the period July 4, 1977 to June 23, 1978.

The Project staff consists of one (1) Clerk Typist III, who serves as Co-Ordinator of the Project, and four (4) Clerk Typists II. The primary objectives of the Project are:

(a) To set up a Central Records System for the Central Office of the Vancouver Health Department, encompassing all active records generated by the various divisions of the Vancouver Health Department;

(b) To set up a condensed version of the Central Records System at each Health Unit of the Vancouver Health Department;

(c) To assume responsibility, until filing personnel can be hired, for maintaining proper records management procedures for the Central Records System;

(d) To remove all inactive records from the files of the Central Office and the Health Units for storage in the City Records Centre.

The consultant on this project is Mr. John Chang, Records Manager, Archives & Records Division of the City Clerk's Department, who has given us considerable assistance and advice in the establishment of a workable records system.

In order to ensure the continued efficient operation of the records system, it is essential that two (2) filing clerk positions be established, on a temporary basis in the first instance, as from April 1, 1978 to December 31, 1978 - the first position to be classified as a Clerk Typist III and the second as a Clerk Typist II.

At least a three-month training period will be required and it should develop with the final period of the job creation filing project team now working (The project ends June 23, 1978).

It is recommended that an open-shelf filing system be established, and the following equipment and supplies will be required:

Item 1(a)	Two runs - 132" long, single faced, 78" high (legal size, open-shelf filing)	$ 1,700.00
1(b)	One run - 90" long, single faced, 78" high (legal size, open-shelf filing)	
1(c)	Three (3) retractable work shelves	
2.	File supplies	1,000.00.

The total estimated costs are as follows:

Position	Apr.-Dec.'78	Annual Recurring
One (1) Clerk Typist III, $886/month Pay Grade 13, 1977 rate	$ 7,974.00	$ 10,632.00
One (1) Clerk Typist II, $785/month, Pay Grade 9, 1977 rate	7,065.00	9,420.00
Fringe benefits (13½%)	2,031.00	2,707.00
Equipment & Supplies	2,700.00	
	$ 19,770.00	$ 22,759.00

cont'd...

Clause No. 3 continued:

The Medical Health Officer recommends that:

(a) One (1) position of Clerk Typist III and one (1) position of Clerk Typist II be established on a temporary basis from April 1, 1978 to December 31, 1978;

(b) The Director of Personnel Services be directed to review and classify immediately the two (2) positions of Clerk-Typist III and Clerk-Typist II - the effective date of classification to be April 1, 1978;

(c) The sum of $19,770.00 be approved in advance of the 1978 operating budget."

However, a large part of this workload relates to administration of programs partially supported by the Provincial Government. The positions should remain temporary for a limited period until suitable Provincial funding for administration costs is obtained.

The City Manager notes that it is almost certain that the Medical Health Officer will subsequently recommend these positions be made permanent. The Administrative Analyst has reviewed the proposal and supports it on the basis of present Health workload.

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 443, 444 & 451

PROPERTY MATTERS

INFORMATION

1. Heritage Building - "A" Category - Roedde House - 1415 Barclay Street Lot 19, Block 45, D.L. 185

The Supervisor of Properties reports as follows:

"City Council, at the request of the Board of Parks and Recreation, instructed the Supervisor of Properties to "Investigate and report to Council on the use and cost of upgrading and operating the old Roedde House, in view of its category 'A' heritage designation." Located at 1415 Barclay Street and legally described as Lot 19, Block 45, D.L. 185.

Four options appear to be open as possible uses for the building. The Parks Board in their communication has suggested that it might be used as a Museum. Other options would be that it be put to some commercial use such as Restaurant, Architects or Lawyer's office, or it could be retained in its present use as rental housing accommodation. The final use would be that of Caretaker's quarters with public washrooms installed in a basement.

A preliminary estimate to rehabilitate and restore the building has been compiled as follows:

a.	Raise building and install concrete foundation basement and new support timbers. Minimum	$24,000.00
b.	Alter building to improve appearance as heritage structure Carpentry	$18,000.00
c.	Plumbing - renew	$ 3,600.00
d.	Heating - improve	$ 2,500.00
e.	Electrical	$ 4,500.00
f.	Sprinkler System	$ 8,500.00
g.	Painting	$ 5,500.00
h.	Landscaping & Parking	$ 6,000.00
	Minimum Estimate	$72,600.00

*Plus Architect's plans and fees.

It is to be noted that the estimate has been calculated on the basis of replacement of materials and not reproduction. To reiterate, as no definite plan has been established to date for use of the building, the requirements and costs would vary with the different options. The Roedde House is situated on a park site and it appears to be impractical to move it off this block, but when the Parks Board develops the block as park, the house should be re-sited to make the best use of the land for park and enhance the appearance of the building.

The operating costs of the house would not be significant if the property were leased as Restaurant, Office, or housing, as these costs would be taken into account when arranging a Lease. If it were used as a Museum, the costs would be significant, but depend upon the days and hours of operation and whether a charge were made for admittance.

This estimate can be used as a general guide only. The different uses would require different alterations and in the case of a caretaker's unit and public washrooms would require considerably higher plumbing and alteration costs.

.....2

Clause No. 1 continued:

It has recently come to our attention through discussions with Mr. Rob Watt, Curator of the Centennial Museum, that both the Vancouver Historic Society and the Arts Council Heritage Committee are interested in preservation of the Roedde House. Mr. Watt is the President of the Vancouver Historical Society and is enthusiastic about preservation of the house.

The Arts Council Heritage Committee has committed a $500.00 grant for a restoration Architect to study the cost of restoring the exterior and renovating the interior. Their aim is to preserve the house, if the study proves it feasible, through private donations with a minimum of Civic funds required. The initial feeling is that there could be a multi use for the building with the foyer and the parlor on the main floor being restored and used as a community facility, the second floor remodelled and possibly used as offices for income purposes with the basement as Caretaker's quarters. In this way, it is envisaged that the property could be self-supporting."

Comments of the Vancouver Heritage Advisory Committee

At its meeting on February 27, 1978, the Heritage Committee considered the above Manager's report. The following is an extract of the minutes of the meeting:

> "The Committee considered a draft Manager's report on the Roedde House, 1415 Barclay Street outlining the cost of renovations, and possible uses of the restored building.
>
> The Committee observed that as an owner of Heritage buildings, the City should set an example for other owners by preserving its buildings.
>
> It was therefore
>
> RESOLVED that the City of Vancouver should be encouraged to proceed with the upgrading of the Roedde House in consultation with a restoration architect.

The City Manager submits the foregoing report of the Supervisor of Properties and the comments of the Vancouver Heritage Advisory Committee to Council for INFORMATION.

RECOMMENDATION

2. Rent Review of City Property - N.W. Corner of Beach Avenue and Burrard Street

The Supervisor of Properties reports as follows:

"City Lot C, Block 14, D.L. 185, is leased to Gordon Lee Horie for 15 years from January 1, 1973, for parking purposes at a base rent of $192.00 per month, plus additional rent in the amount by which 70% of the gross exceeds $4,200.00 per year.

The rent is subject to review as of January 1, 1978, and after negotiation, the following agreement has been reached:-

A. The base rent to be increased to $250.00 per month as of January 1, 1978.

B. In addition, for any calendar year, the Lessee to pay to the City the amount by which 70% of the gross receipts derived from the operation exceed $3,000.00 in any calendar year.

cont'd....

Clause No. 2 continued:

C. The Lessee to have the same right as the City in that he can give the City 12 months notice to cancel the lease.

D. The City to approve the Assignment of the Lease to Trans Marine & Dock Ltd., and a sub-lease from Trans Marine & Dock Ltd., to the Essington Sternwheeler Wharf Ltd., subject to the assignee agreeing to the head lease being amended as detailed above.

The Supervisor of Properties considers the agreement realistic."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease of office space at 515 West 10th Avenue for Champlain Heights Development Group and Economic Development Department

The Supervisor of Properties reports as follows:

"On October 25, 1977, City Council approved a report from the Director of Permits and Licenses dated October 21, 1977, which contained in part, a request to seek space for the Champlain Heights Group outside of City Hall.

Space was found on the fourth floor of 515 West 10th Avenue, consisting of 1,237 square feet which was being held on option to an adjacent tenant. The owners agreed to allow the City to utilize 605 square feet; until such time as the adjacent tenant exercised his option to occupy the space. Further, in the event that the option was exercised by the tenant, the owners covenanted to provide suitable alternate accommodation.

On November 8, 1977 it was determined that additional space would be required for the newly formed Economic Development Department and in this regard a search was conducted to determine if there was space available at 515 West 10th Avenue. It had been determined that there was insufficient room in the area occupied by the Champlain Heights Group to accommodate both parties.

On December 15, 1977 the building was sold to Vancouver City Savings Credit Union who stated that the tenant adjacent to the Champlain Heights Group intended to exercise his option to occupy the area presently leased to "Champlain". Vancity further stated that the smallest rentable area available consisted of approximately 1,390 square feet.

Negotiations continued, and in a letter from Vancouver City Savings Credit Union dated February 16, 1978, it was proposed that the Champlain Heights Group would be allowed to remain in its present office providing they paid for the total area occupied.

Vancouver City Savings Credit Union, in a letter dated March 6, 1978 agrees to:

(a) Lease Suite #402 to the Champlain Heights Group from April 1, 1978 to March 31, 1980 inclusive.

(i) Two year option to renew subject to a prior option in favour of the adjoining tenant.

cont'd....

Clause No. 3 continued:

(ii) Area = approximately 1,237 square feet.

(iii) Rental Rate = $8.75 per square foot net, or approximately $900.00 per month net.

(b) Lease Suite #405 to the Economic Development Office from April 1, 1978 to March 31, 1980 inclusive.

(i) Two year option to renew

(ii) Area = approximately 1,389 square feet

(iii) Rental Rate = $8.75 per square foot net, or approximately $1,012.00 per month net.

(iv) To provide a $2.00 per square foot leasehold improvement allowance.

(v) One month rental abatement effective April 1, 1978.

The lessee covenants to:

- Be responsible for lampage estimated at $0.55 per square foot per annum.
- The pro rata share of property tax increases and operating expenses over the base year 1977.
- Pay $25.00 per month underground parking per vehicle-if required.
- Supply rugs and construct offices in Suite #405.

It is noted that this accommodation is comparable to new office space such as contained in the City Hall complex and therefore the rental by reason of being convenient and better suited to the office needs of the Champlain Heights Project Manager, and the Economic Development Officer is considered appropriate.

It is recommended that the City enter into lease agreements on the terms outlined above satisfactory to the Director of Legal Services, to accommodate the Champlain Heights Development Group and the Economic Development Department, at 515 West 10th Avenue."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. 475 Main Street - By-Law Fines Collection Offices and Police Offices

The Supervisor of Properties and the City Architect report as follows:

"City Council, November 9, 1976, authorized the extension of the lease of this privately owned office building until March 31, 1978, at a gross rental of $18,533.17 per month, which includes the City paying for the electric light and supplying janitor service. The building is utilized by the City and the Province as shown below and the rent is shared on this basis.

cont'd....

Clause No. 4 continued:

COMMON AREA	CITY BY-LAW FINES COLLECTION	POLICE & BY-LAW PROSECUTOR	PROVINCE TRAFFIC COURTS
Main Floor	--	3,155 sq.ft. (Police)	--
2nd Floor 3,420 sq.ft.	1,834 sq.ft.	1,818 sq.ft. (Police and By-Law Prosecutor)	8,686 sq.ft.
Pro-rata Gross Rent Per Month:	$2,194.67	$5,951.50	$10,387.00

At the time the renewal was negotiated, it was hoped that the renovations to the Public Safety Building at 312 Main Street would be completed, and that the Police operations would be rélocated to that building before the lease expired. Unfortunately, because of construction problems relating to difficult excavations, the date of occupancy has been set back to July 31, 1978. The Provincial Traffic Courts also had hoped to relocate to premises more suitable to them but will now enter a short term lease for the second floor.

It was the original intent that during the phasing in of the City By-Law Fines Collection office that it be located near the Provincial Courts operations. The phasing in is now complete, and more suitable space in close proximity to the Police Enforcement Groups at 312 Main Street is available at a more reasonable rent.

We have, after negotiation, received the following offer from Blue Line Holdings Ltd. (Police Union) to rent a portion of their new air-conditioned concrete office building located at 190 Alexander Street (Main and Alexander) to accommodate the City By-Law Prosecutor and the City By-Law Fines Collection offices.

The City to lease 2,550 sq.ft. for a five (5) year term, commencing May 1, 1978 at a rent of $1,700.00 per month, plus an additional $60.00 per month for two parking stalls.

The full detail of the offer is shown in Appendix A. The premises are considered suitable and the rent reasonable.

The total rent for 1978 for superior accommodation; an area 716 sq.ft. larger than the existing accommodation and two parking stalls would be $1,887.50 per month representing a saving of $307.17 per month from the existing pro-rata rent of $2,194.67 per month.

The additional square footage is required to eliminate present congestion at 475 Main Street and to provide an office for the City By-Law Prosecutor.

The City Architect advises that the estimated costs for leasehold improvements and moving expense to 190 Alexander Street are shown below. Since the existing floor is bare concrete, and because of the high noise level and stand-up activities of the by-law fines operation, carpet is recommended and has been included in the estimate.

Leasehold Improvements	$18,250.00	
Less Floor Covering Credit From Lessor	1,275.00	
	$16,975.00	$16,975.00
Electrical Alterations		1,600.00
Telephone Installation		250.00
Moving Expense		700.00
		$19,525.00

cont'd....

Clause No. 4 continued:

City's lease of 475 Main Street expires on March 31, 1978, but, the new premises at 190 Alexander Street will not be ready until May 1, 1978.

The Supervisor of Properties advises that the Province will be taking over the lease of the second floor of 475 Main Street as of April 1, 1978, and will sub-lease space to the City for the month of April on the following terms:

Rent - $1,903.00 per month in advance
Heat - Province to supply
Janitor Service - City to supply
Electric Light - City to pay pro-rata cost

The Supervisor of Properties has also made the following arrangements:

(a) Police Operation to Continue on Main Floor of 475 Main Street (3,155 sq.ft.)

Pender Main Investments et al, will lease this area to the City on the following basis:

Term: Month-to-month basis from April 1, 1978 with 3 months certain.

Rent: $2,100.00 per month payable in advance.

Electric Light: City to pay cost

Janitorial Service: City to supply

(b) Police Operations to Continue on Second Floor of 475 Main Street (1,818 sq.ft.)

The Province has agreed to sub-lease to the City on the following terms:

Term: Month-to-month from April 1, 1978 for 3 months certain.

Rent: $1,887.00 per month in advance

Janitorial Service: City to supply

Electric Light: City to pay pro-rata portion

The rents charged by the Province are a pro-rata portion of the rent that will be charged by Pender Main Investments.

The City will continue to supply janitor service for the whole of 475 Main Street until June 30, 1978, and the Province has agreed to pay the City $6,336.46 for April, May, and June as their share of the costs.

The Director of Finance advises that the funds will be included in the 1978 Revenue Budget for the rental and improvement costs.

Therefore, it is recommended that the City enter into the following leases drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

a) With Blue Line Holdings Ltd. commencing May 1, 1978, for 2,550 square feet of the third floor of 190 Alexander Street for the City By-Law Fines Collection Office and the City By-Law Prosecutor for five years with an estimated moving and leasehold improvement cost of $19,525.00 at an initial gross rent of $1,887 per month (includes all outgoings, electric light and two parking stalls).

cont'd....

Clause No. 4 continued:

b) With the Province for approximately 1,834 square feet of the second floor of 475 Main Street for the month of April 1978. For the By-Law Fines Collection Office and the By-Law Prosecutor at a rent of $1,903.00.

c) With Pender Main Investments et al, for 3,155 square feet of the main floor of 475 Main Street on a month-to-month basis with a three months certain, for the Police Department at a rent of $2,100.00 per month.

d) With the Province for approximately 1,818 square feet of the second floor of 475 Main Street on a month-to-month basis with a three months certain. For the Police Department operation at a rent of $1,887.00 per month.

The City Manager RECOMMENDS that the foregoing recommendation of the City Architect and Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 444

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of February 9, 1978 and a part report of the Community Services Committee meeting of February 16, 1978, were adopted.

RECOMMENDATION

1. Strathcona, Thunderbird Community Recreation Youth Workers

The Committee had before it for consideration a Manager's report dated January 9, 1978, (copy circulated) in which the Superintendent of Parks and Recreation reported on the history of the Strathcona and Thunderbird youth recreation projects which were originally approved by City Council in April 1975.

In the report, the Superintendent of Parks and Recreation recommended the establishment of two permanent youth workers - one at Thunderbird and one at Strathcona - and the approval of casual staff assistance, auto allowance and program expenses for both projects at a total cost in 1978 of $31,706 and $29,906 respectively.

In the Manager's report, the Director of Social Planning concurred with the recommendations of the Superintendent of Parks and Recreation. However, the City Manager, noting the program represents an increase in costs, that it had previously been predicated upon receiving C.A.P. funding and because two additional people will have to be hired, had submitted the matter for the Committee's consideration.

Appearing before the Committee on this matter were representatives of the Park Board, and following discussion, it was

RECOMMENDED

A. THAT the following permanent positions be established subject to classification by the Director of Personnel Services at an estimated annual cost of $36,826:

Youth Worker - Thunderbird Youth Project
Youth Worker - Strathcona Youth Project

B. THAT casual staff assistance, auto allowance and program expenses be approved for the Strathcona Youth Project at an annual cost of $11,493.

Continued . . .

Clause No. 1 Continued

C. THAT casual staff assistance, auto allowance and program expenses be approved for the Thunderbird Youth Project at an annual cost of $13,293.

INFORMATION

2. Sale of Surplus City Furniture and Equipment - Anna Wyman Dance Theatre

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) containing the request of Anna Wyman Dance Theatre for surplus City furniture and equipment valued at $565.00 which would be sold for $60.46.

The Director of Social Planning had recommended approval by the Standing Committee.

Following brief discussion, it was

RESOLVED

THAT the request of the Anna Wyman Dance Theatre for surplus City furniture and equipment valued at $565.00 be approved and the furniture and equipment be sold to the organization for $60.46.

RECOMMENDATION

3. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations - 1976/1977

The Committee had before it for consideration a Manager's report dated February 8, 1978 (copy circulated) in which the Director of Social Planning reported on the volume of surplus City furniture and equipment which was sold to non-profit organizations during 1976 and 1977 for 10% of the auction value or $10.00 under procedures approved by City Council on April 23, 1974.

It was noted that in 1976, $8,339.00 worth of surplus furniture and equipment was sold for $910.30 and in 1977, $13,799.00 worth of furniture and equipment was sold for $1,492.00.

Following brief consideration, it was

RECOMMENDED

THAT the Manager's report dated February 8, 1978, on the sale of surplus City furniture and equipment to non-profit organizations in 1976 and 1977 be received.

Continued . . . .

4. Liquor Permit Application - 2052 Kingsway

The Committee had before it for consideration a Manager's report dated February 20, 1978, in which the Director of Planning reported on the application of Mr. Gerry Akerboom, Jr. for Development Permit Application No. 79513 for premises at 2052 Kingsway as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Kingsway, east of Victoria Drive.

The proposed holding bar development will provide an assembly area of approximately 161 sq. ft. (7.3% of the floor area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the holding bar could accommodate a maximum of 16 people.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from Planning Department.

Following brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79513 to Mr. Gerry Akerboom, Jr. to use a portion of the main floor of 2052 Kingsway as a holding bar area in conjunction with the existing restaurant.

5. False Creek Neighbourhood Pub

The Committee had before it for consideration a report dated February 28, 1978, from the City Clerk (copy circulated) which reported on the results of a petition plebiscite taken at the instruction of Council in a four-block walking distance of the proposed pub location at 610, 611 and 612 Stamps Landing as applied for by Mr. G. Fearnside.

Appearing before the Committee on this matter was the City Clerk, and during discussion, it was noted from his report that 70.8% of those voting in the petition plebiscite voted "Yes" to the establishment of a neighbourhood pub at 610, 611 and 612 Stamps Landing. A 60% vote in favour is required by Council resolution of February 25, 1975, for approval by Council of neighbourhood pubs.

Continued . . . . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 610, 611 and 612 Stamps Landing be approved subject to the applicant complying with all relevant City by-laws and regulations.

6. Emergency Services Implementation Committee

The Committee had before it for consideration a Manager's report dated February 20, 1978 (copy circulated) in which the Director of Social Planning reported on the functions of the Emergency Services Implementation Committee.

Appearing before the Committee to speak to this report was a representative of the Director of Social Planning, who pointed out that the report was merely for information and that there would be a further report in approximately six months which will include a review of psychiatric services and agency follow-up systems.

Following brief discussion, it was

RECOMMENDED

THAT the Manager's report dated February 20, 1978 on the Emergency Services Implementation Committee be received.

7. Macs Milk Store, 1055 Denman Street

The Committee had before it for consideration a Manager's report dated February 14, 1978 (copy circulated) in which the Director of Permits & Licenses reported on the complaint of Mr. M. Gaska of 1825 Comox Street regarding the operation of the Macs Milk Store at 1055 Denman Street.

It was noted from the report that Mr. Gaska had previously complained about the operation of this particular store and his earlier complaint had been dealt with by the Community Services Committee on September 28, 1977, at which time the Director of Permits & Licenses was instructed to persuade the operator of the store to lock the rear door of his premises at 11:00 P.M. and to chain off the offending parking area at the same time.

In the report, it was noted that no other complaints had been received respecting this operation or the conduct of the patrons of this store.

Appearing before the Committee on this matter were a representative of the Director of Permits & Licenses, the complainant Mr. M. Gaska and the operator of the store Mr. M. Jamal.

Mr. Gaska advised the Committee that the chain across the entrance to the parking lot had only been in place on four occasions. However, it was noted from the report that the chain and lock had been removed by persons unknown and the store manager advised the Committee that a new, more secure chain has now been installed.

Continued . . .

Clause No. 7 Continued

Mr. Gaska circulated to the Committee letters of complaint from residents of the apartment building he lives in at 1825 Comox Street and a petition signed by approximately 100 persons. However, Mr. Gaska retained possession of these materials.

During discussion, it was the feeling of the Committee that the City has done everything possible in an attempt to cut down on the noise at the rear of the store which is disruptive to Mr. Gaska and other tenants of 1825 Comox Street, and the store manager indicated that the rear door will continue to be locked at 11:00 P.M. and a chain blocking off the rear parking lot will be erected each night at 11:00 P.M.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 14, 1978, on the Macs Milk Store at 1055 Denman Street be received and the Director of Permits & Licenses be requested to report further on this subject in three months.

8. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated February 9, 1978 (copy circulated) in which the Director of Social Planning reported on the issues raised by Mrs. May Gutteridge in a letter to the Community Services Committee dated December 7, 1977.

Appearing before the Committee on this matter were a representative of the Director of Social Planning, members of various Downtown Community workers, including Mrs. M. Gutteridge, and Commissioner John Russell of the Alcohol & Drug Commission.

It was noted from the Manager's report that the Community workers are complaining about the inability to cope with approximately 300 persons who are chronic alcoholics and constant users of social and health services.

There was a wide ranging discussion on the continuing problem of chronic alcoholics during which the community workers stated they are unable to get any beneficial treatment for the chronic alcoholic who is unable to make his own decisions. (A letter dated March 2, 1978, from M.L.A. Emery O. Barnes and a list of incidents at Cordova House had been distributed by the community workers to the Committee during discussion. Copies are on file in the City Clerk's office.)

It was suggested by the community workers that close co-ordination of existing services may be of some assistance in approaching this problem. It was also noted there is a lack of facilities for the chronic alcoholic and that detoxification centres will not accept an alcoholic who has been in the detoxification centre during the previous fourteen days.

Mr. Russell of the Alcohol & Drug Commission pointed out that the Commission operates the Pender Street detoxification centre, that it provides funds for the Salvation Army detoxification centre and that the Commission has committed itself to opening a compulsory detoxification centre to replace the City jail.

Continued . . . .

Clause No. 8 Continued

There was some discussion on why Section 64(a) of the Provincial Summary Convictions Act is not utilized as it specifies that a physician may authorize a person under the influence of alcohol to be held for treatment, and it was noted that the section is not used because there is a lack of facilities in which to treat the chronic alcoholic and that there is no guaranty that the use of this legislation would cure anyone afflicted with chronic alcoholism. In addition, there is no legislation providing for custody of a person referred for treatment under Section 64(a); that a person referred under this section can simply walk away from any treatment centre.

In addition to the need for facilities which such persons can be sent to, it was also suggested that there may be a need for a special prosecutor and judge who would handle the processing of persons under Section 64(a).

Following discussion, it was

RECOMMENDED

A. THAT the Community Services Committee inquire of appropriate persons the reasons why Section 64(a) of the Summary Convictions Act is not used to refer chronic alcoholics for treatment; such inquiries to also seek comment on the custodial aspects of treating alcoholics.

B. THAT the Director of Social Planning, in co-operation with the Downtown Community workers, prepare an inventory of facilities and services currently available to chronic alcoholics.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 444-445 & 452

II

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

MARCH 2, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Finance & Administration was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Brown
Alderman Gerard
Alderman Gibson (Up to Grant No. 26)
Alderman Marzari
Alderman Puil

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. "Italian Spring Carnival"

The Committee had before it for consideration a memorandum dated March 1st, 1978, from the Mayor (copy circulated) in which he advised that the Italian Immigrants Association, in cooperation with the Italian Consulate and the Consular Committee for Italian Activities in Vancouver, requested City approval of its application to the Liquor Control & Licensing Branch for permission to serve wine, beer and liquor at the "Italian Spring Carnival" on March 3rd, 4th and 5th, 1978, at the Italian Cultural Centre, 3075 Slocan Street.

Owing to an oversight and misunderstanding, the organizers of the event did not apply in time for processing by Council in the normal manner and the application was therefore submitted to today's joint Committee meeting.

Following brief discussion, it was

RECOMMENDED

THAT the application of the Italian Immigrants Association to serve wine, beer and liquor at the "Italian Spring Carnival" at the Italian Cultural Centre on March 3rd, 4th and 5th be approved, subject to the following conditions:

a) Approval by the Chief Constable;

b) Any food concessions to be approved by the City Health Department;

c) The applicant obtaining the necessary special event liquor permits from the Liquor Control & Licensing Branch;

d) Proper supervision by the organizers;

FURTHER THAT the Liquor Control & Licensing Branch be advised that the City has no objection to the issuance of a permit to allow the sale of wine, beer and liquor at this event.

Continued . . . .

CONSIDERATION AND RECOMMENDATION

2. Civic Grants for Community Services

The Committee had before it for consideration a Manager's report dated February 22, 1978 (copy circulated) in which the Director of Social Planning reported on the first quarter community services grant applications for 1978.

In the report the Director of Social Planning reported on forty-six grant applications totalling $1,079,225.00 and he recommended approval of forty-one grants totalling $812,056.00.

All grant applicants had been notified by the City Clerk's office of today's meeting and most of them were in attendance.

It was pointed out by the Chairman that submissions from grant applicants are not heard at this time; however, four or five applicants were called upon to answer questions from the Committee. Applicants may appeal Council's decision on their grants.

Appearing before the Committee to speak to the report were several members of the Social Planning Department headed by Deputy Director D. Purdy who advised the Committee that the Social Planning Department is currently examining another fourteen grant applications for $405,000.00 and these will be the subject of the next grants report.

In the Manager's report, the Director of Social Planning reported that the Council process for considering civic grant requests for community services is as follows:

"a) A joint committee meeting of Community Services and Finance & Administration;

b) The joint committees grant recommendations are forwarded to Council; and

c) Agencies and groups wishing to do so may appeal Council's decision at a subsequent Council meeting. "

The Director of Social Planning proposed that grant appeals could be heard when full Council votes on the grant requests, but the City Manager recommended that the processing of grants by the Committee and Council remain as in past years.

Following brief introductory comments by the Deputy Director of Social Planning, the Committee then considered each grant application individually, hearing comments on each by the Social Planning representatives and making recommendations.

One member of the Committee left the meeting during consideration of the grants, resulting in a number of tie votes.

On the application of the Y.W.C.A. Rooms Registry (No. 44), a representative of the Y.W.C.A. distributed an information sheet (Schedule "A") at the meeting (copy circulated), which indicated a reduced demand for service and the expanded use of volunteers has resulted in a reduced budget for 1978. Accordingly, the Y.W.C.A. had reduced its 1978 grant request to $16,224.00 for the Y.W.C.A. Rooms Registry.

Continued . . . .

Report to Council
Standing Committees of Council on Community Services
and Finance Administration
March 2, 1978

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

A. THAT the following process for considering civic grant requests for community services be continued:

i) A joint committee meeting of Community Services and Finance & Administration;

ii) The joint committees grant recommendations are forwarded to Council; and

iii) Agencies and groups wishing to do so may appeal Council's decision at a subsequent Council meeting.

B. THAT civic grants totalling $789,601.00 be approved, subject to any terms and conditions suggested by the Director of Social Planning in the Manager's report dated February 22, 1978, and in the amounts as recommended by the Committee in the right hand margin of Appendix I of the Manager's report.

TIE votes resulted on recommendations to approve five grants totalling $78,843.00 and they are therefore submitted to Council for CONSIDERATION as follows:

A grant of	Organization	Grant No.
$14,525	Strathcona Children and Youth Services Advisory Committee	30
$20,000	Vancouver Neurological Centre	35
$13,318	Vancouver Status of Women	38
$25,000	Vancouver Volunteer Centre	40
$ 6,000	Vancouver Counselling Service	41

The Committee recommended that the grant application of the Y.W.C.A. Coop Homes for Single Parents (No. 46) for a grant of $21,736.00 be DEFERRED to the Council meeting of Tuesday, March 14th, 1978, and that the Director of Social Planning provide additional information on this application at that time.

The meeting adjourned at approximately 5:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 446-451

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 16, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 16, 1978, at approximately 7:30 p.m., at the Kitsilano Senior Secondary School Auditorium, 2550 West 10th Avenue, for the purpose of holding a Public Hearing to consider a proposed "Reference Document" for Granville Island, False Creek, Area 9, and a proposed amendment to the Official Development Plan By-law for False Creek.

PRESENT: Mayor Volrich, Chairman
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Bellamy

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Before Council for consideration was:

A. A proposed Granville Island Redevelopment Plan Reference Document submitted by Central Mortgage and Housing Corporation. This is not a By-law amendment but relates to the form of development for Granville Island (False Creek - Area 9).

B. A proposed amendment to Section 6.2 of By-law No. 4812, being the Official Development Plan By-law for False Creek. The proposed amendment if approved would reduce the open space guide for the Granville Island Development Area to 15 acres from the present 30 acres.

The applicant is the Director of Planning.

The Redevelopment Plan contained in a report entitled, "Reference Document for Granville Island, False Creek, Area 9" had been submitted to the Council in lieu of an Area Development Plan by the Granville Island Trustees and Central Mortgage and Housing Corporation on February 1, 1978. The Reference Document defined the following areas:

- intent
- policies for redevelopment
- location of development area
- site location
- land use

cont'd.....

- public open space
- vehicular circulation and parking
- rail activity
- public transportation
- total water areas
- building character

Attached appendices provided drawings of the design plan, street hardware system, implementation public areas and implementation leased areas.

Mr. King Ganong, Chairman of the Granville Island Trustees, presented a brief (on file in City Clerk's office) and introduced an audio-visual presentation depicting Granville Island past, present and future. Mr. Ganong made brief reference to the background to the proposal since the Federal Government commissioned a review of the status of the Island and its future role in the community five and a half years ago. Recognizing the importance of its land holdings on Granville Island in relationship to the urban development programme centred on False Creek, the Federal Government had transferred ownership of the Island from the National Harbours Board to Central Mortgage and Housing Corporation and two years ago appointed a five-man Trust to carry the planning to the development stage.

Since the initial unveiling of the Redevelopment Plan the project had been examined at public information meetings and a number of areas of concern had been identified. Mr. Ganong examined these concerns as follows:

- effect on existing commercial areas in the City

  Of the approximately 36,000 sq. ft. of retail space in the Plan, some 17,000 sq. ft. already exists leaving only 19,000 sq. ft. of new conventional retail space to be opened on the Island in the next five years. Criticism largely resulted from a misunderstanding of the meaning of "retail". City planners labelled the space occupied by artists and craftsmen as "retail"; however, the Trust concluded the artisans were not merchants in the traditional sense but craft producers.

- availability of the Market Place concept

  The collection of small produce stalls proposed for the Market was expected to serve the residents of False Creek and would not make any appreciable dent in the grocery business, since total sales were not anticipated to exceed $3 million annually as opposed to $700 million in the Greater Vancouver area.

- impact of additional restaurants

  Two restaurants were already established on the Island; a few more would be added most of which would offer lower priced food services and would compete among themselves for the business of the people working or studying on the Island. They were not expected to affect existing restaurants in the Greater Vancouver area.

cont'd.....

- open space

  Since the original Plan was put forward the Trust had revised its plans to increase the amount of open space from that originally proposed. Public activity areas and facilities were not necessarily limited to open space. There were other forms of participation and many recreational facilities were included in the Redevelopment Plan over and above green space. The need for open space had to be balanced against the respective needs for space: for theatre, education, artists and craftsmen, revenue producing tenants and the need to preserve existing jobs. However in the area along the south shore of the Island the Plan did provide for a single continuous green space of six acres.

- public access

  The City's Engineering Department felt public access could be adequately achieved without major modification to the existing street system. The provision for parking was also adequate. The Trust was committed to providing a shuttle bus service to connect with existing transit pending the introduction of a False Creek bus extension.

- broader representation on the Trust

  The Trust, in its first report to the Federal Government in 1976, recommended there be 5 to 7 Trustees representing various community, tenant and Federal Government interests.

Mr. Ganong concluded his summation of the brief by pointing out the Trust had taken the position the completed project should be self-supporting. As presently submitted, the project was economically sound and would contribute substantially to City tax income without operational cost to the City.

The Director of Planning addressed Council and advised he could not support the Trustees' proposals because he felt the proposal was being pushed by an insensitive process at a prematurely fast pace in an area where remedial action was by no means imperative to the future health of the City.

The Director of Planning therefore recommended that Central Mortgage and Housing Corporation reconsider its proposals taking into account the following considerations:

The Federal Government should appoint to the Trust representatives of the local business community and reconsider and revise their plans to accommodate the points noted in the report of the City Manager dated February 3, 1978, and the following:

a) They should alter their scheme so that people-generating activities are not taken away from Downtown (such as stores and markets) until such time as the demand for these facilities cannot be accommodated Downtown.

cont'd.....

b) They should develop a management system which will ensure that the development of the Island occurs in such a way that it does not compete with the livelihood of the other commercial areas of the City until such time as it is clear that those areas will not be harmed by new developments.

c) C.M.H.C. should consider assisting non-profit organizations, such as theatres, directly and through its influence in Ottawa to locate in those parts of the City where the people generated by those activities will also assist in the public objectives for the downtown business areas of creating a lively, successful, busy, diverse, residential, commercial, civic, institutional, entertainment, cultural centre.

d) Revise their proposal to add a single green open space of at least six acres.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, commented on parking and traffic aspects of the proposal and advised the Trust had indicated it would not dedicate the street system on the Island but would retain private control. There was some concern that lacking dedication the area would be outside the confines of the City Street and Traffic By-law resulting in confusion in the minds of the public.

The Engineering Department analysis indicated because of the off peak nature of demand i.e., evenings and weekend activity, the street system could accommodate access demand. C.M.H.C. had agreed in principle to cost sharing for improvements necessitated by the Island development.

The Mayor called for speakers for or against the application and the following addressed Council on the matter.

Mr. Peter Ross presented a brief of the Vancouver City Planning Commission (on file in City Clerk's office) which supported the By-law amendments relating to open space and recommended as follows:

(i) That adequate access through public transit and good facilities for the motorist and pedestrian should be in place by the time the first phase of development gets under way. For example, the Arts School will, in itself, bring three to five hundred students to this location;

(ii) That space be reserved on Granville Island to provide future docking facilities for passenger water linkages to other parts of False Creek and that the City of Vancouver also consider where, in the Creek, terminals might be located;

(iii) That as the development of the proposed little street railway is seen as a unique feature and attraction for tourists and residents, this should be expedited;

(iv) That eventually this should form part of a system of similar street railways joining up the character areas - Vanier Park - Granville Island, False Creek, Chinatown, Gastown, Burrard Inlet western waterfront, Stanley Park. Apart from the special attraction that such a system would have for tourists, it could also serve a very real purpose as an inner-city transit link particularly if the residential component of Downtown is increased;

cont'd.....

(v) That the allocation of land for residential opportunities on the Island be increased in order to enhance the emerging "arts village" character of the Island;

(vi) That while urban landscaping is appropriate some small scale recreation facilities attractive to families be included in the landscaped plan as well as unstructured open space;

(vii) It is recommended that there should be a management system that enables the ultimate development to be well integrated into the City fabric. It is therefore proposed that the trustee form of management be brought to a close and a board of management be appointed that would represent Federal and Civic governments, the public-at-large, and the tenants of Granville Island and, also, tnat board members should have a specific term of office.

Commissioner Ian Bain, Chairman, Park Board, referred to the Board's communication to Council dated March 14, 1978 (on file in City Clerk's office) relating to the Park Board Planning Committee's endorsation of the proposal for a single green open space of at least six acres located south of Cartwright Street. Playing space should be accessible to children residing in the neighbouring False Creek residential development. The Park Board was also concerned about the composition of the areas defined as "open space".

Mr. J. E. Stark, President, Morrison Steel and Wire Co. Ltd., (brief filed), stated the Company while pleased to be one of the major industrial tenants staying on the Island felt it was essential that the Company's on-going lease arrangements with C.M.H.C. be finalized as soon as possible to enable the Company to plan for the future.

Mr. J. Powers, Marine Workers and Boiler Makers Industrial Union (brief filed) advised Morrison Steel, employing approximately 50 people, was located in the area suggested for the single area of six acres of open space. If the issue became one of jobs versus open space the Union urged Council to reject the proposal that the area south of Cartwright Street be reserved for the creation of a single large open space.

Other speakers were:

<u>In Support of the Redevelopment Plan</u>

- Robin Mayor, Principal, Vancouver College of Art
- Duncan Holmes, Keg Restaurants Ltd.
- David Van Berckel, Opus Framing Ltd.
- Lawrence Summer, Businessman
- Bob Conkey, Canada Chain & Forge Co.
- Pamela Hawthorn, Theatre Space Project - brief filed
- Richard Mann, Vancouver Board of Trade - brief filed
- Yetta Lees, Practising Craftsman
- Peter Padovinikoff, B. C. Central Credit Union
- David Aitken, Cold Mountain Institute - brief filed
- Jack Marier, Arts Club Theatre Society

cont'd.....

- Nicky Munsor, Actress
- Nini Baird, Board Member, Canada Council - brief filed
- Lorne Donnelly, President, Amalgamated Construction Assoc.
- Karen Runkel, Vancouver Montessori School
- Neil Hosein, Granville Island Merchants & Tenants Assoc.
- William McPherson, Businessman
- Bob Worcester, False Creek Residents Assoc.
- Bernie Vinge, False Creek Residents Council
- Bob Kingsmill, Potter
- John Parker, Fairview Slopes resident
- Chris Wootten, Theatre Space Project
- Bill Millerd, Arts Club Theatre
- George Grant, Vancouver Federation of Canadian Artists
- John Pozer, Goodstuff Games
- Leslie J. Alfreds, President, Jet Set Cruising Club - brief filed
- Al Clapp, Resident
- Ian D. Newby, President, The Great Cars Ltd. - brief filed

Opposed to the form of the redevelopment proposal

- Mr. M. Letcher, Gastown Merchant
- Bill Clarke, M.P. Vancouver Quadra
- Brent Bitz, Building Owners and Managers Assoc.
- Peter Hebb, South Granville Merchants
- Bruce Eriksen, Downtown Eastside Residents Association
- Jim Pollock, Gastown Historic Area Co-ordinating Committee
- John Nicoll, Gastown Historic Area Planning Committee
- Bill Fairley, Citizen
- Ed Keate, Downtown Business Assoc.
- John W. Parker, Gastown Townsite Committee
- Peter Dent, Director, Save Our Parkland Assoc.
- Robin Manson, Manson Marina
- A.J. Butschler, General Manager, B. C. Paper Converters Ltd.

MOVED by Ald. Rankin,
THAT this Special Council Meeting be adjourned to the next Regular Meeting of Council on Tuesday, March 21, 1978 at 2:00 p.m.

- CARRIED UNANIMOUSLY

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The Special Council meeting adjourned at approximately 11:20 p.m.

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cont'd . . .

CONTINUATION OF ADJOURNED PUBLIC HEARING
RE GRANVILLE ISLAND REDEVELOPMENT

MARCH 21, 1978

The Special Council Meeting reconvened in Committee of the Whole in the Council Chamber on Tuesday, March 21, 1978, at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Aldermen Bellamy and Marzari

CLERK TO THE SPECIAL COUNCIL: J. Thomas

During consideration of this matter the Director of Planning and Mr. King Ganong, Chairman of the Granville Island Trust, answered questions from Council.

MOVED by Ald. Harcourt,
THAT the application of the Director of Planning to amend Section 6.2 of By-law No. 4812, being the Official Development Plan By-law for False Creek, to reduce the open space guide for the Granville Island Redevelopment Area to 15 acres from the present 30 acres, be approved subject to the following conditions:

a) That the 15 acres of open space include a single open area of 6 acres which does not necessarily have to be a full size playing field.

b) That lease property occupied by Morrison Steel & Wire Co. not be considered as part of the defined area of open space at this time.

c) That the phasing-in of retail commercial space be subject to further negotiations with the Granville Island Trust.

- (not put)

MOVED by Ald. Ford, in amendment,
THAT the motion be amended by adding the words -- Any changes proposed to the Reference Document be referred to Council for consideration prior to implementation.

- (not put)

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT further consideration of Granville Island Redevelopment be deferred to a future date and the Reference Document be referred back to the Director of Planning and the Granville Island Trust for further clarification and revision based on the comments made and questions raised by Council this day.

- CARRIED

(Aldermen Brown, Ford, Gibson and Harcourt opposed)

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be approved.

- CARRIED UNANIMOUSLY

* * *

The Special Council meeting adjourned at approximately 3:25 p.m.

* * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 16/21, 1978, adopted on April 4, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 21, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Bellamy
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students of the Urban Studies class at Lord Byng School, under the direction of their teacher, Mr. Parker.

'IN CAMERA' MEETING

The Council was advised that there are matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Brown,
THAT the Minutes of the Regular Council Meeting of March 14, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT this Council recess and reconvene later this day, following the Special Council meeting (Adjourned Public Hearing).

- CARRIED UNANIMOUSLY

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The Regular Council reconvened at approximately 3:35 p.m. with the same members present.

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request City to Sponsor Luncheon
I.C.S.A. Conference Canada

In a letter dated March 8, 1978, the Institute of Chartered Secretaries and Administrators requested the City of Vancouver to sponsor a luncheon for its International Conference to be held in Vancouver June 25 to 28, 1978. The estimated cost of the luncheon is $1,500.00.

MOVED by Ald. Gibson,
THAT Council sponsor a luncheon for the Institute of Chartered Secretaries and Administrators' International Conference to be held in Vancouver in June of this year, at a cost not to exceed $500.00.

- CARRIED

(Aldermen Brown and Puil opposed)

2. Withholding Enforcement Action under the Zoning & Development By-law - 1633 Victoria Drive

Council noted a letter dated March 13, 1978, from Beck, Robinson and Company on behalf of Mr. and Mrs. A. Paraschis, requesting to appear before Council as a delegation. Mr. and Mrs. Paraschis wish to address Council on the matter of withholding enforcement action under the Zoning and Development By-law for the premises at 1633 Victoria Drive.

The Clerk advised that it is anticipated a report from the Directors of Planning and Permits & Licenses will be before Council shortly.

MOVED by Ald. Kennedy,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

3. Proposed Hotel Development - Hastings and Renfrew Streets

Zen & Aquilini Construction, in a letter dated March 14th, 1978, requested an opportunity of appearing before Council on their proposed hotel development at Hastings and Renfrew Streets in Vancouver.

MOVED by Ald. Harcourt,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

4. Business Tax Exemption

Before Council was a petition dated March 12, 1978, containing 17 signatures requesting to appear as a delegation to discuss the matter of special exemption from paying the 9½% business tax or, failing this, that Burrard Amusements and the B.C. Jockey Club pay their fair share. This petition was sponsored by the Downtown Eastside Residents' Association.

MOVED by Ald. Rankin,
THAT the delegation request be granted;

FURTHER THAT any other delegations who deem themselves affected by this matter, be also heard at that time.

- CARRIED

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Recreational Facilities Fund

Council noted a letter dated March 17, 1978, from the Downtown Eastside Residents' Association requesting to appear as a delegation this day on the matter of the Recreational Facilities Fund priorities. It was noted that the clause of the Finance and Administration Committee's report dealing with this matter will be deferred to the next meeting of Council, as the matter of the Carnegie Library will be before the Community Services Committee on March 23, 1978.

MOVED by Ald. Puil,
THAT the delegation request of D.E.R.A. be referred to the Community Services Committee and that the Association be given an opportunity of addressing the Committee when the matter of the Carnegie Library is before it.

- CARRIED UNANIMOUSLY

6. B.C. Hydro Transit Cutbacks

In a letter dated March 20, 1978, the Downtown Eastside Residents' Association requested permission to appear as a delegation this day on the matter of B.C. Hydro transit cutbacks.

MOVED by Ald. Rankin,
THAT the request of D.E.R.A. to address Council this day be approved, and all other interested parties be also given an opportunity to address Council.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

7. Kiwassa N.I.P. Area Rezoning - 1026 and 1030 East Georgia Street

Council noted a letter dated March 20, 1978, from Robert Gardner & Associates, with respect to the by-law on the Kiwassa N.I.P. Area rezoning. Mr. Gardner, on behalf of his client, Mr. Martin Mache, owner of two lots at 1026 and 1030 East Georgia Street, requested that these lots be excluded from the By-law on the Kiwassa N.I.P. Area. Mr. Mache was out of town at the time of the Public Hearing and, therefore, did not have an opportunity of addressing Council at that time. Mr. Gardner addressed Council in support of his client's request.

MOVED by Ald. Puil,
THAT Lots 6 and 7, Block 95, District Lot 181, Plan 196 (1026 and 1030 East Georgia Street), be excluded from the By-law on the Kiwassa N.I.P. Area rezoning, and the Director of Legal Services report to a future Council meeting in connection therewith.

- CARRIED UNANIMOUSLY

8. Rezoning of 4545 Prince Albert Street

Council on November 22, 1977, approved the rezoning of the site at 4545 Prince Albert Street from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District subject to certain conditions to be completed on or before March 23, 1978.

In a letter dated March 20, 1978, Lisogar Construction Ltd., requested a 30-day extension on the conditions to allow them time to register the documents and make minor amendments.

MOVED by Ald. Kennedy,
THAT Lisogar Construction Ltd., be granted a 30-day extension in which to meet certain conditions attached to the rezoning of 4545 Prince Albert Street from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District.

- CARRIED UNANIMOUSLY

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4:35 p.m., with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

1. Tenants' Advisory Counselling Services

Council noted a report of the Community Services Committee dated March 9, 1978, concerning support of funding for the Tenants' Advisory Counselling Services. In this regard, the Council received representations from the following:

Mr. M. Chrunik - representing Grandview-Woodlands Community Resources Advisory Board.

Mr. D.W. Laalo - representing Grandview Tenants' Association,

Ms. V. Barrett - representing West End Tenants' Association.

A brief was filed by the Grandview Tenants' Association, together with communications to and from the Minister of Human Resources, on the topic.

All delegations urged Council's support of the recommendation contained in the Committee's report.

MOVED by Ald. Rankin
THAT the recommendation of the Committee be approved;

FURTHER THAT the Mayor arrange a meeting with the Premier and the Provincial Cabinet to discuss funding in the field of Social Services.

- CARRIED

(Ald. Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 17, 1978

Works & Utility Matters (March 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Watermain Installation - 1977 Capital Budget
Cl. 2: Watermain Installations - 1977 Capital Budget

Clauses 1 and 2

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(March 17, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Riley Park N.I.P. - Changes to Livingstone School to Facilitate Community Use
Cl. 2: Kitsilano N.I.P. - Final Projects
Cl. 3: Rezoning Application - N/W Corner 12th Avenue and Lakewood Drive

Clauses 1 and 2

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
N/W Corner 12th Ave. & Lakewood Drive.
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED

(Ald. Brown, Ford, Gibson and Kennedy opposed)

Licenses & Claims Matters
(March 17, 1978)

Wonder Rooms,
50 East Cordova Street,
(Clause 1)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved;

FURTHER THAT the City Manager arrange for a report on the premises from the Health Inspectors, to be submitted at the same time as the proprietor appears before Council.

- CARRIED UNANIMOUSLY

Finance Matters
(March 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Law Reform Commission Proposals re Tort Liability of Public Bodies
Cl. 2: Orpheum Theatre - Heating Problems

Law Reform Commission Proposals re
Tort Liability of Public Bodies
(Clause 1)

MOVED by Ald. Rankin
THAT this clause be deferred and a report reference be given by the Director of Legal Services at the appropriate time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Orpheum Theatre -
Heating Problems
(Clause 2)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 17, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1. Rental Review, 1836 West 5th Avenue,
Cl. 2. Authorization to Purchase Two T.V.Sets for Cordova House Prior to 1978 Budget Approval,
Cl. 3. Lease of 1,700 sq.ft. more or less on second floor - 1836 West 5th Avenue.

Clauses 1, 2, 3.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Purchase of 5.5. acres in Langara by Daon Development Corporation

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald.Puil and Rankin opposed)

C. Boundary Road Improvements and Associated Matters

MOVED by Ald. Harcourt
THAT the City Manager's report dated March 8, 1978, on the above matter be received for information at this time, and deferred to the April 4th 1978 meeting, at which time delegations will be before Council.

- CARRIED UNANIMOUSLY

D. Proposed Rezoning - Former C.P.R. Right-of-Way in Kitsilano Point

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Grandview-Woodland N.I.P. Appropriation of Funds: R.E.A.C.H. Centre Improvements

In considering this report Council received further explanation from Mr. Dan Cornejo, Planner, and a representative from R.E.A.C.H. Centre.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Consequential Amendment to Zoning and Development By-law No.3575, re Point Grey Road Building Line

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

G. Replacement of Deputy Fire Chief

Council considered a City Manager's report dated March 8, 1978, concerning replacement of the Deputy Fire Chief, which read as follows:

"The Fire Chief reports as follows:

'The Deputy Fire Chief will be proceeding on superannuation, effective November 1, 1978. Prior to his effective date, he will be taking a total of ten weeks accumulated vacation, making his actual retirement date August 21,1978.

To provide consistent management of the Department I feel it essential to replace the Deputy prior to his proceeding on vacation. I also feel it necessary that the new Deputy have an overlap training period of approximately two months to be effective in a reasonable time frame. The latter is essential as my own retirement date will be July 1, 1980, at the latest.

I therefore recommend approval be given to start recruiting procedures immediately for the position of Deputy Fire Chief and that an overlap of up to two months be authorized.'

The City Manager RECOMMENDS the foregoing recommendation of the Fire Chief be approved."

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development, March 9, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: False Creek, Area 6, Phase 1 - Parks Budget

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Kennedy left the meeting.

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II. Report of Standing Committee on Community Services, March 9, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Immigrant Services Centre Funding
Cl. 2: Hotel Vancouver re Fire By-law
Cl. 3: The Status of Day Care Centres in the City of Vancouver

Immigrant Services Centre Funding (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation A by inserting after the word 'interpreter' the words 'for the period April 1, 1978 to March 31, 1979.'

- CARRIED UNANIMOUSLY

Hotel Vancouver re Fire By-law (Clause 2)

Mr. Dave Harris, Law Department, CN Rail, owners of the Hotel Vancouver, was present in Council to answer any questions. It was noted that ads calling for tenders for the sprinkler system for the Hotel Vancouver have been placed in local newspapers.

MOVED by Ald. Gibson,
THAT no action be taken at this time on the Committee's recommendation.

- CARRIED

(Alderman Rankin opposed)

The Status of Day Care Centres in the City of Vancouver (Clause 3)

MOVED by Ald. Rankin,
THAT recommendations A, B, C and D of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee on Community Services, March 9, 1978 (cont'd)

The Status of Day Care Centres in the City of Vancouver (cont'd)

MOVED by Ald. Ford,
THAT recommendation E of the Committee contained in this Clause be referred back to the Community Services Committee for consideration pending submission of a satisfactory job description for the position of day care consultant.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, March 9, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: S.P.C.A. - 1978 Grant Request
Cl. 2: Rental Review - Hodson Manor
Cl. 3: Provincial Government - Recreation Facilities Assistance Program (REFAP)

S.P.C.A. - 1978 Grant Request (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Rental Review - Hodson Manor (Clause 2)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Provincial Government - Recreation Facilities Assistance Program (REFAP) (Clause 3)

MOVED by Ald. Brown,
THAT consideration of this Clause be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Planning and Development, March 16, 1978

False Creek, Area 6, Phase 1 - Wrap Up of Budgets (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

At this point in the proceedings, the Mayor introduced the Honourable Andre Ouellet, Minister of State for Urban Affairs. The Mayor left the meeting and Alderman Rankin assumed the Chair.

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committee on Transportation, March 16, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Transit Matters and Revised Transit Schedules
Cl. 2: Revenue Sharing Act - Roadway Improvements
Cl. 3: Transcontinental Railway Passenger Terminal - Vancouver

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUALY

Transcontinental Railway Passenger Terminal - Vancouver (Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be amended and then approved as follows:

"That Council advise the Federal Minister of Transport and Provincial Minister of Municipal Affairs of its support for the CPR terminal for the transcontinental railway passenger service by submitting the draft letter contained in the memorandum of the City Engineer dated March 15, 1978."

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

VI. Report of Standing Committee on Finance & Administration, March 16, 1978

1978 Basic Capital Budgets (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT item 3-01-03, Reconstruction of Old Sewers in various locations in the amount of $375,000.00, set out in the Project Detail appended to this clause, be approved and the remainder of the Project Detail be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. Matters insofar as the Regional District meeting for March 22, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW (Outdoor Burning)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Gibson was excused from voting on this By-law)

MOTIONS

A. Allocation of Lands for Lane Purposes (N10' of Lot 'A' of Lots 13 and 14, Block 292, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 'A' (Reference Plan 96) of Lots 13 and 14, Block 292, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (E10' of Lot 5, except the W7', now road, Block 70, D.L. 264A, Plan Nos. 442 and 1771)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 10 feet of Lot 5, except the West 7 feet, now road, Block 70, District Lot 264A, Plan Nos. 442 & 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (N10' of Each of Lots 15 and 16, Block 319, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 15 and 16, Block 319, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Brown - Parking - Old King George School Site

referred to the Old King George School Site now being used for parking without apparently a development permit being issued and no landscaping provided around the perimeter.

The City Manager was requested to submit a report on the matter.

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The Council adjourned at approximately 5:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of March 21, 1978, adopted on April 4, 1978.

MAYOR

CITY CLERK

SUPPORTS DEL-1

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Tenants Advisory Counselling Services - Delegation

The Chairman had agreed to the request of Mr. D. Laalo, President of the Grandview Tenants Association, to appear as a delegation before the Committee to seek City Council's support for the application of the Tenants Advisory Counselling Services to the Provincial Government for continued funding.

Mr. Laalo, together with several other representatives from both the Grandview-Woodlands and West End areas, appeared before the Committee this date.

A brief (copy on file in the City Clerk's office) from the Grandview Tenants Association had been circulated to Members of the Committee prior to the meeting and at today's meeting, a brief (Schedule "A") from the Community Resources Advisory Board, Grandview-Woodlands, and a letter (Schedule "B") from Vancouver Centre M.L.A. Emery Barnes were distributed by the delegation.

Several persons addressed the Committee, advising that the Provincial Human Resources Department had indicated it will not continue to fund the Tenants Advisory Counselling Services beyond March 31st, 1978, and had indicated that this type of service is provided by the Rentalsman and the Rent Review Commission.

The delegations requested that the Committee recommend that Council advise the Human Resources Department that it supports the Tenants Advisory Counselling Services and requests the Human Resources Department to continue to fund this service. The delegations also suggested that Council or individual Aldermen host a press conference on the subject of reduced Provincial funding and also sponsor a public meeting on the issue of reduction in Provincial funding for community service programs.

The Chairman of the Committee pointed out that City Council, on Tuesday, March 7, 1978, had approved a recommendation that the Mayor and Chairmen of the Community Services and Finance & Administration Committees seek a meeting with the Premier and his Cabinet on the subject of funding for community services, and that if City Council approves a recommendation that the Human Resources Department be urged to continue funding the Tenants Advisory Counselling Services, then this subject could be raised at the meeting with the Provincial officials.

Continued . . . .

Part Report to Council
Standing Committee of Council on Community Services
March 9, 1978

Clause No. 1 Continued

The Committee heard seven speakers on this particular matter and following discussion, it was

RECOMMENDED

THAT Council support the application for funding of the Tenants Advisory Counselling Services to the Department of Human Resources and urge the Department of Human Resources to continue funding these services.

FURTHER THAT the City make direct representation to the Minister of Human Resources urging that this funding be continued.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 501

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Watermain Installation - 1977 Capital Budget

The City Engineer reports as follows:

"To provide on-street fire protection and services to subdivided portions of Lot 7, D.L. 526, Plan 14750, a watermain has to be installed on Arbutus Street from King Edward Avenue to approximately 650 feet south.

The total cost of this work is estimated at $24,000 of which a fixed amount of $15,000 is being paid by the developer. The remaining balance, estimated at $9,000, is to be paid from Waterworks Capital funds.

I recommend that the above-named installation be approved and that the required City portion of $9,000 be appropriated from Waterworks Capital Account #128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Watermain Installations - 1977 Capital Budget

The City Engineer reports as follows:

"Watermain installations and replacements are required as follows:

WATERWORKS PROJECT 719

Street	From	To
Kootenay Street	Eton Street	Oxford Street
Oxford Street	Kootenay Street	Boundary Road
Boundary Road	Cambridge Street	Eton Street
11th Avenue	Kingsway	Prince Edward Street
Prince Edward Street	Aubrey Place	31st Avenue
Windsor Street	19th Avenue	21st Avenue

Estimated Cost: $98,000

The Boundary Road installation is required for grid completion and dead-end elimination. All other installations replace old leaking steel mains. In addition, five of the above six installations have to be completed prior to 1978 paving.

Funds for the project are available from the following Waterworks Capital Accounts:

#128/7902	Prior to Paving - Unappropriated	$43,000
#128/7903	Uncompleted Design - Unappropriated	55,000
		$98,000

I recommend that Project 719 be approved for construction and that the required $98,000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 501

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Riley Park N.I.P. Appropriation of Funds:
Changes to Livingstone School to Facilitate Community Use

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds for changes to David Livingstone Elementary School.

A goal of the Riley Park Citizens' N.I.P. Planning Committee is to make public facilities in the neighbourhood more accessible for community use. The gymnasium at Livingstone School would be very useful as a site for public functions, except that such use at present is limited because of security problems relative to the rest of the school. The proposed N.I.P. expenditure would provide a separation between the school classroom/office areas and the gymnasium. Partitions and doors with appropriate panic hardware would be installed at the northwest stairwell and in the hall south of the gymnasium.

Various groups and organizations in the neighbourhood would then be able to use the gymnasium for classes, sporting events and other leisure activities under normal rental arrangements without disturbing the classroom areas.

The changes for Livingstone School are itemized in Appendix I, attached, as agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, Livingstone School staff and the Vancouver School Board.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is $2,800.00.

The Director of Planning recommends that Council approve an expenditure of $2,800.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Budget Account 898/9412 for the installation of divider partitions and doors at David Livingstone School, costs to be shared as follows:

C.M.H.C.	$1,400.00	(50% of total)
Province of B.C.	$ 700.00	(25% of total)
City of Vancouver	$ 700.00	(25% of total)"

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Kitsilano N.I.P. - Final Projects

The Director of Planning reports as follows:

"The Implementation Stage of the Kitsilano Neighbourhood Improvement Program is drawing to a close. City Council approved the Concept Plan for Kitsilano (and Cedar Cottage) on November 12, 1974. CMHC has informed the Planning Department that all NIP projects for Kitsilano and Cedar Cottage are to be completed by March 18, 1978. However, they also stated they are willing to grant time extensions for specific projects as long as there is a Council commitment made for these projects before the end of March.

As there is still approximately $35,000 remaining in the Kitsilano N.I.P. budget, out of an original allocation of $1,200,000, the Kitsilano Planning Committee has been reviewing for the past few months, requests for N.I.P. funding. They are recommending that the following be approved:

(a) Install a Sink at Tennyson School - The community room in Tennyson School, which was created through the use of N.I.P. funds ($42,375) is used each day for several hours by an after-school day-care group. They have reported that having a sink is quite

Cont'd . . .

Clause 2 Cont'd

essential for the proper functioning of the facility. A sink would also enable a greater variety of activities to take place in the facility at night. It was simply an oversight that it was not included in the original renovation plans. School Board staff have estimated the cost of installing a sink, with necessary plumbing, to be $2,635.

(b) Additional work at Kitsilano Neighbourhood House - Last fall City Council approved the expenditure of $68,000 from the N.I.P. budget to improve the grounds around Kits House, and to make improvements needed to make the building accessible to handicapped persons. However, it was discovered when the Building Permit was applied for that additional work would have to be carried out to meet the City's regulations which require a fire separation between the wheelchair ramp and the main building. The cost for this work has been estimated to be $2,365.

(c) Improve Playground Facilities at Gordon School - The three other Elementary Schools in Kitsilano (Hudson, Tennyson and Bayview) have all received $30,000 or more to build creative playgrounds on the school grounds. Gordon School did not receive similar funding because the parents and staff, at that time, were unwilling to do the work necessary to put together a N.I.P. proposal. The situation has changed, and a proposal for playground improvements has been submitted. Details are attached as Appendix A. The total estimated cost is $29,640.

(d) Arbutus and Fourth Mini-Park - On October 5, 1976, City Council approved the expenditure of $15,000 from NIP to build a mini-park on a boulevard widening at the northeast corner of Arbutus and Fourth. After detailed drawings were prepared, the City Engineer felt some changes would be required to meet standards of safety. After quite some time, a final design was produced which met both the Kitsilano residents goals and the City's requirements. However, due to the design, it is now estimated that the project will cost $27,000 or, $12,000 more than was allocated. Details are attached as Appendix B.

The total estimated cost of these four projects is $46,640.

The Planning Department concurs with the recommendation that the above-noted projects be approved.

FUNDING

Several of the Kitsilano N.I.P. accounts have funds remaining in them which have been unspent and several others have been overspent. Details are attached as Appendix C. Several items such as the Kitsilano Community Centre, Bayview School, Relocation of Tenants, etc. have not been included even though the accounts show money unspent for these items because these projects have not yet been completed. It is assumed that these items will be completed within the budget limits set for them.

Therefore, if these items are excluded, the balance for each section of the budget is:

Recreation Facilities	- $ 1,655.55
Social Facilities	691.40
Housing	17,528.89
Planning & Administration	21,022.00
TOTAL	$37,586.74

Also, on January 10, 1978 City Council agreed to sell the NIP Housing Site at 1937 to 1953 West 2nd Avenue to the Nasaika Co-op for $160,000, with $100,000 of that amount to be transferred to the Community Centre project and $60,000 to be set aside for social and recreational projects in Kitsilano.

Cont'd . . .

Clause 2 Cont'd

Therefore the funds required are:

Recreation Facilities overexpenditure	$ 1,655.55
Projects listed in first section of this report	46,640.00
TOTAL	$48,295,55

and the total funds available are:

Social Facilities	$ 691.40
Housing	17,528.89
Planning and Administration	21,022.00
Proceeds from Housing site sale	60,000.00
TOTAL	$99,242.29

Note that the money from the Social Facilities, Housing and Planning and Administration accounts is cost-shared with the senior governments on the basis of Federal 50%, Provincial 25%, City 25%. The $60,000 from the sale of the property is completely city money and therefore, does not fall under the March 18 completion deadline.

The expenditure of $48,295.55 on the Recreation Facilities overrun and on the four projects will leave $50,946.74 ($99,242.29 less $48,295.55) unexpended City funds. Under the N.I.P. guidelines this sum of money must be spent in the Kitsilano N.I.P. area for projects identified in the future but does not fall under the March 18 completion deadline.

The Director of Planning therefore recommends that City Council:

A. Approve the expenditure of up to $2,635.00 (Two thousand six hundred and thirty-five dollars) from the Kitsilano NIP budget to be used to install a sink in the Community Room at Tennyson School.

B. Approve the expenditure of up to $2,365.00 (Two thousand three hundred and sixty-five dollars) from the Kitsilano NIP budget to be used to complete the renovation work to Kitsilano Neighbourhood House.

C. Approve the expenditure of up to $29,640.00 (Twenty-nine thousand six hundred and forty dollars) from the Kitsilano NIP budget to be used to improve the grounds at Gordon School.

D. Approve the expenditure of up to $12,000.00 (Twelve thousand dollars) from the Kitsilano NIP budget, in addition to the $15,000.00 previously approved, to be used to install a mini-park on the boulevard on the northeast corner of 4th Avenue and Arbutus.

E. Approve the transfer of unexpended NIP funds, from the accounts noted in Appendix C, to the NIP accounts showing overexpenditures (noted in Appendix C) and to the new accounts set up to pay for the four projects noted above."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Rezoning Application - Northwest Corner of 12th Avenue and Lakewood Drive

The Director of Planning reports as follows:

"An application has been received from Michael Katz, Architect, to amend Zoning and Development By-law No. 3575, whereby the site at the Northwest Corner of 12th Avenue and Lakewood Drive, Remainder Lot 2, Subdivision 'D', Block 163, D.L. 264A, Plan 8723, be rezoned from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for the purpose of:

Constructing 50 2-bedroom townhouse units.

Site Description and Background

The Great Northern rail cut forms the 461 foot northerly boundary of this site, which is also bounded by Lakewood Drive on the east, Semlin Drive on the west, and in part by 12th Avenue on the south. The northeast corner of 12th Avenue and Semlin Drive is occupied by the Lakeview United Church which occupies a separate lot adjoining the site on the south. The site has frontage on three streets: 12th Avenue (a frontage of 217 feet), Lakewood Drive (a frontage of 125½ feet) and Semlin Drive (a frontage of 130 feet). The irregular shape of the site is more clearly seen in the attached Appendix A map.

The site is currently zoned RS-1 and is developed with a tourist court known as the Mid City Motel, a use which was approved by the Board of Variance in November of 1952. The motel provides 21 dwelling units and 6 sleeping units which are rented on a daily (@ $14 per day) and a weekly basis (@ $50 to $55 per week). An exterior inspection of this existing development indicates that the seven buildings on the site are in fair condition.

To the north, across the railway cut, and to the south, across 12th Avenue, the lands are also zoned RS-1 and developed with a variety of single family dwellings. To the east, across Lakewood Drive are three separately zoned properties: the northeast corner of Lakewood Drive and 12th Avenue is zoned as a CD-1 Comprehensive Development District, and developed with an automobile glass repair shop; on the southeast corner of 12th Avenue and Lakewood Drive, is a gasoline service station developed under the existing C-1 Commercial District; to the east of this property is a single RT-2 Two-Family Dwelling District lot which is developed with a four unit apartment building.

Lands to the west of the site are zoned RT-2 Two-Family Dwelling District and developed with a mixture of single family houses, conversions, two-storey apartment buildings and a number of non-residential uses. For example, on the north side of 11th Avenue, between Semlin Drive and Victoria Drive, is the First Christian Restoration Church. To the north of this church is the Grandview Health Unit. (See Appendix B).

Proposed Development

The applicant submitted drawings, stamped "Received, City Planning Department, October 12, 1977", indicating the proposed development would consist of 50 2-bedroom townhouse units. Parking would be provided totally underground with a singular point of vehicular ingress/egress on Lakewood Drive.

It is important to note that the requested zone is RT-2 Two-Family Dwelling District. The only major outright uses permitted under this District Schedule are one- and two-family dwellings. The floor space ratio of these uses would be limited to 0.60. Townhouses, and apartments are conditional uses which require special approval by the Director of Planning and may be subject to conditions and regulations as the Director of Planning may decide. Specific regulations which appear in the RT-2 Schedule are as follows:

Cont'd . . .

Clause 3 Cont'd

'(2) Apartment buildings subject to the RM-1 Multiple Dwelling District regulations and subject to notification of such adjoining property owners as the Director of Planning deems necessary.

(2A) Townhouses on sites of not less than 7200 square feet and having a side yard of not less than 7 feet and subject to the RM-1 regulations, except regulations D, F, and J, and subject to notification of such adjoining property owners as the Director of Planning deems necessary.'

Calculations

Site Area	64,687 square feet or 1.49 acres (6,010 m^2 or .6 hectares)
Number of Units	50 2-bedroom townhouse units
Proposed Floor Area	43,235 square feet (4,017 m^2)

		Proposed	Permitted Under RM-1
Floor Space Ratio		0.66	0.75
Site Coverage		33%	40%
Required Parking		59 spaces	60 spaces
Height of Building		2 storeys @ 24 feet	2 storeys plus cellar
Setbacks	12th Avenue	7 feet (2.13 m)	24 feet (front yard)
	Semlin	25 feet (7.62 m)	24 feet (front yard)
	Lakewood	25 feet (7.62 m)	10 feet (side yard)
	Rail Cut	7 feet (2.13 m)	35 feet (rear yard)

City Engineer

The Assistant City Engineer (Streets), in a memorandum dated December 28, 1977, made the following comments:

'The following concerns require attention and must be resolved before this rezoning proposal would be acceptable to this Department:

1. Adequate fire, emergency and service vehicle access must be provided;
2. Building grades must be obtained from this Department and all entrance elevations must meet these grades to this Department's satisfaction;
3. Geometrics regarding parking and ingress/egress must comply with Engineering Department standards.'

Vancouver Fire Department

The Deputy Fire Chief, in a memorandum to the Engineering Department dated December 29, 1977, made the following comments:

'I have reviewed the fire fighting access for the above project and will approve the proposal as shown.

In this case, one entrance into the complex with a turn-around provision for fire trucks at the eastern end is acceptable.'

Vancouver School Board

The Head of Planning and Administration Services for the Board of School Trustees of School District No. 39, in a letter dated January 26th, 1978, comments as follows:

Cont'd . . .

Clause 3 Cont'd

'Noting the proposed rezoning and the possibility that a 50 unit townhouse scheme might be developed on this site, I would anticipate that approximately 40 elementary school age children might come from this project (1 per unit, 80% elementary school age).

The area elementary school is Laura Secord, 3 blocks north of the proposed development. This school currently has 5 portable classrooms on this site, but its enrollment is declining and it is expected that by September 1978 it will be able to accommodate this number of children.'

Urban Design Panel

The Urban Design Panel, at its meeting of Thursday, December 8, 1977, made the following statement:

'The Panel supported the rezoning but expressed the hope that the resubmission for development permit would show some reduction of density, larger open spaces and a breaking up of the long continuous north block facades.'

Cedar Cottage N.I.P. Committee

The Cedar Cottage Neighbourhood Improvement Program Committee, on October 26, 1977, opposed this rezoning application for the following reasons:

1. The density would be too high in this area which is presently zoned single family;

2. There are already many existing vacant apartment units in the community and in the city. Therefore, the sensibility of this proposed project is being questioned;

3. There is no guarantee that the quality of development would be better than AHOP standards and whose projects have been disastrous in some other nearby communities;

4. There is concern that the existing schools cannot accommodate the additional students which this family project would require.

Public Information Meeting

The Planning Department sponsored a Public Information Meeting on February 2, 1978, largely as a result of the Cedar Cottage N.I.P. Committee which indicated their opposition to this proposed rezoning. The major concern expressed by the 45 residents in attendance was the proposed density and related problems, especially traffic and parking congestion. It was felt that the Assisted Home Ownership Program nature of the housing would dictate a poor quality of construction. The meeting resolved that no rezoning should be approved until a clear housing policy is formulated for the Cedar Cottage area.

Following this meeting, a letter of support for the proposed development was received from the Minister of the Church to the south, on behalf of the congregation.

Analysis

Under the existing RS-1 zoning, two main alternatives exist for the site. Firstly, the existing development could be continued as a non-conforming use, providing a fairly low cost form of short and long term accommodation. The existing use does not, however, fully utilize the site.

The second alternative would be for subdivision and redevelopment of the site with single family dwellings. Such development would be costly given the site configuration and requirements for street dedication and development to service the 9 or 10 lots which would be created. The resultant development of this 1.5 acre (.6 hectare) site would be at a low density of 6 or 7 units/gross acre (15 to 17 units/gross hectare) and the Planning Department believes this land could be better utilized under an alternate zoning providing a greater range of alternatives.

Cont'd . . .

Clause 3 Cont'd

The proposed RT-2 Two-Family Dwelling District is felt to be an appropriate zoning given the site and its locational attributes. Under this zoning, one and two-family dwellings are outright uses up to a maximum floor space ratio of 0.6 and a height of two storeys plus cellar. Subdivision of the site could result in a potential for 8-9 lots and 8 to 17 dwelling units with a resultant maximum of 12 units/gross acre (30 units/gross hectare). Given land requirements for street dedication within the site, the resultant density in units/net acre would be around 14 which is lower than most established RT-2 areas given the existence of conversions, apartments, etc. Development on this site of two-family dwellings under RT-2 zoning would, however, be at a comparable density to the established RT-2 area to the west which has an average of 15 units/acre.

An alternative form of development under the RT-2 District Schedule is that of townhouses which may be considered as a conditional use. Site attributes which support such a development in this instance include the relatively large site area, its irregular shape which makes subdivision difficult, its isolation relative to the surrounding residential community, and flexibility of unit placement in response to characteristics such as the adjoining arterial/traffic noise, adjoining railway, and the church to the south.

In considering townhouse developments, 25 units/acre (62 units/hectare) and a floor space ratio of 0.75 are felt to be appropriate maxima for larger, regularly shaped sites. On irregular sites such as that of the current proposal, these maxima may be excessive, yet a slight reduction would still favourably compare with development achievable through normal duplex construction. In either case, the increases which may be permitted in both floor space ratio and units/acre for townhouse development are bonuses above normal RT-2 development in exchange for provision of features such as underground parking, collective, useable, open space and a high overall quality of design.

While the proposal submitted indicates a floor space ratio of 0.66, the proposed density in terms of units/acre is excessive at 33. The applicant indicates that there is little room for reduction in the number of units proposed as the maximum sale price for A.H.O.P. units is about $47,000.00 and this ceiling would be exceeded with a reduction of several units.

The current proposal, partly as a consequence of the excessive density in units/acre, has not responded to a number of critical design aspects. These will require further investigation in the preparation of a Development Permit Application should the rezoning to RT-2 Two-Family Dwelling District be approved. These concerns are as follows:

(1) Lack of provision of adequate setback of dwelling units from East 12th Avenue (7 feet shown on current proposal).

(2) Poor dwelling unit design and orientation regarding sunlight, privacy and protection from noise.

(3) Poor pedestrian/vehicular access to and location of underground, off-street parking spaces, with particular regard to the distance of parking from the westerly units and the resultant tendency for future residents to park on Semlin Drive.

(4) Lack of unit diversity in that all proposed units contain 2 bedrooms.

(5) The relatively unbroken, long corridor created by the placement of units as proposed.

(6) Lack of common open space on the westerly portion of the site and the insensitive relationship between open space and the underground parking with regard to landscaping.

Summary

While a rezoning to RT-2 Two Family Dwelling District for the purpose of developing townhouses seems appropriate for this site, the proposed

Cont'd . . .

Clause 3 Cont'd

development responds inadequately to the difficulties of this site, primarily as a consequence of the excessive density proposed (50 units: 33 units/acre). While the proposed rezoning can be supported, an acceptable scheme of development would entail a maximum of 37 units: 25 units/acre in a configuration more sympathetic to site characteristics. Establishment of a high quality development can be controlled through the Development Permit process.

Recommendation:

The Director of Planning recommends that the following be received and the whole matter be referred direct to a Public Hearing:

> That the application be approved, noting, however, that the current scheme of development would not be acceptable under a Development Permit Application."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 202

MANAGER'S REPORT, MARCH 17, 1978 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Wonder Rooms, 50 East Cordova Street

The Director of Permits and Licenses reports as follows:

"Inspector W. M. Nicol i/c Vice Section, Vancouver Police Department has reported as follows:

'Re: Conviction for Keeping a Common Bawdy House

Please be advised that a conviction was registered with regard to Kong Wong, 35 years of age, the proprietor of Wonder Rooms, 50 East Cordova Street. Mr. Wong was found guilty by Judge McGivern on December 2, 1977 and on December 22, 1977 he was fined $750.00 or in default 60 days.'

The premises were inspected by the Health Department who report that there were 26 occupied rooms and 10 vacant rooms at the time of inspection. Of the 26 occupied rooms 21 occupants were receiving welfare and 5 were pensioners.

I recommend that Mr. Kong Wong be requested to appear before Council to show cause why his license should not be revoked. "

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502

FINANCE MATTERS

CONSIDERATION AND RECOMMENDATION:

1. Law Reform Commission Proposals re Tort Liability of Public Bodies

The Director of Legal Services and the City Engineer submit the following report:

"In 1974 the Law Reform Commission of British Columbia presented certain proposals relating to changes in the time limits for bringing actions against municipalities and the requirements relating to notice of intended actions. At the same time the Commission produced a working paper dealing with substantive changes in the law relating to tort liability of public bodies.

As a consequence of the recommendations and the proposals in the working paper, the Director of Legal Services prepared a report to Council setting out the substance of the various proposals, together with comments relating to the consequences of their implementation. The report (copy attached) contained seven recommendations, all of which were approved by Council on February 18, 1975. At that time Council also passed a resolution advising that they were concerned with the apparent unlimited financial responsibility which the City would be obliged to assume if the Commission's proposals were put into effect. Council also instructed that the City's report and Council's decision be forwarded to the Attorney General, the Union of British Columbia Municipalities and the Law Reform Commission of B.C.

There were many submissions from the U.B.C.M. and other municipalities with respect to many of these matters and, for whatever reason, the fact is that the new Limitations Act did not alter the existing (acceptable) requirement of notice of an intended action, as has been recommended by the Commission. Therefore, it appears that this suggestion is no longer a problem from a municipal point of view.

On the other hand, the report of the Commission to the Attorney-General,which has recently been forwarded to us, makes the exact same recommendations as did the 1974 working paper. In summary they are recommending:

(1) that municipalities be liable for damage resulting from failure to maintain roads, sidewalks etc. in good condition;

(2) that a municipality cannot rely on the defence of statutory authority in an action for damages, and,

(3) that the municipal immunity from the rule in Rylands v. Fletcher be abolished.

In the 1977 recommendations to the Attorney-General the Commission states as follows:

" The working paper was circulated for comment to practising lawyers, legal scholars knowledgable in this field, municipalities, and other organizations. All were asked for comments on and criticisms of the proposals advanced by the Commission. A great many submissions were received, particularly from

Clause No. 1 continued:

> "municipal authorities, and these have been of great value to us in assessing our original proposals and formulating the final recommendations contained in this Report."

While our report may or may not have been of great value to the Commission, the fact appears to be that our report, and indeed all other reports, had no effect whatsoever in the formulation of the final recommendations.

Although it is true that Council in February, 1975 accepted the basic premise of the Commission's proposal, they did so subject to the seven specific proposals on page 11 of my report. Council also recorded its concern with the apparent unlimited financial responsibility which the City would assume if the proposals were put into effect. With the exception of Item #1 relating to 'notice', the Commission has not dealt with or answered the concerns set out in Items 2 to 7. In our opinion Items 2 to 7 were and are of fundamental importance to all municipalities, and to adopt the Commission's proposals without the modifications suggested will, in fact, be making all municipalities a giant insurer who must pay for any injuries sustained on City property, or that are caused by any City services.

The Director of Finance has suggested that we should comment on the financial implications of these proposals, but we can only repeat what we said in the earlier report to the effect that for Vancouver it is unlikely that the extra cost of claims would be less than one million dollars per year, and there is no way that we can even estimate an upper limit.

The City Engineer points out that this important matter of liability was recently brought to Council's attention during the review of the City Engineering Department's activities and budgets. In discussing the range of services provided by the Engineering Department, first priority was to those services that directly affect public safety. Almost all Engineering Department services are in this category to varying degrees and, therefore, the proposed changes in Provincial legislation would result in substantial increases in the Engineering Department's budgets for maintenance of facilities.

The matter of the substantive changes to tort liability of public bodies is now in the hands of the Attorney-General, and it is for the Provincial Government to decide whether or not these recommendations will be implemented by legislation. However, in view of the enormous impact that the adoption of these proposals would have on the City of Vancouver, and the fact that the Law Reform Commission has made no change at all in its basic submission, Council may wish to review their original acceptance of the basic proposals; (Items A, B & C in report of February, 1975).

Accordingly, the Director of Legal Services and the City Engineer:

(I) Submit for Council's CONSIDERATION a review of items A, B & C as outlined in the 1975 Report as listed below.

A. Is Council in favour of assuming broader legal obligations in respect of the streets and sidewalks?

...../3

Clause No. 1 continued:

B. Is Council in favour of assuming broader legal obligations by virtue of the removal of the defence of statutory authority?

C. Is Council in favour of assuming broader legal obligations by virtue of the removal of the municipal exemption to the rule in Rylands and Fletcher?

(II) If Council still accepts the basic proposals, then we RECOMMEND that Council advise the Attorney General that it is opposed to the Commission's proposals unless the legislation modifies the proposals to the extent set out in Items 2 to 7 outlined in the 1975 Report as listed below.

2. That the defence of Statutory Authority as it relates to repair or replacement of streets be retained.

3. That municipalities be enabled to invoke contributory negligence in actions founded in nuisance.

4. That the normal onus of proof not be reversed.

5. That some reasonable standard be set for sewer construction.

6. That a municipality be liable only for gross negligence where an injury occurs as a result of snow and ice.

7. That in respect of loss or damage occasioned by municipal services, the claimant must first look to private insurance and that there be no right of subrogation.

The City Manager submits item (I) above of the Director of Legal Services and the City Engineer for Council's CONSIDERATION and RECOMMENDS adoption of item (II) if Council still favors the general directions outlined in A, B, C.

RECOMMENDATION

2. Orpheum Theatre - Heating Problems

The Director of Permits and Licenses reports as follows:

"The Orpheum Theatre has now been in operation for over one year, and during this period certain heating deficiencies have been encountered which cause considerable public complaint and operational difficulties. In general terms the problems are as follows:

- To maintain standard temperatures in the lower floor of the auditorium, the balcony and upper orchestra areas become overheated.

- The stage derives its heat from the main auditorium. This is a major problem for a performance since we must heat the auditorium to 72° in order to make the stage comfortable for the performers, but once the public arrive the temperature jumps 4° to 6° F. within 15 minutes with a full house.

Clause #2 continued:

- The air supply system is inadequate and the exhaust system is excessive which creates negative air pressure in the building. Consequently during winter when the exterior lobby doors are open, cold air pours in creating drafty, cold conditions in the lobbies and the rear seats of the auditorium.

With certain relatively minor renovations to the air delivery and exhaust system, most of these problems can be eliminated. We recommend the installation of a return air system from the balcony and upper orchestra areas, automatic dampers be installed on the main exhaust system, and duct work changes be made to the rehearsal room air conditioning system which would allow us to heat or cool the stage independently of the auditorium. The only area in the building that has true air-conditioning (i.e. mechanical cooling) is the rehearsal room, and it is our hope to make these changes to the system before summer to take advantage of this cooling capacity.

Return Air System	$ 9,000.
Controls	3,000.
Stage Heating	5,200.
Consultant Fees	1,500.
Total	$18,700.

The Director of Finances advises that if Council approves the recommendations of this report the necessary funds would be provided in the 1978 Revenue Budget.

It is therefore recommended improvements be made to the heating and air-conditioning systems of the Orpheum Theatre at an approximate cost of $18,700. and that the necessary funds be approved in advance of the 1978 Revenue Budget."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502-503

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review, 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"City Council on September 30, 1975 approved a lease to Mardon and Campbell Insurance Agencies Ltd. of 945 square feet, more or less, on the second floor of the McLaren Electric Building, 1836 West 5th Avenue.

This lease for 2½ years terminating on April 30, 1978, contains an option to renew for a further 2½ years at a rent to be negotiated but with all other terms and conditions unchanged.

Following negotiations, this lessee has agreed to rent these premises for a further 2½ years, effective May 1, 1978, and has agreed to a rental increase from $400. per month to $492. per month.

Therefore, it is recommended that effective May 1, 1978, the rental be increased to $492. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Authorization to Purchase Two T.V. Sets for Cordova House Prior to 1978 Budget Approval

The Supervisor of Properties reports as follows:

"Cordova House is a three storey facility housing an average of 66 tenants per month. The building has a lounge on each floor which seat 10 to 12 tenants each, but has only one T.V. set in the main floor lounge.

To allow more of the tenants to enjoy T.V. and permit a wider choice of programs, it is proposed to purchase two more sets for the other lounges.

The price for two 20" colour T.V.'s plus tables and locking devices amounts to approximately $1,330.00.

An allowance for furniture was submitted in the 1978 budget to B.C. Housing Management Commission but confirmation is not expected for some time.

The Supervisor of Properties recommends that authorization be given to acquire the above items prior to confirmation of the budget by B.C. Housing Management Commission; it being recognized that if funds are not approved by B.C. Housing Management Commission, then the $1,330.00 will be a cost to the City and provided from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Lease of 1,700 square feet more or less on second floor - 1836 West Fifth Avenue

The Supervisor of Properties reports as follows:

"British Columbia Teachers' Federation lease 1,700 square feet more or less on the second floor of the McLaren Electric Building, 1836 West Fifth Avenue. The current lease at a monthly rental of $800.00 expires June 30, 1978.

It is noted that although the lease was drawn in the name of British Columbia Teachers' Federation, the premises were occupied and rent was paid by the Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association.

These two associations have requested a two year lease commencing July 1, 1978 and have also requested that the new lease be drawn in the names of the Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association. In addition, they have requested an option to renew for a further two years from July 1, 1980 at a monthly rental to be negotiated.

Following negotiations, both associations have agreed to a new lease with the rental to be increased from $800.00 per month to $850.00 per month commencing July 1, 1978. This lease to contain an option to renew for a further two years commencing July 1, 1980, at a rent to be negotiated. All other lease terms and conditions to be similar to the present lease with British Columbia Teachers' Federation.

It is recommended that the above space be leased to Vancouver Secondary Teachers' Association and Vancouver Elementary School Teachers' Association under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563

B

MANAGER'S REPORT

Date: March 9, 1978

TO: City Manager (For Council)

CLASSIFICATION: RECOMMENDATION

SUBJECT: Purchase of 5.5 acres by Daon Development Corporation in Langara

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The Supervisor of Properties reports as follows:

"On March 23, 1976 City Council approved the sale of 13 acres of Langara land to Daon Development Corporation. Lot 3, Block 1165, D.L. 526 was for 7.5 acres; the acquisition has been completed by Daon and development is underway on that lot. Lot 1, Block 1165, D.L. 526 is for 5.5 acres and was sold for $1,650,000.00. The sale date for Lot 1 has now been established as March 28, 1978 by "interim agreement" which stated the sale date would be 180 days after the first conveyance occurred on Daon's Lot 3.

The interim agreement between the City and Daon will invoke an Agreement-for-Sale as at March 28, 1978. The agreement requires payment of the balance of the initial instalment in the amount of $330,000.00; the principal balance of $1,237,500.00 is then payable over the next 18 months with interest accruing on the outstanding principal balance at the rate of 11% per annum, payable semi-annually from March 28, 1978.

Daon have indicated that as there is insufficient demand at present for the units they are now making available they do not wish to embark on any further development until the market improves. They are asking for a 6-month extension to the sale date from March 28, 1978 to September 28, 1978. They are prepared to pay interest on the unpaid portion of the purchase price, being $1,567,500.00, at the rate of 12% from March 28, 1978 until September 28, 1978 or an earlier date if Daon decide to enter into the Agreement-for-Sale earlier.

Accordingly, it is therefore recommended that:

1) Daon be granted a 6-month extension of the date of sale from March 28, 1978 to September 28, 1978 on the purchase of Lot 1, Block 1165, D.L. 526 in Langara.

2) Interest to be payable on the unpaid portion of the purchase price at the rate of 12% per annum from March 28, 1978 to September 28, 1978 or until the Agreement-for-Sale comes into effect, if sooner.

3) This extension approval to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563

MANAGER'S REPORT

Date: March 8th, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: BOUNDARY ROAD IMPROVEMENTS AND ASSOCIATED MATTERS

CLASSIFICATION: RECOMMENDATION

The City Engineer, the Champlain Heights Development Group, the Director of Planning and the Director of Finance report as follows:

"This is a summary report. Three technical reports prepared by individual departments have been circulated to community groups in the area, and report references will be presented.

Truck Routes/Southeast Sector

In 1975, Council approved several measures dealing with truck transportation within the City as outlined in the attached report of the City Engineer. One of the measures approved provided for 'retaining the philosophy of dispersed trucking (on designated truck routes), which minimize truck miles in the city, and therefore, detrimental environmental impact'. At the same time however, it was proposed to carry out improvements to the intersection of the S.E. Marine Drive and Boundary Road in order to attract a significant proportion of the trucks presently using Knight Street, Joyce Street and other south slope arterials to this route. At the June 1977 meeting with Burnaby Council, City Council agreed to downgrade Boundary from a replacement route to an alternative trucking route.

As the City Engineer points out, the primary benefit of using Marine Drive and Boundary Road as an alternative truck route is that it would provide relief to residents on other streets from peak noise levels normally associated with trucking. This route has substantially (50%) fewer residents than other truck routes on the south slope, and much greater setbacks, up to 150 feet at Champlain Heights.

The report of the Director of Planning attached as Appendix 3, points out that more extensive use of Boundary Road as a truck route would reduce total resident exposure to trucksin the South East sector by about 20%, provided that Joyce Street and/or Argyle/Victoria are removed from the truck route system. However, insufficient evidence was found to support whether diverting additional trucks on to Boundary Road will significantly improve the environment along truck routes in the S.E. sector.

The Municipality of Burnaby is also proceeding with two developments which affect the situation:

1. The development of the Big Bend Industrial Park will place increased trucking on Marine Drive. Some of this trucking will have northerly destinations, and will be diverted to Knight Street or Argyle Street if a good connection to Boundary Road is not available.

2. The major east-west route for through traffic will be Marine Way. This new route, approximately 1000 feet south of Marine Drive is anticipated to be under construction this year in Burnaby and preparatory work has already been done in Vancouver. Following completion of this route, S.E. Marine Drive would be de-emphasized in Burnaby as a through arterial, remaining to serve local traffic.

This raises the issue of how to provide a suitable connection between Marine Way and Boundary Road, without routing through traffic on Marine Drive. The design of this connection is also critical in determining the amount of relief provided to other south slope arterials. Regardless of the option chosen, some trucks will continue to use Boundary Road, and improvements will be needed to meet existing and future traffic volumes on this part of the street system. Staff have examined a large number of options, and submit the following five for examination as described in Appendix 1.

/.....

Funds for a portion of the capital costs of the basic option (Option 1a) are available in the 1977-81 Five Year Plan, and in the Champlain Heights front-end costs. The other options contemplate additional work, with incremental costs as noted. All of these figures may be subject to cost sharing; further report will be required on this and on sources of the City's share of the cost.

Option 1a - Provides for decreased trucks on Boundary Road because of excessive grades (15%) between Marine Way and Marine Drive. Some trucks would be diverted to Knight Street and other south slope arterials. (Taken as basis for cost comparison - capital budget for basic street works as above $2.2 million).

Option 1b - Provides a status quo for trucks on Boundary - an improvement over 1a but no improvement in grades compared to the present situation (in fact the existing grades are lengthened). Marine Drive could be reclassified as a collector route with an overpass across Boundary. Boundary Road would be placed in a cut section which has environmental benefits, and the grid system would be preserved.

Estimated additional construction cost over 1a $950,000

Option 2a - Provides for some increased use by trucks from Vancouver but significant reductions from Burnaby due to down grading of S.E. Marine Drive, for an overall decrease in trucks.

Estimated additional construction cost over 1a $175,000

Option 2b - Provides for some improvement to trucking consistent with the Council's policy of a dispersed truck route system. Grades would be improved for trucks from Vancouver, with no improvement for trucks from Burnaby.

Estimated additional construction cost over 1a $1,275,000

Option 3 - Of the options presented, this provides the best improvement to trucking on Boundary because of grade improvements. Boundary would function as a part of the dispersed truck system with this option, and 5.12 acres of developable land would be lost.

Estimated additional construction cost over 1a $1,075,000

Comments on this issue

Taking into account all considerations including the efficiency of this system from Burnaby's perspective, the Director of Planning and the Champlain Heights Project Manager recommend Option 1b. This option has been discussed with Burnaby staff and in our opinion, it would appear to satisfy their concerns.

The City Engineer notes that adoption of Option 1(b) eliminates the possibility of diverting truck traffic from south slope north/south streets such as Main, Knight, Victoria etc. to Boundary Road, not only for the present, but for the future also. The subdivision of southern Champlain Heights must be finalized and the utilities to service this area installed in the road alignment chosen. It will not be possible to revert to the other schemes later. Thus, the City Engineer feels that Council should consider these matters and also the lesser environmental impact of the Boundary Road bypass routing made possible by some of the other options on adjacent properties in coming to a decision on the above options.

/.....

The Feasibility of Enclaves 9, 10 and 11 for Housing

The presence of heavy traffic volumes and industrial activity in this area raises the issue of the suitability of Enclaves 9, 10 and 11 for residential use. On February 10 1976, Council directed the Planning and Development Committee to re-examine the housing mix in view of the probable loss of housing south of Marine Drive.

The attached reports point out a number of concerns about residential use of these enclaves. A report on suitable land use for this area will be presented following resolution of environmental, economic and other issues.

Improvements to Boundary at Kingsway

As the attached report indicates, this issue is not related to the truck alternates, but to the need to provide adequate intersection capacity to serve present traffic and new developments such as the B.C. Tel building and Champlain Heights, and to provide continuity through the intersection. The present intersection arrangement and increased traffic have resulted in considerable delays and an 80% increase of the accident rate. Council approved this work in 1976, but it was delayed pending acquisition of a small portion of land (6100 sq.ft.) from Central Park. The only action required at this time is that Council join Burnaby Council in approaching the Provincial Government for this land.

It should be further noted that adequate, safe access is needed in order to serve the Burnaby Town Centre as provided in the Livable Region Plan. The intersection improvements at Kingsway and Boundary play a major role in providing the needed traffic and transit service. If the regional town centre concepts are to be supported, then adequate access is also needed.

Boundary Road Past Central Park

As previous reports indicated, traffic needs for the foreseeable future can be met by widening Boundary to four paved lanes within the present right-of-way. Ultimate widening beyond this width may be required, but this issue can be re-examined in the future when better information will be available on volumes, rates of development, fuel supply, etc. This item is submitted for Council's INFORMATION.

CONSIDERATION and RECOMMENDATION

A. The City Engineer submits the following options for Council's CONSIDERATION:

(a) Option 1a or 2a to reduce the role of Boundary Road as a truck route;

(b) Option 1b to preserve the status quo of Boundary Road as a truck route;

(c) Option 2b to implement a dispersed truck route system with Boundary Road;

(d) Option 3 to provide for improved trucking on Boundary Road.

The Director of Planning and Champlain Heights Development Group RECOMMEND selection of Option 1b.

The following RECOMMENDATIONS are submitted:

B. That the City Manager meet with Burnaby staff to resolve cost-sharing for the option selected and previously unresolved issues regarding Boundary Road improvements, for further report to Council;

C. That staff report back on suitable land-use options for the area south of Marine Drive, taking into account environmental, economic, and other issues;

/.....

D. That Council join Burnaby Council in approaching the Provincial Government for the right-of-way requirement for the immediate intersection improvement needs of south Kingsway;

E. That the City Engineer report back on the cost of the option chosen, and the Director of Finance report back on appropriate funding sources."

The City Manager RECOMMENDS selection of Option 1b and approval of items B - E.

FOR COUNCIL ACTION SEE PAGE(S) 503

D

MANAGER'S REPORT

March 15, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way In Kitsilano Point

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Council will recall that, at their meeting of October 18th, 1977, the following resolution was passed when considering the above noted rezoning application:

'2. That the application be referred direct to a Public Hearing only after the following conditions have been satisfied:

(i) That the owner submit a satisfactory undertaking to Council in writing to give the City an easement for the sewer (along north side of Lots A, B, C and D with a minimum width of 6') and to pay 50% of the total sewer construction, this construction to be undertaken by the City of Vancouver and completed within 60 days of submission of an undertaking approved by City Council.

(ii) That the owner submit a satisfactory undertaking to Council in writing to agree to make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service, at no cost to the City.

(iii) That the owner submit a satisfactory undertaking to Council in writing to pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being approved under the 'Power and Telephone Line Beautification Fund Act'.

(iv) That the owner submit a satisfactory undertaking to Council in writing to give the City $27,000.00 to be used for a neighbourhood project which has yet to be agreed upon.'

Marathon Realty Company Limited (the applicant) have submitted a letter dated February 22, 1978, signed by Mr. B.H. Kennedy, General Manager, Operations, which reads as follows:

'We refer to the resolution of Council of October 18, 1977 approving the report of the City Manager in this regard but adding a fourth condition to be satisfied before the application for rezoning of the property referred to above would be referred to public hearing; and we refer also to the resolution of October 18, 1977 with respect to the undergrounding of the B.C. Hydro line in that area by the City.

Marathon Realty Company Limited ("Marathon") requests that the rezoning application with respect to the above described property be referred as soon as possible to public hearing and Marathon hereby undertakes to the City as follows:

1. That Marathon will give to the City an easement for the sewer to be constructed along the north side of Lots A, B, C and D, the easement area to have a minimum width of six feet. Marathon will pay to the City 50% of the total construction costs incurred by the City in installing the sewer to the standards heretofore discussed between the representatives of

Cont'd . . .

the City and Marathon. We were advised by letter of October 7, 1977 that latest estimates for Marathon's share of such costs amounted to $37,500. Marathon will instruct its solicitors to work with the City's representatives to settle the form of easement as quickly as possible. Marathon will also cause its surveyors to prepare the necessary easement plan. Marathon's obligations under this paragraph 1 are conditional upon the City agreeing to complete the construction, installation and any necessary connections for the said sewer within sixty days after Marathon executes in registrable form and delivers to the City the said easement together with any necessary plan.

2. That Marathon will negotiate with B.C. Telephone Company ("B.C. Tel") to have B.C. Tel's trunk service line now situate within the properties placed underground at no cost to the City or otherwise removed from the property.

3. That Marathon will pay to the City a sum equal to the City's one-third share of placing underground the British Columbia Hydro & Power Authority's electricity line now situate on Creelman Avenue provided that the City arranges to have that line placed underground as an approved project under the 'Power and Telephone Line Beautification Fund Act'. We were advised by letter of October 7, 1977 that latest estimates of Marathon's share of costs associated with this project amounted to $41,666.66.

4. That Marathon undertakes to pay to the City $27,000 to be used for a project for the benefit of the neighbourhood in which the above-described properties are situate, which project has yet to be agreed upon.

Marathon's undertakings in this letter are subject to and take effect only concurrently with the rezoning of the former C.P.R. Right-of-Way between Arbutus and Chestnut Streets as follows:

(i) Lots A to H inclusive, District Lot 526, Plan 15855 to be rezoned from RS-1, one family dwelling district, to RT-2A, two family dwelling district; and

(ii) Lots I and J, District Lot 526, Plan 15855, to be rezoned from RS-1, one family dwelling district to CD-1, comprehensive development district. This zoning to have the additional specifications of not exceeding 5 townhouses on each of the lots, and a floor space ratio not to exceed 1.25 on each of the lots and including the additional details as outlined on Page 4 of the Manager's Report of September 23, 1977.

Marathon reserves the right to give final approval to the commencement of works contemplated under items 1 and 3 of this letter dependant upon final cost estimates.

We trust that this matter can now proceed to public hearing and would be grateful if you would let us know when and where that hearing is to take place.'

Analysis

The above quoted letter of undertaking is generally in agreement with that required by Council resolution, however, it must be noted that many details regarding the four items listed on page 1 of this report require resolution following the Public Hearing, should approval be granted. It should be noted that if approval is granted at the Public Hearing, registered legal agreements between the City and the property owner(s) of the subject lands may be required to ensure completion of the above noted utility works, etc. prior to enactment of the amending by-law.

Cont'd . . .

Recommendation: The Director of Planning recommends the following:

> That the letter of undertaking from Marathon Realty Company Limited, under signature of Mr. B.H. Kennedy, dated February 22, 1978 and the rezoning application for Lots A to J inclusive, D.L. 526, Plan 15855 (former C.P.R. Right-of-Way in Kitsilano Point) be referred direct to Public Hearing."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563

DISTRIBUTED MONDAY

E

MANAGER'S REPORT

March 15, 1978

TO: Vancouver City Council

SUBJECT: Grandview-Woodland N.I.P. Appropriation of Funds: R.E.A.C.H. Centre Improvements

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE OF REPORT. On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $90,500.00 for improvements to social services in the area. The Concept Plan identified improvements to social service agency office space as a priority in this category of N.I.P. expenditures. The purpose of this report is to recommend that Council appropriate funds for the establishment of health education and counselling facilities at the R.E.A.C.H. Centre, 1135 Commercial Drive.

THE R.E.A.C.H. PROPOSAL. R.E.A.C.H. (Research and Educational Attack on Community Health) is a non-profit society funded through charitable grants and donations, provincial government and University of British Columbia grants, and fees for service. Since 1969, it has provided a range of health care services to residents of the Grandview-Woodland area (medical, subsidised dental, nutritional, laboratory and pharmaceutical services) as well as training and education of medical students in the field of community health. The Centre's philosophy emphasises health education and encourages users to be active participants in their health care, and to take responsibility for their own health status. (See Appendix I)

Until the summer of 1977, the R.E.A.C.H. Centre was operating out of four separate storefront units on Commercial Drive. Consolidation of the services in one rented building at 1135 Commercial Drive was undertaken in 1977 to improve the convenience of the Centre to members of the public and to reduce overall rental payments. Approximately $60,000.00 in renovation work, financed through a grant from the Provincial Department of Health and the R.E.A.C.H. Society, has been carried out at 1135 Commercial to date. The medical and dental services and the pharmacy have now been consolidated on the main floor of the building, and renovations to accommodate health education services, counselling, and administrative offices are planned for the basement of the building. A development permit for these renovations has been obtained; R.E.A.C.H. has arranged a five-year lease with a five year renewal option for the main floor. The owner of the building has agreed to lease the basement area, at approximately ¼ the rental rate being charged for the main floor, and to extend the lease for both floors to a straight ten-year period, if R.E.A.C.H. proceeds with the proposed renovations to the basement area.

A proposal was made by R.E.A.C.H. to the Grandview-Woodland N.I.P. Committee during the planning stage of the program (February 1977) for funding of renovations at 1135 Commercial; funds were subsequently allocated in the N.I.P. Concept Plan for this purpose. Recently, the N.I.P. Committee has considered the details of the R.E.A.C.H. proposal, and unanimously resolved to recommend to Council that N.I.P. funds be advanced to R.E.A.C.H. to finance that portion of the basement renovations required for the health education and counselling services, with the understanding that R.E.A.C.H. will secure funding from other sources to provide the administrative offices. The total amount of N.I.P. funding involved would be $39,590.00. The Committee recognizes that the proposed improvements will eventually become the property of the owner of the premises at 1135 Commercial Drive, but believes that a ten-year lease would provide a reasonable amortisation of funds that are being allocated.

C.M.H.C. has been advised of this proposed project and has indicated that, according to N.I.P. guidelines for improvements to facilities not owned by the municipality, the federal contribution would be 50 per cent of the City's total contribution, and that an agreement between the R.E.A.C.H. society and the City would be considered adequate to ensure public use of the facilities for an eight-year period.

PROJECT FUNDING. The Grandview-Woodland N.I.P. Concept Plan included an allocation of $63,855.00 for improvements to the R.E.A.C.H. facilities. However, at that time it was anticipated that the N.I.P. contribution would be larger in total and would involve a 50 per cent federal contribution; the present proposal is for a total of $39,590.00 but is eligible for a smaller contribution from the federal and provincial governments because the facility involved is not publicly owned. The balance would have to be provided through a larger City contribution. In order to fund this project and provide a City contribution to match federal and provincial funds remaining in the Grandview-Woodland N.I.P. Social Services Account, an additional City contribution to the Grandview-Woodland Neighbourhood Improvement Program of $16,967.15 would be required (refer to Appendix II).

In adopting the Riley Park N.I.P. Concept Plan, Council resolved that a sum of $104,500.00 of City N.I.P. funds not allocated to either of the 1976 Neighbourhood Improvement Programs be retained to assist with projects in Riley Park and Grandview-Woodland requiring a larger than normal City share. To date, Council has not allocated any of these funds to either program. Should Council wish to approve this project, this fund would be the logical source for the additional City contribution.

RECOMMENDATIONS. The Director of Planning notes that the R.E.A.C.H. Society has already invested $60,000.00 in improvements to the building at 1135 Commercial and intends to spend a further $25,000.00, in addition to the requested N.I.P. funds, on alterations to the basement of the building. These physical improvements will become the property of the owner of the building; on his part, the owner is commiting himself to a ten-year lease of these premises, and to rent the basement area to R.E.A.C.H. at considerably below market rates for this period of time.

C.M.H.C. requires that an agreement between the City of Vancouver and the R.E.A.C.H. Society be arranged, to ensure that the facilities being created with N.I.P. funds are available to the residents of the neighbourhood for a minimum period to eight years. The Director of Planning believes that the proposed improvements would result in the establishment of a useful community service, supplementing City Health Department services in the Grandview-Woodland N.I.P. area, and that the commitments that have been made by the R.E.A.C.H. Society and the building owner will adequately safeguard the investment of N.I.P. funds in this project, and ensure that the service will be available in the community for an acceptable minimum period of time.

Comments of the Medical Health Officer

The City is being asked to provide funds in support of health programs at a time when it is deciding which of its own services to cut as a result of reduced enrollments in the school system. Most services of R.E.A.C.H. do not overlap those of the City Health Department; even where their services do overlap, need in the community utilizes both agencies fully. I wished Council to have this information before considering the recommendations contained in the report.

The Director of Planning therefore RECOMMENDS:

A. That Council approve the transfer of $16,967.15 of unallocated City funds in Account 532/1610 for 1976 Neighbourhood Improvement Programs to the Grandview-Woodland N.I.P. Social Services Account.

B. That, subject to R.E.A.C.H. Society arranging a ten-year lease for the main floor and basement of 1135 Commercial Drive, Council approve the appropriation of $39,590.00 to the R.E.A.C.H. Centre Society, to be used for renovations to the premises at 1135 Commercial Drive, costs to be shared as follows:

C.M.H.C.	-	$11,311.43		
Province of B.C.	-	$ 5,655.71		
City of Vancouver	-	$22,622.86	=	$39,590.00

C. That the City enter into a legal agreement with R.E.A.C.H. Society, satisfactory to the Director of Legal Services and the Director of Planning, assuring that the improvements to 1135 Commercial Drive that are funded through N.I.P. will be used to provide community health services for a minimum period of eight years."

The City Manager notes that this N.I.P. item is a one time capital investment in providing a facility for a neighbourhood service. As such, it cannot be readily related to ongoing Health Department expenditures for delivery of service. Therefore, the City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 504

MANAGER'S REPORT

March 20, 1978

TO: Vancouver City Council

SUBJECT: Consequential Amendment to Zoning and Development By-law No. 3575 re Point Grey Road Building Line

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"At a Public Hearing on May 27th, 1976, Council approved the establishment of a proposed building line on the north side of Point Grey Road for the purpose of preserving open space to the north thereof. On June 1st, 1976 amending By-law No. 4977 was enacted by City Council to establish the proposed building line in Schedule E of Zoning and Development By-law No. 3575.

In reviewing this matter in connection with the proposed establishment of new regulations for the measurement for floor space ratio on waterfront residential properties, it was noted that a consequential amendment should be undertaken to clarify possible confusion regarding the measurement of rear yard on those properties with this established building line.

The intent of the established building line as expressed by Council at the Public Hearing was to ensure that development on the north side of Point Grey Road did not extend to the north of the building line proposed. Development was, however, to be permitted up to the building line. Lands to the north of the building line were to be preserved for open space. Due to the unique intent of this proposed building line, it was established as Part III in Schedule E of Zoning and Development By-law No. 3575. Part III specifically prescribes those lands subject to a building line for the maintenance of open space.

In Section 10.2 Sites with Building Lines the width or depth of a required yard is to be measured using the building line instead of the site boundaries. While Section 10.2 is appropriate for those sites with building lines as prescribed in Parts I and II of Schedule E (future street and lane widening), it is contrary to the intent expressed by Council and therefore inappropriate regarding the building line established on the north side of Point Grey Road.

Section 10.2 presently reads as follows:

'Sites with Building Lines

Where a building line has been established pursuant to Section 14, the following measurements and calculations shall be made using the building line instaead of the site boundaries:

(a) Width or depth of a required yard;

(b) Depth of required setbacks for pump islands and canopies in Gasoline Service Stations;

(c) Depth of a site for the purpose of yard reductions pursuant to subsection 11.2 of Section 11.'

The recommended consequential amendment required to complete enactment of the building line as expressed by Council at the Public Hearing, would delete the reference to Section 14 and replace it with a reference to Section 14.1.

In light of the application scheduled for Public Hearing on April 6, 1978, which is largely applicable to those properties on the north

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sideof Point Grey Road, it is suggested that the consequential amendment to the building line regulations for the established building line on the north side of Point Grey Road be considered by Council at this same Public Hearing.

Recommendation: The Director of Planning recommends the following:

> That the Director of Legal Services be instructed to prepare the necessary draft by-law to undertake a consequential amendment regarding the building line on the north side of Point Grey Road and that this matter be advertised and considered by Council at the Public Hearing scheduled for April 6th, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 504

MANAGER'S REPORT

March 8, 1978

TO: Vancouver City Council

SUBJECT: Replacement of Deputy Fire Chief

CLASSIFICATION: Recommendation

The Fire Chief reports as follows:

"The Deputy Fire Chief will be proceeding on superannuation effective November 1, 1978. Prior to his effective date, he will be taking a total of ten weeks accumulated vacation, making his actual retirement date August 21, 1978.

To provide consistent management of the Department I feel it essential to replace the Deputy prior to his proceeding on vacation. I also feel it necessary that the new Deputy have an overlap training period of approximately two months to be effective in a reasonable time frame. The latter is essential as my own retirement date will be July 1, 1980, at the latest.

I therefore recommend approval be given to start recruiting procedures immediately for the position of Deputy Fire Chief and that an overlap of up to two months be authorized."

The City Manager RECOMMENDS the foregoing recommendation of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 504

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 9, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 9, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, and Mr. D. M. Hickley, Associate Director, Central Area Planning reported verbally on the following major development permit applications:

a) DPA #79808 - 1274 Barclay Street - construct 42 foot (four storeys and loft) 48 unit apartment building - 48 underground parking spaces

b) DPA #79820 - south side False Creek - construct parking (241 covered, 75 open on surface)/two-storey commercial/ tennis court structure (five courts on roof with 10 foot screen)

c) DPA #80025 - 1690 Nelson Street - construct four-storey, 40 unit apartment building

d) Preliminary DPA #80046 - 1081 Burrard Street - to alter existing hospital (St. Paul's) and construct eight-storey extension

e) DPA #80109 - 1169 Nelson Street - construct 36 foot (three-storey and basement) 31 dwelling unit apartment building - 39 underground parking spaces

f) DPA #80172 - 2650 Granville Street - construct ten-storey office and retail building - three levels of underground parking

g) DPA #80207 - 923 West 8th Avenue - construct three-storey commercial/residential (six units) development - 17 underground parking spaces

cont'd.....

Clause No. 1 continued:

h) DPA #80216 - 855 West 8th Avenue - construct office/residential development, 27 dwelling units

i) DPA #80304 - 1066 Barclay Street - erect 56 unit, ten-storey apartment building - 56 underground parking spaces

j) DPA #79880 - 1552 Pendrell Street - preliminary application for a four-storey, 100-unit apartment building

k) DPA #79929 - 2425 Oak Street - preliminary application to construct a four-storey medical office building

l) DPA #79936 - 1334 West 6th Avenue - construct three-storey office building

m) DPA #79972 - 1631 Comox Street - erect a four-storey, 20 unit apartment building

n) DPA #79973 - 1523 Davie Street - alter and use existing building for a restaurant (Gabriola Mansion)

The Committee requested that Mr. Floyd continue to present progress reports on the development permit for Saint Paul's hospital.

RECOMMENDED

THAT the verbal report on the monthly status of development permit applications be received.

2. False Creek, Area 6, Phase 1 - Parks Budget

The Committee considered a report of the City Manager dated February 6, 1978 (on file in the City Clerk's office), in which the Development Consultant responded to a Council request for further clarification of the park design, particularly with regard to washrooms.

In the report the Development Consultant states, in part:

"In reviewing the report entitled "False Creek - Public Open Space - Area 6 - Phase 1" produced by Thompson, Berwick, Pratt and Partners, it was considered more appropriate to have the work pertaining to pedestrian streets, squares and plazas and waterfront walkway under the control of the City Engineer. This was subsequently agreed to and they are currently being constructed under direction of the Engineering Department.

cont'd.....

Clause No. 2 continued:

It was originally intended that the $80,000 identified for Furniture would be for all the benches throughout False Creek. However, by achieving economies in the Engineering street work, it has been possible to provide the benches and waste paper receptacles for the pedestrian streets, squares and plazas, and parts of the waterfront walkway, out of the Engineering accounts. Also, a number of benches have been provided in the mini plaza at the south end of the Laurel Deck out of a separate account.

Consequently, the Park Board have found that only $15,000 of the original $80,000 has been required to provide the benches in the Park. The remaining $65,000 of that particular account has been redistributed along with other accounts.

The detailed design and construction of the central public open space (the park) has been undertaken by the Park Board within a budget of $1,648,000 approved by City Council on 11th May, 1976 and is completed except for the playfield.

The playfield is expected to be finished this summer for use by the school during school hours and by the public, with arrangement through the Park Board, on evenings, weekends and holidays. The school, currently under construction for opening in August, 1978, has a larger than normal gymnasium, with an increased height to allow games such as badminton and volleyball to be played, the additional capital cost in the amount of $23,000 being provided from the Park budget. The gymnasium will be made available for public use, by arrangement with the School Board, on evenings, weekends and holidays.

Changing rooms associated with the gymnasium will be available to the general public when using the gymnasium and/or playfield.

The original Park budget included $100,000 for free-standing public washrooms in the Park. A high proportion of this cost could be saved if the washrooms could be built in conjunction with another building or buildings which already had heating, lighting, hot water and connection to sewers. The budget for this item was therefore reduced to $12,000 and the surplus funds used for other items i.e., the expanded playfield and changes to the gymnasium portion of the school.

Washroom facilities which have been provided adjacent to the Heather Civic Marina for use by marina members are now also available to the general public every day, including weekends, until early evening.

cont'd.....

Clause No. 2 continued:

The amount of $12,000 referred to above has been provided in the Park budget to pay for the capital cost of additional public washrooms, at the lowest level of the school with direct access from the Park. A maintenance and operating agreement has still to be finalized between the Park Board and School Board for the facilities to be available to the general public outside school hours, evenings, weekends and holidays.

It was determined by the False Creek Development Group, the co-ordinating architects and the Park Board staff, that the combined use of these facilities, together with facilities to be provided in the centralized community centre in Phase 2 and with washrooms that will be built in association with the variety of restaurants throughout the development, would provide for adequate washrooms to be available to the general public visiting False Creek. This arrangement has also resulted in a compounded saving of $88,000."

In answer to questions regarding the number of washrooms and their availability, Mr. D. Bowden, False Creek Development Group, advised that the total number of washrooms originally planned are being provided. It is intended that the public washrooms will be available evenings and weekends through the winter and hopefully in the day time as well during summer months.

The Committee requested the False Creek Development Consultant to report back on the availability of washroom facilities during the summer months.

RECOMMENDED

THAT the report of the City Manager dated February 6, 1978 be received and the False Creek Development Consultant report back on the availability of washroom facilities during the summer months.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 505

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Part Report from the Community Services Committee meeting of February 16, 1978, and the minutes of the Joint meeting of the Community Services and Finance & Administration Committees of February 16, 1978, were adopted.

RECOMMENDATION

1. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated February 22, 1978 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the history and the operation of the Immigrant Services Centre at 8165 Main Street.

Appearing before the Committee on this matter was a representative of the Social Planning Department who reviewed the report with the Committee and pointed out that the Director of Social Planning and the Medical Health Officer are recommending this be the final year that the City contribute towards operating costs for the Centre.

The report contained a recommendation that the City request the Secretary of State's Department to assume the operating costs in 1979, and the Social Planning representative advised the Committee that if the Secretary of State's Department does not assume these costs in 1979, this would be the subject of a report to the Community Services Committee.

Following brief discussion, it was

RECOMMENDED

A. THAT City Council approve the continued funding of a full time public health nurse and health aid interpreter in the amount of $34,608.00.

B. THAT City Council approve the operating costs of the Immigrant Service Centre in the amount of $30,440.00.

C. THAT recommendations "A" and "B" be approved subject to the continued participation of the Federal Government at least at their present level of cost sharing.

D. THAT the Secretary of State's Department be requested to assume the Centre's operating costs in 1979.

Continued . . . .

2. Hotel Vancouver re Fire By-law

City Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee meeting of February 9, 1978:

"A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:

i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;

ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;

iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

B. THAT the City prosecute C.N. Hotels for failure to comply with the City Fire By-law if the owners of the hotel do not comply with any of the foregoing.

C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy. "

Appearing before the Committee this date was the Chief Fire Warden G. Birnie to speak to the letter dated March 3, 1978 (copy circulated) from the General Manager of C.N. Hotels which had been circulated to the Members of the Committee.

During discussion, it was pointed out that the City has not yet received the material requested in Recommendation A(i) and (ii) approved by Council on February 21st, 1978, but it was noted that the City did not impose a time limit by which these items were to be submitted to the Community Services Committee.

In response to Recommendation A(iii) was the letter dated March 3rd, 1978, from the General Manager of C.N. Hotels which was before the Committee for consideration at this time.

The Chief Fire Warden advised that the Fire Chief is not satisfied with C.N.'s submission which stated that final drawings for the sprinkler system were to be submitted to the Fire Chief by Keen Engineering on March 6, 1978. The Chief Fire Warden told the Committee that his department had been advised on Monday, March 6, 1978, that these final drawings were not yet ready.

The Committee expressed dissatisfaction over C.N.'s failure to submit an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law and its failure to submit a schedule acceptable to the Fire Chief for the work to be completed within 18 months of February 9, 1978. The Committee noted further that C.N. had failed to submit the final drawings for the sprinkler program which C.N., in its letter dated March 3rd, 1978, promised it would do by March 6, 1978.

During discussion, it was noted that in approximately fifty other cases of buildings which did not make progress towards compliance with the City Fire By-law, charges were laid.

Continued . . .

Clause No. 2 Continued

The Committee noted that its recommendation of February 9, 1978, which was approved by Council on February 21st, 1978, called for the City to prosecute C.N. Hotels for failure to comply with the City Fire By-law if the owners of the hotel did not comply with any of the requirements specified in Recommendation A(i) to (iii), and there was some consideration by the Committee of recommending that Council request C.N. Hotels to appear before Council to show cause why its business license should not be suspended for failure to comply with the City's requirements.

Following further discussion, it was

RECOMMENDED

THAT the City prosecute C.N. Hotels for failure to have the Hotel Vancouver comply with the City Fire By-law.

3. The Status of Day Care Centres in the City Vancouver

The Committee had before it for consideration a Manager's report dated February 8, 1978 (copy circulated) in which the Director of Social Planning responded to the Community Services Committee's request for more specific information in a number of areas pertaining to day care.

The Committee had requested such further information following an evening meeting of the Committee on December 1st, 1977, which was attended by well over 100 representatives from day care centres from throughout the City.

Appearing before the Committee this date were a representative from the Social Planning Department, a representative from Community Care Facilities Licensing, and Ms. G. Maycock of Day Care Information Centre.

The Social Planning representative spoke to the report, reviewing briefly the following topics which the Committee had requested further information on:

- the block funding concept;
- the existing and a proposed level for day care subsidies;
- the need for a City-wide organization for day care centres and the proposal for a grant for a community organizer;
- the current ranges of staff salaries at day care centres;
- the existing day care regulations pertaining to immigrant families; and
- the circumstances of student-parents.

It was pointed out during discussion that in the City of Vancouver there are 70 day care centres, 60 pre-school centres and 25 out-of-school care centres.

Continued . . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

A. THAT City Council endorse the following recommendations and ask the Chairman of the Community Services Committee to meet with the Minister of Human Resources to discuss the recommendations:

i) Non-profit group day care centres be funded by annual operating (block) grants as are most other non-profit community programs.

ii) Budget guidelines be established to set minimum standards while allowing each centre flexibility in program and operation.

iii) Day care centres be required to submit annual budgets, reports and monthly accountings to the Ministry of Human Resources. Grant installment payments be contingent upon receipt of such reports.

iv) Administrative assistance to non-profit group day care centres be provided by Ministry of Human Resources.

v) The method of determining eligibility for subsidy be adjusted so that the "income test" is tied into the cost of living index.

vi) Eligibility determination should be as objective as possible and only a small percentage of parents should have to submit to a "means test" to prove eligibility.

vii) The maximum subsidy be set to cover the maximum fee charged.

B. THAT the City continue its support to non-profit day care centres through:

i) the lease of City land at nominal rent;

ii) property tax exemption;

iii) Development Permit Application Fee exemption;

iv) the sub-lease arrangements with Shannon and False Creek Day Care Centres;

v) where the City is leasing or sub-leasing space in City owned or leased buildings to non-profit day care centres the only charge be to recover operating expenses (including utilities, insurance, repairs, maintenance).

If the Provincial Government changes its policy and funding of day care centres, the City should re-examine the above practices.

C. THAT City Council forward the preceding recommendation B(v) to the Vancouver Board of Parks and Recreation, the School Board and the Greater Vancouver Regional District and ask them to consider adopting a similar policy as an interim measure until the Provincial Government responds to Recommendation A.

Continued . . . .

Clause No. 3 Continued

D. THAT City Council recognize the community service being performed by non-profit institutions which provide space for day care centres and at the same time urge those tax exempt institutions charging monthly rates to recover costs only.

E. THAT City Council approve an amount of $8,500.00 (inclusive) to retain a day care consultant for a one year period (April 1978 to March 1979) to work with Vancouver day care parents and other community representatives to develop a Day Care Association (as outlined in Item C, Page 2 of the Manager's report dated February 8, 1978, on "The Status of Day Care Centres in the City of Vancouver"). The consultant would be supervised by the Director of Social Planning, source of funds to be the POSER account of the Social Planning Department.

The meeting adjourned at approximately 3:50 P.M.

NOTE FROM CITY CLERK:

Jericho Hangar No. 5, which was considered by the Committee this date, is the subject of a separate report which will go to Council on Tuesday, April 4th, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 505 & 506

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 9, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 9, 1978, at 3:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil
Mayor Volrich

ALSO PRESENT: Alderman Ford
Alderman Kennedy

CLERK : G. Barden

RECOMMENDATION

1. S.P.C.A. - 1978 Grant Request

The Committee considered the attached Manager's Report dated January 23, 1978, wherein the Director of Permits and Licenses reported on the Vancouver Regional Branch of the S.P.C.A.'s request for a $15,000 grant from the City for 1978.

Dr. W.T. Steele of the Fraser Pet Hospital spoke objecting to the manner in which the S.P.C.A. handles injured animals.

Mr. Homes of the S.P.C.A. advised that this matter is being dealt with by the B.C. Medical Association and it was agreed by the Committee that Dr. Steele should attend that meeting as the matter should be taken to the B.C. Medical Association Board of Directors.

The Director of Permits and Licenses recommended that the S.P.C.A. receive a grant of $11,880. This would be an $11,000 grant, the same as received in the past two years, plus an 8% inflation rate as obtained from Statistics Canada. It was pointed out that the funds are to be used to defray costs involved in performing the following services in the City which would otherwise have to be performed by the City Pound:

(a) Pick up injured dogs and cats from the street. In many cases the animal is dead when the S.P.C.A. arrive and they dispose of the carcass.

(b) Destroy animals considered surplus to human requirements.

(c) Receive stray dogs for adoption or disposal.

In addition to the above services, the S.P.C.A. carries out many others as detailed in the Manager's Report.

It was reported that any grant approved should be provided from the Community Services grant allocations.

cont'd.....

Clause No. 1 Continued:

Following further discussion, it was

RECOMMENDED

THAT the City approve a grant of $11,000 to the S.P.C.A. for 1978 as part of the Community Services grant allocations.

2. Rental Review - Hodson Manor

The Committee considered the attached Manager's Report dated February 2, 1978, wherein the Supervisor of Properties reported on the rental review of Hodson Manor which was leased to the Multicultural Society of B.C. for a period of three years from January 1, 1976 to December 31, 1978 and was subject to a rental review on January 1, 1978. The Society is requesting the City to grant them $6,000 towards rental of the building.

It was reported that the rental of Hodson Manor was increased from $915 per month to $1,020 per month on January 1, 1977. The City is responsible for payment of heat and light. To take care of the anticipated increase in gas costs for the coming year, it is estimated that the rental should be increased by $50 to $1,070 per month for 1978. The Supervisor of Properties advised that in his opinion a fair market rental for the building would be $1,200 per month.

Mr. Oosterhuis of the Multicultural Society stated that the Federal Government will be reducing their support by 50% as of April 1, 1978. To date the Society has not received funding from the Provincial Government. The Society will also lose rental revenue when one of the sub-lessees, the Day Care Centre, vacates early in 1978. However, the Society did not feel the Day Care to be compatible with the use of the building and also they need the space for their own requirements. There are twelve small ethnic groups using the facilities but the Society cannot collect any rent from them. Their operating costs are approximately $25,000 and the Society feels they could go to the Provincial Government with a stronger case for funding if the City gave them a grant of $6,000. Mr. Oosterhuis advised that the Society does not have the ability to pay the rental for the use of the building.

The City Manager commented as follows:

(a) The Multicultural Society had a surplus of $5,764.00 as of September 30, 1977 (Exhibit "B"). The December 31, 1977 statement shows a deficit of $2,875.00 (Exhibit "C")

(b) The proposed 1978 rental of $1,070 is already below the estimated market rate by $155 per month.

(c) This is an example of the City entering into an agreement with an agency with senior government funding, only to find the Federal funding reduced and the City almost forced to increase its support.

The Committee questioned the maintenance of the building and grounds which it has been reported is not adequate. The Society feels that since it is a heritage building, the City should be responsible for maintenance of the exterior of the building and they would try to maintain the interior and landscaping.

cont'd.....

Clause No. 2 Continued:

It was reported that there is a problem with the lease as it exists regarding the degree of who is responsible for the maintenance of the building and grounds and it was felt that the lease should be redrawn as part of any new agreement.

The Committee felt that the whole matter should be reviewed by the Social Planning Department as to a plan for the use of the building, revenues expected in 1978, maintenance, etc., in connection with their requested grant of $6,000.

Following further discussion, it was

RECOMMENDED

THAT the matter be referred to the Social Planning Department for report back as soon as possible.

3. Provincial Government: Recreation Facilities Assistance Program (REFAP)

The Committee considered the attached Manager's Report dated March 1, 1978 wherein the Director of Social Planning reported on the Provincial Government Recreation Facilities Assistance Program (REFAP). On November 1, 1977, City Council passed the following motions:

"MOVED - THAT Kits Pool, as indicated in the Manager's report dated October 27th, 1977, be approved as first priority project for funding under the Provincial Recreation Facilities Program

CARRIED UNANIMOUSLY

MOVED - THAT the Carnegie Library be approved as a first priority project for funding under the Provincial Recreation Facilities Program;

FURTHER - THAT Council advise the Province on additional projects for funding under this program in respect to City, Parks Board and Private Agency applications. That the City Manager, after consultation with the Parks Board and Private Agencies, report to Council on additional projects applying for funding from the Provincial Recreation Facilities Fund with recommendations on order of priority and funding required for each.

CARRIED UNANIMOUSLY"

The Manager's Report also advised that 16 additional project applications were received by the City between December 8, 1977 and February 21, 1978. Of the 18 projects being recommended to Council for priorization - 8 are sponsored by the Park Board
- 6 are sponsored by the private organizations
- 4 are sponsored by the City.

The Manager's Report also includes a "basis for recommendations" and "Provincial Government advice". Mrs. L. Leduc of the Provincial Government, Department of Recreation and Conservation, advised that any project submitted this year that is not approved because it is not high enough in the priorities, i.e. not specifically rejected by the Provincial Government, could be resubmitted the following year.

cont'd.....

Clause No. 3 continued:

Also circulated at the meeting was a memo from the Acting City Manager revising recommendations included in the City Manager's Report of March 1, 1978 as follows:

Subsequent to the submission of the above Manager's report to the Committee I have reviewed the report further with officials of the Finance Department and Parks Board and have revised my Recommendations as follows:

(A) The City Manager RECOMMENDS and submits for CONSIDERATION as follows:

	RECOMMENDS		CONSIDERATION
	Approval 1978	Defer to 1979	
#1 Kitsilano Pool	400,000		
2 Kensington C.C. Extension	400,000		
3 Trout Lake (John Hendry)		400,000	
4 False Creek Phase II C.C.		217,000	
5 Carnegie Bld. A		400,000	
Carnegie Bld. B		(see Note 1)	
6 Champlain Heights (a)- Pt. of Gym		40,405	
7 Champlain Heights (b)- Comm. Ctre.		400,000	
8 Riley Park Centre	196,875(2)		
9 Arts Club Theatre- Granville Isle.			400,000
10 Kerrisdale Pool	200,000(2)		
11 Hellenic Society			400,000
12 Jericho Beach Park -			400,000
13 Granville Island Theatres			400,000
14 Capilano Stadium			183,333(2)
15 Strathcona C.C. Ext.			93,750(2)
16 Tamanhouse			29,000
17 Capt. Cook Park			37,500(2)
18 N.S.A. - Frog Hollow			3,848
19 N.S.A. - South Van.			18,869
20 N.S.A. - Mt. Pleasant			16,594
21 Van. East Lions			25,705
Total ($4,662,879)	1,196,875	1,457,405	2,008,599

Note (1) - This item is placed as a deferral due to the apparent lack of funding of $450,000 to $750,000 (Alternative B or A).

(2) - City funds are included in the Board of Parks 1978 Supplementary Capital Budget request. If approved by Council as a grant requests, then it will be necessary for the Board of Parks to include these in their top priority within the funds allocated to them. This matter should be dealt with by the Board of Parks and Recreation as soon as possible.

(B) That the Committee, as a process, deal with the items in the following order:

(1) Deferred to 1979 Total $1,457,405

(2) Approve 1978 Total $1,196,875

(3) Set priorities for the items submitted for consideration totalling $2,008,599

cont'd.....

Clause No. 3 continued:

Representatives from Civic Departments and private organizations listed spoke to the Committee regarding their projects. The Director of Social Planning reported on the status of the Carnegie Building which is two weeks away from obtaining a building permit. He advised that the Social Planning Department intends to report to Council at the end of March on the total status of the building. The present estimates indicate the total cost for the building without the addition to be $1.5 million. The City only has $650,000 for this project and even with a REFAP grant of $400,000, there would still be a shortfall of approximately $450,000 if the costs were cut down. It was suggested that the matter should be referred to the Community Services Committee to see if the costs can be reduced.

Following further discussion, it was

RECOMMENDED

A. THAT the following projects be approved for submission to the Provincial Government for funding under the Recreation Facilities Assistance Program (REFAP) in order of priority as listed below:

1.	Kitsilano Pool	$ 400,000
2.	Kensington C.C. Extension	400,000
3.	Carnegie Building B - subject to reduction of the total cost or securing additional funding to be reported on by the Standing Committee on Planning and Development to the Community Services Committee as soon as possible	400,000
4.	Arts Club Theatre - Granville Island	400,000
5.	Hellenic Society	400,000
6.	Neighbourhood Services Assn. - Frog Hollow) - South Van.) - Mt. Pleasant)	75,000 (Amended estimate)
7.	Van. East Lions	25,705
8.	Riley Park Centre	200,000
		2,300,705

B. THAT the following projects be submitted in order of priority listed, if sufficient funding is forthcoming from the Provincial Government:

9.	Kerrisdale Pool	200,000
10.	The Waterfront Theatre (Granville Island)	400,000
11.	Strathcona Community Centre Ext.	93,750
12.	Capilano Stadium	183,333
13.	Tamanhouse	29,000
14.	Capt. Cook Park	3,848
		909,931

C. THAT the following projects be deferred to 1979:

1. Trout Lake
2. False Creek Phase II C.C.
3. Champlain Heights (a) Port.of Gym
4. " " (b) Commty Centre
5. Jericho Beach Park

The meeting adjourned at approximately 6:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 566

DISTRIBUTED MONDAY

IV

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 16, 1978 at approximately 1:30 p.m.

PRESENT: : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L Cross

RECOMMENDATION

1. False Creek, Area 6, Phase 1 - Wrap Up of Budgets

The Committee considered a report of the City Manager dated March 13, 1978 (copy circulated), in which the Development Consultant advises that by exercising strict control of budgets and by appropriate trade-offs the front end expenses of Phase 1 are being brought to conclusion within the original budget. The trade-offs include reductions, increases, eliminations and additions. Some of the additions are outside the descriptions given to Council previously and are brought forward with recommendations for approval.

The following is a summary of the proposed reduction in budget and the proposed increase or new budget for Phase 1 and Phase 2.

Item	Proposed reduction in budget Phase 1	Proposed reduction in budget Phase 2	Proposed increase or new budget Phase 1	Proposed increase or new budget Phase 2
A1 Heather Civic Marina	43,880			
A2 Sixth Ave Crossings				
-Laurel	36,100			
-Spruce	130,000	170,000		
A3 Acoustic Fence	30,000			
A4 Pedestrian Streets, Squares and Plazas	114,370			
A5 Contingency (Unappropriated)	58,490			

cont'd.....

Clause No. 1 continued:

1 Heather Walkway and Marina Facilities			180,840	
B2 Pedestrian Crossing of Railway			10,000	
B3 Heather Parking			159,000	
B4 Heather Tennis Courts			63,000	
B5 Promotion of False Creek				48,000
B6 Contingency (Unappropriated)				122,000
Totals-Phase 1	$412,840		$412,840	
Phase 2		$170,000		$170,000

Mr. Sutcliffe advises that one of the revisions to the budget includes a recommendation that the crossing at Spruce Street not be proceeded with. In June, 1975 Council approved a total budget of $1,077,000 for two 6th Avenue crossings. In February, 1976 Council approved the Laurel crossing with landscaped plaza and public parking at a total budget of $777,000. Council deferred approval of the construction of the Spruce crossing. The Laurel development has been completed and with a reduction in the size of the public parking area at Laurel Street, funds were reallocated to cover costs associated with the Alder overpass. There remains a balance of $36,100 which should be reduced from the Phase 1 budget. The Development Consultant recommends that the crossing at Spruce Street not be proceeded with and the $300,000 reallocated to Phase 1 ($130,000) and Phase 2 ($170,000).

Mr. D. Hickley, Associate Director, Central Area Planning, advised that the Director of Planning requested this matter be brought to the specific attention of the Committee as reference is also made in the Fairview Slopes Plan to two crossings from Fairview Slopes into False Creek, particularly to the park and the waterfront walkway. The residents on the Fairview Slopes have not been advised that there is a recommendation from the development group to delete this second overhead crossing. Mr. Sutcliffe noted that if it is Council's wish the Spruce Street crossing could be constructed. He stated that when Council approved the Laurel crossing it felt the Spruce crossing was too expensive. Based on Council's feeling that the crossing was too expensive and on the deferral action, it is the opinion of the development group that it is not essential to construct the Spruce Street crossing particularly in view of the greater need for other items.

Some members of the Committee felt that there should be a second overhead crossing. Mr. Sutcliffe advised that one of the

cont'd.....

Clause No. 1 continued:

major expenses of the Spruce crossing is that it cannot be constructed without an elevator because of the grade difference. It is not possible to construct a ramp at this location.

Mr. K. Dobell, City Manager's Office, advised that the report of the False Creek Development Consultant could be approved recommending reallocation of the $300,000 to Phase 2 at this time and at a later date if the Committee feels the construction of the Spruce Street crossing should be proceeded with there could be a reallocation of Phase 2 funds.

The Committee instructed that if options to build the Spruce crossing in the future are to be closed off the matter is to be brought to the attention of the Committee. For the interim the feeling of the Committee at this time i.e., reallocation of the funds to other work for Phase 1 and Phase 2, should be reported to the Fairview Slopes Citizens' Planning Committee.

With respect to the Heather parking garage Mr. Sutcliffe advised that as a result of studies it has been found that overlapping parking opportunities did not give the flexibility originally assumed, particularly on weekends with park visitors, residential visitors and customers of the commercial facilities all putting a strain on the parking areas, consequently there is a demand for some 160 spaces at peak times for which the budget of $60,000 is grossly inadequate. The present design calls for the parking lot to be at a lower elevation requiring retaining walls and substantial areas of landscaping. As a result visitor parking will cost $219,000 rather than the $60,000 previously budgeted.

Above part of the surface parking area, Frank Stanzl Construction Ltd. is to build at its cost, one level of parking in a structure for the use of the tenants of the commercial and market condominiums (122 spaces of which 80 are for commercial tenants). The terms of the ground lease between the City and Frank Stanzl Construction Ltd. will shortly be presented to Council with recommendations for approval.

The roof of the parking structure is of an ideal size and shape for up to five tennis courts instead of the 3 originally planned. The tennis courts will be available to the public including residents of Area 6 and Fairview Slopes. The proposed surface on the roof is more expensive than was originally estimated, there is an additional cost to extend the staircases planned for the parking and, because of the prominent location of the tennis courts, certain desirable architectural features have been incorporated to support the protective fences. An increase in the Phase 2 budget of $63,000 is required.

An item not previously budgeted for is $48,000 for the promotion of False Creek. Mr. Sutcliffe advised that it is important to gain the strong support needed to make Phase 2 successful and he recommended that the City undertake a promotion campaign. The Director of Finance feels that although some items of the promotion are related to Phase 1 the promotion is aimed at installing confidence for Phase 2 and the budget should therefore come from a Phase 2 capital budget.

cont'd.....

Clause No. 1 continued:

The Development Consultant has received a proposal for such a promotion and the main elements are described as follows:

- -objective to change attitudes in a positive direction
- -create identification associated with False Creek
- -encourage special events for general public in Phase 1 Park and Squares
- -produce a magazine for distribution at a nominal cost
- -produce press kit and new releases during 6 month public relations work
- -initiate media promotion
- -establish an on-site slide presentation

After discussion, the Committee

RECOMMENDED

A. THAT the budgets for Area 6, Phase 1 and 2, be reduced by $582,840 and reappropriated to cover increases in the budget of $412,840 for Phase 1 and $170,00 for Phase 2, as described in the report of the City Manager dated March 13, 1978.

B. THAT appropriate officials be instructed to report to Committee if it is proposed at a later date not to proceed with the construction of the Spruce Street crossing, and in the interim the Fairview Slopes Citizens' Planning Committee be supplied copies of the City Manager's report and the Committee's report to Council.

(Alderman Puil wishes to be recorded as opposed to Recommendation A.)

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 506

DISTRIBUTED MONDAY

V

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 16, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt (Items 2 & 3)
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION:

1. Transit Matters and Revised Transit Schedules

Appearing before the Committee this day were representatives of the following organizations who addressed themselves to a number of aspects concerning transit services in the City:

Ms. Jean Swanson, Downtown Eastside Residents' Association;
Mr. Dale Laird, Amalgamated Transit Union;
Ms. Linda Irving, First United Church;
Mr. Lorne Chark, Langara Students' Council.

The Committee also noted the following communications (circulated):

D.E.R.A. - dated February 21, 1978;
First United Church - dated March 8, 1978;
B.C. Hydro - dated March 8, 1978
Vancouver and District Labour Council - dated March 15, 1978.

Consideration was also given to a communication dated February 24, 1978, from Mr. L.E. Wight, Deputy General Manager, B.C. Hydro Transportation Division, detailing transit schedule revisions planned for six City routes effective May 12, 1978. Mr. Dave Walker, Planning and Research Branch, and Mr. Harry Atterton, Marketing and Communication, B.C. Hydro Transportation Division, reviewed the schedule changes with the Committee and discussed transit related matters referred to by the delegations.

Ms. Swanson expressed D.E.R.A.'s concern in three areas: a) service cutbacks and fare increases which D.E.R.A. felt would have the effect of reducing bus ridership still further; b) failure by the Provincial Government and Hydro to take responsibility for subsidizing transit service in the City; c) Hydro's lack of accountability to the City or to its bus riders. Ms. Swanson pointed out despite vigorous opposition by City Council bus fares had been increased in 1976 and service cuts were introduced in 1977. The Provincial Government had also ignored the City's request for a joint meeting with the Ministers of Municipal Affairs and Energy, Transport, and Communications. Council was urged to assume a leadership role and stop Hydro from making further cuts and ignoring the City's needs.

Mr. Laird, Amalgamated Transit Union, referred to the current transit operators' strike and advised it was the Union's impression that arbitration was being denied by Hydro in order to prolong the strike and further reduce bus ridership. Mr. Laird stated the Hydro cuts were directed at routes which had full buses in rush hours, while service was being maintained on other less patronized routes.

Cont'd . . .

Clause 1 Cont'd

Ms. Irving expressed opposition to service cutbacks and increases in fares.

Mr. Chark pointed out students represented a high proportion of bus riders; he estimated 40% of Langara students travel to and from the College by public transit. Cutbacks on the Fraser/Cambie service would have a considerable effect for those attending Langara College. The Student Council urged City Council to send a delegation to meet with the Premier in Victoria in an effort to force Hydro to accept its responsibilities as an essential service to the community.

Mr. Walker advised the Committee the following revisions were planned:

" 1. Fraser/Cambie

(a) A.M. & P.M. peak periods (Monday to Friday)

Minor revisions within each period to reflect current ridership levels, including additional running time to compensate for traffic congestion.

(b) Mid-day period (Monday to Friday)

Between approximately 9:00 A.M. and 2:00 P.M. headways changed from 10 min. to 12 min.

(c) Saturday

Prior to 9:00 A.M. from present 10 min. to 15 min.
Between 9:00 A.M. and 6:00 P.M. from present 10 min. to 12 min.

(d) Sunday/Holidays

Prior to noon, headways changed from present 15 min. to 20 min.
Between noon and 6:00 P.M. from present 12 min. to 15 min.

2. Evening Service on Granville/Victoria, Main/Robson & Davie/Kingsway Routes

(a) Monday to Saturday

At present all above-noted routes operate on 10 min. headways following the P.M. rush until midnight (except Granville/Victoria which goes to 12 min. headway at 9:00 P.M.). Headways to be increased from 10 min. to 12 min. between approximately 7:00 P.M. to 9:00 P.M. then to 15 min. until midnight. Present service to remain after midnight.

(b) Sunday/Holidays

From 9:00 P.M. to midnight from 12 min. to 15 min. with present service after midnight.

3. Broadway Route - Schedule Short Turning of Alternate Trips at Broadway & Renfrew (Weekdays Only)

At present all trips operate to the easterly terminus of the Broadway route at Boundary & Lougheed providing 3 min. rush hour and 5 min. mid-day base headway. Because of light ridership east of Renfrew alternate trips will be scheduled to Renfrew Street up to 6:00 P.M. with the exception of approximately one hour during the morning rush period when full 3 minute service will continue from Boundary Road.

Resultant headways east of Boundary Road during period of short turning will be 6 min. rush and 10 min. mid-day base.

Cont'd . . .

Clause 1 Cont'd

4. Beach Route

Ridership on this route is extremely light particularly in evenings and Sunday/Holidays.

From Monday to Saturday service will change from 15 min. to 20 min. after 6:00 P.M. and will be terminated at 10:00 P.M.

On Sunday & Holidays the service will change from 15 min. to 20 min. all day, terminating at 10:00 P.M.

The Beach route operates in the westbound direction on Davie Street where transit service is provided by other routes. The eastbound portion of the route is a maximum distance of three to four blocks from Davie Street, affording residents nearby service alternatives."

Mr. Walker stated the changes were a rationalization of service rather than cutbacks. The saving in manpower would enable Hydro to build up the system elsewhere in outlying areas like Richmond for instance, where improved transit services were needed.

Dealing with the fare structure Mr. Walker commented that Vancouver bus fares (35¢ single zone, 70¢ two or more zones) compared favourably with other Canadian cities. Hydro's operating deficit last year had not been subsidized by the Province but had been met from $68 million generated by electricity sales to the United States.

In response to questions Mr. Walker estimated the proposed headway changes on the Fraser/Cambie route would result in savings of approximately $800 per day.

During the discussion members of the Committee stated transit was a public service which had to be close, convenient, fast, and cheap to attract ridership. Cutting back tended to be cumulative. Increasing headway margins would entail longer waiting times and deter the public from using buses. Consideration should be given to the introduction of alternative, innovative modes of transportation and, as Council had previously suggested to Hydro, smaller buses or jitney services should be investigated for use on some routes. It was unfortunate that Hydro had not provided feedback on experimental programs.

It was noted Provincial Legislation to establish a transit authority was expected to be introduced during the Spring Session of the Legislature.

Following further discussion it was

RECOMMENDED,

THAT B.C. Hydro be advised Council will not accept the route revisions noted in Hydro's communication of February 24, 1978, and request that the proposed changes be suspended pending the introduction of Provincial Legislation establishing a transit authority, at which time the Hydro proposal can be considered in the context of the Lower Mainland as a whole, and not in isolation.

- CARRIED

(Alderman Warnett Kennedy opposed.)

2. Revenue Sharing Act - Roadway Improvements

The Committee had for consideration a Manager's Report dated March 9, 1978, (circulated) in which the City Engineer reviewed sections of the recently introduced Provincial Revenue Sharing Act relating to roadway improvements and submitted a number of projects for funding consideration under the Act.

In the report, the City Manager noted the complex question of how Provincial funding for specific projects would be allocated between the City and participating property owners was not discussed. However, it was not necessary to decide this in order to make application for Provincial cost-sharing. The Director of Finance and City Engineer would be submitting a further report on this question at a later date.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, commented briefly on the projects which may be eligible for funding and pointed out they had been previously approved by Council as part of the 5-Year Plan, or would be submitted for consideration at the March and June Courts of Revision. If the City wished to participate in the Revenue Sharing Program, Council approval for project submissions would be required at the March 21, 1978, meeting.

The suggested projects were:

" Rupert - from 23rd to Kingsway Cambridge - from Skeena to Boundary	March Court
4th Avenue - Alma to Highbury 22nd Avenue - Nanaimo to Renfrew Boundary Rd. - from BNR to Charles	June Court
Burrard Street Widening Hastings Viaduct Alberni - 4 blocks in downtown Bute - from Robson to Hastings	Approved in 1977 or 1976

Other projects which have been approved, but will be submitted to Council this year are summarized as follows:

Taylor Pender Connector (property acquisition) Quebec from Union to north of Terminal Avenue South Bypass - through Carrall Yards (approved) Taylor Street - from South Bypass to Bay Forest and from Bay Forest to Smithe Street (portions approved)	Part of Downtown Plan
Nanaimo and E. 29th (property acquisition) - 5-year plan 12th Avenue - Lakewood to Clark	

Pedestrian Signals	School Signals	Vehicular Signals
Carnarvon & 41st	McKinnon & Kingsway	Homer & Davie
St. Catherines & 12th	Commercial & 41st	Yukon & 12th
Joyce & Wellington		Hornby & Hastings
St. Catherines & Broadway		Trans Canada Highway & 1st
Manitoba & 49th		
Dunbar & 28th		
Collingwood & 4th		

(Proposed 1978 program - Not approved by Council) "

Cont'd . . .

Clause 2 Cont'd

It was

RECOMMENDED,

A. THAT the projects listed in the Manager's Report dated March 9, 1978, be submitted to the Province for funding consideration as part of the 1978/79 Revenue Sharing Act - Roadway Improvements.

B. THAT individual projects not approved by Council be removed from consideration as part of this year's program.

3. Transcontinental Railway Passenger Terminal - Vancouver

At its meeting on February 16, 1978, the Committee made the following recommendation, subsequently approved by Council on March 7, 1978:

"THAT the City initiate discussions with railway authorities on the selection of the Vancouver railway terminal to be used in the event CN and CP passenger rail service is amalgamated."

In a memorandum dated March 15, 1978, (circulated) the City Engineer submitted for the Committee's approval a draft letter to The Honourable Otto Lang, Minister of Transport, and The Honourable Hugh Curtis, Minister of Municipal Affairs, expressing the City's opposition to the selection of the CN Main Street Station as the centralized passenger facility for the transcontinental railway passenger service and urging consideration of several positive aspects of the CP Cordova Street Station.

It was

RECOMMENDED,

THAT Council advise the Federal Minister of Transport and Provincial Minister of Municipal Affairs of its concern about the choice of a terminal for the transcontinental railway passenger service by submitting the draft letter contained in the memorandum of the City Engineer dated March 15, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 567

* * * *

DISTRIBUTED MONDAY

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MARCH 16, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

CLERK : H. Dickson

RECOMMENDATION

1. 1978 Basic Capital Budgets

The Committee had before it for consideration a Manager's Report dated February 24, 1978 (copy circulated) in which the City Engineer and the Director of Finance reported on proposed 1978 Basic Capital budgets for a number of projects in the following categories:

sewers, street lighting, land purchase fund, water works, communications, refuse disposal and undergrounding.

The funds for these projects are contained in Five-Year Plans 1977-81 for a number of engineering programs approved by the Electors on November 17, 1976 and Five-Year Plans 1976-80 for Sewers and Water Works approved in principle by Council on September 16, 1975.

A representative from the City Engineer's Department and the Director of Finance appeared before the Committee on this matter and answered a number of questions.

During discussion it was pointed out that the $1 million which was recommended to be allocated to the land purchase fund is to acquire land for future civic use; not for land for investment purposes under the Property Endowment Fund.

It was noted from the Manager's Report that approval of the recommendations contained in the report will be the authority to proceed with a number of projects summarized and set out more fully in the Project Detail.

As the Project Detail was not before the Committee the Chairman ruled that any recommendations by the Committee that Council approve the recommendations contained in the report would be for the overall project budgets only and not the individual specific projects.

The Project Detail is before Council at this time (Appendix 1).

Following further discussion, it was

RECOMMENDED

A. THAT 1978 Basic Capital Budgets as listed in the attached table and totalling $10,001,000 be approved.

cont'd.....

Clause No. 1 continued:

B. THAT borrowing authority be approved for the 1978 Sewers and Water Works programs, totalling $8,317,000.

C. THAT funds for 1978 Basic Capital from 1978 revenue budget be approved as follows:

Streets	$1,000,000
Land Purchase Fund	$1,000,000
	$2,000,000

CONSIDERATION

The Project Detail contained in Appendix 1 which the City Engineer recommends be approved is submitted for Council's Consideration.

The meeting adjourned at approximately 5:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 567

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, March 22, 1978, in the Council Chamber, commencing at 3:10 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Kennedy, Marzari, Puil and Rankin

ABSENT: Aldermen Gerard and Harcourt.

CLERK TO THE COUNCIL: D.H. Little.

The Special Meeting was convened for the purpose of formalizing the 'Twinning' relationship with the City of Edinburgh, in accordance with the Council resolution (In Camera) of October 4, 1977.

Mayor Volrich, on behalf of Council welcomed the Lord Provost of Edinburgh, The Right Honourable Kenneth Borthwick and the Lady Provost, Mrs. Borthwick. Accompanying the honoured guests was Mr. Andrew A. Fyall, Public Relations Officer for the City of Edinburgh.

The Mayor presented the Lord Provost with an illuminated scroll from the City of Vancouver to recognize the bond between the two cities.

The Lord Provost responded and presented the City with the official flag of the City of Edinburgh and a scroll to commemorate the 'Twinning'.

The Mayor then referred to the visit by the Lord Provost to a hockey game on Monday last and, to mark that occasion, and knowing the Lord Provost's interest in sport, presented him with a Vancouver Canucks hockey sweater.

Alderman Kennedy concluded the meeting by expressing his pleasure at the Lord Provost's visit.

The Council adjourned at approximately 3:35 p.m.

The foregoing are Minutes of the Special Council Meeting of March 22, 1978, adopted on April 4, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 30, 1978

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 30, 1978, in the No. 1 Committee Room at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Kennedy, Marzari and Rankin

ABSENT: Alderman Gibson
Alderman Harcourt
Alderman Puil

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements on the Initiative and by Petition

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement & Curbs (Arterial), Pavement & Curbs (Higher Zone), Lane Pavements (Higher Zone), Lane Pavements & Curbs, Pavement & Curb (Local Residential), Mount Pleasant N.I.P. Projects, P.C. Concrete Sidewalk on the Initiative - Schedule #446

AND

Pavement & Curbs (Higher Zone), Pavement & Curbs (Local Residential), Lane Pavements (Residential Standard), Speed Deterrent Bumps (in Lane), P.C. Concrete Sidewalk, P.C. Concrete Sidewalk on a School Collector Street by Petition - Schedule #447

The Court noted Schedules #446 and #447 as submitted by the Collector of Taxes listing local improvement projects on the initiative and by petition at various locations.

The Court also noted requests submitted by the Collector of Taxes to adjust the measurements and costs on Item 3 in Schedule #446 and Items 148, 169 and 191 and 342 in Schedule #447.

** MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the requests submitted by the Collector of Taxes to adjust the measurements and costs on Item 3 in Schedule #446 and Items 148, 169 and 191 and 342 in Schedule #447, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT Schedules #446 and #447, as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

** (Details of the adjustments are on file in the City Clerk's Office)

cont'd....

Court of Revision (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Schedule & Project No.	Comments
Mr. C.A. Hooper	446/3	Queried the status of this project and he was advised that the project had been defeated.
Mr. John Matheson & Mr. Cooper	447/30	They requested that curbs be installed on Woodstock Street just east of 40th Avenue because members of the Church on the corner of this street use Church facilities 4 to 5 nights a week. They also queried about the future of the trees in the area. Mr. West of the Engineering Department undertook to investigate the situation re the trees as wellas the width of the streets and to contact Mr. Matheson or Mr. Cooper on this matter.
Mr. John Rietchel	446/5	Objected to the proposed 14 foot median on Rupert Street. The Engineer advised that the median divides the traffic flows and provides a landscaped strip in the middle of the roadway, however, this matter is subject to discussion with the residents and could be altered. He further advised that the median would be installed and maintained at City expense.
Mr. Siegel	446/5	Expressed concern that on the east side of Rupert Street in the 4000 Block, residents have no back lane and therefore have to park their cars on the street. He also referred to a fire hydrant on his property line which restricts access to parking in front of his home.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

	Schedule & Project No.	Comments
Mr. Siegel (cont'd)	446/5	A representative of the Engineering Department indicated that his Department would like to put a back lane in this block and has polled all the residents to see if they would dedicate the required property, and to date, only three have agreed to this dedication. Mr. West agreed to meet with Mr. Siegel to further discuss this matter.
Mr. L. Flello	446/5	Also queried the installation of a median on this roadway.
Mr. Henry Pierce	446/5	Was concerned that during the construction of the pavement, he would have no place to park his car. Mr. West of the Engineering Department advised that during construction provision is made for parking access for residents. Mr. West also undertook to supply Mr. Pierce with lists re lane dedication.
Mr. Mike Wallach	447/181	Expressed concern about the hazard of speeding cars.
Mr. Olav Hanson	446/7	Stated he was opposed to the project because of increased traffic.
Mr. Randy Lee on behalf of Maurguard Properties	446/73	Objected to this project. He indicated that two other property owners had expressed their objection but due to the location of their head offices in another City, they have not met the legal requirements re objections.
Mr. H.H. Campbell	446/2	Objected to the project as he felt there should be no boulevard on the curb. Mr. West of the Engineering Department stated that if a boulevard area would be 18 inches or less, his Department would put in concrete if possible.
Mr. Romeo Stefani	447/63	Expressed concern about trees adjacent to his property and stated he was opposed to the project. He questioned the City's intentions with respect to future widening of this roadway.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

	Schedule & Project No.	Comments
Mr. Warner	447/63	Asked for clarification on the project and queried why corner lots have to pay for both the fronting and flanking sides of the street. A representative of the Engineering Department advised that corner lots do have to pay on two streets but on the longest portion only pay 25%.
Mr. R. Mackie	447/63	Questioned if the City is offering for sale houses which were required for future road widening. A representative of the Engineering Department stated that the City-owned lots are held in either the Property Endowment or Land Purchase Funds and he would find it difficult to understand why the City is selling as it is the City's intent to proceed with widening of this road when all the properties have been acquired.
Mr. McRae, Manager of Fraser Lumber	446/22	Stated his firm does not feel that this lane needs to be paved.
Mr. John McKay	446/3	Questioned the status of this project. He was advised that it had been defeated.
Mr. Domenic Giordano	447/201	Spoke in favour of this project proceeding.
Mr. M. Woodly	447/24	Stated he was opposed and that he was also speaking on behalf of Mrs. McNee, his neighbour. They are the only two property owners on the south side of the block in question and therefore this project would impose a heavy financial burden. Mrs. P. McNee also voiced her opposition to the project because of the cost.
Mr. G. Peters	447/314	Questioned the number of speed bumps to be installed in this lane and their location. The Mayor suggested that Mr. Peters contact Mr. West of the Engineering Department to discuss location and number of speed bumps in this lane.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

	Schedule & Project No.	Comments
Mrs. Hanson	446/7	Questioned why only one block on Bute Street is being paved. A representative of the Engineering Department advised that this is part of the ongoing program to improve and upgrade streets in the West End.
Mr. Joe Klein	447/315	Stated that he signed a petition for speed bumps and queried if this project was for that purpose. He was advised in the affirmative.

Council also noted a report of the City Manager dated March 15, 1978, in which the City Engineer reported as follows:

"GENERAL

Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on March 30, 1978.

The projects are identified as follows:

Schedule	Item	Type
Initiative 446	2,3 & 5	Pavement and Curbs, Arterial Streets
	4 to 6	Pavements and Curbs, Downtown Streets
	7 to 12	Pavements and Curbs, Higher Zoned
	13,15-18,22,25,29-33, 35-42,44,53,56-60	Lane Pavements, Higher Zoned
	45,48	Lane Pavement and Curbs
	61 to 72 (except 66)	Pavement and Curbs, Local Residential, Mt. Pleasant N.I.P. Projects
	73	P. C. Concrete Sidewalk
Petition 447	1 to 6	Pavement and Curbs, Higher Zoned
	7 to 66	Pavement and Curbs, Local Residential
	67,68,69	Lane Pavements, Higher Zoned
	70 to 290	Lane Pavements, Local Residential
	295 to 325	Speed Deterrent Bumps (in lanes)
	326 to 345 (except 342)	P.C. Concrete Sidewalks
	342	P.C. Concrete Sidewalk on a School Collector Street

DEFEATED PROJECT

The following project on the 'Initiative Principle' has been defeated:

Schedule	Item	Type
446	3	Pavement and Curbs, Arterial Street

cont'd....

Local Improvement Subsequent Procedure (cont'd)

MOUNT PLEASANT TRIANGLE N.I.P. AREA PROJECTS

These projects are the 1978 part of a two-year program for paving streets in the Mount Pleasant area under the Neighbourhood Improvement Program, approved by Council on February 18, 1977.

Cost sharing of the recommended $65 753 N.I.P. expenditure will conform to the standard N.I.P. utilities formula, as follows:

Federal	25%	$ 16 438
Provincial	12.5%	8 219
City N.I.P. Funds	62.5%	41 096
		$ 65 753

C.M.H.C. has concurred with this allocation

CAPITAL FUNDS

Funds for the City's share of the recommended projects are available as follows:

Prior year's Streets Capital Budgets	$ 1 263 174
1978 Streets Basic Capital Budget	175 535
Brought forward from later years of Capital Plan (approved by Council, February 14, 1978)	1 000 378
1978 Streets Supplementary Capital - Petitions (approved by Council February 14, 1978)	859 000
1978 Streets Supplementary Capital N.I.P. Projects	33 257
Mt. Pleasant N.I.P. funds	65 753
Unallocated L.I.P. credits	4 130
	3 401 227

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision, and subsequent approval by Council, that:

(a) the Initiative projects in Schedule 446, except the defeated Item 3, be undertaken.

(b) the Petition projects in Schedule 447 be undertaken.

(c) $65 753 be appropriated from Mt. Pleasant N.I.P. funds - Services and Utilities (896/9217) and $33 257 from 1978 Supplementary Capital, for the N.I.P. projects (schedule 446, Items 61 to 65 and 67 to 72)

(d) the funds previously budgeted for Rupert 15th to 23rd (defeated in 1977) and part of the funds previously budgeted for West 4th Avenue (deferred) be reallocated to the Cambridge and Rupert Street projects (schedule 446, Items 2 and 5)

(e) $4 130 be appropriated from Unallocated L.I.P. Credits for the Hastings Street sidewalk (schedule 446, Item 73)

(f) Items totalling $175 535 related to works in Schedules 446 and 447 be approved in anticipation of the 1978 Street Basic Capital Budget.

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved."

cont'd....

Local Improvement Subsequent Procedure (cont'd)

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,
THAT Item 73 in Schedule #446 be deferred, and the Collector of Taxes report on the status of the project when validity of the signatures on the objections is resolved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT Item 24 in Schedule #447 not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the recommendation of the City Manager contained in his report dated March 15, 1978, and as amended this day, be approved.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 8:55 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of March 30, 1978, adopted on April 11, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 4, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber, students from Vancouver Community College, who are studying journalism as a career, under the direction of their instructor, Mr. Nick Russell.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - March 16 & 21, 1978
Regular Council - March 21, 1978
Special Council (Lord Provost's Visit) - March 22, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Ford
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 1978 Basic Capital Budgets

Council, on March 21, 1978, approved the recommendations as contained in the Finance Committee's report of March 16, 1978 concerning the 1978 Basic Capital Budgets.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

1978 Basic Capital Budgets (Cont'd)

Council, at that time, also approved item 3-01-03 Reconstruction of Old Sewers in the amount of $375,000, and deferred the remainder of the Project Detail to this meeting of Council.

After due consideration it was

MOVED by Ald. Puil
THAT the balance of the Project Detail, as contained in Appendix 1, submitted by the City Engineer and appended to the City Manager's report dated February 24, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Provincial Government:
Recreation Facilities
Assistance Program (REFAP)

On March 21, 1978, Council deferred to today's meeting a clause of the Finance Committee's report dated March 9, 1978, concerning the Recreation Facilities Assistance Program.

Also before Council today were the following:

Community Services Committee's report dated March 23, 1978, on financing and redevelopment of the Carnegie Library;

Manager's report dated March 31, 1978 concerning estimated operating costs and employment generated by renovations with respect to the Carnegie Library;

Letter dated March 25, 1978 from Vancouver Public Library setting out the Board's position re the Carnegie Library;

Letter dated March 28, 1978 from the Assistant Director of the Vancouver Public Library, showing revised estimate of the costs of staffing and materials for the Carnegie Library;

Park Board letter dated March 22, 1978 containing a resolution with respect to the Recreation Facilities Assistance Program;

Letter dated March 31, 1978 from the Director of Social Planning re Brock House Society;

Letter dated March 31, 1978 from the Director of Social Planning concerning revised figures for three projects in the program.

As a guide to the foregoing reports and letters, the City Manager submitted a memorandum of explanation dated April 3, 1978, showing certain minor amendments.

With the agreement of Council Commissioner Bain, Chairman of the Park Board and Commissioner Fowler spoke, setting out the Park Board position that the Carnegie Library project not be proceeded with at this time as it was not in keeping with the Park Board's priorities.

After considerable discussion in which alternative proposals were made to redevelop the Carnegie building, it was

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Provincial Government: Recreation Facilities Assistance Program (REFAP) (Cont'd)

MOVED by Ald. Rankin
THAT the recommendation of the Community Services Committee, as contained in its report of March 23, 1978, be approved as follows:

THAT City Council approve $857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie building, as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants.

- CARRIED

(Ald. Brown, Ford, Kennedy and the Mayor opposed)

MOVED by Ald. Brown
THAT the recommendations of the Finance and Administration Committee, as contained in its report of March 9, 1978, be amended and then approved as follows:

A. The following projects be approved for submission to the Provincial Government for funding under the Recreation Facilities Assistance Program (REFAP) in order of priority as listed below:

1.	Kitsilano Pool	$ 400,000
2.	Kensington C.C. Extension	400,000
3.	Carnegie Building B	400,000
4.	Arts Club Theatre - Granville Island	400,000
5.	Hellenic Society	400,000
6.	Neighbourhood Services Assn. - Frog Hollow) - South Van.) - Mt.Pleasant)	86,320 *
7.	Vancouver East Lions	25,705
8.	Riley Park Centre	160,394 *
8a.	Brock House	24,000 *
		2,296,419 *

B. The following projects be submitted in order of priority listed, if sufficient funding is forthcoming from the Provincial Government:

9.	Kerrisdale Pool	200,000
10.	The Waterfront Theatre (Granville Island)	400,000
** 11.	Strathcona Community Centre Ext.	20,825 *
12.	Capilano Stadium	183,333
13.	Tamahnous	29,000
14.	Capt. Cook Park	3,848
		837,006 *

C. The following projects be deferred to 1979:

1. Trout Lake
2. False Creek Phase II C.C.
3. Champlain Heights (a) Port. of Gym
4. " " (b) Commty. Centre
5. Jericho Beach Park.

- (amended)

* amended figures
** advanced to No.9, see page 4.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Provincial Government: Recreation
Facilities Assistance Program (REFAP) (Cont'd)

MOVED by Ald. Puil (in amendment)
THAT the Strathcona Community Centre Extension item contained in recommendation B above, be advanced in order of priority to No. 9, with the remaining items following in succession as listed.

- CARRIED

(Ald. Brown, Ford, Kennedy and the Mayor opposed)

The amendment having carried, the motion as amended was put and CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Jericho/Locarno Beach Park -
Blocks 129/130

Council noted a letter dated March 22, 1978 from the Park Board concerning Blocks 129/130 in the Jericho Locarno Beach area, advising of the following resolution of the Board:

'THAT the Board request City Council to engage an independent legal firm to give an opinion as to whether or not Council can legally dispose of properties in Block 130 that were purchased with five-year plan funds for park purposes, for other than park purposes, without the approval of the current Park Board.'

MOVED by Ald. Harcourt
THAT the letter be received and no action be taken in respect of the Park Board's request.

- CARRIED

(Ald. Puil and Rankin opposed)

2. Lifeguards on City Beaches

Under date of March 29, 1978, a Mr. Frank Holden submitted a letter requesting permission to present a brief before Council on Lifeguarding in Vancouver.

MOVED by Ald. Gerard
THAT the aforementioned letter be referred to the Park Board.

- CARRIED UNANIMOUSLY

The Council recessed at 3:45 p.m., and following an 'In Camera' meeting in the Mayor's office reconvened in the Council Chamber at 4:45 p.m. with Mayor Volrich in the Chair and the same Members present.

CITY MANAGER'S & OTHER REPORTS

Building & Planning Matters
(March 31, 1978)

Rezoning Application:
1808 Nelson Street
(Clause 1)

In considering this clause, the Council received delegations from Dr. G. Loh, the owner of the subject property, who urged that Council refer the matter to a Public Hearing to obtain the opinions of the residents of the neighbourhood, and from Mr. Rex Owen, a local resident who referred to the unkempt condition of the commercial property in the area, but indicated he would have no objection to rezoning if the potential tenant will be the Bank of British Columbia since he is of the opinion that such a building will enhance the area.

MOVED by Ald. Brown
THAT, as recommended by the Director of Planning, this rezoning application be refused.

- CARRIED

(Ald. Bellamy, Gerard, Harcourt, Puil and the Mayor opposed)

A. MANAGER'S GENERAL REPORT
MARCH 31, 1978

Works & Utility Matters
(March 31, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Closure Portion of Oak Street at S.W. Marine Drive
Cl. 2: Revision of Water Works By-law No. 4848
Cl. 3: Sewer Separation on Private Property

Clauses 1 and 3.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Revision of the Water Works
By-law No. 4848
(Clause 2)

MOVED by Ald. Gibson
THAT the recommendation as contained in this clause, be approved after amending the date of the technical report referred to in recommendation 'a' from February 15, 1978 to March 15, 1978.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 31, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Rezoning Application - 1808 Nelson Street
Cl. 2: Building Permit - 825 Bute - Tree on Boulevard
Cl. 3: Residential Energy Conservation Demonstration Project
Cl. 4: Mount Pleasant N.I.P. - Toy Lending Library

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(March 31, 1978) (Cont'd)

Clause 1 For Council action on this clause see page 5.

Building Permit for 825 Bute Street,
Tree on Boulevard.
(Clause 2)

In considering this clause it was noted that a Mr. Fogle has requested to appear before Council as a delegation. A letter dated April 3, 1978, from Romses Kwan and Associates was also noted, requesting a decision immediately, instead of deferring the matter.

MOVED by Ald. Marzari
THAT consideration of this clause be deferred, pending the hearing of delegations at the next meeting of Council.

- CARRIED UNANIMOUSLY

Clauses 3 and 4.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(March 31, 1978)

Parking - Old King George
School Site
(Clause 1.)

Mr. D. Hickley, Assistant Director of Planning, advised that discussions had been held with three individuals tendering re the use of the property and each had been made aware of the requirements with respect to development permits. Mr. Hickley also advised that an application will subsequently be made to the Development Permit Board who may permit parking on the site for a period not exceeding five years, and may set certain conditions.

MOVED by Ald. Rankin
THAT B.C. Hydro be advised Council is not prepared to approve the King George site being utilized for parking purposes. However, if the corporation wishes to submit a Development Permit application for this purpose it should be submitted to the City in the normal manner and subsequently be referred to Council for decision.

- CARRIED

(Ald. Harcourt, Kennedy, Puil and the Mayor opposed)

Finance Matters
(March 31, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: 1978 Supplementary Capital Budget - Park Board Request for Advance Approval for Strathcona Community Centre Extension Project
Cl. 3: Investment Matters (Various Funds) February 1978
Cl. 4: Champlain Heights Community Recreation Facility

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(March 31, 1978) (Cont'd)

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt
THAT Clause 1 be received for information, and the recommendations of the City Manager, as contained in Clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Community
Recreation Facility
(Clause 4)

In considering this clause Council noted a letter dated April 4, 1978 from the Park Board, in which the Board is requesting Council to allocate $204,750 from 1978 Supplementary Capital funds for park development works on the five acre natural park and Lookout Park in the Champlain Heights Community Service Centre site.

MOVED by Ald. Harcourt
THAT this clause be deferred for discussion with the Project Manager and representatives of the Park Board, when the Supplementary Capital Budget is before Council for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT delegations wishing to address Council on the matter of Community Recreation Facilities in Champlain Heights, be also heard when the matter is again before Council.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson & Puil opposed)

Personnel Matters
(March 31, 1978)

Review of Appointment of Mr. R. Maki,
Codes Engineer, to National Building Code Committee
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 31, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Demolition - 236 Campbell Avenue
Cl. 2: Lands Leased to Province of British Columbia (Ministry of Human Resources) for Day Care Centres
Cl. 3: Sale of Property - N/S East Georgia Street West of Boundary Road

Clauses 1, 2 & 3.

MOVED by Ald. Gibson
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Manager's Report
(March 30, 1978)

Harbour Park - Consultant Study,
Request for Increase in Payment

MOVED by Ald. Kennedy
THAT the request for an additional payment of $3,500 to Urbanics Consultants Ltd., be granted.

- LOST

(Ald. Brown, Ford, Gerard, Marzari, Puil and Rankin opposed)

No further action was taken.

C. Manager's Report
(March 31, 1978)

Towing By-law Regulations

In considering this report Council was advised of a letter dated April 4, 1978, from Campney & Murphy, solicitors for Cantow Development Ltd., requesting that recommendation 'C' in the report, concerning maximum fee and drop charges, be deferred, pending representation before Council.

The Manager advised that, following discussions with parking lot operators, it was determined that the by-law should provide for the time-stamp being shown on either portion of the parking ticket.

MOVED by Ald. Gibson
THAT the request from Campney & Murphy be granted and, therefore, recommendation 'C' and the draft amendment to the Vehicles for Hire By-law be deferred, pending the hearing of the delegation.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendations 'A' and 'B', as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(March 31, 1978)

Tender 782 - Street Pavements & Curbs
Tender 783 - Lane Pavements.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development, March 16, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Haro Park Site
Cl. 3: Housekeeping Amendments - Stage 2 - Zoning and Development By-law

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Transportation, March 16, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lighting of Downtown Parking Lots
Cl. 2: Free Downtown Bus
Cl. 3: Quebec-Columbia Connector

Clauses 1, 2 and 3

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, March 16, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Provincial Youth Employment Program (PYEP '78)
Cl. 2: Rationalization of the City's Financial and Management Information Systems

Provincial Youth Employment Program (PYEP '78) (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be amended and then approved as follows:

"A. THAT City Council increase its share of the cost of the Provincial Youth Employment Program to a maximum of $31,500 and that all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.

B. THAT City Council approve an expenditure of funds totalling $31,500 as the City's share for the Provincial Youth Employment Program from the 1978 Revenue Budget.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
March 16, 1978 (cont'd)

Provincial Youth Employment Program
(PYEP '78) (Clause 1) (cont'd)

C. THAT the City Manager be asked to investigate further projects where the City's contribution can be funded entirely from existing City accounts for temporary help, and be authorized to submit such projects to the Provincial Government.

D. THAT the City Manager be authorized to list projects within each priority in order of preference, and to submit Priority 2 projects in substitution for any Priority 1 projects that do not receive Provincial approval."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Rationalization of the City's
Financial and Management Information
Systems (Clause 2)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Community Services,
March 23, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Recorded Votes in Committee
Cl. 2: Entertainment in Cabarets
Cl. 3: Extension of Hours - Hotel 'Pubs' - (Dufferin and No. 5 Orange)
Cl. 4: New Modern Rooms re Lodging House By-law
Cl. 5: Food Preparation Vehicle

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 5

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Brown, Gibson, Kennedy, Puil and the Mayor opposed)

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The Council recessed at 5:55 p.m. to reconvene at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS (cont'd)

Jericho Hangars

Vancouver City Council on March 7, 1978, deferred consideration of a motion by Alderman Brown on the disposition of the Jericho Hangars pending the hearing of a delegation from the Ne Chi Zu Guild. Before Council this evening was the motion by Alderman Brown and the report of the Standing Committee on Community Services dated March 9, 1978, on Jericho Hangar No. 5.

Commissioner Ian Bain, Chairman of the Park Board and Mr. Larry Foster, Director of Planning for the Park Board, gave a presentation to Council on proposed development plans for the Jericho Beach Park. Commissioner Bain outlined the major components of the Park Board's Jericho Beach Park plan and on behalf of the Board, urged Council to support the plan, both in terms of funding approvals and required jurisdictional transfers.

By means of plans, Mr. Larry Foster reviewed the Park Development Works at Jericho from 1976 to the present and the Projected 1978 Park Development Program. It was noted that the 1978 Program proposes the removal of Hangars Nos. 5 and 6 with Hangars Nos. 7 and 8 being retained and converted into large covered spaces suitable for indoor sports and fieldhouse purposes.

Council then heard representations from the following delegations:

- Mr. David Weston, Ne Chi Zu Artists' Guild, read from a brief previously filed with Council, in which the Guild requested a two year tenancy with a three year option to renew in Hangar No. 6, together with appropriate caretaking arrangements. In addition, Mr. Weston read from a letter from the Faculty of Architecture at U.B.C. (previously circulated to Council) urging Council to approve the request of the Ne Chi Zu Artists' Guild for a lease on Hangar No. 6.

- Mr. Jim Lipkovits, Community Communications Consortium, Ms. Gloria Kieler, Metro Media Association of Greater Vancouver and Mr. Jerry Domer, Head of the Vancouver Community College School of Music and Conductor of the Vancouver Philharmonic Orchestra, addressed Council and urged that Council make space available to their organizations in Hangar No. 5.

- Mr. W.H. Irvine, Pacific Aviation Museum, advised that his group is still interested in the City's reaction to its proposed acquisition of Hangar No. 5 and later Hangar No. 6 for an aviation museum. He indicated that his group did not foresee any difficulty in obtaining donations to cover the cost of the necessary outside work on the Hangars.

- Mrs. W.H. Talbot read from a brief previously filed in which she concurred with Alderman Brown's motion to turn over D.L.s 4565, 5098 and 7030 of the Jericho parkland to the care, custody and management of the Park Board.

cont'd....

DELEGATIONS (cont'd)

Jericho Hangars
(cont'd)

- Mrs. J.C. Hewson read from a brief previously circulated in which she also supported Alderman Brown's motion re disposition of Jericho lands.

- Ms. Christl Kenney also urged Council to turn over the care, custody and management of the Jericho parklands to the Park Board.

- Mrs. Christine Price stated that the Hangars on the Jericho parkland should be demolished and any buildings needed for specific recreation activities, be specially designed for their intended use and located where they would not impinge on the landscape.

- Mr. B.D. Grady addressed Council and urged that the Hangars on the Jericho parkland be demolished.

- Dr. Syd Butler, Jericho Sailing Centre Association, addressed Council stating that his Association needs access to the water but does not need Hangar space.

MOVED by Ald. Brown,
THAT WHEREAS by letters patent dated May 25, 1976, the Province of British Columbia conveyed to the City of Vancouver District Lots 4565 and 5098 for park purposes;

AND WHEREAS by indenture dated January 1, 1977, the Province of British Columbia leased to the City of Vancouver Lot 7030, Group 1, New Westminster District for a term of twenty (20) years for a public park;

THEREFORE BE IT RESOLVED THAT the Board of Parks and Recreation have the custody, care and management of the said District Lots 4565 and 5098 and the said Lot 7030, Group 1, New Westminster District, all in the City of Vancouver, for park purposes, effective immediately.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin opposed)

MOVED by Ald. Harcourt,
THAT Council approve the leasing of Jericho Hangar No. 6 to the Ne Chi Zu Artists' Guild for two years with a two year option to renew.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson and the Mayor opposed)

MOVED by Ald. Puil,
THAT Council approve the leasing of Jericho Hangar No. 6 to the Ne Chi Zu Artists' Guild for two years without an option to renew.

- CARRIED

(Aldermen Brown and Gibson opposed)

MOVED by Ald. Harcourt,
THAT the proposal of the Pacific Aviation Museum to convert Jericho Hangar No. 5 into a public aircraft museum be referred back to the Community Services Committee.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Boundary Road Improvements and Associated Matters

Due to the lateness of the hour, the Mayor polled the delegations present to speak to Boundary Road Improvements and Associated Matters for their reaction to deferring this item to the next meeting of Council. The delegations concurred with the proposed deferment.

MOVED by Ald. Rankin,
THAT this matter be deferred to the next meeting of Council and that it be the first item on the agenda at 7:30 p.m. that evening.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the City Clerk be instructed to advertise the meeting on Boundary Road Improvements and Associated Matters in the local papers.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committee on Planning and Development, March 23, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: University Endowment Lands
Cl. 2: Kiwassa N.I.P. Concept Plan
Cl. 3: Kensington N.I.P. Concept Plan
Cl. 4: Co-operative Housing Proposal - 4th Avenue and Discovery Street
Cl. 5: Vancouver International Airport - Noise Abatement

University Endowment Lands (Clause 1)

MOVED by Ald. Harcourt,
THAT recommendation F of the Committee contained in this Clause be deleted;

FURTHER THAT the remaining recommendations of the Committee be approved after amending recommendation A by inserting the words "administered by the G.V.R.D." after the figure "2".

- CARRIED UNANIMOUSLY

Kiwassa N.I.P. Concept Plan (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee on Planning and Development, March 23, 1978 (cont'd)

Kensington N.I.P. Concept Plan (Clause 3)

During consideration of this Clause, Council noted a letter dated March 30, 1978, from the Kensington Citizens N.I.P. Planning Committee in which the Planning Committee clarified its position that it does not wish to use N.I.P. funds to subsidize private property owners with respect to local improvements. In this regard, the Planning Committee passed the following motion:

"N.I.P. would pay toward the City's cost of curbs/paving and the full cost of installing sidewalks adjacent to public spaces."

The above motion would replace the third sentence of the first paragraph under 'Curbs and Sidewalks around Schools and Parks' on page 7 of Appendix A of the Kensington N.I.P. Concept Plan.

Also before Council was a memorandum dated March 31, 1978, from the City Engineer supporting the position of the Kensington Citizens N.I.P. Planning Committee and requesting Council to give careful consideration to the matter of subsidies for physical improvements, particularly within the boundaries of N.I.P. areas.

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved after amending recommendation D to read as follows:

"D. THAT City Council approve in principle the N.I.P. funding allocations outlined in this report with the exception of physical improvements - curbs and sidewalks around schools and parks and that this matter including the letter from the Kensington Citizens N.I.P. Planning Committee and the memorandum from the City Engineer and the additional City money required (50,000) for the Physical Improvements-Streets item and to match the 'freed-up' Federal and Provincial money, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget."

(Underlining denotes amendment)

- CARRIED UNANIMOUSLY

Co-operative Housing Proposal - 4th Avenue and Discovery (Clause 4)

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be approved after adding the words "and report back to the Planning and Development Committee";

FURTHER THAT recommendation B of the Committee be deferred.

- CARRIED UNANIMOUSLY

Vancouver International Airport - Noise Abatement (Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT this resolution of the Standing Committee on Planning and Development be forwarded to the Federal Minister of Transport.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

VI. Report of Standing Committee on Planning and Development, March 9/March 16, 1978

Central Waterfront - Official Development Plan (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Finance & Administration, March 30, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Potential Budget Cuts - Suggestions Arising from the Review of Departments
Cl. 2: Further Departmental Reviews

Clause 1

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved, except that the review of the City Clerk's Department be not undertaken in 1978.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Towing Regulations)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Towing Regulations) (cont'd)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT section 1 of the By-law be amended by deleting the word "thereon" and adding the words "on the ticket or the receipt or both".

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up, Conveying & Subdividing with Abutting Lands (Pendrell Street between Burrard & Thurlow Streets - St. Paul's Hospital)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) Expansion of St. Paul's Hospital requires the closure of Pendrell Street from Thurlow Street to Burrard Street and the closure of the lanes north of Pendrell Street easterly from Thurlow Street;

THEREFORE BE IT RESOLVED THAT all the hereinafter described portion of street and portions of lanes be closed, stopped up and conveyed to the abutting owner:

(1) That portion of road dedicated by the deposit of Plan 92 adjacent to Block 9, District Lot 185, lying between the southwesterly production of the northwesterly limit of Lot 10 (Plan 92) said Block 9 and the southwesterly production of the southeasterly limit of Lot 'A' (Plan 10650), said Block 9;

(2) That portion of lane dedicated by the deposit of Plan 92 in said Block 9 lying between the production northeasterly of the northwesterly limit of said Lot 10 and the northwesterly limit of said Lot 'A';

(3) All the lane dedicated by the deposit of Plan 10650 in said Block 9;

The said portions of street and lane dedicated by the deposit of Plan 92 are shown outlined red and the portion of lane dedicated by the deposit of Plan 10650 is shown outlined green on plan prepared by Noel E. Peters, B.C.L.S. dated September 15, 1977, and marginally numbered LE 4077, a print of which is hereunto annexed; and

FURTHER BE IT RESOLVED THAT all the aforementioned lanes and street, now closed, be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Allocation of Lands for Lane Purposes (S2' of Lots 6 and 7, except the North 7' of each Lot shown on Plan 3932, now road, Block 243, D.L. 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lots 6 and 7, except the North 7 feet of each lot shown on Plan 3932, now road, Block 243, District Lot 526, Plan 590. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated March 14, 1978, and marginally number LF 8572, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Alderman Kennedy - Leave of Absence

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT leave of absence be granted Alderman Kennedy from April 19, 1978, to May 15, 1978, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Twinning with Sister Cities

In response to an enquiry from Alderman Gerard, the Mayor advised that he will be visiting Edinburgh in the near future to participate in ceremonies confirming Vancouver's twinning with that City. Alderman Kennedy will also be visiting Edinburgh in an official capacity and his visit will coincide with that of the Mayor.

Alderman Gerard suggested that the same principle should apply to Aldermen visiting Edinburgh as apply to members of Council visiting Oddessa both of which are sister cities with Vancouver. The Mayor advised that he will have a report on this matter before Council next week.

Alderman Harcourt - Vancouver Canadian Baseball Team

referred to the resignation of the General Manager and the fact that the Baseball Team may lose its present subsidy. He wondered if the Vancouver Canadian Baseball Team was disbanded whether it might be possible to use Capilano Stadium for amateur sports.

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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting of April 4, 1978, adopted on April 11, 1978.

MAYOR

CITY CLERK

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MARCH 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 9, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Jericho Hangar No. 5

City Council, on November 29, 1977, approved terms for the lease of Hangar No. 5 as recommended by the Community Services Committee and requested the City Manager to examine proposals received by the City for the use of Hangar No. 5 and report back.

The Committee had before it for consideration a Manager's report dated March 1st, 1978 (copy circulated) in which the City Manager reported that three proposals were submitted for the use of Jericho Hangar No. 5.

The City Manager, in his report, concluded that none of the proposals meet all the conditions which Council adopted and that none of the three organizations which submitted proposals can prove sufficient financial viability.

The City Manager recommended that since the search did not turn up any creditable proposals meeting the City's guidelines, that the City agreed to the request of the Park Board to turn over the property upon which the Jericho hangars are situated to the Board's care, custody and management for park purposes.

Representatives of the three organizations (Pacific Aviation Museum, FIDO and Community Communications Consortium) were advised and representatives of two of the organizations appeared before the Committee this date.

Mr. K. D. Hodsall, Vice-President of the Pacific Aviation Museum, advised the Committee that his organization cannot submit an application to senior levels of government for funding until it has secured a lease on Jericho Hangar No. 5. He further pointed out that the membership of the Pacific Aviation Museum includes a number of tradesmen who would be willing to volunteer their time to renovate the hangar for use as an aircraft museum.

Mr. W. H. Irvine advised that a number of aviation organizations in the Province support the proposal and urge that the Committee recommend Hangar No. 5 be leased to the Pacific Aviation Museum.

In response to questions by the Committee, the proponents of the aviation museum admitted that they will ultimately require both Hangars 5 and 6, but that initially the group would require only Hangar No. 5.

Continued . . . .

Clause No. 1 Continued

Representatives of the Pacific Aviation Museum distributed to the Committee copies of letters dated March 8th and 9th, 1978 (copies circulated) which provided further information on their proposal.

Mr. J. Lipkovits, spokesman for the Community Communication Consortium, advised that his organization, which includes five media production groups, proposed to operate the hangar in a somewhat similar manner to its use during Habitat, that it would be a public television centre and public meeting place. He urged that the buildings not be torn down and that the Manager's recommendation to turn the lands over to the Park Board not to be approved.

Members of the Committee expressed interest and enthusiasm in the proposal of the Pacific Aviation Museum to operate an aircraft museum in Hangar No. 5 and felt that this group would probably have the greatest opportunity of securing funds from other levels of government to renovate the building, and following discussion, it was

RECOMMENDED

THAT the City Manager consult further with representatives of the Pacific Aviation Museum to clarify the costs of converting Jericho Hangar No. 5 into a public aircraft museum and report back to the Community Services Committee.

FURTHER THAT the City Manager's report include further information on the proposal for the use of Hangar No. 5 submitted by the Community Communication Consortium.

The meeting adjourned at approximately 3:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 586

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 23, 1978, at approximately 12:15 P.M. at the Carnegie Library, Hastings and Main Streets, adjourned and reconvened at approximately 1:45 P.M. in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Financing and Redevelopment of Carnegie Library

The Committee had before it for consideration a Manager's report dated March 22, 1978 (copy circulated) in which the Director of Social Planning reported on the background and the restoration and construction costs for the Carnegie Library building.

Also before the Committee was a letter dated March 22, 1978 (copy circulated) from the Chairman of the Park Board which advised that the Board, on Monday, March 20, 1978, passed a motion that City Council be advised that the Board does not support the Carnegie Library project proceeding in 1978.

In the Manager's report, the Director of Social Planning advised that the latest cost estimate for the restoration and construction work is $1,873,000. With capital funding available totalling only $1,015,212, it leaves $857,788 of capital funding still required.

The $1,015,212 which is available to date is comprised of $615,212 remaining from an allocation of $650,000 approved by Council on February 24, 1976, plus a $400,000 Recreation Facilities Program (REFAP) grant from the Provincial Government, if recommended by City Council.

In the report, the Director of Social Planning recommended that Council approve the additional $857,788 from the 1978 Supplementary Capital Budget.

In the report, the City Manager pointed out there are several options available to Council ranging from doing nothing and leaving the building unused up to carrying out the full program as recommended by the Director of Social Planning, requiring the additional funding of $857,788.

The City Manager recommended against deferring the project to 1979.

Continued . . .

Clause No. 1 Continued

Members of the Committee were taken on a tour of the Carnegie Library building and given a brief explanation of the renovation work and additions proposed and the uses to which the Library will be put.

Following the tour the Director of Social Planning spoke to the report and several members of the Carnegie Building Planning Advisory Committee, which is chaired by the Director of Social Planning, addressed the Committee and urged that the Committee recommend that Council allocate the additional $857,788 required to complete the project in its entirety.

The City Architect pointed out that the building has been empty for ten years and that the proposed redevelopment is the best use of the structure. He pointed out that the reconstruction costs are approximately $51.00 per sq. ft. which, he indicated, is a reasonable cost.

In response to questions from Committee members regarding the source of the additional funds required, the City Manager advised that the 1978 Supplementary Capital Budget has been set at $8.25-Million and that the full amount has been allocated, but there are some projects which are uncertainties, such as the Champlain Heights Community Centre. He stated that if the Supplementary Capital Budget is restricted to $8.25-Million, it would be difficult to include any extra funding required for the Carnegie project. However, he suggested it may be possible, when the City examines its final 1978 budget, to add more funds to the Supplementary Capital Budget at no tax increase, and he indicated he may recommend this be done.

Mr. I. Bain, Chairman of the Park Board, pointed out that operating costs for the building could be as high as $400,000 a year.

The City Manager advised that the annual operating cost has been estimated at approximately $200,000 for the activities which have been proposed for the building compared with approximately $100,000 a year for a typical community centre.

During discussion a member of the Committee inquired whether The 44 would be closed once the Carnegie building is reopened and the Director of Social Planning replied that it would not be closed.

Following further discussion, it was

RECOMMENDED

THAT City Council approve $857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie building as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants.

At the request of the Committee, Alderman Ford is recorded as voting against.

Following discussion of the Carnegie building, the City Manager requested the Director of Social Planning to prepare a report on operating costs of the building, such report to be submitted to Council with the Committee's report.

FOR COUNCIL ACTION SEE PAGE(S) 577

CC 62-MLH-75

MANAGER'S REPORT

DATE March 31st, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: CARNEGIE LIBRARY: 1) Estimated Operating Costs, and
2) Employment Generated by Renovations

CLASSIFICATION: INFORMATION

The Director of Social Planning reports as follows:

" At the Community Services Committee meeting on March 23rd, 1978, the City Manager requested information on the above two matters when the Carnegie Building was discussed.

Estimated Operating Costs

The following operating cost estimates are provided for Council's information only and have been arrived at in discussion with Parks Board Library personnel. They include administration, program equipping and operating costs for the Carnegie Building. No attempt has been made to calculate off-setting rental revenues and program fees which would reduce the facility operating costs to some extent.

The proposals made represent the most appropriate level of programming for the proposed Carnegie Building in the view of all officials contacted given the nature and purpose of the building, its location and the people it is intended to serve.

Carnegie Building Estimated Operating Costs

A. Staff Salaries (77 Rates)

1. Administration

1 Community Recreation Coordinator 3 (p.g. 27, step 1)	$18,816.00
1 Facility Clerk (Clerk Typist III) (p.g. 13, step 1)	10,320.00
1 Information Clerk (Clerk Typist II) (p.g. 9, step 1)	9,144.00

2. Program Staff

3 Recreation Programmers[1] (p.g. 16, step 1) $11,460 x 3	34,380.00
1/2 Time Librarian I (p.g. 21, step 4)	8,220.00
2 1/2 Library Assistant III (p.g. 12, step 3)	26,580.00
Vacation & Sick Relief - 368 hours L.A. III	2,142.00
Part time Recreation Program Staff	15,000.00
Total staff salaries	124,602.00
Fringe Benefits @ 13.5%	16,821.00
Total salary costs	$141,423.00

1 Recreation Programmers while programming the total facility, would have the following areas of interest: (i) cultural programming, (ii) sports, athletics and personal fitness programming, (iii) programming for elderly and handicapped.

B. Programming Costs

1.	Reading Room Establishment[2] - Non-recurring (includes provision for 30-40 newspapers, 50-75 magazines and 10,000 paperbacks)	$17,000.00
2.	Materials: newspapers, magazines, paperbacks	7,000.00
3.	Arts and Cultural Activities (includes rental of 2 films/week plus fee for 1 live performance per week and a small $2000 advertising and promotion budget)	22,000.00
4.	Recreation Program Supplies	5,000.00
5.	Total Programming Costs	$51,000.00

C. Building Operating and Maintenance $67,500.00

$2.50/sq.ft. x 27,000 sq.ft.
(includes heat and utilities, engineering and custodial services and building maintenance costs based on actual civic experience at City Health Department building, 1060 West 8th Avenue)

Total Estimated Operating Costs: Carnegie Library (1977 rates) - SUMMARY

A.	Staff salaries and fringe benefits	$141,423.00
B.	Programming Costs	
	i) Non Recurring Reading Room Establishment	17,000.00
	ii) All other programming costs	34,000.00
C.	Building Operating and Maintenance Costs	67,500.00
D.	Estimated Total Operating Costs	$259,923.00

These estimated operating costs include the establishment of 9 new recreation, library and secretarial positions, part time recreation job opportunities, plus engineering and custodial staff positions.

EMPLOYMENT GENERATED BY CARNEGIE LIBRARY CONSTRUCTION

Approval of the additional $860,000 to complete the construction of the Carnegie Building will provide the construction trades with an estimated total of 1500 man/weeks of employment (representing the equivalent of 29 men employed for one full year).

The foregoing operating costs are estimates presented for the information of City Council and would be subject to the normal budget review process prior to being considered by Council if and when the building is renovated and ready for use. This is not likely to occur prior to the summer of 1979.

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[2] Library officials noted that their most recent experience in setting establishment costs for a branch library has been at West Point Grey Branch Library where the initial non-recurring establishment cost for books was $120,000 as compared with the proposed $17,000 for the Carnegie Reading Room. "

The City Manager submits the foregoing report of the Director of Social Planning for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 511

WORKS AND UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of Oak Street at S.W. Marine Drive

The City Engineer reports as follows:

"The west 7 feet of Subdivision F of Lot 18 of Lots 18 to 30, Block C and of Lots 24 to 33, Block D and of Blocks Y and Z, District Lots 319, 323 and 324, Plan 3408 was established for road when the City had plans for widening this portion of Oak Street to 80 feet. It is now planned for this portion of the street to remain 66 feet in width. The owners of the above-mentioned SubdivisionF have applied to purchase this 7-foot strip abutting their land.

I recommendthat portion of Subdivision F included in Explanatory Plan 6131 of Lot 18 of Lots 18 to 30, Block C and of Lots 24 to 33, Block D and of Blocks Y and Z, District Lots 319, 323 and 324, Plan 3408, which was established for road be closed, stopped up and conveyed to the abutting owners subject to the following conditions:

(a) The applicant to pay $4,000 in accordance with the recommendation of the Supervisor of Properties.

(b) The closed road to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

2. Revision of the Water Works By-law No. 4848

The City Engineer reports as follows:

"Amendments to the Water Works By-law are recommended in the following areas:

1. Connection fees and other miscellaneous fees
2. Section 5 - Type and Arrangement of Meters and Service Pipes
3. Section 14 - Prevention of Contamination
4. Metrication

An explanation of the above recommended changes is provided in the Engineering Department's Technical report to the City Manager dated March 15, 1978. For Council's convenience, the following discussion of the major changes recommended in the technical report is given:

Proposal No. 1: Changes in Fee Schedule for Water Service.

The cost of installing water service pipes and water meters is recovered from the customer from fees levied under the Water Works By-law. The fees for installing water service pipes and meters were last changed in May of 1977. The fees were then set to cover the costs for a one year period. To keep pace with inflation, a revision in the fee schedule is now recommended. The new fee structure recommended will again cover costs for a one year period.

SCHEDULE 'A' Service Pipe or/connection Fee

Service Pipe Size	Present Fee	Proposed Fee
20mm (3/4")	$475.00	$490.00
25mm (1")	$525.00	$565.00
40mm (1½")	$675.00	$730.00
50mm (2")	$850.00	$920.00
80mm (3")	'at cost'	'at cost'
100mm (4")	'at cost'	'at cost'
150mm (6")	'at cost'	'at cost'
200mm (8")	'at cost'	'at cost'
300mm (12")	'at cost'	'at cost'

cont'd.....

Clause No. 2 continued:

SCHEDULE 'G' Fees for Installation of Water Meters

Size of Standard Meter	Present Fees		Proposed Fees	
	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
17 & 20mm (5/8" & 3/4")	$180.00	$60.00	$195.00	$65.00
25mm (1")	180.00	60.00	195.00	$65.00
40mm (1½")	190.00	70.00	205.00	$75.00
50mm (2")	200.00	80.00	215.00	$85.00
80mm (3")	1,270.00	120.00	1,270.00	120.00
100mm (4")	1,375.00	150.00	1,375.00	150.00
150mm (6")	1,590.00	200.00	1,700.00	200.00
200mm (8")	'at cost'	250.00	'at cost'	250.00
250mm (10")	'at cost'	300.00	'at cost'	300.00
Size of Fire line (Low Head Loss) Meter				
100m (4")	1,610.00	250.00	'at cost'	250.00
150mm (6")	2,225.00	300.00	'at cost'	300.00
200mm (8")	'at cost'	350.00	'at cost'	350.00
250mm (10")	'at cost'	400.00	'at cost'	400.00

Proposal No. 2 - Type and Arrangement of Meters and Service Pipes

The present By-law prescribes that the connection fees applicable to two service pipes installed concurrently, either by separate service pipes laid concurrently in the same trench, or by a twin service pipe (one pipe branches into two at the property line), shall be the fee of the larger service pipe plus 50 per cent of the fee for the smaller service pipe. With an 'at cost' fee for large service pipes, the 50 per cent fee for the smaller service pipe does not represent the cost of installation. The recommended changes to the By-law sets the fee for the smaller service to be 'at cost' if the larger service fee is 'at cost'.

Proposal No. 3 - Fees for Shut Down or Service Calls

The customer may in an emergency, or for any other special reason, request a service call by City waterworks crews. If more than one call is made during normal working hours in any 30 day period, or if the call takes place outside of normal working hours for the convenience of the customer, a fee of $15.00 is charged. This fee is intended to only partially offset the City's average costs. A fee increase to $25.00 is recommended to keep pace with inflation. (Last changed in 1974)

Proposal No. 4 - Fee for Temporary Water for Construction Purposes

The current section provides for a $3.00 fee for water used during construction of a residence consisting of not more than two dwelling units. This fee produced only $597.00 in revenue in 1977, and is added to the building permit at time of issue. This fee causes confusion on the part of the people applying for building permits when they interpret it to be the cost of the water service and they have expressed concern when they find out later that the service costs $475.00 (1977 fee). The recommended change eliminates the $3.00 fee.

Proposal No. 5 - Prevention of Contamination

Additional paragraphs are proposed to re-enforce the Engineer's authority to approve cross connection control devices installed on private property to protect City's water system, require annual testing of devices to ensure operation, and place restriction on private non potable water piping installed on City streets to minimize the risk of contamination of the City water system.

Proposal No. 6 - Metrication

Recommended is the change of the units of measurement referred to in the By-law to the International System of Units(SI). The SI units adopted are those recommended by the American Water Works Association for the water supply industry.

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Clause No. 2 continued:

The City Engineer recommends that:

a. the proposed By-law changes as tabulated in the technical report to the City Manager, dated February 15th, 1978, and in part outlined above, be approved in principle,

b. the Director of Legal Services be instructed to prepare the necessary amendments to the Water Works By-law,

c. The effective date of the By-law and rate schedule be May 16, 1978.

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Sewer Separation on Private Property

The City Engineer and Director of Permits and Licenses report as follows:

"BACKGROUND

In 1974, Council considered a number of reports about sewer separation (provision of separate sanitary and storm sewers) on private property relative to the means of achieving this separation and the cost implications. These reports arose because of the City's large expenditures in the provision of separate sewers in various areas of the City to replace the combined system.

The City sewer system consists principally of two types, either combined or separate which are described below:

A. Combined

About 80% of the total system has been constructed on the combined sewer basis. In this system, domestic and industrial sewage are carried in the same pipe as storm drainage water. The main disadvantage of this type of system is that during rainfall periods the resulting combined flow is too large to be carried to or treated by the sewage treatment plant. As a result overflows of mixed sanitary sewage and storm water are spilled into receiving waters during periods of relatively heavy rainfall.

B. Separate

About 20% of the system has been constructed on a separate sewer basis. In this system, domestic and industrial sewage are carried in one pipe and storm water is carried in another pipe. This enables the sanitary sewage to be conveyed to the treatment plant at all times without dilution by storm water, and prevents contamination of the storm water discharging into local receiving waters by domestic and industrial waste.

Since 1971, the City and the Greater Vancouver Sewerage and Drainage District have spent in excess of $30,000,000.00 (Thirty Million Dollars) in reconstructing the old combined sewers into separate sewers. The work has been primarily carried out in the following areas: West End; a large portion of Downtown; the False Creek Flats; Kitsilano; the area bounded by Main, Broadway, Great Northern Way and Commercial; and the area between Marine Drive and the Fraser River from Granville to Boundary. The main objectives of this program are to reduce the amount of sanitary sewage which discharges to the waters of False Creek, English Bay, and the Fraser River and to replace systems in poor condition or inadequate in size.

EFFECT ON PRIVATE PROPERTY

Whenever the combined sewer system is replaced with a new separate sewer system, a major problem arises in separating the sanitary sewage and storm flow from existing buildings. Many of the older buildings have internal combined plumbing systems, in which water from the roof and foundation drains is mixed with the sanitary flow.

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Clause No. 3 continued:

If these sewer systems on private property are not separated, the pollution control benefits of a separate sewer system will not be achieved to a large degree and the frequency of flooding of private properties from an overloaded sanitary system (which would still be carrying some storm water) will be increased. The sanitary system in a separated area does not normally have the capacity to carry all the storm water flows which reach it through combined connections. This will cause surcharging of the sanitary sewer, overloading of sanitary pumping stations creating flooding conditions and overflows of sanitary sewage to receiving waters. In order to separate the sanitary flow from the storm runoff flow it is necessary for owners of the buildings to separate their private plumbing systems.

The question of who should pay the cost of sewer separation on private property was the subject of considerable discussion in 1974 which resulted in Council finally adopting the following: 'That the City pay the cost of all work between the property line and the building with the property owners paying for all changes inside buildings'.

The estimated cost of this work for the number of buildings with combined systems in the areas described earlier in this report was $2,000,000.00 (Two Million Dollars). (NOTE: Buildings constructed after 1970 are required by By-law to provide separate sewer systems within the building.)

As a result of Council's decision $2,000,000.00 (Two Million Dollars) was provided in the Sewers 1976 - 1980 Five-Year Capital Plan for sewer separation on private property.

STATUS OF PROGRAM TO DATE

An extensive survey of the buildings in the areas concerned has been done. Our surveys show that between 1,400 and 1,500 buildings require separation and the distances from the property line to the building vary from 20 feet to 1,200 feet. In view of this, it is suggested that a different City funding arrangement for sewer separation on private property is appropriate. This new proposal, which would be considerably more fair and simple from both the City's and building owner's point of view, would be for the City to pay an amount equal to the cost of the work up to a maximum of $1,200.00 (approximately $2,000,000.00 (Two Million Dollars) for approximately 1,500 buildings) for the work to be carried out between the property line and the buildings. Payment would be made upon satisfactory completion of the work. This procedure would allow the building owner to arrange for whoever he wanted to do the work on his property including any required work within the building that the City was not going to have any responsibility for in any event. Such a procedure would be significantly easier to administer and should result in the sewer separation work taking place faster, therefore, realizing the benefits from the large expenditure of funds already by the City in providing the separate system. Prior to construction, the estimated cost of the proposed work (contractor's bid) will be reviewed to ensure that the amount chargeable to the City is reasonable.

RECOMMENDATION

Accordingly, the City Engineer and Director of Permits and Licenses recommend that:

The Council resolution of July 30, 1974 that approved the City paying the cost of all work between the property line and the building be amended as follows: that for sewer separation work between the property line and the building the City will pay: (a) an amount equal to the cost of the work if the cost is less than $1,200.00 or (b) $1,200.00 if the cost of the work is more than $1,200.00."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 580

BUILDING AND PLANNING MATTERS

CONSIDERATION:

1. Rezoning Application:
   1808 Nelson Street

The Director of Planning reports as follows:

"A rezoning application has been received from Sidney C. Suen, Architect, to amend the West End Official Development Plan, to extend the local commercial designation to include the site at 1808 Nelson Street (S/S of Nelson Street west of Denman Street) E½ of Lot 2, Block 69, D.L. 185, Plan 92 for the purpose of extending the existing retail building which fronts onto Denman Street onto this property.

Present Zone: W.E.D. (West End District) - under the Official Development Plan for the West End this site is designated for residential, social, recreational and public use.

Requested Zone: To extend the local commercial designation to this site.

SITE ANALYSIS

The site has a frontage along Nelson Street of 33 feet and extends for a depth of 131 feet to a 33 foot wide lane at the rear. The present use of this property for parking in conjunction with commercial uses to the east was approved in 1959. Vehicular access to the site is presently provided from both Nelson Street and the lane. (See Appendix A).

Adjoining the site on the east are two properties which are designated as "Local Commercial" under the West End Official Development Plan. The most southerly of these properties is presently developed with a one storey bank which provides off-street parking along the side of the building. The existing building extends to the westerly property line (adjoining the site of the proposed rezoning) as the rear yard requirement was relaxed in 1961. The northerly property is presently developed with one-storey building containing two restaurants and a dry cleaners/ laundromat. The parking approved for the site of the proposed rezoning is required in conjunction with these three uses.

The site and lands to the west are designated for residential, social, recreational and public uses under the West End Official Development Plan and are generally developed with residential buildings varying from single family dwellings to multi-storey highrise. The lot adjoining the site on the west is developed with a 2½ storey one-family dwelling which is well maintained and appears to be in sound condition. (See Appendix B).

BACKGROUND

The intent of the West End Official Development Plan with respect to lands designated as Local Commercial is to permit "small scale commercial uses catering to the needs of West End Residents".

The possibility of extending the depth of some of the shallow lots along Denman Street has been considered by the Planning Department since a June 1976 meeting with commercial property owners and merchants who expressed problems related to the provision of both sufficient square footage to support certain retail uses and the required off-street parking and loading spaces.

Cont'd . . .

Clause 1 Cont'd

With respect to the site of the current rezoning application, a previous application requesting rezoning to permit a mixed commercial/residential use was submitted by a different applicant in April 1976. The file on this application was closed on August 26, 1976 following several unsuccessful requests to the applicant for additional information.

PROPOSED DEVELOPMENT

Initial drawings received with this application indicated an extension of the two existing restaurants and the dry cleaners/laundromat. The proposal was changed after the Public Information Meeting on October 20, 1977 and discussions with Planning Department Staff.

Revised sketch plans, stamped "Received City Planning Department, December 14, 1977", indicate renovations and additions which would extend the existing building at 1003-05-07 Denman Street onto the site. The proposal would increase the existing floor space by 51% from 3,462 square feet to 5,219 square feet. One of the restaurants would be enlarged while the remainder of the proposed development would be occupied by a branch of the Bank of British Columbia. This bank would move from its present location further south along Denman Street. The applicant has submitted several letters suggesting that the Bank of B.C. would be interested in obtaining a 60 year lease on the enlarged premises. However, a letter from the Bank of British Columbia, dated November 16, 1977, to the applicant, did state that the entire premises would have to be vacant. This indicates uncertainty with regard to possible tenancy of any redeveloped scheme.

It is important to note that if the proposed rezoning were to be approved, development would in no way be tied to the proposal currently submitted. The use and detailed form of development would be assessed by the Development Permit Board under a Development Permit Application.

CITY ENGINEER

The City Engineer, in a memorandum dated August 25, 1977, made the following comments with respect to the initial drawings submitted:

> "I have no objections to this rezoning proposal as submitted, however, garbage pick-up facilities must be resolved to my satisfaction at the Development Permit stage."

PUBLIC INFORMATION MEETING

The Planning Department sponsored a Public Information Meeting on October 20, 1977 largely in response to letters sent to the Department by neighbouring residents who were in opposition to this proposed rezoning. The major concern expressed by residents, in the letters and at the meeting, was the possible extension of the existing odours and noise of the restaurants towards the residential properties which border this site to the west. The current problems experienced by the residents were well represented in a letter from Mr. Rex Owen, which is attached as Appendix C. Mr. Owen, owner and resident of the single family dwelling immediately adjacent to the proposed rezoning site, has subsequently met with the applicant and has expressed agreement with a bank as a tenant in the revised development proposal. It should be noted that the revised plans still indicate that one of the restaurants would remain. Therefore, it is difficult to assess whether all problems raised by local residents would be alleviated in the revised development proposal.

ANALYSIS

The depth of the majority of commercial sites along Denman Street is 66 feet. There are four locations, including the site, where proposals to increase the existing commercial depth could be made. Extension in other instances is restricted by substantial developments on the adjoining lands. Approval of this and similar applications could detrimentally affect the livability of adjoining residential properties.

The position of local residents as expressed at the Public Information Meeting may be interpreted as a concern for the lack of control which City regulations have in the realm of ensuring "neighbourliness". Residents have indicated strong concern with the present restaurant operations and an extension of these uses further into the residential neighbourhood is opposed. The opportunity for

Cont'd . . .

Clause 1 Cont'd

improvement under the Development Permit process must be weighed against the limitations of the process and the potential aggravation of the current situation should the restaurant operations or other "undesirable" uses be extended closer to the residential community.

Extension of commercial development onto the site would significantly restrict the development opportunities of the 33 foot lot to the west, which is currently occupied by a single, one-family dwelling. This lot would essentially be "locked in" and difficult to redevelop.

Refusal of this application does not present a total hardship to the applicant. The parking presently provided on the site could continue to serve the existing commercial development on the easterly adjoining lot. The Development Permit Board could consider continued use of this site for parking should the commercial property along Denman Street be redeveloped. There is, then, the opportunity to improve the existing situation.

Redevelopment of the site could take place if the adjoining commercial property was redeveloped to provide parking on-site, or the parking requirement was relaxed. Experience with commercial lots of similar depth along Denman Street indicates that provision of on-site parking is difficult but not impossible. Parking has been provided through either surface, underground or indoor parking. The provision of on-site parking on this specific site may be further complicated given problems of access related to the busy intersection of Denman and Nelson Streets.

The Planning Department, in its 1978 Work Program, will be reviewing the current off-street parking requirements for the West End's commercial areas, towards reducing the number of spaces required. The pedestrian-oriented nature of the existing commercial development could justify this action. Such an amendment could facilitate the redevelopment of small commercial lots common to the West End's commercial arterials. Consideration will also be given to the provision of collective, off-street parking lots or garages. However, the Planning Department is not overly optimistic about the potential for the provision of such facilities.

Balancing the potential advantages and disadvantages of retaining or amending the present land use designation of the site as proposed, the Director of Planning believes that the applicant has failed to assure the neighbouring residents that existing aggravation would not be increased at some time in the future. In recommending refusal of the proposed amendment to the West End Official Development Plan, the Director of Planning notes that consideration could be given to a sensitively designed mixed commercial/residential development encompassing the site, the two adjoining commercial lots to the east and the adjoining lot to the west provided commercial uses were restricted to the Denman Street frontage. A development in accordance with these parameters would not require an amendment to the Official Development Plan.

Recommendation: The Director of Planning recommends the following:

> That the proposed amendment to the West End Official Development Plan be not approved. In recommending refusal, the Director of Planning notes that consideration could be given to a sensitively designed mixed commercial/residential development encompassing the site, the two adjoining commercial lots to the east and the adjoining residential lot to the west, with commercial uses restricted to the Denman Street frontage."

The City Manager submits for CONSIDERATION whether Council wishes to:

a) send the application directly to a Public Hearing in order to listen to all arguments for and against the proposed rezoning,

or

b) refuse the application as recommended by the Director of Planning.

2. Building Permit for 825 Bute Street - Tree on Boulevard

The City Engineer reports as follows:

"A Development Permit has been issued to Centreview Developments Ltd. and a one storey retail building is proposed to be built. The next stage calls for the issuance of a building permit before construction can proceed.

An architect who was not engaged for this project has drawn to the City's attention that there is a tree immediately adjacent to the lot line of this proposed building.

City Council at a meeting of September 25th, 1973 adopted the following resolution:

> 'THAT it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for consideration.'

The architect considers that the design is insensitive and if the building was placed to the property line, half of the root structure would be destroyed. In addition, an entrance as proposed, would cut the roots on another quarter. Although the tree could remain the root structure would be effectively reduced and the tree would probably die in time. The Developer informs us that he has no intention of removing the tree.

This tree was not planted by the Parks Board and is not what would be called a normal boulevard tree. In the opinion of the Parks Board, it is not an appropriate tree for this area. The tree's root system could be saved by taking special measures but the Parks Board does not believe that these measures would warrant the large expense involved. The Developer has agreed to plant, in consultation with the Parks Board, three trees of a species and location appropriate to the development."

The City Manager submits for Council's CONSIDERATION whether:

A) to permit the Developer to remove the tree and plant three trees in consultation with the Park Board, or

B) to insist that the tree not be removed and ask the Park Board to report oncosts of measures to preserve its root system.

RECOMMENDATION:

3. Residential Energy Conservation Demonstration Project

The Champlain Heights Project Manager reports as follows:

"Vancouver City Council on February 14, 1978, approved in principle a program dealing with the above noted subject. Council authorized the Project Manager to proceed with the initial phases of the implementation procedure and to report back to Council as appropriate.

Council also approved an amount of $10,000 to offset initial project costs.

This activity was a result of an earlier Council action requesting staff to investigate the feasibility of a residential energy conservation project.

Concurrently with the February 14th Council report, an application was made to the Federation of Canadian Municipalities for research assistance in the amount of $20,000. The Project Manager has been advised that this request has now been approved.

The Project Manager has proceeded to set up a program for managing this project. The firm of Olson Architects/Program Planners and SOLAR 'Applications and Research Ltd' have been selected to participate as the project consultants.

Cont'd . . .

Clause 3 Cont'd

A program and budget have been detailed.

The purpose of this report is to obtain approval for the appointment of these consultants.

The Project Manager recommends:

THAT the firm of Olson: Architects/Program Planners and SOLAR 'Applications and Research Ltd' be retained to participate as project consultants at a fee including all disbursements not to exceed $30,000."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

4. Mt. Pleasant N.I.P. - Toy Lending Library

The Director of Planning reports as follows:

"One of the goals of the Mt. Pleasant N.I.P. Concept Plan, adopted by Council on September 28, 1976, is to improve the social environment within the area. In order to implement this goal, it was an identified policy that a Neighbourhood House be established within or adjacent to the NIP Triangle, and that its program and that of the Kivan Club should be co-ordinated with one another.

Since that time, a Neighbourhood House has been established and staffed, and its programs are being implemented. One of the programs, identified by the Neighbourhood House staff, the NIP Committee, and the planning staff, is a Toy Lending Library. In response to this need, the Neighbourhood House Co-ordinator of Volunteers has organized a program, incorporating the participation of local mothers. All sources were canvassed for free toys and the results were positive.

However, there still were some special toys required which were not available from donation. Therefore, after assessing the specific toys required, and obtaining cost estimates and after preliminary meetings with the NIP Committee and planning staff, the request was submitted by the Neighbourhood House for a sum not to exceed $200.00 for purchase of toys for a Toy Lending Library. A letter of explanation of the program and a detailed list with cost estimates are attached (see Appendix 1).

The NIP Committee, after final consideration, moved that Council be requested to approve this expenditure.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project. The total cost is $200.00.

The Director of Planning recommends that Council approve an expenditure of $200.00 to be appropriated from the Mt. Pleasant Social and Recreational Budget Account 896/9215 for the purchase of toys for the Mt. Pleasant Toy Lending Library. Costs would be shared as follows:

C. M. H. C.	=	$ 100.00
Province	=	$ 50.00
City	=	$ 50.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 580 & 581

A-6

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Parking - Old King George School Site

The City Manager reports as follows:

"On March 21, 1977 Alderman Brown referred to the Old King George School Site now being used for parking without apparently a development permit being issued and no landscaping provided around the perimeter. The City Manager was requested to submit a report on the matter.

The development permit issued to B.C. Hydro was for demolition only and resulted in the lot now being vacant.

The present use for parking is entirely informal, temporary, and not covered by a permit. B.C. Hydro has asked for tenders by April 5th from parties interested in operating the parking lot on a regular basis.

Any such operator would require a development permit and will have to abide by the Downtown Guidelines, and particularly regarding landscaping.

This requirement has already been discussed with one of the interested parties.

The above is submitted for Council's INFORMATION."

FOR COUNCIL ACTION SEE PAGE(S) 581

FINANCE MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Boots & Oxfords - Policemen & Firemen
Laundry Service
Lubricating Oils
Soil Sterilant
Lumber
Word Processing Equipment
Two-Way Hand-held Solid State Portable Radio & Chargers
Remounting Refuse Packer Bodies
Automobiles
Road Marking Paint

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. 1978 Supplementary Capital Budget, Park Board Request for Advance Approval for Strathcona Community Centre Extension Project

The Director of Finance reports as follows:

"The Board of Parks and Recreation has requested approval in advance of the 1978 Supplementary Capital Budget of an amount of $56,500 for replacement of play space in the Strathcona Community Centre, necessitated by the project design of the Strathcona Neighbourhood Improvement Project. The Park Board states that this requirement is of an urgent nature, in that the School Board will not allow the N.I.P. project to proceed until this item is resolved. The Park Board further states that, if this request is approved, this item will take priority over all others in their 1978 supplementary capital programme.

The Director of Finance recommends that this request of the Park Board be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

cont'd.....

3. Investment Matters (Various Funds) February 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Feb. 1	Mercantile Bank of Canada	June 1/78	$ 2,048,328.77	$ 2,000,000.00	120	7.35
1	Mercantile Bank of Canada	May 15/78	2,000,000.00	1,959,520.00	103	7.32
1	Mercantile Bank of Canada	Apr.14/78	2,000,000.00	1,971,800.55	72	7.25
2	Mercantile Bank of Canada	Apr.17/78	1,014,698.63	1,000,000.00	74	7.25
2	Mercantile Bank of Canada	Apr.28/78	1,525,500.00	1,500,000.00	85	7.30
2	Mercantile Bank of Canada	May 2/78	1,000,000.00	982,511.30	89	7.30
2	Mercantile Bank of Canada	Apr.24/78	2,500,000.00	2,460,253.09	81	7.28
2	Bank of British Columbia	June 15/78	4,107,566.03	4,000,000.00	133	7.38
2	Bank of British Columbia	June 16/78	1,027,093.70	1,000,000.00	134	7.38
2	Canadian Imperial Bank of Commerce	June 2/78	1,024,230.14	1,000,000.00	120	7.37
2	Bank of British Columbia	May 15/78	3,061,451.51	3,000,000.00	102	7.33
2	Bank of Montreal	Feb.28/78	2,010,115.07	2,000,000.00	26	7.10
2	Bank of Montreal	Feb. 8/78	2,002,054.79	2,000,000.00	6	6.25
2	Bank of Montreal	Feb. 7/78	3,502,876.71	3,500,000.00	5	6.00
2	Bank of Montreal	Feb. 8/78	1,000,945.21	1,000,000.00	6	5.75
3	Bank of British Columbia	June 15/78	3,080,067.95	3,000,000.00	132	7.38
3	Toronto Dominion Bank	Feb.15/78	3,006,667.40	3,000,000.00	12	6.76
6	Bank of British Columbia	June 15/78	2,565,030.14	2,500,000.00	129	7.36
6	Bank of Montreal	Feb. 7/78	2,000,219.18	2,000,000.00	1	4.00
7	Toronto Dominion Bank	Aug.15/78	3,117,749.59	3,000,000.00	189	7.58
7	Bank of British Columbia	July 13/78	3,000,000.00	2,906,822.40	156	7.50
7	Royal Bank of Canada	Feb. 8/78	1,000,136.99	1,000,000.00	1	5.00
7	B.C. Hydro & Power Authority	June 19/78	1,000,000.00	974,038.80	132	7.37
7	Bank of British Columbia	Mar. 15/78	1,007,081.64	1,000,000.00	36	7.18
8	Mercantile Bank of Canada	Mar. 7/78	2,513,222.60	2,500,000.00	27	7.15
8	Bank of British Columbia	May 31/78	2,045,290.96	2,000,000.00	112	7.38
15	Vancouver City Savings Credit Union	Aug.15/78	1,557,275.34	1,500,000.00	181	7.70
15	Mercantile Bank of Canada	Apr.14/78	2,529,000.00	2,500,000.00	58	7.30
16	Bank of Nova Scotia	Aug.15/78	2,075,945.21	2,000,000.00	180	7.70
28	Toronto Dominion Bank	Aug.15/78	2,070,145.75	2,000,000.00	168	7.62
			$62,392,693.31	$61,254,946.14		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Feb.6	City of Vancouver 10.00%	Dec.16/94	$ CAN 200,000.00	101.50	$ CAN 203,000.00	16/11	9.82
16	City of Vancouver 8.75%	Sep.30/88	$ US 100,000.00	US 99.75	$ US 99,750.00	10/7	8.80

cont'd.....

Clause #3 continued:

Chartered Bank Deposit Receipts and Government Notes

					Days	
Feb.28	Bank of Montreal	Mar.15/78	$ 501,448.63	$ 500,000.00	15	7.05
			$ CAN 701,448.63	$ CAN 703,000.00		
			$ US 100,000.00	$ US 99,750.00		

SINKING FUND TRANSACTIONS (SALES)

				Sale Price		Term Yrs.Mos.	
Debentures							
Feb.22	City of Vancouver 10.00%	Dec.16/94	$ 50,000.00	$ 50,500.00	$ 51,517.86	16/10	9.87

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

					Days	
Feb.15	Mercantile Bank of Canada	Mar.15/78	$ 1,999,606.64	$ 1,988,592.56	28	7.22

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 90,901,050.29	$ 88,928,113.96"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION AND RECOMMENDATION

4. Champlain Heights Community Recreation Facility

The Project Manager reports as follows:

"March 21st the Vancouver Board of Parks and Recreation passed a motion recommending no action be taken on the development of the Champlain Heights Community Facilities pending a decision on development of the elementary school.

The purpose of this report is to provide Council with the background to the Parks Board decision and request that Council not alter its stated objectives in developing the Champlain Heights Community facilities.

cont'd.....

Clause No. 4 continued:

Background

November 22nd 1977 Council considered a report from the Finance Committee dealing with the community facilities. At that time Council unanimously adopted the 11 recommendations contained in the report after deleting the necessity to obtain formal endorsation of the proposed development and related financing program from the Parks Board and School Board.

The Council motion and the 11 recommendations are attached for information.

Since November 22nd 1977, the architect has been retained and work on the design has commenced. Work on design of the two special park areas (the 5 acre 'natural park' and the 'lookout park') and the tennis courts is well advanced with construction due to start under a Young Canada Works program May 1st 1978.

Design of Phase 1 is proceeding. This phase includes development of a 400 pupil elementary school, a gymnasium, related playfields, community meeting spaces, health club and ball courts together with services and parking as required.

Council November 22nd 1977 recommended to the 1978 Council that an amount Of $1.5M be reserved in the Supplementary Capital Budget to start the financing program. (Total cost of Phase 1 is estimated to be $1.9M).

February 14th 1978 Council received an information report from the Director of Finance on the 1978 Supplementary Capital Budget. This report recognised "that the first phase of Champlain Heights Community facilities will cost $2M but only a portion of that work will be undertaken in 1978, the provison of $1.5M for this item for 1978 could probably be reduced to $1M. This would imply that Council would have to commit at least $1M in 1979 to complete this first phase."

The Director of Finance and the Project Manager had discussed this reduction in the 1978 commitment and the Project Manager was in agreement

Parks Board Position

The Parks Board has not supported the Champlain Heights Community Facility development program. November 21st the Board expressed concern with the funding arrangement and noted they would only be prepared to approve partial funding for the gymnasium and the design costs.

The Board Chairman and Commissioner Fowler appeared before Council November 22nd and spoke against the 11 recommendations contained in the Finance Committee report.

January 30th 1978 the Project Manager attended a Parks Board Planning Committee meeting to report on progress. The Committee reiterated its concerns with respect to funding and requested a 'user demand study' to show the need for such a facility. The Project Manager agreed to provide this information.

February 10th 1978 the Demand Study was completed however, prior to presentation of the findings the Chairman of the Parks Board Planning Committee presented a report titled "Park and Recreation Development/ Champlain Heights Area". This report concluded with a proposed recommendation: "that a separate recreation facility not be constructed at this time. Also any private developers be encouraged to participate with dollars in the Park and Recreation Facilities in the Champlain Heights area, and that approximately $200,000 be put into the elementary school being designed plus the $93,500 for the gymnasium to provide some specialized recreation facilities".

Against this background the consultant presented the Demand Study which substantiated the need for the Phase I facilities.

cont'd.....

Clause No. 4 continued:

The Planning Committee received the consultants report and approved Commissioner Fowler's motion after making some minor amendments. On hearing this decision some members of the community requested an opportunity to meet with the Board to discuss the matter.

February 28th 1978 approximately 25 people attended a meeting, the presentations made were strongly critical of the Planning Committee recommendation. Commissioners Bain and Fowler were in attendance.

March 13th 1978 the Planning Committee again considered the matter. The Committee had for it's consideration a staff report from the Director of Planning which reviewed the background, considered the alternative courses of action and concluded by recommending that the Board proceed with a slightly modified Phase I scheme of development.

As a result of a decision by the Provincial Government with respect to funding of the elementary school, the Committee decided to take no action. This was supported by the Board March 20th 1978.

School Board Position

The Vancouver School Board is on record as having formally endorsed the Community Service Centre plan as presented in the consultants report dated September 26th 1977.

The School Board requested funding from Victoria for site acquisition and construction of the 400 pupil elementary school.

The Provincial Department of Education did not approve capital funding for this school pending a review of the impact of declining enrollments on all schools in the City.

School Board officials have requested that this study be done on a sector by sector basis with the Fairview area and the South East sector being the first priority. The Province is apparently not prepared to proceed on this basis and the School Board is now beginning the review as requested. It is anticipated the review will take five to six months to complete.

SUMMARY

Staff are still of the opinion that an elementary school is required on this site. The Provincial study will unfortunately delay the start of construction.

In the report presented to Council November 22nd 1977 the Project Manager noted that one of the strengths of the plan was that it called for facilities that could be added to over time as demand and funds dictated. As was stated this approach was taken, as opposed to the earlier plans for a comprehensive facility, in order to permit development to occur over a number of years.

From the User Demand Study which was prepared it is evident that there would be a strong demand for the proposed recreation and community facilities.

CONCLUSIONS

The Vancouver School Board and the School Board staff support the development as presented in the Consultants report dated September 26th.

Vancouver City Council unanimously supported the development.

The Vancouver Parks Board staff have recommended proceeding with a slightly modified Phase I.

The Champlain Heights Planning Advisory Committee support the proposed facilites.

cont'd.....

Clause No. 4 Continued:

RECOMMENDATION

The Project Manager recommends:

THAT Council reaffirm its support of the Champlain Heights Community Facilities plan and the development program which would commit $1M in 1978 for the start of Phase I.

The City Manager comments as follows:

In the attached letter the Parks Board recommends that no action be taken at this time on the development of the Champlain Heights Community Facilities. If Council accepts that position, then the 1978 Supplemental Capital Budget need contain only $100,000 as provision for enlarging the school gymnasium. In future years, there might be further allocations for constructing other community facilities, either as additions to the school or as separate facilities to be built on sites set aside for them in the present plans.

In the preceding report, the Champlain Heights Project Manager argues against the position of the Parks Board and recommends that "Phase 1" of the recreational facility be proceeded with. This involves both the $100,000 for a larger gym and a separate $1.8M facility. Further consideration might reduce the size and cost of the facility somewhat. If Council accepts this position then it is appropriate to set aside $1,000,000 in the 1978 Supplemental Capital Budget.

A decision is required at this time between the position of the Parks Board and the position of the Champlain Heights Project Manager, so that consequent provisions can be made in the Supplemental Capital Budget. The City Manager submits this decision for CONSIDERATION.

The City Manager RECOMMENDS that Council invite the Champlain Heights Project Manager and representatives of the Parks Board to explain their positions at an evening meeting of Council on April 11, and that delegations requesting this be heard at the same time.

FOR COUNCIL ACTION SEE PAGE(S) 581 & 582

PERSONNEL MATTERS

RECOMMENDATION

1. Review of the Appointment of Mr. R. Maki, Codes Engineer, to a National Building Code Committee

The Director of Permits and Licenses reports that:

"Council on March 29, 1977 approved the appointment of Mr. R. Maki as a member of the Coordinating Committee of the Standing Committee on Use and Occupancy/National Building Code for a period of three years. The approval was granted subject to a review after one year of the effectiveness of the contributions of Mr. Maki.

The 1977 report appended a letter from Mr. H. B. Dickens, Deputy Chairman, National Research Council (copy attached) in which he specifically requested Mr. Maki's participation. This request and the circumstances are still valid.

The effect of this appointment is for approximately twelve working days leave of absence with pay per year. The National Research Council of Canada pays all other expenses.

In my opinion any negative effect in Mr. Maki's work schedule is more than compensated for by his greater effectiveness as a resource person in Building Code matters for the City of Vancouver.

Therefore, I recommend that the appointment of Mr. Maki to the Coordinating Committee of the Standing Committee on Use and Occupancy of the National Building Code be confirmed for the remaining portion of the three year period."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 582

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

Property	Project	Successful Bidder
236 Campbell Ave. Lots 2 & 3, Block 49 D.L. 181	Redevelopment Project II Area A-5	Litchfield Bulldozing & Demolition Ltd.

City to Pay	Code No.
$5,400.00	5847/52

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Lands Leased to the Province of British Columbia (Ministry of Human Resources) for Day Care Centres

The Supervisor of Properties reports as follows:

"The Province of British Columbia leases various properties from the City on which Day Care Centres have been located. Most of the leases were two year leases, entered into in April 1974, which were then renewed for a further two years to April 21, 1978.

The British Columbia Building Corporation has assumed many of the functions related to property of the Department of Public Works and they have requested new two year leases with options for an additional two years, subject to the terms and conditions of the present leases. The present rental on these sites is one dollar per annum.

The Director of Legal Services has suggested that the leases be changed to a year to year basis, with a six months' notice of cancellation, in this way, they could be extended without redrawing the leases at the end of each two year term. All of the sites have individual leases and the costs involved in redrawing the leases are out of all proportion to the rental return.

It is therefore recommended that the City grant year to year leases to the British Columbia Building Corporation for the operation of Day Care Centres on the following sites. The leases to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties, commencing April 22, 1978 and to contain the present terms and conditions as the leases now in force with the exception of the present two year term and option for a further two years.

cont'd.....

Clause No. 2 continued:

Lots 9 to 12, Block 109, District Lot 264A, S/W Corner of 7th Avenue and Windsor Street

Portion of Lot B, Block 14, District Lot 185, N/S of 1000 Block Beach Avenue.

Lot 19, except R/W of 20 Block 305, District Lot 526, N/E Corner of 8th Avenue and Arbutus Street.

Lots D, E, and F of A, Block 31, District Lot 313, S/E Corner of 64th Avenue and Buscombe Street."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Property North Side East Georgia Street, West of Boundary Road

The Supervisor of Properties reports as follows:-

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on March 7, 1978 and were opened in public at 9:30 a.m. Tuesday, March 28, 1978.

Recommended that the following offer to purchase, being in this case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

Lot 16, to which is added the West ½ of Subdivision 15, North ½ Lot 89, THSL, Plan 2016 - N/S East Georgia Street West of Boundary Road - Zoned: RS-1

Purchaser	Lot Size	Purchase Price	Conditions
Mike Malkoc	49.5 X 106.8±	$33,625.00 (net) Cash	Public Utilities Easement Over east 5 feet."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 582

B

MANAGER'S REPORT

TO: Vancouver City Council March 30, 1978

SUBJECT: Harbour Park - Consultant Study
Request for an Increase in Payment

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE

This report is submitted to Council for consideration of a request by Urbanics Consultants Ltd. for an increase in fees for the market/economic study of the Harbour Park development opportunities.

BACKGROUND

In April, 1977, City Council approved an expenditure of up to $5,000 for a market/economic consultant to assist City staff in preparing plans for Harbour Park.

Urbanics Consultants Ltd. were appointed in August, 1977, when detailed terms of reference and draft objectives for the site had been prepared.

In responding to their selection, Urbanics stated as follows:

> "As we have discussed, the range of study is considerably broader than had been originally anticipated, taxing both time and fees originally established for this assessment...."

Urbanics also noted six uncertainties, including the fact that Council had not yet agreed on objectives for the site and that the development concept was dependent upon lease negotiations with the National Harbours Board.

The consultant therefore considered it important to investigate a wider range of development options than the budget allowed. The study is considered to have been well done and comprehensive, allowing Council to proceed with full knowledge of the alternatives.

After completing the study, Urbanics submitted their invoice and it was paid. They pointed out that the complexity of the study, and the many uncertainties with which they had been asked to contend, had resulted in a considerable cost overrun (of approximately 3 times the amount of the budget).

On January 26, 1978, Urbanics Consultants Ltd. submitted a letter requesting an additional payment of $3,500 (copy of this letter is attached). It is noted in the letter that this request, which would increase the total fee to $8,500, represents only a partial recovery of the firm's cost overrun.

This request for an additional payment of $3,500 by Urbanics Consultants Ltd. is submitted to City Council for Consideration. Approval of the increased payment cannot be supported by any documented request or authorization for over-expenditure. City staff were, however, aware during the course of the study, that the work being undertaken was well in excess of the budget. The resulting consultants' recommendations are also considered to be worth the additional $3,500. The Comptroller of Budgets advises that if approved, the additional funding would be provided in advance of the 1978 Budget."

The City Manager submits the report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 583

MANAGER'S REPORT

DATE March 31, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: TOWING BY-LAW REGULATIONS

CLASSIFICATION: RECOMMENDATION

The Director of Permits and Licenses reports as follows:

"A meeting was held on March 23, 1978, with representatives of the Towing Companies and Parking Lot Operators to review the new towaway regulations which come into effect on April 1, 1978. Following a discussion of the By-Law requirements it became apparent to your officials that some modifications to the By-Law are required.

Meters Machines

The By-Law requires a machine, used in a commercial parking lot, to issue a ticket and a receipt with the date and time stamped thereon. We are now aware there are only approximately 20 machines in the City which will stamp the date and time on both the ticket and the receipt. Machines with this capability are available from England at a cost of approximately $3,000.00 each. Since there are approximately 200 machines in the City, it would cost the parking lot industry about $600,000 to meet this requirement. There would also be a considerable delay in obtaining these machines.

Other machines are available which stamp the time only on the receipt portion of the ticket, which is the portion taken away by the customer. These cost about $1,500 each and some are in use in the City. It is recommended that in the by-law these machines be considered acceptable.

There remains the problem of operators who wish to retain a machine that does not stamp date and time, or who are awaiting delivery of an acceptable machine. It is recommended that in such cases overtime towaways not be permitted, but cars could be towed for creating a hazard, having no ticket whatsoever, or having a ticket which has expired by more than 12 hours.

Towing Rates

When the By-Law was being prepared it was proposed to set the maximum towaway fee at $20.00. Due to an oversight, the fee was put in at $25.00. Also, it is felt that when an owner claims his vehicle prior to it being towed away, a maximum drop charge fee should be established at $10.00

I recommend that:

A. Parking ticket machines be required to issue a ticket and receipt with the time of day being printed only on the receipt portion.

B. Towaway to be permitted from commercial parking lots which do not have approved ticket machines if the vehicle is creating a hazard, has no ticket or the ticket has expired by more than twelve hours.

C. The maximum towaway fee be set at $20.00 with a maximum drop charge of $10.00."

The City Manager RECOMMENDS that the recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 563 & 590

ISTRIBUTED TUESDAY

'D' 620

MANAGER'S REPORT

March 31, 1978

TO: Vancouver City Council

SUBJECT: Tender 782 - Street Pavements & Curbs
Tender 783 - Lane Pavements

LASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on March 30, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid and a Streets Contracts Cost Index' graph are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderers as follows:

Contract 782 - Street Pavement & Curbs, to

Columbia Bitulithic Company Limited,
Post Office Box 34225, Postal Station D,
Vancouver, B. C.
V6J 4N7

for the amount bid, namely, $1 324 913.80

and Contract 783 - Lane Pavements, to

Unger Construction Company Limited,
10720 - 84th Avenue,
Delta, B. C.

for the amount bid, namely, $788 910.00

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 583

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 16, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Gibson, Acting Chairman, Items 1 and 2
Alderman Harcourt, Chairman, Items 3 and 4
Alderman Brown
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated March 8, 1978 from the Zoning Planner forwarding the status report on rezoning applications for the month of February, 1978 (on file in the City Clerk's office). Mr. R. Scobie, Zoning Division, noted that a summary page (copy circulated) has been added to the status report to review anticipated action in the upcoming month for each application.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of February, 1978 be received.

2. Extension of Deadline for B'nai B'rith Foundation to Purchase City-owned Haro Park Site

The Committee considered a report of the City Manager dated March 1, 1978 (copy circulated) in which the Director of Social Planning advises that Council authorized the sale of the northwest corner of Bute and Haro Streets to the B'nai B'rith Foundation for a multi-purpose service centre for elderly and handicapped people, the offer to remain open for acceptance by the Foundation until February 29, 1976. The Foundation was granted an extension to December 31, 1977. The Director of Social Planning supports a further request for an extension of the period of time in which they may accept the City's offer.

cont'd.....

Clause No. 2 continued:

The Committee,

RECOMMENDED

THAT the period of time open to the B'nai B'rith Foundation to accept the City's offer to sell Lots 23 to 26, Block 32, D.L. 185 be extended from December 31, 1977 to June 30, 1978 under the same terms and conditions approved by Council on August 12, 1975.

3. Housekeeping Amendments - Stage 2 - Zoning and Development By-law

The Committee considered a report of the City Manager dated March 2, 1978 (copy circulated) forwarding a five-part report of the Director of Planning dated March 1, 1978 (on file in the City Clerk's office).

In the report the Director of Planning advises that the By-law Consultant has completed the analysis of the Zoning and Development By-law and in this stage makes recommendations for amendments to Sections 12 and 13, the District Schedules, the General Schedules and other minor items remaining from Stage 1.

Mr. B. Porter, By-law Consultant, outlined the various amendments contained in each of the five sub-reports of the Director of Planning.

Part 1 deals with definitions and recommends:

a) deletion of redundant or trite definitions e.g., private stable, group houses, interior site, parking garage, private and other "parking" definitions;

b) addition of new definitions to simplify the District Schedules, avoid needless repetition and facilitate understanding of the uses listed in the District Schedules e.g., grade, homecraft, child daycare facility, exterior side yard, church and loading space;

c) modification and amendment to existing definitions to improve their understanding and remove legal ambiguities e.g., local area office, trailer court, comprehensive development, infill development, and basement;

d) modification and amendment to existing definitions to simplify general regulations and provide for a greater range of alternatives within the definition form e.g., comprehensive development, townhouse, apartment and parking space.

Mr. Porter noted that some recommendations relate to the form and substance of the regulations they form a part of, and were specifically noted as follows:

cont'd.....

Clause No. 3 continued:

(i) Personal Care Home

At the request of the Social Planning Department, an adjustment has been made to this definition to now include persons of mental disability. Previously the definition referred to persons of a physical disability only, in addition to the infirm and aged.

(ii) Townhouse and Apartment

These definitions have been simplified and reduced to a primary distinction of individual outside access. In the amended form, each Townhouse unit would require its own direct access at or near ground level, whereas an apartment unit would share a common corridor and entrance to the outside.

The current definition defines a townhouse form much more precisely and has been criticized for unreasonably limiting design options. The regulations pertaining to location, height, yards, etc., are not affected by this change in definition and would continue to apply.

This Amendment may prove to have a significant impact on residential building design and the Director of Planning therefore wishes to report back in one year's time on the effect of the changes.

(iii) Basement

Together with recommendations for amending other parts of the By-law, the proposed amendment to the definition of "basement", and the added definition for "grade", will cure a serious ambiguity and conflict with the Building By-law. Both By-laws will now be in general agreement in this area.

(iv) Height/Storeys

With the proposed elimination of "storeys" from the definition section, the current method of measuring height using two standards - both in feet and storeys - may be restricted to feet. While some problems may still exist, conflicts and ambiguities between the two systems may be eliminated. However, the issue of measuring and limiting height requires a much more intensive analysis than possible in this housekeeping review.

Part 2 deals with a variety of miscellaneous housekeeping amendments to Sections 3, 4, 5, 6 and 10 and the relocation of regulations to Section 11 - Additional Regulations. A new Section 6 has been proposed to improve the enforcement and charging provisions of the By-law. An amendment has been proposed for Section 10 to clarify living accommodation which may be permitted in a basement including dwelling units in the basement of apartment buildings for which a Building Permit was obtained after January 1, 1951.

Part 3 deals with activities and developments which may be carried on without a development permit. Amendments are proposed which would remove existing inconsistencies and result in a more equitable regulation of all forms of development.

cont'd.....

Clause No. 3 continued:

Mr. Porter noted that Schedule A, located after the District Schedules, contains the general exemptions from the Development Permit procedures. It is proposed to relocate this as Section 5 in the body of the By-law, following Section 4, Development Permit Procedure.

Some of the major and significant amendments being proposed to this Section are as follows:

a) Certain senior government functions - Federal and Provincial - were previously listed as exempt from Municipal Development Permit procedures. While these functions may be exempt by reason of statutory authority, in most instances the present policy has been one of co-operation with the City and abiding by standard development permit procedures. The proposed amendment will, by deleting this exemption, remove any current impediments to continued co-operation.

b) Likewise certain boards and agencies of the City have been exempted from the permit procedure. The amendments will continue the present exemption for engineering matters but School Board, Parks Board and City developments will now be required to observe the same regulations as any private developer within the City.

c) Renting of surplus garage space had been restricted to the single family and two-family districts, thereby denying the same privilege to one and two-family residences located in other districts. The proposed rewording will extend this privilege to any one or two-family dwelling whatever the district.

d) Home crafts and occupations are presently regulated as conditional uses in all District Schedules except RA-1 (Blenheim), RS-4 (Shaughnessy), HA-1 (Chinatown) and HA-2 (Gastown). These applications require a considerable amount of staff time in processing for the approval of the Director of Planning. However, it is suspected that only a very small percentage of the actual home crafts or occupations being carried on in this City are doing so with Development Permits.

   Enforcement is being conducted on a complaint basis but few complaints have been received in this area. It is therefore proposed that home crafts be permitted in all districts without a Development Permit. The regulations proposed elsewhere in this report (Part 2 Pg. 14) would still remain in force as guidance, and enforcement would continue on a complaint basis.

e) The Use Conversion listing (proposed for tabular form) which allows certain conversions without a Development Permit, has been substantially reworded. In addition, the necessity for a permit in any conversion from retail to office or vice versa, a constant source of some complaint by the public, is proposed for elimination subject to certain conditions.

cont'd.....

Clause No. 3 continued:

Part 4 deals with off-street parking and loading regulations. It is proposed to centralize these regulations, presently located in four different areas, into a proposed Section 12 which will replace the current Sections 12 and 13 and Schedule B.

Mr. Porter noted that the major amendments would be:

a) logical reordering of regulations

b) clarification and simplification of regulations

- All definitions pertaining to parking and loading have been substantially redefined.
- To facilitate use of the regulations parking and loading space formulae have been consolidated in one location and grouped by type or class of use. As a result current distinctions between uses can be easily visualized.
- Marginal notes have been added where necessary to enable cross-referencing of regulations.

c) substantive amendments to effect a simpler and clearer form of By-law control

- Fourteen new categories of uses have been introduced into Schedule B (now proposed as Table 1) for the purpose of calculating the number of spaces required for any use or development.
- Amendments are proposed for those sections dealing with the number and location of spaces including a rewording of the disability section, a provision allowing the Director of Planning to determine the number of spaces and method of calculation in more unusual cases which cannot be covered by a general rule, deletion of a building set back now considered superfluous, standardization of gross floor area computations for the purpose of loading spaces, a change to a class of use for calculating the number of spaces instead of individual uses considered separately, and a provision requiring that each use have access to a required loading space.
- Proposals to simplify the parking and loading regulations include a redefinition of "parking and loading areas" and "structures". Required parking spaces for one and two-family dwellings have been excluded from the definition of "parking area" and thereby from the regulations on screening, lighting and landscaping which apply to the larger parking areas resulting from multiple-family accommodation, commercial, industrial and miscellaneous uses. Commercial establishments requiring less than four spaces should no longer be exempt from regulations requiring paving and screening.

cont'd.....

Clause No. 3 continued:

- Required screening and lighting restrictions designed to protect residential dwellings from adjacent uses, previously applicable only to uses located in an R District, have been extended to include those uses adjoining or facing residential uses in an R District.

- Highly technical regulations dealing with specific standards e.g., gravel size have been deleted and replaced by a reference to a standard approved by the City Engineer and Director of Planning.

- A further six-month extension has been added to the maximum 2-year limitation for temporary parking areas with reduced surfacing requirements at the discretion of the Director of Planning .

- Permitted exceptions for parking areas in C-1 Districts have been slightly altered to ensure compatibility within residential areas and to recognize the limitations of site design.

- Permission to provide required commercial or industrial parking on another site if within 150 feet has been slightly altered to require that such parking scheme be first approved by the Director of Planning.

- Several regulations have been altered to clarify their intent.

- An amendment to the District Schedules is proposed as a direct consequence of a request from the Urban Design Group to require a small landscaped set back for parking in commercial developments.

Mr. Porter noted that there has been a need for a major analysis of parking space calculations and standards for some time. A study is currently on the 1978 work programme of the Engineering Department, Traffic Division, and will possibly be looked at by the Planning Department in 1978 as part of their Work Programme.

Part 5 deals with the District Schedules which have received substantial adjustment and amendment and are in need of major reorganization. The proposed amendments will introduce a degree of uniformity in format and will clarify the regulations.

The major deficiencies of the present District Schedules are:

a) The power of the Director of Planning to permit conditional uses is ambiguously worded, and might appear to be wider in scope than in fact the case.

b) There is a different wording in the Schedules for the same use or regulation, leading to confusion in interpretation and implementation.

c) Similar uses and regulations appear at various locations throughout the District Schedules making it difficult to appreciate the distinctions between districts and compounding the problems of subsequent amendments.

cont'd.....

Clause No. 3 continued:

d) The wording used in some regulations is inadequate and has had to be supplemented by interpretive policies.

Mr. Porter noted that in the exercise of the Director of Planning's discretion to relax certain regulations and to approve conditional uses, applications are first submitted to an inter-departmental staff committee which in turn make recommendations to the Director of Planning. The proposed amendments will be more precise concerning the approval of conditional uses, will specifically list those areas where the discretion to relax the regulations is available, and will note the considerations that must be regarded in reaching a decision.

In general, amendments to the District Schedules would:

- Transfer some use conditions and regulations found in all or most District Schedules to Section 11, thus simplifying and shortening the Schedules.
- Delete certain uses from the District Schedules and either regulate by exempting from the Development Permit process,no longer allowing as a use, or regulating by a similar use that is permitted e.g., Group Houses is proposed for deletion as a redundant building form, Fraternities can be regulated as a Boarding or Rooming House and Homecrafts can be permitted without a permit provided they are carried out in compliance with the regulations.
- Amend the present method of determining height for buildings; measurement in feet and measurement by storeys. Measurement by storeys is the more inadequate and problematic of the two and is less effective in the actual regulation of height. Measurement in feet permits closer alignment with the Building By-law and is a more logical determinant of height. Other regulations concerning bulk and site coverage should be adequate to control site density.
- Further analysis on determining the height of a building is required and will be the subject of a subsequent report.

The effects of adopting a revised District Schedule are:

- All District Schedules will contain a statement of intent to assist the Director of Planning in his consideration of conditional approval uses.
- The words "Outright Approval"and "Conditional Approval", although commonly used in practice, are being introduced for the first time into the District Schedules.
- The discretionary power of the Director of Planning is significantly clarified by specifically noting his areas of discretion in approving conditional uses and in relaxing certain regulations.
- All use listings and regulations have been rewritten where necessary and the same wording and general location will thus be found in each applicable District Schedule.

cont'd.....

Clause No. 3 continued:

- As a result essential distinctions between District Schedules will be highlighted and subsequent amendment will be greatly facilitated.
- All regulations are numbered with the decimal system employed in the balance of the By-law and reference to these sub-sections will therefore be much easier and certain.

While amendments to the regulations serve considerably to improve their understanding and efficiency, there is still some concern that the content and form of these regulations, particularly those controlling height, bulk, yards and setbacks, may in fact be discouraging innovative, sensitive and amenable design for residential buildings. Analysis of this effect does not form part of this report but could be the subject of a subsequent report by the Director of Planning.

The proposed amendments pertain to all District Schedules except CD-1. Two CD Districts presently operate much like District Schedules; Downtown Eastside and Cedar Cottage. No amendments are proposed to the Downtown Eastside as it will be replaced by a permanent District Schedule. The Director of Planning recommends that the Cedar Cottage By-law be created as a new District Schedule and he be instructed to rezone the area to the new District and refer the matter direct to Public Hearing.

Mr. R Spaxman, Director of Planning, advised that what appears to be housekeeping amendments is a major element of change to the Zoning and Development By-law, entailing a significant amount of work on the part of the By-law Consultant. The next stage of his work will be a substantive analysis of alternate methods of land use control.

The Committee,

RECOMMENDED

A. THAT the Director of Planning be instructed to apply to amend Sections 3 to 7 inclusive, Sections 10 to 13 inclusive, Schedules A and B and the District Schedules of the Zoning and Development By-law (in accordance with the recommendations contained in the reports of the Director of Planning dated March 1, 1978) and that the matter be referred to Public Hearing.

B. THAT the Director of Planning report back with recommendations for amendments to the Definitions of "Height of Building" and "Floor Space Ratio".

C. THAT the Director of Planning report back on one year's time on the effect of the amendments to the Definitions of "Townhouse" and "Apartment".

D. THAT the Director of Planning and the City Engineer adopt Design Guidelines for the landscaping and surface treatment of parking areas.

cont'd.....

Clause No. 3 continued:

E. THAT the Director of Planning report back on the effects of the District Schedule Regulations with respect to siting, height, floor space, setbacks, yards, daylight access and containing angles on the design of residential buildings, and include recommendations.

F. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law by the addition of a new District Schedule containing the same uses and regulations as By-law 5016 and to rezone that area of Cedar Cottage presently regulated by By-law 5016 from Comprehensive Development District to the new District and refer same direct to Public Hearing.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

March 16, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 16, 1978, at 3:30 p.m, in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meetings of February 9, 1978, and February 16, 1978, were adopted.

RECOMMENDATION:

1. Lighting of Downtown Parking Lots

City Council at its meeting on February 14, 1978, requested the Director of Permits and Licenses to report to the Transportation Committee on by-law enforcement concerning adequate lighting of downtown parking lots.

In a Manager's Information Report dated March 8, 1978, the Director of Permits and Licenses reported as follows:

"Night inspections of the parking lots in the Downtown area have been carried out during the past two weeks. Eighty (80) sites were checked and thirteen (13) were found to have lighting problems. These range from broken light bulbs to simple failure to turn lights on. No sites were found without the necessary wiring installations - all problems were those of maintenance.

In all cases operators of the lots or their agents have been contacted and the necessary remedial action is being taken. Rechecks will be made as necessary.

The 'Canada-Wide' parking lot on Seymour Street was checked and it was felt that the lighting and signing of this site is satisfactory. It should be noted that customers have to read the lane sign on the 'Canada-Wide' lot advising that the meter is located at the Seymour Street entrance. This sign is prominently displayed at the lane entrance."

The Committee was addressed by Mr. E.E. Ford, Inspection Supervisor, who confirmed parking lot operators were co-operating with the City in providing adequate lighting. The problems that had arisen resulted from maintenance, not installation.

RECOMMENDED,

THAT the Manager's Report dated March 8, 1978, be received for information.

2. Free Downtown Bus

The Committee had for consideration a Manager's Information Report dated March 2, 1978, (circulated) in which the City Engineer reported on the status of the free downtown bus service approved by Council on November 22, 1977. The service commenced on December 8, 1977, and following a successful Christmas rush period, ridership figures were now averaging approximately 2,130 per day.

The City Engineer reported that financing to the end of April had been provided jointly by the City and downtown merchants. Efforts were now being made to extend the life of the Free Bus for another seven months by applying to the Ministry of Transport, through the Province, to transfer the remaining unused portion of "Turn Down Traffic Volume" project funds ($135,000) for a Free Bus study.

RECOMMENDED,

THAT the City Manager's Report dated March 2, 1978, be received for information.

3. Quebec-Columbia Connector

Before the Committee for consideration was a Manager's Report dated March 8, 1978, (circulated) in which the City Engineer commented on a clause of the Street Naming Committee report dated January 26/February 16, 1978, relating to a portion of the former Quebec-Columbia Connector.

The matter had been referred to the Transportation Committee for further consideration by City Council on February 21, 1978.

The City Engineer in the report pointed out the street west of Main Street, between Keefer Street and First Avenue, was originally designed as a major link into the Chinatown/Gastown area. The subsequent development of a new traffic pattern changed the nature of the street and therefore the name "Quebec-Columbia Connector" as recommended by the Street Naming Committee, was no longer appropriate. The Street Naming Committee was in agreement with the recommended change to Quebec Street.

RECOMMENDED,

THAT the dedicated street west of Main Street between Keefer Street and First Avenue, as shown on the plan marginally numbered LF 6373, attached to the Manager's Report dated March 8, 1978, be officially named Quebec Street and the Director of Legal Services be instructed to prepare and bring in the necessary by-law to amend By-law No. 4054.

The meeting adjourned at appxoimately 4:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MARCH 16, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 16, 1978, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari (Cl. 1 & 2 only)
Alderman Puil

CLERK : H. Dickson

RECOMMENDATION

1. Provincial Youth Employment Program (PYEP '78)

On March 8, 1978, City Council passed the following Motions when dealing with a Manager's Report dated March 3, 1978:

(a) THAT the City participate in PYEP '78;

(b) THAT the City's share of the cost of this Program be limited to a maximum of $30,000 and that the amount be approved in advance of the 1978 Revenue Budget;

(c) THAT the Standing Committee on Finance and Administration be authorized to select proposals to be submitted to the Province and to establish priorities among the projects;

(d) THAT the City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where necessary.

The Committee had before it for consideration a memo dated March 13, 1978 from the City Engineer and a Summary of Projects proposed for the 1978 Provincial Youth Employment Program (copy circulated). Detail descriptions of each project are on file in the City Clerk's office.

Appearing before the Committee on this matter was a representative from the Engineering Department and representatives from the various departments which had submitted youth employment program projects for approval.

It was noted at the beginning of discussion that the projects listed provide a total City's share of $86,610 and the task for the Committee was to reduce this to $30,000 as specified by the City Council's Motion of March 8, 1978.

It was agreed that to accomplish this the Committee would review the 30 projects submitted and assign them priorities 1, 2 or 3 and that those receiving a priority one category would be the projects to be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.

cont'd.....

Clause No. 1 continued:

A suggestion was made that the City's maximum participation of $30,000 in this program may be too small and that as there is a fairly substantial sum of money available from the Province under this program that the City should consider increasing its participation especially for Parks and Recreation projects.

The Director of Finance responded that it is also Council's intention to keep the City's budget down to a minimal increase in 1978.

The Committee agreed that if Council agrees to increase the maximum amount of the City's financial participation in the program, then those projects listed as Category 2 could be reconsidered and included in the City's application to the Province.

The Committee reviewed each of the 30 proposed projects individually with representatives from the various City departments involved. During discussion it was noted that the City's share of two projects which were given No. 1 priority could come from the respective Departmental budget. These are the Title Searching project of the Law Department of which the City's share is $655 and the Public Health Inspector project of the Health Department of which the City's share is $7,951.

In addition, a spokesman from the Department of Permits and Licenses indicated that his department could provide $500 from its Departmental budget toward the $3,092 City's share of the Plan Schedule Room project proposed by the Permits and Licenses Department.

The Committee established priorities for each project as follows:

Priority No. 1

Department	Project	City Share
Police	Chief's Convention Typist	1,136
	Police Display Workers	2,066
Properties	Records Update	788
Archives	Update for Newspaper Index	1,072
Law	Title Searching	655*
Library	Sociology/History	673
	Central Storage Reorganization	1,648
Planning	Vancouver South Neighbourhoods	9,042
	Senior Home Maintenance	3,122
Permits & Licenses	Plan Schedule Room	2,592**
Health	Public Health Inspector	7,951*
	Optimum Nutrition - Later Years	4,355
	Manual Update	1,392
City Manager	Information Gathering for E.E.O.	2,484
	Parks/Recreation.....Strathcona	1,241
	TOTAL	31,500

* Not included in total; funds are to come from Departmental budget

** The balance of $500 of the City's share of the total project cost of $3,092 is to come from Departmental budget.

cont'd.....

Clause No. 1 continued

Priority No. 2

Department	Project	City Share
Engineering	Vancouver Truck Counts	3,074
Library	Canadian Trade Names	1,699
	B.C. Economic History	1,699
	Canadian Corporate History	1,699
	Canadian Business Biographies	1,222
Planning	Housing Rehabilitation Trends	5,728
	Building Outline Maps	2,587
Health	Health Library Promotion	2,515
	Stores Support	1,740

Priority No. 3

Social Planning	Performing Art Record	3,996
Planning	Microfilm, Slides, Cross Reference	2,587
Health	Health Visual	6,744
	Life Style Directory	7,106
	U.B.C. Summer Clinic	2,304

Following discussion, it was

RECOMMENDED

A. THAT City Council increase its share of the cost of the Provincial Youth Employment Program to a maximum of $31,500 and that all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under the Provincial Youth Employment Program for 1978.

B. THAT City Council approve an expenditure of funds totalling $31,500 as the City's share for the Provincial Youth Employment Program from the 1978 Revenue Budget.

C. THAT the City Manager be authorized to investigate further any projects with a high ratio of Provincial funding and report back to Council.

D. THAT the City Manager be authorized to list projects under Priority No. 2 in order of preference to be submitted for consideration in place of projects under Priority No. 1 that do not receive Provincial approval for the program but that the Finance and Administration Committee review any such projects.

2. Rationalization of the City's Financial and Management Information Systems

The Committee had before it for consideration a City Manager's Report dated February 28, 1978 (copy circulated) in which the Director of Finance reported on the goals, objectives and means of accomplishing the objectives for a program of rationalization of the City's financial and management information systems. A detailed booklet report on this program was distributed to members of the Committee on March 7, 1978 (copy on file in the City Clerk's office).

cont'd.....

Clause No. 2 continued:

During discussion it was noted that in the Manager's Report it was recommended that a new position, Deputy to the Comptroller of Accounting, be approved in advance of the 1978 Revenue Budget, at an estimated annual cost of $29,325 and the Committee noted that during the Departmental Review of the Finance Department it had been advised there would be a report recommending the appointment of an additional person in the Finance Department.

Appearing with the Director of Finance on this matter were Mrs. W.A. Brand, Comptroller of Accounting, and Mr. K.E. Stoke, Manager, Computer Services, to explain the rationale and circumstances within the Finance Department which led to the recommendations contained in the report.

The Director of Finance advised that the creation of the new position and the program of financial information systems rationalization is as important as anything the City has done in administration and management for some time. He pointed out that he has only one professional accountant on staff in the accounting division of the Finance Department and that an additional person is urgently needed whether the finance information systems rationalization program is undertaken or not.

The Director of Finance advised the Committee that he expects considerable financial savings and increased efficiency as a result of the program. There may be further recommendations for the utilization of mini computers and additions to computer programer staff.

During discussion the Committee noted that one of the recommendations was to transfer the Manager of Computer Services laterally to the position of Financial Systems Development Coordinator for stage I of the project and the Committee enquired whether this would mean another person would later have to be added to take over as Manager of Computer Services.

Representatives of the Finance Department responded that this would not be necessary.

Following further discussion, it was

RECOMMENDED

A. THAT a new position, Deputy to the Comptroller of Accounting, be approved in advance of the 1978 Revenue Budget, at an estimated annual cost of $29,325.

B. THAT the office furniture, equipment and alterations be approved in advance of the 1978 Revenue Budget, at an estimated onetime cost of $6,000.

C. THAT the Director of Personnel Services review and establish the classification of the above position for report to the City Manager in the usual manner.

D. THAT the detailed recommendations contained in the main report submitted concurrently with this summary report be approved, as follows:

   1. Stage 1 of the financial information systems rationalization project (estimated duration of 6 months) be approved.

cont'd.....

Clause No. 2 continued:

2. The Manager of Computer Services be laterally transferred to the position of Financial Systems Development Coordinator for Stage 1 of the project.

3. The Manager of Systems Development be appointed as the City's Acting Manager of Computer Services at an estimated cost of $700 for Stage 1 of the project.

4. $1,300 be provided to cover possible temporary reclassification that may be caused by reassignment of some duties.

5. The details regarding the establishment and function of the Management Information Steering Committee, the Financial Systems Planning and Policy Sub-Committee and the Financial Systems Development Group, be coordinated and administered through the offices of the Director of Finance and the City Manager.

6. The estimated funds for Stage 1 of the project totalling $2,000 be provided within the affected 1978 salary operating accounts.

7. The Director of Finance report the results of Stage 1 of the project to Council with recommendations and a plan for the next stage of development.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584-585

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

MARCH 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:45 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, March 9, 1978, were adopted.

RECOMMENDATION

1. Recorded Votes in Committee

Two members of the Committee held a brief discussion on how a Committee member had voted on a particular item at a previous meeting and could not agree as to how one member had voted on the matter.

Following a brief discussion by the Committee, it was

RECOMMENDED

THAT there be a recorded vote on all matters considered at all future meetings of the Community Services Committee.

2. Entertainment in Cabarets

The Committee had before it for consideration a Manager's report dated February 27, 1978 (copy circulated) in which the Director of Legal Services reported on meetings he had with the Director of Permits & Licenses and representatives of the Police Department on proposed regulations governing entertainment in licensed premises.

In the report, the Director of Legal Services suggested that the City deal with specific cases as they arise, using existing gross-misconduct powers in the City's licensing jurisdiction rather than the City attempting to write regulations governing entertainment.

During discussion the Committee noted that its earlier concerns regarding entertainment in licensed premises included the fact that persons under 19 years are being used as entertainers in a state of undress (although under the legal age of 19, entertainers are permitted inside licensed premises).

Continued . . .

Clause No. 2 Continued

The Committee considered whether it should recommend a regulation prohibiting entertainers who are minors from being inside licensed premises and it was pointed out by the Director of Legal Services that this falls under Provincial jurisdiction under the Liquor Act.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 27, 1978 on entertainment in cabarets be deferred and that representatives of the Police Department be asked to attend and the Director of Legal Services be requested to prepare a report on how the City can prevent entertainers under the age of 19 from entering licensed premises.

3. Extension of Hours - Hotel "Pubs" - (Dufferin and No. 5 Orange)

The Committee had before it for consideration a Manager's report dated March 13, 1978 (copy circulated) in which the Director of Permits & Licenses reported on requests from the operators of the Hotel Dufferin, 900 Seymour Street, and No. 5 Orange St. Hotel, 205 Main Street, for approval from Council to keep their Class "A" "Pubs" open during the same hours as their beer parlours.

In the report, the City Manager recommended approval of the Director of Permits & Licenses' recommendation that the requests be approved.

During discussion, the Committee noted that Council has already approved an extension of the hours of a Class "A" "Pub" at the Princeton Hotel and a representative of the Director of Permits & Licenses advised the Committee that his department is preparing reports on similar requests from four more hotel operators.

Following further discussion, it was

RECOMMENDED

THAT City Council approve an extension in the operating hours of the Class "A" "Pubs" at the Hotel Dufferin, 900 Seymour Street, and No. 5 Orange Street Hotel, 205 Main Street, until 1:00 A.M.

4. New Modern Rooms re Lodging House By-law

The Committee had before it for consideration a Manager's report dated March 15, 1978 (copy circulated) in which the Medical Health Officer reported on inspections of the New Modern Rooms, 249 East Georgia Street, in respect of its compliance with the Lodging House By-law.

It was noted in the report that New Modern Rooms is being allowed to continue operation on interim permits and that the Health Department plans to issue a closure order for this lodging house on April 1st, 1978, if the required alterations are not completed.

Continued . . .

Clause No. 4 Continued

Appearing before the Committee on this matter were the Director of Environmental Health and the operator of the New Modern Rooms.

During discussion, the Committee emphasized to the operator that all the work must be 100% completed if the Health Department is to lift the closure order which it intends to issue on April 1st, 1978. This statement was reiterated three times by the Chairman of the Committee.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated March 15, 1978, be received.

5. Food Preparation Vehicle

The Committee had before it for consideration a Manager's report dated March 15, 1978 (copy circulated) in which the Medical Health Officer reported on the application of Messrs. R. Weiser and M. Donner to operate a food preparation vehicle which does not comply with Section 62(2) of the Health By-law No. 4387, in that the proposed vehicle does not have the required minimum food preparation area of 100 sq. ft.

Also before the Committee was a letter dated February 16, 1978 (copy circulated) from the applicants which provided additional information on their proposal to operate two hot dog kiosks (vehicles) - one to be located at Georgia and Howe Streets and the other on Beach Avenue.

Appearing before the Committee on this matter were the applicants and the Director of Environmental Health.

During discussion, the Director of Environmental Health pointed out that all food vehicles or kiosks which do not have an area of 100 sq. ft. are restricted to serving only pre-prepared and pre-wrapped food. The Committee was also advised that the Health Department has turned down some 300 to 400 similar applications.

It was noted during discussion that if such kiosks (vehicles) do contain 100 sq. ft., it is highly unlikely they would receive approval from the City Engineering Department to occupy a portion of the sidewalk.

The applicants explained to the Committee details of their proposal and pointed out that the first kiosk would cost an estimated $8,000 to $10,000. Hot dogs would be prepared inside the kiosk and sold to pedestrians.

The Committee was reminded by the Director of Environmental Health that on one previous occasion, City Council did exempt a food preparation vehicle from the 100 sq. ft. requirement; this being a specially-equipped vehicle which sold fish.

Continued . . . . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT City Council exempt Messrs. R. Weiser and M. Donner from Section 62(2) of City Health By-law No. 4387 for two food preparation vehicles only, to be located at Georgia and Howe Streets and on Beach Avenue on a six-month trial basis, and the Medical Health Officer be requested to report to the Community Services Committee on their operation upon the expiry of the six month period.

The meeting adjourned at approximately 2:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 585

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 23, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 23, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. University Endowment Lands

The Committee considered a report of the City Manager dated March 9, 1978 (copy circulated) forwarding a report of the Director of Planning dated March 9, 1978 (on file in the City Clerk's office). In his report the Director of Planning advises that on February 14, 1978, after hearing a delegation on the subject of City-owned land in the Camosun Bog area, Council requested him to report on Provincial Government plans for the University Endowment Lands, as contained in a report released by the B. C. Environment Minister on September 27, 1977.

The report outlines:

a) A summary of the report entitled "1977 - The University Endowment Lands".

b) Council's position on the University Endowment Lands.

c) The implications for Vancouver of plans and proposals for the University Endowment Lands.

d) Recommendations for City action in the current situation.

With respect to (a) the report notes that the University Endowment Lands study team's primary objective was to develop consensus and recommendations on integrated development and use of the University Endowment Lands. The terms of reference involved the preparation of a conceptual plan for the U.E.L. -- an integrated land use plan designating areas for different land uses, including detailed proposals for implementation, servicing, financing, administration and management of the whole area, and designated portions.

The recommended land use plan proposes approximately 99% parkland and 1% additional housing for the undeveloped portion of the U.E.L.

cont'd.....

Clause No. 1 continued:

With respect to (b), the City's views on the future of the U.E.L. have been expressed on several occasions. City Council unanimously supported the following resolution on February 5, 1974:

'THAT WHEREAS,

a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver.

b) It is important that the City of Vancouver, the University Community and the Greater Vancouver Regional District be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset.

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver, the University Community and the Greater Vancouver Regional District as to the development of the University Endowment Lands and to accept the following statements of policy in the development of said lands:

1) The major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes.

2) The remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university.

3) A study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations.

4) Before any development plan is decided upon, public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver to invite submissions from interested groups and the general public.

5) A special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University Community.

6) Any lands allocated to housing or commercial development should be made available only on a lease basis.'

As a general conclusion, the study team's recommendations are consistent with the City of Vancouver's position:

a) The parts of the University Endowment Lands which are in a natural state would be preserved as such and made open to recreational and educational uses that respect natural environmental qualities.

b) The remaining lands would be developed for residential, commercial, recreational or educational purposes but only on a limited and integrated basis.

c) Any special agency established to advise the development and management of the lands would have representation from the City of Vancouver.

d) Further public involvement would accompany any further detailed park planning of the University Endowment Lands.

cont'd.....

Clause No. 1 continued:

In view of this compatibility, and since the proposed development does not impose any special costs on the City, the City of Vancouver should endorse the U.E.L. study team's general recommendations and proposed conceptual land use plan for the University Endowment Lands. Whole-hearted acceptance must await a firmer determination of park boundaries, legal status, and administrative structure.

The study team outlined three options for the political status of the community:

1) maintain present status as a special local government;

2) incorporation as an independent municipality;

3) amalgamation with the City of Vancouver.

Whatever political status is selected for the U.E.L. community will affect the City to some degree. For this reason, the City should ask to participate in discussions about the future administration of the U.E.L. community.

There seems to be a consensus about a parkland land use designation for the Dr. Frank Buck Memorial Park, the Vancouver-leased Marine Drive Foreshore Park, the City-owned portion of the Camosun Bog, the golf course, and some undeveloped acreage. The study team did not find such clear agreement about its statutory or legal status.

The U.E.L. study team proposes that the parklands be designated as a Class A, Category 6, Provincial Park. This would give the parkland "unequivocal legal status" under the Park Act providing "full assurance that the land will remain in park status and be used only for recreation, conservation and non-consumptive educational and research activities."

The study team selected this "provincial park" concept from among three options. The other two were (1) "regional park status" with the parklands being leased to the G.V.R.D. and being operated as a regional park in the regional park system, and (2) "special status" with park status, administration, and financing to be determined in a new or revised U.E.L. Administration Act.

In view of uncertainty about the U.E.L. park's existing legal status, the City should favour an early and explicit resolution of the boundaries and status of the U.E.L. parklands.

In view of uncertainty about proposed park status, the City should request consultation by the Environment Minister with the City, Park Board and G.V.R.D. Park Committee prior to a legislative decision on U.E.L. park status.

Closely related to the matter of park status is its administration. The study team proposes that the Provincial Parks Branch administer the park "until such time as the G.V.R.D. has acquired operating competence to administer the parkland."

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Clause No. 1 continued:

The City Manager's report recommends:

1) The general recommendations and conceptual land use plan for the University Endowment Lands, as reported in the U.E.L. Study Team's report to the Ministry of the Environment, March 17th, 1977, be endorsed in principle.

2) Discussions about the future administration and status of the U.E.L. residential community include participation by the City of Vancouver.

3) An early and explicit resolution of the boundaries and status of the U.E.L. parklands is requested.

4) Consultation by the Environment Minister with the City, Park Board, and G.V.R.D. Park Committee is requested prior to a legislative decision on U.E.L. park status.

5) Any encroachment upon the U.E.L. should be resisted until an accountable parkland administration has been established.

6) Further exploration with the Park Board and the G.V.R.D. Park Committee of administrative options for the proposed U.E.L. park should be sought, as well as prior consultation by the Environment Minister before an administrative structure is established.

7) Public participation in park planning of the University Endowment Lands be requested no matter what uses, legal status, and administrative structure are adopted.

8) The B.C. Minister of the Environment be informed of these resolutions and be invited to inform the City of the Provincial Government's intentions.

9) The G.V.R.D. and the Vancouver Park Board be informed of these resolutions and be invited to exchange their views with Council."

Alderman Brown advised that on March 20, 1978 the Citizens' Committee met and passed the following recommendations:

That the Provincial Cabinet be urged to take immediate steps

-to designate the undeveloped portions of the University Endowment Lands as a Regional Park under the Greater Vancouver Regional District, and to clearly define the boundaries of this park area;

-to renegotiate the lease for the Foreshore Park in order to ensure that the Foreshore Park is returned to the integrity of the Regional Park; to ask that Vancouver City assign their Camosun Bog lots to the Provincial Government for incorporation into the Regional Park; and to incorporate the Provincial Park Reserve between 23rd and 25th Avenues at Crown Street into the Regional Park;

-to provide fire protection for the park area;

-to ensure full consultation with all interested parties in the long range planning of the Regional Park;

-to make no deletions from the undeveloped portions of the University Endowment Lands, either by lease or otherwise.

-to include the University Golf Course in the proposed Regional Park together with the undeveloped portions of the University Endowment Lands;

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Clause No. 1 continued:

In a letter dated March 22, 1978 Mr. Thomas M. Nichols, Chairman of the Endowment Lands Regional Park Committee, requested that Council take appropriate steps to support these recommendations.

Some members of the Committee felt that the undeveloped portions of the University Endowment Lands should be designated as a regional park under the jurisdiction of the G.V.R.D. (Option 2) rather than a Class A, Category 6, Provincial Park, as proposed by the study team (Option 1).

After discussion, the Committee

RECOMMENDED

A. THAT the general recommendations and conceptual land use plan for the University Endowment Lands as reported in the U.E.L. study team's report to the Minister of the Environment be endorsed in principle but that administrative Option 2 be endorsed in place of Option 1 subject to a suitable financial arrangement.

B. THAT discussions about the future administration and status of the U.E.L. residential community include participation by the City of Vancouver.

C. THAT an early and explicit resolution of the boundaries and status of the U.E.L. parklands be requested.

D. THAT consultation by the Environment Minister with the City, Park Board, and G.V.R.D. Park Committee be requested prior to a legislative decision on U.E.L. park status.

E. THAT any encroachment upon the U.E.L. should be resisted until an accountable parkland administration has been established.

F. THAT further exploration with the Park Board and G.V.R.D. Park Committee of administrative options for the proposed U.E.L. park should be sought, as well as prior consultation by the Environment Minister before an administrative structure is established.

G. THAT public participation be continued in detailed park planning of the University Endowment Lands be requested no matter what uses, legal status, and administrative structure are adopted.

H. THAT the B.C. Minister of the Environment be informed of these resolutions and be invited to inform the City of the Provincial Government's intentions.

I. THAT the G.V.R.D. be informed of these resolutions and be requested to identify all issues which need to be involved in order to determine part boundaries, financial arrangements and suitable long-term renewable lease agreements.

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2. Kiwassa N.I.P. Concept Plan

The Committee considered a report of the City Manager dated March 14, 1978 (copy circulated) in which the Director of Planning advises that on July 12, 1977 Council selected the Kiwassa area (along with the Kensington area) for a 1977 Neighbourhood Improvement Programme. Four hundred thousand dollars based on a 50% Federal, 25% Provincial and 25% Municipal cost-sharing formula was allocated to the Kiwassa programme. The concept plan lists in detail the items which should be dealt with through the Neighbourhood Improvement Programme, both through the expenditure of N.I.P. funds and additional financial assistance by the City.

The concept plan represents broad statements from the community and staff to the response of the needs of the community.

Mr. D. Berg, Chairman of the Citizens' N.I.P. Committee, and other Committee members were present.

Mr. R. Youngberg, Associate Director, Area Planning, advised that in smaller areas, there are fewer dollars to go around for N.I.P. items. It is proposed that the implementation budget of $61,000 for Kiwassa be composed of $14,355 N.I.P. funds transferred from the Planning Stage Budget, $645 from N.I.P. Implementation and $46,000 additional City funds. There is a precedent in the Downtown Eastside N.I.P. programme where the City contributed an additional $58,000 administration costs. If N.I.P. funds are used for administration 20% of the funds would be spent on planning and administration compared to 10% in other N.I.P. areas.

The report contains the following comments from the City Engineer and Director of Finance:

The City Engineer's Comment

Paving and sidewalks are desirable here - as in any part of the City. The only apparent source of the additional City funding (N.I.P. funds account for only $73,000 of the estimated $240,000 to $370,000 total street work cost) is Supplementary Capital (probably 1979). It looks likely, however, that such a request will be competing for funds with works petitioned for by Citizens in all areas of the City -- Citizens willing to pay their share of the cost. We feel that approval of the Concept Plan must very clearly not contain any implication of committing future Supplementary Capital Funds.

The Director of Finance's Comment

The Director of Finance is of the opinion that the Kiwassa N.I.P. program should be structured to fit within the $400,000 approved by Council. The Director of Planning is seeking an additional $93,500 from the Supplementary Capital Budget (1978) and it is the opinion of the Director of Finance that Council should not consider this request for funds or any portion until they consider the entire balance of the 1978 Supplementary Capital Budget requests in late April.

With respect to the increased Municipal share required for Municipal Services, Mr. Youngberg noted that these services, especially the street improvements, have been identified as a

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Clause No. 2 continued:

priority in the Community. The N.I.P. funds will pay the property owners share. He noted that 46% of the households have an annual income of less than $6,000 and it would be extremely difficult for these residents to pay their share of basic physical improvements.

The City Manager submitted for the Committee's consideration the matter of approving the $46,000 administration costs in advance from the 1978 Supplementary Capital Budget noting that if this is not approved, C.M.H.C. would have to be requested to grant an extension of time for implementation and the Director of Planning and the Citizens' N.I.P. Committee would have to revise the funding allocations and report back.

A lengthy discussion ensued with respect to the difficulties encountered in providing subsidies for municipal services and with respect to the competition from all areas of the City for funds from Supplementary Capital for paving. In the report the Director of Planning recommended that the funding allocations be approved but the Municipal Services item, requiring additional City funds be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

After discussion, the Committee

RECOMMENDED

A. THAT City Council approve the Kiwassa N.I.P. Concept Plan attached as Appendix A to the report of the City Manager dated March 14, 1978 and authorize the Director of Planning to submit the Plan to the Provincial and Federal governments for approval and to apply for the Certificate of Eligibility for the Implementation Stage.

B. THAT the City Engineer and the Director of Planning be instructed to investigate the traffic, parking and pedestrian overpass issues and report back to City Council if necessary.

C. THAT the Director of Planning be instructed to report back to City Council, before December 31, 1979, on the effects of the recent rezoning of Kiwassa, and any amendments to the zoning by-law which may be required in this area.

D. THAT City Council endorse the Terms of Reference for the Kiwassa N.I.P. Committee, attached as Appendix C to the report of the City Manager dated March 14, 1978.

E. THAT the Kiwassa N.I.P. Concept Plan be sent to the School Board for information.

F. THAT the following be referred to the Standing Committee on Finance and Administration:

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Clause No. 2 continued:

"That City Council approve the N.I.P. funding allocations outlined in Appendix A (Budget Summary), but that the Municipal Services item, requiring additional City funds, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

Further that City Council approve the itemized N.I.P. Implementation Stage Administration Budget of $61,000 for Kiwassa, as outlined in Appendix B, by transferring $14,355 N.I.P. funds from the Kiwassa Planning Stage Budget, allocating $645 from N.I.P., and approving $46,000 additional City funds in advance from the 1978 Supplementary Capital Budget."

(Alderman Puil wished to be recorded as opposed to Recommendation F.)

3. Kensington N.I.P. Concept Plan

The Committee considered a report of the City Manager dated March 14, 1978 (copy circulated) in which the Director of Planning advises that on July 12, 1977, Council selected Kensington (and Kiwassa) as a Neighbourhood Improvement Programme area for 1977 and allocated $2.6 million, cost-shared 50% Federal, 25% Provincial and 25% Municipal.

Ms. S. Moon and other members of the Kensington Citizens' N.I.P. Planning Committee were present.

The concept plan was prepared by the Citizens' N.I.P. Committee in co-operation with the City Planning Department, staff of other civic departments and Boards and other Kensington residents.

The total N.I.P. funds to be allocated is $2,650,000 exceeding the allocation of $2.6 million. Part of this, $37,500, is due to the different cost-sharing formula for municipal services.

Ms. J. Hlavach, Kensington Area Planner, advised that N.I.P. funds would be used to pay the property owners' share of the curbs, paving and sidewalks of properties abutting unimproved sections around schools and parks. In the rest of the N.I.P. area, property owners would be encouraged to petition for improvements.

In the report, the Director of Social Planning recommends that he be instructed to prepare estimates of the annual operating costs of community facility projects in consultation with the School, Park and Library Boards prior to Council granting final approval for the projects.

Mr. Youngberg stated that the Planning Department consults with the various boards to obtain costs for the specific projects.

Representatives of the Engineering Department pointed out that the proposal to subsidize certain property owners opposite parks and schools creates a basic inequity within the boundaries

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Clause No. 3 continued:

of the N.I.P. area itself and throughout the City as a whole as citizens from various areas have petitioned for improvements to their areas.

After discussion, the Committee

RECOMMENDED

A. THAT City Council approve the Kensington N.I.P. Concept Plan, which is attached as Appendix "A" to the report of the City Manager dated March 14, 1978, excluding the item "Compensation for Street Widening".

B. THAT City Council instruct the Director of Planning and the City Engineer to report back, within approximately two months, on the specifics and implications of compensation for street widening within the Kensington area.

C. THAT City Council approve the itemized N.I.P. Administration Budget of $208,330 for Kensington, by transferring $49,810 N.I.P. funds from the Kensington Planning Stage budget, and allocating the balance of $158,520 from Kensington N.I.P. funds.

D. THAT City Council approve in principle the N.I.P. funding allocations outlined in this report, but that the additional City money required ($50,000) for the Physical Improvements-Streets item and to match the "freed up" Federal and Provincial money, be referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

E. THAT City Council alter the Kensington N.I.P. boundaries to include Tecumseh School Annex.

F. THAT City Council authorize the Planning Department to evaluate the existing commercial land use in the Kensington area in consultation with local merchants and residents for report back to City Council.

G. THAT City Council authorize the Planning Department to undertake housing policy development for the Kensington area in consultation with local residents for report back to City Council.

H. THAT the Kensington N.I.P. Concept Plan be sent to the Park Board, the School Board, and the Library Board.

I. THAT the Director of Planning prepare estimates of the annual operating costs of community facilities projects proposed for the Kensington area in consultation with the School Board, Parks Board and Library Board prior to Council granting final approval for the projects.

(Alderman Puil wished to be recorded as opposed to Recommendation D.)

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4. Co-operative Housing Proposal - 4th Avenue and Discovery St.

The Committee considered a report of the City Manager dated March 16, 1978 (copy circulated) in which the Director of Planning advised that the report has been prepared as a result of a request that City staff prepare a report on points raised in a brief submitted by the Columbia Housing Advisory Association requesting approval of the sale of the site at 4th Avenue and Discovery Street to the Co-operative at a price of $290,580 subject to a satisfactory rezoning, and requesting the City to assume sewer extension costs. The report was to include comments on the street closure, most appropriate use of the site, sewer extension costs, and a citizens request that Council withhold any decision on the use of the site until such time as the roads are redesigned to produce a more satisfactory alignment. With respect to this last point, the only involvement of the City with this particular site is a requirement for a small portion of the site to be dedicated for road purposes.

The report notes that the site presently does not have a sewer connection available. The least costly alternative, requiring an easement across Jericho Park would cost approximately $60,000. The portion of Discovery Street adjacent to the subject site has not been developed as road. Gas and water mains are located in this portion of the street and because of the subdivision in the immediate area, this street allowance should be retained as a corridor for pedestrians and future utilities. The Association has suggested that the street allowance be closed and added to the City property for their proposed development. The question of adequate parking has to be examined in the context of site location, proposed use and adjacent development. The preferred location for immediate access to the site would be from 4th Avenue which would provide a better entrance to the underground parking and would cause less conflict with through traffic.

The proposal by the Discovery Co-operative to establish a high equity co-operative for elderly persons is a new concept. It does not fit the established criteria for co-operative financing by Central Mortgage and Housing Corporation mainly because of the high equity which members will invest in the co-operative. The Discovery Co-operative have requested a sale of the property at two-thirds of market value. Council's policy in the past has been to subsidize a lease of land for non-market housing.

Because this is a new concept and no controls have presently been determined and agreed upon, the City should not finally commit itself to the lease of this land to this group at a subsidized rate at this time. Instead, Council could consider approval in principle of a sixty year ground lease at two-thirds of market value with annual rent payments. This should be subject to the Discovery Co-operative Housing Association obtaining mortgage financing from Central Mortgage and Housing Corporation and also subject to an operating agreement satisfactory to the Director of Finance and the Director of Legal Services being drawn up between C.M.H.C. and the Discovery Co-operative.

cont'd.....

Clause No. 4 continued:

The present agreement with the Province limits alternative uses to non-market housing. In terms of availability of schools and recreational opportunities, this appears to be a good area for multiple family housing. Local residents have opposed any kind of alternative family housing forms. If the City could negotiate clear title to the land the option of leasing lots for single-family dwellings would be available. Park/open space would be another alternative but would have to be looked at in the context of future development of the area.

There are a number of elements of the proposal from the Discovery Co-operative which are ambiguous i.e., what is the definition of seniors, the unit price of $26,367 to $33,588 appears to be low considering the design and likely requirement of underground parking, drawings submitted are inadequate to permit a comprehensive analysis, it is unclear how many units are proposed. It is not known whether the Park Board will be willing to grant a sewer easement to service the site.

The Director of Planning feels that because of the issues raised, it would be premature to make any commitment as to the most appropriate use of this site.

Mr. R. Youngberg, Associate Director, Area Planning, noted that there are a number of uncertainties. The City does not know if C.M.H.C. will agree with the Co-operative proposal to establish a high-equity co-operative. If C.M.H.C. agrees to the concept, the next step is to negotiate the price of the land. The Co-operative should note that they must go through the Public Hearing process. He also expressed concern that the Co-operative had inserted a newspaper advertisement announcing these units before anything has been approved.

Mrs. S. Schmid, on behalf of the Discovery Co-operative Housing Association, advised that the development will meet all the criteria for non-profit housing. There will be 60 units for senior citizens and single people over 50 who can demonstrate a need. The purpose of permitting a greater share purchase than is normally permitted is to reduce the monthly costs that will be incurred. She advised that the figures for the price of units had been revised approximately $5,000 to $7,000 per unit. The reason the advertisement had been placed in the newspaper was to determine for C.M.H.C. purposes, if there is a market demand for the co-operative. Mrs. Schmid advised that people on the periphery of the area want applications for the co-operative because they want to live in the same area they have lived in for many years.

The Director of Planning recommended:

1. That this site not be disposed of until a comprehensive analysis of issues in the surrounding area can be carried out.

2. That if Council does wish to pursue the proposal submitted by the Columbia Housing Advisory Association then the following procedures should be followed:

cont'd.....

Clause No. 4 continued:

(a) Work out more precisely the economics and tenure of the proposal and obtain preliminary approval from C.M.H.C.

(b) Obtain an agreement in principle on the lease agreements and land value from the City of Vancouver.

(c) Following (a) and (b) above, make application and obtain rezoning for the subject site.

Members of the Committee agreed that there should be no City subsidy to the Co-operative for the sewer extension costs.

After a lengthy discussion, the Committee

RECOMMENDED

A. THAT the Director of Planning obtain more information from the Discovery Co-operative on the economics and tenure of the proposal and whether C.M.H.C. will give the proposal preliminary approval.

B. THAT, after receipt of the information, the Director of Planning arrange a public information meeting in the community, to which Alderman should be invited to attend, to discuss more clearly defined proposals for the site and thereafter report to the Committee.

(Alderman Puil wishes to be recorded as opposed.)

5. Vancouver International Airport - Noise Abatement

Alderman Brown advised that the Noise Abatement Committee of Transport Canada would be meeting on Wednesday, March 29, 1978 and requested permission of the Committee to forward a motion which would eliminate flights from Vancouver between 12:00 midnight and 6:00 a.m.

The Committee

RECOMMENDED

THAT the Standing Committee on Planning and Development recommend to Council that the Council strongly urge the Regional Administrator, Transport Canada, not to permit flights from Vancouver International Airport during the quiet hours of 12:00 midnight to 6:00 a.m.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 588 & 589

VI

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 9/MARCH 16, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, March 9, 1978 at approximately 1:30 p.m. and reconvened on Thursday, March 16, 1978 at approximately 11:00 a.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy Alderman Puil
ALSO PRESENT (March 16th)	:	Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Central Waterfront - Official Development Plan

On March 9, 1978, the Committee considered a report of the City Manager dated March 1, 1978 (copy circulated) forwarding the draft "Central Waterfront Official Development Plan" dated February 9, 1978 (on file in the City Clerk's office). The purpose of the report is to recommend the rezoning of the Central Waterfront from Cardero Street to Gore Avenue from predominantly M-2 Industrial to CWD Central Waterfront District, including the establishment of a Central Waterfront Official Development Plan for the new zoning district. The rezoning would then form the basis of an application to amend the Greater Vancouver Regional District Official Regional Plan designation from "industrial" to "urban".

Mr. D. Hickley, Associate Director, Central Area Planning, and Mr. H. Leung, Central Area Planning, detailed the components of the Official Development Plan noting that it is an expanded and improved document accommodating the major concerns of the various bodies affected by waterfront planning. It is more effective and useful as a zoning document to guide development on the waterfront, at the same time providing flexibility.

Members of the Committee enquired as to the amount of public open space to be provided and what guarantee there would be that open space would be provided. Mr. Leung noted that no minimum acreage had been set down but the Official Development Plan states that major public open space should be provided at locations in close proximity to the intended primary pedestrian access to the Central Waterfront as set out in the guidelines for each sub-area. New development will be required to provide for different types of open space as follows:

cont'd.....

Clause No. 1 continued:

a) Public pedestrian walkway space to be located at or in a position directly associated with the water's edge. Such space need not be at the same level throughout but should form part of a continuous pedestrian walkway system within the Central Waterfront.

b) Public pedestrian circulation systems which connect the development to its surrounding areas including pedestrian access to the Central Waterfront.

c) A variety of public places to serve the active and passive relaxation of the future population of the Central Waterfront and its visitors.

The Committee also asked what could be developed at the present time. Mr. Hickley noted that M-2 allows an F.S.R. of 5.0 commercial. The rezoning and ultimate change in G.V.R.D. designation from Industrial to Urban would allow residential. This would enable the City to carry out a G.V.R.D. Liveable Region policy of residential downtown. Some members questioned whether residential would be desirable.

Representatives of the G.V R.D., National Harbours Board, C.P.R., C.N.R., Marathon Realty and the Board of Parks and Recreation were present.

Mr. J. Barratt of the National Harbours Board indicated that in 1976 the National Harbours Board hired a consultant to study and prepare plans for N.H.B. lands on the Central Waterfront. The Consultant has been involved with discussions of the Official Development Plan and is aware of the contents. Results of the N.H.B. study will be announced before the end of March.

Mr. D Murray, Marathon Realty, advised that they have no plans to develop on the waterfront until the designation is changed to Urban.

The representatives of the C.P.R. and C.N.R. indicated the Official Development Plan does not restrict their operations.

Mr. W. Curtis, City Engineer, advised that Engineering has been involved for a number of years in the various plans for the waterfront. It will be possible to provide the necessary access and servicing to the waterfront in the context of the Official Development Plan and other transportation plans for the downtown area that have already been approved by Council. He noted that there would always be a conflict of traffic, noise, etc., when you try to introduce people into an area which was originally meant for industrial uses.

Members of the Committee felt that they would benefit from an information session in which the Planning Department would outline the history of the Central Waterfront zoning. It was agreed that the Manager's report containing recommendations of the Director of Planning would be deferred until after the report reference from the Planning Department at the next meeting of the Committee.

cont'd.....

Clause No. 1 continued:

At the Committee meeting on March 16, 1978, Mr. Hickley outlined the history of central waterfront planning.

In 1973 City Council set up a Waterfront Committee to investigate the potential of the Central Waterfront. As a result, the City and th Federal Ministry of State for Urban Affairs jointly sponsored a study. Two positive aspects came from this study -- it was an imaginative picture of what could happen and what the consultant produced came from the public, utilizing a continuous public information programme. The plan, however, tended to ignore the Port and rail.

As a result of the study, after reviews by the Council's Waterfront Committee, Council adopted 24 policies and the G.V.R.D gave two readings to the proposed change in designation on the assumption the City would prepare an official plan including the Region's policies for the waterfront. At the end of 1974, the National Harbours Board lodged an official objection to the City's application to amend the G.V.R.D.'s Official Regional Plan.

In early 1975, as a result of the concerns expressed, a Central Waterfront Advisory Committee was set up, including representatives of Federal Ministry of Urban Affairs, National Harbours Board, Vancouver Port Authority, Provincial Bureau of Transit, C.P. Rail, Marathon Realty, the G.V.R.D. and the City.

The Advisory Committee recommended 24 policies which were adopted by Council early 1976 as a basis for the preparation of the zoning document. In February/ March, 1977 a draft Official Development Plan was presented to Council. A number of actions were taken, including the preparation of a public information pamphlet. Throughout 1977 discussions continued with the major property owners. In November, 1977 at a meeting of all the key property owners, a consensus was reached on the intent for the Central Waterfront, resulting in the current draft Official Development Plan dated February 9, 1978.

Mr. Hickley noted that the document is not a traditional zoning but is designed to relate to change and be altered if the objectives of the key owners change slightly.

Mr. H. Leung detailed the five components of the Official Development Plan:

- Preamble
- Application and Intent
- Definitions
- Overall Policies
- Sub-Area Development Guidelines

The preamble outlines the background of Central Waterfront planning and describes the planning objectives of the City, major owners and authorities. In the future when these organizations submit development plans, the City will refer to these planning objectives.

cont'd.....

Clause No. 1 continued:

The Application and Intent section has been revised and expanded. It contains the following general goals for planning the Central Waterfront:

- Encourage the development of new urban uses including residential, commercial, recreational, cultural and public uses throughout the waterfront area.

- Provide for easy public access to the waterfront.

- Enhance the public's enjoyment of the waterfront by encouraging the provision of harbour activities and a variety of views.

- Facilitate the continued operation of port functions.

- Facilitate the continued operation of rail facilities to serve port, freight and passenger functions.

- Provide transit systems for movement to, from, and between waterfront developments in order to decrease dependence upon the private automobile.

- Ensure a scale transition in the physical form of future development between Downtown and the Burrard Inlet.

- Support the objectives of the Greater Vancouver Regional District as referred to in "The Livable Region 1976/86", in particular the concept of living close to work.

It also describes how to use the Official Development Plan as a zoning document.

The section on definitions, relates directly to words associated with the Plan and supplements definitions which already exist in other By-laws.

The Overall Policies provide guidance with respect to the general development of the Central Waterfront District regarding uses, population, physical form, public open space, movement pattern and shoreline.

The Sub-Area Development Guidelines provide more detailed guidance with respect to the development of the four sub-areas:

Sub-Area 1 - Cardero Street to Bute Street

Sub-Area 2 - Bute Street to Burrard Street

Sub-Area 3 - Burrard Street to Seymour Street

Sub-Area 4 - Seymour Street to Gore Avenue

Identification of the sub-areas is based on existing land use, relationship to existing Character Areas of Downtown and Gastown and projected future land use. The boundaries are not precise and may be redefined for planning or administrative purposes or as a result of specific Area Development Plan By-laws, the next stage to be followed when specific development proposals come in.

cont'd.....

Clause No. 1 continued:

Area Development Plan By-laws will specify details with respect to use, ultimate development form, density, building heights, views, pedestrian and vehicular circulation and public open space.

In answer to a question regarding servicing, Mr. W. Curtis, City Engineer, advised that it would be possible to service this Plan which includes an additional 20,000 people in the Central Waterfront. The tranportation plan also hopes to meet all of the needs outlined in the Plan. He advised that the ring-road concept is well on the way to implement the transportation needs. The basic idea is to prevent conflict between the 20,000 people entering the Port by introducing a continuous waterfront roadway for trucking to cater to the port activities without going through the downtown. Alberni Street will be improved utilizing local improvement funds and the Cordova Street extension will be constructed with approved Five Year Plan funds. In addition to the ring-road concept, there is a possibility of introducing an exciting transit system. There is existing rail on a large part of the system on which some sort of street car could be operated. It is possible it could go from Stanley Park, connect with the transportation terminus through Gastown and Chinatown, to the south side of False Creek, Granville Island and the Museum complex. It is hoped to have a pedestrian routing system along the entire waterfront to open up the port to the public. The terminal at the C.P. Station services the ferry system from the North Shore connecting to a number of bus routes. Commuter trains are also going to meet at the terminal. They will utilize the Cordova Street extension.

Members of the Council present expressed concern regarding the economics of the plan and were advised that costs and benefits would be considered at the Area Development Plan stage.

The question of the provision of residential was discussed at length i.e.:

- how can you expect residential to exist in a situation with existing noise, transportation, etc.;

- has the City the ability to see whether residential is possible, probable or feasible;

- if it is feasible what is the City going to do to ensure that it is provided;

- if the City is going to allow the commercial and balance it off with residential how can the City insist on residential.

Mr. Hickley advised that the Plan will take a long time to implement but it is believed residential will become feasible and practical. The document provides a framework to take this perspective and adjust as market conditions change.

Mr. R Spaxman, Director of Planning, advised that the amount of building has been reduced from 11,000,000 sq. ft. to 9,000,000 sq. ft. and the density has been reduced from 30,000 people to

cont'd.....

Clause No. 1 continued:

20,000 people. The concept is similar to the first proposal by the R. C. Mann Study but the component that had to change was the retention of the railways. It has been accepted that it will be difficult to put residential in and around the transportation terminal. The goals of all the key property owners and the various authorities seem to be accommodated in the Central Waterfront Official Development Plan.

He advised that people cannot be forced to build anything but policies can be set to encourage development of residential.

Concern was expressed about no minimum acreage for open space and how we can ensure that the public walkway will be built. The Committee was advised that the interim uses on the waterfront have been required to provide for the walkway. It will be a requirement for all developments.

The Committee felt that there should be a clearer look at the open space and residential questions with a report back from staff about the concerns, to an appropriate meeting of the Committee.

The Committee agreed to hear a brief presentation from Mr. S. G. Rasekh, representing the Architectural Institute of B. C. Mr. Rasekh advised that the A.I.B.C. had formed a study group to study the Central Waterfront over the last year. He noted that Messrs. Hickley and Leung have given them assistance. They support the guidelines recognizing they are guidelines and not zoning. They would like to see the document go further -- designate who the end users will be -- further connections to the West End and West Georgia areas, etc.

Due to the time, the Committee were unable to receive all of Mr. Rasekh's brief but thanked him for his comments.

The Committee,

RECOMMENDED

THAT consideration of the City Manager's report dated March 1, 1978 be deferred and staff be requested to report back to an appropriate meeting of the Committee further clarifying the concerns expressed regarding open space and residential.

The meeting adjourned at approximately 1:25 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 590

VII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

March 30, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 30, 1978, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gerard Alderman Gibson Alderman Marzari
ABSENT:	Alderman Puil
COMMITTEE CLERK:	G. Barden

RECOMMENDATION:

1. Potential Budget Cuts - Suggestions Arising from the Review of Departments

The Committee considered the attached Manager's Report dated March 21, 1978, wherein the Mayor, Alderman Brown, and the City Manager reported on reviews of the operations of eight department in the last six months by the Finance Committee with the aid of Western Management Consultants. The report deals with suggestions for possible budget reductions of up to five percent in these departments. The suggested reductions are to be permanent, so that they will help reduce the City's annual revenue budget. Some cuts can be made in 1978 and some cannot. The cuts should be viewed as a trend, the budgets cannot be cut by five percent in 1978 as approximately one-third of the year has already passed. It was recommended that the suggested cuts be considered by the Finance Committee at the same time it reviews the 1978 budgets of departments from April 3, to April 6.

The City Engineer distributed copies of a report dated March 30, 1978, (attached) on potential budget cuts arising from departmental reviews.

Following further discussion it was

RECOMMENDED,

A. THAT on the eight reviewed departments:

The suggestions made for each department be placed before the Finance and Administration Committee when it reviews the budget of that department, and be implemented as soon as possible, subject to any variations that may result from discussions with the department. (The suggested cuts are summarized in Table 1, attached.)

B. THAT on other departments:

Further reviews be undertaken after budget finalization of the following:

Fire Department
Library Board
Personnel Services Department
City Clerk,

with possible budget changes in 1979.

C. THAT Western Management Consultants be retained to assist in those reviews, at a cost not to exceed $12,000.

D. THAT the Finance and Administration Committee continue to consider specific cutbacks and operating efficiencies as reports are forwarded during the year.

2. Further Departmental Reviews

The Committee considered the attached Manager's Report dated March 21, 1978 providing a summary of responses from department heads to a series of six questions together with a letter from Western Management Consultants giving their overall comments on the departmental reviews.

Following discussion it was

RECOMMENDED,

THAT the Manager's Report on further departmental reviews dated March 21, 1978, be received for information.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 590

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 11, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Queen Alexandra Elementary School under the direction of their teacher, Mr. Dean Lamont, and Grade 4 students from Quilchena Elementary School.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the Minutes of the following meetings be adopted:

Special Council (Court of Revision) - March 30, 1978

Regular Council (with the exception of the 'In Camera' portion) - April 4, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Proposal re North Side of False Creek

Mr. R. Iredale of Rhone & Iredale Architects, gave a report reference to Council on a preliminary study his company had done of various opportunities to mark the centennial celebrations of the City of Vancouver in 1986. In this regard, a report dated March, 1978, had been circulated to Council showing a scheme for the north side of False Creek outlining a series of pavilions, a new stadium and museum of science and technology. With the aid of drawings and maps, Mr. Iredale provided an outline of the transportation system required to link the stadium and pavilions to Downtown and other areas of the City.

The Director of Planning commented briefly on the scheme and indicated he was receptive to further discussions on the proposal should Council so direct.

Following further discussion and questions put to Mr. Iredale and the Director of Planning, it was

MOVED by Ald. Rankin,
THAT the report submitted by Mr. Iredale be received and the Director of Planning meet with Mr. Iredale and report back to Council for consideration the terms under which Mr. Iredale would be examining the proposal further.

- CARRIED

(Alderman Marzari opposed)

COMMUNICATIONS OR PETITIONS

1. Painted Wall Sign - 3421 Euclid Avenue - Johnston Terminals Ltd.

In a letter dated March 30, 1978, Johnston Terminals Ltd., wished to appeal a decision of the Department of Permits and Licenses to not approve an application for a painted wall sign. The Company requested to address Council on the matter.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

2. Food Preparation Vehicle: Delegation Request

In a letter dated April 6, 1978, Mr. R. Weiser and Mr. M. Donner requested to appear as a delegation before Council to appeal Council's decision of April 4, 1978, when it did not approve a recommendation of the Community Services Committee concerning a food preparation vehicle.

MOVED by Ald. Rankin,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Statue of Captain Cook - Ne Chi Zu Guild

Council noted a letter dated April 7, 1978, from Alderman Kennedy on a proposal received from two members of the Ne Chi Zu Guild to carve a statue of Captain Cook. Alderman Kennedy advised that the Guild had received a negative response when it had offered the proposal to the Provincial Government.

MOVED by Ald. Kennedy,
THAT the foregoing letter be received and the Guild members involved be requested to submit all details with costs to the next meeting of Council.

- CARRIED

(Alderman Marzari opposed)

4. Development Permit for 1556, 1568 & 1574 West 12th Avenue

Landmark Projects Corporation Ltd., in a letter dated April 6, 1978, requested to appear before Council as a delegation concerning the withholding of a development permit at 1556, 1568 and 1574 West 12th Avenue, which is being recommended by the Community Services Committee in its report scheduled to come before Council on April 18th.

MOVED by Ald. Harcourt,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

5. Council Representative on B.C. Executive Council of St. John Ambulance Association

Under date of April 4, 1978, the St. John Ambulance Association submitted a letter requesting that a Council member be appointed to the B.C. Executive Council of the St. John Ambulance Association.

MOVED by Ald. Brown,
THAT the Council decline to have an official representative appointed to the St. John Ambulance Association, although Council recognizes the excellent work done by the organization. However, the Association is free to request any member of Council to serve on an individual basis if it so wishes.

- CARRIED UNANIMOUSLY

6. Conditions in the Downtown Eastside

Under date of April 10, 1978, Alderman Harcourt, as Chairman of the Planning and Development Committee, submitted a letter concerning conditions in the Downtown Eastside requesting that Council instruct his Committee and the Community Services Committee to jointly prepare recommendations on a number of items listed in the letter. It was recommended therefore that the Planning and Development & Community Services Committees jointly prepare recommendations for specific improvements to the Downtown Eastside.

MOVED by Ald. Harcourt,
THAT the foregoing recommendation be approved.

- CARRIED

(Aldermen Kennedy, Marzari, Puil and Rankin opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 7, 1978

Works & Utility Matters
(April 7, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Acoustic/Safety Fence, False Creek, Area 6
Cl. 2: Special Relief - Local Improvements
Cl. 3: Rate Increase to Canadian Wirevision Limited
Cl. 4: Flat Rates for Property Owners' Share of Completed Local Improvement Projects

Clause 1

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

Prior to considering this clause, it was noted that Ms. S.M. Murphy, Solicitor on behalf of Mr. P.R.U. Stratton, the owner of the corner property at 1995 Comox Street, requested to appear before Council as a delegation.

MOVED by Ald. Harcourt,
THAT the foregoing delegation request be granted and therefore, this matter be deferred.

- CARRIED UNANIMOUSLY

Clause 3

In considering this clause, the Council discussed the cancellation of the bulk cablevision rate previously given to senior citizens.

MOVED by Ald. Ford,
THAT this Clause be deferred for one week and the Director of Legal Services report on the City's position in respect of possible negotiations to restore the bulk cablevision rate to senior citizens.

- LOST

(Aldermen Bellamy, Brown, Gibson, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Ford, Harcourt and Rankin opposed)

Clause 4

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(April 7, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Rezoning Application - 6364 Victoria Drive
Cl. 2: D.P.A. - 3183-85 Point Grey Road

Clause 1

Prior to considering this clause, Council was advised that the applicant wishes the matter deferred to enable him to address Council at a later date.

MOVED by Ald. Harcourt,
THAT the delegation request be granted and therefore, this matter be deferred.

- CARRIED UNANIMOUSLY

Clause 2

In considering this clause, a letter dated April 7, 1978, from John Keith-King Architects was noted in which it was stated that the floor area in the development permit application is no greater than the existing floor area.

The Manager advised that the existing floor area is 3,042 square feet, whereas the proposal contained in the application is 3,352 square feet which is in excess of the existing By-law requirements and the proposed amendment to the By-law which will be before Council on Saturday, April 15, 1978.

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Brown and Kennedy opposed)

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The Council recessed at approximately 3:40 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

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DELEGATIONS

Towing By-law Regulations

Council on April 4, 1978, when considering a Manager's report dated March 31, 1978, on towing by-law regulations, approved recommendations 'A' and 'B' contained in the report and deferred recommendation 'C' pending the hearing of a delegation from Cantow Development Ltd.

Mr. L. Gunn, President of Cantow Development Ltd., addressed Council and read from a brief which was circulated. The position of Cantow is that the proposed amendment to the Vehicles for Hire By-law refers to vehicles that may be removed from commercial lots but does not make allowances for the various sizes and types of vehicles that may actually have to be removed under the By-law.

Mr. Gunn also commented on the reduction in the maximum rate to be charged and suggested that rather than a flat rate, Council adopt the rate schedule set out in his brief to Council this day.

cont'd....

DELEGATIONS (cont'd)

Towing By-law Regulations
(cont'd)

MOVED by Ald. Bellamy,
THAT recommendation C of the City Manager contained in his report dated March 31, 1978, be approved.

- CARRIED UNANIMOUSLY

Building Permit for 825 Bute
Street - Tree on Boulevard

Council on April 4, 1978, deferred consideration of a Manager's report dated March 31, 1978, on a building permit for 825 Bute Street - tree on boulevard, to permit representations from Mr. T. Fogle and Romses, Kwan and Associates, Architects for the developer.

The City Clerk advised that a telephone message had been received from Mr. Fogle advising that he had been delayed in Edmonton and could not be present this day. However, he indicated that Council should not defer consideration of this matter on his account.

Mr. V. Kwan, Romses, Kwan and Associates, addressed Council and read from his brief previously circulated. He gave the following reasons why his firm feel that the tree should be removed:

"(1) The existing tree is about 3 - 4' from the building grade which is established by the Engineering Department.

(2) The location of the tree is just adjacent to the property line.

- It would create a lot of hardship as well as being a nuisance to the owner if the tree stayed, besides we don't think that the tree would even survive.

- In consideration of the tree's being removed, the owner is prepared to plant three trees in consultation with the Parks Board along Bute Street as recommended by the City Engineer."

MOVED by Ald. Rankin,
THAT Council permit the developer to remove the tree in question and plant three trees in consultation with the Park Board.

- CARRIED

(Aldermen Brown, Ford, Gibson and Kennedy opposed)

CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters
(April 7, 1978)

Nude Encounter Sessions
(Clause 1)

In considering this clause, Council noted that a By-law prohibiting nude encounter sessions will be before it later this day. In the meantime, the Director of Permits and Licenses is withholding action on two license applications which have been received for nude encounter sessions pending the passing of the prohibiting By-law.

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters
(April 7, 1978) (cont'd)

Nude Encounter Sessions
(cont'd)

MOVED by Ald. Rankin,
THAT Council approve the course of action outlined in the City Manager's report dated April 7, 1978.

- CARRIED UNANIMOUSLY

Property Matters
(April 7, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Demolition of Building to Allow Resubdivision 4532 N.W. Marine Drive
Cl. 2: Sale of Industrial Lot - S/S 800 Block East Hastings Street

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

B. Kiwassa Rezoning

Council, when considering a Manager's report dated April 6, 1978, also had before it a memorandum dated April 11, 1978, from the Director of Legal Services which suggested to Council means by which its resolution of March 21, 1978, may be implemented. In his memorandum, the Director of Legal Services recommended that

(1) The Kiwassa Rezoning By-law as submitted this day be approved.

(2) A Special Public Hearing be held at 2:00 p.m. on a regular Council day for the purpose of rezoning Lots 6 and 7, Block 95, D.L. 181, Plan 196 (1026 and 1030 East Georgia Street) and that the applicant's submission and Council's resolution of March 21st, be referred to such a meeting.

MOVED by Ald. Rankin,
THAT the foregoing recommendations of the Director of Legal Services as contained in his memorandum dated April 11, 1978, be approved.

- CARRIED

(Alderman Kennedy opposed)

C. Point Grey Rezoning

MOVED by Ald. Rankin,
THAT this report of the City Manager dated April 7, 1978, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

D. East False Creek Garden/Park (Federally-Funded Urban Demonstration Project) and Proposed Chinese Cultural Centre Development

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated April 7, 1978, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Finance & Administration, March 30, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Greater Vancouver Convention & Visitors' Bureau - 1978 Grant Request
Cl. 2: Grandview Youth Project

Clause 1

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Marzari, Puil and Rankin opposed)

MOVED by Ald. Marzari,
THAT City Council approve an increase in the City's 1978 grant to the Greater Vancouver Convention and Visitors' Bureau of 5% over the 1977 grant of $137,000, being $6,850.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

Clause 2

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, April 6, 1978

1978 Operating Budget Estimates (Clause 1)

During consideration of this clause, Council noted a Manager's report dated April 10, 1978, on the 1978 Revenue Budget in which the Director of Finance reported on three major items dealt with by the Standing Committee on Finance & Administration at its meeting on April 6, 1978, when it considered the 1978 Operating Budget Estimates.

In his report, the City Manager recommended approval of the recommendation of the Director of Finance that $2 million be added to the 1978 Real Property General Purposes Tax Levy, resulting in a $900,000 tax increase (1.1%) over the 1977 level, for the specific purpose of providing funds for establishing a new reserve or fund for the purpose of assisting the City's borrowing program.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
April 6, 1978 (cont'd)

1978 Operating Budget
Estimates (cont'd)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this report, with the exception of recommendations (a), (b) and (c) on page 7 of the report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT the following recommendation of the Committee contained in this report dated April 6, 1978, be approved:

"THAT the adjustments made by the City Manager and Director of Finance during budget reviews be approved, including:

(a) $500,000 for the U.S. Exchange Reserve."

- CARRIED UNANIMOUSLY

Alderman Brown, as Chairman of the Standing Committee on Finance & Administration, moved the following recommendation of the Committee:

MOVED by Ald. Brown,
THAT

(b) The Supplementary Capital Budget be set at $8,253,000 plus $160,000 carried forward from 1977.

(Deferred)

Alderman Brown however, in speaking to the above recommendation of the Committee, advised that she wished during the proceedings to move a further motion on her own behalf to the effect that an additional $1 million be added to the Supplementary Capital Budget bringing the total amount of the 1978 Supplementary Capital Budget to $9,253,000 plus $160,000 carried forward from 1977.

MOVED by Ald. Brown,
THAT the following recommendation of the Committee be approved:

"(c) $2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance."

(Deferred)

MOVED by Ald. Rankin,
THAT further consideration of the above motions by Alderman Brown be deferred to the next regular meeting of Council;

FURTHER THAT, if necessary, the next regular meeting of Council commence at 1:30 p.m.

- CARRIED UNANIMOUSLY

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The Council recessed at 6:20 p.m., to reconvene at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Boundary Road Improvements and Associated Matters

Council on April 4, 1978, deferred consideration of a Manager's report dated March 8, 1978, on Boundary Road Improvements and Associated Matters to permit delegations to be heard. Prior to hearing the delegations, members of the City staff gave a report reference for Council's information.

The City Engineer reviewed the trucking situation in the City with particular reference to the southeast sector. He cited the various avenues which have been explored in an effort to alleviate problems to the citizens caused by truck traffic. He referred to the fact that the National Harbours Board has almost finished construction of a private roadway by the docks which would divert a number of trucks bound for the North Shore off City streets. He also advised that there are good indications from the Federal Government that they will grant funding assistance for the Great Northern Cut. The City Engineer also reviewed the Boundary Road situation and stated that he presently would recommend that the City-owned lands between Marine Drive and Marine Way not be residential.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the five options outlined in the City Manager's report dated March 8th, with respect to provision of a suitable connection between Marine Way or Marine Drive and Boundary Road and the costs. These options and their costs are:

"Option 1a - Provides for decreased trucks on Boundary Road because of excessive grades (15%) between Marine Way and Marine Drive. Some trucks would be diverted to Knight Street and other south slope arterials. (Taken as basis for cost comparison - capital budget for basic street works as above $2.2 million).

Option 1b - Provides a status quo for trucks on Boundary - an improvement over 1a but no improvement in grades compared to the present situation (in fact the existing grades are lengthened). Marine Drive could be reclassified as a collector route with an overpass across Boundary. Boundary Road would be placed in a cut section which has environmental benefits, and the grid system would be preserved.

Estimated additional construction cost over 1a $950,000

Option 2a - Provides for some increased use by trucks from Vancouver but significant reductions from Burnaby due to down grading of S.E. Marine Drive, for an overall decrease in trucks.

Estimated additional construction cost over 1a $175,000

cont'd....

DELEGATIONS (cont'd)

Boundary Road Improvements
and Associated Matters (cont'd)

Option 2b - Provides for some improvement to trucking consistent with the Council's policy of a dispersed truck route system. Grades would be improved for trucks from Vancouver, with no improvement for trucks from Burnaby.

Estimated additional construction cost over 1a $1,275,000

Option 3 - Of the options presented, this provides the best improvement to trucking on Boundary because of grade improvements. Boundary would function as a part of the dispersed truck system with this option, and 5.12 acres of developable land would be lost.

Estimated additional construction cost over 1a $1,075,000"

Mr. Rudberg also reviewed some of the options suggested by citizen groups. He then continued to discuss the intersection of Kingsway and Boundary Road stating there has been a 12% increase in traffic volume at this intersection over the past two years. The Engineering Department feel that with the anticipated increases in volume from future development of Champlain Heights, the new B.C. Tel building and the proposed Burnaby town centre, improvement of this intersection is necessary. One of the main concerns of the Engineering Department is the extreme traffic hazards created by the present conditions at this intersection.

Mr. R.R. Youngberg, Associate Director - Area Planning, reviewed the position of the Planning Department in this matter. He outlined the reasons behind the Director of Planning's preference for Option 1b.

Mr. J. Moodie, Champlain Heights Project Manager, stated that until a decision has been reached on the alignment at Marine Drive and Boundary Road, Phase 2 of the Champlain Heights development cannot be serviced. He stated that the Champlain Heights Project Group would prefer that Kent Avenue be used rather than Marine Way because this would give them more freedom to develop the enclaves below Marine Drive.

Council then heard representations from the following delegations:

- Mrs. H. Symonds, Executive Co-ordinator, Vancouver City Planning Commission, circulated and read from a brief which put forward the views of the Commission in this matter. The brief contained the following recommendations:

  - We do not wish to advocate major changes at the present time because we believe there are other long range aspects of the trucking problem which should be considered before any extensive piece-meal work is undertaken by the City.

  - We are prepared to support some minimal action such as that proposed for the south end of Boundary Road in option 1b of the Manager's report, i.e. the creation of a major cut, the deletion of S.E. Marine Drive as a through truck route to become a collector route.

  - We do not support option 3, which would provide the kind of major connection to Boundary Road for traffic coming from the west that would soon ensure Boundary Road receiving a far higher volume of truck traffic than is desirable at the present time and under present conditions.

cont'd....

DELEGATIONS (cont'd)

Boundary Road Improvements
and Associated Matters (cont'd)

- We feel that the advantages of Kent Avenue might be further explored.

- We urge the City to do all in its power to facilitate the use of the Great Northern Cut for trucking and transit purposes.

- Before any great investment is made by the City, the results of both the Federal Truck Study and the Rail Rationalization Study should be known and carefully considered.

- In respect of pollution, it is important that a forceful policy should be pursued by the City in regard to this aspect of the truck problem, if citizens are to be adequately protected from the unpleasant consequences of inadequate controls on older vehicles.

- We recommend that the area presently visualized for Enclaves 9, 10 and 11, be rezoned for "institutional-industrial" purposes.

- The City pursue the idea of the establishment of a research and development "institutional-industrial" park in this location, the southeast part of the City.

- That Marine Way be developed as a service road and that Kent Avenue be the southern rim of this industrial parcel and the main artery.

- That the sharing out among City residents as widely as possible all the burden of visual, aural and air pollution is even less defensible as truck volumes increase.

- In conjunction with the region and the Province, work towards a long range plan.

- Only minimal improvements should be made to Boundary Road at the present time.

- Design possibilities for visual and aural screening of residences on all routes affected by trucking should be the subject of a specific study to be undertaken as soon as possible.

The following addressed Council in opposition to the proposed improvements to Boundary Road:

- Mr. Alvin Schafer, De Cosmos Village Housing Co-Op (Brief Filed)

- Mr. Sol Jackson, Killarney Champlain Citizens for Action Association (Brief filed)

- Mrs. Ena Parsons (Brief filed)

- Ms. Lucy Vick, Burnaby Citizens' Roads Committee (Brief filed)

- Ms. Darlyne Jewett, Vancouver Life Skills Society

- Mrs. P. Feldhammer, Western Community Housing Federation

- Mr. Egil Lyngen, Champlain Heights Planning Advisory Committee (Brief filed)

- Mr. Don Johnson, Kensington Citizens N.I.P. Planning Committee (Brief filed)

- Mr. Nathan Davidowicz, Citizens Coalition on Transportation, Lower Mainland, B.C.

cont'd....

DELEGATIONS (cont'd)

Boundary Road Improvements
and Associated Matters (cont'd)

- Mr. Bruce Yorke, Committee of Progressive Electors

- Mrs. F. Palmu (Brief filed).

MOVED by Ald. Rankin,
THAT Option 1(a) outlined in the City Manager's report dated March 8, 1978, be approved.

- LOST

(Aldermen Brown, Ford, Gibson, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT Option 3 outlined in the City Manager's report dated March 8, 1978, be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Ford,
THAT Option 1(b) outlined in the City Manager's report dated March 8, 1978, be approved.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Rankin,
THAT recommendation B contained in the City Manager's report dated March 8, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT recommendation C contained in the City Manager's report dated March 8, 1978, be amended and then approved as follows:

"C. That staff report back on suitable land-use options for the area south of Marine Drive, taking into account environmental, economic and other issues, <u>and staff be directed that this land not be used for housing purposes but for some form of industry as a buffer zone</u>."

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

MOVED by Ald. Rankin,
THAT no action be taken on recommendation D contained in the City Manager's report dated March 8, 1978.

- CARRIED

(Aldermen Kennedy and Puil opposed)

MOVED by Ald. Rankin,
THAT recommendation E contained in the City Manager's report dated March 8, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT City staff prepare a proposal for a regional goods movement study to be presented to the G.V.R.D. Transportation Committee at an appropriate time.

- CARRIED

(Aldermen Kennedy and Puil opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Towing Regulations)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROHIBIT THE CARRYING ON OF SUNDRY BUSINESSES, TRADES, PROFESSIONS AND OTHER OCCUPATIONS (Nude Encounter Sessions)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT Schedule A of the By-law be amended by deleting the words "member of the opposite sex" and substituting therefore the word "customer".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Kiwassa N.I.P. Area)

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Rankin and the Mayor were excused from voting on this By-law)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

Height Limitation of Buildings adjacent to Granville and Burrard Bridges

MOVED by Ald. Kennedy,
THAT WHEREAS it has been recognized by the present Council and the media that Granville Square is so located that it diminishes the treasured view of the harbour and North Shore mountains;

AND WHEREAS the City's Planning Department has been under instruction to present modifications in their proposals for the development of the central waterfront by making view studies;

AND WHEREAS similar situations prevent views of English Bay and Howe Sound as seen from the southern flanks of the Granville and Burrard Bridges;

AND WHEREAS Council's campaign to eliminate commercial signs at the end of the City bridges would be circumvented if buildings requiring sign identification such as office buildings, hotels, etc., were to be erected in locations which are comparable to former advertising towers;

THEREFORE BE IT RESOLVED THAT buildings of any sort flanking the two bridges be limited in height to ensure that they do not exceed the height of the adjacent bridges and that the Planning Department undertake a 'bridges' study with a view to drafting guidelines for the instruction of architects and developers.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Puil -
Contravention of Zoning By-law

referred to buildings within the City for which a development permit was issued for a duplex which are subsequently developed as fourplexes. He requested a report on this matter.

The Mayor so directed.

Harbour Park Site

The Mayor advised that a development proposal for the Harbour Park site is under consideration at the present time and it is hoped that sufficient information will be available for a report to Council on May 30, 1978.

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The Council adjourned at approximately 10:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of April 11, 1978, adopted after amendment on April 18, 1978.

DEPUTY MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Acoustic/Safety Fence, False Creek, Area 6

The City Engineer reports as follows:

"Tenders for the above were opened on March 30, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

An Acoustic Safety Fence is required to be built as a part of the Phase I, False Creek works. The Acoustic Fence is to provide a noise barrier between the 6th Avenue traffic and the Housing Complex and has been architecturally designed and approved by the Civic Design Panel and the City Planning Department. The Safety Fence is a requirement of the Railway Company and the Board of Transport.

The Tenders have been checked and are in order except for an error in the low bidder's submission. This error is in the addition of the extensions and reduces the price in the City's favor by a further $1000. The low bidder has been contacted and is prepared to accept the contract at the corrected tender price. This error does not affect the order of the bidders.

Three tenders were received...

1.	Continental Steel Ltd.	$94,727.77	- corrected figure
2.	H. Haebler Co. Ltd.	$148,115.00	
3.	City Engineering Department	$156,448.30	

These bids are unit priced based on quantity estimates supplied by the Department, therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that a contract be awarded to the low bidder as follows:

(a) Contract 786A - Acoustic/Safety Fence, False Creek, Area 6, to

Continental Steel Ltd.,
580 West 6th Ave., Vancouver

for the corrected amount bid, namely $94,727.77.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bond of the unsuccessful tenderer be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

CONSIDERATION

2. Special Relief - Local Improvements

The Director of Finance reports as follows.

"A letter has been received from Lawson, Lundell, Lawson & McIntosh, the law firm acting on behalf of Mr. P.R.U. Stratton, owner of the corner property at 1995 Comox Street, requesting relief from the special assessment for the local improvement charges levied against the properties for street pavements and 'Mini-parks' in the Stanley Park Neighbourhood.

cont'd.....

Clause No. 2 continued:

The property in question is zoned WED (West End Development) and is currently being used as a multiple dwelling containing three dwelling units. It is a corner property having a frontage footage of 65.5 feet and flanking footage of 66.0 feet. The property immediately east at 1963 Comox Street contains a building, Hirschfield House, that has been designated as a heritage building and the property immediately north at 1020 Chilco Street is a frame construction apartment building.

Generally, local improvement charges should reflect the benefit that each property will derive over the life of the improvement and, thus, its probable long-time benefit rather than the present development. The zoning is taken to be the better measure of a lot's probable long-time use.

However, it has been the practice in the past for City Council to grant special relief in higher density areas if the subject property meets with certain requirements set by Council. In the Stanley Park Neighbourhood project, three requirements have been outlined by Council in the past.

a) the property must be used solely for residential purposes by not more than two families.

b) the property be less than 5400 square feet. (The original zoning in which this property was situated stipulated 5400 square feet as the minimum size lot for apartment building construction.)

c) the property is 'locked-in' which means that, because of the surrounding area, it cannot be developed further.

The property at 1995 Comox Street relates to the above criteria in the following manner.

a) the property, being occupied as three dwelling units, does not comply with the residential requirement.

b) the area is now zoned West End Development (WED) which does not stipulate a minimum lot size for apartment building construction. Therefore, the subject property could, subject to approval, permit an apartment building to be erected.

c) technically, this property is not in a 'locked-in' position. However, the heritage building would not permit expansion onto the easterly property. The property to the north does not have the same restriction and could be acquired for further expansion if desired.

In their consideration of this request, Council should be aware that there is a total of two other corner properties of a similar nature which do not receive special relief. Each property has the same frontage and flanking footage. The occupancies are as follows:

1. 1995 Comox Street (subject property)

   - three dwelling units, one of which is occupied by the owner.

2. 1894-98 Alberni Street

   - two dwelling units
   - the property is not locked-in
   - the owner does not reside on the property.

3. 786 Gilford Street

   - five sleeping units and six housekeeping units
   - the property is not locked-in
   - the owner does not reside on the property.

cont'd.....

Clause No. 2 continued:

There are three properties now receiving special relief because:

a) they are used solely for residential purposes for not more than two families.

b) they have less than the minimum square footage required under the original zoning schedule.

c) they are considered to be 'locked-in' properties.

The relief granted to these properties is based on a complicated formula which amounts to 43% of the local improvement charges.

For 1995 Comox, the annual local improvement charge is $607, and a 43% relief would amount to $261.

Section 67 of the Local Improvement Procedure By-law permits City Council to give special relief by a vote of two-thirds of all of the Council members to a property which it deems to be inequitably or unjustly affected by any special assessment.

Should such relief be granted to this property, a Council resolution will be required each year for the continuation of the relief and will require a two-thirds vote of all Council members. The balance of the costs will be paid annually out of general funds.

The above report of the Director of Finance concerning special relief for 1995 Comox Street is submitted to Council for CONSIDERATION."

The City Manager notes that granting this relief would broaden the category eligible for such help and would likely result in further requests.

Hence, the City Manager submits for CONSIDERATION whether Council wishes to grant the owner of 1995 Comox Street a relief of $261 on the 1978 special assessment for local improvement charges.

(8 affirmative votes required)

RECOMMENDATION

3. Rate Increase to Canadian Wirevision Limited

The City Engineer reports as follows:

"Canadian Wirevision Limited provides cable television in the City and uses City streets and equipment under an agreement with the City made in 1973. The company has been paying the City four cents per lineal foot of City property used by the company. (This change is for the placement of about four miles of underground ducts, - not for cables using B.C. Hydro/B.C. Tel poles and ducts.)

The agreement calls for this rate to be revised for the five-year period commencing January 1st, 1978. The company has agreed to increase the payment to the City to fourteen (14) cents per lineal foot ($2,928 per year) which is fair compensation to the City.

The City Engineer recommends that the agreement be amended to provide for this rate increase."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

4. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1977, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1977, on file in the City Clerk's Office.

I recommend that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 664

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Rezoning Application:
   6364 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from Mr. Benjamin Taverna requesting an amendment to Zoning and Development By-law No. 3575 whereby the property at 6364 Victoria Drive, Lot 2, Blocks 1-8, S½ of D.L. 723, be rezoned from RT-2 Two-Family Dwelling District to C-2 Commercial District for the purpose of:

'Constructing a two storey building with commercial space on the ground floor and two dwelling units on the second floor.'

SITE DESCRIPTION

The site is located on the east side of Victoria Drive between Waverley and East 48th Avenues. The rectangular site measures 33 feet (10.058 m) along Victoria Drive and 118 feet (35.966 m) to the 20 foot (6.096 m) lane at the rear producing a site area of 3,894 square feet (361.764 m²). (See Appendix A map).

The site is zoned RT-2 Two-Family Dwelling District and developed with a one and a half storey two-family dwelling with no basement.

The adjacent lands to the north and south from East 48th Avenue to East 44th Avenue, and lands on the west of Victoria Drive from East 47th Avenue to 43rd Avenue, are zoned RT-2 Two-Family Dwelling and developed with one- and two-family dwellings, ranging in height from one to two storeys.

The lands to the south of 47th (on the west side) and 48th Avenues (on the east side) which front onto Victoria Drive are zoned and developed as C-2 Commercial District. The C-2 properties immediately across Victoria Drive to the west of the site are developed with a Super-Valu, a Government Liquor Outlet and a large associated parking lot.

The lands to the east of the site are zoned and developed as an RS-1 One-Family Dwelling District.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped 'Received, City Planning Department, February 4, 1977'. The plans indicate a proposed two-storey building which would replace the existing two-family dwelling. The plans submitted were not drawn for this specific site, but were drawn for a C-2 property on Fraser Street (4354 Fraser). The proposed development would provide no front yard, no side yards, with a 29 foot (8.839 m) rear yard to provide for two parking spaces and one loading space.

ANALYSIS

Given the existing development of acceptable residential uses in the lands zoned as RT-2 along Victoria Drive in this block and to the north between East 48th Avenue and 44th Avenue, a rezoning of an interior lot to C-2 Commercial District is felt to be inappropriate. Such an isolated rezoning would permit a building within the C-2 Commercial District regulations to a maximum height of 3 storeys or 40 feet (12.192 m) (whichever is less), a maximum floor space ratio of 3.0 with no front yard, and provision of 3 ft. (.914 m)

Cont'd . . .

Clause 1 Cont'd

side yards from the adjoining residential properties. A minimum rear yard of 10 feet (3.048 m) would be required, unless residential uses were included in the development, in which case a minimum rear yard of 25 feet (7.620 m) would be required over the full width of the site for those storeys containing residential uses. Parking and loading would also be required in accordance with Sections 12 and 13 of Zoning and Development By-law No. 3575. Provision of parking on a small lot such as this would preclude development of the site to the maximum allowable floor space ratio. However, the possible form and nature of the development which would be permitted is still felt to be inappropriate with respect to the adjoining residential lands.

Recommendation: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: Mr. Benjamin Taverna, applicant.

2. 3183-85 Point Grey Road
Development Permit Application #80446

The Director of Planning reports as follows:

" Development Permit Application No. 80446 was filed on March 16, 1978 by John Keith-King, for Mr. John Bell to alter and add to the existing duplex in this RS-2 District.

On February 14, 1978, Council resolved:

'That the Director of Planning be instructed to amend Zoning and Development By-law No. 3575 to establish a 'base line' to be used in the calculations of site area in calculating floor space ratio on waterfront lots in residential areas; such line to approximate the survey lines set out in either Plan 229 or the Fountain Survey, whichever is the maximum, on the understanding that neither of the approved lines exceed 120 ft. from the southerly boundary of the lots in question.'

The drawings submitted with the application indicate that the proposed development would exceed the floor space ratio permitted under the proposed amendment to the Zoning and Development By-law.

Because the amendments to the By-law have not been dealt with, and as this Development Permit Application was filed after the date of the proposed amendment, Council may withhold the issuance of the Development Permit pending the adoption of the amendment By-law, in accordance with Section 570 of the Vancouver Charter.

The Director of Planning recommends that, in accordance with Section 570 (1) and (2) of the Vancouver Charter, Development Permit Application No. 80446, be withheld for a total period of (90) days from March 16, 1978, pending Council's resolution on the proposed By-law amendment."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 665

A-5

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Nude Encounter Sessions

On March 7, 1978, City Council (In Camera) passed the following motions:

> "THAT the Director of Permits & Licenses be instructed to submit to Council in open session all license applications received by him for "Nude Encounter" operations, for Council action under Section 275 of the License By-law.
>
> THAT the Director of Legal Services be instructed to bring forward a prohibitory by-law with respect to businesses operating "nude encounter" sessions."

The Director of Permits and Licenses reports as follows:

"Two applications have been received for licenses to operate Nude Encounter Sessions.

1. Dutch International Investment Ltd.
   538 Howe Street
   Known as The Swedish Touch
   Application made by Mr. Martin Balvers
   #402 - 1045 Burnaby

2. Debbie Durant
   546 Howe Street
   Known as Oasis Encounters

These two premises were previously operated as Body Rub Parlours and have now elected to operate "Nude Encounter Sessions" instead of complying with the Body Rub By-law. Both applicants have applied for a license under the Section in the Fee Schedule which covers businesses not specifically listed and which are subject to payment of Business Tax. The license fee is $26.00.

The Studio at 1020 Davie also operated as a Body Rub Parlour and now operates "Nude Encounter Sessions". The operator was notified to apply for a license but has so far failed to do so. Action is being withheld pending the implementation of the Prohibiting By-law requested by Council."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION, and notes that the prohibitory by-law requested is also before Council for CONSIDERATION on the same day.

FOR COUNCIL ACTION SEE PAGE(S) 666 & 667

PROPERTY MATTERS

RECOMMENDATION

1. Demolition of building to allow Re-subdivision - 4532 N.W. Marine Drive

The Supervisor of Properties reports as follows:

"On September 16, 1975 City Council authorized the disposal of the City owned lots in Blocks 129 and 130, D.L. 540 by way of prepaid leases. This action was reconfirmed by Council on February 21, 1978.

Council, on September 21, 1976 approved the re-subdivision of 2 lots in Block 129, one of which is vacant. The second lot, 4532 N.W. Marine Drive, is improved with a 63 year old house in very poor condition and is unsuitable for renovating. The house is located in such a position that it would be on the property line after the re-subdivision of the lot.

In view of the poor condition of the existing dwelling it is recommended that it be demolished prior to the re-subdivision."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of Industrial Lot Situated South Side of 800 Block East Hastings

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 8, Block 66, D.L. 181, Plan 196.
Situated: S/S of 800 block East Hastings Street. Zoned: M-1

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Alona Enterprises Ltd.	25' x 122'	$43,500.00 on City terms at 11%	Subject to encroachment agreement"

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

FOR COUNCIL ACTION SEE PAGE(S) 667

B

MANAGER'S REPORT

TO: Vancouver City Council

April 6, 1978

CLASSIFICATION: RECOMMENDATION

SUBJECT: Kiwassa Rezoning

The Director of Planning reports as follows:

" BACKGROUND/PURPOSE OF REPORT

On April 4, 1978 City Council approved the Neighbourhood Improvement Program (N.I.P.) Concept Plans for Kiwassa (and Kensington). However, the Kiwassa Plan cannot yet be presented to the senior levels of government for approval and issuance of the Certificate of Eligibility for release of N.I.P. funds because the area is not stable in terms of residential land use and densities, a requirement of N.I.P. program.

On February 23, 1978 Council had approved at a Public Hearing the rezoning of most of the Kiwassa area (as shown on the map in Appendix I) from M-1 (Industrial) to RT-3 (Duplex and Semi-Detached). The amending by-law to implement the rezoning approval was before Council on March 21, 1978. At this meeting, in response to a letter of March 20, 1978, with respect to 1026 and 1030 East Georgia Street, Council resolved:

> "THAT Lots 6 and 7, Block 95, District Lot 181, Plan 196 (1026 and 1030 East Georgia Street), be excluded from the By-law on the Kiwassa N.I.P. area rezoning, and the Director of Legal Services report to a future Council meeting in connection therewith."

The Director of Legal Services has not yet reported back and advises that he will not be able to report for a couple of weeks. In order to expedite the processing of the N.I.P. Concept Plan, the Director of Planning is forwarding this report and asks that a decision on the rezoning be made now.

THE REZONING PROPOSAL AND THE PUBLIC HEARING

The purpose of the rezoning was:

(a) To stabilize the residential area for the purpose of upgrading existing housing through the Residential Rehabilitation Assistance Program (RRAP) and provide provincial and federal cost-sharing money for the Neighbourhood Improvement Program.

(b) To clarify a policy for an area in which the predominant land use was residential, but which had been zoned industrial since at least 1930.

Only residential (and vacant) properties were proposed for rezoning. Industrial properties, which are primarily developed with small-scale warehouses, were excluded from the rezoning. In this way both existing types of uses could continue to co-exist in the area. The land use mix would therefore stay fairly constant.

Courtesy notification letters were sent to all registered property owners (using the property tax file as a reference) within the designated area as well as two blocks adjacent to the area. Advertisements, including a display map were published in the Vancouver Sun and Province newspapers, in accordance with procedures set out in the Vancouver Charter.

The Public Hearing, held in the neighbourhood at Seymour School, was well-attended. Council gave unanimous approval to the rezoning proposal, with an amendment to exclude certain specified properties. These four properties (listed below and shown on the map in Appendix I) were excluded from the rezoning as a result of presentations by their owners made at the Hearing. The reasons given for their exclusion (as stated by the person who made the presentation) are noted below:

(a) 1172 E. Hastings - This is an old single family house situated on a 25-foot lot between a large rooming house and a printing company. The owner stated he wished to redevelop to a small industrial use in the near future. As this property is located on Hastings and is therefore of somewhat dubious value as a single family or duplex residential site (because of noise and pollution), the Director of Planning had no objection to excluding this property.

(b) 700 - 704 Vernon - There is a small grocery store and a house located on this corner property. The store would be non-conforming under RT-3, the house non-conforming under M-1. The owner stated he preferred to have his options open for changes to the store rather than the house, and therefore would prefer M-1 zoning.

(c) 733 Glen and Lot C, Block 95, D.L. 181 - This corner lot is developed with two old houses. However, the property is owned by the owner of an adjacent industrial use (auto body shop). The yard is presently used for car storage. The owner wished to be able to expand his industrial use onto this adjacent lot in the near future.

(d) 1031 E. Pender - This property has a vacant, partially-burned house on it and is adjacent to an industrial use. The owner also owns the vacant lots to the north (across a lane) of this site. He stated he wanted to develop the vacant lots with an industrial use and that he would like to be able to use this single lot on Pender as an access route or space for parking for the larger site to the north.

Note also that there was a request from the owner of 1164 E. Georgia to exclude her property from the rezoning. However, this property is situated in the centre of a residentially-developed block. Council refused this request.

THE LETTER RE 1026 AND 1030 E. GEORGIA

A letter dated March 20, 1978 (attached as Appendix II) from Robert Gardner & Associates, on behalf of his client, Mr. Martin Maché, owner of 1026 and 1030 E. Georgia, was received by Council. The letter notes that Mr. Maché was out of town when the Public Hearing on the Kiwassa rezoning took place and was therefore unable to make representations concerning his properties. Mr. Gardner, on behalf of Mr. Maché, requested Council to defer approval of any rezoning of Mr. Mache's property until he has had an opportunity to make representations to Council. Council, when considering the letter, passed the resolution to delete the two properties, as noted in the first section of this report.

The Director of Planning has a number of concerns with respect to this resolution:

(a) The intent of the rezoning of Kiwassa was to preserve residential development in the area. The request here is to exclude two properties containing two residential units so that the properties can be redeveloped to an industrial use.

(b) The resolution of Council would create a precedent in the Director of Planning's view for other people who wish to do the same after a legitimate process of application, notification, and a Public Hearing has been held.

(c) The residential land use in the area must be at least 50% of the total land use to qualify for N.I.P. funding. The residential land use is presently 52%. If the four properties already excluded are redeveloped to industrial or other non-residential use, then the residential component will drop to 50%. Further exclusion of any more properties containing residential uses could result in the residential component being less than 50%. The implication of this is that the N.I.P. Concept Plan may

not be approved.

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(d) Delay in the enactment of the By-law will delay approval of the N.I.P. Concept Plan by the senior levels of government and release of N.I.P. funds. Also, RRAP funds cannot be approved. Applications for RRAP assistance have already been received and are being processed on the assumption that the approval of the funds is forthcoming.

(e) In the N.I.P. Concept Plan approved on April 4, Council endorsed the development of housing on the vacant city-owned lots in the area. There is one such vacant lot adjacent to the two lots which are being requested to be excluded. If these two lots were developed with industry, then this adjacent vacant lot would be much less desirable as a housing site.

CONCLUSION AND RECOMMENDATIONS

CMHC has set a deadline for Council approval of the NIP Concept Plan as April 6, 1978. The zoning should be in place as part of the Plan approval. The City's credibility is at stake both in the eyes of the senior levels of government who are viewing our performance in initiating and delivering NIP and the Kiwassa residents who so enthusiastically are supporting the NIP program and the required zoning alterations.

It is appropriate now for Council to rescind its March 21 resolution, enact the RT-3 zoning, and permit the property owner of 1026 and 1030 East Georgia to make application for rezoning back to M-1 subsequent to Council's enactment of the amending by-law as presently put forward. The Director of Planning, of course, would be opposed to such a rezoning. The Director of Planning notes that the zoning in the area will be reviewed as part of the implementation of the NIP Concept Plan.

Therefore, the Director of Planning RECOMMENDS:

A. THAT Council rescind its resolution of March21, 1978 with respect to 1026 and 1030 East Georgia.

B. THAT Council give the required readings to enact the amending By-law , thereby rezoning to RT-3 Two-Family Dwelling District those M-1 Industrial properties in the Kiwassa NIP area as approved at the Public Hearing on February 23, 1978."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 667

MANAGER'S REPORT

DATE April 7th, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: PT. GREY REZONING

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

" Section 566(3) of the Vancouver Charter prescribes how a Public Hearing must be advertised: -

> "566(3) Notice of the hearing, stating the time and place of the hearing and the place where and the times within which a copy of the proposed by-law may be inspected, shall be published in not less than two consecutive issues of a daily newspaper published (or circulating) in the city, with the last of such publications appearing not less than seven days nor more than fourteen days before the date of the hearing."

In the display ad for the April 6 hearing (which appeared in the Papers on March 25 & 27), a final paragraph which is standard in all such ads was omitted, - due to an oversight on the part of civic staff: -

> "ALL PERSONS who deem themselves affected by the proposed amendments shall be afforded an opportunity to be heard before Council on matters contained therein. A copy of the proposed draft By-laws may be seen in the City Clerk's Office, Third Floor, City Hall and in the Planning Department, Third Floor, East Wing, City Hall, 453 West 12th Avenue, Monday to Friday from 8:30 a.m. to 5:30 p.m., on regular working days."

This oversight was not discovered until 4:30 p.m. on Wednesday, April 5, and within an hour it was established that this was a fatal flaw so that the Public Hearing could not legally take place.

Under normal circumstances, the Hearing would have been rescheduled for Thursday April 20 or some later date. However, Council on February 14, 1978 had resolved that two applications for development permits (on 3257 and 3541 Pt. Grey Rd.) should be held up until the Public Hearing because they did not meet the proposed amendment. Under the Charter, the time limit for holding up such permits expires on Sunday, April 16.

After consulting with the Mayor on Thursday morning, April 6, it was decided, with some reluctance, to schedule the meeting on the only date that would still permit Council to hold up the permits. The Public Hearing is now scheduled to take place on Saturday April 15 at 2:00 p.m.

To give the required notice, the newspaper ads had to appear in the Sun on Thursday, April 6 and Friday, April 7. With the cooperation of Pacific Press, it was possible to insert the ad in the Vancouver Sun on those days.

Some attempt was made to inform affected people that the Public Hearing had been postponed, but the majority could not be reached and about 100 turned up at the meeting. The mistake was explained to them with apologies, and it was suggested that the meeting could be useful to explain the proposed rezoning and exchange information.

The audience consisted mostly of owners of the affected properties, and was very hostile and vocal -

1) because they believed the City had harassed them for many years
2) because they opposed this rezoning as allegedly lowering their property values
3) because no one likes to come to a meeting to find it cancelled
4) because the re-scheduling to a Saturday afternoon seemed to them vindictive and inconvenient.

The City Manager offered explanations. Near the end of the meeting members of the North Pt. Grey Road & Cameron Avenue Home Owners' Association passed a resolution asking Council to consult with their executive before re-scheduling the aborted April 6 Public Hearing.

Alderman Brown offered to transmit this request to Council.

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 667

D

MANAGER'S REPORT

April 7, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

SUBJECT: East False Creek Garden/Park (Federally-Funded Urban Demonstration Project) and Proposed Chinese Cultural Centre Development

The Director of Planning reports as follows:

"1. PURPOSE

This report will comment on:

(a) the general background and political support for this proposed park in this area of False Creek

(b) general planning objectives for this area of False Creek and the Chinatown Historic Area

(c) Chinese Cultural Centre and Park Design Concept

(d) present land ownership and site availability

(e) projected site development costs and required site consolidation

(f) the outcome of consultations with the various concerned parties

(g) recommendations for actions required by City Council, and Senior Governments to begin implementation of this park project.

2. BACKGROUND

On May 21st, 1977, a public announcement was made by the Federal Government that

> "up to $1.5 million toward the establishment of a fund for the development of an east end False Creek Garden and Park as part of the redevelopment of the east end of False Creek (Cambie Bridge East)",

would be made available. The terms of reference for this grant, allocated from the former Urban Demonstration Program funds, also included the following:

> "The east end False Creek Garden and Park will not only revitalize the area but will be the catalyst for further urban development. The Federal and Municipal governments have now successfully redeveloped large parts of False Creek west of Cambie Bridge. It is hoped that this new grant which will serve as a catalyst for the redevelopment of the area east of Cambie Bridge will also serve as an outstanding example of what governments can do to encourage the revitalization of the heart of a city. This project adjacent to Chinatown is expected to conform and enhance that community's architecture and character."

The subsequent letter received by the Mayor from the Federal Minister involved, regarding the project funding, also noted the need "to articulate a process for development of an agreed plan".

The general concept of a Chinese garden/park within this area of False Creek adjacent to Chinatown was first proposed as part of the overall design concept for the Chinese Cultural Centre Project, approved in principle by City Council in 1973. The type of park development envisaged was one designed in the traditional Chinese manner, with water areas, Oriental landscaping features and possibly a Pagoda as a prominent design feature.

The general concept of a park in this area of False Creek has been supported in various ways by City Council, over the past several years. The following major events have confirmed City support for the project:

1969 Restoration Report first proposed a major expansion of Chinatown through to the False Creek waterfront, and the development of a major public use area focussed on the area immediately north of the Georgia Viaduct.

1973 False Creek Policies and Actions Report described the need for "waterfront and recreation related activities to serve both the resident population and the Chinatown - Gastown Communities".

1975 Provincial Government 'East End Lake' Proposal, submitted for Urban Demonstration Program Funding.

1976 Chinese Cultural Centre Report referred to the overall design concept which included the provision of a Chinese Garden/Park, linked through to the False Creek Waterfront.

1976 Vancouver Park Board unanimously endorsed in principle the proposed Chinese Garden/Park project.

3. GENERAL PLANNING OBJECTIVES

It has generally been assumed that this portion of the East End of False Creek will not be subject to change for ten or more years from now. Therefore planning for the area can be deferred. More recently however, specific and major changes have been proposed:

(i) by the Chinese Community in order to achieve community development objectives.

(ii) by the City in order to achieve transportation objectives.

(iii) by the Province (B.C. Hydro) in order to achieve a more efficient use of their lands, and transit operations.

(iv) by the Federal Government in order to provide a catalyst for the revitalization of the area.

The immediate plans affecting the proposed park development are as follows:

(a) B.C. Hydro

Have two immediate objectives:

(i) the redevelopment and consolidation of the rail/truck interchange facilities on the southerly 2/3 of the property for 10 years. The first stage of this development is now completed.

(ii) provision for transit bus parking and maintenance in a staged development to replace both the Larwill Park operation and the 16th and Cambie operations. In its ultimate development stage this will constitute a very major development requiring perhaps as much as 25 acres. There is an immediate need for new maintenance facilities.

(b) City Has an immediate objective to complete the South By-pass Route connecting the Quebec Connector to the Smithe/Nelson couplet (across the C.P. Rail tracks) and a link north to connect Taylor to Pender Street.

The City is also providing assistance to the Chinese Community in the development of the proposed Chinese Cultural Centre.

The long term plans for Area 3, False Creek stem from the overall Civic objectives for the Redevelopment of False Creek. These provide for:

(i) Rationalization of the existing rail functions and redevelopment of the area for a more attractive and compatible mix of Industrial, Residential, Commercial, and Recreational functions.

(ii) Development of traffic and transit routes through the area to better serve the Region and the Downtown area. Road improvements are planned through the area as well as the first major light-rail transit (LRT) route.

(iii) A substantial amount of open and recreational space is proposed both in association with the change in land-use of the area and to serve the surrounding area. Pedestrian movement paths are to be provided along the waterfront and connecting in Chinatown and other areas in the general environment. The False Creek policies assume 20 acres of public open space in Area 3.

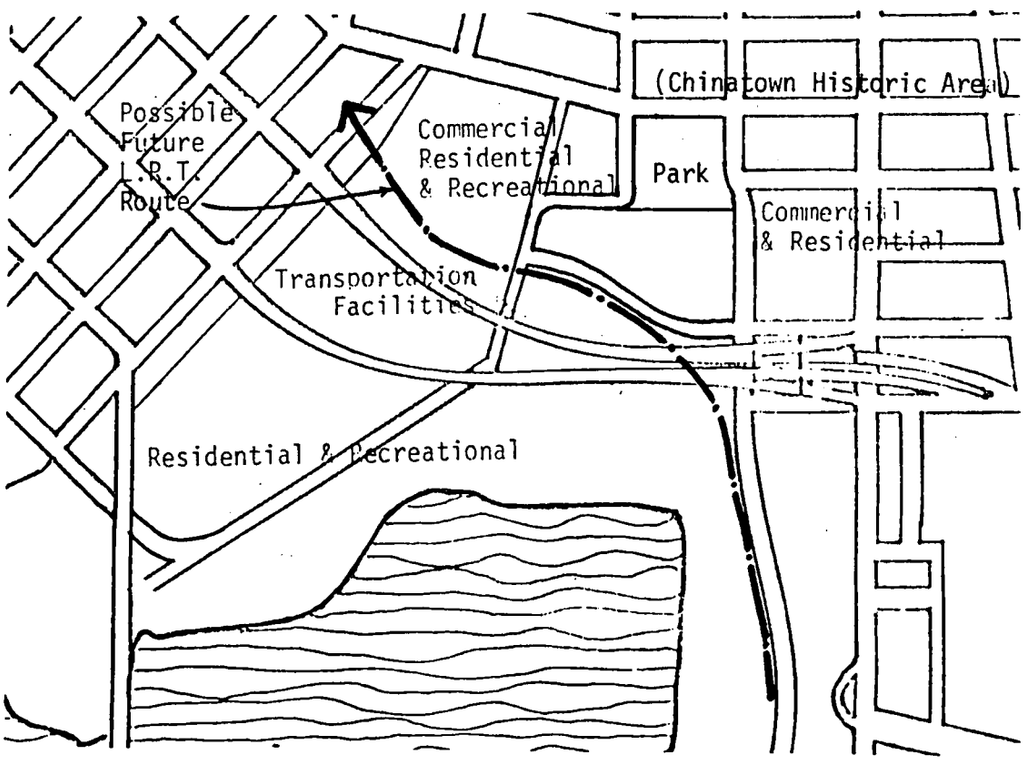

4. DESIGN CONCEPT FOR INITIAL GARDEN/PARK DEVELOPMENT

Recently, an Architectural Design Competition, sanctioned by the Architectural Institute of B. C., was held to secure an overall design concept for the Chinese Cultural Centre (C.C.C.) complex and associated Chinese Garden/Park (East False Creek Park).

From the 50 architectural submissions, the winning scheme was publicly announced at a C.C.C. reception held February 7, 1978. The main site plan for this is attached as Appendix 'A'. The scheme proposes a Chinese Garden area of approximately 2.4 acres, mainly located on the southern portion of the site, but with connecting public spaces and access routes to the adjacent streets of Carrall, Pender, and Columbia. The total amount of public open space including these connecting areas, is approximately 60% of the site area (3.8 acres).

The design concept plan for the Chinese Garden/Park indicates its possible future extension south on to the property presently owned by B. C. Hydro, and eventually linking through to False Creek. The timing and possibility of this future park expansion is uncertain at this time (see Section 7). However, it is apparent that the design and size of the initial park development of 2.4 acres is sufficiently large to go ahead immediately on its own, so that a much-needed public amenity/park area is created adjacent to the Chinatown commercial area.

5. SITE AVAILABILITY & CONSOLIDATION

Proposed Site - total area of proposed site for Chinese Cultural Centre complex and adjacent Chinese Garden/Park is approximately 3.8 acres (see map below)

- the total site is comprised of three (3) existing ownerships:

(a) 4 separate City-owned parcels of land already designated for the C.C.C. site and including the City street allowances of the Pender-Keefer Diversion, and Keefer St., between Carrall and Columbia (3.0 acres)

(b) the property presently owned by Field's Stores Ltd. located at the N.E. corner of Carrall and Keefer, size 134' x 150' (0.45 acres)

(c) a portion of property presently owned by B. C. Hydro abutting Keefer, between Carrall and Columbia (0.35 acres).

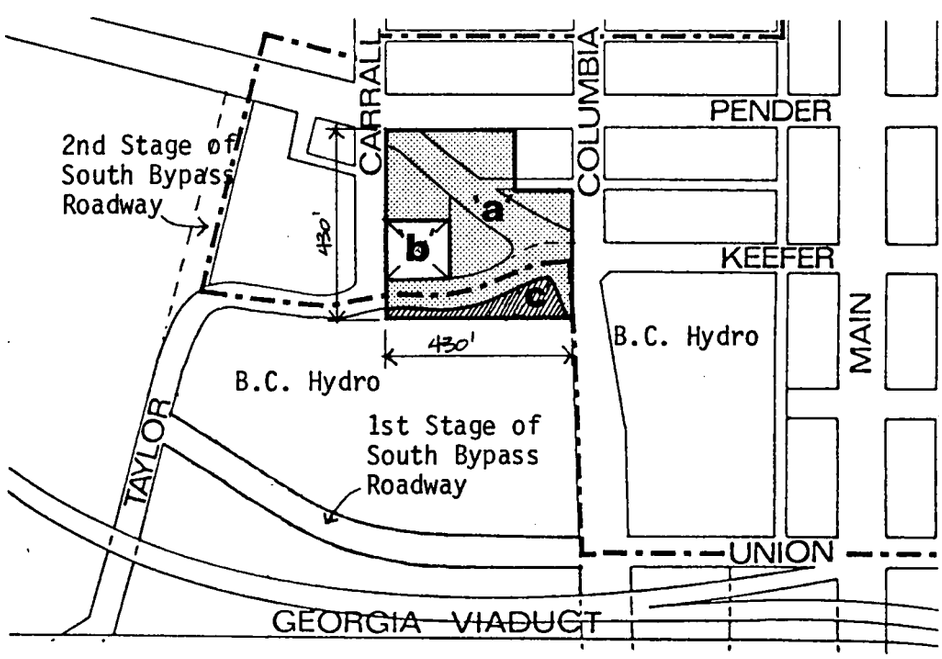

Present Uses - surface parking on City and Field's - owned properties (250 cars)

- B.C. Hydro property largely vacant or used for minor storage purposes.

Land Availability - The City Engineer has agreed to closure of Pender/Keefer Diversion and inclusion of the street allowance in the Cultural Centre site and closure of Keefer Street to traffic, subject to completion and implementation of all components of the South Bypass road system (expected by early 1979).

- Field's property presently for sale (City has had some recent discussion with present owner regarding purchase options).

- B.C. Hydro property agreed for sale to the City.

Land Costs - based on information obtained from the listing agent, the asking price for Field's property would be about $600,000.

- B.C. Hydro land may be available at an approximate cost of $150,000, but this estimated cost needs to be definitely confirmed.

Therefore total land acquisition costs would probably not be more than $750,000.

NOTE - value of City-owned land, including that already designated for the Chinese Cultural Centre site, which would be contributed to the total site consolidation, is estimated at approximately $3.0 million.

6. PARK DEVELOPMENT COSTS

In discussions held recently between the City Manager, representatives of the Chinese Cultural Centre, City staff, and Mr. Art Lee, M.P., for Vancouver East, it has been indicated that the Federal Government may be prepared to make part of the park funds available for land acquisition costs.

Discussions have also been held with Park Board staff regarding possible development costs of the type of Chinese Garden/Park envisaged. It is somewhat difficult to accurately estimate some of these costs, particularly if special features such as large water areas, pavilions and bridges are included.

However, from a preliminary estimate prepared by the Park Board based on a park area of approximately 1.6 acres, the garden development costs are estimated at approximately $700,000.

If other public open spaces, walkways and landscaping features around the C.C.C. complex (approximate area = 0.8 acres) are included within the total park funding, then additional funds probably in the neighbourhood of $100,000 would be required.

Thus total park development funds required could be as much as $800,000.

NOTE: 1 These cost estimates assume 1978-81 development, and no requirements for significant underground utility relocations.

NOTE: 2 These cost estimates, together with the estimates for the purchase of additional property, are within the $1.5 million of potential funding by the Federal Government. The total financial contributions by the various concerned parties are attached as Appendix 'B'.

As the proposed Chinese garden will operate as a special public City park maintained in future by the Vancouver Parks Board, additional maintenance costs will be required for its care and operation.

7. CONSULTATION

The following concerned groups have been consulted--the Chinatown Historic Area Planning Committee (CHAPC), the Strathcona Property Owners and Tenants Association (SPOTA), and the Chinese Cultural Centre (CCC). These groups feel it is important to make a start on this important project as soon as possible, and at the same time, to ensure that the federal funds will be available.

In addition to the above, Dr. John Neill, Head of the Department of Plant Sciences, U.B.C., was contacted regarding his experience with the development of the well known Nitobe Japanese Garden at U.B.C., with which he was directly involved in the planning and implementation stages from 1959 to 1962.

He enthusiastically supports the project and feels that it would become a significant public amenity area and unique tourist attraction complementing the Chinatown area.

The proposed park project has also been discussed with the senior management of B. C. Hydro. B. C. Hydro has made a small gesture of support for the project in making available a small portion of its land abutting Keefer Street, for park purposes. However, the question of expanded park use including the B. C. Hydro Carrall Yards property is not at this time supported by B. C. Hydro, who have indicated:

(a) that they are not willing to commit themselves to selling any further portion of their land south of the proposed park boundary, at any particular future date;

(b) that they do not wish to commit themselves now to an ultimate relocation out of the 8 acres between Taylor and Columbia/Quebec Connector, north of the New South By-pass Roadway;

(c) that any major relocation that might take place depends on acquiring Marathon/CPR lands resulting from their rail relocation to Coquitlam, which is uncertain at this time;

and (d) that they would participate in a joint planning committee for Area 3 of False Creek only if they agreed with its terms of reference and that these should recognize the importance of B. C. Hydro's various functions in that area.

8. SUMMARY

City and Federal Government support for this important project has been established for several years. It is important that a legal agreement be finalized regarding the project funding, as soon as possible while federal funds are still available. Although it may be desirable to expand the park in future to include the B. C. Hydro land to the south, it is evident that the 2.4 acre size and design of the proposed initial development is sufficient to stand on its own, and will meet the Federal Government criteria of acting as a significant catalyst for the redevelopment of the area.

The main issue to be resolved without further delay is the site consolidation, which requires the following actions by City Council and Senior Governments:

(a) Agreement to purchase the Field's and B. C. Hydro properties with Federal Government funding out of park funds.

Within the next week, the Federal Government will forward an agreement that has been drawn up for approval by the City and will include permission to purchase the two sites out of Urban Demonstration Funds.

(b) Reconfirmation by the City to close the Pender/Keefer Diversion and agreement by the City to utilize portions of, or the entire Keefer Street road allowance, between Carrall and Columbia, subject to adequate provision being made for existing and future utilities and furthermore, subject to completion of all components of the South Bypass.

9. RECOMMENDATIONS

The Director of Planning recommends:

A. THAT Council approve in principle the design concept plan (see Appendix 'A') for the integrated Chinese Cultural Centre complex and Chinese Garden/Park project, and the use of the City-owned lands and street allowances for community centre and park purposes, subject to the total park and land acquisition costs being within the $1.5 million budget available

B. THAT in order to formalize the Federal Government's contribution of $1.5 million to the East False Creek Garden/Park project under the Urban Demonstration Program, the Director of Legal Services be authorized to complete a legal agreement with the Ministry of State for Urban Affairs for this project as previously detailed in the report, including the use of these funds for land acquisition purposes.

C. THAT the Supervisor of Properties negotiate further for their purchase by the City, subject to the federal funds being made available, with a report back to be made on the actual costs involved.

D. THAT the City Engineer report back on the overall status of the South Bypass project.

E. THAT the Director of Planning be instructed to report back on the formation and terms of reference of a Technical Steering Committee to include representatives from all concerned parties and affected City Departments. "

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The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 668

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MARCH 30, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 30, 1978, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT : Alderman Puil

CLERK : G. Barden

RECOMMENDATION

1. Greater Vancouver Convention and Visitors' Bureau - 1978 Grant Request

The Committee considered the attached Manager's Report dated February 3, 1978 on the Greater Vancouver Convention and Visitors' Bureau's 1978 grant request for $149,600 to help defray the costs of their program related to "the servicing of visitors".

Mr. Hugh Main, General Manager, together with Mr. J. Syrett, President, and Mrs. A. Symington, Accountant, Greater Vancouver Convention and Visitors' Bureau, spoke to their request and noted that the Bureau had restricted its request to a marginal amount over the 1977 allocation, reflecting the Bureau's strong endorsation of Council's stated objective of monetory restriction in 1978. The modest increase in funding requested relatessolely to the non-discretionary inflation induced increase in the cost of "servicing visitors" to Vancouver.

The Committee questioned a surplus of funds noted in the Bureau's statement and Mr. Main stated that the surplus will only carry the Bureau for three months and is reserved to protect the staff.

Following discussion, it was

RECOMMENDED

THAT City Council approve an increase in the City's 1978 grant to the Greater Vancouver Convention and Visitors' Bureau of 6% over the 1977 grant of $137,000, being $8,220.

2. Grandview Youth Project

The Committee considered the attached Manager's Report dated March 20, 1978, wherein the Superintendent of Parks reported on his request for funding in the amount of $27,372 for 1978 to allow the Grandview Youth Project to continue operating at its present level, the funding to be added as basic to the present recreation program of the Park Board.

Mr. Gordon Lindall, Recreation Coordinator, and Mr. Brian Lorabee, Project Coordinator, Trout Lake Community Centre, advised that the Youth Project has been in effect for about four years and they dealt with approximately 200 children between the ages of

cont'd.....

Clause #2 continued:

9 and 14 last year with behaviour problems. Their goal is to discourage and arrest delinquent behaviour in children. The program has continued in the Cedar Cottage/Grandview area because these areas contained a larger number of children between 9 and 14 years of age than in other two areas combined, and have the first and second largest number of single parent family. Also they have received a strong response for the continuation of the program from schools, the police, the community and parents of the children in the program. The School Board has been involved in selecting children for the program and have extended rent free space.

The Committee discussed the program and felt that it should not become a permanent addition to the one area but should be included in the Park Board program and be moved to different areas as the need arises. The youth workers agreed the program should remain very flexible in this regard.

Following further discussion, it was

RECOMMENDED

A. THAT consideration of this matter be deferred until the budget review of the Park Board is carried out by the Finance Committee.

B. THAT the program be authorized to continue until that time.

The meeting adjourned at approximately 4:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 668

DISTRIBUTED MONDAY

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 6, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 6, 1978, in the No. 3 Committee Room at approximately 3:30 p.m.

PRESENT: Alderman Brown (Chairman)
Alderman Gerard
Alderman Gibson (absent April 4th)
Alderman Marzari
Alderman Puil (absent April 4th)
Mayor Volrich (absent April 4th & 5th)

ALSO PRESENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

1. 1978 Operating Budget Estimates

On January 26, 1978, the Finance Committee approved a procedure to broaden the scope of the budget review process which would allow the Committee to review selected departmental budgets in some detail. The Finance Committee scheduled four meetings from April 3 to 6, 1978, to review the budgets with department heads involved and consider each department's budget package as set out in detail by the Budget Review Committee. The Committee agreed to review all of the budget appeals first and make final recommendations on Thursday, April 6, 1978.

The Finance Committee reviewed Departmental budgets with the following departments:

Personnel Services Department
Law Department
General Government (Mayor & Council, City Manager & Equal Opportunity Officer)
Vancouver Emergency Program
City Clerk & Archives
Health Department
Finance Department
Library Board
Engineering Department
Planning Department
Britannia Community Services Centre
Social Planning Department
Park Board
Fire Department
Permits & Licenses Department
Police Department
Civic Theatres.

The following issues were raised during the budget reviews:

Mayor's Office

The Mayor requested that the Mayor's discretionary fund be increased from $21,000 to $24,000 to lease an automobile.

It was

cont'd....

Clause No. 1 continued

RECOMMENDED

THAT an account in the amount of $3,000 be added to the Mayor's Office for leasing of an automobile.

Health Department

The Committee discussed the unsatisfactory financial recovery from the Provincial Government for health programs. The Health Department has been requested to prepare reports providing further information on certain of the programs and a proposed brief to the Provincial Government requesting an increase in funding for public health services.

Reductions in the services provided to the School Board by the Health Department are taking place as a result of declining enrollment. Consideration of reductions in other areas is deferred pending the receipt of further reports which have been requested from the Health Department.

The Committee felt any decisions on the above matters should await the brief being submitted to the Provincial Government.

Finance Department

The Finance Department had no appeals, however, the Director of Finance reported that the deadline for his report on 'Budget Cuts Likely' and 'Budget Cuts a Possibility' will have to be adjusted because of the Analysts' and Programmers' time being used up by the 1978 wage negotiation changes to the payroll.

Library Board

The Committee requested the Library Board to speak to the following issues:

- fines for late books
- bindery equipment
- the G.V.L.F. funds - why they are not integrated with City funds and accounted for.

The Library Board advised they will be reporting on fines for late books by June, 1978, a report on bindery equipment will be submitted to the Committee at the end of 1978, and a major report will be included in the Library Board's forthcoming departmental review on the G.V.L.F. funds.

Engineering Department

The City Engineer advised that the 1% cut recommended by the Review Committee would clearly mean a reduction in program and the Review Committee recommended that the City Engineer be requested to report back on ways of doing this which will have minimum long term impact on the operations of the City, and on a time schedule for implementation.

Other issues discussed with the City Engineer were:

- high maintenance costs of reflecting glass panels on the Laurel land bridge
- maintenance of sidewalks
- studies on residential parking and school and playground crossings.

The City Engineer was requested to investigate and report on the foregoing issues.

cont'd....

Clause No. 1 continued

Planning Department

The Committee discussed the matter of attendance of planners at meetings outside of regular working hours. The Director of Planning reported that this matter is under review with the Unions regarding the use of flex time to reduce the amount of overtime.

The Director of Planning was requested to report back on efficiencies or other proposals where the amount of overtime worked could be reduced.

Britannia Community Services Centre

Representatives of the Britannia Community Services Centre Society spoke to their budget needs and advised they were not appealing any of the Budget Review Committee's recommendations. Mr. K.M. Warner, Maintenance Superintendent, Vancouver School Board, advised that a review of Britannia's plant maintenance, which is done by the School Board, has just been completed and an additional $19,000 will be required to keep their plant in a safe operating condition.

The Finance Committee agreed that the Britannia Society should review this matter with the School Board and submit a report to the Finance Committee through the City Manager.

Social Planning Department

The Committee discussed the suggested 5% cut in the Social Planning Department budget. The Director of Social Planning submitted a report as follows:

"

PROGRAM	1977 APPROVED	1978 APPROVED	CUT
POSER	$39,600	35,000	4,000
RESER	29,000	26,000	3,000
INFORMATION SERVICES	7,000	6,000	1,000
ARTISTS GALLERY	15,998	6,168	9,830
	(7,542)		
			18,430
In addition $2,000 can be cut from the 1978 budget item "Income Tax Services". I have not authorized the expenditure of these funds			2,000
		TOTAL:	$20,430
Also there are discussions to reshuffle and relocate East Wing Departments. If these changes occur I estimate we can save another $5,500 by bringing Urban Reader staff to City Hall from rented space on Broadway			$5,500

The Social Planning Department is not appealing any 1978 budget items. It is Departmental policy not to pay staff overtime so no funds are available for this source. Social Planning does not request additional staff as our programs expand and our responsibilities increase.

I have reviewed our 1978 budget at some length and can find no other items to decrease without serious disruption of day to day business."

Following discussion, it was agreed that a reduction should be made in the Urban Reader budget.

cont'd....

Clause No. 1 continued

Park Board

Alderman Brown advised that her daughter had worked, and probably will work again, in the Children's Zoo and questioned a conflict of interests in discussing the Park Board operations.

It was

RECOMMENDED

THAT no conflict of interests be recognized.

The Committee discussed the following issues with the Park Board:

- establishing an upper limit to the budget for VanDusen Gardens
- centralizing transportation for the aged and handicapped programme
- the elimination of the waterski program
- staffing for problem youth programmes at Strathcona/Thunderbird/Grandview
- increase in rates at Burrard Bridge Civic Marina
- Templeton Pool - operating costs and hours of operation.

- - - - -

Following review of all the departmental budgets, the Committee reviewed all the appeals presented (see Appendix I for summary of all the appeals presented) and took action as follows:

RECOMMENDED

THAT the appeal of the Health Department for $4,065 for a electrophoresis system for block strain identification be approved.

The remaining items appealed by departments were not granted.

The Committee took action on issues that were raised during the reviews as follows:

Provincial Cost-Sharing for
Public Health Programs

It was

RECOMMENDED

THAT the City Council meet with the School Board to discuss Provincial/School Board/City cost-sharing for school related health programs.

RECOMMENDED

THAT the City Manager submit a draft brief to Council, as a matter of urgency, on revised City/Provincial cost-sharing for Public Health Programs.

cont'd....

Clause No. 1 continued

Vancouver Public Library

It was

RECOMMENDED

THAT the Library Board report on the fines for late books by the end of June, 1978.

RECOMMENDED

THAT the Library Board report on bindery operation staffing and location by the end of 1978.

RECOMMENDED

THAT the Library Board include as a major report in their forthcoming departmental review the City/G.V.L.F. relationship.

Britannia Community Services
Centre Society

It was

RECOMMENDED

THAT the Britannia Community Services Centre Society, in conjunction with Mr. Art Langley, report on the late request of the School Board for funding for maintenance at the Britannia Community Services Centre by the School Board.

Social Planning Department

It was

RECOMMENDED

THAT the Director of Social Planning report back to the Finance and Administration Committee on reducing by $10,000 the Urban Reader budget, over an 18 month period.

Park Board

It was

RECOMMENDED

THAT the program for waterski training be deleted.

RECOMMENDED

THAT the Park Board report to the City Manager on centralizing efficiencies for the program transportation for the aged and handicapped.

cont'd....

Clause No. 1 continued

Grandview, Strathcona, Thunderbird
Community Recreation Workers

Mr. Larry Oliver, North Area Recreation Manager, Park Board, stated that the Community Recreation Youth Worker projects are a very important part of recreation and they would like an opportunity to make reductions in other parts of their operations and keep the three projects.

Following discussion, it was

RECOMMENDED

THAT since the Community Recreation Youth Worker positions are considered to be a high priority with the Recreation Division, the three positions be established on a permanent basis, providing that a separate account is established in the Park Board budget for the three positions and the funds be provided from Contingency Reserve and are returned to Contingency Reserve when the Park Board budget is revised at the September review.

Sub-Committee Reports on
Budget Reductions

The Committee discussed the Sub-Committee reports on budget reductions and following discussion, took action as follows:

RECOMMENDED

A. THAT Council seek reductions in programs to reduce costs to the taxpayer.

B. THAT the percentage reductions recommended by the Sub-Committee be endorsed as targets.

C. THAT the Departments/Boards be required to report back within two months with several alternatives to achieve these reductions in basic program.

D. THAT such reductions to be achieved approximately 1/3 in 1978, and fully in 1979, with 1978 adjustments to be made in the September budget review, and 1979 reductions in the normal 1979 budget process. (With the exception of the time frame for Social Planning Department).

RECOMMENDED

THAT the report from the Sub-Committee on Budget Reductions be approved after amendment and in accordance with the report attached and listed as Appendix II.

- - - - -

The Committee considered the U.S. Exchange Reserve, the Supplementary Capital and increasing the general purposes tax levy to assist the City's borrowing program as recommended by the Director of Finance in the Manager's Report dated March 28, 1978.

Following discussion, it was

cont'd....

Clause No. 1 continued

RECOMMENDED

THAT the adjustments made by the City Manager and Director of Finance during budget reviews be approved, including:

(a) $500,000 for the U.S. Exchange Reserve

(b) The Supplementary Capital Budget be set at $8,253,000 plus $160,000 carried forward from 1977

(c) $2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance.

(Note: Copies of all detailed reports on file in the City Clerk's Office.)

- - - - -

The meeting adjourned at approximately 6:50 p.m.

- - - - -

FOR COUNCIL ACTION SEE PAGE(S) 668 & 669

DISTRIBUTED MONDAY

II(i)

MANAGER'S REPORT

April 10, 1978

TO: Vancouver City Council

SUBJECT: 1978 Revenue Budget

CLASSIFICATION: Recommendation

The Director of Finance has submitted the following report.

"During the week of April 3 - 7 Finance Committee, in four lengthy meetings, considered the final wrap-up details for the 1978 Revenue Budget, including a comprehensive review of each departmental budget.

It is our hope to present the final budget report and the rating bylaw for Council action on April 18 and therefore the Finance Committee recommendations resulting from their meetings on April 3, 4, 5 and 6 are being presented to Council April 11th along with the three major items that the Finance Committee dealt with, for final consideration and action.

The detailed recommendations, excluding the three major items, are before Council this day and from the point of view of budget adjustments, are minor and therefore any effect on the budget as before Council can be reflected through Contingency Reserve.

The three major items dealt with by Finance Committee are as follows:

1. A recommendation of the City Manager and Director of Finance that $500,000 be included in the budget for a portion of the approximately $800,000 in U. S. exchange charges that would otherwise be wholly provided by the U.S. exchange reserve this year, a need caused by the decline in the Canadian dollar with respect to the U. S. dollar. The Finance Committee approved this recommendation and it is hoped that Council will also approve it.

2. The Finance Committee did not approve the Director of Finance's recommendation that $1.1 million be added to the Revenue Budget for the purpose of increasing the funds available for the 1978 Supplementary Capital Budget. This is subject to Council confirmation, and it is suggested that members of Council consider all the potential demands on the Supplementary Capital Budget before deciding on this item.

3. The Director of Finance and City Manager recommended that the Finance Committee approve including $2 million in the 1978 Revenue Budget for the specific purpose of establishing a new reserve or fund for the purpose of assisting the City's borrowing program, specifically for the purpose of reducing the amount of external borrowing. The Finance Committee approved this recommendation by a three to two vote but because of the nature and contentiousness of the recommendation and the fact that it does involve adding $2 million to the tax levy, it will naturally be discussed and finally decided in full Council.

Financial Effect on the Tax Levy of the Above Three Items

To put these items in perspective, if it is assumed that the first two actions of the Committee, approving the $500,000 U. S. exchange item and rejecting the $1.1 million Supplementary Capital Budget additional provision, stand, then the 1978 tax levy would be $1.1 million lower than last year, ignoring the taxes on new construction. This represents a 1.3% decrease in the property tax levy for general purposes.

If Council approves the $2 million for eliminating external borrowing, then the tax levy increase would be $900,000, representing a 1.1% tax increase.

Explanation of the Recommendation for the $2 million Special Fund

Over the six year period 1976 - 1981, the City's capital programs do or will call for borrowing approximately $75 million, for sewers, waterworks, and the Engineering portion of the five-year program (1977-1981). In addition, it can be expected that approximately $55 million of capital work will be done with funds provided by the revenue budget (Supplementary Capital Budgets).

If the economy continues to move along in much the same way that it has for the past several years, it can be expected that borrowed funds are going to be expensive, as they are right now and have been for several years. At this point in time, the City would have to pay approximately 10% in the Canadian market for twenty year money. At this time, it would be more sensible to borrow on a ten year basis and perhaps pay 9%. This results in heavier debt charges because you are repaying the loan in ten years rather than twenty years, but is partially offset by the lower interest rates.

It is my recommendation, supported by the City Manager, that the City should shift further towards pay-as-you-go capital programs. The City has shifted in that direction, both by design and by force of circumstances, the latter being evidenced by the failure of the Parks component in the five-year capital plan. Such a shift has to be quite gradual as the City completely lacks the resources to immediately convert from a borrowing to a pay-as-you-go capital philosophy.

In addition to the above consideration, we are becoming somewhat concerned regarding the future of the Canadian economy. For the sake of simplicity, we can consider three different scenarios, as follows:

1. Continuation of the Present Circumstances

   This would indicate inflation remaining in the six to ten percent area and interest rates for long term money in the eight to eleven percent range. Continuation of this sort of framework suggests that the City can afford its proposed borrowing program without a severely worsening effect on the taxpayers. Even in this scenario, the City Manager and I would still recommend a further gradual shift to more pay-as-you-go, in order to improve the City's financial position and the future debt burden on the City's taxpayers.

2. Much Worse and Accelerating Inflation

   This scenario assumes that inflation gets out of control. Should this happen it can be expected that funds for lending will not be available under almost any acceptable circumstances and in fact such a scenario would presumably lead to a complete economic collapse. We do not expect any such scenario to occur and neither is there any expectation in the outside world that this will occur, primarily because governments have demonstrated their willingness to impose strong controls on the economy.

3. Deflationary Circumstances

   This assumes that inflation rates drop severely and quite possibly the economy becomes deflationary. Revenues would either stabilize or drop depending on how bad the circumstances were but people and organizations who have been borrowing would be left saddled with high interest cost debt for many years at a time when new funds would presumably be in plentiful supply at much lower interest rates, perhaps in the 3-4% area.

We are starting to see projections and thinking along the lines of scenario 3. Historically, predictions as to what is going to happen to the economy have been unreliable, so I am not predicting that we are actually headed for scenario 3. However, some experts are starting to predict this and it behooves the City to recognize this possibility.

With these potential scenarios in mind, I tried to develop a concept that would,

1. be beneficial to the taxpayers if scenario 1 holds.

2. provide some protection to the taxpayers if scenario 3 occurs.

3. contain some degree of further shift to pay-as-you-go or provide the means for this shift in the future.

4. possibly give us the opportunity of obtaining Sewerage Facilities Assistance Act grants from the Province, where we have not been able to in the past, and where to be enabled to in the future, we must make a bad financial decision.

How the Fund Would Work

Of the $75 million of debenture financing that the City can expect to do between 1976 and 1981, approximately $35 million represents sewer debentures. These sewer debentures are actually a mixture of sanitary sewer and pollution control items and storm sewer items. The only debentures that can generate Sewerage Facilities Assistance Act grants are those debentures sold to finance sanitary sewerage and pollution control projects. This category represents approximately 65% of the $35 million. The Act allows the Province to reimburse the municipality for 75% of the debt charges related to the sanitary sewerage and pollution control function that is in excess of 3 mills of the tax levy. The City, to date, has not been able to obtain these grants because we have been below the limit. This does not mean we will be staying below the limit, because our sewer borrowing program is quite high.

If we are to have any chance of getting these grants, the Act provides that these particular debentures must be financed on a twenty year basis. In today's capital markets, that happens to be a bad financial decision, and yet, for the Province to protect itself against municipalities selling very short term debentures, and claiming huge grants, the Province is quite justified in putting the twenty-year requirement on the grants. Right now, one to ten year serial debentures (that is the principal to be paid over ten years rather than twenty years), ends up costing the taxpayers $1 million less over the time period per $1 million borrowed, compared to the twenty year financing. If I was recommending a debenture issue to Council at this particular point in time, I would have to recommend the one to ten year serial debentures. The debt charges pattern in the revenue budget, assuming continuation of present economic circumstances, can be accepted.

If the Facilities Financing Fund was in existence, it would be my intention to sell to that Fund the City's twenty year debentures for the sanitary sewer and pollution control purposes, that I would otherwise sell in the marketplace. In this way, the necessity of having to make a bad financial decision would not result in that extra and high interest being paid to an outside lender, but instead it would be paid back into the City, in the form of this Fund. In effect, that high interest rate comes right back into the hands of the taxpayers, albeit for future benefit. Also, of course, as the interest and principal comes back into the Fund it would be available to buy further sewer and pollution control debentures, with a compounding effect that would expand the usefulness of the Fund.

The debentures would also be "callable", that is structured such that they could be paid off by the City at any time - something that I cannot sell in the market place. The City has no "callable" debentures out in the marketplace and the marketplace will not accept the borrower being in the position of being able to pay off his debentures and replace them with lower interest rate debentures, should interest rates drop. In other words, the lender wishes to protect the high interest rate he is getting.

If scenario 3 - the deflationary economic circumstances - occurs, we would then probably find that we would wish to reduce the revenue budget as much as possible because we would likely find our revenues either decreasing or at best stable. With the Fund we would be in the position that we could suddenly cancel out those sewer and pollution control bonds, eliminate the Fund, and eliminate the corresponding debt charges in the revenue budget. In effect, we would eliminate the debt, the Fund and the debt charges and suddenly that debt would have been converted from borrowed financing to pay-as-you-go.

How much assistance this would be to the revenue budget would, of course, depend on how large the Fund was at the time such an action was taken.

Attached as Appendix I, a diagram is presented which attempts to describe in pictorial form how the Fund would work.

Additional Sources of Funds for the Fund

I will be recommending in the specific report that asks Council to establish this special Fund, that other City resources be also moved to this Fund. This will require me to review in depth all possible available funds. At the present moment, I anticipate that it will be possible to transfer the Debt Charges Equalization Fund to this new Fund ($3 million). Under the best of circumstances I do not anticipate the City being able to finance all of the sanitary sewer and pollution control debentures through this Fund as this would require approximately $6 - $7 million right now and an additional $3 million per year. Even financing a portion of our capital expenditures in this manner will be a benefit to future taxpayers and will strengthen the City's financial resources and reputation.

Recommendation

I therefore RECOMMEND that $2 million be added to the 1978 Real Property General Purposes Tax Levy, resulting in a $900,000 tax increase (1.1%) over the 1977 level, for the specific purpose of providing funds for the above described Fund."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 668-669

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 15, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Saturday, April 15, 1978, at 2:00 p.m., in the Gymnasium, Bayview Community School, 2251 Collingwood Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Point Grey Road
Building Lines

An application was received from the Director of Planning as follows:

1. (a) A proposed amendment to Section 2 (Definitions) to insert the following definition:

"RIPARIAN SITE shall mean a site where one of the boundaries thereof is a riparian or littoral boundary."

and

A proposed amendment to Subsection G (Floor Space Ratio and Site Coverage) of Section 1 of the RS-1 One-Family Dwelling District Schedule, the RS-2 One-Family Dwelling District Schedule, and the RT-2 Two-Family Dwelling District Schedule to add the following:

"For the purpose of calculating floor space ratio in this District Schedule the depth of a riparian site measured from the abutting street shall be the lesser of:

(a) 120 feet or

(b) the depth thereof as determined from any plan or other document of record in the Land Registry Office as of the day of 1978, and relating to the boundaries thereof."

(b) Any consequential amendments.

cont'd....

Point Grey Road Building
Lines (cont'd)

2. Proposed consequential amendments to the existing Building Line on certain parcels of land on the north side of Point Grey Road, established by By-Law No. 4977, being an amendment to Zoning and Development By-Law No. 3575.

   (a) A proposed amendment to Subsection 10.2 of Section 10 to clarify possible confusion regarding the measurement of a required yard on sites where a building line has been established pursuant to Subsection 14.2 of Section 14.

   (b) Proposed amendments to Subsection E of Section 1 of the RS-1 One-Family Dwelling District, RS-2 One-Family Dwelling District, and the RT-2 Two-Family Dwelling District to delete the requirement for a rear yard on riparian sites where a building line has been established pursuant to Subsection 14.2 of Section 14.

Mr. R.R. Youngberg, Associate Director - Area Planning, outlined the effect of the proposed amendments and referred to the need to clarify the situation relating to riparian properties because tidal action over the years had altered the mean high water mark on which calculations were based. In addition, there were in existence two survey lines on the north side of Point Grey Road, i.e. the 229 Line established at the turn of the century and the Fountain Line surveyed in the 1920's. Both lines had been used by property owners in the past as the basis for calculating site area measurements. The consequential amendments to the existing building line were proposed to clarify possible confusion with the Building By-law as to where setbacks should occur.

Mr. Youngberg answered questions from the audience.

The Mayor called for speakers for or against the applications and the following addressed Council in opposition and expressed concern that their properties would be adversely affected by the proposed amendments:

- Mr. W.W. Southam, 3553 Point Grey Road
- Dr. H. Mallek, 3273 Point Grey Road, Point Grey Road and Cameron Avenue Ratepayers' Association
- Mr. G.A. Cran, 1509 Dunbar Street
- Mr. R.G. Brodie, Commodore, Royal Vancouver Yacht Club, 3811 Point Grey Road
- Dr. D. Telford, 3519 Point Grey Road
- Dr. J. Mallek, 3273 Point Grey Road
- Mr. P. Stabler, 2697 Point Grey Road
- Dr. Kerridge, 3445 Point Grey Road
- Mr. J.T. Turner, 3293 Point Grey Road
- Mr. R. Shaw, 3287 Point Grey Road
- Mrs. R. Buzzard, 2151 McMullen
- Mr. Symons, 2875 Point Grey Road
- Mr. Hauff
- Mr. H. Madden, 2615 Point Grey Road
- Mr. Chamberlain, 3435 Point Grey Road
- Mr. Thomas, 2633 Point Grey Road

cont'd....

Point Grey Road Building
Lines (cont'd)

The following also spoke in opposition:

- Mrs. Brill
- Mrs. J.E. Bell
- Mr. Vance
- Mr. S. Brown

Mr. Conibear, 3485 Point Grey Road, stated he would support the amendments if they would prevent overbuilding.

Mrs. M. Pigott, on behalf of the Save Our Parkland Association, urged the City proceed with the amendments in order to protect prime waterfront amenity locations from overdevelopment.

The Mayor also noted a communication dated April 14, 1978, from Hamilton, Doyle, Architects (on file in the City Clerk's Office), dealing with the implication of the proposed amendments and requesting consideration be given to tax concessions for owners of properties more than 120 feet in depth.

MOVED by Ald. Puil,
THAT the proposed amendments to the Zoning and Development By-law detailed in Section 1(a) and 1(b) contained in the application by the Director of Planning, be approved.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Puil,
THAT the proposed consequential amendments to the Zoning and Development By-law detailed in Section 2(a) and 2(b) contained in the application of the Director of Planning, be approved.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

Council then considered the By-laws relevant to the amendments to the Zoning and Development By-law approved by Council at this Public Hearing.

A. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Riparian Site)

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Riparian Site) (cont'd)

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Gerard, Kennedy and the Mayor opposed)

B. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

C. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (Consequential Amendment
to Building Line)

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Gerard, Kennedy and the Mayor opposed)

- - - - -

The meeting adjourned at approximately 5:35 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of April 15, 1978, adopted on May 2, 1978.

DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 18, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 6 students from Seymour Elementary School, under the direction of their teacher, Mr. Colin McLean, and students from the Citizenship Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Lucille Milligan.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the Minutes of the Regular Council meeting be adopted after adding the following to the organizations listed on pages 12 and 13 re Boundary Road Improvements.

"Mr. N. Davidowicz, Citizens Coalition on Transportation, Lower Mainland, B.C."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 1978 Operating Budget Estimates

Council, on April 11, 1978, when considering a report of the Finance and Administration Committee dated April 6, 1978, approved a number of recommendations of the Committee concerning the 1978 Operating Budget Estimates. The following motions on the balance of the Committee's recommendations were referred to today's meeting:

'MOVED by Ald. Brown
THAT the Supplementary Capital Budget be set at $8,253,000 plus $160,000 carried forward from 1977.'

'MOVED by Ald. Brown
THAT $2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported in detail by the Director of Finance.'

In considering this matter, the Manager had submitted a further report dated April 13, 1978, in which the Director of Finance provided current information on the budget and made certain recommendations. To assist Council further a memorandum dated April 17, 1978 from the Director of Finance on the 1978 Supplementary Capital Budget had also been distributed.

Council then considered the deferred motions as quoted above, and it was

MOVED by Ald. Ford (in amendment)
THAT the figure of $8,253,000 contained in Alderman Brown's motion re Supplementary Capital Budget, be struck and the figure of $9,353,000 be inserted in lieu thereof.

- CARRIED

(Ald. Gerard, Kennedy, Puil and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED

'MOVED by Ald. Brown
THAT the Supplementary Capital Budget be set at $9,353,000 plus $160,000 carried forward from 1977.,

(Ald. Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT $2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance.

- CARRIED

(Ald. Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT the adjustments to the budget, as presented in Section II of the City Manager's report dated April 13, 1978, be approved and be provided for from Contingency Reserve;

FURTHER THAT the mill rate for General Purposes for 1978 be set at 44.395.

- CARRIED UNANIMOUSLY

Cont'd....

UNFINISHED BUSINESS (Cont'd)

1978 Operating Budget Estimates (Cont'd)

MOVED by Ald. Brown

THAT WHEREAS the City Manager and the Director of Finance were instructed by Council on February 21, 1978 to review estimated Revenues and Expenditures of the City for the year 1978 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS Council has reviewed reports on the 1978 Estimates prepared by the City Manager and the Director of Finance dated March 28th and April 13th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1978, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, the Greater Vancouver Regional District and the British Columbia Assessment Authority purposes and not otherwise provided for, as amended by Council amount to $171,612,849;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1978 from sources other than real property taxes, as amended by Council, amounts to $84,062,849;

AND WHEREAS the amount of the General Tax Levy so required is $87,550,000;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the City Manager and the Director of Finance as so amended by Council be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

2. Granville Island Redevelopment

At a reconvened Public Hearing on March 21, 1978, to consider Granville Island Redevelopment and a draft Reference Document submitted by the Granville Island Trust, the City Council resolved:

"THAT further consideration of Granville Island Redevelopment be deferred to a future date and the Reference Document be referred back to the Director of Planning and the Granville Island Trust for further clarification and revision based on the comments made and questions by Council this day."

To assist Council with consideration, the following had been circulated:

a) Manager's Report dated April 13, 1978,

b) Reference Document for Granville Island, False Creek, Area 9,

c) Letter dated April 14, 1978, from Mr. King Ganong, Regional Director, C.M.H.C.

Explanations of the City's position were made by the City Manager and the Director of Planning, mainly in respect of the interpretation of 'public open space'. Mr. Ganong and the architect for the development also addressed Council. Mr. Ganong, as Chairman of the Granville Island Trust, indicated that he preferred alternative B in the City Manager's report. He also advised that the Trust and the Central Mortgage and Housing Corporation would be receptive to a recommendation from the City nominating a further two members to the Trust.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Granville Island Redevelopment (Cont'd)

(On a question of possible conflict of interest, the Mayor ruled that there was no conflict and, therefore, Alderman Harcourt would be permitted to debate and vote on the issue.)

(It was also directed by the Mayor that Alderman Marzari would be able to take part in the debate and vote as she had participated in part of the Public Hearing re Granville Island.)

MOVED by Ald. Kennedy
THAT option "D" as contained in the City Manager's report of April 13, 1978, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari and the Mayor opposed)

MOVED by Ald. Harcourt
THAT option "B" as follows, and referred to in the City Manager's report of April 13, 1978, be approved:

'The plan be approved on the assumption that, during the course of the implementation process, some of those areas described as "Possible Future Open Space" will be developed as such.'

- CARRIED

(Ald. Puil and Rankin opposed)

MOVED by Ald. Harcourt
THAT nominations for membership of the Granville Island Trust be brought forward and submitted to Central Mortgage & Housing Corporation through the Chairman of the Trust.

- CARRIED

(Ald. Puil and Rankin opposed)

MOVED by Ald. Harcourt
THAT the amendment to the False Creek Official Development Plan By-law (#4812) be approved as submitted to and considered at the Public Hearing on March 16, 1978 (This changes the Public Open Space required from 30 acres to 15 acres.)

FURTHER THAT the draft Reference Document for Granville Island False Creek, Area 9, as amended April 1978, be approved for use by persons involved in the preparation of plans and proposals for the redevelopment of the Island, including the Development Permit Board.

- CARRIED

(Ald. Puil and Rankin opposed.

MOVED by Ald. Kennedy
THAT potential industrial space on Granville Island be increased from the present ratio of about one-fifth to one-half.

- LOST

(Ald. Brown, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

The Council recessed at 4.00 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4.40 p.m. with the same Members present.

DELEGATIONS

1. Development Permit for 1556, 1568 and 1574 West 12th Avenue.

Council considered a report from the Community Services Committee, dated April 6, 1978, concerning a development permit for 1556, 1568 and 1574 West 12th Avenue. The Committee is recommending as follows:

"A. THAT the Director of Planning report to Council on the redevelopment status of the neighbourhood surrounding the 1500 Block West 12th Avenue.

B. THAT the Director of Planning be requested to with-hold a development permit for 1556, 1568 and 1574 West 12th Avenue for six months or until arrangements have been made by the developer to relocate the tenants to new accommodation for the satisfaction of the Director of Social Planning."

Mr. Dillon, Solicitor for Landmark Projects, advised that his Company is prepared to give the tenants nine-and-a-half months to relocate and to assist in this regard.

Further explanation was given in respect of one particular tenant, Ms. Julie M. Ross. Ms. Ross, in turn, addressed Council and explained the circumstances of her lease, including certain moving and redecorating expenses. A brief was filed with Council.

MOVED by Ald. Rankin
THAT
- the proposed development by Landmark Projects be allowed to proceed;
- the Director of Planning, together with a representative of the Social Planning Department, be requested to negotiate with the applicant while this development permit application is being processed, and endeavour to satisfactorily relocate the persons involved, including appropriate compensation to tenant Ms.Ross, and that a report on such negotiations be brought back to Council within one month;
- Council notes the undertaking of the solicitor for Landmark Projects to grant the tenants until January 30, 1979 to relocate;
- The Director of Planning report to Council on the redevelopment status of the neighbourhood surrounding the 1500 Block, West 12th Avenue.

- CARRIED UNANIMOUSLY

2. Rezoning Application 6364 Victoria Drive

Council, on April 11, 1978, deferred consideration of a Manager's report dated March 20, 1978, concerning a rezoning application for 6364 Victoria Drive, pending the hearing of a delegation as requested by the applicant.

In the report the Director of Planning is recommending that the application be not approved for the reasons detailed.

Mr. Taverna addressed Council in support of his application and, after due consideration it was

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in his report of April 7, 1978, be approved, and therefore the application be not granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Renaming of Capilano Stadium

Council noted a letter dated April 6, 1978, from the Park Board advising that Capilano Stadium would be renamed "Nat Bailey Stadium".

MOVED by Ald. Harcourt
That the above-mentioned letter from the Park Board be received.

- CARRIED UNANIMOUSLY

2. Jericho Beach Park
Hangars #7 and #8

In a letter dated April 6, 1978, the Park Board advised of the following resolution passed at its meeting on April 3, 1978, concerning Jericho Beach Park Development - Hangars Nos. 7 and 8:

"THAT the Board adopt in principle the conversion of hangars 7 and 8 into large covered spaces suitable for indoor sports and fieldhouse purposes.
- Carried.

THAT the Board approve in principle Hangar 7 being a Regional Sports Centre incorporating a 200 metre running track.
- Carried"

MOVED by Ald. Harcourt
THAT the aforementioned letter from the Park Board be received.

- CARRIED UNANIMOUSLY

3. Retirement - City Clerk

The City Clerk, Mr. Douglas H. Little, in a letter dated April 12, 1978, advised the Council of his retirement, effective October 1, 1978.

In his letter the City Clerk thanked this Council and previous Councils for the courtesies extended to him during his forty-one years of service, and the support given by Council and the Administration during this time.

MOVED by Ald. Harcourt
THAT the communication from the City Clerk be received and suitable arrangements be made to recognize Mr. Little's retirement.

- CARRIED UNANIMOUSLY

4. Decentralization - Taxation Division - National Revenue Department - from Windsor to Sudbury, Ontario

In a letter dated April 3, 1978, The City of Windsor advised of a resolution concerning the decentralization of the Taxation Division of the Department of National Revenue and its possible effect on the loss of jobs in Windsor and reduction in service to the public. The City of Windsor requested Vancouver's endorsation of the resolution.

MOVED by Ald. Harcourt
THAT the aforementioned letter be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Control of Toxic Compounds

The City of Windsor, in a letter dated March 28, 1978, requested support of its resolution concerning the disposal of Toxic waste.

MOVED by Ald. Harcourt
THAT the above-mentioned letter from the City of Windsor, be received.

- CARRIED UNANIMOUSLY

6. Captain Cook Statue

Council noted a letter from Mr. J.L. Wilson Bowron and Williard Davies, proposing to carve a 25 ft. wooden statue of Captain Cook at a cost of $8,000 to be borne by the City. Alderman Kennedy advised that he had received an alternate proposal from members of the Ne Chi Zu Guild, to carve a pole to commemorate the Habitat site. The cost of this project will be $3,000.

MOVED by Ald. Kennedy
THAT Council approve in principle the commissioning of a commemorative pole for the Habitat site at a cost of $3,000, the funds to be appropriated from Contingency Reserve;

FURTHER THAT details of this new proposal be presented to Council at an early date.

- LOST

(Ald. Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, and Rankin opposed)

7. Request for Civic Luncheon - Pensioners & Senior Citizens Federation of Canada.

Council noted a letter from the Federated Legislative Council advising of its 1978 Convention being held in Vancouver 24 - 27 September, 1978. As 500 persons will be in attendance from all over Canada, the organization requested that the City finance a civic luncheon.

MOVED by Ald. Kennedy
THAT a grant of $500 to the Federated Legislative Council be approved for the purpose described in the organization's letter.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Brown and Puil opposed)

8. 1978 FCM Conference

In a letter dated April 13, 1978, the City Clerk advised of the 1978 FCM Conference which will be held June 4 - 7, in Edmonton.

It was recommended that:

A. The Mayor be authorized to appoint the Council delegates to the 1978 FCM Conference to be held in Edmonton.

B. The City Manager be authorized to attend the FCM Conference and to also attend the Canadian Association of Municipal Administrators' Conference which precedes the FCM Conference in Edmonton and will be held on June 1st to 4th (noon)

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

1978 FCM Conference (Cont'd)

C. Council agree that if a member(s) of Council is elected to the FCM Board of Directors, to meet the cost of the member(s) attendance at FCM Board of Directors' meetings.

MOVED by Ald. Ford
THAT the foregoing recommendations of the City Clerk, be approved.

- CARRIED UNANIMOUSLY

9. Gymnasium Facility - 800 Block Cassiar Street

A letter dated April 7, 1978 was received from the Minister of Municipal Affairs and Housing in answer to a letter from Council concerning the Gymnasium Facility, 800 Block, Cassiar Street. The Minister advised that he is prepared to provide a lease of the facility to the City on a five-year term with option to renew for a further term on mutual consent of both parties.

The Minister stipulated that the Gymnasium be maintained and used for a community recreational facility, to be available for use by the public and public access to the gymnasium be through the Adanac Housing Co-operative's property.

A letter was noted from the Adanac Co-operative Housing Society in which they proposed that a more favourable agreement be encouraged and, therefore, a longer lease be granted.

MOVED by Ald. Puil
THAT the Minister of Municipal Affairs and Housing's offer be approved and, therefore, the gymnasium lease be for a five-year term with option to renew for a further term on mutual consent of both parties.

- CARRIED UNANIMOUSLY

10. Council's Salaries

MOVED by Ald. Harcourt
THAT, as recommended by the Mayor in his letter of April 14, 1978, salaries of the Mayor and Aldermen be increased by 4% in 1978, effective from January 1, 1978, with the appropriate adjustment for Deputy Mayor.

- CARRIED

(Ald. Bellamy, Brown, Ford, Gibson and Rankin opposed)

11. Shopper Bus

Council noted the following letter dated April 18, 1978, concerning the Shopper Bus:

" You will be pleased to hear that the Shopper Bus has been a considerable success and now carries more people than it did in the pre-Christmas rush. You will also, I am sure, be pleased that the Federal Government has agreed to provide $30,000 to assist in carrying out the evaluation of the Shopper Bus. You will perhaps be less pleased to learn that the Federal Government has not agreed to provide funds for operation of the bus for the remainder of the year. We are still in the position of seeking some funding assistance to keep this most valuable program going.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Shopper Bus (Cont'd)

The Minister of Transport, the Honourable Otto Lang, has referred us to an alternate Federal funding source, the Urban Transit Assistance Program, if the Provincial Government will support our application. I am requesting a meeting with the Minister of Municipal Affairs in mid May, when I return from Europe. In the meantime, I would like to recommend that the City provide further funding for two purposes:

a) an interim allocation of $6,000 from Contingency Reserve, to be replaced from the Federal $30,000, to print and distribute a questionnaire/publicity brochure via B.C. Hydro utility billing

b) an allocation of $26,000 to continue operation of the Shopper Bus until the end of June, by which time alternate funding will be clarified (part of this money should also be recoverable from the Federal $30,000, but this cannot be known until the details of the $30,000 are settled).

The City Engineer will be present to outline the status of the operation and provide more detailed information if Council wishes."

The City Engineer spoke briefly to this matter and gave details of the number of passengers utilizing this free bus service.

MOVED by Ald. Harcourt
THAT the foregoing recommendation of the Mayor, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 14, 1978

Building & Planning Matters
(April 14, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Street Name Changes - Champlain Heights
Cl. 2: 633 Hornby Street (E.B. Misty's Cabaret)
Development Permit Application No. 79926

Street Name Changes -
Champlain Heights
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in clause 1 be approved.

- CARRIED UNANIMOUSLY

D.P.A. - 633 Hornby Street
(E.B.Misty's Cabaret)
(Clause 2)

MOVED by Ald. Rankin
THAT this clause be deferred and the applicant and the Fire Marshall be requested to appear at the Council Meeting on May 2, 1978; in the meantime administration be with-held until Council determines the matter.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses & Claims Matters
(April 14, 1978)

Claim No. 18117 - British Columbia Telephone Company
(Clause 1)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(April 14, 1978)

East End False Creek
(Clause 1)

MOVED by Ald. Harcourt
THAT this report be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(April 14, 1978)

Park Board Request for Advance Approval of Item from Supplementary Capital Budget
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(April 14, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Leave of Absence - Dr. S.J. Gallagher, Director, Dental Health Division
Cl. 2: Leave of Absence - Mrs. B. Lauridsen, R.N.

Clauses 1 and 2.

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Property Matters
(April 14, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease Renewal of Property Known as New Brighton Park from National Harbours Board
Cl. 2: Proposed Sub-Lease - Dick Building, Southeast Corner Granville and Broadway
Cl. 3: Sale of Lot Zoned RS-2 Situated West Side of Quebec Street South of 27th Avenue
Cl. 4: Sale of Land to Nasaika Co-operative Association

Clauses 1 - 4 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
April 17, 1978

D.P.A. Exterior Alterations to England House - 2300 Birch Street

MOVED by Ald. Ford
THAT exterior alterations to England House, as described in the Manager's report of April 17, 1978, be approved.

- CARRIED UNANIMOUSLY

C(i) Report of Standing Committee on Finance and Administration
(April 13, 1978)

Operating Grant Request - Vancouver City Planning Commission

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, as contained in this report, be approved.

(Ald. Gerard and Puil opposed) - (carried)

MOVED by Ald. Puil
THAT the aforementioned report be deferred to the next meeting of Council.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and CARRIED

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Manager's Report
(April 14, 1978)

Provincial Planning Grant for
the Vancouver City Planning Commission

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Gerard and Puil opposed)

D. Manager's Report
(April 18, 1978)

Canadian Conference on
Social Development

MOVED by Ald. Marzari
THAT authority be granted to the Canadian Conference on Social Development, Local Arrangements Committee, for the printing of programs and other conference material by the City's Printing Division, at a nominal cost of $1.00, based on the details contained in the City Manager's report of April 18, 1978.

- CARRIED

(Ald. Brown, Gerard, Kennedy, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, April 6, 1978

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Liquor Permit Application - Peter Pan Restaurant, 1636 West Broadway
Cl. 2: Liquor Permit Application - Las Tapas Restaurant, 760 Cambie Street
Cl. 3: Liquor Permit Application - 1055 West Georgia (Royal Centre)
Cl. 4: Liquor Permit Application - Papillote Restaurant Provencal, 195 West Broadway
Cl. 5: Detention of Mentally Ill Persons in City Jail
Cl. 6: Day Care Consultant

Clauses 1, 2, 3, 4 & 5

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Day Care Consultant
(Clause 6)

During consideration of this clause, Council noted a letter dated April 12, 1978, from the Lower Mainland Association of Private Day Care Centres endorsing the recommendation of the Committee. However, the Association suggested it would be beneficial for the private day care centres to be included in the group to work with the proposed day care co-ordinator.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee be amended and then approved as follows:

"THAT City Council approve an amount of $8,500.00 (inclusive) to retain a day care consultant for a one year period (April 1978 to March 1979) to work with Vancouver day care parents, other interested persons and other community representatives to develop a Day Care Association (as outlined in Item C, Page 2 of the Manager's report dated February 8, 1978, on 'The Status of Day Care Centres in the City of Vancouver'). The consultant would be supervised by the Director of Social Planning, source of funds to be the POSER account of the Social Planning Department."

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

(Underlining denotes amendment)

During discussion of Clauses 1, 2, 3 and 4, Alderman Gibson requested that Alderman Rankin, Chairman of the Standing Committee on Community Services, submit to the next meeting of the Committee the total seating capacity of liquor outlets in the City.

Alderman Rankin so agreed.

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At this point in the proceedings, Mayor Volrich left the meeting and Alderman Bellamy assumed the Chair.

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STANDING COMMITTEE REPORTS (cont'd)

II. Report of Standing Committee on Transportation, April 6, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Role of Wall Street
Cl. 2: Pedestrian Crossing - Denman Street

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, April 13, 1978

False Creek, Area 6, Phase 2 - Capital Budget (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy and Puil opposed)

IV. Report of Standing Committee on Community Services, April 13, 1978

The B.C. Lions Society for Crippled Children (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

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G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for Wednesday, April 26, 1978, is concerned.

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COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Brown,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4054, BEING THE STREET NAME BY-LAW (Quebec Street)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO LEVY RATES ON ALL TAXABLE REAL PROPERTY ON THE REVISED ASSESSMENT ROLL PREPARED PURSUANT TO THE ASSESSMENT ACT FOR THE CITY OF VANCOUVER TO RAISE A SUM WHICH, ADDED TO THE ESTIMATED REVENUE OF THE CITY FROM OTHER SOURCES, WILL BE SUFFICIENT TO PAY ALL DEBTS AND OBLIGATIONS OF THE CITY, FALLING DUE WITHIN THE YEAR 1978, AND NOT OTHERWISE PROVIDED FOR

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Gerard and Puil opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Gerard and Puil opposed)

BY-LAWS (cont'd)

3. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Height Limitation of Buildings Adjacent to Granville & Burrard Bridges

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT WHEREAS it has been recognized by the present Council and the media that Granville Square is so located that it diminishes the treasured view of the harbour and North Shore mountains;

AND WHEREAS the City's Planning Department has been under instruction to present modifications in their proposals for the development of the central waterfront by making view studies;

AND WHEREAS similar situations prevent views of English Bay and Howe Sound as seen from the southern flanks of the Granville and Burrard Bridges;

cont'd....

MOTIONS (cont'd)

Height Limitation of Buildings Adjacent to Granville & Burrard Bridges (cont'd)

AND WHEREAS Council's campaign to eliminate commercial signs at the end of the City bridges would be circumvented if buildings requiring sign identification such as office buildings, hotels, etc., were to be erected in locations which are comparable to former advertising towers;

THEREFORE BE IT RESOLVED THAT buildings of any sort flanking the two bridges be limited in height to ensure that they do not exceed the height of the adjacent bridges and that the Planning Department undertake a 'bridges' study with a view to drafting guidelines for the instruction of architects and developers.

(Referred)

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the foregoing motion be referred to the Director of Planning for report to the Standing Committee on Planning and Development.

- CARRIED

(Aldermen Brown, Gerard and Kennedy opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy - Mayor's Car

raised the question of the proposed car for the Mayor and enquired with respect to a driver for the car and felt therefore the City Manager should be requested to investigate the matter and report.

MOVED by Ald. Kennedy,
THAT the City Manager report on the proposed car for the Mayor and ways and means on providing a driver for that car, the report to include alternate duties which this driver could carry out.

- CARRIED

(Alderman Marzari opposed)

Alderman Brown - Harbour Park Development

referred to the new development proposal for Harbour Park and enquired if proposals from other groups would also be entertained by the City.

The City Manager advised that the proposal referred to meets the guidelines set out by Council for Harbour Park. He further indicated that any group that wishes to submit a proposal to the City on Harbour Park, within the guidelines, is free to do so.

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The Council recessed at approximately 6:05 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at approximately 7:30 p.m., with Deputy Mayor Bellamy in the Chair and the following members present:

PRESENT: Deputy Mayor Bellamy
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Downtown Eastside Residents' Association - Grant Appeal

Council on Tuesday, March 14, 1978, when considering a recommendation of the Standing Committees on Community Services and Finance & Administration to grant $36,288.00 to the Downtown Eastside Residents' Association, did not approve the recommendation, but instead passed a motion approving a grant of $12,000.00 to the Association for the salary of one community worker. Subsequent to this, DERA appealed the decision of Council in this matter, and representatives of DERA were before Council this evening as well as a number of delegations supporting its grant appeal.

Mr. Bruce Eriksen, Libby Davies, Jean Swanson and Frances Journet read from a brief circulated to Council appealing the decision of Council to only approve a grant of $12,000.00 to DERA instead of the $36,288.00 requested. The brief detailed the objectives of DERA and the activities of the Association towards improving living conditions in the Downtown Eastside.

Council then heard representations from the following delegations who spoke in support of the DERA grant appeal and set forth a number of reasons why the appeal should be granted:

- Robert Neumann (brief filed)
- Pat McRae, Citizens Coalition for the Disabled
- Bruce Yorke, C.O.P.E.
- Karl Benson, Community Seek-out and Clean-up
- Chris Eve
- Diane Renton representing Emery Barnes, MLA and Gary Lauk, MLA (brief filed)
- Ron Johnston, Vancouver Centre Federal NDP Riding Association
- Joseph Arnaud
- Ms. Nova Bannatyne
- David D. Schreck
- Ken Le Drew, Vice-President, B.C. Association of Anti-Poverty Groups
- Ms. Noreen Crowe
- Conrad Jaske, Grandview-Woodlands N.I.P. Committee
- Thomas McGartland
- Ms. D.F. White (brief previously circulated and exhibited a list of people who endorsed the brief)
- David Lane, Chairman, DERA Community Resource Advisory Committee
- Ms. Shirley Lum
- James D. McQueen

cont'd....

DELEGATIONS (cont'd)

Downtown Eastside Residents' Association - Grant Appeal (cont'd)

- Ralph Hamilton
- Ms. Joyce Andres

- - - - -

At this point in the proceedings, Mayor Volrich joined the meeting.

- - - - -

- Ms. Anna Wong, Co-ordinator of DERA Senior Citizens Group
- Mrs. Helen Boyce on behalf of herself and Alex Wilson
- Mr. J.E. Ross
- Mike Chrunik, Local 213 IBEW
- Representative of the Grandview-Woodlands Community Resources Advisory Board
- Bruce Lund
- Shane Simpson, Community Action for Employment
- Paul Murphy, West End Tenants' Association
- Glyn Thomas, Member of IBEW
- Mr. R. Mercer, Vice-President, B.C. Federation of Labour
- Joan Ackers, Greater Vancouver Branch, B.C. Association of Social Workers
- Ken Akeson
- Stanley Pearson
- Ms. Connie Fogal
- Darg Bell-Irving, Chairman, A.R.E.A. (brief previously circulated)
- Sylvia Sheldon on behalf of Tony Bjarnason
- Ms. Claire Culhane, Prisoner's Rights Groups
- Michael Goldberg, Chairman, Strathcona Area Services Team
- Martin Draper, Manager, Royal Bank Community Branch
- John Keith-King, Architect
- Ms. Violet Fineday, Owl House Society
- Rev. J. Shaver, First United Church
- Robert F. Lane, Chairman, Social Action Committee, Fairview Baptist Church
- Ms. Margaret Mitchell
- Mr. Jun S. Hamada, Japanese Community Volunteers Association
- Victor Nowicki
- Lonnie Propas
- Kehar Singh Sekhon
- Donald Berg, Chairman, Kiwassa N.I.P. Committee
- Ms. Valerie Barrett, on behalf of Vancouver Centre NDP Provincial Constituency Association
- Mr. Hans Sortti
- Jim Quail, U.B.C. Law Students' Association

cont'd....

DELEGATIONS (cont'd)

Downtown Eastside Residents' Association - Grant Appeal (cont'd)

- Ron Wickstrom, Vancouver East NDP Constituency Association
- Doug Laalo, President, Grandview Tenants' Association
- Sol Jackson, Killarney-Champlain Citizens for Action
- Fred Wilson, Pacific Tribune
- Richard Sullivan
- John McCosh, Westminster Community Legal Services Society.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT a further grant of $24,288.00 be approved to the Downtown Eastside Residents' Association to cover the salaries and fringe benefits of two community workers for the period April 1, 1978, to March 31, 1979.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

A recorded vote was requested and the result is as follows:

FOR	AGAINST
Alderman Brown	Alderman Bellamy
Alderman Harcourt	Alderman Ford
Alderman Marzari	Alderman Gerard
Alderman Rankin	Alderman Gibson
	Alderman Kennedy
	Alderman Puil
	Mayor Volrich

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT a further grant of $12,144.00 be approved to the Downtown Eastside Residents' Association to cover the salaries and fringe benefits of one community worker for the period April 1, 1978, to March 31, 1979.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

A recorded vote was requested and the result is as follows:

FOR	AGAINST
Alderman Brown	Alderman Bellamy
Alderman Gibson	Alderman Ford
Alderman Harcourt	Alderman Gerard
Alderman Marzari	Alderman Kennedy
Alderman Rankin	Alderman Puil
	Mayor Volrich.

- - - - -

The Council adjourned at approximately 11:45 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of April 18, 1978, adopted on May 2, 1978.

DEPUTY MAYOR

CITY CLERK

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

APRIL 6, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 6, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Delegations of Tenants from 1556, 1568 and 1574 West 12th Avenue

The Committee had before it for consideration a letter dated March 21, 1978 (copy circulated) from Mr. J. B. Baker, Counsel for 18 of the twenty tenants living at 1556, 1568 and 1574 West 12th Avenue. The tenants had been given notice by Landmark Projects on February 28, 1978, to vacate the buildings.

Appearing before the Committee on this matter were Mr. J. Baker and a number of the tenants; Mr. M. J. Henson, General Manager of Landmark Projects Corporation Ltd.; Mr. A. Floyd of the Development Permit Group of the Planning Department and the Director of Legal Services.

Mr. Baker advised the Committee that the three subject buildings are in excellent condition and many of the tenants are senior citizens who would encounter difficulty in finding new accommodation if they are forced to move.

Mr. Baker pointed out that the notice dated February 28, 1978, from Landmark to the tenants requiring them to vacate the buildings, has been ruled invalid by the office of the Rentalsman as Landmark had not complied with a regulation that a demolition permit must first be secured before notice to vacate can be issued.

Mr. Baker reiterated statements contained in his March 21st, 1978 letter in connection with tenant Mrs. Julie Ross, who signed a two-year lease agreement with Landmark commencing on January 1st, 1978, and that on March 1st, 1978, two months after commencement of the lease term, she, along with other tenants of the three buildings, was served a termination notice.

Mr. Baker reminded the Committee that on September 29, 1977, the Committee recommended that the Director of Planning be requested not to issue any demolition permit for a similar redevelopment on West 41st Avenue until the developer complied with the City Zoning and Development By-law and that in that particular case, the developer had offered to pay $400.00 per tenant for relocation costs (a maximum of $300.00 per tenant is required).

It was the request of Mr. Baker, on behalf of the tenants, that a development permit should not be issued to Landmark to demolish these buildings, and in support of this proposition, Mr. Baker distributed portions of the City Zoning and Development By-law (copy circulated) and pointed out that Section 3.3.1 provides that the Director of Planning may refuse development permits.

Several tenants of the subject buildings also addressed the Committee indicating they would encounter difficulties finding new accommodation and requesting a delay in the issuance of a development permit to Landmark to allow them more time to find new accommodation.

Continued . . . .

Clause No. 1 Continued

Mr. Henson of Landmark Projects admitted to the Committee that the previous notice to the tenants to vacate was invalid, but indicated his company wishes to proceed with its redevelopment plans and that the company will do whatever is necessary to assist the tenants in relocating.

A spokesman for the Planning Department indicated that Landmark's development permit application, which is now being processed, does meet the by-law requirements for the RM-3 zone, but the application has not yet cleared the Urban Design Panel. In response to a question by the Committee, he indicated that Landmark could have its development permit by mid-May, barring any unforeseen difficulties.

The Director of Legal Services disagreed with the submission of Mr. Baker that the Director of Planning has the right to refuse development permit applications and pointed out that Section 4 of the Zoning and Development By-law specifies that if a development application meets all requirements, the Director of Planning shall issue a permit.

Mr. Baker reiterated his contention that the Director of Planning may refuse a permit and suggested that such a refusal would stand up in court.

During further discussion, it was noted that if the applicant receives his development permit by mid-May, he could give the required four months notice on June 1st, 1978, which would mean the tenants would have to vacate by October 1st, 1978 - approximately six months away.

There was some discussion by the Committee on the advisability of additional high density residential accommodation in this neighbourhood and concern was expressed that the Committee should be aware of any long-range plans for the neighbourhood.

The Chairman indicated the Committee could recommend the development permit be withheld for a particular period of time because many of the tenants are older people who would encounter difficulty locating suitable senior citizens housing and also because of Landmark's treatment of tenant Mrs. Julie Ross, who was given an illegal termination notice two months after signing a two-year lease.

The Executive Assistant to the City Manager pointed out that by recommending that the Director of Planning withhold the issuance of a development permit, the Committee would be placing the Director of Planning in a difficult position, as the Director of Legal Services does not agree that the Director of Planning has the right to withhold a development permit if it meets all requirements.

The Committee noted that if it requested the development permit to be withheld for six months, it would give the tenants ten months in which to find new accommodation as notice to vacate within four months could only be given after the expiry of the six months.

Following further discussion, it was

RECOMMENDED

A. THAT the Director of Planning report to Council on the redevelopment status of the neighbourhood surrounding the 1500 block West 12th Avenue.

B. THAT the Director of Planning be requested to withhold a development permit for 1556, 1568 and 1574 West 12th Avenue for six months or until arrangements have been made by the developer to relocate the tenants to new accommodation to the satisfaction of the Director of Social Planning.

The meeting adjourned at approximately 1:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 718

U/B 1(i)

MANAGER'S REPORT

Date: April 13, 1978

TO: Vancouver City Council

SUBJECT: 1978 Revenue Budget Estimates - Final Report

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"In the report on the 1978 Operating Budget Estimates considered by the Finance Committee on April 3-6, 1978, it was reported that the current budget position was a balanced budget with a zero tax increase. This budget position included two recommended expenditures, namely $1.1 million additional for Supplementary Capital and $500,000 for the U. S. Exchange Reserve. The report was subject to Council's review of departmental budgets and appeals, final adjustments to the budget, and Council consideration of the total budget. In addition to the reported budget position, the Director of Finance and City Manager recommended the provision of an additional $2.0 million to create a reserve to assist the City's borrowing program. The impact of this latter recommendation would result in a $2.0 million tax increase.

The purpose of this report is to summarize the Council action subsequent to the previous report, and to recommend on the 1978 general purposes tax levy.

I. Department Appeals

On April 11, 1978, Council took the following action on the Departmental appeals.

	Total Appealed	Total Approved
Personnel Department	12,000	-
Health Department	17,920	4,065
Vancouver Public Library	26,670	-
Engineering Department	72,300	-
Planning Department	8,499	-
	137,389	4,065
This increase in expenditures will be funded from Contingency Reserve		(4,065)
Net change in budget position		NIL

II. Other Expenditure Adjustments

Subsequent to the budget estimates being reviewed by the Finance Committee on April 3-6, 1978, the following adjustments to the expenditure estimates were made.

1. Expenditure increases recently approved by Council

Civic Theatres - heating system for Orpheum	18,700
Immigrant Services Centre	48,786
Mayor's Office - lease of automobile	3,000
Consultants - Departmental Review	12,000
Park Board - youth workers for Strathcona, Thunderbird and Grandview	66,579
Park Board - cancel Jericho water ski	(8,415)
Accounting Division - additional accountant	25,550
PYEP - 1978 City share increased to $31,500	1,500

2. Miscellaneous Budget Review adjustments not included in the previous report

Park Board - adjustment of equipment costs	20,000
Five other miscellaneous items totalling	5,514

3. The above expenditure adjustments (Net) are recommended to be financed out of Contingency Reserve. (193,214)

Net change in budget position NIL

A review of Contingency Reserve indicates that the current funding in the Reserve, after allowing for the above reductions, is adequate.

III. Outstanding Issues

On April 11, 1978, Council, when considering the report of the Finance Committee, deferred consideration on the following recommendations:

"(b) The supplementary Capital Budget be set at $8,253,000 plus $160,000 carried forward from 1977.

(c) $2.0 million be placed in a special reserve for assisting the City's borrowing program, to be reported on in detail by the Director of Finance."

When Council reaches a decision on the above two items, there appear to be four different alternative results that could be realised. They are as follows:

CASE A - $1.1 million tax decrease
- supplementary capital - $8,253,000
- special reserve of $2.0 million not approved.

CASE B - $0.0 million tax increase
- supplementary capital increased by $1.1 million to $9,353,000
- special reserve of $2.0 million not approved.

OR

- supplementary capital - $8,253,000
- special reserve of $1.1 million approved.

CASE C - $0.9 million tax increase
- supplementary capital - $8,253,000
- special reserve of $2.0 million approved.

CASE D - $2.0 million tax increase
- supplementary capital increased by $1.1 million to $9,353,000
- special reserve of $2.0 million approved.

For each of the above cases, the following are the general purposes tax mill rates which must be approved, plus the general purposes taxes which would be payable on the average single family home:

General Purposes Taxes			Single Family Residences	
	Tax Change	Mill Rate	Avg. Taxes	% Change Over 1977
CASE A	$1.1 million decrease	42.823	427	-6.7
CASE B	$0.0 million increase	43.380	433	-5.5
CASE C	$0.9 million increase	43.837	437	-4.5
CASE D	$2.0 million increase	44.395	443	-3.3

In the attached Appendix "A" is a listing of the Revised Revenue and Expenditure estimates for 1978 which reflect the adjustments recommended in Sections I and II of this report. With respect to the outstanding issues in this Section III. the Appendix reflects CASE A which is a $1.1 million tax decrease, pending Council's final decisions.

IV. Resolutions

In order to adopt the budget, Council must pass a resolution in the form as set out in Schedules A, B, C, and D of this report. It is a recommendation of this report that the appropriate resolution be passed at this time following approval of the adjustments in Section II above and a decision on the two items set out in Section III above.

The four alternative Schedules A, B, C and D appended to this report correspond to each of the four above Cases A, B, C and D. Council should pass the appropriate Resolution today, depending upon which of the above four Cases is adopted by Council.

RECOMMENDATIONS

It is recommended that:

1. The adjustments to the budget as presented in Section II of this report be approved and be provided for from Contingency Reserve.

2. Subsequent to Council's action on the two outstanding issues set forth in Section III of this report, the appropriate mill rate for general purposes as noted in Section III be set for 1978.

3. Subsequent to Recommendation #2, the appropriate Resolution as selected from the Schedules A, B, C and D to this report be approved.

The City Manager RECOMMENDS approval of the foregoing report of the Director of Finance.

It will be necessary for Council to approve a General Purposes Rating By-law today with respect to this budget. A By-law incorporating amended figures subsequent to Council's decisions on the above report will be circulated to Council later this day.

FOR COUNCIL ACTION SEE PAGE(S) 715

Building and Planning Matters

RECOMMENDATION:

1. Street Name Changes - Champlain Heights

The City Clerk, on behalf of the Members of the Street Naming Committee, reports as follows:

"The Street Naming Committee at its meeting on April 6th, 1978 approved the following street names for dedicated roads in Champlain Heights, as indicated on the attached plan, marginally numbered LE 3742B:

- Hurst Avenue
- Arbor Avenue
- Rumble Avenue
- Matheson Crescent

The first three roads are in direct line and continue onto the corresponding Streets in the Municipality of Burnaby. Matheson Crescent was named after a pioneer lady doctor, Elizabeth Scott Matheson.

The Committee also approved the following street names which were submitted by the developer for the privately-owned roads in Lot 10, Parcel A, D.L. 335, Group 1, NWD (commonly known as Enclave 3) as indicated on the attached sketch plan:

- Borham Crescent
- Tamarind Drive

In October, 1971, the Street Naming Committee passed the following resolutions:

'Champlain Heights - Deletions

RESOLVED that the streets recently named from Dubois to Irmin on Boundary Road be deleted. Further, that Irmin Avenue west of Frontenac, and Marlborough Street be also deleted.

Champlain Crescent

RESOLVED that the street on the south side of 54th Avenue at Tyne be named Champlain Crescent.

Munroe Crescent

RESOLVED that the first street located east of Kerr, north side of 62nd Avenue be changed from Hartley, 61st Avenue and McKinnon Street to Munroe Crescent. (The street was named after the late Larry Munroe, a member of the Planning Dept. who had been involved with the planning of Champlain Heights.)

Sparbrook Crescent

RESOLVED that the fourth street east of Kerr Street, north of 62nd Avenue presently known as Doman Street, 60th Avenue and Brook Street be renamed Sparbrook Crescent. (This was a street proposed by the City Planning Commission.)

63rd Avenue

RESOLVED that the portion of McKinnon Street south of 62nd Avenue to 63rd Avenue be deleted and the street be renamed 63rd Avenue so that 63rd Avenue will extend from Kerr Street to 62nd Avenue.'

Cont'd . . .

Clause 1 Cont'd

These street name changes were not formally put forward in By-law form to amend the Street Naming By-law No. 4054. It is recommended that the deletions, amendments and new street name approved by the Street Naming Committee in 1971 be formally submitted in by-law form and be included on the plan marginally numbered LE 3742B.

RECOMMENDATIONS:

The City Clerk, on behalf of the members of the Street Naming Committee, recommends:

A. THAT the following names for the privately-owned roads in Lot 10, Parcel A, D.L. 335, Group 1, NWD, (commonly known as Enclave 3) be approved and the Official Street Name Map be amended accordingly:

- Borham Crescent
- Tamarind Drive

B. THAT the Director of Legal Services be instructed to prepare a by-law to amend By-Law No. 4054, being the Street Naming By-law, by deleting the following street names indicated on plan numbered LF 4530 annexed to By-law No. 4470:

i) Dubois, Hurst, Peter, Paul, Simon, Arbor, Watling, Irmin Avenues and Harvie and Marlborough Streets
ii) Frontenac Street south of 49th Avenue
iii) Tyne Street south of 54th Avenue
iv) Rumble Avenue west of Boundary Road
v) Hartley, McKinnon, Doman and Brooks Streets east of Kerr Street
vi) portions of 60th and 61st Avenues east of Kerr Street

C. THAT the Director of Legal Services be instructed to prepare a by-law to amend By-law No. 4054, being the Street Naming By-law, by adding the following street names indicated on the attached plan marginally numbered LE 3742B:

i) Hurst, Arbor and Rumble Avenues west of Boundary Road
ii) Champlain, Matheson, Munroe and Sparbrook Crescents. "

The City Manager RECOMMENDS that the recommendations of the City Clerk be approved.

CONSIDERATION:

2. 633 Hornby Street (E.B. Misty's Cabaret)
Development Permit Application No. 79926

The Director of Planning reports as follows:

"That the above noted Development Permit Application has been filed by Mr. E. Williams for Grander Developments to retain the use of the existing restaurant and cabaret for a further period of time.

This development is situated on the west side of Hornby Street between Dunsmuir and Georgia Streets in the Downtown District.

Cont'd . . .

Clause 2 Cont'd

The present restaurant occupies an area of approximately 1700 sq. ft. and has a maximum seating capacity of seventy-two (72) persons. The cabaret with lounge space occupies an area of approximately 2100 sq. ft. with a maximum seating capacity of one hundred and eighty (180) persons.

Council will recall that the City Manager's Report dated February 16, 1978 (copy attached), regarding the above Development Permit Application was deferred, and that the Director of Planning was requested to investigate and report back in respect to the situation regarding contravention of By-laws.

The proposed Development has received clearances from the Building Department, Health Department and Police Department.

A representative for the Fire Marshal has stated verbally that the proposed use for the building (as cabaret) meets the Provincial Fire Marshal Act, and has been cleared. However, he further stated that the premises have been charged with violations to the Provincial Fire Marshal Act with regards to overcrowding. A court appearance on this charge is scheduled for May 11, 1978.

A representative of the Legal Services Department has further stated that the Manager for Misty's Cabaret (Mr. E. Williams) was convicted January 31, 1978, for violation of the Municipal Fire By-law, Section 105 (1) with regard to overcrowding and fined $50.00.

With regard to the Zoning and Development By-law, the Director of Planning is prepared to approve this application for a limited period of time, expiring December 31, 1979, or until the subject site is redeveloped, whichever occurs first. All necessary clearances have been obtained from the involved Departments, and this report is being forwarded directly to Council at this time due to the expiration date of the Development Permit on April 30, 1978."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 722

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim Number 18117 -
   British Columbia Telephone Company

The Director of Legal Services reports as follows:

> "This claim arises from damage to B.C. Telephone Company duct and cable at Hornby and Smithe Streets on October 3rd, 1977 by a Sewers Branch crew excavating for the installation of a new sewer lead.
>
> The excavation was being made by hand and the bar being used to break up an old sewer lead penetrated the telephone duct and cable. It was not known at the time that the City workmen had caused this damage as the location of the damage was not readily detectable by B.C. Telephone investigators. It was found later that water had entered the duct work and cable causing a disruption of service for telephone subscribers in the area.
>
> Our investigation discloses that our crew were aware of the location of the cable prior to excavating and that they were negligent in damaging the cable.
>
> The claim being put forth by B.C. Telephone Company is for the cost of materials and labour to effect repairs. This claim has been verified and found to be in order and in the circumstances I would request authorization to have a cheque issued in the amount of $5,704.64 payable to B.C. Telephone Company."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 723

FIRE AND TRAFFIC MATTERS

INFORMATION

1. East End False Creek

The City Engineer and Director of Legal Services submit the following report as background for the Public Hearing to be held on Thursday, April 20, 1978:

"Recently, there has been much discussion concerning the City's obligations and contractual arrangements with property owners in the east end of False Creek. These have arisen in relation to the B.C. Hydro proposal for its new Carrall Street Yards, the Columbia-Quebec Connector, the South Bypass and, most recently, the rezoning of lands in the vicinity of the Ocean Cement property at Terminal & Main. This report is intended to provide background which affects all of these decisions and assist Council with further decisions in this area.

In the early 1960's, it was the plan of the City that the False Creek Basin would remain indefinitely an industrial area. A comprehensive planning review of the area designed to renew the declining industrial area was carried out by the Planning Department in this connection and it was determined that in order to make the Basin more viable as an industrial area, a circulation system should be constructed to service industry. The first priority in this direction was to relieve extreme congestion on Main Street and service the industries at that end of the creek. Eventually it was planned also to provide a peripheral road system on the north and south of False Creek - primarily for the purpose of servicing industry and providing internal circulation. Several times the matter of whether False Creek would remain industrial was reviewed by Council and each time it was reaffirmed that it would remain industrial.

Examination of how a circulation and relief road for Main Street at the east end of False Creek could be constructed showed that this was virtually impossible since the City owned very little of the land. Diagram 1 attached shows the situation which then existed. Very largely, the industries at that end of the creek, including B.C. Hydro, Deeks McBride, Ocean Cement, etc. not only owned the shore properties, but also controlled the water lots and had riparian rights of access to the water, which they utilized for importing their raw materials such as aggregates. These rights were very important to these industries as they determined their central location and the ability to bring in materials by barge, which is much cheaper than any other form of transport. A further restriction of the City's rights at the east end of the Creek was the old railroad bridge alignment which completely cut off the east end of the creek. Thus, at any time, the railroad could have built a causeway or bridge on its alignment, effectively isolating the entire eastern shore from the rest of False Creek, except for necessary marine traffic. In summary, the property owners at the east end of the creek controlled the land, the shore and the water rights and the City had very little influence.

The City endeavoured to obtain rights to the shoreline from the industries then existing there and other properties on the grounds that:

(a) A major roadway (Columbia-Quebec Connector) would be constructed which would greatly improve industrial circulation, thereby being a benefit to the industries;

(b) Their property values would be raised by making their properties more attractive for industrial and commercial purposes;

(c) It would still permit industry and commerce to function efficiently by allowing leases of any new land that was created adjacent to these industries and by ensuring that this would not be cut off from the water. In this connection, a conveyor belt was built by Deeks McBride (with the City contributing) for exactly this purpose and lands west of the Columbia-Quebec Connector were made available to Deeks McBride. Ocean Cement expected similar treatment a little later.

Continued . . . .

Clause No. 1 Continued

" Significant privately owned industries signed over their riparian rights to the City. Essentially, no compensation was paid as it was anticipated by all parties that their industrial and commercial viability would be preserved and enhanced by the measures to be taken by the City. The City then obtained the rights to the shoreline and proceeded to fill the Columbia-Quebec Connector across the entire east end of the creek. The filling, except for a small area west of Columbia-Quebec, was completed, but before the roadway could be made operational connecting to the downtown area, it was blocked off at the north end and now is very largely a local roadway. To some extent, its connection to the South Bypass will achieve the original purpose, but only partially. The railway in the same process gave up its rights to the old bridge alignment shown on Diagram 1 and, in exchange, obtained the right to construct a railway spur west of the Columbia-Quebec Connector, which it did last year. In the interim, however, although there is some doubt as to the City's official position, there are indications that the City is no longer prepared to retain the east end of False Creek as an industrial area and this is now coming in conflict with the original agreement upon which the loss of riparian rights by the property owners was based.

An agreement usually sets out the benefits received by both parties. In cases such as this, often one party benefits by receiving additional land and the other party is compensated by receiving payment for it. In this case, the City received significant and substantial benefits in the form of ownership of all of the land formed by Columbia-Quebec, control of the entire shoreline, control of the water lots to the harbour headline and, thereby, effective control of the entire east end of False Creek (see Diagram 2), where prior to the agreement, there was virtually no City control. The benefits for which certain property owners surrendered their riparian rights have essentially not been provided by the City and, in fact, their commercial and industrial livelihood has not been made more viable in the process, since the City did not complete the roadway and, in fact, is tending towards moving away from industrial use of the land altogether.

It is the opinion of the Director of Legal Services and the City Engineer that not only are there legal obligations of the City which cannot be ignored in this case, but also moral ones. The credibility of the City with industrial and commercial uses in the False Creek Basin is also affected, since industries obviously find it difficult to plan renewal, expansion and growth in an environment of uncertainty and reversal of government plans. Although a city must be free to change its land uses and zoning when an entire area is being redeveloped, it must also recognize in the process that private properties are seriously affected and obligations of government to them should not be ignored.

The Director of Legal Services and City Engineer submit the above report to Council for its Information."

The City Manager submits the above report of the City Engineer and Director of Legal Services to Council for INFORMATION as historical and philosophical background for the Public Hearing on April 20, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 723

FINANCE MATTERS

RECOMMENDATION

1. Park Board Request for Advance Approval of Item from Supplementary Capital Budget

The Director of Finance reports as follows:

"At the Park Board meeting held on Monday, March 20, 1978, the Board dealt with the following item and resolved as indicated.

. . . "1978 SUPPLEMENTARY CAPITAL REQUESTS - INCOME OPERATIONS FACILITIES RENOVATIONS AND REHABILITATION - PROSPECT POINT FOOD SERVICE BUILDING

Included in the Board's 1978 Supplementary Capital requests to City Council was the following item:

. . Minor improvements to refreshment outlets currently deficient in health and safety provisions (e.g. Prospect Point Food Service building modifications and sewer system upgrading) - - - $70,000 . . .

The Director of Operations, at the Board's Standing Committee meeting on March 13, 1978, reported that in order to complete the necessary improvements to the Prospect Point Food Service building for the spring and summer tourist season work should commence as soon as possible and advance approval from City Council of the $70,000 should be requested. The Director noted that improvements to the Prospect Point facility are estimated at $40,000 - $45,000 and renovations to other income operation facilities are included in the $70,000.

It was regularly moved and seconded,

RESOLVED: That the Board request City Council to give advance approval of $70,000 so that work may proceed immediately to bring the Prospect Point Food Service Building and other income operation facilities up to health and fire requirements and to generally upgrade busy facilities before the summer season using the procedure of selected tender calls.

- Carried."...

The Superintendent of Parks states that the Board considers this a very high priority and that it will be considered as first priority out of whatever Supplementary Capital Budget Funds Council approves for the Parks Board in 1978.

I would therefore recommend

that Council give advance approval of $70,000 for the above noted work, this amount to be treated by the Parks Board as their highest priority from whatever funds Council approves in the 1978 Supplementary Capital Budget for the Parks Board."

The City Manager RECOMMENDS that the above recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 723

PERSONNEL MATTERS

RECOMMENDATION

1. Leave of Absence - Dr. S. J. Gallagher, Director, Dental Health Division

The Medical Health Officer reports as follows:

"Dr. S.J. Gallagher, Director of the Dental Health Division, is requesting leave of absence with pay to attend the annual conference of the Canadian Public Health Association being held in Halifax on May 23 - 26, 1978. Dr. Gallagher is a member of the Board of Directors of CPHA and, as such, is required to attend all business sessions. He is also Chairman of the Health Promotion Division and is required to chair its business meeting. He will also be presenting a scientific paper on dental health matters to the conference.

Dr. Gallagher will pay any expenses. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's budget to meet this expenditure.

There is a full complement of dental supervisory staff in the Division and arrangements will be made for Dr. Gallagher's duties to be shared among the existing supervisors.

Dr. Gallagher has been a member of CPHA for many years and has held various executive positions in the organization. He will attend the educational sessions which are relevant to the dental health division throughout the convention. He will share the information obtained with the total staff.

The Medical Health Officer recommends that, in accordance with Regulation 45-2, Dr. S.J. Gallagher, Director of the Dental Health Division, be granted four days leave of absence with pay in order to attend the annual conference of the Canadian Public Health Association in Halifax, May 23 - 26, 1978."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

2. Leave of Absence - Mrs. B. Lauridsen, R.N.

The Medical Health Officer reports as follows:

"Mrs. Betty Lauridsen, R.N., South Health Unit, is requesting Leave of Absence with Pay to attend the Annual Meeting of the Registered Nurses' Association of B.C., to be held in Kelowna, B.C. on May 10, 11 and 12, 1978. Mrs. Lauridsen is Secretary of the Vancouver Chapter and is required to attend all sessions as an official voting delegate. The Registered Nurses' Association of B.C. will pay any expenses. The only cost to the City will be the leave of absence with pay, and funds are available in the Health Department's budget to meet this expenditure.

There is a full complement of nursing staff at South Unit and arrangements will be made for Mrs. Lauridsen's duties to be shared amongst existing nursing staff.

cont'd.....

Clause No. 2 continued:

Mrs. Lauridsen will participate in the meeting when the programs and objectives for the coming year are decided. Educational sessions of relevance to community health nursing are scheduled throughout the three days. She understands she will be expected to impart information obtained to her co-workers in this Department.

The Medical Health Officer recommends that, in accordance with Regulation 45-2, Mrs. Betty Lauridsen, R.N. be granted three days' leave of absence with pay in order to attend the annual meeting of the Registered Nurses' Association of B.C. in Kelowna on May 10, 11 and 12, 1978."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 723

PROPERTY MATTERS

RECOMMENDATION

1. Lease renewal of property known as New Brighton Park from National Harbours Board

The Supervisor of Properties reports as follows:

"By resolution of the Board of Parks and Recreation meeting of November 1, 1976, application was made to the National Harbours Board for lease renewal of the property known as New Brighton Park, site of the Windermere Pool and bathing area.

The above property has been leased to the Board of Parks and Recreation at a rental of $125.00 per annum and was formerly covered by two leases. The total area of 85,529 square metres comprising land area of 37,333 square metres and water area of 48,196 square metres will now be combined into one lease for a period of 21 years commencing May 1, 1977 at a rental of $400.00 per annum until April 30, 1980. Rental for the remaining six respective three year periods will be at such rates as may be fixed by the National Harbours Board. On March 10, 1978 the National Harbours Board submitted their lease documents for completion and requested certified copies of City Council Resolution authorizing execution.

Therefore, it is recommended that the action taken by the Board of Parks and Recreation be approved and the new lease described as #V-433 (6) be executed on behalf of the City of Vancouver subject to approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Proposed Sub-Lease - Dick Building, Southeast Corner Granville and Broadway

The Supervisor of Properties reports as follows:

"City Council on January 27, 1976 authorized the granting of a lease to Pacific Candy Ltd. of a portion of the ground floor of the City's building at the South-east corner of Granville Street and Broadway known as the Dick Building.

The lease is for a period of 10 years terminating December 31, 1985, at a rental of $1,008.50 per month with rental to be reviewed at each 2½ year period.

By letter dated March 23, 1978, Mr. M.V. Roche, solicitor for Pacific Candy Ltd. has requested that his client be allowed to sub-lease the premises to Ku Sik Yang and Rosa Yang for the balance of the term as these proposed sub-lessees have agreed to acquire the good-will, stock and trade, furniture, fixtures, equipment inventory and other assets. The sub-lessees intend to carry on the existing candy store business.

The Supervisor of Properties can see no reason to refuse this request to sub-lease.

cont'd.....

Clause No. 2 continued:

The rent payable to the City is subject to review as of July 1, 1978 and both the lessee and the sub-lessee have, after negotiation, agreed that it be increased from $1,008.50 per month to $1,165.00 per month.

The Supervisor of Properties recommends that City Council approve the lessee's request to sub-lease these premises to Ku Sik Yang and Rosa Yang and that effective July 1, 1978 the rent be increased to $1,165.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Lot Zoned RS-2
Situated West side of Quebec Street
South of 27th Avenue

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 14 of Lot 3, Blocks 1 - 9 and 12 - 14,
District Lot 631, Plan 1483

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Wakefield Realty Ltd.	25' X 95.9'	$24,000.00 on City terms at 11%.	1. Subject to an easement over the west 4 feet for an existing pole anchor line. 2. Subject to a bulkhead agreement as lot is above street grade."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Sale of Land to Nasaika Co-operative Association

The Director of Legal Services and the Supervisor of Properties report as follows:

"On January 10, 1978, Council approved the sale of Lots 28 to 31, District Lot 526, to this Co-operative for $160,000.00 and reserved an option to ensure the prompt construction of housing. The site has been conveyed to the society and the land price and construction costs are to be financed by a C.M.H.C. mortgage for $730,000.00.

cont'd.....

Clause No. 4 continued:

C.M.H.C. now insists that the City enter a separate agreement with C.M.H.C. promising to promptly repay the mortgage funds should the City exercise the option and re-acquire the land. C.M.H.C. has not required such an agreement before; and we understand the reason is that as the City is not a qualified borrower under the National Housing Act it should not get the benefit of a cheap loan in the event it exercises its option. The lawyer for C.M.H.C. advises that the Co-operative must repay all advances made under the mortgage should the City fail to enter into this agreement by April 30, 1978.

Under the mortgage the Co-operative may only sell the property upon terms set down by C.M.H.C. If there is a breach of that covenant the entire mortgage becomes due. Therefore, if the City exercises its option then C.M.H.C. could insist upon being paid out.

The separate agreement does nothing more than make explicit what is now implicit in the mortgage; and as the project will fall unless the City signs the agreement, the Supervisor of Properties and the Director of Legal Services recommend that the City enter into the agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 724

DISTRIBUTED MONDAY

B

MANAGER'S REPORT

April 17, 1978

TO: Vancouver City Council

SUBJECT: Exterior Alterations to England House
2300 Birch Street, DPA #79328

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"In March 1976, Council designated the England House, 2300 Birch Street, as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which include a new front staircase; skylights in the roof; windows in side elevations and gables; a fire door to grade, and a fire exit staircase. The building is to be used for offices.

On April 10, 1978, the Heritage Committee discussed the application and recommended approval.

Recommendation: The Director of Planning considered the Development Permit Application on March 20, 1978 and is prepared to approve it, provided it is first approved by Council."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 724

DISTRIBUTED MONDAY

C

MANAGER'S REPORT

April 14, 1978

TO: Vancouver City Council

SUBJECT: PROVINCIAL PLANNING GRANT FOR THE VANCOUVER CITY PLANNING COMMISSION

CLASSIFICATION: **CONSIDERATION AND RECOMMENDATION**

The attached request has been received from Peter Ross, Vice Chairman of the Vancouver City Planning Commission.

The Commission would like to apply to the Province for a $75,000 grant under a program of "1978 Municipal Planning Grants." Details of this program are attached. Such an application requires:

- a financial participation from the City of $37,500 (the VCPC application assumes that the existing City budget for the Commission and its support staff in the Planning Department meets this criterion.)

- a resolution from Council on its intention to prepare and adopt an offical community plan or to undertake appropriate studies (a suggested resolution (A) is given below.

- a program and budget (VCPC submission is attached.)

The City Manager submits for CONSIDERATION whether Council wishes the VCPC to launch the special program of public involvement leading to goals for the City, as described.

If so, the City Manager RECOMMENDS:

A) That Council intends to adopt a community plan for Vancouver, comprising a set of goals for the City, and requests the VCPC to obtain ideas and opinions from a wide program of citizen involvement.

B) That Council approve the budget as proposed, contingent upon receiving a Municipal Planning grant of $75,000.

C) That Council approve the program outline as submitted by the VCPC and request the Commission to develop details of the program in close consultation with the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 724 & 725

DISTRIBUTED MONDAY

PART REPORT TO COUNCIL

C(i)

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

APRIL 13, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 13, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gerard
Alderman Gibson

CLERK : E. Bowie

RECOMMENDATION

1. Operating Grant Request
Vancouver City Planning Commission

The Committee had for consideration a Manager's Report dated April 4, 1978 (copy circulated), in which the Director of Finance submits the proposed 1978 operating budget of the Vancouver City Planning Commission and a comparison of the 1977 budget and expenditures. It is noted that the Vancouver City Planning Commission is requesting an increase of $2,484 over 1977. This is comprised of $560 (4%) inflationary increase and an increase in the honorarium for the Executive Co-ordinator in the amount of $1,924.

After a short discussion, the Committee

RECOMMENDED

THAT a grant in the amount of $24,120 to the Vancouver City Planning Commission for its 1978 operating budget be approved.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 124 & 125

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 6, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 6, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, March 23, 1978, were adopted as circulated.

Recorded Vote

Unless otherwise indicated, all votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Liquor Permit Application -
Peter Pan Restaurant, 1636 West Broadway

The Committee had before it for consideration a Manager's report dated March 21, 1978, in which the Director of Planning reported on the application of Franicke Enterprises Ltd. for Development Permit Application No. 79784 for the Peter Pan Restaurant at 1636 West Broadway, as follows:

'The above noted Development Permit Application has been filed by Franicke Enterprises Ltd., for the Peter Pan Ballroom, to alter and use a 600 sq. ft. area on the main floor of this existing Building as a Holding Bar in conjunction with the previously approved restaurant.

This Development is situated on the South side of West Broadway, between Fir and Pine Street, in a C-3A Commercial District.

The proposed Holding Bar will provide an assembly area of 600 sq. ft. (11% of the floor area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the Holding Bar could accomodate a maximum of sixty-nine (69) people.

The proposed Holding Bar has received preliminary clearance from the Building, Police and Health Departments.

The matter is being referred to Council through the Standing Committee on Community Services for consideration in accordance with Council's previous resolution noting that the Director of Planning is prepared to approve this Development Permit Application.'

Appearing before the Committee on this matter were the applicant and a representative of the Planning Department.

Continued . . . .

Clause No. 1 Continued

During discussion, the Committee noted that the proposed holding bar of 69 persons exceeds by 19 seats, the maximum limit of 50 which is established by Provincial liquor regulations.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79784 to Franicke Enterprises Ltd. to alter and use the main floor of 1636 West Broadway as a holding bar, provided that the maximum seating capacity of the holding bar does not exceed 50.

2. Liquor Permit Application -
Las Tapas Restaurant, 760 Cambie Street

The Committee had before it for consideration a Manager's report dated March 21, 1978, in which the Director of Planning reported on the application of Mr. D. Ottem for Development Permit Application No. 80110 for the Las Tapas Restaurant at 760 Cambie Street, as follows:

'The above noted Development Permit Application has been filed by Mr. D. Ottem for Las Tapas Restaurant to alter and use a 685 sq. ft. portion of the main floor as holding bar, in conjunction with the existing restaurant.

This Development is located on the east side of Cambie Street between Robson and Georgia Streets, in a Downtown District zone.

The proposed holding bar will have an assembly area of approximately 685 sq. ft. (7% of the total area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the holding bar could accommodate a maximum of 73 people.

The proposed holding bar has received clearances from the Building, Police and Health Departments.

This matter is being referred to Council through the Standing Committee on Community Services for consideration in accordance with Council's previous resolution, noting that the Director of Planning is prepared to approve this Development Permit Application.'

Appearing before the Committee on this matter were the applicant and a representative of the Director of Planning.

During consideration the Committee noted that the proposed holding bar of 73 persons exceeds by 23, the maximum limit established by Provincial liquor regulations, and following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80110 to Mr. D. Ottem to alter and use a portion of the main floor of 760 Cambie Street as a holding bar, provided that the seating capacity of the holding bar does not exceed 50.

Continued . . . .

3. Liquor Permit Application -
1055 West Georgia (Royal Centre)

The Committee had before it for consideration a Manager's report dated March 21st, 1978, in which the Director of Planning reported on the application of Mr. Kaffka for Development Permit Application No. 79527 at 1055 West Georgia Street, as follows:

'The above noted Development Permit Application has been filed to use the lower level of the existing building for a restaurant and disco.

This proposed development is situated on the north-west corner of Burrard Street and Georgia Street (Royal Centre) in a Downtown District zone.

The proposed restaurant and disco will have a floor area of approximately 5,280 sq. ft. with an assembly area of 3,784 sq. ft. For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the Restaurant and Disco could accommodate a maximum of 238 people.

The proposed development has received clearances from the Building Department, Health Department and Police Department.

The Director of Planning approved this application subject to the condition that prior to the issuance of the Development Permit:

'This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action.''

Appearing before the Committee on this matter were the applicant and a representative of the Director of Planning.

Following brief consideration by the Committee, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79527 to Mr. Kaffka to use the lower level of the building at 1055 West Georgia Street for a restaurant and disco.

4. Liquor Permit Application -
Papillote Restaurant Provencal, 195 West Broadway

The Committee had before it for consideration a Manager's report dated March 20, 1978, in which the Director of Planning reported on the application of Mr. W. Kruithof for Development Permit Application No. 80020 for the Papillote Restaurant Provencal at 195 West Broadway, as follows:

'The above noted Development Permit Application has been filed by Mr. Kruithof for Papillote Restaurant Provencal to alter and use a 385 sq. ft. portion of the main floor of this existing building as a Holding Bar, in conjunction with the previously approved restaurant.

This development is situated on the north side of West Broadway, between Columbia and Manitoba Street, in a C-3A Commercial District.

Continued . . . .

Clause No. 4 Continued

'The proposed Holding Bar will provide an assembly area of approximately 383 sq. ft. (7% of the floor area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the Holding Bar could accomodate a maximum of forty-five (45) people.

The proposed Holding Bar has received clearance from the Building, Police and Health Departments.

This matter is being referred to Council through the Standing Committee on Community Services, for consideration in accordance with Council's previous resolution, noting that the Director of Planning is prepared to approved this Development Permit Application.'

Appearing before the Committee on this matter were the applicant and a representative of the Director of Planning.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80020 to Mr. W. Kruithof to use a portion of the main floor of 195 West Broadway as a holding bar, provided that the seating capacity of the holding bar does not exceed 25% of the maximum seating capacity in the restaurant in accordance with the Provincial liquor regulations.

5. Detention of Mentally Ill Persons in City Jail

The Committee had before it for consideration a memorandum dated March 29, 1978 (copy circulated) from Social Planner B. Kalapinski in which he provided background information in connection with a report he is preparing on the detention in the City jail of persons certified to be mentally ill.

The memorandum pointed out that since the investigation of this issue was not initiated by resolution of Council, it would be helpful if such a resolution was put forward.

Following brief consideration, it was

RECOMMENDED

THAT the Director of Social Planning, in consultation with the Chief Constable, the Jail Physician and appropriate Health and Hospital authorities, report to Community Services Committee and City Council on ways of improving the assessment of and the transfer of certified mentally ill persons detained in the City jail to appropriate Health facilities.

6. Day Care Consultant

Vancouver City Council, at its meeting on March 21st, 1978, approved Recommendations "A", "B", "C" and "D" of the Community Services Committee contained in a clause of its report dated March 9, 1978 (copy circulated).

Continued . . . . .

Clause No. 6 Continued

The Council passed a further motion as follows:

"THAT recommendation E of the Committee contained in this clause be referred back to the Community Services Committee for consideration pending submission of a satisfactory job description for the position of day care consultant."

The Chairman had agreed to a suggestion by Social Planning that the matter be given further consideration at this time.

Appearing before the Committee on this matter was Social Planner Susan Anderson, who redistributed to the Committee copies of her memorandum dated March 20, 1978 (copy circulated) which she had earlier circulated to Council Members, which provides a brief description of the duties, qualifications and accountability of the proposed day care consultant.

Ms. Anderson pointed out that the consultant would act as an assistant to the many volunteers working in day care.

During discussion, it was noted by the Committee that the City does have an investment in both staff time and in money in day care centres.

Following discussion, it was

RECOMMENDED

THAT City Council approve an amount of $8,500.00 (inclusive) to retain a day care consultant for a one year period (April 1978 to March 1979) to work with Vancouver day care parents and other community representatives to develop a Day Care Association (as outlined in Item C, Page 2 of the Manager's report dated February 8, 1978, on "The Status of Day Care Centres in the City of Vancouver"). The consultant would be supervised by the Director of Social Planning, source of funds to be the POSER account of the Social Planning Department.

The meeting adjourned at approximately 1:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 726

PART
REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

April 6, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 6, 1978, at approximately 3:50 p.m., in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman M. Harcourt (Item 1)
ABSENT:	Alderman H. Rankin
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of March 16, 1978, were adopted.

RECOMMENDATION:

1. Role of Wall Street

In August, 1977, residents of Wall Street petitioned City Council protesting the increased use of Wall Street as a commuter route to the North Shore and requesting barricades be erected to preserve the residential quality of the neighbourhood. A number of complaints were also received by members of Council from East End residents on increasing volumes of truck traffic and the City Engineer was requested to prepare a report for the Transportation Committee.

Before the Committee for consideration was a Manager's Report dated March 7, 1978, (circulated) in which the City Engineer reviewed the background information on Wall Street and discussed the following three alternative roles for Wall Street:

(a) Develop Wall Street as an arterial;
(b) Designate Wall Street as a collector;
(c) Reclassify Wall Street as a local street.

A large delegation of Wall Street residents was present for the discussion.

The Acting City Engineer -Traffic Division, reviewed the report with the Committee and with the aid of charts and maps examined the current physical and traffic status of Wall Street and its role in the arterial system. Mr. Rudberg pointed out Wall Street formed part of the City's truck route but, while designated an arterial street, had never been developed as such. At present its function was that of a neighbourhood collector street with some non-local through traffic use between Powell Street and the Second Narrows Bridge. Studies showed 24 hour, two-way volumes on Wall Street of 4600 vehicles, about twice normal local street volumes. A license plate survey disclosed 50% of the traffic stayed within the neighbourhood and 50% proceeded through. Truck traffic averaged 41 vehicles per eight-hour day. The non-local use was attributed to the inability of the Nanaimo/McGill/Hastings links to handle present traffic demands.

Mr. Rudberg discussed the relationship between Wall Street and Commissioner Street, a parallel perimeter route, serving the waterfront. The Committee was advised Commissioner Street was well suited to carrying truck traffic but because it was located on National Harbours Board property, under the jurisdication of the National Harbours Board, its present use was restricted to traffic for waterfront uses only. City Engineering staff had initiated discussions with the Department of Transport and as a result the Minister of Transport had directed local National Harbours Board staff to review the changeover in the function of Commissioner Street from private to public use.

Cont'd . . .

Clause 1 Cont'd

Specific reference was made by Mr. Rudberg to the Grandview-Woodland Local Area Concept Plan now being prepared by the Planning Department for presentation to Council in two months time. Because of the concerns of the residents and the Committee's wish to discuss the Wall Street problem as quickly as possible, the City Engineer had brought his report forward without reference to the Planning Department. It was suggested it might be appropriate in view of the pending Concept Plan, to defer any actions on a change in the status of Wall Street. In the interim, staff should continue working closely with the Department of Transport on the future use of Commissioner Street and with the Police Department on speed control and the monitoring of traffic violations.

Members of the Committee questioned Mr. Rudberg on the status of the National Harbours Board study on Commissioner Street and the Chairman advised the following communication had been received from the Minister of Transport in February, 1978, in response to Council's concerns regarding truck traffic generated by Vanterm:

> " I understand that following the meeting between representatives of City Council and the National Harbours Board on November 12, 1975, further discussions and meetings have taken place between the appropriate City officials and the Port of Vancouver. Property which will serve the best interest of both parties has been identified and the necessary exchange will be made as quickly as possible. This will enable Commissioner Street to be developed and alleviate truck traffic on the city streets.
>
> I have directed the National Harbours Board to proceed as quickly as possible with whatever further work is required to upgrade Commissioner Street and to complete the Clark Drive Overpass. These two projects will serve the mutual interests of both parties."

Alderman Kennedy stated he had recently written the Port Manager requesting a progress report and urging a speedy resolution to the upgrading and changeover in the function of Wall Street.

Mr. D. Cornejo, Area Planner, advised in earlier discussions with the City Engineer on the Grandview-Woodland Concept Plan it was understood the City Engineer would be recommending Wall Street be deleted from the truck route system. The Area Planning Committee felt Wall Street was not suited to truck traffic now or in the future and the draft Concept Plan contained a recommendation to this effect. The Planning Department therefore supported Recommendations 'B' and 'C' contained in the Manager's Report before the Committee for consideration, but did not agree with Recommendation 'A'.

Mr. D. Purdy, Senior Social Planner, advised the Social Planning Department was familiar with the long history of traffic-related problems on Wall Street. In view of the public housing in the area and the establishment of neighbourhood parks there was considerable merit in designating Wall Street a neighbourhood collector. The Social Planning Department supported the position of the Planning Department and suggested a social impact analysis on traffic in the area could be carried out for report back to the Committee.

The City Engineer advised that he felt it would be premature to change the designation of Wall Street at this time. It might be advisable to refer the matter back for further study.

Mr. Ray Kroecher addressed the Committee on behalf of Wall Street residents and urged the de-designation of Wall Street be implemented without delay. Mr. Kroecher questioned the officials present on aspects of the Manager's Report and indicated the residents felt the traffic volume figures given were an under estimate and did not reflect the true severity of the problem.

Cont'd . . .

Clause 1 Cont'd

Wall Street was one of the most scenic routes in the eastern area of the City, offering spectacular views of the harbour and North Shore mountains. The residents appreciated the City's efforts to establish parks and street-end view points; however, the constant flow of traffic through the area, mainly destined for the Second Narrows Bridge, and the resultant pollution and noise was a deterrent to full enjoyment of these recreational facilities.

Mr. Kroecher referred to speeding problems and the danger to children in the newly created park and playground areas where warning signs had not yet been installed.

Mrs. Sharon Yandle, resident, expressed concern about the continuing status of Wall Street as a truck route and also referred to speeding problems which were turning the eleven blocks of Wall Street into a short cut speed way.

Mr. Vincent Miele, resident, referred to sidewalk improvements currently in progress on Wall Street and requested wheelchair ramps be installed as part of this improvement program.

During discussion members of the Committee referred to the need for a speed zone of 32 km/h (20 mph) on Wall Street and the City Engineer was requested to investigate this aspect.

It was

RECOMMENDED,

A. THAT Wall Street be de-designated from truck route status.

B. THAT communication continue between the Chairman of the Transportation Committee, Department of Transport and National Harbours Board on the use of Commissioner Street as a City truck route.

C. THAT appropriate signs be installed where parks and playgrounds exist in the area.

2. Pedestrian Crossing - Denman Street

The Chairman noted it was past 5:30 p.m. and that he had to leave for an appointment, thereby leaving no quorum present and it was decided consideration of this item be deferred to the next meeting of the Committee on April 13, 1978.

The meeting adjourned at approximately 5:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 721

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 13, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 13, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy
ALSO PRESENT	:	Alderman Ford
ABSENT	:	Alderman Gibson Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. False Creek, Area 6, Phase 2 - Capital Budget

The Committee considered a report of the City Manager dated March 30, 1978 (copy circulated) in which the Development Consultant requests approval of the Capital Budget for Phase 2, Area 6, False Creek.

Mr. E. D. Sutcliffe noted that in November, 1976, $6,817,000 was approved for Front End Expenditures for Phase 2. With some transferring from one account to another the expenditures will stay within the approved budget for Phase 2.

Mr. Sutcliffe advised that Council has not yet accepted that residential development will go ahead in Phase 2. The Development Group will be reporting back in May with respect to the affordability and marketability of the residential developments, however, a start must be made immediately on the servicing. If the servicing programme were to begin now and continue until May, 1978 approximately $400,000 would be expended for sewers, electrical utilities and park development in advance of final approval. If, by the end of May, the marketability and financing have not been satisfactorily demonstrated Council may cease servicing activity until more favourable conditions apply.

The Development Consultant recommended that the 1978 Capital Budget in the amount of $2,883,537 be approved subject to the Director of Finance and City Manager approving the detailed appropriation of funds. The City Manager recommended approval of the recommendation of the Development Consultant as he and the Director of Finance believe that the project will proceed, and the risk of making capital expenditures, which will not be fully utilized, is less significant than the delays and cost increases which would result from holding back the project.

cont'd.....

Clause No. 1 continued:

After discussion, the Committee

RECOMMENDED

A. THAT the 1978 Capital Budget for Area 6, Phase 2, in the amount of $2,883,537, as detailed in the report of the City Manager dated March 30, 1978, be approved subject to the Director of Finance and City Manager approving the detailed appropriation of funds.

B. FURTHER THAT the Development Consultant report back in May, 1978 on the financing and marketability of the units to be constructed in Phase 2 with a recommendation on whether to continue servicing expenditures.

The meeting adjourned at approximately 3:00 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 727

PART REPORT TO COUNCIL

IV

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 13, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 13, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford

ABSENT: Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. The B.C. Lions Society for Crippled Children

The Committee had before it for consideration a Manager's report dated April 3, 1978 (copy circulated) in which the Director of Social Planning reported on the operation and funding of the B.C. Lions Society for Crippled Children transportation service for disabled children and adults.

Appearing before the Committee on this matter were representatives of the B.C. Lions Society and the Social Planning Department.

During discussion, it was noted from the report that last year the Ministry of Human Resources contributed 18.4% to the total operating cost of providing the adult transportation service and that the Ministry of Municipal Affairs did not accede to a request by the City to contribute financially to the service.

It was further noted that the report proposes a new formula for the City's contribution to the service, in which City funding for the balance of 1978 will be on a fee-for-service basis, whereby the City would pay a flat rate per trip of $3.43 for Vancouver City residents only using the service (in previous years, the City provided an annual grant).

It was noted from the report that the Society estimates it will provide 46,878 one way trips to eligible Vancouver residents in the calendar year 1978 and that the City's allocation for the remaining eight months of 1978 should be $121,129.00 with the first four months of 1978 funded by a grant of one-third of last year's grant or $55,291.00.

During discussion, the Committee felt that the City should again request the Ministry of Municipal Affairs to contribute toward this service and also to ask that the Ministry of Human Resources increase its financial contribution. It was noted that the Ministry of Municipal Affairs had postponed a decision on contributing to the service pending the establishment of a proposed Provincial Transit Authority, but the Committee felt that handicapped persons would not be able to use normal mass transit facilities.

Continued . . . .

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

A. THAT City Council approve a grant of $55,291.00 to the B.C. Lions Society for the I.D. Transportation Service for the period January 1st - April 30th, 1978.

B. THAT City Council agree to pay the B.C. Lions Society $3.43 per passenger trip for service provided to eligible residents of the City of Vancouver as outlined in the attached Operating Agreement; and that an amount of $121,129.00 be allocated for this purpose for the period May 1st - December 31st, 1978.

C. THAT City Council approve the attached Operating Agreement with the B.C. Lions Society for Crippled Children for the period ending December 31st, 1978 or such time as a new agreement is established.

D. THAT the City of Vancouver again urge the Minister of Municipal Affairs to allocate funding towards the B.C. Lions Society for Crippled Children special transportation service for the disabled.

FURTHER THAT the Minister of Human Resources be requested to increase his department's contribution toward the cost of operating this transportation service for the disabled.

FOR COUNCIL ACTION SEE PAGE(S) 727

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 20, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 20, 1978, at 7:30 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Bellamy
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Kennedy (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Bellamy in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk to the Council read from the agenda that the Council had before it.

1.(a) Area to the West of Quebec Street in the Vicinity of Terminal Avenue

(b) Northwest Corner of Main Street and Terminal Avenue

(c) Text Amendment to Schedule C - Streets Requiring Landscaped Setbacks

Two applications were received from Mr. Peter Watts on behalf of Ocean Construction Supplies Ltd. to rezone a portion of Lot A, D.L.'s 2037 & 2064, Amended Plan 5568 and a portion of Lot 6, D.L. 2037, Plan 17093 (Area to the West of Quebec Street) and a portion of Lot 3, D.L. 2037, Plan 15505 (an area approximately 12,000 square feet, being almost triangular in shape and having a frontage along Main Street from Terminal Avenue northerly of approximately 216 feet and a frontage along Terminal Avenue westerly of approximately 78 feet).

From: (RS-1) One Family Dwelling District

To: (M-1) Industrial District

The applications were approved by the Director of Planning.

A decision on the approval of these rezoning applications was deferred at a Public Hearing held on July 26, 1977, pending further negotiations between the Planning Department and Ocean Construction Supplies Limited.

cont'd.....

Clause No. 1 (a), (b) & (c) continued:

The Director of Planning submitted an application for a Text Amendment to Schedule C - "Streets Requiring Landscaped Setbacks" to establish a 20 foot landscaped setback requirement on the west side of Main Street commencing at Terminal Avenue and continuing in a northerly direction for 541 ± feet.

The Deputy Mayor called for speakers for or against the applications and no one appeared.

MOVED by Ald. Rankin,
THAT the foregoing rezoning applications and text amendment to Schedule C be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council Meeting adjourned at approximately 7:45 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of April 20, 1978, adopted on May 2, 1978.

DEPUTY MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 20, 1978, in the Council Chamber, commencing at 7:45 p.m.

PRESENT: Deputy Mayor Bellamy
Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Kennedy (Leave of Absence)
Alderman Marzari

CLERK TO THE COUNCIL: D.H. Little

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Bellamy in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. West End Matters

Three Standing Committee meetings have been held to discuss various West End matters:

(a) Standing Committees on Planning & Development and Transportation on April 6, 1978, dealing with open space east of Denman Street and Traffic Scheme II.

(b) Standing Committee on Transportation on April 6, 1978, dealing with Nelson Street - Operational Measures and Local Improvements.

(c) Standing Committee on Transportation on April 13, 1978, dealing with Pedestrian Crossing - Denman Street.

Several delegations requested to appear before Council on these matters.

Prior to hearing the delegations, the Deputy Mayor requested the officials to briefly describe the issues.

Mr. D. Rudberg, Assistant City Engineer - Traffic, stated that in July, 1974, Council approved Traffic Scheme II which proposed installation of eight traffic barriers east of Denman, one cul-de-sac, two street end closures, speed deterrent bumps and two-way traffic on Thurlow between Nelson and Pacific Streets. Traffic Scheme II was to achieve two of the West End Policy Guidelines i.e. through traffic will be eliminated from the West End and divert local traffic from residential streets to collector streets.

In May, 1975, after considerable opposition from 415 Nicola Street residents and the Greater Vancouver Taxi Drivers' Employees Association, Council directed that the City not proceed with Traffic Scheme II.

Mr. Rudberg noted that the traffic statistics have not changed significantly since 1974 and there is no need to do a further extensive study.

cont'd....

DELEGATIONS (cont'd)

West End Matters (cont'd)

With respect to Nelson Street, Mr. Rudberg advised that the City Engineer had been instructed to investigate suitable locations for stop signs and other measures necessary to ensure primarily local use of Nelson Street and report to the Standing Committee on Transportation. The City Engineer reported three locations which had been found suitable for implementation to ensure local use of Nelson Street

- Nelson & Bute Streets)
- Nelson & Nicola Streets) 4-way stop signs
- Nelson & Denman Streets - left turn prohibition.

The report also recommended that traffic volumes on Nelson and other streets be monitored to determine effectiveness and to determine what other additional measures would be necessary.

The City Engineer reported to the Transportation Committee that 'pedestrian signals not be installed on the section of Denman Street from Davie to Robson Streets, but that painted lines be placed at Haro Street to assist pedestrians who choose to cross at this location'. After hearing delegations, the Committee recommended that a pedestrian actuated signal be installed at the Haro and Denman Streets intersection.

Ms. B. Howard, Central Area Planning, noted that the joint Committees did not consider a Manager's report on the future use of the Roedde House, designated an "A" Category heritage building. She requested Council to include the question of the future use of and the costs of upgrading the Roedde House in the proposed development program for Nelson Park and Park Site 19.

The following delegations were heard:

- Ms. C. Walker submitted a brief on behalf of the West End Traffic Committee (on file in the City Clerk's Office) recommending

  - the installation of 4-way stop signs every second block from Chilco to Thurlow Streets.
  - a 7 - 9 a.m. left hand turn prohibition be instituted for the full length of Denman from Robson to Davie Streets.
  - left hand turn assist lights to facilitate easterly traffic movement from Denman at Robson and Davie Streets.

  Ms. Walker urged Council to approve the recommendations of the joint Committees with respect to open space east of Denman and Traffic Scheme II.

- Ms. M. Davis representing Gordon House Neighbourhood Services, supported the recommendations of the West End Traffic Committee and strongly urged Council to instruct officials to consult with residents in the future.

- Mr. S. Bourne, Community Council Association, suggested there was a need for more four-way stop signs.

- Ms. D. Lewis, West End Tenants' Association, supported the recommendations of the West End Traffic Council.

cont'd....

DELEGATIONS (cont'd)

West End Matters
(cont'd)

- Ms. N. Tillson, Secretary to the Board, West End Community Centre Association, supported the West End Traffic Committee's recommendations and the joint Committees' recommendations for open space and Traffic Scheme II. Ms. Tillson stated mini-parks and open space are needed -- playing fields and outdoor sports areas are inadequate.

- Mr. A. Camp, Greater Vancouver Taxi Drivers' Employees' Association, stated that the Association is trying to provide a service to the West End - an area that has a high concentration of senior citizens who are not within walking distance to public transportation. The necessary rerouting around traffic barriers will add to the cost of this service. A further study should be made -- outside agencies such as taxi, fire and ambulance drivers should be consulted before any drastic changes such as mini-parks, barriers, etc., are made.

- Mr. Wiles, a senior citizen, stated that too often small groups interfere with plans of the planners and engineers who are equipped to give us their knowledge -- he urged Council to go along with the recommendations of their officials.

The City Manager suggested that rather than have staff time spent on a comprehensive plan, it would be useful to have a survey done to see how many West End residents are willing to pay for their share of the mini-parks and open space.

Following further discussion and questions put to the officials, Council considered the reports of the Standing Committees.

STANDING COMMITTEE REPORTS

(i) Joint Report of Standing Committees on Planning and Development and Transportation, April 6, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Open Space East of Denman Street
Cl. 2: Heritage Building - "A" Category, Roedde House, 1415 Barclay Street

Clause 1

MOVED by Ald. Harcourt,
THAT recommendations B, C and D of the Committees contained in this Clause be approved, and recommendation A be amended and then approved as follows:

"A. THAT the Park Board, in consultation with the Director of Planning, be requested to prepare a development programme for Nelson Park (Blocks 22 and 23), and Park Site 19 (Block 45 at Nicola and Barclay) outlining phasing, funding and design concepts in consultation with appropriate civic departments and resident groups.

FURTHER THAT the question of future use and costs of upgrading the Roedde House be included in discussions re development program for Park Site 19, and the Heritage Advisory Committee be consulted.

- (Amended)

cont'd....

(Underlining denotes amendment)

STANDING COMMITTEE REPORTS (cont'd)

Joint Report of Standing Committees
on Planning & Development and
Transportation, April 6, 1978 (cont'd)

Clause 1 (cont'd)

MOVED by Ald. Puil in amendment,
THAT recommendation C of the Committees contained in this Clause be deleted.

- CARRIED

(Aldermen Brown, Harcourt and Rankin opposed)

MOVED by Ald. Harcourt in amendment,
THAT the following be added as recommendation E:

"E. THAT the City Engineer and the Director of Planning survey residents of the West End east of Denman Street with a view to obtaining their opinion on Traffic Scheme II and their willingness to pay their portion of the implementation of the open space, mini-park/pedestrian pathway scheme east of Denman Street."

- CARRIED

(Alderman Puil opposed)

The motion of Alderman Harcourt, as amended this day, was put and CARRIED, and therefore, the amended recommendations as approved, read as follows:

"A. THAT the Park Board, in consultation with the Director of Planning, be requested to prepare a development programme for Nelson Park (Blocks 22 and 23), and Park Site 19 (Block 45 at Nicola and Barclay) outlining phasing, funding and design concepts in consultation with appropriate civic departments and resident groups.

FURTHER THAT the question of future use and costs of upgrading the Roedde House be included in discussions re development program for Park Site 19, and the Heritage Advisory Committee be consulted.

B. THAT the programme resulting from Recommendation A, be considered at a future joint meeting of the Planning and Development & Transportation Committees, to be followed by a public meeting in the West End to obtain wider resident opinion.

D. THAT preparation of a comprehensive plan for street closures/mini-parks and pedestrian pathways be deferred for a joint meeting of the Standing Committees on Planning and Development & Transportation with local residents.

E. THAT the City Engineer and the Director of Planning survey residents of the West End east of Denman Street with a view to obtaining their opinion on Traffic Scheme II and their willingness to pay their portion of the implementation of the open space, mini-park/pedestrian pathway scheme east of Denman Street."

(Alderman Puil opposed)

Clause 2

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

(ii) Report of Standing Committee on Transportation, April 6, 1978

Nelson Street - Operational Measures and Local Improvements (Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A, B, C and D of the Committee contained in this Clause be approved.

- (Carried)

(Aldermen Harcourt and Puil opposed to recommendation A)

MOVED by Ald. Harcourt in amendment,
THAT recommendation A of the Committee contained in this Clause be amended to read as follows:

"THAT four-way stop signs be installed at the following intersections:

(i) Nelson and Bute Streets
(ii) Nelson and Broughton Streets
(iii) Nelson and Cardero Streets
(iv) Nelson and Chilco Streets."

- LOST (Tie Vote)

(Aldermen Brown, Ford, Gerard and Puil opposed)

MOVED by Ald. Ford in amendment,
THAT recommendation A of the Committee contained in this Clause be amended to read as follows:

"THAT four-way stop signs be installed at the following intersections:

(i) Nelson and Bute Streets
(ii) Nelson and Cardero Streets."

- LOST

(Aldermen Brown, Gerard, Gibson, Harcourt, Puil, Rankin and the Deputy Mayor opposed)

The motions to amend having lost, the motion by Alderman Rankin was put and CARRIED.

(iii) Report of Standing Committee on Transportation, April 13, 1978

Pedestrian Crossing - Denman Street (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed)

CITY MANAGER'S REPORTS

Local Improvements on the
'Initiative Principle'

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in his report dated April 7, 1978, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:30 p.m.

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The foregoing are Minutes of the Special Council Meeting of April 20, 1978, adopted on May 2, 1978.

DEPUTY MAYOR

CITY CLERK

Del 1 (i)

REPORT TO COUNCIL

JOINT MEETING OF THE
STANDING COMMITTEES OF COUNCIL
ON
PLANNING AND DEVELOPMENT & TRANSPORTATION

APRIL 6, 1978

A joint meeting of the Standing Committees of Council on Planning and Development & Transportation was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 6, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Bellamy Alderman Brown Alderman Ford Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gerard Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Open Space East of Denman Street

The Committees considered a report of the City Manager dated March 23, 1978 (copy circulated), forwarding a report of the Director of Planning dated March 23, 1978 (on file in the City Clerk's office).

The following organizations and individuals submitted briefs (on file in the City Clerk's office):

West End Community Association
West End Traffic Committee
West End and Downtown Ratepayer's Community Association
Vancouver Bicycle Club
Ms. Nancy Tillson
Mrs. N. Freeman
Mrs. R.B. Jensen

Ms. B. Howard, Central Area Planning, advised that in December, 1977, Council approved further consultation with local residents, City Engineer, Director of Finance, Fire Chief and Park Board in response to an information report by the Director of Planning reporting preliminary support by residents for implementation of planned neighbourhood park space, mini-parks and Traffic Scheme II east of Denman Street.

The purpose of the present report is to provide an analysis of the three elements of Open Space East of Denman, report the results of additional consultation with residents and recommend the preparation of a comprehensive plan for the area east of Denman Street.

cont'd.....

Clause No. 1 continued:

Ms. Howard outlined the current status of planned neighbourhood parks on Blocks 45, 22 and 23, noting that an information report on the Roedde House, designated an "A" Category heritage building located on Block 45, was deferred for consideration at the same time the report on open space is being considered.

Several meetings have been held with representatives of West End Community Organizations to discuss open space east of Denman Street, indicating a strong concern by the majority to implement planned neighbourhood park space as soon as possible to meet the current needs of residents.

A comprehensive concept plan, dealing with the implementation of planned park space east of Denman should now be prepared in consultation with local residents, the Superintendent of Parks, and the Supervisor of Properties, taking into careful consideration the present need for additional neighbourhood park, the relocation needs of existing residents on planned park space, and the availability of funding for further acquisition and the development of planned parks. The possibilities of developing portions of Block 23 and/or Block 45 prior to full block development should be considered in order that residents on planned park space may be relocated over time as vacancies became available elsewhere, while providing usable open space in the interim.

In October, 1973, the West End open space consultant submitted a report, "Open Space - A Policy Outline for the West End" which presented planning principles and criteria to be used as a basis for implementation of mini parks and pedestrian pathways west of Denman and provided guidance for the preparation of a similar open space policy east of Denman Street.

In July, 1974, Council approved Traffic Scheme II which proposed the installation of eight additional barriers east of Denman, one cul-de-sac, two street-end closures, speed deterrent bumps and two-way traffic on Thurlow between Nelson and Pacific. Speed deterrent bumps have been implemented and two traffic barriers were installed as part of the West of Denman barrier installation.

Traffic Scheme II was to achieve the following objectives:

(1) Implement Policy Guideline #8 (adopted by Council in 1972): "divert local traffic from residential streets to collector streets", and

(2) Anticipate and provide necessary experience for the future development of mini-parks.

In May, 1975, Council received considerable opposition to Scheme II from 415 Nicola Street residents and the Greater Vancouver Taxi Drivers Employers' Association. The residents were concerned that the reclassification of Nicola as a "local collector" would result in heavy use by non-local through traffic. Council directed that the City not proceed with Traffic Scheme II.

cont'd.....

Clause No. 1 continued:

In accordance with an existing Council policy (approved 1975) to "investigate with residents the desirability of mini-parks and pedestrian pathways east of Denman Street and south of Davie Street", staff have consulted with representatives of West End community organizations who have expressed support for mini-parks involving street closures and a pedestrian pathway system east of Denman Street, preceded by the installation of additional traffic barriers.

Council's endorsation is requested for the preparation of modifications to Traffic Scheme II along with a co-ordinated mini-park and pedestrian pathways concept plan for the area east of Denman Street. The concept plan should be accompanied by projected costs and funding based on the Local Improvement procedure.

Ms. Howard advised that a pedestrian pathway system east of Denman should be considered on its own merit with or without the street closures and mini-parks. Such a system would involve improved sidewalks linking community facilities, shopping areas and planned and existing park space. Improvements would include additional boulevard planting, the installation of some public seating and additional lighting. If implemented, this should be co-ordinated with normal curb and sidewalk improvements east of Denman as scheduled by the City Engineer.

With respect to modifications to Traffic Scheme II, Mr. D. Rudberg, Assistant Engineer-Traffic, advised that traffic counts throughout the area indicate that local traffic patterns have not changed significantly since 1974. Some peak volumes have been reduced since the Smithe-Nelson couplet was installed. There is no justification at this time for a new review of Traffic Scheme II as a great deal of time was spent on the previous review and traffic conditions in the area east of Denman have not changed significantly since that time. He stated that the Engineering Department agreed with the pathway study, done on its own.

Mr. E. West advised that the approved Five Year Plan funding does not have sufficient money to do the necessary street works. While property owners pay the increased cost of installing special sidewalks and pathways, the increased maintenance costs are borne by the City. These costs are skyrocketing.

In answer to a question of the approximate costs for mini-parks and pathways east of Denman, the City Manager estimated $500,000 to the City and $1,000,000 to property owners with the maintenance being a City charge.

Assistant Fire Chief, R. Enman, advised that the Fire Chief would agree to barriers that would restrict the flow of traffic but which fire apparatus could drive over. He noted that when you slow down access for fire apparatus you are delaying service. With the newer larger vehicles, manoeuvreability is decreased.

cont'd.....

Clause No. 1 continued:

The Director of Planning recommended:

"(1) That the Park Board, in consultation with the Director of Planning, be requested to prepare a development program for Nelson Park (Block 22 and 23), and Park Site 19 (Block 45 at Nicola and Barclay outlining phasing, funding, and design concepts in consultation with appropriate civic departments and resident groups.

and simultaneously,

(2) That the Director of Planning and City Engineer be instructed to prepare modifications to Traffic Scheme II and a comprehensive plan for street closures/mini-parks, and pedestrian pathways east of Denman in consultation with local residents, the Board of Parks and Recreation, the Fire Chief, and the Director of Finance.

(3) That the completed work resulting from Recommendations 1 and 2 be considered at a future joint meeting of the Planning and Development & Transportation Committees, to be followed by a public meeting in the West End to obtain wider resident opinion."

The City Manager recommended approval of recommendations (1) and (3) and in view of the Engineering Department comments submitted recommendation (2) for the consideration of the Committees. He suggested that the extra study should not be authorized and expectations of residents should not be raised unless Council feels that the property owners will be willing to pay for the street closures, mini-parks and pedestrian pathways east of Denman and therefore decides to proceed with a modified Traffic Scheme II.

The following persons appeared as delegations:

- Mr. J. Arnaud, West End Community Council Association, stated the increased traffic is not local traffic but through traffic from the Downtown. Traffic Scheme II should be implemented. As a property owner he is willing to pay his share of mini-parks and sidewalks.

- Mrs. C. Walker, on behalf of the West End Traffic Committee, requested that open space and modified Traffic Scheme II be implemented as soon as possible. She advised that the residents are not asking for special funding; they will support and pay for mini-parks, etc. on the initiative. The Committee urged that the entire traffic sections of the West End Guidelines be brought before West End residents and Council for early consideration and implementation.

- Mr. C. Garside, agreed with the City Engineer that a major study has been done and there is no need to redo the study - Traffic Scheme II should be implemented. Mini-parks could be paid for on the same formula as west of Denman.

- Ms. Debra Lewis, West End Tenants Association, concurs with the West End Traffic Committee brief that Traffic Scheme II be revived.

cont'd.....

Clause No. 1 continued:

- Mr. S. Bourne, West End Community Association spoke in favour of Traffic Scheme II.

- Ms. N. Tillson stated that living conditions in many parts of the West End are becoming intolerable due to noise, fumes and frequency of vehicular traffic. She supported the West End Traffic Committee's request that the West End traffic guidelines be brought before West End residents and Council.

- Ms. M. Courvoisier stated that more park space is needed to improve the livability of the residential neighbourhood. She stated that the recommendations from staff are delaying tactics. There is no more study needed -- just implementation.

The Chairman indicated that this matter would be the subject of a public meeting in the West End and requested that the remainder of the speakers present their views at that time, as there was not much time left for the joint Committees to discuss the report.

Members of the joint Committees discussed the Manager's report and asked questions of the delegations. The joint Committees felt there should not be extensive surveys carried out at this time. They would like information on costs and whether the property owners would be willing to pay their share. The delegations were enthusiastic about paying their share but what about the other property owners.

RECOMMENDED

A. THAT the Park Board, in consultation with the Director of Planning, be requested to prepare a development programme for Nelson Park (Blocks 22 and 23), and Park Site 19 (Block 45 at Nicola and Barclay) outlining phasing, funding, and design concepts in consultation with appropriate civic departments and resident groups.

B. THAT the programme resulting from Recommendation A, be considered at a future joint meeting of the Planning and Development & Transportation Committees, to be followed by a public meeting in the West End to obtain wider resident opinion.

C. THAT the Director of Planning and City Engineer be instructed to prepare modifications to Traffic Scheme II and report back.

D. THAT preparation of a comprehensive plan for street closures/mini-parks and pedestrian pathways be deferred for a joint meeting of the Standing Committees on Planning and Development & Transportation with local residents.

(Aldermen Kennedy and Puil wished to be recorded as opposed to Recommendation C.)

2. Heritage Building - "A" Category - Roedde House - 1415 Barclay Street

This item was deferred due to lack of time.

The meeting adjourned at approximately 3:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 770d 771

Del. 1 (ii)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

April 6, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 6, 1978, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:50 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford
ABSENT:	Alderman M. Harcourt Alderman H. Rankin
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION:

Nelson Street - Operational Measures and Local Improvements

The Committee at its meeting on September 15, 1977, when considering the long term use of Nelson Street and its role within the context of the West End Plan and Downtown traffic system,recommended, and Council subsequently approved on September 27, 1977, as follows:

A. That the City Engineer be instructed to investigate suitable locations for stop signs and other measures necessary to ensure primarily local use of Nelson Street for report back to the Committee.

B. That the City proceed to initiate a local improvement project on Nelson Street from Jervis Street to Bidwell Street.

C. That West End Community Council be informed when the City Engineer's report is brought back to the Committee.

Before the Committee for consideration this day was a Manager's Report dated February 27, 1978, (circulated) in which the City Engineer evaluated three locations which had been found suitable for implementation of measures to ensure primarily local use of Nelson Street; namely, Nelson and Bute Streets/Nelson and Nicola Streets (4-way stop signs) and Nelson and Denman Street (left turn prohibition). The report also recommended traffic volumes on Nelson Street and other streets be monitored to determine the effectiveness of the measures proposed and the necessity of implementing additional measures

The choice between "On the Initiative" and "On Special Grounds" Local Improvement procedures for advancing the paving of Nelson Street was presented for the Committee's consideration.

The report contained comments of the Director of Planning who referred to the proposed paving of Nelson Street and urged appropriate measures be implemented to ensure primarily local use.

Also noted by the Committee were the following briefs (on file in the City Clerk's Office):

a) Carole and Reginald Walker, on behalf of Nelson Street residents (signatories to Notice of Objection to Local Imrpovement Project No. 440/7)

b) Mr. Chris Garside, West End Traffic Committee

c) Dr. R. Woodhead, President, West End Community Centre Association

Cont'd . . .

Nelson Street - Operational Measures and Local Improvements

d) Nancy L. Tillson, resident

e) Stephen Grant, Vancouver Bicycle Club

Traffic aspects of the report were reviewed by Mr. D. Rudberg, Assistant City Engineer - Traffic Division, who explained the rationale for the recommendations regarding the installation of the 4-way stop signs and the left turn prohibition. It was felt the traffic situation should be monitored to ensure proper results are being met.

Mr. E. West, Assistant City Engineer - Streets Division, discussed with the Committee the Local Improvement procedures necessary to advance the paving of Nelson Street and displayed photographs depicting the badly worn surface of the roadway. Mr. West advised the street had originally been paved in 1906, at which time the pavement was expected to have a life of ten years. Nelson Street in its present condition was one of ninety-six streets in the City graded 4, a rating denoting streets with the worst paving conditions. Maintenance costs were excessive and it was felt the street was far beyond the point where it could be maintained adequately.

The Committee heard representations from the following, who had submitted briefs:

- Mrs. Carole Walker, on behalf of residents of Nelson Street, expressed concern that improvements on Nelson Street would encourage more through traffic. Mrs. Walker urged the Committee adopt the following recommendations:

  (a) The Standing Committee on Transportation and City Council take this matter out of the hands of the Engineering Department and instruct that department to place four-way stop signs at the intersections of Chilco and Nelson Streets, Cardero and Nelson Streets, Broughton and Nelson Streets, and Bute and Nelson Streets; and,

  (b) That six months after City Council instructions have been carried out a Local Initiative be re-submitted to property owners on Nelson Street; and,

  (c) That under no circumstances the Engineers attempt to circumvent adequate traffic control measures on Nelson Street be considered and therefore that the Engineer's "on special grounds" solution to his problem not be considered; and,

  (d) That left turn assist lights be installed at the intersections of Denman and Robson and Denman and Davie Streets.

- Ms. Nancy Tillson, West End Community Centre Association, supported Mrs. Walker's recommendations and advised the Association was keenly interested in the quality of life in the West End and felt there was an apparent lack of concern demonstrated by civic staff in the report before the Committee.

- Ms. Maxine Davis, Gordon House Board of Management, referred to the long history of her Board's concerns about traffic safety on Nelson Street dating back to 1961.

Cont'd . . .

Nelson Street Operational Measures and
Local Improvements

- A West End resident questioned the Engineering staff about ultimate plans for Nelson Street. Mr. Rudberg stated Nelson Street west of Thurlow would remain a neighbourhood collector street - the City had no plans to upgrade it to an arterial. Through traffic would be discouraged.

- Mr. Chris Garside, West End Traffic Committee, stated he felt a vote by the Committee to commence paving 'on special grounds' would be undemocratic as it would not reflect the wishes of the residents.

- A West End resident representing cyclists referred to motorists' violations of traffic regulations and requested stepped-up enforcement to protect pedestrians and cyclists.

Following further discussion, it was

RECOMMENDED,

A. THAT four-way stop signs be installed at the following intersections:

i) Nelson and Bute Streets;
ii) Nelson and Nicola Streets.

B. THAT south bound left turn prohibition, 7:00 a.m. to 9:00 a.m. be installed at the intersection of Nelson and Denman Streets and that the installation be monitored by the City Engineer for report back to the Transportation Committee.

C. THAT traffic volumes on Nelson Street and other streets in the West End be monitored to determine the effectiveness of the above measures and the necessity of implementing any additional measures.

D. THAT the paving of Nelson Street be advanced as a Local Improvement Project 'On the Initiative'.

- CARRIED

FOR COUNCIL ACTION SEE PAGE(S) 772

Del. 1 (iii)

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

April 13, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 13, 1978, in the No. 1 Committee Room, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION:

Pedestrian Crossing - Denman Street

The Committee had for consideration a Manager's Report dated February 20, 1978, (circulated) in which the City Engineer examined pedestrian crossing safety conditions on Denman Street from Robson to Davie, with particular emphasis on the intersection of Denman and Haro Streets.

The report outlined existing conditions and detailed a traffic engineering analysis which included studies of pedestrian crossings to determine the extent of pedestrian crossing difficulties, accident status, street capacity, and walking considerations. Based on this analysis the report concluded that application of Council's traffic signal warrant indicated additional pedestrian crossing signals not be installed along the section of Denman between Davie and Robson. The report cited the following reasons for this decision:

1. All locations were within 300 feet (92 m) of an existing signal;
2. It takes only two minutes of extra time to cross at adjacent signals;
3. A signal would result in additional trips diverted through the residential areas;
4. The accident rates are not high relative to other similar locations in the City and the signalized locations in the area do not have improved accident experience.

To improve pedestrian crossing conditions during times of backup, it was proposed that painted lines be placed at the intersection of Denman and Haro Streets to show the location of pedestrian crossing points and also indicate to motorists an area to be kept clear of stopped vehicles.

The report included the comments of the Director of Planning who expressed concern and pointed out the block on the east side of Denman between Haro and Barclay Streets served as a social centre for the entire West End community. Major pedestrian traffic generators were the West End Community Centre, offering a variety of daily activities and programs for all ages; the King George Secondary School, and the Bay Theatre. The area west of Denman contained the highest proportion of seniors of any area in the West End, i.e. 33%, many of whom utilized the Community Centre crossing at the Denman/ Haro intersection.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the report with the Committee and pointed out that pedestrian crossing counts at Haro, Barclay, Comox and Pendrell indicated a need for signals. However, the policy adopted by Council stated that pedestrian signals should not be installed within two blocks of an existing signal. Therefore, on that basis, signals would not be installed at any location as there were signalized crossings on Denman within one block of all unsignalized crossings.

Cont'd . . .

Pedestrian Crossing - Denman Street (Cont'd)

The Chairman recognized the presence of representatives of a number of West End organizations and invited the delegations to address the Committee. Representations were received from the following:

- Paul Dampier, Recreation Co-ordinator, West End Community Centre (brief filed) advised the Centre with its varied activities exerted a magnetic attraction to West End residents, cutting across all age barriers. The intersection at Haro and Denman was the one most people found convenient and was used by young and old alike.

- Nancy Tillson, West End Community Centre Association (brief filed) referred to a petition with over 800 signatures submitted to the City Engineer in April, 1977 in support of a marked crosswalk or a pedestrian signal at Haro and Denman. A recent count of pedestrians at the intersection undertaken by concerned residents showed that on a Thursday, between 12:00 noon and 1:00 p.m., 200 people used the crossing; on a Sunday between 3:00 p.m. and 4:00 p.m., 300 crossings were recorded.

- Tony Garside, resident, stated the intersection was one of the most heavily used in the West End. There were 12,000 members of the Community Centre and the library located in the Centre had 7,600 registered users. In addition, the King George Secondary School, with over 500 students,was also located close by.

- Joe Arnaud, Vancouver Bicycle Club, (brief filed) felt a pedestrian signal at Denman and Haro would not result in increased traffic on residential streets because barriers at Pendrell/Bidwell and Cardero/Haro would act as an effective deterrent.

- Mr. W.S. Adams, West End and Downtown Ratepayers Association, (brief filed) supported the installation of a pedestrian signal.

- Carole Walker, West End Traffic Committee (brief filed) referred to a day-long pedestrian count (circulated) conducted on Thursday, March 30, 1978, and Sunday, April 2, 1978. The count showed between 7:00 a.m. and 10:00 p.m. on March 30, 1978, 2,283 people crossed at Haro/Denman and 2,525 at Barclay/Denman; on April 2, 1978, the count was 1,864 and 1,575 respectively.

- Maxine Davis, Gordon House Board of Management, (brief filed) pointed out 33% of the people residing west of Denman were senior citizens who utilized community facilities on the east side of Denman.

Following discussion the Committee

RECOMMENDED,

THAT a pedestrian actuated signal be installed at the intersection of Haro and Denman Streets.

- CARRIED UNANIMOUSLY

The meeting adjourned at approximately 4:20 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 772

MANAGER'S REPORT

April 7th, 1978.

TO: Vancouver City Council

SUBJECT: Local Improvements on the "Initiative Principle"

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"First Step
As required by the Local Improvement Procedure By-law, projects for the following improvements are advanced to Council on the 'Initiative Principle':

Pavements & Curbs, Arterial Streets

- Boundary Road, West Roadway, from the Lougheed Highway to 60 ft. north of the B.N.R. right-of-way on the west side and from Charles Street to the B.N.R. right-of-way on the east side.

  This section of Boundary Road is a busy arterial in an industrial area. The east roadway is fully developed and curbed at 35 feet from its northerly end to Grandview Highway. This project will complete the development of the west roadway to match, from its northerly end to south of 29th Avenue. New curbs will provide better pavement definition; paving will include the parking lane and a left-turn bay at Lougheed Highway.

- Nootka Street and Earles Street, from 25th Avenue to Duke Street on the west side and to the Lane North of Kingsway on the east side.

  This project will improve this street to secondary arterial status, thus providing improved level of service for the transit route. New 42-foot pavement and curbs will improve the street and reduce maintenance, and tie in to the improvement of 22nd Avenue.

- 22nd Avenue from Nanaimo Street to Renfrew Street

  22nd Avenue serves a collector function for the neighbourhood, and is used as a transit route for a portion of its length. Because of the wide street allowance, a centre boulevard separating two 24-foot pavements is proposed, which will contribute to the appearance of the street and neighbourhood.

- 4th Avenue from Highbury Street to Alma Street

  This is a one-block portion of the Five Year Capital Plan Project from Alma to Trimble. This street is a transit route and a major access route to U.B.C., and serves Jericho Park as well. This one-block project with a 60-foot pavement will provide improved turning facilities at Alma, and upgrade the present poorly defined pavement. This will not influence the decision to be made subsequently on the access route to Jericho Park.

Pavements & Curbs, Higher Zone

- Nelson Street from Bidwell Street to Jervis Street

  The existing roadway on Nelson Street is very old and in very poor condition, and cannot be adequately maintained. The new pavement will be the same width as at present, in accordance with the West End Traffic Plan. This project has been discussed with representatives of the West End, who agree with it, provided that stop signs and other measures are installed consistant with its classification as a local distributor street.

- Nicola Street from Beach Avenue to Pendrell Street

  Pavement and curbs are considered necessary because of the deteriorated condition of the existing surface, and high maintenance costs. The new pavement will be installed without affecting the existing trees.

cont'd.....

Pavements & Curbs, Higher Zoned (cont'd)

- Arbutus Street from 4th Avenue to 7th Avenue

  This street, presently curbed at 27 feet, was designated a collector under the Kitsilano Arterial Traffic Plan arising from the Local Area Planning Process. The proposed 32-foot pavement is in accord with this plan, and will provide better access to 4th Avenue and to Broadway, both of which are signalized at Arbutus.

- Valley Drive from Eddington Drive to McMullen Avenue on the west side and from Eddington Drive to the N.P.L. of Lot B, D.L. 526, Plan 16644 on the east side.

  A petition in 1977 obtained a sufficient number of signatures but lacked property value - one owner with only a 25-foot access corridor to Valley Drive has more property value than all the others, and did not support the petition. It is being advanced on the Initiative to overcome this anomaly. A 32-foot pavement is proposed.

- Valley Drive, West Side only from King Edward Avenue to McMullen Avenue

  Curbs were installed on the east side of this project in 1973. This work logically ties in with the above project and would complete the improvements on Valley Drive from King Edward to Eddington Drive.

- 8th Avenue from Oak Street to Ash Street

  The Fairview Slopes Policy Plan called for physical improvements to streets, most of which are presently in very poor shape. This project will serve new developments along Broadway, and the 36-foot pavement width is in accordance with the local area plan.

- Wallace Street from 2nd Avenue to 4th Avenue

  New senior citizens and condominium complexes in this area have increased traffic circulation; and requests have been received for this street improvement. The improvement consists of curb and gutter and a 36-foot pavement.

- Ontario Street from 7th Avenue to 8th Avenue

  This is an industrial street, petitions for the paving of which have not been successful due to turnover in property ownership and absentee owners. Improvement consists of a 40-foot pavement and curb and gutter.

Capital Funds

Funds for the City's Share of these projects is provided in 1978 and prior Basic Capital Budgets (Five-year Plan). Application have been made for Provincial Revenue Sharing on Boundary Road, 4th Avenue and 22nd Avenue but pending a decision on these applications, the projects will be fully funded from Basic Capital. Similarly we expect Burnaby to share the Boundary Road project as in the past, but pending their formal agreement it will be fully funded from Basic Capital.

Note re Nelson Street Project

The Standing Committee on Transportation has considered a Manager's Report on Operational Measures and Local Improvements on Nelson Street and will be recommending to Council that the paving be advanced 'on the initiative'. Approval of this present report will implement that recommendation. We would have preferred to have the operational (traffic) measures in place longer before the paving is presented to the Property Owners but the present group of projects is the last which will be advanced for construction this year.

cont'd.....

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated April 7, 1978.

The estimated total cost of these improvements is $1 164 568 and the City's share of the cost is $794 240.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval of the 1978 Streets Basic Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) The Court of Revision for the projects listed above be held at 7:30 P.M. on Thursday, June 22, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 773

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 2, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Deputy Mayor Ford.
Alderman Bellamy, Brown, Gerard, Gibson, Harcourt, Marzari, Puil and Rankin.

ABSENT: Mayor Volrich (on Civic Business)
Alderman Kennedy (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin
SECONDED by Ald. Brown
THAT the Minutes of the following meetings, be adopted:

Special Council (Public Hearing) - April 15, 1978

Regular Council (Except 'In Camera') - April 18, 1978

Special Council (Public Hearing) - April 20, 1978

Special Council Meeting - April 28, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

1. City of Vancouver Financial Statements - Year Ending December 31, 1977

Council received a report reference from Mr. R. A. Shaw, representing Thorne, Riddell & Co., the City's External Auditors, who reviewed the City's Financial Statement for the year ending December 31, 1977.

MOVED by Ald. Rankin
THAT the report from the External Auditors, and the Financial Statements for the City for the year ending December 31, 1977, be received.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

2. City of Vancouver Brief to the Provincial Regional District Review Committee.

Council considered a report dated April 25, 1978 from the City Manager, in which the Director of Planning presented a draft brief for submission to the Regional District Review Committee. The report outlined the background on the appointment of the Review Committee as well as its terms of reference. To assist the Council in its consideration of the matter, Mr. T. Droettboom, Associate Director, Overall Planning, explained the report and reviewed the brief. He also referred to a memorandum dated May 2, 1978, which had been circulated this day containing a number of proposed revisions to the brief.

Council also noted a report, dated May 1, 1978, from the Vancouver City Planning Commission which was in reponse to a request from the Mayor for input in regard to the Regional Review. The Chairman of the Commission, Mr. Lecky, addressed Council in support of the submission.

Congratulations were extended to Mr. Droettboom, the author of the brief, for his excellent submission.

MOVED by Ald. Marzari
THAT the brief, incorporating the revisions proposed in the Planning Department's memo of May 2, 1978, be approved and submitted to the Provincial Regional District Review Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the Council's Regional Directors and Alderman Harcourt attend the Provincial Regional District Review Committee meeting on May 11, 1978 and the group delegate a spokesman to present the City's brief.

FURTHER THAT it be suggested to the Vancouver City Planning Commission that a representative accompany the foregoing delegation to present the Commission's brief.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT a copy of the brief be forwarded to the Union of B.C. Municipalities for use in preparation of its own brief.

- CARRIED UNANIMOUSLY

DELEGATIONS

Special Relief - Local Improvements

Council noted that a delegation is scheduled to address Council this evening on the matter of special relief on local improvements for 1995 Comox Street. As the Council attendance at the evening session would not be sufficient to give approval to the item, if such was the decision of Council, it was

MOVED by Ald. Gibson
THAT Ms. S. Murphy, solicitor for the owner of the property at 1995 Comox Street, be appraised of the situation and be given the option of addressing Council this day or having the matter deferred to a future meeting.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Possible Action Under Section 324A
Vancouver Charter - 1186 Davie Street

At its meeting on March 7, 1978, when considering a Manager's report on the condition of 1186 Davie Street, Council resolved

"THAT the registered owner of the property or his agent appear before City Council and show cause why the building at 1186 Davie Street should not be declared a nuisance and ordered demolished, the site levelled and left free of all debris, and the Director of Legal Services be instructed to bring forward the appropriate resolution."

Council was advised that Mr. W.A. Street, the owner's legal representative, has now indicated that he is still without instructions from his client and, therefore, will not be appearing before Council at this time.

MOVED by Ald. Rankin'
THAT Council consider the formal resolution to effect demolition of this property, later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. City Archives - Proposal

Under date of April 10, 1978, Dr. D.H. Breen, Chairman. Archives Advisory Committee, submitted the following letter:

"In its continuing endeavour to further the development of what has become the finest City Archives in Canada, the Archives Advisory Committee desires the opportunity to show the City Council a few appropriate slides and to submit a proposal for the Council's consideration.

The Archives Advisory Committee wishes to appraise the Council of its desire to seek funds from the private sector for those pressing needs, particularly in the areas of preservation and public education, that cannot be fulfilled in the Archives normal budget allocation and to obtain the city's blessing and support in this task."

MOVED by Ald. Brown
THAT the request of the Archives Advisory Committee to appear before Council as a delegation for the purpose outlined in the foregoing letter, be approved.

- CARRIED UNANIMOUSLY

2. Booking - "Oh! Calcutta!"

The Vancouver Civic Theatres Board submitted the following letter dated April 19, 1978, for Council's consideration:

"In connection with the subject matter enclosed please find an extract from the Minutes of the Vancouver Civic Theatres Board under date of April 7, 1978, from which the following resolution is repeated:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

"Oh! Calcutta!" (Cont'd)

"RESOLVED that the Mayor be advised for Council's information as follows:

(a) The Board has reviewed the Attorney-General's guidelines on obscenity as requested by Council's resolution but did not find these guidelines helpful in the matter of the booking of "Oh! Calcutta!"

(b) It is noted a booking for "Oh! Calcutta!" in the Queen Elizabeth Theatre has been made for May 15, and May 16, 1978.

(c) It has been noted that undue publicity in other cities causing controversy, appeared to result in favouring the promoters because of the public curiosity generated for the performances. The Board is of the view, therefore, that to endeavour to prevent the showing would only enhance the position of the promoter. A report has been received from the Director of Legal Services concluding 'this may prove to be a political problem but I do not think it is a legal one'.

(d) In view of the above, therefore, and emphasizing again the position of the Director of Legal Services that the showing of "Oh! Calcutta!" in the Civic Theatres may prove to be a political problem but not a legal one, your Civic Theatres Board feels that any decision in the matter of preventing this performance must be made by the City Council."

MOVED by Ald. Brown
THAT the letter dated April 19, 1978, from the Civic Theatres Board, be received and filed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the Vancouver Civic Theatres Board be requested to impose the same type of admission restrictions in respect of children, as are presently in effect in movie theatres, for the showing of "Oh! Calcutta!" in the Queen Elizabeth Theatre.

- CARRIED UNANIMOUSLY

3. Civic Theatres Board - Financial Statement - 1958-1977

In a letter dated April 19, 1978, The Vancouver Civic Theatres Board submitted a copy of the Financial Statement covering operation of the Theatres, including the Queen Elizabeth Garage from 1958 - 1977. The Board also advised of the following resolution:

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Civic Theatres Board -
Financial Statement (Cont'd)

"RESOLVED that the Vancouver City Council be advised that it is their view that the present management should be highly commended for the manner in which they have operated the theatres considering particularly the heavy deficit positions which are common in like operations elsewhere."

MOVED by Ald. Brown
THAT the letter dated April 19, 1978, from the Vancouver Civic Theatres Board, be received and filed.

- CARRIED UNANIMOUSLY

4. Council Appointees -
City Planning Commission

In a letter dated April 19, 1978, Mayor Volrich advised that Alderman Kennedy has indicated a desire to be replaced on the Vancouver City Planning Commission. The Mayor recommended the appointment of Alderman Gerard to take his place.

It was pointed out that the Commission's by-law states that one Council appointee be also a Regional District Director, which made Alderman Gerard ineligible. At the suggestion of the Deputy Mayor, Council agreed to refer the matter back to Mayor Volrich to consider providing for a by-law amendment to remove the necessity of requiring the Council appointee to be a Director of the Regional District.

5. Appointment of a
Heritage Staff Person.

In a letter dated April 27, 1978, the Heritage Advisory Committee requested that Council approve the position of a Heritage Officer. The duties of this staff member were detailed in the letter and qualifications, scope of work, etc., were included in an attachment, and the individual would be assigned to the Planning Department.

Council noted that the City Manager anticipated the proposed position would be classified as pay-grade 30, (subject to review by the Director of Personnel Services) and the estimated cost for 1978 would be $13,883, with funding from Contingency Reserve. There is also a possibility that auto allowance may be required.

Mrs. R. Fleming, Chairman of the Heritage Committee, addressed Council, speaking in support of the appointment of a Heritage Staff person.

MOVED by Ald.Rankin
THAT approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of $13,883, charged to Contingency Reserve, and that auto allowance be provided if required.

- (CARRIED)

(Ald. Bellamy, Brown, Gerard & Puil opposed)

MOVED by Ald. Brown
THAT this whole matter be deferred pending a report from the Director of Planning on his Department's total budget position and proposed reductions.

- LOST

(Ald. Gibson, Harcourt, Marzari, Rankin and the Deputy Mayor opposed)

The motion to defer having lost, the motion by Alderman Rankin was put and carried.

STANDING COMMITTEE REPORT

IV. Report of Standing Committee on Community Services (April 20, 1978)

Health Services for School-Aged Children - Implications of Declining Enrollment (Clause 3)

MOVED by Ald. Rankin
THAT recommendations 'A' and 'B' of the Committee, contained in this clause, be approved and recommendation 'C' be amended and then approved as follows:

'C. THAT if revenue from fees to be levied in 1978 does not total the required budget increase in the City share of health costs, (maximum $79,000) the difference be made up from Contingency Reserve:

Further that if revenue is below the required recovery in future years, the Health Department reduce positions accordingly.'

- CARRIED UNANIMOUSLY

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The Council recessed at 4:00 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4:25 p.m., with the same Members present.

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COMMUNICATIONS OR PETITIONS (Cont'd)

6. Request for N.I.P. Funds - Kiwassa

The Council noted a letter dated April 27, 1978 from the Kiwassa N.I.P. Committee, wishing to appear before Council as a delegation to discuss the $47,500 contained in the Supplementary Capital Budget and referred to in the report of the Finance and Administration Committee dated April 20, 1978.

MOVED by Ald. Bellamy
THAT the delegation request from the Kiwassa N.I. P. Committee, be granted.

- CARRIED UNANIMOUSLY

7. Request for Further Extension - 4545 Prince Albert Street.

Lisogar Construction Ltd., in a letter dated April 26, 1978, requested an additional extension of 30 days to comply with certain conditions laid down when the above-mentioned property was rezoned. Council had previously granted a thirty day extension on March 21, 1978.

MOVED by Ald. Puil
THAT a further thirty day extension be granted to Mr. R. Lisogar providing he meets all the conditions of the CD-1 By-law, and those conditions established by resolution, in sufficient time to allow for enactment of the by-law within the 30 day period.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Proposed Fire Hall at Kaslo and Venables

In a letter dated April 20, 1978, Ms. Susan Renzullo, on behalf of residents in the area, requested to appear before Council as a delegation concerning the proposed Firehall at Kaslo and Venables.

MOVED by Ald. Puil
THAT the request from Ms. Susan Renzullo to appear as a delegation on behalf of local residents, with respect to the proposed Firehall at Kaslo and Venables, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

B. City Manager's Report April 18, 1978

Royal Vancouver Yacht Club - Proposed Sublease of Stanley Park Foreshore and Parking Lot License.

In considering this report explanations were heard from the Superintendent of the Park Board, Mr. S. Lefeaux and Mr. R. Baker representing the Royal Vancouver Yacht Club, giving information with respect to the lease and proposed parking lot improvements.

MOVED by Ald. Brown
THAT the proposed sub-lease of Stanley Park foreshore and parking lot license to the Royal Vancouver Yacht Club not be approved.

- CARRIED UNANIMOUSLY

At the conclusion of the foregoing debate the City Manager was directed to submit a report, with respect to the Yacht Club's property, as to what authority, permits, etc., are required should the Yacht Club carry out its intention to create an island by dumping fill at its present location.

VII. Report of Standing Committee on Finance and Administration (April 20, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. 1978 Supplementary Capital Budget
Cl. 2. Position Establishment - Landscape Construction Co-ordinator.

1978 Supplementary Capital Budget (Clause 1)

The Council considered this report and, with the agreement of Council, the Chairman of the Park Board advised on the Board's position with respect to the Supplementary Capital Budget and other matters. Mr. Bain provided an information sheet on Incremental Funding Levels and Suggested Project Allocations from the Supplementary Capital Budget affecting the Park Board.

MOVED by Ald. Brown
THAT recommendation A contained in the Committee's report be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

1978 Supplementary Capital Budget (Cont'd)

MOVED by Ald. Brown
THAT recommendation B contained in the Committee's report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari (in amendment)
THAT the project - Renovations to Lost Lagoon Fountain - $110,000, contained in Priority 1, be deleted.

- LOST

(Ald. Bellamy, Brown, Gerard, Harcourt, Puil, Rankin and the Deputy Mayor opposed)

MOVED by Ald. Brown
THAT recommendations C, D, E and F, as contained in the Committee's report, be approved.

- CARRIED UNANIMOUSLY

Position Establishment - Landscape Construction Co-ordinator (Clause 2)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED

(Ald. Puil opposed)

VII (i) Champlain Heights Community Recreation Facility

On April 4, 1978 Council deferred for discussion with the Project Manager and representatives of the Park Board, a Manager's report dated March 31, 1978, concerning the Champlain Heights Community Recreation Facility, until after the Supplementary Capital Budget had been decided.

MOVED by Ald. Harcourt
THAT Council reaffirm its support of a Champlain Heights Community Facility Plan and the development program.

- CARRIED UNANIMOUSLY

A. MANAGER'S GENERAL REPORT APRIL 28, 1978

Building & Planning Matters (April 28, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Conversion to Self-Serve Gasoline Station - 7006 Victoria Drive
Cl. 2: D.P.A. - Thunderbird Activity Centre, 496 West King Edward Avenue
Cl. 3: Sign Application - Great Shanghai Restaurant, 648 Main Street

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1 and 3 of this report be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire & Traffic Matters
(April 28, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Pacific Centre Garage - Financial Status
Cl. 2: Request for Added Bus Stop on Pender Street at Howe Street
Cl. 3: Display of Red Cross Flags and Grant Request Canadian Red Cross Society

Pacific Centre Garage - Financial Status
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in Clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Request for Added Bus Stop on Pender Street at Howe Street.
(Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in Clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Following consideration of the above clause, Alderman Harcourt requested, and the Deputy Mayor so directed, that the matter of bus stops on the Fraser-Cambie bus route be referred to the Transportation Committee for consideration and report.

Display of Red Cross Flags and Grant Request - Canadian Red Cross Society
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager be approved and the grant request of the Red Cross Society for $150.00 to cover the estimated cost of installing and removing flags also be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

Finance Matters
(April 28, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Redesign of the City's Real Property Tax Bill
Cl. 2: Supplementary Heating - Provincial Coroner
Cl. 3: Staffing - Civic Theatres Department

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(April 28, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Rental Review - Block 42, Undersurface Lease Pacific Centre Ltd., (Dunsmuir Street Exit)
Cl. 2: Consent of Assignment of Lease - Ground Floor Premises, 703 Smithe Street
Cl. 3: Sterling Shipyards Ltd. - Assignment of Lease - Portion of Stewart Street East of Victoria Drive
Cl. 4: Establishment of Land for Lane Purposes - North of Broadway and West of Bayswater
Cl. 5: Property Acquisition - 1959 Pandora Street
Cl. 6: False Creek Ground Leases

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, April 13, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Liquor Permit Application - 2270-72 West 4th Avenue
Cl. 2: Hotel Vancouver re Fire By-law
Cl. 3: Regulation of Shopping Hours
Cl. 4: Handicapped Resource Centre

Clauses 1, 2, 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development, April 13, 1978

Local Area Planning Review (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance & Administration, April 13, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: B.C. Cancer Foundation - Grant Request
Cl. 2: Scavenging Revenue Item - September Quarterly Budget Review
Cl. 3: Business Tax Assessment Appeal - Staff Time

Clauses 1, 2 and 3

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

IV. Report of Standing Committee on Community Services, April 20, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Extension of Hours - Hotel 'Pubs'
Cl. 2: Purchase of Wicklow Hotel, 1516 Powell Street
Cl. 3: Health Services for School-Aged Children - Implications of Declining Enrollment

Clause 1

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Brown opposed)

Clause 2

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Harcourt opposed)

Clause 3

For Council action on this clause, see page 6.

V. Report of Standing Committee on Planning and Development, April 20, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Kivan Boys' and Girls' Club - Cost and Availability of Sites Adjacent to Robson Park
Cl. 3: Central Waterfront - Residential and Open Space Policy Review
Cl. 4: City of Vancouver Brief to Provincial Regional District Review Committee

Clauses 1, 2 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Central Waterfront - Residential and Open Space Policy Review (Clause 3)

MOVED by Ald. Harcourt,
THAT this clause be referred back to the Planning and Development Committee for consideration at its meeting on May 4, 1978.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

VI. Report of Standing Committee on Transportation, April 20, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Baseball at Nat Bailey Stadium, (Capilano) Parking and Traffic Impact
Cl. 2: Annual Traffic Signal Program

Clause 1

When considering this Clause, Council noted a report dated April 26, 1978, from the City Manager commenting on the recommendations of the Committee contained in this Clause. It was also noted that Mr. Harry Ornest has requested this matter be deferred as his legal advisor was unable to be present at this meeting.

MOVED by Ald. Harcourt,
THAT consideration of this Clause and the Manager's report dated April 26, 1978, be deferred.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:00 p.m. to reconvene at 7:30 p.m.

The Council reconvened at 7:30 p.m., with Deputy Mayor Ford in the Chair and the following members present:

PRESENT: Deputy Mayor Ford
Aldermen Bellamy, Brown, Gerard, Gibson, Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Harcourt
Alderman Kennedy (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS

D.P.A. - 633 Hornby Street
(E.B. Misty's Cabaret)

Council on April 18, 1978, deferred consideration of a Manager's report dated April 14, 1978, on this matter and requested the applicant and the Fire Marshal to appear at this meeting.

Chief Fire Warden Birnie made reference to a number of charges which had been laid against this Cabaret, however, he pointed out that for a variety of reasons, only one conviction has resulted from these charges. He also referred to a more recent charge which will be before the Courts on May 11, 1978. This charge relates to overcrowding of the premises.

cont'd....

DELEGATIONS (cont'd)

D.P.A. - 633 Hornby Street
(E.B. Misty's Cabaret) (cont'd)

Mr. Williams, on behalf of Grander Developments, addressed Council and replied to a number of the matters raised by Chief Fire Warden Birnie. He also queried the figures shown in the Manager's report with respect to the size of the rooms in the Cabaret and the number of persons permitted in each room. A brief from Mr. Williams had previously been circulated to Council.

MOVED by Ald. Rankin,
THAT this matter be deferred to the next meeting of Council and, in the meantime, the City Manager report on the size of the Cabaret and the permitted occupancy, as well as on whether this Cabaret has met all requirements of the Provincial Fire Regulations and the City Fire By-laws;

FURTHER THAT the report include a review of the other cabarets in the vicinity of Misty's, with particular reference to compliance with fire safety regulations.

- CARRIED

(Aldermen Bellamy, Brown and Puil opposed)

Special Relief - Local Improvements
(1995 Comox Street)

The Deputy Mayor advised that this delegation had requested a deferment to the next meeting of Council.

MOVED by Ald. Gibson,
THAT this delegation be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Food Preparation Vehicle

Council on Tuesday, April 11, 1978, agreed to hear the appeal of Mr. R. Weiser and Mr. M. Donner against Council's decision to not approve the recommendation of the Standing Committee on Community Services that Messrs. Weiser and Donner be exempt from Section 62(2) of the City Health By-law #4387, to permit them to operate two food preparation vehicles on City streets.

Mr. M. Donner addressed Council and read from a brief which had been previously circulated. In the brief, the appellants stated that they are able to comply with all regulations set out by Provincial and Municipal health agencies with respect to food preparation vehicles with the exception of the requirement that this vehicle be a minimum of 100 square feet. Mr. Donner contended that because it is intended to only sell hot dogs, it would be possible to prepare and distribute this product from the City's prototype kiosk of 20 square feet. He therefore requested approval for a six month trial period.

MOVED by Ald. Rankin,
THAT the following recommendation of the Standing Committee on Community Services dated March 23, 1978, be approved:

"THAT City Council exempt Messrs. R. Weiser and M. Donner from Section 62(2) of City Health By-law No. 4387 for two food preparation vehicles only, to be located at Georgia and Howe Streets and on Beach Avenue on a six-month trial basis, and the Medical Health Officer be requested to report to the Community Services Committee on their operation upon the expiry of the six month period."

- LOST (tie vote)

(Aldermen Bellamy, Gibson, Puil and Deputy Mayor Ford opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4805, BEING THE ADVANCE TAX BILLING BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1978 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO THE MAINTENANCE OF THE TROUNCE ALLEY AND BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1978 FOR THE PURPOSE OF DEFRAYING THE COST OF DECORATIVE LIGHTING PERTAINING TO THE GRANVILLE STREET MALL PHASE II LOCAL IMPROVEMENT PROJECT

MOVED by Ald. Gerard,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1978 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS (Fraser Street, Hastings Street and Kerrisdale)

MOVED by Ald. Gibson,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Lane Purposes (North of Broadway & West of Bayswater)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the City of Vancouver is the registered owner of the South 10 feet of Subdivisions 9 and 10, Lot 4, Block 31, District Lot 192, Plan 1461;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described land as lane;

THEREFORE BE IT RESOLVED THAT the South 10 feet of Subdivisions 9 and 10, Lot 4, Block 31, District Lot 192, Plan 1461 be, and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Closing, Stopping Up & Consolidation (John Hendry Park Site)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The City of Vancouver wishes to consolidate all of the properties lying within the limits of John Hendry Park;

THEREFORE BE IT RESOLVED THAT all the streets and lanes outlined blue, brown, red, yellow, purple, orange and green included in plan affirmed by Irvine Jones, B.C.L.S., on December 15th, 1977, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and be consolidated with the adjacent City-owned lands.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (S10' of West 33' of Lot 4, Block 313, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of the West 33 feet of Lot 4, Block 313, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (N10' of W½ of Lot 13, Block 295, D.L. 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West 1/2 of Lot 13, Block 295, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Leave of Absence - Alderman Gerard

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT Alderman Gerard be granted leave of absence from May 16th to June 4th, 1978, inclusive.

- CARRIED UNANIMOUSLY

2. 1186 Davie Street

MOVED by Ald. Rankin,
SECONDED by Ald. Gibson,
RESOLVED and the Council of the City of Vancouver hereby declares that the building situate on the property legally described as the North West 1/4 of Lot 9, Block 25, District Lot 185, Group 1, New Westminster District, Plan 92, in the City of Vancouver and known as 1186 Davie Street, is a nuisance;

BY THIS RESOLUTION the Council of the City of Vancouver does hereby order that the said building be pulled down and the material removed from the said lands and all excavations be filled up by the owner within sixty (60) days after the date of service of this order, pursuant to the provisions of the Vancouver Charter, S.B.C. 1953, c.55 and amendments thereto;

BY THIS RESOLUTION the Council of the City of Vancouver does further order that in case of default by the owner to comply with this order within the time limit such pulling down, removal and filling up shall be done by George H. Jordan, Supervisor of Properties of the City of Vancouver, at the cost of the owner.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 9:00 p.m. to reconvene 'In Camera'.

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The foregoing are Minutes of the Regular Council Meeting of May 2, 1978, adopted on May 16, 1978.

MAYOR

CITY CLERK

CC 62-MLH-75

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MANAGER'S REPORT

DATE April 25, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: CITY OF VANCOUVER BRIEF TO PROVINCIAL REGIONAL DISTRICT REVIEW COMMITTEE

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Introduction

The City Manager has requested that the Planning Department prepare a draft brief for submission to the Regional District Review Committee established by the British Columbia Minister of Municipal Affairs. That draft is attached to this report as Appendix A. Also attached for Council's information and use in reviewing the brief is a short history of regional organization in Greater Vancouver (Appendix B) and a summary of the major features of the Regional District Legislation and of the current operation of the GVRD (Appendix C).

Background

The Regional District Review Committee was appointed by the Minister of Municipal Affairs in late 1977 to review the regional district concept and report back in 1978. The members of the Committee are:

Mr. Philip Farmer, Kaledan, Chairman
Mrs. Rendina Hamilton, Penticton
Mr. Alfred O. Hood, Victoria
Miss Daphne Phillips, Dawson Creek
Mr. Ronald Thompson, Galiano

The Committee's terms of reference are to examine:

1. The jurisdictional role of regional districts, including an examination of present and future functions and responsibilities.

2. The structural and administrative organization of regional districts including internal and external boundaries, the relationships between regional districts and Provincial, municipal and the citizens (Sic); and Provincial financial support policy for the regional districts.

3. Such other issues germane to the review of the regional district concept as may be appropriate.

The Committee will be holding public hearings in Vancouver on May 11th, 12th, 24th, 25th, and 26th. Briefs should be submitted two weeks prior to the hearing.

The City's Brief

The Planning Department has prepared a draft brief after consultation with a number of other City departments. While the brief reflects many issues as identified by these departments, it has not been possible to incorporate all the varying perceptions and concerns into a single coherent and consistent brief.

The major thrusts of the brief are as follows:

1. A basic satisfaction with the long history of regional cooperation in Greater Vancouver and with the essential operations of the Greater Vancouver Regional District, but tempered with a number of emerging concerns.

2. A need to look with some detail at the special nature and problems of Greater Vancouver. This detailed look would ideally be conducted in addition to and independent of the present general review of Regional Districts across the whole of British Columbia.

3. A desire to re-examine the boundaries of the GVRD, particularly as they relate to our neighbouring Regional Districts to the east.

Continued . . .

4. A need for a more clearly defined and consistent Provincial role in regional affairs.

5. A desire to study and resolve some existing anomalies and inequities within the region, consistent with some important principles of good government.

6. A need for a more concise and commonly understood perception of the regional purpose in order to guide regional planning and reduce inter-municipal conflict.

7. A perceived discomfort with the present level of public accountability for the Regional District.

Comments on the Draft Brief

The Manager's Advisory Committee (MAC) considered the Planning Department brief at its meeting of April 19th, 1978. During that meeting, the following points were raised for possible inclusion in the final brief:

1. Alternative boundaries for the GVRD, incorporating only the inner municipalities (Vancouver, Burnaby, New Westminster, and Richmond, or above plus the North Shore);

2. Radically alternative forms of regional government (municipal amalgamation, metropolitan government, or no regional organization);

3. Undesirability of fire-fighting as a regional function;

4. Pros and cons of regional labour relations function.

Suggested positions on points 1 and 2 have been incorporated into the draft brief presented to Council (pages 4 and 7). However, the Planning Department believes points 3 and 4 could be worked out within the region and need not be brought to the attention of the Provincial Review Committee. For Council's information, a memorandum from the Director of Personnel Services on the regional labour relations function is attached as Appendix E.

A report including the draft brief was submitted to Council's Standing Committee on Planning and Development for consideration during its meeting of April 20th, 1978. That Committee did not deal with the report, but members were requested to forward comments directly to the Planning Department. The comments which have been received are attached as Appendix F.

Request from the Union of British Columbia Municipalities

The City of Vancouver has received a communication from the Union of British Columbia Municipalities requesting information and opinion to be used in the preparation of a UBCM brief to the Regional District Review Committee (Appendix D). Since many of the issues identified in the UBCM request are covered in the City's draft brief and since many of the other questions are really not applicable to Vancouver, the Planning Department suggests it would be appropriate to respond to UBCM by forwarding a copy of the City's brief.

Recommendation

A. THAT the brief attached as Appendix A be forwarded to the Regional District Review Committee for consideration during its May public hearings. (The City Clerk should be instructed to do this as soon as possible, as convenient hearing times are rapidly disappearing.)

B. THAT Council appoint from among its members representatives to present the brief before the Review Committee.

C. THAT a copy of the brief be forwarded to the Union of British Columbia Municipalities for use in preparation of its own brief. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 2

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Conversion to Self-Serve Gasoline Station
   7006 Victoria Drive - Cardinal Management Ltd.

The Director of Planning reports as follows:

" The City Clerk has received a letter from Mr. David J. Brant, President of Cardinal Management Ltd. (see Appendix I), requesting the gasoline service station at 7006 Victoria Drive and 54th Avenue) be permitted to convert to a self-serve gasoline station.

The Development Permits approving the construction and/or alterations to the above noted development were processed as follows:

1. Development Permit No. 36898

   Issued February 9, 1966 to Cardinal Car Wash Ltd., permitting a four-bay coin operated car wash. The approved drawings indicated the provision of four car wash bays, with a small accessory office and one pump island, with access from Victoria Drive and 54th Avenue.

2. Development Permit No. 79806

   Approved by the Director of Planning February 6, 1978, thereby permitting 'the construction of a one-storey gasoline service station (2,487 sq. ft.), and six service bays (for tune-up shop and lubes) and the provision of two pump islands with canopies over', subject to conditions. Development Permit No. 79806 will be issued when the conditions are fully complied with.

This gasoline service station is an independent operation and Cardinal Management advise that they have no other gasoline service station facilities.

Three of the major points raised during previous City Council discussions on the control of self-serve stations were: displacement of operations, the reduction in employment and loss of service facilities for normal car maintenance.

However, Mr. Brant in his letter dated January 30, 1978, notes:

1. Cardinal Management does not own any other gasoline service station nor does it have any interest in any way with any other gasoline retailing;

2. whereas the existing car wash employs one manager and two full-time subsidiary employees, the proposed development will eventually employ seven full-time employees; and

3. the proposed development will provide six service bays to provide premises for a tune-up and lubrication service for the operation of a minit-tune and minit-lube franchise which is designed for convenience and fast service.

If this conversion is allowed, 7006 Victoria Drive should be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-serve gasoline stations."

Since the proposed conversion meets Council's policies in that it does not reduce service facilities, and since it is an independent operation, the City Manager RECOMMENDS approval.

If Council is not prepared to approve the request, the applicant asks permission to appear as a delegation this day.

INFORMATION:

2. Thunderbird Activity Centre, 496 West King Edward Avenue
DPA #80349

The Directors of Social Planning and Planning report as follows:

The Thunderbird Activity Centre for Native women and children is located at 496 West King Edward Avenue (RS-1). The centre has been operating at this location since last fall and is funded by the Ministry of Human Resources. Last summer the group applied for a Development Permit as an "institution of a religious, philanthropic or charitable character".

Because of opposition from neighbours the application was submitted to Council for consideration. On September 13th, Council recommended that the Director of Planning approve the Development Permit for a 6 month trial period ending March 31st, 1978 and that the Director of Social Planning report back prior to the expiration of the permit.

On March 8th the Thunderbird Activity Centre applied for renewal of their Development Permit. For the original Development Permit application 26 property owners were notified by Zoning and 32 objections were received in reply. Because this application was of interest to more than just immediate neighbours, this time a larger area was included in the notification. Fifty neighbouring property owners were notified of the re-application and no objections have been received. The Police Department reports that there is no record of any complaints concerning the property. Ministry of Human Resources staff advise that funding will be extended until March 31, 1979.

The Director of Planning is prepared to approve this Development Permit Application, in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the retention and use of the existing dwelling on this site as an institution of a philanthropic and charitable character in conjunction with the Thunderbird Native Women's organization, for a limited period of time expiring March 31, 1979.

As requested by Council the Directors of Social Planning and Planning submit the foregoing report for the information of Council."

The City Manager submits the foregoing report of the Directors of Social Planning and Planning for the INFORMATION of Council.

RECOMMENDATION:

3. Sign Application -
Great Shanghai Restaurant, 648 Main Street

The Director of Planning and the Director of Permits and Licenses report as follows:

"BACKGROUND

The above sign application is within the HA-1 Zone (Chinatown Historic Area) or Schedule 'F' under the Sign By-Law. The proposed canopy sign does not presently meet the size requirements of the Sign By-Law as follows:

Sign Type	Size	Proposed Area	Maximum Height & Area Permitted By By-Law
Canopy	2' x 53'8"	107 SF	1 Foot, 54 SF (1 sf/ft. of frontage)

Therefore, the Sign Administrator (Director of Permits and Licenses) cannot issue the sign permit.

However, the above application was referred to and considered by the Chinatown Historic Area Planning Committee (CHAPC) on January 11, 1978. The CHAPC recommended approval of the application subject to some minor conditions, for the following reasons:

Cont'd . . .

Clause 3 Cont'd

1. For its location on Main Street, the general size and design of the proposed sign are considered acceptable.

2. The proposal, subject to the minor revisions recommended, meets the proposed revisions to the Chinatown Schedule of the Sign By-Law, in that these would have the same requirements for canopy signs as presently permitted in other areas of the City under Section 6 of the Sign By-Law.

SUMMARY

The CHAPC is in favour of this sign application being approved, subject to the following conditions:

1. The inclusion of some neon illumination, satisfactory to the Director of Planning

2. Compliance with the requirements for canopy signs listed under Section 6 of the Sign By-law.

Although the sign application will be refused, City Council however, may approve this sign application under Section 7(3) of the Sign By-law which states:

> 'Special approval may be given by Council for a sign in a Special Area established by Council (i.e. Gastown, Chinatown, and Granville Mall) which would exceed the limitations specified for that Special Area but which would contribute significantly to the character of the area, after consultation with the relevant Special Committee and/or Board for the particular area established by Council.'

Recommendation: The Director of Planning and the Director of Permits and Licenses recommend:

> That City Council approve this sign application subject to the conditions outlined above."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Pacific Centre Garage - Financial Status

The City Engineer reports as follows:

"In the past, the City Engineer has submitted reports annually to Council outlining the financial status of the Pacific Centre parking garage. This report will inform Council of the 1977 financial performance. In addition, the establishment of a fund to replace equipment which is no longer economical to repair will be recommended.

The Pacific Centre parking garage was completed in August, 1975 with the opening of the Block 42 portion of the garage. This increased the garage capacity from 840 spaces to 1556 spaces, making it the largest parking facility in Vancouver.

The following is the 1977 cost-revenue summary:

Total Revenues		$1 800 502 91
Expenditures		
1. Rental (Paid to Pacific Centre by Agreement)	$ 808 532 04	
2. Proportion of Taxes	$ 349 056 14	
3. Operating Expenses	$ 512 292 85	
4. Repairs and Maintenance	$ 43 519 27	
Total Expenditures		$1 713 400 30
Net Surplus		$ 87 102 61

In our 1976 review, a modest surplus in the garage operation was projected. This occurred because usage increased and the October, 1976 rate increase was in effect for the full twelve months of 1977. The entire Pacific Centre complex is now complete, so future increases in garage usage will be small. In order to maintain a surplus, the parking rates will require adjustments to keep pace with operating cost increases. The 1977 operating cost increase was held to 3.5% over 1976.

The first phase of the garage was opened in October, 1971 and some parts of the parking control equipment now require replacement. In 1978, it will be necessary to replace six control gates, twelve vehicle detectors and other small miscellaneous items. The estimated cost of this equipment is $20 000.

Since there was a revenue surplus in 1977 of $87 102 61, it is recommended that $20 000 of this amount be reserved for equipment replacement in 1978.

The Director of Finance has reviewed and concurs with this report."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Continued . . . .

2. Request for Added Bus Stop on Pender Street at Howe Street

The City Engineer reports as follows:

"As a result of the opening of Robson Street between Howe and Hornby Streets to transit vehicles only on October 30, 1977, the #15 Cambie bus service was rerouted from a routing via Pender-Granville-Robson to a route via Pender-Burrard-Robson.

In this vicinity, there is a bus stop for this service on Pender Street at Granville Street, with the next one at Burrard south of Pender Street. This is about 400m (1300 feet) between stops and is considered excessive for the downtown area where the desirable spacing is about 180m (600 feet).

There is an existing bus stop between the two above mentioned locations (at Hornby Street), but it cannot be used because the Cambie bus has to position itself in the centre lane for executing a left turn at Burrard Street.

In view of the above, it is recommended that a bus stop be established on the north side of Pender Street at Howe Street."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION

3. Display of Red Cross Flags and Grant Request - Canadian Red Cross Society

The City Engineer reports as follows:

"A letter has been received from the Canadian Red Cross Society pointing out that May 8th is the designated World Red Cross Day. The Red Cross Society requests permission to fly Red Cross flags on two of the City's flag islands -

1. Cambie Street and 12th Avenue

2. South end of Burrard Bridge

from May 5 to May 12, 1978. It is requested also that the cost to install and remove the flags be borne by the City. City staff could perform the work, and the estimated cost is $150.00.

I recommend that permission be given to install flags on two flag islands May 5th to May 12th, 1978 and

I submit for consideration the request from the Canadian Red Cross Society for a grant from the City to cover the costs of installing and removing flags (estimate $150.00)."

The Comptroller of Budgets and Research advises that this request falls within the "Other" Grant Category in which there is a current unallocated balance of $331,698.00, $324,500 of which is the annual grant request of the Arts Gallery pending resolution by the Finance and Administration Committee; leaving an uncommitted balance of $7,198.00. This report is submitted direct to Council because of the urgency of the request.

The City Manager RECOMMENDS approval of the recommendation and submits the request for a grant for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 9

FINANCE MATTERS

RECOMMENDATION:

1. Redesign of the City's Real Property Tax Bill

The following report has been received from the Director of Finance.

"On March 29, 1977, City Council approved a recommendation of the Finance Committee as follows:

> "That the City authorize funds up to a maximum of $3,000 for the redesign of the City's Real Property Tax Bill and that Mr. R. Derreth be engaged to carry out the redesign as discussed with the Finance Committee."

Mr. Derreth worked with us over the balance of 1977 and into 1978 on the redesign of the tax bill. The work was considerably more time consuming than anticipated as the tax bill is an extraordinarily complex form and the requirements regarding the information that must go in it are complex and subject to change. There was also a misunderstanding between Mr. Derreth and the City staff regarding what was properly included in the $3,000, as Mr. Derreth has not dealt with the City previously. He was under the impression that the Federal and Provincial taxes applicable would be over and above the $3,000 whereas City staff assumed that they would be included.

No formal agreement was written for this job, as is often the case.

Mr. Derreth has agreed to absorb hundreds of dollars of extra type-setting costs involved in the redesign and it is my recommendation that Council approve an additional $595.20 of Federal and Provincial Sales Tax, to be added to the $3,000 previously approved. I feel this is reasonable under the circumstances.

I therefore recommend that an additional $595.20 be provided from 1978 Contingency Reserve to pay the Federal and Provincial Sales Taxes applicable on the redesign of the tax bill. "

The City Manager RECOMMENDS approval of the above recommendation of the Director of Finance, noting that normal practice in Mr. Derreth's field is to consider taxes as additional to prices quoted.

2. Supplementary Heating - Provincial Coroner

The Director of Permits and Licenses reports as follows:

"A new lease agreement has recently been signed between the Provincial Government and the City. It is for the premises occupied by the Provincial Coroner at 240 East Cordova Street.

Part of this new agreement calls for the installation by the City of supplementary electric heating. The cost of installation is to be borne by the City but was reflected in an increase in the monthly rental to be amortized over a ten year period.

In order to carry out the City's commitment, electrical work must be carried out costing an estimated $15,000.

The Director of Finance advises that if Council approves the recommendation of this report the necessary funds would be provided from Contingency Reserve.

It is therefore recommended that Council approve the expenditure of $15,000 for supplementary heating to be installed in the premises occupied by the Provincial Coroner at 240 East Cordova Street. The necessary funds to be provided from Contingency Reserve."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be approved.

.../2

3. Staffing - Civic Theatres Department

The Manager of the Civic Theatres Department reports as follows:

"The addition of the Orpheum Theatre and the reorganization of the building maintenance and janitorial functions, together with the increased workload in these functions, has necessitated the employing of some casual building service workers on a continuing full time basis. A review of the on-going workload and the feasibility of having more permanent staff around with whom to plan the workload, indicates that the existing permanent staff should be augmented by the conversion of the equivalent of three full time building service workers from casual help to permanent staff. There would be no change in salary costs, as the salary for a permanent position is the same as that paid to a casual worker, and funding for the three proposed permanent positions, totalling $34,380 at the mid-step (1977 rates) would be transferred from the Casual Help account. There will, however, be an increase in the City's cost of fringe benefits equal to $82 per month for each position, for those additional fringe benefits allowed for permanent employees. This, for the three postions, amounts to $2,952 annually at 1977 rates. I feel that the additional expenditure of $2,952 annually is well justified considering the improved planning and service that the permanent positions will provide. I therefore strongly recommend that these permanent positions be approved."

This recommendation is concurred with by the Administrative Analyst.

The Comptroller of Budgets and Research advises that, if this report is approved, the source of funding for the additional cost of $2,952 will be Contingency Reserve.

The City Manager RECOMMENDS that the three permanent positions be established as requested by the Manager of the Civic Theatres Department.

FOR COUNCIL ACTION SEE PAGE(S) 9

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review, Block 42, Undersurface Lease (Dunsmuir Street Exit), Pacific Centre Limited

The Supervisor of Properties reports as follows:

"Under the terms of the undersurface lease, dated October 31, 1973, between the City and Pacific Centre Limited pertaining to the Dunsmuir Street exit, the payment of rental is to be reviewed at five year intervals. The present rental of $1,225. per annum expires on October 30, 1978 and pursuant to the lease terms agreement as to rental for the subsequent five year period commencing October 31, 1978 must be reached by both parties not later than April 30, 1978.

Pacific Centre Limited and the Supervisor of Properties by an exchange of letters, dated April 18th and 19th, respectively have agreed on a rental of $2,700. per annum for the next five year period of the lease. All other lease terms and conditions remain unchanged.

It is therefore recommended that effective October 31, 1978, the annual rental be increased to $2,700."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent of Assignment of Lease
Ground Floor Premises
603 Smithe Street

The Supervisor of Properties reports as follows:

"The ground floor of 603 Smithe Street, Lot 20, Block 63, D.L. 541 is currently leased to William Kelly Ng as an art studio for a period of two years from November 1, 1976 to October 31, 1978.

Application by letter has been received from the solicitors for William Kelly Ng for consent to assign the subject lease for the same use to Michael Margolus.

It is recommended that the City consent to an assignment of the lease of the ground floor of 603 Smithe Street dated November 1, 1976 in the name of Mr. William Ng to Michael Margolus, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sterling Shipyards Ltd.
- Assignment of Lease - Portion of
Stewart Street East of Victoria Drive

The Supervisor of Properties reports as follows:

"A portion of Stewart Street East of Victoria Drive is presently leased, on a monthly holdover of a former term lease, to Sterling Shipyards which is now a subsidiary of the Canadian Fishing Co.

cont'd.....

Clause No. 3 continued:

Davis and Company, solicitors for the "Canadian Fishing Co." now request that City Council approve the assignment of lease from "Sterling Shipyards Ltd." to the "Canadian Fishing Co." effective May 1, 1978 with the term to run to May 24, 1980.

It is therefore Recommended that the City grant a lease to the Canadian Fishing Company on a portion of Stewart Street, commencing May 1, 1978 and terminating May 24, 1980. The rental to be $973.00 per annum plus taxes as if levied with the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Properties be approved.

4. Establishing a portion of City-owned land for lane purposes, north of Broadway and west of Bayswater

The Supervisor of Properties reports as follows:

"The City of Vancouver previously owned all of Subdivision 9 and 10, Lot 4, Block 31, D.L. 192, Plan 1461; however in 1938 these lots were sold except for the south 10 feet of each lot which was retained for lane purposes. Since that time this portion of these lots has been in use as lane but has never been formally established for that purpose.

This lane is scheduled for paving in the near future and the City Engineer has requested that the portions of Subdivision 9 and 10 be formally established for lane purposes at this time.

It is therefore Recommended that the south 10 feet of subdivision 9 and 10 Lot 4, Block 31, D.L. 192, Plan 1461 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Property Acquisition
1959 Pandora Street

The Supervisor of Properties reports as follows:

"The above property, legally described as Lot 12, Block 28, D.L. 184, Plan 178, has been offered for sale to the City.

This property is 49.5 feet X 122 feet in size, zoned M-2, and is improved with an old wood-frame building that was occupied by a sheet metal and roofing company. The building adds no value to the property and should be demolished.

The City owns the property on either side of the subject and across the lane, namely Lot 5 to 8, 9 to 11, and 13. The City lots are all zoned M-2 except for Lots 8 and 9 which are zoned M-1. All lots are 49.5 feet X 122 feet. Lot 5 is held in the Land Purchase Fund and the balance are in the Property Endowment Fund. It is proposed to transfer said Lot 5 into the Property Endowment Fund as part of the assembly. The purchase of this lot will create an industrial land assembly of 54,350 square feet.

cont'd.....

Clause No. 5 continued:

Following negotiations, the owner has agreed to sell for the sum of $65,000.00 which is considered a fair and equitable value for this property. The sale date is to be May 1, 1978, and the owner is to provide vacant possession to the City as of May 31, 1978.

The Property Endowment Fund Board, on April 17, 1978, endorsed the acquisition of this property for land assembly subject to Council approval, and it is, therefore, recommended that:

A. The Supervisor of Properties be authorized to acquire Lot 12, Block 28, D.L. 184, Plan 178 on the foregoing basis, and demolish the building located thereon; with costs to be charged to Code No. 5927/9820, Property Endowment Fund.

B. Lot 5, Block 28, D.L. 184, be transferred from the Land Purchase Fund to the Property Endowment Fund at a cost of $8,314.24, charged to Code No. 5927/9820."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

6. False Creek Ground Leases

The Director of Finance reports as follows:

"On July 29, 1975 and June 22, 1976, Council approved the terms for ground leases for residential and commercial developments in False Creek - Area 6 to be developed by Frank Stanzl Construction. These leases were subsequently prepared and executed by the City and the lessee.

The lessee, Frank Stanzl Construction Ltd., has subsequently requested certain amendments to the lease which have the impact of increasing the ground rents payable to the City on certain leases and reducing the ground rents on other leases, but causing no net change in the City's financial position. The Director of Finance considers these changes to be reasonable and supports the lessee's request.

In addition, there are certain option dates in the lease whereby the lessee can switch between alternative rental schedules. The lessee has requested an extension to those option dates due to delays in construction and marketing. The delays in the option date will have little or no financial impact on the City's position.

As these leases have already been executed, it is normal practice to obtain Council approval for any changes to the leases. However, in the interests of relieving Council of the task of approving numerous detailed changes to leases which have no policy implications or financial impact on the City, it is a recommendation of this report that the authority to approve these changes be vested with the Director of Finance.

It is therefore recommended that the Director of Finance be authorized to approve changes to the ground leases in False Creek, Area 6, Phase I where the changes deal with the rent terms, and where in the opinion of the Director of Finance, the changes have little or no impact on the City's financial position in the development.

Any modifications to the ground leases which arise out of changes approved by the Director of Finance shall be prepared by and to the satisfaction of the Director of Legal Services or, in his absence, an Assistant Director on behalf of the City and the seal of the City affixed to such modifications."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 10

B

MANAGER'S REPORT

DATE: April 18, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: ROYAL VANCOUVER YACHT CLUB: proposed sublease of Stanley Park foreshore and parking lot license

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services and Superintendent of Board of Parks and Recreation report as follows:

"The Board of Parks and Recreation at their meetings held on December 19, 1977 and April 3, 1978 approved a draft of a foreshore sublease and a license agreement for a parking lot between the City of Vancouver and the Royal Vancouver Yacht Club. The sublease and license now require approval by Council.

The R.V.Y.C. has for many years occupied a water lot which it leases from the National Harbours Board for the purpose of operating the Coal Harbour station of its Yacht Club. They have recently renewed their N.H.B. lease to September 14, 1994. In order to gain access to the water lot, the R.V.Y.C. have used a ramp and driveway from Park Drive to the present facilities which are located on pilings within the area leased from the N.H.B. The ramp to the existing facilities is over City property without any lease, as until recently it was believed the N.H.B. leased area extended to the high-water mark instead of the low-water mark.

The present facilities are no longer satisfactory, and the cost of renovations and maintenance of the building, dock and pilings is excessive. The Club has submitted plans to construct an island in the approximate position presently occupied by the present facilities and surrounding and supporting structures. The island would be about 20,000 square feet, of which about one-half would be between high- and low-water mark, which forms part of the foreshore which is leased to the City under the Stanley Park lease of 1908.

In order to comply with the City of Vancouver Zoning and Development By-law, it is necessary that a marina provide one parking place for each two boats to be moored at the facility. It is therefore necessary that satisfactory arrangements be made with the R.V.Y.C. to provide suitable parking spaces to comply with the Zoning and Development By-law and to forestall use of public parking areas on Park Drive for Club purposes.

The rent reflects the fact that the lease area is inter-tidal and requires substantial fill to prepare for construction. The term is relatively short, having regard for the fact that the portion of the $600,000.00 facility on the lease area will revert to the City on termination of the lease. The Club has agreed to make concessions with respect to use of the property leased from the N.H.B. which are advantageous to the City. In anticipation of this lease, they have re-aligned the floats to provide better visibility from the shore and painted the boat shelters. The public will be allowed access to the island facilities for the purpose of observing water and boating activities.

The Club has used the former buffalo paddock as a parking lot for many years. They have agreed to upgrade the parking lot to provide more suitable access and egress for parking 153 automobiles, as well as lighting, paving and landscaping. The anticipated cost of $65,000.00 will be paid by the Royal Vancouver Yacht Club in addition to the increased annual rental from $1,000.00 to an annual license fee of $2,000.00. The Club will not have exclusive use of the parking lot, but will only have an exclusive license to park vehicles over night.

RECOMMENDATIONS

A. Foreshore Sublease

1. Term: From September 15, 1977 to September 14, 1994.

2. Rent: 3.5¢ per square foot, to be reveiwed from time to time to coincide with the National Harbours Board rental rate for the adjacent water lot.

3. Taxes: The sublessee will be required to pay taxes or the equivalent taxes on the foreshore premises in addition to water and utility charges.

4. Use: The premises shall be used only for the purpose of maintaining Club and service facilities for the purpose of operating a Yacht Club. The sublessee will be permitted to operate a restaurant. The public will be permitted access to the island facilites for the purpose of observing water and boating activity and such access is to be to the satisfaction of the Superintendent and consistent with the necessary use of the premises by the Club and reasonable security precautions.

5. With respect to the combined foreshore area and the N.H.B. water lots:

(a) the sublessee will not permit the sale of petroleum products or allow the premises to to be used as an aircraft of helicopter port;

(b) the sublessee will observe and abide by all by-laws of the City of Vancouver, including a requirement to comply with the provisions of the Zoning and Development By-law with respect to parking;

(c) the sublessee will agree to maintain the present arrangement of the floats and refrain from making significant changes in the style and decoration of the boat houses;

(d) the sublessee will commence the construction of the island and structures thereon in accordance with the plans filed for a development permit within two years and complete construction within four years.

6. The City will reserve rights of way for public utilities without compensation except for damage to property.

7. The City will have the right, upon six months' notice, to terminate the lease if the premises are required for the purposes of the City. In such event, the City will pay the pro rata cost of the installations required pursuant to the proposed sublease.

8. The sublessee will be required to provide at least 153 parking spaces, and in that respect a separate agreement for 17 years will be entered into.

B. Parking Lot License

1. Term: The term shall be the same as the foreshore sublease, with the provision that the parking lot license will be terminated if the foreshore lease is terminated.

2. License fee: The annual license fee shall be $2,000.00 payable in advance.

3. Use: The parking lot will be used for the parking of vehicles belonging to members and guests of the licensee, including the exclusive right to park vehicles over night. The licensee shall be required to improve the area by installing at its expense lighting, landscaping, paving, fencing, and provide for access and egress, all to the satisfaction of the Superintendent. The licensee will be required to permit members of the public to use the parking lot.

4. The licensee will maintain the premises except for a semi-annual sweeping which will be carried out with Park Board equipment.

5. A right of way will be reserved for utility purposes.

6. The license may be terminated by the Board with six (6) months' notice, if the premises are required for the Board's use for purposes other than for a parking lot or similar purpose, provided that the licensee will be compensated for the cost of the parking lot installations.

It is recommended that the sublease and license agreement be approved for execution on behalf of the City by the Chairman and Superintendent of the Board of Parks and Recreation, with the Royal Vancouver Yacht Club, in accordance with these recommendations and the draft provisions of the sublease and license which are available in the City Clerk's office for inspection, to the satisfaction of the Superintendent of Parks and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

PART REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 13, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 13, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy, Clauses 1 and 2
Alderman Ford
Alderman Marzari, Clauses 3 and 4

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Liquor Permit Application -
2270-72 West 4th Avenue

The Committee had before it for consideration a Manager's report dated March 30, 1978, in which the Director of Planning reported on the application of architect Andre Bernou for Development Permit Application No. 79922 to construct a new building at 2270-72 West 4th Avenue, as follows:

'The above noted Development Permit Application has been filed to construct a two-storey building containing retail space and a restaurant space with a holding bar on the main floor and two dwelling units on the second floor.

This development is situated on the south side of 4th Avenue, between Vine and Yew Streets.

The proposed holding bar development will provide an assembly area of approximately 165 sq. ft. (7% of the floor area of the restaurant). The proposed seating capacity for a dining area of the restaurant is 66 people. For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirement the holding bar could accommodate a maximum of 20 people.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of February 27, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Continued . . . .

Clause No. 1 Continued

During discussion, the Committee noted that under the Provincial Liquor Act the maximum seating capacity for the holding bar would be 25% of the seating capacity of the restaurant.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79922 to Mr. Andre Bernou to construct a two-storey building containing a holding bar at 2270-72 West 4th Avenue.

2. Hotel Vancouver re Fire By-law

City Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee meeting of February 9, 1978:

"A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:

i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;

ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;

iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

B. THAT the City prosecute C.N. Hotels for failure to comply with the City Fire By-law if the owners of the hotel do not comply with any of the foregoing.

C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal delegate his full powers to the City Fire Chief who acts as his deputy. "

The first progress report was submitted to the Committee on March 9, 1978.

The Committee had before it for consideration a Manager's report dated April 10, 1978, in which the Deputy Fire Chief enclosed a progress report (copy circulated) from the solicitor for C.N. Hotels regarding upgrading of the Hotel Vancouver.

The Manager's report stated that the information supplied by Canadian National is satisfactory to the Fire Chief.

Continued . . .

Clause No. 2 Continued

Appearing before the Committee on this matter was the Chief Fire Warden who advised the Committee that progress toward the hotel complying with the City fire by-law is satisfactorily under way and that the Fire Department has now received a schedule of the work.

The Committee requested the Chief Fire Warden to continue to monitor the situation closely.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 10, 1978, and the progress report dated April 4, 1978, from Canadian National be received.

3. Regulation of Shopping Hours

The Committee had before it for consideration a memorandum dated April 10, 1978, from the City Manager (copy circulated) and a Manager's report dated March 23, 1978 (on file in the City Clerk's office) on the regulation of shopping hours in the City.

The Manager's report contained a brief explanation of the three pieces of legislation affecting store closing hours, commented on recent experience on statutory holidays and listed a number of problems that have been encountered in connection with the existing regulations.

In the Manager's report, the Director of Permits & Licenses outlined a number of options under which the City could alter its regulation of shopping hours.

In the memorandum from the City Manager, which accompanied the report, the Manager recommended that the Manager's report be received and referred to a suitable meeting where input from interested parties can be heard, and the Manager requested the Committee give some indication as to the type of meeting.

Appearing before the Committee on this matter was the Director of Permits & Licenses.

During a brief discussion by the Committee, one member inquired whether City officials have ever considered an additional business tax for businesses wishing to operate longer hours, and staff replied that to the best of their knowledge this has not been studied.

The Committee felt that it should allocate two hours at the Committee's usual afternoon meeting time to hear submissions from the public regarding shopping hours.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated March 23, 1978, on regulation of shopping hours be received and referred to an afternoon meeting of the Community Services Committee at which time City staff would provide the Committee and the public with a presentation on shopping hours.

FURTHER that the City Clerk's office invite interested parties to attend the meeting.

Continued . . . .

4. Handicapped Resource Centre

The Committee had before it for consideration a Manager's report dated March 29, 1978 (copy circulated) in which the Director of Social Planning and the Supervisor of Properties reported on an enquiry from the Handicapped Resource Centre regarding the possible purchase of City property for a group home for the physically disabled.

Appearing before the Committee on this matter were the Supervisor of Properties, a representative of the Social Planning Department and representatives of the Handicapped Resource Centre.

During discussion, it was noted that the Properties Division feels that none of the available City lots would be suitable for the needs of the organization; however, the spokesman from the Handicapped Resource Centre indicated they are still interested in sites at 8th Avenue and Arbutus and at King Edward and Carolina.

The Supervisor of Properties advised the Committee that the King Edward and Carolina site is being held pending the City Engineer reaching a decision on how much of this site he may require for street widening, and that the 8th Avenue and Arbutus location is reserved for day care use at present.

The Supervisor of Properties advised the Committee that he could not say precisely how much of the King Edward and Carolina property might be required by the Engineering Department, and further stated that the City is in fact out of land, except for sites which have problems associated with them.

The Committee felt that it should continue to examine potential sites for the Handicapped Resource Centre at a future meeting, at which time the City Engineer would be present to advise the Committee on what his needs may be in respect of City property.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated March 29, 1978, on the Handicapped Resource Centre be received, and the Supervisor of Properties be requested to prepare a further report for the Committee on available City land, and that the City Engineer accompany the Supervisor of Properties to the Committee meeting when this report is before the Committee.

The Committee AGREED that its next meeting, scheduled for Thursday, April 20, 1978, would start at 12:00 Noon to allow members to attend the Planning & Development Committee meeting at 1:30 P.M. that day, to participate in discussion on the Kivan Boys & Girls Club.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 11

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

II

APRIL 13, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 13, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy
ABSENT	:	Alderman Gibson Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Local Area Planning Review

The Committee considered a communication dated March 1, 1978 from the Executive Co-ordinator of the Vancouver City Planning Commission, on behalf of the Chairman and Members (copy circulated).

The following members of the Vancouver City Planning Commission were present:

- Mrs. M. Kelly, Chairman of the Sub-Committee to review Local Area Planning
- Mrs. J. Catliff
- Miss J. Lee
- Mr. R. Morris

As well as:

- Mrs. H. Symonds, Executive Co-ordinator

Mrs. Kelly advised that in 1973 a City Planning Department report entitled "Shaping the Future" outlined a decentralized planning approach called Local Area Planning, aimed at taking a close look at a community and examining the local concerns within the context of the problems, issues and goals of the City as a whole. Active, ongoing citizen involvement was an integral part of the program. The Vancouver City Planning Commission has long been committed to the concept of citizen involvement in planning. Mrs. Kelly noted that much of the work undertaken under Local Area Planning has been made possible by grants available from Federal Government programs thus the programs result in certain rigid requirements. The Commission members would prefer a flexible approach to local area planning but realize that this would be very expensive to undertake without the availability of grants. The Commission's report comments on matters of principle and some issues that require clarification or further consideration.

cont'd.....

Clause No. 1 continued:

Some of the issues considered by the Planning Commission are:

(1) What does local area planning offer?

- It is advantageous for the City to involve people as early as possible in the planning stage;
- Special efforts should be made to provide opportunities to study the impact of local concerns on the civic scene in general;
- Ultimately, there may be a role in this aspect of the process for the Vancouver City Planning Commission.

(2) How local is local?

- A project undertaken some years ago by United Community Services provided a rationale for dividing the City into 22 areas. This has been the basis for the definition of local areas for the purpose of local area planning. Neighbourhood improvement programs had a considerable effect on boundaries because of the requirements with respect to population, etc.;
- The Commission feels there would be advantages in dividing the City into six to twelve local areas for combined administrative purposes. For local area planning programs existing areas of concern might become actual working areas. This would provide for some flexibility;
- The Commission recommended:

  "That an interdepartmental staff team be established to examine the City and delineate broad, general "all-purpose" divisions (perhaps six to a dozen). Within these broad divisions, areas providing special opportunities or having special problems should also be identified. We suggest that the examining body might consist of staff representatives from the City Departments of Planning, Engineering, Health, and Social Planning, and from the School Board, Parks Board and the Police Commission.

  It is important that the findings of such a team should be discussed with community groups before final proposals are brought to Council for decision."

(3) Who from the City should be involved in Local Area Planning?

- The Commission feels that local area planning is not something that exists apart from other departments in the City but is a team operation. As such representatives from the same groups outlined above could form a core policy, program group for broad consideration of matters relating to local area planning. As planning is essentially an integrating procedure the Planning staff member of the group would undertake the task of co-ordination. Once the program is in operation the core group could become a resource to the local community with day to day liaison undertaken by the Planning Department.

cont'd.....

Clause No. 1 continued:

- The Commission recommends:

  "the establishment of a core group of staff, representative of the City Departments of Planning, Engineering, Health, and Social Planning, and the School Board, Parks Board and Police Commission, this group to undertake broad consideration of policy and program matters relating to local area planning, and with the representative of the Planning Department in the role of co-ordinator."

(4) How should local area planning be undertaken?

- The Commission feels the launching of a local area planning program is critical to its success. The Planning Department is to be commended on preprogram literature circulated within the communities. Liaison aldermen have been a strengthening factor and very valuable;
- The Commission feels there would be suitable benefits in using what is called a community development approach well ahead of calling a public meeting. This approach stresses development of community awareness and a process of involvement in between meetings;
- Some of the major civic agencies could have a valuable contribution in helping to launch local programs. The nearest community centre might feature some special programs about its area, the local school might provide a place where opportunities could be given for community self-study, the local library could display relevant materials and background reading matter for those who wish to become involved in their local planning activities.

  The Commission recommends as minimum requirements, that:

  "(a) Before any local area planning is launched adequate time should be allowed to facilitate co-opting the ensured support of community leaders from a range of community groups and organizations;

  (b) The appointment of a liaison alderman to a local area planning program be continued;

  (c) Arrangements be made for the presence of representatives of the proposed interdepartmental core "policy/program" team at the initial meetings held in local areas;

  (d) A local area planner be assigned as co-ordinator and liaison between the core team and any established citizens' co-ordinating group or committee;

  (e) Co-operating agencies be asked to consider what contribution they can make toward assisting local citizens to acquire information about their neighbourhood and implement programs accordingly."

cont'd.....

Clause No. 1 continued:

(5) Decentralization and site offices.

- The Commission feels it would be advantageous to maintain on a continuing basis a small number of informational headquarters at strategic locations throughout the City i.e., the suggested six to twelve major divisions within the City. When intensive work is undertaken in an area within one of the broad divisions a temporary working site office should be set up for the operation of the program to enable the planner and other resource people to get out into the community. At the conclusion of the program "divisional offices" could once again become the information point.

(6) Community initiatives.

- Attempts should be made to encourage community initiatives.

(7) Priorities.

- The ultimate establishment of priorities would be a matter for political decision. Certain properties have been set in response to N.I.P. requirements. Some of the methods used for identifying N.I.P. areas could be used in developing a system of priorities;
- Whatever system is used for establishing priorities citizens should be informed of how the priorities are reached and that the decision was based on sound criteria;
- The Commission recommended:

  "That guidelines for priorities in local area planning programs be clearly established and publicly communicated."

(8) Operating guidelines.

- The Commission feels that flexibility of approach is important in developing local area planning programs;
- However, there would be advantages to having a general outline for operating guidelines adopted throughout the City in regard to the following:

  (a) The ways in which any citizens' co-ordinating group or committee may be brought together and the terms of reference that will apply once such a group is formed.

  (b) The desirability of having membership of such group as representative as possible of the major interests of the community and the maintenance of such credibility. A reasonably representative group not only provides a good base for action programs but also acts as a monitoring device.

  (c) The way in which the planning process will obtain information and disperse information to the community and the necessity for such processes to be as open as possible.

cont'd.....

Clause No. 1 continued:

(d) The establishment of a site office and the duration of its use.

(e) The involvement of civic departments and agencies. This should be clearly indicated when a program is launched so that citizens of an area know from the start with whom they will be dealing during the process.

(9) Conclusion.

- The Commission would like to regard its belief that the planning process, whether at the local level or at the overall City level must be a continuous and flexible process, learning from its experience as it goes along;
- The Commission would also like to regard its support for the principle of local area planning which should be a process that can help attain broad civic objectives;
- It is the Commission's hope that City Government will also be concerned with:

  "- Creating a sense of pride and satisfaction in living in the city -- this frequently begins in the area where people live.

  - Creating a sense of stability and confidence -- the solution of local problems, the improvements of local neighbourhoods certainly work towards this end.

  - Enabling all parts of the city to share in the distribution of city services on the one hand, and to accept their share of responsibilities, particularly in regard to the location of unpopular but necessary facilities, on the other. Local area planning may well help in this latter regard."

The Vancouver City Planning Commission communication states in conclusion:

"We feel that the Planning Department's Review thoughtfully recognizes most of the strong and weak points of the present situation. We feel it is important to recognize that some of the problems encountered are essentially merely growing pains, and that refinements in organization rather than completely different approaches are needed. The desirability of a team approach, the sharing of responsibility between major departments and sectors of City government and the citizens concerned with an integrating role for the Planning Department are seen by us to be essential elements of a sound and valuable local area planning program. We recognize the concerns expressed in regard to funding and staffing but we prefer to ask the question: Can we afford not to have local area planning?"

In answer to a question on the process being followed, Mr. D. Cornejo, Area Planning, advised that community organizations and groups had been requested to provide comments on the Planning Department report entitled "Review of Local Area Planning". Nineteen responses had been received. It is anticipated 25 will be

cont'd.....

Clause No. 1 continued:

received. The Planning Department will summarize the responses and the problems that need further study will be identified in a report to the Committee.

After discussion, the Committee

RECOMMENDED

THAT the brief dated March 1, 1978 from the Chairman and Members of the Vancouver City Planning Commission be received and referred to the Director of Planning to incorporate in his further report on the Review of Local Area Planning.

The meeting adjourned at approximately 3:00 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 11

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

APRIL 13, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 13, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gerard
Alderman Gibson

CLERK : E. Bowie

RECOMMENDATION

1. B.C. Cancer Foundation
- Grant Request

On June 21, 1977, the B.C. Cancer Foundation requested a grant in lieu of taxes based on the 1977 Property Tax Assessment in the amount of $27,125.53 for their property at 601 West 10th Avenue. This request went before Council in a Manager's Report dated October 26, 1977 and Council, at its meeting of November 9, 1977, passed the following motion:

> "THAT this clause be referred to the Finance and Administration Committee for consideration, and the B.C. Cancer Foundation be invited to appear before the Committee as a delegation."

The Vancouver City Charter states that

> "396. All real property in the City is liable to taxation pursuant to a rating by-law, subject to the following exemptions:-
>
> (c) Real property
>
> (i) of which an incorporated charitable institution is the registered owner or owner under agreement, either directly or through trustees therefore, and which is in actual occupation by such institution and is wholly in use for charitable purposes;"

When appearing at the January 12, 1978 meeting of the Standing Committee on Finance and Administration, the Foundation was advised that although they are a totally non-profit organization, they would not qualify for a grant in lieu of taxes as the building is not wholly in use for charitable purposes due to the rental and vacant areas. Their request therefore must be considered as an outright grant and they were requested to provide current financial statements and a projected budget for 1978, for a report to the Finance Committee by the Director of Finance.

cont'd.....

Clause #1 continued:

The Committee this day had for consideration a Manager's Report dated March 16, 1978 (copy circulated) in which the Director of Finance reported on the financial statements as received from the B.C. Cancer Foundation, and recommended that Council not provide a grant in lieu of the 1977 property taxes or for any other amount.

Mr. D. Goldie, Director and Past President of the B.C. Cancer Foundation was present at this meeting and presented a brief (copy circulated) in support of their grant request. The brief also clarified statements presented in the report from the Director of Finance.

During discussion, the Committee stated that while the B.C. Cancer Foundation was certainly worthy of support, an outright grant would set a precedent for a multitude of similar requests from other research organizations. It therefore,

RECOMMENDED

THAT the grant request in the amount of $27,125.53 from the B.C. Cancer Foundation in lieu of 1977 property taxes or any other amount be not approved.

2. Scavenging Revenue Item -
September Quarterly Budget Review

On November 22, 1977, when reviewing the September Quarterly Budget Report, Council expressed concern that "Scavenging Fees" indicated a reduction in revenue of $60,000.00. This item was referred to the Finance and Administration Committee which then requested an explanation of this reduction.

The Committee had for consideration a Manager's Report dated March 22, 1978 (copy circulated) in which the Director of Finance and the City Engineer reported on -

(a) how the 1977 estimate was calculated;

(b) identified activities where revenue had declined significantly;

(c) explained reasons for the revenue decline;

(d) estimated the direction the revenue may take in the future.

During discussion of this report, the Committee requested information on the difference in amounts being charged for container service by private contractors and the amount charged for the same service by the City. The Director of Finance stated that while at one time, the fee charged by the private contractor was slightly below what the City charged, competition between private contractors now was such that they were undercutting each other. Consequently, the City's fee while remaining stable is now considerably higher than that charged by private contractors.

Concern was expressed by the Committee that private contractors were taking business from the City while still using the Delta dumping facility. It was felt that some consideration should be given to an additional surcharge to be placed on private operators when using the dump operated by the City.

cont'd.....

Clause #2 continued:

The Committee

RECOMMENDED

A. THAT the Manager's Report dated March 22, 1978 from the Director of Finance and the City Engineer be received for information.

B. THAT the Director of Finance and the City Engineer be requested to report to the Committee on the feasibility of an additional surcharge to be levied on private contractors when using the Delta dump.

3. Business Tax Assessment Appeals - Staff Time

The Chairman brought up the matter of the Court of Revision - Business Tax Assessment Appeals - 1978 Main Roll, and expressed concern regarding the amount of administrative time involved in the preparation of the appeal hearings. The Director of Finance advised that he will be reporting later in the year on the distributional pattern of City taxes with suggestions on possible procedures for changing this pattern.

The meeting adjourned at approximately 4:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 11

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

APRIL 20, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 20, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford, Clauses 2 and 3
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of April 6, 1978 and of the Part Report of the Committee dated April 13, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Extension of Hours - Hotel "Pubs"

The Committee had before it for consideration a Manager's report dated April 7, 1978 (copy circulated) in which the Director of Permits & Licenses reported on applications from the operators of the Nelson Place, Cecil, Austin and Astoria Hotels to keep their Class "A" "Pub" operations open during the same hours as their beer parlours.

City Council approval is required for these Class "A" operations to remain open beyond 11:00 P.M.

Appearing before the Committee on this matter were the Director of Permits & Licenses and the applicants.

During consideration, it was noted that the City Manager and the Director of Permits & Licenses recommended approval of the four applications.

Following brief discussion, it was

RECOMMENDED

THAT Council approve an extension of the operating hours for the Class "A" "Pubs" at the following hotels to the time indicated:

Nelson Place Hotel	1:00 A.M.
Cecil Hotel	1:00 A.M.
Austin Hotel	1:00 A.M.
Astoria Hotel	12:30 A.M.

Continued . . . .

2. Purchase of Wicklow Hotel, 1516 Powell Street

The Committee had before it for consideration a Manager's report dated March 31st, 1978 (copy circulated) in which the Supervisor of Properties and the Director of Social Planning reported on a proposal by the owners of the Wicklow Hotel, 1516 Powell Street, that it be sold to the City.

The City Manager recommended approval of the recommendation of the Supervisor of Properties and the Director of Social Planning that the City not purchase this hotel.

Appearing before the Committee on this matter were Mr. Harris L. Cashman, representing Mr. Russell Awram, owner of the building; the Director of Social Planning; the Supervisor of Properties; the Medical Health Officer and Ms. M. Davies of the Department of Human Resources.

Mr. Cashman presented to the Committee copies of a letter dated April 18, 1978 (copy circulated) and stated that he refutes the findings of the Supervisor of Properties and the Director of Social Planning as contained in the Manager's report.

In his April 18th letter, Mr. Cashman stated the owner is prepared to sell the building for $550,000.00, a reduction of $75,000.00 from the asking price of $625,000.00 when the Manager's report was written.

During consideration of this matter, the City Manager noted that the latest asking price of $550,000.00 is still high as the building was offered to the City for $220,000.00 before renovations and that this figure added to the cost of the renovations, totals only $475,000.00.

Members of the Committee questioned the reasons the hotel is being offered for sale and Mr. Cashman replied that the owner is not in the business of renovating a building and retaining possession.

Members of the Committee stated that there should be a clearly demonstrated need for the City to purchase the building and such a need has not been put forward.

It was also pointed out during discussion that there is a vacancy rate in the Downtown Eastside of approximately 18%, and in response to a query from the Chairman, the Director of Social Planning and the Medical Health Officer indicated there likely would still be a vacancy rate if the City was to enforce its by-laws more strictly. A report on the implications of strict by-law enforcement from the Medical Health Officer and the Director of Social Planning is anticipated in approximately four weeks.

Following discussion, it was

RECOMMENDED

THAT the City not purchase the Wicklow Hotel, 1516 Powell Street, at this time.

Continued . . . .

3. Health Services for School-Aged Children - Implications of Declining Enrollment

The Committee had before it for consideration a Manager's report dated April 14, 1978 (copy circulated) in which the Medical Health Officer reported on a number of options to reduce the Health Department's service to the School Board by $79,000.00 this year.

(A previous proposal by the Health Department to reduce the dental mobile unit service by 20% and the speech pathology service by 25% was not accepted by City Council.)

The Medical Health Officer appeared before the Committee on this matter.

During discussion, it was noted that the Medical Health Officer, in the Manager's report, suggested the Committee consider terminating the adult immunization for foreign travel service or imposing a charge to recover the full cost of providing this service.

In order to cover the $79,000 service reduction required, a charge of $5.00 on the estimated 16,000 immunizations in 1978 would provide a recovery of $80,000.

During consideration of the possibility that customers would no longer have their immunizations done by the Health Department because of the $5.00 charge, the Medical Health Officer pointed out that persons being immunized have to attend the Health Department in any event in order to have documents stamped; also, the Health Department maintains up-to-date information on world-wide health conditions and is in a much better position than a general practitioner to provide a traveller with counselling on health conditions in various parts of the world.

The Medical Health Officer stated that if there was a reduced demand for the immunization service and consequently reduced revenue, the Department could drop some job positions in order to meet the $79,000 total budget reduction.

Following discussion, it was

RECOMMENDED

A. THAT the existing dental service provided by the Health Department be maintained.

B. THAT there be a $5.00 charge for the adult immunization service.

C. THAT if revenue from fees to be levied for the adult immunization service does not total $79,000.00 to offset the Health Department's budget reduction, that the balance be provided from Contingency Reserve.

The meeting adjourned at approximately 1:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 6 & 12

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 20, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, April 20, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Puil
ALSO PRESENT	:	Alderman Rankin
ABSENT	:	Alderman Gibson Alderman Kennedy (Leave of Absence)
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated April 13, 1978, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of March, 1978 (on file in the City Clerk's office).

Mr. H. W. Gray, Zoning Planner, advised with respect to the application for the south side of East 5th Avenue, no reply has been received to a letter dated February 22, 1978 to the applicant requesting he provide the status of the application. The Director of Planning will report to Council refusing the application. Mr. Gray noted that this would be the policy from now on when letters are sent to applicants requesting information and no reply is received within a reasonable period of time.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of March, 1978 be received.

2. Kivan Boys' and Girls' Club - Cost and Availability of Sites Adjacent to Robson Park

The Committee considered a report of the City Manager dated April 5, 1978 (copy circulated).

On March 14, 1978 Council passed the following motion:

"THAT this whole matter be referred to the Planning and Development Committee to meet with the principals involved and urge agreement to the Robson Park site, failing which consideration be given to the purchase of a suitable adjacent site.

cont'd.....

Clause No. 2 continued:

In the report the Director of Planning advises that Planning Department and Property Division staff have examined possible sites adjacent to Robson Park. A site directly across from Robson Park is available for purchase. The site is occupied by two single family dwellings and one multiple dwelling which would have to be demolished. The approximate cost for acquisition and demolition would be $240,000. The Mt. Pleasant Citizens' N.I.P. Committee, on March 28, 1978, passed a motion to request Council to pursue a site adjacent to Robson Park as a main priority and to request that adequate means be made possible to finance the site for the Kivan Boys' and Girls' Club.

The Parks Board reaffirmed its opposition to relocating Kivan on Robson Park and passed a motion on April 3, 1978 endorsing the proposal to acquire land adjacent to Robson Park for the Boys' and Girls' Club.

With respect to the site adjacent to Robson Park the approximate costs would be:

Acquisition and demolition	$240,000
Less - Possible sale of 12th and St. Catherines site	90,000
	$150,000

The Director of Finance advised that the only appropriate source of funding would be the 1978 Supplementary Capital Budget.

The City Manager submitted the report of the Director of Planning for the consideration of the Committee noting that if the Committee recommends the relocation of the Kivan Boys' and Girls' Club to a site adjacent to Robson Park the matter would have to be referred to the Standing Committee on Finance and Administration in its consideration of the 1978 Supplementary Capital Budget.

Mr. R. Youngberg, Associate Director Area Planning, advised that in July, 1976 the Planning Department specified what kind of building should go on the 12th and St. Catherines site and outlined what the floor area should be. The Boys' and Girls' Club developed plans for a building with an increased FSR and therefore the Director of Planning refused the development permit application. This matter still has to be resolved by the Board of Variance. The City Engineer prepared a report to Council with respect to the roadway being diverted to give extra space adjacent to the Boys' and Girls' Club site. This is also pending. The proposed site across from Robson Park is more expensive and Council will have to make a decision on whether they feel the Boys' and Girls' Club should be relocated. If the Club is relocated the Boys' and Girls' Club still have to apply for a development permit and surrounding neighbours would have to be notified.

The Boys' and Girls' Club of Greater Vancouver were represented by Mr. D. Rowa, President, Mr. A Hickey, Executive Director and Mr. G. Bulmer, Dominion Construction Co. Ltd.

cont'd.....

Clause No. 2 continued:

Mr. Hickey advised that the Board is in favour of the 12th and St. Catherines site, however, in view of the present developments the contractor was requested to examine the proposed site to determine its suitability. He stated that a considerable amount of money has already gone into the development and plans for the 12th and St. Catherines site. Mr. G. Bulmer, Dominion Construction, advised that he had examined the proposed site. In order to keep the costs down he tried to determine if the building as designed for the 12th and St. Catherines site could be built. He advised this would be possible but there would have to be a relocation of the rear yard requirements.

Mr. R. Westsells, Chairman of the Mt. Pleasant N.I.P. Committee, advised that in the Concept Plan a new Boys' and Girls' Club was a high priority. The Committee voted down the Robson Park location and so did the Parks Board. The 12th and St. Catherines site was expanded by the purchase of an additional lot. Plans have now been made to improve Robson Park with three tennis courts and a multi-use hard surface play area as well as upgrading the playground. A clubhouse would eliminate the tennis courts and the play area. The N.I.P. Committee does not want to see a building on this park.

Mrs. B. deVallez submitted a brief on behalf of the Kivan on Robson Park Committee (copy circulated) urging the Committee to request the Park Commissioners to meet and hear representations on why the Boys' and Girls' Club should be located on Robson Park. The taxpayers should not have to pay $150,000 to buy a site for the Boys' and Girls' Club when Robson Park is already available.

Mr. B. Yorke, on behalf of C.O.P.E., stated that this was a matter of concern for the whole City. The main resistance is the Parks Board. When the Kivan on Robson Park Committee requested to appear before the Parks Board, the Chairman of the Parks Board refused to hear them. The matter should be placed before the entire Parks Board.

Park Commissioner, M. A. Fowler, stated that Robson Park is only 3.89 acres. The Park Board has heard delegations from the N.I.P. Committee and previous Park Boards had thorough discussions with respect to putting a building on the Park. The Parks Board feels this would be an incorrect decision.

After a lengthy discussion, it was

RECOMMENDED

A. THAT, in view of the opposition of the Parks Board to relocating the Kivan Boys' and Girls' Club on Robson Park, the purchase of a site adjacent to Robson Park be considered by the Finance and Administration Committee as a first priority for funding from the 1978 Supplementary Capital Budget.

B. If the funding is approved, the Supervisor of Properties be instructed to negotiate the purchase of a site adjacent to Robson Park for the construction of a Boys' and Girls' Club.

(Ald. M. Brown wished to be recorded as opposed.)

cont'd.....

3. Central Waterfront - Residential and Open Space Policy Review

The Committee considered a report of the City Manager dated April 13, 1978, forwarding a report of the Director of Planning of the same date (on file in the City Clerk's office).

In the report the Director of Planning states in part:

"In response to the concerns expressed by several members of the Planning and Development Committee (March 16, 1978 meeting) regarding the proposed policies on residential and open space in the current draft Central Waterfront Official Development Plan, staff have reviewed these policies and have concluded the following:

Residential Use Conclusions

Residential use in the Central Waterfront is:

- desirable
- potentially compatible with existing seaplane, port, and rail uses
- feasible, noting that it would mean added construction costs of approximately 20%-30% to build over railroad tracks
- strongly encouraged in the current draft Official Development Plan.

It must also be recognized that due to the long-term nature of the Central Waterfront redevelopment process, significant residential development is not anticipated in the near future. A purpose of the proposed Official Development Plan is to establish basic principles for residential use in the Central Waterfront.

Open Space Conclusions

Instead of applying the 1958 City Standard of 8.81 acres per 1000 residents, the proposed Public Open Space policies as contained in the draft Official Development Plan should be amended to include the following additional policy:

Approximately 32 acres of public open space should be provided in the Central Waterfront. In order to achieve this objective, new development will be required to provide for different types of public open space equivalent to at least 40% of the development area."

The Director of Planning recommended that the proposed residential use policies remain as stated in the draft Central Waterfront Official Development Plan and approximately 32 acres of public open space be provided in the Central Waterfront by requiring new developments to provide for different types of public open space equivalent to at least 40% of the development area. The City Manager recommended that the Director of Planning's recommendations be approved.

cont'd.....

Clause No. 3 continued:

Mr. A. W. Parker, consultant to Marathon Realty, stated that public open spaces have to be carefully designed and planned to see which locations best meet the requirements of the public. There is a considerable grade difference down to the water's edge, suggesting terraced open spaces. Extensive areas of grass and trees are not practical. Marathon supports the generalities of the open space but are not prepared to support the specific sizes and locations contained in the Official Development Plan. He stated that Marathon's long range plans include residential, based on the 24 policies adopted by Council. There are tremendous problems of heavy industrial uses and residential uses. There would have to be some modification to the existing industrial uses that currently operate on the C.P.R. and Marathon lands. Substantial trackage is required for the C.P. Rail Ferry. At the western end of Marathon's waterfront holdings and further west than that, there is the possibility of putting in some residential in the near future, depending on market conditions.

Mr. R. Spaxman, Director of Planning, stated that at the western end there is an area that could be relatively easily developed for residential. We should move in that direction -- we cannot force anyone to do it but we can encourage it. If the residential component is taken out is it Council's wish to replace it with office/commercial or nothing. To leave residential in indicates that in the long run residential will be provided in a compatible way. To take it out would imply we do not want residential. This would be denying a goal of the City.

Mr. B Ekstrom, Port of Vancouver, stated that the Port has been concerned regarding residential along the waterfront. The rails west of Burrard are vital to the Port -- they service the whole south shore not just the area immediately around them. He noted that the Port did not include any residential in its development plan.

A lengthy discussion ensued. In view of the fact that there were only three members of the Committee present, it was decided to forward the matter to Council for their guidance with respect to having a full report reference at a Council meeting or whether the matter should be discussed again at a Committee meeting when all members are able to be present.

INFORMATION

4. City of Vancouver Brief to Provincial Regional District Review Committee

There was insufficient time remaining to consider this matter and the Committee suggested the Planning Department do a Report Reference to Council on May 2, 1978. Members of the Committee were requested to give their comments to the Associate Director, Overall Planning for inclusion in the brief.

The meeting adjourned at approximately 3:30 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 12

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

April 20, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 20, 1978, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 p.m.

PRESENT:	Alderman D. Bellamy, Chairman Alderman M. Ford Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman W. Kennedy (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION:

1. Baseball at Nat Bailey Stadium (Capilano) - Parking and Traffic Impact

City Council, on January 10, 1978, when dealing with a proposal to operate professional baseball at Nat Bailey Stadium, passed the following motion:

"That $350,000 be allocated out of the 1978 Supplemental Capital Budget, with $191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

Further That a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services, and that any option to renew the lease be subject to renegotiating terms of the lease."

At the Council meeting on February 21, 1978, the following motion was passed:

"That the Agreement between the City and Mr. Harry Ornest relating to the use of Capilano Stadium for professional baseball include provision for parking arrangements satisfactory to the City Engineer and Superintendent of Parks and Recreation."

Before the Committee for consideration was a Manager's Report dated April 5, 1978, in which the City Engineer and Superintendent of Parks and Recreation reported on existing traffic and parking conditions in the vicinity of the Stadium. The report analysed parking activity due to baseball, vehicular access, interaction with existing land uses in the area and how these relate to the potential patrons attending the sporting events. Based on this analysis, possible solutions were identified and staged solutions recommended according to the magnitude of the problem.

Comments of the Director of Planning and Riley Park Citizens' N.I.P. Planning Committee also included in the report, referred to a position paper (attached as Appendix I of the report) wherein the N.I.P. Planning Committee requested that on-site parking for baseball patrons be provided free from the outset to encourage use of the stadium parking lot rather than on nearby residential streets. The Citizens' Committee also advised that parking should not be allowed at any time in Hillcrest Park.

The Committee was informed the baseball season would commence at the stadium on April 26, 1978.

The Assistant City Engineer - Traffic Division, reviewed the report with the Committee and pointed out there were three basic problems:

Cont'd . . .

Clause 1 Cont'd

1) A capacity crowd of 5,000 spectators at the stadium would require 2,000 to 2,500 parking spaces, but only one thousand could be provided on-site.

2) In order to operate the parking lot the promoters were proposing a 50 cent parking fee.

3) It would be necessary to keep access to the parking facilities as easy as possible while reducing impact on adjacent residential streets. Therefore it was proposed stadium traffic be accommodated on the east-west collector of 33rd Avenue, Midlothian Avenue and 29th Avenue.

Mr. Rudberg outlined the three-stage solution program being proposed: At the outset of the baseball season 'no parking' and 'resident-only' zones would be introduced throughout the adjacent area. Stage two would expand this area, if necessary; with a third stage providing for a review of the situation after twenty games.

Mrs. Kay Consenheim, Riley Park Citizens' N.I.P. Committee, addressed the Committee on the two major concerns of residents, namely, the elimination of all parking fees for stadium parking and continued use of Hillcrest Park as a purely neighbourhood recreation facility.

During discussion, members of the Committee referred to the inadequate gravel surface of the existing parking lot and the need for an asphalt surface to encourage full utilization of the parking lot. Support was also indicated for close monitoring of the situation during the initial games in order that problems can be quickly identified and remedied.

It was

RECOMMENDED,

A. THAT Council not support extensions of temporary or permanent parking on Hillcrest Park at any time.

B. THAT future evaluations proposed by the City Engineer include a consideration of environmental impacts; and that the Planning Department and Riley Park Citizens' N.I.P. Committee participate in these evaluations.

C. THAT the Council approval be required for any future new or extended parking areas with advice of the Director of Planning having due regard to layout, surfacing and landscaping that will minimize negative impacts on surrounding areas.

D. THAT Council approve the parking arrangements recommended by the City Engineer and Superintendent of Parks to accommodate the needs of professional baseball at Nat Bailey Stadium, subject to the following conditions:

1. No parking zones be implemented as shown on Exhibit IV.

2. Resident Parking Only during stadium events be implemented on a 50% basis of the block frontage for Stage 1 as shown on Exhibit IV. Resident Only Parking during stadium events be implemented on 50% of the block frontage for Stage 2 as shown on Exhibit IV.

3. The lease contain a clause to place the responsibility of funding of parking expansion at Nat Bailey Stadium on the lessee.

4. Resident Only Parking restrictions at all times be implemented on Ontario Street as shown on Exhibit IV.

Cont'd . . .

Clause 1 Cont'd

5. The lease contain a clause that no parking fee be charged in order to discourage parking on adjacent residential streets. (AMENDED)

6. The lease contain a clause requiring the Baseball Club to provide attendants to oversee the parking lot operation.

7. The lease not require provision of additional bleachers and only permit additional seating if parking/access arrangements are satisfactory to the Superintendent of Parks and City Engineer.

8. That the lease contain a clause providing for improvements to bring the stadium parking lot up to City By-law standards to include asphalt surfacing, marking, and drainage; such improvements to be implemented at the City's option.

2. Annual Traffic Signal Program

The Committee had for consideration a Manager's Report dated March 23, 1978, (circulated) in which the City Engineer presented the traffic signal program proposed for implementation during 1978.

The report contained the following proposals:

1. Pedestrian Signals (1978)		
Location		
Carnarvon and 41st	8 600	
St. Catherines and 12th (to be finalized when a decision is made on Kivan Youth Club location)	16 500	
Joyce and Wellington	16 500	
St. Catherines and Broadway	8 600	
Manitoba and 49th	16 000	
Dunbar and 28th	9 500	
Collingwood and 4th	8 600	
McKinnon and Kingsway (School Signal)	15 500	
Commercial and 41st (School Signal)	8 000	
Sub-total (1)		107 800
2. Vehicular Signals		
a) New Locations -		
Homer and Davie	24 000	
Yukon and 12th	29 500	
Hornby and Hastings	26 500	
Trans-Canada Highway and 1st	13 000	
Sub-total (2a)		93 000
b) Modifications -		
Boundary and Lougheed Highway	2 500	
Nanaimo and Kingsway	2 500	
West Boulevard and 41st	7 000	
Minor Modifications	12 000	
Sub-total (2b)		24 000

Cont'd . . .

Clause 2 Cont'd

3. Railroad Signals	6 250	6 250
4. Overhead Signing	3 000	3 000
1978 TOTAL		$234 050

The City Engineer reported the Director of Finance concurred with the following funding for the new program:

Traffic Control Reserve Fund Unallocated			
Balance at December 31, 1977			$139 241
Less: Cost overrun on work completed in 1977		$29 000	
Increased costs of prior approved programs not yet completed:			
Cambie & 29th	- $24 000		
Marine & 70th	- $12 500	$36,500	$ 65 500
Balance of 1977 funding available for 1978 Program			$ 73 741
1978 Estimated Gross Revenue		$625 000	
Less: 1978 estimated operating costs:			
Maintenance	- $167 196		
Collection	- $ 33 969		
Enforcement	- $230 746	$431 911	
Net 1978 Meter Revenue			$193 089
Total funding available for 1978 program			$266 830
Less 1978 Traffic Signal Program			$234 050
Estimated unallocated balance of Traffic Control Reserve after approval of this report			$ 32 780

When reviewing the report with the Assistant City Engineer - Traffic Division, the Committee noted a pedestrian actuated signal at Denman and Haro Streets had recently been approved and therefore should be included in the 1978 program. The Committee also agreed the signal should have an interconnect system with other traffic signals on Denman Street.

It was

RECOMMENDED,

A. THAT the traffic signal program for 1978, as documented in the report of the City Manager dated March 23, 1978, at an estimated cost of $234,050 be approved.

B. THAT approval be given to the inclusion in the 1978 traffic signal program of an interconnect system pedestrian signal at Denman and Haro Streets, with appropriate funding.

Cont'd . . .

Clause 2 Cont'd

C. THAT additional funding of $65,500 be allocated for the 1977 program as described in the Manager's Report dated March 23, 1978, and the funding of $234,050 for the 1978 program be provided from the amount of $266,830 available from the total of the 1977 unallocated reserve and the estimated 1978 net Parking Meter Revenue.

The meeting adjourned at approximately 4:05 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 13

MANAGER'S REPORT

April 26, 1978

TO: Vancouver City Council

SUBJECT: Report VI - Baseball Parking

CLASSIFICATION: Information

Since the baseball season started on April 26, and Council is not meeting until May 2, I thought it wise to transmit the recommendations of the Committee to Mr. Ornest for information, telling him that I would prefer that he go along with them.

Council should note that some of the Committee recommendations are at variance with previous discussions with the lessee, and differ from provisions of the draft lease as submitted by the City to the lessee. The lease has not yet been signed, partly due to numerous changes requested by the lessee.

CHARGES FOR PARKING

The major point at issue is whether there shall be a charge for parking in the stadium lot. The lessee's original position had been that there should be such a charge, that it should apply to all events and that it should be at least $1. The position of City officials had been that it should be for major league baseball games only, and be no more than 50¢.

The recommendations from the Committee now are:

(D5) No parking fee
(D6) Parking attendants to be provided
(D8) Asphalt surfacing etc. to be implemented at City's option
(D3) Any expansion of parking to be paid by lessee.

The lessee has informed me that he regards the above combination an unreasonable new and additional burden on him.

PARKING ON STREETS IN THE PARK VICINITY

Another recommendation, D1, approves the parking restrictions in Exhibit IV. Those had been recommended by the City Engineer and the Superintendent of Parks. The Superintendent of Parks has since then given further consideration to the matter and has asked the City Engineer to review the necessity of banning parking on the wide shoulders of Melrose and Midlothian Avenue.

BLEACHERS

Recommendation D7 restricts the provision of additional bleachers. The lessee has been replacing bleachers during the past few days, but this merely brings the capacity up to the 5,000 figure used in the report. I assume the intent of D7 is to restrict an expansion of seating capacity beyond 5,000 unless satisfactory parking arrangements are made.

The above is submitted for Council's INFORMATION.

- -

NOTE FROM CITY CLERK

Mr. Harry Ornest has requested this matter be deferred as his legal advisor is unable to be present at this time.

FOR COUNCIL ACTION SEE PAGE(S) 13

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

APRIL 20, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 20, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Marzari (Item 1 only)
Alderman Puil

ABSENT : Alderman Gibson

CLERK : G. Barden

RECOMMENDATION

1. 1978 Supplementary Capital Budget

The Committee considered the attached Manager's Report dated April 18, 1978 wherein the Director of Finance reported on the 1978 Supplementary Capital Budget. He advised that City Council in 1975 established a policy that the total of the Supplementary Capital Budget would be determined by applying a tax levy of 1.85 mills against all of the taxable properties of the City.

In the 1977 fiscal year, this generated $7,860,000. For 1978, it is proposed to use the 1977 base ($7,860,000), plus a 5% inflation factor, bringing the 1978 base to $8,253,000. To be added to this is an amount of $160,000 of unallocated Supplementary Capital funding from prior years, bringing the total to $8,413,000. The Director of Finance recommended that a further $1,100,000 be allocated from the 1978 Revenue Budget to bring the total available funding to $9,513,000. This was approved by Council on April 18, 1978.

Civic Departments and Boards have submitted their proposed 1978 Supplementary Capital projects and these, together with other known requirements, total $12,092,470. This amount includes only $1,500,000 of the total of $3,511,000 submitted by the Board of Parks and Recreation. The details of those submissions have been set out in the attached Appendix A, with the more complete details regarding the Civic Theatres in Appendix B.

The Committee discussed the items and the following points were made:

False Creek Development Community Facilities

It was reported that the False Creek Development Community Facilities project requires only funds sufficient to provide for the architect and design fees amounting to $33,000 in this year's Supplementary Budget and the $200,000 should be deferred.

cont'd.....

Clause #1 continued:

Champlain Heights Community Facility

Members of the Park Board stated that the recreation facilities in Champlain Heights are not required at present as facilities are available nearby at Killarney and more will be available at Kensington. The Park Board felt that the 5 acre park and lookout park should proceed and the community facilities should await a study being undertaken by the School Board on school and community needs.

The Chairman advised that the Champlain Heights Planning Committee stated there was a commitment from the City that housing and recreation facilities in Champlain Heights would proceed simultaneously and since the housing is going ahead, the community facilities should also proceed.

The Project Manager stated that the community facilities have been scaled down from $20,000,000 to $2,000,000 with construction to start in 1978. A demand study has been done and the type of facilities proposed are not included in any adjacent facilities.

The Committee felt that $205,000 for park development should be approved and $295,000 should be placed in reserve for future development of the Community Facilities.

The Project Manager requested an opportunity to report back with a program of development.

Health Department - Audiology Facility

The City Architect advised that this overall program should be reviewed to determine exact requirements. An acoustic sound consultant should be retained for $4,000 to ensure that requirements would be met.

Fraser River Public Access

The Committee was advised by the Director of Finance that a report is forthcoming requesting funds to provide for safe usage of the Carrington Street Wharf amounting to approximately $7,000.

1975, 76, 77 NIP Additions

The Committee felt that $46,000 should be provided for the administration costs of the Kiwassa NIP Project because the size of the project did not provide sufficient senior Government funding for administration.

Chinatown/Gastown Streetscape

The City Engineer advised that the Federal and Provincial Governments will not contribute and therefore this project should be deleted.

Land Purchase Fund & Open Bible Chapel

The Director of Finance stated that these two items could be deferred.

Following discussion the Committee set priorities as follows:

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration
April 20, 1978

Clause #1 continued:

PRIORITY ONE

(a)	Park development in Champlain Heights		$ 205,000
(b)	Engineering equipment - Plant Account		300,000
(c)	Health Dept. - Consultant for Audiology facility		4,000
(d)	Fraser River public access for Carrington St. Wharf upgrading & fencing		7,000
(e)	1975, 76, 77 NIP additions (Kiwassa NIP Project)		46,000
(f)	City Hall Modifications -		
	partial renovations to East Wing (subject to report back to Council)	100,000	
	emergency lighting	100,000	200,000
(g)	Civic Theatres - details as follows:		
(i)	organ parts & audio system	$ 1,200	
(ii)	protective iron gate	7,500	
(iii)	sound equipment - QET	4,815	
(iv)	storage & passageway - Orpheum	5,000	
(v)	contingency	1,485	20,000
(h)	Engineering, streets, local improvement		1,000,225
(i)	Kivan Boys' and Girls' Club		150,000
(j)	Engineering, Miscellaneous		
(i)	Renovations to Lost Lagoon Fountain	110,000	
(ii)	Granville Bridge, Replacement of Communication Cable	20,000	
			130,000
	TOTAL PRIORITY ONE PROJECTS		$ 2,062,225

PRIORITY TWO

(a)	Champlain Heights Community Facilities - Reserve	295,000
(b)	Planetarium - replace seats & carpets	100,000
(c)	City Hall - sand blasting & waterproofing	80,000
	TOTAL PRIORITY TWO PROJECTS	$ 475,000

PRIORITY THREE

(a)	Champlain Heights Community Facilities		500,000
(b)	Land Purchase Fund - 517 Hamilton St.		229,000
(c)	Health Dept. - Audiology Facility		6,000
(d)	Open Bible Chapel, 10th Avenue		400,000
(e)	Fraser River public access		43,000
(f)	1975, 76, 77 NIP Additions		184,000
(g)	June Court 1978 local improvements, streets		250,000
(h)	City Hall Modifications		
	Elevators	160,000	
	Further renovations to E.Wing	200,000	
	Carpet program	60,000	
	Repaving	42,500	
			462,000

cont'd.....

Report to Council
Standing Committee of Council
on Finance and Administration
April 20, 1978 (VII-4)

Clause #1 continued:

(i)	Civic Theatres sound system and miscellaneous	208,000
(j)	Engineering, Miscellaneous	530,000
	TOTAL PRIORITY THREE PROJECTS	$ 2,812,000

RECOMMENDED

A. THAT the following projects be approved totalling $6,498,245:

Basic Capital from Revenue	2,000,000
Firefighting apparatus	430,200
False Creek Development Community Facilities	33,000
Capilano Stadium lighting	159,000
Rapid Transit Study (see note Page 1, Appendix A)	-0-
YMCA - Langara	111,000
Police PIES System	182,000
Engineering Streets & Lanes local improvements - March 30/78 Court of Revision	859,000
Victory Hotel roofing	18,000
Carnegie Library	857,788
Cassiar Cambridge Loop (subject to further report to Council)	100,000
Mt. Pleasant NIP local improvements	33,257
Board of Parks & Recreation	1,500,000
Library Board	165,000
Kitsilano Community Centre furnishings	50,000

B. THAT projects listed under Priority One and Priority Two be approved totalling $2,537,225.

C. THAT the item Chinatown/Gastown Streetscape in the amount of $45,000 be deleted.

D. THAT False Creek Development Community Facilities amounting to $200,000 be deferred.

E. THAT the Park Board be requested to report back to Council on items to be included in their lump sum amount of $1,500,000 prior to proceeding with any projects.

F. THAT the balance of $477,530 be left unallocated.

2. Position Establishment -
Landscape Construction Co-ordinator

The Committee considered the attached Manager's Report dated April 10, 1978 wherein the Superintendent of Parks reported on the need for a permanent Landscape Construction Co-ordinator position in the Planning and Development Division of the Park Board. Mr. Larry Foster, Director of Planning and Development for the Park Board, stated that economies of efficient job operation which can be achieved through a Landscape Construction Co-ordinator position will more than offset the salary necessary to implement the job.

cont'd.....

Clause #2 continued:

It was reported that this position has been operating on a temporary basis and should be recognized officially in the Park Board accounting and because of Union concerns. The employee presently in the position temporarily has been moved up in the ranks and his job has been carried on by temporary labour. If the position is not approved it will have to be eliminated creating additional costs because of inefficiency. Because this position has been funded from the Capital Accounts there will be no increase in City costs.

Following discussion, it was

RECOMMENDED

THAT one Landscape Construction Co-ordinator position be established on a temporary basis for the duration of funding of current projects, and the need be reviewed annually by the City Manager during Budget Review;

FURTHER THAT the position be at Pay Grade 24 subject to approval of classification by the Director of Personnel Services.

The meeting adjourned at approximately 6:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 7 & 8

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 4, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 4, 1978, at 7:30 p.m., in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Deputy Mayor Ford
Aldermen Brown, Ford, Harcourt, Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Aldermen Bellamy, Gerard, Gibson and Kennedy (Leave of Absence)

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Proposed Rezoning of the Former C.P.R. Right-of-Way, Kitsilano Point

An application was received from Mr. B.H. Kennedy of Marathon Realty Company Limited to rezone Lots A-H, inclusive, D.L. 526, Plan 15855, (being that portion of the former C.P.R. Right-of-Way in Kitsilano Point between Arbutus and Cypress Streets, approximately 300 feet north of Cornwall Avenue)

From: RS-1 One-Family Dwelling District
To: RT-2A Two-Family Dwelling District.

The Director of Planning recommended approval subject to the following conditions:

1. That the owner (s) first dedicate to the City an easement for the sewer along the north side of Lots A,B,C and D, D.L. 526, Plan 15855, with a minimum width of 6 feet, such easement to be to the satisfaction of the City Engineer.

2. That the owner (s) first pay to the City 50% of the total sewer construction costs, this construction to be undertaken by the City of Vancouver and completed within 60 days of registration of the easement noted in Condition 1 above.

3. That the owner (s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and that this work be completed prior to enactment of the amending by-law.

4. That the owner (s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman Avenue subject to the project being first approved under the "Power and Telephone Line Beautification Fund Act" and completed.

Cont'd...

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

5. That Council resolve to make an application under the Provincial "Power and Telephone Beautification Fund Act" to underground the B.C. Hydro Line on Creelman Avenue.

6. That the owner (s) first give to the City $21,600 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by City Council upon advice from the Director of Planning following consultation with residents and property owners in Kitsilano Point.

7. Should the above conditions 1-4, inclusive, and 6 not be complied with by the owner (s) within 365 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Mr. B.H. Kennedy of Marathon Realty Company Limited further applied to rezone Lots I and J, D.L. 526, Plan 15855, (being that portion of the former C.P.R. Right-of-Way in Kitsilano Point between Cypress and Chestnut Streets, approximately 300 feet north of Cornwall Avenue)

From: RS-1 One-Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses: - townhouses (not to exceed 5 dwelling units on each of Lots I and J, D.L. 526, Plan 15855);

- customarily ancillary uses, including off-street parking;

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: The floor space ratio shall not exceed 1.25 on each of Lots I and J, D.L. 526, Plan 15855. In computing the floor space ratio, all floors, whether earth floors or otherwise (with ceilings more than 4 feet in height) of all buildings shall be included, both above and below ground (measured to the extreme outer limits of the buildings) except parking areas, the floor of which is at or below the highest point of the finished grade around the building. For the purpose of this section the gross cross-sectional areas of stairways, fire escapes, elevator shafts, chimneys and any other services which, in the opinion of the Director of Planning, are similar to the foregoing, shall be included as floor area at each floor at which they are located; balconies, canopies, sundecks and any other appurtenances which, in the opinion of the Director of Planning are similar to the foregoing, may be excluded from floor area measurement provided the total floor area of all such excluded items does not exceed 8 per cent of the permitted floor area. Patios and roof gardens also may be excluded from floor area measurement provided that any sunroofs or walls forming part thereof are approved by the Director of Planning.

Height: The height of any building shall not exceed three storeys plus cellar nor 30 feet measured from the average building grade as determined by the City Engineer.

Cont'd...

Proposed Rezoning of the Former C.P.R. Right-of-Way, Kitsilano Point (cont'd)

Off-Street Parking: A minimum of one off-street parking space per unit shall be provided and maintained in accordance with Section 12 of Zoning and Development By-Law No. 3575.

and subject to the following conditions:

1. That the owner (s) first dedicate to the City an easement for the sewer along the north side of Lots A,B,C and D, D.L. 526, Plan 15855, with a minimum width of 6 feet, such easement to be to the satisfaction of the City Engineer.

2. That the owner (s) first pay to the City 50% of the total sewer construction costs, this construction to be undertaken by the City of Vancouver and completed within 60 days of the easementnoted in Condition 1 above.

3. That the owner (s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and this work to be completed prior to enactment of the amending by-law.

4. That the owner (s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C.Hydro Line on Creelman Avenue subject to the project being first approved under the "Power and Telephone Line Beautification Fund Act" and completed.

5. That Council resolve to make an application under the Provincial "Power and Telephone Line Beautification Fund Act" to underground the B.C. Hydro Line on Creelman Avenue.

6. That the owner (s) first give to the City $5,400 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by City Council upon advice from the Director of Planning following consultation with residents and property owners in Kitsilano Point.

7. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable outdoor space.

8. The form of development is not to be materially different from the plans prepared by Zoltan S. Kiss, Architect, dated June 19, 1975, and stamped "Received City Planning Department, August 22, 1977".

9. Should the above conditions 1-4, inclusive, and 6-8, inclusive, not be complied with by the owner (s) within 365 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Amend the Sign By-Law No. 4810 to provide for sign control should the proposed CD-1 By-Law be enacted by Council.

- Any Consequential Amendments.

Cont'd...

Proposed Rezoning of the Former C.P.R. Right-of-Way, Kitsilano Point (cont'd)

The Director of Planning recommended approval of the application.

Mr. R. Youngberg of the Planning Department, reviewed the history of the application and gave a brief verbal explanation of the rezoning application pointing out that if rezoned, lots A-H only would then have a similar zoning to all those properties located to the north. He advised Council that the applicants, Marathon Realty, had been advised by B.C. Telephone Company that in respect of condition No. 3, the Telephone Company would like to have its trunk service undergrounded along Creelman Avenue.

The Deputy Mayor enquired of representatives from Marathon Realty if they wished to give any verbal submission at this time and Mr. B.H. Kennedy responded that he was in attendance to answer any questions.

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Ms. Lillian Coade, 1420 Arbutus Street, questioned the height limitations, the floor space ratio and the parking requirements of the proposed rezoning.

- Mr. M.P. Tonstad, 1363 Chestnut Street, advised that he was the owner of one of six townhouses immediately north of subject Lot J and said the development he lives in has a lower density and has underground parking with two car parking spaces per unit. He expressed concern that the height allowed in the proposed rezoning could adversely affect the development he lives in and that insufficient parking is provided in the proposed rezoning. Mr. Tonstad further pointed out the property is for sale and therefore could be developed by some company other than Marathon Realty.

  Mr. B.H. Kennedy of Marathon Realty, in response to Mr. Tonstad's comment and a question from Council, advised that his company is planning to sell the subject property and does not wish to develop it.

- Mr. John R. Pelkovics, Kitsilano Point Property Owners representative, expressed dissatisfaction on the proposed parking ratio of one space per unit pointing out there are often two cars owned by the residents of each apartment unit. He expressed concern over the setbacks of the buildings and indicated skepticism on whether the condition that the B.C. Hydro line be placed underground on Creelman Avenue would proceed, as this involves two levels of government as well as B.C. Hydro.

- Mr. Hugh Logie, 1424 Walnut Street, advised Council that he was a new resident of the area and expressed the hope that the rezoning would allow a development which would not detract from the neighbourhood.

- Mrs. William Smith, 1311 Chestnut Street, suggested that the rezoning proceed only on the condition that the developer begin construction as soon as possible.

- A resident of the area pointed out that no developer who is prepared to construct the buildings which the rezoning would allow was before Council and enquired why the property should be rezoned prior to it being sold.

Cont'd...

Proposed Rezoning of the Former C.P.R.
Right-of-Way, Kitsilano Point (cont'd)

During the hearing of representations from the public, Mr. R. Youngberg of the Planning Department indicated that the amendments to the Zoning and Development By-law for this rezoning would not receive final adoption by Council until all the conditions attached to the rezoning application are complied with.

MOVED by Ald. Puil
THAT the application of Mr. B.H. Kennedy of Marathon Realty Company Limited for the rezoning of Lots A-H, inclusive, be approved subject to the conditions and restrictions of the Director of Planning as listed on pages 1 and 2 of these minutes.

- CARRIED

(Alderman Rankin opposed.)

MOVED by Ald. Brown
THAT the application of Mr. B.H. Kennedy of Marathon Realty Company Limited for the rezoning of Lots I and J be approved subject to the conditions and restrictions related to the application as listed on pages 2 and 3 of these minutes with the exception that there be two parking spaces per dwelling unit;

FURTHER THAT the amendment to the Sign By-law be approved.

- CARRIED

(Aldermen Puil and Rankin opposed.)

Alderman Harcourt suggested that there be a further report from the Director of Planning in a month or two on the redevelopment of the property and the Deputy Mayor so directed.

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and the Sign By-law when the conditions of the Director of Planning on the rezoning have been met.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 9:00 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 4, 1978, adopted on May 16, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Ingrid Kolsten.

'IN CAMERA' MEETING

The Council was informed there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera') - May 2, 1978,
Special Council (Public Hearing) - May 4, 1978.

- CARRIED UNANIMOUSLY

The Council recessed and reconvened at 2:15 p.m., following the Special Council Meeting - Public Hearing.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Marzari

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Manager's Reports dated
May 9th and May 5th 1978

Local Improvements 'by Petition'

The Council considered a report dated May 9, 1978, from the City Manager on Local Improvements 'by Petition', and a further report, dated May 5, 1978, on the same subject, concerning projects that will be before the Court of Revision scheduled for June 22, 1978. The City Engineer reviewed the local improvement process and,by means of charts, gave details of the programs over the last few years for street and lane paving. Details were also illustrated on the funds required for local improvement paving projects from 1977-81 inclusive.

MOVED by Ald. Puil
THAT the recommendations contained in the City Manager's report of May 9, 1978, be approved after amending recommendation (a) to read as follows:

"that on Local Improvements for Lane Paving, Residential Property Owners pay for the full width of asphaltic pavement instead of the present 14 feet, where the owners choose full pavement."

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in his report dated May 5, 1978, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Development Permit Application
633 Hornby Street (E.B.Misty's Cabaret)

On May 2, 1978 consideration of a Development Permit application for Misty's Cabaret at 633 Hornby Street was deferred pending a report on the size, occupancy and fire regulations pertaining to the premises. The Manager was also asked to review other cabarets in the vicinity with particular reference to fire safety regulations.

Pursuant thereto, the Council noted a report of the City Manager dated May 11, 1978 following a review of Misty's and other similar establishments.

MOVED by Ald. Puil
THAT the Director of Planning be advised that Council has no objection to the approval of the Development Permit application for 633 Hornby Street - E.B. Misty's Cabaret for a limited period of time, expiring December 31, 1979, or until the subject site is redeveloped, whichever occurs first.

- CARRIED

(Ald. Rankin opposed)

MOVED by Ald. Puil
THAT the general question of enforcement of fire regulations at cabarets and the appendices to the Manager's report of May 11,1978, be referred to the Community Services Committee.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

2. Nat Bailey Stadium -
Parking & Traffic Impact

Council was advised that a representative of the Vancouver Canadians Baseball Club will be available to address Council later this day.

COMMUNICATIONS OR PETITIONS

1. Sunset Community Centre
Renovation Bids

Council considered the following letter, dated May 3, 1978, from the Park Board:

The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 1, 1978:

..."SUNSET COMMUNITY CENTRE RENOVATION - BIDS

The following four bids were received for renovation work estimated to cost $130,000:

S & B Construction	$129,836
Omni Construction Ltd.	135,000
Smith Bros & Wilson	140,674
Ballarin Bros. Const.	154,389

The Board has $165,000 of available capital funds for extensive renovation work in the downstairs area of the Sunset Community Centre.

It was regularly moved and seconded

RESOLVED: That City Council be requested to award a contract on behalf of the Board to the low bidder, S & B Construction, in the amount of $129,836, subject to approval of the Superintendent.

- Carried."...

MOVED by Ald.Harcourt
THAT the foregoing request of the Park Board be approved.

- CARRIED UNANIMOUSLY

2. Killarney Pool -
Filtration Renovation

Under date of May 3, 1978, the Park Board submitted the following letter for Council's consideration:

" The following is an excerpt from the minutes of the last meeting of the Board held on Monday, May 1, 1978:

..."KILLARNEY POOL - FILTRATION RENOVATION

Five bids were received for the Killarney Pool filtration renovation project as follows:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Killarney Pool -
Filtration Renovation (Cont'd)

	Base Price	Separate Price A	Separate Price B	TOTAL
B & B Plumbing & Heating	$101,650	$10,435	$ 5,500	$117,585
H.S. Crombie	96,400	23,477	12,935	132,812
Boulevard Plumbing & Heating	110,000	16,561	7,500	134,061
McConaghy	115,865	16,230	7,500	139,595
Commonwealth Const.	127,336	17,587	4,497	149,410

Separate Price A to replace pool piping is considered to be essential. Separate Price B is to provide structural piling if required.

$120,000 is provided in the Board's 1978 Supplementary capital budget for the project.

It was regularly moved and seconded

RESOLVED: That City Council be requested to award a contract on behalf of the Board to B & B Plumbing & Heating in the amount of $117,585, on the understanding that the $5,500 price for piling will be deducted if foundations do not require same.

- Carried."...

MOVED by Ald. Harcourt
THAT the foregoing request of the Park Board be approved.

- CARRIED UNANIMOUSLY

3. Park Board:
Budget Reductions

In a letter dated May 3, 1978, the Park Board, by resolution, registered strong protest to Council about the large operating budget cut target allocation, as similar large cuts were not allocated all major civic departments and boards.

MOVED by Ald. Harcourt
THAT the above-mentioned letter dated May 3, 1978, from the Park Board be received and filed.

- CARRIED UNANIMOUSLY

4. Lane-paving - 3300 Block
West 8th Avenue.

Council considered a letter dated May 8, 1978 from Mr. Thomas F.B. Ferguson on behalf of several property owners requesting that Council reconsider a local improvement project to pave the lane in the 3300 Block between West 8th Avenue and West Broadway. The Council on March 30, 1978 had approved the paving of this lane.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Lane-paving - 3300 Block
West 8th Avenue (Cont'd)

Mr. Ferguson, on behalf of the owners, is requesting Council to reconsider this particular project and not pave the lane.

MOVED by Ald. Marzari
THAT the paving of the lane south of the 3300 Block West 8th Avenue be not proceeded with, and the Council resolution of March 30, 1978 be varied accordingly.

- CARRIED UNANIMOUSLY

5. Request for Council Support - Grant Application - B.C. Heritage Trust.

In a letter dated May 11, 1978, the Heritage Advisory Committee requested Council to support its application to the B.C. Heritage Trust for $6,000 to conduct an inventory of the City's heritage buildings. There would be no cost to the City.

MOVED by Ald. Ford
THAT Council support the request of the Heritage Advisory Committee as outlined in its letter of May 11, 1978.

- CARRIED UNANIMOUSLY

6. Night Flights - Vancouver International Airport.

In a letter dated May 11, 1978, Wendy Turner, on behalf of a group of concerned citizens,requested to appear before the next Council meeting to discuss the noise at Vancouver International Airport caused by night flights. A letter dated May 16, 1978 from the City Manager, giving certain information on these Night-hawk Flights was also noted.

MOVED by Ald. Rankin
THAT the delegation request of Wendy Turner, contained in her letter dated May 11, 1978, be granted.

- CARRIED UNANIMOUSLY

7. Cedar Cottage N.I.P. Appropriations

Council noted a letter, dated May 12, 1978 from the Cedar Cottage N.I.P. Committee, requesting to appear as a delegation regarding bus shelters - over-run costs, which is the subject of a report from the City Manager, to be considered later this day.

MOVED by Ald. Rankin
THAT the delegation request be granted and the organization be heard later this day when Council considers the relevant City Manager's report.

- CARRIED UNANINOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Regulation of Shopping Hours

A letter dated May 16, 1978, was recieved from the Gastown Historic Area Planning Committee referring to a meeting of the Standing Committee on Community Services at 1:30 p.m. on May 18, 1978, to discuss shopping hour regulations. The Area Planning Committee requested that four organizations appear as evening delegations when the item comes up before the full Council.

At the suggestion of the Mayor, it was

MOVED by Ald. Gibson
THAT the discussion of shopping hours be considered by the full Council at a future evening meeting.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 12, 1978

Works & Utility Matters
(May 12, 1978)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Subdivision - East 43rd Avenue between Clarendon and Wales Streets
Cl. 3: Local Improvement on the 'Initiative Principle'
Cl. 4: Tender - Fire Apparatus
Cl. 5: Increase in Electricity Rates
Cl. 6: Cordova Street Extension from Granville to Howe Streets
Cl. 7: Pavement Repairs - Easement through Finning Tractor North of Great Northern Way

Clauses 1 and 2.

MOVED by Ald. Bellamy
THAT Clause 1 of this report be received for information and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the
"Initiative Principle"
(Clause 3)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Clauses 4 - 7 inclusive

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in Clauses 4, 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(May 12, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Strata Title Application - Conversion 958 Bute Street
Cl. 2: Energy Conservation Project/Champlain Heights
Cl. 3: Cedar Cottage N.I.P. Appropriations

Clauses 1 and 2.

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriations
(Clause 3)

In considering this clause Council received a delegation from Mrs. Simatos representing Cedar Cottage N.I.P. Committee, who opposed the transfer of funds from Cedar Cottage Neighbourhood Improvement Program to cover the cost of an over-run on the bus shelter account. Mrs. Simatos cited the original cost estimates given for shelter construction and installation, in comparison with the actual costs.

Mr. West, representing the Engineering Department, replied giving the reasons for the over-run.

MOVED by Ald. Gibson
THAT the Cedar Cottage Neighbourhood Improvement Program be charged only $50,000, the original estimate, for the bus shelter installations and the City's over-run costs of $13,326.28 be charged against Supplementary Capital funds.

AMENDED SEE PAGE 151

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of $2,018.75 for the over-run in the Commercial Street Tree-Planting Account (#824/2014) from the surplus in the John Hendry Baseball Diamond Account (#824/2012)

- CARRIED UNANIMOUSLY

Finance Matters
(May 12, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) March 1978
Cl. 2: Charter Amendments
Cl. 3: Transfer of Zoning Data (only) to Real Estate Board of Greater Vancouver
Cl. 4: Brief to the Task Force on Municipal Policing Costs
Cl. 5: Library Automated Circulation System

Clauses 1, 2 and 5.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in Clauses 1, 2 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(May 12, 1978) (Cont'd)

Transfer of Zoning Data (only) to
Real Estate Board of Greater Vancouver
(Clause 3)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this Clause be approved and there be a further report on the availability of this property data to other organizations.

- LOST (tie vote)

(Ald. Brown, Ford, Marzari, Puil and Rankin opposed)

Brief to the Task Force on Municipal
Policing Costs
(Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in this Clause be approved and, when the Mayor meets with the Task Force to present the City's brief and other important related details, Council Members be advised of the date and time of the meeting.

- CARRIED UNANIMOUSLY

- - - - - - -

The Council recessed at 4:05 p.m., and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:20 p.m., with the same Members present, with the exception of Alderman Puil.

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DELEGATIONS

City Archives Proposal -
Major Matthews Memorial Fund

Council on May 2, 1978, approved the request of Dr. D. H. Breen, Chairman of the City's Archives Advisory Committee, to submit a proposal for Council's consideration and to show appropriate slides.

Dr. Breen introduced some members of the Archives Advisory Committee following which Mr. Norman Young showed a number of historic slides from the Archives' collection. Dr. Breen then read from the Committee's brief which was circulated to Council. The purpose of the brief was to request Council's support for establishing a Major Matthews Memorial Fund to provide a means whereby citizens of Vancouver, as they feel disposed, may provide additional financial support for the development of the Vancouver City Archives.

In the brief, the Committee reviewed the history of the Archives, the collection, its purpose and objectives, its relationship with associated institutions, budget and financial assistance received since 1972 (apart from the City budget). Also in the brief, the Committee requested that Council approve the establishment of the Major Matthews Memorial Fund and indicate its support of the Fund by placing a sum of $5,000.00 to the credit of this Fund.

MOVED by Ald. Rankin,
THAT Council approve the establishment of the Major Matthews Memorial Fund and assist with its establishment by approving the placement of $5,000.00 to the credit of this Fund; these monies to come from Contingency Reserve;

FURTHER THAT the Major Matthews Memorial Fund be under the jurisdiction of the Archives Advisory Committee and not form part of the City's regular budget commitment to the Archives.

- CARRIED UNANIMOUSLY

DELEGATIONS & UNFINISHED BUSINESS

Nat Bailey Stadium -
Parking and Traffic Impact

Council on May 2, 1978, deferred consideration of a number of recommendations detailed in the report of the Standing Committee on Transportation of April 20, 1978, at the request of Mr. Harry Ornest of the Vancouver Canadians Baseball Club.

Present in the Council Chamber were Mr. Harry Ornest, Mr. H. MacDonald and Mr. I. Blake of the Vancouver Canadians Baseball Club. Mr. MacDonald, Vice-President of the Club, read from a prepared statement in which it was requested that Council defer any decision on the recommendations of the Standing Committee on Transportation until the end of the current baseball season. Mr. MacDonald gave the following reasons:

- the Club has been given permission to charge a parking fee which has been set at 50¢ per car upon recommendation of the Superintendent of Parks

- as far as the Club is aware, patron parking has not caused any problems in the neighbourhood

- the Club has sold many season tickets on the basis of preferred parking being included in the ticket price

- assessment of the parking situation should be made on the basis of a full season's operation.

cont'd....

DELEGATIONS & UNFINISHED BUSINESS (cont'd)

Nat Bailey Stadium - Parking
and Traffic Impact (cont'd)

The Assistant City Engineer - Traffic Division stated the Engineering Department is presently evaluating parking in the neighbourhood as well as in the lot during baseball games. The survey to date indicates approximately 65% patron parking in the lot and 35% of the patrons parking in the residential neighbourhood. He also stated that the Engineering Department will be relaxing the no parking restrictions on one side of Midlothian Avenue which abuts Hillcrest Park.

Mrs. McDermott, on behalf of the Riley Park Citizens N.I.P. Planning Committee, stated that in addition to the comments in the Committee's letter which was before Council this day, she wished to submit a petition from residents in the 4600 and 4700 Blocks Quebec Street, protesting the parking problems which have been caused by patrons attending games at the Stadium.

During consideration of the foregoing Alderman Harcourt left the meeting.

MOVED by Ald. Bellamy,
THAT Council defer action on the recommendations of the Standing Committee on Transportion to the first Council meeting in July, to provide the City Engineer a better opportunity to evaluate the parking situation as it relates to Nat Bailey Stadium.

- LOST (tie vote)

(Aldermen Brown, Ford, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT the recommendations of the Standing Committee on Transportation contained in its report dated April 20, 1978, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:10 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Proposed New No. 14 Firehall -
Kaslo and Venables Streets

Council on May 2, 1978, agreed to hear representations from Mrs. Susan Renzullo on the matter of the proposed new firehall at Kaslo and Venables Streets.

Mrs. S. Renzullo addressed Council and referred to her letter which had previously been circulated. In her letter, Mrs. Renzullo expressed concern that a firehall on this site would add to the noise pollution already present in the area. She also expressed concern for possible traffic hazards to the students at the adjacent school.

cont'd....

DELEGATIONS (cont'd)

Proposed New No. 14 Firehall -
Kaslo and Venables Streets (cont'd)

Deputy Fire Chief Tuning stated it is the policy of the Fire Department not to use the siren until the fire truck is on the main streets if at all possible. He also indicated that there are three other firehalls located in residential areas and the Department has experienced no problems related to them.

Council noted a report dated April 26, 1978, from the City Manager setting out the history and present status of the proposed new firehall at Kaslo and Venables Streets for Council's information.

MOVED by Ald. Gibson,
THAT the report of the City Manager dated April 26, 1978, be received for information.

- CARRIED UNANIMOUSLY

Special Relief - Local Improvements
(1995 Comox Street)

Council on April 11, 1978, deferred consideration of a clause in a Manager's Report (Works & Utilities) dated April 7, 1978, on Special Relief - Local Improvements, to permit Ms. Murphy, solicitor to address Council on behalf of Mr. P.R.U. Stratton, owner of the property.

Ms. Murphy addressed Council and referred to her letter dated September 14, 1977, which detailed the owner's position in this matter. Mr. Stratton is requesting special relief from the special assessment for the local improvement charges levied against the properties for street pavements and mini-parks in the Stanley Park neighbourhood. Mr. Stratton's property is located at 1995 Comox Street.

Ms. Murphy contended that this property was eligible for special relief as it is technically locked-in by a heritage building on one side and a concrete building, in extremely good condition, on the other side which is not likely to be redeveloped in the near future.

In his report, the City Manager sets out the manner in which the property at 1995 Comox Street deviates from the criteria established for eligibility for special relief. The City Manager submitted for consideration whether Council wishes to grant the owner of this property a relief from the special assessment for local improvement charges and noted that granting this relief would broaden the category eligible for such help and would likely result in further requests.

MOVED by Ald. Gibson,
THAT the owner of the property at 1995 Comox Street be granted a relief of $261.00 on the 1978 special assessment for local improvement charges.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Personnel Matters
(May 12, 1978)

Student - Summer Employment with
the Property Endowment Fund
(Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 12, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Long Term Lease - Suite 901-2001 Beach Avenue
Cl. 2: Lease Renewal - 10 Foot Lane Allowance 1875 - 95 West 7th Avenue
Cl. 3: Lease Renewal - South 7 feet of N/E Corner of 12th Avenue and Commercial Drive
Cl. 4: Rent Review - City-owned Property - S/S Prior Street at Dunlevy Avenue
Cl. 5: Lease of Various Premises in Dick Building 1482-1490 West Broadway
Cl. 6: Lease of Building Area, 1830 and 1836 West 5th Avenue

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

B. Proposed Rezoning of Two Lots
in the Kiwassa Neighbourhood

MOVED by Ald. Puil,
THAT Lot 8, Block 95, D.L. 181 be included in the application to rezone Lots 6 and 7, Block 95, D.L. 181;

FURTHER THAT the status of Lot 8 be considered at the Public Hearing on this rezoning application.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, May 4, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Rubbing Alcohol
Cl. 2: Jericho Hangar No. 5
Cl. 3: Vancouver Perinatal Health Project
Cl. 4: D.P.A. - 1412 West Broadway (Grandma's Kitchen)
Cl. 5: Lifeguarding in Vancouver

Clauses 1, 3, 4 and 5

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Jericho Hangar No. 5 (Clause 2)

When considering this clause, Council noted a request from the Studio Five Group to appear before Council to discuss the use of Hangar No. 5 as a low-cost, high-use civic theatre.

MOVED by Ald. Kennedy,
THAT consideration of this clause be deferred to the next meeting of Council and that representatives of the Studio Five Group appear before Council at that time.

- CARRIED

(Aldermen Bellamy and Brown opposed)

II. Report of Standing Committee on Planning and Development, May 4, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: Anchor Point Residential Development (1350 Burrard Street)
Cl. 3: Lease of Waterlot 6924 containing Carrington Street Wharf
Cl. 4: Central Waterfront - Official Development Plan

Status of Major Development Permit Applications (Clause 1)

Alderman Harcourt indicated that the Planning and Development Committee would be discussing the proposed development 275 East Cordova Street.

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee on Transportation, May 4, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Transcontinental Rail Passenger Terminal
Cl. 2: Joyce Transit Loop

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, May 4, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Captain James Cook Elementary School - Grant Request
Cl. 2: 1978 Grant Request - Vancouver Art Gallery
Cl. 3: Cost Sharing of Public Health Services

Clauses 1 and 2

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cost Sharing of Public Health Services (Clause 3)

As requested by the Committee in this clause, a copy of the brief on Cost Sharing of Public Health Services was forwarded to the School Board for comment. Before Council this day was the School Board's remarks on this brief.

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved;

FURTHER THAT the letter dated May 16, 1978, from the School Board be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT an early meeting be arranged between Council and Vancouver MLA's to inform the MLA's of the contents of the various briefs Council wishes to submit to the Provincial Government, as well as to apprise them of Council's priorities.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Grant Appeals

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decisions on their grant applications:

(a) Vocational Counselling Service

Dr. W. Black addressed Council on behalf of this organization. He reviewed the history of the Service and outlined the type of service provided by the organization and the increasing need for this type of counselling. (A brief from the organization was previously circulated to Council.)

AMENDED SEE PAGE 151

MOVED by Ald. Rankin,
THAT a grant of $6,000 be approved to the Vocational Counselling Service.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and the Mayor opposed)

(b) Social Planning & Review Council of B.C.

Council at its meeting on March 14, 1978, approved a grant of $9,540.00 to S.P.A.R.C. Miss Joan Dickenson addressed Council and spoke to the brief previously circulated requesting an additional grant of $13,616.00 to the organization. Miss Dickenson outlined for Council's information the activities of the Committee on Aging.

MOVED by Ald. Ford,
THAT an additional grant of $6,000 be approved to the Social Planning & Review Council of B.C.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

(c) God's Rescue Mission

Rev. Melinda Thorne addressed Council and requested that an additional grant of $10,000 be approved to God's Rescue Mission. In a letter dated May 8, 1978, (previously circulated), Rev. Thorne outlined the activities of the Mission. Rev. Thorne expanded on her letter and introduced several supporters of her grant appeal.

MOVED by Ald. Bellamy,
THAT an additional grant of $2,800 be approved to God's Rescue Mission.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford and Puil opposed)

(d) Vancouver Status of Women

Ms. Lee Grills spoke to the brief previously circulated and requested that Council reconsider its decision not to approve a grant of $13,318 to the Vancouver Status of Women.

Ms. Betty Green spoke in opposition to the grant appeal and submitted a petition from 458 fellow citizens who were also opposed.

cont'd....

DELEGATIONS (cont'd)

Grant Appeals (cont'd)

Vancouver Status of Women (cont'd)

MOVED by Ald. Brown,
THAT a grant of $22,356 be approved to the Vancouver Status of Women to fund two program development workers including fringe benefits.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari,
THAT a grant of $11,000 be approved to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford,
THAT a grant of $7,000 be approved to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

(e) Greater Vancouver Information & Referral Service

Mr. W. Charles Keast, Chairman of the Board of Directors of the Greater Vancouver Information & Referral Service, spoke to the brief previously circulated and requested Council to reconsider its decision not to approve a grant to this organization. In addition, Mr. Keast read a letter of support for the grant appeal from the United Way.

MOVED by Ald. Marzari,
THAT a grant of $15,525 be approved to the Greater Vancouver Information & Referral Service.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Kennedy and the Mayor opposed)

MOVED by Ald. Gibson,
THAT Council purchase from the Greater Vancouver Information & Referral Service, for distribution, 500 copies of its publication 'Directory of Services' at a cost of $13.00 per copy.

(Notice)

Notice was called by Alderman Puil on the above motion and the Mayor ruled this to be in order. The Mayor's ruling was challenged by Alderman Harcourt and the question was put to Council "shall the ruling of the Chair be sustained".

The decision of the Chair was sustained with Aldermen Brown, Ford, Harcourt, Marzari and Rankin opposed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND THE OFFICIAL DEVELOPMENT PLAN BY-LAW NO. 4812 (Granville Island)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Puil and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Puil and Rankin opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4848, BEING THE WATER WORKS BY-LAW

MOVED by Ald. Gibson,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Main Street at Terminal Avenue - Landscape Setback)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy, Marzari and the Mayor were excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Area to the West of the Quebec/Columbia Connector & N/W Corner Main and Terminal)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy, Marzari and the Mayor were excused from voting on this By-law)

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner and Consolidation (E/S Oak Street, South of S.W. Marine Drive)

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) Those portions of Lots "D", "E" and "F" included in Explanatory Plan 6131 except portions of Lots "D" and "E" included in Explanatory Plan 6132, Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324 Plan 3408 were established for road under filing 22178;

(3) The said portions of Lots "E" and "F" are no longer required for road;

(4) The abutting owner wishes to acquire the said portions of Lots "E" and "F";

THEREFORE BE IT RESOLVED THAT all those portions of Lots "D", "E" and "F" included in Explanatory Plan 6131 except portions of Lots "D" and "E" included in Explanatory Plan 6132, Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324, Plan 3408, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 26, 1978, and marginally numbered LF 8598, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the road so closed be consolidated with the abutting Amended Lot "F" (see 215317-L) of Lot 18, Blocks "C", "D", "Y" and "Z", District Lots 319, 323 and 324, Plan 3408, to form one parcel.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and Adding to Balance of City-owned Lands (S/E Corner 12th Avenue and St. Catherines Street)

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The North 7 feet of Lots 1 and 2, Subdivision "A", Block 173, District Lot 264A, Plans 501 and 1771 was established for road under filing 40088;

(3) The North 7 feet is no longer required for road widening;

THEREFORE BE IT RESOLVED THAT the North 7 feet of Lots 1 and 2, Subdivision "A", Block 173, District Lot 264A, Plans 501 and 1771 be closed, stopped up and added to the balance of said City-owned lots 1 and 2.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Allocation of Land for Lane Purposes (S2' of Lot 6, Block 210, D.L. 526, Plan 1058)

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 6, Block 210, District Lot 526, Plan 1058;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

1. Heritage Officer

MOVED by Ald. Kennedy,
THAT WHEREAS the City Council, through its Finance Committee, has been labouring for some time with departments with a view to effecting economies wherever possible;

AND WHEREAS some departments, including the Planning Department, are required to report to Council with respect to budget reductions;

AND WHEREAS the Council has been endeavouring to maintain taxes at as low a point as possible, and to a large extent succeeded this year;

AND WHEREAS, contrary to the above, the Council on May 2, 1978, passed the following motion:

"THAT approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of $13,883, charged to Contingency Reserve, and that auto allowance be provided if required.";

AND WHEREAS the foregoing action of Council will result in an additional expenditure for 1978 of $13,883, without any reference to possible support staff;

THEREFORE BE IT RESOLVED THAT the aforementioned resolution of Council dated May 2, 1978, be rescinded.

(Notice)

Notice was called on the foregoing motion and recognized by the Chair.

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The Council adjourned at approximately 9:45 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 16, 1978, adopted after amendment on May 30, 1978.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE May 9, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements 'by Petition'

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Council on February 14, 1978, dealt with a large group of local improvements by Petition and with the related matter of the heavy demands of these programs on Supplementary Capital funds. It requested that we report on the matter, 'including means by which these (programs) could be cut back in future years.' This report contains various options Council can take in slowing down local improvements.

At the Supplementary Capital Budget review, Council decided not to provide funds for carrying out street, lane and other works which have been petitioned for already and will be coming up at the June Court of Revision. Options open to Council are to defer the works until next year, or to provide advance funds from the Basic Capital Budget future years' allotments. This report also deals with this matter.

The system of carrying out street works under local improvement by petition has been used by the City of Vancouver for 90 years. Local improvement procedures are used throughout the world and, in North America, form one of the most important ways through which improvements of all sorts are provided in urban areas. All neighbouring municipalities utilize the system.

The local improvement system has much to recommend it. It is citizen participation. It is local decision-making. The proponents of works support their case with a willingness to pay their share of the cost. This ensures that frivolous demands are not made of the City, since petitioners have a significant cost of their own to face. Since two-thirds of all properties affected and 50% of the assessed value must be in agreement with the project proceeding, there is no doubt that the local improvement procedure represents the will of the majority of local residents. There is no possibility that small local groups or civic staff can impose their will on the majority of the people affected. The procedure has been used equally by all parts of the City. It is a most fair and equitable procedure which has stood the test of many years and is responsible for a large portion of the amenity existing in the City.

In the past, the City has always found the funds necessary to honour the City's share of the petitioned works. Even in ' pay-as-you-go' years, sufficient supplementary Capital funds were found to carry out the necessary works. The Five-Year Plan was approved in plebiscite, largely because of its local improvement content. However, the Plan did not provide adequate funds to meet all of the expected petitions and this was done on purpose to keep the Plan as small as possible, with the expectation that Supplementary Capital would be able to meet the excess petitions, as had always been the case in previous years. This year, the funding requirement was not quite met. The following report will show Council what sorts of demands can be expected in the future and how, if Council wishes, the demand can be reduced. It may be that when Council sees the projections of demand which are currently at a peak level, Council may not wish to reduce petitions.

RESIDENTIAL LANES

For many years, residential lanes presented a mud problem in the winter and dust problems in the summer. Maintenance costs were high and these came directly out of the Revenue Budget each year. To keep down the dust during

the summer months, property owners were provided an oiling service wherein the City oiled dusty lanes at a charge to the Property Owner which partially covered the cost of the service. There was never enough service of this type during dusty periods and, in addition, the oiling of lanes created all sorts of problems with tracking of asphalt into houses, etc. Council finally decided that a program of lane improvement better fitting an urban area of this size should be undertaken by the City and directed the Engineering Department to institute such a service. This was done, designs were altered, capital costs reduced and a cost-sharing arrangement was adopted by Council, wherein lanes could be improved under the local improvement procedure at rates which would not be onerous to the residents and which would approximately cost the City what its higher maintenance on unimproved lanes was.

Petitions are currently in the order of 250 blocks per year, but the peak demand has been passed and demand is dropping in accordance with expected trends (see graph).

The funding problem arises in the program for paving of lanes in residential (one- and two-family) districts. We will deal with this program first and then discuss the other types of work.

The funding problem for Residential Lanes has two causes:

(a) The number of petitions far exceeds the number provided for in the Five-Year Capital Plan.

(b) With that increase, the costs of ditch elimination in the lanes paved is much more than can be borne by the maintenance accounts.

With respect to the number of petitions, the attached graph is of interest. It shows (broken line) the program for local residential streets and (solid line) the residential lane program, both plotted from the year in which the program began. This suggests that the lane program may drop off to a more manageable level in the next few years and that we should not over-react. The funding problem for this year has been met except for $190 000; some slowing down may be appropriate.

Ditch Elimination

The matter of ditch elimination has been reported on before, but in summary:

Th re has been a program of eliminating lane ditches wherever possible for some y s. This was funded from the Revenue (maintenance) Budget, since the object the reduction of maintenance costs. When the Residential Lane Paving Program established in 1972, we anticipated that there would be some proportion of the blocks where side ditches had to remain, so the local improvement was to be only the work which would be done in every lane - the 14-foot center strip. Ditch elimination would continue to be done where possible, using maintenance funds.

Over the five years, we have found that the ditch elimination part of the job is very important to the Property Owners. In many cases people seem more concerned about having the sides of the lane 'cleaned up' than they are about the center. We will leave a grass verge where the Property Owner wishes to retain it and will undertake to maintain it, but in our experience these are very few.

In the five years, also, we have not found a lane where we had to leave the ditches. In many cases, however, the ditch elimination is relatively expensive because provision is made for drainage from the adjoining properties. Over the years many lots which slope to lane have drained their backyards and garages to the lane ditch. P erly this drainage should be carried to the sewer but, in most cases, this would the Property Owner many times the cost of the lane paving. We have tried various methods of handling this drainage from private properties and have arrived at what we feel is the best balance between reducing the cost of the work and creating drainage problems on the property. This accepts the water from the property into the lane drainage but, after a heavy rain, may take some time to do so. This has been a source of complaint. Thus, ditch elimination has been a major cause of increasing the City share of lane improvements from the original 50% and is a major justification now for increasing the property owners' share as described in item 4 below.

Possible Approaches to the Problem - Residential Lanes

1. One means of holding the program within a set total of City funds would be to refuse petitions and advance projects only 'on the Initiative.' The difficulty would be in choosing which blocks to advance from the large number where the people wish the improvement. It would also be a departure from the long-standing policy that petitions have priority over initiatives. We do not recommend this change.

2. The City's share of the cost could be substantially reduced by building only the 14-foot strip paid for by the Property Owners and leaving ditch elimination to follow as funds become available. In view of the importance which most Property Owners attach to this part of the work, we do not recommend this change.

3. The City could simply decide to honour petitions only up to a set total of City's share and let the balance await a future year. We have, in the past, carried some petitions forward to the next year - the last time being 1976 (the 'Pay-as-you-go' year between Five-Year Plans). The scale of the backlog and the length of delay, however, must be considered. If funds had not been found for all of the March Court petitions (either in Supplementary Capital or by bringing forward Five-Year Plan funds), we would already have petitions enough to make up the 1979 and part of the 1980 programs (assuming the rate of petitioning and the funding restrictions continued). By about the end of 1978, we would be starting to collect petitions for the 1982 program. Advancing these petitions after a three-year delay would create many problems over changes in ownership, changes in rates and changes of heart. If a moratorium is to be placed on the program, it would better be applied at the start of the procedure - by holding up the issuance of petitions until the backlog is cleared. We propose this as a second measure to be implemented if the next alternative, 4, does not have sufficient effect.

4. The Property Owners' share of the cost can be increased. Since the ditch elimination has been added to the original concept of a 14-foot centre strip, we propose that the Property Owners should pay for the full width of asphalt surfacing instead of for only 14 feet. This would increase the Property Owners' cost by about one-half - the cost to a 33-foot lot from the present $10.50 per year to about $16.00 per year. This change will have the double impact of discouraging petitions and also of reducing the City's share and so making the available City funds cover more projects. It is our principal recommendation.

In summary then, we propose:

(a) That the residential Property Owners' share of lane paving be increased so that they pay for the full width of asphaltic surface. This will amount to an increase of about 50% in the Property Owners' rate.

(b) That any moratorium on the Residential Lane Paving Program be applied by withholding petition forms and that this step not be considered until the effect of 'a' is known.

SPEED DETERRENT BUMPS

These are part of the Residential Lane Paving Program in that the City's share comes from the lane paving allocation. At present the cost-sharing is:

Residential:	City 2/3	Property Owners 1/3
Higher Zones:	City 1/3	Property Owners 2/3

The total City's share is not large, $41,000 in 1978, but still enough to pave another 8 lanes (at the new cost-sharing). The residential Property Owners' cost is only $1.65 per year on a 33-foot lot - almost a nuisance charge. It would be appropriate for the Property Owners to pay the full cost of Speed Bumps. We do not recommend making the change at this time because we have an overall review of Speed Bumps underway and will be reporting on their effectiveness, their cost and associated problems.

LOCAL RESIDENTIAL STREETS

In the Paving and Curbing of Local Residential Streets, the Property Owners pay for the Curb and Cutter and the City pays for the surface between. The amount of surfacing varies with the cross-section, profile and strength of the existing roadway but averages 2 inches of asphalt over the 24'4" width (27 feet less two gutters).

When the program began in 1963, the Property Owners paid almost 50% of the cost - with shifts in prices this has dropped to about 35%. This suggests some increase in the Property Owners' share.

If the Property Owners paid for this (average) two inches of asphalt, their cost would increase by about one-third - the cost to a 33-foot lot from the present $49.50 per year to about $66.00 per year. The cost-sharing would be about 45% Property Owners, 55% City.

If the Property Owners paid for the equivalent of one inch of asphalt, their cost would increase by about one-sixth - the cost to a 33-foot lot from the present $49.50 per year to about $57.50 per year. The sharing would be about 40% Property Owners, 60% City.

It should be noted that the program for Local Residential Streets is not exceeding its Five-Year Plan allocation. The object of changing the cost-sharing would be to reallocate funds to lanes. This program (see the attached graph) began in 1963 and grew rapidly to over 250 projects/year. It dropped off almost as rapidly and now is running about 70 projects year. If this rate continues, it will take between 15 and 20 years to finish the program or 30 to 35 years from the start. This program was undertaken because the improvement of Local Residential Streets was progressing at a rate which would have taken 800 years. We do not wish to return to that.

There are also two philosophical objections to having the Property Owners pay for the asphaltic surfacing. It is noted above that the asphalt averages two inches. There will be some blocks, however, where the amount of asphalt is less than even the one inch. Owners on such a block could complain about paying for more than goes into their block. The second point is that the surfacing is minimal and some areas do fail (and are promptly restored). It is comforting to the Property Owners to be assured that they are not paying over fifteen years for something which does not last.

Because of these points, we do not recommend a change in the cost-sharing on Local Residential Streets. If the Property Owners' share is increased, it should be by the smaller amount - the equivalent of one inch of asphalt over 24 feet 4 inches of width. The demand on supplemental capital is not large from streets.

HIGHER-ZONED STREETS

In paving streets in Multiple-dwelling, Commercial and Industrial Districts, the City pays for one inch of the asphalt surface (as well as any thickness over the local need). This contribution was adopted in 1963 as being vaguely equivalent to the surface which the City provides in residential districts. If the residential properties are to pay for one inch of asphalt, there is no longer justification for this contribution in the higher zones. The increase in these Property Owners' rates would be 6% to 7%.

IMPACT

We can calculate the effect of the changes discussed above on Property Owners' rate and thus on City's shares. We cannot predict the impact on the number of petitions although it should surely be a reduction. We do not know what other factors will apply in the next year. The graph suggests that a drop in lane petitioning will occur this year or next. To give some scale, however, we have calculated the impact which the various changes in cost-sharing would have had had they applied to the group of petitions dealt with at the March 30th Court of Revision.

- Residential Lanes (PO's pay full width of asphalt)	$250 000
- Speed Bumps (PO's pay full cost)	41 000
- Residential Streets (PO's pay for 1 inch of asphalt)	66 000
- Higher-zoned Streets (PO's pay 1 inch more asphalt)	7 000

If the change in cost-sharing had reduced the number of Residential Lane petitions by 25%, the City's cost would have been reduced by a further $340 000 for a total reduction, in lanes, of $590 000. Thus, for 1979 these measures might reduce the demand on supplemental capital for lands from about $1 400 000 to $800 000.

IMPLEMENTATION

Changes which reduce the Property Owners' cost are easy to implement, but when increasing their cost, we have to remember that the Local Improvement process starts when we send the petition form to one owner and information sheets to the others. They decide whether or not to support the project on the basis of that information. Rates quoted are clearly marked as subject to change, but this is intended to cover inflation, not a change in the cost-sharing formula. It would be unfair to have a petition circulated under one set of rules and then to proceed with the work under a new set. For that reason, we propose the following steps to implement the changes:

(a) Petitions on hand when the change is decided upon should be dealt with under the present rules;

(b) Persons circulating petitions when the change is decided upon should be given a deadline for submitting their petitions under the present rules;

(c) Petitions circulated under the present rules but submitted after the deadline should be processed under the new rules. Property Owners should be notified of the change. Where appeals are made, Council could instruct us to ballot the Owners;

(d) No petitions (for types of work affected by changes) should be issued in the time between the change being decided upon and the deadline.

The later the deadline is set, the less complaints it will engender - but its effect will be delayed. A recent group of petitions has been checked. The circulation time ranged from 4 days to 26 months. The average was three months and 82% were returned within four months. On this basis, we propose July 31, 1978, as the deadline for petitions under the present rules. It must be realized that the changes will have only partial impact on the 1979 program, even if the changes were effective immediately.

1978 STREET AND LANE PETITIONS - JUNE COURT

About $459 000 worth of streets and lanes have been petitioned and will be before the June Court of Revision. In 1978 Supplementary Capital Budget no funds were provided to carry out this work in 1978. It is not possible to apply the above suggested sharing changes to these petitions, and it would not be equitable to do so. As noted in the report above, sharing changes should start in August and all petitioners should be advised well in advance of circulating petitions. Accordingly, there are two choices open to Council with regard to the June Court of petitions:

(a) Advance funds from later years of the Five-Year Plan and carry out the work in 1978.

(b) Defer the work until 1979;

Since these petitions were submitted in 1977, deferring the work until 1979 would not be popular. In addition, administrative problems related to changing costs and other matters would complicate the situation. We would recommend that these works be met by bringing forward funds from later years' allocations, according to Option (a). Reductions in work could then start in future years, as per the above report. If the recommended cost-sharing changes are made, then the demand may be considerably lower and this, coupled with the decreasing trend, would probably significantly reduce the problem next year as compared to this year. Option (a) is, therefore, recommended.

I recommend:

(a) that on Local Improvements for Lane Paving, Residential Property Owners pay for the full width of asphaltic pavement instead of the present 14 feet;

(b) that no change be made in the cost-sharing on Local Improvements for Speed Deterrent Bumps, pending the further report;

(c) that no change be made in the cost sharing on Local Improvements for Street Paving and Curbing, Residential Zones.

(d) that no change be made in the cost-sharing on Local Improvements for Street Paving and Curbing in Multiple Dwelling, Commercial and Industrial Zones.

(e) that the change set out in (a) not apply to projects 'by Petition' where the petitions are filed with the City Clerk, sufficiently signed, before August 1, 1978, and not apply to any project 'by Petition' or 'on the Initiative' undertaken by Council before that same date;

(f) that the Director of Legal Services be requested to bring forward amendments to the Local Improvement Procedure By-law to implement (a) and (e) above;

(g) that the City Engineer be instructed not to issue any Petition Forms for ResidentialLane Paving between the date the changes are approved by Council and August 1, 1978. Further that the City Engineer be instructed to notify any person currently circulating petitions for this type of work of the change and of its effective date.

(h) that a moratorium on issuing Petition Forms be considered in the future if the backlog of petitions significantly exceeds available funding."

(i) that funds be brought forward from later years of the Five-year Capital Plan to honour the petitions coming before the June, 1978 Court of Revision."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71

RR1(i)

MANAGER'S REPORT

DATE May 5, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements by "Petition"

CLASSIFICATION: RECOMMENDATION

First Step

The City Engineer reports as follows:

"General

As required by the Local Improvement Procedure By-law, projects for:

- Pavements and Curbs, Higher Zoned
- Pavements and Curbs, Local Residential
- Lane Pavement, Higher Zoned
- Lane Pavements, Local Residential
- P.C. Concrete Sidewalks
- P.C. Concrete Sidewalk on School Collector Street
- Speed Deterrent Bumps (in lanes),

shown on the attached schedule dated May 5th, 1978 are advanced to Council by 'Petition'.

Capital Funds

Funds for the City's share of the following types of projects are available in 1978 and prior Basic Capital Budgets:

Local Streets - Higher Zones
Lane - Higher Zones

Petitions for the following works exceed what is provided for in the Five-Year Capital Plan:

Local Streets - Residential
Lanes - Residential
Speed Deterrent Bumps (in lanes)
Sidewalks

In previous years, the excess petitions were provided for from Supplementary Capital sources. This year, some of the excess petitions were provided for from Supplementary Capital, but the amounts required for the June Court of Revision were not provided. Of the $487,294 City's share required to carry out these works, $459,094 is not provided for in the Five-Year Plan. The City has two options in dealing with this matter:

(a) The works can be constructed and paid for by advancing money from future years in the Five-Year Plan.

(b) The petitioners can be told that insufficient funds are available to do works in their blocks and the work put off until next year.

We recommend that (a) be approved by Council as there is no advantage in deferring the works until next year.

The City Engineer will give a Report Reference outlining the trends in petitioned works, what the demands are likely to be next year, and what funding is likely to be required from Supplementary Capital. In addition, the Report Reference will outline means of slowing down the petition process if Council so desires. The Report on Local Improvements by Petition which is before Council today covers these matters and should be dealt with first."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 5th, 1978.

The estimated total cost of these improvements is $718,998, and the City's share of the cost is $487,294. The $487,294 is made up of $459,094 which constitutes an advance from future years of the Five-Year Plan, and $28,200 from Basic Capital Budget. Of this $459,094, $264,787 is for streets, $188,791 is for lanes, and the remainder is for walks. I would remind Council that there was some discussion regarding the possibility of deferring the works requiring the use of borrowing authority from future years.

I have to report that the necessary financial arrangements can be made to carry out this work, subject to approval of the 1978 Basic Capital Budget - Streets, including the bringing forward of funds from the later years of the Five-Year Capital Plan."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The following street be designated as a School Collector Street for the purpose of Part 1 of the Local Improvement Procedure By-law.

Slocan Street, Napier Street to William Street

(c) The Court of Revision for the projects listed in the attached schedule dated May 5th, 1978 be held at 7:30 p.m., Thursday, June 22nd, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 71

MANAGER'S REPORT

April 26, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: PROPOSED NEW #14 FIREHALL - KASLO AND VENABLES

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"It is intended that this report be for Council's information in connection with a delegation of citizens appearing before Council.

The existing #14 Firehall at Cambridge and Slocan is about seventy years old. Aside from being uneconomical to maintain or renovate, it is poorly located in its district.

After a thorough search of properties in the area, the old Engineering Yard at Kaslo and Venables was chosen for the following major reasons:

- It required no displacement of homes or business
- It is centrally located to the fire protection district
- It provides good access to arterial routes
- It is zoned M-1 and is City-Owned.

On July 12, 1977 Council approved the subject site for the new #14 Firehall, and authorized the demolition of the old City Works Yard buildings. At the same meeting an Architect was appointed. Preliminary plans were prepared and a Development Permit applied for on September 29, 1977. Sixty-four neighbouring property owners were notified of the application and eight objections were received. After receiving advice from the Development Permit Staff Committee the Director of Planning on January 9, 1978 approved the Development Permit.

Subsequently, appeals to the Board of Variance were filed by neighbouring property owners (6).

At a meeting on April 19, 1978, the Board of Variance heard the residents and representatives of the City staff, and refused the appeal, allowing the Development Permit to stand.

We have discussed the matter with the Law Department and although it appears that Council cannot overrule the decision of the Board of Variance, it can, as an Owner, simply reverse its earlier decision for a firehall to be built on this site. It should be noted, however, that since the area receiving protection from this firehall is residential, it is most unlikely that any alternate site can be found that will have as few complaints as have been generated by the selection of this particular site."

The City Manager submits the foregoing report of the Director of Permits & Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 79 & 80

UB 1 (i)

MANAGER'S REPORT

May 11, 1978

TO: Vancouver City Council

SUBJECT: 633 HORNBY STREET (E.B. MISTY'S CABARET) AND REVIEW OF OTHER CABARETS IN VICINITY WITH REFERENCE TO COMPLIANCE WITH FIRE SAFETY REGULATIONS

CLASSIFICATION: RECOMMENDATION

At the Council meeting of May 2nd, 1978, dealing with the application for the renewal of the development permit for Misty's Cabaret, 633 Hornby Street, Council was informed that a number of charges have been laid against the operators of this cabaret by the Fire Department for violation of the Assembly Hall Regulations over the past year, including overcrowding. The owner stated that his cabaret was not overcrowded and presented a copy of a plan approved by the Fire Marshal to substantiate his claim. The capacity of the cabaret quoted in the report to Council did not agree with the approved plan presented by the owner. Council then directed, "that this matter be deferred to the next meeting of Council and, in the meantime, the City Manager report on the size of the cabaret and the permitted occupancy, as well as on whether this cabaret has met all the requirements of the provincial fire regulations and the city Fire By-law; further, that the report include a review of other cabarets in the vicinity of Misty's with particular reference to compliance with fire safety regulations."

Misty's - 633 Hornby Street

The Chief Fire Prevention Officer reports that a review has been carried out of the plans and approvals of Misty's Cabaret with the Fire Marshal. The Fire Marshal is prepared to accept both areas of the cabaret as one occupancy, provided that there is free access to all exits. This will require some slight modifications to the exit signs and the plans submitted to the Fire Marshal will require some updating to properly record alterations made in the cabaret that are not recorded on the approved plans. This will provide for a total capacity in the cabaret of 331 persons for a total floor area of 3972 square feet. Previously, the two areas had been considered separately from a capacity viewpoint.

In addition to these requirements, the management has been informed that separate detailed plans of the seating in this cabaret must be submitted to the Fire Warden's Office, clearly illustrating proper access routes to the exits. This will require the removal and rearrangement of tables and chairs presently blocking the main 12 foot exit.

There is also a high degree of combustible material in the decor of this cabaret in the form of compressed cork board on the ceiling with some burlap covering beams and an overlay of small dimensional wooden decorative material. A flame test conducted on the premises indicates that this material will not meet current flame spread rating requirements and will, therefore, have to be treated with an approved fire retardant.

The management has also been instructed to check the draperies in the premises for fire retardancy and have them treated if necessary.

Council may be interested in a police report of an inspection made Friday, April 28th, 1978, which contains the following statement:

> "Misty's, 633 Hornby Street, lineup waiting to get in. Inside was so crowded, it was nearly impossible to move. Obviously overcrowded, although we didn't attempt to take a head count."

Two other cabarets were also mentioned and it is evident that overcrowding is a problem in several cabarets.

Cont'd.../2

Other Carabarets

A resume of other cabarets in the vicinity of Misty's, with their behavioral patterns with respectto compliance with fire regulations is contained in Appendix "A", with details of infractions in Appendix "B" in the case of those charged. It may be noted that there are a number of cabarets in the remainder of the downtown area which have a history of similar charges.

The Fire Chief submits the preceding report for Council's information."

The City Manager comments that the development permit for Misty's is only arising as an issue because the Club's exit stairway is on a different land parcel than the Club itself, and as a consequence the original permit was only issued for a year. (All the requirements for issuance of a development permit have been met previously; a permit was issued until the end of 1977.)

The Director of Legal Services has advised me that it is inappropriate to use the development permit process as an operational control, and that either action through the Courts or by suspension of the license is the appropriate tool.

The City Manager RECOMMENDS:

A) That Council make its decision with respect to the development permit on the basis of the use as a cabaret and liquor outlet;

B) That the general question of enforcement of fire regulations at cabarets and the appendices to this report be referred to the Community Services Committee.

FOR COUNCIL ACTION SEE PAGE(S) 71

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/ authorized City Officials:

1978 Microfilming Requirements
Supply & Delivery of Copper Water Tube
Walkway Luminaires and Poles
Automotive Equipment - Bearings and Seals
Meters for Waterworks Service
Manufacture & Supply of Decorative Street Banners
Bolts, Nuts, Washers and Fasteners
Polyethylene Pipe
Portland Cement
Portable Radio Batteries

Copies of the details of these Tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Subdivision - East 43rd Avenue, between Clarendon and Wales Streets

The City Engineer reports as follows:

"The subject parcel of land, which abuts the north side of East 43rd Avenue from the lane east of Clarendon to a point 330 feet east, has recently been subdivided. Sewer and water installations have been completed in accordance with the requirements of the Subdivision Control By-law, and the developer will be paying for a sidewalk in front of the new subdivision. Housing construction is underway on five of the ten lots.

Other street improvements (curb, gutter and pavement) are also required under the Subdivision Control By-law; however, they are only required on the north side of the street abutting the development. It is more practical if these improvements are constructed on both sides of the street at the same time. It is also desirable to install the new curb and gutter and pavement on 43rd Avenue west of the subdivision so as to provide continuity along the entire block to Clarendon Street. The developer has agreed to pay for the property owner's share as if the project were completed as a local improvement.

The City's share of this work will be the same as under a local improvement and is estimated to be $18 000. (This includes 330 ft. of school property on the south side of 43rd Avenue, across from the subdivision, which is not assessable for local improvement.).

Funds for this work are available in the 1977 Streets Basic Capital Budget and were reserved early in 1977 as negotiations for the development were in progress.

Accordingly, it is recommended that $18 000 be appropriated from Account No. 148/7941 to pay for the City's share of improvements to 43rd Avenue from Clarendon to 330 ft. east of the lane east of Clarendon."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

3. Local Improvement on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, a project for Pavement and Curbs, Downtown Streets, on

> Quebec Street from 2nd Avenue to the S.P.L. of Lot 1, D.L. 196, 541, 2037, 4670 and 4677, Plan 15452, on the west side, and from 2nd Avenue to a point approximately 18.33 feet N. of the S.P.L. of Lot D, D.L. 196 and 2037, Plan 12898, on the east side, (i.e., to a line about 890 feet north of Terminal Avenue) AND Terminal Avenue, from Quebec Street to Main Street

is advanced to Council on the 'Initiative Principle.'

Capital Funds

Funds for the City's share of this improvement are available in the 1978 Streets Basic Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangement:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated May 5, 1978.

The estimated total cost of this improvement is $382 000 and the City's share of the cost is $282 013.

I have to report that the necessary financial arrangements can be made to carry out this work subject to approval of the 1978 Streets Basic Capital Budget."

The City Manager has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

(a) The reports of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for this Local Improvement Project be declared assessable.

(c) The Court of Revision for this project be held at 2:00 p.m., Tuesday, July 11, 1978.

4. Tender No. 39-78-1 Fire Apparatus

The City Engineer, Fire Chief, and Purchasing Agent report as follows:

"Tenders for the above were opened on February 20, 1978 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content changes the order of two bids in Item 1, but does not effect the overall low bid recommended.

Funds for this purchase are provided in the 1978 Supplementary Capital Budget.

This tender called for the supply of one unit in each of the following items:

cont'd.....

Clause No. 4 continued:

Item 1 - 1050 IGPM Triple Combination Pumper Truck

Item 2 - 100 foot Aerial Ladder Truck

Item 3 - 100 foot Aerial Ladder Truck c/w 650 IGPM Pump

Five different suppliers offered bids for item 1, and two suppliers offered bids for items 2 and 3. Only one supplier offered a quantity discount. Howard Distributors Ltd. offered a $12 000 quantity discount if they are awarded all items, and this discount produces the overall low bid.

The bidders claimed varying percentages of local content and offered different price allowances for alternate transmissions and for drive-out delivery. However, Howard Distributors Ltd. is overall low bid with or without consideration of local content, transmission options or drive-out delivery.

The bid from Howard Distributors Ltd. for all three units provides a total savings of $6 320.54 over an award made up from the low bid in each item.

We, therefore, recommend acceptance of the overall low bid submitted by Howard Distributors as follows:

Item 1 - 1050 IGPM Triple Combination Pumper		
Price	$ 78 816.22	
Less reduction for drive-out -	1 500.00	77 316.22
Item 2 - 100 Ft. Aerial Ladder Truck		
Price	$150 684.24	
Less reduction for Alternative transmission . . .	1 651.00	
Less reduction for drive-out -	1 500.00	147 533.24
Item 3 - 100 Ft. Aerial w/650 IGPM Pump		
Price	$159 014.24	
Less reduction for Alternative transmission . . .	1 651.00	
Less reduction for drive-out	1 500.00	155 863.24
Sub Total -		$380 712.70
Quantity Discount -		12 000.00
TOTAL		$368 712.70 + 5% P.S.T.

(The Province of Manitoba's highway weight restrictions may limit the drive-out option to item 1 only. Therefore the drive-out delivery reduction shown in items 2 and 3 is subject to the Province of Manitoba providing permits to transport the units over their roads. If these are not obtained the costs of items 2 and 3 will increase by $1 500 per unit)."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief, and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

5. Increase in Electricity Rates

The City Engineer reports as follows:

"The City's expenditures for electricity for street lighting and for traffic signals in 1977 were $1,137,500 and $131,400 respectively. At the budget review meeting a year ago the City Manager asked for a review of the electricity rates for these two accounts.

cont'd .....

Clause No. 5 continued:

Prior to the take-over of B.C. Electric Company in 1962, the utility's electricity rate increases for the City's street lighting and traffic signals were in the same proportion as the increases for similar amounts of electricity at the general service secondary rate for the City. The general service secondary rates apply to the diverse segment of Hydro customers not included in the other two categories of "residential" and "bulk power" customers.

Since the take-over by B.C. Hydro and Power Authority, however, the electricity rates for the City's street lighting and traffic signals have increased by a much higher percentage than the increases in the general service secondary rate.

During this 16 year period, the electricity rate for the City's street lights increased by 88 percent, whereas the general service secondary rate decreased by approximately 0.3 percent. Also, the electricity rate for the City's traffic signals increased by 188 percent, whereas the general service rate increased by only 24 percent.

The attached brief has been prepared requesting that the B.C. Hydro and Power Authority, re-establish the differentials between these rates that existed in 1962.

I recommend that the Mayor and City Manager be authorized to present this brief to B.C. Hydro and Power Authority and to request a reduction in the rates charged for the electricity used for Street Lighting and Traffic Signals."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

CITY ENGINEER'S REPORT

RECOMMENDATION

6. Cordova Street Extension from Granville to Howe Street

The City Engineer reports as follows:

"The Cordova Street extension may now be implemented from Granville Street to Howe Street. Negotiations with Marathon Realty concerning right-of-way and cost sharing have been completed and funding for the City's share has been provided in the current Five-Year Plan for capital works.

As the proposed extension passes over C.P. Rail tracks, it is necessary to apply to the Canadian Transport Commission for authority to construct. To prepare the application, a design is required. This engineering design requires the services of several disciplines to produce working drawings and specifications for contract purposes. The design will have to co-ordinate the plans of the existing property owners. An amount of $250 000 for the design and contact supervision has been provided in unappropriated account #148/7957 Cordova Ramp Extension. The estimated cost for the investigations and design stage is $140 000.

I recommend that:

a. The Director of Legal Services be instructed to apply to the Canadian Transport Commission for an order to construct the Cordova Street Extension.

b. The City Engineer be authorized to sign plans on behalf of the City.

c. The City Engineer be authorized to carry out or have carried out investigations and design for the Cordova Street Extension.

d. The sum of $140 000 be appropriated from Account #148/7957 for investigations and design work."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

7. Pavement Repairs, Easement Through Finning Tractor North of Great Northern Way

The City Engineer reports as follows:

"As part of the sewer separation program in False Creek flats, a force main from the new Terminal Central pump station was constructed south to the 8th Avenue interceptor. Part of the alignment for the force main is in an easement across the Finning Tractor site.

Part of the easement is on driveways and paved areas in the Finning site and the sewer trench was repaved following the sewer construction. These pavement repairs are now failing in a number of locations and the easement agreement states that the City is to be responsible for making good such failures.

The estimated cost of the necessary repairs is $10 000 and funds are available from Sewers Capital Account #118/7905 'System Upgrading - Unallocated.'

I recommend that $10 000 be appropriated from Sewers Capital Account #118/7905 for Pavement Repairs - Finning Tractor easement."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 75

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Strata Title Application - Conversion
   958 Bute Street

The Director of Planning reports as follows:

"BACKGROUND

City Council on Nov. 29, 1977, heard as a delegation, Mr. Horst Dammholz, owner of a 14 suite, 3 storey rental apartment building at 958 Bute Street, who requested that City Council give favourable consideration to the conversion of this building into one (1) strata lot to be consolidated with 18 new strata lots which the owner proposes to add under Development Permit Application No. 78333.
(Site Plan per Appendix "A")
Mr. Dammholz maintained that the usual requirements of Section 5(2) of the Strata Titles Act --- "that the building to be converted must substantially comply with all relevant City By-Laws" --- should not apply in his particular case, because the existing building would be one strata lot only and would continue to be occupied as rental accommodation.

City Council also gave consideration to an information report of the City Manager, dated Nov. 24, 1977 -(See Appendix "B")- which dealt with the views of the Director of Legal Services and the Director of Planning concerning the discretionary and mandatory powers of City Council in its consideration of this and any other strata conversion application.

The said report concluded with the following summary:

a) "If the building substantially complies with the various By-Laws with respect to construction then Council has the power to approve the conversion and in doing so can protect the tenant and comply with the spirit of the Strata Titles Act by registering a section 24A covenant to prevent future subdivision without its consent.

b) If the building does not substantially comply with the By-Laws with respect to construction Council does not have the power to approve the conversion."

After due consideration, the following motion was carried by City Council:

"That this matter be referred to the Director of Permits and Licences to arrange with Mr. Dammholz for a building inspector to examine the building and advise the applicant the basic requirements necessary to have the building conform to the Strata Titles Act and, if required, submit a report on the matter to Council."

SUBSEQUENT ACTION

1. The City Building Inspector has inspected the building and has advised Mr. Dammholz as follows:

   'Re: 958 Bute Street, Strata Title Conversion

   At your request and as required by City Council at its meeting November 29, 1977, inspections have been carried out of the above building with the following results.

   No deficiencies were noted respecting the plumbing and gas By-Law requirements, and the Health Department also reports that no deficiencies were noted.

Cont'd . . .

The Electrical Inspector reports that:

1) receptacles on appliance circuits are to be installed where needed in the kitchens, and

2) all unapproved extension cords on the premises are to be removed and approved outlets installed where needed.

The District Building Inspector has reported a number of deficiencies respecting compliance with the Building By-Law. However, I am prepared, in lieu thereof (as provided in Subsection 1.4.10 of the Building By-Law) to accept the upgrading of the Building to the requirements of the City of Vancouver Fire By-Law and that the garbage chute be removed or made to comply with the By-Law. It should be noted the sound rating of the walls and floors between the residential units could not be evaluated to determine its compliance with the By-Law.'

2. Concerning any possible effect of the proposed conversion upon the fourteen existing tenants, the Director of Social Planning reports as follows:

'Planning and Social Planning staff have together investigated whether the proposed inclusion of the existing building into a 19 unit strata lot development will result in any unnecessary hardship to existing tenants.

Because of the unique nature of this application, e.g. the conversion of a 14 unit apartment building into one (1) strata lot, it is difficult to determine at this time what the full impact on the tenants will be. This can only be determined when the new 18 unit strata title apartment is built as an addition to the existing building. The per unit entitlement for contingency reserves and operating costs can then be accurately apportioned. It may be necessary to increase rents an undetermined amount at that time.

However, as a result of the last Information Meeting (March 21, 1978) the tenants are now satisfied they have received adequate information and approve the applicant's request to convert the existing building to one strata lot.

Providing a Section 24A covenant is registered at the Land Registry Office to preclude future subdivision to two or more strata lots without prior consent of Council I recommend approval of this application.'

RECOMMENDATION

The Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommends as follows:

That, subject to the limitations of the Strata Titles Act and other legislation, City Council approves in principle, the application by Mr. Horst Dammholz to convert his fourteen (14) suite rental apartment building at 958 Bute Street into a single strata lot, upon the addition of eighteen (18) new residential strata title units, as approved under Development Permit Application No. 78333 and subject to the following conditions:

a) the owner first upgrades this building to substantially comply with all relevant City By-Laws, to the satisfaction of the City Building Inspector.

Cont'd . . .

Clause 1 Cont'd

b) that the owner first registers against the title of this property a restrictive covenant in favour of the City, pursuant to Section 24A of the Land Registry Act, which would provide that once the existing building becomes a strata lot that it will not be further subdivided into two or more strata lots without the prior consent of City Council.

c) that the owner agrees in writing to inform in writing any and all new tenants of the terms and conditions of this approval in principle.

d) that the approval in principle herein granted shall expire 12 calendar months from the date of this Council resolution, unless construction of the new addition to the existing building has been commenced. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Energy Conservation Project/Champlain Heights

The Champlain Heights Project Manager reports as follows:

"Vancouver City Council received a report on the above-noted topic April 4, 1978. At that time, Council was advised that the support requested from the Federation of Canadian Municipalities had been approved and that the project was proceeding. Council approved the appointment of consultants to participate in the project which is now progressing well.

The purpose of this report is to outline the next step and request Council authority to proceed.

A key element in the 'Research and Development' project is to locate a builder or developer who will actually construct and market the energy conserving homes. The builder would then work with the group through the research stage adding his input gained from the construction and marketing field. Following completion of the first stage, site plans and unit designs would be completed and the construction process could commence.

As there are a number of variables in this process, it is the recommendation of this report that the conventional tender procedure be replaced by a more flexible process. The process envisioned would adopt the following format:

1. Very general terms of reference would be developed outlining the basic features of the program.

2 Ads would be placed requesting interested builder/developers to respond outlining their experience and background. A bid for the land would not be required at this stage. Market value for the land would be determined through later negotiation and/or appraisals.

3. Those responding would be interviewed, and a recommendation would then be made to Council asking that a particular firm be appointed.

It is anticipated that the above-noted process would take approximately 4-6 weeks to complete.

Cost associated with advertising and promotional material is included in the Champlain Heights' budget.

In conclusion, the Project Manager recommends:

That Council endorse the above-noted process for selecting a builder/developer to participate in the residential energy conservation demonstration program."

The City Manager RECOMMENDS the foregoing recommendation of the Project Manager be approved.

3. Cedar Cottage NIP Appropriations

The Director of Planning and the City Engineer report as follows:

"Two priorities of the Cedar Cottage Neighbourhood Improvement Program are to improve the parks and recreational facilities and to improve and upgrade public use areas. In order to achieve these goals, the Cedar Cottage NIP Committee had recommended that a tree-planting project be undertaken on Commercial Street from Broadway to 15th, and that twelve bus shelters be constructed within the Cedar Cottage community. Council approved these projects, and most of the work was completed during 1977. However, as a result of unforeseen expenditures on both projects, cost over-runs have been incurred.

1. Commercial Street Tree-Planting Project - Broadway to 15th

The original estimates from Engineering Department and Park Board indicated that $10,000 would be sufficient for cutting holes and planting trees on Commercial Street. Actual costs incurred are $12,682.75, resulting in an over-run of $2,682.75. The attached Appendix I outlines the specific reasons for the over-run and provides a cost breakdown as follows:

	Appropriated $	Expended $	Balance $
Sidewalk cuts and repair - Streets Branch, Engineering	2,200.00	4,218.75	2,018.75 over
Tree supply and planting, etc. - Park Board	7,800.00	8,464.00	664.00 over
Total	$10,000.00	$12,682.75	$2,682.75 over

The Park Board has agreed to reimburse the Cedar Cottage NIP Program $664.00 for their portion of this over-run. Therefore the remaining over-run balance is $2,018.75.

2. Cedar Cottage Bus Shelters

In 1975, as a part of the neighbourhood improvements, twelve bus shelters were planned to be installed in Cedar Cottage. These were specially designed as attractive street furniture. It was recognized that they would cost more than the normal design, however, contingencies included in the original estimate were insufficient to reflect the unique nature of the special design. The estimate of the cost of fabrication and installation was $50,000. The actual cost was $71,322.04 when the shelters were completed over a two-year period.

Reasons for the over-expenditure are summarized as follows:

(a) Costs increased substantially between the time of the estimate and completion (approximately two years). Several specialty items incurred price increases of 100%. In addition, delays in deliveries of these items caused much rehandling during fabrication (one supplier went out of business during supply, and retendering resulted in substantial price increases);

Cont'd . . .

Clause 3 Cont'd

(b) Estimates were based on standard locations, however, on several sites additional preparatory work was required (excavation and fence relocations);

Relocations and modifications occurred on several shelters after fabrication and installation was complete. Property owners' objections surfaced after installation, resulting in additional costs.

Regarding the Commercial Drive tree-planting project, the Cedar Cottage NIP Committee recommends that Council approve the payment of the $2,018.75 over-run. However, the Cedar Cottage NIP Committee recommends that Council allocate no NIP funds for the over-runs incurred on the bus shelter project.

The Director of Finance notes that no other funds are available to pay the cost of these over-runs.

The Director of Planning and the City Engineer recommend that funds in the amount of $23,340.79 be allocated from the Cedar Cottage NIP budget to pay for the above-noted over-runs. CMHC concurs that the NIP program pay these costs and is satisfied that the over-runs are justified in these two situations.

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

A. That Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of $2,018.75 for the over-run in the Commercial Street Tree-Planting Account (#824/2014) from the surplus in the John Hendry Baseball Diamond Account (#824/2012).

Costs would be shared as follows:

Tree-Planting on Commercial, Broadway to 15th

CMHC	=	$1,009.37	(50%)
Province	=	504.69	(25%)
City	=	504.69	(25%)
TOTAL		$2,018.75	

B. That Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of $21,322.04 for the over-run in the Bus Shelter Account (#830/2603) from the following accounts which have surplus appropriations in this cost-sharing formula: 894/9024 ($13,200.00); 830/2601 ($2,715.88); 831 Division ($5,406.16).

Costs would be shared as follows:

Twelve Cedar Cottage Bus Shelters

CMHC	=	$ 5,330.51	(25%)
Province	=	2,665.25	(12.5%)
City	=	13,326.28	(62.5%)
TOTAL		$21,322.04	

"

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 76

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds)
March 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of March 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Mar. 2	Greater Vancouver Water District	Mar.16/78	$ 500,000.00	$ 498,650.00	14	7.05
7	Mercantile Bank of Canada	Mar.17/78	500,000.00	499,029.28	10	7.10
7	Toronto Dominion Bank	Aug.15/78	1,033,523.29	1,000,000.00	161	7.60
15	Toronto Dominion Bank	Apr.14/78	1,006,230.14	1,000,000.00	30	7.58
15	Mercantile Bank of Canada	Mar.17/78	500,000.00	499,780.92	2	8.00
21	Bank of Nova Scotia	Mar.22/78	1,500,287.67	1,500,000.00	1	7.00
22	Royal Bank of Canada	Mar.23/78	1,750,323.63	1,750,000.00	1	6.75
			$6,790,364.73	$6,747,460.20		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Mar. 8	City of Vancouver 6.00%	June 15/80	$ 90,000.00	94.83	$ 85,347.00	2/3	8.50
17	City of Vancouver 6.00%	June 15/80	100,000.00	95.08	95,080.00	2/3	8.45
28	City of Vancouver 9.25%	Sept. 1/90	1,000.00	96.00	960.00	12/5	9.80
31	City of Vancouver 6.00%	June 15/80	10,000.00	94.875	9,487.50	2/3	8.60
			$201,000.00		$190,874.50		
	Chartered Bank Deposit Receipts and Government Notes					Days	
Mar. 15	Vancouver City Savings Credit Union	Aug.31.78	$1,037,504.11		$1,000,000.00	169	8.10
15	Canadian Imperial Bank of Commerce	Apr.28/78	2,018,371.51		2,000,000.00	44	7.62
			3,055,875.62		3,000,000.00		
			$3,256,875.62		$3,190,874.50		

...../2

Clause #1 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Mar. 15	Canadian Imperial Bank of Commerce	Apr.12/78	$1,000,000.00	$ 994,234.00	28	7.56
15	Bank of Nova Scotia	Apr.12/78	1,005,791.78	1,000,000.00	28	7.55
			$2,005,791.78	$1,994,234.00		

4. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Mar. 30	City of Vancouver 5.50%	Dec.1/81	$50,000.00	90.35	$45,175.00	3/8	8.60

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$72,965,591.13	$71,254,946.14"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Charter Amendments

The Director of Legal Services reports as follows:

"The Director of Finance pointed out to me that section 373 of the Charter imposes an upper limit for the mill rate (exclusive of the rate set for debt charges) of 40 mills.

The new assessment formula has affected the tax equation by increasing this year's mill rate to approximately 32 mills from last year's 14 mills.

It is apparent that section 373 is no longer appropriate. Being pressed for time I have included in the upcoming Charter Amendments an amendment eliminating this upper limit.

I recommend approval of the proposed amendment.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Transfer of Zoning Data (only) to Real Estate Board of Greater Vancouver

The Director of Permits and Licenses reports as follows:

On February 21, 1978, City Council DID NOT APPROVE a report dated February 17, (copy attached) from the Director of Planning titled "Transfer of Property Data to 'Real Estate Board' of Greater Vancouver". The report recommended that the R.E.B. be provided with computer tapes of data which the City has on file. The information requested by the R.E.B. included:

- property address
- alternate property address
- coordinate
- legal description
- lot code and size
- equity code
- manual class code
- actual use code
- zoning code
- last sale date
- actual values (land and building, for assessment purposes)
- owner's name and address

Council in turning down the R.E.B.'s request expressed concern that the data could be misused for commercial purposes.

It should be noted that the original letter from the R.E.B. requested age of building and zoning information only on all properties in the City. The following is the basis upon which the request was made:

> "For several years the R.E.B. has been providing its members, on request, with information concerning the age of structures, zoning, sales, lot size and assessment roll data for individual properties. With the growth of listing volumes and the increasing reluctance of Assessment Authority Offices in the Lower Mainland to respond to telephone requests for information, the load on the R.E.B.'s statistical department rose to the point where staff could not meet the number of demands. In an effort to increase the number of calls which could be answered, the R.E.B. added to its staff and stopped answering requests for more time-consuming data, principally age with zoning status."

As noted in the February 9, report and re-emphasized at this time, the Department of Permits and Licenses has experienced a substantial rise in the volume of inquiries for this information from realtors to the point where one Zoning Clerk must now be used approximately 5 hours per day to answer real estate agents' inquiries.

Council, when dealing with the request expressed concern about the possible misuse of this information for commercial purposes. It should be noted that the Vancouver Real Estate Board presently has available all the existing information which they are now requesting but it is in manual form and not in computer tape form.

Should City Council wish to reconsider its decision of February 21, 1978, and release the Zoning information and the related address and coordinate number only the R.E.B. are prepared to pay for the cost of producing this material which is estimated at $2,500 with a further charge for quarterly updated information of $1,600 per annum. They agree to enter into the necessary legal agreement to ensure that the information will not be used for commercial listings, etc., and any other reasonable qualifications the City wishes to impose.

In view of the above circumstances the Director of Permits and Licenses recommends that:

A. Council reconsider its decision of February 21, and approve the supplying of zoning information to the Real Estate Board subject to an agreement satisfactory to the Law Department regarding use of the data.

B. The Real Estate Board to be billed for all costs related to providing them with the above data.

Clause #3 continued:

The City Manager RECOMMENDS that the report of the Director of Permits and Licenses be approved, noting that telephone service on the Zoning counter has recently become unacceptable, partially as a result of this extra workload, and extra staff will be necessary if the present situation continues.

4. Brief to the Task Force on Municipal Policing Costs

The Director of Finance and the Chief Constable report as follows:

"The Ministry of Municipal Affairs and the Attorney-General have jointly established a Task Force on Municipal Policing costs. The Ministry of the Attorney-General has assumed the responsibility for developing a report of Task Force activities and has directed the British Columbia Police Commission to undertake the task.

The Task Force's prime responsibility is to examine the cost of policing in British Columbia and to suggest means by which such costs may be more equitably distributed, or even reduced, if practical.

The Task Force is collecting statistical information and is working closely with the various police agencies throughout the Province. Police Boards and Municipal Councils throughout the Province have been invited to submit their views consistent with the Terms of Reference laid out for the Task Force. A proposed brief for submission by Council to the Task Force is attached. The proposed brief outlines the City's view of existing major inequities in the Financing formulae for policing costs in British Columbia.

The Police Board will be submitting a separate brief to the Task Force. Senior police staff have also participated in the preparation of the attached brief with the Director of Finance, and it is consistent with the position recommended to the Police Board. The Director of Finance and the Chief Constable recommend Council approve this brief and forward it to the Task Force on Municipal Policing."

The City Manager RECOMMENDS approval of the recommendations of the Director of Finance and the Chief Constable.

5. Library Automated Circulation System

The Director of the Vancouver Public Library reports as follows:

"This report summarizes the Vancouver Public Library's present circulation operations and gives details of a proposed operating alternative for a future circulation system based on computer technology. It also notes the possibility of a cost sharing arrangement for the development and operation of such a system with the seven other libraries that comprise the Greater Vancouver Library Federation (G.V.L.F.) and Coquitlam Public Library.

I. BACKGROUND

The Vancouver Public Library has had the present system of photographic charging using Recordak photo-chargers for about 20 years. When this system was first installed, circulation was about 2.5 million books per annum. The Recordak photographs the borrowers' library card, the book card and a consecutively numbered IBM transaction card with the date due stamped on it. The book and transaction cards are placed in the

..../5

Clause #5 continued:

pocket of the borrowed book. When books are returned the transaction cards are taken out, and in due course they are sorted into numerical order. Where there is a gap in the numbered sequence this represents books not returned. The Recordak film is searched for the transaction corresponding to this number and the overdue notice is typed from the film.

In 1969 the last major change was made by replacing hand sorted transaction cards with IBM punch cards and mechanized sorting equipment at a cost of $15,600.

This system has been, and is, cost effective, although it is much better suited to a smaller more centralized library operation than ours. The cost (excluding staff) for the system including film, transaction cards, stationery etc., but not replacement of Recordaks or typewriters, was $31,000 or 0.74¢ per book loaned for 4.2 million loans in 1977.

While the present system has served for a long period it has the following defects:

1. Borrowers with records of lost or overdue books can only have their library cards cancelled at the expiry of the one year period of the library cards validity. Even then, as there is only one complete delinquent file, which is in the Central Library, control of re-registration is only partially effective.

2. The manual method of producing overdue notices means that they frequently fall behind schedule with a consequent reduction in effectiveness.

3. To catch a particular book when it is returned (e.g. for a reserve) requires a cumbersome screening process of checking each returned book against a lengthy list of books required. The system does not show whether a particular book is on loan or who it is on loan to, or when it is due back.

4. Lost books can only be checked and recorded after lengthy procedures; in the case of stolen books we cannot identify losses through inventory because it would be too time consuming and expensive. It takes three months to check an overdue book a patron claims to have returned.

II. PRESENT SITUATION

The VPL now needs to review its circulation operation.

1. The present equipment requires a programme of replacements and repairs over the next few years, and in the longer term there will be additional problems as equipment becomes obsolete.

2. There are now available on the market a number of computer based circulation systems which provide much improved control of circulation, plus better access to the records of book collections at an economic price.

III. OPERATING ALTERNATIVES

There are essentially three operating alternatives to consider:

1. Maintain Present System

The system does require capital expenditure for continued long term use. The Recordak microfilm units require replacement and the IBM unit record equipment for sorting cards is increasingly unreliable and difficult to repair. The typewriters used to type the overdue notices also need replacing.

...../6

Clause #5 continued:

Replacement costs for the typewriter, microfilm units and unit record (sorting) equipment are $58,000.00.

2. Modify Present System

An alternative to the use of IBM transaction cards and IBM sorting equipment is to replace the cards with cheque size M.I.C.R. encoded slips. These slips could be sorted at one of the banks' data centres in Vancouver or Seattle. The identification of missing numbers could be done by the City's computer.

The typewriter and microfilm units would still need replacing; as well, there would be additional annual costs for the slips and data centre processing.

Annual incremental costs over Alternative 1	$40,000.00
Less: Present annual costs for cards and sorting	12,554.00
Annual increase in operating costs	$27,446.00

Plus:

Typewriters and microfilm units replacement costs	$43,000.00

Neither alternative (1) or (2) would remedy the defects already noted in the system.

3. Replace Present System

A computerized circulation system consists of a central mini-computer with all the libraries' book titles and patron names and addresses stored in it. Terminals connected to this mini-computer are located at each circulation and enquiry desk.

Each book and patrons' library card has a bar-coded label on it. This label, which is similar to the label on a can of peas in a supermarket, represents a unique number which identifies the individual book or patron.

Whenever a book is checked-in or out the bar-coded labels are "read" at a terminal using a light wand (shaped like a pen flashlight) attached to the terminal.

Reading the bar-coded label enables the mini-computer to match this number with its store of book titles and patron names, and its record of books on loan is added to and deleted from as books are checked in and out.

These systems give complete control over the use of library cards, automatic printing of overdue notices, a complete and updated record of all books on loan and the capacity for regular inventories of books.

A preliminary cost/benefit analysis comparing the three operating alternatives is given in Section VI of this report. This replacement alternative is recommended.

IV. PROPOSAL FOR REPLACEMENT WITH AN AUTOMATED CIRCULATION SYSTEM

For the last 1½ years a study of automated circulation systems has been made by library staff.

This study included visits to libraries with operational automated circulation systems, as follows:

Clause #5 continued:

Phoenix Public Library (Ulisys)
Tacoma Public Library (Data Phase)
University of Waterloo (G.E.A.C.)
San Jose Public Library (S.C.I.)
South Suburban (Chicago) Public Library (C.L.S.I.)

and consultation with those Canadian libraries that have awarded contracts for circulation systems, but which are not yet installed.

Edmonton Public Library (C.L.S.I.)
Calgary Public Library (Plessey)

We consider these systems technically efficient and operationally effective and capable of servicing the present and future requirements of the Vancouver Public Library.

Furthermore, examinations of the various pre-packaged (turnkey) systems available lead to the conclusion that such a system could include the seven other public libraries in the Greater Vancouver Library Federation and Coquitlam Public Library, thus spreading the cost of software and hardware over a number of agencies. Copies of letters from six other Library Boards indicating their interest in participating in this system are attached.

No other Library Board wishes to make a firm commitment to participation at this stage of the proposal. The advantages to these libraries and their declared interest make it probable that most of them will participate.

V. THE NEXT STEP

In summary, and subject to Council approval in principle of this report's recommendations, the following arrangement and procedure are proposed:

1. A design team consisting of members of the Vancouver Public Library and the City's Computer Services Division prepare specifications for an on-line circulation system.

2. The design be for an independent computer system rather than part of the City's central computing facility.

3. The design specifications be approved by the Library Board and representatives of the GVLF libraries.

4. A request for proposal be called and only companies that market demonstrably operational circulation systems be asked to bid.

5. The design team and the City's Purchasing Agent evaluate the bid responses and report to the Director of the Vancouver Public Library with copies to the GVLF libraries.

6. The best two proposals be submitted to an independent consultant for his comments and evaluation of the proposed computer equipment and circulation programs. The GVLF has agreed to pay the cost of this independent evaluation.

7. The Library Board report back to Council on the results of this step with recommendations.

VI. PRELIMINARY COST/BENEFIT ANALYSIS

1. Financial Comparison of Operating Alternatives Based on Incremental Cost/Savings

	Present System Alternative 1	Modify System Alternative 2	..Replace System... Alternative 3 V.P.L.ONLY	G.V.L.F.
(a) Capital Costs (Note 1)				
- Equipment	$ 58,000	$ 43,000	$655,000	$762,000

Clause #5 continued:

- Cost recovery GVLF participation (Note 2)	Ø	Ø	Ø	($196,000)
- Installation re Alternative 3	Ø	Ø	277,000	277,000
- Cost recovery GVLF (Note 2)	Ø	Ø	Ø	(49,000)
Net Capital Costs to City	$ 58,000	$ 43,000	$932,000	$794,000

(b) Annual Operating Costs

- Amortization of capital (Note 3)	$ 10,160	$ 7,535	$150,000	$125,000
- General operating (Note 4) 1978$	Ø	40,000	97,500	97,500
- Cost recovery GVLF (Note 2) 1978$	Ø	Ø	Ø	(23,625)
Net annual operating costs:	$ 10,160	$ 47,535	$247,500	$198,875
- Anticipated savings 1978$	Ø	(12,500)	(178,000) (Note 5)	(178,000) (Note 5)
Estimated annual increase in City's operating costs.	$ 10,160	$ 35,035	$ 69,500	$ 20,875) (Note 6)

NOTES:

1. The economic life of the computerized circulation system is estimated at 8 years and all capital financing is calculated on this term.

2. The GVLF cost recoveries are based on comparative use measured by annual circulation for 1977. The GVLF share of capital and operating expenses calculated on this basis is 47% and GVLF participation is assumed to start at the beginning of the second year after installation. Their cost sharing applies to central site equipment and operating only. While, as has been stated, no GVLF Library Board can make a firm commitment to participation at this stage of the proposal, it is probable that the participation of some of them will result in a cost figure to Vancouver closer to the lower of the net annual operating costs given for alternative 3.

3. The amortization of capital costs for this analysis is calculated as follows and is averaged on an annual basis over the 8 year economic system life.

   - Office equipment (Alternative 1 and 2): for comparison purposes these capital costs are amortized over 8 years at 9% interest rate.

   - Computer equipment (Alternative 3): a 5 year operating lease with a 10% end-of-term purchase option is assumed (representative market lease rates indicate that $18.75 per month per $1,000 of capital is a satisfactory rate for this analysis). The exercised purchase option cost is assumed to be amortized over the remaining system life (3 years) at a 9% interest rate.

...../9

Clause #5 continued:

- Installation (Alternative 3): these costs are amortized over 8 years at a 9% interest rate.

4. The general operating costs for Alternative 3 include costs for operation of the central computer site at the main branch of the VPL. It may be possible, however, to site the central computer within the Computer Services Division using existing staff and facilities. This could reduce the overall operating costs by approximately $20,000 annually.

5. Savings are estimated at $103,000 for staff and $80,000 for equipment, supplies and outside services. Approximately one-half of the staff savings would not be realized until the second year of operation.

6. This net operating cost represents a typical GVLF sharing year example.

2. Qualitative Factors Supporting Replacement

(a) Improved Library Performance

i Book collections will be better used. Each terminal will provide on-line information on all books in every library, whether they are on loan, when they are due to be returned, how many reserves on a title, etc. Any circulating book will be able to be reserved or requested from any library.

ii Book collection will be better protected. Overdue notices can be printed out as frequently as desired and any patron who has a book long overdue can be prevented from taking out further books until the overdue book is returned.

iii Book collections will be better recorded. Records can be kept up to date by progressive inventories, so patrons can know at once what books are available.

iv Patrons will be treated more fairly. Re-registration each year can be simplified for patrons with a clear record.

v All participating libraries have access to each others' collections and economies from co-operation in building collections of books will become a real possibility.

(b) Improved Administrative Performance

i Considerable increase in system effectiveness through improved procedures and re-designed work flows will result from more comprehensive and current data on operations and services.

ii Availability of current data on how the library is used will improve the utilization of library staff and material by more efficient allocation of these resources.

iii The Book Budget will be better managed by identifying high use subject areas for which to purchase material. Low or seldom used books can be identified for transfer to the book stacks or for discard, so reducing the pressure on public shelf space.

3. Other Considerations

(a) Staged Implementation.

i The initial computer installation, terminals for all VPL branches and conversion of titles would take approximately one year.

...../10

Clause #5 continued:

ii Each participating federation library will assume their own installation and terminal costs.

iii As soon as the VPL data base (conversion of titles) is complete and testing of system complete, the other participating libraries can be staged into the circulation system.

(b) Staffing Implications.

The consequences of the implementation of the proposed on-line circulation system to VPL will be a reduction of 313 clerical part-time hours per week. There will also be two positions which will be discontinued, and the incumbents moved as vacancies occur elsewhere. One full-time position and 38 part-time hours per week would possibly be added for computer operators. All questions relating to the above will be dealt with under the appropriate collective agreement. The operation of the terminals does not require special skills, therefore, no training or reclassification is anticipated.

VII. RECOMMENDATIONS

A. That the Director of the Vancouver Public Library proceed with the issuance of the Request For Proposal to selected vendors for an on-line computerized circulation system.

B. That the Director of Legal Services and the City's Purchasing Agent review and approve the request for proposal documents, as a precedent condition to recommendation A, to ensure that no contractual obligations implicit or explicit are binding on the City at this stage.

C. That the Director of the Vancouver Public Library report back to Council at the appropriate time with respect to a computerized circulation system for the VPL, including details of GVLF participation.

A copy of this report has been forwarded to the President of the Vancouver Public Library Staff Association, CUPE Local 391."

The City Manager notes that this report does not attempt to provide justification for installation of a system, but only for further investigation via proposal call. The proposal call will consider alternate system concepts and lead to a clearer picture of system costs. The final evaluation by City staff will also present a clearer picture of system benefits. In order to obtain this additional information, the City Manager RECOMMENDS that the foregoing recommendation of the Director of the Vancouver Public Library be approved.

NOTE FROM CLERK:

Letters of support in principle for the Automated Circulation System on file in the City Clerk's office from the following Libraries:

North Vancouver District Public Library
New Westminster Public Library
Burnaby Public Library
North Vancouver City Library
Coquitlam Public Library
Port Moody Public Library

FOR COUNCIL ACTION SEE PAGE(S) 76 & 77

PERSONNEL MATTERS

RECOMMENDATION

1. Student - Summer Employment with the Property Endowment Fund

The Director of Finance reports as follows.

"In the summers of 1976 and 1977, temporary help was hired to computerize certain detailed information of City owned properties to provide for the better management of the Property Endowment Fund. The computerized file of these properties can now be upgraded to include the property address and/or location of individual sites, also additional work is required on the subdivisions recently created in False Creek. It is therefore proposed to hire a student for the summer months to perform this work under the direct supervision of the Supervisor of Properties and the Comptroller of Accounting who report that they do not have the staff available.

The Director of Finance recommends Council approve the hiring of a student for two and one half months this summer, at a salary to be agreed upon with the Director of Personnel Services consequent on the classification of the position. The monthly salary plus fringe benefits to be charged to the Property Endowment Fund would not exceed $2,250 (1977 rates) in total."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 81

PROPERTY MATTERS

RECOMMENDATION

1. Long-Term Lease - Suite 901 - 2001 Beach Avenue

The Director of Legal Services reports as follows:

"The Solicitor for Mr. and Mrs. Boros John Paolo has written requesting Council approval for a lease in excess of three years for Suite 901 - 2001 Beach Avenue. Under the Residential Tenancies Act such approval is needed.

Mr. and Mrs. Paolo are selling the apartment building situated at 2001 Beach Avenue and wish to negotiate a long-term lease for their own apartment with any prospective purchaser. They wish to remain in the building for reasons of age and health.

I recommend approval in these circumstances."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

2. Lease Renewal - 10 foot lane allowance
1875 - 95 West 7th Avenue

The Supervisor of Properties reports as follows:

"A ten foot unopened lane allowance abutting Lot "E" (Explanatory Plan 7621) Block 287, D.L. 526, Plan 590 being 1875 - 95 West 7th Avenue, has been leased to the owner of the subject property since 1963 for access and off-street parking to his apartment development. The current five-year lease expires on May 31, 1978 and the owner has applied for a further five-year lease renewal.

The City Engineer has advised that a five-year lease subject to the same conditions as the previous agreement would be in order. The Supervisor of Properties has reviewed the current rental and recommends an increase from $325. per annum to $430. per annum. This is considered fair market rental for the area, taking into account its use and restrictions. The lessee has indicated his approval of the rental increase.

It is therefore recommended that the lease of the aforesaid unopened lane be renewed for a further five years on the foregoing basis with the lease agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease Renewal of the South 7 feet - N. E. Corner of
12th Avenue and Commercial Drive

The Supervisor of Properties reports as follows:

"In 1954, Home Oil Distributors Ltd. dedicated a 7 foot strip of land to the City of Vancouver for road widening purposes and subsequently leased it back from the City at an annual rental of $1.00 per year.

cont'd.....

Clause No. 3 continued:

Imperial Oil Ltd. acquired Home Oil Distributors Ltd. interests, and in a letter dated April 20, 1978, have advised that they wish to renew the lease, and have agreed to an annual rental of $50.00.

In a memorandum dated April 18, 1978, the Deputy City Engineer advises that he has no objections to a renewal of the lease for a period of 5 years subject to a three month cancellation clause and all other conditions of the expired lease.

Inasmuch as the property has not been used for widening, an annual rental of $50.00 is considered to be equitable.

It is recommended that the lease be renewed on the above basis, to the satisfaction of the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Rent Review - City-owned property
South side of Prior Street at Dunlevy Avenue

The Supervisor of Properties reports as follows:-

"City owned Lot 8, D.L.'s 181, 196 and 2037 situated on the south side of Prior Street at Dunlevy Avenue is leased to Slade and Stewart Limited for 10 years from April 1, 1973. This site is blacktopped and is used for parking, loading and unloading of vehicles to the warehouse on the adjoining land to the east. The present rental is $174.00 per month plus all taxes as if levied.

The rent is subject to review as of April 1, 1978 and following negotiations, the lessee has agreed to a rental increase to $443.30 per month plus taxes as if levied.

It is recommended that effective April 1, 1978, the rent be increased to $443.30 per month plus taxes as if levied "

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Lease of Various Premises in the Dick Building - 1482 - 1490 West Broadway

The Supervisor of Properties reports as follows:

"Council, January 27, 1976, authorized the Supervisor of Properties to offer Leases to the individual tenants of Lots 1 and 2, Block 351, D.L. 526, known as 1490 West Broadway for a maximum period of ten years.

The following Leases have expired or are subject to rent review.

a) Lessee: Second Church of Christ Scientist
Leased Area: 1482 West Broadway
Term: Ten years from January 1, 1976
Existing Rent: $4,098.00 per annum
Proposed Rent as of July 1, 1978: $4,440.00 per annum

cont'd.....

Clause No. 5 continued:

b) Lessee: Adcom Research Ltd.
Leased Area: Room 10 - 1490 W. Broadway - 276 square feet
Term: Expired December 31, 1977
New Term: 2 years from January 1, 1978
Existing Rent: $1,296.00 per annum
Proposed Rent as of January 1, 1978: $1,407.00 per annum

The Supervisor of Properties recommends that the rent for 1482 West Broadway be increased to $4,440.00 per annum as of July 1, 1978, and that a new Lease be granted for Room 10 - 1490 W. Broadway from January 1, 1978, at a rent of $1,407.00 per annum, the terms and conditions to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease of Building Area, 1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"City Council on November 9, 1976, approved a lease of a portion of the main floor of this building (approximately 6,000 square feet) for two and one-half years from June 1, 1977, at a monthly rental of $2,000.00.

The major tenant (North American Industries Ltd.) vacated the premises in August 1977, and their sub-lessee (Theodore Mann Showrooms Inc.) continued to occupy their portion of the premises at a rental of $860.00 per month.

Other businesses gradually occupied the balance of the 6,000 square feet, and the rental was increased in February 1978 to $1,060.00 per month.

Commencing June 1, 1978, Theodore Mann Showrooms Inc., after negotiations, have agreed to lease the total available area from the City on the following basis:

Rent: $2,215.00 for the month of June and $2,400.00 per month, effective July 1, 1978.
Term: 5 years
Rental Review: Every 2½ years.

Right of Renewal: Five years with rental review after 2½ years.

Utilities: Lessee to be responsible for lighting costs over $150.00 per month for the premises at 1830 West Fifth Avenue.

It is noted that the foregoing arrangements ensure that this City-owned commercial building is fully occupied.

It is, therefore, recommended that the above space be leased to Theodore Mann Showrooms Inc. under the above terms and conditions with a Lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 81

B

MANAGER'S REPORT

May 12, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning of Two Lots in the Kiwassa Neighbourhood

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On April 11, 1978 City Council enacted the rezoning of properties in the Kiwassa N.I.P. area from M-1 to RT-3. This included three of the four properties on the south side of the 1000 block East Georgia (as indicated on the attached maps - Appendices A and B.) However, Lot 9 retained its M-1 zoning while Lots 6, 7 and 8 were rezoned to RT-3. Lot 9 is developed with a small warehouse, Lot 8 is vacant, Lots 6 and 7 have two houses on them. Lots 6 and 7 are privately owned, while Lots 8 and 9 are City owned.

When Council enacted the rezoning for Kiwassa, they also, at the same time, instructed that 'a Special Public Hearing be held at 2:00 p.m. on a regular Council day for the purpose of rezoning Lots 6 and 7, Block 95, D.L. 181' to M-1, as a result of submissions on behalf of the owner of Lots 6 and 7.

As was pointed out in the Director of Planning's report to Council on the rezoning of Kiwassa, received by Council on April 11 (attached as Appendix C) the rezoning of Lots 6 and 7 could have significant effects on the City owned Lots 8 and 9. The major problem occurs because Lot 8 is zoned differently from Lot 9. If Lots 6 and 7 are rezoned, then Lot 8 remains the single RT-3 zoned lot in this block between two M-1 lots and would have very limited usefulness as a housing site, although the Kiwassa N.I.P. plan anticipates use of vacant City owned sites for housing.

Three options are available as partial solutions to this problem. They are as follows:

a) Add the vacant City owned Lot 8 to the proposed rezoning (Lots 6 and 7) already referred to a Public Hearing for consideration. Consequently, if the rezoning of the three lots were approved, the whole block would have the same zone (M-1). This would contradict the goals of protecting and enhancing the residential character of Kiwassa and providing housing on vacant lots. It would also worsen the problem of the residential component required under the N.I.P. program in the area described in the previous report (attached.)

b) The zoning could be left as RT-3. Housing would be possible on Lots 6, 7 and 8. Consideration could also be given to rezoning Lot 9 to RT-3 to create an even larger housing site.

c) The zoning could be left as is, but with special consideration being given to these properties when the rezoning is reviewed in the near future. As explained in the Kiwassa Plan, it is felt the recently approved rezoning of the area could well be a somewhat temporary measure. with new regulations possibly being applied if a review of the zoning within the next year shows such a change is warranted.

Although the Director of Planning is not recommending either industrial zoning of Lots 6 and 7 or City owned Lot 8, Council should be aware of the implication of its instruction to staff and should direct staff whether or not Lot 8 should be included in the rezoning before the Public Hearing is arranged.

Comments of Supervisor of Properties

The Supervisor of Properties is of the opinion 'that Lots 6, 7 and 8 should be zoned M-1 Industrial allowing Georgia Street to be the boundary between the Industrial and Residential zones. Lots 6 and 7 have very poor, small residences which appear to be beyond economic rehabilitation. The location of Lots 6 to 8 in a pocket with industrial use to the East and South, and the Railway Right-of-Way to the West, would not seem attractive for redevelopment to new residential use.

...2

City owned Lots 8 and 9 are leased to July 31, 1978 and the building on Lot 9 used as a machine shop. The lessee acquired larger premises and has sub-leased until the lease expiry date. It is considered that a new lessee (or purchaser) would require the two lots with consistent zoning. The present sub-lessee has expressed interest in either acquiring or leasing the premises. Due to the temporary nature of his tenure, he is not making full use of the site. For this reason Lot B is presently vacant.

The Manager of the Economic Development Office notes that the area South-west of Seymour School is already an industrial enclave. Therefore it would seem inappropriate to have residential development between the Railway Right-of-Way and the adjoining industrial properties."

The City Manager notes that Council may either:

A) Consider the merits of going to Public Hearing with and without Lot 8, and decide the issue with respect to Lot 8 at this time; or

B) Simply include Lot 8 in the rezoning application and consider its status at the Public Hearing.

Since there will be full discussion and public input at the public hearing, the City Manager believes the issue is best considered there, and RECOMMENDS the Director of Planning be instructed to include Lot 8 in the rezoning application.

FOR COUNCIL ACTION SEE PAGE(S) 81

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 4, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 4, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford (Clauses 2 to 5)
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Part Report dated April 13, 1978 and the Report dated April 20, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Rubbing Alcohol

The Committee had before it for consideration a Manager's report dated April 13, 1978 (copy circulated) in which the Director of Permits & Licenses reported in accordance with the December 13, 1977 motion of Council which required that City officials constantly monitor the sale of rubbing alcohol and report to the Community Services Committee quarterly.

Mr. E. Ford of the Permits & Licenses Department appeared before the Committee on this matter.

During discussion, the Committee noted that the report covered inspections which were carried out at eleven premises in the Downtown Eastside area of the City. It was further noted that to date no problems have been detected and there have been no complaints referred to the Department of Permits & Licenses regarding the matter.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 13, 1978, be received.

Continued . . . . .

2. Jericho Hangar No. 5

Vancouver City Council, at its meeting on April 4, 1978, when considering the attached clause from the Community Services Committee meeting of Thursday, March 9, 1978, passed the following motion:

> "THAT the proposal of the Pacific Aviation Museum to convert Jericho Hangar No. 5 into a public aircraft museum be referred back to the Community Services Committee."

Two representatives of the Pacific Aviation Museum appeared before the Committee and referred to the following list of eleven items they requested be included in any lease agreement with the City:

(1) Hangar 5 now and hangar 6 two years later on a 5 year renewable lease at $1.00 per year with permission to build a building joining the two hangars as a reception area, office and possibly a restaurant etc.

(2) A suitable area for car parking.

(3) Nonrestricted entrance to the area.

(4) Sufficient land around the building to be maintained by the Park Board.

(5) A guarantee that at least 100' west of hangar 5 and 125' width of the marginal wharf be left intact to permit movement of aircraft into both hangars.

(6) We be given the lumber in the seating area of hangar 5 to be sold to finance part of the interior rehabilitation.

(7) That any structural charges in the building required for earthquake or other reason be the responsibility of the City.

(8) That no city taxes will be charged.

(9) That we be given 6 months in which to raise the money required to rehabilitate the exterior of hangar 5.

(10) That the hangar area remain under city control and not the Park Board.

(11) That we be given a letter of agreement that the City will lease us the two hangars so that we can apply immediately for a Federal Grant to establish the Museum.

During consideration, the representatives of the Pacific Aviation Museum reiterated earlier statements they had made to the Committee that their securing of financial grants to renovate the hangar is contingent upon them acquiring a lease of the hangar from the City.

The representatives advised the Committee that what they require from the City in order to qualify for grants from other sources is a letter from the City stating that the City is willing to negotiate a lease with the Pacific Aviation Museum.

Members of the Committee expressed enthusiasm over the general concept of an aircraft museum being housed at Jericho, but noted they were not in a position at the meeting to recommend that Council accept all of the eleven terms of lease agreement proposed by the Pacific Aviation Museum.

Continued . . . .

Clause No. 2 Continued

Specifically, the Committee noted that it would require a report from City officials accompanied by a sketch plan showing precisely the areas which are within the City's jurisdiction at Jericho. If the City is not in the legal position to accept all of the terms proposed by the Pacific Aviation Museum, in particular, Item Nos. (2), (4) and (5), then these matters would have to be negotiated with the Park Board.

During discussion, the Pacific Aviation Museum representatives advised the Committee that as an important aviation museum in San Diego was destroyed by fire earlier this year, Vancouver is in a position to have the largest aviation museum display on the West Coast, that the museum is reasonably certain of acquiring 18 aircraft for the display and that arrangements have already been made to rotate the display with other aircraft museums.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee on the eleven (11) conditions proposed by the Pacific Aviation Museum which would form part of any lease agreement the City would enter into with the aviation museum, such report to include the City's jurisdiction in respect of Item Nos. (2), (4) and (5) and that the report include a sketch plan showing which portions of the Jericho area are under the City's control.

3. Vancouver Perinatal Health Project

The Committee had before it for consideration a Manager's report dated April 11, 1978 (copy circulated) in which the Medical Health Officer reported on the Vancouver Perinatal Health Project which is jointly funded by the City and the Provincial Government to develop a model for comprehensive care to expectant mothers and to reduce the incidence of serious perinatal health problems associated with low birthweight.

Appearing before the Committee on this matter was the Medical Health Officer who spoke briefly to the report, pointing out that it is his hope that the program would not be allowed to lapse as it did on one previous occasion under L.I.P. funding.

It was noted from the report that funding for the program is sufficient to continue it until July 1st, 1978, and that the Medical Health Officer is recommending the program be funded as a permanent service within the Health Department after July 1st, 1978, and that funds be provided subject to 50% cost-sharing by the Province.

The Medical Health Officer pointed out to the Committee that babies of mothers who have participated in the project required only one-third as many intensive care beds as those whose mothers were in the control group.

Following further discussion, it was

RECOMMENDED

A. THAT Council extend the Healthiest Babies Possible program to the end of 1978, at an estimated net cost to the City of approximately $15,000 to be allocated from Contingency Reserve, on the same basis as at present except for three months additional clerical time.

Continued . . . .

Clause No. 3 Continued

B. THAT City support be contingent on matching Provincial support of $15,000.00 to the end of 1978; this can be finalized by the end of June.

C. THAT since the major financial beneficiary of this program is the acute care health system, full Provincial funding be sought for any extension of the program past the end of 1978.

4. Development Permit Application - 1412 West Broadway (Grandma's Kitchen)

The Committee had before it for consideration a Manager's report dated May 2, 1978, in which the Director of Planning reported on Development Permit Application No. 80375 by Grandma's Kitchen at 1412 West Broadway for Blenheim Estates, as follows:

'The above noted Development Permit Application has been filed by Grandma's Kitchen for Blenheim Estates, to use a portion of the existing restaurant as a Holding Bar.

This Development is located on the south side of Broadway, between Hemlock and Granville Street, in a predominantly Commercial District C3A.

The proposed Holding Bar will have an assembly area of approximately 168 sq.ft. (7% of the total area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the Holding Bar could accommodate a maximum of 17 people.

The proposed Holding Bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the condition that prior to the issuance of the Development Permit:

"This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

A representative from the Director of Planning appeared before the Committee on this matter.

Following consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80375 to Grandma's Kitchen for Blenheim Estates to use a portion of the existing restaurant at 1412 West Broadway as a holding bar.

Continued . . . . .

5. Lifeguarding in Vancouver

The Committee had before it for consideration a letter dated April 20, 1978 (copy circulated) from Mr. Frank Holden on the subject of lifeguarding in Vancouver.

The letter stated that an earlier submission from him, which had been considered by Council on April 4, 1978 and referred by Council to the Park Board, should be considered by the Community Services Committee.

Mr. Holden and three other citizens appeared before the Committee on this matter and presented copies of an undated brief (Appendix A) (copy circulated) which, Mr. Holden told the Committee, had been prepared by an associate.

The Committee noted that the brief urged the provision of lifeguard service at Tower and Wreck Beaches which are located outside the City's jurisdiction on the University Endowment Lands.

Mr. Holden advised the Committee that in response to the City Clerk's letter to the Park Board which had advised that the Council, on April 4, 1978, had referred this matter to the Park Board, he was contacted by a member of Park Board's staff and a meeting was to be arranged for him with Mr. Marshal Smith, Park Board's Director of Recreation Services.

Members of the Committee advised Mr. Holden that he should meet with Mr. Smith and appear before the Park Board to present his brief.

The Committee felt that it would have to determine which body has jurisdiction over Wreck Beach in order that the brief could be directed to the appropriate authority.

Following further discussion, it was

RECOMMENDED

THAT the brief presented this date by Mr. Frank Holden be received and tabled pending the outcome of Mr. Holden's appearance before the Park Board, and that in the interim, the Committee determine which authority has jurisdiction over Tower and Wreck Beaches.

The meeting adjourned at approximately 2:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 82

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 4, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 4, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Puil
ABSENT	:	Alderman Brown Alderman Kennedy (Leave of Absence)
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, presented a verbal report on the following permit applications:

(a) DPA #80406 - Johnston Street, Granville Island - add to, alter and use existing 2 storey building for College of Art - 21 surface, off-street parking spaces proposed;

(b) DPA #80502 - 145 E. Cordova St. - erect 60' high parking garage for 290 cars - 2 levels underground and 7 1/2 levels above grade;

(c) DPA #80580 - 1240 Robson St. - erect 2 storey retail/office building - 6 surface parking spaces off lane proposed;

(d) DPA #80621 - 275 E. Cordova St. - erect 7 storey Pre-trial Service Centre (Remand Centre) - 9 off-street parking spaces - 3 loading spaces on site;

(e) Preliminary DPA #80702 - 175-85 E. Pender St. - alter and add to existing building and use for restaurant, retail, offices and showmart - 4 storey (plus mechanical penthouse) - 28 off-street parking spaces, underground from lane - site is next to Carnegie Library;

(f) DPA #80729 - 220 Jackson St. - construct religious institution with ancillary meeting hall, gymnasium and classrooms (Buddhist Temple) - 2 storey plus mezzanine and basement - 25 underground off-street parking spaces - access from Powell Street.

cont'd.....

Clause No. 1 continued:

(g) Preliminary DPA #80758 - 50 East Pender St. - erect 2 storey plus basement Chinese Cultural Centre - 60 underground parking spaces;

(h) Preliminary DPA #80764 - 1285 Harwood St. - erect 9 unit, 3 storey townhouse development - 9 underground parking spaces;

(i) DPA #80796 - 901 Helmecken (King George School site) - public parking lot (400 surface parking lots).

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

2. Anchor Point Residential Development (1350 Burrard Street)

The Committee considered a report dated April 27, 1978 (on file in the City Clerk's office) which the City Manager submitted for information. In the report the Director of Planning advised that Waisman Architects and Daon Development had requested to increase the amount of residential accommodation in the development at 1350 Burrard St. This would exceed the amount permitted by the Official Development Plan By-law of the Downtown District. The Committee recommended that the City Manager be instructed to meet with staff and the developers to come back with an acceptable proposal. The architect on behalf of Daon Development has advised they wish to withdraw their request for increased residential accommodation at this time. No further action will be taken by staff.

The Director of Planning had been requested to prepare comprehensive residential policies and guidelines for the Downtown in co-operation with the Director of Social Planning. A progress report on this will be submitted at a later date.

RECOMMENDED

THAT the report of the City Manager dated April 27, 1978 be received.

3. Lease of Waterlot 6924 containing Carrington Street Wharf

The Committee considered a report of the City Manager dated March 10, 1978 (copy circulated) in which the Supervisor of Properties and Director of Planning report on the lease of Waterlot 6924, which is leased from the Central Fraser Harbour Commission at a nominal rental of $100 per annum. City-owned Lot B on Celtic Island at the foot of Carrington Street, contains a commercial dock which occupies a portion of the waterlot. If the City does not renew the lease the Commission can request that the dock be removed. Land on either side of Lot B is owned by B.C. Packers. The westerly portion is not extensively used

cont'd.....

Clause No. 3 continued:

by B.C. Packers but is well used by the public during the summer. Discussions have been entered into with B.C. Packers to determine whether Lot B could be exchanged for this portion of Celtic Island. No progress has been made as yet.

The dock is used extensively by the public but at the moment constitutes a hazard as there are no handrails.

The officials recommended that discussions be continued with B.C. Packers, that funds be appropriated for the necessary dock repairs and the City enter into a two-year lease for the waterlot. The Director of Finance noted that the Standing Committee on Finance and Administration when dealing with the 1978 Supplementary Capital Budget reserved $7,000 for the necessary dock repairs.

RECOMMENDED

A. THAT the Supervisor of Properties and the Director of Planning continue discussions with B.C. Packers to consider possible exchange of west portion of Celtic Island (with public easement connecting with Carrington wharf) for present City-owned property on Celtic Island.

B. THAT the City appropriate $6,500.00 from the 1978 Supplementary Capital Budget to North Arm Fraser Public Access Fund (Account No. 550-7901) to construct a railing and undertake necessary dock repairs and protection to provide continued public use of this structure.

C. THAT the fencing to restrain public access to the dock be removed upon completion of necessary repairs and upgrading of dock for public usage.

D. THAT the City enter into a two-year lease of the Waterlot with the North Fraser Harbour Commission at an annual rental of $100.00 drawn to the satisfaction of the Director of Legal Services.

INFORMATION

4. Central Waterfront - Official Development Plan

City Council on May 2, 1978 deferred discussion of the Official Development Plan for the Central Waterfront to the next meeting of the Standing Committee on Planning and Development (May 4, 1978). The Committee were of the opinion that this matter should be discussed at a meeting when all Committee members would be present. Other members of Council should also be invited. The suggested meeting date was June 1, 1978 at 11:30 a.m.

The meeting adjourned at approximately 2:00 p.m.

* * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 82

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

May 4, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 4, 1978, at 3:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT:	Alderman D. Bellamy, Chairman Alderman M. Ford Alderman H. Rankin
ABSENT:	Alderman M. Harcourt Alderman W. Kennedy (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of April 20, 1978, were adopted.

RECOMMENDATION:

1. Transcontinental Rail Passenger Terminal

At its meetings on February 10, and March 10, 1978, the Committee discussed the pending amalgamation of CP and CN transcontinental rail passenger service and supported the retention of the CP Cordova Street station as the western terminal for the service.

Council on March 21, 1978, approved the following amended recommendation of the Committee:

"That Council advise the Federal Minister of Transport and Provincial Minister of Municipal Affairs of its support for the CPR terminal for the transcontinental railway passenger service by submitting the draft letter contained in the memorandum of the City Engineer dated March 15, 1978."

Before the Committee for consideration were the following letters (circulated) received in response to Council's resolution:

- Minister of Transport, dated April 20, 1978;
- Minister of Municipal Affairs, dated April 12, 1978;
- Chairman, Railway Transport Committee, dated April 26, 1978;
- President, VIA Rail Canada Incorporated, dated April 26, 1978.

The Committee noted the Minister of Transport advised in his communication that the Canadian Transport Commission, in its preferred plan, had selected the CP Cordova Street station as the western terminal for the transcontinental passenger service. However, in the final plan, the CTC, while designating the CN Main Street terminal, had stated either would be acceptable. The Minister stated Transport Canada would request VIA Rail to study the question and identify costs and benefits of the alternatives. The final decision would be made following the study.

Concern was expressed by members of the Committee that the letters from the Chairman of the Railway Transport Committee of the CTC and the President of VIA Rail contained a suggestion that the City contribute to the cost of developing the CP terminal. The Committee felt strongly that upgrading rail facilities was the sole responsibility of the railway authorities.

The City Engineer advised cost-sharing was an element that had not been discussed with the railway authorities during talks which had taken place since the announcement of the plans to amalgamate rail passenger service across the country.

Cont'd . . .

Clause 1 Cont'd

It was

RECOMMENDED,

THAT the City Engineer be instructed to report back to the Transportation Committee following further study of this matter.

2. Joyce Transit Loop

The Chairman made reference to a recent meeting with senior citizens groups at Collingwood Seniors Centre at which time concern was expressed about hazardous conditions and inconvenience to senior citizens resulting from the relocation of the No. 27 Rupert bus service outside the Joyce Transit Loop. Alderman Bellamy stated after hearing the arguments expressed at the meeting he felt a valid case had been made for the Committee to recommend to Hydro that the service be relocated inside the bus loop. Therefore, he had notified representatives of the seniors groups to attend the Committee meeting and voice their concerns in an effort to persuade B.C. Hydro to reconsider its decision.

Present for the discussion were Mr. D. Walker, B.C. Hydro Transit Division; Captain Oliver,Columbus Towers senior citizens development, Joyce Street; Mr. Terry Brown representing Mr. Dave Barrett, M.L.A. for Vancouver East; Mr. N. Davidowicz, Killarney/Champlain Citizens for Action Association; Miss K. Bartlett. The Committee also noted a petition from residents of Kopernik Lodge multi-level care residence, 3150 Rosemont Drive (on file in the City Clerk's Office), requesting that the No. 27 Rupert Bus be relocated back inside the Joyce Loop and that there be no cutbacks on the route.

Mr. Walker referred to previous discussions with the Committee at the meeting of July 28, 1977, when Hydro representatives had explained that space limitations within the Joyce Transit Loop had resulted in the removal of the No. 27 service from the loop and bus stops had been located nearby on 41st Avenue. Hydro was reviewing transit service in the area in connection with Champlain Heights development and it was anticipated within two years route restructuring involving the Smith and Boundary services to Champlain Heights would free sufficient space to enable the No. 27 service to be brought back into the loop. Mr. Walker outlined the transfer connections north and south bound and advised the walking distance involved was less than at other transfer points elsewhere within the transit system. It was difficult to understand the problem as bus stops were located so that there was no need for passengers to cross streets to make bus connections. Mr. Walker advised he would be pleased to meet with senior citizens groups in the area to explain Hydro's position and try to resolve their problems.

Mr. Brown questioned Mr. Walker on the capacity of the loop and the prevailing traffic conditions in the vicinity. Mr. Davidowicz referred to a chart illustrating bus movements in and out of the loop and contended the elimination of bus recovery times would create sufficient space for the return of the No. 27 bus.

Captain Oliver and Miss Bartlett also addressed the Committee and requested that Hydro reconsider the relocation of the No. 27 service. They pointed out the loop was used by many senior citizens attending functions at the Collingwood Seniors Centre. Elderly passengers transferring to buses on 41st Avenue had to cross to an island outside the loop at Joyce Street and 41st Avenue and it was felt this was an inconvenience for people who found walking difficult because of infirmity or physical handicap.

Cont'd . . .

Clause 2 Cont'd

Committee members noted Hydro's intention to return the No. 27 service to the loop within an 18 month - two year time frame. It was also pointed out Alderman Rankin had visited the loop last summer in order to assess the situation and had observed crowded bus conditions.

Following discussion it was

RECOMMENDED,

THAT the Collingwood Seniors Centre be advised members of the Transportation Committee and B.C. Hydro Transit representatives would be willing to meet with them at the Seniors Centre to discuss their concerns relating to the Joyce Bus Loop.

The meeting adjourned at approximately 4:20 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 83

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MAY 4, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 4, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gerard

CLERK : E. Bowie

RECOMMENDATION

1. Captain James Cook Elementary School
- Grant Request

The Committee had before it for consideration a letter dated April 3, 1978 from Mr. D.C. Lucas, Principal of Captain James Cook Elementary School, requesting a grant of $200 to aid in the production of a play concerning the life of Captain Cook. Mr. Lucas was present at this meeting.

After a short discussion, the Committee

RECOMMENDED

THAT a grant of $200 be given to Captain James Cook Elementary School. This money to come from the Festival Funds designated by Council on January 17, 1978.

2. 1978 Grant Request
- Vancouver Art Gallery

The Council had for consideration a Manager's Report dated April 25, 1978 (copy circulated) in which the Director of Finance reported on the Vancouver Art Gallery's request for a grant of $313,245 for 1978. The Civic grant is based, historically on the amount required to cover the cost of building maintenance, janitorial services, insuring of the collection and basic curatorial and security costs which are summarized for 1978 as follows:

Category of Expenditure	1978 Request $
Salaries & Fringe Benefits	169,222
Temporary Help	4,000
Security	47,287
Janitorial Services	23,380
Fuel	6,669
Power	11,270
Insurance	17,970
Miscellaneous Expenses	5,520
Minor Repairs & Purchased Services	15,525
Total Operating & Maintenance	300,743
Major Building Repairs	12,502
Total Request	$313,245

Clause #2 continued:

The Manager's Report analyzes the 1978 grant request in relation to the 1977 grant and follows the same principle as that adopted in 1976 and 1977 whereby the recommendation would be confined to funding for the same level of service provided in the prior year, and anything in excess of that would be submitted for consideration. Therefore in his report, the City Manager submitted the excess funding requested for consideration (8.1% increase over 1977).

Representatives of the Vancouver Art Gallery were present at this meeting. They stated that their prime concern this year, as in 1977, was the establishment of one additional position of Museum Assistant. This request was denied in 1977 but upon appeal an additional $4,000 was approved to employ temporary help. It was pointed out that should the new position be approved (amount of $12,442 included in the 1978 budget submission under Salaries and Fringe Benefits) the $4,000 listed for Temporary Help could be deleted leaving the net additional cost to the City for this new position at approximately $8,442. The incumbent of this new position would be working with the permanent collection of the Gallery in preparation for their active 1979 season.

In response to questions from the Committee as to whether the additional $8,442 required over the $4,000 in the budget submission could be obtained from another source, Mr. Rombout, Director of the Vancouver Art Gallery, said that grants and funding from outside agencies were given with the understanding that they would not be used for operating and maintenance of the Gallery.

Major Building Repairs and Equipment

This category contained eight items submitted by the Art Gallery at a total cost of $12,502. The City's Building Construction and Maintenance Division, after an inspection of the facility, concurred with the need for the items but made some recommended changes. These changes would increase the total estimated cost by $11,255 for a total of $23,757. These items were separated into the following categories:

1) Essential Building Repairs

Roof Repairs	$ 810
Balcony Repairs	491
Heating System	9,000
	$10,301

2) Considered necessary for reasons of Security and Storage of the Collection

Replace Intruder Alarms	$6,285
Additional Storage Shelves	685
	$6,970

3) Desirable but not Essential

Installation of Ramp	$4,200
Tinting of Front Windows	900
Painting of Front Exterior	1,386
	$6,486

cont'd.....

Clause #2 continued:

Following further discussion, the Committee

RECOMMENDED

THAT Council approve funding to the Vancouver Art Gallery for 1978 as follows:

Salaries & Fringe Benefits		$ 156,780
Temporary Help		4,000
Security		47,287
Janitorial Services		23,380
Fuel		6,669
Power		11,270
Insurance		17,970
Miscellaneous Expenses		5,520
Minor Repairs & Purchased Services		15,525
Total Operating & Maintenance		288,301
Major Building Repairs & Equipment in Categories 1 & 2		
Roof Repairs	810	
Balcony Repairs	491	
Heating System	9,000	
Replace Intruder Alarms	6,285	
Additional Storage Shelves	685	
		17,271
TOTAL		$ 305,572

(increase of 8.1% over 1977)

(The Committee took no action on the additional position of Museum Assistant requested or the major repair and equipment items contained in category #3, in the total amount of $18,928.)

3. Cost Sharing of Public Health Services

The Committee had for consideration a Manager's Report dated May 3, 1978 (copy circulated). The Medical Health Officer reports that when the review of the Health Department was presented to the Finance and Administration Committee on November 3, 1977, the Aldermen expressed concern at the lack of Provincial Government's financial support for the major portion of the Health Department's activities. This report describes the inequalities within British Columbia of Provincial Government support for local health department services and presents a brief which could be forwarded by the Vancouver City Council to the Province of British Columbia proposing a more equitable cost sharing.

Dr. Bonham was present at this meeting and spoke to this report.

After a short discussion, the Committee

RECOMMENDED

(A) THAT the proposals for cost-sharing of public health services, as contained in the brief to the Minister of Health, be accepted.

cont'd.....

Clause #3 continued:

(B) THAT the brief be forwarded to the Minister with a request for early discussions.

(C) THAT a copy of this brief be forwarded to the School Board for their information and endorsement.

The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 83

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 16, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, May 16, 1978, at 2:00 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

By-laws Review: Amendments Stage 2 - Zoning & Development By-law No. 3575.

An application was received from the Director of Planning to amend the Zoning and Development By-law as follows:

PART 1: Amendments to Section 2 (Definitions)

PART 2: Housekeeping Amendments to:

a) Section 3 (Administration)
b) Section 4 (Development Permit Applications)
c) Section 5 (Amendments to By-law) Relocation to Sec.13.
d) Section 6 (General Restrictions)
e) Section 7 (Enforcement)
f) Section 10(General Regulations)
g) Section 11(Additional Regulations)
h) Section 14(Building Lines)

PART 3. Amendments to Schedule A (Permitted Development)

- Amendments and relocation to Section 5.

PART 4:

a) Section 12 (Off-street Vehicular Parking Facilities)
b) Section 13 (Off-street Vehicular Loading and Unloading Facilities)
c) Schedule B (Required Parking Spaces)

- Amendments and consolidation as Section 12

PART 5: Consequential Amendments to:

a) District Schedules
b) CD-1 By-Law No. 5016 (Cedar Cottage)
c) Official Development Plan By-law No.4912 (Downtown) and Official Development Plan By-law No.4891 (West End)

By-laws Review: Amendments Stage 2 -
Zoning and Development By-law No. 3575 (Cont'd)

Council's attention was drawn to a memorandum dated May 16, 1978 from the Director of Planning referring to omissions to be inserted in the draft by-law as follows:

'Schedule 1
Section 2 - "Definitions"

Insert after the definition for "Yard, Front" the following:

"Yard, Rear" means that part of the site lying between the rear property line and the rear of the principal building and extending across the full width of the site. '

Following an explanation by Mr. Brian Porter, the City's Consultant and, there being no speakers who wished to address Council on the matter, it was

MOVED by Ald. Harcourt
THAT the foregoing application by the Director of Planning to amend the Zoning and Development By-law be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
SECONDED by Ald. Marzari
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at 2:15 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 16, 1978, adopted on May 30, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 18, 1978

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 18, 1978, in the No. 1 Committee Room at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Gibson

CLERK TO THE COUNCIL: M. Kinsella

Local Improvements on the Initiative and by Petition

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Light Standard and Lane Lighting Projects on the Initiative and by Petition - Schedule #448

The Court noted Schedule #448 as submitted by the Collector of Taxes listing local improvement projects on the initiative and by petition at various locations.

The Court also noted a request submitted by the Collector of Taxes to adjust the measurements and costs on Item 12 of Schedule #448.

** MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the request submitted by the Collector of Taxes to adjust the measurements and costs on Item 12 of Schedule #448, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT Schedule #448, as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

cont'd....

** (Details of the adjustments are on file in the City Clerk's Office.)

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Schedule & Project No.	Comments
Mr. Blossom	448/14	While noting that this project had been defeated, advised he understood that residents of the 3200 Block West 48th Avenue intended requesting the Court to approve the project proceeding in this one block only. He registered his strong objection to this procedure.
Mr. R. Robertson & Mr. L. Tornroos & Joan Sleigh	448/14	Addressed Council and advised that the majority of the residents in the 3200 Block West 48th Avenue were in favour of the street lighting project and urged Council to to approve the project proceeding in this one block only.

When considering this item, Council noted a letter dated April 22, 1978, from 13 residents of the 3200 Block West 48th Avenue supporting the proposed installation of streetlighting on this block and requesting that Council implement the project.

Mr. A. Picicci	448/48	He requested that consideration be given to installing public washrooms adjacent to Franklin and Hastings Streets. He also complained that the contractor who was working on paving of the lane had not notified the residents of the date of his starting work, thereby causing considerable inconvenience to the residents. The Mayor directed the City Engineer to investigate this matter and contact Mr. Picicci.
Ms. Margaret MacKenzie & Donald Guthrie	448/62	Queried why lane lighting is necessary and asked if statistics were available on its efficacy in preventing crime. The City Engineer explained how the lane lighting program is arrived at in co-operation with the Police Department and that this particular lane had been placed in the program on the basis of the crime activity in this area.

cont'd....

Local Improvement Subsequent Procedure (cont'd)

Council noted a report of the City Manager dated May 4, 1978, in which the Deputy City Engineer reported as follows:

"GENERAL

Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on May 18, 1978.

The projects are identified as follows:

Court of Revision	Schedule	Type
Initiative 448	1 to 15	Light Standard Projects
	16 to 62	Lane Lighting Projects
Petition 448	63	Light Standard Project
	64 and 65	Lane Lighting Projects

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Court of Revision	Schedule	Type
448	1,2,6,7,9,11, 12,13,14 & 15	Light Standard Project
	56	Lane Lighting Project

SPECIAL GROUNDS

Schedule 12 - 4th Avenue and 4th Avenue Diversion from Blanca St. to 4th Ave.

This defeated project will be the subject of a separate report to Council recommending construction under the Special Grounds procedure.

CAPITAL FUNDS

The City's share of the recommended projects is available in approved Basic Street Lighting Capital Budgets.

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the 'Initiative' and 'Petition' Projects in Court of Revision 448, except the defeated Schedules 1, 2, 6, 7, 9, 11, 12, 13, 14, 15 and 56 be undertaken."

The City Manager RECOMMENDS that the above recommendation of the Deputy City Engineer be approved.

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the City Engineer be instructed to re-canvass the residents of the 3200 Block West 48th Avenue and report the canvass results to Council;

FURTHER THAT the lane lighting project in the 3100 Block West 48th Avenue not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated May 4, 1978, and as amended this day, be approved.

- CARRIED UNANIMOUSLY

cont'd....

Local Improvement Subsequent
Procedure (cont'd)

Council also noted a report from the City Manager dated May 4, 1978, recommending that the project for street light standards (Court #448, Schedule 12) on 4th Avenue and 4th Avenue Diversion from Blanca Street to 4th Avenue, be proceeded with on special grounds.

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT WHEREAS a proposed project for the installation of street lighting on 4th Avenue and 4th Avenue Diversion from Blanca Street to 4th Avenue was recommended by the City Manager on 10 March, 1978, and approved by Council on 14 March, 1978;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 18 May, 1978, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to install street lighting on the said portion of 4th Avenue and on the 4th Avenue Diversion, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portion of 4th Avenue and on the 4th Avenue Diversion;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the installation of street lighting, aforesaid;

THEREFORE BE IT RESOLVED THAT street lighting and all other necessary and incidental work in connection therewith, be installed on the said portion of 4th Avenue and on the 4th Avenue Diversion;

FURTHER BE IT RESOLVED THAT the cost of the installation of the said street lighting and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND FURTHER BE IT RESOLVED THAT the proportion of the cost of the installation of the said street lighting and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

- - - - -

The Special Council adjourned at approximately 8:10 p.m.

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The foregoing are Minutes of the Special Council Meeting (Court of Revision) of May 18, 1978, adopted on May 30, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 25, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, May 25, 1978, at 7:30 p.m., in the Trout Lake Community Centre, 3350 Victoria Drive, for the purpose of holding a Public Hearing to amend the Zoning & Development By-law.

PRESENT: Deputy Mayor Ford
Aldermen Bellamy, Gibson, Harcourt, Marzari and Puil

ABSENT: Mayor Volrich
Alderman Brown
Alderman Gerard (Leave of Absence)
Alderman Kennedy
Alderman Rankin

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair, to consider proposed amendments to the Zoning & Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - N/W Corner 12th Avenue and Lakewood Drive (Mid-City Motel)

An application was received from Mr. Michael Katz, Architect, to rezone Lot 2, Except Parcel 'A' (Reference Plan 6621), Subdivision 'D', Block 163, D.L. 264A, Plan 8723, being the northwest corner of 12th Avenue and Lakewood Drive as follows:

From: RS-1 One Family Dwelling District
To: RT-2 Two Family Dwelling District.

The Director of Planning recommended approval of the application.

Mr. R. Youngberg of the Planning Department reviewed the proposed development and advised that, although the Director of Planning had recommended approval of the rezoning application, the current scheme of development would not be acceptable under a development permit application. He indicated that only 37 total units would be accepted to meet his expectations.

Mr. Michael Katz, Architect, and Mr. J. Kettlewell, Daon Development Ltd., explained that they had reduced the density of their proposal and now propose a maximum of 45 units for the site, with the housing in clusters giving more open space. It is hoped to keep the price of the units within the $50,000 range. They indicated that any further reduction in density would change the type of development entirely and would change the type of development entirely and would entail raising the price of the units to the $70,000 range.

The Deputy Mayor called for speakers for or against the application and the following addressed Council on the matter:

cont'd....

Rezoning - N/W Corner 12th Avenue &
Lakewood Drive (Mid-City Motel) (cont'd)

- Mr. John Fowler was against the rezoning. The only way to keep control of the site is to leave it zoned RS-1. He felt that the existing utilities and improvements are insufficient for the population presently in the area. He felt the final development concept should be presented when the rezoning application is considered.

- Mr. Sid Shelton, Grandview Community Centre Association, was opposed to the proposal. He advised that the present traffic problems would just be increased with the new development. He felt there should be a guarantee that the developer meets the requirements if the rezoning is approved.

- Mrs. B. Goostrey, Lakeview United Church, advised that the congregation had no objection to the proposal.

- Mr. George Hibbert stated there are many different zones in the area, and felt that a housing policy should be established for the area. The schools will be overloaded. At present, the lunch room and music room are in the basement and there is no playground.

- Ms. Berta Fontana was against the proposal as she felt the schools are overcrowded now.

- Mr. Mel Lyon was against the proposal. He expressed concern about the proposed truck traffic and truck noise.

- Mrs. Lorna Lehti, was against the proposal. She felt that the rezoning would increase the problem of more than one family living in single family homes and duplexes and it would also increase traffic problems.

- Mrs. H. Rankin was opposed to the proposal. Mrs. Rankin advised that it is essentially a single family district and she is concerned about anything that takes away from a single family concept.

- Ms. Gloria Houssein was against the proposal. She felt that the single family rezoning should be retained. This is one area where you can find lots of green space and nice affordable single family homes.

Mr. R. Youngberg noted that the current proposal, partly as a consequence of the excessive density in units/acre, has not responded to a number of critical design aspects. These will require further investigation in the preparation of a development permit application should the rezoning to RT-2 Two Family Dwelling District be approved. These concerns are as follows:

(1) Lack of provision of adequate setback of dwelling units from East 12th Avenue (7 feet shown on current proposal).

(2) Poor dwelling unit design and orientation regarding sunlight, privacy and protection from noise.

(3) Poor pedestrian/vehicular access to and location of underground, off-street parking spaces, with particular regard to the distance of parking from the westerly units and the resultant tendency for future residents to park on Semlin Drive.

(4) Lack of unit diversity in that all proposed units contained 2 bedrooms.

cont'd....

Rezoning - N/W Corner 12th Avenue &
Lakewood Drive (Mid-City Motel) (cont'd)

(5) The relatively unbroken, long corridor created by the placement of units as proposed.

(6) Lack of common open space on the westerly portion of the site and the insensitive relationship between open space and the underground parking with regard to landscaping.

The Council noted that most of the delegationswere opposed to the rezoning of the site.

MOVED by Ald. Harcourt,
THAT the foregoing application of Mr. Michael Katz, Architect, to rezone the northwest corner of 12th Avenue and Lakewood Drive, be approved, and the Director of Planning be advised that Council would recommend a density of 30 units per acre and up to a maximum of 45 units for the total development, and the six concerns of the Director of Planning be met by the developer;

FURTHER THAT the Director of Planning report back to Council on the scheme of development when submitted in the development permit application.

- LOST

(Aldermen Bellamy, Gibson, Marzari and Deputy Mayor Ford opposed)

No further action was taken on this rezoning application.

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The Special Council adjourned at approximately 9:00 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of May 25, 1978, adopted on June 13, 1978.

MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 30, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

CONDOLENCES

The Mayor noted the death on Friday, May 19, 1978, of Dr. Henry Bryson, Director of Permits and Licenses, and noted that Dr. Bryson joined the City in 1948 and served as Director of Environmental Health Services until July, 1965, when he was appointed by Council to form a new department of Permits and Licenses. The Mayor stated that Dr. Bryson devoted himself tirelessly to the development of the new department, and its success today is a tribute to his effectiveness.

A moment of silence was observed.

The Mayor also noted the recent passing of Mr. Frank Stanzl, a construction contractor in the City, stating that his death is a great loss to the City of Vancouver. The Mayor advised he would be sending condolences to the family.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera') - May 16, 1978
Special Council (Public Hearing) - May 16, 1978
Special Council (Court of Revision) - May 18, 1978.

(Amended)

MOVED by Ald. Puil in amendment,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council meeting of May 16, 1978, be amended to show Alderman Puil as opposed to the grant to the Vocational Counselling Service on page 15.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson in amendment,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council meeting of May 16, 1978, be amended on page 7 with respect to Alderman Gibson's motion on Cedar Cottage N.I.P. Appropriations, by deleting the word "City's" in the third line and "of $13,326.28" in the following line.

- CARRIED UNANIMOUSLY

Adoption of Minutes
(cont'd)

The motion of Alderman Bellamy, as amended, was put and CARRIED UNANIMOUSLY.

Lighting for Television
Coverage in Council Chamber

Mr. Dave Looy of C.B.C. explained to Council the lighting in the Chamber this day is a demonstration of lighting levels necessary for television coverage of Council meetings and that the approximate cost of a permanent installation of the lighting would be $1,500.00.

The Mayor and at least two members of Council expressed concern that the lighting levels were distracting and too bright.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Harbour Park - Progress
and Current Proposals

The Council heard a report reference from representatives of two organizations which have proposals for the redevelopment of the Harbour Park site at the Georgia Street entrance to Stanley Park.

Mr. W.D. Moore, President and Director of the B.C. Forest Foundation and Mr. D.G. Evans, with the assistance of their architect, spoke to their proposal for the development of a $6 million forest-related exhibit and public education centre and children's forest park on the Harbour Park site.

Mr. J.J. Munroe of the International Woodworkers' of America, also a director of Foundation, spoke in support and a letter dated May 26, 1978, from the National Harbours Board was noted in approval.

Council also heard representations from Mr. B. Prest, Mr. B. Guerin and Mr. D. Smith on behalf of the Vancouver Native Indian Development Village, who spoke to their brief dated May 26, 1978, containing a proposal for the development of a native Indian village on the Harbour Park site. Details of the plan were explained by architect, Mr. A. Price.

The Mayor advised he had received a telephone call and a letter from architect, Mr. A. Boyd, expressing interest in the site on behalf of another developer.

A representative of the West End & Downtown Ratepayers' Association addressed Council referring to the Association's brief dated May 25, 1978, in which the Association questioned the wisdom of alienating such expensive City-owned property in perpetuity or for any long term, and suggesting that control should remain with the City or the Park Board.

cont'd....

REPORT REFERENCE (cont'd)

Harbour Park - Progress
and Current Proposals (cont'd)

A representative of the Save the Entrance to Stanley Park Committee presented a brief dated May 30, 1978, (copy on file in the City Clerk's Office), which stated the Committee is opposed to preferential treatment to any economic or cultural group on the Harbour Park site and that a meadow/marina concept for the area should be investigated further by Council.

Commissioner Ian Bain, Chairman of the Park Board, submitted a brief urging that Council defer any endorsation until the public has been canvassed, such canvassing to include displays and public information meetings and enquiring whether the City would agree that the development proposals could better be situated at alternate locations.

Council had before it for consideration a Manager's report dated May 24, 1978, in which the Director of Planning reports on the development proposals. Such report stated in summary:

"PURPOSE

This report is to bring City Council up-to-date with the work that has proceeded from resolutions adopted December 13, 1977 and to describe three current development proposals, namely the British Columbia Forest Centre, the Native Indian Development Village and the Harbour Ferries Marina.

CONSIDERATION

The Director of Planning submits the following for the consideration of Council:

1. That Council hear submissions this day by the British Columbia Forest Centre Foundation and The Native Indian Development Village Society.

2. That the British Columbia Forest Foundation and the Vancouver Native Indian Development Village Society be asked to determine whether joint use of the site is feasible.

3. That Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.

4. That Council direct that the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts; or

   as an alternative to (2), (3) and (4), Council may adopt (5) and (6).

5. That after hearing the submissions Council may:

   (i) Consider "approval in principle" or indication of preference for either the British Columbia Forest Centre or the Native Indian Development Village proposal, or

   (ii) If proponents of the Forest Centre and Native Development Village are agreeable, consider combined institutional proposal including a marina, or

   (iii) Reject both institutional proposals in favour of a developed interim meadow/marina scenario.

6. That the Director of Planning, Director of Finance and City Engineer be instructed to report back on implementation measures.

7. That Council defer decision on the marina size and its method of operation until a future date subject to resolution of use and design of the land based development."

cont'd....

REPORT REFERENCE (cont'd)

Harbour Park - Progress
and Current Proposals (cont'd)

The City Manager RECOMMENDS approval of the above points (1) and (7):

(1) Hearing the delegations and receiving their submission.

(7) Deferring decision on the marina.

The City Manager submits for CONSIDERATION the choice between

either (2), (3), (4), a procedure deferring a decision for further input from the public, the Parks Board and our officials;

or (5) and (6), a procedure involving approval in principle now with report back on implementation measures.

MOVED by Ald. Kennedy,
THAT Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.

(Deferred)

MOVED by Ald. Harcourt,
THAT the foregoing motion of Alderman Kennedy be deferred pending administrative reports.

- CARRIED

(Alderman Ford opposed)

MOVED by Ald. Kennedy,
THAT Council direct that the Director of Planning, in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts.

- CARRIED

(Aldermen Marzari and Rankin opposed)

The Mayor directed the City Engineer to report on traffic implications.

MOVED by Ald. Ford in amendment,
THAT the following words be added to Alderman Kennedy's motion:

"and that the report be referred to the Standing Committee on Planning and Development at which time opinions of community groups could be heard by the Committee."

- LOST

(Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

CIVIC RECOGNITION - Mr. W. Orson Banfield

At this point in the proceedings, former Alderman - Mr. W. Orson Banfield, was formally granted the Freedom of the City. Mayor Volrich paid tribute to Mr. Banfield's service to the citizens of the City and presented him with an illuminated scroll, a gold medallion and a free parking plaque. Mr. Banfield responded in appreciation.

Alderman Marzari presented a bouquet of flowers to Mrs. Banfield.

(At this point in the proceedings, Alderman Kennedy left the meeting.)

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The Council recessed at approximately 4:20 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at approximately 4:55 p.m. with the same members present with the exception of Alderman Kennedy.

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COMMUNICATIONS OR PETITIONS

1. Request for Council Support in Opposition of Development of Neutron Bomb

In a letter dated May 16, 1978, the British Columbia Peace Council requested to appear before Council to ask endorsation of the following proposed resolution:

"Whereas the Neutron bomb represents a dangerous escalation of the nuclear arms race;

Whereas it cannot be justified by the argument that it destroys only living beings and not installations;

Whereas international security must be preserved by agreed disarmament by all countries;

Whereas the Parliaments of four NATO nations, The Netherlands, Denmark, Norway and Iceland have passed resolutions rejecting the neutron bomb;

Whereas the United Nations will hold a Special Assembly on Disarmament in May and June of 1978;

Therefore be it resolved that the Vancouver City Council respectfully urge the Prime Minister and Parliament of Canada to oppose the deployment of the Neutron bomb by NATO and to ask President Carter to stop its production."

MOVED by Ald. Harcourt,
THAT the aforementioned resolution be endorsed.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. 1978 Supplementary Capital Request
Board of Parks and Recreation

Council considered the following letter dated May 17, 1978, from the Board of Parks and Recreation:

"At its meeting of May 2, 1978, City Council considered the Park Board 1978 Supplementary Capital Requests and resolved:

"that the Park Board be requested to report back to Council on items to be included in their lump sum amount of $1,500,000 prior to proceeding with any projects."

The Park Board has reviewed the 1978 Capital Allocations within the prescribed $1,500,000 funding limit and submit the attached Category Allocations for the information of Council Members.

The Park Board will endeavour to integrate the $1,500,000 approved funding with all other existing funding opportunities to maximize public benefits throughout the system. However, the funding limit will necessarily restrict many desired capital activities and result in the dropping of a number of proposed works."

MOVED by Ald. Harcourt,
THAT the foregoing letter from the Board of Parks and Recreation be received.

- CARRIED UNANIMOUSLY

(The Category Allocations referred to in the above letter are on file in the City Clerk's Office)

3. Proposed Provincial Urban
Transit Authority

Council had before it for consideration a letter dated May 26, 1978, from the Chairman of the Special Council Committee on the Disabled requesting Council urge the Minister of Municipal Affairs to include an advocate for the handicapped and elderly on the proposed Provincial Urban Transit Authority.

MOVED by Ald. Ford,
THAT City Council make representation to the Minister of Municipal Affairs accordingly.

- CARRIED

(Alderman Puil opposed)

4. Job Opportunities

Under date of May 26, 1978, the Chairman of the Special Council Committee on the Disabled, submitted the following letter:

"At its meeting on May 1, 1978 the Special Council Committee on the Disabled considered a news release from UBCM regarding discussions which have occurred on unemployment levels, job creation and the Provincial Youth Employment Program for 1978 announced by the Provincial Government in February.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Job Opportunities
(cont'd)

The UBCM Executive are preparing a submission to the Provincial Government on the creation of job opportunities and long term employment in municipalities and regional districts and are requesting opinions and suggestions from various Boards and Committees in this regard.

Following discussion, the Committee resolved:

"THAT City Council respond to the UBCM with suggestions for projects in which handicapped persons could be employed such as surveys and studies on

- public building accessibility
- street ramping
- transportation

and other matters pertaining to environmental improvements for handicapped persons."

MOVED by Ald. Ford,
THAT the Director of Social Planning prepare a report to Council along the lines requested in the letter to Council dated May 26, 1978, from the Chairman of the Special Council Committee on the Disabled, to assist the Council in taking action on the Committee's request.

- CARRIED UNANIMOUSLY

5. I.C.B.C. Coverage for Taxi Drivers

In a letter dated May 26, 1978, the Chairman of the Special Council Committee on the Disabled advised that the Committee, on May 1, 1978, resolved that Council request I.C.B.C. to include third person liability in Autoplan coverage for taxi drivers in order that taxi drivers may assist passengers between taxis and residences.

MOVED by Ald. Ford,
THAT City Council request I.C.B.C. to include third person liability in Autoplan coverage for taxi drivers for the purpose of assising passengers between taxis and residences.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MAY 26, 1978

Works & Utility Matters
(May 26, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Energy Conservation Project
Cl. 2: Tender - Motor Graders
Cl. 3: Paving of Section of South By-Pass Through B.C. Hydro Lands
Cl. 4: Tender for Painting Steel Poles & Attachments
Cl. 5: Watermain Installations - 1978 Capital Budget

Clauses 1, 2, 3 and 5

MOVED by Ald. Gibson,
THAT Clause 1 be received for information and the recommendations of the City Manager contained in Clauses 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Tender for Painting Steel Poles
& Attachments (Clause 4)

MOVED by Ald. Gibson,
THAT consideration of this Clause be deferred pending the hearing of delegations by Mr. J. Santos, J.S. Painting Co. Ltd., and Mr. G. Wiezoreck, West Coast Painting Co. Ltd., as requested.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 26, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Downtown Eastside N.I.P. - Improvements to Oppenheimer Park
Cl. 2: Mt. Pleasant N.I.P. - Skateboard Run Project on South China Creek Park
Cl. 3: Riley Park N.I.P. - Multi-Purpose Hard Surface Play Facility at Wolfe School
Cl. 4: D.P.A. - 3200 East 54th Avenue (Champlain Mall)
Cl. 5: Alleged Fourplexes - 2200 Block West 13th, West 14th and West 15th Avenues
Cl. 6: Champlain Heights - Enclave 1

Clauses 1, 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Mt. Pleasant N.I.P. - Skateboard Run
Project on South China Creek Park
(Clause 2)

When considering this Clause, reference was made to a letter from Ms. Rosemary Brown, MLA, supporting this skateboard run project.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(May 26, 1978) (cont'd)

Alleged Fourplexes - 220 Block West 13th, West 14th and West 15th Avenues (Clause 5)

MOVED by Ald. Rankin,
THAT the City Manager explore the advisability of the City revising its by-laws to put more control on the design of single family housing.

- CARRIED

(Aldermen Bellamy, Brown and Puil opposed)

MOVED by Ald. Puil,
THAT the City Manager undertake a survey of a sample of recently-constructed pseudo duplexes within the City to find out how they are occupied, for report to Council.

- CARRIED

(Aldermen Ford, Marzari and Rankin opposed)

Champlain Heights - Enclave 1
(Clause 6)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(May 26, 1978)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Downtown Parking Corporation - Capital Expenditures
Cl. 2: Pedestrian Access through Pacific Centre Garage from Toronto-Dominion Bank Tower to Court House - Agreement Extension
Cl. 3: Alterations to Council Chamber - Public Address System
Cl. 4: Federal Employment Program Canada Works (Phase III)
Cl. 5: Investment Matters (Various Funds) April 1978
Cl. 6: Funding for Long Term Care Program
Cl. 7: Increasing Demand for Home Care Services

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Alterations to Council Chamber - Public Address System (Clause 3)

MOVED by Ald. Gibson,
THAT Council authorize the City Engineer to improve the quality of the Council Chamber recording system by adding "voicegates" to the microphones at a cost of $1,000.00.

- CARRIED

(Aldermen Brown and Puil opposed)

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(May 26, 1978) (cont'd)

Alterations to Council Chamber -
Public Address System (cont'd)

MOVED by Ald. Gibson,
THAT Council authorize the City Engineer to improve the sound for the public area under the balcony in the Council Chamber at a cost of $5,500.00.

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

Federal Employment Program Canada
Works (Phase III) (Clause 4)

MOVED by Ald. Brown,
THAT

(a) The City participate in the Federal Employment Program Canada Works (Phase III) to a maximum of $115,000.00, the source of which will be contingency reserve.

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

- CARRIED UNANIMOUSLY

Investment Matters (Various Funds)
April 1978 (Clause 5)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 26, 1978)

The Council considered this report which contains twelve clauses identified as follows:

Cl. 1: Demolitions - 1937-39, 1943, 1949, 1953 West 2nd Avenue, 1897 Burrard and 2898 East 22nd Avenue
Cl. 2: Lease Assignment to B.C. Buildings Corporation
Cl. 3: Expropriation for Highway Purposes - Block bounded by Kaslo, Franklin, Pandora and Renfrew
Cl. 4: Rental Review Clause - Cafeteria and Lunch Room Lease City of Vancouver and C.N.I.B. (Caterplan Services)
Cl. 5: Removal of Building - 2743-45 Point Grey Road
Cl. 6: Rent Review - City-owned Lot - E/S 1400 Block Howe
Cl. 7: Rent Review - Commercial Drive Street End north of Powell
Cl. 8: Burrard Street Widening - Purchase of Portion of 1795 West Broadway

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(May 26, 1978) (cont'd)

Cl. 9: Consent of Assignment of Lease - 802 Pacific
Cl. 10: Burrard Street Widening - Purchase of Portion of 1720 and 1770 Burrard Street
Cl. 11: Rent Review - Dan Can Manufacturing Co. Ltd., 260 Northern Street
Cl. 12: Extension Request - Agreement for Sale - N/S East Georgia between Jackson and Princess

Clauses 1 to 11 inclusive

MOVED by Ald. Harcourt,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 be approved.

- CARRIED UNANIMOUSLY

Extension Request - Agreement for Sale
N/S East Georgia between Jackson and
Princess (Clause 12)

The City Manager advised that the purchasers of this property have forwarded a cheque for the outstanding taxes and interest. In addition, they have requested an extension of the due date June 30, 1978, rather than June 19th as stated in the City Manager's report.

MOVED by Ald. Rankin,
THAT Council approve an extension of the due date on the installments to the City on the sale of Lot 30, Block 85, D.L.'s 181 and 196, with interest payable on the outstanding principle at a rate of 12%, subject to payment in full of all amounts due to the City by June 30, 1978;

FURTHER THAT, if the account remains unpaid at June 30, 1978, the Director of Legal Services be authorized to immediately take whatever action may be necessary to protect the City's interests.

- CARRIED UNANIMOUSLY

B. Chinatown Historic Area Streetscape
Improvement Project - Senior
Government Financial Assistance

MOVED by Ald. Ford,
THAT this report of the City Manager dated May 23, 1978, be referred to the Heritage Advisory Committee to meet with the Chinatown Historic Area Planning Committee to prepare a satisfactory proposal.

- CARRIED

(Aldermen Bellamy, Harcourt, Puil and the Mayor opposed)

C. Rezoning Application - N/W Corner
67th Avenue and Hudson Street

MOVED by Ald. Harcourt,
THAT consideration of this Manager's report dated May 26, 1978, be deferred pending the hearing of delegation by Mr. F.J. Collins, the applicant, as requested.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

D. Consent of Assignment of Lease Air Space over 1000 Block West Hastings Street

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this report dated May 25, 1978, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. City's Contribution to the Celebration of "Canada Week"

Earlier in the proceedings, Council deferred consideration of a memorandum dated May 30, 1978, from the Mayor on the City's contribution to the celebration of "Canada Week". In his memorandum, the Mayor recommended that Council approve allocation of a maximum of $7,000 to cover the costs of a theatre tent, scaffold seating, electrical power installation, etc., opening ceremonies and reception. The Mayor further recommended that:

(a) The Engineering Department provide appropriate street banners and flags in and around the entrances to Stanley Park.

(b) The Police Department provide suitable motorcycle and/or mounted escort in connection with the special train which will be circulating in the Park for the week.

Mr. J. Pearkes of the Canada Day Committee addressed Council and explained that due to delays in obtaining Federal and Provincial funding, the Committee was unable to submit an earlier request to Council for funding.

MOVED by Ald. Rankin,
THAT Council approve the allocation of a maximum of $7,000 to cover costs associated with "Canada Week" as outlined in the attachment to the Mayor's memorandum of May 30, 1978;

FURTHER THAT

(a) The Engineering Department provide appropriate street banners and flags in and around the entrances to Stanley Park;

(b) The Police Department provide suitable motorcycle and/or mounted escort in connection with the special train which will be circulating in the Park for the week.

- CARRIED

(Aldermen Brown and Marzari opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development, May 18, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Monthly Status of Rezoning Applications
Cl. 2: Granville Street - Nelson to Granville Bridge Provision of Additional Litter Containers
Cl. 3: Strathcona - Planning Process & City-owned Lands located West of Hawks between Prior and Malkin
Cl. 4: Kingsway Task Force Study Report
Cl. 5: The R.R.A.P. - Program Design Changes

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, May 18, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Boat Daycare Centre Property
Cl. 2: Fire By-law Upgrading - Hotel Vancouver
Cl. 3: 1978 Spring Quarter Grants Report
Cl. 4: Gastown Residents' Association (Stanley and New Fountain Hotels)

Clauses 1, 2 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 4 be approved.

- CARRIED UNANIMOUSLY

1978 Spring Quarter Grants Report (Clause 3)

MOVED by Ald. Rankin,
THAT Council approve the following grants as recommended by the Committee, subject to any terms and conditions outlined by the Social Planning Department:

Organization	Committee's Recommendation
The Downtown Community Health (Downtown Eastside Food Store)	$ 12,789
Japanese Community Volunteers	11,496
Kettle Friendship Society	11,853
Canadian Wheelchair Sports Association B.C. Division	8,333
Eastside Children's Place	4,300
B.C. Coalition of the Disabled (Ald. Puil opposed)	4,510 for operating expenses, including rent, heat, light, telephone, postage, etc.
Lower Mainland Stroke Association	11,143
Kitsilano Parent Participation Preschool	225
Douglas Park Community Centre Handicapped Outreach Program	5,313
B.C. Civil Liberties Association (Ald. Puil opposed)	2,500

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee on Community Services, May 18, 1978 (cont'd)

1978 Spring Quarter Grants Report (cont'd)

Organization	Committee's Recommendation
Vancouver Safety Council (Ald. Puil opposed)	$ 2,500 to be applied to the Block Parent Program and the Adult Pedestrian Program
Marpole Oakridge Area Council (Ald. Puil opposed)	315
Franklin Community School Youth Program (Ald. Brown opposed)	2,980
Mt. Pleasant Workshop and Re-employment Centre	3,000
Champlain Villa Day Care Centre	2,247

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT recommendation B of the Committee contained in this Clause be received and recommendation C of the Committee be approved.

- CARRIED UNANIMOUSLY

It was agreed to defer item #14 (Chown Adult Day Care Centre) to later in the proceedings. See page 21 for Council action.

III. Report of Standing Committee on Transportation, May 18, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Garbage Containers on City Lanes/Streets
Cl. 2: Arthur Laing Bridge

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, May 18, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Grant Request - AAP-KI-MEHFIL Cultural Society
Cl. 2: Fire Department - Staff
Cl. 3: Possible Sale of ½ Block at 2500 Block Franklin Street (Hastings Collective Parking Project) to J. Funaro

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee on Finance & Administration, May 18, 1978 (cont'd)

Grant Request - AAP-KI-MEHFIL Cultural Society (Clause 1)

MOVED by Ald. Brown,
THAT the grant request of AAP-KI-MEHFIL be not approved.

- CARRIED UNANIMOUSLY

Fire Department Staff (Clause 2)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Ford opposed)

Possible Sale of ½ Block of 2500 Block Franklin (Hastings Collective Parking Project) to J. Funaro (Clause 3)

It was agreed to defer consideration of this clause to later in the proceedings. See page 21 for Council's action.

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The Council recessed at approximately 6:10 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Kennedy (following first delegation), Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS

Night Flights - Vancouver International Airport

Council on May 16, 1978, agreed to a request from Mrs. Wendy Turner to make representations on the matter of night flights from Vancouver International Airport.

Mrs. Wendy Turner addressed Council and read from a brief previously circulated, in which she protested the plans of Air Canada and CP Air to schedule flights at Vancouver International Airport between midnight and 7:00 a.m. Mrs. Turner urged Council to request an immediate meeting in Vancouver with the Minister of Transport, Otto Lang, to discuss the whole problem of night flights at Vancouver International Airport.

Mrs. Turner also referred to the following motion passed by Richmond Municipal Council at its meeting of May 23, 1978:

cont'd....

DELEGATIONS (cont'd)

Night Flights - Vancouver
International Airport (cont'd)

"THAT Richmond Council adopt a policy in which representatives of the community will be required on the Airport Noise Committee, and further that Mr. Otto Lang, Minister of Transport, be invited to a meeting of Council for discussion of the Richmond position on the following matters:

(1) Airport noise
(2) Night-hawk flights
(3) Laing Bridge access
(4) Third Runway."

MOVED by Ald. Harcourt,
THAT
(a) Council request the Mayor to meet with the Hon. Otto Lang, Minister of Transport, to discuss the following matters:

(i) Airport noise

(ii) Night-hawk flights - Council's policy is that night flights should not be permitted

(iii) Third runway - Council's policy is to oppose a third runway at Vancouver International Airport.

(b) Council request the Hon. Otto Lang, Minister of Transport, to meet jointly with it and the Richmond Municipal Council on these matters.

- CARRIED UNANIMOUSLY

During consideration of this matter, it was suggested to Mrs. Turner that her group contact its local Member of Parliament and request that he raise questions in the House on this matter.

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At this point in the proceedings, Alderman Kennedy joined the meeting.

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1978 Cultural Grant Appeals

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decisions on their grant applications:

(a) Festival Concert Society

Mr. J.J. Johannesen, Executive Director, read from his brief previously circulated in which the Society requested that Council approve an additional grant of $6,750 to assist the Society with its 'Sunday Coffee Concert Series'.

The Mayor called for motions and none were put. Council took no further action on this request.

(b) Axis Mime Theatre

Mr. Bruce A. Ward, Funding Co-ordinator, Axis Mime Theatre, addressed Council and requested that the City approve a grant of $4,000 to the Society to cover the production costs of 'Heracles' to enable it to be presented during the International Theatre Festival for Young People. Council noted that the Social Planning Department had recommended a grant of $2,000 to this organization.

cont'd....

DELEGATIONS (cont'd)

1978 Cultural Grant Appeals (cont'd)

Axis Mime Theatre (cont'd)

MOVED by Ald. Rankin,
THAT a grant of $2,000 be approved to the Axis Mime Theatre.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

(c) Pacific Cinematheque Pacifique

The Mayor advised that Pacific Cinematheque Pacifique had withdrawn their grant appeal.

(d) Sepia Players Society

Mr. E.A. King addressed Council and requested that Council approve an additional grant of $5,000 to this Society to assist with expenses.

MOVED by Ald. Bellamy,
THAT an additional grant of $5,000 be approved to the Sepia Players Society.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Ford, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT an additional grant of $2,500 be approved to the Sepia Players Society.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT an additional grant of $2,000 be approved to the Sepia Players Society.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

No further action was taken on this grant appeal.

Jericho Hangar No. 5

Council on May 16, 1978, deferred consideration of a clause of the Community Services Committee's report dated May 4, 1978, on Jericho Hangar No. 5 to permit a delegation from the Studio Five Group.

Council heard representations from Mr. D. Weston, Mr. Jim Lipkovits and Mr. Stephen Chittey on this matter. Mr. Weston of the Ne Chi Zu Artists Guild stated his group supports Studio Five's request that the City lease Hangar 5 at Jericho Beach Park to it to create a community theatre and studio facility.

cont'd....

DELEGATIONS (cont'd)

Jericho Hangar No. 5
(cont'd)

Mr. Jim Lipkovits read from a brief previously circulated in which the organization expanded on its proposal to create a high-use civic theatre called Studio Five in Hangar 5 at Jericho Beach. The brief listed a number of groups who have expressed interest in using the proposed theatre and gave assurance that the theatre would be booked solid for the 1979 performing year. The brief also set forth the costs involved in renovating Hangar 5.

Mr. Stephen Chittey read from a brief which was circulated supporting the request of the Studio Five Group and submitting letters of support from the Vancouver Symphony Society.

MOVED by Ald. Brown,
THAT Council communicate with the Provincial Government to determine if the uses proposed by the Pacific Aviation Museum and the Studio Five Group for Hangar No. 5 at Jericho Beach meet the conditions of the lease on the Jericho Park site.

- LOST

(Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT Council request the Park Board to meet with the City Manager, Director of Social Planning and representatives of the Studio Five Group to discuss the group's proposal for use of Jericho Hangar No. 5 for subsequent report to Council

- CARRIED UNANIMOUSLY

Wonder Rooms, 50 East Cordova Street

Council on March 21, 1978, having considered a report of the City Manager advising that the operator of the Wonder Rooms, 50 East Cordova Street, had been convicted of keeping a common bawdy house, resolved that the owners and/or operators of the Wonder Rooms appear before Council to show cause why their license should not be suspended.

Mr. Syd Wong, son of the operator, Mr. Kong Wong, addressed Council on behalf of his father and referred to a brief previously circulated in which the operators will not, in the future, provide any more accommodation for couples who appear to be a prostitute and her client. The operators requested Council to permit them to continue to operate the Wonder Rooms and undertook to comply with the City regulations.

Reference was made to a report which Council had received giving the current occupancy of this building.

MOVED by Ald. Ford,
THAT the business license of the Wonder Rooms, 50 East Cordova Street, be suspended for three months.

AMENDED SEE PAGE 479

- CARRIED

(Aldermen Bellamy, Marzari, Puil and Rankin opposed)

MOVED by Ald. Harcourt,
THAT the Director of Social Planning be instructed to assist the residents of the Wonder Rooms with finding suitable alternative accommodation.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Angus Garage, 1155 Nicola Street - Demolition

Council heard presentations from the following in the matter of the imminent demolition of the Angus Garage, 1155 Nicola Street:

- Mr. Jonathan Parsons, 1421 Burnaby Street, spoke on behalf of the Committee to Save the Angus Garage. He suggested that Council consider designating the garage a heritage building, thus prohibiting its demolition. Mr. Parsons stated there are a number of artisans working out of the garage and the coach house and they would find it difficult to find comparable accommodation in the West End.

- Mr. Emery Barnes, MLA, also referred to the possible designation of the garage as a heritage building. He also questioned the need to develop this site for housing at the present time in view of the current economic conditions. He suggested that Council refer the matter to the Heritage Advisory Committee for consideration of heritage designation of this building.

- A representative of the West End Community Resources Advisory Board addressed Council and also indicated that it would be difficult for the current tenants of the garage and coach house to find suitable and alternative accommodation in the West End.

- Ms. Valerie Barrett, President, West End Tenants' Association, stated the Association is concerned that more and more of the houses which provide low-cost accommodation in the West End are being demolished to make way for higher priced accommodation.

Council noted a memorandum from the City Clerk dated May 26, 1978, which stated that the Heritage Advisory Committee had recently considered designation of the Angus Garage but had not considered it to be of heritage merit. The memo also advised that a demolition permit was issued to the Housing Corporation of B.C. on May 9, 1978. Attached to the City Clerk's memo was an extract from the Minutes of the Development Permit Board meeting held May 15, 1978, wherein the Board had moved that the application from the Housing Corporation of B.C. for a development permit to construct an apartment building containing 100 dwelling units on the site in question, had been approved subject to certain conditions.

MOVED by Ald. Rankin,
THAT Council request the Provincial Government to designate the Angus Garage, 1155 Nicola Street, a heritage building.

- LOST

(Aldermen Bellamy, Brown, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed)

DELEGATIONS (cont'd)

Rezoning Application - S/S Franklin between Renfrew & Kaslo and 192 feet along Hastings Street

Council on March 21, 1978, agreed to the request of the developer of this site to appear as a delegation when the relevant report was before Council.

Council had before it a report of the Standing Committee on Planning and Development dated May 18, 1978, in which the Committee submitted the following recommendations for Council's consideration:

"A. That the application be not approved.

B. That consideration could be given to a well-designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets."

Mr. A. Waisman, architect, applicant on behalf of the developer, addressed Council and requested that Council approve the application as submitted. By means of sketches, Mr. Waisman reviewed the proposed development for Council's information.

The Director of Planning outlined the reasons why he was recommending that the developer redesign this project.

MOVED by Ald. Brown,
THAT

(a) The application be not approved;

(b) Consideration could be given to a well-designed hotel and residential development proposal (Including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planinng dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.

- LOST

(Aldermen Bellamy, Ford, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT the Director of Planning be instructed to refer this application direct to a Public Hearing.

- CARRIED

(Aldermen Brown, Puil and Rankin opposed)

DELEGATIONS (cont'd)

Kiwassa N.I.P. Committee
Request for Funds

Council on May 2, 1978, agreed to a delegation from the Kiwassa N.I.P. Committee on its request for extra funding from the Supplementary Capital Budget.

Mr. Wayne Simonson addressed Council and circulated figures relevant to the Kiwassa N.I.P. Committee's request for extra funding. This additional funding is required for curbs, paving, sidewalks, street lighting and tree planting in the Kiwassa area. The total amount of additional funding requested is $47,500.00

It was drawn to the delegation's attention that a report from the City Manager on the matter of additional funding in all of the City's N.I.P. areas will be before the Standing Committee on Finance and Administration within the next two weeks. Mr. Simonson indicated that he was aware of this but the N.I.P. Committee considered it necessary that Council be made aware of its request at this time.

MOVED by Ald. Brown,
THAT the request of the Kiwassa N.I.P. Committee for additional funding be referred to the Standing Committee on Finance and Administration for consideration when the report on N.I.P. Additional Funding - 1978 Supplementary Capital Budget is before it.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
May 18, 1978 (cont'd)

1978 Spring Quarter Grants
Report (cont'd)

Earlier this day, Council deferred consideration of item #14 contained in this clause.

MOVED by Ald. Rankin,
THAT a grant of $2,770 or one-third of the applied for amount be approved to the Chown Adult Day Care Centre pending completion of the Ministry of Human Resources' review of existing City adult day care programs

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Puil and the Mayor opposed)

Report of Standing Committee
on Finance & Administration,
May 18, 1978 (cont'd)

Possible Sale of ½ Block at 2500 Block
Franklin Street (Hastings Collective
Parking Project) to J. Funaro (Clause 3)

When considering this clause, Council noted a report from the City Manager dated May 26, 1978, detailing the recommended procedure should Council approve a survey of the legal property owners of the Hastings Collective Parking Project. In addition, the report recommended that up to $1,000 be appropriated from contingency reserve to defray the cost of the survey.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
May 18, 1978 (cont'd)

Possible Sale of ½ Block at 2500 Block
Franklin Street (Hastings Collective
Parking Project) to J. Funaro (cont'd)

MOVED by Ald. Brown,
THAT recommendation A of the Committee contained in this Clause be approved;

FURTHER THAT the recommendations of the City Manager contained in his report dated May 26, 1978, be approved.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Brown,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Kennedy, Puil and Rankin opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for Wednesday, May 31, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT in the definition of Apartment in Schedule 1, the phrase "Town House" be amended to read as one word, i.e. "Townhouse".

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW; CD-1 BY-LAW NO. 5016; AND OFFICIAL DEVELOPMENT PLAN BY-LAWS NOS. 4891 AND 4912

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Self-Serve Gasoline Station at 7006 Victoria Drive)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $54,580.96 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET AND LANE LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $48,289.04 IN LAWFUL MONEY OF CANADA FOR CERTAIN UNDERGROUND WIRING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

6. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,069,297.21 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT, SPEED DETERRENT BUMP AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (East 2.5' of Lot 4, West Part of D.L. 743, Plan 1451)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 2.5 feet of Lot 4, West part of District Lot 743, Plan 1451;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (East 10' of Lot 14, Block 1 of Blocks 11 to 13, D.L. 52, Plan 1752)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 10 feet of Lot 14, Block 1, of Blocks 11 to 13, District Lot 52, Plan 1752;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Greater Vancouver Information and Referral Service

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT Council purchase from the Greater Vancouver Information and Referral Service, for distribution, 500 copies of its publication 'Directory of Services' at a cost of $13.00 per copy.

(Amended)

Alderman Gibson requested and received permission to amend his motion to read as follows:

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT Council purchase from the Greater Vancouver Information and Referral Service, for distribution, 260 copies of its publication 'Directory of Services' at a cost of $25.00 per copy.

- CARRIED

(Aldermen Brown, Kennedy, Puil and the Mayor opposed)

(Underlining denotes amendment)

2. Heritage Officer

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT WHEREAS the City Council, through its Finance Committee, has been labouring for some time with departments with a view to effecting economies wherever possible;

AND WHEREAS some departments, including the Planning Department, are required to report to Council with respect to budget reductions;

AND WHEREAS the Council has been endeavouring to maintain taxes at as low a point as possible, and to a large extent succeeded this year;

AND WHEREAS, contrary to the above, the Council on May 2, 1978, passed the following motion:

"THAT approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of $13,883, charged to Contingency Reserve, and that auto allowance be provided if required.";

AND WHEREAS the foregoing action of Council will result in an additional expenditure for 1978 of $13,883, without any reference to possible support staff;

THEREFORE BE IT RESOLVED THAT the aforementioned resolution of Council dated May 2, 1978, be rescinded.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

cont'd....

MOTIONS (cont'd)

Heritage Officer
(cont'd)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT consideration of the foregoing motion be deferred to the next full meeting of Council.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

The motion to defer having lost, the motion of Alderman Kennedy, seconded by Alderman Puil, was put and LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY.

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The Council adjourned at approximately 11:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of May 30, 1978, adopted on June 13, 1978.

MAYOR

DEPUTY CITY CLERK

MANAGER'S REPORT

May 24, 1978

TO: Vancouver City Council

SUBJECT: Harbour Park - Progress & Current Proposals

CLASSIFICATION: Recommendation and Consideration

The Director of Planning submits the following report which in summary states:

"PURPOSE

This report is to bring City Council up-to-date with the work that has proceeded from resolutions adopted December 13, 1977 and to describe three current development proposals, namely the British Columbia Forest Centre, the Native Indian Development Village and the Harbour Ferries Marina.

CONSIDERATION

The Director of Planning submits the following for the consideration of Council:

1. That Council hear submissions this day by the British Columbia Forest Centre Foundation and The Native Indian Development Village Society.

2. That the British Columbia Forest Foundation and the Vancouver Native Indian Development Village Society be asked to determine whether joint use of the site is feasible.

3. That Council seek the opinions of various public groups and the Board of Parks and Recreation before proceeding.

4. That Council direct that the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications and economic viability of each of the alternative development concepts; or

   as an alternative to (2), (3) and (4), Council may adopt (5) and (6).

5. That after hearing the submissions Council may:

   (i) Consider "approval in principle" or indication of preference for either the British Columbia Forest Centre or the Native Indian Development Village proposal, or

   (ii) If proponents of the Forest Centre and Native Development Village are agreeable, consider combined institutional proposal including a marina, or

   (iii) Reject both institutional proposals in favour of a developed interim meadow/marina scenario.

6. That the Director of Planning, Director of Finance and City Engineer be instructed to report back on implementation measures.

7. That Council defer decision on the marina size and its method of operation until a future date subject to resolution of use and design of the land based development."

The City Manager RECOMMENDS approval of the above points (1) and (7):

(1) Hearing the delegations and receiving their submission.

(7) Deferring decision on the marina.

The City Manager submits for CONSIDERATION the choice between

either (2), (3), (4), a procedure deferring a decision for further input from the public, the Parks Board and our officials;

or (5) and (6), a procedure involving approval in principle now with report back on implementation measures.

FOR COUNCIL ACTION SEE PAGE(S) 152-154

Del. 5

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 18, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 18, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

CONSIDERATION

1. Rezoning Application South Side of Franklin St. between Renfrew and Kaslo Streets & 192 feet along Hastings St.

The Committee considered a report of the City Manager dated May 11, 1978 forwarding a report of the Director of Planning dated May 11, 1978 (copies circulated).

The report states that an application has been received from A. H. Waisman, Architect, to amend Zoning and Development By-law No. 3575, whereby the properties along the south side of Franklin Street and 192 feet (58.522 metres) along Hastings Street, between Renfrew and Kaslo Streets, would be rezoned from C-2 and RS-1 to CD-1 for the purpose of constructing 24 townhouses and 155 room hotel with restaurants, meeting rooms and pub, along with retail space.

The site consists of the entire south side of Franklin Street, between Renfrew and Kaslo Streets (9 lots zoned RS-1, 4 lots zoned C-2) and 4 lots along Hastings Street (zoned C-2). The site area is 2.27 acres including the City lane proposed to be closed by the applicant.

The purpose of the application is to permit a comprehensive development joining two already commercially zoned areas to allow for a continuous hotel development, utilisation of underground areas for hotel uses and parking, and the development of low density multiple residential development on currently RS-1 zoned land.

It is the position of the Director of Planning that the proposal submitted with this application does not adequately accommodate the possible development of the remaining C-2 properties in the 2800 block Hastings Street, nor represent an appropriate massing in relation to Hastings Street or the corner of Hastings and Renfrew Streets, and therefore does not represent

cont'd.....

Clause No. 1 continued:

a satisfactory form of development. The proposed hotel structure dominates the adjacent C-2 sites and imposes unnecessarily on their right to develop. The long dominant building also imposes on the privacy, light and nature of the residential portion of the site.

While it may be appropriate to develop the site comprehensively for hotel and residential use, the applicant has been given sufficient opportunity to revise the proposed development but has chosen to proceed with the present scheme, against the advice of the Director of Planning. Bearing in mind the substantial work undertaken on the current application, any revised scheme should be submitted with a new rezoning application and processing fee. Therefore the Director of Planning recommends that the application be not approved, noting that a significantly revised application could be considered at any time.

Mr. R. Spaxman, Director of Planning, outlined in detail the Planning Department's analyses of the proposed hotel development noting that there are a number of development concerns that the Planning Department has expressed to potential applicants.

- That a hotel use in this location is appropriate and such a development could be considered under a CD-1 rezoning to allow greater flexibility than presently afforded under the present C-2 zoning.

- The proposed development must be compatible with both the commercial character of Hastings Street and the residential community to the north.

- That an alternate form of residential development could be considered for the south side of Franklin Street under a CD-1 rezoning application, provided the proposed development was compatible with the existing residential community.

- That the remaining C-2 commercial properties in the block should either be accommodated or incorporated in any redevelopment proposal to ensure a compatible relationship of both use and form of development.

In summary Mr. Spaxman noted that the Planning Department is sympathetic to a well-designed hotel and residential development on these lands which clearly shows the benefits of the flexibility offered through the CD-1 Comprehensive Development District. Any development proposal should account for the future development of the remaining commercial properties in the block and the character of the single-family residential neighbourhood to the north.

The proposed development submitted with this application does not adequately accommodate the possible development of the remaining C-2 properties in the 2800 block Hastings Street, nor represent an appropriate massing in relation to Hastings Street or the corner of Hastings and Renfrew Streets, and therefore does not represent a satisfactory form of development.

cont'd.....

Clause No. 1 continued:

Mr. Spaxman noted alternative actions which could be considered:

a) Refer the application directly to a Public Hearing for consideration. The Director of Planning cannot support this alternative for the reasons noted in the report.

b) Refer the application to a Public Hearing on the condition that the applicant first prepares revised plans in accordance with the design guidelines attached in Appendix F and to the satisfaction of the Director of Planning. The Applicant has been given sufficient opportunity to revise the proposed development but has chosen to proceed with the present scheme, against the recommendation of the Director of Planning.

c) Refuse the application without referral to a Public Hearing but noting that a significantly revised application could be considered at any time under a new rezoning application. Design guidelines attached as Appendix F should be considered in preparing a new proposal. This alternative is recommended to Council to achieve a suitable form of development following normal rezoning procedures.

d) Refuse the application without referral to a Public Hearing noting that a similar rezoning application may not generally be considered by Council for a period of one year.

Mr. R. C. Boyes, Deputy City Engineer, advised that the City Engineer could not support the closure of the existing lane as proposed by the applicant without provision for connected service access to the remaining properties in the block. A diversion of the existing lane to the north onto Franklin Street may be acceptable, but the Director of Planning has concerns about a redirection of traffic onto a residential street.

With respect to parking the City Engineer agrees that there should be a minimum of 77 off-street parking spaces above the normal By-law requirements. This would be consistent with a 33% increase approved by Council when considering a previous rezoning application.

Mr. A. Waisman, Architect, with the aid of perspective drawings outlined the proposed hotel development and submitted a memorandum dated May 17, 1978 to the members of the Committee (copy circulated). He noted the developer is prepared to provide extra parking. Mr. Waisman urged the Committee to recommend to Council that the proposal be referred to Public Hearing.

After a lengthy discussion a tie vote resulted and the following is put forward for

CONSIDERATION

A. THAT the application be not approved.

cont'd.....

Clause No. 1 continued:

B. THAT consideration could be given to a well designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.

(Aldermen Harcourt and Kennedy wished to be recorded as opposed.)

The meeting adjourned at approximately 3:45 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 170

WORKS & UTILITY MATTERS

INFORMATION

1. Energy Conservation Project

The Director of Permits and Licenses reports as follows:

"A letter dated May 3, 1978 has been received from the Board of Parks and Recreation, noting that the Board resolved that City Council be requested to include the Park Board buildings and facilities in the energy use study, with assurance of full cooperation from the Board and staff.

On February 14, 1978 Council approved the implementation of an energy conservation program which included the establishment of a temporary position of Energy Conservation Officer. To achieve the aims of the program, especially with regard to the achievement of a 5% decrease in energy consumption, a very intensive and concentrated effort by the various personnel involved will be required.

The concerns and cooperation expressed in the request from the Board of Parks and Recreation are recognized and appreciated, however at this time it appears unlikely that the Energy Conservation Officer will be able to devote sufficient time to Park Board buildings to make a significant contribution. It is suggested that after a few months of experience in the program by the Energy Conservation Officer the matter should be given further consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

2. Tender No. 35-78-1 - Motor Graders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on March 13, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content does not change the order of the bids.

Funds for this purchase are provided in the 1977 Equipment Replacement Account.

This tender called for two sizes of motor graders. Item 1, is for a 90 H.P. machine and Item 2, for a 125 H.P. machine. The bidders were advised that either two Item 1 Motor Graders would be purchased or one of each may be purchased. The amount of road grading work in the City is continually being reduced due to the increased number of curbed and paved streets and paved back lanes.

The larger Grader was called for to appraise the value of using this machine for a dual purpose. That is, to carry a compactor crusher used to prepare oiled back lanes for re-oiling. However, it was decided that the extra cost of the larger Grader (capital cost and operating and maintenance costs) does not justify the limited use we would make of this large grader compactor crusher combination. Therefore, it is our recommendation that two smaller graders be purchased which will provide the maneuverability required plus a lower operating and maintenance cost.

ITEM 1 - 90 H.P. MOTOR GRADER

Four bids were received for this item. The tender called for a 90 H.P. machine with short turning radius to provide the required maneuverability to negotiate our narrow back lanes in the minimum amount of turning space.

cont'd.....

Clause No. 2 continued:

Bid No. 1 from Cypress Equipment Ltd. for a Champion Model 720(at $59 763) does not meet the following specifications;

- the turning radius offered is 35 feet instead of a maximum 20 feet as specified.
- the interior and exterior sound levels are not within specifications.
- the hydraulic oil temperature can exceed 160° F and no oil cooler was offered as specified.

Bid No. 2 from Coast Tractor and Equipment Ltd. for a John Deere Model JD 570A meets specifications and is acceptable. In addition to the sound level specifications specified, we requested an option for additional sound level reduction. Bid No. 2 offered an additional sound level package at $525.00. This is a factory installed package which will reduce exterior noise levels from 84 dbA to 78 dbA and in turn reduce in-cab noise below the level where Workers' Compensation Board require the employee to use personal ear protection. Our experience indicates that we cannot produce exterior sound level reductions in this order at the $525.00 cost quoted. We are therefore recommending acceptance of this additional sound level package option.

Also, it should be noted that Bid No. 3 from Finning Tractor for a Caterpillar Model 120 G (at $73 495.00) offered a guaranteed maintenance contract over a five year or 7500 operating hour period. When the total costs are compared, capital cost, interest, operating and maintenance, City ownership and maintenance will provide the lower overall cost.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No. 2, from Coast Tractor and Equipment Ltd. for two John Deere Model JD 570A Motor Graders at a total price of $130 010.50 ($64 480.25 each plus $525.00 each of special sound package) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

3. Paving of a Section of the South By-Pass Through the B.C. Hydro Lands

The City Engineer reports as follows:

"A section of the South By-Pass is ready for paving. Negotiations have been completed with B.C. Hydro for the acquisition of the right-of-way for this portion of the South By-Pass road. The agreement is presently being concluded by our Law Department in accordance with Council's instructions.

This portion was included in a contract which was tendered two years ago but could not be completed until the negotiations had been finalized and railway tracks relocated. It was, therefore, deleted from the contract. Adjacent portions on each side of this project have been tendered and the same contractor who won the previous award was the low bidder on the two adjacent sections. It, therefore, seems reasonable to add this work to the contract awarded to the low bidder (J. Cewe Construction Ltd.) so that the entire section can be completed as one project.

The estimated cost of this work is $82 500 and funds are available in the south By-Pass Account No. 146/5345.

Accordingly, it is recommended that the construction of curbs and gutter and pavement on the South By-Pass between Taylor and Quebec Streets be awarded to J. Cewe Construction Ltd., under the terms of their Contract #773 for the adjacent sections of this roadway."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

cont'd.....

4. Tender #78/1 for Painting Steel Poles and Attachments

The City Engineer reports as follows:

"On May 8, 1978, tenders for painting steel poles and attachments were opened by the City Clerk and referred to the City Engineer for tabulation and report. Of six companies who received the tender documents only the following two submitted bids:

- J.S. Painting Co. Ltd.	$ 89 222.00
- West Coast Painting Co. Ltd.	$104 237.00

Funds are available in the 1978 Revenue Budget.

Three factors influence the awarding of this contract:

A. The tender specifies that a bid bond or certified cheque for 10% of the bid price must be submitted with the tender. J.S. Painting Co. Ltd. submitted a personnal cheque with its bid. Two days after the bids were opened, J.S. Painting Co. Ltd. delivered a certified cheque to the City.

B. The tender specifies that any bid may be rejected if, in the opinion of the City Engineer, the Contractor lacks sufficient equipment to perform the work. J.S. Painting Co. Ltd., at this time, lacks sufficient equipment but has stated that equipment will be obtained if they receive the contract.

C. The second low bid, from West Coast Painting Co. Ltd., is acceptable. This company has been the successful bidder on this contract for the past five years and has always performed satisfactorily.

Based upon the above considerations, I recommend that the contract for painting steel poles and attachments be awarded to West Coast Painting Co. Ltd."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

5. Watermain Installations - 1978 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required at the following locations:

WATERWORKS PROJECT 801

Street	From	To
Ontario Street	King Edward Avenue	29th Avenue
Penticton Street	Parker Street	William Street
22nd Avenue	Prince Edward Street	Carolina Street

Estimated Cost: $80 000

All of the above installations replace old leaking steel mains. Five of the eight blocks have to be done prior to paving; the remaining three blocks are adjacent and should be completed at the same time.

I recommend that Project 801 be approved for construction and that the required $80 000 be appropriated from Waterworks Capital Account #128/7902, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 158

BUILDING & PLANNING MATTERS

RECOMMENDATION:

1. Downtown Eastside N.I.P.: Improvements to Oppenheimer Park

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Downtown Eastside N.I.P. Concept Plan, which allocated $95,000 for the improvement of public open space. The purpose of this report is to recommend the appropriation of a portion of this fund for improvements to the playground and additions to equipment in Oppenheimer Park.

On December 7, 1976 Council approved the appropriation of $75,000 N.I.P. funds for the upgrading of Oppenheimer Park, as a first step in the implementation of the goal of improving open space amenities in the Downtown Eastside. The improvements to the Park included site drainage, irrigation and grading, installation of park benches, landscaping, and the creation of a children's playground and a senior adults recreation area. These changes coupled with an active recreation project, have contributed to greatly increased use of the park by the neighbourhood population, with the result that additional recreational needs have become evident.

The Oppenheimer Area Planning Committee, in consultation with Park Board and recreation project staff, has identified the need for an additional giant checkerboard for the senior adult area, and for low hedging around the children's playground to prevent children from running out into the traffic of Powell and Jackson Streets. Park Board staff estimate that the cost of installing the playground hedge will be $2,200 and the giant checkerboard $2,500 for a total cost of $4,700.

The Central Mortgage and Housing Corporation has been advised of this proposed expenditure and concurs with the recommendation for funding of this project.

The Director of Planning recommends that Council approve an expenditure of $4,700 to be appropriated from Downtown Eastside N.I.P. Budget Account 896/9204 (Public Open Space Category) for the installation of a giant checkerboard and a playground hedge in Oppenheimer Park, costs to be shared as follows:

Federal (50%)	$2,350.00
Provincial (25%)	$1,175.00
City (25%)	$1,175.00."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. Mt. Pleasant N.I.P. Program: Skateboard-Run Project on South China Creek Park

The Director of Planning reports as follows:

"On September 28, 1976, City Council approved the N.I.P. Concept Plan for the Mt. Pleasant Triangle. As part of the Concept Plan, Council approved the goals of providing more usable public space in the N.I.P. Triangle by providing for the funding of parks improvements in the area.

One project which has been recently identified by the N.I.P. Committee and which meets the goals of the Concept Plan is a skateboard-run project. Investigation to locate a suitable site for this project has been extensively carried out by the Planning Office, Park Board, and the N.I.P. Committee. Recent

Cont'd . . .

Clause 2 Cont'd

soil analysis studies have confirmed that South China Creek Park (see Appendix 1) can accommodate this project on the condition that the design and site location are within the suggested guidelines (filed at Park Board office) outlined in the Cook, Pickering and Doyle soil report.

The Park Board is prepared to design and install the skateboard-run project, (to be designed by Nelson Holland, a noted designer of skateboard runs) at South China Creek Park immediately. They also are prepared to undertake the annual maintenance at a cost of $300.00. If installed, this amount will be included in the Park Board annual operating budget request.

The N.I.P. Committee moved that Council be requested to approve the expenditure. The Central Mortgage and Housing Corporation and the Province have both been advised of this proposed expenditure and concur with the recommendation for funding this project. The total cost is $35,000.00. The Board of Parks and Recreation also moved approval. (See Appendix II.)

The Director of Planning recommends that Council approve an expenditure of $35,000.00 for the design, construction and landscaping of the skateboard-run project to be appropriated from the Mt. Pleasant N.I.P. Services and Utilities Account #896/9217 to the Social and Recreational Account #896/9215. Any costs over and above $35,000.00 will be funded by the Park Board, from within their existing budget.

Costs would be shared as follows:

C.M.H.C.	=	$17,500
Province	=	8,750
City	=	8,750."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Riley Park N.I.P. Appropriation of Funds: Multi-Purpose Hard Surface Play Facility at Wolfe School

The Director of Planning reports as follows:

" On July 26, 1977, Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds for a multi-purpose hard surface play facility at Wolfe School.

The Riley Park neighbourhood is now deficient in outdoor active recreation facilities for local children aside from conventional sports fields. The object of the N.I.P. investment is to increase such play opportunities. Wolfe School staff and Parents' Consultative Committee indicate that cosom hockey is one of the most popular active recreation games for school age children in Riley Park. This game is similar to regular hockey but is played with plastic sticks and puck on a very smooth, hard and confined surface (preferably concrete). Cosom hockey is presently limited to the school's gymnasium for a few hours per week. Use of the gymnasium is limited, however, because of time conflicts with other daytime activities, time limitations on evening usage and maintenance/supervision problems.

The type of facility needed for cosom hockey is such that provisions for tennis and basketball can be provided at marginal extra costs. These provisions would also help diversify exterior active sports options in the area. The resulting "multi-purpose play area" would therefore serve the needs of local youth and adults who can use the space on an ad hoc basis or in cooperatively organized events with Wolfe School Staff. Since the facility is designed to meet recreation needs of the whole neighbourhood, the School Board cannot provide funds for the construction of the facility but has agreed to provide labour/ administrative overhead costs.

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Clause 3 Cont'd

The Riley Park Citizens' N.I.P. Planning Committee supports the addition of the proposed facility to neighbourhood resources to increase opportunities for local young people to be involved in productive leisure time activities.

A detailed listing of proposed improvements and estimated costs is attached as Appendix A, based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver School Board, the Wolfe School Consultative Committee and Wolfe School Staff.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of this proposed expenditure and concur with the recommendation for funding of this community project. The total cost for the play facility is $29,854.00.

The Director of Planning recommends that Council approve an expenditure of $29,854.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for a multi-purpose hard surface play facility at Wolfe School, costs to be shared as follows:

C.M.H.C. (50% of total)	$14,927.00
Province of B.C. (25% of total)	$ 7,463.50
City of Vancouver (25% of total)	$ 7,463.50 "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. 3200 East 54th Avenue (Champlain Mall)
Development Permit Application No. 80680

The Director of Planning reports as follows:

" This report deals with a proposed amendment to the Floor Space Ratio provisions of the CD-1 District in which this site is located.

Gerard Wagner, Architect, on behalf of the Hudson Bay Development Co. Ltd., has filed Development Permit Application No. 80680 for the use of a portion of the basement of the existing shopping centre as offices.

Location: Southeast corner of 54th Avenue and Kerr Street.

Explanation: The proposed offices would be located in an area of the basement, originally approved for storage only and not included in the calculations of the Floor Space Ratio nor for parking requirements.

The proposed development would consist of professional offices (approximately 3,949 sq. ft.) and personal service offices (approximately 2,702 sq. ft.).

The applicants have submitted a letter with the application, stating that the space in the basement would be used for medical/dental offices and office space serving the local area.

The submitted drawings indicate an increase from 975 off-street parking spaces to 985 spaces.

History: On April 20, 1971, City Council passed By-law No. 4550 permitting the rezoning of the site to CD-1.

The uses of the building were restricted as follows:

'The following commercial establishment, catering to the daily and occasional shopping needs of residents of several neighbourhoods, or a 'district' of the City, shall be permitted:

Cont'd . . .

Clause 4 cont'd

(a) retail establishments, including large supermarkets, apparel, shoes, appliance stores, large variety stores and other similar convenience and shopping goods uses,

(b) service establishments including barber or beauty shops, a health spa, cleaning and dyeing shops (collection and delivery only), launderette or coin-operated dry cleaning, restaurants (excluding drive-ins), shoe repair, tailor or dressmaking, optical, watch or electrical appliance repair shops, or other similar service type uses,

(c) gasoline service station,

(d) offices serving the southeast sector 'district' of the City only,

(e) public assembly or entertainment uses, including billiard and pool hall, bowling alley, auditorium or theatre, or other similar assembly or entertainment type uses.'

The floor space ratio was limited by resolution of City Council to 0.25. The basement area in question was not included in the floor space ratio.

Because the floor space ratio restriction was placed by resolution of Council, it can be amended by Council by a further resolution without requiring a public hearing.

Vehicular parking was to be a standard, not less than 6.5 spaces per 1,000 sq. ft. of 'gross leasable area' (1015 spaces), of which 1.2 spaces per 1,000 sq. ft. of 'gross leasable area' to be reserved and designated for employee parking at all times.

City Council, on August 1, 1972, approved a recommendation from the Planning Department that 958 parking spaces be accepted, the 958 spaces being larger than the minimum requirements.

On December 9, 1975, City Council approved City Manager's recommendation that floor space ratio of 0.267 be permitted instead of the originally approved 0.25 for a similar use of the basement but with an ancillary child minding service. The proposal at that time also included a small addition to the existing retail food store (supermarket). Council approved the amendment to the floor space ratio subject to an agreement being first registered by the owners, under Section 24(A) of the Land Registry Act, for the provision and maintenance of the child minding service.

Subsequently, the owners decided to proceed with application for the addition to the retail food store only, and on November 5, 1976, City Council approved the City Manager's recommendation that the application be approved, subject to City Council's approval to permit a floor space ratio of 0.255 instead of 0.25, which accommodated the food store addition only.

Present Situation: The floor space ratio with the additional area now proposed would be 0.265 or approximately 6,651 sq. ft. over the maximum 0.255 as previously approved by resolution of Council.

The application was considered by the Director of Planning on May 8, 1978, who recommended that the application be approved, thereby permitting the use of a portion (approximately 6,651 sq. ft.) of the basement of the existing building as medical/

Cont'd . . .

Clause 4 Cont'd

dental offices and small offices all catering to the needs of the local district only, subject to a letter being first submitted by the owners, indicating that the proposed offices in the basement would be only medical/dental offices and general offices, all catering to the needs of the local district only, and furthermore, subject to the provision of the required off-street parking facilities and subject to City Council's approval to permit a floor space ratio of 0.265 instead of 0.255."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION:

5. Alleged Fourplexes
2200 Block West 13th, West 14th and West 15th Avenues

The Director of Planning reports as follows:

"At the meeting of City Council on April 11, 1978, the Mayor directed that a report, requested by Alderman Puil, be submitted to City Council regarding Development Permits issued for duplexes that are subsequently developed as fourplexes.

The City Clerk has also received a letter from Mr. Charles Boitard of 2245 West 13th Avenue, with attached petition from the neighbouring property owners (Appendix I), regarding the alleged fourplexes being built in this area.

On December 6, 1977, City Council approved the rezoning of this area to RT-1A, two-family dwelling district which permits a two-family dwelling as an "outright use". The following three Development Permit Applications were issued as outright uses permitting the construction of two-family dwellings shortly after the area was rezoned:

(i) 2255 West 13th Avenue
Development Permit Application No. 79483
Issued December 14, 1977

(ii) 2214-16 West 14th Avenue
Development Permit Application No. 79467
Issued December 20, 1977

(iii) 2206 West 15th Avenue and 3125 Yew Street
Development Permit Application No. 79606
Issued December 29, 1977

The drawings approved with the Development Permit Applications were generally similar to many others approved for one and two-family dwellings throughout the City of Vancouver, that is, with minor alterations and additional plumbing, the lower floor can be altered to provide additional dwelling units. The proposals, however, met the Zoning and Development By-law requirements. Therefore, the Director of Planning has no alternative but to issue the Development Permits.

When processing an application for a one or two-family dwelling, particularly on outright use applications, the Zoning and Development By-law does not control the number of bathrooms in dwelling units. Section 10.21.4 of the general regulations states "there shall not be more than one principal kitchen contained within each dwelling unit, however additional sinks and cooking facilities used in conjunction with and accessory to recreation rooms may be permitted."

When the drawings indicate bar sink, summer kitchen or the probability of additional kitchen facilities, the policy is (in accordance with Section 4.1.1 of the Zoning and Development By-law) to obtain a Statutory Declaration from the owner

Cont'd . . .

Clause 5 Cont'd

stating that this floor or area will not be used as a separate dwelling unit. Also, in all cases, other than outright uses, a standard condition of approval is added to the approved Development Permit, stating that the building is to be occupied and maintained as a one or two-family dwelling (whichever is applicable) only.

Any subsequent action required due to the use or occupancy being contrary to the Zoning and Development By-law and/or the approved Development Permit Application, is carried out by the enforcement personnel, administered by the Department of Permits and Licenses."

The Acting Director of Permits and Licenses reports as follows:

" An investigation into Mr. Charles Boitard's complaint respecting the construction of a fourplex at 2255 West 13th Avenue was made April 5, 1978, as well as 2214-2216 West 14th Avenue and 2206 West 15th Avenue and 3125 Yew Street.

The Development and Building Permits were issued for the construction of semi-detached two-family dwellings (side by side dwelling units).

The review of the plans indicates that it would be quite easy to convert each of the dwelling units so that there will be a dwelling unit above each other thus creating the fourplex (or semi-detached duplex). We cannot enforce the By-laws on what might happen, therefore, we are increasing our re-inspection frequency so that if a violation is discovered we will take the appropriate enforcement procedures. In all cases we have not found illegal suites in these premises."

The City Manager notes that the problem here is the same as that of the many "Vancouver Special" pseudo-duplexes in single family areas. The by-laws permit their construction but not their conversion to two-family occupancy. This then calls for frequent inspections and subsequent hardship applications.

The alternative is to revise our by-laws to put many more controls on the design of single family housing. Council could consider whether they wish to explore this, but the Director of Planning warns that this would be a complex and expensive undertaking. It may also be a frustrating one: The City Manager is not aware of any jurisdiction that has solved the problem in this manner.

To ascertain the size of the problem, the City Manager submits for Council's CONSIDERATION whether they wish a survey to be undertaken of a sample of recently constructed pseudo-duplexes to find out how they are occupied.

RECOMMENDATION:

6. Champlain Heights - Enclave 1

The Champlain Heights Project Manager reports as follows:

"When the City sold the land in Enclave 1 to Daon Developments, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first such deadline is June 8, 1978 at which time 23 foundations were to be poured. The Construction Manager advises me that 21 foundations are in place and that a two month extension is required for the other two foundations.

Cont'd . . .

Clause 6 Cont'd

Such an extension would not alter the overall timetable which requires that the next 23 foundations be complete by June 23, 1979 and the remaining 24 by December 31, 1979.

In view of the foregoing, the Project Manager recommends:

> THAT the Director of Legal Services take such steps as are necessary to grant Daon Developments Ltd. a two month extension for construction of 23 foundations in this development.

This extension does not extend the completion dates of the other two phases."

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 158 & 159

FINANCE MATTERS

RECOMMENDATION

1. Downtown Parking Corporation - Capital Expenditures

The City Engineer and Director of Finance report as follows:

"Section 25.03 of the City of Vancouver - DPC lease agreement requires Council approval of certain capital expenditures on the part of the DPC.

There are two items under consideration, one being a new sweeping machine, and the other, a new accounting machine.

With respect to the sweeping machine, the old sweeper is constantly breaking down and has apparently outlived its useful life. The DPC has made arrangements with a supplier for a new machine, including a trade-in value of $3,500 on the old machine and a stipulation that the vendor will absorb parts and repair bills on the old machine until the new machine is delivered. The cost to the DPC will be approximately $11,000.

The second item, the accounting machine, is to be replaced by a rebuilt, used machine that will handle their present workload plus future growth and will allow the DPC to streamline its office procedures, and rule out the need to hire backup accounting personnel. The cost of the new machine is approximately $16,000.

We recommend that the Council approve these two items being included in the Downtown Parking Corporation's budget for 1978 as Capital items."

The City Manager RECOMMENDS approval of the recommendation of the City Engineer and the Director of Finance.

2. Pedestrian Access through Pacific Centre Garage from the Toronto-Dominion Bank Tower to the Court House - Extension of Agreement

The Director of Legal Services reports as follows:-

"On 21 March, 1973, the City entered into an agreement with Pacific Centre Limited and the Minister of Public Works (the Province) granting permission for the judiciary and lawyers to have right of passage from the Toronto-Dominion Bank Tower to the Court House through the Pacific Centre Garage. Certain court rooms, chambers and the Law Society Library are temporarily located in the Tower.

This agreement was originally for a term of three years ending on 31 July, 1975, but was extended for a further three years by agreement dated 31 July, 1975.

By letter dated March 17, 1978, from the Department of Public Works a request has been made for an extension of the agreement for a further period of two years.

The Assistant City Engineer, Traffic, advises that the extension is acceptable to him. Pacific Centre advises that it has no objection to the extension.

It is recommended that the request of the Province be granted and that the existing agreement between the City, Pacific Centre Limited and the Minister of Public Works be extended for a further term of two years subject to the covenants and agreements as are in the existing agreement contained (so far as they are applicable) excluding any right to a further extension. The agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

CONSIDERATION:

3. Alterations to Council Chamber Public Address System

The City Clerk reports as follows:

"Complaints have been received with respect to the failure of members of the public, seated under the Council balcony, to properly hear the Council proceedings.

The City Engineer, pursuant to the request from the City Clerk, has submitted a report to rectify this problem and for Council to consider should it be the desire to extend the amplification of the Council meeting to other areas on the third floor.

In this regard the City Engineer reports as follows:

'1. To improve the sound for the public area under the balcony in the Council Chambers. $5500

2. To extend the public address speaker system from the Council Chambers to the following areas:

(a)	3rd floor Foyer	$5000*
(b)	Committee Room No. 1	$2100*
(c)	Committee Room No. 2	$2100*
(d)	Committee Room No. 3	$2100*

*Note: If any of these speakers are installed, a larger amplifier is required. $3900

3. To improve the quality of the recording system, add "voicegates" to the microphones to reduce the background noises which will improve the clarity of the person speaking as heard on the P.A. system, the recordings and the external speakers. $1000'

It is recommended that for the time being the expenditure of $5500.00 be approved to improve the sound for the public area under the balcony in the Council chambers and $1000.00 be approved to improve the quality of the present recording system as referred to in No. 3 of the Engineer's report quoted above making a total expenditure of $6500.00; the matter of extending the system further is submitted for Council's consideration.

The Comptroller of Budgets and Research advises that any funds approved would be taken from Contingency Reserve."

The City Manager makes no recommendations on this matter, since members of Council will be familiar with properties of the Council chamber, and with the very occasional occurrence of overflow audiences.

Hence, he submits for CONSIDERATION Items #1 ($5500) and #3 ($1000).

The City Manager has greater reservations about any of the items in #2 ($3900 plus some or all of items a, b, c, d) which are submitted for further CONSIDERATION.

CONSIDERATION & RECOMMENDATION

4. Federal Employment Program Canada Works (Phase III)

The City Engineer reports as follows:

"The Government of Canada has released details for Phase III of its Canada Works Program. Applications for projects will be accepted by the Job Creation Branch of Employment and Immigration up to June 24, 1978. Regulations for Phase III are similar to those in Phases I and II except that written confirmation must be included that both Union and employer have agreed to the terms and conditions of employment for Canada Works projects.

cont'd.....

Clause #4 continued:

Approved projects must start between September 1, 1978 and January 31, 1979 and be completed within 52 weeks but no later than January 31, 1980. Each project must provide a minimum of three full time jobs for 13 weeks.

Cost Sharing:

Although wage and material costs will be higher in 1978-1979, the Federal contribution to the cost of Phase III has not changed from their previous program. The City's proportion of the cost will therefore be higher than in 1977.

Federal contribution per man week is:

. . . . to wages of one project manager; up to $180.00.

. . . . to wages of other workers; up to $138.00.

. . . . to fringe benefits, materials, equipment etc.; up to $30.00.

Assuming that the cost of fringe benefits, materials, rentals, equipment are covered by the Federal contribution of $30.00 per man week and using 1978 Union rates for "other workers", the City share of the cost will vary only with salaries and wages. Using the following classifications as a base, the City share of the project cost will be . . .

"Inside workers (V.M.R.E.U.). . . Pay Grade 12 . . . . . 30%

"Outside workers (C.U.P.E. Local 1004). . . Lab. I 57%

The City share of project costs will be greater if wages paid by the City are for classifications higher than those noted above or if fringe benefits, material, etc., costs are in excess of the Federal contribution of $30.00 per man week.

Timing and Procedure

If Council approves of the City's participation in Canada Works (Phase III), it is recommended that the Standing Committee on Finance and Administration be authorized to review proposals during the period of June 5 to 16, 1978 and to approve applications to be submitted to the Job Creation Branch of Employment and Immigration.

Comments by the Director of Finance

The Director of Finance submits the following information for Council's consideration when determining the City's amount of participation in Canada Works (Phase III).

A. The City's share of the 1978-79 costs for the Canada Works (Phase III) would be funded from contingency reserve.

B. The following table shows the City's contribution from the revenue budget for various Federal/Provincial/City cost shared job creation projects for the years 1976, 1977 and 1978 and City funding already approved for Canada Works Phases #I and #II.

PROJECT	1976	1977	1978	TOTAL
1975-76 L.I.P.	173 978	---	---	173 978
1976-77 L.I.P.	32 000	224 838	---	256 838
Young Canada Works (1977 & 1978)	---	90 439	90 000	180 439
Canada Works Phase #1	---	78 359	---	78 359
Canada Works Phase #11	---	108 338	---	108 338
Provincial Youth Employment	39 698	28 918	31 500	100 116
Total City Funding	245 676	530 892	121 500	898 068

cont'd.....

Clause #4 continued:

It will be seen from the foregoing that Council approved $78 000 and $108 000 for Canada Works Phase 1 and Phase II, the latter embracing the period September 1977 through 1978. Assuming the same level of City participation in Canada Works Phase III, it is recommended that funding for the City's share of 1978-79 Phase III projects be to a maximum of $115 000.

Consideration and Recommendation

The City Engineer submits the following items for Council's consideration:

a. The question of whether the City will participate in Canada Works (Phase III).

b. If the City is to participate, the setting of a maximum City's cost for Canada Works (Phase III).

The City Engineer recommends that:

c. If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.

d. The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required, and

The Director of Finance recommends that:

e. Council at this time establish the City's cost sharing in the Canada Works (Phase III) to a maximum of $115 000.00, the source of which will be Contingency Reserve. "

The City Manager RECOMMENDS that the City Engineer's Recommendations 'c' and 'd' and the Director of Finance's Recommendation 'e' be approved, and submits 'a' and 'b' of the City Engineer's report for Council's CONSIDERATION.

RECOMMENDATION:

5. Investment Matters (Various Funds) April 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Apr.11	Bank of Montreal	Apr.18/78	$ 500,695.21	$ 500,000.00	7	7.25
14	Bank of Montreal	July 14/78	2,042,732.60	2,000,000.00	91	8.57
14	B.C. Hydro and Power Authority	Aug. 1/78	1,026,309.32	1,000,000.00	109	8.81
14	Toronto Dominion Bank	Apr.17/78	994,472.39	993,880.15	3	7.25
17	Mercantile Bank of Canada	Aug. 1/78	1,025,265.75	1,000,000.00	106	8.70
18	Bank of British Columbia	July 17/78	1,021,156.16	1,000,000.00	90	8.58
20	Bank of Montreal	Aug.15/78	1,027,727.40	1,000,000.00	117	8.65
21	Mercantile Bank of Canada	Apr.24/78	750,277.40	750,000.00	3	4.50
24	Bank of British Columbia	Aug.16/78	2,053,408.22	2,000,000.00	114	8.55
25	Bank of Montreal	Apr.26/78	500,054.79	500,000.00	1	4.00
25	Canadian Imperial Bank of Commerce	Aug.15/78	1,025,990.14	1,000,000.00	112	8.47

cont'd.....

Clause #5 continued:

26	Mercantile Bank of Canada	Sept.15/78	2,000,000.00	1,935,980.00	142	8.50
27	Toronto Dominion Bank	July 21/78	1,019,375.34	1,000,000.00	85	8.32
27	Bank of Montreal	Aug.15/78	1,025,315.07	1,000,000.00	110	8.40
28	Bank of Montreal	May 10/78	2,004,438.36	2,000,000.00	12	6.75
28	Royal Bank of Canada	May 3/78	2,500,342.47	2,500,000.00	5	6.00
			$20,517,560.62	$20,179,860.15		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Apr.10	City of Vancouver 10.00%	Dec.16/94	$ 5,000.00	101.00	$ 5,050.00	16/9	9.89
11	City of Vancouver 9.25%	Sept.1/90	50,000.00	96.43	48,215.00	12/5	9.75
11	City of Vancouver 8.00%	Apr. 1/91	20,000.00	87.60	17,520.00	13/0	9.70
11	City of Vancouver 8.00%	Apr. 2/93	350,000.00	86.71	303,485.00	15/0	9.70
12	City of Vancouver 10.00%	Dec.16/94	8,000.00	101.00	8,080.00	16/9	9.89
			$433,000.00		$382,350.00		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Apr.28	Bank of Nova Scotia	May 1/78	$ 250,082.19	$ 250,000.00	3	4.00
			$ 683,082.19	$ 632,350.00		

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

	Chartered Bank Deposit Receipts and Government Notes					
Apr.12	Bank of Montreal	July 14/78	$2,553,506.85	$2,500,000.00	93	8.40

4. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Apr.12	City of Vancouver 6.25%	Apr.15/80	$ 1,000.00	95.50	$ 955.00	2/-	8.70
24	City of Vancouver 9.25%	Sept.1/90	10,000.00	95.125	9,512.50	12/5	9.95
			$ 11,000.00		$10,467.50		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$69,450,030.86	$67,758,872.50

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

6. Funding for Long-Term Care Program

The Medical Health Officer reports as follows:

"On October 25, 1977 City Council approved the City Manager's report of October 24, 1977 in which he recommended that the City of Vancouver accept responsibility for the organization and administration of the Long-Term Care Program. In negotiating a budget for the Provincial fiscal year, April 1, 1978 to March 31, 1979 46 positions at a cost of $741,096.00 were confirmed by the Provincial Government (Appendix A details these positions and salaries. Appendix B summarizes the 1978 - 1979 Long-Term Care Budget.) The following additional positions were also approved:

New Positions: Long-Term Care Group	April 1/78 - December 31/78	April 1,/78 - March 31/79
ADMINISTRATION & CLERICAL		
3 Clerk-Typist II at $852/mth	$ 23,004.00	$ 30,672.00
1 Clerk II at $936/mth	8,424.00	11,232.00
REGISTRY		
No change		
HOME SUPPORT SERVICES		
7 Field-Home Support Services Co-Ordinators at $1,489/mth (These positions have not yet been officially classified by Personnel)	93,807.00	125.076.00
ASSESSMENT & PLACEMENT FOLLOW-UP		
1 CHN I (Mental Health Co-Ordinator) and 1 CHN I (Hospital LIaison) each at $1,456.00	26.208.00	34,944.00
3 CHN I (field office staff) at $1,456.	39,312.00	52,416.00
SUPPORT STAFF		
2 Co-Ordinators of Volunteers at $1,425	25,650.00	34,200.00
18	$ 216,405.00	$ 288,540.00

It should be stressed that these additional positions are considered vital to the effective function of the Long-Term Care Program.

cont'd.....

Clause #6 continued:

Comments of the Assistant Comptroller, Budgets

The purpose of this report, as advised by the Health Department, is to allow the classification and recruiting process to proceed, pending formal approval of the 1978-79 long term care budget from the Provincial Government. Approval of these additional positions should therefore be contingent upon written approval being received from the Provincial Government. The Health Department agrees that no hiring against these positions will take place until written approval is received from the Province.

Recommendation

The Medical Health Officer recommends:

A. That 18 additional positions be approved for the Long-Term Care Program and the cost of these additional positions be borne by the Provincial Government.

B. That the Director of Personnel Services finalize the classification of the Field Home Support Service Co-Ordinators."

The City Manager RECOMMENDS approval of the recommendation of the Medical Health Officer.

7. Increasing Demand for Home Care Services

The Medical Health Officer reports as follows:

"As a result of the implementation of the Long-Term Care Program there has been an increase in the demand for Home Care.Services. The Provincial Government has recognized this increase and has authorized an additional expenditure from April 1, 1978 to March 31, 1979 of $133,194.00 for the Home Care Program. It is proposed that six new positions be added to the Home Care Program.

		June 1, 1978 - December 31, 1978	June 1, 1978 - March 31, 1979 Funded Provincially	Annual Recurring
A.	Salaries			
	4 CHN I at $1,455.00 per month (1978 rate, mid step)	$40,740.00	$58,200.00	$69,840.00
	1 Physiotherapist at $1,226.00/mth (1978 rate, mid step)	8,582.00	12,260.00	14,712.00
	1 Clerk-Typist II at $852.00/mth (1978 rate, mid step)	5,964.00	8,520.00	10,224.00
B.	Vacation Relief			
	4 months CHN I @ $1455($5820) PT @ $1,226, CT I @ $590	4,454.00	6,363.00	7,636.00
C.	Fringe Benefits			
	(i) for 4 CHN I (12%)	4,889.00	6,984.00	8,381.00
	(ii) for 1 physiotherapist and 1 Clerk-Typist II (13½%)	1,964.00	2,805.00	3,366.00
	(iii) vacation relief (6%)	267.00	382.00	458.00

Clause #7 continued:

Total Salaries & Fringe Benefits	66,860.00	95,514.00	114,617.00
Transportation	3,500.00	5,000.00	6,000.00
Furniture: 1 typewriter, 5 SP desks, 2 secretarial stations, 5 swivel tilter chairs	2,000.00	2,000.00	
Supplies	300.00	400.00	400.00
Administration & overhead (Based on 3% of total salaries and fringe benefits)	2,006.00	2,865.00	3,439.00
	7,806.00	10,265.00	9,839.00
TOTAL:	$ 74,666.00	$ 105,779.00	$ 124,456.00

These costs will be completely borne by the Province.

Recommendations

The Medical Health Officer recommends as follows:

A. That the six additional positions be added to the Home Care Program.

B. That existing appropriations be adjusted accordingly."

The City Manager RECOMMENDS approval of the recommendation of the Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 159 & 160

PROPERTY MATTERS

INFORMATION

1. Demolitions - 1937 - 39, 1943, 1949, 1953 West 2nd Ave.
   - 1897 Burrard St.
   - 2898 East 22nd Ave.

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contracts to the low bidders as noted:

PROPERTY	PROJECT	SUCCESSFUL BIDDER
1897 Burrard St.	Burrard St. Widening	P. & B. Demolition

CITY TO PAY	CODE NO.
$2,140.00	146/5921

PROPERTY	PROJECT	SUCCESSFUL BIDDER
2898 E. 22nd Ave. Lots 20 & 21, Blk.1 N.E. Section 47 T.H.S.L.	Public Housing Site	Johnny Walker Bulldozing Co. Ltd.

CITY TO PAY	CODE NO.
$1,075.00	565/7902

PROPERTY	PROJECT	SUCCESSFUL BIDDER
1937 - 39, 1943, 1949, 1953 West 2nd Ave. Lots 28 to 31 Block 216, D.L. 526	Public Housing	P. & B. Demolition

CITY TO PAY	CODE NO.
$2,665.00	810/678"

The City Manager has confirmed the above contracts and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Lease Assignments to British Columbia Buildings Corporation

The Supervisor of Properties and the Director of Legal Services report as follows:

"The Provincial Government is in the process of assigning its land leaseholds to the British Columbia Buildings Corporation. As the City of Vancouver has numerous leases with the Provincial Government, the Supervisor of Properties and the Director of Legal Services request that Council grant blanket authority to have these various lease assignments from

cont'd.....

Clause No. 2 continued:

the Provincial Government to the British Columbia Buildings Corporation executed by the Director of Legal Services as they are received.

Recommended that the Supervisor of Properties and the Director of Legal Services request for blanket authority to have the various lease assignments from the Provincial Government to the British Columbia Buildings Corporation executed by the Director of Legal Services be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Supervisor of Properties be approved.

3. Expropriation for Highway Purposes - Block bounded by Kaslo, Franklin, Pandora and Renfrew Streets

The Supervisor of Properties reports as follows:

"A recent search in the Land Registry Office discloses that lots A and B of Lot 41, THSL, are registered in the name of Frank Stillman Barnard. Both these lots are presently used as a lane and should be established as such.

Mr. Frank Stillman Barnard owned the entire block bounded by Kaslo, Franklin, Pandora and Renfrew Streets and in 1906, he subdivided the block but for some unknown reason, the area set aside for lane purposes remained in his name.

Attempts to locate Mr. Barnard have been unsuccessful and the Director of Legal Services advises that in order to secure title, a notice of expropriation must be served and application made to the Court for a Vesting Order.

It is therefore recommended that the Director of Legal Services be authorized to proceed with the expropriation of the aforesaid Lots A and B, of Lot 41, THSL, and that the application be made to the Court for a Vesting Order."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review Clause - Cafeteria and Lunch Room lease - City of Vancouver to C.N.I.B. (Caterplan Services)

The Supervisor of Properties reports as follows:

"Lease and operation of the City Hall cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, (May 1st, 1976 to April 30th, 1979) and contained in the lease is a rental review clause with the effective date of the review being May 1st, 1978.

An analysis of the operating statement for the year ending 1977, issued by Price Waterhouse & Co., Chartered Accountants for the C.N.I.B. indicates that during the past year operating costs have remained fairly constant while profits increased approximately 4%.

cont'd.....

Clause No. 4 continued:

A projection of food prices by Caterplan for the current year, and a review of the rental presently charged by the City indicates that a minor increase in rental rates appears justified and in this regard, Mr. Lindsay, Manager of Caterplan, has agreed to pay an annual rental of $4,151.37 (an increase of approximately 15%).

It is therefore recommended that a rental of $4,151.37 for the period May 1st, 1978 to April 30th, 1979 be charged to Caterplan."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Removal of Building -
2743 - 45 Point Grey Road

The Supervisor of Properties reports as follows:

"The subject property, legally described as Parcel B of Lots 4 and 5, Block 1, District Lot 192, was acquired May 31, 1975, as per resolution of City Council, June 17, 1975.

Improvement on the site consists of an older type two-storey duplex on a lot approximately 120 feet wide and 21,3000 sq.ft. in area.

The building exterior is in need of dry rot repair and painting and the interior domestic water piping has deteriorated with numerous leaks having been temporarily repaired.

It is noted that City Council "IN CAMERA" on February 6, 1973, Item 5, dealt with various matters regarding the Point Grey Road project. One of the recommendations by Council was that in consultation with the Parks Board, the City, proceed to open up the water view from these lands under City ownership.

For these reasons, the Supervisor of Properties recommends that arrangements be made for removal of the building. The adjoining City property, to the West, was cleared in October 1977. The combined sites will have a clear frontage of 230 ft. with approximately 41,775 sq.ft. of open space.

The Superintendent and the Board of Parks and Recreation will grade and landscape the site for park purposes.

The present tenants will be vacating the premises on May 31st, 1978.

It is therefore recommended that the Supervisor of Properties be authorized to call for tenders and to award the contract for removal of the building known as 2743 - 45 Point Grey Road at that time."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

6. Rent Review - City-owned Lot
East side of 1400 Block Howe Street

The Supervisor of Properties reports as follows:-

"City owned Lot 10, Block 122, D.L. 541, located on the east side of the 1400 Block Howe Street between Pacific Street and Beach Avenue is leased to Skeans Engineering and Machinery Ltd. for five years from June 1, 1975 for storage purposes. This site is 25 ft. by 120 ft., zoned F.C.C.D.D. and the property has a gravel surface.

The rental was subject to review as from December 1, 1977. The present rent is $80.00 a month and following negotiations the lessee has agreed to a rental increase to $90.00 a month.

It is recommended that the rental be increased to $90.00 per month as from December 1, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Rental Review: Commercial Drive Street-End
North of Powell Street

The Supervisor of Properties reports as follows:

"Commercial Drive Street-End, north of Powell Street, is leased to the owners of the property abutting both sides of the street-end to December 31, 1982, for access and loading purposes only, in conjunction with their operations adjoining the street-end.

The east half of Commercial Drive Street-End is leased to the Sun Life of Canada.

The west half of Commercial Drive Street-End is leased to Omnipian Development Ltd.

The lessees have agreed to a revised rental as follows:-

East Half, $1,497.28 per annum plus a proportion of Taxes.

West Half, $1,497.28 per annum plus a proportion of Taxes.

All other conditions of the lease are to prevail.

Recommended that effective January 1, 1978 the rental be increased to $1,497.28 per annum plus a proportion of taxes, for each leased area."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Burrard Street Widening, Purchase of Portion
of Property, 1795 West Broadway

The Supervisor of Properties reports as follows:

"Reference is made to the City Manager's report (Fire & Traffic) dated June 11, 1976, approved by Council on June 15, 1976, instructing the Supervisor of Properties to negotiate the acquisition of properties required for the Burrard Street widening.

cont'd.....

Clause No. 8 continued:

The owners, Imperial Oil Limited, operate a service station at 1795 West Broadway, legally described as Lots 18 to 20, Block 328, D.L. 526, Plan 590 and have agreed to convey the west 7' X 125' of Lot 20 on the following basis:

(a)	Loss of land (875 sq.ft.)	$19,875.
(b)	Loss of landscaping	1,493.
(c)	Payment for construction of two concrete crossings	1,632.
		$23,000.

It is noted that the widening will make access on to Burrard Street more difficult from the northerly crossing. To moderate this problem, the City Engineer has agreed to modify the location of this crossing. This modification is to be the subject of an Encroachment Agreement drawn to the satisfaction of the Director of Legal Services and the City Engineer. This agreement will release Imperial Oil Limited from the existing registered agreement which covers two crossings on Broadway and two crossings on Burrard Street. It will also obligate the owners of this property to relocate the northerly crossing on Burrard Street, at their expense, whenever the City is prepared to open the lane south of 8th Avenue and East of Burrard Street. This relocation will be such that the crossing will not interfere with traffic entering or leaving the aforementioned lane.

It is therefore recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes shown on plan marginally numbered LF7992 on the foregoing basis, chargeable to Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Consent of Assignment of Lease
802 Pacific Street

The Supervisor of Properties reports as follows:

"The property at 802 Pacific Street, known as Lot C, Block 121, D.L. 541, is presently leased to Wilford S. Burnett, carrying on business in the firm name of Wilf's Automatic Transmissions Ltd., for a period of 10 years from November 1, 1977 to October 31, 1987.

Application by letter has been received from Mr. Burnett's lawyers to assign said lease over to the company name of Wilf's Automatic Transmissions Ltd.

It is recommended that the City consent to an assignment of said lease from Wilford S. Burnett to Wilf's Automatic Transmissions Ltd. subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

10. Burrard Street Widening - Purchase of Portion of Property, 1720 and 1770 Burrard Street

The Supervisor of Properties reports as follows:

"City Council on May 31, 1977 approved the expropriation of a portion of Lot "A", Block 217, District Lot 526, Plan 590 known as 1720 Burrard Street and a portion of Lot 40, Block 217, District Lot 526, Plan 590, known as 1770 Burrard Street. These portions required for the widening of Burrard Street are shown on City Engineer's Plan, marginally numbered LF 8295.

Although preparations for an arbitration hearing were commenced, negotiations continued and a settlement has been reached acceptable to the Director of Legal Services as follows:

(a)	Compensation for loss of land (1,278.2 sq.ft. X $25. sq.ft.)	$31,955.
(b)	Compensation for loss of landscaping	1,995.
(c)	City's share of pre-arbitration conference costs	310.
TOTAL COMPENSATION:		$34,260.

Therefore, it is recommended that the Supervisor of Properties be authorized to acquire the above-described lands required for the widening of Burrard Street on the foregoing basis, chargeable to Account Code #146/5921 (Burrard Widening Acquisition Fund)."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

11. Rental Review, 260 Northern Street, Dan Can Manufacturing Co. Ltd.

The Supervisor of Properties reports as follows:

"City Council on March 13, 1973 approved a lease, to Dan Can Manufacturing Co. Ltd., of a one-storey building of 4,943 square feet for a term of 15 years and with a rental review every 5 years.

Following negotiations, the lessee has agreed to a rental increase from $618.75 per month plus taxes to $800. per month plus taxes commencing March 15, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective March 15th, 1978 the rental be increased to $800. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION AND RECOMMENDATION

12. Extension Request - Agreement for Sale

The Supervisor of Properties reports as follows:

"On October 19, 1976, City Council approved the sale of Lot 30, Block 85, District Lot 181 and 196 situated on the North side of East Georgia Street between Jackson and Princess Streets. The purchase price was $27,600.00

cont'd.....

Clause No. 12 continued:

payable on City terms at 11%. Upon receipt of the total first installment and other related charges, the City registered an Agreement-for-Sale in favour of the purchasers.

When the second and third installments became due, the purchasers requested a six-month extension of the due dates to allow them time to re-finance. Interest was paid in each case. These extensions were within the eighteen-month purchase period, and were granted on the understanding that the total account would be paid in full at the end of the term.

To date, $6,900.00 has been paid on the principal amount; plus $2,201.00 by way of interest up to and including October 19, 1977; and taxes to December 31, 1977 in the amount of $407.00. Still outstanding is $20,700.00 principal; interest in the amount of $1,403.00 from October 20, 1977 to May 31st, 1978 and 1978 taxes. Registration fees will be due upon registration of the deed. Written requests by this Office have resulted only in a verbal request for a further two-month extension, again to resolve their financial problems. No attempt has been made to pay the outstanding interest which is accruing at the rate of $6.24 per day, and the eighteen-month term of the Agreement-for-Sale has now expired.

In the circumstances, the Supervisor of Properties recommends that an extension for two months, April 20th to June 19th, 1978 as verbally requested, be approved, with interest payable on the outstanding principal at the rate of 12%, subject to payment in full of all amounts due to the City by June 19th, 1978; and further recommends that if the account remains unpaid at June 19, 1978, the Director of Legal Services be authorized to immediately take whatever action may be necessary to protect the City's interest."

The City Manager has discussed the problem with the purchaser and has been assured that Council will get from him by May 30 a communication outlining the financial problems and making a specific request for new payment deadlines.

Subject to Council's consideration of this request, the City Manager RECOMMENDS approval of the foregoing recommendations of the Supervisor of Properties.

FOR COUNCIL ACTION SEE PAGE(S) 160 & 161

B

MANAGER'S REPORT

May 23, 1978

TO: Vancouver City Council

SUBJECT: Chinatown Historic Area Streetscape Improvement Project
Senior Government Financial Assistance

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" PURPOSE

The purpose of this report is to inform City Council on the recent responses from both Senior Governments concerning financial assistance for the above project and immediate action required for a formal resubmission to the Provincial Government for funding.

BACKGROUND

On October 18, 1977, City Council approved in principle the above project. One of the approved recommendations of the City Manager's report was as follows:

> 'B. THAT City Council, through the Mayor's Office, approach both the Provincial and Federal Governments requesting their consideration of financial assistance to the Chinatown project, similar to that previously made available for Gastown Beautification Projects (as discussed in Section 8 (D) of the report of the City Manager.)'

Since then, letters have been sent by the Mayor to the responsible Ministers of both the Federal and Provincial Governments. The latest responses to these are attached as Appendices 'A' & 'B'.

PRESENT SITUATION

In the case of the Federal Government, it seems that no other source of funding other than what is available through the Canada Works Program, is possible. Further discussions may be held regarding the feasibility of the City applying for assistance for this particular project under this program. However, the Canada Works Program does not provide a substantial degree of support for such Capital Works improvements to the City street. Therefore, substantial assistance from the Federal Government does not seem very likely, unless other Capital Works employment programs are reactivated in the near future.

In the case of the Provincial Government, the letter received from the Hon. Sam Bawlf seems to indicate also that no financial assistance will be available from the Ministry of Recreation and Conservation. However, from discussion held recently between the Mayor and a B.C. Heritage Trust representative, it has been indicated that the Province may be prepared to reconsider this position, and that a formal resubmission of this project would be appropriate at this time. Certain additional financial information clarifying the scope of the project has also been requested by Provincial authorities. This information would be included with the application.

It should be noted that the matter of Provincial financial assistance for the Chinatown project has also been discussed by the Vancouver Heritage Advisory Committee at its meetings of April 10th and May 8th, 1978. The V.H.A.C. at this time does not support the application for funding, if the funds are to come from those allocated under the provisions of the Heritage Conservation Act.

Going ahead with this project has already been delayed. Its implementation has now been postponed until the Spring of 1979. The Director of Planning feels that City Council should make a further approach for funding to the Provincial Government. This is particularly appropriate as this improvement project affects perhaps the most important Provincially designated heritage area in the City, is long overdue, and has previously received the full support of City Council when it was approved in principle in October, 1977.

Cont'd . . .

Recommendation

The Director of Planning recommends:

That City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project, and the Project be formally resubmitted to the Provincial Government for consideration of financial assistance as a heritage area improvement project."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 161

C

MANAGER'S REPORT

May 26, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - Northwest Corner of 67th Avenue and Hudson Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. F.J. Collins, Architect, to amend Zoning and Development By-law No. 3575, whereby the northwest corner of 67th Avenue and Hudson Street, Lot 'B' of Lots 20 to 23 inclusive of Block 8 of Block 'B', D.L.'s 319 etc., Plan 4895 be rezoned as follows:

Present Zone:	Southerly 99 feet (30.175m) - RT-2 Two-Family Dwelling District
	Northerly 32.6 feet (9.936m) - RS-1 One-Family Dwelling District
Requested Zone:	Northerly 32.6 feet (9.936m)- RT-2 Two-Family Dwelling District

This rezoning application has been submitted in conjunction with Development Permit Application Number 79537. If both applications were to be approved, a 7-unit townhouse project would be developed on the site. Under the Development Permit Application, the applicant has also requested a relaxation of the rear yard requirement of 35 feet (10.669m) to 7 feet (2.134m).

SITE DESCRIPTION

The site has a frontage along 67th Avenue of 82 feet (24.994m) with a depth of 131.6 feet (40.112 m) along Hudson Street, for a total site area of 10,783 square feet (1001.774m^2). There is no lane or required dedication for lane separating this corner site from the two adjoining properties to the west and the north. (See Appendix A plan).

The basis for the rezoning application is the removal of the split zoning on the site - the front 99 feet (30.175m) is zoned RT-2 Two-Family Dwelling District (From 67th Avenue), with the rear 32.6 feet (9.936m) zoned RS-1 One-Family Dwelling District. This zoning would appear to have been created prior to 1938 with the resubdivision of four 33 foot (10.058m) lots which formerly fronted onto Hudson Street (former Lots 20-23).

The site is currently developed with a one and a half storey semi-detached two-family dwelling which was constructed in 1931. According to the owner, there are 3 bedrooms and a den in each unit. One of the units is currently occupied by the owner while the second unit is unoccupied due to anticipated redevelopment arising out of the present applications. This second dwelling unit (according to the owner) is normally rented for four hundred dollars ($400.00) a month.

The RT-2 zoning on the north side of 67th Avenue is the northerly extent of a larger RT-2 district which extends almost to 70th Avenue. Development along the north side of 70th Avenue and to the south is regulated by the RM-3A Multiple Dwelling District Schedule.

The RT-2 Two-Family Dwelling District is generally developed with low scale one and two-family dwellings. Adjoining the site on the west is a large two-storey single family dwelling developed on a 40 foot (12.192m) wide property which is also split zoned in the same proportions as the site under consideration. Immediately to the south of the site, across 67th Avenue, are two new two-family dwellings, each developed on 33 foot (10.058m) wide lots. On the southeast corner of 67th Avenue and Hudson Street is the Marpole United Church and Christian Centre. Across Hudson Street to the east of the site is a large two and a half storey residential building which has been approved for use as a lodging home since 1953, providing 8 dwelling units.

The RS-1 One-Family Dwelling District to the north of the site is generally developed with one and one and a half storey single family dwellings. The lot immediately to the north of the site is developed with a one and a half storey with basement single family dwelling.

BACKGROUND

Development Permit Application No. 79537 was submitted on December 9, 1977. It became evident very quickly that the proposed relaxation of the rear yard was not possible under the existing zoning as:

1. Townhouses are not permitted under the RS-1 District Schedule, therefore this townhouse development could not be extended onto the RS-1 portion of the site;

2. The Director of Planning cannot consider the relaxation of the rear yard requirement of a new building in the RT-2 or RS-1 schedules.

The applicant was informed that the proposed development could not be considered under the present zoning situation and was further advised about rezoning application procedures. The rezoning application was made on December 20, 1977. Processing of the Development Permit Application proceeded and on January 11, 1978, a notification letter was sent to neighbouring residents. In response to this letter, and a sign posted on the site, a petition with 20 signatures and 3 letters in opposition to the proposed development have been received. A petition with 13 signatures in support of the proposal was submitted by the applicant on March 14, 1978. The Planning Department has mapped these responses in Appendix B.

PROPOSED DEVELOPMENT

The applicant submitted drawings with the Development Permit Application indicating the proposed development would consist of seven 2-bedroom units. Parking would be provided totally underground with a singular point of vehicular ingress/egress on Hudson Street.

CALCULATIONS

Site Area - 10,783 square feet (1001.774m^2)
No. of units proposed
- seven 2-bedroom townhouse units
Proposed floor area
- 6,680 square feet (620.592m^2)

	Proposed	Permitted or Required under RT-2, noting that townhouses are a conditional use employing the RM-1 regulations
Floor Space Ratio	0.62	0.75
Site Coverage	31%	40%
Height of Building	2 storeys	2 storeys
Setbacks: 67th Ave.	24 feet(7.315m)	24 feet (7.315m)
East side	22 feet (6.706m)	7 feet (2.134m)
West side	7 feet (2.134m)	10 feet (3.048m)
Rear	7 feet (2.134m)	35 feet (10.668m)
Parking spaces	9 spaces	9 spaces

CITY ENGINEER

The City Engineer, in a memorandum dated December 21, 1977, in regard to Development Permit Application No. 79557, listed the following items yet to be resolved to his satisfaction:

1. Garbage pickup point.
2. Width of manoeuvring aisle.
3. Ramp grade.
4. Building grades and design elevations to be shown.

URBAN DESIGN PANEL

The Urban Design Panel reviewed the proposal under the Development Permit Application on two different occasions. Their comments were as follows:

"The Panel wishes to commend the applicant for having retained the existing vegetation. The desirability of increased modulation of the units together with an increased articulation of the roof surfaces was noted.

RECOMMENDATION: That this proposal be viewed as a progress report."

(February 2, 1978)

"The Panel noted the changes which the applicant had made since the February 2 submission, however, it is felt that this development should express sloping ridged roofs as featured by the surrounding single family development.

RECOMMENDATION: That this project be viewed as a progress report."

(February 16, 1978)

APPLICANTS STATEMENT

The applicant submitted a written brief in support of the Development Permit Application. The Planning Department has attached this brief as Appendix C.

The applicant has now stated, in discussion with Planning Department staff, that he no longer holds an option on the purchase of the property which is the subject of this application. Having paid the rezoning processing fee, the applicant felt it desirable to pursue the issue with Council on behalf of the property's owner.

Marpole Local Area Planning Committee

The Planning Committee reviewed the application and the recommendation of the Director of Planning at their meeting of May 11, 1978. The members of the Committee were in general agreement with the recommendation of the Director of Planning contained in this report and are looking forward to an examination of the RT-2 District in the Marpole area.

ANALYSIS

The RT-2 Two-Family Dwelling District of Marpole is presently a residential area of low scale, being largely developed with single-family dwellings and some older duplexes which blend well with that character and appear to have a sound future life expectancy. New development which has taken place has been limited to duplex development. An important consideration of the Marpole Area Planning Program will be the appropriateness of townhouses in conjunction with a review of this entire RT-2 area.

Approval of a townhouse development (particularly one requiring rezoning at the northern edge of the area) would pre-suppose the ultimate outcome of the planning program, and represent a disregard for local citizen input at the initial stages of a program whose whole basis is the encouragement of such input. As well, approval of a townhouse proposal on this site might be viewed by builders and investors as an indication of City support for further townhouse developments in the immediate area. Subsequent investment activity and land assemblies could be detrimental to the existing residential quality of the area. More than a few townhouse developments would greatly change the character of the area. Council should seek to stabilise the community at this time by assuring that isolated development will not take place before a comprehensive study is complete. The Marpole Planning Committee is aware that higher density may be necessary to maintain services such as schools, but at the same time a careful assessment of the existing community is necessary before change can be anticipated and directed.

Where a site has potential for a townhouse development compatible with the surrounding community, the Planning Department has responded favourably. Such potential can normally be identified by a number of criteria, such as vacancy or underutilisation of a site, or occupancy of a site by buildings which are not structurally sound, and a proposal in character with development on adjacent lands. Redevelopment of such sites does allow for incremental growth of a community over a long period of time. This site does not meet most of the criteria for townhouse

development. The present structure is attractive and appears to be in good condition as is the house on the lot to the west. Of equal importance is the present character of this corner, with the existing two-family dwelling blending harmoniously and unobtrusively with the adjacent one-family dwellings.

The most immediate impact of a townhouse development would be on those people who live adjacent. Seven units in place of two would generate more activity at this relatively quiet corner. The attached Appendix B indicates both support and opposition to the rezoning and proposed development with considerable resident opposition from those who live along Hudson Street to the north. In this situation any benefits which may accrue to the City as a consequence of approval of the rezoning are outweighed by detrimental effects which would be felt in the surrounding community.

The problem of two zones existing on one site is not one of critical importance. The Planning Department has previously identified a number of these zoning anomalies but because of current resources has not set a high priority on this issue. There has, in general, been favourable consideration of individual applications which rectify split zoning situations, in order that a property may be evaluated under one set of regulations rather than two or more. In reviewing the entire RT-2 District on the north side of 67th Avenue, it was discovered that there are three other lots currently split zoned RT-2/RS-1. Given that Marpole Local Area Planning Program commenced in January 1978, it is felt that all four lots should be reviewed at the same time through that program.

Refusal of this application would leave the applicant with three alternatives.

(a) The site could be left as is with its present development remaining. The existing building appears to be in good condition and fits in well with the existing neighbourhood.

(b) The site could be redeveloped with a new two-family dwelling, providing that a proposed development met with regulations of the existing RT-2 zone. Given that the site is already developed with what appears to be a good two-family dwelling, this alternative would seem inappropriate and unlikely to occur at the present time.

(c) The third possible alternative would be the subdivision of the site into two lots for two single-family dwellings, or two two-family dwellings. Such a subdivision would be subject to resolving the problems associated with the creation of an interior lot without secondary access. These problems cannot be readily resolved and again, seem unlikely to occur.

SUMMARY

The Director of Planning cannot support the rezoning or the development of this site with a townhouse project. This application is premature in light of the Marpole Local Area Planning Program and similar split-zoned sites in the vicinity. In reviewing the potential benefits of redevelopment of this site, the conclusion is that the existing dwelling is appropriate to the site and surrounding development, and any benefits to the rezoning would be outweighed by detrimental effects in the surrounding community.

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 161

D

MANAGER'S REPORT

DATE May 25, 1978

TO; Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Consent of Assignment of Lease - Air Space over West Hastings Street - 1000 Block

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The Supervisor of Properties reports as follows:

"British Pacific Building Limited leases air space over West Hastings Street between Parcel D, Block 1, D.L. 185 and Lot F, Block 1, D.L. 185 for a term of 30 years from October 31, 1977.

Application has been received from their lawyers requesting assignment of said lease from British Pacific Building Limited to the Great West Life Assurance Company.

It is recommended that the City consent to an assignment of the lease of air space over West Hastings Street from British Pacific Building Limited to the Great West Life Assurance Company subject to the documents of assignment being to the satisfaction of the Director of Legal Services.

The Director of Legal Services concurs with said assignment."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 162

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 18, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday May 18, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Monthly Status of Rezoning Applications

The Committee considered a memorandum dated May 15, 1978 from the Zoning Planner forwarding the monthly status report on rezoning applications for the month of April, 1978 (on file in the City Clerk's office).

Mr. R. Scobie noted that the By-law for Granville Island was enacted on May 16, 1978 and not April 18, 1978 as indicated in the report. He advised that the rezoning application for the south side of Kingsway between Battison and Lincoln had been withdrawn. A new application has been received for the same property plus additional lands to the east. This has been placed on hold pending the outcome of the Kingsway Task Force Study. With respect to the rezoning application for 3338 and 3390 The Crescent, Mr. Scobie advised that the Shaughnessy Heights Property Owners Association has met with the Planning Department. A status report to the Committee would be coming forward shortly.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of April, 1978 be received.

2. Granville Street - Nelson Street to Granville Bridge
Provision of Additional Litter Containers

The Committee considered a report of the City Manager dated April 20, 1978 (copy circulated) in which the City Engineer advised that the merchants and building owners on this portion of Granville Street were generally satisfied with the level of

cont'd.....

Clause No. 2 continued:

street cleaning provided by the City but requested additional litter containers near bus stops and other heavy traffic points. There are twelve existing litter containers. An additional four could be placed at four bus zones at a cost of $600 to purchase and install, plus $400 for maintenance for the balance of 1978.

RECOMMENDED

THAT four additional litter containers be provided at four bus zones on Granville Street between Nelson Street and the Granville Bridge at a cost of $1000 for purchase, installation and 1978 maintenance, funds to come from contingency reserve.

3. Strathcona - Planning Process and City-owned Lands located West of Hawks Avenue between Prior Street and Malkin Avenue

The Committee considered a report of the City Manager dated May 2, 1978 (copy circulated) forwarding a report of the Director of Planning dated May 2, 1978 (on file in the City Clerk's office).

Messrs. J. Winsor and M. Pedneault, Area Planning, outlined actions taken to date by the City, in response to a brief presented by the Strathcona Property Owners and Tenants Association on March 29, 1977 which dealt with matters such as planning assistance, housing, community services and transportation.

On January 27, 1977 the Planning and Development Committee considered a report of the City Manager which outlined various alternatives for the use of City-owned lands located west of Hawks Avenue between Prior Street and Malkin Avenue known as "Portion D". S.P.O.T.A. requested the Committee to defer consideration of the Manager's report until the Association had an opportunity to bring the issue and other concerns to the attention of City Council.

On March 29, 1977 Council resolved that the matter be be deferred and the Director of Planning was instructed to report back after initiating a planning process with the Strathcona Community in an endeavour to resolve the problems involved.

The Planning Department report deals with issues which have been handled generally on an individual issue basis i.e., S.P.O.T.A.'s concerns related to:

- Kiwassa
- Area North of Hastings - Waterfront Access
- Costs and Delays in Building Family Housing
- Home Insurance
- Taxes
- Rail Yard Noise, Rail Rationalization

cont'd.....

Clause No. 3 continued:

Issues which are more interrelated in nature, require further negotiation and co-ordination are:

- Senior Citizens Facilities
- Community Services
- Prior Street Traffic
- Trucks
- Parking
- Site C & D
- Disposition of City-owned land, "Portion D"

The Director of Planning recommended that follow-up action be undertaken on the issue of rail noise emanating from the Burlington Rail Yards south of Malkin Avenue and that various decisions regarding parking, traffic, land use options, social service provision, etc. be studied in the broader context of the Strathcona Community and incorporation as part of the Land Use study for Sites C & D.

Mrs. B. Lee, President and Mr. G. Chapman spoke on behalf of the Strathcona Property Owners and Tenants Association noting:

a) The Association's reponse to the Planning Department report is one of support.

b) The Association would like to develop family housing on Sites C and D.

c) S.P.O.T.A. is exploring the possibility of purchasing the Pender Y.W.C.A. to utilize as a community health/ dental clinic for seniors and families.

d) S.P.O.T.A. realizes the expense to upgrade Malkin Avenue to alleviate traffic on Prior Street -- this should be a long-term plan indicating it would be done sometime in the future.

After a discussion on the various issues the Committee,

RECOMMENDED

A. THAT a decision with respect to the disposition of City-owned lands west of Hawks between Prior and Malkin known as "Portion D" be deferred pending a staff report on land use options for City-owned land Sites C & D west of Jackson Avenue between Pender and Keefer Streets.

B. THAT the Director of Planning arrange a meeting between representatives of the Strathcona community, Burlington Northern Railway and City staff to discuss means of alleviating noise from the rail yards.

cont'd.....

Clause No. 3 continued:

C. THAT the Director of Planning organize a meeting among representatives of the Planning Department, Social Planning Department, Vancouver Health Department, the Vancouver Parks Board, and representatives of the Strathcona Community to discuss plans for recreation and health related services for the community.

D. THAT informal liaison between the representatives of the Strathcona Community, City staff and City Council be continued.

E. THAT City officials investigate with representatives of the Pender Y.W.C.A. the possibility of withholding a decision on the sale of the property for six months and report back.

4. Kingsway Task Force Study Report

The Committee considered a report of the City Manager dated May 11, 1978 (copy circulated) forwarding the Kingsway Task Force Summary Report dated May 10, 1978 (on file in the City Clerk's office).

Council on January 10, 1978 approved a recommendation of the Standing Committee on Planning and Development for a Task Force approach for a study to determine development policies for Kingsway East, bounded by Boundary Road, 29th Avenue, Rupert Street and 49th Avenue.

A three-person joint Engineering-Planning Task Force was assigned to begin work on this study February 1st. Specialized assistance was obtained from other civic staff, consultants, planning students and area residents, notably in the areas of Urban Design, market analysis, and noise abatement/acoustical problems.

The Task Force report notes that the major external forces influencing Kingsway East include:

- The G.V.R.D. Liveable Region Program
- Burnaby Metro Town
- Proposed second stage of the B.C. Tel building
- Proposed L.R.T. system along the B.C. Hydro right-of-way
- An additional two thousand new residential units in Champlain Heights, Areas E and F
- Kingsway's role as a primary arterial

The Task Force made recommendations with respect to general policies to guide change, further status of emerging and predicted problems and immediate actions on current redevelopment proposals including specific guidelines for sites proposed for rezoning and being held pending outcome of the Study.

The Director of Planning and City Engineer advise that this report is comparable to a Consultant's report and as such

cont'd.....

Clause No. 4 continued:

the conclusions reached do not necessarily reflect their viewpoint. Further staff review of the study in connection with feedback from the community groups is still required before detailed recommendations can be made. It is proposed to hold a public information meeting in the area, with members of Council invited, to receive comments of affected individuals and community groups. After comments have been received the Director of Planning and City Engineer will report to a meeting of the Standing Committees on Planning and Development and Transportation.

The officials recommended:

"THAT the Director of Planning be instructed to commence processing rezoning applications which have been withheld pending completion of this Study; the final report(s) to Council be deferred until Council has considered recommendations of the joint committees."

The members of the Committee felt that this should be deferred until after the comments are received from the public information meeting.

The Committee,

RECOMMENDED

A. THAT Council receive the Kingsway Task Force Summary Report.

B. THAT the Director of Planning be instructed to hold a Public Information Meeting in the community and circulate the Task Force Conclusions to affected individuals and community groups in the Study area and invite their comments.

C. THAT after comments have been received from community groups, etc., the Director of Planning and City Engineer report back to a special joint meeting of the Standing Committees on Planning and Development and Transportation on Task Force recommendations.

D. THAT recommendation D contained in the City Manager's report dated May 11, 1978 be deferred pending the outcome of the public information meeting.

5. The Residential Rehabilitation Assistance Program - Program Design Changes

The Committee considered a report of the City Manager dated May 16, 1978 (copy circulated) in which the Director of Planning advised that on Friday, May 12, 1978, the City R.R.A.P. Administrator was advised verbally by the local Branch Office of C.M.H.C. of two specific changes to the design of the R.R.A.P. Program which were to be implemented immediately:

cont'd.....

Clause No. 5 continued:

a) A change in the interest charge of future R.R.A.P. loans to a rate related to that yielded by certain Government of Canada bonds. The current interest rate for Section 34.1 NHA funding is 10%. The interest reduction grant previously given through Section 56.1 NHA funding is no longer available.

b) A change to the loan forgiveness available on all privately-owned rental properties, except existing non-profits and co-operative, so that in future such forgiveness will be an amount equal to fifty per cent of the R.R.A.P. costs, but in no case exceeding $2,500 for each family housing unit.

The office further advised that only applications received by the local C.M.H.C. office no later than the close of business hours on May 13, 1978 would be considered under the previous program design. The above advice was confirmed in a letter received by the City Clerk on May 15, 1978.

The report states that without the interest reduction grant there will be little advantage in most cases to arrange loan forgiveness through the Residential Rehabilitation Assistance Program and with a reduction in the loan forgiveness available to the landlord it will no longer be possible to undertake the necessary rehabilitation work and retain rental rates suitable for low and middle income tenants.

The Director of Planning expressed concern that there was virtually no consultation with the municipalities that are now responsible for administering R.R.A.P. and there was no lead time to prepare any promotional materials. Much of the information now on hand can no longer be used and promotional efforts will be interrupted while new materials are being prepared. As the program is becoming more restricted in terms of the assistance available to the individual applicant, it will become more difficult to promote and encourage applications. More time will be spent in the promotion of applications resulting in an increase in overall administration costs. Also, it is anticipated that a larger number of applicants will cancel, reducing the total agency fee received by the City.

The Committee,

RECOMMENDED

THAT the Mayor express in the strongest possible terms, Council's displeasure to both the Federal Minister of State for Urban Affairs and the Provincial Minister for Municipal Affairs and Housing that the recently announced changes to the R.R.A.P. program design have been implemented without prior consultation with the Municipalities responsible for the administration of R.R.A.P. and urge that consultation occur between C.M.H.C. and the Municipalities prior to any future program changes.

The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 163

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 18, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 18, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 4, 1978, were adopted after the following amendment:

Add the words "One member pointed out the City does not control access to the site" to the first paragraph on Page 3 dealing with Jericho Hangar No. 5.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Boat Daycare Centre Property

At the request of the Chairman, copies of the following memorandum dated May 15, 1978, from Alderman M. Ford to the City Manager were distributed to the members for consideration this day:

" The Boat Daycare Centre, 2948 Victoria Drive is located on three lots adjacent to John HendryPark. These were sold to the School Board, who have now decided not to expand in the area and the lots have been offered back to the City or, failing that, they are to be put on the market. Since the cost of moving the Daycare Centre would be prohibitive, and since a considerable amount of money has been invested in the Daycare Centre, it does not seem to be good economics to allow this Daycare Centre to be demolished at this time. There was $9,500 of N.I.P. money expended on exterior renovations and toys, $2,375 came from the City. Servicing for the site cost the City $2,937 and fencing - $500. The 'Save the Children' fund has also expended money at this Daycare Centre.

I suggest that the City re-purchase these three lots and continue to lease to the Boat Daycare Centre until such time as the need for daycare in the area is diminished or until there is room in the local school to absorb the

Continued . . .

Clause No. 1 Continued

" Daycare Centre. At that time the question of selling the lots could be reconsidered. It does not seem to be good economics to lose the Daycare Centre while there is still a need for it, since, undoubtedly, some other arrangements will have to be made for the children.

I understand the School Board will sell the lots to the City for the original purchase price. So, from an investment point of view, it is a reasonably good buy. "

Appearing before the Committee on this matter was the Deputy Director of Finance who suggested two recommendations which the Committee might put forward to Council if the Committee is interested in purchasing back the three lots from the School Board.

Following brief consideration, it was

RECOMMENDED

A. THAT the Supervisor of Properties negotiate with the Vancouver School Board to acquire the three properties upon which the Boat Daycare Centre is situated at 2948 Victoria Drive, with report to City Council.

B. THAT it be recommended to the Property Endowment Fund Board that the three properties be acquired with Property Endowment Fund monies, on the basis that they appear to be a reasonable investment.

2. Fire By-law Upgrading - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated May 9, 1978, in which the Fire Chief, in accordance with the Committee's instructions, reported on the third progress report from Hotel Vancouver officials regarding the hotel's compliance with the City fire by-law.

In the report, the Fire Chief reported that progress can be summarized as follows:

"a) Complete sprinkler system architectural drawings have been approved by the Fire Department. Tenders for the installation of this system closed on April 24th, 1978.

b) A bar chart schedule of approximate completion dates for phases 1, 2, and 3 has been submitted to the Fire Department.

c) Tenders have been called for installation of the fire alarm system. Tenders to close of May 23, 1978.

d) Fire alarm architectural drawings have been reviewed by the Fire Department, errors and ommisions were corrected and the plans were returned for revision to Keen Engineering Company.

e) Guest room door modifications are continuing.

The Fire Chief is satisfied that reasonable progress is being maintained by the hotel management. "

Continued . . .

Clause No. 2 Continued

Appearing before the Committee on this matter was the Chief Fire Warden who advised the Committee that he and other City officials had met with officials of Canadian National from Montreal the day before the Committee meeting to discuss this matter and that progress is continuing and is up-to-date.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 9, 1978, be received.

3. 1978 Spring Quarter Grants Report

The Committee had before it for consideration a Manager's report dated May 10, 1978, in which the Director of Social Planning reported on twenty-five grant requests totalling $318,822 on which the Director of Social Planning recommended grants totalling $71,432 to ten of the organizations applying. It was noted from the report that if these ten grants are approved, it would leave an unappropriated balance in the 1978 community services grant budget of $128,356.

Appearing before the Committee on this matter were three members of the Social Planning Department who reviewed each application individually, providing background information on the functions and finances of each organization and the reason for Social Planning's recommendation in each case.

Prior to the Committee examining each application, a representative from the Social Planning Department advised there was an additional application and an information sheet dealing with this application was distributed to the members.

The Social Planning Department's spokesman then advised the Committee of new figures to be substituted on Page 1 of the Manager's report to reflect this additional grant application. (These amendments are indicated on the attached Manager's report.)

When considering the application of the B.C. Coalition of the Disabled for a grant of $56,280 (a case where Social Planning recommended there be no grant), a spokesman for the organization, in response to questions by the Committee, indicated that office expenses total $4,510.

When considering the application of the B.C. Civil Liberties Association for a grant of $5,000, a representative from the Association, in response to questions by the Committee, indicated that a grant from the City would ensure the organization would receive Federal funding.

It was

RECOMMENDED

A. THAT City Council approve grants totalling $86,274 to sixteen organizations in the amounts indicated in the righthand column of the appendices to the City Manager's report dated May 10, 1978, and subject to any terms and conditions of the Director of Social Planning.

Continued . . . .

Clause No. 3 Continued

B. THAT no grants be made to the following organizations:

Elizabeth Fry Society
Canadian Memorial Church
B.C. Ski Team
New Age Community Centre
Vancouver Dilaram House
Victoria Order of Nurses
Sierra Club of Western Canada
People Place - East Indian Senior Citizen Program
Epilepsy International Symposium

C. THAT consideration of the Vancouver East Lion's Club grant application be deferred pending the result of the City's application to the Recreation Facilities Assistance Program (REFAP) for the applied for grant of $25,705.

4. Gastown Residents Association - (Stanley and New Fountain Hotels)

The Committee had before it for consideration a Manager's report dated May 9, 1978 (copy circulated) in which the Director of Social Planning reported on the history of the operation of the Gastown Residents Association which houses 103 residents at 36 Blood Alley Square.

The report reviewed a number of problems which the Gastown Residents have had to deal with, reviewed a series of recommendations passed by City Council on December 6, 1977, when the financial problems of the residence became critical in the last few months of 1977, and the results of Council's December 6, 1977 motions. The report concluded that at this time, Central Mortgage & Housing Corporation is taking a supportive and active role in the affairs of the Gastown Residents and that the Director of Social Planning feels it is appropriate for the City to withdraw its involvement in the residence now that it appears to be functioning fairly smoothly.

Appearing before the Committee on this matter was a representative of the Social Planning Department who reviewed the report.

During discussion, the Chairman pointed out that there continues to be difficulty encountered by many residents in filling out SAFER Provincial Government application forms, and the representative from the Social Planning Department was requested to prepare a report for the Committee on how the SAFER application form could be simplified.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 9, 1978, be received.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 163-164

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

May 18, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 18, 1978 in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of May 4, 1978 were adopted.

RECOMMENDATION:

1. Garbage Containers on City Lanes/Streets

The Committee had for consideration a Manager's Report dated May 12, 1978 (circulated) in which the City Engineer referred to the problems associated with the proliferation of large garbage containers located on city streets and lanes and recommended a program to control and regulate the placement of the containers.

The City Engineer recommended as follows:

(a) A program to regulate placement of garbage containers on city streets be approved. Further, that the location and maximum size of containers be to the satisfaction of the City Engineer.

(b) The Director of Legal Services and the City Engineer be instructed to prepare the appropriate agreement and execute it on behalf of the City with companies wishing to place containers on the street.

(c) A rental fee be set at $12.00 per year per cubic yard of container volume. This rental is to be reviewed in 1979 with a report back to Council on the success of the program and continuing administrative costs.

(d) An expenditure of $7,000 be approved to implement this program in 1978. There will be no net cost to the City as the program is expected to generate revenue of approximately $8,000 in 1978, and $15,000 in ensuing years.

Present for the discussion were:

Mr. G. Mass	Smithrite Disposal Ltd.
Mr. L. Remple	Haulaway Disposal Ltd.
Mr. K. Muter	Superior Sanitation Services Ltd.
Mr. M. Cecconi	IXL Service Ltd.

The Assistant City Engineer, Traffic Division, reviewed the report with the Committee, and displayed photographs illustrating typical problems. Mr. Rudberg advised the placement of containers on streets and lanes was prohibited by the Street and Traffic By-Law and the Refuse By-Law.

Cont'd. . . . .

In older areas of the City where buildings did not have off-street locations for containers the practice had been tolerated for the past 10 - 12 years because a useful public function was being served. However, there were now approximately 500 large garbage containers in the lanes, resulting in increasing congestion and restriction of vehicular traffic. Loading and unloading of commercial deliveries in lanes was increasing, thus compounding the problem. One example was the commercial area in the vicinity of the Granville Mall, where lanes were the only means available for deliveries.

Mr. Mass presented a brief (on file) submitting the biggest problem in back lanes was not the placement of containers but the location of power and telephone poles and improperly parked vehicles for which no one would accept responsibility for removal.

A tour of alleys and lanes disclosed 90% of the containers not located on customer property were placed behind or adjacent to power and telephone poles, and could not be considered a traffic hazard. Mr. Mass contended the main thrust of the City Engineer's proposal was to establish a new source of revenue which would reduce the efficiency of the private haulers and result in additional costs for their customers. Smithrite would do everything legally possible to resist the introduction of the program.

Mr. Remple (brief filed) questioned efforts to control private enterprise with more and more red tape at a time when merchants and business were suffering from the economic climate. On June 1, 1978 disposal field fees would be increased 25%, and this would have to be passed on to the customer. The Union contract would shortly be re-negotiated and the new rates would be passed on. How much could the merchant or business be expected to bear? If the regulations were approved his company's operations in Vancouver would no longer be economically viable. If other haulers were in the same position, the City would have an imposed monopoly. Mr. Remple urged the proposal be scrapped.

Mr. Muter (brief filed) advised it was not clear whether the City intended imposing the rental fees on its own customers. If not, it appeared the City was singling out the private enterprise firms as the ones to bear the costs, which would then be passed along to their customers. Private companies were making a commendable effort to keep areas of the city clean and sanitary, and should be encouraged to continue. If customers could not afford container services the outcome might be quantities of loose garbage in the lane-ways.

Mr. Cecconi (brief filed) stated his company was opposed to the proposal because it would do nothing to effect a solution to the problem, but would impose an unnecessary financial burden on city businesses in times of economic uncertainty.

The City Engineer referred to the industry's claim that the City was setting up a bureaucratic nightmare. Mr. Curtis pointed out the City had thousands of encroachment agreements relating to control of use of lanes, streets and sidewalks. Container agreements would be dealt with on the same basis.

Cont'd. . . . . .

During discussion members of the Committee agreed the obstruction of downtown lanes and alleys was a serious problem, but it was felt the recommendations proposed would not provide a complete solution. There was still room for negotiation between the City and private contractors, and the industry representatives were urged to co-operate in discussions with the Engineering staff in an effort to reach an acceptable solution.

It was

RECOMMENDED,

THAT consideration be deferred for one month, pending further discussion between City staff and industry representatives.

2. Arthur Laing Bridge

On July 28, 1977 at a joint meeting of Vancouver and Richmond Councils to discuss Richmond's proposal to open the Arthur Laing Bridge to commuter traffic, it was agreed the matter be referred to the Transportation Committee for further study in conjunction with B. C. Hydro and report back.

Before the Committee for consideration this day was a Manager's Report dated May 9, 1978 (circulated) in which the City Engineer recommended that Vancouver join Richmond in negotiating with the Federal Government for a study of direct exclusive transit routing between Vancouver and Richmond via Sea Island.

In the report, the City Engineer advised Richmond Council on February 17, 1978 had decided to negotiate with the Federal Government for provision of a commuter bus access ramp onto the Arthur Laing Bridge.

Committee members questioned the Assistant City Engineer - Traffic Division on what means could be used to ensure transit-only use if access ramps were installed. Mr. Rudberg replied it was anticipated that signs and police enforcement would provide an effective deterrent.

It was

RECOMMENDED,

THAT Council join Richmond in negotiating with the Federal Government for a study of direct exclusive transit routing between Vancouver and Richmond via Sea Island. This study should incorporate the following items:

1. Design of exclusive transit access from Richmond to Sea Island and the Laing Bridge.

2. Design of exclusive transit access from the Laing Bridge to the Arbutus LRT corridor in Vancouver.

3. Review of the Richmond and Massey Tunnel transit services and the potential for routings via the Laing Bridge.

The meeting adjourned at approximately 4:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 164

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

MAY 18, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 18, 1978, in Committee Room No. 3, Third Floor, City Hall at approximately 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gerard
Alderman Gibson

CLERK : G. Barden

RECOMMENDATION

1. Grant Request - AAP-KI-MEHFIL Cultural Society

The Committee considered the attached Manager's Report dated May 11, 1978, wherein the Director of Social Planning reported on a request from the AAP-KI-MEHFIL Cultural Society for a grant in the amount of $1,270 to cover the rental of the Queen Elizabeth Theatre, where they staged a benefit concert on May 14, 1978, in order to raise funds for their organization. The aims of the Society include:

(a) To promote the growth and appreciation, as well as to serve Canadian Multiculturalism through music and folklore of India and other Asian countries.

(b) To promote communication, mutual tolerance and understanding between Canadians of Indian Origin and other ethnic groups and nationalities of Canada.

Their programs include television productions, video tapes for use in schools, cultural activities for seniors and information sharing about the East Indian community and about Government services for ethnic groups.

Mr. N. Damji and Mrs. Sardana representing the Society, advised that they had collected approximately $3,000 at the concert but following deductions for rental and other fees they only had approximately $600 left towards their program. They reported that they had interviewed school children and found they are suffering discrimination and they hope to bring better understanding in the community between all Canadians through their program.

It was pointed out that their request would have to be considered as an outright grant since their request comes after the concert in the Queen Elizabeth Theatre. The Committee advised the Society representatives that their grant request should go before the Community Services Committee and be considered with all the social services grants early in the year.

Following further discussion, a motion was put to approve 50% of their grant request, being $635, and the motion was lost. The Committee took no further action on this matter.

continued.....

2. Fire Department - Staff

The Committee considered the attached Manager's Report dated April 25, 1978 wherein the Fire Chief and Administrative Analyst reported on staff requirements in the Fire Department.

Fire Chief Konig pointed out that the complexity of the working conditions, more diverse responsibilities related to the Fire By-law enforcement and general administrative duties have increased the workload to the point where an additional staff officer is necessary. He explained the reasons why the work could not be handled by a clerk or a computer.

It was further pointed out that vacant positions in the Fire Department could not be permanently posted until the incumbent has officially retired. This increases the workload as the hiring practices of the Fire Department are such that the minimum manning strength must be maintained when an officer is sick or takes vacation prior to his official retirement date. This is handled by placing staff in an acting capacity in the interim. The extra administrative workload created by this procedure could be alleviated if the Fire Chief was permitted to fill the positions on a permanent basis.

Following further discussion, it was

RECOMMENDED

(A) THAT, subject to classification by the Director of Personnel Services, an additional Assistant Fire Chief be authorized in the Fire Department at an annual recurring cost of approximately $30,000 per year based on 1977 rates, and a new and nonrecurring cost of $1200 for office furnishings and equipment.

(B) THAT the Fire Chief be authorized to post and fill all positions upon the incumbent leaving in anticipation of retirement; this proposal will not involve any extra costs to the City.

3. Possible Sale of ½ Block at 2500 Block Franklin Street (Hastings Collective Parking Project) to J. Funaro

The Committee considered the attached Manager's Report dated May 8, 1978, wherein the Director of Finance and the Supervisor of Properties reported on the property value and possible sale price of the City owned ½ block in the 2500 block Franklin Street currently used for the Hastings Collective Parking Project.

The City Manager submitted a memo dated May 16, 1978 suggesting a procedure to follow to bring the matter to a conclusion. The major steps discussed by the Committee were:

- a sale price be established;
- ascertain the wishes of the people paying on the local improvement;
- the conditions under which the lot should be made available;
- legal mechanism for doing so;
- rezoning of the site;
- a public hearing to be arranged;
- approval of Development Permit Application.

continued.....

Clause #3 continued:

City officials felt the logical step to start with would be to determine a sale price as this step would entail the least amount of staff time expended if mutual agreement between the City and the purchaser could not be arranged.

Mr. J. Baker, Solicitor, Mr. G. Massey, Architect, together with Mr. and Mrs. J. Funaro attended the meeting and spoke to the proposal. Mr. Baker advised that his client has already spent a considerable amount of time and money on the proposal and he felt that the matter may as well be concluded if a sale price could not be agreed upon at this point.

The Director of Legal Services advised that some months ago it was felt that there was little objection to the development proposal but recently more objections have been received. He stated that it is unlikely that the Legislature would pass legislation relieving the City of its obligation to hold the property in trust unless an overwhelming majority of the property owners consented to termination of the trust.

During the ensuing discussion, Committee members were of the opinion that the sale price should not be discussed at this point. They felt that a survey of the property owners paying on the local improvement should be undertaken first to ascertain under what, if any, circumstances the property owners would be agreeable to giving up their existing parking arrangements. The Committee also felt that arrangements for a public hearing should proceed simultaneously with the survey.

Following further discussion, it was

RECOMMENDED

(A) THAT the City Manager conduct a survey of the legal property owners of the Hastings Collective Parking Project to ascertain their wishes regarding the proposed development and the circumstances under which they would be agreeable to terminating the trust held on the project by the City.

(B) THAT arrangements for a public hearing proceed simultaneously with the survey on this matter.

The meeting adjourned at approximately 4:55 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 164 & 165

IV (i)

MANAGER'S REPORT

May 26, 1978

TO: Vancouver City Council

SUBJECT: 2500 BLOCK FRANKLIN STREET

CLASSIFICATION: Recommendation

The City Manager reports as follows:

The staff recommendation to the Finance & Administration Committee had been to try to settle the financial terms of any deal with Mr. Funaro before proceeding further with the legal and the planning issues.

However, the Committee recommends that the first step be to ascertain the views of the property owners who contribute to the Collective Parking Lot.

If Council approves this recommendation, I recommend the following procedure:

1) Land Registry Office to provide certificates of encumbrance;

2) Law Department to determine who the legal owners now are of each piece of property;

3) A letter to be prepared to each owner, explaining

   a) the proposed development
   b) the new parking arrangements
   c) the financial arrangements for the property owners
   d) where to get extra information

   and requesting an answer within four weeks.

4) Letter to be prepared jointly by Planning, Law and Engineering, and to be sent out by registered mail from the City Clerk's Office who will also do a follow-up;

5) A flyer to be distributed by hand at the same time to the merchants (who are usually lessees on the same properties) telling them of the proposal made to the property owners and encouraging them to contact and give him the lessee's views.

6) The returns to be tabulated and presented to Council with recommendations for further action.

7) The financial arrangements to be proposed under (3c) to include:

   a) No further maintenance contributions
   b) Contributors making annual payments for the acquisition of the lot to cease further payments
   c) Property owners who paid their share to be refunded a portion of their payments
   d) The reimbursements under (c) to be charged against the proceeds from the sale of the lot
   e) The local improvement by-law to be cancelled.

In the event that Council approves the recommendation from the Finance & Administration Committee, then the City Manager RECOMMENDS:

A) That the survey be undertaken by the City using the procedure outlined in (1) to (7) above.

B) That up to $1,000 be appropriated from the Contingency Reserve to defray costs of the survey.

FOR COUNCIL ACTION SEE PAGE(S) 165

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 13, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the Minutes of the following meetings be adopted:

Special Council (Public Hearing) - May 25, 1978
Regular Council (Except 'In Camera') - May 30, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Letter of Appreciation to Leon & Thea Koerner Foundation re Grant to Archives

In a letter dated May 29, 1978, the City Clerk advised that the City Archives has received a grant of $1,500 from the Leon and Thea Koerner Foundation towards its 'Public Awareness of Vancouver's Documentary Heritage Project'. It was requested that the Mayor forward a letter of appreciation to the Foundation on behalf of Council.

MOVED by Ald. Kennedy,
THAT the foregoing request be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Transfer of Zoning Data to Real Estate Board

Under date of June 7, 1978, the Real Estate Board of Greater Vancouver submitted a letter requesting that it appear before Council as a delegation to discuss the transferring of certain property data to the Board's computer system for use by its membership. It was recalled that Council had previously decided not to allow the transfer of this data to the Board.

MOVED by Ald. Puil,
THAT the letter from the Real Estate Board of Greater Vancouver be received and filed.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Rankin and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the delegation request from the Real Estate Board of Greater Vancouver be granted, and should other requests to address Council on this topic be received, the Council also hear these delegations;

FURTHER THAT the report of the City Manager dated June 9, 1978, on the matter of additional staff for the Zoning Counter, be deferred pending the hearing of the delegation.

- CARRIED UNANIMOUSLY

3. Stanley Park Seawall/Pedestrian/ Cycle Path - Information Officers

In a letter dated June 7, 1978, the Park Board submitted a request for Council to provide additional funding necessary to use the Provincial Government Student Employment Program to hire information officers in Stanley Park for the 1978 summer months. It was explained that the Provincial Government's grant would be $8,064 and the Council's contribution would be $8,708, to supplement the Provincial Government grant.

The Council was advised that the City Manager recommends that Council approve of the Park Board making application to the Provincial Government, and if successful, the additional funding be financed from within the Park Board's current operating budget.

MOVED by Ald. Brown,
THAT the foregoing recommendation of the City Manager be approved.

- CARRIED

(Alderman Kennedy opposed)

4. Request for Vancouver to become Member of Canadian Council on Social Development

In a letter dated May 31, 1978, the Canadian Council on Social Development invited the City of Vancouver to become a member of its organization. The letter detailed the functions of the Social Development Council and asked that the Council contribute annually an amount equal to $2.00 per thousand of the population of the City.

MOVED by Ald. Puil,
THAT Vancouver City Council not accede to the request of the Canadian Council on Social Development.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

5. Gabriola Mansion,
1523 Davie Street

In a letter dated June 9, 1978, the Heritage Committee of the Community Arts Council of Vancouver requested to appear as a delegation later this day to address Council on the matter of alterations to Gabriola Mansion, 1523 Davie Street, which is the subject of a Manager's report dated June 9, 1978.

MOVED by Ald. Rankin,
THAT the foregoing delegation request be granted.

- CARRIED UNANIMOUSLY

6. Impact of Fire and Building
By-laws on Existing Buildings

Council noted a letter dated June 9, 1978, from the Apartment Tenant Owners Association requesting that it be allowed to appear as a delegation at the Council meeting on June 27, 1978, to present a submission on amendments to the Fire and Building By-laws. The writer explained that he would be out of town on June 15th, the date set to hear delegations on the matter before a special joint meeting of the Standing Committees on Community Services and Planning & Development.

MOVED by Ald. Harcourt,
THAT the delegation request from the Apartment Tenant Owners Association to address Council on June 27, 1978, be granted.

- CARRIED UNANIMOUSLY

7. Free Downtown Bus Service

In a letter dated June 12, 1978, the Gastown Historic Area Planning Committee requested to appear as a delegation this day in support of the free Downtown bus service. This matter is the subject of a report by the City Manager dated June 9, 1978, to be considered later this day. Several other delegation requests were also noted.

MOVED by Ald. Harcourt,
THAT the delegation requests to speak this day on the matter of the free Downtown bus service, be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 9, 1978

Works & Utility Matters
(June 9, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Check-Valve Installation in Zone 440 - 1978 Capital Budget
Cl. 2: Sewer Construction C.P.R. Right-of-Way Kitsilano Point
Cl. 3: Hastings Street Viaduct Replacement - Agreement with Burlington Northern Railway
Cl. 4: Hastings Street Viaduct Replacement - Agreement with B.C. Hydro
Cl. 5: Closure of Portion of Lamey's Mill Road West of Alder Crossing

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Works & Utility Matters
(June 9, 1978) (cont'd)

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 9, 1978)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: D.P.A. - 4332 Quebec Street
Cl. 2: Demolition Request - 531 Carrall Street
Cl. 3: D.P.A. - 835 Beatty Street
Cl. 4: D.P.A. - Alterations to Gabriola, 1523 Davie
Cl. 5: Amendments to the RS-1A District Schedule
Cl. 6: D.P.A. - Exterior Alterations to the C.P.R. Station, 601 West Cordova
Cl. 7: Non-Market Lease - Enclave 19 - Champlain Heights
Cl. 8: Champlain Heights Enclave 19

D.P.A. - 4332 Quebec
Street (Clause 1)

In considering this clause, Council noted a letter dated May 3, 1978, from the Riley Park Citizens' N.I.P. Planning Committee urging approval of the proposed development and a letter dated June 9, 1978, from Mr. Hugo Morawsky proposing that 8 townhouse units be allowed on the site rather than 6 suggested by the Director of Planning. Having in mind the statement in the report that there were strong objections from a number of neighbouring property owners, it was

MOVED by Ald. Rankin,
THAT this whole matter be referred to the Standing Committee on Planning and Development and delegations be invited to meet with the Committee to discuss the proposed development.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in Clause 2 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

D.P.A. - Alterations to Gabriola
Mansion, 1523 Davie Street (Clause 4)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (See page 42 for Council's action.)

Clauses 5, 6, 7 and 8

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 5, 6 and 7 be approved and Clause 8 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 9, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Royal Vancouver Yacht Club - Development in Coal Harbour
Cl. 2: 75th Annual Convention of U.B.C.M. - September 20th, 21st and 22nd, 1978
Cl. 3: Additional Staff - Zoning Counter
Cl. 4: Park Board - Staffing

Royal Vancouver Yacht Club - Development in Coal Harbour (Clause 1)

In considering this clause, the Mayor advised that he had received information from the Royal Vancouver Yacht Club that it has abandoned its plans to construct an island in Coal Harbour.

MOVED by Ald. Gibson,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clauses 2 and 4

MOVED by Ald. Harcourt,
THAT Clause 2 be received for information and the recommendation of the City Manager contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

Additional Staff - Zoning Counter (Clause 3)

For Council action on this clause, see page 2.

Property Matters
(June 9, 1978)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Rent Review - N/W Corner Granville and Beach
Cl. 2: Establishing Portion of City-owned Property for Lane Purposes - N/S 2nd Avenue East of Pine
Cl. 3: Consent to Assignment of Lease - City-owned Lane between Broadway and 8th Avenue
Cl. 4: Rent Review - 240 Northern Street
Cl. 5: Rent Review - 1602 Western Street
Cl. 6: Site Acquisition for Kivan Boys' and Girls' Club - 2849, 2875 and 2881 St. George Street
Cl. 7: Acquisition for Lane Purposes - W/S Main between 19th and 20th Avenues

Clauses 1 to 7 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

B. Greek Days 1978

Council considered a report of the City Manager dated June 8, 1978, concerning regulations for the 1978 Greek Day celebration planned for June 25, 1978. A report dated June 7, 1978, from the Council Committee on the Arts was noted.

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in his report dated June 8, 1978, be approved.

- CARRIED UNANIMOUSLY

C. Amendments to the Vancouver Charter

Council considered a report of the City Manager dated June 12, 1978, concerning amendments to the Vancouver Charter, in which the Director of Legal Services reported on the Bill which was approved by the Private Bills Committee.

The Mayor made reference to the deletion by the Private Bills Committee of granting Council power to regulate store hours on Sundays and also to the deletion of the proposed amendment requiring a 2/3rds majority for rezoning. The Mayor indicated that he would be taking both of these matters up further with the appropriate Minister.

Reference was also made to Sections 28 and 29 of the Bill concerning the jurisdiction of the Park Board and, it was

MOVED by Ald. Puil,
THAT Council request the Private Bills Committee to delete the requested amendments as shown in Sections 28 and 29 of the Bill concerning the Park Board, at this time, pending further examination of the matter.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt and the Mayor opposed)

MOVED by Ald. Rankin,
THAT, when Charter amendments are still pending with the Provincial Government at the end of Council's term, then the amendments be brought forward to the subsequent Council for consideration at the appropriate time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

D. The British Columbia Urban Transit Authority Act

Council considered a report dated June 9, 1978, from the City Manager concerning a brochure recently published on the Urban Transit Authority Act. It was stated that an initial analysis will be available for Council review in two to three weeks.

MOVED by Ald. Kennedy,
THAT the Council, jointly with the G.V.R.D., request a meeting with the Minister of Municipal Affairs and Housing and appropriate officials, to discuss the regulations resulting from the Urban Transit Authority Act and also to request of the Minister an opportunity of discussing the proposed legislation before it is passed in final form.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development, June 1, 1978

Central Waterfront Official Development Plan (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, June 1, 1978

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Dance Machine, 887 Seymour Street
Cl. 2: Ray-Cam Co-operative Centre - Operation and Budget
Cl. 3: Fire By-law Upgrading - Austin Hotel, 1221 Granville Street
Cl. 4: Wonder Rooms, 50 East Cordova Street
Cl. 5: Noise from Cabarets in the Gastown Area
Cl. 6: (a) Residential Accommodation in the Downtown Eastside
(b) Lodging House By-law Enforcement Program
Cl. 7: Downtown Cabarets re Compliance with Fire Safety Regulations
Cl. 8: Lodging House Closures
Cl. 9: Fines for Convictions Under Lodging House By-law

Clauses 1 to 9 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:50 p.m., with the same members present.

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(June 9, 1978)

Free Downtown Bus Service
(cont'd)

Earlier in the proceedings, Council had agreed to hear a number of delegations on this matter.

The following addressed Council and spoke in support of the continuation of the free Downtown bus service:

- Mr. Achilles, Gastown Historic Area Co-ordinating Committee
- Mr. Howard Todd, Gastown Merchants' Association
- Mr. Barry Shaw, Central City Mission
- Mrs. Helen Boyce, Harbour Centre
- Mr. J.M. Pollock, The Townsite Committee.

The City Engineer, in response to a question from Council, indicated that the free Downtown bus service has been very successful and as far as can be determined, there has been no decline in ridership on other Downtown bus routes. If the bus service is continued, the Engineering Department will be conducting a study of the free bus and Downtown transit service.

MOVED by Ald. Rankin,
THAT the City continue to fund the free Downtown bus service to December 31, 1978, on a month to month basis with the additional cost of $102,000 allocated from Contingency Reserve;

FURTHER THAT the City continue its efforts to obtain alternative sources of funding for the free bus service.

- CARRIED

(Alderman Brown opposed)

MOVED by Ald. Ford in amendment,
THAT the City approve $51,000 for operation of the free Downtown bus service, and it be operated on a month to month basis thereafter to the end of December, 1978.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

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At this point in the proceedings, Alderman Puil left the meeting.

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STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, June 1, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Shaughnessy Planning Process
Cl. 2: Grandview-Woodland Local Area Planning - Status Report
Cl. 3: Chinatown/Gastown Tree Planting Project
Cl. 4: 1981 Census of Canada
Cl. 5: Block 35 Civic Square - N/E Corner of Dunsmuir and Richards Streets

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Transportation, June 1, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Bus Stops on Fraser/Cambie Route
Cl. 2: Requested Closure of 23rd Avenue at Tupper School

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance & Administration, June 1, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Vancouver Public Aquarium Association - Grant Request
Cl. 2: Champlain Heights - Areas E & F Budget Report

Clauses 1 and 2

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (East 29th Avenue and Prince Albert Street)

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from voting on the By-law)

2. BY-LAW TO AMEND BY-LAW NO. 3519, BEING THE IMPOUNDING BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Land for Lane Purposes (N/S 2nd Avenue East of Pine Street)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT WHEREAS the City of Vancouver is the registered owner of the North two feet of Lots 39 and 40, Block 219, District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as lane;

THEREFORE BE IT RESOLVED THAT the North two feet of Lots 39 and 40, Block 219, District Lot 526, Plan 590, be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveyance to Abutting Owner & Consolidation (S/E Corner Point Grey Road & MacDonald)

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The portion of the South 92 feet of Lot 3, Block 4, District Lot 192, Plan 774 included in Explanatory Plan 13440 was established for road under filing 39953;

(3) A part of the said portion so established for road is no longer required for road purposes;

(4) The owner of the said South 92 feet of Lot 3 has made application to acquire the part of the road not now required;

THEREFORE BE IT RESOLVED THAT all that portion of road adjacent to the South 92 feet of Lot 3 except part included in Explanatory Plan 13440, Block 4, District Lot 192, Plan 774 shown outlined red on plan sworn to by David Lyon, B.C.L.S., on May 11, 1978, a print of which is attached hereto, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the portion of road so closed be consolidated with the portion of the South 92 feet of Lot 3 to form one parcel.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

C. Lane Paving - Lane East of Victoria Drive from 48th to 49th Avenues

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane east of Victoria Drive from 48th Avenue to 49th Avenue (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS Lot "A", Block 1, District Lot 724, Plan 1592 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RS-1) One-Family Dwelling District under the Zoning and Development By-law;

AND WHEREAS the remaining real property abutting the said project to be specially assessed therefor is zoned (C-2) Commercial District under the Zoning and Development By-law;

AND WHEREAS a special annual assessment for the said project in the sum of $65.27 is imposed on the said lot for a period of fifteen (15) years as if it were zoned (C-2) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane East of Victoria Drive from 48th to 49th Avenues (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, $32.63, for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

D. Lane Paving - Lane South of 24th Avenue from Puget Drive to MacDonald Street

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 24th Avenue from Puget Drive to MacDonald Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 24th Avenue from Puget Drive to MacDonald Street (cont'd)

AND WHEREAS the following lot:

LOT	BLK.	D.L.
A	W	139

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvements;

AND WHEREAS the said lot is zoned (C-1) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (C-1) Commercial District would be:

LOT	BLK.	D.L.	
A	W	139	$57.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

LOT	BLK.	D.L.	
A	W	139	$28.66

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

E. Lane Paving - Lane South of 7th Avenue from Alder to Spruce Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 7th Avenue from Alder Street to Spruce Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976 and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 7th Avenue
from Alder to Spruce Streets (cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of local improvements;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLOCK	D.L.
A	314	526
E	314	526

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (FM-1) Fairview Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (FM-1) Fairview Multiple Dwelling Districts would be:

LOT	BLOCK	D.L.	
A	314	526	$41.68
E	314	526	$41.68

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 7th Avenue from Alder to Spruce Streets (cont'd)

LOT	BLOCK	D.L.	
A	314	526	$20.84
E	314	526	$20.84

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

F. Lane Paving - Lane South of 12th Avenue from Watson to Sophia Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of 12th Avenue from Watson Street to Sophia Street (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by petition to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;
2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;
3. the relief to be given on a year-to-year basis as long as the properties remain eligible;
4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 12th Avenue from Watson to Sophia Streets (cont'd)

AND WHEREAS the following lots:

LOT	BLOCK	D.L.	PLAN
1, East 32 feet	114	301	187
14	114	301	187

abut the said project and are owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling District would be:

LOT	BLOCK	D.L.	PLAN	
1, East 32 feet	114	301	187	$52.31
14	114	301	187	$80.92

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLOCK	D.L.	PLAN	
1, East 32 feet	114	301	187	$26.15
14	114	301	187	$40.46

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

G. Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane north of Hastings Street from Lakewood Street to Templeton Drive (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by City Council on April 23, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by the Petition method to a court of revision on May 13, 1976;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
F, ex. East 1 & 416/1000 ft. of 1-4	40	184
6	40	184

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	$43.87
6	40	184	$68.77

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane North of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
F. Ex. East 1 & 416/1000 ft. of 1-4	40	184	$21.94
6	40	184	$34.39

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

H. Lane Paving - Lane South of York Street from Larch to Chestnut Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS a lane paving project in respect of the lane south of York Street, from Larch Street to Chestnut Street (hereinafter called "the said project) was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York Street from Larch to Chestnut Streets (cont'd)

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
4E½	204	526
4W½	204	526
12W½	204	526
8	205	526
9W½	205	526
B of 20	205	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling districts would be:

LOT	BLK.	D.L.	
4E½	204	526	$25.80
4W½	204	526	25.80
12W½	204	526	25.80
8	205	526	51.61
9W½	205	526	25.80
B of 20	205	526	33.03

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of York Street from Larch to Chestnut Streets (cont'd)

LOT	BLK.	D.L.	
4E½	204	526	$12.90
4W½	204	526	12.90
12W½	204	526	12.90
8	205	526	25.80
9W½	205	526	12.90
B of 20	205	526	16.52

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

I. Construction of Pavement 20 Feet Wide on Lane South of Broadway from Birch to Oak Streets

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT

WHEREAS the construction of pavement twenty (20) feet wide on the lane south of Broadway from Birch Street to Oak Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 12 West 42 feet, Block 353, District Lot 526, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot, forty-two (42) feet in width, on which is constructed a single family dwelling, is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575;

AND WHEREAS by reason of the size of the said lot and the multiple dwellings constructed on real property abutting the said lot, the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $31.34;

cont'd....

MOTIONS (cont'd)

Construction of Pavement 20 Feet Wide on Lane South of Broadway from Birch to Oak Streets (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $5.90;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, and that the special annual assessment be reduced for the year 1978 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $5.90. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

J. Lane Paving - Lane South of 2nd Avenue from Larch to Burrard Streets, except from Balsam to Vine Streets and except from Burrard Street to 100 Feet West

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a lane paving project in respect of the lane south of 2nd Avenue, from Larch Street to Burrard Street, except from Balsam Street to Vine Street and except from Burrard Street to 100 feet west (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 2nd Avenue from Larch to Burrard Streets, except from Balsam to Vine Streets and except from Burrard Street to 100 Feet West (cont'd)

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
25	225	526
29	225	526
34	225	526
36W1/2 & 37	225	526
3	226	526
10	226	526
12	226	526
32	226	526
33	226	526
14	227	526
15	227	526
37	227	526
39	227	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM3B) Multiple Dwelling district under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3B) Multiple Dwelling districts would be:

LOT	BLK.	D.L.	
25	225	526	$25.80
29	225	526	25.80
34	225	526	25.80
36W½ & 37	225	526	38.70
3	226	526	25.80
10	226	526	25.80
12	226	526	25.80
32	226	526	25.80
33	226	526	25.80
14	227	526	25.80
15	227	526	25.80
37	227	526	25.80
39	227	526	25.80

cont'd....

MOTIONS (cont'd)

Lane Paving - Lane South of 2nd Avenue from Larch to Burrard Streets, except from Balsam to Vine Streets and except from Burrard Street to 100 Feet West (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

LOT	BLK.	D.L.	
25	225	526	$12.90
29	225	526	12.90
34	225	526	12.90
36W½ & 37	225	526	19.35
3	226	526	12.90
10	226	526	12.90
12	226	526	12.90
32	226	526	12.90
33	226	526	12.90
14	227	526	12.90
15	227	526	12.90
37	227	526	12.90
39	227	526	12.90

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

K. Street Paving and Installation of Curbs on Quebec Street from 4th to 5th Avenues

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Quebec Street from 4th Avenue to 5th Avenue (hereinafter called "the said project") was recommended by the City Manager on June 2, 1977, and approved by Council on June 14, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on June 14, 1977;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on Quebec Street from 4th to 5th Avenues (cont'd)

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS Lot 9, Block 23, District Lot 200A (herein called the "said lot") complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (M-1) Industrial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (M-1) Industrial District would be $357.99;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief, that is $119.26, for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

L. Street Paving and Installation of Curbs on Pender Street from Salsbury to Victoria Drives

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Pender Street, from Salsbury Drive to Victoria Drive, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on Pender Street from Salsbury to Victoria Drives (cont'd)

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lot:

LOT	BLK.	D.L.
D of 5	E	183

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
D of 5	E	183	$163.25

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on Pender Street from Salsbury to Victoria Drives (cont'd)

LOT	BLK.	D.L.	
D of 5	E	183	$54.42

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

M. Street Paving and Installation of Curbs on 71st Avenue from Hudson to Oak Streets

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on 71st Avenue from Hudson Street to Oak Street, (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be indentified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on 71st Avenue from Hudson to Oak Streets (cont'd)

AND WHEREAS the following lot:

LOT	BLK.	D.L.
2 of 12 of 1-6 & 12	C	319

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
2 of 12 of 1-6 & 12	C	319	$275.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLK.	D.L.	
2 of 12 of 1-6 & 12	C	319	$91.75

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

N. Street Paving and Installation of Curbs on Carolina Street from 7th Avenue to 8th Avenue

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Carolina Street from 7th Avenue to 8th Avenue, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976:

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on Carolina Street from 7th Avenue to 8th Avenue (cont'd)

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

AND WHEREAS the following lots:

LOT	BLK.	D.L.
16 S.72'	106	264A
16 Ex. S.72'	106	264A

comply with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lots are zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

LOT	BLK.	D.L.	
16 S.72'	106	264A	$161.00
16 Ex.S.72'	106	264A	$111.82

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

cont'd....

MOTIONS (cont'd)

Street Paving and Installation of Curbs on Carolina Street from 7th Avenue to 8th Avenue (cont'd)

LOT	BLK.	D.L.	
16 S.72'	106	264A	$ 53.67
16 Ex.S.72'	106	264A	37.27

for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

O. Construction of Pavement and Curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $212.26;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $70.75;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if the said lot were used for residential purposes, that is to say, the annual sum of $70.75;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

P. Construction of Pavements and Curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"(a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

(b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $61.16 for a period of fifteen (15) years;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Q. Construction of Pavements and Curbs on both sides of 72nd Avenue from Granville to Osler Streets

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavements and curbs on both sides of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on both sides of 72nd Avenue from Granville to Osler Streets (cont'd)

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318 $171.28;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if it were used for residential purposes, that is to say:-

cont'd....

MOTIONS (cont'd)

Construction of Pavements and Curbs on both sides of 72nd Avenue from Granville to Osler Streets (cont'd)

Lot 1, Block 12, District Lot 318 $ 57.07;

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced special assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

R. Construction of Pavement and Curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

Whereas the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1978 to the rate levied on real property in residential districts pursuant to the said by-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (cont'd)

S. Construction of Pavement and Curbs on Osler Street from 70th Avenue to Lane North on both sides and Concrete Curbs and Gutters on both sides of Osler Street from Lane North of 70th Avenue to 67th Avenue

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:-

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law and has constructed thereon a single family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on Osler Street from 70th Avenue to Lane North on both sides and Concrete Curbs and Gutters on both sides of Osler from Lane North of 70th to 67th Avenues (cont'd)

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $49.48 for a period of fifteen (15) years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1978 only, and the Collector of Taxes is hereby directed to enter on the tax roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

T. Construction of Pavement and Curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on Both Sides

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT

WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District (hereinafter called "the said lot"), abuts the said project;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development under Zoning and Development By-law No. 3575 and has constructed thereon a single family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

cont'd....

MOTIONS (cont'd)

Construction of Pavement and Curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on Both Sides (cont'd)

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less then two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1978 as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

The Collector of Taxes is hereby directed to enter in the tax roll against the said lot the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Rankin was recognized by the Chair:

Lending of Money by Canadian Banks to Government and Agencies in South Africa

MOVED by Ald. Rankin,

THAT WHEREAS the white minority government in South Africa through its system of apartheid, continues to deny all basic human rights to the majority black population of that country, and in carrying out this racist program of apartheid has:

(1) denied to all but the white minority the franchise and other political rights

(2) claimed exclusive ownership of 86.3% of South Africa's territory, and further has embarked on a program of deporting some 6 million persons under its Bantustan policy to barren reservations

(3) maintained an economic system in which the per capita income of blacks is approximately 10% that of whites

(4) continued to apply repressive and discretionary laws which prevent African workers from organizing to defend their basic interests

cont'd....

NOTICE OF MOTION (cont'd)

Lending of Money by Canadian Banks to Government and Agencies in South Africa (cont'd)

(5) been responsible for the detention without charges, torture, and killing of political prisoners, as well as the massacre of hundreds of school children;

AND WHEREAS this racist system of apartheid rests upon a foundation of direct financial loans and investments, and since 5 Canadian chartered banks (the Bank of Commerce, Royal Bank, Bank of Nova Scotia, Toronto Dominion Bank, Bank of Montreal) continue to support this racist regime through their participation in international consortia to lend money to the South African government and its agencies;

AND WHEREAS it is the responsibility of municipal officials entrusted with public funds to govern these funds in a responsible manner, and to ensure that these funds are invested in ways that would directly benefit the citizens of the city, and which, if invested either directly or indirectly outside of the city, would not go in any way to support such an inhuman and oppressive system as apartheid;

THEREFORE BE IT RESOLVED THAT the City Council of Vancouver investigate and commence taking those steps necessary to phase out its dealings with any Bank which continues to participate in loans to the government and agencies of South Africa, and that the Council make these intentions known to the Bank;

AND FURTHER THAT the Council encourage the Aldermen who may have accounts with these major Banks to question their Banks on their investment policies, and to support the national and international actions against bank loans to South Africa in whatever way possible.

(Notice)

The Deputy City Clerk advised that a request had been received from the Stop Bank Loans to South Africa Committee to address Council when the above motion is being considered.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the delegation request from the Stop Bank Loans to South Africa Committee be granted.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Prostitution in the City

expressed concern over the current problem of prostitution in the City with particular reference to the situation at the corner of Hornby and Georgia Streets.

The Mayor indicated he has received a great many complaints from citizens on this problem. He expects that within a month, the Police Department will be instituting a new program to control this situation and he will be reporting to Council shortly on this.

- - - - -

The Council recessed at approximately 5:30 p.m. to reconene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Puil (Civic Business)

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

D.P.A. Refusal -
2677 East Broadway

Before Council for consideration was a report of the City Manager dated June 2, 1978, on a development permit application to construct an addition to the Broadway Manor Senior Citizens apartment at 2677 East Broadway. The development permit application requested the construction of an 1,155 square foot solarium on top of an existing parking structure. The report noted that the proposed addition would exceed by .02 the maximum permitted floor space ratio as established by Council resolution during consideration of the original rezoning application. Because of objections from the neighbouring property owners, the Director of Planning had refused the application.

Mr. Vern H. Delgatty, Architect and Rev. Allon E. Hornby, Broadway Manor, appealed to Council to request the Director of Planning to issue the development permit application. Rev. Hornby indicated that he had canvassed the neighbouring property owners within a one block radius and had received 45 signatures on a petition in favour of the proposed development. By means of a plan, Mr. Delgatty explained the project for Council's information. He stated that the adjoining neighbours had been under a misunderstanding that the proposed development would increase problems with parked cars in the area as well as obstructing their views, however this has now been clarified.

MOVED by Ald. Harcourt,
THAT the floor space ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

(Deferred)

MOVED by Ald. Rankin,
THAT the above motion be deferred and the Director of Planning re-canvass those neighbours who had objected to the proposed development to determine their present views on this proposed development for report back to Council in two weeks. In the meantime, the Director of Planning be requested to process development permit application #79828.

- CARRIED UNANIMOUSLY

DELEGATIONS (cont'd)

Tender #78/1 for Painting Steel Poles and Attachments

Council on May 30, 1978, deferred consideration of a Manager's report dated May 26, 1978, on this matter to permit representations from the principals involved.

In the report, the City Engineer advised that J.S. Painting Co. Ltd., and West Coast Painting Co. Ltd., were the only ones to submit bids. While J.S. Painting Co. Ltd. was the low bidder, it had not met tender specifications that a bid bond or certified cheque for 10% of the bid price must be submitted with the tender. Also, in the opinion of the City Engineer, this company lacks sufficient equipment to perform the work, however, it has stated that equipment will be obtained if it receives the contract.

The City Engineer stated that the second low bid from West Coast Painting Co. Ltd., is acceptable and noted this company has been the successful bidder on this contract for the past five years and has always performed satisfactorily.

In the report the City Manager recommends that the contract for painting steel poles and attachments be awarded to West Coast Painting Co. Ltd.

Mr. J. Santos, J.S. Painting Co. Ltd., addressed Council and referred to his brief which was previously circulated. In his brief, Mr. Santos stated that the reason he had not submitted a certified cheque with his tender was that he overlooked the fact that the Vancouver City Credit Union was closed on Monday. He also stated that if his company is awarded the contract, it will purchase the equipment required to carry out the work.

Mr. G. Wiezoreck, West Coast Painting Co. Ltd., also addressed Council and referred to his brief previously circulated in which he set forth arguments why the tender should be awarded to his company.

MOVED by Ald. Kennedy,
THAT the contract for painting steel poles and attachments be awarded to J.S. Painting Co. Ltd.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated May 26, 1978, be approved.

- CARRIED UNANIMOUSLY

Grant Appeals

In accordance with approved procedure, the following organizations made representations before Council to appeal Council's decision on their grant applications:

(a) Childrens Play Resource Centre

Dean N. Scarfe addressed Council on behalf of his organization. He outlined the work done by this group and stressed its value to the community. He requested that Council approve a grant of $2,500 to fund a part-time co-ordinator and supervisor for the Childrens Play Resource Centre.

cont'd....

DELEGATIONS (cont'd)

Grant Appeals (cont'd)

MOVED by Ald. Rankin,
THAT a grant of $2,500 be approved to the Childrens Play Resource Centre for the period April 1, 1978, to March 31, 1979, to cover telephone, postage, printing and office costs.

- CARRIED BY THE REQUIRED MAJORITY

(Mayor Volrich opposed)

(b) Chinese Community Library Services Association

Mr. L. Chan addressed Council and reviewed the service offered by this group to elderly Chinese throughout Vancouver. He requested that Council approve an additional grant of $6,972. Representatives of the following groups also addressed Council in support of this grant appeal:

- Britannia Community Services Centre
- S.P.O.T.A.
- Strathcona Community Centre Association
- Chinese Elderly Citizens' Association.

MOVED by Ald. Bellamy,
THAT an additional grant of $6,972 to the Chinese Community Library Services Association be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Kennedy and the Mayor opposed)

Rezoning Application - N/W Corner 67th Avenue and Hudson Street

Council on May 30, 1978, deferred consideration of a Manager's report dated May 26, 1978, on this matter to permit the applicant an opportunity of addressing Council.

In the City Manager's report, the Director of Planning reviewed the site, background, proposed development and analyzed the application. He noted that as the Marpole Local Area Planning Program commenced in January, 1978, this lot, as well as three other lots in the same area, should be reviewed through the local area planning program. He considers the application premature in light of the Marpole Local Area Planning Program and similar split-zoned sites in the vicinity. He also noted that the existing dwelling on the site is appropriate both to the site and the surrounding development, and any benefits to the rezoning would be outweighed by detrimental effects in the surrounding community.

MOVED by Ald. Harcourt,
THAT the matter of future zoning of the four split-zoned lots located in the RT-2 and RS-1 Districts on the north side of 67th Avenue in Marpole, be referred to the Marpole Local Area Planning Committee for early report.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS AND DELEGATIONS (cont'd)

Building & Planning Matters
(June 9, 1978) (cont'd)

D.P.A. - Alterations to Gabriola,
1523 Davie Street (Clause 4)
(cont'd)

Earlier this day, Council deferred consideration of this matter to permit Mrs. J. Bingham, Secretary of the Heritage Committee of the Community Arts Council, to make representations.

Mrs. Bingham, on behalf of the Community Arts Council, thanked the various civic officials and boards involved with Gabriola Mansion for their excellent work towards restoring the Mansion. She then reviewed some of the highlights of the interior of the Mansion and gave a brief history of the structure. Mrs. Bingham expressed regret that the current Heritage Legislation only embraces the exterior of heritage buildings.

In the City Manager's report, the Director of Planning noted that the Urban Design Panel had recommended that the exterior alterations to Gabriola be approved subject to the following conditions:

- that the proposed ornamental ironwork balcony above the porte-cochere be deleted as it does not form part of the original building.

- that a butt glazing method be used for the 'solarium'.

- that the roof vents be painted to match the colour of the slate roof.

The Director of Planning concurred with the conditions recommended by the Urban Design Panel. The report concluded with the recommendation that Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973.

MOVED by Ald. Ford,
THAT Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973, except that the Director of Planning be requested to investigate a suitable substitute for the proposed ornamental ironwork balcony.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 9:10 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 13, 1978, adopted on June 20, 1978.

MAYOR

DEPUTY CITY CLERK

MANAGER'S REPORT

June 2, 1978

TO: Vancouver City Council

SUBJECT: 2677 East Broadway
Development Permit Refusal 79828

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"This report refers to a letter dated March 22, 1978 from Mr. Vern H. Delgatty, Architect (copy attached), regarding refusal by the Director of Planning of a Development Permit Application to construct an addition to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

The Development Permit Application requested the construction of an 1155 sq. ft. solarium addition to be constructed on top of an existing parking structure, in conjunction with the existing Senior Citizens Apartment Building. The existing development consists of Senior Citizens Apartment Building on the westerly portion of the site, a hall/gymnasium in the centre and a church (Broadway Tabernacle) with ancillary facilities on the easterly portion of the site. The solarium would be constructed on the parking structure which is located between the Senior Citizens Building and the church.

The site was rezoned by Council to a CD-1 Comprehensive Development District. The Floor Space Ratio was limited by Council's Resolution to a maximum of 1.22. With the proposed solarium addition, the Floor Space Ratio would increase to 1.24, exceeding the maximum permitted by .02 (1047 sq. ft.). The proposed addition would meet the other technical requirements of the By-law.

17 neighbouring property owners were notified of this Development Permit Application. A petition containing 18 signatures, representing 12 properties, was submitted objecting to the proposed solarium. The reasons given for objecting were that it would affect views from the residences and they noted problems concerning parking of cars in the area.

Since the Floor Space Ratio was limited by Council resolution, Council could relax it without rezoning. However, in view of the objections from the neighbouring property owners, the Director of Planning was not prepared to submit the question of Floor Space Ratio to Council and the application was refused. Because of Mr. Delgatty's letter, the matter is now being referred to Council for consideration."

The City Manager submits the foregoing report for CONSIDERATION of City Council.

NOTE: A MAP WILL BE DISPLAYED AT COUNCIL.

FOR COUNCIL ACTION SEE PAGE(S) 270

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Check-Valve Installation in Zone 440 - 1978 Capital Budget

The City Engineer reports as follows:

"Check-valve installations are required as follows:

Cambie Street at 63rd Avenue
Cambie Street at Marine Drive
Marine Drive at Heather Street
Marine Drive at Shaughnessy Street

Estimated cost $65 000

The check-valve installations are required to stop backflow of water from City watermains to the Greater Vancouver Water District's watermains during periods of high demand. These check valves will also help to maintain pressure within the City water system in pressure zone 440.

Funds for the project are available from the following Waterworks Capital Account

#128/7903 Uncompleted Design - Unappropriated

I recommend that this work be approved for construction and that the required $65 000 be appropriated for this work as stipulated above."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Sewer Construction C.P.R. Right-of-Way Kitsilano Point

The City Engineer reports as follows:

"On May 4, 1978, Council approved rezoning of Lots A-J (C.P.R. Right-of-Way in Kitsilano Point) subject to certain conditions.

Two of the conditions relate to sewer construction in an easement to be granted by Marathon Realty and to payment of 50% of the cost of sewer construction by Marathon Realty. Such sewer construction is to be completed with 60 days of the registered easement and plans being delivered to the City.

Funds for the City's share (50%) of the estimated $87 000 cost are available in account number 118/7904 'Sewer System Replacement - Unallocated'.

I recommend that $43 500 be appropriated from Sewers Capital Account 118/7904 for the City's share (50%) of the required work and that the work be done following delivery to the City of the registered easement and plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Hastings Street Viaduct Replacement - Agreement with Burlington Northern Railway

The City Engineer reports as follows:

"At its meeting of March 8, 1977, Council authorized the City Engineer to carry out design of the new Hastings Street Viaduct and at its meeting of November 29, 1977, Council authorized the purchase of materials. Preparations for construction are now taking place and it is necessary to obtain permission from the Burlington Northern Railway in order to locate temporary construction facilities over their property. The Burlington Northern has indicated a willingness to permit our facilities over their property provided the City will enter into an agreement. The agreement would have an indemnity clause and would be in effect for six months. It could be renewed.

Cont'd . . .

Clause 3 Cont'd

Funds for the replacement of Hastings Viaduct are provided in the current Five-Year Capital Works Plan. Funds required for work this year will be submitted in the 1978 Streets Capital Budget.

I recommend that:

(a) the City enter into an agreement with the Burlington Northern Railway that will allow the City to place construction facilities over railway land.

(b) the agreement be satisfactory to the Director of Legal Services.

(c) the Director of Legal Services be authorized to renew the agreement as required by the City Engineer during construction.

(d) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

4. Hastings Street Viaduct Replacement - Agreement with B.C. Hydro

The City Engineer reports as follows:

"On March 8, 1977, Council authorized the City Engineer to carry out design work on the new Hastings Street Viaduct and instructed the Director of Legal Services to apply to the Canadian Transport Commission for an order to reconstruct the viaduct and a contribution towards construction costs. On November 25, 1977, Council authorized the purchase of some construction material.

The application to the Canadian Transport Commission was made in 1977 and an "order" is expected in the near future.

Funds for the City's share of the cost were approved in the 1976 plebiscite for the current Five-Year Capital Works Plan and money for work to be done this year are included in the 1978 submission of the Basic Streets Capital Budget.

During the course of building the new structure, it will be necessary to relocate B.C. Hydro trolley bus poles on a temporary basis and reinstall them when construction is complete. B.C. Hydro has requested an agreement with the City to cover this work which is estimated to cost $200 000.

I recommend that:

(a) the Director of Legal Services be instructed to arrange an agreement between the City and B.C. Hydro for temporary relocation of trolley poles on Hastings Street as required for viaduct construction.

(b) the agreement be satisfactory to the Director of Legal Services and the City Engineer.

(c) the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Closure of Portion of Lamey's Mill Road, West of Alder Crossing - Adjacent to Lot 23, False Creek, Plan 16003 - Area 6, Phase II

The City Engineer reports as follows:

"In the subdivision of Phase I of False Creek Lamey's Mill Road, west of Alder Crossing was dedicated as a 66-foot wide street

Cont'd . . .

Clause 5 Cont'd

The development plan of Area 6, Phase II, was subsequently designed to provide a road allowance of approximately 50 feet in width on the southerly side of the subdivision. Schedule A of By-law 5112, passed by Council on October 25, 1977, also refers to the width of this road allowance. In order to accommodate this new Phase II subdivision, the northerly portion of Lamey's Mill Road must be closed.

I recommend that all that portion of road shown outlined red on Plan LE 4640 be closed, stopped up and title taken thereto and the road so closed be subdivided with the adjacent lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 234 & 235

BUILDING & PLANNING MATTERS

CONSIDERATION:

1. 4332 Quebec Street
   Development Permit Application No. 78617

The Director of Planning reports as follows:

"This report refers to Development Permit Application No. 78617, filed by Mr. H.Morawsky, to construct an 8-unit townhouse development on the site at 4332 Quebec Street.

This site is a large site of approximately 18,000 sq. ft., surrounded by smaller lots developed with older residences (Appendix A refers). The site is in an RS-2 one-family dwelling district. While the RS-2 District Schedule permits the Director of Planning to consider Development Permit Applications for the construction of townhouses, City Council, on August 24, 1975, resolved "that Development Permit Applications for townhouse development in RS-2 zones not be approved until these areas are analyzed in conjunction with the pending Planning Department's study on low density multiple housing in RS-1 areas."

Subsequently, the Standing Committee on Planning and Development dealt with a report on the policy of low density multiple housing in RS-1 areas and recommended:

"1. that the present RS-1 Zoning Schedule not be amended at this time to allow for townhouses or other forms of low density multiples as an outright or conditional use,

2. that staff initiated identification of appropriate single family areas and subsequent discussions with residents not be carried out in 1977 because of higher priority commitments in the Planning Department's work program, and

3. that other opportunities for designating townhouse areas be considered when identified as part of local area planning programs or when defined through actions of private local area residents' groups."

Council, on March 29, 1977, adopted the above noted recommendations.

38 neighbouring property owners were notified of the Development Permit Application to construct the 8 unit townhouse development on the site and 15 objections were received. The petition signed by the 15 property owners in the area stated:

"We the undersigned are unalterably opposed to the proposed development by one Hugo Morawsky of the property known as and at 4332 Quebec Street. We would like also to remind your department of the fact that at the present time there is a campaign under way for the extensive improvement of this area by the three levels of government. Namely Federal, Provincial and Civic to the tune of 1¼ million dollars.

We the undersigned are at a complete loss to understand how such a project could possibly be designated as an improvement to the neighbourhood while already in the 4300 Block Quebec, there are nine separate houses on a piece of land approximately 60 x 270 feet which is not much more than 1½ lots.

Cont'd . . .

Also on James Street in the same block, being the western boundary of 4332 Quebec there are five houses on lots 29 x 90 feet and except for one piece of land on 28 Avenue the remaining lots are mostly only 29 x 90. 27 Avenue being the northern boundary of 4332 Quebec, the proposed project, is a much more crowded area than 28 Avenue or James Street. Partly because the City of Vancouver owns a 25 foot lot at the rear of the houses on 27 Avenue. The southern boundary of this lot is the northern boundary of this proposed project. Which means several of these houses on 27 Avenue have lots which are 25 feet shorter than they have assumed.

When one considers how crowded this area already is in no way could the word improvement be used by adding 8 townhouses to the property known as 4332 Quebec Street.

We the undersigned believe there must be a better way to get rid of 1¼ million dollars than allowing the present proposed project to proceed."

The Riley Park Citizens N.I.P. Planning Committee and the Local Area Planner supported the proposal for an 8-unit town-house development at this site (Appendix B refers). Generally, the Committee expressed the view that the development of the site for townhouses would reflect the Committee's current goals for local housing.

The Director of Planning deferred final consideration of the application and noted that he would consider an arrangement of townhouses on the site if the number of units was reduced to approximately 5, bearing in mind also that the proposal would require undercover parking.

Revised drawings were subsequently submitted indicating 11 smaller units with underground parking. The Director of Planning was not in favour of the revised scheme, noting that the 11 smaller units would not be in keeping with the existing larger homes surrounding the site. He suggested that the applicant should consider the optimum number of units he could develop and still provide individual parking facilities for each unit.

Further revised drawings were later submitted which provided a new site layout with 8 dwelling units and provided covered parking facilities.

Analysis of the latest Revised Plans

	Permitted or Required	Proposed
Height	2 storeys + cellar or 1 storey + basement (max.)	2 storeys
Front Yard	24' (min.)	24'
East Sideyard	7' (min.)	18'
West Sideyard	7' (min.)	7'
Rear Yard	35' (min.)	35'
F.S.R.	.75 (max.)	.37
Site Coverage	40% (max.)	39%
Parking	9 (min.)	10

Clause 1 Cont'd

The proposed development would have a density of 19 units per acre compared to approximately 13 units per acre for the remainder of the block. It should be noted that this density is somewhat higher than that of a normal one-family dwelling district because of the relatively small site sizes.

Recommendations for approval of this Development Permit Application were made by the Planning Staff, the Urban Design Panel, the Area Planner, the Riley Park Citizens N.I.P. Planning Committee and the Development Permit Staff Committee.

The Director of Planning considers that the development could be substantially improved in relation to the neighbouring properties if the number of units were reduced. If the site was subdivided into the normal minimum single family lot size, some 2 units would be possible. Because of configuration of the site a normal subdivision would be difficult. A townhouse development of about 6 units would seem appropriate.

However, because of the strong objections from a number of neighbouring property owners, the recommendation from a number of other groups and Council's previously stated concerns related to townhouse developments, the Director of Planning would seek the guidance of Council on this matter. The Director of Planning would be prepared to approve a revised application for a suitably designed 6-unit townhouse development."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

RECOMMENDATION:

2. 531 Carrall Street - Demolition Request

The Director of Planning reports as follows:

" BACKGROUND

On February 10th, 1978, a letter was received by the City Clerk's Office (see attached Appendix 'A'), from the owners of the above property, the Lim Sai Hor (Kow Mock) Benevolent Association. The letter requested the approval of City Council for the demolition of the historic building situated on the property, and its replacement with a modern structure. (NOTE: No development permit application has yet been received for a new replacement building).

The property lies within both the HA-1 Zone (Chinatown Historic Area) and also the original Provincially - designated (1971) Historic Site of Chinatown. The building (see Appendix 'B' for existing facade photograph) was originally constructed in 1903. It is a 3-storey brick and timber structure, but many of the original architectural facade details have been either removed or stuccoed over.

Existing uses are:

- Main Floor - social club, office
- 2nd Floor - vacant (formerly residential)
- 3rd Floor - meeting room and offices
  - vacant residential rooms.

The building formerly contained 28 residential rooms, which have been vacant since 1972, because of non-compliance with new Building and Fire By-Law requirements.

Cont'd . . .

Clause 2 Cont'd

ANALYSIS

The matter was referred to the Chinatown Historic Area Planning Committee (C.H.A.P.C.) for their advice on March 10th, 1978. The C.H.A.P.C., after consideration of this demolition request, approved the following recommendation:

"THAT the demolition request for the building at 531 Carrall Street NOT BE APPROVED at this time. The C.H.A.P.C. however would like to encourage the owner to reconsider the possibility of rehabilitating the existing building to meet current standards rather than demolishing an important heritage building and rebuilding a new structure in its place."

Since the residential units in the building have been vacant since 1972, it is not subject to the provisions of the Demolition Control By-Law. However, since the property was originally designated by the Province under the Archaeological and Historic Site Preservation Act, it cannot be altered or demolished without the approval of the Minister of Recreation and Conservation, acting upon the advice of City Council, as his designated advisory body in these matters. Although the Province has recently amended the original Act, it still retains final responsibility for previously designated properties within Gastown and Chinatown.

The possible heritage merit of the existing building is affected somewhat by the extent of exterior desecration that has occurred in recent years, before it was designated as a heritage property. The Gastown-Chinatown Architectural Survey (conducted in 1971) gave a fairly high heritage rating to it, noting especially its value as one of the earliest excellent examples of the "Chinese balcony" style which is a common and predominant feature of many of the Chinatown heritage buildings. Therefore, if at all possible, the owners should be encouraged to retain and upgrade the existing building.

SUMMARY

Both the Chinatown Historic Area Planning Committee and the Director of Planning do not favour approval of this demolition request at this time. If a development permit application is submitted in future, proposing redevelopment of the site, possible demolition of the existing building would only be considered if the architectural design of the new development is considered to be of sufficient quality and in keeping with the character and unique heritage of the Chinatown Historic Area, and if it can be satisfactorily demonstrated that it is definitely not feasible to up-grade and preserve the existing building.

RECOMMENDATION

The Director of Planning recommends:

THAT the request for demolition of the historic building located at 531 Carrall Street be refused, and further consideration of this matter be deferred until such time as a development permit application is submitted for the redevelopment of the property, and further

THAT this recommendation be communicated to the Minister of Recreation and Conservation, should the applicant wish to appeal this further to the Provincial Ministry concerned."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION:

3. 835 Beatty Street
Development Permit No. 80066

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. David C. Valpy, President of Sunshade Interiors Limited (see Appendix A) objecting to the filing of a new Development Permit Application with payment of an additional $375.00 processing fee, to use a 4,000 sq. ft. portion of his development for office and showroom rather than the use approved by Development Permit No. 80066.

The Development Permit Application No. 80066 requesting the alteration and use of the premises at 835 Beatty Street for:

basement	- warehouse - existing
1st storey	- office/showroom/wholesale/blind assembly
2nd storey	- drapery/venetian blind assembly

was filed by Mr. David C. Valpy on February 6, 1978 (with an attached letter (Appendix B) stating the basement would be rented for warehouse space to a tenant yet to be obtained). The application was approved by the Director of Planning on February 27, 1978 and was subsequently issued on March 2, 1978, thereby permitting:

'the alteration and use of the existing building as a warehouse in the basement, venetian blind manufacturing workroom, shade cutting and assembly on the ground and second floors.'

The approved drawings indicate accessory offices on the main and second floors.

On March 20, 1978, Jonathan Yardley, Architect, on behalf of Mr. David Valpy, submitted a letter requesting a minor amendment to change the use of the ground floor from manufacturing and assembly to retail/office. The drawings indicated two retail/office areas, each with separate access to the street, washrooms and freight elevator.

The Downtown District Schedule (DD) in which this site is located requires that all uses first require the approval of the Development Permit Board. A Development Permit Application is therefore required for the change of use proposed and cannot be considered as a minor amendment.

Section 3.3.3 of the Zoning and Development By-law permits the Director of Planning to consider Development Permit applications for such uses where the consent of the Development Permit Board would otherwise be required.

In this case, the Director of Planning would be prepared to exercise such discretion if a Development Permit Application was filed.

With regard to Mr. Valpy's objection to the payment of the fee, the Zoning and Development Fee By-law No. 4188 clearly states that every Development Permit application must be accompanied by the required fee. There is no provision for the fee to be relaxed."

The City Manager submits the foregoing report for the INFORMATION of City Council. Council may also note that a review of all development permit fees is underway by Planning and Finance, and this may result in lower fees for minor developments such as this.

RECOMMENDATION:

4. Alterations to Gabriola, 1523 Davie Street
D.P.A. #79973

The Director of Planning reports as follows:

"On December 17, 1974, Council designated Gabriola Mansion as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building to change its use to restaurant including: retention and repair of existing slate roof; retention and repair of existing stained glass; glazing of the sun porch to form an interior dining area; construction of new fire egress; and upgrading of existing landscaping. In addition, all possible interior features will be preserved.

On April 3, 1978, the Development Permit Board approved the Development Permit Application subject to certain conditions including that prior to the issuance of the Development Permit, the final details of interior and exterior alterations, including the slate roof are first approved by City Council after receiving advice from the Heritage Advisory Committee and the Urban Design Panel.

On May 18, 1978, the Urban Design Panel recommended that the exterior alterations be approved, subject to three conditions:

- that the proposed ornamental ironwork balcony above the porte-cochère be deleted as it does not form part of the original building;
- that a butt glazing method be used for the 'solarium;'
- that the roof vents be painted to match the colour of the slate roof.

On May 29, 1978, the Heritage Advisory Committee discussed the application and recommended approval of the exterior alterations.

On June 5, 1978, the Director of Planning reviewed the application, and concurred with the above-mentioned conditions recommended by the Urban Design Panel. The applicant has since agreed verbally to meet these conditions.

The Director of Planning recommends that Council approve the interior and exterior alterations to Gabriola, 1523 Davie Street, as described in Development Permit Application #79973."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Amendments to the RS-1A District Schedule

The Director of Planning reports as follows:

"BACKGROUND

City Council on December 14, 1976 approved the rezoning of portions of Cedar Cottage and Kitsilano to permit the legalization of additional dwelling units. It is noted that the rezoning of these areas to RS-1A was enacted on March 15, 1977.

The intent of the rezoning was the rectification of the long standing illegal suite situation in the two areas, whereby an additional dwelling unit existing prior to March 15, 1977 could be legalized

Cont'd . . .

Clause 5 Cont'd

subject to the approval of the Director of Planning and given a development permit for a five year period if the accommodation met a number of livability criteria. New additional dwelling unit accommodation would also be allowed in single family dwellings existing prior to the date of enactment subject to meeting the same set of criteria.

ANALYSIS

The section of the RS-1A District Schedule (Section 2.A (2)) created to achieve the above objectives permits new units in single family dwellings in existence prior to the Zoning change but due to the wording effectively excludes the legalization of additional dwelling units existing prior to March 15, 1977. Such exclusion effectively defeats the intent of the RS-1A schedule which was to allow the upgrading and legalization of existing additional dwelling units.

The Director of Planning believes that the RS-1A schedule should be amended to allow the retention and upgrading of additional dwelling units existing prior to March 15, 1977 and recommends that these changes be considered at the same Public Hearing for District Schedules, being the balance of housekeeping amendments.

RECOMMENDATIONS

The Director of Planning recommends:

A. THAT the conditional use section of the RS-1A District Schedule be amended to permit dwelling units which existed prior to March 15, 1977 subject to the same regulations as presently pertain to new additional dwelling units.

B. THAT these amendments be referred to the same Public Hearing for District Schedules being the balance of Housekeeping Amendments."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

6. Exterior Alterations to the C.P.R. Station, 601 West Cordova Street: D.P.A. #80838

The Director of Planning reports as follows:

"On December 17, 1974, Council designated the C.P.R. Station as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacement of windows; renovation, landscaping, and access improvement for lightwell and interior courtyard on upper floors; and replacement of canopy on the east elevation.

The Director of Planning approved the Development Permit Application on May 23, 1978, subject to approval by City Council after receiving advice from the Heritage Advisory Committee.

On May 29, 1978, the Heritage Advisory Committee discussed the application and recommended approval.

The Director of Planning recommends that Council approve the exterior alterations to the C.P.R. Station as described in Development Permit Application #80838."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Non-Market Lease - Enclave 19 - Champlain Heights

The Champlain Heights Project Manager and the Director of Finance report as follows:

"On November 9th, 1976, Council passed the following motion when dealing with the subject of non-market housing sponsors:

1. Enclave 14 be allocated to the Society of Royal Arch Masons and the Japanese Canadian Society.

2. Enclave 18 be allocated to La Petite Maison Co-operative Housing Association.

3. Enclave 19 be allocated to the G.V.R.D. Non-Profit Housing Corporation

4. The above allocations be subject to the City, the sponsors and the senior levels of government agreeing to satisfactory terms for the land leases. Following these discussions, the Director of Finance will submit a report for Council's consideration, detailing terms and conditions of the leases.

Unfortunately, due to changing programs and uncertainties of financing with respect to senior citizens housing, we are unable to report terms and conditions for Enclave 14 at this time. Terms and conditions for Enclave 18 were approved by Council October 18, 1977. The purpose of this report is to request approval of the terms and conditions for leasing Enclave 19 to the Greater Vancouver Housing Corporation.

The sponsors of Enclave 19 have met with staff and worked out a development program. They have commissioned an architect; site plans and unit elevations have been completed which are generally satisfactory to C.M.H.C., and loan applications have been prepared and presented.

With respect to land dealings where non-market sponsors are involved, City Council adopted the following policies on November 9th, 1976:

(i) When City owned land is being leased for non-market use, the value of the lease be set at two-thirds of the full market value of the land, at its intended use, and,

(ii) Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternate lease terms.

Lease Values

Council policy regarding land leased to non-market housing sponsors was noted earlier.

Establishing land values in the current market is a difficult task as there have been relatively few transactions involving comparable properties. The Supervisor of Properties has considered recent sales and independent appraisals and has estimated the market value of Enclave 19 at $14,000 per unit. Recognizing the difficulty in establishing market value, the Supervisor of Properties has recommended the above value even though he considered it to be at the low end of the possible range of market values. This figure was then discounted by one third to arrive at the recommended non-market lease value of $9,333 per unit for Enclave 19.

Payment of Rent

In 1975, when Council approved the leasing of land in Champlain Heights, Areas E and F, it resolved that the land for non-market housing would be leased with rent payments made on an annual basis. This type of lease provides control for the City over the project as well as set times for revaluations of the lease. At those revaluations, if the project can afford it, the City may be able to negotiate rent increases that allow it to recoup part of its subsidy on the land. With a prepaid lease, the rent is fixed at the beginning and is not renegotiated. Therefore, from the City point of view an annual lease is preferable. It may also be preferable to the non-market group should land values decline in the future.

Cont'd . . .

Clause 7 Cont'd

However, the Greater Vancouver Housing Corporation, which builds and operates non-profit rental accommodation feels that a prepaid lease would fit their financing and ongoing economics better than an annual lease. While the Director of Finance does not agree with the principal of prepaid leases for non-market purposes for the reasons set out above, the City has, in the past, treated GVHC as a special case and has granted prepaid leases to this sponsor. In the interests of resolving these lease negotiations, it is recommended that a prepaid lease to GVHC be accepted by the City. It is the position of the Director of Finance that this not be considered a precedent for other non-market developments in Champlain Heights. The Director of Finance will be reporting on the economics of leasing dealing with the questions of annual rental payments versus prepayment in the near future.

Summary

In summary, this report recommends a 60 year prepaid ground lease between the City and the Greater Vancouver Housing Corporation at two thirds of the freehold market value as determined by the Supervisor of Properties.

These terms have been discussed with the GVHC and they concur with the following recommendation.

The Champlain Heights Project Manager and the Director of Finance recommend:

> THAT Council authorize that a 60 year prepaid ground lease be entered into with the Greater Vancouver Housing Corporation for Enclave 19 at a rental of $980,000 and with terms and conditions generally as set out in Appendix A. The exact terms and conditions to be to the satisfaction of the Director of Legal Services and the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager, Champlain Heights, and the Director of Finance be approved.

INFORMATION:

8. Champlain Heights Enclave 19

The Champlain Heights Project Manager reports as follows:

"The Development Permit and Building Permit for Enclave 19 has been issued. The terms and conditions of the lease for this Enclave have been agreed to by G.V.R.D. and are the subject of an earlier report to Council this day. The lease itself will take a minimum of 4 to 6 weeks before registration.

The Greater Vancouver Housing Corporation has expressed a strong desire to commence clearing and preliminary site service work prior to the execution and registration of the lease. Requests under similar circumstances have been made and granted.

A Letter of Agreement has been prepared by the City which protects the City's interests and includes appropriate liability insurance clauses. This arrangement will serve as an interim agreement pending the execution of the lease during which time preliminary site works can commence."

The City Manager submits the foregoing report of the Champlain Heights Project Manager for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 235

FIRE AND TRAFFIC MATTERS

CONSIDERATION

. Free Downtown Bus Service

The City Engineer reports as follows:

"INTRODUCTION

On April 18, 1978, Council reviewed the funding arrangements for the free downtown bus service and authorized an additional allocation of $26 000 to allow service to continue through the end of June. During the period between April and June, efforts were to continue to find alternate funding sources. Council also authorized an interim allocation of $6000 to print and distribute a questionnaire/publicity brochure via B.C. Hydro utility billing. The $6000 allocation was to be replaced by a portion of a $30 000 grant provided by the Federal Government to study FreeBus and overall downtown transit routing and service levels.

The purpose of this report is to review the current status of funding for the FreeBus.

BACKGROUND

Since the FreeBus service was instituted on December 8, 1977, ridership patterns ave increased steadily. At the present time, approximately 2800 people utilize ne service each day and, by the end of June, total ridership will approach 00 000 people. This service has been provided at an average cost of 19¢ per passenger compared to a total system cost of 67¢ per passenger. In summary, most of the original objectives have been accomplished and the program is a success.

The past funding provided for the operating expenses of the free downtown bus service is summarized as follows:

Merchants	-	$ 46 500
City	-	$ 56 000
Total	-	$102 500

This funding will be depleted June 30th and includes the additional $26 000 allocated by Council in April. If the FreeBus were continued through the end of the year, an additional $102 000 would be required at the rate of $17 000 per month.

The questionnaire/publicity brochure on FreeBus authorized by Council has been designed and is ready for printing. In addition, the details have been worked out with B.C. Hydro for distribution of the brochures through the standard utility billing process. Final printing and distribution of the 300 000 brochures has been delayed pending a decision on the continuation of FreeBus service beyond June.

ALTERNATIVE FUNDING SOURCES

Over the past six months, several funding sources have been reviewed to finance the FreeBus service. Initial efforts were made to extend the life of the service through the end of the year by applying to the Ministry of Transport. The request, made in cooperation with the Province, was to transfer the remaining unused portion of 'Turn Down Traffic Volume' project funds ($135 000) for a FreeBus study. The Ministry of Transport indicated that it could not fund local transit deficits, but agreed to provide $30 000 for a study of FreeBus and downtown transit service.

Continued . . .

The Ministry of Transport referred the City to an alternate Federal funding source, the Urban Transportation Assistance Program (UTAP). Application was made through the Province for this funding source. However, the guidelines for UTAP funding were received in the last week and indicate that transit deficits are not eligible. UTAP grants shall not be used to finance "past or future operating costs of urban transportation systems". Although the FreeBus application is still pending, funding through UTAP appears unlikely.

B. C. Hydro was also contacted relative to funding assistance and they are unwilling to finance the FreeBus operation. The Ministry of Municipal Affairs is also unwilling to provide funding at this time. The new provincial transit legislation may provide a means to operate and finance a transit service such as FreeBus. However, it is too early to consider this legislation as a means of continuing the service. In addition, earlier discussions with merchants indicate that further funding from that source is unlikely.

In summary, no alternative funding sources have been identified to continue the FreeBus service. If Council wishes to continue the service, City funds are the one remaining source.

CONSIDERATION

The City Engineer offers the following two options for Council's CONSIDERATION:

A. That Council allocate an additional $102 000 for continuation of the free downtown bus service to December 31, 1978, with the additional cost to be funded from Contingency Reserve;

B. That the FreeBus service be terminated on June 30, 1978 and the over-expenditure, estimated to be $1383, assuming all pledges are received, will be funded from Contingency Reserve."

The City Manager submits the foregoing report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 234 & 239

FINANCE MATTERS

INFORMATION

1. Royal Vancouver Yacht Club:
   Development in Coal Harbour

The Director of Legal Services reports as follows:

"City Council at its meeting of May 2, 1978, requested a report after its rejection of the proposed lease to the Royal Vancouver Yacht Club for a portion of the Stanley Park foreshore. You have requested the following specific information:

1. What control the City has over the R.V.Y.C. creating an island in Coal Harbour.

2. If the R.V.Y.C. can do this, what control does the City have over development on the island.

The specific development involved an island which was partially on a water lot leased from the National Harbours Board and partially on the area between high and low water marks which is leased by the City of Vancouver from the Federal Ministry of National Defense. In that particular instance, the City has control over the construction of the island, since it has control over the foreshore between high and low water marks. The refusal to lease the area required for the island would prevent the construction of the island in that area.

It is an entirely different matter with respect to the possibility of the island being constructed entirely on the National Harbours Board water lot. It is very difficult to give a definitive opinion as to the rights of the Club in these circumstances. The rights of the Club would depend entirely on the particular facts of each case, and consideration would have to be given, amongst other things, to the following:

1. Whether or not the Club could obtain approval under the Navigable Waters Protection Act. The City would have the right to oppose the development of the island, but the objections likely would be on grounds which are not relevant to the problems of navigation but would be relevant to the aesthetics and use of Stanley Park.

2. There are problems of constitutional law in this matter, having regard for the fact that the Federal Government has powers with respect to shipping and navigation and these powers could include the use of facilities on Federal property including land created by fill. It might be established that the facilities on the island are related only to servicing of the marine activities and consequently fall within Federal jurisdiction, but on the other hand, facilities which are unrelated to marine activities such as a restaurant, might be under control of the City's Zoning By-law.

3. The ownership of the land upon which the development will be carried out is Federal land, and in the circumstances the Federal Government is not subject to the City's zoning, and if the N.H.B. decided that the island was to be created under its authority, then there is little the City could do to prevent it.

cont'd....

Clause No. 1 cont'd

The essential element of control is the access to the N.H.B. water lot which has historically been from Stanley Park and is the only practical access. The Club presently encroaches on park property with a ramp and has a small turn-off and driveway. The parking lot also is used by Club members. The refusal to provide the foreshore amenities would create considerable difficulty for the Club in making use of an island if it goes to proceed in that way.

Essentially, therefore, the Club could have a legal right to create an island, but the City has the power to control access from Stanley Park, so the matter is a stand-off situation."

The City Manager submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

2. 75th Annual Convention of U.B.C.M.: September 20th, 21st and 22nd, 1978

The City Clerk reports as follows:

"Official notification has been received of the 75th Annual Convention of the U.B.C.M. which will be held in Penticton on September 20, 21 and 22, 1978. The Convention Host is the City of Penticton and Convention headquarters is the Peach Bowl Convention Centre.

Registration fees are $65.00 for delegates if received by September 8, 1978, and $78.00 if received after September 8th. Spouse registration fees are $35.00 if received by September 8th, and $42.00 if received after September 8th. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives of member Municipalities or Regional Districts are entitled to vote.

Department Heads were requested to submit draft resolutions for Council consideration at the June 27th meeting. No draft resolutions have been received by this Office. The deadline date for receipt of resolutions by U.B.C.M. is Friday, July 7, 1978."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATION

3. Additional Staff - Zoning Counter

The Acting Director of Permits and Licenses reports as follows:

"On May 16, 1978, City Council dealt with a report from the Director of Permits and Licenses which requested that Council reconsider its decision not to provide the Real Estate Board with Zoning information for dissemination to its members.

The report which Council turned down on May 16, 1978, contained a statement by the City Manager that the telephone service at the Zoning Counter was unacceptable and if relief was not obtained by the transfer of Zoning data to the Real Estate Board, additional staff would be required.

cont'd....

Clause No. 3 cont'd

Since Council's decision the Zoning Counter has been increased by one temporary staff member who with the assistance of automatic telephone answering and recording equipment has been maintaining Zoning enquiry service.

There is an average of 60 telephone enquiries per day of which 85% - 90% are believed to be from realtors and/or developers. During peak enquiry times we are able to reply in a maximum of two hours; during quieter periods the service is much better. However, due to the workload there are seldom times when the calls can be dealt with by an immediate response.

In view of the foregoing it is recommended that City Council authorize the establishment of a Plan Checking Assistant 1 position to maintain the level of service at the Zoning enquiry counter as outlined.

The Acting Director of Permits and Licenses RECOMMENDS that:

(a) One additional permanent position of Plan Checking Assistant 1 be authorized subject to classification by the Personnel Services Department.

(b) The cost for the balance of 1978 is $9,073.00 and it is confirmed that this amount is available within the departmental budget due to unforeseen staff changes. The recurring annual cost, to be funded in 1979, will be $15,550.00.

(c) No additional office equipment will be required."

The City Manager RECOMMENDS that:

'City Council approve the establishment of a temporary Plan Checking Assistant 1 position for the remainder of the current year to December 31, 1978. The Director of Planning and the Acting Director of Permits and Licenses to submit a joint report on alternatives to the present method of serving the Zoning Counter and the feasibility of charging a service fee. Such report to be forwarded for Council's consideration by October 31, 1978.'

RECOMMENDATION

4. Park Board - Staffing

The Superintendent of Parks and the Administrative Analyst report as follows:

"Some recommendations of the 1973 report from Kates, Peat and Marwick (Management Consultants), although agreed to by the Park Board and Council, required further study before implementation. One such recommendation was to increase clerical staff. Their report stated:

'The administration is also under staffed in clerical and support personnel and management, and supervisory staff are heavily involved in clerical functions and activities.'

Their recommendations included the following:

'Review techniques and procedures currently used in mechanical equipment selection, servicing and dispatching; establish a centralized equipment control and dispatching function; establish an improved system for the provision of mechanical equipment maintenance services.'

cont'd....

Clause No. 4 cont'd

As a first step in implementing the necessary changes, the following report recommends the elimination of three positions; the downward reclassification of one position and the establishment of four new positions. In anticipation of organizational changes, one of the downward reclassifications has already been processed.

The estimated annual recurring cost of the proposed reorganization is $3,312 at 1977 rates.

PRESENT OPERATING CONDITIONS

At present the operating branches working out of the Stanley Park Service Yard and Sunset Nursery do not employ any clerical personnel. Minor clerical duties, such as assigning account codes to work orders and requisitions, are performed by the foremen and supervisors. A recent study indicated that 30% of their time was devoted to clerical functions; the balance being distributed to direct supervision, planning and scheduling, estimating and expediting.

Whereas some Engineering branches have a computerized work order system, which provides a weekly cost update on all work orders, the Park Board must rely on the monthly general ledger as the only cost summary available to field staffs. Because it is available approximately twenty days after each month end, it is virtually impossible for the supervisor, who is responsible for cost control, to be aware of the day-to-day status of those accounts which he controls.

Two perpetual inventory systems are maintained on the stock items kept in the Stores Section. The system in the Stores Section controls the inventory by quantity only; the clerk in the Financial Services Division receives input from the Purchasing Section in order to maintain a system complete with unit costs of each item. Furthermore, this clerk has assumed additional duties relating to the new casual payroll system; checking, coding and balancing this payroll for three man-days per week. The added time required to complete the payroll tasks is a consequence of the increased volume of work associated with the new labour payroll system implemented in 1977, as well as the increased number of payroll sheets due to staff increases for new facilities.

In addition to the above inventory control system, the Income Operations section controls an inventory system for refreshment services supply items.

PROPOSED CHANGES

The Sub-Foreman I in charge of Sanitation retired on May 31, 1977. A reorganization approved by Council in June 1977 reduced the load on the Supervisor of Janitorial Services substantially. This reduction is sufficient to allow assignment of some of the Sanitation Foreman's duties to the Janitorial Services Supervisor; the balance of his duties can be assumed by the proposed clerical group, staff of the Supervisor of Horticultural Maintenance and by Stores staff. It is proposed that the Sub-Foreman I (Sanitation), currently funded at $17,270 per year, including fringe benefits, be eliminated and a position at the level of Engineering Operations Clerk be established. The proposed new position would work a 37½ hour week as in Engineering's operating branches and would have to be hired at the top step, resulting in an annual cost of $20,106. The cost increase from this proposal is $2,836 per year.

Approximately 40% of the time of a Labourer employed in the Stores Section is utilized in performing clerical tasks. The balance of his time is consumed by general stores duties more appropriately delegated to the Storeman. It is proposed that the Labourer position, currently funded at $15,130 including fringe benefits, be eliminated. It is further proposed that a position of Driver -

cont'd....

Clause No. 4 cont'd

Light Delivery be established at an annual cost (mid-range) of $13,453 per year. The proposed new position would be responsible for making up orders of janitorial and other supplies for all outside locations (previously the responsibility of the Sanitation Sub-Foreman), help issue and receive goods at Stores and distribute small garbage containers as required. The driver would be employed on a regular 35-hour week, resulting in a net saving of $1,677 per year.

The Sub-Foreman I employed at Sunset Nurseries is scheduled to retire at the end of July. A recent job survey indicated that virtually all of his duties are clerical in nature, principally related to street trees. Requests from the public, the Engineering Department, B. C. Telephone and B. C. Hydro for branch and/or root pruning, tree removal and tree planting, are co-ordinated, recorded and transmitted to the various supervisors for action. Cost records are maintained for billing to B. C. Telephone, B. C. Hydro and the Engineering Department. The incumbent also maintains an employee work record and issues fertilizers, chemicals and tools from the stores at Sunset Nursery.

This position is currently funded at $17,270 per year. Upon the incumbent's retirement, it is proposed to eliminate the position and replace it with a Clerk II at an annual cost of $11,921 per year (at mid-range, including fringe benefits). The net reduction in costs from this proposal is $5,349 per year.

It is further proposed to establish a new position at the Clerk II level to maintain the stores perpetual inventory, extend information on costing sheets and to assume responsibility for radio dispatching and telephone answering. The three systems presently being maintained to control Stores and Income Operations inventory is to be replaced by a single "one-write" system at a non-recurring cost of approximately $1,500. The centralization of these three systems into one new position may reduce the workload somewhat in the Income Operations Section and the Finance Division. This will be the subject of a future report.

The radio dispatch and telephone answering is currently being shared by the Storeman, the Labourer and Storekeeper. Delegation of these responsibilities to a specific clerk will result in more effective communication with work crews in the field. The total cost of the additional position at the mid-step will be $11,921 per year, including fringe benefits.

A portion of the proposed reorganization has already been implemented. The Trades Foreman in charge of fence construction recently retired. Although this position is funded as a Trades Foreman ($24,660 per year including fringe benefits), it has been filled at the Foreman I level of $20,241 per year for a net annual saving of $4,419.

The final proposed change is to transfer responsibility for the Stores and Dispatch Operations from the Purchasing Section of the Finance Division to the Building Services and Maintenance Section of the Operations Division. This is consistent with previous recommendations and places control into the Division being served. The Finance Division would continue to oversee accounting and purchasing procedures.

SUMMARY

The proposed additional clerical staffing in the operating branches can be accomplished at minimal cost through reorganizing supervisory responsibilities and reclassifying existing positions. The following positions are to be eliminated:

cont'd....

Clause No. 4 cont'd

1)	Sub-Foreman I (Sanitation) - vacant	$17,270
2)	Sub-Foreman I (Sunset Nurseries) - vacant August 1st	17,270
3)	Labourer I (Stores)	15,130
	The position of Trades Foreman reclassified to Foreman I - net saving of	4,419
		$54,089

The following positions are to be added:

1)	Operations Clerk	$20,106	(top step)
2)	Driver - Light Delivery	13,453	(mid-step)
3)	Two Clerk II	23,842	(mid-step)
		$57,401	

Net Annual Recurring Costs		$ 3,312
Non-Recurring Costs		
. Inventory Card System	$1,500	
. Renovations	6,500	
. Furniture, Telephone	2,500	
Total	$10,500	$10,500.

Salary Costs for 1978 are available in the Park Board budget.

The Superintendent of Parks and the Administrative Analyst RECOMMEND as follows:

(a) That the following positions be eliminated:

(1) Sub-Foreman I (Sanitation)
(2) Sub-Foreman I (Sunset Nursery)
(3) Labourer I (Stores).

(b) That, subject to classification by the Director of Personnel Services, the following four positions be established:

(1) Operations Clerk
(2) Driver - Light Delivery
(3) Two - Clerks II

(c) That the non-recurring cost of implementation ($10,500) be funded from Contingency Reserve."

The City Manager RECOMMENDS that the recommendations of the Superintendent of Parks and the Administrative Analyst be approved, with the exception that the Park Board fund the NNR costs of $10,500 by reallocation within the Park Board current operating budget.

A copy of this report has been sent to both the V.M.R.E.U. and C.U.P.E. (Local 1004).

FOR COUNCIL ACTION SEE PAGE(S) 233 & 236

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - N.W. Corner of Granville Street and Beach Avenue

The Supervisor of Properties reports as follows:-

"The South 175' of Lot F, Block 122, D.L. 541 situated at the N.W. Corner of Granville Street and Beach Avenue is leased to Black Top and Blue Cabs (1960) Ltd. for 30 years from June 1, 1958.

The rent is subject to review as of June 1, 1978 and the lessees have, after negotiation, agreed that it be increased from $488.75 per month plus taxes to $1,060.00 per month plus taxes.

It is recommended that effective June 1st, 1978 the rent be increased to $1,060.00 per month plus all taxes as if levied.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a Portion of City-owned Property for Lane Purposes - North Side 2nd Avenue East of Pine

The Supervisor of Properties reports as follows:

"In 1936 the City acquired, by way of tax sale, Lots 39 and 40, Block 219, D.L. 526, Plan 590, situated on the North side of 2nd Avenue, East of Pine Street. In 1939 this property was sold with the City retaining title to the North two feet required for lane purposes.

It has recently been determined that this portion of Lots 39 and 40 has never been formally established for lane purposes and to resolve this problem the City Engineer has requested the Supervisor of Properties to formally establish these properties for lane purposes at this time.

It is therefore recommended that the North two feet of Lots 39 and 40, Block 219, D.L. 526, Plan 590 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Consent to Assignment of Lease - City-owned Lane between Broadway and 8th Avenue

The Supervisor of Properties reports as follows:

"Lawson Oates on Broadway Ltd. lease a portion of lane in Block 333, District Lot 526, for a period of thirteen years from February 1st, 1974 to January 31st, 1987.

Application by letter has been received from the lawyers acting on behalf of Chrysler Canada Ltd. to have said lease assigned from Lawson Oates on Broadway Ltd. to their client.

cont'd.....

Clause No. 3 continued:

It is recommended that the City consent to an assignment of lease of lane between 8th Avenue and Broadway from Lawson Oates on Broadway Ltd. to Canada Chrysler Ltd. for the remaining term of said lease, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review - 240 Northern Street

The Supervisor of Properties reports as follows:

"City Council on March 13, 1973 approved a lease, to B. Prem Laminates Ltd. of 240 Northern Street for a term of 15 years and with a rental review every 5 years.

Following negotiations, the lessee has agreed to a rental increase from $1,002. per month plus taxes, as if levied, to $1,200. per month plus taxes, as if levied, commencing June 1st, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective June 1st, 1978, the rental be increased to $1,200. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Rental Review - 1602 Western Street

The Supervisor of Properties reports as follows:

"City Council, on February 6, 1973, approved a lease to C.D.W. Steel Ltd. of 1602 Western Street for a period of 15 years and with a rental review every five years.

The rental for the first five year period, January 1973 to December 31, 1978, was a ground lease rental only. However, the present rental review and all subsequent reviews will be the market rental of both land and building.

Following negotiations, the Lessee has agreed to a rental increase from $290.00 per month plus taxes to $1,300 per month plus taxes commencing January 1, 1978. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective January 1, 1978, the rental be increased to $1,300.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Site Acquisition for Kivan Boys' and Girls' Club - 2849, 2875 and 2881 St. George St.

The Supervisor of Properties reports as follows:

cont'd.....

Clause No. 6 continued:

"On May 2, 1978, City Council approved the following recommendations of the Standing Committee on Planning and Development contained in the attached clause of its report dated April 20, 1978.

'Recommended:

A. THAT, in view of the opposition of the Parks Board to relocating the Kivan Boys' and Girls' Club on Robson Park, the purchase of a site adjacent to Robson Park be considered as a first priority for funding from the 1978 Supplementary Capital Budget.

B. If the funding is approved, the Supervisor of Properties be instructed to negotiate the purchase of a site adjacent to Robson Park for the construction of a Boys' and Girls' Club.'

It is noted that the estimated costs respecting the site adjacent to Robson Park as mentioned in said report were:

Acquisition and Demolitions	$240,000.00
LESS: Estimated Proceeds from sale of 12th and St. Catherines Site	90,000.00
	$150,000.00

The properties involved in this site are legally described as Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129, D.L. 264A, Plan 2797, Lot 7 exc Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923 and 1771.

The Total acquisition cost of said site is $235,000.00 subject to the following conditions:

Sale date of Lot G and Parcel 2 of Lot E, above described, to be May 31, 1978, with the owner having rent-free possession to June 30, 1978, and thereafter, paying a rent of $300.00 per month for the months of July, August and September. The dwelling to be demolished when vacant.

Sale date of Lot 7 exc Parcel A and Parcels A and B of Lot 7, both under one ownership, to be May 31, 1978, with the owner having rent-free possession to June 30, 1978. The City will then give the tenants the required four months notice to vacate and demolish the dwelling when vacant.

The Director of Finance advises that $150,000.00 is provided in the 1978 Supplementary Capital Budget. The remaining $90,000.00 is to come from the sale of the 12th and St. Catherines site. It is noted that of the estimated $90,000.00 to be received from this sale, approximately $50,000 is required to reimburse the Land Purchase Fund. In the original Council Report of July 26, 1977, the Director of Finance advised that Council would have to make an immediate decision to sell the Kimount Site when the new Kivan is built in order to reimburse the Land Purchase Fund. Council did not choose this action and passed the following motion:

'g) That Council instruct the Director of Social Planning in conjunction with the Boys' and Girls' Club to evaluate the Kimount unit vis-a-vis Kivan after the new Kivan unit has been in operation for six months. A decision on whether to sell the Kimount site is to be made after this evaluation.'

cont'd.....

Clause No. 6 continued:

Since Council did not specify a funding source for the repayment of the Land Purchase Fund, and since Council has now directed that these properties (12th & St. Catherines) be sold, then the proceeds of the sale available for these purchases is approximately $40,000 not $90,000 as has been previously stated. Therefore, pending the decision on review of the sale of the Kimount Site, $50,000.00 of Revenue Surplus funds must be set aside as interim financing for the site acquisition.

Therefore, it is recommended that:

A. The Supervisor of Properties be authorized to acquire Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129, D.L. 264A, Plan 2797 for the sum of $60,000.00 and both Lot 7 exc Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923, and 1771 for the sum of $175,000.00 on the foregoing basis. These amounts are to be chargeable to Account Code 562/1201.

B. The amount of $50,000.00 be appropriated from Revenue Surplus as interim financing, pending the decision as to the sale of the Kimount Site."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

7. Acquisition for lane purposes - West Side Main Street Between 19th and 20th Avenues

The Supervisor of Properties reports as follows:

"The owner of Lot 13 except the East 10 feet, Block 3, D.L. 638 has approached the City with a proposal to relocate the existing rear wall of the building situated on Lot 13. He will dedicate the West 10 feet of his lot to the City for lane purposes provided the City will pay for the relocation of the back wall of his building to the new property line. Under current By-laws the owner could just renovate the existing wall and in all likelihood the City would not be able to obtain the West 10 feet for many years.

The owner has received a bid in the amount of $3,500.00 to cover the cost of demolishing existing wall, removing existing toilet and piping, removing gas piping, making good the roof, making good the North and South wall at the rear and installing two overhang garage doors.

The City Engineer has approved the acquisition of the West 10 feet of Lot 13 for lane purposes at a cost of $3,500.00 to cover the costs to relocate the existing wall. This is in keeping with City policy, in that no monies are actually being paid for dedicated land which is used for lane purposes. The City will however pay for the relocation of fences, garages, clothesline poles, etc. which encroach into the dedicated area. These costs cannot exceed $500.00 per lot without Council Authority.

It is therefore recommended that the Supervisor of Properties be authorized to proceed with the acquisition of the West 10 feet of Lot 13 except the East 10 feet, Block 3, D.L. 638 for lane purposes with the $3,500.00 cost to relocate the existing rear wall being charged to Code: 146/4005."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 236

B

MANAGER'S REPORT

DATE June 8, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Greek Days 1978

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The purpose of this report is to advise Council of the regulations for the 1978 Greek Day Celebration planned for June 25 and to request final approval for the event. This information is submitted in view of:

1) Severe problems and numerous complaints respecting the event held in 1977;

2) A petition signed by 25 residents (representing 17 residences) of West 10th and West 11th Avenues requesting the event not be held on West Broadway in 1978.

The FEST Committee was charged with the responsibility of effecting guidelines, controls and conditions to try and control the 1978 event more strictly. These conditions were to be agreed to by a properly constituted representation from the Greek Community.

Initially, the FEST Committee had some difficulty identifying a group properly representing the Greek Community. This was finally resolved, however, on May 24, 1978, when the FEST Committee met with the Greek representatives to decide final arrangements.

Most points were decided quite agreeably, but two areas required extended discussion. The Greek representatives felt quite strongly that sale of alcoholic beverages should be permitted until 8:00 p.m. and that the time of termination of the celebration should be 10:00 p.m. Their points were based on a premise that evenings were a recognized Greek 'family' time. Nonetheless, based on observations of previous events, and particularly the 1977 Greek Day Celebration, the FEST Committee could not recognize this premise. In 1977, it was obvious to FEST Committee members that the event was effectively over shortly after 8:00 p.m. and it was after this time that the unruly element took over. The Greek Community representatives reluctantly accepted an 8:00 p.m. closing time and agreed to stop the sale of alcoholic beverages at 7:00 p.m.

The normal and special conditions for the 1978 Greek Days which have been agreed to by the FEST Committee and the Greek Community representatives are:

1. That the same area as previous years, i.e. West Broadway between MacDonald and Blenheim Streets, be used for the event starting at 12 noon, providing cultural and ethnic displays are evenly spread throughout the extent of street.

2. That the applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

3. That any food concessions be approved by the City Health Department.

4. That 'open' food sales be permitted only on sidewalk areas fronting restaurants and cafes preparing such food.

5. That any other food selling be only pre-packaged food.

6. That the Greek Committee provide the Health Department with a list of all on-street food outlets.

7. That each on-street food outlet have a cultural or ethnic display next to it.

8. That restaurants holding liquor licences not extend sale of alcoholic beverages into sidewalk areas.

Continued . . . . .

9. That only a few 'Beer Garden' operations be permitted under the auspices of the Greek Day Committee. Such areas to be properly designed, screened and with defined entrances and exits.

10. That all alcoholic beverages sold in beer garden locations be in soft containers; further that seating be provided and only seated customers served.

11. That the Greek Community submit a plan to the Liquor Administration Branch and a copy to the FEST Committee showing all 'beer garden' locations.

12. That all street sales of alcoholic beverages cease at 7:00 p.m.

13. That all relevant licences be obtained by the applicant prior to the events.

14. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.

15. That unrestricted access be provided for emergency vehicles.

16. That any electrical fittings on the street be approved by the City Engineer.

17. That the Greek Community representatives have a suitable force of marshals properly identified and made known to the Police beforehand, to assist in controlling activities on the street.

18. That increased toilet facilities be provided with these being grouped and properly supervised by marshals.

19. That the locations of toilet facilities be indicated by signs.

20. That over and above normal insurance, the Greek Community place a deposit of $500 with the City of Vancouver against any cost of replacing street beautification planting (the 1977 costs for replanting was $500).

21. That costs of temporary traffic controls be borne by the applicant.

22. That costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.

    (In this regard, the applicants were advised that they could significantly reduce their costs of street cleaning if they would alert store owners to not throw their garbage out into the street and if they would set up a cleaning operation which would maintain the streets clean during the event.)

23. That special metal containers be provided for the disposal of hot barbeque coals.

24. That the Greek Festival Celebration completely cease at 8:00 p.m.; (when the promoters would immediately start to dismantle all stages, etc. on-street so that City clean-up crews could commence their street cleaning at 8:30 p.m. promptly with the intention of having the street open to traffic again by 9:30 p.m. at the latest.)

25. That the total estimated cost, based on last year's expenses, for street cleaning and street closure, plus a damage deposit of $500, is $3200. A deposit for this amount must be received by the City Engineer before the street will be closed.

In view of the complaints of householders in the area, it is felt that these conditions are reasonable. With them, it is hoped that the Greek Community representatives can prove that they can hold a properly conducted festivity. Nonetheless, even these conditions do not necessarily guarantee a trouble-free event and, should trouble develop, it would be difficult to recommend in favour of future Greek Day Celebrations on City street allowance.

It is RECOMMENDED that Council approve the street closure of West Broadway on June 25, 1978 under the conditions described above to facilitate the Greek Day Festival."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 237

PART REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

June 7, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, June 7, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 9:00 a.m.

PRESENT: Alderman Brown, Chairman
Alderman Gibson
Alderman Marzari
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. J. Dayton
Mr. C. Wootten

ABSENT: Mayor Volrich
Mr. B. Freschi
Mr. L. Lauk
Dr. D. McGann
Mrs. D. Shadbolt
Mr. N. Young

ALSO PRESENT: Mr. E. Fladell
Ms. F. Fitzgibbons

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Greek Day Celebration

The Chairman explained that the Festival Committee is a technical committee that deals with festivals and clears all aspects through City departments. The process for city-wide major events involves a Festival Sub-committee of the Council Committee on the Arts which reviews requests.

Messrs. Harry Crawford and Brent MacGregor of the Engineering Department advised the Committee that representatives of the Greek Festival wish to appear before Council concerning an extension of hours for the sale of liquor to 9:00 p.m. and a further grant of $1500 to cover costs for clean-up after their festival on Saturday, June 24, 1978.

Last year the City granted the Greek Festival $1500 to offset costs for signing and barricading streets. They asked for and received an additional $200. Total costs for the festival last year were:

	Signs & Barricades	$ 937
	Street Cleaning	1123
	Total	$ 2060
Plus	Smashed Barricades	$ 280
	Replanting Beautification Plants	500
	Total	2840
Less	Grant	1700
	Net Cost to Festival	$ 1140

The Greek Representatives had previously agreed to keep within the Festival guidelines which set a cut-off time for the sale of liquor at 6:00 p.m. and clean-up would be done by members of the Greek Festival. The Festival Committee had agreed to an extension to 7:00 p.m. for the sale of liquor, however, the organization does not wish to adhere to the

Continued .....

Clause No. 1 Continued:

agreement with the Festival Committee.

The Engineering Department advised that a petition was received representing 17 merchants in the area against allowing the festival this year because of drunkeness and abusive behavior on their properties.

Mr. and Mrs. Lorne Atkinson, merchants in the area, reported that their premises are exposed to broken windows, fights, damage to the shrubbery and urination on their property. They also requested that merchants and residents be invited to some of the meetings so they can have an opportunity for expressing their opinions on the matter.

Ernie Fladell advised that they have developed a clear understanding with the Greek Representatives regarding the concern of the community, the police, the Engineering Dept. and others to resolve the problems of last year and at the same time keep the festival going. There will be a 50% increase in the number of portable toilets and there will be signs indicating where the toilets are located.

In the ensuing discussion the Committee felt that the festival should not take place next year if there continue to be problems. It was suggested that Committee members attend the celebration to assess it. Following further discussion, it was,

RECOMMENDED:

THAT the Council Committee on the Arts advise Council that it supports the guidelines of the Festival Committee and the extension of the hours to 7:00 p.m. for the sale of liquor, but is not in favour of granting funding for clean-up costs.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 237

DISTRIBUTED MONDAY

MANAGER'S REPORT

June 12, 1978

TO: Vancouver City Council

SUBJECT: Amendments to the Vancouver Charter

CLASSIFICATION: INFORMATION

The Director of Legal Services reports as follows:

"I attach a copy of the Bill as it was approved by the Private Bills Committee. It is expected to be considered in the House shortly before the end of the current session.

The main deletions made by the Committee from the requests submitted by Council are as follows:

- An amendment to Section 279A, granting Council power to regulate store hours on Sunday
- A new Section 294A to limit actions arising out of City activities to actions against the City rather than its employees
- A new Section 306C to prohibit landlords discriminating against families with children in certain types of accommodation
- An amendment to Section 566 requiring 2/3 majority for rezoning

The above four requests were not approved and are not included in the attached Bill.

Also deleted at this time is a request to allow Council to increase interest rates on unpaid taxes from 8% to a maximum of 12%.

The Committee suggested a re-drafting to make the interest 4% above prime bank rate. However, it is not known whether the Committee will meet again in time to make that change. "

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 237

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

June 9th, 1978

TO: Vancouver City Council

SUBJECT: The British Columbia Urban Transit Authority Act

CLASSIFICATION: INFORMATION

Attached for Council's information is an information brochure on the Urban Transit Authority Act prepared by the the Ministry of Municipal Affairs and Housing together with a synopsis of the Act prepared by the GVRD. Council members have previously received a copy of the Act. The Act outlines a general organizational format for the Authority and provides a listing of the various responsibilities for the transit function. The detailed implementation of the Act, including the critical question of cost sharing arrangements, will be defined later by Regulation and the development of transit service areas and operating agreements.

Since the Act is a general statement, there are a number of technical issues and points of interpretation of some significance which need to be further clarified. Mr. Larry Bell, the Deputy Minister responsible for transit has met with staff from municipalities in the region and a further meeting is planned within the next few weeks. In addition, City staff are endeavouring to set up a meeting with Ministry representatives to explore particular questions of interest to Vancouver. If Council has any questions or a need for further information. staff will pass these requests onto the Ministry and attempt to get answers.

The implications of this legislation are important and complex. An analysis has begun on the impacts of the Act and further information will be sought from the Ministry. We will work closely with the GVRD in this review. An initial analysis will be available for Council review in 2 to 3 weeks, and we expect to provide periodic reports as our information improves. Council's direction on submissions to the Minister and/or the GVRD will be sought as soon as we have the necessary information.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 238

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

June 1, 1978

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 1, 1978, at 11:30 a.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Harcourt (Chairman)
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK: M.L. Cross

RECOMMENDATION

1. Central Waterfront - Official Development Plan

In a report of the City Manager dated March 1, 1978, the Director of Planning recommended

(a) That the Director of Planning be instructed to make application to rezone the land and water area comprising the Central Waterfront area from a predominantly M-2 industrial area to C.W.D. (Central Waterfront District)

(b) That consideration of such rezoning application and the draft Central Waterfront Official Development Plan dated February 9th, 1978 be referred to a Public Hearing.

(c) That the Greater Vancouver Regional District Board be requested to give third reading to the application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from "industrial" to "urban" subsequent to enactment of the Central Waterfront District Zoning By-Law and the Official Development Plan By-Law.

(d) That the Chairman of the Planning and Development Committee and the Director of Planning be requested to attend the Greater Vancouver Regional District's Planning Committee meeting of April 5th, 1978 to explain the proposed Central Waterfront Official Development Plan.

The Committee on March 16, 1978, recommended:

"THAT consideration of the City Manager's report dated March 1st, 1978, be deferred and staff be requested to report back to an appropriate meeting of the Committee further clarifying the concerns expressed regarding open space and residential."

In a City Manager's report dated April 13, 1978, entitled 'Central Waterfront - Residential and Open Space Policy Review', the Director of Planning recommended

(a) That the proposed Residential Use policies be considered as presently stated, in the context of the proposed Central Waterfront Official Development Plan.

(b) That the proposed Public Open Space policies as contained in the current draft Central Waterfront Official Development Plan be amended to include the following additional policy:

"Approximately 32 acres of public open space should be provided in the Central Waterfront. In order to achieve this objective, new development will be required to provide for different types of public open space equivalent to at least 40% of the development area."

cont'd....

Clause No. 1 cont'd

After a lengthy discussion, the Committee on April 20, 1978, decided to forward the matter to Council for their guidance with respect to having a full report reference at a Council meeting or whether the matter should be discussed again at a Committee meeting when all members are able to be present.

City Council on May 2, 1978, deferred discussion of the Official Development Plan for the Central Waterfront to the Standing Committee on Planning and Development. The Committee was of the opinion that this matter should be discussed at a meeting when all Committee members would be present and that other members of Council should also be invited.

Present for today's discussion were:

Messrs. D. Patterson) C.P.R.
H. McAulay)
B. Ekstrom) N.H.B.
J. Barratt)
D. Murray) Marathon Realty
A. Parker)
J. Webster) G.V.R.D.
R. Wagner)
A. Poettcker, Project 200
S. Rasekh, A.I.B.C.
I. Bain, Park Board.

The Chairman noted that the major issues for discussion were the viability of residential use, the future status of industrial use and the appropriate standard for public open space.

Mr. D. Hickley, Associate Director, Central Area Planning, detailed the components of the Official Development Plan, noting that the Planning Department feels residential is desirable and should be encouraged, recognizing that this would be a long term proposal and not anticipated in the near future. He advised that the public open space policy was amended to provide for 32 acres of public open space, requiring new developments to provide for different types of open space equivalent to at least 40% of the development area.

Mr. R. Spaxman, Director of Planning, outlined the various processes that had been followed, resulting in the March, 1977 Draft Central Waterfront Official Development Plan. He expressed concern that after five years of negotiations, the various organizations are slowly pulling away from the agreements they had reached with respect to the original visions for the waterfront.

Mr. Patterson, General Manager of Operations, C.P.R., stated that the Vancouver yard is an important part of C.P.R.'s operation on the West Coast. Merchandise traffic coming into Vancouver is distributed on the various trackage in the waterfront area and merchandise destined out of Vancouver is consolidated in the area. Tracks are necessary to put rail cars on barges for the upper coast and Island. As well, the passenger train, some 85-90 cars, leaves from the Downtown waterfront every night.

Mr. B. Ekstrom, National Harbours Board, stated that their plan for the waterfront had been based on the intent of the Rosenburg report. The National Harbours Board has expressed concern that as long as there are rail lines on the waterfront, there will be heavy truck traffic connected with rail and ferry, it would be a conflict of interest incompatible with residential.

cont'd....

Clause No. 1 cont'd

With respect to open space, it is premature to put a sized figure on this. The National Harbours Board can't say whether 40% is feasible. If there is going to be any development at all on the waterfront, it must be financially feasible. It is important to maximize open space and the possibilities for people to come to the waterfront, but it is premature to designate a figure. The National Harbours Board would like to suggest the wording be "strive for 40%".

Mr. D. Murray, Marathon Realty, advised they were supportive and keen on waterfront development but are beginning to question the mechanics of the by-law. He submitted a letter dated June 1, 1978 (copy circulated) outlining concerns with respect to developers effecting changes to the Area Development Plan - would the draft plan leave room for innovative proposals. Would pre-determined locations for open spaces, view corridors, etc., enable innovative schemes based on sound environmental criteria. Marathon is concerned that the by-law will subsequently be interpreted rigidly and precisely rather than as a general guideline. They are concerned that if there is no change in the G.V.R.D. designation, waterfront redevelopment proposals would have to be approved by the City and subsequently by the G.V.R.D. Mr. Murray suggested that perhaps it would be preferable to leave the present zoning and treat the by-law as a guideline and reference document for development, and not expect developments to conform exactly. Marathon is supportive of mixed use waterfront development but wonder if there is a simpler way whereby the area can be redesignated "Urban" but with the retention of the present zoning until specific plans are brought forward on individual projects.

Mr. Spaxman advised that it states in the Plan that the G.V.R.D. would only become involved if there is an amendment to the Official Development Plan. They do not have control over every development permit application.

Mr. J. Webster, G.V.R.D., stated that there was no question about strong staff support for the general concept - the plan in concept form fits very well with Regional objectives of the Livable Region Plan, but it is one thing to support the concept and another to get involved in the mechanics of administering the future. The general concept that was clear in people's minds is already starting to erode and this is a concern of the Regional staff. Until there is agreement that the Plan is what the City and others want, it is premature to worry about the G.V.R.D.'s views. The G.V.R.D. is ready to help accomplish this end but it has to feel comfortable with whatever the City brings forward.

Mr. Poettcker, Project 200, indicated they are supportive of waterfront redevelopment, however, there shouldn't be a specific development plan. It should be flexible from the point of design, building type, uses etc., but the approval process should be relatively clear cut and go through as few people as possible.

Mr. Rasekh submitted a letter dated May 30, 1978 (copy circulated) on behalf of the Architectural Institute of B.C. He advised that the Central Waterfront Planning Study Group of the A.I.B.C. supports the concerns and aims of the Planning Department in respect to the introduction of housing in the Central Waterfront area.

Mr. W. Curtis, City Engineer, stated that all the work that has been done was based on guidelines that Council adopted five years ago. At that time there was a great deal of construction activity and a housing shortage. Does Council still feel as it did five years ago when it wanted residential. In the approved transportation plans, the traffic is being taken out of the Downtown and the West End and has to go on the waterfront transportation corridor. There will be noise and this will conflict with residential.

cont'd....

Clause No. 1 cont'd

A lengthy discussion followed, with comments of the Committee as follows:

- the waterfront seems now to be thought of as a people activity place rather than a people residential place.

- function of the waterfront as a transportation interchange has not been discussed - rapid transit, Seabus, commuter rail, need for goods movement in the waterfront.

- if housing is going to be developed it should be in the back-up areas not part of the Central Waterfront.

- leave the zoning the way it is - M-1 and M-2 areas are industrial and will generate jobs.

- if you leave the area as it is, you will get short term uses.

- don't abandon the whole plan - perhaps the Committee should meet informally to make a decision as to where we should go from here:

  - leave zoning as is
  - partial rezoning
  - use document as a reference document
  - revise document.

A motion was put forward that the zoning in the Central Waterfront remain as it currently exists but was defeated with Aldermen Brown, Gibson and Harcourt opposed.

It was subsequently

RECOMMENDED

THAT the Committee continue to meet informally to discuss alternative approaches that could be taken to implement the waterfront plan, consulting with property owners on any decisions; after which a meeting be arranged with the G.V.R.D. Planning Committee and the Standing Committee on Planning and Development to discuss the City's proposals for the Central Waterfront.

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The meeting adjourned at approximately 1:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 238

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 1, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 1, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Marzari

ABSENT: Alderman Ford
Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, May 18, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

RECOMMENDATION

1. Dance Machine, 887 Seymour Street

The Committee had before it for consideration a Manager's report dated May 9, 1978 (copy circulated) in which the Director of Permits & Licenses reported on the application of Mr. John Fuller, operator of the Dance Machine dance hall, 887 Seymour Street, to operate a teenage discotheque in these premises.

The report contained a comment from the Police Department that the Downtown area of Vancouver is not a proper environment for the establishment of a teen discotheque and accordingly, the report concluded that the application be denied.

Appearing before the Committee on this matter was Mr. Robert Dunn, on behalf of the operator, who told the Committee there have been no problems in the operation of the Dance Machine during the past two years.

Noting that the City's guidelines for teenage discotheques indicate they should not be located in the Downtown area, Mr. Dunn pointed out there are already large numbers of juveniles in the Granville Mall area and a teenage discotheque would provide them with a better environment than the premises many of these juveniles now frequent often using false identification.

Mr. Dunn indicated the operator of the Dance Machine is willing to accept any conditions or restrictions the City may impose on the operation of a teenage discotheque at this location. However, members of the Committee agreed with the statement contained in the Manager's report that the Downtown area is inappropriate for a teenage discotheque and pointed out there is no reason why the operator could not find premises in a more appropriate area of the City if he wishes to operate a teenage discotheque.

Continued . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. John Fuller, operator of the Dance Machine dance hall, to use the Dance Machine at 887 Seymour Street as a teenage discotheque be refused.

2. Ray-Cam Co-operative Centre - Operation and Budget

The Committee had before it for consideration a Manager's report dated May 25, 1978 (copy circulated) in which the Director of Social Planning reported on various aspects in the operation of the Ray-Cam Co-operative Centre and proposed two alternatives to the present arrangement which was termed in the report as "mutually unsatisfactory".

The options proposed two alternative methods for formulation of the Ray-Cam annual budget and procedures for the City's approval of the budget.

Appearing before the Committee on this matter were a representative from Ray-Cam Co-operative Centre and the Deputy Director of Social Planning.

The Ray-Cam representative, in response to a question from the Committee Chairman, indicated he was in agreement with the recommendations of the Director of Social Planning contained in the Manager's report.

Following discussion, it was

RECOMMENDED

A. THAT the agreement dated January 6th, 1976, establishing a Board of Management, including terms of reference and duties relating to the operation of the Ray-Cam Centre be terminated.

B. THAT the Director of Social Planning, in consultation with the Director of Finance and the Director of Recreation Services, meet with the Ray-Cam Board to develop an operating agreement between the Board and the City for Council approval setting out terms and requirements for future funding and accountability and that the report on budget be forwarded through the Budget Committee and the normal budget review process to the Finance Committee.

C. THAT City Council approve the 1978 operating budget as recommended by the Director of Social Planning in the amount of $87,539.00 as per the attached Manager's report dated February 3, 1978, considered by Council on February 7, 1978.

If approved, the source of funds will be the Civic Grants for Community Services budget.

Continued . . . .

3. Fire By-law Upgrading -
Austin Hotel, 1221 Granville Street

The Committee had before it for consideration a Manager's report dated May 1, 1978 (copy circulated) in which the Fire Chief reported on progress made at the Austin Hotel toward compliance with the City Fire By-law.

The report noted that the structural renovations are virtually complete but a number of items remain outstanding for the building to comply fully with the fire by-law. However, the Fire Chief in the report stated that given the progress which has been made, he does not intend to initiate prosecution at this time unless the Committee and Council so instruct, but will monitor progress closely and report back to the Committee if there are any unreasonable delays.

Appearing before the Committee on this matter was the Chief Fire Warden who pointed out the requirement for emergency lighting was not a requirement when the original order was issued to upgrade the building; that it has since become a requirement in all buildings of this size; and that the owner intends to appeal this requirement and the matter is being held in abeyance until an appeal body for the fire by-law has been set up.

It was the feeling of the Committee that the report on the progress at the Austin Hotel was "not very promising", that the Chief Fire Warden should strongly urge the owner to complete the necessary upgrading, and that the Committee expects work to be completed on the outstanding items.

Following discussion, it was

RECOMMENDED

THAT consideration of fire by-law upgrading in the Austin Hotel, 1221 Granville Street, be deferred for one month and the Fire Chief report back to the Community Services Committee on this matter at the end of one month.

4. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a Manager's report dated April 4, 1978 (copy circulated) in which the Medical Health Officer reported on a number of deficiencies at the Wonder Rooms under the requirements of the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and the operator of Wonder Rooms.

The Chairman noted that City Council, on May 30, 1978, suspended the business license of the Wonder Rooms for three months effective June 30, 1978, and that if the Wonder Rooms is to re-open, the requirements of the Lodging House By-law must first be met.

During discussion, it was noted by the Committee that it is difficult to expect an operator of a lodging house who leases the premises from an owner to spend funds on premises which he does not own, but it was pointed out by the Director of Environmental Health that most of the requirements at the Wonder Rooms are responsibilities of the operator.

Continued . . . .

Clause No. 4 Continued

Mr. Bruce Eriksen of the Downtown Eastside Residents' Association advised the Committee that the operator of the Wonder Rooms had complained to D.E.R.A. that the owner had not complied with certain requirements(such as the installation of a new furnace) which are felt to be the responsibility of the building owner rather than the operator. The owner, Mr. Quon H. Wong, had installed a new furnace. However, members of the Committee felt that the owner of the building should be requested to appear before the Community Services Committee to discuss the responsibilities of both the owner and the operator of the Wonder Rooms in meeting the requirements of the Lodging House By-law.

Following discussion, it was

RECOMMENDED

THAT consideration of the Wonder Rooms' compliance with the City Lodging House By-law be deferred for one month upon expiry of which the Director of Permits & Licenses report to the Community Services Committee on the building's compliance with the requirements of the Standards of Maintenance By-law and that both the owner of the building and the operator be invited to appear before the Committee in one month.

5. Noise from Cabarets in the Gastown Area

The Committee had before it for consideration a Manager's report dated May 11, 1978 (copy circulated) in which the Medical Health Officer reported on inspections of Downtown Eastside cabarets following receipt of two petitions from residents of the Downtown Eastside complaining of noise from cabarets disturbing their sleep.

The report stated the problem of noise from cabarets is difficult to control because it is not a continuous level of power, that part of the problem could be controlled by not allowing outside speakers, but this would require a by-law amendment.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association, along with one of the petitioners who complained of the noise, and the Director of Environmental Health.

Members of the Committee felt that the City should proceed with the by-law to prohibit outside speakers, but noted this may not entirely solve the problem as cabaret operators could install a speaker inside a cabaret's door and then leave the door open.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services report to the Community Services Committee with a by-law amendment to prohibit outside speakers at cabarets.

B. THAT the City write the operators of the seven cabarets named in the City Manager's report dated May 11, 1978, requesting them to reduce noise from their cabarets so that it does not disturb residents of the Downtown Eastside area.

Continued . . .

6. (a) Residential Accommodation in the Downtown Eastside
(b) Lodging House By-law Enforcement Program

The Committee had before it for consideration two Manager's reports dated May 17, 1978 (copies circulated), both of which were progress reports for the information of the Committee on the enforcement of the Lodging House and Standards of Maintenance By-laws as they relate to residential accommodation and current enforcement policies and procedures.

The first report outlined a program of investigation which is being undertaken in the preparation of a report back on the subject of enforcement as instructed by Council as a result of submissions by the Downtown Eastside Residents' Association.

The Deputy City Manager estimated it would be a month to six weeks before the first portion of the report (from the Social Planning Department) will be completed.

The Chairman suggested that when the final report has been completed, it may be necessary for the Committee to allocate an entire afternoon for discussion and consideration of the report.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 17, 1978 on residential accommodation in the Downtown Eastside and the City Manager's report also dated May 17, 1978 on the Lodging House By-law enforcement program be received.

7. Downtown Cabarets re Compliance with Fire Safety Regulations

Vancouver City Council, on May 16, 1978, when considering a Manager's report dated May 11, 1978 (copy circulated) on Downtown cabarets and their compliance with fire safety regulations, passed the following motion:

"THAT the general question of enforcement of fire regulations at cabarets and the appendices to the Manager's report of May 11, 1978, be referred to the Community Services Committee."

The Manager's report dated May 11, 1978, with its appendices, was before the Committee for consideration and the operators of the cabarets named in the report were invited to attend.

Appearing before the Committee on this matter was the Chief Fire Warden.

The Chairman, addressing the operators of the cabarets who were present this date, explained that a considerable amount of City time has been spent on numerous inspections of their premises and that the City may conclude that laying charges under fire regulations may no longer be the appropriate method for the City to deal with infractions of the Fire By-law.

He warned that if the situation does not improve, the Committee could recommend to Council that the license holders of cabarets which are in violation of fire regulations be called before Council to show cause why their business licenses should not be revoked.

Continued . . . .

Clause No. 7 Continued

During discussion, the Committee further noted and warned the cabaret operators that by violating fire regulations they are placing their liquor licenses in serious jeopardy; that the Liquor Control Branch could suspend their liquor licenses for violations of fire regulations.

Following discussion, it was

RECOMMENDED

THAT the matter of compliance with fire safety regulations by Downtown cabarets be deferred for three months during which the Committee expects substantial improvement by cabarets which do not currently meet these regulations and the Chief Fire Warden report further to the Committee on this matter upon expiry of the three months.

/During discussion, a representative of E.B. Misty's Cabaret submitted to the Committee copies of a statement dated May 16, 1978 (on file in the City Clerk's office) showing efforts made by Misty's to comply with a number of complaints./

8. Lodging House Closures

The Committee had before it for consideration a Manager's report dated May 24, 1978 on lodging house closures which read as follows:

"The Chairman of the Community Services Committee requested the Medical Health Officer to report on actions which result in closures of buildings within the City.

The Medical Health Officer reports as follows:

'The following lodging houses were ordered vacated effective May 1, 1978, due to non compliance of the Lodging House Bylaw after repeated efforts failed to have the operations upgraded.

(a) Capitol Rooms - 611 Robson - 36 Units

(b) Modern Rooms - 249 E. Georgia - 42 Rooms

The premises are now vacant and discussions are being held regarding possible upgrading of the New Modern Rooms, 249 East Georgia.'

The City Manager submits the foregoing report of the Medical Health Officer for INFORMATION. "

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 24, 1978, on lodging house closures be received.

Continued . . . .

9. Fines for Convictions Under Lodging House By-law

The Chairman advised he had received a letter from the Downtown Eastside Residents' Association urging more stringent enforcement and prosecution for violations under the City's Lodging House By-law.

The Chairman explained the letter made reference to the prosecution of the operator of one particular Downtown Eastside hotel who was charged with five offenses, was convicted on two counts and fined the minimum of $50.00 on each of the two counts.

The Chairman indicated he is concerned that at a cost of close to $100.00 per inspection incurred by the City in enforcing the by-law, minimum fines may not be appropriate.

A general discussion ensued on the City establishing a new schedule of fines for violations under the by-law, with the Committee expressing the opinion that the fine should be increased in direct ratio with the number of warnings which have been issued to any particular violator of the by-law.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services, following discussion with the Medical Health Officer, report back to the Community Services Committee with a proposed new schedule of minimum fines under the Lodging House By-law.

B. THAT the Director of Legal Services circulate to Members of Council, in advance, the dates of City prosecutions under the Lodging House By-law and, following the court judgment, the results of such prosecutions.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 238

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 1, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor City Hall, on Thursday, June 1, 1978 at approximately 1:45 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Puil
Alderman Gibson (Items 2 to 5)
Alderman Kennedy (Items 3 to 5)

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Shaughnessy Planning Process

The Committee considered a report of the City Manager dated May 23, 1978 (on file in the City Clerk's office) in which the Director of Planning advised that in 1976 the Shaughnessy Heights Property Owners Association retained Mr. R. Mann to prepare a planning study for the Shaughnessy Area bounded by 16th Avenue, East Boulevard, King Edward Avenue and Oak Street.

On March 10, 1978 the Director of Planning received a planning document prepared by the Directors of the Shaughnessy Heights Property Owners Association including the final draft of the Shaughnessy Planning Study prepared by Mr. Mann. The Directors advised that they were unable to support all of the recommendations contained in the Consultant's report and disagreed on several points. They prepared their own planning study and recommendations for Shaughnessy. Two meetings were held between the Director of Planning and the Directors of the Association. The Directors agreed to prepare a short brochure describing Shaughnessy planning issues and policy recommendations. This brochure would be discussed at the annual general meeting of the Association. A member of the Committee inquired as to why the Shaughnessy Planning Study had not been presented to the Committee. Mr. R. Spaxman, Director of Planning, stated that the proposals in the plan are not finalized. It would be premature to discuss the Shaughnessy Plan until it had received the support of the general membership at the annual general meeting on June 19, 1978. After that date the Directors will make a presentation to the Committee.

During the Consultant's study several rezoning applications were submitted and have been placed on hold pending completion, analysis and policy discussion on the Shaughnessy plan. Directors of the S.H.P.O.A. have met with the applicants to discuss their proposals. Further action is deferred pending the Association's proposals being presented to their general membership.

cont'd.....

Clause No. 1 continued:

RECOMMENDED

THAT the report of the City Manager dated May 23, 1978 be received.

2. Grandview-Woodland Local Area Planning - Status Report

The Committee considered a report of the City Manager dated May 25, 1978 (on file in the City Clerk's office) in which the Director of Planning outlines the functioning of the new Grandview-Woodland Planning Committee, the status of the Grandview-Woodland area policy plan and the schedule for completion of the plan.

The new Terms of Reference for the Grandview-Woodland Planning Committee are based on volunteer membership to make it easier for interested community people to become involved in the planning process, compared to the former Terms of Reference which were based on elected membership. Of the community organizations encouraged to participate, all have been involved except the West Grandview Property Owners Association who refuse to participate. Major topics covered at the meetings have been: community participation, capital improvements for apartment areas, bus service, and area plan policies which have been discussed in detail. Considering the stage at which the program is now and the intended public meetings to consider the draft area plan, it is not considered necessary to require any change in the functioning of the Planning Committee.

The draft area policy plan was completed in March after discussion with the Planning Committee, and is now being circulated among various City departments for comment. Completion of the area policy plan entails: (a) soliciting and incorporating comments from other departments and staff; (b) making the policy plan closer to an implementation document; (c) preparing summaries for the public; and (d) soliciting public input on the plan via meetings and newspaper articles.

The first two tasks will be carried out in June and July resulting in a final draft for public comment by September. During September the final draft will be interpreted for easy public understanding using brochures, slides etc. In October public meetings and meetings with various community groups will be held and their comments and opinions summarized in the final report. After further consultation with other civic departments, final recommendations for the area policy plan will be presented to the Planning and Development Committee in late 1978 or January 1979.

RECOMMENDED

THAT the report of the City Manager dated June 1, 1978 be received.

cont'd.....

3. Chinatown/Gastown Tree Planting Project

The Committee considered a report of the City Manager dated May 11, 1978 (copy circulated) in which the City Engineer and Director of Planning outline the present status of the tree planting project in Chinatown/Gastown.

"On August 23, 1977, Council approved a Planning Department request to implement a Canada Works tree planting (300 trees) project in Chinatown/Gastown and further approved the use of $31,040.00 from Beautification Capital as the City's share of the project. This project was subsequently submitted to the Fed-ederal Employment Program, Canada Works 1977-78 on August 25, 1977.

After the project was approved by Council, the Engineering Department was asked to participate in the implementation of the project. A detailed examination of the project at this time by the Engineering Department revealed that in addition to being underfunded, this project could not use Canada Works labour efficiently. Another complication was the late approval of another larger tree planting project for Vancouver-Kingsway which resulted in the Park Board being unable to provide adequate supervision for this smaller project.

It is possible, however, to implement the project at a future date. If a decision is made to proceed with the project, tree planting can only be carried out in the Spring or Fall and, therefore, it would have to be scheduled accordingly. Canada Works Phase III is scheduled to start September 1, 1978. If the Committee chooses to proceed with the project, application can be made for Canada Works funding to reduce marginally the cost to the City of planting these trees.

The remaining $61,760.00 in Beautification Capital has been identified as a source of funds for the Pender Street Improvement project. Therefore, two projects are competing for the same City funds. Options for funding the Pender Street project are contained in a separate report which will be forthcoming shortly. The Committee may feel that the Pender Street project has a higher priority and may wish to cancel the tree planting project in order to make an additional $31,040.00 available for the street improvement project (to a total of $92,800 from Beautification Capital)."

The following options were presented:

A. Defer the project until the funding for the Pender Street Improvement project has been settled.

B. Cancel the project and return the appropriated funds to Beautification Capital.

C. Carry out the project with City and Park Board crews using the $31 040.00 originally appropriated as the City's share for this project. Approximately 100 trees could be planted under this option. This reduction in scope could be accomplished by either of the following methods:

(i) Plant only one of the two areas, either Chinatown or Gastown;
(ii) Reduce the number of blocks to be planted in each historic area.

cont'd.....

Clause No. 3 continued:

D. Carry out the original project with City and Park Board crews using the remaining $61,760.00 from Beautification Capital for a total expenditure of $92,800, in order to plant as many as practical up to 300 trees in both Chinatown and Gastown. Application can be made to Canada Works Phase III to marginally reduce the cost of this option.

The City Engineer and the Director of Planning recommend option C (i) with Chinatown as the area to be planted. The City Manager noted that proceeding with the project now will increase the Supplementary Capital funding required for the Pender Street improvement project.

Mr. J. Ellis on behalf of the Gastown Historic Area Planning Committee noted that the Committee agreed with the recommendation that the tree planting carry on in Chinatown for now but would like Council to be aware that only 3 blocks of Gastown have any planting.

RECOMMENDED

THAT a tree planting project be carried out in Chinatown by City and Park Board crews; funding to be the previously approved $31,040 from Beautification Capital.

4. 1981 Census of Canada

The Committee considered a report of the City Manager dated May 25, 1978 (copy circulated) in which the Director of Planning advised that the Federal Government's Statistics Act required that a census of the Canadian population be taken every five years. Preparations are now underway for the next census to be held on June 1, 1981. It is to be a full scale census of the kind conducted every ten years. By comparison, the 1976 census asked a limited number of questions.

Statistics Canada has presented a $100 million budget for the proposed census -- $70 million to ask the minimum set of questions required by the Statistics Act, $30 million for proposed additional questions, comparable to the additional questions asked in the 1971 census. The Federal Cabinet Committee questioned this additional expenditure and has asked for further justification from Statistics Canada.

The report fully describes the City's use of census data, identified implications of a reduced census content and recommends that the City protest any major reduction in the census content. The Director of Planning provided a letter for the Mayor to submit to the Federal Minister of Industry, Trade and Commerce, expressing the City's concerns.

Members of the Committee felt that the Mayor should bring this to the attention of the Federation of Canadian Municipalities and the Union of B. C. Municipalities.

cont'd.....

Clause No. 4 continued:

RECOMMENDED

A. THAT the Mayor on behalf of the City Council submit a letter to the Federal Minister of Industry, Trade and Commerce, responsible for Statistics Canada, opposing a major reduction in the proposed content of the 1981 census.

B. THAT the G.V.R.D. Board, the Union of B.C. Municipalities and the Federation of Canadian Municipalities be informed of City Council's view and be asked to consider similar action.

5. Block 35, Civic Square - North-east corner of Dunsmuir and Richards Streets

Council on October 18, 1977 considered a report of the City Manager dated October 14, 1977 (copy circulated) in which the Director of Finance, Supervisor of Properties, City Engineer, Director of Planning and Director of Legal Services recommend that:

A. Council approve a Memorandum of Understanding as an interim agreement between the City and B.C. Hydro, and authorise the Director of Legal Services to execute the document on behalf of the City.

B. The Director of Finance report back to Council on funding alternatives for the construction of the urban open space.

C. The City Manager be authorized to approve the appointment of a Design Consultant on recommendation of, and to assist the Director of Planning and City Engineer; and provide for payment of permit fees - all at a cost not exceeding $24,000 with the funds being provided from the non-committed balance of the Downtown Improvement Reserve.

The interim agreement would allow for joint development of Block 35 for an urban open space or park, a parking garage and a B.C. Hydro substation. The City's consultant was requested to work in co-operation with B.C. Hydro and its architect who will be responsible for construction of the substation and the parking garage.

Mr. J. Coates, Central Area Planning, advised that the Director of Planning would be submitting a report to the City Manager in approximately one month but in the interim, Mr. B. Freschi, the City's consultant would present his proposals to the Committee a report entitled,"A Civic Square/Block 35/Vancouver, dated May 1, 1978" was circulated to members of the Committee (on file in the City Clerk's office).

Mr. B. Freschi, with the aid of perspective drawings and a model presented the proposal for an open, urban park and civic square which is sunny, warm and sheltered throughout the year. The major elements of the proposal which would achieve this concept are:

cont'd.....

Clause No. 5 continued:

. A GLASS ROOF to keep off rain, capture otherwise wasted heat generated by the B.C. Hydro substation, and yet retain the natural sunny nature of the site.

. TERRACES under Glass to provide for events.

. PLANTING of specially selected trees, plants and flowers to give the park a continuing festival of blossoms all concentrated enough to provide a canopy of green in contrast to urban harshness. The selection of flowers is greatly enhanced by the provision of microclimate conditions under the glass roof.

. A WATER POND to provide an additional setting for special flowering plant material such as water lilies, to provide a more reflective, contemplative and personal setting, and just as a welcome experience on a warm site in itself.

. THE NEIGHBOURS: Emphasis of the Cathedral and the Privincial Building as special neighbours and the provision through design guidelines, for a strengthening and growth of this neighbourhood focus as redevelopment of the adjacent area occurs.

. THE EVENT: A variety of open spaces within the park to accommodate a range of activities from solitary reflection to enjoyment of a large festival or performance.

. SYMMETRY: To recall and reinforce the Cathedral setting, a ceremonial plaza at Dunsmuir Street.

. LANDSCAPE STRUCTURE: An alignment of rows of "sentinel" trees acknowledging the avenues of Dunsmuir and Richards and integrating the qualities of the site with the surrounding urban spaces and sidewalks.

. THE FLOOR: Sandstone to provide a warmth of colour in a traditional urban texture and sculpted by everyday use over time.

With respect to the parking the report notes that on-site public parking was one of the original objectives of this project. It was assumed that one to two parking levels in between the B.C. Hydro substation and the square surface would provide at least replacement parking for the existing surface parking lot (98 spaces), and hopefully consolidate parking for the whole of the block (164 spaces).

Introduction of parking into this project has three significant constraints:

a. Size of public parking structure is reduced by the B.C. Hydro requirements for exiting, truck loading, freight elevator, and cooling air ducts. This requirement consumes approximately one-third to one-quarter of the site.

b. To accommodate traffic flow, the desired entry would be on Dunsmuir. Such an entry presents a major conflict with the urban park objective to strongly relate the Civic Square and the Holy Rosary Cathedral. It would also have created a gap in pedestrian interest at sidewalk level. While this entry does make the most sense for parking garage flow and capacity, and for entry ease and visibility, City Engineering agreed to a Richards Street entry/exit in recognition of the urban square objectives.

c. Due to the unique structural load from the plaza level above, and the unique structural organization in the substation below, introduction of parking adds a major additional cost through increased complexity of structurally integrating the two systems.

Estimated capital costs for the underground parking structure were submitted to the Engineering Department:

- 1 parking level	$522,100	cost/stall	$5,737
- 1 1/2 parking levels	$743,200	cost/stall	$6,042

cont'd.....

Clause No. 5 continued:

On the basis of inefficient layout to accommodate Hydro requirements, the high capital costs and the high operating costs of so small a garage, a separate parking structure on City-owned land across Richards Street was suggested. The total capital cost of such a structure would be $1,192,500 with a cost per stall being $4,259. If the underground parking were eliminated B.C. Hydro could reduce excavation resulting in suitable cost saving.

Mr. Freschi stated that underground parking should not be included as it would be uneconomic to do so. Negotiations are being carried out with B.C. Hydro to obtain a portion of the cost of a replacement parking structure in lieu of replacement parking stalls beneath the park. The architect also recommended guidelines for adjoining developments i.e., Holy Rosary Cathedral, Salvation Army and the Marble Arch Hotel. Mr. Freschi noted that B.C. Hydro is committed to opening the substation in 1982 and would have to excavate and commence construction in a years time.

Mr. W. Curtis, City Engineer, stated that Council's resolution calls for a combined use of Block 35 for park, underground parking and substation. There is a legal agreement to provide parking. He advised that closure of the lane between Richards and Homer is contrary to the Downtown plan. The lanes are required for servicing. He favours continuance of the existing lane rather than diversion on to Homer Street. He also expressed concern with respect to taking 4 feet from Richards Street to provide more trees.

Mr. R. Spaxman, Director of Planning, advised that the development permit application filed jointly by the architect and B. C. Hydro will be considered by the Development Permit Board shortly. He noted that this will be the first downtown park created by the City. The quality of the park will come from the occasional 4-foot widening or narrowing of surrounding streets. He noted that this is a special high-quality design that could be ruined if too many pressures are oversimplified.

Mr. A. Ferguson, Properties Division, advised that during construction there will be a loss of revenue from the 98 parking spaces on site. The 98 spaces plus 66 surface spaces across Richards Street generate approximately $65,000 per year for the City.

Some members of the Committee felt that the parking should be provided in a parking structure across from Block 35. It was suggested that staff discuss redevelopment possibilities with the owners of the Marble Arch Hotel. It was also suggested that perhaps there could be a local improvement by-law on special grounds which would require surrounding property owners to contribute to the costs of the park.

The Committee congratulated Mr. Freschi on behalf of the consultant team for doing an excellent job.

cont'd.....

Clause No. 5 continued:

RECOMMENDED

A. THAT the presentation on the design proposal for Block 35 be received.

B. THAT the City Manager be requested to:

(i) Keep the Committee informed on discussions with B.C. Hydro.

(ii) Report back on discussions with the owners of the Marble Arch Hotel with respect to redevelopment possibilities.

(iii) Report back on the question of negotiating a local improvement by-law on special grounds requiring the property owners in the area to contribute to the costs of the park.

The meeting adjourned at approximately 3:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 240

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

June 1, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 1, 1978 at 3:30 p.m. in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Rankin
Alderman Bellamy
Alderman Harcourt

ABSENT: Alderman Ford

COMMITTEE CLERK: E. Bowie

RECOMMENDATION

1. Bus Stops Fraser-Cambie Bus Route

This item had been placed on the agenda at the request of Alderman Harcourt following complaints received from Mrs. Bartlett.

Mr. Rudberg, Engineering Dept., was present to speak on this matter. It concerned two specific bus stop locations:

1. Fraser St. between 29th & 30th Avenues where commercial vehicles have been parking, and,

2. Robson & Seymour Sts. where it was suggested that the bus stop be moved closer to the Granville Mall.

Mr. Rudberg stated that several other requests for improvements on this particular route had been received and that the Engineering Department had the problem under study.

It was

RECOMMENDED,

THAT the verbal report from Mr. Rudberg be received and that the Engineering Dept. report back to the Committee on what action can be taken to improve conditions on the Fraser-Cambie bus route.

2. Requested Closure of 23rd Avenue at Tupper School

The Committee had for consideration a Manager's Report dated April 10, 1978 in which the City Engineer and the Director of Planning report on the requested closure of 23rd Avenue at Tupper School (copy circulated).

Vancouver School Board is requesting that a portion of 23rd Avenue adjacent to Sir Charles Tupper School be closed to provide a safe, traffic-free link between the school and the playing field/track. Should this closure be effected the secondary purpose would be to upgrade the school's playground facilities by the addition of tennis courts.

Continued.....

Clause No. 2 Continued

Mr. Rudberg, Engineering Department, spoke to this report with the aid of various maps and charts illustrating the present closure, the proposed closure and results of surveys taken of residents in the area affected by the closure.

The Tupper Parents' Consultative Committee had canvassed the residents who would be directly affected by the closure in April, 1976. This survey indicated support for the closure (93%). In December, 1976, a survey was done by the Engineering Department within a 1½ to 2 block radius of the requested closure. Results of this survey indicated that the majority of the affected residents were opposed to the closure (57%). In order to present an accurate, up-to-date representation of the opinion of affected residents, all parties involved in the closure (Vancouver School Board, City Planning and Engineering Departments) agreed to re-survey the residents. Consequently, in January, 1978 survey forms were distributed to a stratified population. The two stratifications were: residents immediately affected by the closure (those living within a 1½ to 2 block radius) and residents affected to a lesser degree. The results showed that:

1) 75% of the immediately affected residents (within 1½ to 2 blocks) responded, and of these, 55% were opposed to the closure and 37% were in favour;

2) 65% of affected residents in the overall surveyed area responded, and of these, 52% were in favour of the closure and 39% were opposed.

A number of problems would result from the requested street closure and are itemized on page 3 of the attached Manager's Report. Mr. Rudberg stated that a problem exists with speeding along 23rd Avenue in the area adjacent to the school. Police accident records do not indicate a high accident rate in this area, and closure of this street would only result in speeding cars using adjacent streets. The Engineering Department is opposed to the closure of this street and is supported in this opposition by the Fire Dept. and the Police Dept.

The Director of Planning suggests that the street be closed for a temporary 6 month period (during school session) without making changes to the physical form of the street and that the closure be accompanied by documentation of the existing patterns of use and identified problems in the area and that a review at the end of the 6 month period be undertaken to determine in a concise way what impact the closure has had. Mr. Rudberg pointed out that a temporary closure would measure only traffic implications. Other implications are fire access and utility rights of way which would still necessitate the same amount of changes in the physical form of the street as permanent closure and the estimated cost for the physical works needed would be approx. $4,000, with approx. $5,000 in staff time to monitor the traffic conditions, re-survey the residents and report the results. These costs would be lost should the experiment be terminated.

The following three alternatives were submitted for consideration:

1) That 23rd Avenue adjacent to Tupper School (between) Carolina Street and a point approximately 561 ft. west) <u>not</u> be closed.

2) That 23rd Avenue adjacent to Tupper School be closed and turned over to the care of the Vancouver School Board to connect school buildings and a play space and to develop new recreational facilities, and that fire access and utility requirements through the redevelopment be worked out to the satisfaction of the City Engineer---all costs of a permanent street closure to be covered by the Vancouver School Board.

Continued....

Clause No. 2 Continued

3) That 23rd Avenue adjacent to Tupper be closed on a temporary 6 month trial basis during the school session with:

i) no development change to the existing streetscape at this time;

ii) the temporary closure configuration to be subject to the approval of the City Engineer. Funds in the amount of $4,000 to be provided in the 1978 budget;

iii) documentation by the City Engineer of existing patterns of movement at this location just prior to closure, and

iv) evaluation by the City Engineer, Director of Planning and School Board Staff of the observed costs and benefits of the closure at the end of 6 months for report back to City Council.

Mrs. Pam Glass from the Vancouver School Board was present and participated in discussion of this item as did the following: Mr. Killeen, Principal of Tupper School; Mr. Loewn, Principal of Livingston School; Mrs. Little, Tupper School Consultative Committee; Joan Freisen, Livingston School Consultative Committee; Betty Bachman, Riley Park N.I.P. Planning Committee. Also present were Arlene Burden, Tupper Staff Council Representative and Irwin Suppanz, Students' Council.

Two residents of the area, Mr. Pataky and Mr. Patterson, were present at the meeting and spoke against the closure.

The Committee, in discussion of this item, stated that while they were sympathetic to the concerns of the schools and parents in the area for the safety of their children, other matters, such as utility access, traffic access and concerns of the residents in the immediately affected area must be taken into consideration. Several methods of controlling the speed on this section of street were put forward and following considerable discussion the Committee

RECOMMENDED

THAT the requested closure of 23rd Avenue at Tupper School be deferred pending a report from the Engineering Department on alternative methods of alleviating the present situation.

The meeting adjourned at approximately 4:25 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 240

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 1, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 1, 1978, at 3:30 p.m., in No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard (Leave of Absence)

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Public Aquarium Association - Grant Request

The Committee considered the attached Manager's report dated May 11, 1978, wherein the Director of Finance reported on the Vancouver Public Aquarium Association's request for a $40,000 grant to partially fund the cost of modifications to the existing Aquarium facilities in Stanley Park to comply with the National Building Code as ordered by the Fire Marshal. The total cost of the work is approximately $75,000 of which $35,000 would be funded by the Association if the City approves the grant requested.

Mr. L. Dampier, President, Dr. M. Newman, Director, and Mr. D.G. Wood, Business Manager, Vancouver Public Aquarium, spoke to their request. They felt that the City should pay one-half of the $75,000 since it was due to the City Fire By-law renovation work. They felt they could absorb the other one-half due to a windfall from the baby whale exhibit last year. They added that the only other times they have required financial help from the City was due to the two civic strikes when they were picketted and lost revenue.

The Committee noted there are many others in the same position of meeting the Fire By-law regulations and the Association's financial statements indicate they are in a very sound financial position. The Association was given several suggestions of ways they might raise the money and following further discussion, it was

RECOMMENDED

THAT the request for a grant of $40,000 to the Vancouver Public Aquarium Association be not approved.

2. Champlain Heights - Areas E & F Budget Report

The Committee considered the attached Manager's report dated May 25, 1978, wherein the Champlain Heights Project Manager reported on revised estimates for the 1978 project management budget, (administration and consultants) as follows:

cont'd....

Clause No. 2 cont'd

"Engineering Services

(1) Streets and Sidewalks

Last year's streets contract, which covered this work, was approximately 15% under our estimated prices. This was due to a very competitive situation in the paving construction business. Also, construction conditions were ideal with a minimum of traffic and utility conflicts. This resulted in a saving of $115,000. $115,000

(2) Water Works

Optimum construction conditions with no service connections allowed the Phase 1 water works installation to progress very rapidly. This resulted in a saving of $42,000. 42,000

(3) Utilities

Savings on Hydro and Telephone	10,826
Engineering Services - Surplus	$167,826

Parkway

(1) Lighting - savings were due to the reduced cost of the decorative light fixtures and joint trenching with the placement of electrical conduit in the trench used for the walkway drain tile. These resulted in a combined saving of $50,000.	$ 50,000
(2) Walkway Construction - a less expensive material than anticipated in the estimate was used (exposed aggregate concrete). Also, the operation was run very efficiently with the use of hand controlled power buggies as opposed to conventional methods. These resulted in a combined saving of $116,000.	116,000
	$166,000
Less:	
(3) Additional Parkway - the above savings will allow the unfunded amount of parkway landscaping to be completed. This additional work estimated to cost $78,867 and funds are now to be reallocated for this work.	-79,000
Parkway Total Savings	$ 87,000
Less: Overexpenditure on Parkway consultants	-2,761
Net Parkway Surplus	$ 84,239
Engineering Services & Parkway Surplus	$252,065.

Administration

The proposed additional Phase 1 administration budget is set out in Table 2. It provides for a total budget of $106,066 less $6,074 of available funds for a total funding requirement of $99,992. This budget has been reviewed by the Budget Review Committee.

Additional Cost $ 99,992

cont'd....

Clause No. 2 cont'd

Consultants

The proposed additional expenditures for Phase 1 consultants are set out in Table 3. It is proposed to spend an additional $63,000 on consultants for Phase 1 in 1978. However, of this amount $31,575 is available from previously approved funds. The total additional funding requirement in 1978 for consultants is $31,425.

	Additional Cost	$ 31,425
Administration & Consultants	- Additional Cost	131,417
Net Surplus		$120,648."

The Committee questioned the amount of additional costs for administration and consultants.

The Project Manager explained that the complexity of the project was underestimated. Also, it was not anticipated that as much time would have to be spent with developers on planning, permits and general construction after the construction started. The Regional District did a study on management of the project and concluded that it was well within range. A reasonable management fee would run at 2% - 7% of capital works. The costs for management of this project was approximately half of that. Staff have had to work much more extensively with each phase of the development than was anticipated. Another factor was a slowdown in the market.

The City Manager stated that he encouraged the staff to give a true picture of the extra costs required and the reasons for them. He is completely satisfied that the management of the project has been handled in a proper and efficient manner given the number of staff available. Also, most of the key personnel were not involved in the project initially.

Following further discussion, it was

RECOMMENDED

A. THAT the project management - administration budget for 1978 as set out in Table 2, be approved with an additional funding requirement of $99,992.

B. THAT the project management - consultants budget for 1978 as set out in Table 3, be approved with an additional funding requirement of $31,425.

C. THAT the Phase 1 reallocations outlined in the Manager's report and set out in the third column of Table 1, be approved with the balance of $120,648 being set up in unappropriated accounts as detailed above.

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The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 240

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 20, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) of June 13, 1978, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Arthur Laing Bridge

Council on May 30, 1978, resolved that it and the Township of Richmond seek a meeting with the Minister of Transport to discuss the Vancouver City Council's position on certain matters including access to the Arthur Laing Bridge.

In a letter dated June 14, 1978, the Municipal Clerk of the Township of Richmond advised that his Council agreed with the position of the City of Vancouver and had contacted the Minister of Transport to arrange a meeting. As soon as response has been received, the Municipal Clerk will contact the City of Vancouver on the matter of transit access to the Arthur Laing Bridge.

MOVED by Ald. Gerard,
THAT the communication from the Township of Richmond be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. D.P.A. - 3655 West 10th Avenue

In a letter dated June 15, 1978, Mr. I.R. Gordon of Gordon Import Autos Limited, requested an opportunity to appear before Council on his development permit application to use the property at 3655 West 10th Avenue for off-street parking under the existing RS-1 zoning.

The City Clerk advised that a report from the Director of Planning on this matter is anticipated for the Council meeting on June 27, 1978.

MOVED by Ald. Rankin,
THAT the foregoing delegation be heard when the report of the Director of Planning is before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 16, 1978

Works & Utility Matters
(June 16, 1978)

Automatic Crossing Protection for
Main Street & B.N.I. Track (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(June 16, 1978)

Larwill Park (Clause 1)

MOVED by Ald. Brown,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 16, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Kitsilano N.I.P. - Relocation of Tenants
Cl. 2: Kitsilano N.I.P. - Copies of NIP Television Programs

Clauses 1 and 2

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(June 16, 1978)

Lease of Various Properties in The Dick Building, 1482-1490 West Broadway and 2516 Granville Street (Clause 1)

MOVED by Ald. Gibson,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Greek Days 1978

Council had before it for consideration, a Manager's report dated June 16, 1978, on Greek Days 1978. During discussion of this matter, Corporal Clapp, a member of the Police Department staff assigned to Greek Days, answered questions from Council on previous Greek Day celebrations, and stated that in the Police Department's opinion, it would be preferable to have a number of small individual booths selling beer and wine rather than 2 or 3 large areas with seating accommodation.

MOVED by Ald. Puil,
THAT the previously agreed upon conditions be reworded as follows:

"(4) That 'open' food sales be permitted only on sidewalk areas fronting businesses that can provide appropriate facilities required by the Health Department (toilets, hot and cold running water, etc.).

(9) That approximately 15 small individual booths selling beer and wines be permitted under the auspices of the Greek Day Committee. Such areas to be properly designed, screened, and with defined entrances and exits.

(10) That all alcoholic beverages sold be in soft containers."

- CARRIED UNANIMOUSLY

(Alderman Rankin opposed to condition (9)).

C. Proposed Provincial Transit Legislation

For Council action see page 6.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Finance & Administration, June 15, 1978

Recruitment Procedure and Firefighters Entrance Qualifications (Clause 1)

Before Council this day was a report of the Standing Committee on Finance & Administration dated June 15, 1978, on recruitment procedure and firefighters entrance qualifications. Also before Council was a report of the City Manager dated June 19, 1978, putting forward an amendment to recommendation 'D' of the Committee contained in its report.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
June 15, 1978 (cont'd)

Recruitment Procedure and Firefighters
Entrance Qualifications (cont'd)

In addition, Council had before it a letter dated June 19, 1978, from the B.C. Fire Chiefs' Association stating that it supports unanimously the position of Fire Chief Konig that high employment standards for applicants for the position of firefighter be retained. Attached to the letter was a resolution from the Association which resolved that the Association is opposed to any modification or compromise relating to the physical or academic standards or qualifications presently required of each candidate for employment as a firefighter.

MOVED by Ald. Brown,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Brown,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT recommendation C of the Committee contained in this Clause be approved.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

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At this point, the Council observed a short recess.

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MOVED by Ald. Brown,
THAT recommendation D of the Committee contained in this Clause as amended in the City Manager's report of June 19, 1978, and reading as follows, be approved:

"D. THAT a report on the study of Firefighters Entrance Qualifications and Selection Procedures in the Lower Mainland be received by Council in June, 1979, and a decision on height and weight requirements be made at that time.

AND FURTHER THAT in the meantime, the Fire Chief is authorized to train recruits as needed to maintain the strength of his department, choosing such recruits from the eligibility list that exists on June 20th, 1978."

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT recommendation E of the Committee contained in this Clause be approved.

(Amended)

MOVED by Ald. Gibson in amendment,
THAT recommendation E of the Committee contained in this Clause be amended and then approved as follows:

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
June 15, 1978 (cont'd)

Recruitment Procedure and Firefighters
Entrance Qualifications (cont'd)

"THAT Personnel Services, the Fire Department and the Equal Employment Opportunity Officer recommend a recruitment procedure for firefighter competitions which would have the effect of notifying the public at large.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the interim entrance qualification for education and training be Grade 12 minimum, preferably with experience in building trades or work experience with a high degree of physical effort.

(Deferred)

MOVED by Ald. Gibson,
THAT the above motion of Alderman Puil be deferred pending receipt by Council of the study "Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland".

- CARRIED

(Aldermen Bellamy, Gerard, Harcourt, Kennedy and Puil opposed)

MOVED by Ald. Puil,
THAT the following recommendation of the City Manager as contained in his report dated June 19, 1978, be approved:

"THAT Council reaffirm its commitment to the strict merit principle in hiring, and seek to develop objective job-related criteria for the selection of firefighting recruits of the highest possible standard."

(Amended)

MOVED by Ald. Ford in amendment,
THAT the words "fair hiring practices and to" be inserted after the word "to" in the first line in the above motion.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari in amendment,
THAT the following be added to the above motion of Alderman Puil,

"and Council review the research design and methodology of the study on 'Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland".

- CARRIED

(Aldermen Kennedy and Puil opposed)

The motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY:

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
June 15, 1978 (cont'd)

Recruitment Procedure and Firefighters
Entrance Qualifications (cont'd)

"THAT Council reaffirm its commitment to fair hiring practices and to the strict merit principle in hiring, and seek to develop objective job-related criteria for the selection of firefighting recruits of the highest possible standard, and Council review the research design and methodology of the study on 'Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland'."

- - - - -

The Council recessed at 3:50 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open Council at approximately 4:15 p.m.

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CITY MANAGER'S REPORTS (cont'd)

Proposed Provincial Transit
Legislation

The City Engineer, Director of Finance and Associate Director - Overall Planning, briefly reviewed their comments contained in the City Manager's report dated June 20, 1978, for Council's information.

MOVED by Ald. Puil,
THAT recommendations A to I of the City Manager contained in his report dated June 20, 1978, be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was opposed to recommendation F.)

DELEGATIONS

1. Rezoning Application - S/E Corner
40th Avenue and Dunbar Street

The City Manager in a report dated June 8, 1978, on a rezoning application from Mr. B. Wong of Wong Brothers Construction Limited, to rezone the south-east corner of 40th Avenue and Dunbar Street from RS-1 One Family Dwelling District to C-2 Commercial District, recommended that the rezoning application be not approved. In the report, the City Manager also submitted for consideration the following recommendation of the Director of Planning:

"That consideration could be given to a CD-1 Comprehensive Development rezoning which includes an acceptable detailed scheme of development encompassing lands at the south-east corner of West 40th Avenue and Dunbar Street which achieves a compatible transition from commercial and residential uses along the Dunbar Street frontage to the adjoining RS-1 One Family Dwelling District."

Mr. W.A. Street, Solicitor for the applicant, addressed Council and reviewed the history of this property and put forward reasons why the rezoning request of the applicant should be approved.

cont'd....

DELEGATIONS (cont'd)

Rezoning Application - S/E Corner
40th Avenue & Dunbar Street (cont'd)

Mr. McCrum, representing residents of the area adjacent to the property, spoke against the rezoning, and stated that a number of commercial properties in this area are vacant and have been for some time, and requested that the site in question be retained as residential. He also requested that Council consider enforcing its Standards of Maintenance By-law on this property.

MOVED by Ald. Brown,
THAT the following recommendation of the City Manager as contained in his report dated June 8, 1978, be approved:

"THAT the rezoning application be not approved."

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Gerard,
THAT consideration could be given to a CD-1 Comprehensive Development rezoning which includes an acceptable detailed scheme of development encompassing lands at the south-east corner of West 40th Avenue and Dunbar Street which achieves a compatible transition from commercial and residential uses along the Dunbar Street frontage to the adjoining RS-1 One Family Dwelling District.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

2. (a) Additional Staff - Zoning Counter
(b) Transfer of Property Data to Real Estate Board of Greater Vancouver

Council on June 13, 1978, deferred consideration of a Manager's report dated June 9, 1978, on additional staff for the Zoning Counter pending a delegation from the Real Estate Board of Greater Vancouver.

Mr. Brian Calder addressed Council and circulated a brief putting forward arguments in favour of Council approving transfer of zoning data to the Real Estate Board of Greater Vancouver.

The A/Director of Permits and Licenses and the Administrative Officer, Permits and Licenses Department, gave reasons why the number of telephone enquiries to the Zoning Counter have increased to an average of 60 per day.

Council on February 21, 1978, and again on May 16, 1978, did not approve the transfer of zoning data to the Real Estate Board of Greater Vancouver. As a result, the City Manager in a report dated June 9, 1978, recommended that Council approve the establishment of a temporary Plan Checking Assistant I position in the Department of Permits and Licenses for the remainder of the current year to maintain the level of service at the Zoning Enquiry Counter.

MOVED by Ald. Gibson,
THAT Council reconsider its decision of February 21, 1978, and approve, for a one year period, the supplying of zoning information to the Real Estate Board of Greater Vancouver, subject to an agreement satisfactory to the Law Department regarding the use of the data, and that the Real Estate Board be billed for all costs related to providing them with this data.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed)

DELEGATIONS (cont'd)

3. Kiwassa (Proposed Rezoning of 3 Lots on the S/S East Georgia West of Glen Drive from RT-3 to M-1)

Council on April 11, 1978, enacted the amending by-law to rezone various properties in the Kiwassa N.I.P. area from M-1 to RT-3. At the same meeting, Council having heard representation previously from the solicitor of a property owner whose lands had been rezoned while he was away and unable to attend the earlier Public Hearing, resolved that a special Public Hearing be held at 2:00 p.m. on a regular Council day for the purpose of rezoning Lots 6 and 7, Block 95, D.L. 181 to M-1.

At a subsequent meeting, Council resolved that the City-owned Lot 8, Block 95, D.L. 181 be included in the application to rezone Lots 6 and 7, Block 95, D.L. 181, and that the status of this lot be considered at the Public Hearing on this rezoning application.

In a memo dated June 13, 1978, the Director of Planning requested that Council amend its motion of April 11, 1978, by deleting the specification that a Public Hearing be held "at 2:00 p.m. on a regular Council day". He further stated that, in his opinion, it is important that this Public Hearing be held in the community and be scheduled for September to avoid the summer months when many families are away on vacation.

Mr. S.J. Robinson, representing the applicant, addressed Council and requested that the Public Hearing on the lots in question be scheduled for as early a date as possible and that the Hearing be held at 2:00 p.m. on a regular Council day.

MOVED by Ald. Harcourt,
THAT a Public Hearing be held on July 11, 1978, for the purpose of considering rezoning Lots 6, 7 and 8, Block 95, D.L. 181 from RT-3 to M-1.

- CARRIED

(Aldermen Brown, Gerard, Marzari and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT this Public Hearing be held following the Court of Revision scheduled for 2:00 p.m. on July 11, 1978, in the Council Chamber.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown,
THAT the Public Hearing on Lots 6, 7 and 8, Block 95, D.L. 181 scheduled for July 11, 1978, be held at 7:30 p.m., in the Council Chamber, and Council's resolution of April 11, 1978, be amended accordingly.

- CARRIED UNANIMOUSLY

4. Lending of Money by Canadian Banks to Government and Agencies in South Africa

Council on June 13, 1978, agreed to hear a representation from the Stop Bank Loans to South Africa Committee on a motion by Alderman Rankin on lending of money by Canadian banks to Government and Agencies in South Africa.

Mr. Zayied Gamiet, of the B.C. Conference, United Church of Canada, addressed Council setting forth arguments why Council should resolve to terminate its banking relationships with any banks involved in making loans or investments which supports the South African Government or its agencies.

cont'd....

DELEGATIONS (cont'd)

Lending of Money by Canadian Banks to Government and Agencies in South Africa (cont'd)

A representative of the Anglican Church of Canada also addressed Council in support of Alderman Rankin's motion.

Also before Council was a report of the City Manager dated June 20, 1978, on the City's banking relationships with any bank that is involved in investments in South Africa. In the report, the Director of Finance recommended, and the City Manager concurred, that no precipitate action be taken with respect to any of the banks, but that they be invited to respond to the points raised in the motion.

(At this point in the meeting, Alderman Kennedy and ~~the~~ Mayor left and Alderman Puil assumed the Chair.)

MOVED by Ald. Gerard,
THAT debate on Alderman Rankin's motion on lending of money by Canadian banks to Government and Agencies in South Africa, be deferred to 7:30 p.m., this evening.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at approximately 6:25 p.m. to reconvene at 7:30 p.m.

- - - - -

The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin

ABSENT: Alderman Marzari

CLERK TO THE COUNCIL: M. Kinsella

DELEGATIONS (cont'd)

Lending of Money by Canadian Banks to Government and Agencies in South Africa (cont'd)

As agreed earlier, Council debated the motion of Alderman Rankin on lending of money by Canadian banks to Government and agencies in South Africa.

The Mayor referred to a telegram received earlier this day from the Executive Secretary of the B.C. Conference Vancouver of the United Church of Canada, urging Council's support to persuade Canadian banks to halt loans to South Africa's Government or its agencies.

cont'd....

DELEGATIONS (cont'd)

Lending of Money by Canadian Banks to Government and Agencies in South Africa (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT WHEREAS the white minority government in South Africa through its system of apartheid, continues to deny all basic human rights to the majority black population of that country, and in carrying out this racist program of apartheid has:

(1) denied to all but the white minority the franchise and other political rights

(2) claimed exclusive ownership of 86.3% of South Africa's territory, and further has embarked on a program of deporting some 6 million persons under its Bantustan policy to barren reservations

(3) maintained an economic system in which the per capita income of blacks is approximately 10% that of whites

(4) continued to apply repressive and discretionary laws which prevent African workers from organizing to defend their basic interests

(5) been responsible for the detention without charges, torture, and killing of political prisoners, as well as the massacre of hundreds of school children;

AND WHEREAS this racist system of apartheid rests upon a foundation of direct financial loans and investments, and since 5 Canadian chartered banks (the Bank of Commerce, Royal Bank, Bank of Nova Scotia, Toronto Dominion Bank, Bank of Montreal) continue to support this racist regime through their participation in international consortia to lend money to the South African government and its agencies;

AND WHEREAS it is the responsibility of municipal officials entrusted with public funds to govern these funds in a responsible manner, and to ensure that these funds are invested in ways that would directly benefit the citizens of the city, and which, if invested either directly or indirectly outside of the city, would not go in any way to support such an inhuman and oppressive system as apartheid;

THEREFORE BE IT RESOLVED THAT the City Council of Vancouver investigate and commence taking those steps necessary to phase out its dealings with any bank which continues to participate in loans to the government and agencies of South Africa, and that the Council make these intentions known to the bank;

AND FURTHER THAT the Council encourage the Aldermen who may have accounts with these major banks to question their banks on their investment policies, and to support the national and international actions against bank loans to South Africa in whatever way possible.

- LOST

As requested by Council, separate votes were taken as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,

THAT the City Council of Vancouver investigate and commence taking those steps necessary to phase out its dealing with any bank which continues to participate in loans to the government and agencies of South Africa, and that the Council make these intentions known to the bank.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Lending of Money by Canadian Banks to Government and Agencies in South Africa (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Brown,
THAT the Council encourage the Aldermen who may have accounts with these major banks to question their banks on their investment policies, and to support the national and international actions against bank loans to South Africa in whatever way possible.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Ford,
THAT Council take no precipitate action with respect to any of the banks, but that they be invited to respond to the points raised in the motion.

- LOST

(Aldermen Bellamy, Brown, Gerard, Kennedy, Puil and the Mayor opposed)

5. Regulation of Shopping Hours

Council had before it a Manager's report dated March 23, 1978, in which the Director of Permits and Licenses reviewed briefly the various legislation governing store closing hours, outlined recent experience with shopping hours on statutory holidays, and problems and inconsistencies in the Shops Closing By-law and advanced possible Charter amendments and by-law changes.

In the report, the Director of Permits and Licenses submitted for consideration a selection of one of the following options:

- no control of shops closing
- control by type of shop on statutory holidays or control by location of shop
- retention of the present approach to control shops closing hours with the elimination of some inequities.

He recommended that the Director of Legal Services beinstructed to prepare a by-law amendment to:

(a) require stores that may be open after hours, (such as drug stores) which sell items other than those listed in the definition, to have items listed in Section 4 screened-off at closing time on Monday, Tuesday, Wednesday and Saturday, by some type of wall and no longer be on display or available for sale.

(b) create a new category known as 'Souvenir Shop' which would be exempt from the closing hours for the sale of Canadian artifacts, curios, souvenirs, momentos, art and having a floor area not exceeding 1,200 sq. ft. nor more than 2 employees.

The A/Chief License Inspector, Mr. Ken Armstrong, with the aid of posters, provided a brief report reference on the regulation of shopping hours, pointing out that the Lord's Day Act, which is under the jurisdiction of the Provincial Attorney-General, is not enforced and the Province recently declined to grant a Charter amendment to the City giving the City control over the Lord's Day Act.

cont'd....

DELEGATIONS (cont'd)

Regulation of Shopping Hours (cont'd)

The Mayor called for speakers and the following representations were heard:

- Mr. Douglas Jung, on behalf of the 241-member Lower Mainland Independent Grocers' Association, read from a brief, copies of which were circulated to Council, stating that the Association is opposed to wide open shopping, and supports the recommendation of the Director of Permits and Licenses contained in the Manager's report.

- Mr. H.T.D. Tanner for the Downtown Business Association, stated his Association has no position on shopping hours at the present time but has commissioned a consultant to survey the public. Results of this survey should be available in July and he suggested Council defer any changes in shopping regulations until the survey has been concluded.

The following speakers urged that there be no controls on shopping hours, particularly in the Gastown area:

- Mr. John Nicoll, Gastown Historic Area Planning Committee (brief filed)

- Mr. Allan Achilles, Gastown Historic Area Co-ordinating Committee

- Mr. Ray Saunders, Gastown Merchants' Association

- Mr. L. Frisby, Gastown Restaurateurs

- Mr. Humphrey Killam, Townsite Committee.

The following speakers were opposed to any extension to the current shopping hours:

- Mrs. W.A. Gillon, Vancouver Council of Women (brief filed)

- Miss Rose Bancroft, Woodwards (Downtown) Staff Advisory Council (brief previously circulated)

- Mr. Wm. Yee, Chinese Cultural Centre

- Mr. J.K. Thornton, Kerrisdale and District Commercial Association

- Mr. G. Anderson

- Mr. A. Sharma, Canadian East Indian Merchants' Association (brief previously circulated.

- Rev. R. Redman, Council of Churches, advised that the Council of Churches is deeply concerned over the opening of some stores on Sundays in defiance of Federal law which was enacted to provide the working man with a respite from toil. He asked Council to consider withdrawing the business licenses of premises which open on Sundays unnecessarily and suggested the Police prosecute violaters of the Lord's Day Act.

- Mr. R.D. Newcombe, President, Retail Merchants' Association, referred to his brief previously circulated, opposing any extension in the existing shopping hours and urging Council to make representations to the Provincial Government to control shopping on Sundays and statutory holidays.

cont'd....

DELEGATIONS (cont'd)

Regulation of Shopping Hours (cont'd)

During the hearing of the foregoing delegations, a short recess was observed.

MOVED by Ald. Harcourt,
THAT consideration of the Manager's report dated March 23, 1978, on the regulation of shopping hours, be deferred.

- CARRIED UNANIMOUSLY

The Mayor indicated Council would consider the Manager's report in the near future and, in the meantime, he would endeavour to obtain the results of the Downtown Business Association's consumer survey for Council's information.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

3. BY-LAW TO AMEND BY-LAW NO. 4445, BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT consideration of these By-laws be deferred to the next full meeting of Council.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (S10' of Lot 7, Subdivision "D", Block 156, DL 264A, Plan 616 & 1771)

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 7 of Subdivision "D", Block 156, District Lot 264A, Plan 616 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (N10' of Lot 17, Subdivision "D", Block 156, DL 264A, Plan 616 & 1771)

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 17, Subdivision "D", Block 156, District Lot 264A, Plan 616 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Piano Museum

referred to an article in Dick MacLean's Guide indicating that the Piano Museum at West 17th Avenue and Dunbar will be moving to South Carolina in July because the owners are unable to locate suitable accommodation in Vancouver.

The Mayor suggested that Alderman Bellamy meet with him to discuss this matter.

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The Council adjourned at approximately 9:35 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 20, 1978, adopted on June 27, 1978.

MAYOR

DEPUTY CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Automatic Crossing Protection for Main Street and B.N.I. Track

The City Engineer reports as follows:

"The Burlington Northern Railway track crosses Main Street at grade north of First Avenue. Train movements are presently flagged across the street by a member of the train crew. However, it is felt that this method is inadequate for present day traffic volumes and that automatic crossing protection is required to ensure safety of the public. Such protection was recently ordered by the Canadian Transport Commission for a crossing that has a much lower traffic count on the same track just west of Main Street. This protection is now installed.

It is estimated that the automatic crossing protection for Main Street will cost $50 000. Of this amount, the City may be asked to contribute up to 12½% of the cost or $6 250. As the work would not be completed until next year, this sum could be included in the 1979 annual signal program submission.

I recommend that:

(a) the Director of Legal Services be instructed to apply to the Canadian Transport Commission for an order requiring the Burlington Northern Railway to install automatic crossing protection at Main Street.

(b) funds in the amount of $6 250 be included in the 1979 annual signal program submission."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 331

HARBOURS & PARKS MATTERS

INFORMATION

1. Larwill Park

The Director of Legal Services reports as follows:

"I have been asked by the City Manager to comment on the resolution of the Parks Board which was forwarded to Council by the Chairman of the Board in a letter to Council dated June 7th.

The fact of the matter is that the lease of Larwill Park to the Hydro was for ten years from the 1st day of January, 1969, with a right of renewal for a further ten-year period. In accordance with the terms of the lease, Hydro, on May 4, 1978 exercised its option to renew the lease for a further ten-year period. From a legal point of view, therefore, Hydro have the right to occupy this parcel until January 1st, 1989 without any further negotiations, nor is there any provision for cancellation.

In light of the foregoing, I discussed this resolution with the Superintendent of the Board of Parks and Recreation and he advised that notwithstanding the legalities, the Board is most anxious that the bus depot be re-located and the site returned to park use."

The City Manager submits the foregoing report of the Director of Legal Services for Council's information.

FOR COUNCIL ACTION SEE PAGE(S) 331

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Kitsilano N.I.P. - Relocation of Tenants

The Director of Planning reports as follows:

"On January 10, 1978 City Council approved the sale of lots 28 to 31, Block 216, DL 526 to Nasaika Housing Cooperative to develop with a new co-op housing project. These properties were originally purchased by the City using Kitsilano N.I.P. funds.

An integral feature of NIP is that any persons forced to move from their homes as a result of NIP activity should be given financial assistance in finding and moving to their new homes. In the Kitsilano NIP Concept Plan, $10,000 was set aside to provide relocation assistance.

As a result of the Nasaika development, four small houses containing 6 suites have been demolished. The tenants in these houses were given their eviction notices on December 28, 1977. Under the Landlord-Tenant Act, the displaced tenants have the right to submit bills for amounts of up to $300 for moving expenses, which the landlord must then pay. To date, bills have been received from two of the tenants for their moving expenses, for a total cost of $289.50. An account, using all or a portion of the money set aside for relocation costs needs to be established before these bills can be paid.

On March 21, 1978 City Council approved the expenditure of up to $48,295.55 for further NIP projects in Kitsilano. This was to have used up all the remaining unallocated NIP funds from the Kitsilano NIP budget, plus an additional $9,053 of 100% City funds which was taken from the balance of the funds received from the sale of the Nasaika housing site. However, it has since been discovered that $10,000 for relocation and $3,367 for the purchase of land had been set aside as unallocated NIP funds.

As there are only three properties remaining which were purchased with NIP funds, it is estimated that the present and future costs of relocating tenants displaced through NIP activity in Kitsilano will not be nearly as high as had been previously anticipated. In order to take advantage of senior governments' contribution to NIP, it is proposed the portion of the projects approved on March 21, 1978 ($9,053) which was to be paid for with 100% City funds from the proceeds of the land sale, now be paid for out of the cost-shared unallocated NIP funds set aside for relocation and land purchases, with the balance of the unallocated NIP funds ($4,314) being placed in an account against which relocation costs can be charged.

In summary, the proposal is as follows:

Existing unappropriated NIP funds	$10,000	(Relocation)
	3,367	(Land purchase)
TOTAL	$13,367	
Transfer cost shared NIP funds to replace 100% City funds allocated for NIP projects 21/3/78	- 9,053	
Balance remaining for Relocation account	$ 4,314	

Central Mortgage & Housing and the Province have been advised of these proposals and concur with the recommendations of this report.

Therefore, the Director of Planning recommends:

A. That Council approve the appropriation of up to $4,314 from the Kitsilano Relocation Account (894-9009) to pay relocation expenses of tenants displaced through NIP activity in Kitsilano.

Cont'd . . .

Clause 1 Cont'd

Cost would be shared as follows:

CMHC	$2,157.00	(50%)
Province	$1,078.50	(25%)
City	$1,078.50	(25%)

B. That Council approve the appropriation of cost-shared $9,053 ($5,686 from the Kitsilano Relocation Account 894-9009, and $3,367 from the Kitsilano Land Purchase account 894-9008) to replace the non-cost shared funds (previously provided from the proceeds of the sale of the Nasaika housing site - Account 811/703) used to pay for the Kitsilano NIP projects approved on March 21, 1978.

Costs would be shared as follows:

CMHC	$4,527	(50%)
Province	$2,263	(25%)
City	$2,263	(25%)."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

2. Kitsilano N.I.P. - Copies of NIP Television Programs

The Director of Planning reports as follows:

"A series of four television programs on the Kitsilano Neighbourhood Improvement Program have been prepared by Cable 10 Television, with the assistance of the Kitsilano Citizens Planning Committee and many others involved in the planning and implementation of the Kitsilano NIP projects. These programs were prepared between November 1977 and April 1978. They have been shown on four consecutive Sundays (May 7 - 28, 1978) on the Cable 10 network. There may be a repeat showing later this year.

The programs were prepared for several reasons:

1. To inform the community (and the City as a whole) how the $1.2 million in N.I.P. funds was spent in Kitsilano.

2. To explain the decision-making process used to allocate the funds which involved the co-operative efforts of the Kitsilano community, civic staff and City Council.

3. To produce a permanent and complete record of N.I.P. activities in Kitsilano for historical purposes and which could be used educating participants in future N.I.P.-type programs in other parts of the City.

The Planning Department and the Kitsilano Planning Committee believe that it is appropriate for the N.I.P. program to purchase a permanent copy of the Cable 10 programs, noting that Cable 10 has no provision for keeping tapes which have been aired, and in fact quite often erase and reuse the tapes. The Kitsilano Citizens Committee has expressed a desire to have the set of tapes kept at the Kitsilano Neighbourhood House. The Planning Department, however, feel that a more central location, such as the Planning Department Library would be a logical place, making the tapes easily available to anyone throughout the City.

Cont'd . . .

Clause 2 Cont'd

The Cable 10 staff have produced the programs free of charge and have also offered to transcribe the copies free of charge. However, Cable 10 cannot supply the video tape needed to make the copies, consequently it will have to be purchased separately, before copies can be made. The cost estimate (details attached as Appendix A) of $180.00 for the required tapes, was submitted by the Video Tape Co-op. Cable 10 advises that this Co-op provides this type of tape at the lowest possible price.

The Kitsilano Citizens Committee has recommended that sufficient funds ($180) be approved to purchase video tape to make a copy of the programs.

C.M.H.C. and the Province have been informed of this project and concur in the expenditure of N.I.P. funds for this purpose.

There are no funds remaining in the Kitsilano Implementation Administration budget. There is, however, a small amount of funds which has been received as rents from the N.I.P. Housing sites, some of which could be used for this project.

Therefore, the Director of Planning recommends:

> That City Council approve the appropriation of up to $180.00 (One Hundred and Eighty Dollars) from the Kitsilano Neighbourhood Improvement Program budget (Social Housing Category) to purchase one copy of the four television programs on the Kitsilano N.I.P. produced by Cable 10, to be placed in the City Planning Department Library.

Costs would be shared as follows:

CMHC	$ 90.00	(50%)
Province	$ 45.00	(25%)
City	$ 45.00	(25%)
TOTAL	$180.00."	

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 331

A-9

PROPERTY MATTERS

RECOMMENDATION

1. Lease of various properties in The Dick Building, 1482 - 1490 West Broadway and 2516 Granville Street

The Supervisor of Properties reports as follows:

"Council on January 27, 1976 authorized the Supervisor of Properties to offer leases to the individual tenants of Lots 1 and 2, Block 351, D.L. 526, known as 1482 - 1490 West Broadway and 2516 Granville Street.

The following leases are expiring or are subject to rent review:

a) Lessee - Reginald Richards Corney
Leased Area - 2516 Granville Street
Term - 10 years from January 1, 1976 (Rental Review)
Existing Rent - $3,768.00 per annum
Proposed Rent - $4,872.00 per annum

b) Lessee - Dr. P. Seifert
Leased Area - Room 3, 1490 West Broadway
Term - Lease expires June 30, 1978
New Term - 2 years from July 1, 1978
Existing Rent - $1,656.00 per annum
Proposed Rent - $1,800.00 per annum.

The Supervisor of Properties recommends that the rent for 2516 Granville Street be increased to $4,872.00 as of July 1, 1978 and that a new lease be granted for Room 3, 1490 West Broadway from July 1, 1978 at a rent of $1,800.00 per annum; the terms and conditions to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 332

DISTRIBUTED MONDAY

B

MANAGER'S REPORT

DATE June 16, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Greek Days 1978

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"On June 13, 1978 City Council adopted the City Manager's recommendation as follows:

> 'It is recommended that Council approve the street closure of West Broadway on June 25, 1978 under the conditions described above to facilitate the Greek Day Festival.'

The report leading to this recommendation contained 25 clauses of conditions which had been established in discussions between the Greek Day representatives and the FEST Committee of the City of Vancouver.

On June 15, 1978, Mr. A. Pappas, President of the Greek Day Association, contacted the City Manager and advised that three of the conditions were not exactly as they had understood them. Accordingly, a meeting was held with the Greek Committee and representatives of Provincial and Civic areas of jurisdiction in the afternoon of June 15, 1978. The conditions discussed were as follows:

4. That 'open' food sales be permitted only on sidewalk areas fronting restaurants and cafes preparing such food.

9. That only a few 'Beer Garden' operations be permitted under the auspices of the Greek Day Committee. Such areas to be properly designed, screened and with defined entrances and exits.

10. That all alcoholic beverages sold in beer garden locations be in soft containers; further that seating be provided and only seated customers served.

These areas primarily concern the Provincial Liquor Administration Branch, the Police Department and the Health Department. The outcome of the meeting was that these officials were prepared to reword these conditions as follows:

4. That 'open' food sales be permitted only on sidewalk areas fronting businesses that can provide appropriate facilities required by the Health Department (toilets, hot and cold running water, etc.).

9. That approximately 15 small individual booths selling beer and wines be permitted under the auspices of the Greek Day Committee. Such areas to be properly designed, screened, and with defined entrances and exits.

10. That all alcoholic beverages sold be in soft containers.

The changes in the above 3 conditions are submitted by the City Engineer for Council CONSIDERATION."

The City Manager submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 332

DISTRIBUTED TUESDAY

C 352

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Proposed Provincial Transit Legislation - Summary

CLASSIFICATION: Recommendation

The City Manager reports as follows:

The attached comments from the City Engineer, Director of Planning and Director of Finance deal with the proposed Urban Transit Act which has been introduced in the legislature as Bill 19. Copies of the bill and its explanation were circulated to Council for June 13. The bill is scheduled to receive final reading shortly.

The City Engineer comments on the existing transit service and its financing. He then compares Bill 19 with the proposals submitted to the Province by City Council in June 1977. (See attached brief.) He notes important differences in the organization of the Authority and in Vancouver's representation on it. The Act is silent on cost-sharing provisions which are to be included in the regulations. The City Engineer submits that passage of the legislation will reduce the opportunity to provide LRT in Vancouver.

The Director of Planning deplores the vagueness of Bill 19, and is concerned about the jurisdictions and accountability of the Commissions and Board, and about their membership and staffing. He is opposed to creating a single-purpose Authority and notes its effect on the role of regional districts. The Director of Planning argues against using the property tax as the prime source of deficit financing and has reservations about electricity bill surcharges.

The Director of Finance cannot comment on the financial impacts of Bill 19 since essential formulae are not contained in the Act. He comments on the lack of local decision-making and absence of incentives for efficiency. Capital borrowing will be difficult, especially if local taxpayers henceforth have to also pay part of the deficit from existing transit services.

In the light of these comments, the three officials recommend that Council request the Province to change the Act as follows:

A. The Act include Provincial/local cost sharing formulas as is the case in the Ontario Act.

B. The Act include a proportion of operating expenses to be derived from fares as is the case in Ontario. Council could agree to stage such proportion over 3 - 5 years since the current proportion is one of the worst in Canada, and it may take some time to correct. Also, the Act should include power for a zonal fare system.

C. The Act provide that the Province carry its current deficit burden and cost sharing would apply only to increased services, such as LRT and other improvements, with property tax to be the last revenue source to be used.

D. The Act contain appropriate rules that ensure that Vancouver is represented on the Commission and the Authority in approximate proportion to population, and to ensure a better possibility for LRT.

E. Council should request as it did in its 1977 brief that the operating authority (e.g. B.C. Hydro) be included as a member of the Authority Board so that it would have incentive towards efficient operating practices and participate in formulation of plans.

F. Council express its approval of the Provincial willingness to permit the new revenue sources of gasoline tax and electrical surcharge and request the Province to include the license tax which was originally requested.

...2

G. The lines of power between the Authority Board and the local commissions should be restructured to provide more local representation and participation in final decisions.

H. In order that the above recommendation can be properly considered by the Province, Council seek a postponement of the third reading of Bill 19.

I. If the above recommendations fail and the Act is enacted this week, every effort be made to influence the regulations and have them structured so that some of them could become part of the Act next year.

(Note: The Director of Planning disagrees with the use of electricity surcharges as approved in F).

The City Manager RECOMMENDS approval of the above recommendations.

(Note: The G.V.R.D. Transportation Committee considered the same matter on June 16, and is making similar recommendations to its Board. The report of the G.V.R.D. Committee will be distributed to members of Council on June 20.)

FOR COUNCIL ACTION SEE PAGE(S) 335

DISTRIBUTED MONDAY

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 15, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 15, 1978, at 3:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard

ALSO PRESENT: Alderman Ford
Alderman Rankin

CLERK: G. Barden

RECOMMENDATION & CONSIDERATION

1. Recruitment Procedure and Firefighters Entrance Qualifications

The Committee considered the attached Manager's report dated June 12, 1978, summarizing the three attached reports - a report dated March 15, 1978, from the Fire Chief and Director of Personnel Services, report dated April 25, 1978, from the Equal Employment Opportunity Officer and a report dated June 7, 1978, from the Fire Chief and Director of Personnel Services - on recruitment procedures and entrance qualifications for firefighters. The joint report of March 15th from the Fire Chief and Director of Personnel Services proposed that a study be done by a research group at U.B.C. to be completed before June, 1979, and the joint report dated June 7th, from the Fire Chief and Director of Personnel Services commented on the Equal Employment Opportunity Officer's report.

Dr. Bannister, Head of Department of Kinesiology at S.F.U., showed slides and spoke on the differences between various sizes of male and female bodies in relation to strength and endurance under adverse conditions. He stated that size has an advantage to some degree in lifting and strength is a trainable function. He felt the whole issue needs to be researched to find out what optimal body size is required to move weights around.

The Committee heard the following people from the audience:

- Dr. C. Paris stressed that the Equal Employment Opportunity Committee had never at any time considered implementation of a quota system. The intent of the procedures is to ensure that all members of the community are aware of what firefighting entails.

- Mr. Bill Lum, President of the Asian-Canadian Association and member of the Equal Employment Opportunity Committee, emphasized maintaining present entrance qualifications, elimination of height and weight requirements and advised against the proposed study.

Dr. L.W. Hartwell, Director of Occupational Health for the City, stressed two areas of concern he has with reference to allowing anything greater than a 5" span in height discrepancy:

"(i) assuming we are dealing with two firefighters having the maximum allowable span discrepancy, even here the taller of the two would have to take all the strain initially in reaching high objects. This would automatically increase the risk of injury to him,

cont'd....

Clause No. 1 continued

such risk obviously being closely related to the weight of the object. The injury most likely in cases of this nature, would, of course, be to the back--particularly the lumbo-sacral spine area, and to a lesser extent, the shoulders.

Moreover, and again I have experienced this personally, and it is also directly related to the weight of the object, if it is heavy enough that the taller man cannot completely control it, it will pick up momentum on its decent and this will have to be picked up by the shorter man if the object or piece of equipment is not to be permitted to fall to the ground. This would put a sudden strain on the shorter man, and here again I would be particularly concerned about lumbo-sacral spinal injury.

(ii) again, assuming the same span discrepancy, two fire-fighters having to lift and carry a heavy, bulky object, e.g. generators, smoke exhausting devices, etc., would create another potentially hazardous safety factor, in that obviously the taller of the two would have to stoop to the level comfortable to the shorter. This can bring about faulty weight bearing, and again cause increased strain on the lumbo-sacral area.

One must bear in mind, of course, that we are dealing here with emergency situations where time is of the essence and members simply cannot afford the luxury of pacing their activities and following all the normal safety precautions related to lifting."

Chief Konig emphasized that there is no lack of applicants for firefighting services. For the present 10 vacancies, there are 453 applications without any kind of posting or advertising. To advertise such a small number of opening with so many applications already on hand, would be misleading and unfair to the vast majority of those who might respond. There are 40 people presently on the eligibility list who have passed all the examinations and can fill firefighting needs to the end of 1979.

Height parameters are set at 5'9" to 6'2" because of design of apparatus and inherent strength of persons of that height. The disproportionality in height should not exceed 5" because of back problems. Regarding education requirements, out of 40 large American fire departments, only 3 do not require Grade 12 minimum. We could live with Grade 10 minimum provided it is on the merit system. The Fire Chief stated he would like the proposed study carried out before any changes are made to the present firefighting standards.

The Committee considered the recommendations in the Manager's report and made amendments which resulted in the following action by the Committee:

RECOMMENDED

A. THAT the City encourage and support the study "Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland" in order to establish scientifically and technically supported entrance qualifications and physical fitness examinations.

cont'd....

Clause No. 1 continued

B. THAT the following interim entrance qualifications be adopted:

Citizenship Status

Canadian Citizen or Landed Immigrant.

Visual Acuity

20/20; 20/30 in one eye acceptable; no artificial aids allowed.

Colour Vision

Standards required by the Superintendent of Motor Vehicles to obtain driver's license.

Driver's License

Class 5 without restriction.

Driving Record & Other Convictions

No conviction for criminal or summary conviction charge in areas such as theft, sexual offense, driving a motor vehicle, drug and alcohol misuse, addiction, etc.

Height

Between 5'9" and 6'2" without shoes.

Weight

Proportionate to height as per judgment of Director of Occupational Health Services.

C. THAT if the proposed study of firefighters entrance qualifications and selection procedures in the Lower Mainland is undertaken, there be input in the research design from the Equal Employment Opportunity Officer in order that the question of discriminatory effect may be considered in the development of new physical requirements and new paper and pencil tests, and that the research design and methodology be brought back to the Finance and Administration Committee before the study is undertaken.

D. THAT a progress report on the study of Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland be made to the Finance and Administration Committee before the next selection of Vancouver firefighters is undertaken, and a decision on height and weight requirements be made by Council before the next hiring of firefighters.

E. THAT Personnel Services, the Fire Department and the Equal Employment Opportunity Officer design a new recruitment procedure for firefighter competitions which will have the effect of notifying the public at large.

When considering the matter of education and training, an amendment was made which resulted in the following motion which received a tie vote and is therefore submitted to Council for CONSIDERATION:

(i) THAT the interim entrance qualification for education and training be Grade 12 minimum, preferably with experience in building trades or work experience with a high degree of physical effort.

(Aldermen Brown and Marzari opposed)

cont'd....

Clause No. 1 continued

The Committee agreed to refer the following recommendation to Council for CONSIDERATION:

(ii) THAT the present Grade 10 minimum be maintained until the paper and pencil tests are reviewed, and that the review of those tests include consideration of testing that will measure the kinds and levels of skills required for firefighters to determine whether such testing can serve as an alternative to a grade twelve minimum requirement.

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FOR COUNCIL ACTION SEE PAGE(S) 332-335

DISTRIBUTED MONDAY I(i)

MANAGER'S REPORT

June 19th, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Finance Committee Report on Firefighter Recruiting

CLASSIFICATION: RECOMMENDATION

Following the Finance Committee meeting on June 15th, I had further discussions with Fire Chief Konig and the Equal Employment Opportunity Officer, Shelagh Day.

The Fire Chief had two concerns, one immediate and one long range.

The immediate concern was that he be permitted to start training new recruits as required to maintain the strength of the Fire Department.

The report on the study of job-related physical performance tests is scheduled to come to Council in June, 1979, and at that time Council will be asked to consider a new recruiting program involving advertising and using those tests. The Fire Chief expects to start training one batch of about 10 recruits almost immediately and two batches of about 12 in 1979, one of which would start training early in the year.

It is suggested that the Committee recommendation "D" be re-phrased to make it clear that pending a Council decision on the new recruiting procedures in June, 1979, the Chief be authorized to train recruits as needed from the eligibility list that exists at this time.

The long range objective of the recommendations to the Finance Committee had been to strengthen and broaden the merit principle by allowing a wider group of applicants to apply for positions and to undergo job-related selection procedures.

Nonetheless, the Fire Chief is concerned that programs which start out as equal opportunity programs might later turn into affirmative action programs involving quota systems.

It would reassure him and his department if Council would reaffirm its commitment to a strict merit principle in hiring firefighters.

Hence, I RECOMMEND:

(1) That recommendation "D" of the report from the Finance Committee be amended to read as follows:

"D. THAT a report on the study of Firefighter Entrance Qualifications and Selection Procedures in the Lower Mainland be received by Council in June, 1979, and a decision on height and weight requirements be made at that time.

AND FURTHER THAT in the meantime the Fire Chief is authorized to train recruits as needed to maintain the strength of his department, choosing such recruits from the eligibility list that exists on June 20th, 1978. "

(2) That Council reaffirm its commitment to the strict merit principle in hiring, and seeks to develop objective job-related criteria for the selection of firefighting recruits of the highest possible standard.

FOR COUNCIL ACTION SEE PAGE(S) 332-335

MANAGER'S REPORT

June 8, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application: Southeast Corner 40th Avenue and Dunbar Street

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"An application has been received from Mr. B. Wong of Wong Brothers Construction Limited, requested an amendment to Zoning and Development By-law No. 3575, whereby the property at the southeast corner of 40th Avenue and Dunbar Street, Lot 44 and the westerly 35 feet of Lot 43, Block 14, D.L. 2027, Plan 2482, be rezoned from RS-1 One-Family Dwelling District to C-2 Commercial District for the purpose of:

'replacing the existing commercial and residential development with a new single storey retail commercial building development of a purely local nature.'

Site Description

The site is located on the southeast corner of West 40th Avenue and Dunbar Street. The two lots under consideration have a frontage of 66 feet (20.117 m) each on W. 40th Avenue and a depth of 101.5 feet (30.937 m) for a total site area of 13,398 square feet (1 244.715 m^2). Of this total site area the applicant proposes to rezone only 10,251 square feet (952.349 m^2). (See Appendix A) Both lots are zoned RS-1 One-Family Dwelling District. Lot 43, the easterly lot, is developed with a 1½ storey single family dwelling. The corner lot, Lot 44, is developed with a similar one-family dwelling, however, there is also a small retail store located on the southwest corner of the property. This second principal building was approved by the Board of Appeal (now the Board of Variance) in 1942 (Lot 44 being commercially zoned at the time).

The lands to the west, north and south fronting onto Dunbar Street south of West 39th Avenue to West 41st Avenue and also on both sides of West 41st Avenue between Collingwood Street and the lane west of Dunbar Street are zoned C-2 Commercial District and developed with various retail stores including a Safeway Supermarket on the north side of West 41st Avenue. The southwest corner of West 41st Avenue and Dunbar Street is presently being used as a bus loop.

Lands to the east of the site are zoned and developed as RS-1 One-Family Dwelling District.

Background

Considerations with regard to the south side of the 3500 Block West 40th Avenue date back to 1969 when Canada Safeway Limited requested rezoning of these lands from RS-1 One-Family Dwelling District to C-2 Commercial District to permit development in conjunction with their C-2 property existing at the northwest corner of West 41st Avenue and Collingwood Street.

The following events are relative to consideration of this present rezoning application:

1969 Rezoning application by Canada Safeway for south side of 40th Avenue to allow Safeway to rebuild their store along with a group of small retail stores. Application refused.

1973 Rezoning application by Canada Safeway as above to rebuild Safeway, a small group of retail stores and 21 town-houses on the 2nd and 3rd floors. Public Meeting showed resident opposition. Application withdrawn.

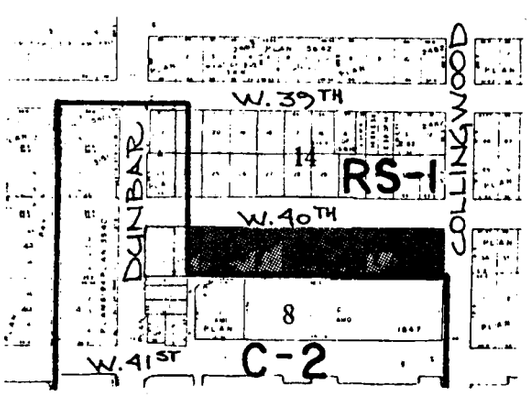

Cont'd . . .

Feb. 1975 — D.P.A. by Safeway to redevelop existing C-2 property with a supermarket as an outright use. Recommendation from Planning and Development Committee that Director of Planning make application to rezone S.E. Corner of 40th and Dunbar (Lot 44 and the westerly ½ of Lot 43) from C-2 to RS-1 to prevent further commercial expansion in the block.

Oct. 1975 — Planning Department reported to Council that such a rezoning could prejudice the further vitality of this commercial area. Director of Planning recommended that the corner lot (Lot 44) remain C-2 Commercial.

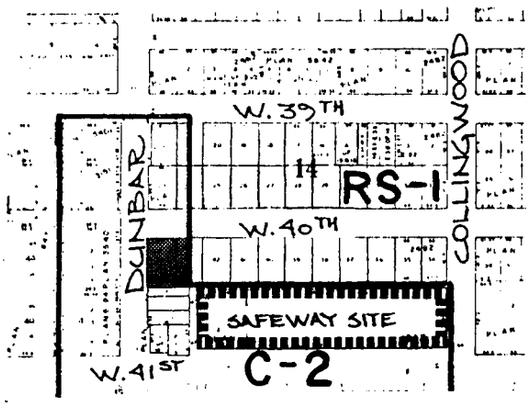

Dec. 1975 — Council referred rezoning to Public Hearing which was held on December 9, 1975. Rezoning of Lots 44 and W½ of 43 from C-2 to RS-1 approved with recommendation to rezone westerly ½ of Lots 24 and 21 to the north from C-2 to RS-1.

March 1976 — Public Hearing approved rezoning of westerly ½ of Lot 24 and 21 to north (fronting onto W. 40th and W. 39th respectively) from C-2 to RS-1.

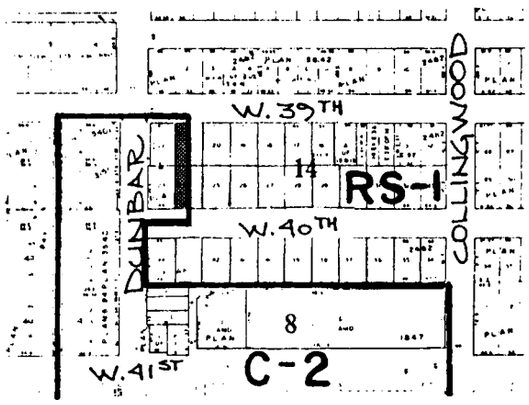

May 1976 — Mr. T.K. Johnston applied to rezone the westerly portion of his property (Lot 24) from RS-1 back to C-2.

Aug. 1976 — Council took no action to approve this rezoning.

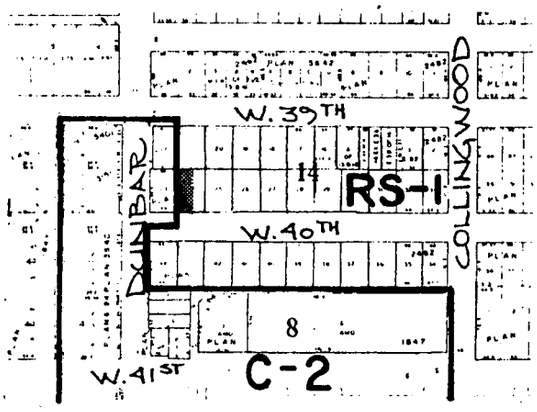

As the history of this area is important, a detailed review of the above summary has been attached as Appendix B for reference.

Proposed Development

The applicant has submitted drawings, stamped "Received City Planning Department, October 25, 1977". These drawings indicate a single storey retail/commercial building with 10 on-site parking spaces and 2 loading bays. The applicant has also proposed a lane and property dedication which are shown in Appendix C.

If the property is rezoned, subsequent development would not be restricted to the form of development presented with this application. A Development Permit Application could be made for any of the uses (both outright and conditional) listed under the C-2 Commercial District Zone.

City Engineer

The Engineering Department, in a memorandum dated December 15, 1977, made the following comments regarding the proposed rezoning of this property:

(1) The west 7 feet of Lot 44 is required for the widening of Dunbar Street, to conform with the established building line, and must be dedicated as street.

Cont'd . . .

(2) A dedication of a 20 foot lane is required. This would be a northward production of the existing north/south lane from 41st Avenue. A 10 foot by 10 foot cut-off is also required at the intersection of the existing east/west lane and the new north/south lane.

(3) Residual portions of Lot 43 to be consolidated with Lot 44 and Lot 42.

(4) An encroachment agreement will be required if landscaping is to remain on 7 foot dedicated strip on Dunbar Street.

(5) Building grades will be required and all design elevations must relate to these grades.

Public Information Meeting

Noting the past history, this application, and the number of telephone calls in response to the rezoning sign posted on the site, the Planning Department sponsored a Public Information Meeting on Wednesday, February 8, 1978. The meeting was attended by about 40 people, some of whom have been involved since the process began in 1969. The concerns of the residents can be summarised as follows:

1. The Planning Department consideration of this application was contrary to previous Council direction.

2. That this proposal is linked to Safeway's previous efforts to develop the entire southside of 40th Avenue.

3. The applicant had purposely allowed the houses on the site to run down in order to force redevelopment.

4. That provision of a lane would only provide a shortcut access to Safeway for shoppers who wished to avoid the 41st Avenue and Dunbar intersection.

5. That new development in this commercial district had been vacant for a long period until recently being occupied; this seemed to indicate that there was no need for further retail/ commercial development.

A show of hands at the end of the meeting showed that approximately 85% of those present were opposed to any consideration of this rezoning. It was further proposed by those present that no zoning changes should take place until a plan is prepared for the Dunbar-Southlands area.

Analysis

Council will recall, as outlined in the background section of this report, that the Director of Planning had recommended retention of the C-2 zoning on the corner lot (Lot 44), when Council considered and ultimately approved in December 1975 the rezoning of Lot 44 and the westerly portion of Lot 43 from C-2 Commercial District to RS-1 One-Family Dwelling District. This recommendation was based on the questionable amenity of Lot 44 for residential use in view of the commercial uses to the west, north and south. Concern was also expressed regarding rezoning a lot located in a district commercial centre whose future was uncertain and that such a rezoning could prejudice the future vitality of this commercial area.

While the rezoning and subsequent development of Lot 44 with commercial uses is appropriate, support cannot be given to the proposal to extend commercial zoning beyond this corner lot further into the adjoining residential community. Although the C-2 zoning on lands to the south fronting onto Dunbar Street does extend for a depth of 101 feet, these lands to the south do not adjoin residential property. A rezoning of Lot 44 only to permit commercial development (subject to compliance with the Zoning and Development By-Law regulations) would be consistent with the depth of C-2 zoning on property to the north across West 40th Avenue. Any further easterly extension of commercial zoning such as that proposed by the applicant would also likely be followed by a similar application to extend the commercial zoning on the north side of West 40th Avenue and other similar areas.

Cont'd . . .

As a final point, residents in the area have expressed strong opposition to the proposed northerly extension of the lane existing to the south. Concern is based largely on anticipated traffic which would use this lane to gain access to Safeway to the south and avoid the West 41st Avenue / Dunbar Street intersection. Use of this proposed lane in such a manner would result in a dramatic increase in traffic on West 40th Avenue, a primarily residential street.

Under the C-2 Commercial District, development is governed by the permitted uses and regulations prescribed in the C-2 District Schedule and need not be in accordance with the drawings submitted by the applicant, should the rezoning be approved as proposed. In considering Development Permit Applications for various conditional uses under the C-2 Commercial District, the Director of Planning may approve such uses subject to such conditions and regulations as felt necessary to ensure compatibility with the surrounding community. Development Permits must be issued for the various outright uses listed in the C-2 Commercial District Schedule provided the development complies with the regulations of Zoning and Development By-Law No. 3575.

Furthermore, should the rezoning of Lot 44 to C-2 Commercial District be approved, subsequent development in accordance with the regulations of this District Schedule could be permitted with no setback from Dunbar Street or West 40th Avenue. This would compare with a minimum 24 foot front yard requirement for adjoining Lot 43 and other RS-1 lands. This situation and other incompatibilities associated with a sharp transition from commercial to residential land use is common to many sites in the City but has been more successfully handled in the past through a rezoning to CD-1 Comprehensive Development District, subject to a satisfactory form of development.

A rezoning of Lot 44 alone to CD-1 Comprehensive Development District along with submission of an acceptable scheme to guide subsequent development could overcome many of the potential conflicts experienced where residential uses adjoin commercial and ancillary uses such as off-street parking and loading. A more appropriate alternative and one providing greater flexibility to achieve a successful transition in uses would be to support an application to rezone Lot 44 and some portion of Lot 43 to the east to CD-1 Comprehensive Development District. The precise lands to be rezoned would largely be dependent upon submission of an acceptable scheme of development. Such a scheme would likely include a mixture of commercial and residential uses with commercial component oriented towards Dunbar Street and merging with the residential component which should be in keeping with the scale and character of the adjoining residential community. Sources of potential conflict generated by aspects such as:

- parking and provision of service vehicle access to the commercial component
- noise, odours and other undesirable features commonly associated with certain commercial/retail uses
- loss of daylight access through insufficient building separation or insensitive use/window orientation
- incompatible building forms (including 'architectural features' and other items such as fences)

could be handled in a comprehensive manner not always exhibited or facilitated under many established District Schedules.

Obviously, items such as the provision of a lane to connect West 40th Avenue with the existing lane to the south (which the City Engineer requests) or an alternative solution would have to be resolved in the preparation and consideration of any scheme accompanying a rezoning application to CD-1 Comprehensive Development District.

Conclusion

Extension of the C-2 Commercial District as proposed cannot be supported although development of the southeast corner of West 40th and Dunbar Street with commercial uses is appropriate. A rezoning of the corner lot only (Lot 44) to C-2 Commercial District is also not the most appropriate alternative since this District Schedule would permit a development and uses which could be incompatible with the adjoining residential properties. Favourable consideration could be given to a CD-1 rezoning application encompassing lands at the southeast corner of 40th Avenue and Dunbar Street which will facilitate a well designed transition (as demonstrated in submission of a well conceived development proposal) from commercial and residential uses along Dunbar Street to the single family dwellings on the east and north.

Cont'd . . .

The Director of Planning recommends the following:

A. That the rezoning application be not approved

B. That consideration could be given to a CD-1 Comprehensive Development rezoning which includes an acceptable detailed scheme of development encompassing lands at the southeast corner of West 40th Avenue and Dunbar Street which achieves a compatible transition from commercial and residential uses along the Dunbar Street frontage to the adjoining RS-1 One-Family Dwelling District."

The City Manager RECOMMENDS approval of (A). In view of the strong feeling of the neighbourhood against any type of rezoning, the City Manager submits (B) for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 335 & 336

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 22, 1978

A Special meeting of the Vancouver City Council was held on Thursday, June 22, 1978, in the No. 1 Committee Room, City Hall at approximately 7:35 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari and Rankin

ABSENT: Alderman Gibson
Alderman Kennedy
Alderman Puil (Civic Business)

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative and by Petition

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs on the Initiative
Schedule # 449
AND
Pavements and Curbs, Lane Pavements, Speed Deterrent Bumps (in Lanes), Concrete Sidewalks, by Petition
Schedule # 450

The Court noted Schedules 449 and 450 as submitted by the Collector of Taxes listing 12 Local Improvement Projects on the Initiative at various locations and 64 Local Improvement Projects by Petition at various locations.

The Court also noted a request submitted by the Collector of Taxes to adjust the measurements on Project #25 Schedule # 450. The Court was also advised by the representative of the Tax Collector that Project # 6 Nicola Street from Beach Avenue to Pendrell should be amended as sufficient signatures had been received to defeat this project. The Director of Legal Services had been consulted on this particular matter and had confirmed this fact.

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT Schedules #449 and #450 as submitted by the Collector of Taxes be approved, after amending and adjusting the projects as indicated.

- CARRIED UNANIMOUSLY

cont'd....

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Procedure on Special Grounds and Subsequent Procedure

The Council heard representations as follows generally speaking against the projects:

449/6	Chris Garside
449/2	Attilio Venuto - Complaining re heavy truck traffic.
449/5	Mrs. Walker - (Briefs filed). Requested certain traffic restrictions.
450/26	John Bell
449/12	Ron Hirvi
449/7	Allan Nortman
450/25	Edmund Langley - Improvement would increase traffic. Enquired re speed bumps.
449/2	Adrian Boney
450/28	Barrie Walker
450/4	Peter Thiessen - Requested 34' width instead of 27' proposed.
449/10	Caspar Jacobsen

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT Project #5 Nelson Street from Bidwell to Jervis proceed on special grounds subject to the implementation of the following traffic control measures:

- installation of stop signs on Nelson Street at Chilco, Cardero, Broughton and Bute
- restriction of left turns southbound off Denman between Robson and Davie;

FURTHER THAT a report be submitted by the City Engineer on the installation of lefthand assist lights at Robson and Denman and Davie and Denman.

- CARRIED UNANIMOUSLY

cont'd....

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Project #26, Lane east of Cypress Street and Lane south of King Edward Avenue, be deferred pending a re-canvass of the owners involved to obtain their current opinions on this local improvement project.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy,
THAT Project #7, Schedule #449, Arbutus Street from 4th Avenue to 7th Avenue be approved and proceeded with on special grounds.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT Project #2, Schedule #449, Nootka Street and Earles Street west side, east side from 25th Avenue to Duke Street to the lane north of Kingsway, be approved at a pavement width of 32' subject to the approval by the affected owners.

- CARRIED UNANIMOUSLY

The Council noted a City Manager's Report dated June 8, 1978, in which the City Engineer recommended as follows:

"(a) The Initiative projects in Schedule #449, except the defeated Items 5, 7 and 12 be undertaken.

(b) The Petition projects in Schedule #450 be undertaken."

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the foregoing recommendation of the City Engineer be approved;

FURTHER THAT the defeated project, Nicola Street from Beach Avenue to Pendrell Street, not be undertaken.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT WHEREAS a proposed project for pavement and Portland cement concrete curbs on Nelson Street from Bidwell Street to Jervis Street was recommended by the City Manager on April 7, 1978, and approved by Council on April 20, 1978;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on June 22, 1978, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to construct pavement and concrete curbs on Nelson Street from Bidwell Street to Jervis Street, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portion of Nelson Street;

cont'd....

AND WHEREAS the Council may by authority contained in subsection (3) of Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the paving and the construction of concrete curbs, aforesaid;

NOW THEREFORE BE IT RESOLVED that a pavement with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface, together with the necessary Portland cement concrete curbs and all other necessary and incidental work in connection therewith, be constructed on the said portion of Nelson Street;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

- - - - -

The Council adjourned at approximately 9:10 p.m.

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The foregoing are Minutes of the Special Council Meeting, Court of Revision, of June 22, 1978, adopted on July 11, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 27, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 1978, at 2:00 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to consider amendments to the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. By-laws Review - Amendments to Zoning and Development By-law

An application was received from the Director of Planning being Stage 2 of the Zoning and Development By-law review.

The application concerned:

Amendments to provide a standardized format for the schedules pertaining to the following residential districts:

RA (Limited Agriculture)
RS (One-Family Dwelling)
RT (Two-Family Dwelling)
RM (Multiple Dwelling) except FM-1 (Fairview Multiple)

AND

Amendments to Section 2, Section 3 and Section 5 of the By-law and amendments to Section C of the HA-1 (Chinatown Historic Area) and HA-2 (Gastown Historic Area) District Schedules.

In considering the application Council noted two memorandums from the Planning Department dated June 26, and 27, 1978, in which the Director of Planning proposed some minor amendments and pointed out certain typographical errors and omissions.

Mr. B.J. Porter, the By-law Consultant, addressed the Council and explained the amendments proposed.

There were no delegations wishing to address Council on the matter, therefore, it was

MOVED by Ald. Rankin,
THAT the application by the Director of Planning as referred to in these minutes be approved taking into account the amendments, errors and omissions listed in the Director of Planning's memos of June 26, and 27, 1978.

- CARRIED UNANIMOUSLY

Cont'd . . .

By-laws Review - Amendments to
Zoning and Development By-law (Cont'd)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted, and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

* * * *

The Council adjourned at approximately 2:20 p.m.

* * * *

The foregoing are Minutes of the Special Council Meeting, Public Hearing, of June 27, 1978, adopted on July 11, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) of June 20, 1978, be adopted.

- CARRIED UNANIMOUSLY

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The Council recessed and reconvened at 2:20 p.m., following the Special Council meeting (Public Hearing).

- - - - -

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. D.P.A. - 2677 East Broadway
Solarium Addition to Senior
Citizens Apartment

Council on June 13, 1978, heard representations from Mr. V.H. Delgatty, Architect and Rev. Allon Hornby, applicant, on the Director of Planning's refusal of a development permit application to construct a 1,047 sq. ft. solarium addition to the existing senior citizens apartment at 2677 East Broadway. It was then moved by Alderman Harcourt:

"THAT the Floor Space Ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway."

cont'd....

UNFINISHED BUSINESS (cont'd)

D.P.A. - 2677 East Broadway
Solarium Addition to Senior
Citizens Apartment (cont'd)

Alderman Rankin then moved the following deferral motion which was carried:

"THAT the above motion be deferred and the Director of Planning re-canvass those neighbours who had objected to the proposed development to determine their present views on this proposed development for report back to Council in two weeks. In the meantime, the Director of Planning be requested to process development permit application #79828."

In a memorandum dated June 27, 1978, the Director of Planning advised that a petition signed by 11 neighbouring property owners objecting to the proposed addition was received by his Department. The petitioners are objecting to the proposed addition because of view and sunlight obstruction to their properties and the traffic and parking problems in the area.

MOVED by Ald. Harcourt,
THAT the Floor Space Ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

- CARRIED

(Alderman Brown opposed)

COMMUNICATIONS OR PETITIONS

1. Street Name Changes
in Champlain Heights

In a letter dated June 18, 1978, the Vice President of the Killarney Champlain Citizens for Action Association, requested to appear before Council to speak to the Manager's report dated April 14, 1978, on 'Street Name Changes - Champlain Heights'. Council on April 18, 1978, approved the City Manager's report on this topic.

MOVED by Ald. Rankin,
THAT the delegation request from the Killarney Champlain Citizens for Action Association be granted.

- CARRIED UNANIMOUSLY

2. D.P.A. - 1180 West 15th Avenue
Personal Care Home

Mr. W.A. Street, Street & Company, in a letter dated June 22, 1978, requested an opportunity to address Council later this day when the report of the Standing Committee on Planning and Development dated June 15, 1978, on 'Personal Care Homes - Guidelines', was before Council for consideration.

MOVED by Ald. Rankin,
THAT the delegation request from Mr. Street to appear later this day be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Administration Dispute at Vancouver General Hospital

In a letter dated June 26, 1978, the Executive Director of the Registered Nurses' Association of B.C., requested an opportunity to address Council on the current dispute between the administration and the nurses at Vancouver General Hospital.

MOVED by Ald. Rankin,
THAT the foregoing delegation request from the Registered Nurses' Association of B.C. be granted.

- LOST

(Aldermen Bellamy, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

4. Brock House - Heritage Designation

The Chairman of the Vancouver Heritage Advisory Committee in a letter dated June 26, 1978, advised that the Committee on June 26, 1978, agreed to recommend to Council that Brock House, 3875 Point Grey Road, be designated a Heritage building. The Chairman advised that the Park Board has agreed to the designation and will not seek compensation because of designation.

MOVED by Ald. Brown,
THAT the heritage designation of Brock House be deferred to the regular Council meeting on July 11, 1978, for determination.

- CARRIED UNANIMOUSLY

5. B.C. Urban Transit Authority Act

The Hon. Hugh A. Curtis, Minister of Municipal Affairs and Housing, in a letter dated June 20, 1978, indicated he wishes to proceed as expeditiously as possible towards the implementation of the B.C. Urban Transit Authority Act. He requested Council to submit recommendations for appointment of Regional Transit Commissioners. He also requested Council submit any comments or advice it may have on the financing formula for the new Transit Authority.

The Mayor agreed to circulate a memo to Council requesting nominations for appointment of Regional Transit Commissioners. He also anticipates the whole matter of the Urban Transit Authority will be before Council in the near future.

MOVED by Ald. Gibson,
THAT the letter from the Hon. Hugh A. Curtis, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JUNE 23, 1978

Works & Utility Matters
(June 23, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Closure of Portion of Lane South of Broadway East of Highbury
Cl. 2: Hastings Street Viaduct

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(June 23, 1978)

Termination of Central Park Agreement and Assignment of Lease (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 23, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: D.P.A. - 3183-85 Point Grey Road
Cl. 2: Riley Park N.I.P. - Main Street Beautification and Tree Planting

Clause 1

MOVED by Ald. Ford,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Clause 2

When considering this Clause, Council noted a letter dated June 12, 1978, from the Main Street Merchants' Association urging City Council to approve the N.I.P. proposal for the Main Street Beautification Program.

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(June 23, 1978) (cont'd)

Riley Park N.I.P. - Main Street
Beautification and Tree Planting
(cont'd)

MOVED by Ald. Kennedy in amendment,
THAT the following be added to recommendation B:

"on the understanding that the street work be to normal City standards".

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

Licenses & Claims Matters
(June 23, 1978)

Rory's Towing Ltd. & Westburn
Services Ltd. - Licenses (Clause 1)

Mr. R. Washtock of Rory's Towing Ltd., addressed Council and stated the reasons for the problems his company has encountered is by-law complexity.

During discussion, reference was made to the fact that Autow Towing Company has also been found to have committed a number of infractions against the By-law. The Mayor requested the City Manager to report on the situation related to Autow.

MOVED by Ald. Harcourt,
THAT this Clause be referred to the Standing Committee on Community Services for consideration and recommendation to Council.

- CARRIED

(Aldermen Brown, Ford, Puil and the Mayor opposed)

C. Convention Centre Proposal

When considering a report of the City Manager dated June 20, 1978, on this matter, Council noted a number of letters from various organizations supporting the concept of a convention centre at Pier B-C. Council also noted a report dated June 15, 1978, from the Vancouver City Planning Commission on current proposals for trade/exhibition/convention centres.

The Director of Finance and the City Engineer indicated that they are in favour of the convention centre proposal but do not favour the present financing proposal.

During discussion, it was suggested that Council consider an allocation of up to $5 million towards capital costs of the project. However, a motion to this effect was withdrawn.

MOVED by Ald. Harcourt,
THAT the City express its appreciation to the Provincial Government for the initiative it has taken regarding a convention/trade centre, and that the Province be invited to establish a Task Force jointly with the City to pursue the convention centre investment decision in the manner set out in this report, with the Federal Government and the business community being invited to participate in the Task Force. The Task Force to include consideration of the following:

(a) structure and responsibility for management and operation of the convention/trade centre.

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Convention Centre Proposal
(cont'd)

(b) responsibility for operating deficits.

(c) determination of capital costs and sources and allocation thereof.

(d) definition of and limitation on the City's financial responsibility.

(e) basis for obtaining air-space lease from the National Harbours Board.

(f) other facilities that may be considered supportive or necessary to the successful operation of the trade/convention centre.

(g) budgetary needs.

(h) participation by Marathon Realty.

The Task Force would report before the end of September, 1978.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Council inform the Provincial Government that it cannot accept the present proposal for a convention/trade centre to be run by the City within the suggested funding formula.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari,
THAT the City carry out a cost benefit analysis on the proposed convention/trade centre at Pier B-C.

(Deferred)

MOVED by Ald. Harcourt,
THAT the above motion of Alderman Marzari be deferred pending report back from the City Manager on what this would entail.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT the composition of the Task Force and the Steering Committee, to which the Task Force would report, be submitted to the next meeting of Council.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION - Mr. Alan Best and Mr. William Livingstone

At this point in the proceedings, Civic Merit Awards were presented to Mr. Alan Best, former Curator of the Stanley Park Zoo and to Mr. William Livingstone, former Deputy Superintendent of Parks, Vancouver Park Board.

Mayor Volrich paid tribute to Messrs. Best's and Livingstone's service to the citizens of the City and presented them with Civic Merit Medals and a copy of the formal inscription in the Civic Merit Award Book.

The recipients responded in appreciation.

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The Council recessed at approximately 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:00 p.m., with the same members present.

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DELEGATIONS

1. Rezoning Applications - 5660 and 5670 Yew Street

In a City Manager's report dated June 14, 1978, the Director of Planning reported that rezoning applications have been received as follows:

(a) From Mr. R.A.W. Elliot and Mr. L.G.F. Cooper, Accountants, to renovate an existing residential home for their personal use to carry on a private practice of chartered accountancy in the Kerrisdale area (5660 Yew Street)

(b) Mr. W.S. Munroe and Mr. P.C. Crawford, Barristers and Solicitors, to construct solely for their own personal use a professional building to carry on their own private practice of law in the Kerrisdale area (5670 Yew Street).

The Director of Planning recommended that these applications not be approved as he cannot support the introduction of commercial uses across a lane into a residential community when evidence exists to indicate that presently zoned C-2 Commercial properties in the Kerrisdale community are not presently utilized and could be redeveloped to provide suitable space.

Mr. W.S. Munroe addressed Council on behalf of the applicants and requested that these rezoning applications be forwarded to a Public Hearing.

MOVED by Ald. Puil,
THAT the rezoning applications be referred direct to a Public Hearing.

- CARRIED

(Alderman Rankin opposed)

DELEGATIONS (cont'd)

2. D.P.A. - 3655 West 10th Avenue
Gordon Import Autos Limited

In a Manager's report dated June 20, 1978, the Director of Planning reported for information and clarification, the history of the application by Mr. I.R. Gordon of Gordon Import Autos Limited, to use an adjoining site to the present car sales business for off-street parking purposes. In his report, the Director of Planning commented on certain statements made by Mr. Gordon relating to his application.

Mr. Gordon addressed Council and read from his letter dated June 15, 1978, requesting approval of his development permit application. According to Mr. Gordon, the reason given for refusal of his application was that objections were received by the Planning Department from neighbouring property owners, in response to a questionnaire mailed to them by the Planning Department. Mr. Gordon advised that he has spoken to all the property owners in the 3600 Block West 10th Avenue and only one of them was not in favour of the proposal.

MOVED by Ald. Harcourt,
THAT the Director of Planning be requested to give favourable consideration to approval of the development permit application from Gordon Import Autos Limited to use an adjoining site to the present car sales business for off-street parking purposes.

- CARRIED

(Alderman Brown opposed)

3. Lease of Nat Bailey Stadium

Before Council was a report of the City Manager dated June 22, 1978, in which the Director of Legal Services and Superintendent of Parks reported on the terms of the proposed lease between the City of Vancouver and the Vancouver Canadians Professional Baseball Ltd., including a brief review of developments to date in connection with the negotiations. The report summarized 13 provisions which are contained in the recent revision of the lease.

Submitted this day was a revised section of the report dealing with Items 4 to 10 of the lease. The report concluded with the following recommendations:

"THAT the lease include the following provisions:

Re, Item 3:

That the option to renew for a further five years shall be subject to re-negotiating the rent, rather than all the terms of the lease.

Re, Item 9:

That certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

(a) listed in a schedule at the time lease is signed;

(b) have to be over and above the $200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

cont'd....

DELEGATIONS (cont'd)

Lease of Nat Bailey Stadium (cont'd)

Re, Item 13:

That the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks; and that the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated."

Mr. Ralph Long addressed Council on behalf of his client, Mr. Ornest and Vancouver Canadian Professional Baseball Limited. He stated that the lease conditions as amended this day are satisfactory to his client. Mr. Long also made a submission on the matter of parking and the 50¢ parking fee charged by the baseball club for admission to the parking lot at the Stadium.

Mr. Larry Beasley, Riley Park Area Planner, stated the Planning Site Office has had some complaints about baseball patrons parking in front of residences.

Mr. D. Rudberg, Assistant City Engineer - Traffic, said the Engineering Department is continuing to survey the parking situation in the area. Some earlier statistics based on 1,000 to 1,200 attendance, showed approximately 66% of the cars parking in the lot and about 100 cars parking in the area. The Engineering Department recently opened up Midlothian to on-street parking and this could affect the parking situation at the Stadium.

Mr. Lefeaux, Superintendent of Parks, stated the Park Board has not had any complaints related to on-street parking in the area.

MOVED by Ald. Harcourt,
THAT the lease include the following provisions:

Item 3.
The option to renew for a further five years shall be subject to renegotiating the rent, rather than all the terms of the lease:

Item 9.
Certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

(a) listed in a schedule at the time lease is signed;

(b) have to be over and above the $200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

- CARRIED UNANIMOUSLY

cont'd.....

DELEGATIONS (cont'd)

Lease of Nat Bailey Stadium
(cont'd)

MOVED by Ald. Harcourt,
THAT the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks.

- CARRIED

(Aldermen Ford, Marzari and Rankin opposed)

MOVED by Ald. Harcourt,
THAT the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated.

- CARRIED

(Alderman Gerard opposed)

4. Rezoning Application -
2675-2685 Mackenzie Street

The Director of Planning, in a City Manager's report dated June 20, 1978, reported on a rezoning application by Mr. Gery Liosis to have both Lots A and B (2675 and 2685 Mackenzie Street) rezoned to RT-2 since adjoining properties, being similar in size to his, contain four three storey houses and are known as duplexes or revenue houses. In his report, the Director of Planning stated he cannot support the proposed rezoning which, if approved, would allow the outright development of a two-family dwelling on each of the two lots comprising the site and would not be consistent with the intent and general development within the RS-1 One Family Dwelling District on surrounding lands. He therefore recommended that the application be not approved.

Mr. Liosis addressed Council and urged that Council approve his rezoning application.

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained in the City Manager's report dated June 20, 1978, be approved, and therefore, this rezoning application be not approved.

- CARRIED UNANIMOUSLY

5. Impact of Fire and Building
By-laws on Existing Buildings

Council on June 13, 1978, agreed to hear representation from Mr. H.D. Wilson on behalf of the Apartment Tenant Owners' Association on impact of Fire and Building By-laws on existing buildings.

It was noted that a report dated June 15,1978, from the Joint Standing Committees on Community Services and Planning & Development on this topic will be before Council later this day.

Mr. Wilson addressed Council and referred to his previously circulated brief dated June 23, 1978. He contended that owner occupied suites should be considered as private dwelling houses and that owner occupied apartment buildings should be exempt from provisions of the Fire By-law No. 2193 and Amendment No. 5012, to a reasonable degree.

Mr. Wilson was advised that one of the recommendations which would be before Council later this day is that the composition of the existing Building Board of Appeal be expanded by the addition of a consumer representative in order to include representation familiar with the social implications of Fire By-law enforcement.

cont'd....

DELEGATIONS (cont'd)

Impact of Fire & Building By-laws on Existing Buildings (cont'd)

It was suggested to Mr. Wilson that his organization could make representation to the Building Board of Appeal when a consumer representative has been added.

MOVED by Ald. Harcourt,
THAT the representation from Mr. Wilson on behalf of the Apartment Tenant Owners' Association, be received.

- CARRIED UNANIMOUSLY

6. D.P.A. - 1180 West 15th Avenue
Personal Care Home

Earlier this day Council had agreed to hear representations from Mr. W.A. Street when a clause in the report of the Standing Committee on Planning and Development dated June 15, 1978, on 'Personal Care Homes - Guidelines' is before it.

Due to the lateness of the hour, the Mayor enquired of the delegation if he wished the matter deferred to the next meeting of Council. Mr. Street replied in the affirmative.

MOVED by Ald. Harcourt,
THAT consideration of this clause in the report of the Standing Committee on Planning and Development dated June 15, 1978, and representation from Mr. W.A. Street, be deferred to 2:00 p.m., July 11, 1978.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 23, 1978)

Purchase of Gas Chromatograph for City Analyst's Division & Overtime for City Analyst's Laboratory
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Brown and Puil opposed)

STANDING COMMITTEE REPORTS

II. Report of Standing Committee on Community Services, June 15, 1978

Noise from Soft Rock Cafe, 1921 West 4th Avenue (Clause 7)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

(Aldermen Gerard and Harcourt opposed to recommendation B(ii))

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4444, BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Rankin opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4445, BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Ford and Rankin opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Ford and Rankin opposed)

The Council recessed at approximately 6:30 p.m. to reconvene at 7:45 p.m.

The Council reconvened at 7:45 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Puil

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(June 23, 1978)

Cassiar/Cambridge Loop
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(June 23, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Orpheum Booking - Vancouver Chamber Choir
Cl. 2: Schedule of Rental Rates - Queen Elizabeth Theatre, Playhouse & The Orpheum, September 1, 1978, to August 31, 1979
Cl. 3: (a) Purchase of Gas Chromatograph for City's Analyst's Division
(b) Overtime for City Analyst's Laboratory

Clause 1

Council was advised that it was the unanimous recommendation of the Civic Theatres Board that Council approve a grant equal to rental of The Orpheum by the Vancouver Chamber Choir on March 9, 1979.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 23, 1978)(cont'd)

Clause 2

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 3

For Council action on this Clause, see page 11.

Property Matters
(June 23, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Acquisition of Right-of-Way for Drainage of Burns Bog Landfill, Delta
Cl. 2: Transfer of 2 City Lots from Land Purchase Fund to Property Endowment Fund

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

B. Public Investments in the City of Vancouver

MOVED by Ald. Rankin,
THAT this report of the City Manager dated June 19, 1978, be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

I. Joint Report of Standing Committees on Community Services & Planning and Development, June 15, 1978

Impact of Fire and Building By-laws on Existing Buildings
(Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A to J and K(ii) of the Committee contained in this Clause be approved and recommendation L be amended and then approved as follows:

"L. THAT, when the National Fire Code is adopted, staff be instructed to prepare a report to Council on a suitable 'grandfather' clause, with an appropriate time limit, indicating that persons who have recently upgraded to present standards do not need to upgrade for minor changes arising out of the adoption of the National Fire Code.";

FURTHER THAT recommendation K(i) of the Committee be deferred.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

II. Report of Standing Committee on Community Services, June 15, 1978

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Request for Purchase of Surplus City Furniture & Equipment - Mt. Pleasant Community Workshop and Re-employment Centre
Cl. 2: Liquor Permit Application - 2676 West Broadway
Cl. 3: Liquor Permit Application - 3875 Point Grey Road
Cl. 4: Extension of Hours - Fraser Arms 'Pub'
Cl. 5: Petition from Residents of 3200 East 16th and 17th Avenues re Noise from 3270 East 16th Avenue
Cl. 6: Condition of Property - 5178-5188 Moss Street and 5239-5255 Fairmont Street
Cl. 7: Noise from Soft Rock Cafe, 1921 West 4th Avenue
Cl. 8: Lifeguarding in Vancouver
Cl. 9: Condition of Family and Juvenile Courts, 2625 Yale Street

Clauses 1, 2, 3, 4, 5, 6, 8 and 9

MOVED by Ald. Rankin,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5, 6, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 7

For Council action on this Clause, see page 11.

III. Report of Standing Committee on Planning and Development, June 15, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Personal Care Homes - Guidelines
Cl. 3: Chinese Cultural Centre

Clause 1

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

For Council action on this Clause, see page 11.

Clause 3

During consideration of this Clause, Council noted a letter dated June 26, 1978, from Boughton and Company, Solicitors for the Chinese Canadian Activity Centre Society requesting that Council consider leasing the Chinese Cultural Centre property to the Society for construction of a community centre.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee on Planning and Development, June 15, 1978 (cont'd)

Chinese Cultural Centre (Clause 3) (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the letter from Boughton and Company dated June 26, 1978, be received.

- CARRIED

(Alderman Kennedy opposed)

IV. Report of Standing Committee on Finance & Administration, June 15, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Federal Employment Program Canada Works - (Phase III)
Cl. 2: Funding Costs of Street Closures and Street Signing - Tall Ships Visit
Cl. 3: N.I.P. Additional Funding - 1978 Supplementary Capital Budget

Clause 1

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

During consideration of this clause, Council noted a report from the City Manager dated June 20, 1978, in which the City Engineer submitted a breakdown of the estimated costs for street signing, closure and additional services during the Tall Ships visit to Vancouver. In the report, the City Manager recommended that the City Engineer be authorized to undertake the work to a maximum of $7,500.00. He also continued to recommend that the Nautical Events Committee be asked to provide the funds. Failing that, he recommended that it be charged to Contingency Reserve.

MOVED by Ald. Brown,
THAT the City Engineer be authorized to undertake street signing, closure and additional services related to the Tall Ships visit to Vancouver to a maximum of $7,500.00;

FURTHER THAT the Nautical Events Committee be requested to consider providing funds for these costs from its budget.

- CARRIED

(Aldermen Bellamy and Kennedy opposed)

MOVED by Ald. Gerard,
THAT, should the Nautical Events Committee be unable to provide the necessary funds to cover services provided by the City Engineer, that the needed funds be allocated from Contingency Reserve.

- LOST (tie vote)

(Aldermen Brown, Harcourt, Marzari, Rankin and the Mayor opposed)

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
June 15, 1978 (cont'd)

N.I.P. Additional Funding - 1978
Supplementary Capital Budget (Clause 3)

During consideration of this Clause, Council noted a brief dated June 21, 1978, from the Mt. Pleasant N.I.P. Committee strongly opposing the City shifting monies from one N.I.P. program to another until all work in a particular program is completed. This N.I.P. Committee also strongly opposed 100% subsidy of local improvement projects for the Kiwassa area. The Committee recommends a 25% subsidy, the same as Mt. Pleasant because a large number of people in Mt. Pleasant are senior citizens also.

Also before Council was a submission from the Kiwassa N.I.P. Committee providing additional information and requesting an immediate allocation of $36,625.00 in N.I.P. funds and also requesting 100% subsidy on local improvement projects.

MOVED by Ald. Brown,
THAT recommendations A to I of the Committee contained in this Clause be approved.

(Amended)

MOVED by Ald. Marzari in amendment,
THAT recommendations C and I be deferred pending further discussion with the Kiwassa N.I.P. Committee.

- CARRIED

(Aldermen Brown, Gerard, Gibson and Kennedy opposed)

AMENDED
SEE PAG 467

V. Joint Report of Standing Committees
on Finance and Administration and
Planning and Development,
June 22, 1978

Granville Street - Nelson to
Bridge - Sharing Consultant
Costs (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Community Services,
June 22, 1978

Extension of Hours - Kingston
Hotel Pub and Others (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved after adding the following pubs to the list:

Drake Hotel, 606 Powell - operating hours extended to 1:00 a.m.
American Hotel, 928 Main)
St. Regis Hotel, 602 Dunsmuir) - operating hours extended to midnight.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

VII. Report of Standing Committee on Community Services, June 22, 1978

Grant Request - Summer Sports Programs 1978 (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Brown opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for June 28, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcour ,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (S/W Corner East 29th Avenue and Prince Albert Street)

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from voting on this By-law)

BY-LAWS (cont'd)

4. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (S/W Corner East 29th Avenue and Prince Albert)

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (N/W Corner 14th Avenue & Nootka Street)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Kennedy and the Mayor were excused from voting on this By-law)

6. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (N/W Corner 14th Avenue & Nootka Street)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (N/W Corner 14th Avenue & Nootka Street) (cont'd)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Kennedy and the Mayor were excused from voting on this By-law)

7. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN PROCEEDS OF BY-LAWS NUMBERED 4468 AND 5030

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS

A. Allocation of Land for Lane Purposes (Lot 9, W½ of Lot 10, Subdivision "D", Block 156, D.L. 264A, Plans 616 & 1771)

MOVED by Ald. Gibson,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of each of:

First: Lot 9
Secondly: The West ½ of Lot 10
Both of: Subdivision "D"
Block 156
District Lot 264A
Plans 616 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Allocation of Land for Lane Purposes
(N10' of Lot 16, Subdivision "D",
Block 156, D.L. 264A, Plans 616 & 1771)

MOVED by Ald. Gibson,
SECONDED by Ald. Puil,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 16, Subdivision "D", Block 156, District Lot 264A, Plans 616 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -
Sale of Barbequed Pork

referred to a statement in the press that the Medical Health Officer is prosecuting vendors of barbequed pork under the Provincial Health Act and requested a report on this matter.

The Mayor directed a report on this matter to the next meeting of Council if possible.

The Council adjourned at approximately 8:40 p.m.

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The foregoing are Minutes of the Regular Council Meeting of June 27, 1978, which were adopted after amendment on July 11, 1978.

MAYOR

CITY CLERK

MANAGER'S REPORT

June 14, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Applications: (1) 5660 Yew Street; and
(2) 5670 Yew Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Rezoning applications have been received from (1) Mr. R.A.W. Elliot and Mr. L.G.F. Cooper, Accountants and from (2) Mr. W.S. Munroe and Mr. P.C. Crawford, Barristers and Solicitors, to amend Zoning and Development By-Law No. 3575 whereby two properties at (1) 5660 Yew Street and (2) 5670 Yew Street (lots 3 and 4 respectively, of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564) would be rezoned from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District for the purpose of:

(1) 'renovating an existing residential home for their personal use to carry on a private practice of chartered accountancy in the Kerrisdale area (5660 Yew Street);' and

(2) 'constructing solely for their own personal use a professional building to carry on their own private practice of law in the Kerrisdale area (5670 Yew Street).'

Site Description

The two sites are located on the east side of Yew Street, between West 40th and West 41st Avenues. Both sites have a frontage along Yew Street of 33 feet (10.058 m) and a depth of 120 feet (36.576 m) to a 16 foot (4.877 m) north/south lane to the east. The southerly site (5670 Yew Street) is also flanked on its southern boundary by a 20 foot (6.096 m) east/west lane which services the properties along the north side of 41st Avenue and the south side of 40th Avenue. Both sites are zoned RM-3 Multiple Dwelling District and each has a site area of 3,960 square feet (367.896 m^2). (See the attached Appendix A plan).

The southerly site, 5670 Yew Street, is developed with a one-storey plus basement one family dwelling. The northerly site, 5660 Yew Street, is developed with a one and a half-storey plus basement one family dwelling. A visual exterior inspection indicates that both dwellings appear to be in fair condition and occupied.

Lands to the east, north and west of the two sites are zoned RM-3 Multiple Dwelling District and are generally developed with apartment buildings ranging in height from three to twelve storeys. The property immediately adjacent to the north of 5660 Yew Street is developed with a three storey, plus basement, apartment building which was built in 1955, and contains 13 suites. Immediately to the east across the north/south lane there is an older two-storey plus basement apartment building, containing six units. Across Yew Street to the west is another 33 foot wide (10.058 m) property, (5669 Yew Street) developed with a one storey plus basement single family dwelling which appears to be in good condition. The property to the north of this existing single family dwelling is developed with a 2 storey plus basement apartment building containing 9 suites.

The lands to the south of the site are zoned C-2 Commercial District and form part of the Kerrisdale suburban commercial district which extends between Larch Street to the west and Maple Street to the east, on both sides of 41st Avenue. The C-2 zone also extends north along West Boulevard to the north side of West 37th Avenue and to the south generally on both East and West Boulevards to West 49th Avenue.

Background

Consideration has been given in the past to similar rezoning applications for the property at 5669 Yew Street, which is the single family dwelling across Yew Street from the two sites presently under consideration. The most recent application was submitted in February 1972, by Frank Anderson, Architect, on behalf of the

Cont'd . . .

owner, William S. Munro, one of the present applicants. The request was to rezone the property from RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of constructing "a three storey office building".

The Director of Planning, in his report dated July 18, 1973, recommended that the application be not approved as:

> "extension of an isolated C-2 Commercial site into the apartment area and construction of a commercial building is considered unsuitable and incompatible with the adjacent apartment development."

At the request of the applicant, Council deferred consideration of the rezoning application. The applicant subsequently failed to re-activate the application and the file was closed in September 1974.

Proposed Development

For the property at 5660 Yew Street, the applicants of the proposed rezoning to CD-1 Comprehensive Development District, Messrs. Elliot and Cooper, submitted plans of the existing building which were stamped "Received, City Planning Department, February 28, 1978". In a letter which accompanied the rezoning application, the applicants state that they proposed to renovate the existing single family dwelling "to provide a professional office for a chartered accountancy practice. We propose to renovate the interior and exterior with such exterior renovation to conform to the residential nature of the area".

For the property at 5670 Yew Street, the applicants of the proposed rezoning to CD-1 Comprehensive Development District, Messrs. Munro and Crawford, submitted plans which were stamped "Received, City Planning Department, February 13, 1978". These drawings indicate a proposed office building, one storey plus basement in height with partial cellar mechanical and storage facilities, which the applicants propose solely for the use of their own law firm. The plans indicate four lawyers' offices, an estates' office and seven secretarial/receptionist stations. Twelve employees could therefore be readily accommodated. The figures supplied by the applicant indicate a gross floor area of 3,126 square feet (290.415 m^2), a floor space ratio of 0.76 and a site coverage of 42%. Five off-street parking spaces are also proposed. No off-street loading space is indicated. A front yard setback of three feet (0.914 m) is shown.

Public Input

In an effort to show community support for these rezoning applications, the applicants have undertaken several actions:

1. The Planning Department has received from the applicants letters of support for the two applications with a total of 293 signatures from both residents and business people who live in the area or frequently make use of the Kerrisdale commercial area. The vast majority of these signatures were on form letters of the three types shown in Appendix B1. A map plotting the addresses from which these letters have been received is attached as Appendix B2. Letters of support were also received from the Amherst Lions Club, the Kerrisdale and District Commercial Association, and the Kerrisdale Homeowners' Association.
2. The applicants, on their own initiative, have posted a rezoning application sign on the southerly site, 5670 Yew Street, in order to inform those interested of the proposed rezoning.
3. The applicants sponsored a public meeting on May 3, 1978, to which the public, members of Council and Planning Department staff were invited to attend. Alderman Puil and approximately 50 other individuals attended this meeting. Those present voiced strong support for the proposed rezonings and the provision of ground oriented services within the "heart" of the Kerrisdale commercial district (generally along West 41st Avenue between West Boulevard and Vine Street). Alderman Puil explained several of the considerations which he would have to deal with as a member of Council faced with making a decision on the applications, one such concern being the likelihood of further applications to extend commercial uses into the residential area, should the two current rezonings be approved.

One of the owners of the apartment building to the north at 5616 Yew Street has indicated his opposition to this "spot rezoning". However, if it is to be approved, he believes the area bounded by West 40th Avenue, Yew Street and the two City-owned lanes should be rezoned for commercial purposes.

Cont'd . . .

CITY ENGINEER

The Engineering Department, in a memorandum dated June 12, 1978, stated the following:

"The East 4 feet of Lots 3 and 4 of Lot 1 of Lot 6, Block 17, D.L. 526 are required for lane purposes and must be dedicated as such."

Analysis

In reviewing a rezoning application to change residentially zoned land to a zoning which permits commercial development, consideration must be given to the appropriatenesss of the present development on the site, alternate uses which may be considered under the existing zoning, the amount and location of commercially zoned lands in the vicinity, and the possible implications such a zoning change would have with regard to the surrounding community.

The single family dwellings presently developed on these sites are not uncommon to the area and are permitted as an outright use under the RM-3 Multiple Dwelling District Schedule (subject to the same regulations as required in the RS-1 One-Family Dwelling District Schedule). Development of RM-3 lands with new one-or two-family dwellings is not very common given a variety of factors including the relatively limited extent of RM-3 zoned lands in the Kerrisdale area and pressure for consolidation of remaining single lots to permit apartment development. In many instances single family dwellings remain on sites with limited potential for future consolidation due to existing apartment development on adjacent land. Many one-family dwellings remain in multiple density residential zones as a consequence of being "locked-in", however, this is not the case with the two sites in question. Where single family dwellings do presently exist on RM-3 zoned lands, retention of these units may be considered desirable in order to maintain a diverse form of development.

The two sites in question have a combined site area of 7,920 square feet (735.792 m^2) which is in excess of the site area requirement for development of a new apartment building, boarding or rooming house. The two sites in question could therefore be redeveloped with new one or two family dwellings or an apartment building. With the various bonusing provisions in addition to the 1.00 floor space ratio granted outright, it is conceivable that an apartment development with a total floor space ratio of 1.20 could be achieved under the current RM-3 zoning provided all off-street parking spaces were located within the outermost walls of a building or underground. This floor space ratio would permit a maximum of 9,504 square feet of floor area to be developed on the site, providing sufficient area for several apartment units. Such a development would be consistent with the character of the surrounding residential community. As an alternative, the two sites could be consolidated with the property adjoining to the north and redeveloped with apartment units as a single parcel.

Vacant, ground level, commercial space is presently available in two locations along West Boulevard between West 44th and 47th Avenues. A closed gasoline service station also exists on the northwest corner of West Boulevard and West 37th Avenue. The recent redevelopment of C-2 properties in the 5500 Block West Boulevard (the CMHC office/retail building), a new three storey office development being completed in the 5900 Block West Boulevard across from the community centre and a retail office development in the 5400 Block West Boulevard indicate a recent trend towards upgrading existing C-2 Commercial lands in the Kerrisdale community. This new development will likely strengthen the commercial character of West Boulevard and provide additional retail and office space, although it should be noted that an older and apparently sound apartment building was demolished to permit the new commercial development in the 5900 Block West Boulevard.

An examination of current development on lands in the Kerrisdale community presently zoned C-2 Commercial District indicates that many of the properties are underutilized with regard to the zoning provisions or largely developed with residential uses, (particularly along East and West Boulevards).

Consideration should be given to investigating further the appropriateness of rezoning from C-2 Commercial to RM-3A Multiple Dwelling District those lands presently along East and West Boulevards which are developed with apartments. Further study is also required to determine the future of commercial boundaries and the relationship to both the surrounding residential lands and the C.P.R. rail line which may be used for rapid transit in the near future. Development of this rail right-of-way as a rapid transit corridor could significantly alter

traffic and pedestrian flows in the Kerrisdale community and require a significant adjustment in current zoning and land uses. The Director of Planning believes these issues/problems, needs and development pressures (such as expansion of commercial zoning) should be addressed through an Area Planning Study. However, because of current budget reductions, area planning studies underway or committed, and those communities felt to be of a higher priority for such a study, this cannot be recommended.

It should be noted that during times of peak vehicular flow, the 5600 Block Yew Street is highly congested by traffic attempting to enter and leave West 41st Avenue and the drug store parking lot located on the northwest corner of West 41st Avenue and Yew Street. Extension of commercial uses to the north along Yew Street would represent a further extension of traffic and congestion into the residential area of the community, more than likely resulting in greater use of West 40th Avenue and Yew Street by vehicular traffic.

The proposed development at 5670 Yew Street with a proposed 3 foot (0.914 m) front yard is not consistent nor compatible with other residential development in the vicinity nor particularly with the 27 foot (8.230 m) front yard provided for the development on the ajoining site to the north (5660 Yew Street) which the applicants propose to retain and convert to office use.

The applicants' desire to provide accessible office space at ground level is understandable as is their desire to locate in the "heart" of the present Kerrisdale business community. The introduction of commercial uses across a lane (which assists in reducing commercial/residential incompatibilities) into a residential community cannot be supported when evidence exists to indicate that presently zoned C-2 Commercial properties in the Kerrisdale community are not presently utilized and could be redeveloped to provide suitable space. New developments which will provide additional office space are also presently under construction on lands currently zoned for such use. Approval of the applications, should it be granted, would also likely be followed by submission of rezoning applications from residential property owners in the vicinity wishing to have their lands rezoned for commercial use.

Recommendation: The Director of Planning recommends the following:

That these applications be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 376

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Gordon Import Autos Limited
3695 West 10th Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"A letter dated June 1, 1978 was submitted by Mr. I. R. Gordon of Gordon Import Autos Limited (copy attached) regarding his proposal to use an adjoining site to the present car sales business for off-street parking purposes. Some of the statements made in Mr. Gordon's letter need clarification.

The site is located on the north side of West 10th Avenue, adjacent to the existing Gordon Brothers Auto dealership. The site is presently occupied by a one family dwelling.

Mr. Gordon, on September 14, 1977, filed an application to rezone the subject lot from RS-1 to C-2 Commercial District to permit use of the site in conjunction with the automobile dealership. City Council, on March 14, 1978, adopted the recommendation of the City Manager, contained in his report dated March 10, 1978, to NOT approve this rezoning application.

In the report to Council on the rezoning application, the Director of Planning noted that he was not prepared to recommend approval of the extension of the car dealership into the adjacent single family neighbourhood under a rezoning application or as a conditional use for parking under the existing RS-1 one family dwelling district.

Subsequently, Development Permit Application No. 80463 was filed on March 20, 1978 requesting the use of the site for a public parking site to be used in conjunction with the existing auto dealership on the adjoining site to the west, located in a C-2 District.

During the processing of the Development Permit Application neighbouring property owners were notified. Two letters of objection were received from adjacent neighbouring property owners objecting to the proposed development. Subsequently, after receiving advice from the Development Permit Staff Committee, the Director of Planning on May 8, 1978, refused the Development Permit Application for the following reason:

> 'It is an unsuitable form of development at this location, as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners.'

Subsequently, Mr. Gordon appealed the decision of the Director of Planning to the Board of Variance.

The Board of Variance heard the appeal on May 31, 1978. After hearing from Mr. Gordon and the representative of the Director of Planning, the Board refused the appeal and upheld the decision of the Director of Planning. The Board was informed of the history of this situation, including the rezoning application and Council's resolution, the Development Permit Application and the decision of the Director of Planning."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 377

Del. 3

MANAGER'S REPORT

June 22, 1978

TO: Vancouver City Council

SUBJECT: Lease of Nat Bailey Stadium

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services and the Superintendent of Parks report as follows:

"The following is a summary of the terms of the proposed lease between City of Vancouver and Vancouver Canadians Professional Baseball Ltd., together with a brief review of developments in connection with negotiations to date.

Following Council's decisions on the recommendations attached, the Director of Legal Services will be able to finalize and sign the lease. Only items asterisked are in contention.

BACKGROUND

City Council, on January 10, 1978, passed the following motion:

"That $350,000 be allocated out of the 1978 supplemental capital budget with $191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

"Further that a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services and that any option to renew the lease be subject to renegotiating terms of the lease."

On February 21, Council passed the following motion:

"That the agreement between the City and Mr. Harry Ornest relating to the use of Capilano Stadium for professional baseball include provision for parking arrangements satisfactory to the City Engineer and Superintendent of Parks and Recreation."

On May 2, 1978, Council passed the following motion relating to the lease:

"That the lease contain a clause to place the responsibility of funding of parking expansion at Nat Bailey Stadium on the Lessee.

"That the lease contain a clause that no parking fee be charged in order to discourage parking on adjacent residnetial streets.

"That the lease contain a clause requiring the Baseball Club to provide attendants to oversee the parking lot operation.

Cont'd . . .

"That the lease not require provision of additional bleachers and only permit additional seating if parking access arrangements are satisfactory to the Superintendent of Parks and City Engineer.

"That the lease contain a clause providing for improvements to bring the existing parking lot up to City By-law standards to include asphalt surfacing, marking, and drainage; such improvements to be implemented at the City's option."

At its meeting February 14, Council passed the following motion:

"That a contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed $350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.

"FURTHER THAT the City make no progress payments to the baseball club until the contract for field lighting at Capilano Stadium has been completed to the satisfaction of the City Engineer, at which time the City will pay the ball club an amount not exceeding $350,000 for this work."

A draft of the proposed lease was prepared and submitted to the Club on February 1. Since then, negotiations have been progressing slowly. The most recent revision of the lease prepared in consultation with the City Manager, the Park Superintendent, the Baseball Club and the City Engineer contains provisions which can be summarized as follows:

1. Term: April 1, 1978 to December 31, 1982.

2. Rent: The annual rent shall be a sum equal to 10% of the gross value of all paid admissions to professional baseball games, plus 10% of gross revenue received by others using the Stadium, not including revenue from concessions, or the sum of $15,000 per year, whichever is higher. The rent will, however, be forgiven annually. if the covenants under the lease are complied with up to the amount paid by the Club for renovations plus the value of some renovations which were installed at less than market value. These values have yet to be agreed upon.

*3. Option to renew: The Club will have the option to renew for an additional five years on the same covenants and conditions, provided that there may be no provision for forgiveness of rent and the

Cont'd . . .

rent shall be mutually agreed upon between the Lessor and the Lessee subject to arbitration.

This is not in compliance with the Council resolution of January 10, which stated as follows:

> "Further that a contract with Mr. Ornest be drawn to the satisfaction of the Director of Legal Services and that an option to renew the lease be subject to renegotiating terms of the lease."

The Club is not prepared to accept an option which could require renegotiation of all its terms, and they wish the rent forgiveness to continue during the second five years.

4. Use: The Stadium shall be used only for the playing of Pacific Coast League Baseball or other professional baseball and amateur baseball, and providing such services as parking, food and beverage concessions, sales of souvenirs, programs and merchandise, and for no other purpose except those purposes which the Superintendent may consent to in writing.

5. Improvements to Stadium: The Club agrees to carry out (and has substantially carried out) repairs and replacements to the Stadium, including installation of the field lighting system.

6. Home games: The Club will play all home games in the Stadium, which will be the headquarters of the team, except if directed to play elsewhere by the League or because of weather conditions.

7. Sub-lease: The Lessee will be permitted to sub-lease the Stadium or any part thereof for periods of less than one week for uses permitted in the lease and to grant the right to supply food or services.

8. Repairs, signs, etc.: No repairs, renovations, improvements or structures are to be carried out in excess of $1,000 without the consent of the Superintendent, and no signs will be permitted on the exterior of the Stadium or fence, nor will the Stadium be painted or redecorated without consent of the Park Superintendent.

* 9. Ownership of improvements: All improvements installed by the Club shall become the property of the City, except certain improvements which will be listed separately in a Schedule and which will not be included in determining the forgiveness of rent. The Lessee will not agree that all the improvements installed by it will become the property of the City, and in particular it is concerned about its chattels, furniture and equipment including concession equipment, and may wish to remove some or all of the fold-back seats and replace them with seating similar to the non-fold-back seating now in the Stadium; but with the proviso that the Superintendent of Parks be satisfied that the remaining improvements are sufficient for the basic operation of the Stadium and are of value exceeding $200,000.

10. Amateur baseball and other uses: The Lessee will permit the Stadium to be used for amateur baseball for out-of-pocket costs during the baseball season and if the Club does not grant the consent for such use, the applicant for use may appeal to the Park Superintendent.

Cont'd. . .

11. Repairs - City responsibility: The City will agree to take care of structural repairs to all buildings and damage caused to the buildings and to the property of the Lessee by the negligence of the City or wilful act by it, its agents or servants.

12. Off-season use: The City will have the use of the premises except for an office and other facilities required by the Lessee for storage of its equipment during the off-season, which will be from September 30 (unless there are games required for play-off) until March 31. During this period, the City will be responsible for the Stadium and may permit its use by other organizations such as soccer clubs. The Club will, however, retain control of the concessions.

*13. Parking: The Lessee will not be permitted to charge for parking and it will, upon 90 days' notice in writing, improve the parking lot to City standards and if required, expand the size of the parking at the Lessee's cost. When the team is playing a game in the Stadium, the Club will provide sufficient parking attendants to assist in directing the parking of vehicles to the satisfaction of the Superintendent.

The Lessee objects to the above parking provisions but will agree to a provision that a fee may be charged as approved by the City Engineer and the Park Superintendent, and that the cost of improving the parking lot, amounting to about $100,000, shall be negotiated with paving, curbing, and landscaping.

Since the Lease agreement is a lengthy document, a copy has been filed with the City Clerk for reference.

FIELD LIGHTING CONTRACT

The field lighting system has been installed to the satisfaction of the City Engineer, with only a few minor items to be completed. Receipts have been supplied for payments of $201,162.11 which your officials have agreed to pay upon verification. The total cost of the lighting including an 800 A panel and transformer and all consultants' charges will be approximately $318,000 plus cancellation charges to the City of $7,849.50 for lighting poles previously ordered by the City at the request of the Club.

The above totals, together with a 10% charge for overhead and management, are expected to exceed the maximum of $350,000 payable by the City. The balance will be borne by the Baseball Club.

The Director of Legal Services and the Superintendent of Parks recommend:

That the lease include the following provisions:

Re, Item 3:

That the option to renew for a further five years shall be subject to renegotiating the rent, rather than all the terms of the lease.

Cont'd . . .

Re, Item 9:

That certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

a) listed in a schedule at the time lease is signed;

b) have to be over and above the $200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

Re, Item 13:

That the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks; and that the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services and Superintendent of Parks be approved.

FOR COUNCIL ACTION SEE PAGE(S) 377-379

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - 2675-2685 Mackenzie Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. Gery Liosis requesting an amendment to Zoning and Development By-Law No. 3575 whereby the properties at 2675 and 2685 Mackenzie Street (Lots A and B, Amd. Block 68, D.L. 540, Plan 5470) be rezoned from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for the purpose of:

> 'to have both Lots A and B rezoned to RT-2 since adjoining properties, being similar in size to my own, contain four three storey houses and are known as duplexes or revenue houses.'

Site Description

The site is located on the northwest corner of Mackenzie Street and West 11th Avenue. The rectangular site consists of two lots each having a frontage of 61' (18.593 m) along Mackenzie Street and a depth of 99' (30.175 m) giving a total site area of 12,078 square feet (1 180.612 m^2). (See Appendix A).

The site is zoned RS-1 One-Family Dwelling District and is developed with a one storey plus basement one-family dwelling which appears to be in fair condition on the corner lot (Lot B) and a two storey single family dwelling appearing to be in good condition on the adjacent lot (Lot A) which abuts a 20' lane.

The lands surrounding the site are zoned RS-1 One-Family Dwelling District and are generally developed with one-family dwellings ranging in height from one storey plus basement to two storeys plus basement.

In the immediate vicinity of the site, on lands zoned RS-1 One-Family Dwelling District, there are a number of older single family dwellings with additional dwelling units which exist either under Council's Hardship Policy or Council's moratorium to withhold enforcement action on secondary suites in the RS-1 areas. Some dwelling units have also been allowed through successful appeal to the Board of Variance. The location and specifics of several sites so developed are shown on Appendix B.

Background

In 1925 Building Permits were issued for the construction of one-family dwellings on each of the two lots comprising the site. In January 1970 a Development Permit was issued for the property at 2675 Mackenzie Street to raise the existing one-family dwelling to provide a basement with the condition that the development on this property was to be used and occupied as a one-family dwelling only. In November 1972 notice was given by the City Building Inspector to remove one dwelling unit located in the basement of 2675 Mackenzie Street. The premises have subsequently been occupied as a one-family dwelling, although the basic structure of the building remains that of a duplex, with separate exterior access to each floor.

The applicant has in the past submitted alternate subdivision proposals, attempting to create three lots from the present two. The most recent application to resubdivide was submitted on March 9, 1978 and this application was refused on April 3, 1978 due to the inability to provide satisfactory lane access to the proposed lots and also an inability to meet the minimum lot area requirement of 3,000 square feet (under Sections 25 and 38 of the Subdivision Control By-Law No. 3334).

In September 1956 Council refused a rezoning application for the property adjoining the site on the west (2925 West 11th Avenue) the rezoning from RS-1 to RT-2 not being supported since "such rezoning would establish an isolated two-family site in a one-family district".

Analysis

In 1975, plebiscites on secondary suites were held in sub-areas of the RS-1 Districts of Kitsilano, Cedar Cottage and Grandview-Woodlands. In the Kitsilano area, there were seven sub-areas selected on the "basis of physical potential for secondary suites and considered to be logical zones for suites". Boundaries were determined through a review of existing street and building patterns within the community. The areas in Kitsilano were identified as follows:

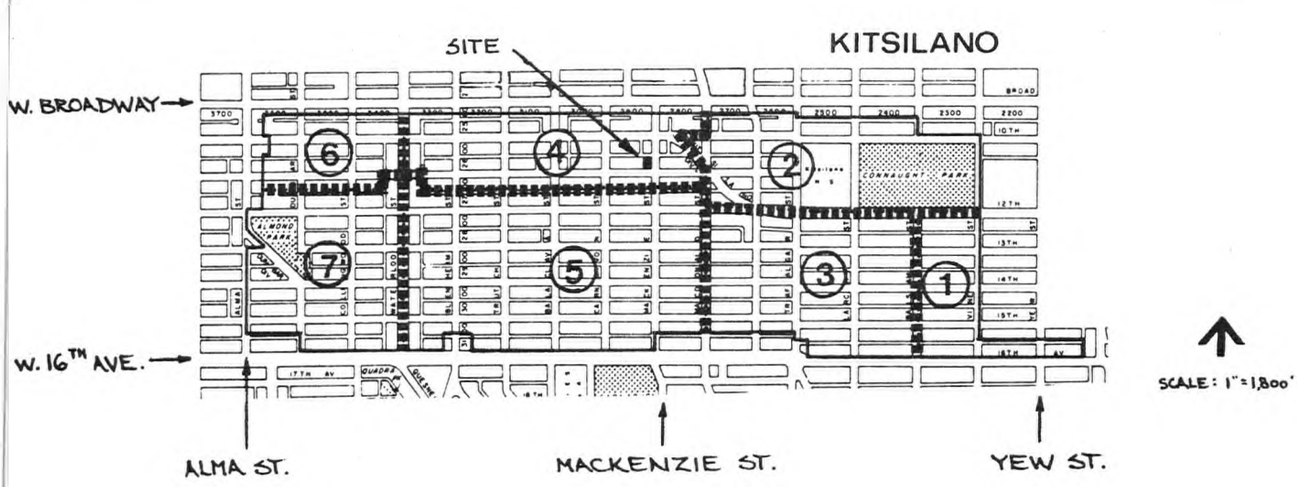

City Council recommended that if 60 percent or more of those owner-occupier voters in each sub-area approved the plebiscite, consideration could be given to rezoning the sub-area from RS-1 to a zoning district schedule permitting secondary suites as a conditional use. Only one of the seven Kitsilano sub-areas, Area 2, gave the necessary 60% approval (in fact 72%). The sub-area within which the site under consideration falls, Area 4, did not approve the plebiscite, with only 44% of the voters in favour. Subsequent to the results of this plebiscite, the RS-1A One-Family Dwelling District was introduced to an area in Cedar Cottage, and sub-area 2 of Kitsilano on March 15, 1977.

It is evident that property owners in the area surrounding the site were not in general support of allowing secondary suites. There are, however, several properties in the vicinity of the site that are developed with additional suites, some of which remain under Council's December 1974 resolution that:

> "The Director of Permits and Licenses be instructed to temporarily withhold enforcement action on the illegal suites in the RS-1 areas with respect to which Development Permits will expire on December 31st, 1974."

While the issue of illegal suites has yet to be resolved, the Director of Planning cannot support the proposed rezoning which, if approved, would allow the outright development of a two-family dwelling on each of the two lots comprising the site.

There is also provision under the RT-2 Two-Family Dwelling District, for consideration of Development Permit Applications proposing conditional uses such as townhouses and apartments. The site area of the combined properties, 12,078 square feet (1 180 612 m^2) is greater than the minimum 7,200 square feet (688.902 m^2) required for a townhouse development, and the minimum 10,000 square feet (929.030 m^2) required for an apartment. The rezoning and potential redevelopment under the RT-2 District Schedule would not be consistent with the intent and general development within the RS-1 One-Family Dwelling District on surrounding lands. Approval of the proposed rezoning would create an isolated and unjustifiable RT-2 zone within the surrounding RS-1 One-Family Dwelling District. Sufficient lands presently exist within the City which are zoned to permit the development of two-family dwellings.

Recommendation: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 379

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of the Lane South of Broadway East of Highbury Street, Adjacent to Lot 7, Block 182, District Lot 176, Plan 4581

The City Engineer reports as follows:

"The lane south of Broadway east of Highbury Street does not extend through to Alma Street. It dead-ends approximately 40 feet west of Alma Street. The lane is 20 feet wide throughout most of its length but is 30 feet wide at its easterly end. The owner of Lots 7 and 8, Block 182, District Lot 176, is prepared to dedicate the required 10-foot strip of Lot 8 for lane but has requested that the 5-foot strip of lane abutting Lot 7 be added to Lot 7 to permit him to build his new building straight along the lane without jogging to fit the irregular property line. The 5-foot strip of lane is no longer required.

Therefore, I recommend that the portion of lane shown hatched on plan marginally numbered LF8665 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to dedicate for lane the south 10 feet of Lot 8, except the east 7 feet, now road, Block 182, District Lot 176, Plan 4581.

(b) The closed lane to be subdivided with the abutting lands.

(c) The applicant to provide and register the required subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Hastings Street Viaduct

The City Engineer reports as follows:

"In accordance with Council authorization of March 8, 1977, design has now been finalized on the replacement of Hastings Street Viaduct. To carry out replacement work, it will be necessary to encroach on property owned by Gair Investments Ltd. and cause some temporary relocation of their lumber storage facilities. Gair Investments Ltd. have confirmed that they will carry out the necessary work to accommodate the viaduct replacement at a total cost to the City of $10 289.00. The City Engineer and Supervisor of Properties consider this sum reasonable for the amount of work involved.

Funds are available for claims and property adjustments and are included in the 1978 Basic Streets Capital Budget submission for this and similar purposes.

I recommend that:

(a) the Director of Legal Services be instructed to draw up an agreement between the City and Gair Investments Ltd.,

(b) the agreement be satisfactory to the City Engineer, Supervisor of Properties and Director of Legal Services,

(c) the Director of Legal Services be authorized to execute the agreement on behalf of the City,

(d) the amount of $10 289 for claims and property adjustments be approved in advance of the 1978 Basic Streets Capital Budget. "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 373

A-3

HARBOURS & PARKS MATTERS

RECOMMENDATION

1. Termination of Central Park Agreement and Assignment of Lease

This Report is submitted at the request of the Superintendent of the Board of Parks and Recreation on behalf of the Park Board.

A ninety-nine year lease was granted to the Municipality of Burnaby from the Province of British Columbia in 1921 for the operation of the 219-acre area known as Central Park for public park purposes. In September of 1959, the Province re-issued the lease jointly to the City of Vancouver and the Corporation of the District of Burnaby for the remaining sixty-one years of the lease.

On March 1, 1960, Vancouver and Burnaby entered into an agreement for operation of the Central Park Committee and arrangements for the sharing of the development and operation, maintenance expenditures for Central Park during the term of the joint lease. The intent of the Vancouver Park Board at that time was to develop jointly a zoo in Central Park with Burnaby and to give leadership with respect to other park developments for the Park. The objective of developing a zoo was subsequently dropped and the major developments in the Park, such as Swangard Stadium, a large open air swimming pool, pitch and putt golf course, the large tennis court installation and other developments have now been completed. The Central Park Committee submitted the following recommendations, among others, to the Burnaby Parks and Recreation Committee and to the Vancouver Park Board for approval.

1. That there be a phasing out program insofar as Vancouver's financial contribution to the development and operation of Central Park with the first step being that the capital development costs for the fiscal year 1976 be borne in total by Burnaby.

2. That the operating agreement for Central Park be reviewed with the intent that Burnaby will assume total responsibility for the costs of operating Central Park in 1978.

The Vancouver Park Board, at its meeting of April 3, 1978, approved termination of the agreement and assignment of the City of Vancouver's interest in the lease to the Corporation of the District of Burnaby, provided that the inhabitants of the City of Vancouver shall have the right to use the premises to the same extent as inhabitants of the Corporation of the District of Burnaby for so long as the premises are leased by the Provincial Government to Burnaby.

...../2

Clause #1 continued:

The Director of Legal Services recommends that an agreement be executed between the City of Vancouver and the Corporation of the District of Burnaby and the Province of British Columbia, terminating the March 1, 1960 agreement and assigning the City's interest under the 1959 lease to the Corporation of the District of Burnaby, subject to the provision that the inhabitants of Vancouver shall have the right to use the demised premises to the same extent as the inhabitants of Burnaby for so long as the demised premises are leased by the Provincial Government to Burnaby.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 373

BUILDING AND PLANNING MATTERS

INFORMATION:

1. 3183-85 Point Grey Road
   Development Permit Application No. 80858

The Director of Planning reports as follows:

"Development Permit Application No. 80858 was filed on May 1, 1978 by Mr. John Keith-King, for Mr. John Bell, to alter and add to the existing duplex in this RS-2 District.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate the removal of a portion of the existing roof (resulting in a reduction of the existing floor area by 90 sq. ft.) to provide a second storey roof deck, the enclosing of the existing roofed-over areas at the rear of the building, the construction of a 160 sq. ft. cantilevered sundeck (10' x 12'/20') on the main floor at the rear of the building, and the removal of the existing wood steps in the required sideyards.

The proposed development is non-conforming to the regulations of the Zoning and Development By-law with respect to required yards and floor space ratio. However, the proposed alterations actually decrease the existing floor area, provide a 4.3' westerly sideyard and increase the easterly sideyard from .5' to 2.5' (required sideyards being 3.3').

The Director of Planning is prepared to approve the Development Permit Application in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the removal of a portion of the existing roof (resulting in a reduction of the existing floor area by 90 sq. ft.) to provide a second storey roof deck, the enclosing of the existing roofed-over areas at the rear of the building, the construction of a 160 sq. ft. cantilevered sundeck (10' x 12'/20') on the main floor at the rear of the building, and the removal of the existing wood steps in the required sideyards."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION:

2. Riley Park N.I.P. Appropriation of Funds: Main Street Beautification and Tree Planting

The Director of Planning and City Engineer report as follows:

" INTRODUCTION

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included allocations of $170,000.00 for "Beautification to the Main Street Local Retailing District" and $190,000.00 as a "Streets Improvement Fund". The purpose of this report is to recommend the appropriation of a portion of these funds for upgrading the Main Street environment.

MAIN STREET IN RILEY PARK - CURRENT SITUATION AND PROBLEMS:

Cont'd . . .

Clause 2 Cont'd

Main Street bisects the Riley Park residential area with commercial premises between 16th Avenue and 33rd Avenue. Research during the N.I.P. Planning Stage indicated that Main Street serves the following major functions:

a) a local, pedestrian-oriented retailing district focussed between King Edward - 29th Avenues;
b) a general commercial area all along the street serving City-wide consumers;
c) a socially important local gathering and meeting place, especially within the local retailing area; and
d) an access route into the Downtown for private vehicles and transit.

The research also indicated that Main Street both as a local shopping area and meeting place has been in a process of decline over the past several years. Local services are being lost (for example the recent closing of the only major supermarket) and the sense of neighbourliness that was caused by shopping locally is decreasing.

To deal with this, the Citizens' Planning Committee concluded that a broad strategy of improvement was required including the following actions:

a) physical beautification, especially of the pedestrian-oriented parts of the street;
b) organization of merchants for collective actions to stimulate business in partnership with residents and commercial landlords;
c) zoning and parking studies to assure a firm basis upon which to rebuild the vitality of the district;
d) programming to provide small merchants with business counselling and group education about current marketing methods, advertising techniques, management practices, consumer trends, etc.

A strong Main Street Merchants' Association is now formed and is working on collective improvement activities. A start on education and counselling has been made by a recently initiated Small Business Centre and the full impact of this service is expected to become increasingly apparent as the Centre's work proceeds. Zoning and parking studies have been approved by City Council and will be underway later this year. Street Beautification can be implemented through Council decision on the present report.

MAIN STREET BEAUTIFICATION - DESIGN

The beautification of Main Street was given high priority by the Citizens' Planning Committee and design began directly after City Council approval of the N.I.P. Concept Plan. To provide an efficient design process, a Design Team was organized with representation from the Citizens' Planning Committee, Main Street Merchants' Association, City Engineering Department and City Planning Department (Area Planner and Urban Design Group). The Design Team evolved a design in close consultation with all interested parties.

The Design Team established the following broad objectives for the beautification:

a) to create an amenable sidewalk environment within the local retailing area where there are most pedestrians (including service provisions, safety, greenery, minimizing noise, etc.);
b) to generally enhance the rest of the commercial area;
c) to re-establish an environment that will accommodate social interaction;
d) to create rest and seating opportunities especially for the elderly, young families and those waiting for buses; and
e) to maintain existing street widths and patterns to avoid hindering the flow of traffic.

The final design scheme which has been endorsed by all involved parties includes the following components:

Cont'd . . .

Clause 2 Cont'd

a) sidewalk upgrading (interlocking pavers/concrete), trees/ landscaping, pedestrian lighting, benches, litter containers, drinking fountains, bike racks, banner clips and repainting of existing crosswalks between 24th and 29th Avenues on Main Street;
b) creation of four small seating rest areas using existing boulevards adjacent to Main Street at 26th Avenue (east side), 28th Avenue (east and west sides) and 29th Avenue (west side);
c) boulevard tree planting along Main Street between 16th - King Edward Avenues and between 29th - 33rd Avenues.

Detailed design drawings (dated June 2, 1978) are available for inspection at the City Planning Department and the design concept is summarized in the sketch attached as Appendix I. A detailed listing of improvements and costs is attached as Appendix II.

It is proposed that the majority of the proposed work be undertaken through public tender and the target date for beginning the work is set for mid-late August, 1978. The Engineering Department has agreed to schedule the construction so as to minimize disruption of local businesses and pedestrian/ vehicular circulation as per normal Engineering practice.

PROJECT FUNDING

The total costs for local retail area beautification and tree planting along the rest of Main Street are estimated at $305,860 . This estimate exceeds the original preliminary allocation of $170,000.00 because the desired improvements proved to be more extensive than had been considered prior to the detailed design process. After cutting costs as far as possible without deleting basic elements of the design, the Citizens' Planning Committee advises that commitment of funds beyond the original allocation is appropriate because of the significance of the project for neighbourhood improvement. The following sources of N.I.P. funds are proposed:

A. Local Retail Area Beautification (estimated cost = $253,220):

a. Original N.I.P. allocation for Main Street Beautification. $170,000.00

b. Excess N.I.P. Administration funds:
- At the completion of the Planning Stage, $9,936.32 remained unexpended from the N.I.P. Planning Stage Administration appropriation.
- With the change of funding source for R.R.A.P. Administration last year, $41,352.47 became available from the N.I.P. Implementation Stage Administration appropriation for alternative N.I.P. project uses.
- $50,000.00 of the total $51,288.79 excess administration funds are proposed to partially cover the higher costs of the current project. $50,000.00

c. N.I.P. Contingency allocation:
- $198,010.00 is earmarked in the N.I.P. Concept Plan to initiate additional projects and to cover higher than allocated costs for defined projects.
- Use of $33,220.00 from this Contingency allocation falls within the above parameters. $33,220.00

Total required for local retail area beautification $253,220.00

Clause 2 Cont'd

B. Tree Planting Outside Local Retail Area (estimated cost = $52,640):

The N.I.P. Concept Plan allocated $190,000.00 as a Streets Improvement Fund to provide for upgrading and enhancement of neighbourhood streets that are significant to the whole community, with specific deployment of these funds to be determined during the N.I.P. Implementation Stage. Use of $52,640.00 of these funds for tree planting along Main Street outside the beautification area is proposed as this falls within the parameters for spending from the Streets Improvement Fund allocation.

C.M.H.C. and the Province of British Columbia have been advised of this proposed design and funding and concurs with the recommendation for funding of this project.

Maintenance - Non-Standard Treatment

The City Engineer advises that City Council, while considering the Engineering Department's budget, the Engineering Department Review and the report on Municipal Services, requested that they be advised of any instances where unusual maintenance costs would be incurred as a result of a non-standard project. This beautification will have higher maintenance costs attached to it due to the special nature of the improvements. As is usual with this type of project, the costs will be at a minimum during the first few years of its life and will subsequently result in higher maintenance costs.

As stated in the review of the City Engineering Department's activities and budgets '...Every city needs areas with local character and attractive features in order to be interesting and attractive as a whole. In providing such features, Council must recognize that this process tends towards higher servicing costs and, therefore, higher taxes. It is unreasonable to expect servicing costs to be reduced or held down while, at the same time, encouraging the provision of expensive non-standard treatment..."

CONSIDERATION

The City Engineer requests that City Council CONSIDER whether the non-standard portions of the project should proceed.

RECOMMENDATION

If Council approves proceeding with the project as presented, The Director of Planning and the City Engineer RECOMMEND:

A. THAT City Council approve an expenditure not to exceed $253,220.00, to be appropriated from the Riley Park N.I.P. Social & Recreation Facilities Budget Account #898/9412 ($170,000.00), Riley Park N.I.P. Contingency Budget Account #898/9416 ($33,220.00), and to be transferred from the Riley Park N.I.P. Administration Budget Accounts #877/7300's and #873/6960-67 ($50,000.00) for beautification works to the Main St. Local Retail Area between 24th-29th Avenues, costs to be shared as follows:

C.M.H.C. (50% of total)	$126,610.00
Province of B.C. (25% of total)	$ 63,305.00
City of Vancouver (25% of total)	$ 63,305.00

B. THAT City Council approve an expenditure not to exceed $52,640.00, to be appropriated from the Riley Park N.I.P. Services/Utilities Budget Account #898/9414 for installation of Street Trees and associated street work on Main Street between 16th - King Edward Avenues and 29th - 33rd Avenues, costs to be shared as follows:

C.M.H.C. (25% of total)	$13,160.00
Province of B.C. (12½% of total)	$ 6,580.00
City of Vancouver (62½% of total)	$32,900.00"

The City Manager RECOMMENDS that the recommendations of the Director of Planning and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 313 & 374

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Rory's Towing Ltd. & Westburn Services Ltd. - Licenses

On February 21, 1978, City Council amended the License By-Law and the Vehicle for Hire By-Law to regulate the impounding of vehicles on commercial parking lots. The new regulations came into effect on April 1, 1978, and require the owner of a commercial parking lot or his duly authorized agent to prepare and sign a Towaway Notice.

The Acting Director of Permits & Licenses reports as follows:

"On June 22, 1978, a complaint was received by the acting Chief Licensed Inspector from Mrs. Leong, a tourist from Springfield, Missouri, that her car had been towed away by Rory's Towing Ltd. from a metered parking lot at 655 Main Street between the hours of 8:30 p.m. and 9:30 p.m. Mrs. Leong had purchased a ticket from the meter and her son placed it in the rear window (the ticket merely said "Display This Side in Vehicle" - no mention of placing it on the dash board). Further, the ticket did not clearly indicate the date and time of purchase, however a check of serial numbers of tickets purchased on the morning of June 22, 1978, indicate the ticket was purchased June 21, 1978.

On checking the records in the office of Rory's Towing Ltd., it was found that no Towaway Notice had been issued by the owner or his agent to towaway Mrs. Leong's car. It should also be noted that the owner of this parking lot could not legally issue a Towaway Notice until after 3:00 a.m., June 22, 1978.

A review of the Towaway Notices and records available from Rory's Towing Ltd., indicate the following:

1. The invoices show a charge of $30.00. The By-Law states they can only charge $20.00. Mr. Washtock, of Rory's, advised that the fee is $20.00 plus $10.00 for storage of up to 48 hours. He was notified some time ago to complete his invoice showing a breakdown of the $30.00 fee. He has failed to comply.

2. During the period from June 6 to June 21, Rory's has impounded 27 vehicles from a metered parking lot at 1131 Seymour Street (behind the Arts Club). Of the 27 Towaway Notices for these impoundments, only 5 had been signed and authorized by the owner of the property. A half owner of the property informed the Acting Chief License Inspector that only herself and her father could authorize impoundments from this lot. She could not identify the signature on the other 22 Towaway Notices used by Rory's to impound the 22 cars and collect $30.00 each for their release.

3. Mr. Rory Washtock of Rory's Towing Ltd., has completed and signed Towaway Notices. Section 10A(6) of the License By-Law, states "No person may be authorized as an agent, who is an employee or agent of any person or company engaged in the business of automobile towing, or who is a principle therein." Mr. Washtock claims he is the owner of the parking lot but he has been informed previously that he cannot issue and sign his own Towaway Notices. Also there is no business licenses for this parking lot.

cont'd....

Clause No. 1 cont'd

4. A review of sixty-two (62) Towaway Notices issued in June indicate that:

   - 26 fail to have the name of the person who issued the notice printed on the form. Most of the signatures are not legible and it is impossible to determine who issued the notice.

   - 29 of the Notices were not properly completed by the driver.

   - 2 were issued by Rory Washtock.

   - 2 were issued by W. Barry, owner of Rory's Towing Ltd.

   - 3 do not show the location of the parking lot from where the impounded vehicle was towed.

5. There were several invoices for impoundments which had no corresponding Towaway Notices.

Last month a tow truck from Rory's Towing Ltd. was checked while the driver was in the process of impounding a vehicle from a parking lot at 8th Avenue and Yukon Street. The signs on this lot had not been approved and the Towaway Notice produced by the driver had not been signed by the owner or his agent. The vehicle was dropped and when confronted with this infraction, Mr. Washtock said the driver was told not to tow from this lot.

Section 22A of the Vehicle for Hire By-Law requires any cab (which includes tow trucks) to pass inspection under the Motor Vehicle Act and if it fails to pass inspection, the license shall be suspended until the vehicle does pass inspection. A check of Rory's tow trucks reveals that three of the vehicles do not have a valid inspection sticker. Also, at least one of the tow trucks does not have the company name printed on both doors as required under Section 35A(9) of the By-Law.

Rory's Towing Ltd. owned by W.E. Barry, has a business license to carry on a towing business and has one vehicle for hire license plate in the company name. Mr. Washtock is the principal of Westburn Services Ltd. which has 3 Vehicles for Hire license plates but operates under the name of Rory's Towing.

In view of the history of the operator of these companies, I recommend that they be requested to appear before Council to explain their actions on these matters and show cause as to why their licenses should not be suspended."

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Cassiar/Cambridge Loop

The City Engineer reports as follows:

"BACKGROUND

Cassiar Street between the end of the freeway and the Second Narrows Bridge has been a continuing traffic problem for a number of years because the street is not adequate to deal with the extremely high volume of traffic (of which almost 50% is not Vancouver oriented) in this corridor. The true solution to this problem is to provide a direct connection between these two provincial facilities, ideally in a tunnel. However, it has been necessary to find short-term remedial measures to alleviate the extreme congestion, the non-local use of local streets, and high accident situation in the area. Two such measures are the recent alteration to the signal arrangement at Cassiar and Hastings, paid for by the Province (cost $60 000) and the proposed Cassiar/Cambridge Loop.

The Loop provides access for southbound Second Narrows Bridge traffic to Cambridge Street eastbound and would relieve traffic problems on Cassiar Street caused by vehicles turning left only local streets. It would also minimize noise, accidents and the through-traffic component on local streets east of Cassiar Street.

On September 13, 1977, City Council approved the following series of recommendations of the Standing Committee on Transportation concerning the proposed Loop from Cassiar Street to Cambridge Street:

"A. THAT the PNE/City lease relative to land situated on the easterly portion of Block 6 required for a left-turn Loop be revised so that the land for the Loop reverts to City control.

B. THAT the City make the necessary land available to the Provincial Government (but retain the land in the City ownership) for construction of the left-turn Loop.

C. THAT acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past.

D. THAT contingent upon the City Engineer negotiating with the Provincial Government a cost-sharing agreement satisfactory to the Council on the expenditures, the following recommendations also be approved:

i. The City pave the parking lot north of Wall Street at an estimated cost of $65 000;

ii. The City assist the PNE in construction costs of the parking lot eventually to be provided on Blocks 13, 24 and 31 when the land becomes available for this purpose. Estimated costs for this work are $165 000 (1977 Dollars)."

The Council has budgeted in 1978 Supplementary Capital $100 000, as the City's contribution to this project.

CURRENT SITUATION

Following Council's approval of the above Recommendations, negotiations have been conducted with staff of the Ministry of Highways and Public Works to arrive at a suitable cost-sharing arrangement. Based on these negotiations, the response (attached) from the Honourable Alex V. Fraser, Minister of Highways and Public Works, offers proposals, as listed below. The Ministry would:

1. Construct the Loop at its own cost and provide access to the centre of the Loop for parking.

2. Pave the parking lot north of Wall Street at an estimated cost of $65 000.

Continued . . . .

Clause No. 1 Continued

"3. Pay to the City the sum of $85 000 for right-of-way required for the Loop subject to the City's agreement to convey title to the Province pursuant to the Highways Act.

With respect to assisting the PNE in construction costs of the parking lot adjacent to Cassiar Street between Oxford Street and Pandora Street (Blocks 13, 24 and 31), the Ministry does not feel this is a practical arrangement in view of the uncertainty of the program and its future cost. It is not possible for the Ministry to commit funds for periods other than the current fiscal year. However, the Ministry would commit $85 000 for the Cambridge Loop right-of-way, which is 50% of the cost of developing the parking lots adjacent to Cassiar Street.

CONCLUSIONS

Although the proposals of the Ministry of Highways are not in exact agreement with Council's recommendation, they still present a very favourable settlement to the City. The most significant difference between Council's recommendation of September 13, 1977 and the Minister's proposals is that rather than the City retain control of the land occupied by the Loop, it would be registered as provincial highway, with a payment of $85 000. This $85 000 payment from the Province could be set aside to offset the City's share in constructing the future parking lot adjacent to Cassiar Street.

The PNE has reviewed this matter several times and have previously agreed to the proposal.

Director of Finance comments:

The $85 000 payment from the Province should be added to the $100 000 provided in the 1978 Supplementary Capital Budget to cover the City's obligation towards construction of the PNE parking lot to be eventually provided on Blocks 13, 24 and 31.

RECOMMENDATIONS

The City Engineer recommends that:

A. The terms relating to construction of the Cassiar/Cambridge Loop, as suggested in the letter of May 17, 1978 from the Honourable Alex V. Fraser, Minister of Highways and Public Works, be agreed to, and that the Minister be thanked for his concern and positive approach to alleviating the traffic problems in this corridor.

B. The City again express its wish to obtain a true solution to traffic problems in this corridor by means of a direct connection between the Second Narrows Bridge and the Burnaby Freeway, preferably in tunnel.

C. The City Engineer and Director of Legal Services be directed to prepare the necessary agreement with the PNE concerning the use of land, presently leased by the PNE, for highway purposes.

D. The $85 000 to be received from the Province be set aside in Capital Reserve to offset the City's share ($165 000) of future parking lot improvements along Cassiar Street."

The City Manager RECOMMENDS that the report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 382

FINANCE MATTERS

RECOMMENDATION:

1. Orpheum Booking - Vancouver Chamber Choir

The Civic Theatres Manager reports as follows:

"I have been requested to report on the circumstances concerning a booking of The Orpheum by the Vancouver Chamber Choir as outlined in their attached letter dated June 6, 1978.

A clerical error occurred because the regular booking clerk was on vacation and a temporary clerk took a booking call from the Vancouver Symphony Society and entered it incorrectly in the booking register. I later booked that date to the Vancouver Chamber Choir who committed themselves in various ways before they had confirmed the dates at The Orpheum.

It is my opinion that favourable consideration should be given to the Choir's request to have free rental of The Orpheum on March 9th, 1979 as compensation for the income loss experienced previously. The Vancouver Chamber Choir is building an audience for their concerts and, if encouraged, could become annual renters of The Orpheum on a regular basis to the mutual advantage of the Choir and the City.

The City Manager RECOMMENDS that Council agree to a grant equal to rental of The Orpheum by the Vancouver Chamber Choir on March 9th, 1979.

2. Schedule of Rental Rates - The Queen Elizabeth Theatre
The Queen Elizabeth Playhouse & The Orpheum
September 1, 1978 to August 31, 1979

The Manager of Civic Theatres reports as follows:

"Submitted herewith for approval is the revised Schedule of Rental Rates for The Queen Elizabeth Theatre, The Queen Elizabeth Playhouse and The Orpheum to have effect from September 1, 1978 to August 31, 1979.

The attached schedule sets out the new rates which represents an increase of approximately 5% in both Class I and Class II rates.

On certain occasions use of the stage for on-stage rehearsals is requested for the preparation of touring events, where the event is rehearsed here, but presentated elsewhere. As these uses are very occasional, it is recommended that the rates charged be those set out in Clause 2 and that the clause be amended by the addition of the following:

> On-stage rehearsals for events not taking place in the Civic Theatres shall be charged at the rates set out in Clauses 2 and/or 3 of this schedule."

The Manager of Civic Theatres recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1978 to August 31, 1979.

The Vancouver Civic Theatres Board approved the new schedule at its meeting on February 3, 1978.

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Clause #2 continued:

The City Manager RECOMMENDS adoption of the Theatres' Manager's report, and comments for Council's information that a review of the financial position of the theatres will be forwarded within the next few months.

3, (a) Purchase of Gas Chromatograph for City Analyst's Division
(b) Overtime for City Analyst's Laboratory

The Medical Health Officer reports as follows:

"Gas Chromatograph

During budget discussions for the 1977 budget, the purchase of an additional Gas Chromatograph for the Analyst Department was deleted for future consideration. At that time the City Analyst was in the process of redistributing Provincial Case Work at the request of the Attorney-General's Department as a result of the establishment of an RCMP Crime Laboratory. The distribution of cases has been reviewed over the period of the operation of the RCMP Laboratory and we now find that the need for an additional Gas Chromatograph is greater than ever, although for different reasons.

On October 28, 1977 we submitted a City Manager's Report for consideration of Council. The City Manager advised that we include our request for a new Gas Chromatograph in the 1978 Annual Operating Budget.

On March 8, 1978 the Budget Review Committee did not accept our request for the new Gas Chromatograph. We submitted an appeal to the Standing Committee on Finance and Administration but this also was not approved.

The following points will indicate the need for this piece of equipment:

1. Prior to 1974 the Gas Chromatograph was not used for any toxicology. In 1974 the average use was once per case for blood alcohol, which continued until about 1976. It is now used at least three times per case - once for blood alcohol and twice for toxicology tests.

2. The shift of methods to Gas Chromatography uses, as well as other equipment similar to it, is indicative of the kind of tests, rather than the volume of tests, being completed for toxicology today.

3. The Laboratory presently has two Gas Chromatographs, one purchased in 1966 and the other in 1975. It is important to retain both machines. For less complicated tests the older Gas Chromatograph is still a valuable piece of equipment and can be used for Police and other emergency area cases. However, the time to condition the machine in preparation for use is an expensive use of staff time, etc. The conditioning of the machine is slow when a change of method in mid-case is required.

The Hewlett-Packard Dual Flame Ionization Detector Chromatograph is absolutely essential in order to be able to do the number of blood alcohol determinations required for coroner's work. We must have one instrument set aside exclusively for this purpose to free the one purchased two years ago for the other toxicological

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Clause #3 continued:

analyses - that is drugs. With increasing toxicological methodology going to gas chromatographic methods and increased personnel using these instruments, it is important to have a separate instrument for alcohols.

Purchase of Gas Chromatograph

The cost of leasing a suitable gas chromatograph over a 3-year period is $16,360.00. However, we do not support any lease arrangement as this will be too costly to the City.

Approximately 40 per cent. of the cost of capital equipment is recovered over a period of five years from the case rate, charged to the Attorney-General.

The Ministry of the Attorney-General, in its letter dated May 24, 1978 (copy attached) has strongly supported our request for a new Gas Chromatograph.

In order to accomplish the above purchase, the amount of money needed will be $14,227.00. This includes the cost of a new Gas Chromatograph and ancillary equipment, plus installation costs. The Comptroller of Budgets and Research advises that, if approved, source of funding will be Contingency Reserve.

Staff Overtime - Analyst's Laboratory

We have had a heavy backlog in the City Analyst's Laboratory and are under considerable pressure from the Attorney-General's Department to reduce this backlog to no more than two weeks' work. To accomplish this task our staff has worked substantial overtime and our $5,295.00 overtime account has been over-expended by $2,393.95 as of May 22, 1978. The City Analyst estimates that a minimum of $15,000.00 in overtime will be required in 1978 to enable us to keep our backlog from becoming greater.

In considering this matter the City Analyst has noted several factors for Council's information:

1. In evaluating the workload of the City Analytical Laboratory it is difficult to use the number of cases as an index; the need to identify many different drug combinations has made cases more difficult.

2. The purchase of a Gas Chromatograph will lessen the need for overtime, perhaps saving as much as $4,000.00 to $5,000.00 per year. This saving would only affect 1979 overtime, as it is unlikely that the equipment would be available for much of 1978.

3. Our recoveries from the Provincial Government and other municipalities should be increased for 1979 to reflect this higher cost per case.

The Comptroller of Budgets & Research has advised that, if this report is approved, source of funding to pay the additional amount of $9,705.00 overtime in 1978 will be Contingency Reserve.

Recommendations

The Medical Health Officer recommends:

(a) That a new Gas Chromatograph with ancillary equipment be purchased at a total cost of $14,227.00, funds to be made available from Contingency Reserve.

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Clause #3 continued:

(b) That an additional amount of $9,705.00 be provided from Contingency Reserve to pay overtime to staff in the City Analyst's Laboratory during 1978."

The City Manager notes that the slow service has been a concern for some months, and was explained to Finance Committee at budget time when the gas chromatograph was being considered.

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 380, 382 & 383

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition of Right-of-Way for Drainage Purposes
Burns Bog Landfill, Delta

The Supervisor of Properties reports as follows:

"At the request of the City Engineer, negotiations were entered into with Western Peat Moss Ltd., the owners of Parcel D (Expl. Plan 2515) except Parcel 1 (Ref. Plan 8648) D.L. 437, in the Municipality of Delta, to acquire a Right-of-Way for drainage purposes over the South 15 meters of their property. This privately-owned property lies immediately to the north of the City's Burns Bog Landfill site. The Right-of-Way is required to construct a leachate collection system for the landfill as required under the terms of the operating permit issued by the Pollution Control Branch. A storm water ditch and a service road are to be constructed within this Right-of-Way and a leachate ditch is to be constructed on the City's property.

Following negotiations, the owners have agreed to grant the requested easement on the following terms:

(a) the right-of-way to be for construction of an open ditch and maintenance road and no other purposes,

(b) no debris or rubbish of any kind to be buried within the right-of-way area,

(c) the City to agree to surrender the right-of-way when it is deemed to be no longer of substantial benefit by the City Engineer,

(d) prior to surrender of the right-of-way, the City to fill in the open ditch, if so required by the Grantor,

(e) the City to indemnify and save the owners harmless against any claims, etc., resulting from the City's use of the right-of-way,

(f) payment of $50.00 for granting of the right-of-way.

The City Engineer concurs with the acquisition of this Right-of-Way on the foregoing basis.

The appropriate Right-of-Way agreement has been prepared by the Director of Legal Services and this agreement has been executed by the owners.

It is Recommended that the acquisition of the Right-of-Way over the South 15 meters of Parcel "D", (Explanatory Plan 2515) except Parcel 1 (Reference Plan 8648) D.L. 437, Group 2, New Westminster District on the foregoing basis, be approved and the Director of Legal Services be authorized to execute the agreement on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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2. Transfer of two City lots from the Land Purchase Fund to the Property Endowment Fund

The Supervisor of Properties reports as follows:

"Two City owned lots situated on the South Side of 28th Avenue between Nanaimo and Gladstone and legally described as Lots A & B, Block B and 10, D.L. 393, Plan 10063 were acquired by tax sale between 1920 and 1938. When the Property Endowment Fund Board was created in 1975, the majority of the City lots acquired by tax sale were transferred to the Board's jurisdiction for the acquistion costs. However, as the foregoing two lots served as temporary drainage for Brock Park, they were not included in the transfer but were placed in the Land Purchase Fund.

The development of Brock Park has reduced the drainage problem and by relocating the catch basin on Lots A & B permitting the flow of water directly into the sewer system the problem can be completely resolved. This would free the lots from the 'drainage' reserve and allow them to be filled to an acceptable grade ready for market once the fill has settled sufficiently.

The Property Endowment Fund Board when considering this matter recommended that the two lots be transferred to the Property Endowment Fund at the acquisition costs and that the Supervisor of Properties arrange for the relocation of the catch basin chargeable to the Property Endowment Fund account.

Recommended that Lots A & B, Block B and 10, D.L. 393, Plan 10063 be transferred to the Property Endowment Fund at the acquistion costs of $409.00 and that the Supervisor of Properties arrange for the relocation of the catch basin with the costs chargeable to the Property Endowment Fund General Account #5927/9820."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 383

MANAGER'S REPORT

June 19, 1978

TO: Vancouver City Council

SUBJECT: Public Investments in the City of Vancouver

CLASSIFICATION: Information

The Director of Planning reports as follows:

Introduction

Over the past several weeks, Council has received proposals for several major public projects within the City of Vancouver. Some of these are requesting City financial support; others require only City approval; some may proceed without a City sanction. All will require the investment of public money, derived at least partially from taxpayers residing in the City of Vancouver.

To help Council place the various recent proposals into a context, the Planning Department has prepared a relatively comprehensive list of the various public investment proposals and programs which have arisen over the past few years. This list is attached as Appendix A. The list is organized by level of government, including categories for co-operative projects involving two or more levels. Within governmental categories, projects are further divided into substantive groupings, based on headings in Understanding Vancouver. The list contains projects which have been proposed, which are in various stages of planning or design, or which are under construction; it does not contain recently completed projects or programs, which could constitute quite a list in themselves. Also, listed projects have been limited to those estimated to cost $½ Million or more.

Cautions in Interpreting the List

The list of public investments has been compiled from a variety of potentially inconsistent sources. As we thought it desirable to bring the list to Council's attention at the same time it considered the Convention Centre proposal, there has not been sufficient time to check out these inconsistencies and resolve any conflicts. We have also not been able to adequately research the current status of some earlier proposals, particularly those which were submissions to the 1976-80 Capital Program. We are not certain that some of these earlier desires still have advocates. In addition, there are probably some undetected redundancies and double-countings due to the non-specificity of some capital budget submissions (e.g. the same project may be included under both Parks Board and Neighbourhood Improvement Program budgets). And the implementation of one project may preclude the building of others (for example, one of the several Harbour Park proposals or one of the many Stadium or Convention Centre Plans). Senior government spending plans are probably underestimated due to the desire of both governments to maintain confidentiality or secrecy about their more speculative projects.

Cost estimates in many cases are very gross, and several proposals have not yet proceeded to the costing stage. The Planning Department has attempted to supply its own very rough estimates whenever costs were not available. These, of course, should be treated with extreme caution, as for that matter should most of the other estimates as well. No account has been taken of the tendancy for the cost of public investments to inflate greatly between initial proposal and final completion. Also, given the uncertainty attached to most of the cost estimates, there has been no attempt to systematically standardize them in constant dollars based on any one year. Since some of the proposals originated as early as 1974 and others are not expected to be completed until the mid-1980's, this could be a source of substantial variation. In addition, some of the projects are costed on the basis of multi-year programs, while others list only the cost for a single year even though a single program may continue in the future. With many programs we did not feel confident in assuming continuation.

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These substantial cautions aside, we do believe that the list in its present form does constitute a relatively complete "shopping list" of public investments in the City of Vancouver. We also believe it provides sufficiently accurate information to derive a very rough "order of magnitude" estimate of the cost involved. With this information, Council should be better able to evaluate current public investment proposals against the overall level of capital spending and against other identified priorities.

Magnitude of Public Investment Spending

The list identifies current and recent public investment proposals and pending projects in the City of Vancouver which in total are valued over $1½ Billion. Interestingly, both the Federal and Provincial Governments propose to invest more within the City of Vancouver than the City itself. The Province's proposed investments, in fact, are nearly double those of the City Government. Broken down by the various levels and combinations of levels of government, very approximate estimates of the total capital costs are as follows:

Federal:	$250 Million
Provincial:	$450 Million
City:	$240 Million
School Board & Community College:	$ 30 Million
Joint Federal-Provincial:	$ 8 Million
Joint Federal-City:	$ 50 Million
Joint Federal-Provincial:	$ 7 Million
Joint Federal-City-Provincial:	$220 Million
Joint G.V.R.D.-Provincial (hospitals):	$160 Million
Joint Provincial-G.V.R.D. - City (transit):	$3-400 Million

The City's Public Investment Dilemma

The list would seem to well document the excess of public investment wants over public resources and willingness to pay. A substantial proportion of the City initiated proposals, for example, are submissions to the 1976-80 Capital Program which either did not make it through the entire Council review process or were turned down by voters in the Five Year Plan plebiscite Council will recall that only engineering works and public safety (fire hall) expenditures were approved in the last plebiscite. The senior levels of government are able to make larger capital investments in the City without direct voter approval, but it is not always clear that these are consistent with community desires and priorities.

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The dilemma is heightened by growing perceptions of a need for more economy in local government and a reduction of the tax burden. Also worrisome are increasing uncertainties about the future health of the Canadian and world economies. These make long-term public indebtedness appear riskier than in previous years.

These negative perceptions are contrasted against very real, positive desires to use public investment as an important development tool of the City. Major capital projects could play a very significant role in ameliorating presently perceived problems (for example, affordable housing, traffic congestion, and water pollution) and in making the City a more exciting and livable place (for example, downtown parks, sports stadia, museums, and galleries). There is also a perceived desire to use public investment as a major component of and a stimulus to the celebration of the City Centennial. Significantly, this celebration could occur through the completion of major single projects, such as the False Creek Stadium and Exposition Complex, which would result in highly visible, exciting, and lasting monuments to the City's progress; or the celebration might occur through more subtle but nonetheless profound changes, such as the provision of affordable housing or the clean-up of public waters.

Unfortunately, the choice at the moment is largely outside the community's control. Most investments are Federal and Provincial, and even City capital expenditures do not always arise from a clear identification of community desires and priorities, but are instead reactions to some external change or proposal. Council may, therefore, wish to consider the establishment of some process by which it can clearly identify its public investment objectives against other public needs and wants and through which it can communicate its priorities to senior levels of government.

The Centennial could be even more significant if we could celebrate the City's growing ability at self-government, self-aware community planning, and purposeful public investment. And it would be a significant achievement, indeed, if after 100 years of the City's history, we could note that the three levels of government were planning and sharing their public investments in a co-ordinated, mutually reinforcing way.

The City Manager submits the report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 383

MANAGER'S REPORT

DATE June 20, 1978

TO: Vancouver City Council

SUBJECT: Convention Centre Proposal

CLASSIFICATION: RECOMMENDATION

The Director of Planning, Director of Finance, and City Engineer report as follows:

"1. Purpose

On May 29, 1978, the Honourable Grace McCarthy, Provincial Secretary and Travel Industry Minister, announced that the Province was prepared to fund 40% of the capital cost of a trade and convention centre, providing the City arrange for additional funding. The proposal has been forwarded to Council for consideration and review.

The purpose of this report is to provide Council with a summary and examination of the information that is available on this subject. No attempt has been made to examine the validity of the data produced by the proponents of the scheme and no evaluation has been done on the marketability of the proposal. However, an earlier report from the Director of Planning (Appendix A), examined both and raised a number of doubts and questions. These still stand. This report raises some additional questions about the suggested responsibility for constructing and operating a convention centre complex.

2. History

The feasibility of developing a convention centre has been reviewed on a number of occasions.

In 1954 and 1967 Council considered reports of the Technical Planning Board dealing with the feasibility of convention facilities in the downtown.

In mid-1975 research conducted for the B.C. Department of Travel Industry raised the subject of conventions (Survey and Study of the Current Marketing Situation of the B.C. Travel Industry: Recreation Travel, Tours, Conventions by F. Rex Werts, Ltd.). After reviewing this study, the City indicated it would not approve a major convention centre complex unless it would be clearly shown to benefit the City economy and City taxpayers. In August 1975, Council gave support to the idea of a provincially-funded independent study of the potential for a convention centre in Vancouver. In May 1976, such a study was completed for the Department of Travel Industry (A Feasibility Study for a Vancouver Convention Centre/Exhibit Hall Complex by F. Rex Werts, Ltd. and the Sussex Group).

In August 1976, the Study was circulated at a special meeting of the Standing Committee of Council on Finance and Administration. The Committee sent no recommendation to Council but suggested that a critical analysis of the Study should be carried out by the City and "noted that the senior governments and merchants would directly benefit financially from such a complex and the total cost should be shared between them." Some members of the Committee felt that potential costs and benefits of the proposed centre had been examined too generally and with too little objectivity.

In May 1977, Council considered a Manager's Report on the Werts/Sussex Study and approved recommendations that no decision be made on a convention centre/exhibit hall proposal on the basis of the information and analysis supplied to date; that further study by the City not be undertaken until a firmer, more detailed proposal is submitted; and that Council seek discussion among the concerned parties about the need for a convention facility, and about the type of facility which would meet the region's needs and goals and which would complement existing facilities.

3. Current Proposal

Facilities

The Ministry of Travel Industry has proposed that a convention centre/exhibit hall, international trade offices and new cruise ship facilities be developed on Pier B.C. Although no firm concept or design has been proposed, it has been estimated that the convention centre/exhibit hall portion of the facilities will cost between $20-25 million. (N.H.B. documents place the cost of the entire project $42,000,000; the actual costs will depend on the design of the complex.) Appendix B provides some information on what components might be included a complex and also provides a possible breakdown of capital costs.

At this stage in the evolution of the concept, a variety of both public and possibly private organizations could be involved in the actual development and operation of the proposed various facilities. While the City's involvement in the complex could extend into various components, it has been suggested by the Minister that the City only be involved in the financing and operation of the convention centre/exhibit hall. Dr. Shrum and others have alluded to the possibility of the City also participating in a trade-oriented office building or other commercial facilities, the revenues from these being used to subsidize operating losses from the convention centre. However, the principal proposal before Council deals with the City's participation in the convention centre only and therefore this report deals with only the convention centre portion of one possible Pier B-C complex.

Construction Costs/Funding

The capital cost of the project has been estimated to be between $20-25 million. However, until a final design has been determined, it is impossible to accurately estimate the costs. In fact, it has been suggested that a futuristic design, such as was portrayed in the Ministry of Travel Industry's brochure, could increase the costs to between $50 million and $100 million. Experience in other cities would suggest that the estimate is a possible but minimum amount for a facility of this type. (Most of this experience has been in the U.S. where construction costs are generally lower than in Vancouver. This cost estimate assumes that Pier B-C is structurally sound and will not require rebuilding to support a large structure. It also minimizes the possibility that the project may fall victim to substantial cost over-runs.) See also Appendix C.

The construction cost estimates exclude the costs of the site. The proposal to use Pier B-C assumes that the N.H.B. will rent the site for $1/annum. This assumption appears to run counter to what we understand to be N.H.B. intentions to continue to receive income for the use of the pier roughly equal to economic rent. (The N.H.B. currently receives $325,000 for all uses on the pier and would require an economic return on any investment they might make.)

The cost estimates also assume that Marathon Realty will provide the required ramps and access ways to the site. It is estimated that this will cost Marathon approximately $1.3 million and would only be completed as a part of a major development project.

The Provincial Government has stated that it will provide 40% of the capital costs (apparently subject to an upper limit of $10 million) if the Federal Government will also provide 40%. Based upon the current capital cost estimate of $25 million, this would require the City to provide the balance of approximately $5 million. To date, the Federal Government has not agreed to their portion, nor has any level of government stated what their position would be should the capital costs rise above $25 million. It should be noted that the City of Winnipeg saw its capital contribution for its convention centre rise from $7.5 million to $15.5 million when costs increased from $15 million to $23 million.

Operating Economics/Operating Responsibility

Some information is available on the question of operating revenues and expenditures. The 1976 Werts/Sussex report estimated annual revenues to be $714,000 and expenses to be $1,185,000 for an annual operating deficit of approximately $500,000. In addition to this deficit, there would be costs for property taxes (approximately $600,000), business taxes, ground rent payable to the N.H.B. and debt repayment (approximately $500,000 to $600,000 on the proposed City contribution). Estimates prepared for the N.H.B. suggest that the convention centre could break even (if it did not have to pay property taxes, business taxes, ground rent or repay its debt). These estimates placed operating revenues at $1,210,000 and expenses at $1,190,000 for a net revenue of $20,000. This study also indicated that, if the revenue from the parking lot was included, the centre could produce an annual surplus (before taxes, rents, debt repayment for either the convention centre or the parking structure) of approximately $500,000. We have not been able to evaluate the validity of these estimates though the earlier report by the Director of Planning raises some questions about the Werts/Sussex assumptions. Additional information is contained in Appendix D.

It is an extremely difficult task to determine what the actual size of the required subsidy will be. Experience with other convention centres would suggest that there will be a deficit and that it could be higher than $1 million/year (see Appendix D). For Council's information, as it may be somewhat comparable, the 1977 Civic Theatres operating deficit was approximately $400,000. (This is in spite of a very high usage rate and does not include the costs of major repairs, renovations and replacements for the Civic Theatre, nor does it include taxes or amortization of capital investment).

It appears that the intent of the current proposal is that the City would operate the convention centre/exhibit hall complex. There is little detail available on the operation or the possibility of Federal and Provincial sharing in any operating deficits. Similarly, it is not known how the issues of ground rent, property taxes, business taxes or debt repayment are to be handled. In general, however, it appears that the City will be expected to accept the risks and responsibilities associated with the operation of the centre.

4. Tourism and Conventions

To place the convention centre proposal in an economic perspective, tourism is B.C.'s third largest industry (after forestry and mining) with an estimated value in 1977 of $1.3 billion. (B.C. residents account for over 40% of this spending). The value of tourism in the Lower Mainland (from Powell River to Hope) in 1977 is estimated to be between $440 and $650 million.

Conventions held in Greater Vancouver in 1977 are estimated to have produced $35.3 million in spending or about 6% of tourist spending in the Lower Mainland. The following table provides some information on conventions over the past few years.

Year	Number of Conventions	Total Number of Delegates	Estimated Spending
1968	148	65,000	$10,100,000
1975	253	118,000	29,000,000
1976	272	138,000	33,800,000
1977	227	128,000	35,300,000
1978 (projected)	295	151,000	41,600,000

In 1978, 63 non-Canadian conventions will bring an estimated 49,900 delegates to Greater Vancouver, or about 33% of the convention delegates this year. (In 1968 non-Canadian conventions accounted for about 12% of total convention delegates meeting here.)

There is a view that some of the larger conventions are outgrowing Vancouver's existing convention facilities. Material supplied by the Greater Vancouver Convention and Visitors Bureau supporting this conclusion is attached as Appendix E. It should be noted that conventions account for a small portion of total tourist spending, but it has been contended that conventions lead to significant increases in tourist activity. The total number of delegates and estimated spending revenue have shown fairly steady growth using existing convention facilities (mainly the hotels).

5. Public Investment Decisions Criteria

The criteria against which a public investment decision of this type should be evaluated and which have been used in this report are:

a. The City should be satisfied that a convention centre/exhibit hall complex is a cost effective means of increasing tourist spending in Greater Vancouver.

It would appear that the proponents of the convention centre proposal are recommending the investment of a significant amount of public funds in order to attain their goal of increasing the number of tourists and tourist dollars in B.C. However, before such an investment decision is made, it would be worthwhile to evaluate this expenditure of public funds against others which may be more cost effective in achieving the same goal. In other words, it should be determined whether a convention centre, which attracts large groups of people, is a more effective method of increasing the number of tourists than would be, for example, a major marketing campaign that attracted a large number of small groups for whom a centre would not be necessary.

b. The direct and indirect benefits of the project should exceed the direct and indirect costs and the incidence of overall costs and benefits should be closely related.

The convention centre/exhibit hall complex will produce a number of social, cultural, environmental, economic and fiscal costs and benefits of interest and concern to the public, the business community, the City, the Province, and the Federal governments. On the primary level, there are those costs and benefits that are tied directly to the centre. On a secondary level, there are those costs and benefits that result because of the development of the centre but are not directly linked to its operation. As a public investment decision, overall (both primary and secondary) benefits should exceed overall costs.

In addition to the requirement that overall benefits exceed overall costs, in a jointly sponsored project there should be a balance between the proportion of benefits that one group enjoys and the proportion of costs that that group pays.

6. Analysis Against the Criteria

a. Cost-Effectiveness of Convention Centre Investment

City staff did not have access to any studies which dealt with the efficiency of an investment in a convention centre. It is strongly suggested that an investigation be undertaken, if it has not already been done, to determine whether or not a convention centre is a more effective way to increase the number of tourists to Vancouver and British Columbia than other less costly alternatives. Such an investigation might examine the capacities of existing facilities to handle a greater number of smaller groups, review the potential for success of a campaign designed to attract an increased number of "small" conventions, and finally, should compare the costs and the effects of various methods of increasing the size of the tourist industry. Some of these alternatives might have greater amenity for local residents in addition to stimulating additional tourist dollars. (Such as the proposals for the P.N.E. or the Rhone & Iredale proposal for a complex on the northshore of False Creek.)

b. Benefits and Costs

There will be a variety of primary and secondary benefits and costs that will accrue to a number of organizations as a result of the convention centre complex. These are briefly outlined in the Table 1. It should be noted that many of the non-quantifiable effects or results can be viewed as either costs or benefits depending on one's values. This is particularly significant for those results expected to accrue to the City.

TABLE 1

BENEFITS AND COSTS

	Business Community	Province	Federal Government	City
Primary Benefits	*Delegate Spending $19 million/ annum	*Increased taxes Sales $181,650/ann. Hotel 316,000/ann. Per.Inc. 234,000/ann. Corp.Inc. 278,000/ann. Liquor Profits 231,000/ann. $1,240,650/ann.	*Increased taxes Excise 350,000/ann. Per.Inc. 743,000/ann. Corp.Inc. 1,257,000/ann. $2,305,000/ann.	*Improved Downtown Vitality *Pier B-C redeveloped, stimulus to redevelop waterfront
Primary Costs		*$10 million Cap.	*$10 million Cap.	*$5 million Cap *All operating losses *Servicing costs *Policing costs *Traffic congestion
Secondary Benefits	*Multiplier Spending $40 million/ ann.	*Increased Taxes Sales $500,000/ann. Per. Inc. 525,000/ann. Corp.Inc. 600,000/ann. $1,625,000/ann. *Improved employment, trade, balance of payments	*Increased taxes Excise 700,000/ann. Per.Inc. 1,600,000/ann. Corp. Inc. 1,700,000/ann. $4,000,000/ann. *Improved employment, trade, balance of payments	*Stimulate Marathon's development *Increase tax revenues
Secondary Costs	*Possible diversion of business away from existing hotel and restaurant facilities	*Increased demand on B.C. tourist facilities, potentially affecting enjoyment by B.C. residents		*Compensation to Marathon, *possible dispersal of downtown activity, *additional servicing cost & requirements

(i) Financial Impact

The additional tourist spending that could result from a convention centre complex could provide an important stimulus to the economies of Vancouver and British Columbia. Direct delegate spending could improve conditions in the current soft hotel market (estimated that 80% of expenditures are in hotel/restaurant/beverage sector). Delegate related 'halo' tourist expenditures could provide an additional boost to the tourist industry. (The "halo" effect refers to the tendency of some convention delegates to extend the convention visit into a vacation in the area in which the convention is held.)

In addition, the so-called "multiplier" effect of these expenditures could increase their economic impact. The Werts/Sussex report estimates that the convention centre would cause primary and secondary benefits to the business community in the form of an additional $59 million in expenditures in the B.C. economy.

These estimates of the expected value of the additional convention delegates are based on two contentious assumptions: (1) that the convention centre will attract new conventions and not merely capture conventions presently handled by existing City facilities; and (2) that every dollar of delegate spending will generate two dollars additional indirect spending through the "multiplier effect". Some regional economists feel that analysis of this type should only consider direct spending. A more conservative analysis using this criterion might reduce the estimated value of $59 million by as much as half.

The business community, the City, the Province and the Federal governments could all benefit from this additional spending. The Province could receive additional hotel, personal and corporate income and sales taxes. The Werts/Sussex report estimated these primary and secondary benefits to be approximately $3 million per annum. Similarly, the Federal government, via excise and income taxes, could receive approximately $6.3 million in additional revenues. It should be recognized that the City, while enjoying the satisfaction of knowing its businesses were in an improved position, could receive little or no direct financial benefits, since it has no ability to tax income or revenues. The City may experience a secondary benefit in the form of an increase in property and business tax revenues in the event that Marathon or other developers undertake projects as a result of the convention centre. However, experience in other cities does not confirm that a significant amount of new development will occur. It should also be recognized that the City would incur costs to provide services to any new development that does take place, and may incur a reduction in environmental amenity as well.

In addition to the above taxation benefits, the Federal and Provincial governments could enjoy the benefits of increased employment (i.e., lower costs of income support programs) and trade and an improved balance of payments. While the City seeks to encourage increases in employment and trade, these are clearly responsibilities of the senior levels of government and improvements in these sectors are largely benefits to senior governments.

Comparing the distribution of primary and secondary financial benefits, it would appear that the City is being expected to take on a substantially disproportionate amount of the primary and secondary costs (especially in terms of capital and operating costs).

ii. Environmental Impact

In examining the information available, the principal primary and secondary environmental benefits to the City of the proposed convention centre seem to relate to its potential impact on the Central Waterfront and this part of the downtown core. Further information on the potential impact of a convention centre is attached as Appendix F. In general, the proposed facilities could:

a) stimulate early redevelopment of Pier B-C and the waterfront leading to the general upgrading of the Central Waterfront area, and possibly improved public access.

b) stimulate new developments in this part of the downtown core, noting, however, one could question whether the proposal actually stimulates additional new developments or merely shifts it from other parts of the downtown.

Major environmental concerns about the proposal appear to be as follows:

a) The location for the size and scale of the proposed facility could cause accessibility problems in this area as it exists today. However, provided significant improvements are made to the street and transit systems, these can be resolved.

b) The proposed location is removed from the existing activity nodes in the Downtown. However, with continued growth in the Region, and provided appropriate linkages between this area and the existing activity nodes are established, this proposal could provide reinforcement and growth to the Downtown area.

c) There is an off-chance that the proposal could stimulate additional office development in contravention of the City's nominal support of the Livable Region Program. This would be particularly the case if the development included a trade-oriented office building. That building needs to be evaluated within the context of an existing high downtown office vacancy rate.

d) Depending on the design, the center and associated private development could result in a massive structure which would be inappropriate for the physical scale intended for the waterfront. Furthermore, such a structure could reduce the existing street-end views (particularly at Howe Street)

iii. Engineering Impact

The following is a summary of the City Engineer's comments on the convention centre proposal. The full text is attached as Appendix G.

The proposal to locate the Trade/Convention Centre on the Vancouver Waterfront is consistent with the City policy of encouraging development in such a way that patrons are close to facilities and traffic is minimized. It is also consistent with the Downtown Transportation Plan and the waterfront "draft" plan.

a) The downtown waterfront is a good location for the Convention Centre from a transportation point of view, because of its high accessibility including access to all modes of transit and pedestrian access to hotels. The following elements should be part of the transportation plan for the Centre:

(i) completion of Cordova Extension to Burrard, and the waterfront service road;

(ii) extension of core streets to serve the Centre;

(iii) provision of new transit services, and right-of-way for a downtown circulation system;

(iv) balanced parking supply;

(v) good pedestrian access and development of complementary facilities nearby.

We will need to carry out an access study when more details are known about the proposal.

b) A very preliminary estimate of the cost of the immediate access facilities would be $3-4 million, to be negotiated between the Convention Centre and Marathon Realty. This cost does not include use of NHB's waterfront road.

c) Access may be altered by Marathon Realty's request to modify the design of the Cordova Extension - this may also affect City development policies and capital fund requirements. These issues will have to be resolved before the Convention Centre can proceed.

d) The existing utility systems (sewers, water, hydro, telephone, etc.) would need to be extended to serve the development and the costs would be part of the capital cost of the development. Furthermore, improvements to utility systems on an area-wide basis may be required and this may accelerate the expenditure of City capital funds.

7. Conclusions

In general, the analysis of the available information indicates quite clearly that the principal benefits accrue to the senior levels of government. Because of this distribution of benefits, it is suggested that costs should be similarly distributed and that the City should not be expected to make a major financial contribution to the construction and operation of the centre. In addition, there are still too many environmental unknowns that need to be resolved before we can determine that the centre has overall benefits exceeding overall costs. There are still a number of doubts about the benefit/cost ratio owing to questionable assumptions in the economic analysis (identified in the previous Planning Department report). As a substantial portion of the costs will be borne by City residents as federal and provincial taxpayers, these doubts should be resolved no matter which level(s) of government actually constructs and operates the centre.

However, it appears that a convention centre complex possesses the potential to provide benefits to a wide variety of organizations. Because of this potential, the concept should be pursued via a Federal, Provincial, Municipal, and Business Task Force. The Task Force should review:

a) the cost-effectiveness of this investment decision

b) the primary and secondary costs and benefits including the environmental impact of the centre.

c) the specific distribution of primary and secondary benefits and costs.

8. Recommendations

After reviewing what information was available, the Director of Planning, Director of Finance, and City Engineer recommend:

A. That the City express its appreciation to the Provincial Government for the initiative it has taken regarding a convention/trade centre, and that the Province be invited to establish a Task Force jointly with the City to pursue the convention centre investment decision in the manner set out in this report, with the Federal Government and the business community being invited to participate in the Task Force. The Task Force would report before the end of September, 1978.

B. That Council inform the Provincial Government that it cannot accept the present proposal for a convention/trade center to be run by the City within the suggested funding formula."

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 374 & 375

VANCOUVER CITY PLANNING COMMISSION

June 15, 1978.

REPORT TO: His Worship the Mayor and Members of City Council

SUBJECT: Current Proposals for Trade Centre/Convention Centre

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INTRODUCTION

This brief report is a response to an indication at a special Council Meeting in February last that the Council would like to have comments from the Vancouver City Planning Commission in connection with current proposals for trade/exhibition/convention centre.

Members of the Commission have studied some of the PNE proposals and have received a presentation from Mr. Randle Iredale, in connection with the proposals for the North side of False Creek but have, to date, only received the general public information about proposals for Pier B.C. The following comments, therefore, must inevitably be general in character but they are submitted in the hope that they will be useful.

1. The PNE

As far back as January last, members of the Commission raised questions about the need for a review of the PNE functions and also for discussion of sites. This did not mean that the Commission essentially thought that major buildings should be re-located, but that before any great expenditures should be made in time, money and effort, there should be some general consensus on the above. Members do not feel that this has yet been reached but they are pleased to be represented on a liaison committee recently formed.

While the question of a stadium and other traditional facilities of the PNE are under consideration, members of the Commission do not feel that the present PNE site could be considered for a complex of structures involving meeting spaces and special exhibits because of the distance from the downtown.

2. North Side of False Creek

The presentation prepared by Rhone and Iredale has a number of attractive features. The stadium in False Creek seems to be feasible and the tie-in with structures representing various Pacific Rim countries would be attractive. False Creek could also be considered as a possible location for a convention centre/exhibit hall complex. Although it does not have a central downtown location usually considered necessary, it does offer possibilities for good transit linkages. The most attractive aspect of the Rhone and Iredale proposals was the possibility of creating some unified public and private developments on a scale that would take advantage of a special site.

3. Pier B.C.

The use of Pier B.C. as a convention centre/trade centre is in some ways very attractive. Most convention centres tend to be built in a conventional manner within the CBD of the community concerned. The Pier B.C. site could be dramatically different but, at the same time, if the site were to be taken advantage of there would be a need for a dramatically different structure. It has the same disadvantages as the False Creek site in that it is some walking distance removed from the hotel/theatre/shopping core. However, with a foreground of mountain and water and an exciting design, that combination might

possibly outweigh the disadvantages of the distance from the core providing that proper linkages are made with the core of the city. Such linkages might call for specialized transit, the development of the so-called "funky railway" that has been talked about.

One further point about the Pier B.C. location is that the passenger terminal facilities greatly need up-dating. As a matter of fact, they are a disgrace whether the Pier B.C. convention centre goes ahead or not. We would hope that something is done about these facilities, but the improvement could be combined in an imaginative way with a complex on that site should it prove economically feasible to combine the two.

One final point is that while we have a dramatic physical site in Burrard Inlet, we have an undistinguished waterfront. The real landmarks lie further into the city. Development of Pier B.C. could give the waterfront a much needed and exciting landmark.

4. Some General Considerations

(a) Multi-purpose structure: All three schemes have talked about multi-purpose structures as being necessary for viability. It would appear,to be logical, therefore, that the City could not support multi-purpose structures in three separate locations and any decision for investment of City money will require very careful consideration. Strong economic support for any one of the proposals appears to be singularly lacking, at least as far as the general public is concerned. The only thing that does come through clearly is that if the City was to be involved in any one of the proposals it would be necessary for millions of dollars to be invested in a capital investment with an unspecified ongoing responsibility for operating costs.

The Commission, therefore, respectfully urges that in spite of the attractiveness of aspects of each proposal, that no commitment be made before there is a solid study of the financial involvement that will be necessary.

(b) Development considerations: If a feasibility study should prove that no one proposal or combination has financial merit, then we would respectfully suggest that the stadium be considered as a separate issue and that attention be paid to the design and function aspects of a multi-purpose structure that would be able to house trade exhibits and somewhat specialized conferences. We do not ourselves believe that there is a great deal of future for the very large convention structure, but that given a good location together with an outstanding design, it would be possible for the City to have a unique feature which could attract the more moderately-sized conventions that require special electric support systems. The combination of these features could prove attractive to professional bodies, not merely in North America but on a world-wide basis.

5. Concluding Remarks

We welcome the fact that there are various stimulating proposals being put forward. We see this as an indication of viability. However, we would caution against premature commitments. We feel that there are too many unanswered questions at the present time. The whole question of private investment in this kind of use has not been properly investigated. The facility chosen should be multi-purpose in nature and integrated with the GVRD proposals for light rapid transit. The whole question of whether or not the City should risk, for this type of development, long term financial commitments and annual operating deficits of considerable magnitude against the property tax base should be examined as a separate issue.

Respectfully submitted,

John MacD. Lecky,
Chairman

FOR COUNCIL ACTION SEE PAGE(S) 374 & 375

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES
AND PLANNING & DEVELOPMENT

JUNE 15, 1978

A joint meeting of the Standing Committees of Council on Community Services and Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 15, 1978 at approximately 10:30 a.m.

PRESENT : Alderman Rankin, Chairman
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Harcourt
Alderman Kennedy
Alderman Marzari
Alderman Puil

ABSENT : Mayor Volrich
Alderman Gerard
Alderman Gibson

CLERK TO THE COMMITTEE : M.L. Cross

RECOMMENDATION:

1. Impact of Fire and Building By-laws on Existing Buildings

The Committee considered a report of the City Manager dated May 2, 1978, (copy circulated) forwarding the following reports:

a. Loss of Low Rental Housing Through Fire & Lodging House By-law Enforcement dated January 25, 1978 (Director of Social Planning).

b. Impact of the Fire By-law Upgrading Program in the City dated January 31, 1978 (Fire Chief).

c. Effects of the Building By-law to Existing (Non-Conforming) Buildings dated February 23, 1978 (Director of Permits and Licenses).

(Copies of the above reports are on file in the City Clerk's office.)

In his report the City Manager advises that over the past several months, some members of the public and some aldermen have expressed concern about the impact of the Fire By-law upgrading program, and the requirements imposed by the Building By-law during change of use or renovation of existing buildings. These concerns have been along the following lines:

a. The Fire By-law, in applying current standards to existing buildings, forces very expensive alterations which are not justified by the degree of hazard involved.

cont'd.....

Clause #1 continued:

b. The Building By-law, in requiring an entire building be upgraded and earthquake protection be provided in order to carry out an addition or renovation, makes such additions or renovations uneconomic.

c. The expense of upgrading results in:

i. rental accommodation being taken off the market
ii. additional cost to low income renters.

d. The physical work required may destroy the character and desirable interior architectural features of older buildings, and may make use of heritage buildings impractical.

e. The Fire and Building By-laws together have a crippling effect on the City's desire for preservation and proper utilization of suitable older buildings.

The purpose of the present set of reports being forwarded to Committee is to explore in more detail the criticisms made of the By-laws, to review the proposals for change which have been made from time to time, and to present recommendations and items for consideration related to proposals for changes. Comments on these reports have been obtained from interested parties and revisions have been made.

The Director of Social Planning reported on the loss of low rental housing through enforcment of the Fire By-law, indicating a loss of some 2,300 units in the Downtown and West End during the period 1974-1976 (approximately 1,300 due to the Lodging House By-law, 300 due to owner action, and about 700 due to Fire By-law enforcement.) While there has been an overall increase in rental units 1973-1977, many units in the conversion category which provide low rental housing had been taken out of the market.

The Director of Social Planning suggests that the proposed Fire By-law appeal process should employ a broadened appeal board, by inclusion of a Board representative familiar with the social implications of by-law enforcement, and an explicit delegation by Council of discretionary powers to the Board.

The report of the Fire Chief reviews the history of the Fire By-law upgrading program, reviews the applicable legislation and examines the impact of the program, both in terms of cost to owners and tenants and benefits in reduced fire deaths and damage. The report notes that the present Fire By-law, which is effectively a separate standard for existing buildings, provides several major relaxations from the National Building Code/National Fire Code standards. The report notes that an appeal process is envisaged, and legislative authority has been requested for it.

In assessing the impacts of the by-law, the Fire Chief notes that there have been significant reductions in fire deaths over 4 - 5 years, and that sprinkler systems have extinguished some 69 fires in high hazard situations. This is achieved at an average cost of $6 per unit per month, and 60% of that cost is for fire alarms and exit and emergency lights.

The Fire Chief indicates a high degree of satisfaction with the present by-law and its enforcement, given the addition of an appeal process. However, he intends to adopt the National Fire Code when it is adopted by the Province, with suitable local amendments, and this has now been added to the report in response to comments on the draft.

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Clause #1 continued:

The Director of Permits & Licenses has presented a review of the application of the City Building By-law (based on the National Building Code) and the Fire By-law to non-conforming buildings. He notes that the requirements of the Building By-law are already relaxed significantly by the Building Inspector, on a routine basis for renovations. For larger projects, the Building Board of Appeal may relax the by-law, and the Board has developed a standard set of relaxations which are applied regularly.

The report also reviews the earthquake provisions of the by-law, noting they are considered to be minimum for this high risk area. The majority of appeals involved buildings which were already adequate from a seismic viewpoint, given the relaxations provided by the Board. An analysis showed the proportion of total cost attributable to these requirements ranged from .5% to 11%, averaging about 6½%.

The report notes that a large degree of the flexibility envisaged in the National Fire Code is already built into the City Fire By-law, and more flexibility will be possible when the Appeal Board can consider appeals from the Fire By-law. The Director of Permits & Licenses is of the opinion that the present make-up of the Appeal Board is appropriate, but concurs with the Director of Social Planning's suggestion to add the Manager of the B.C. Housing Management Commission to the Board of Appeal.

The City Manager believes there are four issues arising out of the concerns and responses outlined in these reports. These are:

a. the degree of economic impact of By-law enforcement on existing buildings.

b. consequent loss in variety of older buildings and low cost housing.

   The information available does not show a major problem. The legitimate concern about impact on conversion dwellings is partially alleviated by the low priority attached to these in the program and the cost data relative to upgrading City conversions.

c. the need for further relaxations and/or separate by-law for older buildings.

   The reports of the Fire Chief and Director of Permits & Licenses suggest that significant relaxations from new building standards are commonly made and unique situations can be dealt with through the appeal process. The Director of Permits & Licenses' recommendation to adopt the Building Board of Appeal's standards in the By-law will effectively create a separate building by-law for existing buildings.

   The Building Board of Appeal has been in operation only a limited time, and has to a degree, been evolving its role with experience. Some of the concerns expressed by potential applicants suggest the Board pays less attention to social and economic matters than would be desirable, though specific decisions suggest this is not the case. Council could choose to modify the Board's terms of reference to make its full role explicit. The proposed addition to the Appeal Board will be consistent with broader terms of reference.

d. the use of an appeal board for Fire By-law issues.

   All departments believe an appeal process is appropriate.

cont'd.....

Clause #1 continued:

As a result of comments on the draft reports which had been circulated to interested parties, changes have been made in the report, both in intent and for clarification.

Major revisions were the deletion of the recommendation which related to setting up an interim Fire By-law enforcement program, revision of the recommendation to note an intent to adopt the National Fire Code when the Province does, and rewording to reflect concerns re heritage buildings and buildings in heritage areas.

Several groups, including the Building Board of Appeal and the Heritage Advisory Committee, as well as outside parties, commented on the addition to the Board of people representing special interest groups. Your officials feel that while one additional person representing a non-technical viewpoint has merit, further additions would be unproductive.

One of the recommendations noted that Article 2.1.1.2 of the National Fire Code should be incorporated into the existing City Fire By-law to allow the necessary discretion needed to enforce Fire By-law compliance in a more flexible manner. Article 2.1.1.2 reads as follows:

> "Deviations from requirements shall be permitted where specific permission to do so is given elsewhere in this Part and provided the authority having jurisdiction is satisfied that the building as constructed provides an acceptable degree of life safety or where necessary alternative measures are taken to provide such safety."

Delegations were heard as follows:

Mr. B. Eriksen, Downtown Eastside Residents Association

-if Board of Appeal is expanded, a representative from the Coroner's office should be added.

-recommendation related to setting up an interim Fire By-law enforcement program should be re-instated.

Mr. G.P. Lockhart, President, Building Owners & Managers Association

-brief filed requesting that

a. The National Fire Code of Canada be adopted without local amendment as the Fire By-law of Vancouver.

b. That one Appeal Board be created to adjudicate the Building By-law and the Fire By-law and that this Board should consist of representatives currently serving on the Building Board of Appeal together with a Professional Engingeer (Electrical) and the Manager of the B.C. Housing Commisssion.

Mr. N. MacKenzie, Vancouver Heritage Advisory Committee

-noted that the Vancouver Heritage Advisory Committee is hiring a Heritage expediter and recommended that this person be added to the Building Board of Appeal.

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Clause #1 continued:

Mr. F.G. Gordham, President, Apartment Tenant Owners Association

-filed brief noting that the $6 per month per suite figure mentioned is unrealistic - in many self-owned buildings this is only a fraction of the actual total cost which could be incurred by each apartment owner, thus causing a financial burden for the approximately 50% of apartment owners on fixed incomes.

-structural changes are of some concern and should be carefully planned so as not to cause difficulty with moving of furniture and appliances, stretchers, etc.

-the Association suggested that the City of Vancouver make available long-term, low-interest loans in the event that high-cost upgrading is enforced, so that some financial relief is provided for those on low and fixed incomes.

Mr. J. Ellis, on behalf of the Gastown Historic Area Planning Committee

-Committee is totally in favour of upgrading Heritage buildings or buildings in heritage areas to life safety standard.

-the Committee feels that 'heritage' is not spelled out enough in the recommendations.

-would like a member of the Vancouver Heritage Advisory Committee to be included on appeal board.

Mr. J. Pollock, Chairman, The Townsite Committee

-association represents property owners in the Gastown Historic Area.

-they suggest that sheathing not be required for large wood beams - gyproc and metal would ruin the value of heritage buildings.

-seismic loading and fire safety requirements should be re-examined with respect to heritage buildings.

(Mr. Hebert, Acting Director of Permits and Licenses advised that on several occasions, some wood beams have been accepted without sheathing.)

Mr. F. Cottman, for Committee of Tenants at 1101 Nicola Street

-brief filed

-the National Fire Code should be adopted as soon as the Provincial Government adopts same.

-if Article 2.1.1.2 is adopted, it should be made clear that there will be a rational relaxation of the rigid enforcement on existing buildings of provisions intended to apply to new construction.

-the appeal board should have consumer representation.

-do not agree with guidelines for non-conforming buildings so that all communities have uniform base standards. The proposed guidelines could provide a cover for an attempt to re-introduce a further rigidity of enforcement against existing buildings contrary to the philosophy of the National Fire Code requiring each case to be dealt with on its merits.

cont'd.....

Clause #1 continued:

Mr. J.L. Hayes, Executive Director, Rental Housing Council of B.C.

-brief filed

-Adding Article 2.1.1.2 of National Fire Code to the By-law is premature and will be confusing and in conflict with the intention to adopt the whole Code.

-The specific "Design Guidelines" referred to should be clearly identified and circulated for proper assessment.

-We recommend this whole matter be held in abeyance until the Provincial Government releases its decision to adopt the National Fire Code - then this, coupled with the Appeal Board will allow fire orders to be re-examined.

Mr. D.S. Harris, Solicitor for Canadian National

-brief filed noting that some measures which have been ordered or are likely to be ordered with respect to the Hotel Vancouver upgrading are inappropriate.

-support the recommendations of the City Manager, agreeing that the Appeal Board should include non-technical people.

Mr. J. Kirwen, Building Board of Appeal

-opposed to the addition of the Manager of the B.C. Housing Management Commission to the Board.

-members are appointed by Council because of their expertise in National Building Code and Building By-law requirements. The City Building Inspector and the Chief Fire Warden, who have specific knowledge of the two documents attend the meetings. The Board would welcome the input of other people - however, they should have voice but no vote.

-with respect to the recommendation on economic, social and heritage impact, the words "when possible" should be deleted as the Board feels it is mindful of heritage aspects.

Mr. P. Furlong, Davis & Company, Counsel for B.C. Hotels Association

-brief filed noting that it would be considered unfair to pass a by-law of general application requiring the owners of any building to conform absolutely from time to time to totally new standards in construction based on an updated theory as to optimum standards of construction, especially when the former standards might still be considered reasonably adequate. It is quite another matter for such standards to be imposed on new construction or alterations or additons to existing premises.

-The Association endorses the introduction into the existing Fire By-law a discretion to exercise flexibility in enforcing Fire By-law compliance and is content to have that discretion exercised by the Building Board of Appeal.

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Clause #1 continued:

-When future changes to the Fire By-law are considered, section 43 of Fire By-law should be retained so that appropriate exemptions from new standards can be made applicable to buildings which were ordered to be corrected under the former by-laws and which were so corrected.

-It would be reasonable to grant an exemption to those which have recently been upgraded. Any changes in standards and requirements should be phased in over a reasonable period of time for existing buildings or those already under construction so that owners would be given a reasonable time within which compliance with any new provision should be required.

(The Fire Chief advised that people who have complied with the Fire By-law should be exempt from the new requirements. There should be some notification to them indicating this.)

Mr. W. Schreck

-advised that there is a great deal of confusion among tenants; the opposition to the Fire By-law is based on misinformation.

-concerned that the recommendation relating to setting up an interim Fire By-law enforcement programme was deleted.

-enquired as to how appeals would be handled.

(The Fire Chief advised that the same priority system would be used - extreme hazard areas first.)

Baycrest Apartments Limited

-no representative was present but a brief was filed recommending that the National Fire Code and the National Building Code be adopted in their entirety and that enforcement of the Fire By-law be delayed until said codes have been adopted.

-The Fire By-law requirements are costly and should be relaxed where no extreme fire hazards exist.

-Alternative measures should be considered to ensure fire safety in older buildings based on proper economic conditions, and upgrading should be in relation to what the owners can afford.

* * * *

(Copies of all briefs are on file in the City Clerk's office.)

With respect to the expansion of the Building Board of Appeal, Mr. Hebert reiterated that people with expertise in other fields are asked for their advice. The Agendas of the Board will be sent to the Vancouver Heritage Advisory Committee and a representative can attend the meetings.

The Committees felt that the Board should be expanded by the addition of a consumer representative.

The question of apartment owners on fixed income was discussed. It was suggested that the buildings should be reinspected under the new by-law requirements. When accurate cost figures are known, the application of Residential Rehabilitation Assistance Program funds should be investigated.

cont'd.....

Clause #1 continued:

The Committees felt that there should be a "grandfather" clause indicating that the people who have already complied with the upgrading requirement do not have to go the the Building Board of Appeal or comply with the new requirements. A suitable time limit should be imposed.

It was suggested that the City Manager's recommendation with respect to the Appeal Board's terms of reference should be reworded.

The Committees

RECOMMENDED

A. THAT Article 2.1.1.2 of the National Fire Code be incorporated into the existing City Fire By-law No. 5012 to allow the necessary discretion needed to enforce Fire By-law compliance in a more flexible manner taking into consideration factors such as building type, size, age, degree of adaptability and the economics of acceptable alternatives.

B. THAT discretion to exercise the flexibility recommended in A above, as well as the authority to decide what is an "acceptable life standard", be delegated by City Council to the Building Board of Appeal which is to become responsible for Fire By-law appeals also.

C. THAT Council request that as part of the Vancouver City Charter amendment establishing the Fire By-law Appeal procedure which is likely to be considered with Spring 1978 session of the Provincial legislation, that the City be granted the authority to exercise the discretions recommended in B above.

D. THAT the composition of the existing Building Board of Appeal be expanded by the addition of a consumer representative in order to include representation familiar with the social implications of Fire By-law enforcement.

E. THAT the present Building Board of Appeal also have jurisdiction on Fire By-law upgrading matters when an appropriate Charter amendment is approved.

F. THAT there be no major change in the content and administration of the City's Fire By-law, other than the adoption of an appeal procedure until the Province adopts National Fire Code.

G. THAT since the Design Guidelines of the Building Board of Appeal provide for significant relaxation or alternative solutions in meeting Building By-law requirements for continued and/or increased use of existing non-conforming buildings, they be incorporated in new Building By-law.

H. THAT the Associate Committee on the National Building Code be requested to draw, as a high priority, regulations or guidelines respecting the upgrading of existing non-conforming buildings so that all communities have uniform base standards for such situations.

cont'd.....

Clause #1 continued:

I. THAT Council modify the present terms of reference for the Building Board of Appeal so that in all cases they may allow or refuse an application, or allow, vary or deny an appeal, but shall in each case take into account general safety and public welfare and give due consideration to economic, social and aesthetic concerns when determining the appropriate degree of protection necessary for the safety and welfare of the building occupants.

J. THAT in addition to the request to the Associate Committee on the National Building Code, Council instruct the City Building Inspector to arrange a series of meetings with his counterparts and the Fire Prevention Officers in western cities to review problems in renovations of older buildings and provide recommendations to the Associate Committee.

K. THAT staff be instructed to look into the economics of older buildings and report back on the

i. economic implications of the new standards.

ii. possibility of utilizing R.R.A.P. funding or other possible low income loans or grants.

L. THAT staff be instructed to prepare a report to Council on a suitable "grandfather" clause, with an appropriate time limit, indicating that persons who have recently upgraded to present standards do not need to upgrade for minor changes arising out of the adoption of the National Fire Code.

The meeting adjourned at 12:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 383

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 15, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 15, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford (Clauses 1 to 6, 8 & 9)
Alderman Marzari (Clauses 2 to 7)

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of June 1, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

INFORMATION

1. Request for Purchase of Surplus City Furniture and Equipment - Mt. Pleasant Community Workshop and Re-employment Centre

Under procedures and guidelines approved by City Council on April 23, 1974, the Committee has power to approve the sale of surplus City furniture and equipment to non-profit organizations for $10.00 or 10% of auction value.

The Committee had before it for consideration a form (copy on file in the City Clerk's Office) containing a request from the Mount Pleasant Community Workshop and Re-employment Centre for surplus City furniture and equipment valued at $391.00 which, under the City's policy, would be sold for $41.05. Approval of the sale was recommended by the Director of Social Planning on the form before the Committee.

Following consideration, it was

RESOLVED

THAT the request of the Mount Pleasant Community Workshop and Re-employment Centre for surplus City furniture and equipment with an auction value of $391.00 be approved and the equipment and furniture be sold to the organization for $41.05.

Continued . . . .

RECOMMENDATION

2. Liquor Permit Application - 2676 West Broadway

The Committee had before it for consideration a Manager's report dated June 1, 1978, on the application of Mr. F. Boelen for Development Permit Application No. 80884 at 2676 West Broadway.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 570 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of Broadway Avenue between Stephens and Trafalgar Streets.

The proposed holding bar development will provide an assembly area of approximately 570 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity for the dining area is 222 and the proposed seating area for the holding bar is 35.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of May 23, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committed on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Appearing before the Committee on this matter was a spokesman for the Director of Planning.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80884 to Mr. F. Boelen to alter and use approximately 570 sq. ft. of the existing restaurant at 2676 West Broadway as a holding bar.

Continued . . . .

3. Liquor Permit Application - 3875 Point Grey Road

The Committee had before it for consideration a Manager's report dated June 1, 1978, on the application of Mrs. Maureen Molaro for Development Permit Application No. 80742 at 3875 Point Grey Road.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the restaurant as holding bar. Brock House is presently being used to provide community facilities for senior citizens. The Director of Planning, after receiving advice from the Parks Board, approved the use of a portion of the main floor for restaurant, accessory to Brock House Local Area Activity Centre for Senior Citizens and Jericho Park.

The proposed holding bar will provide an assembly area of approximately 238 sq. ft. (20% of the dining area). The proposed seating capacity of the dining area is 60 seats and the seating capacity of the holding bar would be limited to 15 seats according to the Provincial Liquor Regulations (25% of the Dining Room seating area).

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of May 23, 1978, approved this application with the following condition:

"1. Prior to the issuance of a development permit, this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committed on Community Services for consideration of the new liquor outlet. '

Appearing before the Committee on this matter was a spokesman for the Director of Planning.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80742 to Mrs. Maureen Molaro of the Brock House Society to use a portion of the restaurant at 3875 Point Grey Road as a holding bar.

Continued . . .

4. Extension of Hours - Fraser Arms "Pub"

The Committee had before it for consideration a Manager's report dated June 2, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"A letter has been received from the law firm of Street & Company on behalf of the Fraser Arms Hotel Ltd., 1450 S.W. Marine Drive, requesting approval from City Council to keep their proposed Class "A" "Pub" open until 1:30 A.M., the same closing hour as their beer parlour.

This hotel wishes to receive Council's approval for the extension of hours prior to proceeding with their application for a "Pub" license from the Liquor Control and Licensing Branch. City Council's approval is required to keep the pub open beyond 11:00 P.M..

The Police Department was asked to comment on this request and the following report has been submitted by the Superintendent, Cmdg. Investigation Division:

'Please be advised that the officer in charge of District #4 has been contacted and has no objection to the request of the Fraser Arms Hotel to extend the closing hours for sale of liquor in their pub to 1:30 A.M. The District 4 Officer reports that this hotel has operated in a responsible manner in the past and the hotel staff maintains proper control over the patrons visiting their licensed premises.'

In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I RECOMMEND the request from the Fraser Arms Hotel Ltd. be approved."

The City Manager recommended approval of the recommendation of the Acting Director of Permits & Licenses.

The Acting Director of Permits & Licenses appeared before the Committee on this matter, and following consideration, it was

RECOMMENDED

THAT the application of the Fraser Arms Hotel Limited to operate their proposed Class "A""Pub" until 1:30 A.M. be approved.

5. Petition from Residents of 3200 East 16th and 17th Avenues

The Committee had before it for consideration a Manager's report dated May 29, 1978, which was submitted to the Committee by the City Manager for information.

The report read as follows:

"A Petition was received on May 15th, 1978 from residents regarding noise created by a Rock Music Group playing in a garage at 3270 East 16th Avenue.

The Medical Health Officer reports as follows:

'Inspections of the premises at 3270 East 16th were carried out and staff were unable to contact occupants.

Continued . . .

Clause No. 5 Continued

'On May 18th, 1978 a written order to the occupants was left at the premises regarding the complaints received.

Mrs. Blanche Seligman, 3258 East 17th Avenue, was contacted on May 24, 1978 and she stated that there had been no reoccurrence of loud music since May 18, 1978, the date of the issuance of the Health Department order.

The Medical Health Officer submits this report for the INFORMATION of the Committee.' "

The Director of Environmental Health appeared before the Committee on this matter along with a woman who had signed the petition complaining of the noise.

The woman advised the Committee that the amplified music continues to be a problem, adding that there were high volumes of noise on the weekend prior to the Committee meeting.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 29, 1978, be received and the Medical Health Officer be requested to investigate further the complaints of noise created by a musical group playing in a garage at 3270 East 16th Avenue.

6. Condition of Property - Moss and Fairmont Streets

The Committee had before it for consideration a Manager's report dated May 29, 1978, in which the Acting Director of Permits & Licenses, in accordance with a request from the Community Services Committee, reported on the condition of properties at 5178-5188 Moss Street and 5239-5255 Fairmont Street.

In the Manager's report, which was submitted by the City Manager for the Committee's information, the Acting Director of Permits & Licenses reported as follows:

"Over the last ninety (90) days a considerable amount of work has been completed by the owners of the subject addresses as a result of our inspector's orders.

Repairs have been carried out to stairs, handrails, and chimneys on all the sites in question but some exterior work is still to be completed including painting and roofing. The time to complete the exterior painting, etc., has been extended by the Department until the summer during which period it is felt that weather will permit the completion of this work.

Regular rechecks are being carried out to ensure that progress continues in improving these sites."

A representative from the Permits & Licenses Department appeared before the Committee on this matter and advised the owner is continuing work to upgrade the condition of the subject properties.

Continued . . .

Clause No. 6 Continued

The Committee noted that the Permits & Licenses Department had advised it will continue to monitor this situation.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 29, 1978 on the condition of properties at 5178-5188 Moss Street and 5239-5255 Fairmont Street be received.

7. Noise from Soft Rock Cafe, 1921 West 4th Avenue

The Committee had before it for consideration a Manager's report dated June 8, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on a petition received from residents in the 1900 Block West 3rd Avenue concerning noise emanating from the Soft Rock Cafe, 1921 West 4th Avenue.

In the report, the Acting Director of Permits & Licenses advised that the operation of the Soft Rock Cafe meets existing City by-law requirements,including the Noise Control By-law, and he recommended that the operator of the restaurant be requested to complete the installation of mechanical air circulation equipment which will permit the windows to remain closed on the west side of the building, such work to be completed by June 30th, 1978, and that if this does not solve the noise problem, Council consider restricting the time during which musical entertainment may be provided.

The Committee heard from several residents of the area who complained that music and customers coming and going at the restaurant disturbs their sleep until as late as 5:00 A.M.; that they have suffered a loss of privacy and a loss of property value as a result of the operation of the Soft Rock Cafe.

The residents also complained that a rear fire exit and stairway is used consistently as a means of access and egress to the premises in contravention of City regulations. The residents further complained of rowdy behaviour, fights, noise from cars and motorcycles and what was termed as "clandestine meetings" outside the premises between individuals who appeared to be exchanging material which, it was alleged, could have been drugs.

The complainants suggested the Soft Rock Cafe is more of a cabaret than a restaurant and is incompatible with the apartment area.

The Acting Director of Permits & Licenses explained that as a restaurant with entertainment, the cafe is permitted to operate 24 hours per day and that if it were licensed as a cabaret, it would be required to close at 2:00 A.M.

The residents, noting that noise is within the City Noise Control By-law limits of 65 decibels, pointed out the maximum noise level permitted on residential property is 45 decibels and that perhaps the Noise Control By-law should be amended to reduce the maximum level of noise permitted at the restaurant.

Continued . . . .

Clause No. 7 Continued

The Director of Environmental Health advised the Committee that his department could set up noise measuring equipment in the complainants' apartments to obtain a graph showing the volumes and fluctuations of noise at various times.

The operator of the cafe, Mrs. Patricia Fiedler, also appeared before the Committee, pointing out that she is planning on sealing up the windows on the west side to install air conditioning and adding that the Soft Rock Cafe is one of the very few unlicensed establishments in the City which provides musical entertainment. She suggested that the complaints were exaggerated insinuations and part of a personal vendetta by one resident who is opposed to the restaurant.

During discussion, the Committee questioned whether 65 decibels is a reasonable limit for property which abuts a residential area, and the feeling was expressed that possibly the City should establish a closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment.

The Committee advised Mrs. Fiedler that the fire escape door and stairway must be kept closed and used only in case of an emergency and that, in order not to disturb the residents, she should consider closing earlier.

Following discussion, it was

RECOMMENDED

A. THAT Mrs. Patricia Fiedler be requested to complete the proposed alterations at the Soft Rock Cafe, 1921 West 4th Avenue, within thirty (30) days.

B. THAT the Community Services Committee review the operation of the Soft Rock Cafe in thirty (30) days, at which time the City Manager be requested to report to the Committee on the following:

i) The use of the fire escape door and stairway at the rear of the Soft Rock Cafe;

ii) The allegations of drug use in the vicinity of the Soft Rock Cafe;

iii) Readings of the noise levels and frequencies emanating from the Soft Rock Cafe, including comment on the feasibility of reducing the maximum permitted noise level of 65 decibels contained in the current Noise Control By-law; and

iv) A proposed closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment.

Continued . . . .

8. Lifeguarding in Vancouver

The Committee, on May 4, 1978, was in receipt of a brief which urged the provision of lifeguard service at Tower and Wreck Beaches, and the Committee deferred the matter pending clarification of jurisdiction over the area.

Before the Committee for consideration was a memorandum dated June 12, 1978, from the City Manager which stated in part:

> "To assist the Committee, the Director of Legal Services has confirmed the information that the foreshore of Point Grey, which includes the locations in question, is under a 99 year lease from the Provincial Government. This lease was made in 1930. The rental is $1.00 per year with a condition that the property be maintained as a public park.
>
> For the purposes of the present discussion, it would appear that jurisdiction resides with the Parks Board. "

Mr. Frank Holden, who submitted the original brief and appeared before the Committee on May 4th, was advised that this matter was again before the Committee but did not appear this date.

Following discussion, it was

RECOMMENDED

THAT the City Manager's memorandum dated June 12, 1978, on lifeguarding in Vancouver, be received.

9. Condition of Family and Juvenile Courts, 2625 Yale Street

Mr. Patrick Graham of the Family Court Committee appeared before the Committee and provided a brief verbal report on renovations to meet City regulations at the Family and Juvenile Court Building, 2625 Yale Street, which the Attorney-General's office had indicated to the City earlier this year would be carried out.

Mr. Graham advised that Phase I of the upgrading has been completed, involving installation of ventilation fans for the holding cells, a toilet for detainees and a general clean-up, but that the second phase, involving improvements to meet City fire regulations,has not yet started and there appears to be some hesitation on the commencement of this work.

On the matter of a new Family and Juvenile Court Building, Mr. Graham advised that the 12th and Cambie site has been accepted by the Attorney-General's department, that money has been allocated for a feasibility study, but an architect has not yet been appointed.

Mr. Graham also pointed out there is no sandwich vending machine in the existing building at 2625 Yale Street.

Continued . . . .

Clause No. 9 Continued

It was

RECOMMENDED

A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.

B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.

C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street.

The meeting adjourned at approximately 3:15 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 380 & 384

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 15, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 15, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Monthly Status Report on Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of May, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of each individual application.

RECOMMENDED

THAT the monthly status report of rezoning applications for May, 1978 be received.

2. Personal Care Homes - Guidelines

The Committee had before it correspondence addressed to the Chairman:

(a) Memorandum from the Director of Planning dated May 30, 1978 (copy circulated)

(b) A letter dated April 27, 1978, from Mr. A. Cranfield (copy circulated)

(c) Previous letters concerning the use of the premises at 1180 West 15th Avenue and 1215 West 16th Avenue (on file in the City Clerk's office)

Mr. A Floyd, Zoning Division, outlined the background of the Development Permit Applications for 1180 West 15th Avenue. On October 11, 1977 Bohemia Homes applied for a development permit to alter and use the building for a personal care home for 24 occupants. The Director of Planning approved the application on November 29, 1977 for a limited period of time expiring December 31, 1978 to use the building for 22 mentally disabled

cont'd.....

Clause No. 2 continued:

persons, based on information received from the applicant and the Director of Social Planning and Development Permit Staff Committee recommendations. Mr. Floyd noted that the application made reference to an "institution of charitable or philanthropic character". Mr. Cranfield appealed the decision of the Director of Planning to the Board of Variance and the appeal was allowed. Part of the discussion at the Board of Variance was that the use was not correctly an institution of a charitable or philanthropic character.

The applicant filed another development permit application on June 20, 1978 for a personal care home which would be occupied by people recovering from mild emotional difficulties and handicaps. The Director of Planning received recommendations of approval from the Social Planning Department and Development Permit Staff Committee. On March 13, 1978 the application was approved for a personal care home for 18 occupants for a limited period of time. Mr. Cranfield appealed this decision and the appeal was allowed by the Board of Variance.

Mr. Floyd advised that the applicant has now applied for a development permit to alter and use the building at 1180 West 15th as a boarding home for a maximum of 24 occupants.

In answer to a question as to why an applicant can keep reapplying for a development permit for the same building time and again, Mr. Floyd advised that there is no time limit an applicant has to wait to reapply for a development permit.

Mr. A. Cranfield and Mrs. N. Bell appeared before the Committee and expressed concerns that there are already three "group" homes in their block for over 50 persons. Mr. Cranfield stated that there are no guidelines for the Planning Department to follow with respect to the concentration of personal care homes and other such group homes in any one particular area or with respect to the number of persons for each home.

Mr. Cranfield noted that the Social Planning Department had provided him with material relating to the development permit applications and had expressed concern that the Director of Planning would consider approval of another "group home" in the block. He stated that in the study on locational criteria for personal care homes the Director of Social Planning was thinking of one group home per block.

He requested that the Director of Planning be instructed not to issue the development permit for 1180 West 15th Avenue until guidelines have been considered and to get assurances from Mr. L. Sebek of Bohemia Homes that the boarding home will not be turned into a personal care home.

In response to Mr. Cranfield's comment with respect to the Director of Social Planning's proposed locational criteria for personal care homes Mr. R. Spaxman, Director of Planning, noted that in approving the development permits for the personal care homes he took under advisement the Director of Social Planning's recommendation that the permit be approved for a limited period

cont'd.....

Clause No. 2 continued:

of time. By limiting the period of approval the operators would have an opportunity to work with the neighbours and try to overcome any concerns that they might have. After the time limit had expired the application would be reviewed and the neighbours would have a further opportunity to express their views regarding the operation of these facilities and their effect on the neighbourhood.

Mr. Spaxman noted that he has to deal with a development permit application once it is filed. Mr. Floyd noted that if after 30 days from the date of application there is no decision on a development permit application the applicant has the right to appeal a non-decision to the Board of Variance.

The Chairman noted that the Director of Social Planning in consultation with the Director of Planning will be reporting to the Committee in approximately one months time. Members of the Committee felt that there should be guidelines established to assist the Director of Planning when dealing with development permit applications for personal care homes and similar type group homes.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the Director of Planning be instructed to place a hold on the development permit application for 1180 West 15th Avenue until after the locational guidelines for personal care homes are received and that the Committee be informed of future applications for personal care or similar type group homes.

3. Chinese Cultural Centre

The Committee considered a report of the City Manager dated June 14, 1978 (copy circulated) in which the Supervisor of Properties outlines recommendations approved by Council in July, 1976 with respect to City-owned lands being approved as a site for the proposed Chinese Cultural Centre. One of the recommendations was that a two-year option be given to the Chinese Cultural Centre. This time period has nearly elapsed and the Supervisor of Properties has recommended that the option be extended until July 26, 1979.

Dr. S. Wah Leung, Chairman, Chinese Cultural Centre, and Mr. J. Wai appeared before the Committee. Dr. Leung stated that good progress has been made on their fund raising and asked if there was any possibility that a lease could be drawn up and signed rather than the Chinese Cultural Centre requesting a year's extension. Mr. K. Dobell, City Manager's Office, advised that this would not be possible as negotiations with the Federal Government with respect to the East False Creek garden and park facilities have not been completed.

cont'd.....

Clause No. 2 continued:

The Committee,

RECOMMENDED

THAT the two year option given to the Chinese Cultural Centre be extended by one year, that is until July 26, 1979 on the following basis:

(a) That land under the building, only, be leased for 60 years,

(b) That portion of the land used for cultural activities be leased at $1.00 per year nominal rent,

(c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 380, 384 & 385

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 15, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 15, 1978, in the No. 1 Committee Room, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

ABSENT : Alderman B. Gerard

CLERK : G. Barden

RECOMMENDATION:

1. Federal Employment Program
Canada Works - (Phase III)

On May 30, 1978, the Vancouver City Council passed the following motions that

(a) The City participate in the Federal Employment Program Canada Works (Phase III) to a maximum of $115,000.00, the source of which will be contingency reserve.

(b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.

(c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

The Committee considered 35 projects in Canada Works, Phase III including a Payroll Clerk, of which the City's share totalled $447,695. The Health Department advised that the figures for projects No. 9 and No. 10 should be revised to $12,197 and $13,296 respectively for the City's share.

The Committee heard representatives from Civic Departments and Board's report on their projects.

Following discussion, the Committee established priorities for each project as follows:

...../2

Clause #1 continued:

Priority No. 1

Department	Project	City Share
City Clerk - Archives	Access to Archives	6,253
Finance	Payroll Clerk	5,904
Planning	Main Street Revitalization	8,164
Permits & Licenses	Metric Conversion - Art Gallery	3,764
Social Planning	Visual Art	4,004
	Year of the Child	6,656
Health	Healthiest Babies Possible	13,296
Police	Neighbourhood Watch/Kitsilano	19,741
	Neighbourhood Watch/West End	11,246
Library	Creative Approach	4,712
	Community Outreach - New Can.	6,396
	Computerized Serials	1,850
Engineering	Drawing, Consolidation & Microfilming	3,285
	Rectification Base Map Inaccuracies (part of project)	19,729
Park Board	Street Tree Planting	-
	Champlain Heights	-
	Stanley Park Seawall - West	-
	Stanley Park Seawall - East	-
		$ 115,000

Priority No. 2

Department	Project	City Share
Health	Time Out For Dental Health	12,197
	Project NOVA	11,810
	Project "Voice for Seniors"	17,107
	Project "Health Assist"	6,969
Park Board	Killarney Park	27,575
	Jericho Park Dev. (¼ of proj.)	15,000
		$ 90,658

Priority No. 3

Department	Project	City Share
Permits & Licenses	Clean Up Civic Buildings	4,094
	Data Development Task Force	3,640
Health	Operation Multi-Thrust	21,181
Police	Micro-filming	7,969
	Business Watch	22,279
	Neighbourhood/Commercial Watch	16,187
	False Creek Youth Project	20,381

...../3

Clause #1 continued:

Department	Project	City Share
Library	Outreach to Youth	6,396
Engineering	Rectification Base Map Inaccuracies (balance)	23,974
	Integration Geographic IRS	6,768
Park Board	Musqueam Park	31,802
	Jericho Park Dev. (3/4 of proj.)	42,292
	Marine Drive Foreshore Park	35,074
		$ 242,037

Following further discussion, it was

RECOMMENDED

A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works (Phase III).

B. THAT all Projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval and the City Manager be authorized to set priorities.

C. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.

CONSIDERATION

2. Funding Costs of Street Closures and Street Signing - Tall Ships Visit

The Committee considered a Manager's Report dated June 12, 1978 wherein the Director of Finance reported as follows:

"The City Engineer has advised that the cost of streets signing and closure during and specifically for the three visits of the Tall Ships to Vancouver this summer will total approximately $10,000. The matter of funding had been referred to the Nautical Events Committee, a civilian committee established to coordinate all aspects of the Tall Ships visits. That Committee has received a grant of $175,000 from the Provincial Government, based on twenty cents per capita, for the purpose of funding costs directly related to the visits. The Committee advises, however, through Alderman Bellamy, who is the City's representative on the Committee, that the funds have been totally allocated, with the major costs being such things as pilotage fees, transportation for crews, etc., and that nothing was asked for, or allocated, with respect to streets signing and closures. Any allocation from the Nautical Events Committee Fund will, the Committee advises, be at the expense of some other planned part of the visit. The Committee is, therefore, requesting that the City fund this cost of streets signing and closure in the amount of $10,000. Alderman Bellamy will speak to this request, as required.

The Director of Finance advises that, if this request is approved, the source of funding will be Contingency Reserve, and he submits the request for CONSIDERATION."

Clause #2 continued:

Mr. Graham Clarke, Chairman of the Capt. Cook Bi-Centennial Committee, advised that it was assumed that the City of Vancouver would take care of the street signing and closure costs. The Provincial Government estimate an 18% increase in tourist dollars because of the Tall Ships visit and felt it would therefore be fitting for the City to cover the $10,000 cost for street closures and signing.

Ernie Fladell, Social Planning Department, reported it was understood that all the Tall Ships costs would be provided for by the Provincial Government.

During discussion it was pointed out by the Committee that the City had already provided $100,000 for all Festival Activities in 1978 and there is no money left in the fund. It was felt the $10,000 was an incredible amount for street signing and closures and the matter should go to Council for CONSIDERATION with a further report giving a breakdown of the costs.

Following further discussion, the Committee agreed to refer the matter to Council for CONSIDERATION.

RECOMMENDATION

3. N.I.P. Additional Funding -
1978 Supplementary Capital Budget

The Committee considered the attached Manager's report dated June 12, 1978 and a Manager's report dated June 14, 1978 summarizing the earlier report and suggesting a sequence for dealing with the matter.

It was explained that the N.I.P. programs in 1975, 1976 and 1977 were based on an assumed "mix" of projects which determined the Federal-City-Provincial cost-sharing. As a result of changes in the project mix in various N.I.P. areas, either a higher or lower proportion of City funding was required. Some projects therefore required more City funding, which would free up Federal-Provincial funds as a result; others had City funds in excess of matching requirements.

In addition or as an alternative to N.I.P. funds, some N.I.P. committees urged priority expenditure of City capital funds in their area. In this way, large amounts of non-N.I.P. capital funds were expended or proposed for street works in N.I.P. areas. Some of these proposed expenditures have been deferred due to lack of funding.

The City Engineer reported that all of the street works are important and need to be done. With regard to cost sharing, he has been instructed to slow down procedures and increase cost sharing of the property owners and this will slow down the number of all local improvement requests. He, therefore, supports a 25% City maximum for N.I.P. subsidy of property owners' share for street works.

Mr. R. Youngberg of the Planning Department emphasized that the Planning Department priorities are Kiwassa, Mt. Pleasant and the Downtown eastside N.I.P. areas. Because Kiwassa is a very low income area and because of the complexity of the local improvement system it would be simpler to fund that area 100%.

Clause #3 continued:

The Director of Planning noted the gymnasium project for Grandview-Woodlands will not proceed this year and will be reported on later.

Following discussion, it was

RECOMMENDED

A. THAT Council approve the principle of reallocation of City N.I.P. funds between areas as required, and unappropriated funds be placed in one account identified as Unappropriated City N.I.P. Funds.

B. THAT Council not allocate additional funds to match "freed up" Federal-Provincial funds unless there are specific proposals acceptable to Council requiring these funds.

C. THAT Council establish an upper limit of 25% for N.I.P. subsidy of property owners' share for street works.

D. THAT $32,140 of N.I.P. funds be allocated to the Downtown Eastside to offset the increased City share for the Japanese Language School and Japanese Cultural Centre.

E. THAT an additional $15,000 City N.I.P. funds be allocated to the Kensington program to meet the changed cost sharing for sidewalk construction.

F. THAT no funds be allocated at this time to the Grandview-Woodlands area pending a further report from the Director of Planning.

G. THAT $130,000 from the 1978 Supplementary Capital be approved for the final year of street works in the Mount Pleasant area.

H. THAT $100,000 from the 1978 Supplementary Capital be approved for the Kitsilano N.I.P. program.

I. THAT the Finance Committee reconsider funding as follows by November 1, 1978:

(i) the allocation of $35,625 N.I.P. Capital funds to Kiwassa for street works

(ii) the approval of funds from the 1978 Supplementary Capital for street works in Kiwassa with the 25% percentage subsidy to owners in the amount of $164,250.

The meeting adjourned at approximately 6:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 385 & 386

IV(i)

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Captain Cook Bicentennial Arrival of the Tall Ships

CLASSIFICATION: Information & Recommendation

The City Engineer reports as follows:

"The Finance and Administration Committee on June 15, 1978, considered a report from the Director of Finance concerning funding for street signing, closure and additional services supplied by the Engineering Department during the Tall Ships visit to Vancouver. This matter was referred to Council for consideration along with a request for additional information. The purpose of this report is to provide the information requested and to give the breakdown of the $10 000.00 estimated cost.

The Tall Ships visit is part of the Bicentennial celebrations throughout the Province and is being held in conjunction with the Sea Festival. Our information report, dated June 6, 1978, outlined the tentative schedule of ship arrivals and departures. There will be three visits by Tall Ships in June, July and October with the main visit being the July occasion during Sea Festival. During the July period other naval ships will arrive also. As mentioned in our previous report, the ship arrivals and welcome will generate significant interest and special traffic regulations are necessary for control purposes. The attached map shows the area which will be signed for the events in order to facilitate traffic control.

In addition to traffic control and clean-up, the $10 000.00 estimate covers service connections to washrooms and shower facilities which are to be located on-street for use by the ships crews.

The estimated costs are as follows:

1.	Traffic signs and barricading:	Labour	$ 3 500.00	
		Materials	2 700.00	
2.	Street cleaning (closure area only):			
		Labour	$ 500.00	
		Contingency (i)	1 500.00	
		Sub-Total		$ 8 200.00
3.	On-shore crew facil ties (ii):			
	- temporary sewer connection		$ 500.00	
	- temporary water connection		500.00	
	- temporary electrical connection		500.00	
	-	Contingency	300.00	
		Sub-Total		$ 1 800.00
		TOTAL		$10 000.00

(i) Contingency allowance is necessary because plans are not final at present and more work may be necessary.

(ii) This work may not be necessary if other arrangements can be made by the Nautical Events Committee.

The Nautical Events Committee have indicated that they do not have funds to pay the $10 000.00 in projected City cost. If advance street signing is not done, we believe that serious traffic congestion will result. This will create hazards, motorist irritation and affect the provision of emergency services. The attached map indicates the nature of the traffic controls needed for the Tall Ships arrival on July 24, 1978.

cont'd....

If the $10,000.00 is not provided, temporary signing for traffic control will be handled as problems develop and on an emergency basis. This will result in an over-expenditure of the funds presently budgeted for temporary emergency signing. There are also no funds budgeted for clean-up after the event."

The City Manager submits the breakdown of costs for INFORMATION. In preference to having the work funded as an emergency resulting in budget over-runs, the City Manager RECOMMENDS that the City Engineer be authorized to undertake the work to a maximum of $7,500.00.

As to the source of funds, the City Manager continues to RECOMMEND that the Nautical Events Committee be asked to provide the money. Failing that, he RECOMMENDS that it be charged to the Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 385 & 386

V

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON
FINANCE AND ADMINISTRATION
AND
PLANNING AND DEVELOPMENT

JUNE 22, 1978

A joint meeting of the Standing Committees of Council on Finance and Administration and Planning and Development was held on Thursday, June 22, 1978, in the No. 1 Committee Room, City Hall, at 10:30 a.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman M. Harcourt
Alderman D. Marzari
Alderman G. Puil

ABSENT : Alderman W. Gibson
Alderman W. Kennedy

CLERK : G. Barden

RECOMMENDATION:

1. Granville Street - Nelson to Bridge
- Sharing Consultant Costs

The Committee considered the attached Manager's Report dated June 14, 1978, wherein the Director of Social Planning reported on a proposal to upgrade Granville Street between Nelson Street and the Granville Bridge, estimated to cost a total of $30,000 of which the City is requested to provide $15,000.

The Manager's report notes that Council approved establishment of the Granville Street Improvement Committee composed of merchants and civic staff and on February 29, 1978, Council endorsed a number of proposals aimed at the eventual upgrading of Granville Street - Nelson to the Bridge. The report points out what the Committee has accomplished to date and the objectives of the Committee towards improvement of the area. The Granville Street Improvement Committee felt the tasks outlined in the report could best be carried out by an independent consultant. The report also outlines responsibilities and specific tasks of the consultant. The Committee would like to hire Mr. A. Clapp as their consultant. The term of the contract for the consultant would be six months.

Mr. Clapp attended the meeting and stated he felt the merchants needed to be organized and this would be his first job as they did not have the time to organize themselves. He would talk to the merchants and owners and find out what they want and then take stock of what the area contains and promote the good factors. The merchants did not want to repeat what happened at the Granville Mall.

Mr. Ben Tessler headed a group of merchants and owners from the area and Inspector Wiebe from the Police Department also attended. A majority of the building owners and merchants had agreed to contribute $15,000 as their share of the project in anticipation of a favourable response from City Council regarding their proposal. The Granville Street Improvement Committee has undertaken to be responsible for collecting the owners' and merchants' contributions.

...../2

Clause #1 continued:

The money is being held in trust by the City of Vancouver pending Council's consideration. Mr. Tessler stated that the Federal Government has announced a $16½ million winter works program for B.C. and the street work, lighting, shrubbery, etc. might be included in the program as a beautification project.

Inspector Wiebe, Police Department, reported that the police felt the upgrading should help improve the social problems in the area and favoured the proposal. As far as the visibility of prostitutes on the streets, it is hoped that legislation will alleviate this problem. The sex shops will have to be investigated under the License By-law.

Cost of the Proposal

The total cost of the project is estimated at $30,000 for a 6 month period as follows:

Granville Street Improvement Consultant @ $2,500/month x 6 months	$15,000
Architectural Consultant @ $50/hour x 100 hours	5,000
Rent @ $100/month x 6 months	600
Heat/Light/Telephone @ $150/month x 6 months	900
Secretarial @ $860 + 20/month x 6 months	6,792
Contingency	1,708
	$30,000

The project will only be undertaken if Council approval of $15,000 as the City's 50% share of the proposal is obtained. An account will be established and expenses will be authorized by the Director of Social Planning in consultation with the Granville Street Improvement Committee. It was reported by the City accounting staff that the Granville Street Improvement Committee has collected a total of $6,038.35 to date and Mr. Tessler stated they have commitments for a total of $10,800.

The Committee questioned whether the merchants will be able to raise the additional funding and whether the upgrading would alleviate the financial and social problems in the area. One of the merchants stated that he had renovated the inside of his hotel and this greatly increased his tourist business and he felt the upgrading of the whole area should generally increase use of the area by the public and tourists. The merchants committee were of the opinion that the upgrading would be helpful to their businesses and were very enthusiastic and optimistic that the project proceed.

Following further discussion, it was

RECOMMENDED

A. THAT City Council match funds raised by the merchants committee up to a maximum of $15,000.

...../3

Clause #1 continued:

B. THAT the consultant be administratively responsible to the Director of Social Planning and that the Director of Social Planning authorize the payments to Mr. Clapp.

C. THAT a Consultant Staff Advisory Committee chaired by the Director of Social Planning and composed of Engineering, Finance, Planning, Permits & Licenses and Police representatives be established.

D. THAT the Director of Social Planning, in consultation with the Granville Street Improvement Committee and officials from other departments, report to City Council through the appropriate standing committee(s) on the program's progress prior to its conclusion.

E. THAT the Acting Director of Permits & Licenses be requested to report on ways of controlling undesirable business operations in the area.

The meeting adjourned at approximately 11:50 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 386

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

JUNE 22, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 22, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Extension of Hours - Kingston Hotel "Pub" and Others

The Committee had before it for consideration a Manager's report dated June 7, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"The former Public House (Beer Parlour) in the Kingston Hotel, 757 Richards Street, has been converted into a "Class A Pub" with the approval of the Liquor Control and Licensing Branch. The hours of operation are restricted to opening at 11:00 A.M. and closing at 11:00 P.M. unless an extension of the closing hour is approved by the City.

A letter has been received from Mr. J.F. Fraser of the Kingston Hotel, requesting Council to approve an extension of their closing hour until 1:00 A.M.

The Police Department was asked to comment on this request and the following report has been submitted by the Superintendent i/c Investigation Division:

'The above mentioned application for the proposed pub, Rose 'n' Thorn at Kingston Hotel, 757 Richards Street requesting an extension of hours has been investigated by this department and we have no objection to the request.'

In view of the comments from the Police Department, who are responsible for patrolling liquor premises I RECOMMEND the request from the Kingston Hotel be approved."

The City Manager recommended approval of the recommendation of the Acting Director of Permits & Licenses.

Mr. Ken Armstrong, Acting Director of Permits & Licenses, appeared before the Committee on this matter and pointed out that unlike previous applications from hotels to extend the hours of the converted "pub" portion of their beer parlour to match the closing hour of the beer parlour, this particular application involves the conversion of the entire beer parlour into a Liquor License Class "A""Pub" and the hotel wishes to operate this new pub until 1:00 A.M.

Continued . . . .

Clause No. 1 Continued

It was the feeling of the Committee that as it has recommended approval on all previous applications, that it should recommend approval on the Kingston application.

It was pointed out by Mr. Armstrong that the new "pub" would have a seating capacity of 125 which is the maximum permissible.

Mr. Armstrong advised the Committee he is currently in the process of preparing reports on applications from eight other hotels to extend the operating hours of "pubs" located within existing beer parlours to the same closing hour as the beer parlour, and that because of the current beer strike, the owners of these eight hotels have requested an early approval on their applications.

Mr. Armstrong advised that he has not yet completed these reports because they all must be channelled through the Police Department and he is awaiting clearance from the Police on these applications. He noted that the Police have not raised any objections to any previous similar applications and inquired whether the Committee could recommend that Council approve an extension of the operating hours of the pubs located in the beer parlours of these eight additional hotels on an interim basis for the duration of the beer strike which has imposed some financial difficulty on these hotels.

Mr. Armstrong indicated that he would be reporting in due course to the Committee on these applications.

In response to questions by the Committee, Mr. Armstrong replied there have been no reported problems or difficulties with the operation of any of the eight hotels.

Following discussion, it was

RECOMMENDED

THAT Council approve an extension of the operating hours of the Class "A""Pubs" until 1:00 A.M. in the following hotels:

Kingston Hotel	757 Richards Street
Mr. Sport Hotel	3484 Kingsway
Rembrandt Hotel	1160 Davie Street
Sheraton-Landmark Hotel	1400 Robson Street
Holiday Inns Hotel	711 West Broadway
Marble Arch Hotel	518 Richards Street
El Cid Hotel	340 Cambie Street
Blue Horizon Hotel	1225 Robson Street
Ivanhoe Hotel	1038 Main Street

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 386

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Alderment Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D. H. LITTLE.

PRAYER.

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin
SECONDED by Ald. Brown
THAT the minutes of the Regular Council Meeting of June 27, 1978 (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

"Insert the following at the end of the minute appearing on Page 17, relating to N.I.P. Additional Funds:

'The motion as amended was put and carried unanimously as follows:

THAT recommendations A to I of the Committee contained in this clause be approved, with the exception that recommendations C and I be deferred pending further discussion with the Kiwassa N.I.P. Committee.' "

FURTHER THAT the minutes of the Special Council (Court of Revision) of June 22, 1978 and the Special Council (Public Hearing) of June 27, 1978, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Brock House - Heritage Designation

Council, on June 27, 1978, deferred to the next Regular Council Meeting, a request of the Heritage Advisory Committee that Brock House, 3875 Point Grey Road, be designated a Heritage building.

In a memo dated July 7, 1978, the City Clerk stated that advertisements advising of Council's intent to consider the designation of Brock House were placed in two daily newspapers on two consecutive dates in accordance with the provisions of the Heritage Conservation Act.

The memo also noted that the By-law designating Brock House as a Heritage building would be before Council later this day.

MOVED by Ald. Ford
THAT Brock House, 3875 Point Grey Road, be designated a Heritage Building and the relevant by-law be passed later in the proceedings.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. False Creek Transit Levy

In a communication dated July 7, 1978, Mr. P. D. Alexander for the Board of Directors of the False Creek Co-operative Housing Association, requested an opportunity to address Council later this day on the City Manager's report, dated July 7, 1978 on the False Creek Transit Levy.

MOVED by Ald. Kennedy
THAT the delegation request from the False Creek Co-operative Housing Association be approved, and consideration of this matter be deferred until later this day.

- CARRIED UNANIMOUSLY

2. Store Hours and Sunday Regulations

Council noted a memo dated July 10, 1978, from the Mayor on Store Hours and Sunday Regulations. In his memo the Mayor recommended the following:

1. Council approve the provisions of Recommendation No. 3 on Page 4 of the attached Manager's Report. This will involve a Bylaw Amendment to do the following:

   a) require "screening off" of certain items which are excluded from sale during "after hours";

   b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.

   I do NOT RECOMMEND an allocation of $10,000 - $15,000 at this time because I believe that the matter can be handled through our present staff resources.

2. The Bylaw also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown).

COMMUNICATIONS OR PETITIONS (Cont'd)

Store Hours and Sunday Regulations (Cont'd)

3. There be no extension of present retail shopping hours.

4. The Director of Permits & Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.

5. The Director be instructed to request those stores to cease opening for business on Sundays.

6. Where such warning is ignored, the Director be instructed to proceed with prosecution.

7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted.

8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended.

The City Manager referred to the survey currently underway by the Downtown Business Association relative to this matter and suggested consideration of the Mayor's recommendations be deferred pending receipt of this survey. He estimated that the Downtown Business Association survey should be before Council at its next meeting.

MOVED by Ald. Brown
THAT the memorandum of the Mayor, dated July 10, 1978, on Store Hours and Sunday Regulations, be deferred to the next meeting of Council for consideration when the results of the Downtown Business Association survey on this matter are before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 7, 1978

Works & Utility Matters
(July 7, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Watermain Installations - 1978 Capital Budget.
Cl. 2. Yards Capital Accounts.
Cl. 3. Street Lighting - Local Improvement Project-48th Avenue.

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Street Lighting - Local Improvement Project - 48th Avenue.
(Clause 3)

MOVED by Ald. Rankin
THAT the project for lighting the 3200 Block not be proceeded with this year, and instead of waiting the usual five years, a project for lighting only the 3200 block West 48th Avenue be advanced again on the Initiative Principle with next year's program.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(July 7, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Statutory Declarations - Hardship Cases.
Cl. 2. Proposed Apartment Building for 1556/68/74 West 12th Avenue.
Cl. 3. Street Names - Private Roads - Arbutus Village & Champlain Heights.

Clauses 1, 2 and 3.

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in clauses 1 and 3 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(July 7, 1978)

Transit Levy - False Creek
(Clause 1)

MOVED by Ald. Kennedy
THAT consideration of this report be deferred, pending the hearing of the delegation from the False Creek Co-operative Housing Association, as approved earlier this day.

- CARRIED UNANIMOUSLY

Finance Matters
(July 7, 1978)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Investment Matters (Various Funds) May 1978
Cl. 2. Vancouver Art Gallery
Cl. 3. Revisions to Plumbing By-law 4068: Fees for Sewer Extension.

Investment Matters (Various Funds)
May 1978.
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Vancouver Art Gallery
(Clause 2)

During consideration of this matter, the Director of the Art Gallery and the President of the Art Gallery Association both addressed Council. The President assured Council that the Association has already made very strong approaches to both levels of government and is trying to set-up a meeting in Ottawa with the appropriate Federal Minister. Later in the Fall the Association will be undertaking an intensive funding campaign; however, the Association feels it would be premature to undertake this campaign at the present time until the results of its funding request to the senior governments are known.

MOVED by Ald. Brown
THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED

(Ald. Kennedy opposed)

Revisions to Plumbing By-law No. 4068 -
Fees for Building Sewer Extension
(Clause 3)

MOVED by Ald. Rankin
THAT recommendations A, B, and C in the Manager's report be approved;

FURTHER THAT Council increase from $150.00 to $625.00 the fee payable where the building (house) has been connected to a septic tank and the owner arranges for a connection to a new sewer installation within 12 months of notification that the new sewer installation has been completed, and the Director of Legal Services be instructed to prepare the necessary amendment to Section 1.4.16(2) of the Plumbing By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT the above motion be deferred pending report back from the City Manager on methods of phasing-in the suggested fee increases.

- LOST

(Ald. Bellamy, Brown, Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

Personnel Matters
(July 7, 1978)

Chief License Inspector
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in his report of July 7, 1978, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(July 7, 1978)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Rental Review - 270 Terminal Avenue - Fontile Corporation Ltd.
Cl. 2. Consent to Mortgage of Lease - Beach House Restaurant
Cl. 3. Conveyance of City-owned Lot - North Side 49th Ave. between Fraser and St. George Streets.
Cl. 4. Acquisition - School Site at 13th Ave., & Victoria Drive - Boat Day Care Centre Property.
Cl. 5. Sale of Various City-owned Properties.
Cl. 6 A. Tender Calls for Sale and Leasing of City Lands.
B. Readvertising for lease properties in Block 130, Jericho/Locarno.
Cl. 7. Reassignment of Lease - City-owned lot - South of First Avenue between Ontario and Quebec Streets

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

A. Tender Calls for Sale and Leasing of City Lands.
B. Readvertising for Lease properties in Block 130, Jericho/Locarno
(Clause 6.)

MOVED by Ald. Harcourt
THAT recommendations a) b) c) and d) contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation e), as contained in this report, be approved.

- CARRIED

(Ald. Puil and Rankin opposed)

Reassignment of Lease - City-owned Lot - South of First Avenue between Ontario and Quebec Streets.
(Clause 7)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(July 5, 1978)

Trade and Convention Centre

MOVED by Ald. Rankin
THAT Council approve sufficient funds to initiate a parallel independent City cost-benefit study, and the results of this study be reported to Council.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT Council accept the structure of the task force, and the functions of the Steering Committee and Task Force Director, as described in the City Manager's report dated July 5, 1978, on the Trade and Convention Centre.

- CARRIED

(Ald. Marzari and Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Trade and Convention Centre (Cont'd)

MOVED by Ald. Puil
THAT Council endorse the composition of the 5-party Steering Committee, as set out in the City Manager's report dated July 5, 1978.

- CARRIED

(Ald. Marzari opposed)

MOVED by Ald. Ford (in amendment)
THAT the following be added to the above motion:

"Further that a representative of the Vancouver City Planning Commission be included on the Steering Committee."

- LOST

(Ald. Gerard, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT Council approve the allocation of $15,000 from Contingency Funds towards the budget of the task force, with a report back to Council on the total budget and its cost sharing.

- CARRIED

(Ald. Marzari and Rankin opposed)

MOVED by Ald. Rankin
THAT the above motion be deferred pending a report from the Task Force Director on overall costs, including an economic survey.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT the Mayor, together with the Chairmen of the Standing Committee on Planning and Development and Finance and Administration be requested to negotiate cost-sharing of the costs of the Task Force with participating parties.

- CARRIED

(Ald. Marzari opposed)

MOVED by Ald. Brown
THAT Council make it known that it cannot accept the present proposal for a Convention/Trade Centre to be run by the City, within the suggested funding formula.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

The Council recessed at 11.30 a.m. for an "In Camera" meeting in the Mayor's Office, and reconvened in the Council Chamber at 2:15 p.m. following the Court of Revision, with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

Transit Levy

Earlier this day Council deferred consideration of the City Manager's report dated July 7, 1978 on Transit Levy to hear a delegation from the False Creek Co-operative Housing Association on this matter.

Mr. Alexander, Chairman of the Association read from his brief (circulated). The brief requested that Council cancel the False Creek transit levy immediately, and set forth reasons for this request.

Ms. M. Hyland, a member of the False Creek Co-operative Housing Association also addressed Council, setting forth arguments why the transit levy should be cancelled immediately.

MOVED by Ald. Rankin
THAT the following recommendations contained in the City Manager's report, dated July 7, 1978, be approved:

A. The Director of Legal Services and the Director of Finance be authorized to take the necessary remedies under the ground leases to recover the Transit Levy due to the City.

B. The False Creek Development Consultant, Director of Finance and City Engineer, continue monitoring the results with B.C. Hydro Transit Division with a view to maintaining the service and reducing or eliminating the Transit Levy at the earliest possible date.

- CARRIED

(Ald. Kennedy opposed)

MOVED by Ald. Rankin
THAT the Transportation Committee negotiate with B.C. Hydro the release of the City and the False Creek residents from their obligation to pay the transit levy on the bus service to False Creek.

- CARRIED

(Ald. Kennedy opposed)

D.P.A. 1180 West 15th Ave.
Personal Care Homes - Guidelines

On June 27, 1978, Council deferred consideration of the above clause, contained in the Planning and Development Committee's report of June 15, 1978, to today's meeting of Council.

Mr. W. A. Street addressed Council on behalf of Mr. and Mrs. L. Sebek of Bohemia Homes Incorporated, the applicants. Mr. Street stated that, in view of the decision of the Board of Variance against the applicants' original request to use this building as a Personal Care Home, they now intend to develop it as a Boarding House. He further stated that the house in question has always been used as some type of Community Care facility, and he then reviewed the history of the premises.

A representative of the Director of Planning stated that this building is located in a one or two-family dwelling district and, therefore, it could be developed as an outright use for a duplex or a strata-title building. He also stated it could be developed as a Boarding House, as a conditional use.

Cont'd.....

DELEGATIONS (Cont'd)

1180 West 15th Ave -
Personal Care Homes (Cont'd)

It was noted that the Standing Committee on Planning and Development, at its meeting on June 15, 1978, had recommended:

'That the Director of Planning be instructed to place a hold on the development permit application for 1180 West 15th Avenue, until after the locational guidelines for personal care homes are received and that the Committee be informed of future applications for personal care or similar type group homes.'

Mr. Sebek, one of the applicants also addressed Council and gave an undertaking that this building will be operated as a commercial boarding home and not as a Personal Care Home.

MOVED by Ald. Harcourt
THAT further consideration of this matter be deferred to the next meeting of Council and, in the meantime, the Director of Planning meet with the neighbouring residents and the applicants to reconsider this matter, based on the undertaking given this day that the building will be used as a commercial boarding house, and the Director of Planning report to the next meeting of Council on the result of this meeting.

- CARRIED

(Ald. Kennedy opposed)

Street Name Changes -
Champlain Heights

Council, on June 27, 1978, agreed to hear a delegation from the Killarney Champlain Citizens for Action Association with respect to street name changes in Champlain Heights.

The Mayor referred to a request received today from Mrs. D. Hartley that this matter be deferred to either August 1st or 15th meeting of Council.

MOVED by Ald. Harcourt
THAT consideration of this matter be deferred to August 1, 1978, as requested in the letter from the Killarney Champlain Citizens for Action Association.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Alderman Harcourt left the meeting.

C. Manager's Report
July 7, 1978

Chinatown Historic Area Streetscape
Improvement Project.

MOVED by Ald. Puil
THAT the recommendations of the City Manager be amended and then approved, as follows:

> That City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project up to an approximate cost of $700,000. and the application for funding, in the amount of at least $150,000 be resubmitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

D. Manager's Report
(July 7, 1978)

MOVED by Ald. Rankin
THAT Council approve payment of $42,436 to St. James Social Service to cover the amount outstanding for renovation of the Victory Hotel, the source of funding to be the 1978 Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services.
(June 22, 1978)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. University Women's Club of Vancouver - Grant Request.
Cl. 2. Liquor Permit Application - 1523 Davie Street, (Hy's Mansion Restaurant)
Cl. 3. Hotel Vancouver - Compliance with Fire By-law.
Cl. 4. Request for Reduction of Land Costs at Foster-Euclid Housing Development.

University Women's Club of Vancouver - Grant Request

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be amended and then approved as follows:

"That Council approve a $5,000 grant for 1978 to the University Women's Club of Vancouver, funds to come from the City's other grants budget.

Underlining denotes amendment

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2 and 3.
MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

At this point, Council varied the agenda to consider the following report.

Planning & Development Committee
(June 29, 1978)

Kensington N.I.P.,
Kensington Community Centre
(Clause 3)

During consideration of this clause, Council noted a report from the City Manager dated July 6, 1978, outlining certain cost items which should be revised, resulting in lower construction costs. The report concluded with the following recommendation:

"That up to $399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant."

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Kensington N.I.P.
Kensington Community Centre (Cont'd)

Council also noted a letter dated July 11, 1978, from the Park Board, advising of the following resolution of the Board at its meeting on July 10, 1978:

"That City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Rossi Construction, in the amount of $1,438,357, for the construction of the Kensington Community Centre subject to approval of a $400,000 grant from the Recreation Facilities Assistance Program."

Mrs. Simma Holt, M.P. for Vancouver Kingsway, advised that she had discussed the matter of a Recreation Facilities grant with The Honourable Grace McCarthy, and the assistant to the Minister of Recreation and Conservation. Both are very hopeful that the Provincial Government will approve this grant.

MOVED by Ald. Rankin
THAT up to $399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant, Cost sharing to be on the basis of 25% City, 25% Provincial, 50% Federal.

- CARRIED

(Ald. Puil opposed)

MOVED by Ald. Rankin
THAT Council award a contract on behalf of the Board of Parks and Recreation, to Rossi Construction, in the amount of $1,438,357 for the construction of the Kensington Community Centre.

- CARRIED

(Ald. Puil opposed)

CIVIC RECOGNITION - Miss Jean Coulthard

At this point in the proceedings, Miss Jean Coulthard was formally granted the Freedom of the City. Mayor Volrich paid tribute to Miss Coulthard's accomplishments as a musician, teacher and composer, and presented her with an illuminated scroll, and a free parking plague, explaining that Miss Coulthard had been presented with her gold medallion on a previous occasion. Miss Coulthard responded in appreciation.

The Council recessed at 4:00 p.m. to reconvene in the Council Chamber at 4:30 p.m. with the same Members present.

OVERRUNS IN CONSTRUCTION CONTRACTS

Alderman Rankin referred to the increasing incidence of overruns in construction contracts, and enquired what the City could do about this matter. The City Manager advised that he has discussed several possible future courses of action on City projects where there are overruns, and undertook to prepare a report for Council on this.

STANDING COMMITTEES & OTHER REPORTS

Standing Committee on
Community Services (Cont'd)

Request for Reduction of Land Costs at
Foster-Euclid Housing Development
(Clause 4)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- LOST

(Ald. Brown, Ford, Kennedy, Marzari and Puil opposed)

II. Report of Standing Committee on
Planning and Development
(June 22, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Public Access to Vancouver's Waterfront.
Cl. 2. Log Booming in False Creek - Request for Lease Extension.

Clause 1

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Log Booming in False Creek -
Request for Lease Extension
(Clause 2)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Kennedy referred to the fact that both Gladstone and Elliott Street-end Parks are being badly vandalized. The Mayor undertook to refer this matter to the Police Department for investigation of increased police surveillance of these parks.

III. Report of Standing Committee
on Transportation
(June 22, 1978)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Installation of a Median on Rupert St. between 23rd and 29th Avenues.
Cl. 2. Bicycle use on Granville Mall
Cl. 3. Citizen's Brief - Safety of B.C. Hydro Trolley Buses.

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Finance & Administration (June 22, 1978)

Vancouver Public Library - Service to 'Shut-ins'. (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee as contained in this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services. (June 29, 1978)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Nursing Home Regulations
Cl. 2. Wonder Rooms: 50 East Cordova Street.
Cl. 3. Liquor Permit Application - 870 Denman Street
Cl. 4. Liquor Permit Application - #1 Water Street
Cl. 5. Liquor Permit Application - 800 Hornby Street.
Cl. 6. Liquor Permit Application - 1066 West Hastings Street
Cl. 7. Mac's Milk Store - 1055 Denman Street - Complaint Rear Parking Lot.

Clauses 1, 3, 4, 5, 6, (inclusive)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 3, 4, 5, and 6, be approved.

- CARRIED UNANIMOUSLY

Wonder Rooms - 50 East Cordova Street (Clause 2)

MOVED by Ald. Rankin
THAT recommendation 'A' of the Committee be approved after adding the statement "and the resolution of Council of May 30, 1978, be varied accordingly".
FURTHER THAT recommendation 'B' be approved.

- CARRIED

(Ald. Brown and Puil opposed)

Mac's Milk Store - 1055 Denman Street Complaint - Rear Parking Lot (Clause 7)

The Council noted that a delegation request had been received from Douglas, Symes and Brissenden, Solicitors for 7-Eleven Food Stores to appear before Council on August 1, 1978, with regard to the above matter.

MOVED by Ald. Kennedy
THAT consideration of this clause be deferred until August 1, 1978, and the delegation request be approved for that same meeting.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VI. Report of Standing Committee on Planning and Development (June 29, 1978)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1. 4332 Quebec Street. Development Permit Application
Cl. 2. Point Grey Road Properties.
Cl. 3. Kensington N.I.P. - Kensington Community Centre.
Cl. 4. Public Competition - Park at Burrard/Dunsmuir.
Cl. 5. Redevelopment of the North Shore of False Creek
Cl. 6. Kingsway Task Force.

Clauses 1, 2, 5 and 6.

MOVED by Ald. Puil
THAT the recommendations of the Committee as contained in clauses 1 and 2 be approved, and clauses 5 and 6 be received for information.

- CARRIED UNANIMOUSLY

Clause 3. For Council action see pages 10 and 11.

Public Competition - Park at Burrard/Dunsmuir. (Clause 4)

MOVED by Ald. Puil
THAT this clause be referred to the Standing Committee on Planning and Development for further consideration, including possible input by adjacent corporate owners into the park design.

- CARRIED UNANIMOUSLY

During consideration of the above clause it was indicated that it is not necessary to defer a decision on this matter pending finalization of negotiations.

VII. Report of Standing Committee on Finance and Administration (June 29, 1978)

Departmental Review - Reports Back on Budget Reductions (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee on Planning and Development (June 22, 1978)

Manhattan Apartments (Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO DESIGNATE A BUILDING AS A MUNICIPAL HERITAGE SITE

MOVED by Ald. Brown
SECONDED by Ald. Marzari
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments,

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Marzari
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin
SECONDED by Ald. Brown
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

1. South 10 feet of Lot 4 of Subdivision "D", Block 156, D.L. 264A, Plans 616 and 1771.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Lands for Lane Purposes

MOVED by Ald. Rankin
SECONDED by Ald. Brown

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands;

1. West 10 feet of Lot 14, except East 10 feet as shown on Plan 4398, now road, Block 3, District Lot 628, Plan 689.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purpose.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Construction of Pavement and Sidewalks and Creation and Furnishing of Mini-parks in the West End, between Denman Street and Stanley Park.

MOVED by Ald. Rankin
SECONDED by Ald. Brown

THAT WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby:

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principle to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No.3614;

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

(a) Lot 2, West ½, Block 69, District Lot 185, and

(b) Lot 33, North ½, Block 70, District Lot 185,

because these properties are classified as "locked in".

AND WHEREAS on April 22, 1975, City Council approved partial relief from special assessment for one property -

(c) Lot 18, North ½ of West ½ and Lot 19, North ½ of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Sidewalks and Creation and Furnishing of Mini-parks in the West End, between Denman Street and Stanley Park. (Cont'd)

(a) $174.21, (b) $345.79 and (c) $237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

(a) $99.25, (b) $197.00 and (c) $135.35.

BE IT THEREFORE RESOLVED THAT for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1978 shall therefore be:

Lot 2, West ½, Block 69, District Lot 185	$99.25
Lot 33, North ½, Block 70, District Lot 185	197.00
Lot 18, North ½ of West ½ and Lot 19, North ½ of East 12 feet, Block 71, District Lot 185	135.35

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (West End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

D. Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street.

MOVED by Ald. Rankin
SECONDED by Ald. Brown

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

Cont'd....

MOTIONS (Cont'd)

Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (Cont'd)

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1978 as if it were used for residential purposes, that is to say:-

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

Cont'd.....

MOTIONS (Cont'd)

Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (Cont'd)

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1978 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy and recognized by the Chair:

MOVED by Ald. Bellamy
SECONDED by

THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the working of that plebiscite was not clear and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of introducing some form of the ward system for the election of Aldermen?"

(Notice)

The Council recessed at 5:05 p.m., to reconvene "In Camera" immediately following the Special Council (Public Hearing) which commences at 7:30 p.m.

The foregoing are Minutes of the Regular Council Meeting of July 11, 1978, adopted by Council on July 25, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Watermain Installations - 1978 Capital Budget

The City Engineer reports as follows:

"Watermain replacements are required at the following locations:

WATERWORKS PROJECT 802

Street	From	To
King Edward, south side	Oak Street	Heather Street
Willow Street	26th Avenue	28th Avenue
Swing connection at 33rd Avenue & Oak Street		

Estimated cost: $105 000

WATERWORKS PROJECT 803

King Edward, north side	Laurel Street	Ash Street
26th Avenue	Willow Street	Heather Street
20th Avenue	Heather Street	Ash Street

Estimated cost: $ 95 000

On a footage basis, 77% of the above installations replace old leaking steel mains. The remaining work consists of replacement of old cast iron pipe

(a) to improve the supply to the Shaughnessy Hospital complex (15%) and

(b) to remove a 'bottle neck' situation in our feed main grid (8%).

I recommend that Projects 802 and 803 be approved for construction and that the required $105 000 and $95 000 respectively be appropriated from 1978 Waterworks Capital Account #128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Yards Capital Accounts

The City Engineer reports as follows:

"Construction of the new district works yard, replacing the old Kaslo-Venables Yard, is now complete. In the course of construction extreme difficulty was encountered in the sewer installation. The ground turned out to be largely wood, from the refuse pile of the old lumber mill which once occupied the site, and as a result the entire trench was exposed to the harbour tides. The extra work involved resulted in a significant over-expenditure. When all the outstanding charges are in, the construction accounts will be over-expended by $36,500.

The installation of twin sewers in Manitoba and Cambie Yard has also been completed, and that account is under-expended by $10,100. These two items complete the Yards Capital projects. There is, in total, an over-expenditure of $26,400.

Cont'd...

Clause No. 2 continued:

The Director of Finance advises that funds could be made available from Supplemental Capital reserve.

The City Engineer recommends that $26,400 be appropriated from Supplemental Capital to close out the Yards Capital accounts."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION

3. Street Lighting Local Improvement Project - 48th Avenue from Blenheim to Balaclava Streets (Schedule 448 item 14)

The City Engineer reports as follows:

"A Local Improvement Project for Street Lighting on 48th Avenue (2 blocks) from Blenheim Street to Marine Drive was advanced by the City on the Initiative Principle and was defeated. A petition signed by 9 of the 16 property owners in the 3200 block was received requesting that the lighting project be proceeded with on 48th Avenue from Blenheim Street to Balaclava Street only (1 block).

At the meeting following the Court of Revision on May 18, 1978, Council resolved that the project in the 3100 block not be proceeded with and that the City Engineer canvass the residents of 3200 block West 48th Avenue and report results to Council.

I have to report that 16 of the 17 assessable property owners in the 3200 block have replied, nine (53%) favor the installation of street lighting, and seven (41%) do not.

Since the majority of owners favoring the project is small, I recommend

(a) that the project for lighting the 3200 block not be proceeded with this year and
(b) instead of waiting the usual five years, that a project for lighting only the 3200 block west 48th Avenue be advanced again on the Initiative Principle with next year's program."

The City Manager RECOMMENDS (a) above and submits (b) for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 469 & 470

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Statutory Declarations - Hardship Cases

The Director of Legal Services reports as follows:

"When dealing with hardship cases for additional suites in residences, it is Council's policy to require the applicant seeking authority to retain the suite, to swear a statutory declaration dealing with their financial resources so that Council can pass judgment on whether or not there is, in fact, a case of financial hardship.

Until my department undertook by-law prosecutions, the members of the department completed the form for the deponent. However, now that we have a by-law prosecutor, I consider it legally improper for us to do this, and we are requiring these people to go to outside lawyers or Notaries Public.

Section 53 of the Evidence Act allows the Lieutenant-Governor in Council to appoint Commissioners for taking affidavits. Conditions may also be attached to the appointment. The most common being that such authority applies only for exercise of the persons duties, and only for so long as he holds the position.

I would recommend that an application be made to the Attorney-General for the appointment of two persons in the Permits and License Department who would be able to complete the Statutory Declaration form in these hardship cases. Such persons to be named by the Acting Director of Permits and Licenses and myself, and the appointments to be exercised only while they hold their positions in the department. "

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

INFORMATION

2. Proposed Apartment Building for 1556/68/74 West 12th Avenue

The Director of Planning and the Director of Social Planning report as follows:

'This report deals with a Development Permit Application to construct a new apartment building at the above noted site, in the 1500 block, West 12th Avenue. The development would result in the demolition of existing dwellings.

Council would recall, on April 18th, 1978, considering a Community Services Committee report and hearing a delegation from a spokesman for Landmark Projects (the apartment developers) and from the tenant of one of the existing buildings, Ms. J. Ross. Ms. Ross was objecting to being given notice to vacate her dwelling unit. Council's resolution included the following:

"...the Director of Planning, together with a representative of the Social Planning Department, be requested to negotiate with the applicant, while this Development Permit Application is being processed,and endeavour to satisfactorily relocate the persons involved, including appropriate compensation to tenant Ms. Ross, and that a report on such negotiation be brought back to Council within one month..."

Cont'd...

Clause 2 Cont'd

The Development Permit subsequently met all the requirements of the Zoning and Development By-Law and was issued on May 2nd, 1978.

On May 23rd, 1978, Landmark Projects Corporation Ltd. submitted a letter (Appendix A) which states:

> "Landmark has revised its construction schedule and presently has no plans to develop the above site within the near future, and consequently has advised the tenants that we do not expect to give Notice to Vacate within 1978.
>
> If these plans should change, we will advise the tenants accordingly..."

No Building Permit application for the construction of the building has been applied for.

Since Landmark do not intend to demolish the buildings or relocate the tenants at this time, it is suggested that it is not necessary to negotiate at this time. Should a Building Permit be applied for or should Landmark advise that they wish to proceed in the future, the situation regarding the relocation of the tenants would be investigated and Council advised.'

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

3. Street Names - Private Roads Within Arbutus Village and Champlain Heights

The City Clerk on behalf of the Street Naming Committee reports as follows:

"Arbutus Village - Phase III

At its meeting on June 21, 1978 the Street Naming Committee considered the following names for the private roads within Phase III Arbutus Village submitted by Narod Developments Ltd.

-Briar Lane
-Parkway
-Springtree Drive

After discussion the Committee agreed to the private roads (Appendix 1) being named:

-Briar Avenue
-Parkway Avenue
-Springtree Drive

Enclave 16 - Champlain Heights

The Committee considered several names for the private streets within this enclave from Community Builders, only two of which were acceptable. The Committee suggested that the developers submit further names.

The Committee, however, suggested that the private circular road within the enclave be named 'Voyageur Drive' (Appendix 2)

The developer has been informed of the Committee's suggestion and is in agreement with the name chosen.

Cont'd...

Clause 3 Cont'd

Enclave 18 - Champlain Heights

On June 21, 1978 the Committee suggested that the private roads within Enclave 18 (Appendix 3) be designated:

- Maison Street
- La Petite Street
- Talon Avenue
- Joliet Avenue

Mr. Y. Adatia, President of La Petite Maison Co-operative appeared before the Committee on July 4, 1978 to appeal the decision to have four names. Mr. Adatia advised that the co-operative would prefer to have the address being the corresponding hundred block of Matheson Crescent or alternatively one street name within the enclave. The Co-operative will be numbering the units consecutively from 1 to 66.

After considerable discussion the Committee recommended that the private road system within Enclave 18 be designated Talon Square. The developer would be requested to place signs, acceptable to the Acting Director of Permits and Licenses, at both entrances/ exits on Matheson Crescent providing directional information to the units located on Talon Square. The Co-operative is agreeable to this proposal.

Recommendation

The Street Naming Committee recommends that the following names of private roads within Arbutus Village and Champlain Heights be approved:

Briar Avenue)
Parkway Avenue) Arbutus Village Phase III
Springtree Drive)
Voyageur Drive - Enclave 16 Champlain Heights
Talon Square - Enclave 18 Champlain Heights

Further that the City Engineer be instructed to amend the Official Street Name map accordingly."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 470

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Transit Levy

The Development Consultant reports as follows:

"Purpose

The False Creek Co-operative Housing Association (170 units in 2 enclaves, Phase 1, Area 6, False Creek) have written the City saying they want the Transit Levy cancelled retroactive to 1st January, 1978. They have not paid the levy since 31st December, 1977 and currently owe the City $5,265.00.

The Director of Finance, following consultation with the Director of Legal Services and the False Creek Development Consultant, has advised the Co-operative that the matter is being referred to Council with a recommendation that the City institute legal proceedings to collect the amount owed by the Co-operative.

The purpose of this report is to outline the reasons for and status of the Transit Levy, and to recommend that the enforcement action be approved.

Background

Transportation policy for False Creek, approved by Council, is to de-emphasize the number and use of automobiles, and to provide an attractive transit service.

Approximately one third fewer car spaces were, therefore, required for both residents and visitors than in a normal development of this kind, and B.C. Hydro were requested to institute a frequent and convenient bus service right into the development.

B.C. Hydro were, and are, most co-operative regarding the special service. However, they correctly pointed out that there already is transit service on Cambie, on Broadway and on Granville, which gives False Creek as good a standard of service as is policy throughout Greater Vancouver. In order to get the special service right into the development, we worked out the principle of the Transit Levy, whereby all residents and tenants in False Creek would pay a surchage of $5.00 per month or $5.00 per 1000 sq. ft. of commercial space, plus normal fares, and B.C. Hydro would operate a 15 minute rush hour service and 30 minute non-rush hour service into both the Heather and Spruce neighbourhoods, with a direct routing both to Granville and Cordova and to transfer connections at Broadway, starting the first day residents moved in to False Creek.

The principle of the Transit Levy was written into all ground leases ("a fair and equitable portion of any and all costs of such additional public transport"), discussed with all sponsors and explained at all meetings of future residents. The formula was approved by the False Creek Interim Residents' Council with some reluctance in July, 1976. Service started when the first resident moved in, 26th November, 1976.

Currently the Transit Levies for Phase 1 to date total approximately $4,000 per month. The City collects the Transit Levies, and pays the proceeds less a collection fee of 3% to B.C. Hydro. It should be noted that the City remits to B.C. Hydro the amounts billed as opposed to the amounts actually collected in the anticipation that all amounts billed will eventually be paid.

Continued . . .

Clause No. 1 Continued

"To protect the residents we requested and obtained an understanding that the Transit Levy would not exceed $5.00/month/dwelling and $5.00/month/1000 sq.ft. commercial space for a period not exceeding 3 years, and that the riding and revenues would be reviewed annually, so that if ridership built up sufficiently, the Transit Levy could be reduced or eliminated.

A complicating factor is that the False Creek bus also services the Seabus. Although this enabled the service to be set at 15 minutes in the rush hour, it makes an economic analysis of the cost/benefit to False Creek residents more difficult, because the routes are somewhat longer and a portion of the fare box receipts relate to riders who are travelling only within the downtown area.

The first annual review of the Transit Levy was made in October, 1977. Riders originating from False Creek had not reached the predicted level, nor had the occupancy of the residential and commercial units. Revenue was, therefore, substantially below the level whereby the Transit Levy could be reduced.

Another review, this time including an Origin-Destination survey and a routing study, is underway now, and although the results are not complete, it is apparent that the ridership is still not up to expectations, and a new routing is not the answer.

The next annual review will be in the Fall of 1978 when most of the residential and commercial units should be occupied.

Parking and Auto Use vs Transit Service

We are finding it difficult to hold the demand for car parking down to the levels we had hoped for.

If the Transit Service were removed, this would put pressure on the residents to provide additional parking.

CMHC at the senior Ottawa level has stated that they will not fund additional parking for the non-profit housing, in fact they believe there is already too much parking in Phase 1 and would like to see a reduction in parking for Phase 2.

To the extent that a special high quality Transit Service has reduced the need for cars, residents are saved the high cost of extra underground parking which would have cost $5,000 per stall or more.

The Development Consultant believes the transit service must be continued if we are to keep the demand for extra parking within reasonable demands. Furthermore, B.C. Hydro have been most co-operative in working out an innovative solution to a difficult transportation problem, and should not now be unduly pressured into continuing the service without the Transit Levy.

False Creek Co-operative-Attitude Toward Transit Levy

The False Creek Co-operative have written to the Director of Finance stating that its membership consider the Transit Levy to be discriminatory and inequitable, that the service should be paid for equally by all users or by all residents of the larger area served by the Public Utility, and that the Transit Levy be cancelled retroactive to 31st December, 1977.

Continued . . . .

Clause No. 1 Continued

" The Director of Finance has advised the Co-operative that he is seeking Council direction to take the necessary remedies under the ground lease to recover the amount due the City. The amount outstanding as at 30th June, 1978 is $5,265.

All other groups in False Creek are continuing to make their payments, except the Physically Handicapped who are exempt.

Alternatives

1. Enforce the Transit Levy.

2. Discontinue the Transit Levy for all properties in the Area 6 Development effective December 31, 1977, as per the Co-operative's request and have the City pay the Transit Levy. This would cost the City $20,500 for the refund of levies billed to date plus in excess of $4,000 per month for the duration of the subsidy program. The source of funds for the 1978 costs of approximately $40,500 would be the Contingency Reserve.

3. Discontinue the Transit Levy for all of the properties in the Area 6 Development effective July 31, 1978, and have the City pay the Transit Levy. This would cost the City in excess of $4,000 per month for the duration of the subsidy program. The source of funds for the 1978 costs of approximately $20,000 would be the Contingency Reserve.

4. Discontinue the Transit Levy effective July 31, 1978 and discontinue payments to B.C. Hydro recognizing that B.C. Hydro may then discontinue the service.

Recommendations

The False Creek Development Consultant, the Director of Finance and the Director of Legal Services recommend that:

A. The Director of Legal Services and the Director of Finance be authorized to take the necessary remedies under the ground leases to recover the Transit Levy due the City.

B. The False Creek Development Consultant, Director of Finance and City Engineer, continue monitoring the results with B.C. Hydro Transit Division with a view to maintaining the service and reducing or eliminating the Transit Levy at the earliest possible date. "

The City Manager RECOMMENDS that the above recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 470

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) May 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
May 1	Bank of Montreal	Aug. 1/78	$ 3,062,761.64	$ 3,000,000.00	92	8.30
2	Bank of Montreal	Aug.15/78	1,535,685.62	1,500,000.00	105	8.27
3	Bank of Montreal	Sept.1/78	1,541,819.59	1,500,000.00	121	8.41
3	Bank of British Columbia	May 8/78	500,000.00	499,548.35	5	6.60
3	Mercantile Bank of Canada, B.C. Hydro & Power Authority	May 4/78	500,106.16	500,000.00	1	7.75
10	Toronto Dominion Bank	May 12/78	500,184.93	500,000.00	2	6.75
12	Toronto Dominion Bank	May 17/78	500,445.21	500,000.00	5	6.50
16	Vancouver City Savings Credit Union	May 18/78	2,000,904.11	2,000,000.00	2	8.25
18	Vancouver City Savings Credit Union	May 31/78	1,504,193.84	1,500,000.00	13	7.85
23	Vancouver City Savings Credit Union	Aug. 1/78	507,815.07	500,000.00	70	8.15
31	Vancouver City Savings Credit Union	June 1/78	2,000,479.45	2,000,000.00	1	8.75
			$14,154,395.62	$13,999,548.35		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
May 2	City of Vancouver 8.75% Sept.30/88		$US 250,000.00	100.00	$US 250,000.00	10/4	8.75
5	City of Vancouver 6.00% June 15/80		CAN 5,000.00	94.70	CAN 4,735.00	2/1	8.80
12	City of Vancouver 6.25% Apr. 15/80		CAN 3,000.00	94.35	CAN 2,830.50	1/11	9.35
29	City of Vancouver 6.25% Apr. 15/80		CAN 2,000.00	95.75	CAN 1,915.00	1/11	8.75
			$CAN 10,000.00		$CAN 9,480.50		
			$US 250,000.00		$US 250,000.00		

...../2

Clause #1 continued:

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
May 1	Canadian Imperial Bank of Commerce	Aug.31/78	$CAN 2,981,422.47	$CAN 2,900,000.00	122	8.40
18	Vancouver City Savings Credit Union	Aug.31/78	CAN 1,024,020.55	CAN 1,000,000.00	105	8.35
			CAN 4,005,443.02	CAN 3,900,000.00		
			$CAN 4,015,443.02	$CAN 3,909,480.50		
			$US 250,000.00	$US 250,000.00		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$49,622,797.28	$48,316,841.20"

The Director of Finance recommends that the above transactions be approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Vancouver Art Gallery

The City Architect reports as follows:

"On March 7, 1978, City Council considered a report of the Standing Committee on Finance and Administration on the Vancouver Art Gallery and approved in principle the renovation of the present Provincial Courts Buildings at a cost of $11 Million for a new Art Gallery, and retained Arthur Erickson, Architect, for the project.

Funds in the amount of $2.6 Million from the Downtown Improvement Reserve and the proceeds of the sale of the present Art Gallery Building and site were allocated as the City contribution towards the total cost, the remainder being the responsibility of the Art Gallery to raise.

Council passed the following resolution in respect of the fund raising:

'(d) That the Art Gallery be requested to report to the Committee by July 1, 1978 on commitments received towards their fund raising efforts to permit Council to make a final decision at that time.'

The Art Gallery reports that because of political implications associated with a possible general election call, and the shortage of time, it is not possible to have a response from the various levels of Government and other organizations to the fund-raising requests until approximately mid-October.

It was noted in the report that since renovation costs were not certain and the fund raising proposal seemed optimistic, a decision to proceed with the project would have to be reconsidered if either the costs exceeded the estimates given or the fund raising did not come up to expectations.

...../3

Clause #2 continued:

In order to confirm the estimated renovation costs it was recommended that Contractors be invited to bid a guaranteed maximum (upset) price for the project on preliminary design drawings and specifications. The successful contractor would then provide cost information and advice on construction techniques during the detail design phase to ensure the project remains on budget. By these means, it was hoped to establish the maximum construction costs with a relatively small commitment in detail design time and Architectural fees, and Council authorized the City Architect to call for such tenders at a cost of $60,000 in fees.

Preliminary design work by the Architects in the last few months has shown that it is very difficult to determine the nature and extent of some of the renovation work since there are options that can be exercised, each with implications for either the project cost or the program. It is now clear that to be able to call upon the experience and estimating capacity of a suitably qualified contractor during the preliminary design stage to assess and confirm the costs of alternative design or construction solutions is essential, if the initial design is to be within the budget cost. Accordingly, it is recommended that a contractor be selected to assist with the preliminary design.

It is recommended that the selection of this contractor be made from a short list of suitably qualified companies who would be invited to submit a proposal indicating the fees they would require and that the selection of the contractor be made on the basis of experience, qualifications and resources, and not necessarily solely on the lowest quoted fees.

Following discussions with the Architects it has been generally agreed that the following five firms would be suitable:

Stevenson Construction Co. Ltd.
H. Haebler Co. Ltd.
Halse-Martin Construction Co. Ltd.
Turnbull & Gale Construction Co. Ltd.
Van Construction Division of Van Vliet Construction Co. Ltd.

At present it is proposed that the fees will form part of the total project cost and will be payable when Council confirms that the project will proceed and the total funding arrangements are known. If however, the project is abandoned, funds for payment of these fees may be required. The extent of this commitment will be known when the proposals are received from the Contractors.

It is recommended that:

(a) The City Architect be authorized to request proposals from the five contracting firms as noted in the body of the report. The results of the proposal call to be reported to Council in order that one Contractor can be appointed to assist the design team during the preliminary design phase.

(b) That the reporting of an upset price and fund-raising progress be delayed until mid-October."

The City Manager RECOMMENDS the foregoing recommendations of the City Architect be approved.

RECOMMENDATION AND CONSIDERATION

3. Revisions to Plumbing By-law No. 4068 - Fees for Building Sewer Extension

The City Engineer reports as follows:

"The fees for sewer connections set forth in Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law were last amended in February 1976. Since that time the cost of installing these building sewer extensions has increased for the following reasons:

Clause #3 continued:

(a) increased labour costs and equipment rental rates.

(b) significantly increased material costs.

(c) increased cost of spoil disposal.

(d) an increasing percentage of work involves streets with curb and gutter and permanent pavements with resultant increasing costs for excavation, back-filling and surface restoration.

(e) an increasing number of underground utilities resulting in more difficult working conditions and slower progress.

The following tabulation summarizes current fees and recommended fees:

	Item	Current Fee	Proposed Fee
1.	One and two family dwelling sewer extension	$ 1 200	$ 1 250
2.	Building sewer extensions other than one or two family dwelling:		
	(a) 4-inch diameter	1 300	1 550
	(b) 6-inch diameter	1 700	2 050
	(c) 8-inch diameter	2 300	2 750
	(d) 10-inch diameter	2 800	3 350
	(e) 12-inch diameter	3 200	3 850
	(f) 15-inch diameter	3 500	4 250
	(g) manhole installation in conjunction with a building sewer extension	950	1 150
	(h) connections greater than 15-inch diameter	3 500 min.	4 250 min.
3.	New hub or wye on twin sewer	$ 600	$ 750
4.	New hub or wye on single sewer	200	250

The proposed fees for one and two family dwellings are in accordance with the City's long standing policy of establishing the fee below cost for these connections.

Since December 1968, there have been connection fee increases in June 1970, August 1972, February 1975 and February 1976. The increase in fees from December 1968 up to August 1978 (9 years 8 months) represents an annual increase of approximately 15% (including the fees proposed in this report). The proposed fees represent an increase over the last fee increase in February 1976 (2 years 5 months ago) of approximately 20% (approximately 7½% per annum).

Section 1.4.16 (2) of the Plumbing By-law states that where a house has been connected to a septic tank and the owner arranges for connection to a new sewer installation within 12 months of being notified that a sewer is available the fee payable for such a connection is $150. This fee was established in 1961 and was the same as the normal one/two family connection fee at that time. It is not considered appropriate to revise the fee up to the now recommended fee for a one/two family dwelling ($1250) because in converting from septic tank to a normal sewer system the homeowner will be faced with certain costs in connecting from the septic tank system and bringing sewers to the property line. However, some increase in the fee could be considered appropriate in light of the current cost of sewer connections. Accordingly, it is suggested that this fee be established at 50% ($625) of the fee for a one/two family connection. This item is put forward for Council's consideration.

Clause #3 continued:

The City Engineer recommends that:

A. Changes to Sections 1.4.16 (2 & 3) and 1.4.20 of the Plumbing By-law No.4068 be approved in principle as follows:

- 1.4.16 (2)		for	$1 200	substitute	$1 250
- 1.4.16 (3)	(a)	for	1 300	substitute	1 550
	(b)	for	1 700	substitute	2 050
	(c)	for	2 300	substitute	2 750
	(d)	for	2 800	substitute	3 350
	(e)	for	3 200	substitute	3 850
	(f)	for	3 500	substitute	4 250
	(g)	for	950	substitute	1 150
	(h)	for	3 500	substitute	4 250
- 1.4.20	(a)	for	$ 600	substitute	$ 750
	(b)	for	200	substitute	250

B. The Director of Legal Services be instructed to prepare the necessary amendments to the Plumbing By-law.

C. The effective date of these By-law Revisions be August 21, 1978.

D. Council consider increasing from $150 to $625 the fee payable where the building (house) has been connected to a septic tank and the owner arranges for a connection to a new sewer installation within 12 months of notification that the new sewer installation has been completed. If Council amends this fee the Director of Legal Services should be instructed to prepare the necessary amendment to Section 1.4.16 (2) of the Plumbing By-law."

The City Manager RECOMMENDS that recommendations A, B and C of the City Engineer's report be approved and submits recommendation D for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 470 & 471

PERSONNEL MATTERS

RECOMMENDATION

1. Chief License Inspector

The City Manager reports as follows:

On May 23, 1978 the City Manager assigned to Ken Armstrong the title and duties of Chief License Inspector previously held by Dr. Bryson. His powers under the Charter include the granting and the summary suspension of all types of licenses.

After some experience with this arrangement, both Mr. Hebert, Acting Director of Permits and Licenses, and Mr. Armstrong now recommend a change to ensure that the statutory duties of the position can be exercised at all times, even while one of them is on vacation.

I RECOMMEND that, effective July 12:

a) the Acting Director of Permits and Licenses be appointed Chief License Inspector

b) Mr. K. D. Armstrong be appointed Deputy Chief License Inspector, with authority to carry out all the duties of the Chief License Inspector when the latter is absent.

FOR COUNCIL ACTION SEE PAGE(S) 471

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - 270 Terminal Avenue
Fontile Corporation Limited

The Supervisor of Properties reports as follows:

"City Council on December 19, 1967 approved a lease to Fontile Corporation Limited of 270 Terminal Avenue for a period of twenty years, with a rental review every five years.

Following negotiations, the lessee has agreed to a rental increase from $1,625.00 per month plus taxes, to $2,315.00 per month plus taxes, commencing January 1, 1978. All other lease terms and conditions to remain the same.

Therefore it is recommended that effective January 1, 1978, the rental be increased to $2,315.00 per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent to Mortgage of Lease -
Beach House Restaurant

The Supervisor of Properties reports as follows:

"Mozart Catering Ltd. leases the Sports Tearoom (Beach House Restaurant), in Stanley Park, from the City of Vancouver for a period of five years commencing February 1, 1977, and ending January 31, 1982.

Application has been received from the lawyers acting on behalf of Mozart Catering Ltd. for consent to mortgage said Lease by way of sublease. (Mozart Catering Ltd. have raised financing by way of a mortgage to the Federal Business Development Bank, who have taken a debenture along with the mortgage of the Lease between Mozart Catering Ltd. and the City of Vancouver).

It is recommended that the City consent to mortgage of this Lease subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. City-owned Lot to be conveyed to adjacent owner -
North Side of 49th Avenue between Fraser and
St. George Streets

The Supervisor of Properties reports as follows:-

"The property legally described as Lot 26 except East 34 feet, Blocks 4 - 6, D.L. 649, Plan 2236 situated on the north side of 49th Avenue between Fraser and St. George Streets was acquired by the City by Tax Sale in 1943 at a cost of $20.54.

This property has been reserved from sale because of a suspected survey fault in the block. Although various plans showed the width of this property to be approximately, 4.4 feet., it remained to be determined by survey as to whether or not this property existed on the ground.

cont'd.....

Clause No. 3 continued:

The matter has now been resolved by the City Surveyor who has conducted the necessary survey.

The City Surveyor advises that the City lot is virtually non-existant with a width of 0.10 feet on 49th Avenue and 0.02 feet at the lane. To resolve and clear up the survey fault, he has recommended that the City convey the City property to the owner of East 34 feet of Lot 26 Blocks 4-6, D.L. 649 for consolidation.

Following discussions, the sons, acting for their mother who owns the East 34 feet of Lot 26 have advised that she will co-operate with the City on the basis that the conveyance and related work will be completed at no cost to her.

It is noted that there is a local improvement charge levied against the City property. Prior to conveyance of this property, this charge should be commuted at a cost of $21.59.

Recommended that City-owned Lot 26 except East 34 feet Blocks 4-6, D.L. 649 be conveyed at no cost to the owner of East 34 feet of Lot 26, Block 4-6, D.L. 649 for consolidation into one site and that the local improvement charge presently levied against the City be commuted, the cost to be charged to account code #7090/942."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Acquisition of School Site at 13th Avenue and Victoria Drive
Boat Day Care Centre Property

The Supervisor of Properties reports as follows:

"On May 30, 1978 City Council approved the recommendations of the Standing Committee on Community Services report dated May 18, 1978 which recommended:

'A THAT the Supervisor of Properties negotiate with the Vancouver School Board to acquire the three properties upon which the Boat Daycare Centre is situated at 2948 Victoria Drive, with report to City Council.

B THAT it be recommended to the Property Endowment Fund Board that the three properties be acquired with Property Endowment Fund monies, on the basis that they appear to be a reasonable investment.'

The School Board made an offer to return the lots to the City for the price paid in February 1975 of $31,400.00 plus interest at 7%. Accordingly, agreement has been reached with the School Board that the purchase price as at May 31, 1978 for the above three lots will be $48,281.06 with interest payable by the City at the rate of $9.04 per diem from June 1st, 1978.

cont'd.....

Clause No. 4 continued:

As this price is considered to be advantageous to the City, the Supervisor of Properties recommends that Lots 9 to 11 of A, Block 168, D.L. 264, be purchased from the School Board for the sum of $48,281.06 plus $9.04 per diem until the account is paid. The Property Endowment Fund Board has agreed to purchase this property, and it is recommended that funds be provided from P.E.F. account 5927/9820."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of Various City-owned Properties

The Supervisor of Properties reports as follows:

" On the instructions of City Council for Item 1 following, and under the authority of the Property Endowment Fund Board with respect to Items 2 and 3 following, tenders were called for the purchase of the described properties on June 6, 1978 and were opened in public on June 26, 1978 at 9:30 A.M.

After considering all offers received, it is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

a) Site at the South-east Corner of 12th Avenue and St. Catherines Street, composed of Lots 1, 2 and 3, Subdivision A, Block 173, D.L. 264A, Plans 501 and 1771 - Zoned RT-2 (Two family dwelling district)

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Paragon Homes Ltd.	Lot 1: 33' X 122'	$38,700.00 on City terms.	Bulkhead agreement required - lot below street level.
	Lot 2: 33' X 122'	$38,600.00 on City terms.	
	Lot 3: 33' X 122'	$38,600.00 on City terms.	

b) South half of Lot 33, Block 9, D.L. 320, Plan 3720 - East side Crown Street North of 46th Avenue - Zoned RS-1

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Aaron and Molly Tenenbaum	33' X 123'	$51,100.00 Cash	Bulkhead agreement required - lot above street level.

cont'd.....

Clause No. 5 continued:

c) Lot A of 83 to 85; and Lot A of 86 to 88; both in Block 172, D.L. 264A, Plans 1313, 4094 and 1771
- West side of Clark Drive South of 14th Avenue
- Zoned RT-2 (Two family dwelling district)

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Paragon Homes Ltd.	Lot A of 83 to 85: 26' X 122'	$25,450.00 on City terms.	Bulkhead agreement required- both lots above street level.

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
	Lot A of 86 to 88: 25' X 131'	$25,350.00 on City terms	" "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. (A) Tender Calls for Sale and Leasing of City Lands

(B) Readvertising for lease properties in Block 130, Jericho/Locarno

The Supervisor of Properties reports as follows:

"City Council on June 13, 1978, IN CAMERA, when considering a report concerning the results of calling for tenders for lease of properties in the Jericho/Locarno area, recommended that no further action be taken to dispose of the remaining City-owned properties in Block 130 pending a report on City policy on disposal of City lands.

The report submitted at that time contained a brief description of the existing procedures which are followed when tenders are called for on City-owned lands and which came into effect by the Resolution of Council in 1962, and the various sections of the Administrative Manual produced in 1967 - 1968. The following report expands on those procedures. It is emphasized however that these are followed for tender calls. There are instances of direct sales to owners of abutting lands for business expansion, to eliminate encroachments, and other reasons; and to Governments and Societies for housing, community buildings, etc. Tenders are not called for in such instances.

Except where Council recommends a direct sale, the existing procedure is to call for tenders on City lands not required for civic purposes, by placing an advertisement in each of the local newspapers. Signs are also posted on the properties. The properties are advertised on the first Tuesday of any month, with tenders being opened in public, usually three weeks later. (A longer period is given in some cases, e.g. the Locarno/Jericho lands tender call allowed 8 weeks to permit interested parties

cont'd.....

Clause No. 6 continued:

to look into the financing situation). Interested parties are provided with information brochures giving location; size; general tendering procedures; any conditions of sale which may apply, such as easement requirements, options to re-purchase, restrictive covenants, development time or limitations, etc; terms acceptable to the City (5% deposit with bid, one-quarter down and balance in 6, 12, and 18 months at current interest rate as set by the Director of Finance); and also any known problems or requirements concerning the land, such as unstable soil conditions, bulkhead support, etc. Prospective bidders are required to use the tender forms provided and both the brochure and the tender form state that the highest, or any offer, is not necessarily accepted.

In the period between the placing of the advertisement and the opening of tenders, an in-house appraisal is carried out by the Supervisor of Properties and if the land has either a substantial value, (in excess of $200,000.) or there is some question as to the market value of the land because of various factors, a consultant is hired to provide a separate appraisal opinion of the market value of the fee simple or lease value. The appraisal is on hand before bids are opened in public. The appraisal value is not made known to the public, although information is given out on recent City sales of similar lands when available.

Where an offer is very close to the undisclosed estimated value or higher, it is recommended to Council for acceptance. Only the net amount coming to the City is considered when reviewing offers. Any commission payable to real estate companies is discounted.

Where none of the offers are within an acceptable range of the estimated value, then the parties are notified and are advised that further offers may be submitted directly to the Supervisor of Properties. These offers are held, unopened, until 5:00 p.m. Friday of each week until an acceptable offer is made. When an acceptable offer has been submitted, the property is immediately taken off the market and no further bids are accepted. The offer is then recommended to Council for acceptance. If the property remains unsold after a period of approximately six months, a review of the estimated value is usually undertaken and adjusted if necessary and the property re-advertised. Information on amounts turned down is provided upon request.

In the case of identical, acceptable bids, each bidder is notified and asked to submit a further bid. If the bids again are identical, the same procedure is followed. If the amounts bid are identical but one offer is cash and one is on terms, the cash offer is recommended for acceptance.

The procedure of accepting bids in the Properties Division on those properties not disposed of at the public opening, provides a setting for negotiations between the prospective purchasers and the Properties Division as to the opinions of value by either party. If the prospective purchaser is able to prove conclusively that the City's opinion of market value cannot be reasonably supported, then the next step taken is to review the appraisals and re-advertise the property on the open market. In this manner, everyone still interested can have another opportunity to submit a new bid. In any event, if the land remains unsold, it is again placed on the market usually within six months.

cont'd.....

Clause No. 6 continued:

In the matter of advertising on an upset price basis, there is an advantage to the bidder in that there is no doubt about the minimum price the City will accept; however, this could lead the developers and other interested parties or groups not bidding on a soft market, in which event, the upset price would become the fixed sale price. The moral obligation may be upon the City to sell at the upset price or withdraw the offer for sale, or the City's actions may be open to criticism.

In this situation, a developer could bring a prospective client to purchase the City land at a fixed price, and the builder would develop it according to the client's specification. This would eliminate the builder's capital and holding costs and may lead to a package situation put together either by the builder or his client based upon a known land price. In this situation, the City would be acting as an agent for the builder.

There are presently some residential lots which have been advertised and not sold and, therefore, are still available "over the counter". These are open for discussion and negotiation leading to further bids which could be acceptable in relation to the estimated market value for recommendation to Council for approval.

The present system of advertising with an undisclosed estimate of market value eliminates the foregoing problems. The opportunity for negotiation over-the-counter has proven to be a successful method of handling further offers. The bidder, if still interested, is aware that his initial bid was too low and is prepared to raise his subsequent offer. This has, in many cases, produced a price more commensurate with the appraisal, and has not, in the past numerous years of operation, created any major problems between the City and the marketplace.

Other municipalities in the Lower Mainland are governed largely by the Municipal Act whereas the City, under its own Charter, can set up procedures by Council Resolution. Out of six municipalities in the Lower Mainland, four advertise with a fixed price and two advertise with an undisclosed price. The last two then either negotiate after tender openings for sale or lease of the lands or re-advertise.

Private real estate industry advertises with a price which is sometimes stated, but usually not fixed and negotiations are carried out according to the individual offers. This, in effect, is the same procedure the City is using at the present time except that the down payment, interest rate and term is fixed beforehand.

In view of the foregoing, the Supervisor of Properties recommends that the existing procedures, as described above, be confirmed by City Council, and in particular, the following specific items:

a) That where City-owned lands are offered for sale or long term lease, tenders be called for through advertisements in the local newspapers, with an undisclosed estimate of market value being prepared prior to public opening of bids.

b) That where bids are considered by the Supervisor of Properties to be representative of the estimated market value, that the offers be immediately recommended to City Council for acceptance.

cont'd.....

Clause No. 6 continued:

c) That where, in the opinion of the Supervisor of Properties, no acceptable offer has been submitted in relation to the estimate of market value, all bidders be informed that the City will entertain subsequent offers over the counter on the basis of sealed envelopes to be opened at the end of each working week, Friday, 5:00 p.m.

d) Where land has not been sold, after a period of six months, it be re-appraised and re-advertised.

And further recommends:

e) That the lots in Block 130 for which bids did not meet the foregoing standards, be re-advertised for lease.

It is noted that under this system, the results have been highly satisfactory from an operational aspect with the cost of sales being minimal and there has not been any ongoing controversy or criticism of these procedures."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Reassignment of Lease - City-owned lot - South of First Avenue between Ontario and Quebec Streets

The Supervisor of Properties reports as follows:

"City-owned Lot 4, Block E, D.L. 200A and of Lot 2, D.L. 2037, and Portion of Parcel A, D.L. 2037 is located at the south-east end of False Creek. This property comprises an area of 3.26 acres, zoned M-2, Heavy Industrial District, leased to City Construction Co. Ltd. for 21 years expiring November 30, 1995. This lease was subsequently assigned to Ashland Oil Canada Limited on October 1, 1971.

An application has now been received from the Solicitors acting for Ashland Oil Canada Limited requesting the City's consent to assign the lease to W3 Holdings Ltd.

On December 16, 1975, Council approved a policy for the purposes of planning the east end of False Creek which provided for a major pedestrian link around the waterfront to be negotiated as a desirable feature on a lease-by-lease basis. Accordingly, discussions have been held with the Solicitor acting for W3 Holdings Ltd. to provide a right-of-way for a pedestrian walkway along the waterfront. As a result, W3 Holdings Ltd. has submitted a letter agreeing to enter into a right-of-way agreement for the pedestrian walkway on the following basis:

a) the date for development of the 20 foot right of way to be determined by the City;

b) the right-of-way to be located along the foreshore except where the loading ramp wharf is located where the right-of-way will be located south of the wharf,

c) an adjustment in the rental when the right-of-way is open.

cont'd.....

Clause No. 7 continued:

d) the right-of-way to be opened to the public at all times except when the lessee is moving material through the wharf when the right-of-way is to be closed for the protection of the public and provided that prior consent of the City is obtained if the right of way is to be closed for an extended period.

Therefore, it is recommended that the request to assign the lease from Ashland Oil Canada Limited to W3 Holdings Limited be approved subject to W3 Holdings Ltd. entering into a right-of-way agreement for a 20 foot pedestrian walkway along the foreshore, on the foregoing basis, the agreement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 472

MANAGER'S REPORT

July 5, 1978

TO: Vancouver City Council

SUBJECT: TRADE AND CONVENTION CENTRE

CLASSIFICATION: Recommendation

On June 27, Council approved the creation of a task force and steering committee, whose composition is to be submitted to Council on July 11.

Council also deferred a motion of Alderman Marzari on a City cost-benefit analysis.

Subsequently, the Mayor and City Manager had a discussion in Victoria with Ministers Don Phillips and Grace McCarthy, their staffs, and representatives of DREE.

They also discussed the task force with a representative of the Board of Trade, with Mr. Sutcliffe and with City department heads.

From these discussions, the City Manager recommends the following mechanism for the task force.

1) STRUCTURE

There shall be a Steering Committee which will meet at frequent regular intervals with a Project Director who will be responsible for the investigation and will direct the actions of a working staff.

2) The STEERING COMMITTEE shall consist of five parties (or about 10 persons)

i) The City of Vancouver: representatives of Director of Finance, Director of Planning, City Engineer and the Director of Social Planning.

ii) The Province: representatives of the Minister of Economic Development and of the Provincial Secretary.

iii) The Federal Government: representatives of Minister of Trade and Commerce and Minister of Regional Economic Expansion.

iv) The National Harbours Board: representative of Port Manager.

v) The Business community: representative of Board of Trade.

Most of the parties have agreed to participate and have named representatives who will be senior officials with technical knowledge useful to the evaluation. Representatives of each party will also be responsible for getting directions from their respective elected people regarding the work of the task force, and for forwarding to the politicians the interim and final reports of the task force with any additional comments they may wish to make.

The functions of the Steering Committee will include:

a) Acting as a resource to the Project Director who will call on the parties,

- for any reports or data in their possession;
- for staff assistance in carrying out phases of the work;

-(through the Mayor) for financial contributions to the cost of consultants required by the Project Director.

b) To participate in the preparation of the detailed terms of reference of the task force and the specific questions that require investigation.

c) To advise the Project Director on possible approaches for the investigation, and on available resources.

d) To review with the Project Director preliminary and final results of the investigations.

e) To report results to the respective political bodies with additional comments if required.

The Steering Committee will guide the work through advice to the Project Director. The Project Director will consider both majority and minority opinions of the Committee. There will be no need for formal votes within the Committee, and hence the exact number of representatives of each party is not an issue.

When reporting to City Council, as in (e) above, the City staff representatives will be free to add their own comments and to disagree, if necessary, with some of the conclusions of the Project Director. In view of this, City staff do not feel it is necessary to launch a separate City-sponsored cost-benefit analysis, as suggested by Alderman Marzari's motion.

3) The PROJECT DIRECTOR will schedule and chair meetings of the Steering Committee. In consultation with the Committee, he is responsible for the scheduling and the execution of all phases of the investigation; including

- the refining of the terms of reference of the investigation;
- the assigning of specific tasks to staff made available by the five parties;
- seeking advice from other parties, within City Hall or outside (e.g. Convention Bureau, Hotel industry);
- the appointment (within an established budget) of consultants, as needed;
- the negotiations with related parties (e.g. Marathon);
- the writing of reports, discussions of them by the Steering Committee and presentations to the sponsoring bodies (City, Province, etc.)

3) THE WORKING GROUP

As set out above, the work of the task force, directed by the Project Director, will be carried out as follows:

- by the Project Director himself;
- by staff seconded to the Project Director from the parties;
- by assigning facets of the investigation to operating departments of any of the parties (e.g. City Engineering, re: design of approach streets);
- by consultants appointed by the Project Director.

4) BUDGET

It is expected that most of the costs will be absorbed by participating parties (e.g. seconded staff, meetings of Steering Committee, office space and support.) How much extra money will be needed cannot be determined until it is known what consultants are required. Further, the City's contribution depends on negotiations for sharing the budget with the other parties.

In order to expedite the work of the task force and pending a report on the budget and on cost-sharing, it is recommended that up to $15,000 of Contingency Reserves be allocated to the work of the task force.

The City Manager RECOMMENDS:

A) That Council accept the structure of the task force, and the functions of the Steering Committee and Project Director, as described above.

B) That Council endorse the composition of the 5-party Steering Committee as set out above.

C) That Council approve the allocation of $15,000 of Contingency funds towards the budget of the task force, with a report back to Council on the total budget and its cost sharing.

D) That the Mayor be requested to negotiate cost-sharing of the costs of the task force with participating parties.

E) That Council not initiate a parallel independent City cost-benefit study, which had been suggested in Alderman Marzari's deferred motion.

FOR COUNCIL ACTION SEE PAGE(S) 472 & 473

C

TC 62-MLH-75

MANAGER'S REPORT

July 7, 1978

TO: Vancouver City Council

SUBJECT: Chinatown Historic Area Streetscape Improvement Project
Provincial Government Financial Assistance

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"1. BACKGROUND

On May 30, 1978, City Council considered a report on the above subject, and approved the following motion:

"THAT this report of the City Manager dated May 28, 1978, be referred to the Heritage Advisory Committee to meet with the Chinatown Historic Area Planning Committee to prepare a satisfactory proposal."

Accordingly a joint meeting of the two committees noted above was held on Monday, June 26, 1978. Prior to the meeting, the Heritage Advisory Committee was provided with additional financial and background information to the above project, and the reasons for requesting financial assistance from Senior Governments. This information is attached as Appendix 'A'.

The use of Provincial Heritage Trust Funds as a possible source of funding for this project was also discussed at the joint meeting of the two committees.

Following discussion, the following motion was unanimously approved:

"THAT the Heritage Advisory Committee endorses the City's application for Senior Government funding for the Chinatown Historic Area Streetscape Improvement Project."

It should be noted that prior to this meeting of the two committees, the Chinatown Historic Area Planning Committee (CHAPC) had discussed the matter of Senior Government Assistance at its regular meeting on June 14, 1978.

At that meeting, the CHAPC reaffirmed its unanimous support for requesting Senior Government assistance for the project, and also recommended that the support of the Vancouver Heritage Advisory Committee be obtained for this application.

2. APPLICATION FOR FUNDING

The request for Provincial Government funding for the Chinatown project is being made partly on the basis that considerable assistance has already been made available to Gastown projects in the past (Provincial contribution = $105,000), but more importantly for the following reasons (see Appendix 'A', Section (E) for a more detailed analysis):

A. Investment Benefits

At the present time, over $13 million worth of public and private investment is planned for the area. Considering also the area's value to tourism in general, a relatively small investment by the public sector in badly needed streetscape improvements, will help to ensure the continued viability and economic well-being of the Chinatown Historic Area.

This infusion of public funds and the resultant higher level of investment in the area and general property values, eventually should more than repay both the City and Senior Governments with increased tax revenues.

B. Heritage Restoration

Certain aspects of the project design proposals are "heritage" restoration work, with significant additional costs compared to standard City streetwork items.

Actual costs attributed to these features are:

Restoration of granite curbing	$ 55,000
Granite setts paving	$ 15,000
Special corner lighting	$110,000
TOTAL COSTS	$180,000

C. Economic Compensation

The Chinatown Historic Area was designated by the Province in 1971, without any consideration of compensation to affected property owners.

Considering the precedent of Provincial assistance to Gastown, the higher costs of maintaining historically-designated properties compared to other areas of the City, Chinatown property owners feel that they should be assisted with these responsibilities by special Senior Government and City assistance with streetscape improvement projects, particularly as these benefit not only the local area, but City and Provincial interests as well.

Therefore, based on the reasons noted above, and the level of Provincial assistance made available in the past for Gastown projects, a comparable amount of at least $150,000 would seem to be justified for the Chinatown project. Possible sources of funding could include the Heritage Trust Fund, Ministry of Housing and Municipal Affairs, and the Ministry of Travel and Tourism.

The Director of Planning recommends:

A. THAT City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project, and

B. THAT the application for funding, in the amount of at least $150,000 be re-submitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate."

The City Manager wishes to bring to Council's attention the figures and statements in Appendix A

- The project will have to be reduced in scope to bring the total cost to $700,000
- Even with that reduction and a Provincial grant, cost sharing with the merchants has to be negotiated.

If the Province agrees to a grant, there will be a further report to Council in September covering the above points and also anticipated maintenance costs.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 415

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 22, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 22, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item are unanimous.

RECOMMENDATION

1. University Women's Club of Vancouver - Grant Request

The Committee had before it for consideration a Manager's report dated May 25, 1978, in which the Director of Social Planning reported as follows:

" The University Women's Club of Vancouver is requesting a civic grant in the amount of $5,000.

Social Planning staff have met with representatives from the University Women's Club of Vancouver located at 1489 McRae Avenue. The nature of the request has been reviewed and it is the opinion of the Director of Social Planning that this organization does not meet the guidelines or criteria approved by City Council for either a cultural or community service grant.

Therefore, the Director of Social Planning recommends no grant. "

Also before the Committee was a letter dated January 30, 1978 (copy on file in the City Clerk's Office) from the President of the University Women's Club setting forth the wide variety of functions which are held by the club at Hycroft, a heritage building which the club continues to maintain. The letter noted that the club had received a grant of $5,000.00 in each of the past three years from the City.

Appearing before the Committee on this matter was a representative of the University Women's Club and a representative from the Social Planning Department.

The representative from the Club distributed to Committee members copies of a letter dated June 16, 1978 from Gordon, Spratt & Associates, consulting engineers, which listed $47,000.00 worth of various upgrading and maintenance works required at Hycroft, and the spokesman for the Club indicated that they intend to meet these expenses through their own fund raising activities but are applying for a $5,000.00 grant from the City to assist them.

Continued . . . .

Clause No. 1 Continued

During consideration the Committee noted that it was the opinion of the Director of Social Planning that the organization does not meet the guidelines or criteria approved by Council for either a cultural or community service grant, but the Committee felt the organization does deserve some City assistance.

Following discussion, it was

RECOMMENDED

THAT Council approve a $5,000.00 grant for 1978 to the University Women's Club of Vancouver, funds to come from the City's cultural grants budget.

2. Liquor Permit Application - 1523 Davie Street (Hy's Mansion Restaurant)

The Committee had before it for consideration a Manager's report dated June 8, 1978, on the application of Dominion Construction Co. Ltd. for Development Permit Application No. 79973 to use the existing building at 1523 Davie Street as a restaurant, including a holding bar, on the main floor.

In the Manager's report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been submitted by Dominion Construction Co. Ltd. for Hy's Restaurant Ltd., to use the existing building as a restaurant, including a 'holding bar' on the main floor.

This development is located on the northwest corner of Davie Street and Nicola Street in the West End. The building is the Gabriola Mansion, located in a mixed commercial and residential area. The building has been classified as a category "A" Heritage Building, and the site was recently rezoned from RM-4A to WED, permitting the 'commercial use (eg: restaurant) in designated "A" Heritage Buildings'.

The proposed holding bar will have an assembly area of 840 sq. ft. (7% of the total area of the restaurant). The drawings submitted with the application indicate a seating capacity in the dining area of 162 persons. The Provincial Liquor Act regulations permit a maximum seating capacity in the holding bar of 40 persons (25% of the dining area seating capacity).

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Development Permit Board approved this application, subject to a number of conditions, one of which was that prior to the issuance of the Development Permit:

"the proposed holding bar is to be first approved by City Council".

Appearing before the Committee on this matter was a representative from the Planning Department.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79973 to Dominion Construction Co. Ltd. to establish a restaurant with holding bar at 1523 Davie Street.

Continued . . . .

3. Hotel Vancouver - Progress Towards Compliance with Fire By-law

In accordance with Council's approval of a Committee recommendation earlier this year requiring monthly progress reports on the Hotel Vancouver's work towards compliance with the City Fire By-law, the Committee had before it for consideration, a Manager's report dated June 12, 1978 (copy circulated) in which the Fire Chief provided progress report number four on the status of upgrading work at the Hotel Vancouver. The report concluded that the Fire Chief is satisfied with the progress being maintained by the hotel management.

Representatives of the Fire Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 12, 1978, on the status of upgrading work at the Hotel Vancouver to meet the City Fire By-law, be received.

4. Request for Reduction of Land Costs at Foster-Euclid Housing Development

The Committee had before it for consideration a Manager's report dated June 20, 1978 (copy circulated) in which the Supervisor of Properties reported on a letter dated June 7, 1978 from the Greater Vancouver Regional District requesting a reduction in the lease value of City property the Greater Vancouver Housing Corporation wishes to use for family housing.

In the report, the Supervisor of Properties recommended the land lease value per unit be confirmed at the previously agreed to $7,333.33 per unit, for a total value of $242,000.00 for the 33 units approved for the Foster-Euclid site.

It was noted that the Greater Vancouver Regional District, in its letter, requested a reduction of the land cost from the $7,333.33 figure per unit to $6,000.00 per unit because of soil problems encountered at the site which will require the removal of all poor material and filling with gravel or the installation of wood pilings and concrete grade beams to permit construction.

A representative of the Greater Vancounver Housing Corporation and a spokesman for the Supervisor of Properties appeared before the Committee on this matter, each speaking to their particular point of view - the Housing Corporation representative urging reduction of the lease value per unit and the Properties Division spokesman urging retention of the previously agreed to lease value.

The Deputy City Manager noted there was no indication from the Housing Corporation that it could not proceed on the basis of the earlier agreed to value and that the Housing Corporation is merely endeavouring to get a better deal from the City. The Housing Corporation representative indicated that the Corporation was not aware of the costs of rectifying the soil conditions when it agreed to the earlier price.

Continued . . . .

Clause No. 4 Continued

The spokesman for the Supervisor of Properties pointed out that the subject property comprises a total of 19 lots which, on the open market, would be valued at close to $30,000.00 each, or a total potential return to the City of $600,000.00, and the previously agreed to arrangement with the Housing Corporation would net the City $242,000.00.

During discussion, the Committee felt that it could recommend some relief for the Housing Corporation but not the full reduction which the Housing Corporation is seeking; that it should recommend a reduction of approximately half the requested reduction of $1,333.33 per unit or $650.00 per unit, or a total reduction of $21,450.00 on a previously agreed value of $242,000.

Following discussion, it was

RECOMMENDED

THAT Council approve a reduction in the land lease of $650.00 per unit for the 33-unit family housing development proposed by the Greater Vancouver Housing Corporation at the Foster-Euclid site, such reduction providing a total value of $220,550.00.

(Ald. Ford opposed.)

The meeting adjourned at approximately 2:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 476 & 478

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 22, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 22, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Public Access to Vancouver's Waterfront

The Committee considered an information report of the City Manager dated June 13, 1978 (copy circulated). Mr. R. Youngberg, Associate Director Area Planning, advised that as a result of meetings of the Waterfront Sub-Committee the Planning Department has prepared material which summarizes the present status of public access to Vancouver's waterfront, Council's present policy to maintain and improve the existing recreational amenities and to encourage additional public access to the waterfront, and potential opportunities for development of these public amenities.

The most significant opportunities for future public access are:

i) Short Term

- Viewing platforms or mini-parks at additional street ends on the Fraser River.

- Development of city-owned land just east of Angus Drive in conjunction with the Marpole Area Planning Committee.

- Endeavour to acquire the 8-acre parcel just west of Angus Drive (owned by Steele Bros., option to purchase by Horner Developments).

- Acquisition, west portion of Celtic Island parcel from B. C. Packers.

- Negotiation of easements from private owners, including the Musqueam Band, for a trail system between Angus Drive and the University Endowment Lands Foreshore Park.

cont'd.....

Clause No. 1 continued:

- Development of park reserve on Musqueam lands, at foot of Salish Drive.

- Temporary public viewing area on the city-owned Sterling Shipyard site, depending on City Engineering needs.

ii) Long Term

- Acquisition, or negotiation of easements, on the easterly portion of False Creek to provide continuous walkway.

- Waterfront walkway in the Central Waterfront Area.

- New parks in False Creek and Central Waterfront areas provided through redevelopment activity.

- Negotiations with industrial users on both the Fraser River and East Waterfront to provide public viewing areas. In particular, the proposed redevelopment of Terminal Dock by the N.H.B. could include public amenities.

Mr. Youngberg advised that an estimated $11.5 million (including $4.5 million for Harbour Park) has been spent by the City for the past five years on waterfront development. There is $57,000 remaining in a fund contributed by the North Fraser Harbour Commission for future developments along the Fraser River, however, this money cannot be utilized without matching City funds.

A member of the Burnaby Planning Department made a detailed presentation to the Waterfront Sub-Committee on Burnaby's experience and actions (copy on file in the City Clerk's office). Since 1972 Burnaby has been pursuing a major commitment to providing public access to its waterfront areas in both Burrard Inlet and the Fraser River.

Mr. Youngberg noted that the Planning Department's 1978 work program does not include significant work on exploring the opportunities which exist for increasing public access to the waterfront. When Council is reviewing the work program later in the year it may adjust the work program to include more extensive work in this area.

Mr. E. Martin, Projects Engineer, advised that in the Waterfront Sub-Committee meetings the Engineering Department supported points of access to the waterfronts for pedestrians and vehicles. It was also pointed out that when the City is considering recreational opportunities along the waterfront, the sewer system problems that might arise from locations near sewer outfalls should be closely examined. Despite the fact that the City and the G.V.S.D.D. carry out extensive maintenance programs and control operation of the system to ensure the least number of discharges of sewage, malfunctions cannot be avoided. The predominance of rainfall contributes to a considerable number of combined sewage discharges to receiving waters.

Clause No. 1 continued:

Mrs. A. Pigott, Save the Entrance to Stanley Park Committee, stated that the organization would like to see the fill at Harbour Park dredged out with the costs of removing the fill being recouped by the sale of the material. She urged the Committee not to go ahead with any winter works projects to construct a seawall that would lock the filled material in.

It was suggested that Alderman Kennedy, Council's representative on the Fraser River Recreation Committee, should pursue the question of a viewing platform or mini-park at the Jellicoe street-end with the Recreation Committee and report back. An updated report on the street-end was requested from the Planning Department.

RECOMMENDED

A. THAT the report of the City Manager dated June 13, 1978 be received.

B. THAT the Director of Planning prepare a report on the current status of the Jellicoe street-end.

C. THAT Alderman Kennedy, as Council's representative on the Fraser River Recreation Committee, pursue the matter of a viewing platform at the Jellicoe street-end with the Committee and report back.

2. Log Booming in False Creek - Request by Bay Forest Products Ltd. for Lease Extension

The Committee considered a report of the City Manager dated May 23, 1978 (copy circulated) in which the Director of Planning provides information on the current log booming situation in False Creek and outlines options to advise the Department of the Environment on Bay Forest Products' request for a ten year renewal of a lease for a 12 acre water lot in False Creek to use for log storage purposes. The Department of the Environment is seeking the City's advice as to whether renewal of the lease will be in sympathy with the City's planning and management objectives for False Creek.

Mr. L. Coo, Central Area Planning, advised that Bay Forest Products Ltd. have applied for an extension of the lease expiring September, 1988. In 1972 Council adopted a recommendation of the Special Council Committee on False Creek that log booming storage west of Connaught Bridge should be discontinued immediately and log booming east of Connaught Bridge should be discontinued as soon as practical. This statement forms part of the Official Development Plan By-law for False Creek adopted by Council in 1974 after a public hearing.

The report states that the existence of log booms does consequently affect water quality in an inlet such as False Creek where tidal flushing action is limited and as there is no significant flow of fresh water into the head of the inlet, these effects are likely to be greater than elsewhere.

cont'd.....

Clause No. 2 continued:

At present the City is encouraging compatible industries to remain in or move into Vancouver City. The City is also striving to provide or retain jobs within the City. Although Bay Forest Products does create some environmental problems, it is important to weigh these against the employment it provides.

A proposal for a substantial redevelopment of False Creek's north shore has recently been presented to City Council. This concept proposes a large multi-purpose stadium on the location of the present Bay Forest Products mill site. The viability of this proposal is still under study and there are many major questions to be answered. The results of further review of this study may be ready for discussion later this year.

There has also been a preliminary development permit application submitted for a 400 berth marina in the same area as the log booming area presently in question. Although the concept has merit, the Planning Department could not recommend approval at this time as it does not meet the design guidelines with respect to number of boats, etc.

Mr. Coo advised that the courses of action open to the City in advising the Provincial authorities are as follows:

(i) The City could request that the subject water lot lease be terminated as of September, 1978.

(ii) A lease extension could be granted for a part of the present 12-acre water area. This would provide an option for alternative water use in the remaining area.

(iii) An extension for one year could be granted and be subjected to annual reviews in subsequent years. This would enable the City to keep all options open.

(iv) An extension for five years, this representing a reasonable time within which to re-establish the objectives for redevelopment of False Creek's north shore, could be granted.

(v) An extension for five years plus option for additional five years, subject to review.

(vi) An extension for ten years, this being the time requested by Bay Forest Products Ltd., could be granted.

In the report, the False Creek Development Consultant advised that since it is desirable to maintain employment, the lease for the log boom for Bay Forest Products Ltd. could be continued. An extension for one year should be granted subject to annual reviews, with the intention that the lease be terminated when Area 2 development is commenced in such a manner as to be affected by the subject water lease.

Mr. W. Curtis, City Engineer, advised that he supports the Planning Department in granting an extension for five years plus an option for an additional five years subject to review.

cont'd.....

Clause No. 2 continued:

The City Manager recommended that an extension be granted for five years subject to review in 1983 with a condition stipulating that the lease may be terminated if and when Area 2 development is commenced in such a manner as to be affected by the log booming.

Mr. R. Neal, Bay Forest Products Ltd., submitted a brief (on file in the City Clerk's office) to the Committee. The brief concludes with:

"Strong evidence has been presented demonstrating the importance of the water licence area to the operations of Bay Forest Products Ltd. Loss of the licence of occupation would substantially increase annual operating costs and during adverse economic conditions in the lumber market might force closure of the plant.

Evidence has also been presented to show that the presence of log booms on the north shore of False Creek to the west of the former fireboat moorage is not damaging the environment and is not incompatable with other development.

Since the licence can be terminated on short notice at the discretion of the Provincial Government, the renewal of the licence at this time in no way restricts the City's power to require the removal of the log booms at some future date if warranted by proper and justified considerations.

Thus for the above reasons Bay Forest Products Ltd. seeks the support of the City for its application to renew the licence of occupation."

Mr. Neal advised that a 10 year lease had been requested based on the fact that the land lease expires in 10 years. The land owner (C P.R./Marathon) is supporting the lease renewal. They are not supporting the marina at this this time.

RECOMMENDED

THAT the Province of B.C. be informed with respect to the Bay Forest Products Ltd.'s application for the renewal of license of Occupation No. 0312405, the City of Vancouver recommends that an extension of the lease be granted for five years.

The meeting adjourned at approximately 2:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 478

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON TRANSPORTATION

June 22, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 22, 1978, at 3:30 p.m., in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Kennedy, Chairman
Alderman Bellamy
Alderman Ford
Alderman Harcourt
Alderman Rankin

CLERK TO THE COMMITTEE: J. Thomas

The Minutes of the meeting of June 1, 1978, were adopted.

1. Installation of a Median on Rupert Street Between 23rd and 29th Avenues

The Committee had for consideration a Manager's report dated June 14, 1978, (circulated) in which the City Engineer discussed street improvements scheduled for Rupert Street between 23rd Avenue and Kingsway.

At a Court of Revision held on March 30, 1978, residents expressed concern that proposals to install a centre median, 14 feet wide with 24 foot one-way roadways each side, between 23rd and 29th Avenues, would increase noise levels. A subsequent survey of 68 property owners on Rupert Street elicited 33 responses - 20 in favour of a median, 13 expressing a preference a standard 46 foot pavement.

The Assistant City Engineer - Traffic Division addressed the Committee and advised a median would provide for an improved traffic arrangement. Safety would be increased and there would be no noticeable increase in the traffic noise. Funding was provided in the 5-Year Plan and there would be no extra cost to the property owners.

It was

RECOMMENDED

THAT a median be provided on Rupert Street between 23rd and 29th Avenues; and that the extra cost ($95,000) be met from funding approved at the Court of Revision of March 30, 1978.

2. Bicycle Use on Granville Mall

City Council on November 1, 1977, resolved that the Granville Mall By-law be amended to permit bicycle use on the Mall for a trial period of six months.

Continued.....

Clause No. 2 Continued

In a City Manager's Information Report dated June 2, 1978, (circulated) considered by the Committee, the City Engineer advised the six-month trial period has now expired. Police and B.C. Hydro had been contacted and had indicated no complaints had been received. They perceived no problems as a result of continued use of the Mall by cyclists; however, monitoring would continue over the summer for report back in the Fall. The City Engineer therefore advised it was not felt necessary to amend the Granville Mall By-law at this time.

It was

RECOMMENDED

THAT the City Manager's report dated June 2, 1978, be received for information.

3. Citizen's Brief re Safety of B.C. Hydro Trolley Buses

The Committee received a presentation from Mr. Robert E. Reynolds, (brief circulated), requesting consideration be given to the alleged unsafe nature of approximately 300 of the older model trolley buses presently operating in the City.

Mr. Reynolds addressed the Committee on this matter and stated as an ex-ambulance driver his concern was based on the fact that Hydro's city fleet included approximately 260 older trolley buses which had no emergency exits. Windows did not open sufficiently to enable an adult to escape and emergency equipment such as fire axe, first aid equipment or fire extinguisher was not carried. Copies of the Provincial Professional Drivers' Manual were distributed to the Committee and Mr. Reynolds drew attention to page 54 of the Manual requiring public or limited passenger vehicles with a seating capacity of more than 8 passengers to carry emergency equipment and those carrying 12 or more passengers to have an emergency exit door or emergency exit windows of the push out type. Mr. Reynolds stated B.C. Hydro was presently outside these regulations and therefore was not governed by adequate safety regulations. This should be protested by the Committee.

The Chairman advised B.C. Hydro had been contacted on the matter and had advised the buses had operated for 28 years without an accident, and Hydro was satisfied the vehilces were safe. The situation only applied to older trolley buses which were gradually being phased out.

Members of the Committee discussed Mr. Reynold's suggestion that screws holding the windows should be removed allowing sufficient space for an adult to escape in case of an emergency but it was felt additional hazards to children would result.

Following discussion it was

RECOMMENDED

THAT the City Engineer be requested to ascertain the safety measures to be introduced in new public transit vehicles acquired by B.C. Hydro; further, that B.C. Hydro be requested to report to the City on safety aspects before making new passenger vehicle purchases.

The meeting adjourned at approximately 4:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 478

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 22, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 22, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

CLERK : G. Barden

RECOMMENDATION:

1. Vancouver Public Library Proposed Service to 'Shut Ins'

The Committee considered a Manager's report dated June 20, 1978 and a report from the Vancouver Public Library Board dated June 1, 1978.

Mrs. T.W. Kennedy, Library Board, advised that the Board recommended as follows:

(a) That City Council approve the extension of the present Taped Books Service to Stage I of a Shut-in Service:

Setting up costs 1978	Materials:	$15,000
	Accommodation:	$ 2,000
		$17,000
Operating p.a. for 6 months	Materials:	$ 1,500
	Transport:	$ 1,290
		$ 2,790
Staffing: (by transfer or charged to GVLF grant)		NIL
	TOTAL - 1978	$19,790
(b) Operating costs 1979	Materials:	$ 3,000
	Transport:	2,580
		$ 5,580

(c) That City Council note that the extension of this service in Stage II to a further 1,000 people at an approximate additional cost of $30,000 p.a. will be recommended for 1981 or later.

Operating costs - Stage II $36,000 p.a.

...../2

Clause #1 continued:

The City Manager reported as follows:

"This office has received a report (attached) from the Library Board recommending the instituting of a new program to provide a library book distribution service to Shut Ins (those people who are physically unable to visit any branch of the Vancouver Public Library). The program, if approved, will result in reductions in some other areas of the Library's operation and will require an increase in the annual operating cost of the Library system. This increase would be small initially, due to reallocation of existing resources, but could be sizeable in later stages of the program (approximately $40,000/year). I am, because of these probable implications, and the possibility of a useful relationship between this program and other services (seniors activation, transportation for the disabled, "step-out" etc) recommending that the proposal be studied by the Finance and Social Planning Departments for a report for early consideration by the Finance Committee and Council.

The report from the Library Board notes the offer of the Rotary Club to provide $4,000 to partially fund the cost of a Van for this program with a deadline of June 30th, 1978. I have requested the Director of the Library to request an extension of this deadline to permit the above report."

The Committee questioned the requested expansion in service when the departmental review of the Library Board is underway aiming on reductions in service. It was felt that this requested program should be funded by private sources such as the Vancouver Foundation, Woodwards Foundation or the Canadian Legion. The Committee also questioned the transfer of existing positions of the library staff for the proposed 'Shut In' service and felt this should be included in their departmental review as a possible area for reductions in service.

Following further discussion, it was

RECOMMENDED

A. THAT the Library Board be advised to pursue private sources of funding for the proposed 'Shut In' service.

B. THAT the departmental review of the Library Board include investigation of the suggested transfers of staff outlined in the Library Board report.

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 479

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

JUNE 29, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 29, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: E. Bowie

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Nursing Home Regulations

The Committee had before it for consideration a Manager's report dated June 15, 1978 (copy circulated). This is a joint report by the Medical Health Officer and the Acting Director of Permits & Licenses as requested by the Chairman on current regulations applying to nursing homes with the purpose of recommending to Council the implementation of regulations that might prevent the recurrence of the White Gates Rest Home fire on April 7, 1978.

The Medical Health Officer and the Acting Director of Permits & Licenses were present for discussion of this item.

The Medical Health Officer advised the Committee that he would be attending a meeting this date with the Fire Marshal's office regarding upgraded guidelines for nursing homes which have recently been approved by the Provincial Health Department's Community Care Facilities Licensing Board.

For the sake of uniformity of regulations, these guidelines will soon be recommended for inclusion in the City Building By-law.

The Committee was requested to consider the following guideline requirements:

a) Installation of smoke alarms in each sleeping room and recreational areas.

b) Where doors to stairways are required to be opened for supervisory purpose, they must be fitted with hold-open devices that would automatically allow the doors to close on the signal of the smoke or fire alarm.

c) Room doors must be of the type that will stand up against a 20 minute fire exposure.

d) The interior finish must have low flame spread characteristics.

Continued . . . .

Clause No. 1 Continued

After a brief discussion, it was

RECOMMENDED

THAT the Medical Health Officer advise the Fire Marshal's office of the concurrence of the Committee to the four guideline requirements listed in the Manager's report of June 15, 1978.

2. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a memorandum dated June 28, 1978 (copy circulated) in which Mr. K. D. Armstrong, Acting Chief License Inspector, reports on the application on June 21, 1978, of Mr. Jerry Yee, a tenant, for a new license to operate the Wonder Rooms.

Attached to Mr. Armstrong's memorandum was a memorandum dated June 26, 1978 (copy circulated) from the Social Planning Department reporting on the present occupancy of Wonder Rooms.

On May 30, 1978, Council suspended the Business License for Wonder Rooms for a period of three months.

An order to do certain alterations was issued by the Health Department and this expires on June 30, 1978. A representative of the Health Department said that these alterations for the most part have been completed, but that a new operating permit cannot be issued because of the suspension of the business license by Council.

During discussion, a member of the Committee requested information on what qualifications Mr. Yee had for operating a business of this kind, and it was stated that he had none but that the current resident manager would be assisting him with the operation of the Wonder Rooms.

Present for the discussion was Mr. Raymond Wong, son of Mr. Wong Yat Kong (present owner), and in reply to a question by the Committee, he stated that the resident manager is the mother of the present owner and the grandmother of Mr. Yee.

Following discussion, it was

RECOMMENDED

A. THAT a Business License for the operation of the Wonder Rooms at 50 East Cordova Street be issued to Mr. Jerry Yee.

B. THAT a letter be forwarded to all persons concerned with the Wonder Rooms, stressing strict compliance with the Standards of Maintenance By-law and adherence to accepted business practices.

Continued . . . .

3. Liquor Permit Application - 870 Denman Street

The Committee had before it for consideration a Manager's report dated June 19, 1978, on the application of Denman Garden Inn at 870 Denman Street for Development Permit Application No. 80287.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use an area (approximately 273 sq.ft.) as a holding bar in conjunction with the existing restaurant.

This Development is situated on the southeast corner of Haro and Denman Streets.

The proposed Holding Bar development will provide an assembly area of approximately 273 sq.ft. (10% of the floor area of the restaurant). The existing seating capacity of the restaurant is 100. The proposed seating capacity for the Holding Bar is 20 seats.

For Council's guidance, the Provincial Liquor Control Act permits up to 25% of the seating capacity of the dining area (maximum 50 seats) as the number of seats permitted in a holding bar. With regard to this application, the maximum permitted seating capacity for the holding bar is 25 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

It should be noted that this restaurant is located in the West End Community Centre. The Parks Board has submitted a letter which states that permission is given to the Denman Garden Inn to use the said area as a holding bar, containing 20 seats.

The Director of Planning at his meeting of May 15, 1978, approved this application, with the following condition:

"1. The request for a new liquor outlet is to be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committee of Council on Community Services for Consideration of the new liquor outlet.'

Appearing before the Committee was a representative from the Planning Department.

Following discussion, it was

RECOMMENDED

THAT the application from Denman Garden Inn, 870 Denman Street, for Development Permit Application No. 80287, be deferred pending a report from the West End Community Association on any concerns they might have regarding a holding bar in this restaurant located in the West End Community Centre.

Continued . . . .

4. Liquor Permit Application - #1 Water Street

The Committee had before it for consideration a Manager's report dated June 20, 1978, on the application of Mr. F. Boelen (agent), Brother Jon's Restaurant at #1 Water Street, for Development Permit Application No. 80882.

The report was submitted to the Committee by the City Manager for consideration and in the report the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 448 sq. ft. of the existing restaurant as a holding bar.

This Development is situated on the north-west corner of Water Street and Carrall Street.

The proposed holding bar development will provide an assembly area of approximately 448 sq. ft. (13% of the floor area of the restaurant). The submitted drawings indicate that the existing seating capacity for the dining area is 205 and the proposed seating area for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum of 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning at his meeting of June 12, 1978, approved this application with the following condition:

1) The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80882 to Mr. F. Boelen (agent) of Brother Jon's Restaurant at #1 Water Street to alter and use approximately 448 sq. ft. of the existing restaurant as a holding bar.

Continued . . . .

5. Liquor Permit Application - 800 Hornby Street

The Committee had before it for consideration a Manager's report dated June 21, 1978, on the application of Mr. David Charlton of Dara Enterprises Ltd. for Development Permit Application No. 80775.

The report was submitted to the Committee by the City Manager for consideration, and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 369 sq. ft. of the approved restaurant as a holding bar.

This development is bounded by Smithe, Robson, Howe and Hornby Streets (Court House Complex).

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 369 sq. ft. (13% of the floor area of the restaurant). The seating capacity for the dining area is 90 and the proposed seating for the holding bar is 23.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 23 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning at his meeting of June 12, 1978 approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80775 to Mr. David Charlton of Dara Enterprises Ltd. to alter and use approximately 369 sq. ft. of the approved restaurant at 800 Hornby Street as a holding bar.

Continued . . .

6. Liquor Permit Application - 1066 West Hastings Street

The Committee had before it for consideration a Manager's report dated June 21, 1978, on the application of Mr. Charles Moorhead of W.W.F. Holdings Ltd. for Development Permit Application No. 80850.

The report was submitted to the Committee by the City Manager for consideration, and in the report, the Director of Planning reported as follows:

'The above noted Development Permit application has been filed to alter and use approximately 525 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of West Hastings Street, between Burrard and Thurlow Streets.

The submitted drawings indicate that the proposed Holding bar will provide an assembly area of approximately 525 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity for the dining area is 151 and the proposed seating capacity for the Holding Bar is 38.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a Holding Bar. In accordance with the act, the applicant is permitted 38 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning , at his meeting of June 12, 1978, approved this application with the following condition:

"1. The use of the Holding Bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80850 to Mr. Charles Moorhead of W.W.F. Holdings Ltd. to alter and use approximately 525 sq. ft. of the existing restaurant at 1066 West Hastings Street as a holding bar.

7. Mac's Milk Store, 1055 Denman Street - Complaint re Rear Parking Lot

Acting on a complaint from Mr. M. Gaska, 1825 Comox Street, the Community Services Committee, on September 28, 1977, instructed the Director of Permits & Licenses to persuade the operator of this store to lock the rear door of his premises at 11:00 P.M. and to chain off the rear parking area at the same time.

Continued . . . .

Clause No. 7 Continued

On March 2nd, 1978, the Committee received a Manager's report dated February 14, 1978, dealing with a further complaint from Mr. Gaska. The Committee, at that time, requested the Director of Permits & Licenses to report further on this matter in three months time.

The Committee had before it for consideration a Manager's report dated June 14, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reports on inspections carried out at these premises on three separate occasions. It would appear that the operator of Mac's Milk Store at 1055 Denman Street is not complying with the directions of the Committee that the parking lot be chained off at 11:00 P.M. The report recommends that the operator be requested to appear before the Community Services Committee to explain his actions in this matter.

Appearing before the Committee were Mr. M. Jamal, operator of Mac's Milk Store at 1055 Denman Street; Mr. Ed Adolph, District Manager of Mac's Convenience Store Ltd.; Mr. M. Gaska, the complainant; and a representative from Permits & Licenses Department.

During discussion, a letter dated June 24, 1978, was introduced from the West End Leaseowners Association (copy circulated) complaining about the noise and disturbance caused by this store being open on a 24-hour basis and suggesting that this store and all similar stores should not be open all night.

Mr. E. Adolph stated that the operating hours for Mac's Convenience Stores are from 7:00 A.M. to 12:00 midnight and that there are only two stores permitted 24-hour opening, one of these being the store in question.

Following discussion by the Committee, it was

RECOMMENDED

THAT the Acting Director of Permits & Licenses and the Director of Legal Services bring forward an amendment to the Shops Closing By-law that all corner stores be required to close at 12:00 midnight and not reopen until 7:00 A.M. the following day.

DELEGATION REQUEST: DOUGLAS, SYMES & BRISSENDEN
Barristers and Solicitors
for 7-ELEVEN FOOD STORES

The meeting adjourned at approximately 2:20 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 419

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 29, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 29, 1978 at approximately 1:40 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. 4332 Quebec Street - Development Permit Application #78617

On June 13, 1978 Council considered a Manager's report (Building and Planning Matters) dated June 9, 1978 and communications from Ms. P. Bak, Riley Park Citizens N.I.P Committee, and Mr. H. Morawsky (copies circulated). Council referred the matter to the Standing Committee on Planning and Development to hear the delegations and discuss the proposed development.

Mr. L. Beasley, Riley Park Planner, advised that Mr. H. Morawsky filed a development permit application to construct an 8 unit townhouse development on a large site of approximately 18,000 square feet zoned RS2 - single family dwelling district. The site is surrounded by smaller lots developed with residences. Townhouse development in RS2 areas is a conditional use.

At public meetings in the area no consensus could be reached on the application. The surrounding neighbours wanted 3 single family dwellings. The citizens' N.I.P. committee supported the application for 8 townhouses. The Director of Planning considers the development could be improved in relation to the neighbourhood if the number of units were reduced. Six units would seem appropriate. Because of strong objections from the neighbourhood the Director of Planning is seeking guidance of Council on the matter.

Mr. W. Haynes, property owner adjoining the subject site, expressed concern that the developer is constructing 8 townhouse units. It was the understanding of many of the property owners that there was going to be 3 single family units on the large site. Ms. Bak expressed continuing support for 8 townhouse units. One of the N.I P. Committee's policies for the neighbourhood is to provide a diversity of affordable family housing. The Committee felt that if 3 single family houses were developed they would be too expensive for young families.

cont'd.....

Clause No. 1 continued:

Mr. H. Morawsky advised that he had purchased the property over a year ago and applied to subdivide the site into 3 lots. It was suggested to him that a comprehensive development be pursued as there would be several difficulties in trying to subdivide the lot. He has presented three different schemes to the Planning Department. At least 8 townhouse units would have to be developed to bring the price down to a realistic level. If only 6 units are developed the units would cost at least $64,000. A single family house would cost $90,000. Mr. Morawsky stated at the last meeting in the area that it would not matter to him what they built. He could build 3 single family homes or a comprehensive development with 8 units.

Mr. R. Spaxman, Director of Planning, stated that he had reported to Council on the question of increasing density in predominantly single family areas. Council indicated that the single family nature of these areas should be retained and the density should not be increased. Each individual application for townhouse development would have to be considered on its own merit. With respect to this application there are three different view points. When the applicant approached the Subdivision Section with a suggestion that he subdivide the large lot into 3 single family lots he was advised that for various reasons he should pursue comprehensive development. The Engineering Department would require a cul-de-sac at the entrance to the lots with a 50 ft. radius. This would require a large amount of the site and it would be extremely difficult to get three lots which maintained the minimum lot size requirement.

Members of the Committee felt that subdivision of the site into 3 single family lots would be difficult and the best possible use of the site would be a townhouse development not exceeding 6 units.

RECOMMENDED

THAT, as guidance to the Director of Planning in the issuance of a development permit for this site, the Committee has no objection to a suitably designed townhouse development not to exceed 6 units.

2. Point Grey Road Properties

The Committee considered a report of the City Manager dated June 7, 1978 (copy circulated) in which the Director of Planning advised that Council has approved a number of resolutions concerning Point Grey Road which remain outstanding. Amendments to the Zoning and Development By-law that affect Point Grey Road waterfront properties have also been approved. The report outlines the resolutions and requests direction on appropriate means of dealing with them. On July 26, 1977 Council reaffirmed its long range acquisition policy for Point Grey Road. They instructed the Director of Planning to report back on proposals aimed at maintaining Point Grey Road property values. He was instructed to obtain the views of the Parks Board and the interested parties. On March 18, 1978 Council deferred a request to rescind this

cont'd.....

Clause No. 2 continued:

motion and instructed the Director of Planning and Director of Legal Services to submit an amendment to the resolution which "properly reflected the Council's wishes on the matter". The report notes:

"In view of the high degree of activity related to Point Grey Road properties in the last few months, staff would like Council direction on:

1) whether Council wishes to consider the June 1977 Manager's report further or retain the present policy for the time being

2) whether the modified resolution related to Point Grey Road property values is still required.

If Council decides that no further staff action on these matters is required, the Director of Planning recommends the submissions related to the June 1977 report be acknowledged with thanks, and those submitting briefs be advised that no policy changes are contemplated at this time."

Members of the Committee felt that the long term acquisition policy should be clarified noting that properties would be acquired on a willing seller, willing buyer basis, when funds become available. They also felt no further staff action was required.

RECOMMENDED

A. THAT the long term acquisition policy for Point Grey Road be clarified as follows:

- Council will pursue the long term acquisition of properties on the north side of Point Grey Road as funds are made available, on the basis of willing seller, willing buyer.

B. THAT no further staff action is necessary on the Council motions referred to in the Manager's report dated June 7, 1978.

C. THAT the Director of Planning acknowledge with thanks the briefs submitted and advise interested parties that no changes are contemplated at this time.

3. Kensington N.I.P. - Kensington Community Centre

The Committee considered a report of the City Manager dated June 23, 1978 (copy circulated). Present for the meeting were Mr. W. Strong, President of Kensington Community Centre Association, Mr. T. Barkley, Architect, and several Kensington residents.

In the report the Director of Planning advises that no allocation of N.I.P. funding was proposed for the construction of the new community centre on Kensington Park as the $1.4 million was to be funded by an Urban Demonstration Grant ($850,000), the Vancouver Park Board ($150,000) and a Provincial Recreation

cont'd.....

Clause No. 3 continued:

Facilities Fund Grant ($400,000). The proposed community centre will provide a recreational sized pool, health club, handball courts, crafts room, and a multi-purpose room.

Due to a number of factors, when the bids were opened for this project on June 14, 1978, the lowest bid came in at $415,000 more than the amount of money available. A standard 6% increase in architectural fees charged ($35,000), should also be required making the total extra amount of money needed to be $450,000. Because bids are only valid for 30 days, the Kensington Community Centre Association immediately approached the Kensington Citizens' N.I.P. Planning Committee for assistance in meeting the shortfall.

The Director of Planning recommended an allocation from the Kensington Neighbourhood Improvement Program of up to $450,000 to the Vancouver Park Board for the construction of the Kensington Community Centre in order to permit the construction of the Centre as it was originally sent out for tender. The proposed community centre has a very high priority among residents as a much needed facility. In order to meet the 30-day deadline of July 14, 1978, it will be necessary to approve the allocation of N.I.P. funds and the awarding of the contract at the July 11, 1978 Council meeting.

As noted, the lowest construction bid on the project was $415,000 above the funds available. It has been suggested that part of this is due to the fact that this is a metric building and contractors have been very cautious in giving their estimates. The architect and the Park Board feel that it is possible to negotiate some of the sub-contracts in order to reduce the total amount of additional N.I.P. money required. As this exact amount is unknown at this time, the N.I.P. Committee's recommendation is to underwrite the total amount of $450,000, on the understanding that any unspent funds will return to N.I.P.

Considering the strong support for the project, the Kensington Planning Committee considered two alternatives: (a) funding the shortfall for the project exactly as it was sent out for tender, or (b) funding the shortfall for the project with a reduction of the quality of the finishing materials for a cost saving of approximately $100,000. The Planning Committee felt that this would significantly reduce the appearance of the community centre and that no compromises should be made on the quality of the centre and therefore unanimously voted to fund the total required amount of $450,000 from the Kensington N.I.P. budget.

It is proposed that in order to make up the $450,000, funds should come from the amount allocated to the furnishings for the community centre ($150,000) and from the Contingency Fund ($300,000). It is understood that this will leave only $54,000 in the contingency fund, which is not sufficient "working" funds for the program and will require reconsideration of existing projects. The use of this Furnishings Funding of $150,000 will still leave funding of $80,000 for furnishings from the original $1.4 million. Central Mortgage & Housing Corporation and the Provincial Government have concurred with the use of N.I.P. funds in this manner.

cont'd.....

Clause No. 3 continued:

The Director of Planning recommended that up to $450,000 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre on the understanding that any cost overruns will be funded by the Park Board from their existing budget, cost shared as follows:

City (25%)	$112,500
Province (25%)	$112,500
Federal (50%)	$225,000

The City Manager noted that if this project were being funded directly by the City we would recommend the project be cut back to available funding. However, funding was through an Urban Demonstration Grant and a Recreational Facilities Grant, and supplementary funding could be provided from N.I.P. to meet the 30% overrun. Accordingly, the decision as to the appropriate level of expenditure and the following options are submitted for Committee's consideration:

a) authorize the additional funding of $450,000 from NIP funds in accordance with the Director of Planning's recommendation.

b) request the Park Board in conjunction with the Community Center Association to provide the maximum possible reduction without major redesign.

c) have the center redesigned to come within the $1.4 Million available (in this regard the City Manager notes that in our experience health clubs, such as the one included here, also require heavy operating subsidization as a result of limited utilization and could be eliminated as one cost saving).

Mr. L. Foster, Director of Planning, Park Board, advises that representation had been made to the Minister stressing the timing on the bids and the need for a Provincial response on the Recreation Facilities Fund Grant. Members of the Committee stated that without confirmation of the Provincial funding, Council could could not let the contract for the community centre.

Mr. T. Barkley, Architect, advised that the cost of the community centre is high because it contains a concentration of specialized facilities. There were three things which were not anticipated in the contract:

a) Metrification has proven to be more expensive -- the sub-contractors did not want to bid on the project.

b) Metric materials are not available.

c) Construction cost increases.

Ms. J. Hlavach, Kensington Area Planner, advised that there are certain items that could be deleted or reduced but no firm figures are available from the contractor as yet. These reductions are estimated to be $45 - 50,000.

cont'd.....

Clause No. 3 continued:

Mr. Strong expressed the Kensington Community Centre Association's concern that reductions would be made to cut down on the quality of the building.

Members of the Committee requested that the Parks Board and the Director of Planning prepare a report outlining possible reductions for presentation to Council on July 11, 1978.

RECOMMENDED

THAT the Committee recommend to Council the reallocation of up to $450,000 from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre on the understanding that any cost overruns will be funded by the Park Board from the existing budget; costs to be shared as follows:

City	$112,500
Province	$112,500
Federal	$225,000

subject to confirmation of the Provincial Government Recreation Facilities Grant of $400,000.

(Alderman Kennedy left the meeting during discussion of the above item.)

INFORMATION

4. Public Competition for "Ideas and Concepts" for a Park at Burrard/Dunsmuir

The Committee considered a report of the City Manager dated June 15, 1978 (copy circulated) in which the Director of Planning seeks approval for a public competition process designed to provide:

a) An appropriate park program
b) An appropriate park design
c) A funding and implementation procedure

Members of the Committee enquired as to the status of the negotiations for the transfer or purchase of the Provincial Government property on the proposed park site. Mr. K. Dobell, Deputy City Manager, advised that this has been under discussion for sometime and it is expected that it will be resolved shortly. The Committee agreed that this matter should be deferred to a future meeting of the Committee at which time a report from the City Manager on the status of negotiations would be available.*

* NOTE FROM CLERK: The City Manager will report this matter at the Council meeting on July 11, 1978. Council may wish to consider the recommendations contained in the report of the City Manager dated June 15, 1978.

cont'd.....

5. Redevelopment of the North Shore of False Creek - (Manager's report dated June 20, 1978)

6. Kingsway Task Force

As the time allocation for the meeting had expired the Committee agreed to defer the above matters to the next meeting of the Committee.

The meeting adjourned at approximately 3:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 476, 477 & 480

Clause 3 Refers

VI (i)

MANAGER'S REPORT

July 6, 1978

TO: Vancouver City Council

SUBJECT: Kensington N.I.P. - Kensington Community Centre Building Revisions.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"On June 29, 1978, the Planning and Development Committee of City Council considered a recommendation from the Director of Planning concerning the construction of the new Kensington Community Centre. The Community Centre had a total budget of $1.4 million, composed of $850,000 from a Federal Urban Demonstration Grant, $150,000 from the Vancouver Park Board and $400,000 from the Provincial Recreation Facilities Grant (not confirmed at this time). Upon the opening of the construction bids on June 14, 1978, it was found that the lowest bid was $415,000 over the funds available. This amount would have to be accompanied by the standard 6% increase in fees charged, $35,000, making the total extra amount of money needed to be $450,000. The Director of Planning had recommended in his report of June 23, 1978 that the entire shortfall of $450,000 be made up from the funds available to the Kensington Neighbourhood Improvement Program.

Planning and Development Committee was concerned that the lowest construction bid was so much in excess of the amount of money available. The Committee agreed that Kensington N.I.P. money could be used to meet the shortfall on the understanding that the Park Board and Kensington Community Centre Association would meet and try to agree on certain items that could be revised to result in a lower construction cost. This meeting took place on July 4, 1978, and a number of items were agreed upon:

(a) To change sidewalk pavers to concrete - a total credit of $4,308.00.

(b) Revision to fixing of exterior and interior cedar trellis - total credit of $4,510.00.

(c) Delete exterior handrail at roof and extend concrete parapet - total credit of $3,668.00.

(d) Revision to chimney - total credit of $1,192.00.

(e) Change asphalt curbs in parking area to concrete curbs - there is an inclusion for standard 7" x 7" x 6'-0" precast bumper curbs at parking area and machine place balance at site as shown - this change will be $1,635.00 EXTRA.

(f) Change in Stantrol control - total credit of $13,996.00.

(g) Revision to mechanical drawings for a total credit of $2,350.00.

(h) Delete exterior trellis over walkway between the new community centre and the existing community hall for a credit of $12,344.

(i) Extra change of $9,100 for glazing due to lowest bidder withdrawing.

These items result in a reduction of $31,643, making the extra amount necessary for construction to be $383,357. This amount would also have to be accompanied by a 6% design fee, which would now be $23,001 making a revised shortfall of $406,358.00.

The architect has agreed to provide a cash donation of $7,000 towards equipping the exercise room. This means that the amount required from the Kensington Neighbourhood Improvement Program can be reduced by this amount. The total revised shortfall required from N.I.P. is $399,358.00.

The Director of Planning therefore, recommends.

THAT up to $399,358 be allocated from the Kensington Neighbourhood Improvement Program to the Vancouver Park Board for the construction of the Kensington Community Centre, on the understanding that any cost overruns will be funded by the Park Board from their existing budget and also subject to confirmation from the Provincial Government of the required Recreation Facilities Grant."

The City Manager notes that the matter will be discussed by the Parks Board on July 10, and a communication from them is expected on July 11.

The City Manager submits the report for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 476 & 477

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 29, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 29, 1978, in the No. 1 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

CLERK : G. Barden

RECOMMENDATION

1. Departmental Review - Reports Back on Budget Reductions

The Committee had for consideration a Manager's Report dated June 27, 1978, and reports from Planning, Finance, Engineering, Social Planning and the Park Board on possible budget reductions as requested by Council on April 11, 1978.

Representatives spoke to their reports and the Committee commended the Planning, Finance and Engineering Departments on their reports which dealt with reductions in accordance with Council's direction. The Social Planning Department met their 1978 budget reductions as requested by Council but did not meet the 1979 requirements. The Park Board fell below Council instruction for 1978 and did not meet requirements for 1979.

During discussion the Committee agreed each Department must be dealt with on a fair and equal basis according to Council's instructions.

To meet the requirements the Superintendent of Parks stated he would have to cut 80 temporary students who have been hired for the Summer. This would mean the grass would not be cut and a lot of maintenance would not be done. This was not acceptable to the Park Board. The Social Planning Department would need to achieve a $10,000 cut for 1979 to meet Council's instructions and the Director of Social Planning stated he felt he could make the $10,000 cut by the Fall of this year but would ask that the reduction be considered for 1979 requirements.

The Committee felt that the Social Planning Department and Park Board were instructed by Council to make reductions and they should have submitted their options to achieve the reductions, including ramifications, so that the Committee could make a fair and proper decision.

Following further discussion, it was felt more time was required to review the reports prior to making recommendations to Council and it was

RECOMMENDED

THAT the matter be deferred to the next meeting of the Finance Committee and that it be the first item on Agenda.

The meeting adjourned at approximately 5:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 480

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 22, 1978

A meeting (In Camera) of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 22, 1978 at approximately 2:45 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Puil
ABSENT	:	Alderman Kennedy
ALSO PRESENT	:	Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Manhattan Apartments

The Committee considered a report of the City Manager dated June 20, 1978 (copy circulated) in which the Director of Social Planning reports that Vancouver City Council at its meeting (In Camera) on September 27, 1977, approved recommendations from the Joint Meeting of Standing Committees on Community Services and Planning and Development dated September 15, 1977 one of which was:

> The Supervisor of Properties be instructed to negotiate a purchase price for the Manhattan Apartments and to report to Council with the Director of Social Planning after consultation with the Manhattan Planning Committee; such report to include a thorough review of the extent of renovation required and anticipated future operating costs.

On November 1, 1977, the Supervisor of Properti-s Division advised that the owner had decided not to sell but rather to retain and continue operating the building. It was learned that the owner had set a value of $2,000,000 on this property. As the economic viability of the City acquiring and rehabilitating the Manhattan Apartments was predicated on an acquisition price of approximately $800,000, no further action was taken.

In a letter dated April 6, 1978, Mr. J. Ross McClellan, Solicitor, for the owners of the Manhattan Apartments,states that his client is now in a position to replace the Manhattan Apartments with a one storey commercial building and requested that his client's application for Demolition Permit dated June 19, 1975, be processed without further delay.

cont'd.....

Clause No. 1 continued:

The Director of Permits and Licenses has advised Mr. McClellan on the status of his client's application for Demolition Permit and that the Director of Social Planning would advise him on the City's present interest in the subject property. Several discussions have been carried out with the owner's solicitor. On June 7, 1978, Mr. McClellan advised Social Planning staff that his client would defer action on the application for Demolition Permit provided the City resumed negotiations to purchase.

As it is not possible to reassess the economic feasibility of the City acquiring and renovating the Manhattan until it is known what the purchase price will be, the Director of Social Planning recommends:

> That investigation regarding purchase be made by Supervisor of Properties for report back to Committee and Council.

The City Manager recommended that the Supervisor of Properties be authorized to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments with a report back to Committee.

Mr. D. Vanin, Social Planning Department, advised that the Department feels it is worthwhile to rehabilitate and preserve housing in the Inner City. His Department is prepared to do another feasibility study but this cannot be done without knowing the purchase price.

RECOMMENDED

> THAT the Supervisor of Properties be authorized to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments and report back.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 480

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 11, 1978

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 1978, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: D.H. Little

Local Improvements by Petition

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaints which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Pavement and Curbs - Downtown Streets (Quebec Street & Terminal Avenue) by Petition - Schedule #451

The Court noted Schedule #451 as submitted by the Collector of Taxes listing a local improvement project by petition.

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT Schedule #451 as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representation speaking to the project listed:

	Schedule & Project No.	Comments
Mr. Davidowitz	451/1	Requested project be deferred to next year to permit consideration of other project of greater urgency.

Council noted a report of the City Manager dated July 5, 1978, in which the City Engineer reported as follows:

Cont'd . . .

Local Improvement Subsequent Procedure (Cont'd)

"GENERAL

A project for a Pavement and Curbs (Court #451, Schedule 1) on Quebec Street from 2nd Avenue to the S.P.L. of Lot 1, D.L. 196, 541, 2037, 4670 and 4677, Plan 15452, on the west side, and from 2nd Avenue to a point approximately 18.33 feet N. of the S.P.L. of Lot D, D.L. 196 and 2037, Plan 12898, on the east side, (i.e., to a line about 890 feet north of Terminal Avenue) AND Terminal Avenue, from Quebec Street to Main Street was advanced to a Court of Revision on July 11, 1978 and was defeated.

DISCUSSION:

Quebec Street and Terminal Avenue are two important links in the South By-pass System, previously approved by City Council as a necessary part of the Downtown Transportation Plan. Both Terminal Avenue and Quebec Street, north of First Avenue, are presently 4-lane, uncurbed roadways, while Quebec, between First and Second Avenues, is a 2-lane strip pavement.

(a) Present Role

Quebec Street at present functions as part of the Main Street corridor north of 2nd Avenue. In the last four years, southbound peak hour traffic on this portion of Quebec Street has almost doubled, while northbound traffic has increased five-fold. Because of the high volumes of traffic using the Main Street corridor as a route to and from the downtown, it is now necessary to improve both Quebec alongside False Creek and the portion of Terminal between Quebec and Main Streets so that traffic can be accommodated without the long delays presently being experienced. Improving these streets will bring about improved operating conditions along Main Street, thus facilitating transit operations.

(b) Future Role

The function of Quebec Street will be greatly expanded with completion of the balance of the South By-pass. This system is designed to relieve a number of congested streets in the historic areas of the downtown by providing an alternate route into downtown for through traffic. The Taylor Street portion of the By-pass provides an alternate route to the southern and western portion of downtown, thus relieving Hastings, Cordova, Main and similar congested streets. The Pender Connection provides further relief to Pender Street and permits closure of the Pender-Keefer Diversion. All of this through traffic will use Quebec Street, and a large proportion will use Terminal Avenue as well.

Funds were appropriated in the previous Five-year Plan and additional funds were added in the 1976-1981 Five-year Capital Plan for the completion of this work. City Council on April 11, when dealing with a report on the Chinese Cultural Centre, were advised of the need to complete this South By-pass System. It is my opinion that this piece of roadway under consideration is necessary in the public interest and therefore should be advanced as a local improvement on Special Grounds.

FINANCIAL

The cost sharing for this project is:

Property Owner	$ 99,987
City	$282,013
Total Cost	$382,000

When Council undertakes a project on Special Grounds, a property owner's share is limited to 25% of his assessed land value. None of the properties on this project is affected by this limitation. Funds for the City's share of the project are available, subject to approval of the 1978 Streets Basic Capital Budget.

Cont'd . . .

Local Improvement Subsequent Procedure (Cont'd)

RECOMMENDATION

I RECOMMEND that the following project for a Pavement and Curbs be undertaken on Special Grounds and that Council pass a formal resolution to this effect (this will require the votes of two-thirds of all members of Council), and that funds for the City's share be approved in anticipation of general budget approval:

Quebec Street from 2nd Avenue to the S.P.L. of Lot 1, D.L. 196, 541, 2037, 4670 and 4677, Plan 15452, on the west side, and from 2nd Avenue to a point approximately 18.33 feet N. of the S.P.L. of Lot D, D.L. 196 and 2037, Plan 12898, on the east side. (i.e., to a line about 890 feet north of Terminal Avenue) AND Terminal Avenue, from Quebec Street to Main Street."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

The Assistant City Engineer (Traffic) reviewed for Council the reasons why the Engineering Department was recommending that this project proceed on Special Grounds.

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated July 5, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,

WHEREAS a proposed project for pavement and Portland cement concrete curbs on Quebec Street from Second Avenue to the south property line of Lot 1, District Lots 196, 541, 2037, 4670 and 4677, Plan 15452 on the west side, and from Second Avenue to a point approximately 18.33 feet north of the south property line of Lot D, District Lots 196 and 2037, Plan 12898 on the east side, (i.e. to a line about 890 feet north of Terminal Avenue) and Terminal Avenue from Quebec Street to Main Street was recommended by the City Manager on May 5, 1978, and approved by Council on May 16, 1978;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 11, 1978, and was defeated;

AND WHEREAS it is hereby declared that it is necessary in the public interest to construct pavement and concrete curbs on the said portions of Quebec Street and Terminal Avenue, as hereinafter set forth;

AND WHEREAS the Council deems that the said project will specially benefit the real property fronting and abutting on the said portions of Quebec Street and Terminal Avenue;

AND WHEREAS the Council may by authority contained in subsection (3) of Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the paving and the construction of concrete curbs, aforesaid;

NOW THEREFORE BE IT RESOLVED that a pavement with a Portland cement concrete or asphaltic concrete base and asphaltic concrete wearing surface, together with the necessary Portland cement concrete curbs and all other necessary and incidental work in connection therewith, be constructed on the said portions of Quebec Street and Terminal Avenue;

Cont'd . . .

Local Improvement Subsequent
Procedure (Cont'd)

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject, however, to the limitations prescribed in the Vancouver Charter, aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement, curbs and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter, aforesaid, be paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general credit of the City at large.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

* * *

The Special Council adjourned at 2:15 p.m. following which Council reconvened in Regular Council.

* * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of July 11, 1978, adopted by Council on July 25, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 11, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 11, 1978, at approximately 7:30 p.m., in the Council Chamber, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Ald. Brown, Ford, Gerard, Harcourt, Kennedy, Puil, Rankin

ABSENT: Ald. Bellamy, Gibson, Marzari

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Brown
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider an amendment to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

The Clerk read the application together with related information.

Proposed Rezoning of three lots on the South Side of East Georgia Street

A rezoning application has been received as follows:

LOCATION: 3 LOTS ON THE SOUTH SIDE OF EAST GEORGIA STREET WEST OF GLEN DRIVE
Lots 6, 7 and 8, Block 95, D.L. 181, Plan 196

Present Zone: RT-3 Two-Family Dwelling District
Requested Zone: M-1 Industrial District

The Director of Planning recommends that the rezoning be refused.

The application arises from a request by the owner of Lots 6 and 7 (1026 and 1030 East Georgia Street) to rezone Lots 6 and 7 back to M-1 (Industrial District), and pursuant to a subsequent resolution of City Council instructing Lot 8 be included in the application.

Cont'd...

Proposed Rezoning of three lots on the South Side of East Georgia Street

Mr. D. Cornejo, Area Planner, reviewed the background to the application. He advised the subject lots had been included in the Kiwassa N.I.P. Area rezoning approved by Council at a Public Hearing in the area on February 23, 1978, whereby most of the Kiwassa area had been rezoned from M-1 (Industrial) to RT-3 (Duplex and Semi-Detached). Lots 6 and 7 were owned by Mr. Martin Mache and were occupied by two family residences. Lot 8 was City-owned and contained no buildings.

Subsequent to the Public Hearing, the legal representative of the owner of Lots 6 and 7 appeared before Council and requested that the lots be excluded from rezoning because Council at the Public Hearing deleted a number of properties from the rezoning at the owners' request.

Mr. Cornejo advised that the Director of Planning felt if Council approved the rezoning back to M-1, a fairly dangerous precedent would be established relative to other fringe area properties with surrounding industrial uses. Council, the Province, Federal Government and area residents through N.I.P and R.R.A.P. funding programs, had made a decision to rezone the Kiwassa area in order to stabilize and improve the residential component. The deletion of the subject properties would not contribute to that objective and could jeopardize the Neighbourhood Improvement Program by lowering the residential component to below the required 50 per cent.

Mr. Svend Robinson addressed Council on behalf of the owner of Lots 6 and 7 and advised Mr. Mache had been on vacation when the Public Hearing was held in February, and therefore, had not been in the position to request exclusion as had other property owners. The lots were inappropriate for residential use, being in a pocket with industrial uses to the east and south, and a railway right of way to the west. The houses on the lots were run-down and Mr. Mache intended to clear the lots and build a warehouse in connection with his business.

The Mayor called for speakers for or against the application and the following addressed the Council in opposition to the proposed rezoning:

- Mr. Don Berg, Chairman, Kiwassa N.I.P. Committee
- Ms. Anne Chan, Vice-Chairman, Kiwassa N.I.P. Committee
- Ms. Pat Raffety, Setacona Development Society
- Mr. Graham Cunningham, 1152 East Georgia Street
- Mr. David Lane, 1034 East Pender Street
- Ms. Pat Pope, 1033 Keefer Street
- Ms. Bessie Lee, S.P.O.T.A.
- Mr. Gary Chapman, Strathcona Community Centre Association
- Mr. Michael Goldberg, Kiwassa Neighbourhood Services

Mr. Frank Helden, Haida Drive Association, also addressed Council and requested Council's early consideration of the many problems plaguing the East End of Vancouver.

Members of Council questioned the Planning Department representatives on the situation regarding N.I.P. funding should the subject lots be deleted and the residential component fall below the 50 per cent requirement. Mr. Cornejo replied if Council rezoned the three lots back to industrial, the residential percentage would drop below the required percentage.

Cont'd...

Proposed Rezoning of three lots on the South Side of East Georgia Street

However, a similar situation had existed in the Downtown Eastside because of mixed uses and in that situation, a special decision was made. The Director of Planning would be required to come back to Council with a report recommending further discussion with senior governments.

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy
THAT the application to rezone Lots 6, 7 and 8, Block 95, D.L. 181, Plan 196 (South Side of East Georgia Street) from RT-3 (Two Family District) to M-1 (Industrial District) be approved.

- CARRIED

(Alderman Rankin opposed)

During the foregoing discussion, the Mayor directed that material prepared by the Planning Department for future Public Hearings should include an explanatory note setting forth in clearly understandable language, pertinent information for the public relating to the items under consideration.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Brown
THAT the report of the Committee of the Whole be adopted and that the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Rezoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council meeting adjourned at approximately 8:35 p.m. to reconvene IN CAMERA.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of July 11, 1978, adopted by Council on July 25, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - JULY 12, 1978

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, July 12, 1978, at 10:00 a.m. in the Council Chamber, third floor, City Hall, for the purpose of considering three license applications made by Celebrity Enterprises Ltd.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari and Puil

ABSENT : Aldermen Gibson, Kennedy and Rankin

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

1. Licence Applications -
Celebrity Enterprises Ltd.

Mr. A. Branca, lawyer for the appellant, requested an adjournment of the proceedings to a date when as many members of Council as possible would be present.

MOVED by Ald. Marzari,

THAT the request for an adjournment be denied and that the hearing proceed this day.

The Mayor advised that it would be very difficult to set a date in the next two months when more members of Council could be present, because of annual vacations and other commitments but should an adjournment be granted he would endeavour to set a date as soon as possible but it would not likely be prior to September. It was also explained that Ald. Gibson was expected to be out of town until July 25, Ald. Rankin was absent from the meeting because of a conflict of interest and Ald. Kennedy had advised that he did not wish to attend.

Following further discussion, a five-minute adjournment was suggested to allow Mr. Branca to discuss with his clients whether they wished to proceed with the hearing or continue to ask for an adjournment to a future date. Mr. Branca advised he would like the five minutes with his clients.

Council, therefore, recessed at 10:30 a.m.

The Council reconvened at 10:40 a.m.

The Council was advised that Mr. Branca and his clients wished an adjournment of the proceedings to a date when as many members of Council as possible could be present.

continued.....

Licence Applications -
Celebrity Enterprises Ltd. (cont'd)

The Motion of Ald. Marzari presented earlier in the proceedings was put as follows:

THAT the request for an adjournment be denied and that the hearing proceed this day.

- LOST

(Ald. Bellamy, Brown, Ford, Harcourt, Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT an adjournment of the proceedings to a date to be arranged be approved.

- CARRIED

(Ald. Marzari opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 10:55 a.m.

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The foregoing are Minutes of the Special Council Meeting of July 12, 1978, adopted by Council on July 25, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, July 25, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Alderman Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Rankin

ABSENT: Alderman Puil

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major A. MacBain of the Salvation Army.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Brown,
SECONDED by Ald. Bellamy
THAT the Minutes of the following meetings be adopted:

Regular Council	(Except 'In Camera)	of July 11, 1978
Special Council	(Court of Revision)	of July 11, 1978
Special Council	(Public Hearing)	of July 11, 1978
Special Council	(Penthouse Hearing)	of July 12, 1978

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Regulation of Shopping Hours

Council, on June 20, 1978, after hearing a number of delegations on Regulation of Shopping Hours, deferred consideration of a City Manager's report of March 23, 1978, on the topic. Also, on July 11, 1978, Council deferred a memorandum from the Mayor which included a number of recommendations, pending consideration of the whole matter when the results of the Downtown Business Association's survey is before Council.

Pursuant thereto, Council noted a brief, dated July 19,1978 from the Association enclosing a copy of a survey of residents' attitudes on shopping hours.

Cont'd.....

UNFINISHED BUSINESS (Cont'd)

Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Brown
THAT the Director of Legal Services submit an amendment to the Shop Closing By-law which will permit unlimited shopping hours.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT the following recommendations of the Mayor be amended and then approved as follows:

1. Council approve the provisions of recommendation No. 3 on page 4 of the Manager's report dated March 23, 1978 This will involve a By-law Amendment to do the following:

   a) require "screening off" of certain items which are excluded from sale during "after hours";

   b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.

2. The By-law also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown)

3. There be no extension of present retail shopping hours.

4. The Director of Permits & Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.

5. The Director be instructed to request those stores to cease opening for business on Sundays.

6. Where such warning is ignored the Director be instructed to proceed with prosecution.

7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted; and should the Attorney-General refuse to grant permission, the Acting Director of Permits and Licenses and the Director of Legal Services will then report to Council pertinent information in respect of the 'show cause' procedure.

8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended.

- CARRIED

(Ald. Brown opposed to recommendations 1, 3, 5, 6, & 7)

Underlining denotes amendment

COMMUNICATIONS OR PETITIONS

1. Grant Request - Participation in Western Canadian Soccer Championship.

In a letter dated July 18, 1978, the Juvenile Sports Chairman of the Royal Canadian Legion (Grandview Branch) requested a grant of $3,000 to assist the Legion's sponsored soccer team travelling to Brandon, Manitoba for the Western Canadian Soccer Championship.

MOVED by Ald. Rankin
THAT a grant of $1,000 to the Royal Canadian Legion (Grandview Branch) be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Ald. Brown, Ford and Kennedy opposed)

2. Personal Care Homes - Guidelines
D.P.A. 1180 West 15th Avenue

The following memorandum, dated July 20, 1978, from the City Clerk was noted:

" Council on July 11, 1978 after hearing a delegation on the above subject passed the following motion:

"THAT further consideration of this matter be deferred to the next meeting of Council, and in the meantime, the Director of Planning meet with the neighbouring residents and the applicants to reconsider this matter, based on the undertaking given this day that the building will be used as a commercial boarding house, and the Director of Planning report to the next meeting of Council on the result of this meeting."

The Director of Planning is unable to report to this meeting as directed but will report to the next meeting of Council.

It is therefore requested that this matter be deferred to the Council meeting of August 1, 1978. "

MOVED by Ald. Harcourt
THAT the foregoing request to defer the report of the Director of Planning to the August 1st Council Meeting, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Development Permit Application
1240 Robson Street.

In a letter dated July 20, 1978, Romses, Kwan & Associates requested to appear as a delegation later this day, concerning the Development Permit Application for 1240 Robson Street.

MOVED by Ald. Harcourt
THAT the aforemented delegation request from Romses, Kwan and Associates, be approved.

- CARRIED UNANIMOUSLY

4. "Views from Bridges"

The Community Arts Council, in a letter dated July 20, 1978 requested permission to address Council on the subject of "Views from Bridges" when it is before Council on August 1, 1978.

MOVED by Ald. Harcourt
THAT the foregoing delegation request from the Community Arts Council, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 21, 1978

Works & Utility Matters
(July 21, 1978)

The Council considered this report, which contains seven clauses, identified as follows:

Cl. 1. Underground Steam Duct across Rogers Street - United Grain Growers Ltd.
Cl. 2. Street Lighting Contract No. 116.
Cl. 3. Metrication - Local Improvement Procedure By-law.
Cl. 4. Closure of Portion of Lane West of Howe Street, between Nelson Street and Approximately 155 feet South Lots 1-8 and 32-38, Block 81, D.L.541,Plan 210.
Cl. 5. Local Improvement Court of Revision 446, Schedule 73, March 30, 1978.
Cl. 6. Request to Cancel Local Improvement Project (Paving Lane South of 29th Avenue, Balaclava to the Lane East of Blenheim, 447/232)
Cl. 7. Tender 784 - Street Pavement & Curbs.

Clauses 1, 2, 3 & 4

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Local Improvement Court of Revision
446, Schedule 73, March 30, 1978
(Clause 5)

MOVED by Ald. Marzari
THAT the Local Improvement Project on the North side of Hastings Street, from Richards to Cambie Streets, be not undertaken.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Rankin and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Local Improvement Court of Revision
446, Schedule 73, March 30, 1978
(Clause 5) (Cont'd)

MOVED by Ald. Harcourt
THAT the Local Improvement Project on the North Side of Hastings Street, from Richards to Cambie Streets be proceeded with.

- CARRIED

(Ald. Marzari opposed)

Request to Cancel Local Improvement Project - Lane South of 29th Avenue Balaclava to the Lane East of Blenheim.
(Clause 6)

MOVED by Ald. Rankin
THAT the City Engineer be directed to proceed with paving the lane south of 29th Avenue, Balaclava to the lane east of Blenheim;
FURTHER THAT the City Engineer undertake to contact the owners involved, with respect to actual paving width.

- CARRIED UNANIMOUSLY

Tender 784 - Street Pavement and Curbs
(Clause 7)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(July 21, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Renovations - East Health Unit - 2610 Victoria Drive.
Cl. 2. Keeping of Chickens at 5515 Rhodes Street.

Renovations - East Health Unit - 2610 Victoria Drive
(Clause 1)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Keeping of Chickens at 5515 Rhodes Street.
(Clause 2)

MOVED by Ald.Rankin
THAT this clause be deferred, pending the hearing of the delegations as requested.

- CARRIED

(Ald. Gibson and Kennedy opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(July 21, 1978)

The Council considered this report, which contains eight clauses, identified as follows:

Cl. 1. New Vancouver Building By-law - Adoption of National Building Code, 1977 Edition.
Cl. 2. Riley Park N.I.P. Appropriation of Funds: Riley Park and Prince Edward Park Fieldhouse Improvements.
Cl. 3. Granville Island - Proposed Development.
Cl. 4. 4642 Dunbar Street - "Alouette House" D.P.A.80755
Cl. 5. 1240 Robson Street, D.P.A. No. 80580
Cl. 6. Enclave 17, Champlain Heights.
Cl. 7. Kensington N.I.P. Additional Funds for Gray's Park Community House.
Cl. 8. Collective Parking Lot - 2500 Block Franklin St.

New Vancouver Building By-law -
Adoption of National Building Code,
1977 Edition.
(Clause 1)

In considering this clause, the Acting Director of Permits and Licenses enquired re membership in Section 2.11.2.1(1)(h) in the By-law. The Mayor suggested that Mr. Hebert, in consultation with the City Manager, submit a report on this matter of membership.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4.

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in clause 2 be approved, and clauses 3 and 4 be received for information.

- CARRIED UNANIMOUSLY

D.P.A. No.80580
1240 Robson Street
(Clause 5)

For Council Action on this clause, see pages 11 and 12.

Enclave 17, - Champlain Heights
(Clause 6)

Due to a conflict of interest, Alderman Harcourt was excused from voting on this item by the Mayor.

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause be approved, and in subsequent dealings re other enclaves, the comments of the Director of Finance be kept in mind.

- CARRIED UNANIMOUSLY
(Ald. Harcourt excused)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Kensington N.I.P. Additional Funds for Grav's Park Community House (Clause 7)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Collective Parking Lot - 2500 Block Franklin Street. (Clause 8)

Alderman Bellamy requested that Council delay decision on this matter until he has had an opportunity to obtain further information from the affected owners.

MOVED by Ald. Bellamy
THAT this clause be deferred and considered by Council on August 15, 1978.

- CARRIED UNANIMOUSLY

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The Council recessed at 11.00 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.45 a.m. with the same Members present.

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Licenses & Claims Matters (July 21, 1978)

License Application for Super Love Products Ltd., 1043 Granville St. (Clause 1)

MOVED by Ald. Rankin
THAT consideration of this matter be deferred, pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Finance Matters (July 21, 1978)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Closure of Branch Library - Killarney School.
Cl. 2. Inclusion of Post Paid Envelopes with Tax Billings.
Cl. 3. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival.
Cl. 4. Payment for Promotional Services to Mr. H. MacDonald relating to The Orpheum Organ.
Cl. 5. Community Services Grant Program.

Clauses 1 and 2.

MOVED by Ald. Bellamy
THAT clause 1 be received for information, and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Attendance of Vancouver Fire Department Band at Penticton Peach Festival (Clause 3)

MOVED by Ald. Bellamy
THAT the Vancouver Fire Department Band be granted permission to participate in the Penticton Peach Festival Parade on August 5,1978, with the Members providing their own transportation and the City providing a subsidy of $25.00 per member to cover the cost of gasoline, at a total cost of $750.00, which will be funded from Contingency Reserve.

- CARRIED UNANIMOUSLY

Payment of Promotional Services to Mr. H. MacDonald, relating to The Orpheum Organ (Clause 4)

In considering this clause, it was advised that Council cannot make a grant to an individual; it was, therefore,

MOVED by Ald. Bellamy
THAT the sum of up to $4,000 be approved as payment to Mr. H. MacDonald, for services in respect of the restoration of The Orpheum organ.

- CARRIED UNANIMOUSLY

Community Services Grant Program. (Clause 5)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council varied the Agenda to consider the following City Manager's report.

B. City Manager's Report (July 18, 1978)

Health Department Protection Program for Perishable Foods.

MOVED by Ald. Gibson
THAT this report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

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Council recessed at 12.00 noon to reconvene in the Council Chamber at 2.00 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Volrich in the Chair, and the same Members present.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of a party of adults and children from the Big Sisters of Halifax, Nova Scotia, on an exchange program with the Big Sisters of Vancouver, under the direction of Ms. Pat McGhee.

REPORT V.

Street Prostitution

In a report dated July 6, 1978, the Police Department reported on the problem of street prostitution in the downtown core of the City. The report outlined a three-phase strategy which the police and other involved agencies propose to follow in efforts to alleviate the problem. This strategy is:

" PHASE I

Phase I will concentrate Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division will deploy units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

(2) To augment the Davie Street beat with two members of the School Liaison Office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

(3) Morality and Immigration to work together in an attempt to remove alien prostitutes.

PHASE II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores.

1. That the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.

2. That the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 02:00 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police will be submitted examining these proposals as to their feasibility.

PHASE III

Phase III calls for a change in the law. To be totally effective, to provide a long term solution to the problem lies in a concerted effort by the entire Justice System and the many resource groups within our City. The Police support any change in law which will make for effective enforcement and control of prostitution in our City. "

Cont'd...

Street Prostitution (Continued)

Superintendent Page reviewed the report and indicated that Phase I has already been implemented and is alleviating some of the problems.

A combined report from the Social Planning and Police Departments on the feasibility of Phase II will be before Council shortly.

MOVED by Ald. Bellamy
THAT the Mayor and Aldermen request the Federal Government to amend Section 195-1 of the Criminal Code by including the words "Loitering for the Purpose of Prostitution".

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin
THAT the strategies outlined in Phase II in the Police Department's report dated July 6, 1978, be approved.

- (deferred)

At the suggestion of the Mayor, Alderman Rankin agreed to defer the above motion to the Council Meeting on August 15, 1978, when the joint report from Social Planning and Police Departments on the feasibility of the proposals outlined in Phase II will be before Council.

MOVED by Ald. Rankin
THAT Council urge the Federal Government to introduce suitable legislation to resolve the current problem of street prostitution; this legislation to encompass all persons involved in street prostitution.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Grant Appeals

In accordance with established procedure, the following organizations addressed Council appealing Council's decisions on their grant applications.

1. New Age Community Centre

Ms. J. McIntyre addressed Council and reviewed the Centre's program. The Centre provides training for counsellors in the field of Death and Dying and also operates a twenty-four hour hot- line telephone service. Ms. McIntyre urged Council to approve a grant to the Centre.

MOVED by Ald. Gerard
THAT the representation from the New Age Community Centre be received and no further action taken.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Grant Appeals (Cont'd)

2. Chown Adult Day Care Centre

A representative of the Social Planning Department stated that the department has been awaiting completion of a study on Adult Day Care Centres by the Department of Human Resources. However, it has recently been learned that Adult Day Care Services will now come under the Long Term Care Program, and therefore, the Department of Human Resources has abandoned its study and the Long Term Care Program will be undertaking this study.

The Social Planning Department will be recommending to Council, at a later date, that funding for those Adult Day Care Centres which have already received grants from Council, be extended to the end of March, 1979. The Social Planning Department recommended a grant of $5,546 to cover the period from August 1978 to March 1979 be approved to the Chown Adult Day Care Centre.

Ms. L. Slade addressed Council in support of the Chown Adult Day Care Centre's grant appeal.

MOVED by Ald. Rankin
THAT a one-time only grant of $5,546 to the Chown Adult Day Care Centre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Canadian Memorial Church

Mr. G. Shafer appealed Council's decision to not approve a grant to the Canadian Memorial Church towards repair of the gym floor. Mr. Shafer stated the recreation facilities at the church are used by the community and not restricted to church members only.

MOVED by Ald. Ford
THAT the representation from the Canadian Memorial Church be received and no further action taken.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

1240 Robson Street,
Development Permit Application # 80580
(Clause 5)

Earlier this day Council agreed to hear a representation from Romses Kwan & Associates - Architects, for a proposed development at 1240 Robson Street.

In a City Manager's report dated July 21, 1978, the Director of Planning reviewed the application and the reasons why the Development Permit Board referred it to Council for consideration and advice on the appropriate parking requirements. In this report the City Manager submits for consideration the choice between -

a) 9 spaces as strongly requested by the applicant and supported by the majority of the D.P.B.; or

b) 17 spaces as recommended by the City Engineer and a majority of the Advisory Panel.

Cont'd.....

CITY MANAGER'S & OTHER REPORTS (Cont'd.)

Building & Planning Matters (Cont'd)

D.P.A. 1240 Robson Street (Cont'd)

The City Engineer put forward his reasons for recommending that 17 parking spaces be required for this development, and the Director of Planning also stated his views in this matter.

Mr. Mayuga, Romses, Kwan & Associates, addressed Council and read from a brief (circulated). The brief put forward reasons why only nine parking spaces should be required for this development.

MOVED by Ald. Brown
THAT Development Permit Application No.80580 be approved on the basis of the developer providing nine parking spaces.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 21, 1978)

Workers' Compensation Board
Health & Safety Regulations
(Clause 1)

During consideration of this clause, the City Engineer stated that his department is opposed to the proposed regulations and had opposed this measure at the Workers' Compensation Board hearing on the new regulations. He also indicated that, in addition to the costs outlined in the report, additional expenditures would be required. The Mayor requested the City Manager to prepare a memorandum on further implications of these new regulations. Alderman Ford requested that the City Manager investigate the possibility of using the School Board Audiometric program during the school summer holidays.

MOVED by Ald. Bellamy
THAT consideration of this report be deferred to the next meeting pending receipt of the additional information requested.

- CARRIED UNANIMOUSLY

Property Matters
(July 21, 1978)

The Council considered this report, which contains ten clauses,identified as follows:

Cl. 1. Demolitions - 1959 Pandora Street
Cl. 2. Demolitions - 2743-45 Point Grey Road
Cl. 3. Lane North of Georgia between Kootenay Street and Boundary Road.
Cl. 4. Burrard Street Widening - 1917-1935 Burrard Street Compensation.
Cl. 5. Establishment for Lane Purposes. N/W Corner King Edward and Windsor.
Cl. 6. North Services District Centre - 1720 Grant Street Lease Renewal.
Cl. 7. Sale of Former Haro Park Site to B'nai B'rith Society
Cl. 8. Sale of City-owned lot on West side of Main, North of 33rd to abutting owner.
Cl. 9. Rental Review - Portion of Terminal Avenue - C.N. Railway Company.
Cl.10. 1186 Davie Street - Demolition by Council Order.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Clauses 1 - 9 inclusive

MOVED by Ald. Rankin
THAT clauses 1 and 2 be received for information and the recommendations of the City Manager, as contained in clauses 3, 4, 5, 6, 7, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

1186 Davie Street -
Demolition by Council Order
(Clause 10)

MOVED by Ald. Rankin
THAT Council instruct the Supervisor of Properties to proceed in accordance with the Council resolution of May 2, 1978, instructing him to demolish the premises at 1186 Davie Street.

- CARRIED UNANIMOUSLY

C. Manager's Report
(July 20, 1978)

Tenders for Alterations and Additions
to Carnegie Library

MOVED by Ald. Harcourt
THAT recommendation 'A' of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT recommendation 'B' of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

At the request of Alderman Ford, the Mayor directed that this report be referred to the Heritage Advisory Committee for information.

D. Manager's Report
(July 20, 1978)

Development Corporation:
Carnegie Library Building

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 3:50 p.m. to reconvene at 4:05 p.m. with Alderman Kennedy absent.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Manager's Report
(July 20, 1978)

New Central Hotel and Ferry Hotel

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Manager's Report
(July 21, 1978)

Grant in Lieu of License Fee for
The Vancouver Sea Festival Society

MOVED by Ald. Bellamy,
THAT a grant to the Vancouver Sea Festival Society, in lieu of the license fee, as described in the City Manager's report of July 21, 1978, be approved.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Brown, Ford, Gerard,
Marzari and Rankin opposed)

I. Report of Standing Committee
on Community Services
(July 13, 1978)

The Council considered this report, which contains nine clauses, identified as follows:

Cl. 1. Liquor Permit Application - 1216 Robson Street.
Cl. 2. Liquor Permit Application - 2257 Kingsway.
Cl. 3. Liquor Permit Application - 1138 Granville Street.
Cl. 4. Operation of Establishment at 1055 Seymour Street.
Cl. 5. Liquor Permit Application - Lot 39, False Creek.
Cl. 6. Request to Purchase Surplus City Furniture
Cl. 7. Fire By-law Upgrading - Austin Hotel.
Cl. 8. Rory's Towing Ltd., and Westburn Services Ltd. Licenses.
Cl. 9. Downtown Community Workers re Chronic Alcoholics.

Clauses 1, 2 & 3.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, of this report, be approved.

- CARRIED UNANIMOUSLY

Operation of Establishment at
1055 Seymour Street.
(Clause 4)

As requested by the Committee, the City Manager reported on the current status of the prosecution relating to the operation of this establishment.

MOVED by Ald. Rankin
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

Community Services (Cont'd)

Liquor Permit Application
Lot 39, False Creek
(Clause 5)

MOVED by Ald. Rankin
THAT the recommendation of the Committee be amended and then approved as follows:

'The Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81140 to Mr. Hemerling for Frank Stanzl Construction to establish a holding bar in the approved restaurant on the east side of Leg in Boot Square in Area 6 of False Creek.'

- CARRIED UNANIMOUSLY

Request to Purchase Surplus
City Furniture
(Clause 6)

During consideration of this clause, the Mayor requested the City Manager to review the present procedures and guidelines related to the sale of surplus city furniture and equipment to non-profit organizations for a nominal sum, for report to Council.

MOVED by Ald. Rankin
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Fire By-law Upgrading
Austin Hotel
(Clause 7)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rory's Towing Ltd., and
Westburn Services Ltd., Licenses.
(Clause 8)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Marzari and the Mayor opposed)

Downtown Community Workers re
Chronic Alcoholics
(Clause 9)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development (July 13, 1978)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Kingsway Task Force.
Cl. 2. Redevelopment of North Shore of False Creek.
Cl. 3. Amendments to the National Housing Act.
Cl. 4. Enclave 15, Champlain Heights.

Kingsway Task Force (Clause 1)

During consideration of this clause Council noted a letter dated July 21, 1978 from the solicitor for Poplar Enterprises Ltd., the owner of the property at 3090 Kingsway. The letter stated that a Mr. Sair has an application presently pending to rezone this property. However, Poplar Enterprises Ltd., the owners do not wish the property to be rezoned in accordance with the terms of the pending application and request that this rezoning application be removed from the property.

MOVED by Ald. Harcourt.
THAT the Director of Planning report to the next meeting of Council on the rezoning application for 3090 Kingsway, and the interested parties be invited to be present when the report is considered.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the Director of Planning be instructed to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force study and the report(s) to Council be deferred until Council has considered recommendations of the joint Committees.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Enclave 15, Champlain Heights (Clause 4)

Alderman Harcourt advised that the Champlain Heights Project Manager and the Director of Planning have prepared a joint report on the viability of using either the government assisted co-operative program or the non-profit rental program, under section 15.1 of the National Housing Code. This report should be available for the next meeting of Council.

MOVED by Ald. Harcourt
THAT this matter be deferred to the next meeting of Council for consideration.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

III. Report of Standing Committee on Transportation (July 13, 1978)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Sidewalk Cafes.
Cl. 2. Metrication of Street & Traffic By-law No.2849.
Cl. 3. Metrication of Granville Mall By-law No. 4792.

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (July 13, 1978)

The Council considered this report, which contains five clauses, identified as follows:

Cl. 1. Department Review - Reports Back on Budget Reductions.
Cl. 2. Operation of New Upgraded Facilities - Park Board.
Cl. 3. Trout Lake Community Centre - Health Club & Janitorial Staff.
Cl. 4. Kitsilano Community Centre Health Club
Cl. 5. Grant Application - Burrard View/Wall Street Residents Association & Hastings/Sunrise Action Council.

Department Review - Reports Back on Budget Reductions (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee relating to the Planning Department, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown
THAT the recommendation of the Committee relating to the Finance Department, be approved.

- CARRIED UNANIMOUSLY

During consideration of the Committee's recommendations on the Engineering Department, the City Engineer reviewed the implications of recommendation 'G' of the Committee with respect to lane oiling.

MOVED by Ald. Brown
THAT recommendations 'A' to 'G' of the Committee, relating to the Engineering Department, be approved.

- CARRIED

(Ald. Gerard and Rankin opposed)

MOVED by Ald. Brown
THAT recommendation 'H' of the Committee, relating to the Engineering Department, be approved.

- LOST

(Ald. Ford, Gerard, Harcourt, Rankin and the Mayor opposed)

MOVED by Ald. Brown
THAT the recommendation of the Committee, relating to Social Planning Department, be approved.

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

Cont'd....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Finance & Administration (Cont'd)

Department Review (Cont'd)

MOVED by Ald. Ford
THAT the Director of Social Planning be instructed to achieve a further reduction of $10,000 in his department's budget for 1978-79.

- LOST

(Ald. Bellamy, Gerard, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Brown
THAT the recommendation of the Committee, relating to the Park Board, be approved.

- CARRIED

(Ald. Rankin and Marzari opposed)

Clauses 2, 3, 4 and 5

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

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G.V.R.D. Matters

Alderman Harcourt enquired on the progress of the Task Force on Transit. The City Manager advised that the Task Force will be reporting to the G.V.R.D. Transportation Committee on August 9, 1978.

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RISE FROM COMMITEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE REGULATIONS FOR THE CONSTRUCTION, ALTERATION AND SAFETY OF BUILDINGS AND STRUCTURES WITHIN THE CITY OF VANCOUVER

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW No. 4054
BEING THE STREET NAME BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT consideration of this by-law be deferred, pending the hearing of delegations with respect to street names in Champlain Heights, scheduled for August 1, 1978.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 5064
BEING THE VANCOUVER CITY PLANNING
COMMISSION BY-LAW

MOVED by Ald. Ford
SECONDED by Ald. Brown
THAT the by-law be introduced and read a first time

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford
SECONDED by Ald. Brown
THAT the by-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 3575,
BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the by-law be given second and third readings, and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

BY-LAWS

5. BY-LAW TO AMEND BY-LAW No.3575 BEING THE ZONING AND DEVELOPMENT BY-LAW.

MOVED by Ald. Gerard
SECONDED by Ald. Ford
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Gerard
SECONDED by Ald. Ford
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

(Ald.Bellamy, Gibson & Marzari were excused from voting on this by-law) - CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Lands for Lane Purposes. (N/W Corner of King Edward & Windsor)

MOVED by Ald. Ford
SECONDED by Ald. Brown
THAT WHEREAS the City of Vancouver is the registered owner of Lots 12 and 13, Block H, District Lot 301, Plan 2622;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land as lane;

THEREFORE BE IT RESOLVED THAT the West Two Feet of each of Lots 12 and 13, Block H, District Lot 301, Plan 2622 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (South 10 ft. of Lot 8 of Subdivision 'D', Block 156, District Lot 264A)

MOVED by Ald. Ford
SECONDED by Ald. Brown
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes the

South 10 feet of Lot 8 of Subdivision "D", District Lot 264A, according to Plan Nos. 616 and 1771 deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Closing, Stopping up and Conveying to Abutting Owner (Lane South of Broadway, West of Alma Street)

MOVED by Ald. Ford
SECONDED by Ald. Brown

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South 15 feet of Lot 7, Block 182, District Lot 176 has been dedicated for lane by the deposit of Plan 5740;

3. Only the South 10 feet of the said Lot 7 is required for lane purposes;

4. The owner of said Lot 7 and adjacent Lot 8 is prepared to dedicate the South 10 feet of Lot 8 for lane purposes and also wishes to acquire the 5 foot portion of lane which is no longer required for lane purposes.

THEREFORE BE IT RESOLVED THAT the North 5 feet of the South 15 feet of Lot 7, Block 182, District Lot 176, dedicated for lane by the deposit of plan 5740, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., June 9th, 1978, and marginally numbered LF 8665, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the portion of lane so closed, be subdivided with the adjacent lands.

(Lane South of Broadway, West of Alma Street)

- CARRIED UNANIMOUSLY

D. Closing, Stopping up and Subdividing (Portion of Lamey's Mill Road, False Creek)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. In assembling stage 1 of False Creek subdivision (plan 16003), Lamey's Mill Road was made 66 feet in width;

3. In the design for stage 2 which is the subdivision of lands west of Alder crossing, Lamey's Mill Road is to become only 15 meters in width;

4. In order to reduce the width of the road a portion of the road must be closed;

THEREFORE BE IT RESOLVED THAT all that portion of Lamey's Mill Road dedicated by the deposit of plan 16003 adjacent to Lot 23, False Creek, Plan 16003 included in and outlined red on plan sworn to by A.R. Turner, B.C.L.S., on May 12, 1978, a print of which is hereunto annexed, be closed, stopped up, title taken thereto and subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

E. Closing, Stopping-up and Conveying to Abutting owner, (Lane South of 49th Avenue, East of Dunbar Street)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane at the rear of Lot "I" (Plan 13351), Block 6, District Lot 314 is no longer required for lane purposes;

3. The owner of said Lot "I" has made application to acquire the portion of lane at the rear of his property.

THEREFORE BE IT RESOLVED THAT the portion of lane dedicated by the deposit of Plan 13351 lying to the east of the production southerly of the westerly limit of Lot "I" (Plan 13351), Block 6, District Lot 314 and the portion of lane dedicated by the deposit of Plan 13350 lying to the north of the northerly limit of Lot 5 (Plan 14018), said Block 6, the same as shown outlined red and green respectively on a plan prepared by A. Burhoe, B.C.L.S., dated December 27, 1977 and marginally numbered LF 8487, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner of said Lot "I"; and

BE IT FURTHER RESOLVED THAT the lanes so closed be consolidated with the abutting said Lot "I".

(Closure of Lane South of 49th Avenue, East of Dunbar Street)

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes (South 2 feet of Lot 8, Block 194, District Lot 526)

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the South 2 feet of Lot 8, Block 194, District Lot 426, according to Plan No. 1076

deposited in the Land Registry Office, in the City of Vancouver Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes:

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Introduction of the Ward System

The Mayor advised that to date twenty-three requests to address Council on the following motion by Alderman Bellamy, have been received:

"THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the working of that plebiscite was not clear, and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November 1978, as follows:

' Are you in favour of introducing some form of the ward system for the election of Aldermen?'

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT consideration of this motion be deferred pending the hearing of delegations, and arrangements for an appropriate evening meeting be left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

ENQUIRIES & OTHER MATTERS

Material for Meetings

Alderman Rankin — referred to the large volume of printed material furnished to Council Members prior to meetings and asked that the matter be studied with a view to reducing the volume.
It was left in the hands of the City Manager and the City Clerk to review this matter and discuss with the Mayor.

Lifeguarding at Wreck Beach

Alderman Marzari — referred to a recent drowning at Wreck Beach and expressed concern that neither the Park Board nor the City has made an effort to provide life-guarding on this beach.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin
THAT the Community Services Committee meet with the Park Board to discuss further the matter of lifeguarding on Wreck Beach.

- CARRIED

(Ald. Brown, Ford, Gerard and Gibson opposed)

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The Council adjourned at 5:15 p.m.

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The foregoing are Minutes of the Regular Council Meeting of July 25, 1978, adopted by Council on August 1, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Underground Steam Duct across Rogers Street - United Grain Growers Ltd.

The City Engineer reports as follows:

"In 1953 an underground steam pipe was installed in a 10-inch diameter concrete duct across Rogers Street at a point approximately 610 feet north of Powell Street. The pipe carried steam from the B.C. Sugar Refinery on the west side of Rogers Street to the Buckerfields Limited plant on the east side of the street. In accordance with approval by Council on March 2, 1953, an agreement was entered into between the City and Buckerfields Limited, lessee and occupier of the property served by the steam line. Annual rental for street space occupied by the duct is $27.50. This is based on 50¢ per square foot which is still the rate for such encroachments.

United Grain Growers Limited has now taken over the lease of the property formerly occupied by Buckerfields Limited and wishes to retain the underground steam duct across Rogers Street.

I recommend that an agreement be entered into, satisfactory to the Director of Legal Services and the City Engineer between the City and United Grain Growers Limited, similar to the agreement with Buckerfields Limited dated March 2, 1953, and that the agreement with Buckerfields Limited be cancelled."

The City Manager RECOMMENDS that the above report of the City Engineer be approved

2. Street Lighting Contract No. 116

The City Engineer reports as follows:

"Tenders for the installation of street lighting on Contract No. 116 were opened on July 4, 1978 and referred to the City Engineer for tabulation and report.

The tabulation is as follows:

Ricketts-Sewell Electric Limited	-	$163,000.48
C.H.E. Williams Company Limited	-	$182,109.67

This is a unit price contract and the contractor will be paid for the work installed as measured on the street. Funds for the work are available in the 1977 and 1978 Street Lighting Capital Budgets.

The City Engineer recommends that

(a) the contract for the installation of street lighting on Contract No. 116 be awarded to Ricketts-Sewell Electric Ltd. subject to the Company entering into an agreement with the City, satisfactory to the Director of Legal Services,

(b) the Mayor and the City Clerk be authorized to sign the contract, and

(c) the Bid Bond be returned to the unsuccessful tenderer."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

cont'd...

3. Metrication - Local Improvement Procedure By-law

The City Engineer reports as follows:

"Paving construction and contracts will be in metric units in 1979. In preparation for this, the Local Improvement Procedure By-law should be amended accordingly. The conversion of the By-law provisions is straightforward and involves only minor rounding. One other conversion item not affecting the By-law is noted for Council's information because the proposed rounding is greater. The opportunity is also taken to drop certain provisions which are no longer needed.

a) Widths and Thicknesses

Section 5 of the By-law establishes the cost-sharing between the Property Owners and the City-at-large for street and lane pavements. These are defined in terms of pavement widths and thicknesses, based on the 'local need'. The proposed changes are:

Item	By-law Reference	Present Conventional	Proposed Metric	Conventional Equivalent
Street Paving in Multiple Dwelling and Local Commercial Districts				
- width paid by PO's *	5(6)(a)(iii)	36'-0"	11 m	36' 1"
- thickness paid by PO's	"	4.5"	115 mm	4.53"
Street Paving in Commercial and Industrial Districts				
- width paid by PO's *	5(7)(a)(iii)	36'-0"	11 m	36' 1"
- thickness paid by PO's	"	7"	175 mm	6.89"
Lane Paving in Residential Districts				
- width paid by PO's ("old rule" projects)	5(8)(a)(iv)	14'-0"	4.27 m	14'-0"
- thickness paid by PO's	5(8)(a)(iii) 5(8A)(a)(iii)	2"	50 mm	1.97"
Lane Paving in Multiple Dwelling and Local Commercial Districts				
- thickness paid by PO's	5(9)(a)(iii)	5"	130 mm	5.12"
Lane Paving in Commercial and Industrial Districts				
- thickness paid by PO's	5(10)(a)(iii)	8"	200 mm	7.87

* For clarity, the widths between curb faces are given here.
The By-law states the widths between gutters which are 2'8" or 0.8 m less.

The standard width of Local Residential Street pavements does not affect the Property Owners' rate and so does not appear in the By-law. For Council's information, its conversion will be:

Present Conventional	Proposed Metric	Conventional Equivalent
27'-0"	8.5 m	27' 11"

cont'd...

Clause No. 4 continued:

b) Frontage Measurements

We do not propose to quote rates 'per front metre' to the public at this time. This should await the availability of maps showing metric property dimensions which awaits, in turn, the Map Conversion Project. This By-law can be amended, however, to make the references to 'per front foot' etc., read 'per front foot or per front metre', etc. The By-law references are: 16A (1) (a,b,c & d); 29 (f) and 36 (5) (f)

c) Implementation

The changes set out in '1. Width and Thicknesses' should apply to projects advanced later this year for the 1979 program but not to projects advanced for 1978 construction. This can be effected by having the new (metric) provisions apply only to projects undertaken by Council after October 1, 1978.

d) Deletions

The opportunity is taken to delete certain provisions no longer needed.

When the 'low cost' program for Local Residential Streets was adopted in 1963, the old provision for a full-strength pavement was left in the By-law against the possibility that some owners might still wish (and be willing to pay for) it. There has never been even an inquiry about such a pavement and the provision can be deleted. The By-law reference is 5(5).

The provisions for giving relief on Local Improvements under the Urban Renewal Program are now redundant and can be deleted. (Projects now on the Tax Roll will not be affected). The By-law references are 2(definition), 5(12), 17 and Schedule A.

Recommendation

I recommend that the Director of Legal Services be requested to bring forward the amending By-law to make the changes set out in Sections 1 and 2 above, these changes to take effect as set out in Section 3, and to make the deletions set out in Section 4."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved

4. Closure of Portion of Lane West of Howe Street between Nelson Street and Approximately 155 Feet South Lots 1-8 and 32-38, Block 81, D.L. 541, Plan 210

The City Engineer reports as follows:

"In 1973, a request was made to close a portion of the lane west of Howe Street south from Nelson Street. At that time, it was agreed that favourable consideration would be given to this closure provided a new east/west lane was dedicated giving access to both Howe Street and Hornby Street with additional width at the lane west of Howe Street to allow for manoeuvring around lane corners. The proposed development has been under consideration since 1973 and has now been approved by the Development Permit Board subject to the formal lane closure and provision of new lane outlets. The area of the lane dedicated will be approximately 2450 square feet greater than the area of lane closed.

The applicant has also requested that they be allowed to construct a small portion of their proposed underground parking in the newly dedicated extra width manoeuvring area of the lane (in excess of the normal 20-foot lane provision). This would allow the foundation wall of the building to be constructed straight, without jogging around the irregular lane line. It is felt that this encroachment would not affect utilities as the 20 feet main lane corridor would be free of encroachment.

cont'd.....

Clause No. 4 continued:

I recommend:

(i) That all that portion of lane west of Howe Street south of Nelson Street shown hatched on the attached sketch, be closed, stopped up, conveyed to the abutting owner and subdivided with the abutting lands subject to the following conditions.

(a) the applicant to provide and construct new lane outlets to Howe Street and Hornby Street satisfactory to the City Engineer and at no cost to the City,

(b) the applicant to provide and register a subdivision plan consolidating the closed lane with the abutting lands in a manner satisfactory to the Approving Officer,

(c) satisfactory arrangements to be made for the relocation of utilities at no cost to the City or an easement provided to contain them,

(d) satisfactory arrangements to be made with the City Engineer for the continual lane access before the present lane is closed to vehicular traffic.

(ii) That upon registration of the subdivision plan dedicating the new lane, the Director of Legal Services be authorized to execute an encroachment agreement validating the encroachment of the underground portion of the building shown shaded on the attached sketch for the life of the building. The annual rental to be $720 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

CONSIDERATION

5. Local Improvement Court of Revision 446
Schedule 73 March 30, 1978

The Director of Finance reports as follows:

"At the above Court of Revision, Mr. Randy Lee spoke against the installation of sidewalks on the North side of Hastings Street from Richards to Cambie Streets, being Schedule 73, Court #446.

In his initial report to Council regarding objections to this project, the Collector of Taxes stated that five out of twelve owners objected and thus there were insufficient signatures to defeat. According to the Vancouver City Charter, a minimum of seven objections would be required to defeat this project.

After listening to Mr. Lee's presentation regarding the acceptability of two ownership signatures, Council instructed the Collector of Taxes to check the validity of the signatures on the objection form and report back on the status of the project.

The property legally described as Lots 13, 14 and 1" of 15, Block 12, D.L. 541, Plan 210 is registered as being owned by Consul Holdings. An illegible signature on behalf of Consul Holdings was submitted on the Notice of Objection. Since no statement was given at that time regarding the name and position of the signatory in relation to the company, the signature was not acceptable. On June 26, 1978, a letter was received from Consul Holdings, Toronto, Ontario, authorizing Mr. Arthur Dropkin to sign the Objection Notice on their behalf. A following letter from Mr. Dropkin confirmed that he did sign the original form. This is thus a signature submitted within the time for objections permitted by the Charter and now validated.

The property legally described as Lot 17, Block 12, D.L. 541, Plan 210 is registered as being owned by Dora M. Watson and Mary L. Wood. The Objection Notice was signed by a person from Royal Trust Company as agents for the owners. Since no proof of attorney was submitted at that time, the signature was not acceptable. On June 10, 1978, a photocopy of the Objection form signed by "M. Watson" and "M.L. Wood" was received in the Office of the Collector of Taxes. Royal Trust Company had confirmed by telephone that they had no Power of Attorney. Thus, this is an additional signature submitted some three months beyond the time allowed by the Charter.

cont'd...

Clause No. 5 continued:

It is the opinion of the City Legal Department that the Charter precludes the Collector of Taxes from validating the signatures from M. Watson and M. L. Wood. The Collector of Taxes, therefore, reports that there are six out of twelve owners objecting and thus insufficient signatures to defeat this project.

This report is presented to Council for consideration whether the project should be or not be undertaken."

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION.

6. Request to Cancel Local Improvement Project (Paving Lane South of 29th Avenue, Balaclava to the Lane East of Blenheim, 447/232)

The City Engineer reports:

"A sufficiently signed petition for the paving of this lane was submitted in 1977. came before a Court of Revision on 30 March 1978 and was undertaken by Council.

On 4 May 1978, after work had commenced on the project, a telephoned request that the project not proceed was received by the Acting Mayor. We stopped work on the project to allow the property owners to be heard by Council.

Submissions

The following submissions have been received, circulated to Members of City Council and are on file in the City Clerk's office.

(Rec'd) May 11, 1978	Walker et al	Opposed to paving
March (?) 10, 1978	Oldroyd	Opposed to paving
May 10, 1978	Wirth	Opposed to paving
May 9, 1978	Olsen - Seabourne	In favour of paving
May 29, 1978	Carmichael	In favour of paving
June 27, 1978	Barnes	In favour of paving
June 29, 1978	Cronkhite	In favour of paving
June 29, 1978	Pirie	Withdrawing Opposition

This report is for the consideration of Council when it deals with these submissions.

Signatures

The count of signatures is complicated by 'half-signatures' (one of two joint owners) and by an unverified Power of Attorney and is tabulated both ways:

	Accepting only fully correct Signatures	Accepting 'Half-Signatures' etc.
Signed Petition, do not now object	10	9
Signed Petition and now object	6	8
Did not sign Petition, now object	5	5
Did not sign either	2	1
	23	23

Discussion

The Residential Lane Paving program operates strictly on local decisions. If the objections had been filed before the project was undertaken Council could, in its discretion, have decided not to proceed. The difficulty now is that a substantial amount of work has been done and that, if the paving is not to proceed, further work will be required to restore the lane to an acceptable unpaved condition. These costs total an estimated $5 900.

As well as considering the points of objection, then, Council should consider whether there is justification for these points not being made before the proj was undertaken. The requests that the project not proceed give a number of reasons:

cont'd...

Clause No. 6 continued:

(i) The cost of the work.

(ii) Fear that paving will encourage speeding.

(iii) The width of the asphaltic surface is mentioned several times. The Information Sheet mailed to each Property Owner before the Petition for the paving was circulated stated that the surface would be '...as wide as conditions allow *' One of the letters notes '...misgivings over the year after seeing...nearly paved lanes ...' (emphasis ours).

* We do not say 'full width' because there are often banks up or down, hedges; walls: etc. which prevent paving right to the property line. There is such a hedge on this project.)

(iv) Destruction of flowers within private property. Here we are at fault. Our grader wandered almost a foot over the property line. We have acknowledged our error to the owner concerned and assured him of restoration or compensation. We believe he is satisfied on this point.

(v) Cutting of mature trees. The only tree involved is one on the lane line which we did not propose to disturb. The property owner, however, has asked that it be removed and we have agreed (subject to the request in writing).

The letters in favour make the points:

- That all of the prescribed steps of the Local Improvement procedure were followed in obtaining approval of the paving, and that the objections were not raised during that process.
- Concern for the money already spent.

Costs

The costs are made up as follows:

Drainage work done	$4 800
Grading work done	510
Restoration and Oiling (1978)	380
Second Oiling (1979)	210
	$5 900

If the project does not proceed, these would not appropriately be charged to Capital funds, since no capital asset will have been created. For the same reason, the properties cannot be taxed for them.

To Complete Paving

To complete the paving project as undertaken would require only a little gravel and the asphaltic surface. Estimated cost of this is $3,400, of which the Property Owners' Share would be $2,200. (All work done to date would fall into the City's share).

Alternatives

The alternatives open to Council include:

A. Instruct the City Engineer to proceed with the paving.

B. Advise the objectors that Council is prepared to cancel the paving project if they will bear the cost of the work done and restoration, $5,900. Some set time should be allowed for them to pay in this sum to the City (Thirty days from the date of Council's adoption of this alternative is suggested).

If Council choose this alternative it may wish to instruct:

1. That if the payment is not made within the time allowed, the City Engineer will proceed with the paving, and

2. That if the payment is made within the time allowed, a motion to cancel the project will be brought forward.

C. Provide the $5,900 from Contingency Reserve, cancel the project and instruct the City Engineer to restore the lane. (Cancelling the project would require amendment of Council's motion of 30 March 1978 so as to delete project 447/ 2)."

The City Manager submits the foregoing report of the City Engineer for the CONSIDERATION of Council.

RECOMMENDATION

7. Tender 784 - Street Pavement & Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on July 19, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked for completness and accuracy and any miscalculations or omissions have been corrected. Tabulations of total amounts bid and a Streets Contracts Cost Index' graph are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

a) Contract 784 - Street Pavement & Curbs be awarded to the lowest bidder:

Jack Cewe Ltd.
1850 Hillside Avenue
Coquitlam, B.C.
V3K 1K5

for the amount bid, namely $896,230.10.

b) A Contract satisfactory to the Director of Legal Services be entered into.

c) The bid bonds for the unsuccessful tenders be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 555 & 556

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Renovations - East Health Unit - 2610 Victoria Drive

The Medical Health Officer reports as follows:

"The purpose of this report is to present a request for funding for renovations to East Unit, based on rough estimates submitted by the City Architect. Reference is made to the Report of the Standing Committee on Finance and Administration dated April 28, 1976 and subsequent Council action June 1, 1976 which approved Committee recommendations dated May 13, 1976.

In the April 28, 1976 report, it was anticipated that the renovation of one-half of the building vacated by Human Resources and the roofing in of the centre court would provide approximately 3,350 sq.ft., additional to the 3,600 sq.ft. now in use by the Health Department. After careful consideration of the space available through discussions with staff and the City Architect, and bearing in mind the parking requirement, the following proposal is submitted: That the existing building provides 10,950 gross square feet (which includes approximately 800 sq.ft. basement storage area now in use). Based on staff requirements, it would appear that we should add about 2,750 sq.ft. However, it is not possible to accommodate more than 22 parking spaces on the existing property and we are therefore limited by the Zoning By-Law to an addition of only 1,500 square feet.

The City Architect recommends that we proceed with the renovation which will add 1,500 sq.ft. and the Health Department will "make do" with the resulting total space to accommodate the existing staff in that location.

The budget for such an alteration is roughly estimated as follows:

New space, 1,500 sq.ft. @ $50	$ 75,000
Alter existing space, 9,000 @ $15	135,000
Outfit dental suite	30,000
H.V.A.C.	30,000
Site development	15,000
10% contingency & miscellaneous	28,500
12% consultants' fees	37,600
	$ 351,100

The Director of Finance advises that the source of funding for this renovation is the Health and Welfare Buildings Capital Fund, Account #421/7901, $351,100.

The Medical Health Officer recommends that:

A. Council approve the renovation of East Unit to produce additional space of 1,500 sq.ft. plus 22 parking spaces;

B. Approval be given to a total budget of $351,100 for East Unit renovations, to be provided from the Health and Welfare Buildings Capital Fund Account #421/7901;

C. Approval be given to authorize $37,600 to prepare plans for the alterations, as part of the total funding of $351,100;

D. The City Architect be directed to report back to Council with final estimates of cost when the design is complete."

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

CONSIDERATION

2. Keeping of Chickens at 5515 Rhodes Street

The Medical Health Officer and Director of Legal Services report as follows:

"The Health Department received complaints from a neighbour regarding the keeping of chickens at the above address initially in January 1977. Ten chickens were present. A fourteen day order was issued to comply with Section 72 of the City of Vancouver Health By-law #4387.

Further telephone complaints were received from the same neighbour by the Health Department in March 1977 and a twenty-one day order was issued to Mrs. G. Scafidi. A re-check was made on April 14, 1977 and it was noted that the chickens were still present. A further twenty-one day order was issued to remove the chickens. A re-check on May 24, 1977 revealed that the chickens still remained at the above address and a further fourteen day order was issued. On June 9, 1977 a re-inspection revealed that chickens were still present. On June 16, 1977 a hand delivered order was given to Mrs. G. Scafidi to remove the chickens from the above premises within fourteen days. On July 4, 1977 a re-check was made and it was noted that fourteen additional chickens were present on the premises.

July 7, 1977--19 chickens were present.

July 20, 1977--Information laid with City Prosecutor under Section 72 of Health By-law #4387.

Re-checks on October 4, 1977, January 10, 1978 and February 28, 1978 revealed that large numbers of chickens were present in the yard.

January 12, 1978--Mrs. G. Scafidi pleaded not guilty, first day of evidence and argument given; adjourned to February 2, 1978 for further argument and decision.

February 2, 1978--Case was dismissed.

February 27, 1978--Notice of Appeal by City filed.

June 9, 1978--Appeal heard in County Court.

June 16, 1978--Written decision allowed appeal.

July 7, 1978--Mrs. G. Scafidi given suspended sentence and placed on Recognizance for six months on condition that she keep the peace and be on good behaviour and that she report to the court for sentencing if need arise.

On July 11, 1978 Mr. D. A. Morgan, Director of Environmental Health, accompanied by Mr. W. MacDonald, visited Mrs. G. Scafidi at 5515 Rhodes Street to discuss her intentions regarding the future keeping of chickens and rabbits on her premises.

At the time of the inspection there were present six chickens, one rooster and two rabbits.

The chickens were kept in a portable wire cage located approximately eight feet from the neighbouring dwelling.

Mrs. Scafidi was informed that the Department has been receiving complaints over the two year period and is responsible for enforcing the provisions of the Health By-law and asked for her cooperation.

Mrs. Scafidi stated that she had no intention of ceasing to keep chickens as they were needed for food and she also volunteered that she received maximum extra allowances for special diet from the Ministry of Human Resources.

Continued . . . .

Clause No. 2 Continued

"Mrs. Scafidi was informed that the Health Department would be seeking direction from City Council and stated she would request an opportunity to be present as a delegation. The complaining neighbour does not wish to appear.

Sections 72 and 76 of Health By-law #4387 state as follows:

> '72. It shall be unlawful for any person to keep horses, cattle, swine, sheep or goats, or to keep any live poultry or fowl, including ducks, geese, turkeys, chickens, or members of the pigeon family, other than registered homing pigeons, or to operate any apiary or otherwise keep bees, for any purpose in the City, provided however, that this section shall not apply to any licensed pet shop or kennel, zoological park, research laboratory, veterinary hospital or slaughter house, or to horses kept in any (RA-1) District within the meaning of the Zoning and Development By-law.'

> '76. No stable or shelter designed for pets shall be situated less than 30 feet from the nearest dwelling or less than 60 feet from the street frontage.'

The Medical Health Officer and the Director of Legal Services request direction on this matter from Council. "

The City Manager notes that the present circumstance has given rise to complaints from only one neighbour, mainly on account of noise.

However, the problem of keeping animals in the City is a growing one, and has, for example, caused numerous complaints in Toronto including rodents, insects, smell and noise. Hence abandonment of these sections of the Health By-law is not recommended.

The City Manager submits for CONSIDERATION of Council a choice between:

A. Enforcing the By-law in this instance, or

B. Withholding enforcement in this case because of the particular medical and hardship circumstances of Mrs. Scafidi.

NOTE FROM CITY CLERK:

Delegation requests have been received from Mrs. G. Scafidi (Mrs. Gabriela Centenery) and Mr. Bruce Eriksen.

FOR COUNCIL ACTION SEE PAGE(S) 556

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. New Vancouver Building By-law - Adoption of the National Building Code, 1977 Edition

The Acting Director of Permits and Licenses reports as follows:

"On May 29, 1973, Council passed By-law No. 4702, which is the current "Vancouver Building By-law", containing technical requirements based originally on the 1970 editions, and then, later on, the 1975 edition of the National Building Code of Canada (NBC) after being amended by Council on July 28th, 1975.

On June 10, 1977, this Department sent out bulletins to nearly 400 Associations in the Greater Vancouver area, representing architects, engineers, and developers, advising of our intent to adopt the 1977 edition of the NBC. We invited their comments and their response was entirely favourable, with very few additional recommendations.

Members of the Building Board of Appeal also sought feedback from their own associations. Task groups, established in co-operation with design consultants and agencies within and outside the City, recommended certain amendments to the egress and parkade requirements of the NBC.

Upon the advice of the Law Department, and in full cooperation with them, we redrafted a new adopting Building By-law which follows closely the format of the N.B.C. and which has received their approval.

This new "Vancouver Building By-law" will have incorporated therein most of the requirements of our current Building By-law with very few changes, except for areas of clarification of intent and a few items of special interest to Council. An Appendix has been attached to this Report to highlight all changes in the new Vancouver Building By-law.

Some major changes are the "extent of application" of this By-law to "Existing Buildings", the inclusion of the Building Board of Appeal "Guidelines" within the By-law and the fact that no "mandatory appeals" are required, thus freeing more of the Board's time to hear Fire By-law appeals, now that the Charter has finally been amended. Building By-law appeals will still be heard but only when requested by an aggrieved appellant. The terms of reference for the Board have also been changed to permit consideration of "social and heritage concerns", in addition to concerns for safety of life and health, while hearing appeals.

The "Guidelines" besides dealing with upgrading of existing buildings for fire safety purposes, also developed a comprehensive methodology for determining the extent of seismic upgrading based on a new risk-evaluation rationale.

Another major change will be a requirement, recently approved for immediate inclusion in the 1977 N.B.C. In keeping with the current public acceptance of approved "Smoke Alarms", their recent success rates and drop in price, the Associate Committee for the N.B.C. has approved their mandatory inclusion within all new dwelling units commencing immediately.

Other changes which are not as major, include administrative requirements to control clean-up after demolition work has taken place in the City.

The costs of construction have been better defined to provide for a fairer permit fee evaluation.

Some former problems related to major differences in grade between neighbouring properties or street elevations will be better controlled with new requirements.

Cont'd.

Clause 1 Cont'd

We have also redefined "grade" and "first storey" to clarify their original intent, using the wording approved for the next edition of the N. B. C. This change will prove more efficient for the plan checker and thus save much time for permit issuance, and be more compatible with Zoning regulations on sloping properties.

Some relaxation in the By-law will eliminate the requirement for sprinklers in basement apartments located over underground parking garages and excessive fire protection requirements for roofs near property lines.

Changes are included for swimming pool enclosures to render them less climbable to preschoolers; more consistency in requirements from multi-level dwelling units; and more visual security in parking garages.

Structural design requirements have been added for flat roofs surrounded on all sides by parapet walls, to take into account the weight of water build-up.

Also added are new requirements to control design of "marquees" over City streets.

Since copies of the 1975 edition of the N.B.C. are no longer available, the entire design fraternity has been waiting for us to adopt this latest edition of the N.B.C. since the rest of British Columbia has been given the 1977 Code since March 1, 1978, and made effective June 1, 1978. The new Code also happens to include metric equivalents which will simplify "metric" design work immensely.

The Acting Director of Permits and Licenses recommends that City Council pass and enact the By-law which will be before Council later this day as the new "Vancouver Building By-law" to become effective the 1st day of September, 1978.

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits and Licenses be approved.

2. Riley Park N.I.P. Appropriation of Funds: Riley Park and Prince Edward Park Fieldhouse Improvements

The Director of Planning reports as follows:

"On July 26, 1977 City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to make improvements to existing fieldhouses at Riley Park and Prince Edward Park.

Fieldhouses presently exist in three neighbourhood parks: Prince Edward Park, Riley Park and Hillcrest Park. All three fieldhouses are in need of upgrading and rehabilitation and partial funding has been earmarked for this through the Riley Park Neighbourhood Improvement Program. Because several issues remain to be resolved regarding Hillcrest Park, the Citizens' Planning Committee and Park Board decided that it was appropriate to proceed with improvements to Riley and Prince Edward Fieldhouses and to undertake Hillcrest Fieldhouse improvements later in the year.

Cont'd.

Clause 2 Cont'd

PROPOSED PROJECT

The design process for the proposed improvements to the Riley and Prince Edward Fieldhouses involved inspection and review of existing conditions and listing of proposed changes by the Citizens' Planning Committee, Parks Board and R.R.A.P. staff. The improvement proposals were finalized after discussion by the Vancouver Park Board, the Riley Park Citizens' N.I.P. Planning Committee, the fieldhouse caretakers and the R.R.A.P. staff based on agreed upon objectives. A detailed listing of the proposed improvements and estimated costs is attached as Appendix I.

The objectives of the Fieldhouse improvements are:

(a) To create more usable public recreation space based on current needs;

(b) To alter and improve the fieldhouse residence so that over time, caretakers can be retained, such as a retired or college age couple, who can establish better rapport with park users (the existing residences can only readily accommodate single people);

(c) To create more vandal-proof conditions; and

(d) To provide general upgrading to current architectural standards, and to assure that the fieldhouses will be attractive components in their parks.

Upon completion of the improvements, the Citizens' Planning Committee intends to suggest to the Park Board various changes to hiring policies and work specifications for fieldhouse caretakers to ensure that the caretaker function relates more specifically to the local situation. Preliminary discussions have already taken place with Park Board staff on this matter.

The planned improvements to both Fieldhouses include upgrading of existing caretaker's residences, the creation of a changing room capacity in the present washrooms and general improvement of exterior finishes, painting and heating of the buildings. The Riley Park Fieldhouse will also require a new roof. The existing men's large change room in each Fieldhouse, which is felt to be redundant, will be converted into community space. A pottery/crafts facility is proposed for the Riley Park Fieldhouse to be programmed out of the adjacent Community Centre. A multi-purpose room is proposed for the Prince Edward Park Fieldhouse to facilitate a number of local neighbourhood activities, including meetings, workshops, classes and service programs. A new fire exit walkway will also be added to ensure better safety for the Prince Edward Fieldhouse multi-purpose room.

PROPOSED PROJECT FUNDING

Funding for the improvements to Riley and Prince Edward Fieldhouses is proposed to be shared by the Riley Park Neighbourhood Improvement Program, the Vancouver Park Board and the Residential Rehabilitation Assistance Program (R.R.A.P.). The concept of shared funding is as follows:

(a) N.I.P. funds will be used for improvement to social facilities and related general upgrading.

(b) The R.R.A.P. grant will be used for improvements to the caretakers' residential units and related general upgrading.

(c) Park Board funds will be used to cover the balance of costs for improvement to social facilities, the caretakers residences and general upgrading.

Cont'd.

Clause 2 Cont'd

The Park Board has agreed to match the N.I.P. investment in the project to a maximum expenditure of $27,600.00. The Central Mortgage and Housing Corporation has given approval in principle to the application of R.R.A.P. for the residential unit and only the grant of $2500.00 per unit is proposed to be used. The resulting funding sources and amounts for improvements to each Fieldhouse are proposed as follows:

Fieldhouse	N.I.P. Funding	R.R.A.P. Grant Funding	Parks Bd. Funding	Total
@ Riley Park	$ 11,904.00	$ 2,500.00	$ 11,904.00	$ 26,308.00
@ Prince Edward	$ 14,230.00	$ 2,500.00	$ 14,230.00	$ 30,960.00
Total	$ 26,134.00	$ 5,000.00	$ 26,134.00	$ 57,268.00

In order for the City to receive the proposed R.R.A.P. funds, Central Mortgage and Housing Corporation has indicated that the City (as the Landlord) must sign a Security Mortgage as per statute requirement for a R.R.A.P. grant. The Director of Legal Services indicates that according to Section 192-A of the City of Vancouver Charter "the Council shall have power to make the city a party to any agreement to which under the terms of any Act of the Dominion or the Province it is contemplated that municipalities may be parties and which the Council deems will be for the benefit of the City." It is therefore necessary for Council to authorize that a Security Mortgage be finalized so that the R.R.A.P. application can be completed.

The Central Mortgage and Housing Corporation and the Province of B. C. have been advised and concur with the proposed N.I.P. expenditure for this project. The Central Mortgage and Housing Corporation is also prepared to approve the R.R.A.P. applications through the normal process if the Security Mortgage is undertaken.

The Director of Planning recommends:

(A) THAT Council approve an expenditure of up to $26,134.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account 898/9412 for improvements to Riley and Prince Edward Park Fieldhouses, subject to matching of Park Board funds as per their commitment, the N.I.P. cost to be shared as follows:

Central Mortgage & Housing Corporation	(50% of total)	$13,067.00
Province of B. C.	(25% of total)	$ 6,533.50
City of Vancouver	(25% of total)	$ 6,533.50

(B) THAT Council endorse the proposed application by the Superintendent of Parks for R.R.A.P. funds up to the grant maximum of $2,500.00 per fieldhouse and that Council direct the Director of Legal Services to finalize the necessary Security Mortgage so that the proposed R.R.A.P. application can be completed."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. Granville Island - Proposed Development

The Director of Planning reports as follows:

"On June 5, 1978 the Board of Parks and Recreation resolved:

> 'That City Council be requested to make sure that the Granville Island Trustees provide the major open space south of Cartwright Street at the south end of the island, to provide active recreation space for the new residents to be accommodated in the area.'

On June 7, 1978, Commissioner Ian Bain, Chairman of the Parks Board, wrote to City Council (see letter attached). In the excerpt of the minutes of the June 5 meeting, it is noted that City Council's approval of the Granville Island plan included an assumption that:

> '...during the course of the implementation process some of those areas described as 'Possible Future Open Space' will be developed as such.'

A number of development permit applications have now been received for the redevelopment of Granville Island. City staff and the Development Permit Board are continuing to monitor these proposals. The redevelopment of the Island is not yet sufficiently advanced to establish whether all the objectives of the Reference Document will be met. Should some significant variation from the intent materialize, the matter will be reported to City Council."

The Director of Planning submits this report for the INFORMATION of City Council.

4. 4642 Dunbar Street - "Alouette House"
Development Permit Application No. 80755

The Directors of Social Planning and Planning report as follows:

"The Dunbar Group Home for five teenagers, funded by the Ministry of Human Resources, has been operating at Alouette House, 4642 Dunbar Street (Zone 4S-1) since November, 1977, when a development permit for a Residential Community Facility was applied for. Because of neighbourhood opposition, the application was submitted to Council for consideration. On November 1. 1977, Council resolved that the Director of Planning be advised of its support for approval of this development permit for a six month period, with a review to be made immediately thereafter for report to Council and subject to the formation of an advisory committee for the group home. On November 16, 1977, the applicant advised in compliance with the Council request an advisory committee had been formed.

On April 20, 1978, the group home applied for renewal of the Development Permit. For the original Development Permit Application, 42 neighbouring property owners were notified, and 94 objections were received. Because the application was of interest to more than just immediate neighbours, a larger area was included in the subsequent canvass. One hundred and thirty one neighbouring property owners were notified of the reapplication; 8 responses were received, 5 objecting and 3 expressing support for the renewal.

The Director of Planning is prepared to approve this Development Permit Application in accordance with the submitted application for a further limited period of time, expiring December 31, 1979, subject to the development complying with all relevant Provincial and municipal by-laws."

The City Manager submits the report of the Directors of Social Planning and Planning for the INFORMATION of Council.

CONSIDERATION

5. 1240 Robson Street
Development Permit Application No. 80580

The Director of Planning reports as follows:

" 'On April 3, 1978, Romses, Kwan and Associates, Architects submitted Development Permit Application No. 80580, requesting approval to develop this site with a two-storey commercial building. The proposed development would provide 9,000 sq. ft. of retail space on the main floor, 4100 sq. ft. of office space on the upper floor, and six off-street parking spaces at the rear of the site (although nine spaces would be possible.)

Section 5 of the Downtown District Official Development Plan (Parking and Loading) states in part:

"Traffic congestion detracts from the general amenity of the Downtown. It is one of the objectives of this By-Law to reduce traffic congestion particularly within the high-density core area. Parking both in terms of the amount provided and the location at which it is provided is a significant determinant of congestion.

The following requirements are intended to reduce commuter parking to a minimum and to permit parking to serve only the other essential needs of Downtown activity:

1. The provision of parking (in this area) shall not exceed:

(i) Office Commercial - not more than one parking space for every 2,400 square feet of such use;

(ii) Residential - not more than one parking space for every 1,000 square feet of such use;

(iii) Other Permitted Uses - not more than the requirements set out for such uses in Section 12 of the Zoning and Development By-Law No. 3575."

Consequently, the maximum number of off-street parking spaces permitted for this development would be 17 spaces.

The Development Permit Staff Committee, upon advice received from the City Engineer (memorandum dated July 18, 1978, attached as Appendix "I"), recommended to the Development Permit Board that this Development Permit Application be approved, subject to a number of conditions, including:

"1(d) Revised and additional drawings and information are to be first submitted clearly indicating:

(i) the provision of 17 covered off-street parking spaces in accordance with Section 12 of the Zoning and Development By-Law, to the satisfaction of the Director of Planning and the City Engineer."

(Development Permit Staff Committee minutes of June 14, 1978, attached as Appendix "II".)

The Development Permit Board and Advisory Panel considered this Development Permit Application on June 26, 1978.

Cont'd.

Clause 5 Cont'd

Following a lengthy discussion regarding off-street parking for the proposed development, the opinions of the Advisory Panel and Board members were tallied as follows:

Advisory Panel - 2 for approval with the provision of 17 spaces

- 1 for approval with the provision of 9 spaces

Development Permit Board - 2 for approval with the provision of 9 spaces

- 1 for approval with the provision of 17 spaces

(Development Permit Board minutes of June 26, 1978, attached as Appendix "III".)

In accordance with the approved procedures, a Development Permit Application may be referred by the Development Permit Board to City Council for consideration where, in the opinion of the three voting members, there is a significant difference of opinion.

It was therefore the decision of the Development Permit Board that this Development Permit Application be referred to City Council for consideration and advice on the appropriate parking requirement.

The City Manager submits for the CONSIDERATION of City Council the choice between

a) 9 spaces as strongly requested by the applicant and supported by the majority of the DPB; and

b) 17 spaces as recommended by the City Engineer and a majority of the Advisory panel.

RECOMMENDATION

6. Enclave 17 - Champlain Heights

The Champlain Heights Project Manager reports as follows:

Earlier this year, I was approached by representatives of B.C. Central Credit Union as well as representatives from several major trade and labour unions regarding an innovative housing proposal for Champlain Heights. The purpose of this report is to introduce the proposal and the organization to Council and request authority to negotiate a land-value for Enclave 17 - Champlain Heights.

Background:

B.C. Central Credit Union and the trade and labour organizations have formed a non-profit housing society called the "B.C. Innovative Housing Society". This non-profit society is interested in:

a) building affordable housing for its members and

b) creating housing for low and modest income families, senior citizens, native people, handicapped people and other citizens.

The directors of the organization include three representatives of B.C. Central Credit Union and three trade and labour unions. The organization received a grant from CMHC and has strong support from both local credit unions and labour unions. Letters of support from various organizations are attached to this report.

The organization has established a steering committee to assist with the program. This steering committee includes senior members of CMHC, B.C. Central Credit Union, the Vancouver and New Westminster Labour Councils, the International Woodworkers of America and the B.C. Government Employees Union.

Cont'd.

Clause 6 Cont'd

Proposal:

The Society has expressed a strong interest in Enclave 17 - Champlain Heights (See letters attached). This enclave has a capacity for 42 ground oriented town house units. The local steering committee has retained the services of Downs Archambault to review the feasibility of providing modest priced family housing on this site. Their reports to date have been positive with respect to meeting the Society's objectives.

The local steering committee has now requested that the City lease Enclave 17 to a Credit/Labour Union non-profit housing society for development. The Society is now in the process of being incorporated. This enclave is designated as a 'market enclave' and as such would not involve a land write down. A land write down from market value is not considered necessary or desirable in order to make the project work as the society will not have control on resales. On the other hand, however, the project is felt to be one which the City should encourage and support in other ways.

One such way would be for the City to agree to vary the normal 'tender procedures' and negotiate with the Society directly in order to establish a fair market value. This would be done through an independent appraisal. This procedure has been used before and is in fact the approved route for the Energy Demonstration Project in Enclave 2.

The Director of Finance comments as follows:

"In conjunction with my concerns regarding land values that were noted in the Enclave 2 report (before Council In Camera this day) I feel I must express my dissatisfaction with the Project Manager's proposal to establish the value for Enclave 17 via an independent appraisal. In my estimation, such a value would be almost solely based upon the 'low' values accepted 'to keep the momentum going' for Enclaves 3 and 16. The more often these values are used to determine additional enclave values, the more firmly entrenched becomes this land value trend. In order to possibly alter this trend, I would recommend that the tendering and leasing procedures, approved by Council on July 11, 1978, be followed for the marketing of this enclave. Such procedures would require the calling of public tenders for the lands and would be a good test of what current market values are.

However, if the land is marketed via the tender procedure, there is no guarantee that the 'B.C. Innovative Housing Society' would be the successful bidder. In order to ensure that this group is successful, Council may wish to allow the Project Manager to deal directly with this group and to determine land value via the appraisal method. If this is the case, I would recommend that a review of markets and marketing methods be conducted before any additional enclaves are marketed. The purpose of such a review would be to determine the optimal values that could be expected in Champlain Heights and what marketing procedures would produce those optimal values.

In conclusion, the Director of Finance recommends:

1. That Enclave 17 be marketed in accordance with the normal tender procedures outlined in the Supervisor of Properties' report approved by Council July 11, 1978,

   or, in the event that Council wishes to make the land available to the B.C. Innovative Society as recommended by the Project Manager, then before any additional Enclaves are marketed the Director of Finance recommends:

2. That the Project Manager, in conjunction with the Director of Finance, be instructed to review and report on Champlain Heights' land values and marketing methods."

The Project Manager would support a review as outlined by the Director of Finance in the second recommendation.

Cont'd.

Clause 6 Cont'd

In view of the foregoing the Project Manager recommends:

A. THAT Council authorize the Project Manager, appropriate City staff and representatives from the "B.C. Innovative Housing Society" to establish a fair market value for Enclave 17 - Champlain Heights based on a 42 unit strata-title development on a 99 year prepaid ground lease, fair market value to be determined by an independent appraisal and

B. THAT the Project Manager and City staff report back to Council on concluding the above noted negotiations for ratification of the lease value.

The City Manager RECOMMENDS the foregoing recommendations of the Project Manager be approved.

7. Kensington N.I.P. - Additional Funds for Gray's Park Community House

The Director of Planning reports as follows:

" BACKGROUND

On February 7, 1978, City Council approved an allocation to the Vancouver South Lawn Bowling Club for a demonstration project for the Kensington Neighbourhood Improvement Program. Up to $101,490 was made available to the Club for the purpose of constructing a Community House on Gray's Park that would include club facilities for the lawn bowlers and general community space. This was put forward as a demonstration project for approval in advance of the Concept Plan, as the Lawn Bowling Club had received a Canada Works Program grant of up to $49,224, on the condition that work commence on the project by February 6, 1978. The Canada Works Program provides money toward the labour component of the project. The Kensington Concept Plan was approved by City Council on April 4, 1978.

CURRENT STATUS OF COMMUNITY HOUSE

Construction work on the new Community House began in February of this year. Work is almost completed and it is obvious that additional funding will be required to complete the facility. The building is now estimated to cost a total of $156,842. Although the Canada Works Program made up to $49,224 available, the Lawn Bowling Club was only able to use $24,839. This is because there were not sufficient man-hours involved with the total project to qualify for the total amount of grant money available. There is now a shortfall of $30,513 on the project.

Funding to date

Canada Works (maximum)	$ 24,839
N.I.P.	+ 101,490
	$126,329

Shortfall

Total Building Cost	$156,842
Funding to date	- 126,329
	$ 30,513

Cont'd.

Clause 7 Cont'd

REASONS FOR SHORTFALL

There are a number of reasons for the shortfall. To a certain extent, the continuing rise in inflation has contributed to the overrun. In addition, it is now apparent that the original estimate made was not sufficiently thorough and accurate. The Lawn Bowling Club was in a position of having to obtain an estimate in a short time and did not get specific estimates from the sub-trades. This has resulted in the final cost being higher than anticipated. In their brief to the Kensington N.I.P. Planning Committee, attached as Appendix "A", the Lawn Bowling Club pointed out some additional reasons for the higher costs. This included some problems with the appropriateness of the workers hired through Canada Manpower and some unforeseen drainage problems.

SUPPORT FOR THE PROJECT

The matter of cost overruns on N.I.P. and other construction projects is of concern to the Kensington Planning Committee and Planning Department. In the case of the new Community House for Gray's Park, it is acknowledged that the building is well under way and without additional funding will not be completed. The Planning Committee is supportive of the work of the Lawn Bowling Club, which has put a great deal of volunteer time into this project, and feel it is a much needed facility in the area. The Kensington Community Centre Association would also like to see the new Community House completed soon, so that programming for the second floor can begin. The Planning Committee therefore decided to recommend that up to $35,000 be allocated to the Lawn Bowling Club to enable the completion of the building. The recommended $35,000 is slightly over the $30,513 shortfall in order to provide a small contingency amount.

The Director of Planning notes that the new Community House will be a substantial improvement to Gray's Park and will provide a needed new and improved recreational facility for local residents. The subject overruns are regrettable, but the Director of Planning notes the short time in which the estimates had to be obtained and the difficulty that volunteer groups can have with obtaining accurate estimates. The Director of Planning would also agree that the required N.I.P. funds should be allocated to permit the completion of this project.

C.M.H.C. and the Province of British Columbia have been advised of this proposed allocation and concur with the recommendation for funding.

RECOMMENDATION

The Director of Planning recommends:

THAT $35,000 be appropriated from the Kensington N.I.P. Recreation Facilities account to the Vancouver South Lawn Bowling Club in order to permit the club to complete the new Community House on Gray's Park. The costs will be shared as follows:

City	(25%)	$ 8,750
Province	(25%)	$ 8,750
Federal	(50%)	$17,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

8. Collective Parking Lot - 2500 Block Franklin Street

The City Manager reports as follows:

On May 30, Council approved a City survey of property owners contributing to the above lot to discover if they were in favour of a proposal from Mr. Funaro to construct on that lot a development which would include a supermarket and parking garage. The questionnaire (copy attached) was prepared in consultation with the lawyer for Mr. Funaro and was distributed by the City Clerk to all registered owners. In addition, it was delivered for information to tenants of those properties.

Responses from owners of the 60 properties were as follows:

	Number	% of Valid Returns	% of Owners
In favour of sale to Mr. Funaro	18	41%	30%
Not in favour	26	59%	43%
Void	1		2%
No response	15		25%
	60		100%

The City's consideration of the application from Mr. Funaro had been based on his assurance that the project enjoyed the overwhelming support of the affected merchants. There had been some discussion of possible methods of transferring the site to Mr. Funaro if the property owners were not unanimous, but at least 2/3 in favour of the proposal.

In view of the responses received, the City Manager RECOMMENDS that Council inform the applicant that the Collective parking lot cannot be made available to him.

FOR COUNCIL ACTION SEE PAGE(S) 557 & 558 & 562

A-5

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. License Application for Super Love Products Ltd., 1043 Granville Street

The Acting Director of Permits and Licenses reports as follows:

"An application has been received from Mr. Abdul Punja of Super Love Products Ltd. for a license to operate a retail store at 1043 Granville Street. The merchandise to be sold are books and magazines, novelties, gifts and all sorts of marital aides, newspapers, jokes, jewelry, reproductions of male and female organs and many other variety of merchandise primarily concerned with sex.

Super Love Products are presently licensed to operate a retail store at 1033 Granville which Mr. Punja wishes to close but to open a new and larger store at 1043 Granville Street.

This license application has been discussed by representatives of both the Planning and Social Planning Department who report as follows:

The Downtown Planner, Central Division states:

"I expressed concern to Mr. Punja that his proposed retail store would not be complementary to the activities of the Granville Street Redevelopment Committee which, with the support of City Council, had an objective to upgrade, rejuvenate and revitalize the portion of Granville Street south of Granville Mall.

The City is actively discouraging uses on this portion of Granville Street considered inappropriate to the upgrading and revitalization efforts. Discouraged uses have included arcades, intimate movie facilities, and personal photography studios.

However, Mr. Punja's application would not normally be subject to zoning and development control in that the previous former use was for retailing - albeit that the goods sold will be different."

The Deputy Director of Social Planning suggests:

"City Council recently decided to hire a consultant to help improve the three and a half block areas on Granville from Nelson to the Bridge. There are already four businesses in the 1100 block of a similar nature to Super Love Products. Having regard to these considerations as well as Council's request for an investigation to review means by which such stores not be located in close proximity to each other, the Director of Social Planning recommends refusal of this business license for the reason stated below by the Acting Director of Permits and Licenses."

On February 20, 1978, City Council endorsed a proposal from the Granville Street Merchants that the hours of operation of adult book stores and porn shops be reviewed with a view to restricting them to normal business hours.

Clause #1 continued:

On June 27, 1978 Council approved the recommendation of both the Standing Committee on Finance and ADministration and the Committee on Planning and Development of the appointment of a consultant to assist in providing a program to revitalize Granville Street south of the mall to the bridge. At that time Council also asked that I prepare a report suggesting ways of controlling undesirable business operations in the area. This report is not prepared yet as we are waiting for a reply from the City of Toronto as to what actions they take on such matters.

RECOMMENDATION:

The Acting Director of Permits and Licenses RECOMMENDS that the license application from Super Love Products Ltd. be held in abeyance until the report that was requested by Council has been prepared and any proposed bylaw amendments have been considered.

The City Manager notes that the applicant does not wish to open a new business, but to transfer his operations to another location in the same block. If the application is not approved, he would continue to operate in the present location.

The City Manager submits the above recommendation for CONSIDERATION of Council.

NOTE: The applicant, Mr. Punja, has requested to appear as a delegation this afternoon.

FOR COUNCIL ACTION SEE PAGE(S) 558

FINANCE MATTERS

INFORMATION

1. Closure of Branch Library
Killarney School

The Director of the Vancouver Public Library Board reports as follows;

"As a result of steadily declining use and circulation at the Killarney Branch Library, coupled with increasing costs in rent and labour, the following motion was passed at a special meeting of the Library Board held on August 17, 1977.

" - that the Killarney Branch Library be closed at the end of the 1977/78 school year ie: June 30, 1978."

- carried unanimously -

(The specific date has now been set as June 3, 1978).

The board noted the following information:

- Circulation decreased 56,000 per annum from Jan. 1, 1970 to Dec. 31, 1977, it being merely 42,000. in 1977, as compared to ie: Strathcona School @ 72,300.
- Reference questions declined 9%.
- School Board rental costs have increased by approximately 30% during the past 4 years.
- Patrons wishing to use a Branch Library have access to Collingwood located 1 mile away, or the Book Bus which has stops at 49th & Elliott.

The savings which will be realized from the closure of this branch library will be $16,180 for 1978 and $30,450 on an annual basis.

The Library Board is presently considering relocation space near or in the Champlain Mall Shopping Centre, and Council will be informed as plans materialize.

Comptroller of Budgets and Research and Properties and Insurance Division are aware of these developments."

A copy of this report has been forwarded to the President of the Vancouver Public Library Staff Association, CUPE Local 391.

The City Manager submits the foregoing report of the Director of the Vancouver Public Library Board for the INFORMATION of Council.

RECOMMENDATION

2. Inclusion of Post Paid Envelopes
with Tax Billings

The Director of Finance reports as follows.

"Introduction

During the Finance Department Review in 1977, the Revenue and Treasury Division listed, as one possible way of reducing costs, the elimination of self-addressed postage paid envelopes with all real property tax billings.

...../2

Clause #2 continued:

A review of the impact of discontinuing the envelope usage has now been undertaken and completed.

History

The use of self-addressed postage paid envelopes was started in December 1974, when the first advance tax billing was produced. Since then, the envelopes have been included with every tax billing.

The envelopes were included in the belief that their use would result in payments being received earlier at City Hall, that bank collection charges would decrease and that line ups at the City cashiering stations would be reduced. The resulting short term investment interest earning and the reduction in bank charges were anticipated to at least partially offset the cost of providing the envelopes.

Review Findings

Approximately 30,000 of the 200,000 envelopes included with the bi-annual tax bills are utilized by the taxpayers.

Costs

The current annual costs are $2,270 for 200,000 envelopes, $100 to insert them with the tax bills and $5,250 which represents 17½¢ per envelope postage paid by the City for the approximate 30,000 envelopes used by the taxpayers. Therefore, the total costs are approximately $7,620 annually.

Various Options

We have three options open -

1. Do not include a return envelope with each bill
2. Include a self-addressed envelope with each bill
3. Include a self-addressed postage paid envelope with each bill.

Option 1

Cash savings	- $7,620 annually	$7,620
Cash - costs	- Some increase in bank service charges. Estimate 10,000 taxpayers of the 30,000 taxpayers presently using the envelopes will pay at a bank (10,000 x 25¢)	(2,500)
	- Reduction of short term investment income due to tax payments and homeowner grant applications being received at a date later than at present	Cost unknown
	Net Savings	$5,120

Administrative Costs

a) Misdirection of tax payments due to incorrect, manually addressed envelopes.

b) Delay (small) in processing payments due to the need of segregating mail containing payments from other mail.

c) Longer line ups at City cashiering stations which, in the past, have created complaints.

d) Complaints from taxpayers that the City is being 'cheap' inasmuch as envelopes were included in the past.

...../3

Clause #2 continued:

Option 2

Cash savings - postage portion of annual costs	$5,250

Administrative Savings

a) Mail directed to the correct location.

b) Easy identification of envelopes containing tax related contents.

Cash Costs

a) Some increase in bank service charges.	
b) estimate 2,000 taxpayers of the 30,000 taxpayers presently using the envelopes will pay at a bank because of 14¢ postage required, as well as taxpayers who do not have a postage stamp on hand.	(500)
c) Some reduction of short term investment income, due to payments being made at a later date than present.	Cost unknown
Net Savings	$4,750

Administrative Costs

a) Some increase, hopefully minimal, in cashiering station line ups.

b) Some delay in receiving tax payments, not all taxpayers have postal stamps available.

Option 3

Costs and savings remain at the present rates.

General

The Bank of Montreal has stated that there will not be an increase in bank service charges during 1978, but cannot make a declaration for subsequent years. However, the Toronto Dominion Bank has increased their charges to 28¢ and the Bank of Nova Scotia has indicated it intends on doing so in the near future.

Whether or not the presence of a self-addressed envelope induces property owners to pay their taxes earlier is a matter of the individual's behaviour pattern and not ascertainable. The presence of the return envelope does not induce all taxpayers to use them, as we received approximately 80,000 out of 200,000 payments through the banks in 1977.

During the first week after the May 1978 tax bill mailing, 1,628 self-addressed postage paid envelopes were used by property owners, 1,600 during the second week and 1,400 in the third week. The question is, had we not included an envelope, would they have used their own envelopes or made their payment at the bank in the same time-frame.

The use of self-addressed envelopes, whether postage paid or not, has definite administrative merits. Primarily, the correct address is used, not 'City Hall,' or 'City of Vancouver,' etc. Secondly, if postage is prepaid, the postage coding is changed thereby directing all such envelopes into a 'short-paid' category where they are counted, bundled by the postal staff and sent directly to the Property Tax Branch. Hence, all such mail can be assured to contain tax payments or at least tax related business.

Approximately 12,000 property owners pay their taxes via their mortgage payments. Many of these property owners use the return envelope to send in their Provincial homeowner grant application to the City. The earlier we get the applications, the earlier we can apply to the Provincial Government for payment, the earlier we receive the payment, hence the longer we can use the funds for short term investing, thus earning interest.

...../4

Clause #2 continued:

If postage is not prepaid, the use of a coloured envelope can be initiated. This would identify to our mail room staff the distinction intended, thereby speeding the segregation of Property Tax Branch mail of this sort from the normal everyday mail received.

Although it stipulates on the present envelopes that 'No Postage Stamp Necessary If Mailed In Canada,' we receive many envelopes with stamps placed thereon. The City is still charged the 17½¢ by the Post Office in this case because the envelope is directed, by the postal coding, to the 'short-paid' category and the presence of a stamp is not recognized.

B.C. Telephone, B.C. Hydro and almost all companies who issue credit cards include self-addressed return envelopes with their billings, but do not include prepaid postage. Also, the City's Permits & Licenses Department include self-addressed return envelopes with their business license and business tax billings, but do not include postage.

As a result of past cost savings due to volume purchases, we presently have a supply of envelopes for the 1979 advance tax billing.

Summary

We have three alternatives.

1. Do not include self-addressed return envelope with each tax bill

2. Include a self-addressed postage paid envelope with each tax bill

3. Include a self-addressed envelope with each tax bill.

Recommendation

The Director of Finance and the City Treasurer & Collector recommend that alternative three be implemented starting with the 1979 main tax billing, i.e., non-postage paid envelopes be enclosed with the tax bills. Furthermore, the Director of Finance report on the impact of alternative three after the 1979 main tax billing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

3. Attendance of the Vancouver Fire Department Band at the Penticton Peach Festival

The Fire Chief reports as follows:

"I have received a request for the Fire Department Band to participate in the Penticton Peach Festival Parade August 5, 1978.

Thirty men, including one Chief for supervision, would attend and the cost would be:

1. By charter bus (Charter Bus Line estimate) . . . $885

or as an alternative:

2. The men would provide their own transportation as has been done in past years, with the City providing a subsidy of $25 per member to cover the cost of gasoline -- a total cost of . . . $750

Clause #3 continued:

The men will provide their own substitutes, with no duty time lost to the City.

The Fire Chief points out that the band is the Official Brass Band for the City of Vancouver and Council has in past approved attendance at the Peach Festival to help maintain the high interest and esprit de corps of the band, which for years has provided excellent performances for civic functions. Last year the band did not attend any out-of-town parades because of other commitments, and I feel it important they gain approval to attend the Penticton parade this year."

If the City Council agrees to pay for the trip, it would be funded from Contingency Reserve.

The City Manager submits the foregoing report of the Fire Chief for Council's CONSIDERATION.

4. Payment for Promotional Services to Mr. H. MacDonald relating to The Orpheum Organ

The Manager of Civic Theatres reports as follows:

"In his attempt to repay the costs of restoration of The Orpheum Organ, the Theatre's Manager enlisted the help of Mr. H. MacDonald, a Vancouver publicist.

Mr. MacDonald not only did the publicity for the Reginald Foort organ concerts, but assisted with the restoration of the organ and devoted almost a year of his time to this end. Mr. MacDonald was persuaded to forego any fee or expenses so that the total sum of $ 14,823.00 could be handed to the City to repay in major part the organ restoration loan.

Mr. MacDonald proceeded to carry on with the planned series of organ concerts on his own, but has suffered a net loss of $ 10,300.00 in so doing. Rather than claim his fees and expenses, he has made the following proposal:

He has booked The Orpheum for the dates December 18 and 19, 1978 to present the great British organist, George Blackmore, in a program of Christmas organ music. He asks that the $ 4,000.00 rental of The Orpheum be set aside and payable in whole or in part only if the gross ticket sales exceed $ 18,300.00 to allow him to recover his loss and the fees and promotional costs of the George Blackmore concerts.

The two Reginald Foort concerts of last year grossed over $ 31,000.00 and there is a good possibility that the George Blackmore concerts will gross the necessary $ 22,300.00.

The Theatres Manager recommends that a grant of up to $4,000 be given to Mr. MacDonald to reduce the rental of the Orpheum Theatre, if necessary, as outlined above."

The City Manager submits the foregoing report of the Theatres Manager for CONSIDERATION of Council.

RECOMMENDATION

5. Community Services Grant Program

The Director of Finance reports as follows:

"The Federal Government have recently announced a Community Services Grant Program which provides for grants to the Provinces, who in turn are to distribute the funds to the Municipal governments. The program is designed to replace the previous Federal programs for Neighbourhood Improvement Program, Municipal Incentive Grants, and Municipal Infrastructure Program (Sewage and Water). The total cost of the program to the Federal Government will be $150 million in 1978 and $250 million in 1979. The funds are to be allocated to the Provinces based on urban population and municipal tax capacity, and B.C.'s share would be $15 million for 1978 and $25 million for 1979.

Federally Proposed List of Eligible Services

The Federal Government has indicated to the Provinces that they wish the funds to be expended by the municipalities on the following list of services:

1. Sewage treatment
2. Community water supplies
3. Trunk storm sewer systems
4. Sewer and Water services for residential land development of a specified density
5. Social and cultural facilities, including Day-Care Centres, Community Centres and Libraries
6. Community recreational facilities, including Community Centres, Senior Citizens Recreation Centres, Neighbourhood Ice rinks, Parks and similar facilities
7. Neighbourhood Improvement and Conservation, including provision of open space and community facilities on a neighbourhood basis, relocation, and upgrading of local services
8. Non-profit housing, the Municipal Equity contribution
9. Upgrading insulation of municipal buildings and community facilities
10. Facilities which convert municipal waste (garbage, sludge, etc.) to energy production.

The Federal Government have also indicated that they wish the funds to be distributed to the municipalities on an equitable manner based on an objective criteria and facts. Each municipality is to be advised in advance of its fiscal year of the allocation to be made to it. Funds would be paid to the municipality after the end of the year based on actual expenditures incurred on eligible projects.

Provincial Position

The Provincial government are presently reviewing the Federal proposed program but have yet to come to agreement with the Federal government with respect to:

1. Guidelines of eligible services
2. Basis for distribution to the municipalities

...../7

Clause No. 5 continued:

City Concerns

There are a number of concerns which are pertinent to the City, as set forth below, and which form the recommendations of this report:

1. Time

The Province has an allocation of $15 million for 1978, of which the City might expect $3-5 million. There is a concern that the amount and the guidelines for expenditure of these funds be established as soon as possible in order that the City may commence planning and the expenditure of these funds before the 1978 funding lapses. The question also arises as to what happens to a municipality's allocation for a year if it is not all spent or perhaps allocated in a single year. Do the excess funds get carried over for future use by the municipality?

2. Distribution Formula to the Municipalities

The Federal government has proposed four alternative objective distribution formulas to the Province for consideration. Your officials are not aware of the details of these formulas. Our concern is that the Province may choose not to go for any of the formulas but rather to make the grants conditional to the municipalities based on the Province's assessment of the proposed projects put forth by the municipalities. The Province should be requested to inform the municipalities about the structure of the formulas and further should be requested to seek Municipal input on the choice of criteria.

3. Federally Proposed Eligible Services

The guidelines for eligible projects as proposed by the Federal government appear to be fair in that they attempt to reflect priority areas for capital improvements by municipalities. However, there are other areas of high priority to the City, and a process should be established whereby the categories of eligible services can be expanded or changed.

The Provincial government should be requested to include such a process in the program.

4. Payment of Grants

The proposed procedure for payment of the Grants is for payment to be made at the end of the year based on expenditures made during the year on approved projects. Payment in arrears would create a financial burden on the municipalities in that the municipalities would have to secure financing in advance for the projects and would have to bear the interest costs until reimbursement is made. The Province should be urged to make payments in advance or on a quarterly basis, subject to the municipality providing a certificate at the year-end that the funds were expended on eligible projects, or, at the very least, allow inclusion of financing costs in the capital cost of the project.

5. Existing Provincial Grants

The Provincial government currently have a number of programs which provide grants to support the capital costs of B.C. municipalities. Some of these programs are as follows:

Clause #5 continued:

a) Revenue Sharing Act - Municipal Incentive Grant
b) - Major Municipal Highways Grant
c) - Water Facilities Assistance
d) Recreational Facilities Grants
e) Provincial share of Neighbourhood Improvement Program

Our concern is that the Provincial government may reduce their contributions to municipal governments in light of the new Federal funding, or else that the Provincial government may divert Federal funds to pay for some of the above programs. The Province should be requested to at least maintain their existing level of support to municipalities and further to pass on all of the Federal funds.

Allocation of City Funds

It is our anticipation that the program will result in the City receiving a block of funds to be spent on new capital projects falling within the guidelines. It will be important for the City to develop a plan for the effective utilization of these funds for 1978 and future years, and a method to allocate the funds among competing uses. This planning process will require consideration by both staff and Council members. The City Manager will be reporting in the near future on a recommended planning process for the utilization of the expected funds.

For the information of Council, the City Manager attaches as an appendix comments from the Director of Planning on this process.

Recommendations

It is recommended that

1. The Provincial Government be requested to adopt the Community Services Grant program as soon as possible in order that the municipalities may utilize the funds available for 1978, and that funds not used in one year be held to the credit of the specific municipality for use in future years.

2. The Provincial Government be requested to adopt a distribution formula to the municipalities which is objective and equitable and that municipal input be received on the choice of formula.

3. The Provincial Government be requested to also include a process in the program whereby the categories of eligible services can be modified.

4. The Provincial Government be requested to amend the payment procedure for the grants in order that the municipalities may receive the funds in advance or periodically during the year or that interest costs during construction may be an eligible cost of the services.

5. The Provincial Government be requested to at least maintain their existing level of support to municipalities in other programs and in addition flow through all of the Federal funds to the municipalities."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 558 & 559

PERSONNEL MATTERS

RECOMMENDATION

. Workers' Compensation Board Industrial Health and Safety Regulations - Section 13:35

The Director of Personnel Services reports as follows:

"The new 1978 Workers' Compensation Board Industrial Health and Safety Regulations, Section 13:35 require any employee being subjected to excessive noise levels to receive annual hearing tests and each new worker so exposed to receive a similar hearing test within six months of the commencement of employment.

The aforementioned regulation became Provincial Law on January 1st, 1978 with time being granted for employers to comply. This time is now expired and it is incumbent upon the City to comply.

The City Safety Officer with the City Occupational Health Director and a representative of the City Engineer's Department have conducted negotiations with the Hearing Branch of the Workers' Compensation Board and have determined that approximately 1,000 civic employees will be required to have regular audiometric tests on an annual basis.

The two alternative methods of meeting these requirements are as follows:

(i) To establish an audiometric testing facility within the Occupational Health Department. The approximate annual costs of this method would be -

a) Audiometric Technician	$16,000
b) Soundproof Booth	2,000
c) Audiometric Testing Machine	6,000
Initial 1st year total cost	$24,000
Each year thereafter	$16,000

(ii) To engage by annual contract an acoustical consultant company to provide the service on behalf of the City.

The costs of this method would be approximately $5,500 annually (a copy of an estimate of such services by Harford, Kennedy, Wakefield Ltd., as well as a description of the extent of their services is attached for your information).

The second method is just as effective and far more economical. Therefore it is recommended that:

The firm of Harford, Kennedy, Wakefield Limited, Acoustical Consultants be hired to provide the audiometric testing facilities for those employees of the City required by provincial statute to be tested at an appropriate annual cost of $5,500, funds for 1978 to be provided from Contingency Reserve."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 563

PROPERTY MATTERS

INFORMATION

1. Demolitions - 1959 Pandora Street

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
1959 Pandora St. Lot 12, Block 28, D.L. 184	Property Endowment Fund Industrial Land Assembly	J. & M. Brentwood Enterprises Ltd.

CITY TO PAY	CODE NO.
$2,100.00	5927/9820"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

2. Demolitions - 2743-45 Point Grey Road

The Supervisor of Properties reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
2743-45 Point Grey Road Pcl. B of 4 And 5, Blk. 1, D.L. 192	Point Grey Road Development Scheme	Litchfield Bulldozing & Demolition Ltd.

CITY TO PAY	CODE NO.
$4,225.00	4189/-"

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

cont'd.....

RECOMMENDATION

3. Lane North of Georgia Street between Kootenay Street and Boundary Road

The City Engineer and Supervisor of Properties report as follows:

"The property legally described as Subdivision 16 to which is added the W½ of subdivision 15, N½ of Lot 89, THSL, Plan 2016 situated on the south side of the above lane has recently been sold by the City to a private developer.

The developer is also the owner of Lot 14 Amended, the lot situated to the east, and is in the process of re-subdividing these two properties into 3 lots.

An open ditch, which carries sub-surface water from the high ground on the north and surface water from the above mentioned lane, is fully contained within the said Amended Lot 16. In order to take care of this water, the ditch will have to be culverted, catch basins will have to be installed on the lane and connected, via the culvert, to the storm sewer on Georgia Street. The developer has agreed to grant the City a 5' wide sewer easement to contain the proposed culvert.

Because the ditch on the ex-City owned Lot acts as a collector for both the sub-surface water and the lane surface drainage, the Properties Division has agreed to share the cost of the work with the Engineering Department.

The work consists of regrading a section of the lane, installing catch basins on the lane, culverting the ditch and connecting to the storm sewer. The estimated cost is $10,800 and funds are available as follows:

$6,480 available in the 1977 Streets Capital Budget Account #148/7968 'Opening Streets and Lanes'

$4,320 available in the Properties Division Account #5902/272 'Subdivision and Servicing (PEF)'

The City Engineer and the Supervisor of Properties recommend that the funds be made available from the above mentioned Accounts and that the work be carried out."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Supervisor of Properties be approved.

4. Burrard Street Widening 1917-1935 Burrard Street, Compensation to Lessee

The Supervisor of Properties reports as follows:

"City Council, on October 18, 1977 and February 7, 1978, approved a part payment of $16,000.00 to Mr. R.W. Hawkins, the owner of Humdinger Marine and Outdoor Equipment Incorporated at 1917-1935 Burrard Street to take care of his financial obligations during the period of construction.

The Solicitor for this Lessee has now submitted a final statement indicating that Mr. Hawkins incurred fixed expenses totalling $24,129.07 during the business closure. Therefore, $8,129.07 remains to be paid. After reviewing the Statement of Claim, the Director of Legal Services recommends that this amount be paid.

This Lessee through his Solicitor is also claiming the sum of $15,000.00 in business disruption, and this matter is the subject of ongoing negotiations the results of which will be reported to Council at a later date.

cont'd.....

Clause No. 4 continued:

In view of the foregoing it is recommended that the balance of the fixed expenses claim in the amount $8,129.07 be paid to Mr. R.W. Hawkins of Humdinger Marine and Outdoor Equipment Incorporated chargeable to Account Code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Establishing a portion of City-owned property for lane purposes - N/W corner of King Edward and Windsor Streets

The Supervisor of Properties reports as follows:

"The City acquired Lots 12 and 13, Block H, District Lot 301, Plan 2622, situated at the N/W corner of King Edward and Windsor Streets by way of tax sale in 1939. This property has been reserved from sale for possible street widening consideration. The street widening reservation has now been removed by the City Engineer, however, he has advised that prior to disposal of the properties by the Property Endowment Fund Board, he requires the west two feet of each lot for lane purposes.

It is therefore recommended that the west two (2) feet of lots 12 and 13, Block H, District Lot 301, Plan 2622 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. North Services District Centre 1720 Grant Street

The Supervisor of Properties reports as follows:

"By Resolution of Council dated October 13, 1972, the Supervisor of Properties was authorized to negotiate with the owners of the above-described building for a five year lease with a right of renewal for a further five year period at the same terms and conditions.

The Medical Health Officer has confirmed that the renewal option should be exercised and a draft form of renewal lease has been received from the owner which appears satisfactory.

The present rental of $3.75 per square foot for the 21,450 square feet occupied will be maintained for the renewal period. The City as lessee is required to pay its pro rata share of tax escalation over a base year of 1973. The City's share for 1978 amounted to $18,898.36.

As this option to renew is considered favourable to the City, it is recommended that the Supervisor of Properties be authorized to complete negotiations for the renewal of this lease on the same terms and conditions as the original five year agreement, such lease to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

7. Sale of City-owned property to Lions' Gate B'nai B'rith Building Society - Former Haro Park Site (Lots 23 to 26, Block 32, District Lot 185)

The Director of Legal Services and Director of Finance report as follows:

"Council, on August 12, 1975, authorized the sale of the above lands for the purpose of establishing a multi-purpose service centre for geriatric care. The offer to sell has been extended on several occasions by Council to the most recent date of June 30, 1978. The Society has now accepted the offer. The price of $350,000.00 is considerably less than the estimated market value so the Society was required to grant an option to purchase to the City if construction is not commenced within 18 months from the date of sale or is not completed within 36 months of the date of sale.

The Society, in order to finance construction and operate the centre, will lease the land to another Society to be formed for the purpose. The project is to be financed by C.M.H.C. and the Province, who will advance funds on security of a mortgage of the lease. C.M.H.C. requires that the lease and mortgage be registered in priority to the option to purchase. If financing is done directly by the Society, then C.M.H.C. would also require that such mortgages be a first charge.

The practice is to register an option to purchase as a first charge, but the Director of Legal Services believes that because the Society is arranging for an immediate start on the construction and because the C.M.H.C. and the Province are providing financing, the City's interest in ensuring that construction proceeds is protected. If the City exercises the option, then it will purchase, subject to the lease and mortgage of it, and in this respect the security is impaired. The objective of seeing that construction proceeds is, however, still encouraged by the option.

The Director of Legal Services and the Director of Finance therefore recommend that a mortgage or the mortgage of a lease by a non-profit society to C.M.H.C. and/or the Province be permitted to be registered in the Land Registry Office in priority to the option."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and Director of Finance be approved.

8. Sale of City-owned lot situated on W/S of Main, North of 33rd to owner of abutting lot

The Supervisor of Properties reports as follows:

"Lot 23 except the west 10 feet, Block 4, D.L. 634, Plans 1426 and 4421 situated on the W/S of Main Street and north of 33rd Avenue was acquired by way of tax sale in 1920. The subject lot is approximately 31.8 feet x 101 feet in size and in an area zoned C-2 (Commercial District) and cannot be developed to its full potential under the By-Law. The property on the North side of this lot is developed with a relatively new structure; however the property on the south side is an older type corner grocery store which serves the local area. The owner of the grocery store is desirous of redeveloping his site and has made a request to purchase the City lot. Following negotiations he has agreed to a purchase price of $56,420.00 and has also agreed to consolidate the City lot with his lot to create one parcel. This is established procedure when considering a direct sale to the owner of the abutting lot.

cont'd....

Clause No. 8 continued:

The Supervisor of Properties considers that the sale of this lot to the owner of the grocery store provides for a better development on this site and the price negotiated represents fair and market value.

It is therefore recommended that Lot 23 except the West 10 feet, Block 4, D.L. 634, Plans 1426 and 4421 be sold to the abutting owner subject to the following conditions:

a) Sale price to be $56,420.00 cash with the date of sale to be September 1, 1978.

b) Sale subject to consolidation of Lot 23 with abutting Lot 24 to create one parcel with the purchaser responsible for the required subdivision and all costs of this consolidation."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved .

9. Rental Review - Portion of Terminal Avenue
Canadian National Railway Company

The Supervisor of Properties reports as follows:

"City Council on February 24, 1976 approved the lease of a portion of Terminal Avenue to Canadian National Railway for a period of 20 years with a rental review every two and one-half years.

Following negotiations with the lessee, he has agreed to a rental increase from $15,225 per year inclusive of taxes to $18,480 per year inclusive of taxes commencing July 1, 1978 and continuing until December 31, 1980. All other terms and conditions of the lease to remain the same.

Therefore, it is recommended that effective July 1st, 1978 the rental be increased to $18,480.00 per year."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

10. 1186 Davie Street - Demolition by Council Order

The Supervisor of Properties reports as follows:

"City Council on May 2, 1978 resolved that Mr. G. H. Jordan, Supervisor of Properties, be instructed to demolish the above premises if they are not repaired prior to July 9, 1978.

In this connection, the absentee owner, Mr. E. Kingsley has written a letter, copy attached, requesting an extension for 6 months to enable him to remove the building. He also requests that Council cancel the resolution.

As the expiry date was July 9th, we would normally call tenders on the 10th, however, in view of Mr. Kingsley's letter, we will hold the matter in abeyance until Council considers this report.

cont'd...

Clause No. 10 continued:

It would appear therefore, that Council has 3 options:

a) Rescind the resolution of May 2, 1978.

b) Grant the 6 months extension.

c) Instruct the Supervisor of Properties to proceed in accord with the resolution of May 2, 1978.

In view of the above information, this report is submitted to City Council for CONSIDERATION."

The City Manager does not recommend Option (a), but submits the choice between (b) and (c) for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 563 & 564

CC 62-MLH-75

B

MANAGER'S REPORT

DATE JULY 18, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: HEALTH DEPARTMENT PROTECTION PROGRAM FOR PERISHABLE FOODS

CLASSIFICATION: INFORMATION

City Council, at its June 27th meeting, requested the Medical Health Officer to report on the enforcement program for Chinese Barbecue Meat Products.

The Medical Health Officer reports as follows:

"Legislation

Vancouver's Health By-law was passed in 1968, and includes specific requirements for cleanliness in food preparation as well as temperature protection for perishable foods (refrigeration to below 40 degrees F or heating above 150 degrees F). This was patterned after most North American and international statutes designed to avoid food being kept at "incubation" temperatures.

British Columbia's Food Premises Regulations (pursuant to the Health Act) were passed in 1971. These Regulations closely matched the City's requirements (below 40 degrees F and above 140 degrees F).

The Federal Government then passed regulations identical to the Province of B. C. Health Act as a result of information from national surveys (1969) of the handling of perishable meat products. Their interest was first aroused in 1968 by fatal food poisonings in the U.S.A. from barbecued meat products (not Chinese).

History of Enforcement Program

The Vancouver Health Department started a city-wide upgrading of food premises in 1968 with special attention to cooked perishable products. As a result of our requirements, some vendors ceased selling barbecued meats in supermarkets and remaining premises (including smorgasbords and delicatessens) came into compliance. It was also possible to bring nearly all food transport within the city into compliance through use of refrigerated trucks. Only the Chinese barbecue meat merchants failed to meet our standards. Our files are thick with evidence of numerous meetings, agreements, letters of intent to comply and laboratory reports.

In July 1973, in the face of serious non-compliance, information was laid to begin prosecution of several merchants. After several months, there had been no processing of charges, and the Department had to accept new promises of improved sanitation.

In 1974, our work was given impetus by a Federal survey report which revealed that the Chinese barbecue meats had a far heavier bacterial growth (19 times on the plate count, 19 times the growth of fecal coliforms and four times more frequently contaminated from staphylococcal aureus, a common food poisoning organism).

In 1975, four premises were closed and all but two of the remaining merchants voluntarily closed in sympathy. Upgrading to the Health Department's satisfaction was attained briefly but not maintained.

By 1975, the Health Protection Branch (Federal) offered to carry out the enforcement program (under their legislation) on a national basis. The Vancouver Health Department, by this time, was being accused of being the only local health department in Canada pursuing Chinese barbecued meats. This Federal involvement was, therefore, welcomed. After the same long process of inspections and warnings, the Health Protection Branch was in the process of preparing for court action when this Spring the Federal Minister of Health agreed to consider a new basis for enforcement: microbiological standards. The basis for Health Protection Branch enforcement was thus invalidated.

Some reports have given the impression that the new Federal standards are a relaxation of previous standards. This is not the case. Meats stored at "incubation temperatures" for a reasonable time will certainly also fail the microbiological standards. However, enforcement procedures based on microbiological standards will be more expensive and time-consuming, requiring extensive laboratory tests.

....2/

The Vancouver Health Department, therefore, resumed normal inspectional activity in order to fulfill its responsibilities under the Provincial Health Act. Early inspections revealed a standard worse than the poorest level attained in previous years. I am attaching a verbatim report (APPENDIX A) from the District Health Inspector to illustrate our concerns.

This report is typical of many others, and indicates that in addition to improper storage of meats, there are many other violations of the Health Act.

As a result of these inspections and follow-up orders, improvements have been rapid in two premises. This favourable early response was communicated to the Barbecue Merchants Association at a meeting in City Hall, Thursday, July 13, 1978. At this meeting our intent to proceed under the Health Act was discussed and understood. Edmonton is currently prosecuting the Chinese Barbecue Merchants for unsafe temperature storage. The Chinese delegation also advised that the Toronto Health Department is also currently prosecuting.

History of Food Poisoning Attributed to Chinese Barbecue Meats

(1) 1972 (November)

Four family members became ill with salmonella typhimurium, and one family visitor also became ill following a barbecued meat dinner. This was the only meal common to all five persons. One-half barbecued duck and one lb. barbecued pork had been purchased from a Pender Street merchant.

(2) 1977 (September)

Thirty Kingston, Ontario people became ill from eating Chinese barbecued products purchased seven to eight hours earlier in Montreal. All portions were wrapped separately at the store precluding later contamination. The report is attached (Appendix B).

(3) 1977 (September)

A party of 12 people at a Surrey, B. C. restaurant ate barbecued duck brought in from Pender Street on a special order. Six later became ill from salmonella food poisoning. The meat was purchased from a Pender Street store. Less than one hour in transit elapsed before the food came under refrigeration at the restaurant. No other restaurant patrons became ill. This event is significant in view of the short transport time before the meat was refrigerated at the restaurant.

(4) 1978 (February)

The casualty officer at Mt. St. Joseph Hospital reported a food poisoning in a hospital employee. He was admitted for care because of the violence of symptoms. Two others in the family were ill. The one family member who was not ill did not eat any of the barbecued meat. Specimens were obtained too late to confirm the causative agent, but the timing was consistent with staphylococcal toxin. Other food products obtained later from this store (just after this incident) revealed a heavy growth of B. Proteus bacteria.

Current Enforcement Program

It is the intention of the Health Department to review thoroughly two or three premises each week and provide careful follow-up of immediate, seven-day and long-term orders. If closure or prosecution is indicated, there will be no lack of warning. All premises are, from their history, capable of compliance."

The City Manager submits the foregoing report of the Medical Health Officer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 559

C

MANAGER'S REPORT

July 20, 1978

TO: Vancouver City Council

SUBJECT: Tenders for Alterations and Additions to Carnegie Building

CLASSIFICATION: RECOMMENDATION

The City Architect reports as follows:

"On April 4, 1978, City Council considered a report of the Standing Committee on Community Services dated March 23, 1978 on financing of the redevelopment of the Carnegie Library, and approved the following recommendation:

> "That City Council approve $857,788 from the 1978 Supplementary Capital Budget for the completion of capital funding for the Carnegie Building as proposed by the Carnegie Building Planning Advisory Committee and the City's Architect Consultants."

By this appropriation of funds, financing in the amount of $1,873,425 was completed for the project which includes $400,000 Recreation Facilities Program grant from the Provincial Government which has been applied for. The provincial funds have not yet been received but according to advice received by the Director of Social Planning announcements from Victoria are expected before August 4, the deadline for the signing of an agreement between the City and the Contractor.

The City Architect reports that five tenders for the alterations and additions were received from general contractors on June 7, 1978, as follows:

1.	Byers Construction-Western Ltd.	$1,839,000.00
2.	Ward & Son Ltd. & P.B. Ford Co. Ltd.	$1,998,700.00
3.	Smith Bros. & Wilson Ltd.	$2,039,000.00
4.	H. Haebler & Co. Ltd.	$2,096,500.00
5.	Commonwealth Construction Co. Ltd.	$2,117,335.00

All of these tenders were found to be in order but the low bid is approximately $230,000 more than the amount allocated for construction when due allowance is made for consulting fees, furnishings and miscellaneous expenditures, which must be funded from the total financing.

Accordingly, the Architects and City staff have reviewed the project with a view to presenting options for reducing costs. Deletions were discussed and selected in order of priority by the Carnegie Building Planning Advisory Committee, with the result that total savings of $233,426 have been negotiated with the low bidder. By accepting these savings, the total project costs are now estimated as follows:

Construction Low Bid less negotiated savings ($1,839,000 less $233,426)	$1,605,574
Architects and Consultants Fees *	166,197
Furnishings	75,000
Miscellaneous Expenditures to date includes	
Programming Fees	
Building Permit	
Development Permit	(approx.) 23,000
Contingency	3,654
Total funds committed to project	$1,873,425

* Based on the lower negotiated contract price.

It is therefore recommended that the low bid of Byers Construction-Western Ltd. in the amount of $1,839,000 with the negotiated savings in the amount of $233,426 be accepted for a construction contract of $1,605,574.

...../2

The Director of Social Planning advises that an application for $174,720 has been made under the Canada Works Program for this project. The results of this application should be known by mid-August. If the application is approved, it would mean that most of the cut-backs in the building construction contract would be unnecessary. Although Canada Works funds, if approved, would represent less than 10% of the total cost, they are very important to the redevelopment plan. Since acceptance of the low bid is necessary before August 4, 1978, it is recommended a contract be signed as detailed above and that if any funds are approved from the Canada Works Project these be applied towards restoring the deletions on advice from the Carnegie Building Planning Advisory Committee and the Director of Social Planning.

The Director of Legal Services advises he will incorporate a Non-Profit Corporation, if Council approves, to ensure that the Canada Works portion of the contract (10% or less) remains separate from the general contract. It is thought that the Non-Profit Corporation will also facilitate labour union endorsement. The Deputy City Manager has been attempting to seek the clearance and support of the two labour unions affected.

The Director of Finance advises that if Council approves this report, it should be contingent upon approval of the $400,000 provincial grant and that the contract should not be awarded until written approval of the provincial grant is received.

It is recommended that:

A. The low bid of Byers Construction-Western Ltd. with negotiated savings, be accepted as follows, subject to the receipt of the $400,000 Provincial grant:

Tender Price	$1,839,000
Less: Negotiated Savings	233,426
Contract Price	$1,605,574

B. The City enter into a contract with the successful tenderer aforesaid with a provision that if any or all funds requested under the Canada Works Program are approved, these be used to restore cut-backs in the construction, then further contractural arrangements be made between the City and/or the successful tenderer and/or the City's Development Corporation, all to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendations of the City Architect be approved.

FOR COUNCIL ACTION SEE PAGE(S) 564

D

MANAGER'S REPORT

July 20, 1978

TO: Vancouver City Council

SUBJECT: Development Corporation

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"In a separate report, the City Architect is recommending that a contract be awarded with respect to the renovation of the Carnegie Library Building. The report also deals with the possible availability of funds under the Canada Works Programme.

If this source of funds is available, it would be best if the City created a non-profit corporation to put the scheme into effect. An additional reason for incorporating a special company is that in 1974 the Charter was amended to permit the City to engage in any business, commercial, or industrial undertaking. If it was ever the intention to utilize this authority, it might be wise to use such a corporation as the vehicle.

Accordingly, I recommend that steps be taken to incorporate a non-profit corporation to be known as the City of Vancouver Development Corporation, and that the firm of Cumming, Richards & Company (solicitors for the City Public Housing Corporation) be retained with respect to the new corporation.

I further recommend that the Board of Directors should be essentially the same as the Board of Directors for the Housing Corporation, namely, Mayor Volrich, Alderman Brown, Alderman Harcourt, Maurice Egan (in lieu of the City Manager), Mr. Leckie and Mr. Fleming.

The Director of Finance advises that the source of funds shall be Contingency Reserve."

The City Manager RECOMMENDS that the recommendations of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 564

E

MANAGER'S REPORT

DATE: July 20th, 1978

TO: Vancouver City Council

SUBJECT: New Central Hotel and Ferry Hotel

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports:

The New Central Hotel and the Ferry Hotel which provide hostel accommodation In the Downtown East Side came into the possession of Central Mortgage and Housing (the mortgagee) upon the dissolution of the United Housing Foundation, the previous owner. There is an existing 35 year Section 15 (1) NHA mortgage at 7 5/8% on the properties terminating in the year 2010. Since April 1976 CMHC have been managing the properties. Certain losses and costs incurred in this operation have been added to the outstanding balance of the mortgage by CMHC.

In 1976, CMHC offered to transfer ownership of the buildings to the City. Preliminary negotiations, at that time, assured the City that, through the Vancouver Public Housing Corporation, it could assume the mortgage on the building at the present preferred interest rate. Further, letters from both the branch manager for CMHC and the Provincial Minister of Housing assured the City of payment of all operating losses of the hotels by the senior levels of government.

Vancouver City Council, at its meeting on December 14th, 1976 approved the following motions:

"A. THAT City Council advise Keith Tapping, Branch Manager, CMHC, and the Honourable Hugh A. Curtis, Minister of Housing, that the City agrees to accept their offer of ownership by the City at the earliest possible date of the New Central Hotel, located at 44-48 East Cordova Street and the Ferry Hotel, located at 59 Alexander Street, and to manage these hotels provided that:

i) title is transferred to the City in the name of the City of Vancouver Public Housing Corporation with the existing Section 15 (1) NHA Mortgage (and operating agreement) at the preferred interest rate of 7 5/8%.

ii) CMHC pays 50% of all operating costs under Section 44 (1) (b) of the NHA and the Provincial Government pays the other 50% of all operating costs; such operating costs to include all expenses incurred in respect to housing management, debt servicing, taxes, insurance, repairs, improvements and replacements to the buildings required to ensure safety and comfort;

B. THAT the management, except for the Multi-Use Centre, of the New Central and Ferry Hotels, be assigned to the Properties Division of the Finance Department.

FURTHER THAT the foregoing be subject to the buildings being put into a reasonable state of repair to the satisfaction of the City.

C. THAT the Director of Legal Services, on behalf of the City, be authorized to execute the appropriate legal agreements with all parties to this transaction in consultation with the Director of Finance and the Director of Social Planning."

The City Architect and the Supervisor of Properties advise that:

After 18 months of building inspections, meetings, negotiations and the completion of a long list (37 items) of repairs and improvements to both hotels, they are finally able to report that the buildings are now in a reasonable state of repair for acceptance by the City. Details of the repairs and improvements made are available from the City Architect.

contd...

The Director of Finance advises that:

Recommendation A(ii) above, refers to operating subsidies under Section 44(1)(b) of the NHA. Given these subsidies, the Vancouver Public Housing Corporation should not experience any costs in managing these hotels. Staff have begun detailed negotiations on the 44(1)(b) subsidies for this project and wish to advise Council of some of the limitations of this subsidy. Those limitations are as follows:

1. Each project receives an approval for Section 44(1)(b) subsidies which must be renewed annually. This restriction was put in place mainly to ensure that operating budgets are kept in line and should not be a source of concern to the City.

2. The participation of the Federal and Provincial governments in the 44(1)(b) subsidies is the subject of a master agreement between the two senior levels of government. The term of this master agreement is until 1991. There is no guarantee that beyond this point any of the projects in the province currently receiving 44(1)(b) subsidies will continue to do so. In fact, should the Province change policies and withdraw its participation at an earlier date, the Federal guarantee of operating losses would also cease.

   Effectively then there is no guarantee that the operating losses of the operation of the hotels will be covered for the entire term of the mortgage. Staff have also been discouraged by CMHC officials from an attempt to have this building treated as a special case.

   If the Section 44(1)(b) subsidies were cancelled, the City would be faced with a hard decision but there would be several options open. Some of these options would be:

   a) continue to operate the hotels and find an alternate course for the subsidy.

   b) default on the mortgage and return the hotels to CMHC who would then be in the same position that they are now.

   c) pay off the mortgage from civic funds, demolish the building and redevelop the site.

   It is impossible now to predict whether or not the uncertainty surrounding the operating subsidies will be a major problem to the City. Although 44(1)(b) subsidies apply to other buildings throughout B.C. and Canada and the element of uncertainty is not unique to Vancouver nor the New Central or Ferry Hotels, City staff felt that City Council should be aware of it.

The Director of Legal Services advises regarding the terms and Conditions of Purchase:

NEW CENTRAL HOTEL

1. Purchase price - $1,101,301.16

2. Financing:

   (a) The City of Vancouver Public Housing Corporation to assume existing mortgage dated August 16th, 1973;

   (b) The mortgage shall be modified to increase the principal amount to include the purchase price and legal costs and provide for payments semi-annually in arrears and delete provision for CMHC to collect taxes;

   (c) The Operating Agreement will be completed, executed and registered with the Modification Agreement;

   (d) The terms of the mortgage shall include the existing interest rate of 7 5/8% with a termination date of March 1st, 2010;

contd...

(e) The financing is based on the assumption that the remaining amount of the forgiveable loan pursuant to the National Housing Act is $123,803.59;

(f) The operating losses of the hotel will be eligible for full subsidy pursuant to Section 44(1)(b) of the National Housing Act.

(g) Central Mortgage and Housing Corporation agrees to budget for operating the hotel in accordance with a budget approved by City staff and CMHC;

(h) Central Mortgage and Housing Corporation have included in the purchase price $8,000 to be advanced upon completion of repairs to:

i) install ventilation system required for washrooms and W.C.'s on east side of building as per consultant's report;

ii) hot water systems will be modified to maintain water at 140° F. at all fixtures;

3. The existing lease between the United Housing Foundation and the City of Vancouver, dated January 19th, 1976, is to be ratified by the City of Vancouver Public Housing Corporation for the balance of the term, subject to modification that reflects the fact that the City advanced funds to the United Housing Foundation pursuant to a mortgage which will now be discharged, to finance the installation of the tenants' improvements and fixtures. The lease will be modified to provide that rent will be based on unimproved premises, which is the basis upon which rent is now being paid.

4. The closing date will be as of August 1st, 1978 and adjustments will be as of that date.

FERRY HOTEL

1. Purchase price - $211,636.67

2. Financing:

(a) The City of Vancouver Public Housing Corporation to assume existing mortgage dated August 30th, 1973;

(b) The mortgage shall be modified to increase the principal to include the purchase price and provide for payments semi-annually in arrears and delete provision for CMHC to collect taxes;

(c) The Operating Agreement will be completed, executed and registered with the Modification Agreement;

(d) The terms of the mortgage shall include the existing interest rate of 7 5/8% with a termination date of March 1st, 2010;

(e) Financing is based on the assumption that the remaining amount of the forgiveable loan pursuant to the National Housing Act is $27,682.08;

(f) The operating losses of the hotel will be eligible for a full subsidy pursuant to Section 44(1)(b) of the National Housing Act;

(g) Central Mortgage and Housing Corporation will agree to budget for operating the hotel in accordance with a budget approved by City staff and Central Mortgage and Housing Corporation.

3. The closing date will be as of August 1st, 1978 and adjustments will be as of that date.

contd...

PURCHASE PRICE

The two hotels are being offered to the Vancouver Public Housing Corporation for the cost of their outstanding mortgages plus any costs incurred by CMHC in foreclosing on the hotels. The purchase price will total $1,312,937.83. The interest rate on the mortgage will be 7 5/8%. The portion of the purchase price which will be repayable after certain grants are accounted for is $1,161,452.16.

No appraisal has been made of the value of the building for comparison with the purchase price. This is because of the special circumstances under which the Vancouver Public Housing Corporation is undertaking acquisition and because all operating losses (including the cost of mortgage amortization) are to be subsidized under Section 44(1)(b) of the NHA. As a result, there has been no negotiation with CMHC on the matter of purchase price.

RECOMMENDATION

The Director of Social Planning recommends that City Council approve acquisition, effective August 1st, 1978, by the Vancouver Public Housing Corporation, of the New Central Hotel and theFerry Hotel by assumption of a modified mortgage from CMHC where the purchase price totals $1,312,937.83. The mortgage to be at a rate of 7 5/8% and to terminate in the year 2010.

The City Manager RECOMMENDS that the recommendation of the Director of Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 565

CC 62-MLH-75

F

MANAGER'S REPORT

DATE JULY 21, 1978

TO: Vancouver City Council

SUBJECT: Grant in Lieu of License Fee for the Vancouver Sea Festival Society

CLASSIFICATION: CONSIDERATION

The Acting Director of Permits and Licenses reports as follows:

"The operators of the Sea Festival have asked that they be exempted from paying the License fee for a 'Public Street Market Operator's License' for the days of July 22, 23, 24 and 29, 1978. They were advised that I had no power to grant such a request and the Director of Legal Services suggested that Council, if they so wish, may make a grant in lieu of the fee under Section 206 of the City Charter, by not less than two-thirds of all its members.

The Acting Director of Permits and Licenses submits for consideration a grant of $400 to the Vancouver Sea Festival Society, under Section 206 of the City Charter to offset the cost of $400 Public Street Market License, issued to them July 21, 1978."

The City Manager submits the above report for CONSIDERATION; source of funds to be Contingency Reserve if Council approves the grant.

FOR COUNCIL ACTION SEE PAGE(S) 565

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 13, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 13, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard (Clauses 3 to 9)
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report from the Community Services Committee meeting of June 22, 1978 and the Report dated June 29, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 1216 Robson Street

The Committee had before it for consideration a Manager's report dated June 27, 1978, in which the Director of Planning reported on the application of Mr. Edward Cordes for Development Permit Application No. 80881 at 1216 Robson Street, as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 650 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of Robson Street between Jervis and Bute Streets.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 650 sq. ft. (27% of the floor area of the restaurant). The seating capacity for the dining area is 50 and the proposed seating for the holding bar is 13.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 13 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

This Development Permit Application is being submitted to City Council for information regarding the new liquor outlet and that Council be advised that the Director of Planning is prepared to approve this Development Permit Application (subject to Council approval), in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of approximately 650 sq. ft. of the existing restaurant as a holding bar.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Continued . . . .

Clause No. 1 Continued

A representative from the Planning Department appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80881 to Mr. Edward Cordes to alter and use approximately 650 sq. ft. of the existing restaurant at 1216 Robson Street as a holding bar.

2. Liquor Permit Application - 2257 Kingsway

The Committee had before it for consideration a Manager's report dated July 6, 1978, in which the Director of Planning reported on the application of Mr. D. Delinsky for Development Permit Application No. 81095 at 2257 Kingsway as follows:

'The above noted Development Permit application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the north side of Kingsway, west of Nanaimo Street.

The proposed holding bar development will provide an assembly area of approximately 525 sq. ft. (10.3% of the floor area of the restaurant). The proposed seating capacity for the dining area is 142 and the proposed seating area for the holding bar is 36.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 36 seats.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

A representative from the Planning Department appeared before the Committee on this matter, and following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81095 to Mr. D. Delinsky to use a portion of the main floor of the building at 2257 Kingsway as a holding bar area in conjunction with the proposed restaurant.

Continued . . . .

3. Liquor Permit Application - 1138 Granville Street

The Committee had before it for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the Director of Planning reported on the application of Jonathan & Co. for Mr. J. Stevenson for Development Permit Application No. 80635 to alter and use the main floor of the existing building at 1138 Granville Street as a restaurant with a holding bar of approximately 480 sq. ft.

The report contained a statement that the Vancouver Police Department is opposed to the issuing of the application as the applicant, Mr. J. Stevenson, in the past, operated a non-licensed club at 1055 Seymour Street where he was charged and convicted of offenses under the Government Liquor Act, City of Vancouver By-laws and the Fire Marshal's Act.

The Manager's report concluded that in view of the Police Department's comments, the Acting Chief License Inspector suggested that Council defer consideration of the holding bar at this time without prejudice to another application being made in a few months time. This would permit the restaurant only to operate which could be monitored and taken into consideration if a future application were made for a holding bar.

Appearing before the Committee on this matter were representatives from the Planning and Permits & Licenses Departments, a spokesman from the Police Department and the applicant, Mr. J. Stevenson.

Following brief discussion, it was

RECOMMENDED

THAT Council defer consideration of the application for a holding bar at 1138 Granville Street for two months from the date of the issuance of a liquor license for a restaurant at this location, and that the City Manager report back to the Community Services Committee at the end of the two months on the operation of the restaurant at 1138 Granville Street.

INFORMATION

4. Operation of Establishment at 1055 Seymour Street

During consideration of the application of Mr. J. Stevenson for a development permit application for a restaurant with a holding bar at 1138 Granville Street, the Committee noted that Mr. Stevenson had previously operated a non-licensed club at 1055 Seymour Street where he was charged and convicted of offenses under the Government Liquor Act, City of Vancouver By-laws and the Fire Marshal's Act.

During discussion, the Committee was advised that a business known as "Down Beat Dance Academy" continues to operate without a business license at 1055 Seymour Street and that charges have been laid against four persons of illegally selling liquor and operating without a business license.

The Committee learned that the business at 1055 Seymour Street has been carried on without a license for close to seven months and indicated that no one should be permitted to operate a business without a license for such a lengthy period of time.

Continued . . . .

Clause No. 4 Continued

There was brief consideration by the Committee on the advisability of seeking an injunction to close the doors of the business, but the Director of Legal Services advised that the City should obtain a conviction against the principals for operating without a license and for violations of the Government Liquor Act before seeking an injunction.

The Committee urged that prosecution proceed as expeditiously as possible and the City Manager advised he would report back to the Committee with a schedule of dates for the prosecution of those connected with the operation at 1055 Seymour Street.

RECOMMENDATION

5. Liquor Permit Application -
Lot 39, False Creek (Heather Neighbourhood)

The Committee had before it for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the Director of Planning reported on the application of Mr. Hemerling for Frank Stanzl Construction for Development Permit Application No. 81140 on the east side of Leg In Boot Square in Area 6 of False Creek to alter and use approximately 412 sq. ft. of an approved restaurant as a holding bar.

Appearing before the Committee on this matter were representatives from the Planning and Permits & Licenses Departments.

During consideration of this matter, the Committee noted from the report that the Police Department objects to the issuing of this permit based on the Department's experience with existing holding bars conducting neighbourhood pub style operations, thereby creating a community nuisance in the area they serve.

During discussion, the Committee inquired why it should approve a holding bar before the restaurant begins operation and it was pointed out that it is easier for the applicant, in the case of a new establishment, to apply for both the restaurant and holding bar simultaneously in order that all necessary construction work can be done at one time.

However, it was also noted that theoretically, the holding bar is to accommodate overcrowding in the operation of an existing restaurant and that the Committee should allow for the restaurant to be operational for a period of time before considering a holding bar.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81140 to Mr. Hemerling for Frank Stanzl Construction to establish a holding bar in the approved restaurant on the east side of Leg In Boot Square in Area 6 of False Creek, provided that the applicant first obtains a Government Liquor License for the restaurant.

Continued . . . .

INFORMATION

6. Request for Purchase of Surplus City Furniture and Equipment - "This Is Dance In Canada Dreams And Realities"

Under procedures and guidelines approved by City Council on April 23, 1974, the Committee has power to approve the sale of surplus City furniture and equipment to non-profit organizations for a nominal sum.

The Committee had before it for consideration a request (copy on file in the City Clerk's office) from "This Is Dance In Canada Dreams And Realities" for surplus City furniture and equipment valued at $625.00 which, under the City policy, would be sold to the organization for $65.63.

Approval of the sale by the Committee was recommended by the Director of Social Planning.

Following discussion, it was

RESOLVED

THAT the Committee approve the sale of surplus City furniture and equipment valued at $625.00 to "This Is Dance In Canada Dreams And Realities" for $65.63.

RECOMMENDATION

7. Fire By-law Upgrading - Austin Hotel, 1221 Granville Street

Council, on June 13, 1978, approved the recommendation of the Community Services Committee of June 1st, 1978, that consideration of fire by-law upgrading at the Austin Hotel, 1221 Granville Street, be deferred one month.

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy circulated) in which the Fire Chief reported that as of July 5th, 1978, no progress had been made on a number of outstanding matters which have been required by the City to be carried out at the Austin Hotel.

The City Manager advised the Committee that he received a telephone call from Mr. S. Somani this day saying that he did not wish to appear before the Committee until his lawyer could accompany him and that his lawyer was unable to attend this date. The City Manager advised the Committee that Mr. Somani had told him that he disagrees with the interpretation of the by-law on those items which he has not yet upgraded at the hotel and that Mr. Somani wishes to appeal these interpretations.

Representatives of the Fire Department appeared before the Committee on this matter, pointing out that among the items which remain outstanding are the installation of wired glass windows, emergency lighting and the installation of new doors. It was further pointed out that all other hotels in the Downtown area have complied and that there was no appeal procedure when the orders for upgrading were issued.

Continued . . . .

Clause No. 7 Continued

Following discussion, it was

RECOMMENDED

A. THAT Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.

B. THAT the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.

8. Rory's Towing Ltd. and Westburn Services Ltd. - Licenses

Council, on June 27, 1978, when dealing with the Manager's report dated June 23, 1978 (copy circulated) referred the report to the Community Services Committee.

In the report, the Acting Director of Permits & Licenses reviewed a number of problems which have arisen in the operation of Rory's Towing Ltd. based on complaints to the City by citizens. The report concluded with the recommendation that the operator be requested to appear before Council to explain his actions on these matters and to show cause why his business license should not be suspended.

Appearing before the Committee on this matter were the Acting Director of Permits & Licenses, the Director of Legal Services and Mr. R. Washtock, operator of Rory's Towing Ltd.

The Committee reviewed the five paragraphs contained in the City Manager's report which specify a number of irregularities by Rory's Towing Ltd. insofar as City auto towing regulations are concerned, and copies of towaway slips containing the signature of Mr. Washtock were shown to him by City officials. This is in contravention of Section 10A(6) of the License By-law. Mr. Washtock admitted that he did sign two of them for towing from the 3200 Block Broadway.

The Director of Legal Services reminded Mr. Washtock that a meeting of all persons in the auto towing industry was held in the East Wing of City Hall, at which time it was stressed that the towing by-law would be enforced on a complaint basis.

The Acting Director of Permits & Licenses distributed a memo dated July 12, 1978 (copy circulated) which provided additional information on complaints received about Rory's Towing Ltd. during the latter part of June.

Mr. Washtock advised the Committee that the regulations pertaining to the automobile towing business are complicated and difficult to follow and he maintained that he is endeavouring to meet all the requirements of the regulations.

The Chairman of the Committee advised Mr. Washtock that whereas the automobile towing business may be a difficult one, the City does expect towing operators to comply with City regulations.

Continued . . . .

Clause No. 8 Continued

The Committee noted there was to be a further progress report to Council on the operation of automobile towing companies six months after the new regulations came into effect on April 1st, 1978.

Alderman Marzari moved that the Committee recommend to Council that Mr. Washtock be requested to appear before Council to show cause as to why his business license should not be suspended.

- LOST

(Aldermen Rankin, Bellamy, Ford and Gerard opposed.)

Following discussion, it was

RECOMMENDED

THAT the matter of complaints regarding the operation of Rory's Towing Ltd. be deferred for three months and the City Manager be requested to report to the Community Services Committee at the end of three months on Rory's Towing Ltd.

(Alderman Marzari opposed.)

9. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy on file in the City Clerk's office) in which the Director of Social Planning provided an inventory of agencies available as resources for chronic alcoholics, commented on the administration of social assistance for chronic alcoholics, and put forward a proposal from Downtown Eastside area community workers to improve the delivery of treatment to chronic alcoholics.

Appearing before the Committee on this matter were a number of Downtown area community workers and representatives from the Police Department, the Social Planning Department, the Civil Liberties Association and the Medical Health Officer.

There was a general discussion on how best to approach the problem of treating seriously ill persons afflicted with alcoholism who, because of the advanced nature of their affliction, are often incapable of forming an intent or desire to rehabilitate themselves.

Noting that the report contained a recommendation from the Director of Social Planning that Section 64A of the Summary Convictions Act be repealed and replaced with legislation under the Provincial Health Act, the Medical Health Officer pointed out that the Provincial Health Act is currently under major revisions and it could be some time before the Act is finalized.

Representatives of the Civil Liberties Association stated compulsory treatment is usually unsuccessful and they suggested improved treatment facilities should be provided and compulsory treatment should be avoided.

Continued . . . .

Clause No. 9 Continued

A representative from the Police Department reported that in 1976, 15,303 persons were processed through the City jail on intoxication charges, 13,321 were processed in 1977, and 5,494 have been processed up to the end of June of this year. He related some of the difficulties involved in utilizing Section 64A, pointing out that persons referred under Section 64A to the Alouette River Unit end up being housed with persons convicted of criminal offenses and this is not a desirable situation.

The Police spokesman said the Department does not consider chronic alcoholics to be criminals and does not like to see chronic alcoholics jailed as this is not the place for them.

The Committee noted that compulsory treatment is an infringement on a person's civil liberties. However, it was noted by one member that chronic alcoholics are suicidal and that compulsion is necessary to intervene in an emergency situation, that the civil right concerned here could be construed as an individual's liberty to kill himself.

There was general agreement by the Committee that a new facility away from the Downtown area, such as the Alouette River Unit, and also away from the criminal element would be desirable.

Two motions were made - one to approve items 1, 2, 3, 5 and 6 of the proposed policy changes on pages 2 and 3 of the Manager's report and the other to approve the three recommendations of the Director of Social Planning on page 4; however, neither was voted upon.

Following discussion, it was

RECOMMENDED

THAT consideration of the City Manager's report dated July 6, 1978, on chronic alcoholics, be deferred for further consideration at the next meeting of the Community Services Committee and representatives of the Civil Liberties Association be requested to comment at that time on legal safeguards which could be provided to protect the civil liberties of chronic alcoholics who must be treated.

The meeting adjourned at approximately 3:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 565 & 566

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 13, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 13, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	E. Bowie

CONSIDERATION

1. Kingsway Task Force

Council, on November 8, 1977 approved the Planning and Development's recommendation that the Director of Planning, in co-operation with the City Engineer, prepare a report on ways and means of studying the area along Kingsway from Boundary Road to Rupert Street, and that the Director of Planning place a hold on the processing of current rezoning applications until this report is received.

On January 10, 1978 Council approved the following recommendations of the Planning and Development Committee, dated December 15, 1977:

A. THAT the Task Force approach and program outlined in the report of the City Manager dated December 7, 1977 for a study to determine development policies for Kingsway, be approved.

B. THAT the Director of Planning continue to place a hold on the processing of the rezoning applications outlined to the Committee at its October 20th meeting.

The Committee considered the Kingsway Task Force Summary Report on May 18, 1978 and made the following recommendations which Council approved on May 30, 1978:

"A. THAT Council receive the Kingsway Task Force Summary Report.

B. THAT the Director of Planning be instructed to hold a Public Information Meeting in the community and circulate the Task Force Conclusions to affected individuals and community groups in the Study area and invite their comments.

cont'd.....

Clause No. 1 continued:

C. THAT after comments have been received from community groups, etc., the Director of Planning and City Engineer report back to a special joint meeting of the Standing Committees on Planning and Development and Transportation on Task Force recommendations."

and the following recommendation contained in the City Manager's report dated May 11, 1978 be deferred:

"D. THAT the Director of Planning be instructed to commence processing rezoning applications which have been withheld pending completion of this Study; the final report(s) to Council be deferred until Council has considered recommendations of the joint committees."

The Committee had for information a memorandum dated June 29, 1978 (copy circulated) in which the Associate Director, Area Planning, Mr. R. R. Youngberg, summarized the major points arising from the public information meeting held on June 21, 1978. A representative from the Planning Department, Mr. W. Dickinson, guided the Committee through this report. Also present for the discussion was Mr. R. Scobie, Planning Department, as well as a number of developers and business representatives from the Study Area.

The Committee considered comments from the staff representatives on the Kingsway business representatives request that the present hold placed on the processing of rezoning applications be lifted to allow preliminary processing of applications to go forward. Mr. Scobie reviewed the staff work and time commitment involved in preliminary processing of development permits.

In response to a question from the Committee Mr. Dickinson advised that the final report on the Kingsway Task Force Study was being jointly prepared by the Director of Planning and the City Engineer and would be available by the end of August for presentation to Council in early September.

The Chairman indicated that representatives of the Kingsway business community would be invited to attend the joint meeting of the Planning and Development and Transportation Committees when the final report on the Kingsway Task Force Study is being considered.

A tie vote resulted on the following motion and therefore it is submitted to Council for,

CONSIDERATION

THAT the Director of Planning be instructed to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force Study and the report(s) to Council be deferred until Council has considered recommendations of the joint Committees.

cont'd.....

RECOMMENDATION

2. Redevelopment of the North Shore of False Creek

In April of this year Council received a report from Rhone and Iredale, Architects, on preliminary concepts for the redevelopment of the north shore of False Creek. This preliminary study was funded by the Provincial Government who have taken the position that if there is to be a further investigation of this concept it is necessary for the City to fund the next stage of the Study.

The large scale redevelopment proposal made provision for such things as:

- an international exposition
- a stadium and sports centre
- an exhibition hall and convention facilities
- a transportation terminal related to known transportation objectives
- a hotel
- a museum of science and technology
- other related uses

The Committee had for consideration a Manager's report dated June 20, 1978 (copy circulated) in which the Director of Planning reports on the proposal to engage consultants for the purpose of further study of the general concept for the redevelopment of the north shore of False Creek.

Mr. R. Iredale,of Rhone and Iredale, Architects, was present at this meeting.

The Director of Planning suggested revised terms of reference for the Study in the event that Council feels the Study is worthwhile and approves it. The revised terms of reference alter the emphasis from an investigation of the details of the preliminary concept to a more general analysis.

A letter dated April 17, 1978, from Rhone and Iredale, Architects, describes very simple terms of reference for a continued study and estimates a cost of $15,000.

The Director of Planning and City Engineer gave reasons why this Study should not be undertaken at this time. The major reason relates to the hiring of an additional consultant in this time of fiscal restraint on the part of the City.

Following a brief discussion the Committee,

RECOMMENDED

THAT the proposal from Rhone and Iredale, Architects, to proceed with further study of a general concept for the redevelopment of the north shore of False Creek - Sub Areas 2 and 3 be not approved.

cont'd.....

3. Amendments to the National Housing Act

The Committee had for consideration a Manager's report dated June 29, 1978 (copy circulated) in which the Director of Planning comments on the housing components as related to the alterations to the National Housing Act. This report deals with the housing components of the changes. The implications of the proposed community services program, a program to provide funding for neighbourhood improvement, community facilities and municipal infrastructure, are currently being analysed by Finance, Planning and Engineering Departments and will be the subject of a subsequent report.

The basic intents of the housing changes are stated to be:

- To increase the amount of housing available to meet the needs of low income households.
- To pursue a policy of disentanglement whereby the Federal role in planning and regulating housing and community services programs is reduced and Provincial and presumably municipal responsibilities are expanded.
- To further the use of private funds to finance housing activities.

Dr. Ann McAfee was present at this meeting and guided the Committee through this report. She explained in some detail, the differences existing between the old NHA programs and the proposed new programs, the principal funding sources and the terms under which these programs will operate. (See Appendix I of the report.)

Mr. Casson of Central Mortgage and Housing Corporation attended the meeting and answered various questions and concerns put to him by the Committee relating to the new guidelines.

A representative from De Cosmos Village spoke to the Committee and put forward the following points regarding the amendments' effect on co-op housing.

(i) There should be a fixed capital subsidy for the life of the mortgage.

(ii) Extra subsidy for lowest income groups should be assured.

(iii) For the members of a co-op -- housing charges based upon what it costs the co-operative to operate the housing, not upon an artificial scale such as income.

(iv) The role of C.M.H.C. acting as a "lender of last resort" can only be meaningful if sufficient funds are budgeted each year to pick up the shortfall between financial institutions' supply of mortgage funds and housing co-operatives' demand for such funds. This is especially true in the first years of privatized financing. It means the Federal Government should commit itself to annually consulting with Co-operative Housing Foundation of Canada on the direct lending capital needs of the co-op sector. This is probably important for the municipalities as well.

cont'd.....

Clause No. 3 continued:

(v) The requirement for "best buy" should be dropped as it is unnecessary. Of course, co-ops will attempt to obtain the best opportunity in their area as long as they can also be assured that the needs of the group are met. To attempt to administer the fundamental choices each co-op must make, will result in wasteful and damaging interference on the part of C.M.H.C.

(vi) That no maximum project be imposed on co-operatives.

No experience has surfaced which relates the success of a co-op to its size. If a group has the organizational resources to undertake a large co-op project, C.M.H.C. should judge the group on its merits, not set arbitrary limits.

Following discussion, the Committee

RECOMMENDED

A. THAT as housing programs have their most direct impact at the local level, Federal and Provincial governments should be encouraged to include municipal representatives in future negotiations on new housing policies and programs, and particularly the Province should discuss the programs with the City and other affected groups prior to signing master agreements with the Federal Government.

B. THAT senior governments be requested to consider some form of additional subsidy to ensure that the new "low income" housing program actually reaches low income households in large cities like Vancouver.

C. THAT in order to ensure that non-profit groups currently in the planning and development stages of new projects are able to proceed with their proposals with minimal delay, the Minister of State for Urban Affairs and Central Mortgage and Housing Corporation be requested to:

(i) continue the existing non-profit programs (Sec. 15.1, 34.18) until details of the new low income program have been finalized; and

(ii) ensure that sufficient funds are provided in the 1978 and 1979 C.M.H.C. capital budget to meet the anticipated level of commitments to new projects.

D. THAT the Minister of State for Urban Affairs and C.M.H.C. review the new low income program details as noted on the City's brief, with particular attention directed to the proposed rent-to-income scale pegged to comparable market rental rates. Consideration should be given to some alternative scheme whereby the basic objectives of non-profit housing -- including its role of providing alternative accommodation to market units, which is not subject to undue inflationary increases and which is both responsive to the needs of tenants and affordable to households of modest means -- can be met.

cont'd.....

Clause No. 3 continued:

E. THAT C.M.H.C. require lenders and builders to indicate to borrowers under the new assisted home ownership program the implications of these loans, including the escalating carrying cost and the accumulating capital debt.

F. THAT the Minister of State for Urban Affairs be encouraged to maintain the interest reduction assistance provisions of the new low income program and the overall policy of "disentanglement".

4. Enclave 15 - Champlain Heights

The Committee had for consideration a Manager's report dated June 30, 1978 (copy circulated) in which the Champlain Heights Project Manager is requesting the authority of Council to advertise Enclave 15 for lease.

The approved Concept Plan for Champlain Heights calls for a mix of incomes. The Project Manager feels that the income mix policy will be achieved in Phase I developments; and in the event there turns out to be deficiencies in the income mix, adjustments can be made within the Phase II program. However, the Project Manager stated that satisfying the income mix guideline is a struggle as there have been only two "bone fide" government assisted programs applicable to Champlain Heights. The first is the Section 34.18 co-operative program which is a very solid program and one that has a proven track record. This co-op program virtually guarantees the income mix for the life of the ground lease. The second, Section 15.1 non-profit rental program provides assistance which allows units to be rented at "non-profit" rents. While there are no guarantees that these units will be rented by low and middle income people, with the Greater Vancouver Housing Corporation acting as the non-profit builder in Champlain Heights, the City has a good expectation that this will occur.

These non-market housing programs are currently being revised by C.M.H.C. The information that is currently available indicates that the revisions may provide for income mixes and rents geared to income in both co-ops and in non-profit rental developments. There remain questions as to what Provincial subsidies will be available to assist low income families. However, in general, it appears that the co-op and non-profit rental programs can be employed in Champlain Heights.

Several development companies have expressed interest in Enclave 15 for townhouse and apartment rental development under a new Federal Housing Program similar to the old Assisted Rental Program (ARP). This would permit development of strata-title units to be sold to an investor group who would operate the project on a rental basis with a "graduated payment mortgage" (GPM). This mortgage would enable the developer to rent the units at "market rent" as opposed to "economic" or "full recovery rent". A project such as the one proposed for Enclave 15 would qualify as a "multiple unit residential building" (MURB) which would provide

cont'd.....

Clause No. 4 continued:

developers the opportunity of a capital cost allowance deduction from other income.

Two features of the GPM program are of concern to the City.

(1) With the GPM, rents are never below market and therefore, only those persons who can afford market rents will be able to occupy these units.

(2) To be marketable as a MURB the project must be stratified. Stratification means that at the end of the lease, if the City wishes to redevelop the land, the Strata Titles Act requires the City to purchase the strata improvements. This is also the case in Enclaves 3 and 16. However, it is not required under the co-op or non-profit rental programs and therefore these programs effectively provide a more advantageous redevelopment opportunity. Stratification also means that it is possible that the units could be removed from the rental sector without following the process of the Conversion By-law.

Nevertheless, because the opportunity to develop Enclave 15 as a GPM project exists and because the project could provide family oriented rental accommodation for middle income households in its first years of operation, the Project Manager proposes that Enclave 15 be developed as a GPM project.

The Champlain Heights Project Manager has recommended:

A. THAT Council authorize the Project Manager to take the necessary steps to lease Enclave 15 - Champlain Heights on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.

B. THAT the Project Manager report back to Council when bids have been opened and analysed in order to obtain Council's authority to complete the lease.

In the report the Director of Planning expresses concern that the main impetus is to get housing development underway rather than:

a) providing housing for those who most need it; and

b) achieving Council's social income mix objectives for Champlain Heights.

He also states that a related question is whether the City should make public land available to developers to primarily service "investor" demand which is comprised of high-income earners who are seeking tax shelters offered under the GPM program, particularly when we know that marginal benefits are passed on to the lower income groups who are seeking affordable housing in this City. There is also some uncertainty about the final guidelines for these Federal Government housing programs suggesting that any commitment for designating a GPM program in Enclave 15 may be premature.

Following discussion of this report with the Project Manager, the Committee,

cont'd.....

Clause No. 4 continued:

RECOMMENDED

THAT the recommendations of the Champlain Heights Project Manager be deferred and the Project Manager report on the viability of using either the Government assisted co-op program or the non-profit rental programs under Sec. 15.1 of the National Housing Act.

FOR COUNCIL ACTION SEE PAGE(S) 567

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

July 13, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 13, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:45 p.m.

PRESENT: Alderman W. Kennedy, Chairman
D. Bellamy
M. Ford
M. Harcourt
H. Rankin

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of June 22, 1978, were adopted.

1. Sidewalk Cafes

At the meeting of January 26, 1978, when discussing the Marathon Cafe and obstruction problems presented by sidewalk cafes generally, the Committee recommended:

"That approval for the sidewalk cafe adjacent to the Marathon Restaurant be deferred pending a review of the guidelines relating to the installation and design of sidewalk cafes."

In a Manager's Report dated July 6, 1978, (circulated) before the Committee for consideration, the City Engineer commented on the guidelines and recommended that they be approved. It was also recommended that the following two new applications to operate sidewalk cafes be approved:

1) Marathon Restaurant, 3121 West Broadway (New Owner)

2) Figaro's Frozen Food Bar, 917 Denman Street.

The report stated both applications had been considered and the proposals were acceptable to the Health Department; the locations were satisfactory from an Engineering Department standpoint and the Supervisor of Properties had determined appropriate rental rates for the use of City sidewalk at both locations.

If approved, the Provincial Liquor Administration Branch would be so advised.

The Assistant City Engineer addressed the Committee and reported the new owner of the Marathon Restaurant had been advised of the difficulties experienced during the 1977 season and had presented a new design which was acceptable under the guidelines.

Mr. Rudberg advised an eight foot sidewalk clearance was the normal requirement, dependent on pedestrian volume. The fixtures had to be capable of removal within 24 hours if required.

Cont'd . . .

Alderman Ford questioned the situation regarding the sidewalk cafe adjacent to Trimble's, located at 10th Avenue and Trimble. She advised it had not been dismantled on the due date, October 31, 1977, and had the appearance of a permanent fixture.

Mr. B. MacGregor, Traffic Division, stated the owner of Trimble's had not complied with repeated requests that the sidewalk cafe be removed. The situation would be closely monitored this year, and if non compliance was again observed, the cafe owner would risk losing his license.

RECOMMENDED

A) that year-to-year lease agreements be executed with:

(1) the Marathon Restaurant, 3121 West Broadway;

(ii) Figaro's Frozen Food Bar, 917 Denman Street;

B) that the sidewalk cafe guidelines be approved

C) that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at these sidewalk cafes.

2. Metrication of Street and Traffic By-law No. 2849

The Committee had for consideration a Manager's Report dated June 27, 1978, (circulated) in which the City Engineer recommended amendments to the Street and Traffic By-law to complete metrication of the By-law.

The Assistant City Engineer, Traffic Division, advised the amendments related to two basic changes:

1) deletion of the requirement for trucks to display particulars of overall length

2) provision for combinations of three-unit vehicles up to a maximum length of 22 metres (72 feet 18 inches), an overall length increase of two metres.

It was

RECOMMENDED

THAT the amendments to the Street and Traffic By-law No. 2849 contained in the Manager's Report dated June 27, 1978, be approved and the Director of Legal Services be instructed to prepare and present the appropriate By-law amendments.

3. Metrication of the Granville Mall By-law No. 4792

The Committee had for consideration a Manager's Report dated July 6, 1978, (circulated) in which the City Engineer recommended amendments to the Granville Mall By-law providing for conversion to metric measure.

RECOMMENDED

THAT amendments to the Granville Mall By-law No. 4792 contained in the Manager's Report dated July 6, 1978, be approved and the Director of Legal Services be instructed to prepare and present the appropriate By-law amendments.

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 568

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 13, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 13, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman D. Marzari
Alderman G. Puil
Alderman B. Gerard

ABSENT : Alderman W. Gibson

COMMITTEE CLERK : G. Barden

RECOMMENDATION AND CONSIDERATION

1. Departmental Review - Reports Back on Budget Reductions

At the last meeting of the Finance Committee held on June 29, 1978, it was felt more time was required to review the reports on budget reductions from departments and board prior to making recommendations to Council and the matter was deferred to this meeting of the Committee.

The Committee considered reports as follows:

Planning Department

The Planning Department was instructed by Council to reduce its basic budget by 5% in 1979, with a reduction of 1/3 of the 5% in 1978. The Committee considered the suggestions of the Planning Department to meet the reductions and following discussion, it was

RECOMMENDED

A. THAT the Planning Department's budget for 1978 be reduced by approximately $35,000, as described in Section 1 of the Planning Department report, and anticipating the reductions relating to the staff positions, reducing the 1979 budget by about $25,000.

B. THAT the Director of Planning develop a strategy for immediate implementation that holds vacated positions unfilled, utilizing those positions to make adjustments within departmental staffing to achieve a reduction in the Department's establishment in a way that is commensurate with the goals of the Department and the order of priority of the functional areas of planning work as recommended in the Departmental Review of September, 1977. This would mean that reductions in 1979 would be related to the functions listed below, with the emphasis in the following order:

...../2

Clause No. 1 continued:

(i) Reduce Assistance to Outside Groups

Reductions could be effected in staff attendance at evening meetings, service to the Urban Design Panel, and assistance to the Vancouver City Planning Commission.

(ii) Reduce Developing Plans for the Whole City

Modest savings could be achieved by standardized methods of evaluation of major proposals.

(iii) Reduce Planning for Areas of the City

Reductions could be effected in local area planning activity, e.g. operating from City Hall rather than site office and reduced attendance at night meetings.

(iv) Reduce Development Control Work

Although it is considered undesirable to reduce the present level of service on development control, savings could be achieved through providing more explicit by-laws and guidelines for applicants, requiring applicants to provide more information with applications, and some reduction in staff assistance to the public in the interpretation of by-laws and development control processes.

(v) Reduce Work of Developing an Understanding of the City

Some savings could be achieved through reducing information services and frequence of housing status reports and greater use of computer services.

C. THAT the Director of Planning be instructed to produce the Department's Annual Review for next year for consideration by the incoming Council based upon a basic budget 5% less than that approved for 1978, with savings being effected in the areas noted in (B) above.

D. THAT the Director of Planning report to the Committee on complete work program listing specific items of reduction.

The Committee did not take any action on the following recommendation of the Planning Department:

"That revenues directly related to the work of the Department, such as fees for rezoning development permit and subdivision applications be included in the Department's annual operating budget."

Clause No. 1 continued:

Finance Department

The Director of Finance reported that progress on budget reductions is as anticipated in the Departmental Review with the exception of the item regarding a reduction in Scavenging Billing Staff. If he cannot achieve that particular saving directly or in conjunction with water meter billing operation, then he will try to propose an alternative to Council. The following recommendations on budget reduction were submitted to the Committee:

(a) Budget Cut Assured

Clerk Typist II - (Accounting)		$11,600
Payroll Clerk - (Accounting)		16,930
Reduce Paper Budget -	Computer Services	20,000
Reduce Card Budget -	Computer Services	1,500
Reduce Magnetic Tape Budget -	Computer Services	2,000
		52,030

(b) Budget Cut Likely

Clerk II - (Accounting)		9,000
Change water meter billings -	(Revenue & Treasury)	30,000
		39,000

(c) Budget Cut a Possibility

Scavenging Staff (1) -	Revenue & Treasury	13,620
By-law Collections Staff (1) -	Revenue & Treasury	9,600
Eliminate post-paid envelopes -	Revenue & Treasury	4,500
Cashier II and install tubes -	Revenue & Treasury	15,300
Cashier II -	Revenue & Treasury	5,000
		48,020
TOTAL		$139,110

Following discussion, it was

RECOMMENDED

THAT the Director of Finance continue with his program of implementing budget reductions as outlined above and report back to the Committee on progress.

Engineering Department

The Engineering Department was requested by Council to bring forward alternative revenue budget reductions with a target overall reduction of 1%. The Engineering Department prepared their proposed reductions on an annual basis for 1979 and noted the impact of it would achieve their target of $76,000 reduction for 1978.

The Committee considered the alternatives submitted and following discussion, it was

Clause No. 1 continued:

RECOMMENDED

THAT the Engineering Department make budget reductions totalling $185,000 as follows:

A. Reduce Streets budget as follows

- trimming boulevards - $20,000 annually
- maintenance of special surfaces - $10,000 annually
- maintenance of gravel shoulders - $5,000 annually
- maintenance of gravel lanes - $10,000 annually

B. Reduce Sewers budget as follows

- unstopping connections - $4,000 annually
- maintenance of sewers - $2,000 annually
- cleaning of sewers - $2,500 annually

C. Reduce Electrical budget by $12,500 annually for removal of posters.

D. Reduce Yards Services budget by $5,000 annually for repair and replacement of hand tools.

E. Reduce the Waterworks budget by $15,000 annually in various maintenance accounts.

F. Reduce Sanitation budget as follows
- discontinue special pickups - $5,000 annually
- reduce street cleaning - $20,000 annually.

G. Reinstate the property owner's charge for lane oiling at a rate that would achieve the full cost of the lane oiling program ($74,000 for 1978) being paid for by the property owners.

The following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

H. THAT the Traffic Budget be reduced by $3,000 annually for replacement of street name signs.

(Ald. Brown and Marzari opposed)

Social Planning Department

The Social Planning Department was instructed by Council to reduce its net annual budget by 5% ($20,000) and report back on details of reductions and time schedules for implementation. Also, it was agreed that the Director of Social Planning would report back on reducing the budget of his Department by $10,000 in the Urban Reader budget as one area of reduction of the 5% on a different time frame basis with an 18 month time limit.

The Director of Social Planning reported that budget reductions of $18,430 for 1978 were achieved by Social Planning Department during the Manager's Budget review, prior to the commencement of the Finance Department's budget review procedure.

...../5

Clause No. 1 continued:

On April 6, 1978, the Finance Committee approved a recommendation that the Urban Reader budget be reduced by $10,000 over an 18 month period. This was approved by City Council on April 11, 1978. Between $5,500 and $6,000 can be saved in this budget appropriation if Urban Reader staff can be moved to City Hall and incorporated within the Social Planning Department. Space needs are still under review in the East Wing and it is not yet known whether this move can be made. The Director is pleased to report that Royalties from the sales of the book "VANCOUVER'S FIRST CENTURY" written by Urban Reader staff in the amount of $14,556.74 have been received by the City and can be applied as a credit against the budget.

Following discussion, it was

RECOMMENDED

THAT the foregoing Departmental expense decreases and revenue increases and review of the Urban Reader account be accepted as fulfillment of the Social Planning Department's obligation for budget reductions in 1978 and 1979.

(Alderman Brown opposed)

Park Board

The Park Board was requested by Council to report on options to achieve a 5% reduction in their operations. The Park Board report on these reductions fell below Council's instruction for 1978 and did not meet requirements for 1979.

The Park Board submitted proposed reductions as follows:

- Elimination of full-time positions as listed on Page 3 of the Park Board report	25,585
- Reduction of casual staff as listed on Page 4 of the Park Board report	19,500
- Reducing staff levels and expenses in supplies and services for supervised playgrounds	10,000
	55,085

Following discussion, it was

RECOMMENDED

THAT the reduction of $55,085 as outlined above be approved and the Park Board report back to the Committee on further reductions to achieve the 5% reduction as instructed by Council.

...../6

RECOMMENDATION

2. Operation of New Upgraded Facilities - Park Board

The City Manager noted that the following two reports from the Park Board involve extra operating costs for new or upgraded facilities, provided largely through outside funding programs (NIP, Urban Demonstration Program etc.). Additional similar facilities will be coming on line in the next few years. He felt it would be helpful for Council to obtain a clear understanding of anticipated operating costs arising out of planned capital expenditures, on new or upgraded facilities.

Following discussion, it was

RECOMMENDED

THAT the Park Board be requested to provide the Finance Committee with estimates of additional operating costs for all new or expanded facilities expected to be opened within the next five years.

3. Trout Lake Community Centre - Health Club & Janitorial Staff

The Committee considered the attached Manager's report dated June 21, 1978, wherein the Superintendent of Parks reported on the Health Club and janitorial services at Trout Lake Community Centre. The report indicates where changes in operation and budget are required within the Health Club and summarizes the results of the janitorial review.

Kevin Pike, East Area Recreation Manager, attended the meeting and spoke to the report.

Following discussion, it was

RECOMMENDED

A (i) THAT 1978 gross expenditures for the Trout Lake Community Centre Health Club be reduced from $60,281
by $14,340
to $45,941.

(ii) THAT 1978 gross revenues for the Trout Lake Community Centre Health Club be reduced from $56,280
by $32,270
to $24,010.

(iii) THAT the 1978 net increase in expenditure as a result of (i) and (ii) above, amounting to $17,930, be funded from Contingency Reserve.

B. THAT one additional full time position for a building service worker be established on a temporary basis at an additional 1978 cost of $13,538, to be funded from Contingency Reserve, subject to classification by the Personnel Services Department.

C. THAT the Park Board report on the operation of the Health Club during their 1979 budget review.

4. Kitsilano Community Centre Health Club

The Committee considered the attached Manager's report dated June 21, 1978, wherein the Superintendent of Parks reported on the Health Club at the Kitsilano Community Centre. The report outlines program, control, staffing, operating schedule and budget for the Health Club.

Mrs. Dorothy Asuma, West End Recreation Manager, attended the meeting and spoke to the report.

Following discussion, it was

RECOMMENDED

A. THAT the following full-time position be established:

Health Club Attendant
Class No. 250-2 Pay Grade 16
Rate $1005.00 per month.

B. THAT the following part-time positions be established:

Swimming (health club) Instructors II
Class No. C-94 Pay Group 21
Rate $5.90 per hour (20 hours per week Summer)
(70 hours per week Winter)

Cashiers (ticket sales)

Class No. C-10 Pay Group 8
Rate $4.13 per hour (25 hours per week Summer)
(60 hours per week Winter)

C. THAT operating funds in the amount of $27,876.00 for 1978 be approved.

D. THAT revenue estimates in the amount of $17,835.00 for 1978 be approved.

E. THAT the 1978 net operating cost of $10,041.00 be funded from Contingency Reserve.

F. THAT the Park Board be requested to report back on the operation of the Health Club in the 1979 budget review.

5. Grant Application - Burrard View/Wall Street Residents Association & Hastings/Sunrise Action Council

The Committee had for consideration a letter dated July 15, 1978, from the Burrard-View/Wall Street Residents Association requesting a grant of $11,800 to enable them to make a study of the effects of erosion along the Wall Street Cliff. The total cost of the proposed project is $35,185.00. The Federal Government Canada Works Program has indicated it will approve a grant of $23,385 towards the project.

Mr. Gerry Brown and Mr. Bill Dronsfield, Burrard-View/Wall Street Residents Association and Mr. Don Stanley, Hastings-Sunrise Action Council, attended the meeting and spoke to the requested grant. They reported they require some equipment to conduct the study and it was suggested they contact the Engineering Department in this regard.

...../8

Clause No. 5 continued:

The Committee questioned the matter of responsibility for the erosion problem and the Deputy City Manager advised that in the past the City has taken the position that it should not be involved in the erosion problem or the solution to it.

Following further discussion, it was

RECOMMENDED

THAT the City Engineer report on the technical aspect of the project, the question of liability and loan of equipment.

The meeting adjourned at approximately 5:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 568 & 569

V

TO: VANCOUVER CITY COUNCIL July 6, 1978

CLASSIFICATION: INFORMATION

SUBJECT: STREET PROSTITUTION

We, the Police, have been inundated with complaints regarding street prostitution and its ancillary problems in the downtown core of our City. The complaints have ranged from the mere fact that the prostitutes are visible, to traffic congestion created by their presence at specific locations.

The problem is an extremely complex one in that the existing legislation under the Criminal Code is ineffective in removing the prostitute from the street. Municipal and Provincial Laws have been ruled "Ultra Vires" and as a consequence the Police have been virtually "handcuffed" in dealing with the problem.

Handicapped as we are we have split the problem into two segements: firstly the street prostitute and secondly, the ancillary problems caused by the street prostitute, in an effort to control the existing situation.

You will note that we have said"control" rather than "solve". We view the Police role as one of maintenance of order and the protection of the rights of both our business and residential community. The issue of prostitution is a social problem which only society itself can resolve.

Due to the Court decisions regarding Section 195.1 Criminal Code of Canada, the Chief Constable and the Mayor met with Mr. Basford, the Minister of Justice. The summary of the meeting was:

1. Mr. Basford is satisfied that Vancouver and other major cities in Canada have a very serious problem with respect to street prostitution.

2. He is satisfied that the existing legislation under Section 195.1 of the Criminal Code is ineffective in dealing with the problem.

3. He advises that on the basis of the above, he has only one course of action open to him and that is to develop legislation which he feels will effectively deal with the problem. He has done this by way of proposed Bill C51. (Appendix 1)

Examination of the proposed legislation under C51 reveals that it would merely put us where we were prior to the Hutt decision. We would not be able to deal with the "trick" or customer under this legislation and policemen would still have to masquerade as tricks to acquire evidence to support charges.

Our position, and the position of our colleagues in the Canadian Association of Chiefs of Police, is that we want legislation which will enable a policeman in uniform to effectively deal with the street prostitute. We are satisfied that by adding the words "or loiters for the purposes of prostitution" to the proposed Section 195.1 as outlined in Bill C51, would serve our purposes.

Mr. Basford was informed of our position and that of our colleagues at the meeting. He indicated that he would be receptive to any submission from the police community. He was most sympathetic and reassured us that he had no means available to him to expedite the legislation.

Keeping these facts in mind we have turned our attention to the ancillary problems. When we say ancillary we mean those problems which have been caused either directly or indirectly as a result of the ever increasing street prostitute population, such as traffic congestion, squealing tires and horn blowing, public nuisance, and the social and environmental factors which are influencing people and prostitutes to congregate in the area.

To combat these problems we called together representatives from many resource groups such as the City Law, Social Planning, Permits & Licenses, Traffic Engineering, Health and Planning Departments, Attorney-General's Department, Ministry of Human Resources, Immigration Canada, Liquor Control and Licencing Branch, and the Crown Prosecutor's Office.

From this meeting we devised a three phase strategy.

PHASE I

Phase I will concentrate Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division will deploy units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

(2) To augment the Davie Street beat with two members of the School Liaison Office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

(3) Morality and Immigration to work together in an attempt to remove alien prostitutes.

PHASE II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores.

1. That the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.

2. That the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 02:00 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police will be submitted examining these proposals as to their feasibility.

PHASE III

Phase III calls for a change in the law. To be totally effective, to provide a long term solution to the problem lies in a concerted effort by the entire Justice System and the many resource groups within our City. The Police support any change in law which will make for effective enforcement and control of prostitution in our City.

FOR COUNCIL ACTION SEE PAGE(S) 560-561

APPENDIX I

Martin's Criminal Code, 1976

Section 195.1 Soliciting

"SOLICITING

195.1 Every person who solicits any person in a public place for the purpose of prostitution is guilty of an offence punishable on summary conviction. 1972, c.13, s.15."

BILL C51

An Act to amend the Criminal Code, the Canada Evidence Act and the Parole Act

"24. The said Act is further amended by adding thereto, immediately after section 195.1 thereof, the following section:

195.2 For greater certainty,

(a) "prostitution" in section 195.1 means sexual conduct performed by either a male or female person;

(b) "public place" in section 195.1 includes any means of transportation located in or on a public place; and

(c) soliciting need not be pressing or persistent conduct in order to constitute an offence under section 195.1."

FOR COUNCIL ACTION SEE PAGE(S) 560-561

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 1, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Alderman Harcourt's parents and Mrs. Eileen Hanson, their guest, from Glendale, California.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Puil
THAT the minutes of the Regular Council Meeting of July 25, 1978, with the exception of the 'In Camera' meeting, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Champlain Heights - Enclave 15.

Council, on July 25, 1978, deferred the matter of Enclave 15 in Champlain Heights, as contained in the Planning and Development Committee's report of July 13, 1978, pending a joint report from the Project Manager and the Director of Planning.

Pursuant thereto, Council noted a Manager's report dated July 20, 1978, in which both officials submitted details on the steps necessary to lease the enclave for housing development.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in his report of July 20, 1978, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

UNFINISHED BUSINESS (Cont'd)

2. Proposed Rezoning - 3090 Kingsway
(Vancouver Auto Villas Motel Site)

Council, on July 25, 1978, noted a letter from the Solicitor for Poplar Enterprises Ltd., the owner of the property at 3090 Kingsway. In the letter it was stated that a Mr. Sair has an application presently pending to rezone this property. However, Poplar Enterprises Ltd., the owners, do not wish the property to be rezoned in accordance with the terms of the pending application and request that this rezoning application be removed from the property.

Following consideration it was resolved:

"THAT the Director of Planning report to the next meeting of Council on the rezoning application for 3090 Kingsway and the interested parties be invited to be present when the report is considered."

Council this day considered a report dated July 28, 1978, from the City Manager, in which the Director of Planning advised that no further action is required on this proposed rezoning as the applicant, Mr. Sair, has withdrawn his rezoning application on the property.

MOVED by Ald. Harcourt
THAT the Manager's report dated July 28, 1978, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Skate Canada '78
Grant Request - Awards Dinner

MOVED by Ald. Harcourt
THAT no action be taken on Skate Canada's request for the City to assist financially in the International Figure Skating Competition as detailed in the organization's letter of July 19, 1978.

- CARRIED UNANIMOUSLY

2. Police Friendship Week -
Request for Sponsorship.

In a letter dated July 25, 1978 the Canadian Section of the International Police Association requested that Council agree to sponsor a Salmon Barbecue for registered visitors attending Police Friendship Week at U.B.C. The cost to sponsor such an event is $500.

MOVED by Ald. Marzari
THAT Council sponsor a Salmon Barbecue as requested, at a cost not to exceed $500.

- LOST
(Ald. Brown, Gerard, Kennedy, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Harcourt
THAT Council sponsor a Salmon Barbecue up to a cost of $100.

- CARRIED
(Ald. Brown, Puil and Rankin opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Cerebral Palsy Association
Grant Request - Taxes

Council noted a letter dated July 24, 1978 from the Cerebral Palsy Association of British Columbia, requesting a grant of $1,000 to offset property taxes. The Clerk advised that a report on this request should be obtained from the appropriate officials for Council, and it was, therefore,

MOVED by Ald. Gerard
THAT the aforementioned letter be withdrawn and the City Manager submit a report on the organization's request.

- CARRIED UNANIMOUSLY

4. Proposals re Life Improvement

Council noted a letter dated July 25, 1978 from the Association for the World Government of the Age of Enlightenment, requesting that it make a presentation to Council to discuss the full range and implications of its activities on a campaign to improve the quality of life in all areas of society.

MOVED by Ald. Puil
THAT no action be taken on the World Government of the Age of Enlightenment Association's request to address Council.

- CARRIED

(Ald. Harcourt and Rankin opposed)

5. MacDonald's Development -
3450 E. Hastings Street.

Council noted a request from Hastings Sunrise Action Council in its letter dated May 9, 1978, to appear before Council regarding a development by MacDonald's at 3450 East Hastings Street. It is anticipated a report on this subject will be before Council on August 15, 1978.

MOVED by Ald. Harcourt
THAT the delegation request from Hastings Sunrise Action Council be granted.

- CARRIED UNANIMOUSLY

6. Development Permit Application
1180 West 15th Avenue.

In a letter dated July 28, 1978, Mr. W. A. Street, solicitor for the owners of 1180 West 15th Avenue, requested to appear before Council on the matter of a Development Permit Application to convert this existing building into apartment units. Delegation requests were also received from two residents of the area.

MOVED by Ald. Harcourt
THAT the foregoing delegation requests be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

7. Workers' Compensation Board
Health & Safety Regulations

Council, on July 25, 1978, deferred consideration of a City Manager's report dated July 21, 1978 on the above topic to this meeting, pending receipt of additional information.

The City Engineer has advised that this additional information is not available for today's meeting of Council, and requests deferral of the matter to the Council meeting on August 15, 1978.

MOVED by Ald. Harcourt
THAT the foregoing request of the City Engineer, be approved.

- CARRIED UNANIMOUSLY

8. Appointment to Vancouver
City Planning Commission

In a letter dated July 31, 1978, Mayor Volrich recommended the appointment of Alderman Gerard to replace Alderman Kennedy on the Vancouver City Planning Commission.

MOVED by Ald. Puil
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

At this point in the proceedings, Council varied the agenda to consider the following report:

I. Report of Standing Committee
on Planning and Development
(July 18, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. Views from Bridges.
Cl. 2. False Creek - Area 10B: Concept Plan Refinements.

Views from Bridges
(Clause 1)

Prior to considering this clause a letter, dated July 25, 1978 from the B.C. Central Credit Union was noted, requesting that the organization appear before Council as a delegation on this matter.

MOVED by Ald. Harcourt
THAT this clause be deferred pending the hearing of delegations as requested on August 15, 1978.

- CARRIED UNANIMOUSLY

False Creek - Area 10B -
Concept Plan Refinements
(Clause 2)

In considering this clause Council was advised that a report dated July 18, 1978, from the City Manager, concerning the Property Endowment Fund Board Involvement, was withdrawn at the request of the City Manager.

A report, dated July 31, 1978, from the City Manager on Density of Western Outboard Site, Area 10B, was noted and, in particular, the suggested modification of the recommendations contained in the Planning and Development Committee's report.

Cont'd.....

STANDING COMMITTEE REPORT(Cont'd)

Planning & Development Committee
(July 18, 1978) (Cont'd)

False Creek - Area 10B
Concept Plan Refinements (Cont'd)

The City Manager, therefore, recommended as follows:

"A) The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978, prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.

B) The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September 1978.

C) (modified) The Area Development Plan By-law make provision for the relocated Western Outboard Ltd., site:

(i) a total area of built space not exceeding 140,000 square feet above the level of the piazza which is approximately at elevation 120, and 60,000 square feet below that level for a total of up to but not exceeding 200,000 square feet including all parking.

(ii) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub."

MOVED by Ald. Harcourt
THAT the foregoing recommendations of the City Manager, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
JULY 28, 1978

Building & Planning Matters
(July 28, 1978)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. 7110 Blenheim Street - Development Permit Application No. 81364
Cl. 2. Hardship Information and Procedures.
Cl. 3. Proposed Rezoning: S/W Corner of East 5th Avenue and Cassiar Street.
Cl. 4. Cedar Cottage N.I.P. Appropriation: Dishwasher for Cedar Cottage Neighbourhood House.

Clauses 1 - 4 inclusive

MOVED by Ald Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 3 and 4 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Licenses and Claims Matters
(July 28, 1978)

Claim No. 18037 - I.C.B.C.
and James Sumpton.
(Clause 1)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(July 28, 1978)

Use of Sound Truck -
Glad Tidings Temple Parade
(Clause 1)

MOVED by Ald. Kennedy
THAT permission to use a sound truck in the Annual Glad Tidings Temple Parade, be granted.

- CARRIED UNANIMOUSLY

Finance Matters
(July 28, 1978)

Building Maintenance and Janitorial
Services - Vancouver Police Department
(Clause 1)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 28, 1978

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. First Christian Reformed Church - Parking Lot: 2670 Victoria Drive.
Cl. 2. Cancellation of Lease - Portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive.

Clauses 1 and 2

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Manager's Report
(July 28, 1978)

Gordon Import Autos Ltd.,
3695 West 10th Avenue.

MOVED by Ald. Harcourt
THAT this report be received for information.

- CARRIED UNANIMOUSLY

During consideration of this report the Mayor requested the Director of Planning to advise Mr. Gordon that a number of Members of Council suggested he might wish to consider submitting a new application based on rezoning of the property to CD-1.

D. Manager's Report
(July 19, 1978)

Development Permit Application
1462 East 1st Avenue.

MOVED by Ald. Bellamy,
THAT the Director of Planning be advised that Council favours approval of this Development Permit Application, in accordance with the submitted application, such plans and information forming a part thereof, including the applicant's letter and programme submission of May 11, 1978, thereby permitting the alteration and use of the existing building on this site as a personal care and specialized residential care home for a maximum of 14 persons for a period of time expiring December 31, 1979, and subject to the following conditions:

1. Guests receiving personal care are to be restricted to the use of the main and second floors only.
2. The basement is not to be used or occupied at any time.
3. The building is to comply with all City and Provincial By-laws.

- CARRIED UNANIMOUSLY

E. Manager's Report
(July 31, 1978)

Goals and Objectives - Office
of Economic Development

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this report, be approved after amending the objectives to include promoting the development of research parks.

- CARRIED UNANIMOUSLY

During consideration of the above report, the Mayor suggested the City Manager and the Director of Finance consider the feasibility of the office of Economic Development fostering Pacific Rim export markets for local and national products.

II. Report of Standing Committee on
Finance and Administration
(July 27, 1978)

Erosion of Cliffs, Vicinity of
2600 Block Wall Street
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Brown, Kennedy and Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

III. Report of Standing Committee on Community Services (July 27, 1978)

Detention of Mentally Ill Persons in City Jail (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at 11.10 a.m. for an 'In Camera' meeting in the Mayor's Office.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m., with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

1. Complaint re Rear Parking Lot - Mac's Milk Store, 1055 Denman St.

Council, on July 11, 1978 deferred consideration of a report of the Community Services Committee dated June 29, 1978 on the above topic, to hear a delegation on behalf of 7-Eleven Stores.

In its report the Committee recommended:

'THAT the Acting Director of Permits and Licenses and the Director of Legal Services bring forward an amendment to the Shops Closing By-law that all corner stores be required to close at 12:00 midnight and not reopen until 7:00 a.m. the following day.'

Mr. A. K. Wooster, solicitor for 7-Eleven Stores addressed Council and referred to a brief previously circulated to Council urging that Council not approve the recommendation of the Standing Committee on Community Services. Mr.Wooster referred to a survey of 7-Eleven Stores located at 4th and Yew, Marine and West 70th and 871 Denman Street, which indicated that the major purchases from these stores between the hours of 11.00 p.m. and 7.00 a.m. are dairy products, bread, cigarettes and refreshments. He also stated that between these hours, seven 7-Eleven Stores in Vancouver served 338,000 customers, an average of 266 customers per night per store. Sales during this period represent 43.12% of total sales.

MOVED by Ald. Rankin
THAT the recommendation of the Committee contained in its report of June 29, 1978, and quoted above, be approved.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)

Complaint re Rear Parking Lot -
Mac's Milk Store, 1055 Denman Street (Cont'd)

MOVED by Ald. Ford
THAT the Director of Legal Services report on appropriate amendments to the Shops Closing By-law to provide Council discretion to regulate hours of operation of individual corner stores.

- CARRIED

(Ald. Brown, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT the operator of the Mac's Milk Store at 1055 Denman Street be requested to appear before Council to show cause why his business license should not be suspended.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

2. Keeping of Chickens at
5515 Rhodes Street

Council on July 25, 1978 deferred consideration of a City Manager's report dated July 21, 1978, on Keeping of Chickens at 5515 Rhodes Street to hear delegations on this matter. In his report, the City Manager submitted for consideration a choice between

A. Enforcing the By-law in this instance, or

B. Withholding enforcement in this case because of the particular medical and hardship circumstances of Mrs. Scafidi (Ms. Centenery)

Mrs. G. Scafidi (Ms. G. Centenery) addressed Council setting forth reasons why, in her opinion, it is essential to her family's health that she keep chickens at 5515 Rhodes Street. She cited medical and economic reasons for this.

Mr. Bruce Eriksen, President of Downtown Eastside Residents' Association addressed Council and read from a brief in which he suggested that the complaints received on this matter are related to the noise which is caused by the one rooster kept at this address. He suggested the City remove the rooster under Section 2, of By-law No.2531.

Mr. D. A. Morgan, Director of Environmental Health stated that keeping of chickens tends to increase the rodent population in an area, and the manure from the chickens creates a problem with flies.

Mrs. Nightingale, a neighbour, stated the chickens are very well kept and she does not consider them to be a problem to the neighbourhood.

MOVED by Ald. Rankin
THAT Council instruct the Medical Health Officer to withhold enforcement of the Health By-law in this case because of the particular medical and hardship circumstances of Mrs. Scafidi (Ms. Centenery).

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)

Keeping of Chickens
at 5515 Rhodes Street (Cont'd)

MOVED by Ald. Ford (in amendment)
THAT the following be added to the above motion

'for a one year period, subject to no more than twelve chickens being kept at this address and Mrs. Scafidi (Ms. Centenery) submitting to Council a letter from her doctor substantiating her medical and hardship circumstances.'

- LOST

(Ald. Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and lost.

The Mayor requested the Director of Legal Services to report to the next meeting of Council on alternative methods of enforcing the Health By-law in this particular instance.

3. License Application for Super Love Products Ltd., 1043 Granville Street

Council, on July 25, 1978, deferred consideration of a Manager's report dated July 21, 1978 on a License Application for Super Love Products Ltd., at 1043 Granville Street, to hear delegations.

In the report the City Manager submitted for consideration the recommendation of the Acting Director of Permits and Licenses that the license application from Super Love Products Ltd., be held in abeyance until he has reported on ways of controlling undesirable business operations on Granville Street, south of the Mall to the Bridge, and any proposed by-law amendments have been considered.

The City Manager noted that the applicant does not wish to open a new business but to transfer his operation to another location in the same block. If the application is not approved he will continue to operate in the same location.

Mr. Punja, the applicant, addressed Council and emphasized that he does not wish to open a new business but merely to transfer his operation to a bigger location in the same block in order to expand his business.

Mrs. Bickle, owner of an arcade on Granville Street stated it was her understanding that Mr. Punja, who holds an arcade license, intends to put in arcade equipment in the new location and stated her objections to this. In response to a question from the Council, Mr. Punja denied this statement.

MOVED by Ald. Kennedy
THAT the license application from Super Love Products Ltd., be held in abeyance until the Acting Director of Permits and Licenses has reported on ways of controlling undesirable business operations on Granville Street, south of the Mall to the Bridge, and any proposed by-law amendments have been considered.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

4. Street Name Changes in Champlain Heights

Council, on July 11, 1978, approved a delegation request from Killarney-Champlain Citizens for Action Association to address Council on certain street names set out in a Manager's report dated April 14, 1978 and approved by Council on April 18, 1978.

Mr. N. Davidowicz addressed Council and read a brief from the Killarney-Champlain Citizens for Action Association (circulated) In the brief the following suggestions were made:

1. Instead of Champlain Crescent; suggest Tyne Street.
2. Instead of Matheson Crescent; suggest Harvie Street.
3. Instead of Hurst Avenue; suggest 54th Avenue.
4. Instead of Arbor Avenue; suggest 57th Avenue.
5. Instead of Rumble Avenue; suggest 60th Avenue.

The brief put forth reasons for these suggestions.

Council noted a letter from Springer Construction (Vancouver) Ltd., developers of single family homes in Enclave 1 of Champlain Heights, requesting that Hurst be re-named 54th Avenue.

MOVED by Ald. Kennedy
THAT the action of Council on April 18, 1978, in respect of Hurst Avenue, be amended by changing that street name to 54th Avenue.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin
THAT the by-law amending the Street Name By-law, before Council later this day, be deferred, and the Street Naming Committee meet with Community Associations in Champlain Heights to discuss street names in the area.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

No further action was taken in this matter.

The Council recessed at 3:50 p.m. and reconvened in the Council Chamber at 4:00 p.m.

CITY MANAGER'S REPORT

C. Manager's Report July 28, 1978

Harbour Park (Summary Report)

Before Council for consideration was a report from the City Manager dated July 28, 1978 summarizing a report of the Director of Planning on Harbour Park. In the report, the Director of Planning recommended:

1. The Director of Planning, in association with the Chairman of the Standing Committee on Planning and Development, make arrangements for a full presentation and public discussion at a Public Meeting(s) on the proposals for the Harbour Park site, such meeting(s) to be held in September if possible.

Cont'd....

CITY MANAGER'S REPORT (Cont'd)

Harbour Park (Cont'd)

2. That the Native Indian Societies and the B.C. Forest Foundation be formally requested to discuss the possibility of having the two developments on the Harbour Park site and that City staff participate in these discussions and report back.

3. That City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding.

The City Manager, in his report recommended approval of recommendation 3 above and put forward various other items for Council's consideration.

Mr. Moore and Mr. Evans, representing B.C. Forest Foundation answered various questions from Council related to their proposal to develop a Forestry Centre on Harbour Park site.

MOVED by Ald. Puil
THAT City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT Council indicate that it prefers development of the Harbour Park site for the B.C. Forestry Centre, and the City Manager be instructed to report back on financial and design considerations and other appropriate conditions and terms including the following:

- resolution of the question of the payment of municipal property taxes

- co-ordination of program development with other learning centres in the City

- consideration of participation in the implementation of a waterfront transit link into Stanley Park.

- CARRIED
(Ald. Brown, Harcourt, Marzari and Rankin opposed)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.4801 BEING THE OFFICIAL DISCLOSURE BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW No. 4054 BEING THE STREET NAME BY-LAW.

MOVED by Ald.Kennedy
SECONDED by Ald. Ford
THAT the by-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The by-law was read a first time and the Presiding Officer declared the by-law open for discussion and amendment,

There being no amendments, it was

MOVED by Ald. Kennedy
SECONDED by Ald. Ford
THAT the by-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the by-law.

- CARRIED UNANIMOUSLY

MOTIONS

Allocation of Lands for Road Purposes

MOVED by Ald. Brown
SECONDED by Ald. Ford

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. West 7 feet of Lot 20, Block 328, District Lot 526, Plan 590, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated June 5, 1978, and marginally numbered LF 7992, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

The Council recessed at 5:20 p.m. to reconvene 'In Camera' in the Mayor's Office.

The foregoing are Minutes of the Regular Council Meeting of August 1, 1978, adopted on August 15, 1978.

MAYOR

CITY CLERK

MANAGER'S REPORT

July 20, 1978 U/B 1

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave 15

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager and the Director of Planning report as follows:

"July 13 the Planning and Development Committee considered two reports on the subject of assisted housing.

The first report from the Director of Planning spoke to proposed changes to the National Housing Act and noted that for the most part the changes would not result in the new housing programs reaching low income households. The report concluded with a series of recommendations urging the Federal government to consult with local governments prior to implementing changes to the programs. The Committee endorsed the recommendations.

In speaking to the report the Director of Housing for the GVRD noted that he was somewhat more optimistic about the new programs although he recognized certain limitations in the proposals.

The second report before the Committee was from the Champlain Heights Project Manager. This report recommended that Enclave 15 be advertised for lease under the new 'graduated payment mortgage' program. The Project Manager wished to initiate a tender call and subsequently report the results to Council for their consideration. During discussion of this report several questions were raised. The first was with respect to the present status of CMHC budgets for funding co-op or non-profit rental housing in 1978 as an alternative to the 'GPM' rental program. The second was a concern with the 'inflationary' dependence of the new program and a third was a desire to have the Director of Planning clarify his position.

In order to answer these questions it was recommended that the matter be deferred until the August 3rd Committee meeting.

Immediately following the Committee meeting the Project Manager met with Planning Department staff to discuss the situation.

A serious problem arises with deferring a Council decision until August 15th, in that the 'GPM' development program requires that a project be under construction by December 31, 1978 in order to qualify for the capital cost allowances. A three week delay at this point would seriously jeopardize the project.

These points were discussed subsequently with the Committee Chairman who recognized the time constraint and agreed to presenting the report directly to Council for a decision.

On the first question, the Project Manager confirmed through discussions with CMHC that it would be very difficult if not impossible to have funds committed in 1978 for development of either new co-ops or non-profit rental projects, as these programs are undergoing the review discussed in the Planning Department's report. The funds that are available for 1978 are to be used to fund projects which were cut off earlier in the year when the new programs were announced.

On the second question, the graduated payment mortgage (GPM) does depend on an individual's ability to increase payments over the first ten years of the program. The attached table (produced by CMHC) shows how payments start out lower than they would normally, thereby allowing an individual with a lower income to qualify for a mortgage. During the ten years that the GPM is in effect, the payment escalates at 5 per cent per year until it reaches a point at year ten where it stays constant.

This type of program is not new. The Provincial government's 'high impact grant' (HIG) works on the same principle of reducing payments below normal in the early years and subsequently recovering the loan in later years.

It is true that the program is dependent on continued inflation. However, it should be noted that without the assistance in the early years the individual's income would not qualify him for the mortgage in the first place.

Cont'd . . .

The case before Council on Enclave 15 is somewhat different, in that the mortgage would be advanced to the company that operates the rental project, rather than an individual; however, the principle is still the same.

On the third question, the Acting Director of Planning still believes that the main issue is whether we should build housing under the GPM program or wait for beneficial changes to the CMHC Subsidy/Assistance Programs. In view of the fact that there does not appear to be a cash flow problem for Champlain Heights Development, he sees no compelling reason to recommend that Council proceed with the lease of Enclave 15 at this time.

However, following discussions with the Project Manager, and in view of Planning's continuing concerns that this program will not attract non-market residents, The A/Director of Planning is prepared to concur with the recommendations on the condition that a market enclave in Phase II is changed to a non-market designation. In the event that Council's income mix objective at 1/3 high, 1/3 middle and 1/3 low is met in the overall project (Phase I and II), he would be prepared to consider changing the designation back to market at a later date.

The Project Manager noted during the Committee meeting that he supports the request that Federal housing programs be revised to provide greater assistance to low income people. At the same time, however, it is recognized that these changes have been under discussion for more than twelve months and there is still no firm commitment as to when the new programs will be introduced. It is very likely that they will not be introduced before the beginning of the new year. The GPM program, on the other hand, is in place and available for use in Champlain Heights. In addition, if the project proceeds before year end the City will benefit from $230,000 in Municipal Incentive Grants.

Summary:

1. The Director of Planning noted in the report on Changes to the National Housing Act that the proposed amendments would not benefit low income families.

2. The above noted report recommended further review and consultation between the Federal Government, Provincial Government and particularly the Municipalities before amendments were made - while this indeed appears necessary it will certainly add to the delay in introducing new programs.

3. The Director of Planning in his comments on Enclave 15 states that Council should "wait for beneficial changes to the CMHC Subsidy/Assistance Programs". The Project Manager is not confident that these changes when they are finally introduced will necessarily be viewed as beneficial - because of this, it is his recommendation to proceed with the program that is now in place and operational.

4. The Director of Planning notes that there is not a cash flow problem in Champlain Heights and there is therefore no compelling reason to lease Enclave 15. The cash flow situation has in fact nothing to do with the Project Manager's recommendation to lease Enclave 15. The prime motivating factor is that this program will provide rental housing which is, in his opinion, required in the area and which will be priced in a range where those who cannot afford to buy houses in the city will be able to rent rather than having to move further out into the suburban municipalities.

Conclusion:

The Project Manager concurs with designation of a Phase II enclave as non-market pending a review of the overall income mix at some later date. Because of the debate, the Project Manager contemplated dropping the issue, however, the Acting Director of Planning suggested that it be progressed. One of the reasons for the Planner's position is that their objection is a 'preference' and not 'emphatic'. The issue has been described by Planning as a 'grey area' and one which should be presented to Council for a decision noting the Planning Department's concern.

The Project Manager is therefore recommending that the City advertise Enclave 15 in order to establish whether there is in fact a demand for this type of housing. Consistent with this the following recommendations are presented:

A. THAT Council authorize the Project Manager to take the necessary steps to lease Enclave 15 - Champlain Heights on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.

Cont'd . . .

B. THAT the Project Manager report back to Council when bids have been opened and analysed in order to obtain Council's authority to complete the lease.

C. THAT if a transaction is completed as outlined in this report then an appropriate enclave in Phase II will be changed from a market to a non-market designation.

The Director of Finance comments as follows:

On July 25, 1978 while considering a report on Enclave 17, Council approved my recommendation that marketing of additional enclaves be delayed until a review of marketing methods had been completed. However, as the Project Manager is proposing to tender Enclave 15 in accordance with normal tender procedures as outlined in the Supervisor of Properties report approved by Council July 11, 1978, I would concur with the recommendations of the report."

The City Manager notes that the Director of Planning now agrees with the Project Manager that the project can proceed, since another enclave will be designated as non-market to ensure income guidelines can be met. This also permits the City to benefit from the Municipal Incentive Grant program which will not continue beyond the end of 1978.

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

NOTE: 1. The original report from the Project Manager is attached for information.

2. A graph showing the impact of a graduated payment mortgage is also attached for information.

FOR COUNCIL ACTION SEE PAGE(S) 652

U.B.2

MANAGER'S REPORT

July 28, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - 3090 Kingsway (Vancouver Auto Villas Motel Site)

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"On August 5th, 1977, a rezoning application for the above-noted site was received from Mr. David Sair, requesting a rezoning from RT-2 (northerly portion) and RS-1 (southerly portion) to CD-1 Comprehensive Development District in order to permit redevelopment of the site with a 100 unit motel. The existing older development is approved as a tourist court.

This rezoning application and three others affecting larger sites in the eastern Kingsway area were placed on 'hold' by Council on November 8th, 1977 upon recommendation of the Standing Committee of Council on Planning and Development (October 20th, 1977). These applications have remained on 'hold' pending completion of the Kingsway Task Force Study.

On July 25th, 1978, Council approved a recommendation from the Planning and Development Committee to begin preliminary processing of rezoning applications within the Kingsway Task Force study area. Council also requested a report regarding a letter from Mr. A.G. LaCroix on behalf of the owner of the property at 3090 Kingsway, requesting that Council 'remove the rezoning application'. (A copy of this letter is attached as Appendix A).

Through discussion with staff on July 27th, 1978, Mr. Sair agreed to withdraw his rezoning application and a letter to this effect was received the same day. (Copy attached as Appendix B).

It would therefore appear that no further action is required on this matter."

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 653

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 7110 Blenheim Street - Development Permit Application No. 81364

The Director of Planning reports as follows:

"Development Permit Application No. 81364 has been filed by Mr. D. L. Craik, to construct a barn, a manure storage shed and a shavings storage shed on this site. Mr. Craik also submitted a letter requesting permission to keep five (5) horses on this site which is located in an RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application No. 81364 on July 17, 1978 thereby permitting:

"the construction of a 29' X 40' two storey barn, a 12' X 12' manure storage shed, and a 12' X 12' shavings storage shed at the rear of the existing one family dwelling on this corner site, and the keeping of a maximum of five (5) horses on this site, subject to conditions, one being:

1. Prior to the issuance of the Development Permit,

(a) this application is to be referred to Council for approval for the keeping of a maximum of five (5) horses on this site."

The Director of Planning recommends that the keeping of a maximum of five (5) horses on this site be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

INFORMATION

2. Hardship Information and Procedures

On July 11, 1978, City Council instructed the Acting Director of Permits and Licenses to report on a Hardship applicant's efforts to improve his financial situation through re-training and the follow-up procedures of the department with respect to Council's decisions on hardship policies.

The Acting Director of Permits and Licenses reports as follows:

"If an application for consideration under the hardship policy shows that the applicant is undergoing a re-training programme and if the income is within or below that approved by Council in January of 1978, the Hardship Committee normally will recommend that enforcement action be withheld for a limited period of one year. Re-inspection is made and if the unit is still occupied, the applicant is advised that he has a right to file a further application. If the new application shows that the re-training programme has been completed and the applicant is now fully employed, the decision of the Hardship Committee is based on the guidelines adopted by Council. There are no easy means of determining if the re-training programme assisted the applicant, except through the financial statement.

Cont'd.

Clause 2 Cont'd

After a Hardship case has been dealt with by Council we notify the applicant of Council's decision and if the application has been refused, request that the building be restored to the use approved under the Zoning and Development By-law within 60 days. Re-inspection is made following the expiry date and if the unit is still occupied, normal enforcement procedures begin."

The City Manager submits the report of the Acting Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

3. Proposed Rezoning: S/W Corner of East 5th Avenue and Cassiar Street

The Director of Planning reports as follows:

"An application has been received from Mr. N. Jones, Architect, to amend Zoning and Development By-Law No. 3575, whereby the property on the south side of East 5th Avenue, between Cassiar Street and the lane east of Rupert Street, Lot A, Block 7, N.W.¼, Section 38, T.H.S.L., would be rezoned from RT-2 Two-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'replacing existing deteriorating Senior Citizen's Duplex Housing with two apartment buildings and landscaped open areas.'

Site Description

The site is presently developed as a portion of the Beulah Gardens Senior Citizens Development (see Appendix A). The rectangular site of the current application comprises 53,819 square feet (4 999.949 m^2) or 1.235 acres (.480 hectares) and is presently developed with 14 dwelling units (7 two-family dwellings) which were moved and placed on the site under a Building Permit issued in 1948. A single family dwelling unit on the westerly portion of the site adjoining the lane was approved by a Development Permit issued in 1967, permitting this development for use by a property caretaker.

Background

The rezoning application was submitted by Mr. N. Jones, on September 24, 1976. Although provincial funding for self-contained Senior Citizen's units has been effectively curtailed for Vancouver since December 29, 1976, subsequent discussions with the applicant indicated that private funding for the project would be sought should provincial finding not be reinstated in the near future. On June 16, 1977 the applicant indicated that a revised proposal for personal care facilities was being contemplated as there appeared to be no funding forthcoming for Senior Citizen Housing developments.

On February 22, 1978, a letter was sent to the applicant requesting that he please advise the Planning Department of his intentions with respect to his rezoning application, noting that if no action were taken by March 31, 1978, the rezoning file would be closed. The applicant was also advised that a proposal for personal care facilities would have to be considered under a new application because of the substantial amount of processing already undertaken on his rezoning application.

Cont'd.

Clause 3 Cont'd

No response was received to this letter and the applicant was telephoned on June 2, 1978 prior to submission of a report to Council recommending closure of the file. At that time he indicated that the Beulah Gardens Senior Citizens Housing Society may pursue the rezoning and development through private funding with a mortgage insured by C.M.H.C. The applicant further indicated that he would contact the Planning Department early the following week of June 4 to further advise, however no response was received. A second letter was sent to the applicant on June 8, 1978 indicating that the prepared report to Council would be submitted were no response received by June 16, 1978. To date no response has been received.

Possible closure of this file was brought to the attention of the Standing Committee of Council on Planning and Development when they considered the monthly Status Report on rezoning applications on April 20, 1978 and again on June 15, 1978. In view of the lack of response received from the applicant following letters and telephone calls, the rezoning file should be closed, and reconsideration of the same proposal or a revised proposal should be undertaken in a new application.

The Director of Planning recommends that Council endorse closing this file, and the applicant be so informed."

The City Manager attaches for Council's information, a memo from the Acting Director of Planning on the subject (Appendix B).

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Cedar Cottage N.I.P. Appropriation: Dishwasher for Cedar Cottage Neighbourhood House

The Director of Planning reports as follows:

"A major priority of the Cedar Cottage Neighbourhood Improvement Program is to upgrade the social facilities in the community. To achieve this goal the Cedar Cottage N.I.P. Committee has recommended the allocation of N.I.P. funds to undertake a project at the Cedar Cottage Neighbourhood House. This project can be summarized as follows:

Cedar Cottage Neighbourhood House - Provision of Dishwasher

Cedar Cottage Neighbourhood Services operates two programs which provide free meals as an integral part of the service. One provides breakfast for school children in conjunction with the out-of-school daycare program. The other program is a seniors adult daycare and provides a full course meal at noon. On this basis, between 20 to 80 meals are served depending on the specific day. However, health regulations pertaining to kitchen requirements make the installation of a commercial dishwasher mandatory. Unfortunately, the cost of acquisition is prohibitive for the Neighbourhood Services Association and consequently they have requested financial assistance from the Cedar Cottage Neighbourhood Improvement Program. An explanatory letter and cost estimates are attached as Appendices I and II.

The Director of Planning advises that the Cedar Cottage N.I.P. program is nearly completed and this report represents one of the last allocations. It is further noted that N.I.P. funds do not presently exist in accounts with the proper funding formula (i.e. 50% Federal, 25% Provincial, 25% City) to undertake work of this nature. However, sufficient surplus funds are available in another NIP Account (Land-Non-Conforming use 894-9024) for transfer within the N.I.P. program.

C.M.H.C. and the Provincial Government have been contacted regarding this project and concur with the dispersal of funds as recommended.

Cont'd.

Clause 4 Cont'd

The Director of Planning recommends:

THAT Council approve the transfer within the Cedar Cottage Neighbourhood Improvement Program of $4,500.00 for the provision of a commercial dishwasher at the Cedar Cottage Neighbourhood House from the surplus in Account #894/9024 ($13,200). Costs would be shared as follows:

C.M.H.C. (50%)	$2,250
Province (25%)	$1,125
City (25%)	$1,125
	$4,500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 656

A-5

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim Number 18037 - Insurance Corporation of B.C. and James Sumpton

The Director of Legal Services reports as follows:

"This claim arises from an accident on November 29th, 1977 and involves damage to a 1977 Cadillac automobile while it was parked in the 200 block Main Street.

Our Waterworks Branch were disconnecting an old fire-line to 237-239 Main Street and in attempting to close the valve on the watermain the fitting blew out of the main. The water pressure caused gravel to be blown out of the excavation and stones in the gravel came down on several vehicles parked close to the excavation. This caused damage to the entire surface and glass area of the auto. Damage to the auto was appraised by a competent insurance appraiser at $2,778.64.

Our investigation indicates the damage to the auto should be paid by the City and in the circumstances I would request authorization to have cheques issued in the amount of $2,650.64 to I.C.B.C. and $128.00 to the owner, James Sumpton."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 657

A-6

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Use of Sound Truck - Glad Tidings Temple Parade

The City Engineer reports as follows:

"The Glad Tidings Temple of 3456 Fraser Street have permission from the Chief Constable to hold their annual parade on Saturday, August 5, 1978 in the area east and west of Fraser Street between 17th and 23rd Avenues.

The Temple is also asking Council for permission to use a sound truck in this small annual local area parade. Council has approved use of a sound truck in previous years and no complaints have been received concerning such use. There is no objection from an Engineering or Police standpoint for the use of a sound truck as requested.

Approval of sound truck use is a matter of Council policy under Section 81(4) of the Street and Traffic By-law and accordingly, this request is referred to Council for their consideration.

The City Engineer submits the foregoing report for consideration."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 657

A-7

FINANCE MATTERS

RECOMMENDATION:

1. Building Maintenance and Janitorial Services
Vancouver Police Department

The Chief Constable and the City Architect report as follows:

"In 1977 the Police Department initiated a study to determine the optimum method of providing maintenance and janitorial services for the various facilities in which they operate. The study arose from the major renovation and expansion program which is now nearing completion, which has resulted in a dramatic change in the use of space, increased the sophistication of mechanical equipment, and changed wall and floor surfacing, all of which has had an effect on the type of service, the number of staff and the type of equipment required. This study included the use of contract cleaning firms, expansion of the present Police Department Maintenance Branch, or having the Construction and Maintenance Division assume the responsibility for providing the service.

On the basis of ensuring a good consistent level of service at least cost, the assumption of the work by Construction and Maintenance has been assessed as the most acceptable of the alternatives considered. This also has the added advantage that the Police will be relieved of this unrelated responsibility, whereas the expansion of the work and work force for the Construction and Maintenance Division would provide a broader work force which should allow for more efficient staff utilization, especially in times of holiday and sick leave.

The present Police Maintenance staff provide full janitorial and maintenance service for the Public Safety Building, Jail Annex, Oakridge and 475 Main Street - a total of approximately 150,000 sq. ft. of building. They also provide janitorial service for the City Analyst in the Coroner's Building and emergency maintenance for the Police Garage and Dog Squad buildings.

The new wing to the Public Safety Building represents an increase of approximately 47,000 sq ft. of floor space that requires regular janitorial service and approximately 53,000 sq. ft. of garage space that requires periodic cleaning.

To provide the necessary custodial services to the additional space, the Police Building Service Supervisor had assessed the need for an additional 14 Building Service Workers which represented a salary increase, including fringe benefits, of $178,098. The Construction and Maintenance Division are proposing a more specialized service that requires 7 additional janitorial staff, and one additional clerk-typist, together with certain reclassifications of existing positions for a total comparable salary increase of $84,418.

Because of the security function of the Police and because of the continuous use of the offices on a 7 day a week basis, it is not an appropriate building in which to provide janitorial services by Contract. There is also a very definate advantage of flexible utilization of staff if they are City rather than Contract. For cost comparisons, however, rough estimates have been received from two union Contract Cleaners, the lowest of which is approximately $78,000. This is for janitorial work only; therefore, we estimate an additional $8,000 is required for the salary to provide the necessary ongoing maintenance service for emergency repairs to plumbing, hardware, flooring, vandalism, and furniture moving, etc. This gives a total increase of $86,000 for the year to which the Construction and Maintenance estimate compares favourably.

...../2

Clause #1 continued:

Attached to this report are Appendices "A" and "B" detailing the breakdown of proposed staffing and required operational budget.

It should be noted that when Council approved the formation of the Construction and Maintenance Division on August 24, 1971, the decision was based on a Management Consultants report which was submitted to Council at that time. Two of the recommendations were:

"(v) The maintenance of Police buildings, Museum buildings, Fire Halls and the Queen Elizabeth Theatre should be more closely linked with the talents and resources available through this Division.

(xiv) We cannot emphasize too strongly the need for preventive maintenance -- periodic inspection of all buildings, whether owned or leased should be conducted by this Division and appropriate reports should be submitted to the Division Head."

This transfer of responsibility for Police buildings, together with the previously approved re-organization at the Queen Elizabeth Theatre, are both in the spirit of the Management Consultants report previously submitted to Council.

A further non-recurring expenditure of approximately $10,000 is required for furniture, equipment, office alterations, telephones, etc. in the Construction and Maintenance Division to accommodate staff changes resulting from this transfer of responsibility.

The Director of Finance reports that sufficient funds were set aside in the 1978 Contingency Reserve in anticipation of these additional costs related to the Police Department facilities expansion.

The Chief Constable and the City Architect RECOMMEND that:

A. The responsibility and the staff for providing janitorial and maintenance services for the Vancouver Police Department premises be transferred from the Police Department to the Construction and Maintenance Division of the Permits & Licenses Department.

B. The staff organization and operating budgets as proposed in the attached appendices be approved, and that additional annual operating funds of $221,609, based on 1978 rates, be approved, that the estimated 1978 amount of $93,076 (42% of the annual operating cost) be provided from Contingency Reserve, and that the new positions and any existing positions affected by this re-organization be subject to classification by the Personnel Services Department.

C. Office alterations and the purchase of furniture and equipment be authorized for the Construction and Maintenance Division and that the necessary funding of $10,000 be provided from Contingency Reserve.

A copy of this report has been sent to the V.M.R.E.U.

The City Manager RECOMMENDS the foregoing recommendations of the Chief Constable and the City Architect be approved.

FOR COUNCIL ACTION SEE PAGE(S) 657

PROPERTY MATTERS

RECOMMENDATION

1. First Christian Reformed Church - Parking Lot

The Medical Health Officer reports as follows:

"The First Christian Reformed Church, through their building committee representative, Mr. C. Pel, asked the Health Department in April 1976 to share in the cost of repairing and repaving their parking lot, which has been used for many years by staff and public at East Health Unit.

The Health Unit - located next to the Church on Victoria Drive - at present has only fourteen car spaces in the Unit compound for 69 staff members, forty of whom are on car allowance. The staff and public are using the adjacent church parking lot, approx. 16-20 cars daily.

The planned expansion and renovation of East Unit will create a greater need for parking. The required parking space by law will be for 21 cars. This space can only be provided by paving the lawn area in front of the building and developing a small triangular area in the rear.

The church building committee is requesting $4,000.00 as a share of the cost of repairing and repaving their lot and are willing to let the Department use part of their parking lot for an annual rent of $500.00.

The Assistant City Engineer (Streets), at our request, inspected the lot in August 1976 and recommended that the cost sharing of the resurface work be based on the average number of our vehicles using the lot daily against the total number of parking spaces available. The use of the parking lot by staff and public increased since that time. The planned renovations of the Health Unit and new programs will also increase the need for additional parking.

The Supervisor of Properties has approached the Church, and both the Church and the Health Department have agreed to an Easement and license Agreement for the parking lot, on the following conditions:

(i) The parking lot is to only be used by the Health Department from 8:00 a.m. to 6:00 p.m., Monday to Friday inclusive.

(ii) When the Health Unit is expanded, it may be necessary to park more cars on the lot. The rental is to be reviewed at that time.

(iii) The Easement and License Agreement to be subject to a rent review every two and one-half years by agreement between the parties or arbitration.

(iv) The Easement and License Agreement be subject to two months' notice of termination given by either party.

(v) The Easement and License Agreement to be to the satisfaction of the Director of Legal Services.

cont'd.....

Clause No. 1 continued:

Your Medical Health Officer recommends that:

(a) The sum of $4,000.00 be made available to the First Christian Reformed Church for the repair and repaving of their parking lot from the contingency reserve fund.

(b) The City enter into an Easement and License Agreement with the First Christian Reformed Church for the use of its parking lot on the foregoing bases.

(c) The amount of $500.00 for rent be paid annually to the First Christian Reformed Church for the use of their parking lot, this amount to be included in the 1978 operating budget."

The City Manager recommends that the RECOMMENDATION of the Medical Health Officer be approved.

2. Cancellation of Lease - Portion of 1st Avenue under the Grandview Viaduct East of Vernon Drive

The Supervisor of Properties reports as follows:

"A portion of 1st Avenue under the Grandview Viaduct east of Vernon Drive and abutting Parcel A, Block 68, D.L. 264A, is leased to R.E. Porter Ltd. for parking and outside storage. This lease is for a term of ten years commencing January 1, 1977 at a rental of $600.00 per month.

The rental for this property subsequently fell into arrears and on October 27, 1977, notice was received that a Receiver-Manager had been appointed for R.E. Porter Ltd. For the following eight months the Receiver-Manager made the current rental payments as guaranteed but on July 7, 1978 he advised that he would no longer accept resonsibility of this lease. The account is $3,000.00 in arrears plus interest.

Under the terms of the lease, provision is made for termination for non-payment of rent and also in the event of an appointment of a Receiver-Manager.

It is therefore recommended that the lease of the portion of 1st Avenue under the Grandview Viaduct east of Vernon Drive and abutting Parcel A, Block 68, D.L. 264A be terminated and that the Director of Legal Services be authorized to take whatever action necessary to recover the outstanding rents."

The City Manager RECOMMENDS that the foregoing recomendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 657

Manager's Report

July 28th, 1978

TO: Vancouver City Council

SUBJECT: Gordon Import Autos Limited - 3695 West 10th Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"City Council will recall dealing with a delegation from Mr. I.R. Gordon of Gordon Import Autos Limited on June 27th, 1978. The Manager's report dated June 25th, 1978 referred. Mr. Gordon appeared before Council regarding his request to use the site at 3655 West 10th Avenue as a parking area in conjunction with his adjoining car sales business. After hearing Mr. Gordon, Council RESOLVED 'That the Director of Planning be requested to give favourable consideration to approval of the Development Permit Application from Gordon Import Autos Limited to use an adjoining site to the present car sales business for off-street parking purposes.

LEGAL IMPLICATIONS

The Director of Legal Services advises that at law, I have no authority to reconsider a specific Development Permit Application which was not only refused by me, but was, on appeal, also refused by the Board of Variance. A reconsideration would nullify the function of the Board of Variance. I can, however, always receive and process any new application. However, circumstances surrounding the new application must differ in a material way from the previous application with respect to the grounds of refusal, otherwise any change of decisions by me would, in effect, be an overruling of the Board of Variance. In this case, there would have to be some change in the environment or, at the very least, a withdrawal of the objections before I could consider approval.

BACKGROUND

The site is zoned RS-1 One-Family Dwelling District and presently is occupied by a one-family dwelling in good condition.

Council, on March 14th, 1978, refused an application filed by Mr. Gordon to rezone the site from RS-1 to C-2 Commercial District. The purpose of the rezoning request was to use the site as a parking area as is now proposed. The Director of Planning noted in the report dealing with the rezoning application that he would not be prepared to recommend approval of the extension of the car dealership onto the adjacent single-family site. It was also pointed out to Council that the existing RS-1 zoning permits the Director of Planning to consider this site for parking purposes as a conditional use under a Development Permit Application. However, the Director of Planning pointed out that approval of such an application would not be granted for the same reasons given in recommending that the rezoning be not approved. Nevertheless, after Council's refusal, Mr. Gordon filed a Development Permit Application No. 80463 to use the site for the parking area in conjunction with the car sales business. The Director of Planning, on May 8th, 1978, refused the application for the following reasons:

> 'It is an unsuitable form of development at this location as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners.'

During the processing of the Development Permit Application, two letters of objections were received from the adjacent property owners.

Mr. Gordon appealed the decision of the Director of Planning through the Board of Variance. The Board of Variance heard the appeal, were advised of the history of the application. After listening to Mr. Gordon's submission, the Board of Variance upheld the decision of the Director of Planning.

Mr. Gordon's request to use the site for a parking area has received considerable consideration and has gone through all the due processes provided for by the Vancouver City Charter including City Council's consideration of the rezoning application, the Director of Planning's consideration regarding the Development Permit Application and the due consideration of the Board of Variance. It should be noted at this point, that the Vancouver Charter does not provide for an appeal to the decisions of the Board of Variance.

The Chairman of the Board of Variance has submitted a letter dated July 17th, 1978 which states:

> 'The Board of Variance at its meeting of July 12th, 1978, was informed of the situation relating to Gordon Import Autos Limited, 3695 West 10th Avenue.
>
> The Board dealt with an appeal relating to the property at 3655 West 10th Avenue on May 31st, 1978 for a proposed parking lot and refused to relax the By-law. The Board respectfully reminds Council that the Vancouver Charter states and we quote: *No appeal shall lie from a decision of the Board.*
>
> We sincerely trust that our decision will be recognized as final.'

CONCLUSION

Legally, I cannot reconsider the same application. The applicant may, however, reapply under a new application and if sufficient material information were submitted to show a change in circumstances surrounding the previous refusal, I could give the matter fresh consideration."

The City Manager submits the foregoing report for the INFORMATION of Council. In view of the concerns of the Board of Variance, the City Manager does not recommend any further Council action.

FOR COUNCIL ACTION SEE PAGE(S) 658

MANAGER'S REPORT

DATE July 28,1978

TO: Vancouver City Council

SUBJECT: Harbour Park (Summary Report)

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The Director of Planning, under date of July 29, 1978, has submitted a report on the above subject. In summary, he states:

"

INTRODUCTION

On May 30, 1978, after hearing delegations from two groups proposing to use the Harbour Park site and after considering a report of the Director of Planning, Council resolved:

'THAT the Director of Planning in conjunction with the City Engineer and the Director of Finance, report on the costs, benefits, financial implications, and economic viability of each of the alternative development concepts.'

PURPOSE

The purpose of this report is to respond to the above Council resolution with a comparative evaluation of the alternative development concepts for the Harbour Park site. During the past few weeks there have been several developments relating to two of the proposals for the site. Further investigations and negotiations are occurring. Consequently, while this report contains recommendations for the next steps to be taken, it should be viewed as a progress report.

ANALYSIS

The analysis in the attached report includes the following sections:

The Range of Options
The City's Objectives
The Proposed Concepts
Marina Considerations
Financial Benefit/Cost
Urban Design Considerations
Traffic and Transportation Considerations
Public/Private Quality and Social Benefit
Locational Alternatives
Procedural Alternatives

There are also departmental comments and a summary together with the Conclusions and Recommendations.

THE RANGE OF OPTIONS

There are essentially five basic options presently under consideration. These are:

1. A British Columbia Forest Centre combined with a park development and a marina, with related commercial and restaurant facilities.

2. A Native Indian Development Village which contains related commercial and restaurant facilities, combined with a park development and a marina.

3. A combined B.C. Forest Centre and Native Indian Development Village combined with a park development and a marina.

4. A permanent park on the site combined with a marina.

5. A limited improvement development with minimal expenditure on the existing grassy area and an interim improvement to the existing marina.

Each of the above options carries a set of benefits and costs. The range of options can also be further expanded if alternative land and water use combinations are taken into account. For instance, it is not essential to include a marina in any of the above options.

CONCLUSIONS AND RECOMMENDATIONS

Two excellent proposals have been made for the development of the Harbour Park site. There are some common facilities in each proposal and an ideal situation could well be to have the site jointly developed by both the B.C. Forest Foundation and the Native Indian Development Village Society. Either one, or the two combined, could contribute to the sense of an "entrance to Stanley Park".

City staff are not in complete agreement on which, if any, of the presently proposed options for the land area of the site are acceptable. There is a greater degree of agreement on the appropriateness of a marina on the water area. However, the implementation of development on the water area prior to making the more important decision on the use of the land area, cannot be recommended.

Public opinion on the current options has not been determined. The two Native Indian Societies have indicated their willingness and interest in participating in public presentations and discussions. Decisions have been made by three previous Councils, based upon approved development concepts, and the site has been rezoned on each occasion. Public opinion has been a major factor in forestalling the implementation of each approved concept. A further rezoning of the Harbour Park site will be a prerequisite should any permanent development option be selected.

The City finds itself in the difficult position of choosing between two interesting opportunities. The solution may be to encourage the two groups to combine their resources for a joint development. A decision for either the Native Indian Development Village Society or the B.C.Forest Foundation will mean that one of these two groups will need to find an alternative location. Several alternatives are known to exist for each organization. There is, however, no certainty as to the availability or acceptability of these alternatives in either case.

In view of the many uncertainties associated with the proposals for the Harbour Park site, it would seem appropriate to defer final decisions at this time. Additional information on such matters as joint development, capital funding prospects, site alternatives and public opinion will assist the City in reaching a good decision.

City Council's resolution of May 30 requested a report on "the costs, benefits, financial implications, and economic viability of each of the alternative development concepts". The analysis prepared by City staff indicates that there is little difference between the Native Indian concept and the Forest Foundation concept in any financial context. Such differences as there are tend to be in the area of social consequences and interest, and, in this context the proposal by the two Native Indian Societies appears to have greater appeal.

The Directors of Planning and Social Planning believe there is sufficient merit in investigating the possibility of the Harbour Park site accommodating both (major) institutional developments to warrant further examination of this option.

It is therefore Recommended that:

1. The Director of Planning, in association with the Chairman of the Standing Committee on Planning and Development, make arrangements for a full presentation and public discussion at a Public Meeting (s) on the proposals for the Harbour Park site, such meeting(s) to be held in September if possible.

2. That the Native Indian Societies and the B.C. Forest Foundation be formally requested to discuss the possibility of having the two developments on the Harbour Park site and that City staff participate in these discussions and report back.

3. That City staff be instructed to report back on the necessary measures leading to the construction of a small marina (+ 200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd., and the appropriate Federal agencies, regarding dredging and seawall construction funding."

The City Manager submits the analysis of the various options for Council's CONSIDERATION.

Council cannot be guided by advice from its officials, since they are far from united in their opinions.

A) The City Manager RECOMMENDS approval of recommendation (3), dealing with the marina and seawall.

Then the City Manager suggests that Council proceed as follows:

B) Council should CONSIDER recommendation (2), dealing with a combined use of the site.

Representatives of both parties are not at all sure this is feasible, nor are some officials. The Forest Centre representatives indicate they would not be interested in discussing joint use unless the City first determines this is possible.

C) Council should CONSIDER whether it has enough information now to decide between the options, or whether Council wishes to hold first a public meeting as recommended in recommendation (1).

D) IF deciding in favour of a public meeting, Council should CONSIDER which options should be carried forward to the meeting.

E) IF Council intends to make a decision now, Council should specify the choice of development and give the party or parties an option on the lease of the property for a finite period (say, one year) and subject to conditions to be drawn up by the City Manager.

FOR COUNCIL ACTION SEE PAGE(S) 662 & 663

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

July 19, 1978

TO: Vancouver City Council

SUBJECT: 1462 East 1st Avenue - Development Permit Application No. 80819

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

" Mr. C.I. Archer filed Development Permit Application No. 80819 on April 27, 1978, requesting permission to use the existing building for personal care and specialized residential care for 14 residents.

Location: The site is located on the south side of 1st Avenue, between McLean and Woodland Drives and is situated in the RM-3 Multiple Dwelling District.

History: The building on this site has been authorized by Development Permits since 1966 as a personal care home for 14 persons with Mrs. Lillian Carter being the current owner and operator of the home.

Because of the smallness of the site and the then Technical Planning Board's refusal of Mrs. Carter's original application in 1966, the matter was referred to City Council for consideration. On June 3, 1966, City Council resolved that "permission requested should be granted provided the permission is limited to the present owners of the property only", noting that the personal care home is already in operation at the premises and that Mrs. Lillian Carter has had experience in providing personal care.

In 1968, Mrs. L. Carter was advised by the Planning Department that any application to continue to use the building for personal care other than for the owners as existing in 1966, i.e. Mrs. L. Carter would require submission of a report to City Council.

Notification: A notification of 30 neighbouring property owners was carried out. Two objection letters were received. There were no replies in support of the application. The reasons of objections may be summarized as:

1. Persons under personal care may not actively contribute to the development of the area.
2. Depreciation of property values.
3. That residents of the area may encounter social and/or interpersonal difficulties between themselves and the residents of the home.
4. Difficulty in obtaining restitution resulting from property damage/personal injury caused by the residents of the home.
5. Disruption of the area's normal living pattern due to the introduction of "unstable elements".
6. Poor location due to traffic and noise.

Area Planner and Social Planner: The Area Planner and the Social Planner have recommended approval of this application.

In addition to the plans, Mr. C.I. Archer submitted a letter and programme dated May 11, 1978 explaining the proposed use (please refer to Appendices 'A' and 'B'.

Cont'd . . .

The Director of Planning considered the application on July 17, 1978 and recommends that:

Before making a final decision, the matter is to be first referred to City Council for consideration, it being noted that the Director of Planning is prepared to approve this Development Permit Application, in accordance with the submitted application, such plans and information forming a part thereof, including the applicant's letter and programme submission of May 11, 1978, thereby permitting the alteration and use of the existing building on this site as a personal care and specialized residential care home for a maximum of 14 persons for a period of time expiring December 31, 1979, and subject to the following conditions:

1. Guests receiving personal care are to be restricted to the use of the main and second floors only.

2. The basement is not to be used or occupied at any time.

3. The building is to comply with all City and Provincial By-Laws."

The City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 658

DISTRIBUTED MONDAY

E

MANAGER'S REPORT

Date: July 31, 1978

TO: Vancouver City Council

SUBJECT: Goals and Objectives - Office of Economic Development

CLASSIFICATION: RECOMMENDATION

The Director of Finance and the Manager of Economic Development report as follows:

"At an informal Council Meeting on July 31st, 1978, the Manager of the Office of Economic Development provided a general review of the operations of the Division and a review of Vancouver's Economic problems and prospects.

Included in the presentation were the Goal and Objectives of the Division which were discussed in a general manner.

The Director of Finance and the Manager of Economic Development submit the following Goal and Objectives for the approval of City Council:

GOAL & OBJECTIVES

Goal

To be a catalyst in the creation of an industrial/commercial/public environment such that the business sector is strongly encouraged to undertake projects that will provide a healthy balance both in employment opportunities and in the City's tax base.

Objectives

1. Assist and advise other City departments and City Council with regard to economic development matters through activities such as:

   - participating in the preparation of pertinent reports, by-laws and regulations,
   - improving the dialogue with the business community and other appropriate organizations, and
   - monitoring the City's economic health and advising the City on programs to remove or reduce those barriers to economic development that lie within its purview.

2. Encourage and assist the Vancouver business community and attract new enterprises to the City through activities such as:

   - when appropriate, facilitating communications between the business community and the City.
   - expediting solutions to the problems that individual businessmen may have with regard to the City's by-laws, regulations and procedures, and by recommending changes in City by-laws, regulations and procedures, etc. when it appears that such changes will benefit the Vancouver economy.
   - promoting the development of industrial parks using innovative approaches to land use and building design on developable or (redevelopable) private and public industrially-zones lands.

cont'd.....

- providing information bank for use by the business community containing information such as:

  . an up-to-date inventory of available industrial land and buildings
  . government and industry assistance programs
  . appropriate government and business contacts.
- initiating promotional programs aimed at encouraging entrepreneurs to establish or expand enterprises in Vancouver.
- making timely representations on behalf of the business community when City reports relating to economic development matters are being prepared.

3. Encourage governments, companies and agencies to optimize Vancouver's economic assets through activities such as:

   - providing general economic advice.
   - encouraging the redevelopment of developed, private, industrial properties.
   - promoting the long-term development of more industries that will support Vancouver's harbour and its relationship with the Pacific Rim.
   - encouraging the development of labour intensive manufacturing of high value/low weight products.
   - encouraging whenever feasible the development and use of multi-level industrial buildings and other innovative approaches to maximizing the use of industrial land.
   - initiating preliminary feasibility studies or project outlines and developing a portfolio of opportunities.
   - assisting the Vancouver Economic Advisory Board.
   - assisting the GVRD in its endeavour to improve the Region's "state of readiness" for industrial development."

The City Manager RECOMMENDS approval of the goal and objectives of the office of Economic Development, as set forth above.

FOR COUNCIL ACTION SEE PAGE(S) 658

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 18, 1978

A special meeting of the Standing Committee of Council on Planning and Development was held in the No. 3 Committee Room, Third Floor, City Hall, on Tuesday, July 18, 1978 at approximately 3:15 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	E. Bowie

RECOMMENDATION

1. Views from Bridges

This item was deferred by the Committee from its meeting on July 13, 1978.

The Committee had for consideration a Manager's Report dated July 5, 1978 (copy circulated) in which the Director of Planning suggests guidelines to be followed for any structure flanking the southern halves of Granville and Burrard Bridges in order to preserve views of Howe Sound, English Bay, the North Shore mountains and the Cityscape as seen from these bridges.

Appearing before the Committee on this item were Mr. D. Hickley and Mr. L. Coo of the Planning Department. Mr. Coo presented a slide show which illustrated the "moving through" visual experience to pedestrians, motorists and bus passengers when crossing the Granville Bridge.

Two and four storey building outlines were superimposed over slides to show what effect this would have on the panoramic view now enjoyed by people when crossing the bridge. It illustrated that the presence of buildings in this location, whatever the height would destroy the feeling of total openness that one gets when emerging from an enclosed street out onto the bridge.

The architectural consultants for the False Creek area felt that if the proposed buildings in Area 10B were to rise above the level of the bridge, this could benefit by the creation of a "gateway" to improve the impact of the view corridor through "framing". The Planning Department, however, feel that a "gateway" concept at this location would neither improve the existing views nor enhance the visual experience.

cont'd.....

Clause No. 1 continued:

The Director of Planning submitted the following guidelines for the proposed Area 10B building flanking Granville Bridge:

(i) In the interest of maintaining the panoramic views of the North Shore mountains, the Cityscape, Howe Sound and English Bay, as seen from the southern approach of Granville Bridge, no part of the building should rise above the bridge deck level.

(ii) The roof deck of the building could be at bridge deck level and could adjoin the bridge. Such roof deck should be accessible to the public, and should be designed to provide opportunities for sitting, standing and enjoying the view. However, landscape features, including planting, should be kept to a minimum and should be small scale.

(iii) Special attention should be given to the design and treatment of the roof deck to minimize its visual impact from the bridge.

(iv) Any such proposal should also be in conformity with design and other criteria set out in the False Creek Official Development Plan.

Because of the proximity of Burrard Bridge to Granville Bridge, and because the views obtainable from both are similar, the guidelines for the proposed 10B building are felt to be also applicable to Burrard Bridge.

The recommendations of the Director of Planning are as follows:

a) THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.

b) THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" stated on page 11 of the attached Manager's report be approved.

c) THAT a visual analysis be required, with the submission of development permit applications, illustrating the impact on existing views from Granville and Burrard Bridges, for any buildings that are proposed to rise above the level of the nearest bridge deck, within the area illustrated on Fig. 11 of the Manager's report dated July 5, 1978 for the consideration of the Development Permit Board. In the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration.

d) THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

cont'd.....

Clause No. 1 continued:

Mr. Sutcliffe reviewed for the Committee the False Creek Development Group's concerns related to the Director of Planning's recommendations. He referred to his comments in the Manager's Report that Western Outboard, Daon and Rhone & Iredale have withdrawn their proposal that the building on the relocated Western Outboard Ltd. property extend above the bridge level.

In view of this and in order to continue with the development of Phase 2, Mr. Sutcliffe suggested that the Director of Planning's recommendations should be rephrased to apply only to the proposed commercial buildings at either end of and flanking the Granville St. Bridge and submitted the following alternative recommendations:

(i) That building heights on the two parcels immediately adjacent to the Granville Bridge, one in Area 10B and the other in Area 6, Phase 2 - should be restricted to bridge deck level with acoustic deflectors on the bridge railing or handrail level, with planting encouraged and an elevator penthouse permitted on the roof.

(ii) That the visual analysis referred to in the Director of Planning's report apply to these two parcels only.

(iii) That the further guidelines of the Director of Planning, being unnecessary, be not approved.

Mr. West reiterated the concerns of the Engineering Department regarding buildings near bridges with respect to the fire hazard they create. He stated that a fire in a building adjacent to a bridge could cause severe damage to the nearby portion of the bridge possibly resulting in closure of the bridge for some period of time. The Engineering Department suggest that any building adjacent to a bridge have at least 5 feet of clearance for maintenance purposes and that the Fire Chief would probably recommend a greater distance in order that the bridge be protected.

Mrs. Jarvis and Mr. Fairbrother, of the Community Arts Council, were present and spoke to the Committee on this matter. The Community Arts Council were in agreement with the recommendations of the Director of Planning, although they were concerned that consideration might be given to allowing elevator penthouses on roofs of buildings which were restricted in height to bridge level. They also stated that they feared that acoustical treatment attached to bridge railings might also be an intrusion into the view. They urged Council to establish a firm policy that no buildings adjacent to the south end of the Granville Bridge protrude above the bridge deck level.

Considerable discussion ensued on the recommendations in this report.

The Committee,

cont'd.....

Clause No. 1 continued:

RECOMMENDED

A. THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.

B. THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" submitted by the Director of Planning be approved.

C. THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

A tie vote resulted on the following motion and therefore it is submitted to Council for,

CONSIDERATION

THAT all proposed structures within the area illustrated as Fig. 11 in the City Manager's report dated July 5, 1978 be subject to the same guidelines set out for the proposed building flanking Granville Bridge.

(Aldermen Brown and Harcourt wished to be recorded as opposed.)

CONSIDERATION

2. False Creek - Area 10B - Concept Plan Refinements

This item was deferred by the Committee from its meeting of July 13, 1978.

The Committee had for consideration a Manager's report dated July 10, 1978 (copy circulated) in which the False Creek Development Consultant reports on the refinements to the Concept Plan for False Creek Area 10B prepared by Rhone & Iredale, Architects and Daon Development Corporation dated October 20, 1977, and accepted in principle by Council at its meeting of March 7, 1978.

In the report, the Development Consultant has recommended the following:

(i) The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978 prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.

(ii) The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September, 1978.

cont'd.....

Clause No. 2 continued:

(iii) The Area Development Plan By-law makes provision for the relocated Western Outboard Ltd. site:

a) a total area of built space not exceeding 221,000 sq. ft. including parking.

b) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub.

c) the design of the building to be subject to approval by the Development Permit Board taking into account the height limitation detailed in this report.

The City Manager has commented on the outstanding issues in this report which are:

"(a) the overall economics of the project, including potential maintenance costs and possible property acquisitions at Fir and 4th Avenue.

(b) the density of the building on the relocated Western Outboard site.

(c) the height of the building on the Western Outboard site.

Regarding (a), the Director of Finance has advised that there will be a further report on the overall economics of the project after property negotiations with the developer have taken place, and before the project proceeds. The only remaining question at this time is one of density, where the Director of Planning recommends a maximum of 130,000 sq. ft. and the Development Consultant recommends 221,000 sq. ft."

Mr. Sutcliffe, Development Consultant, Mr. R. Iredale, of Rhone & Iredale, Architects and Mr. McPherson of Western Outboard were present for discussion of this item.

Mr. Sutcliffe reviewed the report with the Committee and summarized the following issues of particular concern:

Height of Building

- The proposal for a tall building above bridge level on the Western Outboard site has been withdrawn, and is, therefore, no longer a major concern. (This development is discussed in detail in the Committee's report on "Views from Bridges".

Water Areas

- Concerns raised by Swan Wooster in their report are covered by present budget contingencies.

cont'd.....

Clause No. 2 continued:

Maintenance

- The City Engineer is particularly concerned that the developer does not appear to fully understand the extent of the maintenance costs which may have to be met by future owners. Costs could be higher than anticipated at this time.

Transit Routing

- Compromise had been reached to make 2nd Avenue into Transit only as a solution to satisfy all concerns. Th whole question of transit routing is presently under discussion due to False Creek Residents' groups concern regarding transit levies.

Capital Costs

- The City Engineer has raised concerns regarding the adjacent Granville Island development and possible congestion at 4th and Fir which would necessitate additional land for intersection improvements. Costs could be as high as $1,000,000.

National Harbours Board

- N.H.B. controls 10,000 sq. ft. at the northwest corner of Area 10B which is intended to be dredged and developed as a "harbour" or "bay". Local officials of N.H.B. stated they would require a return on this land, or else they would want to develop it for other uses such as parking. Such actions would be contrary to the False Creek Official Development Plan.

Acoustics

- Acoustic consultants are discussing problems relating to the entrance to Granville Island and consideration is being given to acoustical treatments to protect buildings adjacent to the bridge from noise and pollution.

Parking

- Intended to be a common use area run by an independent operator. Residents would be expected to pay for space in the parking facility and it was hoped dual use of parking stalls would be achieved.

Mr. Hickley addressed the Committee and referred to the Planning Department's concerns relating to the wide difference of opinion in the size and density of the proposed building to be located on the Western Outboard site. The developers proposed 221,000 sq. ft. and a ratio of 5.4, substantially more dense than for other False Creek Developments and the consequence of this high density will be felt in the surrounding area.

Mr. McPherson of Western Outboard Ltd. also addressed the Committee and summarized the history of his negotiations covering the City and the resulting property exchange. He stated the City's indecision extending over a six year period had caused him serious economic difficulties and he urged that the development now proposed be approved without further delay. He said that he wanted to know where his Company was heading. His problem

cont'd.....

Clause No. 2 continued:

is continuing operations and endeavouring to recover some of the money which had been lost; to him it is represented by an acceptable floor space ratio for the new building.

Mr. McPherson also stated his company was quite happy with its original property on False Creek, however, to assist the City in meeting its objectives for the area, they agreed to exchange this site and now found themselves with a less desirable property in close proximity to the bridge and the corresponding pollution and noise problems.

During discussion, a member of the Committee felt that the 221,000 sq. ft. proposed for this development was not excessive because of the hardship forced upon Mr. McPherson by numerous delays. However, other Committee members disputed this and felt the density was inappropriate.

Mr. Iredale said that the development had been sensitively handled and still met the requirements of the guidelines. A building with up to 221,000 sq. ft. could be accommodated on this site. Other points raised during discussion were:

- Would pay parking prove acceptable to area residents?

- Decision on density should not be based on sympathy but was a political decision alone. The Western Outboard development under consideration now encompassed an expanded concept in which marine based facilities are now part of a bigger proposal including hotel, office, residential, restaurant and parking on a site of less than one acre.

A motion to amend Recommendation iii (a) by deleting the figure "221,000" and inserting the figure "130,000" resulted in a tie vote and therefore the matter is submitted to Council for CONSIDERATION.

After further discussion the Committee failed to reach a consensus on the following recommendations and therefore agreed to submit them to Council for consideration after deleting Recommendation iii (c).

CONSIDERATION

A. The Concept Plan -- Summary Report dated October 20, 1977 and Appendix dated May 23, 1978 prepared by Rhone & Iredale, Architects and Daon Development Corporation together with this report be approved for the guidance of the Director of Planning in the preparation of the Area Development Plan By-law for Area 10B, False Creek.

B. The Director of Planning be requested to prepare the documentation for an Area Development Plan By-law to be referred direct to a Public Hearing to be held by Council in early September, 1978.

cont'd.....

Clause No. 2 continued:

C. The Area Development Plan By-law makes provision for the relocated Western Outboard Ltd. site:

(i) a total area of built space not exceeding 221,000 sq. ft. including parking.

(ii) the permitted uses to include marine repair sales and service, hotel, office, residential, restaurant and parking, and, subject to a favourable referendum and approval of the Liquor Control Board, a pub.

The meeting adjourned at approximately 5:50 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 655 & 656

I(i)

MANAGER'S REPORT

REFERS TO CLAUSE NO. 2
REPORT I

Date: July 18, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Property Endowment Fund Involvement in False Creek Area 10-B

The Property Endowment Fund Board reports as follows:

"A report on Concept Plan Refinements for Area 10-B of False Creek is presently before Council. In that report, estimates are given of the cost of developing this area. New funds in excess of $2 million will be required. The Director of Finance in that report suggests that the Property Endowment Fund may wish to fund this development.

The Property Endowment Fund Board met on July 13, 1978 and discussed Area 10-B of False Creek. Discussion centered on the value of the land for lease purposes.

The Board noted that all of the proposed housing would sell at market prices even though 151 units might be developed under the Graduated Payment Mortgage Program where initial unit prices would be limited to the modest housing price range. Under this program, there is no control on resale. Therefore, the Board felt that the land lease values should be negotiated at full market value and that there should be a profit to the City from this development providing the housing market is strong.

This is somewhat of a break with the financial policy governing the development of Area 6. In Area 6, Council approved a plan which aimed to achieve a specific income and social mix. At the outset, it was recognized that, in order to do this, the City would have to forego a profit on the development of its land. Therefore, the land lease values in Area 6 are set to recover the costs of land servicing. It is felt that, for Area 10-B, the land lease values need not be limited in this manner.

Therefore, the Property Endowment Fund Board recommend that

A. COUNCIL approve the policy that, in Area 10-B, land lease value negotiations will be based on market values and will not be limited to merely covering the costs of servicing the land."

The City Manager RECOMMENDS approval of the foregoing report of the Property Endowment Fund Board.

FOR COUNCIL ACTION SEE PAGE(S) 655 & 656

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
FINANCE AND ADMINISTRATION

July 27, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, July 27, 1978, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Brown, Chairman Alderman Gerard Alderman Gibson Alderman Marzari
ABSENT:	Alderman Puil
CLERK:	G. Barden

RECOMMENDATION:

1. Erosion of Cliffs, Vicinity of 2600 Block Wall Street

On July 13, 1978, the Finance Committee deferred consideration of a grant request for a report from the City Engineer on the technical aspects of the project, the question of liability and loan of equipment. The grant of $11,800 was requested by the Burrard-View/Wall Street Residents Association and the Hastings-Sunrise Action Council to enable them to make a study of the effects of the erosion along the Wall Street cliffs. The total cost of the proposed project is $35,185. The Federal Government, Canada Works Program, has indicated it will approve a grant of $23,385 towards the project.

The Committee considered the attached Manager's report dated July 20, 1978, wherein the City Engineer reported on the history of the erosion site. The City Engineer advised that all of the engineering equipment is urgently needed for City purposes and cannot be spared. The Director of Legal Services advised that the City is not liable in any way for damages as a result of cliff erosion or maintenance of the cliff face. If the City adopts studies, evaluations, and recommendations it could become liable. However, if the City approves an outright grant it would not be liable in any way, but it would set a precedent for similar requests.

Mr. Gerry Brown, and Mr. Bill Dronsfield, Burrard-View/Wall Street Residents Association and Mr. Blunden, Consultant, attended the meeting. They advised that they recognized that the City is not legally responsible in any way, but it was hoped the City would respond as a good neighbour since there are street-ends and parks in the erosion area. They hoped something could be done before the cliff collapses onto the railway tracks. Many property owners are very alarmed and are being taxed on property they may no longer have. They proposed to conduct a study and at least give the residents some assurance and tell them how to correct the problem or how not to aggravate it.

The City Engineer advised that there are no serious problems with City property in the area, however, the City would take whatever action was necessary if there is a problem in the future. The City should be concerned about setting a precedent as there have been many similar requests concerning erosion problems.

Following discussion it was

RECOMMENDED,

THAT the City approve a grant of $5,000 to the Hastings-Sunrise Action Council and Burrard-View/Wall Street Residents Association to conduct a study of the Wall Street erosion problem.

(Alderman Brown opposed.)

FOR COUNCIL ACTION SEE PAGE(S) 658

DISTRIBUTED MONDAY

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 27, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 27, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Detention of Mentally Ill Persons in City Jail

The Committee had before it for consideration a Manager's report dated July 18, 1978 (copy circulated) in which the Director of Social Planning reported on factors which have resulted in persons who are certified to be mentally ill being detained in the City jail for varying periods of time.

The report touched on admission policies and procedures for the mentally ill at various hospitals and concluded with a series of recommendations aimed at improving the situation at the City jail.

Appearing before the Committee on this matter were the Director of Social Planning; Dr. J. Duffy, Executive Director of Forensic Psychiatric Services; Mr. J. Seager, Executive Director of Greater Vancouver Mental Health Service; Dr. M. Vallance, Director of Psychiatric Emergency Services of Vancouver General Hospital; Dr. E. McCulloch, Admitting Officer of Riverview Hospital; Dr. R. McQueen, Director of Mental Health Services for the City Health Department; other representatives from the Mental Health treatment field; and a representative of the Police Department.

The Committee noted that the Director of Social Planning in the Manager's report, had recommended the City ask the Minister of Health to instruct Riverview Hospital to accept all mentally ill persons from the City jail within 24 hours after certification.

The representative from Riverview Hospital indicated there is a bed availability problem at Riverview; that it does not have the beds or the staff to accede to this recommendation. He stated the hospital had requested additional staff from the Provincial Health Department but was unsuccessful.

However, others present at the meeting suggested that if City Council approves the first recommendation of the Director of Social Planning as worded, the Minister of Health could possibly allocate the necessary money to provide the required beds and staff at Riverview Hospital. It was also noted that only 8 to 10 persons per month would be referred from the City jail to Riverview.

Continued . . . .

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

A. THAT the Provincial Minister of Health instruct the Executive Director of Riverview Hospital to accept all mentally ill persons from City Jail within 24 hours after certification.

B. THAT the Ministry of Health initiate a special study at Riverview Hospital to investigate, plan and implement the disposition of the group admitted from Vancouver City Jail with particular attention given to the recidivist or personality disordered person; the study to be in concert with the study presently being conducted by Dr. John Cumming but the practical work to commence immediately.

C. THAT those involved in the implementation phase of the above-mentioned study include representation from City Council, City Police Department, Forensic Commission, Attorney-General's Office and Community Mental Health.

D. THAT Vancouver City Council, through its Community Services Committee, be provided progress reports on the results achieved from the implementation of Recommendation "A" at six months and one year intervals after implementation.

The meeting adjourned at approximately 2:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 659

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 15, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford, Gerard, Gibson, Kennedy, Puil and Rankin.

ABSENT: Aldermen Brown, Harcourt and Marzari.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Councillor J. Angus from the City of Winnipeg.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the Minutes of the Regular Council Meeting of August 1, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

G.V.R.D. Light Rapid Transit Study

Council considered the G.V.R.D. Rapid Transit Technical Report One and Two, dated August 1978. This report is intended to determine what types of rapid transit are best suited for the main traffic corridors in Vancouver and to decide priority for building rapid transit routes. The report contained the following recommendations with respect to Part 2:

Cont'd.....

REPORT REFERENCE (Cont'd)

G.V.R.D. Rapid Transit Study (Cont'd)

1. Part 2 should include the development by the end of this year of a plan for immediate bus improvements, along with an assessment of what effect the plan is likely to have on the timing of rapid transit.

2. The first priority corridor which should be carried forward in the investigation is between Downtown - New Westminster with branches to the Lougheed Mall area and Whalley.

3. Investigation of the first priority corridor should proceed to the point that rights of way are secured, more detailed cost estimates are made and the urban development package of which rapid transit is a part is clearly defined.

4. The investigation of the first priority corridor should focus on a minimum LRT line, but also consider busways and monorail or a similar type of rapid transit between the Lougheed Mall area and Whalley. It should provide the Minister of Highways specifications for rapid transit that are sufficiently detailed for him to use in his structural study of the Pattullo Bridge.

5. The investigation should assess the important interaction between rapid transit in the priority corridor, the proposed Annacis Island crossing and other major highway projects.

6. Part 2 should also define rights of way and action to secure them in the second priority corridors. A bus priority plan for the Downtown -Richmond corridor should be included in the bus plan.

7. The Downtown-Northeast Sector and Central Valley corridors should not be further investigated for high capacity rapid transit.

8. Part 2 should also include overall benefits of rapid transit for the region and B.C. as in the original terms-of-reference.

Council also had before it a report of the City Manager, dated August 11, 1978, transmitting reports on the G.V.R.D's LRT Study from the City Engineer, Director of Planning and the Director of Finance.

Council then received report references from the following officials:

Mr. D. Spaeth,G.V.R.D. reviewed the recommendations contained in the G.V.R.D. LRT Report.

The City Engineer stated that plans to improve the bus service should be concurrent with plans for LRT, as LRT should also be part of the immediate planning for the area. He also stressed that the needs of the inner area differed from those of the outer areas of the Regional District.

Mr. T. Partridge, representing the Director of Planning, also stressed that planning for LRT should be part of the immediate plans. He further stated that the Planning Department considers it premature to defer development of the Downtown-Richmond corridor.

Cont'd.....

REPORT REFERENCE (Cont'd)

G.V.R.D. Rapid Transit Study (Cont'd)

The Director of Finance stated that, until the Provincial Government makes known its cost-sharing arrangements, it is not possible to examine the financial feasibility of the various LRT or bus systems. He referred to the following recommendations in his report:

A. That Part 2 of the study include all elements originally envisaged and in addition

1. detailed justification of the estimate of $10 to $12 million cost saving of LRT over a bus system,

2. detailed analysis of the secondary benefits generated by an LRT system,

3. detailed analysis of ridership, revenue, and net deficit of the alternative transportation systems,

4. when the Provincial cost-sharing arrangements are known, the financial feasibility of the various LRT or bus systems be examined.

B. That the Province be requested to defer further action on the Annacis crossing pending analysis of its implications for the traffic, LRT and bus systems.

C. That the City inform the GVRD that it finds no reason in Technical Report 1 and 2 and the supporting technical memoranda:

1. to delay serious consideration of an LRT system, or

2. to alter the Phase 2 study from its original intentions, or

3. to fail to properly complete the analyses in Recommendation A above, or

4. to substitute bus improvements for an LRT system.

MOVED by Ald. Puil
THAT the following be transmitted to the G.V.R.D. as Council's recommendations with respect to part 2 of the rapid transit project:

1. Part 2 of the study should include development by the end of this year of a plan for both LRT and bus improvements, including preliminary design estimates of cost and avenues for financing.

2. The first priority corridors which should be carried forward in the investigation are

- between Downtown and New Westminster with branches to the Lougheed Mall area and Whalley,
- between Downtown and Richmond.

3. Investigation of these first priority corridors should proceed to the point that rights of way are secured, more detailed cost estimates are made and the urban development package of which rapid transit is a part is clearly defined.

4. The investigation of the first priority corridors should focus on a minimum LRT line, but also consider busways and monorail or a similar type of rapid transit between the Lougheed Mall area and Whalley. It should provide the Minister of Highways specifications for rapid transit that are sufficiently detailed for him to use in his structural study of the Pattullo Bridge.

Cont'd.....

REPORT REFERENCE (Cont'd)

G.V.R.D. Rapid Transit Study (Cont'd)

5. The investigation of these first priority corridors should assess the important interaction between rapid transit in the priority corridors,the proposed Annacis Island crossing and other major highway projects.

6. The Downtown-Northeast Sector and Central Valley corridors should not be further investigated for high capacity rapid transit.

7. Part 2 should also include overall benefits of rapid transit for the region and B.C. as in the original terms-of-reference.

FURTHER THAT the G.V.R.D. be requested to take into consideration the recommendations of the Director of Finance quoted above.

- CARRIED UNANIMOUSLY

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The Council recessed at 11.10 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.30 a.m.

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UNFINISHED BUSINESS

1. Collective Parking Lot - 2500 Block Franklin Street

Council, on July 25, 1978 deferred consideration of a Manager's report dated July 19, 1978, on the proposed development of the Collective Parking Lot, 2500 Block, Franklin Street, to permit Alderman Bellamy to meet with affected property owners.

Council also had for consideration a City Manager's report dated July 27, 1978, in which the Director of Planning submitted a report on the rezoning application for the south side of the 2500 Block Franklin Street, between Kamloops and Penticton Streets.

Alderman Bellamy reported that he had held an informal meeting with the persons affected by this rezoning, and they are opposed to any development of the Collective Parking Lot at this time.

Council also noted a letter dated August 10, 1978 from Mr. J. Baker, solicitor for the developer, requesting that Council proceed to Public Hearing to rezone the property in question.

Also noted was a request from Mr. J. Baker, on behalf of the developer, that this matter be deferred for at least two weeks to provide the architects an opportunity to study and respond to the Director of Planning's report on the rezoning.

MOVED by Ald. Bellamy
THAT this matter be deferred for two weeks to provide the architect an opportunity to study and respond to the Director of Planning's report on the rezoning, at which time representations be heard from the following:

Mr. J. Baker - for the Developer.

Local Property Owners.

FURTHER THAT the letter dated August 10, 1978, from Mr. J. Baker, be received.

- CARRIED

(Ald. Puil and Rankin opposed)

UNFINISHED BUSINESS (Cont'd)

2. Phase II - City Initiatives re Prostitution

On July 25, 1978, Council approved a number of strategies and procedures outlined in a report from the Police Department. At that time, a motion to approve Phase II of the report was deferred pending a further report from the Chief Constable and the Director of Social Planning.

Before Council for consideration was a City Manager's report dated August 9, 1978 in which the Chief Constable and the Director of Planning reported on their review of the Phase II proposals.

The report concluded with the following recommendations:

A. The Vancouver Police Department Youth Care from 52 Water Street continue its surveillance of the operations of the downtown core.

B. Those operations whose management encourages or tolerates table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour should be reported on and brought before Community Services Committee of Council to show cause why their business license should not be suspended. This procedure will be initiated by the Social Planning Department in conjunction with the Vancouver Police Department. It would include a warning by the Vancouver Police Department and then a report brought to the Community Services Committee by the Social Planning Department.

C. The traffic situation in the vicinity of Bute and Davie be investigated by the Engineering Department of the City of Vancouver for report back to City Council at an early date.

D. Those businesses whose management is deemed to be unsatisfactory be reported on to Community Services Committee jointly by Police and Social Planning Departments and owners be requested to show cause why their business license should not be suspended.

E. The store hours in the downtown core remain as is.

MOVED by Ald. Puil
THAT the above recommendations contained in the City Manager's report of August 9, 1978, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Lease - Burrard Civic Marina

In a letter dated July 28, 1978, the Board of Parks and Recreation requested Council to instruct the Director of Legal Services to prepare the lease for execution by the City on behalf of the Board for operation of the Burrard Civic Marina.

MOVED by Ald. Gibson
THAT the request of the Park Board be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Bus Fare Increases - Delegation Request

In a letter dated July 21, 1978, the Downtown Eastside Residents' Association requested an opportunity of addressing Council on the issue of bus fare increases. It was noted that Alderman Rankin had submitted a Notice of Motion on this matter for consideration at a future meeting.

MOVED by Ald. Kennedy
THAT consideration of this delegation request be deferred pending consideration by Council of Alderman Rankin's motion on bus fare increases.

- CARRIED UNANIMOUSLY

3. W.C.B. Industrial Health and Safety Regulations

The City Clerk, in a memorandum dated August 11, 1978, advised that the City Engineer has discussed the Workers' Compensation Board Industrial Health and Safety Regulations - Section 13:35 with the Board - which will be reviewing the number of City Employees who require audiometric testing, and the Board has agreed to defer the matter of the City's compliance with the new regulations, pending this review.

The City Engineer requests that this matter be deferred until the review is complete.

MOVED by Ald. Gerard
THAT the request of the City Engineer be approved.

- CARRIED UNANIMOUSLY

4. Commodore Hotel - 889 Seymour Street

The Council had for information a memorandum dated August 10, 1978, from the Secretary of the Property Endowment Fund Board, on the current status of the Commodore Hotel, a city-owned property. Because of ongoing problems with the management and operation of this hotel, the premises have now been boarded-up and secured.

RH

MOVED by Ald. Gibson
THAT the memorandum, dated August 10, 1978, from the Property Endowment Fund Board be received for information.

- CARRIED UNANIMOUSLY

5. Street Naming

B.C. Central Credit Union, in a letter dated August 14, 1978, requested that Council approve the name of "Creekside Drive" for the street accessing its development in False Creek.

The City Clerk, on behalf of the Street-naming Committee advised that the Committee recommended that the dedicated road indicated on the map attached to the letter from B.C. Central Credit Union be named "Creekside Drive".

MOVED by Ald. Kennedy
THAT the dedicated road indications on the map attached to the letter from the B.C. Central Credit Union, be named "Creekside Drive", and that the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Reception - Major Matthews' Centenary

In a memo dated August 14, 1978, the City Clerk advised as follows:

" Council will recall that on May 16, 1978, it contributed $5,000 to the Major Matthews Memorial Fund.

To initiate this fund the Archives Advisory Committee wishes to have a small reception at the City Archives on September 7, 1978, the anniversary of the Major's 100th birthday. Invitations will be sent to possible donors and the City's cheque will be formally handed over on that day.

The Archives Advisory Committee requests that the Council jointly host this reception at an estimated cost not to exceed $480.00."

MOVED by Ald. Gerard
THAT the request of the City Clerk, contained in his memorandum dated August 14, 1978, be approved;

FURTHER THAT the Director of Finance determine the appropriate source of funds.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
AUGUST 11, 1978

Works and Utility Matters
(August 11, 1978)

Tender Awards
(Clause 1)

MOVED by Ald. Bellamy
THAT this clause in the Manager's report be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(August 11, 1978)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575.
Cl. 2. Exterior Alterations to Heritage Building: B.C. Permanent Loan Building, 330 West Pender.
Cl. 3. Exterior Alterations to Heritage Building: First Baptist Church, 969 Burrard Street.
Cl. 4. Riley Park Beighbourhood Improvement Program, Six-Month Progress Report No.2.
Cl. 5. Outdoor Uses on Commercially Zoned Lands.
Cl. 6. Fourplexes Survey.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(August 11, 1978) (Cont'd)

Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575.
(Clause 1)

The City Manager advised that the City Engineer has requested that this matter be referred to the Transportation Committee.

MOVED by Ald. Gibson
THAT this matter be referred to the Transportation Committee for consideration.

- CARRIED UNANIMOUSLY

Clauses 2, 3, 4 and 6.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 6, be approved.

- CARRIED UNANIMOUSLY

Outdoor Uses on Commercially Zoned Lands
(Clause 5)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

During consideration of this clause, Alderman Gerard requested the Standing Committee on Transportation to review the policies of the major oil companies relating to the small independent gas station owner, and whether it is the intention of these companies to phase out the small independent owner. The Mayor so directed.

Licenses and Claims Matters
(August 11, 1978)

Smilin' Buddha Cabaret - License
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(August 11, 1978)

The Council considered this report, which contains six clauses, identified as follows:

Cl. 1. Investment Matters (Various Funds) June 1978
Cl. 2. Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1978.
Cl. 3. Incorporation of a Society - Health Department
Cl. 4. Revised Schedule of Rates for Refuse By-law.
Cl. 5. Funding for Replacement of Ice-Conditioning Machines
Cl. 6. Heather Marina Rates and Operating Budget.

Clauses 1 - 5 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Heather Marina Rates and
Operating Budget.
(Clause 6)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Personnel Matters
(August 11, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Higher Starting Salary - Speech Therapist - Health Department.

Cl. 2. Employee Assistance Program.

Higher Starting Salary -
Speech Therapist - Health
Department
(Clause 1)

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in this clause, be approved:

FURTHER THAT Council delegate to the City Manager the power to approve starting rates above the first step whenever he deems this necessary.

- CARRIED UNANIMOUSLY

Clause 2
For Council action on clause 2 see page 12.

- - - - -

The Council recessed at 12:00 noon, and reconvened in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the same Members present.

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DELEGATIONS

1. Development Permit Application
1180 West 15th Avenue

On July 11, 1978, Council deferred the Development Permit Application of Mr. Sebek, Bohemia Homes Ltd., for a proposed boarding house at 1180 West 15th Avenue, pending discussion between the interested parties and the Director of Planning, on the intended use of the building.

In a City Manager's report dated July 27, 1978, the Director of Planning reported on the result of discussions between the applicant and a representative of the neighbouring property owners.

Also submitted was a copy of a letter dated July 25, 1978 from Bohemia Homes Ltd., to Mr. A.R. Cranfield, one of the concerned neighbours, detailing the improvements which will be carried out to the premises at 1180 West 15th Avenue. In addition, a letter dated July 28, 1978 from the architect for Bohemia Homes Ltd., was submitted. The letter stated that to convert the building into apartments would be extremely costly and would be neither advisable nor warranted. In the architect's view the proposed remodelling with landscaping and exterior restoration as a commercial boarding house would be the most appropriate course to follow.

Mr.Street, representing Bohemia Homes Ltd., addressed Council and stated it is his client's intention to develop this property as a commercial boarding house.

Mr. Cranfield read his letter, previously circulated, in which he stated that the development of the premises as a boarding home would be reasonable, subject to certain conditions.

Mrs. Bell, a resident of 1197 West 16th Avenue, concurred with Mr. Cranfield's comments and stated the neighbours' only concern now was the number of boarders to be accommodated in the dwelling.

MOVED by Ald. Kennedy
THAT the Director of Planning be requested to give favourable consideration to approval of the Development Permit Application No. 80846 from Bohemia Homes Ltd., for development of the premises at 1180 West 15th Avenue, as a commercial boarding house;

FURTHER THAT the Director of Planning report back in one year on the occupancy and use of this dwelling.

- CARRIED UNANIMOUSLY

2. Development Permit Application
McDonald's Restaurant -
3450 East Hastings Street.

Council, on August 1, 1978, agreed to hear representation from residents, on the Development Permit Application from McDonald's Restaurants for the property at 3450 East Hastings Street.

In a City Manager's report dated August 1, 1978, the Director of Planning advised that the development permit in question was issued on March 3, 1978, as the proposed restaurant is an outright use for this site.

Ms. G. Harding, Chairman, Hastings-Sunrise Action Council, addressed Council and read from a circulated brief. The brief outlined the traffic problems in the Hastings-Sunrise area which, in the opinion of the Hastings-Sunrise Action Council, would be aggravated by the restaurant. The brief also touched on a number of other areas of concern to the Hastings-Sunrise Action Council, and recommended that the site in question be developed as a large community food retail outlet rather than a drive-in restaurant.

Cont'd....

DELEGATIONS (Cont'd)

D.P.A. McDonald's Restaurant -
3450 East Hastings Street (Cont'd)

Miss Janet Harris, Young Communist League of Canada, addressed Council and read from a brief outlining concerns about McDonald's Restaurants operation and the proposed development on East Hastings Street.

Mr. G. Weyman, a local area resident, stated he had no objection to the proposed development.

A resident of the 3400 Block East Pender Street, expressed concern about the potential hazard to children caused by increased traffic from the proposed restaurant.

MOVED by Ald. Rankin
THAT representatives of McDonald's restaurants of Western Canada Ltd., be requested to appear before the Planning and Development Committee to discuss the proposed restaurant development at 3450 East Hastings Street.

- LOST

(Ald. Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed.)

No further action was taken.

3. Views from Bridges

On August 1, 1978, Council deferred consideration of the report of the Standing Committee on Planning and Development dated July 18, 1978, on Views from Bridges, pending the hearing of delegations.

The following addressed Council on this matter:

Mrs. L. Jarvis, Community Arts Council, read from a previously circulated brief which stated in summary that the Community Arts Council supported the following recommendations of the Committee:

A. THAT no building adjacent to the south end of Granville Bridge be permitted above bridge deck level.

B. THAT the "Guidelines for the proposed 10B building flanking Granville Bridge" submitted by the Director of Planning be approved.

C. THAT pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

The Community Arts Council also supported the following recommendation of the Director of Planning:

"THAT a visual analysis be required, with the submission of development permit applications, illustrating the impact on existing views from Granville and Burrard Bridges, for any buildings that are proposed to rise above the level of the nearest bridge deck, within the area illustrated on Fig. 11 of the Manager's report dated July 5, 1978 for the consideration of the Development Permit Board. In the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration."

Mr. Fairbrother concurred with Mrs. Jarvis' comments.

Cont'd.....

DELEGATIONS (Cont'd)

Views from Bridges (Cont'd)

Mr. Podovinikoff, Chief Executive Officer, B.C. Central Credit Union, read from a brief previously circulated which expressed grave concern that decisions may be made at this point in time relative to building heights in Area 10A. The B.C. Central Credit Union requested that Council permit adequate time for a comprehensive visual analysis of the impact of the proposed housing components on the area.

Mr. D. Hickley, Assistant Director of Planning, and Mr. E.D. Sutcliffe, False Creek Project Manager, also addressed Council on this matter.

MOVED by Ald. Rankin

THAT

a) - no building adjacent to the south end of Granville Bridge be permitted above bridge deck level;

b) - the "Guidelines for the proposed 10B building flanking Granville Bridge" stated on page 11 of the Manager's report dated July 5, 1978, be approved;

c) - in the event that a substantial difference of opinion arises between the applicant and the Development Permit Board from approvals given by Council in adopted Area Development Plans, the matter may be referred to Council for consideration.

d) - pending the adoption of the City-wide view policies and guidelines, a similar view impact analysis be required for development permit applications for high buildings around other bridges within the City.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil

THAT the Director of Planning, in association with the B.C. Central Credit Union and the False Creek Development Group, carry out a visual analysis of the proposed buildings in Areas 10A and 6, Phase II, and the effect such buildings could have on the views from Granville and Burrard bridges, and report back.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson

THAT this matter be referred back to the Planning and Development Committee for further consideration.

- LOST

(Ald. Bellamy, Ford, Puil, Rankin and the Mayor opposed)

The motion to refer having Lost, the motion by Alderman Puil was put and Carried Unanimously.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters (Cont'd)

Employee Assistance Program
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Gerard and the Mayor opposed)

- - - - -

The Council recessed at 3:50 p.m., and reconvened at 4:10 p.m.

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(August 11, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. City-owned Land in Area "A", Champlain Heights N/S of 58th Avenue, East of Kerr Road.
Cl. 2. Rental Review - Larwill Park, bounded by Dunsmuir, Beatty, Georgia and Cambie Streets.
Cl. 3. Consent of Assignment of Lease - 1572 West 4th Avenue.

City-owned Land in Area "A", Champlain Heights, N/S of 58th Avenue, East of Kerr Road
(Clause 1)

Council noted a delegation request from Mr. J. Scholefield, on this matter.

MOVED by Ald. Puil
THAT consideration of this matter be deferred to the next meeting of Council, pending the hearing of a delegation from Mr. John Scholefield.

- CARRIED UNANIMOUSLY

Clauses 2 and 3.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(August 8, 1978)

Regulation of Shopping Hours

MOVED by Ald. Rankin
THAT the following recommendations of the Acting Director of Permits and Licenses, contained in this report, be approved:

A. The Shops Closing By-law be amended to allow Barber Shops to remain open Monday to Saturday inclusive and be allowed to open Thursday and Friday evenings until 9:00 p.m.

B. Council seek an amendment to Section 279A (7) of the Charter which would permit Council to regulate which of the statutory holidays that shopping may be allowed and to differentiate between what types of business, areas and locations, as to hours of opening or closing.

C. Council request an amendment to Section 279A (2) of the Charter so that the last sentence reads:

"Such By-law may classify shops and may differentiate between classes, areas and location as to hours and days for opening or closing."

FURTHER THAT with respect to recommendation 'A' the Director of Permits and Licenses be instructed that when the amending by-law is prepared, it be forwarded to the appropriate associations and unions for information.

- CARRIED UNANIMOUSLY

(Alderman Puil opposed to recommendation 'B')

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Rankin
THAT the following items be deferred, pending further discussion between the Mayor and the Acting Director of Permits and Licenses:

D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:

(i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays:

(ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays:

E. If D(i) and/or D(ii) above is accepted, Council may wish to specify on which Statutory Holidays the closing requirements should be enforced.

F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown and Robsonstrasse?

- CARRIED UNANIMOUSLY

C. Manager's Report
(August 8, 1978)

Liaison with the P.N.E.

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

During consideration of this report, Alderman Kennedy requested that the City Engineer report to the Transportation Committee on the traffic implications of the proposed expansion plans of the P.N.E. The Mayor so directed.

D. Manager's Report
(August 3, 1978)

Police Employee Parking on Parcels C & D Strathcona - Proposed Amendment to Temporary Parking Provisions of the Zoning and Development By-law.

MOVED by Ald. Kennedy
THAT recommendation A of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Gerard, Puil and Rankin opposed)

MOVED by Ald. Kennedy
THAT recommendation B of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. City Manager's Report
(August 10, 1978)

Champlain Heights - Enclave 1

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Community Services
(July 27, 1978)

The Council considered this report which contains ten clauses, identified as follows:

Cl. 1. Soft Rock Cafe, 1921 West 4th Avenue. Noise Complaints.
Cl. 2. Fire By-law Upgrading - Hotel Vancouver - Progress Report.
Cl. 3. Liquor Permit Application - 870 Denman Street, Development Permit Application No. 80287.
Cl. 4. Liquor Permit Application - 2352-58 West 41st Avenue, Development Permit Application No. 81180.
Cl. 5. Liquor Permit Application - 610 Jervis Street. Development Permit Application No. 80593
Cl. 6. Liquor Permit Application - Lots 9 & 10 Granville Island. False Creek - Development Permit Application No. 81119.
Cl. 7. Liquor Permit Application - 3204 West Broadway Development Permit Application No. 81273.
Cl. 8. Liquor Permit Application - 1724 Davie Street, Development Permit Application No. 80902.
Cl. 9. Handicapped Resource Centre - Request for Land.
Cl.10. Downtown Community Workers re Chronic Alcoholics.

Clauses 1, 3 - 8 and 10 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 3,4,5,6,7,8 and 10, be approved.

- CARRIED UNANIMOUSLY

Fire By-law Upgrading -
Hotel Vancouver - Progress Report
(Clause 2)

During consideration of this clause, Council noted a letter from Mr. A. H. Hart, Q.C., Senior Vice-President of Canadian National, advising on the progress of the Hotel Vancouver fire protection, detection and control program. Mr. Hart stated that Canadian National did not believe that funds will be well spent on sprinkling the Main Floor, the Main Mezzanine Floor, the First or Convention Floor and the First Mezzanine Floor, and asked that arrangements be made for this area to tie into the building alarm system. He also requested that the requirements for installation of stair-well screens around the grand staircase and for the cutting of new stair-wells and other structural details be deleted. The letter invited City Council Members to visit the Hotel in the near future.

Council also noted a memorandum dated July 11, 1978, from the Fire Chief, commenting on Mr. Hart's letter, and stated that correspondence on file indicates that satisfactory proposals have been made by Canadian National to the Fire Marshal, and after certain modifications,accepted by both parties.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Community Services
(July 27, 1978) (Cont'd)

Fire By-law Upgrading -
Hotel Vancouver (Cont'd)

MOVED by Ald. Kennedy
THAT Council accept the invitation from Canadian National to visit the Hotel Vancouver for an 'on site' discussion of its Fire By-law upgrading.

- LOST

(Ald. Bellamy, Ford, Gibson, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Gibson
THAT the Resident Director of Canadian National be requested to appear before the Standing Committee on Community Services when the next progress report on Fire By-law upgrading for the Hotel Vancouver is before it.

- CARRIED UNANIMOUSLY

Handicapped Resource Centre
Request for Land
(Clause 9)

When considering this clause, Council noted a letter from the Supervisor of Properties on behalf of the Property Endowment Fund Board. The letter indicated that the Board endorsed the proposed lease but recommended that it be subject to the Handicapped Resource Centre being granted a development permit.

MOVED by Ald. Rankin
THAT the recommendation of the Committee be amended and then approved as follows:

'THAT the Handicapped Resource Centre enter a 60-year prepaid lease with the City for the sum of $30,000 to develop a non-profit group home for handicapped at Lots 6 and 7, Block "B", District Lot 37, on the south side of Cheyenne Street, subject to the existing G.V.R.D sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties, and subject to the Handicapped Resource Centre being granted a development permit.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment

II. Report of Standing Committee on Planning and Development (July 27, 1978)

The Council considered this report, which contains three clauses, identified as follows:

Cl. 1. Monthly Status of Rezoning Applications.
Cl. 2. Shaughnessy Heights Property Owners' Association - Planning Study.
Cl. 3. Public Competition for "Ideas and Concepts" - Park at Burrard/Dunsmuir.

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Planning & Development (Cont'd)

Clauses 1 and 2.

MOVED by Ald. Gibson
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Public Competition for "Ideas and Concepts" for a park at Burrard/Dunsmuir (Clause 3)

MOVED by Ald. Gibson
THAT recommendations "A" to "E" of the Committee be approved.

- LOST

(Ald. Bellamy, Ford, Gerard, Kennedy, Puil and the Mayor opposed.)

MOVED by Ald. Gibson
THAT recommendations "F" and "G" of the Committee be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Finance and Administration (July 27, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Britannia Community Services Society - 1978 Operating Budget.
Cl. 2. Police Compound Attendants.
Cl. 3. Civic Theatres Revenue and Expenditures.

Clauses 1, 2 and 3.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Transportation (July 27, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Parking Lot Directional Signs in Downtown Vancouver.
Cl. 2. Summary of Downtown Pedestrian Surveys.

Clauses 1 and 2.

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

V. Report of Standing Committee on Community Services (August 3, 1978) R*

The Council considered this report which contains eleven clauses, identified as follows:

Cl. 1. Advertising for Voters' List Canvass.
Cl. 2. Implications of R.R.A.P. Funding on Low Cost Rental Housing.
Cl. 3. Montessori Day Care Centre - Request for Land.
Cl. 4. Hildon Hotel, 50 West Cordova Street; failure to comply with the Lodging House By-law.
Cl. 5. Senator Hotel, 1212 Granville Street; failure to comply with the Lodging House By-law.
Cl. 6. Wonder Rooms, 50 East Cordova Street; compliance with the Standards of Maintenance By-law.
Cl. 7. Control of Sale of Rubbing Alcohol.
Cl. 8. Dial-a-Dietitian Service - Grant Request.
Cl. 9. Development Permit - Dock Restaurant Ltd., CNR Pier, North Foot of Main Street.
Cl.10. Lifeguarding on Wreck Beach.
Cl.11. Extension of Hours for "Pubs" within Beer Parlours.

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Montessori Day Care Centre - Request for Land (Clause 3)

MOVED by Ald. Kennedy
THAT consideration of this clause be deferred, pending a report from the Director of Social Planning on recurring complaints from citizens in the area on the proliferation of community uses.

- CARRIED

(Ald. Rankin opposed)

Hildon Hotel, 50 West Cordova Street Failure to comply with the Lodging House By-law. (Clause 4)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy
THAT consideration of this clause be deferred and that a representative of the owners be requested to appear before Council to discuss this matter.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Puil, Rankin and the Mayor opposed)

The motion to defer having Lost, the motion by Alderman Rankin was put and Carried Unanimously

STANDING COMMITTEE REPORTS (Cont'd)

Community Services (Cont'd)

Clauses 5, 6 and 7.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Dial-a-Dietitian Service
Grant Request
(Clause 8)

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Development Permit - Dock
Restaurant Ltd., North Foot
of Main Street.
(Clause 9)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Lifeguarding on Wreck Beach
(Clause 10)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Gerard, Kennedy and Puil opposed)

Extension of Hours for "Pubs"
within Beer Parlours
(Clause 11)

MOVED by Ald.Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Planning and Development
(August 3, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)
Cl. 2. Downtown-Eastside NIP/RRAP Status Report.
Cl. 3. Composition of the Oppenheimer Area Planning Committee.

Clauses 1, 2 and 3.

MOVED by Ald. Gibson
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

VII. Report of Standing Committee on Finance and Administration (August 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Visit of Delegation from Sister City Yokohama, Japan - August 14 - 21, 1978.
Cl. 2. Senior Staff Organization - Vancouver Public Library

MOVED by Ald. Kennedy
THAT clause 1 be received for information and the recommendations of the Committee, as contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. Traffic Restrictions on Robson Street

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT WHEREAS Council has resolved that the short section of Robson Street between Howe and Hornby be closed to all traffic except buses;

AND WHEREAS this has proved to be an unnecessarily severe restriction causing confusion and congestion on adjoining streets for several blocks around;

AND WHEREAS all public service vehicles have to manoeuvre around this obstruction causing delay, extra costs and pollution in other streets;

AND WHEREAS taxis have to charge customers for extra mileage as a result of the Robson Street restriction, then

BE IT RESOLVED THAT

- the constraints on public service vehicles, and
- the ban on taxi traffic in this part of Robson Street

be withdrawn forthwith.

(Notice)

NOTICE OF MOTION (Cont'd)

2. Increase in Bus Fares

MOVED by Ald. Rankin

THAT WHEREAS Robert Bonner has announced a transit fare increase of 42% which is the second increase in less than two years, while transit service has been cut back;

AND WHEREAS a fare increase will reduce ridership which will result in further service cutbacks and denser traffic;

AND WHEREAS neither B.C. Hydro nor the Provincial Government have consulted either with Vancouver citizens or with City Council on the fare increase;

THEREFORE BE IT RESOLVED THAT

- City Council strenuously oppose the fare increase;
- City Council send a delegation of Council Members to meet with the Cabinet before September 5th and strenuously oppose the fare increase; and
- City Council set up a well-advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

(Notice)

The Council adjourned at 5:10 p.m.

The foregoing are Minutes of the Regular Council Meeting of August 15, 1978, adopted by Council on August 29, 1978.

MAYOR

CITY CLERK

MANAGER'S OFFICE

August 11th, 1978

TO: Vancouver City Council

SUBJECT: Rapid Transit Study

CLASSIFICATION: Recommendation

The City Manager submits the attached reports on the GVRD's LRT Study from:

- the City Engineer
- the Director of Planning
- the Director of Finance

The three reports have not been co-ordinated by the City Manager, and do not contain any recommendation from the Manager. This was regarded as inappropriate in view of the City Manager's role as Chairman of the Staff Committee which is making recommendations to the GVRD Board.

At this point, Council may wish to consider the comments as submitted for discussion purposes. The Department Heads will be present in Council to explain their views.

Following the discussion on August 15th, Council could ask the three Departments to submit one joint report to Council on August 29th. This would contain joint recommendations on the position that might be taken by the City's GVRD Directors on August 30th, regarding the recommendations before the Board and specifically regarding the further work of the GVRD Study Team.

The City Manager RECOMMENDS that Council request such a joint report.

FOR ADOPTION SEE PAGE(S) 699

SUPPORTS U/B-2

CC 62-MLH-75

MANAGER'S REPORT

DATE August 9, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Phase II - City Initiatives re Prostitution

CLASSIFICATION: RECOMMENDATION

The Chief Constable and the Director of Social Planning report:

On July 25th, 1978, City Council received a report from the Vancouver Police Department dealing with prostitution in the downtown core of Vancouver. The report described three phases of police activity in trying to deal with this problem:

Phase I

Concentrated Police efforts to control the annoyances created by vehicular traffic by enforcement of existing law, e.g. Motor Vehicle Act Regulations re obstruction, squealing tires and horn blowing. The Traffic Division has deployed units to supplement patrol units in enforcing these regulations during the late evening and early morning hours.

The Davie Street beat has been augmented with two members of the School Liaison office and members at 52 Water Street. These additional members will be concentrating their efforts, in concert with the Department of Human Resources, on juveniles involved in prostitution and those potentially vulnerable in this regard.

Morality and Immigration are working together in an attempt to remove alien prostitutes.

City Council at its meeting on July 25th, 1978 concurred with the proposals set forth by the Police for Phase I.

Phase II

Phase II deals with those environmental factors which are contributing to the problem - liquor outlets, all-night cafes, clubs and convenience stores. It was suggested:

1) that the liquor store at Bute and Davie Streets either be removed or that the closing hour be 6:00 p.m.

2) that the hours of operation of the various clubs, cafes and convenience stores be curtailed to a common closing time (suggested) of 0200 hours.

The effect of this phase, if implemented, would be to make the social and environmental factors more conducive to normality both in regard to traffic and street prostitution.

A combined report from Social Planning and Police was suggested to examine the feasibility of the Phase II proposals.

Phase III

Phase III called for changes in legislation. During Council discussion on the matter July 25th, 1978, Alderman Rankin agreed to defer Council resolutions pertaining to Phase II until Council meeting of August 15th, 1978, awaiting the joint report from Social Planning and Police Departments on the feasibility of the proposals outlined in Phase II.

The following report deals with the Phase II proposals:

After discussions and a review of police reports on the Phase II proposals, Police and Social Planning officials are of the opinion that prostitution and related traffic and noise problems are primarily a street phenomenon. There appears to be an incidental relationship between prostitution and the hours of operation and management of the liquor store, clubs, cafes and convenience stores.

2...

Liquor Store, Davie and Bute

This store is open from 10 a.m. to 6 p.m. each day except Friday when it remains open til 9 p.m.

The store services approximately 1200 customers per day. The heaviest hours of sales are between 11:30 a.m. and 1:30 p.m. and between 4 p.m. and 6 p.m. The primary concern with the liquor store is the traffic problem it presents. There is no parking related to the liquor store and the police report states that store patrons virtually abandon their cars in the roadway and lane. This combined with jay-walking is disruptive to normal traffic flow.

Since the liquor store is a provincial building the normal development permit process including parking requirements do not apply.

The Social Planning Department conducted a survey of the customers of this particular liquor outlet. The survey was carried out during opening hours on August 3,4 & 5, 1978. Every 10th customer was interviewed. The purpose of the survey was to ascertain:

a) whether customers worked or lived in the West End
b) did they drive or walk to the liquor outlet
c) how far did they travel to reach the liquor outlet
d) if driving, where did they park

The survey covered 420 people. 304 (70%)of the patrons lived or worked in the area, 256 (60%) of the patrons walked to the liquor store; 124 (30%) of the patrons drove to the liquor store and 81 (19%) parked illegally in the lane.

The surveyor made the following observations:

1) during the three days of the survey, street people ie, prostitutes, drunks, were not visible.

2) double parking and illegal lane parking are a recognizable problem however not all these persons are going to the liquor store. Many customers are also going to the Produce store in the area.

3) the liquor store was quiet Friday night with no change in the types of customers.

4) beer was available from 2 p.m. to 5 p.m. on Saturday August 5. This obviously created more customers, however traffic in the area was not noticeably affected.

In summary the area does have a traffic problem however it cannot be blamed on the liquor outlet. In addition the liquor outlet does not appear to be a haven for street people.

Clubs, Cafes and Convenience Stores

In the downtown area there are 9 businesses which are open 24 hours a day and 34 which are open until 2,3, or 4 a.m. in the morning. This includes Davie, Denman, Robson, Thurlow, Burrard, Granville, Hornby and Seymour Streets. The Vancouver Police Department reports that the majority of these stores and cafes are well managed and have little effect on the street life of the area.

In considering whether the store closing hours should be changed the following points have been considered:

1. There are numerous persons who work shift work and find a 24 hour convenience store or cafe a benefit.

2. The restaurants and clubs are utilized by a variety of citizens who enjoy late night spots for entertainment.

3. The West End particularly has people living in isolated apartments who find late night clubs a source of social contact.

4. Random closure of Downtown establishments would only move the traffic to other parts of the City.

There have been occasions where police have found businesses to be poorly managed in that they tolerate table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour. To deal with these establishments, it is suggested that the following steps be taken:

A. The Vancouver Police Department Youth Care from 52 Water Street continue its surveillance of the operations of the downtown core.

B. Those operations whose management encourages or tolerates table hopping, loitering of juveniles, drug exchanges and other undesirable behaviour should be reported on and brought before Community Services Committee of Council to show cause why their business license should not be suspended. This procedure will be initiated by the Social Planning Department in conjunction with the Vancouver Police Department. It would include a warning by the Vancouver Police Department and then a report brought to the Community Services Committee by the Social Planning Department.

The Director of Social Planning RECOMMENDS that:

C. The traffic situation in the vicinity of Bute and Davie be investigated by the Engineering Department of the City of Vancouver for report back to City Council at an early date.

D. Those businesses whose management is deemed to be unsatisfactory be reported on to Community Services Committee jointly by Police and Social Planning Departments and owners be requested to show cause why their business license should not be suspended.

E. The store hours in the downtown core remain as is.

The City Manager RECOMMENDS that the above Recommendations "A" to "E" be approved.

FOR ADOPTION SEE PAGE(S) 703

A-1

MANAGER'S REPORT, AUGUST 11, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council Policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Supply and Delivery of Stainless Steel Mesh
Supply and Service of Chemical Toilets
Lead Acid Storage Batteries
Supply of Reflective Sheeting
Waterworks Gate Valves
Supply of Propane Gas and Storage Tanks
Traffic Signal Equipment
Waterworks Brass and Screwed Brass Fittings
Supply of Traffic Signal Equipment
Street lighting Mast Arms (For Steel POles)
Supply and Delivery of Sewer and Waterworks Grey Iron Castings
Supply of Steel Poles
Tires and Tubes
Automobiles (1)
Cast Iron or Ductile Iron Waterworks Fittings and Hydrants
Supply of Communication Cable

Copies of the details of the Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION

FOR ADOPTION SEE PAGE(S) 705

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Amendment to Schedule B (Required Parking Spaces) Zoning and Development By-law No. 3575

The Director of Planning reports as follows:

"Council at its meeting of September 27, 1977, referred the consideration of an amendment to Schedule B which would require parking for one and two dwelling units over commercial space to a Public Hearing.

Background

The original intent and consideration of this proposed amendment is included in the City Manager's Report which is dated September 23, 1977. This report is attached as Appendix A.

Analysis

Before setting a Public Hearing Date, the Director of Planning undertook to review the number of properties which might be affected by this proposed amendment and considered the possibilities of contacting the affected commercial property owners. Additional analysis of the proposed amendment was also undertaken and it was established that some significant negative impacts would result were the proposed amendment pursued. The proposed amendment is now considered to be inappropriate.

It is apparent that on lots smaller than 42 feet (12.802 m) in width the amendment may eliminate the possibility of residential uses in conjunction with commercial uses since the additional off-street parking spaces could not readily be provided on smaller lots. From the information which we have it would appear that approximately fifty percent (50%) of commercially zoned properties are less than 42 feet (12.802 m) in width:

	Less than 33 ft. (10.058 m)	33ft. (10.068 m) to 33.99ft. (12.189 m)	40ft. (12.192 m) to 49.99 ft. (15.237 m)	50ft (15.240 m) and over	Total
No. of Properties	600	802	360	1,370	3,132
Percentage	19%	25.6%	11.4%	44%	100%

Subsequent to the referral of this proposed amendment to a Public Hearing, a Task Force comprised of both Planning and Engineering Department staff has been established to review a number of perceived deficiencies regarding residential, commercial and industrial off-street parking and loading requirements/standards as presently established under Zoning and Development By-Law No. 3575. It is likely that some changes may be initiated which will affect commercial properties and it is felt that such proposals should be comprehensively developed and discussed with both the affected property owners and Council.

RECOMMENDATION: The Director of Planning recommends that the application to amend Zoning and Development By-Law No. 3575 to require provision of off-street parking spaces for one or two dwelling units developed over commercial space be withdrawn, noting that a comprehensive review of off-street parking and loading requirements/standards is being undertaken by a Task Force and the amendment as presently proposed would have some significant negative impacts upon redevelopment possibilities on smaller commercially zoned lots."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Exterior Alterations to Heritage Building: B.C. Permanent Loan Building, 330 West Pender, D.P.A. No. 81457

The Director of Planning reports as follows:

"In March, 1976, Council designated the B.C. Permanent Loan Building as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit Application has been made for alterations to the building which would include replacement of the front door, replacement of glass in front windows, and construction of a new rear fire escape.

The Director of Planning approved the Development Permit Application on July 24, 1978, subject to approval by City Council after receiving advice from the Heritage Advisory Committee.

During their summer break the Heritage Advisory Committee has arranged for minor items of this kind to be reviewed by one member, Mr. Richard Henriquez, with the rest of the Committee polled by telephone. This process was followed in the case of this permit application and the Committee now recommends approval.

The Director of Planning recommends that Council approve the alterations to the B.C. Permanent Loan Building as described in Development Permit Application #81457.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Exterior Alterations to Heritage Building: First Baptist Church, 969 Burrard Street. Building Permit Application job No. 1980

The Director of Planning reports as follows:

"In December, 1976 Council designated the First Baptist Church as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Building Permit Application has been made for construction of a new fire exit as required by the Fire Marshal.

The Building Department approves this application.

During their summer break the Heritage Advisory Committee has arranged for minor items of this kind to be reviewed by one member, Mr. Richard Henriquez, with the rest of the Committee polled by telephone. This process was followed in the case of this permit application and the Committee now recommends approval.

The Director of Planning recommends that Council approve the alterations to the First Baptist Church as described in Building Permit application job #1980."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. Riley Park Neighbourhood Improvement Program
Six-Month Progress Report No. 2

The Director of Planning reports as follows:

INTRODUCTION:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is a requirement of C.M.H.C. that progress reports on N.I.P. Implementation be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled over up to five six-month intervals between August, 1977 and January, 1980 for which Administration funding is Appropriated. This report covers progress through the second six-month interval to 31 July, 1978.

PROGRESS ON PROJECTS:

Attached as Appendix I to this report is a summary outline of the status of all works by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the amounts allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

The focus of staff activity during this six-month interval has been on:

- project implementation of highly visible improvements especially to Schools, Parks and the Main Street commercial area;
- early project development where large N.I.P. investment and/or complex arrangements/agreements are required, including the Recreation Complex Additions, Neighbourhood House/Youth Centre, Library and Community Vans;
- analysis of emerging planning issues as per the N.I.P. Terms of Reference, including Professional Baseball in Bailey Stadium, proposed closure of 23rd Avenue at Tupper School, the Quebec St. Townhouses Proposal and other pending new developments; and
- continuing promotion and processing of R.R.A.P. applications.

The motivation for work during this six-months has been to get visible projects on the ground as a stimulus for private sector investment in neighbourhood improvement; to start work early on projects that will be time consuming to complete; and, to provide City Council with information about area conditions and opinions relative to local issues from active citizens and staff that are "in the field".

Local resident volunteer activity has grown in volume, scope and sophistication during this six-month period. Citizens' activities have included:

- continued strong participation on a weekly basis in N.I.P. implementation discussions;
- special commitments to design and work teams for Main Street Beautification, Recreation Complex Additions, Fieldhouses Renovation and Bailey Stadium;
- local improvement petitioning for upgrading of streets;
- assisting staff in planning events such as design-ins, information meetings, projects publicity, etc.;
- close work with police on specific police problems;
- formation of a Neighbourhood House Society which is working on many programs to meet local social and recreation needs;
- initiation of programs to deal with youth unemployment; and
- developing indigenous community leadership and organizational skills.

Cont'd.

Clause 4 Cont'd

Several major N.I.P. projects are pending for which a strategy for implementation is being developed based on Council comments at the time of Approval of the N.I.P. Concept Plan. These include:

A. Neighbourhood House/Youth Centre - The combination of these facilities is being considered as a means of minimizing operating costs while providing the community service. The recently formed Neighbourhood House Society is also attempting to develop operations arrangements that would not depend on a major City financial commitment to open the facility. These proposals for implementation will be reported to Council in late-1978.

B. Storefront Library - The Citizens' Planning Committee has presented its ideas for this project to the Vancouver Library Board who have approved the project in principle subject to City Council consideration of the Board's upcoming budgets. Implementation of this project will depend upon the outcome of these budget considerations.

C. Riley Park Recreation Complex Additions - Preliminary design of the Additions is completed. This project is proposed for shared capital funding that has been committed as follows:
   - funds are formally earmarked in the Park Board's Supplementary Capital Allocation for 1978;
   - N.I.P. funds are earmarked in principle subject to Council Appropriation when other funding is secured; and
   - application for funding from the Provincial Recreation Facilities Grant Program has been made by the City and an announcement on this funding is expected shortly.

   Upon receipt of the Provincial commitment the total project will be reported to City Council for approval of design and N.I.P. Appropriation.

FUNDING COMMITMENTS:

At the time of the N.I.P. Progress Report #1 (February, 1978), N.I.P. Appropriations had been achieved in the amount of $118,290.00. At the present time Appropriations have been achieved totalling some $586,000.00. In addition, the initiatives of local residents to deal with local social problems have led to a commitment of over $75,000.00 and a pending commitment of a further $100,000.00 in programming grants from sources other than the City of Vancouver. Various agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

OBSERVATIONS ON IMPACTS TO DATE:

Overall, the work to date has begun to have a clear positive impact on the physical and social environment of Riley Park. Longstanding physical inadequacies in parks, schools and public space are being resolved. The degree of cooperation among local people and groups has increased substantially as evidenced by increases in volunteerism for community service and the number of programs that are now jointly sponsored and run by several or all local organizations.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on schedule.

RECOMMENDATION:

The Director of Planning submits the foregoing Progess Report for the information of City Council and recommends:

> THAT City Council submit this Riley Park N.I.P. Six-Month Progress Report #2 to the Federal and Provincial Governments for Information.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Outdoor Uses on Commercially Zoned Lands

The Director of Planning reports as follows:

"For many years in all Commercial District Schedules of Zoning and Development By-law No. 3575, it was required, as a condition of use, that 'every business or undertaking shall be conducted wholly within a completely enclosed building except for parking and loading facilities, a gasoline service station, subject to the provisions of Section 11.10 of this By-Law'. Section 11.10 prescribes specific conditions for development of a gasoline service station.

Approximately six years ago the C-5 Commercial District Schedule was amended to permit outdoor restaurants. It was then the intention to pursue a similar amendment in the remaining Commercial District Schedules which would permit outdoor restaurants and the display of ancillary flowers and plants. Due to other priorities, these amendments were not proceeded with.

In 1975 and 1976 several new District Schedules were enacted (including the C-2B, C-2C, C-2C1, HA-1, and HA-2 District Schedules and also CD-1 By-Law No. 5016 applicable to Cedar Cottage) which did permit outdoor restaurant facilities and the display of flowers and small plants. Amendments to the remaining Commercial District Schedules to incorporate this provision were not undertaken at the same time and it is desirable to amend the Zoning and Development By-law to permit such outdoor uses in appropriate District Schedules.

It is also felt to be desirable to permit the outdoor, on-site display of other goods, subject to approval by the Director of Planning. The outdoor display (but not storage) of various other retail goods could assist in creating exciting, pedestrian-oriented commercial areas. Conditional approval is felt to be warranted to ensure that the location and types of display do not adversely affect the adjoining properties.

In the Downtown and West End Districts, where all uses are conditional, the Official Development Plans allow for certain outdoor uses and no amendment is required. Since it is impractical for many industrial uses to be conducted within a totally enclosed building, this requirement does not appear in the Industrial Zones. A provision which will allow the outdoor display of various retail goods and will permit outdoor parking, loading and restaurant use is desirable and considered compatible in the various commercial districts, the Cedar Cottage CD-1 area, the Downtown Eastside CD-1 area and the Chinatown and Gastown Historic Areas. Amendments are required to effect this change.

It is therefore RECOMMENDED that:

A. The Director of Planning be instructed to make application to amend the C-1, C-2, C-2B, C-2C, C-2C1, C-3A and HA-1 and HA-2 Districts in Zoning and Development By-law No. 3575 and CD-1 By-laws Nos. 4917 and 5016 (being the Downtown Eastside and Cedar Cottage areas respectively) to permit outdoor parking and loading facilities, gasoline service stations subject to Section 11.10, restaurants and the display of flowers, plants, fruits and vegetables and also permit, with approval by the Director of Planning, the outdoor display of other retail goods.

B. This application be referred direct to a Public Hearing"

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Fourplexes Survey

On May 30, 1978, City Council passed the following motions:

1) "That the City Manager explore the advisability of the City revising its By-laws to put more control on the design of single family dwellings."

2) "That the City Manager undertake a survey of a sample of recently constructed pseudo duplexes within the City to find out how they are occupied, for report to Council."

The Acting Director of Permits and Licenses reports as follows:

"The following recently built pseudo duplexes have been inspected to determine the number of dwelling units being housed:

ADDRESS	LEGAL OCCUPANCY	ACTUAL OCCUPANCY, or STAGE OF CONSTRUCTION
127-129 W. 11th Ave.	2 dwelling units	4 dwelling units
126-128 W. 12th Ave.	2 dwelling units	4 dwelling units
312-314 W. 16th Ave.	2 dwelling units	4 dwelling units
709-711 W. 68th Ave.	2 dwelling units	2 dwelling units
820-828 W. 68th Ave.	2 dwelling units	2 dwelling units
8416-8420 Shaughnessy	2 dwelling units	4 dwelling units
2206 W. 15th Ave.) 3125 Yew Street)	2 dwelling units	Vacant
2214-2216 W. 14th Ave.	2 dwelling units	Vacant
2255 W. 13th Ave.	2 dwelling units	Vacant
2353 W. 7th Ave.	2 dwelling units	Gyprocing
2195-2197 W. 13th Ave.	2 dwelling units	Framing
2546 W. 1st Ave.	2 dwelling units	Framing
2121-2125 W. 13th Ave	2 dwelling units	Framing
6969 W. 72nd Ave.	2 dwelling units	Vacant
1336-38 E.15th Ave.	2 dwelling units	2 dwelling units
1145-51 E. 14th Ave.	2 dwelling units	4 dwelling units (one vacant)
1014-18 E. 16th Ave.	2 dwelling units	3 dwelling units
1205-07 E. 14th Ave.	2 dwelling units	4 dwelling units
1125-29 E. 14th Ave.	2 dwelling units	4 dwelling units (Hardship pending)
3340-42 Dumfries	2 dwelling units	2 dwelling units
1569-71 E. 13th Ave.	2 dwelling units	2 dwelling units
2616-18 Clark Drive	2 dwelling units	2 dwelling units
1216-18 E. 15th Ave.	2 dwelling units	4 dwelling units (one vacant)
1037-39 E. 16th Ave.	2 dwelling units	2 dwelling units

Cont'd.

Clause 6 Cont'd.

Of the twenty-five (25) checked:

3 are at the construction framing stage
1 is being gyproced
4 are completed but vacant
17 are occupied.

Of the seventeen that are occupied nine were found to be illegally occupied as four-plexes. Letters have been sent to the owners requesting the use of the building be restored to a two family dwelling. Failure to comply with these requests will initiate normal enforcement action.

Revisions to either the Building or Zoning and Development By-law to prohibit the installation of summer kitchens, bar sinks in recreation rooms or the number of bathrooms in a building is considered too restrictive and not practical. It should be pointed out, however, that summer kitchens, recreation rooms, etc., are the precise areas that are converted into illegal living quarters.

The feasibility of having a covenant registered against the title of the land has been investigated but this would create additional cost and is not considered an improvement over the enforcement of the Zoning and Development By-law. The only effect this may have is that a prospective purchaser would have another source of knowing the approved use of the building.

The conversion to an illegal fourplex involves some construction work (partitions, plumbing, electrical) which is often carried out without permits. In cases where it can be proved that a contractor has been involved, the contractor could be asked to appear before Council to show cause why his business licence should not be suspended. In cases where the building was owned by a developer who authorized the changes, the developer could be asked to show cause. In many cases, neither action will be possible.

The Director of Planning advises that he has been concerned with this problem for several years and in December 1976, carried out a survey of Building Permits issued during the summer of 1976. Of the approximately 300 drawings approved for construction, additions, and/or alterations to one and two-family dwellings, slightly over 35% indicated that with a minor change, i.e. additional doors, sinks, etc., the basement could be converted to additional units. The Department of Legal Services advised him that, provided the application was for a one or two-family dwelling and was in compliance with the Zoning and Development By-law, there was no alternative but to issue the permit as no infraction of the Zoning and Development By-law occurred until the illegal suite was occupied, then becoming an enforcement problem.

The Director of Planning contacted Toronto, Winnipeg, Calgary, and neighbouring municipalities regarding the method of controlling illegal suites. He found this to be a common problem in all major urban areas and in all cases those contacted, stated that control is exercised through enforcement procedure.

RECOMMENDATION

The Acting Director of Permits and Licenses recommends:

(A) That the Acting Director of Permits and Licenses institute more frequent occupancy inspections for more rigid enforcement of the Zoning and Development By-law in certain types of buildings.

Cont'd.

Clause 6 Cont'd.

(B) That where a developer or contractor is found to be responsible for altering a building to an illegal use that the developer or contractor be requested to appear before Council to explain his actions and show cause as to why his license should not be suspended or revoked."

The City Manager notes that the survey has shown that Council's suspicion was justified. A substantial fraction of the units that are occupied are being used as illegal fourplexes. A similar survey conducted among "Vancouver Specials" in RS-1 areas would likely show an equally high incidence of illegal duplexes.

The City Manager does not expect recommendations (A) and (B) above to solve most of the problems. The best course would be to prevent the construction of "pseudo-duplexes" in the first case, but staff have not found a way to do this without imposing unreasonable controls on the design of all private residences.

The City Manager RECOMMENDS that recommendations (A) and (B) of the Acting Director of Permits and Licenses be approved.

FOR ADOPTION SEE PAGE(S) 705 & 706

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Smilin' Buddha Cabaret, 109 East Hastings Street

On November 29, 1977, Mr. Macey, solicitor for the owner of the Smilin' Buddha, Mr. Jir, appeared before Council to show cause why the license for the Cabaret should not be revoked because of poor management with respect to drunkeness of patrons and unsatisfactory conditions of the premises. Council deferred action on the matter until January 17, 1978 at which time another report was considered. The report from the Police and Health Departments at that time was more favourable and Council approved a recommendation that the matter be reviewed in six months.

The Acting Director of Permits and Licenses reports as follows:

"The following reports have been received from the Police and Health Departments regarding the Smilin' Buddha Cabaret:

Police Department

'Please be advised that the premises known as the SMILIN' BUDDHA CABARET have been checked continuously by the officers of District #2 and they report that Mr. Lashman, the owner of the cabaret, has attempted to run an orderly business. He has done some minor alterations and there have been no incidents of fights or drunks frequenting the cabaret. However, the officers have pointed out that the current beer strike has curtailed the amount of business being conducted at this location.

Therefore, it's the opinion of the District 2 officers that Mr. Lashman is living up to his agreement as stated before the City Council.'

Health Department

'Inspections carried out since January 9, 1978 have revealed the following:

- the premises has been painted and during the last inspection conducted June 16, 1978 the floor was being prepared for new carpets.
- the glasswashing machine and bar area have been found to be satisfactorily maintained.
- the public washrooms were found to be in need of improved maintenance during the last inspection and orders were given to correct this condition.

The overall aesthetic qualities of the premises have improved since January 1978.'

RECOMMENDATION

In view of the improvement shown in the operation of this cabaret the Acting Director of Permits and Licenses RECOMMENDS this report be received by Council with the understanding that a report will be submitted if further problems occur.

The City Manager RECOMMENDS the recommendation of the Acting Director of Permits and Licenses be approved.

FOR ADOPTION SEE PAGE(S) 706

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) June 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
June 1	Mercantile Bank of Canada	June 2/78	$ 2,500,530.82	$ 2,500,000.00	1	7.75
1	Vancouver City Savings Credit Union	June 5/78	2,001,753.42	2,000,000.00	4	8.00
1	Vancouver City Savings Credit Union	Sept.29/78	1,542,410.96	1,500,000.00	120	8.60
2	Bank of British Columbia	June 6/78	2,001,317.26	2,000,000.00	4	6.01
2	Bank of British Columbia	Sept.15/78	2,048,156.16	2,000,000.00	105	8.37
5	Vancouver City Savings Credit Union	Sept. 5/78	1,021,298.63	1,000,000.00	92	8.45
6	Toronto Dominion Bank	July 28/78	1,011,753.42	1,000,000.00	52	8.25
6	Vancouver City Savings Credit Union	Sept. 6/78	1,021,172.60	1,000,000.00	92	8.40
8	Mercantile Bank of Canada	Sept.18/78	1,023,390.14	1,000,000.00	102	8.37
13	Mercantile Bank of Canada	July 25/78	500,000.00	495,326.30	42	8.20
13	Mercantile Bank of Canada	Aug. 2/78	500,000.00	494,412.45	50	8.25
15	Canadian Imperial Bank of Commerce	Oct. 2/78	1,025,174.52	1,000,000.00	109	8.43
15	Toronto Dominion Bank	Aug. 1/78	2,526,590.41	2,500,000.00	47	8.26
19	Toronto Dominion Bank	June 22/78	500,297.95	500,000.00	3	7.25
20	Bank of Montreal	June 22/78	500,171.23	500,000.00	2	6.25
20	Royal Bank of Canada	June 21/78	1,500,246.58	1,500,000.00	1	6.00
21	Royal Bank of Canada	June 22/78	996,084.80	995,852.89	1	8.50
21	Toronto Dominion Bank	Aug. 1/78	1,513,479.45	1,500,000.00	41	8.00
21	Royal Bank of Canada	June 22/78	2,500,410.96	2,500,000.00	1	6.00
22	Canadian Imperial Bank of Commerce	June 23/78	1,978,834.12	1,978,373.40	1	8.50
22	Bank of Montreal	Sept.15/78	2,038,890.41	2,000,000.00	85	8.35
22	Toronto Dominion Bank	Aug. 14/78	1,517,642.47	1,500,000.00	53	8.10
22	Canadian Imperial Bank of Commerce	Aug. 15/78	1,000,000.00	988,057.23	54	8.17
26	Bank of Montreal	June 27/78	1,000,082.19	1,000,000.00	1	3.00
27	Banque Canadienne Nationale	Aug. 3/78	504,054.79	500,000.00	37	8.00
27	Vancouver City Savings Credit Union	Aug. 8/78	504,717.81	500,000.00	42	8.20
27	Vancouver City Savings Credit Union	Sept.15/78	2,037,041.10	2,000,000.00	80	8.45
28	Toronto Dominion Bank	July 14/78	1,998,780.07	1,992,273.80	16	7.45
29	Bank of Nova Scotia	Aug. 18/78	505,479.45	500,000.00	50	8.00
29	Bank of Nova Scotia	Sept.22/78	2,039,123.29	2,000,000.00	85	8.40
29	Banque Canadienne Nationale	Aug. 17/78	505,369.86	500,000.00	49	8.00
30	Bank of British Columbia	Oct. 13/78	3,072,924.66	3,000,000.00	105	8.45
			44,937,179.53	44,444,296.07		

Continued . . . .

Clause No. 1 Continued

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
June 1	City of Vancouver 8.50%	June 1/88	$ 54,580.96	100.00	$ 54,580.96	10/-	8.50
1	City of Vancouver 9.00%	June 1/93	48,289.04	100.00	48,289.04	15/-	9.00
1	City of Vancouver 9.00%	June 1/93	1,069,297.21	100.00	1,069,297.21	15/-	9.00
15	City of Vancouver 8.00%	Apr. 2/93	25,000.00	86.50	21,625.00	14/10	9.75
27	City of Vancouver 6.25%	Apr.15/80	2,000.00	95.82	1,916.40	1/10	8.80
			$1,199,167.21		$1,195,708.61		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$62,227,451.30	$60,812,872.18

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

2. Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1978

The Director of Finance reports as follows:

"The following report on the review and status of the City's 1978 operating budget revenues and expenditures as at June 30, 1978 is, in accordance with Council's instructions, submitted for Council's approval and information as necessary. A copy of the monthly statement of revenues and expenditures is on file with the City Clerk and may be examined in detail by members of Council.

In this review, the 1978 annual estimates are reviewed in light of the experience to date, and where significant variations between estimates and actual, as projected to the year end, are indicated, the budget appropriations are adjusted. The net of revenue and expenditure adjustments is then transferred to Current Surplus (Deficit) on Revenue Account.

Revenue Variations

The estimates of revenues are revised as follows to reflect the revised forecast of revenues for the 1978 fiscal year to December 31, 1978.

Continued . . . .

Clause No. 2 Continued

Source of Revenue	1978 Estimate $	1978 Revised Estimate $	Increase or (Reduction) $
Grants in lieu of taxes			
Comprised of the following:			
Receipts in lieu of taxes			
B.C. Telephone Co.	707,475	745,104	37,629
Vancouver Cablevision	96,000	109,127	13,127

These revenues to the City are calculated as a percentage of the payors' prior years revenues, which were higher than originally estimated.

Tax Grants-Federal Properties			
Crown Dominion Properties	1,185,536	1,446,294	260,758
Canadian Broadcasting Corp.	540,160	512,860	(27,300)
Teleglobe Canada	26,940	21,066	(5,874)
Tax Grants Federal Housing Schemes			
C.M.H.C. Housing Projects	1,418,768	1,330,742	(88,026)

With the new Assessment Legislation, taxes payable for individual properties have experienced increases or reductions in excess of the average tax increase. The foregoing changes in tax grants-Federal properties, including Federal housing schemes, reflect the assessment changes.

Tax Grants Provincial Properties			
Insurance Corporation of B.C.	270,250	300,441	30,191
B.C. Liquor Administration Branch	153,930	201,094	47,164
Workers Compensation Board	-0-	114,742	114,742

The foregoing increases in tax grants on the L.A.B. & I.C.B.C. properties result from an increase in the assessed value arising out of the new Assessment legislation. The change in the taxable status of the Workers Compensation Board properties from taxable to exempt resulted in an increase in tax grants. The reduction in property taxes is already reflected in the General Property Tax Revenue.

Service and Inspection Fees and Licenses

The value of building permits issued to the end of June is about 79% of the comparable figures for 1977. A preliminary review of revenues from building permits and inspection fees suggests that the revenue estimates from these sources may have to be reduced. However, no action will be taken on this until the September Review, when more information will be available.

Net Increase in Revenue $ 382,411

Expenditure Variations

Sundry Rental Disbursements

Harbour Park Properties $ 148,618

The City is leasing the Harbour Park Properties from the National Harbours Board and is responsible for paying both the annual rent on the property and the annual property taxes which, for 1978, amount to $69,166 and $79,452 respectively, totalling $148,618, which was omitted from the 1978 budget.

Continued . . . . .

Clause No. 2 Continued

Public Library $ 48,228

The Public Libraries 1978 budget submission omitted to include five staff positions in the cataloguing division previously approved by Council for a 1978 total of $48,228 including fringe benefits.

Health Department

Pine Street Clinic, Youth Health Services $ 2,776

To adjust for carry forward of the 1977 unexpended balance omitted from the starting budget, and to adjust for recovery from the Provincial Government, currently understated in the budget.

Civic Theatres $ 2,600

To fund the increased cost of stage lighting replacement light globes.

Departmental Reviews, Various Departments

City Council, on July 25, 1978, when considering the report of the Standing Committee on Finance and Administration dated July 13, 1978 passed certain resolutions respecting 1978 operating budget reductions in the following departments, resulting in net reductions in expenditures as indicated:

Department	Amount of Reduction
City Planning Department	$ (34,808)
Finance Department	-0-
The Finance Department submitted proposed budget cuts in three categories, Budget Cuts assured ($52,030), Budget Cuts likely ($39,000), and Budget Cuts a possibility ($48,020). Of these, the reduction of $52,030 is already reflected in the 1978 budget, with the balance to be further reported upon to Council by the Department.	
Engineering Department	$ (58,000)
Social Planning Department	-0-
Social Planning's required reductions were, as reported to Council, achieved by a reduction of $18,430 at budget review, prior to Council's approval of the 1978 operating budget. The balance of the required reduction will be achieved subsequent to the 1978 fiscal year.	
Park Board	$ (55,085)

Total 1978 reduction at this time resulting from the departmental reviews of the foregoing departments $ (147,893)

Net Increase in Expenditures $ 54,329

Continued . . . . .

Clause No. 2 Continued

Transfers of Appropriations in Excess of $500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information:

Permits & Licences Department

From	6709/301	Engineers & Plan Checkers Salaries	$ 2,500
To	6741/721	Training, Communication Programme	2,500

To fund a training/communication programme for members of the Development Division.

From	6701/1	Administrative & Clerical Salaries	$ 2,567
To	6741/715	Word Processing Equipment	2,567

To fund the cost of an additional printer to augment the existing word processing installation, to handle the increased volume of work being processed.

Police Department

From	6512/255	Telephone Installations	$ 1,500
To	6508/220	Data Processing Services	1,500

To fund the installation and rental costs of a computer terminal for the extracting of information relating to specific items such as police overtime, compensating time earned, etc.

Engineering Department

From	8005/602	Salaries, Dept. Services & Sewers Div.	$ 500
To	8002/327	Drafting Supplies and Services	500

To purchase drafting supplies to equip a new position of Civil Engineer II to deal with local area planning matters.

Law Department

From	7090/953	Sundry Legal & Technical Costs	$ 7,488
To	7061/698	Office Equipment	7,488

To fund the cost of an additional Mag card tyepwriter to handle the increased volume of work being handled by this process.

Report on Personnel Increases

Council, at its meeting February 21, 1978 passed the following resolution:

"That the Director of Personnel Services report to the Finance Committee on personnel increases, concurrent with the June and September budget review report."

The following are the full time inside positions added during the period January 1, 1978 to June 30, 1978.

Department	Division	Classification	No. of Positions	Remarks
FINANCE	Revenue and Treasury	Clerk III	1	CC Jan 24/78 - formerly a temp. position
	Accounting	Asst. Comptroller of Accounting	1	CC April 4/78

Continued . . . .

Clause No. 2 Continued

CITY PLANNING		Heritage Officer	1	CC May 2/78
CIVIC THEATRES		BSW I	3	CC May 2/78 - previously casual
FIRE		Asst. Chief	1	CC May 30/78
HEALTH	Home Care	CHN I	4)	CC May 30/78 - provincially funded
		Physiotherapist	1)	
		C/T II	1)	
PARKS	Aberthau & Jericho Gym	BSW I	1	CC Feb 7 -formerly part-time casual
	Van Dusen Gardens	Td Foreman I	1	CM April 6/78 reclass. of outside sub-foremen
	Vancouver Aquatic Centre	Swim Instr Attd't	1)	(1977 negotiations classified May 4 1978 - formerly Schedule B casual
		Indoor Pool Attd't	1)	
	Sanitation	Operations Clerk	1)	CC June 13/78 offset by abolishing 2 sub-foremen 1 labourer I
		Driver - light delivery	1)	
	Sunset Nursery	Clerk II	1)	
	Stores	Clerk II	1)	
	Grandview CC	Community Recreation Youth Worker	1)	CC April 6/78 - formerly temp.
	Strathcona CC	"	1)	
	Thunderbird CC	"	1)	
	TOTAL		24	

As can be determined from the remarks column, there are only 4½ actual new positions added. In future, this data will be segregated in columnar form to more clearly show actual staff increases.

SUMMARY AND RECOMMENDATIONS

The Director of Finance recommends that:

A. The 1978 Revenue and Expenditure appropriations be adjusted as follows:

Revenues		Appropriation Increase(Reduction)
Grants in lieu of taxes		$ 382,411
Grants in lieu of taxes	$ 50,756	
Tax Grants, Federal Properties	227,584	
Tax Grants, Federal Housing Schemes	(88,026)	
Tax Grants, Provincial Properties	192,097	
Net Increase in Revenue		$ 382,411

Continued . . . .

Clause No. 2 Continued

Expenditures

Sundry Rentals Disbursements (Harbour Park Properties)	$ 148,618
Public Library	48,228
Health Department	2,776
Civic Theatres	2,600
City Planning Department	(34,808)
Engineering Department	(58,000)
Park Board	(55,085)
Net Increase in Expenditures	$ 54,329
Increase in Revenues over Increase in Expenditures	$ 328,082

B. The increase in revenues over expenditures estimated at $328,082 be transferred to the Current Surplus on Revenue Account."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

3. Incorporation of a Society - Health Department

The Medical Health Officer reports as follows:

"The Health Department is making application to the Registrar of Companies to incorporate a society, the objects of which are:

(a) To promote applied research into community health issues, including environmental, clinical, and organizational matters;

(b) To conduct research on specific topics related to the above;

(c) To establish a resource centre for scientific and educational materials related to community health research;

(d) To foster the application of modern scientific knowledge to the field of community health practice;

(e) To do everything incidental and necessary to promote and gain the foregoing objects through the Province of British Columbia.

The proposed name of the society is the

"Vancouver Society for Evaluation and Research in Community Health".

The prefix 'Vancouver' (or some geographic, or proper name alternative) is required by the Registrar of Companies.

The Medical Health Officer recommends that approval be given to incorporate under the Societies' Act the Vancouver Society for Evaluation and Research in Community Health."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

Continued . . . .

4. Revised Schedule of Rates for Refuse By-law

The City Engineer reports as follows:

"1. Proposed Changes to Refuse By-law

The rates currently being charged for disposal of refuse (By-law 4531), were last adjusted effective July 1, 1977. A current review indicates that revisions are required for certain of the charges because of increased costs. An explanation of rate changes or additions is included in this report.

It is therefore proposed that the following changes be made to the Refuse By-law rate structure, effective 1 September, 1978.

SCHEDULE "A" - Rates for Disposal of Refuse

	Present Rate	Proposed Rate 1 September, 1978	Increase
Disposal of Refuse			
(a) Loads 500 lbs. or less	$0.75	$1.00	25¢
(b) Loads over 500 lbs. and less than 1,000 lbs.	$2.00)	$0.26 /100 lbs.	8.3%
Loads over 1,000 lbs. and less than 2,000 lbs.	$4.00)		
Loads over 2,000 lbs.	$0.24 /100 lbs)		
(c) Special disposal	New rate	$50 /hr. (min. 1 hour) plus regular disposal charge	

Explanation of Rate Change

Disposal

It is necessary to revise the present disposal charges because of increased costs resulting from inflation and additional operating costs from increased requirements of the Provincial Pollution Control Branch. The City operates the landfill under a permit issued by the Pollution Control Branch, dated 22 December, 1977. The terms of the new permit add to the cost of operating this disposal site and will be reflected by increased charges in the future as additional operating and capital costs occur.

The Royalty paid to the Municipality of Delta is also included in the disposal charges. This royalty is increased by 5% per year over the life of the 20 year operating contract between the City and Delta.

(a) The charge for disposal of a small quantity of refuse, i.e. 500 pounds or less has been increased by 25 cents. This provides those who wish to dispose of small quantities an opportunity to do so at a reasonable cost. The last adjustment to this charge was made effective 1 January, 1976.

(b) The flat charge of $2.00 for loads between 500 and 1,000 pounds, and $4.00 for loads between 1,000 pounds and 2,000 pounds, has been eliminated. Charges will be based on actual weight in 100 pound increments at $0.26 per 100 pounds. New equipment being installed at the disposal site weigh scales will permit charging on the basis of small increments, which is a more equitable method than flat rating, and eliminates the sudden jumps in the charge which result when using a flat rate within large weight ranges.

(c) A new special disposal charge is proposed. The City is frequently asked to provide special disposal for condemned goods, or material requiring certified disposal. The cost of this service is high in that equipment and staff must be diverted from their regular work to dig a hole, crush themmaterial involved, then replace and compact the fill material to prevent unauthorized removal. The proposed charge is to reimburse the City for the extra cost involved.

Continued . . . . .

Clause No. 4 Continued

"2. Suggested Surcharge for Use of Disposal Site

The City Council approved the following recommendation of the Standing Committee on Finance and Administration:

> "THAT the Director of Finance and the City Engineer be requested to report to the Committee on the feasibility of an additional surcharge to be levied on private contractors when using the Delta dump."

A review of the use made of the City's disposal site by the larger private contractors indicates that the largest operator does not use this site, four others do use the City site but not exclusively. The prime reason for this variation in usage is that most private contractors collect from locations throughout the lower mainland and use the disposal site most convenient for their operation in order to reduce travel time.

Approximately $2100 per month is charged, in disposal fees, to the above-noted private contractors whose service is similar to the City's. It is considered that a surcharge on this level of business would not be of value to the City at this time.

The City Engineer RECOMMENDS that:

A. the above schedule of Refuse By-law rate changes be approved effective 1 September, 1978.

B. The Director of Legal Services prepare the necessary by-law.

C. No action be taken to institute a surcharge on private contractors using the City's Disposal Site."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Funding for Replacement of Ice-Conditioning Machines

The Superintendent of Parks and Recreation and the City Engineer report as follows:

"BACKGROUND

The Park Board presently own and operate seven ice-conditioning machines with one located at each of seven ice rinks. These machines, sometimes referred to as "Zamboni" which is a trade name, are essential for making good quality ice in a short period of time. The use of these self-contained ice conditioners has made it possible to schedule more events in an ice rink in a day simply because the ice can be reconditioned in about 15 minutes, rather than 45 or more minutes required to do a reasonable job manually. In addition, the ice surface produced by an ice-conditioning machine is superior to that produced by manual methods.

Most Park Board ice rinks are programmed from about 06:00 hours through to 01:00 hours. The scheduled break between sessions is short (about 15 minutes) based on the time it takes to recondition the ice using an ice-conditioning machine. If an ice conditioner breaks down, the job is done manually, subject to the availability of staff. The result is that some or all programs have to be cancelled and/or re-scheduled. If an ice conditioner is down for more than a day, total closure of the ice rink may become necessary.

Unscheduled repairs to an ice conditioner which results in downtime during the ice rink's operating hours will produce:

a) A loss in revenue

b) Inconvenience and annoyance to the users, particularly those who have travelled from out of town for scheduled events. Consequently it is important to ensure that downtime is minimized on these machines.

Continued . . .

Clause No. 5 Continued

" ECONOMIC ANALYSIS

The Park Board's fleet of seven Zamboni ice conditioners is as follows:

Unit #	In Service Date
7397	July 1963
7399	June 1964
7398	Aug. 1967
7396	Jan. 1968
7692	Oct. 1975
7393	Oct. 1975
7395	May 1976

The Engineering Department has been keeping computerized maintenance records on these machines since 1973. Using these records we have attempted to ascertain the most economic operating life for this type of equipment and the optimum fleet size.

Fleet size is a function of the type of service required from the equipment. If downtime does not pose an operating problem then spare equipment is not necessary. However, in this application downtime does affect the operation and downtime is directly related to equipment age.

Using the five years of maintenance records, the effect of downtime, and obsolescence, we have established a ten-year economic life on this type of equipment.

The effect of this ten-year economic life on our fleet age mix will produce dollar savings in operating and maintenance as well as increased revenue because of reduced downtime.

FINANCING

This equipment is not part of the Truck and Equipment Replacement Program and, therefore, replacement funds are usually provided via General Revenue Budget. Funds were requested for the replacement for two machines from the 1978 Budget, however, the Park Board was asked to remove this request for funds from the Budget and prepare a separate report to justify these funds from Contingency Reserve

RECOMMENDATION

The Superintendent of Parks and The City Engineer RECOMMEND:

A. That the economic life of these ice conditioners be budgetted on a ten-year economic life subject to confirmation at the time replacement of each machine is required.

B. That units #7399 and #7397 (14 and 15 year old machines) be replaced as soon as possible.

C. That $70 000 be provided from Contingency Reserve to finance the replacement of the above two ice conditioners.

D. That these ice conditioners be made part of the Truck and Equipment Replacement Fleet so that all future replacements can be financed from the Truck and Equipment Plant Account if possible."

The City Manager RECOMMENDS that the above recommendations of the Superintendent of Parks and Recreation and the City Engineer be approved.

Continued . . . .

6. Heather Marina Rates and Operating Budget

The Director of Finance reports as follows.

"The Heather Marina is an asset of the Property Endowment Fund and forms part of the Property Endowment Fund False Creek total investment.

The rate structure for the Heather Marina has never been approved by Council but has been dealt with by the Property Endowment Fund Board. However, it is doubtful that the Board has the authority to approve the rate structure unless that authority is so delegated by City Council. Inasmuch as the Heather Marina has no effect on the City's operating budget and the rate structure is essentially set on a market basis, it would appear reasonable for Council to delegate to the Property Endowment Fund Board power to approve the operating budget for the Marina and its concomitant rate structure. If Council was interested, the information could be reported for information.

This matter was discussed at the last meeting (July 13th, 1978) of the Property Endowment Fund Board and it was agreed to recommend to Council

> THAT the power to approve the operating budget of the Heather Marina and the marina rate structure be delegated to the Property Endowment Fund Board."

The City Manager RECOMMENDS approval of the recommendation of the Property Endowment Fund Board.

FOR ADOPTION SEE PAGE(S) 707

PERSONNEL MATTERS

RECOMMENDATION AND CONSIDERATION

1. Higher Starting Salary - J. M. Karlberg, Speech Therapist, Health Department

The Director of Personnel Services reports as follows:

"The position of Speech Therapist I was posted June 6, 1978. The one qualified candidate is Ms. J. M. Karlberg. Ms. Karlberg received her M.A. in Speech Pathology in 1974 from Western Washington State University and has four years experience including two and one-half years in private practice. Reference information is very positive and indicates that Ms. Karlberg would be a suitable candidate for the Health Department.

Ms. Karlberg does not wish to accept a salary less than the third step ($1489) of Pay Grade 23. It is recommended that because of the shortage of well trained personnel in the Speech Pathology field and the qualifications of the candidate that a starting salary of $1489 per month be granted.

This starting salary will necessitate a change in salary for one other City employee who is presently at the base rate but would receive the second step of the range August 2, 1978. This employee has the same experience as Ms. Karlberg and thus it is recommended that she be advanced from the second to the third step of the range.

The Comptroller of Budgets and Research advises that funds for the higher starting salary and the increase in salary of one other employee are available within the Departmental budget.

In 1972 Council reviewed various discretionary powers of the then Board of Administration. At that time, the Board was granted authority to approve a starting rate for a new employee above the first step in the salary range as long as no existing employee was affected. Situations such as this one where the salary of a present employee is being raised are quite infrequent. However, Council may now wish to delegate the matter of higher starting salaries to the City Manager without the previous qualification."

The City Manager RECOMMENDS:

A) Appointment of Ms. Karlberg at the third step of Pay Grade 23.
B) Advancement of one other speech pathologist from second to third step of Pay Grade 23.

The City Manager submits for CONSIDERATION of Council:

C) Delegation to the City Manager the power to approve starting rates above the first step whenever he deems this necessary.

RECOMMENDATION

2. Employee Assistance Program

The City Manager reports as follows:

"At its meeting on November 1, 1977 City Council approved the following recommendations in a City Manager report entitled "Possible Employee Assistance Program":

cont'd.....

Clause No. 2 continued:

'A. Council authorize staff to participate in a joint labour-management committee to develop a proposed Employee Assistance Program.

B. Council instruct the City Manager to prepare a report outlining the proposed operation; costs and benefits of the program as developed by the committee for Council decision on program implementation.'

A copy of the full November report is attached hereto for the convenience of Council (See Attachment 'A').

The Joint Union-Management Committee was formed shortly thereafter and met frequently over the ensuing months. It consisted of representatives of the major Unions, and management staff from the Police, Fire, Engineering, Personnel and Health Departments. The Committee was co-chaired by the Deputy City Manager and the C.U.P.E. representative. Mr. J. Stimson of the B.C. Ministry of Health's Alcohol and Drug Commission attended all meetings. Because of his wide experience in helping other large employers to establish similar programs, his assistance and advice were invaluable.

As a result of these meetings, terms of reference for the Program were developed and are included in this report as Attachment 'B'. These terms of reference have been reviewed by all the Unions who have collective agreements with the City and the Park and Police Boards, and have received their endorsement. (Formal approval has not yet been received from the Vancouver Public Library Staff Association who are still considering the matter). In addition they have been discussed with Department Heads, all of whom expressed enthusiasm for the Program.

The costs of the Program were originally estimated at $50,000 per year. The recurring annual costs will not be that great: they consist mainly of the salary and fringe benefits for the proposed new position of "Employee Assistance Program Co-ordinator'. Costs in the first year will be more substantial due mainly to the need for training supervisory staff in the nature, purpose and operation of the Program. The Co-ordinator will report to the Director of Occupational Health and will conduct the initial training sessions. A detailed breakdown of the costs follows (Note the Library has been excluded from both the costs and savings figures).

Non-Recurring:

Furniture and Equipment -	$ 1,200.
Training (Value in staff time - $43,000)*	
TOTAL Non-Recurring	$ 1,200.

Recurring:

Salary & Fringe Benefits - Employee - Assistance Program Co-ordinator	$25,483.
Salary & Fringe Benefits - half-time Clerk-Typist	5,802.
Materials	3,000.
Postage	1,500.
Education Information	2,000.
Miscellaneous	1,500.
Training (Value in staff time - $4,200)*	-
TOTAL Recurring	$39,285.

* The non-recurring Training cost consists of one day's leave with pay for 423 supervisors to attend a familiarization seminar. The recurring cost is for new supervisors to attend the seminar, assuming a 10% turnover rate each year.

cont'd.....

Clause No. 2 Continued

If the costs seem substantial, then the potential savings are nothing short of spectacular. The savings figures for alcohol related problems alone were calculated in conjuction with Mr. Stimson on the basis of reported research findings, and actual experience in B.C. It is estimated that between 6% and 8% of all employee populations have work performance problems directly related to alcohol abuse. The detailed figures are based on the lower rate. It is further estimated that problem drinkers cost their employers 25% or more of their annual earnings, depending upon their jobs and experience. Experience has shown that 60% of referrals to an Employee Assistance Program are successful in rehabilitation. In fact the present success rate in B.C. is 74.8%.

Combining all these figures shows that potential annual savings exceed $950,000 (see attachment C). Even if these figures were out by a factor of 10, the program would still save double its cost.

* Although specific departmental budget savings cannot be identified, the Director of Finance, while reviewing the detail of the 1979 and future budgets will provide a reduction in all the salary and wage accounts at least equivalent to the cost of the operations of this program.

The estimated savings do not account for the costs incurred through other job performance problems e.g., family, parent-child, legal, psychological, marital, nor do they include many of the hidden costs attributable to alcoholism such as damaged equipment, spoiled materials, lateness, accidents, etc. Our labour relations would also be improved by the availability of such a program.

In view of the substantial benefits which seem certain to flow from this Program, the City Manager RECOMMENDS that:

A. Council approve the establishment of an Employee Assistance Program under the direction of the Director of Occupational Health.

B. The City Manager be authorized to conclude letters of understanding with the Unions concerning the Program.

C. A new full time position of Employee Assistance Program Co-ordinator and a half-time position of Clerk-Typist be established at an estimated annual cost of $31,285, both positions to be excluded from Union jurisdiction.

D. The Director of Personnel Services review and establish the classification of the above positions for report to the City Manager in the usual manner.

E. Leave with pay of one day each for 423 supervisory staff to attend an introductory seminar be approved.

F. Funds for 1978, estimated at $14,294 (does not include cost of leaves with pay) be provided from Contingency Reserve.

* G. The Director of Finance be instructed, in preparing the 1979 and future budgets, to make reductions in salary and wage accounts at least equivalent to the cost of the program.

* Asterisk denotes addition

FOR ADOPTION SEE PAGE(S) 767 & 710

PROPERTY MATTERS

RECOMMENDATION

1. City-owned Land in Area "A", Champlain Heights
N/S of 58th Avenue east of Kerr Road

The Supervisor of Properties reports as follows:

"City-owned Lots 5,6, and 7, D.L. 334, Plan 13993 situated on the north side of 58th Avenue east of Kerr Road lie within Area "A", Champlain Heights. In 1971, Council set the conditions of development for each site in Area "A" and designated these lots for sale for the development of high-rise (not less than 75 feet) apartment buildings.

In 1974, Council approved in principle the sale of these lots to the Open Bible Chapel Society in exchange for a cash payment and the Society property situated on West Tenth Avenue. However, due to various problems including financing, the Society has officially withdrawn from the exchange arrangement leaving the property free for marketing.

In light of the current overall status of Champlain Heights, the type of development for these lots comtemplated in 1971 may no longer be applicable.

It is, therefore, recommended that, prior to marketing these lots for sale, the Director of Planning and the Supervisor of Properties review the present situation in the area with a view to determining the most appropriate type of development for these lots, and report back to Council with their recommendations within six months."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - Larwill Park, bounded
by Dunsmuir, Beatty, Georgia and Cambie Streets

The Supervisor of Properties reports as follows:

"City-owned Block 48, D.L. 541 known as Larwill Park was leased to B.C. Hydro and Power Authority for use as a bus terminal for 10 years from January 1, 1969 with an option to renew for a further 10 years. The rent is subject to review every 5 years.

B.C. Hydro have exercised the renewal option and the rent has been reviewed as provided in the lease agreement. After negotiation the Lessee has agreed that it be increased from $190,396.43 per annum plus taxes to $354,145.40 per annum plus taxes as of January 1, 1979.

The Supervisor of Properties is of the opinion that the suggested rent is realistic and in accordance with the terms of the lease agreement.

Therefore it is recommended that for the period January 1, 1979 to December 31, 1983 that the rent be established at $354,145.40 per annum plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

3. Consent of Assignment of Lease - 1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"The property known as 1572 West 4th Avenue, Lots 5-7, Block 250, D.L. 526, situated under the Fir Street ramp, was purchased for the Granville Bridge and is leased to Paulsen Industries Ltd. for a term of five years expiring December 31, 1981.

Application by letter has been received from Paulsen Industries Ltd. to assign the subject lease, for the same use, to Hyatt Industries Ltd. for the remaining term of the lease.

It is recommended that the foregoing request of Paulsen Industries Ltd. to assign their lease to Hyatt Industries Ltd. for the remaining term, expiring December 31, 1981, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR ADOPTION SEE PAGE(S) 711

CC 62-MLH-75

B

MANAGER'S REPORT

DATE August 8, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Regulation of Shopping Hours

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

On July 25, 1978, City Council, when dealing with the matter of shopping hours, passed the following motion:

"1. Council approve the provisions of Recommendation No. 3 on Page 4 of the attached Manager's Report. This will involve a By-law Amendment to do the following:

a) require "screening off" of certain items which are excluded from sale during "after hours";

b) create a new category known as "souvenir shop" which would be exempt from closing hours under certain conditions.

2. The By-law also provide for exceptions of certain stores in special character areas which may be determined by Council (e.g. Gastown).

3. There be no extension of present retail shopping hours.

4. The Director of Permits and Licenses review the entire retail store situation as far as Sunday openings are concerned to determine those which are clearly in contravention of the provisions of the Lord's Day Act.

5. The Director be instructed to request those stores to cease opening for business on Sundays.

6. Where such warning is ignored, the Director be instructed to proceed with prosecution.

7. The Attorney-General be requested to provide permission for prosecution in all situations where prosecution may be warranted; and should the Attorney-General refuse to grant permission, the Acting Director of Permits and Licenses and the Director of Legal Services will then report to Council pertinent information in respect of the "show cause" procedure.

8. If a store is convicted and continues to operate on Sundays in violation of the law, such store be required to show cause why its business license should not be suspended."

The Acting Director of Permits and Licenses reports as follows:

"The above motion does not deal with the following matters:

1. Statutory Holidays
2. Barber Shops
3. Level of Control and Enforcement
4. Charter Amendments for Character Areas and Sunday Operation

1. Statutory Holidays

The City Manager's Report of March 23, 1978, asked Council if they wished to seek a charter amendment which would allow a by-law to be passed to regulate shopping on Statutory holidays. The charter now requires all shops to be closed on the following holidays:

New Year's Day	Labour Day
Good Friday	Thanksgiving
Victoria Day	Remembrance Day
Dominion Day	Christmas Day
B.C. Day	Boxing Day

..../2

At the present time, only stores that sell merchandise which are exempted under the definition of "shop" may open; all other stores must be closed, including corner stores, souvenir stores, craft and specialty stores, etc.

I recommend that an amendment to Section 279A (7) of the Charter be made to permit Council to regulate shopping on statutory holidays and to differentiate between types of businesses, areas and locations within which shopping would be allowed and the power to select which statutory holiday that such rules would apply.

2. Barber Shops

At the present time, barber shops must close one business day a week and are not allowed to be open on Thursday and Friday evenings. Not only is this difficult to enforce but it is inequitable since hairdressing salons may be open six days a week and until 9:00 p.m. on Thursday and Friday. Also unisex hairstylers cater to both men and women.

I recommend that Part II (ie. Sections 5,6 and 7) of the Shops Closing By-law which regulates the hours of barber shops, be deleted. This would have the effect of allowing barber shops to open six days a week and also to 9:00 p.m. on Thursday and Friday.

3. Level of Control and Enforcement

In 1951 temporary inspectors were hired to enforce the Shops Closing By-law. On September 20, 1954, City Council passed a resolution releasing these two inspectors and left the enforcement in the hands of the Police Department. Over the years this obviously became a low priority item for the Police Department and in recent years the License Inspectors have become involved, but only on a complaint basis. As pointed out in the City Manager's report "this leads to inequities, since some shops which violate the restrictions may be the subject of complaints, while others are not." Now that Council has decided to retain the Shops Closing By-law then enforcement should follow. Enforcement of the charter requirements for Statutory Holidays should also be provided as well as Sundays. The present license staff can provide this coverage but only on an overtime basis at the present time.

I recommend that one inspector be deployed one evening a week for two hours to check various sections of the City for a trial period of three months after which a report will be submitted outlining the number of violations, action taken, and recommendations as to the level of enforcement required. I also recommend that an inspector be deployed on Statutory Holidays and since Court action cannot be taken at the present time, repeat violators be referred to Council to show cause why their licenses should not be suspended. Inspections on Sundays will also be required to obtain evidence should permission to prosecute under the Lord's Day Act be given by the Attorney General. The estimated cost for this overtime is $1,000, and is available in the Department budget.

4. Charter Amendments for Character Areas and Sunday Operation

A. Charter Amendment

The July 25, 1978, motion of Council requested a by-law amendment which would allow stores in special character areas (e.g. Gastown) to remain open after hours. As pointed out in the previous report, a Charter amendment is required to give Council authority to pass such an amendment.

It is recommended that Council request that Section 279A (2) of the Charter to be amended to read as follows:

"The Council may by by-law regulate the days and hours of day during which shops may remain open or be closed for business during Monday to Saturday, inclusive; provided, however, that the owner or operator of any shop shall not require any employee to work in any shop on more than five days in any one week. Such by-law may classify shops and may differentiate between classes, areas and locations as to hours and days for opening or closing." (Underlining denotes amendment.)

B. Sunday Operation

The charter amendment recommended above would not deal with Sunday store opening and there is no point in requesting the Provincial Government for authority to regulate Sunday shopping, at least until the Attorney-General has completed his study on the matter. In the meantime, Council has instructed the Acting Director of Permits and Licenses to take certain action against stores "which are clearly in contravention of the provisions of the Lord's Day Act." From information obtained from the newspaper and notices on stores as well as Gastown, Chinatown and Robsonstrasse, a list of 141 stores were open on Sundays. This list includes:

lumber dealers	retail clothing
furniture stores	carpet stores
record stores	hardware
large grocery stores	bakery stores
book stores	jewellery stores
shoe stores	art gallery
meat markets	fruit and fish markets
gift stores	

As can be seen from the Lord's Day Act (copy attached), every store that opens on a Sunday in Vancouver is likely in contravention of the Act except a pharmacy (see Section 11 b of the Act). Also, special character areas are not exempt from the Act. Therefore, Council is requested to determine what type of stores should be requested to remain closed and in which areas of the City should no action be taken.

Attached is a chart entitled "Shopping Regulation in the City of Vancouver" which attempts to show the effects of the Shops Closing By-law, Charter and Lord's Day Act.

RECOMMENDATION

The Acting Director of Permits and Licenses recommends:

A. that the Shops Closing By-law be amended to allow Barber Shops to remain open Monday to Saturday inclusive and be allowed to open Thursday and Friday evenings until 9:00 p.m.;

B. that Council seek an amendment to Section 279A (7) of the Charter which would permit Council to regulate which of the statutory holidays that shopping may be allowed and to differentiate between what types of business, areas and locations, as to hours of opening or closing;

C. that Council request an amendment to Section 279A (2) of the Charter so that the last Sentence reads:

"Such By-law may classify shops and may differentiate between classes, areas and location as to hours and days for opening or closing."

CONSIDERATION

The following is submitted for Council Consideration:

D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:

i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays;

ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays;

E. If D(i) and/or D(ii) above is accepted, Council may wish to specify which Statutory Holidays should the closing requirements be enforced;

F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown, and Robsonstrasse?"

The City Manager RECOMMENDS approval of the three recommendations of the Acting Director of Permits and Licenses, and submits the remaining items for Council's CONSIDERATION.

FOR ADOPTION SEE PAGE(S) 711

C

MANAGER'S REPORT

DATE August 8, 1978

TO: Vancouver City Council

SUBJECT: Liaison with the P.N.E.

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to inform Council of the current status of the expansion plans for the PNE, and to seek further direction from Council.

BACKGROUND

At its meeting on January 24, 1978, City Council considered a report from the Planning & Development Committee concerning the proposed 'Action '78' plan for the PNE. After due consideration, Council passed the following motion:

> 'THAT the City meet with representatives of the PNE, the Provincial Government, the GVRD, the Parks Board and the City Planning Commission to agree to an appropriate co-operative planning procedure including citizen representation from the area."

Following this a special meeting of Council was arranged on February 28, 1978 to discuss the PNE proposals and the City's comments on them with the PNE Board of Directors. Mr. Swangard, President of the PNE, confirmed that the proposed co-operative planning process fitted in with the PNE's thoughts, and he agreed in principle with Council's motion as listed above. The meeting concluded with the Mayor suggesting that the PNE officials and City staff meet to discuss the initiation of the co-operative planning process. It was noted also that if necessary, a meeting between the City's Planning and Development Committee and the PNE Feasibility Facilities Committee, and including representatives from citizens and the GVRD, could be arranged.

The City Manager arranged a meeting on June 6, 1978 at which Mr. Swangard, President of the PNE and Mr. Loftus, Chairman of the Feasibility Facilities Committee, met with representatives of the Engineering Department, Finance Department, Planning Department, Social Planning Department, and the Vancouver City Planning Commission.

At that meeting it was agreed to set up a PNE Liaison Committee representing the Vancouver City Planning Commission, GVRD, PNE, Parks Board, Engineering Department, Finance Department, Planning Department and Social Planning Department.

MEETINGS OF THE PNE LIAISON COMMITTEE

The Director of Planning was asked to chair the Committee. The first meeting of the PNE Liaison Committee convened on June 21, 1978.

Mr. D. Town, PNE General Manager, updated the Committee on PNE activities and agreed to furnish the Committee with the terms of reference for the consultants preparing the new stadium plans (since received). The PNE has hired N.B.B.J. International Limited and Herbert Challier Architects to prepare an architectural program, concept schematic, and cost estimates. N.D. Lea have been hired to do a traffic study and an economic feasibility study is underway by Ward and Associates. These studies are expected to be completed by the middle of August. (Subsequently, the PNE has arranged for presentations of the studies to be made to the Board meeting on August 16, 1978.)

The Committee then reviewed the major concerns expressed in the City Manager's report considered by Council January 24, 1978. The Committee also discussed the main areas of concern of their respective departments or organizations. Several main issues were identified as requiring immediate attention and it was agreed that the various Committee members listed below would prepare a commentary as follows:

1. Functional review of PNE - Planning Department and VCPC

2. Alternative locations - GVRD

3. Involvement of the local community - Social Planning

4. Timing - Planning Department

5. Economics - Finance Department

6. Liaison process - Planning Department.

On June 28, 1978 the second meeting of the PNE Liaison Committee took place. The PNE and the GVRD were not able to be represented, although the GVRD submitted a letter outlining their response to the question of alternative locations as noted below.

The six major issues identified at the previous meeting were then discussed.

Location of the stadium: A letter from the GVRD was noted indicating that the GVRD could not suggest any alternative sites on public land that would be superior to the PNE, and could not recommend that a study of all possible sites be undertaken at this time (a copy of the letter is attached to this report).

Subsequently, the Committee has received letters from both the City Planning Commission and the Citizens' Ad Hoc Committee (representing the Hastings-Sunrise community) questioning whether the stadium complex should be located at the PNE (copies of these letters are attached). It should also be noted that the PNE has previously stated that it believed it was inappropriate forthem to participate in a study of alternative sites.

PNE functions: On this issue the Committee agreed that more information was needed from the PNE. The Chairman has since requested that the PNE make available the management study done for the PNE by Western Management Consultants, but this has not as yet been received.

Involvement of the Local Community: The Committee agreed that the local community should be involved and that a representative group was needed to achieve this.

Subsequently, on July 12, 1978 Social Planning staff attended a meeting of the Ad Hoc Citizens' Committee in the offices of Art Lee, MP. During this meeting the Committee members made it clear that in their opinion the only effective means available to them of affecting the course of the PNE's redevelopment plans is through the rezoning process and that it is only within the context of this process that they are willing to provide review input.

The Ad Hoc Citizens' Committee have submitted a letter outlining their position in more detail (copy attached). This letter includes two points of particular significance:

- the Ad Hoc Citizens' Committee is prepared to work with the City in providing comments on PNE redevelopment plans at the rezoning application stage.
- the Ad Hoc Committee asks the City to recognize the Committee as the spokesman for the community.

Timing: It was felt that this would depend on the future role of the Committee and the actions of the PNE. It was considered important to determine the degree of urgency in building the new stadium. The Chairman therefore wrote to the PNE requesting this information, and in their reply dated July 11, 1978, the PNE cites the physical deterioration of Empire Stadium, together with "its lack of seats between the goal lines, and its poor quality of seating, plus many other factors." The PNE President elaborated on this in a lengthy reply dated July 20, 1978. In this letter Mr. Swangard stresses the following points:

- The stadium is a part of a multi-purpose complex which can absorb some of the operational costs of the stadium.

- Both the B. C. Lions and the Vancouver Whitecaps will go bankrupt unless a new facility is committed within "a financially reasonable time."

- The public at large is demanding a new sports facility and physical redevelopment of the PNE.

- According to James Michener, a town does not qualify as a city without having a big public stadium.

The full text of Mr. Swangard's letter is attached to this report.

Economics: It is noted that a useful analysis would require participation and input from the PNE.

Liaison Process: Members of the Committee questioned the effectiveness of the process without the full involvement of the PNE and GVRD, and felt that it might be better to delay further work until a specific proposal had been received from the PNE.

ROLE OF THE LIAISON COMMITTEE

In view of the experience so far, the Committee believes that the direction of Council is required regarding further work by the Committee.

As instructed by Council on January 24, 1978 and February 28, 1978, staff have examined the possibilities of establishing a co-operative planning process with the PNE which could discuss public concerns before the detailed planning phase. However, as noted by the Chairman of the City Planning Commission, the process may have been established too late and an effective process cannot be achieved without the attendance and participation of the PNE and, to a lesser extent, the GVRD.

Therefore, in view of the PNE's continued program to develop a multi-use stadium at the PNE grounds, the positions of the GVRD, the City Planning Commission, and the Ad Hoc Citizens' Committee, it may be appropriate at this time for Council to direct its staff towards a liaison process relating to a specific proposal for the PNE grounds.

The PNE has announced its intention of presenting the findings of its recent feasibility studies on the evening of August 16, 1978. It is suggested that it is inappropriate for the Liaison Committee to continue until receiving further direction from City Council after the information from the August 16 meeting has been analyzed.

If Council agrees, the Director of Planning would reconvene the Liaison Committee after August 16 to review the new information from the PNE and then report to Council to seek further direction."

The City Manager submits the report on the PNE Liaison Committee and the attached documents for the INFORMATION of Council, as having some bearing on their meeting with the PNE on August 16, 1978.

The City Manager RECOMMENDS approval of the suggestion of the Director of Planning to reconvene the Liaison Committee after August 16th, and then to report to Council seeking further direction.

FOR ADOPTION SEE PAGE(S) 712

D

MANAGER'S REPORT

August 3, 1978

TO: Vancouver City Council

SUBJECT: Police Employee Parking on Parcels C & D Strathcona - Proposed Amendment to Temporary Parking Provisions of Zoning and Development By-law No. 3575

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On June 20th, 1978, when dealing with a City Manager's report dated June 7th, 1978, Council (In Camera) resolved:

THAT Council send directly to a public hearing an amendment to the Zoning and Development By-law which restricts temporary parking lots to a maximum of two years 'except by special permission of Council'.

BACKGROUND

The initial Development Permit Application by Mayor A. Phillips, as Chairman of the Police Commission, to use parcels C and D for temporary parking purposes was issued for a period of one year expiring November 30, 1976, pursuant to Council's resolution of September 16, 1976 which stated:

THAT, in order to provide the parking facilities called for in the Collective Agreement with the Vancouver Policemen's Union, the Board of Police Commissioners be instructed to apply for a development permit and the Director of Planning be authorized to issue a development permit for a temporary parking area on the lot bounded by Jackson, Dunlevy, Keefer and Pender Streets, subject to:

(a) the area being suitably gravelled;

(b) the fee for parking to be $5.00 per month per car with the provision of this low cost staff parking not being considered a precedent;

(c) the cost of gravelling, barricading and signing to be charged to Contingency Reserve;

(d) the use of the lot for parking be subject to cancellation on 30 days' notice;

FURTHER THAT only that portion of the site needed to serve the needs of the Vancouver Policemen's Union be treated in this manner and that this use be permitted for a one year period only.

A subsequent Development Permit Application by Mayor Volrich as Chairman of the Police Commission was approved thereby allowing the continued use of this site as a temporary parking area (private) for a further one year period of time, expiring November 30, 1977.

Parcels C & D are zoned CD-1 Comprehensive Development District under By-law No. 4393 which includes as one permitted use 'A building or use essential in this district required by a public authority'. Both Development Permits issued have considered the specific use of this site for a temporary parking area required by the Police Commission as a use essential in this district required by a public authority.

While this is an appropriate interpretation, the Development Permits issued have specifically approved the use of this site as a 'temporary parking area (private)' and the general provisions of the by-law governing temporary parking areas have applied - including the limited time period which may be permitted.

ANALYSIS

Should Council wish to pursue the proposed amendment to Zoning and Development By-law, the amendment would best be accommodated under Subsection 11.13.1 which presently states:

> No temporary parking area shall be permitted for any period exceeding two years, except that if conditions warrant, the Director of Planning may extend this period for a further six months.

The suggested amendment would alter Subsection 11.13.1 to read:

> No temporary parking area shall be permitted for any period exceeding two years, except that if conditions warrant and upon the recommendation of Council, the Director of Planning may extend this period.

Under such an amendment, any temporary parking area could be considered for a further extension in time and would be reported to Council for recommendation. The Director of Planning would submit for consideration various recommendations including an appropriate time period for extension if extension is felt to be justified. Upon considering each application, Council could make recommendations to the Director of Planning who would still retain the authority to make a decision, thus maintaining the provision for anyone aggrieved by the official's decision to appeal this decision to the Board of Variance.

Although Council may wish to proceed with such an amendment, a more appropriate alternative may be to process a new Development Permit Application for use of Parcels C & D, as was done in the past, with the exception being that approval should be specifically worded to permit 'A use essential in this district required by a Public Authority (i.e. Police Commission)'. The Development Permit Application should be accompanied by drawings clearly indicating surfacing with compacted gravel and provision of 18 inch curbing around the perimeter of the site except for points of ingress and egress, all to the satisfaction of the Director of Planning and City Engineer.

Handling the matter in this fashion will not require an amendment to the By-law and consequently will not permit (beyond the provisions of the present by-law) extensions in time for temporary parking areas throughout the City.

RECOMMENDATION: The Director of Planning recommends the following:

1. That Council rescind its motion of June 20th, 1978.
2. That the Director of Planning be authorized to issue a Development Permit, under a new Development Permit Application submitted with drawings clearly indicating surfacing with compacted gravel and provision of 18 inch curbing around the perimeter of the site except for points of ingress and egress, all to be to the satisfaction of the Director of Planning and City Engineer, thereby permitting:

   > A use essential in this district required by a public authority (i.e. Police Commission), subject to the following conditions:
   >
   > 1. The use is to be maintained in good condition in accordance with the approved drawings."

The City Manager has discussed this matter at length with Planning, Engineering and Permits & Licenses.

The City Manager has no objection to recommendation (2) which enables the parking lot to continue by virtue of a fortunate accident: The CD-1 zoning on this site happens to mention use essential by a public authority because there had been a possibility of placing a fire-hall in that area.

The City Manager does not support recommendation (1) to rescind the June 20 motion, nor is this supported by Engineering or Permits & Licenses. They agree with the City Manager that there should be flexibility, to extend the life of a temporary parking lot when there are very unusual circumstances, and that this should be possible for a private developer as well as for the City.

The City Manager accepts the suggestion of the Director of Planning that the Director of Planning retain the authority to make the decision.

Hence the City Manager RECOMMENDS:

A) That recommendation (1) not be approved, but that Council ask for a public hearing to amend section 11.13.1 to read:

"No temporary parking area shall be permitted for any period exceeding two years, except that if extraordinary circumstances warrant and upon special recommendation of Council, the Director of Planning may extend this period."

B) That recommendation (2) be approved, solving the particular problem on Sites C & D immediately.

FOR ADOPTION SEE PAGE(S) 712

E

MANAGER'S REPORT

August 10, 1978

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave 1

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager reports as follows:

" When the City sold land in Champlain Heights (Enclave 1) to Daon Developments, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first deadline was June 8, 1978 at which time 23 foundations were to be poured. Daon's Construction Manager advised at that time that 21 foundations were in place and that a two-month extension was required for the other two foundations.

At that time, it was noted that such an extension would not alter the overall timetable which requires that the next 23 foundations be complete by June 23, 1979 and the remaining 24 by December 31, 1979.

Council approved a two-month extension. This extension expired August 8, 1978. I am now advised that Daon have still not poured 23 foundations and a further two-month extension has been requested. This request has been reviewed and it is the Project Manager's opinion that now Daon has received City approval for a new building plan they should have no difficulty in meeting this new deadline.

In view of the foregoing, the Project Manager recommends:

> THAT the Director of Legal Services take such steps as are necessary to grant Daon Developments Ltd. a further two-month extension from August 8, 1978 for construction of 23 foundations in Enclave 1.

This extension date does not extend the completion dates on the other two phases of development in Enclave 1. "

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR ADOPTION SEE PAGE(S) 713

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 27, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 27, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, July 13, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Soft Rock Cafe, 1921 West 4th Avenue

City Council, on June 27, 1978, approved the following recommendations from the Community Services Committee in connection with the operation of the Soft Rock Cafe at 1921 West 4th Avenue:

"A. THAT Mrs. Patricia Fiedler be requested to complete the proposed alterations at the Soft Rock Cafe, 1921 West 4th Avenue, within thirty (30) days.

B. THAT the Community Services Committee review the operation of the Soft Rock Cafe in thirty (30) days, at which time the City Manager be requested to report to the Committee on the following:

i) The use of the fire escape door and stairway at the rear of the Soft Rock Cafe;

ii) The allegations of drug use in the vicinity of the Soft Rock Cafe;

iii) Readings of the noise levels and frequencies emanating from the Soft Rock Cafe, including comment on the feasibility of reducing the maximum permitted noise level of 65 decibels contained in the current Noise Control By-law; and

iv) A proposed closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment."

The Committee had before it for consideration this date a Manager's report dated July 19, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported further on the operation of this restaurant and recommended that the operator of the restaurant be requested to cease all musical entertainment in the restaurant between 11:00 P.M. and 8:00 A.M.

Continued . . .

Clause No. 1 Continued

In the report, the Acting Director of Permits & Licenses further recommended that upon completion of the proposed alterations to the building, the Medical Health Officer conduct noise level tests and that if the noise has been curtailed by the renovations, then musical entertainment be permitted until 1:00 A.M. on a trial basis, and if this trial is unacceptable, the operating hours be cut back to 11:00 P.M. It was further recommended in the report that the operator be notified that unless strict control is placed on the use of the fire escape door and stairway, then musical entertainment must cease at 11:00 P.M. each day regardless of the effects of the other alterations.

Appearing before the Committee on this matter were a number of residents in the vicinity of the Soft Rock Cafe who had earlier complained to the City that the entertainment at the restaurant has become a nuisance. Also appearing were the Chief License Inspector, the Director of Environmental Health and Mrs. Patricia Fiedler, operator of the restaurant.

During discussion, a resident of 1930 West 3rd Avenue (Strata Plan VR-314) requested that the Committee recommend that the license of the Soft Rock Cafe be suspended because there had been no improvement in the noise situation during the past month.

The operator of the restaurant advised the Committee she has hired a construction company to box in the fire exit and that the installation of air conditioning requiring the closure of the windows on the west side will begin next week.

However, the complainants indicated that even with the west side windows closed, noise from entertainment inside the restaurant would likely still be disruptive to the adjacent residential area.

The Director of Environmental Health advised that although the noise levels do not exceed the by-law limit of 65 decibels for a commercial zone, the noise is clearly disturbing to the residents of 1930 West 3rd Avenue in the opinion of the Health Department. He further indicated that the building is not sound proof and would take a considerable amount of work to prevent the noise from disturbing residents in the area. He also noted that although 65 decibels is permitted in the commercial zone, the maximum noise level in residential zones is 45 decibels.

The Committee noted that the Health Department noise measurements indicated readings of up to 70 decibels and concluded the hours of operation should be restricted.

Following further discussion, it was

RECOMMENDED

A. THAT Mrs. Patricia Fiedler be informed to immediately cease all musical entertainment in the Soft Rock Cafe between the hours of 10:30 P.M. and 9:00 A.M. the following day.

B. THAT upon completion of the proposed alterations to the satisfaction of the City Building Inspector, that the Medical Health Officer conduct tests to determine what effect the alterations have on the noise levels. If the noise problem has been curtailed, then musical entertainment be permitted beyond

Continued . . .

Clause No. 1 Continued

10:30 P.M. with the approval of the Community Services Committee on a trial basis. If, following the trial period, the noise is still at an unacceptable level, the operating hours be cut back to 10:30 P.M.

C. THAT Mrs. Fiedler be notified that unless strict control is placed on the use of the fire escape door and stairway and/or the stairway enclosed, then musical entertainment must cease at 10:30 P.M. each day regardless of the effects of the other alterations.

D. THAT the Medical Health Officer continue to monitor the sound volumes emanating from the Soft Rock Cafe after 10:30 P.M.

CONSIDERATION

2. Fire By-law Upgrading - Hotel Vancouver - Progress Report

City Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee meeting of February 9, 1978:

"A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:

i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;

ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;

iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.

C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy. "

The Committee had before it for consideration a Manager's report dated July 6, 1978 (copy circulated) in which the Fire Chief reported in accordance with Recommendation "A.(iii)" of the February 21st, 1978, Council meeting with the fifth progress report on work being undertaken at the Hotel Vancouver to meet requirements of the City Fire By-law.

Continued . . . .

Clause No. 2 Continued

Representatives of the Fire Chief appeared before the Committee on this matter and reported the actual work on the installation of a sprinkler system has commenced and that the hotel is maintaining some progress; however, the hotel is accomplishing only one thing at a time towards compliance with the City Fire By-law.

The Committee noted that it had given the hotel eighteen months from February 9, 1978 for all work to be completed and inquired whether the hotel would meet this deadline at its present rate of work on the fire by-law requirements.

A representative of the Fire Department replied that it appears unlikely the hotel will meet the deadline and pointed out paragraph 4 in the July 6, 1978 Manager's report states plans for architectural changes are being prepared.

The Committee expressed dissatisfaction over the possibility the hotel will not meet the deadline and there was some consideration of requesting the hotel management to appear and explain the rate of work.

A letter from Mr.A. H. Hart, a Vice President of Canadian National (owners of the hotel), to the Mayor was then referred to by the Fire Department representative who stated the contents of the letter were contrary to information contained in series report #5 which Mr. D. Harris of C.N. Law Department had submitted to the Fire Chief. Mr. Hart's letter was said to indicate Canadian National does not wish to install a sprinkler system in certain areas of the hotel.

A copy of Mr. Hart's letter to the Mayor was not available at the Committee meeting; however, the Committee expressed displeasure at the indications that Canadian National will not meet the deadline set by the City to meet the fire by-law requirements.

It was noted all other hotels in the Downtown area have complied with the fire by-law and the Committee also noted Council had approved a recommendation that C.N. Hotels be prosecuted for failure to comply with the fire by-law if the owners of the hotel do not adhere to the City's requirements approved by Council on February 21st, 1978.

There was some brief discussion on the advisability of requesting officials of Canadian National to appear before Council to explain their slow progress; however, the Committee felt it should first view the letter from Mr. Hart to the Mayor.

Following discussion, it was AGREED

THAT the letter from Mr. A. H. Hart of Canadian National be submitted for Council's CONSIDERATION in conjunction with this report from the Committee.

Continued . . . .

NOTE FROM CITY CLERK:

Mr. Hart's letter dated June 26, 1978 and the Fire Chief's comments on it follow as (i).

3. Liquor Permit Application - 870 Denman Street
Development Permit Application No. 80287

City Council, on Tuesday, July 11, 1978, approved the following recommendation from the Community Services Committee:

"THAT the application from Denman Garden Inn, 870 Denman Street, for Development Permit Application No. 80287, be deferred pending a report from the West End Community Association on any concerns they might have regarding a holding bar in this restaurant located in the West End Community Centre."

The President of the West End Community Association had advised that her Association is not concerned over the issuance of a liquor license at this location and accordingly, the City Manager's report dated June 19, 1978 was before the Committee this date.

In the report, the Director of Planning reported on the application of Denman Garden Inn Ltd. for Development Permit Application No. 80287 at 870 Denman Street as follows:

'The above noted Development Permit Application has been filed to use an area (approximately 273 sq.ft.) as a holding bar in conjunction with the existing restaurant.

This Development is situated on the southeast corner of Haro and Denman Streets.

The proposed Holding Bar development will provide an assembly area of approximately 273 sq.ft. (10% of the floor area of the restaurant). The existing seating capacity of the restaurant is 100. The proposed seating capacity for the Holding Bar is 20 seats.

For Council's guidance, the Provincial Liquor Control Act permits up to 25% of the seating capacity of the dining area (maximum 50 seats) as the number of seats permitted in a holding bar. With regard to this application, the maximum permitted seating capacity for the holding bar is 25 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

It should be noted that this restaurant is located in the West End Community Centre. The Parks Board has submitted a letter which states that permission is given to the Denman Garden Inn to use the said area as a holding bar, containing 20 seats.

The Director of Planning at his meeting of May 15, 1978, approved this application, with the following condition:

"1. The request for a new liquor outlet is to be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committee of Council on Community Services for Consideration of the new liquor outlet.'

Following brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80287 to Denman Garden Inn Ltd. to use a portion of the restaurant at 870 Denman Street as a holding bar.

Continued . . .

4. Liquor Permit Application - 2352-58 West 41st Avenue
Development Permit Application No. 81180

The Committee had before it for consideration a Manager's report dated July 7, 1978, in which the Director of Planning reported on the application of Ms. Jackie Byrn for Development Permit Application No. 81180 to alter and use the basement of the existing building at 2352-58 West 41st Avenue as a restaurant with a holding bar.

A representative of the Planning Department appeared before the Committee and advised that the applicant had telephoned the Planning Department and stated that she was withdrawing her application.

It was

RECOMMENDED

THAT the verbal report from the Planning Department representative be received and no action be taken.

5. Liquor Permit Application - 610 Jervis Street
Development Permit Application No. 80593

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Architect Harry Leon King for Development Permit Application No. 80593 to alter and use a portion of the existing restaurant at 610 Jervis Street as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 182 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the southeast corner of Melville Street and Jervis Street.

The proposed holding bar development will provide an assembly area of approximately 182 sq. ft. (18% of the floor area of the restaurant). The existing seating capacity for the dining area is 54 and the proposed seating area for the holding bar is 18.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 14 seats.

No complaints have been received from the Health Department. The Police Department have no objection in the issuing of the Development Permit.

The Director of Planning, at his meeting of July 19, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Continued . . .

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80593 to Architect Harry Leon King to alter and use approximately 182 sq. ft. of the existing restaurant at 610 Jervis Street as a holding bar.

6. Liquor Permit Application - Lots 9 & 10, Granville Island, False Creek - Development Permit Application No. 81119

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Mr. Peter McPhalen for Development Permit Application No. 81119 to alter and use a portion of the existing restaurant on Lots 9 and 10, Granville Island, False Creek, as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 600 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the north side of Johnston Street, directly under the Granville Bridge.

The proposed holding bar development will provide an assembly area of approximately 600 sq. ft. (13% of the floor area of the restaurant). The existing seating capacity for the dining area is 168 and the proposed seating area for the holding bar is 42.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

No complaints have been received from the Health Department. The Police Department have no objection in the issuing of the Development Permit.

The Director of Planning, at his meeting of July 19, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81119 to Mr. Peter McPhalen to alter and use approximately 600 sq. ft. of the existing restaurant on Lots 9 and 10, Granville Island, False Creek, as a holding bar.

Continued . . . .

7. Liquor Permit Application - 3204 West Broadway
Development Permit Application No. 81273

The Committee had before it for consideration a Manager's report dated July 13, 1978, in which the Director of Planning reported on the application of Mr. L. Syskasis for Development Permit Application No. 81273 to alter and use a portion of the existing restaurant at 3204 West Broadway, as a holding bar.

In the report, the Director of Planning commented as follows:

"The above noted Development Permit Application has been filed to alter and use a portion of the existing restaurant as a holding bar.

A Development Permit was issued on May 19, 1978, subsequent to the Board of Variance decision, permitting the use of the existing building as a restaurant for a period of time, expiring October 1, 1982.

This development is located on the southwest corner of West Broadway and Trutch Street.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 600 sq. ft. (9% of the floor area of the restaurant). The seating capacity for the dining area is 245 and the proposed seating for the holding bar is 50.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

A Development Permit was issued for the use of the building as a restaurant in accordance with the decision of the Board of Variance on May 17th, 1978 who approved the use for a limited period of time expiring October 1st, 1982 without prejudice to the filing of a further appeal at that time. The Board of Variance, in granting the appeal, reversed the decision of the Director of Planning who refused a Development Permit Application because required parking was being provided on a separate site on a lease basis only.

According to the provisions of the Zoning and Development By-law, the ancillary holding bar does not affect the off-street parking requirements.

The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, for a period of time expiring October 1st, 1982 subject to Council's approval of the new liquor outlet."

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81273 to Mr. L. Syskasis to alter and use a portion of the existing restaurant at 3204 West Broadway as a holding bar.

Continued . . . .

8. Liquor Permit Application - 1724 Davie Street
Development Permit Application No. 80902

The Committee had before it for consideration a Manager's report dated July 18, 1978, in which the Director of Planning reported on the application of Ms. J. Erickson for Development Permit Application No. 80902 to use a portion of the main floor of the existing restaurant at 1724 Davie Street as a holding bar.

In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Davie Street, east of Denman Street.

The proposed holding bar development will provide an assembly area of approximately 120 sq. ft. (3.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 84 and the proposed seating area for the holding bar is 16.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 21 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80902 to Ms. J. Erickson to use a portion of the main floor of the existing restaurant at 1724 Davie Street as a holding bar.

9. Handicapped Resource Centre - Request for Land

The Committee had before it for consideration a Manager's report dated June 29, 1978 (copy circulated) in which the Supervisor of Properties, in accordance with a recommendation from the Community Services Committee, reported further on the request of the Handicapped Resource Centre for City land.

The report concluded with the recommendation that the Handicapped Resource Centre enter a 60-year prepaid lease with the City for $30,000.00 to develop a non-profit group home for handicapped subject to the existing G.V.R.D. sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties.

Continued . . . .

Clause No. 9 Continued

The properties suggested in the report to be leased to the Handicapped Resource Centre are two lots on the south side of Cheyenne Street.

Following brief discussion, it was

RECOMMENDED

THAT the Handicapped Resource Centre enter a 60-year prepaid lease with the City for the sum of $30,000.00 to develop a non-profit group home for handicapped at Lots 6 and 7, Block "B", District Lot 37, on the south side of Cheyenne Street, subject to the existing G.V.R.D. sewer easement, with the lease to be drawn to the satisfaction of the Director of Legal Services and Supervisor of Properties.

10. Downtown Community Workers re Chronic Alcoholics

The Committee, on July 13, 1978, deferred consideration of the City Manager's report dated July 6, 1978, to the next meeting of the Committee and requested that the Civil Liberties Association comment on legal safeguards which could be provided to protect the civil liberties of chronic alcoholics who must be treated.

The Committee had before it for consideration this date a brief dated July 20, 1978 (on file in the City Clerk's Office) from the Civil Liberties Association.

However, a number of the Downtown community workers were unable to attend this date and it was

RECOMMENDED

THAT this matter be deferred to a future meeting of the Committee.

The meeting adjourned at approximately 2:55 P.M.

FOR ADOPTION SEE PAGE(S) 713 & 714

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 27, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 27, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Brown Alderman Kennedy
ABSENT	:	Alderman Puil
CLERK TO THE COMMITTEE	:	E. Bowie

RECOMMENDATION

1. Monthly Status of Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of June, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of a number of the individual applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for June, 1978 be received.

2. Shaughnessy Heights Property Owners' Association - Planning Study

Council at its meeting on December 14, 1976, approved a recommendation from the Standing Committee on Planning and Development that the Shaughnessy Heights Property Owners' Association be advised to continue with its study of the area and discuss same with the Planning Department.

As a result, a report called "The Shaughnessy Plan" was forwarded to the Director of Planning in March, 1978.

The Committee had for consideration a copy of a brochure prepared by the Shaughnessy Heights Property Owners' Association (copy circulated) which summarizes this report.

Present for discussion on this item was Mr. Philip Owen, President of the Shaughnessy Heights Property Owners' Association, who also introduced Mrs. Joyce Catliffe, Past President and Mr. Bill DuMoulin. Mr. R. Spaxman, Director of Planning, was also present.

cont'd.....

Clause No. 2 continued:

Mr. Owen detailed for the Committee the history of the preparation of the Shaughnessy Plan from the hiring of Mr. Richard C. Mann in May of 1977 to prepare a report for submission to the S.H.P.O.A. Board of Directors (August 1977) up to the present summarized brochure. Mr. Owen stated that in addition to the report which was begun by Mr. Mann, many volunteers in the area have given numerous hours of their time, often in door-to-door canvassing to obtain the very complex data contained in this report.

The brochure which was submitted to the Annual General Meeting of the S.H.P.O.A. on June 19, 1978, identifies four major and two subsidiary goals as follows:

Major Goals

1) To ensure that Old Shaughnessy remains a predominantly single-family, detached residential neighbourhood.
2) To recognize, designate and preserve Old Shaughnessy as one of the historic and architectural character areas of Vancouver.
3) To encourage the conservation and restoration of most of the pre-1930 homes.
4) To ensure a greater measure of economic stability to the neighbourhood and to mitigate financial hardship to owners of large properties.

Subsidiary Goals

1) To recognize changing demographic patterns and provide second-generation infill, particularly for those who wish to remain in the area and who seek smaller accommodation.
2) To encourage some increase in population density, especially by families with children, and thereby prevent the closure of Shaughnessy Elementary School which suffers from the characteristic city-wide decline in school enrolment.

The main problem in Shaughnessy would seem to be how the Community and the City can discourage the demolition of fine old homes and compensate owners who may wish to replace them with more marketable, but incompatible housing. The solution to this would seem to be in a combination of firmly stated goals, firm regulations, permitted relaxations and new opportunities for development within a context of enforceable guidelines.

Mr. Owen spoke on the reasons the traditional R-4 zoning is inadequate to meet the pressures of redevelopment and illustrated examples showing how the policies as advanced by the S.H.P.O.A. could benefit the best interests of the City.

The S.H.P.O.A. have put forth the following recommendations to the Planning and Development Committee:

cont'd.....

Clause No. 2 continued:

(a) The Sub-Committee to accept in the very broadest terms the general directions and policies contained in the S.H.P.O.A.'s brochure, regarding Old Shaughnessy.

(b) The Sub-Committee to order an immediate freeze on all applications for rezoning within Old Shaughnessy pending the creation of a new zoning by-law (with the exception of the development plan for the southeast corner of 16th Avenue and Burrard Street).

(c) The Sub-Committee to request the Director of Planning to report to them on the feasibility and desirability of the S.H.P.O.A. recommendations.

(d) The Sub-Committee, on receipt of the Director of Planning's report to instruct the Planning Department to continue its close consultation and co-operation with the S.H.P.O.A. and to proceed with the creation of a new zoning by-law for Old Shaughnessy.

(e) The Sub-Committee to place on their agenda in some months time, the subject of some form of Historic Conservation Area or Heritage Character Area designation for Old Shaughnessy, and to receive at this time delegates from the S.H.P.O.A., the Heritage Advisory Committee, the Community Arts Council and other interested bodies.

The Director of Planning stated that in meetings which had taken place with the S.H.P.O.A. Board of Directors and the Planning Department staff, definite progress had been made towards the solving of problems in Shaughnessy. He expressed satisfaction in the co-operation displayed between both parties. He supports the recommendation that the Planning Department bring forward a report which will translate the goals put forward by the S.H.P.O.A. into precise by-law language.

Discussion took place on the second recommendation put forward; that an immediate freeze be placed on all rezoning applications in the Old Shaughnessy area. The Director of Planning stated that to date only two applications had been received. One for a development at 16th and Burrard and another for 3338 and 3390 The Crescent had requested permission to appear before the Committee but had withdrawn this request until the report from the S.H.P.O.A. had been presented. It was felt by those present that if this developer were to meet with the S.H.P.O.A. as did the developer for 16th and Burrard, compromise could be made to the satisfaction of both parties.

Also introduced at the meeting was a letter dated June 14, 1978 (copy circulated) from the Community Arts Council supporting a recommendation that the area known as Old Shaughnessy be designated as a Heritage Conservation area.

Following further discussion, the Committee

RECOMMENDED

A. THAT the general directions and policies contained in the Shaughnessy Heights Property Owners' Association's brochure regarding Old Shaughnessy be received.

cont'd.....

Clause No. 2 continued:

B. THAT pending the creation of a new Zoning By-law all applications for rezoning within Old Shaughnessy be referred to the Board of Directors of the S.H.P.O.A.

C. THAT the Director of Planning report back to the Planning and Development Committee on the feasibility and desirability of the recommendations as put forward by the S.H.P.O.A.

D. THAT upon receipt of this report the Planning and Development Committee instruct the Planning Department to continue its close consultation and co-operation with S.H.P.O.A. and proceed with the creation of a new Zoning By-law for Old Shaughnessy in co-operation with the Director of Legal Services.

E. THAT delegates from S.H.P.O.A., the Heritage Advisory Committee, the Community Arts Council and other interested persons be invited to attend a future meeting of the Committee to discuss some form of Historic Conservation or Heritage Character Area designation for Old Shaughnessy.

3. Public Competition for "Ideas and Concepts" for a Park at Burrard/Dunsmuir

Council at its meeting of July 11, 1978, when considering a clause from the Standing Committee on Planning and Development report of June 29, 1978, passed the following motion:

"THAT this clause be referred to the Standing Committee on Planning and Development for further consideration, including possible input by adjacent corporate owners into the park design."

The Committee had for consideration a Manager's report dated June 15, 1978 (copy circulated) in which the Director of Planning reports on a proposal whereby the general public would be invited to participate in putting forward ideas and suggestions for a park to be situated on the former Bow-Mac site at Burrard/Dunsmuir.

Mr. A. Malczewski, of the Planning Department, spoke to this report stating that at present, the main thrust was to get Council's approval to proceed with Phase One, the Public Competition. The intention is to commence publicity and release competition documents in early September aiming for a fall working schedule. Phase Two (competition of design for implementation purposes) could then take place in early 1979.

Details of the competition and the planning context to be supplied to the competitors are included in the "'PARKIDEA' a Search for Ideas" (on file in the City Clerk's office). At the completion of this competition one idea will be awarded a special prize in recognition of its special merit. Other ideas will receive smaller cash prizes or honourable mention.

cont'd.....

Clause No. 3 continued:

The report also states that selection of award winning ideas will be presented to Council for approval and used thereafter in the design phase (Phase Two). A jury comprised of representatives of the community, City Government and design professions will be responsible for this phase.

The Committee, in discussion, felt that a representative of the business community adjacent to this park should be included on this jury.

The City Manager reported that the City had hoped to acquire the Provincial property located at 635 Burrard (part of the site) in July, but that because of certain delays it is now expected this acquisition will take place by October.

Following discussion, the Committee

RECOMMENDED

A. THAT Council approve the public competition of "ideas and concepts" and instruct the Director of Planning to proceed with the necessary arrangements;

B. THAT Council instruct the Director of Planning to convene a working committee which would include Park Board staff, the City Engineer, the Director of Finance, and the Director of Social Planning to advise the Jury Committee on park program and constraints;

C. THAT Council instruct this Committee to select and recommend for Council's approval, a jury for the proposed competition; this jury to be representative of the Community, the City Government, the design professions and the adjacent business community;

D. THAT Council instruct the jury in conjunction with the working committee (Recommendation B above) to report back to Council with a program and terms of reference for the park design and a recommendation on procedure;

E. THAT Council approve a budget of $14,000.00 for the Phase One ("'PARKIDEA' a Search for Ideas") of the program. Source of funds to be the Downtown Improvement Reserve;

F. THAT Council instruct the Director of Finance to report back on the sources of funds to build this park;

G. THAT Council continue negotiations with the Provincial Government with respect to the release of the provincial building site to the City for inclusion in the park proposal.

The meeting adjourned at approximately 3:45 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 714 & 715

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 27, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 27, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT : Alderman Puil

COMMITTEE CLERK : G. Barden

RECOMMENDATION

1. Britannia Community Services Society - 1978 Operating Budget

The Committee considered a Manager's Report dated July 6, 1978, wherein the City Architect reported on 1978 Operating Budget on the Britannia Community Services Society in part as follows:

"On April 11, 1978, City Council approved the Budget Review Committee's recommendations with regard to the budget of the Britannia Community Services Society and on April 18, 1978 City Council passed the following motion concerning maintenance at the Centre by the School Board:

'THAT the Britannia Community Services Centre Society, in conjunction with Mr. Art Langley, report on the late request of the School Board for funding for maintenance at the Britannia Community Services Centre by the School Board.'

The specific items that were submitted by the School Board as a late request were the following:

1)	Replace cold cathod lighting in 'AB' gym with mercury vapour	$ 9,540
2)	Repair gas leaks and lubricate all underground and above ground valves (new buildings)	900
3)	Service 14 gas boilers in new buildings	4,240
4)	Flush hot water heating system in all new buildings	2,756
5)	Overhaul vacuum pump in 'A' building (old building)	636
6)	Service and adjust pneumatic controls in all buildings ('AB' Building is 2332)	3,922
7)	Service and adjust air conditioning equipment in B & C buildings	400
8)	Service new cafeteria range exhaust and fire extinguishers	200
9)	Annual service of ice rink equipment	6,890
10)	Contingencies	2,000
11)	Program painting 'A' building (50%)	25,812
	Total	$57,296

...../2

Clause #1 continued:

Society share - .261 x 57,296 =		$14,954
Labour overhead on 70% - .23 x 70% =		2,408
		$17,362
Administration overhead @ 10%		1,736
Total Society Share -		$19,098

Items 1 and 11 are programmed improvements that can be delayed until 1979, however items 2 to 9 inclusive should be proceeded with either for reasons of hazard, operational necessity or by-law requirements.

The total cost for these items is $23,948 and when the necessary adjustments are made for overhead and administration, the Society's share will be approximately $7,980."

Mr. Art Langley reported that during an analysis of the budget already approved by Council on April 11, 1978, it was noted that there is an item of $32,000 for building maintenance. It was established that the basis of the request for $32,000 is from the cost for maintenance work experienced in 1977. Some of this work was routine maintenance similar to the list of works submitted as a late request, but the majority was emergency repairs to the mechanical plant. Mr. Langley also stated he believed these emergency problems were related to the newness of the equipment and that they will decrease this year and there may be sufficient funds remaining in the Building Maintenance account already approved to provide funding for the City's share of specific items 2 to 9 inclusive, amounting to approximately $8,000, with the School Board funding the balance of approximately $16,000.

Following discussion, it was

RECOMMENDED

THAT the City Architect be authorized to co-operate with the School Board to complete the work within the shared maintenance funding already approved by Council in the current budget; with the City's share being approximately $8,000. If at any time in the work programme an over expenditure appears probable, the work shall be suspended at that point and a further report be made at that time, for Committee consideration.

2. Police Compound Attendants

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Chief Constable reported on Police Compound Attendants at the new public safety building annex. The report included background information, alternatives for control of fleet utilization and security of the facility, costs and funding.

Chief Constable Winterton and Inspector Bisset attended the meeting and spoke to their request that the four Compound Attendants' positions be made permanent. The Chief Constable advised that since authorization of the four temporary Compound Attendants, the fleet

Clause # 2 continued:

availability has increased to the point that having to wait for transportation has now been virtually eliminated. Rising vehicle maintenance costs have been held down because the Attendants now maintain a mileage maintenance schedule on each individual vehicle and have vehicles serviced by the Garage personnel when they become due. The actual incidence of vehicle repairs have also decreased as a result of this program because minor repairs are completed before major overhauls become necessary. The largest saving that has been realized directly resulting from this program has been the availability of Police personnel for actual Police duties because the Compound Attendants now control and issue all vehicles to Headquarters personnel on a priority basis.

Following discussion, it was felt that the proposal needed further study and it was

RECOMMENDED

A. THAT the four temporary compound attendants presently authorized be continued on a temporary basis to December 31, 1978 funded from within the Police Department's current operating budget.

B. THAT a study be conducted jointly by the Police Department and the Engineering Department's Departmental Services Division, to determine the most feasible method of providing the required security and service for police vehicles, considering use of existing City facilities of a like nature to eliminate any duplication of service that might exist; recommendations should be submitted to the City Manager for the Standing Committee of Council, on Finance and Administration, by December 1, 1978.

3. Civic Theatres Revenue and Expenditures

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Administrative Analyst reported on revenue and expenditures for the Queen Elizabeth Theatre, Queen Elizabeth Playhouse and the Orpheum.

Mr. J.C. Allman, Assistant Manager, Civic Theatres, and Mr. Norman Young, Chairman, Civic Theatres Board, attended the meeting and spoke to the report.

Discussion took place on the suggestion that the rates at the Orpheum theatre should be increased and it was suggested that the rates at the Queen Elizabeth Theatre should be increased instead since it is much better equipped than the Orpheum. It was also noted that local groups are bringing in outside groups and charging them local rates when they would have been charged commercial rates if they had not booked through a local group. This should be examined. Other points discussed were

- using a fixed rate plus a percentage of the gross
- inadequate facilities for dispensing of liquor
- staggering of opening hours of performances
- "Theatre Parking" sign at the Queen Elizabeth Theatre should have "Theatre" removed during the daytime to encourage more use by the general public
- It was noted that under the Union agreement the front-of-house staff could be paid for two call out times if there were two shows on simultaneously at the Queen Elizabeth Theatre and the Playhouse.

..../4

Clause #3 continued:

Following further discussion, it was

RECOMMENDED

THAT the report be received for INFORMATION and be referred to the Civic Theatres Board for their CONSIDERATION.

The meeting adjourned at approximately 5:40 p.m.

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FOR ADOPTION SEE PAGE(S) 715

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

July 27, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 27, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT:	Alderman W. Kennedy, Chairman M. Ford H. Rankin
ABSENT:	Alderman D. Bellamy M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of July 13, 1978 were adopted.

1. Parking Lot Directional Signs in Downtown Vancouver

The Committee had for consideration, a Manager's Information Report dated July 10, 1978 (circulated) in which the City Engineer reported on a program to install parking lot directional signs in the downtown area.

The report noted that studies revealed parking in the Gastown, Chinatown and Robson Street areas was not fully utilized and it would be of benefit to shoppers and tourists if these parking areas were identified more clearly. It was proposed that commencing this summer, directional signs be installed at City owned and public parking lots that have more than 100 parking stalls. Funding has been approved in the departmental budget.

RECOMMENDED

THAT the report of the City Manager dated July 10, 1978 be received for information.

2. Summary of Downtown Pedestrian Surveys

In a Manager's Information Report dated July 6, 1978 (circulated), the City Engineer commented on a recently completed departmental report entitled "Downtown Vancouver Pedestrian Surveys 1977", which surveyed data collected by various city departments, on downtown pedestrian volumes and characteristics in the period 1973 - 1977.

RECOMMENDED

THAT the Manager's Report dated July 6, 1978 be received for information.

* * * * *

The meeting adjourned at approximately 3:45 p.m.

FOR ADOPTION SEE PAGE(S) 715

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

July 27, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 27, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT:	Alderman W. Kennedy, Chairman M. Ford H. Rankin
ABSENT:	Alderman D. Bellamy M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of July 13, 1978, were adopted.

1. Parking Lot Directional Signs in Downtown Vancouver

The Committee had for consideration, a Manager's Information Report dated July 10, 1978, (circulated) in which the City Engineer reported on a program to install parking lot directional signs in the downtown area.

The report noted that studies revealed parking in the Gastown, Chinatown and Robson Street areas was not fully utilized and it would be of benefit to shoppers and tourists if these parking areas were identified more clearly. It was proposed that commencing this summer, directional signs be installed at City owned and public parking lots that have more than 100 parking stalls. Funding has been approved in the departmental budget.

RECOMMENDED

THAT the report of the City Manager dated July 10, 1978, be received for information.

2. Summary of Downtown Pedestrian Surveys

In a Manager's Information Report dated July 6, 1978, (circulated), the City Engineer commented on a recently completed departmental report entitled "Downtown Vancouver Pedestrian Surveys 1977", which surveyed data collected by various city departments, on downtown pedestrian volumes and characteristics in the period 1973 - 1977.

RECOMMENDED

THAT the Manager's Report dated July 6, 1978, be received for information.

* * * * *

The meeting adjourned at approximately 3:45 p.m.

FOR ADOPTION SEE PAGE(S) 715

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

AUGUST 3, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 3, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, July 27, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Advertising for Voters' List Canvass

The Committee had before it for consideration a letter dated July 25, 1978 (copy circulated) from the Downtown Eastside Residents' Association which suggested that advertising by the City Clerk's office of the registration period for persons missed in the voters' registration canvass should be carried not in just the Vancouver Sun and Province.

Mr. B. Eriksen of the Downtown Eastside Residents' Association appeared before the Committee and said that local community papers should also carry the ad that appeared in the Vancouver Sun and Province on Saturday, July 22, 1978. He also inquired whether D.E.R.A. could again have the opportunity, as it did at a previous election, of having a supply of pink voter's registration cards at the D.E.R.A. office for persons who are entitled to vote but are not on the voters' list.

The City Clerk responded by pointing out that if the department were to advertise in community papers, it would have to advertise in all of them at a cost of several thousand dollars. He advised the Committee there will be further advertising during the voters' registration period and also explained that advertising for voters' registration is also carried in City libraries and community centres.

On the matter of D.E.R.A. receiving a supply of voter's registration cards, the City Clerk responded that this was tried but was merely a duplication of service already provided by the City Clerk's office and made no appreciable difference in the number of voters registered. The City Clerk said he could not recommend either of Mr. Eriksen's proposals to the Committee.

Continued . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

THAT it be left to the City Clerk's office how best to notify voters of registration for the voters' list.

(Alderman Rankin opposed.)

2. Implications of R.R.A.P. Funding on Low Cost Rental Housing

The Committee had before it for consideration a Manager's report dated July 19, 1978 (copy circulated) in which the Director of Planning reported, in accordance with a December 1, 1977 recommendation from the Community Services Committee, on the implications of R.R.A.P. funding on low cost rental housing. The report concluded with two recommendations aimed at ensuring rental rates for premises which receive Residential Rehabilitation Assistance Programs are carefully monitored.

Appearing before the Committee on this matter were Mr. R. Youngberg, Associate Director of Area Planning, and Mr. G. Mervyn, R.R.A.P. Planner.

The Chairman reminded the Committee this matter arose when the Community Services Committee heard a delegation of tenants from a building at 2020 Vine Street which had undergone R.R.A.P. improvements which were so extensive it resulted in rental rate increases of up to 150% and the tenants could no longer afford to live in the building.

A representative of the Vancouver Tenants Federation appeared before the Committee saying the Manager's report of July 19, 1978 is a good one which the Federation supports. She urged approval of the recommendations in the report, but suggested there should be tenant representatives included in discussions between the City, Central Mortgage & Housing Corporation and the B.C. Rent Review Commission over rental rates.

During discussion of the report, the Committee inquired what methods of enforcement are to be used to ensure rental rates do not exceed those set by the R.R.A.P. Non-Resident Owner's Agreement and the Planning Department representative replied that as the City administers the Residential Rehabilitation Assistance Program for C.M.H.C., it is in a position to pursue and discuss this matter with other parties involved. The Planning Department would like a mandate from Council to follow up on this matter.

On the subject of the degree of improvement on any particular building under R.R.A.P., it was explained to the Committee that the City's Standards of Maintenance By-law and C.M.H.C.'s guidelines for R.R.A.P. are used, and if a landlord goes beyond these standards, he may not receive the R.R.A.P. funding.

The Planning Department representative advised the Committee there will be an extensive report reviewing the Residential Rehabilitation Assistance Program to the Planning and Development Committee within the next few weeks.

Continued . . . .

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

A. THAT the City's R.R.A.P. staff, in co-operation with officials of C.M.H.C.,pursue further means with the B.C. Rent Review Commission to ensure the enforcement of rental rates set by the R.R.A.P. Non-Resident Owner's Agreement.

B. THAT the City's R.R.A.P. staff make representation to officials of C.M.H.C. to alter the Landlord Provisions of R.R.A.P. to require that the rental rate agreed to be displayed in all rental units receiving R.R.A.P. Assistance.

3. Montessori Day Care Centre - Request for Land

The Committee had before it for consideration a Manager's report dated July 14, 1978, which stated the Montessori Day Care Centre has requested permission to lease City property at the southeast corner of West 7th Avenue and Arbutus Street on the same conditions as the property the day care centre leases from the City at 2091 West 8th Avenue (on a year-to-year basis at $1.00 per year).

The report indicated the applicants wish to construct a prefabricated portable building on the property and it was noted that there have been a number of complaints from surrounding residents regarding the proliferation of portable structures in the area and the lack of maintenance and landscaping.

A representative of the Properties Division and a representative of the Montessori Day Care Centre appeared before the Committee on this matter.

The Montessori Day Care Centre representative told the Committee that it has now arranged for parents to take turns maintaining the property the Centre now uses and that the portable buildings are a temporary arrangement and will eventually be moved.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services and the Supervisor of Properties prepare an agreement with the Montessori Day Care Centre to lease Lot 1, Block 305, District Lot 526, Plan 590 at the southeast corner of West 7th Avenue and Arbutus Street on a year-to-year basis at $1.00 per year with the City retaining the right of cancellation on six months notice, provided that the Day Care Centre cut no trees on the property and properly maintain the land.

Continued . . . .

4. Hildon Hotel, 50 West Cordova Street

The Committee had before it for consideration a Manager's report dated July 19, 1978, in which the Medical Health Officer reported that eleven (11) interim monthly operating permits have been issued since June 11, 1977, and a total of seventeen (17) inspections have been made on the Hildon Hotel at 50 West Cordova Street and there has been little success in having the hotel comply with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and Mr. William Morris, the operator of the hotel.

During discussion, it was pointed out that the major problem with this building is a deteriorating roof which has leaked and damaged a number of rooms; 26 of the 143 rooms are deemed to be unfit for habitation; new flooring is required in some areas of the building; and it also requires repapering or repainting.

Representatives of the Health Department noted that maintenance is fairly good in the building.

Mr. Morris, who explained he has a 15-year operating lease with 12 years remaining, said that in the past three years, he has spent approximately $6,000.00 repairing the building and that the roof is not his responsibility, and that he has been unsuccessful in urging the owners to repair the roof.

It was the opinion of the Committee that 11 interim operating permits was far more than sufficient notice to have the building repaired and it was noted that the Health Department is not prepared to issue another interim permit when the existing one expires. The Committee indicated it appears necessary that the building be closed, and in response to the expressed concerns of Mr. Morris over the 80 pensioners now living in the building, the Committee pointed out the Social Planning Department could assist in their relocation.

The Director of Environmental Health reported that the current interim operating permit will expire on September 1st, 1978, and if it is the intention to close the building, 30 days notice would be given on September 1st.

Following discussion, it was

RECOMMENDED

A. THAT the City exercise its authority under the Standards of Maintenance By-law for the purpose of repairing the roof at the Hildon Hotel at 50 West Cordova Street.

B. THAT the Medical Health Officer provide tenants of the Hildon Hotel with 30 days notice to vacate the building and close the Hildon Hotel at the expiry of the 30 days.

C. THAT Ms. Ann Rextrew of Newton Investments Ltd. (Army & Navy), owners of the Hildon Hotel, be advised that the Community Services Committee is considering recommending that Council request the Liquor Control & Licensing Branch to cancel the license on the beer parlour at the Hildon Hotel and that Ms. Rextrew be requested to appear at the next meeting of the Community Services Committee to discuss this matter.

Continued . . . .

5. Senator Hotel, 1212 Granville Street

The Committee had before it for consideration a Manager's report dated July 20, 1978, in which the Medical Health Officer reported that eight (8) interim operating permits have been issued to the Senator Hotel at 1212 Granville Street and that the Health Department has not been successful in having the Senator Hotel upgraded to comply with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health, the operator of the hotel, Mr. H. Wardell, and the owner of the hotel, Mr. W. Paakspu.

During discussion, the Health Department representative reported that another interim permit has been issued through to the end of August 1978.

The operator of the building advised the Committee that since he took over the operation in 1975, he has carried out a number of upgrading measures, but as the building does not produce a great amount of revenue, he cannot afford to do all the repairs at once.

However, a spokesman from the Health Department replied that the workmanship in what repairs had been done is very poor.

The Health Department representative also advised the Committee that the operator was advised by the Health Department in writing of all the renovations and repairs required at this building before the current operator took over the operation.

Following discussion, it was

RECOMMENDED

THAT the Medical Health Officer report back to the Community Services Committee at the end of August 1978 on the Senator Hotel, 1212 Granville Street, and unless there has been substantial improvement by the hotel to comply with the Lodging House By-law, the hotel be closed.

6. Wonder Rooms, 50 East Cordova Street

The Committee had before it for consideration a Manager's report dated July 24, 1978 in which the Acting Director of Permits & Licenses reported, in accordance with a recommendation from the Community Services Committee which was approved by Council on June 13, 1978, as follows:

"Inspections have been carried out by this department of the above lodging house. These inspections took place on June 15, June 29, and July 20, 1978.

Work in these premises has been continuing during all of the above period to upgrade the interior of the building in order to bring it into compliance with both the Lodging House By-Law and Standards of Maintenance By-Law.

The most recent inspection - July 20, 1978, shows that all of the painting has been completed, emergency lighting has now been installed, and new floor coverings are being laid in the public hallways.

It is now felt that this building complies substantially with the Standards of Maintenance By-Law."

Continued . . . .

Clause No. 6 Continued

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated July 24, 1978, on Wonder Rooms, 50 East Cordova Street, be received.

7. Rubbing Alcohol

The Committee had before it for consideration a Manager's report dated July 24, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on inspections carried out by his department to determine the amount of alcohol-containing substances being sold at retail outlets in the Downtown Eastside area.

The Committee noted from the report that sufficient control is being exercised by retail outlets, and following discussion, it was

RECOMMENDED

THAT the Manager's report dated July 24, 1978, on rubbing alcohol, be received.

8. Dial-a-Dietitian Service - Grant Request

The Committee had before it for consideration a Manager's report dated July 25, 1978 (copy circulated) in which the Medical Health Officer reported on the operation and financing of the Dial-a-Dietitian Service and submitted for the Committee's consideration an internal transfer of funds to provide for the continued operation of this service from April 1st, 1978 to March 31st, 1979.

Following brief consideration, it was

RECOMMENDED

A. THAT the Dial-a-Dietitian Service continue in its current role and present level of operation.

B. THAT a grant of $125.00 per month be approved for the period April 1, 1978 to March 31, 1979, as follows:

Rent	$ 90.00 per month
Telephone	35.00 per month
TOTAL	$125.00 per month

9. Development Permit - Dock Restaurant Ltd., CNR Pier, North Foot of Main Street

The Committee had before it for consideration a letter dated July 28, 1978 from Mr. R. O. Rothe (copy circulated) which commented on circumstances which caused Development Permit No. 60008 for the Dock Restaurant Ltd. to expire and consequently resulted in the Liquor Control & Licensing Branch suspending the liquor licenses held by the Dock Restaurant.

Continued . . .

Clause No. 9 Continued

The letter indicated that the development permit was not renewed possibly because the previous manager had not submitted the required $25.00 cheque to accompany the application for renewal of the development permit.

Also before the Committee was an extract from the Development Permit Staff Committee meeting of July 26, 1978 (copy circulated) in which it was noted that the Director of Planning is prepared to approve the development permit application subject to a number of conditions.

Appearing before the Committee on this matter were Mr. R. Rothe, a representative of the Planning Department and a representative of the Permits & Licenses Department.

During discussion, Mr. Rothe advised the Committee that he feels he can meet the conditions set forth in the Development Permit Staff Committee report for a new development permit.

The representative from the Planning Department advised the Committee that the department has not yet received a clearance from the Police Department.

Following discussion, it was

RECOMMENDED

THAT Council advise the Liquor Control & Licensing Branch that the City has no objection to the issuance of a new Liquor License(s) for the Dock Restaurant Ltd. at the CNR Pier, provided the Police Department concurs and subject also to the issuance of the development permit by the Director of Planning.

10. Lifeguarding on Wreck Beach

City Council, on July 25, 1978, passed a motion that the Community Services Committee meet with the Park Board to discuss further the matter of lifeguarding on Wreck Beach.

The Committee had before it for consideration a letter dated July 31, 1978 from the Vice Chairman of the Park Board, stating that Board members would like to meet with Council members at the Park Board offices to explain the lifeguarding system for the City of Vancouver and, in particular, to discuss Wreck Beach.

The Board proposes to have representatives from the R.C.M.P., the Coast Guard and Fire Department attend such a meeting, and times for such a meeting on Tuesday or Wednesday, August 8th or 9th, were suggested in the letter.

Following brief discussion, the Committee learned that none of its members will be available to attend at the times proposed by the Board, and it was felt that if members of the Committee and any other members of Council are to attend at the Board offices to discuss Wreck Beach, it should be on a week when there is a regular Council meeting, possibly on a Thursday morning.

Continued . . . . .

Clause No. 10 Continued

Following discussion, it was

RECOMMENDED

THAT the letter dated July 31, 1978 from the Vice Chairman of the Park Board be received and the Board be advised that members of the Community Services Committee would be available to meet with the Board at the Board offices to discuss Wreck Beach during any week there is a regular Council meeting, and preferably on a Thursday morning.

11. Extension of Hours for "Pubs" Within Beer Parlours

Mr. K. Armstrong of the Permits & Licenses Department advised the Committee he has received two further applications from hotels wishing to extend the operating hours for the Class "A""Pubs" contained within the beer parlours of the hotels so that hours of the Class "A" portion are the same as the beer parlours hours, i.e. that they both close at 1:00 A.M.

Following discussion, it was

RECOMMENDED

THAT Council advise the Liquor Control & Licensing Branch that it has no objection to the operating hours of the Class "A""Pubs" in the Castle Hotel, 750 Granville Street, and the Carleton Hotel, 314 Cambie Street, being extended to 1:00 A.M.

The meeting adjourned at approximately 3:30 P.M.

FOR ADOPTION SEE PAGE(S) 716 & 717

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 3, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday August 3, 1978 at approximately 1:35 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE: : M. L. Cross

RECOMMENDATIONS

1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

The Committee considered a report of the City Manager dated July 12, 1978 (copy circulated) in which the Director of Planning advises that Mr. J. Baker on behalf of Mr. A. Molnar, Realmar Development Corporation, had requested that the matter of loft area attic spaces in apartment buildings be brought to the attention of the Planning and Development Committee and that enforcement action by the Permits and Licenses Department be withheld until the issue had been dealt with. The City Manager requested the Director of Permits and Licenses to withhold enforcement action pending discussion by the Committee.

Mr. R. Scobie, Zoning Division, advised that the Zoning and Development By-law states that floors with a ceiling height of more than four feet are to be included in FSR calculations. In older style one-family dwellings where attic spaces were provided and clearly unused the spaces were not included in FSR calculations. The same applies to new apartment buildings with sloping roofs and attic spaces that are marked on the drawings as unused areas. Some applicants clearly identify loft areas as usable living space and have included such space in FSR calculations. Mr. Scobie advised that the Planning Department has no objection to loft areas as long as they are included in the FSR.

Mr. R. Hebert, Acting Director of Permits and Licenses, advised that in some instances construction deviates after the plans have been approved and the occupancy permits issued. Inspectors have found that "unused attic spaces" were in fact being finished and used as habitable floor area.

The Director of Planning recommended that loft areas with ceiling heights exceeding four feet be included in floor space

cont'd.....

Clause No. 1 continued:

ratio calculations as now required by the Zoning and Development By-law and that normal enforcement action take place on those existing contrary to approved permits.

Mr. F. Bowers, City Manager, advised that the Architectural Institute of British Columbia sent a bulletin dated July 7, 1978 to its members (copy circulated) concerning the discrepancies which are occuring between the designs and drawings submitted for development and building permits and the resultant buildings constructed on the site.

Several issues are of concern to the Institute:

(a) The questionable professional ethics of any member who knowingly is involved in the practices described in this bulletin.

(b) The legal implications of the actions of architects involved in these misrepresentations.

(c) The erosion of the relationship between the City of Vancouver Planning and Building Departments and the architectural profession, collectively and as individuals.

At this point a member of the Committee moved that the recommendations of the Director of Planning be approved. (This motion was withdrawn later in the meeting.)

Mr. J. Baker, Solicitor, and Mr. A. Molnar, Realmar Development Corporation Ltd. were present for the discussion. Mr. Baker indicated that Realmar Development complies strictly to the code with respect to floor space ratio calculations. He stated that people use their attic spaces and occupancy permits are not withdrawn because these spaces are used for childrens' play areas. Parking is not increased because larger attic spaces are provided in apartments. Mr. Molnar stated that loft areas will not create a higher density -- a large family would not move in because there was a large attic space that could be used. With respect to his development on York Street, if the attic spaces (3500 sq. ft.) were included in the FSR calculations there would have been five fewer suites and the price per unit would have gone up considerably.

Messrs. Baker and Molnar urged the Committee to reconsider its motion in order for them to prepare a more detailed presentation showing some of the developments, perhaps leading to a By-law amendment which would allow loft spaces to be excluded from FSR calculations.

Committee members noted letters that had been sent to Mr. Molnar from the Director of Permits and Licenses with respect to enforcement of By-law regulations and requested that Mr. Molnar include information on this correspondence in his presentation before the Committee.

RECOMMENDED

THAT the matter of floor space ratio and floor areas of apartment buildings be deferred until a future meeting of the Committee.

cont'd.....

2. Downtown-Eastside NIP/RRAP Status Report

The Committee considered a report dated July 13, 1978 (on file in the City Clerk's office) which the City Manager submitted for information.

Ms. S. Huzel, Area Planning Division, outlined the planning process setting up the Downtown Eastside Neighbourhood Improvement Program and provided information on the program to date.

Ms. Huzel advised that through a series of misunderstandings and a breakdown in negotiations with respect to demolition of four houses on City-owned land four members and one alternate member of the Citizens' Planning Committee had resigned in protest. Letters have been sent to all Downtown Eastside property owners, residents, commercial and industrial tenants and local service organizations explaining the resignations and soliciting new members. A Sub-Committee of the Oppenheimer Area Planning Committee was formed to assist Planning staff in identifying zoning related issues and problems. As a result a draft Zoning By-law proposal will be presented to the Committee at a public meeting later in the summer. After community and staff input the Zoning By-law proposal will be presented to Council in the Fall.

Ms. Huzel outlined the status of the following N.I.P. Capital Projects:

- Community Health Facilities
- Social/Recreational/Community Facilities
- Japanese/Community Facilities
- Improvements to Oppenheimer Park

The Residential Rehabilitation Assistance Program has achieved only limited success in the Downtown Eastside due to the fact that most of the residential units are contained in hotels or rooming houses. These units were not included in the R.R.A.P. until July, 1977.

Ms. Huzel stated that a development permit application to construct a 7-storey Remand Centre with offices, holding cells and ancillary restaurant facilities was filed by the Provincial Government. The Director of Planning has refused this application primarily because it does not comply with a land use policy regarding uses required by a public authority and because there is a deficiency in parking. This matter will be reported to Council.

RECOMMENDED

THAT the information report of the City Manager dated July 13, 1978 be received.

3. Composition of the Oppenheimer Area Planning Committee

The Committee considered a memorandum to the Chairman dated July 31, 1978 from Mr. R. R. Youngberg, Associate Director, Area Planning, (on file in the City Clerk's office). In the memorandum

cont'd.....

Clause No. 3 continued:

Mr. Youngberg advised that a meeting of the Oppenheimer Area Planning Committee was held on July 26, 1978 to consider nominations to fill the vacancies on the Committee. Two positions for Residential Tenant and one for the Chinese Representative are still vacant. A further letter will be sent to solicit members for these two categories.

At the meeting the Citizens' Committee approved a new category - Residential Owner. This action was taken as the original category of Residential Owner had been interpreted as Absentee Owner of a residentially used property. The Planning Department felt that both Absentee and Resident Owners should be formally represented on the Planning Committee. The Director of Planning requested that the Planning and Development Committee endorse the additional category.

RECOMMENDED

THAT the category Residential Owner now be classified as Residential Owner (Non-Resident) and Residential Owner (Resident).

The meeting adjourned at approximately 3:20 p.m.

* * * *

FOR ADOPTION SEE PAGE(S) 717

PART REPORT TO COUNCIL

VII

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

AUGUST 3, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 3, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT: Alderman Marzari

ALSO PRESENT: Alderman Ford (For Clause No. 2)

CLERK: E. Bowie

INFORMATION

1. Visit of Delegation from Sister City
Yokohama, Japan - August 14 - 21, 1978

The Committee had before it for information a letter dated August 3, 1978 (copy circulated) from the Mayor containing details on the visiting delegation from Vancouver's Sister City, Yokohama, Japan. There are to be 100 persons in three groups who will arrive in stages between August 13th and August 19th, 1978.

The letter recommended that authority be given by Council for arrangements to be formalized regarding this visit and expenditures charged against the "Fund for Entertaining Visiting Dignitaries".

Mr. G. Lenoski, Executive Assistant to the Mayor, was present.

The Committee was informed that there is money set up in an account for this purpose and can be used as such without Committee or Council approval.

It was therefore

RESOLVED

THAT the letter dated August 3, 1978 from the Mayor regarding the visiting delegation from Yokohama, Japan, be received for information.

RECOMMENDATION

2. Senior Staff Organization -
Vancouver Public Library

The Committee had before it for consideration a Manager's report dated August 2, 1978 (copy circulated) in which the Director of the Vancouver Public Library summarizes a report from the Senior Administrative Review Committee on the management structure of the Vancouver Public Library, recommending reclassification of three positions and creation of one and a half new positions.

Continued . . . .

Clause No. 2 Continued

Dr. R. N. Morris, Chairman of Sub-Committee on Senior Staff Organization, and members of the Library Board were present at this meeting.

Dr. Morris spoke to the report, detailing for the Committee the background leading to the proposed reorganization in Senior Staff at the Vancouver Public Library. He went on to explain the proposal put forward by the Senior Administrative Review Committee and illustrated his remarks with charts showing the existing establishment, that proposed for Stage I implementation and the eventual Stage II proposal as a general indication of the future direction of the Library's organizational structure.

It was pointed out by Dr. Morris that Stage II would not be considered until a thorough evaluation of Stage I had taken place.

Stage I changes from the current establishment chart would be as follows:

a) Adult Co-ordinator is changed to Head of Lending Services (Change of title and position - no change in salary).

b) Boys and Girls Co-ordinator remains comparatively unchanged, but takes over the responsibility for the Central Library Boys and Girls Department and develops its 'Staff' (service to branches) function. (Cost saving of $2,822 per year.)

c) Head of Reference Services is a new position. Schedule 'F' of the 1975 agreement between the Library Board and the Staff Association agreed to the implementation of a memorandum to the Director from the Head of Personnel, dated October 9th, 1974. This recommended to:

"(b)(i) establish a new position in this class for a Co-ordinator of Reference Services and reclassify one Division Head to Librarian V.

(ii) relieve the librarian promoted in accordance with (b)(i) above of reference duties by the establishment of a 1/2 Librarian I position."

(Additional cost of $4,280 per year.)

d) 1/2 time Librarian I in division, as above. (Additional cost of $7,858 per year.)

e) Librarian II as assistant to the Head of Lending Services. This will relieve the Head of Lending Services of work previously carried out by the Adult Co-ordinator, in advising on book selection, extra-mural activities, and some special projects; plus assisting in fields of increased responsibility, e.g. communication, programming and publicity, and professional development. (Additional cost of approximately $25,000 per year.)

The Manager's report dated August 2, 1978, requests reclassification of three positions and the creation of one and a half positions at an annual cost of $35,451.

Dr. Morris pointed out to the Committee that the Board has since withdrawn the request for the one new position (Librarian II - cost approximately $25,000 per year) and would reconsider this matter after the Library Departmental Review in October or November. This would mean that the cost for the reclassifications and the one-half new position would be under $10,000 per year. The cost for the remainder of 1978 would be minimal and can be made available in the existing Library Budget.

Continued . . . .

Clause No. 2 Continued

In answer to a question by the Committee, Dr. Morris stated that should future budget cuts be necessary, it would be done in other areas as the Board considers these reclassifications and the new one-half position essential to the operation of the Library.

Following further discussion, it was

RECOMMENDED

A. THAT the reclassification of three positions and the creation of one-half new position as detailed in the Manager's report dated August 2, 1978, at an annual cost, including fringe benefits, of under $10,000 per year be approved.

B. THAT the additional costs for the balance of 1978 be covered within the existing Library Budget.

The meeting adjourned at approximately 4:50 P.M.

FOR ADOPTION SEE PAGE(S) 718

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, August 29, 1978, in the Council Chamber, commencing at 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil & Rankin

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley of the Salvation Army.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy
THAT the minutes of the Regular Council Meeting of August 15, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Soft Rock Cafe

Council noted a letter dated August 25, 1978, from Mr. Wener the Counsel for the Soft Rock Cafe, requesting permission to address Council regarding the complaints of noise emanating from the premises. A delegation request had also been received from Mr. B. Vaughan on behalf of local residents.

MOVED by Ald. Puil
THAT the delegations be heard later this day when the relevant report is before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 25, 1978

Works & Utility Matters
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Street Lighting - Larch Street, 45th to 49th Avenues
Cl. 2: Closure of Lane East of Denman Street south from Nelson Street
Cl. 3: Tender - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe & Reinforced Concrete Manhole Sections & Tops
Cl. 4: Proposed Lane Paving - Ballot Result (Lane East of Cypress and Lane south of King Edward, 450/26)
Cl. 5: Traffic Operations Air Compressor Replacement
Cl. 6: C.P.R. Agreement - South By-pass

Clauses 1, 2 and 3.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Lane Paving - Ballot Result
(Lane East of Cypress and Lane South of King Edward, 450/26)
(Clause 4)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in clause 4, of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in cluases 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(August 25, 1978)

Operation Under Long Term Care Program - Taylor Manor
(Clause 1)

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this clause, of the report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Illegal Suites - Complaint - Mr. C.J. Davis 3157 West 3rd Avenue, 3161-63 West 3rd Avenue, 3182 West 3rd Avenue
Cl. 2: Kensington N.I.P. - Sidewalks around Parks
Cl. 3: Street Naming Committee - Approval of Street Names for Private Roads within the City of Vancouver
Cl. 4: D.P.A. - 3340 West 53rd Avenue
Cl. 5: Grandview-Woodland N.I.P. Templeton Park
Cl. 6: Townhouse Applications in Conversion Areas

Clauses 1 - 5 inclusive

MOVED by Ald. Puil
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 5, of this report be approved.

- CARRIED UNANIMOUSLY

Townhouse Applications in Conversion Areas
(Clause 6)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(August 25, 1978)

Keeping of Chickens at 5515 Rhodes Street
(Clause 1)

MOVED by Ald. Bellamy
THAT Mrs. Scafidi be charged as outlined in the second method of enforcement contained in the Manager's report dated August 25, 1978.

- (Deferred)

MOVED by Ald. Gibson
THAT this whole matter be deferred until a report is obtained from the Medical Health Officer on the necessity of Mrs. Scafidi keeping chickens for personal health reasons.

- CARRIED

(Ald. Bellamy, Gerard, Puil and the Mayor opposed)

CITY MANAGER'S REPORTS (Cont'd)

Fire and Traffic Matters
(August 25, 1978)

Sidewalk Cafe, 3143 W. Broadway
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 25, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Interest Rates Chargeable on Arrears of Real Property and Business Taxes
Cl. 2: Letter from Township of Spallumcheen
Cl. 3: Permanent Staff Position - Construction Division

Clauses 1 - 3 inclusive

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 25, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Proposed sub-lease Dick Building S/E Corner Granville and Broadway
Cl. 2: Champlain Heights - Enclave 15
Cl. 3: Champlain Heights Ground Leases - Assignment of Strata Lots
Cl. 4: North Services District Centre, 1720 Grant Street, License Agreement with Department of Human Resources
Cl. 5: Rental Review and Consent to Assignment to Lease 1484 West Broadway
Cl. 6: Victory House - Additional Repairs

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

B. MANAGER'S REPORT
(August 24, 1978)

Authority to Start Construction -
Phase 2, Area 6, False Creek.

B.(i) MANAGER'S REPORT
(August 25, 1978)

Financing Non-Market Projects,
Phase 2, Area 6, False Creek.

In considering these reports the False Creek Development Consultant elaborated on the reasons why it is preferred that the City provide funds on a loan basis. Mr. Sutcliffe also gave details of the established policies of the C.M.H.C. in respect of funds.

MOVED by Ald. Harcourt
THAT recommendations A to E in the Manager's Report of August 24, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT recommendations A and B as contained in the Manager's Report dated August 25, 1978, be approved.

- CARRIED

(Mayor Volrich opposed)

C. Central Waterfront -
Official Development Plan

It was agreed that this report be deferred until later this day.

D. Soft Rock Cafe,
1921 West 4th Avenue.

This report was deferred until the afternoon session to hear delegations, as approved by Council earlier in the meeting.

E. MANAGER'S REPORT
(August 24, 1978)

G.V.R.D's "Industry and the
Liveable Region".

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

I. Report of Standing Committee on Finance and Administration (July 27, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Grant Request - Boys & Girls Clubs of Greater Vancouver - to recover Development Costs Related to Proposed New Club Building at 12th Avenue and St. Catherines Street
Cl. 2: Relocation of Fire Dispatch Centre

Grant Request - Boys' and Girls' Clubs of Greater Vancouver - to Recover Development Costs Related to Proposed New Club Building at 12th Avenue and St. Catherine's Street (Clause 1)

MOVED by Ald. Brown
THAT the Vancouver City Council approve a grant of $13,158.14 to the Boys' and Girls' Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine's Street site.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Brown, Ford, Marzari and the Mayor opposed)

MOVED by Ald. Brown
THAT the Vancouver City Council approve a grant of $7,125.07 to the Boys' and Girls' Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine's Street site.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Relocation of Fire Dispatch Centre (Clause 2)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Finance and Administration (August 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Grant Request, $3,945 Vancouver Co-operative Radio
Cl. 2: Cultural Grant Requests

Vancouver Co-operative Radio Grant Request (Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the Committee as contained in clause 1 of this report, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance and Administration (Cont'd)

Cultural Grant Requests
(Clause 2)

MOVED by Ald. Brown
THAT a grant in the amount of $4,000 to the Arts Club for rental of the Queen Elizabeth Playhouse be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Gerard, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT a grant in the amount of $2,540 to the National Youth Orchestra for the rental of The Orpheum be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Brown
THAT a grant in the amount of $4,330 to the Vancouver Playhouse for rental of the Queen Elizabeth Playhouse be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Gerard, Puil and the Mayor opposed)

MOVED by Ald. Brown
THAT grants to the Metro Community Council, the Sculptors Society of B.C. and the Vancouver Women's Video and Film Festival be not approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Transportation (August 10, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Delegation Regarding Traffic Problem: Thirty-third Avenue and Arbutus
Cl. 2: Request for Pedestrian Actuated Signal: 6th Avenue and Nanaimo Streets

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Community Services (August 17, 1978)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1: Liquor Permit Application - 5555 West Boulevard Development Permit Application No. 81472
Cl. 2: Liquor Permit Application - 1550 Main Street Development Permit Application No. 81463
Cl. 3: Liquor Permit Application - 1055 West Georgia Street Development Permit Application No. 81334
Cl. 4: Grant Request - Vancouver T.O.S. Junior Baseball Team
Cl. 5: Liquor Store - Hastings and Main Streets
Cl. 6: Hildon Hotel, 50 West Cordova Street

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in Clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Vancouver T.O.S. Junior Baseball Team (Clause 4)

MOVED by Ald. Rankin
THAT recommendation A of the Committee, as contained in clause 4 of this report, be approved.

(Ald. Brown, Ford, Marzari, Puil and the Mayor opposed)

- LOST NOT HAVING THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT recommendation B of the Committee, as contained in clause 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Rankin
THAT the recommendations of the Committee as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development (August 17, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Status of Major Development Permit Application
Cl. 3: Riley Park N.I.P. - Citizens' N.I.P. Committee Request for "Bunny Trail" Walkway
Cl. 4: Strathcona Issues - Follow-up

Clauses 1, 2 and 4.

MOVED by Ald. Gibson
THAT the recommendations of the Committee as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Planning and Development (Cont'd)

Riley Park N.I.P. Request for "Bunny Trail" Walkway (Clause 3)

MOVED by Ald. Gibson
THAT the recommendations of the Committee, as contained in this clause of the report, be approved.

- CARRIED

(Ald. Brown, Gerard and the Mayor opposed)

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The Council recessed at 10.55 a.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 11.25 a.m.

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VI. Report of Standing Committee on Transportation (August 17, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Joyce Transit Loop - Status Report
Cl. 2: Modifications to Intersection of Oak Street and Devonshire Crescent - Shaughnessy Hospital Access
Cl. 3: Bus Schedule Changes
Cl. 4: Central Cambie Ratepayers Association: Objection to City Work - West 33rd Avenue between Oak Street and Granville Street

Clauses 1 and 2.

MOVED by Ald. Gerard
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Bus Schedule Changes (Clause 3)

MOVED by Ald. Bellamy
THAT the recommendation of the Committee, as contained in clause 3 of this report, be approved and the B.C. Hydro be requested to give three months' notice to the City of any bus schedule changes.

- CARRIED UNANIMOUSLY

Objection to City Work: W.33rd Avenue between Oak and Granville Streets (Clause 4)

In considering this clause the City Engineer reported that he agreed with the Central Cambie Ratepayers' Association's objection to this work and, therefore, the project had been terminated, other than certain essential work being completed.

MOVED by Ald. Bellamy
THAT the recommendation of the Committee, as contained in this clause, be approved, and the oral report of the City Engineer be received.

- CARRIED UNANIMOUSLY

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The Council recessed at 11:55 a.m. to reconvene in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the same members present.

(Alderman Kennedy arrived at 2:45 p.m.)

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DELEGATIONS

1. Collective Parking Lot - 2500 Block Franklin Street

Council on July 25, 1978, deferred consideration of a Manager's Report dated July 19, 1978, concerning a questionnaire survey conducted in connection with a development proposal for the collective parking lot situated in the 2500 Block Franklin Street, to permit further discussion with affected property owners.

On August 15, 1978, Council deferred for two weeks consideration of a Manager's Report dated July 27, 1978, recommending the rezoning application for this property be refused, to provide the developer's architect an opportunity to study and respond to the Director of Planning's report on the application. Council also agreed to hear representations from interested parties.

Mr. J. Baker, Solicitor for the developer, Mr. J. Funaro, addressed Council and referred to a brief outlining the background to the rezoning application and the legal considerations relating to the collective parking lot agreement between the City and property owners in the 2400, 2500, and 2600 Blocks East Hastings Street. Mr. Baker advised the development proposed by Mr. Funaro was supported by local residents and tenants of commercial properties in the area. It was submitted the legal impediment involving the agreement with the property owners who opposed the project did not constitute sufficient grounds for refusing the application and the matter should be referred to a public hearing.

Mr. Geoffrey Massey, Architect, described details of the proposed development which would comprise a 30,000 square foot supermarket, 19,000 square feet of retail rentable area and a parking facility to replace existing parking. Canada Safeway had confirmed their willingness to participate in the project, subject to a satisfactory lease arrangement. Mr. Massey urged consideration be given to CD-1 Comprehensive rezoning for the site.

The Honourable Angelo Branca, representing the Confratellanza Italo Canadese, stated a supermarket was badly needed by people living in the community and his organization supported the proposed project.

Mr. Alex Macdonald, M.L.A. for Vancouver-East, also addressed Council and stated some 25,000 residents in the north-east sector of the City were poorly served by supermarkets at present. Refusal of the application would halt a socially needed amenity for the area.

Mr. P. Di Fonzo, for the affected property owners, submitted a brief opposing the project which pointed out since 1964 the City had held the collective parking lot in trust for the property owners in the 2400, 2500, and 2600 Blocks East Hastings Street, through a Local Improvement by-law. Any attempt to violate that trust by way of sale to a developer would be unethical.

Dr. E. Meindersma, property owner, referred to meetings held in the area and stated the property owners agreed a food outlet was needed, particularly since Safeway and Super-Valu had closed down their stores, but the parking lot should not be used for this purpose.

Mrs. C. Donaghey, shopkeeper in the 2500 Block, advised seventy-two out of seventy-five tenant/merchants in the three affected blocks supported the proposal, and felt it would be an asset that would generate trade for all merchants.

Cont'd . . .

DELEGATIONS (Cont'd)

Collective Parking Lot -
2500 Block Franklin Street (Cont'd)

Mr. Louie Graciano stated the absence of a supermarket in the community created hardship for senior citizens who had to travel long distances for groceries.

The Director of Legal Services, responding to questions from members of Council, described the legal ramifications of the collective agreement. It was doubtful whether the City could sell the property for a purpose opposed by the affected property owners as nothing could be developed on the site unless it was conveyed. It was his opinion conveyance could not take place without (a) the consent of the property owners, or (b) enactment of legislation by the Provincial Government to overrule objection.

MOVED by Ald. Marzari
THAT the rezoning application be referred to a public hearing.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Kennedy, Puil and Rankin opposed.)

MOVED by Ald. Puil
THAT this rezoning application be not approved.

- CARRIED

(Aldermen Harcourt, Marzari and Mayor Volrich opposed.)

2. City-owned Land in Area "A" Champlain Heights
N/S of 58th Avenue, East of Kerr Road

Council on August 15, 1978, deferred consideration of a City Manager's Report dated August 11, 1978, dealing with the most appropriate type of development for three City-owned lots on the north side of 58th Avenue east of Kerr Street, pending the hearing of a delegation.

Mr. J. Scholefield addressed Council and made reference to a communication dated August 23, 1978, from the Hanna Medical Clinic proposing a multi-discipline medical centre for this site. Mr. Scholefield requested an intimation of Council's feelings in this regard in order to ascertain whether it would be worthwhile continuing discussions on the future disposition of this site.

Mr. R.R. Youngberg advised the Planning Department had scheduled consideration of medical care facilities for the Champlain Heights area for the next departmental six-month work program. There were indications from the Medical Health Officer, medical practitioners, and residents that a need existed.

MOVED by Ald. Brown
THAT the recommendation contained in the City Manager's Report dated August 11, 1978, be approved;

FURTHER THAT the submission of Mr. J. Scholefield and communication of the Hanna Medical Centre be received.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe,
1921 West 4th Avenue

In considering a Manager's Report dated August 24, 1978, referring to non-compliance with Council's instructions in the operation of the Soft Rock Cafe and recommending that the operators be requested to appear before Council to show cause why their

Cont'd . . .

DELEGATIONS (Cont'd)

Soft Rock Cafe,
1921 West 4th Avenue (Cont'd)

restaurant license should not be revoked, Council agreed to receive representations from interested parties.

Mr. Joel A. Wener, Solicitor for Soft Rock Cafe Ltd., addressed Council in support of his brief dated August 25, 1978, and advised his clients were aware of the noise problem emanating from deficiencies in soundproofing of the building and were taking steps to correct this. A sound engineer was also being consulted to conduct an acoustical analysis. In addition,his clients regretted that due to a misunderstanding,musical entertainment had continued after 10:30 p.m. contrary to Council's instruction that such entertainment should cease between the hours of 10:30 p.m. and 9:00 a.m. the following day. The operators had no objection to the show cause hearing as they wished to demonstrate during the interim period prior to the hearing that they could live in harmony with their neighbours.

Ms. Joyce Hill, representing residents of 1930 West 3rd Avenue, presented a brief citing a number of reasons why the residents of this condominium development supported the show cause recommendation and urging that the 10:30 p.m. music restriction remain in force indefinitely because the building was unsuitable for containing the noise of heavily amplified music.

A resident of 1976 West 3rd Avenue also addressed Council and advised he was not aware of any noise disturbance from the premises and felt the cafe operators were being unfairly criticised.

MOVED by Ald. Rankin
THAT the recommendation of the City Manager contained in his report dated August 24, 1978, be approved and therefore Patricia Fiedler and Elizabeth Coleman be requested to appear before Council to show cause why their restaurant license should not be revoked.

- CARRIED UNANIMOUSLY

The Council recessed at 4.00 p.m. and reconvened at 4:15 p.m. with the same Members present.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. MANAGER'S REPORT
AUGUST 3, 1978

Central Waterfront -
Official Development Plan

In considering this matter the Director of Planning generally outlined his recommendations and answered the concerns of Council Members.

Mr. Rasekh, Chairman, Central Waterfront Planning Study Group Housing Committee of the Architectural Institute of B.C., spoke and referred to his Committee's letter of August 25, 1978, which had been circulated, and the recommendations contained therein.

A representative of the National Harbours Board also addressed Council with respect to the Board's letter of August 23, 1978, listing areas of concern.

Council, after examining the various options offered in the report, took action as follows:

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy, Marzari and Puil opposed)

MOVED by Ald. Puil (in amendment)
THAT the following words be added to the motion by Alderman Harcourt - "after deleting the residential component from the Official Development Plan".

- LOST

(Ald. Brown, Ford, Gibson, Harcourt, Marzari, Rankin and the Mayor opposed)

The amendment having Lost, the motion by Alderman Harcourt was put and Carried.

VII. Report of the Members of the Standing Committee on Transportation (August 24, 1978)

LRT Study

In considering this report, Alderman Kennedy referred to a memo received from the Planning Department pointing out an incorrect statement in the preamble. After due consideration it was

MOVED by Ald. Kennedy
THAT the recommendation of the Committee be amended and then approved as follows:

A. That the Central Park, GN Cut, CNR Flats, and Bureau of Transit version of the downtown route as shown in the attached diagram, be approved as one route for detailed study and design in Phase 2 for the Vancouver-New Westminster route.

B. That the V&LI route shown on the attached diagram be approved for detailed study and design in Phase 2 for the Vancouver-Richmond route.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

G.V.R.D. Matters.

There were no matters for discussion, prior to the G.V.R.D. Meeting to be held on Wednesday, August 30, 1978.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
SECONDED by Ald. Brown
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO.4450
BEING THE LICENSE BY-LAW

MOVED by Ald. Gibson
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gibson
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3711
BEING THE SUNDAY SPORTS BY-LAW.

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Bellamy
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAWS NOS. 5183 and 5185, BEINC BY-LAWS TO AMEND THE SIGN BY-LAW.

MOVED by Ald. Puil
SECONDED by Ald. Gerard
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil
SECONDED by Ald. Gerard
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO.4054 BEING THE STREET NAME BY-LAW

MOVED by Ald. Gerard
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment

There being no amendments, it was

MOVED by Ald. Gerard
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO.4531 BEING THE REFUSE BY-LAW

MOVED BY Ald. Bellamy
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Puil
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the North 10 feet of Lot 20, Subdivision "D", Block 156, District Lot 264 A, according to Plan No. 616 and 1771

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Lane Purposes

MOVED by Ald. Puil
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

the North 10 feet of Lot 18, Subdivision "D" Block 156, District Lot 264A, according to Plan No. 616 and 1771

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Closing, and Consolidating with Abutting Lands. (Lane West of Howe Street, South of Nelson Street)

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. Proposed development requires the closure of portion of lane dedicated by the deposit of Plan 210 and lying to the west of Lots 32 to 38, Block 81, District Lot 541, Plan 210;

3. The developer will dedicate new lane outlets to Howe Street and Hornby Street.

MOTIONS (Cont'd)

Closing and Consolidating
with Abutting Lands.
(Lane West of Howe Street
South of Nelson Street) (Cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 210 in Block 81, District Lot 541, Plan 210 lying between the production northwesterly of the southwesterly limit of Lot 32 said Block 81 and the production northwesterly of the northeasterly limit of Lot 38 said Block 81 the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated March 17, 1977, and marginally numbered LF 8151, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the aforementioned portion of lane, now closed, be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

1. Traffic Restrictions on Robson Street.

At the Council Meeting on August 15, 1978, Alderman Kennedy submitted a Notice of Motion concerning Traffic Restrictions on Robson Street. With the permission of Council the reference to public service vehicles was deleted and, therefore, it was

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT WHEREAS Council has resolved that the short section of Robson Street between Howe and Hornby be closed to all traffic except buses;

AND WHEREAS this has proved to be an unnecessarily severe restriction causing confusion and congestion on adjoining streets for several blocks around;

AND WHEREAS taxis have to charge customers for extra mileage as a result of the Robson Street restriction, then

BE IT RESOLVED THAT the ban on taxi traffic in this part of Robson Street be withdrawn forthwith.

- LOST

(Ald. Brown, Ford Gibson, Harcourt, Marzari & Rankin opposed)

2. Increase in Bus Fares

Alderman Rankin, on August 15, 1978, submitted the following Notice of Motion concerning the increase in bus fares:

THAT WHEREAS Robert Bonner has announced a transit fare increase of 42% which is the second increase in less than two years, while transit service has been cut back;

AND WHEREAS a fare increase will reduce ridership which will result in further service cutbacks and denser traffic;

Cont'd.....

MOTIONS (Cont'd)

Increase in Bus Fares (Cont'd)

AND WHEREAS neither B.C. Hydro nor the Provincial Government have consulted either with Vancouver citizens or with City Council on the fare increase;

THEREFORE BE IT RESOLVED THAT

- City Council strenuously oppose the fare increase;
- City Council send a delegation of Council Members to meet with the Cabinet before September 5th, and strenuously oppose the fare increase; and
- City Council set up a well-advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

It was agreed to deal with the three final paragraphs of the motion seriatum as follows:

MOVED by Ald. Rankin
THAT City Council strenuously oppose the fare increase.

- CARRIED

(Ald. Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT City Council send a delegation of Council Members to meet with the Cabinet before September 5th, and strenuously oppose the fare increase.

- CARRIED

(Ald. Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT City Council set up a well- advertised Public Meeting on the fare increase and service cutbacks, and the Provincial Cabinet be invited to hear representations from Vancouver citizens at that time.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

NOTICE OF MOTION

The following Notices of Motion were submitted by Alderman Rankin and recognized by the Chair.

1. The Emily Carr Collection

MOVED by Ald. Rankin
THAT WHEREAS the Emily Carr collection of paintings is in need of extensive repairs;

AND WHEREAS there are insufficient funds available in the Art Gallery to look after this matter;

THEREFORE BE IT RESOLVED THAT City Council hold discussions with the Art Gallery to discuss the extent of funds necessary for this task.

(Notice)

NOTICE OF MOTION(Cont'd)

2. Proposed New Stadium - P.N.E.

MOVED by Ald. Rankin

THAT WHEREAS the Directors of the P.N.E. have gone to considerable expense and propaganda effort to draw up plans for a $165,000,000 sixty-five thousand seat new stadium which they propose to situate on the P.N.E. grounds;

AND WHEREAS the P.N.E. grounds are the site for a 35,000 seat stadium, a 17,000 seat ice rink, a 5,000 seat agradome, a 20,000 seat racetrack;

AND WHEREAS the P.N.E. itself has many other building and recreational complexes, including the midway, making the entire area the most concentrated entertainment spot in North America;

AND WHEREAS this concentration already results in massive traffic problems and the ruination of the peace and quiet of the surrounding residential area;

AND WHEREAS City Council has the final say whether or not the new stadium can be situated on the P.N.E. grounds, assuming that the senior governments will find the money for such an undertaking;

THEREFORE BE IT RESOLVED THAT this Council direct the City Planning and Social Planning staff to prepare a comprehensive report regarding all the environmental and other aspects associated with the building of a new stadium, with special emphasis on the question of traffic dispersal - bearing in mind that the Cassiar-Hastings intersection is already one of the worst, if not the worst, in all Vancouver:

AND BE IT FURTHER RESOLVED THAT the staff have a comparative look at other sites

(a) in Vancouver (in particular on the north side of False Creek),

and (b) in the lower mainland

and apply the same environmental and other criteria to these alternatives as well.

(Notice)

- - - - - -

The Council adjourned at 6:20 p.m.

- - - - - -

The foregoing are Minutes of the Regular Council Meeting of August 29, 1978, adopted on September 12, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

INFORMATION

1. Street Lighting - Larch Street, 45th Avenue to 49th Avenue

The City Engineer reports as follows:

"A local improvement project for Street Lighting on Larch Street from 45th Avenue to 49th Avenue was advanced on the Initiative and came before a Court of Revision and Council on May 18, 1978. At that time, it was reported that 14 of the 37 owners had filed objections (19 would have been needed to defeat the project) and the project was undertaken by Council.

Subsequently, two signatures which were in on time but not accepted have been validated. A search in the Land Registry revealed a change of ownership not yet shown on the Tax Roll. In another signature, the first name differed from that in the records. The owner has certified that this is his usual signature. Had this validating information been available at the time, the report would have indicated 16 out of 37 objecting, still less than the 19 required to defeat.

In addition, two late objections (one the completion of a 'half-signature') have been filed - some two months beyond the month allowed by the Vancouver Charter. Even if these could be counted, the objections would still be less than the number required to defeat.

This project is included in a contract awarded on July 25, 1978 and we are proceeding with the work in accordance with Council's decision of May 18, 1978 to undertake the project."

The City Manager submits the foregoing report of the City Engineer for the INFORMATION of Council.

RECOMMENDATION

2. Closure of Lane East of Denman Street South from Nelson Street - Abutting N½ and S½ Lot 14, Block 59, D.L. 185, Plan 92 - D.P.A. 74665

The City Engineer reports as follows:

"An application has been received to acquire the lane west of Denman Street south from Nelson Street for the purpose of constructing an addition to the hotel (Denman Place Inn) at the southeast corner of Denman and Nelson Streets. If the abutting lands are consolidated, this portion of lane will not be required.

I recommend that all that portion of lane shown hatched on Plan LF 8720 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $59 736.00 in accordance with the recommendation of the Supervisor of Properties.

(b) The applicant to pay the cost of physically closing the lane. The estimated cost for this work is $1 300.

(c) The closed lane to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

cont'd.....

3. Tender No. 57-78-14 - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe & Reinforced Concrete Manhole Sections & Tops

Tenders for the above were opened on June 12, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Purchasing Agent's Office.

The Provincial Tax is in addition to all prices shown in this report and the tabulation.

Funds for all purchases are provided in the Capital Budget.

The City Engineer and Purchasing Agent report as follows:-

"Three tenders were received for the above. We are recommending acceptance of the two low bids for pipe, and the overall low bid for the matching combination of manhole sections and tops, for the following reasons.

REINFORCED AND NON-REINFORCED PIPE

Awarding the pipe to the two lowest bidders will result in a total estimated saving of over $11,000.00.

MANHOLE SECTIONS AND TOPS

Ocean Construction submitted the low bid for two of the six items (1200 mm and 1350 mm tops) at a total estimated cost saving of $461.14 or approximately .2% of this portion of the tender. For reasons of physical match, supply and administration, the small cost saving does not justify awarding more than one contract.

We recommend acceptance of the following bids:-

a) Ocean Construction Supplies Ltd.

-Reinforced Concrete Pipe, low bid, 10 items - Total estimated cost	$307,746.40
-Non-Reinforced Concrete Pipe, low bid, all items - Total estimated cost	$ 40,957.50
	$348,703.90

b) LaFarge Concrete Ltd.

-Reinforced Concrete Pipe, low bid, 4 items - - Total estimated cost	$158,010.00
-Reinforced Concrete Manhole Sections and Tops, overall low bidder, all items. . . . . - - Total estimated cost	$224,014.35
	$382,024.35 "

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Proposed Lane Paving - Ballot Result (Lane east of Cypress and Lane south of King Edward, 450/26)

The City Engineer reports:

"A sufficiently-signed petition for the paving of the Lane east of Cypress from the Lane south of King Edward to Nanton and of the Lane south of King Edward from Cypress to Pine Crescent was filed and the project came before a Court of Revision and Council on 22 June 1978.

One owner appeared stating that he had purchased a property since the petition was filed - the previous owner had signed the petition but the present owner does not favour the paving. He drew attention to the lapse of time since the petition was circulated. (Which was in September and October of 1977.)

cont'd.....

Clause No. 4 continued:

Council deferred decision on this project pending a re-canvass of the owners to obtain their current opinions. This has been done and 13 of the 15 owners returned ballots mailed to them.

- There are 15 owners on the project, 10 signed the original petition.
- There have been two changes of ownership. In one case, the former owner signed the petition but the new owner is opposed to the paving. In the other case, the former owner did not sign but the new owner favours the paving. These two thus balance one another.
- One owner who signed the petition and did not return a ballot has been assumed still in favour.
- Two of the owners who signed the original petition returned ballots opposing the paving. They cannot legally countermand their signatures but if their present opposition is considered, there are now:

  8 owners in favour

  6 owners opposed

  1 unknown (signed neither petition nor ballot).

If Council wishes the paving to proceed it should resolve:

That the project for the paving of the Lane east of Cypress and the Lane south of King Edward, identified as 450/26 be undertaken.

If Council does not wish the paving to proceed it should resolve:

That the project for the paving of the Lane east of Cypress and the Lane south of King Edward, identified as 450/26 be NOT undertaken."

The City Manager notes that the present count would not be a sufficiently signed petition, and under the circumstances RECOMMENDS that Council not proceed with this project.

5. Traffic Operations Air Compressor Replacement

The City Engineer reports as follows:

"The Traffic Operations Branch presently uses a stationary air compressor for a major portion of their work, normally involving sandblasting operations. The air compressor has recently broken down for the second time within a year and the estimated repair costs are excessive. The purpose of this report is to recommend an option for replacement of this piece of equipment.

BACKGROUND

The Traffic Operations Branch provides a sandblasting and repainting function for various City Departments. The primary material and equipment recycled in this function are signs and sign posts, sanitation containers, valve boxes and truck and heavy equipment bodies. A key piece of equipment in this process is a large stationary air compressor unit which is used in the sandblasting operation. The recycling and refurbishing of material and equipment in this manner prolongs the life of capital assets and street furniture and saves the City several thousands of dollars each year.

The present air compressor unit is approximately 20 years old and was overhauled last year. This Spring, the unit broke down and cannot be operated. An examination by the City's equipment repair operation and outside compressor specialists indicates that the compressor must be completely rebuilt at excessive costs.

OPTIONS

Several options were considered for replacement of this unit as summarized below:

cont'd.....

Clause No. 5 continued:

a) Repair the existing unit - The estimated cost for rebuilding the unit is $5000 with several months' delay for delivery of parts. However, in view of the age of the equipment and history of breakdowns, this option is not cost effective.

b) Discontinue operation and use outside shops - It is estimated that the work involved will cost the City in excess of $25 000 if performed by private contractors. In addition to these costs, transportation costs are high and the outside contractors would have to perform the paint priming function at additional cost.

c) Rental of a compressor unit - During the past two months, an air compressor unit has been rented at a rate of $500/month or $6000 annually. (This cost does not include fuel and oil.)

d) Replacement with a stationary compressor unit - A new stationary compressor unit is estimated to cost $20 000. In addition, a housing unit would cost an additional $25 000 for a total cost of $45 000.

e) Replacement with a portable compressor unit - The estimated cost of a new portable compressor unit is $13 000. In addition, a portable unit would provide flexibility for future changes in operations and use of the compressor by other City Departments. This option represents the most cost effective replacement for the present unit.

FINANCING

It is recommended that Option 5 be proceeded with, as the annual rentals would pay for it in 2 years and its life will be much greater than that. The Director of Finance concurs that funds should be provided from contingency reserve for this purpose.

The City Engineer recommends:

a) Council authorize the purchase of a portable compressor unit as a replacement for the present unit.

b) $13 000 be made available from contingency reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

6. C.P.R. Agreement - South By-Pass

The City Engineer reports as follows:

"The South By-pass, including a west connection to Smithe Street, was approved as part of the 1975 Downtown Transportation Plan and the funds necessary to complete this connection were authorized on August 1, 1978.

An integral portion of this connection is the C.P. Rail crossing at Smithe Street. Negotiations have been held with the C.P.R. and the agreement is now in final form.

Accordingly, it is recommended that the City Engineer and Director of Legal Services be authorized to enter into a private crossing agreement for the rail tracks at Smithe Street with the C.P.R."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 798

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Operation Under Long Term Care Program - Taylor Manor

The Director of Finance reports as follows:

"Until recently, the Taylor Manor operation was the complete responsibility of the Vancouver Resources Board and the City, as owners of the property, received the annual sum of $27,840.00 from the Vancouver Resources Board representing the rental for the premises.

This lease arrangement was approved by Council on February 8, 1977 and included a provision for the lease to have an initial five-year term and in addition, provided for a further five-year option of renewal.

Upon the disbanding of the Vancouver Resources Board, the Provincial Ministry of Health agreed to fund the operation and the incumbent Vancouver Resources Board staff were transferred to the City payroll.

By letter, dated July 14, 1978, Mr. Jack Bainbridge, Assistant, Deputy Minister, has confirmed that the original agreement between the City and the Vancouver Resources Board can be continued with the Ministry of Health as follows:

TERM:	Continued to December 31, 1981.
RENEWAL:	5 years to December 31, 1986.
REVIEW OF RENT:	At 2½ year intervals. First review date: June 30, 1979*
RENTAL:	$27,840.00 per annum

* Rent increases are to be no greater than general rental increases in the Vancouver area.

In addition to the foregoing terms, the Ministry of Health has agreed to pay all staff and operating costs including some capital expenditure for necessary improvements to the building plus required replacements of furniture and equipment.

The Medical Health Officer endorses the foregoing arrangements as satisfactory.

The Supervisor of Properties in reviewing the proposed rental of $27,840.00 per annum, notes that although this amount does not reflect the estimated market rental value, the figure is satisfactory in view of the "no cost to the City" aspect of the arrangement.

Accordingly, it is RECOMMENDED that the Supervisor of Properties be authorized to continue the arrangement with the Ministry of Health for the operation of Taylor Manor on the foregoing basis subject to the Ministry of Health defraying all costs during the term. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 198

BUILDING AND PLANNING MATTERS

INFORMATION

1. Illegal Suites - Complaint - Mr. C. J. Davis
3157 West 3rd Avenue, 3161-63 West 3rd Avenue, 3182 West 3rd Avenue

Mr. C. J. Davis has complained by letter dated August 10, 1978 and circulated to Council August 14, 1978, with respect to illegal suites in three of the buildings in the 3100 Block West 3rd Avenue.

The Acting Director of Permits and Licenses reports as follows:

"The 3100 Block, West 3rd Avenue has been rezoned to an RT-2A - Two Family Dwelling District where as a conditional use, the Director of Planning may approve the installation of basement dwelling units.

Our records show that living quarters have been existing in the basements of the three buildings complained about prior to the rezoning.

3157 West 3rd Avenue has been approved under the Hardship Policy since 1976, and 3182 West 3rd Avenue has been approved under the Hardship Policy since 1974. The tenants in both of these dwelling units (students) made a further application for consideration under the Hardship Policy and the Hardship Committee recommended that enforcement action be temporarily withheld in both cases for a limited period of time, expiring June 7, 1979.

With respect to 3161 - 3163 West 3rd Avenue, normal enforcement action was commenced but just prior to the laying of a charge, an application was made for a Development Permit for a dwelling unit in the basement and this was approved by the Director of Planning.

At the expiration of the time limit for the withholding of enforcement action on 3157 and 3182 West 3rd Avenue, the owners will be requested to apply for Development Permits to legalize the accommodation under the RT-2A zoning."

The City Manager submits the foregoing report of the Acting Director of Permits and Licenses for Council's INFORMATION.

RECOMMENDATION

2. Kensington N.I.P. - Sidewalks around Parks

The Director of Planning reports as follows:

"BACKGROUND

The recommended Kensington N.I.P. Concept Plan included an allocation of $100,000 for paving/curbing and sidewalks around parks and paving/curbing around public schools not already improved. It was intended that N.I.P. pay 25% toward the City's cost of the paving/curbing and the full cost of installing the sidewalks. When City Council considered the Concept Plan on April 4, 1978, the N.I.P. allocations outlined in the Concept Plan were approved by Council, with the exception of this item on municipal services, which was referred to the Standing Committee on Finance and Administration for consideration in the 1978 Supplementary Capital Budget.

Cont'd.

Clause 2 Cont'd

It was necessary for City Council to consider any Kensington N.I.P. allocations for municipal services in light of availability of supplementary capital because of the different cost sharing formula. The original funding for Kensington N.I.P. did not expect any municipal services work to be done and all allocated funds were on a 25-25-50 basis. For these projects, the City pays 62.5% of the cost instead of the usual 25%.

In view of the considerable requests made for the City's supplementary capital, the Kensington Citizens' Planning Committee and City Planning Department decided to request that only sidewalks be installed on the park side of the street. Sidewalks around public schools are already completed. The paving/curbing aspect of the project will be deferred until later. Kensington N.I.P. expires in April, 1981. The estimated total cost of the sidewalk project is $40,000, to be paid for entirely from N.I.P. funds. The City N.I.P. budget would ordinarily have $10,000 available for a $40,000 project (25%). However, because sidewalks require a 62.5% City N.I.P. share which in this case would be $25,000, there is a shortfall of $15,000.

When Council considered N.I.P. additional funding and the 1978 Supplementary Capital Budget on June 27, 1978, it was resolved,

> 'THAT an additional $15,000 City N.I.P. funds be allocated to the Kensington program to meet the changed cost sharing for sidewalk construction.'

DESCRIPTION OF PROJECT

It is intended that the Kensington N.I.P. provide sidewalks around parks where they do not already exist. This includes the following locations:

- 24th Avenue abutting Glen Park from Windsor to Glen;
- Dumfries abutting Kingcrest Park from lane south of 25th Avenue to lane north of 27th Avenue'
- Dumfries abutting Kensington Park from 33rd Avenue to 37th Avenue;
- 37th Avenue abutting Kensington Park from Knight to Dumfries;
- Windsor Street abutting Gray's Park for approximately half of the Park length.

These locations are shown on the map attached as Appendix "A".

The City Engineer advises that the work would be done by City crews who would be able to construct most of the sidewalks this Fall. Sidewalks would be installed around Kensington Park this fall except for the area adjoining the construction site of the new Kensington Community Centre. This portion of the sidewalks would be installed after the completion of the Community Centre, which is scheduled for the summer of '79.

C.M.H.C. and the Province of British Columbia have been advised of this proposed allocation and concur with the recommendation for funding.

RECOMMENDATION

The Director of Planning RECOMMENDS that up to $40,000 be appropriated from the Kensington NIP Services/Utilities Budget Account 891/8706 in order to provide sidewalks on the city-owned side of those parks indicated on Appendix "A". The costs are to be shared as follows:

C.M.H.C. (25%)	$10,000
Province (12.5%)	$ 5,000
City (62.5%)	$25,000
	$40,000."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Street Naming Committee - Approval of Street Names for Private Roads Within the City of Vancouver

The City Clerk, on behalf of the Street Naming Committee, reports as follows:

"At its meeting on August 9th, 1978, the Committee received a delegation from Community Builders Limited, with respect to the private streets within Enclave 16, Champlain Heights. The representatives of Community Builders requested that "Voyageur Drive" as approved by the Street Naming Committee and subsequently by Council on July 11, 1978, be changed to "Garibaldi Drive". The theme of the development is "park" and consequently the street names should reflect B.C. parks. The Committee agreed to the change.

Community Builders submitted several names and the Committee selected the following: (See Appendix I)

Appledale Place
Brandywine Place
Echo Place
Elk Valley Place
Kokanee Place
Meadowland Place
Newcastle Court
Pinnacle Court
Weaver Court
Westbank Place

The Street Naming Committee considered a letter dated July 20, 1978 (on file in City Clerk's Office) from Mr. G. Thompson, Central Mortgage and Housing Corporation, Granville Island, noting complaints that the existing system of building identification on Granville Island is inadequate. CMHC has been advised that the names of the private roads on Granville Island should be approved by Council for inclusion on the Master Street Index and Street Name Map. Once the street names have been confirmed, street addresses can be assigned.

Four of the names are already in the Master Street Index:

Johnston Street
Duranleau Street
Cartwright Street
Anderson Street

CMHC requests approval of Old Bridge Street and Railspur Alley. The Committee agreed. (Appendix II refers)

The Committee considered a letter dated August 3, 1978 (on file in City Clerk's Office) from Mr. R. A. White, Property Management Representative, Land Leasing, Marathon Realty, requesting approval of the name "Coal Harbour Close" for the private road on the south shore of Coal Harbour between the car ferry slip Pier A-3 and Air West Terminals. (Appendix III refers). The Committee agreed.

RECOMMENDATIONS

A. That City Council amend its motion of July 11, 1978 and approve the name 'Garibaldi Drive' for the circular private road within the development known as Enclave 16, Champlain Heights.

Cont'd.

Clause 3 Cont'd.

B. THAT the following names of private roads be approved, and the City Engineer be requested to amend the Street Name Map accordingly:

Appledale Place
Brandywine Place
Echo Place
Elk Valley Place
Kokanee Place
Meadowland Place
Newcastle Court
Pinnacle Court
Weaver Court
Westbank Place
Old Bridge Street
Railspur Alley
Coal Harbour Close "

The City Manager RECOMMENDS that the recommendations of the City Clerk, on behalf of the Street Naming Committee, be approved.

4. 3340 West 53rd Avenue - Development Permit Application No. 81609

The Director of Planning reports as follows:

"Development Permit Application No. 81609 has been filed by Mr. Alexander B. Stewart, to construct a one family dwelling for a caretaker's residence, and four (4) 100 x 10 stables for approximately 40 horses in this RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application No. 81609 on August 14, 1978 thereby permitting:

'the construction of a one family dwelling on this site to be used as a caretaker's residence solely, and the construction of four (4) 10' x 100' stables, subject to the following conditions:

1. Prior to issuance of the Development Permit,

(a) this application is to be referred to Council for approval for the keeping of a maximum of forty (40) horses on this site.'

The Director of Planning recommends that the keeping of a maximum of forty (40) horses on this site be approved."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

5. Grandview-Woodland N.I.P.: Templeton Park

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $460,000 for improvements to all five neighbourhood parks including Templeton Park. The Concept Plan identified improvement of the soccer field on the south half of this park, lighting in the area of the swimming pool building, and the provision of a practise running track.

On April 17, 1978 the detailed planning stage for this park began at a regular meeting of the N.I.P. Committee held at the adjacent Templeton High School. This process continued with a series of meetings involving a working committee of neighbours of the park, teaching and administrative staff from Templeton School, representatives of the parents' consultative committee from this school, and members of the Grandview-Woodland N.I.P. Committee. Further improvements were identified and a mutually acceptable plan was developed by the community members working on this project in conjunction with Park Board and Planning Department staff.

The Grandview-Woodland N.I.P. Committee voted unanimously on June 12, 1978 to support the design developed by the working committee described above. The N.I.P. Committee and the Planning Department staff are satisfied that this design will benefit both the adjacent school and the community at large.

The major components of the design include a complete resurfacing of the north field with a 3m x 300m rubberized asphalt track around its perimeter; an improvement of the drainage system underlying the south field; a tot play and picnic area to be located east of the pool building; and substantial planting of trees and shrubs in the vicinity of the pool building and along the north edge of the Park (Appendix I). Adequate lighting in the area of the pool entrance, identified as a needed improvement in the Concept Plan, has already been provided.

In 1975 a Development Permit was issued to the Board of Parks & Recreation for the construction of the Templeton Park Pool. As a condition of that permit, landscaping was to be provided by the Park Board in front of and around the pool building. All parties have agreed that now would be an appropriate time for this landscaping to be undertaken. The Board of Parks and Recreation is willing to take responsibility for funding the portion of the landscaping required in the Development Permit for the pool building, while N.I.P. funding is recommended for tree planting along the north edge of the park. This approach is consistent with the N.I.P. Concept Plan for Grandview-Woodland which states as a principle that 'N.I.P. funding should be used to supplement and not replace normal civic government programs which could directly benefit the N.I.P. area'.

The improvements shown in the N.I.P. plans are estimated by the Park Board to cost $137,350 with a 15% contingency for a total of $157,950 (Appendix II). The landscaping to be undertaken at Park Board expense will account for $6,900 of these improvements plus planting shown in the Development Permit drawings but not included in the N.I.P. plan. The N.I.P. funding recommended for this project is therefore $151,050 including a 15% contingency. The Park Board will carry out the work as soon as this appropriation is approved.

The Director of Planning recommends that Council approve the expenditure of $151,050.00 from the implementation stage of the Grandview-Woodland N.I.P. (Social/Recreational Account No. 898-9404) for improvements to Templeton Park as described above, with costs to be shared

as follows:

C.M.H.C.	**-**	**$75,525.00**
Province of B.C.	**-**	**$37,762.50**
City of Vancouver	**-**	**$37,762.50"**

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

6. Townhouse Applications in Conversion Areas

The Director of Planning reports as follows:

"I BACKGROUND

Townhouses have been permitted as a conditional use in the City's RT-2 and RS-2 areas since 1970, subject to RM-1 regulations. The intent of this action was to permit an alternative form of housing in these duplex areas as a comparable density. It was intended that these areas would continue to be predominantly developed with duplexes and conversion dwellings. It was expected that there would be limited take up of this option because of the economic situation at that time.

In 1976, however, planning staff became concerned about the number of conditional use applications for townhouses in RT-2 areas and the number of enquiries received for such development. The Planning Department subsequently undertook a study on the appropriateness of permitting townhouse development in the RS-2 and RT-2 zoned areas of the City. The Planning Department then, as a result, recommended that townhouses be permitted in RT-2 areas subject to suggested criteria. On August 28, 1976, City Council resolved, in part, that the "Director of Planning be instructed to process development permit applications for townhouses in RT-2 areas on the basis of existing design and zoning controls." In order to assess the then pending townhouse Development Permit applications, the Director of Planning used the suggested criteria as a basis for development guidelines. These guidelines together with the Planning & Development Committee minutes of August 12, 1976 are attached as Appendix A.

As part of the Kitsilano Area Planning Program, various parts of Kitsilano's RS-2 and RT-2 areas were rezoned to RT-2A in the fall of 1977. The intent of this schedule is clearly stated: "To encourage retention of the existing residential buildings and to ensure that redevelopment is at a scale that is in keeping with the existing character of the neighbourhood." Guidelines for townhouse development in these areas were approved by City Council and have served as the basis for the Director of Planning's discretion on townhouse applications. These are attached as Appendix B.

The past year has seen a substantial increase in the number of applications for townhouse development, particularly in certain parts of the City. The RT-2 areas around City Hall and the Vancouver General Hospital have had eight applications since 1970, four of which have been in the last 14 months. The newly created RT-2A areas in Kitsilano have had 13 applications within the last year. This number becomes very significant when it is considered that ten (or 80%) of these applications have been within, or adjacent to the small RT-2A area north of 4th Avenue and east of MacDonald Street. All of the above ten applications have been submitted within the last six months.

The applications for townhouses in the north and south 4th Avenue and east of MacDonald RT-2A area and the RT-2 V.G.H./City Hall area are illustrated in Appendices C & D.

The substantial increase of applications for townhouses is of concern to the Director of Planning who is responsible for judging the appropriateness of these projects.

As noted above, the intent of the RT-2A schedule is to preserve housing and permit some incremental increase in density to this two family area through infill, conversions and in some instances, townhouses. The interpretation and lack of clarity of the guidelines and the method of processing applications has caused developers to make applications where it was not intended to permit townhousing.

cont'd....

The applicants and number of inquiries with respect to townhousing development in RT-2 areas has given rise to the impact of these projects on their neighbourhoods and the precedent which any approval has on future applications. Further understanding of the character of the RT-2 areas and a review and clarification of the guidelines is important.

It is for the above basic reasons that the Director of Planning is proposing to undertake an analysis to clarify and review existing guidelines affecting the development of townhouses in RT-2 and RT-2A areas.

II CURRENT CONCERN

A certain number of the townhouse applications received were anticipated by planning staff because of preliminary discussions with the applicants and met the intent of the guidelines. However, the number of applications is now much higher than originally anticipated. Particularly, in the area of 4th and MacDonald, the large number of projects, if developed, would have a substantial impact on the existing social and physical fabric. This would be contrary to the intent of the RT-2A schedule.

At this point in time, there is growing pressure on the Planning Department to approve pending townhouse applications. It is felt that a greater understanding of the impact of these projects is needed before consideration is given to the applications. In addition, there is a need for further refinement of the guidelines in order to assist both the development community and civic staff responsible for administering the by-law.

Some of the specific areas of concern are as follows:

- the approval of a limited number of townhouse projects has raised expectations of developers for continuing approval of such projects;

- the guideline referring to the desirability of new projects being dispersed so that social and physical clustering does not occur, has to be more clearly defined for consistent interpretation;

- the 1975 report on "The Economics of Conversion Housing" done by Western Realesearch has pointed out the economic viability of the existing housing. An up-to-date understanding of why the alternative actions such as rehabilitation, conversion and infill have not been explored sufficiently as alternatives to townhouse development is needed;

- many parts of the City are zoned RS-2, RT-2 and RT-2A in which consideration could be given to townhouse development. There is a need to differentiate between these areas;

- the question of appropriate scale and density, particularly between new and old developments needs further consideration.

The Kitsilano Citizen's Planning Committee have reviewed most of the pending townhouse applications. In the majority of instances, it has recommended approval. However, recently, several members have expressed concern over the number of townhouse proposals. In spite of prior approval on an individual basis, after viewing the overall situation, the Committee recommended, on August 16th, that a limit be placed on the number of projects on any given block and that the major criteria for judging townhouse development should be excellence of design and sensitivity to surrounding existing development.

cont'd....

III PROPOSAL TO ADDRESS CONCERNS

The Director of Planning proposes to undertake a study in order to review, clarify and revise existing guidelines for permitting townhouses in RT-2 and RT-2A areas. The study would consist of the following aspects:

- a survey of existing RT-2 and RT-2A areas to include an assessment of building type, condition and general character. Community attitudes will be sought through existing community groups;

- an ownership map would be compiled to check on extensive land assembly;

- the guidelines would be reviewed in light of existing development;

- based on survey results, consideration would be given to amending guidelines by area;

- the Director of Planning would report to the Planning & Development Committee his recommendation.

The study would take approximately six weeks to complete and would involve Planning Department staff with possibly some outside specialized consultant's advice. The latter would be minimal and would be paid for out of the Director of Planning consulting fund.

During the study, the Director of Planning will continue to process Development Permit applications for townhouses and based on advice from staff and response from resident notifications, etc. will continue to make decisions on applications.

However, where the processing does not lead into a clear decision, the Director of Planning will defer consideration until further clarification of the guidelines and their effects on the community have emerged from the decisions of Council on the results of the study."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 799

A-5

MANAGER'S REPORT, AUGUST 25, 1978 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Keeping of Chickens at 5515 Rhodes Street

The Director of Legal Services reports as follows:

"After Council considered two motions on the above matter relating to withholding enforcement of the Health By-law, the Mayor requested the Director of Legal Services to report on alternative methods of enforcement of the By-law in this particular instance.

There are two ways of enforcing the By-law.

(1) The first is to seek a civil injunction in Supreme Court to restrain Mrs. Scafidi from keeping chickens. An action would be commenced in the Supreme Court, a trial held and subsequently an injunction would be issued. Costs could be awarded against Mrs. Scafidi, but such is always a matter of discretion in the Trial Judge.

If an injunction were granted and Mrs. Scafidi refused to to get rid of her chickens, she would be in contempt of a Court Order. Council would then have to decide whether to ask the Court to sentence Mrs. Scafidi for being in contempt of Court.

(2) The second method of enforcing the By-law is to charge her again under the same provisions of the Health By-law. The last charge she faced dealt with a specific offence. The Health By-law does include a section dealing with the committing of the offence of keeping chickens on a continuing basis. That basis provides a fine for each day of the continuing offence being levied against Mrs. Scafidi.

If she were convicted again under the By-law for either a single offence or on a continuing offence basis, while she is still on a Recognizance from the previous conviction, the Prosecutor could bring an application to the original Judge for the purpose of sentencing Mrs. Scafidi under the original offence (sentencing was earlier suspended), as a further conviction would be a breach of a condition of her Recognizance which she entered into for six months from the date of her first conviction.

The most expeditious way to deal with this matter is to lay charges as outlined in (2) above.

The Director of Legal Services awaits your instructions concerning further legal steps you may wish taken."

The City Manager submits the foregoing for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 799

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Sidewalk Cafe

The City Engineer reports as follows:

"The operation of sidewalk cafes throughout the City, being well received by the public, has resulted in an increasing number of requests for both information and permission to operate sidewalk cafes.

The purpose of this report is to present a new application from the Yogurt Company requesting permission to operate a sidewalk cafe in front of their premises at 3143 West Broadway and to assure Council that the guidelines for sidewalk cafes have been conveyed to the applicant.

The Yogurt Company's application has been considered and -

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

Accordingly, it is RECOMMENDED that a year to year lease agreement be executed with the Yogurt Company, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 800

FINANCE MATTERS

RECOMMENDATION:

1. Interest Rates Chargeable on Arrears of Real Property and Business Taxes

The Director of Finance reports as follows:

"Since 1969 the City has been charging interest on arrears of both Real Property and Business Taxes at eight percent (8%) compounded annually as permitted by Sections 415 and 282 respectively of the Charter. During this period interest rates have increased substantially.

Early in 1977 the City sought amendments to the Charter in order to charge interest rates which would more closely reflect the current status of borrowing costs and make it less attractive for taxpayers to, in effect, borrow money from the City at preferential interest rates by allowing their taxes to be in arrears. In July of 1978, the requested amendments were approved and given Royal Assent, and we now have the power to implement them.

Basically, the amendments are that Council may, from time to time, by a by-law passed not later than the 30th day of September in any year, impose an interest rate which will take effect in the year following its enactment. Such interest rate shall not be greater than four percentage points above the prime interest rate prevailing on the 31st day of July of the year of its enactment, as determined from the City's principal bankers. The prime rate on July 31st, 1978 was 9¼%, (9-3/4% commencing August 1st, 1978) and this report is recommending that we establish the arrears interest rate at 12%. The City could set a rate up to 13¼% but we feel that 12% is a realistic rate in comparison with other interest rates.

The reason for seeking these amendments was that inasmuch as our interest rate was less than the current rates charged elsewhere, it was felt that some taxpayers were in fact borrowing from the City (i.e. the taxpayers who pay on time) at the 8% rate rather than paying a higher rate elsewhere. By increasing our interest rate we hope to discourage this practice and reduce the arrears in these two types of tax areas.

If City Council approves the recommendations in this report, then in order to alert all parties concerned, we propose to do the following:

1. Notice of potential arrears are given to all property owners each year who have outstanding taxes as of October 31. This notice is in the form of a confirmation of tax account status sent to applicable property owners by our Internal Audit Division. It is to be a recommendation of this report that a separate notice be inserted with the approximately 8,000 notices mailed in November of this year, alerting the property owners of the increased rate which will be applicable on the close of business on December 31, 1978. (Approximately 2 months notice of increase)

2. Notice to business owners and occupants subject to business tax will be made through the use of a separate newspaper notice in November and by mailing to all potential arrears accounts, a notice advising of the new rate.

SUMMARY

The City must implement the two charter amendments on or before September 30, 1978 in order to increase the percentage rate charged on Real Property and Business Taxes from the current eight percent (8%) to twelve percent (12%). Notification by various means be given to potential arrears accounts of the pending increased rates prior to the actual effective date of January 1, 1979.

...../2

Clause #1 continued:

RECOMMENDATION

The Director of Finance recommends that:

A. Council instruct the Director of Legal Services to draw the necessary by-laws to implement the increase in arrears interest rate from 8% to 12% for both real property and business tax arrears effective at the close of business on December 31, 1978, for approval by Council prior to September 30, 1978.

B. The City Treasurer and Collector include with the Audit Verification notices, which will be mailed in November, 1978, a notification to all accounts having Real Property taxes outstanding, the fact of the increase in arrears rates.

C. The Acting Director of Permits and Licenses send to all accounts having Business Tax outstanding at October 31, 1978, a notice of the increase in arrears rates."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Letter from Township of Spallumcheen

The Director of Finance reports as follows:

"The attached letter has been received from the Township of Spallumcheen, signed by its Mayor, requesting the support of other municipalities in the action of the Township withholding portions of the school requisitions from the particular school district.

Such an action on the part of the City of Vancouver would be illegal and, I believe, it is illegal for other municipal governments in B. C. While we may feel some sympathy for the Township of Spallumcheen, from a purely financial point of view on a percentage basis the Provincial contribution to that school district is far higher than it is to School District #39 in Vancouver. The arguments of the Township Council are also questionable.

Given all these factors, it would not be appropriate, in my opinion, for the City of Vancouver Council to support the Township in its action and I would, therefore, recommend that the communication be received."

The City Manager RECOMMENDS that Council receive the communication from the Township of Spallumcheen.

3. Permanent Staff Position - Construction Division

The Director of the Civic Buildings Department reports as follows:

"The basic work load in the Construction Division has grown consistently over the past few years because of the continuing growth in the inventory of City buildings and the additional areas of responsibility placed on the Division, i.e. co-ordinating capital works projects such as School-Community Centre Complexes, Neighbourhood Buildings, Hostels, Block 35 etc. This in turn generates increased requests and needs in such things as space studies, office alterations and changes or improvements to physical plant. We had anticipated a possible easing of our capital works program, however our projected involvement for the foreseeable future in these programs has shown continued growth.

...../3

Clause #3 continued:

Since 1975 we have managed to cope with the work by employing temporary staff funded from a variety of sources. Mr. Roger Husband, a temporary Construction Assistant, was hired 22 months ago for this purpose and his tenure has been renewed on several occasions to assist in various other projects that have required additional help. This method of employment is most unsatisfactory, for it places the employee in an insecure position and the Division at a disadvantage because of the possible loss of an employee who has accrued knowledge of City operations.

On March 7, 1978 Council approved additional funds to extend the employment of the temporary Construction Assistant for a six month period expiring August 31, 1978 with the qualification that we would be re-assessing our requirements for a permanent staff position, since a major project, that of the Public Safety Building addition and renovation would be near completion. During this period the work load of the Division was in fact increased by nine major projects thus offsetting the anticipated reduction that will result with the completion of the alterations and additions to the Public Safety Building. The major projects are:

- Block 35 Park
- Renovations to East Health Unit - 2610 Victoria Drive
- New facility at Planetarium
- Laura Secord Gymnasium
- Kiwassa House Renovations
- Block 35 Parking Structure
- Museum & Planetarium Capital Maintenance Program
- Communication Centre at #1 Firehall
- Gastown Parking Garage.

The work the temporary Construction Assistant has been responsible for during the last six months including ongoing projects are:

Office Alterations: City Hall, Health Units, Lease Premises
Central & Ferry Hotels - Major repairs to meet regulations and minimum standard requirements of Agreement with C.M.H.C.
Victory House - Exterior renovations
Britannia Community Centre - Providing storage facilities for ice rink Engineer, ice rink area and pool cashier.
Modify men's and women's sauna
Library extension
Sound insulation in offices
Handicapped Requirements - at Queen Elizabeth Theatre
The "44" - Exit and Interior alterations

1978 Revenue Budget - Proportionate share with the 2 other Construction Assistants of approximately 130 items for other Departments that are the responsibility of the Division.

It is now very evident that to maintain our present level of service, based on our evaluation of the future work load, the temporary position of Construction Assistant, at Pay Grade 25, should be made permanent.

If Council approves the recommendation of this report the necessary funds for the balance of 1978 (4 months) in the amount of $7,064. for salary and fringe benefits are available within the Division's Salaries, Engineers Janitors Account, #8403/101.

It is recommended the present temporary position of Construction Assistant in the Construction Division be made permanent and the necessary funds in the amount of $7,064. for the balance of 1978 be transferred from Account #8403/101 to Accounts #8401/1 Salaries and #8401/5 Employee Fringe Benefits."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of the Civic Buildings Department be approved.

FOR COUNCIL ACTION SEE PAGE(S) 800

PROPERTY MATTERS

RECOMMENDATION

1. Proposed sub-lease Dick Building
Southeast corner Granville & Broadway

The Supervisor of Properties reports as follows:

"City Council on January 27, 1976, authorized the granting of a lease to Pacific Candy Limited of a portion of the ground floor in the City's building at the southeast corner of Granville Street and Broadway known as the Dick Building.

The lease is for a period of ten years teminating December 31, 1985 at a rental of $1165.00 per month with rental to be reviewed at each two and one half year period.

By letter dated August 1, 1978, John R. LaVan, Solicitor for E. & J. Song Enterprises Ltd., have requested that his client be allowed to sub-lease the premises from Pacific Candy Ltd. for the balance of the term of this lease. The sublessees intend to carry on the existing candy store business.

The Supervisor of Properties recommends that City Council approve the sub-lease of these premises from Pacific Candy Ltd. to E. & J. Song Enterprises Ltd. for the remaining term of said lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Champlain Heights - Enclave 15

The Champlain Heights Project Manager reports as follows:

August 1st Council authorized the Project Manager to tender Enclave 15 on the basis of a 99-year prepaid ground lease for a 115 unit strata-title housing development.

Tenders were opened August 21st - bids were received from the following companies:

Bancorp Properties Ltd.	-	$ 575,000.00
Community Builders	-	$ 759,000.00
Cressey Development Corporation	-	$ 842,000.00
Intrawest Management Ltd.	-	$1,257,500.00
Abacus Cities Ltd.	-	$1,300,010.00

The high bid amounts to $11,300/unit or $236,000/acre at a density of 20 units/acre.

The bids have been analyzed and the Project Manager recommends acceptance of the bid submitted by Abacus Cities Ltd. The Director of Finance concurs with this recommendation.

The Project Manager notes that when Council dealt with this matter August 1st the following motion was passed:

"That if a transaction is completed as outlined in this report then an appropriate enclave in Phase II will be changed from a market to a non-market designation."

cont'd.....

Clause No. 2 continued:

If Council approves the recommendation contained in this report then the above-noted change will be made.

In the view of the foregoing, the Project Manager recommends:

A. THAT the bid from Abacus Cities Ltd. in the amount of One Million Three Hundred Thousand & Ten Dollars ($1,300,010.00) for a 99-year prepaid ground lease of property known as Enclave 15 Champlain Heights (Lot 17, Block A, District Lot 335, Group 1, New Westminster District, Plan 16662) be accepted and

B. THAT the Director of Legal Services be instructed to prepare the necessary lease documents.

The City Manager RECOMMENDS that the recommendations of the Project Manager be accepted.

3. Champlain Heights Ground Leases - Assignment of Strata Lots

The Director of Legal Services reports as follows:

"The following ground leases make provision for their conversion under the Strata Titles Act into individual strata lot leases and the ultimate assignment of such leases to the purchasers of the strata lots:-

(a) Ground lease dated as of 15 March, 1978, between the City and United Properties Ltd. and Bancorp Properties Ltd. by which the City leases to the lessees Lot A, Block A, District Lot 335, Plan 17160;

(b) Ground lease dated as of 15 March, 1978, between the City and United Properties Ltd. and Bancorp Properties Ltd. by which the City leases to the lessees Lot B, Block A, District lot 335, Plan 17160;

(c) Ground lease dated as of 11 April, 1978, between the City and Community Builders Ltd. by which the City leases to the lessee Lot A, Block A, District Lot 335, Plan 17170;

(d) Ground lease dated as of 11 April, 1978, between the City and Community Builders Ltd. by which the City leases to the lessee Lot B, Block A, District Lot 335, Plan 17170;

The assignment of the assignor's leasehold interest in each strata lot must be in the form annexed to the ground leases with such additions, deletions and amendments thereto as are approved by the City. The assignment is required to be executed on behalf of the City.

Section 169 of the Vancouver Charter provides that instruments to which the common seal is required to be affixed must be signed by persons designated for the purpose by Council or if there is no designation they shall be signed by the Mayor and the City Clerk. There could be a delay in completing the sale of the strata lots if the signatures of both the Mayor and the City Clerk had to be obtained. A request has been made for a procedure which would expedite the execution of the assignments. The procedure hereinafter recommended was adopted by Council on 21 June, 1977, in respect to the assignments of leasehold interests in strata lots made under certain False Creek ground leases.

cont'd.....

Clause No. 3 continued:

It is recommended that the Director of Legal Services, or in his absence, an assistant Director, be authorized to sign on behalf of the City of Vancouver the assignments of the leasehold interests in the strata lots made under the provisions of the ground leases enumerated above and affix the seal of the City of Vancouver thereto; such assignments shall be in a form approved by the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

4. North Services District Centre
1720 Grant Street, License Agreement
with the Department of Human Resources

The Supervisor of Properties reports as follows:

"On July 25, 1978, City Council authorized the Supervisor of Properties to renew the Lease of the North Services District Centre with the owners for a period of five (5) years as provided for in the original five year lease.

The City originally occupied the building with Health and Welfare personnel on July 1, 1973. Subsequently, due to the Provincial Government take-over of the welfare function, City Council, (March 11, 1975), agreed to the granting of a License Agreement to the Vancouver Resources Board to occupy the required space in this building. The original License Agreement fee to the Vancouver Resources Board was set at $7.00 per square foot and was applied to the Board's net office space plus its proportionate share of common and shared space. The resulting fee was considered adequate to cover the City's costs respecting the V.R.B. occupation.

This License Agreement expired on June 30, 1978. Negotiations have been in progress since March 1978. However, due to the discontinuance of the Vancouver Resources Board and also the creation of a new Provincial Government Crown Corporation, the British Columbia Building Corp., negotiations respecting the terms of a new License Agreement have been necessarily protracted.

A comparison of the space now occupied by the Health Department staff and that occupied by the Department of Human Resources indicates that each function occupies 50 percent of the net square foot area.

Investigation into the total costs to the City respecting this building has confirmed that the original license fee charged to the Provincial Government (Vancouver Resources Board) is now not sufficient to cover the City's expenses on the Government's behalf.

Representatives of the British Columbia Buildings Corporation have now confirmed that the Corporation would agree to a new License Agreement on the following terms:

TERM:	5 years
BASIC FEE:	$12.00 per square foot
SQUARE FOOTAGE ALLOCATED (NET AREA):	6,134 square feet

cont'd.....

Clause No. 4 continued:

ANNUAL FEE: $73,608.00

EFFECTIVE DATE: July 1, 1978

In order to protect the City from unforseen increases in costs respecting this building in any given year, the B. C. Building Corporation has agreed to share any additional costs over and above those which are covered by the annual fee. The basis of the sharing of any additional costs would be 50 percent to the City and 50 percent to the Provincial Government.

All other terms and conditions of the License Agreement to remain the same as the original Agreement.

It is, therefore, recommended that the Supervisor of Properties be authorized to enter into a License Agreement with the Provincial Department of Human Resources on the foregoing basis to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Rental Review and Consent to Assignment of Lease - 1484 West Broadway

The Supervisor of Properties reports as follows:

"The property known as 1484 West Broadway, Dick Building is presently leased to Broadway Gourmet Place Restaurant Ltd. for a period of ten years to December 31, 1985, with a rental review every two and one half years.

Negotiations have now been finalized and the lessee has agreed to a rental increase from $898.50 to $1,086.00 as of July 1, 1978.

The Supervisor of Properties is of the opinion that the suggested rent is realistic and in accordance with the terms of the agreement.

A request has also been received from Broadway Gourmet Place Restaurant Ltd. to assign the subject lease to Jona Enterprises Inc. for the remaining term of the lease.

It is recommended that the rental of the above premises be increased from $898.50 per month to $1,086.00 per month effective July 1, 1978 and that the foregoing request of Broadway Gourmet Place Restaurants Ltd. to assign the subject lease to Jona Enterprises Inc. for the remaining term expiring December 31, 1985, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

cont'd.....

6. Victory House - Additional Repairs

The Director of the Civic Buildings Department reports as follows:

"In a report to Council on October 18, 1977 it was pointed out that the City has responsibility for costs incurred for structural, roof, and foundation repairs to the Victory Hotel, now called Victory House. $6,000. was approved by Council in October, 1977 for various work items including a small allowance for repairs to the window sills facing Powell Street. $18,000. was approved for roof repairs and related expenses in January, 1978 making a total $24,000. of approved funds. Substantial savings were effected in the roofing contract and other areas of the exterior renovation and $13,000. is unexpended from already approved funds.

The repairs to the window sills were found to be more complex than originally anticipated and beyond the scope of the St. James Social Service Society work force. A contractor, Allan & Viner Construction Ltd. was employed by St. James Social Service Society under the direction of Civic Buildings Department. When work commenced we were in a position to observe that the lintels over the window openings were also in a poor condition and a serious hazard existed. It was decided to immediately proceed with repairing the lintels from funds available in the general account.

In the process of removing the necessary bricks above the second storey lintels it was discovered that all the brick veneer above this level was insecure, and this has now been removed. In addition to this, the brick window jambs at both the second and third floors are inadequately anchored to both the back-up wall and the remaining veneer. It is now apparent that all of the brick veneer should be removed and reinstalled, properly anchored to the supporting wall which is of sound masonry construction.

The cost to do this will be $22,100. including $5,600. already committed on this item of work. $2,500. of other exterior and architectural work remains to be completed making a total requirement of $24,600.

With $13,000. unexpended in the account, this leaves a deficit of $11,600. Accordingly, allowing $400. for further unforeseen expenses $12,000. is required to complete the contract. This is requested in the recommendation below.

The Director of Finance advises that the additional funds requested would be provided from the 1978 Supplementary Capital Budget. The present status is as follows:

Unallocated	$198,437.21
Reserve For Kiwassa Streets	$164,250.00
Balance not including this report	$ 34,187.21

It is recommended that Council approve the appropriation of $12,000. for completion of the removal and replacement of the brick veneer and that the funds be provided from the 1978 Supplementary Capital Budget."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 800

MANAGER'S REPORT

August 24, 1978

TO: Vancouver City Council

SUBJECT: Authority to Start Construction - Phase 2, Area 6, False Creek

CLASSIFICATION: Recommendation

Purpose

To report on financing and marketability and request authority for start of construction for the first units of Phase 2.

The Development Consultant, has submitted a report dated August 10, 1978, summarized as follows:

"-H. Haebler Co. Ltd. is applying for a Development Permit for the market condominiums in Parcel 1 and will start construction as soon as approvals are received.

-The Broadway Pentecostal Benevolent Association has applied with us for approval and are awaiting word from Victoria. Construction will not start until next year.

-The sponsors for the non market dwellings (98 Par Value Co-operatives and 87 Non-Profit Rental) have firm prices and are prepared to start construction as soon as CMHC approve the financing. The report demonstrates marketability and affordability and identifies the number of future residents who have applied to live there.

-To bring the prices in line with affordability and CMHC's guidelines, we recommend land values for the non market dwellings be set at a price to recover costs, as required by current City policy, which is below the two thirds comparable market value.

Recommendations

The False Creek Development Consultant recommends as follows:

A. The minimum land values for a sixty year prepaid ground lease be set as follows for construction starting in 1978:

Par Value Co-operative on Parcel 2	$415,320
Par Value Co-operative on Parcel 3A	$415,320
Non-Profit Rental Project on Parcel 4	$649,440

Recognizing that should the square footages reported here increase, then the lease values will also increase.

B. Council request the Development Consultant and Director of Finance in consultation with the Director of Legal Services to establish for the Par Value Co-operatives and Non-Profit Rental project, the ground lease terms for discussion and agreement with CMHC and the Sponsors and for report back to Council.

C. Start of construction of the Par Value Co-operatives and the Non-Profit Rental project in Phase 2 be authorized subject to confirmation by CMHC that the programs and mortgage insurance are approved, subject to the City Manager being satisfied that lease negotiations will be concluded, and subject to issuance of a Development Permit and Building Permit.

cont'd....

D. Start of construction of the park and the continuation of construction of the services coincidentally with the Co-operatives and Non-Profit Rental project be approved within the approved 1978 Capital Budget for Area 6, Phase 2 in the amount of $2,883,537, subject to the Director of Finance and City Manager approving the detailed appropriation of funds.

E. The start of construction of the market condominium development on Parcel 1 by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations. "

The City Manager RECOMMENDS that the recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 801

MANAGER'S REPORT

DATE August 3, 1978

TO: Vancouver City Council

SUBJECT: Central Waterfront - Official Development Plan

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report sets out a range of action options for City Council with respect to the proposed rezoning of the Central Waterfront Area. It further recommends adoption of the draft Central Waterfront Official Development Plan, as a By-law to form part of the Zoning procedures of the City.

BACKGROUND

The historic development of the Central Waterfront planning process and its recent history are documented in Appendix A.

On June 13, 1978, Council approved the Planning and Development Committee's recommendation:

> "THAT the Committee continue to meet informally to discuss alternative approaches that could be taken to implement the waterfront plan, consulting with property owners on any decisions; after which a meeting be arranged with the GVRD Planning Committee and the Standing Committee on Planning and Development to discuss the City's proposals for the Central Waterfront."

On July 27, 1978, an informal shirtsleeves session was held between Council members and Planning staff to discuss various options for implementing the draft Central Waterfront Official Development Plan. The general feeling of Council members was that positive action should be taken to upgrade the current dilapidated conditions of the Central Waterfront. The matter was referred to City Council for discussion and decision.

OUTSTANDING ISSUES

A report - "Central Waterfront - Residential and Open Space Policy Review" - was forwarded to the Planning and Development Committee for consideration on April 13, 1978, providing analysis of the proposed Residential and Public Open Space Policies contained in the draft Official Development Plan (see Appendix D). No decision was reached by the Committee and these two issues remained unsolved. Subsequently, National Harbours Board officials have expressed concerns regarding:

a) Residential compatibility in the Central Waterfront, noting that the NHB is not prepared to take advantage of the residential bonus in its future development. Furthermore, NHB officials raised concerns over possible residential development on Marathon properties in terms of compatibility with port and rail functions, although Marathon Realty had indicated a desire to keep the residential option open.

b) The Director of Planning's recommendation to amend the draft Official Development Plan to require future development to provide public open space equivalent to at least 40% of the development area. NHB officials' are of the opinion that the requirement is too rigid and should be more open to interpretation. However, it should be noted that the proposed NHB Central Waterfront Plan could easily accommodate the 40% open space requirement through further development of the proposed roof area. Currently, NHB officials have suggested wording to the effect that "each development should strive to provide public open space equivalent to at least 40% of the development area". The Director of Planning is agreeable to such a wording change.

It should be noted that Marathon Realty had also indicated its concern over the 40% open space requirement together with a number of specific details in the draft document. Marathon officials suggested that, in order to provide better flexibility, no specific quantitative open space requirement should be included.

However, in spite of these outstanding issues, both NHB and Marathon Realty had indicated their general support for the draft Official Development Plan.

CENTRAL WATERFRONT OPTIONS

A range of options that Council could take with respect to the current draft Central Waterfront Official Development Plan and a brief analysis of the implications of these options are described below.

Option #A *Leave Central Waterfront zoning as is and do nothing.*

- would indicate no commitment by the City to redevelop the the Central Waterfront
- no serious planning and redevelopment implementation anticipated by the property owners. The Central Waterfront could remain in present condition.

Option #B *Adopt draft Official Development plan as reference material only.*

- would indicate the City's long range objective to redevelop Central Waterfront
- should anticipate no serious planning and redevelopment implementation by property owners in the near future due to lack of legal status of O.D.P.

Option #C *Adopt draft Official Development Plan as official Policy Plan with intent to rezone at a later date.*

- would indicate a stronger commitment by the City to redevelop the Central Waterfront
- could stimulate serious planning by property owners but not likely to prompt redevelopment implementation until rezoning completed

Option #D *Modify draft Official Development Plan for partial rezoning (most likely to rezone N.H.B. portion first)*

- would indicate City commitment to redevelop a portion of the Waterfront
- rezoned portion would benefit and development would proceed while the remaining area would be left in limbo

Option #E *Assuming City Council can agree on concerns, modify draft Official Development Plan to accommodate concerns and proceed with rezoning*

- primarily dependent on nature of modifications. If minor and agreeable to property owners, could stimulate serious planning and early redevelopment implementation

Option #F *Adopt draft Official Development Plan and proceed with rezoning*

- would indicate definite City commitment to redevelop the Central Waterfront
- would stimulate serious planning and early redevelopment implementation by property owners

More comprehensive analysis of the effects of these options are documented in Appendix B and C.

Comments of the City Engineer

The City Engineer is anxious to have some form of rezoning implemented so that projects on the waterfront can proceed. However, he feels that it is impractical to proceed without N.H.B. agreement as they are the major participant in the waterfront.

CONCLUSION

In summary, the Planning analysis indicates that Option F - "Adopt draft Official Development Plan and proceed with rezoning" - would be most beneficial to all the concerned parties and would implement the City's aspirations for the Central Waterfront. This option would include further clarification including the National Harbours Board officials' suggestion regarding 40% open space as discussed above, and industrial reference clarifications agreed to with the Economic Development Officer.

With regard to the current draft Central Waterfront Official Development Plan, all the concerned parties have indicated their support, in principle, excepting that National Harbours Board officials do not agree with the Residential and Public Open Space recommendations as stated. These outstanding issues and the position of Marathon Realty are described above. Further resolution of specific details of the draft O.D.P. would likely involve compromise by one or other of the major interest groups. Such further resolution could take place during the rezoning process and therefore should not delay the start of such process.

RECOMMENDATIONS

The Director of Planning recommends:

1. That the Director of Planning be instructed to make application to rezone the land and water area comprising the Central Waterfront area from a predominantly M-2 industrial area to CWD (Central Waterfront District).

2. That consideration of such rezoning application and the draft Central Waterfront Official Development Plan dated February 9th, 1978, (amended as for Option F) be referred to a Public Hearing.

3. That the Greater Vancouver Regional District Board be requested to give third reading to the application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from "industrial" to "urban" concurrently with enactment of the Central Waterfront District Zoning By-law and the Official Development Plan By-law.

4. That the Chairman of the Planning and Development Committee and the Director of Planning be requested to attend the Greater Vancouver Regional District's Planning Committee meeting of September 6, 1978 to explain the proposed Central Waterfront Official Development Plan."

The City Manager notes that both Marathon and the National Harbours Board believe that progress toward rezoning and redesignation is necessary. As indicated in their letter, the National Harbours Board would prefer selective rezoning, (Option D) but are, with reservations, prepared to accept proceeding to Public Hearing (Option F). Marathon has significant reservations about some aspects of the proposed zoning, but is also prepared to see it proceed to Public Hearing. The general issues of particular concern are open space, residential use, and preservation of street ends. If Council wishes to make changes in any of these areas, it would be desirable to make these now, rather than refer the matter back for further Committee discussion. However, the City Manager believes in view of the heavy commitment of time by all parties on this matter and the extent of agreement obtained, that Council should refer the matter to Public Hearing.

The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 809

CC 62-MLH-75

D

MANAGER'S REPORT

DATE AUGUST 24, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Soft Rock Cafe, 1921 West 4th Avenue

CLASSIFICATION: RECOMMENDATION

On August 15, 1978 City Council passed the following recommendation of the Community Services Committee:

A. THAT Mrs. Patricia Fiedler be informed to immediately cease all musical entertainment in the Soft Rock Cafe between the hours of 10:30 p.m. and 9:00 a.m. the following day.

B. THAT upon completion of the proposed alterations to the satisfaction of the City Building Inspector, that the Medical Health Officer conduct tests to determine what effect the alterations have on the noise levels. If the noise problem has been curtailed, then musical entertainment be permitted beyond 10:30 p.m. with the approval of the Community Services Committee on a trial basis. If, following the trial period, the noise is still at an unacceptable level, the operating hours be cut back to 10:30 p.m.

C. THAT Mrs. Fiedler be notified that unless strict control is placed on the use of the fire escape door and stairway and/or the stairway enclosed, then musical entertainment must cease at 10:30 p. m. each day regardless of the effects of the other alterations.

D. THAT the Medical Health Officer continue to monitor the sound volumes emanating from the Soft Rock Cafe after 10:30 p.m.

The Acting Director of Permits and Licenses reports as follows:

"The Deputy Chief License Inspector visited the premises at 11:30 p.m. on Wednesday, August 16, 1978, and a 3 or 4 piece band was in the process of putting away their musical instruments. One of the owners, Elizabeth Coleman, was notified at this time that all musical entertainment must cease at 10:30 p.m. as instructed by Council.

On Sunday morning, August 20, 1978 at 12:10 a.m. the Police called at the premises and found a 4-5 piece band playing. Elizabeth Coleman informed the Police officer the band would continue to play until 1:00 a.m. She also told the officer she would like the problem brought out into the open such as court proceedings.

A further inspection was carried out at 11:00 p.m., Tuesday, August 22, 1978 at which time musical entertainment was being provided by a singing guitar player.

The owners have installed an air ventilating system which now enables them to close the windows on the west side of the building and still have ventilation. What effect the closed windows has had on the sound emanating from the premises, when a loud band is playing, has not been determined by the Health Department. The singing guitarist (with amplifiers) could be heard faintly from the lane even with the windows closed.

Since the operators of the Soft Rock Cafe have not complied with Council's instructions to cease musical entertainment at 10:30 p.m. I RECOMMEND Patricia Fiedler and Elizabeth Coleman be requested to appear before Council to show cause why their restaurant license should not be revoked."

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 807-808

E

CITY MANAGER'S REPORT

August 24th, 1978

TO: Vancouver City Council

SUBJECT: Greater Vancouver Regional District's "INDUSTRY AND THE LIVEABLE REGION"

CLASSIFICATION: RECOMMENDATION

Following the informal meeting of Council on July 31st, 1978 full consideration of the GVRD's report on "Industry and the Liveable Region"was deferred in order that a joint report to Council from the Finance and Planning Departments could be prepared.

Extensive discussions have been held between the affected departments, as outlined in the attached comprehensive report from the Director of Finance, Director of Planning and the Economic Development Officer, and they have reached agreement on a set of recommendations. The City Manager submits the following summary of their recommendations for amendment to the proposed GVRD position:

A. Recommendation (1)

"That the guidelines (as outlined on page 2A of the attached report) be adopted by the Board as regional guidelines for the planning of industrial development in the region and in considering amendment proposals to the Official Regional Plan affecting Industrial (IND) designation."

B. Recommendation (2)

"That this recommendation of the Sub-Committee be deleted."

C. Recommendation (3)

"That the member municipalities be encouraged to establish programs to achieve at least the industrial employment increases in the Table on page 3A of the attached report."

D. Recommendation (4)

"That the industrial land requirements set out in the Table on page 4A of the attached report be recommended to the municipalities as a set of objectives for 1986 industrial land needs and that municipal councils be asked to reserve this amount of land as a minimum in their Official Community Plan and zoning by-laws for industrial purposes. Furthermore, that the municipalities be encouraged to initiate, whenever appropriate, programs for the industrial redevelopment of existing industrial areas with a view to increasing their utilization and productivity.

E. Recommendation (5)

"That because increased industrialization may mean more industrial wastes, the Board request the Water and Waste Committee, in conjunction with the municipalities, to vigorously pursue steps necessary to assure greater control of industrial waste water standards at the source."

../2

F. Recommendation (6)

"That in order that industrial interests have up to date information on the availability and location of those industrial sites in the region ready for development, the Map of Priority Industrial Areas as outlined on page 4B of the attached report be updated and then kept current and available for distribution to interested groups."

G. Recommendation (7)

"That the Industrial Sub-Committee be requested to continue functioning and to work with the staffs of the municipalities and GVRD in evaluating the future industrial potential of the sites listed in the Table on page 5A of the attached report and report further through the Planning Committee to the Board on additions to the supply of industrial land required for the longer term needs."

H. Recommendation (8)

"That in respect to industrial sites listed in the Table on page 5B of the attached report, the appropriate member municipalities be requested to propose amendments to the Official Regional Plan to redesignate all or part of these areas to more appropriate designations.

I. Recommendation (9)

"That the GVRD Industrial Sub-Committee Recommendation 9 outlined in the attached report be approved."

J. Recommendation (10)

"That the GVRD Industrial Sub-Committee recommendations 10(a) and (b) be approved together with the addition of the following:

(c) Consideration be given to the formation of a Greater Vancouver Economic Development Council (GVEDC) (as the suggested industrial development co-ordination body) which would consist of the key municipal employees directly involved in economic development on behalf of each community with the GVRD providing the secretariat, and

(d) the GVRD encourage the municipal employees referred to in (c) above to commence meetings on an ad hoc basis.

Noting the City Engineer's concerns with respect to the City's proposed recommendation (11), the City Manager suggests a modification as follows:

K. "That the GVRD Planning Department, in cooperation with other affected agencies or departments, undertake an extensive investigation into the regional goods movement system and that the final project definition recognize the existence of the Goods Movement Study now in progress and complement rather than duplicate previous work."

(Underlining denotes amendment proposed by City Manager)

L. Recommendation (12) - Proposed by the City

"That the GVRD review the port reorganization under the proposed Canada Ports Act as it relates to the port of Greater Vancouver."

Following Council's consideration of the foregoing recommendations, the City Manager submits the following:

M. "That the GVRD be advised that the City of Vancouver concurs with the GVRD's desire to stimulate the Region's industrial sector by assisting and supporting the member municipalities and that the City of Vancouver's position as adopted this date be considered by the GVRD Board at their meeting on August 30th, 1978."

The City Manager RECOMMENDS approval of the preceeding recommendations of the Directors of Finance and Planning and the Economic Development Officer

FOR COUNCIL ACTION SEE PAGE(S) 801

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JULY 27, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, July 27, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari

ABSENT : Alderman Puil

COMMITTEE CLERK : G. Barden

CONSIDERATION

1. Grant Request - Boys & Girls Clubs of Greater Vancouver - to recover Development Costs Related to Proposed New Club Building at 12th Avenue & St. Catherines Street

The Committee considered a Manager's Report dated July 10, 1978, (circulated) wherein the Director of Social Planning reported on the grant request from the Boys and Girls Clubs of Greater Vancouver to recover development costs related to the proposed new Club building at 12th Avenue and St. Catherines Street.

In September 1976, Vancouver City Council approved the Mt. Pleasant NIP Concept Plan which contained an appropriation of $250,000 for construction of a new Boys and Girls Club building at 12th Avenue and St. Catherines Street. Several alternative locations were subsequently suggested by City Departments and a Citizens' group as a result of controversies surrounding the choice of a site pushed for and finally gained approval to locate the Club near Robson Park.

Mr. H.W. Haberl, Chairman, Kivan Building Committee, and Mr. Hickey, Executive Director, Boys and Girls Club of Greater Vancouver, advised that Dominion Construction had very generously drafted plans at no cost for the original site at 12th Avenue and St. Catherines Street and he felt they could not ask them to repeat this offer for the second site without reimbursing them for the costs of the first plan. The Clubs are left with certain costs incurred by proceeding with plans for the first site and therefore requested the City to reimburse them to the extent of $13,158.14 as follows:

Preparing building and site plans by Dominion Construction (at cost)	$12,066.14
Cost to Boys' and Girls' Clubs	
- development permit fee	515.00
- site sign	577.00
TOTAL	$13,158.14

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Clause #1 continued:

The Director of Social Planning felt that the City was not totally responsible for all of the delays but the Club had done everything possible to accommodate the various positions taken by City Departments and City Council. They were mainly delayed because of a large Citizens Committee which wanted them located at Robson Park instead of 12th Avenue and St. Catherines Street. He felt they were entitled to some compensation and recommended 50% reimbursement of their costs, being $7,125.07.

Following discussion, the following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

> THAT the Vancouver City Council approve a grant of $13,158.14 to the Boys and Girls Clubs of Greater Vancouver to cover the costs of development permit fees and site sign erection costs and cost of site and building plan preparation fees for the 12th Avenue and St. Catherines Street.
>
> (Alderman Brown and Alderman Marzari opposed)

2. Relocation of Fire Dispatch Centre

The Committee considered a Manager's Report dated July 14, 1978, (circulated) wherein the Fire Chief and the Chief Constable reported on the proposed relocation of the Fire Dispatch Centre from the present location at 3637 Cambie Street to the Communication Centre in the Public Safety Building at 312 Main Street, the plans for which were developed by the Engineering Department as a result of the recommendation in the Systech Report of 1971.

The report outlines problems with space requirements, Union conflict, supervision of fire alarm operators at the Communication Centre and recommends an alternate Fire Dispatch Centre location at Fire Hall No. 1. The report includes construction and relocation costs and summarizes advantages and disadvantages of relocating Fire Dispatch to No. 1 Fire Hall as follows.

(a) The relocation of the Fire Dispatch to No. 1 Firehall would offer the following advantages:

(i) The Communications Division of the Fire and Police Departments will have space for expansion. The Police Department will have the potential for expansion to a regional Communications Centre if such a move is recommended by the B.C. Police Commission. The Fire Department will also have the Fire Dispatch Operations in a location that allows for expansion when needed. The construction cost would be shared equally by the needed general office expansion and the Fire Dispatch Centre.

(ii) To house both Emergency Dispatch Centres under the same roof will make them extremely vulnerable to picketing or damage due to fire, or vandalism. The Police Department, by nature of its authority, is subject to public demonstration and disturbance. If Fire Dispatch Operations are located within the 911 Centre, any such disturbance would involve the Fire Dispatchers needlessly.

(iii) At No. 1 Firehall, direct supervision can be exercised over the Fire Dispatchers by the senior administrators.

Clause #2 continued:

(iv) Union conflict due to different workloads and working conditions should be minimized.

(v) Relief manpower for the Fire Dispatchers would be available from firefighters on duty at No. 1 Firehall. Also, training of relief dispatchers can be accomplished while firefighters are on duty.

(b) The disadvantage of relocating the Fire Dispatch to No. 1 Firehall is:

(i) Relocation cost of $320,500.

The Fire Chief, Chief Constable and Inspector Cocke attended the meeting and spoke to the report.

It was reported that experience of the Police Department with the Communications Centre operation indicates that the introduction of the fire dispatch operation into the Centre will not achieve the harmonious results projected by the Systech Report and the Engineering report, but will precipitate a sensitive labour and interdepartmental problem into a critical situation. The Chief Constable advised that it is expected that the Communication Centre may go regional with the 911 Emergency Number and accept calls from neighbouring municipalities. This would require expansion of the Communication Centre.

The need for two separate dispatch centres was questioned and why civilians could not be used. The Fire Chief reported that the fire dispatch is a very complex system requring proper utilization of fire equipment which Police or civilians are not trained for, and vise versa, the Fire Department does not have the capabilities of determining Police priorities. The Chief Constable advised that 2/3 of their staff are civilians under police supervision.

The Director of Finance stated that he felt it would be a short-sighted approach to put the two centres together. There is a need for space and expansion in the future and it would cost more money to build later. The funds for the Communication segment of the 1971-75 Capital Plan would be provided on the basis that the proceeds from the sale of the existing fire alarm centre at 3637 Cambie Street would be allocated to the new Communication Centre at 312 Main Street. In the 1977 basic Capital Budget $307,800 was appropriated for the Fire Dispatch Centre to be relocated from the Fire Alarm building at 3637 Cambie to the new Emergency Communications Centre at the Public Safety Building. This funding was comprised of the balance of $207,800 from the 1971-75 Capital Plan and $100,000 from the 1977-81 Capital Plan. The funds now required are in addition to the $307,800 already provided. The property at 3637 Cambie Street is now estimated to be valued at $600,000 and could be sold to the Property Endowment Fund for the required amount of $400,500 with the proviso that any balance remaining from the total funding of $695,800, after completion of this project, be returned to the Property Endowment Fund.

Following discussion, it was

RECOMMENDED

A. THAT the Fire Dispatch Centre be located at No. 1 Firehall.

B. THAT concurrent with the move, the operational responsibility for the Fire dispatchers be transferred from the Engineering to the Fire Department.

Clause #2 continued:

C. THAT the present Fire Alarm property at 3637 Cambie Street be sold to the Property Endowment Fund for $400,500 and these funds be appropriated for the construction and engineering costs of the new Fire Dispatch Centre at No. 1 Firehall, and that any funds remaining upon completion be returned to the Property Endowment Fund, all subject to approval of the Property Endowment Fund Board.

D. THAT the City Architect be instructed to follow normal procedures to report back to Council on selection of an architect to design the facility.

The meeting adjourned at approximately 5:40 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 802

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

AUGUST 3, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, August 3, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT: Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE CLERK : E. Bowie

RECOMMENDATION

1. Grant Request, $3,945
Vancouver Co-operative Radio

The Committee had for consideration a grant request (circulated) from the Vancouver Co-operative Radio in the amount of $3,945.00. This grant would be for a period of one year and would be used to co-sponsor, in conjunction with the listeners of Vancouver Co-operative Radio the broadcast "Live from City Hall".

The Director of Social Planning, in a memo dated July 25, 1978, advised that as the program does not meet the criteria for either cultural or community service grants, it was being forwarded directly to the Standing Committee on Finance and Administration for consideration.

Ms. Sheila Fruman and Mr. Steve Waddell of Co-operative Radio were present and spoke to this grant request. Ms. Fruman pointed out that "Live from City Hall" has been broadcast on Co-operative Radio for the past one and a half years and audience response has indicated that the broadcast of Council meetings serves a strongly felt need in the community.

Over the past four years that Co-operative Radio has been in existence funding has been received from the Federal Government, the Provincial Government, various foundations and agencies and from station sponsored-events. She went on to say that "Live from City Hall" has three main goals:

(a) To de-mystify the process of civic government by making it understandable and available to the general public. "Live From City Hall" provides Vancouver residents with a unique opportunity to learn more about their city and its government.

(b) To stimulate interest and to increase citizen participation. Information is a powerful ally in dealing with problems, and by listening to "Live From City Hall", Vancouver residents will be better equipped to present their own concerns to their elected officials. To a "Live From City Hall" listener, City Hall will never be perceived as a foreboding, complex institution beyond the reach of the average citizen, but as an

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Clause #1 continued:

accessible, and even sometimes friendly, place where ordinary people's concerns get a full hearing.

(c) To provide Vancouver citizens with a means of independently evaluating the performance of their elected officials. By hearing the whole story on "Live From City Hall" more Vancouver residents will be able to intelligently cast their votes on election day.

In reply to a question from the Committee, Ms. Fruman replied that although no survey had yet been taken on the actual number of people listening to the station, there were currently 2,500 persons who had memberships at $2.00 each. These persons also pay a small annual fee of $12.00.

The grant would be used to pay a part-time technician for 5 hours each week that the broadcast originates at a rate of $8.00 per hour. The technician is responsible for the transporting of essential equipment, set-up and operation during the broadcast.

After some discussion, the Committee

RECOMMENDED

A. THAT the request for a grant in the amount of $3,945 from Vancouver Co-operative Radio for its broadcast "Live From City Hall" be approved for one year.

B. THAT the source of funding be from "Other Grants" appropriation.

(Ald. Puil wished to be recorded as opposed).

2. Cultural Grant Requests

The Committee had for consideration a Manager's Report dated July 26, 1978 (copy circulated) in which the Director of Social Planning reports as follows:

"In March of 1978, City Council approved $543,595 as the 1978 Civic Cultural Budget, and allocated $532,752 of that amount to various cultural organizations. This leaves $10,870 for additional grant requests."

Listed in the report are five additional grant requests totalling $33,755 as follows:

Arts Club Theatre	$11,090
Metro Communities Council	$ 1,500
National Youth Orchestra	$ 6,420
The Vancouver Playhouse	$13,745
Sculptors Society of BC	$ 1,000

Also presented at the meeting was a grant request from the Vancouver Women's Video and Film Festival of an unspecified amount (copy circulated).

As the total amount unallocated in the 1978 Civic Cultural Grants is $10,870, the Director of Social Planning recommends approval as follows:

Clause #2 continued:

(a) The Arts Club, $4,000 for rental of the Queen Elizabeth Playhouse.

(b) The National Youth Orchestra, $2,540 for rental of the Orpheum Theatre.

(c) The Vancouver Playhouse, $4,330 for rental of the Queen Elizabeth Playhouse.

After discussion, the Committee

RECOMMENDED

(A) THAT a grant in the amount of $4,000 to the Arts Club for rental of the Queen Elizabeth Playhouse be approved.

(B) THAT a grant in the amount of $2,540 to the National Youth Orchestra for the rental of the Orpheum Theatre be approved.

(C) THAT a grant in the amount of $4,330 to the Vancouver Playhouse for rental of the Queen Elizabeth Playhouse be approved.

(D) THAT grants to the Metro Communities Council, the Sculptors Society of B.C. and the Vancouver Women's Video and Film Festival be not approved.

(Ald. Puil wished to be recorded as opposed to recommendations (A) and (C))

The meeting adjourned at approximately 4:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 802-803

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

August 10, 1978

A meeting of the Standing Committee on Transportation was held on Thursday, August 10, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:35 p.m.

PRESENT:	Alderman W. Kennedy, Chairman D. Bellamy M. Ford
ABSENT:	Alderman M. Harcourt H. Rankin
COMMITTEE CLERK:	J. Thomas

1. Delegation Regarding Traffic Problem: Thirty-third Avenue and Arbutus

A delegation representing residents in the area adjacent to the intersection of 33rd Avenue and Arbutus Street, addressed the Committee in support of their petition (circulated) concerning traffic problems in the area.

Mr. E. T. Linnell and Mr. R. Lund described the geographical aspects of the intersection whereby the convergance of three grades at 33rd and Arbutus challenged motorists to accelerate up or down the hills at excessive speeds. Many ran the traffic lights rather than slow down. Residents in the area felt a hazardous situation existed, and requested protection by the adoption of the following measures:

- clearly discernible signs to traffic moving in both directions on these grades, warning of speed limits and radar control.
- periodic policing, for a limited period, once or twice a month, and the issuance of speeding tickets to offending motorists.

Mr. Linnell suggested police surveillance should be conducted weekdays between the hours of 7:30 to 9:00 a.m., and 3:30 to 6:30 p.m.

Staff Sergeant K. McLarty, Police Traffic Division, advised the accident rate at the intersection was relatively light, however, during a two-week survey, sixty speeding tickets had been issued, thus indicating the residents' concerns were well founded; speeds in excess of 100 km/h were recorded. The ticket-writing did not appear to diminish the incidence of speeding violations. The Police Department representative advised the points system of enforcement did not appear to have the same significance for drivers as fines for traffic violations, and there was evidence from all over the city, that the points system was not working.

The City Engineer agreed there was an enforcement problem, but because of legal implications, he did not recommend that speed limit signs be installed as suggested by the residents. Mr. Curtis advised a departmental report would be presented to the Committee in the near future.

Cont'd.

Clause 1 Cont'd

A member of the Committee confirmed he had noted high speeds while driving through the area.

RECOMMENDED

THAT the Chief Constable be requested to conduct a thirty day surveillance of traffic conditions in the vicinity of Thirty-third Avenue and Arbutus Street, for report back to the Committee.

2. Request for Pedestrian Actuated Signal: 6th Avenue and Nanaimo Streets

The Committee had for consideration a Manager's Report dated July 20, 1978 (circulated) in which the City Engineer examined pedestrian crossing conditions at the intersection of Nanaimo and 6th Avenue, and the need for a pedestrian actuated signal. The study was initiated in response to a communication dated July 25, 1978 (circulated) from Mrs. A. Sexsmith, 2246 East 6th Avenue, referring to a number of accidents on Nanaimo in recent years, and requesting the installation of a traffic signal at 6th Avenue. The Committee also noted a further communication dated August 6, 1978 from Mrs. Sexsmith (circulated), requesting that if a traffic signal was considered unwarranted, then a marked crosswalk be provided.

Mr. D. Henderson, Traffic Division, reviewed the report and outlined the results of a departmental study of the intersection. Pedestrian and traffic volumes were measured and disclosed that pedestrian volumes were fairly low, and gaps in traffic reasonably numerous; however, traffic speed was somewhat higher than normal for arterial streets. Accident statistics for the intersections on Nanaimo between First Avenue and Broadway for the period 1973 to 1978 were reviewed and considered to be fairly light. Installation of a traffic signal was not indicated under the City's pedestrian signal warrant policy.

During discussion, members of the Committee noted that Nanaimo Street was a busy arterial, 62 feet wide at this location.

RECOMMENDED

THAT a marked pedestrian crosswalk be provided on Nanaimo Street at 6th Avenue.

* * * * *

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 803

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

AUGUST 17, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 17, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard

ABSENT: Alderman Bellamy
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of Thursday, July 27 and August 3, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 5555 West Boulevard
Development Permit Application No. 81472

The Committee had before it for consideration a Manager's report dated August 3, 1978 on the application of a Mr. A. Malibert for Development Permit Application No. 81472 for La Quiche Restaurant at 5555 West Boulevard.

In the Manager's report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use a portion of the existing restaurant as a holding bar.

This development is located on West Boulevard, between 39th Avenue and 40th Avenue.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 223 sq. ft. (10% of the floor area of the restaurant). The seating capacity for the dining area is 80 and the proposed seating for the holding bar is 18.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

This application has received clearance from the Building and Health Departments.

Continued . . . .

Clause No. 1 Continued

'The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81472 to Mr. A. Malibert to alter and use a portion of the existing restaurant at 5555 West Boulevard as a holding bar.

2. Liquor Permit Application - 1550 Main Street
Development Permit Application No. 81463

The Committee had before it for consideration a Manager's report dated August 3, 1978, on the application of a Mr. Jack Swift for Development Permit Application No. 81463 for Kejac's Steak Pit at 1550 Main Street.

In the Manager's report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 212 sq. ft. of the existing restaurant for a holding bar, thereby increasing the area of the existing holding bar (264 sq. ft.) to 476 sq. ft.

This development is located on the east side of Main Street, south of Terminal Avenue.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 476 sq. ft. (8% of the floor area of the restaurant). The seating capacity for the dining area is 181 and the proposed seating for the holding bar is 45.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 45 seats.

The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Continued . . . .

Clause No. 2 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81463 to Mr. Jack Swift to alter and use approximately 212 sq. ft. of the existing restaurant at 1550 Main Street as a holding bar.

3. Liquor Permit Application - 1055 West Georgia Street
Development Permit Application No. 81334

The Committee had before it for consideration a Manager's report dated August 3, 1978 on the application of Mrs. K. Thomson for Development Permit Application No. 81334 to use a portion of the lower floor of the Royal Centre as a holding bar in conjunction with the existing restaurant/discotheque known as "The Candy Store".

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the lower floor of the building as a holding bar, in conjunction with the existing restaurant/ discotheque.

This development ("Royal Centre") is situated at the north-west corner of Georgia and Burrard Streets. The Candy Store Restaurant/ Discotheque is located in the mall, at the Melville Street level.

The Director of Planning, on March 13, 1978, approved the alteration of 5280 sq. ft. portion of the lower level of the existing building for restaurant and discotheque, subject to the following condition:

"Prior to the issuance of this Development Permit, this matter is first to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

On April 18, 1978, City Council approved the liquor outlet.

The proposed holding bar will provide an assembly area of approximately 560 sq. ft. (3.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 184 and the proposed seating area for the holding bar is 41.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 46 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Continued . . . . .

Clause No. 3 Continued

In the report, the City Manager pointed out that The Candy Store was cited before the Committee on June 1st, 1978, regarding non-compliance with the Fire By-law and was given three months to upgrade the operation.

Appearing before the Committee on this matter were a representative from the Planning Department, the Chief Fire Warden and the applicant, Mrs. K. Thomson.

The Chief Fire Warden advised the Committee that The Candy Store has overcome all its problems in connection with fire regulations and is a well-operated establishment.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81334 to Mrs. K. Thomson to use a portion of the lower floor of the Royal Centre at 1055 West Georgia Street as a holding bar.

4. Grant Request - Vancouver T.O.S. Junior Baseball Team

The Committee had before it for consideration a Manager's report dated August 8, 1978 (copy circulated) in which the Director of Social Planning reported on the application of the Vancouver T.O.S. Junior Baseball Team for a grant to help offset the estimated cost of $3,140.00 of sending this baseball team to a play-off series in Santa Cruz, California.

In the report, the Director of Social Planning recommended a grant of $500.00 be made to this baseball team.

The Deputy Director of Social Planning appeared before the Committee on this matter, and in response to questions by the Committee, indicated that this particular baseball team does have financial problems and that as it is representing the City in a legitimate play-off competition, the department is recommending a grant.

The Deputy Director of Social Planning indicated his department is shifting its priorities slightly in the area of grants and will be holding joint discussions with the Park Board to determine the role the City and the Park Board can play in amateur sports.

The Deputy Director pointed out the City does provide assistance to the Canadian Wheelchair Sports Association and the Dolphin Swim Club.

During discussion, one member queried the availability of funds for amateur sports from government lotteries, and the Deputy Director of Social Planning replied that his department will be investigating the disposition of lottery funds.

Continued . . . . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

A. THAT a grant of $500.00 be made to the Vancouver T.O.S. Junior Baseball Team to cover the balance of costs of sending the team to Santa Cruz, California from August 10 - 13, 1978 to represent Vancouver and British Columbia at the Thorobred Regional Baseball Playoffs.

B. THAT the Director of Social Planning report to the Community Services Committee on the allocation of funds generated by lotteries.

(Alderman Ford opposed to Recommendation "A")

5. Liquor Store - Hastings and Main Streets

The Deputy Director of Social Planning requested that the Committee recommend to Council that the Social Planning Department prepare a report on the operation of the liquor store at Hastings and Main Streets.

It was

RECOMMENDED

THAT the Director of Social Planning report to Council on the operation of the liquor store at Hastings and Main Streets.

6. Hildon Hotel, 50 West Cordova Street

City Council, on August 15, 1978, approved the following recommendations from the Community Services Committee meeting of August 3, 1978:

A. THAT the City exercise its authority under the Standards of Maintenance By-law for the purpose of repairing the roof at the Hildon Hotel at 50 West Cordova Street.

B. THAT the Medical Health Officer provide tenants of the Hildon Hotel with 30 days notice to vacate the building and close the Hildon Hotel at the expiry of the 30 days.

C. THAT Ms. Ann Rextrew of Newton Investments Ltd. (Army & Navy), owners of the Hildon Hotel, be advised that the Community Services Committee is considering recommending that Council request the Liquor Control & Licensing Branch to cancel the license on the beer parlour at the Hildon Hotel and that Ms. Rextrew be requested to appear at the next meeting of the Community Services Committee to discuss this matter.

In accordance with Recommendation "C", Ms. Ann Rextrew was invited to appear and a representative from the law firm of Braidwood & Company appeared before the Committee on her behalf.

Continued . . . . .

Clause No. 6 Continued

The Chairman referred to a letter dated August 14, 1978 from Braidwood & Company stating that a contract has been let to repair the entire roof of the Hildon Hotel and that repairs are expected to commence on September 8, 1978, weather permitting.

In response to a question from the Director of Environmental Health, the operator of the hotel replied that he would undertake the remaining necessary repairs and upgrading now that the owners have decided to repair the roof.

Following discussion, it was

RECOMMENDED

THAT Recommendations "A" and "B" from the Community Services Committee meeting of August 3, 1978, which were approved by City Council on August 15, 1978, be deferred until the end of September 1978 to provide the owners of the building an opportunity to repair the entire roof and the Medical Health Officer report back to the Community Services Committee on the reroofing project before the end of September 1978.

The meeting adjourned at approximately 1:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 804

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 17, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, August 17, 1978 at approximately 1:35 p.m.

PRESENT	:	Alderman Gibson, Acting Chairman Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Brown Alderman Harcourt
ALSO PRESENT	:	Alderman Ford (Items 2 to 4)

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated August 3, 1978 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of July, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, stated that the file with respect to the rezoning application for the south side of East 5th Avenue between Rupert and Cassiar Streets had been closed and no further action would be taken. Meetings have been held between residents and the applicant to rezone property at 57th Avenue and Hudson Street. The application may be amended to reduce the number of dwelling units. The applicant will also be submitting a rezoning application for the property to the north of the subject site. Mr. Scobie noted that the proposed text amendment to the West End District to allow the development of a 3 storey medical building on land designated for residential purposes will be reported to Council. The Department feels the density is too high. The rezoning applications for 5660 and 5670 Yew Street have been referred to public hearing. The Director of Planning is awaiting drawings for the proposed renovations to the existing residential development.

Mr. Scobie advised that since the status report had been prepared the Director of Planning has made an application to establish an area development plan for Area 10B, False Creek. The public hearing date has been set for Tuesday, September 12th, at 4:30 p.m. Mr. G. Horner has also made application to rezone the lands at the foot of Angus Drive. The City Manager noted that a status report on the Marpole Area Planning Program including this property would be before the Committee on September 14th.

cont'd.....

Clause No. 1 continued:

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of July, 1978 be received.

2. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

(a) DPA #81208 - 1045 Haro Street - construct 8 storey residential complex with retail on portion of main floor - 94 underground parking spaces;

(b) DPA #81223 (Preliminary) - False Creek, Lot 50, Area 6, Ph. 2 - construct 10 storey, 79 unit apartment building to include day care centre and teenage lounge - 54 off-street parking spaces.

(c) DPA #81284 - Granville Island - alter and add approximately 6,500 sq. ft. to existing warehouse and use as a public market;

(d) DPA #81339 - False Creek, Area 10A - use approx. 29,000 sq. ft. area for temporary parking area for 96 cars - B.C. Central Credit Union;

(e) DPA #81487 (Preliminary) - 1176 West Georgia Street - erect 16 storey office building, retail and restaurant on ground floor - 38 underground parking spaces;

(f) DPA #81695 (Preliminary) - 2615 Ash Street - construct 4 1/2 level parking garage - 313 parking spaces - Cancer Control Agency;

(g) DPA #81727 - 1370 Davie Street - erect 3 storey and basement apartment building containing 27 dwelling units - 56 underground parking spaces;

(h) DPA #81776 (Preliminary) - 525 West Broadway - construct two tower office and retail complex - 307 parking spaces;

(i) DPA #81779 (Preliminary) - 1100 Melville St. - erect 16 storey office building - 72 parking spaces;

(j) DPA #81791 - 1330 Bute St. - erect 4 storey, 50 unit apartment building - 57 underground parking spaces.

The Committee requested to see drawings of the preliminary development permit application for 525 West Broadway and requested further information. Mr. Floyd advised that the existing bank at the northwest corner of Broadway and Cambie would be retained. It is proposed that to the east of the bank a 7 storey office tower would be constructed and at the corner of 8th Avenue and Cambie Street an 8 storey office building would be constructed. Three hundred and seven parking spaces with access from 8th Avenue and from Cambie Street would be provided. The Committee expressed concern with

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Clause No. 2 continued:

the resultant mass of building that would be constructed at this fairly prominent intersection leading into the Downtown core. Mr. Floyd was requested to bring this application back to the Committee after preliminary processing has been completed.

RECOMMENDED

THAT the monthly status report of major development permit applications be received and that further information with respect to the development permit application for 525 West Broadway be provided to the Committee in the next status report.

3. Riley Park N.I.P. - Citizens' N.I.P. Committee request for "Bunny Trail" walkway

The Committee considered a report of the City Manager dated August 10, 1978 (copy circulated) in which the Director of Planning reports on a letter from the Riley Park Citizens' N.I.P. Planning Committee requesting that City Council not sell the property at 4336 James Street but make it available without charge to the Neighbourhood Improvement Program for improvement of the existing walkway utilizing some N.I.P. funds. Mr. L. Beasley, Area Planner, advised that the two City-owned properties at 4336 James St. and 4335 Quebec St. have historically been called the "Bunny Trail" by residents of Riley Park and have provided a pedestrian connection between two non-aligned street-ends, Quebec Street and James Street allowing a direct north-south movement in place of an otherwise roundabout route. A natural walkway has existed and local children have used the space as an ad hoc creative play area for years.

The Property Endowment Fund Board decided to market the properties and the northerly lot 14, 4335 Quebec St. has now been sold. The Planning Department requested that 4336 James St. be withheld from sale until a decision regarding N.I.P. investment on the Bunny Trail could be made. The Property Endowment Fund Board decided that staff should consult with the Citizens' Planning Committee and advise them that the property will be placed on the market but that the Citizens' Planning Committee will be given priority to purchase.

In the report the Director of Finance and Supervisor of Properties advised that if it is Council's decision to retain 4336 James St. (estimated market value $30,000.00) for public use, the City should be re-imbursed in the amount of $30,000.00 from N.I.P. funds. In addition, some decision as to the ongoing responsibility for maintenance should be determined. It may be that the property should be turned over to the Park Board after it is acquired by the N.I.P.

The Director of Planning feels that the lot should be withheld from sale and committed for public use subject to commitment of N.I.P. funds to improve the Trail and subject to provisions being achieved to ensure the continuity of the pedestrian linkage between the two street-ends. A small portion of the adjacent lot will have to be secured either through the Development Permit

cont'd.....

Clause No. 3 continued:

Application presently pending for a 6 unit townhouse development or alternative arrangement with the owner. The owner has indicated that a condition of the D.P.A. is acceptable to him.

The Director of Planning does not support the use of N.I.P. funds to "purchase" the lot but recommends that Council confirm the status quo i.e., that it is and should continue to be used for public purposes. Given this confirmation, then N.I.P. can be appropriately applied to improve upon this existing local public asset.

On behalf of the Riley Park Citizens' N.I.P. Planning Committee Ms. H. Mirfield, Ms. B. Backman and Ms. C. Wiseman, advised that the Citizens' Committee would be prepared to recommend to Council spending N.I.P. funds to improve the walkway but could not recommend an N.I.P. expense of over $30,000.00 to purchase the property. As the property has been used for a public walkway and play area for many years, is City-owned, and can be improved through N.I.P. funds the Citizens' Committee requested that the property not be sold but turned over for the continued use and enjoyment of the citizens of the area.

The City Manager submitted for the Committee's consideration the choice between the following recommendations of the Director of Planning and those of the Director of Finance and Supervisor of Properties.

Planning

(1) THAT remaining Lot A (4336 James St.) of the Bunny Trail not be sold and that the public use of the property be confirmed without charge to N.I.P. as requested by the Riley Park Citizens' N.I.P. Planning Committee in their letter of May 12, 1978, subject to development of the Trail through N.I.P.

(2) THAT City Council approve in principle the development of the "Bunny Trail" through N.I.P. subject to a further report on the following matters by the Director of Planning as per the normal N.I.P. implementation process:

a) possible subdivision options to achieve an efficient disposition of the property while maintaining the Trail;

b) securing the continuity of the Trail across the northwest corner of the adjacent Lot N 1/2 of Block 4, D.L. 632 W 1/2

c) proposed design, cost estimates and arrangements for maintenance and upkeep.

cont'd.....

Clause No. 3 continued:

Finance

(1) a) That Lot A, Block 3, D.L. 632 W 1/2 be transferred from the Property Endowment Fund at the market value of $30,000, chargeable to the Riley Park N.I.P. fund.

b) That physical and financial responsibility for ongoing maintenance of this lot be the subject of a further report from the Director of Planning and the Director of Finance.

(2) That in accordance with the recommendation of the Property Endowment Fund Board of July 13, 1978, if the P.E.F. is not to be re-imbursed with N.I.P. funds, then this property be advertised for sale by public tender.

The Committee,

RECOMMENDED

A. THAT the property at 4336 James Street not be sold and that public use of the property be confirmed without charge to the Riley Park Neighbourhood Improvement Program, subject to development of the Trail through N.I.P. funds.

B. THAT the development of the "Bunny Trail" through N.I.P. be approved in principle subject to a report on the following from the Director of Planning:

(i) possible subdivision options to achieve an efficient disposition of the property while maintaining the Trail;

(ii) securing the continuity of the Trail across the northwest corner of the adjacent Lot N 1/2 of Block 4, D.L. 632 W 1/2;

(iii) proposed design, cost estimates and arrangements for maintenance and upkeep.

(Alderman Kennedy wished to be recorded as opposed.)

The City Manager advised that in the future there should be no conflicts as the Director of Planning will be attending the Property Endowment Fund Board meetings. The Supervisor of Properties advised that discussions will be held between Planning and Properties prior to the Board meetings.

The Chairman requested that the foregoing be recorded in the Committee report.

4. Strathcona Issues - Follow-Up

The Committee considered a report of the City Manager dated August 11, 1978 (copy circulated) in which the Director of Planning

cont'd.....

Clause No. 4 continued:

outlines actions which have been taken concerning planning issues that had been reported to the Committee on May 18th.

With respect to rail noise a meeting between representatives of the Strathcona Community, the Burlington Northern Railway and City staff was held to discuss means of alleviating noise emanating from rail operations. Arising from the meeting a letter has been received indicating that new operational instructions have been issued to B.N.R. crews to minimize disruptive noises from rail operations.

On May 30, 1978 Council resolved that City officials investigate with representatives of the Pender Y.W.C.A. the possibility of withholding a decision on the sale of the property for 6 months. The Executive Director of the Y.W.C.A. by letter dated June 29th advised that an agreement for sale has been entered into with the Chinese Mennonite Church. The possibility of withholding a decision on the sale has been precluded.

The Director of Planning was instructed to organize a meeting among representatives of the Planning, Social Planning and Health Departments, the Parks Board and representatives of the Strathcona community to discuss plans for recreation and health related services for the community.

A meeting was held on July 12, 1978 with representatives of both the Strathcona and Downtown Eastside communities in attendance. It was agreed that medical services in the Downtown Eastside/ Strathcona area should be the main priority for further work. Strathcona representatives felt that their needs could be satisfied by a small satellite clinic, ancillary to any comprehensive clinic developed in the Downtown Eastside.

The general conclusion of this meeting was to establish a committee comprised of civic staff and representatives of both communities to investigate alternatives of how best to satisfy their needs, with the Planning Department determining appropriate Committee representation and co-ordinating an initial meeting. The first meeting of the new committee was held August 2, 1978 at which Committee structure and procedure and Terms of Reference were discussed.

The principal area of debate centered on appropriate citizen representation for the Downtown Eastside community. As agreed to initially, the Planning Department established membership to consist of:

- 3 Downtown Eastside residents (1 nominated by the Oppenheimer Area Planning Committee and 2 residents nominated by D.E.R.A.)
- 1 Downtown Eastside Community worker
- 3 Strathcona residents
- 1 Strathcona Community worker
- 1 Downtown Community Health Clinic representative
- 1 City Health Department representative
- 1 City Planning Department representative

cont'd.....

Clause No. 4 continued:

The Strathcona community can generally agree to the committee membership but D.E.R.A. representatives consider that the Committee structure should be amended as follows:

- D.E.R.A. should nominate 3 residents after elections at a public meeting, instead of the 2 residents suggested.
- The Oppenheimer Area Planning Committee should not nominate 1 of the 3 Downtown Eastside residents.
- Only residents and users of the health facilities should be members of the Committee with staff as advisors.

Mr. Jim McQueen, who attended the meeting on behalf of D.E.R.A., in his capacity as Secretary of the Downtown Eastside Community Resources Advisory Board sent a letter recommending that "ONLY local residents" be members of the Committee, and that 6 persons come from the Oppenheimer Area, 2 from Strathcona and 2 from the Downtown area west of Oppenheimer, reflecting the actual cross section of people who will be users of the clinic. Input from planning and clinic staff and social workers should be of an advisory nature.

A considerable time was spent at the first meeting discussing alternative committee membership arrangements without a consensus being reached.

The Director of Planning therefore considers it important that this matter be referred to Council for resolution at the outset so that the Committee can start productive work on developing proposals for health care in Downtown Eastside and Strathcona.

The Director of Planning recommends that the composition of the Committee as outlined at the first meeting should be maintained for several reasons:

- Viewpoints of health professionals and community workers should not be excluded and are essential to develop workable proposals.
- The Oppenheimer Citizens Planning Committee, as the City's official representative citizens committee for the Downtown Eastside, has a legitimate claim to nominate 1 out of the 3 Downtown Eastside residents.
- Equal resident representation from both Downtown Eastside and Strathcona communities is a reasonable solution in view of the populations of the two areas.

Terms of Reference

The Committee has agreed to the following terms of reference:

(1) The Committee is to develop a proposal for health care services and a delivery system to serve the Strathcona and Downtown Eastside communities.

(2) The Committee will attempt to represent opinions of residents and workers in Strathcona and the Downtown Eastside and to communicate the work of the Committee to both communities and to City Council.

cont'd.....

Clause No. 4 continued:

Ms. R. Shearer, Social Planning Department, advised that the Department agreed with the composition of the Committee recommended by the Director of Planning.

Ms. L. Davies, Downtown Eastside Residents Association, noted that any Committee now endorsed by Council should be made up of people who use the clinic and who live in the area. Both Ms. Davies and Mr. D. Lane, Chairman of the Downtown Eastside Community Resources Advisory Board reiterated Mr. McQueen's position that City staff, etc., should be members of the Committee but should have no vote.

In answer to a statement that Health Department representation was not enough and that there should be hospital programming representation, the City Manager stated that the Committee membership would liaise with hospital programming.

After discussion, the Committee

RECOMMENDED

A. THAT terms of reference for the Strathcona/Downtown Eastside Health Facilities Advisory Committee as set out in the report of the City Manager dated August 11, 1978 be approved.

B. THAT the composition of the Committee be as follows:

3 Downtown Eastside residents (1 nominates by the Oppenheimer Area Planning Committee and 2 residents nominated by D.E.R.A.)

1 Downtown Eastside Community worker

3 Strathcona residents

1 Strathcona Community worker

1 Downtown Community Health Clinic representative

1 City Health Department representative

1 City Planning Department representative

C. THAT if after two months the Committee continues to be unable to function, then the matter of delivery of health services be decided at a joint meeting of Planning and Development and Community Services Committees which will deal with staff reports and public input.

The meeting adjourned at approximately 2:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 804 & 805

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

August 17, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 17, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman M. Ford H. Rankin
ABSENT:	Alderman D. Bellamy M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of July 27, 1978, were adopted.

1. Joyce Transit Loop - Status Report

In a Manager's Information Report dated July 27, 1978, considered by the Committee, the City Engineer reported as follows:

"At the Transportation Committee of May 4, 1978, the following resolution was passed:

> 'THAT the Collingwood Seniors Centre be advised that members of the Transportation Committee and B.C. Hydro Transit representatives would be willing to meet them at the Seniors Centre to discuss their concerns relating to the Joyce Bus Loop.'

The Transportation Committee attached some urgency in finally resolving this matter. As a result, it was felt appropriate to report on the status of further citizen discussions.

The Engineering Department contacted Mr. Frank Rich of the Collingwood Centre for Elder Citizens to arrange a meeting. He indicated that all meetings of the group have been cancelled till mid-September. He stated that he would inform us if they were still interested in meeting with City and Hydro representatives at that time.

A second item relating to Joyce Loop was a petition* circulated by the City Clerk on June 28, 1978. Mr. John Morris, the first signator of the petition, was contacted by phone and asked if he wished to make any representation on the issue as spokesman for the petitioners. He declined to do so, but indicated that Mr. Nathan Davidowicz, the organizer of the petition, would likely be willing to speak. Mr. Davidowicz, who has addressed the Committee on this issue on prior occasions, was not contacted.

It is planned that the Collingwood Centre be contacted again in September to determine if suitable arrangements can be made for a meeting on Joyce Loop."

*(on file in City Clerk's Office)

Cont'd.

Clause 1 Cont'd.

RECOMMENDED

THAT the Manager's Report dated July 27, 1978, be received for information.

2. Modifications to Intersection of Oak Street and Devonshire Crescent - Shaughnessy Hospital Access

The Committee had for consideration, a Manager's Report dated August 3, 1978 (circulated) wherein the City Engineer referred to the redevelopment of Shaughnessy Hospital and described the results of a study to find suitable treatment of the Devonshire Crescent Street end which would prevent traffic infiltration through residential streets in the area.

The City Engineer examined alternatives for dealing with this problem, and discussed four options involving treatment of Devonshire Crescent as follows:

Option A - No restrictions - local residents would benefit from improved access to Oak Street, but hospital traffic would have free use of Devonshire.

Option B - Allow turns only - this would be the best solution in theory, as local residents could use the signal, but hospital traffic would be restricted by signing and channelization from using Devonshire. In practice, however, this could prove difficult to enforce, resulting in some hospital traffic on Devonshire, plus possible through traffic from Oak to Granville.

Option C - Right turns only - this would restrict local access to right turns only, but would also physically prevent hospital traffic from using Devonshire.

Option D - Cul-de-sac - this would completely restrict access to Devonshire at Oak by either hospital or local traffic.

The Assistant City Engineer, Traffic Division, reviewed the report and referred to meetings with a committee of concerned citizens who expressed a preference for Option D - cul-de-sac treatment. However, in view of Fire and Police concerns that this option would restrict access for emergency vehicles, it had been necessary to weigh the need for access to property against the need for protection from through traffic. Therefore, the City Engineer recommended Option C. If it was found this option did not work, other measures could be considered.

Parking was identified as a major concern of the residents who were afraid hospital activities would result in increased parking on residential streets in the area. Mr. Rudberg advised the hospital expansion was still a year away, but provision was being made for sufficient parking on site. It was a matter of regulation in a proper manner and this aspect had not yet been reported on.

RECOMMENDED

A. THAT Devonshire Crescent be restricted to right turns only at Oak Street as per Option C, contained in the Manager's Report dated July 27, 1978, as part of the left-turn bay project.

Cont'd.

Clause 2 Cont'd.

B. THAT the traffic and parking situation at and around the Shaughnessy Hospital complex continue to be monitored following expansion to determine the need for possible further measures on local streets for report back to Transportation Committee."

3. Bus Schedule Changes

In a Manager's Report dated August 10, 1978 (circulated), the City Engineer reported on minor schedule adjustments to the SeaBus-Burrard public transit service to be introduced on August 18, 1978.

The Committee also considered a transit analysis of the SeaBus - Burrard route (circulated), which contained a breakdown of economic considerations, i.e. ridership, costs, revenue from fare box, deficit, etc.

Mr. D. Walker, B.C. Hydro Transit Division, discussed the route changes with the Committee. Responding to questions concerning the transporting of wheelchairs and bicycles on the SeaBus, Mr. Walker advised the Minister and Deputy Minister were currently examining this issue, and it was anticipated an official statement would be made within two or three weeks.

RECOMMENDED

THAT the Manager's Report dated August 10, 1978, be received for information.

4. Central Cambie Ratepayers Association: Objection to City Work - West 33rd Avenue between Oak Street and Granville Street

Mr. D. B. McGougan, President of the Central Cambie Ratepayers Association, addressed the Committee in support of his brief dated August 17, 1978 (circulated) objecting to a City curbing project on West 33rd Avenue between Oak Street and Granville Street. Mr. McGougan referred to residents' opposition to any attempt to widen 33rd Avenue at this location and requested an immediate halt to the work currently in progress.

The City Manager advised the City project involved minor curb repairs only.

Mr. McGougan pointed out vehicle access curbing was being installed and residents did not feel this could be considered minor repair work.

Following discussion, it was

RECOMMENDED

THAT the City Engineer be requested to report to Council on the street work being carried out on West 33rd Avenue between Oak Street and Granville Street;

FURTHER, THAT the Transportation Committee goes on record as not being in favour of more than normal maintenance work being carried out at this location at the present time.

* * * * *

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 805

REPORT TO COUNCIL

VII

MEMBERS OF THE STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

August 24, 1978

A meeting of members of the Standing Committee on Transportation was held on August 24, 1978 in the No. 1 Committee Room, third floor, City Hall, at approximately 11:00 a.m.

PRESENT:	Alderman W. Kennedy, Chairman Aldermen D. Bellamy M. Ford H. Rankin
ABSENT:	Alderman M. Harcourt
ALSO PRESENT:	Alderman D. Marzari
COMMITTEE CLERK:	J. Thomas

LRT STUDY

Reference was made to a Shirtsleeve Session held immediately prior to the meeting and attended by members of the Standing Committee on Transportation, GVRD members of Council and members of the Vancouver City Planning Commission.

The Shirtsleeve Session considered a report reference by the Assistant City Engineer, Traffic Division, covering the LRT study to date and included discussion on:

a) current state of transportation in the City
b) future impacts of continued traffic growth
c) its relationship to the LRT study, and
d) future options for Committee and Council discussion on transportation

It was pointed out that a bus improvement program represents a poor investment in meeting the transportation needs of the residents of Vancouver. It was stated that LRT provides the greatest benefits in meeting current and future needs.

The impact of the LRT study on service areas and on agreements with the new Urban Transit Authority was also covered and discussed extensively. The matter of per passenger costs in Vancouver City as opposed to the rest of the Region was described and considered.

Standing Committee members this day considered the selection of routes for Phase 2 of the LRT study and dealt with a request of the GVRD study group to narrow the first priority corridor between downtown Vancouver and New Westminster for purposes of more detailed study and engineering design, leading to the securing of right-of-way. Engineering Department staff explained that within that general corridor several specific routes had been studied at considerable length and general costs for each of these had been determined. The GVRD study recommends that Phase 2 concentrate on a minimal cost version of the corridor which had been found in previous studies to be the "Bureau of Transit" routing. Accordingly, the City Engineer recommended that this routing be chosen as the one for more detailed study including the Central Park line and Great Northern Cut portions and the remainder of the route in the vicinity of John Hendry Park and the underground in the downtown area.

Cont'd.....

Although the GVRD has not specifically requested approval of the alignment between Vancouver and Richmond, this general alignment has long been considered to be the V&LI Railway right-of-way. The GVRD had not asked for this approval because the decision by the Transportation Committee to include the Richmond line was only made on August 23, 1978. Since the Richmond corridor has now been added to Phase 2 of the study, the City Engineer requested the Committee to approve that corridor as well in the alignment of the V&LI Railway so that detailed study could proceed without delay.

Both corridors are shown in the attached diagram.

Therefore, the Members of the Committee

RECOMMEND

A. That the Central Park, GN Cut, CNR Flats, and Bureau of Transit version of the downtown route as shown in the attached diagram, be approved for detailed study and design in Phase 2 for the Vancouver-New Westminster route.

B. That the V&LI route shown on the attached diagram be approved for detailed study and design in Phase 2 for the Vancouver-Richmond route.

The meeting adjourned at approximately 11:30 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 809

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 12, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the Minutes of the Regular Council meeting of August 29, 1978, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Remand Centre
275 East Cordova Street

Council noted a letter dated September 8, 1978, from the Downtown Eastside Residents' Association requesting an opportunity to address Council on the proposed Remand Centre, when the relevant report is before Council later this day.

MOVED by Ald. Rankin,
THAT the delegation request be approved and representations be heard when the Manager's report on the Remand Centre is before Council later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Site for the Relocation of Firehall No. 2, Marpole

In a letter dated September 8, 1978, Mr. D.W. Shaw requested an opportunity to address Council when the report of the Standing Committee on Planning and Development on the site for the relocation of Firehall No. 22 is before it.

MOVED by Ald. Brown,
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 8, 1978

Works & Utility Matters (September 8, 1978)

Closure of Portion of Lane South of Franklin Street between Kaslo and Renfrew Streets (Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information and referred to the Public Hearing on September 14, 1978.

- CARRIED UNANIMOUSLY

Social Service & Health Matters (September 8, 1978)

Security for Health Units (Clause 1)

It was agreed to defer consideration of this clause to later this day to permit the Medical Health Officer the opportunity of answering questions from Council.

For Council action see page 7.

Building & Planning Matters (September 8, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Kiwassa N.I.P. - Street Lighting
Cl. 2: Grandview-Woodland N.I.P.: Community Services Directory
Cl. 3: Cedar Cottage N.I.P. Appropriations: Trout Lake Community Centre Purchase of Equipment
Cl. 4: Kensington N.I.P. - Gray's Park
Cl. 5: Strata Title Application - Conversion 5853-5855 Tisdall Street

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters
(September 12, 1978)

Hours of Operation of Corner
Stores (Clause 1)

When considering this clause, Council noted a letter dated September 7, 1978, from Clark, Wilson and Company on behalf of their client, Mr. M. Gaska, expressing dissatisfaction with the recommendations of the City Manager contained in this clause.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved;

FURTHER THAT the letter dated September 7, 1978, from Clark, Wilson and Company be received.

- CARRIED UNANIMOUSLY

Finance Matters
(September 8, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Disposal of Found Property
Cl. 2: Records By-law
Cl. 3: Agreements for Development Permit No. 79258
Cl. 4: Purchase of Surplus City Furniture & Equipment
Cl. 5: Economic Development Manager's Membership on Board of Directors of Industrial Developers Association of Canada
Cl. 6: Establishment of Four Additional Positions for Long Term Care Program, Health Department

Clauses 1, 2, 3, 4, 5, and 6

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 5 and 6 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(September 8, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 635 Burrard Street, Park Site - Exchange of Lands Between the City and the Provincial Government
Cl. 2: Minaki Lodge (Loomis Holdings Ltd.) - 1138 Nelson Street
Cl. 3: Lease of 1484 West Broadway
Cl. 4: Relocation of False Creek Development Group Site Office
Cl. 5: Sale of Properties - W/S Boundary between 46th and 47th Avenues, N/E Corner 47th Avenue and Arlington and 3600 Block East Georgia

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(September 8, 1978) (cont'd)

635 Burrard Street, Park Site - Exchange of Lands between City and Provincial Government (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained in this Clause be approved.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Brown,
THAT

(a) Council demolish the building on the Bowell McLean site at Melville and Burrard and commence park development to the extent of grading and planting grass;

(b) Council pass the relevant local improvement by-law in 1978;

(c) Council sell the said local improvement by-law to the City's Sinking Fund.

- CARRIED

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown,
THAT the City immediately undertake negotiations with the Provincial Government and the affected property owners for acquisition of the Provincial Government site at 635 Burrard Street.

- CARRIED UNANIMOUSLY

Minaki Lodge (Loomis Holdings Ltd.)
1138 Nelson Street (Clause 2)

MOVED by Ald. Marzari,
THAT consideration of this clause be deferred to permit representatives of the West End Resource Office of the Department of Human Resources an opportunity to address Council on this matter.

- CARRIED UNANIMOUSLY

Lease of 1484 West Broadway
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Relocation of False Creek Development Group Site Office (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Sale of Properties - W/S Boundary between 46th and 47th Avenues, N/E Corner 47th Avenue and Arlington and 3600 Block East Georgia (Clause 5)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

B. West End Street Paving

When considering this Manager's report dated August 14, 1978, Council noted requests from residents of the West End to address Council at an evening meeting on the proposed improvements to Bute Street.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, with the exception of removal of trees on Bute Street for the time being, be approved;

FURTHER THAT the matter of the Bute Street improvements be deferred to an evening meeting and that representations be heard from the affected West End residents.

- CARRIED UNANIMOUSLY

C. D.P.A. - Proposed Remand Centre
275 East Cordova Street

As agreed to earlier this day, Mr. B. Eriksen, President of the Downtown Eastside Residents' Association, addressed Council and read from a brief which was circulated.

In his brief, Mr. Eriksen requested Council not to approve the Remand Centre project until a satisfactory design and solution to the community amenity requirements at the Carnegie Library arefound co-operatively by the City and the Province. He further requested that Council immediately ask the Provincial Government to keep its word and responsibility in assisting with the renovation of the Carnegie building, by providing the promised $400,000.

MOVED by Ald. Puil,

THAT Council approve the recommendation of the Director of Planning not to approve the development permit application for the Remand Centre at 275 East Cordova Street at this time and instead, seek a meeting with representatives of the Attorney-General's Department and with the Honourable Sam Bawlf, Minister of Recreation and Conservation.

- CARRIED UNANIMOUSLY

D. Development of City-Owned Land
at N/E Corner Dunsmuir and
Richards Streets

The Deputy City Engineer addressed Council on the Manager's report dated September 5, 1978, giving reasons why the Engineering Department does not favour the incorporation of the lane into this urban park development as well as concerns about the proposed use of the Richards Street sidewalk for an extension of this park concept.

The Director of Planning also addressed Council and spoke in favour of the proposed park concept.

- - - - -

During consideration of this report, Council recessed at approximately 4:15 p.m. to reconvene following the Special Council (Public Hearing) at approximately 4:55 p.m.

CITY MANAGER'S REPORTS (cont'd)

Development of City-Owned Land
at N/E Corner Dunsmuir and
Richards Streets (cont'd)

MOVED by Ald. Brown,
THAT the following recommendations contained in the City Manager's report dated September 5, 1978, be approved:

"(a) City Council APPROVE the agreement arrangements between the City and B.C. Hydro Authority and authorize the formal signing of the agreement when completed to the satisfaction of your officials.

(b) City Council APPROVE the relocation of the parking component of the proposal to a multi-level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.

(e) The proposed extension of the sub-station beneath the lane east of Richards Street and also beneath Richards Street be APPROVED subject to a satisfactory lease being negotiated with B.C. Hydro and the provision by B.C. Hydro to relocate existing utilities and making provision for future utilities to the satisfaction of the City Engineer."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the following recommendations contained in the City Manager's report dated September 5, 1978, be REFERRED to the City Manager for further consideration and report back on proposed costs of this development:

"(c) City Council RECEIVE the Urban Park concept and that a detailed report be submitted to Council early in 1979 providing a detailed cost analysis, funding opportunities, staging possibilities, etc.,

(The Director of Finance does not support this recommendation and would prefer that Council consider the proposed design and its associated costs with a view to setting a lower cost limit on the design.)

(d) City Council APPROVE the appointment of Bruno Freschi as architect for the City's urban park project and also authorize the City Architect to employ the services of a quantity surveyor. Further, that interim maximum funding of $78,000 for architects' fees and $5,000 for quantity surveyors' fees - a total of $83,000 - be authorized from the uncommitted balance of the Downtown Improvement Reserve."

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the proposed closure of the lane to the east of the urban park site on Block 35 be not approved;

FURTHER THAT the proposed use of the Richards Street sidewalk for an extension of this urban park concept be also not approved.

- LOST (tie vote)*

(Aldermen Brown, Ford, Gibson, Marzari and Rankin opposed)

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Development of City-Owned Land at N/E Corner Dunsmuir and Richards Streets (cont'd)

MOVED by Ald. Brown,
THAT

(i) the question of whether the lane on the east side of the property should be incorporated in part into any urban open space development OR be recognized as an important transportation and utility corridor and not closed

and

(ii) the question of whether the Richards Street sidewalk should be incorporated into the development to the satisfaction of both the Director of Planning and the City Engineer OR whether the street width of Richards Street should be maintained at 48 feet and no raised planters constructed above the sidewalk with the final design details to be to the satisfaction of the City Engineer - be deferred.

- LOST (tie vote)*

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

*(Alderman Harcourt was not present for these votes.)

The Mayor then requested the City Manager to refer the question of the lane on the east side of the property and the incorporation of the Richards Street sidewalk into the development back to Council in two weeks for further consideration.

Social Service & Health Matters (September 8, 1978) (cont'd)

Security for Health Departments (Clause 1)

Earlier in the proceedings, Council had deferred consideration of this clause to permit the Medical Health Officer an opportunity of answering questions. In response to questions on the need for security in Health Units for evening pre-natal classes, the Medical Health Officer stated it is difficult to guard the doors during pre-natal classes and because of this, some unfortunate incidents have occurred.

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

E. Grandview-Woodland N.I.P. - Laura Secord School Creative Playground

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated August 31, 1978, be approved.

- CARRIED UNANIMOUSLY

F. Redevelopment Project II - Renegotiated Sale Price - N/S 800 Block East Hastings Street

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated September 8, 1978, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

G. Hardship Applications

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in his report dated August 30, 1978, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development, August 31, 1978

R.R.A.P. Status Report (Clause 1)

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development (August 31, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Point Grey Road Waterfront Plan
Cl. 2: Amendment to Zoning & Development By-law Commercial and Industrial Schedules
Cl. 3: Amendments to the Subdivision By-law
Cl. 4: Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

Clauses 1, 2, 3 and 4

MOVED by Ald. Gibson,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services (August 31, 1978)

The Council considered this report which contains eight clauses, identified as follows:

Cl. 1: Liquor Permit Application - 52 Powell Street Development Permit Application No. 81468
Cl. 2: Liquor Permit Application - 841 Denman Street Development Permit Application No. 81493
Cl. 3: Senator Hotel, 1212 Granville Street
Cl. 4: Condition of Property - Moss and Fairmont Streets
Cl. 5: Entertainment in Cabarets
Cl. 6: Hotel Vancouver re Fire By-law
Cl. 7: Community Services Grant Requests
Cl. 8: Condition of Family and Juvenile Courts, 2625 Yale Street

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
August 31, 1978 (cont'd)

Clauses 1, 2, 3, 4, 6 and 8

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 4, 6 and 8 be approved.

- CARRIED UNANIMOUSLY

Entertainment in Cabarets
(Clause 5)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved after deleting the words 'licensed premises' in recommendation A and substituting the word 'cabarets'.

- CARRIED UNANIMOUSLY

Community Services Grant
Requests (Clause 7)

MOVED by Ald. Rankin,
THAT recommendation A of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Rankin,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Rankin opposed)

IV. Report of Standing Committee
on Finance and Administration
(August 31, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1: B.C. Cancer Foundation - Grant Request
Cl. 2: Follow-up of Finance Committee Review of Department of Permits & Licenses - Development Division
Cl. 3: Additional Payroll Clerk in Finance Department

B.C. Cancer Foundation -
Grant Request (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Follow-up of Finance Committee Review
of Department of Permits & Licenses -
Development Division (Clause 2)

MOVED by Ald. Brown,
THAT consideration of this clause be deferred to the next meeting of Council and that the Acting Director of Permits and Licenses be present when it is discussed.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
August 31, 1978 (cont'd)

Additional Payroll Clerk in
Finance Department (Clause 3)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

SPECIAL COMMITTEE REPORTS

V. Report of Council Committee
on the Arts,
September 6, 1978

Festival Guidelines
(Clause 1)

MOVED by Ald. Brown,
THAT the following matters submitted for consideration by the Committee on the Arts be referred to the City Manager for further consideration and report:

"(A)(i) If Council wish to maintain past policy of paying for the street closure and clean-up costs for the Remembrance Day Parade, the Sea Festival Parade, the PNE Parade and the Grey Cup Parade (when appropriate), then $18,400 should be included in the 1978 Engineering Department budget (1977 cost of $16,759 + 10% cost increase).

- OR -

(ii) If Council do not wish to maintain past policy, it is necessary to pass a motion rescinding previous resolutions which designated the Remembrance Day Parade, Sea Festival Parade, PNE Parade and Grey Cup Parade as civic funded events.

The Director of Finance advises that if (A)(i) is approved, the monies will have to be appropriated from 1978 Contingency Reserve."

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,
THAT recommendations (B) and (C) of the Committee contained in this Clause be approved after deleting from recommendation (B) the words 'or to their designated officer'.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE RETENTION AND DESTRUCTION OF RECORDS

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW (Metrication)

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE FOR THE IMPOSITION OF INTEREST ON DELINQUENT REAL PROPERTY TAXES FOR THE YEAR 1979

MOVED by Ald. Gerard,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

4. BY-LAW TO PROVIDE FOR THE IMPOSITION OF INTEREST ON UNPAID BUSINESS TAX FOR THE YEAR 1979

MOVED by Ald. Gerard,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 2' of Lot C, Block 210, D.L. 526, Plan 1058)

MOVED by Ald. Rankin,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 'C', Block 210, District Lot 526, Plan 1058

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. The Emily Carr Collection

MOVED by Ald. Rankin,
SECONDED by Ald.
THAT WHEREAS the Emily Carr collection of paintings is in need of extensive repairs;

AND WHEREAS there are insufficient funds available in the Art Gallery to look after this matter;

THEREFORE BE IT RESOLVED THAT City Council hold discussions with the Art Gallery to discuss the extent of funds necessary for this task.

(Not Put)

The Mayor stated he would request the Art Gallery to provide an information memo on this matter to the next meeting of Council.

MOTIONS (cont'd)

2. Proposed New Stadium - P.N.E.

MOVED by Ald. Rankin,
SECONDED by Ald.

THAT WHEREAS the Directors of the P.N.E. have gone to considerable expense and propaganda effort to draw up plans for a $165,000,000 sixty-five thousand seat new stadium which they propose to situate on the P.N.E. grounds;

AND WHEREAS the P.N.E. grounds are the site for a 35,000 seat stadium, a 17,000 seat ice rink, a 5,000 seat agridome, a 20,000 seat racetrack;

AND WHEREAS the P.N.E. itself has many other building and recreational complexes, including the midway, making the entire area the most concentrated entertainment spot in North America;

AND WHEREAS this concentration already results in massive traffic problems and the ruination of the peace and quiet of the surrounding residential area;

AND WHEREAS City Council has the final say whether or not the new stadium can be situated on the P.N.E. grounds, assuming that the senior governments will find the money for such an undertaking;

THEREFORE BE IT RESOLVED THAT this Council direct the City Planning and Social Planning staff to prepare a comprehensive report regarding all the environmental and other aspects associated with the building of a new stadium with special emphasis on the question of traffic dispersal - bearing in mind that the Cassiar-Hastings intersection is already one of the worst, if not the worst, in all Vancouver;

AND FURTHER BE IT RESOLVED THAT the staff have a comparative look at other sites

(a) in Vancouver (in particular on the north side of False Creek), and

(b) in the Lower Mainland

and apply the same environmental and other criteria to these alternatives as well.

(Deferred)

Council noted requests from the Hastings-Sunrise Action Council and the Ad Hoc Citizens' P.N.E. Committee to address Council on this matter at a future meeting.

The Mayor advised that he anticipates a staff report on the proposed new P.N.E. stadium to the Council meeting on October 3, 1978. It was agreed to defer the above motion to the October 3rd meeting and to hear delegations on it at that time.

ENQUIRIES AND OTHER MATTERS

Alderman Ford - V.C.P.C. Concerns re Airport and Port Growth

referred to a letter dated September 8, 1978, from the Chairman of the Vancouver City Planning Commission expressing concern re policies of the Federal Government regarding growth of Vancouver's International Airport.

The letter also made reference to the Federal Government's handling of development of the Port of Vancouver.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

V.C.P.C. Concerns re Airport and Port Growth (cont'd)

The Planning Commission requested Council to express its concerns to the Federal Government on these matters by asking for policy definitions on various points set out in its letter.

Alderman Ford requested the Mayor and the City's Industrial Development Officer consult with other affected municipalities in the region on these matters. Further, that the discussion include the Federal cutback in ship building subsidies.

The Mayor so agreed.

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The Council recessed at approximately 5:20 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Gibson
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Introduction of the Ward System

On July 25, 1978, Council deferred consideration of the following motion by Alderman Bellamy to hear delegations:

"THAT WHEREAS it has been five years since the citizens of Vancouver have had an opportunity to express their views on Electoral Reform;

AND WHEREAS it has been claimed that the wording of that plebiscite was not clear, and since the principal concern is whether or not Vancouver Aldermen should be elected by wards;

THEREFORE BE IT RESOLVED THAT a plebiscite be put to the voters of the City of Vancouver in November 1978, as follows:

'Are you in favour of introducing some form of the ward system for the election of Aldermen?'"

Cont'd . . .

DELEGATIONS (cont'd)

The following addressed Council and spoke in opposition to the above motion and recommended that the plebiscite wording be as follows:

"Are you in favour of electing Aldermen to City Council:

a) By Areas _____

b) At Large _____ ."

- Mr. Mike Chrunik, I.B.E.W. (brief filed)
- Ms. Sydney M. Weaver
- Mr. David Lane
- Mr. Joseph Arnaud
- Mr. Darg Bell-Irving, AREA (brief filed)
- Ms. S. Olson, Killarney Champlain Citizens
- Mr. Peter Greenwell
- Mr. Bruce Eriksen, President, D.E.R.A.
- Ms. Jean Swanson
- Mr. Bruce Yorke, Committee of Progressive Electors
- Mr. Francis Draper
- Ms. Connie Fogal

The following addressed Council and spoke in favour of a full ward system:

- Mr. David Stone
- The Reverend Griffin, Community Worker, First United Church
- Ms. Susan Hoeppner, Vancouver Status of Women
- Mr. James D. McQueen
- Ms. Carole Walker
- Mr. Paul Murphy
- Mr. Chris Eve
- Ms. Selina Hartwell
- Mr. Monty Jaffe
- Mr. Allen Doolan, Grandview Tenants' Association (brief filed)
- Dr. P. Whiteside, C. O.P.E. (brief filed)
- Representative of Cedar Cottage C.O.P.E. Committee

Mr. Patrick Graham, V.I.A., spoke in favour of a plebiscite on the ward system for election of Aldermen in designated areas and in favour of increasing the number of Aldermen from ten to thirteen.

Mr. Harold Daykin, President, Cedar Cottage/Kensington Area Council, filed a brief suggesting the following plebiscite wording:

"How do you favour electing our Aldermen:

1. By Neighbourhoods _____
2. At Large _____
3. Half by Neighbourhoods and Half At Large _____

Mark one choice only "

cont'd....

DELEGATIONS (cont'd)

Mr. Ron Fenwick, T.E.A.M., filed a brief and addressed Council in support of a partial ward system; enlarging the size of Council; extending Council's term of office to three years and the position of candidates' names on the ballot to be determined by lot.

Mr. H. Earle supported T.E.A.M.'s position in this matter.

Mrs. H. Boyce spoke against the introduction of a ward system

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of introducing some form of the ward system for the election of Aldermen?"

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin
THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of electing Aldermen to City Council:

a) By Areas _____

b) At Large _____ ."

- Carried

MOVED by Ald. Brown, in amendment
THAT the following be added as question (c):

"c) Half By Wards & Half At Large _____ ."

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin, and the Mayor opposed.)

The motion to amend having lost, the motion by Alderman Rankin was put and CARRIED, with Aldermen Ford, Gerard, Kennedy, Puil and Mayor Volrich opposed.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson
SECONDED by Ald. Harcourt
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - - -

The Council adjourned at 10:50 p.m.

- - - - - -

The foregoing are Minutes of the Regular Council Meeting of September 12, 1978, adopted on September 26, 1978.

MAYOR

CITY CLERK

A-1

WORKS AND UTILITIES MATTERS

INFORMATION

1. Closure of Portion of the Lane south of Franklin Street between Kaslo Street and Renfrew Street

The City Engineer reports as follows:

"BACKGROUND

On May 30, 1978, Council dealt with a report of the Standing Committee on Planning and Development dated May 18, 1978, concerning a re-zoning application for the south side of Franklin Street between Kaslo Street and Renfrew Street and 192 feet along Hastings Street. This proposal called for the closure of the east-west lane in the block and construction of an hotel and residential complex. Council instructed the Director of Planning to refer this application to Public Hearing.

The Engineering Department is opposed to the proposed lane closure and has had several meetings with the architect to resolve this matter. We have proposed that the lane be diverted northerly at the eastern end of the block thereby permitting construction of the hotel. At the most recent meeting with the architect, he has proposed that the development be adjusted to accommodate the relocation of the eastern end of the lane.

PURPOSE

This report sets out the Engineering Department's concerns on the lane closure and recommends against the original proposed closure. Should Council decide to approve the re-zoning application, an alternative proposal of diverting a portion of the lane is recommended which will meet the City's present and future servicing requirements and will permit the proposed hotel/residential complex.

DISCUSSION

The original application referred to Public Hearing by Council called for complete closure of the lane in this block with retention of an easement to provide secondary access to the remaining parcels. The Engineering Department cannot recommend total lane closure since more than one parcel is to remain in the block. In addition to the Shell property, the Wolfe property remains and consists of 4 individual lots. The City should retain full control over the means of access to, and servicing of these remaining parcels which could be developed separately in the future.

The importance of secondary access to these parcels is increased because of the role of Hastings Street, onto which they front. Hastings Street is a major arterial and transit corridor with extensive curb restrictions on parking and loading. It is, therefore, imperitive that control over this secondary means of access remain with the City. We are, therefore, not prepared to recommend complete closure of this lane in this block.

An alternate arrangement which provides an improvement to the lane system as well as creating sites for the proposed hotel and residential development can be recommended by the Engineering Department. This alternative involves relocating the easterly end of the lane, northerly to align with the existing north/south lane in the block to the north. The easterly end of the existing lane could then be closed and consolidated with the applicants abutting lands. This closure would be subject to a Quit Claim being obtained from the owners of Lot 'C', Block 50, T.H.S.L., Plan 12876 (the Shell site) and provided also an easement is granted for access in perpetuity to Lot 'C' over that portion of the closed lane which abuts Lot 'C'.

Because the east/west lane continuity is broken by the PNE at Renfrew Street, the diversion proposed above achieves the desirable lane continuity with the north/south lane west of Renfrew Street. This continuity is desirable for basic servicing such as utilities, garbage collection, etc. Furthermore, the proposed lane relocation represents a traffic improvement over the existing east/west lane. Traffic presently using this lane exits onto Renfrew Street half a block north of Hastings Street and tends to aggravate the congestion at this major intersection.

Cont'd.

Clause 1 Cont'd

One of the concerns with any major development at this location is the additional traffic impact on the residents, particularly on Franklin Street. Because of this, the Engineering Department has advised the architect that vehicular access to the hotel and parking facilities must be limited to Hastings and Renfrew Streets. The relocated lane would, therefore, only provide for "normal" lane traffic, service vehicles, etc., but no hotel or parking traffic would have access to the lane. To accommodate underground parking for the hotel, the architect has indicated that a sub-surface crossing of the lane may be necessary.

RECOMMENDATION

The City Engineer recommends:

A. That the total lane, north of Hastings Street between Kaslo and Renfrew Streets not be closed as part of this re-zoning application.

B. If re-zoning is approved, that all that portion of lane shown hatched on the attached sketch be closed, stopped up and conveyed to the abutting owner on the north side of the said portion of lane subject to the following conditions:

a. A new lane outlet to Franklin Street as shown on the attached sketch be dedicated.

b. The owner of Lot 'C', Block 50, T.H.S.L., Plan 12876 to first Quit Claim his interest in the portion of lane to be closed.

c. An access easement is granted to said Lot 'C; over that portion of closed lane which abuts Lot 'C' to the satisfaction of the Director of Legal Services.

d. The portion of lane so closed to be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.

e. The southerly portion of Lots 5 to 8 as shown on the attached sketch, to be dedicated for road.

f. Should the area of the closed lane exceed the area of lane and road dedicated the applicant to pay the value of the excess area as determined by the Supervisor of Properties.

g. Upon registration of the subdivision plan dedicating the new lane the Director of Legal Services be authorized to enter into an encroachment agreement permitting the construction of sub-surface access to the parking structure on the west side of the newly dedicated lane, if required by the applicant. The annual rental to be determined by the Supervisor of Properties."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION at this time for referral to the Public Hearing on September 14, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Security for Health Units

The Medical Health Officer reports as follows:

"At its meeting of May 16, 1978 City Council approved the 1978 Memorandum of Agreement dated May 8, 1978 between the City of Vancouver and the Registered Nurses' Association of B.C. Section 16 of this Agreement reads as follows:

"If a nurse who is conducting pre-natal classes in the evening feels that her personal safety is in jeopardy without having a commissionaire or security guard in attendance when she closes up after her class, she should request the Director of Nursing Services to have a suitable attendant assigned."

Requests have been received from several Units for security guards during Pre-Natal Classes:

East Unit	2 nights per week
South Unit	3 nights per week
West Unit	4 nights per week
West-Main	3 nights per week
Burrard-Robson	2 nights per week.

At the Burrard -Robson location, security is presently being provided by the Provincial Ministry of Human Resources. However, the Ministry is under no obligation to provide this service and may choose to discontinue it at any time-

Costs for security for the other Units are $23.57 per session, i.e. $4,808.00 for the last four months of 1978 and $14,708 annually.

Aside from being a requirement under the 1978 contract, the security guards will help to prevent a number of unfortunate situations which have occurred at the Units during evening classes in the last few years.

The Comptroller of Budgets & Research advises that, if approved, the source of funding would be Contingency Reserve.

The Medical Health Officer recommends:

A. That $4,808.00 be approved to hire security guards for evening pre-natal classes at the East, South, West and West-Main Health Units;

B. That an additional sum up to $801.00 be approved should the Ministry of Human Resources discontinue the security service at Burrard-Robson Unit."

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved, and notes that this program is being discussed with the Province as part of our submission on cost sharing. The organization and funding for delivery of this program is being reviewed extensively and will be reported in 1979.

FOR COUNCIL ACTION SEE PAGE(S) 7

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kiwassa N.I.P. - Street Lighting

The Director of Planning and the City Engineer report as follows:

"On April 4, 1978, City Council approved the Kiwassa Neighbourhood Improvement Plan. One N.I.P. project listed in this plan was the provision of improved street lighting for the Kiwassa N.I.P. area.

As was explained in the Kiwassa Plan, this area is one of the few in the City which has 175 Watt mercury vapour street lights. Most areas with mercury vapour have 250 Watt fixtures. Also there is an average of three lights per block, compared to four or more in other areas. The overall result is that this area appears to be quite dark at night, and many residents have expressed fears about walking on the streets at night because of this.

It is proposed, therefore, that the existing lamp standards be replaced with the types currently in place in Strathcona. These have the higher wattage bulb and the fixture itself is closer to the street so that there is more light at street level.

The City Engineer estimates the cost of this project to be $12,000. As this is classified as a Municipal Services project, it is subject to the Federal 25%, Provincial 12.5%, City 62.5% cost sharing formula. This formula necessitates a higher City share than that provided under the originally approved amounts which were provided on an assessment cost sharing formula of Federal 50%, Provincial 25%, City 25%. However, there is enough City funds in the Municipal Services category of the Kiwassa NIP budget to pay the additional amount required.

The Kiwassa NIP Committee, CMHC and the Province have concurred with the expenditure of Kiwassa NIP funds for this project.

The Director of Planning and City Engineer therefore recommend that City Council approve the expenditure of up to $12,000 from the Municipal Services category of the Kiwassa NIP budget to be used for the replacement of existing lamp standards within the Kiwassa NIP area with 250 Watt post top luminaire similar to the type now in place in the Strathcona area.

This amount will be cost shared as follows:

Federal (25%)	$3,000
Provincial (12.5%)	$1,500
City (62.5%)	$7,500."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

2. Grandview-Woodland N.I.P.: Community Services Directory

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $90,500.00 for improvements to social services in the area. The Concept Plan identified the publication and distribution of an up-to-date directory of community services in the N.I.P. area as a high priority in this category of N.I.P. expenditures.

An appropriation of $9,666.00 was approved by Council for this project on September 13, 1977. Due to a shortage of staff time the Britannia Community Services Centre reports that it was unable to complete the directory until May of 1978. The interim period involved considerable updating of information contained in the Directory. Upon completion of the Directory a review of the original cost estimates revealed that an additional sum would be necessary in order to cover the cost of binding. The Grandview-Woodland N.I.P. Committee support the allocation of an additional $1,374.15 for this purpose.

Cont'd.

Clause 2 Cont'd

The B.C. Department of Municipal Affairs and Housing and C.M.H.C. concur with the appropriation of the extra funds.

The Director of Planning recommends that Council approve the appropriation of $1,374.15 from the Grandview-Woodland Social/Recreational N.I.P. Account #898-9404, (to be added to Account #866-6205), for the completion of the Community Services Directory, to be shared as follows:

C.M.H.C.	-	$687.07
Province of B.C.	-	$343.54
City of Vancouver	-	$343.54"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Cedar Cottage N.I.P. Appropriations: Trout Lake Community Centre Purchase of Equipment

The Director of Planning reports as follows:

"A major priority of the Cedar Cottage Neighbourhood Improvement Program is to upgrade the recreational facilities in the community. To achieve this goal, the Cedar Cottage N.I.P. Committee has recommended the allocation of N.I.P. funds to upgrade a project at the Trout Lake Community Centre. This project can be summarized as follows:

Trout Lake Community Centre Purchase of Equipment

The Trout Lake Community Centre provides a wide range of recreational services to the Cedar Cottage Neighbourhood. The equipment request submitted by the Community Centre will afford greater opportunities for residents to utilize the services and facilities. It is noted that the requests relate mainly to safety equipment, equipment for seniors' activities, additions to the health club services and two structural modifications to the lacrosse and hockey storage area and the nursery school. An explanatory letter and list of equipment cost estimates is attached as Appendix I.

The Director of Planning advises that the Cedar Cottage N.I.P. program is nearly completed and this report represents one of the final allocations. It is further noted that N.I.P. funds do not presently exist in accounts with the proper funding formula i.e. 50% Federal, 25% Provincial and 25% City, to undertake work of this nature, however, sufficient surplus funds are available in other N.I.P. accounts (894/9024, 830/2601 and 831 division).

C.M.H.C. and the Provincial Government have been contacted regarding this project and concur with the dispersal of funds as recommended.

The Director of Planning recommends:

THAT approval be given to the transfer within the Cedar Cottage Neighbourhood Improvement Program of $6,161.00 for the provision of recreational equipment for the Trout Lake Community Centre from the surplus in accounts #894/9024 - $2,100.00, #830/2601 - $1,358.00, and 831/division - $2,703.00. Costs would be shared as follows:

Equipment Purchase - Trout Lake Community Centre

C.M.H.C. (50%)	$3,080.50
Province (25%)	$1,540,25
City (25%)	$1,540.25
TOTAL	$6,161.00

Cont'd.

Clause 3 Cont'd

The Director of Planning notes that the above total includes a contingency amount of approximately $250.00 to cover any anticipated overruns related to this allocation."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Kensington N.I.P. - Gray's Park

The Director of Planning reports as follows:

" BACKGROUND

City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978. An amount of $267,990 was budgeted for needed improvements to Gray's Park. It was intended that the funds would be used for a Community House, new wading pool, tennis courts, second bowling green, creative playground and passive recreation area. Up to this time, City Council has approved a total allocation of $136,490 to the Vancouver South Lawn Bowling Club for the construction of a new Community House on the park. The purpose of this report is to recommend that a further $106,665 be allocated for further improvements to the park.

PARK DESIGN PROCESS

A public design session was held on April 16, 1978, when local residents met with Park Board and Planning staff and members of the Kensington Citizens' N.I.P. Planning Committee. Ideas suggested at this and previous meetings were developed into a plan by the Park Board designer in continuing consultation with the N.I.P. Planning Committee. On August 23, 1978, the Kensington Citizens' N.I.P. Planning Committee accepted the proposed park design and agreed to recommend to City Council that the required amount of money be allocated for improvements to the park. It should be noted that the Planning Committee accepted all aspects of park improvement except the provision of the second green. Planning staff, Planning Committee members and Park Board staff will be investigating alternatives with respect to the provision of a second bowling green and may report back to Council at a later date.

PARK DESIGN AND COST

The major components of the park design and associated cost are as follows: (indicated on Appendix "A")

- park development	
- two tennis courts	
- park benches and lighting	
- a creative play area	$ 96,800
- parking lot	8,195
- washrooms and storage	11,750
	$116,745

This amount is in addition to the $136,490 already allocated for the construction of the new Community House. The Vancouver South Lawn Bowling Club had received a Canada Works Grant of $49,224 toward the labour component of constructing the new Community House, but were only able to use $24,839. By agreement with Canada Works staff, the remaining funds were made available to the Park Board for work on the rest of the park. Park Board staff have advised that $10,080 of the available Canada Works money could be used on remaining park improvements.

The required amount of N.I.P. money is, therefore, as follows:

- park improvements	$116,745
- less Canada Works funds	10,080
	$106,665

C.M.H.C. and the Province of British Columbia have been advised of and concur with the allocation of Kensington N.I.P. funds as proposed.

Cont'd.

Clause 4 Cont'd

The Director of Planning recommends that City Council approve the appropriation of up to $106,665 from the Kensington N.I.P. Social/ Recreational account 891/8704 for improvements to Gray's Park as described above, with costs to be shared as follows:

C.M.H.C.	50%	$ 53,332.50
Province of B.C.	25%	26,666.25
City of Vancouver	25%	26,666.25
		$106,665.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Strata Title Application - Conversion 5853-5855 Tisdall Street

The Director of Planning reports as follows:

"An application has been received from Mrs. Loreley Antell, owner of 5853-5855 Tisdall Street, Lot 'A' of 17, Block "D" of Block 1008, D.L. 526, Plan 10698, a semi-detached two-family dwelling erected in 1963, to convert the building to Strata Title Ownership. Mrs. Antell lives in one dwelling unit and the other dwelling unit is rented to Mr. and Mrs. F. R. Lowe who wish to purchase their suite. The zoning is RT-1, Two-Family Dwelling District.

See Appendix 'A' for site plan.

Applicant has submitted the following information:

1. Strata Plans;
2. Statement of ownership and written support of all tenants to the proposed strata conversion;
3. Building Inspection Report from Charles Bowman, architect, indicating building is in excellent condition; (See Appendix 'B')

Further to the condition of the building the Acting Director of Permits and Licenses reports as follows:

"These premises have been inspected and the reports indicate that the building substantially complies with the Electrical, Building, Plumbing, and Gas By-laws and we would recommend granting of the strata conversion."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"Since all tenants endorse the owners application, the Social Planning Department has no objections to this application for conversion to strata title ownership."

The Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This Application be approved, thereby permitting the conversion of the residential premises at 5853 and 5855 Tisdall Street to Strata Title Ownership and the Approving Officer is hereby authorised to sign the submitted strata plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 2

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Hours of Operation of Corner Stores

The Director of Legal Services reports as follows:

"The question of corner store hours recently came to the fore when Council dealt with Mac's Milk Store on Denman Street. At the conclusion of the debate a motion was passed instructing me to report back on appropriate amendments which would allow Council some discretion to regulate individual corner store hours.

In passing this motion regard was had to that section of the Charter which allows Council by by-law to classify shops and specify different closing hours for different classes.

I have now had an opportunity to examine this in depth and, I have also had the opportunity of examining the application of this approach with the Acting Director of Permits and Licenses.

If the concept of a corner store was a new retailing style, then it would be relatively easy to classify it into types. The by-law rules would apply as required in the establishment of such a store. Unfortunately, corner stores are a form of small retailing that has been around as long as the City. The Acting Director of Permits and Licenses made a survey in the field of the various locations and circumstances under which one finds corner stores. Some have been in residential districts for a great many years and, are totally non-conforming, but are causing no problems. The original concept was to classify corner stores into two classes which would be determinable on the basis of their proximity to residential accommodation.

While legally permissible under Charter powers, to introduce this new principle into an old established retailing style would not only be very discriminatory, but would also create some very inequitable situations.

The problem of noise is not a big problem and, it would seem that a preferable course of action would be to deal with each case which is the subject of a complaint, on its own merits, and within Council's powers to regulate businesses under the license provisions of the Charter, rather than to introduce a new concept which would only create even further problems. The Acting Director of Permits and Licenses agrees with this proposal and, I therefore recommend that no further action be taken on by-law amendments, but that individual cases be dealt with under Council's licensing powers.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 3

FINANCE MATTERS

RECOMMENDATION

1. Disposal of Found Property

On July 13, 1978, the Richmond Municipal Council adopted the attached report of its Administration Committee relative to a policy for the disposal of found property received by the R.C.M.P. The report sets out guidelines and the Administration Committee recommends that the guidelines be circulated to other Municipalities in the Lower Mainland Municipal Association and to Divisional Headquarters with a view to all Lower Mainland Municipalities adopting similar guidelines.

The Deputy Chief Constable was advised of this proposal and after reviewing the Richmond Report commented as follows:

"My first comment is that Vancouver does not come under the Municipal Act. When Sections 473 and 483 of the Vancouver Charter were repealed, City Council enacted Bylaw 5078 (copy attached) which provides for the disposal of unclaimed property.

My comments on the Richmond recommendations are as follows:

1. (a) and (b) - We have no problem under our existing regulations. We require the claimant to prove ownership and if he cannot do so, he does not receive the property. I think in the great majority of cases, the owner has made an insurance claim and leaves it at that. If the owner's name appears on the property such as wallets, credit cards, etc., a letter is sent to the address indicated and if the owner replies claiming the property, it is forwarded to him.

2. Found Bicycles - We now return any found bicycles which cannot be identified to the finder after sixty days. I don't understand why Richmond recommends they not be returned to the finder. This would certainly discourage people from turning a found bicycle over to the police.

3. Found Money and Securities - We return such items to the finder after sixty days. I would hate to try to justify the City keeping 50% of items over $500.

4. Perishable Goods - We have the same regulation.

5. to 11. - I see no need to change our present regulations governing the disposal of unclaimed property.

My conclusion is that our present Bylaw and regulations are satisfactory and we should not consider adopting the recommendations of the Richmond Administration Committee. Our volume of property handled is much too great for us to get involved in any more complex procedures which would slow down the disposition process."

The City Manager RECOMMENDS that the Municipality of Richmond be advised that the City of Vancouver is satisfied with its present procedures re disposal of found property.

...../2

2. Records By-law

The City Clerk reports as follows:

"In 1969 By-law number 4461 which provided for the destruction of documents required records in general to be retained for a period of 5 years in any department of the City prior to destruction. This By-law was amended in 1972 by By-law 4651 which in effect struck out the 5 year provision allowing such a decision to be made by the Department Head subject to records of a financial nature receiving the consent of the Director of Finance before actual destruction takes place.

Since the appointment of a records officer and the later commencement of a records management system, a new procedure has been in effect which requires the signatures of related officers of the City, particularly the City Archivist before destruction is authorized. Many valuable archives will be safeguarded by this procedure.

The attached draft By-law has the approval of the Records Management Committee and in effect:

(a) Defines "Records"

(b) Requires approval of the following before destruction is authorized:

Department Head

Director of Finance

Director of Legal Services

City Archivist

City Clerk

It is recommended the attached By-law be approved in principle for formal consideration of Council subsequently."

The City Manager RECOMMENDS that the above report of the City Clerk be approved.

3. Agreements for Development Permit No. 79258

The Director of Legal Services reports as follows:

"At the instance of B.C. Central Credit Union Council passed By-law No. 5018 adopting an Area Development Plan for Area 10A, False Creek. The By-law sets several requirements including the provision of certain public open space and the stipulation that the public open space be developed and maintained by the owners of the development.

Within Area 10A the Credit Union owns Lot 1 of Parcel H, District Lot 3610, Plan 17022, which it has developed with a large office building. The Credit Union also owns another large lot adjacent to Lot 1. The remaining Lot within Area 10A (Remainder Parcel F, Indian Affairs Survey Plan B.C. 1140, Land Registry Office Plan M-74 (DF-60843) District Lot 3610) is owned by the National Harbours Board. The Harbours Board has leased this lot to Greentree Developments Ltd., a wholly owned subsidiary company of B.C. Central Credit Union. Greentree Developments Ltd. has applied to develop Remainder Parcel F pursuant to Development Permit Application No. 79258.

...../3

Clause #3 continued:

A substantial part of the public open space is to be a public right-of-way for pedestrian and bicycle traffic along the westerly 17 feet and the northerly 15 feet of Remainder Parcel F to be part of the False Creek waterfront walkway.

Because the Harbours Board has flatly refused to bear the cost of developing and maintaining the right-of-way, when considering Development Permit Application No. 79258 the Development Permit Board has stipulated the following agreements to secure the development and maintenance of the right-of-way:

1. Right-of-way in perpetuity from the National Harbours Board.

2. Right-of-way from Greentree - this is necessary since it will be some time before the right-of-way promised by the Harbours Board will be signed.

3. Rentcharge agreement from the Credit Union. The rentcharge charges the Credit Union's Lot 1 in perpetuity with the yearly payment to the City of the price of sixty ounces of gold (roughly $12,000.00 @ July 1978 gold prices); the rentcharge is an interest in land and runs with the land.

4. Unregistered agreement under which the Credit Union undertakes development and maintenance of the public right-of-way and if so the City refunds the rentcharge and if not the City does the work and applies the rentcharge to the cost of the work and refunds the surplus, if any. The Credit Union is to indemnify the City against injuries, mechanics' liens etc. arising from the existence, development and maintenance of the right-of-way and the rentcharge also secures this obligation. However this agreement cannot be imposed upon subsequent owners of Lot 1. When the property changes hands it is expected that the new owners will wish to avoid the full burden of the rentcharge and so will approach the City for a fresh agreement upon similar terms.

5. Encroachment agreement charging the Credit Union's Lot 1 with the obligation to develop and maintain the right-of-way. Although this seems like duplication, it is advisable to secure the cost of development and maintenance of the right-of-way with this second independent statutory mechanism. There is to be no annual charge under the encroachment agreement."

The City Manager RECOMMENDS that the City conclude these agreements with the National Harbours Board, Greentree Developments Ltd. and B.C. Central Credit Union, subject to the agreements being to the satisfaction of the Director of Legal Services.

INFORMATION:

4. Purchase of Surplus City Furniture and Equipment

The Director of Social Planning reports as follows:

"At City Council meeting on Tuesday, July 25, 1978, Mayor Volrich requested the City Manager to review the present procedures and guidelines regarding the sale of surplus City furniture and equipment to Non-Profit Organizations for a nominal sum and to report to Council.

BACKGROUND

On March 6, 1973, City Council adopted the recommendation of the Standing Committee on Community Development of February 22, 1973, instituting a policy of loaning surplus city furniture to non-profit organizations.

On July 17, 1973, City Council approved the recommendation contained in the Community Development Committee report of July 5,1973, as follows:

"THAT the City Purchasing Agent continue to dispose of surplus furniture and equipment in the manner prescribed in the Administrative Manual except that he shall be authorized to give preference to non-profit organizations and/or equipment to such non-profit organizations for a nominal sum, provided that;

a) The Director of Social Planning is satisfied that the purchaser is a non-profit organization;

b) the furniture and equipment is surplus to the present and future needs of the City and associated boards;

c) the total value of the furniture and equipment sold to any one organization does not have a market value in excess of $2,500;

d) the non-profit organization agrees to sell back to the City, at the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;

e) the Standing Committee on Community Development set the amount of the nominal price paid, any furniture and equipment for which it has no further need, or when its return is requested by the City;

On April 23, 1974, City Council rescinded the 1973 procedure and approved the following recommendations of the Community Development Committee dated April 4, 1974;

a) The Director of Social Planning receives the various requests and satisfies himself that the purchaser is a legitimate non-profit organization, engaged in community work and that the amount of furniture requested reflects a realistic need.

b) the request, if meeting the requirements of (a) be forwarded to the Purchasing Department (Manitoba Yards) to see which request items are available and surplus to the present and future needs of the City.

c) The Manitoba Yards fill the order, as per stock on hand, fill in contracts and distribute the furniture.

d) The Director of Social Planning report quarterly to the Standing Committee on Community Development on furniture sold in this manner.

...../5

Clause #4 continued:

It is also suggested that the following guidelines govern the above procedure

A. Each furniture request be limited in value to $300 (auction value);

B. Requests for furniture with a value over $300 be referred to the Standing Committee on Community Development for approval.

C. No more than one request from each organization to be processed, as described above, in any one calendar year. Further requests in the same calendar year from the same organization, would be referred to the Committee.

D. The following limitations apply to each organization relevant to furniture requests, in order to allow an equitable distribution of surplus items that are in high demand, but low supply; 2 typewriters, 3 desks and 3 steno chairs, 2 worktables, 6 office chairs, 2 filing cabinets.

E. The attached notice or a similar notice describing this furniture service provided by the City and the guidelines through which it is made available, be distributed in the future to organizations interested in acquiring furniture."

A written agreement (Appendix A) between the City and the organization itemizes the furniture and equipment obtained and the nominal fee ($10.00 or 10% of auction value, whichever is greater) that the organization must pay and includes a statement requiring the group to sell back the furniture to the City should the organization discontinue functioning or lo longer require it.

Since 1975, 95 non-profit organizations have received furniture and equipment from the City under the provisions of this policy. The following is a summary of the total appraised auction value of the furniture so disposed.

YEAR	AUCTION VALUE	COST TO NON-PROFIT GROUPS
1975	$ 2,390	$ 260.00
1976	8,399	910.30
1977	13,799	1,492.50
To end May/78	5,224	562.99

Administratively the program works very smoothly. For non-profit organizations it provides an inexpensive source of furniture and equipment."

The City Manager submits the above report of the Director of Social Planning for INFORMATION.

RECOMMENDATION:

5. Economic Development Manager's Membership on Board of Directors of Industrial Developers Association of Canada

The Director of Finance reports as follows:

"The Economic Development Manager, at the time he joined the City of Vancouver, was a member of the Board of Directors of the Industrial Developers Association of Canada (IDAC). His term is a two-year term covering 1978 and 1979.

...../6

Clause #5 continued:

The Association has approximately 300 members, the bulk of whom are municipal economic development officers. Agencies such as chartered banks, Department of Regional Economic Expansion (DREE), the railways, the Provincial Governments, industrial park developers, etc. are usually represented at the annual meeting of the Association also.

In my opinion, the Economic Development Manager's membership in this Association, and the fact that he is a Director of the Association, is of considerable value to the City as it provides him with many of the very necessary contacts and information that he requires to properly perform his function.

There is no problem relative to the City maintaining his membership in the Association as this is a normal City activity, nor with fitting his annual conference in with our conference schedule, even though I will probably ask for 1979 roster of conferences to be increased by one for the department because of this new function.

However, with respect to his membership on the Board of Directors and the City paying for his attendance at the Board of Directors meeting outside of the annual conference, it is normal City policy to obtain Council approval of the extra travel. The Board of Directors of this Association endeavors to meet four times a year outside of the meetings held at the annual conference. In many cases, for this particular function, it will be possible to combine these Directors meetings with normal business travel of the Economic Development Manager such as visits to industrial prospects and field studies and other cities who are approaching similar problems to Vancouver. This will of course reduce the travel cost for the Board of Directors meetings.

If Council approves this, then the additional costs would be automatically included in the 1979 budget. The extra cost is probably on the order of $1,500.

There are two remaining Board meetings in 1978, one in Edmonton and one in Ottawa. The cost of the Economic Development Manager's attendance at these meetings can be absorbed in the 1978 budget.

I would, therefore, recommend

> THAT the membership of the Economic Development Manager on the Board of Directors of the IDAC be approved and therefore his attendance at the normal Board of Directors meetings be also approved, with the 1979 cost to be included in the budget."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

6. Establishment of Four (4) Additional Positions for the Long-Term Care Program, Health Department

The Medical Health Officer reports as follows:

"On May 30, 1978 City Council approved eighteen (18) additional positions for the Long-Term Care Program, contingent upon written approval from the Provincial Government.

In letters dated April 18, 1978, May 29, 1978 and July 31, 1978 from the Ministry of Health, Province of B.C., authorization for these additional positions was given. The Provincial Government, in its letter of July 31, 1978 also approved four (4) additional positions as follows:

Clause #6 continued:

	Sept.1/78-Dec.31/78	Annual Recurring
Assessment & Placement Follow-Up		
2 positions (either CHN I or Social Worker) @ $1,489.00/month, 1978 rates, mid step	$11,912.00	$35,736.00
Support Staff		
2 positions of Program Assistant (Clerk Typist II) @ $852.00/month, 1978 rate, mid step	6,816.00	20,448.00
Fringe benefits (13½%)	2,528.00	7,585.00
Total salaries & fringe benefits	21,256.00	63,769.00
Transportation	800.00	2,400.00
Furniture: 2 typewriters, 2 S.P. desks, 2 secretarial stations, 2 swivel tilter arm chairs, 2 steno chairs	3,200.00	-
Supplies	400.00	1,200.00
Administration & overhead (based on 3% of total salaries & fringe benefits)	638.00	1,914.00
	$26,294.00	$69,283.00

It should be stressed that the additional four positions are considered vital for the effective functioning of the Long-Term Care Program.

The Medical Health Officer recommends that the foregoing four positions be approved for the Long-Term Care Program and that the costs of these additional positions and services be borne by the Provincial Government."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 3

PROPERTY MATTERS

RECOMMENDATION

1. 635 Burrard Street, Park Site - Exchange of lands between the City and the Provincial Government

The Director of Finance and the Supervisor of Properties report as follows:

"City Council, IN CAMERA, on June 25, 1974 resolved in part as follows:

'That Council approve the purchase of the Bowell McLean Property at Melville and Burrard at a cost of $2½ million, with the adjoining property owners sharing 50 percent of the acquisition cost through a local improvement levy on the basis of the oral reports given by the Board of Administration and the Director of Legal Services.'

The acquisition of the land from Bow Mac was carried out by the City subject to a collateral agreement and, at that time, it was anticipated that the Provincial Government property would be turned over to the City for the price of $1.00.

It has since evolved that the land (now under control of the British Columbia Building Corporation) will have to be acquired by the City on a market value basis. However, the British Columbia Building Corporation in return is willing to purchase from the City at market value other properties of use to the Corporation.

Hence, investigation has been carried out on the basis of an exchange of City owned lands for 635 Burrard Street. The exchange proposals have largely been unsuccessful except for one site which the Provincial Government would accept as part of the cost of acquisition, this being the site that Council approved February 21, 1978 as being available to the Provincial Government for a detoxification centre. Council at that time offered to turn that site over to the Province for the sum of $1.00. This is the former Dog Pound Site plus some lands under control of the Property Endowment Fund Board at the corner of Great Northern Way and Prince Edward Avenue.

There is at present a disagreement between the City and the Province on the valuation of the two properties, as follows:

	City estimate	Province
635 Burrard	1,000,000	1,265,000
Detox Site	370,000	235,000
Difference	630,000	1,030,000

City officials have suggested to the British Columbia Building Corporation staff that one independent appraisal be commissioned jointly by both parties, and that we both agree to accept the net figures so arrived at. This would be agreeable to the British Columbia Building Corporation.

The Provincial Government would agree to take the Detoxification centre site as part-payment for the land on Burrard Street and would enter into an agreement whereby the City will pay cash for the difference, payable at a later date, providing interest is paid on the outstanding amount based upon the 1978 value.

Cont'd.

Clause 1 Cont'd

This would commit future Councils to payments which are not acceptable under the Charter, unless funds are first set up to make full payment should future Councils decide to do so. In this event, if funds are set up for the future payment, it would be more prudent to pay cash for the difference now and further resolve that any future City owned properties that are to be released to the Province will only be turned over at full market value.

Development of the Park Site

The form of development of the park site is unknown at this time, as the Planning Department is proposing a procedure for developing a design. What costs might be developed from whatever design is chosen, is a matter for the future.

On the basis of the Planning Department's proposal for the Block 35 park site, recognizing that the Bow Mac site in total is very close to the same size as the Block 35 site, it would appear that a park development cost of $1,700,000. in 1978 dollars could be expected. This report will recommend that in no event should the park development cost exceed $1,600,000. in final dollars, recognizing that this still means a very expensive park by any comparison.

Financing Problems

The City is currently considering a great many capital projects with very heavy financing requirements, really quite beyond available funds. If all of these projects proceed it will mean additional very heavy demands on the Supplementary Capital Budgets over the next five years.

The park development costs of up to $1,600,000. could be made available from the sale of the local improvement bylaw levied on the surrounding property owners for half the purchase price of the Bow Mac site, plus interest. This still leaves a shortfall of between about $600,000 and $1,000,000 for the net cost of acquisition, and the only viable source of funds for this is the 1979 Supplementary Capital Budget.

Timing is fairly critical as we cannot start levying or charging the owners under the local improvement bylaw until the calendar year following the year in which the City commences development of the park. It is therefore quite critical that the City actually commence development of the park in 1978.

The Director of Finance and the Supervisor of Properties therefore suggest that the sequence of events should be as set forth below.

CONSIDERATION

Council should decide on September 12 whether to accept the British Columbia Building Corporation position that the 635 Burrard Street site be turned over only at full market value (less an allowance for market value for the Detox site,)

or, whether to make another approach on a political level to obtain the site for $1.00 or a more reasonable price.

There is a danger that such an approach may delay the acquisition of the site and cause a year's delay in the local improvement bylaw.

Cont'd.

Clause 1 Cont'd

RECOMMENDATION

If Council decides to accept (reluctantly) the British Columbia Building Corporation position, then it is recommended that we proceed as follows:

1. Agree with the Province on the net purchase price for 635 Burrard Street, by way of an independent appraisal jointly commissioned,
2. Demolish all the buildings on the site and commence park development to the extent of grading and planting grass,
3. Pass the local improvement bylaw (in 1978),
4. Sell the local improvement bylaw to the Sinking Fund,
5. Pay the Provincial Government for the site.

(All of the above actions should take place in 1978.)

6. In the 1979 Supplementary Capital Budget, replace the purchase price of the 635 Burrard site,
7. Use the funds from (6) and the balance remaining from the local improvement bylaw to develop the park to a maximum of $1,600,000. (or less as Council may decide) in final dollars.

The City Manager RECOMMENDS:

A. That Council accept reluctantly the British Columbia Building Corporation position to turn over the site at 635 Burrard at market value, - less an allowance for the market value of the Detox site.

B. That Council resolve that in future all City owned sites required by the Province will be turned over to them only at full market value.

C. That Council accept recommendations (1) to (7) of the Director of Finance and the Supervisor of Properties.

2. Minaki Lodge (Loomis Holdings Ltd.) - 1138 Nelson Street

The Supervisor of Properties reports as follows:

"Minaki Lodge is a boarding house facility, run by a private organization, which was purchased by the City in 1967 for park purposes and was to be demolished in 1975 pursuant to a City Council resolution of June 24, 1975.

Due to the low vacancy rate in the West End, City Council, in September of 1975, rescinded its previous motion and approved a two (2) year lease to Loomis Holdings Ltd. to continue their management until suitable alternate accommodation would be available elsewhere. Council also approved bringing the building up to minimum fire and health By-law standards at a cost of some $43,000.00

Council on February 24, 1976 further approved a two (2) year lease to December 31, 1977 to Loomis Holdings Ltd. at a monthly rental of $1,000. with an option to renew for a further one year at the same rental. Also approved was a lease of the adjoining house at 1130 Nelson Street at a monthly rental of $89.59

Provision was made for the City to obtain vacant possession of both 1130 and 1138 Nelson Street at the termination of the lease, (December 31, 1978).

Cont'd.

Clause 2 Cont'd

The Supervisor of Properties, on May 23, 1978, served an early Notice to Quit upon Loomis Holdings Ltd. directing them to give the City vacant possession not later than December 31, 1978. The management of Minaki Lodge did not similarly notify their tenants; consequently, the Supervisor of Properties served Notices to Quit, dated June 15, 1978 by mail upon the thirty-two (32) tenants of Minaki Lodge. These notices specified that the Properties Division would assist tenants where possible to find alternate accommodation, and this is being done.

To date, nine (9) tenants have relocated. The remaining twenty-three (23) tenants have been interviewed by staff of the Properties Division and their requirements for alternate accommodation noted.

Because of management problems, Loomis Holdings Ltd. have continued to fall into rental arrears of $10,000. as of September 1, 1978, representing ten months rental. The rental for 1130 Nelson Street will be four months in arrears as of September 1, 1978 ($358.36). Management has stated that because of the recent increase in food costs, they will not make any further rental payments to the City, and do not feel they can continue the operation properly in the remaining time span.

It is noted that if the lodge is to continue, it would cost in excess of $10,000. to put the building into acceptable operational levels because of deferred maintenance.

In view of these circumstances, the rental arrears and the requirements of both School and Parks Boards for immediate development of this site, it is recommended that:

a) The Director of Legal Services be instructed to take appropriate action to protect the City's interests, and

b) The Supervisor of Properties be authorized to take over the management of the building and take the necessary steps to phase out the operation by December 31, 1978."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

3. Lease of 1484 West Broadway

The Supervisor of Properties reports as follows:

"At its meeting of August 29, 1978, Council approved an assignment of the lease for the property known as 1484 West Broadway from Broadway Gourmet Place Restaurant Ltd. to Jona Enterprises Inc. for the remaining term of the lease expiring December 31, 1985.

The new lessee, Jona Enterprises Inc., is arranging for a loan to assist in financing, to a certain extent, improvements to the leased premises, purchase of equipment, etc. The lending bank has requested that, since a portion of the funds will be used to improve the premises and could not easily be recovered by the bank in the event the restaurant operation fails, certain assurances be provided by the City in the event the loan is made to the lessee.

The lending bank requires assurances from the City that the account is presently in good standing, that the City will notify the bank if the rent is in arrears or if the City intends to terminate the lease, and other items of a similar character. The Law Department is of the opinion that under the circumstances the request from the lending bank is not unreasonable.

Cont'd.

Clause 3 Cont'd

It is therefore recommended that the Supervisor of Properties be authorized to give such assurances to the bank subject to the terminology being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Relocation of False Creek Development Group Site Office

The Supervisor of Properties reports as follows:

"The False Creek Development Group have been leasing office space at #1405 - 805 West Broadway, under a two-year lease entered into on November 15, 1974, and have been occupying the space on a month-to-month holdover since November 15, 1976.

The owners of the building have had a request from the adjoining tenants to rent the space occupied by the Development Group and the Development Group would prefer to have office space in the False Creek Development.

The False Creek Development Group have now located office space at 671B Market Hill (False Creek) and the owner, Frank Stanzl Construction, has agreed to enter a lease on the following terms and conditions:

1. The City to lease 937 square feet of net floor space plus four (4) covered parking stalls, effective October 1, 1978 with occupancy September 28, 1978.

2. Term to be month-to-month, with the tenant required to give 60 days notice.

3. Rent to be $908.50 per month for two years, plus a pro-rated share of any taxes over the 1978 base year taxes. The owner to supply tenant improvements and be responsible for janitorial services.

These terms and conditions are satisfactory to the False Creek Development Group and the Supervisor of Properties.

It is therefore recommended that the City enter into a lease with Frank Stanzl Construction on the foregoing basis with lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Sale of Properties - W/S Boundary Rd., between 46th and 47th, northeast corner 47th and Arlington and 3600 Block East Georgia

"The following offers to purchase have been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offers are considered to be favourable to the City and are hereby recommended for acceptance.

Lots 18, 22, and 23, NE¼ 339, Plan 17100
Situated on the west side of Boundary between 46th and 47th Avenues (6100-6200 Boundary Road)

NAME	APPROX. SIZE	SALE PRICE	TERMS
Bawn Holdings Ltd.	33' x99' (each)	$28,300.00 (each)	City terms @ 11%

Cont'd.

Clause 5 Cont'd

Lot 1, NE¼ 339, Plan 17100
Situated on the northeast corner of 47th and Arlington Street

NAME	APPROX. SIZE	SALE PRICE	TERMS
Bawn Holdings Ltd.	29.5' x 154.2'	$28,400.00	City terms @ 11⅝"

Sub 8, south half, Lot 89, THSL, Plan 1670
Situated 3600 Block East Georgia Street — Zoned RS-1

NAME	APPROX. SIZE	SALE PRICE
Kelvin & Beverly Tung	33' x 107'	$30,212.50 (NET)

TERMS	CONDITIONS OF SALE
City terms at 11⅝	Bulkhead Agreement as lot is below street level."

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

FOR COUNCIL ACTION SEE PAGE(S) 3 & 4

MANAGER'S REPORT

B

August 14, 1978

TO: Vancouver City Council

SUBJECT: West End Street Paving

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The City Engineer reports as follows:

"In September, 1973, Council resolved that 'it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

Local Improvement street paving projects on three streets in the West End were approved by a Court of Revision in February 1977, and will require the removal or relocation of 53 trees. The purpose of this report is to obtain Council's approval for the removal or relocation of these trees, in order that paving and curbs can be constructed on these three streets this summer. These streets are:

(1) Alberni Street - Denman to Bidwell; Cardero to Broughton (to be widened from 24 feet to 46 feet nominal).

(2) Bute Street - Pender to Robson (to be widened from 30 feet to 42 feet nominal).

(3) Melville Street - Thurlow to Jervis (to be widened from 24 feet to 42 feet nominal).

Trees

The Engineering Department, together with the Park Board, have reviewed the effect of the proposed paving on the trees in these 9 blocks. While none of these blocks are presently fully planted with trees along both sides, all have some trees, varying from small flowering plums of an inch or so in diameter up to larger ash and oak trees over 2 feet in diameter.

It is not possible to construct the new pavement and curbs without removing the trees, even by 'squeezing' the pavement a foot or two narrower than the required width. Of the 53 trees that will be required to be removed for the paving, about 39 can be salvaged; but because most of them are not well suited for relocation behind the new curbs due to their shape, size, or age, the Parks Board can relocate them elsewhere (into City Parks) if funds are provided. Fourteen trees cannot be relocated because they are either too old or too large to relocate.

Most of the trees to be removed are not well-suited to boulevards in higher density areas, such as these non-residential areas where large buildings are constructed to the property line and the planting strip between the sidewalk and curb is narrow. Furthermore, the loss of trees because of disease and damage over the years has resulted in many gaps in the tree planting on these streets, including several blocks with no trees at all on one side. New trees will be planted on the blocks to be paved, including where none exist now, subject to approval of funds, as noted below. Parks Board staff have selected trees which will be of more suitable varieties.

Street Improvement Needs

(1) Alberni Street (Denman to Bidwell, Cardero to Broughton; - four-lane pavement)

Under the Downtown Transportation Plan, Robson Street was designated for traffic de-emphasis and redevelopment as a pedestrian and transit-oriented street. In order to achieve this objective, Alberni Street is being developed with a four-lane pavement so as to provide an alternative routing for the traffic presently using Robson Street. This improvement is essential if the pedestrian/transit emphasis on Robson Street, and particularly in the Robsonstrasse/Court House area, is to be achieved, and was approved as part of the downtown plan. This project was also approved by plebicite as part of the 5-year plan and has also been approved under the local improvement procedures as noted.

Cont'd...

(It is noted that the paving of Alberni Street in the block to the east of this section, i.e., Broughton vs Jervis, was also approved at the February 1977 Court of Revision; and since there are no trees in this block, paving to the 46 ft. width is scheduled for late this summer. The three easterly blocks of Alberni and one block in the middle, namely, Cardero to Bidwell, are already widened to 46 ft. Paving of the three blocks under consideration will, therefore, complete the 4-lane widening of Alberni Street from Burrard through to Denman).

(2) Bute Street (Pender to Robson; - 4-lane pavement)

Eventually, the pedestrian emphasis on Robson will be extended eastward to Hamilton Street, tying into Granville Mall and the CBC/federal building/Queen Elizabeth Theatre complex. In order to achieve this extension, development of several by-passes around the downtown must also proceed, such as the Smithe-Nelson couplet already implemented. Bute Street forms a part of this by-pass system, north of Robson. In addition, B.C. Hydro is currently proposing a bus service to Bute Street from Georgia to Pender, to provide service from the Seabus area to the 'Golden Triangle'.

(The northerly block of Bute Street, namely, from Pender to Hastings, has no trees and is scheduled for widening to 46 ft. later this summer.)

(3) Melville Street (Thurlow to Jervis; - four-lane pavement)

Upgrading of Melville Street is a normal part of development of the downtown street system. The portion of the downtown area west of Burrard Street has experienced rapid growth in the past few years, and street improvements are badly needed. Development of Melville will reduce traffic pressure on Thurlow, Georgia and Pender Streets.

Funds

(a) Removing and Destroying vs. Relocating Trees Elsewhere

The amount of money budgeted for removing the trees on these three streets is $6500, which is sufficient to cut them down and remove the stumps, but would not cover relocation or replacement.

The relocation of all trees which can be relocated (salvaged) in these 9 blocks (39 trees) to other locations in the City is estimated to cost about $19 500, and the removal of the trees which must be cut down (14 trees) is estimated at $2800. Therefore, an additional $15 800 must be provided, if the 39 trees are to be planted elsewhere in the City. The Park Board advises that none of these trees are particularly worthy of saving and replanting elsewhere. Where trees are needed in parks, etc., throughout the City, it would be cheaper and more appropriate to use suitable nursery stock, rather than transplant these West End trees, with the attendant risk of mortality during the transplanting process. Furthermore, relocating these trees can only be done during the winter months, which would delay the work for another year.

(b) Planting New Trees

It is desirable to plant new trees throughout the blocks to be paved, but funds are normally not provided in local improvement projects for planting new trees. Instead, the Park Board has funds for new boulevard trees, which are usually sufficient to provide new trees where none previously existed on local improvement projects throughout the City. The matter of including Capital funds for tree planting in future local improvement projects is being considered, and a joint Park and Engineering report will be submitted to Council in due course. In the meantime, the Park Board does not have sufficient funds to plant trees behind the new curbs on these West End streets (where trees have already existed). The estimated cost of providing new trees at approximately 40 feet spacing in these nine blocks, plus the two blocks on Alberni and Bute Street which presently have no trees, is $79 000. These funds are not available in the 1978 Streets Maintenance or Capital Budgets, but can be provided from the 1979 Streets Capital Budget.

Cont'd...

(c) Urgency of the Local Improvement

This local improvement was scheduled for construction in 1977 and a contract was awarded for this work. It was not possible to complete the work last year and it has been included in the 1978 contracts at no increase in cost. However, if the work cannot be completed in 1978, it will have to be cancelled from the present contract and added to the 1979 list, and it is quite possible that the City's costs will rise. Therefore, a decision should be made so that work can be completed before the end of September of this year.

Summary

In order to install new pavements and curbs on 9 blocks of Alberni, Melville and Bute Streets, as approved in the Downtown Plan, the 5-year plan and at the February 1977 Court of Revision, 53 trees will have to be removed. Most of these trees are unsuitable for relocation behind the new curbs. Council's approval is required before trees are removed west of Burrard Street.

While 39 of the 53 trees to be removed could be relocated elsewhere in the City, the Park Board advises that these trees have no particular value as compared to more suitable nursery trees, and their relocation would delay the project until next year resulting in increased cost. Also, additional funds ($15 800) would have to be provided for such relocation. Additional funds in the amount of $79 000 are required in order to plant new trees in these blocks.

Accordingly, it is recommended that

(a) the existing trees in the 9 blocks on Alberni, Melville and Bute Streets be removed in order to permit the paving projects approved at the February 1977 Court of Revision.

(b) the 39 trees which could be salvaged at an additional cost of $15 800, not be relocated elsewhere in the City. However, if Council decided to relocate the trees, funds should come from 1979 Streets Capital (this would increase both paving and tree costs).

(c) $79 000 be provided from the 1979 Streets Capital Budget for planting new, more suitable trees in these 11 blocks, with possible recovery from Revenue Sharing.

COMMENTS OF THE DIRECTOR OF PLANNING

Street Improvements

The Director of Planning is concerned about the potential impact of through traffic upon West End residential streets, which may result from incremental implementation of the Downtown Transportation Plan as described in this report.

The usefulness of the proposed Bute Street improvements is contingent upon the proposed Nelson Park Tunnel and Bute-Thurlow couplet, both of which are proposals only. Bute Street and the Nelson Park tunnel are included in the Downtown Transportation Plan as "Longer Term Options for Further Study". At the time of adoption of the Downtown Transportation Plan (July, 1975) Engineering, Social Planning and Planning Departments all agreed that the Bute-Thurlow couplet should not be implemented as an on-street Bute-Thurlow couplet as it would have an unacceptable impact upon the West End residential area. The implementation of the Bute Street improvements described in this report could result in additional through traffic on both Bute and Nelson Streets within the West End. Bute Street already carries twice the volume it should have.

Similarly, the routing of traffic at the intersection of Denman and Alberni could result in an increase of through traffic west of Denman Street on Alberni . The proposals for the entrance to Stanley Park involving Alberni west of Denman, to be further considered by City Council, should involve consultation with local residents.

Should these street improvements be implemented and result in an increase in through traffic on residential streets in the West End, further measures should be adopted to prevent the intrusion of through traffic.

Cont'd...

Trees

The Director of Planning believes that if these street improvements are to be implemented, that appropriate funding should be approved to provide for the planting of new boulevard trees on these streets. This provides the opportunity to carry out a comprehensive tree planting program, including the appropriate types and quantities of trees on these streets.

RECOMMENDATION

The Director of Planning recommends:

(d) THAT should these improvements be implemented and result in an increase in through traffic on West End streets, Bute St. south of Robson St., Nelson St. or Alberni Street west of Denman, that further measures be then implemented to prevent the intrusion of through traffic on these streets."

The City Manager notes that requests have been received from West End citizens to appear before Council at an evening session. They are concerned about the whole question of West End Street paving but have agreed to limit their comments to the Bute Street improvements.

The City Manager RECOMMENDS that the approved projects with respect to Alberni and Melville Streets proceed and recommendations (a), (b), (c), and (d) of the City Engineer and Director of Planning, with the exception of removal of trees on Bute Street for the time being, be approved. The City Manager submits for CONSIDERATION of Council the deferral of the Bute Street improvements pending the hearing of delegations at an evening Council meeting.

FOR COUNCIL ACTION SEE PAGE(S) 5

CC 62-MLH-75

MANAGER'S REPORT

DATE September 6, 1978

TO: Vancouver City Council

SUBJECT: 275 East Cordova Street - Proposed Remand Centre
Development Permit Application No. 80621, Blk. D/Lot 196
Zone: CD-1 (Downtown Eastside)
Lot Size: 264' x 391'

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I PURPOSE OF REPORT

A Development Permit Application No. 80261 has been filed by Henriquez Associates, on behalf of the Provincial Crown, to construct a seven storey Remand Centre with offices, holding cells and ancillary restaurant facilities. The site is located on the eastern portion of the eastern portion of the site bounded by Main, Powell, Gore and Cordova Streets (see map on page 2).

The purpose of this report is to inform Council of the function and advantages of a Remand Centre to provide the background and history of the discussions and negotiations between the City and the Provincial Government regarding Remand Centres, to describe and provide an analysis of the current Remand Centre proposal at 275 East Cordova Street, and to recommend to Council that a further meeting(s) with the Attorney General is necessary to resolve current differences before a decision is made on this proposal.

II FUNCTION AND ADVANTAGES OF A REMAND CENTRE

In 1973, the then NDP Provincial Government retained Graham Brawn and Associates as consultants on the provision of Remand Centres for the Provincial Courts system.

Graham Brawn outlined the function of a Remand Centre as follows:

> 'The essential function of remand is to provide safe, secure holding facilities which give protection to the accused and the community. It must keep those held in a fit state and ensure that they will appear for trial. Additionally, the remand system should maintain the dignity and rights of individuals held, reflecting the legally innocent nature of those waiting trial.
>
> A warrant of remand is given by the court when the individual who is accused of a crime is not allowed back into the community. Normally, this is because they are regarded as a risk for one or more of the following reasons:
>
> 1. They are considered unlikely to appear for trial,
> 2. They are likely to endanger the community,
> 3. They are likely to endanger themselves, or
> 4. They are likely to be endangered by certain segments of the community.
>
> As the accused persons are only charged with a crime, they are innocent until proven guilty and therefore, should be held in as normal a manner as possible. Any program or activity is voluntary while they are remanded."

At present, we do not have a Remand Centre. Instead, detained persons are lodged in the Police jail or at Oakalla.

The creation of a Detoxification Centre will remove about half the detained persons from the City jail. A Remand Centre will remove most of the remainder, leaving the Police with responsibility for only about ten detained persons. This would be at a considerable saving in Police costs.

The transport of prisoners to and from Oakalla is a Provincial responsibility. However, it is costly, is a considerable hardship on the detained persons and frequently results in expensive misuse of court time when prisoners are not available when needed.

Hence, there are considerable advantages to the City and to the Court system in having a Remand Centre in close proximity to both the Police lock-up and to the Provincial Courts building at 222 Main Street.

III BACKGROUND AND HISTORY

Discussion about Remand Centres have taken place between the City and the Province since at least 1971.

In 1973, the Province proposed one Remand Centre, near 222 Main Street, with others to follow in various communities, each of these to include some court facilities.

The first centre was to include about 150 beds and was to be sited according to the following criteria:

1. It should be within enclosed walking distance of the Provincial Court building to facilitate movement of accused to and from court.

2. It is to serve accused from the Vancouver courts and thus, should be readily accessible to the Vancouver public, such as visitors and friends, plus legal counsel, medical and professional staff.

3. The site should be relatively open to permit a view, sunlight and other environmental amenities as well as aid in the security and surveillance of the facility.

4. An area will be required of approximately one-half to one city block to satisfy the functions as stated in the program.

Using these criteria, a target area for locating the Remand Centre was identified and is included in the following diagram.

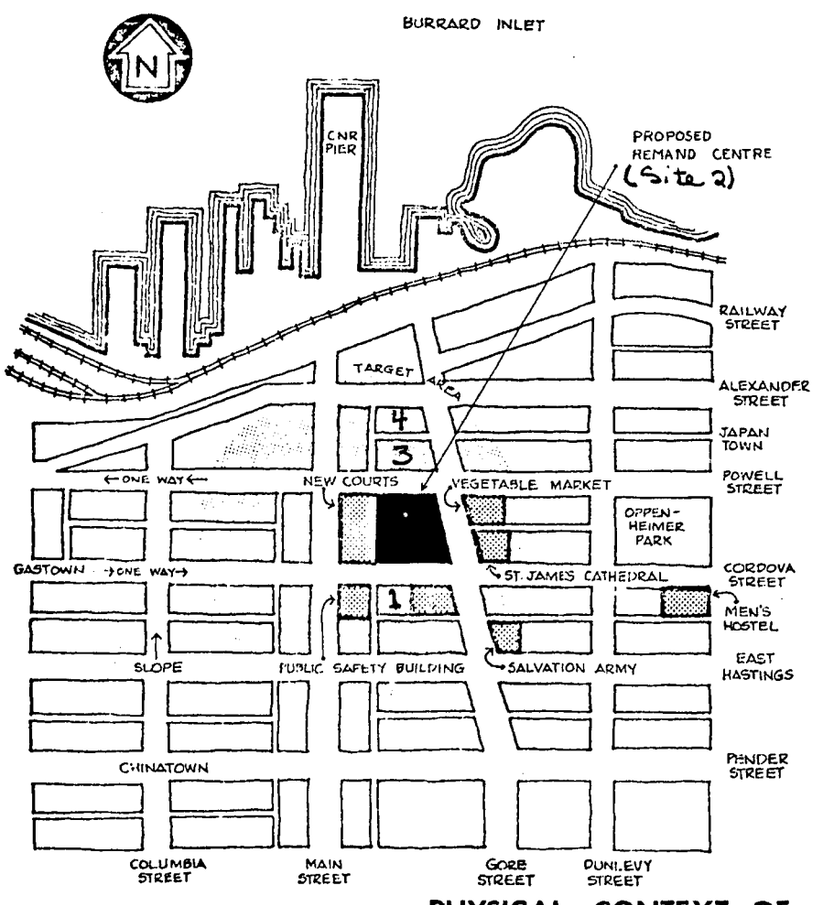

PHYSICAL CONTEXT OF PROPOSED FACILITIES

The matter was discussed by the Special Committee on the Provincial Courts, made up of Aldermen, City and Provincial officials and chaired by Alderman Rankin.

On October 4, 1973, the Special Committee considered several locations identified on the map above:

Site 1 included the old No. 2 firehall and the space since occupied by the expansion of the Police building.

Site 2 is behind the Provincial Courts building and is the site of the present planned proposal. (Development Permit No. 57082, issued on February 28, 1972, approved the construction of a building containing Provincial Courts and related offices on the western portion of this site, with 1972 off-street parking spaces, 156 of which are located on the open area on the eastern portion of the site where the Remand Centre is now proposed.)

Sites 3 & 4 are in the block to the north. Site 3 would involve removing over 100 housing units and several local businesses. Site 4, at Main and Alexander, involves less loss of housing and businesses, but requires a longer connection to the Court building and the Police building.

The City Planning Department had favoured Site 4, while the Province favoured Site 2, The Special Committee was concerned about a development on Site 2 not leaving enought room for future expansion of the Courts Building.

On December 4, 1973, Council was informed that the Province would be acquiring Sites 3 and 4 and asked the architects to investigate the costs of linking them with a tunnel under Powell Street to the Courts Building.

On July 22, 1975 Council met informally in camera with Provincial representatives and resolved that an initial Remand Centre be located on Site 4.

There was a change in Provincial Government in December 1975. In January, 1977, the Province indicated to City officials that they are pursuing the concept of Remand Centres, but are now planning the first one on Site 2, on the present parking lot for the Provincial Courts at 222 Main Street.

However, by this time the Oppenheimer area had been rezoned and a Land Use Concept Plan for the area had been adopted by City Council and endorsed by the senior levels of government. Both the new zoning and the Plan were part of a strategy for upgrading the area as part of the Neighbourhood Improvement Program.

The new CD-1 zoning adopted on November 25, 1975 would permit an institutional use on that site, but within the framework of Policy 3(b) of the Land Use Concept Plan:

> 'To discourage, in general, any increase in large scale developments for uses required by a public authority unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

There were discussions, throughout 1977, with staff from both the Department of Public Works and the Attorney General, about suitable social/recreational facilities such as swimming pools, bowling alleys, physiotherapy treatment centres, etc.

On October 4, 1977, Council adopted the recommendation by the Directors of Planning and Social Planning that it was desirable to integrate the social/recreational facilities intended for the

Remand Centre (or the funds which would be allocated to them) with the Carnegie Library building.

On February 20, 1978, the Attorney General and his Deputy met with the Mayor and City officials. The Attorney General turned down the request for transfer of $350,000 to the Carnegie Library.

IV PROPOSED REMAND CENTRE

Drawings received on April 6, 1978 indicate that the proposed Remand Centre would contain:

Basement Floor:	offices, holding cells, lounge and kitchen
Main floor:	offices, holding cells, gymnasium (approximately 4,300 sq.ft.) and an open courtyard (approximately 5,200 sq.ft.)
2nd to 7th floor:	holding cells.

The proposed Remand Centre would accommodate approximately 150 inmates. The typical holding cell would be approximately 100 sq. ft. in area with a bed, a desk, closet and a washroom.

1. Statistical Analysis of the Proposed Remand Centre, and the Provincial Courts Approved Under Development Permit No. 57082

	Permitted/or Required Under CD-1 By-law	DP# 57082 for Court-house	Proposed Remand Centre	Total
Site Area	-	-	-	99,280 sq.ft.
Floor Area	297,840 sq.ft.	124,954 sq. ft.	106,792 sq. ft.	231,746 sq.ft.
Floor Space Ratio	3.0	1.25	1.07	2.32
Height	8 storeys/ 100 ft.	5 storeys 83 ft.	7 storeys 86 ft.	-
Loading Facilities	8	3	3	6

Regarding Off-Street Parking Facilities, it should be noted that the existing Courthouse at 222 Main Street provides 31 spaces underground, and another 156 on the surface of the eastern portion of the site which will be lost with the Remand Centre development. The Remand Centre proposal includes only 9 on-site spaces. However, the Engineering Department has considered the joint Provincial Court/Remand Centre use of this site, and the submissions by the Government representatives, and concluded that 240 spaces would suffice. Therefore, since the total parking spaces proposed to be provided for the two institutions is 31 + 9 = 40, there is a deficiency of 200 spaces. The applicant does not wish to provide all these spaces underground for reasons of both cost and security. They have suggested that the remaining spaces be provided in a nearby parking structure. The details are discussed below, and are further expanded upon in an Engineering Department report entitled 'Gastown - Proposed Civic Garage' being submitted concurrently. (In Camera)

2. Planning Issues

(a) Parking and Traffic. The concurrent Engineering Department report recommends the development of a civic parking garage on the city-owned land on the northeast corner of Columbia and Cordova Streets, subject to the Province concluding agreement with the City regarding funding assistance and reservation/allocation of spaces. The Director of Planning concurs with the provision of the required remaining 200

spaces in this proposed civic garage but notes that under the Zoning & Development By-law he does not have the power to approve the provision of this requirement at that location. The Director of Planning may permit required off-street parking spaces to be located on another site only within 150 feet from the development or building they are intended to serve. The proposed civic parking garage is 514 feet away from the Courthouse/Remand Centre site. For approval of this aspect of the proposal, the applicant must appeal to the Board of Variance.

While the Director of Planning agrees that the provision of parking for these two agencies in a garage located at Columbia and Cordova is the only appropriate alternative today, he does have concerns regarding the overall impact on parking and traffic this proposal, and possible future ones, may have on the Downtown-Eastside, Gastown and Chinatown areas. The Provincial Courts, the Police Department, the new Public Safety Building, and now the proposed Remand Centre have produced increased pressure for the area to accommodate offices for lawyers and related social service professionals. The Downtown-Eastside is being upgraded primarily to enhance the negative environmental affects of industrial development and traffic. Both Gastown and Chinatown Historic Areas are being upgraded through a combination of public expenditure and private renovation. Hastings Street continues to play a vital role in east-west traffic movement; and Main Street, a major north-south arterial, may play a stronger role in the future as a direct link to the Waterfront. All of this activity is occurring in a very small geographic area already clogged with traffic and deficient in adequate parking. The Director of Planning is also concerned that increased congestion may occur on Downtown-Eastside streets as visitors to the Provincial Courts/Remand Centre may attempt to find closer on-street parking rather than park at the proposed Gastown civic garage. However, it appears this is the best available solution that should be followed up by a traffic improvement/parking demand study in this area. The Planning Department will be reporting on this matter as part of our 1979 Work Program report to Council.

(b) Design. The Urban Design Panel in dealing with this application, approved the design of this project with the following notation:

> 'Although the Panel approves of the design of this seven storey building, it strongly questions the program which caused a building of this kind of use and size to be located on this site in the heart of the City.'

This proposed development has also been reviewed by the Urban Designer of the Planning Department and he has expressed the following concerns:

1. The Uses and Treatment of Powell Street and Gore Street

   Both the original guidelines which were issued to the architect and subsequent discussion and an early critique of preliminary drawings pointed out the need for facade continuity and, if possible, retail continuity or pedestrian interest on Powell Street primarily but also on Gore.

   This has not been achieved. Blank walls and an alien building form disrupt Powell Street continuity and no active uses are provided.

2. Strong Building Form

The applicant was asked in the guidelines to open up views to St. James Church. In some ways, the stepped back section provides this. However, in toto, the very strong Ziggurat form tends to compete with this heritage building and shows little compatibility to the neighbourhood as a whole. If anything, it tends to conform the totally institutional character of the block which is contrary to the community's wishes.

(c) Oppenheimer Area Land Use Concept Plan. Policy 3(b) of the Plan is 'to discourage, in general, any increase in large scale developments for uses required by a public authority unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location.'

According to the drawings submitted, no neighbourhood amenities have been provided, and the scale and design of the development, particularly at street level, does not take into account the small scale nature of the buildings on Powell and Cordova Streets and the wish for continuous pedestrian interest along Powell Street. In addition, the height of the proposed building would cast a shadow covering both sides of Powell Street, which contains mixed retail and residential uses on the north side.

The purpose of Policy 3(b) was to protect and even seek enhancement of the community. The disbenefit of an added large institutional building was to be offset by the benefit from a design which was sensitive to its surroundings and social or recreational amenities included as part of the development. In later negotiations, it was then suggested that if it is impractical to provide facilities in the Remand Centre, money might be provided instead to permit the Carnegie Library to go ahead.

Since then, by various strategies, the City has ensured that the Carnegie Library will be completed without the requested contribution. The extra cost was largely assumed by the City, and while it may be desirable to recoup some of this extra cost from the Attorney General or the B.C.B.C., this is not very likely.

However, notwithstanding the eventual completion of the Carnegie Library, this Remand Centre proposal still fails to adhere to the basic intent of Policy 3(b). The Director of Planning believes the proposal could be altered to provide space for commercial-retail or similar street level uses on primarily Powell and perhaps Gore Streets, an amenity which could certainly benefit local people and help form a link to Main Street and Gastown. The overall design could also be altered to address the problems outlined in (b) above.

(d) Objections to the Proposed Remand Centre. Three letters of objections have been received. Points of objection are:

- height and bulk of the proposed development
- inadequate provision of off-street parking
- lack of provision of community amenities for local residents.

One of the above letters was from the Oppenheimer Area Planning Committee.

V CONCLUSIONS AND RECOMMENDATION

The Planning Staff and Development Permit Staff Committee had recommended that this application be refused for the following reasons:

'The development as proposed is considered to be unsuitable having regard to the design of the building in relation to the surrounding neighbourhood; the lack of off-street parking facilities being provided on the site and the non-compliance with Policy 3 of the Oppenheimer Land Use Concept Plan.'

The Director of Planning at his meeting of June 19, 1978, instructed that this application be referred to City Council and that Council be advised that the Director of Planning could not support it primarily because it does not comply with Policy 3 of the Oppenheimer Land Use Concept Plan, and provides insufficient parking.

Since then, correspondence between the Attorney-General and the City indicates that the provision of off-street parking facilities could be accommodated in the proposed Gastown civic parking garage, subject to an agreement being concluded between the City and the Provincial Government. The location of the required spaces would require a decision by the Board of Variance. The Director of Planning is prepared to recommend that the Board approve this aspect of the proposal while noting that the situation is not ideal but seems to be the best alternative available at this time.

However, while the parking problem may be treated in the manner described above, the Remand Centre proposal still does not achieve the public objectives set out in the Oppenheimer Land Use Concept Plan, and because of this the Director of Planning is prepared to refuse it. But, because of the extremely contentious nature of such a decision, the importance of the Remand Centre to both the City and the Province, and the fact that this is a crown building where the municipal objectives could be overriden, the Director of Planning RECOMMENDS:

THAT Council request a meeting with the Attorney-General to resolve current differences regarding the Remand Centre proposal for 275 E. Cordova Street."

The City Manager notes:

- that the development of a Remand Centre is to the advantage of the City, and should proceed
- that the parking requirements can be met off-site if the Board of Variance permits
- that the design of the building, though not to the satisfaction of the Planner and his staff, was approved by the Urban Design Panel
- that the compensating benefits to the Community, envisaged by Policy 3(b) are being provided by the completion of the Carnegie Library project.

Hence the City Manager puts for the CONSIDERATION of Council the choice between:

a) Requesting the Director of Planning to approve the development permit, subject to approval by the Board of Variance of the parking arrangement.

b) Requesting the Director of Planning to give the above approval only conditionally, subject to some redesign to be specified by Council this day.

c) Approving the recommendation of the Director of Planning not to approve a permit at this time, and instead to seek a meeting with respresentatives of the Attorney-General.

FOR COUNCIL ACTION SEE PAGE(S) 5

MANAGER'S REPORT

D

September 5, 1978

TO: Vancouver City Council

SUBJECT: Development of City-Owned Property at the North-East Corner of Dunsmuir and Richards Street - SUMMARY REPORT

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The Director of Planning, the City Engineer, the Director of Finance, the City Architect and Supervisor of Properties report as follows:

"Purpose

The purpose of the report is

(a) Provide B.C. Hydro and Power Authority with the assurance that City Council approves the use of the sub-surface rights of the City owned lands for a B.C. Hydro sub-station. (Recognizing that the specific approval to a scheme of development is also required from the Development Permit Board).

(b) Advise City Council on the current status of negotiations with B.C. Hydro and recommend finalization of an agreement.

(c) Recommend that a new City parking garage be constructed on City owned lands in Block 34, on the west side of Richards Street - rather than provide parking on the Sub-station/Urban Park site in Block 35.

(d) Submit the Urban Park Development concept to Council for Consideration, noting the issues concerning officials, including financing and lane closures. (Recognizing that the specific approval to a scheme of development is also required from the Development Permit Board.)

(e) Discuss the question of the use of a lane and portions of Richards Street for the urban park development.

(f) Recommend the immediate appointment of an Architect to prepare detailed drawings for the civic open space in conjunction with B.C. Hydro design staff as required.

(g) Advise City Council on the status of discussions and negotiations with the owner of the Marble Arch Hotel and the Holy Rosary Cathedral authorities.

Background

City Council in October, 1977 approved an Interim agreement with B.C. Hydro providing for the lease of the sub-surface rights of the City owned property in Block 35 to B.C. Hydro for a substation; construction of a small Civic underground parking garage with a park or urban open space on the surface. Council also approved the appointment of a design consultant to prepare concepts for the design of the open space with preliminary cost estimates.

City Council in June 1978 received the submission of the Consultant Architect and asked the Manager to keep the Committee informed on negotiations with the owners of the Marble Arch Hotel and also advise as to the question of a local improvement by-law.

Present Status of Agreement

City Staff and B.C. Hydro have now reached agreement on the major items and final completion of the actual agreement should be a routine procedure. B.C. Hydro are most anxious to receive the formal commitment of the City - both by City Council and the Development Permit Board in order to meet their operational timing requirements.

(A development permit application has been filed and will be submitted to the Development Permit Board following Council's consideration of this report subject to determination of the development of the open space).

However in concluding the agreement with B.C. Hydro, several issues have to be dealt with. They are:

- Parking
- Acceptance of Urban Park Concept
- Cost and Funding
- The question of the use of a lane and portions of Richards Street adjacent to the Urban Park development.

In addition, consideration must be given to appointing an Architect to prepare the required detailed drawings etc. for the Civic open space development.

Parking

As the parking beneath the Park would have a high capital cost of construction and a relatively inefficient layout, an analysis has been done to determine the best way to replace the existing parking.

The recommended solution is the development of a multi-level garage on City property on the west side of Richards Street facing the urban park space. This offers operating cost savings and provides a more efficient parking facility than does development of a small underground facility.

The report recommends that a new parking garage be constructed on City owned lots 11-16 Block 34 on Richards Street being nearly opposite the urban park. Funding for the new garage would be reported in detail to Council after the garage has been designed, but before any tenders were awarded.

Urban Park Concept

The Director of Planning strongly supports the concept submitted by B. Freschi as being well developed, appropriate to the location and providing an urban park space of significant merit to enhance the Downtown. The Director is concerned that the search for economies could diminish the impact that the space may have on the surrounding area and the people using the space.

However, the Director of Planning agrees with other City officials that it would be appropriate for the Architect, in consultation with City and Park Board staff to develop the concept to the detailed design stage for a report to City Council early in 1979 dealing with anticipated construction costs, funding, possible options and a cost-benefit analysis.

As B.C. Hydro wish to proceed immediately with the detailed design of the Sub-station, it is necessary that the urban open space be designed in tandem and conjunction with B.C. Hydro. However, proceeding with the detailed design for the concept would not preclude a limited option choice by City Council in 1979 when the proposed report is submitted.

Funding

The Director of Finance brings to City Council's attention his comments in the report regarding cost of this park development, the number of projects for which funding is being requested and the inflationary trends which can mean that the cost of the development when completed in 1982 can significantly increase over 197 dollar cost estimates.

Further that no funding exists for the development of Block 35 from existing City resources and it is anticipated that the source of funds will have to be the 1979-80-81 supplementary capital budgets. Funds for the immediate architectural work should be the Downtown Improvement Reserve.

Use of City Lane and Lot 18

The design concept proposes that a portion of the existing north/south City lane would be closed to traffic, and traffic would be diverted through a new lane outlet to be provided through City-owned Lot 18, providing vehicular access to Homer Street.

The City Engineer is strongly opposed to closure of the lane because the lane closure is contrary to Council policy adopted in the Downtown Transportation Plan in 1975; it increases by approximately $165,000 the land value used for parks since the City-owned Lot 18 would be converted to lane, and the closure would result in significant transportation difficulties, and eliminate future utility corridors in the critical downtown core area.

The Director of Planning supports the design proposal to incorporate the existing lane surface in with the park development. While recognizing the desirability of maintaining appropriate traffic and service vehicular movement through the Downtown area, nevertheless he considers this proposal creates a significant opportunity for park enlargement and adjoining building integration.

Use of Sidewalks On Richards Street

The design intent is to extend the civic square to as many passers-by as possible, and create a definition of the square as bounded by buildings. The square, therefore, includes the sidewalks and streets. Lighting, landscaping and pedestrian walking areas will be integrated to this intent.

The City Engineer does not agree with the reduction of the street width nor extensive raised planters along Richards, or the provision of special paving materials.

This reduction removes future options for traffic improvements, increases maintenance costs, andforms an obstruction along the curbline which negates the possibility of installing a bus stop, maintaining existing curb parking on the street or dropping off passengers.

The Director of Planning supports the design concept and believes that a satisfactory arrangement can be developed and yet allow for the development of the sensitive edge of the park space.

Subject to acceptance of the principle of developing the sidewalks along Richards Street as an integrated part of the Park, during the preparation of the detailed development drawings it should be possible to accommodate the major concerns of the City Engineer while maintaining an appropriate urban park edge.

The special paving for the treatment of the surrounding urban park surfaces constitute part of the park space itself. The actual material to be used for paving surfaces will be subject to review as described in the report.

RECOMMENDATIONS:

It is recommended that:

(a) City Council APPROVE the agreement arrangements between the City and B.C. Hydro Authority and authorize the formal signing of the agreement when completed to the satisfaction of your officials.

(b) City Council APPROVE the relocation of the parking component of the proposal to a multi-level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.

(c) City Council RECEIVE the Urban Park concept and that a detailed report be submitted to Council early in 1979 providing a detailed cost analysis, funding opportunities, staging possibilities etc.,

[The Director of Finance does not support this recommendation and would prefer that Council consider the proposed design and its associated costs with a view to setting a lower cost limit on the design.]

(d) City Council APPROVE the appointment of Bruno Freschi as architect for the City's urban park project and also authorize the City Architect to employ the survices of a quantity surveyor. Further, that interim maximum funding of $78,000 for architects' fees and $5,000 for quantity surveyors' fees - a total of $83,000 - be authorized from the uncommitted balance of the Downtown Improvement Reserve.

(e) The proposed extension of the sub-station beneath the lane east of Richards Street and also beneath Richards Street be APPROVED subject to a satisfactory lease being negotiated with B.C. Hydro and the provision by B.C. Hydro to relocate existing utilities and make provision for future utilities to thesatisfaction of the City Engineer.

(f) The question of the use of a portion of the lane on the east side of the property be submitted for CONSIDERATION for determination as to whether the lane should be incorporated in part into any urban open space development OR be recognized as an important transportation and utility corridor and not closed.

(g) That the question of the use of the Richards Street sidewalk for an extension of the urban park concept be submitted for CONSIDERATION as towhether the sidewalk should be incorporated to the satisfaction of both the Director of Planning and the City Engineer OR whether the street width of Richards Street should be maintained at 48 feet and no raised planters constructed above the sidewalk with the final design details to be to the satisfaction of the City Engineer.

The City Manager submits for CONSIDERATION recommendations (f) and (g) respecting the incorporation of streets and lanes into the park, and advises that Council should make these decisions now so that B.C. Hydro's detailed design can proceed.

The City Manager RECOMMENDS approval of recommendations (a) to (e), noting that:

(1) These recommendations mean that the Urban Park concept will be used for detailed design of the Hydro substation.

(2) They do not mean the City is committed to the construction of the park in accordance with the concept; although there will be some limitations, partial or alternative schemes at lower cost will be possible.

(3) Given this, Council may not wish to finalize its decision on the standard of park development until the detailed report covering alternative/staged development is available early in 1979, although Council may wish to give general direction to staff for the review of alternatives and preparation of this report.

FOR COUNCIL ACTION SEE PAGE(S) 5, 6 & 7

MANAGER'S REPORT

E

August 31, 1978

TO: Vancouver City Council

SUBJECT: Grandview-Woodland N.I.P.: Laura Secord School Creative Playground

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $1,035,000.00 for improvements to elementary schools in the area. The Concept Plan specified that playgrounds for community and school use are to be developed at Laura Secord, Macdonald and Lord Nelson elementary schools. $30,000.00 was allocated to each of these playgrounds in the Concept Plan.

On December 6, 1977 Council approved an appropriation of $11,250.00 for the design of community playgrounds at these three schools by a consultant responsible for meeting with school staff, students, parents and neighbouring residents and obtaining the approval of the Vancouver School Board. A working committee consisting of the school's acting Principal, a teacher, a N.I.P. Committee member, the chairperson of the Parents Consultative Committee and several parents has worked closely with the consultant in developing this design. Students, neighbours and additional parents have had input into the design as well and have indicated their support for it. The purpose of this report is to recommend the appropriation of funds for the construction of a creative playground at Laura Secord Elementary School, the design for which is now complete (Appendix I).

Due to the very low ratio of park space relative to the population of the area, the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation, particularly in parts of the neighbourhood where no park exists such as the Laura Secord area. During the design phase it was, therefore, decided to expand the scale of the playground to be developed. It is intended that this design should accommodate a wide range of ages of children and has therefore been developed to encourage a broad spectrum of activity. The consultant estimates that the attached design can be completed by a private contractor at a cost of $48,161.00, with a contingency fund of $7,224.00 recommended (Appendix II).

The Grandview-Woodland N.I.P. Committee recommends that the design developed by the above committee be accepted by Council and that the funds necessary for its construction be appropriated. The Planning and Building Committee of the Vancouver School Board has given consideration to the project on September 5, 1978 and indicated that this approach is acceptable.

The B.C. Ministry of Municipal Affairs and Housing and C.M.H.C. both concur with the appropriation of funds for the construction of the Laura Secord creative playground.

The Director of Planning recommends that Council approve the expenditure of up to $55,385.00 from the Grandview-Woodlan Account #898-9404 for the construction of the Laura Secord School creative playground, with costs to be shared as follows:

C.M.H.C.	-	$27,692.50
Province of B.C.	-	$13,846.25
City of Vancouver	-	$13,846.25

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

DISTRIBUTED MONDAY

F

MANAGER'S REPORT

DATE September 8, 1978

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Redevelopment Project II - Re-negotiated sale price. Lot C, Block 6, D.L. 181, Plan 196 - North side 800 block East Hastings Street

The Supervisor of Properties reports as follows:

"Lot C, Block 61, D.L. 181, Plan 196, was acquired in accordance with the City's Redevelopment Project II for resale as an industrial site. The property was subsequently sold to MAQ Holdings Ltd. for the sum of $51,000.00 with the City retaining an option to repurchase on behalf of the tri-government partnership if the property was not developed within thirty-six months from date of sale.

Various extensions of the time for development were granted by Council on behalf of the partnership and on March 9, 1976, Council resolved:

'That the Supervisor of Properties be instructed to re-negotiate the sale of the property in question to MAQ Holdings Ltd., based on the current market value with an option to purchase, expiring at the end of 1976.'

Pursuant to Council's instructions, the Supervisor of Properties, in conjunction with the Director of Legal Services, has conducted negotiations with the Solicitor for MAQ Holdings Ltd. and the representatives of the two senior governments to conclude a reasonable settlement.

In the interim, because of their insecure ownership of the property due to the City's option, the purchasers allowed the property to be sold at the 1977 tax sale and it therefore must be redeemed before November 9, 1978.

After extensive negotiations, a proposed settlement has now been agreed to, subject to City Council's approval, on the following basis:

Revised Purchase Price	$190,733.75
Less Original Purchase Price (June 9, 1970)	51,000.00
Partnership to be responsible for taxes from June 9, 1970 to March 8, 1976.	11,422.80
Net amount of revised purchase price payable by MAQ Holdings Limited	$128,310.95

Purchaser to pay all property taxes including associated interest, penalties, miscellaneous costs, outstanding against the subject property forthwith.

Revised purchase price to be paid by October 2, 1978.

Page 2 .....

Purchaser to grant an Option to Purchase in favour of the City of Vancouver at the revised purchase price of $190,733.75, such option to be in registerable form satisfactory to the Director of Legal Services. The aforesaid option may be exercised if:

(a) the purchaser does not commence construction by completing the installation of foundations within eighteen months of payment date of October 2, 1978;

(b) the purchaser does not complete construction within thirty-six months of the date of payment of October 2, 1978.

The proposed settlement is considered reasonable and has been endorsed by Central Mortgage and Housing Corporation and by the Minister of Municipal Affairs and Housing for the Province.

The Supervisor of Properties therefore recommends:

THAT Council authorize the Supervisor of Properties to conclude negotiations for a revised sale price of Lot C, Block 61, D.L. 181, Plan 196, on the foregoing basis, and subject to all documentation being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 7

MANAGER'S REPORT

August 30, 1978

TO: Vancouver City Council

SUBJECT: Hardship Applications

CLASSIFICATION: RECOMMENDATION

The Acting Director of Permits and Licenses reports as follows:

"Recently, difficulty has been encountered arranging for owners or occupants of illegal suites, to appear before Council within a reasonable period following refusal by the Hardship Committee of a Hardship Application.

The reports from this Department are submitted to the City Clerk's Office, usually within one week of the request to appear as a delegation. But, as noted by Council at the last Hardship appeal hearing, these reports are sometimes outdated by the time they are heard by Council. This delay arises from difficulties in scheduling the hearings at an evening session because of agenda or public hearing commitments. If sufficient time is given to this Department prior to the hearing of an appeal, the original report is updated. There are outstanding reports dating back over a year.

To avoid undue delay in scheduling these Hardship Appeals and to eliminate the need for updating reports, a review of the current Hardship appeal procedure is warranted.

Council may consider it appropriate to schedule, in advance, special Council meetings on Thursday evenings to hear appeals. These meetings could be arranged at six week intervals, but would, of course, be called only if necessary.

The Acting Director of Permits & Licenses recommends that Council schedule in advance special Council meetings in-camera on Thursday evenings at six week intervals to hear Hardship appeals respecting illegal suites, to be held as required by the number of applications to be processed."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 8

I

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

August 31, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, August 31, 1978, at approximately 12:45 p.m.

PRESENT:	Alderman Gibson, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT:	Alderman Harcourt (on civic business)
ALSO PRESENT:	Alderman Ford Alderman Gerard Alderman Marzari
CLERK TO THE COMMITTEE:	M. L. Cross

RECOMMENDATION

1. The Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) in which the Director of Planning provides a status report on Residential Rehabilitation Assistance Program administration, and outlines developments that have occurred over the last six month period.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the Planning Department currently has 17 staff members employed for the administration of RRAP in the 8 NIP areas of the City. These consist of 5 Promoters and 8 Advisers located at various Site Offices throughout the City and 2 Clerk-Typists, 1 Senior Clerk and RRAP Administrator located at City Hall.

Mr. Youngberg introduced Mr. G. Mervyn, RRAP Administrator, who presented an audio-visual interpretation of the information contained in the report, including background of RRAP in the City and its administration in eight Neighbourhood Improvement Program areas, as well as outlining the RRAP loans committed and pending. The presentation included examples of houses that would be eligible for funding under RRAP, and the before and after results.

In the report, a number of issues regarding the RRAP guidelines have been identified as a source of increasing concern:

A. Income guidelines for home owners have not been changed since 1974, although there have been increases in income thus resulting in a considerable reduction in the funding available through RRAP for low and moderate income people.

B. CMHC rental agreement enforcement should be looked at to ensure that landlords maintain rent controls.

C. Lack of municipal consultation prior to changes in the program.

cont'd...

Clause 1 continued

D. Agency Fees have not increased but administration costs have.

Increased costs are occurring for the following reasons:

a. Salary and related adminstrative costs are increasing due to inflation.

b. Due to the changes introduced by the Federal Government and increases in applicant's incomes, the Program is offering less benefit to the majority of potential RRAP applicants. Greater efforts are now required in the promotion of the Program and in the encouragement of the applicants. Cancellations are increasing.

c. Although CMHC has introduced change to the Program Design, revised promotional materials and forms have not yet been provided. In order to carry on promotional and delivery efforts, the City has had to produce its own materials. No allowance is made for such expenses in the Agency Fee.

d. Considerable time is spent providing additional information requested by CMHC.

CMHC has stated that the fee structure is to be "periodically re-examined and updated to reflect changes in costs and services". Despite requests made by City Planning staff, this has not occurred.

The City Manager advised that he had discussed the matter of Agency Fees with the Director of Finance who is satisfied that the Program is more or less breaking even. The Director of Planning will be reporting back in October with further information on costs for administering RRAP.

The Committee

RECOMMENDED

A. THAT the City RRAP staff prepare a full report for submission to the Minister of State for Urban Affairs, outlining the urgent need for the review and adjustment of the Homeowner Income Guidelines.

B. THAT the Minister of State for Urban Affairs be requested to authorize CMHC to undertake an immediate review of the Agency Fee Schedule and update the fees to reflect current changes in costs and services.

C. THAT City Council reaffirm its desire to both the Federal Minister of State for Urban Affairs and the Provincial Minister of Housing and Municipal Affairs that CMHC consult with the Municipalities responsible for the administration of RRAP prior to implementing Program changes.

D. THAT the Director of Planning report back to the Committee at the end of October with further information on the costs of administering RRAP in Vancouver.

* * * * *

The meeting adjourned at approximately 1:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 8

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

August 31, 1978

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, August 31, 1978, at 1:45 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Gibson (Chairman)
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT: Alderman Harcourt (Civic Business)

CLERK: M.L. Cross

RECOMMENDATIONS

1. Point Grey Road Waterfront Plan

The Committee considered a report of the City Manager dated August 17, 1978, (copy circulated) in which the Director of Planning advises that the following policy was considered by the Standing Committee on Planning and Development on February 17, 1976:

"The Director of Legal Services be instructed to prepare an amendment to the Zoning & Development By-law (No. 3575) that would require all designs for retaining walls to be approved by the Director of Planning who would give regard to location, extension from existing cliff face, materials, landscaping, texture, etc., and the City Engineer who would give regard to structural adequacy and safety. In no case, however, may seawalls be constructed to extend the existing land form at the top of the cliff."

Following discussion of this policy, the Committee agreed to change the word 'seawall' to 'retaining wall' and 'existing land form' to 'previous land form'.

On December 7, 1976, Council had before it a final set of policies dealing with Point Grey Road acquisition and development. The wording of policy 7 had not been amended to reflect the changes recommended by the Committee. The Director of Planning feels that Policy #7 of the Point Grey (North Side) Property Acquisition and Development Plan should be amended to reflect Committee's initial intentions and also for consistency in wording and interpretation.

The Committee

RECOMMENDED

THAT Policy #7 of the Point Grey Road (North Side) Property Acquisition and Development Plan be amended by changing the word 'seawall' to 'retaining wall' and 'existing land form' to 'previous land form'.

2. Amendment to Zoning & Development By-law
Commercial and Industrial Schedules

The Committee considered a report of the City Manager dated August 23, 1978, (copy circulated) in which the Director of Planning advises that the recommendations represent the third stage in a series of amendments prepared by the Staff Consultant, By-laws, and is designed to renovate the Zoning and Development By-law. The proposals deal primarily with the Commercial, Historic Areas and Industrial District Schedules, but also affect the FM-1 District Schedule (Fairview Slopes), the Cedar Cottage CD-1 By-law and other miscellaneous sections of the By-law.

Mr. B. Porter, By-law Consultant, outlined the major amendments. He advised that there were a series of minor amendments to be made to the proposed Commercial and Industrial District Schedules which he would submit to the Clerk.

The Committee

RECOMMENDED

A. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law generally as described in Appendix B to the report of the City Manager dated August 23, 1978, and the matter be referred direct to a Public Hearing.

B. THAT the Director of Planning be instructed to apply to amend the Zoning and Development By-law to replace the present Commercial, FM-1 Industrial and Historic Area Schedules with schedules generally the same as those in Appendices C and D to the report of the City Manager dated August 23, 1978, and the matter be referred direct to a Public Hearing.

3. Amendments to the Subdivision By-law

The Committee considered a report of the City Manager dated August 10, 1978, (copy circulated) in which the Director of Planning advises that By-law 3334, the Subdivision By-law, has been in need of review and amendment for some time and its revision has been part of the responsibilities assigned to the Staff Consultant (By-laws) in the Planning Department. This report contains the recommendations for amending the regulations concerning subdivision. It is proposed to repeal By-law 3334 and enact a new by-law.

Mr. B. Porter, By-law Consultant, advised that the proposed new by-law incorporates suggestions from the Director of Planning, the Zoning Division, the Director of Legal Services, the Acting Director of Permits and Licenses and Engineering Department representatives in the Traffic Division, Water, Sanitation and Material Division, Departmental Services and Sewers Division and the Land Survey Branch.

The Committee

RECOMMENDED

A. THAT the present Subdivision Control By-law 3334 be repealed and the Director of Legal Services be instructed to bring forward a by-law to enact the proposed changes as indicated in Appendix A to the report of the City Manager dated August 10, 1978.

B. THAT City Council request a Cabinet order pursuant to Section 181 of the Vancouver Charter to change 'twenty acres' to 'eight hectares'.

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Alderman Gibson expressed the Committee's thanks to Mr. Porter for his dedication and thoroughness in doing the thankless job of amending the City's Zoning and Development By-law and preparing the new Subdivision Control By-law.

4. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

On August 3, 1978, the Committee considered a report of the City Manager dated July 12, 1978, (on file in the City Clerk's Office) in which the Director of Planning advised that Mr. J. Baker, on behalf of Mr. A. Molnar, Realmar Developments Corporation, had requested that the matter of loft or attic spaces in apartment buildings be brought to the attention of the Planning and Development Committee and that enforcement action by the Permits and Licenses Department be withheld until the issue had been dealt with. The City Manager requested the Director of Permits and Licenses to withhold enforcement action pending discussion by the Committee.

Mr. R. Scobie, Zoning Division, advised that the Planning Department had no objection to loft areas as long as they were included in the floor space ratio. Mr. R. Hebert, Acting Director of Permits and Licenses, advised that in some instances, construction deviates after the plans have been approved and the occupancy permits issued. Inspections have found that 'unused attic space' was in fact being finished and used as habitable floor area.

The Director of Planning recommended that loft areas with ceiling heights exceeding four feet be included in FSR calculations and that normal enforcement action take place on those existing contrary to the approved permits. A member of the Committee moved that the recommendation of the Director of Planning be approved but the motion was withdrawn later in the meeting as Mr. J. Baker, solicitor, and Mr. A. Molnar, Realmar Developments Corporation, requested time to prepare a more detailed presentation. The Committee deferred consideration of the matter until a future meeting of the Committee.

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Prior to today's meeting, the City Manager submitted a memorandum to the Mayor and members of Council (on file in the City Clerk's Office), noting that during the discussion on August 3rd, the Committee was given the impression by Mr. Baker that apart from the disagreement of loft spaces, the projects meet the City's by-laws. He circulated a list of dealings the Permits and Licenses Department had with Mr. Molnar's projects. Mr. Bowers noted that many of the problems were not connected with the philosophical differences of opinion over loft spaces.

Mr. Molnar submitted a letter dated August 31, 1978, to the Chairman (copy circulated) indicating that he would reply to the memorandum of the City Manager but that it would be done on another occasion as his appearance before the Planning and Development Committee is to deal with the planning issue of lofts and not with enforcement procedures.

Mr. Baker submitted a letter dated August 30, 1978, from Mr. R.A. MacIntyre, Architect, (copy circulated) in which he supports the exclusion of loft spaces from FSR as this exclusion would not affect the concerns that have been expressed i.e. parking, density, height of buildings, but would permit a greater flexibility in housing design. Mr. Baker also submitted a letter dated August 23, 1978, from Mr. G. Sixta, Director of Planning, District of Surrey, (copy circulated) outlining the background of the District's policy with regard to density.

cont'd....

Clause No. 4 continued

Mr. Baker noted that the City has an obligation to enforce by-laws -- either you change them or you enforce them. If you decide to enforce, you have to enforce against owners of single family houses, etc., who are utilizing 'attic space' as habitable space, not just one single person. If you are going to change the by-law you should refrain from enforcement until there has been an opportunity to do so.

Mr. Bowers stated that there are two separate problems with respect to loft areas. There are going to be further developers with plans that show loft spaces. There should be an instruction as to whether or not spaces over four feet high should be included in FSR calculations regardless of whether the drawings say 'unused space' or like terminology. The second problem is how to deal with those buildings already constructed.

Mr. R. Spaxman, Director of Planning, advised that the by-law has been designed to permit flexibility. Lofts are encouraged but they must be included in the FSR calculations. Some buildings have been designed with lofts that comply with the Zoning and Development By-law. What appears to be happening is that in view of the economic situation, developers are trying to squeeze the maximum FSR out of developments.

Mr. Molnar advised that with respect to the building at 1345 West 15th Avenue, proper channels were followed regarding all inspections. An occupancy permit was issued on October 13, 1977. On November 18, 1977, a letter was sent from the City Building Inspector noting that loft areas have been created over the bathroom, kitchen and dining areas of the dwelling units on the top floor. Mr. Molnar emphasized that no loft areas were created by Realmar Developments Corporation after the issuance of the occupancy certificate.

Mr. Hebert advised that at the final inspection, the building complied with the by-law and the occupancy permit was issued. The Deparment received complaints on October 22, 1977, that plumbing work was being done. No plumbing permit had been issued. On inspection, it was found that extra space was being utilized that was not on the plans. A laundry room also was being constructed in an area designated for parking. Realmar Developments was advised and the occupancy certificate was withdrawn because of non-compliance with the by-law.

Mr. Molnar reiterated that no work was done in the loft areas after the building was sold.

Mr. Hebert advised the Committee that advertising in the local newspapers indicated that loft areas could be used -'24 foot high ceilings - add extra living space.'

The Committee agreed that further information was necessary with respect to the date of sale of the units on the top floor and to whom each unit was sold. A legal opinion should be obtained with respect to the best method of enforcement of the existing buildings that are contrary to the by-law.

The Committee

RECOMMENDED

A. THAT loft areas/storage space with ceiling height exceeding four feet be included in the FSR calculations as now required by the Zoning and Development By-law.

B. THAT the Director of Permits and Licenses and the Director of Legal Services determine the date of sale and purchaser of the units in question at 1345 West 15th Avenue and investigate methods of enforcement of the existing buildings that do not comply with the by-law, and report back.

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The meeting adjourned at approximately 3:07 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 8

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

III

AUGUST 31, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 31, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 17, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 52 Powell Street
Development Permit Application No. 81468

The Committee had before it for consideration a Manager's report dated August 17, 1978, on the application of Mr. John Jones for Development Permit Application No. 81468 to use a portion of the main floor of the building at 52 Powell Street as a holding bar in conjunction with the proposed restaurant.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the south side of Powell Street, east of Carrall Street.

The proposed holding bar development will provide an assembly area of approximately 350 sq. ft. (11.2% of the floor area of the restaurant). The proposed seating capacity for the dining area is 195 and the proposed seating area for the holding bar is 22.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 49 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Continued . . . .

Clause No. 1 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81468 to Mr. John Jones to use a portion of the main floor of the building at 52 Powell Street as a holding bar in conjunction with the proposed restaurant.

2. Liquor Permit Application - 841 Denman Street
Development Permit Application No. 81493

The Committee had before it for consideration a Manager's report dated August 11, 1978, on the application of Mr. P. Hui for Development Permit Application No. 81493 to use a portion of the main floor of the building at 841 Denman Street as a holding bar in conjunction with the existing restaurant.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the west side of Denman Street, south of Robson Street.

The proposed holding bar development will provide an assembly area of approximately 740 sq. ft. (16.7% of the floor area of the restaurant). The proposed seating capacity for the dining area is 166 and the proposed seating area for the holding bar is 41.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81493 to Mr. P. Hui to use a portion of the main floor of the building at 841 Denman Street as a holding bar in conjunction with the existing restaurant.

Continued . . . .

3. Senator Hotel, 1212 Granville Street

Council, on August 15, 1978, approved the following recommendation from the Community Services Committee:

"THAT the Medical Health Officer report back to the Community Services Committee at the end of August 1978 on the Senator Hotel, 1212 Granville Street, and unless there has been substantial improvement by the hotel to comply with the Lodging House By-law, the hotel be closed."

The Committee had before it for consideration a Manager's report dated August 25, 1978, in which the Medical Health Officer reported as follows:

"An inspection was carried out August 24, 1978 which revealed that there have been no substantial improvements carried out in the above-mentioned premises.

The Interim Lodging House Operating Permit expires August 31, 1978. The Health Department intends to issue closure orders for this Lodging House, effective September 30, 1978."

Both the operator of the hotel, Mr. H. Wardell, and the owner, Mr. W. Paakspu, were advised and the latter appeared at the meeting.

A spokesman from the Health Department advised the Committee there still has been no change in the condition of the Senator Hotel and the Health Department intends to issue closure orders this day effective September 30, 1978.

The owner of the building was advised by the Committee that if he intends to reopen the hotel, he must first satisfy the Medical Health Officer that all repairs have been made.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated August 25, 1978 on the Senator Hotel, 1212 Granville Street, be received.

4. Condition of Property - Moss and Fairmont Streets

The Committee had before it for consideration a Manager's report dated August 24, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"Recent inspections show that the repairs and painting have been completed on 5239 and 5255 Fairmont Street and 5178 Moss Street. The yards are in a generally tidy condition.

5188 Moss Street is vacant, boarded up and secure. Most of the sand and gravel that was being stored behind these premises has been removed and the operators of Best Lumber and Builders' Supplies Ltd. state that they will not be using the rear yards of either 5188 Moss Street or 5255 Fairmont Street for business purposes.

Rechecks will be made from time to time to ensure that the condition of these buildings and sites does not deteriorate."

Continued . . . . .

Clause No. 4 Continued

A representative from the Permits & Licenses Department appeared before the Committee and advised that the Department will continue to monitor this property.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated August 24, 1978 on 5158-5188 Moss Street and 5239-5255 Fairmont Street, be received.

5. Entertainment in Cabarets

The Committee had before it for consideration a Manager's report dated August 14, 1978 (copy circulated) in which the Director of Legal Services advised there are several unresolved aspects regarding the prohibition of minors from cabarets in the City.

In the report, the Director of Legal Services suggested the Committee should hear from the Police Department before proceeding with the by-law.

During discussion, the Committee felt that the Director of Legal Services should proceed and prepare a draft by-law which would prohibit all persons under the age of 19 from entering licensed premises and that the Police be requested to appear before the Committee when the draft by-law is before it.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services prepare for the Community Services Committee a draft by-law to prohibit all persons under the age of nineteen (19) years from entering licensed premises.

B. THAT representatives of the Police Department be invited to attend the Community Services Committee when the draft by-law is before it.

6. Hotel Vancouver re Fire By-law

Council, on February 21st, 1978, approved the following recommendations from the Community Services Committee:

"A. THAT City Council require C.N. Hotels to submit to the Community Services Committee:

i) an undertaking to carry out the necessary work to have the Hotel Vancouver comply with the City Fire By-law;

ii) a schedule acceptable to the Fire Chief for the work to be completed within eighteen months of February 9, 1978;

iii) monthly progress reports on work being undertaken at the Hotel Vancouver, such reports to be submitted to the Fire Chief who will report monthly to the Community Services Committee.

Continued . . . .

Clause No. 6 Continued

"B. THAT the City prosecute C.N. Hotels for failure to comply with the City fire by-law if the owners of the hotel do not comply with any of the foregoing.

C. THAT the City Manager report to the Community Services Committee on the functions and jurisdictions of the City Fire Chief as compared with the Provincial Fire Marshal, such report to include comment on whether the Provincial Fire Marshal can delegate his full powers to the City Fire Chief who acts as his deputy."

On August 15, 1978, Council considered a report from the Community Services Committee and a letter from Mr. A. H. Hart, Senior Vice-President of Canadian National, and passed a motion that the resident Director of Canadian National be requested to appear before the Standing Committee on Community Services when the next progress report on Fire By-law upgrading for the Hotel Vancouver is before it.

The Committee had before it for consideration a Manager's report dated August 24, 1978 (copy circulated) along with an extract from the Community Services Committee meeting of July 27, 1978 and the letter from Mr. A. H. Hart and the Fire Chief's response to that letter.

Mr. Hart appeared before the Committee this date along with the Chief Fire Warden.

Mr. Hart addressed the Committee reiterating statements contained in his earlier letter to the Mayor and requested that Canadian National be provided some relief from certain requirements of the fire regulations.

Specifically, Mr. Hart requested that the installation of sprinklers not be required in the ballroom area; that smoke detectors be permitted instead. In addition, Mr. Hart requested relief from the requirements for architectural modifications to the hotel involving new exits from the ballroom onto Burrard Street and from the Allouette Room onto Hornby Street, plus the installation of a fire-rated passage from the B.C. Ballroom through the kitchen to the existing stairs. Mr. Hart indicated Canadian National and its consultants have no solution to the problem posed by the requirement of a new passage way from the B.C. Ballrom because it would require a 14' wide strip be taken from the kitchen area, thus rendering the kitchen too small to prepare meals for the very large banquets held in the B.C. Ballroom.

On the matter of the required staircases, Mr. Hart said Canadian National has no alternate solution at this time and explained that these staircases, along with the required enclosure of the grand staircase, will destroy the aesthetics of the main hotel lobby which Canadian National is hesitant to do.

In response, the Chief Fire Warden explained that sprinklers are required in the ballroom area because no restriction has been placed on the use of the ballroom area at the request of Canadian National. If Canadian National had agreed to no longer use the ballroom area for certain types of displays, then smoke detectors would have been sufficient, but the Fire Department is not prepared to change its requirements.

Continued . . . . .

Clause No. 6 Continued

It was noted from the Manager's report dated August 24, 1978 that the Fire Chief feels the proposal by Mr. Hart is totally unacceptable and that the requirements for the stair wells, as ordered by the Fire Marshal to provide proper means of egress, are the very minimum acceptable standards.

In response to the expressed concerns of the Committee that Canadian National complete all aspects of the upgrading program within 18 months of February 9, 1978, Mr. Hart assured the Committee that Canadian National will stick to the timetable.

The Committee inquired how long it would take Canadian National to prepare its own solutions to the problems outlined by Mr. Hart and he replied it would take three to four months.

It was agreed that the Committee would, in three to four months, examine alternative proposals by Canadian National to meet fire regulations in the problem areas outlined this date by Mr. Hart, it being understood that these new proposals will not delay progress towards full compliance by the deadline.

The Committee requested the Deputy City Manager to report back to the Committee in accordance with Recommendation "C" of the Committee approved by Council on February 21, 1978, on the functions and jurisdictions of the City Fire Chief compared with the Provincial Fire Marshal.

It was

RECOMMENDED

THAT the City Manager's report dated August 24, 1978, on the fire by-law upgrading program at the Hotel Vancouver, be received.

7. Community Services Grant Requests

The Committee had before it for consideration a Manager's report dated August 24, 1978 (copy circulated) in which the Director of Social Planning reported on a number of applications for grants and made recommendations on these grant applications.

Ms. Susan Anderson and Ms. Renata Shearer of the Social Planning Department appeared before the Committee on this matter, providing brief explanations for the department's recommendations on each grant application and answering questions from the Committee.

The Committee

RECOMMENDED

A. THAT Council approve grants to the following organizations in the amounts indicated:

ASK Friendship Centre	$4,870
Crossreach Seniors	5,682
Marpole-Oakridge Area Council Seniors Care Program	5,296
Coast Foundation	2,340
Mt. Pleasant Neighbourhood House	1,000
Cerebral Palsy Association of B.C.	1,000

subject to any terms and conditions of the Director of Social Planning as contained in the Manager's report dated August 24, 1978.

Continued . . . .

Clause No. 7 Continued

B. THAT no grant be made to the Canadian Wheelchair Sports Association and that no action be taken on the application for a grant from The Voice of the Cerebral Palsied until a further joint proposal from The Voice of the Cerebral Palsied and the Cerebral Palsy Association is submitted.

A recommendation for a grant of $15,000 to the Greater Vancouver Conference of Local Area Councils was lost.

Alderman Rankin is recorded as voting in opposition to the motion that no grant be made to the Canadian Wheelchair Sports Association.

8. Condition of Family and Juvenile Courts, 2625 Yale Street

Council, on June 27, 1978, approved the following recommendations from the Community Services Committee:

"A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.

B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.

C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street."

Appearing before the Committee this day was Mr. P. Graham of the Family Courts Committee, who distributed copies of a brief dated August 31, 1978 (on file in City Clerk's office) in which he suggested the Attorney-General's Department be required to lease more up-to-date centrally located premises to house the family courts pending the completion of new premises in the light of the department's failure to carry out required alterations at 2625 Yale Street.

Mr. Graham told the Committee the City's Family Courts Committee may not wish to continue as a committee if the Attorney-General's Department does not meet the City's fire and health requirements for its family courts.

The Clerk advised that representatives of the B.C. Building Corporation and the Attorney-General's Department are expected to attend the Community Services Committee meeting on Thursday, September 14, 1978.

Following discussion, it was

RECOMMENDED

THAT the brief dated August 31, 1978, from Mr. P. Graham of the Family Courts Committee, be deferred for consideration with representatives of the B.C. Building Corporation and the Attorney-General's Department on Thursday, September 14, 1978.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 8 & 9

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

AUGUST 31, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, August 31, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE CLERK : G. Barden

RECOMMENDATION

1. B.C. Cancer Foundation
- Grant Request

On May 2, 1978, City Council approved the recommendation of the Standing Committee of Council on Finance and Administration that a grant not be approved for the B.C. Cancer Foundation as the Committee was of the opinion that the Foundation was in a sound financial position and because a precedent would be set for a multitude of similar requests from other research organizations.

In a letter dated July 25, 1978, the B.C. Cancer Foundation requested that their request for $27,000 in the form of tax relief on the property at 601 West 10th Avenue be reconsidered.

Mr. P.M. Thornton, President, and Mr. D. Devine, First Vice President, B.C. Cancer Foundation, attended the meeting and advised that the space they had been renting at 601 West 10th Avenue is no longer being rented and since it is a charitable organization, they should be eligible for tax exemption on their building for 1977, 1978 and subsequent years.

The Director of Finance advised that the Foundation's eligibility for exemption would have to be investigated and if they qualified they would only receive exemption for 1979.

Following further discussion, it was

RECOMMENDED

THAT the Director of Legal Services report on the question of eligibility for tax exemption under the provisions of the Charter for the B.C. Cancer Foundation at 601 West 10th Avenue.

cont'd.....

CONSIDERATION

2. Follow-up of Finance Committee Review of Department of Permits & Licenses - Development Division

The Committee considered the attached Manager's Report dated August 2, 1978, wherein the Acting Director of Permits & Licenses reported on the waiting time encountered by applicants prior to being served at the Permit Counter, which was identified by the Departmental Review as being a major defect in the quality of service provided by the Department of Permits and Licenses. The departmental objective in waiting time prior to being serviced at the Plan Checking Counter is a maximum average of 15 minutes. The former waiting time was an average of 35 minutes and this has presently been reduced to an average of 20 minutes.

The report outlines several changes in procedure that have been studied to effect some improvement in the quality of service provided. However, the changes have not been successful in improving the service.

Following the study, the officials concluded that staff serving the public must be augmented if the waiting time by the public is to be reduced. City officials recommended that the temporary Clerk III position be made permanent, thus providing an additional 6 months counter service. It is the City's policy to recover 100% of the cost of service through permit fees. Thus the additional cost of this proposal will be borne in revised permit fees and there will be no additional cost to the general taxpayer.

Following discussion, the following Motion was put and resulted in a tie vote and is, therefore, submitted to Council for CONSIDERATION:

A. THAT the permanent position of Plan Schedule Clerk be established subject to classification by the Director of Personnel Services.

B. THAT the additional funding in the amount of $7,126 to cover the 1978 estimated cost be provided from the Contingency Reserve Account.

(Ald. Brown and Ald. Puil opposed)

RECOMMENDATION

3. Additional Payroll Clerk in Finance Department

The Committee considered the attached Manager's Report wherein the Director of Finance reported on the need for an additional payroll clerk in the Finance Department.

The following points were made by the Director of Finance and are explained in detail in the Manager's Report:

- During budget review one payroll clerk was reduced due to implementation of improved City payroll systems.
- In July 1977, 200 Library Board casual employees were transferred to the City payroll system.
- In January 1978, 265 Police and Health Department employees were transferred to the City payroll system.

cont'd.....

Clause #3 continued:

- In June 1978, 250 Park Board employees (350 during the summer) were transferred to the City payroll system.

- As of October 1978, the City Accounting Division will have to administer the Workers' Compensation Board Income Continuance Plan in accordance with the 1978 union negotiations.

The Director of Finance advised he is fully aware of the concern about additional staff, however, following review it is indicated that one additional position must be provided in the Accounting Division to handle the increased workload.

It was suggested that there must be a decrease in the workload at the Park Board with the transfer of the payroll to City Hall and, therefore, one staff person should be transferred from the Park Board to the City Accounting Division unless the Park Board can justify the continuation of the position.

Following further discussion, it was

RECOMMENDED

A. THAT the City Manager review the staff positions of the Payroll branch in the Park Board with a view to reducing staff at the Park Board.

B. THAT, pending the report from the City Manager, the staff of the City Accounting Division be temporarily increased effective September 1, 1978, by one payroll clerk at a cost for 1978 of $4,949 (1978 rates) for salary and fringe benefits (recurring annual cost of $14,815), source of funds to be Contingency Reserve.

C. THAT a desk, chair and calculator be purchased for the position at an estimated cost of $750, source of funds to be Contingency Reserve.

D. THAT a report be submitted to the City Manager one year from the date of hiring, reviewing the workload of the position with particular reference to the administration of the W.C.B. Income Continuance Plan.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 9 & 10

REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

SEPTEMBER 6, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, September 6, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 9:00 a.m.

PRESENT	:	Alderman Brown, Chairman Alderman Marzari Dr. G. Andrew Mr. B. Carey Mr. J. Dayton Mr. B. Freschi Mr. C. Wootten Mr. N. Young
ABSENT	:	Mayor Volrich Alderman Gibson Ms. N. Baird Mr. L. Lauk Dr. D. McGann Mrs. D. Shadbolt
ALSO PRESENT	:	Ms. F. Fitzgibbons
COMMITTEE CLERK	:	G. Barden

CONSIDERATION AND RECOMMENDATION:

1. Festival Guidelines

The Council Committee on the Arts considered the attached Manager's Report dated June 7, 1978, wherein the City Engineer and the Director of Social Planning reported on festival guidelines.

Following discussion, the Committee submitted recommendation (A) in the City Manager's Report to Council for CONSIDERATION as follows:

(A) (i) If Council wish to maintain past policy of paying for the street closure and clean-up costs for the Remembrance Day Parade, the Sea Festival Parade, the PNE Parade and the Grey Cup Parade (when appropriate), then $18,400 should be included in the 1978 Engineering Department budget (1977 cost of $16,759 + 10% cost increase).

- OR -

(ii) If Council do not wish to maintain past policy, it is necessary to pass a motion rescinding previous resolutions which designated the Remembrance Day Sea Festival Parade, PNE Parade and Grey Cup Parade as civic funded events.

The Director of Finance advises that if (A)(i) is approved, the monies will have to be appropriated from 1978 Contingency Reserve.

...../2

Clause #1 continued:

and it was

RECOMMENDED

THAT the City Council approve Recommendations (B) and (C) in the Manager's Report as follows:

(B) THAT all events which are intended to take place in civic parks be referred to the Parks Board for approval, or to their designated officer; Council would consider major events in parks as part of the Festival Calendar.

(C) THAT the proposed Festival Procedures and Guidelines be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 12, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 12, 1978, at approximately 4:30 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. False Creek - Proposed Area Development Plan: Area 10B

An application was received from the Director of Planning as follows:

(a) to establish an Area Development Plan By-law for the area on the south shore of False Creek immediately to the west of the Granville Street Bridge and described as Area 10B.

The proposed Area Development Plan By-law, if approved, would permit on the 8.44 acres of land and 4.08 acres of water, the following development comprising:

(i) a mixed-use development on a privately-owned parcel of approximately 1 acre

(ii) a commercial marina

(iii) up to 300 dwelling units on approximately 3.5 acres

(iv) public open spaces and a waterfront walkway

(v) tidal water areas as a feature of the concept.

No buildings within Area 10B will be permitted above the level of the Granville Street Bridge where the bridge adjoins the development area.

(b) any consequential amendments.

The Director of Planning recommended approval of the application.

cont'd....

False Creek - Proposed Area
Development Plan: Area 10B
(cont'd)

Mr. C.J. Lee, Central Area Planning, reviewed the application for the information of Council. He stated that a number of dwelling units may vary slightly from that quoted on page four of the Draft Area Development Plan.

The Mayor called for speakers for or against the application and the following addressed Council:

- Mr. V. Anderson, Co-ordinator for Canadian Ecumenical Action, asked if it was still intended to make provision for development of a church in the area. He stated that at the present time, churches are both educational and social facilities as well as places of worship and requested consideration be given to making provision in the concept plan for the possibility of a development of a religious centre in the area.

Mr. E.D. Sutcliffe, False Creek Development Consultant, stated he favours joint use of the facility for religious worship and other purposes and there is an opportunity for such developments in Phase 2 of Area 6 and in Area 10B.

- Mr. D. Hanson, owner of a business on West 3rd Avenue, stated there is concern about the parking problems and the traffic flow in the area as a result of the False Creek development and requested that further consideration be given to the traffic congestion in the area.

Mr. Eric West, Assistant City Engineer - Streets Division, agreed there is a problem with traffic in the area, however, this is being dealt with jointly by the Granville Island Trust and the City and there will be some improvements required to alleviate the situation.

MOVED by Ald. Rankin,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 4:55 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 12, 1978, adopted on September 26, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 13, 1978

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, September 13, 1978, at 10:00 a.m. in the Council Chamber, third floor, City Hall, for the purpose of considering three licence applications made by Celebrity Enterprises Ltd.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, and Puil

ABSENT: Alderman Rankin (Excused due to conflict of interest)

CLERK TO THE COUNCIL: G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

1. Licence Applications - Celebrity Enterprises Ltd.

The hearing on Celebrity Enterprises Ltd. resumed regarding their application to the City for business licences to operate the Penthouse Cabaret.

Mr. A. Branca, Solicitor for Celebrity Enterprises Ltd., challenged statements in the police report submitted by Inspector J.S.V. Lake on this matter. Mr. Branca stated that the judgement of the Court of Appeal vindicated Celebrity Enterprises Ltd. and therefore the licenses applied for should be granted. Mr. Branca further stated that if Council feels a condition of granting the licences is the hiring of an independent manager he felt the company would be agreeable to this.

Following discussion it was

MOVED by Ald. Bellamy,

THAT the Acting Director of Permits and Licenses be instructed to issue Celebrity Enterprises Ltd. the City licences presently applied for on the understanding that an independent manager be hired for the Penthouse and more effective control and management measures be implemented;

FURTHER THAT the operation of the Penthouse be reviewed in three-months' time and be reported to Council prior to the issue of licences for 1979.

- CARRIED

(Aldermen Brown, Ford, Gibson and Marzari opposed.)

MOVED by Ald. Gibson,

THAT this matter be deferred to provide Inspector Lake an opportunity to reply to statements in the Lake Report challenged by Mr. Branca.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed.)

Licence Applications -
Celebrity Enterprises Ltd. (cont'd)

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11:25 a.m.

* * *

The foregoing are Minutes of the Special Council Meeting of September 13, 1978, adopted on September 26, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 14, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 14, 1978, at approximately 7:30 p.m., in the Gymnasium, Hastings Community Centre, 3096 East Hastings Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and Sign By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin

ABSENT: Alderman Gibson

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read the application from the agenda that Council had before it and drew Council's attention to a City Manager's Report and a memorandum from the Director of Planning relative to the application.

Proposed Rezoning of South Side of Franklin Street Between Renfrew and Kaslo Streets and 192 Feet Along Hastings Street

A rezoning application was received from A.H. Waisman as follows:

1. LOCATION: SOUTH SIDE OF FRANKLIN STREET BETWEEN RENFREW AND KASLO STREETS AND 192 FEET ALONG HASTINGS STREET
Lots 5 - 8 incl., Lot 12, 13, E½ and W½ Lot 14, Lots 15-21 incl., Lots A & B of 22, all in Block 50, T.H.S.L., Plan 365 and Plan 4933.

Present Zone: C-2 Commercial District and RS-1 One-Family Dwelling District.

Requested Zone: CD-1 Comprehensive Development District.

(a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses:

Parcel A:
- Hotel
- Retail Stores
- Accessory uses customarily ancillary to the above (including off-street parking, dining room, banquet rooms, meeting room, lounge, and a pub)

Parcel B:
- Townhouses (not to exceed a maximum of 24 dwelling units)
- Accessory uses customarily ancillary to the above including off-street parking
- Off-street parking to service development on Parcel A

subject to such conditions as Council may by resolution prescribe.

Cont'd . . .

Proposed Rezoning of South Side of Franklin Street Between Renfrew and Kaslo Streets and 192 Feet Along Hastings Street (cont'd)

Floor Space Ratio: Parcel A: not to exceed 2.0
Parcel B: not to exceed 0.6

In computing the floor space ratio the floor area of all buildings shall include the total area of all floors of all the buildings on the site, including accessory buildings (measured to the extreme outer limits of the buildings), except for areas of floors used for parking purposes.

In addition, balconies, canopies, sundecks and other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, may be excluded from floor area measurement, provided that the total floor area of all such excluded items does not exceed 8 percent of the permitted floor area.

Height: Parcel A: The maximum height of any building shall be the lesser of 6 storeys plus cellar or 60 feet along the Hastings Street frontage and shall be the lesser of 2½ storeys plus cellar or 30 feet along the Franklin and Renfrew Street frontages.

Parcel B: The maximum height of any building shall be the lesser of 2½ storeys plus cellar or 30 feet, measured to the highest point of the roof.

Off-Street Parking: Parcel A: Off-street parking shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law No. 3575, noting that parking requirements for the various uses as established in Table 12.1 shall be satisfied and, in addition, an extra 33% shall be required.

Parcel B: Off-street parking shall be provided and maintained in accordance with Section 12 of the Zoning and Development By-law No. 3575, noting that off-street parking spaces shall be assessed at a minimum of 1.5 spaces for each dwelling unit.

And subject to the following conditions:

(i) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having consideration to the overall design, provision and maintenance of landscaping (with particular regard to substantial landscaping on Parcel B), vehicular ingress and egress including emergency and service vehicle access, off-street parking and loading, garbage collection, siting and orientation of development on Parcel B, and provision of useable amenity areas including outdoor open space.

(ii) That the form of development is not to be materially different from the plans labelled "Renfrew Hotel" Pages 1D to 11D inclusive, and stamped "Received, City Planning Department, October 25, 1977", with sheets 4D to 8D inclusive amended in accordance with the revised drawings submitted and stamped "Received, City Planning Department, April 4, 1978".

(iii) Should approval and development of the townhouse units not proceed on Parcel B within two years of enactment of the amending By-law, Parcel B shall be landscaped and

Cont'd . . .

Proposed Rezoning of South Side of Franklin Street Between Renfrew and Kaslo Streets and 192 Feet Along Hastings Street (cont'd)

permanently maintained (until townhouse development commences) in accordance with a Development Permit Application to be first approved by the Director of Planning. The provision of landscaping in accordance with these conditions is to be ensured by the owners of the site through a registered legal agreement with the City to the satisfaction of the Director of Legal Services prior to enactment of the amending By-law.

(iv) Lands required for lane purposes along the southerly portion of Lot 12, Block 50, THSL, Plan 365, and lands required for road purposes on the north side of Hastings Street (approx. 7 feet) to be first dedicated to the City and the remaining lands in Parcels A and B to be consolidated to the satisfaction of the City Engineer and so registered in the Land Registry Office prior to enactment of the amending By-law.

(v) That the owners first enter into a satisfactory encroachment agreement with the City, to the satisfaction of the City Engineer, permitting construction of portions of the development under and over the City lane.

(vi) The following dwelling unit mix is to be provided on Parcel B:

- a minimum of 6 three-bedroom units
- a minimum of 12 two-bedroom units
- a maximum of 6 one-bedroom units

(vii) The following setbacks are to be provided on Parcel B:

(a) Front yard (along Franklin Street): 24 feet to be provided (on average) with such setback in no case being less than 20 feet.

(b) Rear yard (from lane): 35 feet to be provided (on average) with such setback in no case being less than 30 feet measured to the ultimate centre line of the lane.

(c) West side (along Kaslo Street): minimum of 20 feet to be provided.

(d) East side (distance to proposed hotel): minimum of 30 feet to be provided.

(viii) Site coverage for Parcel B is not to exceed 40 percent, measured in accordance with the RS-1 District Schedule.

Should the above conditions No. (i) to (v) inclusive not be complied with by the owners within 180 days from the Public Hearing, then the approval granted at the Public Hearing shall expire.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended refusal of the rezoning application.

Cont'd . . .

Proposed Rezoning of South Side of Franklin Street Between Renfrew and Kaslo Streets and 192 Feet Along Hastings Street (cont'd)

The Council also had before it a memorandum dated September 8, 1978, from the Director of Planning outlining certain alterations which were required to both the Draft By-law and conditions of development for the proposal if Council approved a lane diversion as part of the project. A City Manager's Report dated September 8, 1978, containing an explanation of the lane closure and recommending certain procedures should Council approve the rezoning was also before Council.

The applicant, Mr. A.H. Waisman, with the aid of a number of drawings, addressed Council explaining the details of the proposed development and urging Council's approval.

The Director of Planning reiterated his reasons for recommending that the application be refused, pointing out the proposed development does not allow for possible development of the remaining C-2 properties along Hastings Street. The massing of the proposed hotel is inappropriate to Hastings Street and the corner of Hastings and Renfrew and the hotel imposes on the residential portion of the site.

Deputy City Engineer, R.C. Boyes, advised Council the Engineering Department is opposed to the lane being cancelled and dedicated to the developer; that if the Council approves the rezoning application, the Engineering Department would recommend the lane be diverted.

The Mayor called for speakers for or against the application and replies were received as follows:

The following persons spoke in favour of the rezoning application, saying it would create badly needed new jobs and would be an asset to the neighbourhood:

Mr. Cy Sloan, 371 East 64th Avenue, affiliated with Vancouver and New Westminster Building Trades Council;

Mr. Jim O'Donnell, 1549 Grandview Highway, a representative of Local 40 of the Hotel Workers' Union;

Mr. Frank Norris, 3030 Victoria Drive, also from Local 40 of the Hotel Workers' Union;

Mr. Peter Turner, 1065 Nanaimo;

Mr. James Morrison, a resident of the area since 1922;

Mr. Morris, 2975 Adanac Street;

Mr. Horst Schofl, a businessman in the area;

Mr. Peter Donaghey, past president of the Hastings Chamber of Commerce; and a

citizen who said he lived in the neighbourhood for close to 50 years.

The following persons spoke in opposition to the rezoning application with many of them explaining that traffic congestion in the neighbourhood is not conducive to such a development and several of them suggesting a long range community planning study be undertaken before further development is permitted:

Mr. Don Greenwell, 3467 Oxford Street;

Mr. Dave Lockhart, 95-3550 Adanac Street, Adanac Village Housing Co-op;

Mr. Don Stanley, 3480 Triumph Street, from the Hastings-Sunrise Action Council

Ms. Ruth Lowther, 3369 East Georgia Street;

Ms. Lorraine Morris, 2782 Trinity Street;

Cont'd . . .

Proposed Rezoning of South Side of Franklin Street Between Renfrew and Kaslo Streets and 192 Feet Along Hastings Street (cont'd)

Mr. Fred Lowther, 2261 East 10th Avenue;

Mr. Harold Foster, 3511 Williams Street;

Mrs. Young, of the 2700 Block Pandora Street;

Woman resident of 2803 Wall Street;

Ms. Gladys Harding, of the Hastings-Sunrise Action Council;

Mr. David Robb;

Mr. Woods, 2803 Wall Street;

Resident of East Slocan Street.

The following also addressed Council on the rezoning application and expressed concern over existing parking problems and the need for long range planning:

Mr. Bill Masse, 2747 Franklin Street;

Ms. Margaret Mitchell, 1176 Skeena Street;

Mr. Mario Zuccato, 2943 Adanac Street;

Mr. Gibson, 3682 Franklin Street;

Mr. Sterling, 2111 Wall Street.

MOVED by Ald. Bellamy,
THAT the application be approved;

FURTHER THAT Recommendation B of the City Engineer contained in the Manager's Report dated September 8, 1978, be approved and that the conditions of development be amended as contained in the memorandum from the Director of Planning dated September 8, 1978.

- LOST

(Aldermen Brown, Ford, Harcourt, Marzari, Puil and Rankin opposed.)

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 10:20 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of September 14, 1978, adopted on September 26, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, September 26, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, under the direction of their instructor, Kathy Lily.

** 'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the Minutes of the following meetings (with the exception of the 'In Camera' portion), be adopted:

Regular Council	- September 12, 1978
Special Council (Public Hearing)	- September 12, 1978
Special Council (Celebrity Enterprises)	- September 13, 1978
Special Council (Public Hearing)	- September 14, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Transport of Toxic Materials through the City

The Mayor gave a brief report on the motor vehicle accident which resulted in a chlorine gas leak on a section of Main Street. He and the City Manager met with the Police and Fire Chiefs and, as a result, the Mayor has called upon all chemical companies and carriers to not transport these materials across the City any longer until they have contacted the Fire Chief for advice and direction.

cont'd....

** Due to time constraints, there was no 'In Camera' meeting this day.

Transport of Toxic Materials through the City (cont'd)

A task force has been established to consider regulations governing transportation of toxic materials through the City. It is anticipated that this report will be before Council within a few weeks.

REPORT REFERENCE

Trade Convention Centre, Pier B-C

Council had before it a report from the Chairman of the Task Force Steering Committee on the proposed Trade Convention Centre on Pier B-C. In addition, the City Manager, Director of Finance, City Engineer, Director of Planning, Board of Trade and the National Harbours Board submitted reports and comments.

In his report, the City Manager related and compared the recommendations of the Task Force with those of the City Department Heads as follows and submitted for consideration the basic recommendation of the Steering Committee that the City contribute $5 million toward the capital cost of a Trade Convention Centre on Pier B-C for Council's consideration:

" Should Council wish to endorse the Steering Committee's position, the City Manager RECOMMENDS the following position:

1. In view of the overall benefits to society, the benefits to the City economy, and the stimulation of the hospitality industry, and the property taxes generated from adjoining properties, the City agree to contribute $5,000,000 to the capital cost of the Trade Convention Centre on Pier B-C provided that:

   a. it is demonstrated to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed $5,000,000. *(Task Force Recommendation.)*

   b. the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed $25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective. *(Task Force Recommendation.)*

   c. the City own the Centre. *(Task Force Recommendation - the Director of Finance recommends the City not own the Centre.)*

   d. the Province provide the City, through authorization for a hotel tax, creation of a suitable endowment fund, and funding for promotional work, adequate financial assurance to the satisfaction of City Council. *(Expanded Task Force Recommendation - the Director of Finance recommends the City collect full taxes and not share any deficits. The Manager's recommendation is intended to cover the Director of Finance's concerns by direct provision of funds through the means listed, to cover civic servicing costs and to offset any remaining deficit.*

   e. the management structure be worked out with the City, NHB, and the Province, in collaboration with the Vancouver Board of Trade, to the satisfaction of Council, along the lines in this report, the intention being that the City be the owner. *(Tast Force Recommendation.)*

cont'd....

REPORT REFERENCE (cont'd)

Trade Convention Centre, Pier B-C (cont'd)

f. the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council.
(Task Force Recommendation; relates to Director of Planning's recommendation to negotiate mutually compatible development goals.)

g. the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent.
(Partly covered by Task Force Recommendation.)

2. Marathon Realty Co. Ltd. be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.
(Task Force Recommendation.)

3. The City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from this report and additional material regarding the beneficial impact on trade.
(Task Force Recommendation.)

4. The City express its willingness to negotiate the financial matters raised in point 1(d) above.
(Direction of Planning recommends further negotiation to establish a cost sharing proposal.)

5. The following recommendations of the City Engineer be approved:

a. The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Center.

b. The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Center - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.

c. Good pedestrian access be provided along the waterfront to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.

d. The supply of parking for the Trade and Convention Center be limited to 1,000 spaces.

e. Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system. "

Mr. D. Sutcliffe, Chairman of the Steering Committee, reviewed the Committee's report for Council's guidance.

Mr. D. Selman, President of the Vancouver Board of Trade, reiterated the points raised in the comments from the Board previously circulated to Council. He stated that construction of a Trade Convention Centre on Pier B-C is an important objective

cont'd....

REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

and, in the view of the Board, will be an asset of great value to the City of Vancouver, not only economically, but as a remarkable feature of the City's downtown environment.

Dr. Gordon Shrum, representing the Provincial Government, stated he is very optimistic about the potential for the Centre. The Provincial Government is willing to immediately set up a $1.5 million endowment fund to ensure that the interest on this fund could begin accruing two years before the Centre would be in operation. He also stated that he has been informed that it is most unlikely that the Provincial Government would agree to authorize the City to collect a hotel tax towards the operating deficits of the Centre.

Mr. Donald Murray, Marathon Realty, circulated a letter dated September 26, 1978, and read from same. Marathon Realty, in response to a request from the Provincial Government, has indicated a very conceptual and general development proposal for the deck. Marathon is prepared to co-operate in a responsible manner with the City on waterfront development, however, it was stated that if the City wishes to have private development share a portion of the costs of servicing the waterfront, it must be prepared to allow viable densities.

Mr. B. Ekstrom of the National Harbours Board, reiterated the points made in Mr. Spoke's letter of September 25, 1978. The letter stated it is not possible for the National Harbours Board to meet the Provincial Government's condition to lease Pier B-C for $1.00 per year and would require, as its minimum position, retention of its present net revenue from the lease of the Pier of $325,000 per year. The Board, however, supports the recommendations contained in the Task Force's report with the exception that it cannot take a position on the suitability of a possible Federal Government grant to offset lease rentals to the National Harbours Board.

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CIVIC RECOGNITION - Mr. D.H. Little

At this point in the proceedings, Council recognized Mr. Douglas H. Little, the City Clerk, who is retiring from the City service on September 29, 1978, after 41 years.

Mr. Little, who was present in the Council Chamber with Mrs. Little, was presented with a silver tray and retirement certificate. Mr. Little responded in appreciation.

Alderman Brown presented a bouquet of flowers to Mrs. Little.

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The Council recessed at approximately 4:40 p.m., and reconvened at approximately 4:55 p.m.

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REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

Council agreed to deal with the recommendations in the City Manager's report and in the report of the Director of Finance concurrently and following debate, took action as follows:

MOVED by Ald. Rankin,
THAT Council agree to contribute $5 million towards the capital cost of a Trade Convention Centre and its ancillary facilities.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the senior governments be responsible for any capital cost overruns and that it be clear that the City of Vancouver is not responsible for more than $5 million.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,
THAT

(a) financial participation in this Centre be contingent upon demonstration to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed $5,000,000.

(b) the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed $25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective.

- CARRIED

(Aldermen Brown, Ford, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT the City of Vancouver not be responsible for owning, operating, or managing the complex and that a single party have ownership and responsibility for management including full control over 'promotion'.

- CARRIED

(Aldermen Bellamy, Gerard, Harcourt, Puil and the Mayor opposed)

MOVED by Ald. Harcourt in amendment,
THAT the word 'solely' be inserted after the words 'not be' in the above motion.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Marzari, Puil and Rankin opposed)

MOVED by Ald. Rankin,
THAT the development be subject to normal property taxes.

- CARRIED

(Mayor Volrich opposed)

AMENDED SEE PAGE 164

cont'd....

REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

MOVED by Ald. Rankin,
THAT the City continue negotiations with other parties in order to resolve current differences on financial and other matters;

FURTHER THAT the Province's informal offer to finance the City's contribution at $1 million a year for five years at no interest, be accepted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT

(a) the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council.

(b) the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent.

(c) Marathon Realty Co. Ltd., be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.

(d) the City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from the Task Force and other reports and additional material regarding the beneficial impact on trade.

(e) the following recommendations of the City Engineer be approved:

(i) The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Centre.

(ii) The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Centre - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.

(iii) Good pedestrian access be provided along the waterfront, to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.

cont'd....

REPORT REFERENCE (cont'd)

Trade Convention Centre,
Pier B-C (cont'd)

(iv) The supply of parking for the Trade and Convention Centre be limited to 1,000 spaces.

(v) Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Provincial Government be requested to extend the time limit on financing of the complex to November 30, 1978.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:55 p.m. to reconvene at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the same Members present.

DELEGATIONS

1. Soft Rock Cafe,
1921 West 4th Avenue

Council, on August 29, 1978, resolved that the operators of the Soft Rock Cafe be requested to appear before it to show cause why their restaurant license should not be revoked.

Mr. V.Elias, Counsel for the restaurant operators, addressed Council and stated that his clients have made a number of improvements to the restaurant to contain the noise within the structure. In fact the restaurant is presently closed for further renovations along these lines. He stated his clients were under the impression that, having taken the necessary steps to remedy the noise situation, they could extend their hours of business, and did so.

Mr. K. Barron, Accoustical Engineer, addressed Council and circulated the results of his noise measurements in the area adjacent to the Soft Rock Cafe.

Council noted a request from residents in the area to speak on this matter, and it was

MOVED by Ald. Rankin,
THAT the request from the residents be approved and the delegation be heard.

- CARRIED UNANIMOUSLY

Mr. R. Vaughan, representing a number of residents in the area, addressed Council and stated that the residents feel it is not viable to live comfortably near a live entertainment centre, particularly when the entertainment continues into the small hours of the morning. He also referred to disturbance in the area when the patrons of the Cafe are leaving.

Mr. K. Armstrong, City License Inspector, reported an inspection of the Cafe was carried out recently and,at that time, the entertainment continued past midnight.

MOVED by Ald. Rankin
THAT the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months.

- CARRIED.

(Ald. Bellamy, Gerard, Harcourt, Marzari and Puil opposed on the basis they favoured revocation of the restaurant license)

2. Site for the Relocation of
Firehall #22, Marpole

Council, on September 12, 1978, approved a delegation request from Mr. D.W. Shaw, solicitor for the owners of property at 59th Avenue and Laurel Street, when the matter of the site for the relocation of Firehall #22, Marpole, was before it.

Before Council for information was a report of the Standing Committee on Planning and Development, dated September 14, 1978, on this matter. Also submitted was a brief from Mrs. Lauretta Shields on behalf of the concerned citizens of 59th Avenue and Laurel Street requesting that the site at 59th and Laurel not be approved.

cont'd....

DELEGATIONS (cont'd)

Site for Firehall #22, Marpole
(cont'd)

The report of the Standing Committee on Planning and Development indicated that four sites were considered for the relocation of the Firehall, as follows:

1. S.W. corner of Oak Park
2. N.W. Corner of 59th Avenue and Laurel Street
3. S.E. Corner of Laurier School grounds
4. S.W. Corner of Pearson Hospital grounds.

It was noted that the Park Board has refused to allow the Firehall to be located on Site #1; the School Board is not in favour of Site #3 being used for this purpose, nor will the Provincial Government agree to the use of Site #4.

Mr. D.W. Shaw, solicitor for the property owners at 59th and Laurel, addressed Council and circulated a brief in which it was stated that to locate a firehall adjacent to the Oakherst and Parklane Private Hospitals, which have a number of geriatric patients, would be detrimental to the patients' well-being. He also circulated a petition signed by over 150 people living in the immediate vicinity of this site, all of whom are opposed. The brief requested that Council locate the Firehall on the Oak Park Site.

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Alderman Marzari left the meeting at this point

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Mr. I. Taylor, Chairman, Marpole Citizens Planning Committee, reviewed the Committee's involvement with this matter.

Mr. S. Silbernagel, Save Oak Park Committee, addressed Council and read from a brief which was circulated. The brief put forth arguments why the Oak Park Site should not be used for this purpose.

Mr. L. Haberlin, representing people favouring the Oak Park Site, circulated a brief which set out arguments in favour of the use of the Oak Park Site for a firehall.

MOVED by Ald. Harcourt
THAT the City Manager be requested to investigate the suitability of the following two sites and any other potential sites for relocation of Firehall #22, for report back within a month:

A. The Salvation Army property located on the corner of 57th Avenue and Oak Street.

B. The property on the corner of 57th Avenue and Selkirk Street.

- CARRIED UNANIMOUSLY

3. West End Street Paving

Council, on September 12, 1978, considered a report of the City Manager, dated August 14, 1978, on West End Street Paving, noted requests from residents of the West End to speak at an evening meeting on the proposed improvements to Bute Street, and resolved;

"THAT the recommendation of the City Manager, with the exception of removal of trees on Bute Street for the time being, be approved;

FURTHER THAT the matter of the Bute Street improvements be deferred to an evening meeting and that representations be heard from the affected West End residents."

cont'd....

DELEGATIONS (cont'd)

West End Street Paving (cont'd)

Mr. D. Rudberg, Assistant City Engineer - Traffic, and Mr. E. West, Assistant City Engineer - Streets, explained the position of the Engineering Department.

The following addressed Council on this matter and spoke against the proposed improvements to Bute Street and the main arguments were that the living environment of the residents would be affected, traffic would be increased, trees would be destroyed and that a full survey of residents east of Denman Street to ascertain their reaction to a revival of Traffic Scheme 2, be undertaken and completed as soon as possible:

Mrs. C. Walker, West End Traffic Committee, (brief filed)

Mr. C. Garside.

A representative for Stroshin Apartments.

Mr. J. Elliot, Banff Aparments, (brief filed)

Mr. J. Arnaud.

Mrs. M. Basher,

Mr. R. Amaro.

Miss A. Cronin.

Miss B. Howard, of the Planning Department stated that the Planning Department has some serious concerns about the implementation of the improvements to Bute Street and the removal of the trees, and recommended that no action be taken until a review of the Downtown Transportation Plan has been undertaken.

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At this point, Alderman Kennedy left the meeting.

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MOVED by Ald. Gibson
THAT the City Engineer be instructed not to proceed with the proposed improvements on Bute Street from Pender to Robson.

- CARRIED

(Ald. Bellamy and Puil opposed)

UNFINISHED BUSINESS

1. Follow-up of Finance Committee Review of Department of Permits & Licenses - Development Division

Council, on September 12, 1978 deferred consideration of this clause of the Standing Committee on Finance and Administration to permit the Acting Director of Permits and Licenses an opportunity to be present at the discussion.

Mr. Hebert was present and available for questioning.

MOVED by Ald. Bellamy
THAT the permanent position of Plan Schedule Clerk be established subject to classification by the Director of Personnel Services.

FURTHER THAT the additional funding in the amount of $7,126 to cover the 1978 estimated cost be provided from the Contingency Reserve Account.

- CARRIED

(Ald. Puil opposed)
(Ald. Brown opposed)

UNFINISHED BUSINESS (Cont'd)

2. Minaki Lodge (Loomis Holdings)
1138 Nelson Street

Council, on September 12, 1978, deferred consideration of the Manager's report dated September 8, 1878 on Minaki Lodge to permit a delegation from the West-end office of the Department of Human Resources to appear.

The Department of Human Resources advised that it did not wish to appear before Council, and instead, submitted a letter dated September 21, 1978, which urged that:

1. Minaki Lodge be maintained as a licensed room and board facility.
2. The City assume management.
3. Necessary improvements be made to the building.

MOVED by Ald. Brown
THAT The Director of Legal Services be instructed to take appropriate action to protect the City's interests;

FURTHER THAT the Supervisor of Properties be authorized to take over the management of the building and take the necessary steps to phase out the operation by December 31, 1978.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. New Mount Pleasant Boys' and Girls' Club (Kivan Club)

Under date of September 18, 1978, the Mayor submitted the following memorandum to Council:

" Members of Council will recall our having dealt with the grant request of the Boys' and Girls' Club of Greater Vancouver. You will recall the fact that the Club was obliged to change its plans for the construction of the Club, when they were faced with the necessity to change their proposed location.The grant request had been in the amount of $13,158.14. On August 29th, 1978 the Council approved a grant of $7,125.07 "to cover the costs of development permit fees and site sign erection costs, and cost of site and building plan preparation fees for the 12th Avenue and St. Catherine Streets site."

Representatives of the Club have come in to see me for futher discussion of this matter, and they are requesting that the Council give reconsideration to their grant request.

I am enclosing a copy of a summary of the facts on which they are basing this renewed request. Certainly the Club has at all times been acting in good faith, and a great part of the delay and additional costs has in no way been caused by them.

I am inclined to recommend an additional grant of $5,000."

MOVED by Ald. Rankin
THAT an additional grant of $5,000 to the New Mount Pleasant Boys' and Girls' Club (Kivan Club), be approved.

(Ald. Brown opposed)

- CARRIED BY THE REQUIRED MAJORITY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Amendments to the Unemployment Insurance Act.

In a letter dated September 15, 1978, Vancouver and District Labour Council attached a copy of its letter to the Minister of Employment and Immigration on the proposed amendments to the Unemployment Insurance Act. The letter requested the Minister to urge the Cabinet to reconsider the proposed cut-backs, and attack inflation and create employment for the unemployed.

The Vancouver and District Labour Council requested Council to also oppose the proposed amendments to the Unemployment Insurance Act.

MOVED by Ald. Bellamy
THAT the communication from the Vancouver and District Labour Council, be received.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe.

For Council action on this Communication see page 8.

4. Financing College Education
Corporation of North Cowichan

In a letter dated September 18, 1978, the Corporation of the District of North Cowichan requested Council to pass a resolution similar to the following,and forward it to the Provincial Government:

"That the Government of British Columbia be requested to proclaim the applicable sections of the Colleges and Provincial Institutions Act (Bill No.82) which will provide for the removal of financing the institutional budget through property taxation and establish the financing on the same basis as provided for in the Universities Act"

MOVED by Ald. Harcourt
THAT the letter from the Corporation of the District of North Cowichan, be received.

- CARRIED UNANIMOUSLY

5. Transport Holdings Ltd.
Request for Plebiscite
re Transit System in
Greater Vancouver

Mr. W.G. Rathie, in a letter dated September 2,, 1978, requested Council hold a plebiscite on November 15, 1978, and that the following question be put to the voters:

"Are you in favour of or against the City of Vancouver entering into a service agreement with the Urban Transit Authority to operate the Bus System in Greater Vancouver?"

MOVED by Ald. Puil
THAT the letter from Transport Holdings Ltd., be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Form of Ballot: Electoral Reform.

Under date of September 22, 1978, the City Clerk submitted the following memorandum to Council:

" Council, on September 12, 1978 passed the following motion:

"THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

'Are you in favour of electing Aldermen to City Council:

(a) By Areas _____

(b) At Large _____' "

As some Council members, during debate of the foregoing, felt that the wording on the ballot submitted in 1973 was not clear to the electorate, I am submitting a draft copy of the ballot that will be presented to the voters on November 15, 1978 and recommend that the ballot be approved as indicated. "

MOVED by Ald. Harcourt
THAT the above communication from the City Clerk be deferred to the next meeting of Council to permit adequate time for consideration and debate.

- CARRIED UNANIMOUSLY

7. Buildings 5,6, 7 & 8 on Jericho Beach Park Site

Council noted a letter dated September 25, 1978, from the Acting-Secretary of the Heritage Advisory Committee, advising of the following resolution of the Committee:

"THAT Vancouver City Council be notified that the Heritage Advisory Committee is considering Heritage merit for buildings five, six, seven and eight on the Jericho Beach park site. The Committee, therefore, requests City Council to withhold any demolition permits for these buildings pending Heritage evaluation."

MOVED by Ald. Rankin
THAT the letter from the Heritage Advisory Committee be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 22, 1978

Works & Utility Matters
(September 22, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Sewer Reconstruction - Helmcken: Hornby/Howe; Lane West of Howe: Helmcken North
Cl. 3: Sewer Reconstruction - Lane West of Commercial South of 18th Avenue
Cl. 4: Closure of Portion of Lane North of Brigadoon Avenue East of Victoria Drive
Cl. 5: Local Improvements on the 'Initiative Principle'

Clauses 1 - 4 inclusive.

MOVED by Ald. Bellamy
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Alderman Gerard was excused from voting on clause 4, due to conflict of interest.)

Local Improvements on the
'Initiative Principle'
(Clause 5)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Social Service & Health Matters
(September 22, 1978)

Noise Complaint re 1515 Barclay Streeet,
(Clause 1)

MOVED by Ald. Bellamy
THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 22, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Grandview-Woodland N.I.P. - Streetfront Alternative School Improvements
Cl. 2: Strata Title Conversion - 6070-6080 East Boulevard (Boulevard Manor Apartments)
Cl. 3: Kensington N.I.P. - Litter Containers

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(September 22, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) July 1978
Cl. 2: Rental Agreement for Police Satellite Radio Receiver Installation at Fontainebleu Apartment
Cl. 3: Vancouver Economic Advisory Commission
Cl. 4: Staff Overtime at Analyst's Laboratory
Cl. 5: Interest Allowed on Prepayment of Real Property Tax

Clauses 1 - 5 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 22, 1978)

Day off in Lieu of Remembrance Day
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 22, 1978)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Acquisition for Park Site #7 West End School and Park Site - 1107 Thurlow Street
Cl. 2: False Creek - Lot 34 - Proposed Subdivision
Cl. 3: Approval of Subdivision Plan Pertaining to City-Owned Lots held for Fraserview Parking
Cl. 4: Establishment of Land for Road Purposes E/S 1800 Block Granville Street
Cl. 5: Lease of 17 Foot Widening Strip of Arbutus Street adjacent to Lot D, Block 425, D.L. 526
Cl. 6: 60 Year Ground Lease to G.V.H.C. for Family Housing Foster and Euclid Streets
Cl. 7: Sale of City-Owned Site for Modest Income Housing N/W Corner of Napier and McLean Streets
Cl. 8: Sale of City-Owned Property (Former Haro Park Site)

Clauses 1 - 6 and 8 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, and 8 of this report, be approved.

- CARRIED UNANIMOUSLY

Sale of City-owned Site for Modest Income Housing - N/W Corner of Napier & McLean Streets
(Clause 7)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald Bellamy & Rankin opposed)
(Ald. Harcourt excused due to conflict of interest)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Manager's Report
(September 6, 1978)

Task Force on Municipal Policing
Costs in B.C., Preliminary Report

The City Manager requested that recommendation 1 in this report be amended by adding " with the exception of recommendation 25 ".

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, contained in this report and as amended by him this day, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(September 21, 1978)

Staffing New Central Hotel
and Ferry Hotel

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(September 22, 1978)

Alternative Trade and Convention Centre

Council noted a delegation request contained in this report from Mr. James Fensom, Architect, and it was

MOVED by Ald. Harcourt
THAT consideration of this report be deferred, pending the hearing of the delegation, as requested.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee
on Planning and Development,
September 14, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Marpole Local Area Planning Program - Progress Report and Terms of Reference for Citizens' Planning Committee
Cl. 2: Champlain Heights - Phase 2 - Plan Amendments
Cl. 3: Status of City-Owned Land bounded by 29th Avenue Boundary Road and Monmouth Street

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

II. Report of Standing Committee on Community Services, September 14, 1978

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Sale of Surplus City Furniture and Equipment to Non-Profit Organizations
Cl. 2: Liquor Permit Application - 1636 Robson Street
Cl. 3: Liquor Permit Application - Stanley Park, Ferguson Point
Cl. 4: Liquor Permit Application - 2204-06 York Avenue
Cl. 5: Control of Minors in Cabarets
Cl. 6: Condition of Family and Juvenile Courts 2625 Yale Street
Cl. 7: Condition of Buildings - Ferrara Court Apartments, 504 East Hastings and Lee Building, 175 East Broadway

Clauses 1 - 7 inclusive

MOVED by Ald. Rankin
THAT clause 1 be received for information and the recommendations of the Committee, as contained in clauses 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Transportation, September 14, 1978

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Four-Way Stop Signs - 32nd Avenue and Argyle Street
Cl. 2: Request for Pedestrian Actuated Signal - Bayswater and Point Grey Road
Cl. 3: Fraser/Cambie Bus Line Improvements
Cl. 4: Provincial Revenue Sharing Act - Roadway Improvements
Cl. 5: Local Improvements and Provincial Revenue Sharing - Highways
Cl. 6: Transportation for the Handicapped

Clauses 1 - 6 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (September 14, 1978)

Hodson Manor
(Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no matters for discussion, prior to the G.V.R.D. meeting scheduled for Wednesday, September 27, 1978.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4804, BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Control of Minors in Cabarets)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 10' of East ½ of Lot 4, Block 6, D.L. 192)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of East half of Lot 4, Block 6, District Lot 192, Plan 774

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands, so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Establishment of Land for Road Purposes (E/S of 1800 Block Granville Street)

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 1, Block 252, District Lot 526, Plan 9736;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as road;

THEREFORE BE IT RESOLVED THAT Lot 1, Block 252, District Lot 526, Plan 9736, be and the same is, hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted by Alderman Kennedy and Rankin, respectively, and recognized by the Chair:

1. Appointment of Advisory Committee re Prostitution and Pornography

MOVED by Ald. Kennedy
SECONDED by Ald. Gerard

THAT WHEREAS public opinion is split on the propriety of Council's interventions in the fields of prostitution and pornography; such interventions being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of Members of Council, despite which Council has nevertheless moved to wipe out 'Encounter Sessions' and to control businesses of this nature;

AND WHEREAS there is increasing evidence that certain streets are becoming more unsafe for women than at any time in the City's history;

THEREFORE BE IT RESOLVED THAT an Advisory Committee with Council representation be appointed to hear delegations, to collect evidence and to devise policies which might help law enforcement agencies to be more effective.

- (Notice)

NOTICE OF MOTION (Cont'd)

2. B.C. Hydro Cutbacks

MOVED by Ald. Rankin

THAT WHEREAS a letter dated August 31, 1978, was received from B.C. Hydro and Power Authority outlining further cutbacks commencing November 10, 1978, on seven routes;

AND WHEREAS further cutbacks will impair transit services in the City and Region and will cause more people to use automobiles, thereby increasing traffic congestion, pollution and City costs for street widening and maintenance;

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council strenuously oppose these cutbacks, and

2. City Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979, and

3. The City develop as soon as possible a citizens' participation program for transit similar to the new G.V.R.D. participation program.

- (Notice)

ENQUIRIES & OTHER MATTERS

Award for Bravery

Alderman Ford referred to a copy of a letter to Mr. Dennis Lee, from the Commodore of the Royal Vancouver Yacht Club, commending him on his bravery, quick thinking and prompt action on September 2, 1978, when the Air-West plane crashed on the Coal Harbour Station, where Mr. Lee is employed as a watchman.

MOVED by Ald. Ford

THAT Council recommend to the Provincial Secretary that consideration be given to granting Mr. Dennis Lee a suitable award for his bravery on this occasion and that a copy of the letter from the Commodore of the Royal Vancouver Yacht Club be forwarded with this recommendation.

- CARRIED UNANIMOUSLY

* * * * *

The Council adjourned at 10.35 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of September 26, 1978, adopted after amendment on October 3, 1978.

MAYOR

CITY CLERK

CITY MANAGER'S OFFICE

September 22nd, 1978

TO: Vancouver City Council

SUBJECT: Trade Convention Centre - Pier B-C

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Manager reports as follows:

This report accompanies the Trade Convention Centre Steering Committee report and the related reports of your civic officials who served on the Steering Committee. This group worked under very tight time limitations, but nevertheless achieved a great deal in evaluating the proposed centre and clarifying the steps which must take place for it to proceed.

Your officials support the Task Force conclusions that the Trade Convention Centre would be an important asset, would be a remarkable feature of the downtown, and would provide benefits locally, provincially and federally. The proposed location can work from a traffic and servicing view, and would provide a stimulus to the redevelopment of the waterfront. The amount of support and enthusiasm for the project in many quarters is a major positive attribute of this scheme.

As noted in the Steering Committee report, there are still major problems to overcome, (in addition to the basic question of Federal funding). The planning implications of the proposed Marathon development and its integration with the Trade Convention Centre are issues of major importance to the City.

The other major concern for the City is economic. While the Task Force analysis shows overall cost benefits, the City of Vancouver does not receive a proportionate share of these benefits. Your officials believe the Task Force recommendations recognize this concern, but do not go far enough.

Providing a five million dollar contribution to the Trade Convention Centre is an important policy issue involving many intangible factors for Council to decide. If Council accepts the Task Force recommendation to continue with the project, the conditions related to the economics of the project must be considered carefully. Based largely on the comments of the Directors of Finance and Planning and the City Engineer, the City Manager has prepared possible modifications to the recommendations of the Steering Committee.

Provisions a, b, e, and f of the Steering Committee report are appropriate as written. Provisions c and d deal with Provincial support for the operation of the Centre, in the form of Provincial promotional work and the creation of an endowment to cover deficits. As an acknowledgement of City concerns about operating and servicing costs, these proposals are helpful. There are however, administrative and financial concerns about these proposals.

Most cities involved with facilities such as the Trade Convention Centre have access to hotel or sales tax to support their operations. To meet City concerns about deficits and off set servicing costs, such a revenue source would be appropriate for the City, together with or as a replacement for contributions through an endowment fund or promotional work. The preferable solution would be for the Province to transfer to the City by Charter amendment, the right to collect a 1% hotel tax in the City (one-fifth of the present hotel tax).

../2

Of these alternatives, transfer of a portion of hotel tax to the City seems the most appropriate. This industry will benefit from the Centre and the Centre itself will facilitate the work of the Province in its tourist promotions.

SUMMARY

Your officials are positive about the potential for a Trade Convention Centre, for its positive impact on tourism, the economy, employment and waterfront development. If Council wishes to proceed with the Trade Convention Centre proposal, your officials believe it can work well on Pier B-C.

However, the City's financial concerns and the impact of the related Marathon development must be addressed in this decision.

The City Manager submits the basic recommendations by the Steering Committee that the City contribute $5,000,000 toward the capital cost of a Trade Convention Centre on Pier B-C for Council's CONSIDERATION.

Should Council wish to endorse the Steering Committee's position, the City Manager RECOMMENDS the following position:

1. In view of the overall benefits to society, the benefits to the City economy, and the stimulation of the hospitality industry, and the property taxes generated from adjoining properties, the City agree to contribute $5,000,000 to the capital cost of the Trade Convention Centre on Pier B-C provided that:

   a. it is demonstrated to the satisfaction of Council that the City's portion of the capital costs for the Trade Convention Centre will not exceed $5,000,000. *(Task Force Recommendation.)*

   b. the Province and the Federal Government contribute the remaining capital costs, with the intention that the total project cost not exceed $25,000,000 including off site costs, with some flexibility in the size of the facilities to achieve this objective. *(Task Force Recommendation.)*

   c. the City own the Centre. *(Task Force Recommendation - the Director of Finance recommends the City not own the Centre.)*

   d. the Province provide the City, through authorization for a hotel tax, creation of a suitable endowment fund, and funding for promotional work, adequate financial assurance to the satisfaction of City Council. *(Expanded Task Force Recommendation - the Director of Finance recommends the City collect full taxes and not share any deficits. The Manager's recommendation is intended to cover the Director of Finance's concerns by direct provision of funds through the means listed, to cover civic servicing costs and to offset any remaining deficit.*

   e. the management structure be worked out with the City, NHB, and the Province, in collaboration with the Vancouver Board of Trade, to the satisfaction of Council, along the lines in this report, the intention being that the City be the owner. *(Tast Force Recommendation.)*

   f. the issues relating to the proposed deck and office/commercial/public facilities over the CPR tracks and the integration of these with the proposed facilities on Pier B-C and with the adjacent downtown area be resolved to the satisfaction of City Council. *(Task Force Recommendation; relates to Director of Planning's recommendation to negotiate mutually compatible development goals.)*

   g. the Federal Government provide a grant or suitable funding toward the National Harbours Board ground rent. *(Partly covered by Task Force Recommendation.)*

2. Marathon Realty Co. Ltd. be invited to submit their proposal to Council for review by City officials on a high priority and report back for early decision.
(Task Force Recommendation.)

3. The City jointly with the Province make application to the Federal Government for participation in financing the capital costs, and for a grant to offset the lease rent, supported by material taken from this report and additional material regarding the beneficial impact on trade.
(Task Force Recommendation.)

4. The City express its willingness to negotiate the financial matters raised in point 1(d) above.
(Direction of Planning recommends further negotiation to establish a cost sharing proposal.)

5. The following recommendations of the City Engineer be approved:

   a. The City Engineer be directed to negotiate with adjacent property owners for cost sharing on the remaining portion of the Cordova Street extension on a basis similar to that used for the portion between Granville and Howe Streets. The City's share for most of the costs is included already in the 5-year plan. None of these costs should be attributable to the Trade and Convention Center.

   b. The City Engineer and the Task Force Chairman be directed to work out the interconnection of the Howe - Trade and Convention Center - Burrard street structure with the Cordova extension, the City street system, and the Marathon deck, and to negotiate cost sharing for the structure.

   c. Good pedestrian access be provided along the waterfront to the downtown area, and particularly to Granville Mall as well as to transit and LRT facilities.

   d. The supply of parking for the Trade and Convention Center be limited to 1,000 spaces.

   e. Adequate loading bays, taxi zones, drop-off areas, be included in the design together with provision for a corridor for the waterfront service road and proposed street car - trolley system.

FOR COUNCIL ACTION SEE PAGE(S) 86 TO 91

SUPPORTS DEL. 2
COUNCIL SEPT. 26/78

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 14, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

INFORMATION

1. Site for the Relocation of Firehall #22, Marpole

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) in which the Director of Planning and the Fire Chief explain the process of selecting a new site for Firehall #22.

Mr. D. Thomsett, Local Area Planner, Marpole, advised that the present building housing Firehall #22 is inadequate because it is too small and cannot be structurally altered to accommodate modern apparatus. Its location is poor because:

- the site is too far to the south (about 1/3 of the present 3½ minute response area falls within the Fraser River or Richmond);
- there is a service gap to the north-east of the present response area;
- rush hour traffic on 70th Avenue impedes entry of fire trucks onto the street;
- fire trucks must travel uphill to many calls, slowing response time;
- the site is too small for a building of required size and expansion is blocked by a new apartment building to the west.

In the Spring of 1977 the Properties Division and the Fire Chief reviewed a number of alternative sites for the relocation of Firehall #22. A site at the northwest corner of 59th Avenue and Laurel was selected. Council instructed the Supervisor of Properties to negotiate for acquisition. As the owners were not willing to sell the Properties Division suggested other alternatives to a meeting of senior City officials; including a suggestion to swap a portion of Oak Park in exchange for the old firehall site. In November 1977 the Local Area Planning Program was established. It was felt that this project would best be handled by way of a comprehensive planning process. The following four locations were suggested:

cont'd....

Clause No. 1 cont'd:

- S.W. corner of Oak Park
- N.W. corner of 59th Avenue and Laurel St.
- S.E. corner of Laurier School grounds
- S.W. corner of Pearson Hospital grounds

On May 25th the Planning Committee, after hearing delegations, a recap of the pros and cons of each site and the positions of Parks Board, School Board, the Province and the owner of the private site, voted on their preferences by way of a secret ballot. Of the 42 votes counted the breakdown was:

Site 1 - S.W	Corner of Oak Park	21 votes
Site 2 - N.W	Corner of 59th and Laurel	11 votes
Site 3 - S.E.	Corner of Laurier School	7 votes
Site 4 - S.W	Corner of Pearson Hospital	3 votes

The Director of Finance noted that the old #22 site disposal value is part of the funding structure for the replacement site and Firehall.

The following were present for the meeting:

Mr. L. Haberlin	Vice Chairman, Marpole Citizens' Planning Committee
Mrs. C. Mawson)	Save Oak Park Committee
Mrs. L. Silbernagel)	
Mrs. L. Shields	On behalf of concerned citizens of the 59th Avenue and Laurel St. area

Mr. L. Habelin submitted a folder containing excerpts from the minutes of the meetings of the Marpole Citizens' Planning Committee pertaining to the relocation of Firehall #22 (on file in the City Clerk's office). He stated that the issue had been referred to the newly formed Marpole Citizens' Planning Committee for its advice and the Committee recommended Oak Park site. He expressed concerns that a location near private hospitals, schools and a community centre did not seem appropriate.

Mrs. C. Mawson and Mrs. L. Silbernagel advised that their petition against Firehall #22 being relocated on Oak Park now contained over 155 signatures. Marpole has less park space than any other area. Oak Park is well used i.e., baseball, soccer, kite flying, frisbee, etc. The tennis courts are in use all year round. The southwest corner of the park is heavily travelled by people going to the park and youngsters going to school. In view of the fact that there is so little park space in the Marpole area and that Oak Park itself could be further developed with more activities the Committee feels strongly that Oak Park should remain as a Park.

Mrs. L. Shields presented a petition containing 152 signatures registering opposition to the selection of the 59th Ave. and Laurel St.

cont'd....

Clause No. 1 cont'd:

site for the relocation of Firehall #22 because they have more than their share of noise and pollution due to heavy traffic on Oak Street. The area has many hospitals and the "Quiet Zone" should be observed and respected. Mrs. Shields noted that the lawyer representing the private hospitals would be appearing before Council on September 26, 1978.

Members of the Committee discussed the question of a land swap and suggested the Parks Board be approached. They were advised that the Parks Board had been approached and refused to consider it.

The Ideal School needs its land for playground. The School Board does not want the land used for a Firehall. It was felt that further discussions should be held with the School and Parks Boards on these matters.

After much discussion the Committee agreed that no decision should be made at this time due to the fact that a delegation on behalf of the owners of the property at 59th Avenue and Laurel St. would be appearing before Council on September 26, 1978.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 92 & 93

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Fire Department Cold Weather Coats
Fire Hose
Ethylene-Glycol Anti-Freeze
Towing Services for City-Owned Vehicles
4 Wheel Drive Vehicle
Automobiles (4)
Two-Way Hand Held Solid State Portable Radios & Chargers (6)
Back-Pack Demand Air Masks & Cylinders (14)
Electric Wire, Cable & Conduits
Supply of a Gas Chromatograph & Accessories

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATIONS

2. Sewer Reconstruction - Helmcken: Hornby/Howe; Lane West of Howe: Helmcken North

The City Engineer reports as follows:

"Sewer reconstruction in the above-noted locations was part of the downtown sewer separation program that was done in 1973/1974. The work in these two locations was delayed pending resolution of the lane rearrangement at the north end of Block 81. The lane rearrangement has now been finalized and the sewer work can now proceed.

The cost for this sewer work will be shared by the City and the developer because of increased costs related to the lane rearrangement. The work is estimated to cost $110 000 shared, $50 000 City/$60 000 developer.

The original City funding for this project has been used in other areas of the downtown because of the uncertainty as to when the lane question would be resolved. Funds for the City share of this project ($50 000) are available in Account No. 111/5811 - Refurbish Pump Stations. This money is available because the pump station at Columbia/Keefer has been eliminated as a result of recent rearrangement and reconstruction of the sewer network in the Chinatown/'neck' area. Therefore, funds for refurbishment of this station are not required.

I recommend that the sewer work described herein be done with the cost shared $50 000 City/$60 000 developer, and the City funds being reallocated from Account No. 111/5811 - Refurbish Pump Stations."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Sewer Reconstruction: Lane West of Commercial South of 18th Avenue

The City Engineer reports as follows:

"A section of the old sewer in the lane west of Commercial south of 18th Avenue has collapsed. Investigation shows approximately 30 feet of pipe has failed and now has been temporarily repaired. This sewer should be reconstructed as soon as possible. The estimated cost of this work is $70 000.

cont'd....

Clause No. 3 cont'd:

No funds are available in the 'sewer reconstruction' accounts at this time. However, funds can be transferred from Account No. 112/7605 - Relief of Southwest Marine Drive Trunk as this project will not go ahead until mid-1979 because of the need for additional study required on the best routing relative to the soil conditions on the embankment south of Marine Drive. Money can be provided in the 1979 Sewers Capital Budget to replace these funds.

I recommend that $70 000 be transferred from Account No. 112/7605 for reconstruction of the sewer in the lane west of Commercial south of 18th Avenue."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Closure of Portion of the Lane North of Brigadoon Avenue East of Victoria Drive Adjacent to Lot A (Explanatory Plan 11129), Block 57, District Lot 727 Fraserview, Plan 8446

The City Engineer reports as follows:

"An application has been received from the Fraserview Assembly Church to relocate a portion of lane adjacent to their church situated at Victoria Drive and Brigadoon Avenue. This lane relocation is to accommodate proposed alterations to the church.

I recommend that all that portion of lane dedicated by the deposit of Plan 8446 shown hatched on the attached plan marginally numbered LF 8784 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) A portion of Lot 15, Block 57, District Lot 727 Fraserview, Plan 8446 to be dedicated for lane.

(b) The portion of closed lane to be consolidated with the abutting lands.

(c) The applicant to pay $4 870 for the area of closed lane in excess of the area of lane being dedicated in accordance with the recommendation of the Supervisor of Properties.

(d) The applicant to pay for relocation of utilities and provide necessary easements to contain them as well as paying for work required to physically relocate the lane. The estimated cost of the utility and lane work is $10 000.

(e) The applicant to provide and bear the cost of necessary plans.

(f) Any agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Pavements & Curbs, Arterial Streets
- Pavements & Curbs, Higher Zoned
- Pavements & Curbs, Kitsilano Point

as shown below, are advanced to Council on the 'Initiative Principle'.

Pavements & Curbs, Arterial Streets

Nanaimo St., from 29th Ave. on the east side and from the north property line of Lot 23, Block 3, District Lot 393 on the west side, to 34th Ave.

cont'd....

Clause No. 5 cont'd:

This route is a primary arterial street serving a wide area of the east side. It is an improved transit route farther to the north; an LRT station is proposed at Nanaimo and Vanness, and transit could be expected on this section to feed to LRT. Nanaimo is also part of the dispersed truck route system. The project will include upgrading the Kingsway intersection and left-turn bays on Nanaimo, as well as easing the sharp curve south of 29th Avenue.

4th Ave., from Highbury St. to 400 ft. east of Discovery St.
and
4th Ave. Diversion, from 4th Ave. to Trimble St.,
and
4th Ave., from Trimble St. to Sasamat St.

This is a portion of a primary arterial serving UBC and connecting West Point Grey to the balance of the City. It serves two transit routes and trucks destined to UBC. It also carries seasonal recreational traffic associated with Jericho Park, a regional attraction. The project will complete a missing link in the grid system and will remedy the present curves on the Diversion that are the subject of frequent complaints from residents of the area. A traffic-actuated signal at 4th Avenue and 4th Avenue Diversion will balance signal settings to varying traffic volumes.

The project has been discussed with the Park Board, inasmuch as it represents the entrance to Jericho Park in the same sense that Georgia Street is the entrance to Stanley Park. The design includes a centre boulevard to provide greater opportunities for landscaping to suit its environs and to enhance pedestrian safety. A bicycle path on the north side was originally proposed but will now be included within Jericho Park.

Pavements & Curbs, Higher Zoned

Maple St., 4th Ave. to 6th Ave.

This project was chosen in view of a high maintenance record and poor condition.

Ash St., Broadway to 6th Ave.

In keeping with Council policy to improve the Fairview Slopes area, this project has been advanced due to a poor rating. It is industrial and fully developed.

Columbia St., 8th Ave. to Broadway
6th Ave., Columbia St. to Alberta St.
6th Ave., Quebec St. to Ontario St.

These three projects have been advanced owing to poor condition. The condition of the street has been inspected and the type of development noted. Full development warrants replacement.

Pavements & Curbs, Kitsilano Point

Maple St., McNicoll Ave. to Ogden Ave. on the east side and from McNicoll Ave. to a point approximately 350 ft. north on the west side.

Ogden Ave., Maple St. to Cypress St.

Ogden Ave., Cypress St. to Chestnut St.

Chestnut St., Ogden Ave. to Greer Ave. on the west side and from the extension of the NPL of Ogden Ave. to the extension of the NPL of Greer Ave. on the east side.

Cypress St., Cornwall Ave., to Greer Ave. on the E/S and from Cornwall Ave. to the north property line of VR464, Block 186A, District Lot 526 on the W/S.

City Council in August of 1975 approved a recommendation of the Standing Committee on Planning and Development (arising out of the Local Area Planning process) that the paving and curbing in the Kitsilano Point area be advanced on the initiative. Supplementary Capital, now approved, will be used to cover the City's share of these costs.

cont'd....

Clause No. 5 cont'd:

The City's share of these projects except for the Kitsilano Point projects will be provided for in the 1979 Basic Capital Budget, subject to the approval of Council. The City's share of the Kitsilano Point projects will come from funds already allocated for Chestnut Street and from now approved Supplementary Capital."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated September 15, 1978.

The estimated total cost of these improvements is $1 968 905 and the City's share of the cost is $1 745 449.

I have to report that the necessary financial arrangements can be made to carry out the work for those projects coming out of funds already allocated or out of Supplementary Capital. For those projects the cost of which is coming out of the 1979 Basic Capital Budget, the necessary financial arrangements can be made to carry out the work subject to Council approval in advance of this Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The Court of Revision for the projects listed above be held at 7:30 p.m., Thursday, December 7, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 98

A-2

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Noise Complaint re 1515 Barclay Street

The Medical Health Officer reports as follows:

"RE: Petition from residents of Costa Brava Apartments, 1531 Barclay Street, Vancouver, BC regarding noise from 1515 Barclay Street:

The premises was inspected on August 29, 1978. Verbal orders were given to tenants, manager and owner of 1515 Barclay Street to comply with the provisions of the noise control by-law.

A written order was attached to the wall in the main hall of the premises.

Corporal B. McGuiness of the Vancouver Police Department also spoke to the tenants re the noise problem.

On September 6, 1978, a re-check was made with Mr. Dueck, manager of 1531 Barclay Street. He stated that there has been no further problem with noise since August 29, 1978."

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 98

A-4

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P.: Streetfront Alternative School Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included a contingency allocation of $120,000.00 for the stated purpose of providing funding for projects in addition to those described in the Concept Plan. This approach is intended to encourage people with new project ideas to become involved in the program during its implementation stage. Improvement of the premises occupied by the Streetfront Alternative School Program is a project in this category.

Britannia Elementary/Secondary School operates this program of regular high school courses in a storefront to accommodate 15 students per year who, for reasons of learning disability or behavioural problems, are unable to fit into a regular high school environment. The program was initiated at this location, 896 Commercial Drive, in September of 1975 and after three years of successful operation is expected by the Britannia School administration to continue for the foreseeable future, (Appendix I). The store front space has been leased annually for three years, has a one year lease at present, and has options to lease the premises for the two subsequent years, (Appendix II).

The Grandview-Woodland N.I.P. Committee recommends that a total of $750.00 be appropriated for the office improvements requested. Tables, bookshelves, wall hangings and finishing materials are the major components of the intended improvement and the majority have been indicated to be recoverable should the location of the program change, (Appendix III).

C.M.H.C. and the B. C. Department of Municipal Affairs and Housing are in agreement with the appropriation of funds for this project.

The Director of Planning recommends that $509.00 be appropriated from the Grandview-Woodland NIP Account #898-9408 and that $241.00 be appropriated from Unappropriated City NIP Funds Account #532-7901 to supplement the normal 25% City funding with costs to be shared as follows:

C.M.H.C.	$214.00	(28.57%)
Province of B.C.	$107.00	(14.29%)
City of Vancouver	$429.00	(57.14%)."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Strata Title Application - Conversion 6070-6080 East Boulevard (Boulevard Manor Apartments)

The Director of Planning reports as follows:

"An application has been received from L.S.P. Enterprises Limited, 801-409 Granville Street, and Tomar Management Incorporated, 4678 Highlawn Drive, Burnaby, B. C. (Registered owners in fee-simple), to convert this three storey, wood frame - commercial/apartment building at 6070-6080 East Boulevard (Boulevard Manor Apartments), Lots 7 and 8 of 1 W½, Block 15, D.L. 526, Plan 3247, erected in 1956, from rental to Strata Title Ownership, a total of 15 strata lots. The zoning is C-2 Commercial.

The building contains 3,000 square feet of commercial office space on the ground floor and twelve apartments in total on the second and third floors.

The property has seven on-site parking stalls. Land title records indicate that the two original owners described above acquired the property on September 17, 1976 and subsequently sold to other individuals, undivided interests to six (6) of the twelve (12) apartments and two of the three (3) commercial spaces.

Clause 2 continued

The building is therefore presently occupied as follows:

6 suites occupied by owners, having undivided interest in the building;

4 suites occupied by renters;

2 suites are vacant;

2 commercial spaces occupied by owners of undivided interests;

1 commercial space occupied by a renter;

A signed statement from both "owners" and renters indicates all agree and consent to the proposed conversion of this building from rental to Strata Title Ownership.

The applicants have submitted the following information:

1. Building plans showing the limit and extent of all proposed strata lots and common property.

2. Prospectus of conversion proposal.

3. Supporting signatures of "owners" and renters.

4. Building inspection report from Robert Todd, Architect.

N.B. See Appendix 'A' for Site Plan.
Complete application can be seen at the City Planning Department.

Further to the condition of the building, the Acting Director of Permits & Licenses reports as follows:

"On August 15, 1978, an inspection of the above premises was made by Building, Plumbing, and Electrical Inspectors and a Fire Warden to determine conformance with current By-laws.

The Following items are required to be corrected for compliance:

Building and Fire Warden

1. The interior north wall is required to have a one hour fire resistance rating and be of non-combustible construction and the area of unprotected openings must comply with table 9.10.15A of Building By-law #5190. Alternatively this wall may be of combustible construction with all voids filled with acceptable insulation and the exterior covered with non-combustible cladding, or the building may be fully sprinklered and the exterior covered with non-combustible cladding. In both alternatives unprotected openings must comply with table 9.10.15A of Building By-law #5190.

2. The Fire Alarm System must be upgraded and approved smoke alarms installed in each dwelling unit to comply with Building By-law #5190.

3. Emergency lighting must be installed to comply with Building By-law.

4. Existing illuminated Exit signs must be replaced with an approved type that complies with Sec. 3.4.6 of Building By-law.

5. The exit sign over the rear exit door in the basement must be removed and installed over the exit door in the north side of the building.

6. All doors off public corridors, including suite entrance and closet doors must be replaced with 1 3/4 inch solid core doors and provided with self closing devices and approved latch sets.

7. Exit stair way doors must be 1 3/4 inch solid core, and provided with self closing devices and latch sets and "Fire Door Keep Closed" signs to be provided on each door.

Clause 2 continued

8. The door separating the lobby from the rear exit corridor must be 1 3/4 inch solid core with self closing device and latch set.

9. All doors in the basement exit corridor must have a 3/4 hour fire protection rating to comply with Sec. 40(6) of Fire By-law #5012.

10. Side lights adjacent to the doors in the exit stair enclosure must be fitted with wire glass in steel frames.

11. Holes, voids and openings in walls must be filled to maintain the integrity of fire separations, including openings for milk bottles, vent fan in laundry room, plumbing access panel in the laundry room and various holes in the furnace room.

12. The garbage chute doors must be replaced with 3/4 hour approved labelled chute doors.

13. The door opening to the storage area under the stairs must be filled with a rated closure to maintain the integrity of the fire separation of the exit enclosure.

14. The required sound transmission rating could not be determined.

Electrical

1. 30 A plug fuses to be non-tamper type.

2. Non-metalic sheathed cable in storage rooms to be properly fastened to wall and ceiling.

3. Broken light fixture in storage room to be replaced.

4. Armoured cable in laundry room to be properly fastened with approved straps.

5. Fire alarm bell to be installed on ground floor.

Plumbing

No Requirements."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"The Council resolution (March 11, 1976), on strata title conversions reads:

'That where more than 10% of the tenants object to a conversion it not be permitted.'

In view of the existing support for the application by the present owner/occupants, no interviews are necessary."

The Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the occupied premises at 6070-6080 East Boulevard to Strata Title ownership, i.e, 15 strata lots and the Approving Officer is hereby authorised to sign the required strata plans subject to the following condition:

'That this particular building is first upgraded to substantially comply with all relevant City By-laws, said work to be carried out to the owner-developer's cost and to the satisfaction of the Director of Permits and Licenses Department.'

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

..../4

3. Kensington N.I.P. - Litter Containers

The Director of Planning and City Engineer report as follows:

"On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan which included an allocation of $3,000 for litter containers to be located near corner stores in the residential areas. Through the provision of litter containers, it is hoped to reduce the amount of litter in the neighbourhood while still allowing the stores to provide a service to the community.

There are six stores currently in operation in the residential area of Kensington, located at:

1. 3701 St. Catherines Street
2. 1243 East 28th Avenue
3. 4471 Inverness Street
4. 906 East 30th Avenue
5. 959 East 35th Avenue
6. 897 East 35th Avenue

Additional containers are planned for the commercially zoned areas of Kensington. The location and number of such containers will await the commercial area studies which will be completed by the summer of 1979.

The cost of six Granville Mall type (circular exposed aggregate with aluminum cover) litter containers is estimated at $1,050, and the on-going maintenance (including pick-ups) is estimated at $150 each per year and the Operating Budget should be increased to provide for this cost. Maintenance for the balance of 1978 is estimated at $225.

The total cost of the six containers would be shared as follows:

C.M.H.C.	50%	$ 525.00
Province of B.C.	25%	262.50
City of Vancouver	25%	262.50
		$1,050.00

The Kensington Citizens' N.I.P. Planning Committee, C.M.H.C. and the Province of B.C. concur with the expenditure of Kensington N.I.P. funds on this project.

The Director of Planning and the City Engineer RECOMMEND

1. That Council approve the appropriation of $1,050 from Kensington N.I.P. account 891/8704 to provide and install six Granville Mall type litter containers in the Kensington N.I.P. area.

2. That Council approve from Contingency Reserve, an increase of $225 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for the balance of 1978."

The City Manager RECOMMENDS that the above recommendation of the Director of Planning and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 98

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MANAGER'S REPORT, SEPTEMBER 22, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) July 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Chartered Bank Deposit Receipts and Government Notes					
July	4	Toronto Dominion Bank	Dec. 15/78	$ 1,038,775.89	$ 1,000,000.00	164	8.63
	4	Bank of British Columbia	Aug. 22/78	2,527,621.23	2,500,000.00	49	8.23
	4	Bank of British Columbia	Sept.15/78	2,541,750.00	2,500,000.00	73	8.35
	4	Bank of British Columbia	Nov. 15/78	1,031,242.19	1,000,000.00	134	8.51
	4	Bank of Nova Scotia	July 14/78	1,002,082.19	1,000,000.00	10	7.60
	4	Bank of Nova Scotia	Oct. 13/78	1,023,520.55	1,000,000.00	101	8.50
	5	Canadian Imperial Bank of Commerce	Oct. 3/78	1,020,860.27	1,000,000.00	90	8.46
	5	Canadian Imperial Bank of Commerce	Nov. 15/78	5,156,138.36	5,000,000.00	133	8.57
	5	Canadian Imperial Bank of Commerce	Nov. 16/78	1,547,193.70	1,500,000.00	134	8.57
	5	Canadian Imperial Bank of Commerce	Nov. 17/78	1,031,697.26	1,000,000.00	135	8.57
	5	Canadian Imperial Bank of Commerce	Dec. 1/78	1,552,721.51	1,500,000.00	149	8.61
	5	Bank of Canada	July 14/78	1,994,273.63	1,990,592.40	9	7.50
	5	Bank of British Columbia	Oct. 31/78	1,027,479.45	1,000,000.00	118	8.50
	5	Bank of Montreal	July 31/78	2,011,468.49	2,000,000.00	26	8.05
	5	Bank of Montreal	Oct. 13/78	5,116,438.36	5,000,000.00	100	8.50
	5	Bank of Montreal	Oct. 16/78	2,047,972.60	2,000,000.00	103	8.50
	5	Bank of Montreal	Nov. 30/78	2,069,742.47	2,000,000.00	148	8.60
	5	Bank of Montreal	Dec. 15/78	5,193,143.84	5,000,000.00	163	8.65
	5	Bank of Montreal	July 6/78	3,000,328.78	3,000,000.00	1	4.00
	6	Royal Bank of Canada	Nov. 15/78	999,776.51	969,620.00	132	8.60
	6	Canadian Imperial Bank of Commerce	Oct. 17/78	1,023,929.86	1,000,000.00	103	8.48
	6	Canadian Imperial Bank of Commerce	Nov. 15/78	2,061,985.75	2,000,000.00	132	8.57
	6	Canadian Imperial Bank of Commerce	Nov. 22/78	2,065,349.04	2,000,000.00	139	8.58
	6	Canadian Imperial Bank of Commerce	Nov. 24/78	516,572.33	500,000.00	141	8.58
	6	Canadian Imperial Bank of Commerce	Nov. 27/78	516,924.93	500,000.00	144	8.58
	6	Canadian Imperial Bank of Commerce	Dec. 15/78	4,153,567.12	4,000,000.00	162	8.65
	6	Bank of British Columbia	Dec. 27/78	1,041,521.64	1,000,000.00	174	8.71
	6	Bank of British Columbia	Dec. 29/78	2,083,997.81	2,000,000.00	176	8.71
	6	Bank of Nova Scotia	Oct. 13/78	1,023,081.92	1,000,000.00	99	8.51
	7	Mercantile Bank of Canada	Oct. 27/78	500,000.00	487,363.50	112	8.45
				57,921,157.68	56,447,575.90		

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MANAGER'S REPORT, SEPTEMBER 22, 1978 . . . . . (FINANCE: A7-2)

Clause #1 continued:

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes - Forward					
			$57,921,157.68	$56,447,575.90		
July 7	Canadian Imperial Bank of Commerce	Aug. 31/78	2,025,073.97	2,000,000.00	55	8.32
7	Canadian Imperial Bank of Commerce	Sept.29/78	2,038,570.96	2,000,000.00	84	8.38
7	Canadian Imperial Bank of Commerce	Oct. 20/78	3,072,579.45	3,000,000.00	105	8.41
7	Canadian Imperial Bank of Commerce	Nov. 1/78	1,027,118.36	1,000,000.00	117	8.46
7	Royal Bank of Canada	July 10/78	3,000,986.30	3,000,000.00	3	4.00
10	Bank of British Columbia	Aug. 2/78	2,009,981.37	2,000,000.00	23	7.92
10	Bank of British Columbia	Nov. 30/78	4,135,242.74	4,000,000.00	143	8.63
10	Mercantile Bank of Canada	Sept.15/78	2,000,000.00	1,969,986.00	67	8.30
10	Bank of Montreal	Sept.29/78	2,037,282.19	2,000,000.00	81	8.40
13	Bank of Canada	July 14/78	3,000,842.47	3,000,000.00	1	10.25
18	Bank of Nova Scotia	Aug. 31/78	1,009,824.66	1,000,000.00	44	8.15
18	Bank of Nova Scotia	Dec. 27/78	2,077,316.16	2,000,000.00	162	8.71
18	Bank of Nova Scotia	Jan. 2/79	2,081,652.60	2,000,000.00	168	8.87
24	Bank of British Columbia	Aug. 15/78	1,507,296.16	1,500,000.00	22	8.07
28	Royal Bank of Canada	July 31/78	1,000,863.01	1,000,000.00	3	10.50
31	Bank of Nova Scotia	Jan. 15/79	2,604,367.12	2,500,000.00	168	9.07
31	Bank of Canada	Aug. 1/78	5,001,369.86	5,000,000.00	1	10.00
			$97,551,525.06	$95,417,561.90		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
July 25	City of Vancouver 10.00%	Dec.16/94	$15,000.00	101.75	$15,262.50	16/5	9.78

SINKING FUND TRANSACTIONS (SALES)

	Debentures			Sale Price			
July 28	City of Vancouver 10.00%	Dec.16/94	$ 5,000.00	$ 5,100.00	$ 5,132.00	16/5	9.75

3. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures						
July 27	City of Vancouver 9.25%	Sept.1/90	$50,000.00	97.51	$48,755.00	12/1	9.25

4. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

					Term Days	
	Chartered Bank Deposit Receipts and Government Notes					
July 14	Mercantile Bank of Canada	Aug. 15/78	$2,800,000.00	$2,780,377.32	32	8.05

...../3

Clause #1 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JULY 31, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$134,174,333.90	$130,845,419.18"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Rental Agreement for Police Satellite Radio Receiver Installation at Fountainebleu Apartment

The City Engineer reports as follows:

"To provide reliable Police district radio coverage on the south west Marine Drive Area, a remote receiver is required along the south slope. No suitable site is available on any City owned building. The Fontainebleu Apartments 5455 Balsam St. Vancouver, B.C. will provide a suitable site and the owners, Lougheed Village Holdings Ltd., have agreed to lease the necessary area subject to the following conditions.

1. A $25.00 per month cost for access to the roof top storage locker for holding a police satellite radio receiver.

2. Use of five watts of electrical power continuously.

3. Installation of a roof top antenna three cm. in diameter and three meters high.

4. Thirty day cancellation notice by either party.

5. No fault or liability of performance or equipment to the lessor.

The City Engineer recommends

That the Director of Legal Services be authorized to prepare and execute a lease agreement with Lougheed Village Holdings Limited, 9500 Erickson Drive, Burnaby, B.C. for the space required to accommodate the Police radio equipment."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Vancouver Economic Advisory Commission

The Director of Finance reports as follows:

"The Vancouver Economic Advisory Commission, established by Council this year, consists of persons from a very wide range of activities and all of them have severe time constraints. They have determined that the most appropriate and convenient times for their meetings are over lunch and have established their regular meeting time as the third Monday of each month from 11:30 a.m. to 1:30 p.m. The most convenient place to meet is at the Plaza 500 Hotel in one of their small meeting rooms with provision for sandwiches and coffee for lunch.

...../4

Clause #3 continued:

There is no provision in the budget for the cost of these meetings or the occasional sub-committee meetings that will be necessary. It is estimated that the cost would approximate $1,500 per year; and approximately $500 for 1978.

I would therefore recommend that Council approve this meeting structure with the luncheon costs being absorbed by the City and further, that $500 be provided in the 1978 budget of the Economic Development Division with the source of funds to be contingency reserve; and, that the cost be included through the normal budget process in the future."

Your City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

4. Staff Overtime at Analyst's Laboratory

The Medical Health Officer reports as follows:

"Council, on August 29, 1978 authorized a review of the City Analyst's Laboratory. This review is being carried out by the B.C. Research Council but a report may not be available until the end of 1978.

As of September 8, 1978 the backlog of cases at the Analyst's Laboratory was estimated at over seven weeks. This backlog constitutes a very unsatisfactory situation, as we are not providing prompt service to the Attorney-General's Department and we are also causing families additional grief because, in many cases, we are delaying funerals.

The Assistant City Analyst has considered the hiring of temporary analysts for toxicological analyses but considers this option impractical because of the length of training time necessary for temporary analysts. Our only alternative, therefore, is additional overtime.

Council, on June 27, 1978 authorized an additional $9,705.00 for overtime. However, only $1,800.00 of this sum remains, and the City Analyst estimates that an additional $5,650.00 would be required for the balance of 1978.

The Medical Health Officer recommends:

That an additional amount of $5,650.00 be provided from Contingency Reserve to pay overtime to staff in the City Analyst's Laboratory during 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved.

5. Interest Allowed on Prepayment of Real Property Tax

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine, by by-law, the interest rate allowed and terms and conditions applicable to the prepayment of property taxes.

Our present interest of 6% per annum is not in keeping with current short-term interest rates and I therefore believe the City should increase its prepayment interest to 7½% per annum which is more representative of current market conditions. This rate to be effective on November 1, 1978.

The Director of Legal Services has prepared the necessary amending by-law and it is submitted to Council concurrently with this report.

I therefore recommend that Council approve the increase in the interest rate payable by the City on real property tax prepayments from 6% to 7½%, and amend By-law 4804 accordingly, effective November 1, 1978."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 99

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PERSONNEL MATTERS

RECOMMENDATION

1. Day Off in Lieu of Remembrance Day

The Director of Personnel Services reports as follows:

"The City's various Collective Agreements specify that when a public holiday falls on a Saturday or Sunday, and when the Federal and Provincial governments have made no proclamation that the holiday be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following as the day to observe the holiday.

There is a further option of designating the Friday as the day off for some employees and the Monday as the day off for the remainder, but this has not yet been exercised.

In 1978 Remembrance Day, November 11th, falls on a Saturday. No proclamation has yet been made by either of the senior governments and it is unlikely that one will be forthcoming. Therefore, the City is in a position to make its own choice.

A survey of other Lower Mainland municipalities reveals that, of those who have made a decision, all but one have opted for Monday, November 13 as the day to observe the holiday. It would be desirable to be consistent with this, but the November 15 civic election is a complicating factor. I am advised by the Supervisor, Voters' List and Elections, that it would be far more convenient if his staff were able to observe the holiday on Friday, November 10, and the City Clerk concurs.

I therefore recommend that:

A. Monday, November 13 be designated as the day on which Remembrance Day is observed by the majority of the City employees involved.

B. Friday, November 10 be designated as the day on which Remembrance Day is observed by the staff of the Voters' List Section of the City Clerk's Department.

C. The Park, Police and Library Boards be advised of Council's decision in this matter."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 99

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PROPERTY MATTERS

RECOMMENDATION

1. Acquisition for Park Site #7 West End School and Park Site 1107 Thurlow Street

The Supervisor of Properties reports as follows:

"The above property which is legally described as Subdivision B of Lot 20, Block 23, D.L. 185, Plan 1291, known as 1107 Thurlow Street has been offered for sale to the City by the owners. Said property is located in the block bounded by Thurlow, Pendrell, Bute and Comox Street which form part of Park Site #7.

These premises comprise a two and one-half storey frame dwelling with full basement erected in 1905 on a lot 33' x 66' zoned W.E.D. The dwelling contains sixteen rooms divided into four rental units. Also, there are seventeen plumbing fixtures, the roof is patent shingle, the exterior walls are stucco and heat is supplied by an automatic gas-fired furnace. The dwelling is generally in good condition.

Following negotiations with the owners, they have agreed to sell for the sum of $65,000.00 as of September 30, 1978, subject to the owners retaining rent-free possession to October 31, 1978. This price is considered to be fair and equitable and it is proposed to rent this property on a month-to-month basis until the land is required for development at which time the dwelling will be demolished.

It is recommended that the Supervisor of Properties be authorized to acquire Subdivision B of Lot 20, Block 23, D.L. 185, Plan 1291 known as 1107 Thurlow Street for the sum of $65,000.00 on the foregoing basis chargeable to Code #4139/-."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. False Creek - Lot 34 - Proposed Subdivision

The Director of Finance reports as follows:

"Lot 34 is a parcel of City-owned land in the False Creek development - Phase I and is adjacent to the City-owned Heather Marina. On June 22, 1976, Council approved the terms for the City to enter into a long-term lease for the property with Frank Stanzl Construction Ltd. Due to a number of outstanding issues, this lease has not been entered into and a report will be presented to Council in October proposing fresh lease terms.

The purpose of this report is to seek a subdivision of this Lot 34 into two separate parcels numbered Lots 59 and 60, as noted on the attached drawing. This subdivision is required to facilitate two separate developments on this site, one of which is a strata title development and the second which is a simple lease. The first development, which is on the proposed Lot 60, is the existing marina commercial building which incorporates the on-shore facilities of the Heather Marina plus space for retail and office. The second development on the proposed Lot 59 is a proposed restaurant building.

Council is being asked to approve the sub-division in advance of reviewing the proposed lease terms in order to speed up the documentation process. Approval of the subdivision does not, in itself, commit the City to any further action.

..../2

Clause 2 continued

It is recommended that the subdivision of Lot 34, False Creek, Plan 16518 into two lots as described on the attached drawing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

3. Approval of Subdivision Plan Pertaining to City-Owned Lots Held for Fraserview Parking

The Supervisor of Properties reports as follows:

"The portion of the City property known as the Fraserview Collective Parking Lot, legally described as Lots 7, 8, 19 and 20, Blocks 4, 5 and 6, D.L. 649, Plan 2236, is situated between 48th and 49th Avenues west of the lane west of Fraser. Portions of the lots have previously been established for lane purposes.

An area along 49th Avenue has recently been re-surveyed due to a fault in an old survey and it was necessary to repost some of the boundaries, including this site. As a consequence, it was felt appropriate to take the opportunity to consolidate these lots for convenience, and to dedicate by the plan the portions formerly established for lane.

It is recommended that the plan of subdivision be submitted to the Approving Officer for approval, be signed on behalf of the City of Vancouver and be deposited in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Establishment of City Land for Road Purposes

The Supervisor of Properties reports as follows:

"City-owned Lot 1, Block 252, D.L. 526, situated on the east side of the 1800 block Granville Street, was acquired by the City from the Canadian Pacific Railway Company in 1967 in exchange for City lands. The lot is located within the boundaries of the False Creek development and is in use for road purposes forming part of the access to Granville Island.

The City Engineer has requested that, to facilitate the False Creek Project, the lot now be formally established for highway purposes, and it is therefore

recommended that Lot 1, Block 252, District Lot 526, Plan 9736, be established for highway purposes and that the formal resolution to establish the same for highway purposes submitted concurrently with this report be adopted by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Lease of 17 Foot Widening Strip of Arbutus Street Adjacent to Lot D, Block 425, D.L. 526.

The Supervisor of Properties reports as follows:

"The 17 foot widening strip of Arbutus Street adjacent to Lot D, Block 425, D.L. 526, situated on the east side of Arbutus Street, 13th Avenue to 14th Avenue, is presently leased to C.X. Film Processing Laboratories Ltd. for a period of thirty years from October 1, 1967. An application has been received to subdivide Lot D, Block 425, D.L. 526 and the owners have requested that the present lease be cancelled and two new agreements be drawn up to cover the two new parcels.

The City Engineer has no objection to each of the proposed lots obtaining an encroachment agreement for the portions of the 17 foot strip used provided the present lease is cancelled coincident with the registration of the two agreements.

It is recommended that two new encroachment agreements be drawn to the satisfaction of the Director of Legal Services subject to the following conditions:-

A. Annual rental on newly created Lot A is $304.00.

B. Annual rental on newly created Lot B is $1,054.00.

C. Annual rental on both agreements to be reviewed every 5 years."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Sixty-year Ground Lease to G.V.H.C. for Family Housing - Foster and Euclid Streets

The Supervisor of Properties reports as follows:

"On December 14, 1976, Council approved the following recommendation of the Housing and Environment Committee of December 2, 1976.

'That the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites'

One of these sites was identified as Foster and Euclid Streets.

The Greater Vancouver Housing Corporation has now agreed to lease Lot A, Block 7, D.L. 36 and 49, subject to the following terms and conditions:

a) For a term of 60 years from the date of the lease by both parties but in no event more than 90 days after City Council approval of this lease.

b) To be a prepaid lease in the amount of $242,000.00. The sum of $121,000.00 to be paid on commencement of the lease and the balance on substantial completion of the buildings, but no later than April 1, 1980.

c) The buildings are to be built and maintained for non-profit family housing.

Clause 6 continued

The Supervisor of Properties recommends that the City enter a lease with the G.V.H.C. on the foregoing terms and conditions with the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Sale of City-Owned Site for Modest Income Housing

The Director of Finance, City Engineer, Director of Planning and the Supervisor of Properties report as follows:

"The Supervisor of Properties reports:

City-owned Lots 7, 8 and 9, Sub. J, Block 31, D.L. 182, Plan 729, situated on the N/W corner of Napier and McLean are currently under the jurisdiction of the Property Endowment Fund Board. The three lots comprise a site of approximately 17,216 square feet with a frontage of 132 feet on both Napier Street and McLean Drive in an area zoned RM-3 (Multiple Dwelling District). This site has been considered by the P.E.F. Board as a prime site for marketing. Prior to the site being advertised, the Director of Planning requested consideration be given to a need for Modest Income Family Housing in the area. The P.E.F. Board has agreed to consider a direct sale at market value to a non-profit group which wishes to develop housing for families of modest means subject to Council approval and providing there was no conflict with the Local Area Planning Study.

The Director of Planning reports:

"The sale of this City-owned site for the development of a non-profit family housing project is recommended in the Draft Grandview-Woodland Local Area Policy Plan. The Plan notes that family housing on this site would be compatible with the neighbourhood, especially considering the site's location across the street from Britannia Community Services Centre. Preliminary discussions have taken place between planning staff and the non-profit group wishing to purchase the property. The Director of Planning feels that this is a good opportunity to sell the land for the purpose suggested in the Draft Area Policy Plan.

Use of Proceeds from Sale for Park Acquisition and/or Development.

The Draft Grandview-Woodland Area Policy Plan also identifies the deficiency of park space in Grandview-Woodland, identifies a sub-area most in need of additional park space, and explores various methods of financing park acquisition and/or development. In this connection the Draft Area Policy Plan recommends that the proceeds from the sale of the McLean/Napier City-owned site should be used to acquire and/or develop park in the Britannia Slopes area south of First Avenue (see map, Appendix I).

It is noted that Council practice generally has been not to earmark proceeds from the sale of land for park or other capital expenditures. However, there have been exceptions to this practice in cases where priority needs have been identified. Two examples of Council earmarking funds in this manner are:

-Fairview Slopes (Policy 22, June 1, 1976): proceeds from the sale of City-owned land earmarked for social housing.

Clause 7 continued

-Wall Street Park (February 4, 1977): proceeds from the sale of City-owned land approved for park development on adjacent City land.

In the case of Grandview-Woodland, the neighbourhood has the fewest acres of neighbourhood park per person of any residential neighbourhood in the City. In terms of neighbourhood park, Grandview-Woodland has .91 acres per 1000 compared to a City average of 2.56 acres per 1000. If City-wide parks as well as neighbourhood parks are included in the calculation, the comparison is Grandview-Woodland still with .91 acres per 1000 compared to a City average of 6.5 acres per 1000. (See Appendix I for location of parks in East Vancouver).

The existing City land at McLean and Napier is not appropriately located for park use because it is adjacent to Britannia Centre and close to Grandview Park, and is therefore a good site for family housing as recommended in this report.

The Britannia Slopes area south of First Avenue is identified in the Draft Area Policy Plan as the sub-area most deficient in park space. Characteristics of the area, indicating its need for park acquisition and/or development, are as follows:

-No park in area.

-No City-owned land which could be dedicated in the future for park use.

-Area is cut off from other parks by distance and major arterials (Clark, Broadway, Commercial, First Avenue).

-Former park site two blocks north of First would have been the closest park if developed, but has instead been used for Grandview Terrace housing project.

-Population of area is about 4,500.

-Zoning is apartment (RM-3) and therefore density has been increasing. Family housing (single family and conversion) still predominates.

-Over 225 senior citizens live in Grandview Towers, three high rises located in the middle of the area.

Several alternatives for providing park in the area have been explored including N.I.P. funds, use of school property, use of B.C. Hydro property, and proceeds from sale of City lands. As it is not within the N.I.P. boundaries, N.I.P. funds are not available. An earlier offer by B.C. Hydro to lease their small gas regulator site at Second and Woodland for park purposes has since been re-evaluated by B.C. Hydro and withdrawn. If funds were made available by Council, such as from the sale of City land, possibilities would include acquiring property in the area, or improving the Grandview School grounds for park uses.

The Grandview-Woodland Citizens' Planning Committee is in favour of using the proceeds from the sale of the McLean/Napier site for park south of First.

Clause 7 continued

Park Board staff note that of the three types of park, Grandview-Woodland has no community or City park, and that even its neighbourhood park acreage is very deficient.

In summary, the Draft Grandview Woodland Area Policy Plan identifies the suitability of the existing City land at McLean and Napier for family housing, and also identifies the need for additional City land in another sub-area for park purposes. The Director of Planning feels that this is a specific case where earmarking funds from the proceeds of the sale of City-owned land may be warranted.

The Director of Planning approves the sale of the McLean/Napier site to the group identified in this report, subject to approval of a Development Permit Application for a non-profit family housing development.

And further wishes to submit for the CONSIDERATION of Council whether Council should allocate the proceeds from the sale of the McLean/Napier site to park acquisition and/or development in the Britannia Slopes area south of First Avenue, and instruct the Director of Planning to explore alternatives for the use of these funds for park with B.C. Hydro, the School Board, and Park Board for report back. Alternatively, Council may wish to defer consideration of this matter until the Area Policy Plan is submitted.'

The City Engineer reports as follows:

"The N. 12' of Lot 7, Blk.31, Sub.J, D.L. 182, Plan 729 has been established as lane. As Lots 7, 8 & 9 are to be consolidated, the north 12' of Lot 7 is no longer required for lane.

I recommend that the north 12' of Lot 7, Blk.31, Sub.J, D.L. 182, Plan 729, which has been established as lane, be closed, stopped up, and consolidated with the abutting City-owned Lots 7, 8 & 9, subject to a public utility easement being retained over the W.10' of the Consolidated site.

The Director of Finance and the Supervisor of Properties report as follows:

"Negotiations have been conducted with "Inter-City Infill and Rehabilitation Housing Society" and agreement was reached as to price and conditions of sale, taking into account the type of housing desired and the immediate need. The purchase price is at full market value.

It is noted that the sale of these lands will not predjudice the planning proposals in the area.

In view of the foregoing, it is recommended that the sale of Lots 7, 8 and 9, Sub. J, Block 31, D.L. 182, Plan 729 be approved subject to the following terms and conditions:

(a) Purchase price of $154,000.00 payable on City terms of ¼ down, the balance payable in three equal installments of 6, 12 and 18 months, with interest at a rate of 11% on the unpaid balance.

(b) Development permit for the development of housing for families of modest means to be obtained within six months from the date of sale.

(c) All documentation to be to the satisfaction of the Director of Legal Services.

(d) The date of sale to be the date of the approval of this report.

..../7

Clause 7 continued

The Director of Planning submits for the Consideration of Council:

"Whether Council should allocate the proceeds from the sale of the McLean/Napier site to park acquisitions and/or development in the Britannia Slopes area south of First Avenue, and instruct the Director of Planning to explore the alternatives for the use of these funds for park with B.C. Hydro, the School Board, and Park Board for report back. Alternatively, Council may wish to defer consideration of this matter until the Area Policy Plan is submitted."

The Director of Finance comments as follows:

"I am very much opposed to the specific allocation of the proceeds of the sale of any property to an unrelated capital expenditure. I believe it subverts the priority setting process of Council, and in this case, the Park Board. The creation of parks should be done on a City-wide priority basis determined by the Park Board and within the context of funds made available by Council in light of its overall priorities regarding the use of all available capital funds. If the parks situation in this area is deficient as described, then the question arises as to why hasn't the Vancouver Park Board recognized this and taken appropriate action in their parks acquisition programme."

The City Manager RECOMMENDS approval of the recommendations of your officials, and further RECOMMENDS Council not approve allocation of the proceeds for park purposes, as this would be contrary to the overall priority setting Council tries to achieve in its budget processes.

8. Sale of City-Owned Property

The Director of Legal Services and Director of Finance report as follows:

"Council on August 12th, 1975 authorized the sale of the former Haro Park Site (Lots 23 to 26, Block 32, D.L. 185) to the Lions' Gate B'nai B'rith Building Society, for the purpose of establishing a multi-purpose service centre for geriatric care. The sale was completed for the price of $350,000.00 which is about half the estimated market value and as a consequence the Society was required to grant an Option to Repurchase to the City if construction was not commenced within eighteen months of the date of sale or not completed within thirty-six months of the date of sale (June 30, 1978). The centre is being financed by C.M.H.C. under section 15.1 of the National Housing Act and C.M.H.C. has now informed the City and the purchaser that they will not loan the money unless the City agrees to repay the mortgage in full should the Option be exercised as the City is not an eligible borrower under the provisions of Section 15.1.

The Director of Finance does not recommend that the City undertake such repayment of the mortgage which has a principal amount of $6,798,695.00.

The purchaser has commenced construction on the project but financing is being stalled because of the C.M.H.C. requirement.

Having regard for these circumstances and in order to permit the purchaser to proceed with development without a commitment by the City, the Director of Finance and the Director of Legal Services recommend that the Option be released."

The City Manager RECOMMENDS that the Option be released.

FOR COUNCIL ACTION SEE PAGE(S) 99

B

MANAGER'S REPORT

TO: Vancouver City Council

DATE: September 6, 1978

SUBJECT: Task Force on Municipal Policing Costs in British Columbia Preliminary Report

CLASSIFICATION: RECOMMENDATION

The Chief Constable and the Director of Finance report as follows:

"The City has received the preliminary report of the Task Force on Municipal Policing Costs. Copies of the summary of policy options and preliminary recommendations were circulated to members of Council on August 8, 1978 by the City Manager.

The Task Force is requesting written briefs by October 1 and it is understood that there will be some discussion at the U.B.C.M. convention on September 20-22.

The purpose of this report is to provide Council with a brief summary of the report for information and recommendations to form the basis of a brief to the Task Force on the preliminary report.

I. Background

City Council on May 16th approved the submission of a brief to the Task Force which was prepared by the Director of Finance and the Chief Constable. A copy of the brief, which includes the terms of reference of the Task Force, is attached to this report as Appendix A.

II. Results of the Task Force Study (Preliminary)

In general, the preliminary report (387 pages) is considered to be a very good report and does identify the inequities that exist in the distribution of policing costs in the Province, especially the extra cost to the City of Vancouver and the other 11 self-policed municipalities. In addition to the cost inequities, there are other non-financial aspects of the report that affect the City and these are shown in Section III - Recommendations.

Some of the highlights or relevant points contained in the preliminary report are as follows:

1. Self-policed municipalities, such as Vancouver, appear to have a much higher per capita police strength than municipalities with R.C.M.P. contracts.

2. Vancouver has a very high cost of policing in relation to the other 11 self-policed municipalities (1976 data) shown as follows:

Cost per Capita

Vancouver	$67.05
Average of other 11 municipalities	42.96
Average including Vancouver	55.66

Cost per $10,000 Property Value

Vancouver	19.49
Average of other 11 municipalities	13.96
Average including Vancouver	16.92

Cost as % of Municipal Expenditures

Vancouver	17.4%
Average of other 11 municipalities	13.1%
Average including Vancouver	15.6%

3. R.C.M.P. contract policing is very cost advantageous to the municipalities vs. self-policing (e.g. on a per capita basis):

Vancouver	$67.05
Average of 11 other self-policing municipalities	42.96
R.C.M.P. average	27.03

4. The preliminary report recognizes the increased burden on the local taxpayers in "trading centers" and "core cities" and recommends that the Province recognize this.

III. Summary of Recommendations and Conclusions

There are 38 recommendations of the Task Force included in the preliminary report. Your officials have reviewed the recommendations and report on them as follows:

1. Relevant to the City and recommended by your officials for support (priorities set 1 to 4).

2. Relevant to the City and agree.

3. Not applicable to the City.

1. Relevant to the City and Recommended by your Officials for Support (priorities set 1 to 4)

Recommendation No.	Priority No. 1
4	When considering any special policing grants to municipalities the Province give recognition to the extra costs incurred by trading centers and core cities.
20	If withdrawal of R.C.M.P. from municipalities within the G.V.R.D. is in fact contemplated, long range phase planning begin immediately, for the purpose of developing a regional force in the G.V.R.D. rather than several new municipal forces.
*24	Court appearances by policemen while on duty be considered part of their "regular duties", and that the cost incurred continue to be borne by the municipality.
*25	When a policeman is required to attend court during his off-duty hours, and chooses time off in lieu of overtime pay, the cost thereof continue to be borne by the municipality.
*26	The province reimburse municipalities for the cost of overtime pay earned by off-duty policemen as a result of criminal court appearances where the policeman chooses to be compensated by pay instead of time off.
*27	Municipalities trying to cut down on court overtime consider the West Vancouver example of a "Court Witness Management Programme".
28	The Provincial Ministry of Health expedite the development of the Detoxification Center in Vancouver to replace the city jail drunk tank.

* Recommendations 24-25-26-27 refer to court overtime costs and, while we feel this is a priority 1 subject, we do not quite understand the rationale of the recommendations. More study or discussion with the Task Force is required on these points.

Recommendation No.	Priority No. 1 (Cont'd.)
32	The B.C. Police Commission study and report to the Attorney-General on the feasibility of providing assistance for capital financing of police buildings and major renovations therein to all municipalities responsible for policing. Such assistance may be either modelled on the 10 year straight line amortization method used by the Federal Government, or be provided through an outright grant.
33	The Attorney General institute a system of capital financing of major police equipment items for municipalities with their own force, similar to the system used by the Federal Government for RCMP contract municipalities. This assistance would apply to major purchases of items costing over $25,000 such as communication equipment, helicopters, vessels, computer and information systems.
35	Trained policemen not be utilized as prisoner guards. The pre-trial services center and detoxification center in Vancouver be completed by the earliest possible date and all full-time police members relieved from prisoner guard duty. In the interim, the Provincial government reimburse Vancouver and Victoria for the cost of full-time sworn members required as prisoner guards. (Estimated cost of salaries in 1977: $1,100,000.)
36	The B.C. Police Commission study and report to the Attorney General on criteria for establishing provincial-municipal cost sharing of prisoner costs applicable to municipalities with their own police force.
37	Municipal responsibility for prisoners should end once an arrest is made and a charge is laid.
38	The Provincial Government assume financial responsibility for all costs concerning the provision of facilities and holding of prisoners in police lockups.
	Priority No. 2
15	The Attorney General set up a committee with representatives from the five municipal forces and 7 R.C.M.P. detachments located within the Greater Vancouver Regional District to examine the feasibility of establishing policing services on a cooperative basis.
31	The B.C. Police Commission study the feasibility of centralized purchasing of appropriate items for the twelve municipalities with their own force, either through the Commission or some other agency.
	Priority No. 3
7	Any municipalities which have Indian reserves within their boundaries be reimbursed by the province to the extent they are required to provide police services to the reserve(s).
9	The province continue its policy of providing policing for traffic purposes on limited access freeways within municipalities, provided the municipality concurs.
10	Municipalities which have freeways within their boundaries should, if they so choose, submit a request to the Attorney General to have their portion of the freeway patrolled by the provincial force for traffic purposes.

Recommendation No.	Priority No. 3 (Cont'd)
11	If the Attorney General is unable to provide freeway policing to any municipality which requests it, the province should reimburse the municipality accordingly.
19	The Attorney General of B.C. meet with the Solicitor General of Canada in an effort to determine the future policy of the R.C.M.P. with respect to policing large municipalities.
21	If the current Sheriff Services staff are not able to provide a complete range of their services in any municipality responsible for policing and if police members are therefore required to provide these services that the Sheriff Services pay the cost incurred.
22	Each municipality examine its ratio of sworn members to civilians, determine an optimum ratio for its department or detachment, and take the steps necessary to attain this optimum.
23	The B.C. Police Commission, upon request from municipalities, provide consultation on the effective use of civilians in police operations.
	Priority No. 4
3	The province, through the B.C. Police Commission, establish a standard system of detailed reporting on the costs of policing services in municipalities responsible for policing; and that the B.C. Police Commission be responsible for: - the annual collection of this information from the appropriate municipalities and police organizations; - analysis of the data; - distribution of results and comparative findings to municipalities, police boards, police organizations and other interested parties.

2. Relevant to the City and Agree

The following two recommendations are agreed to at this time and for the reasons given in the report. They have not had priorities set as they do not require any further action at this time.

Recommendation No.	
18	A Regional Police Force should not be established in the Greater Vancouver Regional District at this time.
30	The Attorney General prohibit the use of police lock-ups for intermittent sentences and implement the proposal of the Committee on Intermittent Sentences to use regional correctional centers for this purpose.

3. Not Applicable to the City of Vancouver

Nos. 1, 2, 5, 6, 8, 12, 13, 14, 16, 17, 29, 34

(See Appendix "B" for details)

IV. Cost Sharing

One of the major purposes of the Task Force was to consider alternative methods of cost sharing that would distribute the policing cost burden on a more rational and equitable basis throughout the Province. The Task Force has presented eight methods for discussion which are dealt with in summary form as follows:

METHOD 1: Percentage of Police Costs

METHOD 2: Per Capita Basis

METHOD 3: Equalized Assessment Basis

METHOD 4: Crime Rate Basis

METHOD 5: Population to Police Ratio Basis

METHOD 6: First 5,000 Population A Provincial Responsibility

METHOD 7: Province Pays 100% of Municipal Portion of Policing Costs

METHOD 8: Assessing Taxpayers Covered by the Provincial Contract

(For details of methods, see pages 100 to 130)

From the above methods, the Task Force has considered and presented five preliminary policy options which are discussed as follows:

POLICY OPTION A (Page 131 to 137)

- Province to pay for all municipal police expenditures less
  - Federal contributions
  - Accommodations costs
  - Above standard police services
- Funding would be provided:
  - From present or new Provincial sources
  - Property taxes on all property owners at an equal mill rate in the Province.
- Province would approve municipal police budgets and set standards for policing.

Associated with this option are some basic principles, guidelines, etc. which are reported on as follows:

(a) Basic Principles

(i) All property in B.C. requires police protection or availability of police services.

(ii) However, policing is more than a service to property, it is also a service provided to people.

(iii) Every citizen in B.C. demands and requires police protection or access to police protection, no matter where they may be in the Province.

(iv) Most crimes occur within municipal boundaries; but policing problems, the nature of crime and criminals themselves do not recognize local borders.

(v) It is important to maintain local control and involvement around police issues where that is a priority of the municipality.

(b) Guidelines for Financing and Operation

The Task Force has proposed that approximately 80% of the municipal expenditures on policing (1976 = $72,684,631) be raised from Province wide property taxes and 20% from other Provincial sources.

The mill rate to raise this amount is estimated at 5.1281 mill throughout the Province. In Vancouver, this amounts to approximately $10,980,000 in 1978 compared to present costs of $29,500,000 provided in the City's budget. (Excluding $1,000,000 for lock-up expenses).

The Province would be required to provide the 20% balance from other sources and the Task Force has mentioned Liquor Revenue increases and possible vehicle licence increases.

(c) Role of Police Boards and Municipal Councils

The Vancouver Police Board would maintain its current role in regards to policing services including development of the police budget.

(d) Provincial Administrative Body

Under this option, it would be necessary to provide an administrative body to control monetary expenditures, determine manpower standards, etc. In the opinion of the Task Force, the B. C. Police Commission would be the appropriate organization for this function.

POLICY OPTION B (Page 138 to 144)

This option is a combination of:

GRANT TO MUNICIPALITIES WITH THEIR OWN POLICE FORCE, USING PER CAPITA BASIS (METHOD 2) AND EQUALIZED ASSESSMENT BASIS (METHOD 3)

PLUS

GRANT ON A POPULATION TO POLICE RATIO BASIS (METHOD 5)

PLUS

ASSESS TAXPAYERS COVERED BY THE PROVINCIAL CONTRACT (METHOD 8)

The basic principles and guidelines, etc. related to this option are as follows:

(a) Basic Principles

i) Municipalities with their own police force should be receiving assistance from senior levels of government.

ii) "Core cities" or "trading centers" with a daily influx of people for work or entertainment, and other municipalities experiencing high crime should receive assistance to meet the additional costs of policing.

iii) All property and citizens in B.C. require police protection and therefore should contribute directly toward the costs.

(b) Guidelines for Financing and Operation

This policy option would provide for a grant to the City in 1976 dollars of $8,248,811 as shown on Appendix C attached to this report. The total grants that would be paid out under this option amount of $13,591,407. It is suggested that the source of revenue for this would be to assess the taxpayers covered by Provincial contract at $20 per capita and this would provide $12,036,500. The balance of $1,554,907 would have to be provided from other Provincial revenue. It is also noted by the Task Force that if this policy option is implemented, it should be done over a five-year period. (60% first year).

POLICY OPTION C (Pages 145 to 149)

This policy option is very similar to Policy Option B. The major difference is the treatment of people living in unorganized areas and municipalities with population under 5,000.

If the Province is reluctant to assess taxpayers now covered by the Provincial contract, then the Task Force proposes that the first 5,000 population be made a Provincial responsibility.

This option would then become a combination of:

GRANT TO MUNICIPALITIES WITH THEIR OWN POLICE FORCE, USING PER CAPITA BASIS (METHOD 2) AND EQUALIZED ASSESSMENT BASIS (METHOD 3)

PLUS

GRANT ON A POPULATION TO POLICE RATIO BASIS (METHOD 5)

PLUS

FIRST 5,000 POPULATION A PROVINCIAL RESPONSIBILITY (METHOD 6)

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

The same three principles outlined under Policy Option B would apply here as well, with the following additions:

(iv) If areas under the Provincial policing agreement are not contributing directly toward policing costs, and if the Province is paying this cost, then other areas should receive a similar type of assistance.

(b) Guidelines for Financing and Operation

The cost to the Province under this policy would be $21,360,863. The Task Force does not indicate where these funds would come from so it is assumed they would have to be provided from other Provincial sources such as liquor and vehicle permit increases.

The grant to the City under the Option C is $8,584,074 in 1976 dollars as shown in Appendix D attached to this report.

POLICY OPTION D (Pages 150 to 155)

This option is a combination of

ASSESS TAXPAYERS COVERED BY THE PROVINCIAL AGREEMENT 4 MILLS FOR POLICING

PLUS

REIMBURSE ALL MUNICIPALITIES RESPONSIBLE FOR POLICING FOR 50% OF "ELIGIBLE POLICE COSTS" IN EXCESS OF 4 MILLS.

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

i) All property and citizens in B.C. require police protection and therefore should contribute directly towards the costs.

ii) When developing cost sharing formulae, consideration should be given to a municipality's ability to pay.

iii) Extra expenditures incurred by "core cities", "trading centers" and other municipalities experiencing high crime should be taken into account.

(b) Guidelines for Financing and Operation

The cost to the Province in 1976 dollars would be $19,427,250. It is proposed that taxpayers in areas covered by the Provincial policing agreement be assessed 4 mills which would raise approximately $11,171,783. The balance of $8,255,467 would have to be raised from other Provincial revenue.

The grant to the City under policy Option D would be $9,471,697 as shown in Appendix E attached to this report.

POLICY OPTION E (Pages 156 to 160)

Under this option all municipalities responsible for policing would be reimbursed by the Province for 50% of "eligible" police costs in excess of 6 mills.

Some of the basic principles and guidelines for financing, etc. for this option are as follows:

(a) Basic Principles

The following two principles were outlined in policy Option D and apply here as well:

(i) When development cost sharing formulae, consideration should be given to municipalities ability to pay.

(ii) Extra expenditures incurred by "core cities", "trading centers" and other municipalities experiencing high crime should be taken into account.

(b) Guidelines for Financing and Operation

Based on 1976 costs, the cost to the Province for this option would be $12,411,006. The report does not state where the Province would raise these funds and it is assumed that it would be from possibly increased liquor and vehicle fees.

The grant to the City of Vancouver under this option would be $7,331,486 as shown in Appendix F attached to this report.

Policy Option Recommended by your Officials

Your officials have reviewed the various options (A) to (E) and would recommend Option B of the proposals put forward in the report.

Option B (1976 $)

City Cost of Policing		$27,500,000
Grant from Province		
$5. per capita	$2,050,000	
$1.50 per 10,000 of assessment	$2,115,000	
Population to police ratio	$4,080,000	
Grant to the City		8,245,000
Estimated Net Cost to City (1976)		$19,255,000

Although Option "B" does not provide the largest grant to the City, it does in our opinion meet the inequity question on a reasonable basis. It provides for grants on some rational basis associated with the cause of policing people, property and recognizes "core" and "trading center" costs. Comments on other higher grant options:

- Option "C" provided an increase of $335,000 to the City in order to avoid charging those areas without any current cost. This increases the cost to the Province from $1,550,000 to $21,360,000. These funds must be provided from some source.

- Option "D" provides an increase of $1,225,000 but would have severe problems associated with "eligible" police costs and could tend to be uncontrollable since increased police costs would be at 50¢ dollars.

V. Recommendations

The Chief Constable and Director of Finance recommend as follows:

1. That City Council endorse the 24 recommendations of the Task Force noted under Section III (1) as "Relevant to the City and Recommended by your Officials for Support".

2. That City Council endorse the two conclusions arrived at in Section III (2) and referred to as Recommendations 18 and 30 as follows:

   A Regional Police Force should not be established in the Greater Vancouver Regional District at this time.

   The Attorney General prohibit the use of police lock-ups for intermittent sentences and implement the proposal of the Committee on Intermittent Sentences to use regional correctional centers for this purpose.

3. That City Council receive for information the 12 recommendations noted in the report as not applicable to the City of Vancouver.

4. That City Council support Option "B" of the preliminary report as the City's recommended cost sharing formula for police costs in the Province, except for the phasing in time suggested in the report.

5. That the foregoing report be submitted to the Task Force on Municipal Policing, drawing particular attention to further discussion regarding Recommendations 24 to 27."

The City Manager RECOMMENDS that recommendations 1 to 5 of the Chief Constable and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 100

C

MANAGER'S REPORT

September 21, 1978

TO: Vancouver City Council

SUBJECT: Staffing New Central Hotel and Ferry Hotel

CLASSIFICATION: Recommendation

The Director of Civic Buildings reports as follows:

"Council, on July 25, 1978, when dealing with a report on the New Central Hotel and Ferry Hotel approved the following recommendation.

'The Director of Social Planning recommends that City Council approve the acquisition, effective August 1, 1978, by the Vancouver Public Housing Corporation, of the New Central Hotel and the Ferry Hotel by assumption of a modified mortgage from CMHC where the purchase price totals $1,312,937.83. The mortgage to be at a rate of 7 5/8 percent and to terminate in the year 2010.'

Vancouver City Council at its meeting on December 14, 1976, approved the following motion:

'That the management except for the Multiuse Centre of the New Central and Ferry Hotels be assigned to the Properties Division of the Finance Department.'

Subsequent to this report, the responsibility for the operation of the hotels has been transferred to the Civic Buildings Department.

We are advised that the date of the acquisition may be October 1, 1978, subject to written confirmation that 100 percent subsidy will be payable for all tenants in the residences at the time of takeover.

The Director of Civic Buildings recommends approval for the following positions on the date of acquisition and authorization for the Director of Personnel Services to proceed with these classifications:

A. Residence Manager - 1
B. Clerk 1 - 4
C. Building Service Workers - 3

These positions are to be under the Direction of the Director of Civic Buildings.

The Budget for the above staff has been approved by Central Mortgage and Housing Corporation."

The City Manager RECOMMENDS that the foregoing RECOMMENDATION of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 100

D

MANAGER'S REPORT

September 22, 1978

TO: Vancouver City Council

SUBJECT: Alternative Trade and Convention Centre

CLASSIFICATION: Information

The Director of Planning reports as follows:

At the initiative of Mr. James Fensom, Architect, the City Planning Department has received a preliminary proposal for an alternative Convention Centre to be located on Block 41, adjacent to the Georgia and Devonshire Hotels. The Director of Planning submits this proposal (attached to this report) for Council's information, noting that in his proposal Mr. Fensom requests to speak to Council as a delegation.

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 100

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 14, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Kennedy (Clauses 1 and 2) Alderman Puil
ABSENT	:	Alderman Gibson
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Marpole Local Area Planning Program - Progress Report and Terms of Reference for Citizens' Planning Committee

The Committee considered a report of the City Manager dated August 31, 1978 (copy circulated) in which the Director of Planning advises that on November 1, 1977, Council approved a local area planning program in Marpole; the area bounded by 57th Avenue to the Fraser River, Angus Drive to Ontario Street.

Mr. D. Thomsett, Marpole Area Planner, advised that the first public meeting in the area,attended by 350 people, resulted in 63 people attending the first Marpole Citizens' Planning Committee meeting. The membership remains at about 65 and is representative of the community. The report recommends that the Terms of Reference of the Committee (Appendix A of the City Manager's report) be approved.

The "plan" for Marpole, being prepared by Planning Staff and the Citizens' Committee, is expected to be completed by March, 1979.

The report outlines the preliminary conclusions reached by the Parks and Community Facilities Sub-Committee i.e., more park space is needed, waterfront access along the Fraser River is important, a permanent seniors centre is needed; and the Traffic and Transportation Sub-Committee i.e., commuter traffic should be channelled quickly through Marpole and prevented from using local streets, parking in commercial areas is deficient, transit conditions could be improved, some signalization is needed for crosswalks.

The report outlines the current issues under discussion by the Citizens' Committee: relocation of Firehall #22, future use of vacant lands at the foot of Angus Drive, use of David Lloyd George School Annex, formation of a merchants association for Granville Street, the airport connector bus route, use of the Laing Bridge for all commuter transit service, and the question of split zoned lots at 67th Ave. and Hudson Street.

cont'd....

Clause No. 1 continued:

The Committee,

RECOMMENDED

THAT the Terms of Reference for the Marpole Citizens' Planning Committee (Appendix A of the report of the City Manager dated August 31, 1978) be approved.

2. Champlain Heights - Phase 2, Plan Amendments

The Committee considered a report of the City Manager dated August 28, 1978 (copy circulated) in which the Champlain Heights Project Manager advises that at a Public Hearing on June 24, 1976, Council rezoned Areas E and F in Champlain Heights from RS-1 Single Family Dwelling District to CD-1 Comprehensive Development District restricting the form of development for each enclave. The conditions of development can be amended by resolution of Council without going through a formal public hearing. In Phase 1 several changes were made by reporting to Council.

When the plan for Areas E and F was approved in June, 1975, it was recognized that some refinements would be required i.e., the Boundary Rd./Marine Drive connection and the alignment of the loop road/Marine Drive connector. The City has also benefited from the experience of marketing and developing Phase 1. Through this experience and advice from the Champlain Heights Market Consultant (Mr. G. Oikawa), additional refinements have been recognized - the principal one being to reduce the size of the enclaves. In Phase 1, some parcels were too large, thereby eliminating all but a few of the major developers from bidding. The Director of Planning feels that smaller sites will improve residential livability within each enclave.

The revised plan is consistent with the initial goals and objectives established in the 1974 Implementation Report. The total number of units may increase slightly (old plan 1760 units - new plan 1845), however, this increase is still within the number permitted under the zoning (1850). The specific conditions of development for each enclave will be revised in accordance with the overall goals and objectives for Areas E & F and will then be presented to Council in order to formally amend the conditions of development.

A report will also be presented for Council's consideration outlining a detailed development budget for Phase 2, together with a budget status report on Phase 2.

The Committee,

RECOMMENDED

A. THAT the Phase 2 plan for Champlain Heights Areas E and F be approved as revised on the Appendix to the report of the City Manager dated August 28, 1978.

B. THAT the Project Manager and Director of Planning report back to Council on the revised specific conditions of development of each enclave.

cont'd....

3. Status of City-owned land bounded by 29th Avenue, Boundary Road and Monmouth Street

The Committee considered a report of the City Manager dated August 25, 1978 (copy circulated) forwarding a report of the Director of Planning, of the same date (on file in the City Clerk's Office) in which he outlines the various issues involved in the future disposition of City land in this area and recommends that a meeting be held in the community to discuss the various land use options.

In July, 1973 Council identified the City land bounded by Price, Tanner and Boundary Road as a potential family housing site. There was local resident opposition to the proposed development and on August 12, 1976 at a Public Hearing, Council resolved not to approve an application to rezone the Price and Tanner site to CD-1 for family rental use.

The concerns expressed by residents can be summarized as follows:

(a) The lack of adequate playground facilities within the area.

(b) The belief of local residents that the neighbourhood is an island cut off from adjoining areas by the major streets of 29th Avenue, Joyce Street and Boundary Road and that access to playground space for young children necessitates them having to cross these busy arterials.

(c) The unresolved traffic problems in the community.

Based on a meeting(with local residents on November 3, 1976) the Parks Board requested City Council to instruct the Planning Department to:

> ". . . review and report on the designation of the 2.4 acre City-owned parcel (Appendix I) for park purposes . . . and comment on the feasibility of a green buffer strip on City land on Boundary Road between 29th Avenue and Kingsway . . ."

Subsequently on August 12, 1977 City Council requested the Director of Planning to prepare a report for presentation to Planning and Development Committee on the matter of City lands in the 29th Avenue and Monmouth area with particular reference to the need for recreational facilities in the area.

The Director of Planning believes the disposition of City lands in the area should achieve the following goals:

(a) Reduce the environmental effects of Boundary Road traffic;

(b) Respond to the community's desires with respect to park/playground facilities;

(c) Provide housing.

cont'd....

Clause No. 3 continued:

To achieve the above goals, the Director of Planning considered three alternatives for development of City land involving combinations of buffer strips, housing, playground and institutional uses (indicated on Appendices II, III and IV of the report of the Director of Planning dated August 25, 1978).

The three alternatives can be briefly summarized as follows:

(a) Appendix II outlines a single family housing solution to the property and includes a 1.1 acre park playground.

(b) Appendix III outlines a combination of single family dwellings and low density market townhouses at 11 units per acre on the western portion of the property away from Boundary Road. A heavily landscaped buffer 88' in depth runs the length of the City's property facing Boundary Road except for the extreme southern portion where a .84 acre playground is proposed.

(c) Appendix IV is very similar to the Appendix II alternative except that development of a church or institutional use is proposed for the northern portion of the site at 29th Avenue.

Comments of other Departments are:

Engineering Department. The proposal to provide a buffer between major arterial roadways and housing areas is an important urban design consideration and unless a high standard of environmental protection is met, the placement of additional housing on Boundary Road is inappropriate and this need should be met in areas of the City which do not adjoin major streets.

Finance Department. The Director of Finance and Supervisor of Properties have provided detailed comments regarding the economic implications of the alternative land uses outlined in this report. They do not agree with the Director of Planning that the schemes outlined in Appendices III and IV are preferable and the Director of Finance requests Council to consider a variation of the option described in Appendix II.

Park Board. Informal discussions with Park Board staff regarding the land use options have resulted in their general agreement with the alternative outlined in Appendix III.

The Director of Planning recommended:

(i) THAT the options outlined in the report be approved as the basis for further discussion.

(ii) THAT this report be referred to the Park Board for their information and consideration.

(iii) THAT a special meeting of representatives of Council and the Park Board be held in the community to discuss the alternatives.

(iv) THAT following the above meeting, City staff report on the selection of a scheme for implementation.

cont'd....

Clause No. 3 continued:

The City Manager noted that balancing the overall financial considerations outlined by the Director of Finance against local environmental concerns can only be done by Council, when it has had the benefit of community input from the proposed meeting, as well as the basic information contained in this report.

The Ad Hoc Citizens Committee, Boundary, Tanner, Price, presented a brief (copy circulated) noting that they had not requested a buffer zone along Boundary Road. This was mentioned at a Park Board meeting of November 3, 1976 by a member of the Board. Mrs. C. Taulu and Mrs. M. Scarfe stated that this need not go out to the community again. They have been adamant that there should only be single family housing. Park should be provided but not as suggested in Appendix II to the report, surrounded by houses.

The Committee agreed that there should be no multiple family housing in the area. If there was no need for a buffer strip along Boundary some of the alternatives could be eliminated. Mrs. A. Lancey stated that the City Engineer had advised that a buffer strip was necessary. Mr. P. Leckie, Director of Finance, stated that by preference the City Engineer would like a buffer strip the length of Boundary Road but this would be a financial and physical impossibility.

The Committee noted that if the City is developing the land for housing, there would be a responsibility to provide park.

The Committee suggested that rather than take the proposed alternatives to the community, City and Park Board staff and the citizens committee meet to discuss possible alternatives and report back to the Committee.

The Committee,

RECOMMENDED

A. THAT there be no multiple family housing in any development of the City-owned land bounded by 29th Avenue, Boundary Road and Monmouth Street.

B. THAT representatives of the Parks Board, the Planning, and Finance Departments and the Citizens' Committee meet to determine various options which would both meet the concerns of the community and obtain the maximum return to the City and report these options to the Committee.

The meeting adjourned at approximately 3:25 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 100

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

II

SEPTEMBER 14, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 14, 1978, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard (Clauses 6 to 7)
Alderman Marzari (Clauses 2 to 7)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 31, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations

Subject to certain procedures and guidelines, City Council, on April 23, 1974, authorized the Committee to approve the sale of surplus City furniture and equipment, for which the City has no further use, to non-profit organizations for a nominal sum ($10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration

a) a request from The Green Thumb Players for surplus City furniture and equipment valued at $495.00;

b) a request from the Red Door Rental Aid Society for surplus City furniture and equipment valued at $360.00; and

c) a request from the Vancouver Explorations Workshops Society for surplus City furniture and equipment valued at $555.00.

Copies of aforesaid requests are on file in the City Clerk's office.

Following brief discussion, the Committee

RESOLVED

THAT the Committee approve of the following sales:

a) $495.00 worth of surplus City furniture and equipment to The Green Thumb Players for $51.98;

b) $360.00 worth of surplus City furniture and equipment to the Red Door Rental Aid Society for $37.80; and

c) $555.00 worth of surplus City furniture and equipment to the Vancouver Explorations Workshops Society for $58.28.

Continued . . . .

RECOMMENDATION

2. Liquor Permit Application - 1636 Robson Street
Development Permit Application No. 81653

The Committee had before it for consideration a Manager's report dated August 25, 1978, on the application of Mr. Sam Yehia for Development Permit Application No. 81653 to use a portion of the second floor of the building at 1636 Robson Street as a holding bar in conjunction with the existing restaurant.

In the report, the Director of Planning reported as follows:

'The above noted application has been filed to use a portion of the second floor of the existing building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Robson Street between Bidwell and Cardero Streets in the W.E.D., West End District.

The proposed holding bar development will provide an assembly area of approximately 555 sq. ft. (approximately 19% of the restaurant area). The proposed seating capacity for the holding bar is 22 seats, this is approximately 20% of the proposed seating for the dining area (110).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 28 seats.

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit:

"this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81653 to Mr. Sam Yehia to use a portion of the second floor of the building at 1636 Robson Street as a holding bar, in conjunction with the existing restaurant.

3. Liquor Permit Application - Stanley Park, Ferguson Point
Development Permit Application No. 81342

The Committee had before it for consideration a Manager's report dated September 5, 1978, on the application of Mr. J. Spick for Development Permit Application No. 81342 to add to and alter the existing restaurant (Ferguson Point Teahouse) at Stanley Park and to use a portion of the restaurant as a holding bar.

Continued . . . . .

Clause No. 3 Continued

In the report, the Director of Planning reported as follows:

"The above noted Development Permit Application has been filed to add to and alter the existing restaurant (Ferguson Point Teahouse) and to use a portion of the restaurant as a holding bar.

The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 370 sq. ft. (14% of the floor area of the restaurant). The seating capacity for the dining area is 80 and the proposed seating for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

This application has received clearance from the Building and Health Departments. The Police Department have recommended favourable consideration. The Parks Board have given their clearance for the holding bar.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application, subject to Council's approval of the new liquor outlet."

Appearing before the Committee on this matter was a representative from the Planning Department.

During discussion, a member of the Committee questioned whether a ramp to provide access to the existing restaurant for wheelchair customers has been installed, indicating it was her understanding that an undertaking had been given that such a ramp would be installed.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81342 to Mr. J. Spick to add to and alter the existing restaurant (Ferguson Point Teahouse) at Stanley Park and use a portion of the restaurant as a holding bar, on the condition that the applicant provides a wheelchair access ramp to the restaurant to the satisfaction of the Director of Planning.

4. Liquor Permit Application - 2204-06 York Avenue
Development Permit Application No. 81643

The Committee had before it for consideration a Manager's report dated August 29, 1978, on the application of Mr. J. Ratchford for Development Permit Application No. 81643 to use a portion of the main floor of the building at 2204-06 York Avenue as a holding bar, in conjunction with the existing restaurant.

Continued . . . .

Clause No. 4 Continued

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a Holding Bar area, in conjunction with the existing restaurant.

This site is situated on the south side of York Avenue between Yew and Vine Street in the C-2B District.

The proposed Holding Bar development will provide an assembly area of approximately 300 sq. ft. (approximately 14% of the floor area of the restaurant). The proposed seating capacity for the Holding Bar is 32 seats, which is approximately 34% of the total seating capacity for the dining area (93).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a Holding Bar. In accordance with the Act the applicant is permitted a maximum of 23 seats.

The proposed Holding Bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit;

"This request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action, and revised drawings are to be first submitted or the submitted drawings revised, clearly indicating a maximum of 23 seats in the Holding Bar."'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81643 to Mr. J. Ratchford to use a portion of the main floor of the building at 2204-06 York Avenue as a holding bar, in conjunction with the existing restaurant.

5. Control of Minors in Cabarets

At its meeting on August 31st, 1978, the Committee was in receipt of the attached Manager's report dated August 14, 1978 and requested the Director of Legal Services to bring forward a draft by-law which would prohibit persons under the age of 19 from being inside cabarets.

The Committee had before it for consideration a draft by-law (copy circulated) submitted by the Director of Legal Services which would prohibit persons under the age of 19 from being inside licensed cabarets.

The Director of Legal Services and a representative of the Police Department appeared before the Committee on this matter.

Continued . . . .

Clause No. 5 Continued

During discussion, it was noted that under the Provincial Liquor Act, no minors other than entertainers shall be permitted on the premises of cabarets, a situation which, the Police Department's spokesman suggested, is contradictory. The Police spokesman added, however, that the department rarely receives complaints regarding underage entertainers in cabarets.

Following brief discussion, it was

RECOMMENDED

THAT the draft by-law be forwarded to Council for approval in principle and formal consideration of Council later this day.

6. Condition of Family and Juvenile Courts, 2625 Yale Street

Council, on June 27, 1978, approved the following recommendations from the Community Services Committee:

"A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.

B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.

C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street. "

At its meeting on August 31st, 1978, a representative of the City's Family Courts Committee presented a brief dated August 31, 1978 (copy circulated) which listed a number of deficiencies in the compliance of the courts building with City by-laws.

In accordance with recommendation "B" from the June 27, 1978 Council meeting, Mr. Lou McKinney of the B.C. Building Corporation and Mr. Dennis Olson of the Facilities Management Unit of the Attorney-General's Department appeared before the Committee this date. Representatives of the Family Courts Committee were also present.

The spokesman for the Family Courts Committee reiterated the complaints contained in his brief dated August 31, 1978, pointing out that none of the requirements to meet the City Fire By-law have been met by the B.C. Building Corporation, which leases the building from the City and sub-leases it to the Attorney-General's Department.

The Chief Fire Warden admitted that the building technically does not comply with City by-laws, although its condition is not a hazard to life.

The spokesman from the Attorney-General's Department pointed out that his department leases the building from B.C. Building Corporation and is anticipating being housed in a new facility in approximately two years.

Continued . . . .

Clause No. 6 Continued

Mr. McKinney of B.C. Building Corporation said the corporation does not have sufficient funds to bring all the buildings it operates in the Province up to full compliance with all standards, and further pointed out that because the corporation has only a month-to-month lease from the City, and as the facility is scheduled for replacement, the corporation is hesitant to spend further funds on upgrading this particular building.

The Committee replied that in order to alleviate the corporation's concern on the tenancy, it could recommend a one-year lease. Mr. McKinney suggested the corporation would prefer a two-year lease, saying there are too many political considerations to guarantee that B.C. Building Corporation will have a new facility available for the Family Courts within two years.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services and the Supervisor of Properties prepare and enter into a new lease of the Family Courts Building at 2625 Yale Street to the B.C. Building Corporation for one year, with an option of renewal for an additional year; such lease to be conditional upon:

i) B.C. Building Corporation bringing the building up to full compliance with all City by-laws as soon as possible; and

ii) B.C. Building Corporation maintaining progress and supplying written progress reports to the City every three months on construction of a new Family Court facility.

7. Condition of Buildings -
Ferrara Court Apartments and Lee Building

a) Ferrara Court Apartments, 504 East Hastings Street

The Committee had before it for consideration a letter dated September 11, 1978 from the secretary of the Downtown Eastside Residents' Association (copy circulated) enclosing a petition from residents of Ferrara Court Apartments, 504 East Hastings Street, who asked that action be taken to have the Standards of Maintenance By-law enforced in their building. The petition stated there is a horrible smell coming from the basement of the building, mice and cockroaches are prevalent, the hallways, steps and elevator are filthy and garbage is not emptied daily and accumulates in cardboard containers which attract more mice and cockroaches.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association, several residents of Ferrara Court Apartments, and two representatives of the Environmental Health Branch of the Health Department.

A spokesman for the Health Department advised the Committee the building was examined by Health Inspectors and it was determined the smell from the basement was caused by sewage backing up and the owner has engaged a contractor to repair this problem. Traces of cockroaches and mice were observed and the owner has hired a pest control operator to rectify this situation.

Continued . . . .

Clause No. 7(a) Continued

The tenants reiterated the complaints contained in their petition, and in addition, complained of malfunctioning and leaking radiators, saying such problems exist in suites numbered 507, 506, 307 and 502.

Ms. Swanson suggested that the Committee should impose a timetable for all the problems to be rectified and that if the building is not brought up to standards, then the City should carry out the repairs under the Standards of Maintenance By-law.

Following discussion, it was

RECOMMENDED

THAT the Medical Health Officer advise the owners of the Ferrara Court Apartments that the building must be brought up to standards and report back to the Community Services Committee in two weeks with a complete list of all work required to bring the building up to standards, such report to include comment on the level of janitorial service provided at the Ferrara Court Apartments;

FURTHER THAT the owners of the Ferrara Court Apartments be invited to appear before the Community Services Committed to discuss this matter.

b) Lee Building, 175 East Broadway

The Committee had before it for consideration a letter dated September 10, 1978 from the secretary of the Downtown Eastside Residents' Association (copy circulated) enclosing a petition from tenants of the Lee Building at 175 East Broadway, who stated that the plumbing leaks, often there is no hot water, the electrical wiring is unsafe, the elevator keeps breaking down, and that mice and cockroaches are a constant nuisance in the building.

Appearing before the Committee on this matter were Ms. Jean Swanson of the Downtown Eastside Residents' Association and several tenants of the Lee Building, who reiterated the complaints contained in their petition.

A spokesman for the Health Department advised the owners had been charged, under Health By-laws, on June 8 and August 15, 1978.

Following discussion, it was

RECOMMENDED

THAT the City Manager report to the Community Services Committee in two weeks with a complete list of all repairs and upgrading necessary under the Standards of Maintenance By-law at the Lee Building, 175 East Broadway, such report to include the estimated cost of repairs;

FURTHER THAT the owners of the Lee Building be invited to appear before the Community Services Committee to discuss this matter.

The meeting adjourned at approximately 2:40 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 101

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

September 14, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 14, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman D. Bellamy M. Ford H. Rankin
ABSENT:	Alderman M. Harcourt (Civic business)
COMMITTEE CLERK:	E. Bowie

The minutes of the meetings of August 10, 17, and 24, 1978, were adopted.

1. Four-way Stop Signs: 32nd Avenue and Argyle Street

The Committee had for consideration a Manager's Report dated September 5, 1978, in which the City Engineer reported as follows:

"This request for stop signs at 32nd Avenue and Argyle Street originated with a petition of 54 signatures headed by Mr. Norman Perrin of 4819 Argyle Street and dated March 18, 1978 (on file in City Clerk's Office).

BACKGROUND

A review has been made of this residential intersection. It found the physical conditions to be good, traffic volumes and parking densities light, and the accident rate low, with only eight accidents being recorded over the last six years. This rate is approximately the average for a residential intersection. It was also noted that neither street makes the type of connections with the nearby arterial streets likely to attract significant volumes of through traffic.

It is realized that when motor collisions occur at an intersection from time to time, the nearby residents become alarmed. In this instance, of the recorded accidents, the last two occurred on the 9th and the 17th of March, 1978, and the petition requesting stop signs was written the following day, on March 18th. No further accidents have been recorded to the middle of August.

The City policy with regard to the installation of stop signs is as follows:

1. Stop signs are installed on all streets intersecting through streets, collector streets and any street not a through street on which transit vehicles operate.
2. Other intersections are treated individually, following an examination of the intersection and its accident record. Stop signs are normally only installed at intersections where the records indicate eight accidents have occurred over the last two years or ten over the last three years, and these accidents are of a type which would be prevented by a stop sign installation.

....2

Clause 1 Continued

2. Other factors such as severe sight obstructions, excessive grades, etc. are also examined.

CONCLUSION

In view of the low accident rate, the lack of unusual physical characteristics, and current City policy, the installation of stop signs at the intersection of 32nd Avenue and Argyle Street is not warranted at this time. The City Engineer recommends that stop signs not be installed."

The City Manager concurred with the City Engineer's recommendation.

No delegations were present to speak to this matter but the Committee was advised Mr. Vern Barnes, 4810 Argyle Street, one of the sponsors of the petition had contacted the Committee Clerk and regretted a delegation could not attend because most of the area residents were working. Mr. Barnes had indicated motorists were using Argyle as a short cut to 41st Avenue and high speeds had been noted. Residents were particularly concerned because of the large number of school children using Argyle.

Committee members noted without representations from the residents they had no alternative but accept the City Engineer's evaluation of traffic conditions. However, the matter could be considered again at some future date if residents felt the situation warranted further study.

RECOMMENDED

THAT four-way stop signs not be installed at the intersection of 32nd Avenue and Argyle Street.

2. Request for Pedestrian Actuated Signal: Bayswater and Point Grey Road

In a City Manager's Report dated August 17, 1978, (circulated) the City Engineer reported on pedestrian crossing studies conducted in the vicinity of Tatlow Park, in response to a Park Board request for the installation of a pedestrian actuated signal at the intersection of Bayswater and Point Grey Road.

Mr. D. Henderson, Traffic Division, reviewed the report with the Committee and advised studies carried out in 1977 and again during the past summer, did not indicate a signal was warranted. Pedestrian crossing opportunities were extremely good with traffic gaps averaging eight seconds. No pedestrian related accidents had been recorded during the past five years.

RECOMMENDED

THAT a pedestrian actuated signal not be installed at the intersection of Bayswater and Point Grey Road.

3. Fraser-Cambie Bus Line Improvements

The Committee had for consideration, a City Manager's Report dated September 6, 1978, (circulated) in which the City Engineer recommended improvements to the Fraser-Cambie Bus service, with respect to bus stops, shelter locations and some operational adjustments.

Clause 3 Continued

In the report, the City Engineer referred to significant congestion and delays for buses proceeding east-bound on Robson Street between Thurlow and Hornby. The delays occurred primarily in the off-peak periods (9:00 a.m. to 4:00 p.m.) and were a result of the pedestrian/transit mall through Robson Square. Although transit-only lanes were available, automobile congestion at the approaches to the Square was delaying buses. The Robson Street Revitalization Study recently completed by Urbanics Consultants Limited, and expected to be presented to Council within a few weeks, indicated the closure of the 800 Block Robson is affecting the accessibility of Robson Street and the area's position as a major regional specialty retail area. One of the recommendations of the Study would be to re-open Robson Street to one lane of west-bound automobile traffic.

The City Engineer addressed the Committee on this matter and pointed out the main problem with present traffic patterns is the difficulty in making the required left-hand turns from Robson Street to Hornby Street, where pedestrian crossing activity restricted the flow of left turning vehicles.

Various measures had been examined but initially it was suggested that signal timing adjustments and operational modifications be implemented. The impact of these measures could be assessed prior to the review and possible implementation of more significant corrective actions.

The Committee indicated support of the various measures indicated in the sections A, B, and C, contained in the Manager's Report; however, in considering item A (2), dealing with a suggestion to install a bus stop at the north end of the Cambie Street Bridge, members of the Committee noted a number of industries and commercial businesses operated in this area employing large numbers of people. The nearest bus stop was at Hamilton Street, two long blocks away. The City Engineer was requested to review this matter again for report back.

RECOMMENDED

A. THAT a bus stop be established on west-bound Robson Street at Granville Street.

B. THAT the bus stop on west-bound Robson Street at Hornby Street be cancelled.

C. THAT the bus stop on west-bound Robson Street at Seymour Street be cancelled.

D. THAT the City Engineer be instructed to re-examine the feasibility of establishing a bus stop at the north end of the Cambie Street Bridge to serve workers employed in the area.

4. Provincial Revenue Sharing Act: Roadway Improvements

The Committee had for consideration, a Manager's Report dated September 6, 1978 (circulated). Mr. W. Curtis, City Engineer, outlined the projects which were submitted to the Province for funding as part of the 1978-1979 Revenue Sharing Act - Major Municipal Highway Grants, as authorized by Council on March 21, 1978.

The City submitted a number of projects requesting funding in the order of $3,433,900. Of these projects, funds in the amount of $543,000 were approved for the Burrard Street widening, improvements to Cambridge - Skeena to Boundary, and property acquisitions for Nanaimo Street roadway improvements.

Clause 4 Continued

Mr. Curtis outlined the reasons why the remainder of the projects were not approved

The report states that:

"In 1978, we did not receive approval for as many projects as we had hoped. Of the 24 B.C. communities that were granted provincial funding under the Highway Revenue Sharing Program, Vancouver was ranked 20th on a per capita basis and received only 25% of the average of the other communities (see attachment). However, considering that this is the first year of a continuing program and it is anticipated that the Revenue Sharing Program will expand in future years, the City should continue to apply for funding."

The Committee

RECOMMENDED

THAT the City Engineer be instructed to write to the Province, pointing out our low per capita grant and requesting that in subsequent years it be increased.

5. Local Improvements and Provincial Revenue Sharing - Highways

Council on March 21, 1978, authorized the submission of applications for Provincial Revenue Sharing on a number of street and signal projects.

The Committee had for consideration, a Manager's Report dated September 1, 1978, (circulated).

Mr. W. Curtis, City Engineer, provided details on

A. How this Provincial Revenue Sharing would affect cost sharing under local improvements;

B. Alternative approaches to the matter of local improvements on arterial streets, and

C. The impact of Provincial funding on Streets Capital Funding.

In the report, the City Engineer and Director of Finance discuss the application of Senior Government funding to local improvements and recommend that Provincial contributions not be applied directly to reduce the Property Owners' share of these projects for the following reasons:

a. The Provincial funding is limited and it is quite possible that one arterial street would receive contributions while another would not. It would be patently unfair for the Owners on one to receive a reduction and on the other not.

b. The Provincial contributions relate to the Arterial role of these streets, the cost of which is borne by the City-at-large.

As an alternative, it is suggested that Residential properties (one and two-family zoned) on arterial streets be given a reduction of one-quarter in local improvement charges for pavement and curbs.

The report also outlined the approved City applications for 1978 Revenue Sharing - Highways:

Burrard-Broadway-Arbutus improvements	$458,500
Cambridge, Skeena to Boundary	34,500
Property Acquisition for Nanaimo at 29th	50,000
	$543,000

Clause 5 Continued

After discussion, the Committee

RECOMMENDED

A. THAT residential (one and two-family zoned) properties on local improvements for paving and curbing arterial streets be given a 25% reduction, the reduction to apply to projects placed on the Tax Roll in 1979 or later; and that the Director of Legal Services be requested to bring forward the necessary amendment to the Local Improvement Procedure By-law. There should be no additional direct reduction of the Property Owners' share where Provincial Revenue Sharing is approved.

B. THAT the City Engineer be authorized to proceed with the balance of the Burrard-Broadway-Arbutus improvements:

- Burrard Street, Cornwall to 10th (completion beyond first stages already authorized)
- Left-turn bays on Broadway at Burrard
- Left-turn bays on Broadway at Arbutus
- Widen 12th Avenue, Maple to Arbutus

at an estimated cost of $540,000

- from Provincial Revenue Sharing	$458,500
- from unappropriated balance of Burrard-Broadway Arbutus funds (148/7902)	81,500
	$540,000

C. THAT the City Engineer be instructed to report, in consultation with the Director of Planning and Supervisor of Properties, on the remaining lands; and that they be withheld from sale pending that report.

D. THAT the Supervisor of Properties be authorized to negotiate for Nanaimo Street widening at 29th Avenue for report back to Council, and that $110,000 be appropriated from budgeted Streets Capital Funds (account 148/7971) for this purpose.

E. THAT $56,000 be appropriated from 1978 funds freed-up by Revenue Sharing - Highways to give the reduction recommended in 'A' on current projects; and that the $28,500 balance be held in Streets Capital for later allocation by Council.

F. THAT this pattern for use of Streets Funds freed-up by Provincial Revenue Sharing - Highways be approved in principle for future years:

- allocation to give the reduction to residential properties on arterial streets
- holding of the balance in Streets Capital for allocation by Council.

6. Transportation for the Handicapped

The Committee had for consideration, an extract from the minutes of the meeting on September 11, 1978, of the Special Committee of Council on the Disabled (circulated) and a copy of a brief on transportation for the handicapped, prepared by Mr. Tim Louis and Ms. Taz Pirbahn (on file in the City Clerk's Office).

Mr. Louis and Ms. Pirbahn were present for discussion on this matter.

The brief outlines the present service as provided by the Lions Club, details the present problems and offers suggested solutions for a more comprehensive transportation service for the handicapped.

Clause 6 Continued

The brief suggests that the ideal long term solution would be the takeover of handicapped transit by the Urban Transit Authority but it would be some time before this could take effect. Two short term solutions are suggested as follows:

> 'The first short term solution would be to fragment the Lion's transportation service leaving them to operate buses for those outside of Vancouver, and City Hall to operate the service for those inside City limits. Under this plan both services could be jointly handed over to the GVRD when the UTA becomes effective and reunified into one comprehensive group.
>
> The second short term solution, and the preferred one would be to have the City of Vancouver take full responsibility for the entire service operating near a break-even point outside of Vancouver and subsidizing the service within City limits. Those municipalities served by Vancouver would be asked to contribute towards their deficit. The City of Vancouver would continue to operate the service until handing it over to the GVRD when the UTA is in effect. Service including availability of rides and cost to the user, would remain the same for those outside Vancouver until the GVRD takeover, at which time increased funding would improve service for outlying areas.'

The Special Committee on the Disabled forwarded the following resolutions to the Standing Committee on Transportation for approval:

A. THAT the Urban Transit Authority be requested to take over responsibility of funding the handicapped transit service as soon as possible.

B. THAT City Council make a commitment to increase funding to the present service to the extent where fifteen additional buses could be put into operation within a year.

C. THAT the City Manager be requested to report to the Standing Committee on Transportation on the desirability and cost effectiveness of the City assuming the responsibility of operating this service as opposed to retaining the present funding arrangement with the Lions Club.

Some discussion took place on whether another social service agency apart from the Lions Club be approached to take over this service. Mr. Louis said that when a service such as this is operated by a social service agency, disabled persons tend to feel patronized. He reiterated his point that the service should be taken over and run by the City of Vancouver.

The Committee agreed that the Urban Transit Authority should be requested to take over the responsibility of handicapped transit and in this regard, Mr. Curtis, City Engineer, referred to clauses contained in the new "Urban Transit Authority Act", which indicates that the Authority will put emphasis on transportation for the handicapped.

Mr. Bowers, City Manager, suggested that rather than the City undertaking this service, B.C. Hydro be approached to operate a transportation system for the disabled on the same basis as the presently operating downtown Free-bus - with a City subsidy.

Clause 6 Continued

Following further discussion, the Committee

RECOMMENDED

A. THAT the Urban Transit Authority be requested to take over responsibility of funding the handicapped transit service by April 1, 1979.

B. THAT the City Manager be requested to report to the Standing Committee on Transportation on the desirability and cost effectiveness of the City or B.C. Hydro assuming the responsibility of operating this service as opposed to retaining the present funding arrangement with the Lions Club.

C. THAT the following resolution from the Special Committee of Council on the Disabled be referred to the City Manager for study and report back to the Standing Committee of Council on Transportation as soon as possible or within one month.

"THAT City Council make a commitment to increase funding to the present service to the extent where fifteen additional buses could be put into operation within a year."

* * * * *

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 101

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

SEPTEMBER 14, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, September 14, 1978, in the No. 3 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Marzari
Alderman Puil

ABSENT : Alderman Gibson

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Hodson Manor

The Committee considered the attached Manager's Report dated July 6, 1978, wherein the Director of Social Planning reported on the lease of Hodson Manor to the Multi-Cultural Society. The report included background information, the current situation whereby the Society is requesting a grant to offset rental charges the Society is unable to pay, uses of space by other organizations, the need for community space in the area by the False Creek and Fairview Slopes residents.

The Director of Social Planning does not support the continued use of Hodson Manor by the Multi-Cultural Society because of parking problems and the unsuitability of the building as a community centre. As of August 8th the Multi-Cultural Society has paid no rent on Hodson Manor since November, 1977. Total rent in arrears is $9,180. Society representatives state that they have no funds to pay the rent for the 4 month period December 1977 - March 1978 because of a misinterpretation of Federal Secretary of State funding policy. The Society believed that their budget had been approved as submitted and spent funds accordingly only to find later that they would not be reimbursed for rent expense incurred for that 4 month period. The April '78 - March '79 budget has still not been approved by the Federal Government.

The Social Planning Department feels that the building is not suitable for use by the Society, it should be more centrally located elsewhere. The needs of the community have changed immensely in the last three years, local residents require space for cultural activities and local use would not have the existing parking problems.

The Supervisor of Properties stated that the question of maintenance should be looked at if a new lease is drawn up. Presently the maintenance is split between the City and the Society and it should be clearly defined who is responsible for the maintenance.

continued.....

Clause #1 continued:

Mr. Oosterhuis attended the meeting and distributed copies of a letter dated September 14, 1978 from the Society and other attachments as noted in his letter (on file in the City Clerk's office). He felt that the Society would be able to function if the City would grant a 50% reduction in future rental and a 50% reduction in the $4,080 back rental owed to the City. They are seeking financing from the Provincial Government and also hope to raise money from T.V. programs. The Day Care Society, which was renting part of the premises, has vacated and Mr. Oosterhuis stated that the Society would like to use the whole building. Noise generating activities are incompatible with their activities and cannot coexist in the building.

The Director of Finance advised that in his opinion, given the circumstances of the Society, it is unlikely that the City will be able to collect the rent that is in arrears or the reduced rent recommended by the Director of Social Planning.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Social Planning meet with Fairview Slopes and False Creek residents to determine local neighbourhood and other uses for Hodson Manor and to report back to the Finance and Administration Committee by November 30, 1978.

B. THAT 50% of the rental arrears for the period December 1, 1977 to March 31, 1978 in the amount of $2,040 (50% of $4,080) be forgiven and rental for the balance of 1978 be reduced by 50% to $535 per month commencing April 1, 1978 in view of the anticipated reduced funding.

C. THAT if federal funding is not approved by November 1st, 1978, the matter of rental be included in the above report re future use of the facility.

The meeting adjourned at approximately 4:00 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 101

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 3, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, participating in the K.A.T. Alternate Program, under the direction of Mr. David Morgan.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the Minutes of the Regular Council Meeting of September 26, 1978, be adopted after amendment as follows:

"Insert the following at the foot of page 5:

'MOVED by Ald. Rankin,
THAT the City not be responsible for any portion of the operating deficit.
- CARRIED UNANIMOUSLY'"

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

Transport of Dangerous Goods Through the City

Council agreed to vary the agenda to consider a City Manager's report dated October 3, 1978, on Transport of Dangerous Goods through the City.

The City Manager's report appended a report from the Task Force on Emergency Planning outlining the circumstances surrounding the recent chlorine leakage on September 25, 1978, in the 1800 Block Main Street. Also appended was the following interim agreement reached between Task Force and representatives of various industries and suppliers transporting dangerous goods through the City:

"(1) All chlorine loads must be secured by the carrier to the satisfaction of the shipper. Full or part loads must not be transferred before it reaches its destination.

(2) That companies dealing in the shipment of chlorine will encourage their customers to pick up and deliver prior to 3:00 p.m. each day, and will restrict shipment between 7:00 and 9:00 a.m.

(3) That all cylinders and drums must be identified by way of markings indicating the hazardous material contained therein.

(4) That an Emergency Response Form must be given to individual drivers transporting chlorine containers.

(5) That all carriers must use designated truck routes as laid out in By-law 2849.

(6) Consistent with Item No. 5, all carriers will use the most direct routes for delivery without any undue stops enroute.

(7) Transport vehicles will be serviced prior to loading."

Deputy Chief Constable Oliver reviewed the reports of the Task Force and answered questions from Council as did Chief Fire Warden Birnie.

During discussion, Alderman Ford agreed to defer to a later date, a proposed motion that City officials meet with relevant industry representatives and agencies of other governments to co-ordinate disaster planning and to appoint an individual with authority to act in emergencies.

The City Manager indicated that the Task Force would be looking into the matters raised by Alderman Ford for report back to Council.

MOVED by Ald. Puil,
THAT the report of the City Manager dated October 3, 1978, be received for information.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Operation Dismantle

Mr. Roy McFarlane addressed Council and circulated a brief on behalf of Operation Dismantle. The brief requested that City Council endorse the organization's program which is to have the United Nations impose total and permanent nuclear disarmament upon all the nations on Earth, offer an effective peace-keeping force automatically to any nation that needs it and set up whatever principles and procedures to establish and maintain a world without war. Mr. McFarlane requested that Council hold a referendum to obtain the reaction of the Vancouver voters to its program.

MOVED by Ald. Rankin,
THAT Vancouver City Council endorse the program of Operation Dismantle.

- CARRIED

(Aldermen Gerard and Kennedy opposed)

MOVED by Ald. Rankin,
THAT Vancouver City Council hold a referendum on November 15, 1978, on the program of Operation Dismantle.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT Vancouver City Council urge the four major Federal Government party leaders to give consideration to a national referendum on the ballot proposed by Operation Dismantle.

- CARRIED

(Aldermen Brown, Ford, Kennedy and the Mayor opposed)

2. Cultural Grant Appeals - Arts Club Theatre and Vancouver Playhouse

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decision on their grant applications:

(a) Arts Club Theatre

Mr. Bill Millerd, Arts Club Theatre, appealed Council's decision not to approve grants to the Theatre and requested that Council approve a grant of $11,090.00 for partial rental of the Queen Elizabeth Playhouse for the run of the successful production "Same Time Next Year" that will help defray costs for the new facility on Granville Island.

MOVED by Ald. Gibson,
THAT Council approve a grant of $11,090.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Cultural Grant Appeals
(cont'd)

MOVED by Ald. Kennedy,
THAT Council approve a grant of $4,500.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Puil and Rankin and the Mayor opposed)

MOVED by Ald. Brown,
THAT Council approve a grant of $4,000.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

(b) The Vancouver Playhouse Theatre

Mr. Michael Francis, Vancouver Playhouse Theatre, addressed Council and highlighted the Theatre's brief previously circulated to Council. The Vancouver Playhouse Theatre is appealing for a further grant of $3,930.00 to cover rental of the Queen Elizabeth Playhouse for its remaining performances in 1978.

MOVED by Ald. Kennedy,
THAT an additional grant of $3,930.00 to the Vancouver Playhouse Theatre towards rental of the Queen Elizabeth Playhouse for their remaining performances in 1978, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

1. Form of Ballot - Electoral Reform

Council on September 26, 1978, deferred consideration of the following memorandum from the City Clerk to this meeting:

"Council, on September 12, 1978, passed the following motion:

'THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of electing Aldermen to City Council:

(a) By Areas _____

(b) At Large _____" '.

cont'd....

UNFINISHED BUSINESS (cont'd)

Form of Ballot -
Electoral Reform (cont'd)

As some Council members, during debate of the foregoing, felt that the wording on the ballot submitted in 1978 was not clear to the electorate, I am submitting a draft copy of the ballot that will be presented to the voters on November 15, 1978, and recommend that the ballot be approved as indicated."

MOVED by Ald. Ford,
THAT the draft ballot be amended by striking out the word "areas" where it appears and substituting therefor the word "ward".

- CARRIED

(Aldermen Brown, Harcourt, Marzari and Rankin opposed)

Alderman Rankin questioned whether the above motion required eight affirmative votes and the Mayor ruled in the negative. The Mayor's ruling was challenged by Alderman Rankin and the question was put to Council "shall the ruling of the Chair be sustained".

The decision of the Chair was sustained with Aldermen Brown, Gibson, Harcourt, Marzari and Rankin opposed.

MOVED by Ald. Puil,
THAT the order of the questions on the ballot including the explanatory paragraph, as they appear on the draft ballot submitted this day, be reversed.

- CARRIED

(Aldermen Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Marzari,
THAT the City Clerk report back to the next meeting of Council on the cost of the following techniques of publicizing the plebiscite:

(a) by a mail-out pamphlet

(b) by newspaper ads.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. Strathcona Community Centre
Improvement Project

Council noted a letter dated September 27, 1978, from the Board of Parks and Recreation on the Strathcona Community Centre improvement project. The letter requested that Council approve the following resolutions of the Board passed at its meeting on September 25, 1978:

"THAT funding of $27,000 be allocated from the Board's General Facilities Renovation and Contingency account toward the Strathcona Community Centre project,

and further,

THAT City Council be requested to approve a re-allocation of Park Site Acquisition funds in the amount of $35,312, toward the Strathcona Community Centre project, with proceeds from the Provincial Community Recreation Facilities Grant Program to be reimbursed to this account if approval of the grant is received,

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Strathcona Community Centre
Improvement Project (cont'd)

and further,

THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Allan & Viner Construction Limited, in the amount of $257,975, for the construction of the Strathcona Community Centre Improvement Project."

MOVED by Ald. Harcourt,
THAT the foregoing resolutions of the Board of Parks and Recreation be approved.

- CARRIED UNANIMOUSLY

2. Housing Developments Proposed for 2nd Avenue and Wallace

In a letter dated September 12, 1978, the Jericho Area Citizens' Association requested to appear before Council regarding the Dunbar Housing Co-Operative and the Greater Vancouver Housing Corporation developments proposed for 2nd Avenue and Wallace Street.

MOVED by Ald. Kennedy,
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe

Council on September 26, 1978, resolved

"THAT the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months."

Council noted a request from the owner/operator of the Cafe, Miss Patti Fiedler, to address Council this day to appeal the cancellation of her license.

Miss Fiedler addressed Council and read from her letter previously circulated in which she indicated that she has bought out her partner and is solely responsible for the policy and operation of the Soft Rock Cafe. If given the opportunity to reopen the restaurant under a new name, she will close the restaurant at 12:30 p.m. every night; musical entertainment would stop Sunday through Thursday at 11:00 p.m. and any amplified music would stop at 11:00 p.m. on Friday and Saturday. She requested that Council reconsider its decision and approve a conditional license for the premises at 1921 West 4th Avenue.

Mr. K. Armstrong, City License Inspector, indicated that if Council were to grant Miss Fiedler's appeal and establish firm guidelines for the operation of this establishment, then the City License Inspector could suspend the license immediately without recourse to Council should there be a violation of the guidelines.

MOVED by Ald. Rankin,
THAT this matter be referred to the Community Services Committee for further consideration at its meeting on October 12, 1978;

FURTHER THAT the City License Inspector submit to the Committee proposed guidelines for the operation of this Cafe.

- CARRIED

(Aldermen Brown and Puil opposed)

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4:50 p.m., with the same Members present with the exception of Alderman Puil.

CONDOLENCE

The Mayor announced that Mr. Walter Gage, former Dean of U.B.C., an able and dedicated servant of the University, a highly regarded member of the academic community and an able administrator passed away this afternoon. He requested that Council's condolences be conveyed to members of his family, and the Council concurred.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
SEPTEMBER 29, 1978

Works and Utility Matters
(September 29, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Metric Conversion Progress Report
Cl. 2: Sewer Separation in Stanley Park

Metric Conversion Progress Report
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Sewer Separation in Stanley Park
(Clause 2)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 29, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Kitsilano N.I.P. - Tennyson School Playground
Cl. 2: Kensington N.I.P. - Hiring of Consultant for Playing Field Design

Clauses 1 and 2.

MOVED by Ald. Ford
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(September 29, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Grant Request - B.C. Cancer Foundation
Cl. 2: Proposed Addition to Operations Building Manitoba Works Yard
Cl. 3: Two New Positions - Cordova House
Cl. 4: Maintenance of Centennial Museum Complex

Grant Request - B.C. Cancer Foundation
(Clause 1)

During consideration of this clause, the Director of Legal Services reported that he had subsequently met with the B.C. Cancer Foundation and arrangements have been made to permit them relief of 40% of their taxes. The B.C. Cancer Foundation has agreed with this arrangement.

MOVED by Ald. Rankin
THAT the City Manager's report and the oral report of the Director of Legal Services be received.

- CARRIED UNANIMOUSLY

Clauses 2 and 4

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, as contained in clauses 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Two New Positions - Cordova House
(Clause 3)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that the Community Services Committee review the admitting policies of Cordova House. The Mayor so directed.

Property Matters
(September 29, 1978)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Demolition - 4532 N.W. Marine Drive
Cl. 2: Heather Civic Marina - Water Lot Lease from the Provincial Government
Cl. 3: Montessori Day Care Centre Request for Land S/E Corner Arbutus and West 7th Avenue
Cl. 4: East False Creek Garden/Park and Proposed Chinese Cultural Centre Development
Cl. 5: Cancellation of Sale - N/S William Street between Cassiar and Skeena Streets
Cl. 6: Lease of 4497 Belmont Avenue
Cl. 7: Sale and Lease of City-Owned Property - E/S Kirkland between 46th and 47th Avenues and S/S Hadden between Sasamat and Trimble Streets

Cont'd ...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Clauses 1 - 7 inclusive

MOVED by Ald. Gibson
THAT clause 1 of this report be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(September 20, 1978)

Phase 2, Area 6, False Creek
Ground Leases and Start of Construction

The City Clerk advised Council that this report had been withdrawn.

C. Manager's Report
(October 3, 1978)

Transport of Dangerous Goods
Through the City

For Council action on this report see page 2,

I. Part Report of Standing Committees on Planning & Development and Transportation.
(October 3, 1978)

Block 35 - Development of City-owned Property at the Northeast Corner of Dunsmuir and Richards Streets.
(Clause 1)

MOVED by Ald. Harcourt
THAT recommendations A, B and C of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

1. Appointment of Advisory Committee re Prostitution and Pornography

MOVED by Ald. Kennedy
SECONDED by Ald. Gerard

THAT WHEREAS public opinion is split on the propriety of Council's interventions in the fields of prostitution and pornography; such interventions being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of Members of Council, despite which Council has nevertheless moved to wipe out 'Encounter Sessions' and to control businesses of this nature;

AND WHEREAS there is increasing evidence that certain streets are becoming more unsafe for women than at any time in the City's history;

THEREFORE BE IT RESOLVED THAT an Advisory Committee with Council representation be appointed to hear delegations, to collect evidence and to devise policies which might help law enforcement agencies to be more effective.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, and Rankin opposed)

2. B.C. Hydro Cutbacks

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT WHEREAS a letter dated August 31, 1978, was received from B.C. Hydro and Power Authority outlining further cutbacks commencing November 10, 1978, on seven routes;

AND WHEREAS further cutbacks will impair transit services in the City and Region and will cause more people to use automobiles, thereby increasing traffic congestion, pollution and City costs for street widening and maintenance;

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council strenuously oppose these cutbacks, and

2. City Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979, and

3. The City develop as soon as possible a citizens' participation program for transit similar to the new G.V.R.D. participation program.

It was agreed by Council to deal with the above resolutions seriatim, as follows:

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT Vancouver City Council strenuously oppose the proposed cutbacks by B.C. Hydro.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

Cont'd....

MOTIONS (Cont'd)

B.C. Hydro Cutbacks (Cont'd)

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors, requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979.

- LOST

(Ald. Brown, Ford, Gibson, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT the City develop, as soon as possible, a citizens' participation program for transit similar to the new G.V.R.D. participation program.

- LOST (tie vote)

(Ald. Bellamy, Ford, Gerard, Kennedy and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Leave of Absence - Alderman Rankin

MOVED by Ald. Gibson
SECONDED by Ald. Marzari
THAT Alderman Rankin be granted leave of absence from November 16th to December 20th, 1978, inclusive.

- CARRIED UNANIMOUSLY

* * * * *

The Council adjourned at 5:20 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of October 3, 1978, adopted on October 17, 1978.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. Metric Conversion Progress Report

The City Engineer, in his capacity as City Metric Co-ordinator, reports as follows:

"The City Metric Conversion Committee recently held its ninth meeting. Following is a description of accomplishments and proposals as of that meeting.

A. All sewer design work is now being performed in metric units. Because of interactions with the G.V.R.D., Burnaby, and others, metric design elevations for sewers and other works will be on the Geodetic Datum, the nationwide standard. Computer print conversion booklets have been prepared to equate City datum elevations to corresponding Geodetic elevations. Metric land surveying equipment has been purchased for sewers and streets crews. We are seeking an Order-in-Council from the Province to enable assessment 'per front metre' for local improvement purposes. A Council report to this effect should be forthcoming shortly. Metric street and sidewalk design standards are under development. Traffic lane widths in metric have been established already. It is hoped that commencing October, 1978, all street/sidewalk design will be metric.

All surveying information within the Board of Parks and Recreation is now metric.

The City Building Inspector accompanied the Acting Metric Co-ordinator to a meeting of Greater Vancouver Metric Co-ordinators and proposed January 1, 1980, as a guideline date by which time all development permit applications should be submitted in metric units. After all affected City departments and boards agreed to this timing, a follow-up meeting was held September 8, 1978. At that meeting the guideline date was adopted by the Greater Vancouver Metric Co-ordinators, thereby providing developers a clear, uniform time frame in which to convert their design operations to metric. Metric development plans have already been received and have been processed without delay. At the recent City Committee meeting, it was unanimously recommended that the City set an example to developers in that all City building projects henceforth should be designed and constructed in metric. The Federal and Provincial Governments already operate under such policy. A report will be forwarded to Council on this matter in the near future.

Meetings have been held recently with representatives of B.C. Hydro, B.C. Tel, and the Provincial Government (B.C. Assessment Authority and Surveys and Mapping Branch) to initiate their joint participation in converting our maps to metric units. With cost sharing assistance from outside agencies, the City stands to improve mapping operations considerably, and at reduced costs, if a modern approach to mapping is taken. We will report to City Council on this very important project in the near future.

The second annual metric awareness survey was taken in April, and the results were not encouraging (see attached). Although a large majority of employees favour metric conversion, the percentage is well down from last year. However, most employees feel that the pace is 'about right', with some feeling that it is not fast enough. The questions on metric understanding reveal that there is widespread misunderstanding of basic metric units, especially among female employees. Virtually every employee in City Hall deals with items of measurement in the course of day-to-day activities. Therefore, it is crucial that they be trained to communicate in metric terms as these units supplant Imperial units for measurement.

The City Metric Committee has recommended a two-pronged strategy to accomplish general metric comprehension:

(a) Replacement of the bi-monthly 'Metric Bulletin' posted on bulletin boards in civic buildings by articles appearing monthly in the 'Town Crier'.

(b) A stepped-up training programme, including classroom type sessions for anyone needing metric familiarization and specialized sessions for particular groups (such as construction personnel, inspectors, etc.).

B. The Province's training officer has reserved time during October and November for Vancouver, should the City choose to take advantage of his (free) services. I feel that it would be to the City's benefit if all City Hall staff with significant need have the opportunity to attend a half-day familiarization session. Such

cont'd....

Clause No. 1 cont'd:

sessions would help eliminate confusion and build a constructive attitude toward metrics, while saving the City money by avoiding mistakes which could cause liability and time loss. I have tentatively reserved the service of the Province's training officer as follows:

(i) October 30 - November 3: Group sessions on metric familiarization, to be held at City Hall, available to any civic employee requiring such training or re-inforcement. The length of each session would be approximately three hours (two sessions per day).

(ii) October 10 - 12: Intense, specialized sessions (40 persons each) on metric units in construction and mechanics, to be held at Manitoba Yard from 8:30 - 11:30, for outside branch superintendents and foremen of the Engineering Department and Board of Parks and Recreation, as well as inspectors from the Department of Permits and Licenses (funds to cover hourly employees and foremen estimated at $2500 are available in the Metric Conversion Budget - 1978).

It is recommended that City Council approve these training sessions subject to the discretion of the Department Heads involved as to which employees should attend.

C. Firemen are receiving metric training as part of their overall training program; however, the Police Department has not, as yet, formalized metrics as part of basic training for policemen.

At the recent City Metric Committee meeting, it was agreed that the time appears appropriate for metric conversion of Council reports. Already many metric terms have appeared in Council reports, but no policy has been formalized. Burnaby has been submitting all Council reports in metric (with Imperial equivalents following in brackets when appropriate) since January, 1978, and reports success in fostering metric understanding amongst Council members and the general public. I will be recommending that Vancouver adopt a similar policy as follows:

(i) For measures in which the governing by-law, standard, tender, or practice has been converted to metric, all references in Council reports should be in metric only.

(ii) For measures in which the governing by-law, standard, tender, or practice has not yet been converted to metric, all references in Council reports should be in metric, with the Imperial equivalent following in brackets.

The Committee also suggested that such policy should extend to City publications, including the Quarterly Review, Urban Reader, Town Crier, studies, brochures, advertisements, etc.

The Engineering Department is in the process of converting City vehicle weights to metric equivalents. Vehicles are receiving new Gross Vehicle Weight stickers, and the scale heads at Cambie Yard and Burns Bog landfill site are being replaced with registers capable of recording in metric. Maximum load signs for City bridges are being converted now that the metric Street and Traffic By-law has been approved by City Council.

A summary of by-law and standard progress was provided with the Committee meeting's minutes. An updated copy is attached for your information.

So many conversions hinge upon the conversion plan for City maps, that it is difficult to project a reliable overall conversion timetable until map conversion is decided. The major impetus of conversion over the next few months will be in converting standards and by-laws, design and construction operations, computer programs, and hopefully in educating staff who require metric familiarization. Of course, the greatest effort will continue to be put in preparing for mapping conversion."

The City Manager RECOMMENDS that Council approve the training sessions as described in Section B of the report, with Department Heads selecting employees to attend.

2. Sewer Separation in Stanley Park

The City Engineer, Director of Finance, and Superintendent of Parks and Recreation report as follows:

cont'd...

Clause No. 2 cont'd:

BACKGROUND

"At the present time virtually all the sanitary sewage from the Aquarium/Zoo area in Stanley Park, H.M.C.S. Discovery and the Yacht Clubs is discharged into Burrard Inlet. The Department of Environment has said that this is unacceptable and that provision must be made to direct this sewage back into the City system for transport to the Iona Island treatment plant. The Department of Environment also stated that a target date of December, 1978, would be appropriate for completion of the necessary work.

In response to the Department of Environment's concern the Engineering Department, as an interim step, arranged for H.M.C.S. Discovery and the Yacht Clubs to connect into the G.V.S. & D.D. trunk which discharges at Brockton Point(thus eliminating the discharging of raw sewage into Coal Harbour) with provision to connect into a new sanitary sewer that will be constructed from the Zoo area into the City sewer system via the pump station at Chilco and Georgia.

This new sanitary sewer has now been designed (including the necessary forcemain to serve Brockton Oval, etc.) and is estimated to cost $300 000. The existing and proposed system are illustrated in Appendix A.

SOURCE OF FUNDS

Discussions about the source of funds have taken place between the City Engineer, the Director of Finance and the Superintendent, Park Board, and are summarized below.

Funds for this project are not included in the 1978 Sewers Capital budget nor was such a project anticipated in the Five-Year Plan. Consequently, no funds are available in Sewers Capital. Even with the large amounts of money being spent each year on sewer system replacement and upgrading to meet current pollution control guidelines, there is still a backlog of projects that should be done but are being postponed because of higher priority commitments.

Accordingly, three potential sources of City funds have been identified. These are:

(a) Additional 1976-1980 Sewers Capital borrowing authority could be created by Council ($300 000) to do this work. This could possibly help attract Sewerage Facilities Assistance Act grants in the future.

(b) The Park Board could be instructed to reallocate funds within their approved 1.5M Supplementary Capital Budget. This action would necessitate dropping a number of other critically needed works currently being implemented or designed. The Superintendent of Parks and Recreation does not concur that this is a valid alternative.

(c) Council could allocate funds from the 1979 Supplementary Capital Budget by advance approval in early 1979 and do the work in early 1979.

Other sources of funds could be pursued by the Park Board, perhaps because of the "special nature" of Stanley Park. The Park Board could seek cost sharing between the Park Board, Federal Government (H.M.C.S. Discovery) and the Yacht Clubs based on each facilities contribution (volume) of sewage into the system. However, it should be noted that H.M.C.S. Discovery and the Yacht Clubs have already spent money installing pumps and forcemains connecting (temporarily) to the G.V.S. & D.D. trunk leading to the Brockton Point Outfall and will be spending additional funds to extend their connections into the new sanitary sewer when it is available.

CONSIDERATION

The City Engineer, Director of Finance and Superintendent of Parks and Recreation submit the following for consideration:

A. Council approve an increase in Sewers Capital Borrowing Authority (under the authority of Sec. 242 of the Charter) in the amount of $300 000 to provide the funds for this work;

OR

cont'd....

Clause No. 2 cont'd:

B. The funds be provided from the 1979 Supplementary Capital Budget by advance approval in early 1979 and the work be carried out in early 1979.

AND

C. The Park Board be requested to pursue other sources of funding for this project as discussed in this report and if other sources of funds are found, Council's allocation of funds be reduced accordingly. The Superintendent of Parks and Recreation is of the opinion that deriving any further funds from the Yacht Clubs and the Federal Government is unlikely due to the funds they have already committed to sewer improvements and therefore the Superintendent does not concur with this recommendation."

The City Manager RECOMMENDS alternative (A) as the appropriate method of funding for this work.

FOR COUNCIL ACTION SEE PAGE(S) 170

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kitsilano N.I.P. - Tennyson School Playground

The Director of Planning reports as follows:

"On May 10, 1977 City Council approved the expenditure of up to $35,000 from the Kitsilano N.I.P. budget to be used to construct a creative playground and to make general improvements to the school grounds at Tennyson School.

The work on this project has now been completed. However, the total cost of construction is $45,174.06 (School Board Invoice #34214). In a letter, dated 1978-08-09, Mr. D. Moir, Head of Planning and Administration for the School Board, explained that this overrun came about largely due to unforeseen circumstances which arose during the construction stage. The major extra cost came from the need to bring in soil for the mounds, rather than using soil from the site, as this soil was felt to be unsuitable for planting. Also the type of cable used on the playground structure cost much more than was expected. Specifically the overrun can be attributed to the following items:

Soil for mounds	$2,600.00
Aircraft cable	1,200.00
Asphalt	500.00
Labour	5,874.06
Total	$10,174.06

There is no money for this project remaining in the Kitsilano N.I.P. Accounts. However, on January 10, 1978 City Council established a special account (#811-703) where money received from the sale of housing sites originally purchased with N.I.P. funds was set aside to be used for social and recreational projects in Kitsilano. There is presently a balance of $60,000 in that account.

On September 6, 1978 the Kitsilano Citizens Planning Committee discussed this cost overrun from the Tennyson School Playground project and decided that this represented a legitimate extra expense which should be paid for out of the special account noted above.

The Director of Planning therefore recommends tnat City Council approve the appropriation of up to $10,174.06 from Account #811-703 to be used to pay the balance of the cost of construction of the Tennyson School Playground N.I.P. project."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kensington N.I.P.: Hiring of Consultant for Playing Field Design

The Director of Planning reports as follows:

"BACKGROUND

The Kensington N.I.P. Concept Plan was approved by City Council on April 4, 1978. Included in the Concept Plan was a tentative allocation of $250,000 for improvements to Kensington Park. It was intended that these funds would go toward improving the playing fields, possible lighting of some of the fields and pathways, a creative playground, improved pathways and improvements to the existing community hall. Plans for improvements to Kensington Park will be developed this fall and will be submitted along with a recommended N.I.P. allocation for Council approval at a later date.

Clause No. 2 cont'd:

City Council, on July 11, 1978 approved an allocation of approximately $400,000 from Kensington N.I.P. for the purpose of making up the funding shortfall for the construction of the Kensington Community Centre on Kensington Park.

PURPOSE OF REPORT

The purpose of this report is to recommend that the Park Board be allocated up to $3,500 to hire a consultant, Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.), to produce a preliminary design and estimate for the development of the northerly playing field on Kensington Park.

DESCRIPTION OF PROJECT

The northerly playing field on Kensington Park is heavily used for soccer and baseball. It also suffers from particularly poor drainage. Although the overall park design is not scheduled to begin until later this fall, it was decided to deal with the playing field as a separate project. The Kensington Citizens' N.I.P. Planning Committee has taken a strong interest in the alternative methods of playing field construction. Representatives of the Planning Committee have met with Park Board staff concerning this. It was agreed that A.R.E.N.A. should be retained as an outside consultant to produce a preliminary design based on a sand/membrane system. A.R.E.N.A. has had a wide range of experience in playing field construction.

The preliminary design phase would include overall site investigation with playing field construction recommendations including the determination of the class and type of field with approximate budgetary estimates for its construction. Written recommendations would be supported with a preliminary layout drawing. The cost of the consultant's work for this phase is $3,500. Subsequent phases of input necessary from the consultant, if the preliminary design is proceeded with, would include: final design, consulting services during construction and preparation of an operating and maintenance manual.

The Province of British Columbia and Central Mortgage and Housing Corporation have been advised of and concur with the use of N.I.P. funds in this manner.

RECOMMENDATION

The Director of Planning recommends:

"THAT up to $3,500 be appropriated from the Kensington Social/Recreational Budget account 891/8704 and be allocated to the Vancouver Park Board to commission A.R.E.N.A. to produce a preliminary design for the northerly playing field at Kensington Park. The costs will be shared as follows:

City	(25%)	$ 875
Province	(25%)	875
Federal	(50%)	1,750
		$3,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 170

FINANCE MATTERS

INFORMATION:

1. Grant Request
B.C. Cancer Foundation

The Director of Legal Services reports as follows:

"Council on September 12, 1978, asked that I report on the question of the B.C. Cancer Foundation's eligibility for a tax exemption.

While it is difficult to say anything that has not already been said, the law is clear that all real property in the City is subject to taxation unless it comes squarely within the exceptions set out in Section 396 of the Charter. If this property, that is the property at 601 West 10th Avenue, is to be exempt, it would have to fall within Section 396(c)(i), which reads as follows:

> 'Real property of which an incorporated charitable institution is the registered owner or owner under agreement, while directly or through trustees therefor, and which is in actual occupation by such institution and is wholly in use for charitable purposes.'

The property in question cannot qualify at least at present because the Foundation is not in actual occupation nor is the property wholly in use for charitable purposes.

Contrary to Mr. Thornton's assertion, we are not taking and do not take a 'highly technical interpretation of the Charter.' In fact, the last time this property was checked, the only 'use and occupation' made by the Foundation was a small area for storage.

In short, there is no question in my mind that these premises do not qualify for tax exemption at the present time, but if the circumstances should change and the Foundation actually occupies these premises for their purposes, there would be no difficulty in making the property exempt."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION:

2. Proposed Addition to Operations Building
Manitoba Works Yard

The Director of Civic Buildings reports as follows:

"Funds are provided in the Capital Budget for construction of a one-storey office addition to the Operations Building in the Manitoba Street Works Yard that is required by the year end to accommodate telemetric equipment for Waterworks.

A preliminary design for the work has been developed by this Department, however because of heavy workload, we cannot commit sufficient time to provide working drawings and specifications sufficient for competitive tender.

...../2

Clause #2 continued:

Rather than employing an Architect to provide the required drawings, we believe the work can best be expedited by employing the original contractors who built the Manitoba Works Yard to act as Construction Managers, working on a cost-plus basis, to conclude this project. Consequently, we requested the contracting firm of Smith Brothers & Wilson to quote a ceiling price on the basis of our preliminary design and specifications for preparing the additional drawings they would require and building the addition. This expedient eliminates the time and cost of having complete documents drawn and calling tenders. The estimated time required for construction is 2½ months.

The builders, Smith Bros. & Wilson Ltd., have offered to complete the project for an upset price of $49,800.00, a price that appears to be reasonable and is within the budget. No competitive proposals have been invited, however since the majority of the work will be carried out by sub-trades, competitive tenders will be requested for this sub-trade work.

It is recommended that Council

(a) Accept the offer of Smith Bros. & Wilson Ltd., and

(b) Authorize the Director of Legal Services to enter into a contract with Smith Bros. & Wilson Ltd. to provide the necessary drawings and carry out the work for cost plus 10% with a guaranteed ceiling price of $49,800.00."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

3. Two New Positions - Cordova House

The Director of Civic Buildings reports as follows:

"Cordova House is meeting the need for specialized housing in the City of Vancouver. The residents have physical and mental health problems, acute drug dependencies, unacceptable social behavior patterns, therefore, cannot be housed in normal care facilities. The goals are to stabilize the resident's lifestyle at Cordova House, and then assist him towards independent living with the use of resources in the community.

The existing staff does not have the time or expertise to carry out the Cordova Program and this problem was discussed with the Executive Director of the Long Term Care Program on April 20, 1978. Verbal approval for two additional staff was given at that time.

On September 11, 1978, the Ministry of Health gave written approval of the revised 1978 operating budget which included 100 percent funding for the two following positions. Therefore, there is no cost to the City.

1 Activities Coordinator	(Pay Grade 16)
1 Social Worker	(Pay Grade 23)

I recommend approval of these positions and authorization for the Director of Personnel to proceed with the classifications."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

4. Maintenance of Centennial Museum Complex

The Director of Civic Buildings reports as follows:

"At its meeting of May 2, 1978 Council approved $100,000 from 1978 Supplementary Capital to carry out urgently required maintenance work at the Centennial Museum Complex. It was indicated at the time that at least another $100,000 would be required early in 1979 to do other urgent work.

Work planned to be done as soon as possible is:

- Replace Planetarium seating		$47,000
- Replace half of carpeting		48,000
	Total	$95,000

Within several years' time the remaining half of carpeting must also be replaced. It would be beneficial to buy all needed carpeting at once to take advantage of quantity discount, to avoid rapidly rising wool costs, and to ensure uniformity of colour. It is therefore recommended that all carpeting be ordered now, with half to be stored for later use. The funding required in addition to the $100,000 allocated is approximately $40,000.

The Director of Finance recommends that the total requirement of carpet be acquired through the Central Stores and maintained in the Stores inventory pending its installation. If this method is approved, Council recommend to the succeeding Council that the additional funding of $40,000 be provided from Supplementary Capital in the 1979 and 1980 fiscal years.

It is **recommended** that Council:

A. Approve the purchase of additional carpet for the Centennial Museum Complex;

B. Approve the recommendation of the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 171

PROPERTY MATTERS

INFORMATION

1. Demolition - 4532 N. W. Marine Drive

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolitions of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
4532 N.W. Marine Dr. Lot 15, Block 129, D.L. 540	Resubdivision of Property	Simons Excavating Ltd.

CITY TO PAY	CODE NO.
$1,150.00	9407/0162"

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATIONS

2. Heather Civic Marina - Water Lot Lease from the Provincial Government

The Director of Finance reports as follows:

"On 19 October 1976 Council approved the following:

> "That the purchase of Parcel Aand the lease of Parcels B, C, D and E from the Provincial Government under the terms outlined in the City Manager's report dated September 15, 1976, be approved."

Parcel C, referred to in the resolution, is approximately 59,670 square feet of water lot which forms part of the water area used by the Heather Civic Marina. The Heather Civic Marina is mainly located on a City-owned water lot. Parcel C has now been surveyed and registered as Lot 3490, Group 1, New Westminster District. The terms referred to in the resolution included the following:

> "20 year term, renewable for a further 20 years for use as a civic marina.....commencing April 1, 1976."

The purpose of this report is to obtain Council approval for a change in this term to 20 years with no stated renewal.

The original term was put to Council based on letters from the Development Consultant for False Creek to the Provincial Land Management Branch. It was understood that the term of 20 years plus a 20-year renewal was agreed by the Province. Through subsequent correspondence it has been clarified that the Province does not agree and that a 20-year renewal would be in conflict with their normal policy.

The Associate Deputy Minister of Land & Water Management does state that:

cont'd....

Clause No. 2 cont'd:

> "The lease document indicates that upon expiry, if the Minister decides to re-lease the area, the Lessee (City) shall have the first right of refusal. As a matter of general policy, I am not aware of any occasion when leases have not been renewed provided the Lessee has used the leasehold area in accordance with the terms and conditions set down in the indenture."

Since the lease will probably be renewed, and since the Provincial water lot extends the size but is not crucial to the operation of the Heather Street Marina, the Director of Finance recommends that:

> The term of the water lot lease for Lot 3490, Group 1, New Westminster District from the Province to the City be approved as 20 years from 1 April 1976."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

3. Montessori Day Care Centre Request for Land

The Director of Social Planning reports as follows:

"On August 15th, 1978, City Council considered a request from the Montessori Day Care Centre to lease from the City the lot at the southeast corner of Arbutus and West 7th. The requested lot adjoins another City lot currently leased by the non-profit day care centre. Council referred the request to the Director of Social Planning for report on recurring complaints from area residents on the proliferation of social agencies located in the immediate area.

At present there are two non-profit day care centres and one pre-school in the area between West 6th and 8th Avenues, Arbutus and Maple. Most of the complaints from area residents have centered around the Montessori Pre-School which is housed in 3 trailers on the City-owned lot at the northeast corner of 7th and Arbutus across from the lot under consideration. When the City leased the lot to the pre-school group it was on the understanding that this was to be a temporary measure until the pre-school moves to a permanent facility on Granville Island. The Administrator of the Montessori Pre-School says that this move is scheduled for June, 1979. When this move is accomplished and the 3 trailers removed it is felt that the controversy surrounding this site will subside.

The day care society proposes to erect on the City-owned lot at the southeast corner of 7th and Arbutus a building similar to their present one and to landscape the property. With the new building the day care would accommodate another 4 children and offer an enriched program.

In the opinion of the Director of Social Planning the building and additional number of children proposed by the day care society would create less disruption in the area than does the present pre-school located across the street. The Director of Social Planning therefore supports the lease of the City-owned lot at the southeast corner of 7th and Arbutus to the Montessori Day Care Centre Society provided that the Society does not develop the lot or erect any buildings until the trailers on the lot at the northeast corner have been removed. Although this means a waiting period of several months the Society has not yet secured financing or applied for a development permit.

The Director of Social Planning recommends that:

cont'd....

Clause No. 3 cont'd:

The Director of Legal Services and the Supervisor of Properties prepare an agreement with the Montessori Day Care Centre to lease Lot 1, Block 305, District Lot 526, Plan 590 at the south-east corner of West 7th Avenue and Arbutus Street on a year-to-year basis at $1.00 per year with the City retaining the right of cancellation on six months notice, provided that the Day Care Centre cut no trees on the property and properly maintain the land, and on the condition that no buildings be erected or improvements made on this property until the portable buildings on the City-owned property at the northeast corner of West 7th Avenue and Arbutus Street have been removed."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Social Planning.

4. East False Creek Garden/Park (Federally funded Urban Demonstration Project and proposed Chinese Cultural Centre Development Acquisition of Unsubdivided portion of B.C. Hydro and Power Authority's Carrall Yards

The Supervisor of Properties reports as follows:

"On April 14, 1978, City Council approved the recommendation of the City Manager relative to the Director of Planning Report dated April 7, 1978, which comprised in part, the design concept for the Chinese Cultural Centre. Also contained in the report was authority for the Supervisor of Properties to negotiate for the purchase of land owned by B.C. Hydro and Power Authority known as Unsubdivided portion of Lot 1, D.L. 2037, subject to Federal Funding.

On May 21, 1977, the Federal Government allotted up to 1.5 million dollars toward the development of an East End False Creek Garden and Park, the offer to be effective from April 1, 1978 to March 31, 1980.

Negotiations with B.C. Hydro indicate that they are prepared to sell an unsubdivided .346 acre portion of Lot 1, D.L. 2037 to the City for a total sum of $150,718.00 subject to the following conditions:-

A. The completion of suitable arrangements to relocate the existing fuel island facility (former Creekview Service Station).

B. Such relocation being dependent upon the approval of the newly formed Provincial Transit Authority.

C. B.C. Hydro or the Provincial Transit Authority to retain rent free possession of the property for a period up to two years from date of sale.

The fuel island facility referred to, is required by Transit buses which are used in the rush hours from the outlying municipalities. After thier last trip into town in the morning, they are parked in the Carrall Street Yards and fuelled before leaving to be the first buses out of town in the afternoon rush hour. B.C. Hydro had a fuel island facility in the Carrall Street Yards but it was demolished last year to allow the City to construct the south by-pass route through B.C. Hydro Lands. While Hydro had plans for a new fuel island, there was no money allocated for construction and rather than hold up construction of the by-pass roadway, they agreed to use the old gas station on the subject site which had become vacant.

cont'd....

Clause No. 4 cont'd:

B.C. Hydro is not prepared to sell the property without the foregoing subject clauses as they are understandingly unwilling to make any substantial expenditures on Transit related facilities with the uncertainties posed by the new Provincial Transit Authority.

The Provincial Transit Authority is an unknown quantity at this time and there is no indication when it will be in a position to make a decision on relocating the fuel island. There are various estimates of the time required as being anywhere from two to five years.

The B.C. Hydro plans for a new fuel facility would have cost in excess of $300,000.00, which would be far superior to that which was demolished and also to the old service station being used at the present time. The City has agreed to pay B.C. Hydro the depreciated value of the facility under the South By-pass Agreement. The cost of replacing the pump island cannot be determined until the new Transit Authority decides the size of facility they require or even whether this is the location for such a facility.

If the City delays the decision on acquisition, the cost of acquiring could be considerably greater as the offer by B.C. Hydro is considered to be less than market value, possibly as a result of the subject clauses. In addition, if the property is not acquired prior to March 31, 1980, the City will not be in a position to request reimbursement from the 1.5 million dollar fund allotted by the Federal Government which is mentioned earlier in this report.

In view of the foregoing, the Supervisor of Properties recommends that the .346 acre portion of Lot 1, D.L. 2037, be purchased for the sum of $150,718.00 on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Cancellation of Sale - Proceeds to apply to second sale - 2 lots located north side of William Street between Cassiar and Skeena Streets

The Supervisor of Properties reports as follows:

"On March 7, 1978, City Council approved the sale of two lots described as Lots 18 and 19, except north 2.5 feet of each lot, Block 7, S.E.¼ Section THSL, Plan 2588. The gross sale price for each lot was $32,900. As the offers to purchase were placed through a real estate company, the City paid commission in the amount of $2,645.00, netting the City $31,577. for each lot.

The purchaser has paid the initial 25% payment plus proportionate taxes, administration fees and Land Registry fees in order to register the Agreements-for-Sale. The second installment payment for each lot, plus interest for the period March 8th to September 6th at the rate of 11% became due on September 7th, 1978. As no payments were received, the purchaser was contacted and he advised he is unable to meet the payments for two lots. He has subsequently submitted a proposal whereby he wishes to cancel the purchase of Lot 19, and apply the money paid on that lot against the purchase of Lot 18.

cont'd....

Clause No. 5 cont'd:

After forfeiting to the City the 5% deposit of $1,645.00 and reimbursing the commission paid by the City to the real estate agent of $1,322.50 the amount remaining which could be applied against the purchase of Lot 18 is $5,606.06, calculated as follows:

	25% Payment - Principal	$8,225.00	
	Proportionate 1978 Taxes	326.36	
	Land Registry Fees	37.90	
			$8,589.26
Less:	Land Registry fees paid to register agreement	13.20	
:	Land Registry fees to be paid to release agreement	2.50	
:	Commission paid by City	1,322.50	
:	Forfeit 5% - deposit	1,645.00	
			$2,983.20
	Proceeds to be applied against Lot 18:		$5,606.06

The purchaser has advised he would then pay out Lot 18 in full.

As the purchaser has advised he cannot financially handle the purchase of two lots, the Supervisor of Properties

Recommends that the sale of Lot 19, exc. N. 2.5', Block 7, S.E.¼ THSL, be cancelled and that the net proceeds of $5,606.06 as set out above be applied towards the purchase of Lot 18."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease 4497 Belmont Avenue

The Supervisor of Properties reports as follows:

"The City of Vancouver leases on a month-to-month arrangement, a small store and living quarters at 4497 Belmont Avenue, (Lease Account #7578) Lot H, Block 130, D.L. 540, to Kung Hoo Chow. The building is zoned C-1 and has been in the area for many years and has become an identifiable part of the community.

In addition to the store and living quarters there are also two suites which are rented out under separate agreements. The rentals for the entire building were reviewed recently and were increased to $497.00 per month. The building is presently in the process of being upgraded.

A request has now been received from Mr. Chow for a three year lease, rather than the current month-to-month agreement. Recommended that the City of

cont'd....

Clause No. 6 cont'd:

Vancouver enter into a lease arrangement with Mr. Chow of 4497 Belmont Avenue for a period of three years at a rental of $160.00 per month with a rental review every year; the terms and conditions to be to the satisfaction of the Supervisor of Properties and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Sale and Lease of City-owned Property

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the sale of the properties under item A following and under Council authority tenders were called for the lease of the property described under item B. Tenders were opened in public at 9:30 am Monday September 25, 1978.

The Supervisor of Properties recommends that the following offers to purchase and lease, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

A. Lots 30 and 31, NE¼ D.L. 339, Plan 17100 and Lot 93, NE¼ D.L. 339, Plan 17187 - east side Kirkland Street between 46th and 47th Avenues (RS-1)

NAME	SIZE	PURCHASE PRICE	TERMS	CONDITIONS
William A. Rite	Lots 30 & 31 33' x 107.5'±	$34,000.00 each	City Terms at 11%	Public Utility Easement required over the east five feet of each lot.
William A. Rite	Lot 93 44.8' x 107.5'	$41,050.00	City Terms at 11%	Public Utility Easement required over the east five feet.

B. Lot 26 except the south 109', Block 130, D.L. 540 and 229 (now known as Lot D, Block 130, D.L. 540, Plan 17355) South side Hadden Avenue between Sasamat and Trimble Street. (RS-1)

NAME	SIZE	PURCHASE PRICE	TERMS	CONDITIONS
Ramon Angelo Orlando	65' x 109/127'	$75,200.00	City Terms at 11%	60-year prepaid lease as set out in offer to lease and specifications."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 171 & 172

DISTRIBUTED TUESDAY

CITY MANAGER'S REPORT

October 3rd, 1978

TO: Vancouver City Council

SUBJECT: Transport of Dangerous Goods Through the City

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

As a result of the recent chlorine leakage incident on September 25th which was reported briefly at the Council meeting on September 26th, the Mayor requested that a Task Force of Fire and Police, working with the Emergency Program Director, and with representatives of transportation and chemical industries, draft regulations dealing with the transportation of dangerous goods on City streets. Attached for Council's information is Appendix "A" which details the chlorine leakage incident.

In accordance with the Mayor's instructions, the Task Force has, through a series of meetings, developed in conjunction with the principle companies, interim guidelines for the transport of chlorine within the City of Vancouver. These interim guidelines are attached as Appendix "B".

Your officials had been meeting on the matter of emergency planning prior to the chlorine spill incident and through the Task Force will continue to meet and develop possible by-law changes and procedural agreements with industry, for the transport of dangerous goods on City streets. Your officials will also consider the newly proposed Federal Act - Transportation of Dangerous Goods Act - which has recently received first reading.

It is anticipated that the report detailing these proposed changes will come forward to Council within the next month.

The City Manager submits the foregoing report for Council's INFORMATION

FOR COUNCIL ACTION SEE PAGE(S) 165

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PART REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON
PLANNING AND DEVELOPMENT
&
TRANSPORTATION

OCTOBER 3, 1978

A meeting of the Standing Committees of Council on Planning and Development & Transportation was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 3, 1978 at approximately 9:30 a.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Bellamy Alderman Brown Alderman Ford Alderman Rankin
ABSENT	:	Alderman Gibson Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Block 35 - Development of City-owned Property at the Northeast Corner of Dunsmuir and Richards Street

The Committees considered a report of the City Manager dated September 29, 1978 (copy circulated) in which the Director of Planning outlines the results of further examination by the Consultant and Civic staff of the use of the City lane, Lot 18 and the sidewalk on Richards Street and provides background information on development options and costs for the proposed urban open space development together with information on appointment of an Architect.

On September 12, 1978 Council referred recommendations on the park concept back to the City Manager for further consideration and report on proposed development costs.

One of Council's concerns was the Consultant Architect's proposal to incorporate the lane with the open space development for integration with the senior citizens' development at 444 Dunsmuir Street.

The Consultant Architect, while taking into consideration the concerns of the City Engineer and the objectives of the Director of Planning, and after further discussions with Civic staff, believes it possible to adjust the Concept proposals to enable access and visual integration to occur between the open space development and the Senior Citizens' Centre while not closing the lane to traffic nor interfering with utility corridors. The Director of Planning considers that this issue can be satisfactorily resolved at the detailed design stage.

The Consultant Architect, after discussions with Engineering and Planning Department staff believes that the open space edge at Richards Street can be adjusted to deal with urban design as well as Engineering concerns.

cont'd....

Clause No. 1 cont'd:

The Director of Planning considers that the interface between the Richards Street sidewalk and the open space development can also be satisfactorily resolved at the detailed design stage.

To assist City Council in considering the development costs of the open space development, the report provides information on:

(i) Implementing the concept as proposed -

Basic cost estimate $1,526,000

This scheme, when developed from the concept stage to a detailed design stage would be subject to refinement and close consultation with City, Park and B.C. Hydro staff. It could show savings of $200,000 after the preparation of detailed drawings and final cost estimates.

(ii) Implementing the concept as proposed, but staged over a number of years -

Concept cost estimate $1,526,000

Total final development cost $1,700,000 to $1,800,000

As with (i) the same cost savings could occur when the detailed design stage was completed. Additional final costs are incurred because of phasing and loss of advantage of work continuity.

Initial Development Expenditure	$800,000 to $1,000,000
Additional Costs Incurred Because of Phasing (Expressed in 1978 Dollars)	$200,000 to $300,000
Expenditures that can be deferred in whole or in part (Includes glass roof, air movement equipment, sculpture; sidewalk edge treatment; sidewalk tree planting; lane treatment; end wall - depending on Building By-law)	$500,000 to $700,000

(iii) Modifying the Concept by omitting or changing some components -

Final development costs $1,400,00

As the number of deletions and/or changes increase there is a corresponding reduction in the significance and appropriateness of the resulting open space development, in the objectives of creating significant open space, and the anticipated cost benefits for the City and the surrounding properties.

The cost savings could not accurately be estimated until the detailed design and final cost estimates are prepared but can range from changes in materials, etc. ($200,000) to deletion of glass roff ($400,000).

Depending on the number and significance of the modifications made, B.C. Hydro could be affected in such matters as design of their vents, etc.

cont'd....

Clause No. 1 cont'd:

(iv) A different Concept -

Concept cost estimate $400,000 to $600,000

Develop B.C. Hydro slab with grass, trees, lighting, paving, furniture, etc. (i.e., Victory Square).

Concept may not achieve the appropriate Civic open space development objectives in this Downtown location.

This form of development would not be anticipated by the proposed B.C. Hydro/City agreement. B.C. Hydro would be responsible for designing and possibly relocating their vents, walls, etc. to City design standards (through Development Permit Board). Slab loadings would also be increased.

It should be noted that the costs above quoted from the report are in constant 1978 dollars and do not include architect or consultant fees.

With respect to the relationship between B.C. Hydro and the City on the Sub-Station - open space development, if significant omissions were made to the Concept (see item iii) or if the different concept (see item iv) was preferred, B.C. Hydro would need to know this without delay as it may significantly affect the agreement.

In dealing with the capital cost needed to develop this open space, the Director of Finance is concerned about the high cost of the park development, the total City capital spending projections, inflationary trends, and the sources of funding for the capital expenditures (supplementary capital budgets).

The Director of Civic Buildings advises that in view of the options presented in the report it is premature to appoint an architect at this time, since the option chosen by Council will influence the type of Consultants required and their fees.

At the present time it is considered appropriate to allow approximately the same percentage as a fee requirement to be added to the costs of each alternative i, ii and iii, to arrive at an estimated total job cost. The actual fee requirement can be calculated when the type of concept is established, which will be reported for Council's approval along with a recommendation for the appointment of an architect.

The costs inclusive of fees, in 1978 dollars for the various alternatives are estimated as follows:

i)	$1,500,000	+	$157,500 fee	=	$1,657,500 total
ii)	$1,700,000 to $1,800,000	+	$178,500 to $189,000	=	$1,878,500 to $1,989,000 total
iii)	$600,000 to $1,400,000	+	$ 63,000 to $ 14,700 fee	=	$663,000 to $1,547,000 total
iv)	$400,000 to $600,000	+	$ 28,000 to $ 42,000 fee	=	$428,000 to $642,000 total (using Parks Board design staff)

cont'd....

Clause No. 1 cont'd:

Present for the discussion were:

Mr. B. Freschi)
Mr. J. Sproule) Consulting Architects

Mr. R. Foxhall)
Mr. A. Pawlovich) B.C. Hydro

Mr. S. Cripps) Park Board

Mr. Freschi with the aid of a model and slides, presented the design concept of the urban park to the Committees. To overcome some of the Council's previous concerns with respect to pedestrian scale and amenities, the slide presentation included several slides taken with a modelscope enabling the Committees to gain an insight to the park concept from the ground level indicating the nature of the arcaded area.

A lengthy discussion followed on the various options. When asked if option (iv) were chosen, could the proposed park concept be developed at a later stage, Mr. Freschi indicated it would not be possible as there would be no integration with the Hydro structure underneath.

A member of the Committee indicated that selection of an option would be a key decision. If the City wants to develop Downtown Vancouver, money spent on this park concept could give an incentive to owners to upgrade the area.

With respect to timing, Mr. Foxhall advised that by this time next year, B.C. Hydro has to be in a position of considering contracts and start of construction by the end of 1979. By spring, 1982 the project would have to be completed.

Mr. K. Dobell, Acting City Manager, advised that a dollar figure should be set and the design would have to accommodate it.

A suggested figure was $900,000 to be taken from the 1979, 1980, 1981 Supplementary Capital Budgets. Mr. E. Crickmore, Central Area Planning, advised that an amount of money would be required in 1979 for purchase of trees, etc. This was re-iterated by Mr. Cripps of the Park Board.

Mr. P. Leckie, Director of Finance, noted for the Committees' information that $900,000 in 1978 dollars would really be approximately $1,300,000 over the three year period, allowing for inflation.

Mr. Crickmore enquired if the architect was to allow for future roof. The Committees were advised that if option (ii) were chosen the concept could be completed at a later date, with all the components as proposed by the architect consultant.

The Committees

RECOMMENDED,

1. THAT the question of the use of the lane, and Richards Street sidewalk be resolved at the detailed design stage given that the lane will not be closed to traffic, there will not be interference with the utility corridor, and Richards Street will not be narrowed.

cont'd ....

Clause No. 1 cont'd:

B. THAT option (ii), the proposed concept, with a maximum initial development expenditure of $900,000 in 1978 dollars, including all fees, staged over a number of years, be approved.

C. THAT the Director of Civic Buildings report to City Council as soon as possible on the appointment of an Architect, together with the proposed fee structure, source of funding etc.

The meeting adjourned at approximately 11:50 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 172

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Britannia School, under the direction of their teacher, Mr. Fitzpatrick.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gibson
SECONDED by Ald. Brown
THAT the Minutes of the Regular Council Meeting of October 3, 1978, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson
SECONDED by Ald. Ford
THAT the Regular Council recess to reconvene following the Special Council (Public Hearing)

- CARRIED UNANIMOUSLY

The Regular Council reconvened at 2:40 p.m.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Vancouver Representative on the U.B.C.M.

In a memo dated October 10, 1978, the Mayor reported as follows:

"Under a change in the U.B.C.M. by-laws approved at the recent Convention, the Vancouver representative on the Executive is to be named by the Vancouver City Council.

Alderman Bellamy is presently our representative on the Lower Mainland Municipal Association and he is also a Director of the Federation of Canadian Municipalities. I would, therefore, think that he would be the logical person to be named to the U.B.C.M. Executive because of the inter-relationship of these three organizations."

MOVED by Ald. Brown,
THAT Alderman Ford be named by Vancouver City Council to the U.B.C.M. Executive.

- (CARRIED)

MOVED by Ald. Gerard,
THAT Alderman Bellamy be named by Vancouver City Council to the U.B.C.M. Executive.

A vote by ballot was called for and taken and Alderman Ford was declared named.

2. Closure of 23rd Avenue at Tupper School

Council noted a request from Mr. E. Patterson, spokesman for residents on East 23rd Avenue to address Council later this day when the report of the Standing Committee on Transportation, with respect to the closure of 23rd Avenue at Tupper School, is before it.

MOVED by Ald. Rankin
THAT the delegation request from Mr. E. Patterson be approved for later this day.

- CARRIED UNANIMOUSLY

3. StrataTitle Conversions - 1815 Cornwall and 2910 Alder Streets

In a letter dated September 26, 1978, Dominium Habitat Consultants requested an opportunity to address Council on its application to convert to strata title a building on Cornwall Street and another on Alder Street. The City Clerk advised that the Director of Planning will be submitting a report to Council on this matter at a later date.

MOVED by Ald. Harcourt
THAT the delegation request from Dominium Habitat Consultants with respect to certain Strata Title Conversions, be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Costs: Publicizing the Plebiscite

Council, on October 3, 1978, requested the City Clerk to report on the cost of the following techniques of publicizing the plebiscite being submitted to the voters November 15, 1978:

(a) By a mail-out pamphlet

(b) By newspaper ads.

In a memo dated October 13, 1978 the City Clerk reported as requested and advised that the approximate cost for delivering a pamphlet by means of a postal walk would be $9,700, and the cost of newspaper ads would be $6,400, with translations being done free of charge.

MOVED by Ald. Marzari
THAT the City Clerk be instructed to publicize the plebiscite being submitted to the voters November 15, 1978, by means of a postal walk at a cost of $9,700, funding to be from Contingency Reserve. - LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy, Puil and the Mayor opposed

MOVED by Ald. Marzari
THAT the City Clerk be instructed to publicize the plebiscite being submitted to the voters November 15, 1978, by means of newspaper ads, at a cost of $6,400, funding to be from Contingency Reserve. - CARRIED

(Ald.Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

5. Odessa Performers - Proposal by Canada - U.S.S.R. Association

Under date of October 16, 1978, the Mayor submitted the following memorandum:

"I was visited some time ago by Mr. George Legebokoff, Secretary of the Vancouver Branch of the Canada-U.S.S.R. Association, concerning some art works that the Odessa City Council of Workers' Deputies had indicated were being sent here for display in return for a group of mounted photographs depicting various locations in Vancouver. The latter was requested to be included in the Odessa City "Photoexposition '78" beginning next month. Mr. Legebokoff indicated that his organization would be interested in assisting the City in making arrangements to display the original art works.

Since I was contacted by Mr. Legebokoff, a large package of "works of the drawing exhibition of painters from Odessa, directed to Canada by the Ukrainian Friendship Society" was received via his organization. Mr. Legebokoff then approached me to suggest that the City might wish to take advantage of a forthcoming visit to Vancouver of some professional singers and dancers from Odessa. Apparently about one dozen such performers (see attached) will be here from October 30 through November 3 as tourists along with a larger tour group from the Ukraine, and they would like to offer a performance to the people of Vancouver, their Sister City. Accordingly, Mr. Legebokoff has proposed that a performance be organized for the evening of November 2 at THE ORPHEUM, where the art works also could be suitably displayed for public viewing in the lobby. The Orpheum is available on November 2.

Cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

Odessa Performers - Proposal (Cont'd)

Mr. Legebokoff's proposal has merit particularly from the viewpoint that, if Council wished to waive the usual rental charges (approximately $1500. class "2" rate) by making a grant to the Canada-U.S.S.R. Association for, perhaps $2. per person, many of our citizens would be interested in attending such a concert provided without fee by the visiting performers. For some Vancouverites no doubt this would be a first-time opportunity to see the renovated Orpheum, and at such a reasonable reduced price. The receipts from the sale of tickets, which the Canada-U.S.S.R. Association would help distribute, would revert back to the City. Any profits (potentially $5,000+. less the rental and other miscellaneous charges) could accrue to a new Fund that could be created to support future Sister City related activities."

MOVED by Ald. Kennedy
THAT Council approve a grant to the Canada-U.S.S.R. Association, equal to the rental charges (Class 2 rate) of The Orpheum for November 2, 1978.

(Ald. Brown and Gerard opposed) - CARRIED BY THE REQUIRED MAJORITY

6. Vancouver/78 Socialist International Congress

In a memorandum dated October 17, 1978 the Mayor advised that the 1978 Socialist International Congress will be held in Vancouver from November 3 - 5. Many prominent government and political leaders are expected to attend. The Mayor advised Council has been asked to host a reception on November 3, 1978 at the Vancouver Centennial Museum and Planetarium, and to cover the $5,000 cost of the rental of the facility.

MOVED by Ald. Harcourt
THAT the request that Council host a reception on November 3, 1978 for the Vancouver/78 Socialist International Congress, and cover the $5,000 rental of the Centennial Museum and Planetarium, be approved in principle at a cost of not more than $5,000, and the Mayor be instructed to negotiate a reduction of this cost with the Vancouver Centennial Museum and Planetarium Board.

(Ald. Bellamy, Brown, Ford, Gerard, Kennedy, Marzari and Puil opposed) - LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

MOVED by Ald. Kennedy
THAT Council approve a grant of $2,500 towards the cost of a reception on November 3, 1978, for the Vancouver/78 Socialist International Congress.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT OCTOBER 13, 1978

Building & Planning Matters
(October 13, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Strata Title Conversion - 3177-3181 Point Grey Road
Cl. 2: Champlain Heights - Energy Conservation Project
Cl. 3: Kensington N.I.P. - Street Widening
Cl. 4: Street Names - Private Roads within Enclave 19 - Champlain Heights
Cl. 5: Kiwassa N.I.P. - Seymour School
Cl. 6: Strata Title Conversion - 3563 Oak Street

Strata Title Conversion -
3177-3181 Point Grey Road
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights -
Energy Conservation Project
(Clause 2)

Mr. J. Moodie, Project Manager, answered questions from Council and gave the background on this matter.

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 - 6 inclusive

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 13, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Grants in Lieu of Vancouver City, B.C. Assessment Authority, School and Hospital District, Municipal Finance Authority and G.V.R.D. Tax Levies
Cl. 2: Health Services for Jericho Hill School

Clause 1.

MOVED by Ald. Brown
THAT the grant requests, in lieu of taxes, to religious and charitable organizations, as detailed in the City Manager's report dated October 13, 1978, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Health Services for
Jericho Hill School
(Clause 2)

MOVED by Ald. Brown
THAT consideration of this clause be deferred until later in the meeting, to permit the Medical Health Officer an opportunity of being present to answer questions.

- CARRIED UNANIMOUSLY

For Council action on the above, see page 9.

Property Matters
(October 13, 1978)

The Council considered this report which contains eleven clauses identified as follows:

Cl. 1: Lease of Larwill Park (Bus Depot) to B.C. Hydro and Power Authority
Cl. 2: Consent to Sub-Lease - E/S Main Street between Industrial and Terminal Avenues
Cl. 3: Public Safety Building Coffee Shop Lease 312 Main Street
Cl. 4: Crown Grant of Land to be Established for Road Purposes - Block A of Lot 3603, Plan 16952, False Creek
Cl. 5: Offer to Purchase - Two Lots - S/S 2900 Block Venables Street
Cl. 6: Vancouver Art Gallery Site
Cl. 7: Lease arrangements and purchase of furniture and equipment - Barclay Manor, 1433 & 1447 Barclay
Cl. 8: Champlain Heights - Enclave 17
Cl. 9: Champlain Heights - Ground Leases
Cl. 10: Purchase of Properties at 29th Avenue and Nanaimo Street for Road Widening Purposes
Cl. 11: Purchase and Lease of Lot 21, False Creek

Lease of Larwill Park
(Bus Depot) to B.C. Hydro
(Clause 1)

During consideration of this item a number of questions were raised on the City's legal status and possible uses of the site, if and when the City's lease with B.C. Hydro lapses.

MOVED by Ald. Puil
THAT consideration of this clause be deferred and, in the meantime, the City Manager report back, giving further details on the questions raised.

- CARRIED UNANIMOUSLY

Clauses 2 - 8 and 10 inclusive

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6, 7, 8 and 10, in this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights - Ground Leases
(Clause 9)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Purchase and Lease of Lot 21,
False Creek
(Clause 11)

During consideration of this clause, the City Clerk advised that the word 'extension' in the last line of the second paragraph on page 10, should be amended to read 'option'. Council so agreed.

MOVED by Ald. Kennedy
THAT this matter be deferred and the Director of Planning be instructed to undertake a view analysis of this site, taking into consideration the City's guidelines on views from bridges.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
September 21, 1978

Regulation of Shopping Hours

MOVED by Ald. Gerard
THAT the following enforcement program and procedures on shopping hours be approved:

1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

   - Victoria Day
   - July 1
   - B.C. Day
   - Labour Day
   - Boxing Day

   The stores in these two historic areas would have to close:

   - Good Friday
   - January 1
   - Thanksgiving
   - Remembrance Day
   - Christmas Day

2. No action be taken against corner stores or drug stores if they are open on a Sunday or Statutory Holiday provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened off and not on display or for sale on Sunday or Statutory Holidays.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Regulation of Shopping Hours (Cont'd)

3. No action be taken against bookstores, record stores, and souvenir stores if they are open on Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.

4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day.

5. All other types of stores be required to remain closed on Sunday and Statutory Holidays and a notice to this effect be placed as soon as possible in the newspapers and

(i) if a store continues to remain open on Statutory Holidays after the advertisement is placed, a letter be sent to the licensed operator advising that any further violation will result in the matter being referred to Council recommending a hearing to show cause why the license should not be suspended.

(ii) if a store continues to remain open on Sunday the licensed operator be sent a letter advising that unless the store remains closed on Sunday, the Attorney General will be requested to provide permission to prosecute under the Lord's Day Act. They also be notified that if they continued to open on Sunday, the operator will have to appear before Council to show cause why the business license should not be suspended.

(Ald. Brown opposed) - CARRIED

MOVED by Ald. Kennedy (in amendment)
THAT Robson Square and Robson Street be included in section 1.

LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Marzari, Rankin and the Mayor opposed.)

The motion to amend having lost, the motion by Alderman Gerard was put and carried.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Regulation of Shopping Hours (Cont'd)

MOVED by Ald. Brown
THAT Bylaw No. 4462 be repealed and the Director of Legal Services be instructed to bring forward a bylaw which would not restrict the hours of shopping in Vancouver.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

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The Council recessed at 3:55 p.m. to reconvene at 4:15 p.m. with the same Members present.

C. Manager's Report
October 4, 1978.

Extended Shopping Hours
During December.

In connection with this report a delegation request from Mrs. Joan Wallace, on behalf of the Retail Merchants Association of Canada, was noted.

MOVED by Ald. Kennedy
THAT consideration of this report be deferred to the next meeting of Council to permit the delegation to appear as requested.

- CARRIED UNANIMOUSLY

The Medical Health Officer was present in the Chamber and Council agreed to vary the Agenda to deal with the following two items:

Finance Matters
(October 13, 1978)(Cont'd)

Health Services for Jericho Hill School
(Clause 2)

The Medical Health Officer answered questions from Council related to the continued operation of Jericho Hill School and services to the handicapped.

MOVED by Ald. Ford
THAT the recommendation of the City Manager, as contained in this report, be approved;

FURTHER THAT Council request the Provincial Government to state its intention in the matter of continued operation of Jericho Hill School and provision of services to the students of this school.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Manager's Report
(October 10, 1978)

Prenatal Services

The Medical Health Officer spoke to his recommendation in this report that funding be approved as follows:

(a) The sum of $7,974.00 for Parents' Choice, November and December, 1978;

(b) The sum of $42,434.00 for Parents' Choice in 1979;

(c) The sum of $54,244.00 for Healthiest Babies Possible in 1979,

and the City Manager and Medical Health Officer begin immediate negotiations with the Provincial Government to obtain the necessary 50/50 cost sharing.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

Council further agreed to vary the Agenda to deal with the following clause in the Standing Committee on Transporation's report:

Report of Standing Committee
on Transportation
(October 5, 1978)

Traffic Situation on 23rd Avenue
at Tupper School (Clause 1)

Mr. Patterson and Mr. Pataky, residents of the area, expressed concern that closure of 23rd Avenue, adjacent to Tupper School, could result in increased traffic between 22nd Avenue and Prince Edward. Mrs. Fenwick, Chairman of the School Board addressed Council and urged that Council approve the recommendations of the Standing Committee. Mr. J. Killeen, Principal of Tupper School said that the main concern of himself and Mr. Loewn, Principal of Livingstone School, is the safety of the students.

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in this clause of its report, be approved.

- CARRIED

(Ald. Gerard and Rankin opposed)

D. Manager's Report
(October 12, 1978)

False Creek, Area 6, Phase 1
Lot 34, Ground Lease (Heather
Marina Commercial Building)

The Development Consultant answered questions from Council on this matter.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Housing Developments Proposed for 2nd Avenue and Wallace Street

Council, on October 3, 1978, agreed to hear a delegation from the Jericho Area Citizens Association on the Dunbar Housing Co-operative and the Greater Vancouver Housing Corporation developments proposed for 2nd Avenue and Wallace Street.

Mrs. W. Dean, solicitor for the Association addressed Council and reviewed the history of the developments on this site. She alleged the design of both these projects has been altered and is not the same as the designs which were before Council at the Public Hearing on the rezoning. She stressed that most of the concerns of the residents are related to parking congestion in the area and the poor design of the developments.

MOVED by Ald. Ford

THAT further consideration of the concerns raised by the delegation be deferred to the next meeting, and the Director of Planning be instructed to report back on the final design of the Greater Vancouver Housing Corporation's development, including some of the concerns raised by the representative of the residents at today's meeting, as well as a means of alleviating the problems of on-street parking in the area and the implications should Council cancel the project;

FURTHER THAT the developer be requested to discontinue work on this project until the matter is resolved.

- CARRIED

(Ald. Brown, Harcourt, Marzari and Rankin opposed)

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The Council recessed at 5:55 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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Following an 'In Camera' meeting in the Mayor's Office at approximately 7:30 p.m., the Council, in Committee of the Whole, reconvened in the Council Chamber at 7:40 p.m., with Mayor Volrich in the Chair and the same members present.

REPORT REFERENCE

Proposed New P.N.E. Stadium
and Multiplex Proposal

Council on September 12, 1978, deferred consideration of a motion by Alderman Rankin on this matter until Council had before it staff reports on the proposed new stadium. Council also agreed to hear delegations on the motion at this time.

Also before Council was the following:

(a) Manager's report dated October 13, 1978, from the City Engineer on the transportation aspects of the proposed new stadium.

(b) Report of the Director of Planning dated October 13, 1978, on the P.N.E. Multiplex proposal.

(c) Report of the City Manager dated October 16, 1978, summarizing the comments in the foregoing two reports and putting forward for consideration the following two alternatives:

"Alternative A:

1. That Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at $30,000 to be shared equally by the City and the GVRD.

2. That the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.

3. That funds of $15,000 be made available to cover the City's share of the costs with a further $15,000 to be authorized should the GVRD decline to participate financially.

4. That the City/GVRD LRT Study Team coordinate its work with the study of site options for stadium/exhibit facilities.

5. That the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

Alternative B:

1. That Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.

2. That the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds."

Mr. Kenneth C. Logan had prepared an alternate proposal for a Pacific Rim stadium and this, too, was before Council.

cont'd....

REPORT REFERENCE (cont'd)

Proposed New P.N.E. Stadium
and Multiplex Proposal (cont'd)

Circulated this evening was a memorandum from the Director of Planning noting a number of corrections to be made to his October 13, 1978 report to which Council agreed.

Mr. D. Rudberg, Assistant City Engineer - Traffic, gave a report reference on the transportation aspects of the proposed new stadium. Mr. R. Spaxman reviewed his position as Director of Planning and commented on the contents of his report of October 13th. Both officials answered questions from members of Council on various aspects of their reports.

Mr. Erwin Swangard, President of the Pacific National Exhibition, addressed Council and circulated a brief. He stated that the matter before Council tonight was simply a decision by Council as to the suitability of the P.N.E. for the multiplex, and that unless this decision is made, it would be futile for the P.N.E., particularly from the cost point of view, to carry on the required project work. He also stated that the P.N.E. cannot, under its terms of reference, or from its financial position, operate and/or assume financial responsibility for facilities outside its jurisdiction which is confined to the 172 acres of the P.N.E. grounds. The P.N.E.'s brief restated the various factors which it considers reinforce the choice of the P.N.E. for the multiplex.

Mr. Andrews representing N.D. Lea and Associations, who had carried out a study on the transportation aspects of the proposal, answered questions from members of Council on related issues.

Council then heard from the following delegations:

- Mr. Shawn Hatch, Chairman, Ad Hoc Citizens' P.N.E. Committee, stated the Committee is not favourable to ground separation of the intersection of Cassiar and Hastings Streets as this would add to the already congested traffic and parking situation. In the opinion of the Committee, the P.N.E. has reached its limit of growth and any proposed new stadium should be located elsewhere. Council therefore should not approve the proposed P.N.E. multiplex or else conduct a suitable rezoning process and further impact studies.

- Mr. Don Stanley, Secretary, Hastings Sunrise Action Council, was also opposed to the proposal and suggested that Council investigate alternate sites.

- Mr. Dave Lockhart, representing the Adanac Village Housing Co-Op, stated he was in favour of a study of alternative location options.

- Dr. Setty Pendakur requested Council go on record as stating the Greater Vancouver area needs a stadium but that this is a need of the region not just the City of Vancouver and he suggested Council re-examine the need to locate the agricultural facilities at the P.N.E.

- Mr. Ian Mass spoke to his brief previously circulated which opposed the P.N.E. proposal.

- Mr. Philip Thorne, President, Hastings Community Association, also objected to the proposed P.N.E. expansion.

- Mr. R.W. Kennedy, Director, Western Forest Products Lab, Canada Department of the Environment, asked that the concept of a wooden dome for the stadium be given serious consideration as this would reflect the economics of the Province.

cont'd....

REPORT REFERENCE (cont'd)

Proposed New P.N.E. Stadium
and Multiplex Proposal (cont'd)

- - - - -

- Mr. Kenneth C. Logan presented his proposal for a stadium at an alternative location.

Alderman Rankin's motion of September 12, 1978, was not put, however, it was

MOVED by Ald. Rankin,
THAT

(1) Council request the G.V.R.D. to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities

(a) in Vancouver (in particular on the north side of False Creek), and

(b) in the Lower Mainland;

with costs estimated at $30,000 to be shared equally by the City and the G.V.R.D.

(2) The Director of Planning, in consultation with the G.V.R.D. and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.

(3) Funds of $15,000 be made available to cover the City's share of the costs with a further $15,000 to be authorized should the G.V.R.D. decline to participate financially.

(4) The City/G.V.R.D. LRT Study Team coordinate its work with the study of site options for a stadium/exhibit facilities.

(5) The P.N.E. be requested to give every assistance to the consultant to facilitate completion of the study.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committees on Community Services and Planning & Development, September 28, 1978

City Housing Policy in the
Downtown Eastside Area (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

II. Report of Standing Committee on Community Services, September 28, 1978

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Liquor Permit Application - 4450 West 10th Avenue
Cl. 2: Liquor Permit Application - 1531-37 Commercial Drive
Cl. 3: Fire By-law Upgrading - Hotel Vancouver
Cl. 4: Teenage Discotheque, 2120 Main Street
Cl. 5: Complaint re United Poultry Ltd., 534 East Cordova
Cl. 6: Ferrera Court Apartments, 504 East Hastings
Cl. 7: Lee Building, 175 East Broadway

Clauses 1, 2, 3, 5, 6 and 7

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

Teenage Discotheque
2120 Main Street (Clause 4)

In considering this clause, Council noted a Manager's report dated October 3, 1978, in which the Acting Director of Permits and Licenses reported for information the opinions of the residents in the five houses in the neighbourhood and the operator of a nearby motel regarding the proposed teenage discotheque.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT the report of the City Manager dated October 3, 1978, be received for information.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development, September 28, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Residential Rehabilitation Assistance Program Area Designation
Cl. 3: Vancouver South Neighbourhoods (P.Y.E.P. Project)

Clauses 1, 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration, September 28, 1978

Departmental Review -
Personnel Department (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

V. Report of Standing Committees on Planning & Development and Transportation, October 4, 1978

Kingsway Task Force Study (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown in amendment,
THAT the following be added to Alderman Harcourt's motion:

"FURTHER THAT the policies for Kingsway East have CD-1 zoning requiring that the 120 feet on each side of Kingsway be commercial on at least the first floor and that the remainder could be residential with hotels and motels permitted for the full depth of the property."

- LOST

(Aldermen Bellamy, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

VI. Report of Standing Committee on Community Services, October 5, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Grant Request - Canadian Memorial Church
Cl. 2: Liquor Permit Application - 220 Prior Street
Cl. 3: Compliance with Fire Safety Regulations in Downtown Cabarets
Cl. 4: Neighbourhood Pub Application - 2802 West 4th Avenue
Cl. 5: Liquor Permit Application - 3075 Kingsway

Clauses 1, 2, 3 and 5

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Pub Application - 2802 West 4th Avenue (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved after adding the words "as quickly as possible".

- CARRIED

(Mayor Volrich opposed)

VII. Report of Standing Committee on Transportation, October 5, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Traffic Situation on 23rd Avenue at Tupper School
Cl. 2: Midway Connector Bus Route Change
Cl. 3: Commissioner Street - Truck Route Status
Cl. 4: Arbutus Street and 33rd Avenue

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Transportation, October 5, 1978
(cont'd)

Traffic Situation on 23rd Avenue
at Tupper School (Clause 1)

For Council action on this clause, see page 10.

Clauses 2, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 2 and 3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Finance & Administration,
October 5, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Vancouver Park Board Capital Funds Situation 1979-83
Cl. 2: License Fee for Live-aboard Boats
Cl. 3: 1978 Changes in Property Tax

Clauses 1, 2 and 3

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee
on Community Services,
October 12, 1978

Soft Rock Cafe,
1921 West 4th Avenue (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Brown, Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

G.V.R.D. Matters

There were no comments with respect to the G.V.R.D. matters insofar as the Regional District meeting for Wednesday, October 25, 1978, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (Block A of District Lot 3603, Plan 16952, False Creek)

MOVED by Ald. Ford,
SECONDED by Ald. Kennedy,
THAT WHEREAS Her Majesty the Queen in Right of the Province of British Columbia has, by Crown Grant, conveyed to the City of Vancouver the following described lands:

Block A of District Lot 3603, Plan 16952 for so long as the land granted is used for road purposes;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

THEREFORE BE IT RESOLVED THAT Block A, District Lot 3603, Plan 16952, so conveyed, be and the same is hereby accepted and allocated for road purposes, and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Property at Nanaimo and Kingsway

referred to a complaint received from the owner of property at 4725 Nanaimo Street. The City is presently realigning the street and the owner is concerned that the retaining wall which the City is to be building along the easterly property line will come within three feet of his children's basement bedroom.

Alderman Rankin requested that the City Manager investigate this matter and report back.

The Mayor so directed.

Alderman Marzari - Date of Central Waterfront Public Hearing

queried if it would be possible to change the date of this Public Hearing which is scheduled for October 31, 1978.

The Mayor directed the City Clerk to investigate the possibility of changing the date and report to him.

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The Council adjourned at approximately 11:20 p.m.

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CC 62-MLH-75

MANAGER'S REPORT

DATE October 13, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Review of the Transportation Implications of the Proposed PNE Multiplex

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"INTRODUCTION

On August 16, 1978, the Pacific National Exhibition presented a proposal for a major redevelopment of Exhibition Park. This included construction of a 60 000 seat covered stadium and major exhibit and agricultural facilities to replace the existing outdated facilities.

N.D. Lea and Associates have examined the transportation needs and traffic implications of this proposed Multiplex in terms of the existing situation and future transit and parking requirements. In addition, they have proposed a concept to manage the future transportation demands of this development so that their impact on the adjacent street system and residential areas is minimized.

The purpose of this report is to review the traffic situation in the vicinity of the PNE, present the major points and deficiencies of the traffic plan, and bring to Council's attention the impact the Multiplex could have on this area of Vancouver.

PNE ACCESS AND ALTERNATIVE SITES

The activities carried out at the PNE, notably major public assemblies for sports and other events and the annual fair, create a need for major access facilities. There are few, if any, locations in the region that combine major land assembly with the high degree of accessibility required for the PNE. For major events, the PNE may attract more visitors in an hour than the downtown area does (50 000 per hour to the PNE, compared to 40 000 to downtown). Thus, wherever these facilities are located, a degree of congestion must be expected.

The present PNE location presents some advantages in this regard. The Second Narrows Bridge and 401 freeway have highly developed feeder-street systems in the city. For major events, this system is modified so that both the freeway/bridge facilities and the feeder streets serve as access to the PNE. In a sense, the PNE is 'usurping' facilities built for other purposes.

One other potential location for a stadium site would be downtown, as recently proposed for False Creek. However, an examination of the False Creek site indicates it is unsuitable for the following reasons:

1. Access to the downtown is presently congested and stadium facilities would 'usurp' this access, creating major congestion problems and economic impacts.
2. Access into False Creek is presently very limited.
3. There is no hope of providing 7000 available parking spaces within walking distance of False Creek as now provided within the PNE site.

Were the facilities located elsewhere in the region, it would be necessaty to assemble a large enough site to provide not only for a stadium, but also for all the regional parking. Finding such a large area and the prohibitive cost involved in assembling it and building access facilities would appear to dismiss the prospect of a viable alternative location. Furthermore, a new location would inevitably be less central to the regional population, resulting in longer travel distances and less opportunity to provide an attractive transit alternative. In addition to creating a second PNE-type atmosphere and associated negative impacts, the present site would remain as an active public area, resulting in double the impact presently experienced.

Accordingly, the present PNE site must be considered an appropriate site for major public assemblies. However, this site is not without its problems, most notably congestion and traffic and parking impacts on surrounding residential areas. These are problems that must be resolved before expansion of PNE facilities could proceed.

Continued . . . .

REVIEW OF TRAFFIC SITUATION

The PNE is surrounded by well-developed major streets that are critical to the needs of the region in providing through traffic movement between municipalities. Cassiar, on the east, is serving as an imcomplete link between two ends of the 401 freeway, and, at over 55 000 vehicles per day, is currently the busiest street in the City. The PNE is also adjacent to residential lands on three sides.

Historically, the major streets surrounding the PNE have experienced traffic growth patterns somewhat higher than many other major streets in the City. This is because these streets act as funnels to a few 'exit' points, similar to the Oak and 70th area in Marpole. Growth patterns are shown in Figure 1. Analysis of some of the key intersections shows that they are at, or approaching, saturation point, i.e. during the peak hours they are unable to meet existing traffic demands effectively. In particular, Cassiar and Hastings is a major congestion point and traffic uses short-cut routes on local streets to avoid this location. As a result, the 'rush hour' is gradually expanding to cover more and more of the morning and afternoon. Similarly, increased trucking and use of the automobile at midday has led to increased congestion and delays during this time as well. Gradually, rush hour is becoming a day-long event.

Traffic generated by the PNE, then, is additional to this present situation. Since most events do not occur in peak hours, PNE traffic is able to make effective use of existing facilities, primarily in the evening hours. It is only during the annual fair that PNE activities and region-wide traffic come into direct conflict.

The PNE impact on surrounding areas occurs in two forms. Increased movement of vehicles is one, on both arterial streets and local residential streets. The second is the presence of parked vehicles on residential streets which persists despite extensive restrictions and enforcement.

Since the last PNE review, on-site parking has kept pace with demand for paid parking. The significant point to note is that peak attendance has not changed, but there is an increasing number of days throughout the year that events are scheduled. As a result, the impact on surrounding streets has worsened in that it is now more frequent.

In recognition of this problem, the PNE has provided relatively high quality parking lots at reasonable prices, with a rationalized access and egress system that minimizes motorist delay. The consultant points out that serious delays in exiting from an event are a result of a lack of capacity at the surrounding intersections - not too unreasonable considering the surge loadings imposed.

Transit has always been recognized as a means of stabilizing the impact the PNE has on the area. Charter buses, special buses from shopping centres, and increased regular service during major events are all used. Although transit figures are incomplete, it appears that transit use at large events has remained at around 8-10% of the attendance, meaning it has kept pace, but has not increased significantly since 1971.

IMPACT OF THE MULTIPLEX

The PNE Multiplex proposal consists of a 60 000-seat stadium to supersede Empire Stadium, a major exhibit facility of 227 000 sq. ft., and an agricultural exhibit facility of 239 000 sq. ft. Much of the exhibit facilities would replace existing outmoded buildings which would be demolished. In terms of the frequency of events, the following table outlines the events that would be accommodated by the Multiplex:

1. 19 consumer shows, an increase of 7
2. 14 Trade shows, an increase of 6
3. Present number of football and soccer games
4. Three major concerts (new)
5. 9 days of religious meetings, increase of 1
6. 10 thrill shows (new)
7. 5 major dinners and functions, an increase of 2
8. 9 animal shows, an increase of 2
9. 5 major misc. events, 300 minor misc. events.

It is estimated that with this facility, annual PNE attendance could increase by 37% to 5.5 million people (in 1981). Annual growth would then stabilize at around 8%. Referring to the table above, it becomes apparent that the increase in overall attendance could be attributed to both an increase in peak attendance (football games) and a rise in the frequency of smaller miscellaneous events.

Since 1971, attendance has doubled, and parking and through traffic use of the residential streets have become much greater problems, more because of the increase in frequency than any large increase in attendance at single events. With construction of the Multiplex, this problem would worsen and could become intolerable if left untended.

TRAFFIC MANAGEMENT PLAN

N. D. Lea, the transportation consultant retained by the PNE, carried out an analysis of the traffic situation, based on a range of events with a maximum attendance at 72 000. This would be representative of concurrent events in the Multiplex and Coliseum, but does not deal with conditions during the annual exhibition. Ths present attendance figure for Labour Day is 130 000, and this could be expected to be higher if the Multiplex were constructed.

To accommodate the expected attendance, a number of strategies were evaluated. From these, the consultant has prepared a Traffic Management Plan for access to Multiplex events.

The Plan, summarized below in four points, is not necessarily the ultimate strategy, but does represent a starting point for development of a final plan to meet the needs of PNE users, management, adjacent residents and surrounding municipalities.

(1) Transit Services

It is proposed to provide the following:

- A bus terminal on the west entrance to the grounds to provide convenient drop-off facilities, and store eighty (80) buses;

- A transit terminal on the existing park-and-ride lot to replace the Kootenay Loop;

- An express bus shuttle to the closest downtown parking areas;

- Express bus service to major events from park-and-ride lots within three to five miles of the PNE grounds.

It is also proposed to take advantage of any new transit modes (LRT, commuter rail, etc.) if and when provided, noting, however, that these modes would only marginally improve future transit usage because of their limited service areas.

(2) Parking Facilities

It is proposed to maintain the present level of off-street parking (7 700 spaces) by replacing 1600 spaces displaced by the Multiplex, plus provide for the future addition of some 1 000 to 1 700 spaces depending upon the need experienced.

The plan proposes the creation of parking spaces in the following areas:

- 400 to 700 spaces in land reserved adjacent to Cassiar Street;

- 600 spaces within the west entrance bus terminal;

- 1 000 spaces within a new transit terminal at Hastings and Cassiar;

- 1 000 spaces in a parking structure on the northwest corner of the grounds.

Parking on neighbourhood streets is assumed to remain approximately at present levels.

(3) Accessibility

The plan recommends grade-separation of the intersection of Cassiar and Hastings Streets. This would provide direct relief to the most congested location in the access area, but is not examined in detail in the N. D. Lea study, nor are sources of funds indicated.

Also proposed are one or more pedestrian grade-separations across the major arterial streets. For small to medium events, the off-street parking capacity is adequate providing that twelve percent of the trips are made by transit. This can be achieved by modest improvements in the existing transit service. For large events, special transit shuttle buses to park-and-ride lots would be implemented, to achieve a 20% transit share.

(4) Incentive Program

Two main strategies are proposed for further study:

1. A proposal to build both parking and transit charges into admission prices. This idea has considerable merit, but will require much effort to achieve implementation;

2. A simple increase in the cost of parking:

   (a) To encourage patrons to "car pool"

   (b) To attract more transit usage because of the higher on-site parking rates.

   This, of course, would simply make on-street parking more attractive.

EVALUATION OF THE TRAFFIC MANAGEMENT PLAN

To accommodate the demands created by the Multiplex effectively and minimize the impact to the adjacent area, serious consideration will have to be given to the following major points presented in the Traffic Management Plan: (see figure 2)

1) relocation of the Kootenay loop closer to the PNE;

2) a transit terminal on the west side of the PNE;

3) express bus service to close-by park-and-ride lots;

4) grade separation of the Hastings and Cassiar intersection and pedestrian crossings;

5) expansion of the number of off-street parking spaces;

6) re-evaluation of the parking costs and method of assessment.

The plan concentrates heavily on provision of an efficient and appealing transit service accommodating 20% of the total trips. This is a reasonable objective if a sufficiently attractive service can be provided. Relocating the Kootenay Loop and a new west side terminal would go a long way in enhancing this service. The report, though, does not fully address the feasibility of obtaining satellite park-and-ride lots. N. D. Lea point out there is a potential for an additional 5 000 parking spaces within 3 - 5 miles.

A shortcoming of the plan is that it does not deal with the present problem of parking on residential streets. This means the local problem would remain and in fact would worsen. Certainly it would not be appropriate to propose to handle all of the increase in patronage by an increase in parking, because this would reduce the attractiveness of transit and could exceed the capacity of feeder streets. However, some additional on-site parking beyond that envisaged in the plan should be provided in order to reduce the parking problem presently occurring on residential streets.

The report points out that present PNE parking facilities are used to capacity only occasionally. However, many of these spaces are quite remote from events, particularly football and hockey games. The attractiveness of on-site parking could be enhanced through construction of a parking structure adjacent to the Multiplex, Coliseum, and race track.

This would also serve to generate more revenue, though in all probability it would not recover capital costs. It should also be noted that a re-assessment of the Resident Parking Only Zones will have to be made because of the shift in location of the 'prime' generator. Other strategies to control PNE parking within the residential areas should also be examined.

Continued . . . .

Grade separation of the Cassiar and Hastings intersection is a desirable and worthwhile proposal. Cassiar Street, lined with private residences on both sides, handles very high traffic volumes, in excess of 55 000 vehicles per day, much of which is through traffic from the 401 freeway to Second Narrows Bridge. Council is on record as asking the Province to complete the Cassiar Link of the Trans-Canada Highway; the Multiplex would contribute to the necessity of doing this. Grade separation at Hastings would be a valuable project, but eventually could result in increased problems elsewhere, such as at Cassiar and Adanac. Therefore, this project must be viewed as a worthwhile first step in a plan to upgrade in some fashion the entire connection from 401 to Second Narrows.

Other intersections in the area will also have to be investigated and are not dealt with in the report. The consultants mention that already the limiting factor in exiting the PNE is inadequate intersection capacities. Improvements to some of these intersections (eg. left turn bays, local street widening, etc.) may prove necessary, as it is only through these arterial improvements that traffic through the residential areas can be minimized.

SUMMARY

A. Present PNE site is appropriate for a multiplex-type development because:

- good access from the north shore and the east is available via the Second Narrows Bridge and the 401 freeway;

- surrounding streets are in good condition and site access from these streets is well developed;

- the site is already assembled and can accommodate the proposed facilities if properly designed. The cost to assemble a new site elsewhere, construct access facilities and provide 7-9000 parking spaces would be prohibitive.

- it is central to the densely populated part of the region, providing the potential for good transit access.

In addition, the site is adjacent to a presently well-developed transit corridor which, coupled with new on-site transit terminals, could provide a significant improvement in transit service.

B. Based upon a transportation impact analysis carried out by N.D. Lea and Associates, it appears that existing transit technology and street facilities could service the Multiplex, subject to implementation of a traffic management plan.

Key items necessary in accommodating this growth are:

- a concerted effort to improve transit;

- a parking fee structure and additional improvements that will increase the use of on-site parking;

- improvements, where necessary, to some of the intersections in the area, especially grade separation at Cassiar and Hastings;

- improved traffic flow and pedestrian accessibility to the grounds.

These items represent a good starting point for further study and analysis.

C. In qualification of the above, it must be noted that congestion and parking problems would continue to be associated with the PNE, as they would with any other location for the Multiplex, and that these problems would become more frequent. Deficiencies exist in the management plan in that it does not deal with the annual fair, nor does it attempt to reduce the level of impact on adjoining residential areas.

Minimizing of these problems will require considerable detailed study and cooperation between all affected parties over the next several years. However, it should be possible to solve the problems of congestion and related adjoining neighbourhood impacts to the extent that these problems are not increased with development of the Multiplex."

The City Manager submits the above report of the City Engineer to City Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 261

CC 62-MLH-75

CITY PLANNING
DEPARTMENT

DATE October 13, 1978

TO: City Manager (for City Council)

SUBJECT: P.N.E. Multiplex Proposal

CLASSIFICATION: INFORMATION and CONSIDERATION

The Director of Planning reports as follows:

"I. PURPOSE

The purpose of this report is to make some preliminary comments on the PNE Multiplex proposals as described in material contained with a letter from the PNE received September 26, 1978 (a copy of the letter is attached as Appendix A). It should be noted that it has not been possible within the time available to co-ordinate this report with other City Departments.

II. BACKGROUND

In September 1977 the Action '78 concept for the future of the PNE was presented. This concept envisaged a wide ranging redevelopment of the PNE grounds including a revamped annual fair along a Disneyland-type theme, new exhibit areas and a new 45,000 seat stadium. A staff report of December 1977 described a number of concerns raised by the Hamilton, Doyle concept. Council generally agreed with the concerns noted in the report and asked the PNE to take note of them in further planning work. Council also agreed to meet with the PNE Board. This meeting occurred on February 28, 1978 at which time both Council and the PNE Board agreed to a co-operative planning process.

In May 1978 the City Manager initiated meetings with the PNE and it was agreed to set up a PNE Liaison Committee having membership from the Vancouver City Planning Commission, GVRD, PNE, Parks Board, Engineering Department, Finance Department, Planning Department and Social Planning Department. Subsequently, several meetings of the Liaison Committee were held with little progress being made towards a co-operative planning process. Having reported the status of its work to Council on August 15, 1978, the Liaison Committee concluded that it would be more productive to await a specific proposal from the PNE.

On August 16, 1978 the PNE unveiled its Multiplex proposals at a special Board meeting. In subsequent discussions between staff, the Mayor, and the Chairman of the Planning and Transportation Committees, it was decided to await receipt of a rezoning application and supporting studies such as the N. D. Lea Traffic Study before reporting to Council with preliminary reactions.

To date a rezoning application for the PNE grounds has not been received. However, on September 26, 1978 the Director of Planning received the letter (attached as Appendix A) from the PNE General Manager which asked that a report go to Council as soon as possible. The principal concern of the PNE appears to be a desire to learn of Council's position on the appropriateness of the PNE site for the Multiplex facilities. Following this, the PNE would proceed further with investigating funding possibilities and doing more detailed planning.

Project Description. It is assumed that all members of Council have received copies of the PNE Multiplex presentation brochure. However, the selection of the key material from that brochure is attached as Appendix B, including:

- Project description;
- Site Plan;
- Sections looking north and west;
- Hastings Street elevation.

Basically the Multiplex consists of a 60,000 seat sports stadium integrated with an exhibit area including 227,000 sq.ft. of general exhibit space and 238,900 sq.ft. of agricultural exhibit space.

The cost is projected to be over $163,000,000 including parking and site improvements assuming a construction start in October 1979. Construction is estimated to take three years with completion at the earliest in 1982. The stadium is proposed to be an oval shaped structure enclosed by two giant curving beams hich support a concave dish shaped roof to provide climate control. The stadium is located on the north side of Hastings Street just east of Renfrew and has an approximate length of 900 ft. along Hastings Street and a depth from south to north of about 560 ft. The height varies with the structure next to Hastings Street being approximately 125 ft. above the lowest point of Hastings Street while the north side of the stadium rises to almost 200 ft. above the lowest point of Hastings Street.

For further details see Appendix B.

III. INTRODUCTION

The PNE is to be commended on coming forward with a beautiful, soaring, futuristic stadium design. With this exception, however, the PNE Multiplex proposal raises the same basic questions and concerns that were raised by the previous Hamilton, Doyle proposals, and which have been discussed at meetings of the PNE Liaison Committee. These concerns are as follows:

Economics, including costs, priorities and possible benefits.

Transit, Traffic and Parking, including the problem of on-street parking in residential areas.

Alternate Sites. Are there sites which might be better than the PNE site from a transit service or other point of view?

Site Planning and Phasing. Is the building proposed part of a long range plan for the future of the entire PNE grounds?

Process and Timing. Will the development review process allow sufficient opportunity for all affected by the proposal to express their opinions?

It should be noted that design details are not considered to be an issue at this stage in the planning.

This report briefly comments on each issue in order to highlight the most significant concerns and suggest ways of dealing with them. Council should be aware that this report has been prepared to meet the need for some fast initial reactions. It is not the result of extensive analysis but a consensus of staff opinion and, in places, rough estimates of possible impacts.

IV. ECONOMICS/PRIORITIES

(a) Public spending priorities

The priority given to this project by the City might well depend on whether the City will be asked to share in capital or operating costs.

However, even if there were no significant costs to the City, Council might still wish to express its views on the relative priority of this project to the principal funding agencies, which at this time appear to be the provincial and federal governments. For example, would the City rather see senior government funds spent on the proposed LRT system, Convention Centre, or health care projects?

(b) Needs

The President of the PNE has stated that professional sport will die out in Vancouver if a stadium is not built within three years. We have not evaluated this statement but the

argument seems plausible given the fact that other cities have larger and more modern stadiums.

There is a recognized need for up-to-date exhibit facilities particularly to replace the older agricultural buildings and the Show-Mart. However, it could be argued that the PNE is still getting by adequately in older buildings and is still making profit on exhibits and the annual fair.

It should be noted that there is also a need expressed by many people to improve the annual fair. This need is not addressed in the current Multiplex proposals.

(c) Benefits

These are difficult to assess. They include, however, benefits to professional sports, organizations, players and spectators. The Ward Economic Report notes for example, on page 28, that 'the improved facilities will represent a considerable increase in revenue to the football and soccer clubs'.

Other benefits will accrue to businesses, trade organizations and consumers. The PNE operations will benefit by a factor of three assuming they do not pay for capital costs.

Benefits will also accrue to the economy and people of B. C. and the residents of the City taken as a group. However, it is hard to assess these benefits because the PNE has not supplied information on the future economic impact of the Multiplex. The study submitted carried out by Margaret Degrace of UBC deals only with the existing PNE operations. In that report an annual total of $53 million in direct benefits to the Greater Vancouver Region economy was estimated. From this, it might be fair to assume that benefits would increase in proportion to increased PNE attendance as a result of the Multiplex. These are projected to grow by 47% (page 24, Ward Report) by 1981 - 1982 (not including the annual fair).

(d) Capital Costs

The Multiplex capital cost is estimated between $163.5 million and $180 million depending on the start of construction.

Two initial reactions are:

i) The cost estimate may be low as it does not include the three million for grade separating at Hastings and Cassiar, the cost of related street improvements, the cost of purchasing buses for an effective Park 'N Ride system, or the purchase or lease of land for outlying Park 'N Ride lots. All of these could result in additional capital costs in the order of $20-40 million.

ii) The projected Multiplex operating surplus (see page 29 of the Ward Report) is sufficient to amortize less than one-fifth of the capital costs at year 1 (1981 - 1982), rising to about a quarter of the capital cost in year 10 (1991). This leaves four-fifths of the total capital cost, that is at least $128 million to be funded from other sources.

Conclusion. Based on figures supplied by the PNE, the possible direct annual benefits of the PNE Multiplex might total $5 million if completed in 1982, not including 500 construction jobs created for three years while the building is under construction. If this is correct, it would represent a 3% annual return on an investment of $160 million.

(e) Operating Costs/Revenues

Generally the Ward Report on the economic analysis of the

Multiplex projects a conservative estimate of PNE Multiplex operating revenue. It is estimated (page 1) that the PNE operating surplus will increase from $1.29 million in 1977 to $3.55 million in 1981 - 1982 in constant 1977 dollars. The estimate is felt to be conservative because it assumes no change in operating agreements with the soccer and football clubs and only a modest increase in revenue from the annual fair.

Nevertheless the report seems to have a number of omissions as follows:

1. Parking revenue, or other revenue, will be required to pay for costs of transit services and other elements of the transportation plan.

2. There is no provision made for payment to the City of rent, grants in lieu of taxes, or other levies.

3. The decline in PNE revenues during the three-year Multiplex construction period is not recorded.

As noted above the major omission is the absence of any provision for servicing the capital debt created by the Multiplex.

V. TRANSIT, TRAFFIC AND PARKING

This topic is covered by the report 'Traffic Access and Parking' by N.D. Lea and Associates Ltd., submitted with the material received September 26, 1978.

The report begins to outline a strategy for providing transportation to the proposed Multiplex but it could not be characterized as a very thorough analysis. We agree with some of the basic principles set out in the report, that is:

1. To provide more transit service;

2. To ensure that available off-street parking is used up before on-street parking is considered;

3. To improve traffic flow and pedestrian accessibility;

4. To manage transportation by adminstering it 'as completely as other aspects of the PNE' (page 58), including:

   ' i) scheduling of events by crowd size so as to minimize large traffic concentrations;

   ii) co-ordination of transit schedules and services;

   iii) monitoring of parking availability;

   iv) monitoring of traffic route conditions;

   v) public information service on transportation.'

Overall, however, we feel that the report has serious deficiencies and is highly optimistic in stating that (page iv) 'the proposed Multiplex can handle the design atttendance effectively with existing technology provided that the traffic management plan described in the report is introduced.'

Our main criticisms of the transportation proposals can be summarized as follows:

1. The report accepts a large number of cars (8,000+) parked on the surrounding residential streets whenever major crowds (60,000+) occur.

2. Large crowds are likely to occur four times as often once the Multiplex is completed, but this information is omitted from the report (see Appendix E.1).

3. The projections of future transit ridership on page 61 of the report projecting a future decline in the number of on-street parking for major events, are highly optimistic. If some of the assumptions are varied, the number of cars parking in the surrounding areas could easily be 13,000 or more rather than the 8,000 cars assumed by the consultant (see Appendix E.2).

4. The major omission of the Traffic Management Plan is the lack of any proposal to restrict on-street parking in surrounding areas. This is discussed in the report (page 53) but not pursued presumably because in the consultant's projections the streets are needed for parking whenever major crowds occur. We believe that both incentives to use PNE off-street parking spots and transit, and restrictions to prevent on-street parking are necessary.

5. The report does not include a map of the areas proposed to be used for on-street parking. A map has, therefore, been prepared (see Appendix E.3) which indicates:

   - The extent of on-street parking recorded for a medium-sized crowd of 38,000 on July 25, 1978.

   - The minimum areas needed to park 8,000 cars (solid line) and 13,000 cars (dotted line) on the surrounding streets, assuming that residents' cars could be parked off the street. These lines correspond roughly with a fast (4 mph) 10-minute and 15-minute walk to the Multiplex.

   Council should note that about 20,000 people live within the 10-minute boundary area and about another 15,000 people within the 15-minute boundary area.

6. The Park 'N Ride proposals (page 44) are unlikely to be acceptable or effective. We suggest instead that four or five large sites be found, each capable of parking from 2,000 to 3,500 cars, in locations such as:

   - North Vancouver, the north end of the Second Narrows Bridge;
   - Burnaby, the Still Creek area east of Boundary Road or Brentwood Shopping Centre;
   - Vancouver, Vanterm parking, plus the Grandview and East False Creek Flats industrial areas.

   Approximate costs for an effective Park 'N Ride system might include:

   - $23.8 million for 280 buses;
   - $1 million for special traffic control;
   - Up to $16 million for the purchase of Park 'N Ride sites (or equivalent annual lease costs).

7. It is unrealistic to suppose that crowds can be limited to 60,000 when the Multiplex opens in 1982 (see page 61), and that 1700 parking spaces can be added later to accommodate crowds of 72,000.

   In theory the maximum attendance for PNE events could be legally controlled through an operating agreement which would make available attendance records to the City and would include enforcement and penalty provisions.

   In practice, however, the pressures to market the Multiplex facilities to the maximum would produce crowds of over 72,000 from the start, and probably much larger (see Appendix E.1).

To be workable, all elements of the Transportation Plan should be in place and operating when the Multiplex opens.

Most of the proposals in the N.D. Lea report could be implemented immediately. Whether the Multiplex is built or not, the PNE should be requested to begin implementation of the strategies described in the report. Part of this work should include a survey of residents living within five blocks of the PNE to determine their opinions regarding the parking situation. It would be useful to know, for example, the proportion of residents who may welcome the chance of selling parking space to PNE visitors.

Conclusion

The PNE Traffic Report provides a basis for discussion, but does not constitute an effective transportation plan. The biggest unresolved question is how to remove 8,000 to 13,000 cars from residential streets in surrounding areas a mile or more away. The problems presented by the Multiplex on the PNE site suggest a need to look at alternate sites. These sites might provide more transit accessibility with less disruption to existing residential areas.

VI. ALTERNATIVE SITES FOR MULTIPLEX FACILITIES

The preceding discussion has illustrated that the existing PNE site has definite disadvantages in providing sufficient access for the large crowds involved. The site is not planned to be served by LRT, at least in the first phase, and is surrounded by mainly single family residential areas. The choice would seem to lie between either accepting that a very large number of people living in the City and in Burnaby within about a one-mile radius of the Multiplex will have their privacy invaded at least once a week throughout the year; or that a major extra cost will have to be added to purchase and run buses linking extensive outlying Park 'N Ride terminals to the Multiplex.

Ideally a rational process would be used to select a site which best combines the criteria of rapid transit service, bus transit, auto accessibility, and minimal disruption to residential areas. The interests of the various parties involved would be carefully recorded and costs and benefits assigned. With this approach the planning of rapid transit and the planning of major trip generators such as stadiums would be done together.

In the real world we now have a specific proposal for a site which will not be served by rapid transit and while a separate team studies rapid transit possibilities independently. Moreover, it is apparent that only the PNE site offers the potential for an early completion of a new stadium in Vancouver.

The location issue, therefore, becomes a question of timing and priorities.

If Council thinks that a new stadium is an important priority, as urged by the PNE President, then the choice is restricted to the PNE site, and ways will have to be found to make the development work.

However, if Council does not accept the need for undue hurry, and feels that there is sufficient concern raised by the problems in the neighbourhood, then the option exists to review alternative sites.

It should be noted that the question is not whether the PNE site can accommodate the Multiplex in some fashion rather, we simply do not know at this point whether there may be other sites which could serve the travel needs of the Multiplex at less cost both to the community and to the transportation system.

Based on a very preliminary examination, however, we believe that a case exists for a careful and objective cost/benefit study of the options.

We have reached this conclusion based on a very fast and superficial analysis of three possible sites. These are described in Appendix F.1. The sites are the PNE site, a downtown site on the north side of False Creek and a site in Central Park, Burnaby. No outer suburban sites were considered as they are not central to the regional population nor provide the potential for good transit access. Also, it has been assumed that the stadium and the exhibit areas cannot be divided and left in separate locations to provide reasonable operating feasibility. If a proper study were done, however, this assumption would need to be reviewed.

Major variables are the potential to serve each site with rapid transit and the amount of disruption caused to residential communities.

As noted in the N.D. Lea report, the problem is not medium-sized crowds of about 30,000 people, but large crowds of 60,000 people or more. In serving these large crowds light rapid transit could make a significant difference.

An example is the recent football game on October 9, 1978 in Edmonton between the B. C. Lions and the Edmonton Eskimos. It was reported that of the total crowd of 43,000, 23,000 arrived on the LRT line.

If a stadium were located where it was served from two directions by LRT, then, depending on headways, train length, and degree of crowding, it would be possible to carry up to 30,000 people per hour to or from the stadium.

With the present LRT routes that are being considered by the City/GVRD LRT study team, there appear to be only two locations capable of being fed from two directions, and where a reasonably sized site could be assembled:

1. Downtown. Assuming that the Arbutus line and the Burnaby line will be connected up in a loop through the Downtown if not in the first phase then at a later date.

2. Central Park. In this option, a compensating park area elsewhere would have to be made available. The site, however, has a similar problem to the PNE site as it is surrounded by existing residential areas.

A Third Option

There remains a third possibility which could be investigated to provide two-way LRT service to the present PNE site.

With this option the proposed LRT line approaching Vancouver from Burnaby could be routed north along Boundary to Hastings and then west to the Downtown (see Appendix F.1).

It is understood that further study of this option is precluded by the present terms of reference for the second phase of the LRT study. However, if Council wishes to encourage the development of a new stadium for Vancouver within the next few years, this LRT option might offer a way of providing a high level of transit service and yet significantly reduce the impact of parking and traffic problems in the surrounding residential areas.

However, it should be emphasized that this option has not been tested, even at a preliminary level -- it is simply an idea for further investigation.

Conclusion

It would clearly be desirable to relate the planning for a new stadium with the planning for an LRT system. At the same time

many people feel a sense of urgency to start building new stadium and exhibit facilities.

Studies either of other sites or of other LRT routings will take time and money. The PNE has estimated a one year's delay would result in increased construction costs of 10%. A study of other sites could result in delay by up to two or three years, not because of the time to do the study, which might take three months if a budget of $20,000 to $30,000 were available, but because the organization is not in place to build on an alternative site.

So unless Council is prepared to accept this delay there will be little point in doing the study.

However, a study of alternate LRT routings to serve the PNE site need not delay construction of the Multiplex as it could be concurrent with more detailed design work. However, it could set back the study program of the LRT study team by up to three months, as consulting work is about to begin on detailed engineering design for the B. C. Hydro right-of-way route to Burnaby and New Westminster.

The question of whether to study alternate sites for the Multiplex is therefore included in the recommendations at the end of this report.

VII. SITE PLANNING AND PHASING

This section discusses the overall long-term planning of the PNE grounds.

The temptation to immediately become immersed in architectural and design details is enormous when presented with a set of plans similar to those for the Multiplex. However, there may be the opportunity to avoid costly planning errors if this temptation is avoided. It should be remembered that one year ago the PNE through the consultant report Action '78 took a reasonably comprehensive view of their future operations. One of the main objectives then was to revitalize the annual fair with new buildings and a new sense of direction.

The current proposal is to build one building providing a stadium and exhibit areas.

The question must be asked then of what happened to the other ideas including the fair, what happened to the proposals for the overall development and improvement of the PNE grounds.

From the material submitted by the PNE with the Multiplex proposals, there is no evidence that any site planning or evaluation has been carried out. The relationship of this building to the overall site and its eventual development does not appear to have been part of the architect's terms of reference. There is no explanation as to why the stadium is located on Hastings Street or if alternatives have been looked at, why they have been rejected.

As with any development in the City of Vancouver, the Planning Department has a responsibility to ensure that development is phased in such a way that it will lead to a logical long-term development of the site to the benefit of the City and the region.

To illustrate the type of reasoning process we believe should be pursued prior to the detailed design stage, we have done a preliminary analysis of four different locations within the PNE grounds that the Multiplex might be located. The following criteria has been used:

1. Retain Fair in operation while stadium under construction.

2. Keep parking spaces while stadium under construction.

3. Keep Empire Stadium operating until Multiplex completed.

4. Race track area not to be altered.

5. Place stadium where it offers least possible visual obtrusion.

6. Put stadium to where it will reduce pressure on on-street parking in residential areas.

7. Locate stadium next to Coliseum/Agrodome for economies in transit, parking and common use of exhibit areas.

8. Separate transit from automobile traffic.

9. Select access points to streets which can best accept traffic:

   (a) from a Traffic Engineering viewpoint;

   (b) from a Land Use/Environmental viewpoint.

10. Maintain future options re Disneyland or other 'public' uses.

11. Be sensitive to links and compatibility with adjacent uses and areas.

Appendix G to this report describes how three alternate siting arrangements compare with the siting proposed. While this analysis is not conclusive, there would appear to be a case for looking both at a stadium site in the northeast corner of the PNE grounds or failing that to investigate varying the Multiplex around the current site but locating the stadium further north and allowing the public and exhibit areas to enjoy a southerly exposure.

Conclusions

For a major development such as the Multiplex, the City should be satisfied that the building is being constructed in the right place relative to future possibilities and the surrounding area. From the information submitted we are not satisfied that the building is located most effectively. Site analysis information indicating a logical thought process would need to be made available.

In the letter from the PNE General Manager received September 26, 1978, the PNE states that it is impossible to submit any specifics in connection with future developments. We accept this statement but would point out that it is not necessary to have specific future plans in mind in order to carry out a reasonable analysis of future options.

Leaving aside the larger issues of regional location and traffic and parking already discussed, the Director of Planning is unable to make a recommendation on the sitings proposed for the Multiplex based on the information submitted.

It follows from this that the Department would be unable to support approval of a rezoning application to amend the current CD-1 zoning on the basis of theinformation submitted. Further, we are unable to agree to the suggestion contained in the PNE letter that the PNE be permitted to redevelop the balance of its site outside the Multiplex proposal for some unspecified use at an unspecified future date. If the PNE is unable or unwilling to provide further details of its future development intentions, it would be necessary to include regulations or guidelines in the amended CD-1 By-law which would allow the City the opportunity of referring major development proposals to public hearing before decision.

This is consistent with Council's resolution of January 24, 1978:

'THAT the City advise the PNE Board an application to amend the Zoning By-law for the PNE grounds will be required to be submitted to a Public Hearing and approved by the City, prior to consideration

of Development Permit Application to implement any part of the proposals;

FURTHER THAT a community impact assessment will be required as part of the supporting documentation.'

VIII. PROCESS AND TIMING

Concerns have been raised in the meetings of the PNE Liaison Committee that the schedule desired by the PNE to start construction of the Multiplex in the fall of 1979 may not provide enough time for the expression of varying opinions. It would also make changes or adjustments difficult during the planning design phase.

Council is aware also that citizens in the local area have already formed an Ad Hoc Committee whose objective is to oppose the Multiplex plan. Undoubtedly there will be other viewpoints expressed once a formal rezoning application is filed by the PNE.

It will also take time to develop a workable transportation plan for the Multiplex including an operating agreement with the PNE to limit the size of crowds.

In view of these concerns, it would be helpful for Council to indicate if it wishes to vary its previous position that the PNE pursue its development proposal through the normal rezoning and development review procedures.

IX. CONCLUSIONS

A preliminary review of the material received from the PNE on September 26, 1978 suggests that there is considerable uncertainty over whether the transportation demands of the Multiplex can be accommodated on the PNE site without serious degradation of the neighbourhoods within one mile of the site.

Depending on the priority which Council assigns to this project, it could either initiate studies of alternate sites, or it could focus efforts on improving transit services, including LRT, to serve the present site.

Concern has also been noted regarding the apparent lack of site planning for the long term development of the PNE grounds.

Finally, the importance of allowing enough time to resolve issues during the planning stage has been stressed.

X. CONSIDERATION

In light of the above, the Director of Planning recommends that Council CONSIDER either:

Recommendation A - 1 to 5; or

Recommendation B - 1 and 2.

Recommendation A (Alternate Site Study)

1. THAT Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at $30,000 to be shared equally by the City and the GVRD.

2. THAT the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.

3. THAT funds of $15,000 be made available to cover the City's share of the costs with a further $15,000 to be authorized should the GVRD decline to participate financially.

4. THAT the City/GVRD LRT Study Team co-ordinate its work with the study of site options for stadium/exhibit facilities.

. THAT the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

Recommendation B (Existing PNE Site

1. THAT Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.

2. THAT the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds.

FOR COUNCIL ACTION SEE PAGE(S) 207

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MANAGER'S REPORT

October 16, 1978

TO: Vancouver City Council

SUBJECT: PNE Multiplex Proposal - Summary Report

CLASSIFICATION: Consideration

The City Manager reports as follows:

The City Manager and officials of the PNE agreed at a meeting September 19th to request a Council decision on the suitability of the PNE site for a Multiplex facility. This is the major issue considered in this report. Accompanying reports from the City Engineer and Director of Planning address this question and provide additional background information on project economics and the development proposal on the PNE site. This report attempts to draw together the views in the two reports, and where appropriate, note the comments of the PNE President expressed in his letter of July 20, 1978, circulated by City Clerk.

ECONOMICS/PRIORITY

The Director of Planning has examined the overall priority and economic benefit from the project. In economic terms, the extra revenue generated by the Multiplex would not justify the capital investment involved, but there would be an increase in operating surplus of about $2 million per year. The Director of Planning notes the absence of some key data in the material presented. Priority of the Multiplex project relative to others requiring major capital investment, with senior government support, such as LRT or a Convention Center, is raised as a question for Council's consideration.

SITE PLANNING AND PHASING

The Director of Planning notes that he has not been provided with information explaining and justifying the proposed siting within the PNE grounds. He examines three alternative sites within the PNE, but comments that he is unable on the information supplied to recommend on the preferred location of the Multiplex building within the PNE grounds.

RAPID TRANSIT

The Director of Planning discusses the desirability of planning major facilities such as the Multiplex together with LRT. The City Engineer makes no reference to LRT in his report; he advises that while it would be desirable to have LRT access to the Multiplex, this is not practical at the PNE. GVRD staff confirm that previous studies have found that providing LRT access to the PNE site is impractical, and the LRT studies should not be amended to respond to the Multiplex proposal.

TRAFFIC IMPACT - PNE SITE

Both the Director of Planning and City Engineer point out that the proposal for dealing with traffic at the PNE site assumes continuation of at least the present level of on street parking, which is considered unacceptable. In addition, the reports note that major activities will be much more frequent, and that some of the proposals such as Park and Ride may be impractical or expensive as proposed.

Though they differ on the suitability of the PNE location, both the Director of Planning and City Engineer believe the PNE Traffic report provides a basis for initial discussion, if the facility is located on the PNE grounds. Both departments believe that the proposed traffic management plan would need significant improvement to deal with traffic impacts adequately.

ALTERNATE LOCATIONS

Both the City Engineer and Director of Planning note that regional accessibility is a key factor in evaluating location, and the downtown (north side of False Creek) is a possible alternate. The City Engineer advises that a False Creek site would be unsuitable because:

1) Access to the downtown is presently congested and stadium facilities would 'usurp' this access, creating major congestion problems and economic impacts.

2) Access into False Creek is presently very limited.

3) There is no hope of providing 7000 available parking spaces within walking distance of False Creek as now provided within the PNE site.

The City Engineer also notes that the cost of obtaining a site elsewhere in the region of suitable size would be prohibitive.

The Director of Planning believes there is a case for taking time to consider an alternative location -- for example, in the downtown -- when the possibility of linking up with rapid transit and existing bus systems and reducing neighbourhood impact are considered. However, he notes that it would take two - three years to put a suitable organization in place to build on an alternative site if it was found to be preferable. The PNE is, therefore, the only place available for an early start on the project.

The following table developed by Planning and Engineering provides a preliminary comparison of a downtown and PNE site.

NOTE: The following list of issues is not comprehensive nor does it consider the relative importance of each issue.

	SITE 1 PNE Site			SITE 2 Downtown		
ISSUES	Pos.	Neut.	Neg.	Pos.	Neut.	Neg.
LRT Accessibility			X	X		
Residential Impacts			X	X		
Land Costs	X					X
Short Term Feasibility	X					X
Impacts on the PNE	X					X
Impacts on Downtown		X			?a	
Street Accessibility	X				?b	
Transit Accessibility		X		X		
TOTALS	4	2	2	3	??	3

a The Director of Planning considers that if the Multiplex were downtown there could be positive overall impacts on downtown, including benefits to the hotel and tourist industry and also to the redevelopment of east False Creek.

The City Engineer considers that the Multiplex would compete with existing limited downtown access and parking, particularly in False Creek, which could result in severe economic problems for downtown business and retail activity.

b The City Engineer considers that combined Multiplex and downtown traffic generated would exceed available street capacity resulting in severe congestion problems.

The Director of Planning considers that the superior transit and LRT accessibility of a downtown Multiplex could lessen the need for street and parking facilities.

In this context, the role of the Multiplex in PNE activities should be noted, as outlined in the PNE President's letter. In his view, relocation could only involve the stadium component of the Multiplex, due to the terms of reference of the PNE and the interaction between the Multiplex and other PNE facilities. The economics of operating a separate stadium are poorer, and a sponsoring agency and sources of capital and operating funding for an alternate site could be an issue.

CONSIDERATION

The PNE Board is asking Council to decide whether the PNE site is a suitable location for the Multiplex facility. The City Engineer has concluded that the PNE is an appropriate location for the Multiplex facility. The Director of Planning believes there are grounds for study of alternative locations, although he notes that if an early start on the project is important, the only feasible location is the PNE grounds.

The City Manager submits Alternatives A and B below for the CONSIDERATION of Council. Council in considering these options should note:

a) GVRD staff have indicated they would participate in a study if Council selects A.

b) The City Engineer does not agree with recommendation B-2 for the reasons stated previously.

c) The Director of Planning and City Engineer agree that significant improvements in the traffic management scheme are required if Council adopts B.

d) Council's position by resolution is that the PNE should submit a rezoning application for their development, and your officials believe this is the appropriate mechanism for dealing with the questions raised in these reports, if Council selects B.

Alternative A:

1. That Council request the GVRD to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities, with costs estimated at $30,000 to be shared equally by the City and the GVRD.

2. That the Director of Planning, in consultation with the GVRD and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.

3. That funds of $15,000 be made available to cover the City's share of the costs with a further $15,000 to be authorized should the GVRD decline to participate financially.

4. That the City/GVRD LRT Study Team coordinate its work with the study of site options for stadium/exhibit facilities.

5. That the PNE be requested to give every assistance to the consultant to facilitate completion of the study.

Alternative B:

1. That Council accept the PNE site at Hastings and Renfrew as a basis for further planning of major stadium and exhibit facilities at this time.

2. That the City/GVRD LRT Study Team be requested to investigate alternative routings to provide direct LRT service to the proposed stadium and exhibit facilities at the PNE grounds.

FOR COUNCIL ACTION SEE PAGE(S) 307

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion 3177-3181 Point Grey Road

The Director of Planning reports as follows:

"An application has been received from R.W. Butt, J.A. Yuill and R.W. Clasby, (joint owners and occupants) to convert a two-storey with basement, wood-frame apartment building at 3177-3181 Point Grey Road, Lot 'A', Block 4, D. L. 540, Plan 16846, Lot size 50.5 x 139', to Strata Title Ownership. The zoning is RS-2, One-family dwelling district.

See Appendix "A" for Site Plan.

The applicants have submitted the following information:

1. Building Plans showing proposed strata lots and common facilities.

2. Letter of application.

3. Building Inspection report from John Keith-King, Architects, dated July 12, 1978 (See Appendix "B").

City records indicate that this building was originally erected in 1923 as a five (5) suite apartment building and was recently converted into three (3) dwelling units, one on each floor.

Further to the condition of this building, the Acting Director of Permits and Licenses reports as follows:

"The above building was recently converted from five (5) dwelling units into three (3) dwellings units under Development Permit No. 78314 and Building Permit No. B86971. A Certificate of Occupancy was issued for the three (3) dwelling units on June 6, 1978.

Because of the recent work, it is not felt that further inspections are necessary. This Department is satisfied that the building substantially complies with all relevant City By-laws."

Further to the occupancy of this building, the Director of Social Planning reports as follows:

" The three strata owners support this application for conversion to strata title. I therefore have no objections to the application."

Since this three (3) suite apartment building is presently occupied by the registered owners and there are no renters involved, the Director of Planning with the concurrence of the Acting Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3177-3181 Point Grey Road to Strata Title Ownership, i.e. three strata lots and the Approving Officer is hereby authorised to sign the required strata plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Champlain Heights - Energy Conservation Project

The Champlain Heights Project Manager reports as follows:

"July 25th 1978 Council passed the following motions when dealing with the above noted topic:

A. That the Housing and Urban Development Association of Canada together with three builders be selected as the developer/builder for the residential energy conservation demonstration project in Enclave 2, Champlain Heights.

B. That the Project Manager proceed to conclude the lease arrangements in the normal fashion.

The purpose of this report is to outline progress to date and to obtain Council approval for technical changes to the project format. These fall into two general categories;

1. Corporate structure and participation
2. Financing and subdivision

1. Corporate structure and participation: Council approved a structure comprising three individual development companies under the general sponsorship of the Housing and Urban Development Association of Canada. Following subsequent meetings the builders, the sponsor and the Champlain Heights Development Group are of the opinion that it would be more effective if only one "company" were involved. As a result, the builders have agreed to form a separate company to be known as the Fore Development Co. Ltd. This change will enable the project to proceed in a more direct and unified fashion and is viewed as a benefit by all concerned.

In addition to forming a single company, the builders asked the HUDAC sponsor, Mr. R. McKenzie, to participate in the Company. Mr. McKenzie has had experience in the housing market through his own company, Resco Holdings Ltd., and has agreed to this proposal. As a result Mr. McKenzie will continue to act as the liaison with HUDAC but as well he will be involved in an equity position with the project. Again this change should strengthen the project.

In summary therefore, it is requested that Council approve changes permitting the three companies, United Properties Ltd., Concost Consultants Ltd. and Van Bourne Homes Ltd. to add Mr. R. McKenzie to the project in an equity position and to form a separate company to be known as the Fore Development Co. Ltd., and to enter into a 99 year prepaid ground lease for development of an energy conservation project on Enclave 2, Champlain Heights.

2. Financing and subdivision: The City proposal call stated that subdivision of the site into three separate parcels would be permitted. The builders have requested that the City approve subdivision of the site into two parcels rather than three, to permit phasing of the development. The proposal call stated that options would be available on the second and third parcels for a period of 9 months and 15 months respectively from the date of the lease. The Company agrees to a single 9 month option on the second parcel. As the project is a demonstration project and some financial risks are involved, the Project Manager considers subdivision and options a reasonable approach. This will provide the builders with some flexibility and reduce the carrying costs on the land. Appendix I contains an outline of the option and payment schedule for this project.

A cheque for 5% of the prepaid ground rent on the first parcel ($27,495) has been received from the Comapny and will be deposited if Council adopts the recommendations contained in this report.

In view of the foregoing, the Project Manager recommends:

A. THAT the Fore Development Co. Ltd. be approved as the lessee for purposes of constructing the 94 unit energy conservation project on Enclave 2, Champlain Heights.

Clause 2 continued

B. THAT authority to subdivide Lot 11, Block A, District Lot 335, Group I, New Westminster District Plan 16639 into two roughly equal parcels be approved.

C. THAT the payment schedule attached as Appendix I should be adopted.

D. THAT the Director of Legal Services be instructed to prepare the necessary documents to complete this transaction in the normal fashion.

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

3. Kensington N.I.P. - Street Widening

The City Engineer and Director of Planning report as follows:

"On April 4, 1978, City Council approved a recommendation in the covering report to the Kensington N.I.P. Concept Plan instructing the Director of Planning and the City Engineer to report back within approximately two months on the specifics and implications of compensation for street widening within the Kensington area.

After review of the specific situations of substandard rights-of-way in Kensington, the Director of Planning and City Engineer advise that one situation should be dealt with at this time, while the remainder are not a priority and can await owner dedication.

An unusual situation exists on East 28th Avenue, immediately west of Commercial Street which is the situation which has the highest priority.

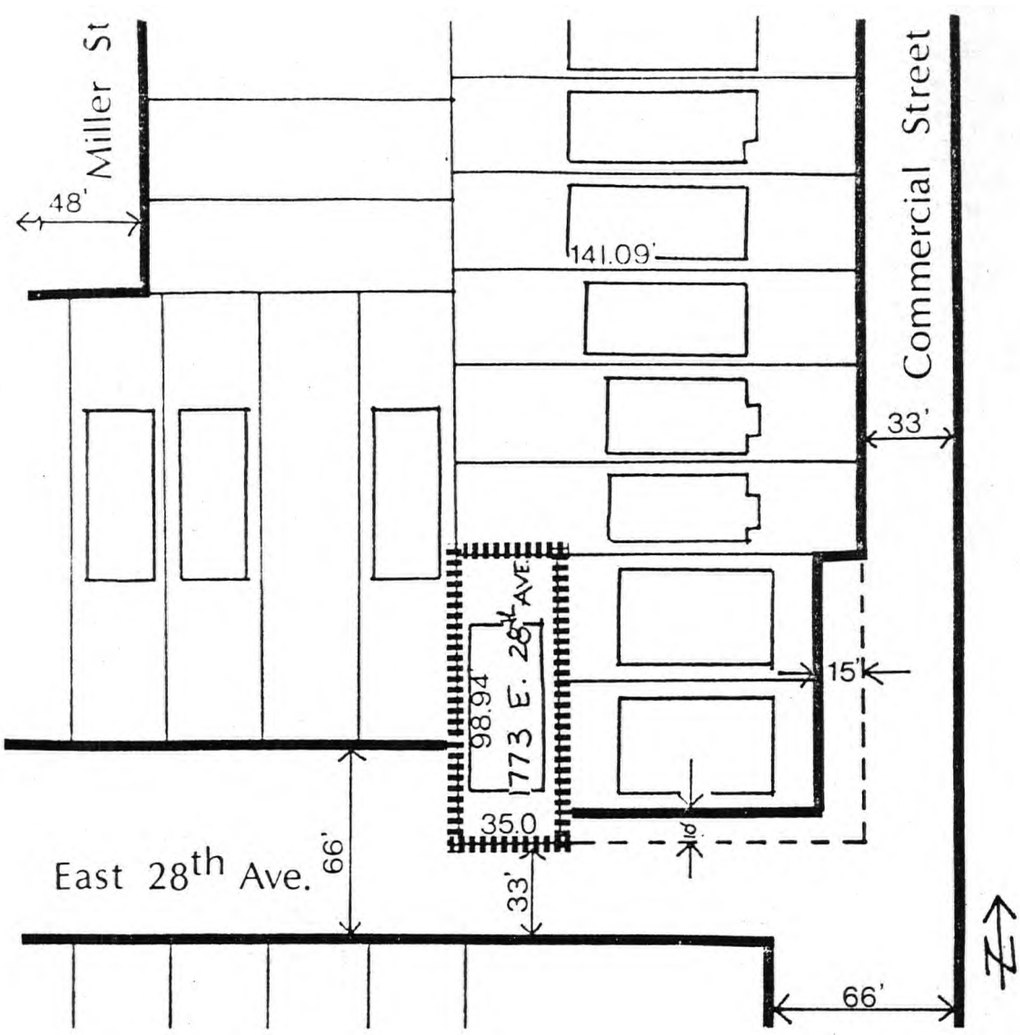

Clause 3 continued

The existing street allowance is 66 feet except at the east end of the block where the street allowance is reduced to 33 feet opposite 1773 East 28th Avenue. The property owners on the block have indicated that they wish to file a local improvement petition (on file in City Clerk's Office) but the City Engineer advises that the minimum street allowance necessary for street improvement is 43 feet. Therefore, the City would need to obtain the front 10 feet of the property at 1773 East 28th Avenue.

The City Engineer advises that there would be four methods of obtaining property to standardize street widths, thereby allowing residents to take advantage of local improvement petition procedures:

1. The owner could dedicate the property in the City;

2. The City could purchase the property using the City Engineer's budget;

3. The City could purchase the property and add the cost to the property owners' share of the local improvements;

4. The N.I.P. could purchase the property.

The owner of 1773 East 28th Avenue chooses not to dedicate 10 feet of his property and the City Engineer advises that such an acquisition, using the Streets Capital Budget, is not a priority and might set a precedent for other such acquisitions. Therefore the Director of Planning and the Kensington Citizens' N.I.P. Planning Committee recommend purchasing the property with N.I.P. funds in order that the local residents can proceed with a local improvement petition.

The Kensington N.I.P. budget did not anticipate an expenditure of this nature, which is classed as a municipal service. The sharing formula for this item would require a 62.5% City share instead of the usual 25%. This would require additional City funds from the Unallocated City N.I.P. funds account. Negotiations with the property owner have resulted in an agreement for sale of $2,800. The amount of unallocated City N.I.P. funds would be the difference between 62.5% and 25% which, applied to $2,800, is $1,050.00. (Account #532/7901)

C.M.H.C. and the Province of British Columbia have been advised and concur with the proposed expenditure.

The City Engineer and the Director of Planning recommend

"THAT the Supervisor of Properties be instructed to purchase the south 10 feet of the property at 1773 East 28th in order that curbing and paving can proceed after a local improvement petition is received with sufficient signatures and approved.

The costs will be shared as follows:

City - 62.5%		
Unallocated NIP Funds -	$1,050.00	
Kensington NIP -	700.00	$1,750.00
Province of B. C. - 12.5%		$ 350.00
Federal - 25%		$ 700.00
		$2,800.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

4. Street Names - Private Roads Within Enclave 19 - Champlain Heights

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"The following names for the private roads within Enclave 19 - Champlain Heights were suggested by Mr. W. Casson, Greater Vancouver Housing Corporation, developers of the site:

Cresswell Court
Beadnell Court
Kielder Court
Bywell Court
Blaydon Court
Beamish Court
Cragside Court
Dunelm Walk
Northumberland Mews

The Committee deleted "Cragside Court" and suggested "Belsay Court". The developer indicated he would prefer "Cleadon Court".

Recommendations:

A. That the following names of private roads within Enclave 19 in Champlain Heights be approved:

Cresswell Court
Beadnell Court
Kielder Court
Bywell Court
Blaydon Court
Beamish Court
Cleadon Court
Dunelm Avenue
Northumberland Avenue

B. That the City Engineer be requested to amend the Street Name Map accordingly."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

5. Kiwassa N.I.P. - Seymour School

The Director of Planning reports as follows:

"On April 14, 1978 City Council approved the Kiwassa Neighbourhood Improvement Program Concept Plan. One of the high priority items included in the Concept Plan was an improved playground facility at Seymour School.

At present the play facilities at Seymour School consist of a boulder dust playing field with soccer goals and baseball backstops and an asphalt play area round the school building. There are no active or passive recreation play structures. Except for a small play structure at Kiwassa Neighbourhood House, and the extremely limited facilities on the school grounds, there are no playground facilities in the Kiwassa neighbourhood.

In the spring of 1978 a questionnaire was distributed to the teachers and students at Seymour School, the parents and N.I.P. Committee members to find out what types of facilities were desired. The information received from the completed questionnaires was then used by the Playground Sub-Committee and the N.I.P. Committee to develop a concept plan for development of a creative play area on the Seymour School grounds (attached as Appendix I). The N.I.P. Co-ordinator then prepared detailed plans for the play structure based on the concept plan.

Clause 5 continued

On September 1, 1978 the N.I.P. Co-ordinator was informed that a Canada Works proposal to hire three workers to construct the playground had been approved to begin on October 15 and to last for four months. The School Board will be responsible for the site preparation and alterations to goal post locations, fences, etc. The Canada Works crew will do the actual construction of the playground structures.

The estimated cost for this project (attached in detail as Appendix II) is $25,330. This includes the full cost of the work to be carried out by the School Board, and the materials needed for the structures. The labour costs will be paid for by Canada Works.

In the Kiwassa N.I.P. Concept Plan, $30,000 was tentatively earmarked for this project. The Kiwassa N.I.P. Committee is therefore recommending the allocation of the required $25,330 for this project from the Kiwassa N.I.P. budgets. C.M.H.C. and the Provincial Department of Municipal Affairs and Housing concur with this expenditure.

The Director of Planning therefore recommends that City Council approve the appropriation of up to $25,330 from Kiwassa N.I.P. Social/Recreational Budget Account 891/8724 to be used to construct playground facilities at Seymour School (as shown on the attached Appendix I). This amount to be cost shared as follows: City - $6,332.50; Province - $6,332.50; Federal - $12,665.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Strata Title Application - Conversion 3563 Oak Street

The Director of Planning reports as follows:

"An application has been received from Milan Jakubec, 4152 Fraser Street, (owner) to convert a two-storey with basement, wood-frame apartment building erected in 1927, at 3563 Oak Street, Lot 3, Block 63, D.L. 526, Plan 4502, Lot size 66 x 120', into eight strata lots. This building is presently unoccupied. Zoning is RM - 3A Multiple Dwelling District.

See Appendix 'A' for site plan.

The applicant has submitted the following information:

1. Letter of application.

2. Detailed plans of the renovated building.

3. Written declaration on condition of building from W.A. Walrond & Associates, Structural Engineers. (See Appendix 'B').

Further to the condition of the building, the Acting Director of Permits and Licenses reports as follows:-

"This building is vacant and renovations are nearing completion under Building Permit #B88831 and Plumbing Permit P5362.

Inspections by Building, Plumbing, Electrical and Fire Warden were done August 11, 1978. All inspectors report that when the work under permits is completed and Occupancy Certificate issued, the building will comply with relative by-laws and will be suitable for Strata Title Conversion."

Further to the occupancy of the building the Director of Social Planning reports as follows:

"As there are no tenant complaints on record at the office of the Rentalsman, I have no objections to this application."

Clause 6 continued

Land Registry Office records indicate that this building was purchased by the present owner on March 6, 1978 and his letter of application states that the premises were vacant at the time of purchase and for approximately one year prior to purchase.

Since this is an empty building, newly renovated to City By-law standards, the Director of Planning with the concurrence of the Director of Social Planning and Acting Director of Permits and Licenses recommends that:

> "This Application be approved, thereby permitting the conversion of the residential premises at 3563 Oak Street to Strata Title Ownership, i.e. eight (8) strata lots and the Approving Officer is hereby authorised to sign the required strata plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 200

A-7

FINANCE MATTERS

CONSIDERATION:

1. Grants in lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District tax levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Area Assessor for Vancouver under the B.C. Assessment Authority has either made the property exempt for 1978 or certified it will be shown as exempt on the 1979 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the charitable organization qualifies for this exemption under Section 396-C(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from the date the organization became the registered owner to the date the properties become exempt, are subject to Council approval.

The requests are presented to Council in two sections.

A. Religious Organization

Vancouver Christian Assembly Association — $ 189.44
1659 East 10th Avenue.
Church building - property used as church for a number of years but not previously registered in the name of the religious organization.
Property in use from November, 1975.
Registered to religious organization on October 14, 1977.
Grant to cover taxes for period from October 14, 1977 to December 31, 1977 (This property was made exempt for 1978 by the Court of Revision).

B. Charitable Organization

Lower Mainland Society for Rehabilitation Residences for Young Adults — 2,791.62
1906 West 15th Avenue.
Home care and supervision for psychiatric young adults.
Property registered to the Society January 10, 1977.
Grant to cover taxes for period from January 10, 1977 to December 31, 1978.

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to $2,981.06 in total are submitted for Council consideration."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

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RECOMMENDATION:

2. Health Services for Jericho Hill School

The Medical Health Officer reports as follows:

"The Health Department of the City of Vancouver has been asked by the Ministry of Education to provide health services for the Jericho Hill School, and has negotiated an agreement with the Ministry. The Jericho Hill School is currently serving deaf children but is in a transition period as many of these children are being brought back into the "mainstream" of the school system. The agreement with the Ministry of Health therefore provides for sessionally paid staff and for temporary positions that will be terminated at the end of June 1979.

The agreement provides funding for $156,382.00 and our estimated expenditures, including fringe benefits, are as follows:

1. Medical Health Officer - 75 sessions	$10,500.00
2. Medical Consultant - 20 sessions	2,800.00
3. Psychiatrist - 40 sessions	5,600.00
4. Community Health Nurse I for nine months	15,063.66
5. Psychologist II for nine months	16,896.49
6. Psychologist II half-time for nine months	8,448.24
7. Speech Pathologist for nine months	14,773.26
8. Physiotherapist for nine months	14,138.28
9. Nutritionist I for 50 sessions	2,050.00
10. Social Work Consultant for nine months	16,182.13
11. Dental Hygienist - 150 sessions	5,400.00
12. Dental Assistant - 150 sessions	3,600.00
13. Health Aide Interpreter for nine months	11,330.47
14. Clerk Typist II for nine months	8,453.20
TOTAL	$135,235.73
2% Administration Charge	2,704.72
	$137,940.45
Allowance for 1979 increases	8,992.40
	$146,932.85
Support Costs for Medical Dental Supplies, Transportation	10,150.00
	$157,082.85
Less Recoveries	21,278.00
	$135,804.85
10% Administration and overhead	13,580.49
	$149,385.34

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Clause #2 continued:

The Agreement with the Ministry of Education does not contain the 10% Administration and Overhead Charge that is included in our estimates. However, an addendum to the contract providing for the 10% charge has been prepared by Ministry staff and should be approved in the near future.

Approval of this agreement involves abolishing two positions presently allocated to Jericho Hill School:

1. Community Health Nurse I, duration 10 months, presently vacant.

2. Clerk Typist II, duration 10 months, incumbent to take temporary Clerk Typist II position.

The Medical Health Officer recommends:

1. That the Agreement between the Ministry of Education and the City of Vancouver be approved contingent on the acceptance by the Ministry of a 10% charge for Administration and Overhead.

2. That the two 10-months' positions presently allocated to Jericho Hill School be abolished."

The City Manager RECOMMENDS that the foregoing recommendation of the Medical Health Officer be approved, subject to approval by the Ministry of the addendum to include a 10% administration charge to be paid by the Province.

FOR COUNCIL ACTION SEE PAGE(S) 200-201 & 204

PROPERTY MATTERS

RECOMMENDATION

1. Lease of Larwill Park (Bus Depot) to B.C. Hydro and Power Authority

The Supervisor of Properties as follows:

"City-owned Block 48, D.L. 541, known as Larwill Park was leased to B.C. Hydro until December 31, 1978 with an option to renew for a further ten years. B.C. Hydro exercised this option and on August 15, 1978 Council approved a rental of $354,145.40 per annum plus taxes for the period January 1, 1979 to December 31, 1983. This lease contains a six month notice of cancellation clause exercisable by B.C. Hydro and also has a clause requiring them to demolish the buildings and turn over a vacant site in the event of a cancellation.

B.C. Hydro has now notified the City that they have been ordered to divest themselves of any commitments associated with transit by March 31, 1979. In the case of the bus depot the simple solution would be to ask the City to Assign the lease to Pacific Stage Lines but Pacific Stage Lines are not prepared to accept this commitment without studying the lease and its possible ramifications.

The six month Notice of Cancellation and the divesting date of March 31, 1979 put B.C. Hydro in a time bind.

B.C. Hydro has now requested that the City grant them the right of three months Notice of Cancellation of the lease for the period of October 1, 1978 to December 31, 1978. If no action is taken during this period it would then revert to the requirement of six months Notice for Cancellation. This action will give Pacific Stage Lines the opportunity to study the lease and examine the ramification and costs associated with the operation of the bus terminal.

It is therefore recommended that the City grant B.C. Hydro's request and waive the six month Notice of Cancellation and substitute three months Notice of Cancellation during the period October 1, 1978 to December 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent to Sub-Leases - East side of Main Street between Industrial and Terminal Avenues

The Supervisor of Properties reports as follows:

"In 1971 unimproved properties, Lots 4 - 9 incl., Block 3, D.L. 200A and 2037 and Lots 10 - 22, Block A2, D.L. 2037 located on the East side of Main Street between Industrial and Terminal Avenues (Rental Account Number 7949), were advertised for tender and by resolution of Council dated April 27, 1971 the property was leased to Evans and Gillespie for the period June 1, 1971 to December 31, 1988. Subsequently the land was assigned to Beedie Construction

Clause No. 2 cont'd:

Company Limited (now Kebet Holdings Limited). Present rental is $18,000.00 per annum plus taxes (gross $42,058.00), subject to five year rental reviews. The property was purchased for street widening purposes and is zoned M-1, Light Industrial, and measures approximately 38,343 square feet.

There are several buildings located on the site which were constructed by the Lessee. These buildings and improvements revert to the City at the end of the Lease.

A letter has been received from the Solicitors for Kebet Holdings Limited for approval to sub-lease portions of the above premises to:

Cloverdale Paint and Chemicals Limited
Intercontinental Wholesale Auto-Brokers Limited
The Original Dutch Pannekoek House Limited
Kejac's Steak Pit

It is recommended that the foregoing request of Kebet Holdings Limited to sub-lease portions of the above property be approved, subject to the documents being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Public Safety Building Coffee Shop Lease
312 Main Street

The Supervisor of Properties reports as follows:

"On February 8, 1977, Council recommended that this lease be renewed for a period of one year 'plus one year option to renew by mutual agreement'. On March 8, 1977, because of renovations required to the coffee shop which were to be carried out at the tenant's expense, Council approved the lessee's request for a definite two year term.

The Public Safety Building has recently undergone extensive upgrading and modification as a result of which the coffee shop was compelled to cease operations. From December 1, 1977 to this date, it remains closed.

The Properties Office is in receipt of a letter from the lessee, dated September 15, 1978, which states that she now wishes to cancel the lease effective immediately.

Inspector J.T. Bisset of the Police Department Users Committee states that the department is receptive to the cancellation because there is no longer a requirement for this facility at this time.

In view of the circumstances, it is recommended that the lease be cancelled effective immediately."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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4. Crown Grant of Land to be Established for Road Purposes - False Creek

The Supervisor of Properties reports as follows:

"In the development of False Creek a portion of Provincial land was required for road purposes. The City has received a Crown Grant for Block 'A' District Lot 3603, Plan 16952 with the restriction that the lot be used for road purposes only. This roadway is to serve the commercial and liveaboard area.

As the lot has not been formally established for road purposes by the City, in keeping with the intent of the Crown Grant, it is:

Recommended that Block A of Lot 3603, Plan 16952, be established for road purposes and that the formal resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Offer to Purchase - 2 Lots Situated S/S of 2900 Block Venables

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 18 and 19, Block 2, N.W.¼ Section 24 THSL, Plan 367

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Bawn Holdings Limited	33'X146' each	$32,800	Subject to a bulkhead agreement as lots are below lane level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

6. Vancouver Art Gallery Site

The Supervisor of Properties reports as follows:

"At its meeting of May 31, 1977, Council passed the following resolution:

'That Council approve in principle, the designation of $2.616 million from the sale of Block 71 and the future proceeds from the sale of the present Art Gallery to the renovation of the Court House for the Art Gallery, subject to a renovation plan and budget being developed to the satisfaction of the City and any remaining needed funding being secured by the Art Gallery.'

To prepare the property for possible sale, it will be necessary to clear the titles of certain restrictions.

Clause No. 6 cont'd:

The Art Gallery site is composed of Lot 16, W½ of Lot 17, E½ of Lot 17, and W½ of Lot 18, Block 17, D.L. 185, Plan 92. A search of the Land Registry records reveals that the certificates of title for Lots 16, W½ of Lot 17, E½ of Lot 17 show a designation of either 'For Art Gallery Purposes' or 'For Civic Purposes'. The W½ of Lot 18 has no restriction. The Law Department have advised that the designation on the title for Lot 16 can be removed by an application to the Land Registry Office and that the designation on the E½ of Lot 17 can best be removed when the site is no longer used for Art Gallery purposes.

This report deals specifically with the W½ of Lot 17.

The deed conveying the W½ of Lot 17 to the City of Vancouver contains no reference to the use of the site. However, attached to the deed is a copy of the Resolution of Council of May 21, 1946 which reads as follows:

> "That the City purchase from Toronto General Trusts Corporation, for Art Gallery purposes the West Half (½) of Lot Seventeen (17), Block Seventeen (17), District Lot One Hundred and Eighty-five (185) known as 1133 Georgia Street West, City of Vancouver, at an agreed price of $10,000.00 cash and that the transaction be completed on behalf of the City by the City Solicitor; and that the financial arrangements in connection therewith be left in the hands of Ald. Bennett and the City Comptroller, with power to act. - CARRIED."

In order to be in a position to remove the designation 'For Civic Purposes' from the title, the Supervisor of Properties recommends that the resolution of May 21, 1946, headed 'Purchase of property for Art Gallery purposes:' be amended to read as follows:

> 'Purchase of Property:
>
> Moved and seconded,
>
> THAT the City purchase from Toronto General Trusts Corporation, the West Half (½) of Lot Seventeen (17), Block Seventeen (17), District Lot One hundred and Eighty-Five (185) (known as 1133 Georgia Street West) City of Vancouver, at an agreed price of $10,000.00 cash and that the transaction be completed on behalf of the City by the City Solicitor; and that the financial arrangements in connection therewith be left in the hands of Ald. Bennett and the City Comptroller, with power to act. - CARRIED.' "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Lease arrangements and purchase of furniture and equipment, Barclay Manor, 1433 and 1447 Barclay Street

The Supervisor of Properties reports as follows:

> "The two properties, 1433 Barclay Street (Lot 18, Block 45, District Lot 185) and 1447 Barclay Street (Lot 17, Block 45, District Lot 185), were purchased for Park Site #19 (West End) in 1967 and 1970 respectively.

Clause No. 7 cont'd:

This total site 132' x 131' is improved with two large conversions linked by an enclosed passageway and is operated as a board and room residence known as Barclay Manor, for 73 persons.

The operator, Mr. Colin Butt, has been leasing these premises on a month-to-month basis since acquisition by the City. However, he wishes to retire and has given notice that he will cancel his lease with the City on September 30, 1978.

It is noted that Mr. Butt is the owner of all furniture and kitchen equipment in Barclay Manor and he is prepared to sell the furniture and equipment to the City for $9,000.00 if the City wishes to continue the operation.

A new lessee, Harrow Enterprises Ltd., is prepared to lease these premises commencing October 1, 1978, on the following terms and conditions:

(a) Lease term - Two years from October 1, 1978 with vacant possession to be given to the City at the end of the lease term.

(b) Rental to be $1,700 per month, including property taxes, for the first six months. Rental to be reviewed for the remaining eighteen month period.

(c) Lessee to be responsible for the payment of all utilities.

(d) Lessee to be responsible for all repairs and maintenance to both buildings, except the roof replacement and structural repairs. Land and buildings to be maintained to the satisfaction of the Supervisor of Properties on the condition that the lease will be summarily cancelled if this condition is not met.

It is noted that the Superintendent of Parks is in agreement with these arrangements.

The Director of Planning comments that as Barclay Manor presently meets the needs of a certain segment of the West End population, and as Parks Board staff advise that this block is not likely to be developed until at least 1981, the Director of Planning favours continuation of operation of this facility as described under A and B.

Since the proposal is financially advantageous to the City, the Supervisor of Properties recommends it be approved on the following basis:

A. Purchase furniture and equipment, according to inventory, at 1433 and 1447 Barclay Street for the sum of $9,000 chargeable to account code 9407/162 (Sundry Rentals Disbursements) with documentation to be to the satisfaction of the Director of Legal Services.

B. Lease 1433 and 1447 Barclay Street, legally described as Lots 17 and 18, Block 45, D.L. 185, Plan 92 to Harrow Enterprises Ltd., under terms and conditions described in this report with a lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS the approval of the foregoing report of the Supervisor of Properties.

8. Champlain Heights - Enclave 17

The Champlain Heights Project Manager reports as follows:

July 25, 1978 Vancouver City Council approved the following motions when dealing with the above-noted item:

A. THAT Council authorize the Project Manager, appropriate City staff and representatives from the "B.C. Innovative Housing Society" to establish a fair market value for Enclave 17 - Champlain Heights based on a 42 unit strata-title development on a 99 year prepaid ground lease, fair market value to be determined by an independent appraisal and

B. THAT the Project Manager and City staff report back to Council on concluding the above noted negotiations for ratification of the lease value.

The Project Manager received a 'letter of opinion' from the market consultant G. Oikawa (Realesearch Ltd.) indicating fair market value for a 42 unit strata title townhouse type of development was $11,500 per unit($483,000 for the 4.16 acre site) based on a 99 year prepaid ground lease.

This value was agreed to by the Director of Finance and a letter was then sent to the co-ordinators of the project requesting that they enter into an "agreement to lease" with the City and submit a 5% deposit cheque. This agreement has now been signed and the deposit cheque has been received from Greentree Developments Ltd. Greentree will be the developers of Enclave 17. They are a wholly owned subsidiary of B.C. Central Credit Union and are the development arm of B.C. Central. B.C. Central are principals of the B.C. Innovative Housing Society.

It is now necessary to obtain Council authority to complete the transaction and approve the ground lease specifications (attached to this report).

In view of the foregoing, the Project Manager recommends:

A. THAT Council agree to lease the property in Champlain Heights known as Enclave 17 (Lot 14, Block A, District Lot 335, Group 1, New Westminster District Plan 16639) to the Greentree Developments Ltd. for $483,000 on the basis of a 99-year prepaid ground lease for development of a 42 unit strata title townhouse project.

B. THAT Council approve the lease specifications attached to this report and instruct the Director of Legal Services to prepare the necessary lease documents. The lease documents will be prepared to the satisfaction of the Director of Legal Services and the Director of Finance.

The City Manager RECOMMENDS approval of the recommendations of the Champlain Heights Project Manager.

..../7

9. Champlain Heights - Ground Leases

The Champlain Heights Project Manager reports as follows:

This report deals with changes in the ground leases related to:

(a) earthquake insurance and continuing obligations of the lessee (Part I)

(b) sale of units prior to total project completion (Part II).

"Part I

Two issues in the ground leases for Champlain Heights have been brought to Council's attention in the past with a request from the Project Manager and the lessees that particular requirements be dropped. The requirements were for 1) earthquake insurance coverage and 2) continuing obligations of the lessee/developer.

The purpose of this report is to request a general waiver of both clauses as we are now preparing leases for several more enclaves and this would save time rather than reporting on each case individually as it arose.

It should be noted that these requirements are not specific Council policy but were inserted into the False Creek leases to insure maximum protection for the City. In retrospect the cost and/or implications of these requirements place an unreasonable burden on the first lessee (the developer) or subsequent lessees (strata lot owners or occupants).

The earthquake insurance in particular requires all future lessees, whether they be strata lot 'owners' or tenants in assisted housing, to have coverage, in the latter case it is a cost to the co-op or rental project which then is passed on to the tenant. The cost of this is very high amounting to as much as a 50% increase in the overall insurance premium for this coverage alone. As noted, all earlier requests for a waiver of this clause have been approved by Council.

The case of 'continuing obligations' is somewhat more complicated and considerably more onerous for the lessee. In some False Creek leases the developer as the first lessee had a continuing obligation under the strata lot leases for repairs, maintenance and payment of taxes on the individual strata lots if the subsequent lessee defaulted. This obligation continued for the full term of the lease (60 years in False Creek).

This condition has never been a part of the Champlain Heights leases. It was not included in the lease specifications and when it appeared in the draft leases for Enclave 3 and 16 it was strongly contested by the developer's solicitors. In both cases the matter was taken to Council and Council approved deletion of the continuing obligation. In its place, the builders agreed to a requirement more in keeping with obligations involved with conventional buildings - in this case all homes were registered in the New Home Warranty Program. This program will provide the purchasers with protection against all defects in the construction of those housing units in accordance with the terms of the program for a period of one year and protection against major structural defects for a period of five years up to a liability of $20,000.00 per unit.

Part II

Developers have requested that the Ground lease be worded so that they are able to offer lots for sale as soon as a prospectus has been duly approved by the Superintendent of Insurance under the provisions of the Real Estate Act.

The lease will provide that the developer may not close such sales by assigning its leasehold interest in the Strata Lot until after the City of Vancouver has issued an occupancy permit with respect to the Strata Lot that has been sold.

Clause No. 9 cont'd)

The Strata Lot lease, as previously drafted, provided that the developer could not assign its leasehold interest in any of the Strata Lots until all of the Strata lots to be constructed have been substantially completed. Because of the nature of the project, some parts of it will be fully completed before other parts have been substantially completed. It has been requested therefore that conveyances of the Strata lots be permitted to take place with respect to fully completed units after the Strata Plan has been filed before every Strata lot has reached the point of substantial completion.

In the opinion of the Project Manager, the changes requested are reasonable and yet still afford the City an adequate level of protection.

This report has been discussed with the Director of Finance and the Assistant Director of Legal Services, Mr. Cowley.

In view of the foregoing, the Project Manager recommends:

A. All developments in Champlain Heights where the lease is prepaid be exempted from the requirement to obtain earthquake insurance.

B. That Council require all eligible units to be enrolled in the "New Home Warranty Program".

C. That where applicable, Council agree to release developers from all continuing obligations under the Strata Lot lease with respect to each Strata Lot on the date, which is the later of:

(i) the date of the leasehold interest in that Strata Lot is assigned to the first purchaser thereof, or

(ii) the date occurring one year after the substantial completion of the "Building" as defined in the Strata Lot lease.

It is noted that this release applies only to the original lessee and not subsequent assignees of Strata Lots in this development.

D. That the Strata Lot lease be amended to permit a marketing program to proceed in accord with the conditions outlined in Part II of this report."

The City Manager RECOMMENDS that the recommendations of the Project Manager be approved.

10. Purchase of properties at 29th Avenue and Nanaimo Street for road widening purposes

The Supervisor of Properties and the City Engineer report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

Negotiations have now been concluded on two of the eleven properties required for this widening:

Clause No. 10 cont'd:

(a) Lot 16, Block 'N', D.L. 393, Plan 12381 commonly known as 4653 Nanaimo Street, one of the affected properties, is a five room and basement single family dwelling erected in 1922. It has a shake exterior and duroid roof. The main floor area is 825 square feet (76.75 square meters). Land size is 35.90 feet x 153 feet (10.94 meters x 46.63 meters). Negotiations with the vendor indicate that she is prepared to sell for $55,000.00, subject to retaining four stained glass windows and being granted ninety days rent free possession. Sale price is inclusive of all disruptive factors.

(b) Portion of Lot 14, Block 'N', D.L. 393, Plan 12381. The area to be taken is approximately 2050 sq.ft. (190.45 meters) of land. Negotiations with the vendor indicate that he is prepared to sell the required portion of his frontage for $4,100.00, providing the City Engineer covenants to build a retaining wall and a four foot chain link fence along the southerly boundary of the Vendor's property and keying it to the southeast corner of his house, plus filling, re-seeding and landscaping where necessary.

The acquisition costs and conditions are considered to be fair and equitable to all parties.

It is therefore recommended that:

A. Lot 16, Block 'N', D.L. 393, Plan 12381, be acquired for the sum of $55,000 on the foregoing basis with the building being demolished when vacant and the date of sale to be December 31, 1978.

B. A portion of Lot 14, Block 'N', D.L. 393, Plan 12381, be acquired for the sum of $4,100 on the foregoing basis with the date of sale to be October 31, 1978.

C. The City Engineer be authorized to proceed with the construction of the retaining wall and other improvements listed above at an estimated cost of $7 000.

The net cost of these purchases will be charged to the Street Capital Funds Account #148/7971."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

11. Purchase and Lease of Lot 21, False Creek

The Supervisor of Properties reports as follows:

"Lot 21, False Creek is owned by the City and is adjacent to Lot A, Block 273, D.L. 526. Lot A is improved with an old building covering the entire lot, commonly known as the 'Sigurdson Millwork' building.

Over the past two years there have been discussions with various developers who have been interested in redeveloping the Sigurdson Building. The architect

Clause No. 11 cont'd:

has approval of a development permit for an office building. This approval entailed the dedication of 4.267 meters (14 feet) off the front of the building for road widening and a 3.048 meter (10 foot) addition to the rear of the building onto City-owned Lot 21. This addition to the rear onto the City property was made because a change in their plan was required to obtain a development permit. The developer has asked to purchase the 30.48 m X 3.048 m (100' X 10') portion of City-owned Lot 21 for consolidation with his Lot A so that the entire redeveloped building will be on one site.

In addition the developer proposes to build a multi-storey parking structure on a portion of the City-owned lot to the east of Lot A; this would provide the parking which is necessary to make the redevelopment of the Sigurdson property economically viable. Initially in the discussions, it was proposed that the City would lease this land for development on a fifty year term as leasing has been the practice in False Creek. The proposal evolved whereby the rental would have been fixed for a twenty year period to allow a degree of certainty in amortizing costs over this period. However, financial institutions will not finance lease proposals where the total rent is not known for a period well in excess of the mortgage term. To provide the certainty required by lending institutions a 6 year option to purchase is included in this proposal.

It is noted that the City lands are not viable for sale on the open market due to the lack of access, shape and the excessive grade separation between 6th Avenue and the railway tracks. The following proposal of lease and option to purchase of the City land will accomplish the rehabilitation of the building and provide integration of redevelopment adjoining Phase II of Area 6 in this part of False Creek;-

(a) Grenadier Development Ltd. to purchase a 30.48 m X 3.048 m (100' X 10') portion of City-owned land to the rear of Lot A, Block 273, D.L. 526, for consolidation with Lot A for the sum of $10,000.00

(b) Grenadier Development Ltd. to lease the balance of Lot 21, False Creek for a fifty-year term on the following basis:

First 2 years at	$20,269.80	per year
Next 4 years at	$24,323.76	per year
Next 4 years at	$28,377.72	per year
Next 10 years at	$32,431.68	per year

With a rental review in the twentieth year and every five years thereafter. The lessee to pay as additional rental annually a sum equal to taxes as if levied.

(c) The City to provide the Lessee with an option to purchase the leased portion of Lot 21, False Creek, for the sum of $337,830.00 during the initial six years of the lease.

(d) The lease to commence ninety days after approval of the lease by Council.

Clause No. 11 cont'd:

The proposed development is endorsed by the False Creek Development Consultant.

The Supervisor of Properties recommends that the City sell a portion of Lot 21, False Creek and lease the balance, with an Option to Purchase to Grenadier Development Ltd. on the foregoing basis with the agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 201 & 202

CC 62-MLH-75

B

MANAGER'S REPORT

DATE September 21, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Regulation of Shopping Hours

CLASSIFICATION: CONSIDERATION

On August 15, 1978, City Council considered a report dealing with shopping hours and passed the following motion respecting the items for consideration:

"THAT the following items be deferred, pending further discussion between the Mayor and the Acting Director of Permits and Licenses:

D. Pending approval of the Charter amendments, Council is requested to determine if enforcement action should be withheld:

(i) against stores in certain character areas (e.g. Chinatown, Gastown) which open after hours and on Statutory Holidays:

(ii) against certain type of stores in other parts of the City (e.g. those exempt under the Shops Closing By-law) that open on Statutory Holidays:

E. If D(i) and/or D(ii) above is accepted, Council may wish to specify on which Statutory Holidays the closing requirements should be enforced.

F. Should the Lord's Day Act be enforced against all stores in contravention with the Act or should action be withheld against certain types of stores (e.g. those exempt under the Shops Closing By-law and lumber stores) and those in special character areas, such as Gastown, Chinatown and Robsonstrasse?."

The Acting Director of Permits and Licenses reports as follows:

"As instructed, a discussion took place with the Mayor, Deputy City Manager and Director of Legal Services to work out details on how to approach the matter of which stores should be allowed to remain open on Sunday, Statutory Holidays and after regular shopping hours. Because of the wide variety of merchandise which certain types of stores have available for sale, it is not possible to provide a precise list showing the type of store which should be allowed to remain open without creating some inequities. For example, drug stores sell greeting cards, lumber yards (which this report suggests be allowed to be open) sell furniture and paint, but individual card shops, furniture stores and paint stores are required to remain closed on Sunday and Statutory Holidays. We have tried to keep the number of inequities to a minimum and suggest concessions for the tourist areas such as Gastown and Chinatown, and a certain amount of convenience shopping for the general public. The following enforcement program and procedures submitted for consideration are in response to Council's previous discussion and actions.

1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

- Good Friday
- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

The stores in these two historic areas would have to close

- January 1
- Thanksgiving
- Remembrance Day
- Christmas Day

2. No action be taken against corner stores or drug stores if they are open on a Sunday or Statutory Holiday provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw (copy attached) is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.

3. No action be taken against bookstores, record stores, and souvenir stores if they are open on Sunday or the following Statutory Holidays:

   -- Good Friday
   -- Victoria Day
   -- July 1
   -- B.C. Day
   -- Labour Day
   -- Boxing Day

   provided the type of merchandise listed in Section 4(1) of the Shops Closing Bylaw is suitably screened-off and not on display or for sale on Sunday or Statutory Holidays.

4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

   -- Good Friday
   -- Victoria Day
   -- July 1
   -- B.C. Day
   -- Labour Day
   -- Boxing Day

5. All other types of stores will be required to remain closed on Sunday and Statutory Holidays and a notice to this effect would be placed as soon as possible in the newspapers and

   (i) if a store continues to remain open on Statutory Holidays after the advertisement is placed, a letter will be sent to the licensed operator advising that any further violation will result in the matter being referred to Council recommending a hearing to show cause why the license should not be suspended.

   (ii) if a store continues to remain open on Sunday, the licensed operator will be sent a letter advising that unless the store remains closed on Sunday, the Attorney General will be requested to provide permission to prosecute under the Lord's Day Act. They would also be notified that if they continued to open on Sunday, the operator would have to appear before Council to show cause why the business license should not be suspended."

The City Manager submits the foregoing report of the Acting Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 282

C

MANAGER'S REPORT

TO: Vancouver City Council Date: October 4, 1978

SUBJECT: Extended Shopping Hours During December

CLASSIFICATION: CONSIDERATION

The Acting Director of Permits and Licenses reports as follows:

"A letter has been received from the Downtown Business Association requesting Council approval to allow stores to remain open for business until 9:00 P.M. on December 4,5,6,11,12 and 13. Under the Shops Closing Bylaw, stores must close at 6:00 P.M. on these 6 days.

Section 8 of the bylaw only allows stores to remain open until 9:00 P.M. on the 7 business days preceding Christmas (i.e. December 16, 18, 19, 20, 21, 22 and 23). Two of these days are Thursday and Friday so the net additional late evening shopping is 5 days.

The Downtown Business Association point out that the shopping hours survey conducted on their behalf earlier this year showed that approximately 70% of the Vancouver residents favoured more evening shopping during December.

The Municipality of Burnaby has similar shopping hours to Vancouver with the exception that during the month of December stores may choose their own hours of operation. The cities of New Westminster, Port Moody and the municipalities of Richmond, Port Coquitlam, Delta and Surrey have wide open shopping hours all year. The District of North Vancouver, City of North Vancouver and Municipality of West Vancouver have December closing hours similar to Vancouver.

An extension to the shopping hours during the month of December will require an amendment to the Shops Closing Bylaw.

The request is submitted to Council for consideration."

The City Manager submits the report of the Acting Director of Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 204

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D

MANAGER'S REPORT

DATE October 12, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: False Creek, Area 6, Phase 1 - Lot 34, Ground Lease (Heather Marina Commercial Building)

CLASSIFICATION: RECOMMENDATION

The Development Consultant and the Director of Finance report as follows:

"Purpose

The purpose of this report is to request authority to enter into a ground lease with Frank Stanzl Construction Ltd. for Lot 34 (Heather Marina Commercial Building), to enter into various sub-leases and easements, and to approve payment for the public easement for the waterfront deck and for the leasehold improvements for the marina facilities.

Background

As contemplated in the Official Development Plan, this site is to be used for commercial purposes plus provide for the on-shore facilities for the City-owned Heather Marina. To date, a commercial structure has been built on the site which has provision for several retail/office/restaurant premises plus the facilities for the Heather Marina including office, washroom and laundry facilities and caretaker suite. On June 22, 1976, Council approved the terms for a ground lease which the City would enter into with Frank Stanzl Construction Ltd. for this site. That lease was never entered into due to a number of outstanding issues, and this report proposes fresh terms for the ground lease in addition to sub-leases and easements for City requirements for the site.

A. Ground Leases

On September 26, 1978, Council approved the subdivision of Lot 34 into two parcels of property, one being for the marina commercial site and the second for a restaurant site. In the attached Appendices B and C, the terms for the proposed long-term ground leases are set out for both parcels of property. The marina commercial site is anticipated to be subdivided under the Strata Titles Act. Provision is made for the restaurant site to be consolidated, in the future, with the marina commercial site and subject to the same provisions under the Strata Titles Act. The terms are substantially as approved by Council on June 22, 1976, with the major difference being the subdivision into the two sites. The restaurant site is currently vacant and provision is made in the lease for a 5,000 sq.ft. restaurant facility. Provision is made in the lease for the lease to be cancelled if construction of the restaurant is not substantially completed by September 1, 1986.

B. Public Deck

The development of the existing commercial development is complicated because it contains a wooden deck which is an extension of the public waterfront walkway and is of a complex design to overcome the requirements of having to straddle a large GVRD outfall storm sewer and rise above the marina office to meet the requirements of a continuous waterfront walkway, to conform with the Area Development Plan By-law.

Further, the wooden public deck forms an integral part of the privately-owned structure, which presents complexities for maintenance and repair in differentiating between the responsibilities of the owner of the building which supports the deck as opposed to the City's responsibilities as owner of the deck.

An agreement has, therefore, been reached by City officials and the developer, which is the subject of the recommendation of this report, whereby the City will pay the capital costs plus sixty years prepaid maintenance costs of the public deck for a total of $152,000 and in return the City will obtain a public easement over the deck. Council, on March 21, 1978, when approving the Phase 1, Wrap Up of Budgets, approved that funds be allocated for this expenditure.

Continued . . . .

C. Marina Facilities

The False Creek Development Group, upon advice from the Park Board, also requested the developer to include a marina office, laundry, washrooms and storeroom to serve the marina as well as an apartment to house the caretaker of the marina. Attached to this report are the terms for the sub-lease of these facilities. The rent payable under this sub-lease will be funded through the Property Endowment Fund from the operations of the marina. The rent includes annual payments as set out in the attached appendix plus a pre-paid amount of $28,840 for leasehold improvements. The latter sum is provided for in the False Creek Capital Budget.

D. Public Walkway

At present, the public walkway is discontinuous in that there is no access from the northern end of the wooden deck in the commercial building to the ground below where the public walkway continues. Accordingly, there is a requirement of the Lessee, when the restaurant site is developed, to extend the public deck to the restaurant and from there to grade at the northeast corner of the property.

In the meantime, provision is made for a public easement over the vacant restaurant site, at grade, to ensure public access to the waters edge.

E. Easement - Marina

A portion of the ramps and floats of the Heather marina encroach upon Lot 34. In order to maintain the City's rights to use these facilities, the attached proposed easement provides for the City's continuous use of these ramps and floats.

F. Interest on Payments

Negotiations between the City and Frank Stanzl Construction Ltd. with respect to the cost of the waterfront deck ($152,000) and the leasehold improvements to the marina office ($28,840) were completed in the Spring of 1978. Payment cannot be made to Stanzl until at least approved by Council.
Thus, it is appropriate to provide for the payment of interest to Stanzl to compensate for the delay in payment, from May 1, 1978 to date of registration of the easement and sub-lease, respectively, at 10% interest. The approximate cost will be $9,000 and the funds can be made available through a reallocation of surplus funds from the Sixth Avenue landscaping account.

The City currently owes Stanzl about $30,000 in rent under the proposed sub-leases and Stanzl owes the City somewhat more for rent and taxes under the ground lease. It has been agreed between the parties that these sums be paid on registration of the documents with no interest charges to either party.

G. Advance Payment

With respect to the payment of the $152,000 and $28,840 referred to in Section F, the Development Consultant advises that Frank Stanzl Construction Ltd. built both the Public Deck and Marina Facilities with the knowledge that an agreement would eventually be reached and allowed the City use of both of these areas for the past 2 years or more. The Development Consultant, therefore, recommends that payment of the City contribution for the Public Deck and Marina Facilities be made in advance of the final legal documentation, in return for the good faith expressed by the Company to date and with the knowledge that the Letter of Understanding (Appendix A) and Appendices B & C have been agreed to by the Company.

The Director of Finance recommends that payment not be made until the legal documentation has been registered and notes the following points in favour of that position:

1) As recommended in Section F, Stanzl will be paid interest on the amounts until payment is actually made, so the financial impact on Stanzl will be minimized.

2) All of the legal documentation was delivered to Stanzl in draft form on October 4, and unless there are delays on Stanzl's part, the documentation will be registered in the near future.

Continued . . . .

3) The bulk of the above-noted payment is to ensure public access over the waterfront deck for the next 60 years. Until the legal documentation has been signed and registered, the City will not have any security that Stanzl will perform the obligations that they are being paid for.

Recommendations

It is recommended that:

A. The ground lease terms for Lot 34 (Parcels A and B) which provide for the commercial ground rents and other terms as set out in the attached Appendices B and C be approved.

B. The terms of the sub-lease of the caretaker suite as set out in the attached Appendix D be approved.

C. The terms of the sub-lease of the Marina facilities as set out in the attached Appendix E be approved.

D. The terms of the easement for the Marina ramp and floats as set out in the attached Appendix F be approved.

E. The terms of the easement over the waterfront deck and along the seawall as set out in the attached Appendices G and H be approved.

F. The Director of Legal Services be requested to prepare the legal documents in accordance with recommendations A-E of this report, for execution by the Director of Legal Services and Frank Stanzl Construction Ltd.

G. Upon execution of the documents by the parties, the City pay to Frank Stanzl Construction Ltd. the amount of $152,000 for capital costs and prepaid maintenance of the easement over the waterfront deck and the amount of $28,840 for leasehold improvements to the marina facilities plus interest as set forth in this report, the source of funds being the False Creek Capital Budget, with the reallocation of funds as set forth in the report. "

The City Manager RECOMMENDS approval of the above recommendations of the Development Consultant and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 205

DISTRIBUTED MONDAY
CC 62-MLH-75

E

MANAGER'S REPORT

DATE October 10, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Prenatal Services

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"This report will provide an update on the Health Department's Prenatal Services and will make recommendations for the balance of 1978 and for 1979 pending agreement with the Provincial Ministry of Health on:

(a) Prenatal service standards, and

(b) Cost-sharing of public health services.

Background

The current prenatal service of the Health Department has shown an increase in attendance over the past five years. Because of a falling birthrate, the coverage (i.e. percentage of pregnant women attending the program) is therefore increasing. The figures are as follows:

	No. attending	% of no. of first births	% of no. of first births registered
1975	1636 female 1132 male	53.1	72.4
1976	2157 female 1314 male	54.8	85
1977	2311 female 1286 male	53.1	89.7

The Department has been unable to provide service in response to all requests. Some persons have been denied service and some have had delays due to long waiting lists. Some have had to attend sessions away from the nearest health unit office. Special groups for the deaf, and classes for Chinese couples in the Chinese language have been organized.

The Vancouver Perinatal project started December 1976. The City of Vancouver and the Province of British Columbia shared 50/50 in the costs. There were two components:

1. Parents' Choice. This partnership with St. Paul's Hospital will end October 31, 1978, with a final report due early in November, 1978. The service staff are now writing the report and will have to be terminated October 31, 1978.

2. Healthiest Babies Possible. This project provided individual prenatal education in four languages and to Native Indians, low income persons, etc. This project also has ended (report due November, 1978) but the staff has been maintained to continue service to the end of December, 1978 pending new funding arrangements with the Province. There is not much time left.

The interim results of these two components have been shared in earlier reports. The final results also confirm a major improvement in infant health.

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It is unlikely that detailed negotiations with the Province of British Columbia on service standards and cost-sharing can be concluded in 1978.

I therefore recommend that:

(a) The staffing of Healthiest Babies Possible be continued for all of 1979;

(b) The staff of Parents' Choice be retained for 14 months from November 1, 1978 to December 31, 1979 to:

(i) Act as resource staff to the regular Health Department prenatal program;

(ii) To assist the reorganization of the service to align parent education groups in accord with the three hospital obstetrical services (as with the St. Paul's partnership);

(iii) To provide some service to help the Department meet the current demand;

(c) The extra costs be negotiated with the Province of British Columbia on a 50/50 basis.

The costs are as follows:

PARENTS' CHOICE

Salaries	November 1 - December 31, 1978	January 1, 1979 - December 31,1979
1 Nutritionist I @ $1,489.00/month	$ 2,978.00	$ 17,868.00
1 C.H.N. I @ $1,615.00/month	3,230.00	19,380.00
1 Clerk II @ $976.00/month	1,952.00	11,712.00
1 Psychologist II @ $1,703.00/month (half-time position)	1,703.00	10,218.00
Fringe Benefits		
13½% for Nutritionist I, Clerk II & Psychologist II and 12% for C.H.N. I	1,284.00	7,699.00
TOTAL SALARIES & FRINGE BENEFITS	$ 11,147.00	$ 66,877.00

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Program supplies & Services	$ 200.00	$ 1,200.00
Auto allowance	600.00	3,600.00
Printing	1,000.00	6,000.00
Computer services	1,000.00	6,000.00
Food supplementation	200.00	1,200.00
TOTAL:	$ 14,147.00	$ 84,877.00

HEALTHIEST BABIES POSSIBLE

Salaries	Jan.1, 1979 - Dec.31, 1979
1 Nutritionist Aide (supervisor) @ $936.00/month	$ 11,232.00
6 Nutritionist Aides @ $910.00/month	65,520.00
1 Clerk-Typist II @ $835.00/month	10,020.00
	$ 86,772.00
Fringe benefits (13½%)	11,715.00
TOTAL SALARIES & FRINGE BENEFITS:	$ 98,487.00
Program Supplies & services	1,200.00
Auto allowance	2,400.00
Printing	2,000.00
Computer services	2,000.00
Food supplementation	2,400.00
TOTAL:	$ 108,487.00

The request for six full-time aides and one full-time Clerk-Typist II represents an increase in cost over our present levels, as these positions are now half-time. With a full working day, the Nutritional Aides will be able to more than double their number of home counselling sessions, as their scheduling will be more efficient and the amount of travel time reduced. The additional time will enable us to meet requests for our services which are presently unfilled. In addition, the change to a full working day will enable us to retain the present staff who are completely familiar with the program and have been trained to work with the six majory minority groups in Vancouver (i.e. Punjabi, Hindu, Chinese, Greek, Italian, Native Indian and low-income.)

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I recommend that funding be approved as follows:

(a) The sum of $7,074.00 for Parents' Choice, November and December, 1978;

(b) The sum of $42,434.00 for Parents' Choice in 1979;

(c) The sum of $54.244.00 for Healthiest Babies Possible in 1979.

In addition, I recommend that the City Manager and Medical Health Officer begin immediate negotiations with the Provincial Government to obtain the necessary 50/50 cost sharing.

Comments of the Director of Finance

The Director of Finance wishes to make the following comments:

On May 16, 1978, City Council dealt with the Medical Health Officer's report of April 11th that was submitted to the Community Services Committee on May 4, 1978, on the subject of Vancouver Perinatal Health Project.

The report dealt with two projects as follows:

A) Parent's Choice

The funding for this project ends October 31, 1978. In order to complete and present the report in November of 1978, it appears that a one month extension to November 30, 1978 is required at an estimated cost of $7075. This should be subject to receiving 50% cost sharing, and therefore a City cost of $3537 which would be provided from Contingency Reserve.

B) Healthiest Babies Possible

The funding for this project has been approved to December 31, 1978 and there does not appear to be any urgent Council action required prior to receiving the evaluation report.

It should be noted that City Council on May 16th extended this program to December 31, 1978 with one of the recommendations reading as follows:

> 'C. THAT since the major financial beneficiary of this program is the acute care health system, full Provincial funding be sought for any extension of the program past the end of 1978.'

In addition to the above the Director of Finance notes that City Council has indicated their concern about departmental budget expenditure increases and to approve a $200,000 continuing project on the basis of the information in this report prior to the evaluation reports and a comparison to other Health Department priorities does not seem appropriate. It should also be noted that the City and Province are awaiting a Provincial response to a major cost sharing policy change proposal."

The City Manager RECOMMENDS that:

A) The Medical Health Officer report to the Community Services Committee on the two programs in detail by November 16, 1978:

Parent's Choice
Healthiest Babies Possible.

B) The additional City funds required to complete the Parent's Choice program to November 30, 1978 amounting to $3537, subject to matching Provincial funds, be provided from Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 205

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND PLANNING & DEVELOPMENT

SEPTEMBER 28, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Planning & Development was held on Thursday, September 28, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:00 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Brown
Alderman Ford
Alderman Gerard
Alderman Gibson
Alderman Harcourt
Alderman Kennedy
Alderman Marzari
Alderman Puil

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. City Housing Policy in the Downtown Eastside Area

The Joint Committee had before it for consideration a Manager's report dated September 26, 1978 and a letter dated September 22, 1978 from the Executive Vice-President of the B.C. Hotels Association enclosing an extract from the "Report on Occupancy Decline in the Vancouver Downtown Eastside and Granville Corridor Hotels and the Effect on Hotel Employment", which is a lengthy and detailed report prepared for the B.C. Hotels Association by J. D. Clark Consulting Ltd. (Copies of all documents referred to are on file in the City Clerk's Office.)

In the Manager's report, the Medical Health Officer, the Fire Chief, the Director of Permits & Licenses, the Director of Planning and the Director of Social Planning reported on various aspects of housing by-law enforcement in the Downtown Eastside area. The Manager's report provided details of a survey on the degree of enforcement of the Lodging House and Fire By-laws in a cross-section of 23 hotels and rooming houses. The Manager's report outlined four options on the degree of by-law enforcement and provided comment on the impact for each degree of enforcement of City by-laws. The report concluded with a series of recommendations; the first being that the City Manager establish a "Downtown Housing Implementation Committee" comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments which would report quarterly to the Community Services Committee. Subsequent recommendations proposed terms of reference for the committee. Included in the recommendations was one that the Director of Legal Services examine the possibility of increasing financial penalties for non-compliance with City by-laws; a recommendation that violators of the Standards of Maintenance By-law be advised Council may invoke its authority to do the work; and recommendations that in consultation with the proposed new committee, the Director of Social Planning meet with Provincial officials regarding inadequacies and limitations of existing SAFER and GAIN shelter allowances and the Director of Planning meet with hotel and rooming house owners and operators to develop a modified RRAP for the Downtown Eastside NIP area which would be financially attractive to them.

Continued . . . .

Clause No. 1 Continued

The Chairman called for submissions from the public and Mr. B. Eriksen of the Downtown Eastside Residents' Association distributed copies of a seven-page brief which he read to the Committee. The brief was critical of the City Manager's report, urged strict enforcement of all City by-laws, and construction of new housing rather than reconstruction of existing buildings in the Downtown Eastside area.

Following opening remarks by Mr. L. W. Manuel of the B.C. Hotels Association, he introduced Mr. J. D. Clark who had compiled the "Occupancy Decline" report for the Association. Mr. Clark read to the Committee a four-page brief (copies of which had been presented at the meeting) which, in summary, requested assistance from the City of Vancouver in obtaining appropriate government subsidies in order to provide the standard of accommodation required under present City by-laws and to reverse the loss of employment experienced in the hotel industry.

Mr. Clark answered questions from members of the Committee and it was noted that the occupancy rate in Downtown Eastside area hotels is approximately 63% and it is not known at this time how many hotels in the area are suitable for renovation.

Mr. D. Purdy, Deputy Director of Social Planning, with the assistance of Social Planner J. Jessup, then reviewed the Manager's report and answered questions from Committee members. In response to a question, Mr. Jessup suggested that 10% of the residents of the 23 hotels in the survey require some sort of housekeeping assistance. It was also noted during discussion that of the total 9,312 Lodging House and Fire By-law violations discovered in the survey of the 23 hotels, only 177 violations are considered to be serious or of a life safety nature. It was also noted that many of the housing units in the survey could never be renovated to a satisfactory level because they have windows which face onto walls or into light wells, and the Director of Environmental Health pointed out that of the 900 rooms surveyed, 27.6% or 280 rooms would be closed if by-laws for minimum light and ventilation were enforced.

Time did not permit a full discussion by the Committee, and it was

RECOMMENDED

THAT the joint meeting of the Community Services and Planning & Development Committees on City housing policy in the Downtown Eastside area be adjourned and reconvened on Thursday, October 12, 1978.

The meeting adjourned at approximately 2:45 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 269

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

SEPTEMBER 28, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 28, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 2:55 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford (Clauses 4 to 7)
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, September 14, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 4450 West 10th Avenue
Development Permit Application No. 80659

The Committee had before it for consideration a Manager's report dated September 11, 1978, on the application of Mr. P. Benias for Development Permit Application No. 80659 to use approximately 342 sq. ft. of the first storey of the existing restaurant at 4450 West 10th Avenue as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use approximately 342 sq. ft. of the first storey of the existing restaurant as a Holding Bar.

This development is situated on the south side of 10th Avenue between Trimble and Sasamat Street.

The proposed Holding Bar development will provide an assembly area of approximately 342 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity of the dining area of the restaurant is 80. The proposed seating capacity for the Holding Bar area is for 20 people.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50%) as seating for a Holding Bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application subject to Council's approval of the new liquor outlet.'

Continued . . . .

Clause No. 1 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80659 to Mr. P. Benias to use approximately 342 sq. ft. of the first storey of the existing restaurant at 4450 West 10th Avenue as a holding bar.

2. Liquor Permit Application - 1531-37 Commercial Drive
Development Permit Application No. 81366

The Committee had before it for consideration a Manager's report dated September 11, 1978 on the application of Mr. J. Tolmer for Development Permit Application No. 81366 to use approximately 100 sq. ft. of the proposed restaurant at 1531-37 Commercial Drive as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use approximately 100 sq. ft. of the proposed restaurant as a holding bar.

This development is situated on the west side of Commercial Drive between Grant and Graveley Streets.

The proposed holding bar development will provide an assembly area of approximately 100 sq. ft. (10% of the floor area of the restaurant). The proposed dining area would accommodate 84 persons and the proposed seating area for the holding bar is 8.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 8 seats.

The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of August 8, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81366 to Mr. J. Tolmer to use approximately 100 sq. ft. of the proposed restaurant at 1531-1537 Commercial Drive as a holding bar.

Continued . . . .

3. Fire By-law Upgrading - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated September 12, 1978, on the status of the Fire By-law upgrading program at the Hotel Vancouver in which the Fire Chief reported as follows:

"The Fire Chief reports that Series Report #7, relative to the upgrading program at the Hotel Vancouver, has been received from Mr. D. S. Harris, Solicitor for C.N. Hotels.

The report on the upgrading status at this time may be summarized as follows:

1. Sprinkler Installation

Progressing as scheduled.

2. Fire Alarm System

The C.N. Board of Directors has granted sufficient funds for the installation of this system. A formal announcement naming the successful bidder will probably be made in mid-September. It is anticipated that a progress schedule will follow within a few weeks of the tender award.

3. Architectural Modifications

Some of the minor items have been started and are progressing satisfactorily. The finalization of design changes for the major alterations is still the subject of concern for the building architects. Approvals from the Provincial Fire Marshal, Fire Department and Building Department have yet to be obtained before this phase is put out to tender and a schedule of the work is prepared for the Fire Chief.

The Fire Chief is satisfied that reasonable progress is being maintained."

Chief Fire Warden G. Birnie appeared before the Committee on this matter, and in response to a question by the Chairman regarding major alterations required in the hotel, said he anticipates receipt of additional information on these matters from Canadian National officials in approximately one week.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated September 12, 1978, on the status of the Fire By-law upgrading program at the Hotel Vancouver, be received.

4. Teenage Discotheque, 2120 Main Street

The Committee had before it for consideration a Manager's report dated September 11, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on an application from Chicklets Teen Disco Inc. for a license to operate a teenage discotheque at 2120 Main Street.

In the report, it was pointed out the Director of Planning had refused the development permit for this teenage discotheque but the decision was appealed to the Board of Variance which approved the use until December 31st, 1980 and the development permit has been issued.

Continued . . . .

Clause No. 4 Continued

Mr. K. Armstrong of the Permits & Licenses Department, along with the applicants, appeared before the Committee on this matter, and during discussion it was pointed out the building in which the discotheque will be housed is of concrete block construction.

The Committee noted there are four or five residential buildings in the vicinity and only one resident had been interviewed regarding the proposed teenage discotheque. The Committee felt residents in the five houses in the neighbourhood and the operator of a nearby motel should be canvassed for their opinions before a license is issued.

Following discussion, it was

RECOMMENDED

THAT Council approve the issuing of a license to Chicklets Teen Disco Inc. to operate a teenage discotheque at 2120 Main Street subject to the building complying with all City by-laws; and

FURTHER subject to a report to Council by the Director of Permits & Licenses on the opinions of the residents in the immediate vicinity regarding the proposed teenage discotheque.

5. Complaint re United Poultry Ltd., 534 East Cordova Street

The Committee had before it for consideration an inspection report dated September 11, 1978 (copy circulated) from the Health Department prepared following receipt of a petition signed by approximately fifty residents objecting to the operation of a chicken slaughtering and packing plant by United Poultry Ltd. at 534 East Cordova Street.

Appearing before the Committee on this matter were the Director of Environmental Health, Mr. Ken Luey (spokesman for the petitioners), and representatives from United Poultry Ltd.

Mr. Luey suggested to the Committee that the United Poultry operation is a health hazard, that the lane at the rear of the premises is occasionally blocked by trucks loading and unloading, and that there are feathers, flies and droppings and an overwhelming stench as a result of the operation.

During discussion, it was noted United Poultry Ltd. has been at this location for ten years as a legal non-conforming use.

The Director of Environmental Health admitted that slaughter houses are obnoxious industries; however, he said United Poultry is a well-run establishment and every attempt is being made by the management to run a good operation. He further pointed out there are three Federal Health Inspectors on the premises at all times.

In conclusion, the Committee requested the management of United Poultry make every effort possible to keep disruptions to the neighbourhood to a minimum.

Following discussion, it was

RECOMMENDED

THAT the inspection report dated September 11, 1978, from the Health Department and the petition from residents of the Downtown Eastside regarding the operation of the United Poultry Ltd., 534 East Cordova Street, be received.

Continued . . . .

6. Ferrera Court Apartments, 504 East Hastings Street

The Committee had before it for consideration a Manager's report dated September 22, 1978, reading as follows:

> "The Standing Committee on Community Services, at its meeting on September 14, 1978, received a petition from the Downtown Eastside Residents Association regarding mice and cockroach infestations and odours emanating from the basement of the Ferrera Court, 504 East Hastings Street, Vancouver, BC. The committee instructed the Medical Health Officer to inspect these premises and report the results to the next meeting of the committee.
>
> The Medical Health Officer reports as follows:
>
> 'A complete inspection of these premises was carried out on September 18, 1978. A copy of the inspection report is attached.
>
> A re-check of the building was carried out on September 22, 1978 and it was found that the flooding caused by a faulty back-water valve had been corrected.
>
> A pest control firm had been hired and bait stations placed for mice control and spraying for cockroaches had been carried out. A contract has been let to Anderson Plumbing & Heating Ltd. for the maintenance and repairs required for radiators and heating system.' "

Appearing before the Committee on this matter were the Director of Environmental Health, representatives of the owners of the building - the Shon Yee Benevolent Association, and Ms. Jean Swanson of the Downtown Eastside Residents Association with a representative of the tenants of Ferrera Court Apartments.

During discussion, it was pointed out by the Committee that the Association received government assistance to renovate this building, yet the Committee has received complaints regarding lack of maintenance in the building.

A representative from the Shon Yee Benevolent Association advised the Committee the Association has hired a pest control firm and has a contract for maintenance and repairs to the heating system. He further advised the Association is looking for a new caretaker for the building.

The Director of Environmental Health advised the Committee the Association has had a contract with a pest control company for this building for approximately one year, yet this has had no effect on mice control. He added that mice in the Downtown Eastside area seem to be immune to the poisons used by pest control companies and the Department will discuss the matter with the company involved.

Following discussion, it was

RECOMMENDED

THAT the matter of the Ferrera Court Apartments, 504 East Hastings Street, be deferred for one month to allow the owners to show evidence of improvement in the condition and maintenance of the building, and the Director of Environmental Health report back to the Community Services Committee at the end of one month.

Continued . . . .

7. Lee Building, 175 East Broadway

The Committee had before it for consideration a Manager's report dated September 22, 1978, reading as follows:

"At the Standing Committee on Community Services meeting held on Thursday, September 14, 1978, the Department of Permits and Licenses was ordered to conduct a survey of the Lee Building at 175 East Broadway with the view to enforcing the Standards of Maintenance By-law.

The Acting Director of Permits and Licenses reports as follows:

'On September 19, 1978, an Inspector from this Department attended at the subject building and determined that the building has very recently changed hands and is now owned by Aquilini Construction of this City.

Our Inspector interviewed Mr. Gerald C. Mason who is the Property Manager for the new owners. We were advised that the entire building will now be renovated from the ground floor up. The Property Manager stated that contracts have been let to replace the roof, boilers and to maintain the elevators. He further stated that the living quarters will all be upgraded by renovation of kitchens, bathrooms, doors, windows and floor coverings. It is anticipated that the upgrading program will be completed within the next four months. Work is already under way and a crew was working when our Inspector visited the site. Attached is a copy of a letter from the new owners of this building committing them to a plan of improvement.

Under these circumstances we would not normally proceed with any enforcement action and would give the new owners an opportunity to implement their plans. We suggest that this course of action be endorsed by your Committee. This Department will continue to monitor the program of improvement and if any slowdown occurs, reports will be made to your Committee. It is also felt that all of the Health Department's requirements will be met by the above mentioned upgrading. The pest control program is now in operation in the building after instructions were given by the Health Department. It should be noted that the Health Department has already laid two charges against these premises.' "

Appearing before the Committee on this matter were a representative of the Permits & Licenses Department and Mr. G. C. Mason, property manager for the new owners of the building.

During discussion, the Committee noted there had been continuing problems with this building over a period of years during which it had several owners.

Mr. Mason advised the Committee his firm intends to completely renovate the building including a new elevator, new furnace, upgraded plumbing, new roof, new kitchens, bathrooms, ceilings, carpets, etc. In response to the Committee's questions of what effect this would have on the rent charged to the tenants of the building, Mr. Mason replied that most of the existing tenants may not be able to afford the new rents. Rents currently range from $140 to $165 per month and they will rise to approximately $225 to $235 when the renovations have been completed.

Continued . . . .

Clause No. 7 **Continued**

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated September 22, 1978, on the Lee Building, 175 East Broadway, be received;

FURTHER THAT the Director of Social Planning survey the tenants of the Lee Building and determine what supplements or subsidies may be available to the tenants to meet the increased rents anticipated as a result of the renovations proposed for the building.

The meeting adjourned at approximately 3:55 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 210

REFERS TO CLAUSE NO. 4

II(i)

MANAGER'S REPORT

DATE October 3, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Teenage Discotheque, 2120 Main Street

CLASSIFICATION: INFORMATION

The Acting Director of Permits and Licenses reports as follows:

"On September 28, 1978, the Community Services Committee considered an application for a Teenage Discotheque at 2120 Main Street and requested the neighbouring residential premises be canvassed to obtain comments on the proposed development. There are four occupied dwellings within a block of the proposed location and only one objection was received. Mr. W. Bunn of 234 E. 5th Avenue, lives east of the lane behind the discotheque and objects to the proposed use on the basis that the teenagers will create a noise problem by driving their cars up and down the lane along side his house.

The three other residents in the 200 block East 5th Avenue and the management of the City Centre Motel directly across Main Street, have no objection to the teenage discotheque.

The possible noise problem mentioned by Mr. Bunn has been discussed with the management of the discotheque who have agreed to pay special attention to the parking areas at closing time in an effort to keep the noise from automobiles to a minimum and discourage the use of the lane."

The City Manager submits the foregoing report to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 210

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 28, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 28, 1978 at approximately 2:55 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Gibson Alderman Kennedy (Items 2 and 3) Alderman Puil
ABSENT	:	Alderman Brown
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated September 14, 1978, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of August, 1978 (on file in the City Clerk's office).

With respect to the rezoning application for 3338 and 3390 The Crescent the Chairman suggested that in order to speed processing the applicants, representatives of the Shaughnessy Heights Property Owners' Association,and staff meet with the Committee to discuss the project as it relates to the proposed guidelines for Old Shaughnessy.

Mr. R. Scobie, Zoning Division, advised that the Department is currently preparing a report on the rezoning application which will be submitted direct to Council, possibly within a month.

A member of the Committee felt that this was an issue that was important to the proposed goals for the Old Shaughnessy area and should not be debated prior to the report of the Director of Planning on the analysis of the goals and objectives for the area being received. It was suggested that the matter be deferred until after the Civic Election.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of August, 1978 be received and that consideration of the rezoning application for 3338 and 3390 The Crescent be deferred until November 21, 1978.

2. Residential Rehabilitation Assistance Program Area Designation

The Committee considered a report of the City Manager dated September 20, 1978 (copy circulated) in which the Director of Planning advises that C.M.H.C. have forwarded guideline procedures to Municipalities should they wish to avail themselves of special area designation for R.R.A.P. The Municipalities would receive a maximum of 10% of the 1978 R.R.A.P. budget. The approval of special designations by the Federal Government will not likely occur until later in the year. Once designated, however, the areas will be eligible for

cont'd....

Clause No. 2 cont'd:

R.R.A.P. beyond 1978. The report notes that the opportunity for extensions may not be offered to the Municipalities in 1979.

Three alternatives were suggested:

(a) Continue to administer R.R.A.P. in the existing N.I.P. areas, utilizing existing staff.

(b) Expansion of existing R.R.A.P./N.I.P. areas (excluding Downtown Eastside) from existing site offices with no increase in staff (outlined on Appendix III to the report of the City Manager dated September 20, 1978).

(c) Designate new areas not contiguous with existing N.I.P. areas i.e., a portion of Hasting-Sunrise (outlined on Appendix IV to the report of the City Manager dated September 20, 1978). This would probably require some additional staff but these staff costs could be reviewed when the Federal Government budget allocations for 1979 are known.

The Director of Planning feels that City Council should designate specific areas - alternatives (b) and (c) above - and make application to Central Mortgage and Housing for approval of these areas. Having obtained approval of these designations Council can decide at a later date when some of the uncertainties noted above are clarified, whether it wishes to promote actively the program in the special designated areas, or accept applications but not undertake an active promotion campaign. If Council does not designate areas now, the opportunity may be lost.

RECOMMENDED

A. THAT Council instruct the Director of Planning to make application to Central Mortgage and Housing for approval of the special designated areas outlined in Alternatives (b) and (c) (Appendices III and IV of the report of the City Manager dated September 20, 1978).

B. THAT if the special designated areas are approved by Central Mortgage and Housing Corporation, staff be instructed to take no action with respect to the active promotion of the R.R.A.P. program in these areas until matters related to the 1979 budget, income guidelines, and agency fees have been reported back to Council.

3. Vancouver South Neighbourhoods (P.Y.E.P. Project)

The Committee considered a report of the City Manager dated September 22, 1978 (copy circulated) in which the Director of Planning advises that the report summarizes the results of a planning study of four Vancouver South neighbourhoods which has been carried out by four students employed under a Provincial Youth Employment Program (P.Y.E.P.).

The objective of the project was to carry out a planning survey of the following four local areas: Kerrisdale, Oakridge, Sunset and Victoria/Fraserview. These areas were selected because the focus of area planning work to date has been the inner-city neighbourhoods and it was felt important to collect information which might identify future needs in some of the outer suburban areas.

Slides of the four neighbourhoods were presented by Eunice Mak, a recent graduate of the U.B.C. Planning School, Verna Semotuk, a U.B.C. graduate planning student, Byron Mah, a recent graduate of David Thompson High School and Yvonne Pulle, a student at Churchill High School.

cont'd....

Clause No. 3 cont'd:

It was noted that the common northerly boundary of the four neighbourhoods was 41st Avenue. Marpole was excluded as it is a Local Area Planning Program.

Technical reports have been completed for each of the four areas. These will be placed in the Planning Department Library, Vancouver Public Library and U.B.C. Library.

The summary material contained in Appendix II of the Manager's report will be produced into low-cost graphic guides for distribution to the Communities through local libraries and Community Centres.

The major conclusions of the study found all four local areas to be stable, family oriented communities whose residents have relatively few complaints regarding their neighbourhoods. Nevertheless, the project identified a number of specific issues for each area. Any future programs to improve the social or physical environment of the Vancouver South Neighbourhoods should take the following into account:

Kerrisdale

- Development pressures associated with possible LRT service.
- Traffic and parking problems in the commercial area.
- Improved sidewalks, streets and paved lanes in some areas.
- Improved recreation opportunities for the 13 - 19 age group.

Oakridge

- Provide more services for senior citizens.
- Increase the number of shelters and benches at bus stops.
- Provide more supervised playgrounds and more things for teenagers to do.
- More neighbourhood shops in the southern part of Oakridge.

Sunset

- Increase services for adults/seniors and new Canadian families.
- Revitalize Fraser Street commercial area.
- Improve recreational programs/facilities in local parks.
- Ameliorate impacts of truck routes, eg. noise.

Victoria/Fraserview

- Provide curbs and gutters on streets in the northern sector.
- Beautify the Victoria Drive commercial area.
- Noise abatement and speed control measures along Knight Street.
- Provide more tot lots in parks.
- Improve bus service along the 49th Avenue and Elliott routes.

The cost to the City of undertaking the Vancouver South Neighbourhoods project is expected to be less than $9,580 out of a total project cost of $17,420. The Director of Planning considers that the project has proved to be a sound investment which has returned a wealth of information to the City which could not have been obtained for a similar cost in any other way.

The Director of Planning feels that the City should support Federal Youth Employment Programs as a cost effective way of completing needed work which could otherwise not be undertaken by regular City staff.

RECOMMENDED

THAT the report of the City Manager dated September 22, 1978 and the slide presentation be received.

The meeting adjourned at approximately 3:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 210

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 28, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 28, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gibson
Alderman Gerard
Alderman Marzari
Alderman Puil

ALSO PRESENT : Alderman Kennedy
Alderman Ford

CLERK TO THE COMMITTEE: G. Barden

RECOMMENDATION:

1. Departmental Review - Personnel Department

The Finance Committee considered a report from the Personnel Department in a series of Departmental Reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budget system for the City and approval by the City Council on August 23, 1977.

The report on the Personnel Department (copy on file in the City Clerk's office) provides a very complete and detailed report of the Department and indicates a responsible approach to management and an understanding of the contribution that a Personnel Services function can make to management. The report of the Personnel Department made the following recommendations:

"A. PLUS OR MINUS FIVE PERCENT

1. In the event of a 5% reduction to the 1978 departmental budget ($28,190), the savings would be accomplished as follows:

Function	Action	Savings
Staffing	Reduce the advertising budget from $63,600 to $53,127	$10,473
Personnel Records Management	Reduce the attendance reporting requirements of departments from monthly to every second month	$ 5,802
Staff Development	Reduce the Supplies and Services Account from $7,420 to $6,000	$ 1,420

...../2

Clause #1 continued:

Counselling	Reduce retirement counselling to a bare minimum	$ 1,912
Communications	Publish the employee newspaper, the 'Town Crier' every two months insead of monthly	$ 8,583
	TOTAL SAVINGS	$28,190

2. If the 1978 budget were increased by $28,190, the additional funds would be devoted to the hiring of a personnel planning specialist who could provide departments with much needed advice concerning the optimal use of their human resources both in the present and the future.

A full rationale for the budget reduction items can be found in Appendix 'E'. The justification for the proposed use of the increased funds is contained both in Appendix 'E' and in the "Recommendations" part of this Section.

B. DEPARTMENTAL INTENTIONS

From our standpoint, one of the most valuable benefits of this Review has been the isolation of a number of initiatives which we can take ourselves, or in co-operation with other Departments, to solve existing problems or improve the service we provide. We had never really thought of ourselves in functional terms before, at least not in any structured way, and the exercise proved to be well worth while.

There follows below a list of actions we intend to take during the forthcoming year. The list is an outgrowth of the functional analyses in Appendix 'F', and the items are reflected in the recommendations for each function. Because we do not need further approval to act on these matters, the "recommendations" are really made to ourselves. The actions are not listed in any order of priority and many can be carried out concurrently:

1. Collaborate with the Computer Services Division in a cost benefit study of the development of a central computerized employee record system in order to achieve the following advantages:

   (a) Virtual elimination of clerical errors

   (b) Ability to provide quickly to management, summary reports on such matters as absenteeism, vacation leave and turnover

   (c) Ability to supply labour negotiators with data which must now be produced manually

   (d) Reduction of clerical staff in the Records section

2. Reduce attendance reporting by departments to alternate months until the records are computerized in order to free up the time of a Clerk Typist for more important work. (This would have to be discussed with the Director of Finance.)

...../3

Clause #1 continued:

3. Commence a review of the Inside Classification plan with respect to occupational groups, benchmarks, the wording of appeal agreements, the problems at the lower end of the pay plan, and the development of position descriptions.

4. Initiate discussions with the Director of Finance with a view to transferring one Clerk III position from Payroll to the Personnel Services Department in order to centralize record keeping for employee benefits.

5. Investigate the feasibility of providing employees with a computerized, personalized annual statement of benefits.

6. Study the effectiveness of the Supervisory Performance Review Program and revise it if necessary to make it a more valuable tool for Manpower Planning.

7. Co-operate with the other G.V.R.D. municipalities in an effort to achieve a separate set of W.C.B. Rules and Regulations for municipalities and to persuade the W.C.B. to resume the reporting of Accident Frequency Ratios.

8. Conduct a survey of employee attitudes toward the 'Town Crier' and, depending on the results, recommend either continued monthly publication, in which case the Editor should be hired on a full time basis, or publication every other month with greater emphasis on quality.

9. Up-date the Employee Handbook for Inside employees and consider the development of similar Handbooks for other employee groups.

10. Initiate discussions with appropriate bodies to amend grievance procedures of the various Collective Agreements in order to relieve the Park and Police Boards of the necessity of dealing with grievances and to reduce the burden of grievance handling on the City Manager by interjecting the Director of Personnel Services as an additional stage where desirable.

11. Initiate discussions with the City Manager and City Engineer regarding the possibility of resuming the monthly meetings with C.U.P.E. with a view to carrying on a continuing dialogue with the Union which would improve the labour relations atmosphere and reduce grievances.

12. Proceed with the establishment of precise time measures in the staffing process and monitor these regularly in order to gauge the efficiency of the service.

C. RECOMMENDATIONS

Because several of the following recommendations either require, or imply the requirement of, additional staff, it seems appropriate to make a few comments about the present size of the Department. As a rough rule of thumb, the literature suggests that the ideal ratio is one Personnel staff member for every 100 employees if a first rate service is to be provided. With a staff of 28, we provide a full service to some 3200 employees. In addition, a partial service is provided to over 2,500 others. Therefore, it is submitted that the additions we are looking for are not unwarranted, particularly in view of the fact that the computerization of employee records is expected to result in the reduction of our clerical staff by one.

...../4

Clause #1 continued:

The following recommendations are listed in order of priority. The detailed justification for each is contained in Appendix 'E' and/or 'F' and will not be repeated here. In all cases, Council action would be required before the recommendations could be implemented:

1. Establish a new position at a senior level in the Department whose function it would be to provide departments with advice concerning such matters as the optimal use of their human resources, both at present and in the future.

   This recommendation is not only discussed at length in Appendix 'E', but is also the natural outgrowth of several recommendations in Appendix 'F'. In the latter Appendix, the problem of the shortage of middle management talent is identified (Function 1, Recommendation 2), the need for computerized information to assist with manpower planning is noted (Function 2, Recommendation 1) as is the necessity for reviewing the effectiveness of the Supervisory Performance Review Program for the same purpose (Function 5, Recommendation 2). In Function 10, we agree with the request of the Director of Finance for a study of various planning processes and ask to be included. (Recommendations 1 and 2.) Finally, in Recommendation 3, we ask that a duty be imposed on us which we believe to be crucial, but which we cannot discharge with our present level of staff. If the above recommendations are viewed as a "package", and they should be, then the need for an additional staff resource becomes evident.

2. "Unfreeze" the position of Personnel Officer II, established in November, 1973 and allow it to be filled.

   As discussed in Function 5 of Appendix "F", this position has already been established by Council, but the previous City Manager did not authorize the filling of it. Technically, therefore, it would not be an additional position. However, it has not been included in our present establishment of 28. We are not at present doing as much internal training as we should. Our objectives are ambitious, but their achievement is doubtful with only one professional Trainer on staff. The originally approved complement of the Training Centre should now become an actuality.

3. Accept in principle that the Personnel Services Department assist in the hiring and promotion of Outside Workers, and a study be conducted as to what additional resources, if any, would be required to carry out this assignment.

   The potential advantages of this change are discussed in Function 1 of Appendix "F". The Committee should be aware that our opinion is that "additional resources" would be required to perform this function, perhaps as much as one more Personnel Officer. In all fairness, we must also point out that the Engineering Department has not been receptive to this idea over the years.

4. Action be taken to transfer one position of Personnel Officer from the G.V.R.D. to the City of Vancouver with the G.V.R.D. continuing to pay the salary and fringe benefits.

   The awkwardness of the present working relationship between the G.V.R.D. Classification Officer, the Personnel Services Department and the operating Departments is discussed in Function 3 of Appendix "F". This move would be purely administrative and would not result in any additional cost to the City.

...../5

Clause #1 continued:

5. Funds be included in the Department's 1979 budget for reprinting the Employee Handbook for Inside employees.

   As stated in our "Intentions" above, and discussed in Function 8 of Appendix 'F', the present Handbook is out of date and should be reprinted. Any reprinting would be done in loose leaf form in order to facilitate keeping the Handbook current. The Handbook has been a useful vehicle to acquaint new employees with the City service, and should be continued.

6. Authorize the Personnel Services Department to administer Appropriations 7095/1440 - Interview of Applicants and 7095/1110 - Relocation Allowance and add these accounts to its budget.

   The present necessity of processing reports through the City Manager when we wish to draw on these accounts impedes our flexibility when dealing with out of town job applicants. Our recommendations to the City Manager are almost always approved, and the monitoring of these accounts seems an unnecessary burden on the City's chief administrator."

The Consultant's observations and recommendations were as follows:

"The impression left by the Personnel Services Department review is that both the orientation and service provided by the Department has been steadily improving over the last few years. The initiatives identified in Section III indicate that further improvements can be expected. Annual expenditures have also remained relatively constant in 1978 dollars.

The Department's analysis of priorities and the problems identified in the report indicate a responsible approach to management and an understanding of the contribution that a personnel services function can make to management. The Department also recognizes that improvements can and should be made in the areas of manpower and succession planning, organizational analysis, performance appraisal and employee evaluation, and training and development programs. Limited resources are currently available to City departments wishing to improve their organization and management effectiveness. The Department's awareness of the significance of these concerns is reflected in the report's recommendations and discussion of priorities.

GENERAL OBSERVATIONS

The Personnel Services Department performs a number of functions which are largely administrative in nature. These include the personnel records management, classification and job evaluation, benefits administration, accident prevention and labour relations functions. The remaining functions are all related to improving management effectiveness and the effective utilization of manpower resources. Although we support the initiatives planned in each of the administrative functions, we feel that the greatest returns for the City can be realized by concentrating on improving the Department's effectiveness in the areas of staffing, staff development, advice to management, communications and counselling.

We concur fully with the Department's comments and observations described in the ADVICE TO MANAGEMENT SECTION of Appendix F, and fully support the Department's recommendations in that regard. Our observations on the related functions of staffing and staff development are outlined below.

Clause #1 continued:

Staffing Function

The performance of the staffing function, which involves approximately half of the Department's budget, can be measured by its ability to satisfy client requirements. In this regard, the decision to establish time frames as performance measures for recruitment activities is significant. With time standards established, users will be aware of the service that can be expected from the Personnel Department and will have a better understanding of the controllable and uncontrollable time elements in filling vacancies.

More important objectives of this function are to ensure that personnel appointed are capable of satisfying position requirements and that sufficient manpower resources are available to meet future organizational demands. Measuring the Department's performance in this regard requires a definition of future manpower requirements and a more formalized assessment and feedback on the ability of personnel to satisfy position requirements after they are hired. This could be done through improved performance evaluation and manpower planning and development systems. Formalizing the assessment of the Personnel Department's performance in recruiting could lead to improved hiring criteria and allow the Department to better assess the appropriateness and success of the testing and screening techniques used.

Efficiency, the utilization of specialized expertise in the recruitment and assessment of personnel, and the need to ensure that suitable personnel are available for promotion are all reasons for having a centralized employment function. With these objectives in mind, it seems reasonable that the Personnel Services Department should also participate in the hiring of outside workers.

Staff Development

Like any other function, the performance of the staff development group should be measured in terms of results rather than activities. A formal survey to evaluate the Department's training program is currently being conducted. Results will be reported later this year. Similarly, the section intends to review the effectiveness of the performance review program.

The success of staff development activities should be assessed in terms of how well personnel improve in their ability to satisfy position requirements and how well prepared personnel are for future demands and promotional opportunities. Assessment of training and development needs and the performance of the staff development function can be done through a performance review program. The current program could be improved in this regard by separating the performance review process that focusses on the incumbent's performance relative to position requirements, from the employee evaluation aspect which focusses on the incumbent's ability to satisfy position requirements. The employee evaluation component could be used for organization and manpower planning, for deciding upon training and development programs and initiatives, for assessing the results of training and development plans and programs, and for assessing the ability of the employee recruiting function to satisfy its objectives. At the moment, the absence of an overall manpower plan makes it difficult to assess training priorities or to determine how to best utilize the funds allocated for the training and development of employees.

INCREASE OR DECREASE IN BUDGET

In the event that a budget reduction was necessary, the service reductions suggested by the Personnel Department seem to be appropriate. The suggestion that the employee newspaper "The Town Crier" be published every two months instead of monthly might even have some merit in the short term. It could provide staff with an opportunity to develop a higher quality product. Once established, the frequency of publication could be increased.

...../7

Clause #1 continued:

The Department has indicated that it intends to reduce the attendance reporting requirements from monthly to every second month but would utilize the time made available through this change for other records management work.

Advertising is always an area where budget reductions could be made. The degree of advertising that is necessary depends to a large extent on the number and type of vacancies that must be filled from outside and the conditions of the job market. Advertising is difficult to justify and its effectiveness is difficult to measure. A limited advertising budget could hamper the Department's ability to recruit effectively but the actual level of impact that this would have is difficult to assess.

Another area which could be examined in identifying possible budget reductions is the accident prevention area. It is difficult to assess the contribution made by the accident prevention function. There is a need to liaise with the Workmen's Compensation Board, to maintain accident records, to identify and correct unsafe working conditions, and to educate personnel in safe working practices. The responsibility for safe working practices and conditions lies with line management and it is difficult to assess the benefits and impact that a centralized function has on safety performance. This is area that perhaps warrants further review in terms of the overall approach that might be taken to safety and accident prevention.

We support the Department's recommendation to create a new position reporting to the Director of Personnel Services. In our view, this position should have responsibility for:

- providing Department managers with assistance in defining organization and staffing requirements
- establishing an improved individual performance planning and employee evaluation system
- developing a manpower planning system and conducting an assessment of current manpower resources
- developing a projection of future manpower needs, identifying problem areas and recommending solutions to problem areas, and developing organization and manpower plans as required
- establishing and implementing management training and development programs
- reviewing manpower specifications for all key positions and entry level positions
- ensuring that hiring and promotion practices will meet manpower planning requirements.

The creation of this position and the introduction of improved systems will provide a service that is currently not available to senior management. It should also assist in identifying priorities in the City's training and management development efforts, assist line managers in improving their own personnel management effectiveness, and provide a back-up to the Director of Personnel Services. The staff development function should report to this position. Any additional staffing in the development or training area should be deferred until this Assistant Director position has been filled and manpower training and development requirements are more clearly defined.

Clause #1 continued:

RECOMMENDATIONS

We support the initiatives planned by the Department as outlined in Section III of the report and recommend that these initiatives be endorsed by the Finance Committee. As described above, we also recommend that the Department's recommendation to establish a new position at the senior level be approved and that funds be authorized to establish this position at the Assistant Director level. We also support departmental recommendations 3, 4, 5 and 6 contained in Section III of the report."

During the ensuing discussion the Engineering Department advised that they disagreed with the Personnel Department recommendation No. 3:

"Accept in principle that the Personnel Services Department assist in the hiring and promotion of Outside Workers, and a study be conducted as to what additional resources, if any, would be required to carry out this assignment.

The potential advantages of this change are discussed in Function 1 of Appendix "F". The Committee should be aware that our opinion is that "additional resources" would be required to perform this function, perhaps as much as one more Personnel Officer. In all fairness, we must also point out that the Engineering Department has not been receptive to this idea over the years."

The Engineering Department felt that it would be best to continue with the present arrangement of hiring and promotion of outside workers handled by the Engineering Department. They felt that the supervisory staff could do the best job of screening applicants as they are experienced with the work and familiar with the employees and crews are needed in the morning and decisions must be made very quickly.

The Committee felt that recommendations 1, 2, and 3 of the Personnel Department should be referred to the City Manager for further report. Also, the Safety Branch of the Personnel Department was questioned and it was felt that this is an area that warrants further review in terms of the overall approach that might be taken to safety and accident prevention. The Committee also felt that possible budget reductions should be referred to the Budget Review Committee for consideration in its annual budget reviews.

Following further discussion, it was

RECOMMENDED

(A) THAT Recommendations 1, 2 and 3 of the Personnel Department be referred to the City Manager for further report together with an evaluation of the Safety Branch of the Personnel Department.

(B) THAT Recommendations 4, 5 and 6 of the Personnel Department be approved.

(C) THAT possible budget reductions be referred to the Budget Review Committee.

The meeting adjourned at approximately 5:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 210

PART REPORT TO COUNCIL

V

STANDING COMMITTEES OF COUNCIL
ON
PLANNING AND DEVELOPMENT
&
TRANSPORTATION

OCTOBER 3, 1978

A special joint meeting of the Standing Committees of Council on Planning and Development & Transportation was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 3, 1978 at approximately 9:30 a.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Bellamy Alderman Brown Alderman Ford Alderman Rankin
ABSENT	:	Alderman Gibson Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Kingsway Task Force Study

The Committee considered a report of the City Manager dated September 8, 1978 (copy circulated) in which the Director of Planning and City Engineer report on the final recommendations for Kingsway East following the Task Force Report and subsequent comments from various community groups.

Following completion of the Kingsway Task Force report, the Planning and Development Committee on May 18, 1978 and Council on May 30, 1978 instructed the Director of Planning to hold a Public Information Meeting in the community and circulate the Task Force conclusions to affected individuals and community groups in the study area and invite their comments.

A Public Information Meeting was held in the community on June 21, 1978 with approximately 150 - 200 people in attendance. The various community points of view were recorded and considered in the final analysis of the Task Force conclusions.

Following the Public Information Meeting, Council on July 25, 1978 instructed the Director of Planning to commence preliminary processing of rezoning applications which have been withheld pending completion of the Kingsway Task Force study. The report(s) to Council would be deferred until Council has considered recommendations of the joint committees.

The report notes that the Task Force has achieved the principal City objective for this study: to enable the City to review and decide upon the various options and guidelines for the four subject rezoning sites; by defining the major factors affecting this area of the City; and by suggesting directions for guiding future development. The Director of Planning and City Engineer consider the joint

cont'd....

Clause No. 1 cont'd:

Task Force Approach a very cost-effective way for studying areas of the City experiencing considerable pressures for change but where limited information is available for basing planning decisions.

The Director of Planning outlined the comments received from several community groups including local residents, applicants/ owners of the subject rezoning sites, and commercial businessmen, notably Kingsway Motel owners representing Branch C of the B. C. Motels, Resorts and Trailer Park Association.

Kingsway East, like many areas of the City, has no local plan. Hence, recommendations on rezonings and decisions on development proposals are made on the basis of the Zoning and Development By-law, and various City policies. Although the Task Force Report is not a plan for Kingsway East, it should provide a useful basis for directing future growth in the area.

Until such time as a Local Area Planning Program can be implemented in this area, the Director of Planning and City Engineer support the following Policies and the Site Development Guidelines (contained in Appendix B), adjusted to take account of some of the concerns raised by civic staff and community interest groups:

Policies

(a) The maximum scale of commercial development along Kingsway should not exceed the requirements set out in the C-2 Commercial District Schedule.

(b) Existing residential neighbourhoods on both sides of Kingsway East should be maintained.

(c) Rezoning proposals for the subject sites should be evaluated on the basis of the Site Development Guidelines (Appendix B). Rezoning applications should be considered under the Comprehensive Development District Schedule to ensure good design and compatible uses.

(d) The present scale and function of the Vanness Industrial Area should be maintained.

(e) The Joyce Commercial Centre on Kingsway should be enhanced by concentrating pedestrian-oriented retail activities in the commercial core between Joyce and Tyne Streets. A secondary pedestrian-oriented retailing focus should also be accommodated along Kingsway between Lincoln and Boundary Road. General business activities should be encouraged to locate along Kingsway, except in the commercial core areas noted above.

(f) Low to medium density residential development should be considered in Kingsway East with consideration given to:

i) All residential development must conform to the 'Normally Acceptable' category for HUD noise criteria (60 decibels);

ii) Housing redevelopment should not encroach or reduce residential amenities in the existing adjacent single family community;

iii) Density should generally conform to the Site Development Guidelines (Appendix B) as determined by site characteristics, adjacent land use and environmental considerations;

cont'd....

Clause No. 1 cont'd:

iv) Family-oriented accommodation should be encouraged with at least one-third of the total units in each project(considered suitable for families)to have three or more bedrooms;

v) Primary vehicle access to residential developments should not be located on Kingsway;

vi) Residential projects should be designed to reflect the Site Development Guidelines (Appendix B) and the Urban Design Guidelines included in Appendix 6.2 of the Kingsway Task Force Technical Report (on file in the City Clerk's office).

Mr. G. Laframboise, Multi-Family Manager, Qualico Developments Ltd., submitted a letter dated October 2, 1978 (copy circulated) requesting that the joint committees recommend to Council that the Zoning Division give top priority to the existing four rezoning applications in order that they may proceed to Public Hearing as soon as possible.

Mr. Laframboise expressed concern that the density on the rezoning application on Kingsway between Battison and Lincoln was too restrictive. The application meets the general guidelines i.e., commercial strip on Kingsway with residential behind. The total allowable FSR would be .75. If the commercial FSR is .2 this would be deducted from the .75. A .55 density would not allow affordable housing.

Mr. H. Budd, Calling Foundation, stated that in previous applications the Planning Department was prepared to accept a density of .75 on the property at School Avenue and Tyne Street. When the Foundation was proceeding with a senior citizens development the Department was prepared to accept an FSR of 1.0. The Foundation was unable to obtain funding and the project did not proceed. Now the Foundation is trying to develop the property and the proposed guidelines are only allowing a .60 FSR.

The Committees were advised that the Foundation was not developing senior citizens housing but market townhouses.

Mr. M. Katz, Architect, expressed concern that the commercial FSR was deducted from the total FSR calculations. He suggested that a medium density of .75 would allow a density of 35 units per acre, allowing good family accommodation at a reasonable price.

Mr. R. Spaxman, Director of Planning, stated that the Department is concerned about the effect density is having on housing. An FSR of .75 with underground parking is not acceptable for family housing.

In answer to a question with respect to motels redeveloping, Mr. W. Dickson stated that the Task Force and the officials' report strongly supports the redevelopment. Motels are a reasonable use on Kingsway and owners should be allowed to expand incrementally.

Residential should be allowed providing certain conditions are met - there should be no development which is adverse to the existing residential neighbourhood.

Mr. Dickinson noted that the various housing sites have different FSR's dependent on their location and the surrounding neighbourhood i.e., single family residential or commercial.

cont'd....

Clause No. 1 cont'd:

Mr. W. Curtis, City Engineer, supported the Director of Planning's view that density should not be increased. When asked about future truck traffic, Mr. Curtis stated that Kingsway is a major truck route now and if the regional town centres develop Kingsway will have trucking problems. The officials could have taken the extreme view of no residential on Kingsway but they have taken the compromise position of commercial with residential behind.

In answer to a question about the acceptability of building housing on such a noisy arterial, Mr. Dickinson advised that the Task Force had spoken to a noise consultant. There are many architectural and structural ways of compensating. The noise abatement would be reasonably acceptable and would meet HUD criteria.

After a discussion of economics versus livability the Committee,

RECOMMENDED

A. THAT Council endorse the Policies for Kingsway East as graphically illustrated in Appendix D (contained in the report of the City Manager dated September 8, 1978).

B. THAT the Director of Planning be instructed to process the four subject rezoning applications generally in accordance with the site development guidelines (Appendix B).

C. THAT the Director of Planning be instructed to monitor general development trends in Kingsway East and report back to Council in the event land use problems are identified; this work to be accommodated in the 1979 Planning Department work program.

D. THAT the Director of Planning be instructed to report back on the priority of a Local Area Planning Program for Kingsway East in the 1979 Planning Department Work Program.

E. THAT the Director of Planning, City Engineer and Manager of Economic Development meet with B.C. Hydro and industrialists in the area to see if rail noise can be reduced during the late evening.

F. THAT the Director of Planning be instructed to report back on priority and timing of the studies identified by the Kingsway Task Force (includes the C-2 Commercial, Industrial and Motel Studies outlined in Appendix C); studies to be undertaken jointly with the Economic Development Office.

G. THAT the City Engineer be instructed to initiate a program of upgrading Tyne Street between Kingsway and 49th Avenue as a secondary arterial.

H. THAT the City Engineer be instructed to report back on a program to connect School Avenue and 43rd Avenue between Joyce and Lincoln Streets so they may be used as local collectors.

I. THAT the Greater Vancouver Regional District be requested to include the Task Force concerns related to Light Rapid Transit in the ongoing LRT Study (Appendix C).

J. THAT the Heritage Advisory Committee be requested to review and report back on the heritage merit and possible designation of Sir Guy Carleton Elementary School buildings.

The meeting adjourned at approximately 11:50 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 211

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

OCTOBER 5, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 5, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Grant Request - Canadian Memorial Church

The Committee had before it for consideration a Manager's report dated September 29, 1978, in which the Director of Social Planning reported as follows:

> "On May 28th, 1978, City Council considered a grant request for $10,000 from Canadian Memorial Church. The requested funds were to repair the gymnasium floor in the Church Hall. Council did not approve the grant request or the subsequent appeal of July 25th.
>
> The Church has now written to the City requesting a civic grant of $6,600 to cover 1978 costs of maintaining and upgrading the Church's swimming pool. (The church received civic grants of $10,000/year in 1976 and 1977 for pool renovations).
>
> The Community Services Grants Guidelines state that organizations may apply for a grant only once in the calendar year. In light of this guideline and the fact that the Community Services Grants Budget for 1978 has been depleted, the Director of Social Planning recommends that the current grant request from the Canadian Memorial Church be deferred for consideration in the first Grants report next year."

The City Manager recommended approval of the recommendation of the Director of Social Planning.

Also before the Committee was a letter dated September 22, 1978 from Mr. G. Shafer, Chairman of the Finance and Property Committee of the Canadian Memorial Church (copy circulated) containing the application for a grant of $6,600.00 to enable the church to continue its swimming pool operations at the present level.

Appearing before the Committee on this matter were Ms. Susan Anderson of the Social Planning Department and Mr. G. Shafer.

Continued . . . . .

Clause No. 1 Continued

Mr. Shafer reiterated the comments contained in his letter of September 22, 1978, in support of his application for an additional grant for the church, pointing out that the church's swimming program involves approximately 2,700 children and 300 adults and that pool costs have exceeded revenue by $6,600.00 this year.

During discussion, it was noted that the swimming pool at the church is one of only two covered pools on the west side of the City and it was pointed out by the Chairman that since there are no funds remaining in the community services grants budget for 1978, there is nothing the Committee could do this year to assist the church.

Following discussion, it was

RECOMMENDED

THAT the grant request from Canadian Memorial Church for $6,600.00 to cover 1978 costs of maintaining and upgrading the church's swimming pool be deferred and reported upon by the Director of Social Planning in the first grants report of 1979, such report to be submitted to the Committee in January, if possible.

2. Liquor Permit Application - 220 Prior Street
Development Permit Application No. 81827

The Committee had before it for consideration a Manager's report dated September 26, 1978, on the application of Prior Management Corporation for Development Permit Application No. 81827 to use a portion of the second floor of the existing building at 220 Prior Street as a holding bar.

In the report, the Director of Planning reported as follows:

'The above noted application has been filed to use a portion of the second floor of the existing building as a holding bar, in conjunction with the existing restaurant.

This development is situated on the southeast corner of Prior and Station Street, in a predominately industrial area.

The proposed holding bar will provide an assembly area of approximately 510 sq. ft. (approximately 10% of the restaurant area). The proposed seating capacity for the holding bar is 40 seats. This is approximately 24% of the proposed seating for the dining area (166).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 42 seats.

The proposed holding bar has received clearances from the Building, Police and Health Departments.

The Director of Planning approved this application, subject to the conditions that prior to the issuance of the Development Permit:

"this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action." '

Continued . . . . .

Clause No. 2 Continued

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81827 to Prior Management Corporation to use a portion of the second floor of the building at 220 Prior Street as a holding bar, in conjunction with the existing restaurant.

3. Compliance with Fire Safety Regulations in Downtown Cabarets

The Community Services Committee, at its meeting on June 1st, 1978, considered a Manager's report on the degree of compliance with fire safety regulations of several Downtown cabarets and deferred the matter for three months, requesting a further report to the Committee from the Chief Fire Warden.

The Committee had before it for consideration a Manager's report dated September 21, 1978 (copy circulated), the follow-up requested by the Committee.

Appearing before the Committee on this matter was the Chief Fire Warden. The operators of the cabarets named in the report have been advised of the meeting and several of them attended.

The Chief Fire Warden advised the Committee the matter of downtown cabarets complying with all City fire regulations has improved considerably, although it was necessary to lay charges in some instances.

The Committee noted that Pharaoh's at 364 Water Street appears to be a continuing problem, and the Chief Fire Warden replied that the possibility of a new exit for this cabaret will be discussed with the owner. It was pointed out that Pharaoh's is fully sprinklered.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated September 21, 1978,on the compliance with fire safety regulations in downtown cabarets, be received.

4. Neighbourhood Pub Application - 2802 West 4th Avenue

The Committee had before it for consideration a Manager's report dated October 2, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"An application has been received from Mr. K. F. Eayds requesting City approval to operate a neighbourhood pub at 2802 West 4th Avenue. Attached is a copy of a letter from K. Rafe Mair, Minister of Consumer and Corporate Affairs, granting pre-site clearance on the condition the pub has a maximum of 60 seats plus 15 standees, rather than the normal 100 seats plus 25 standees.

Continued . . . .

Clause No. 4 Continued

"The proposed site is on the Southwest corner of 4th Avenue and MacDonald Street and is zoned C2 Commercial. The pub is to be located in a proposed new building and would be developed in compliance with all relevant City Bylaws. The properties to the north and south contain a mixture of one or two family dwellings, multiple conversion dwellings and apartments. Within a four block radius there is one elementary school and 3 churches. The location is less than one mile from two neighbourhood pubs: Bimini's, 2010 W. 4th Avenue and Jerry's Cove, 3681 W. 4th Avenue. (Guidelines require that there shall be not less than one mile between neighbourhood pubs.)

In respect of timing of the plebiscite, the City Clerk reports that although previous pub votes have been conducted by a private firm under his direction, the preparation for the plebiscite entails considerable amount of Voters' List staff time. The applicant is most anxious that a plebiscite be held as soon as possible; however, the work load of the Voters' List staff is extremely heavy because of the forthcoming Civic Elections on November 15, 1978. Therefore, it is not possible for this Division to prepare for this pub plebiscite until after the Civic Elections, and the applicant should be so advised if the committee decides to submit the application to a plebiscite."

The matter of submitting the application for a neighbourhood pub to a local plebiscite was submitted by the City Manager to the Committee for consideration.

Appearing before the Committee on this matter were the City Clerk, Mr. K. Armstrong of the Permits & Licenses Department, and the applicant, Mr. K. F. Eayds.

During discussion, it was noted the application is for a maximum of 60 seats plus 15 standees rather than the usual 100 seats plus 25 standees, and the applicant, in response to a Committee member, explained that he had satisfied the office of the Minister of Consumer Affairs that a pub of this smaller size could be operated economically.

It was noted that a plebiscite vote would be conducted by a private firm under the direction of the City Clerk and the City Clerk explained to the Committee that the plebiscite still necessitates a considerable amount of work by the City Voters' List staff before the matter is handed over to the private company. Some of this preliminary work may be able to be done before the civic election but the plebiscite would be after the election.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved in principle subject to the result of a plebiscite conducted by the City Clerk at the expense of the applicant in a four block area in each direction of 2802 West 4th Avenue.

Continued . . . .

5. Liquor Permit Application - 3075 Kingsway
Development Permit Application No. 81761

The Committee had before it for consideration a Manager's report dated September 28, 1978, on the application of Mr. Othmar Schacher for Development Permit Application No. 81761 to use approximately 288 sq. ft. of the proposed restaurant at 3075 Kingsway as a holding bar.

In the report, the Director of Planning reported as follows:

> 'The above noted Development Permit Application has been filed to use approximately 288 sq. ft. of the proposed restaurant as a holding bar.
>
> This development is situated on the north side of Kingsway, between Spencer Street and Taunton Street.
>
> The drawings submitted indicate that the proposed holding bar will provide an assembly area of approximately 288 sq. ft. (8.8% of the floor area of the restaurant). The seating capacity for the dining area is 93 and the proposed seating for the holding bar is 23 seats.
>
> The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the act, the applicant is permitted a maximum of 23 seats.
>
> The Police Department have cleared the application.
>
> This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application subject to Council's approval of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from the Planning Department.

Following brief discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 81761 to Mr. Othmar Schacher to use approximately 288 sq. ft. of the proposed restaurant at 3075 Kingsway as a holding bar.

The meeting adjourned at approximately 2:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 211

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

VII

October 5, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 5, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:45 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman M. Ford Alderman D. Bellamy Alderman M. Harcourt (for items 2 and 3)
ABSENT:	Alderman H. Rankin
COMMITTEE CLERK:	E. Bowie

The minutes of the meeting of September 14, 1978, were adopted.

CONSIDERATION

1. Traffic Situation on 23rd Avenue at Tupper School

At its meeting on June 1, 1978, the Standing Committee on Transportation considered a Manager's Report dated April 10, 1978 (on file in the City Clerk's Office) in which the City Engineer and the Director of Planning reported on the requested closure of 23rd Avenue at Tupper School. Following considerable discussion, the Committee recommended

'That the requested closure of 23rd Avenue at Tupper School be deferred pending a report from the Engineering Department on alternative methods of alleviating the present situation.'

The Committee, during discussion, had also suggested radar checks be performed along this section of the street.

The Committee had for consideration this day, a Manager's Report dated September 21, 1978 (circulated) in which the City Engineer reports on the results of the radar checks and various methods of speed control, also an extract from the minutes of the Standing Committee of Council on Transportation meeting of June 1, 1978 (on file in the City Clerk's Office).

An analysis of the radar checks performed on June 6, 1978, are as follows:

- speeding does occur along 23rd Avenue adjacent to Tupper Secondary School.
- most traffic (90%) did not exceed 50 km/h, the usual speed limit on local streets. It is the 30 km/h school zone that is being violated.
- speeding is not a problem that is local to the Tupper Secondary School area. Other secondary schools have problems as great, if not greater, than the speeding problem at Tupper.

.../2

Clause 1 continued

The report lists the following as possible methods for the control of speeding along this section of 23rd Avenue:

- close the street
- stop signs at each end of the street
- speed bumps
- traffic diverters
- additional police enforcement.

Arguments for and against these points are discussed in detail in this report.

It was also noted that numerous students jaywalk along this section of 23rd Avenue and the report suggests that the installation of a mid-block crosswalk would form a link between the school and the playground, thus increasing the safety of pedestrians by concentrating crossings at this point. Mr. D. Rudberg, Assistant City Engineer, spoke to the Committee on this report with the aid of maps and charts of the area. The report recommends

i) That a mid-block crosswalk be installed on 23rd Avenue adjacent to Tupper

ii) That an educational program oriented to the dangers of jaywalking be emphasized at Tupper Secondary School. This program should encourage use of the mid-block crosswalk

iii) That additional police enforcement of speeds be carried out, subject to manpower limitations

Also present at this meeting were Mrs. Betty Ann Fenwick, Chairman of the School Board, Mr. J. Killeen, Principal of Tupper School, Mr. Loewn, Principal of Livingstone School, Mr. Larry Beasley, Riley Park Planner and representatives of various school and community committees. Mrs. Fenwick presented the Committee with a brief commenting on the statements and findings contained in the Manager's Report (circulated) and stated that the School Board does not agree with the recommendations of the City Engineer and supports the Director of Planning's affirmation of his June 1st, 1978, recommendation that a temporary test closure of 23rd Avenue be undertaken, with the addition that the School Board agree to pay the costs of the temporary closure. The Principals of Livingstone and Tupper Schools and the Riley Park N.I.P. Committee also reaffirmed their support of the closure.

Mr. E. Patterson of 463 East 23rd Avenue was present and presented arguments against this proposed closure. He expressed concern that if the closure of 23rd Avenue were to take place, traffic would be diverted to the lane between 23rd and 22nd Avenues, adjacent to his property thereby causing undue disturbance. Following further discussion by the Committee, it was

RECOMMENDED

A. THAT 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 feet west) be closed on a temporary basis for a period of six months. Costs for the physical aspects of this temporary closure to be borne by the Vancouver School Board in the approximate amount of $4,000; said amount to be returned to the School Board by the City should this closure become permanent.

Clause 1 continued

B. THAT the City Engineer in conjunction with the Planning Department of the Vancouver School Board monitor the effect of this temporary closure and report back to the Standing Committee on Transportation following the trial period.

RECOMMENDATION

2. Midway Connector Bus Route Change

The Committee had for consideration a Manager's Report dated September 20, 1978, (circulated) in which the City Engineer reports on a request from B.C. Hydro Transit to consider a route change for the 100 Midway Connector bus service in the Marpole area. This proposal has been reviewed by staff in consultation with B.C. Hydro and the Marpole Citizens' Planning Committee. The proposal by B.C. Hydro is to route both eastbound and westbound services via Marine Drive, Hudson, 70th, Granville, and the Laing Bridge. This would improve services as follows:

- improve tranfer connections with the Granville - Victoria route
- improve local service to Marpole residents and the Marpole shopping area around 70th and Granville
- improve transfer connections with Fastbus services crossing the Oak Street Bridge.

These improvements to transit services would be achieved at minimal cost. A discussion paper prepared by City and Hydro staff was presented to the Marpole Citizens' Planning Committee for their review. The Committee discussed the proposal on August 8, 1978, and again on September 14, 1978, and at their meeting on September 14, 1978, resolved:

"that this Committee recommend approval in principle of the 100 Midway Connector route as presented tonight."

This motion carried 28 to 5, with 4 abstentions.

The Director of Planning has reviewed the route proposal and the minutes of the Marpole Citizens' Planning Committee and concurs with the recommendation.

Mr. D. Rudberg spoke to the Committee on this report illustrating the route change by means of maps. Mr. Dave Walker, B.C. Hydro Traffic Services Supervisor, was also present at this meeting. Following a short discussion, the Committee

RECOMMENDED

A. THAT Hudson Street from 70th Avenue to 71st Avenue be designated a Transit Route;

B. THAT 70th Avenue from Granville Street to Hudson Street be designated a Transit Route;

C. THAT bus stops be established on:

- Eastbound 70th at French
- Westbound 70th at Cartier
- Westbound 70th at Hudson
- Southbound Hudson at 70th
- Southbound Hudson at 72nd
- Northbound Hudson at 72nd
- Eastbound Marine at Hudson

3. Commissioner Street - Truck Route Status

The Committee had for consideration a Manager's Report dated September 14, 1978, (circulated) in which the City Engineer reports as follows:

"In the 1975 report on Truck Transportation in Vancouver, Commissioner Street was identified as a desirable future truck route capable of providing relief to existing truck routes further to the south.

On April 18, 1978, Council adopted the following two recommendations from the April 6, 1978 meeting of the Standing Committee on Transportation:

A. That Wall Street be de-designated from truck route status.

B. That communication continue between the Chairman of the Transportation Committee, Department of Transport and National Harbours Board on the use of Commissioner Street as a City truck route. "

Negotiations were undertaken with the National Harbours Board who have now advised that 'the Port has no objection to the designation of Commissioner Street as a truck route'.

By adding Commissioner Street to the City truck route system, truck traffic will be reduced somewhat on both Hastings Street and Dundas/Nanaimo/McGill routes providing improved traffic conditions for general automobile traffic. Fewer trucks will be travelling through residential areas and this will result in a significant reduction in noise impact.

Mr. D. Rudberg spoke to the Committee on this report adding that two additional minor changes should be made to the truck route system at this time. Wall Street extends between Dundas Street and the 2nd Narrows Bridge (see attached map), and from the 2nd Narrows Bridge to McGill Street, is one of the most important and heavily used truck routes in the City. In addition, from McGill Street to Renfrew Street, Wall Street provides access from the east to the National Harbours Board overpass leading to Commissioner Street. As Council 'de-designated' Wall Street from the truck route system on April 18, 1978, it is now essential that Wall Street, from Renfrew to the 2nd Narrows Bridge, be returned to the truck route system. Renfrew Street should be extended as a truck route north by two blocks, from McGill Street to the overpass.

It was

RECOMMENDED

THAT

A. Commissioner Street -

B. Wall Street from Renfrew Street to the 2nd Narrows Bridge -

C. Renfrew Street from McGill Street to the National Harbours Board overpass -

- be designated as City of Vancouver truck routes.

4. Arbutus Street and 33rd Avenue

Mr. E. T. Linnell, a resident of the area, who had appeared as a delegation before the Committee on this matter on August 10, 1978, was unable to be present at this meeting. The Committee, therefore, at his request, deferred discussion of this item to a future meeting.

* * * * *

The meeting adjourned at approximately 4:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 205, 211 & 212

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 5, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 5, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Vancouver Park Board Capital Funds Situation 1979-83

The Committee considered the attached Manager's report dated September 12, 1978, wherein the Director of Finance and the Superintendent of Parks reported on a proposal for the Park Board to plan capital programs on a much longer time-frame basis, possibly five years, the advantages of which would be as follows:

(i) It would allow the Park Board to be clearer on its priorities and provide a better framework for a discussion of those priorities with City Council.

(ii) It would allow the Park Board greater time to negotiate supplementary sources of funds to support specific projects.

(iii) It would allow the Park Board to better program its staffing needs.

(iv) It would allow better analyses of the impact of its capital works on operations and operating budgets.

The Director of Finance felt that such a process should improve the relationship and planning of capital budgeting between the Park Board and the City. The objective is to arrive at a program that meets the needs of the Vancouver Park Board to the greatest extent possible within a level of "assured" funding from future supplementary capital budgets and outside sources that City Council could consider reasonable and achievable.

The following points were raised during discussion:

- the current Council cannot commit future Councils to a particular expenditure of funds from operating budgets, however, the current Council could indicate what might be a reasonable level of funding some years into the future

...../2

Clause #1 continued:

- the size of a project should not be determined by outside grants that might be received from the Provincial Recreation Facilities fund

- the land purchase fund must be repaid on a systematic basis.

The Superintendent of Parks stated that the Park Board approved the proposal at its last meeting and hopes to review its total plant and put it into priority form.

Following discussion, it was

RECOMMENDED

THAT City Council initiate a policy of long-term planning of capital programs for the Park Board.

2. Licence Fee for Live-aboard Boats

The Committee considered a City Manager's report dated September 20, 1978, wherein the Director of Finance reported on the licence fee for live-aboard boats.

It was questioned whether the live-aboard community might wish to appear before the Committee to discuss the proposed licence fee. It was also noted that people who live aboard boats pay taxes in the form of a licence fee but do not receive a home-owners grant and they should be supported on an approach to the Provincial Government for a home-owners grant.

Following further discussion, it was

RECOMMENDED

THAT Representatives of the boat live-aboard community be invited to appear before the Finance Committee to discuss the proposed licence fee for 1979 and consideration of the City Manager's Report on this topic be deferred.

3. 1978 Changes in Property Tax

The Committee considered the attached Manager's report dated September 18, 1978, wherein the Director of Finance reported on proposed changes in the 1978 property tax whereby industrial and machinery/equipment would be assessed at 25% of actual value rather than 30%.

In October, 1977, Council chose to have property assessed under Option A for general purposes. The principal findings of the analysis of actual changes in 1978 are:

(i) Residential Properties

There were tax decreases or increases of less than 10% for 85.2% of the 74,754 single family residences and tax decreases for 81.7% of the 2,579 rental apartment structures.

...../3

Clause #3 continued:

(ii) Commercial Properties

There were increases of less than 30% for 59.7% of the 6,041 commercial properties, but there were also increases of over 50% for 11.3% of the properties. Just over half of the properties which had low (less than 30%) increases paid over $5,000 taxes and the majority of properties with high increases (more than 30%) paid under $5,000 taxes. ($5,000 taxes indicates an assessed market value of less than $210,000.

City officials recommend that Council continue with Option A for calculation of assessed values for general purposes in 1979 and request the Provincial Government to change Option A so that industrial property and machinery/equipment are assessed at 25% of actual value rather than 30%.

It was reported that with the shift to the new assessments, due to various factors, Vancouver and Burnaby industrial properties experienced a greater tax burden increase than did the majority of other like properties in the Province. Option A relates to an equitable distribution on a Province-wide basis but ends up being unequitable for the City of Vancouver and Burnaby.

Mr. Brian Calder, Chairman, Economic Advisory Commission, attended the meeting and circulated a letter dated October 4, 1978 (on file in the City Clerk's office), on this matter. The Commission supported the recommendations in the Manager's report. The industrial sector is over-taxed and the City is in danger of losing more industry. If this continues, the balance in the tax base will disappear. Mr. Calder further reported that many industrial firms are relocating and municipal taxation is considered to be a major component in the relocations.

The City Economic Development Officer circulated a report (on file in the City Clerk's office) giving comparisons of taxes for a hypothetical company in various cities across Canada and in Seattle. Vancouver has one of the highest levels of taxation for industrial, machinery and equipment.

Mr. David Rathie, Board of Trade, attended the meeting and circulated a draft report dated October 5, 1978 (on file in the City Clerk's office), prepared by the Joint Ad Hoc Task Force on Assessments on Recommendations for Property Tax Reform. They supported the recommendations in the Manager's report but felt that the City should give serious consideration to reducing and ultimately eliminating the business tax to encourage business and industry to remain and relocate in Vancouver. Their basic recommendation is that the City eventually move to Option D.

On questioning, it was reported that the proposed change in Option A would mean a $36 increase in taxes to the average homeowner.

It was reported that the G.V.R.D. is preparing a study and the City's Economic Development Office is compiling more information on this matter. It was agreed that more study should be given to the new reports distributed and to the whole matter.

...../4

Clause #3 continued:

Following further discussion, it was

RECOMMENDED

(A) THAT Council choose Option A for the calculation of assessed values for general purposes in 1979, and direct the Director of Legal Services to prepare the necessary bylaw.

(B) THAT the following recommendation be deferred for a further study and consideration:

"Council request the Provincial Cabinet to change Option A so that industrial property and machinery/equipment are assessed at 25% of actual value rather than 30% and that the Director of Finance be directed to draft an appropriately detailed brief to the Province in support of this position."

The meeting adjourned at approximately 5:05 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 212

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON COMMUNITY SERVICES

IX

OCTOBER 12, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 12, 1978, in Committee Room No. 1, third floor, City Hall, at approximately 12:05 p.m.

PRESENT:	Alderman Rankin, Chairman Alderman Marzari Alderman Bellamy Alderman Ford
ABSENT:	Alderman Gerard
COMMITTEE CLERK:	E. Bowie

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

CONSIDERATION

1. Soft Rock Cafe, 1921 West 4th Avenue

Vancouver City Council at its meeting of September 26, 1978 resolved:

"That the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months."

At the Council meeting on October 3, 1978, Ms. Patricia Fiedler, owner/operator of the Soft Rock Cafe, addressed the Council appealing the decision of September 26th, and requesting approval of a conditional license for the premises at 1921 West 4th Avenue.

Mr. K. Armstrong, City License Inspector, indicated that if Council were to grant Ms. Fiedler's appeal and establish firm guidelines for the operation of this establishment, then the City Licenses Inspector could suspend the license immediately without recourse to Council should there be a violation of the guidelines.

The Council resolved:

"That this matter be referred to the Community Services Committee for further consideration at its meeting on October 12, 1978;

Further That the City License Inspector submit to the Committee proposed guidelines for the operation of this Cafe."

The Committee had for consideration a Manager's Report dated October 10, 1978, in which the Acting Director of Permits and Licenses submits a list of guidelines recommended for the Soft Rock Cafe should it be allowed to reopen (circulated).

.../2

Clause 1 continued

The Committee also had a letter dated October 10, 1978, from Mr. Robert Vaughan on behalf of the Strata Council Members at 1930 West 3rd Avenue, and a letter signed by Kersti Krug (circulated). Appearing before the Committee on this matter were Ms. Patricia Fiedler, owner/operator of the Soft Rock Cafe, Mr. Robert Vaughan and Ms. Kersti Krug. (Ms. Krug during discussion disclaimed any knowledge of the letter before the Committee bearing her name and stated that the signature on the letter was not hers).

Ms. Fiedler addressed the Committee and reiterated the points made to Council on October 3, 1978, namely that if given the opportunity to reopen she would be prepared to do the following:

1. Close the restaurant at 12:30 every night.

2. No amplified music.

3. No public address system.

4. No use of the fire escape except in emergencies.

Ms. Krug said that whereas she would not wish to be the cause of putting Ms. Fiedler out of business, she was not prepared to wait for two or three months for action to be taken should the restaurant reopen and violations of any guidelines take place. Mr. Vaughan was opposed to the reopening of the restaurant and stated that he could not accept the guidelines as presented in the Manager's Report of October 10, 1978.

The Committee in discussion sought and received confirmation from City Officials present, that should violations of these guidelines occur, the restaurant could be closed within 24 hours and Ms. Fiedler could then appeal the reason for closure directly to Council.

After further consideration, the Committee

RECOMMENDED

THAT the license of the Soft Rock Cafe at 1921 West 4th Avenue, be reinstated under the following conditions:

1. There be no amplified live music permitted on the premises.
2. There be no public address system.
3. There be no live music after 10:30 p.m. each day.
4. The restaurant be required to close at midnight each day with patrons off the premises by 12:30 a.m.
5. Restaurant not to open until 9:00 a.m. each day.
6. The rear stairway door not to be used as an exit or entrance except in the case of a fire or other emergency.
7. Any recorded or taped music is not to be audible at the rear property line.
8. The parking lot on the east side of the building to be illuminated to discourage loitering. The lighting to be installed so as not to shine onto the neighbouring residential buildings, and installation of this lighting to be completed within one month.

.../3

Clause 1 continued

AND FURTHER THAT

9. The operator, Ms. Fiedler, to be notified that any violation of the foregoing guidelines will be considered by Council to be gross misconduct and the Chief License Inspector is authorized to immediately suspend the license for any such violation.

* * * * *

The meeting adjourned at approximately 12:25 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 212

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 17, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 17, 1978, at approximately 2:00 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, **Marzari, Puil and Rankin

CLERK TO THE COUNCIL: M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Gibson,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. By-laws Review: Amendments - Stage 3
Zoning and Development By-law No. 3575

An application was received from the Director of Planning as follows:

(a) Amendments to provide a revised format for the schedules pertaining to the following residential, commercial and industrial districts:

C (Commercial)
M (Industrial)
HA (Historic Areas)
FM-1 (Fairview Multiple Dwelling),

including amendments to both the use listings and regulations of the commercial and industrial schedules.

(b) Proposed establishment of a new District Schedule to be known as MC-1.

(c) Proposed amendments to the Commercial Schedules to permit various outdoor uses.

(d) Various amendments, generally consequential in nature, to certain Sections and District Schedules of the By-law.

Mr. B.J. Porter, By-law Consultant, spoke to the matter and specifically drew attention to various omissions and errors which appeared in the draft by-law and recommended changes as follows:

(i) Add 'Child Day Care Facility' as the first use description under Section 3.2.C of the MC-1 District Schedule.

(ii) Change the word 'minimum' to read 'maximum' in the first line of Section 5.1 in the following district schedules:

C-1, C-2, C-2B, C-2C, C-2C1, C-3A, M-1, M-2, FM-1 and MC-1.

cont'd....

Clause No. 1 (cont'd)

(iii) Move 'Multiple Conversion Dwelling' from Section 3.2.P in the following district schedules to Section 3.2.M:

C-1, C-2B and C-2C.

(iv) Delete the word 'commercial' where it appears in Section 3.2.Z in the following district schedules:

C-1, C-2, C-2B, HA-1, HA-2, FM-1.

Council also noted a memorandum dated October 17, 1978, from Mr. S.E.C. Fancy, Economic Development Officer, suggesting the following amendments:

"The proposed changes to the by-law would permit specific industrial uses (on a conditional basis) in the following zones as shown below:

HA-1	3.2.B	Bakery
HA-2	3.2.M	Manufacturing establishment of clothing, garments or jewellery
	3.2.W	Wholesale business or undertaking
FM-1*	3.2.C	Bakery shop, provided that retail sales on the premises form part of the business
		Jewellery manufacturing establishment
C-2	3.2.B	Bakery
C-2B	3.2.L	Lithography or print shop
	3.2.S	Stamp and die shop
	3.2.T	Tire shops including the retreading and rebuilding of tires
	3.2.W	Wholesale business

In every one of the above zones, clause 3.2.Z (the clause that allows 'similar to' uses) reads as follows:

'Any other commercial use which is not specifically listed...'

I believe the word '<u>commercial</u>' should be deleted from clause 3.2.Z. Its inclusion has the effect of allowing <u>only</u> the specifically mentioned industrial uses. Thus, the situation may arise in which an undesirable non-conforming industrial use is retained because a desirable replacement is prevented through the rigidity of clause 3.2.Z. That same rigidity does not exist in the present zoning by-law."

*Note specific mention of 'light industrial' in the intent clause.

The Director of Planning indicated that he was agreeable to Mr. Fancy's suggested amendments.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Puil,
THAT the application of the Director of Planning as set out above and as amended this day, be approved.

- CARRIED UNANIMOUSLY

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** At this point in the proceedings, Alderman Marzari joined the meeting.

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2. Temporary Parking Provisions

An application was put forward by the Director of Planning on Council's initiative to amend Subsection 11.13.1 of Zoning & Development By-law No. 3575 to give the Director of Planning discretion to extend the time period for a temporary parking area beyond two years, where extraordinary circumstances warrant and upon special recommendation of Council.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Rankin,
THAT the application be refused.

- LOST

(Aldermen Bellamy, Brown, Ford, Harcourt, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Brown,
THAT the application be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

3. Rezoning of Various Lands in the Vicinity of the Commercial/Victoria Diversion

An application was received from the Director of Planning as follows:

(a) Proposed rezoning of the area currently regulated by CD-1 By-law No. 5016 (Cedar Cottage) to MC-1, and then to repeal By-law No. 5016.

(b) Amend Sign By-law No. 4810 to establish sign regulations for the newly established District Schedule.

Mr. Rick Scobie, Zoning Division, explained the reasons for this rezoning for Council's information.

The Mayor called for speakers for or against the application and no one appeared.

MOVED by Ald. Harcourt,
THAT the foregoing application of the Director of Planning be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:40 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 17, 1978, adopted on October 31, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 19, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, October 19, 1978, at approximately 7:30 p.m., in the Auditorium of Point Grey Secondary School, 5350 East Boulevard, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Marzari, Puil and Rankin

ABSENT: Alderman Gibson
Alderman Kennedy

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 5660 & 5670 Yew Street

A. 5660 Yew Street

An application was received from Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5660 Yew Street

From: RM-3 Multiple Dwelling District
To: CD-1 Comprehensive Development District.

(a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses: An office building to be used solely for a chartered accountancy practice.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: Not to exceed 0.87

In computing the floor space ratio, all floors of all buildings, including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building.

The following shall be excluded in the computation of floor space ratio:

(i) balconies, canopies, sundecks, and other features which the Director of Planning considers similar, to a maximum total area of 8 per cent of the permitted floor area;

cont'd....

Rezoning - 5660 Yew Street
& 5670 Yew Street (cont'd)

(ii) areas of floors used for off-street parking and loading, heating and mechanical equipment or uses which, in the opinion of the Director of Planning, are similar to the foregoing, where such floors are below the lowest building grade of the abutting streets or lanes as established by the City Engineer.

Height: (i) In the case of re-modelling or redeveloping the existing building, the maximum height shall be the lesser of 2½ storeys or 30 feet and may include a cellar.

(ii) In the case of a new building, the maximum height shall be the lesser of 2 storeys and cellar or 26 feet.

Off-Street Parking & Loading: Spaces shall be provided and maintained in accordance with Section 12 of Zoning & Development By-law No. 3575

and subject to the following conditions being satisfied prior to enactment:

(1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.

(2) That the form of development is not to be materially different from the plans labelled "Alterations to 5660 Yew Street" dated July 1978 and stamped "Received, City Planning Department, August 14th, 1978", but may vary in order to meet the off-street loading provision established in the CD-1 By-law.

(3) The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicant within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

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B. 5670 Yew Street

An application was received from Messrs. William S. Munro and Peter N. Crawford to rezone Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564, being 5670 Yew Street

From: RM-3 Multiple Dwelling District
To: CD-1 Comprehensive Development District.

(a) The proposed CD-1 By-law will restrict the form of development as follows:

Uses: An office building to be used solely for a law practice.

- Accessory uses customarily ancillary to the above (including off-street parking and loading).

subject to such conditions as Council may by resolution prescribe.

cont'd....

Rezoning - 5660 Yew Street
& 5670 Yew Street (cont'd)

Floor Space Ratio: Same as in A above.

Height: Same as in A above.

Off-Street Parking & Loading: Spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575

and subject to the following conditions being satisfied prior to enactment:

(1) That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning having due regard to the overall design, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking and loading and garbage collection.

(2) The form of development is not to be materially different from the plans labelled "Munro and Crawford Law Office" and stamped "Received, City Planning Department, May 13, 1978", but may vary in order to meet the off-street loading provisions established in the CD-1 By-law.

(3) The east four feet of Lot 4 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Should the above conditions not be complied with by the applicants within 120 days from the date of the Public Hearing, then the approval granted at the Public Hearing shall expire.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

The Director of Planning recommended refusal of the rezoning applications.

Mr. H.W. Gray, Zoning Planner, reviewed the applications and explained the Director of Planning recommended refusal of both applications as it is felt there is ample property already zoned for office use in the area. He explained that if these applications were approved, it would be difficult to then reject any further applications to rezone multiple dwelling district properties on Yew Street to office or commercial use.

The Mayor called for speakers for or against the applications and representations were received as follows:

- Mr. R.A.W. Elliott, one of the two applicants for the rezoning of 5660 Yew Street, requested Council to amend the uses permitted under the proposed rezoning to read "an office building to be used solely for a professional accountancy practice" rather than "an office building to be used solely for a chartered accountancy practice".

cont'd....

Rezoning - 5660 Yew Street
& 5670 Yew Street (cont'd)

- Mr. W.S. Munro, one of the two applicants for the rezoning of 5670 Yew Street, urged Council to approve his application pointing out he and his partner have received approximately 300 letters supporting their application from residents of the neighbourhood, including ones from the local commercial association and from the Kerrisdale Homeowners' Association.

- Mrs. Joyce Diggins, 3136 West 42nd Avenue, spoke in favour of both applications adding that there is a need in the neighbourhood for the services of both a professional accountancy practice and a law practice.

- Mr. Allan Gjernes, 5512 Alma, a member of the Development Permit Advisory Panel, spoke in favour of the applications.

- Mr. James A. Clarke, 6145 Southlands Place, expressed concern that if approved, the two applications would result in a number of additional applications for rezoning residential properties for commercial or office use and stated there is adequate office space available now within two blocks of the subject properties.

MOVED by Ald. Puil,
THAT the application of Messrs. Robin A.W. Elliott and Louis G.F. Cooper to rezone 5660 Yew Street and the application of Messrs. William S. Munro and Peter N. Crawford to rezone 5670 Yew Street, be approved after amending the permitted use for 5660 Yew Street to read "an office building to be used solely for a professional accounting office".

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 7:55 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 19, 1978, adopted on October 31, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 31, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera') - October 17, 1978
Special Council (Public Hearing) - October 17, 1978
Special Council (Public Hearing) - October 19, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

Housing Developments Proposed for 2nd Avenue and Wallace Street

Council on October 17, 1978, having heard representations from Mrs. W. Deane, Solicitor for the Jericho Area Citizens' Association on the Association's concerns with respect to the housing developments proposed at 2nd Avenue and Wallace Street, resolved

"THAT further consideration of the concerns raised by the delegation be deferred to the next meeting, and the Director of Planning be instructed to report back on the final design of the Greater Vancouver Housing Corporation's development, including some of the concerns raised by the representative of the residents at today's meeting, as well as a means of alleviating the problems of on-street parking in the area and the implications should Council cancel the project;

FURTHER THAT the developer be requested to discontinue work on this project until the matter is resolved."

cont'd....

UNFINISHED BUSINESS (cont'd)

Housing Developments Proposed for
2nd Avenue & Wallace Street (cont'd)

Before Council for consideration was a Manager's report dated October 27, 1978, in which the Director of Planning reviewed the history of this development and the changes to forms of development. The report indicated that further information would be made available at Council on October 31st. It also indicated that it would take longer to determine ways of alleviating the problems of on-street parking in the area. The Director of Planning stated that to date, the Greater Vancouver Housing Corporation has expended $94,692.00 on its development at 2nd Avenue and Wallace. By means of graphics, he illustrated the differences between the Penta and Greater Vancouver Housing Corporation's developments and discussed the various changes which the Corporation proposes to this development. The Director of Planning has not looked at any alternative proposals for the site should the Corporation's development not proceed.

Council noted requests that a representative of the Jericho Area Citizens' Association and the Greater Vancouver Housing Corporation be permitted to address Council on this matter, and it was agreed to hear from them.

Mrs. Deane, on behalf of the Jericho Area Citizens' Association, reiterated her statements at the previous Council meeting that this development should not go ahead and again referred to the traffic problems in the area and expressed the views of the citizens that these problems should be resolved before any further development is permitted on this site.

In response to questions from Council, the Director of Planning stated, in his opinion, the Greater Vancouver Housing Corporation's development is the best of the three developments proposed for this site in terms of architecture, scale and relationship to the area.

Mr. W. Lane, Greater Vancouver Housing Corporation, stated there is still a need for this type of rental accommodation and pointed out it is intended to provide some handicapped units in the development. The Corporation has been issued with a development permit and building permit and is ready to start the project.

MOVED by Ald. Kennedy,
THAT Council request the Greater Vancouver Housing Corporation to defer this development until the concerns of the residents have been answered.

- LOST

(Aldermen Brown, Ford, Gerard, Gibson, Harcourt, Marzari, Puil and Rankin opposed)

Council took no further action on this matter.

COMMUNICATIONS OR PETITIONS

1. Proposed Changes to
Boundary Road Bus Route

Council noted a request from Mr. S. Jackson, on behalf of the Killarney Champlain Citizens for Action Association, to address Council to discuss proposed changes to the Boundary Road (Doman Street) bus route and other transportation matters in the very near future.

Council was advised that the Transportation Committee will be considering this matter at its meeting on November 9, 1978, and it was considered that this meeting would be the appropriate place for the Association to air its views.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Proposed Changes to Boundary
Road Bus Route (cont'd)

MOVED by Ald. Puil,
THAT the communication from the Killarney Champlain Citizens for Action Association dated October 16, 1978, be received.

- CARRIED UNANIMOUSLY

2. Shopping Hours -
Remembrance Day

In a letter dated October 23, 1978, the Chairman of the Vancouver City Remembrance Day Committee expressed its sincere appreciation of Council's conviction when considering shopping hours that Remembrance Day should remain sacred to the memory of those who suffered in the two World Wars.

MOVED by Ald. Harcourt,
THAT the communication from the Vancouver City Remembrance Day Committee dated October 23, 1978, be received.

- CARRIED UNANIMOUSLY

3. Downtown Eastside Housing

Council noted a request from the Downtown Eastside Residents' Association to address Council on November 7, 1978, when the joint report of the Standing Committees on Community Services and Planning Development on 'City Housing Policy in the Downtown Eastside Area' is before it for consideration.

The City Clerk advised that delegation requests have also been received from the First United Church Staff Team and the B.C. Hotels' Association.

MOVED by Ald. Rankin,
THAT the delegation requests be granted and they be heard when the joint report of the Standing Committees on Community Services and Planning and Development is before Council.

- CARRIED UNANIMOUSLY

4. Tax Options and Related Matters

The Mayor advised that the Committee of Progressive Electors has withdrawn its request for a special night sitting of Council as contained in its letter of October 18, 1978.

5. B.C. Jockey Club & Burrard Amusements
Ltd. - Business Tax Roll

Council noted the following memorandum dated October 27, 1978, from the City Clerk:

"On February 7, 1978, City Council passed the following motion:

> 'THAT it be City policy that business tax be imposed on currently exempt business premises on the P.N.E. grounds at such time as the present leases expire or are renegotiated in other terms by mutual agreement of the parties, and the Director of Finance report to Council on this policy.'

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

B.C. Jockey Club & Burrard Amusements Ltd. - Business Tax Roll (cont'd)

On March 21, 1978, City Council agreed to hear a delegation sponsored by D.E.R.A. consisting of 22 businesses requesting that they receive special exemption from paying the 9½% business tax, or that Burrard Amusements Ltd. and the B.C. Jockey Club pay their fair share (see attached petition).

This hearing has not been held because this request was inadvertently overlooked by this office. D.E.R.A. has now requested Council to consider a night meeting on Tuesday, November 7, 1978, as it wants this matter dealt with prior to the election.

This request is submitted to Council for CONSIDERATION as night meetings are generally not scheduled this close to a civic election because of individual commitments."

(Petition referred to on file in the City Clerk's Office.)

MOVED by Ald. Rankin,
THAT the request of the Downtown Eastside Residents' Association, for a night meeting of Council on Tuesday, November 7, 1978, be granted.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT the delegation be arranged for an appropriate night meeting of Council and the arrangements be made by the City Clerk.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

6. Advertising of November 15th Plebiscite on Electoral Reform

Council on October 17, 1978, instructed the City Clerk to publicize, by means of newspaper advertisements, the Electoral Reform plebiscite being submitted to the voters on November 15, 1978.

Before Council this day for consideration, was the information on the proposed newspaper advertisement on the plebiscite.

Alderman Marzari submitted a proposed alternate wording for the newspaper advertisements on the plebiscite.

MOVED by Ald. Marzari,
THAT the proposed wording for the newspaper advertisements as submitted by her this day and as amended and reading as follows, be approved:

"INFORMATION FOR VANCOUVER VOTERS
ON ELECTORAL REFORM

At the Civic Elections on November 15, 1978, the Vancouver City Council will ask the voters whether they wish to elect Aldermen to City Council

"At Large"
or
"By Wards".

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Advertising of November 15th Plebiscite on Electoral Reform (cont'd)

AT LARGE SYSTEM

Under the 'At Large' system, you vote for ten candidates to fill all the seats on City Council. The Council, then, is made up of the ten candidates who receive the highest number of votes across the whole city.

WARD SYSTEM

Under the 'Ward' system, you vote for the candidate or candidates whom you think will best represent your ward on City Council. The Council, then, would be made up of a representative(s) from each ward.

Should the majority of voters indicate they prefer a ward system, the following would occur:

(1) Council would appoint a Committee to consider and report on the number of wards, boundaries of each ward and any other related matters.

(2) Application would be made by Council to the Provincial Government to amend the City Charter.

(3) If granted by 1980, you would then elect Aldermen to Council by wards.

A facsimile of the ballot the voters will receive on November 15 for this Electoral Reform is reproduced below for your information."

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

(Underlining denotes amendments)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT OCTOBER 27, 1978

Works & Utility Matters (October 27, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender - Automotive Gasoline & Marine Diesel Fuel
Cl. 2: Advance Approval of 1979 Sewers Basic Capital Budget Funds
Cl. 3: PRV Station Construction - 1978 Capital Budget
Cl. 4: Appointment of Engineering Consultants for Design and Construction of the Cordova Street Extension

Clauses 1 and 2.

MOVED by Ald. Rankin
THAT the recommendations of the City Manager, contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Works & Utilities (Cont'd)

Clauses 3 and 4.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 27, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: D.P.A. - 2250 Granville Street - Pacific Press Parking Structure
Cl. 2: D.P.A. - 901 Helmcken Street - King George/Dawson School Site (Block 80) - B.C. Hydro Parking Lot
Cl. 3: Illegal Suite - 1205-1207 East 14th Avenue
Cl. 4: D.P.A. - 3150 Rosemont Drive - Kopernik Lodge
Cl. 5: Rezoning Application - 6137 Cambie Street

D.P.A. 2250 Granville Street -
Pacific Press Parking Structure
(Clause 1)

During consideration of this clause, the Director of Planning answered questions from Council as to why he is prepared to approve this Development Permit application. He reiterated his statement in the Manager's report that he believes the proposed massing is satisfactory in relation to the view, and also stated that this development is situated far enough away from the Granville Street bridge not to fall within the guidelines on Views from Bridges.

Mr. D. Towers, Chairman of the Urban Design Panel stated the Panel is unable to understand the reluctance of the applicant to change the design to meet the Panel's concerns.

Mr. Grais, Dominion Construction, representing the applicant, stated the proposed development complies with the M1 zoning for the area; is a most functional design and would be lower than the existing Pacific Press building.

MOVED by Ald. Ford
THAT this clause in the City Manager's report be referred to the Standing Committee on Planning and Development for further consideration and report back.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:40 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at approximately 5:30 p.m.

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CITY MANAGER'S REPORTS (cont'd)

B. Street Lighting L.I.P. - Larch Street from 45th to 49th Avenues (Court of Revision, May 18, 1978)

Council noted a request from Mr. Drew Thorburn and Colonel Avison to address Council on this matter.

Because of time constraints, the Mayor suggested that the delegations address Council at 7:30 p.m., this evening. The delegations replied in the affirmative, therefore, consideration of this report was deferred to that time.

DELEGATIONS

1. C.U.P.E. Job Evaluation Agreement Proposed Termination

The Mayor advised that the hearing of representations from C.U.P.E. on the proposed termination of the Job Evaluation Agreement had been deferred with the Union's consent, to the meeting of November 21, 1978, when the matter of accreditation would also be before Council.

2. Extended Shopping Hours During December

Council on October 17, 1978, deferred consideration of a Manager's report dated October 4, 1978, on extended shopping hours during December to permit a delegation from the Retail Merchants' Association. In the report, the Acting Director of Permits and Licenses reported on a request from the Downtown Business Association for extended shopping hours during December. Should Council accede to this request, an amendment to the Shops Closing By-law would be required.

Ms. Joan Wallace addressed Council and read from a brief previously circulated in which the Retail Merchants' Association of Canada recommends that Vancouver stores be allowed to remain open evenings during the Christmas season for one week before Christmas, including Saturday, December 23rd. The result of this would be that shoppers would effectively have eight evenings of shopping because stores will normally be open on Thursday and Friday, December 14 and 15.

Mr. T.E. Martin, Director of the Downtown Business Association, addressed Council and spoke in support of the Association's request that evening shopping hours be permitted during December.

MOVED by Ald. Puil,
THAT evening shopping hours be permitted on all regular shopping days during the month of December, and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED

(Aldermen Gerard, Marzari and Rankin opposed)

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The Council recessed at approximately 5:40 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the same members present with the exception of Alderman Marzari,

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CITY MANAGER'S REPORTS (cont'd)

Street Lighting L.I.P. - Larch Street from 45th to 49th Avenues (Court of Revision, May 18, 1978) (cont'd)

Earlier this day, Council deferred the hearing of representations and consideration of this report to this time.

Mr. Drew Thorburn, a resident of the area, addressed Council and suggested that as, in his opinion, the residents are split 50/50 on this street lighting, Council instruct the Director of Social Planning and the City Engineer to meet with the owners in the area to determine their wishes in this matter.

Colonel Avison, who is also a resident in the area affected, stated that he was requesting that Council approve the lighting because of his concerns for residents' safety.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in his report dated October 26, 1978, be approved.

- CARRIED

(Alderman Brown opposed)

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The Council recessed at 7:45 p.m., to reconvene at approximately 10:10 p.m., following the Special Council (Public Hearing).

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

D.P.A. 901 Helmcken Street - King George/Dawson School Site (Block 80) - B.C. Hydro Parking Lot. Clause 2)

MOVED by Ald. Puil
THAT the Development Permit Board be requested to approve Development Permit application #80796 in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of this site as a temporary public parking lot for a limited period of time expiring December 31, 1981, subject to the following conditions:

1. Prior to issuance of the Development Permit:

   (a) arrangements are to be first made to the satisfaction of the Director of Planning and Director of Social Planning regarding security of the parking area,

   (b) revised and additional drawings and information are to be first submitted, clearly indicating:

      (i) how irrigation of plant materials will be carried out, to the satisfaction of the Director of Planning and the Director of Social Planning,

      (ii) details of internal light standards, to the satisfaction of the Director of Planning,

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

D.P.A. 901 Helmcken Street - King George/Dawson School Site (Block 80). - B.C. Hydro Parking Lot (Clause 2) (Cont'd)

(iii) details and the location of ancillary facilities on the site for attendants (i.e. telephone, washroom, etc.) to the satisfaction of the Director of Planning and the Medical Health officer,

(iv) reduction in the height of the high portion of the existing chain link fence at the south-east portion of the site, to match the remainder, to the satisfaction of the Director of Planning and the Director of Social Planning.

2. All landscaping and treatment of open portions of the site, including the provision of surfacing, curbing, ticket dispensers, lighting, attendant facilities, irrigation and drainage, is to be completed prior to any use or occupancy of the proposed development.

- CARRIED UNANIMOUSLY

Clauses 3 - 5 inclusive

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters (October 27, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Soil Conservation Act
Cl. 2: Replacement of No. 14 Firehall
Cl. 3: Vancouver Art Gallery's Request for Funding to Restore Emily Carr Collection

Clauses 1 and 2.

MOVED by Ald. Gibson
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Vancouver Art Gallery's Request for Funding to Restore Emily Carr Collection (Clause 3)

MOVED by Ald. Bellamy
THAT Council refer the grant request from the Art Gallery to the 1979 Council, with a recommendation that it receive favourable consideration in the review of the 1979 grant requests.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(October 27, 1978)

Leave of Absence Without Pay -
Mr. John E. Bunyan - Vancouver
Fire Fighters' Union, Local 18.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 27, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Agreement re Strata Lot Leases - Champlain Heights
Cl. 2: Consent to Mortgage by way of Sub-Lease - Air Space over 1000 Block West Hastings Street

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
October 24, 1978

Acquisition of Bowell McLean
Property for Public Park

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
October 4, 1978

Grandview-Woodland N.I.P.,
Progress Report #2

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
October 30, 1978

Lease of Larwill Park - Bus Depot,
by B.C. Hydro & Power Authority

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS

I. Report of Standing Committee on Planning and Development, October 12, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Effect of the Sign By-law
Cl. 2: Twelfth Avenue Precinct (City Hall/V.G.H. Area)

Clauses 1 and 2.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services, October 19, 1978

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Extension of 'Pub' Hours - Ambassador Hotel, 773 Seymour Street
Cl. 2: Windmill Cabaret, 1047 Granville Street
Cl. 3: Complaint re Rooming House at 634 East Georgia
Cl. 4: The 44 - Budget for 1979
Cl. 5: Downtown Community Workers re Chronic Alcoholics

Clauses 1 - 3 and 5 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

The 44 - Budget for 1979 (Clause 4)

MOVED by Ald. Brown
THAT consideration of this clause be deferred pending receipt of further information from the City Manager on the ventilation costs set out in this budget.

- CARRIED

(Ald. Bellamy, Harcourt and Rankin opposed)

III. Report of Standing Committee on Planning and Development, October 19, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Monthly Status Report and Proposed Schedule for Rezoning Applications
Cl. 2: Office Development in C-2 Districts and Retail Development as an Alternative Ground Level Use
Cl. 3: Design and Location Guidelines for Housing Families in the Inner City
Cl. 4: Review of Local Area Planning - Progress Report

Cont'd....

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development (Cont'd)

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Review of Local Area Planning -
Progress Report
(Clause 4)

MOVED by Ald. Harcourt
THAT recommendation 'A' of the Committee, as contained in this clause, be approved;

FURTHER THAT recommendation 'B' be amended and then approved as follows:

'That the Federal and Provincial Governments be urged to sign the Community Services Grant Program agreement immediately.'

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Transportation,
October 19, 1978

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Arbutus Street and 33rd Avenue
Cl. 2: Pedestrian Actuated Signal - Frontenac Street and 49th Avenue
Cl. 3: Bus Zones on Main Street
Cl. 4: Classification of 1st Avenue as a Transit Route

Clauses 1 - 4 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance & Administration,
October 19, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Bicycle Registration Unit
Cl. 2: Fringe Benefits for Disabled Employees

Clauses 1 and 2.

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

VI. Report from Vancouver Civic Theatres Board (October 20, 1978)

Rental Rates of Civic Theatres and Civic Theatres Revenue and Expenditures

MOVED by Ald. Rankin
THAT consideration of this report be deferred, pending receipt of additional information from the Theatres Board on the organizations that fall within the Class II rental rates schedule.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Planning and Development (October 26, 1978)

Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts) (Clause 1)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO ADOPT AN AREA DEVELOPMENT PLAN (False Creek Area 10B)

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. BY-LAW TO CONTROL THE SUBDIVISION OF LAND

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO PROVIDE FOR THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE AS A PUBLIC PARK

MOVED by Ald. Brown
SECONDED by Ald. Gibson
THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Gibson
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

MOTIONS

A. Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Lane East of Denman, South from Nelson Street)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

(2) The lane abutting Lot 14, Block 59, District Lot 185, Plan 92 is no longer required for lane purposes;

(3) The owner of the said Lot 14 wishes to acquire this portion of lane;

Cont'd.....

MOTIONS (Cont'd)

Closing, Stopping Up, Conveying to Abutting Owner & Consolidation (Lane East of Denman, South from Nelson Street) Cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of the 12 foot lane, dedicated by the deposit of Plan 12601, abutting Lot 14, Block 59, District Lot 185, Plan 92, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated August 1, 1978, and marginally numbered LF 8720, a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the lane so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10' of Lot 18, Subdivision 'D', Block 156, D.L. 264A)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of Lot 18, Subdivision 'D', Block 156, District Lot 264A, Plan 616 and 1771;

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Road Purposes (Portion of Lot A, Block 218, D.L. 526, Plan 590)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

(1) All that portion of Lot 'A', Block 218, District Lot 526, Plan 590, Group One, New Westminster District, described as follows:

Commencing at the southwesterly corner of said Lot 'A';

Thence N 3° 02' 30" E, 113.09 feet, more or less, following in the westerly limit of said Lot 'A' to a bend in the westerly limit of said Lot 'A';

Thence N 44° 59' 25" E, 1.41 feet, continuing in the westerly limit of said Lot 'A';

Thence South, 113.93 feet, more or less, to intersection with the southerly limit of said Lot 'A' at a point 7 feet easterly of the southwesterly corner of said Lot 'A';

Cont'd...

MOTIONS (Cont'd)

Allocation of Land for Road Purposes
(Portion of Lot A, Block 218,
D.L. 526, Plan 590) Cont'd.

Thence West, 7 feet, following in the southerly limit of said Lot 'A' to the point of commencement; and

(2) The West 7 feet of Lot 40 except the North 2 feet now lane, Block 218, District Lot 526, Plan 590, Group One, New Westminster District. Both parcels outlined red on plan prepared by G. Girardin, B.C.L.S. dated June 14, 1977, and marginally numbers LF 8295, a print of which is hereunto annexed

according to Plan No.590 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same is hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Road Purposes
(South 10 ' of Parcel "Q" (Reference
Plan 1029) of Lot 11, Blocks 7, 9
and 11, D.L. 352)

MOVED by Ald. Bellamy
SECONDED by Ald. Harcourt

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes

the South 10 feet of Parcel "Q" (Reference Plan 1029) of Lot 11, Blocks 7, 9 and 11, District Lot 352

according to Plan No. 1457 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for road purposes;

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted by Aldermen Kennedy and Brown, respectively and recognized by the Chair:

1. Equal Employment Opportunity Office

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT WHEREAS it is contrary to taxpayers' interests and against current opinion that new bureaucracies be set up within City Hall;

AND WHEREAS the Office of Equal Opportunities is one such bureaucracy set up during 1978;

AND WHEREAS an equal employment opportunity program should logically be a function of the City's Personnel Department;

THEREFORE BE IT RESOLVED THAT the City Manager report on the feasibility of transferring the functions of the Equal Employment Opportunity Office to the Personnel Department without increasing the existing staff complement in this Department

- (Notice)

2. Urban Transportation

MOVED by Ald. Brown
SECONDED by Ald. Gibson

THAT WHEREAS the City of Vancouver is currently embarking on a major shift of transportation strategy for the City of Vancouver;

AND WHEREAS it is of vital importance to the people of Vancouver that their particular interests be strongly represented by City Council in their dealings with the Urban Transit Authority;

AND WHEREAS it is of utmost concern that Vancouver be strongly and positively represented with respect to transit to provide the best possible service to the citizens at a minimum cost;

THEREFORE BE IT RESOLVED THAT this City Council establish immediately a committee made up of the Chairman of the Transportation Committee, Chairman of the Planning & Development Committee or his representative, and Chairman of Council's Finance Committee to establish the City of Vancouver's negotiating position with regard to the Transit Service Agreement and the Operating Agreement and to make recommendations to Council by December 1978;

AND FURTHER BE IT RESOLVED THAT this Committee report back on an appropriate permanent structure by which Vancouver's interests can be fairly represented in the ongoing negotiations between the "Municipality" and the Urban Transit Authority;

AND FURTHER BE IT RESOLVED THAT no Council member sitting on the Provincially-appointed Urban Transit Authority Board be asked to represent the citizens of Vancouver in negotiations with the Urban Transit Authority.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Attendance at G.V.R.D. Meetings

Alderman Ford advised there were no Vancouver representatives at the last meeting of the G.V.R.D. Transportation Committee and that the alternates had not been requested to attend.

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The Council adjourned at 10:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 31, 1978, adopted on November 7, 1978.

MAYOR

CITY CLERK

SUPPORTS DEL. 1
COUNCIL OCT. 31/78

MANAGER'S REPORT

October 13, 1978

TO: Vancouver City Council

SUBJECT: C.U.P.E. Job Evaluation Agreement - Proposed Termination

CLASSIFICATION: Recommendation

The City Manager reports as follows:

"Clause 18.1 of the subject Agreement reads as follows:

> 'This Agreement shall remain in full force and effect as and from the date of signing, to and including the 30th day of June, 1978, and shall continue thereafter until either party gives to the other party thirty (30) calendar days' notice of its intention to amend or to terminate this Agreement.'

The attached report from the Director of Labour Relations of the G.V.R.D. outlines the reasons why the Agreement has become unsatisfactory to the employers.

The question of terminating the Agreement has been discussed by the G.V.R.D. Personnel Advisory Committee (Personnel Directors), Labour Relations Advisory Committee (City Managers) and Labour Relations Committee (Mayors). In each case there was a unanimous vote to terminate the Agreement.

Even in the absence of an Agreement, however, it is considered desirable that the G.V.R.D. continue to supply job evaluation services on the same basis as in the past.

The City Manager therefore RECOMMENDS that the following recommendations be approved:

1. That the C.U.P.E. Job Evaluation Agreement be terminated and that the G.V.R.D. Director of Labour Relations be authorized to provide written notice as soon as possible to C.U.P.E. Local 1004 to the effect that termination shall take place 30 days from the date of such written notice
2. That full support for the existing regional system of job evaluation be reaffirmed."

FOR COUNCIL ACTION SEE PAGE(S) 318

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 56-78-4
   Automotive Gasoline & Marine Diesel Fuel

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on August 28, 1978 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid numbers refer to the order of the bids in ascending order of price. Local content does not change the order of the bids.

Funds for this purchase are provided in the 1978 and 1979 Operating and Maintenance Accounts.

This tender called for two items:

Item 1 - Automotive Gasolines; and
Item 2 - Marine Diesel Fuel

Item 1 - Automotive Gasolines

Prices were called for various grades of automotive gasolines, regular, premium, unleaded and unleaded premium. The various grades were called for to compare prices in the event that we could economically reduce the number of grades of gasoline we store to reduce the load on our storage facilities. However, the cost of unleaded and unleaded premium is still too high to justify the storage of one of these grades of gasolines in lieu of the regular grade.

The modern automobile requires that unleaded gasoline be used but our fleet mix is still such that the regular grade gasoline forms our largest requirement. Therefore, we will continue to stock a number of grades of gasoline.

Five bids were received for the supply of automotive gasolines. The low bid from Shell Canada Ltd. is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of automotive gasolines for a two-year period as follows:

(a) Regular gasoline at an estimated annual cost of $542 400.00 based on an 800 000 gallon annual requirement at $0.678/gallon.

(b) Regular marked gasoline at an estimated annual cost of $44 600.00 based on an 80 000 gallon annual requirement at $0.558/gallon.

(c) Premium gasoline at an estimated annual cost of $36 500.00 based on a 50 000 gallon annual requirement at $0.78/gallon.

(d) Unleaded regular gasoline at an estimated annual cost of $92 400.00 based on a 130 000 gallon annual requirement at $0.711/gallon.

Item 2 - Marine Diesel Fuel

Three bids were received for this item and the low bid from Shell Canada Ltd. is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of marine diesel fuel for a two-year period at an estimated annual cost of $2 400.00 based on a 4 000 gallon annual requirement at $0.599/gallon."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

..../2

2. Advance Approval of 1979 Sewers Basic Capital Budget Funds

The City Engineer reports as follows:

"The 1979 Sewers Basic Capital Budget has not been presented to Council for approval. However, in order to permit planning of important pollution control work and to maintain continuity in our sewer construction program, it is necessary to obtain approval of funding in advance of the approval of the 1979 Capital Budget. Advance approval is required also because certain projects planned for late 1978 have been delayed because of circumstances beyond the City's control thereby necessitating scheduling new projects to maintain construction continuity.

Accordingly, advance approval is requested for $1 490 000 (approximately 20% of the proposed 1979 program) for the following projects:

(a) Continuing reconstruction and separation of sewers constructed in 1910 in the Chinatown/'neck' area is in progress. The first phase of this program started in late 1977 and represented approximately 1/3 of the required works. Advance approval of funds will permit work to continue on the second 1/3 of this project. . . . . .$ 400,000

(b) In 1978 work started on the first phase of sewer reconstruction and separation in the area bounded by Broadway, Burrard, 16th and Granville. Advance approval will permit work to continue virtually uninterrupted on Phase II (of 4 phases) of this project. . . . . .$ 300,000

(c) Sewer separation work is continuing in the northern half of the West End as part of the overall program to renew and separate the sewer system in the downtown peninsula. Work is in progress on a major trunk (storm) sewer on Nicola Street and advance approval of funds will permit completion of this project including the provision of a new outfall into Coal Harbour at a more environmentally advantageous location. . . . . .$ 300,000

(d) Design work is nearing completion on a major project to relieve surcharging in the Manitoba trunk sewer in the area of South Cambie Street. This project was deferred from the 1978 program pending more detailed computer analysis of the sewer system, and as this analysis is almost complete, it is desirable to commence construction as soon as possible because of the development taking place in the Langara area. . . . . .$ 490,000

All of the foregoing work is part of the 1976-80 Capital Program and represents a rescheduling of certain projects within the Five-Year Plan. The unused 1978 funds will be spent in 1979 when the delayed work is rescheduled and will thus balance the advancing of 1979 funds. Sewer capital funds do not require voter approval; therefore, Council's approval must include borrowing authority.

I recommend that $1 490 000 be approved in advance of the 1979 Sewers Basic Capital budget for the sewer work described above and that borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. PRV Station Construction - 1978 Capital Budget

The City Engineer reports as follows:

"Construction of a new concrete pressure reducing valve station is required at the intersection of Dunbar Street and 37th Avenue to replace an existing wooden station at this location.

Estimated cost $44 000.

The older wooden station has deteriorated and the usefulness and value of this reducing valve station warrant the work required to upgrade its status. The reducing valve station and its required appurtenances is necessary for maintaining the proper water supply pressure to householders in the southwest sector of the City in times of limited supply and in emergency situations.

..../3

Clause No. 3 cont'd:

I recommend that the above chamber construction be approved and that the necessary funds of $44 000 be appropriated from Waterworks Capital Account No. 128/7903, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Appointment of Engineering Consultants for Design and Construction of the Cordova Street Extension

The City Engineer reports as follows:

"This report is for the purpose of selecting an Engineering Consultant to carry out the design and draw up plans and specifications to construct the Cordova Street extension. On May 16, 1978, City Council authorized the City Engineer to ask for proposals for this work. The extension of Cordova Street from Granville Street to Burrard Street was authorized as a part of the Five-Year Capital Works Plan. An initial stage would extend from Granville Street to Howe Street and proposals have been requested from Engineering Consultants for this work. Four firms were selected on the basis of their record of doing similar work and the City's policy of rotation of these consulting services. All four firms expressed a willingness to carry out the assignment and submitted excellent proposals. They are all competent for the job. I have evaluated the four firms and am of the opinion that the one most suitable is Reid Crowther & Partners of Vancouver. Reid Crowther & Partners has submitted the proposal which recognizes best the needs of the City. The consulting fees would be paid in accordance with the fee schedule recommended by the Association of Professional Engineers in B.C. These fees would be the same for all consultants and this is not a factor in the decision; however, the Reid Crowther proposal would have the least disruptive effect on traffic and businesses on adjacent streets and would accommodate existing and future development in the area most suitably.

The initial stage of this project is estimated to be $2 500 000. The second stage extending through to Burrard Street is estimated at an additional $2 500 000. Thus, the total cost of the project is estimated at $5 million and the City's share of the entire project is $2 500 000, which is the amount provided for in the Five-Year Capital Works Plan.

The remainder of the funds will be provided for through an agreement with Marathon and the Federal Government who are the property owners involved. Marathon has agreed to share 46% of the costs of the first stage and to provide the land necessary for construction. An agreement must be finalized with the Federal Government who owns the old post office and the customs building. Before these agreements can be finalized, it is necessary to proceed with the design so that the contract specifications can be finalized. If agreement on the design can be completed by April, a tender can be called and work could be started by next summer.

The Cordova Extension is required regardless of whether the Convention Centre proceeds or not. However, the design will be compatible with the objectives of the Convention Centre and will provide for it should the Centre proceed.

Fees for the initial design work including soil investigation, design and contract documents are estimated not to exceed $140 000. Should the contract be accepted and work proceeded with, the supervision fees would be in addition to this amount on a per diem basis and the Consultant who is selected for this work may also be involved in the design of the second phase from Howe Street to Burrard Street.

It is recommended that the firm of Reid Crowther & Partners be retained to provide engineering services for the construction of the Cordova Street Extension. Funds for this work have been provided for in the 1977 Basic Streets Capital Budget in appr. 147/6851 and 148/7957."

The City Engineer RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 316 & 317

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. 2250 Granville Street - D.P.A. No. 81257
Pacific Press Parking Structure

The Director of Planning reports as follows:

"This report is submitted for Council's consideration because of differing views between the Urban Design Panel and the Director of Planning.

Dominion Construction, on behalf of the Pacific Press Ltd., filed Development Permit Application No. 81257 on June 8, 1978 requesting permission to construct a parking garage addition to the existing publishing plant. The parking garage is to be used by its employees and customers.

The site is bounded by 6th Avenue to the north, 7th Avenue to the south, Hemlock Street to the east and Granville Street to the west. It is zoned C3A-Commercial and M1-Light Industrial. The existing publishing plant presently covers the full C3A portion and a portion of the M1 zone to the west of the parking structure site, while the proposed parking garage is to occupy the easterly portion which is within the M1 zone.

History of the Site and its Parking Requirements

The Pacific Press Plant was first authorised by Development Permit No. 29161 in 1963 and has a parking requirement of 329 off-street parking spaces in accordance with the Zoning and Development By-law regulations.

When the development was first approved, the applicant had provided 362 parking spaces, 98 of which were on its own site and the remainder of 264 spaces on a separate site across 6th Avenue. The Technical Planning Board, at that time, had resolved that 322 parking spaces were sufficient for the development.

The proposed parking garage, having a gross floor area of approximately 107,980 sq. ft., will provide 11 levels of car parking for a total of 314 spaces. With 8 additional spaces on the remaining exterior portion of the site, the total provision amounts to 322 spaces. It is the applicant's intention to provide the 322 parking spaces on this site without requiring any spaces on the site across 6th Avenue. Ingress and egress to the parking levels are to be from 6th Avenue and 7th Avenue. The applicant also proposes to only landscape City boulevard on the east facing Hemlock Street and portions of City boulevard facing 7th Avenue to the south. Because the site slopes from a high point on the south towards the north, the parking structure will have a height of 35 feet on the south and 54 feet on the north side.

On August 21, 1978, the Director of Planning, after receiving advice from the Development Permit Staff Committee, approved the application subject to various conditions, one of which was that prior to the issuance of the Development Permit, the design of the proposed parking garage shall be to the satisfaction of the Director of Planning after advice from the Urban Design Panel. To date the Urban Design Panel has recommended refusal of the application because of the poor design.

Clause 1 continued

A resume of the Urban Design Panel's comments is as follows:

1) Urban Design Panel Meeting o
July 6, 1978

The Panel wished to emphasize the significance of this site along a major bridge approach to Downtown, constituting one of Vancouver's primary view corridors.

The Panel considered the exterior design of this structure to be of poor quality.

With these points in mind, the Panel suggests that the applicant seek professional design advice.

RECOMMENDATION: That the design of this project be REFUSED.

2) Urban Design Panel Meeting of
August 17, 1978

Panel wished to leave to the Planning Department the question of view obstruction and deal specifically with the design of this building.

In this regard the Panel felt that the exterior treatment had no relationship to the existing Pacific Press Building and, further that this treatment made the building appear heavy when, in fact, lightness, and the expression of structural efficiency should have been the goal. The comment of the Panel's July 6th meeting, namely that the applicant seek professional design advice still held.

RECOMMENDATION: That the design of this proposal be REFUSED.

3) Urban Design Panel Meeting of
September 14, 1978

Panel felt that no meaningful attempt had been made to improve the design and that a "cosmetics" approach was insufficient in this instance. In addition, it was noted that the landscaping was residential in character and therefore inappropriate.

RECOMMENDATION: That the design of this project be REFUSED.

4) Urban Design Panel Meeting of
September 28, 1978

In an attempt to clarify its position in regard to this project, the Panel reviewed objections to the design, which has remained basically unchanged since it was first viewed July 6th, 1978.

To begin with, there are discrepancies between the rendered elevations submitted September 14th and the drawings. The drawings indicate a galvanized steel bumper attached to the handrail (with bumper not shown) which will not conform to the National Building Code requirement for a "guardrail". A visually pleasing resolution of the guardrail/bumper detail is required.

In addition, the Panel feels that the sloping Hemlock Street elevation would be disturbing. As well, the north elevation, most visible from the Granville Bridge, is the bulkiest in character. Furthermore, no attempt has been made to soften the mass of the building by incorporating landscaping into the structure.

The Panel feels strongly that this design is an example of the most mediocre of solutions possible for a building of this function and that the prominence and visibility of the site warrants a structure of high design quality. The Panel's previous recommendation still stands.

.../3

Clause 1 continued

The question of the view corridor/obstruction along Hemlock Street was resolved by the Director of Planning after he had visited the site and viewed a temporary scaffolding put up by the Pacific Press. The Director of Planning believed that the proposed massing is satisfactory in relation to the view.

At his meeting of October 2, 1978, after reviewing revised drawings and further considering this project, the Director of Planning is prepared to approve this application but in the light of the strong recommendation from the Urban Design Panel for refusal, is referring this application to Council for consideration."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

2. 901 Helmcken Street - D.P.A. No. 80796 - King George/ Dawson School Site (Block 80) - B.C. Hydro Parking Lot

The Director of Planning reports as follows:

"On April 4, 1978, City Council resolved:

"That B.C. Hydro be advised Council is not prepared to approve the King George site being utilized for parking purposes. However, if the corporation wishes to submit a Development Permit application for this purpose it should be submitted to the City in the normal manner and subsequently be referred to Council for decision."

Development Permit Application No. 80796 was submitted on April 25, 1978 by Metro Parking Ltd., on behalf of B.C. Hydro, requesting approval for the use of the site as a public parking area.

The drawings submitted with the application indicate a paved surface providing 396 parking spaces. Landscaping and lighting will be provided within the parking area as well as a 12' landscaped setback along Burrard Street. Landscaping will also be provided around the remaining perimeter of the site. The existing chain link fence at Nelson, Helmcken and Hornby Streets will be retained.

Downtown Parking Policy

Temporary Parking: The parking policy guidelines for Downtown District Parking provide that temporary parking may be permitted for a period not exceeding 5 years.

The Development Permit Board shall have regard to the parking guidelines in determining the standard of development, but need not require the standard normally required for a permanent accessory parking area (where one could be approved).

B.C. Hydro have verbally advised that the initial contract with their tenant is for a 3 year period. B.C. Hydro are presently carrying out a feasibility study for an office building development for this site, but do not anticipate proceeding with any development for a minimum 3 year period.

They consider that it is desirable and appropriate to use the site for temporary parking until a decision is made on the redevelopment of the site.

St. Paul's Hospital Planning Committee have also expressed their concern and need to have this area developed for temporary parking to accommodate construction crews, hospital staff and visitor parking during the first phase of the redevelopment of St. Paul's Hospital. This period would last a minimum of 2 years.

Clause 2 continued

Site Restrictions: The parking policy as approved by City Council would allow consideration of temporary parking on the east half of the site fronting Hornby Street, but would exclude the westerly half of the site fronting Burrard Street.

This parking policy was in part to discourage demolition of existing buildings and discourage new parking areas adjacent to major downtown streets and the core area.

Because of the particular circumstances that prevailed on this Block 80 (acquisition of site by B.C. Hydro from the School Board and subsequent demolition of the old school buildings), the whole site is now available.

DESIGN: The minutes of the Urban Design Panel meeting of September 14, 1978, state in part:

"Panel found it offensive that this site should be considered for use as a parking lot. The perimeter planting was viewed as a token attempt to camouflage the proposed sea of asphalt. A proper approach would be to concentrate trees inside the site rather than on the perimeter, even though this would mean fewer parking spaces. Panel felt the security concerns which expressed themselves in high intensity lighting were overstated. Although this was an application for a temporary parking lot, (5 years) Panel was concerned that pressures for its continued use as such would be irresistible."

The Panel therefore recommended that the design of the parking lot be refused.

It was noted by the Development Permit Staff Committee that, although the use of this site as a parking lot is not the most desirable form of development, a properly developed parking lot would be an improvement over the present situation.

The alternatives would probably be that:

(a) the site would remain unused and in poor condition for several years, pending development, or

(b) the site would continue to be used as a parking lot without permits, with no upgrading.

Subsequently the Development Permit Board, on October 2, 1978, resolved:

"That Development Permit Application No. 80796 be referred to City Council for decision (in accordance with Council's resolution of April 4, 1978) and that City Council be advised that the Development Permit Board is prepared to approve Development Permit Application No. 80796 in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the use of this site as a temporary public parking lot for a limited period of time expiring December 31, 1981, subject to the following conditions:

1. Prior to the issuance of the Development Permit:

   (a) arrangements are to be first made to the satisfaction of the Director of Planning and Director of Social Planning regarding security of the parking area,

   (b) revised and additional drawings and information are to be first submitted, clearly indicating:

      (i) how irrigation of plant materials will be carried out, to the satisfaction of the Director of Planning and the Director of Social Planning,

Clause 2 continued

(ii) details of internal light standards, to the satisfaction of the Director of Planning,

(iii) details and the location of ancillary facilities on the site for attendants (i.e. telephone, washroom, etc.) to the satisfaction of the Director of Planning and the Medical Health Officer.

(iv) reduction in the height of the high portion of the existing chain link fence at the south-east portion of the site, to match the remainder, to the satisfaction of the Director of Planning and the Director of Social Planning.

2. All landscaping and treatment of open portions of the site, including the provision of surfacing, curbing, ticket dispensers, lighting, attendant facilities, irrigation and drainage, is to be completed prior to any use or occupancy of the proposed development."

The City Manager submits the above matter for the CONSIDERATION of City Council, in accordance with the Council resolution of April 4, 1978.

RECOMMENDATION

3. Illegal Suite: 1205 - 1207 East 14th Avenue

The Acting Director of Permits and Licenses reports as follows:

"The above property is situated in an RT-2 - Two Family Dwelling District and our records show that Building and Development Permits were issued to construct a semi-detached duplex in July of 1977.

In June of 1978, our Inspection Services reported that the building was occupied as an apartment having two dwelling units on the first storey, and two dwelling units on the second storey. Notification was sent to the owner ordering the use of the building to be restored to a two family dwelling.

On September 1, 1978, the tenant in the first storey dwelling unit at 1207 East 14th Avenue made an application for consideration under the Hardship Policy. On September 28, 1978, the Hardship Committee refused this request.

On October 12, 1978, an application for consideration under the Hardship Policy was received from the tenant of the first storey dwelling unit at 1205 East 14th Avenue. The declaration would indicate that the applicant is temporarily unemployed due to a medical disorder, but a medical report from her physician has not been received.

In view of Council's decision to enforce the By-Law with respect to illegal suites in new buildings, it is recommended that the Hardship Application not be processed and the Acting Director of Permits and Licenses be instructed to take the necessary enforcement action.

It is further recommended that the Acting Director of Permits and Licenses be instructed not to take applications for consideration under the Hardship Policy for illegal acommodation in new buildings built since 1975."

The City Manager RECOMMENDS that the recommendations of the Acting Director of Permits and Licenses be approved.

4. Kopernik Lodge - 3150 Rosemont Drive - D.P.A. No. 82086

The Director of Planning reports as follows:

"Mrs. Hanna Skapski (Architect), on behalf of Kopernik Lodge, has filed a Development Permit Application No. 82086 to construct a two storey addition to the existing senior citizen and personal care home to provide a hydro-therapy whirlpool, infirmary and office on the main floor and library, lounge and meeting room on the second floor.

This site is situated on the south side of Rosemont Drive, between Kerr and Doman Streets.

History

City Council by resolution on May 31, 1968, when the site was rezoned to CD-1 Comprehensive Development District, approved the conditions of development for this senior citizen and personal care home, with a maximum Floor Space Ratio of 0.60.

Present Situation

The current application is to construct an approximate 638 sq.ft. addition to the main and second floors to provide the previously mentioned facilities. This addition would increase the Floor Space Ratio to 0.614.

Proposed	54,336 sq. ft.
Permitted at 0.60	53,056 sq. ft.
Exceeded by	1,280 sq. ft.

Several of the new District Schedules of the Zoning and Development By-law recently approved by City Council permit the exclusion of certain recreational amenity areas such as library, lounge, etc. from the Floor Space Ratio calculations. It is considered that the proposed addition and use would be beneficial to the occupants of the personal care senior citizens home and could be treated in a similar manner.

The Director of Planning recommends that this application be referred to City Council with particular regard to the Floor Space Ratio of 0.60 being changed to 0.614 and that Council should be advised that the Director of Planning would be prepared to approve the proposed addition (approximately 640 sq. ft.) to the main and second floors of the existing senior citizen and personal care home, subject to the following condition:

1. All the conditions, including the parking, loading and landscaping, to be maintained in accordance with Development Permit No. 59803."

The City Manager RECOMMENDS that Council recommend to the Director of Planning approval of the proposed addition, subject to the above condition, and thereby permit the Floor Space Ratio to be increased to 0.614.

5. Rezoning Application - 6137 Cambie Street

The Director of Planning reports as follows:

"An application has been received from Mr. Gordon Yuen, Architect, requesting an amendment to the existing CD-1 Comprehensive Development District, By-law No. 3907, which forms a part of Zoning and Development By-law No. 3575, whereby the property at 6137 Cambie Street (Lot 2 of Lot B, Block 1008, D.L. 526, Plan 10803) may be used for:

> "the development of a church for worship purposes for the Chinese Presbyterian Church. Included in the Church program are the nursery (presently licensed for 40 children), church school, adult bible study and prayer groups, fellowship groups, etc."

The existing CD-1 Comprehensive Development District permits 'institutional' uses only.

Site Description and Background

CD-1 By-law No. 3907 governs development for the northerly 435 feet (135.88 m) of the block bounded by West 45th and 49th Avenues, Cambie and Ash Streets. It and eight other separate CD-1's in the Oakridge area were the result of considerations regarding the ultimate use of extensive Canadian Pacific Railway (C.P.R.) lands in the area bounded by 41st and 57th Avenues, Cambie and Oak Streets. A concept plan approved by Council in April 1955 for a portion of these lands included a large shopping centre, medium and low density apartment areas, one and two family residential areas, park and school sites.

A rezoning application for the Oakridge Shopping Centre and a strip of high-rise apartments along Tisdall was submitted on February 21, 1956. The first CD-1 zoning in Vancouver was approved by Council at a Public Hearing on April 10, 1956 and the amending By-law was enacted on April 23, 1956.

Formal action on the remainder of C.P.R.'s land did not take place until November 1959 when Council adopted a revised land use and street pattern for the area between Cambie and Oak Streets, 41st and 49th Avenues. Lands to the south of 49th Avenue to 57th Avenue were to remain RS-1 and to be used as such. The report by the Technical Planning Board and the attached plan would result in the present zoning pattern which now exists in the Oakridge area (see Appendix A).

The proposed zoning changes which resulted from that report were referred to a Public Hearing which was held on May 2, 1960. The rezoning of lands to CD-1 was approved subject to the prior compliance of the owners with the following conditions, in accordance with the recommendations of the Town Planning Commission:

"(1) That a co-ordinated plan of development be first approved by Council;

(2) That the C.P.R. first undertake to pay for the cost of placing electric and telephone services underground to the exterior boundary of that section south of 45th Avenue and between Ash and Tisdall Street which is to be rezoned to a CD-1 Comprehensive Development District;

and further provided:

The Technical Planning Board shall only authorise the issuance of a Development Permit within this area when the development complies with the following conditions:

(a) That the development conforms with the co-ordinated plan of development approved by Council;

(b) Development of the apartment area to be generally to the RM-1 Destrict Schedule standard, except that such apartment development to be limited to two storeys in height (no penthouse) and no dwelling unit, housekeeping unit or sleeping unit shall be permitted in basements;

Clause 5 continued

(c) The area of each site used for driveways and open parking shall not exceed 20% of the total site area; and

(d) Development Permits for individual buildings to be conditional on approval of the Technical Planning Board on advice from the Civic Design Panel and subject to such other conditions as they deem appropriate."

While the rezoning of these lands was approved on May 2, 1960, the enactment of the individual CD-1 Comprehensive Development Districts was dependent upon receipt of a coordinated plan of development for each area. This process resulted in the enactment of eight separate CD-1 By-laws between 1961 and 1967. All of the CD-1's, including Oakridge Shopping Centre, are shown in Appendix B. This plan also shows the remaining commercial and residential zoning in the area.

A co-ordinated plan of development for the CD-1 district which is the subject of this application, was approved by Council on March 21, 1961. The uses proposed under that plan were considered to be of an institutional nature in accordance with the 1959 concept plan. The co-ordinated plan of development was approved and the CD-1 By-law enacted despite the fact that specific development for two of the encompassed lots were not detailed.

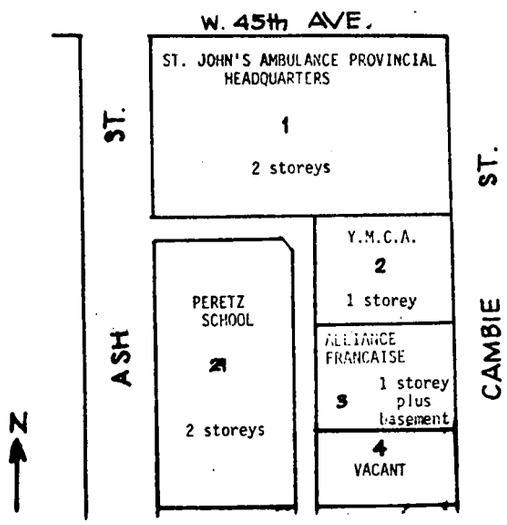

Only lots 1 and 29 were developed in accordance with the co-ordinated plan of development. Lot 2 and Lot 3 were approved and developed by the Y.M.C.A. and Alliance Francaise, respectively, subsequent to the enactment of the CD-1 By-law. Lot 4 was to be developed by the American Women's Club but has remained vacant.

Therefore the existing CD-1 permits institutional uses with few parameters for development beyond the specific form of development which exists on each lot.

The remainder of the block, to the south of the CD-1, is zoned RT-1 Two-Family Dwelling District with the property immediately to the south of the vacant CD-1 lot being developed with the Oakridge Regular Baptist Church. The remaining RT-1 lands are developed with two-family dwellings.

Proposed Development

The applicant submitted drawings stamped "Received City of Vancouver Planning Department, May 8, 1978". These drawings indicate alterations and additions to the existing Y.M.C.A. building, to create a two storey structure which would be used as a church and a religious education centre.

Calculations

Site Area 100' (30.480 m) x 130' (39.624 m) = 13,000 sq. ft. (1 207.740 m^2)

	Existing Development	Proposed
Floor Area	2575 sq. ft. (239.225 m^2)	9634 sq. ft. (895.028 m^2)
Floor Space Ratio	.20	.74
Height	1 storey/12.5 ft. (3.810 m)	2 storeys/29 ft. (8.839 m)
Site Coverage	20%	42.3%

Clause 5 continued

Setbacks:	Existing Development	Proposed
Cambie Street	24 ft. (7.315 m)	24 ft. (7.315 m)
N. property line	10 ft. (3.048 m)	5.6 ft. (1.981 m)
S. property line	46 ft. (14.021 m)	9 ft. (2.743 m)
Lane	40 ft. (12.192 m)	40 ft. (12.192 m)
Parking Spaces	12	17

Note: For this particular development, 26 parking spaces would be required under Section 12 of Zoning and Development By-law No. 3575.

Neighbourhood Support

The applicant submitted in conjunction with the application, a petition with 102 signatures approving of the use of this site as a church. The locations of those individuals who signed the petition are shown in the attached Appendix C plan.

Analysis

The text of the existing CD-1 By-law No. 3907 does not contain any reference to the uses permitted or regulations which might be applicable. It is clear, however, through a review of the considerations which led to the rezoning, that the intent of Council was to restrict the uses to those of an institutional nature. As a church is a use specifically listed in Zoning and Development By-law No. 3575, it cannot be considered to be an institutional use. The potential impacts and requirements for each of these uses are significantly different. Churches tend to have certain peak periods corresponding to the days of worship of the specific religion, whereas institutions such as those which exist in this CD-1 tend to generate moderate levels of activity throughout the week.

Under normal procedure where uses or regulations are not part of a CD-1 By-law, but established by resolution of Council, the Director of Planning prepares a report to Council in conjunction with a Development Permit Application. Given that the proposed use is not in keeping with Council's intent, the Director of Planning believes that this change should be considered at a Public Hearing. The Director of Planning is not opposed to this proposed amendment in so far as the inclusion of "church" as a permitted use is concerned, but believes that the neighbourhood should be involved in the consideration.

The Planning Department would also like to use this opportunity to propose clarifying amendments to bring this CD-1 in line with the format of current CD-1 By-laws, including the establishment of a maximum floor space consistent with the uses which already exist and compatible with the adjoining residential development.

In the opinion of the Director of Planning, the specific form of development submitted with this application represents an overdevelopment of the site at a floor space ratio of 0.74. This fact is borne out by the applicant's inability to provide the necessary parking which would be required for this development in other zoning district schedules. Therefore, the Planning Department proposes a maximum floor space ratio of 0.6, being consistent with the church and residential development to the south. This should accommodate a satisfactory form of development and allow provision of adequate off-street parking. Given the existence of one church in the same block, it is essential that sufficient parking for a second church be provided in close proximity to the site.

Clause 5 continued

RECOMMENDATION: The Director of Planning recommends that the following recommendations be received and the whole matter be referred directly to a Public Hearing:

A. That the application to amend the existing CD-1 By-law No. 3907 to permit a church be approved, noting however, that the current scheme of development would not be acceptable under a Development Permit Application; and

B. That the Director of Planning be instructed to make application to amend CD-1 By-law No. 3907 in general accordance with the parameters outlined in Appendix D of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 317, 319 & 320

FINANCE MATTERS

RECOMMENDATION:

1. Soil Conservation Act

The City Manager has received the following letter from Mr. G.W. Carlisle, Director of Finance and Administration of the G.V.R.D.:

> "Section 1 of the new Soil Conservation Act, which received Royal Assent on September 27, 1977, contains the following paragraph:
>
> > "'local authority' means the Regional Board of a regional district, or, where a municipality within a regional district gives written notice to the Regional Board of that regional district that it wishes to be the local authority in respect of the municipality, the council of that municipality;"
>
> Will you please advise me if you wish this District to act as the local authority, or if you wish to have your own municipality assume that responsibility."

The Director of Legal Services comments on the implications of the above as follows:

"The Soil Conservation Act was passed in 1977 and has as its objective the preservation of agricultural land reserve. By section 1, a municipality has an option of being the enforcing authority which is pointed out in Mr. Carlisle's letter. If a municipality chooses to be the local authority it must, under section 7, appoint an enforcement officer.

Information indicates that every other municipality in the lower mainland has elected to be the local authority, therefore it seems only sensible that the City should take the same course of action."

The City Manager RECOMMENDS therefore that City Council be the local authority under the Soil Conservation Act and further, as required by section 7 of the said Act, the City Building Inspector be the enforcement officer.

2. Replacement of #14 Firehall

The Director of Civic Buildings reports as follows:

"On July 12, 1977 City Council appointed K.G. Terriss, Architect as architect for the new #14 Firehall, to be located at 2804 Venables Street. The budget estimate presented to Council at that time was $650,000, including $90,000 for the cost of land.

On October 11, 1978, the following tenders were received for the construction of the new #14 Firehall:

Westmount Construction Ltd.	$449,780
Ekson Construction Ltd.	$456,700
Aspen Construction Ltd.	$461,584
Mainland Construction Co. Ltd.	$478,342
Burdett Construction Co. Ltd.	$489,535

...../2

Clause #2 continued:

Interland Contractors Ltd.	$491,103
Clearspan Shopland & Company	$494,630
Rossi Construction (1976) Ltd.	$495,000
Smith Bros. & Wilson Limited	$502,400

The total project cost is now estimated to be $632,215 as detailed below. It is $17,785 below the budget approved by Council in 1977. The difference is attributable to a decrease in the expected cost of building construction.

Property cost (net)	$ 90,000
Architects' and Consultants' Fees	$ 41,000
Construction contract (based on low tender)	$449,780
Furniture	$ 13,000
Communications systems	$ 22,000
Miscellaneous tests, permits, ads.	$ 3,000
Contingency 2%	$ 12,000
Demolition of old worksyard buildings	$ 1,435
	$632,215

It is recommended that Council:

A. Accept the low tender of Westmount Construction Ltd. and enter into a contract with them in the amount of $449,780.00 such contract to be satisfaction to the Director of Legal Services.

B. Approve the allocation of funds as indicated in the budget presented in the body of the report.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

CONSIDERATION:

3. Vancouver Art Gallery's Request for Funding to Restore Emily Carr Collection

The Director of Finance reports as follows:

"City Council, at its meeting on September 12, 1978, were advised that the Emily Carr Collection of the Vancouver Art Gallery is in need of extensive restoration and that the Art Gallery has insufficient funding for the restoration. The Art Gallery was requested by Council to provide additional information on this matter to Council.

The Art Gallery has now submitted additional information by their letter dated September 18, 1978, a copy of which is enclosed. Their letter states that the total cost of the restoration is approximately $50,000 but the Director of the Art Gallery has advised, in subsequent discussions with the Finance Department, that he feels the Art Gallery will be able to raise approximately $40,000 through donations and other fund raising efforts so that the amount requested of the City is $10,000. He also advises that the work will take place over the 1979 and 1980 calendar years so that, although he would require a commitment by the City at this time to allow the arrangements to proceed, there would be no funding requirement until 1979.

...../3

Clause #3 continued:

The Director of Finance advises that City Council has basically three options in this matter as follows:

A. Approve a grant and provide the funds in 1978 from the "other" budget category for grants.

B. Do not approve any grant - the Art Gallery could apply again in 1979.

C. Refer the grant request to the 1979 Council with a recommendation that it receive favourable consideration in the review of the 1979 grant requests.

The latter option does not in any way bind the 1979 Council nor should the Art Gallery consider it as a commitment by the City for funding in 1979.

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 320

PERSONNEL MATTERS

RECOMMENDATION

1. Leave of Absence Without Pay - Mr. John E. Bunyan, Vancouver Fire Fighters' Union, Local 18

The Director of Personnel Services reports as follows:

"At its meeting on November 22, 1977, Council approved a one year leave of absence without pay for Mr. Bunyan commencing November 1st, 1977 for the purpose of conducting Union business on a full time basis.

A further request has now been received from the Secretary-Treasurer of the Vancouver Fire Fighters' Union, Local 18 for an extension to this leave for the same purpose.

It has been the general policy of the City to approve similar requests by this and other Unions on a year to year basis. Also, the Fire Chief is in agreement that the request be approved.

I therefore recommend that Mr. John E. Bunyan be granted leave of absence without pay for a term of one year, commencing November 1st, 1978, for the purpose of conducting Union business on a full time basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 321

PROPERTY MATTERS

RECOMMENDATION

1. Agreement re Strata Lot Leases - Lot A, Block A, D.L. 335, Plan 17160 - Champlain Heights

The Director of Legal Services reports as follows:

"By a ground lease dated March 15th, 1978, made between the City (as lessor) and Bancorp Properties Limited and United Properties Limited (as lessees) the City leased to the lessees Lot "A", Block "A", District Lot 335, Plan 17160 for a term of 99 years. This lease contained a provision for converting the same into individual strata lot leases under the Strata Titles Act. The lessees have, by the deposit of a leasehold strata plan in the Vancouver Land Registry Office, created 23 strata lots.

The Royal Trust Corporation of Canada (mortgagee) holds leasehold mortgages on Strata Lots 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22 and 23, District Lot 335, Leasehold Strata Plan VR548.

The Mortgagee requests the City to enter into an agreement with the Mortgagee in respect of the Strata Lot leases in order to give the Mortgagee the following protection: -

- the City to give the Mortgagee not less than seven (7) days' prior notice of
  a) the City's acceptance of a surrender of any of the leases;
  b) any modifications or amendments to the leases;
- acknowledgment by the City of receipt of notice from the Mortgagee of the leasehold mortgages;
- a grant by the City to the Mortgagee of all rights, assurances, remedies and notices afforded by the terms of the leases to a mortgagee (this includes the right to cure the defaults of the lessees);
- the City to give to the Mortgagee upon not less than 30 days' notice a statement in writing certifying as to such matters as, whether or not the leases have been modified, the date to which rent and other charges have been paid and whether or not the lessees are in default under the leases.

The Mortgagee is not a party to the leases and consequently requires the covenant of the City, as aforesaid, for better protection. On March 18th, 1977, Council approved a similar request of the Bank of Montreal in respect of certain mortgages which it held on leasehold properties in the False Creek Development. The request by the Mortgagee is not unreasonable.

It is recommended that the City enter into an agreement with the Royal Trust Corporation of Canada to provide the Corporation with the protection set forth above, the Director of Legal Services be authorized to enter into such agreement on behalf of the City in a form satisfactory to him and to execute the same on behalf of the City and affix the seal of the City to such agreement."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

..../2

2. Consent to Mortgage by way of sublease -
Air Space over 1000 Block West Hastings Street

The Supervisor of Properties reports as follows:

"On May 30, 1978, Council dealt with a report concerning a lease to British Pacific Building Ltd. of air space over Hastings Street, between Parcels D and F, Block 1, D.L. 185 (Lease Account 10228), and approved the following recommendation of the Supervisor of Properties:

> 'That the City consent to an assignment of the lease of air space over west Hastings Street from British Pacific Building Limited to the Great West LIfe Assurance Company subject to the documents of assignment being to the satisfaction of the Director of Legal Services.'

It has now come to our attention that the request was not for the City's consent to an assignment of the lease of air space but rather for consent to 'a mortgage by way of sub-lease.' The Supervisor of Properties therefore recommends that the recommendation adopted by Council on May 30, 1978, be amended to read as follows: (underlining denotes the change)

> 'that the City consent to a mortgage by way of sub-lease of the lease of air space over west Hastings Street from British Pacific Building Limited (mortgagor) to the Great-West Life Assurance Company (mortgagee) subject to the documents being to the satisfaction of the Director of Legal Services.'"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

B

MANAGER'S REPORT

DATE October 26, 1978

TO: Vancouver City Council

SUBJECT: Street Lighting Local Improvement Project Larch Street from 45th to 49th Avenues, Item 8, Schedule 448, Court of Revision May 18, 1978

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The attached letter from Mr. Thorburn has been received stating that over 50% of the owners on Larch St. do not want the above mentioned street lighting and asking that the project be cancelled. In order to clarify the situation, I have summarized chronologically the events that have occurred:

1. March 23, 1978, notices were mailed to the owners.

2. April 24, was the last day of appeal. Insufficient notice of objection to defeat the project were received. (14 out of 37 owners - 19 required).

3. May 18, after the Court of Revision at which there was no representation from the owners, Council approved that the project be proceeded with.

4. On July 25, Council awarded a street light contract which included this project. The estimated cost for Larch Street is $13,370.

5. August 29, Council "received" the attached report which reviewed the letters received from Mr. Thorburn and other owners questioning the report to the Court of Revision. There were still insufficient objections to defeat project (2 of the original signatures validated and 2 new signatures submitted two months after the last day of appeal bringing the total to 18 - 19 required). It is my understanding that Mr. Thorburn was aware of this report when it was submitted.

6. October 20, the work was started in the morning. Mr. Thorburn called Alderman Marzari and the Deputy City Manager reporting that he understood that the project had been cancelled on August 29 and he asked that the matter be referred to Council. The project was stopped in the afternoon in order to give Council the opportunity to consider this matter. Some work was required on Monday to make the excavations safe.

7. October 24, calls were received from three owners on the street who have anxiously waited for years for street lights asking why the work was stopped and covered up.

The estimated additional costs incurred will be as follows:

a) If the project is cancelled - $2000. The Director of Finance states that funds are available from Contingency Reserve.

b) If the project is proceeded with - $600. Funds are available in the City's share of the projects to cover this.

In view of the fact that insufficient notices of objection have been received to defeat this project as reported at the Court of Revision and in August, I recommend that the installation be completed.

If however, the project is cancelled I recommend that funds to pay the costs incurred (estimated at $2000) be appropriated from Contingency Reserve."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

DELEGATION REQUEST THIS DAY: Mr. Drew Thorburn.

FOR COUNCIL ACTION SEE PAGE(S) 318 & 319

MANAGER'S REPORT

DATE October 24th, 1978

TO: Vancouver City Council

SUBJECT: Acquisition of Bowell McLean Property for a Public Park

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"On June 18th, 1974, the City of Vancouver entered into an agreement with certain property owners including Bowell McLean Motor Company Limited to purchase from Bowell McLean certain lands at Melville and Dunsmuir streets for a public park. Subsequently on July 31st, 1974, the City purchased from Bowell McLean, Lot 3, Block 2, District Lot 185, Group One, New Westminster District, Plan 14339 (the said lands) for the sum of $2,500,000.00, to be held by the City so long as the said lands are used for public park purposes and certain other municipal purposes set out in the conveyance.

Under the agreement certain property owners agreed that lands owned by them (more particularly described in the agreement) shall be subjected to a local improvement charge in the proportions noted in the agreement imposed under appropriate legislation for one-half of the acquisition cost of the said lands as defined in the agreement.

Under the local improvement provisions of the Vancouver Charter, in order to give affect to the agreement, it is necessary that the Council declare that it is in the public interest to purchase the said lands and to authorize the purchase. The attached by-law makes such declaration and authorizes the purchase as a local improvement. The by-law also outlines the method of apportioning the costs among the property owners and incorporates terms of the agreement respecting calculation of interest, amortization and prepayment of local improvement charges.

The attached by-law is submitted to Council for approval. If the by-law is passed Council will be requested at a later date to fix the date for the Court of Revision with respect to this local improvement project. It is recommended that this by-law be passed. This by-law requires eight affirmative votes to pass."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

D

MANAGER'S REPORT

DATE October 4, 1978

TO: Vancouver City Council

SUBJECT: Grandview-Woodland N.I.P.: Progress Report #2

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which included a recommendation that progress in this program be reported for Council's information after each six month period. The purpose of this report is to inform Council of developments during the second six months of the program's implementation stage up to June 30, 1978

Neighbourhood Improvement expenditures recommended in the Concept Plan were grouped in five major categories: Schools, Parks, Street Improvements and Beautification, Community Social Services, and Housing Infill and Rehabilitation.

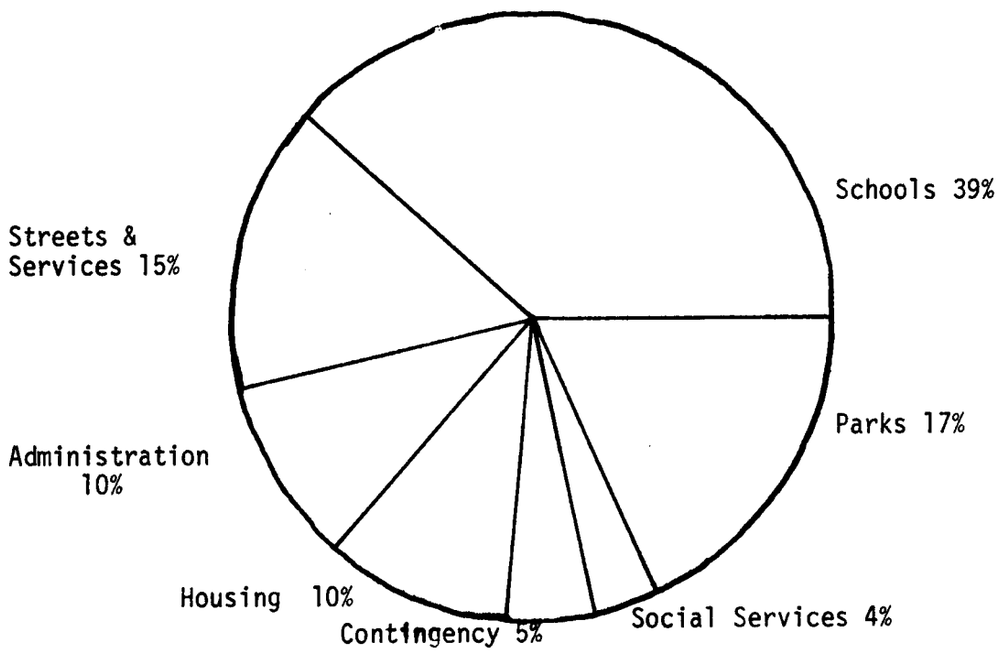

Implementation of the projects identified in the Concept Plan has been spread over the three year term of the implementation stage of the program. Social services and those school projects requiring an extensive planning stage were given highest priority for initiation in the first six months. The second six months has seen the completion of the majority of the social service projects, continuation of detailed planning work on the major school projects and the initiation of detailed planning for three of the five neighbourhood parks.

Substantial input from newly interested community members has contributed to the quality of discussion. While membership, with some turnover, has remained at a constant dozen people on the N.I.P. Committee itself, the Committee has during this period involved a further fifty-three community members in the sub-committees which it continues to form to deal with the particulars of each project. These sub-committees typically involve several N.I.P. Committee members and a larger number of additional community members who often represent Consultative Committees, school staffs, and neighbours, whose opinions are actively solicited by the sub-committee. Details of each project are resolved by such subgroups, within priorities indicated by the N.I.P. Committee, before being brought back to that Committee for discussion and a recommendation to City Council.

The Grandview-Woodland N.I.P. Committee has continued to identify and develop new Neighbourhood Improvement projects beyond those specifically indicated in the Concept Plan. Three projects identified earlier as "second priority" projects have now been brought into active investigation and planning, and others will be considered if projects currently being developed prove impossible to implement, or if extra funds are available.

SCHOOLS ($1,035,000.00 or 39%)

Improvements at four local schools comprise the major area of concern in the Grandview-Woodland Neighbourhood Improvement Program. Elementary schools in the N.I.P. area are generally maintaining a high level of enrolment, relative to the City as a whole, and remain focal points in the community. Neighbours, parents, teachers and children have all shown a great deal of enthusiasm in contributing to the planning of proposed improvements. The prime objectives are to improve the educational opportunities available to the children of the area, and to encourage greater use of the schools by the community as a whole.

Creative Playgrounds - Working committees established at Laura Secord, Lord Nelson and Macdonald Schools at the end of the first six month period have proceeded with varying degrees of success in the development of playground designs in conjunction with a consulting landscape architect and City Planning staff. While Council can expect reports on all three of these to be presented in the Fall, they are currently at vastly different levels of development, largely due to difficulties related to the size of sites of two of the projects. Laura Secord has adequate and well oriented space available and a design is complete for that site while Lord Nelson's siting situation will soon be reported to Council and that of Macdonald remains thus far unresolved.

Macdonald School Kitchen and Storage - Work was to have been done on the provision of storage facilities at Macdonald School in November/December of 1977. The School Board has, however, been unable to begin work on the project and indicates that the timing of this project remains uncertain.

Playing Fields - The scheduling of resurfacing and drainage projects on fields at Laura Secord and Lord Nelson Schools is such that detailed planning will await the completion of plans for the Secord gym and both creative play areas.

Laura Secord Gym - The largest single project undertaken by the N.I.P. Committee is well underway with a report to Council for the appropriation of funds expected early in the Fall. The Vancouver School Board and Provincial Ministry of Education have given their approval to a design developed by the consulting architect (chosen by Council upon N.I.P. Committee recommendation), in co-operation with parents, school staff, the School Board, City Planning Department, Construction and Maintenance Division staff, and N.I.P. Committee members. Working drawings are underway and the cost is expected to be within the budget set out one year ago. The architect, Byron Olson, is taking into account the concern shared by community members and civic staff to keep operating expenses to an absolute minimum. Solar heating components and careful attention to lighting and air circulation are being considered as means of achieving a design through which substantial savings in lighting and heating costs are expected.

St. Francis Gym - Funds were set aside in the Concept Plan for the purchase of land, the design and the construction of a new elementary school size gymnasium for the St. Francis Parish School, which currently has none. Issues of ownership, funding, maintenance and control over programming have not yet been resolved. It is questionable whether this project will proceed. The Director of Planning will, however, be reporting on the matter to Council before the end of 1978.

SOCIAL SERVICES ($90,500.00 or 4%)

MOSAIC Office Improvements - The $10,000 project to improve the translation, interpretation and counselling service provided in seventeen languages by the MOSAIC Centre through the purchase of office equipment and furniture is now complete.

REACH - The Concept Plan had allocated $64,000 for the improvement of office space to be used for the expansion of educational health services by REACH Centre. $39,000 was appropriated in March and together with Provincial Department of Health funds has resulted in the completion of these improvements.

Child Care Equipment - Purchases are still in progress under the appropriations totalling $5,073.26 for equipment for the Children's Place Day Care, a centre for handicapped children; and for a Toy Lending Library which makes toys available to all of the day care centres in the area. Approximately half of the appropriation has been spent to date.

Community Services Directory - $9,666.00 was appropriated in August, 1977 Due to a lack of available staff to complete this project, Britannia Community Services Centre has not yet published the directory. At the end of this review period it was ready for printing and awaiting a further appropriation of N.I.P. funds in September.

PARKS ($460,000.00 or 17%)

The Concept Plan included this allocation for the improvement of the neighbourhood's five parks. This allocation was based upon preliminary design concepts for each park developed in discussions with residents early in 1977. The implementation stage involves further detailed development of these concepts and their implementation.

The Director of Planning notes that while the planning of projects in this category has been undertaken as anticipated, the schedule of implementation agreed upon by Park Board and Planning Department staff has not been achieved. Where community and Park Board priorities differ with respect to the future development of a park, substantial delays have been experienced.

Victoria Park - This park was the first for which detailed planning was undertaken but remains unimproved due to an unresolved issue over inclusion in the design of a free standing washroom building proposed by the N.I.P. Committee. Discussion of immediate implementation of other improvements has been initiated by the Planning Department.

Grandview Park - A mutually agreeable design has now been developed. However, due to the reconstruction of tennis courts requiring more than twice the allocation originally estimated by the Park Board for the Concept Plan, there are insufficient funds available within the existing N.I.P. allocation. It is the opinion of the N.I.P. Committee that the major portion of the expense on the tennis courts resulted from the lack of maintenance for many years. The N.I.P. Committee has, therefore, voted to request partial funding from the Park Board and intends to resolve this issue in the upcoming months.

Templeton Park - This park has undergone a very successful detailed planning stage with good participation from neighbours, parents and staff from the adjacent school, Park Board and N.I.P. Committee members. A plan has been prepared which has now been reported to Council for an appropriation of $151,050.00.

Garden Park - While detailed planning is scheduled to begin in September, the process is expected to be prolonged due to a controversy which has arisen regarding the Park Board proposal to replace playground equipment with N.I.P. funds. Existing equipment, considered by Park Board staff to be in poor condition, was demolished without consultation with the N.I.P. Committee or the Planning Department.

McSpadden Park - Planning for this park has been rescheduled for the spring of 1979.

HOUSING ($250,000.00 or 10%)

While this portion of the Concept Plan remains undeveloped, the N.I.P. Committee wishes, for the present, to retain the option of assisting in the initiation of non-profit housing projects. The recent initiation of one co-operative housing development in the Grandview-Woodland area without N.I.P. assistance has been encouraging.

STREET IMPROVEMENTS AND BEAUTIFICATION ($383,000.00 or 15%)

Tree Planting and Litter Container Installation - These projects were carried out during the first six month period of implementation.

Bus Shelters - The $35,000 allocation for bus shelters has not been appropriated due to negotiations between commercial bus shelter companies and the City, providing a possible alternate source of obtaining necessary shelters. Some funds will likely be appropriated for the relocation of displaced City shelters.

Residential Street and Sidewalk Improvements - The Concept Plan allocated $146,000.00 to provide subsidies to encourage the completion of curbing, paving and sidewalk construction in the local area. The N.I.P. Committee proposes that a 25% subsidy of local improvements be provided for both City and local property owners who are fronting a park or school where curbs and paving remain

incomplete. The Committee believes that ten such blocks should be curbed and paved for the benefit of the community as a whole. The Committee also proposes a 25% subsidy of the cost of installing sidewalks on all streets in the N.I.P. area where these are currently lacking. The proposal is that the City initiate the local improvement process for these sidewalks.

The City Engineer concurs with the proposal regarding a 25% subsidy for completing sidewalks throughout the whole NIP area. However, he is concerned about the proposal to give a 25% subsidy for only 10 selected blocks within the area, and excluding other property owners.

Commercial Drive Beautification - A design has been developed for this beautification project by City staff. The details of the design will be discussed with merchants and property owners, prior to the initiation of a local improvement by-law to be recommended in a report to City Council by the Engineering and Planning Departments. Detailed estimates on the costs of each component of the scheme are currently being done by the Engineering Department.

CONTINGENCY RESERVE ($120,000.00 or 5%)

This fund was set aside in the Concept Plan to provide for two potential types of allocations at a later stage in the implementation of the program. It was anticipated that overruns would occur on some projects and require a further allocation from this reserve. The primary intention of the fund, however, was to encourage participation in the program by those who became aware of it subsequent to the development of a Concept Plan by allowing new projects to be identified and funded during the course of the program's implementation stage.

New projects have been identified and some developed for funding allocations, as well as some projects identified in the Concept Plan being expanded in scope. During the discussion of such allocations it is useful for the N.I.P. Committee to know exactly how much money remains unallocated within the program. Since some projects are completed without using all of the money appropriated, leaving money in various accounts, it is now proposed that all such money will be transferred to the Contingency Reserve Fund at the end of each six month period. The transfer of such funds to this category at this time has resulted in a total of $189,911.12 in the Contingency Reserve.

HOME IMPROVEMENT PROGRAM

The N.I.P. Committee has sponsored the operation of a very successful Canada Works project which employs three home handyworkers to do minor repair work which cannot be covered under the R.R.A.P. already available in the N.I.P. area. This project is functioning well and filling an apparent need in the community. It has recently been supplemented with the hiring of six more workers under a Young Canada Works grant which expired in September. The N.I.P. Committee has also received approval of an additional Canada Works crew to continue on when the first project terminates and to account for the growing demand for such services. The Committee intends to continue to identify needs in the area which will contribute further employment opportunities for local residents.

R.R.A.P. (RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM)

The upgrading of housing is one of the principle objectives of the Grandview-Woodland N.I.P. Committee. The Residential Rehabilitation Assistance Program, operating since July 1977, has been a major contributing factor in the highly visible improvement of residential property in the Grandview-Woodland N.I.P. area.

During the first six months the program was well received by a steady flow of resident homeowner and landlord applications in response to an extensive promotional campaign throughout the entire N.I.P. area. During the second six months intensive promotion continued on a block by block basis together with newspaper articles. However, due to restrictive income guidelines the rate of resident homeowner applications has decreased while cancellations in this group have increased.

To date 328 preliminary applications for a total of 479 units have been received. 110 loan and grant commitments have been made by C.M.H.C. accounting for 126 dwelling units. City and C.M.H.C. staff are processing 169 incomplete applications representing another 288 dwelling units. There have been 49 cancellations for a total of 65 dwelling units, 40 (54 dwelling units) of which occurred during the last 6 months.

LOCAL AREA PLANNING

As well as N.I.P., R.R.A.P., and the Home Improvement Program (Canada Works), the site office staff are administering the Local Area Planning Program in Grandview-Woodland. This work includes the preparation of the area policy plan for industrial, N.I.P. and apartment areas; monitoring and commenting on development permit applications; advising on rezoning applications; making recommendations with regard to the disposition of City-owned lands; and meeting with the Citizens' Planning Committee. In June 1978 Council received for information a separate progress report on the area plan indicating its anticipated completion in late 1978 or early 1979.

GENERAL OBSERVATIONS

While 25% of the program funds have been committed at this stage, the second six month period of N.I.P. implementation resulted in few immediate appropriations. The planning of a number of major projects during that time, however, is expected to result in the commitment of greater than half of the total N.I.P. budget by the end of 1978, which marks the halfway point in the implementation stage of the program.

RECOMMENDATION

The Director of Planning submits the foregoing Progress Report for the information of City Council and recommends;

That City Council submit the Second Grandview-Woodland N.I.P. Six Month Progress Report to C.M.H.C. and the Provincial Department of Municipal Affairs and Housing for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

DISTRIBUTED TUESDAY

CC 62-HLH-75

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MANAGER'S REPORT

DATE October 30, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Lease of Larwill Park (Bus Depot) to B.C. Hydro & Power Authority

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"On October 17, 1978, Council passed a motion "THAT consideration of this clause be deferred and, in the meantime, the City Manager report back, giving further details on the questions raised."

The Larwill Park Bus Depot is used by Pacific Stage Lines, Greyhound Bus Lines and Sechelt Bus Lines as a terminus with a total of 235 to 275 buses daily. Trailways operate approximately 50 airporter buses daily with the bus depot being the terminus and lay over point. In addition, B.C. Hydro Transit Authority operate 126 buses daily at the Vancouver Terminus on the North Vancouver bus routes.

B.C. Hydro has, by the legislation setting up the Urban Transit Authority, been ordered to divest itself of any commitments associated with transit by March 31, 1979. As their lease with the City on the Larwill Park Bus Depot requires 6 months notice of cancellation they feel obligated to take the steps required by the legislation. They had hoped to have Pacific Coach Lines Ltd. accept an assignment of the Larwill Park Bus Depot Lease.

The Minister of Municipal Affairs on September 5, 1978 announced by a Press Release that Vancouver Island Coach Lines and Pacific Stage Lines would be merged and a new, publicly-owned Company, Pacific Coach Lines Ltd., would be formed. To date, the new company has no budget and feel they cannot assume any financial obligations, such as a lease assignment. They also wish to negotiate sharing, between themselves and Hydro, of some of the lease conditions relating to the lease termination before accepting the assignment.

There is no alternative transit terminal site available within the City in the short term and Larwill Park will remain a bus depot well beyond 6 months. By reducing the notice period from 6 months to 3 during the transition period, the City will facilitate negotiations between B.C. Hydro and Pacific Coach Lines, but will itself lose nothing.

In the opinion of the Director of Finance and the Supervisor of Properties it would be in the City's best interest to have the lease assigned to B.C. Hydro's successor, Pacific Coach Lines Ltd., rather than force B.C. Hydro to terminate their lease in order to live up to the terms of the Urban Transit Authority Legislation.

In view of the foregoing, it is recommended that the City grant B.C. Hydro's request and waive the six month Notice of Cancellation and substitute three months Notice of Cancellation during the period November 1, 1978 to December 31, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 321

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 12, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 12, 1978 at approximately 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson (Item 2)
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE: M. L. Cross

RECOMMENDATIONS

1. Effect of the Sign By-law

The Committee considered a report of the City Manager dated September 21, 1978 (copy circulated) forwarding a report of the Director of Planning dated September 21, 1978 (on file in the City Clerk's office).

Mr. A. D. Geach, Assistant Director, Special Services Division, Planning Department, advised that in June, 1977 Council deferred a Manager's report on amendments to the Sign By-law -- Sign Schedules for False Creek, Downtown and Chinatown -- and instructed the Director of Planning to make a presentation to the Committee on the Sign By-law and the effect of the new regulations throughout the City prior to any decision on further amendments to the Sign By-law.

The report of the Director of Planning evaluates the extent to which the By-law has achieved the following objectives of sign control set in 1974:

(a) To ensure that signing fulfills its primary function of identification without denying the advertising function.

(b) To encourage signs which contribute creatively to the visual environment of the City.

(c) To improve and speed up the administrative process for sign applications.

(d) To control third party advertising.

(e) To eliminate existing and future billboards and wall painted signs, within a certain period of time.

(f) To encourage competition in quality rather than in sign sizes.

(g) To eliminate signs which invade the reasonable privacy of adjacent residents, properties or owners.

(h) To eliminate existing and future confusing sign display.

(i) To prevent possible hazards to pedestrians and motorists caused by distracting sign display.

Under the present By-law, all billboards adjacent to bridges and freeway approaches and roof top billboards have been rendered non-conforming. An extensive program of removing billboards has been

..../

Clause No. 1 cont'd:

underway in the past two and a half years, and over 80 billboards plus 340 billboards voluntarily removed by the major billboard companies prior to Council's instruction for removal, have been removed from these areas. Except those given extended time by Council, almost all billboards have been removed from the bridge and freeway approaches.

In the three and a half years since the By-law has been in operation, it is considered that it has made significant progress towards achieving most of the above objectives. The report notes that the present Sign By-law has reduced undue proliferation of signs. It has eliminated unsightly "A-Frame" supports for new projecting signs and does not permit painted wall signs. The number of billboards has been greatly reduced and their locations controlled (over 300 billboards have been removed from roofs and areas adjacent to bridges replaced by less than 70 on-ground ones). It has encouraged sign manufacturers to pay more attention to graphic design because of limited copy area. It provides better spacing between signs to prevent overcrowding due to number and distance between signs particularly for free standing and projecting signs. Signs are encouraged to relate to the character of the area and, in particular, that of historic areas, for example, neon signs and Chinese characters for Chinatown. It is considered that the effect of the Sign By-law has been to greatly improve signage in general. However, the full effect of the By-law may not be appreciated until most of the non-conforming signs are phased out, replaced, or removed.

Mr. Geach advised that the Planning Department has been working with representatives of the sign industry. They agree that the Sign By-law is effective and working well in most applications, however, they are of the opinion that certain areas need some modification to improve effectiveness. The industry representatives also expressed concern about the new sign schedules for False Creek and Downtown. Their principal areas of concern were:

(a) The two new Sign Schedules would be the beginning of an increasing number of special Schedules changing a comparatively simple By-law into a complex one.

(b) The introduction of new Area Schedules could increase the number of signs requiring special approval thus causing a delay in obtaining permits.

(c) The introduction of new Area Schedules could create a large number of non-conforming signs.

(d) Applications for some signs not located in areas with special Sign Schedules have been referred to Local Area Planning Committees although the Sign By-law does not require such referral, leading to delay in the processing of the permit.

(e) Sign industry representatives are concerned that complete exclusions of certain kinds of signs (e.g. billboards) from many zoning districts is unrealistic and does not allow for consideration of special situations.

(f) Some regulations in the By-law may be too restrictive causing undesirable results not originally intended, for example, projecting signs.

Because of these concerns representatives of the sign industry requested that a thorough and total review of the By-law be undertaken with a view to simplification and elimination of problem areas. The Planning, Permits and Licenses and Law Departments consider that a complete review is not essential at this time. A review of specific concerns is desirable and would require less staff time, however with present staff resources neither a complete nor partial review appears feasible in 1978. The City Manager submitted the following alternatives for the Committee's consideration:

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Clause No. 1 cont'd:

(a) instruct the Director of Planning, Director of Permits and Licenses and Director of Legal Services to report back on timing and staff requirements for a full review to begin in 1978.

(b) instruct the Director of Planning to include consideration of the full review in his 1979 work program, in consultation with the Directors of Permits and Licenses and Legal Services.

(c) instruct the Director of Planning to include consideration of the partial review in his 1979 work program in consultation with the Directors of Permits and Licenses and Legal Services.

(d) defer the review beyond 1979.

Mr. R. Sinclair, Seaboard Advertising Company, indicated that the report of the Director of Planning was acceptable to the sign industry. He advised that the Planning Department had listened to the sign industry and noted its concerns. The industry representatives are prepared to work with the Planning Department in any review of the Sign By-law.

Mr. E. Blair, Permits and Licenses Department, advised that sign applications are applied for in the Permits and Licenses Department. The Department administers the Sign By-law and finds it an excellent document to work with.

Mr. R. Spaxman, Director of Planning, indicated that there is still the need for further improvement in areas such as encouraging innovative ideas, relating signs to the urban design context and eliminating some overrestrictiveness. There is a challenge to the industry to come up with more diversified and expressive sign forms in order that there could be a balance between these forms and the standardized regular shaped signs.

Mr. K. Dobell, Acting City Manager, indicated that in view of the Finance Committee's concern with respect to Departmental budgets a partial review of the Sign By-law would be more appropriate than a full review which may entail additional staff.

RECOMMENDED

THAT the Director of Planning be instructed to include consideration of a partial review of the Sign By-law in his 1979 work program; such review to be undertaken in consultation with the Acting Director of Permits and Licenses and the Director of Legal Services.

2. Twelfth Avenue Precinct (City Hall/V.G.H. Area)

The Committee considered a report of the City Manager dated October 5, 1978 (copy circulated) in which the Director of Planning reviewed the "Twelfth Avenue Precinct Primer - Ideas to guide the redevelopment of the area west of City Hall" (on file in the City Clerk's office) prepared by Rhone & Iredale, Architects, dated July, 1978.

Present for the discussion were:

Mr. P. Cardew) Ms. S. Stephenson)	Rhone and Iredale, Architects
Dr. D. A. Boyes) Mr. D. Thomson)	Cancer Control Agency of B.C.

Clause No. 2 cont'd:

Mr. D. Erb Mr. F. Ashworth	)	Hanson-Erb, Architects, for C. C. A. of B. C. and Vancouver General Hospital
Mr. M. Fleming	)	Vancouver Community College
Mr. D. Moir	)	Vancouver School Board
Mrs. R. Fleming	)	Vancouver Heritage Advisory Committee
Mr. D. Vaughan	)	Landscape Architects
Mr. B. Wallace	)	Zoltan Kuun Associates

Mr. J. Winsor, Local Area Planning Division, advised that in January, 1978, Council approved the hiring of a Consultant to examine the area west of City Hall. Council also urged active participation by all agencies involved. In March, 1978 the firm of Rhone and Iredale, Architects was selected to undertake the study. The principal objective contained in the terms of reference was:

> "To develop a bold concept for discussion describing the area's potential as a special Urban Precinct mixing institutional, open space and other land uses."

The area of the study extends from Yukon Street to Oak Street between 10th and 12th Avenues.

The objective of the study is to guide developments in the City Hall/V.G.H. area according to an agreed plan, in the belief that this will produce a better environment both for individual owners and the City as a whole, than would occur if the area were to evolve incrementally.

Mr. P. Cardew presented a slide interpretation of the "Precinct Primer". He stated that a Precinct is a district which is easily recognizable because it has strong edges (in this case the major streets of Oak, Yukon, 10th and 12th) and a thematic unity (in this case predominantly medical and administrative functions). The uses in the study area are of a regional and institutional nature yet the area lacks a cohesive identity. The amount of anticipated change in the study area offers the opportunity for co-ordination to start the identity of the district. Mr. Cardew outlined the following proposed actions:

(a) Extend the CD-1 Comprehensive Development District zoning to overcome incremental planning. An FSR of 1.7 should be established with the exception of buildings of historical significance that are renovated and retained. These should be exempted from FSR calculations.

(b) The Precinct should be designated for major regionally based institutions having administrative, legislative, medical and related functions.

(c) The edges of the study area should be identified by designating a 20 ft. setback from the curb line on the north side of 12th Avenue, planted with trees. The edge treatment should continue on Oak and Yukon between 12th and 10th. The north edge is defined by the block between Broadway and 10th. Streets penetrating this edge should be designed as gateways into the Precinct. Formal entrances to the institutions should be located on 12th Avenue and approached by driveways similar to those at Centennial Pavilion and City Hall.

Clause No. 2 cont'd:

(d) New buildings along 12th Avenue should recognize and enhance the identifiable landmarks of City Hall and Centennial Pavilion.

In the report the major ideas to implement the overall objectives suggested in the "Twelfth Avenue Precinct Primer" are summarized as follows:

"Linear Park. Connect existing areas of open space to create an east-west pedestrian walkway/linear park system linking City Hall and V.G.H.

Major New Park. Plan a major new urban park when older V.G.H. buildings are demolished, to provide for the long term needs of workers in the growing Central Broadway area.

Streetscape and Landscaping. Introduce a common scheme of tree planting, paving materials, lighting and signage to emphasize the edges and interior of the precinct.

Institutional Uses. Develop the area between City Hall and the Hospital with a compatible land use such as major regional institutions.

New Buildings. New buildings in the precinct should respect the linear park, retain views of buildings like City Hall and Centennial Pavilion and contribute to the precinct character through their architectural and landscaped treatment.

Twelfth and Tenth Avenues. Emphasize the role of Twelfth Avenue as the formal entrance to the precinct and of Tenth Avenue as a local distributor street.

Cambie Street. Create a sense of formal entry into the centre of the City at Cambie and 12th and along Cambie to the Downtown by measures such as a pedestrian bridge over Cambie, maintaining views of City Hall, and upgrading Cambie Bridge.

Parking. Improve the parking situation by revising the parking standard, limiting surface parking, building parking structures, and installing meters to increase the efficiency of street parking.

Link to Broadway. Make the precinct more visible and more accessible from the adjacent Broadway area.

Neighbourhood Park. Create a new neighbourhood park south of 13th Avenue on land controlled by the Vancouver General Hospital."

The Director of Planning supports the objective of developing a Twelfth Avenue Precinct and believes that the ideas listed above should be pursued in further discussions with the agencies and the public. The study has provided a concept for discussion which illustrates future opportunities within this area.

A number of key elements are felt to be particularly important:

- Two major new open spaces are proposed, one having an urban character, the other serving neighbourhood needs south of 12th Avenue. These areas should be reserved as soon as possible to serve future needs of area workers and residents.

- The connection of varied open spaces in a linear park/walkway is a major element of the Precinct area. The suggested pedestrian bridge over Cambie Street would improve safe access to City Hall and provide a new opportunity for people to enjoy the view of Downtown and the North Shore mountains.

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Clause No. 2 cont'd:

- The area of land at present covered by surface parking should be substantially reduced to provide for new buildings and landscaped areas. There is a need for essential parking spaces close to buildings especially for some of the medical functions which could be provided in surface parking lots, possibly set back from Twelfth Avenue as indicated in the concept plan.

- The concept proposes that the edges and the interior of the precinct be defined through a co-ordinated scheme of landscaping, paving, lighting and signage. This will require considerable effort, skill and funding to implement, but is critical to the future character of the area.

- Co-ordinated development controls are proposed for new buildings including guidelines for heights, coverage, set-backs, densities, parking and access, and architectural design.

A May, 1977 report on the RT-2 zoned area south of City Hall between Main and Oak Streets, noted that the institutions in the proposed precinct area affected the surrounding community in several ways. They employ a large number of people, generate a demand for moderate cost housing, and create significant traffic and parking problems. An institutional Precinct might reduce some of these adverse impacts on the adjacent residential areas. Mr. D. Rudberg, Assistant City Engineer, Traffic, advised that the City Engineer supports the concept of an institutional Precinct. He has concerns related to parking problems with access and capital expenditures that would be required for the suggested improvements. Council should establish priorities recognizing the considerable staff input that would be required if this concept is approved.

Mr. R. Spaxman, Director of Planning, advised that staff time is already committed to the Vancouver General Hospital, Cancer Control Agency and Federal Government developments. There is a staff commitment whatever happens -- this study would co-ordinate the developments. The major agencies are spending a phenomenal amount of money and will gain advantages from a co-ordinated Precinct.

Considerable support for the Precinct concept has been received from major land owners and other Civic Departments. There are reservations about specifics but not the basic idea of the Precinct. An appropriate first step would be to have a more detailed discussion regarding the consultant study with the owners/agencies and interested Civic organizations. Wider public reaction could be obtained through the media and a public meeting in the area. These discussions would confirm whether the Precinct concept is generally supported and indicate areas of further investigation. The Director of Planning and City Engineer would then report back to Council with recommendations for further work on zoning and development guidelines, traffic and parking studies and methods of achieving improvements to the streets and landscape.

The members of the Committee felt that the Precinct idea should be approved as a basis for further discussion but did not feel that the officials should be instructed at this time to report on recommendations to implement the concept. The Agencies and the City should work together and come to some agreement for the area without committing the City to a great deal of money.

The Committee,

..../7

Clause No. 2 cont'd:

RECOMMENDED

A. THAT the concept of developing a special Precinct in the area west of City Hall be approved as a basis for further discussion.

B. THAT the Director of Planning and City Engineer carry out detailed discussions of the Consultant's Report, "Twelfth Avenue Precinct Primer", with owners and Agencies, other Civic and Government Departments, interested Civic organizations and the general public and report back.

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 322

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

II

OCTOBER 19, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 19, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the joint meeting of the Community Services and Planning & Development Committees on September 28, 1978, and the Minutes of the Community Services Committee meetings on September 28 and October 5, and the Special meeting of the Community Services Committee on October 12, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Extension of "Pub" Hours - Ambassador Hotel, 773 Seymour Street

The Committee had before it for consideration a Manager's report dated October 4, 1978, in which the Acting Director of Permits & Licenses reported as follows:

> "A letter has been received from the Ambassador Hotel, 773 Seymour Street, requesting Council approval to keep their Class A "Pub" open from 10:00 A.M. to 12 midnight, the same hours as their beer parlour.
>
> The Police Department advise they have no objection to the "Pub" remaining open until midnight.
>
> In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I recommend the request from the Ambassador Hotel be approved."

Mr. K. Armstrong of the Permits & Licenses Department appeared before the Committee on this matter and advised similar applications had been received from the Stratford Hotel, 296 Keefer Street, and from the Europe Hotel, 43 Powell Street.

In the case of the Stratford Hotel, the hours requested for the "pub" are 10:00 A.M. to 12:00 midnight Mondays through Thursdays and 11:00 A.M. to 1:00 A.M. Fridays and Saturdays. The Europe Hotel applied for permission to operate its "pub" from 11:00 A.M. to 1:00 A.M. Monday through Saturday.

Continued . . . .

Clause No. 1 Continued

Mr. Armstrong recommended approval of the requests from the Stratford and Europe Hotels and reminded the Committee that under the Provincial Liquor Act such "pubs" are required to close at 11:00 P.M. unless the City agrees to an extension. In all three cases, the applications to extend the "pub" hours would provide for the three "pubs" to close at the same times as the existing beer parlours in each hotel.

Following discussion, it was

RECOMMENDED

THAT the following applications be approved:

a) that the Ambassador Hotel operate its "pub" from 10:00 A.M. to 12:00 midnight;

b) that the Stratford Hotel operate its "pub" from 10:00 A.M. to 12:00 midnight Mondays through Thursday, and from 11:00 A.M. to 1:00 A.M. Fridays and Saturdays; and

c) that the Europe Hotel operate its "pub" from 11:00 A.M. to 1:00 A.M. Monday through Saturday.

2. Windmill Cabaret, 1047 Granville Street

At the Community Services Committee meeting on Thursday, October 5, 1978, it was recommended that the attached Manager's report dated September 21, 1978, on compliance with fire safety regulations in Downtown cabarets be received.

Subsequent to that meeting, the operator of the Windmill Cabaret, Mr. Mike Klepl, requested an opportunity to be heard and the Chairman instructed the Windmill Cabaret be placed on the agenda this date.

Appearing before the Committee on this matter were Mr. M. Klepl, the Chief Fire Warden and a representative from the Police Department.

During discussion, Mr. Klepl refuted a statement contained in an appendix to the Manager's report of September 21, 1978 that there was no doorman at the Windmill Cabaret when police inspected the premises.

Mr. Klepl noted the appendix to the Manager's report contained a statement that the cabaret was overcrowded by approximately 30 to 35 persons when Police visited and he stated that was impossible.

A spokesman for the Police Department said information he has from police officers on patrol is that the Windmill has a doorman on only two nights of the week, to which Mr. Klepl replied there is no doorman from 9:00 P.M. to 11:00 P.M. Mondays through Thursdays but there is at all other times up until 2:00 A.M.

The Chief Fire Warden advised that the Windmill had been approved as a cabaret with a maximum capacity of 105 persons and since this number was imposed, the cabaret has extended its orchestra area, thus reducing the amount of floor space for patrons. The Chief Fire Warden added if a new fire exit is not provided, the department may recommend a maximum capacity of 80 persons.

Continued . . . .

Clause No. 2 Continued

Following further discussion, it was

RECOMMENDED

THAT the verbal submissions from Mr. M. Klepl, the Chief Fire Warden and the representative of the Police Department be received, and the Chief Fire Warden and the Police Department be requested to report back to the Community Services Committee in one month on the operation of the Windmill Cabaret, 1047 Granville Street.

3. Complaint re Rooming House at 634 East Georgia Street

A letter dated October 10, 1978 from Ms. Jean Swanson of the Downtown Eastside Residents' Association, enclosing a petition signed by residents of 634 East Georgia Street, was referred by the City Clerk's Department to the Medical Health Officer on October 12, 1978 for a report to the Community Services Committee. However, the Chairman requested the letter be considered this date by the Committee.

The Committee had before it for consideration the letter from Ms. Swanson (copy circulated) and Ms. Swanson, a spokesman for the residents of 634 East Georgia Street and the Medical Health Officer appeared before the Committee on this matter.

A Mr. McLaren of 634 East Georgia Street told the Committee there are cockroaches and mice throughout the building. Ms. Swanson recommended the owner of the building be requested to appear before the Committee to discuss the matter.

The Director of Environmental Health distributed to Committee members a memorandum dated October 19, 1978 (copy circulated), enclosing a record of inspections and actions by the Health Department from September 8, 1977 to October 18, 1978 pertaining to the lodging house at 634 East Georgia Street.

The memorandum concluded with the following statements:

"This building in our opinion requires major upgrading, including plumbing repairs. The Health Department has kept rooms in the building closed until they have been re-decorated and upgraded during the past year. These premises were included in the total of 485 rooms which the Department stated were due for closure in the next 60 days, at the last meeting of the committee.

The Interim Operating Permit for this lodging house expires October 31, 1978 and unless major upgrading is carried out and competent management is provided the Health Department will not be in a position to renew the Operating Permit which will result in the closure of the premises."

During discussion the Committee noted it may have cost the City close to $20,000.00 for the various inspections that had been made at this building and there was some consideration given to the City using the Standards of Maintenance By-law under which the City would carry out the necessary upgrading to the building and charge the owner.

Continued . . . . .

Clause No. 3 Continued

It was felt that the owner should be requested to appear before the Committee to discuss the matter.

Following further consideration, it was

RECOMMENDED

THAT the memorandum dated October 19, 1978, from the Medical Health Officer regarding 634 East Georgia Street, be received and the matter be deferred to the next meeting of the Community Services Committee and Mr. Humphry Killam, operator of the building, be requested to appear;

FURTHER THAT the City Manager provide the Committee a report under the Standards of Maintenance By-law showing the upgrading and renovations required to bring 634 East Georgia Street into full compliance with the Lodging House By-law.

(In response to a question from the Health Department, the Chairman stated the Committee's action should not preclude the Health Department's normal processing of this situation.)

4. The 44 - Budget for 1979

The Committee had before it for consideration a Manager's report dated October 13, 1978 (copy circulated) in which the Director of Social Planning reported on the operation of The 44 which serves residents of the Downtown Eastside offering meals, recreation, bathing and laundry facilities.

The report provided statistical information on the use of The 44, the cost-sharing between the Ministry of Human Resources and the City for the operation of the facility, and concluded with recommendations pertaining to the establishment of the 1979 budget for The 44.

Appearing before the Committee on this matter were Ms. Renata Shearer of the Social Planning Department and the manager of The 44.

It was

RECOMMENDED

A. THAT the 1979 budget for The 44 be approved as detailed in the Manager's report dated October 13, 1978, and the amount of $132,458 be approved in advance of the 1979 operating budget as the City's share of operating and management costs in 1979.

B. THAT the Director of Social Planning present the remainder of the budget ($302,175) to the Deputy Minister of Human Resources for approval.

C. THAT City Council recommend that the Director of Personnel Services review the position of Clerk II and Doorman for proposed reclassification effective to January 1st, 1979.

Continued . . . .

5. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated July 6, 1978 which had been deferred by the Committee on Thursday, July 13th to Thursday, July 27th, and the Committee at that time requested the Civil Liberties Association to comment on legal safeguards to protect the civil liberties of chronic alcoholics who should be treated. The Civil Liberties Association brief was received and placed on the agenda for July 27th but was again deferred as the Downtown Community Workers involved in this matter were not available.

Also before the Committee this date were letters dated April 12 and May 4, 1978 from the Police Department and the Crown Counsel, respectively, and the brief dated July 20, 1978 from the Civil Liberties Association (copies of all documents referred to are on file in the City Clerk's office).

Appearing before the Committee on this matter were the Medical Health Officer, representatives of the Social Planning and Police Departments and representatives of Downtown Community Workers.

There was an extensive and detailed discussion on the need to intervene and provide some sort of treatment for the City's chronic alcoholics who have not, on their own accord, responded to efforts to alleviate their alcoholism.

A spokesman for the Civil Liberties Association said the organization has no great quarrel with the proposal to detain alcoholism victims from 72 hours to five days but it does have a major concern over what it termed the radical proposal for alcoholics to be detained against their will for up to one year as suggested in the plan outlined in the Manager's report.

The Civil Liberties Association spokesman said before long term non-voluntary treatment is even considered, certain requirements should be satisfied and these should include an objective program and persuasive evidence that such program will work.

The spokesman went on to point out the proposal contained in the Manager's report contains no clear objectives and states the proposal is not to correct a person's alcoholism but to interrupt the cycle.

The Civil Liberties Association spokesman stated the Association does not know of any treatment program that works for alcoholism and there is no evidence that whatever is to be done with the alcoholics will accomplish any results. He concluded by stating that until some solution is found, there ought not to be compulsory treatment.

During discussion, the Committee felt that it should proceed with its attempts to recommend some kind of a program to the Provincial Government; however, it was noted that some procedure should be incorporated to ensure that the chronic alcoholic, who is to be referred for compulsory treatment, is properly represented when a committal order is under consideration.

The Committee also felt that if such a program were implemented, that once a client has entered a treatment centre, it be mandatory that his case and discharge date should be reviewed at least once a week.

The Committee also questioned the proposal contained in the report that persons referred for treatment be held for up to twelve months, and it was generally agreed that six months should be the maximum period.

Continued . . . .

Clause No. 5 Continued

Following further discussion, it was

RECOMMENDED

A. THAT the Committee's discussion on compulsory treatment of chronic alcoholics be deferred and that the Director of Social Planning, in consultation with the Medical Health Officer, prepare for the Committee a procedure listing step by step the measures to be taken in committing an alcoholic for compulsory treatment.

B. THAT the Director of Social Planning provide for the Committee copies of the Ontario Health Act.

C. THAT the Civil Liberties Association prepare for the Committee a proposal for an appeal process against a committal for compulsory treatment of alcoholism, including pertinent background information provided in the LeDain Commission report on the non-medical use of drugs.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 322

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 19, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 19, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy (Items 1 to 3) Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report and Proposed Schedule for Rezoning Applications

The Committee considered a memorandum dated October 12, 1978 from Mr. H. W. Gray, Zoning Planner, forwarding the monthly status report of rezoning applications for the month of September, 1978 (on file in the City Clerk's office).

In the memorandum Mr. Gray noted that the Zoning Division was requested to report to Council before the end of November, 1978 on three rezoning applications along Kingsway and one application in Shaughnessy. In order to meet this schedule the Planning Department recommends that processing of several applications requiring substantial analysis be deferred until all work is completed on nine applications to be reported to Council before the end of 1978. The applications to be deferred until 1979 are:

- N/E Corner 57th and Hudson
- S/W Corner Angus Drive and 75th Avenue
- Text Amendment RM-3
- 1105 West 57th Avenue
- S/W Corner Hastings and Gore

Mr. R. Scobie, Zoning Division, advised that he had been instructed to report to Council on November 21, 1978 with respect to the rezoning application for 3338 and 3390 The Crescent in Shaughnessy. Mr. Scobie noted that he had received a letter dated October 18, 1978 from Mr. J. H. Hanson, Hanson-Erb, Architects, requesting that the application now be placed on hold until after the new year to allow alternative approaches to the development of the site to be considered. Mr. Scobie advised that the applicant had continuously been informed that unless amendments were undertaken to the proposed development the Planning Department would be recommending refusal of the rezoning application. At the last minute the Architects are requesting to have their application placed on hold. Based on the amount of staff time incurred on this application and the fact that the report to Council had been prepared, the Planning Department feels the applicants should file a new application and submit a new application fee if revisions are to be considered.

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Clause No. 1 cont'd:

A member of the Committee noted that the applicants had agreed to place the application on hold at the request of the City while the Shaughnessy Heights Property Owners' Association were undertaking the study of the area. The applicants are trying to change the application to what the City wants and their request to put the application on hold for two months while they undertake revisions should be approved. Another member of the Committee felt that the application should be placed on hold if the changes to the application were of a minor nature. If there were major changes requiring more staff time in analysis of the application, then a new application should be filed and processing fee paid.

Mr. Scobie noted that since preparation of the status report an additional rezoning application within the Kingsway Study Area, 3551 Kingsway, has been received. One application at Kingsway and Rupert may be delayed pending the receipt of further information. Mr. Scobie requested guidance as to whether to delay the reports to Council on the two applications so the four applications could be dealt with concurrently. The Committee directed Mr. Scobie not to hold up reporting any of the rezoning applications. Mr. Scobie noted that there was insufficient time between the November 21st reporting date to Council and the end of the year to hold a Public Hearing. Any Public Hearing on the Kingsway rezoning application would therefore be in 1979.

Mr. B. Rice, Cecil F. Roberts & Parters, Architects, submitted a letter dated October 19, 1978 (on file in the City Clerk's office) to the Chairman regarding the rezoning application for 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue). Mr. Rice noted that the rezoning application was not being processed until 1979 and requested the Committee to ensure that the application is considered no later than mid January.

Mr. Scobie noted that the application was received mid August and was filed with minimal information. Mr. Rice advised that the application sets out the density, materials to be used, types of units, height restrictions, etc. Mr. Scobie advised that the Department has a site plan but no elevations and no information regarding appropriateness of the proposed land use, bearing in mind the adjacent residential and industrial uses. There is no information on the impact of the development on the surrounding area.

Mr. G. Horner, Developer, advised that he had spoken to the Area Planner and City Engineer with respect to the proposed development. The Area Planner has advised the Citizens' Committee that the developer is no longer interested in a land swap with the City. He advised that he had been told that he did not need to submit full drawings for the rezoning applications but to set out the conditions which he was willing to be restricted to, i.e. density, height, etc. This has been submitted with the application.

Mr. R. Youngberg, Associate Director, Area Planning, advised that it would be to everyone's advantage to have the full information. Much of the objection to the previous rezoning application came from the residents of the area. They will want to see what the development will look like. He noted that the City of Vancouver would also have to apply to the G.V.R.D. to amend the Official Regional Plan.

The Committee suggested that the Architect meet with the Planning Department staff with respect to the required information. The Planning Department would report the results of the meeting to the next meeting of the Committee.

Mr. Scobie requested that consideration of the application at 57th Avenue and Hudson Street be deferred to 1979 in order for it to be considered concurrent with the recently submitted application on an adjacent property (1105 West 57th Avenue). The Committee agreed.

..../3

Clause No. 1 cont'd:

RECOMMENDED

A. THAT the monthly status report of rezoning applications for the month of September, 1978 be received.

B. THAT the following schedule for reporting rezoning applications to Council be approved:

Before 1978

S/W Corner 45th and Cambie
S/E Corner 16th and Burrard
S/W Corner School and Tyne
N/E Corner Kingsway and Rupert
S/S Kingsway between Battison and Lincoln
3551 Kingsway
3665 West 10th Avenue
S/E Corner Nelson and Thurlow
6905 Victoria Drive

In 1979

N/E Corner 57th and Hudson
1105 West 57th Avenue
S/W Corner Angus and 75th Avenue
S/W Corner Hastings and Gore
Text Amendment RM-3

C. THAT the rezoning application for 3338 and 3390 The Crescent be placed on hold for two months and the Director of Planning report to the next meeting of the Committee on approximate costs incurred in processing the present application.

D. THAT the applicant for the rezoning application at 75th Avenue and Angus Drive meet with the Zoning staff to discuss the further information requested; the results of the discussion to be reported to the next meeting of the Committee.

2. Office Development in C-2 Districts and Retail Development as an Alternative Ground Level Use

The Committee considered a report of the City Manager dated October 3, 1978 (copy circulated) in which the Director of Planning advises that after considerable opposition to proposed text amendments to the C-2 District Schedule to make 'office' a conditional use if the FSR exceeded 1.20 or if the office space exceeded 5,000 sq. ft., it was agreed to withdraw the application. The application might possibly be reinitiated if office development activity continued to mount in the C-2 districts.

The Planning Department has monitored the office development activity in C-2 districts and concludes that the anticipated rapid increase of development of regional offices has not materialized.

A more significant observation of C-2 development activity relates to the location of office construction around potential LRT stations, e.g. the intersections of Broadway/Commercial and 41st/Boulevard. This could be indicative of the type of development pressure we might expect with LRT in future and bears serious consideration in any evaluation of the positive and negative impacts of rapid transit on regional town centres.

When dealing with the issue of offices in C-2 districts, Council also expressed concern that these developments may be interfering with the retail continuity of ground floor frontage on commercial streets. The Planning Department was instructed to report on ways

Clause No. 2 cont'd:

and means of encouraging the development of store space (suitable for retailing) on the ground floor of new office developments. The Planning Department has investigated the matter and is of the opinion that no City-wide action is necessary.

Retail continuity, while an important objective of the proposed 'ground floor store space' policy, was not the only objective. Presumably, if ground floor space in new developments had to be designed for use by retailers, then the amount of space potentially available for use by regional offices would be correspondingly reduced. While this could be true, the Planning Department does not agree that this is the best way to achieve a reduction in office space development. Such action then suggests that more retailing in C-2 districts should be promoted. If applied on a City-wide basis, this could be an inappropriate position as well.

The report concludes that there is no need at this time to introduce changes to the C-2 District Schedule text which would limit office development densities or require ground floor store space in all new C-2 office developments. The Planning Department believes that more careful consideration must be given to the effects of increasing the amount of land zoned for district commercial use.

The Committee,

RECOMMENDED

A. THAT the Planning Department discontinue regular reporting of C-2 office activity but continue to monitor larger office developments and report back if, in their opinion, a trend appears which seems to threaten the employment objectives of the Livable Region Program.

B. THAT Council adopt no City-wide measures to require or encourage the development of ground floor store space in new office developments in C-2 districts; but leave open the option of employing such measures in special areas where, having regard to existing retail space and market demand as well as other factors, study can demonstrate the value and benefit of such action.

3. Design and Location Guidelines for Housing Families in the Inner City

The Committee considered a report of the City Manager dated October 10, 1978 (copy circulated) forwarding a report of the Director of Planning dated October 10, 1978 (on file in the City Clerk's office). Also circulated was a synopsis of the report, "Housing Families at High Densities" prepared by the City Planning Department (on file in the City Clerk's office and the Planning Department Library). The report is to be used as a resource document as it outlines needs, principles and recommendations for designing medium and high density housing for families with young children.

Dr. A. McAfee, Overall Planning Division, advised that on several occasions Council has discussed the quality, quantity, location and community impact of housing families at high densities. The Director of Planning has been requested to "investigate and report back on areas of the City where it would be appropriate to require large rental developments to design and set aside a portion of these developments specifically for children" and "to develop criteria and guidelines for family housing".

The reference document identifies problems being experienced in developing successful high density accommodation for households with children and recommends design and location guidelines to improve the quality of such developments.

Clause No. 3 cont'd:

The basic design guidelines contained in the reference document and the report of the Director of Planning identify 12 basic principles for the design of high density family housing.

Site Selection
- near to community facilities

Project Size
- strive to keep projects or clusters to within 20 to 30 units per grouping

Project Design
- compatible in scale and materials to the surrounding community

Community Identity
- clusters of manageable size, units providing opportunities for personalization, project community meeting facility

Territoriality
- clear responsibilities for upkeep and surveillance, adequate security

Privacy
- visual and acoustic privacy, adequate personal space

Circulation
- adequate width routes and stairs to accommodate children's needs, accessible to the handicapped

Open Space
- adequate communal and private spaces

Children's Play
- equipped preschool play area

Children's Safety and Supervision
- provision for safe use by children on project size and in units, ground-orientation

Unit Size
- minimum two bedroom size for family use

Unit Interiors
- adequate size, storage, functional separation, maintenance ease

The report of the City Manager dated October 10, 1978 states in part:

"The study indicated that it is possible to design housing in the Inner City suitable for families with young children provided several guidelines with respect to project location, size and play facilities are met. However, analysis of the cost implications of incorporating these features in high density housing suggests that while some features add little additional cost, several of the guidelines are expensive to implement. If the objective is to house families of very modest means in new inner city accommodation, subsidies deeper than those available under the new federal Low Income Housing Program will be required.

The Director of Planning believes that we should continue to provide opportunities for children to live in the Inner City. However, based upon this study which has identified problems arising in inadequate high density family housing, the Director of Planning is prepared to recommend that we would be better off not to attempt to build for families if the needs of young children cannot be adequately provided for. A subsequent report will discuss the demand for and supply of family housing in the City."

..../6

Clause No. 3 cont'd:

RECOMMENDED

A. THAT Council thank the Federation of Canadian Municipalities for their financial support of the Housing Families at High Densities study.

B. THAT the Director of Planning make the resource document, Housing Families at High Densities, available at cost to architects and developers of multiple housing and encourage the incorporation of basic housing livability principles outlined in the study.

C. THAT it shall be the policy of Council, when developers are seeking special concessions from the City (such as a rezoning, increased floor space ratio through the "bonus provision" or the purchase of City lands), the Director of Planning will have regard to the guidelines when taking or recommending action on the assistance request.

D. THAT Council request senior governments to similarly encourage developers proposing family housing through the aid of government grants or loans to comply with the "spirit" of the guidelines outlined in the Housing Families at High Densities document.

E. THAT the Director of Planning enter into discussions with senior government officials on the cost implications of meeting family needs with the objective of developing maximum house price cost guidelines which reflect the costs of meeting these needs in the inner city of Vancouver.

F. THAT the provision of a density bonus option for family housing currently available under the RM-3A1 Zoning Schedule not be extended to other multiple zoned areas of the City.

G. THAT given the guidelines regarding optimum project size and the difficulty of combining family and non-family housing and while acknowledging that children can be accommodated in larger developments providing conditions described in the guidelines are met, it is considered inappropriate to require large developments to set aside a portion of the building for families with young children.

4. Review of Local Area Planning: Progress Report

The Committee considered a report dated October 10, 1978 (copy circulated) which the City Manager submitted for the information of the Committee. Also circulated was a document entitled "Public Response to a Review of Local Area Planning", printed September, 1978 (on file in the City Clerk's office) which contained:

- Report of the Chairman of the Conference of Local Area Planning and Neighbourhood Improvement Program Committees.

- Minutes of the Conference of Local Area Planning and Neighbourhood Improvement Program Committees, October 23, 1977.

- Briefs and Submissions from the Public.

Mr. R. Youngberg, Associate Director, Area Planning, advised that many issues affect local area planning:

- Council has instructed all Departments to reduce their operating budgets.

Clause No. 4 cont'd:

- The cost-shared Neighbourhood Improvement Program expired in March, 1977 -- existing programs can be completed but no new programs can be initiated.

- The agreement for the Federal Program intended to replace N.I.P., the Community Services Grant Program has not been signed by the Provincial and Federal Governments. The Federal Government has been making budget cuts and this program may be reduced in scale or dropped entirely.

- If the voters choose to elect Aldermen by wards this will have an effect on the planning services to areas of City.

The Department is faced with the dilemma that much of the Area Planning Staff is temporary and will be lost to the Department by 1981. Staffing and servicing of Local Area Planning will be reported in 1979 beginning with the Planning Department Work Program early in the year.

The Committee was concerned that the Community Services Grant Program agreement had not been signed and that the level of funding may be reduced from that which the City received under the Neighbourhood Improvement Programs.

After discussion the Committee,

RECOMMENDED

A. THAT the report of the City Manager dated October 10, 1978 be received.

B. THAT the Federal and Provincial Governments be urged to sign the Community Services Grant Program agreement immediately and that the City be allocated the same or an increased level of funding as that received under the Neighbourhood Improvement Programs.

(Alderman Kennedy left the meeting during discussion of the above item.)

The meeting adjourned at approximately 3:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 322 & 323

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

IV

October 19, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 19, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman H. Rankin
Alderman D. Bellamy
Alderman M. Ford

ABSENT: Alderman M. Harcourt

COMMITTEE CLERK: E. Bowie

The minutes of the meeting of October 5, 1978, were adopted.

RECOMMENDATION

1. Arbutus Street and 33rd Avenue

At the Standing Committee on Transportation meeting on August 10, 1978, Mr. E. T. Linnell and Mr. R. Lund, representing residents in the area adjacent to 33rd Avenue and Arbutus Street, addressed the Committee in support of their petition concerning traffic problems in the area.

At the conclusion of discussion on this matter, the Committee recommended:

'That the Chief Constable be requested to conduct a thirty-day surveillance of traffic conditions in the vicinity of 33rd Avenue and Arbutus Street for report back to the Committee.'

The Committee had for consideration a Manager's Report dated September 6, 1978 (circulated), in which the City Engineer and the Chief Constable review the traffic conditions in the area and report on the results of the surveillance program. Mr. E. T. Linnell and Mr. R. Lund were present for discussion on this item.

Staff Sergeant K. McLarty reported that the surveillance at this intersection had taken place between August 6th and September 23rd, 1978, which was longer than the thirty-day surveillance requested. He said that in this time, 515 traffic tickets had been issued, but the accident rate at this intersection is still lower than other areas of the city. Mr. Linnell and Mr. Lund while agreeing with the recommendation that the Committee urge the Province to re-introduce a fine and point system for traffic violations, did not believe that this would be an immediate solution to their problem. They requested police attendance in this area on a continuous basis.

Staff Sergeant McLarty told the Committee that at present, there are 42 traffic policemen working in two shifts. There is a computer program used which identifies high accident areas in the city and the times they occur. The scheduling of traffic officers is controlled for the most part by this method.

.../2

Clause 1 continued

In discussion, the Committee, while agreeing that there is definitely a problem in this area, could not suggest that it take precedence over other areas in the city. The Committee requested the Engineering Department to check if the criteria for yellow flashing lights would apply to this area.

The current provincial system of point accumulation is not an effective deterrent to traffic violations. Offenders accept Traffic Violation Reports with no sense of receiving a penalty, although in some cases, it would be reflected in higher insurance premiums at a later date or they may have their Driver's Licence suspended. However, the immediate sense of penalty is lacking, and it is suggested that a dual system such as Ontario applies of both points and a fine would be the only reasonable approach.

Following discussion, the Committee

RECOMMENDED

A. THAT no action be taken on signing of speed limits in the area of 33rd and Arbutus beyond the current City practice;

B. THAT the Committee support a request to have the Province re-introduce a fine and point system for traffic violations; and

C. THAT the City Engineer report on the proposed installation of a yellow flashing light northbound on Arbutus Street approaching 33rd Avenue.

2. Pedestrian Actuated Signal - Frontenac Street and 49th Avenue

On the 18th of July, 1978, a letter was received from the Vancouver School Board requesting Council to erect a flashing amber sign "PREPARE TO STOP WHEN AMBER LIGHTS FLASHING", a half a block west of the existing pedestrian activated crosswalk light on 49th Avenue and Frontenac.

The Committee had for consideration a Manager's Report dated September 22, 1978 (circulated), in which the City Engineer examines this request for a flashing amber warning sign to face westbound motorists approaching the pedestrian signal at this location. The report states that a flashing amber warning sign is warranted only at traffic signal approaches which have sub-standard sight distances and/or steep grade conditions where additional warning of a red signal indication is required for motorists to stop safely. It is not meant to draw motorists' attention to a signal which is readily visible and in an area with flat grades. An installation of such a sign for westbound traffic would cost approximately $3500.

An alternative to the installation of a flashing amber warning sign would be to provide a regular timed relationship between the signals of 49th Avenue at Frontenac Street and at Boundary Road. The pedestrian signal at Frontenac Street could be set so that it would not interrupt the platoon of traffic leaving the signal at Boundary Road. This is a simple operation to perform and several pedestrian signals in the city have been set in this manner.

Mrs. Pam Glass of the Vancouver School Board was present and advised the Committee that the Board was in agreement with the suggestion of new signal timing.

Clause 2 continued

The Committee

RECOMMENDED

A. THAT the pedestrian actuated signal at 49th Avenue and Frontenac Street be delayed with a timed 'walk' feature and that a timed relationship between the signals at Frontenac Street and Boundary Road be established.

B. THAT the effects of recommendation "A" above be monitored by the Engineering Department for report back to the Standing Committee on Transportation in six months.

3. Bus Zones on Main Street

The Committee had for consideration a Manager's Report dated October 11, 1978 (circulated), in which the City Engineer reports on a proposal to replace certain bus stops southbound on Main Street.

Bus stops currently exist southbound Main Street at 22nd, 24th, 26th and 28th Avenues. The proposal is to replace the stops at 24th and 26th Avenues with one new stop at 25th Avenue.

B.C. Hydro have been consulted and approve of the proposed changes. The Riley Park local area planner also approves of the modification.

The Committee

RECOMMENDED

A. THAT the bus stop on southbound Main Street at 24th Avenue be cancelled;

B. THAT the bus stop on southbound Main Street at 26th Avenue be cancelled; and

C. THAT a bus stop be established on southbound Main Street at 25th Avenue.

4. Classification of 1st Avenue as a Transit Route

The Committee had for consideration a Manager's Report dated October 10, 1978 (circulated), in which the City Engineer requests that 1st Avenue from Clark Drive to Highway 401 be designated as a City of Vancouver Transit Route.

Mr. D. Rudberg, Assistant City Engineer, spoke to the Committee stating that satisfactory alternatives to the present truck route are available in the form of Hastings Street and Broadway. A request was received from Greyhound Lines of Canada to classify 1st Avenue from Clark Drive to Highway 401 as a transit route because of it being a direct entry and exit from the Trans-Canada Highway to the downtown bus depot. Mr. Rudberg stated that buses have been using 1st Avenue to the freeway for a number of years with no problem, however, most of these buses have three axles and are therefore not legally permitted on this street. Following a short discussion, the Committee

RECOMMENDED

THAT 1st Avenue from Clark Drive to Highway 401 be designated a City of Vancouver Transit Route.

* * * * *

The meeting adjourned at approximately 4:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 323

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

OCTOBER 19, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, October 19, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Bicycle Registration Unit

The Committee considered the attached Manager's report dated October 10, 1978, recommending that the Bicycle Registration Unit be disbanded. The Police Board approved the following recommendations in this regard:

(a) The Bicycle Registration Unit be disbanded.

(b) That the licensing of bicycles within the City of Vancouver be discontinued and representation be made to City Council requesting withdrawal of Bylaw 4572 regarding the registration of bicycles.

(c) That one civilian Bicycle Inspector be transferred to the Finance and Property Section and that the Finance and Property Section assume responsibility for the storage of bicycles.

(d) That the remaining Bicycle Inspector and Clerk Cashier be absorbed into vacant positions within the City's workforce.

(e) That the Police Department maintain control and responsibility over the building adjacent to the Oakridge Substation for the purpose of bicycle storage and needed office expansion.

The above recommendations are based on an analysis carried out by the Police and described in a report dated September 13, 1978, which is on file in the City Clerk's office.

Sgt. I. Battcock and Constable R.M. Chalmers attended the meeting and reported that there were no "identification programs" when the Registration Unit was instituted. The registration of bicycles has since dropped off and following a review of the registration service, it was felt there is no reason bicycles should be treated any different from any other valuable property. The registration service should be discontinued and bicycles be included in the "identification program" and be marked with Social Security Numbers.

cont'd.....

Clause #1 continued:

On questioning, the Police representatives advised that they will be embarking on a school program to mark bicycles and bicycle shops will be encouraged to mark bicycles they sell.

Following further discussion, it was

RECOMMENDED

(A) THAT the Bicycle Registration Unit be disbanded.

(B) THAT By-law 4572 be repealed.

(C) THAT one Bicycle Inspector and the Clerk Cashier position be eliminated and the incumbents transferred to the first available appropriate positions.

2. Fringe Benefits for Disabled Employees

The Committee considered the attached Manager's report dated September 13, 1978, wherein the Director of Personnel Services and the Director of Occupational Health reported on fringe benefits for disabled employees. Also attached is a report dated September 18, 1978 prepared by the Equal Employment Opportunity Officer outlining Disability, City Practice, Fringe Benefits and Cost Implications, Sick Leave Entitlement, Group Life Insurance and suggested Improvements to the Fringe Benefit Package.

Following discussion, it was

RECOMMENDED

(A) THAT disabled employees be covered under all fringe benefit plans, including Group Life Insurance and Sick Leave Entitlement, in the same manner as other employees and that we explore methods of monitoring use of these plans by disabled employees.

(B) THAT inclusion of new employees with progressive disabilities in new fringe benefits with high costs be considered if and when such new benefits are negotiated.

The meeting adjourned at approximately 3:45 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 323

DISTRIBUTED MONDAY

VII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 26, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 26, 1978 at approximately 3:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Puil
ALSO PRESENT	:	Alderman Ford Alderman Gerard
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Floor Space Ratio and Floor Areas of Apartment Buildings (Lofts)

The Committee considered a report of the City Manager dated September 26, 1978 (copy circulated).

City Council on September 12, 1978 approved the following recommendation of the Standing Committee on Planning and Development in its report dated August 31, 1978:

"That the Acting Director of Permits and Licenses and the Director of Legal Services determine the date of sale and purchaser of the units in question at 1345 West 15th Avenue and investigate methods of enforcement of the existing buildings that do not comply with the By-law and report back."

In the report the Acting Director of Permits and Licenses and the Director of Legal Services list the owners of the penthouses at 1345 West 15th Avenue which contain lofts in excess of the floor space ratio. There is no public record which would determine the actual date of sale of the units as this date may predate the registration by as much as 6 weeks.

With respect to enforcement action the officials recommended that normal enforcement action of the violations outlined in the City Building Inspector's letter of November 18, 1977 be proceeded with and the owners of the subject units and the Strata Council be instructed to restore the building to that as approved by Building Permit #B82081 and Development Permit #75202 within 30 days of Council's approval of this report.

In the report the City Manager states that it is unrealistic to expect that the City can continuously and perpetually monitor all the dwelling units to ensure that the lofts are not occupied. In his opinion, it is also unreasonable to put the owners to the expense of making structural changes to prevent occupancy of the lofts, which can later be reversed by the owners at added expense.

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Clause No. 1 cont'd:

Council has already agreed that henceforth no lofts will be allowed unless they are counted as part of the permitted floor space ratio.

Concerning the existing lofts in units now privately held, the City Manager suggests that we permit their occupancy despite the excess FSR, as long as such occupancy meets reasonable safety requirements.

On the other hand, the City Manager sees no reason why the City should not enforce fully other aspects of the By-laws and deal with the violations in areas now controlled by the Strata Council (parking, locker rooms, etc.).

Hence, the City Manager recommends that normal enforcement of the violations proceed, with the exception that respecting the addition of the loft spaces in the penthouse dwelling units that Council instruct the Acting Director of Permits and Licenses to withhold enforcement action respecting the increased FSR as it applies as the result of the lofts and that the City Building Inspector conduct an inspection of each of the penthouse dwelling units to determine what alternate fire safety provisions may be incorporated so as to allow the continued use of the lofts.

Mr. J. Seddon, Solicitor, appeared on behalf of the Strata Council for Sunrise West Apartments, advising that the owners were requesting sufficient time to determine what remedial steps would be necessary to bring the building into conformity with the By-law regulations. He noted that the owners had bought apartments in the building after the letter had been sent to Mr. Molnar in November, 1977 outlining the By-law violations. The Strata Corporation, Sunrise West Apartments, were never advised of the existence of the letter and were not made aware of the violations until the Chairman of the Strata Corporation was contacted with respect to the report now before the Committee. He stated that the owners of the penthouse apartments were agreeable to the recommendation of the City Manager.

The Committee agreed that the owners of the penthouse apartments should not be required to remove the lofts providing that occupancy meets reasonable safety requirements.

Mr. F. Bowers, City Manager, advised Mr. Seddon that new plans would have to be drawn up indicating the building in its present form, a building permit would have to be applied for and the Fire By-law would have to be adhered to. In the case of a breach of a By-law the recourse is to the Board of Variance.

A member of Council enquired if the builder could be requested to appear before Council to show Council why his license should not be suspended. He is building dwellings at variance with two By-laws and the owners are being asked to restore the building to that as approved by the Development and Building Permits.

In answer to a question as to who was going to have to pay for the required changes to the building Mr. A. Molnar, Realmar Developments (#2) Corporation, advised that he was fully responsible and will do whatever is needed to bring the building up to acceptable standards.

The Committee agreed that normal enforcement with respect to the violations in the common areas of the building should proceed. This would be done administratively with Mr. R. Hebert, Acting Director of Permits and Licenses,advising Mr. Molnar exactly what should be done to bring the building into conformity. If there are are any problems the Committee to be advised but otherwise the

..../P. 3

Clause No. 1 cont'd:

question is to be treated as an enforcement matter. Mr. T. Keast, Solicitor, appeared on behalf of an owner of a penthouse unit enquiring whether the withholding of the enforcement would apply for the life of the dwelling unit. Some owners were concerned that the fact the dwelling units exceeded the FSR would affect the resale at a future date. The Chairman advised that the recommendation of the Manager indicated that no action would be taken with respect to the FSR as it applies as a result of the existing lofts and would apply no matter who owned the dwelling units.

RECOMMENDED

A. THAT normal enforcement of the violations proceed with respect to the building at 1345 West 15th Avenue, with the exception that respecting the addition of the loft spaces in the penthouse dwelling units Council instruct the Acting Director of Permits and Licenses to withhold enforcement action respecting the increased Floor Space Ratio as it applies as the result of the lofts.

B. THAT the City Building Inspector conduct an inspection of each of the penthouse dwelling units at 1345 West 15th Avenue to determine what alternate fire safety provisions may be incorporated so as to allow the continued use of the lofts.

* * * *

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 324

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 31 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 31, 1978, at approximately 7:45 p.m. in the Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the Sign By-law.

PRESENT:	Mayor Volrich Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and Rankin.
ABSENT:	Alderman Marzari
CLERK TO THE COUNCIL:	M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Brown

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Central Waterfront.

An application was received from the Director of Planning as follows:

(a) Proposed amendment to the Zoning and Development By-law to establish a new Comprehensive Development District to be known and described as "Central Waterfront District - (C.W.D.)", and to rezone various lands within the City to this new District.

(b) Proposed establishment of an Official Development Plan relating to the "Central Waterfront District - (C.W.D.)" (in Item (a) above).

(c) Any consequential amendments.

(d) Proposed amendments to the Sign By-law No. 4810 to establish sign regulations for the newly established Comprehensive Development District.

Mr. R. Spaxman, Director of Planning, and Mr. H. Leung, Central Area Planning,outlined the history of the Central Waterfront Zoning and described the components of the draft Official Development Plan.

The Mayor called for speakers for or against the application and the following appeared:

Central Waterfront

- Commissioner Ian Bain, Chairman, Vancouver Park Board, filed a brief indicating that the Board agrees with the general goals for planning the Central Waterfront. The major concern is that policy #2 re open space is too indefinite. Rather than stating approximately 32 acres of public open space should be provided and new development should strive to provide public open space equivalent to at least 40% of the development area, "should" and "should strive" should be replaced with "shall".

- Mr. J. Barratt filed a brief on behalf of the Port of Vancouver reiterating the Port's discussions with Planning Department staff that residential use of their lands will be incompatible with the working waterfront. The same would apply to the CPR/Marathon lands as the rail and ferry operations are a vital element of the port functions. The National Harbours Board recommends adoption of the Central Waterfront Development Plan subject to an appropriate amendment eliminating residential use within the overall area covered by the Official Development Plan.

- Mr. S. Rasekh presented a brief on behalf of the Central Waterfront Planning Study Group of the A.I.B.C. Housing Committee in support of the concerns and aims of the Planning Department in respect to the introduction of housing in the Central Waterfront area.

- Mr. D. Murray submitted a brief on behalf of Marathon Realty stating that it is their opinion that the By-law in its present form is incapable of being implemented unless public funding is available to underwrite the development. Mr. Murray suggested that residential should be an allowable use, not a mandatory use. There should be a parking ratio of at least double that allowed in the By-law as the maximum allowable ratio of one stall per 4800 sq. ft. would make leasing of office space impossible. Mr. Murray stated that there has been no detailed analysis in determining the 40% ratio for public open space. He urged Council not to approve the proposed By-law but to set up a special Waterfront Development Committee of Council to work with the major property owners to bring forward detailed workable plans on specific areas of waterfront development proposals so that in 1979 specific development proposals could be agreed which would proceed to a Public Hearing and G.V.R.D. designation with the support of the developer and which would let the public know exactly what was going to be built.

- Mr. R. Mann spoke on his own behalf and on behalf of the Board of Trade. He outlined some of the changes that had been made and incorporated into the present By-law to those in the original jointly sponsored Federal/City study. He felt the requirement for public open space was too specific. The proposals appeared to meet the concerns of the G.V.R.D. subject to further negotiations with the N.H.B. to satisfy its requirements. Mr. Mann urged that Council adopt the Director of Planning's recommendations. As Chairman of the Civic Affairs Committee of the Board of Trade, Mr. Mann noted that no strong objections have been voiced from the Board with respect to this proposed By-law.

- Mr. P. Watkinson presented a brief on behalf of the Real Estate Board of Greater Vancouver indicating that while the Board is not opposed to the introduction of residential uses the plan should be sufficiently flexible to permit developers to relate to economic determinants in arriving at a viable mix of land uses.

Central Waterfront

- Mr. R. Carey spoke on behalf of the Community Arts Council indicating support for the rezoning application and stating that the C.A.C. would like to see maximum open space and safe pedestrian access to the Waterfront.

- Mr. A. Poetcker presented a brief on behalf of Project 200 Properties Limited outlining concerns with respect to the construction of platforms over the tracks in sub area 3 for the development of commercial/residential. He stated the relatively high residential component in this sub area would diminish the commercial use which is the only use that has any probability of succeeding in this area. Mr. Poetcker stated Project 200 Properties Limited cannot see any merit in approving the By-law which sets out restrictive guidelines on the form and content of future developments. They suggested that the zoning be left in its present form until specific development proposals are forthcoming.

- Dr. S. Pendakur indicated that there had been no discussion with respect to the kind of housing that would be developed on the Waterfront. He felt there should not be 100% market housing. He suggested that Council adopt the policies in principal and request the Director of Planning to report back with clear definitions on parking, housing and open space.

- Mr. D. Manning stated that the waterfront lands should be reserved for uses which rely upon the water and for the citizens of Vancouver. He urged Council not to approve this application but to reserve the land for public use.

(Copies of all briefs submitted are on file in the City Clerk's office).

MOVED by Alderman Harcourt

THAT the applications of the Director of Planning, as set out above, be approved.

- (amended)

MOVED by Alderman Rankin, in amendment

THAT institutional uses by deleted from the draft By-law.

LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed.)

MOVED by Alderman Rankin, in amendment

THAT residential uses by deleted from the draft By-law and the Director of Planning be instructed to report back on resultant consequential amendments to the Official Development Plan.

CARRIED

(Aldermen Brown, Ford, Gibson, and Harcourt opposed).

Central Waterfront

MOVED by Alderman Harcourt

THAT the applications of the Director of Planning, as amended this day, be approved.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Alderman Harcourt,

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

MOVED by Alderman Harcourt,
SECONDED by Alderman Rankin,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

CARRIED UNANIMOUSLY

The Council adjourned at approximately 10.10 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 31, 1978, adopted on November 7, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 7, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Harcourt (Civic Business)

CLERK TO THE COUNCIL: R. Henry

The Mayor and Deputy Mayor not being present, the Clerk called the meeting to order and asked that a Chairman be chosen to act as Presiding Officer.

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,
THAT Alderman Rankin be appointed Presiding Officer in the absence of the Mayor and Deputy Mayor.

- CARRIED UNANIMOUSLY

Alderman Rankin assumed the Chair.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend John Opmeer of Hope Reform Church, Vancouver.

ACKNOWLEDGMENT

The Presiding Officer acknowledged the presence in the Council Chamber of Grade 6 students participating in the Enrichment Program at Queen Elizabeth School, under the direction of Ms. Sheila Herman.

'IN CAMERA' MEETING

The Council was advised there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Brown
THAT the Minutes of the following meetings be adopted:

Regular Council (including 'In Camera') - October 31, 1978
Special Council (Public Hearing) - October 31, 1978

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Alderman Rankin in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. The 44 - Budget for 1979

Council on October 31, 1978, deferred the above clause of the report of the Community Services Committee dated October 19, 1978, pending receipt of further information on the ventilation costs set out in the budget.

Before Council this day was a report from the City Manager dated November 6, 1978, in which the Director of Civic Buildings gave additional information on the ventilation costs.

UNFINISHED BUSINESS (Cont'd)

The 44 - Budget for 1979 (Cont'd)

MOVED by Ald. Brown,
THAT the following recommendations of the Standing Committee on Community Services be approved:

"A. THAT the 1979 budget for The 44 be approved as detailed in the Manager's report dated October 13, 1978, and the amount of $132,458 be approved in advance of the 1979 operating budget as the City's share of operating and management costs in 1979.

B. THAT the Director of Social Planning present the remainder of the budget ($302,175) to the Deputy Minister of Human Resources for approval.

C. THAT City Council recommend that the Director of Personnel Services review the position of Clerk II and Doorman for proposed reclassification effective to January 1st, 1979.";

FURTHER THAT the report of the City Manager dated November 6, 1978, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Streets

Council noted a request from Mrs. Rose Cheney to address Council this day when the report of the City Manager to change street lighting on Skeena Street from Cambridge to Dundas is before it.

MOVED by Ald. Bellamy,
THAT Mrs. Cheney's request be approved and representation be heard from her when the report is before Council later this day.

- CARRIED UNANIMOUSLY

2. D.P.A. - 4676 Yew Street

Council noted a letter dated November 2, 1978, from Mr. P.J. Barnett, Quilchena Estates, requesting to appear before Council to appeal the decision of the Director of Planning on his development permit application for 4676 Yew Street.

The City Clerk noted that it is anticipated a report from the Director of Planning on this matter will be before Council in December.

The City Manager advised that this matter should be dealt with by the Board of Variance as it involves the refusal of a Development Permit by the Director of Planning.

MOVED by Ald. Puil
THAT Mr. P.J. Barnett be advised that it be more appropriate for him to appeal the decision of the Director of Planning on his Development Permit application, before the Board of Variance.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

3. Cancellation of Council Meeting December 19, 1978

In a memorandum dated November 3, 1978, the Mayor recommended that the Council meeting scheduled for December 19, 1978, be cancelled as there are Council meetings scheduled for November 21, 28, December 5 and 12, 1978.

MOVED by Ald. Kennedy,
THAT the recommendation of the Mayor be approved, and therefore, the Council meeting scheduled for December 19, 1978, be cancelled.

- CARRIED UNANIMOUSLY

4. Publishing of Candidates' Names - Civic Election, November 15, 1978

The Council noted the following memorandum dated November 3, 1978, from Mr. R. Henry, Returning Officer:

"As Returning Officer I am required by the Charter to publish in two issues of a daily newspaper the names of every candidate validly nominated for the forthcoming Civic election and because of the current newspaper strike this is not possible.

Section 3 (2) of the Charter states that if conditions prevailing at that time make it impossible to comply with the requirement then Council has the power to determine an alternative procedure, and any notice given in accordance with that procedure shall for all purposes be an effective and valid notice.

Because of time constraints I have already made arrangements to publish the list of candidates in a large number of area and ethnic newspapers and the Vancouver Express. I have also arranged to have the lists posted in community centres and libraries throughout the City.

I therefore RECOMMEND as Returning Officer that Council approve of this procedure as an effective and valid notice in accordance with the requirements of the Vancouver Charter."

MOVED by Ald. Gibson,
THAT the foregoing recommendation of the Returning Officer be approved.

- CARRIED UNANIMOUSLY

5. Task Force Report on Accreditation

In a letter dated November 6, 1978, the Canadian Union of Public Employees, Local 1004, suggested that due to the Civic Elections this year, consideration of the Task Force's report on Accreditation of all municipal employers in the Greater Vancouver Regional District be deferred to the first meeting of Council in January, 1979.

In a footnote, the City Clerk advised that C.U.P.E. also requested that the Manager's report on Job Evaluation Agreement - Proposed Termination, be deferred for consideration at the same meeting of Council as the Accreditation report.

It was also noted that the V.M.R.E.U. concurs with the request of C.U.P.E. with respect to the report on Accreditation.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Task Force Report on Accreditation
(cont'd)

MOVED by Ald. Gerard,
THAT the request from the Canadian Union of Public Employees, Local 1004, to table consideration of the Task Force's report on Accreditation and the City Manager's report on Job Evaluation Agreement - Proposed Termination, be not approved, and therefore, this matter be placed on the Council agenda for November 21, 1978, as originally scheduled.

- CARRIED

(Alderman Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 3, 1978

Works & Utility Matters
(November 3, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Change of Street Lighting on Skeena Street from Cambridge to Dundas Streets
Cl. 2: Tender - Supply and Delivery of Mineral Aggregates
Cl. 3: Local Improvements by 'Petition' and on 'Special Grounds'

Change of Street Lighting on Skeena Street
from Cambridge to Dundas Streets
(Clause 1)

Earlier this day Council agreed to hear representation from Mrs. Rose Cheney when this item was before it.

Mrs. Cheney addressed Council and referred to a letter of October 9, 1978 previously circulated to Council. In this letter Mrs. Cheney, on behalf of the residents, objected to the change in street lighting on this section of Skeena Street. She stated that the replacement lights have lower wattage and, therefore. affected residents' safety in this area.

MOVED by Ald. Bellamy
THAT further consideration of this matter be deferred to permit the City Engineer to report on the feasibility and cost of increasing the voltage and wattage in the new lights on this section of Skeena Street.

- CARRIED

(Ald. Kennedy and Puil opposed)

Tender - Supply and Delivery
of Mineral Aggregates
(Clause 2)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Local Improvements by "Petition" and on "Special Grounds" (Clause 3)

MOVED by Ald. Marzari
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (November 3, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Rezoning Application - 3655 West 10th Avenue (Gordon Import Autos Limited)
Cl. 2: Kensington N.I.P. - Tecumseh School Annex Grounds Improvements
Cl. 3: Riley Park N.I.P. - Cartier Park and C.N.I.B. Improvements

Rezoning Application - 3655 West 10th Avenue (Gordon Import Autos Limited) (Clause 1)

MOVED by Ald. Brown
THAT this application be not approved.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy, Marzari, Puil and Rankin opposed)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Kensington N.I.P. - Tecumseh School Annex Grounds Improvements. (Clause 2)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Riley Park N.I.P. - Cartier Park and C.N.I.B. Improvements (Clause 3)

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(November 3, 1978)

Fire Department -
Apparatus Replacement Program.
(Clause 1)

MOVED by Ald. Bellamy
THAT this report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Statutory Holidays - Christmas Day & Boxing Day.
Cl. 2. Recruitment Program - Vancouver Police Department.

Statutory Holidays -
Christmas Day & Boxing Day
(Clause 1)

MOVED by Ald. Brown
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Recruitment Program -
Vancouver Police Department
(Clause 2)

Inspector Starek answered questions from Council on this matter.

MOVED by Ald. Brown
THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(November 3, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Request by Purchasers to Defer Payment - Three Lots - S/E Marine Drive and Poplar
Cl. 2: Sale of City Lands - N/W Corner Williams and Skeena Streets
Cl. 3: Establishment of Land for Lane Purposes - 14th Avenue and Nootka Housing Site
Cl. 4: Offer to Purchase City Property - E/S Kirkland between 46th and 47th Avenues

Clauses 1 - 3 inclusive

MOVED by Ald. Brown
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Offer to Purchase City Property -
E/S Kirkland, between 46th & 47th Avenues
(Clause 4)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 2, 1978)

Proposed Implementation of Team
Policing in District #1.

A member of the Police Department explained the reasons for change in mix of N.C.O. ranks in the proposed Team Policing in District #1.

MOVED by Ald. Bellamy
THAT the request of the Vancouver Police Board for the change in authorized establishment as detailed in the City Manager's report dated November 2, 1978, on Proposed Implementation of Team Policing in District #1, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(October 26, 1978)

Demolition of Building at
1125 Pendrell Street.

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee
on Planning & Development
(October 16, 1978)

Status Report on Rezoning Applications
(Clause 1)

MOVED by Ald. Gibson
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

II. Part Report of Standing Committee on Community Services (November 2, 1978)

Riley Park N.I.P. - Implementation Concept for Neighbourhood House and Youth Centre (Clause 1)

Mrs. Bak, representing the Little Mountain Neighbourhood House Society, addressed Council and urged approval of the recommendations of the Committee contained in this clause.

Mr. L. Beasley, the area planner, answered questions from members of Council.

MOVED by Ald. Marzari
THAT the recommendations of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Gibson
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Lands for Lane Purposes (Portion of Lot 21, Block A, Section 43, T.H.S.L.)

MOVED by Ald. Ford
SECONDED by Ard. Gerard
THAT WHEREAS the City of Vancouver is the registered owner of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands for lane purposes;

THEREFORE BE IT RESOLVED THAT all that portion of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 described as follows:

Commencing at the northwesterly corner of said Lot 21, Thence S 89°, 31' 15" E, 10 feet following in the northerly limit of said Lot 21; Thence S45° 14' 45" W, 14.08 feet more or less to intersection with the westerly limit of said Lot 21 at a point 10 feet southerly from the northwesterly corner of said Lot 21;
Thence N 0°, 00' 45" E, 10 feet, following in the westerly limit of said Lot 21 to the point of commencement.
The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated September 28, 1978, and marginally numbered LF 8796, a print of which is hereunto annexed.

be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Equal Employment Office

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT WHEREAS it is contrary to taxpayers' interests and against current opinion that new bureaucracies be set up within City Hall;

AND WHEREAS the Office of Equal Opportunities is one such bureaucracy set up during 1978;

AND WHEREAS an equal employment opportunity program should logically be a function of the City's Personnel Department;

THEREFORE BE IT RESOLVED THAT the City Manager report on the feasibility of transferring the functions of the Equal Employment Opportunity Office to the Personnel Department without increasing the existing staff complement in this Department.

- LOST

(Ald. Bellamy, Brown,Ford, Gerard, Gibson, Marzari, and Rankin opposed)

MOVED by Ald. Kennedy
SECONDED by Ald. Puil

THAT consideration of this motion be deferred to February 1979.

- LOST

(Ald. Brown, Ford, Gibson, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and LOST.

2. Urban Transportation

Alderman Brown requested and received permission to amend her motion as follows:

MOVED by Ald. Brown
SECONDED by Ald. Gibson

THAT WHEREAS the City of Vancouver is currently embarking on a major shift of transportation strategy for the City of Vancouver;

AND WHEREAS it is of vital importance to the people of Vancouver that their particular interests be strongly represented by City Council in their dealings with the Urban Transit Authority;

AND WHEREAS it is of utmost concern that Vancouver be strongly and positively represented with respect to transit to provide the best possible service to the citizens at a minimum cost;

THEREFORE BE IT RESOLVED THAT this City Council establish immediately a committee made up of the Chairman of the Transportation Committee, Chairman of the Planning & Development Committee or his representative, Chairman of Council's Finance Committee and
* Chairman of the Community Services Committee, to establish the City of Vancouver's negotiating position with regard to the Transit Service Agreement and the Operating Agreement and to make recommendations to Council by December 1978;

AND FURTHER BE IT RESOLVED THAT this Committee report back on an appropriate permanent structure by which Vancouver's interests can be fairly represented in the ongoing negotiations between the "Municipality" and the Urban Transit Authority;

* Underlining denotes amendment.

Cont'd....

MOTIONS (Cont'd)

Urban Transportation (Cont'd)

AND FURTHER BE IT RESOLVED THAT no Council member sitting on the Provincially-appointed Urban Transit Authority Board be asked to represent the citizens of Vancouver in negotiations with the Urban Transit Authority.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Gerard
THAT consideration of this motion be deferred to the next meeting of Council.

- LOST

(Ald. Brown, Ford, Gibson, Marzari, and Rankin opposed)

The motion to defer having lost, the motion by Alderman Brown was put and CARRIED.

* * * * * *

The Council recessed at 3.55 p.m. to reconvene in the Council Chamber at 4:30 p.m. with the same Members present.

DELEGATIONS

1. Austin Hotel, 1221 Granville Street
Fire By-law Upgrading

Council on July 25, 1978, approved the following recommendations of the Standing Committee on Community Services:

"A. That Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.

B. That the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel."

In compliance with recommendation B, before Council this day was a report of the City Manager dated August 3, 1978, providing chronological details of instructions and orders regarding the hotel's compliances with the City Fire By-law and the licenses held by the hotel.

It was noted that as Mr. Somani was out of the country for some time, he was unable to appear before this time.

Mr. Somani addressed Council and stated that most of the work has now been completed with the exception of the windows on which work is now in progress. He also stated there were two other items which he was appealing. These were the matter of emergency lighting in the corridors and the requirement that doors with automatic closers be installed in dead-end corridors. He also anticipates the work now in progress will be completed shortly.

Chief Fire Warden Birnie stated that the last inspection done by his Division was October 26, 1978, when only one of the outstanding items had been completed and that there were still a number of items requiring completion.

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT this show cause hearing be adjourned to the Council meeting on November 21, 1978, to permit Mr. Somani to complete the remaining work necessary to bring this hotel into compliance with the City Fire By-law, with the exception of the items which are currently being appealed i.e. emergency lighting in the corridors and the requirement that doors with automatic closers be installed in dead-end corridors.

- CARRIED UNANIMOUSLY

2. City Housing Policy in the
Downtown Eastside Area

Council on October 31, 1978, approved the hearing of delegations on the above report of the Standing Committees on Community Services and Planning & Development of October 12, 1978.

The following addressed Council on this matter:

- Mr. B. Eriksen, Downtown Eastside Residents' Association, circulated a brief and read from it. He also made reference to letters from Mr. Art Lee, M.P. and the Hon. Hugh Curtis, Minister of Municipal Affairs and Housing. Mr. Lee strongly urged Council to declare that new, safe, decent housing affordable by local residents is a priority for the Downtown Eastside. In his letter, Mr. Curtis sought City initiative in studying the need and potential cost in the Downtown Eastside area of a possible program of rehabilitation and subsidy.

cont'd....

DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

Mr. Eriksen stated that his organization supports the Committee's recommendations and he also requested that Council establish priorities for renovating houses and build some new housing in the Downtown Eastside. He urged Council to immediately write to the Provincial and Federal Governments indicating its approval of a proposed housing project at 616 East Cordova Street.

- Mr. B. Hennessy, representing the First United Church, read from a brief which was circulated. This brief concluded with the following recommendations:

  (a) Immediate construction of at least 1100 new housing units.

  (b) Implement renovations in hotels and rooming houses where this is feasible.

  (c) Strictly enforce health and fire by-laws in all of the Downtown Eastside hotels and rooming houses.

- Mr. Louis Valente, B.C. Hotels' Association, read from a letter addressed to the Chairman of the Standing Committee on Community Services and previously circulated to Council members. In its letter, the B.C. Hotels' Association endorsed the following:

  - The establishment of a Downtown Housing Implementation Committee comprised of the Health, Fire, Permits and Licenses, Planning and Social Planning Departments.

  - A stepped up program of enforcement of the lodging house, fire and standards of maintenance by-laws; provided the enforcement standards consider the limitations due to the structural characteristics of each hotel.

  - Discussion between the Director of Social Planning and the Provincial Minister of Housing and the Minister of Human Resources, with regard to improving the Subsidy Program available for housing and the rehabilitation of existing housing in the Downtown Core area.

  The Vancouver Zone of the B.C. Hotels' Association are prepared to co-operate with the Downtown Housing Implementation Committee by:

  - Participation in a pilot project of upgrading existing properties to acceptable standards (certain hotel owners have indicated a desire to participate in a program immediately, provided suitable financial arrangements can be agreed on).

  - Setting up a policing committee within the members of the B.C. Hotels' Association to assist the Downtown Housing Implementation Committee with enforcement of the stepped up by-law enforcement program.

  - Working with the Committee in setting up a five year upgrading program among the member hotels which will allow the member hotels to upgrade their hotels to an acceptable standard.

  - Providing the necessary information to properly assess the financial implications of an upgrading program on rentals required.

cont'd....

DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

During consideration of this clause, the Deputy Director of Social Planning and the Associate Director - Area Planning answered questions from Council on various aspects of the report.

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the following recommendations of the Standing Committees on Community Services and Planning & Development, be approved:

A. THAT the City Manager be instructed to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the area; the Committee to be comprised of one representative from each of Health, Fire, Permits and Licenses, Planning and Social Planning Departments, the Committee to be chaired by a member of the Social Planning Department.

B. THAT the Downtown Housing Implementation Committee be authorized by Council to undertake the following tasks:

i) co-ordinate the implementation of a comprehensive housing plan for the Downtown Core including:

- Lodging House, Fire and Standards of Maintenance Enforcement Policy
- shelter allowance program
- housing rehabilitation program
- population objectives
- housing objectives - rehabilitated housing
  - new housing

ii) submit to Community Services Committee a quarterly progress report on Downtown Housing, the report to include:

- population and vacancy trends
- remaining housing stock
- by-law enforcement action taken, such as closures, prosecutions, joint inspections and referrals, etc.

iii) carry out the leadership and co-ordinating role for the City's three inspectional services (Health, Fire and Permits and Licenses) with regard to the by-law enforcement program in the Downtown Core. It being understood that this would not disrupt the current lines of authority with respect to either inspectional staff or by-law administration.

iv) undertake, in cases where a building has multiple by-law infractions, the responsibility:

a) to order a co-ordinated inspection of buildings with multiple housing by-law infractions in order to determine the full extent of the buildings non-compliance with the City's by-laws;

b) to meet with building owners and/or operators to advise them of all aspects of non-compliance with City housing by-laws, and negotiate a program of building improvement and upgrading within a specified period of time; and

cont'd....

DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

c) to monitor building improvement programs on a result basis to ensure that reasonable progress is being made.

D. THAT the Downtown Housing Implementation Committee in its first quarterly report to Council in early 1979, report on:

i) the appropriateness of the level of enforcement of the current by-law enforcement program, including by-law enforcement action taken, closures, prosecutions, joint inspections and improvements;

ii) more precise definitions of levels of enforcement of the Lodging House By-law for consideration by Council and a feasibility study of requiring standards of the Lodging House By-law to be enforced inside tenants' rooms;

iii) (a) examine five buildings randomly chosen from the 23 buildings included in the recent Enforcement Survey from a Standards of Maintenance perspective to determine its applicability as part of a by-law enforcement program.

(b) examine the applicability of the Standards of Maintenance By-law as it pertains to "liveability" in downtown hotels and rooming houses.

iv) an assessment of the economic information provided by the B.C. Hotels Association - Vancouver Zone as it pertains to the economic viability of the low-income downtown hotels.

E. THAT the Director of Legal Services significantly increase the financial penalties for non-compliance with the Lodging House, Fire and Standards of Maintenance By-laws.

F. THAT where there are violations of the Standards of Maintenance By-law, owners/operators be informed that if the required work is not done, Council will invoke its authority to do the work.

G. THAT, in consultation with the Downtown Housing Implementation Committee:

i) The Director of Social Planning be instructed by Council to immediately begin discussions with the Provincial Ministry of Housing and the Ministry of Human Resources regarding the inadequacies and limitations of existing SAFER and GAIN shelter allowances for Downtown residents.

ii) The Director of Social Planning immediately discuss with officials of the Provincial Government appropriate methods of fully informing all residents of the provisions and application procedures to acquire SAFER shelter allowances.

cont'd....

DELEGATIONS (cont'd)

City Housing Policy in the Downtown
Eastside Area (cont'd)

iii) The Director of Planning be instructed by Council to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown Eastside NIP Area which would be financially attractive to them.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT the current Lodging House By-law enforcement program be increased in degree of enforcement to Option 2 contained in on page 8 of the Manager's report dated September 26, 1978, which provides:

- a Level 3 enforcement or minimum acceptable standard on Priority 1 services which are any essential services required to operate the buildings in a safe and healthful manner, such as heat, hot water, lighting, cleaning and provision of soap and toilet paper in shared sanitary facilities; and

- Level 2 or intermediate standard on Priority 2 matters which are the physical conditions of the building, involving repair or replacement or upgrading to individual rooms or common areas

and that enforcement of the Fire By-law remain at its current enforcement level.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Puil and Kennedy opposed)

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT the City construct two new housing projects of 75 to 100 units each in the 400 Block East Cordova and at 616 East Cordova or at other appropriate sites in the Downtown Eastside.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy and Puil opposed)

- - - - -

The Council adjourned at approximately 5:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 7, 1978, adopted on November 21, 1978.

MAYOR

CITY CLERK

DEL-E

CC 62-MLH-75

MANAGER'S REPORT

DATE August 3, 1978

TO: Vancouver City Council

SUBJECT: Austin Hotel, 1221 Granville Street - Fire By-law Upgrading

CLASSIFICATION: INFORMATION

Vancouver City Council, at its meeting on Tuesday, July 25th, 1978, asked for chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.

In response to this request the Fire Chief provides the following information:

March 6th, 1974 - the owner of the Austin Hotel was informed of the Fire By-law requirements which were to come into effect July 1st, 1974. Although the council of the day had instructed the fire department to begin enforcement in the skid road area, all hotels in the city were informed of the by-law requirements.

May 15th, 1974 - the owner was advised to meet with the Chief Fire Warden to consider options under section 40b. of the By-law.

July 1st, 1974 - enforcement procedures were begun in skid road area since By-law was now in effect.

July 25th, 1974 - the Fire chief and Chief Fire Warden met the owner and reached agreement as to the method of upgrading to meet the requirements.

October 16th, 1974 - an official order was issued to Austin Hotel 1953 Ltd. to upgrade the hotel.

November 19th, 1974 - preliminary plans were submitted for approval.

July 21st, 1975 - plan approval received from City Hall. Work to commence in one month.

November 21st, 1975 - partial sprinkler system complete and approved. Remaining requirements under section 40b. option progressing. (By way of explanation, this upgrading included sprinklering the basement and main floor of the hotel and providing fire separations between floors for the six floors above the sprinklered portion with some additional exits to be provided. The requirements for the upper 6 floors coming under section 40b. of the Fire By-law.)

January 22nd, 1976 - recheck - no further progress - the owner was negotiating to sell the hotel and in fact did sell the hotel stating that the new owner would complete the Fire By-law work.

January to September, 1976 - new owners negotiating contract for the remainder of section 40b. requirements with Bezanson & Co. agreement reached and owner requested to send copy of contract to this office.

September 21st, 1976- Fire By-law ammended - Fire department instructed to withhold enforcement of Fire By-law pending appeal process.

October 8th, 1976 - contract signed and mailed to Fire Wardens office.

February, 1977 - enclosure of main stairwell in progress.

May, 1977 - enclosure of front stairwell complete.

May to November, 1977 - although many meetings and phone conversations have taken place during this six month period, no further progress has been made.

Continued . . .

February 9th, 1978 - the Fire Chief referred this situation to the Community Services Committee for some positive action in light of the action being taken by the Committee to make the few remaining hotels to comply with the fire By-law requirements. The owner Mr. Somani appeared before the Committee and was advised by the chairman that the work was to be completed within 2 months.

May 4th, 1978 - an order was issued to provide emergency lighting in the public stairwells and corridors. In the original order issued to upgrade this hotel, emergency lighting was not required but was subsequently introduced into the Fire By-law and has therefore been ordered.

May 5th, 1978 - Mr. Somani appealed the order for emergency lighting in a letter to the Fire Chief. Note - all upgrading orders issued subsequent to councils instructions to withhold enforcement, contain the provision to have the order held in abeyance until the appeal board is established and able to deal with the matter.

June 1st, 1978 - the Fire Chief reported to the Committee that while the bulk of the renovations were completed as instructed by the Committee there were some items which were outstanding. This included changing 24 windows to steel frame and wire glass to prevent fire exposure to the outside Iron fire escapes, replacing the doors opening onto the central fire escape with fire resistant doors and self closing devices, minor repairs to six room doors in the front section of the building, adjustments to six exit lights and emergency lighting in public corridors and stairways. It should also be noted that when the Fire By-law was ammended in September, 1976, provision was included whereby any building which had completed upgrading at that time would be considered in compliance with the Fire By-law. This building was not completed and therefore was required to meet the new Fire By-law standard which requires some additional protection for dead end corridors. In this building it requires 24 room doors in the central wing to be fitted with self closing devices.

in view of the fact that the bulk of the work had been done, the Community Services Committee deferred the matter for one more month at which time it was expected the work to be completed. Mr. Somani was advised of this instruction by letter from the City Clerk and by the Fire Department.

July 13th, 1978 - the Fire Chief reported to the Standing Committee of Council on Community Services that no progress had been made on these outstanding matters which have been required by the City to be carried out by the Austin Hotel.

July 25th, 1978 - Council approves recommendations contained in the Community Services Committee dated July 13th, 1978, as follows:

A. THAT Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.

B. THAT the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.

August 2nd, 1978 - inspection by Fire Warden shows no further progress to date.

The Director of Permits and Licences reports that the following licences have been taken out in 1978 in the name of Hotel Austin 1975 Ltd. by Mr. Somani, to operate at 1221 Granville Street:

A hotel, restaurant, dining lounge, lounge and public house.

This report is for the information of Council."

The City Manager submits the foregoing report of the Fire Chief for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON COMMUNITY SERVICES AND PLANNING & DEVELOPMENT

OCTOBER 12, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Planning & Development was held on Thursday, October 12, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 10:30 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy (Left prior to voting)
Alderman Brown
Alderman Ford
Alderman Gerard (Left prior to voting)
Alderman Harcourt
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gibson
Alderman Kennedy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. City Housing Policy in the Downtown Eastside Area

The Committees had met jointly on Thursday, September 28, 1978, on this matter and heard submissions and accepted briefs from Mr. L. W. Manuel, Executive Vice-President of the B.C. Hotels Association; Mr. J. D. Clark, a consultant who compiled the book report for the B.C. Hotels Association on the occupancy decline in hotels and the effect on hotel employment; and Mr. B. Eriksen of the Downtown Eastside Residents' Association.

At the September 28, 1978 meeting, the Deputy Director of Social Planning reviewed for the joint Committee the attached Manager's report dated September 26, 1978. That meeting was adjourned and reconvened this date.

In the Manager's report the Medical Health Officer, the Fire Chief, the Director of Permits & Licenses, the Director of Planning and the Director of Social Planning reported on various aspects of housing by-law enforcement in the Downtown Eastside area.

The Manager's report provided details of a survey on the degree of enforcement of the Lodging House and Fire By-laws in a cross-section of twenty-three hotels and rooming houses. The Manager's report outlined four options on the degree of by-law enforcement and provided comment on the impact for each degree or level of enforcement.

The report concluded with a series of recommendations; the first being that the City Manager establish a "Downtown Housing Implementation Committee" comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments which would report quarterly to the Community Services Committee.

Subsequent recommendations proposed terms of reference for the committee. Included in the recommendations was one that the Director of Legal Services examine the possibility of increasing financial penalties for non-compliance with City by-laws; a recommendation that violators of the Standards of Maintenance By-law be advised Council may invoke its authority to do the work; and

Continued . . . .

Clause No. 1 Continued

recommendations that in consultation with the proposed new committee, the Director of Social Planning meet with Provincial officials regarding inadequacies and limitations of existing SAFER and GAIN shelter allowances and the Director of Planning meet with hotel and rooming house owners and operators to develop a modified RRAP for the Downtown Eastside NIP area which would be financially attractive to the owners and operators.

Copies of a brief dated October 10, 1978 from the Downtown Eastside Residents' Association (copy circulated) were distributed by Mr. B. Eriksen moments before the Chairman called the meeting to order. In the brief DERA proposed strict enforcement of Lodging House, Fire and Standards of Maintenance By-laws. Appended to the DERA brief were a number of letters from Provincial officials, including one dated December 8, 1977, addressed to the Mayor from the Minister of Municipal Affairs and Housing regarding a possible program of housing rehabilitation and subsidy.

The Chairman reminded Committee members that a variety of submissions were heard at the previous meeting and urged that today's meeting be primarily for Committee discussion leading to recommendations to Council.

During deliberations, it was noted some members of the Committee favoured an increased level of by-law enforcement while others felt the Committee should recommend approval of the recommendations contained in the Manager's report, as the recommendations, as written, called for further reports at quarterly intervals from a proposed Downtown Housing Implementation Committee on the issue of by-law enforcement. The level of enforcement question could be examined further at the first quarterly report.

Those arguing in favour of a higher level of by-law enforcement pointed out the recommendations contained in the Manager's report would merely maintain the status quo of by-law enforcement, yet there is a considerable need for improvement in the condition of housing in the Downtown Eastside.

There was some debate over whether the chairmanship of the Downtown Housing Implementation Committee proposed in the first recommendation should be chaired on a rotating basis by each departmental representative on the committee or whether the committee should have a permanent chairman. One proposal was that the chairmanship should rest with the Director of Environmental Health as enforcement of Health By-laws would be a primary responsibility of the committee. Another suggestion was the Director of Social Planning should chair the committee as his department, not being directly responsible for the enforcement of any by-laws, would be in a more neutral position.

It was also noted during discussion that recommendation no. 4 in the Manager's report,which suggests the Director of Legal Services examine the possibility of significantly increasing financial penalties for non-compliance with by-laws, is something the Community Services Committee has already requested and that the penalties should not merely be examined but should be increased. A suggestion was also made that recommendation no. 5 in the Manager's report, which states Council should consider invoking its authority under the Standards of Maintenance By-law, should be worded to state Council will invoke this authority.

Continued . . . . .

Clause No. 1 Continued

A motion was put forward that the recommendations contained in the Manager's report be approved, and subsequently, a member introduced a series of amendments, including one to recommendation no. 3, calling for an increase in the level of by-law enforcement, and one to recommendation no. 6, that the City apply for funds to construct two new housing projects; one in the 400 block East Cordova and one at 616 East Cordova.

Speaking to his proposed amendment, the Alderman reminded members that he previously was chairman of Council's Standing Committee on Housing and on the matter of a more strict level of by-law enforcement, he pointed out a group representing some eighty owners of buildings which did not comply with the Fire By-law had appeared before the former Housing Committee pleading that they would close down some 2,000 housing units if the City forced them to comply strictly to the terms of the Fire By-law. However, Council approved recommendations of the Housing Committee for strict enforcement; some 350 units were closed by the City for non-compliance with the Fire By-law and the owners or operators of 90% of the remaining buildings eventually did comply, many only after charges were laid by the City.

In response, it was noted that by increasing the level of enforcement as suggested in the proposed amendment, there would be 20 to 25 building closures per year for an annual loss of 1,000 to 1,250 housing units and that the current enforcement level is resulting in 10 to 12 building closures per year for an annual loss of 500 to 600 housing units. It was suggested therefore the current level of enforcement is working and is resulting in improvements to the housing stock.

A further amendment was introduced by another member that the feasibility of enforcing by-laws inside tenants' rooms should be examined by the proposed Downtown Housing Implementation Committee.

It was also suggested that 75% of persons over 65 years have never heard of SAFER shelter allowances despite the large number of social workers in the Downtown Eastside area, and it should be determined why SAFER is not being used or methods should be found to fully inform qualified residents of the SAFER program.

One member referred to the letter dated December 8, 1977 from Municipal Affairs and Housing Minister Hugh Curtis to the Mayor (an appendice to the October 10, 1978, DERA brief), noting that the Minister had suggested that the initiative and responsibility for co-ordinating a study of the need and potential costs of a program of rehabilitation and subsidy of housing in the Downtown Eastside area should come from City Council.

The Deputy City Manager responded that this letter was referred by the Manager to the Directors of Planning and Social Planning and much of the input contained in the Manager's report before the Committee this date was in response to the December 8, 1977 letter from the Minister.

Speaking to the amendments proposed by the Committee, the Deputy City Manager defended the recommendations as contained in the Manager's report, pointing out a total of three meetings, each lasting half a day, were held between the various departments which worked on the Manager's report and the recommendations are the result of those meetings. With regard to the proposal for a

Continued . . . . .

Clause No. 1 Continued

rotating chairman of the Downtown Housing Implementation Committee, the Deputy City Manager explained that authority for enforcement of the various by-laws still rests within each particular department and therefore, it was felt the rotating chairmanship was appropriate. He pointed out staff cannot determine at this point exactly what effect a higher level of enforcement may have and suggested that Council await the first quarterly report of the proposed Downtown Housing Implementation Committee before opting for increased by-law enforcement. On the matter of enforcing the Standards of Maintenance By-law, he pointed out this by-law may require some revision to become effective; however, to invoke the by-law requires a decision of Council.

(At this point Aldermen Bellamy and Puil arrived.)

The Chairman agreed to hear from representatives of DERA and Jean Swanson expressed dismay that it appeared the Committee was headed for a tie vote on two critical issues: higher by-law enforcement and the construction of two new housing developments. Mr. B. Eriksen said DERA had applied to Central Mortgage & Housing Corporation for funding for a 93 unit development at 616 East Cordova but CMHC replied it was awaiting a policy statement from the City that new housing is a priority matter in this area of the City. He urged that Council make a policy decision favouring new housing in the Downtown East.

The Director of Environmental Health advised the Committee that at the present level of by-law enforcement, seven buildings containing approximately 485 rooms are in imminent danger of being closed for non-compliance with the Lodging House By-law. Of the twenty-three buildings containing 931 rooms surveyed in the Manager's report, there would be closures of about 320 rooms under the requirements for light and ventilation contained in the Lodging House By-law if stricter enforcement was instructed by Council. The Director of Environmental Health stated he must have clear guidelines and direction from Council on the degree of enforcement.

Speaking to his amendment that the City apply for funds to construct two new housing projects, a member advised he had discussed the matter with officials of both CMHC and the Provincial Government and that both levels advised him funds are available.

However, some members argued a decision on construction of new housing should await receipt of the first quarterly report from the proposed Downtown Housing Implementation Committee.

(At this point Aldermen Bellamy and Gerard left; Alderman Bellamy stating he did not wish to vote on the recommendations as he had arrived late and missed most of the discussion, and Alderman Gerard stating she had to attend a funeral.)

Continued . . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

A. THAT the City Manager be instructed to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the area; the Committee to be comprised of one representative from each of Health, Fire, Permits and Licenses, Planning and Social Planning Departments, the Committee to be chaired by a member of the Social Planning Department.

B. THAT the Downtown Housing Implementation Committee be authorized by Council to undertake the following tasks:

i) co-ordinate the implementation of a comprehensive housing plan for the Downtown Core including:

- Lodging House, Fire and Standards of Maintenance Enforcement Policy
- shelter allowance program
- housing rehabilitation program
- population objectives
- housing objectives - rehabilitated housing
  - new housing

ii) submit to Community Services Committee a quarterly progress report on Downtown Housing, the report to include:

- population and vacancy trends
- remaining housing stock
- by-law enforcement action taken, such as closures, prosecutions, joint inspections and referrals, etc.

iii) carry out the leadership and co-ordinating role for the City's three inspectional services (Health, Fire and Permits and Licenses) with regard to the by-law enforcement program in the Downtown Core. It being understood that this would not disrupt the current lines of authority with respect to either inspectional staff or by-law administration.

iv) undertake, in cases where a building has multiple by-law infractions, the responsibility:

a) to order a co-ordinated inspection of buildings with multiple housing by-law infractions in order to determine the full extent of the buildings non-compliance with the City's by-laws;

b) to meet with building owners and/or operators to advise them of all aspects of non-compliance with City housing by-laws, and negotiate a program of building improvement and upgrading within a specified period of time; and

Continued . . . .

Clause No. 1 Continued

c) to monitor building improvement programs on a result basis to ensure that reasonable progress is being made.

D. THAT the Downtown Housing Implementation Committee in its first quarterly report to Council in early 1979, report on:

i) the appropriateness of the level of enforcement of the current by-law enforcement program, including by-law enforcement action taken, closures, prosecutions, joint inspections and improvements;

ii) more precise definitions of levels of enforcement of the Lodging House By-law for consideration by Council and a feasibility study of requiring standards of the Lodging House By-law to be enforced inside tenants' rooms;

iii) (a) examine five buildings randomly chosen from the 23 buildings included in the recent Enforcement Survey from a Standards of Maintenance perspective to determine its applicability as part of a by-law enforcement program.

(b) examine the applicability of the Standards of Maintenance By-law as it pertains to "liveability" in downtown hotels and rooming houses.

iv) an assessment of the economic information provided by the B.C. Hotels Association - Vancouver Zone as it pertains to the economic viability of the low-income downtown hotels.

E. THAT the Director of Legal Services significantly increase the financial penalties for non-compliance with the Lodging House, Fire and Standards of Maintenance By-laws.

(Alderman Puil is recorded as opposed.)

F. THAT where there are violations of the Standards of Maintenance By-law, owners/operators be informed that if the required work is not done, Council will invoke its authority to do the work.

(Alderman Puil is recorded as opposed.)

G. THAT, in consultation with the Downtown Housing Implementation Committee:

i) The Director of Social Planning be instructed by Council to immediately begin discussions with the Provincial Ministry of Housing and the Ministry of Human Resources regarding the inadequacies and limitations of existing SAFER and GAIN shelter allowances for Downtown residents.

Continued . . . . .

Clause No. 1 Continued

ii) The Director of Social Planning immediately discuss with officials of the Provincial Government appropriate methods of fully informing all residents of the provisions and application procedures to acquire SAFER shelter allowances.

iii) The Director of Planning be instructed by Council to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown Eastside NIP Area which would be financially attractive to them.

Tie votes resulted on the following and they are submitted to Council for CONSIDERATION:

C. THAT the current Lodging House By-law enforcement program be increased in degree of enforcement to Option 2 contained on page 8 of the Manager's report dated September 26, 1978, which provides:

- a Level 3 enforcement or minimum acceptable standard on Priority 1 services which are any essential services required to operate the buildings in a safe and heathful manner, such as heat, hot water, lighting, cleaning and provision of soap and toilet paper in shared sanitary facilities; and
- Level 2 or intermediate standard on Priority 2 matters which are the physical conditions of the building, involving repair or replacement or upgrading to individual rooms or common areas;

and that enforcement of the Fire By-law remain at its current enforcement level.

(Aldermen Rankin, Harcourt and Marzari in favour; Aldermen Brown, Ford and Puil opposed.)

G. (iii) THAT the City construct two new housing projects of 75 to 100 units each in the 400 block East Cordova and at 616 East Cordova or at other appropriate sites in the Downtown Eastside.

(Aldermen Rankin, Harcourt and Marzari in favour; Aldermen Brown, Ford and Puil opposed.)

The meeting adjourned at approximately 11:55 A.M.

NOTE: Copies of all other documents which were submitted to the Joint meeting on September 28, 1978, are on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 400

SUPPORTS U/B-1

CC 62-MLH-75

MANAGER'S REPORT

DATE November 6, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: The 44 - Budget for 1979

CLASSIFICATION: INFORMATION

The Director of Civic Buildings reports as follows:

"City Council, on October 31, 1978, when dealing with a report from the Community Services Committee on The 44 Budget, passed the following motion:

> "That consideration of this clause be deferred pending receipt of further information from the City Manager on the ventilation costs set out in this budget."

In the 1979 budget for The 44, an amount of $50,000 was included under New & Non-Recurring for renovations to the ventilation system. The two floors of The 44, one totally below street level, must depend on mechanical methods for ventilation. The heat build up is quite excessive because of the type and extensive use of the operation, and during warm weather little relief is provided because the forced ventilation air, brought from the outside, becomes a heating medium. Renovations have previously been carried out to the air supply and the exhaust system which did increase the general air movement and is adequate during the cooler months, however it has become apparent that cooling units should be installed to give relief during warm weather.

We retained D.W. Thompson Consultants Ltd. to carry out a survey of the ventilating problems of The 44. Their report stated that the only practical method of gaining control of warm weather space temperature is to provide mechanical (refrigerative) cooling, with refrigerative units on the roof and cooling coils in the air supply system. The rough estimate for this work was $50,000. Until we have outline drawings and specifications in order to establish more accurate costs, we are accepting the estimate as valid."

The City Manager submits the foregoing report of the Director of Civic Buildings for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 390 & 391

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Street.

The City Engineer reports as follows:

"Mrs. Cheney of 116 N Skeena Street in a letter received on October 16, 1978 and signed by 16 other owners points out that the lighting on Skeena Street was removed and replaced with fewer lights when they were moved to make way for the curb and gutter project which they had petitioned. She now requests that the City replace the lighting.

This report describes the special circumstances leading to the reduction in the lighting and recommends the new lighting remain.

In 1958, lighting was installed on Skeena Street from Dundas to Bridgeway Road which provided access for major traffic to the old Second Narrows Bridge during the construction of the new bridge and south approach. The lighting was updated about two years ago by the Provincial Government as part of their normal replacement program. This lighting has been installed and maintained at no cost to the City or the abutting owners although there was no contract requiring the Government to light this street which lies outside the highway network and approach roadways and has not carried heavy traffic since the bridge was opened.

When the curb and gutter project was designed it was found that the street lighting poles had to be moved back to allow for the standard width of pavement and funds for this were included in the City's share of the estimates. The Department of Highways when asked to relocate the poles at the City's cost, examined the street, and found it was no longer related to the highway and turned the plant over to the City at no cost.

In order to conserve energy and to minimize the initial installation costs and continuing energy and maintenance costs, the old 'thoroughfare' lighting was removed and standard residential lighting installed in the new locations clear of the paving project. The six old luminaires and poles which were not suitable to use in the City's system were removed and sold as surplus to recover enough money to pay for the four standard lighting poles and luminaires (approximately $1000) and the funds allocated in the project to move the poles back clear of the roadway, more than covered the $3800 contract price to remove the old fixtures and instal the new lights. These expenditures do not affect the rates paid by the abutting owners who will derive benefit from the standard lighting and the paving.

If the lights had been transferred to the City at a time when no curb and gutter project was involved, there would be two options which would not be as cost effective:

a) Require the Provincial Government to remove their plant and call for the owners to petition for standard local improvement street lighting at an estimated cost of $6000 or

b) Reconnect the lights (without relocating them) to City circuits and change the 400 watt/480 volt units to 250watt/120 volt luminaires to operate on our circuits at an estimated cost of $2500. The poles would still have to be moved when a pavement is installed and two more lights than are required would have to be maintained at an ongoing cost of $130 per year.

Because of the delay in dealing with the Provincial Government about relocating the street lights, the paving cannot be reasonably undertaken this Fall. The Contractor has been instructed to make the street safe and tidy until this project can be done next Spring.

I recommend that the existing standard lighting remain and that Mrs. Cheney be informed of the unusual developments that occurred which were out of the control of the City."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

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2. Tender No. 58-78-6 - Supply and Delivery of Mineral Aggregates.

The City Engineer and City Purchasing Agent submit the following report:-

"Tenders for the above were opened by the City Clerk for the City Manager on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

The tender called for the supply and delivery of thirteen types of mineral aggregates. This report deals with ten of the items, and the remaining three will be reported on at a later date after further tender evaulation by the Engineering Department.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Nine items are being recommended for award to the low bidders. One of these items (Item 4 - Crusher Dust) becomes the low bid after the local content allowance is made. One further item (#13-crushed tailings) is being recommended for award to the lowest bidder meeting specifications.

The tenders specify that Item 13 be 100% crushed quarried material free of excessive fines, and that the sand in the aggregate be all crushed from quarried rock.

The low bid from Construction Aggregates does not meet specifications because the material offered is only about 70-80% crushed, and not quarried tailings. Further, the sand in the material is not crushed from quarried rock as specified, but rather, is natural sand.

The recommendations for the supply and City pick-up of materials are based upon pick-up from the location producing the lowest on-site cost after taking the City's hauling cost into consideration, and for the purposes of having alternative back-up sources available, if required, during the duration of the contract.

It is estimated that the pick-up portion of the contract will cost an additional $45,000. The costs noted in the recommendations of this report do not include this amount due to the uncertainty of job locations over the next 12 months.

The City Engineer and Purchasing Agent recommend the following awards:-

A. Construction Aggregates Ltd.

- Items 1, 5, 7, 9, 17, 21 and 23 for the supply, delivery and unloading of mineral aggregates at Cambie Yards at an estimated cost of $636 655.

- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

B. C. R. Aggregates

- Items 3, 4 and 13 for the supply, delivery and unloading of mineral aggregates at Cambie Yards at an estimated cost of $97 220.

- Item 9 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

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Clause No. 2 Continued.

C Jack Cewe Ltd.

- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

D Lafarge Concrete Ltd.

- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to contracts satisfactory to the Director of Legal Services.

3. Local Improvements by "Petition" and on "Special Grounds".

First Step, Petition Projects

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Pavements & Curbs, Local Residential
- Lane Pavements, Local Residential
- P.C. Concrete Sidewalks
- Speed Deterrent Bumps
- Lane Lighting

shown on the attached schedule dated October 27, 1978, are advanced to Council 'by Petition.'

It should be noted here that these lane pavement petition projects were submitted to the City Clerk, sufficiently signed, on or before July 31, 1978, and are to be dealt with under the 'old rules' rather than the new recently adopted cost-sharing formula, as per Council's instructions.

Capital Funds

Funds for the City's share of pavement & curbs and sidewalk projects are available in the 1979 Streets Capital Budget subject to Council's approval of this budget. There is no City cost involved in the lane lighting project.

Lane paving and speed bump projects have been divided into two categories A and B, grouping their respective priorities with appropriate sources of funds.

Category A . . . . Funds in the sum of $245 000 for the City's share are available from lane paving unallocated but budgeted (200 000) and from the 1979 Streets Basic Capital Budget (45 000).

Category B . . . . Funds totalling $46 000 to complete these lane and speed bump projects will be required from 1979 Supplementary Capital. Approval of the recommendation of this report does not commit Council to approval of the 1979 Supplementary Capital funds but indicates a strong expectation of such approval.

Note: It is anticipated that additional 1979 Supplementary Capital of from $250 000 to $300 000 will be required to honour petitions submitted to the end of 1978.

Clause No. 3 Continued.

Inverness Street - 15th to 16th and 16th to 17th Avenues

These two projects are in the Mount Pleasant N.I.P. Area and under the arrangements approved by Council on February 22, 1977, are eligible for a 25% contribution from N.I.P. funds.

Sidewalk, Chestnut Street - Special Grounds

On December 13, 1977, City Council approved construction of a sidewalk on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue as a local improvement on special grounds. This work is complete. Before it can be placed on the tax rolls, however, a Special Assessment Roll must be prepared, notices mailed out to the property owners and the project brought before a Court of Revision.

Funds for this project were previously approved by Council."

Second Step, Petition Projects

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report of October 27, 1978. The estimated total cost of these improvements is $827 638 and the City's share of these costs is $543 600. An additional $77 426 of City Capital funds will be required for ditch elimination.

I have to report that the necessary financial arrangements can be made to carry out the work for pavement and curbs, sidewalks, lane lighting and Category 'A' lane pavements subject to Council approval of the 1979 Streets Capital Budget.

Financial arrangements for Category 'B' lane pavements and speed bumps will depend on Council's willingness to commit $46 000 of next year's Supplementary Capital Budget. This amount is not large in comparison to the City Engineer's expected requirements for 1979, and I would recommend that this Council recommend to the 1979 Council that $46 000 of 1979 Supplementary Capital be approved.

The major request for Supplementary Capital as noted in the City Engineer's report above will be brought forward in the Spring and will warrant Council's full consideration in the context of other requests for 1979 Supplementary Capital funds."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.

(b) The projects for pavement and curb on Inverness Street be given relief of 25% in accordance with the previous policy established by Council for the Mount Pleasant N.I.P. Area.

(c) The projects listed in the attached schedule dated October 27, 1978, be brought before a Court of Revision to be held at 7:30 p.m., Thursday, December 7, 1978.

and FURTHER RECOMMENDS that:

(d) The Collector of Taxes be instructed to have a Special Assessment Roll prepared, notices mailed and the Chestnut Street sidewalk project brought before this same Court of Revision.

FOR COUNCIL ACTION SEE PAGE(S) 393 & 394

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application: 3655 West 10th Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. I.R. Gordon of Gordon Import Autos Limited, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property at 3655 West 10th Avenue, Lot 12 Amended, Block 55, D.L. 540, Plan 229, be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'increasing our off-street parking only. We propose to remove the present dwelling, level the property to our adjoining property (3675 West 10th Avenue), relocate the east side planter to the east side of 3655 West 10th Avenue, erect an acceptable fence and treed buffer strip. We have no intention of erecting any type of structure on the property re: our auto business, and we would not require 10th Avenue access'.

Background

Council will recall the extensive background regarding this site commencing with a rezoning application submitted by Mr. Gordon on September 15, 1977 requesting a rezoning of the site from RS-1 One-Family Dwelling District to C-2 Commercial District, for the purpose of developing an off-street parking area.

Following consideration a report from the Director of Planning on the proposed rezoning (copy attached as Appendix A), Council refused the application. During discussion of the proposed rezoning at Council on March 14, 1978 the Director of Planning specifically noted that favourable consideration would not be given to use of the site for off-street parking under the present RS-1 zoning although such a use may be permitted as a conditional use under the RS-1 District Schedule. Following Council's refusal of the rezoning application Mr. Gordon did however submit Development Permit Application No. 80463 for use of the site for parking purposes. This Development Permit Application was refused by the Director of Planning on May 8, 1978 for the following reasons:

"It is an unsuitable form of development at this location as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners".

Mr. Gordon subsequently appealed the decision of the Director of Planning through the Board of Variance. The Board of Variance heard the appeal, were advised of the history of the application, and after listening to Mr. Gordon's submission, upheld the decision of the Director of Planning.

On June 27, 1978, Council received a delegation from Mr. Gordon and subsequently resolved:

"That the Director of Planning be requested to give favourable consideration to approval of the development permit application from Gordon Import Autos Limited to use the adjoining site to the present car sales business for off-street parking purposes".

On August 1, 1978 Council considered a report from the City Manager dated July 28, 1978 (copy attached as Appendix B) which noted, in essence, that the Director of Planning could not legally reconsider the same application but that fresh consideration could be given to the matter if the applicant reapplied under a new application containing sufficient material information to show a change in circumstances surrounding the previous refusal. Following discussion, Council received this report for information, however, during consideration the Mayor requested the Director of Planning to advise Mr. Gordon that a number of members of Council suggested that he might wish to consider submitting a new application based on rezoning of the property to CD-1.

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Clause 1 continued

On August 29, 1978 the above noted CD-1 Comprehensive Development District rezoning application was received from Mr. Gordon.

ANALYSIS

Use of this site for parking purposes has been considered at length by the Director of Planning under both the initial rezoning application (requested C-2 Commercial District) and the subsequent development permit application. The Board of Variance have also considered the matter. While the recommended refusal of the initial rezoning application was based in part on the range of possible uses permitted under the C-2 District Schedule, it was specifically drawn to Council's attention that the proposed use of the site for parking purposes was, in itself, inappropriate. The reasons for this were amply set out in the City Manager's report dated March 10, 1978 (attached as Appendix A). Customary notification of surrounding property owners during processing of the subsequent development permit application by Mr. Gordon also indicated objections to the proposed use of this site for parking purposes.

Although a rezoning of this site to CD-1 Comprehensive Development District might closely regulate both the use and form of the parking area, the use would be inappropriate for the reasons previously noted.

RECOMMENDATION: The Director of Planning recommends that this application be not approved. However, bearing in mind the previous considerations regarding this site, Council may wish to refer this application to a Public Hearing."

The City Manager notes that the present application results directly from suggestions made to the applicant during the Council meeting of August 1st, 1978, as a method of implementing the intent of Council's resolution of June 27, 1978.

Consequently, the City Manager RECOMMENDS that the re-zoning application be referred directly to a Public Hearing to be scheduled in the Council Chambers in December, 1978.

2. Kensington N.I.P. - Tecumseh School Annex Grounds Improvements

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington Concept Plan which included $150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

Tecumseh School Annex is the first school project in the Kensington area to have reached the funding stage. The design for school ground improvements and cost estimates have now been prepared by the School Board. The proposed project is to build a retaining wall at the eastern end of the school grounds, thereby enlarging the playing field and making the school grounds more usable. The teachers at Tecumseh School Annex and the Parents Consultative Committee have been involved with the designing of this project.

The Vancouver School Board has now supplied a revised and up to date estimate of $34,155, of which the School Board would pay $7,055 for overheads. This would leave a cost to N.I.P. of $27,460, (see Appendix "A").

The Kensington Citizens' N.I.P. Planning Committee has discussed the project and recommends the expenditure of up to $27,460 to complete the project.

Clause 2 continued

The British Columbia Department of Municipal Affairs and Housing and C.M.H.C. both concur with the appropriation of funds for the improvements to Tecumseh School Annex grounds.

The Director of Planning recommends that Council approve the appropriation of up to $27,460 from the Kensington N.I.P. account 891/8704 for the construction of improvements to the Tecumseh School Annex grounds, with costs to be shared as follows:

Federal	(50%)	$13,730
Province of B.C.	(25%)	6,865
City of Vancouver	(25%)	6,865
		$27,460"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Riley Park N.I.P. Appropriation of Funds: Cartier Park and C.N.I.B. Improvements

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to make additions and changes to Cartier Park and the Canadian National Institute for the Blind (C.N.I.B.) grounds.

Cartier Park is located adjacent to the C.N.I.B., bounded on the east by Prince Edward Street, on the north by 36th Avenue and the south by 37th Avenue. Cartier Park is presently developed only as a basic playing field for informal local sports activities.

The Riley Park Citizens' N.I.P. Planning Committee found in discussions with the Team Police, C.N.I.B. staff/residents and nearby local residents that basic improvements should be done to provide for the various age groups that wish to use the space. To determine the exact improvements, a Design-In was held in April, 1978 involving approximately 75 residents and their children. This was followed by individual discussion with many residents living and working in the area. The proposed new improvements would include a small childrens' play area, a new base-ball backstop, benches, additional trees at the park edge and rehabilitation of the playfield surface. Lighting of the area in front of the C.N.I.B. was also included and considered an important priority because it would both reduce vandalism and the attraction of the place as a local hangout while at the same time promoting increased opportunities for positive use.

A detailed listing of the proposed improvements and cost estimates are attached as Appendix A based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver Park Board, the C.N.I.B. Board of Directors and other affected residents. All ongoing operating and maintenance costs of the lighting on CNIB grounds will be paid for by the CNIB as per the attached letter, Appendix B.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of the proposed expenditure and concur with the recommendation for funding of the project. The total cost for the playground improvements and lighting is $47,113.20.

The Director of Planning recommends that Council approve an expenditure of $47,113.20 to be appropriated from Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for improvements to Cartier Park and CNIB grounds, costs to be shared as follows:

C.M.H.C. (50% of total)	$23,556.60
Province of B.C. (25% of total)	$11,778.30
City of Vancouver (25% of total)	$11,778.30"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 394

FINANCE MATTERS

INFORMATION & RECOMMENDATION:

1. Fire Department -
   Apparatus Replacement Program

The Fire Chief reports as follows:

"In February 1970 City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen-year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that 2 triple combination pumpers be purchased in accordance with the approved 1979 replacement schedule.

Delivery time quoted by manufacturers is 1½ years for firefighting apparatus. Experience has shown that these units will not be delivered until 1980 if purchasing procedures cannot be carried out until final budget approval is given in April 1979. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a 1979 delivery date.

Estimated costs:

2 triple combination pumpers	$180,000
plus 5% sales tax	9,000
Total estimated costs of recommended equipment	$189,000

It is recommended that

(A) Two triple combination pumpers be approved in advance of the 1979 budget.

(B) The City Purchasing Agent be authorized to call for tenders upon adoption of this report.

(C) Funds (estimated to amount to $189,000) be provided in advance of the 1979 operating budget. "

The City Manager RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 395

PERSONNEL MATTERS

RECOMMENDATION

1. Matters Relating to Statutory Holidays - Christmas Day and Boxing Day

The Director of Personnel Services reports as follows:

"Christmas and Boxing Days - Problem of the Four Day Week

This is the first year since the four day week was introduced that Christmas and/or Boxing Day have not fallen on a Saturday or Sunday. In 1976 and 1977 it was possible to schedule the day or days off in lieu of these Holidays so that employees working the four day week could continue to do so during the weeks immediately prior to and following the long weekend. However, in 1978 Christmas and Boxing Day fall on Monday and Tuesday, leaving only three working days for the balance of the week. One possible solution would be to grant the preceding Friday (December 22) as the day off in lieu of December 26th, thereby creating two four day work weeks. However, presumably most business offices will be closed on the 26th, thereby making it difficult for many civic employees to be productive on that day.

I have consulted with the Unions involved and they agree that the only sensible arrangement would be to work five days during the week immediately prior to Christmas and three the following week for the usual total of eight over a two week period. Each day would be of normal four-day week length with the possible exception of Friday, December 22nd (see below).

Closing of Civic Offices - December 22, 1978

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Friday, December 22nd, 1978 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 22nd, 1978 and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 29th and that Civic Offices will remain open until 5:30 p.m. on that day.

In summary I recommend that:

(a) Civic employees, including those working the four day week, work five days during the week immediately prior to Christmas and three the following week.

(b) Civic Offices and Yards be closed to the public at 12:00 noon on Friday, December 22, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally.

(c) The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

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INFORMATION:

2. Recruitment Program - Vancouver Police Department

The Equal Employment Opportunity Officer reports as follows:

"A recent press report on a meeting of the Vancouver Police Board briefly mentioned a new recruitment program for minority and bilingual police officers that is presently being developed by the Vancouver Police Department and the Equal Employment Opportunity Officer.

For the information of members of Council, the EEO Officer provides the following further details on this new program.

It has always been the policy of the Vancouver Police Department to seek highly qualified candidates for its force. Until now, however, the VPD has not actively recruited in the community, and most police officers are selected from "walk-in" applicants.

Presently, few applications come from members of Vancouver's minority communities, and, consequently, the VPD has a small number of minority police officers on staff.

There are many situations requiring VPD intervention where understanding of the cultural values and languages of the minority sectors of the community is a significant factor. Officers from the minority communities can offer valuable knowledge and skills that will improve the standard of police service in Vancouver.

The goals of the new recruitment program, therefore, are to actively recruit highly qualified police officer candidates from all sectors of the community, to make special efforts to provide information about Vancouver's police service to the minority communities and to encourage qualified applicants from these communities to come forward.

The program will disseminate information on police work, VPD policies and entrance requirements through pamphlets, radio ads, newspaper advertisements and liaison meetings between the VPD and business, religious and other organizations in the minority communities.

Recruitment materials are presently being prepared for the VPD by staff from a number of City departments. The program is expected to commence in December.

The new recruitment program has been approved by the Executive of the VPD and was reported to the Vancouver Police Board on October 11, 1978.

Funds for the program in the amount of approximately $8,000 will be provided from the budget of the Equal Employment Opportunity Officer".

The City Manager submits the above report of the Equal Employment Opportunity Officer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 395

PROPERTY MATTERS

RECOMMENDATION

1. Request by purchasers to defer payment on three lots - Vicinity S.E. Marine Drive and Poplar Street.

The Supervisor of Properties reports as follows:

"On June 29, 1976, City Council approved the sale of seven lots described as Lots A, B, C, D, E, F and G of Subdivision B, Block 31, D.L. 313, Plan 14166 at a total price of $213,100.00 on City terms. Upon receipt of the total first instalment principal and other related charges, the City registered Agreements for Sale.

Three lots were paid out and a one-year deferment of payment on the principal amount outstanding on the remaining four lots was approved by Council on February 14, 1978. Since that date the purchasers have paid out one of the four lots; principal and interest to December 29, 1978 total $24,485.94 for the remaining three lots.

A request for a second one-year deferment has now been received from the purchasers; if approved, this would extend the date of payment of principal to December 29, 1979. Poor real estate market conditions are the reasons given for the request for the extension.

The financial status of the three lots is:

TOTAL PRINCIPAL: $89,060.00

	PAID	OWING
Principal	$66,795.00	$22,265.00
Interest :		
June 29/76-Jan 31/78	7,383.42	
Feb. 1/78-June 29/78		993.00
Due December 29/78		1,227.94
Taxes:		
June 29/76-Dec.31/78	3,130.13	
	$77,308.55	$24,485.94

As the purchasers have paid 75% of the principal amount owing it is felt that financing in the outside market to pay out these three lots should be readily available. The City's rate of interest on these sales is 11%. The Supervisor of Properties is of the opinion that an extension should not be given but that alternate financing should be sought by the purchasers. Conveyance will not take place until the monies due to the City have been paid.

Recommended that the purchasers be requested to seek alternate financing and that their twelve month extension request from December 29, 1978 to December 29, 1979, not be granted; if full payment of the account is not received by December 29, 1978, the Director of Legal Services be authorized to take whatever action is necessary to protect the City's interests in Lots A, C and D of B, Block 31, D.L. 313, Plan 14166."

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Clause No. 1 cont'd:

The City Manager does not consider it appropriate for the City to continue to provide financing for this purchase -- certainly, not at interest rates lower than those available commercially.

The City Manager RECOMMENDS approval of the recommendation of the Supervisor of Properties.

If Council does not accept his recommendation, then the City Manager suggests in the alternative, that any extension be at an interest rate of 13% and on condition that interest payments be kept up to date.

2. Sale of City Lands
N/W Corner Williams and Skeena Streets

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 17 exc. N 2.5', Block 7, SE¼ Section 26 THSL, Plan 2588
Situated on the N.W. corner Williams and Skeena Streets

NAME	APPROX. SIZE	SALE PRICE	TERMS
Ummar Ali	37' x 107.5'	$32,650.00	City terms @ 11%"

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

3. Establishing a corner cut off for lane purposes at 14th Avenue and Nootka Housing Site.

The Supervisor of Properties reports as follows:

"City Council on November 18, 1975, approved the leasing of Lot 21, Block A, Section 43, T.H.S.L.,Plan 11660, situated at 14th Avenue and Nootka Street to the Greater Vancouver Housing Corporation for development of housing for the Handicapped. Construction of this project is expected to commence in the very near future.

The City Engineer has requested that a 10' x 10' corner cut off on the N/W corner of the site be established for lane purposes to provide better access for fire fighting equipment and the Housing Corporation concurs with this request.

It is therefore recommended that a 10' x 10' corner cut off on the N/W corner of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

..../P. 3

4. Offer to Purchase City Property -
E/S Kirkland Street between 46th & 47th Avenues , Zoned RS-1

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board tenders were called for the purchase of the following described properties on October 3, 1978 and were opened in public on October 30, 1978.

After considering all offers received, it is recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council: -

Lots 35 & 36, NE¼ District Lot 339, Plan 17100 - E/S Kirkland Street between 46th & 47th Avenues, Zoned RS-1

Purchaser	Approximate Size	Purchase Price	Terms
Bawn Holdings Limited	33'x107'	$34,118 ea.	City terms @ 11%

Subject to public utilities easement over the East 5 feet of each lot."

The City Manager recommends that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 395 & 396

MANAGER'S REPORT

DATE November 2, 1978

TO: Vancouver City Council

SUBJECT: Proposed Implementation of Team Policing in District #1

CLASSIFICATION: CONSIDERATION

The Director of Finance reports as follows:

"The Vancouver Police Board at its meeting October 11, 1978, when considering a proposal by the Chief Constable on the implementation of team policing in District #1, passed the following resolution:

"The Chief Constable submitted a report on the proposed implementation of Team Policing in District 1, effective November 12, 1978. He said this would bring all four districts under Team Policing.

Acting Inspector J. D. Lucy explained the District 1 Team Policing proposal to the Board.

The Chief Constable requested the approval of the Board of the following changes in the authorized establishment of the Force:

Corporals to be increased by 4
Sergeants to be decreased by 1
Constables to be decreased by 3.

The Chief said the annual increase in salaries and fringe benefits at 1978 rates would be $7,656.

Moved:

'THAT the recommendations contained in the District 1 Team Policing proposal be approved, and
FURTHER THAT City Council be requested to approve the required changes in the authorized establishment of the Force prior to consideration of the 1979 Police budget.'

Carried."

The proposal, a copy of which is enclosed as Appendix "A" states that Team Policing has now been implemented in all Districts except District #1.

Staffing and Cost

The proposal does not increase the total authorized strength of the Force but changes the mix of N.C.O. ranks as shown in the resolution.

The increased annual cost at 1978 rates is $7,656, as explained in the proposal. The increased cost in 1978, if implemented November 12, 1978, is approximately $1,000, and the Police Department advises that this amount is available within their current budget."

The Director of Finance submits this report for consideration & if approved Recommends that the request of the Vancouver Police Board for the change in authorized establishment as detailed in the Report be approved.

The City Manager submits the Report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 396

C

MANAGER'S REPORT

October 26, 1978

TO: Vancouver City Council

SUBJECT: Demolition of Building at 1125 Pendrell Street

CLASSIFICATION: Recommendation

The Supervisor of Properties reports as follows:

"1125 Pendrell Street, East Half of Lot 18, Block 23, D.L. 185, Plan 92, was acquired for Park Site #7 by Resolution of Council, March 19, 1963.

The property consists of a single family, seven room house with a main floor area of 763 sq. ft. (71.35 sq. meters). The two-storey frame structure with a full basement built in 1900, is situated on a site 33' X 131' (10.06 m x 39.93 meters).

The building has had adequate maintenance for the last 16 years, however, a recent inspection reveals that an expenditure of approximately $5,000 will be required to take care of deferred maintenance before this house could be re-rented. The tenants have moved out by reason of being able to find better accommodation at an acceptable rent elsewhere in the City.

The previous high demand for this type of accommodation in the West End has evaporated to a large extent and it is doubtful that even after the heavy expenditure needed to take care of minimum maintenance whether the property will be rentable. For this reason, it is recommended that the property be demolished.

It is noted that clearance of this site provides an opportunity for additional outdoor play space for the area adjacent to Pendrell Street Daycare Centre. The Park Board concurs with demolition of this building.

In view of the foregoing, it is recommended that the Director of Civic Buildings be instructed to arrange for the demolition of the building at 1125 Pendrell Street."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved, after a Development Permit has been approved and working drawings, as necessary, are submitted in accordance with the Zoning & Development By-law.

FOR COUNCIL ACTION SEE PAGE(S) 396

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 26, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 26, 1978 at approximately 3:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy Alderman Puil
ALSO PRESENT	:	Alderman Ford Alderman Gerard
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Status Report on Rezoning Applications

On October 19, 1978, the Committee considered the monthly status report on rezoning applications for the month of September, 1978 (on file in the City Clerk's office). There was a lengthy discussion with respect to the rezoning applications for 3338 and 3390 The Crescent in Shaughnessy and for 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue).

(a) 3338 and 3390 The Crescent

The applicants for The Crescent requested their application to be placed on hold to allow alternative approaches to the development to be considered. Based on the amount of staff time incurred on this application and the fact that the report to Council had been prepared, the Planning Department felt that a new application should be filed and application fee paid if revisions are to be considered.

The Committee felt that the application should be placed on hold and instructed the Director of Planning to report to the next meeting of the Committee on approximate costs incurred in processing the present application.

****

Mr. R. Scobie, Zoning Division, advised that the costs incurred to the Zoning Division staff for things such as analysis of the application, preparation of the report to Council, etc. are in excess of $400.00. The application fee paid by the applicants was $187.00. The costs would be at least doubled if we included the time of staff from other Divisions and Departments, i.e. Development Permit Group, Heritage, Engineering. The processing fee for rezoning applications seldom covers the costs involved. The Department is currently preparing a report on revisions to processing fees; including rezonings.

(b) 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue)

The applicants requested that the Committee ensure their application be considered no later than mid January, 1979. Mr. Scobie advised that the application had been received with minimal information and more is required before the application can be processed.

....cont'd

Clause No. 1 cont'd:

The Committee suggested that the applicant meet with Zoning Division staff to discuss the further information requested with the results of the discussion being reported to the next meeting of the Committee.

****

Mr. Scobie advised that he had met with the applicants and following a review of the type of information submitted with other CD-1 applications, the applicant agreed to submit further drawings and possibly further written material, i.e. impact on the community, etc. This would be submitted hopefully by the middle of November with a view towards the Department reporting to Council before the end of December.

The Committee carried out a lengthy discussion with respect to the suitability of residential in this location, particularly in view of the recent comments of the G.V.R.D.'s Director of Pollution Control on the types of industry that would be allowed in the area.

Mr. G. Horner, Developer, stated that with all due respect to the comments and concerns expressed, he feels the ideal use for the land is residential and would like to see the application pursued as quickly as possible.

The Committee,

RECOMMENDED

THAT the verbal status report with respect to the rezoning applications for 3338 and 3390 The Crescent and 8699 Angus Drive be received.

* * * *

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 396

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

NOVEMBER 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Riley Park N.I.P. - Implementation Concept for Neighbourhood House and Youth Centre

The Committee had before it for consideration a Manager's report dated October 12, 1978 (copy circulated) and a letter dated October 20, 1978, enclosing a brief dated October 19, 1978, from the Little Mountain Neighbourhood House Society (copies circulated).

The Manager's report in its introductory paragraph pointed out that Council, on July 26, 1977, approved the Riley Park N.I.P. concept plan which included allocations totalling $350,000 for the provision of a neighbourhood house ($200,000) and youth centre ($150,000) in the Riley Park area, and that several Council members stressed at that time that it would be necessary to illustrate the need for these facilities together with acceptable organizational and funding arrangements before Council would appropriate the allocated capital funds to purchase the premises.

The Riley Park Citizens' Neighbourhood Improvement Program Planning Committee has been at work towards this end and since significant developmental work has been achieved, the Director of Planning wishes Council to indicate in principle whether these projects should proceed to detailed implementation.

In the Manager's report, the Director of Planning continued with detailed comments on the concept of a neighbourhood house/ youth centre and approaches to the implementation of the facility, including management organization and a proposed 1979 operations budget; and the steps required to implement the facility.

The Manager's report included comments from the Director of Social Planning and two sets of recommendations - one from the Director of Planning, the other from the Director of Social Planning.

The report concluded with comments from the City Manager which set forth the basic differences between Social Planning and Planning, but pointed out both departments agree a neighbourhood house/youth centre would meet social needs in the community.

Continued . . . . .

Clause No. 1 Continued

The City Manager, in the report, explained that the two departments perceive the mechanics to provide a neighbourhood house/youth centre differently. Social Planning believes the problems in the community are not unique and that the proposed facilities should be integrated with other related services. The recommendations of the Director of Social Planning would require integration into the Neighbourhood Services Association and transfer of funding from the Ministry of Human Resources and the Riley Park complex as preconditions to the establishment of the neighbourhood house/youth centre. The City Manager noted that while the Director of Planning believes such integration is desirable, it should not, in the opinion of the Director of Planning, be a precondition to establishing the centre; that integration could take considerable time and affect the project's viability.

Appearing before the Committee on this matter were Mr. Larry Beasley and Mr. Dan Cornejo of the Planning Department, Mr. Doug Purdy of the Social Planning Department, Mr. Al Argent of the Park Board, Mr. Elmer Helm of Neighbourhood Services Association, members of the Riley Park Citizens' Neighbourhood Improvement Program Planning Committee and the recently-formed Little Mountain Neighbourhood House Society, led by their spokesman Mrs. Betty Backman.

Members of the staff reviewed the report for the Committee with the Planning Department indicating it agrees to the points raised by Social Planning but does not feel integration should be a precondition as the time required for such integration with other services could jeopardize sources of funding.

Mr. D. Purdy said his department some years ago would have recommended an immediate start on developing such a centre, but the introduction of a variety of new services in the neighbourhood has led him to believe the proposed facilities should be integrated with other existing services.

Mrs. B. Backman spoke to her brief, stressing that a considerable amount of work has been done and urging approval of the recommendations of the Director of Planning.

Mr. A. Argent indicated he is in support of the concept but has some doubt whether it is possible to operate the centre on the amount of core funding proposed in the report.

During discussion the Committee noted there is some concern by the Social Planning Department of an overlapping of services. The Chairman, however, pointed out the City Manager, in the conclusion of the report, set forth two options for the Committee, the first being to approve the recommendations of the Director of Planning as well as to instruct staff to attempt to achieve the maximum integration of activity possible.

The Committee concluded that by approving the first option set forth by the City Manager, the City could pursue the establishment of a centre and integration of services at the same time.

Continued . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

A. THAT Council approve in principle the following aspects of the Little Mountain Neighbourhood House/Youth Centre as outlined in the Manager's report dated October 12, 1978:

i) the physical concept of associated facilities;
ii) the concept of City ownership of the premises and lease to the Little Mountain Neighbourhood House Society at $1.00 per year;
iii) the organizational structure for management of the facilities; and
iv) the programming direction for 1979.

B. THAT Council approve in principle the provision by the City of operations funding support in 1979 for the Little Mountain Neighbourhood House Society in an amount not to exceed $9,000.00, subject to the submission of a formal Community Services grant application with full details of other operations funding commitments.

C. THAT Council approve in principle the provision of Riley Park N.I.P. capital funds for the Little Mountain Neighbourhood House/Youth Centre as outlined in the Riley Park N.I.P. concept plan, subject to achievement of operations funding commitments for 1979 generally as outlined in the attached budget (Appendix D of the Manager's report dated October 12, 1978) and subject to a further report by the Director of Planning on implementation details.

D. THAT Council authorize City staff to begin searching for a suitable site for the Little Mountain Neighbourhood House/Youth Centre for report back.

E. THAT Council request staff to attempt to achieve the maximum integration of activity possible.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 397

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 21, 1978, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Deputy Mayor Harcourt
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Kennedy, Marzari and Puil

ABSENT: Mayor Volrich
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Puil,
SECONDED by Ald. Gibson,
THAT the Minutes of the Regular Council Meeting of November 7, 1978, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Brown,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Harcourt in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Financial Assistance towards Christmas Dinner

Council noted a request dated November 7, 1978, from the Executive and members of Branch #40, Old Age Pensioners' Organization for financial help towards their Christmas dinner to be held at the Copper Kettle on December 18, 1978.

MOVED by Ald. Puil,
THAT no action be taken on the request of the B.C. Old Age Pensioners' Organization, Branch #40.

- CARRIED

(Alderman Kennedy opposed)

2. Open Bible Chapel Society
405 West 10th Avenue

In a letter dated November 16, 1978, Rev. H.D. Schroeder, Open Bible Chapel, requested an opportunity to appear before Council when the report on the purchase of the Society's property is before Council on November 28, 1978.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Open Bible Chapel Society
405 West 10th Avenue (cont'd)

MOVED by Ald. Gerard,
THAT the delegation request be granted and Rev. Schroeder be heard when the report on this matter is before Council for consideration.

- CARRIED UNANIMOUSLY

3. Kensington Community Centre
Additional Racquetball Facilities

Council noted a request dated November 10, 1978, from the Kensington Citizens N.I.P. Planning Committee to appear before Council when the staff report on additional racquetball courts for the new Kensington Community Centre is before Council.

MOVED by Ald. Brown,
THAT the delegation request be granted.

- CARRIED UNANIMOUSLY

4. Renovation to 2416 Vine Street

In a letter dated November 17, 1978, Mr. S. Stefanidis requested an opportunity of addressing Council this day with respect to his renovation of 2416 Vine Street.

Council agreed to hear from Mr. Stefanidis in this matter.

Mr. A. Floyd, Development Permit Group Leader, reviewed the history of this matter for Council's information and stated it has always been the intent of the Department to help Mr. Stefanidis resolve his problems.

The Director of Permits and Licenses advised that he had received a verbal report from a building inspector who had visited the premises this morning and had been advised that it would be possible, under the National Building Code, to build a small three bedroom suite on the upper floor of Mr. Stefanidis' premises.

Mr. Stefanidis stated that to install a three bedroom suite on this floor according to National Building Code specifications, would require changing the plumbing thus necessitating extensive alterations to the premises. Mr. Stefanidis also stated that the only way he could economically install a three bedroom suite on the upper floor would be to alter the roof line and the Board of Variance had refused him approval to do this.

MOVED by Ald. Puil,
THAT Council confirm the decision of the Director of Planning and the Board of Variance with respect to the roof line of the premises at 2416 Vine Street and that this matter be left in the hands of the Director of Planning and Director of Permits and Licenses.

- CARRIED UNANIMOUSLY

5. Alex Cristall's Tool Town
Sunday Store Closing

In a letter dated November 10, 1978, Mr. L.D. Cristall, President of Alex Cristall's Tool Town Ltd., requested an opportunity to appear before Council on Sunday store closing hours.

MOVED by Ald. Brown,
THAT the delegation request be granted and any other similar requests be also heard at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

6. Arcade Shops -
Sunday Store Closing

Mr. Jack Jung in a letter dated November 14, 1978, requested that Council grant him permission to operate his arcade businesses on the Granville Mall and on Hastings Street on Sundays and statutory holidays.

MOVED by Ald. Marzari,
THAT the letter from Mr. Jung be received and he be granted an opportunity of appearing before Council if he so wishes.

- CARRIED UNANIMOUSLY

7. D.P.A. - Glad Tidings Temple
3456 Fraser Street

Council noted a request dated November 17, 1978, from Pastor Maureen Gaglardi and other involved persons to address Council this day when the Manager's report on the development permit application for the Glad Tidings Temple at 3456 Fraser Street is before it.

MOVED by Ald. Kennedy,
THAT the delegation request be granted and representations be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

8. Council Meetings for the
Balance of 1978

In a memorandum dated November 20, 1978, the City Clerk advised that the Mayor, in discussion with the City Manager and himself, has recommended that the remaining Council meetings for 1978 be rescheduled as follows:

November 28	
December 5	Skip
December 12	
December 19	Skip (as previously agreed).

MOVED by Ald. Gerard,
THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

9. Names Inadvertently Omitted from
the 1978 Owner and Resident Lists
of Electors

In a memo dated November 20, 1978, the City Clerk reported as follows:

"As required by Section 73 (2) of the Vancouver Charter, I wish to notify Council that on November 15, 1978, 116 voting certificates were issued to persons inadvertently omitted from the list of electors.

A list of these names is on file in the City Clerk's Office.

The majority of these certificates were issued in cases where, subsequent to the enumeration, the owner sold or transferred his interest of property without notification to the Voters' List Division. The list also includes persons who became Canadian citizens subsequent to the enumeration."

MOVED by Ald. Brown,
THAT the memorandum dated November 20, 1978, from the City Clerk be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

10. U.B.C.M. Seminar for Newly Elected Officials

Council noted a memorandum dated November 20, 1978, from the City Clerk advising that the Fifth Annual seminar for newly elected officials will be held on December 7th and 8th, 1978, at the Vancouver Airport Hyatt House. The registration fee is $30.00.

The City Clerk advised that Aldermen Kennedy and Marzari have expressed interest in attending as have Aldermen-elect Boyce and Little.

MOVED by Ald. Gibson,
THAT Council approve the attendance of the above-named Aldermen and Aldermen-elect at the Fifth Annual U.B.C.M. seminar for newly elected officials on December 7th and 8th at a total cost of $120.00 with the source of funds being Contingency Reserve.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT NOVEMBER 17, 1978

Works & Utility Matters (November 17, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Undergrounding B.C. Hydro Power Lines - C.P. Railway False Creek South Shore Branch between Alder and Granville Streets; Also Power Line between C.P.R. Right-of-Way and Granville Island
Cl. 3: Date of Local Improvement Court of Revision
Cl. 4: Street Lighting on the Carrall Yard Portion of the South Bypass Roadway
Cl. 5: Opening of Charles Street from Boundary Road to 500±' West

Tender Awards (Clause 1)

MOVED by Ald. Puil
THAT consideration of this clause be deferred to later in the meeting to permit the City Manager to provide information on the types of Police motorcycles purchased.

- CARRIED UNANIMOUSLY

For Council action, see page 7.

Clause 2, 3, 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Social Service & Health Matters
(November 17, 1978)

Taylor Manor Residents'
Funds (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 17, 1978)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Mount Pleasant N.I.P. - Traffic Improvement Measures One Diverter
Cl. 2: Request to Change Street Name - Melville Connector to Dunsmuir Street
Cl. 3: Kensington N.I.P. - First Six-month Progress Report
Cl. 4: German-Canadian Benevolent Society - 2010 Harrison Drive - D.P.A. No. 82264
Cl. 5: Strata Title Application - Conversion 930-966 S.W. Marine Drive
Cl. 6: Riley Park N.I.P. Appropriation of Funds: Improvements to the Riley Park Recreation Complex

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

Riley Park N.I.P. Appropriation of
Funds: Improvements to the Riley Park
Recreation Complex (Clause 6)

MOVED by Ald. Puil,
THAT the recommendation of the Director of Planning as contained in this Manager's report be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(November 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Review of Business Licence Fee for 1979
Cl. 2: Plumbing By-law - Amendment re Permits

Clauses 1 - 2 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(November 17, 1978)

Progress Report on Emergency Planning from the Task Force on the Transportation of Dangerous Goods (Chlorine)
(Clause 1)

MOVED by Ald. Puil
THAT recommendations A - E contained in this clause of the Manager's Report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation F contained in this clause of the Manager's Report be amended and then approved as follows:

"Council authorize specifications for a foam-generating apparatus to be drawn up immediately and tenders called as soon as possible. These tenders to be reported back to Council with a recommendation for funding and cost-sharing with other municipalities."

- CARRIED UNANIMOUSLY

- - - - -

At this point in the proceedings, Council varied the agenda to deal with Manager's report 'B'.

B. D.P.A. - Glad Tidings Temple
3456 Fraser Street

As previously agreed, Council heard representations from the following:

- Pastor Maureen Gaglardi spoke in support of the application of the Glad Tidings Temple and detailed the social and charitable work both within Canada and overseas carried out by the congregation.

- Mr. Vern Delgatty, Architect on behalf of the Glad Tidings Temple, by means of a plan, reviewed the proposal and pointed out the variance from the Director of Planning's requirements e.g. building height and setback requirements. He stated one reason for the increase in the building height is the poor soil conditions on the site.

Mr. A. Floyd, Development Permit Group Leader, stated that the addition to the church is a conditional use and could be approved by the Director of Planning, however, because of the size of the proposal, the decision was made to submit the development permit application to Council for consideration.

- Mr. Arthur Skidmore, Chairman of the Building Committee of the Temple, stated that 206 homes in the neighbourhood had been visited and most of the people interviewed were in favour of the project. He pointed out that the lane abutting the project will be closed and relocated to ensure that it is separate from the church facility.

MOVED by Ald. Puil,
THAT Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street.

(Deferred)

cont'd....

During consideration of the foregoing, Council honoured the Hon. Clement T. Maynard, Minister of Tourism, Commonwealth of The Bahamas. The Deputy Mayor read the following proclamation in honour of the Hon. Maynard's visit:

"WHEREAS, the Commonwealth of The Bahamas recognizes the importance of Vancouver to its tourism industry with the visit here today of the Hon. Clement T. Maynard and the Bahamas University of Tourism, I am pleased to reciprocate that significant recognition by proclaiming November 21, 1978, to be Bahamas Tourism Day in the City of Vancouver."

The Hon. Maynard replied suitably and presented the Deputy Mayor with a number of coins which have been minted since The Bahamas received independence.

The Deputy Mayor invited the Hon. Maynard and his retinue to join Council for coffee in Committee Room No. 3.

The Council recessed at 4:15 p.m. and reconvened at approximately 4:35 p.m.

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CITY MANAGER'S REPORTS (cont'd)

D.P.A. - Glad Tidings Temple
3456 Fraser Street (cont'd)

The Director of Planning replied to some of the points raised by the representatives of the Glad Tidings Temple during their representations and also answered questions from members of Council on this matter.

MOVED by Ald. Ford,
THAT the motion of Alderman Puil be deferred pending a public information meeting to be held as quickly as possible in the neighbourhood on the proposed addition to the Glad Tidings Temple at 3456 Fraser Street.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed)

Pastor Gaglardi advised she would be out of town from December 18, 1978 until early 1979, and requested that the public information meeting be held prior to December 18th if at all possible.

Works & Utility Matters
(November 17, 1978) (cont'd)

Tender Awards
(Clause 1) (cont'd)

Earlier in the proceedings, Council deferred this clause pending receipt of information from the City Manager on the motorcycles purchased by the Police. The City Manager advised the Police have tested the motorcycles in question and are quite satisfied with them.

MOVED by Ald. Bellamy,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(November 17, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Heights - Marketing and Promotion
Cl. 2: Grant Request - Rental of Festoon Lights to 1978 Christmas Carol Ship Committee

Champlain Heights -
Marketing and Promotion
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause of the report, be approved.

- CARRIED

(Aldermen Gerard and Puil opposed.)

Rental of Festoon Lights to
1978 Christmas Carol Ship
Committee - Grant Request
(Clause 2)

MOVED by Ald. Kennedy
THAT

A) The rental of approximately 2500 feet of festoons at the rate of 28¢ per foot to the 1978 Christmas Carol Ship Committee be approved.

B) The request from the 1978 Christmas Carol Ship Committee for a grant of up to $700 for the rental of approximately 2500 feet of festoons be approved. In the event that the actual costs of repairing the festoons and lamps amounts to less than $700, the rental charge and the grant will be reduced accordingly.

C) The City Engineer report back to Council on a permanent arrangement by which the Engineer can annually make lights available at no cost to this and similar organizations, and include the cost in his departmental budget.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Property Matters
(November 17, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Purchase of Property at 29th Avenue and Nanaimo Street for Road Widening Purposes
Cl. 2: Consent of Assignment of Lease: Commercial Drive Street-end, North of Powell Street
Cl. 3: Sub-sublease to False Creek Child Care Society of Premises at 6th and Laurel

Clauses 1 and 2

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager, as contained in clauses 1 and 2, of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(November 17, 1978) (cont'd)

Sub-sublease to False Creek Child Care Society of Premises at 6th Avenue and Laurel (Clause 3)

MOVED by Ald. Puil,
THAT consideration of this Clause be deferred to later in the proceedings to permit the City Manager to provide additional information on the lease conditions.

- CARRIED UNANIMOUSLY

C. Manager's Report
(November 17, 1978)

Rezoning Application:
3655 West 10th Avenue

MOVED by Ald. Bellamy,
THAT

(a) Council schedule a Public Hearing on December 12, 1978, on the rezoning application for 3655 West 10th Avenue.

(b) In lieu of regular publishing requirements under Section 566(3) of the City Charter which have been frustrated by reason of the newspaper strike, substitute a publication of an advertisement in the Vancouver Express (November 27th and November 29th) and in West Side weekly newspapers (week of November 27th).

(c) Authorize the Director of Planning to replace the customary 21 day courtesy notification to owners within two blocks of the proposed rezoning by a two week notification.

(d) Direct the Director of Planning to prepare the enacting by-law prior to the December 12th hearing.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(NOVEMBER 8, 1978)

Amendment to Health By-law
No. 4387 - Steam Baths

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Council varied the agenda to consider the following report of the Standing Committee on Transportation dated November 9, 1978.

STANDING COMMITTEE REPORTS

VII. Report of Standing Committee on Transportation (November 9, 1978)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Street Improvements - Vicinity of Jericho Park
Cl. 2: Bus Service to B.C. Central Credit Union

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Finance and Administration (November 2, 1978)

Departmental Review - Fire Department (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Community Services (November 2, 1978)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Rooming House, 634 East Georgia Street
Cl. 2: Sale of Surplus City Furniture and Equipment - Spectrum Theatre Society
Cl. 3: Progress Report re Fire By-law at Hotel Vancouver
Cl. 4: Request to Amend By-law Governing Rental Information Services

MOVED by Ald. Marzari
THAT the recommendations of the Committee as contained in clauses 1 and 3 of this report, be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Request to Amend By-law Governing Rental Information Services (Clause 4)

MOVED by Ald. Marzari
THAT the recommendation of the Committee contained in this clause be approved.

- LOST

(Aldermen Bellamy, Brown, Gibson, Harcourt, and Marzari opposed.)

STANDING COMMITTEE REPORTS (Cont'd)

Community Services
(November 2, 1978) (Cont'd)

Request to Amend By-law Governing
Rental Information Services
(Clause 4) (Cont'd)

MOVED by Ald. Puil
THAT the brief submitted by Mr. Christopher C. Haight and Mr. Robert J. Carstairs be received for information and By-law No. 4790 be retained as is.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development
(November 2, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: 2250 Granville Street - D.P.A. #81257
Pacific Press Parking Structure
Cl. 3: Residential Rehabilitation Assistance Program - Status Report

Status of Major
Development Permit Applications
(Clause 1)

MOVED by Ald. Gibson
THAT the verbal report of the Development Permit Group on major Development Permit Applications be received for information.

- CARRIED UNANIMOUSLY

2250 Granville Street - D.P.A. #81257
Pacific Press Parking Structure
(Clause 2)

MOVED by Ald. Gibson
THAT the Architect for Dominion Construction meet with the Urban Design Panel to attempt to satisfy the Panel's concerns with respect to the proposed parking structure; if the differences cannot be resolved the Director of Planning to report the matter to the Committee.

- CARRIED UNANIMOUSLY

Residential Rehabilitation Assistance
Program - Status Report
(Clause 3)

During consideration of this clause Council noted two letters both dated November 8, 1978, from The Honourable Andre Ouellet, Minister of State for Urban Affairs, on the City's request that a review be undertaken of the agency fee schedule under R.R.A.P. and responding to Council's concerns with respect to changes in R.R.A.P. respectively.

MOVED by Ald. Gibson
THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

IV. Report of Standing Committee on Transportation (November 2, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Granville and 16th Avenue - Traffic Diversion
Cl. 2: Perimeter Transportation Limited - Shuttle Bus Service
Cl. 3: Parking Rates for City-Owned Parking Facilities

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance and Administration (November 2, 1978)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Payroll Clerks - Park Board
Cl. 2: License Fee for Live-aboard Boats
Cl. 3: 1978 Basic Capital Budget - Streets

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED

(Aldermen Gerard and Puil opposed.)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee on Community Services (November 9, 1978)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Liquor Permit Application - 5375 West Boulevard Development Permit Application No. 82112
Cl. 2: Products Sold by Grocery Stores - Oppenheimer Area
Cl. 3: Lodging House at 634 East Georgia Street
Cl. 4: Rory's Towing Ltd. and Westburn Services Ltd.
Cl. 5: Nursing Homes

MOVED by Ald. Marzari
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

SPECIAL COMMITTEE REPORT

VIII. Report of Council Committee on the Arts (November 1, 1978)

Cultural Program - Britannia (Clause 1)

MOVED by Ald. Brown
THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4462, BEING THE SHOPS CLOSING BY-LAW (December Shopping Hours)

MOVED by Ald. Puil,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW (Airport Shuttle Bus)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

cont'd....

BY-LAWS (cont'd)

By-law to Amend By-law No. 4299, being the Vehicles for Hire By-law (Airport Shuttle Bus) (cont'd)

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4387, BEING THE HEALTH BY-LAW (Steam Baths)

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (N10' of Lots 17 and 18, Explanatory Plan 10644, Block 104, D.L. 196, Plan 196)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 17 and 18 except that part of each lot included in Explanatory Plan 10644, Block 104, District Lot 196, Plan 196, the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated October 12, 1978, and marginally numbered LF 8847, a print of which is hereunto annexed

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Allocation of Land for Lane Purposes (E4' of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 4 feet of Lot 1 of Lot 6, Block 17, District Lot 526, Plan 3564

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (N10' of W½ of Lot 17, Block 297, D.L. 526, Plan 590)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of the West ½ of Lot 17, Block 297, District Lot 526, Plan 590

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be and the same are hereby accepted and allocated for lane purposes and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up, Conveying to Abutting Owner and Consolidation with Abutting Lands (Lane North of Brigadoon Avenue East of Victoria Drive)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver

(2) Proposed redevelopment of the church on Lot "A" (Explanatory Plan 11129), Block 57, District Lot 727 (Fraserview) Plan 8446, requires the closure of portion of the lane dedicated by the deposit of Plan 8446 abutting said Lot "A"

(3) The owner of said Lot "A" will dedicate sufficient new lane to replace the portion of lane to be closed;

cont'd....

MOTIONS (cont'd)

Closing, Stopping Up, Conveying to Abutting Owner & Consolidation with Abutting Lands (Lane North of Brigadoon Avenue East of Victoria Drive) (cont'd)

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 8446 described as follows:

Commencing at the intersection of the easterly limit of the northerly portion of said Lot "A" and the northerly limit of the easterly portion of said Lot "A";

Thence N 0° 45' 30" E, 47.75 feet following in the easterly limit of the northerly portion of said Lot "A";

Thence S 44° 13' 30" E, 67.55 feet more or less to intersection with the northerly limit of the easterly portion of said Lot "A" at a point 47.75 feet easterly from the point of commencement;

Thence N 89° 12' 30" W, 47.75 feet following in the northerly limit of the easterly portion of said Lot "A" to the point of commencement;

The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated September 12, 1978, and marginally numbered LF 8784 a print of which is hereunto annexed, be closed, stopped up and conveyed to the abutting owner, and

FURTHER BE IT RESOLVED THAT the aforementioned portion of lane, now closed, be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

E. Closing, Stopping Up and Consolidation with Abutting City-owned Lands (Lane North of Napier Street, West of McLean Drive)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,
THAT WHEREAS

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver

(2) The North 12 feet of Lot 7, Block 31, Block "J", District Lot 182, Plan 729 was established as road under filing 61714

(3) The said portion of Lot 7 is no longer required for highway purposes;

THEREFORE BE IT RESOLVED THAT the North 12 feet of Lot 7, Block 31, Block "J", District Lot 182, Plan 729, now road, be closed, stopped up and consolidated with the abutting City-owned lands.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 5:50 p.m. to reconvene at 7:30 p.m.

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The Council reconvened at approximately 7:30 p.m., with Deputy Mayor Harcourt in the Chair and the same members present.

DELEGATIONS

At this point, the Council agreed to vary the agenda.

Austin Hotel, 1221 Granville Street
Fire By-law Upgrading

Council on November 7, 1978, having heard submissions from Mr. S. Somani and the Chief Fire Warden on Fire By-law upgrading of the Austin Hotel at 1221 Granville Street, resolved as follows:

"THAT this show cause hearing be adjourned to the Council meeting on November 21, 1978, to permit Mr. Somani to complete the remaining work necessary to bring this hotel into compliance with the City Fire By-law, with the exception of the items which are currently being appealed, i.e. emergency lighting in the corridors and the requirement that doors with automatic closers be installed in dead-end corridors."

Mr. Reg Davenport, a representative of the firm of contractors who are completing the remaining work necessary on the Austin Hotel was present in the Chamber this evening.

Chief Fire Warden Birnie advised Council that since the last meeting, although no physical work has been done on the hotel, Mr. Somani has made arrangements with the contractor to have the necessary work done and it will take about six weeks to complete this.

Mr. Davenport concurred with this statement.

MOVED by Ald. Kennedy,
SECONDED by Ald. Marzari,
THAT Mr. S. Somani be granted a further six weeks to bring his hotel into compliance with all requirements of the City Fire By-law, following which the Chief Fire Warden report to Council on the status.

- CARRIED UNANIMOUSLY

Task Force Report on Accreditation

On November 7, 1978, Council resolved to hear representations from the Canadian Union of Public Employees, Local 1004 and the Vancouver Municipal Regional Employees' Union on the report of the Task Force on Accreditation.

The report of the Task Force was before Council this evening and it contained the following recommendations:

"As a result of the conclusions set out in the foregoing section, the Task Force recommends to the GVRD Labour Relations Committee that it be strongly recommended to each member municipality within the GVRD:

(1) That the GVRD Labour Relations Department be authorized to apply to the B.C. Labour Relations Board to be accredited as the bargaining agent on its behalf and on behalf of all those other municipalities operating within the boundaries of the GVRD which agree to the following conditions:

cont'd....

DELEGATIONS (cont'd)

Task Force Report on Accreditation (cont'd)

(i) that the accreditation initially apply only to those bargaining units represented by Firefighters and to those bargaining units named in Schedule 1 containing those generally referred to as Inside and Outside employees and represented by the Canadian Union of Public Employees, the Vancouver Municipal and Regional Employees' Union and the West Vancouver Municipal Employees' Association;

(ii) that at the conclusion of two sets of negotiations, commencing with those covering the 1979 agreement, any municipality shall have the unconditional right to withdraw from the accreditation.

(2) That the Labour Relations Committee of the GVRD be authorized to prepare a draft set of bylaws based on the principles set out in Schedule 2, such bylaws to become operative upon reference to, and approval by all participating member municipal councils."

Also before Council was a report dated November 16, 1978, from the City Manager summarizing the matters before Council this evening and concluding with the following recommendations:

"(a) Council reject accreditation at this time.

(b) Council instruct its staff to work with Mr. Leslie to propose improvements to the present process.

(c) Council instruct the City Manager to review the practicality of local negotiation, on completion of the present (1979) negotiations."

Council also noted letters from the Vancouver Fire Fighters' Union, Local 18 and the Vancouver and District Labour Council, both opposing the proposed accreditation.

Alderman D.A.S. Lanskail, West Vancouver, Chairman of the Task Force, addressed Council and set forth the reasons why it would be in Council's interest to approve the recommendations of the Task Force.

Mr. D.H. Pollard, Director of Personnel Services, advised that he agrees with the recommendations of the Task Force. He further stated that the question of a weighted vote for the larger municipalities was discussed by the Task Force and it was agreed that if Vancouver requested a weighted vote, the Task Force would consider this.

Mr. L. Stair, C.U.P.E., referred to the Union's brief which was previously circulated to Council opposing the Task Force's recommendations on accreditation. He also circulated copies of a decision of the Labour Relations Board on an application for decreditation in support of the Union's claim that once an employer has opted for accreditation, opting out is not easily achieved.

Ms. Diane Bell, Assistant Business Manager, V.M.R.E.U., read from a circulated brief. This brief also opposed accreditation and suggested it would be a poor substitution for the status quo.

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the recommendations of the City Manager as contained in his report dated November 16, 1978, be approved.

- CARRIED

(Alderman Puil opposed)

DELEGATIONS (cont'd)

C.U.P.E. Job Evaluation Agreement
Proposed Termination

Council on October 17, 1978, agreed to hear representations from the Canadian Union of Public Employees, Local 1004, on the following recommendations contained in the report of the City Manager dated October 13, 1978:

"1. That the C.U.P.E. Job Evaluation Agreement be terminated and that the G.V.R.D. Director of Labour Relations be authorized to provide written notice as soon as possible to C.U.P.E. Local 1004 to the effect that termination shall take place 30 days from the date of such written notice.

2. That full support for the existing regional system of job evaluation be reaffirmed."

Mr. J. Woodward, representative of C.U.P.E. Local 1004, addressed Council and stated the Union's position in this matter. He referred to a brief which was previously circulated to Council detailing the Union's viewpoints.

Mr. Farry, Job Evaluation Consultant and Labour Economist who has been retained by C.U.P.E. Local 1004, addressed Council and referred to delays which have been incurred in receiving job evaluation reports. He also stated that if the current agreement is terminated, the right of the Union to appeal job evaluation decisions will be withdrawn. Mr. Farry stated that C.U.P.E. favours a systematic job evaluation process similar to that in effect in other Canadian cities.

The Director of Personnel Services stated that in his opinion, the Job Evaluation Agreement has not been a success and cited the number of appeals which the Union has lodged against job evaluations as an example of the failure of this Agreement.

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the recommendations of the City Manager as contained in his report dated October 13, 1978, be approved.

- CARRIED

(Alderman Marzari and the Deputy Mayor opposed)

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(November 17, 1978) (cont'd)

Sub-sublease to False Creek Child Care Society of Premises at 6th and Laurel
(Clause 3) (cont'd)

Earlier in the proceedings Council deferred this clause to provide the City Manager an opportunity of obtaining additional information on the number of children in the centre, etc.

The City Manager advised that there were sixteen children presently in the centre and that the City is subsidizing the parents' fees. However, he pointed out that this lease comes up for review in February, 1979, and when the City could consider withdrawing its subsidy.

MOVED by Ald. Puil
SECONDED by Ald. Marzari
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy - Removal of Sculptors' Guild Works from Hangar 6

referred to the fact that the Park Board is currently in the process of demolishing Hangar 6 at Jericho and the plight of the Sculptors' Guild with respect to removing its sculptures and finding alternative accommodation for them. He requested that the City Manager report to Council on any assistance the City could provide the Guild by

(a) loaning it equipment to move the sculptures from Hangar 6 to an alternate location.

(b) finding temporary storage space for these sculptures.

The Deputy Mayor so directed.

Alderman Puil - Community Services Grants Program

referred to a memorandum dated November 7, 1978, from the F.C.M. enclosing a statement by the Hon. Jean Chretien in which he indicated that the Federal Government's current fiscal situation forces him to consider deferring the new Community Services Grant Program. He further stated that if discussions with Provincial Ministers reach a mutually acceptable conclusion, the Government will be prepared to permit modest commitments to be entered into during 1979. These would be funded during 1980-81.

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the Mayor send a telegram to the Prime Minister, Minister of State for Urban Affairs and the Treasury Board emphasizing the need for the Community Services Grant Program and urging that the Federal Government reconsider its position. In addition, a delegation of Council request a meeting with the Provincial Cabinet to seek Provincial participation in a Neighbourhood Improvement Program cost-shared between the City and the Province.

- CARRIED UNANIMOUSLY

Alderman Brown - Electoral Reform

referred to the results of the recent plebiscite on electoral reform and suggested Council had an obligation to honour the wishes of the majority of voters. It was therefore

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,
THAT Council establish, by December 12, 1978, an independent committee to consider the following points set out in Council's advertisement on electoral reform:

"Should the majority of voters indicate they prefer a ward system, the following would occur:

(1) Council would appoint a Committee to consider and report on the number of wards, boundaries of each ward and any other related matters.

AMENDED SEE PAGE 527

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Electoral Reform (cont'd)

(2) Application would be made by Council to the Provincial Government to amend the City Charter.

(3) If granted by 1980, you would then elect Aldermen to Council by wards."

(NOTICE)

Deputy Mayor - Bow Mac Property, 635 Burrard Street - Urban Park Development

referred to the imminent demolitio of the Bow Mac property by the Cit for a downtown park and suggested the Council urge the Provincial Government to turn over its adjacent property to the City for a nominal sum of $1.00 for use as a park.

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT Council send a telegram to the Provincial Cabinet urging at its meeting on November 23, 1978, to turn over its property adjacent to the Bow Mac site for a nominal sum of $1.00 for inclusion in the downtown park.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 10:20 p.m. to reconvene 'In Camera' in the Mayor's Office.

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The foregoing are Minutes of the Regular Council Meeting of November 21, 1978, adopted after amendment on November 28, 1978.

MAYOR

CITY CLERK

SUPPORTS DEL. 1
COUNCIL NOV. 21/78

MANAGER'S REPORT

November 16, 1978

TO: Vancouver City Council

SUBJECT: Collective Bargaining Structure and Procedure

CLASSIFICATION: Recommendation

The City Manager reports as follows:

"Council has before it:

a) the report of the regional Task Force reviewing this issue, which recommends accreditation for municipal bargaining in the region.

b) a response to the report from the Canadian Union of Public Employees.

c) a response to the report from the Vancouver Municipal and Regional Employees Union.

These documents are lengthy, and give a reasonably comprehensive picture of the issues involved in accreditation. However, it is difficult to relate one to the other. The City Manager has summarized the key points as background for Council members in their reading of the detailed reports, and in support of the Manager's recommendations which appear below.

ALTERNATIVE BARGAINING STRUCTURES

Three alternative bargaining structures need to be considered:

a) Individual municipalities bargaining on their own; this situation existed prior to the 1970's.

b) Some form of ad hoc joint bargaining; this is the present situation. Municipalities agree individually to a settlement negotiated jointly.

c) Accreditation in a formal employer's organization authorized to bargain and bind the employer by collective agreement. Negotiators would take direction from a Committee representing the municipalities, and the municipalities would be bound by the results.

The Task Force recommendation is that regional municipalities become an accredited bargaining group; with the GVRD Labour Relations Committee consisting of one elected member from each participating municipality (with one vote regardless of municipal size) exercising control over the labour relations function.

COMPARATIVE EVALUATION

Several criteria for evaluating our Labour negotiation effort are discussed in relation to each of these alternatives.

1. Control of Whipsawing and Leapfrogging

Under local negotiations, with each municipality acting independently there is considerable potential within the region for playing off one employer against others.

Under joint bargaining, this opportunity is greatly reduced. Individual municipalities will generally not settle independently, though they may have the technical resources to do so. Tough bargaining decisions, such as a regional lockout, would, however, be difficult to achieve.

With accreditation, there is no possibility of playing off one member of the accredited group against another. Accreditation offers the greatest potential to control whipsawing and leapfrogging, but only if all or virtually all municipalities join the group.

2. *Efficiency of Negotiation*

Local negotiations would offer rapid negotiations in any given negotiation year; however, the multiplicity and diversity of settlements might soon create a complex negotiating environment which could reduce the efficiency of negotiation.

Joint bargaining is inherently inefficient, since all parties must be consulted and kept satisfied throughout the process, if adherence to the joint position is to be maintained.

Accreditation would benefit from delegated authority and a limitation on the ability of minority views to delay the process. Unpalatable decisions can be taken readily. Job action in individual municipalities could be met by any appropriate response which will gain majority support within the GVRD Labour Relations Committee.

3. *Ability to Force Standardization or Tailor Agreements to Different Municipalities*

Local negotiation provides no capability to force standardization, and detailed differences must be laboriously negotiated by each employer. However, local negotiation does allow each employer to tailor his agreement to his specific needs.

Joint bargaining obviously provides a better capability for standardization than local negotiations. The relatively cumbersome process and the lack of joint priority for single employer concerns makes special "one employer" provisions difficult to achieve.

Accreditation provides the best capability for developing standardized agreements. On the other hand, local issues are likely to remain unresolved. Only if a municipality could persuade the Labour Relations Committee of the priority of an individual issue, would the powerful bargaining capability of an accredited group help achieve it.

4. *Stabilization of Negotiation*

Local negotiations would be at the whim of elected officials who change from year to year; changes of a few members of a council may radically change the position of a council. With several councils negotiating independently, a continuing high degree of confrontation is likely within the region.

Joint negotiation provides some stabilization of the process on a year to year basis, through joint decision making. Individual councils however, can still withdraw at any point in negotiations.

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Accreditation stabilizes the negotiating process by eliminating an individual municipality's capability to act unilaterally, and by "smoothing out" the impact of changes in councils from year to year.

5. *Cost Savings Through Economy of Scale*

Local negotiations would represent a significant expense for some small municipalities, who now benefit substantially from the specialist staff at the regional level. Smaller municipalities might also benefit from economies in provision of fringes to a larger group.

Joint negotiations and accreditation offer economies of scale, which are now enjoyed by regional municipalities.

Vancouver is probably large enough to carry on these operations independently without significant extra costs.

6. *Autonomy of Municipalities*

Local negotiations theoretically offer individual municipalities full autonomy. If a council is totally committed to very small wage increases, or amenable to a large catch up for its employees, local negotiations could reflect these views. However, in real terms the political and negotiating implications of other municipal settlements severely limit the municipality's options. Local negotiations do, however, give the individual municipalities control over some key questions of negotiating tactics, including lockouts, as well as control over details of the agreements.

Joint negotiations involve some loss in municipal autonomy. If a municipality has been part of the negotiating process throughout, it becomes increasingly difficult to opt out, even if negotiations take (in the opinion of the municipality) an unacceptable turn for the worse. In the final analysis, however, the municipality has control - it can refuse to settle or to lockout, or settle independently, if it wishes.

Under accreditation, municipalities unquestionably lose autonomy. One of the strengths of accreditation is its ability to control and stabilize negotiations despite "maverick" councils, one of its weaknesses must be that such "maverick" councils, however much they represent the views of voters, are powerless to change the municipal negotiating stance. Vancouver City Council might find its employees locked out against Council's wishes, or alternatively might have to accept a settlement it does not like. Once any proposed phase-in period had passed, future councils would be bound in to the bargaining structure in a permanent delegation of Council's authority to the GVRD Labour Relations Committee.

/ 4

OVERVIEW

Accreditation seems to offer the usual advantages and disadvantages of decision making in larger units - co-ordinated strategy, better negotiating position, economy of scale, more efficient process, and greater coercive power on the one hand, and loss of flexibility and loss of municipal autonomy on the other. It is nothing more than regionalizing one aspect of municipal administration to improve its efficiency and effectiveness, but it is at the same time nothing less than a delegation of municipal authority to a group not directly accountable to the voters. There will be necessarily an increasing regional presence in the administration of a municipal work force under accreditation. More issues of classification and work method will come to have regional significance and fall under the regional Labour Relations Committee.

The competitive nature of private enterprise makes accreditation more attractive there than in the municipal sector. A corporation is very vulnerable from a financial viewpoint to being singled out for union job action or strike; if a municipality suffers strikes or job action, the citizens are no better or worse off if their fellow citizens in neighboring municipalities are receiving municipal services. However, the strike may be prolonged if the Union members in adjacent municipalities are working and contributing to strike funds.

Joint bargaining retains some autonomy for local councils, and realizes some of the economies of joint efforts. Negotiations and administration of the contract become more complicated.

Joint bargaining is like accreditation but with the right of Council's not to approve the outcome and thus to withdraw at any time.

Local negotiations may indeed be no longer practical, particularly in the next year or two, given the organizational strength and coordination of CUPE. However, your staff would like to review this matter in the light of the experience of the 1979 negotiations.

For the moment, the choice is therefore between:

a) continuing joint negotiations, which retains municipal autonomy at the expense of some bargaining power and negotiating efficiency.

b) accreditation, which effectively regionalizes an important element of municipal administration.

It has been proposed that accreditation be tried for a two year period. This is too long in terms of the difficult decisions that are likely to face the negotiators in the post AIB period. On the other hand, it is too short for the parties to adjust to the new process and the balance of powers, and to evaluate the long term benefits."

The City Manager believes that:

1) negotiating results have been acceptable from the present process.

2) accreditation, even for a two year period, is a major loss of authority for City Council.

3) accreditation has some potential for increasing a questionable trend to regionalization

and RECOMMENDS

a) Council reject accreditation at this time.

b) Council instruct its staff to work with Mr. Leslie to propose improvements to the present process.

c) Council instruct the City Manager to review the practicality of local negotiation, on completion of the present (1979) negotiations.

FOR COUNCIL ACTION SEE PAGE(S) 451-456

A-1

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Supply of Parking Control Equipment for Pacific Centre Garage
Two-Way Mobile Radios
Supply of Compressor Tools
Police Motorcycles
De-Icing Salt
Janitorial Equipment
Data Processing Continuous Stock Forms

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Undergrounding B.C. Hydro Power Lines - C.P. Railway False Creek South Shore Branch between Alder and Granville Streets; Also Power Line between C.P.R. Right-of-Way and Granville Island

The City Engineer reports as follows:

"Phase 2 of the Area 6 Project for the False Creek Redevelopment includes the undergrounding of the B.C. Hydro power lines on the C.P. Railway Right-of-Way and on an easement between the C.P.R. Right-of-Way and Granville Island. The B.C. Hydro and Power Authority is prepared to replace the pole lines with an underground system under the terms of the Power and Telephone Line Beautification Fund Act. The estimated cost of the work is $151,015.00.

On April 13, 1978, Council approved the 1978 Capital Budget for Area 6 Phase 2 in the amount of $2,883,537.00 subject to the Director of Finance and City Manager approving the detailed appropriation of funds. Funds for relocating and undergrounding of the power line were contained within the $392,800.00 allocated for "Electrical Services and Utilities" of that budget.

A portion of the Phase 2 servicing was completed during the summer of 1978 and on August 25, 1978, Council approved the continuation of the construction of Phase 2 servicing. The undergrounding of the power line is to be included with this work. The funds for the City's share (one-third) of the undergrounding project are available in the 1978 Capital Budget for Area 6, Phase 2.

I recommend that:

(a) City of Vancouver approve the undergrounding of the power line on the Right-of-Way of the Canadian Pacific Railway, False Creek South Shore Branch, between Alder and Granville Streets and also power line between CPR Right-of-Way and Granville Island at an estimated cost of $151,015.00 and requests that this cost be shared equally by B.C. Hydro and Power Authority, the City of Vancouver, and the Province of British Columbia pursuant to the Power and Telephone Line Beautification Fund Act.

(b) the City's share (one-third) of the costs, approximately $50,338.00 be provided from the False Creek 1978 Phase 2 Capital Accounts.

(c) upon notification that the cost sharing has been approved by the Provincial Government, that the City Engineer authorize the B.C. Hydro and Power Authority to proceed with the work as soon as possible, subject to completion of related subgrade work."

The City Manager RECOMMENDS the foregoing recommendations of the City Engineer be approved.

..../P. 2

3. Date of Local Improvement Court of Revision

The Director of Finance reports:

"Council on October 31, 1978 passed By-law No. 5209 undertaking a Local Improvement project to acquire land beside the Melville Connector for a public park. Before the Property Owners' share of the cost can be placed on the Tax Roll, the project must come before a Local Improvement Court of Revision. The date of such sitting must be set by Council. Since the project is already undertaken, the Court will deal only with any corrections of the Special Assessment Roll (names of owners, measurements, etc.).

I therefore recommend that a Local Improvement Court of Revision with respect to the project for acquisition of land for a public park pursuant to By-law No. 5209 be held at 2:00 P.M. on Tuesday, December 12, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be adopted.

4. Street Lighting on the Carrall Yard Portion of the South Bypass Roadway

The City Engineer reports as follows:

"On September 13, 1977, Council approved the terms of an agreement with the B.C. Hydro for establishing a street allowance through their Carrall Yard to be used as part of the South Bypass Road. Under the terms the City undertook to provide for the paving and lighting of the roadway. The estimated cost of lighting is $14,000 and funds are available for this work in the Basic Street Lighting Capital Budget.

I recommend that street lighting be installed on the Carrall Yard portion of the South Bypass Road at an estimated cost of $14,000 and that funds for this work be appropriated from Account 218/7906 'Unspecified Street Lighting Projects'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Opening of Charles Street from Boundary Road to 500±' West

The City Engineer reports as follows:

"City Council at its meeting on June 28, 1977 approved the following recommendation contained in the report of the Standing Committee on Planning and Development dated June 16, 1977:

> 'THAT Council approve the opening of the south part of Charles Street as outlined in Alternative D, Appendix III in the report of the City Manager dated May 25, 1977.'

Alternative D, Appendix III calls for a 32' roadway to be situated in the southerly 42' of Charles Street R.O.W. This roadway would be approximately 500' in length and would provide access to Lot D and Lot 6.

The owner of Lot D has written to say that he is developing his property and urgently requires access from Charles Street.

The work consists of clearing, grading and gravelling a 32' wide by 500±' long section of Charles Street R.O.W. The estimated cost is $20,000 and funds are available in Streets Capital Account #148/7968 'Opening Streets and Lanes.'

The City Engineer recommends that:

In order to provide access to Lots D and 6, funds in the amount of $20,000 be approved from Streets Capital Budget, Appropriation #148/7968 and a gravelled roadway be constructed in the southerly part of Charles Street R.O.W."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 438 & 441

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Taylor Manor Residents' Funds

The Director of Finance reports as follows:

"The transfer of the administrator of Taylor Manor to the City of Vancouver requires that City staff take over administration of certain monies held on behalf of the residents of the Manor. The funds are comfort and clothing monies received on behalf of residents from senior government sources supporting the residents. The funds are released as required from time to time and are sufficient in total dollars that deposit in a bank account is required for security reasons.

It is proposed to open a bank account in the name of the "City of Vancouver-Taylor Manor Resident's Funds" for the deposit and drawing of these funds with the administrators of Taylor Manor as signatories to the account. A regular accounting and balancing of the fund will be maintained at all times.

Recommendation

It is therefore recommended that a bank account be opened at a convenient branch of the City's banker for the above purpose, and that the City's Director of Finance authorize the signatories to the account as required from time to time."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 439

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Mount Pleasant N.I.P. - Traffic Improvement Measures One Diverter

The Director of Planning and City Engineer report as follows:

"On September 28, 1976 Council approved the Mt. Pleasant N.I.P. Concept Plan. As part of that plan, Council approved implementation of a Neighbourhood Traffic Improvement plan consisting of one diverter and three intersection circles (refer to appendix I). The plan's intent is to discourage through traffic on local streets while maintaining access for local residents. A total of $80,000.00 was allocated in the N.I.P. Concept Plan for this purpose.

The traffic improvement measures are a modified version of a plan prepared by the City Engineering Department in 1974 at the request of local citizens. The 1974 plan was updated and modified in July, 1976, through Mt. Pleasant N.I.P. in consultation with local residents and the City Engineer. Public meetings have also been held during 1977.

At this time, it is recommended that up to $27,225.00 be appropriated to install a traffic diverter at 11th and Guelph. Three intersection circles, already approved, are being installed by the Engineering Department during this year.

The traffic diverter, reaching from the south-west corner of 11th Avenue and Guelph Street to the north-east corner of 11th Avenue and Guelph Street will include shrubbery and low planting with the N.I.P. landscaping scheme (appendix II).

The City Engineer is prepared to install the diverter following installation of curbing and paving of this area during 1979. The Engineering Department advises that there will be no additional maintenance costs.

C.M.H.C. and The Province have given concurrence on this item, and the Mt. Pleasant Citizens N.I.P. Committee recommends approval. Cost sharing of the recommended $27,225.00 would conform to the standard N.I.P. Streets/ Utilities formula, namely:

Federal	25%	$ 6,806.25
Provincial	12.5%	3,403.12
City	62.5%	17,015.63
TOTAL		$27,225.00

The Director of Planning and the City Engineer therefore recommend:

> That Council approve a maximum of $27,225.00 to be appropriated from the Mt. Pleasant N.I.P. Services and Utilities account 896/9217 toward installation of a traffic diverter at 11th Avenue and Guelph Street as per the above cost sharing formula."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and City Engineer be approved.

2. Request to Change Street Name - Melville Connector to Dunsmuir Street

The Director of Planning as Chairman of the Street Naming Committee reports as follows:

"The City Manager has received a request that the one block of curved street between Melville Street and Dunsmuir Street at Burrard, commonly known as the Melville Connector be named Dunsmuir Street.

.../2

Clause 2 continued

The Street Naming Committee has considered this request and has agreed to name the street Dunsmuir Street.

The Director of Planning recommends:

(a) That the one block of curved street between Melville St. and Dunsmuir St. as shown on attached plan marginally numbered LF8868 be designated as Dunsmuir Street.

(b) That the City Engineer be requested to amend the official Street Name Map accordingly."

The City Manager RECOMMENDS that the recommendations of the Director of Planning on behalf of the Street Naming Committee be approved.

3. Kensington N.I.P. - First Six-month Progress Report

The Director of Planning reports as follows:

" INTRODUCTION

On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which included funding allocations for N.I.P. projects and other recommended planning studies as a part of overall neighbourhood improvement. It is a requirement of C.M.H.C. that progress reports on Neighbourhood Improvement Programs be prepared every six months. The purpose of this report is to describe the work done to date under the Kensington Neighbourhhod Improvement Program and to recommend appropriate adjustments in Concept Plan allocations. Of the $2.6 million allocated to the Kensington program, 25% of the funds have been committed at this time. During the first six months of implementation, which this report covers, there have been some changes in priorities and cost estimates for some projects, while other unexpected projects have arisen. The first six months of implementation have been a change from the planning stage and it is anticipated that there will be a greater number of completed projects in the next six months.

FUNDING COMMITMENTS TO DATE

Since April, City Council has approved, on the recommendation of the Kensington Citizens' N.I.P. Planning Committee and the Director of Planning, an allocation of $689,863.

This was approved as follows:

Gray's Park Community House	$136,490
Kensington Community Centre construction costs	399,358
Gray's Park Design and Development	106,665
Sidewalks around parks	40,000
Litter Containers	1,050
Property purchase	2,800
Playing Field Consultant	3,500
	$689,863

Improvements to Gray's Park and the construction of the Community House had been identified as a priority. Work on projects identified within the Concept Plan proceeded normally, with one major exception. Originally, it was not expected that any N.I.P. funds would be required for the construction of the Kensington Community Centre. However, when construction bids were opened, it was found there was a shortfall. After reducing this shortfall as much as possible, it was agreed that Kensington N.I.P. would fund the required difference of $399,358. This considerable, unexpected expenditure has necessitated a serious re-evaluation of the original Concept Plan.

Clause 3 continued

REVISED CONCEPT PLAN

In addition to the unexpected expenditure on the construction of the Community Centre, other factors have contributed to a need to revise the Concept Plan. Original budget estimates have been found to be insufficient for the projects planned and suggests other projects may be under-funded. In addition, the questionable availability of operating funds for certain planned facilities (i.e., Neighbourhood House) has made some projects less feasible than originally anticipated. The proposed revised Concept Plan, as agreed to by the Kensington Citizens' N.I.P. Planning Committee is attached as Appendix "A".

Within the same categories established on the original Concept Plan, the major changes proposed are as follows:

Parks - $683,000 (proposed increase to $786,155)

The major change in the parks section was caused by the cost overruns for the combined Community House and Lawn Bowling Clubhouse in Gray's Park. The proposed second lawn bowling green, if built, will also cost more than originally anticipated. The Kingcrest Park allocation was also raised from $100,000 to $150,000 to cover anticipated costs for drainage and park development.

Schools - $150,000 (no change proposed)

Although the total amount allocated to schools remains unchanged, the $50,000 designated for Community Use has been retitled 'Schools Contingency' to help each specific school project realize its goal. The Community Use category anticipated specific projects due to declining enrolment which, to date, have not materialized.

Physical Improvements - $263,000 (proposed increase to $288,850)

The major change involved here is the reduction in curbs/sidewalks allocation from $100,000 to $40,000. This was due to the unavailability of sufficient additional City funds to make up the higher cost shared formula required for municipal services for all the work originally intended. Also the commercial upgrading allocation was altered from $50,000 to $150,000 to allow significant improvements to be made in commercial areas.

Neighbourhood Facilities - $950,000 (proposed increase to $1,014,358)

The original Concept Plan did not include an allocation for the construction of the new Kensington Community Centre. However, when it was determined that there was a funding shortfall of $399,358 for the Community Centre, City Council agreed to allocate the required amount of funds from the Kensington Neighbourhood Improvement Program in order to permit the construction of the building to proceed as originally planned. This unanticipated allocation of $399,358 has meant that a major change is required in the Concept Plan in this category.

The original Concept Plan had an allocation of $690,000 for the provision of a gymnasium, neighbourhood house, community vans and daycare. It is now realized that, due to the unexpected funding of the Community Centre, there are reduced funds available and there will be difficulty in obtaining operating cost commitments for some projects. It will, therefore, not be possible to fund all the projects originally identified. Since either the gymnasium or the combination of the neighbourhood house, community vans and daycare will require approximately $400,000, it is recommended that the original allocation of $690,000 for these four projects be reduced to $400,000. It is intended that the feasibility of the gymnasium proposal will be investigated first of all, as it has somewhat higher priority in terms of needed community facilities and has a greater possibility of receiving operating costs.

The $150,000 originally allocated to furnishings for the Community Centre and related facilities, which was spent on the construction overrun, is recommended to be replaced by $115,000. This $115,000 is intended to supplement the $80,000 already allocated for furnishings in the community centre construction budget, to allow the new centre to open with more than just 'bare-bones' equipment. This $115,000 is also intended to provide furnishings for other related facilities such as the gymnasium.

.../4

Clause 3 continued

Administration - $260,000 (no change proposed)

Contingency - $354,000 (proposed decrease to $119,687)

This change was necessitated by the allocation to the Community Centre construction. The amount of $119,687 is considered to be a minimum working contingency.

PENDING PROJECTS

The Kensington Neighbourhood Improvement Program is currently finalizing the design for Glen Park and estimates will be forthcoming shortly. A public meeting to obtain ideas for the design of Kensington Park has been scheduled for early November and a design will be produced once plans for Glen Park are finalized.

Tecumseh School Annex was the first school in the Kensington N.I.P. area to produce a design and estimate for improvements to the school grounds. Selkirk Annex,Dickens Annex and McBride Annex are all now working with the School Board staff to have their proposals drawn up and estimates produced. These projects are proceeding with consultation among the Parents Consultative Committees, the teaching staff and School Board staff.

Work on the library proposed for Kingsway and Knight is now at the final stages of preparing a questionnaire. It is intended that the library survey will be distributed before the end of the year. In addition, staff are currently undertaking a study of the commercial area on Fraser Street between 23rd and 28th Avenues.

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (R.R.A.P.)

The rehabilitation and upgrading of housing is one of the principal goals of Kensington N.I.P. The Residential Rehabilitation Assistance Program, operating in Kensington since April, 1978, has been a major contributing factor in the improvement of residential property in the Kensington area.

As of October 17, 1978, a total of 207 applications have been received. Of these, 187 houses have been inspected, 20 homes have completed their repairs, and 46 have had financing approved by C.M.H.C. and work has commenced. City and C.M.H.C. are currently processing 119 applications. Twenty-two homeowners and landlords have cancelled their applications.

CITIZEN INVOLVEMENT

The Kensington Citizens' N.I.P. Planning Committee remains very active, meeting in full committee every second week, with subcommittee meetings called as necessary. The current membership stands at thirty, with more members encouraged through such publicity items as newsletters. Citizen involvement is also sustained through the Parents Consultative Committee participation in the design of their school projects. Also, public meetings and design sessions publicized in the community have attracted citizens to participate in the designing of improvements to their local parks.

RECOMMENDATION

The Director of Planning submits the foregoing Progress Report for the information of City Council and recommends:

A. That City Council approve the re-allocations within the Kensington N.I.P. Concept Plan as indicated in Appendix "A".

B. That City Council submit the revised Concept Plan and First Kensington N.I.P. Six-Month Progress Report to C.M.H.C. and the Provincial Department of Municipal Affairs and Housing for approval."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. German-Canadian Benevolent Society - 2010 Harrison Drive - D.P.A. No. 82264

The Director of Planning reports as follows:

'Mr. Ranjit Khosla (Architect), on behalf of the German Canadian Benevolent Society has filed a Development Permit Application No. 82264 to construct a 2027 sq. ft. addition to the existing Personal Care Home, to provide a multi-purpose activity space for the residents.

The site is located on the east side of Victoria Drive between Harrison Drive and South East Marine.

History

City Council by resolution on August 3, 1972, when the site was rezoned to CD-1 Comprehensive Development District, approved the conditions of development for this Personal Care Home, with a maximum Floor Space Ratio of 0.50.

Present Situation

The current application is to construct an approximate 2027 sq.ft. addition to the existing Personal Care Home to provide the proposed multi-purpose activity space. This addition would increase the Floor Space Ratio to 0.52.

Proposed	53,922 sq. ft.
Permitted @ .50	52,252 sq. ft.
Exceeded by	1,670 sq. ft.

Several of the new District Schedules of the Zoning and Development By-law recently approved by City Council permit the exclusion of certain recreational amenity areas such as library, lounge, etc. from the Floor Space Ratio calculations. It is considered that the proposed addition and use would allow for much more needed social and recreational activities for the residents, and could be treated in a similar manner.

The Director of Planning recommends that this application be referred to City Council with particular regard to the Floor Space Ratio of 0.50 being changed to 0.52 and that Council should be advised that the Director of Planning would be prepared to approve the proposed addition, approximately 2027 sq. ft. to the existing Personal Care Home, subject to the following condition:

1) The 32 off-street parking spaces and 2 off-street loading spaces are to be permanently maintained.'

The City Manager RECOMMENDS that the Director of Planning be requested to approve the application, subject to the above condition, thereby permitting an increase in Floor Space Ratio from 0.50 to 0.52.

5. Strata Title Application - Conversion 930-966 S.W. Marine Drive

The Director of Planning reports as follows:

"An application has been received from Philip C. Marshall, Barrister and Solicitor, on behalf of Highfield Holdings (B.C.) Ltd., of 10102 Shellbridge Way, Richmond, B.C., the owners of three separate buildings at 930-966 S.W. Marine Drive, Lot 3, Blocks C, D, Y, and Z, D.L. 319, Plan 16847, completed on February 1, 1978, to convert these 28 warehouse units into 28 strata lots. The lot size is 201' x 295' and zoning is M-1 Light Industrial District.

Clause 5 continued

N.B. See Appendix 'A' for site plan

The applicant has submitted the following information:

1. Letter of Application.
2. Set of Strata Plans - M/N 2655 - prepared by Donald S. Black, B.C.L.S.
3. Letter from J.A. Ryan & Associates Ltd., Consulting Engineers which confirms workmanlike quality of construction.
4. Letters from all five tenants consenting to the proposed strata conversion.

N.B. Copy of Application can be viewed at the City Planning Department

Further to the condition of the buildings, the Acting Director of Permits and Licenses reports as follows:

"This is to advise that the above premise is completed and complies with the Building Permit issued in June 1977, and complies with the other relevant by-laws of the City except the Zoning and Development By-law. There is a pet food outlet which is retailing from these premises and a Development Permit to allow the continuation of this use was recently refused.

The very small percentage of apparent retailing in this industrial area is being pursued through existing standard procedures and should not prohibit approval of this conversion application."

Further to the occupancy of the buildings, the Director of Social Planning reports as follows:

"These buildings do not contain any residential accommodation and accordingly the Social Planning Department has no objections to the conversion application."

Since this is a recently completed wholesale premise with no industrial accommodation, the Director of Planning, with the concurrence of the Director of Social Planning and the Director of Permits and Licenses, recommends that:

This Application be approved, thereby permitting the conversion of the warehouse premises at 930-966 South West Marine Drive to Strata Title Ownership, i.e. 28 strata lots and that the Approving Officer be authorized to sign the required strata plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

CONSIDERATION

6. Riley Park N.I.P. Appropriation of Funds: Improvements to the Riley Park Recreation Complex

The Director of Planning reports as follows:

"On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included a tentative allocation of $225,000.00 to be matched with funding from other sources to achieve improvements to the Riley Park Recreation Complex at 4660 Ontario Street. $6,000.00 of this allocation was earmarked to hire an Architectural Consultant to undertake preliminary design of the project.

On 27 September, 1977, the $6,000.00 was Appropriated and the firm of Anderegg and Bentall, Architects was retained immediately thereafter to work with all involved parties on the preliminary design for the improvements. This work is now completed and the funds to match N.I.P. spending have now been secured. The purpose of this report is to describe the proposed project and to recommend an N.I.P. Appropriation so that the improvements can proceed.

Clause 6 continued

I. PROPOSED PROJECT

A. Existing Situation: The Riley Park Recreation Complex includes Percy Norman Pool , an Ice Rink and a Community Centre. These facilities were constructed incrementally since the first development on the site in 1961. The existing floor plan is attached as Appendix I. With the exception of Percy Norman Pool which was upgraded in 1977, the existing facilities in the Complex are in need of rehabilitation. The organization of spaces in the Complex creates difficulties in efficient management and use of the facilities. The Complex is running at near capacity, making it difficult to respond to emerging demands for use. Certain new facilities have also been identified as being needed to round out the recreation provisions in the neighbourhood. For these reasons, the improvement project has been given a high priority by the Citizens' Planning Committee for neighbourhood improvement.

B. Design Process: The Architects utilized a design method conceived to involve all relevant parties in the analysis and planning for the improvements. At the instigation of the Citizens' Planning Committee, a Design Team was created, composed of the following representatives, to work with the Architects:

- 2 representatives from the Riley Park Citizens' N.I.P. Planning Committee;
- 1 representative from the Riley Park Community Centre Association;
- 1 representative from the Park Board-Recreation Division (the Community Recreation Co-ordinator of the Complex);
- 1 representative from the Park Board-Planning Division; and
- 1 representative from the City Planning Department (the Area Planner).

The Design Team met on a weekly basis between late - 1977 and mid-1978 to discuss the needs and possibilities for the Complex. The Park Board Recreation Division Area Manager, Park Board on-site programming staff and Riley Park's Liaison Alderman Marguerite Ford also participated from time to time. In addition to these intense weekly discussions, design inputs included:

- a review of all previous studies and recommendations involving the Complex;
- interviewing of spokesmen for all major user groups of the Complex;
- interviewing of Complex staff;
- distribution of a questionnaire to all Riley Parkers and a separate questionnaire to Complex users;
- a five-day Design-in at the Complex whereby all interested people were provided an opportunity to give their ideas to the Architects; and
- progress design reviews by Park Board on-site and central office staff, the Community Centre Association, Citizens' Planning Committee and Park Board Commissioners.

The Architect's resulting program and design submission is available for perusal in the Planning Department.

C. Design Concept: From a conceptual point of view, the Design Team adopted the following general statements to guide the Architects in the design:

- 'Riley Park should be planned to satisfy expressed needs of the local neighbourhood, compatible with use by the wider community.
- Riley Park should provide a variety of programming and facilities to serve a predominantly family neighbourhood, in addition to the programs and facilities already available.
- In order to achieve a more positive image in the community, Riley Park should be designed as a more pleasant place to come to.
- Riley Park needs to have social amenity spaces to complement the existing physical activity facilities.
- Riley Park should expand its social, cultural and educational programming with additional new spaces.'

Clause 6 continued

Given the location of the Complex (in the southwest corner of the neighbourhood) a strong need identified is to make the facilities more attractive in order to stimulate new local interest and draw new users. It is felt that expanded social, cultural and educational programming can well be conceived, co-ordinated and run in a co-operative effort by Park Board staff and people from other local service organizations, if physical space is created in the Complex as one site for such activity.

The resulting final design scheme includes the following elements:

1. Reorganization of spaces to create a central mall/lounge/lobby off which major facilities will be located.
   - The maze of existing halls causes confusion for the users and supervision problems for the staff.
   - The intention of the mall is to create a central, amenable focus to bring all facilities together and allow more effective use of both main entrances to the building.

2. Gathering of all staff, administration and information offices at the centre of the Complex.
   - Existing offices are distributed throughout the facility which does not facilitate sharing of duties, staff interaction or efficient supervision/control.
   - The present office arrangement creates confusion for users as to the location of staff and services.

3. Provision of a permanent senior's lounge, games room, baby-sitting/boxing space, exercise room and relocated skate hire through renovation of existing interior space.
   - These new facilities have been identified as high priorities by area residents and users of the Complex to facilitate use of the facility by the entire family.
   - Hallways and underutilized spaces will be used to accommodate new facilities. The existing crafts space is to be moved to the adjacent fieldhouse through N.I.P. expenditure already appropriated by City Council.

4. Provision of a new, larger assembly room, fitness centre (sauna, whirlpool, change rooms) and coffee shop/sitting area in new space added to the existing structure.
   - These new facilities have also been identified as high priorities by area residents and users to increase amenity and programming opportunities at the Complex.

5. General improvement of existing interior finishes, exterior landscaping, lighting, signage and other minor alternations.

6. Design provision for additional improvements for later consideration or for construction now if funds permit, including:

   a) structural capacity provided now for a future second storey viewing lounge above the coffee shop/north entry;
   b) installation of a stairway to connect pool bleachers and the new mall (if current funds permit); and
   c) allowance for future raquetball courts adjacent to the fitness centre.

The proposed plan is attached as Appendix II. This plan reflects the intense debates among many interest groups to set priorities given the spectrum of demands, the budget limitations and the need to assure efficient and effective functioning of the Complex. A consensus now exists in support of the design. The design was approved in principle by the Riley Park Citizens' N.I.P. Planning Committee on 24 January, 1978, by the Riley Park Community Centre Association on 25 January, 1978 and by the Vancouver Park Board on 6 February, 1978. The Director of Planning also concurs with this project as proposed since it will round out the leisure and recreation provisions in Riley Park and will facilitate cooperative social and recreation programming by all interested people in the neighbourhood.

Clause 6 continued

In July 1977, the NIP concept plan proposed funding for the project as follows:

Riley Park NIP	225,000
Park Board Supplemental Capital	225,000
Province of B.C. (R.F.A.P. Grant)	225,000
Preliminary Cost Estimate	675,000

This estimate was confirmed during the preliminary design phase, and in March 1978 applications for Provincial support were submitted on that basis.

However, further design and refined costing now gives a final estimate of approximately $730,000.

Funding commitments are available as follows:

In May 1978, Council approved in the Park Board Supplemental Capital budget an allocation of	243,000
On August 2, 1978, the Province announced a R.F.A.P. grant of approximately	189,000
Thus if the project is to proceed as designed, the NIP contribution will have to be increased to	298,000
Total	730,000

The Provincial grant was less than expected since the Province subtracts an allowance for its contribution towards the NIP share. Attempts to increase the grant have not been successful.

On September 26, 1978, the Riley Park NIP Committee endorsed the required allocation of $298,000 in NIP funds, to be budgeted as shown in Appendix IV. Council has already approved $6,000 of this for the preliminary design, so that approval is now requested for the remaining $292,000 to allow the project to proceed.

The Director of Planning and the Citizens' Planning Committee feel that the higher than originally estimated cost of the project is justified because of the following:

a) out of the intensive design process it was concluded that the needs for the Recreation Complex were greater than had been originally assumed;
b) construction costs have risen since mid-1977 for this project which would be under construction in early-1979; and
c) the detailed design identified some construction problems that could not have been foreseen in mid-1977.

Since the commitments of other funding are final it is appropriate for N.I.P. to cover these additional costs given the high priority of this project in the neighbourhood.

The Central Mortgage and Housing Corporation and the Province of British Columbia have been advised of the proposed expenditure of N.I.P. funds as outlined above and concur with the recommendation for funding of this project.

III. RECOMMENDATION:

The Director of Planning recommends that City Council approve an expenditure not to exceed $292,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreation Facilities Budget Account #898/9412 ($219,000.00) and from the Riley Park N.I.P. Contingency Budget Account #898/9416 ($73,000.00) for improvements as described in this report to the Riley Park Recreation Complex to match funding committed from other sources as also noted in the report; N.I.P. costs to be shared as follows:

Clause 6 continued

C.M.H.C.	$146,000.00
Province of B.C.	$ 73,000.00
City of Vancouver	$ 73,000.00
	$292,000.00"

The City Manager has been advised by the Parks Board that they approved the expansion and renovation in principle on February 6, 1978. Parks Board staff advise that there will be additional annual operating costs as follows:-

Health Club operating deficit	$15,000.00/year
Increased maintenance	9,000.00/year
Total	$24,000.00/year

The City Manager submits the recommendation of the Director of Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 439

A-5

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Review of Business Licence Fee for 1979

The Director of Finance and the Director of Permits and Licenses report as follows:

"Introduction

Since 1975, an annual analysis has been undertaken to ascertain the relevant costs of licencing and inspection related to business licenses in the City of Vancouver. Council policy is that business licence fees be set to cover the cost of licencing and inspecting business operations. The purpose of the analysis is to ensure this policy is achieved. This report details the findings of the 1978 business licence fee review.

Policies Used and Costs Included

City policy has been 100 percent recovery of costs incurred in the licencing and inspection of businesses. These costs have been identified as office and inspection costs of the Licence Division of the Department of Permits and Licences, plus relevant inspection costs for the Police Department, the Health Department, Fire Warden's Office, and other Divisions of Permits and Licences. Where costs can be identified as originating in a particular licence category, they have been allocated to that category. Otherwise costs have been equally distributed across all licence categories. Police inspection costs are directly charged to those licence categories requiring inspection. Costs for 1978 have been used to determine 1979 licence fees. An allowance for inflation has been included.

1979 Licence Fees

In this year's analysis, a greater refinement of cost allocation methods was achieved. This was the result of an improved ability in the Departments supplying information for the analysis to determine which costs were incurred as a result of business licence activities and which costs were better allocated to activities performed as a result of other by-laws. The method of cost allocation among business licence categories was also changed to more closely reflect the inspection activities of those individuals involved in licence inspection.

As a result of these changes, the costs associated with each business licence category showed such small changes (some up, some down) that changes in the business licence fee do not appear warranted this year and no change is recommended. The fee structure should fully recover our 1979 costs.

In view of the above, the Director of Finance and the Director of Permits and Licenses recommend

> THAT no changes take place in the business licence fee structure (Schedule A to the Licence By-law), for 1979, with the exception of liveaboard boat fees which are the subject of a separate report to Council."

The City Manager RECOMMENDS that the above recommendation of the Director of Finance and Director of Permits & Licenses be approved.

2. Plumbing By-law

The Director of Permits and Licenses reports as follows:

"Under the provisions of the Plumbing By-law No. 4068, the issuance of Plumbing Permits is restricted to a plumbing contractor or an owner of a one family dwelling. The By-law was never intended to restrict the installation of sewers, water lines, sumps, catch basins, etc. on private property to plumbing contractors only. The practice of this Department has been to issue Permits for sewers, etc. to licenses general contractors.

A letter has been received from a Mr. G. N. Munro, Barrister and Solicitor, acting on behalf of Andre J. Leblanc and his company, A & E Day & Night Plumbing Ltd., challenging this procedure.

The intent of the By-law was to rigidly control plumbing as defined in the By-law within the building. I therefore recommend that Part 1.4.2. of the Plumbing By-law No. 4068 be amended to read:

"No person except a plumbing contractor or an owner as defined herein shall be granted a Plumbing Permit except for sprinkler systems, sewers, sumps, catch basins, water lines or other similar installations as approved by the City Building Inspector."

It is further recommended that the Director of Legal Services be instructed to bring forth the necessary By-law amendments."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 439

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Progress Report on Emergency Planning from the Task Force on the Transportation of Dangerous Goods (Chlorine)

The Emergency Planning Committee, composed of the Police Chief, Fire Chief, City Engineer, Medical Health Officer, and the Director of Emergency Programs, report:

"The City Manager, as a result of some concerns, formed a Committee of Department Heads of Police, Fire, Health, Engineering, and the Director of Emergency Program. This Committee was to review preventive measures and emergency response systems of the City of Vancouver. Since the Committee was formed there have been some incidents in the City of Vancouver, such as the propane tank derailment, the chlorine spill, and a gasoline tank truck accident which occurred in another municipality. This is a progress report on the Emergency Planning Measures and incorporates the actions taken with respect to the recent chlorine incident which were reviewed by a Task Force. It also contains recommendations regarding the purchase of some items required for better emergency response measures. We believe that the Task Force on the chlorine incident can now be disbanded to turn their attentions to the overall task of emergency planning.

Council should be aware that there have been emergency plans in effect in the various departments for a considerable length of time. The City of Vancouver is fortunate that there is a central Emergency Operations Center activated by the emergency telephone number 911. A citizen phoning this number is assured that all appropriate emergency responses are activated: police aid, fire, ambulance, inhalator, and other equipment is immediately available within minutes of the initial call. Back-up equipment and personnel are available to follow the initial emergency equipment. These emergencies are dealt with on a daily basis and emergency aid is available at all times of the day or night. In addition to the resources available in the City, other resources of equipment and personnel are available in the event of a large emergency. These resources can be called up if necessary and include, for example, the Army, the RCMP, the Coastguard, as well as Provincial, Federal, and private sources. The Emergency Planning Committee is now reviewing all of these capabilities and resources with a view to improving co-ordination and up-grading equipment.

THE CHLORINE INCIDENT

City Council received an information report on October 3. This report advised of an arrangement which had been reached with the chlorine suppliers ensuring the safe transportation of chlorine. For Council's information, this arrangement is appended to this report. To summarize what occurred and the actions taken by the Police, Fire, and other resource personnel involved in this incident:

(a) No lives were lost.

(b) The incident occurred at approximately 6 p.m. and clean-up was substantially completed by midnight.

(c) Traffic was re-routed around the incident and evacuation procedures were implemented as necessary.

(d) In previous incidents in other cities, persons have been hospitalized for weeks; in this incident, this did not occur.

(e) From the information available, it appears that the incident was caused by human error and charges have been laid under existing by-laws.

Continued . . . .

Clause No. 1 Continued

Many meetings have been held since this incident, centering on the transportation of dangerous goods. Representatives from Federal, Provincial, Regional, and Municipal governments, railway and private companies interested in this subject have attended. As a result, we have identified a number of compressed gases with toxic effects which, if involved in accidental leakage, could result in immediate danger to the populace over large areas. We have identified chlorine as one example which is being moved in large bulk shipments throughout the City and adjoining municipalities. There are approximately 4,000 different chemicals being transported in Canada with varying degrees of hazard, ranging from insignificant to serious. These chemicals are used in every day applications by all citizens and the movement of these products is essential.

It will take some time to analyze the movement of these 4,000 chemicals and determine how to treat each of these. In the meantime, the movement of chlorine in large quantities, "tonners", can be addressed. Interim arrangements now exist involving the Fire Department and the industries for this chlorine movement. In addition, this report requests certain equipment immediately which will facilitate dealing with large chlorine spills. In addition, this report requests Council to ask senior governments to make certain amendments to their legislation. As part of such amendments your Committee proposes to look into the matter of an approval system by the Engineering Department under the Street and Traffic By-Law which would ensure that only properly designed vehicles are used for transporting chlorine tonners. The Committee also proposes to look into the matter of special licensing and driver training for the movement of chlorine tonners. These latter two proposals will be reported on to Council in the future.

It is not appropriate to make amendments to our by-laws at this time as the Federal Government has given first reading to Bill C-53 which has the effect of regulating the transportation of all hazardous goods. We have found the suppliers and transportation companies to be co-operative with the interim arrangement which has been reached on the trucking of chlorine. We feel that these arrangements will satisfy the immediate problems and will require no increase in staff. The City by-laws will eventually have to be amended, and it is the Committee's view that we should carry on with our review, including finding out more about what products are moving and their origins and destinations. In this regard, meetings are continuing on an on-going basis. A meeting is scheduled on November 21 with delegates from fire prevention departments throughout the Lower Mainland.

BILL C-53

During our review we found that positive measures are being made in an attempt to regulate the movement of dangerous goods. The Federal Government has recognized the problem and a Bill has been under preparation for approximately 9 years. Bill C-53 (Transportation of Dangerous Goods Act) has had first reading in April, 1978. This Act brings together over 20 Federal acts which govern the transportation of these goods in various ways. The Federal officials report that there are many other laws, by-laws, acts, and bills which affect the movement of these goods internationally and throughout Canada. These goods are shipped by the multimodel methods of rail, air, and water transportation.

During our review, we have found that many products shipped by truck are well regulated, as for example, explosives, which are referred to in the Federal Explosives Act and the City Fire By-Law. Flammables, such as gasoline, are regulated in the Provincial Fire Marshall Act. Radioactive products are also well regulated Federally and Provincially. However, some chemicals are not so well regulated and Bill C-53 should improve this situation.

The Federal Bill has separated these dangerous goods into 9 major classes in an attempt to bring them into line with the United Nations System. Representatives of the shippers and manufacturers as well as Federal and Provincial Governments have jointly drafted up the regulations pertaining to this Act and enthusiastically support the passage of these regulations. A summary of the major points is as follows:

Continued . . . .

Clause No. 1 Continued

1. No person shall transport dangerous goods unless:
   (a) Safety precautions are followed.
   (b) All containers are marked.
   (c) Shipping documents certifying that these conditions as noted above have been complied with.
2. Severe penalties are provided for with fines not exceeding $50,000 for a first offense and prison terms not exceeding 2 years.
3. There are provisions for agreements with Provincial Governments.
4. Inspectors are to be appointed with powers including refusal of shipping, seizure, removal, evacuation of persons affected and to direct remedial measures.
5. Regulations pertaining to the Act have been drafted.

OTHER EMERGENCY PLANNING

The transportation of dangerous goods, which has been focused on by the three above-named incidents, is only one aspect of emergency planning. Other likely events are severe fire, explosions, civil disobedience, and windstorms. Other less likely events which would create severe response problems are earthquake, flood, and landslides. Preventive measures are being examined by the Committee in concert with other interested agencies and municipalities. There will be further liaison between these groups when the City of Vancouver's Emergency Program has been reviewed. The most appropriate preventive measures are in the preventive planning and regulation fields.

A review of the existing emergency plans is in progress at the present time. For instance, the Police have available and in active use a manual of disaster procedures. The Fire Chief has an emergency plan and other resource groups such as Engineering and Health have similar emergency plans. As a result of the above named incidents, the Committee would recommend that some improvements be made. These are mainly in the field of communication between senior officials of the Committee and other responsible authorities. Lists of resources and personnel have been tabulated and planning is being actively pursued.

When Bill C-53 is passed by the Federal Government, amendments will be required to certain City by-laws as well as Provincial acts. There are provisions in the Fire Marshall's Act, for example, regulating transportation of flammable liquids such as propane or gasoline. These regulations include moving the products in approved vehicles which must be constructed to their specifications and also rigid requirements pertaining to the handling and delivery of the products are included in the Act. We feel that the movement of large quantities of chlorine should also be done only in approved vehicles regulated in a Provincial act. In addition, the Provincial Motor Vehicle Act has rigid requirements for licensing of drivers transporting persons in buses. We feel that this Act should be amended to include licensing provisions for drivers transporting dangerous goods.

In examining the City Charter, we find that it requires a two-thirds vote by City Council to pass a resolution declaring that a state of emergency exists in the City. Officials must deal with an emergency instantly and must feel free to act under authorities granted to them by City Council. These emergency powers must be delegated with sufficient clarity that senior officials are free to act in a responsible manner without the necessity of calling a special Council meeting. This issue is being examined and will be reported on in due course.

Continued . . . .

Clause No. 1 Continued

The review of our response plans which is being pursued as a part of the emergency planning is as follows:

1. A review of problems and weaknesses in the response plans of the various departments is continuing.

2. More comprehensive instructions for the staff of Police, Fire, Engineering, and Health Departments are being drawn up. Training courses will be required at various levels in those Departments.

3. Communication responses are being reviewed.

4. Lists of response capabilities, personnel resources, and lists of resource equipment are being up-dated.

5. A system of issuing press releases through an Emergency Team Leader is being reviewed.

6. Review of preventive measures such as improved regulation is continuing.

IMMEDIATE MEASURES

In addition to the measures outlined above for chlorine and the longer term measures for other chemicals, some immediate improvements could be made. Some response equipment should be purchased as soon as possible in line with recommendations from the Workers' Compensation Board. A list of immediate requirements is attached. Additional equipment will be required as a result of the review by the Committee and will be reported in due course.

The major piece of emergency apparatus which is needed to control potential fire-explosion problems evolving from accidents involving major spills of flammable liquids from large tank ruptures for fires involving large tank trucks, is a specially designed foam-generating apparatus (Recommendation (f)). It is essential that Council approve the purchase of this apparatus so that specifications can be prepared by the Fire Chief. The approval is needed now since it will require several months to draw up the specifications prior to being able to place an order for purchase. The delivery time after the order is expected to be a minimum of six months. The Fire Chief is investigating the possibility of neighboring municipalities (Burnaby-Richmond) sharing in the use and cost of this equipment.

RECOMMENDATION

The Emergency Planning Committee composed of the Police Chief, Fire Chief, City Engineer, Medical Health Officer, and the Director of Emergency Programs RECOMMENDS as follows:

A. The interim arrangement which has been reached with the suppliers of chlorine be continued until such time as regulations imposed by senior governments are in force.

B. When these regulations become law, amendments to the appropriate City by-laws be made. In the meantime, City Council should make known the City's concern that Federal and Provincial laws be improved to regulate better the transportation of dangerous goods. A specific request to the Provincial Government would be to recommend an amendment to the Fire Marshall Act (Fire Services Act) to move chlorine in large quantities (tonners) only in approved vehicles. Another request would be to recommend an amendment to the Provincial Motor Vehicle Act to include licensing provisions for drivers transporting dangerous goods.

Continued . . . .

Clause No. 1 Continued

C. The Committee look into interim arrangements for approving vehicles for moving chlorine "tonners" under the Street and Traffic By-Law to be administered by the Engineering Department and also the possible training of drivers for chlorine hauling, to be administered by the chemical and transportation industries; for report back to Council.

D. The Task Force which was appointed to deal with the chlorine spill investigation be disbanded since the Committee will be dealing with the broader subject of emergency planning including chlorine.

E. The equipment listed as immediate requirements be purchased at an estimated cost of $37,000. Funds for these purchases are available in Contingency Reserve.

F. A foam-generating apparatus be authorized for purchase at an estimated cost of $80,000. Specifications will be drawn up immediately and tenders called as soon as possible. These tenders will be reported back to City Council with a recommendation for funding and cost sharing with other municipalities. Funds for the City's share of this equipment to be approved in advance of the 1979 Revenue Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Emergency Planning Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 440

FINANCE MATTERS

RECOMMENDATION:

1. Champlain Heights
   Marketing and Promotion

The Champlain Heights Project Manager reports as follows:

"All enclaves in Phase I have now been committed and detailed planning, construction and/or sales programs are now proceeding. Nine enclaves involving approximately 750 units are underway on about 60 acres of land.

Two enclaves (1 and 3) have showhomes open and are selling units. Enclave 16 will open sales towards the end of this year. The Co-op (Enclave 18) will be ready for occupancy January 1st 1979 and the family rental project (Enclave 19) will be open early in 1979.

A concern that has been raised by various people over the last 12 to 18 months relates to the lack of detailed and accurate information available from the City regarding the development in general. This is a particular problem to the developers who are presently marketing units and it will continue to be a problem for others.

The Project Manager has recently held discussions with the key developers involved in Phase I. A marketing firm was retained by the Project Manager to develop an overall marketing program for Champlain Heights. This has been completed and the report has been reviewed by the builders. The general consensus is that a co-operative marketing effort would have the following benefits:

- the City would gain exposure which would assist with our own sales program for enclaves in Phase II.

- information produced by the City will ensure that the developers and the prospective purchasers receive accurate material regarding future development.

- the developers would have a series of sales tools which would assist in their own marketing. Obviously a good sales performance in the first phase enclaves will stimulate our own marketing program in Phase II.

The Project Manager has reviewed the marketing program with the developers and there is general agreement that we should pursue the first three priority items - these are:

a) Project Identification Program

   - a symbol or signature for Champlain Heights to be used in all advertising and communication material.

   - positioning statement to capture unique aspect of Champlain Heights.

b) Source Materials

   - preparation of accurate information regarding the future of the development, the services to be provided (roads, parks, community facilities etc.) as well as common base maps.

continued.....

Clause #1 continued:

c) Project Brochure

- would insure consistency in presenting the overall Champlain Heights project to prospective builders and purchasers.

Embryo Communications prepared the marketing program and have prepared preliminary material for the above three components. The concept of a co-operative marketing approach has been discussed with the developers and there is a consensus that this is the appropriate direction to proceed. The developers have agreed to cost share the program.

In view of the fact that the material prepared will be applicable to existing and future developers, a system is suggested which would recover costs incrementally. The total cost for the above three components is $25,000. The significant tangible component in this will be a project brochure. 20,000 brochures will be printed and made available to developers at a cost which will partially recover the City's expenditures. This is felt to be fair and equitable as the City will benefit directly from the material in our Phase II program.

It is proposed that the City provide the funds required and these then be recovered by selling the brochures to the developers at our cost. There will be a minimum first order of 500 brochures by each developer.

This procedure has been agreed to by the 5 developers now involved (Daon, Springer Construction, United Properties, Abacus Cities and Community Builders). This will generate approximately $3,500.00. Subsequent sales to these builders as well as new builders over the next two or three years should generate approximately $15,000 in total revenue. The City's share would then be approximately $10,000.00.

The Champlain Heights budget presently has an amount of $10,000 set aside for "promotion and marketing" in 1978. It would therefore be necessary to add$15,000 to this account to cover the production costs. A separate account would be established to deal with the subsequent sales to developers.

The Comptroller of Budgets & Research advises that, if approved, the $15,000 will be an addition to the Champlain Heights Capital Budget and the source of funds will be the lease revenues from disposal of the land.

It is recommended therefore:

THAT Council approve an allocation of an additional $15,000 from Champlain Heights lease revenues to the Champlain Heights "Promotion Account" to cover costs associated with this program.

The City Manager RECOMMENDS that the recommendation of the Champlain Heights Project Manager be approved.

RECOMMENDATION & CONSIDERATION:

2. Grant Request - Rental of Festoon Lights to 1978 Christmas Carol Ship Committee

The City Engineer reports as follows:

"The 1978 Christmas Carol Ship Committee has requested the loan of City owned festoon lights. Rental of these decorations was provided for in a resolution dated May 2, 1961, which required that:

continued.....

Clause #2 continued:

(a) all applications be approved by Council
(b) a rental of 12¢ per foot be charged, and
(c) a deposit of one week's rental be required to ensure the return of the equipment in good condition.

I estimate that the cost of lamps and maintenance for the festoons will amount to 28¢ per foot this year for a total cost of $700 for the 2500 feet requested by the Committee.

For the past 15 years the Committee has applied for and been given grants in the amount of the actual cost of maintaining the festoons.

I recommend:

A) That the rental of approximately 2500 feet of festoons at the rate of 28¢ per foot to the 1978 Christmas Carol Ship Committee be approved.

I submit for Council's consideration:

B) The request from the 1978 Christmas Carol Ship Committee for a grant of up to $700 for the rental of approximately 2500 feet of festoons. In the event that the actual costs of repairing the festoons and lamps amounts to less than $700, the rental charge and the grant will be reduced accordingly.

The Director of Finance indicates that should City Council approve this grant, funds are available from Contingency Reserve."

The City Manager RECOMMENDS (A) for approval and submits the grant request (B) for CONSIDERATION.

The City Manager also submits for CONSIDERATION:

C) That the City Engineer report back to Council on a permanent arrangement by which the Engineer can annually make lights available at no cost to this and similar organizations, and include the cost in his departmental budget.

FOR COUNCIL ACTION SEE PAGE(S) 442

PROPERTY MATTERS

RECOMMENDATION

1. Purchase of property at 29th Avenue and Nanaimo Street for road widening purposes

The Supervisor of Properties reports as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

Negotiations have now been concluded on three of the eleven properties required for this widening.

Lot 15, Block 'N', D.L. 393, Plan 12381, commonly known as 4641 Nanaimo Street, one of the affected properties, is a five room and basement single family dwelling erected in 1925. It has a shake exterior and duroid roof. The main floor area is 748 square feet (69.49 square meters). Land size is 32.87 feet x 153 feet (10.02 meters x 46.93 meters). Negotiations with the vendors indicate that they are prepared to sell for $53,000.00, subject to retaining the livingroom rug two door locks and being granted ninety days rent free possession. Sale price is inclusive of all disruptive factors.

The acquisition cost and conditions are considered to be fair and equitable.

It is therefore recommended that Lot 15, Block 'N', D.L. 393, Plan 12381, be acquired for the sum of $53,000 on the foregoing basis with the building being demolished when vacant and the date of sale to be November 30, 1978. The net cost of these purchases will be charged to the Street Capital Funds Account #148/7971."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Consent of assignment of lease: Commercial Drive street-end, north of Powell Street

The Supervisor of Properties reports as follows:

"Commercial Drive street end, north of Powell Street is leased to the owners of the property abutting both sides of the street end, to December 31, 1982, for access and loading purposes only, in conjunction with their operations adjoining the street end.

The east half of Commercial Drive street end is leased to the Sun Life Assurance Company of Canada.

The Properties Office is in receipt of a letter dated October 19, 1978, from a Solicitor advising that he represents Granada Enterprises Ltd., West Mac Holdings Ltd, Julian Books Ltd, Westford Holdings Ltd. and Budrock Investments Ltd., who are purchasing the

Clause No. 2 cont'd:

Sun Life Assurance Company property at 1701-1737 Powell Street, and requests that City Council approve an assignment of lease from the Sun Life Assurance Company of Canada to his clients effective October 31, 1978. All conditions of the lease are to prevail.

It is recommended that the Sun Life Assurance Company of Canada be allowed to assign the subject lease to Granada Enterprises Ltd., WEst Mac Holdings Ltd; Julian Books Ltd., Westford Holdings Ltd., and Budrock Investments Ltd., for the remaining term expiring December 31, 1982, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sub-sublease to False Creek Child Care Society of premises at 6th and Laurel

The Director of Social Planning and Supervisor of Properties report as follows:

"After considering a report dated February 3, 1977 from the Standing Committee of Council on Community Services concerning False Creek day care, on February 15, 1977 Council passed the following motions:

THAT the City enter into a lease with Daon Development for Day Care premises at 6th and Laurel for three years at $5.00 per square foot per annum with option to renew for two years at the same rate with Daon Development finishing the premises to the required day care standard for an additional $5,000.00 and that this lease be reviewed upon expiry of the three year period.

THAT the Director of Social Planning be instructed to review the False Creek Day Care Society's 1977 day care operating budget in order to determine the appropriate sub-lease rate.

As approved by Council on December 6, 1977, under the sublease with H. Haebler Co. Ltd. (instead of Daon Development) the rent payable by the City for day care premises is $500.00 per month plus the City's fair share based on area occupied of taxes, fire insurance premiums and water rates. The City's lease is for three years from October 15, 1977 with an option to renew for a further two years at the same rent.

It is now proposed that the City sub-sublease the day care premises to the False Creek Child Care Society upon the following terms:

(a) The lease will be from February 10, 1978 until October 15, 1980 subject to cancellation by the City upon six months' notice.

(b) Annually the Society is to submit a financial statement to the Director of Social Planning and the City is to have access to its financial records.

(c) During the first year the rent is to be $176.00 per month, but on the first and second anniversaries of the sub-lease, the Director of Social Planning is to review the Society's financial affairs and at

Clause No. 3 cont'd:

those times the City may charge all or any portion of the $500.00 per month rent and fair share of taxes.

(It seems advisable that the City reserve the right to review the rent during the second and third years of the sub-sublease because the Provincial Government may change its policy on day care funding and so the Society may then be in a position to pay all or a portion of the cost to the City for rent and taxes.)

(d) Unless the City decides otherwise at one of the annual reviews, the Society is not to be charged the fair share of taxes and fire insurance premiums payable by the City. However, the Society is to assume all other obligations borne by the City under its sublease with H. Haebler Co. Ltd.

(e) The Society is to carry public liability and property damage insurance satisfactory to the Supervisor of Properties.

(f) The lease to be to the satisfaction of the Director of legal Services.

The City will recover approximately $2,100.00 from the Society for 1978 leaving a net cost to the City of approximately $7,000.00 for 1978. If the Society wishes to relocate or disband prior to the expiry of the first three years of the City's sublease with H. Haebler Co. Ltd., the City will find another use for the space. On the other hand, if the day care society is not in a position to relocate at the end of the first three years the City will have the option of exercising its right of renewal for a further term of two years and allowing the Society to continue in occupation for a further two years."

The City Manager RECOMMENDS that a lease be entered into between the City and the False Creek Day Care Society on the foregoing basis.

FOR COUNCIL ACTION SEE PAGE(S) 442, 443 & 453

B

MANAGER'S REPORT

DATE November 14, 1978

TO: Vancouver City Council

SUBJECT: 3456 Fraser Street - Glad Tidings Temple
Development Permit Application No. 81126

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Mr. Vern Delgatty, Architect, on behalf of the Glad Tidings Temple, has filed Development Permit Application No. 81126 to construct a substantial addition to the existing church on this site. The site is located on the east side of Fraser Street, between 18th and 19th Avenues. The site is zoned C-2 Commercial District and RS-1 One Family District. (A detailed Technical Analysis and the minutes of the Development Permit Staff Committee are attached as Appendix 1). The floor area of the existing building is approximately 31,800 sq. ft. The total floor area with the proposed addition would be approximately 61,500 sq. ft.

With regard to building setbacks, the building would not, technically, meet the By-law requirements in that a portion of the building would maintain a nil setback from 18th Avenue (24 ft. required), 21'6" setback from 19th Avenue (24 ft. required) and 2 ft. on the eastern side (15 ft. required).

The height of the building shown on the original drawings would be approximately 40 ft. to the roof line with four staircase towers reaching a maximum of 50 ft. Revised drawings have now been received on November 9, 1978 indicating a height of 50 ft. to the roof line. The basic height limitations in the RS-1 District is 35 ft. The Director of Planning can consider some height relaxation for churches but must first consider the effect of the additional height on the amenity of the neighbourhood. The Director of Planning, however, does not have the authority to relax the height to the extent proposed. The building will have a main assembly area of approximately 10,500 sq. ft., which will provide a seating capacity for approximately 2,300 people. The drawings indicate that the building would also accommodate banquet area, prayer room, library, Christian supply store, gymnasium/fellowship hall, classrooms, staff lounge, printing area, ancillary offices, board room, and counselling offices.

The applicant has also applied to the City Engineer for the closure and relocation of the existing City lane. Regarding off-street parking requirements, it has been a normal practice to assess parking for churches based on the main assembly area only providing the other assembly areas are not normally used simultaneously. On this basis, the proposed development would require 105 off-street parking spaces. If parking were assessed for the other ancillary uses, the total number of spaces would be 161. The submitted drawings indicate a total of 105 spaces being provided.

206 neighbouring property owners were notified, by letter, of the proposed development. 97 replied in favour (two of these were by individual letters, the remainder was by a petition submitted by the Glad Tidings Temple). 4 neighbouring property owners submitted letters objecting to the proposal. The main objections expressed were with regard to overcrowding, noise, insufficient parking and overall height of the proposed development. The applicant has submitted an impact analysis (on file in the City Clerk's Office) which also explains the work the Temple does. The analysis states that the projected average service attendance would be 2,000 persons. The present Sanctuary seats 850. The applicant stated that the only activities requiring parking on the streets are for special services on Sunday and Friday evenings (estimated number of vehicles would be 400 at peak periods).

.../2

They state that on-site parking would increase from 70 to 105 spaces. 50 parking stalls are available within a two block radius. On-street parking in front of the property owned by the Glad Tidings Temple is 46.

The Area Planners and Local Area Planning Committees reviewed the proposal (Appendix 2).

The Area Planning Committees (Kensington and Riley Park) expressed concern regarding the scale of this development and parking although the Kensington Committee was almost evenly split on their opinions.

The Area Planners recommend:

"A. That some expansion to the Temple at the existing location could be supported, but not at the scale proposed. The scale of the church in terms of its seating capacity and physical bulk should be reduced - the numbers need to be looked at further.

B. That the parking provision needs to be more realistic in terms of the practical needs of the church. Courtesy parking, at best a short-term provision, should not be so heavily depended on. Moreover, parking should be consolidated on-site, parking access should not pour cars onto residential streets (lane access should be prohibited) and above-grade parking structures should be carefully designed and heavily landscaped.

C. More and better conceived on-site open space and landscaping needs to be provided given the daycare and school functions."

The Development Permit Staff Committee and the Director of Planning have concerns about the mammoth size of the proposal and the impact that it will have on the fairly significant but small residential community which is already restricted by the impact of Kingsway and Fraser Streets. The area is undergoing rehabilitation in order that it can be stabilized. The size of this proposed development makes it more difficult to assimilate into the residential community. The appropriate way to deal with a proposal of this size would be for the applicant to go through a rezoning process rather than using the conditional approval process through the Zoning By-law. The rezoning process would have enabled Council to consider the whole development and rezone it accordingly to take into account all the problems, particularly those of the local neighbours who could be overwhelmed by the enthusiasm of the congregation for this development. However, this Development Permit Application has involved several months of information gathering and discussions about the design, access, site acquirement, etc., and because of this lengthy process, the Director of Planning feels that he does have sufficient material to make a decision.

The Director of Planning is not prepared to approve the application in its present form due to its massive size, insufficient off-street parking and its impact on the community. The development would also not meet the technical requirements of the Zoning and Development By-law with regard to height and setbacks.

The Director of Planning would recommend that some expansion of the facilities on this site could occur and that further discussions take place between the Planning Department and the church people to determine the form and size of development that could appropriately fit in the neighbourhood and still be viable for the church.

.../3

Because of the large size of the proposal and the effect it may have on the community, and the nature of support and objections received from the neighbours, before making a decision, the Director of Planning is referring the matter to City Council."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council and suggests that Council may wish to defer it to an evening meeting in order to hear delegations.

FOR COUNCIL ACTION SEE PAGE(S) 440 & 441

C

MANAGER'S REPORT

November 17th, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application: 3655 West 10th Avenue

CLASSIFICATION: CONSIDERATION

The City Manager reports as follows:

On November 7th, 1978, Council approved the City Manager's recommendation that the rezoning application be referred directly to a Public Hearing in the Council Chambers in December, 1978.

The Director of Planning has written the attached letter recommending that Council delay the Hearing to January, 1979.

If, however, Council wishes to adhere to its original resolution, then it should now approve the following actions:

(1) Schedule the Hearing on December 12th, 1978, **to immediately follow the Court of Revision scheduled for 2:00 p.m.**

(2) In lieu of regular publishing requirements under Section 566(3) of the City Charter which have been frustrated by reason of the newspaper strike, substitute a publication of an advertisement in the Vancouver Express (November 27th and November 29th) and in West Side weekly newspapers (week of November 27th)

(3) Replace the customary 21 day courtesy notification to owners within two blocks, by a 2 week notification.

(4) Direct the Director of Planning to prepare the enacting by-law prior to the December 12th Hearing.

The City Manager submits for CONSIDERATION the choice between:

(A) The request of the Director of Planning to defer the Public Hearing to January, 1979; and

(B) Approval of the four actions listed above.

FOR COUNCIL ACTION SEE PAGE(S) 443

CC 62-MLH-75

D

MANAGER'S REPORT

DATE November 8, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: By-Law Amendment, Health By-law 4387

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"At the Council meeting on October 25, 1977, the Medical Health Officer was instructed to bring forward an early report to Council on suitable By-law amendments in respect to appropriate regulation of steam baths.

The Medical Health Officer's concern is that there be no enclosed rest area in any category of facility which lacks adequate natural light and ventilation as required in the Lodging House By-law.

In consultation with the Medical Health Officer the Director of Legal Services has prepared the necessary amendment which can be passed later this day if Council approves this report."

The City Manager RECOMMENDS that Council enact the amendment prepared by the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 443

NOTE: The Following Pages 491 and 492 have been withdrawn.

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 2, 1978

A special meeting of the Standing Committee on Finance and Administration was held on Thursday, November 2, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 11:00 a.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Marzari
Alderman Puil

ALSO PRESENT : Alderman Bellamy
Alderman Ford
Alderman Kennedy
Alderman Rankin

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Departmental Review - Fire Department

The Finance Committee considered a report from the Fire Department in a series of Departmental Reviews initiated by the Standing Committee of Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for the revised budget system for the City and approval by the City Council on August 23, 1977.

The report on the Fire Department (copy on file in the City Clerk's office) provides a very complete and detailed account of the department and presents a very clear picture of level of service and performance. It identifies areas of deficiencies and where improvements could be made.

The Fire Chief reviewed the report with the Committee and advised his most urgent problem at the present time is management development. There will be another brief on this matter for Council to consider in-camera as it will involve discussions of personnel, strategy, and negotiations with the Unions. The other major issue is emergency planning, there is inadequate communication between affected agencies dealing with emergencies and access to specialized equipment to handle such emergencies. There will be an interim report presented to Council on this in one month.

The Fire Chief stated a 5% decrease could only be achieved by reducing the level of service in manpower and this would cost the taxpayers a $5 million increase in insurance premiums. With less manpower the response time would be greater resulting in increased loss of life and property.

The recommendations of the Fire Department were as follows:

continued.....

Clause #1 continued:

BUDGET PRIORITIES AND RECOMMENDATIONS

(a) Budget Decrease:

If a 5% ($1,000,000) budget reduction is made, then the reduction must involve the Fire Suppression Division, which consumes 88.5% of the annual budget.

There are two alternatives to a 5% budget reduction:

(i) Eliminate 2 fire trucks and their assigned complement of approximately 45 firefighters. This can be accomplished either by closing 2 one-piece halls, or 1 two-piece hall, or reducing 2 two-piece halls to one-piece halls (5%).

(ii) Eliminate the entire manpower of the Rescue & Safety Division (25 men) but retain the 2 Rescue & Safety trucks unmanned (3%). Place the fireboat on standby with a reduced crew of 3 (1 pilot, 1 marine engineer, 1 firefighter) from 6 (1½%). Total reduction (4½%).

As both proposed budget decreases will produce a significant reduction in service, the Fire Chief cannot endorse either option.

(b) Budget Increase:

If budget increases are made, the Fire Chief recommends that the following programs, listed in three major classifications, be acted upon. Justification for these programs is discussed in the individual reviews.

(i) The immediate need of the Fire Department is the development and implementation of an improved in-service training and personnel development program for all ranks. Such a program is necessary to meet current and future staffing requirements created through normal attrition and unanticipated vacancies.

(ii) The following items are of lesser priority than the above but the cost of execution is less than 0.5% of the overall budget and therefore the Fire Chief recommends immediate implementation. The recommendations, listed in order of priority, are:

	Estimated Cost
(a) A new position be created and test/calibration equipment be purchased to establish an in-house repair facility for self-contained breathing apparatus.	$32,000.00
(b) The temporary position created by Permits & Licenses Department for sprinkler plan review be made permanent and under the authority of the Fire Department.	30,000.00

continued.....

Clause #1 continued:

(c)	A temporary clerical position be created to implement a comprehensive recording system for apparatus/equipment repair.	$16,000.00
(d)	An annual program of purchasing video-tape equipment be established to improve the standard and consistency of training.	3,400.00
(e)	Training in arson investigation be expanded to allow fire investigators to attend recognized seminars and courses. In conjunction with and to benefit from the increased training, sophisticated fire investigation equipment be purchased.	5,600.00

(iii) A requirement in the near future is to upgrade the fire response to the districts served by Firehalls 5 and 14. Substantial development is underway and will continue in these districts. To provide a consistent and uniform level of fire protection throughout the City, it is recommended that Firehalls 5 and 14 be upgraded in the next one to three years by the addition of two aerial ladder trucks and 40 firefighters.

INTENTIONS

The remaining recommendations from Appendix "F" are actions that will be in-house studies or policy revisions, or will be subjects of future reports to Council when the need is justified. No priorities are assigned and the programs are listed in order of appearance in Appendix "F".

(a) Fire Suppression:

A study be undertaken to determine the need of specialized apparatus, equipment, protective clothing and communication system requirements in order to cope with an emergency that would require the resources of the Fire Department.

(b) Code Enforcement:

(i) The promotional policy within the Code Enforcement Branch be changed to allow an inspector to be promoted after two years' service in this branch, provided a satisfactory performance is demonstrated.

(ii) A policy be established whereby firefighters, off duty because of minor disabilities which would prevent them from fighting fires but which may allow them to perform light duties, be temporarily transferred to the Code Enforcement Branch.

(iii) A temporary position be created within the Fire Prevention Division to establish a training manual and develop a training program.

(iv) Legislation be considered to control the quantity and movement of hazardous materials through the City.

continued.....

Clause #1 continued

(c) Fire Investigation:

Discussions between police and fire officials be initiated for the purpose of re-establishing the police Arson Squad.

(d) Public Education:

A review of the staff requirements necessary to maintain existing or initiate new programs be undertaken.

(e) Training:

When the proposed changes to the recruitment program come into effect, the manpower requirements within this division be reviewed.

(f) Pre-fire Planning:

When the National Fire Code is adopted, a review be undertaken of the staff required to assist building owners in the preparation of pre-fire plans.

(g) Administration:

A study be initiated as to the feasibility of increased utilization of computers to offset the need for increases in staff."

The observations and recommendations of the Consultants were as follows:

"The Fire Department has conducted a comprehensive and objective assessment of its performance in terms of the level and cost of services provided and areas where improvements could be realized. The analysis provided in the section describing the Fire Suppression Division, which accounts for 90% of the budget, provides a good overall picture of the service level and performance of the Department. Tables III, IV and V showing fire incidents, loss per fire and total loss per capita versus total cost per capita are of particular interest.

In terms of efficiency, the shift strength and overall staffing level is dictated by the coverage provided in terms of response time and fire fighting capability. This is described in the same Appendix. A review of staffing levels indicates that reductions in shift strengths or overall staffing would be offset by an increase in overtime to meet minimum shift staffing requirements and can only be accomplished by reducing the level of service provided. Also, as the cost analysis by function indicates, fire fighting personnel are employed on other activities such as code enforcement and training when not providing fire fighting or first aid services. Standby time is largely incurred on night shifts.

The Department is conscious of its objectives and performance and is aware of improvements that can be made. Existing programs such as the operations books and key lock boxes improve the Department's fire fighting capabilities at a minimal cost to the City. Areas where further improvements can be realized have been identified in the report.

Support Services

The cost of support services to the Fire Suppression, Fire Prevention and Rescue and Safety Divisions is relatively

continued.....

Clause #1 continued:

minor. The Administrative Division and the Mechanical Maintenance Division represent the two largest areas of expenditure. It is difficult to assess the performance of the Mechanical Maintenance Division or the advisability of preventive versus breakdown maintenance in the absence of a good records system. A records system would also assist in making replacement decisions. The Department estimates that a comprehensive records system could be developed and implemented with the addition of a temporary clerical position for one year.

The performance and staffing requirements of the administrative division are also difficult to assess. This could be analyzed in detail as part of an overall review of the Department's systems which the Department has recommended should be undertaken within the next two years.

The remaining support costs are all associated with services that provide a high return in improved effectiveness. In this regard, the contribution of the Planning and Research Division, which consists of one analyst, is currently limited by the need to spend 80% of its effort on the checking of fire prevention plans. The appointment of an additional staff member to assume plan checking responsibilities would leave the analyst free for other research and planning projects and improve turnaround time on the plans. Locating the additional staff member in the Fire Department rather than the Permits and License Department would ensure that the specialized technical and fire fighting knowledge and guidance in the Department is readily available to the Plan Checker and allow for greater flexibility in staff utilization and work scheduling.

Department Recommendations

The Department's recommendations, if a budget reduction were necessary, explore the only areas where a significant decrease in budget could be realized. The impact of these budget reductions is assessed in Appendix E. The Department has segregated its other recommendations into three areas. The first, dealing with the need for a program for personnel development, is of highest priority and requires more detailed discussion.

The second set of recommendations deal with areas where the Department can improve its effectiveness but which require an increase in budget. Our observations on recommendations (b) and (c) are noted above. The establishment of an in-house repair facility for self contained breathing apparatus should result in a reduction in repair costs as well as an improved service. The net costs and benefits of this proposal should be reviewed as part of the 1979 budget presentation. The remaining two recommendations represent relatively minor expenditures relative to the benefits that would be realized and, in our opinion, should receive the support of Council.

The final area of recommendation relates to the Department's objective to provide uniform fire protection throughout the City and involves a capital expenditure and a major increase in budget. The deficiencies in the current level of protection are described in the Fire Suppression section of the report. The Fire Department will be making a more detailed report on this issue at a later date."

continued.....

Clause #1 continued:

During the ensuing discussion, the Fire Chief reported that Vancouver has attained a #2 rating with the B.C. Insurance Commission. All Fire Departments are surveyed every three years and are rated on a scale of #1 - top rating and lowest #10. The adjacent municipalities are mostly rated #4. Vancouver is presently being re-surveyed and the results should be available in approximately three weeks. It was noted that the rating system is very important and very complex and the Committee should receive a report on results of the survey and an explanation of the system.

The Committee discussed with the Fire Chief the paramedic service which is dependent on the assistance and co-operation of the Fire Suppression and Rescue and Safety Divisions. It was suggested that the Provincial Government should provide financial assistance for the medical assistance provided by the Fire Department.

The Committee questioned the feasibility of a mutual fire service with the Municipality of Burnaby in the Boundary Road area and it was suggested that this should be pursued.

It was noted that the Director of Permits and Licenses would like to have input into discussion on the temporary position created by the Permits and Licenses Department for sprinkler plan review. The Fire Department recommends that the position be made permanent and under the authority of the Fire Department.

Following further discussion, it was

RECOMMENDED

A. THAT the Fire Chief report back on the results of the survey on the fire insurance ratings with an explanation of the system.

B. THAT the Fire Chief prepare a discussion paper for the Finance Committee to meet with elected officials in the Municipality of Burnaby on a mutual fire service.

C. THAT the Fire Chief prepare a report to be submitted to the Provincial Government on cost sharing relative to the Fire Department providing assistance to the paramedic service.

D. THAT the following items be referred to the City Manager for report back to the Committee, including the Director of Permits and Licenses' comments on item (ii):

(i)	A new position be created and test/calibration equipment be purchased to establish an in-house repair facility for self-contained breathing apparatus.	$32,000
(ii)	The temporary position created by Permits & Licenses Department for sprinkler plan review be made permanent and under the authority of the Fire Department.	30,000

continued..

Clause #1 continued:

(iii) A temporary clerical position be created to implement a comprehensive recording system for apparatus/equipment repair. $16,000

E. THAT the following two items be referred to the Budget Review Committee for report back to the Committee:

(i) An annual program of purchasing video-tape equipment be established to improve the standard and consistency of training. $ 3,400

(ii) Training in arson investigation be expanded to allow fire investigators to attend recognized seminars and courses. In conjunction with and to benefit from the increased training, sophisticated fire investigation equipment be purchased. $ 5,600

The meeting adjourned at approximately 12:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 444

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

NOVEMBER 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, October 19, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Rooming House, 634 East Georgia Street

At its previous meeting on October 19, 1978, the Committee heard complaints of Lodging House By-law violations at a rooming house at 634 East Georgia Street and after considering a memorandum dated October 19, 1978 from the Medical Health Officer (copy circulated), deferred the matter and requested a report under the Standards of Maintenance By-law on work needed at the building.

That report is expected for the Committee meeting of Thursday, November 9th.

However, the Health Department had issued a closure order on this building subsequent to the October 19th Committee meeting and the Chairman agreed to hear an appeal of the closure order from Mr. Humphry Killam, operator of the building.

Mr. Killam appeared before the Committee stating that he had engaged a new caretaker for the building and has undertaken a pest spraying program to rid the building of cockroaches. Mr. Killam indicated that the economics of operating the building are not good and offered to sell the building to the City for $1.00. He said the building would be cleaned and rid of cockroaches by 4:00 P.M. this date and asked the Committee to recommend that the closure order issued by the Health Department on Friday, October 27, 1978, be lifted.

The Director of Environmental Health advised the Committee there has been some improvement since the closure order was issued but there has been no sign that a real effort has been made to meet the standards of the Lodging House By-law.

Continued.....

Clause No. 1 Continued

Committee members explained to Mr. Killam the closure order requires all persons to be out of the building by November 30th, and Mr. Killam was advised that if he could satisfy the Director of Environmental Health that satisfactory improvements have been made, then the Director of Environmental Health could lift the closure order.

Following further discussion, it was

RECOMMENDED

THAT Council concur with the actions of the Medical Health Officer in respect of the building at 634 East Georgia Street.

INFORMATION

2. Sale of Surplus City Furniture and Equipment - Spectrum Theatre Society

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $445.00 to the Spectrum Theatre Society for $46.73.

Following discussion, it was

RESOLVED

THAT the request of the Spectrum Theatre Society for surplus City furniture and equipment valued at $445.00 be approved and the furniture and equipment be sold to the Society for $46.73.

RECOMMENDATION

3. Progress Report re Fire By-law at Hotel Vancouver

The Committee had before it for consideration a Manager's report dated October 19, 1978 (copy circulated) in which the Fire Chief reported that progress report #8 has been received from Canadian National Hotels regarding the upgrading program at the Hotel Vancouver to comply with the City Fire By-law.

The Chief Fire Warden appeared before the Committee on this matter and reiterated the comments contained in the Manager's report; that reasonable progress is being maintained by the hotel owners to upgrade the building.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated October 19, 1978, on the status of the upgrading program to meet the City Fire By-law at the Hotel Vancouver, be received.

Continued . . . .

4. Request to Amend By-law Governing Rental Information Services

On September 25, 1978, Messrs. Christopher Haight and Robert Carstairs wrote the City requesting an amendment to the City by-law which regulates the operation of housing rental agencies in the City.

Their submission was referred to the Director of Social Planning for report to the Community Services Committee.

The Committee had before it for consideration this date a Manager's report dated October 18, 1978 (copy circulated) in which the Director of Social Planning reported on the request of Messrs. Haight and Carstairs and concluded with a recommendation that By-law No. 4790, which pertains to rental agencies, be retained as is. None of the three rental agencies operating in the Greater Vancouver area operate within the City of Vancouver.

Messrs. Haight and Carstairs and the Deputy Director of Social Planning appeared before the Committee this date.

Referring to their letter of September 25, 1978, the applicants pointed out the by-law was enacted when there was a severe shortage of rental accommodation and that since the by-law was enacted in 1974, conditions have changed considerably.

Messrs. Haight and Carstairs, who operate Rentex on East Hastings Street in Burnaby, submitted to the Committee members copies of computer print-outs showing detailed information on residential accommodation available for rent which their company, Rentex, provides to their customers, and they stressed that this rental information is reviewed daily and kept up-to-date.

Messrs. Haight and Carstairs suggested to the Committee that many of their 6000 customers a year have found newspaper advertisements of rental accommodation totally inadequate.

The applicants referred to pages 2 and 3 of their letter which contained three lists of conditions or requirements which they propose rental agencies should meet in order to operate within the boundaries of the City of Vancouver; these conditions could be written into an amendment to By-law No. 4790 to allow private rental agency companies to operate in the City.

During discussion, some members of the Committee felt the existing service provided by newspapers, along with free housing rental agencies such as the Red Door Rental Aid Society, is sufficient, but other members felt rental agencies provide an additional service which residents should have the opportunity of using within the City.

Following further discussion, it was

RECOMMENDED

THAT the proposal of Messrs. Christopher Haight and Robert Carstairs of Rentex to amend By-law No. 4790 pertaining to the operation of rental agencies, be referred to the Director of Permits & Licenses to report back to the Community Services Committee on the feasibility of amending By-law No. 4790, incorporating into any such amendment the points proposed in the letter dated September 25, 1978 from Messrs. Haight and Carstairs.

(Aldermen Rankin and Marzari opposed.)

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 444 & 445

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 2, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 2, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Gibson Chairman Alderman Puil Alderman Brown) (Item 3) Alderman Kennedy)
ABSENT	:	Alderman Harcourt (On Civic Business)
CLERK TO THE COMMITTEE	:	M. L. Cross

As no quorum was present Clauses 1 and 2 are presented to Council for CONSIDERATION as a report of Aldermen Gibson and Puil.

CONSIDERATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major Development Permit Applications:

(a) DPA #80046
- 1081 Burrard Street
- to alter existing hospital (St. Paul's) and construct an 8 storey extension

(b) DPA #81776 (Preliminary)
- 525 West Broadway
- construct 2 office and retail towers
- 307 parking spaces

(c) DPA #82011
- 1055 Melville Street (Bentall Tower No. 4)
- erect 31 storey office tower approximately 443 ft. high
- 2 levels underground parking

(d) DPA #77777
- 1690 Nelson St.
- erect 39 dwelling unit apartment building
- 33 underground parking spaces access from Nelson St.
- approximately 45 ft. high (4 storey plus lofts)

(e) DPA #82119 (Preliminary)
- 1290 Robson St.
- erect 8 storey commercial (retail) residential building
- 51 underground parking spaces

(f) DPA #82462
- 2425 Oak St.
- construct 5 storey office and dental lab
- 52 underground parking spaces

cont'd....

Clause No. 1 cont'd:

(g) DPA #82515
- 904 Howe St.
- erect 11 storey office/retail building containing athletic amenities
- 50 underground parking spaces

(h) DPA #82366
- 1450 West 37th Avenue (Shaughnessy Place)
- construct 87 dwelling unit townhouse development
- 2 storey and cellar
- 174 underground and 38 surface off-street parking spaces

The Chairman requested the Director of Planning to keep the Committee informed with respect to the Development Permit Application at 525 West Broadway and on other major developments in this area of Central Broadway.

Aldermen Gibson and Puil,

RESOLVED

THAT the verbal report on major Development Permit Applications be received.

2. 2250 Granville Street - D.P.A. #81257
Pacific Press Parking Structure

Council on October 31, 1978 considered a report of the City Manager (Building and Planning) dated October 27, 1978 (copy circulated) in which the Director of Planning advises the report was submitted for Council's consideration because of differing views between the Urban Design Panel and the Director of Planning. Council referred the matter to the Committee for consideration and report.

Dominion Construction, on behalf of Pacific Press, filed a Development Permit Application on June 8, 1978 requesting permission to construct a 107,980 sq. ft. parking garage addition to the existing publishing plant providing 11 levels of parking for a total of 314 cars for use by employees and customers. The Director of Planning approved the application on August 21, 1978 subject to various conditions one of which is that the design of the proposed parking garage be to the satisfaction of the Director of Planning after advice from the Urban Design Panel. The Urban Design Panel considered the design at four meetings and recommended refusal.

Present for the discussion were Mr. G. Grais, Dominion Construction, Mr. F. Musson, Architect and Mr. D. Towers, Chairman of the Urban Design Panel.

Mr. Towers advised that if the applicants feel strongly that the design submitted is the final one the Panel's position would not change. He noted that Mr. Musson had only been called in at the latter stages and felt that he could make changes to meet the Panel's concerns.

The Chairman suggested that the parties involved meet and resolve the differences and the Director of Planning report back. Mr. R. Spaxman, Director of Planning, advised that if the two parties agree and the Urban Design Panel is prepared to recommend approval of the design there is no longer a reason to report to Council.

Aldermen Gibson and Puil,

cont'd....

Clause No. 2 cont'd:

RESOLVED

THAT the Architect for Dominion Construction meet with the Urban Design Panel to attempt to satisfy the Panel's concerns with respect to the proposed parking structure; if the differences cannot be resolved the Director of Planning to report the matter to the Committee.

RECOMMENDATION

3. Residential Rehabilitation Assistance Program - Status Report

The Committee considered a report of the City Manager dated October 26, 1978 (copy circulated) in which the Director of Planning provides a further status report on the Residential Rehabilitation Assistance Program as directed by Council and recommends actions to be taken in light of recent developments affecting the Program.

The Chairman noted that a letter dated October 24, 1978 (copy circulated) had been received from the Hon. H. Curtis, Minister of Municipal Affairs and Housing.

The report outlines:

(a) The actions taken arising from the Committee recommendations at their August 31st meeting:

(i) A report entitled "A Review of the Homeowner Income Guidelines" was forwarded by the Director of Planning to the Minister of State for Urban Affairs under cover letter dated October 4, 1978.

(ii) A letter dated October 4, 1978 was sent to the Minister of State for Urban Affairs by the Mayor on behalf of City Council requesting an immediate review of the R.R.A.P. Agency Fee Schedule.

(iii) Letters dated October 4, 1978 were sent to both the Federal Minister of State for Urban Affairs and the Provincial Minister of Housing and Municipal Affairs by the Mayor on behalf of the City Council reaffirming the City's desire that consultation with the Municipalities occur prior to the implementation of change(s) to the R.R.A.P. program.

(b) The number of R.R.A.P. loans committed and pending.

(c) The rate of cancellations and new applications.

(d) The costs versus recovery.

(e) The benefits offered by R.R.A.P.

(f) The Program design changes implemented by the Federal Government since the R.R.A.P. agreement was first approved by Council in September, 1976.

(g) The proposed changes to the R.R.A.P. agency.

The report states that the Planning Department is not in a position to determine its staffing requirements for 1979 at this time. The number of staff required will be dependent upon:

- The approval by the Federal Government of the Special Area Designation requested by Council.
- The determination of the Federal Budget allocated to the City's R.R.A.P. program for 1979.
- The revision of the program guidelines in order to maintain the benefits offered by the program.

cont'd....

Clause No. 3 cont'd:

If the Special Area Designation applications are approved, if the necessary revisions to the Program Guidelines are implemented, and if a sufficient R.R.A.P. budget is available for Vancouver, all existing R.R.A.P. staff can be utilized in 1979. If, however, any of the above do not materialize, or if further restrictions are introduced by the Federal Government, the elimination of some staff positions will become necessary.

The Planning Department will endeavour to obtain clarification on these issues before the end of this year in order to determine the staffing and budget requirements for the continuation of R.R.A.P. Administration in 1979.

A member of the Planning Department noted that in 1978, $2 million was allocated in grants and loans to individuals for improving 700 units. Since 1974, $12 million has been allocated for the improvement of 3,000 units. This has made a significant effect on the City. When houses are R.R.A.P.'d there is an incentive on the part of adjacent property owners to make improvements.

The total staff costs have been $350,000. The City's costs have been $50,000. At present R.R.A.P. cannot operate without being subsidized but this may reverse if the proposed changes to the income guidelines and increases to Agency fees are made.

(Aldermen Brown and Kennedy joined the meeting during discussion of the above matter.)

After discussion, the Committee,

RECOMMENDED

A. THAT the proposed amendments to the R.R.A.P. Agency Agreement referred to as A.1 to A.7 in Appendix VI of the report of the City Manager dated October 26, 1978, pertaining to the C.M.H.C./R.R.A.P. Standards for the Rehabilitation of Residential Buildings, be accepted subject to the satisfaction of the Director of Legal Services.

B. THAT Council request that the Minister of State for Urban Affairs advise C.M.H.C. that the Municipalities responsible for the administration of R.R.A.P. be consulted prior to the implementation of change to the R.R.A.P. Standards for the Rehabilitation of Residential Buildings.

C. THAT the proposed amendments to the R.R.A.P. Agency/Agreement referred to as B.1, B.4, B.5, B.6, B.7 and B.8 in Appendix VI be accepted subject to the satisfaction of the Director of Legal Services.

D. THAT consideration of the proposed amendments to the R.R.A.P. Agency Agreement referred to as B.2, B.3 and B.9 to B.13 in Appendix VI, which provides that the City accept additional responsibility for the administration of R.R.A.P., be postponed until additional information is obtained from C.M.H.C.

E. THAT the Director of Planning report back to Council on the proposed amendments noted in Recommendation C above once:

(i) Further details are provided regarding the new provisions for Privately-owned Hostels and Rooming Houses.

(ii) The City's concerns regarding Municipal Consultation, the Homeowner Income Guidelines, and Agency Fees have been satisfactorily resolved.

cont'd....

Clause No. 3 cont'd:

F. THAT the Director of Planning report directly to Council before the end of November, 1978 regarding staff and budget requirements for the continuation of R.R.A.P. Administration by the City in 1979.

G. THAT the costs to the City of approximately $50,000 in the current fiscal year be funded from contingency reserve.

The meeting adjourned at approximately 2:30 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 445

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

November 2, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 2, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman M. Ford
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Granville and 16th Avenue - Traffic Diversion

The Committee considered a Manager's Report dated October 11, 1978 (circulated), in which the City Engineer reviewed traffic conditions at the intersection of Granville and 16th Avenue, and adjacent residential streets.

Present for the discussion were Mr. and Mrs. E. F. Horsey and Dr. L. Pulos for residents in the area.

The Assistant City Engineer, Traffic Division, reviewed the report with the Committee and advised an analysis of the traffic situation at this intersection and on adjacent Fir and Marpole Streets, indicated a problem had developed with an increasing number of vehicles using the traffic signal at Fir and 16th Avenue to cross 16th Avenue and use Fir and Marpole as a connecting route to Granville. Public meetings had been held in the area, and possible solutions considered in terms of local and emergency access needs, the arterial functions of 16th Avenue and Granville, enforcement and drivers' understanding and compliance. The City Engineer recommended solutions consisting of two elements:

1. Intersection channelization on the south side of the Fir/16th intersection to permit only eastbound and northbound right-turns.

2. Prohibition of the eastbound left-turn from 4 - 6 at 16th and Granville in the afternoon.

Channelization would provide access and egress from this area by right-turns only, and would have the effect of diverting approximately 200 southbound vehicles east on 16th followed by a right-turn at Granville.

The left-turn prohibition would improve the capability of the intersection to accommodate the increased traffic volume. The volume of left-turns at this location is only 25 and these may be handled at either Fir or Hemlock.

.../2

Clause 1 continued

The Fire Department had been consulted and had no objections to the proposed geometric changes. The cost of channelization was estimated at $10,000, with funds available in a Streets "Landscaping Islands and Centre Boulevards" account.

The residents' representatives addressed the Committee and advised an area meeting comprising residents of Fir, Marpole, Angus, Cedar, and Pine, had unanimously approved the City Engineer's recommendations.

Following discussion, it was

RECOMMENDED

A. THAT the City Engineer be authorized to construct channelization at 16th Avenue and Fir Street, as shown in Figure 3 contained in the City Manager's report dated October 11, 1978, for an estimated cost of $10,000.

B. THAT funding in the amount of $10,000 be provided from the Streets Capital budget account 148/7969 'Landscaping Islands and Centre Boulevards'.

C. THAT eastbound left-turns be banned at 16th Avenue and Granville Street during the 4 - 6 time period from Monday to Friday.

RECOMMENDATION

2. Perimeter Transportation Limited - Shuttle Bus Service

Before the Committee for consideration was a City Manager's report dated October 10, 1978, in which the Director of Permits and Licenses reported as follows:

"Perimeter Transportation Ltd. are licensed to operate Airport Transportation Cabs between the Vancouver Airport and the City. Their contract with the Department of Transport requires them to provide bus service from the Airport to downtown Vancouver and to the Bus Depot and vice versa. In order to fulfil the contract,Perimeter operate buses from the Airport to the Hotel Vancouver and passengers wishing to go to the bus depot and other hotels transfer to a smaller bus. The small 'shuttle' bus also picks up passengers at the bus depot and other hotels who wish to go to the airport and drives them to the Hotel Vancouver for transfer to the airport bus.

The buses operating between the Airport and the Hotel are licensed under the Vehicle for Hire Bylaw as Class "I" Cabs. The shuttle bus does not have a City license because a cab operating in this manner is not covered under the bylaw and therefore not presently permitted. Perimeter advise there is no fee collected for the shuttle bus service, however, the fee collected at the airport includes this added service if required by the passengers. Therefore the shuttle bus is considered to be an extension of the Airport Transportation Cab. An Airport Transportation Cab is defined in the bylaw as "a cab used exclusively for transporting passengers from an Airport to any point within the City or from the City to an Airport". The shuttle bus does not fit into this Class of cab or any other class in the bylaw.

There is nothing to prevent the Airport bus delivering passengers to the bus depot as well as the hotels, but Perimeter advise it is more convenient to operate the shuttle bus service.

Complaints from the Taxicab Companies could result from this shuttle bus service to the Hotel Vancouver because no fare is charged until the passenger boards the airport bus and there is no obligation that he or she continue onto the airport. The passenger could merely want a free ride to the hotel to save the taxicab fare.

Clause 2 continued

There is probably one small advantage to the present arrangement and that is there is a small bus using City streets between the Hotel Vancouver, the bus depot and other hotels rather than larger buses.

The Acting Director of Permits and Licenses submits for consideration two possible solutions.

1. Notify Perimeter Transportation to discontinue the shuttle bus service and have the Airport bus continue on to the bus depot and other hotels.

2. Amend the Vehicle for Hire Bylaw to create a new class of cab to be known as "Auxiliary Airport Transportation Cab". This type of cab would mean a cab used exclusively for transporting passengers from a Class 'I' A.T.C. to another part of the City at no additional cost or from a part of the City to a Class 'I' A.T.C. at no cost. A license fee would be charged for this new classification."

Mr. M. Cafferky, Perimeter Transportation Limited, and Mr. T.L. MacDonald, President, Trailways (Northwest Airporter Bus Service Limited) were present, and the Chairman invited their participation in the discussion.

The City License Inspector reviewed the report with the Committee and advised there was a danger the free shuttle buses could be used by other classes of passengers for transportation between points in the downtown area. Therefore, it would be necessary to specify in the By-law that operation of this type of vehicle be restricted to the transportation of passengers to or from an airport bus (Class I Cab).

Mr. MacDonald addressed the Committee in support of his brief dated November 1, 1978 (circulated) and referred to the concerns of the taxicab industry that free shuttle bus operations constituted unfair competition and reduced taxi earnings. His company had ceased operating its shuttle bus service at the request of the City because of this problem. Mr. MacDonald requested that in the event the Vehicles for Hire By-law was amended, that his company be licensed to provide a service similar to that now operated by Perimeter Transportation Limited.

The Committee noted representatives of the taxicab industry were not present and following discussion, it was

RECOMMENDED

THAT the Vehicles for Hire By-law be amended to create a new class of cab to be known as "Auxiliary Airport Transportation Cab" for use exclusively for the transportation of passengers from a Class 'I' A.T.C. to another part of the City at no additional cost or from a part of the City to a Class 'I' A.T.C. at no cost.

FURTHER THAT a license fee be charged for this new classification.

(Alderman Harcourt left the meeting during discussion on the foregoing item).

RECOMMENDATION

3. Parking Rates for City-Owned Parking Facilities

In a City Manager's report dated October 10, 1978, (circulated) before the Committee for consideration, the City Engineer reported on a review of parking rates in City-owned parking lots and advised the review disclosed rate increases would be appropriate for Lot #6, which was operating at a substantial deficit, and also for the Pacific Centre parking facility, where the current rates were lower than the rates charged by competitive parking garages.

RECOMMENDED

A. THAT the monthly rental rate in the Pacific Centre Garage be established at $50 per month for unreserved space and $85 per month for reserved space.

B. THAT the monthly rental rate in Lot #6 at Pender and Homer be increased to $40 monthly.

* * * * *

The meeting adjourned at approximately 3:50 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 446

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 2, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, November 2, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT	:	Alderman Brown, Chairman
		Alderman Gerard (Clauses 2 & 3)
		Alderman Gibson (" 2 & 3)
		Alderman Marzari
		Alderman Puil (Clauses 1 & 2)
ALSO PRESENT	:	Alderman Ford
COMMITTEE CLERK	:	G. Barden

RECOMMENDATION:

1. Payroll Clerks - Park Board

On August 31, 1978, when considering the Director of Finance's request for an additional Payroll Clerk, the Finance Committee recommended the following:

(a) THAT the City Manager review the staff positions of the Payroll Branch in the Park Board with a view to reducing staff in the Park Board.

(b) THAT, pending the report from the City Manager, the staff of the City Accounting Division be temporarily increased effective September 1st, 1978, by one payroll clerk at a cost for 1978 of $4,949 (1978 rates) for salary and fringe benefits (recurring annual cost of $14,815), source of funds to be contingency reserve.

The position Payroll Supervisor at the Park Board was vacant and it had been suggested that there should be no need to fill it because of the transfer of some of the work in that section to City Hall.

The Committee considered the attached Manager's Report dated October 24, 1978, wherein the Administrative Analyst reported on a review of the workload in the Payroll Section of the Park Board.

It was reported that while there has been a transfer of tasks from the Payroll Section of the Park Board to the City, there was a change in tasks at the Park Board due to the Union Agreement wherein the work is more complex so there has not been a significant reduction in the workload. Also the Park Board still has to handle the time sheets for the portion of the work that was transferred to City Hall.

It was reported that the number of employees at the Park Board has doubled since 1974 with the same number of Payroll Clerks, and facilities being added this year as a result of Federal grants represents another increase in staff and those payrolls will have to be processed.

continued.....

Clause No. 1 continued:

The Director of Finance reported that system changes in the future which would take considerable time to devise and implement, may permit some staff reductions and/or reallocation of duties in the Payroll Section of the Park Board, however, since it will be a long time before any potential staff reduction can be realized and the fact that it is almost impossible to get a satisfactory Payroll Clerk on a temporary basis, he requests that the temporary position in the Accounting Division be changed to permanent.

Following discussion, it was

RECOMMENDED

(A) THAT there be no staff reduction in the Payroll Section.

(B) THAT the position of Payroll Supervisor be posted and filled immediately.

(C) THAT the Director of Personnel Services review the classification of all positions in the Payroll Section.

(D) THAT the temporary position in the Accounting Division be changed to a permanent position.

At this point, Alderman Gerard and Alderman Gibson joined the meeting.

2. License Fee for Live-aboard Boats

On October 17, 1978, City Council approved the recommendation of the Finance Committee to defer consideration of the attached Manager's Report dated September 20, 1978, to give representatives of the boat live-aboard community an opportunity to appear before the Committee on the license fee proposed for live-aboard boats in 1979.

Mr. Fred Rainer, Greater Vancouver Floating Home Co-op, reported on the many recent expenses incurred for the new Co-op in False Creek, particularly regarding underground parking. He requested that the Committee hold the line on any further increases in expenses.

Mr. Hill of the Heather Street Marina felt that the live-aboard boatowners should receive a homeowner grant similar to the mobile homeowners.

It was suggested that the live-aboard group should pursue elimination of the 5% sales tax when purchasing a boat for live-aboard purposes.

Following further discussion, it was

continued.....

Clause #3 continued:

RECOMMENDED

(A) THAT the 1979 fee schedule be as follows (based on a 1977 cost base):

Length of Boat (Lineal Feet)	Annual Fee
0 - 21	$243.00
22 - 30	283.00
31 - 39	345.00
40 +	425.00

(B) THAT this fee schedule be revised annually in the future with the 1979 revision to incorporate both 1978 and 1979 tax changes.

(C) THAT the Committee support the boat live-aboard groups in an approach to the Provincial Government to have the 5% sales tax removed on the purchase of a boat for residential purposes.

(D) THAT the Committee support the boat live-aboard groups in an approach to the Provincial Government for a homeowner grant similar to that provided for mobile homeowners.

At this point of the meeting, Alderman Puil left.

3. 1978 Basic Capital Budget - Streets

The Committee considered the attached Manager's Report dated October 24, 1978, wherein the City Engineer and the Director of Finance reported on the 1978 Basic Capital Budget for streets. The Five-Year Capital Program 1977-81 included $26,700,000 for streets and details are set out in the attached Appendix 'A'. They recommended that the 1978 Basic Capital Program be $6,313,000, which together with $5,616,000 for the 1977 Program, will account for 43% of the total Five-Year Program.

In the attached sheets, detail is supplied for projects for 1978 which total $5,498,000. Of that total, $1,627,750 has already been approved by Council, a further $679,169 represents over-runs on 1977 projects, and the balance of $3,191,081 represents projects which are now being presented to Council. Over $2,000,000 of this $3,191,081 is one project, the Hastings Street Viaduct.

Most of the projects noted in the attached sheets represent a measured progress towards the Program identified in the Five-Year Capital Program. The major exception is in residential lanes which has already exceeded the provision in the Five-Year Capital Program by $217,000. These funds will be re-allocated from the funds allocated for re-building bridges over the BNI cut, which would not be proceeded with until the last year of the Five-Year plan and possibly may be deferred, in which case a Council Report would be forthcoming.

In addition to the detail in the attached sheets, Council has approved $760,000 for expenditures for the South By-pass and $55,000 for street trees associated with the West End paving, both of which are advances of the 1979 Budget. The South By-pass funds are in excess of that provided for in the Five-Year Program and

continued.....

Clause #3 continued:

Council recommended that the future Council fund the $760 000 from either 1979 Supplementary Capital or Revenue Sharing funds. If this funding is not forth-coming the Transit and Arterial Street Program will have to be reduced to provide the required funds with the specific deletions to be recommended at that time.

A major inclusion in this year's capital project is the Hastings Street Viaduct which has been designed and tenders are now being called for.

A Local Improvement Court of Revision is scheduled for December 7, 1978. The projects before that Court are for 1979 construction and funds for the City's share of the cost will thus be in the 1979 Capital Budget. Approval of this first part (approximately 40%) of the 1979 Basic Capital Budget will come before Council in December. The 1979 Basic Capital budget will be presented very shortly after the new year.

It was agreed to hear Mr. Nathan Davidowicz who concurred with the program proposed for the Kensington Area and asked if some landscaping could be included. He also suggested that a complete outline of the engineering projects in the Five-Year Plan should be submitted with the annual program for streets so that the total program could be reviewed annually. The City Engineer advised he would be making such a submission in the future.

Following further discussion, it was

RECOMMENDED

THAT the 1978 Basic Capital Budget - Streets, as set out in the attached Project Detail plus the additions of the South By-Pass (760,000) and West End Trees (55,000) be approved, subject to specific items being advanced for later approval as noted therein with the source of funds being as noted by the Director of Finance in the Manager's Report.

The meeting adjourned at approximately 4:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 446

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

NOVEMBER 9, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 9, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Marzari, Acting Chairman
Alderman Bellamy
Alderman Ford
Alderman Gerard (Clauses 2 to 5)

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, November 2, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 5375 West Boulevard
Development Permit Application No. 82112

The Committee had before it for consideration a Manager's report dated October 31, 1978, in which the Director of Planning reported on the application of Jackie Byrn's Cooking School Ltd. for Development Permit Application No. 82112 at 5375 West Boulevard as follows:

"The above noted application has been filed to use a portion of the main floor of the existing building as a holding bar, in conjunction with the existing restaurant.

This development is situated on the west side of West Boulevard, between 38th and 39th Avenues.

The proposed holding bar will provide an assembly area of approximately 265 sq. ft. (approximately 13% of the restaurant area). The proposed seating capacity for the holding bar is 20 seats. This is approximately 25% of the proposed seating for the dining area (80).

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

The proposed holding bar has received clearance from the Building, Police and Health Departments.

This application is being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet and to advise Council that the Director of Planning is prepared to approve this Development Permit Application subject to Council's approval of the new liquor outlet."

Continued . . . .

Clause No. 1 Continued

A representative of the Planning Department appeared before the Committee on this matter and after brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82112 to Jackie Byrn's Cooking School Ltd. to use a portion of the main floor of the building at 5375 West Boulevard as a holding bar in conjunction with the existing restaurant.

2. Products Sold by Grocery Stores - Oppenheimer Area

The Committee had before it for consideration a Manager's report dated November 1, 1978, in which the Director of Permits & Licenses, having received a petition from a small number of businessmen in the Oppenheimer Area complaining of the sale of alcohol-containing products from a corner grocery store, reported as follows:

"Inspections were carried out on October 31, 1978 of the above mentioned grocery store at 477 Powell Street. A check was made of the retail selling area, the rear stock room and living quarters on the main floor. In the presence of the occupants the living quarters on the second floor were also checked and no alcohol containing substances were found in any of these areas. There is a building at the rear of the property occupied by an automotive electric concern and a search of these premises also produced no sign of alcohol containing substances.

The Inspector also checked the following retail stores in the Downtown Eastside area and found no alcohol containing products in any:

876 East Hastings Street Kenny's Store	842 East Hastings Stree Yin Hung Lau Grocer
758 East Hastings Street Sue Fan Quon Grocery	577 East Hastings Street Maggie's Grocery
300 Powell Street Sunrise Grocery	398 Powell Street New World Grocery
225 Carrall Street Fook Tong Jang Grocery	208 Carrall Street Tom Chung Dick Grocery

At 369 East Hastings Street (Kam C. Woo Grocery), a small number of bottles of vanilla extract were found on the shelves of the store. No stock was found in the store room. The store operator was again cautioned regarding discretion in the retail sale of these products. "

Appearing before the Committee on this matter were a representative of the Permits & Licenses Department, the Director of Legal Services and Mr. Bruce Eriksen of the Downtown Eastside Residents' Association.

Continued . . . . .

Clause No. 2 Continued

Mr. Eriksen advised the Committee one particular corner grocery store continues to sell alcohol-containing substances and that persons intoxicated as a result of consuming such products are of concern to businessmen in the area. He suggested the Police Department be requested to keep the particular store under surveillance to obtain evidence.

In response to a question the Director of Legal Services pointed out it appears no law is being broken and the situation of surveillance to obtain evidence is a police matter.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated November 1, 1978, on the sale of alcohol-containing products by grocery stores, be received and the Police Department be requested to survey the sale of alcohol-containing substances at grocery stores, and the Director of Legal Services and Chief Constable report to the Community Services Committee on methods the City can employ to control such sales.

3. Lodging House at 634 East Georgia Street

At its meeting on October 19, 1978, the Committee heard complaints of Lodging House By-law violations at 634 East Georgia Street, and after considering a memorandum dated October 19, 1978 from the Medical Health Officer, deferred the matter and requested a report under the Standards of Maintenance By-law on work required at the building and requested the operator of the building appear before the Committee when the requested report was before it.

In the interim, the Health Department issued a closure order at the building effective November 30, 1978, and the operator, Mr. Humphry Killam, appeared before the Committee on November 2, 1978, to appeal such closure order. However, the Committee concluded the closure order would stand unless Mr. Killam could satisfy the Director of Environmental Health that he had rectified his failure to meet the Lodging House By-law.

The Committee had before it this date a Manager's report dated November 8, 1978 (copy circulated), in which the Director of Permits & Licenses reported on inspections carried out at 634 East Georgia Street to show the upgrading and renovations required to bring the building into full compliance with the Standards of Maintenance By-law.

The report detailed the various renovations required.

Appearing before the Committee on this matter were the Director of Environmental Health, the Director of Permits & Licenses, Mr. Humphry Killam (operator of the building), and a representative of the Downtown Eastside Residents' Association.

The Director of Permits & Licenses explained the work listed in the report would cost an estimated $85,000 - $100,000 or $2,200 - $3,000 per suite to complete. The higher figure if eleven rooms are to be closed due to insufficient light and ventilation. He added the building has a market value of $103,350.00.

Continued . . . .

Clause No. 3 Continued

Mr. Killam advised the Committee he is endeavouring to meet the requirements under the Lodging House By-law; that some of the items listed in the Manager's report under the Standards of Maintenance By-law can be done relatively easily but it is uneconomic to carry out further renovations at the building, and if such renovations are required, he will allow the building to be closed.

The Director of Permits & Licenses referred to the fourth paragraph on page 2 of the Manager's report which states the exit systems and accesses thereto are deficient and these deficiencies, along with proper fire separations, smoke alarms and emergency lighting, must be upgraded to the minimum standard in the City Building By-law.

Following further discussion, it was

RECOMMENDED

THAT Mr. Humphry Killam be required to bring 634 East Georgia Street up to a reasonable standard under City by-laws and to submit by November 30, 1978, a schedule satisfactory to the Director of Permits & Licenses ensuring such work will be carried out.

4. Rory's Towing Ltd. and Westburn Services Ltd.

At its meeting on July 13, 1978, the Committee deferred for three months complaints regarding the operation of Rory's Towing Ltd. and requested a further report from staff at the end of three months.

The Committee had before it for consideration a Manager's report dated November 7, 1978 (copy circulated), in which the Director of Permits & Licenses reported further on the operation of Rory's Towing Ltd. and Westburn Services Ltd.

Copies of a letter dated November 9, 1978 from Mr. A. J. Achtem, solicitor for Rory's Towing Ltd. and Westburn Services Ltd. (copy circulated), were distributed to Committee members. In the letter, Mr. Achtem requested an adjournment of at least three weeks.

The Acting Chairman advised that the Chairman of the Committee had agreed to such a deferral, and following discussion, it was

RECOMMENDED

THAT consideration of the Manager's report dated November 7, 1978, on Rory's Towing Ltd. and Westburn Services Ltd., be deferred to the Community Services Committee meeting of Thursday, November 30, 1978.

5. Nursing Homes

At the request of the Committee, the Director of Environmental Health provided, "In Camera", a detailed verbal report on the City's responsibilities and involvement in ensuring proper operation of private nursing homes throughout the City. Nursing homes have been the subject of considerable attention in the press recently.

Continued . . . .

Clause No. 5 Continued

Following considerable discussion, it was

RECOMMENDED

THAT the Medical Health Officer report to the Community Services Committee on:

a) the need for additional staff to provide adequate inspection services at nursing homes;

b) an overview of nursing home facilities in the City of Vancouver, including any shortage of facilities and reasons why there may be such shortage at the intermediate care level; and

c) the number of nursing homes in the City of Vancouver which utilize the volunteers for seniors program.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 446

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

VII

November 9, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 9, 1978, in the Cafeteria, Vancouver Youth Hostel, Foot of Discovery Street, at approximately 8:00 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford Alderman H. Rankin
ABSENT:	Alderman M. Harcourt
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Street Improvements - Vicinity of Jericho Park

The Committee had for consideration a City Manager's report dated October 11, 1978 (circulated), in which the City Engineer reported on proposed street improvements in the vicinity of Jericho Park, namely the upgrading of 4th Avenue past Jericho Park, the 4th Avenue Diversion, and the Discovery/Northwest Marine Drive route to Spanish Banks.

The report examined transportation issues in the area; outlined the concerns of residents in the vicinity of Jericho Park; and summarized the Park Board's position on the Discovery Street alignment.

The City Engineer reported the five-year capital program approved in 1976 included funds for the street improvements. However, the vicinity of Jericho Park was a sensitive area and competing and sometimes conflicting objectives had to be recognized. Discussions on these issues had taken place over a period of several years with the Park Board and residents of the area. It was felt the proposal now before the Committee met all needs in a fair manner. The proposals are summarized as follows:

- 4th Avenue Portion: The design provides four moving lanes of traffic, parking where space permits, and a landscaped centre median. Because of complaints about potential safety hazards on the 4th Avenue Diversion, the project includes reconstructing this section to ease the curves and improve safety.

- Discovery to N.W. Marine Drive Portion: The design features two lanes of moving traffic with several curves and potential for overflow parking.

- Discovery Portion: For this section, three basic plans were presented for consideration:

  Plan A, which provides a magnificent scenic drive, maximizes safety and minimizes intrusion in the residential area.

.../2

Clause 1 continued

Plan A continued

This would occupy 1.5 acres of park and affect a further 2-3 acres with traffic noise; compared to the 11.4 acres of roadway already turned over as park, this is a minor intrusion. Accordingly, this plan is recommended and has the unanimous support of area residents.

Plan B, which improves safety, but does little to enhance the scenic drive or protect the residential area. Park intrusion would be 0.5 acres. This plan is not recommended.

Plan B1, a variation to shift the roadway 25' east. This would increase park intrusion to 1 acre and cost more to construct, so is not recommended.

The City Engineer recommended Plan A.

Slides illustrating features of the proposal and existing conditions in the area were shown by Mr. I. Adam, Transportation Engineer.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed aspects of the report with the Committee and with the aid of diagrams, discussed the proposal in relation to safety and the two basic transportation needs of the area - to provide a major link between the University of B.C., Point Grey and the central area of the city, and to provide access to the residential areas and waterfront recreational facilities.

Mr. R.R. Youngberg, Associate Director of Planning, referred to the comments of the Director of Planning contained in the City Manager's report and emphasized the need for a comprehensive plan for the area. The proposal under consideration was only one element of a total plan. There were many unanswered questions: was an alternate scenic route to U.B.C. being promoted; was there sufficient parking in Jericho Park; what would be the generation of traffic in the future?

Mr. J. Powell addressed the Committee on a brief presented jointly by the North West Point Grey Homeowners Association and West Point Grey Community Association (on file in the City Clerk's Office). Mr. Powell also presented a petition containing 229 signatures supporting a buffer road recommended in Plan A, which would provide separate access to Jericho Park, running parallel to Discovery Street but divided by a tree lined boulevard.

Mr. D. McLure, Southlands Action Committee, requested there be public participation when City staff considered problems at the east end of Jericho Park. Residents in the vicinity of 2nd and Wallace were seriously concerned about traffic in their area.

Mr. N. Daniels, North West Point Grey Homeowners Association, supported Plan A and stated the re-alignment proposed would result in a magnificent entrance to the Park at very little cost in terms of parkland used.

Mr. D. Conder, resident, congratulated City officials on a most comprehensive, well-researched and logical report. He referred to high traffic volumes in the area, particularly during the summer months, when access from local streets was severely limited by a constant heavy stream of cars. In 1977, there had been 14 reported single-car accidents.

.../3

Clause 1 continued

Mr. T. Nichols, Save Our Parkland Association, stated the buffer road would create an undesirable precedent whereby residents of any neighbourhood close to a park could request traffic be diverted through parkland.

Mr. J. Land, Green Garbage Bag, suggested the 4th Avenue Diversion would be an appropriate location for a traffic control signal.

Mr. K. Caple, resident, referred to the large volume of traffic using the 4th Avenue Diversion as a route to and from U.B.C. everyday, and requested consideration be given to making this stretch a four-lane highway.

It was

RECOMMENDED

A. THAT the project to improve 4th Avenue and 4th Avenue Diversion, to be advanced to the next Court of Revision, include a landscaped centre boulevard to improve safety and aesthetics;

B. THAT improvement of N.W. Marine Drive, Trimble Street and Hadden Street as a scenic drive be approved, with easing of the curves at Hadden/ Trimble and Trimble/N.W. Marine as included in Plan A;

C. THAT Plan A for construction of a scenic drive east of Discovery Street be approved, and Park Board concurrence be requested, in recognition of 11.4 acres of former street right-of-way added or to be added to Jericho Park and the superior design this plan provides;

D. THAT, following Park Board concurrence, the Director of Legal Services be empowered to deal with Crown Dominion for release of the reverter clause on the portions of land required for road at 4th Avenue and Discovery Street, and at the corner of N.W. Marine Drive and Trimble Street;

E. THAT the Discovery to N.W. Marine project be advanced to Court of Revision when all these items have been resolved;

F. THAT the Supervisor of Properties be authorized to begin negotiations for the remaining property acquisition;

G. THAT both projects be included in the 1979 funding request under the Revenue Sharing Program.

2. Bus Service to B.C. Central Credit Union

In a City Manager's report dated November 3, 1978 (circulated) considered by the Committee, the City Engineer referred to the need to introduce a new transit route to serve the employees of the B.C. Central Credit Union, who would be moving into a new office building on Creekside Drive shortly. To promote transit use by the employees at the new location, B.C. Hydro had agreed to provide bus service with trips corresponding with employee travel times.

Clause 2 continued

The Assistant City Engineer, Traffic Division, discussed with the Committee the details of the route of the proposed service which had been selected by Hydro following discussion with B.C.C.C.U. staff. Mr. Rudberg pointed out it was a temporary route with the expectation of increased levels of service and revised routing as further development and modifications were introduced in the area.

RECOMMENDED

A. THAT Creekside Drive, First Avenue from Creekside to Pine, Pine Street from 1st to 3rd, 3rd Avenue from Pine to Fir, and Fir Street from 3rd to 4th be designated a transit route.

B. THAT a bus stop be established on Creekside Drive at the traffic circle in front of the British Columbia Central Credit Union Building.

* * * * *

The meeting adjourned at approximately 9:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 444

VIII

REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

November 1, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, November 1, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 9:00 a.m.

PRESENT: Alderman Brown, Chairman
Dr. G. Andrew
Ms. N. Baird
Mr. B. Carey
Mr. B. Freschi
Mr. L. Lauk
Dr. D. McGann
Mr. C. Wootten
Mr. N. Young

ABSENT : Alderman Gibson
Alderman Marzari
Mr. J. Dayton
Mr. D. Shadbolt

ALSO PRESENT: Ms. F. Fitzgibbons
Mr. E. Fladell

CLERK : G. Barden

RECOMMENDATION:

1. Cultural Programme - Britannia

The Committee discussed the attached Manager's Report dated October 19, 1978 on the Britannia Community Services' cultural programme for the disadvantaged.

A joint request from Britannia Community Services Centre and the Vancouver East Cultural Centre calls attention to a programme which has been meeting one of City Council's objectives in the cultural area, i.e. providing cultural opportunities for the disadvantaged. See Appendix I. The Social Planning Department, through its purchase of services budget, has provided development funds in cooperation with a Federal programme for the salary of a Cultural Programme Planner working out of the Vancouver East Cultural Centre on behalf of the Britannia Community. There is ample evidence that this programme has been inordinately successful and extremely popular in that part of the City.

The Federal funding has run out and the Social Planning Department considers this a proven programme and no longer eligible for experimental and development assistance in keeping with our criteria for disbursement of POSER funds.

The Senior Social Planner has discussed the situation with the people involved and has determined that it is feasible for a good programme to continue on a part-time basis during the next 10 months at a cost of $5,000.

It was suggested that support for the continuation of the programme on a long range basis should be related to the organizations getting support from the private sector.

continued...

Clause #1 continued:

It was pointed out that this programme could be used as an example of what could be done and eventually be expanded into other centres. If recreation people with ability in the cultural area could be put into community centres, the programme could be expanded through them.

Following discussion, it was

RECOMMENDED

(A) THAT City Council be requested to approve the use of Social Planning Department's POSER funds in the amount of $5,000 to be paid to the Vancouver East Cultural Centre for a Cultural Programme Planner's salary in order to continue this program on a part-time basis through November, 1979.

(B) THAT the Director of Social Planning report back before March 1, 1979 with recommendations on how to establish funding for this programme on an ongoing basis.

(C) THAT the two organizations be advised that support for the programme on a long term basis be contingent on them exploring the possibility of funding from the private sector.

The meeting adjourned at approximately 11:20 a.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 447

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 28, 1978, in the Council Chamber commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy and Puil.

ABSENT: Alderman Marzari
Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend John Opmeer, of Hope Reform Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Brown
THAT the Minutes of the Regular Council Meeting of November 21, 1978, (with the exception of the 'In Camera' portion) be adopted after amending the motion by Alderman Brown, with respect to Electoral Reform on pages 20 and 21, to read as follows:

"MOVED by Ald. Brown
SECONDED by Ald. Marzari
THAT WHEREAS the majority of voters of Vancouver have indicated they prefer a ward system for the election of Aldermen to City Council;

BE IT RESOLVED THAT City Council appoint a Committee to consider and report on the number of wards, boundaries of each ward and any other related matters, and that such Committee be set up by December 12, 1978."

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Puil

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Street.

Council on November 7, 1978, after hearing a delegation from a representative of the owners on Skeena Street, from Dundas to Cambridge Streets, on reduction of their street lighting, when the lighting was relocated to be clear of the paving project, deferred consideration of this matter to permit the City Engineer to report on the feasibility and cost of increasing the voltage and wattage in the new lights on this section of Skeena Street.

Before Council this day was a report from the City Manager dated November 20, 1978, in which he submitted for consideration the following alternative street lighting proposals put forward by the City Engineer, for Skeena Street from Dundas to Cambridge.

A) At an estimated cost of $7000, re-instal lighting similar to the thoroughfare lighting that was removed.

B) At an estimated cost of $1000 instal an improved lighting system, or

C) Retain the existing residential lighting which meets the minimum recommended practice.

MOVED by Ald. Bellamy
THAT alternative 'B' contained in the City Manager's report dated November 20, 1978, be approved.

- CARRIED

(Ald. Gerard and Puil opposed)

COMMUNICATIONS OR PETITIONS

1. Civic Election Results November 15, 1978

Council noted a memorandum dated November 24, 1978, from Mr. R. Henry, Returning Officer, advising of the results of the Civic Elections held on Wednesday, November 15, 1978.

MOVED by Ald. Ford
THAT the memorandum from the Returning Officer be received for information.

- CARRIED UNANIMOUSLY

2. Progress Report Number Two Goals for Vancouver Program

In a memorandum dated November 23, 1978, Vancouver City Planning Commission submitted Progress Report No.2. on its Goals for Vancouver Program. The progress report concluded with the following recommendations:

(a) that Council pass a resolution indicating to the Provincial Government that it will be applying for a 1979 Community Planning Grant, in order that the Commission may continue work on the Goals Program, begun in 1978 and funded in that year through the regular grants to the Commission by Council and by a Community Planning Grant from the Department of Municipal Affairs and Housing, and further,

(b) that funds for January, February and March be provided by the City in advance of the Provincial Planning Grant up to the amount of $8,000.00.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Progress Report Number Two
Goals for Vancouver Program (Cont'd)

Mrs. Hilda Symonds, Executive Co-ordinator, Vancouver City Planning Commission, advised that the Provincial Government had expressed considerable interest in the citizen response to the 1978 program and, therefore, the Commission is hopeful of receiving a grant for the 1979 program.

MOVED by Ald. Ford
THAT the foregoing recommendations of the Vancouver City Planning Commission, contained in its report dated November 23, 1978, on its Goals for Vancouver Program, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

3. Motion on the Ward System

Council noted a number of delegation requests from various organizations, with respect to Alderman Brown's motion on the Ward System.

MOVED by Ald. Harcourt
THAT the requests of these organizations to address Council on Alderman Brown's motion with respect to the Ward System, be approved.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil
THAT this whole matter be deferred to the 1979 Council for consideration.

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

4. Vancouver Art Gallery
Extension of Option

In a memo dated November 27, 1978, the Mayor transmitted a letter from the Vancouver Art Gallery requesting an extension of its option on the old Court House to June 30th 1979. The Art Gallery has discussed with the Mayor its plans for fund-raising early next year and it is expected that the new Court House accommodation will be ready in mid-1979; therefore, a decision cannot be delayed beyond that time. The Mayor recommended that Council agree to the request of the Art Gallery for an extension of its option to June 30, 1979.

Mr. Bagshaw, Chairman of the Building Committee, and Mr. Catton, Chairman of the Public Relations Committee of the Art Gallery, addressed Council and stated that, in consultation with the City, the Art Gallery has set a target date of June 30th next year and, if the financial commitment is not substantial by that date, the Art Gallery concurs that there would be a very good reason to reassess the position at that time.

MOVED by Ald. Kennedy
THAT Council approve the Vancouver Art Gallery's request for an extension of its option on the old Court House to June 30, 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
NOVEMBER 24, 1978

Works and Utility Matters
(November 24, 1978)

The Council considered this report which contains seven clauses, identified as follows:

Cl. 1. Closure of Portion of Lane South of Eveleigh St. from Thurlow to Dead-end East, Abutting Lot 26, Block 2, D.L.185, Plan 92.
Cl. 2. Extension of Existing Sewer on Trutch Street from 2nd Avenue to Lane South of 2nd Avenue.
Cl. 3. Pedestrain Crossing over C.P. Rail Tracks North of Sixth Avenue at Ash Street.
Cl. 4. Budget for Engineering Consultant for Leachate Collection and Disposal System at Landfill.
Cl. 5. Metrication - Local Improvement Procedure By-law (Second Stage)
Cl. 6. Underground Wiring in Stanley Park from Coal Harbour to Brockton Point, under the Power and Telephone Line Beautification Fund Act.
Cl. 7. Tender No. 30-78-5 - Supply, Delivery and Installation of a Telemetry System.

Clauses 1 - 7 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(November 24, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1. Downtown Eastside N.I.P. Appropriation: Vancouver Buddhist Church Gymnasium.
Cl. 2. Mount Pleasant N.I.P. - Phase II and Phase III Boulevard Tree Planting.
Cl. 3. Mount Pleasant N.I.P. - Budget and Staff Alterations.
Cl. 4. Downtown Eastside N.I.P. - Budget and Staff Alterations.

Clauses 1 - 4 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 24, 1978)

Downtown-Eastside N.I.P.
Franciscan Sisters of the Atonement Daycare
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(November 24, 1978)

The Council considered this report, which contains four clauses, identified as follows:

Cl. 1. Purchase and Lease of Lot 21, False Creek.
Cl. 2. Establishing a 2 foot strip of City-owned Property on East 7th Avenue for Lane Purposes.
Cl. 3. Lease Renewal, of Properties situated East and West Sides of Arbutus Street, between 15th and 16th Avenues.
Cl. 4. Lease of subsurface of Lane in Block Bounded by Robson, Cambie, Georgia and Beatty Streets.

Clauses 1 - 4 inclusive

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 28, 1978)

Demolition of Dwelling at
425 West 10th Avenue

MOVED by Ald. Gibson
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(November 24, 1978)

Local Improvements on the
"Initiative Principle"

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(November 24, 1978)

Proposed Rezoning - Former C.P.R.
Right-of-Way (Kitsilano Point)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. Manager's Report
(November 22, 1978)

Rezoning Application -
S/E. Corner 16th and Burrard

Prior to considering this report, Council noted a delegation request from Mr. P.A. Grant, Architect, to appear before Council on behalf of his client Mr. G. Elmitt, the applicant.

MOVED by Ald. Gerard
THAT consideration of this report be deferred to the next meeting of Council on December 12, 1978, to permit the delegation to be heard.

- CARRIED UNANIMOUSLY

F. Manager's Report
(November 21, 1978)

R.R.A.P. Projected Staff and
Budget Requirements - 1979.

Mr. R. R. Youngberg, Associate Director of Planning, answered questions from Council on this report. He indicated there are a large number of pending applications to be completed and he further stated that it takes one to two months to get approval for additional staff if needed.

MOVED by Ald. Puil
THAT alternative 'b' be chosen to cover the period from January - March 1979, as outlined in the City Manager's report dated November 21, 1978, on Projected Staff and Budget Requirements for the Residential Rehabilitation Assistance Program(1979).

- CARRIED

(Ald. Brown, Ford, Gibson and Harcourt opposed)

MOVED by Ald. Puil
THAT the following recommendations of the Director of Planning be amended and then approved as follows:

The Director of Planning be instructed to report back to Council before the end of February, 1979, regarding staff and budget requirements for the continuation of R.R.A.P. Administration by the City.

City Council advise the appropriate Federal Minister of the urgent need to determine the results of the City's application for Special Area Designation and to be advised of any proposed Program design changes in order that the City may determine its staff and budget requirements for the continuation of RRAP Administration in 1979.

*Underlining denotes Amendment.

- CARRIED UNANIMOUSLY

G. Manager's Report
(November 21, 1978)

Immunization Fees

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

H. Manager's Report
(November 7, 1978)

Street Cleaning -
500 Block West 7th Avenue

MOVED by Ald. Harcourt
THAT this report be received for information.

- CARRIED UNANIMOUSLY

I. Manager's Report
(November 27, 1978)

Phase 2, Area 6, False Creek,
Ground Leases and Start of Construction

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

J. Manager's Report
(November 28, 1978)

Jericho Hangar Six:
Removal of Sculpture Works

Council, on November 21, 1978, requested the City Manager to report on any assistance the City could provide to the Ne Chi Zu Guild by:

a) loaning of equipment to move the sculptures from Hangar Six to an alternate location;

b) finding temporary storage space for these sculptures.

In a Manager's report dated November 28, 1978, the City Engineer reported for information on the estimated cost of removing and storing the sculptures and providing work space for the Guild. The report estimated that, based on the information available at the time of writing, about $25,000 would be required to move all of the material and over 5,000 sq. ft. of storage space would be required, which would cost $1,000 per month. If work space were to be provided the rental would be $2,000 per month. The City Engineer advised that, since the report was written, the Ne Chi Zu Guild has stated it is willing to relieve the City of any liability for damage or loss to the materials and also to reduce the list of items to be moved, thereby reducing the cost to $10,000.

Mr. David Weston, representing the Guild stated that the current situation with respect to Granville Island is that applications for space are not being accepted at this time, and even if they were, there is no space sufficiently large enough to accommodate the Guild. Mr. Weston also stated that there is space available in Hangar #8 at Jericho but the Park Board is unwilling to allow the Guild to use this Hangar.

Cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Jericho Hangar #6 (Cont'd)

Mr. D. Sutcliffe, representing the Granville Island Trust stated that, in his opinion, the amount of space required by the Guild is out of scale with the proposed development.

MOVED by Ald. Kennedy
THAT a discretionary fund of $10,000 be set-up from Contingency Reserve and the City Manager be authorized to expend up to this amount for all costs related to removal of the material from Hangar #6 and initial rental of appropriate storage space.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard and Puil opposed)

MOVED by Ald. Kennedy
THAT the Mayor be requested to discuss the matter of storage and work space for the Ne Chi Zu Guild with the Granville Island Trust and the Park Board, in an effort to come to a satisfactory solution to this problem.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee on Community Services. (November 23, 1978)

Prenatal Services (Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

CIVIC RECOGNITION - Mrs. Verna Hayward

At this point in the proceedings the Council recognized Mrs. Verna Hayward - Secretary to the Aldermen - who is retiring from the City Service on November 30, 1978, after eighteen years.

The Mayor presented a pendant bearing the City crest to Mrs. Hayward, and Alderman Brown gave her a bouquet of pink carnations and roses. Mrs. Hayward responded in warm appreciation.

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The Council recessed at 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at approximately 4.35 p.m. with Mayor Volrich in the Chair and the same Members present.

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DELEGATIONS

Acquisition of 405 W. 10th Avenue
Open Bible Chapel Society

Council on November 21, 1978, approved a request from the Open Bible Chapel Society to address it when the report on the purchase of the Society's property by the City was before Council.

In a report dated November 23, 1978, the City Manager submitted for consideration a report of the Supervisor of Properties. The report stated that the City and the Open Bible Chapel have not been able to agree on a purchase price for this property. The Supervisor of Properties recommended that the Council purchase the church property for $110,000 based on replacement cost new, plus land value. This offer is supported by an independent appraisal.

The Open Bible Chapel Society is asking for the sum of $450,000 as an all inclusive settlement based on two independent appraisals, one of $440,000 and the second in the amount of $462,000. In addition the Society is asking for rent free possession of the building on the site for six months while its new church is being built.

The Reverend H.D. Schroeder read from a brief circulated to Council requesting Council to accede to its request that the City purchase its property at 405 West 10th Avenue for $450,000.

MOVED by Ald. Harcourt,
THAT the Supervisor of Properties be authorized to make a final offer to the Open Bible Chapel Society to purchase its property at 405 West 10th Avenue at a cost of $430,000. In addition, the Society be granted rent free possession of the building on this site for six months while their new church is being built.

- CARRIED UNANIMOUSLY

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Proposed New P.N.E. Stadium and
Multiplex Proposal

At the 'In Camera' meeting earlier this day Council agreed to discuss its previous action on the proposed new P.N.E. stadium and multiplex proposal in Open Council.

Reference was made to the Director of Planning's letter to consultants asking for proposals with respect to a study of alternate options for the location of a major regional stadium and exhibit facilities at an estimated cost of $30,000.

MOVED by Ald. Kennedy,
THAT Council defer any further action on this whole matter pending reconsideration in 1979 of its previous actions.

- carried

Alderman Harcourt challenged the ruling of the Chair that the above motion was in order. The Mayor put the question "shall the ruling of the Chair be sustained?"

The ruling of the Chair was sustained with Aldermen Brown, Ford, Gibson, and Harcourt opposed.

The ruling of the Chair having been sustained the motion of Alderman Kennedy was put and CARRIED with Aldermen Brown, Ford, Gibson, and Harcourt opposed.

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (District Schedules)

MOVED by Ald. Puil,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Vicinity of Commercial/ Victoria Diversion)

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (Cedar Cottage Area)

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

By-law to Amend By-law No. 4810, being the Sign By-law (Cedar Cottage Area) (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Temporary Parking Lots)

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

7. BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Liveaboard License Fees)

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of 2 Foot Strip of City-Owned Property on East 7th Avenue for Lane Purposes

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT WHEREAS the City of Vancouver is the registered owner of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as lane;

THEREFORE BE IT RESOLVED that the south two feet of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes N10' of Lot 22 of Subdivision 'D', Block 156, D.L. 264A, Plan No. 616 & 1771

MOVED by Ald. Brown,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes:

North 10 feet of Lot 22 of Subdivision 'D', Block 156, District Lot 264A, Plan No. 616 & 1771

deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be and the same is hereby accepted and allocated for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt - Tragic Incident in San Francisco

referred to the recent tragic shooting of the Mayor and another City official in San Francisco and requested that the Mayor send Council's sincere regrets and condolences to the people of San Francisco. The Mayor indicated that his office has already done so.

The Council adjourned at approximately 5:50 p.m.

* * *

The foregoing are Minutes of the Regular Council Meeting of November 28, 1978, adopted on December 12, 1978.

MAYOR

CITY CLERK

SUPPORTS DEL. 1
COUNCIL NOV. 28/78

MANAGER'S REPORT

Date November 23, 1978

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: Acquisition of 405 West 10th Avenue, Open Bible Chapel Society

The Supervisor of Properties reports as follows:

"Council approved the purchase of the north side of 10th Avenue for parking purposes February 13, 1973; in this connection, on February 24, 1976, City Council authorized purchase of the church property at 405 West 10th Avenue, legally described as Lot 9, Block 360A, D.L. 526, Plan 1277, owned by the Open Bible Chapel Society for City-owned Lots 5, 6, and 7, D.L. 334, Plan 13993 by exchange for City-owned land in Champlain Heights.

The church property comprises a two-storey, full basement, frame structure with a main floor area of 3,960 sq.ft., erected in 1930 on a lot 49.5' X 125', zoned RM-3. Condition of the building is good for age and type.

The approval of the exchange was on the basis of the Society's property having a value of $394,450., which was current market value of the land plus replacement cost new of the church building, which would have been inclusive of all costs at that time. The City land in Champlain Heights was estimated to have a market value of $1,000,000. and the Society was prepared to pay the City the difference of $605,550.00.

However, the Society encountered difficulties in obtaining financing and approval for their proposed development at a public hearing. After a third City Council extension of time to complete the exchange, on October 25, 1977, the Society, by letter dated November 23, 1977, relinquished their right to the property in Champlain Heights.

Subsequently, negotiations have proceeded on the basis of the City purchasing the Society property with some lease-back arrangement while a new church was completed.

It is noted that the owner of the lot west of the church had committed his property for church development and sold to the City only on the basis that the church would not lose the benefit of assembly of the 100' corner site.

The Society, through Rev. Schroeder, has taken the position that the acquisition of their property should be on the basis of current (1978) new replacement cost of the building, plus market value of the land to compensate for the higher costs of construction by reason of the delay caused by their willingness to accommodate the City purchase of their property.

Recently, the church relocated most of its function to temporary facilities in Surrey, pending the erection of a new building in that municipality.

After lengthy negotiations, by letter, dated August 30, 1978, the Society was advised that the Supervisor of Properties was

..../P. 2

prepared to recommend to City Council that the church property be purchased for $410,000., based on replacement cost new plus land value. This offer was supported by an independent appraisal and the Supervisor of Properties is of the opinion that the amount constitutes adequate compensation for a settlement price inclusive of all claims.

The Open Bible Chapel Society by letter dated October 25, 1978, have asked for the sum of $450,000. as an all-inclusive settlement based on two independent appraisals, one of $440,000. and the second in the amount of $462,000. In addition, they have asked for rent free possession of the building for six months while their new church is being built.

Referring to the City's independent appraisal, the following estimates are provided:

(1)	Land value as if vacant	$125,000.
(2)	Replacement cost new of the existing structure	275,000.
		$400,000.

Concurrent with this report, Reverend H. D. Schroeder, the pastor of the Open Bible Chapel will appear as a delegation.

Source of funds for acquisition purposes is Code 561/3102 - Land Purchase Fund for future Civic purposes."

The City Manager submits the foregoing report of the Supervisor of Properties for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 635

SUPPORTS U/B 1
COUNCIL NOV. 28/78

MANAGER'S REPORT

DATE November 20, 1978

TO: Vancouver City Council

SUBJECT: Street Lighting on Skeena St. from Dundas to Cambridge Streets.

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"After hearing a delegation from the owners on Skeena St. from Dundas to Cambridge Streets regarding the reduction of their street lighting, when the lighting was relocated to be clear of the paving project, Council requested a report on the costs of alternative lighting systems.

The following is a tabulation comparing two alternative lighting systems with standard residential lighting (C):

	A Previous Lighting	B Alternative	C Existing Lighting (Standard)
No. of lights	6	4	4
Size of Lamps	450 watts	450 watts	290 watts
Height of Pole	30 feet	30 feet	25 feet
Spacing	130 feet	180 feet	180 feet
Average Illumination	1.6 footcandles	1.1 footcandles	0.6 footcandles
Ongoing Operating Costs (1978 rates)	$460/yr(200%)	$300/yr (130%)	$230/yr(100%)
Replacement Cost	$7000	$1000	Ø

If lighting similar to the previous lighting is installed all foundations will have to be removed and the underground wiring extended and modified to feed the additional lights.

If the alternative lighting (column B) is installed, adapters will be installed on the existing foundations and the poles and luminaires replaced. No change would be required to the underground wiring. The resulting illumination would be approximately double the standard.

As stated in the White Paper on Municipal Services, I will draw Council's attention to improvements which are more costly to instal and maintain than the standard improvements. In this project, the additional installation and on-going maintenance costs will be paid by the taxpayers at large, most of whom are provided with standard lighting. In addition the alternative systems (A, and B) will consume 130% and 50% respectively more energy than the existing standard lighting (C).

If Council approves a project to replace the existing lighting, funds are available in the Street Lighting Capital Budget. (Account #218/7906)

I submit for Council's CONSIDERATION the following alternative street lighting proposals for Skeena St. from Dundas to Cambridge Streets:

A) At an estimated cost of $7000, re-instal lighting similar to the thoroughfare lighting that was removed.

B) At an estimated cost of $1000 instal an improved lighting system or

C) Retain the existing residential lighting which meets the minimum recommended practice.

The City Manager does not recommend alternative (A). He submits for CONSIDERATION the choice between (B) and (C).

FOR COUNCIL ACTION SEE PAGE(S) 528

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Closure of Portion of Lane South of Eveleigh Street from Thurlow Street to Dead-End East Abutting Lot 26, Block 2, District Lot 185, Plan 92

The City Engineer reports as follows:

"An application has been received from the owners of Lot 26, Block 2, District Lot 18 Plan 92, to purchase the lane abutting Lot 26. The applicant wishes to consolidate the lane with their adjacent properties to form a building site for the proposed "Bentall FOUR" development.

I Recommend That all that portion of lane dedicated by the deposit of Plan 92 lying between the northerly production of the easterly and westerly limits of Lot 26, Block 2, D.L. 185, Plan 92, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $200 000 in accordance with the recommendation of the Supervisor of Properties.

(b) The closed portion of lane to be consolidated with the abutting lands.

(c) Arrangements to be made to the satisfaction of the City Engineer for the relocation of utilities at the applicant's expense or the provision of easements to contain them.

(d) Arrangements to be made to the satisfaction of the City Engineer for the removal of the existing lane entrance at Thurlow Street and the restoration of the boulevard.

(e) Any easements to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Extension of Existing Sewer on Trutch Street from 2nd Avenue to Lane South of 2nd Avenue

The City Engineer reports as follows:

"Renovations at 1846 Trutch Street uncovered an existing sewer connection originating at the adjoining property to the north (1836 Trutch Street) and combining with the building sewer of 1846 Trutch Street which discharges into the 3rd Avenue sewer main. The owners of 1836 Trutch Street are prepared to redirect their plumbing towards a new connection on Trutch Street and remove the present illegal connection through their neighbour's lot. The existing spur sewer on Trutch Street should be extended to provide an outlet for this new connection. Plumbing By-Law No. 4068 (November 1, 1963) states in Part 2.3.5:

> '(5) Spur sewers may be constructed by the City Engineer at the expense of the City to serve any lot established upon a plan of subdivision duly filed under the provisions of the Land Registry Act at the date of this by-law, provided that the construction of each such sewer shall first have been authorized by the resolution of City Council.'

The estimated cost of this work is $6 500.

I recommend that $6 500 be appropriated from Sewers Capital Account 118/7905 'System Upgrading - Unappropriated' for this sewer extension."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approve

3. Pedestrian Crossing over C.P. Rail Tracks North of Sixth Avenue at Ash Street

The City Engineer reports as follows:

"Parking for recreational and liveaboard members of the Heather Civic Marina, False Creek, Phase I, is on a lot between Sixth Avenue and the railway right-of-way at the foot of Ash Street. The marina is directly north of the lot and patrons, once on foot, are inclined to take the shortest route although it involves crossing C.P. rail tracks illegally. The nearest public crossing is at the Heather entrance, 700 feet to the west. The establishment of a private pedestrian crossing over the tracks immediately north of the parking area would greatly improve the existing situation as it would authorize appropriate signs and a standard walkway. The cost of this crossing is estimated at $4 000. Funds have been previously appropriated and are available in Account 316/2551.

In order to provide a private crossing at this location, the City must enter into an agreement with the C.P.R.

I recommend that:

(a) The Director of Legal Services be authorized to arrange a private pedestrian crossing agreement with the Canadian Pacific Railway Company and to sign the agreement on behalf of the City.

(b) The City Engineer be authorized to arrange for construction of the said crossing.

(c) The City pay an amount up to $4 000 for construction costs."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Budget for Engineering Consultant for Leachate Collection and Disposal System at Landfill

The City Engineer reports as follows:

"On January 10, 1978, Council approved a report recommending the appointment of Dayton & Knight Ltd. as consultants for this project. Their estimated fee of $55 000 was also approved as part of the 1978 Basic Capital Budget at that time.

Due to required additional and unanticipated work as outlined below, the consultant's fee is now estimated to be $70 000 of which $48 262 has been expended to date:

(a) Need to provide additional detailed technical information to the Pollution Control Branch in support of our operating permit.

(b) Additional monitoring work that is necessary to confirm assumed theoretical parameters used for the first stage works but necessary to design leachate works for future landfill areas.

(c) Initial field work requiring longer to complete due to adverse conditions.

(d) Additional work necessary due to greater than anticipated foundation problems encountered during installation of pumping station.

Funds for this work are available in the 1977-81 Capital Plan.

The City Engineer recommends that Account 160/1201 be increased from $55 000 to $70 000 to cover the cost of the additional work required."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Metrication - Local Improvement Procedure By-law (Second Stage)

The City Engineer reports as follows:

"Council on July 25, 1978, approved metrication of most of the provisions of the Local Improvement Procedure By-Law. The amending by-law was passed on September 12, 1978.

The one change not made at that time was with respect to setting flat (Property Owner's) rates for two or more projects of a like nature, based on the average cost. The Vancouver Charter specifically refers to 'flat rates per foot frontage.' The Law Department advise that an Order-in-Council under Section 181 of the Charter should be sought to authorize setting such rates either per foot frontage or per metre frontage. The Charter reference is 508(c) and the By-Law reference are 51B (1) and (2).

I recommend that the Director of Legal Services be authorized to apply for the Order-in-Council and requested to bring forward, when such Order has been made, the related amending by-law."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Underground Wiring in Stanley Park from Coal Harbour to Brockton Point, under the Power and Telephone Line Beautification Fund Act

The City Engineer reports as follows:

"In 1972 the Board of Parks and Recreation requested City Council to arrange for the undergrounding of power and telephone lines in Stanley Park from Coal Harbour to Brockton Point under the Provincial Power and Telephone Line Beautification Fund Act, and to bear the City's one third of the cost of the project. City Council approved this proposal on September 6, 1972. Cost to the City was estimated at $113,300. Funds were provided from the 1973 Supplementary Capital Budget.

The delay in advancing this project has been due to the limited engineering staff available to B.C. Hydro for the detailed planning of the underground projects, all of which is additional to their heavy ongoing workload. At the City's request, other undergrounding projects such as Water Street, Pender Street, Champlain Heights and more recently False Creek, have been given priority.

Considerable preparatory work has been required on the part of Hydro staff in reviewing the Stanley Park project with their customers (viz., the Park Board, the Vancouver Rowing Club, the Royal Vancouver Yacht Club, HMCS Discovery and several oil companies who have barges in Coal Harbour) to overcome problems with their service connections.

As earlier estimates for undergrounding projects have proven to be low, the Stanley Park estimates have been revised to reflect this experience in addition to the increase due to inflation.

The detailed estimates and letters of commitment to pay a one third share of the costs which are required with our application have been received from both the B.C. Hydro and the B.C. Telephone Company.

The cost of the work is now estimated as follows:

	Total Cost	City Share
B.C. Hydro work (shareable)	$801,421	$267,140
B.C. Telephone Company work (shareable)	22,840	7,613
Service connection work on Park buildings (non-shareable)	22,247	22,247
Total	$846,508	$297,000

Clause No. 6 cont'd:

Funds for the City share of the cost are available in unappropriated Undergrounding Capital Funds.

The Superintendent of Parks and Recreation is in full agreement with the undergrounding project.

It is recommended:

(a) that the City of Vancouver proceed with the undergrounding of the overhead utility wiring along the perimeter of Stanley Park from Coal Harbour to Brockton Point at a total estimated cost of $846,508.00, with $801,421.00 to be shared equally between the B.C. Hydro and Power Authority, the City of Vancouver and the Province of British Columbia, and $22,840.00 to be shared equally between B.C. Telephone Company, the City of Vancouver and the Province of British Columbia, pursuant to the Power and Telephone Line Beautification Fund Act.

(b) that the City make application to the Provincial Department of Finance for approval of the project under the Act.

(c) that $297,000, which includes the City's non-shareable cost of $22,247, be appropriated for the City's share from accounts 250/7902 - 'Provision for Stanley Park - Unappropriated' and 250/7901 'Underground Wiring Unappropriated'."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

7. Tender No. 30-78-5 - Supply, Delivery and Installation of a Telemetry System

The City Engineer and Purchasing Agent report as follows:

"Tenders for the supply, delivery and installation of a new telemetry system were opened by the City Clerk on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report.

The City has a telemetry system which reads the pressure at 14 critical points in the City's water system and transmits the information to central recorders at the Manitoba Yards. In the event of a break in a main or a surge in pressure, the equipment sounds an alarm and repairmen are dispatched. The existing equipment is no longer reliable and spare parts are not available.

An enlarged telemetry system is now required to monitor both the water and sewer systems. The Waterworks portion must now be expanded to 22 stations for better recording of the water system operation and the pressure in the mains must be controlled from the Waterworks Office to minimize the damage and danger in the event of an emergency.

For the Sewer system, the telemetry system will read the levels of sewage in the pump stations and indicate pump failures. Pump failure or a high level signal will set off an alarm in the Waterworks Office and a repair crew will be dispatched to avoid sewer overflow.

Three bids were received for this equipment. The working copy of the tabulation of bids is on file in the Purchasing Agent's Office. The recommended bid is low and contains the highest amount of local content.

Funds are available in the Capital Appropriations.

We recommend acceptance of the low bid for the supply, delivery and installation of a telemetry system including the micro-computer optional extra from B.C.A. Industrial Controls Limited, at a total cost of $355 420.53 plus Provincial Tax."

The City Manager RECOMMENDS that the recommendation of the City Engineer and the Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 530

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Downtown Eastside N.I.P. Appropriation: Vancouver Buddhist Church Gymnasium

The Director of Planning reports as follows:

"INTRODUCTION

The Downtown Eastside N.I.P. Concept Plan was approved by Council on September 28, 1976. The Concept Plan allocated $150,000 to improve Japanese Cultural Facilities, as a step toward the implementation of Policy 12 which states "that encouragement be given to the Japanese community to preserve and expand their culture and facilities in the area.

On March 7, 1978 Council approved the appropriation of $50,000 N.I.P. funds for the renovation of the Japanese Language School, in recognition of the importance of its educational and cultural function to the Japanese community.

PURPOSE OF REPORT

The purpose of this report is to recommend the appropriation of $100,000 N.I.P. funds to assist in the construction of the gymnasium portion of the Vancouver Buddhist Church Complex.

DESCRIPTION OF PROJECT

The Vancouver Buddhist Church, at 220 Jackson Street, occupies a site that has served the Japanese community of the Oppenheimer area since 1904, first as a United Church and since 1952 as a Buddhist Church. Located at the corner of Jackson and Powell Streets opposite Oppenheimer Park, the Church functions as a Japanese religious and social centre, and complements the cultural and educational functions of the Japanese Language School.

In the past year, the Buddhist Church congregation decided to build a new Church with improved facilities on their present site, rather than rehabilitate the old structure. The decision to rebuild on site was made in light of the recent N.I.P. funded improvements to Oppenheimer Park and the Japanese Language School, the revitalization of the Japanese shopping area along Powell Street and the historic significance of the Oppenheimer area to the Japanese community.

The Buddhist Church complex will include a shrine, hall, kitchen facilities, gymnasium and a lounge area for seniors. The gymnasium is an integral part of the complex, providing space for religious festivals and for social and recreational activities. It will also provide a much needed active recreational space for the Oppenheimer Area population.

The total cost of the project is estimated to be $800,000 with the $100,000 N.I.P. funds contributing to approximately 18% of the gymnasium portion of the complex. A cost estimate is attached (Appendix I). The Buddhist Church congregation views the N.I.P. funds as 'seed money' which has served as an incentive for members to make substantial financial contributions to the Church building fund.

Preliminary planning and pre-construction work are well underway. To date development and building permits have been issued, demolition of the old structure completed and excavation of the new foundation has been initiated.

In order to meet the N.I.P. requirements for facilities not owned by the municipality, the Vancouver Buddhist Church is prepared to enter into a legal agreement with the City, assuring access to the gymnasium to the area population for a minimum of eight years, and agreeing to an annual review of the rental structure.

.../2

Clause 1 continued

The Oppenheimer Area Planning Committee has recommended that N.I.P. funding be allocated to the construction of the gymnasium portion of the Buddhist Church complex.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal, and concur with the recommendations for funding of this project.

FUNDING

The funding formula is based on Section D-14 of the N.I.P. Operator's Handbook, which states that a facility not owned by a municipality is eligible for a federal contribution which is 50% of the municipality's total expenditure for the project. The Provincial contribution is 50% of the Federal contribution.

RECOMMENDATIONS

The Director of Planning recommends:

A. THAT Council approve the appropriation of $100,000 from the Downtown Eastside N.I.P. Budget Account 896/920~~6~~ (Japanese Community Facilities Category) as a capital grant, for the construction of the gymnasium portion of the Buddhist Church complex, costs to be shared as follows:

Federal	(28.57%)	= $28,570.00
Provincial	(14.29%)	= $14,290.00
City	(57.14%)	= $57,140.00

B. THAT the City enter into a legal agreement with the Vancouver Buddhist Church, satisfactory to the Director of Planning and the Director of Legal Services, assuring that the general neighbourhood population will have access to the gymnasium in the Buddhist Church complex at 220 Jackson Street, for a minimum of eight years, and that a review of the gymnasium's rental structure will be undertaken annually."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

2. Mount Pleasant N.I.P. - Phase II and Phase III Boulevard Tree Planting

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976, Council approved the Mt. Pleasant N.I.P. Concept Plan which contains a funding allocation to install boulevard trees on local streets following completion of N.I.P. subsidized curbs on unimproved blocks in the Mt. Pleasant N.I.P. Triangle.

Installation of the curbing and paving in Phases I and II of the unimproved blocks took place during 1978. Installation of Phase III will take place during 1979 after approval by Council at the Spring Court of Revision.

This report recommends appropriation of N.I.P. funds to cover the cost of boulevard tree planting following installation of curbs in Phases II and III. Normally, boulevard trees are installed as funds permit. In the case of Mt. Pleasant N.I.P., without supplementary funds, the large size of the N.I.P. subsidized curbing program would cause considerable delay in planting boulevard trees.

The Park Board estimates that 700 trees (1½" diameter) are required following installation of the 1978 and 1979 curbs. The estimated project total cost is $63,765.00. The Park Board has agreed to undertake this project in the N.I.P. Triangle during the 1979 planting season. The ongoing annual maintenance costs are estimated to be $4,900.00 (@ $7.00/tree) which would be included in the 1979 budget request of the Park Board.

.../3

Clause 2 continued

The Mt. Pleasant Triangle N.I.P. Committee, C.M.H.C., and the Province have concurred with this project. Cost sharing of the recommended $63,765.00 would conform to the standard N.I.P. Services/Utilities formula, namely:

Federal	25%	$15,941.25
Provincial	12.5%	7,970.63
City	62.5%	39,853.12
TOTAL		$63,765.00

The Director of Planning and the City Engineer recommend:

> That Council approve up to $63,765.00 to be appropriated from the Mt. Pleasant N.I.P. Services/Utilities Account 896/9217 (as per the above cost sharing formula) to install boulevard trees after streets are curbed in Phases II and III in the Mt. Pleasant N.I.P. area."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

3. Mount Pleasant N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"The Mt. Pleasant Neighbourhood Improvement Program was initiated in 1975. On September 28, 1976, Council adopted the Mt. Pleasant N.I.P. Concept Plan which contains funding allocations for N.I.P. projects and land use policies for future development in the Mt. Pleasant N.I.P. Triangle. There is an Implementation Stage Administration budget approved to August 31, 1979, when the program is terminated.

The purpose of this report is to recommend budget and staff alterations for the Mt. Pleasant N.I.P. program to provide adequate continuing administration to the completion of the program.

The site office staff positions are a full-time temporary Site Office Co-ordinator, temporary Clerk-Typist, and a part-time temporary R.R.A.P. Promoter and R.R.A.P. Advisor. This report will deal with only the site office budget, the Site Office Co-ordinator and Clerk-Typist; R.R.A.P. staff will be reported on separately, as the R.R.A.P. program is funded through a separate budget. The Site Office Co-ordinator position is approved to August 31, 1979, however, the Clerk-Typist is approved only to December 31, 1978.

The site office and staff serve as a base for the following activities: finalization of detailed plans and designs for N.I.P. projects and preparation of reports to Council to appropriate N.I.P. funds; co-ordination of departments and agencies involved in N.I.P. implementation; review of N.I.P. accounts and identification of new N.I.P. projects not included in the Concept Plan; citizen enquiries and participation; and planning items including development proposals and land use policies. Nearly 75% of the N.I.P. allocation has been committed to specific projects; however, detailed implementation of some of the projects will continue into 1979. Park design and development still needs to be carried out at Sunnyside Park, South China Creek Park, the Robson Park Clubhouse and the skateboard park. Playground design and development is required at Charles Dickens School and the Florence Nightingale School.

The Director of Planning believes that in view of the planning and implementation requirements noted above, it would be appropriate to extend the site office and Clerk-Typist position to May 31, 1979 and provide a revised administration budget to August 31, 1979. Funds for this revised budget are available from unused funds in the existing Mt. Pleasant Implementation Stage Administration accounts. The details are contained in Appendix I.

Clause 3 continued

Therefore the Director of Planning recommends:

A. That the temporary Mt. Pleasant Clerk-Typist II position and the Mt. Pleasant Site Office be extended to May 31, 1979.

B. That the revised Mt. Pleasant N.I.P. Implementation Stage Administration Budget from October 1, 1978 to August 31, 1979, contained in Appendix I, be approved. Funds for this budget are available from unused funds in the existing Mt. Pleasant Implementation Stage Administration accounts."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. Downtown Eastside N.I.P. - Budget and Staff Alterations

The Director of Planning reports as follows:

"The purpose of this report is to recommend budget and staff alterations regarding the Downtown-Eastside Neighbourhood Improvement Program (NIP).

The Downtown-Eastside NIP was initiated in 1975. Council adopted a Concept Plan on September 28, 1976 which specified the types of improvements required and allocated monies to achieve those objectives. The total implementation budget was $616,500.

The total approved administration costs for the Implementation Stage of this program is $79,916, of which $58,000 is totally City funds derived from the 1974 previously unappropriated balance of the City's Neighbourhood Improvement Program fund. Council approved this arrangement on the advice of the Director of Planning who reported that while administrative costs are a legitimate expense within N.I.P. programs and are cost-shareable with the senior levels of government, it was appropriate for the City to assume the total administrative costs of this Downtown-Eastside program in view of the very low level of total funding for this area of high priority needs. The administration budget and approval of staff expires on December 31, 1978.

While nearly 75% of the NIP allocation has been committed to specific projects, detailed implementation of some of the projects will continue into 1979. The two major remaining projects are (1) the proposed Community Health Facilities, which has now involved the Strathcona community in the discussion and analysis of data on health needs and service requirements, and (2) the proposed Social/Recreational Facilities, with some investigations being carried out currently by this Department, Civic Buildings, Properties Division and Social Planning for proposed renovation and use of the ground floor of the Victory Hotel. Also, a review of the Land Use Concept Plan and CD-1 District Schedule has been carried out in 1978, and recommendations on this matter will be brought before Council in 1979. And, finally, Council has recently established the Downtown Housing Implementation Committee, an interdepartmental committee to develop and expedite a comprehensive and co-ordinated housing plan for the area. Specific instructions were given to the City Planning Department to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown-Eastside NIP area which would be financially attractive to them.

The Director of Planning believes that in view of the implementation requirements noted above, it would be appropriate to extend the temporary Downtown-Eastside Planning Assistant III to December 31, 1979, and to provide a budget for this final phase of the Implementation Stage. There are approximately $13,000 unused funds in the existing Downtown-Eastside Implementation Stage Administration accounts to partially fund the proposed 1979 budget of $24,218 (details in Appendix I); the balance (approximately $12,000) could be provided from Unappropriated City N.I.P. funds.

Clause 4 continued

Therefore the Director of Planning recommends:

A. That the temporary Planning Assistant III (Downtown-Eastside) position, scheduled to be terminated on December 31, 1978, be extended to December 31, 1979.

B. That the Downtown-Eastside N.I.P. Implementation Stage Administration Budget from January 1, 1979 to December 31, 1979, contained in Appendix I, be approved. Funds for this budget are to be obtained from unused funds, approximately $13,000, in the existing Implementation Stage Administration accounts, and the balance, up to a maximum of $12,000, from Unappropriated City N.I.P. funds (Account 532/7901)."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved, and that the Director of Planning provide a progress report in six months time.

FOR COUNCIL ACTION SEE PAGE(S) 530

FINANCE MATTERS

RECOMMENDATION:

1. Downtown-Eastside N.I.P.
   Franciscan Sisters of the Atonement Daycare

The Director of Planning reports as follows:

"INTRODUCTION/PURPOSE OF REPORT

The Downtown-Eastside N.I.P. Concept Plan was approved by Council on September 28, 1976. The Concept Plan allocated $130,000 to improve social and recreational facilities. The purpose of this report is to recommend the appropriation of $1,000 N.I.P. funds for the Franciscan Sisters of the Atonement to upgrade and repair the swimming/wading pool in their daycare centre.

DESCRIPTION OF PROJECT

The Franciscan Sisters of the Atonement Daycare has been operated for twenty-five years. Currently the operation, located at 385 East Cordova Street, is attended by forty children between the ages of three to six. The swimming/wading pool is used quite heavily during the summer and now requires repair and upgrading. The following lists the required repairs/costs:

Sandblasting	$200
Paint	12
Filter (small)	155
Pump	250
Skimmer	75
	$692

The Oppenheimer Area Planning Committee has considered this proposal, and recommends that up to $1,000 be appropriated for this project to ensure that this much-used facility be upgraded.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal, and concur with the recommendations for funding of this project.

In order to meet the N.I.P. requirements for facilities not owned by the municipality, the Federal and Provincial Governments advise that a legal agreement between the City and the Franciscan Sisters of the Atonement is required to assure public access for a minimum period of three years.

RECOMMENDATIONS

The Director of Planning recommends:

A. THAT Council approve the appropriation of up to $1,000 from the Downtown-Eastside N.I.P. Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant, for the repair and upgrading of the swimming/wading pool of the Franciscan Sisters of the Atonement Daycare, costs to be shared as follows:

Federal (50%)	$500.00
Provincial (25%)	$250.00
City (25%)	$250.00.

Clause #1 continued:

B. THAT the City enter into a legal agreement with the Franciscan Sisters of the Atonement, satisfactory to the Director of Planning and the Director of Legal Services, assuring that the general neighbourhood population will continue to have the opportunity to enroll their children in the Franciscan Sisters of the Atonement Daycare for a minimum of three years."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 530

PROPERTY MATTERS

RECOMMENDATION

1. Purchase and lease of Lot 21, False Creek

The Supervisor of Properties reports as follows:

"On October 17, 1978, City Council approved the recommendation contained in the City Manager's report of October 13, 1978, concerning the sale of a portion of City owned Lot 21 False Creek to Grenadier Development Ltd. for consolidation with Lot A, Block 273, D.L. 526. The same report, approved a long term lease, with Option to Purchase, of the balance of Lot 21 F.C. to Grenadier Development Ltd.

The Solicitor for Grenadier Development Ltd. has now requested that the sale and lease with Option to Purchase, be changed from Grenadier Development Ltd. to Foremost Holdings Ltd. and Bent Ewald.

The following is an excerpt from the Solicitor's letter:

'We act for Grenadier Developments Ltd. and Norwood Construction Ltd. Grenadier was to purchase the old Sigurdson Building at 1275 West 6th Avenue and as well, to obtain by way of purchase and lease (with an Option to Purchase therein) adjacent property owned by the City of Vancouver

It was originally inteded to take title in the name of Grenadier.

For good business reasons and because Mr. Bent Ewald has joined the redevelopment project as co-owner and as a major tenant, the Sigurdson Building is now being purchased in the names of Foremost Holdings Ltd. (a new company assoicated with Grenadier Developments Ltd.) and Mr. Bent Ewald.

It is therefore desirous and indeed essential that the purchase of all the properties including that owned by the City take place in the names of Foremost Holdings Ltd. and Mr. Bent Ewald, instead of Grenadier Developments Ltd. and we are hopeful that City Council will approve this change in name.'

As neither the sale nor the lease has been finalized, it appears reasonable to agree to their request. It is therefore recommended that recommendations (a) and (b) of the City Manager's report of October 13, 1978, approved October 17, 1978, be amended by striking out the name Grenadier Development Ltd. and inserting the names Foremost Holdings Ltd. and Bent Ewald. The recommendation to read as follows:

(a) Foremost Holdings Ltd. and Bent Ewald to purchase a 30.48 m x 3.048 m (100' x 10') portion of City-owned land to the rear of Lot A, Block 273, D.L. 526, for consolidation with Lot A for the sum of $10,000.00.

Clause No. 1 cont'd:

(b) Foremost Holdings Ltd. and Bent Ewald to lease the balance of Lot 21, False Creek for a fifty-year term on the following basis:

First 2 years at $20,269.80 per year
Next 4 years at $24,323.76 per year
Next 4 years at $28,377.72 per year
Next 10 years at $32,431.68 per year

With a rental review in the twentieth year and every five years thereafter. The lessee to pay as additional rental annually a sum equal to taxes as if levied.

(c) The City to provide the Lessee with an option to purchase the leased portion of Lot 21, False Creek, for the sum of $337,830.00 during the initial six years of the lease.

(d) The lease to commence ninety days after approval of the lease by Council.

With the agreement drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a 2 foot strip of City-owned property on East 7th Avenue for lane purposes

The Supervisor of Properties reports as follows:

"City Council on July 17, 1973 approved the acquisition of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, situated on the south side of East 7th Avenue, West of Clark Drive, for replotting purposes. The City Engineer has now requested that the South 2 feet of this lot be established for lane purposes to bring the lane up to current standards.

It is therefore recommended that the South 2 feet of Lot 3, Block 112, District Lot 264A, Plans 442 and 1771, be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease renewal, of Properties situated East and West Sides of Arbutus Street, between 15th and 16th Avenues

The Supervisor of Properties reports as follows:

"Parcel A, Block 464 and Parcel B, Block 465, both in District Lot 526 have been leased for parking for 31 cars (approximately $15.00 per stall) by Sonjan Enterprises Ltd., for a five (5) year period, at a rental of $128.50 per month plus taxes as if levied. (Approximately $481./month in 1977).

The lease expires November 30, 1978 and the City Engineer has agreed to allow a further five (5) year term, subject to the same terms and conditions as the existing lease.

Clause No. 3 cont'd:

Following negotiations with Sonjan Enterprises Ltd., a new rental of $600.00 per month (approximately $19.00 per stall, inclusive of taxes), has been agreed upon subject to the following conditions:

(a) Lease to be for a period of five (5) years from December 1, 1978.

(b) A rental review in two and a half (2½) years.

(c) Same terms and conditions as contained in the existing lease, exclusive of rent.

The Supervisor of Properties is of the opinion this is the fair market rental for the use of this land for parking purposes only and therefore recommends that a lease agreement be entered into with Sonjan Enterprises Ltd. on the foregoing basis, such agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease of subsurface of lane in block bounded by Robson, Cambie, Georgia and Beatty Streets

The Supervisor of Properties reports as follows:

"A portion of the sub surface of the lane in Block 58, D.L. 541 bounded by Robson, Cambie, Georgia and Beatty Streets as shown on Plan LF 6810, was leased to Sandman Inn (Vancouver) Ltd. for 99 years from January 1, 1974.

The leased area is utilized as part of the Hotel's underground parking and the rent is subject to review as of January 1, 1979.

After negotiation, the lessee has agreed that the rent be increased from $150.00 per month to $180.00 per month plus taxes. Taxes in this instance are included in the overall taxes for the Hotel complex.

The Supervisor of Properties is of the opinion that the rent is realistic and in accordance with the terms of the lease and recommends that for the period January 1, 1979 to December 31, 1983, that the rent be set at $180.00 per month plus taxes as if levied."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

MANAGER'S REPORT

Date November 20, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Demolition of Dwelling at 425 West 10th Avenue

The Supervisor of Properties reports as follows:

"On February 13, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 to 15, Block 360A, D.L. 526 (being the 400 block West 10th Avenue) for future civic purposes (parking).

This property was purchased in 1974 and was rented to the Open Bible Chapel on a month-to-month tenancy. Reverend Schroeder of the Open Bible Chapel, advised that it was no longer economically feasible for them to continue to rent 425 West 10th Avenue as a lodging house and terminated the month to month agreement, effective May 31, 1977.

Since that time, several attempts have been made to make use of the house at 425 West 10th Avenue, as follows:

In June 1977, the Y.W.C.A. investigated the possibility of using the house as a Day Care Centre, but later advised that this was not feasible because of the extensive renovations required by the Health Department. The Y.W.C.A. further investigated the possibility of using the house as a Transition House for battered wives, however, this project never materialized.

In July 1977, the Supervisor of Properties was contacted by Mrs. Naomi Frankenberg of the Greater Vancouver Society for the Prevention of Child Abuse, relative to finding a suitable location for their Centre. After inspection of the house, it was agreed that, subject to Council's approval of a lease, the society could be set up in the property subject to their carrying out the needed repairs and renovations (preliminary estimate of immediate costs, new roof, etc. $6,000 to $7,000).

On January 17, 1978, City Council approved in part the lease of 425 West 10th Avenue to the Greater Vancouver Child Abuse Prevention Society at a nominal rent of $1.00 per year for a period of three years; subject to the Society obtaining necessary funds from senior governments. The agreement to include a six-month termination clause by the City in the event that the land was required for Civic purposes with a compensation clause allowing proportionate return of proven capital expenditures in the event of cancellation in less than three years.

It was agreed that a lease would not be prepared by the Law Department until funding from senior governments was confirmed. In the meantime, the Director of Social Planning requested the Society to present plans in order for the renovation requirements to be assessed. Following submission of their requirements, the Construction and Maintenance Division of the Permits and Licenses Department submitted an estimate of the complete renovation costs; in the realm of between $40,000 and $60,000.00.

By letter dated November 3, 1978, the Supervisor of Properties has been advised that the Greater Vancouver Child Abuse Prevention Society has, since July 1977, been unable to obtain funding for the cost of renovation and operation and therefore are unable to establish when or if they will be able to proceed.

In the event that the Society did not proceed, the Director of Social Planning was proposing to use the building for a crisis centre which has since been located elsewhere and therefore has now advised that they have no objection to demolition of the building.

The caretaker at 425 West 10th Avenue left in September 1978. Since that time, two large windows have been removed from the building and there is a good possibility that further vandalism will occur without a caretaker.

In view of the foregoing, and as the property has now been vacant in excess of a year and a half, and because the poor condition of the building now constitutes a fire, health and criminal hazard, it is therefore recommended:

THAT City Council instruct the Director of Civic Buildings to arrange for demolition as soon as possible of the house at 425 West 10th Avenue.

It is noted that as this building was previously rented and therefore demolition approval, according to Section 10.12 of the Zoning and Development By-law, will be conditional upon a development permit application being submitted showing the proposed redevelopment of the site and as the lands in this block were purchased for future civic parking, it is further recommended:

THAT the Supervisor of Properties be instructed to submit for approval, development and rezoning applications as necessary in accordance with the Zoning and Development By-law, to use the land for temporary parking pending Council's ultimate decision upon the type and extent of parking use to be put upon the lands."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

MANAGER'S REPORT

DATE November 24, 1978

TO: Vancouver City Council

SUBJECT: Local Improvements on the "Initiative Principle"

CLASSIFICATION: RECOMMENDATION

First Step

The Deputy City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Light Standards
- Lane Lighting
- Pavement and Curbs, Local Residential

as shown on the attached schedule dated November 24, 1978, are advanced to Council on the 'Initiative Principle':

Information on Projects

(a) Local streets not previously lighted

The number of streets without lighting is less than four percent of the City total. Annually our files are reviewed for potential projects; fifteen of these have been selected for proposed installation on local residential and industrial streets.

(b) Arterial streets not previously lighted

Southeast Marine Drive from Hartley Street to Boundary Road is being advanced to complete the lighting of the City of Vancouver portion of Southeast Marine Drive. The alignment of the street will be changed somewhat in the final phase of the Champlain Heights Development.

The lighting will be installed to accommodate these changes. The Northwest Baptist College, which abuts this section of Southeast Marine Drive, has requested the lighting.

(c) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

(d) Pavement and Curb Project

A sufficiently signed petition was received for pavement and curbs on Alice Street between 22nd Avenue and a point 795 feet south (dead end). Property at the extreme south end on the proposed street allowance was not dedicated and therefore this project had to be shortened by approximately 100 feet.

So that the timing of approvals between the original petition and the reduced project will be the same and so that the petitioner will not be inconvenienced by having to recirculate a revised petition for signatures, this reduced project is being advanced on the 'Initiative Principle'.

Capital Funds

Funds for the City's share of the Light Standard and Lane Lighting projects are available in the 1978 Street Lighting Basic Capital Budget. Funds for the City's share of the Pavement and Curb project will be provided for in the 1979 Streets Basic Capital Budget, subject to the approval of Council."

/cont...

Second Step

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated November 24, 1978.

The estimated total cost of these improvements is $301 419 and the City's share of the cost is $129 878.

I have to report that the necessary financial arrangements can be made to carry out this work with funds available in the 1978 Street Lighting Basic Capital Budget and subject to Council approval of the 1979 Streets Basic Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

(c) The lanes shown on the attached schedule dated November 24, 1978 be designated "thoroughfares" for the purpose of Part II of the Local Improvement Procedure By-law.

(d) The Court of Revision for the projects listed in the attached schedule dated November 24, 1978 be held at 7:30 p.m. Thursday, February 8, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 531

D

MANAGER'S REPORT

DATE November 24th, 1978

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - Former C.P.R. Right-of-Way (Kitsilano Point)

CLASSIFICATION: RECOMMENDATION

The Director of Planning and the Director of Legal Services report as follows:

"A mere quorum of Council attended a Public Hearing on May 4th, 1978 and approved the rezoning of Lots A-H inclusive from RS-1 to RT-2A and Lots I and J from RS-1 to CD-1, both approvals subject to conditions which had to be satisfied prior to enactment of the amending by-laws.

On November 8th, 1978, a letter was received from Marathon Realty Company Limited, suggesting that the conditions established by Council had been complied with satisfactorily and requesting that the amending by-law be enacted. Various conditions established by Council to be complied with prior to enactment have not been satisfied and consideration of amending these conditions (to be conditions satisfied prior to is[illegible] building permit) will have to precede consideration of the a[illegible] by-laws.

Amendments to conditions established by Council at the Public Hearing and enactment of a by-law amending the Zoning and Development By-law may only be considered by those members of Council who attended the Public Hearing. Two problems have now emerged as a consequence of this legal requirement:

(1) Due to the recent election, the six members of Council attending the Public Hearing (Aldermen Brown, Ford, Harcourt, Marzari, Puil and Rankin) must consider enactment of the amending by-laws before inauguration of the succeeding Council on January 3rd, 1979, or the proposed rezonings will have to again be considered at a Public Hearing.

(2) Due to previous engagements, it has proven impossible to bring these six members of Council together for a short meeting before the end of this year.

It does appear that a Special Meeting of the same quorum of Council attending the Public Hearing might be convened on January 3rd, 1979 (prior to the Inaugural Meeting) for consideration of the recommended amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws.

RECOMMENDATION: The Director of Planning and the Director of Legal Services recommend:

That a Special Meeting of Council, consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 p.m., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending by-laws."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 531

E

MANAGER'S REPORT

DATE November 22, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - S/E Corner 16th & Burrard

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. G. Elmitt of G. Elmitt Construction Ltd., to amend Zoning and Development By-law No. 3575, whereby the property at the southeast corner of 16th Avenue and Burrard Street (Lot 1, Block 488, D.L. 526, Plan 4502) be rezoned from RS-4 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing four detached dwelling units'.

Site Description

The site is rectangular, having a frontage along 16th Avenue of 100 feet (30.480 m) and a depth along Burrard Street of 125 feet (38.100 m) to a 20 foot (6.096 m) wide lane. The total site area is 12,500 square feet or 1 161.288 m^2. The current zoning is RS-4 and the site is undeveloped. (See Appendix A plan).

Lands generally within the area bounded by 16th Avenue, Oak Street, King Edward Avenue and Arbutus Street are zoned RS-4 and generally developed with large 2½ storey single family dwellings on large lots. The property immediately to the east of the site was originally developed as such but is occupied by a group known as the International Society for Krishna Consciousness (ISKCON). The use of this property by ISKCON as a boarding house is in contravention of the Zoning and Development By-law. Enforcement action is being temporarily withheld until December 1st, 1978 as the Society is attempting to relocate in Burnaby. Some multiple conversion dwellings and boarding houses also exist within the RS-4 District, having been developed during and immediately following World War II.

Further to the east is the Fairview Baptist Church which occupies the remainder of the half block to Pine Street. The lands to the north, across 16th Avenue are zoned RT-2 (east of Burrard Street) and RT-2A (west of Burrard Street) and are developed with a variety of residential uses, primarily conversions and single family dwellings. On the northwest corner of 16th Avenue and Burrard Street is the Canadian Memorial Christian Church.

While the site is not developed, it has a good coverage of bush and tall trees.

Background

The initial proposal and application for this site was submitted to the Planning Department on October 17th, 1977. At that time, another rezoning application for 3338 and 3390 The Crescent was on hold pending the completion of a study commissioned by the Shaughnessy Heights Property Owners' Association. The applicant was advised of the situation but was anxious to pursue this rezoning. It was necessary for the Planning Department to report to Council recommending the following:

'....that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.'

Council approved the recommendation of the Director of Planning on February 7th, 1978. A revised proposal, reducing the number of units from 5 to 4, and altering the basic layout, was submitted to the Planning Department on July 13th, 1978.

.../2

On July 27th, 1978, the Standing Committee of Council on Planning and Development dealt with the proposals of the Shaughnessy Heights Property Owners' Association (S.H.P.O.A.). The goals, objectives and recommendations as presented at an annual meeting to the members of the S.H.P.O.A. are contained in Appendix B. In summary, the intent of these recommendations is to preserve the existing single family residential character and restrict demolition and large land assemblies in the Shaughnessy area.

Proposed Development

The original proposal received with this application was to develop five townhouse units. The revised plans, stamped 'Received, City Planning Department, July 13, 1978' and submitted by the applicant following discussion with the S.H.P.O.A., indicate four detached single family dwellings to be developed on this site if the rezoning is approved.

Calculations

Site Area: 12,500 square feet (1 161.288 m^2)

Floor Area of Proposed Development: 5,862.75 square feet (544.667 m^2)

	Proposed	Permitted or Required Existing RS-4
Dwelling Units	4	1
Floor Space Ratio	0.47	0.60
Site area per unit	3,125 sq. ft. (290.322 m^2)	9,500 sq. ft. (882.579 m^2)
Site coverage	37% (including units and garages)	45%
Floor Area	5862.75 sq. ft. (544.677 m^2)	7500 sq. ft. (696.773 m^2)
Height	26 feet (7.925 m) 2 storeys	35 feet (10.668 m) 2½ storeys
Yards		
16th Avenue	24 feet (7.315 m)	30 feet (9.144 m)
Burrard Street	5.5 feet (1.676 m)	12 feet (3.658 m)
Easterly Property Line	5.5 feet (1.676 m)	10 feet (2.134 m)
Lane	33 feet (10.058 m) (to centre of lane)	35 feet (10.058 m)
On Site Parking	8 spaces (2 spaces/dwelling unit)	1 space (1 space/dwelling unit)

City Engineer

In a memorandum dated November 21st, 1977, the City Engineer commented as follows:

> 'This Department has completed its review of this rezoning proposal and finds it generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either.
>
> The applicant will have to obtain building grades from this Department at the Development Permit stage.'

Urban Design Panel

The initial proposal of five townhouse units was reviewed by the Urban Design Panel at its meeting of November 24th, 1977:

> 'The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.
>
> Recommendation: That the rezoning be approved.'

On August 11th, 1978, the Secretary of the Urban Design Panel cleared the revised proposal on behalf of the Panel.

Shaughnessy Heights Property Owners' Association (SHPOA)

A letter outlining the S.H.P.O.A.'s position with regard to the revised proposal, with four detached single family dwelling units, was received by the Planning Department on June 30th, 1978. The Directors of the S.H.P.O.A. passed the following motion on June 20th, 1978:

> 'That we approve the proposal as presented in your June 1, 1978 letter and the plans for four detached single family residences subject to approval also by the City Planning Department.'

This letter was signed by Philip Owen, President of the S.H.P.O.A.

Analysis

A review of the Shaughnessy Heights Property Owners' Association goals and recommendations (see attached Appendix B) indicates an emphasis towards preserving the character of Shaughnessy through maintenance of the existing single family dwellings which are significant in this area, and a desire to see slight increases in population density through selective conversion and infill development. Where possible, architecture and landscaping are to reinforce the present streetscape. The major conclusion is that the area should remain predominantly a single family residential neighbourhood.

The applicant has presented an attractive development proposal which does, in several ways, appear consistent with the recommendations of S.H.P.O.A., although the proposal is neither an infill nor multiple conversion development. The proposed units are detached, one-family dwellings (as opposed to townhouses) although off-street parking is provided on a collective basis. Each of the four dwelling units proposed, is designed in a manner which reflects the architectural character of Shaughnessy. Two of the four units contain three bedrooms, affording a potential for increased family housing and the infusion of school-aged children felt necessary by S.H.P.O.A. 'to prevent the closure of Shaughnessy Elementary School'.

Although the applicant has gained S.H.P.O.A. support through satisfaction of several of the Association's recommendations, the rezoning application cannot be supported by the Director of Planning for several reasons:

(1) Density and Character

The proposed development represents an over development of the site both in terms of the permitted uses and established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville. The four units proposed each have a site area of 3,125 square feet (290.322 m^2), which is equivalent to 14 units per acre (34 per hectare). This compares to a minimum site area requirement of 9,500 square feet (882.580 m^2) per dwelling unit under the RS-4 District Schedule, or approximately 4.5 dwelling units per net acre (11.1 units per net hectare). This low density characteristic of the Shaughnessy RS-4 area does much to contribute to the unique environment of this community. The proposed density of 14 dwelling units per net acre (34 units per hectare) far exceeds that existing in Shaughnessy. It may be argued, however, that such development represents an appropriate transition between Shaughnessy and the 20-25 dwelling

units per net acre evidenced in the RT-2 and RT-2A area north of West 16th Avenue (49-61 dwelling units per hectare). The validity and effect of such a transition has not yet been fully assessed, nor, of course may 'transition' be either necessary or desirable.

While the present RS-4 zoning permits a maximum floor space ratio of 0.6, the majority of developments within the RS-4 One-Family Dwelling District are at a floor space ratio of about 0.25. The existing townhouse development in Shaughnessy behind the University Women's Club was approved under CD-1 By-law No. 4186 with a floor space ratio restricted to a maximum of 0.275. The floor space ratio of 0.47 proposed by the applicant, again, is inconsistent with the majority of development which has and will continue to take place under the existing zoning.

It is important to note, that it would be unlikely that the site could even be subdivided if the property were zoned RS-1. The established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville is of 100 ft. (30.480 m) wide lots. A single-family dwelling could be developed on this site, at a floor space ratio of 0.25 which would have a floor area of 3,125 square feet.

(2) Precedents and Impact

Approval of an application of this nature would be premature without further study of the Shaughnessy community to determine the appropriateness of permitting this type of development along the entire south side of West 16th Avenue, for that might be the effect of approving this proposal. At this time, we cannot be certain of the speculative results of approving four dwelling units in this part of Shaughnessy. It could lead to real estate speculation and possibly the deterioration of property in the northern section of Shaughnessy. The scheme certainly has attractive features but a large new house could also be attractive.

Conclusion

While this is a very attractive scheme architecturally, the ramifications of approving four units on a site on which current Zoning and Subdivision By-laws would permit only one house must be appreciated. This is clearly a part of Shaughnessy which is well defined by 16th Avenue to the north. To establish the precedent of such a density on the south side of 16th Avenue would certainly lead to speculation not only on 16th Avenue itself but also throughout the northerly blocks of Shaughnessy at least. There may be a tendency to allow properties to run down as speculators anticipated densities four times greater than presently practicable in the area.

At the present time, the Department is dealing with several single-family developments on large sites in Shaughnessy. The development of a single-family dwelling could also be beautifully designed in the Shaughnessy character and would do much more to emphasize the goals of the Property Owners' Association and stabilize the character of Shaughnessy."

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning **be approved.**

FOR COUNCIL ACTION SEE PAGE(S) 532

CC 62-MLH-75

F

MANAGER'S REPORT

DATE November 21, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Residential Rehabilitation Assistance Program
Projected Staff and Budget Requirements (1979)

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"I Purpose of Report

On Tuesday, November 21, 1978, City Council considered a special status report on the Residential Rehabilitation Assistance Program (RRAP) which outlined recent developments pertaining to the program, including:

i) changes proposed to the RRAP Agency Agreement by the Central Mortgage and Housing Corporation (CMHC);
ii) action taken by City RRAP Administration staff regarding concerns related to the RRAP Program's Income Guidelines, Agency Fees, and Municipal Consultation;
iii) the current status of the City's RRAP Administration including; applications committed and pending, costs of the City's Administration, and Agency Fee recovery.

The report advised Council that, due to developments outlined in the report, demand for RRAP was decreasing, while the costs of administration per application were increasing, with the result that the City was no longer able to cover the costs of RRAP Administration through the payment of the RRAP Agency Fees provided by the Federal Government. In view of this development, Council approved a recommendation that:

"The Director of Planning report directly to Council before the end of November, 1978 regarding staff and budget requirements for the continuation of RRAP Administration by the City in 1979."

This report has been prepared in response to that recommendation.

II Program Background

RRAP is a housing improvement program initiated by the Federal Government that was intended to complement the Neighbourhood Improvement Program (NIP). Since 1974, eight areas have been designated under NIP in Vancouver including Kitsilano, Cedar Cottage, Downtown Eastside, Mount Pleasant, Grandview Woodland, Riley Park, and most recently Kensington and Kiwassa. RRAP is available to residential property owners within NIP designated areas and areas receiving special designation by Governor in Council (Rehabilitation Areas). Exceptions are permitted for residential properties owned by Non Profit Corporations. Under RRAP, a property owner can receive up to $10,000 per housing unit in loan funding (a part of which may be considered a non-repayable grant) to undertake repairs and/or improvements required to meet the City's Standards of Maintenance By-Law and as determined eligible by the CMHC Standards for the Rehabilitation of Residential Buildings. Program financing is provided by the Federal Government through CMHC.

When first introduced in 1974, RRAP was administered by CMHC. As a condition of approval of the 1976 and 1977 NIP Programs, the Federal Government required that Municipalities assume the administration of RRAP within the 1976/1977 NIP areas as agent to CMHC. CMHC at that time also offered Municipalities the option of assuming administration of the 1974 and 1975 NIP areas as well. On April 1, 1978 the City Planning Department assumed responsibility for the administration of RRAP in all NIP designated areas of the City. In May, 1978 the Federal Government introduced a provision which permitted the City to designate special "Rehabilitation Areas" to receive RRAP Assistance without NIP designation. As a condition, the Federal Government required that the City administer the program in such areas. In response, the City, on November 2, 1978 submitted requests for special RRAP designation for extended NIP areas and a separate rehabilitation area of Hastings Sunrise.

CMHC has also requested, through a proposed amendment to the Agency Agreement, that the City assume responsibility for the administration of applications received under the Non Profit and Rooming House Provisions of the program. These, however, as approved by Council will remain the responsibility of CMHC until further details of these provisions are determined.

III City of Vancouver RRAP Administration (Current)

The Area Planning Division of the City Planning Department currently has 17 staff members employed for the administration of RRAP in the 8 NIP areas of the City. These consist of 5 Promoters and 8 Advisers located at various site offices throughout the City and 2 Clerk-Typists, 1 Senior Clerk, and 1 RRAP Administrator located at City Hall. Of the 17 RRAP staff noted above, 13 staff are approved by Council until April 30, 1981. The remaining 4 positions (2 Advisers and 2 Promoters) were developed specifically to administer applications from the Kitsilano, Cedar Cottage, and Mount Pleasant NIP areas, and are currently approved to December 31, 1978. These positions were to be reviewed and extended before the end of 1978 depending upon demand for continued RRAP Administration in those areas.

IV City of Vancouver RRAP Administration (Projections)

The Planning Department has found it difficult to determine its staff and budget requirements for the continuation of RRAP Administration in 1979. There is a considerable amount of information pertaining to the future of RRAP which is not known at this time. This includes:

1. RRAP Program Guidelines

   Over this past year, the Federal Government has introduced numerous changes to the Program which have resulted in a reduction of the benefits offered by RRAP. On the other hand, changes to various Program guidelines now necessary due to the effects of inflation have not been made, similarly reducing the benefits offered by the program. The ultimate result has been a reduction in demand leading to a decline in the rate of applications received.

   In response, the City's Planning Staff have submitted a report to the Federal Government outlining the City's concerns resulting from the changes to the Program and proposing a number of changes felt necessary to maintain the Program's benefits. The Federal Government has indicated that the City's proposals are under review, and we are confident that some positive change will result. However, it is unlikely that any change will be introduced before the end of this year.

2. Special RRAP Area Designation

   The City, on November 2, 1978 submitted a request for approval of a number of areas in the City to receive special RRAP area designation. Although we are confident that the City's request will be approved, it is unlikely that actual approval will be received until February of 1979. No applications from these areas may be processed until actual approval has been received.

3. 1979 RRAP Provisions

   In May, 1978, the Federal Government introduced the provision which permitted the designation of Special RRAP Rehabilitation Areas. It is not known if this provision will be repeated in 1979 or if it will be replaced with another. We have been led to believe that the Federal Government may introduce a "Hardship Provision" during 1979 which would suggest that eligibility for RRAP assistance would no longer be restricted by area designation, rather by need based on income.

4. Agency Fees

   In response to the City's request for a review and increase in the RRAP Agency Fees, the Minister of State for Urban Affairs in a letter dated November 8, 1978 advised that an increase in Municipal Agency Fees would not be permitted at this time. Despite this response, Planning Department Staff feel that an increase in fees to reflect higher costs due to inflation is now warranted and it is therefore proposed to pursue this issue further in an attempt to reverse the Minister's decision.

5. RRAP 1979 Budget

   It is not known what amount of funding will be allocated to the City for RRAP assistance in 1979. It is anticipated that this information will be determined before the end of February, 1979.

In order to project the staff and budget requirements for 1979 it has therefore been necessary to draw assumptions for the unknown information noted above. These assumptions range from a case which assumes the retention of existing NIP areas only, with no new 1979 provision (giving a projection of 850 applications processed in 1979) to a case

which assumes that all special designation areas applied for the City are approved along with the introduction of Universal Hardship RRAP or an improvement to the existing Homeowner Income Guidelines (giving a minimum projection of 1,500 applications). A breakdown of the assumptions is provided on page 2 of Appendix II.

Applying these assumptions, a number of alternative staffing proposals have been developed. The actual staff proposals, with associated administration costs and projected agency fees earned, are provided in Appendix II. An outline of the approach to determine the number of staff required follows:

Group A

The alternatives in this group provide for a sufficient number of staff to retain a RRAP presence in all existing NIP offices to ensure that the objectives originally set for NIP and RRAP are carried to their fullest potential, and that a co-ordinated administration of NIP and RRAP is continued.

Alternative 1 - by retaining all existing staff.

Alternative 2 - by retaining all existing staff currently approved until April 30, 1981.

Alternative 3 - by retaining a sufficient number of RRAP staff to ensure that at least 1 RRAP Promoter is retained in each remaining NIP Office and that a sufficient number of Advisers are available for projected take-up of applications.

Group B

The alternatives in this group provide for an appropriate number of staff needed to administer the number of applications projected for assumptions outlined above. In each case, an attempt has been made to ensure that the anticipated administration costs do not exceed the potential agency fees earned, while maintaining an acceptable level of service for each eligible RRAP area.

V Restructuring of RRAP Administration

When first introduced, RRAP Administration was intended to complement the administration of the Neighbourhood Improvement Program (NIP), at which time RRAP was only available in NIP designated areas. This was achieved by attaching full-time RRAP staff to NIP Planning Offices located in the NIP designated areas.

As the Neighbourhood Improvement Program Projects are being completed, this is becoming less the case. RRAP Administration is now continuing in areas where NIP no longer exists. RRAP demand in some NIP areas is decreasing, as those still eligible for RRAP assistance under existing program guidelines reduce. Greatest demand is now anticipated to exist in the newly designated Rehabilitation Areas that have not previously been eligible for RRAP. It is therefore becoming important to develop a flexibility to shift the location of RRAP staff in order to respond to a new demand in non NIP areas. At the same time, it is important that the original objectives set for NIP and RRAP be met. As such, a RRAP staff presence should be maintained in NIP areas. Where areas receive the services of NIP or LAP and RRAP, as far as possible, the administration of such programs should be co-ordinated.

It is therefore proposed to establish a RRAP Administration structure which will respond to the demand of RRAP from areas defined by boundaries separate from NIP. Dependent upon developments with RRAP, such boundaries may be determined as:

i) combinations of existing NIP areas.
ii) combinations of existing and extended NIP boundaries.
iii) combinations of existing NIP areas and newly designated Rehabilitation Areas.
iv) the City as a whole divided into zones for the administration of the Hardship Provisions that will not be subject to area limitations.

It is also proposed that the new areas would be administered from site offices located in the community, wherever possible using existing NIP offices. RRAP staff currently located at City Hall would be relocated to one such office (centrally located) to permit a greater efficiency in the processing of applications and an improved utilization of administration staff.

The proposed distribution of RRAP Staff for the various alternatives outlined in this report is provided in Appendix III.

VI Proposed Action

Although this report has discussed various alternatives that may be considered for future RRAP Administration by the City, it is not recommended that City Council take any action to alter the existing RRAP Administration Structure at this time.

Rather, it is recommended that all existing RRAP Administration positions be retained until March 31, 1978. Such action would require the extension of 4 existing RRAP positions (which are currently approved to December 31, 1978) to that date at an estimated cost of $16,496.00 (A detailed breakdown of these costs is provided in Appendix I). During this period the full complement of RRAP staff would be utilized to process to completion the pending applications to which the City is currently committed.

In considering this recommendation, Council should note the investment that the City has made in the training and development of RRAP staff. The administration of RRAP requires the employment of specially-trained personnel who have extensive knowledge of both the RRAP program and the residential rehabilitation industry. Since the City assumed responsibility to administer RRAP, the Planning Department has been successful in developing such a group which is now capable of maintaining an efficient, effective RRAP delivery. Anticipated changes in the program would result in a resurgence of applications, to which the City's RRAP staff are well prepared to respond.

It is anticipated that much of the information required will become known before the end of February, 1979, which will permit the Planning Department to more conclusively determine the staff and budget needs for the continuation of RRAP Administration. It is therefore proposed that the Director of Planning would report back before the end of February, 1979 to recommend specific action for the restructuring of RRAP Administration.

VII Director of Finance Comments

The Director of Finance advises that the City has been placed in this position of uncertainty due to a lack of direction from the Federal Government for the RRAP program for the period subsequent to December 31, 1978.

The $16,496.00 funding requested in this report is to retain the four noted staff positions as insurance against having to recruit, hire, and train new staff in the event that new policies introduced by the Federal Government are conducive to increasing the demand of the program in 1979. This $16,500 will be in addition to the deficit of about $20,000 which would otherwise occur in January-March.

The Planning Department advises that it is prepared to hold vacant any RRAP positions which become vacant until March 31, 1979 so that the additional funds required may be less than the amount quoted.

VIII Recommendations

The Director of Planning recommends:

1. That City Council authorize the extension of the RRAP positions of -

   a) Mount Pleasant/Cedar Cottage Promoter
   b) Mount Pleasant/Cedar Cottage Adviser
   c) Kitsilano Promoter
   d) Kitsilano Adviser

   for a period of three months until March 31, 1979.

2. That the salaries and related administrative costs to extend the four positions noted in recommendation (1.) above, totalling $16,496.00 (as detailed in Appendix I) be approved in advance of the 1979 RRAP Administration budget.

3. That the Director of Planning be instructed to report back to Council before the end of February, 1979 regarding staff and budget requirements for the continuation of RRAP Administration by the City.

4. That City Council advise the Minister of State for Urban Affairs of the urgent need to determine the results of the City's application for Special Area Designation and to be advised of any proposed Program design changes in order that the City may determine its staff and budget requirements for the continuation of RRAP Administration in 1979."

FOR COUNCIL ACTION SEE PAGE(S) 532

The City Manager believes that Council should consider the operating deficit of the program at various staffing levels, rather than consider only the question of extending four positions which are due to terminate at the end of this year. The Planning Department has done a thorough job of analyzing alternatives, as shown in Appendix II. If present staffing (17 employees) and the present program structure are continued through 1979, the program deficit will be $140-$170,000. If the program is improved substantially to increase participation, the deficit would be from $0-$45,000.

Without the 1979 program details, it is impossible to select the appropriate staffing alternative. However, the City Manager believes Council should consider the following choices for January - March 1979:

a) Extend to March 1979 four positions scheduled to end in 1978, to maintain a staff of 17. The deficit will be in the order of $35,000-$42,000 for three months. This alternative is recommended by the Director of Planning. It allows immediate delivery of full RRAP services if the program is upgraded.

b) Allow 4 positions to lapse as originally planned, and operate with 13 staff. The deficit for 3 months would be $17-$23,000. If the Federal program is substantially improved, we might need to rehire staff. However, 14 staff could handle a substantial increase over present volume.

The RRAP program is a desirable program which benefits numbers of people and brings small contractors valuable business. However, since the program operates at a deficit under present guidelines, the City Manager submits the above options for Council's CONSIDERATION relative to recommendations 1 and 2. The City Manager RECOMMENDS approval of recommendations 3 and 4 of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 532

G

DISTRIBUTED MONDAY

MANAGER'S REPORT

DATE 1978 11 21

TO: Vancouver City Council

SUBJECT: Immunization Fees

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"Council, on May 2, 1978 approved a $5.00 per visit charge for the adult immunization service. (The charge was $5.00 whether there were one, two or three injections.) This fee was instituted to offset a $79,000.00 reduction in recoveries from the School Board. Council also passed the following recommendation:

'C. THAT if revenue from fees to be levied in 1978 does not total the required budget increase in the City share of health costs, (maximum $79,000) the difference be made up from Contingency Reserve:

Further, that if revenue is below the required recovery in future years, the Health Department reduce positions accordingly.'

Status of Immunization Charges

Revenue from the immunization fees have averaged $837.00 per week since mid-May when fees were first charged, but has improved to $1,018.00 per week since August. There would be an annual under-recovery of $26,064.00 if the average recovery of $1,018.00 a week continued.

New Charges for Vaccine from the Provincial Government

Effective December 1, 1978 the Provincial Government, which previously supplied typhoid and smallpox vaccine free of charge, will cease providing free vaccine supplies. Specific costs for the purchase of vaccines from commercial sources are not known at this time but it is thought that the average cost per injection will amount to about $2.50. The amount charged for adult immunization should therefore be increased to reflect both the under-recovery and the vaccine costs. If the immunization charge is increased to $10.00 per visit, the net recovery to the City will equal $79,404.00 per year, based on an average of $2,036.00 fees collected per week (assuming attendance remains at the August - November rate.)

There is also a good possibility that our volume will increase as private physicians may refer their patients to our clinics rather than purchase and store perishable vaccines. The Health Department does not recommend that the City take responsibility for the purchase, distribution and sale of vaccines to private physicians. If a major increase in demand occurs, then extra clinics are recommended, utilizing part-time staff outside of regular work days. A part-time physician, nurse, and two clerks working on Saturdays will least disrupt our present staffing and our overcrowded facilities. Cost of such staff for one day is approximately $400.00; vaccine costs are estimated at $200.00. The break-even point is approximately 60 persons at $10.00 per visit. Such extra clinics may not be required but if they are, immediate arrangements are necessary. They would not be initiated without assurance of sixty appointments.

/.... over 2

The Medical Health Officer recommends:

1. That the fee for adult immunization be increased from $5.00 per visit to $10.00, effective December 1, 1978;

2. That the Medical Health Officer be authorized, in the event of a major increase in demand, to establish "overflow" clinics on Saturdays as required, provided they are self-sufficient financially.

The City Manager recommends that the above recommendation of the Medical Health Officer be approved, and further that the Medical Health Officer report on the program when the 1979 Budget is reported to Council.

FOR COUNCIL ACTION SEE PAGE(S) 532

DISTRICT LIBRARY

MANAGER'S REPORT

DATE November 7, 1978

TO: Vancouver City Council

SUBJECT: Street Cleaning.- 500 Block West 7th Avenue

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"A letter from The B.C. Stevens Co. Ltd. requesting additional street cleaning on the 500 Block West 7th Avenue has been circulated to Council members for information.

Because of heavy daytime parking, this block is mechanically swept, once per week, at night when fewer cars are parked on the street. The electric cart hand cleaners also pick up litter on Cambie Street, up to five times per week on either day or night shift, and remove litter to the lane entrances on the side streets. In addition, the McDonald's Restaurant, near this location, also cleans up litter in the area on a regular basis including the 500 Block West 7th Avenue.

Examination of this block at various times has shown no excessive litter accumulation. Litter is dropped in this area, as it is in other similar parts of the City, however, it is removed regularly to a suitable standard of cleanliness and no additional expenditure of funds is warranted."

The City Manager submits the above report of the City Engineer for INFORMATION to Council.

FOR COUNCIL ACTION SEE PAGE(S) 533

DISTRIBUTED MONDAY

I

MANAGER'S REPORT

DATE November 27, 1978

TO: Vancouver City Council

SUBJECT: Phase 2, Area 6, False Creek, Ground Leases and Start of Construction

CLASSIFICATION: RECOMMENDATION

The Development Consultant reports as follows:

Purpose

The Purpose of this report is to recommend approval of (a) the principal terms and conditions of the ground leases and letters of intent for the Non-Profit Rental and Co-operative residential projects in False Creek, Area 6, Phase 2, (b) to recommend transferring sponsorship of the Co-operative project from the Columbia Housing Advisory Association to the Alder Bay Co-operative.

Background

City Council on August 29, 1978 approved the recommendation of the Development Consultant as follows:

A. The minimum land values for a sixty year prepaid ground lease be set as follows for construction starting in 1978:

	Prepaid Lease Value	Gross Residential Building Area
Par Value Co-operative on Parcel 2	$415,320	96,586
Par Value Co-operative on Parcel 3A	$415,320	
Non-Profit Rental Project on Parcel 4	$649,440	75,516

Recognizing that should the square footages of the buildings increase, then the lease values will also increase.

B. Council request the Development Consultant and Director of Finance in consultation with the Director of Legal Services to establish for the Par Value Co-operatives and Non-Profit Rental project, the ground lease terms for discussion and agreement with CMHC and the Sponsors and for report back to Council.

C. Start of construction of the Par Value Co-operatives and the Non-Profit Rental project in Phase 2 be authorized subject to confirmation by CMHC that the programs and mortgage insurance are approved, subject to the City Manager being satisfied that lease negotiations will be concluded, and subject to issuance of a Development Permit and Building Permit.

D. Start of construction of the park and the continuation of construction of the services coincidentally with the Co-operatives and Non-Profit Rental project be approved within the approved 1978 Capital Budget for Area 6, Phase 2 in the amount of $2,883,537, subject to the Director of Finance and City Manager approving the detailed appropriation of funds.

E. The start of construction of the market condominium development on Parcel 1 by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations.

The Development Consultant is pleased to advise Council that the required negotiations have been brought to a satisfactory conclusion as follows:

1. A letter of Understanding and the ground lease terms for the Co-operativ and Non-Profit Rental projects (Appendix I and II attached) have been prepared by the Development Consultant in consultation with the Director of Legal Services and Director of Finance, and have been approved by CMHC and the Co-operative and Non-Profit Rental Sponsors.

2. CMHC have confirmed that the programs and mortgage insurance as detailed in the report to Council, August 29, 1978, are approved.

3. The Development Consultant will report back to Council within a few weeks on principal terms and conditions of the lease for the market condominium development, prior to start of construction of that project.

4. The legal subdivision plan for False Creek, Area 6, Phase 2 has been deposited in the Land Registry Office for registration.

Co-operative Sponsor

Council, on December 6, 1977, approved the Columbia Housing Advisory Association as sponsor for the Co-operative on 2 parcels in False Creek, Area 6, Phase 2.

Columbia Housing Advisory Association act primarly as a catalyst in organizing and assisting non-profit co-operatives. At the time Columbia Housing Advisory Association was accepted by Council, it had a waiting list of people interested in co-operative housing for False Creek, Area 6, Phase 2 but no formal co-operative group was established.

Recently a formal co-operative, made up from the numbers on the waiting list, has been incorporated under the name of Alder Bay Co-operative and Board members have been selected. In order for the Alder Bay Co-operative to assume lease and mortgage responsibilities, City Council should approve transfer of the sponsorship of the project to the Alder Bay Co-operative with Columbia Housing Advisory Association performing ongoing administrative and developer functions on behalf of the Co-operative.

Recommendations

The Development Consultant recommends that:

A. The sponsorship of the Co-operative project be transferred from the Columbia Housing Advisory Association to the Alder Bay Co-operative.

B. The letter of Understanding and the lease terms for the Co-operative and Non-Profit Rental projects as set out in Appendices I and II be approved and the Director of Legal Services be requested to prepare the ground leases in accordance with the terms and conditions set out in Appendices I and II and such other matters as the Director of Legal Services deems necessary for execution by the Director of Legal Services and the Co-operative and Non-Profit Rental sponsors."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 533

DISTRIBUTED TUESDAY

J

MANAGER'S REPORT

DATE November 28, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Jericho Hangar Six: Removal of Sculpture Works

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"At the Council meeting of November 21, 1978, the City Manager was requested to report back to Council on any assistance the City could provide the Ne Chi Zu Guild by:

a. loaning of equipment to move the sculptures from Hangar Six to an alternate location;

b. finding temporary storage space for these sculptures.

Site investigations were undertaken to determine the extent and nature of the carvings, sculptures, and related materials which are presently stored at Jericho. These investigations were carried out in conjunction with members of the Guild in order to ascertain the identity of those items which the Guild requires to be moved. Due to the vulnerability as well as the size of many of the items, it was determined that the City does not possess the kind of specialized equipment nor the required expertise necessary to move many of the items. Consideration was also given to the volume of material which occupies approximately 4,000 - 7,000 sq. ft. of floor space (not including working space).

The task of removing the majority of material which the artists have identified would require such specialized equipment and materials as forklifts, cranes, extended flat bed vehicles (or possibly a logging truck), moving vans and packing crates. Exceptional care would need to be taken to avoid damage due to the condition and structure of many of the items. It has been estimated that, given favorable working conditions with no interference, the cost of moving the subject material would range up to $25,000 and take as much as one week to complete. The subject material includes a 70 ft. carved maypole, a 41 ft. boat, numerous large playground sculptures, a number of logs which have not yet been carved, and a substantial number of carvings and sculptures of varying sizes. The cost would not include packaging of items in crates (which would have to be done by the artists) nor would it include the cost of extra insurance in order to protect the City against claims for damage. Furthermore, the estimate would be conditional on delivery to one designated storage location. It should be noted that the maypole is Federal Public Works property and should be moved by them according to the Guild. If this and many of the marginal items were deleted from the list of items to be removed, the cost could be reduced.

With respect to storage, the volume of material would require a large floor space since stacking could not generally be permitted. There is no space in City works yards or buildings to accomodate the material. The Guild has investigated a number of potential locations, including Marathon property on the north side of False Creek, a Federal building on Main Street, a building in Gastown and various other possibilities. They have had no success (up to the time of preparation of this report) in locating a suitable free or low-cost storage facility. Their investigations have confirmed our estimate that the cost of renting adequate commercial storage space would be about $1,000/month. Working space would cost another $1,000/month. If commercial space was used, an inventory would have to be completed at considerable cost (approximately $1,000 or more) in order to establish ownership, identity, and appraised value, and access to the materials would not be permitted during the storage period.

Continued . . . .

SUMMARY

Although it is difficult to ascertain exactly which items are to be moved and which are to be left because of the number of people involved and the related problems of communication--for example, four different people (Georganna Malloff, Anna Lutsky, Lisa Spetrini, and Julian Bowron) have provided information--it is clear that a substantial amount of sculpture work and related materials would have to be moved. Based on the information provided by the above, about $25,000 would be required to move all of the material and over 5,000 sq. ft. of storage space would be required, which would cost a further $1,000/month. If working space were to be provided, rental costs would be about $2,000/month. This does not include the costs of removing the material eventually from storage and assumes that the artists would crate their own material, which they may not be able to do in the time available.

The above costs could be reduced by:

a. requiring that the Guild and its members totally relieve the City and the movers of any liability for damages or losses;

b. requiring the Guild to reduce its list of items to be moved.

The above steps could possibly reduce the cost of the move to about $10,000, depending on how severely the present list is reduced. The cost of storage and working space might be reduced to $1,500/month.

If Council decides to move and store the sculpture works and related materials, the Director of Finance advises that the source of funds would have to be the Contingency Reserve.

The City Engineer submits the foregoing to Council for INFORMATION."

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 533 & 534

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:35 P.M.

PRESENT: Alderman Bellamy
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: E. Bowie

The Chairman and the Vice-Chairman not being present, the Clerk called the meeting to order and asked that a member be chosen to act as Chairman: Alderman Bellamy was chosen and assumed the Chair.

RECOMMENDATION

1. Prenatal Services

The Committee had before it for consideration a Manager's report dated November 6, 1978 (copy circulated) in which the Medical Health Officer reports in detail on the Vancouver Perinatal Project jointly funded by the City and the Provincial Government, as per Council's direction on October 17, 1978. A full summary of the project is on file in the City Clerk's office.

The purpose of this project was to demonstrate the feasibility of carrying out intensive health improvement of pregnant women aimed at reducing the number of infants weighing less than 2,500 grams (5½ lbs.). The project results revealed consistent, positive direction in infant health indicators.

Vancouver is currently negotiating a health service cost-sharing formula with the Minister of Health. The best future solution is to have such a service standard applicable to the whole of British Columbia and a more favourable (to Vancouver) cost-sharing to sustain that part of the program operative in Vancouver.

The Medical Health Officer recommends interim staffing to March 31st, 1979 and lists the costs involved as follows:

Parents Choice
December 1, 1978 - March 31, 1979 = $23,861.00

Healthiest Babies Possible
January 1, 1979 - March 31, 1979 = $24,023.00

These amounts would be on a 50% cost-sharing basis with the Provincial Government.

Continued . . . . .

Clause No. 1 Continued

The City Manager points out that assuming 50% Provincial-sharing, this proposal will cost the City an additional $24,000 to the end of March 1979 to continue the present program until longer term cost-sharing is negotiated. He also states that this would be the third extension of the project awaiting Provincial cost-sharing negotiations.

The City Manager expresses concern regarding the potential high cost of these programs, the lack of firm statistical evidence for the impact of the programs, further program development and the approval of any change in staffing at this time. The Council has two options:

a) Allow the programs to lapse, pending conclusion of negotiations with the Province, and develop appropriate new programs, jointly with the Province, in keeping with negotiated cost-sharing.

b) Approve the extension requested by the Medical Health Officer, in order to retain the employees presently employed in the program. The Comptroller of Budgets and Research advises that, if Council approves this proposal, there will be increased costs of $4,450.00 and $43,434.00 for 1978 and 1979, respectively. A request has been made to the Provincial Government for the continuation of the 50% cost-sharing on this program so that the cost to the City would be reduced to $2,225.00 and $21,717.00 in 1978 and 1979, respectively. The source of funding for the 1978 costs would be Contingency Reserve, while the 1979 costs would be borne by the 1979 operating budget.

The Medical Health Officer and representatives of the staff of the project were present for discussion of this matter.

The Medical Health Officer stressed the importance of continuing this project by retaining the staff and services already developed. This will help to close the gap between the service available and public demand and will assist the department to plan for improved service.

The Committee discussed various points brought out in the report, agreeing that the project had shown favourable results.

Following further discussion regarding the Provincial cost-sharing on this project, the Committee

RECOMMENDED

THAT the recommendations of the Medical Health Officer for interim staffing of Parents Choice and Healthiest Babies Possible be approved to March 31, 1979 at total increased costs of $4,450.00 and $43,434.00 for 1978 and 1979, respectively. If 50% cost-sharing is obtained from the Provincial Government, the cost to the City would be reduced to $2,225.00 and $21,717.00 in 1978 and 1979, respectively. Source of funding for the 1978 costs to be allocated from Contingency Reserve and the costs to March 31, 1979 to be borne by the 1979 operating budget.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 534

DISTRIBUTED MONDAY

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 7, 1978

A Special Meeting of the Council of the City of Vancouver was held on Thursday, December 7, 1978, in the No. 1 Committee Room, at approximately 7:40 p.m.

PRESENT: Mayor Volrich
Aldermen Ford, Gibson, Harcourt, Kennedy, and Marzari

ABSENT: Aldermen Bellamy, Brown, Gerard, Puil, and Rankin

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the
Initiative and by Petition

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessment or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement and Curbs (Arterial Streets),
Pavement and Curbs (Higher Zoned Streets),
Pavement and Curbs (Kitsilano Point),
on the Initiative - Schedule #452

AND

Pavement and Curbs (Local Residential),
Lane Pavement (Local Residential),
Speed Deterrent Bumps (in lanes),
P.C. Concrete Sidewalks, Lane Lighting
by Petition - Schedule #453

The Court noted Schedules #452 and #453 as submitted by the Collector of Taxes listing 14 local improvement projects on the initiative at various locations and 82 local improvement projects by petition at various locations.

The Court also noted a request submitted by the Collector of Taxes to adjust the measurements and costs on Project 3 in Schedule #452.

** MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the request submitted by the Collector of Taxes to adjust the measurements and costs on Project 3 in Schedule #452, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
SECONDED by Ald. Gibson,
THAT Schedules #452 and #453, as submitted by the Collector of Taxes and amended by this Court, be approved.

- CARRIED UNANIMOUSLY

** (Details of the adjustment are on file in the City Clerk's Office.)

Cont'd . . .

Court of Revision (Cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking against the projects listed:

	Schedule & Project No.	Comments
Mr. Byrne	452/66	Represented 14 neighbours opposed to the lane paving.
Mr. Sherley	452/66	Noted this local improvement could prove dangerous to children using the lane. It was pointed out that only nine persons were still in favour of this lane paving.
Mr. Kremer	452/66	Contended he did not use the lane, and should not have to pay taxes on this improvement.
Mr. Richard Leslie	452/2	Stated 15 out of 24 owners objected to this local improvement, because of noise, etc. Mr. Rudberg, Traffic Engineer, pointed out that this project was put forward on Special Grounds as three projects were all connected with 4th Avenue. A safety problem existed and several curves existed in this roadway. Flexibility for the future included two-way traffic movement with parking lanes on both sides. Trimble to Sasamat only section not improved from UBC to Granville.
Mr. G. Fee	452/2	Opposed project and agreed with points raised by Mr. Leslie.
Mr. Hill	452/2	Noted street could not be widened any further without removing his house. Only one person in block had signed petition.

Cont'd . . .

Local Improvement Subsequent Procedure (Cont'd)

Mrs. M. McCoy	452/2	Spoke in opposition to the project.
Mr. P. Fee	452/2	Questioned the widening of the roadway. Alderman Marzari questioned the City Engineer on why the City could not just pave the street and not add curbs and gutters. Mr. West, Engineering Department, stated it would help drainage and improve appearance.
Mr. B. Nattress	452/3	Stated he was concerned about safety problems and increased noise, and asked for protective barriers.
Ms. Gail Percell	452/3	Spoke against project and noted lanes were not needed for parking.
Mr. Chu	452/1	Noted on completion of local improvement, roadway would be nine feet from his house. Mr.Rudberg, Assistant City Engineer, stated property negotiations had been carried on with Mr. Chu and $7,000 had been agreed to for compensation to him. Mr. Chu questioned whether a fence and retaining wall were still to be built. He was assured that this would be done.
Mr. Heidrich	452/1	Objected to cars that would park in front of his house if local improvement was completed
Mr. Nathan Davidowicz	452/1&2 and all lane paving	Spoke in opposition to these projects noting that bottlenecks in traffic would occur. He also made general statements on the traffic situation in the area.

Council noted a letter dated December 7, 1978, re Schedule #452/1 from the Kensington Citizens Neighbourhood Improvement Program Planning Committee, questioning the priority of putting a left turn bay at Nanaimo and Kingsway before considering the intersection at Kingsway and Knight.

Council also noted a telegram re Schedule #453/56 from Mr. Lankester, concerning pavement on lane south of 20th Avenue from MacDonald Street to the lane west of Trafalger Street.

Mr. Lankester was in favour of the project providing the City Engineers give written assurance that the paving will not further impede the drainage which is already rotten on his property and his neighbours'.

Cont'd . . .

Local Improvement Subsequent Procedure (Cont'd)

Council noted a report of the City Manager dated November 23, 1978, in which the City Engineer reported as follows:

"GENERAL

Projects on the 'Initiative Principle' and 'By Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on December 7, 1978.

The projects are identified as follows:

Court of Revision	Schedule	Type
Initiative 452	1,4	Pavement and Curb, Arterial Streets
	5-9	Pavement and Curbs, Higher Zoned Streets
	10-14	Pavement and Curbs, Kitsilano Point
Petition 453	1-22	Pavement and Curbs, Local Residential
	23-73	Lane Pavement, Local Residential
	74-78	Speed Deterrent Bumps (in lanes)
	79-81	P.C. Concrete Sidewalks
	82	Lane Lighting

DEFEATED PROJECTS

The following projects on the 'Initiative Principle' have been defeated:

Schedule	Item	Type
452	2,3	Pavement and Curb, Arterial Streets 4th Avenue Diversion - 4th Avenue to Trimble Street 4th Avenue - Trimble Street to Sasamat Street

SPECIAL ITEMS

Schedule 453, Items 5 and 6 -

These two projects are eligible for a contribution under the Mt. Pleasant Neighbourhood Improvement Program as approved by Council on February 18, 1977.

Cost sharing of the recommended $5 398 N.I.P. expenditure will conform to the standard N.I.P. utilities formula as follows:

Federal	25%	$1 349.50
Provincial	12.5%	674.75
City	62.5%	3 373.75
		+ $5 398.00

C.M.H.C. has concurred with this allotment.

Schedule 452, Items 1 and 4 -

On September 26, 1978, Council authorized allocating funds to give a 25% reduction to residential properties on arterial streets; residential property owners on Nanaimo Street from 29th to 34th Avenues and on 4th Avenue from Highbury Street to 400 feet East of Discovery Street, qualify for this reduction.

CAPITAL FUNDS

The City's share of the recommended projects for pavement and curbs, P.C. Concrete sidewalks and lane pavement - category A is available from funds already approved and/or provided in the current Five Year Plan. The City's share of lane pavements - category B and speed bumps will be subject to the approval of $46 000 of supplementary capital by the 1979 Council.

Cont'd . . .

Local Improvement Subsequent Procedure (Cont'd)

RECOMMENDATION

I RECOMMEND, subject to the proceedings of the Court of Revision, and subsequent approval of Council, that:

(a) the 'Initiative' projects in Schedule 452, except the defeated items 2 and 3 be undertaken and that the City's share of the cost ($1 343 231) be approved in advance from the 1979 Basic Capital Budget. (The City's share for Chestnut Street and Kitsilano Point ($153 315) will come from already approved capital account #148/7960 ... $71 546 and #148/7925 ... $81 769 respectively).

(b) the Petition projects in Schedule 453 for pavement and curb and P.C. Concrete sidewalk be undertaken and the City's share of the cost ($324 618) be approved in advance from the 1979 Basic Capital Budget.

(c) the Petition projects in Schedule 453 - category A be undertaken and that $45 010 of the City's share be approved in advance from the 1979 Basic Capital Budget (the balance of funds ($200 000) is available in #148/7944 - lane paving unappropriated).

(d) the Petition projects in Schedule 453 - Category B be undertaken subject to approval of $46 000 for the City's share and that this Council recommend that the 1979 Council approve this amount of Supplementary funds early in 1979.

(e) $5 398 be appropriated from Mount Pleasant N.I.P. funds - Services and Utilities (896/9217) for the N.I.P. projects (Schedule 453 - Items 5 & 6).

(f) Nanaimo Street from 29th Avenue to 34th Avenue and 4th Avenue from Highbury Street to 400 feet east of Discovery Street be designated as 'thoroughfares' for the purposes of Part 1 of the Local Improvement By-law and that $6 995 for the 25% reduction to the property owners' share be allocated from the balance of Provincial Revenue Sharing 148/8251."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT Project #66 of Schedule 453 for lane paving 51st Avenue from Ontario Street to Quebec Street not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gibson,
SECONDED by Ald. Harcourt,
THAT Project #2 of Schedule 452 for pavement and curbs from Trimble Street to Sasamat Street not be proceeded with.

- CARRIED

(Alderman Kennedy opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Gibson,
THAT Project #3 of Schedule 452 for pavement and curbs from 4th Avenue to Trimble Street not be proceeded with.

- CARRIED

(Alderman Kennedy opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,

THAT the City Engineer meet with residents affected by the 4th Avenue improvements to discuss the relocation of a particular pole and the construction of a cement barrier on the diversion from 4th Avenue to Trimble Street.

FURTHER THAT the City Engineer examine the possibility of the paving proceeding without curbs etc. All of the foregoing to be reported to the Standing Committee on Transportation.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure (Cont'd)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT Project #1 of Schedule 452 for pavement and curbs from 29th Avenue to 34th Avenue not be proceeded with.

FURTHER THAT a report be submitted by the City Engineer on future plans for Nanaimo Street, Knight Road, Kingsway area.

- CARRIED

(Alderman Kennedy opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the balance of the recommendations of the City Engineer as contained in the City Manager's Report dated November 23, 1978, be approved, taking into account the foregoing resolutions.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 9:30 p.m.

* * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of December 7, 1978, adopted on December 12, 1978.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend John Opmeer, of Hope Reform Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber, of students from the Employment Orientation for Women Class at King Edward Campus, under the director of their instructor, Ms. Joan Burnett.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT the Minutes of the Regular Council Meeting of November 28, 1978, (with the exception of the 'In Camera' portion) and the Minutes of the Special Council (Court of Revision) of December 7, 1978, be adopted.

- CARRIED UNANIMOUSLY

At this point in the proceedings Regular Council recessed and reconvened at 2:40 p.m. following a Court of Revision and Special Council (Public Hearing).

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Bellamy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Rezoning Application - S/E Corner 16th and Burrard

Council on November 28, 1978, approved a request from Mr. G. Elmitt to address it on his rezoning application - S/E Corner 16th and Burrard.

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Rezoning Application -
S/E Corner 16th and Burrard (Cont'd)

In a memo dated December 7, 1978, the City Clerk advised that Mr. Elmitt is still out of the country and the architect is requesting that this matter be deferred to a Regular Council meeting in January.

MOVED by Ald. Harcourt
THAT the request for deferral of this matter to a Regular Council meeting in January be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Rentex

Council noted a letter dated November 28, 1978, from the principals of Rentex requesting an opportunity to address Council on the report of the Standing Committee cn Community Services dated November 2, 1978, on proposed amendments to By-law No. 4790.

MOVED by Ald. Bellamy
THAT the delegation request be approved and arrangements be made for Messrs. R.J. Carstairs and C. Haight of Rentex to appear before Council in January.

- CARRIED UNANIMOUSLY

2. Sale of Property -
10th Avenue and Discovery Street

Mrs. D. Gillis, Chairman, Building and Planning Committee, West Point Grey Community Association, in a letter dated December 7, 1978, referred to the fact that the property at the N/W corner of 10th Avenue and Discovery will be placed on the market in the near future.

The Association requested that the City refer the purchase of this property for a community gymnasium for the West Point Grey area to the Property Endowment Fund Board for its consideration.

MOVED by Ald. Puil
THAT the communication from the West Point Grey Community Association be received and no further action be taken.

- CARRIED

(Aldermen Brown and Harcourt opposed.)

3. Highland Restaurant -
Operation

Council noted a letter from Mr. A.K. Thompson, Lawyer for Tops 24 Restaurant, commenting on the fact that the adjacent Highland Restaurant does not provide sufficient parking spaces for its customers who, therefore, use the Tops 24 Restaurant parking.

Mr. Thompson claimed that the Highland Restaurant is operating in contravention of its City of Vancouver Development Permit. It was also noted that this Development Permit contravention is currently before the Courts.

Mr. Thompson had requested an opportunity to address Council this day on this matter. Also before Council was a letter dated

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Highland Restaurant - Operation (Cont'd)

December 11, 1978, from the Solicitor for the Highland Restaurant in which he stated that because of short notice he was unable to appear before Council this day and requested that Council not approve Mr. Thompson's request to be heard at today's meeting.

Mr. Thompson addressed Council and advised that he had no objection to this matter being deferred to a meeting in January, 1979.

MOVED by Ald. Bellamy
THAT consideration of this matter be deferred to a meeting of Council early in January, 1979, at which time representatives of both the Highland Restaurant and Tops 24 Restaurant be given an opportunity of addressing Council.

- CARRIED UNANIMOUSLY

4. Rezoning of 5660 Yew Street

Council noted the following letter from Mr. R.A.W. Elliott with respect to his rezoning application relating to 5660 Yew Street:

"As a condition of rezoning we have agreed to dedicate the east four feet of the above lot to the City for lane purposes.

In that regard we understand that the dedication has not yet been registered.

Since we wish to have the by law enacted at your meeting of December 12, 1978 we request that there be an amendment to the by law. Such amendment would be to the effect that the rezoning be approved subject to the registration of the dedication. We would have no objection to the Director of Planning not issuing the Development Permit until the registration is completed.

We would appreciate your assistance on this matter."

Mr. R. Scobie of the Planning Department spoke to this letter and recommended that Condition 3 of the Council's former motion and reading in part as follows:

"The east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

be amended to read:

"That prior to the issuance of a development permit the east four feet of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526 is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office."

MOVED by Ald. Harcourt
THAT the amendment to Condition 3 of the former motion recommended by the Director of Planning and quoted above, be approved and the former motion be amended accordingly.

- CARRIED UNANIMOUSLY

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Assignment of Strata Lot Leases
- False Creek Ground Leases

Council had for consideration the following memo dated December 12, 1978, from the Director of Legal Services:

"In the past this department has been requesting Council from time to time to authorize the Director of Legal Services to execute assignments of the strata lot leases created by the conversion of ground leases under the Strata Titles Act.

The City entered into two ground leases with Frank Stanzl Construction, both dated as of July 1, 1976, in respect of Air Space Parcels 1 and 3 of Lot 39, False Creek, Air Space Plan 4 respectively. Both leases were recently converted into strata lot leases and inadvertently we failed to make the usual request to authorize the Director of Legal Services to execute the assignments thereof.

It is urgent that Council ratify the actions of the Director of Legal Services in executing two assignments on December 6, 1978 (1) an assignment made between the said company and J.S.Ikeda in respect of Strata Lot 9, False Creek, Leasehold Strata Plan Vr551, and (2) an assignment made between the said company and B.H.Ott in respect of Strata Lot 26, False Creek, Leasehold Strata Plan Vr551, and adopt the following resolution:

'THAT effective December 6, 1978 the Director of Legal Services, or in his absence, an Assistant Director, be authorized to sign on behalf of the City the assignments of the leasehold interests in the strata lots made pursuant to the said ground leases and affix the seal of the City thereto.'"

MOVED by Ald. Harcourt

THAT effective December 6, 1978 the Director of Legal Services, or in his absence, an Assistant Director, be authorized to sign on behalf of the City the assignments of the leasehold interests in the strata lots made pursuant to the said ground leases and affix the seal of the City thereto:

FURTHER THAT Council ratify the actions of the Director of Legal Services in executing the two assignments mentioned above.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
DECEMBER 8, 1978

Works and Utility Matters
(December 8, 1978)

The Council considered this report which contains five clauses, identified as follows:

Cl. 1. Tender 58-78-6 - Supply and Delivery of Mineral Aggregate
Cl. 2. Local Improvement - Correction of Property Owners' Share (Underground Wiring on Hastings and Burrard)
Cl. 3. Storm Drainage from University Endowment Lands to City Sewers.
Cl. 4. Cancellation of Local Improvement Charges re Lane Lighting (Lane North of Hastings, from Howe to 136 Feet West)
Cl. 5. Chinatown Streetscape Improvement Project.

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved and Clause 5 be received for information.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(December 8, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Transfer of Metropolitan Board of Health Staff to Home Care Program, City of Vancouver.
Cl. 2. Keeping of Chickens, 2406 West 1st Avenue

Clause 1

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Bellamy,
THAT consideration of this Clause be deferred pending a report from the Medical Health Officer at the 'In Camera' meeting later this day.

- CARRIED UNANIMOUSLY

For Council action see page 20.

CITY MANAGER'S REPORTS (cont'd)

Building and Planning Matters
(December 8, 1978)

The Council considered this report which contains ten clauses, identified as follows:

Cl. 1. Grandview-Woodland N.I.P. - Victoria Park Improvements.
Cl. 2. Rezoning Application: 6905 Victoria Drive
Cl. 3. Downtown Eastside N.I.P. Appropriation: Projects to Encourage Employment.
Cl. 4. Mount Pleasant N.I.P. - Litter Containers
Cl. 5. Grandview-Woodland N.I.P. - Garden Park Improvements.
Cl. 6. Grandview-Woodland N.I.P. - St. Francis School Gymnasium Proposal
Cl. 7. Champlain Heights Enclave 14: Subdivision and Terms of Lease
Cl. 8. Champlain Heights - Enclave 15: Conditions and Standards of Development.
Cl. 9. Champlain Heights Enclave 15: Lease Adjustment
Cl.10. Champlain Heights - Phase II: Specific Conditions of Development.

Clauses 1, 3, 4, 5, 6,
8, 9 and 10

MOVED by Ald. Gibson,
THAT the recommendations of the City Manager contained in Clauses 1, 3, 4, 5, 6, 8, 9 and 10 be approved.

- CARRIED UNANIMOUSLY

Rezoning Application - 6905 Victoria
Drive (Clause 2)

It was agreed to defer consideration of this Clause pending the hearing of a delegation from Mr. Cigic later this day.

(For Council action see page 13.)

Champlain Heights - Enclave 14
Subdivision & Terms of Lease (Clause 7)

The Champlain Heights Project Manager advised Council that the main issue was whether or not the lease of this property to the Royal Arch Masons Society should contain a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of termination of the lease.

Mr. Harold Johnson, Secretary, The Society of Royal Arch Masons, addressed Council and stated his organization considered it reasonable to have the lease agreement contain a renewal clause or have right of first refusal as part of the lease terms.

The Director of Finance stated his objection to this course of action was that it would add another complexity to the lease and would not give any real advantage to the Royal Arch Masons. In his opinion, Council should have the complete unfettered ability to take whatever action is desirable on expiration of a lease.

MOVED by Ald. Harcourt,
THAT the request of the Society of Royal Arch Masons that the lease of part of Enclave 14 in Champlain Heights by the City of Vancouver to the Society contain a renewal clause or a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of expiration of the lease, be not approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(December 8, 1978) (cont'd)

Champlain Heights - Enclave 14 Subdivision
& Terms of Lease (Clause 7) (cont'd)

MOVED by Ald. Harcourt,
THAT

(a) Council grant authority to sub-divide Enclave 14, (Lot 19, Parcel A, District Lot 335, Group 1, New Westminster District Plan 14593) into two portions:

(i) the northern portion to be approximately 1.59 acres

(ii) the southern portion to be approximately 2 acres.

(b) Council offer to lease the southern portion of Enclave 14 to the Society of Royal Arch Masons, for the term set out in Appendix A of this report and the rent to be $325,000 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Society of Royal Arch Masons signing the lease as presented by the Director of Legal Services.

- CARRIED UNANIMOUSLY

(Appendix A referred to on file
in the City Clerk's Office)

MOVED by Ald. Ford,
THAT the City request the Provincial Ministry of Health to cover the cost of the 35% write-down on this land as the facility proposed for the site is a Provincial responsibility.

- LOST

(Aldermen Bellamy, Brown, Gerard, Gibson, Harcourt, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Gibson
THAT the City initiate policy discussions with the Provincial Government on -

(a) write-down of land costs on authorized community care facilities;

(b) property tax exemption on community care facilities.

- CARRIED UNANIMOUSLY

During consideration of the above item, the Mayor referred to the fact that Alderman Bellamy is a member of the Royal Arch Masons; however the Mayor indicated he did not consider this to be a conflict of interest.

Licenses & Claims Matters
(December 8, 1978

Licensing Lotteries and
Bingo (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(December 8, 1978)

Free Downtown Bus Service
(Clause 1)

MOVED by Ald. Kennedy,
THAT Council continue funding the FreeBus operation from January 1, 1979, to April 1, 1979. City staff initiate discussions with the UTA and GVRD to take over the service on April 1, 1979, on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979, will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1, to April 1, 1979.

- CARRIED UNANIMOUSLY

Finance Matters
(December 8, 1978)

The Council considered this report, which contains eleven clauses, identified as follows:

Cl. 1. Auto Allowances
Cl. 2. Taxes - City Facilities at 7th Avenue and Laurel
Cl. 3. Printing Branch Replacement Equipment
Cl. 4. Britannia Operating Agreement
Cl. 5. Investment Matters (Various Funds) August 1978
Cl. 6. Investment Matters (Various Funds) September 1978
Cl. 7. Investment Matters (Various Funds) October 1978
Cl. 8. 1979 Street Decorations
Cl. 9. Analysis of 1978 Property Tax Roll for Single-Family Residences
Cl.10. Construction Cost Overruns
Cl.11. Police Compound Attendants.

Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9

MOVED by Ald. Brown,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7 and 8 be approved and Clause 9 be received for information.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(December 8, 1978) (cont'd)

Construction Cost Overruns
(Clause 10)

The City Architect answered questions from Council on the recommendations contained in this clause and the reasons for same.

MOVED by Ald. Gibson,
THAT recommendations A, B, C and D of the Director of Civic Buildings contained in this Clause be approved after amending recommendation D to read as follows:

"D. That all Departments, Boards, Committees or other such organizations that have the responsibility for projects for which the City has committed funds shall report to Council as soon as possible when there are indications that the project is likely to exceed the set budget by 5%."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

Police Compound Attendants
(Clause 11)

Deputy Chief Constable Stewart put forward reasons why the Chief Constable and City Engineer were recommending as follows:

"A. Three temporary Compound Attendant positions be transformed into permanent positions.

B. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police vehicle fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.

C. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

The increase in yearly cost of the above recommendations is:

3.5 x yearly salaries, Pay Grade 10	-	$37,000
Plus 12.5% fringe benefits	-	4,625
Total yearly cost	-	$41,625 "

MOVED by Ald. Gibson,
THAT the present method of surveillance of the Police fleet equipment be continued pending a review of this matter by the 1979 Finance Committee within six months.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Personnel Matters
(December 8, 1978)

The Council considered this report, which contains two clauses, identified as follows:

Cl. 1. "Decision Dynamics/79" Seminar
Cl. 2. Janitorial Staff for the East Wing, City Hall

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(December 8, 1978)

The Council considered this report, which contains thirteen clauses, identified as follows:

Cl. 1. Taylor Street - Lease Agreement
Cl. 2. Extension of Lease - Mount Pleasant N.I.P. Site Office - 670 East Broadway.
Cl. 3. Sale of Industrially-zoned Property - Intersection of Malkin and Atlantic Streets
Cl. 4. Request by Uptown Kiwanis Senior Citizens Housing Society for an easement over Lot 35, False Creek.
Cl. 5. Lease of Coffee Shop at Britannia Community Services Centre
Cl. 6. Rental Review - Parking Lot - 1500 West 3rd Avenue
Cl. 7. Rent Review - Lot 25, Block 105, D.L.541 - 1200 Block Homer Street
Cl. 8. Rental Review - 2131 Burrard Street - Daycor West Accessories Ltd.
Cl. 9. Exchange of City-Owned Lot for Privately-Owned Lot on Boundary Road, South of 29th Avenue.
Cl.10. Chinese Cultural Centre - Land Lease Agreement
Cl.11. Manhattan Apartments - 784 Thurlow Street
Cl.12. Demolition of 615 and 635 Burrard Street and Commencement of Park Construction
Cl.13. Purchase of Properties at 29th Avenue and Nanaimo Street for Road Widening Purposes

Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 10

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

cont'd....

CITY MANAGER'S REPORTS (cont'd)

Property Matters
(December 8, 1978) (cont'd)

Manhattan Apartments - 784 Thurlow Street (Clause 11)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Demolition of 615 and 635 Burrard Street and Commencement of Park Construction (Clause 12)

MOVED by Ald. Ford,
THAT the building situated at 635 Burrard Street be retained to permit the City to recover a portion of the cost of this site through rental of the premises.

- LOST

(Aldermen Bellamy, Gerard, Gibson, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED

(Aldermen Brown, Ford, Harcourt and Marzari opposed)

Purchase of Properties at 29th Avenue & Nanaimo Street for Road Widening Purposes (Clause 13)

Council noted that a report of the Standing Committee on Transportation dated November 23, 1978, also refers to this matter and it was agreed to defer consideration of this clause of the Manager's report to later in the meeting when Report XIII is before Council.

(See page 19 for Council action.)

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CIVIC RECOGNITION

At this point in the proceedings, Council recognized the following long service employees who have retired in 1978, and the Mayor presented each one with a signed certificate acknowleging their services:

Torgney E. Alsterlund	Harry Cooper
John W. Andrews	Donald A. Harris
Charles D. Collins	Hugh John Fuller
Stanley Geib	Douglas H. Little
Terence Hannigan	William Martin
Norman Holland	Thomas Milsted
Harold W. Irlam	Edmund A. Novak
William J. Brown	Elmer J. Pecor
O. Robert Chamberlain	Elsie White

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The Council recessed at approximately 4:15 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 4:45 p.m. in the Council Chamber.

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DELEGATIONS

1. Kensington Community Centre -
Funding for Additional Racquetball Courts

Council on November 21, 1978, agreed to hear representations from the Kensington Citizens N.I.P. Planning Committee on additional racquetball courts for the new Kensington Community Centre when the relative Manager's Report was before it.

Before Council for consideration was a City Manager Report dated December 4, 1978, in which the City Manager submitted for consideration the following issues:

A) Whether or not to build the additional two courts.

The total project is already much over budget. However, this particular expenditure generates sufficient revenues to repay its cost in the long run.

B) If it is to proceed, how should it be financed?

Appropriate sources are NIP reallocation or 1979 Supplemental Capital (Parks Board portion), but opposition has been expressed to both sources.

C) If it is to be built, when should it proceed?

The choices are:

a) as soon as possible, so that it can be added to the present contract;

b) when the present contractor has left the site, so that it can be tendered separately;

c) after some years' experience with the use of the two courts now provided.

Mr. W. Strong, President of the Kensington Community Centre Association addressed Council and circulated a letter his Association had sent to the Area Planner stating that because of excessive costs that would now be encountered the Association does not wish to make any further requests for additional handball courts.

Mr. Strong stated that should the proposed two racquetball courts generate the revenue anticipated it may be possible in the future to consider two additional courts.

MOVED by Ald. Puil
THAT Council not approve the provision of two additional racquetball courts in the new Kensington Community Centre.

- CARRIED UNANIMOUSLY

DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(December 8, 1978) (Cont'd)

Rezoning Application: 6905 Victoria Drive
(Clause 2)

In a Manager's Report dated December 8, 1978, the Director of Planning reported on a rezoning application from Mr. Frank Cigic requesting the property at 6905 Victoria Drive be rezoned from RT-2 to C-2 for the purpose of:

'a commercial building and three suites (2 one-bedroom and 1 two-bedroom).'

Cont'd . . .

DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(December 8, 1978) (Cont'd)

Rezoning Application: 6905 Victoria Drive
(Clause 2) (Cont'd)

In this report the Director of Planning recommended that this application be not approved and the City Manager recommended that the Director of Planning's recommendation be approved.

Mr. Cigic addressed Council and said that he had for many years been a self-employed fisherman. However, due to his health he is forced to consider other means of employment and therefore proposed to develop this property as a self-run fish market or delicatessen with residential accommodation above the store. He requested that Council approve his application.

MOVED by Ald. Puil
THAT the recommendation of the Director of Planning be approved and therefore this rezoning application be not approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

B. Monetary & Non-Monetary Compensation for Heritage Designation

Mrs. J. Fleming, Chairman of the Heritage Advisory Committee, addressed Council on this matter and stated that the Committee has worked on methods of compensation for heritage designation for over 2½ years and would request that Council approve the recommendation of the City Manager contained in his report dated October 3, 1978.

MOVED by Ald. Puil,
THAT consideration of the City Manager's report dated October 3, 1978, be referred to the 1979 Council.

- CARRIED

(Aldermen Brown, Ford, Gibson and Marzari opposed)

C. Disposition of City Land - 22nd Avenue and Renfrew

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager contained in his report dated December 1, 1978, be approved.

- CARRIED UNANIMOUSLY

D. Leisure Services Planning for the Disabled in Vancouver City

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in his report dated December 5, 1978, be approved.

- CARRIED

(Alderman Puil opposed)

CITY MANAGER'S REPORTS (cont'd)

E. 1978 Park Board Budget Reallocations

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager contained in his report dated December 7, 1978, be approved.

- CARRIED UNANIMOUSLY

F. False Creek Phase 2, Area 6 - Ground Lease Lot 46

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report dated December 11, 1978, be approved.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Alderman Gibson requested that Council reconsider its decision made at the Public Hearing earlier this day with respect to the rezoning application for 3655 West 10th Avenue.

He stated that he had become aware of additional information relative to the number of notices sent and the small number of objections received.

MOVED by Ald. Harcourt,
THAT the rezoning application for 3655 West 10th Avenue be reconsidered.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

MOVED by Ald. Gibson,
THAT the rezoning application for 3655 West 10th Avenue be approved subject to the *conditions set out by the Director of Planning and before Council earlier this day, and Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law, be amended;

FURTHER THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-laws.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

(* On File in City Clerk's Office)

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STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services (November 23, 1978)

The Council considered this report which contains six clauses, identified as follows:

Cl. 1: Sale of Surplus City Furniture and Equipment - Connection
Cl. 2: Ferrera Court Apartments, 504 East Hastings Street
Cl. 3: Hildon Hotel, 50 West Cordova Street
Cl. 4: Restoration of Utility Services in Multiple Dwellings
Cl. 5: Extension of "Pub" Hours - Blue Boy Motor Hotel, 725 S.E. Marine Drive
Cl. 6: Mac's Milk Store, 1055 Denman Street

Clauses 1, 2, 3, 4, 5 and 6

MOVED by Ald. Bellamy,
THAT Clauses 1 and 2 be received for information and the recommendations of the Committee contained in Clauses 3, 4, 5 and 6 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development (November 23, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Central Area Pedestrian Weather Protection
Cl. 3: Shaughnessy Planning Proposals : Program for Implementation
Cl. 4: View Corridor - North End of Hornby Street

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Transportation (November 23, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Free-Bus Study
Cl. 2: Champlain Heights Transit Service

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

IV. Report of Standing Committee on Finance & Administration, November 23, 1978

Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1978 (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Community Services (November 30, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Request for Land - Vancouver Neurological Centre
Cl. 2: Lodging House at 634 East Georgia Street
Cl. 3: The Brock House Society
Cl. 4: Rory's Towing Limited

Clauses 1 and 2

MOVED by Ald. Ford,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

The Brock House Society (Clause 3)

MOVED by Ald. Puil,
THAT consideration of this Clause be referred to the 1979 Council.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and the Mayor opposed)

MOVED by Ald. Ford,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

Rory's Towing Limited (Clause 4)

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved;

FURTHER THAT this show cause hearing be held on January 9, 1979.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

VI. Report of Standing Committee on Planning and Development (November 30, 1978)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1: Relocation of Firehall #22 (Marpole)
Cl. 2: Townhouses in RT-2 and RT-2A Areas

Clauses 1 and 2

MOVED by Ald. Gibson,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Finance and Administration (November 30, 1978)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1: New Permanent Full-time Salaried Positions - July 1 to October 31, 1978
Cl. 2: Hodson Manor
Cl. 3: Champlain Heights - Areas E and F, Phase 2 Financing and Budget Report

Clauses 1, 2 and 3

MOVED by Ald. Brown,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee on Finance & Administration, December 7, 1978

Departmental Review - Library Board (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee on Finance & Administration, December 7, 1978

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Concert Box Offices - Cultural Grant
Cl. 2: Stanley Park Seawall Pedestrian Cycle Path
Cl. 3: Park Board Departmental Review

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
December 7, 1978 (cont'd)

Clauses 1 and 3

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 1 was Carried Unanimously and by the Required Majority)

Stanley Park Seawall Pedestrian
Cycle Path (Clause 2)

MOVED by Ald. Kennedy,
THAT consideration of this Clause be deferred for discussion between the 1979 Finance Committee and the Park Board on possible solutions to this matter.

- CARRIED UNANIMOUSLY

X. Report of Standing Committee
on Transportation
(December 7, 1978)

The Council considered this report which contains four clauses, identified as follows:

Cl. 1: Request for Traffic Signal:
West King Edward Avenue and Blenheim Street
Cl. 2: Champlain Heights - Transit Service
Cl. 3: Review of Traffic Conditions: Davie and Bute
Cl. 4: Revenue Sharing Act: Roadway Improvements

Clauses 1, 3 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in Clauses 1, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Clause 2

During consideration of this clause, the City Manager advised that he had just received a letter dated December 12, 1978, from the Burnaby Council advising that it endorsed the proposed temporary extension of the #26 Boundary Road route service as it applies to Burnaby.

Council also noted a request from the Killarney/Champlain Citizens for Action Association to address Council on this matter.

MOVED by Ald. Kennedy,
THAT recommendations A, B, C and D of the Committee contained in this Clause be approved.

(A, C & D Deferred)

MOVED by Ald. Harcourt,
THAT recommendations A, C and D of the Committee be deferred pending the hearing of representations from citizens in the area.

- CARRIED

(Aldermen Gerard, Kennedy and Puil opposed)

Recommendation B of the Committee was then put and CARRIED UNANIMOUSLY.

SPECIAL COMMITTEE REPORTS

XI. Report of Council Committee on the Disabled, December 4, 1978

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Transportation for the Disabled
Cl. 2: Taxi Service for the Disabled

Clause 1

During consideration of this clause, Council noted a letter dated September 19, 1978, from Mrs. Shirley Card noting a cut-back in service of the Easter Seal Society buses due to an increased deficit.

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Ford,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

XII. Report of Council Committee on the Arts, December 6, 1978

Heritage Festival Society Budget (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT consideration of this Clause be deferred to the first meeting of the 1979 Finance Committee.

- LOST

(Aldermen Brown, Ford, Gibson, Harcourt, Marzari and the Mayor opposed)

STANDING COMMITTEE & CITY MANAGER'S REPORTS (cont'd)

Property Matters (December 8, 1978) (cont'd)

Purchase of Properties at 29th Avenue & Nanaimo Street for Road Widening Purposes (Clause 13) (cont'd)

Earlier in the proceedings, Council had agreed to defer consideration of this clause of the Manager's report until the report of the Standing Committee on Transportation was before it.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

STANDING COMMITTEE & CITY MANAGER'S REPORTS (cont'd)

XIII. Report of Standing Committee on Transportation, November 23, 1978

Acquisition of Property - 4725 Nanaimo Street (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

SPECIAL COMMITTEE REPORTS (cont'd)

XIV. Report of the Vancouver Civic Theatres Board, December 8, 1978

Present and Future Role of the Vancouver Civic Theatres Board

MOVED by Ald. Puil,
THAT consideration of this report be referred to the City Manager for report to a future meeting of Council following discussions with the Director of Finance and the Director of Legal Services.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Social Service & Health Matters (December 8, 1978) (cont'd)

Keeping of Chickens - 2406 West 1st Avenue (Clause 2) (cont'd)

Council earlier this day deferred consideration of this clause pending a report from the Medical Health Officer.

MOVED by Ald. Gibson,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Gibson,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The order of the agenda was changed to consider the following formal resolution.

MOTIONS

A. Allocation of Land for Lane Purposes (E4' of Lot 3 of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564 - 5660 Yew Street)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the

East four feet (E4') of Lot 3 of Lot 1 of Lot 6, Block 17, District Lot 526, Plan 3564

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4387 BEING THE HEALTH BY-LAW

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3614 BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Brown
SECONDED by Ald. Ford
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (5660 Yew Street)

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

4. BY-LAW TO AMEND BY-LAW NO. 4810
BEING THE SIGN BY-LAW
(5660 Yew Street)

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Puil
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

5. BY-LAW TO AMEND BY-LAW NO. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW (5670 Yew Street)

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil
SECONDED by Ald. Harcourt
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

BY-LAWS (cont'd)

6. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (5670 Yew Street)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson and Kennedy were excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (3655 West 10th Avenue)

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

8. BY-LAW TO AMEND BY-LAW NO. 4810, BEING THE SIGN BY-LAW (3655 West 10th Avenue

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Brown, Ford, Marzari and the Mayor opposed)

MOTIONS (cont'd)

B. Allocation of Land for Lane Purposes (S3' of Lot 18 of Subdivision 'C', Block 159, D.L. 264A, Plans 1143 & 1771)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the

South 3 feet of Lot 18 of Subdivision 'C', Block 159, District Lot 264A, Plans 1143 and 1771

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (N10' of each of Lots 11, 12, 13 and 14, Block 317, D.L. 526, Plan 590)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes the

North 10 feet of each of Lots 11, 12, 13 and 14, Block 317, District Lot 526, Plan 590

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (S10' of Lot 7, Block 300'A', D.L. 526, Plan 1058)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the

South 10 feet of Lot 7, Block 300'A', District Lot 526, Plan 1058

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

E. Allocation of Land for Lane Purposes (S10' of Lot 9, Block 282, District Lot 526, Plan 1058)

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes the

South 10 feet of Lot 9, Block 282, District Lot 526, Plan 1058

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

1. Senior Citizens' Information Centre at City Hall

MOVED by Ald. Kennedy,
THAT WHEREAS there are approximately 65,000 senior citizens, aged 65 years and over, presently living in the City of Vancouver;

AND WHEREAS the actual numbers of senior citizens as well as their ratio to the population as a whole is expected to increase considerably over the next 25 years;

AND WHEREAS health, housing, recreation and social services, Federal and Provincial pensions and programs, SAFER, GAIN and a host of other services, programs and facilities for senior citizens are provided under a myriad of Governmental and private auspices;

AND WHEREAS senior citizens in Vancouver often encounter difficulties in obtaining full and complete information about such services, program and facilities available to them;

THEREFORE BE IT RESOLVED THAT this Council request the Director of Social Planning to examine the need for and feasibility of locating a Senior Citizens' Information Centre at City Hall through co-operation with existing information services in the City and to report back to City Council.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Election of 1979 G.V.R.D. Directors

referred to the need for the present Vancouver representatives on the Greater Vancouver Regional District to elect directors for 1979.

MOVED by Ald. Marzari,
SECONDED by Ald. Harcourt,
THAT Council authorize its existing members on the Greater Vancouver Regional District Board to actively participate and vote as they choose in the activities of the G.V.R.D. Board on December 13, 1978, including election of new directors to the 1979 Board.

- CARRIED UNANIMOUSLY

Alderman Puil - Glad Tidings Temple 3456 Fraser Street

enquired whether or not it was intended that Council members vote on the proposed extension of the Glad Tidings Temple at the information meeting on December 17, 1978.

The Mayor advised that this is a public information meeting not a Council meeting and therefore no votes will be taken.

The Mayor thanked all members of Council for their services to the City and the citizens of Vancouver during their term of office.

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The Council adjourned at approximately 6:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of December 12,1978, adopted on January 9, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE December 4, 1978

TO: Vancouver City Council

SUBJECT: Kensington Community Centre - Funding for Additional Racquetball Courts

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I BACKGROUND

Construction of the new Kensington Community Centre began in August of this year. The $1.8 million construction budget comes from the Federal Government ($850,000), the Provincial Government ($400,000), the City ($150,000) and Kensington N.I.P. ($400,000). The main components of the new community centre include a recreation size swimming pool, whirlpool, exercise room, crafts and meeting rooms and two racquetball courts.

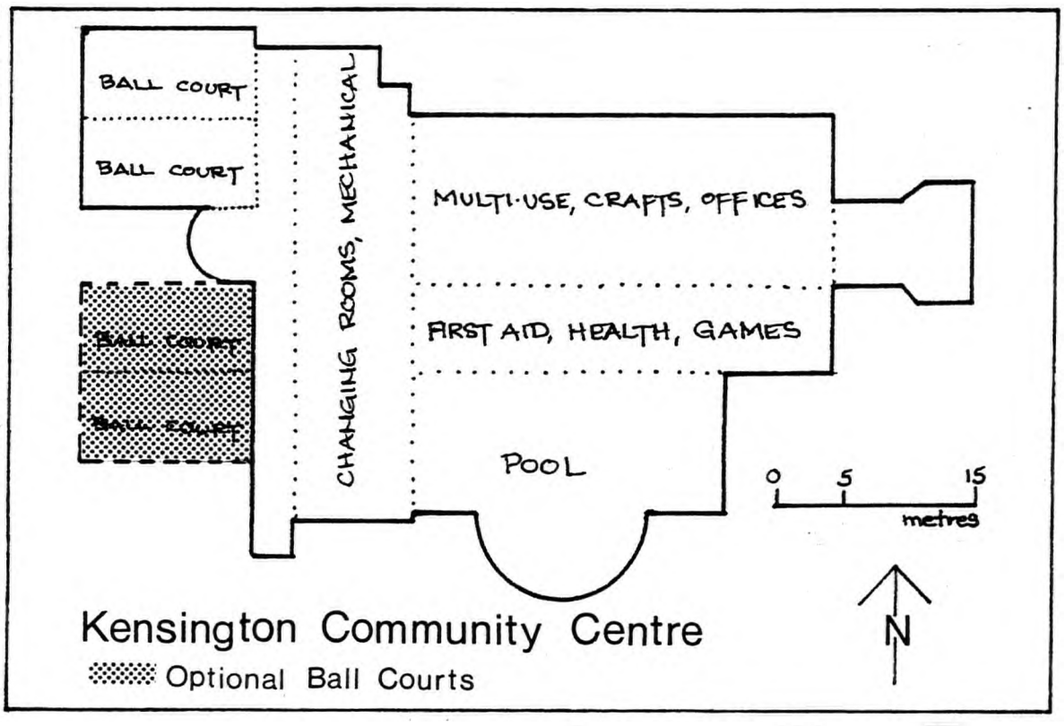

The building was originally designed to include four racquetball courts. The approved Development Permit and Building Permit would permit the construction of the four courts. It was realized that this would not be possible within the original budget. Therefore, when the project was put out to tender in June, only two racquetball courts were called for. However, now that the community centre is under construction, it is appropriate to determine the relative priority for funding the additional racquetball courts, as costs will only continue to increase in the future.

The purpose of this report is to provide City Council with the opportunity of considering the provision of additional racquetball courts for the Kensington Community Centre. This report outlines the main costs associated with the courts and also outlines the position of the main citizen and civic groups: Kensington Citizens' N.I.P. Planning Committee, Kensington Community Centre Association, Park Board and the Director of Planning.

II COSTS

The original tender price for two extra courts, as quoted by the firm that was awarded the contract, was $103,070 (June, 1978). The contractor has provided a revised estimate of $150,558, which was valid until October 31, 1978. The cost for providing the additional courts will increase over time due to inflation and the fact that the construction of courts will be more difficult as time passes. The costs quoted by

the existing contractor may be reduced however, by putting the project out to competitive public tender. It would not be possible to have another contractor on site until such time as the current contract is completed. This is expected in July of next year.

Park Board experience with racquetball courts has shown that the Board currently receives an average of $10,000 revenue per court per year. These revenues from racquetball courts can be considered as offsetting costs of operating a community centre facility. Park Board staff are projecting a net annual operating cost for the new Kensington Community Centre and continued operation of the existing structure at approximately $150,000 with two racquetball courts. This amount could be reduced to approximately $130,000 if four racquetball courts were developed.

III POSSIBLE FUNDING SOURCES

The following indicate the major sources of possible funding for the additional racquetball courts:

1. Kensington Neighbourhood Improvement Program

   Funds have not been set aside in the Kensington N.I.P. Concept Plan for the provision of two additional racquetball courts. Although it is possible to revise the Concept Plan to reflect altered priorities, the Kensington Citizens' N.I.P. Planning Committee does not feel that it can recommend such action at this time, at the expense of other projects (See IV 1.).

2. City Supplementary Capital - 1979

   The funding of the two additional raquetball courts could be included as part of the 1979 Supplementary Capital Budget. The 1978 Council cannot approve the appropriation of funds from the 1979 Supplementary Capital Budget, but, can make a recommendation to the 1979 Council.

3. Park Board Capital - 1979

   The funding of the two additional racquetball courts could be included as part of the Park Board 1979 Capital Budget request.

IV POSITIONS

The following summarizes the position of the main citizen and civic groups involved in this issue:

1. Kensington Citizens' N.I.P. Planning Committee

   The Planning Committee has discussed recommending the use [illegible] N.I.P. funds for the construction of the additional racquetball courts. The Planning Committee has decided <u>not</u> to recommend the use of Kensington N.I.P. funds for this purpose at this time. Some of the comments included:

   - the Concept Plan allocated funds for general improvements to Kensington Park and for high quality furnishings for the new community centre. Already $400,000 has been approved to aid in the construction of the community centre and, with the additional funds budgeted for the park and related facilities, the Planning Committee feels that sufficient N.I.P. funds have been allocated at this time.

   - experience has shown that many of the users of the racquetball courts will be non-Kensington residents and will come from a large drawing area; the intent of N.I.P. being to provide improved facilities for the Kensington residents.

   - given that the revenue from any additional courts would reduce operating costs, while not necessarily providing an increased service to the Kensington community, the Planning Committee felt that either City or Park Board funds should be used.

2. Kensington Community Centre Association

Comments from the Kensington Community Centre Association will be presented to City Council verbally when this report is considered.

3. Park Board

At a Park Board meeting of November 27, 1978, the following resolution was passed:

> THAT the Board advise the Kensington N.I.P. Committee that Park Board funding for two additional racquetball courts at the Kensington Community Centre out of the Board's 1979 capital funds would not be considered and reallocation of Kensington Park N.I.P. improvement funds to build the additional courts would not be appropriate.

4. Director of Planning

The Director of Planning advises that the provision of two additional racquetball courts would be desirable in adding increased facilities to the new community centre. However, he advises that this should not be a high priority for the use of Kensington N.I.P. funds, given that there are many items of greater concern at this time. Given the limited budgets for the Park Board and Supplementary Capital and the fact that two courts are being built, the Director of Planning would advise that civic money should not be used for the additional courts.

The Director of Planning submits the foregoing for the information of City Council when considering the delegations approved for December 12th."

The City Manager submits for CONSIDERATION the following issues:

A) Whether or not to build the additional two courts.

The total project is already much over budget. However, this particular expenditure generates sufficient revenues to repay its cost in the long run.

B) If it is to proceed, how should it be financed?

Appropriate sources are NIP reallocation or 1979 Supplemental Capital (Parks Board portion), but opposition has been expressed to both sources.

C) If it is to be built, when should it proceed?

The choices are:-
1) as soon as possible, so that it can be added to the present contract.
2) when the present contractor has left the site, so that it can be tendered separately.
3) after some years' experience with the use of the two courts now provided.

FOR COUNCIL ACTION SEE PAGE(S) 597

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender 58-78-6 - Supply and Delivery of Mineral Aggregate

Tenders for the above were opened on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

This tender called for bids for the supply and delivery of thirteen types of mineral aggregates. Ten of these items were reported to Council on November 7, 1978. This report deals with the remaining three items which required further evaluation and testing.

In the past, delivery of certain items for which storage space was limited was achieved by combining these materials with other materials being delivered on the appropriate type of barge in order to make a full barge load. A review of the current aggregate plant space allocation in Cambie Yard indicates that it is not feasible to increase substantially the aggregate storage capacity in order to eliminate the necessity of delivering these items on a 'combination' load basis. As a result, the delivery of 'combination' loads of items 2 and 10 will be necessary for this tender.

Item 2 - 2.5-14 mm Clear Crushed Coarse Aggregate - to be delivered by self-unloading barge.

Bidder #1 would be supplying this material to the City on self-unloading barges in combination with the small quantity of other materials it has in this contract. The frequency of supply for the clear crushed coarse aggregate would, therefore, be dependent upon the delivery of complementary materials needed to make up a full barge load. Since there is only a small quantity of these complementary materials, the frequency of barge deliveries would not be adequate for our clear crushed coarse aggregate needs. This situation would impair the City's operations and result in higher costs to the City.

Bidder #2 (Lafarge Concrete Ltd.) and Bidder #3 (Argus Aggregate Ltd.) are not supplying any other materials delivered by a self-unloading barge and have concluded that it is not feasible for them to supply less than barge load quantities on the frequencies required. Consequently Bidder #4 (Construction Aggregate Ltd.) is the only supplier who can bring in the small quantities required on a regular basis by combining the required material with other materials being delivered by a self-unloading barge.

Item 10 - 5-10 mm Torpedo - To be delivered by regular barge.

The bid submitted by Bidder #1 (C.R. Aggregate Ltd.) does not meet specifications. Since this material must be delivered in small quantities in the same manner as Item #2, and Bidder #2 (Rivtow Straits Ltd.), Bidder #3 (Argus Aggregate Ltd.) and Bidder #4 (Lafarge Concrete Ltd.) are not supplying any other materials delivered by a regular barge they have concluded that it is not feasible for them to supply less than barge load quantities in the frequencies required. Bidder #5 (Construction Aggregates Ltd.) is the only supplier who can bring in the small quantities required by combining this material with other material being delivered by a regular barge.

Item 11 - 20 mm Minus Combined Crushed Aggregate - To be delivered by regular barge.

When local content is considered, Construction Aggregates Ltd. becomes the low bidder which is acceptable.

Based on the estimated quantities for Items #2 and #10, the recommended bids from Construction Aggregates Ltd. are $6 600 and $4 050 respectively more than the lowest acceptable bids. However, in view of the storage limitations that must be met, the best value to the City is achieved by accepting the proposed bids. Acceptance of the low bids would result in higher overall City costs and there would be no net savings.

..../P. 2

Clause No. 1 cont'd:

The City Engineer and Purchasing Agent recommend that the supply, delivery and unloading of Items #2, #10, and #11 be awarded to Construction Aggregates Ltd. at an estimated cost of $62 250.00."

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

2. Local Improvement - Correction of Property Owners' Share (Underground Wiring on Hastings and Burrard 439/78)

The City Engineer reports as follows:

"A Local Improvement project for the undergrounding of utility wires on Hastings Street and Burrard Street was undertaken in 1976, completed in 1977 and placed on the Tax Roll in 1978. It has been found that the Property Owners have been overcharged and this report deals with correction of the overcharge.

Under this program, the costs are shared among the Province, the Utility authorities and the Municipality. The 'Municipal' share, in turn, is divided between the Property Owners and the City-at-large. Because of the wide variation in the amount of utility wiring on a street, the Property Owners' rate is based on a 'typical or average' cost in their zoning.

The overcharge arose as follows:

(i) Since the Property Owners' rate is based on a typical or average job, the sharing between the Property Owners and the City can vary widely. This was a relatively low cost job so the City's estimated share was relatively small.

(ii) Again since the Property Owners' rates are based on a typical or average job, the variation between estimated and actual costs normally falls to the City's share.

(iii) This project was completed below estimate and the difference, while not large in proportion, was more than the (relatively small) estimated City's share.

The result is that the amounts paid by the Province, the Utility authorities and the Property Owners total more than the total cost of the work - the City has a surplus on this project. The Property Owners' (line) rate, which was assessed at $39.60 per foot should have been $33.02 per foot.

The first year's payment for this project was on the 1978 Tax bills. Also one owner had paid his share in full. The following steps, therefore, are proposed to effect the correction:

I recommend that, because the amounts assessed against the specially benefited properties on Project 439/78 for Underground Wiring on Hastings and Burrard Streets have been found to be greater than justified by the actual cost of the work, relief be given under Section 67 of the Local Improvement Procedure By-Law as follows:

a. The Collector of Taxes be instructed to enter on the Tax Roll for each of the years 1979 through 1992 the reduced special assessments as shown on the attached schedule;

b. The real properties set out on the attached schedule be given this same reduction with respect to 1978 special assessments, either as a credit to the tax account or as a paid refund, as each owner may elect;

c. The property which paid its share (co-ordinate 516.592.119.07, 1095 West Pender Street) be given a reduction of $539.89, either as a credit to the tax account or as a paid refund as the owner may elect; and

Clause No. 2 cont'd:

d. $12 213.21 be appropriated from 250/7901 Underground Wiring Capital - Unallocated, for the payment into the sinking fund to allow the reductions in (a) and for the payments in (b) and (c)."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Storm Drainage from University Endowment Lands to City Sewers

The City Engineer reports as follows:

"N.D. Lea & Associates, acting as consulting engineers for the Ministry of Highways of the Province of British Columbia, have requested permission to drain a portion of 16th Avenue from approximately 600 feet west of Blanca Street to the existing City storm sewers on Blanca Street. The City storm system is adequate to provide for this additional storm drainage. The necessary work will be done at no cost to the City.

I recommend that the City Engineer and the Director of Legal Services be directed to enter into an agreement with the Province of British Columbia to discharge storm water from the proposed four laning of 16th Avenue from 600 feet west of Blanca Street to Blanca Street."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Cancellation of Local Improvement Charges re Lane Lighting (Lane North of Hastings, from Howe to 136 Feet West)

The City Engineer reports as follows:

"In 1976 a lane light was installed as a local improvement project (Schedule 434 Item 60) on a B.C. Hydro wooden pole in the dead-end lane north of Hastings Street from Howe Street to 136 feet west. The charges for the project were added on the Tax Roll in 1977 to continue until 1986 (10 year repayment period)

In May this year after arrangements were made by the utility companies to service the adjacent buildings underground, the B.C. Hydro removed its aerial pole line on which the lane light was mounted. The luminaire and photocell have been salvaged and returned to the Electrical Stores. The value of this material can be used to offset part of the costs of commuting the local improvement charges.

In the report to the City Council on August 24, 1973 setting the policy for lane lighting, it was noted that lane lighting mounted on wooden poles was a temporary measure subject to the removal of the aerial utility plant. This is the first occasion on which the undergrounding which was undertaken entirely by the utility company, resulted in the removal of a local improvement lane light. At the present rate of undergrounding it is unlikely that many of these lane lights will be removed before the end of the life of the local improvement project. Lane lighting projects are low cost and the annual amount paid by the assessed owners during the 10 year pay back period is approximately equal to the City's cost of operating the light and is approximately half the cost of a light leased from the utility company. On this basis, the assessed owners receive good value for their annual payment and should not object to paying the annual payment while the light is in place. To reduce the chance that the lane lights are removed before the local improvement repayment period expires, the repayment period for future lane lighting projects should be reduced from ten to five years. This shorter 'life' also reflects on the low capital cost of these lights and the fact that they are a 'temporary' expedient until the utility lines are undergrounded in the downtown area. The Director of Finance concurs.

Clause No. 4 Continued

Lighting is still required in this lane and, subject to obtaining the consent of one of the building owners to mount a light on his building, I propose to advance a new local improvement project on the Initiative Principle to the earliest possible Court of Revision. The project for relighting the lane will consist of mounting a light on one of the buildings and connecting it underground to the adjacent street lighting circuits.

I recommend

A. That the special assessments for the years 1979 to 1986 for the local improvement lane lighting project for the lane north of Hastings St. from Howe St. to a point 136 west (Schedule 434 Item 60) be commuted with the cost borne by the City:

- sale of salvaged items to Electrical Stores	$ 78.00
- Capital Account 218/7905, Lane Lighting Unallocated	$175.36
	$253.36

B. That the repayment period for local improvement lane lighting projects be reduced from 10 years to 5 years."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

INFORMATION

5. Chinatown Streetscape Improvement Project

The Director of Planning and the City Engineer report as follows:

"I. PURPOSE

The purpose of this report is to:

1. Inform City Council of recently confirmed Provincial funding for the project.

2. Inform City Council of the present status of the project and anticipated implementation schedule of the project.

II. BACKGROUND

On October 18, 1977, City Council gave approval in principle to a streetscape improvement project for Pender Street in the Chinatown Historic Area.

Since that time, a number of meetings have been held with Pender Street property owners and merchants, the Chinatown Historic Area Planning Committee (C.H.A.P.C.), B.C. Hydro, and City staff to resolve the various issues associated with the project. Most of these have already been resolved satisfactorily except for the streetlighting issue which is presently still under discussion. However, certain financial uncertainties, particularly senior government participation, have prevented finalization of many of the details of the project, and its overall scope.

On July 11, 1978, City Council unanimously approved the following recommendation contained in a City Manager's report on Provincial Government Financial Assistance for the project:

"THAT City Council reiterate its full support for the Chinatown Historic Area Streetscape Improvement Project up to an approximate cost of $700,000.00, and the application for funding in the amount of at least $150,000.00, be resubmitted to the Provincial Government, the assistance to be provided from whatever source is deemed appropriate."

Recently on November 30, 1978, at a C.H.A.P.C. sponsored dinner/reception held in Chinatown, the Hon. Grace McCarthy, Deputy Premier and former Minister of Travel and Tourism, presented a cheque in the amount of $200,000.00 to Mayor Volrich, as the Provincial contribution towards the project funding.

Clause No. 5 Continued

At the presentation, the Minister also noted her serious concern that every effort should be made to avoid the summer tourist season for scheduling of construction work.

III. PRESENT STATUS

1. Design

Conceptual design for the streetscape improvements to Pender Street for the three blocks between Carrall Street and Gore Avenue plus portions of the adjoining sidestreets has been completed by City staff in conjunction with a consultant. The complete design concept incorporates decorative concrete sidewalks to replace the existing standard concrete sidewalks, retention of existing granite curbs, installation of improved upper level street traffic lighting plus low-level ornamental pedestrian lighting, special decorative crosswalks and intersection surfacing and minor street furniture installations. Limited tree planting is to be undertaken as part of a program approved by Council on June 13, 1978.

2. Implementation Schedule

a. Normal procedure:

If a normal local improvement procedure is followed, the present schedule for the Chinatown Streetscape Improvement Project is as follows:

Council Approval	January, 1979
Local Improvement Procedure and Tender Period (5 months)	June, 1979
Court of Revision	June, 1979
Construction Start	July, 1979
Substantial Completion and Project Opening	September, 1979
Total Completion	October, 1979

Although construction will occur in the peak tourist season, proper scheduling and maintenance of the project schedule will minimize disruption.

b. 'Special Grounds' procedure:

In view of the Provincial Minister's expressed concern regarding possible tourist season disruption, which is also shared by many affected merchants and property owners, City Council may wish to consider approving the project under the 'special grounds' provisions of the City Charter. This was the procedure used in the past for both the Water Street and Granville Mall projects. If this were to be followed, the construction work could get underway much earlier in the spring, thus avoiding peak summer tourist season disruptions. This possibility will be reported on further in January.

IV. SUMMARY

A further joint report of the Director of Planning and the City Engineer will be submitted to City Council early in January, 1979. This report will deal with the alternatives for funding the project, cost-sharing, the basis of assessment, the method of implementation and the matter of continuing maintenance costs associated with the project."

The City Manager submits this report of the Director of Planning and the City Engineer for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 590

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Transfer of Metropolitan Board of Health Staff to Home Care Program, City of Vancouver

The Medical Health Officer reports as follows:

"Effective January 1, 1979 the Home Care Services section of the Metropolitan Board of Health of Greater Vancouver will be disbanded. This section has provided administrative support to the Metropolitan Care Program, and financial services as agent of the Province.

Discussion have been held with the Provincial Government, and the Provincial Government has agreed to fund three of the Metropolitan Board of Health Home Care Services within the existing Home Care Program. These three positions are Acting Program Director, Accounting Clerk, and Clerk-Typist. A complete supplementary Home Care budget will be prepared and discussed with the Province by the end of December, so exact costs are not known at this time. However, no additional costs to the City are involved.

The purpose of this report is to request Council's approval to bring these three additional positions on staff as of January 1, 1979.

The Medical Health Officer recommends:

A. That Council approve the transfer of three positions from the Metropolitan Board of Health staff to the Home Care Program, thus establishing three new positions within the Home Care program. All costs for these positions are to be borne by the Provincial Government.

B. The Director of Personnel Services be directed to review these positions as soon as possible to determine the appropriate classifications and salaries."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

INFORMATION

2. Keeping of Chickens, 2406 West 1st Avenue

The Medical Health Officer reports as follows:

"A complaint was received on October 30, 1978 that chickens were being kept in the rear yard at 2406 West 1st Avenue. This property consists of a duplex plus two suites.

An inspection on November 1, 1978 revealed that 5 chickens were being kept contrary to section 72 of the Health By-law at this address and a seven day order to cease keeping chickens was issued.

The district Public Health Inspector was contacted by Mr. D. McKinnon to discuss this matter on November 3, 1978 at which time Mr. McKinnon agreed to remove the chickens by November 8, 1978.

On November 8, 1978, Mrs. D. McKinnon phoned to say she did not intend to remove the chickens in spite of her husband's statement. She stated she refused to accept the fact that we had received a complaint regarding her keeping of chickens.

Continued . . . .

Clause No. 2 Continued

"On November 17, 1978 a letter was sent to Mr. Donald McKinnon to cease keeping chickens at the above address within 14 days.

On December 3, 1978 Mr. W. MacDonald, Senior Public Health, visited the premises at 2406 West 1st Avenue and found that five chickens were still being kept at this address. In a conversation with Mrs. D. McKinnon he explained the contents of Section 72 of the Health By-law.

The Health Department is following the normal enforcement procedures in this matter."

The City Manager submits the foregoing report of the Medical Health Officer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 590 & 605

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P. - Victoria Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $460,000 for improvements to all five neighbourhood parks. The Concept Plan identified the provision of bocce courts, washrooms and children's play facilities as intended additions to Victoria Park. The plan also suggested the investigation of further minor improvements which would increase the usability of this currently underdeveloped park.

The purpose of this report is to recommend appropriation of N.I.P. funds for improvements to Victoria Park, the particulars of which have been developed during the detailed planning stage undertaken by Park Board and Planning Department staff, in conjunction with the N.I.P. Committee and other community members.

Implementation of an initial set of improvements is recommended here, while further discussion will be undertaken on two remaining components identified in the Concept Plan: bocce courts and a washroom or field house. This will permit the community to benefit from the immediate installation of those components on which consensus has been reached. Future construction of bocce courts and either a washroom building or a field house will still be possible. This plan specifically allocates sufficient and appropriate space for these remaining improvements.

The improvements proposed at this time (Appendix I) therefore call for the development of a jogging path - 30 inches wide with a wood chip surface - to follow the perimeter of the park. Winding its way around the existing shrubbery and trees, it would allow the presently appealing atmosphere to be maintained while making the circuit more interesting to runners. Interspersed along the track in widened sections, fitness stations are proposed which will be complementary to the track. It is intended that tots' and intermediate creative play apparatus be situated in the northeast corner of the park with seating for observing parents. Since Victoria Park is frequently a lunch stop for people working and shopping on Commercial Drive, a number of benches and tables will be installed in the southwest corner and along the north side as well as near the play area.

While drainage and surface conditions are generally good on the west end of the park, a new drainage network is proposed for the eastern half of the park, with resodding to be undertaken over the drainage lines and in bare patches currently existing in that area. Provision has been made in the budget for the future surfacing of a path should one re-emerge on a northeast to southwest axis through the park once resurfacing has been accomplished.

The cost of these improvements has been estimated by the Park Board to be $37,650. The Board recommends that a 15% contingency reserve of $5,650 also be appropriated. The total N.I.P. funding recommended for this project is therefore $43,300 (Appendix II).

The B.C. Ministry of Municipal Affairs and Housing and C.M.H.C. have concurred with the appropriation of funds for the improvement of Victoria Park. The Grandview-Woodland N.I.P. Committee recommend approval of this project.

Therefore, the Director of Planning recommends:

That Council approve the appropriation of $43,300 from the Grandview-Woodland N.I.P. Social/Recreation Account (#898-9404) for the above described improvements to Victoria Park; costs to be shared as follows:

Clause 1 continued

C.M.H.C.	$21,650
Province of B.C.	$10,825
City of Vancouver	$10,825"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Rezoning Application: 6905 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from Mr. Frank Cigic, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property described as 6905 Victoria Drive (Lot 10 Amended Block 6, D.L. 735, Plan 4049) be rezoned from RT-2 to C-2 for the purpose of:

'a commercial building and three suites (2 one-bedroom and 1 two-bedroom). For many years I have been a self-employed fisherman. Due to my health, I am forced to take on a self-run operation preferably a fish market or delicatessan. I feel that this service could be used in the area. The building would also contribute greatly to the beautification of the area.'

Site Description

The site is located on the west side of Victoria Drive, with a frontage of 48 feet (14.630 m) and a depth of 113 feet (34.442 m) to a 20 foot (6.096 m) wide lane. The total site area is 5,424 square feet (503.906 m^2). (See the attached Appendix A plan).

The site is currently zoned RT-2 Two-Family Dwelling District and developed with a one storey plus basement one-family dwelling. Lands to the north of the site are also zoned RT-2 as are the lands on the east side of Victoria Drive north of 53rd Avenue. The exception is the southeast corner of 52nd and Victoria which is zoned C-1 and developed with a gasoline service station.

The lands fronting onto Victoria Drive to the south of the site on both sides are zoned C-2 and developed with a variety of commercial uses. Immediately south of the site is a two storey commercial development with two retail stores in the first storey and a dwelling unit on the second storey. One of these stores appears to be vacant at this time. Across the street, on the southeast corner of 53rd and Victoria is a vacant service station site. There are also a number of new commercial premises on Victoria Drive south of 55th Avenue which are also vacant at this time.

Proposed Development

The applicant submitted a set of drawings with the application which were stamped 'Received, City Planning Department, September 11, 1978'. The plans indicate a two storey plus basement structure with area for two retail stores on the ground level, three residential units on the second storey, laundry and storage facilities in the basement. The plans indicate only 3 off-street parking spaces, 6 being required under Section 12 of Zoning and Development By-law No. 3575.

Analysis

Given the vacant commercial premises immediately across the street from this site and elsewhere within this C-2 District, the Director of Planning can see no reason to support this rezoning application. Inspection of this area points to a general underutilization of C-2 properties and therefore little need to expand. The fish market use proposed could be adequate-

Clause 2 continued

ly accommodated in the vacant service station on the southeast corner of Victoria Drive and 53rd Avenue, as has been done in other parts of the City. The site could be developed under the present RT-2 zoning with a duplex dwelling.

Furthermore, should the rezoning of this site to C-2 Commercial District be approved, subsequent development in accordance with the regulations of that District Schedule could be permitted with no setback from Victoria Drive. The applicant has adequately demonstrated the possible form of development. This would compare with a minimum 24 foot (7.315 m) front yard requirement for the remaining RT-2 lands to the north. This unsatisfactory relationship now exists between the site (zoned RT-2) and the abutting C-2 lot to the south (Lot 8 amended). The applicant's proposal simply transfers this un-neighbourly conflict one lot further north.

It has long been realized by the Planning Department that the incompatibilities associated with a sharp transition from commercial to residential land uses are common to many sites in the City. In a few recent occasions, the Planning Department has recommended rezoning to CD-1 Comprehensive Development District, subject to receiving a satisfactory commercial/residential form of development, believing that an acceptable scheme could overcome many of the design and use conflicts experienced where residential uses adjoin commercial. In this instance, however, such a recommendation would be more appropriately applied to the existing C-2 lands to the south. As previously noted, there is little or no need in the local community for the extra commercial floor space which would be accommodated by the proposed rezoning and new development on this site.

While an unsatisfactory relationship exists with respect to the one-family dwelling and the adjoining commercial building to the south, this incompatibility might, in part, be minimized through redevelopment of the site with a two-family dwelling designed to respond to the wall of the adjoining building.

RECOMMENDATION: The Director of Planning recommends that this application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Downtown Eastside N.I.P. Appropriation: Projects to Encourage Employment

The Director of Planning reports as follows:

"On September 28, 1976 Council approved the Downtown Eastside NIP Concept Plan which included an allocation of $5,000 for Projects Encouraging Employment. This allocation was made in recognition of the importance of job finding to a neighbourhood with a high (30%) unemployment rate. (Source: Stats Canada)

PURPOSE OF REPORT

The purpose of this report is to recommend the appropriation of $3,205.00 N.I.P. funds to purchase tools and equipment which will further the employment creation effort of two Downtown-Eastside Societies, D.E.C.A. Services and the Door is Open.

DESCRIPTION OF PROJECTS

D.E.C.A. (Downtown Eastside Community Association) Services Society located at 578 Powell Street operates a job finding service which provides carpentry and construction work for unemployed local residents through contacts with business organizations in the City. In the past two years the Society has helped many unemployed residents with job skills to re-enter the labour force. However, the work of the Society has been limited by a lack of suitable tools and equipment.

Clause 3 continued

The NIP funds requested will purchase construction and janitorial equipment which will permit the Society to expand their service to the unemployed residents of the area. A list of equipment cost estimates is attached as Appendix I.

The Door is Open, a drop-in centre, located at 508 East Cordova Street, is a member of the Catholic Community Services Society. The Centre operates an occupational workshop which offers carpentry, bead leather and native carving work to approximately 100 local residents a month on a drop-in basis. The Door is Open also operates a handyman service which employs 12 workers.

The services offered by the Door is Open help local residents to acquire manual skills and the confidence needed for full time employment. To date a lack of tools and equipment have limited the extent of services offered. However, with growing interest being shown in the workshop, the Centre hopes to expand their program and have applied for NIP funds to purchase carpentry and leatherworking tools. A list of tool cost estimates is attached as Appendix II.

The Parks Board, Recreation Division, has agreed to take responsibility for the tools and equipment, in the event that either Society should disband or end its employment program.

The Oppenheimer Area Planning Committee has recommended that NIP funding be allocated to D.E.C.A. Services Society and the Door is Open for the purchase of tools and equipment.

The Province of British Columbia and the Central Mortgage and Housing Corporation have been advised of this proposal and concur with the recommendations for funding these projects.

RECOMMENDATIONS

The Director of Planning recommends:

A. THAT City Council approve the appropriation of $2,260.00 from the Downtown Eastside NIP Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant to D.E.C.A. Services Society for the purchase of tools and equipment, costs to be shared as follows:

Federal (50%)	$1,130.00
Provincial (25%)	$ 565.00
City (25%)	$ 565.00
Total	$2,260.00

B. THAT City Council approve the appropriation of $945.00 from the Downtown Eastside NIP Budget Account 896/9204 (Social and Recreational Facilities) as a capital grant, to the Door is Open for the purchase of tools and equipment, costs to be shared as follows:

Federal (50%)	$472.50
Provincial (25%)	$236.25
City (25%)	$236.25
Total	$945.00

The Director of Planning notes that the above total appropriations include 5% contingency funds to cover any cost overruns."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

4. Mount Pleasant N.I.P. - Litter Containers

The Director of Planning and City Engineer report as follows:

"On September 28th, 1976, Council approved the Mt. Pleasant Concept Plan which included the goals for the Mt. Pleasant N.I.P. Area. One of these goals, to 'maintain certain good aspects of the area' specifically identified that corner grocery stores should be upgraded and that methods of the upgrading should be investigated and reported back to Council.

As a result of a planning study on this topic which took place this summer, it became apparent that one method of upgrading the area would be to provide litter containers adjacent to grocery stores in the Mt. Pleasant Triangle. This would reduce litter in the neighbourhood while still allowing the stores to provide a service to the community.

There are 20 grocery stores currently in operation in the Mt. Pleasant N.I.P. Triangle, located at:

1.	369 E. Broadway	Young Grocery
2.	502 E. Broadway	St. George Market
3.	592 E. Broadway	Black & White Grocery
4.	680 E. Broadway	Sammy's Grocery
5.	801 E. Broadway	Almos Market
6.	903 E. Broadway	Grocery Store
7.	866 E. Broadway	K & K
8.	2648 St. Catherines	Lil Cottage Confectionery
9.	1039 E. Broadway	Snider's
10.	530 E. 12th Avenue	Charlie's Grocery
11.	1002 E. 12th Avenue	Jack's Red & White
12.	922 Kingsway	Dave's Convenience Foods
13.	1101 E. 13th Avenue	Sunkist Grocery
14.	1098 E. 14th Avenue	Marr's Grocery
15.	1366 E. 15th Avenue	Elkin's Grocery
16.	1382 Kingsway	Hi Grade Market
17.	1310 Kingsway	Triangle Groceries
18.	1302 E. 12th Avenue	Tom's Groceteria
19.	1112 Kingsway	The Pantry Confectionery
20.	863 Kingsway	Smart Grocery

The cost of twenty'Granville Mall type'(circular exposure aggregate with aluminum covers) litter containers is estimated at $4,000.00. The on-going maintenance (including pick-ups) is estimated at $150.00 each per year. The Operation Budget should be increased to provide for this cost in 1979 which is estimated to be $3,000.00.

The total cost of the twenty litter containers would be shared as follows:

C.M.H.C.	50%	$2,000.00
Province of B.C.	25%	1,000.00
City of Vancouver	25%	1,000.00
		$4,000.00

The Mt. Pleasant N.I.P. Committee, C.M.H.C. and the Province of B.C. concur with the expenditure of Mt. Pleasant N.I.P. funds on this project.

The Director of Planning and the City Engineer recommend:

A. That Council approve the appropriation of $4,000.00 from Mt. Pleasant N.I.P. account 896/9219 to provide and install 20 'Granville Mall type' litter containers in the Mt. Pleasant N.I.P. Triangle area.

B. That Council approve an increase of $3,000.00 in the Sanitation Branch Operating Budget for emptying and maintenance of these additional litter containers for 1979."

The City Mananager RECOMMENDS that the above recommendation of the Director of Planning and the City Engineer be approved.

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5. Grandview-Woodland N.I.P. - Garden Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $460,000 for improvements to all five neighbourhood parks. The Plan recommended upgrading of the tennis courts, soccer field, children's play area and field house in Garden Park.

This report recommends the appropriation of N.I.P. funds for the implementation of an improvement plan (Appendix I) developed through resident involvement in a process of detailed planning. Neighbours, N.I.P. Committee members, Grandview Legion Soccer League representatives, Park Board Recreation and Planning staff, Park Commissioners, and Planning Department staff have all contributed to this recommended plan.

Council approved on March 7, 1978 an appropriation of $80,500 for the construction of tennis courts to replace those existing on Garden and Grandview Parks. These improvements were completed in August of 1978, and have encouraged an increased level of participation in planning of this second stage of improvements.

The upgrading of the Garden Park field house as a joint N.I.P./R.R.A.P./ Park Board funded undertaking is currently being investigated for recommendation as a separate project.

The plan recommended by the Grandview-Woodland N.I.P. Committee at its meeting of November 27, 1978, therefore proposes improvements to the children's play area and the soccer field; and further improvements to the tennis courts to encourage year-round multi-purpose use of these facilities. A tennis practise wall, basketball hoop and removable roller hockey goals (for winter use only) have been located such that maximum usage of the courts will be possible during the period of low tennis activity. Drainage and surface work on the soccer field are proposed along with soccer kicking boards to accommodate the heavy usage of this park by the Grandview Legion junior soccer league. The play area will receive lighting, new climbing apparatus, tot swings and planting around the field house designed to stop balls from being kicked against its walls.

The cost of the improvements is estimated by Park Board staff to be $25,000 (Appendix II). A 15% contingency of $3,750 is also recommended. It is the intention of the Park Board to make a contribution of $1,000 toward the estimated $ 9,100 cost of new playground equipment. This represents the estimated value of playground equipment which was removed by Park Board crews in June due to their concern that it was in hazardous condition.

The Provincial Department of Municipal Affairs and Housing and C.M.H.C. concur with the appropriations for the plan recommended in this report.

The Director of Planning therefore recommends the appropriation of $27,750 from the Grandview-Woodland Neighbourhood Improvement Program Social/Recreational Account #898-9404 for the implementation of improvements to Garden Park to be shared as follows:

C.M.H.C.	-	$13,875.00
Province of B.C.	-	$ 6,937.50
City of Vancouver	-	$ 6,937.50"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

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6. Grandview-Woodland N.I.P. - St. Francis School Gymnasium Proposal

The Director of Planning reports as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $355,000 for the purchase of land and assistance in financing the construction of a gymnasium for St. Francis School and general community use.

This report presents the recommendation of the Director of Planning to proceed no further on this project. This is based upon thorough discussion of the proposal by the Grandview-Woodland N.I.P. Committee in conjunction with the St. Francis Parish Education Committee starting in the spring of 1978 and culminating in September of this year.

Subsequent to the recommendation in principle of this project in the Concept Plan and its acceptance by Council, detailed planning of the project was initiated. During this discussion among community members and Planning Department staff several areas of difficulty were identified: ownership of the facility, the responsibility for the provision of operating funds, its availability for community use, and the scale of the project. Several alternatives were considered in order to develop a proposal which accounted for these areas of concern.

On May 31, 1978 the N.I.P. Committee presented to the Parish Education Committee a proposal, comparable to the arrangement agreed upon for the development of a gymnasium at Laura Secord School, which had evolved from the consideration of constraints facing both the Parish School and the community at large. The proposal specified that the N.I.P. Committee would recommend to City Council complete N.I.P. funding of the construction cost of an elementary school sized gymnasium with the necessary land to be provided by the Parish. The City would be the owner of the building with a guarantee being made to the Parish of full school hour use of the facility and general public use - including groups from St. Francis School or Church - during evening and weekend hours. Both Hastings Community Centre and Britannia Community Services Centre indicated willingness to assist in the programming of these hours. Maintenance would be the responsibility of the school while it was assumed that charges - at Vancouver School Board rates - could be made to offset operating and maintenance costs incurred by community use. It should be noted that this proposal would have required a greater extent of N.I.P. funding than originally requested by the St. Francis Parish Education Committee.

After consideration and investigation of the proposal, the Chairman of the Parish Education Committee, indicated to the Planning Department and the N.I.P. Committee on September 14, 1978 that the Parish was not prepared to proceed with the gym project and did not wish to tie up N.I.P. funds which could be used for other potential projects.

At its meeting of September 25, 1978, the Grandview-Woodland N.I.P. Committee recommended that "the St. Francis Gymnasium project be pursued no further and that funds presently allocated to that project be reallocated for other potential projects". The Committee indicated its intention to continue to consider the needs of the St. Francis School in developing projects of a related nature. Both the recommendation to City Council not to proceed with this project and the Committee's intention to continue giving consideration to the needs of St. Francis School's physical education program have been discussed with the School's representatives, who have indicated this approach to be acceptable.

Commitment of some Britannia gym time to St. Francis physical education classes has already resulted from a meeting initiated by Planning Department staff between representatives of the St. Francis Education Committee and those administering the programming of facilities at Britannia Community Services Centre. Continuing discussions between representatives of these organizations are expected to result in the accommodation of further physical education needs of the school.

.../8

Clause 6 continued

Representatives of the St. Francis Education Committee have also been contacted for input in the discussion of a newly proposed N.I.P. multi-purpose room addition to the Templeton Pool.

Both the Provincial Department of Municipal Affairs and Housing and C.M.H.C. have concurred with the recommendation not to proceed.

The Director of Planning therefore recommends that the funds of $355,000 allocated to the St. Francis Gymnasium project be transferred from the N.I.P. Social/Recreational Account #898-9404 to the Reserve: Future Proposals Account #898-9408 from which funds may be appropriated for the implementation of more recently identified projects."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION AND CONSIDERATION

7. Champlain Heights Enclave 14: Subdivision and Terms of Lease

The purpose of this report is to inform Council on the background to the present state of development proposals for this enclave, to indicate a proposed future program, to seek Council's approval for permission to sub-divide the enclave into two parcels and to seek Council's endorsement for a 35% write down of full market value for the land component, and finally to provide Council with an outline of the proposed lease related to the development of a care facility on a portion of Enclave 14.

The Assistant Project Manager reports as follows:

"In November 1976, the Royal Arch Masons and the Japanese Canadian Association were approved by City Council as joint development sponsors of Enclave 14. The development program called for 244 units of senior citizen housing on this 3.59 acre site. These 244 units were divided into approximately 100 self-contained units with another 150 units in a facility which would provide personal care.

In March 1977, the Provincial Government announced that it intended to introduce a new program related to the housing of senior citizens. This new program was given the acronym SAFER (Shelter Aid for Elderly Renters). However, details of this program and more particularly the implications of this new program were not spelled out until May-June later in that year.

In the case of Enclave 14, the implications of SAFER were that the proposed self-contained senior citizen units would not receive Provincial Government financial support. Without this Provincial subsidy, these self-contained units would have had to rent at levels beyond the income means of senior citizens. In effect, the Provincial Government was eliminating the senior citizens self-contained units, as part of a non-market component of the development program for this enclave.

At the same time, representation was being made to the Provincial authorities on the Care Component with little success. The Provincial Health Department was going through an evaluation of its programs particularly as they related to housing and care of the elderly.

In September 1977, the Japanese Canadian Association indicated that as the organization, the management and the operation was beyond its present capabilities, the Association wished to withdraw from any sponsorship of a care facility but had a continuing interest in developing self-contained senior citizen housing on a portion of this site. The Royal Arch Masons, the development co-sponsors for the enclave up to this point in time, having reviewed their position agreed to pursue the development of a care facility.

.../9

Clause 7 continued

In November 1977, Provincial approval in principle was received for the development of a 130 bed (unit) personal and intermediate care facility for a portion of Enclave 14.

Throughout this period of uncertainty, C.M. & H.C. refused to consider or provide "start-up funds" for initial architectural design work. Finally, in May 1978, the Royal Arch Masons received an initial sum of $2,400 as start-up funds and commissioned an architect to produce a preliminary conceptual design. Additional start-up funds were advanced in September to the Masons.

After extensive reviews by both Provincial and Federal authorities and others, a conceptual design has been accepted and additional start-up funds are to be advanced shortly so that detailed design drawings and specifications may be prepared.

The accepted conceptual design arrangement anticipates the development of a 130 bed personal and intermediate care facility on the southern portion of Enclave 14 requiring approximately two acres of this 3.59-acre site or about 55% of the enclave area.

It is proposed to sub-divide the enclave into two parcels: along an east-west axis. The northern portion will be approximately 1.59 acres in size and reserved for development at a later date for possible senior citizen housing of some kind, and the southern parcel of approximately 2 acres to accommodate the care facility sponsored by the Society of Royal Arch Masons.

Changes to the National Housing Act will require that the Royal Arch Masons raise 100% of the financing for this development from the market place. C.M. & H.C. under these revisions to N.H.A. have some specific cost limits for the land and construction costs within which the facility must be designed and produced. For this 130 bed care facility of non-combustible construction as presently approved, the limit is $28,000 per bed within which a land component cost of $2,500 has been set. This translates into a 60-year pre-paid land lease rental of $325,000 which represents a 35% write down from market value as determined by the City Properties Division.

Prior to proceeding to the next level of design, C.M. & H.C. and the Royal Arch Masons require confirmation that Council is willing to approve the request to sub-divide Enclave 14 and willing to agree to lease the land at approximately 65% of full market value under the terms and conditions set out in Appendix A.

Appendix A sets out, in a general manner, terms and conditions for the lease, developed and agreed to by C.M. & H.C. and City officials, for approximately 2 acres of Enclave 14 for a care facility sponsored by the Society of Royal Arch Masons. The Masons have reviewed these proposed terms and conditions set out in Appendix A and find them acceptable.

The terms and conditions are similar to terms that Council has approved for other leases. The only important amendment has been to Clause 10, which now allows the lessee to terminate the lease in the event there is damage to more than 25% of the structure and the mortgagee calls the mortgage.

However, the Society requests that City Council give consideration to the inclusion of a "Renewal Clause" in the lease. The Society's reasons for this request together with a suggested wording for such a clause are outlined in a letter from the Society of Royal Arch Masons and attached as Appendix B.

As C.M. & H.C. would have no objections to the inclusion of a renewal clause in the lease and the Province indicates, that from its point of view, the inclusion of such a clause is a positive move and therefore desireable, the Development Group RECOMMEND Council's favourable consideration of the Society of Royal Arch Masons' request.

.../10

Clause 7 continued

The Directors of Legal Services and Finance, on the question of a possible extension of the lease after the initial 60-year term, comment as follows:

"The Royal Arch Masons' proposal that they be given an option to renew their lease after the initial 60-year term results from their belief that the care facilities will still be functional and needed in 60 years and their desire for increased security for their use of the site.

However, in order to accommodate the City's desire for flexibility in dealing with the site in the future, they asked for the renewal only "if the Lessor desires". Since the option becomes effective at the City's pleasure, there is really no security in the clause for the Lessee.

Further, what is suggested is a renewal of the present lease, at that time, for 39 years. There are two complicating factors here:

1) at year 60, the land and building revert to the City and any future agreement should recognize this ownership
2) if there is to be a new agreement, 60 years hence, it should be a fresh agreement, not a renewal of an agreement drawn 60 years previous.

Because of these points, it would be preferable if any extension is contemplated to grant a right of first refusal. That is, if the City decides in 60 years to sell or lease the land and buildings, the Royal Arch Masons would have a right of first refusal on the terms specified by the City at that time.

The granting of either a right of renewal or a right of first refusal with a specified term, e.g. 39 years, would be a break with past lease practice and policy in the City.

The requested renewal period of 39 years is set equal to the term of market leases in Champlain Heights but does not match other non-market leases in Champlain Heights or elsewhere in the City. As to established precedent, Council on December 11, 1975, on the recommendation of the Community Services Committee, refused to grant a renewal option to the Greater Vancouver Housing Corporation.

Finally, and perhaps most importantly, it should be recognized that any renewal rights beyond the 60-year term could jeopardize flexibility in future land use decisions in Champlain Heights. As flexibility is the principal benefit of the leasing program, it should be safeguarded.

Having considered all of these points, the Director of Finance recommends that the Royal Arch Masons not be granted any right of renewal or right of first refusal."

An outline of the future program has been prepared in anticipation of Council's approval of the Assistant Project Manager's recommendations and is attached as Appendix C.

The Assistant Project Manager submits for consideration:

1. The Society of Royal Arch Masons' request for renewal outlined in their letter attached as Appendix B and suggests that Council give consideration to granting a right of first refusal to lease the lands and buildings on the terms and conditions specified by the City at the time of termination of the lease.

   The Director of Finance recommends against this course of action.

Clause 7 continued

The Assistant Project Manager recommends:

2. THAT Council grant authority to sub-divide Enclave 14. (Lot 19, Parcel A, District Lot 335, Group 1, New Westminster District Plan 14593) into two portions:
   a. the northern portion to be approximately 1.59 acres,
   b. the southern portion to be approximately 2 acres.

3. THAT Council offer to lease the southern portion of Enclave 14 to the Society of Royal Arch Masons, for the term of 60 years, the lease to reflect the other terms set out in Appendix A of this report and the rent to be $325,000 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Society of Royal Arch Masons signing the lease as presented by the Director of Legal Services."

The City Manager submits for CONSIDERATION Item 1 and RECOMMENDS the approval of Items 2 and 3 of the recommendations of the Assistant Project Manager.

Note: The Society of Royal Arch Masons of B.C. are requesting to address Council should the Council not consider the inclusion of a renewal clause in the lease.

RECOMMENDATION

8. Champlain Heights - Enclave 15 - Conditions and Standards of Development

The Director of Planning reports as follows:

"The purpose of this report is to propose amendments to Council's Resolutions of June 24, 1976, concerning the Conditions and Standards of Development for Enclave Fifteen, Champlain Heights (relating to site coverage and height).

Development Permit Application No. 82197 has been filed by Bain Burroughs Hanson Raimet Architects, for Abacus Cities Ltd. to construct 115 townhouse dwellings on Champlain Heights, Enclave Fifteen (Lot 17, Block A, D.L. 335, Group 1, Plan 16662).

At a Public Hearing held on June 24, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses and apartments.

A resolution of Council when dealing with the rezoning restricted the site coverage to 35% and the height as follows:

"Townhouses - shall not exceed two storeys plus basement nor 28 feet above average finished grade of the adjoining ground as determined by the City Building Inspector.

Apartments - shall not exceed three storeys plus basement or cellar nor 40 feet above average finished grade of the adjoining ground as determined by the City Building Inspector."

The development as proposed would have a site coverage of 47% and a height of three storeys plus basement and 36' above finished grade.

Clause 8 continued

The proposed development being townhouses rather than apartments, has some of the required parking on the surface which is included in the site coverage.

The height of the buildings has been raised to incorporate parking under some of the units.

The increase in height also permits a sloped roof which is a key element in the design.

The Director of Planning has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend:

(a) the maximum site coverage to permit 47% in lieu of the previously approved 35%;

(b) the heights amended to permit a maximum height of three storeys plus basement and 36' above average finished grade in lieu of two storeys plus basement and 28' above average finished grade.

The Director of Planning recommends that Council amend its previous resolution of June 24, 1976 to permit a site coverage of 47% in lieu of 35% and a maximum height of three storeys plus basement and 36' above average finished grade in lieu of two storeys plus basement and 28' above average finished grade."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Champlain Heights - Enclave 15: Lease Adjustment

The Champlain Heights Project Manager reports as follows:

"August 29, 1978 Council approved a recommendation from the Champlain Heights Project Manager to accept a bid from Abacus Cities Ltd. to lease Enclave 15, Champlain Heights. This report also instructed the Director of Legal Services to prepare the necessary lease documents.

The terms of the offering stated that a lease would be entered into not later than 120 days from the date of acceptance of the offer by Council - - this date is December 26, 1978. Good progress is being made on the lease; however, due to holidays at this time of the year, it would be prudent to extend the deadline for execution. Both parties have agreed to an extension and it is therefore recommended in this report that an extension to January 31, 1979 be approved.

During discussions with the developers, two points in the lease have emerged which require Council action.

The first item relates to sub-leasing. Our standard lease specifications state the following:

> "Prior to substantial completion of the improvements on the leased premises, the Lessee may not sublet or assign the leased premises without the consent of the Lessor which consent may be arbitrarily withheld. Following the substantial completion of the Improvements, the Lessee may sublet or assign the Leased premises without the consent of the Lessor. These provisions are subject to the right of the Lessee to mortgage its leasehold interests as herein provided."

The key clause in the previous paragraph is "without the consent of the Lessor". Abacus Cities has formally requested the City as Lessor to grant them permission to sublease their interest in the ground lease for the purpose of involving their investors in the development from the outset.

Clause 9 continued

This request has been reviewed by staff in the Finance Department and the Project Manager and it is clearly within the intent of our original offering. Granting authority to sublease will not prejudice the City's position as the principle Lessee (Abacus Cities Ltd.) will remain on the lease and the City will collect ground rent directly from Abacus and not the sub-lessee.

If the City is prepared to consent to the request to sublease, Abacus have stated that they would agree to accelerating the deadlines for commencement and completion of construction. Presently the lease permits 18 months to commence and 36 months to substantially complete. These would be accelerated to 12 months for commencement and 24 months for substantial completion.

The second item relates to mortgages. Our specifications state as follows:

> "The lessee may mortgage its leashold interest under the lease (for which purpose the Lessee may assign or sublet by way of mortgage) without the consent of the Lessor for the purposes of financing or re-financing the cost of constructing the Improvements but not otherwise without the consent of the Lessor."

Again the key clause is "without the consent of the Lessor". The solicitor for Abacus Cities Ltd. has advised that it is important that they be permitted to mortgage for the purpose of financing, constructing and operating the improvements as the Graduated Payment Mortgage (GPM) assists in the operation of the buildings as distinguished from their construction.

This request has been reviewed and does not jeopardize our position. As it appears essential to the Abacus Cities financing, staff are recommending that Council agree to this request noting that operating expenses would be related specifically to the project in question.

A final item presented for Council's information regards granting access to the site. In previous cases, in order to expedite development, the Project Manager has granted builders access to the site for purposes of clearing and servicing prior to the lease being executed. The City has a set of conditions which the developer must agree to regarding insurance provisions and control. Access to the site is not permitted until a Development Permit has been issued.

At this point, the Project Manager is proposing to grant the builder access to the site for purposes of surveying and clearing. This permission will be subject to our normal conditions.

In view of the foregoing, the Project Manager recommends:

A. THAT Council consent to permit Abacus Cities Ltd. to sublet undivided leasehold interest in the ground lease to their investor clients.

B. THAT Council consent to permit Abacus Cities Ltd. to mortgage for the purpose of financing construction and operating the improvements.

C. THAT Council agree to extend the deadline for execution of the lease documents to January 31, 1979."

The City Manager RECOMMENDS that the recommendations of the Champlain Heights Project Manager be approved.

10. Champlain Heights - Phase II - Specific Conditions of Development

The Director of Planning and Champlain Heights Project Manager report as follows:

"PURPOSE

The purpose of this report is to revise the Specific Conditions of Development dated June 7, 1976 for Phase II enclaves, in accordance with the overall goals and objectives set out in the Plan for Areas E & F.

BACKGROUND

City Council, on May 6, 1975 approved the recommendations of the Planning and Development Committee with the following amendments:

(1) The physical plan prepared by Downs/Archambault and Urban Program Planners in consultation with the Champlain Heights Advisory Committee, as amended and described by the Planning Department be approved subject to minor changes in enclave boundaries to provide design flexibility.

(2) The density and uses prescribed for the enclaves be approved in principle as a guide for development, subject to further studies of economic feasibility.

At a Public Hearing on June 24, 1976 Vancouver City Council approved the rezoning of Areas E & F (shown in Appendix A) from RS-1 One Family Dwelling District to CD-1 Comprehensive Development District (By-law 4986) which restricts the form of development to the following density and uses:

Density - Maximum of 1850 dwelling units.

Uses - Two Family Duplex Dwelling
Two Family Semi-Detached Dwelling
Townhouses
Apartments (including those for senior citizens)
Park and Playgrounds
Personal Care and Private Hospital (excluding surgical facilities)
Local Convenience Stores (not to exceed a total of 4,000 square feet) (amended by Council to read '8,000 sq.ft.')
Customarily Ancillary Uses (including off-street parking and loading).

By-law 4986 is also subject to the Overall and Specific Conditions of Development dated June 7, 1976 (see Appendix B).

During the course of implementation, several amendments were made to the Conditions of Development for Phase I enclaves. Since the Conditions of Development are not included in the CD-1 By-law, these amendments were passed by Council resolution without the need for a formal Public Hearing process for each amendment.

On September 26, 1978 Council approved the following recommendations of the Standing Committee on Planning and Development:

A. THAT the Phase 2 plan for Champlain Heights Areas E & F be approved as revised on the appendix to the report of the City Manager's dated August 28, 1978 (see Appendix C).

B. THAT the Project Manager and Director of Planning report back to Council on the revised Specific Conditions of Development of each enclave.

Clause 10 continued

DISCUSSION

As noted in the City Manager's Report, dated August 28, 1978, some adjustments were made to the 1974 Plan for Areas E & F in view of marketing trends, experience gained during implementation and recent studies concerning livability in planned mix developments The revised Phase II subdivision increased the number of separate enclaves from 8 to 20, with a slight 2.7 acre increase in developable area.

Following Council's approval of the Phase II plan, civic staff in conjunction with the co-ordinating archictect, Downs Archambault, evaluated each enclave in detail. The revised Specific Conditions of Development is based on this work and is consistent with original objectives of the 1974 Plan (attached as Appendix D).

An additional 100 housing units are proposed for a maximum total of 974 units in Phase II. These guidelines will allow 1,861 units to be built in Areas E & F.* Maximum unit densities range from 7.5 to 30 units per acre (upa); and average densities of 13 and 16 units per acre for market and non-market enclaves respectively. The distribution of units in Phase I and II for market and non-market enclaves is summarized in Appendix E.

The Specific Conditions of Development determine the site constraints for each enclave with regard to general development concept, permitted uses, site coverage, unit density, height, off-street parking requirements, floor space ratio and building setbacks from major roads. The revised Specific Conditions of Development are intended to replace those conditions for Enclaves 4, 5, 6, 7, 8, 12, 13, 20 and 21 dated June 7, 1976.

RECOMMENDATION

The Director of Planning and the Champlain Heights Project Manager recommend:

> That the Revised Conditions of Development dated November 29, 1978, and set out in Appendix D, be adopted for Enclaves 4 - 13 and 20 - 29 inclusive."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the Champlain Heights Project Manager be approved.

*Note: Enclave 1 (70 units) is not included in CD-1 By-law 4986 which means that the projected maximum number of units within this zoning boundary of 1,791 units, will be within the 1,850 unit maximum.

FOR COUNCIL ACTION SEE PAGE(S) 591, 592, 597, 598

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MANAGER'S REPORT, DECEMBER 8, 1978 . . . . . (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERS

RECOMMENDATION:

1. Licensing Lotteries and Bingo

The Director of Permits and Licenses reports as follows:

"A letter has been received from the Administrator, B.C. Lotteries, advising that the City may now issue licenses for bingo games and lotteries (raffles) provided the value of prizes on each occasion does not exceed $200.00 and the gross annual proceeds do not exceed $2000.00. This would cover licensing of all the numerous small raffles and bingo games.

Under the provisions of Section 6.18 of the Lotteries Act, the maximum license fee the City could charge is 2% of the estimated gross proceeds. This fee would not cover the City costs related to license and application forms, and staff time which would be involved in the issuing process and investigation. In addition there would be staff time involved in following up and checking the finanacial statements and keeping them on file.

The matter of the City becoming involved in the issuance of these licenses was discussed with Superintendent Herdman of the Police Department and although his division is interested in knowing which licenses have been issued, he does not feel the City should become involved in issuing the licenses. He does not have the staff available to investigate the validity of each application or the resources to verify the financial statements which must be submitted at the conclusion of the lottery.

In view of the costs and staff time involved I recommend the City not become involved in the issue of these lottery and bingo licenses.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 592

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Free Downtown Bus Service

The City Engineer reports as follows:

"INTRODUCTION

On December 8, 1977, the Downtown FreeBus was initiated as a cooperative effort between the merchants, B.C. Hydro and the City. The original funding provided for operating FreeBus through June 30, 1978. This operating period was extended by City funding through December 31, 1978. The purpose of this report is to review the first year's operation and to present options for meeting the future transit needs in the downtown.

SUMMARY OF FIRST YEAR'S OPERATION

Since the FreeBus service was initiated on December 8, 1977, ridership patterns increased steadily to a point where an average of 4000 patrons utilize the service each day. As of October 31, 1978, total ridership was 821 400 people and it is projected that at the end of the year, total ridership will exceed 1 000 000. Although there is a limited six-hour operating period, 11 a.m. to 5 p.m., with extensions to 8 p.m. on Thursday and Friday, this route is one of the most intensely used in the B.C. Hydro system. By comparison, for the seven-hour base period between 9 a.m. and 4 p.m., only fourteen routes out of the approximately 150 routes in the Greater Vancouver Regional District have a greater ridership.

The federal government has also provided $30 000 to the City to study the FreeBus operation. The primary purpose of the study is to evaluate the impact of FreeBus on downtown mobility and accessibility and to identify a range of alternative courses of action for improvement of transit services within the downtown area. A part of the FreeBus Study involves on-board interviews with patrons to determine their travel behaviour. Although the interviews have not been completed (the federal grant approval was received October 26, 1978), some rough preliminary results indicate the following:

1. Approximately 40% of the users of FreeBus are residents of the West End.
2. 75% of the patrons of FreeBus utilize the service for shopping trips.
3. 40% of the users indicate that FreeBus has changed their shopping habits by allowing them to shop in more stores.
4. Approximately 35% of the patrons do not own a car.
5. 20% of the FreeBus users would not make the trip if the service were not available and 25% would use another bus service.

In addition, a number of comments were received relative to FreeBus and downtown transit services in general; these comments will be evaluated along with the detailed data.

The cost of providing FreeBus operations from December 7, 1977 to December 31, 1978 is estimated to total $204 500. This cost was financed on the following basis:

Merchants	$ 46 500
City	158 000
	$204 500

The merchants have fulfilled their original funding commitment.

The City has been paying the standard hourly contract rate to B.C. Hydro for this service. With a total estimated patronage over 1 000 000, this amounts to 18¢ per passenger cost for this service. When compared to the B.C. Hydro system cost of 82¢ per passenger, the FreeBus service represents in all likelihood the lowest cost route in the transit system.

Although the results of the FreeBus Study will not be available until March 19,1979 a preliminary analysis indicates that most of the original objectives of the service have been met.

Continued . . . .

Clause No. 1 Continued

" IMPACTS OF URBAN TRANSIT AUTHORITY

B.C. Hydro currently provides the FreeBus operation to the City as a contract service outside the provision of standard transit services. As a result, the cost of FreeBus has been 'fully' funded, whereas normal transit services are heavily subsidized, as evidenced by B.C. Hydro's deficits.

With the implementation of the Urban Transit Authority (UTA) on April 1, 1979, B.C. Hydro will no longer be responsible for the deficits, fare structures, transit service levels, new services, etc. Responsibility in these matters will be jointly shared between UTA and GVRD and operating guidelines are being established in a set of service and operating agreements. The form of these agreements, including the process for initiating new services, as well as local inputs, has not been fully resolved and is currently being negotiated.

There are several features of the new transit legislation which have an impact on services such as FreeBus. Some of these are summarized as follows:

1. The Provincial regulation has set a target that 35% of the system-wide costs should be covered by system-wide fare revenue. Any fare revenues generated in excess of the 35% figure can be used to directly reduce the local share of the costs and similarly, a fare recovery of less than 35% becomes a direct local cost responsibility. This mechanism helps to ensure a cost-effective transit system is developed.

2. The legislation provides a means whereby local officials can have input on the amount of transit services provided to the local communities. In addition, there is a cost responsibility associated with the local input into the decision making process.

3. There is a potential under the legislation and regulations for many communities to demand new transit services at high cost, which would become a regional financing responsibility. This is particularly true for low patronage routes (and therefore low fare revenue) or those routes with high costs.

As a result, a review of the FreeBus service should take into consideration the 35% cost recovery which should be recovered through the fare box. In addition, a request for new transit services by Vancouver, on whatever basis, will establish precedents which can be used throughout the Region.

FUTURE OPTIONS

On December 31, 1978, the current funding and Council's authorization to operate FreeBus expires. As a result, a decision is needed to determine the future status of FreeBus. Unfortunately, the FreeBus Study will not be completed until March, 1979 due to the delay in federal approvals. The final Study will provide further data on downtown transit service needs, including routing and various fare structures including no or low fares, zone fares, extended time transfers, monthly passes or other quantity discounts.

There are several options which can be considered in the short term for the FreeBus operation. These options are summarized as follows:

Option 1: Discontinue the FreeBus operation as of December 31, 1978, and negotiate with UTA and GVRD to assume the service as of April 1, 1979.

Option 2: Fund three months' additional operation($54 000 cost) from January 1, 1979 to April 1, 1979 and request the UTA and GVRD to operate and fund the service as of April 1, 1979.

This type of free service funded regionally (as noted in Options 1 and 2) would establish a precedent whereby other cities may request free service or uneconomical transit service to also be funded regionally.

Option 3: Continue funding FreeBus for three additional months at City cost ($54 000) and request the UTA and GVRD to take over the service as of April 1, 1979 with a request for one of the following alternatives:

Continued . . . .

Clause No. 1 Continued

" a) Provide a reduced fare of approximately 10¢ to 15¢ in recognition of the low cost of providing the service. This would result in a loss of ridership and the recovery through the fare box would not recover full cost, but would be in excess of the 35% cost recovery established by the Province.

b) Request the merchants to contribute a portion of 35% of the cost of operating the service with a City contribution of the remaining amount. This action would still provide free service to the riders, but would also establish a precedent whereby the 35% of the cost of providing the service would be met.

c) Provide a free fare with a City subsidy of 35% of the cost per passenger (6.5¢/passenger). This option would maintain ridership levels, recover 35% of the cost as established by the Provincial guideline and would cost the City approximately $6-7000 per month.

LONG RANGE OPTION

There are a number of alternatives which could involve extended time transfers, monthly discount passes or a free or nominal fare for a downtown zone. In addition, there is a need to review the routing of transit services in the downtown peninsula. These options will be examined in the FreeBus Study and any recommendations in these areas won't be available until after March, 1979. In addition, any major modifications in fare structures or routes would require negotiations with the UTA and GVRD. As a result, this option would only be considered for the longer term.

SUMMARY

On December 31, 1978, Council authorization and funding of FreeBus will end. As a result, it is necessary to determine whether or not the service should be continued and, if continued, in what form. Between January 1st and April 1st, the City would have responsibility for financing the service; a portion of this cost may be shared by the downtown merchants. After April 1st, the UTA will be responsible for transit services and the City would have to negotiate with the GVRD for a financing formula for the FreeBus service in the downtown. At that time, regional interest and financing for FreeBus would be a consideration, as well as the precedents that may be established for introductions of heavily subsidized services in other areas of the region.

Negotiations for FreeBus operation with the GVRD and UTA could take one of the following forms:

a) A reduced fare in recognition of the lower costs of providing this service and the need to recover 35% of the cost through the fare box.

b) Free service and request the merchants to share on a per passenger basis (or all) of the 35% cost recovery factor.

c) Free service and a direct City subsidy on a per passenger basis to an amount equal to 35% cost of providing the service.

In the longer term, options are being evaluated for a revised fare structure in the downtown, incorporating such features as extended time transfers, monthly discount passes or a reduced fare for a downtown zone. In addition, there are several existing bus routes in the downtown which could be adjusted to provide improved mobility in the downtown area and lessen the need for a FreeBus route. These longer term options will require more study.

The City Engineer presents the following options for Council's CONSIDERATION:

A. Discontinue the FreeBus as of December 31, 1978, but begin negotiations with the UTA and GVRD for a substitute service, possibly beginning April 1, 1979. The various options for alternative service and financing would be reported to Council.

Continued . . . .

Clause No. 1 Continued

" B. Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979 on the assumption that the UTA and GVRD will take over the service on April 1, 1979 on a negotiated cost-sharing basis. In the meantime, the City will pay the full cost of the service from January 1 to April 1, 1979 which is estimated at $54 000.

C. Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979 on the assumption that the UTA and GVRD will take over the service on April 1, 1979 on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979 will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1 to April 1, 1979.

The various options for financing of FreeBus after April 1, 1979 would be reported to City Council. "

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 593

FINANCE MATTERS

RECOMMENDATION:

1. Auto Allowances

The Director of Finance reports as follows:

"On December 6, 1977, Council approved an increase in auto allowance to compensate employees for the use of personal vehicles for civic purposes and in addition passed, as a temporary measure, the following resolution to correct an inequity that had arisen for low mileage drivers:

> "THAT the implementation of an $80 per month guaranteed minimum auto allowance be approved for a one-year period for those positions approved by the City Manager for such a guarantee."

The monthly guarantee has proven to be complex to administer for both the City and the employees and it has been deemed to be a taxable benefit by Revenue Canada Taxation. It is not recommended that the guarantee be continued after December 31, 1978.

The purpose of this report is to update the rates to reflect current automobile ownership and operations costs and to revise the payment schedule to resolve the inequity that was noted above. It is anticipated that these changes will provide adequate and equitable compensation for the business use of personal vehicles.

A revised schedule of auto allowances payable to City employees who use their automobiles on City business has been prepared using current costs of automobile ownership and operation and recognizing the higher per mile costs of low mileage usage. The revised schedule is attached to this report as Appendix 1. The detailed report supporting that schedule is on file in the City Clerk's Office.

The rates on average will increase 12% and the annual net increase in cost to the City is estimated to be approximately $35,000.

A copy of this report has been sent to the V.M.E.R.U., Vancouver Fire Fighter's Union, Local 18, the City of Vancouver Foremen's Association, the Nurses Association of B. C., each of which has some members affected.

In conclusion, in light of current costs of automobile operation and ownership, the Director of Finance recommends:

A. That the guaranteed minimum auto allowance be continued only until December 31, 1978.

B. That the revised schedule of auto allowances set out in Appendix 1 be approved effective January 1, 1979.

C. That the casual auto allowance rate be increased from 24¢ per mile to 25¢ per mile effective January 1, 1979 and that the senior staff rate be increased to $95/month effective January 1, 1979 to reflect the recent Revenue Canada Taxation ruling.

D. That the estimated cost increases for 1979 be provided in the 1979 Departmental budgets.

E. That the Director of Personnel Services amend the Personnel Regulations to reflect the above changes.

F. That the Vancouver Public Library, the Board of Parks and Recreation and the Vancouver Police Board be informed of the action taken by Council, with the recommendation that those Boards follow the procedure.

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Clause #1 continued:

G. That due to the recent and proposed gasoline price increases, the Director of Finance be authorized to adjust the rate schedule, subject to the approval of the City Manager. Such changes only to be made when they are minor, reflecting inflationary increases, and within the present auto allowance formula.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Taxes - City Facilities at 7th Avenue and Laurel

The Director of Finance reports as follows:

"The City has entered into long-term leases with H. Haebler Co. Ltd. for Lots B and C, Block 296, D.L. 526, which is located on Laurel Street between 6th and 7th Avenues, The developer has built a residential and a commercial building on the respective lots plus a parking garage. The City has built a land bridge which spans 6th Avenue and encroaches into Lot B to the point where it abuts the parking structure. The City has improved the roof of the parking structure to create a plaza which forms the extension of the land bridge up to 7th Avenue. The City has also reserved the right to have exclusive use of 16 parking stalls in the parking structure to provide parking for visitors to the False Creek - Area 6 park.

Under the terms of the ground leases, the lessee, H. Haebler Co. Ltd. is responsible for payment of property taxes for the total development. With respect to the City's improvements to the plaza and the 16 parking stalls, we were under the impression that the B.C. Assessment Authority would not assess the value of the plaza and parking stalls for property tax purposes. Accordingly, no provision was made in the ground leases for relief of taxes for the City improvements. The B.C.A.A. now advise us that they have assessed these City improvements for an actual value of $116,600 for 1978 and that this assessment will continue for 1979. The basis for assessment for 1980 will likely change.

As this assessment of the City improvements was not contemplated in the original agreement with Haebler, it is now appropriate to give tax relief to Haebler for the value of the City improvements. This would involve repayment of taxes paid of $1,980.67 for 1978 and a similar reduction or payment to Haebler for subsequent years.

It is recommended that:

A) the City refund to H. Haebler Co. Ltd. amounts in lieu of taxes paid for 1978 relating to City improvements to the following properties:

Lot B	$ 695.91
Lot C	1,284.76
	$1,980.67

B) the City make a similar payment to H. Haebler Co. Ltd. for 1979 based on an actual value of the City improvements of $116,600, the source of funds being Sundry Rentals - Disbursements.

C) the Director of Finance review the basis of property assessment in 1980 and report back on how this annual relief of property taxes can be incorporated into the ground leases."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

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3. Printing Branch Replacement Equipment

The Director of Finance reports as follows:-

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs, including provision for the replacement of equipment, are recoverable through charges against City Departments and Boards for work performed.

The existing 1967 Ammonia Diazo White Print Machine is now due for replacement. It is no longer reliable, there is a substantial amount of maintenance and replacement of parts required, and the general alignment of the tracking system is failing.

Funding for this replacement is available partly from the Printing Branch Replacement Reserve and partly from the Printing Branch Reserve.

I therefore recommend:

Replacing the existing White Print Machine at an estimated total cost of $20 000 with funds to be provided as follows:

$12 130 from the Printing Branch Equipment Replacement Reserve.
$ 7 870 from the Printing Branch Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

SEE OVER

4. Britannia Operating Agreement

The City Manager reports as follows:

The operating agreement describes the responsibilities of the agencies involved in the ownership and operation of the Britannia Center. The signatories are the City, the School Board and the Britannia Community Services Center Society.

The original agreement, which expired at the end of 1977, was drawn before the Center was fully operational. Many of its terms require minor alterations. In addition, on September 13, 1977, in anticipation of changes to the agreement, Council resolved "that City staff explore with the Britannia Community Services Centre Society Executive the possibility of a new agreement on a lump sum basis."

During 1978, the agreement was extended on a month-to-month basis while Britannia Society and City representatives negotiated a new agreement. During the early stages of this discussion, there was extensive consideration of "lump sum funding." Under this proposal, the Britannia Society would receive a lump sum grant which would be used as they saw fit within their terms of reference. While the flexibility this proposal offered was attractive to the Britannia Society, they were concerned about the separation from the City administration. From the viewpoint of City staff, the services managed by the Britannia Society are similar to basic City services provided by City staff, and it was therefore appropriate to retain the overall controls inherent in the present agreement, including the application of our normal budget process. For these reasons, both City and Britannia Society staff agreed block funding should not be recommended to Council.

With this major issue resolved, suitable amendments to the agreement were developed to deal with a variety of minor issues -- timing of budgets and financial reports, security services, insurance, use of facilities by the society, and similar technical changes. Negotiators for all parties are in agreement with the proposed agreement. For the City, this included the Deputy City Manager, the Director of Finance and the Deputy Director of Social Planning. The proposed agreement is on file in the offices of the City Clerk.

The City Manager RECOMMENDS that Council authorize the Director of Legal Services to enter into the modified Britannia agreement, until the end of 1980.

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5. Investment Matters (Various Funds) August 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of August 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug. 1	Bank of Canada	Aug. 2/78	$ 3,000,821.91	$ 3,000,000.00	1	10.00
1	Bank of British Columbia	Jan.15/79	3,125,593.15	3,000,000.00	167	9.15
1	Vancouver City Savings Credit Union	Dec. 4/78	515,239.73	500,000.00	125	8.90
2	Bank of Montreal	Aug.31/78	2,013,745.21	2,000,000.00	29	8.65
2	Royal Bank of Canada	Aug. 3/78	3,000,678.08	3,000,000.00	1	8.25
2	Toronto Dominion Bank	Jan.15/79	3,121,566.58	3,000,000.00	166	8.91
3	Toronto Dominion Bank	Aug.10/78	1,502,445.21	1,500,000.00	7	8.50
8	Bank of British Columbia	Aug. 9/78	4,001,068.49	4,000,000.00	1	9.75
9	Toronto Dominion Bank	Nov. 1/78	1,530,723.29	1,500,000.00	84	8.90
9	Vancouver City Savings Credit Union	Jan.15/79	519,602.74	500,000.00	159	9.00
9	Toronto Dominion Bank	Aug.10/78	2,000,506.85	2,000,000.00	1	9.25
10	Royal Bank of Canada	Feb.15/79	2,093,205.48	2,000,000.00	189	9.00
14	Mercantile Bank of Canada	Aug.21/78	1,502,445.21	1,500,000.00	7	8.50
15	Vancouver City Savings Credit Union	Sept.6/78	1,508,091.78	1,500,000.00	22	8.95
15	Mercantile Bank of Canada	Oct. 3/78	1,517,861.51	1,500,000.00	49	8.87
16	Mercantile Bank of Canada	Dec. 1/78	1,026,236.99	1,000,000.00	107	8.95
22	Banque Canadienne Nationale	Aug.28/78	1,001,339.73	1,000,000.00	6	8.15
28	Royal Bank of Canada	Aug.31/78	1,000,657.53	1,000,000.00	3	8.00
30	Royal Bank of Canada	Aug.31/78	2,000,328.77	2,000,000.00	1	6.00
31	Bank of Nova Scotia	Sept.6/78	2,002,301.37	2,000,000.00	6	7.00
31	Vancouver City Savings Credit Union	Sept.29/78	2,014,380.82	2,000,000.00	29	9.05
31	Bank of Montreal	Oct.31/78	2,537,602.74	2,500,000.00	61	9.00
			$42,536,443.17	$42,000,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Chartered Bank Deposit Receipts and Government Notes					
Aug. 10	Bank of British Columbia	Mar. 1/79	$ 1,050,110.41	$ 1,000,000.00	203	9.01
31	Royal Bank of Canada	Nov. 1/78	4,569,558.90	4,500,000.00	62	9.10
31	Bank of British Columbia	Mar. 1/79	1,047,379.45	1,000,000.00	183	9.45
			$ 6,667,048.76	$ 6,500,000.00		

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Clause #5 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

Aug.15	Bank of British Columbia	Sept.29/78	$ 2,830,550.69	$ 2,800,000.00	45	8.85

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1978

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$110,383,321.18	$ 107,362,949.50"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

6. Investment Matters (Various Funds) September 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of September 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept.6	Vancouver City Savings Credit Union	Sept.12/78	$ 1,001,430.14	$ 1,000,000.00	6	8.70
6	Vancouver City Savings Credit Union	Sept.27/78	2,512,729.45	2,500,000.00	21	8.85
15	Bank of British Columbia	Sept.20/78	1,501,386.99	1,500,000.00	5	6.75
20	Bank of British Columbia	Feb. 15/79	2,076,716.71	2,000,000.00	148	9.46
27	Vancouver City Savings Credit Union	Sept.28/78	1,000,260.27	1,000,000.00	1	9.50
27	Vancouver City Savings Credit Union	Oct. 3/78	2,002,926.03	2,000,000.00	6	8.90
29	Vancouver City Savings Credit Union	Oct. 5/78	6,007,890.41	6,000,000.00	6	8.00
			$16,103,340.00	$16,000,000.00		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Sept.29	Toronto Dominion Bank	Oct. 4/78	$ 2,802,780.82	$ 2,800,000.00	5	7.25

Clause #6 continued:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 89,955,174.33	$ 87,456,983.50"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

7. Investment Matters (Various Funds) October 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Oct.3	Vancouver City Savings Credit Union	Feb.15/79	$ 3,106,520.55	$ 3,000,000.00	135	9.60
5	Vancouver City Savings Credit Union	Oct.11/78	1,001,471.23	1,000,000.00	6	8.95
5	Canadian Imperial Bank of Commerce	Nov. 8/78	2,017,251.51	2,000,000.00	34	9.26
5	Bank of British Columbia	Mar.15/79	2,605,642.47	2,500,000.00	161	9.58
11	Bank of Montreal	Oct.13/78	1,000,410.96	1,000,000.00	2	7.50
13	Bank of Montreal	Oct.17/78	2,001,424.65	2,000,000.00	4	6.50
17	Vancouver City Savings Credit Union	Oct.19/78	1,500,801.37	1,500,000.00	2	9.75
19	Vancouver City Savings Credit Union	Oct.24/78	1,001,308.22	1,000,000.00	5	9.55
19	Royal Bank of Canada	Oct.20/78	2,000,424.66	2,000,000.00	1	7.75
20	Bank of British Columbia	Apr.12/79	2,097,916.71	2,000,000.00	174	10.27
20	Bank of British Columbia	Oct.27/78	1,502,545.89	1,500,000.00	7	8.85
24	Royal Bank of Canada	Oct.25/78	750,159.25	750,000.00	1	7.75
25	Vancouver City Savings Credit Union	Apr.30/79	1,053,026.03	1,000,000.00	187	10.35
31	Royal Bank of Canada	Nov. 1/78	1,300,284.93	1,300,000.00	1	8.00
31	Vancouver City Savings Credit Union	Apr.12/79	2,614,434.93	2,500,000.00	163	10.25
			$25,553,623.36	$25,050,000.00		

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Clause # 7 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Oct. 2	City of Vancouver 6.00%	June 15/80	$ 25,000.00	95.45	$ 24,310.45	1/9	8.90
12	City of Vancouver 10.00%	Dec.16/94	2,000.00	102.00	2,040.00	16/2	9.75
12	City of Vancouver 6.25%	Apr.15/80	1,000.00	96.25	962.50	1/6	8.95
17	City of Vancouver 8.00%	Apr. 2/93	100,000.00	87.97	87,970.00	14/6	9.55
			$128,000.00		$115,282.95		
	Chartered Bank Deposit Receipts and Government Notes						
Oct. 17	Vancouver City Savings Credit Union	Oct.31/78	$ 2,007,517.81		$ 2,000,000.00	14	9.80
31	Bank of Nova Scotia	Apr.30/79	2,732,799.45		2,600,000.00	181	10.30
			4,740,317.26		4,600,000.00		
			$ 4,868,317.26		$ 4,715,282.95		

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

	Chartered Bank Deposit Receipts and Government Notes						
Oct. 4	Bank of Montreal	Oct.31/78	$ 2,819,200.33		$ 2,800,000.00	27	9.27
31	Vancouver City Savings Credit Union	Nov.30/78	2,923,954.79		2,900,000.00	30	10.05
			$ 5,743,155.12		$ 5,700,000.00		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 72,730,009.13	$ 70,269,620.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

8. 1979 Street Decorations

The City Engineer reports as follows:

"Each year the City Engineer in cooperation with the Street Decorations Committee appoints an artist, purchases and instals approximately 700 banners on major streets and bridges in the City. Normally this is done without reporting to Council however, this report is submitted for approval of a program that departs from the normal tendering process for the purchase of these street banners. The Street Decorations Committee has previewed the design concept advanced through Mr. Fladell of the Social Planning Department and considers it would be appropriate for the 1979 street banners.

Clause #8 continued:

The program proposes to involve the community services in the design and manufacture of banners and it will not be possible to follow the normal tendering processes.

The following is a brief outline of the proposal:

(a) the United Nation's "Year of the Child" be adopted as a theme for the banners.
(b) Ms. Evelyn Roth, a free lance artist be engaged as the artist and co-ordinator of the program to supervise the design and manufacture of the banners.
(c) Ms. Roth in conjunction with several kindergarten teachers will select suitable sketches (silhouettes of children) and produce approximately eight designs and a sketch of the street layout for approval by the Streets Decorations Committee.
(d) she will supervise the silk screening and sewing in community centers and the Vancouver schools for the manufacture of the banners. **Council approval is requested on this item which departs from the normal procedure.**

The costs of production of these banners including all fees will amount to $19,800 which is the amount expended in 1978 for the banners.

Ms. Roth successfully coordinated and supervised a similar although much smaller project in 1977 during Habitat for the street banners at the Britannia Community Center, Broadway West and Japanese community on East Powell Street.

I recommend that -

(a) a contract satisfactory to the Director of Legal Services be entered into with Ms. Roth for the supply of 700 banners at a total cost of $19,800, and
(b) that payment for the banners be made on the following basis, 50% on March 1, 1979, 25% on May 1, 1979 and the balance on delivery of the banners.

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

INFORMATION:

9. Analysis of 1978 Property Tax Roll for Single-Family Residences

The Director of Finance reports as follows:

"This is the regular annual report to Council showing the taxes leved on single-family residences. The statistics on the attached exhibits are presented in stepped groups to demonstrate taxes paid by the different valued properties.

In 1978, the provisions of the Assessment Amendment Act came into force. For the years 1975 to 1977, the assessment roll had been frozen at 1974 values. For the 1978 roll, all properties were revalued at their estimated market value. Using the terminology of the Assessment Act, this is the 'actual' value of the property.

Description of Support Tables

In Exhibit I, the data is grouped in steps of estimated market value (actual value) and shows the taxes payable at each level. The value shown in the column "Estimated Market Value" is the mid-point of the range. For example, the group with an estimated market value of $29,500 contains all single family homes with values from $29,000 to $29,999.

Clause #9 continued:

Exhibit II presents 1977 and 1978 actual values. The changes in actual value from 1977 to 1978 are due to all property being revalued at its estimated market value. Exhibit IV shows the corresponding taxable value. Under the new assessment legislation, municipalities choose the option under which they wish property to be placed on the roll for taxation. The City of Vancouver has elected Option "A", the same option as applied to the school roll. Under this option residential property is placed on the roll for taxation at 15% of its actual value, i.e. taxable value in 1978 is 15% of actual value. Exhibit III shows the difference in taxable values between 1977 and 1978 for single-family residences. In 1977, taxable value was calculated as 100% of land and 75% of improvement value.

In Exhibits IV and V , the properties are divided into three sub-groups with approximately the same number of properties in each group. Group membership is determined by 'actual value'. About one-third of the single-family dwellings in the City of Vancouver have an estimated market value of $51,999 or less. Properties falling in this category comprise the group called "Lowest Third". The middle third is composed of those single family residences with an estimated market value of $52,000 to $68,999. The upper third is all those residences in excess of $70,000 estimated market value. For each sub-group the average total net tax, the total taxes and the percentage of the total paid by that group are presented.

The "Average" Single Family Home

The 'mean' (also called average) total taxes for single family homes in 1978 (general, school, hospital, regional district and assessment authority) is $964. Netting out the Home Owner Grant, the 'mean' is reduced to $684. This net amount represents an increase of 4.9% over the 1977 figure. The 'mean' is obtained by adding up the actual net taxes paid by all single family owners and dividing by the number of single family properties in the City (74,697).

The 'mean' should not be confused with the 'median'. The 'median' was $849 ($569 net). This represents what the typical taxpayer paid. If the taxes paid were arranged in order so that the least amount paid was first and the greatest amount was last, the 'median' is the amount that was paid by the taxpayer who fell exactly in the middle (see page 6). Consequently half of the taxpayers paid less than the 'median' ($569) and half paid more.

Taxes were composed of:	'Mean'	'Median'
General purposes	$442	$389
School purposes	480	423
Hospital, Regional District, and B.C. Assessment Authority	42	37
	$964	$849
Less Home Owner Grant	280	280
Net Taxes	$684	$569

General Purposes Taxes

The change in the general purposes tax levy between 1977 and 1978 is shown below:

	1977	1978	Percent Change 1977-78
General Purposes Tax Levy on all properties	$83,737,311	$87,550,800	4.6%
'Mean' General Purposes Tax paid by single-family home owners	458	442	-3.5%

Clause #9 continued:

As can be seen above, the total amount of general taxes collected rose by 4.6% and yet the 'mean' general taxes paid by single family homeowners fell by 3.5% in 1978. The reasons for the decrease are the changes mentioned previously, i.e. a) the complete revaluation of all property to estimated market (actual) value and b) the decision to use Option A for the general tax roll. As a result, taxes on single family dwellings were 37.8% of the total general tax revenues in 1978. In 1977, single family dwellings paid 40.3%. The 1978 decrease in general purpose taxes for single family dwellings would have been greater if the City had not required more revenue than in 1977. An earlier report to Council addressed the shift in tax burden from residential to business property.

School Taxes

The change in the school tax levy between 1977 and 1978 was as follows:

	1977	1978	Percent Change 1977-78
School Tax Levy on all properties	$97,986,669	$108,012,721	10.2%
'Mean' School Tax paid by single-family homeowners	427	480	12.4%

As in 1977, the total school tax levy exceeded the general tax levy. For the first time, however, the gross average school tax paid by single family residences exceeded the general purposes tax. Part of this is due to the overall increase in revenue needed by the School Board. The balance of the increase is the combined effect of several factors including the revaluation in 1978, Option A and the initial difference at the end of 1977 between the school assessment roll and the general purposes assessment roll.

While the new assessment legislation shifted the general purposes tax burden away from single family dwellings, it increased the school tax burden for this class. This is due to a long history of limitations on assessment increases for the school roll. At the time the roll was frozen in 1974, residential properties were on the school roll at about 40% of market value, while other types of properties were carried on the school roll at about 50% of market value. Therefore, the revaluation caused the actual value of residential properties for the school tax roll to increase more than other classes of property. This did not occur with the increases for general purpose tax as the City of Vancouver had kept its general tax assessment roll closer to the market value of the properties. The use of one provincially determined tax roll by all taxing authorities both this year and in the future should eliminate this kind of discrepancy occuring in the future. The effect of Option A here, as for the general roll, was to shift some of the tax burden from residential to other property. However, the revaluation effect of the new legislation was stronger and resulted in the 12.4% increase noted above.

Hospital, Regional District, B.C. Assessment Authority, and Municipal Finance Authority Taxes (other Taxes)

The change in these levies between 1977 and 1978 was as follows:

	1977	1978	Percent Change 1977-78
Hospital Tax Levy - all properties	$2,937,237	$3,810,944	26.0%
Regional District Tax Levy - all properties	2,074,554	2,233,040	4.5%

Clause #9 continued:

B.C. Assessment Authority Tax Levy - all properties	2,610,651	3,093,717	23.0%
Municipal Finance Authority Tax Levy - all properties	41,080	38,538	-6.2%
Total for all properties	$7,663,522	$9,176,239	19.4%
'Mean' Other Tax paid by single-family homeowner	34	42	23.5%

The increases observed in Other Taxes paid by single-family homeowners may be explained by the same reasons as the school tax increases. That is, the taxing authorities required more revenue and the taxable value of the properties for their tax rolls was derived from the same base for the school tax roll. Single family homeowners experienced proportionately greater tax increases in these sectors than for the general purposes tax.

Summary of Total Taxes Payable

The changes from 1977 to 1978 in total 'mean' taxes payable by single family homeowners are summarized below:

	1977	1978	Dollar Increase(Decrease) 1977 - 78
General Purposes	458	442	$(16)
School Purposes	427	480	53
Hospital, Regional District, and B.C. Assessment Authority	34	42	8
Total Gross Taxes	919	964	45
Less Home Owners Grant	280	280	
Total Net Taxes	639	684	45

The City Manager RECOMMENDS the foregoing report of the Director of Finance be received for INFORMATION.

RECOMMENDATION:

10. Construction Cost Overruns

The Director of Civic Buildings reports as follows:

"On July 11th, 1978, the City Manager informed Council that he would examine the cost overruns at recent capital projects and report to Council on possible future courses of action to prevent similar overruns.

Review of Two Cost Overruns

At the request of the City Manager, I have examined in particular the overruns at Kitsilano Pool and Kensington Community Centre.

In the case of Kitsilano Pool, the Architect, Ron Howard, provided excellent estimating service based on a well-established estimating procedure coupled with his past experience with similar facilities. He did not use a consulting Quantity Surveyor, because he had this in-house expertise for this type of facility. The

Clause #10 continued:

Architect provided estimates at various points to the Parks Board, and these turned out to be quite realistic. The Parks Board continued with the project hoping for a much lower tender -- based on some unusually low tenders being received on other projects in the building industry at that time.

The problem of the Kensington Community Centre is quite confused: Objectives and costs were not reconciled initially, and there was poor initial and subsequent estimating. In this case, it would have been beneficial to have had a Quantity Surveyor provide a cost analysis early in the working drawings stage, or preferably at sketch scheme stage. When the low tender showed a $400,000 cost overrun, the Architects accepted responsibility to do whatever was necessary to incorporate changes but the User Committee could not agree on which items to eliminate.

A more detailed history of these two over-runs is available in the City Clerk's Office.

Policy on Future Capital Projects

Since any project has a series of objectives, normally to be achieved within certain constraints, it is essential to have these clearly stated at the earliest time. The objectives are size and quantity and quality of construction and the constraints are usually funds available for their provision. Clearly, if funds are limited, so should the objectives be limited. I believe that the first process in comtemplating a project is to do one of two things and then determine if the result is acceptable:

(a) Establish a firm program of requirements and the resulting cost.

(b) Given a known cost constraint, establish a viable set of requirements.

This initial step can be in relatively "ball park" terms because the process of design is one of refinement and increasing detail, and the opportunity should exist through to the final plans to react appropriately to more detailed information as it comes available. It is important at the initial step that cost estimates contain an adequate contingency allowance and are quite realistic.

The initial function should be performed by the client (or his representative) with the assistance of knowledgeable and responsible help. I see this Department providing that assistance to the Manager or Council, and the same functions should be provided by the Parks Board. Specific detailed help might be required for these 'employee' departments to ensure accuracy and a realistic approach. In the private sector, this function customarily has been provided by a Programmer, Architect or Engineer, or by other authorities such as Construction Managers.

When a concensus is reached at this stage, it is possible to proceed to a more detailed concept. This is the point at which the designer is appointed in civic projects, and the first result of his work should be a sketch proposal. Essentially, this is to confirm both the objectives and the costs at a more detailed information level. Any discrepancy must be resolved in one way or another. If necessary, these should be reported to the City Manager or Council for resolution.

Clause #10 continued:

Following concensus at this point, the refinement and detail design should progress with specific review periods to ensure that both sides of the equation remain in balance. These review periods must be at appropriate intervals, so that corrective measure can be taken as necessary. I believe a minimum of twice is necessary - at 25% working drawings and 75% working drawings. Any major discrepancies that cannot be resolved by the user or Employee Departments should be reported for appropriate action.

Thus, by following an established procedure of successively more detailed verification of objectives and costs, divergencies can be identified and conscious action taken.

It can be expected that responsible architectural firms follow the above general procedures. Many, however, rely upon their own expertise in costing, and the client does not receive an independent assessment of costs and the frequency of the reviews vary widely.

Any architect will usually receive a program of the work with a rough budget set by the client. He will then develop a preliminary sketch plan to the point that the area of the building is determined, and he provides his first estimate. With a simple building, he may not re-estimate at all, until completion of the working drawings. In a reasonably sized building, he will make an estimate at the completion of final sketch plans prior to the start of working drawings, at which stage an outline specification of finishes, mechanical equipment etc. can best be set. In a complex building, he might review his estimate at approximately 75% completion of working drawings when the major implication of consultants work is also known. He may employ a Quantity Surveyor, depending on his confidence in estimating cost, the complexity of the project, and the requirements of the client.

If the client directs the employment of a special consultant, then it is at the client's expense. For the additional costs involved I recommend that the City so direct the employment of a Quantity Surveyor in projects over $500,000 to obtain independent cost analysis.

The Architectural profession has been concerned for some time with Clients and Architects joint responsibilities in completing a project for a set budget. This matter is addressed in the new RAIC Client/Architectural agreement. A copy of the relative clause is attached for your information

The more experience that a firm has in previous projects of a similar nature, the better he should be in his estimating work. This fact supports the position that projects should be given to firms who have proved their ability in that specific field which would lead to the City developing a policy of a more selective list of Architects who would begin with small projects and work up to the larger or more complex ones, as they prove their capabilities. Consulting Engineers should be included in this policy since about half of a project's cost is the direct result of their work.

Recommendations

In view of our past experiences, I recommend the following procedures for future capital projects:

A. In construction projects of $500,000 and over, a special cost consultant should be retained by the City to carry out in-depth study of the cost of the project at the 25% and 75% stage of the development of working drawings.

...../15

Clause #10 continued:

B. The Director of Civic Buildings to be authorized to carry out discussions with the Law Department and the Architectural Institute of British Columbia for the purpose of amending the City's Architect/Client Agreement to include a clause which makes the Architect and his associated engineers responsible for redesign of the project, if the tenders show a significant cost overrun. Where a cost-consultant has been retained by the City, the significant overrun would be anything over 5%. Otherwise it would be 10%.

C. City Council should recognize that it is to the City's advantage to retain Architects and associated engineers, who have given them previous satisfactory service. Council should agree that although it desires to distribute commissions equitably among the Architectural and Engineering profession, Council should also give prime consideration to the Consultants who have a proven record of good service to the City for future commissions.

D. That all Departments, Boards, Committees or other such organizations that have the responsibility for projects for which the City has committed funds shall report to Council when there are indications that the project is likely to exceed the set budget by 5%. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

CONSIDERATION:

11. Police Compound Attendants

The Chief Constable and the City Engineer report as follows:

"INTRODUCTION

This report is submitted in response to the recommendations of the Standing Committee on Finance and Administration dated 14 July 1978. The report deals with the Police Compound Attendant positions, the associated staff and police fleet problems.

This report was prepared and the study carried out by staff of the Police Planning and Research Office assisted by staff of the Engineering Department, Departmental Services and Sewers Division.

The report recommends:

1. Three temporary Compound Attendant positions be transformed into permanent positions.

2. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police Vehicle Fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.

3. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

Clause #11 continued:

HISTORY

Early in 1976 the Chief Constable requested and received authority to employ four Police Compound attendants for a temporary period. They were needed to solve the problem of fleet equipment control that was approaching an intolerable level. This condition was caused in part by the construction of the Annex to the Public Safety Building not due for completion till some time in 1978. Accordingly, the positions were to be terminated at the end of this year.

These positions, augmenting the Permanent Compound Attendant, made it possible to install a control system that overcame many problems. In July 1978 the Chief Constable recognized the need for the improved control system and the security it provided and asked that the positions be made permanent. This request resulted in the manager's recommendation that this study be conducted "to determine the most feasible method of providing security and service for police vehicles, considering use of existing City facilities of a like nature to eliminate any duplication of service that might exist;".

The area of responsibility, studied by the Police Department, included the security and control of the equipment; and the Engineering Department included the servicing, maintenance and transporting of equipment.

SUMMARY

A review of the jobs performed by the Police Compound Attendants has been carried out and the observations and findings are outlined herein. Related jobs are discussed, some changes in organization and systems are described, and further investigation in related areas are suggested.

The workload of the Attendants was measured; added tasks have been identified and are described. The old and new systems of control and issuance of vehicles and radios have been compared and their difference explained. In addition, savings of Police Personnel time have been identified.

Recommendations regarding the temporary Compound Attendants have been made and further studies are suggested.

Previous System

Prior to the construction of the Annex parking facilities, the control of Police vehicles was decentralized to the degree that the individual Patrol and Traffic Division N.C.O.s managed a quantity of equipment assigned to that Division. The various Detective Offices were assigned equipment but no one person was responsible for its management, control, or security. Another pool of equipment for general use and back-up was the responsibility of the one Permanent Compound Attendant, when on duty, and the Report Centre N.C.O. at all other times. Compliance with the Engineering Maintenance schedule was the responsibility of the Fleet Supervisor. The equipment included a variety of portable radio equipment and power supplies.

Clause #11 continued:

At that time the Patrol and Traffic Divisions were on a simple shift schedule and there were only five basic shift changes, involving twenty-three squads in a twenty-four hour day. The time-consuming activity done by N.C.O.s, booking equipment in and out, took a minimum of fifteen minutes per shift per N.C.O. when no problems were encountered. However, any complications in this system increased the time spent by the N.C.O.s extensively. There is no measure of this "lost" time, but it is believed to be substantial.

During this period of time, less than two-thirds of the fleet was parked on or in Police parking facilities. the remaining vehicles were parked on the street in the vicinity of the Public Safety Building which made it extremely difficult to keep track of vehicles. The loss of the parking lot abutting the Public Safety Building during construction of the Annex increased this problem to an intolerable level and not only was temporary assistance needed to cope with the short term problems, but long term improvements in the system were imperative.

The amount of equipment had increased along with increases in Police staff. The advent of "Team Policing" increased the complexity of shift arrangements. Policemen were going on and off duty at a greater number of times during a 24 hour period. These all combined to complicate the equipment management task and increase the time required of the N.C.O.s to do the job.

The New System

Upon the acquisition of the temporary Police Compound Attendants, and completion of the Annex, the radio equipment from Patrol Division North, the Traffic Division, and the Bureau of Staff Operations were assembled into one common area at the entrance to the parking levels in the Annex. All vehicles, except motorcycles, were assigned to specified parking stalls in the Annex. All equipment issues and receipts from Headquarters are now accomplished by the Compound Attendant from his work station at the entrance to the parking levels. None of this work is any longer done by N.C.O.s at Headquarters.

The servicing, maintaining and transporting of vehicles were examined most particularly for cases of overlap or duplication. There was little found. One example of duplication is the recording of vehicle travel distances for vehicle maintenance purposes which can and will be eliminated. Some assistance in transporting vehicles is provided by the Compound Attendant. However, the major amount of this work is done by Automotive Servicemen, and this function will be studied further, since there was some indication that with more formal scheduling and planning, savings in this job may be accomplished. This will be investigated jointly by Police and Engineering staff and any savings in the function will be reported within six months.

In order to determine whether or not the Compound Attendants are required during the entire 24-hour day, the "Motor Vehicle Records" over a nine day period -- November 5 to November 13 -- were examined. Table I below summarizes radio and vehicle assignment activity for a 24 hour period.

Table I - Frequency of Activities for only booking in and out of vehicles and portable radios by Compound Attendant shifts

Clause #11 continued:

Hours	Total Average Activities per 8-hr shift	
07:00-15:00	114	One activity every 4.2 minutes
15:00-23:00	102	One activity every 4.7 minutes
23:00-07:00	56	One activity every 8.5 minutes

As noted above, under the previous system there were only five basic shift changes per day, however due to the Department's switch to "Team Policing" there are now at least 13.5 patrol shift changes per day. In addition to the patrol shift changes there are other Divisions and Squads coming on and off duty at various times all of whom depend on the Compound Attendant for equipment management.

It is essential that someone be present during all of these varying shifts in order to issue equipment to Police personnel. This service can be provided by civilians at a lower cost than Police personnel.

Security

It is necessary to provide an extremely high level of security within the parking facility because of the value and type of equipment that is housed there. The replacement value of the equipment located in the Annex parking facility is approximately $1,300,000.00.

Another reason to maintain very tight security in the area besides the equipment's value is the nature of the equipment itself.

Without constant protection and control of the portable radios and M.R.D.S. terminals it is possible that this equipment could fall into the hands of persons who would utilize it for criminal purposes. Because of the geographical location of the Police Station within the City this possibility is greatly increased due to the large number of active criminals within several blocks of the building.

On level "A" of the parking facility there are two parking spaces which are caged in for the purpose of storing vehicles used in the commission of serious crimes. The vehicles are stored there until examination by the appropriate Squad, and all relevant evidence has been removed.

It is absolutely essential that the "Continuity of Possession" of any evidence in these vehicles be maintained in order to enter the evidence in any criminal trial proceedings. In order to maintain the "continuity of possession" it is necessary for someone to be able to testify, if needed, that access to the vehicle has been denied to everyone save the essential investigators.

Present Staffing

In order to provide service on a twenty-four hour per day basis, it is necessary to employ 4.7 persons on a full-time basis. The formula used for absolute minimum staffing is:

$$\begin{matrix}\text{365 days per year x} \\ \text{24 hours per day}\end{matrix} = \frac{\text{8760 hrs per year}}{\text{1848 hrs per person}} = \text{4.7 persons.}$$

Clause #11 continued:

Alternatives

Five alternatives were examined with respect to providing the level of service now provided by the Compound Attendants. The alternatives would provide a comparable level of security to that now provided by the Compound Attendants. The control of portable radios, vehicles and shortly, the M.R.D.S. terminals, would be assumed by the Vancouver Police personnel in all of the alternatives as it was prior to the present system of assignment control.

The alternatives considered were: use policemen only, use policemen plus B.C. Corps of Commissionaires, use policemen plus Unigard services, use policemen plus TV monitoring, and use policemen plus an automatic door.

It is concluded that utilizing Compound Attendants is the least expensive solution to the problem and that there is no apparent duplication with other civic staff. Therefore, it is recommended that:

A. Three temporary Compound Attendant positions be transformed into permanent positions.

B. One temporary Compound Attendant position be retained for a further six months pending further investigation into modified Police vehicle fleet management systems. In conjunction with this system study it should be determined if there is an opportunity to utilize the remaining temporary Compound Attendant's time fully.

C. Methods and procedures followed by the Compound Attendants be modified to minimize issue time and general workload.

The increase in yearly cost of the above recommendations is:

3.5 x yearly salaries, Pay Grade 10	-	$37,000
Plus 12.5% fringe benefits	-	4,625
Total yearly cost	-	$41,625 "

The City Manager agrees that the proposed staffing greatly improves the security and the effective utilization of the Police fleet, and that it is more cost-effective than using Police constables for the same purpose. Police representatives will be in Council to speak to the matter.

However, this does present an increase in the level of service and of costs, and compensating savings are not identified.

In view of Council's concern for budget limitation, the approval of the above recommendations is referred for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 593 & 594

PERSONNEL MATTERS

RECOMMENDATION

1. "Decision Dynamics /79" Seminar

The Director of Personnel Services reports as follows:

"The Manitoba Institute of Management Inc. again offers this unique residential executive seminar with the faculty drawn from among outstanding business education teachers and resource people at the Banff Center from January 6 to January 19, 1979.

Decision Dynamics /79 is directed at men and women having responsibilities in executive, senior management, and professional capacities. The program deals with the elements making up the structural and behavioral sides of business. The former focuses on understanding and interpreting the market and business environment, effective decision-making, improved planning and control. The latter focuses on the management of organizational and human resource conflict, how to successfully introduce change into an organization, and strategies for optimizing the value of human resources.

The Assistant Director of Personnel Services - Employment and Training considers this course as particularly suitable for Mr. Art Langley, the Director of the Civic Buildings Department, and the Director of Personnel Services recommends Mr. Langley's attendance.

The cost of the program is made up of tuition ($975), meals and accommodation ($500), transportation by air, Vancouver to Calgary return ($138) and bus travel, Calgary to Banff ($10).

There is no per diem required; consequently the total cost would be $1623 plus five (5) days leave of absence with pay.

The Comptroller of Budgets and Research advises that the required funds are available for the attendance of this employee in Appropriation No. 7090/934 - Administrative and Technical Courses - All Departments.

This recommendation of the Director of Personnel Services is in accordance with Personnel Regulation No. 248-4.

As costs exceed $1500, the upper limit the City Manager may approve for such training activity, this matter is submitted to Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

2. Janitorial Staff for the East Wing, City Hall

The Director of Civic Buildings reports as follows:

"The Civic Buildings Department has a commitment to investigate methods of reducing operating costs through the expansion and integration of staff and functions. Consequently, we have investigated the possible cost savings if the janitorial service for the East Wing - City Hall complex were carried out by City staff rather than by contract, as at present.

The janitorial work in the Main Building of City Hall is carried out by City staff, and an expansion of that service to the East Wing will give better utilization of City staff and supervisors.

Clause No. 2 Continued

The present contract for evening janitorial service in the East Wing was obtained from competitive tenders, with the present contract expiring December 1, 1978. The actual 1978 contract cost is $57,560.00. In the terms of the cleaning contract, we will be facing an increase of approximately seven percent in June 1979, which will be retroactive to January 1, 1979.

In order to implement a proposal to integrate the janitorial services in the East Wing with the existing City Hall janitorial staff, it will be necessary to make the following changes with the salaries shown at mid-step 1978, where applicable.

1. NEW STAFF

3 Building Cleaners - annual salaries	$32,760
1 Working Foreman	13,080

2. ONE RECLASSIFICATION

Building Service Worker II to Bldg. Supr. I - annual salary increase	1,884
	47,724
Fringe Benefits 13%	6,204
TOTAL ADDITIONAL STAFF COSTS	$53,928

Actual 1978 Contract Cleaning Cost	$57,560
Additional Staff Costs for East Wing	53,928
SAVINGS IN JANITORIAL COST which represents 6.3% cost reduction	$ 3,632

The above are subject to classification procedures by the Director of Personnel Services.

The cost saving is relatively modest, $3,632 or 6.3%, however, major benefits will accrue from the employment of permanent city staff in raising the level of service on a constant basis. Permanent city staff will reduce the problems which evolve from the normal turn-over of staff that is associated with contract cleaners. Preventative maintenance is also improved because the staff become familiar with the building, through long-term association, and recognize potential maintenance problems which they are required to report in order that early remedial action can be initiated.

There will also be a definite improvement in security and building control. Permanent janitorial staff have a greater feeling of responsibility for the building and become more knowledgeable of other city employees working after normal hours and therefore are in a better position to recognize strangers who might have gained access to the building.

There will be an initial expenditure for additional janitorial equipment. The cost is estimated to be $1,500 for which there are sufficient funds in the Janitorial accounts.

It is recommended that Council approve the hiring of three Building Cleaners and one Working Foreman, plus the reclassification of one Building Service Worker II position to a Building Supervisor I, and that the Director of Personnel Services be directed to proceed with the hiring and reclassification of the above positions, to be effective January 1, 1979.

It is also recommended that approval be given to expend $1,500 for equipment before December 31, 1978, charged to Janitorial accounts."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 595

PROPERTY MATTERS

RECOMMENDATION

1. Taylor Street - Lease Agreement

The City Engineer and Supervisor of Properties report as follows:

"The alignment of Taylor Street has a sharp bend beneath the Georgia Viaduct which impairs its ability to act as an integral part of the South Bypass and could create a serious safety problem. This roadway, therefore, was designed to encroach onto the adjacent B.C. Hydro land, which will improve the design speed somewhat and should provide acceptable operating conditions for a downtown street. B.C. Hydro has agreed to this encroachment and is preparing a lease agreement to cover the land involved. The lease term will be for a period of ten (10) years, and will include a one (1) year cancellation clause. It will cover approximately .059 acres for which the yearly rent shall be approximately $1800 based on current land values of $10/sq. foot and a 7% return. The first year's rental will be paid out of the project funds and subsequent years out of the City Engineer's annual budget. (Account # 8021/1850)

The City Engineer and the Supervisor of Properties recommend that the Director of Legal Services be given authorization to enter into a lease agreement with the terms as outlined above for the required land."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

2. Extension of lease - Mount Pleasant N.I.P. Site Office - 670 East Broadway

The Supervisor of Properties reports as follows:

"City Council on May 4, 1976, approved the lease of 670 East Broadway until December 31, 1977, to establish a site office to serve the Mount Pleasant Neighbourhood Improvement Programme.

City Council on February 7, 1978, approved a one year renewal of the lease at a rental of $225.00 per month. This lease expires on December 31, 1978 and the Mount Pleasant Site Office Co-ordinator advises that they will require 670 East Broadway for a further five month period until May 31, 1979.

Following negotiations, the owners have agreed to extend the lease for a further five month period to May 31, 1979, subject to the same terms and conditions and a monthly rent of $225.00.

It is therefore recommended that the City renew the lease of 670 East Broadway on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Industrially-zoned Property - Intersection of Malkin and Atlantic Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Clause No. 3 cont'd:

"Lot 6 of Lot 1, D.L. 181, 196, 2037, Plan 7959
Intersection of Malkin and Atlantic Streets.

Zoned: M-1 and M-2

NAME	APPROX. SIZE	SALE PRICE	TERMS
Tom Yee Co. Ltd.	0.871 acres	$275,000.00	City Terms @ 12%

Conditions of Sale:

a. Purchaser to obtain a Development Permit within 60 days from the date Council approves this sale, in keeping with the development conditions set out in the information brochure provided for prospective purchasers. (Appendix A).

b. Purchaser to enter into a bulkhead agreement (above grade)."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

4. Request by Uptown Kiwanis Senior Citizens Housing Society for an easement over Lot 35, False Creek

The Director of Legal Services reports as follows:

"The Uptown Kiwanis Senior Citizens' Housing Society leases from the City Lot 36, False Creek, Plan 16788. Lot 35, False Creek, Plan 16788, which adjoins Lot 36 is leased by the City to Frank Stanzl Construction Ltd. The Society erected a building on Lot 36, a part of which extends over Lot 35. The Society requests an easement to occupy that part of Lot 35 over which the building extends.

It is recommended that the City, together with the Company, grant to the Society, the requested easement, the terms of the easement to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

5. Lease of Coffee Shop at Britannia Community Services Centre

The Supervisor of Properties reports as follows:

"On June 1, 1976, upon the recommendation of the Supervisor of Properties, and the Britannia Community Services Centre Society, Council approved a three (3) year lease of the coffee shop at Britannia Community Services Centre to Terry Allan Kirby and Phillip D. Stothert (Stothert Services), at a rental of $150.00 per month plus 2% of the gross sales above $1,800.00.

Clause No. 5 Continued

"On November 23, 1976, Council also determined that the ice rink concession at the centre be leased to Terry Allan Kirby and Phillip D. Stothert at a rental of $75.00 per month plus 2% of the gross sales, the lease to run concurrently with the existing head lease, which expires May 31, 1979.

Terry Allan Kirby and Phillip D. Stothert who carry on business under the firm name of Stothert Services, wish to relinquish their rights to the lease of the Britannia Community Services Centre Coffee Shop in favour of Customized Food Services Management Ltd. for the remaining term of said lease.

It is therefore recommended that the lease between the City of Vancouver and Terry Allan Kirby of Phillip D. Strothert be cancelled and a new lease in favour of Customized Food Services Management Ltd. be entered into, effective September 14, 1978, for the remaining term of the lease, subject to the terms and conditions being the same as the present lease. Britannia Community Services Centre Society are in agreement to a new lease. The lease agreement is to be drawn up to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Rental Review - Parking Lot
1500 West 3rd Avenue

The Supervisor of Properties reports as follows:

"A portion of City Lot C of 5 to 15, Block 240, D.L.526 (as shown of Plan LF 1127) situated on the south side of 3rd Avenue, west of Granville Street, is leased to Thomas Montgomery and Beverly W. Hall for twenty years from May 1, 1976.

The site is situated under the Fir Street ramp, comprises approximately 10,000 sq.ft. and has been improved by the Lessee with a gasoline pump and blacktop. It is used in conjunction with the lessees adjoining property as a taxi cab terminal.

The rent is subject to review as of December 1, 1978 and after negotiation, the Lessee has agreed that it be increased from $282.00 per month plus taxes to $318.00 per month plus taxes.

The Supervisor of Properties is of the opinion that the proposed rental represents market rental value and is in conformity with the conditions of the lease, and recommends that for the period December 1, 1978 until May 1, 1981, that the rent be set at $318.00 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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7. Rent Review - Lot 25, Block 105, D.L. 541
1200 Block Homer Street

The Supervisor of Properties reports as follows:

"Lot 25, Block 105 of District Lot 541, has been leased to the adjoining property owner since 1949 on a month-to-month lease. The lot is 25' x 125', (7.62 meters x 38.10 meters) gravel surfaced, providing nine stalls for employee parking.

Under the terms of the present lease, the rental is calculated on the basis of 6% of the assessed value plus taxes as if levied. However, due to the steep increase in taxes (80%), the lessee objects to the method of calculating the rental, in view of the fact that surrounding public monthly parking rates per stall are considerably less than the rate being charged by the City.

Following negotiations with Electric Power Equipment Limited, a rental of $175.00 per month inclusive of taxes (approximately $19.50 per stall) has been agreed upon subject to the following conditions:

1. Month-to-month lease beginning November 1st, 1978.

2. Rental review every two years based on the then current monthly parking rates.

3. The property shall be used only for the purpose of employee and customer parking.

4. Lease to be drawn to the satisfaction of the Director of Legal Services.

The Supervisor of Properties is of the opinion that this is the fair market rental for the use of this land for parking purposes only and therefore recommends that a lease agreement be entered into with Electric Power Equipment Limited, on the foregoing basis, such agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Rental Review - 2131 Burrard Street
Daycor West Accessories Ltd.

The Supervisor of Properties reports as follows:

"City Council on November 25, 1975 approved a lease to Daycor West Accessories Ltd. of 9,600 sq.ft. (891.9 square meters) more or less, on the main floor of 2131 Burrard Street for a term of five (5) years.

This lease provides for a rental review after three (3) years.

Following negotiations, this lessee has agreed to a rental increase from $2,700. per month to $3,200. per month commencing January 1, 1979 and terminating December 31, 1980. All other lease terms and conditions to remain the same. It is noted that the proposed rental rate is representative of current economic rentals for the area.

Therefore, it is recommended that effective January 1, 1979, the rental be increased to $3,200. per month."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

9. Exchange of City-Owned Lot for Privately-Owned Lot on Boundary Road, South of 29th Avenue

The Supervisor of Properties reports as follows:

"City-owned Lot 44, Block 104 - 106, D.L. 36 and 51, Plan 1918, situated on the East side of 4500 Block Hoy Street is in an area zoned for single-family dwellings. This 33' X 123' (10.06 X 37.45 meters) lot was acquired by tax sale in 1926 and has been reserved from sale with other City-owned lots in that area for replotting purposes.

The privately-owned dwelling on Lot 4, Block 104 - 106, D.L. 36, and 51, known as 4541 Boundary Road, suffered severe fire damage some months ago and the owner had applied for a development permit to redevelop the site. The City requires the front portion of the lot to a depth of 34' (10.36 meters) for future widening of Boundary Road and this would severely restrict the form of development. The dimensions of this lot are 33' X 122' (10.06 X 37.19 meters).

The owner of this lot has approached the City with a request to exchange his lot on Boundary Road for the City-owned lot on Hoy Street which is across the lane from his lot. The proposed exchange was submitted to the Property Endowment Fund Board for consideration on July 28, 1978, and the Board authorized the Supervisor of Properties to proceed with this exchange subject to Council approval.

Following negotiations, the owner has agreed to exchange the property legally described as Lot 4, Blocks 104 - 106, D.L. 36 and 51, Plan 1918 for City-owned Lot 44, Blocks 104 - 106, D.L. 36 and 51, Plan 1918.

It is therefore recommended that the exchange be approved, subject to the following conditions:

1. Privately-owned Lot 4, Blocks 104 - 106, D.L. 36 and 51, be cleared of existing structures, foundations and debris to the satisfaction of the Supervisor of Properties prior to the exchange being effected.

2. All charges on the property tax roll relating to Lot 4, Blocks 104 - 106, D.L. 36 and 51, be paid by the owner up to and including December 31, 1978.

3. City to prepare and assume costs of conveyancing and registration relating to the exchange with all documentation to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Chinese Cultural Centre - Land Lease Agreement

The Supervisor of Properties reports as follows:

"City Council on June 27, 1978, when dealing with a report of the Standing Committee on Planning and Development dated June 15, 1978, approved in part the following recommendations:

(a) That the land under the buildings only be leased for 60 years;

(b) That portion of the land used for cultural activities be leased at $1.00 per year nominal rent;

(c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.

...../6

Clause No. 10 Continued

Negotiations have been carried out with the Chinese Cultural Centre representatives and in accordance with their preference, agreement has been reached that the lease rental would be based upon 11% of the gross rental income earned from the commercial tenants.

The rentals from commercial tenants will probably be phased in over a two year period. Even thereafter, the revenue to the City is expected to be only half of estimated market rental of the land used for commercial purposes.

The Centre hopes to use profits from the rentals to the commercial tenants in order to help pay for the cultural activities of the Centre, thereby possibly reducing the need to ask Council for future operating grants.

It is also proposed that after the commercial facility has been in operation for two (2) years, the rental basis to be reviewed and set by mutual agreement in light of the experience gained.

In view of the foregoing, it is recommended that:

A. City Council rescind the previous motion to base the rental on the market rental of the land used for commercial purposes as if vacant land.

B. City Council approve in principle these proposed lease arrangements and that a lease document be drawn up on the foregoing basis to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION

11. Manhattan Apartments - 784 Thurlow Street

The Director of Social Planning and the Supervisor of Properties report as follows:

"On July 11th, 1978, Council approved the recommendation in the report of the Standing Committee on Planning and Development, dated June 22nd, 1978, authorizing the Supervisor of Properties to carry out the necessary investigation to finalize the purchase price of the Manhattan Apartments and report back.

Following negotiations, Mr. J. Ross McClellan, solicitor for the owner of the Manhattan Apartments, has confirmed by letter dated November 21st, 1978, that his client is prepared to sell the property to the City for the firm price of $1,600,000. The owner is requesting a reply towards the end of January, 1979.

The Director of Social Planning advises that he will report to Council by January 30th, 1979 on the feasibility of acquiring and rehabilitating the Manhattan Apartments at the firm offering price of $1,600,000."

The City Manager RECOMMENDS that the foregoing report of the Director of Social Planning and the Supervisor of Properties be received.

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RECOMMENDATION

12. Demolition of 615 and 635 Burrard Street and Commencement of Park Construction

The Superintendent of Parks and the Supervisor of Properties report as follows:

"On September 12, 1978, Council resolved in part that:

'(a) Council demolish the building on the Bowell McLean site at Melville and Burrard and commence park development to the extent of grading and planting grass;

(b) Council pass the relevant local improvement by-law in 1978;

(c) Council sell the said local improvement by-law to the City's Sinking Fund.'

The demolition of the building at 615 Burrard Street is underway with the demolition costs and removal of the building to grade level being carried out by Bowell McLean Motors Co. Ltd. The matter of removal of floor supports below grade will be the responsibility of the City.

Council, IN CAMERA, November 28, 1978, further resolved that the building at 635 Burrard Street be taken over by the City subject to an agreement satisfactory to the Director of Legal Services. Such an agreement has now been signed.

In preparation for the park, it will be necessary for the Board to have fill placed in the cavities of both buildings, erect hoarding, grade and prepare this site and undertake landscaping in accordance with Council's wishes.

635 Burrard Street has been cleared by the local representative of the British Columbia Buildings Corporation from their control and in this connection, demolition will be proceeded with upon approval of this report by City Council.

Closure of the north side of Melville Street for inclusion in the park is under investigation by the City Engineer and will be the subject of a separate report in January, 1979.

The estimated amount of money to take care of demolition of 635 Burrard Street, hoarding, filling, grading and preliminary landscaping of the site is $90,000.00; the source of funding to be the Downtown Improvement Reserve.

Further sums will probably be needed for completion of the park, depending on the design adopted. A report on the design with cost estimates will be presented to Council in January.

It is recommended that the demolition of 635 Burrard Street and the necessary work in connection with the preparation and planting of the site be carried out on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Superintendent of Parks and the Supervisor of Properties be approved.

13. Purchase of Properties at 29th Avenue and Nanaimo Street for Road Widening Purposes

The City Engineer and the Supervisor of Properties report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation

Clause No. 13 cont'd:

dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

A portion of Lot 11, Subdivision "B", Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201 is one of the affected properties. The area to be taken is approximately 366 square feet (34.0 square meters) of land. The partial taking of land will place the easterly boundary of the vendor's property line approximately 1 foot from his dwelling, necessitating the removal of his front porch, front door, a large window, and a portion of the roof.

Negotiations with the vendors indicate that they are prepared to sell the required portion of their frontage for the total payment of $7,000.00, inclusive of all renovative and disruptive factors; subject to the Engineering Department agreeing to grade and landscape the boulevard, or to build a retaining wall if in the opinion of the City Engineer it is considered to be necessary.

The acquisition costs and conditions are considered to be fair and equitable.

It is therefore recommended that a portion of Lot 11, Subdivision "B", Blocks 6 to 8 of Block 8, District Lot 393, Plan 2201, be acquired for the sum of $7,000.00 on the foregoing basis with the sale date being December 20, 1978. Funds to be obtained from Streets Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

(NOTE: Report XIII also refers to this matter.)

FOR COUNCIL ACTION SEE PAGE(S) 595, 596 & 604

B

MANAGER'S REPORT

October 3, 1978

TO: Vancouver City Council

SUBJECT: Monetary & Non-Monetary Compensation for Heritage Designation

CLASSIFICATION: Recommendation

The Directors of Finance, Legal Services and Planning report as follows:

"On December 6, 1977, City Council resolved as follows:

> 'THAT the City Manager prepare a report for Council on alternative modes of monetary and non-monetary compensation and the processes available to the City in such cases; the report to be considered at the proposed special meeting with the Heritage Advisory Committee and the Minister of Recreation and Conservation.'

This resolution arose because of ongoing discussion of a new provincial Heritage Conservation Act which was passed August 18, 1977. The Act states, in Section 11,

> '(4) Where designation under subsection (1) decreases the economic value of the building, structure, or land, the council may, by by-law, provide a grant, loan, tax relief or other compensation to the owner.
>
> (5) Compensation provided under subsection (4) shall be deemed to be full and fair compensation for loss or damage suffered by the owner through the designation.'

Further correspondence with the Office of the Minister of Recreation and Conservation has elicited the clarification that -

> '... it is possible that the compensation established by Municipal Council for any demonstrated decrease in property value of a designated property could be judicially increased.'

and further that

> '... the intent of the Sections 11 (4) and (5) was to indicate to the Courts that a serious approach to the question of compensation had been taken by Council.'

It is now certain that compensation, which was explicitly not required under the old designation legislation, may be a consideration in future designations. Because of this, a special meeting with the Minister of Recreation and Conservation is now considered to be unnecessary.

Each of the methods is discussed in terms of its effectiveness as a compensation for the loss of the right to redevelop that occurs at the time of designation. Most methods discussed could also be used as methods to aid the owner in the conservation of his heritage structure after designation. An effective program might even serve as an incentive for the owner to seek designation and encourage preservation.

The purpose of this report is to discuss some known methods of monetary and non-monetary compensation and to make Council aware of some of the complexities involved in compensation for designation.

I COMPENSATION - WHAT AND WHEN:

The wording of the Heritage Conservation Act is that there may be compensation where designation 'decreases the economic value of the building structure or land'. The problem in making this operational is that it is not always clear that there has been a loss at designation. This point is explained in Appendix 1 of this report. Further, when there is a loss, it is not a simple matter to determine and agree upon the amount. Various experts by utilizing different assumptions, will be able to "prove" varying amounts of loss due to designation.

Even when the issue of compensation is decided at the time of designation, the Act does not state that further claims would be unjustified if the owner were to experience, for example, heavy maintenance costs for his heritage structure.

Designation, in the future, will not be a simple matter and Council will have to be aware of the consistency and fairness of its treatment of owners of designated properties.

II MONETARY METHODS OF COMPENSATION

(i) PAYMENT OF CASH:

This is a very straightforward method in concept. The difficulty will be in determining what factors are relevant in the determination of the amount of economic loss. The case of King George School points this out clearly. Estimates of required compensation ranged from nothing to ten million dollars in that case. Ultimately the courts will accumulate enough precedents that we wi be able to estimate what amount of compensation will be upheld by the courts. At this time, however, only guesses can be made. If the courts view designation as a form of expropriation, then the costs of direct monetary payments in compensation for designation could be high.

The Director of Finance does not favour cash compensation. Because the potential cost of this method of compensation is high and could be significantly beyond the City's current financial resources it is recommended that this method be used only when it is apparent that methods of non-monetary compensation will be inadequate.

It should be noted that the Heritage Conservation Act gives local councils the power to make grants to owners of heritage buildings. This means that it will now be possible for Council to aid heritage building owners in cases of high maintenance costs.

(ii) TAX RELIEF

Relief from property tax is mentioned as a possible form of compensation in the Heritage Conservation Act. This is a monetary form of compensation because it is, in effect, an annual grant from the City to the property owner. Council has considered tax exemptions in the past and decided against them. The reason for this is that the exemption becomes a hidden subsidy. At one point in time, the benefit of the heritage structure is weighed against the cost of a tax exemption, if the exemption is granted, then the costs and benefits need never be re-examined. However, the cost of the subsidy continues to rise in the future whereas the perceived benefits of the heritage structure in the future are unknown in the present. There is a very real possibility that the cost of the tax exemption to the City may exceed the benefits of the designation. Therefore, tax exemptions are not recommended as a method of compensation. [The Director of Planning disagrees with this conclusion]

(iii) FACADE EASEMENTS

In general terms, an easement is a right acquired by one landowner over the property of another. This right may continue in perpetuity.

Appendix II discusses facade easements and their use in the US and other parts of Canada. From our research to date it seems that facade easements are more useful in addressing the problem of assisting the owner in continuing maintenance of a designated structure than as compensation for the act of designation. If related to compensation then their cost would probably be high, perhaps as high as the purchase of the structure, and the formality of a facade easement in addition to designation is of little benefit to the City. However, since the Heritage Conservation Act allows the City to acquire easements this method should not be rejected unless the administrative problems discussed in Appendix II cannot be overcome.

(iv) HERITAGE REVOLVING FUND

This concept has had successful application in several U.S. cities. The fund is established by large capital donations from private or public sources. A heritage agency then uses the fund to purchase and renovate heritage structures. After renovation, the buildings are sold with

restrictive covenants requiring their maintenance as heritage structures. The fund is thereby reimbursed and other buildings may be purchased. The fund may not be fully reimbursed if the costs of purchase and renovation exceed the market value of the property. This concept has been most successful with residential properties.

The success stories in the U.S. have involved active and committed private historical societies or government expenditure of capital to establish the fund and to provide operating funding for the administrative staff.

By the purchase of the structure, at values determined prior to designation, the original owner is fully compensated for the designation of his property.

(v) PUBLIC IMPROVEMENT

In some instances the City may decide to create improvements around the heritage building in the form of public amenities such as brick paving, special lighting, trees or street furniture. The improvements might be partly or wholly at the cost to the City, but could increase the value and viability of the heritage property.

III NON-MONETARY METHODS OF COMPENSATION

(i) TRANSFER OF DEVELOPMENT RIGHTS

The transfer of development rights is the principal method of non-monetary compensation that has been developed.

The concept of T.D.R. involves an owner of a heritage building with a floor space ratio (F.S.R.) below the maximum permitted under the zoning being allowed to sell his unused floor space to someone who will incorporate it into a new development.

The term 'Transfer of Development Rights' has been borrowed from other parts of North America where development rights may be acknowledged. In Canada, the right to development is not established and in Vancouver has to be earned with regard to many zoning by-law variables. It would be more accurate to describe the development as potential. Henceforth in this report, we refer to T.D.R. as T.D.P. - Transfer of Development Potential.

T.D.P. will probably be of limited utility in compensation. It will only apply to heritage buildings which are below the allowed F.S.R. and would only be acceptable to owners if a market for extra F.S.R. exists. The Downtown Peninsula is the area where there is likely to be the greatest demand for Transfer of Development Potential. Appendix III, therefore, lists the City's designated heritage buildings and notes those in the Downtown Peninsula which might be eligible for T.D.P.

In Vancouver, the use of T.D.P. is possible for adjoining property and was used between Christ Church Cathedral and Grander Developments, with Grander Developments, the owners of land adjacent to the Cathedral, acquiring rights to the floor space ratio over the Cathedral site for use in their development on the adjoining property. Appendix IV is the Director of Legal Services' definition of 'adjoining'. Appendix V discusses T.D.P. and develops principles to be followed if the use of T.D.P. in Vancouver is extended to areas other than the immediately adjoining land.

It is RECOMMENDED that in the use of T.D.P., the following policies be adopted:

(1) T.D.P. be one means of assistance for preservation of designated heritage buildings, depending on the individual merits of each case.

(2) The development potential be based on units of floor space ratio.

(3) The amount of development potential to be awarded not to exceed the difference between the existing and the potential maximum density for the site.

(4) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-Law.

(5) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and its quantity measured in area of floor space.

(6) The preservation, maintenance, rehabilitation, and safety of the property from which development potential has been transferred must be guaranteed as a condition of the City's recognition of the existence of potential for transfer.

(7) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is re-developed, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.

(ii) TRANSFER OF DEVELOPMENT POTENTIAL BANK

The motivation for such a bank is to facilitate the exchange of development rights. However, unless there is an active market in TDP, the bank would be mainly a purchaser of rights. In effect, where it was hoped that the marketplace would pay the monetary compensation to the owners, the municipality would provide the compensation through its bank.

If T.D.P. is a feasible means of non-monetary compensation, there will be an active market and no need for the City to interject itself as a broker of T.D.P. If the policy does not work, then it should be abandoned and the City should pay direct compensation.

The sale of development potential by a municipality through a T.D.P. bank would almost certainly confuse the public about the impartiality of the City in its zoning function. It is recommended that a T.D.P. bank not be further considered at this time.

(iii) ZONING AND BUILDING BY-LAW CONCESSIONS

A heritage building can sometimes be made more viable by permitting within it uses not normally permitted by the Zoning or Building by-laws. Examples are: offices or restaurants in residential areas, relaxation of parking restrictions or design guidelines, adding infill structures which may not meet FSR or other criteria.

This type of relaxation might be granted where appropriate by the Building By-Law Board of Appeal, the Board of Variance, the Director of Planning or the Development Permit Board, or by Council. Council's powers can be exercised by re-zoning the property following a Public Hearing, usually to a CD-1 zoning.

The Heritage Officer to be appointed by the City should assist in exploring such possibilities, as well as facilitating the routine processing of permits relating to a heritage building.

IV OTHER METHODS

Short of purchase or complete cash payment of compensation, most possible measures will be helpful in only some cases. The City will have to examine many methods and, to some extent, fit the method to the case. Appendix VI lists several policy measures each of which would help to some extent. Items I - 11 are discussed or referred to in this report. Items 12 - 20 have been given limited consideration as noted in the Explanatory Notes. Most of the policy measures listed need more research in the B.C. context. The B.C. Heritage Trust was established by the Heritage Conservation Act. The trust, with the approval of the Minister, may

> "provide loans, grants, advice and other services to persons in the Province having aims and objectives similar to the Trust."

Council could request the British Columbia Heritage Trust to consider:

1. establishment of a Heritage Revolving Fund to be administered by the Trust.

2. development of policy papers and briefs to the Provincial and Federal governments with regard to:

   a. amendment of the National Building Code to make renovation of heritage structures more economically feasible.

   b. establishment of a Residential Heritage Maintenance Grant.

   c. government policy to lease office space in heritage buildings.

   d. rent control abatement.

   e. amendments to Income Tax Act to provide incentives for rehabilitation of old buildings.

V RECOMMENDATIONS:

It is recommended that:

1. Where it has been established that designation would cause economic loss to the owner, then non-monetary means of compensation should be explored before proposing compensation in cash.

   This exploration should be conducted by the City's Heritage Officer, working with the owner, the Heritage Advisory Committee, and other City staff.

2. Council request the Director of Planning to report on amendments to the Zoning By-law which will permit him, when dealing with heritage buildings and on the advice of the Heritage Advisory Committee, to relax regulations such as those governing parking, floor space ratio, set-backs, land use, light angles and building uses.

3. When non-monetary compensation can not provide adequate compensation, cash grants should be considered rather than tax exemptions.

4. Facade easements be considered as one possible means of compensation.

5. Transfer of Development Potential be one means of assistance for preservation of heritage buildings depending on the individual merits of each case.

6. The Director of Legal Services in conjunction with the Heritage Officer be instructed to report to Council on legislative changes necessary to enable the City to transfer development potential within specified transfer districts to be created in the Zoning and Development By-law.

7. In the use of Transfer of Development Potential, the following policies be adopted.

   (i) The development potential be based on units of floor space ratio.

   (ii) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-law.

   (iii) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and, its quantity measured in area of floor space.

   (iv) The preservation, maintenance, rehabilitation and safety of the property from which development potential has been transferred must be guaranteed.

   (v) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is redeveloped, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.

8. Further consideration of a transfer of development potential bank be delayed until Transfer of Development Potential has been operating for some time within the City.

9. Council request the British Columbia Heritage Trust to consider for designated heritage buildings:-

   (i) establishment of a Heritage Revolving Fund to be administered by the Trust.

   (ii) Development of policy papers and briefs to the Provincial and Federal Governments with regard to:

   - amendment of the National Building Code to make renovation of heritage structures more economically feasible.
   - establishment of a Residential Heritage Maintenance Grant.
   - government policy to lease office space in heritage buildings.
   - rent control abatement.
   - amendments to the Income Tax Act to provide incentives for rehabilitation of heritage buildings.

10. Council consider the provision of public amenities around certain heritage buildings, with each application being judged on its merits and upon the advice of the Heritage Officer and the Heritage Advisory Committee.

11. When future buildings are proposed for designation, the Heritage Advisory Committee outline for Council the measures of compensation, if any, which in its judgment are necessary and appropriate.

The Heritage Advisory Committee has considered this report at length and the above recommendations have been modified after discussions with the Committee. The Heritage Advisory Committee recommends approval of the report.

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Finance, Legal Services and Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 598

C

MANAGER'S REPORT

Date December 1, 1978

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Disposition of City Land: 22nd and Renfrew

The Director of Planning, the City Engineer and the Supervisor of Properties report as follows:

"PURPOSE OF REPORT

This report discusses a proposal for the disposition of City-owned Lots 20 and 21, Block 1, N.E.¼ Section 47, Plan 153, together with a portion of the abutting street allowance, for the development of a senior personal care facility.

BACKGROUND

On September 2, 1976 the Housing and Environment Committee received a request from the Renfrew/Collingwood Citizens Committee to locate an appropriate site in the Renfrew area for a Senior Citizens Personal Care Facility. The Housing and Environment Committee resolved:

'THAT City officials be instructed to investigate and report back to the Committee on an appropriate site for a Senior Citizens Personal Care Facility in the Renfrew/Collingwood area.'

Subsequently, in October 1976, the Director of Planning reported to City Council noting that a potential site existed on the southwest corner of 22nd and Renfrew, comprising a residual portion of Renfrew Street and the adjoining B.C. Hydro owned lots 20 and 21. As a result, City Council 'IN CAMERA' resolved:

'THAT the City of Vancouver purchase B.C. Hydro owned Lots 20 and 21 and release the combined Hydro/City site to a prospective group for the development of a Seniors Personal Care Facility and the funding for the acquisition of Lots 20 and 21 to come from the Public Housing Fund.'

The Supervisor of Properties in accordance with the resolution purchased the B.C. Hydro lots for the sum of $70,000.00.

The site would comprise that portion of Renfrew Street remaining from the construction of the Boyd Diversion and the realignment of Renfrew at 22nd Avenue and Lots 20 and 21, N.E.¼, Section 47, THSL, and is outlined in Appendix I. The combined site occupies approximately 21,660 square feet or .47 acres and is presently zoned C-1. The surrounding area is developed with one-family dwellings to the west and south while Renfrew Park and Community Centre is located on the north east corner of 22nd and Renfrew. Local shopping facilities are located on 22nd Avenue and Nootka to the east and Slocan Street to the west while bus transit is available at site on Renfrew Street.

In July 1977, a consultant was hired to undertake a feasibility study relating to the development potential of the site for Seniors Personal Care use. The consultant was directed to provide a massing plan outlining design guidelines in terms of numbers of units, building height and a density that would be compatible with the surrounding community. More importantly, the consultant was asked to determine the funding minimums

..../2

available and to outline a process by which funding could be secured for the development of this site. The Director of Planning notes that the cost for such consultant services were charged to the Public Housing Fund with the intent that upon disposal of the site, these expenditures would be reimbursed from the proceeds of the sale.

The consultant's study is on file in the Planning Department and notes that the site is an ideal location and it is economically feasible to develop a 50-bed Seniors Care Facility on it. The conclusions of the Study are attached as Appendix II.

RECENT ACTIONS

Subsequent to the receipt of the consultant's study, the Planning Department undertook lengthy negotiations with the Provincial Ministries of Health and Human Resources to obtain a commitment in principle for funding of a Personal Care Facility on the site. Subsequently, in July of 1978, a formal funding commitment was received from the Ministry of Health.

On August 17, 1978, a letter was received from a representative of the Unity Oddfellows Lodge #4 in the City of Vancouver requesting an opportunity to purchase the above noted City-owned land from the City for use for the development of a Seniors Care Facility on a non-profit non-sectarian basis. The letter (Appendix III) notes that the non-profit group has received approval from the Provincial Government for the Facility.

THE CITY ENGINEER REPORTS AS FOLLOWS:

Recently the road alignment on Renfrew Street, south of 22nd Avenue has been relocated to meet the Boyd Diversion. Consequently, a portion of Renfrew Street between 22nd Avenue and the lane south of 22nd Avenue is no longer required for road purposes and should be closed.

THE SUPERVISOR OF PROPERTIES REPORTS AS FOLLOWS:

The Supervisor of Properties advises that following negotiations, the Unity Oddfellows Group have agreed to the following:

(a) Purchase the site for $115,360.00

(b) Pay the cost of relocating utility services estimated at $63,000.00.

(This amount will be paid separately by certified cheque subject to a satisfactory arrangement being made with the City Engineer).

CONCLUSIONS

A preliminary analysis by staff of a massing plan outlined in Appendix IV indicates that with some revisions a 50-bed facility at a maximum Floor Space Ratio of 1.0 could be achieved on the site without adversely affecting the surrounding area or interferring with views.

On this basis, the Director of Planning believes that the site is suitable for development of a Seniors Personal Care Facility and the Society should be encouraged to make application for rezoning so that normal procedures can be administered. Staff recommend that the sale of the Unity Oddfellows Lodge of the 22nd and Renfrew site be approved subject to the group obtaining rezoning and a development permit.

..../3

RECOMMENDATIONS:

1. The City Engineer recommends that all that portion of road shown hatched on plan marginally numbered LF 8891 (Appendix V) be closed, stopped up and title taken thereto subject to the following conditions:

(a) The closed road be consolidated with the abutting City-owned lands.

(b) The cost of relocating the existing utilities together with the cost of physical closure of the street be to the applicant's account. The estimated cost of this work is $63,000.

(c) A right-of-way be retained over the easterly portion of the closed road to contain a 6 foot by 6 foot box culvert that is part of the Still Creek drainage system.

(d) A right-of-way over the westerly 10 feet of the consolidated site for public utility purposes.

2. The Supervisor of Properties and the Director of Planning recommend that the site created under Recommendation I be sold to the Unity Oddfellows' Lodge #4 for $115,360.00 on City terms, being one quarter of the sale price as the down-payment and the balance payable in three equal installments, six, twelve, and eighteen months after the date of sale; interest to be paid on the unpaid balance at the rate current at the date of the sale. Subject to the Society:

(a) paying the cost of relocating the utilities and necessary street work (estimated at $63,000.) in addition to the cost of the site;

(b) obtaining rezoning for development of such facility within 120 days;

(c) obtaining a development permit;

(d) paying a 5% deposit upon approval of this report.

The date of sale to be 90 days from the date rezoning is approved or the date of the issuance of the development permit whichever is sooner."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning, City Engineer and Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 598

D

CC 62-MLH-75

MANAGER'S REPORT

DATE December 5, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: Leisure Services Planning for the Disabled in Vancouver City

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning reports as follows:

"BACKGROUND

There is reason to believe that leisure programming for the disabled* in the City is suffering from several possible deficiencies. Given the limited information currently available, these deficiencies appear to be

(1) Lack of leadership and coordination
(2) Lack of diverse range of program opportunities
(3) Lack of skilled and experienced staff
(4) Lack of physical modification to existing facilities to accommodate the disabled
(5) Lack of capacity in the special transportation network for the disabled; and
(6) Lack of clear cut agency responsibilities in recreation programming for the disabled. A symptom of this difficiency is that there is no clear-cut policy to guide City Council in responding to private agencies requesting civic funding of recreation programs for the disabled.

There are, moreover, two inter-related trends which suggest the need for more and better leisure programming and related support services for the disabled in the community is increasing. These are:

1. Decentralization of the disabled from large institutional centres to small community based group homes;

2. Emerging philosophy among both disabled clients and their professional workers that the disabled should integrate partially, if not wholly, with the mainstream of community life.

In view of these circumstances the Director of Recreation Services has requested the Director of Social Planning to undertake a review of existing public and private agencies currently providing leisure programs to the disabled. This review is described below under the following headings:

1. Purpose
2. Scope
3. Method
4. Project Organization and Reporting Procedure
5. Work Schedule
6. Budget

1. PURPOSE

The general mission of the review will be to develop a philosophy and organizational plan and an implementation strategy for providing more and better leisure opportunities for the disabled population in the City.

A specific objective of the review will be "to develop an appropriate and effective role for the City and the Board of Parks and Recreation in fulfilling this mission".

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* For the purpose of this review "the disabled" are defined as those persons who because of a physical, mental or emotional disabilities are unable to participate in regular recreation programs without some special consideration.

2. SCOPE

The review will focus on public and private agencies which provide leisure programming and related support services, such as leisure counselling and handicapped transportation services, to the disabled in the City.

Out of this review hopefully will emerge an accurate and complete overview of:

(1) current needs of the disabled for leisure programming and support services in the City.

(2) An inventory of present leisure programming resources and support services network in the City.

(3) Identification of physical, social and financial obstacles to participation of the disabled in existing programs.

(4) Identification of deficiencies in programming and support services which must be addressed.

Needs will be described in terms of the geographic distribution of major disabled groups, preferred leisure activities for each group, estimated frequency of participation, and the implications for program, facility and transportation capacities.

Each agency providing leisure programming and/or related support services will be assessed in terms of:

1. Philosophy
2. Responsibilities
3. Roles
4. Management and Staff Resources
5. Facilities
6. Equipment
7. Other Resources
8. Fees

The presence or absence of the following roles will be noted:

1. Leadership
2. Coordination
3. Referral
4. Enabling (Assisting), Informing
5. Direct Programming
6. Guidance/Counselling
7. Transportation
8. Program Development and Evaluation
9. Staff orientation and training

3. METHOD

The following tasks are essential to complete the proposed review:

Phase 1
Assess what research has already been done to identify the leisure programming needs of and to describe the community resources available to the disabled population of the City;*

Phase 2
Pinpoint gap in our intelligence about these needs and resources and gather primary data on the disabled population and leisure resources to compensate for these deficiencies and

Phase 3
Develop a leisure services delivery plan in concert with participating public and private agencies.

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*Parks Board has already completed an inventory of their facilities with regard to accessibility of handicapped and disabled.

4. PROJECT ORGANIZATION AND REPORTING PROCEDURE

A. Project Staff - A Consultant will be hired jointly by the City and the Parks Board to conduct the review.
Merv Ovesen, Parks Board Theraputic Recreation Program Specialist will assist the Consultant in documenting the Board's current role in this field.
Other Parks Board Recreation staff may be available from time to time during the course of the Project to assist the Consultant.

B. Supervision - The Consultant will be supervised by the Director of Social Planning.

C. Reporting Procedure

The Consultant will report monthly to the Special Committee on the Disabled and reports originating from the Project will be submitted to Parks Board and then forwarded to the Special Committee on the Disabled with Parks Board's position and comments.

5. WORK SCHEDULE

A work schedule for the Project will be developed jointly by the Director of Social Planning and the Consultant. The time for completing Phase II will be difficult to estimate because it depends largely upon what research may have been already completed by other agencies which will become clear after completion of Phase I. However, it is projected that a final report will be submitted within 6 months of formal authorization of the Project.

6. BUDGET

The total allocation for this Project will be $7,500 estimated at $1,500 per month over 5 months for the Consultant's fee. The Superintendent of Parks and Recreation advises that no outstanding funds are presently available for assisting the City in covering the Consultant's fee. The Director of Social Planning has therefore undertaken to fund the total Consultant's fee out of the Department's RESER budget.

The Parks Board at its meeting on November 6th approved the following resolution:

"THAT the Parks Board endorse a joint study with Social Planning Department on Leisure Services Planning for the Physically and Mentally Handicapped in Vancouver, provided that the Social Planning Department provides funds for the entire Consultant's fee".

Since any single authorization of funds from the Department's RESER budget over $5,000 requires Council approval, the Director of Social Planning recommends:

"THAT Vancouver City Council approve the expenditure of up to $7,500 from the Social Planning Department's RESER budget for the purpose described in this report."

The City Manager RECOMMENDS that the recommendation of the Director of Social Planning be approved.

NOTE TO COUNCIL

The Special Council Committee on the Disabled, at its meeting on December 4, 1978, endorsed the above recommendation of the Director of Social Planning for approval by Council.

FOR COUNCIL ACTION SEE PAGE(S) 598

CC 62-MLH-75

E

MANAGER'S REPORT

DATE December 7, 1978

TO: VANCOUVER CITY COUNCIL

SUBJECT: 1978 PARK BOARD BUDGET REALLOCATIONS

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation reports as follows:

"Budget estimates are prepared annually in the last three months of each year and submitted to the City's Finance Department by January 15 for inclusion in the City's budget for that year. It is understood that in an operation the size and diversity of the Park Board that variances will occur in budget appropriations as a result of emergencies, re-evaluation of projects, staff reclassifications, etc. In recognition of the possible delays that could result in obtaining City Council's approval for each occasion the Park Board has been granted the authority by Council to reallocate up to $5,000 per program in the Revenue Budget and up to $25,000 per project in the Capital Budget. Upon approval of such transfers from the Park Board the alterations to the budget over the above amounts approval of Council is required. Appendices A and B are summaries of all budget transfers that have been approved by the Park Board in 1978. The subject of this report is to request Council's approval for transfer of funds within the total approved budget that are in excess of the limits of the Park Board as detailed below. I respectfully request City Council's approval of the following reallocations within Park Board's 1978 Estimates.

1978 PARK BOARD OPERATING BUDGET REALLOCATIONS

The Park Board has authorized transfers in the amount of $93,739 (detailed in Appendix A, Pages 1 and 2) as a result of unexpected or emergency projects. Explanations are provided below for projects in excess of $5,000.

(1) Hastings Community Centre Casual Help ..... ADD ..... $ 8,500.

Hastings Community Centre has a large program for senior citizens. In addition to Park Board funds, monies in the past have been contributed by the Vancouver Resources Board and Community Association. The funds from V.R.B. are no longer available and the funds requested will provide for 2/3 of the funding presently received from the V.R.B., and allow the program to continue at a slightly reduced level.

(2) Service Yard Stores Office Renovations ..... ADD ..... $ 12,350.

On June 13, 1978, Council approved a City Manager's report of June 9, 1978, re Park Board Staffing. In this report the City Manager recommended that " ... the Board fund the N.N.R. costs by reallocating within Park Board current Operating Budget."

(3) Beaches and Pool Supplies ..... REDUCE ... $ (8,300.)

On June 13, 1978, Council approved a City Manager's report of June 9, 1978, re Park Board Staffing. In this report the City Manager recommended that " ... the Board fund the N.N.R. costs by reallocating within Park Board current Operating Budget." The Beaches and Pools supply account was identified by the Director of Recreation as having funds available for reallocation.

cont'd/2

1978 PARK BOARD OPERATING BUDGET REALLOCATIONS (cont'd)

(4) Purchase of Work Trailer for False Creek ..... ADD ..... $ 5,500.

The work trailer presently on site has deteriorated to the point that it represents an insecure and inadequate facility for the crews at False Creek. The annual rental rate is estimated at $4,200 and the purchase price is $5,500. As maintenance crews will be operating out of this park for many years and because the present work shack is an eyesore it is recommended that a new work trailer be purchased. The Director of Operations has curtailed work normally charged to the False Creek Maintenance account to insure that funds are available.

(5) False Creek Maintenance ..... REDUCE ..... $ (5,500.)

As above.

(6) Fraserview Golf Course Improvements ..... ADD ..... $ 10,000.

Tenders were submitted to the Board for major renovation of the Fraserview Golf Course work area. The lowest tender was $10,000 over the budgeted amount. To insure that the project continue the Director of Operations reviewed his accounts for funds available. The Langara Golf Course improvements were modified to release the $10,000 required to continue with the project at Fraserview Golf Course.

(7) West Area Playground Supplies & Services ... REDUCE ..... $ (5,215.)

As a result of Budget Review the funds required for playground programming were adjusted to effect more efficient use of staff and supplies.

(8) East Area Playground Casual Help ..... REDUCE ..... $(18,441.)

As above.

(9) North Area Adventure Playground ..... ADD ..... $ 7,300.

A new concept in Playground programming in the North and East Areas. The accounts are isolated from the general accounts so costs may be analysed at the end of the season. If results are favourable future programming will tend towards this concept.

(10) East Area Adventure Playground ..... ADD ..... $ 7,300.

As above.

PARK BOARD CAPITAL BUDGET REALLOCATION

Park Development:

Appendix "B" details all the transfers that have taken place to date in this category. Explanations are provided below for transfers that are in excess of $25,000.

(1) Completion of Brockton Oval Fieldhouse ..... ADD ..... $ 57,107.87

(2) 1976 Playfield Improvements ..... REDUCE ..... $(59,090.94)

(3) 1976 Fieldhouse Improvements ..... REDUCE ..... $(25,447.00)

cont'd/3

PARK BOARD CAPITAL BUDGET REALLOCATION (cont'd)

Park Development:

(6)	1978 Playfield Improvements	REDUCE	$(38,987.30)
(7)	General Park Development	REDUCE	$(39,619.02)

The above are transfers of funds between years from unallocated "Holding" accounts within the main categories of Playfield, Fieldhouse and Playground Improvements to fund new/current projects or to close out accounts. Although the amounts being transferred from the "unallocated" funds are in excess of the Park Board authority, amounts being transferred to the individual receiving accounts are all within thePark Board authority.

Community Facility Development: Allocation of Unallocated funds:

(1)	Minor Community Centre Improvements	REDUCE	$(32,500.00)
(2)	Community Centre Renovations	REDUCE	$(37,057.00)

The above are transfers from the general unallocated "Holding" accounts of Facility renovation, Beach facility renovation and Ice Rink renovation to fund new/current projects or to close out accounts. Although the amounts being transferred from the "unallocated" funds are in excess of the Park Board authority amounts being transferred to the individual receiving accounts are all within the Park Board authority.

The Park Board gives assurance by this report that the accounts from which funds are being transferred can afford these reductions within the intent of both the Park Board Capital and the 1978 Operating Budget and will not require additional funding in 1979 as a result of these transfers.

The City Manager RECOMMENDS:

A. That the reallocations in excess of the Park Board authority as detailed in this report be approved.

B. That the transfers listed in Appendices A and B which are within the limit of the Park Board authority be received for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 599

CITY CLERK'S DOCUMENT LIBRARY

MANAGER'S REPORT

December 11, 1978

TO: Vancouver City Council

SUBJECT: False Creek Phase 2, Area 6 - Ground Lease Lot 46

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

" Purpose

The purpose of this report is to recommend approval of the principal terms and conditions of the ground lease and letter of intent for the Market Condominium project (sponsor, H. Haebler Co. Ltd.) on Lot 46, False Creek, Area 6, Phase 2 and piles and foundations be authorized to start.

Background

City Council on August 29, 1978 approved the following recommendation of the Development Consultant:

"E. The start of construction of the Market Condominium development on Parcel 1 (Lot 46) by H. Haebler Co. Ltd. be authorized subject to issuance of a Development Permit and Building Permit and finalization of lease negotiations."

The Development Consultant is pleased to advise Council that the required negotiations have been brought to a satisfactory conclusion as follows:

1. The Development Permit Board at its meeting on November 27, 1978 approved the Development Permit application for Lot 46 and that a Building Permit will be applied for and approved prior to construction commencing.

2. The legal subdivision plan for False Creek, Area 6, Phase 2 has been registered.

3. A letter of understanding and the ground lease terms for the Market Condominium project on Lot 46 (Appendices 1 and A, B and C attached) have been prepared by the Development Consultant in consultation with the Director of Legal Services and Director of Finance and have been approved by H. Haebler Co. Ltd.

4. H. Haebler Co. Ltd., the proposed lessee, has not finally arranged for financing for the project. The likely alternatives are either that Haebler will assign the lease to another group who will finance the project with Haebler as contractor or that Haebler will secure his own mortgage financing.

   Accordingly, it is proposed that Council approve the lease terms, but that the City not actually enter into the lease until the Director of Finance is satisfied that the lessee has arranged appropriate financing for the project. Approval of the lease terms by Council at this time will give Haebler the necessary indication of Council's approval of the project and will give Haebler the basis for his discussions with the financial institution. This is summarized as follows:

   i. There is a provision that H. Haebler Co. Ltd. can assign its interest in the lease. This could result in H. Haebler Co. Ltd. having no further interest in this development. However, the intent is that H. Haebler Co. Ltd. would assign only to arrange financing but will continue to be responsible for the ground lease, for the completion of the development in accordance with the approved Development Permit, and for marketing the units.

cont'd....

ii. Construction will not proceed past the stage of piles and foundations until financing is arranged to the satisfaction of the Director of Finance.

iii. The ground lease will not be signed until the financing is arranged to the satisfaction of the Director of Finance.

Recommendations

The Development Consultant recommends that:

a) The letter of understanding and the lease terms for the Market Condominium project on Lot 46 as set out in Appendices 1, A, B and C be approved and the Director of Legal Services be requested to prepare the ground lease in accordance with the terms and conditions set out in Appendices 1, A, B and C and such other matters as the Director of Legal Services deems necessary for execution by the Director of Legal Services and H. Haebler Co. Ltd.

b) H. Haebler Co. Ltd. be authorized to construct piles and foundations, subject to approval of the appropriate City permits.

c) The lease not be signed, and work not proceed beyond piles and foundations until H. Haebler Co. Ltd. completes its financing to the satisfaction of the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 599

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

I

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 23, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:35 P.M.

PRESENT: Alderman Bellamy, Acting Chairman
Alderman Ford
Alderman Gerard

ABSENT: Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: E. Bowie

The Chairman and the Vice-Chairman not being present, the Clerk called the meeting to order and asked that a member be chosen to act as Chairman: Alderman Bellamy was chosen and assumed the Chair.

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, November 2nd, 1978, and the Minutes of Thursday, November 9, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Sale of Surplus City Furniture and Equipment - Connection

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over $300.00 to non-profit organizations for a nominal sum ($10 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) in which the Director of Social Planning recommended the Committee approve the sale of surplus City furniture and equipment valued at $495.00 to Connection for $51.97.

Following discussion, it was

RESOLVED

THAT the request of Connection for surplus City furniture and equipment valued at $495.00 be approved and the furniture and equipment be sold to the organization for $51.97.

Continued . . . .

2. Ferrera Court Apartments, 504 East Hastings Street

City Council, at its meeting on October 17, 1978, requested the Medical Health Officer to report back regarding improvements in the condition and maintenance of the Ferrera Court Apartments at 504 East Hastings Street.

The Committee had before it for consideration a Manager's report dated November 14, 1978, in which the Medical Health Officer reported as follows:

> "An inspection of the premises on November 8, 1978 indicated that a satisfactory pest control abatement program was being carried out and maintenance in the public areas was satisfactory. All required repairs have been completed."

Appearing before the Committee on this matter was the Director of Environmental Health.

Following discussion, the Committee

RESOLVED

THAT the Manager's report dated November 14, 1978 on Ferrera Court Apartments at 504 East Hastings Street be received.

RECOMMENDATION

3. Hildon Hotel, 50 West Cordova

City Council, at its meeting on August 29, 1978, directed the Medical Health Officer to report back on the re-roofing project at the Hildon Hotel, 50 West Cordova.

The Committee had before it for consideration a Manager's report dated November 14, 1978 (copy circulated) in which the Medical Health Officer reports that as of October 17, 1978, the re-roofing of Hildon Hotel had been completed. The Lodging House Operating Permit for this hotel expired on October 31st, 1978 and because of non-compliance with the Lodging House By-law, the Health Department will issue a closure notice to take effect December 31, 1978, unless a definite upgrading program is forthcoming.

The district Public Health inspector reported that effective October 31, 1978 only nine rooms have been redecorated and no repairs to the floors have commenced.

Appearing before the Committee for discussion of this matter were the Director of Environmental Health and Mr. W. Morris, operator of the Hildon Hotel.

The Director of Environmental Health reported that a further inspection on November 22nd showed that sixty-five rooms were still to be painted and the floor covering had not been laid. He said that the Hildon Hotel, under the operation of Mr. Morris, was one of the better-managed places in the area; it is clean and well heated and an attempt is being made to complete the necessary work.

Mr. Morris said he is doing his best to complete the work as soon as possible. The floor covering has been purchased but has not been laid due to the painting still taking place. In response to a question from the Committee as to how long it would be before all work was complete, Mr. Morris said approximately four months.

Continued . . . .

Clause No. 3 Continued

After further discussion, the Committee

RECOMMENDED

THAT an interim Operating Permit be issued for the Hildon Hotel at 50 West Cordova Street effective to February 15, 1979, and the Medical Health Officer report back to the Committee at that time regarding the state of completion of the renovations.

4. Restoration of Utility Services in Multiple Dwellings

The Committee had before it for consideration a Manager's report dated November 14, 1978 (copy circulated) in which the Medical Health Officer reports on the restoration of utility services in multiple dwellings.

A recent Charter Amendment now permits Council to enact a by-law to enable the Health Department to restore necessary utilities to multiple dwellings after posting the premises with an appropriate order for a period of twenty-four hours. These costs of restoring utilities could be placed on the tax roll of the affected property.

This procedure would only be used when it becomes impossible to have services restored through normal procedures.

The services which would be restored to multiple living occupancy premises are as follows:

- emergency repairs to heating systems, plumbing and sewer systems, hot and cold water systems
- replenishment of fuels
- restoration of gas and electricity services by paying outstanding bills

Following discussion, the Committee

RECOMMENDED

A. THAT the Director of Legal Services be instructed to prepare a by-law amendment to Health By-law 4387 for Council's consideration to enable the Medical Health Officer to restore certain utilities to multiple occupancy dwellings and place the charges on the real property tax roll, and be empowered to use the account for the cost of emergency pickup of garbage when normal procedures cannot be followed.

B. THAT an account be established in the budget in the amount of $2,000.00 on a full year basis for use of the Health Department in restoring necessary utilities and paying the cost of emergency garbage service to multiple occupancy dwellings with the charges being recovered where possible on the tax roll.

C. THAT the Director of Legal Services, the Director of Finance, and the Medical Health Officer be instructed to formulate the administrative procedures required to carry out the provisions of the By-law Amendment.

Continued . . . .

5. Extension of "Pub" Hours -
Blue Boy Motor Hotel, 725 S.E. Marine Drive

The Committee had before it for consideration a Manager's report dated November 8, 1978, in which the Director of Permits & Licenses reports as follows:

"A letter has been received from the Blue Boy Motor Hotel, 725 S.E. Marine Drive, requesting Council approval to keep their Class A "Pub" open from 11:00 A.M. to 1:00 A.M. Monday to Friday and from 10:00 A.M. to 12 midnight on Saturday. These hours of operation would be the same as the beer parlour.

The Police Department advise they have had a good relationship with the management of these premises and have no objection to the extension of hours for the "Pub". "

Following discussion, the Committee

RECOMMENDED

THAT the application of the Blue Boy Motor Hotel at 725 S.E. Marine Drive to operate their Class "A""Pub" from 11:00 A.M. to 1:00 A.M. Monday to Friday and from 10:00 A.M. to 12:00 midnight on Saturday, be approved.

6. Mac's Milk Store, 1055 Denman Street

The Committee had before it for consideration a Manager's report dated November 10, 1978 (copy circulated) regarding a letter dated September 21, 1978 from the West End Lease Owners Association and the Shato Inn complaining about the operation of Mac's Milk Store at 1055 Denman Street.

This matter has been before the Committee numerous times with complaints generally only from one source.

Following receipt of this letter, the Director of Permits & Licenses reports that several night inspections were carried out during October and November and it was found that the parking lot was chained off after 11:00 P.M. as per the Committee's instructions.

Appearing before the Committee on this matter was Mr. M. Gaska, one of the complainants.

During discussion, Mr. Gaska complained about cars parked in a public lane area with engines running while people are shopping at this store. He requested the Committee to give consideration to closing this store at an earlier hour rather than permitting it to remain open on a 24-hour basis.

The Committee stated that in such a densely populated part of the downtown area, a certain amount of traffic noise is inevitable and would be difficult to control.

Continued . . . .

Clause No. 6 Continued

Since Mac's Milk Store is complying with the order to close off the parking lot at 11:00 P.M., the Committee

RECOMMENDED

A. THAT the Chief Constable be requested to provide special attention in this area in the late evening hours with respect to undue traffic noise.

B. THAT the Manager's report dated November 10, 1978 on Mac's Milk Store, 1055 Denman Street, be received.

The meeting adjourned at approximately 2:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 606

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 23, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 23, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Brown Alderman Gibson Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated November 14, 1978 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of October, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, provided further information on some of the applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of October, 1978 be received.

2. Central Area Pedestrian Weather Protection

The Committee considered a report of the City Manager dated October 26, 1978 (copy circulated) in which the Director of Planning reports on the limited number of comments received in response to his circulation of the draft document "Central Area Pedestrian Weather Protection". The comments were supportive of the objectives and agreed that weather protection should be encouraged but not required.

After discussion, the Committee

RECOMMENDED

A. THAT the draft "Central Area Pedestrian Weather Protection" report be amended by deleting the word "required" throughout and substituting the words "actively promoted" instead.

B. THAT the report be approved for use by architects, developers, and City staff in the consideration of development proposals throughout the Central Area.

C. THAT copies of the amended report be made available, at no cost, to interested persons.

cont'd....

3. Shaughnessy Planning Proposals: Program for Implementation

The Committee considered a report of the City Manager dated October 24, 1978 (copy circulated) in which the Director of Planning responds to a recommendation approved by Council on August 15, 1978 that he report on the feasibility and desirability of the Shaughnessy Heights Property Owners Association recommendations.

The Director of Planning has reviewed the proposals of the Shaughnessy Heights Property Owners Association, generally supporting them, and has identified areas of concern and work needed to bring these proposals to implementation through an appropriate zoning schedule and other techniques. The report outlines the issues requiring further study and suggests a possible work program.

There is concern with respect to the Departmental work program and priorities. The report states the work required for Old Shaughnessy is very worthwhile. Nevertheless, Council should carefully review the priority of this item compared with other commitments on the Planning Department work program. It is estimated that the work will involve an approximate total of one Planner's time for 12 - 15 months and that the Department will not be able to handle this and other priorities as well.

Council is therefore faced with a dilemma. While it is felt that the work required for Old Shaughnessy is important, to do this work will definitely preclude other possible commitments. The following outlines a number of options available to Council to deal with the situation.

(a) Council could defer a decision on this item until the beginning of 1979 and review the work required in Old Shaughnessy in the context of other priorities on the Planning Department 1979 Work Program. Such action, however, would halt a process and good working relationship established with the S.H.P.O.A.

(b) Council could authorize the suggested work program and formation of an advisory body to commence immediately, and acknowledge Shaughnessy as a priority area. Council should be reminded, however, that this will limit major commitments in other areas given anticipated work programs, present staffing and budget cutbacks for 1979.

The Committee felt that this was an important area of the City and any change should be proceeded with caution.

The Committee

RECOMMENDED

THAT Council defer a decision on this item until the beginning of 1979 and review the work required in Old Shaughnessy in the context of other priorities on the Planning Department 1979 Work Program.

4. View Corridor - North End of Hornby Street

The Chairman advised that he had received a memorandum from the City Manager noting that Dominion Construction own a 100' lot blocking the north end of Hornby Street. They have been discussing for some time what development, if any, can take place if views of the mountains are to be preserved. The City Manager suggested that the issue of the rights of a developer of a property in such a strategic location should be discussed in Committee.

cont'd....

Clause No. 4 cont'd:

Mr. F. Bowers, City Manager, advised that this discussion was not meant to circumvent the normal process of decision through the Director of Planning. There are guidelines which developers feel strongly about. Whatever is built on the site will seriously alter the view, but on the other hand, does the owner of the property have any rights.

Mr. G. Grais, Dominion Construction, displayed drawings of a proposal for a 15 storey, 60' wide tower with a 40' dedicated setback which would be utilized as a driveway for underground parking and loading but would be eliminated and used for open plaza when the Cordova Extension is completed. He also outlined a previous proposal for a 100' wide tower with a 2 storey lift of the first floor with retail at ground floor level at each end.

The Committee felt that a philosophical decision should be made as to whether or not the view corridor guideline should be adhered to or whether the owner of the property has a right to develop.

After discussion, the Committee

RECOMMENDED

THAT the new Council appoint a small Committee consisting of the City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development or other appropriate Committee to explore various alternatives to having a building on this site.

The meeting adjourned at approximately 2:55 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 600

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

III

November 23, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 23, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford
ABSENT:	Alderman M. Harcourt Alderman H. Rankin (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. FreeBus Study

In a City Manager's Report dated November 8, 1978 (circulated), before the Committee for consideration, the City Engineer reported that the Federal Ministry of Transport had approved funding of $37,500 for a study of the Downtown FreeBus. A previous grant request by the City in January, 1978, for funding the FreeBus and an impact study on its effect on downtown mobility and accessibility had been rejected on the ground that operating expenses were ineligible for funding.

The Manager's Report reviewed aspects of the study which would consist of two main elements:

- a questionnaire directed at other North American cities to ascertain the type of transit services provided to meet downtown circulation needs; pricing and transfer mechanism; ridership patterns and benefits of service.

- an overall review of the Vancouver FreeBus operation, parking utilization and traffic counts followed by on-board interviews with passengers to determine origins and destinations, trip purposes, usage motivation, etc.

It was anticipated the study would identify a range of alternative courses of action for the improvement of transit services within the downtown area.

The Assistant City Engineer, Traffic Division, was questioned by Committee members, on the expansion of the FreeBus operation, particularly to the West End. The Committee was advised the extension of this service to the West End in terms of inter-relationship with parking facilities was currently under consideration.

RECOMMENDED

THAT the City Engineer and Director of Legal Services be authorized to enter into an agreement with the Ministry of Transport providing for the FreeBus study.

.../2

2. Champlain Heights Transit Service

During consideration of a City Manager's report dated November 3, 1978, dealing with the expansion of transit services in the Champlain Heights area, the Committee noted Burnaby Council had expressed concern that it had not been consulted about proposed route changes in the Boundary Road area.

It was agreed to defer further consideration to the next meeting to permit consultation between Vancouver and Burnaby Traffic Engineering staffs.

* * * * *

The meeting adjourned at approximately 3:55 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 600

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 23, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, November 23, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT :	Alderman Brown, Chairman Alderman Gerard Alderman Gibson
ABSENT :	Alderman Marzari Alderman Puil
ALSO PRESENT :	Alderman Ford
COMMITTEE CLERK :	G. Barden

RECOMMENDATION:

1. Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1978

The Committee considered the attached Manager's Report dated November 17, 1978, and a letter from the Park Board dated November 21, 1978. The 1978 Annual Estimates are reviewed in the report in light of the experience to date, and where significant variations between estimates and actual are indicated, as projected to year end, the budget appropriations are adjusted. The net of revenue and expenditure adjustments is then transferred to the current surplus on revenue account. The balance in this account, arising out of the June Budget Review, is $328,082 and the report proposes transferring an additional $1,531,992 bringing it to a total of $1,860,074.

The Superintendent of Parks in his letter of November 21, 1978 comments as follows on the Manager's Report:

" In Item (a) the City's Director of Finance suggests that he bring back a report to Council on the feasibility and advantages of integration of the Park Board accounting system into the City's system. The intent of this review would appear to be similar to the following motion approved by Council when dealing with the consultants report on the Park Board's Departmental Review:

'That the Director of Finance be requested to examine the possibility of reducing overall costs of administration by centralizing some or all of the Park Board's administrative function.'

I would agree with any study aimed at improving the integration of the City's and Park Board's accounting systems.

...../2

Clause #1 continued:

In Item (b) the City's Director of Finance refers to the Park Board's apparent inability to exercise budget control. I disagree with this as the Board's budget has been brought in on target in the previous two years. Staff of the Board's Financial Services Division took steps as early as July to identify problem areas to other Divisions and was prepared to bring forward a request for additional funds in the September budget review for areas where no correction measures were possible, such as the revenue shortfall. The areas where cut-backs were possible were discussed with the Recreation Division and all possible steps taken.

I suggest that a study as suggested should also include the feasibility, practicality and efficiency of granting the Park Board more autonomy by providing the Board with a block budget more in keeping with the responsibilities of a separate elected Park Board."

The Director of Financial Services at the Park Board commented on the areas where deficits have occurred at the Park Board such as rinks and pools and gave reasons for this as follows:

- Declining population and declining patronage.
- In 1975 there were four rinks and now there are eight.
- In 1975 there were five pools and now there are seven. So we are spreading the same number of users over a greater number of facilities.
- The economic factor - it would not be appropriate to raise the fees as people cannot afford it.

The Director of Financial Services agreed that economies could be effected by integrating the Park Board system into the City system if the staff of the Park Board are performing duties and the City staff are performing the same duties. Regarding revenues and expenditures, the Director of Financial Services at the Park Board stated there are some controls at the Park Board and he would like to go over steps the Park Board has taken with the City's Director of Finance and how they react to certain situations. He would welcome a study which would clarify types of controls.

Following further discussion, it was

RECOMMENDED

(A) THAT the 1978 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriation Increase (Reduction) $
General Tax Levy	(150,000)
Grants in Lieu of Taxes	1,028,566
Sundry Rentals, Taxes on Rental Properties	154,970
Business Tax	678,000
Service & Inspection Fees & Fines	(58,000)
Penalties & Interest on Delinquent Taxes	(140,000)
Interest on Temporary Investments	(111,000)
Civic Theatres	25,000
Park Board Income Operations net revenue	69,486
Net Increase in Revenue	1,497,022

Clause #1 continued:

Expenditures

General Government	(424,000)
Civic Theatres	4,000
City Clerk's Office	22,000
Social Planning Department	(5,000)
Civic Grants	27,166
Park Board	279,140
Engineering Department	35,000
Transfers for Capital Purposes	26,724
Net Reduction in Expenditures	(34,970)
Net Increase in Revenues plus Reductions in Expenditures	1,531,992

(B) THAT the net increase in revenues plus reduction in expenditures estimated at $1,531,992 be transferred to the Current Surplus on Revenue Account.

(C) THAT the Director of Finance and Park Board Director of Financial Services be directed to review the reporting authority of the Park Board Financial Services Division to determine if that authority is sufficient to carry out the responsibility of that Division, for report back to the Park Board and Council.

(D) THAT the Director of Finance investigate and report back to Council on the feasibility and advantages of integrating the Park Board accounting system into the City's system.

The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 601

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

NOVEMBER 30, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 30, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Ford, Acting Chairman
Alderman Bellamy
Alderman Gerard

ABSENT: Alderman Marzari
Alderman Rankin (Leave of Absence)

COMMITTEE CLERK: H. Dickson

In the absence of the Chairman and Vice-Chairman, the members appointed Alderman Ford to act as Chairman.

Adoption of Minutes

The Minutes of the Part Report of the Community Services Committee meeting of Thursday, November 23, 1978 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Request for Land - Vancouver Neurological Centre

The Committee had before it for information a Manager's report dated November 21, 1978, in which the Supervisor of Properties reported as follows:

"On July 12, 1978, a letter was sent to the Chairman of the Community Services Committee by the Vancouver Neurological Centre requesting aid in obtaining a City-owned lot where a group home could be constructed for young adults with neurological deficits. A copy of this letter*is attached for information.

Discussions were held with Mr. T. W. Meredith, Executive Director of Vancouver Neurological Centre and a list of possible sites was assembled. This list was extremely limited as the City-owned lots within the area they designated which are not in use or reserved is negligible. There was one lot in the Fairview Slopes which has been designated for Social Housing which would have suited their purposes but was too expensive, even with a one-third write down in the value.

In a recent discussion with Mr. Meredith, he indicated that the Neurological Centre has located a home in the Shaughnessy area which would suite their purposes and if this can be finalized they would no longer be interested in a City-owned lot. "

*A copy is on file in the City Clerk's Office.

Continued . . . .

Clause No. 1 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Manager's report dated November 21, 1978 on the Vancouver Neurological Centre's request for land be received.

2. Lodging House at 634 East Georgia Street

The Committee had before it for consideration a Manager's report dated November 27, 1978 (copy circulated) in which the Director of Permits & Licenses reported that in accordance with instructions from the Community Services Committee meeting of November 9, 1978, the department held discussions with Mr. Humphry Killam, owner of 634 East Georgia Street, to outline the minimum requirements to upgrade the building at 634 East Georgia Street.

Appearing before the Committee on this matter were the Director of Permits & Licenses and the Director of Environmental Health.

It was noted from the Manager's report that Mr. Killam had been hospitalized Tuesday, November 21st, and the Director of Permits & Licenses, in the report, recommended the Committee defer the matter until its next meeting by which time it was hoped an undertaking from Mr. Killam to carry out the upgrading program at 634 East Georgia Street would be received.

The Director of Environmental Health reminded the Committee his department had issued a closure notice under the Lodging House By-law to be effective November 30, 1978 and this notice, on the instructions of the Committee, could only be rescinded if Mr. Killam brought the building up to compliance with the Lodging House By-law.

The Director of Environmental Health reported the building has been brought up to standard in twenty-five of its forty-eight rooms and the department is issuing a further interim operating permit for the month of December 1978.

Following discussion, it was

RECOMMENDED

THAT Council concur with the Health Department's issuance of an interim operating permit for the month of December 1978 for 634 East Georgia Street and the Director of Permits & Licenses report to the next meeting of the Committee on the owner submitting an undertaking to complete renovations to bring the building to a satisfactory standard under the Standards of Maintenance By-law.

3. The Brock House Society

The Committee had before it for consideration a Manager's report dated November 3, 1978 (copy circulated), in which the Director of Social Planning reported on the application of the Brock House Society for a capital grant of $13,000 and an operating grant of $10,000. The Director of Social Planning recommended Council approve both grants.

Continued . . . .

Clause No. 3 Continued

The Manager's report also contained comments from the Director of Finance that the request be separated into "operating" and "capital" subjects and that each be considered separately. In summary, the Director of Finance suggested the Committee, with respect to the request for operating funds in the amount of $10,000, should consider the following alternatives:

a) Approve the request for $10,000 from Contingency Reserve, contingent upon the balance of the funding of $30,000 being received from the Provincial Government or other source.

b) Recommend to the new Council that it be considered in the 1979 Community Services grant request, with the same contingent clause.

c) Not approve the request.

With respect to the capital grant request, the Director of Finance recommended it not be approved at this time but that the Society be requested to resubmit in the 1979 fiscal year, consolidating all of the capital program needs, including garage renovation, any further renovations currently planned for Brock House, and the grounds and landscaping work required in accordance with the development permit.

It was noted there is only about $1,100 remaining in the 1978 community services grants budget and funds for any grant would have to come from Contingency Reserve.

Appearing before the Committee on this matter were the Director of Social Planning, the Director of Finance and Mrs. Maureen Molaro (president of the Brock House Society) and other members of the Society.

The Director of Social Planning spoke in support of his recommendation that Council approve both grants applied for by the Society; the Director of Finance suggested the capital grant be deferred until more information is available, in particular, information regarding grounds improvements expected to cost $62,000. The Director of Finance also suggested the situation with Brock House was another example of the Provincial Government backing out of an earlier commitment to provide funds to the Society. The Director of Finance pointed out the City has contributed the $300,000 cost of the property and a $50,000 capital grant to the Society.

Mrs. Molaro responded that Brock House Society has received a $5,500 grant from the Resources Board, $135,000 in capital grants from the Province, a Federal L.I.P. grant of $87,900, Federal New Horizons grants of $34,000 and $18,000 and two Canada Works grants.

During discussion, the Committee inquired whether the capital grant could be delayed for consideration in 1979 and Mrs. Molaro indicated this would be acceptable to the Society if it were assured it would receive the funding, and it was pointed out the Committee could not guarantee this.

Following further discussion, it was

RECOMMENDED

A. THAT Council approve a capital grant of $13,000 to the Brock House Society for 1978.

B. THAT Council approve an operating grant of $10,000 to the Brock House Society for 1978.

Continued . . .

4. Rory's Towing Limited

At its meeting on July 13, 1978, the Committee deferred for three months the matter of complaints regarding the operation of Rory's Towing Ltd. and requested a further report at the end of three months.

Accordingly, a Manager's report dated November 7, 1978, was submitted to the Committee on November 9, 1978 and, at the request of the lawyer for Mr. Rory Washtock, the Committee deferred the report to the November 30th meeting.

The Committee had before it for consideration this date the November 7, 1978 Manager's report and a memorandum dated November 21, 1978 from Alderman Harcourt enclosing a letter from a Mr. Paul Botkin (copies circulated).

Appearing before the Committee on this matter were the Director of Permits & Licenses and members of his staff, the Director of Legal Services, and Mr. Rory Washtock of Rory's Towing Ltd. and Westburn Services Ltd., along with his legal counsel.

Also appearing before the Committee was reporter George Garrett of Radio Station CKNW who worked for Rory's Towing Ltd. in October as a driver trainee in order to obtain a new story on the towing industry in Vancouver.

Mr. Garrett reiterated to the Committee information contained in the November 7, 1978 Manager's report that while working for Rory's Towing Ltd., he saw cars towed from commercial parking lots which did not have tow away slips at the time they were removed; he advised that he was told by drivers that the tow away slips are pre-signed and added that he, on one occasion, saw a driver for Rory's Towing sign the lower lefthand corner of the tow away slip, a portion which is the authorization to tow and is supposed to be signed by the lot owner or his agent.

Mr. Ken Armstrong of the Permits & Licenses Department advised the Committee his department is continuing to receive complaints from the public regarding the operation of Rory's Towing and has not received complaints regarding other automobile towing firms.

Mr. Washtock, in respond to a question from the Committee, said he disagrees with the comments of Mr. Garrett.

Following further discussion, it was

RECOMMENDED

THAT Rory's Towing Ltd. and Westburn Services Ltd. be requested to appear before Council to show cause why their licenses should not be revoked.

The meeting adjourned at approximately 2:45 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 601

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 30, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 30, 1978 at approximately 1:30 p.m.

PRESENT	:	Alderman Gibson, Chairman Alderman Brown Alderman Puil
ABSENT	:	Alderman Harcourt (On Civic Business) Alderman Kennedy
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Relocation of Firehall #22 (Marpole)

The Committee considered a report of the City Manager dated November 22, 1978 (copy circulated) in response to a motion approved by Council on September 26, 1978 that the City Manager investigate the suitability of two specific and any other potential sites for the relocation of Firehall #22. The specific sites were the Salvation Army property at 57th Avenue and Oak St. and the property on the corner of Selkirk St. and 57th Avenue.

This motion was in response to a Manager's report outlining four options for a site for Firehall #22; the owners of the sites involved in each case were unwilling to provide land for a firehall use.

The Manager's report sets out the requirements for a new firehall site and an analysis of the sites considered in the previous report.

Mr. K. Dobell, Deputy City Manager, outlined the three additional sites suggested at the Council meeting on September 26th:

a) Salvation Army property located on the corner of 57th Avenue and Oak St.
   - Contact by the Property Division suggests that the Salvation Army would be prepared to sell this site.

b) The property on the corner of 57th Avenue and Selkirk.
   - Properties staff are unable to identify this particular parcel proposed, but believe it was also referred to as a site immediately to the east of Churchill High School. If this is so the property is improved with a running track and note that in any case, 57th Avenue east of Heather is beyond the acceptable area for minimum response time.

c) Routing of a street designed to connect Fremlin directly to Laurel in order to provide a Firehall site.
   - While this would provide a suitable location, the cost of acquisition would be at least $1 million. Two brand new houses and several houses built within the last 20 years would have to be demolished.

cont'd....

Clause No. 1 cont'd:

The report notes that the diligent search for a suitable site has not produced an alternative which is available and meets the City's needs. Given the present position of the Park and School Boards, the present staff recommendation would be to proceed with the 59th Avenue and Laurel site. However, staff do believe another attempt should be made to persuade the School or Park Board to make a site available, in view of the relative merits of the sites.

The City Manager recommended:

a) Council request meetings in 1979 between representatives of Council and the School and Park Boards on this question.

b) The City Manager be instructed to review this matter with the Superintendent of Parks and Schools before the above meetings take place.

c) In the event these discussions fail to reach agreement, the Supervisor of Properties proceed to negotiate for the acquisition of approximately one half acre of privately owned land at the N.W. corner of 59th Avenue and Laurel St.

Dr. I. Taylor, Chairman, Marpole Citizens Planning Committee, advised that the vote of the Committee was 50% in favour of relocating the firehall on Oak Park. The remaining 50% was divided between three other sites.

Mrs. L. Shields submitted a brief (on file in the City Clerk's office) indicating the people in the vicinity of 59th Avenue and Laurel did not wish a firehall to be located in the area.

Mr. L. Haberlin spoke on behalf of the people on the Planning Committee who would like to see the firehall located on Oak Park. The Park is not fully utilized and a portion could be used for the firehall.

Mrs. C. Mawson, on behalf of the Save Oak Park Committee, advised that the Park Board position was that they would not permit a firehall to be built on the park. There seems to be a land swap issue but there are no appropriate lands in the Marpole area that would be equal to what would be lost from Oak Park.

Mrs. P. Glass, Chairman of the Vancouver School Board, advised that the Ideal School would continue to be needed as a school site.

Mr. G. Jordan, Supervisor of Properties, provided further information on the costs of buying the Salvation Army property at 57th Avenue and Oak or from willing sellers and the possible expropriation of the property at 59th Avenue and Laurel St.

The Committee favoured taking a longer range look at buying property on the basis of willing buyer-willing seller.

Mr. F. Bowers, City Manager, advised that this process could take several years. If you find willing sellers you might have a firehall site surrounded by residential on all sides and then Council would be faced with different petitioners.

After discussion, the Committee

RECOMMENDED

THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer-willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority.

cont'd....

INFORMATION

2. Townhouses in RT-2 and RT-2A Areas

Mr. K. Kolterhoff requested permission to speak to the Committee as he had been invited to attend to participate in the discussion on the report dealing with applications for townhouses in RT-2 and RT-2A areas. This was the fifth time he had been advised that the report would be considered. The Committee agreed to hear Mr. Kolterhoff and requested the Planning Department to outline the background of the application.

Mr. D. Cornejo, Area Planning Division, indicated that the Director of Planning had advised in a previous report that he would not hold up development permit applications for townhouses unless he felt they were close to meeting the revised guidelines. Two applications, including Mr. Kolterhoff's were deferred.

The application is for eight townhouse units on a 100' site, a density of approximately 35 units per acre. He could build four units and comply as an outright use. Five or six might be more appropriate for the site.

The alternatives are to wait for a decision from the Director of Planning or go to the Board of Variance assuming that after 30 days the application is refused.

Mr. Kolterhoff advised that his architect had applied for the development permit for eight townhouses at 915 West 14th Avenue at the beginning of June. He expressed his frustrations at the delay and the fact that he had been given several deadlines for the report to be finished.

The Chairman advised Mr. Kolterhoff that the report had not been processed in time for the meeting. He advised that there would not be a Committee meeting until the new year. Perhaps his architect should discuss the various alternatives with members of the Planning Department.

The meeting adjourned at approximately 3:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 602

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

NOVEMBER 30, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, November 30, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT : Alderman Brown, Chairman
Alderman Gerard
Alderman Gibson
Alderman Puil

ABSENT : Alderman Marzari

COMMITTEE CLERK : G. Barden

INFORMATION:

1. New Permanent Full-time Salaried Positions - July 1 to October 31, 1978

The Committee reviewed with the Director of Personnel Services the attached Manager's Report dated November 27, 1978, outlining new permanent full-time salaried positions for the period July 1 to October 31, 1978.

The 39.5 new positions were summarized as follows:

3 are either reclassifications, formerly temporary, or cancelled out by abolishing another position,

25 are funded from other than municipal sources,

11.5 are actual new positions, funded by the City, of which 8 were necessitated by the completion of the new wing to the Public Safety Building.

Following discussion, it was

RECOMMENDED

THAT the report be received for information.

RECOMMENDATION:

2. Hodson Manor

The Committee considered a Manager's Report dated November 24, 1978, wherein the Director of Social Planning reported as follows:

"On September 26th, when considering continuation of the City's lease of Hodson Manor to the Multi-Cultural Society, City Council requested the Director of Social Planning to meet with Fairview and False Creek residents to discuss possible future local uses of the building and to report back to the Finance and Administration Committee by November 30th.

...../2

Clause #2 continued:

A public meeting was held on November 20th. Residents were advised by notice three weeks in advance. As there was a postal strike at that time notices were delivered by a private distributor. The newspaper strike precluded using that medium for a notice of the meeting. Present at the meeting were 14 people:

representatives of the Multi-Cultural Society (3),
groups which use Hodson Manor for meetings (2),
Fairview Slopes residents (2),
False Creek residents (2),
City staff (4),
and an architect.

There was considerable discussion about the appropriate use of Hodson Manor as a heritage building. Although there were some suggestions from local residents the discussion was limited by the small turn out. The two Fairview residents at the meeting said that they did not receive notices and were informed of the meeting by chance. Since the meeting we have learned that several other residents did not know about the meeting but are concerned about the future use of Hodson Manor.

In view of the recent postal and newspaper strikes and resulting communication difficulties the Director of Social Planning feels that further meetings should be held with area residents and the Multi-Cultural Society prior to making recommendations on the future use of the building. As the current lease expires December 31st, 1978, the Director of Social Planning recommends that the present lease be extended until a final decision is made, probably towards the end of January, 1979."

The Chairman of the Vancouver Heritage Advisory Committee submitted the following letter dated November 28, 1978 to the Committee:

"Hodson House is presently leased to the Multi-Cultural Society.

The restoration of this City-owned heritage designated building was done at great expense to the City. It is with great concern therefore, that the Heritage Committee has noted that the present tenants do not appear to have kept up or cared for this building.

Further, because of the cost of restoration we think it is most important that the building be leased for the greatest possible return, all other things being equal. For the City to lease a building to a certain group because that group provides a social benefit to the City may be desirable but it should be noted that if the City does not seek maximum revenue, this will provide a sort of hidden subsidy to that group, much like a reduction in property tax is a hidden subsidy.

Council's directive to Social Planning was to find local uses for the building which would give the building connection with the neighbourhood. It should be pointed out that this could preclude finding more suitable tenants for this building.

We respectfully suggest that Social Planning be instructed to seek the greatest revenue and best maintenance for Hodson House."

...../3

Clause #2 continued:

The Committee agreed that a short extension of the lease should be granted in view of the communication difficulties. It was felt that the Vancouver Heritage Advisory Committee had a valid point that should be considered in the report back to the Committee from the Director of Social Planning.

Following discussion, it was

RECOMMENDED

THAT the lease be extended on the present terms into 1979 on a month-to-month basis, with a report back from the Director of Social Planning early in February 1979.

3. Champlain Heights - Areas E and F, Phase 2
Financing and Budget Report

The Committee considered the attached Manager's Report dated November 29, 1978, wherein the Champlain Heights Project Manager, the City Engineer and the Director of Finance reported on the financing and budget for Phase 2 in Areas E and F of Champlain Heights. The report included a brief description of overall development, progress to date, and proposed continuation of development.

On September 26, 1978 Council approved a number of planning amendments for Phase 2. At that time the Project Manager advised that he would be reporting on the status of Phase 1 and the budget for Phase 2 in the Fall.

The purpose of the Manager's report is to present to Council a brief summary of the development that has taken place in Champlain Heights and to outline the proposed course of action for the development of Phase 2 of Areas E & F. The report requests approval of a portion of the 1979 budget for capital works and project management in Phase 2, financed as follows:

The total estimated cost to service and market Phase 2 is estimated to be $5,987,000. Of this amount, $663,067 of servicing has already been approved, funded, and completed. In addition, $780,000 is not required until 1980 and $200,000 is not required until 1981. These expenditures do not require Council approval at this time. The proposed capital budget for 1979 is $4,343,933. The areas of expenditure included in this budget are outlined in Table I.

The sources of funds, if this portion of the Phase 2 capital budget is approved, are outlined in Table II and would be as follows:

(1) $40,000 is available from the unused funds from previously approved Phase 2 waterworks.

(2) $323,933 is available from the unused funds from previously approved Phase 2 sewer works.

(3) $145,497 is available from the unused funds from previously approved Phase 1 sewer works that have been reallocated for Phase 2 sewer works.

(4) $75,513 is available from the unused funds from previously approved Phase 1 servicing that have been reallocated for Phase 2 servicing and marketing.

Clause #3 continued:

(5) The balance required to undertake this proposed portion of the Phase 2 capital budget is $3,758,990. However, only $2,108,990 is available from confirmed sources of funds from the C.H. sewer and water debenture, the C.H. financing reserve, and C.H. lease revenues. The balance of the work $1,650,000 will not be undertaken until additional lease revenues are received. This is expected to be in early 1979 and will be the subject of a subsequent council report.

In addition to the above capital expenditure proposals, Champlain Heights' revenues are expected to meet sewer and water debenture repayment commitments. This requires an annual payment, from 1977 to 1981, of $1,118,135.

Cash flow information indicates that if revenues from Phase 1 are received as expected, the costs of servicing Phase 1 and the debenture payments can be met without depending on the lease revenues from Phase 2 (see Table III).

Capital budgets for years after 1979 will be a function of future lease revenues and will be dealt with in subsequent Council reports.

Following discussion, it was

RECOMMENDED

THAT Council approve expenditures of $2,693,933 of the overall Phase 2 Budget of $5,987,000. The sources of funds are set out in Table II with $221,010 from previously reallocated funds from Phase 1, and $363,933 from funds available from Phase 2, and the balance $2,108,990 to be provided from the Champlain Heights sewer and water debenture and the Champlain Heights Financing Reserve and Lease Revenues, detailed appropriations subject to the approval of the Director of Finance and the City Manager.

The meeting adjourned at approximately 4:25 p.m.

* * * * * * *

FOR COUNCIL ACTION SEE PAGE(S) 602

DISTRIBUTED MONDAY

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 7, 1978

A Special Meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 7, 1978, at approximately 11:00 a.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Brown (Chairman)
Alderman Gibson
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gerard

ALSO PRESENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

Departmental Review - Library Board

The Finance Committee considered a report from the Vancouver Public Library Board in a series of Departmental Reviews initiated by the Standing Committee on Finance and Administration at its meeting on August 9, 1977, following consideration of a proposal for a revised budget system for the City and approval by the City Council on August 23, 1977.

Mr. C.L. Cotterall, Chairman, Dr. R.N. Morris, Member of the Board and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library Board, presented the report to the Committee and stated that the report has provided them with a self analysis and valuable resource document. They advised that they share many of the Consultant's concerns and outlined steps they are taking to correct some of the areas of concern. They also stated they have appointed a Finance Committee to investigate the problems and they seek the support of Council, the Finance Committee and City staff in the co-operative pursuit of improved planning and budget processes augmented by activities they have undertaken and are in the works. The Library Board's recommendations and comments contained in the report are as follows:

" 1. Decrease/increase in the Library's Budget.

A full explanation of the items listed for decrease/increase is provided in Appendix "E". 5% of the Library's 1978 operating budget is approximately $300,000. (see page 41)

Budget Reductions:

(a) Budget Reductions already made:-

Central Library heating	**$ 35,000**	
Closing Killarney Branch	**$ 30,450**	
Staff positions on 1978 budget fully or partially unused (see p 23)	**$ 48,142**	**$113,592**

cont'd....

Departmental Review -
Library Board (cont'd)

(b) Budget reductions from increased receipts:-

Book sale	$ 7,500	
Charge for overdue notices (see p52)	$ 37,500	$ 45,000

(c) Budget reductions which would not affect services greatly:- (see p 42)

Closing each Friday at 6:00 p.m.

Fraserview Branch	$ 2,885	
Marpole Branch	3,265	
Fringe benefits at 11.25%	690	$ 6,830

(d) Budget reductions which would affect service: (see p 42)

Closing one (1) extra evening at 6:00 p.m.

Collingwood Branch (Friday)	$ 2,885	
Central Library "	30,226	
Hastings Branch "	3,850	
Mt. Pleasant Branch (Wednesday)	3,892	
South Hill Branch (Friday)	3,848	
West Point Grey Branch (Thursday)	2,886	
Britannia Branch	3,848	
Strathcona Branch (all day Saturday)	2,848	
Fringe benefits at 11.25%	6,109	$ 60,392

(e) Budget cuts with serious adverse effects on service:- (see p 42)

Closing one extra evening at 6:00 p.m.

Dunbar Branch (Friday morning)	$ 4,944	
Joe Fortes Branch (Thursday evening	$ 3,981	
Kerrisdale Branch (Friday evening)	$ 3,778	
Kitsilano Branch (Friday evening)	$ 4,434	
Oakridge Branch	$ 3,708	
South Granville Branch	$ 2,839	
Fringe benefits	$ 2,685	$ 26,369

Closing a second extra evening at 6:00 p.m.

Fraserview Branch	
Marpole Branch	
Central Library	$ 40,793
TOTAL REDUCTIONS:	$292,976

cont'd....

Departmental Review -
Library Board (cont'd)

FULLY OR PARTIALLY UNUSED POSITIONS:

Dunbar Branch	Lib.I 10 hrs. p.w. $4,104		
	Less L.A.II 10 hrs.p.w. $2,740		$ 1,364
Fraserview Branch	Lib. I 13 hrs.p.w.		$ 5,335
Marpole Branch	" 10 hrs.p.w.		$ 4,104
Mt. Pleasant	" 10 hrs.p.w.		$ 4,104
			$14,907
	Less 1/6 vacation relief		$ 2,684
			$12,223
	Plus 11.25% fringe benefits		1,375
			$13,598
Collingwood/ Mobile	Lib.I 26 hrs. p.w.		$10,670
	L.A. II 18 hrs. p.w.		$ 4,932
	L.A. I 32 hrs. p.w.		$ 7,388
General Collection	L.A. II 11 hrs. p.w.		$ 2,981
	L.A. I 22 hrs. p.w.		$ 5,080
			$31,051
	Plus 11.25% fringe benfits		$ 3,493
			$34,544
			$13,598
			$48,142

BUDGET INCREASES:

First Priority:	Branch Book Budget (equals savings in Librarian I positions in Dunbar, Fraserview, Mt. Pleasant & Marpole Branches) (see p 23)	$13,598	
	Automated Circulation (see p 48)	$69,500	
	Improved delivery service (see p 50)	$17,000	
	Personnel Department (see p 45)	$ 7,500	
	Head of Lending staff support (1/2 time Librarian II) (see p 43)	$10,700	$118,298
Second Priority:	Central Library Book Budget	$60,000	
	Branch libraries Book Budget (in addition to above) (see p 45)	$11,400	
	Public Information (see p. 44)	$12,000	
	Staff training programmes (see p. 44)	$14,500	

cont'd....

Departmental Review -
Library Board (cont'd)

	xNew Branches: (see p. 50)		
	Kensington	$57,000	
	Riley Park	$57,000	
	Champlain Mall	$135,000	$346,900
Third Priority:	Shut-in Service (see p 51)	$30,000	
	Recorded Music Collection (see p. 47)	$20,000	$ 50,000
	Automated Cataloguing (see p. 52)	$25,000 p.a. for two years only	

x Carnegie has not been included because of the Carnegie Advisory Committee's proposal that all Carnegie Centre funding should be in a separate Budget, and therefore not in the Library Budget.

COMMENTS

1. The Library Board has looked at cost reductions in the areas of
   (1) greater efficiency - the same services at less cost
   (2) diluting services - the same services with fewer resources
   (3) reducing units of service - cutting out a particular service such as a Branch or the Bookmobile
   (4) reducing hours of service - spreading a reduction over all services

2. The Library Board recommends, if it is necessary to reduce the library's budget and services, that the reduction in services be in reducing hours of service at those times when the facilities are least used. At present most Branches are open 57 hours p.w. and the Central Library is open 68-1/2 hours p.w. in summer and 72-1/2 hours p.w. in winter.

   The savings from reduced hours have been calculated from the hours required for public service staff in the periods proposed for closure. As implementation would require changes in staffing schedules and would affect regular as well as casual staff, this would need to be negotiated with the Staff Association, CUPE Local 391.

3. The Library Board considers that it is providing a high level of services both in quantity and quality, based on good City financial support, and the efficient use of these funds by the Library. Compared to similar sized North American cities, our library is among the best used at lowest unit cost. Therefore the Library Board does not, at this time, have any major recommendation to make for the more efficient use of library resources.

cont'd....

Departmental Review -
Library Board (cont'd)

4. At the same time there are continuous minor adjustments which are necessitated by changes in population and use, and the Library Board should have budget flexibility in order to adapt to them. In particular the Board is looking for opportunities to increase the Book Budget through economies in staffing. The savings on four (4) Librarian I positions listed on p. of $13,820 should, therefore, be transferred to the Book Fund for 1979.

This principle was approved by Council, on appeal by the Library Board, in the 1977 Budget when $19,235 was added to the Book Budget in place of 50 hours of librarian time from 20 positions where staff members had chosen to reduce their hours from 37-1/2 to 35 hours per week.

5. The Library Board does not wish to dilute services so that they only become partially available, or to reduce the Book Budget so that the collections gradually deteriorate.

6. The Library Board has reviewed its programmes and services and does not recommend that any should be eliminated or reduced. The library has concentrated on basic services, i.e. providing books etc., for lending and reference, answering information questions, and programmes and activities for children, and has few 'special' services.

7. The Board recommends that on the installation of automated circulation that a 50¢ charge per overdue notice be considered, in addition to the 5¢ per day overdue fine. This would bring in an estimated $37,500 p.a. and more than cover the cost of postage and stationery. (See p. 52)

8. The Library Board's programme for development is reflected in the Budget Increases on p. 22

(a) New Branches at Riley Park, Kensington and Champlain Heights are by far the most expensive item. Vancouver should not need any more full Branches. It is possible that successful storefront branches (see p. 50) could result in demands for them at two or three additional locations. It could also result in a further evaluation of services in the South East sector leading to a proposal to close Collingwood and Fraserview Branches and replace them with storefront libraries serviced (along with other storefronts) by a central warehouse type operation.

(b) The Board's concern with the library's collection of books is reflected in the priority given to an additional $85,000 p.a. for the Book Budget. Other important, but individually not very expensive items are explained in Appendix "E".

(c) The Library Board intends to pursue investigations into all applications of automation to library operations, as it considers they will bring major changes to the library in the next decade. The proposal on Automated Circulation (see p. 48) will be with Council about March, 1979. The

cont'd....

Departmental Review -
Library Board (cont'd)

automation of Acquisitions has already been partly carried out and Cataloguing and Reference Services will follow as efficient and economic technologies are developed. In general these changes will require capital expenditure which will be wholly or largely amortised through savings in staff.

(d) Capital funds, apart from operating Budget increases are:

New Branches	$ 75,000	(Champlain Mall only)
Automated Cataloguing	50,000	
Central Library	200,000	(for internal re-organization incl Auditorium, and upgrading electrical circuitry)

9. The Library Board recommends that the City initiate or support requests to the Provincial Government for additional financial support for public libraries (see p. 17)"

(Appendix E referred to is on file in the City Clerk's Office)

Observations and recommendations of the Consultants were set out as follows:

"The substance of the Library Board's recommendations to Council might be summarized as follows:

- that the Library Board be given the flexibility to make minor adjustments in its operating budget, and

- that the City initiate or support requests for additional financial support from the Provincial Government.

With respect to budget reductions and improvements in efficiency or effectiveness, the Board suggests:

- that if a budget reduction was necessary, it should be achieved by reducing hours of services, and

- that there are no major recommendations for the more efficient use of Library resources at this time.

The report also indicates:

- that the Board's future plans will likely require an increase in budget.

Apart from overall circulation and unit of service figures, the report does not provide a clear picture of the level and costs of services provided by the Library Board or of the impact of reducing service levels. No alternatives are presented for Council consideration in this regard.

Part of the reason for this is that the Board has not translated its goals into service, operating or management objectives which allow for effective management planning and decision making. These objectives should include such things as:

cont'd....

- the specific markets or users to be served by the Library
- the type and level of materials and resources that should be made available
- the degree and type of accessibility to Library resources that should be provided
- the level of utilization desired
- the level of public awareness and understanding of Library resources and services
- the type and level of support services to be provided, etc.

In summary, the report has not adequately addressed or satisfied the objectives of the review.

The review, however, has produced some positive results which are not obvious in the report. Specifically, there is an increased awareness that objectives can be stated explicitly, that quantitative and qualitative measures of performance related to these objectives can and should be established, and that these measures of performance can assist in planning, managing and improving Library Board operations. In addition, a number of significant opportunities for improving efficiency and effectiveness have been identified. Library staff have also indicated that they intend to review branch staffing requirements and to re-evaluate their approach and methods of operation in the children's program area.

The degree to which the Library Board and City Council capitalize on the results of this review will depend upon the initiatives taken by Council, the Library Board, Library Board staff and City management staff.

CONCERNS

In determining an appropriate course of action, the following specific concerns should be taken into consideration:

a) As noted, service, operating and management objectives are not clearly defined, even though Library operations would easily lend themselves to the definition of levels of service.

b) The Board currently does not have adequate budgeting, management information, and decision making systems to allow it to assess its performance against objectives or to determine where changes in the allocation of resources or operating methods may be appropriate.

c) The Board has limited staff and management resources for improving management systems or for actively pursuing opportunities for improvement.

The degree of success that the Library Board will have in defining its objectives, improving its budgeting, management planning and management information systems, and in capitalizing on improvements in efficiency and effectiveness will depend upon the level and type of manpower resources employed and the degree of management effort and attention that is given to these concerns.

Council's alternatives appear to be as follows:

a) Accept the report and encourage the Library Board to take initiatives to introduce improvements as time and resources permit.

cont'd....

Departmental Review -
Library Board (cont'd)

b) Request the Library Board to submit a report outlining specific plans and initiatives that the organization intends to take with an estimate of the resources required, completion time and anticipated or desired results.

c) Assign the Finance Department and/or the City Manager's Office the responsibility of assisting the Library Board in defining service objectives and in developing and implementing improvements in its management approach, budgeting systems and methods of operation.

The Library Board is not likely to develop an improved budgeting system without direction and assistance from the City Finance Department. We recommend, therefore:

.... that the Director of Finance and the Controller of Budgets and Research be requested to work with Library Board staff to develop a work program defining the steps and resources required to introduce an improved budgeting system. This process of developing an improved budgeting system should be used as a vehicle for defining management and service objectives, re-evaluating the strategy employed for achieving objectives, assessing current methods of operation, and identifying, developing and introducing improvements in efficiency and effectiveness.

BUDGET MANAGEMENT AND CONTROL

In addressing the question of increased budget flexibility, one of Council's alternatives is to establish an overall budget based on a fixed cost per capita in constant dollars and allow the Library Board to determine its own priorities. Alternatively, Council could continue with the current approach to budgeting which tends to result in a detailed analysis of proposed budget increases rather than an overall review of Library programs, service levels and program costs. A third approach would be to introduce an improved budgeting system as recommended.

The need for budget flexibility is a relatively minor issue in comparison with the need for improvements in the management and budgeting process. With an improved budgeting system, Council could annually assess the level of service provided for the dollars spent, assess the cost of changes to the level of service and re-evaluate and modify its objectives and priorities before it approves the budget. The Library Board could be given the authority to reallocate resources between its various programs within prescribed limits and report back on its performance in achieving desired service levels and any changes that were required in the budget as part of the following year's budget submission.

ADDITIONAL SOURCES OF FUNDING

It is obviously worthwhile for the City of Vancouver to pursue additional financial support from the Provincial Government. One proposal has been made to the Ministry of Economic Development. Apart from this, the report makes the observation that no concerted pressure for increased grants has been exerted by Library Boards and Municipalities. This initiative might be pursued by instructing staff to prepare proposals for special or additional Provincial Government support for specific services offered by the Vancouver Public Library as a resource for the entire province. In addition, a committee of representatives from Council, the Library Board, and senior Library and City staff might be formed to explore and pursue other approaches that might be taken to solicit additional Provincial Government support."

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Departmental Review -
Library Board (cont'd)

The Consultants noted that they did not comment on the Board's suggested reductions as service, operating and management objectives are not clearly defined.

A concern expressed by the Deputy Director of Finance was the degree of assistance that was contemplated being provided by the Finance Department at this time due to the limited availability of staff and priority of the Library Board versus other City areas.

Also before the Committee was a memorandum dated December 5, 1978, from the Comptroller of Budgets and Research to the Deputy Director of Finance concerning the relationship of the Library with the Greater Vancouver Library Federation and suggesting that the Library Board should further address the issue in light of recommendations made by the Budget Review Committee made last spring.

Discussion took place on the areas of concern, particularly the following points:

- level of service
- curtailment in hours of service
- funding and relationship with the Greater Vancouver Library Federation
- voluntary services and financial support from foundations
- use of library services by the University Endowment Lands
- penalty charge for late books
- financial support from the Provincial Government
- membership fees.

Following discussion it was the consensus of the Committee that more information would be required before a recommendation could be made on the target reduction in the budget of the Library Board and it was

RECOMMENDED

(A) THAT the Director of Finance and the Comptroller of Budgets and Research be requested to work with Library Board and staff to develop a work program defining the steps and resources required to introduce an improved planning and budgeting system. This process of developing an improved budgeting system should be used as a vehicle for defining management and service objectives, re-evaluating the strategy employed for achieving objectives, assessing current methods of operation, and identifying, developing and introducing improvements in efficiency and effectiveness.

(B) THAT the Library Board report back to the Committee on where savings could be made through the curtailment of hours in the library system.

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The meeting adjourned at approximately 1:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 602

DISTRIBUTED MONDAY

IX

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

DECEMBER 7, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, December 7, 1978, in Committee Room No. 3, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT	:	Alderman Brown, Chairman Alderman Gibson Alderman Marzari Alderman Puil
ABSENT	:	Alderman Gerard
COMMITTEE CLERK	:	G. Barden

RECOMMENDATION:

1. Concert Box Offices - Cultural Grant

The Committee considered the attached Manager's Report dated November 29, 1978, wherein the Director of Social Planning reported as follows:

"Concert Box Offices have agreed to produce a fund raising concert for the Christmas Bureau which helps the needy to enjoy Christmas. In the past, the major portion of the funds have been raised, according to a letter from Mr. Switlo, by the PROVINCE newspaper, but due to the strike this will not be possible this year. Therefore, the concert for this year becomes a key to the program and is being supported by the broadcasting media. This is the first year in which a request is made for a grant equal to rent for the Queen Elizabeth Playhouse. The grant request is for $800 which is the estimated cost for a rehearsal and performance, as extra costs are necessitated by the T.V. coverage."

Following discussion, it was

RECOMMENDED

THAT a grant of $600 equal to the cost of theatre use for the rehearsal and performance by the Concert Box Offices to raise funds for the Christmas Bureau be approved, the source of funding to be Contingency Reserve.

2. Stanley Park Seawall Pedestrian Cycle Path

The Committee considered the attached Manager's Report dated December 5, 1978, wherein the Director of Finance reported on the Stanley Park Seawall Pedestrian Cycle Path. The report includes details of background of the construction program, the Devonian Foundation Contribution, Canada Works Funding and projected costs.

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Clause #2 continued:

City Council on May 31, 1977 approved proceeding with the Stanley Park Pedestrian Cycle Path Project and in addition passed the following resolution:

"THAT should Canada Works funding of this project not be approved for 1978 and 1979, it be recommended to those Councils that 50% of the City's costs of the project be allocated from the Park Board Supplementary Capital Budgets for 1978 and 1979, and that the financing proposal set out in the memo of the Deputy Director of Finance, dated May 30, 1977, be approved."

The total cost of the program was estimated at $1,750,000 and was presented to Council at no cost to the City as follows:

Devonian Foundation contribution	$ 900,000
Anticipated Canada Works funding	850,000
	$1,750,000

The construction was scheduled to be done over a three-year period and it was anticipated that Canada Works funding would be approved over a coinciding three-year period in approximately equal yearly amounts to total $850,000. However, the Canada Works funding has since been reduced and a shortfall of $241,000 is forecast if the Canada Works funding continues on a reduced scale. The Park Board requested that the shortfall be carried by the City until such time as is appropriate in the third year (1980) of the construction to apply for a Provincial Grant for the outstanding amount.

The Park Board suggested that the shortfall of $241,000 be spread over the three years of the project with the first and the second year shortfall being provided in 1979. City Officials felt that at least the $241,000 shortfall should be provided for at this time on the basis of Canada Works continuing on the presently reduced scale.

Following further discussion, it was

RECOMMENDED

(A) THAT the allocation from the 1979 Supplementary Capital Budget include the expected shortfall for 1978 and 1979 of $147,700 as a first priority,

(B) THAT any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority and

(C) THAT upon receipt of any Provincial or any other funding that the Supplementary Capital Budget provision be reduced in that year,

(D) THAT 50% of the allocation from the Supplementary Capital Budgets be taken from the Parks Board's allocations as a first priority, in light of the Council resolution of May 31, 1977.

3. Park Board Departmental Review

Following the Departmental Review of the Park Board, City Council on July 25, 1978 requested the Park Board to report back to the Finance Committee on further reductions to achieve the target 5% budget reduction of $490,000 as requested by Council during the Departmental Review. The Park Board reduced their budget by $55,085 at that time.

In the Review, the Park Board requested that additional staff be provided to assist the Board with research and analysis and the City's Methods Analyst was made available to the Park Board for six months. Mr. McLean did extensive research of the Board's operations and was able to suggest $37,000 of additional operational efficiencies towards the target 5% reduction.

The Committee considered a letter from the Chairman of the Park Board dated December 5, 1978 on Park Board Budget Reductions and a memo dated December 1, 1978 to the Superintendent of Parks from the Director of Financial Services at the Park Board entitled "5% Budget Reduction Target" as requested by Council.

The Park Board stressed that organizational systems in all divisions of the Park Board have not kept pace with rapid expansion over the past ten years because of the lack of a research/analysis section to monitor and recommend up-to-date administrative systems and operational techniques. Suggesting possible budget reductions without a thorough review performed by a research section forced senior Park Board staff to suggest reductions based on limited data and with insufficient knowledge of the impact of the changes.

The memo from the Director of Financial Services of the Park Board outlined several alternatives to achieve the 5% reduction by reducing services and adding fees and charges or increasing fees or charges. However, the letter from the Chairman of the Park Board stated that all the alternatives had been rejected by the Board. Representatives of the Park Board advised that this was not entirely correct and should have stated that the 1978 Park Board felt that the matter should be referred to the 1979 Board and the Chairmen of the various committees on the Park Board have been requested to report back to the Board in January on what can be done to cut costs.

Following discussion, it was

RECOMMENDED

THAT the $37,000 reduction in the Board's 1979 operating and maintenance budget be approved and the Park Board report back to the Finance Committee early in 1979 on the balance of the target 5% budget reduction.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 602 & 603

DISTRIBUTED MONDAY

X

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

December 7, 1978

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 7, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman M. Ford Alderman M. Harcourt
ABSENT:	Alderman D. Bellamy (Civic Business) Alderman H. Rankin (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

The minutes of the meetings of November 2, 9 and 23, 1978, were adopted.

RECOMMENDATION

1. Request for Traffic Signal: West King Edward Avenue and Blenheim Street

The Committee had for consideration a City Manager's report dated November 29, 1978 (circulated), in which the City Engineer reviewed a request for the installation of a vehicular traffic signal at the intersection of King Edward Avenue and Blenheim Street. The request was initiated by Mr. J. Drabek, 3330 West King Edward Avenue, and the Lord Kitchener Elementary School Consultative Committee.

Present for the discussion were Staff Inspector J. E. Robertson and Police Constable Ells, Police Traffic Division, Mr. R. Arnold, Lord Kitchener School Consultative Committee, Mr. L. Graves, Association of Blenheim Street Residents, Mrs. J. Clark and Mr. J. Drabek, residents.

The Assistant City Engineer, Traffic Division, reviewed the report with the Committee and advised there were two major issues: conditions at the intersection and the roles of King Edward Avenue and Blenheim Street. King Edward Avenue is a major east-west arterial street with two 24-foot pavements divided by a central grassed median; Blenheim Street is a secondary arterial street with an uncurbed 24-foot pavement width, which serves as a collector for the area. Dual stop signs installed on Blenheim at the north and south approach to King Edward Avenue required motorists to stop before crossing the north and south roadways and also within the centre boulevard area; sight conditions were good and lighting comparable to other arterial streets in residential areas.

.../2

Clause 1 continued

The analysis of traffic volumes, vehicular speed, recorded accident history showed existing traffic control conditions were adequate for the intersection and it was the the department's position that neither a vehicular traffic signal nor a pedestrian actuated signal were warranted.

Mr. Rudberg advised the City Engineer was proposing that a seven-foot ornamental hedge at the northwest corner be trimmed down to three-feet to improve motorists' visibility and that two more signs be installed indicating a school crossing area.

Police Constable Ells, head of the Police School Patrol Branch, summarized the results of two surveys undertaken on October 18 and 26, 1978, during the 8:00 - 9:00 a.m. period, following a request by the Lord Kitchener School Consultative Committee. The findings of the two surveys indicated that there was insufficient traffic to warrant a school patrol. Police Constable Ells advised a 13-point criteria was applied in his survey, including number of vehicles, speed, turning movements, driver habits, number and conduct of students crossing, visibility, signing, etc. He felt the separated highway aspect of King Edward Avenue with its wide central boulevard presented an ideal crossing situation and a traffic signal could be hazardous in that it could create a sense of over-confidence on the part of the school children using the crossing.

Mr. Arnold addressed the Committee and pointed out the disparity between the official position and the dangers perceived by the parents of the very young children attending Lord Kitchener Elementary School. The School Consultative Committee had established a special committee to improve safety conditions at the intersection. More than 50 per cent of the parent population, the Vancouver Parent-Teacher Council and the Dunbar Soccer Association strongly supported the special committee's aims and goals. Mr. Arnold advised that parents were concerned not so much by the traffic volumes but by its character. Contrary to the police survey, high speeds had been observed and the physical characteristics of the roadway between King Edward Avenue and Dunbar Street, one of the highest points in the City, appeared to provoke 'Stirling Moss' type driving.

Mr. Drabek advised he lived practically at the intersection and his observations convinced him the City Manager's report was based on spurious statistics regarding the number of accidents. The City Engineer indicated there had been eight accidents this year, to October 7, 1978; however, to his knowledge, there had been at least 15, including a three-car accident on November 1, 1978. Mr. Drabek also disputed the statement that there were adequate gaps in the traffic and contended that quite often there was an uninterrupted flow particularly eastward downhill from Dunbar, four blocks away.

The City Manager pointed out accident statistics were only one element of the City warrant system and many accidents were unreported if they involved less than $200 damage.

Mr. L. Graves presented a brief (on file) on behalf of the Association of Blenheim Street Residents, an organization formed in October, 1978, to deal with traffic problems on Blenheim Street between 16th Avenue and Marine Drive. While sharing the concerns of the school parents, the Association did not feel the problems would be solved by installing a traffic light. A traffic signal at the intersection could very well increase high-speed through traffic on Blenheim and pose additional hazards for pedestrians.

Clause 1 continued

The Association felt all community groups in the area should be involved in discussions to seek a solution to speeding traffic.

Mrs. J. Clark, resident, also addressed the Committee and expressed concern that parked vehicles obscured visibility at the intersection. She felt if her hedge had to be trimmed down to three feet to improve visibility, then it should also be possible to prohibit parking in the blocks adjoining the intersection. Mr. Rudberg agreed to investigate this aspect and particularly regarding long term parking of a bus in front of Mrs. Clark's residence.

A representative of McKenzie Heights Homeowners' Association also spoke on the necessity for slowing traffic speed in the area. Mr. Overmyer, School Consultative Committee, expressed the concerns of parents of very young students of Lord Kitchener School and said he did not feel a pedestrian actuated signal would impede traffic or present a greater hazard.

During discussion, the Chairman noted Council and the Police Department were concerned about the overall increase in traffic speeds throughout the City and had requested the Provincial Government to reinstate the fine system for traffic violations.

The City Manager advised that the Premier in his capacity as Minister of Energy, Transport and Communications had that day acknowledged Council's request as follows:

"At the present time we have a joint Ministry Task Force composed of senior representatives from the Ministry of the Attorney-General and the Ministry of Energy, Transport and Communications examining the whole spectrum of road safety and driver control. Your Committee's resolution has been forwarded to the Task Force and it will be given serious consideration.

An intermin report from the Task Force is expected by the end of this year. If your Committee has any other concerns that you feel should be addressed please feel free to forward them. The Task Force welcomes and needs outside input in order that all points of view may be considered and assessed."

The Committee also noted a communication dated November 29, 1978, from the Vancouver Parent-Teacher Council supporting the request for a pedestrian activated signal.

Following further discussion, it was

RECOMMENDED

THAT the City Engineer report back following further meetings with the Lord Kitchener School Consultative Committee and other community groups in the area, on traffic problems in the vicinity of King Edward Avenue and Blenheim Street.

2. Champlain Heights - Transit Service

The Committee on November 23, 1978, when dealing with a City Manager's report reviewing transit route changes in the Champlain Heights area, noted that Burnaby Council had not been consulted and deferred further consideration to permit discussion between Vancouver and Burnaby Engineering staffs.

Clause 2 continued

Before the Committee for consideration was the City Manager's report dated November 3, 1978 (circulated), in which the City Engineer reviewed proposed bus route changes necessitated by continuing residential development in Champlain Heights, to be introduced on February 16, 1979.

The Assistant City Engineer, Traffic Division, in an addendum report to the Committee stated that City engineering staff, B.C. Hydro and Burnaby staff had discussed the proposed changes with particular emphasis on the proposed extension of the #26 Boundary service. Mr. Rudberg reported as follows:

> "This extension improves the service level for those Burnaby residents living in the Rumble/Boundary area, and the Burnaby staff supported the proposed extension. However, to improve the service level for Burnaby, they requested two additional bus stops on Matheson at Rumble and that B.C. Hydro honor transfers from the Willingdon service at Matheson and Rumble. Burnaby staff are now preparing a report to their Council for approval of this extension including these changes and the paving of the two bus stop areas northbound on Boundary Road.
>
> The City Engineer and B.C. Hydro concur with these suggested changes and recommend that the Committee approve this extension with these changes subject to the approval of Burnaby Municipal Council."

Mr. N. Davidowicz addressed the Committee on a brief presented by the Killarney-Champlain Citizens for Action Association (on file) which commented on recommendations contained in the City Manager's report. The brief stated the Manager's Report did not deal with the concerns and previous requests of citizens in the area, nor did it address itself to the City's working papers on the provision of public transit for Champlain Heights dated March 1 and 12, 1974. The Association felt the general public should be notified of the proposed transit changes at a meeting in the area.

Mr. Davidowicz noted that the proposals would involve changes in headways in late evenings, Sundays and Holidays, of approximately ten minutes - from twenty minutes to half hourly to accommodate the extended route length. It was his understanding that Burnaby Council was not in agreement on the #26 Boundary route and would be discussing the changes at the Council meeting on December 11, 1978.

Mr. M. Egan, Assistant Project Manager, Champlain Heights, advised more residents would be moving into new homes in Champlain Heights shortly and would need transit service. The Development Project Staff supported the City Manager's recommendations.

Following discussion, it was

RECOMMENDED

A. THAT Council approve in principle the bus route proposals with the issue of a right-of-way from Butler Street to Champlain Crescent to be the subject of a further report.

B. THAT subject to the approval of Burnaby Council, City Council approve the No. 26 Boundary extension for implementation in February of 1979 including the bus stops as shown on Figure 4 (revised).

.../5

Clause 2 continued

C. THAT Council direct the City Engineer to initiate a public meeting regarding the improvement of Tyne Street, through the Champlain Heights Planning Advisory Committee. Also that the City Engineer proceed with initial steps towards acquisition of properties and initiation of the paving in 1979 subject to confirmation of funding.

D. THAT subject to Phase 2 proceeding, Council instruct the Champlain Heights Project Manager to reserve approximately ½ acre adjacent to S.E. Marine Drive and Champlain Crescent.

During discussion on the foregoing item, Alderman Ford stated her attention had been drawn to a B.C. Hydro interoffice memorandum dated November 24, 1978, referring to additional transit changes affecting Main-Robson; Davie-Kingsway and Granville-Victoria routes also proposed for implementation on February 16, 1979. Alderman Ford referred to Council's expressed wish that Hydro give three month's notice of transit changes and requested that staff investigate the matter for report back. The Chairman so directed.

3. Review of Traffic Conditions: Davie and Bute

City Council on August 15, 1978, when reviewing various measures to deal with prostitution in the downtown core, identified the vicinity of Davie and Bute Streets as a problem area. The City Engineer was instructed to investigate the traffic situation at this intersection for report back.

In a City Manager's report dated November 15, 1978 (circulated), the City Engineer reported that the current traffic flows in the 1100 and 1200 blocks on Davie Street did not warrant the establishment of turning restrictions and parking prohibitions.

RECOMMENDED

THAT no action be taken at this time to modify the traffic regulations on Davie Street in the vicinity of Bute Street and that the traffic conditions be monitored on a periodic basis in the future.

4. Revenue Sharing Act: Roadway Improvements

The Committee had for consideration a City Manager's report dated December 1, 1978 (circulated), wherein the City Engineer submitted a list of selected roadway improvement projects for funding under the Provincial Revenue Sharing Act.

The projects, summarized as follows, are estimated at $9,788,000, with approximately 90 per cent ($8,800,000) eligible for funding, which could provide a maximum potential Provincial contribution of $4,400,000:

1) 4th Avenue/4th Diversion: Alma to Sasamat (property acquisition and construction)

2) Nanaimo: 29th to 34th (construction)

3) Cordova Extension: Granville to Howe (design and preparatory work)

4) Marine Way/Marine Drive: Kerr to Boundary (construction)

Clause 4 continued

5) Boundary Road: Imperial to Marine Way (preparatory work)

6) Rupert: 23rd to Kingsway (construction)

7) 41st & Granville: 4 left-turn bays (property acquisition)

8) Tyne: Kingsway to 49th (property acquisition and construction)

9) Taylor/Smithe Connector (property acquisition and construction)

10) 22nd Avenue: Nanaimo to Renfrew (construction)

11) North-west Point Grey Access Road - 4th Diversion to 250' west of Blanca (construction)

12) Boundary: left-turn bay at Kingsway (construction)

13) Boundary: BNR tracks to Charles (construction)

14) Cambie at Broadway & 12th: left-turn bays (property acquisition)

15) 12th: Lakewood to Clark (construction)

16) Fir at 4th Avenue: Granville Island Entrance (property acquisition)

RECOMMENDED

A. THAT the above listed projects be submitted to the Province for funding consideration as part of the 1979/80 Revenue Sharing Act - Roadway Improvements.

B. THAT projects be removed from consideration as part of this year's program if Council approvals for individual projects are not received.

* * * * *

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 603

XI

REPORT TO COUNCIL

SPECIAL COUNCIL COMMITTEE ON THE DISABLED

DECEMBER 4, 1978

The Special Council Committee on the Disabled at its meeting on December 4, 1978, requested that the following items be forwarded to Vancouver City Council for approval at its meeting on December 12, 1978:

(1) Transportation for the Disabled

In April Council authorized $121,129 to subsidize the B.C. Lions Society in its transportation service to the disabled ($3.43 per passenger, per trip) to cover the period from May 1, 1978 to December 31, 1978.

The Committee expressed concern that adequate transportation is not available to these people during December and particularly during the Christmas holidays.

The Committee was advised that sufficient funds remain to provide an improved service during this period, and it therefore

RECOMMENDED

THAT the Director of Social Planning renegotiate the present arrangement with the B.C. Lions Society to provide additional transportation service to the disabled for the balance of the year.

(2) Taxi Service for the Disabled

The Committee discussed the need for an 'on demand' taxi service in Vancouver for disabled persons, using specially equipped vehicles. The Committee felt that in addition to the subsidized B.C. Lions Society service, which is the equivalent of public transportation for the disabled, there is also a need for an unsubsidized service for both disabled residents and disabled tourists requiring the convenience of an 'on demand', 24 hour service and willing to pay for it.

The Committee has so far been unsuccessful in its efforts to interest the Taxi Companies in this regard.

Therefore, the Committee

RECOMMENDED

A. THAT the Director of Social Planning in conjunction with the Director of Permits and Licenses report back to the Special Council Committee on the Disabled on the feasibility of Taxi Companies being required to provide a specially equipped vehicle for the transportation of disabled persons as a condition of their business license; and further,

B. THAT if funds are required to conduct a feasibility study, the Director of Social Planning be authorized to utilize the remaining funds ($922.73) from the $1,000.00 allocated by Council on November 22, 1977 for the 1978 expenses of the Committee.

Respectfully submitted,

Marguerite Ford

Alderman Ford, Chairman
Special Council Committee
on the Disabled

FOR COUNCIL ACTION SEE PAGE(S) 604

XII

REPORT TO COUNCIL

COUNCIL COMMITTEE ON THE ARTS

December 6, 1978

A meeting of the Council Committee on the Arts was held on Wednesday, December 6, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 9:00 a.m.

PRESENT:	Alderman Brown, Chairman Alderman Gibson Alderman Marzari Dr. G. Andrew Ms. N. Baird Mr. B. Carey Mr. J. Dayton Mr. B. Freschi Mr. L. Lauk Mr. N. Young
ABSENT:	Dr. D. McGann Mrs. D. Shadbolt Mr. C. Wootten
ALSO PRESENT:	Mr. E. Fladell
CLERK:	G. Barden

RECOMMENDATION:

1. Heritage Festival Society Budget

The Committee considered the attached Manager's Report dated November 17, 1978, wherein the Director of Social Planning reported on the Heritage Festival Society Budget as follows:

"In May, 1979, the Heritage Festival Society proposes to repeat the 1978 Young People's Heritage Festival and to provide evening performances for adults in tent theatres at Vanier Park. The Society also proposes to sponsor another Folk Music Festival and a series of Folk Music Concerts next year. Both these Heritage Festival events were popular with the public and received good reviews from the critics.

Because 1979 is designated the International Year of the Child, the Canada Council in co-operation with the Province of British Columbia and other Provincial Governments, are planning to use our tent theatres for a country wide tour of Young People's Festival Theatre to over 40 Canadian cities. This tour is an outgrowth of Vancouver's successful Festival experience in 1978.

Arts funding staff at Federal and Provincial levels of government have again indicated interest in supporting the Vancouver Heritage Festival programs. As in past years they are looking for an initial financial commitment from the City of Vancouver.

On November 2, 1977 $112,000 was approved in principle by City Council as the City's share of the overall 1978 Festival budget. City Council confirmed its decision on January 17,1978. Following this confirmation City funds were provided to the Heritage Festival Society in two payments, February 1, 1978 and March 31, 1978. The Council resolution, approved in advance of the 1978 budget, enabled Heritage Festival program planning to go forward and encourage funding from various other sources. (See Appendix 1).

$57,500 of the $112,000 was included in the overall Civic Festival budget of $100,000 in 1978. The remaining $54,500 came from the Provincial per capita grant provided to the City through the Captain Cook programs."

Cont'd . . .

Heritage Festival Society Budget (Cont'd)

The Comptroller of Budgets advised that, through discussion with Social Planning Department, it is learned that this is intended to be a Provincial Government/City cost shared program, but the Provincial Government has not yet disclosed the amount of its contribution, and recommends that approval be subject to Provincial Government cost sharing to allow the Director of Social Planning to proceed with program planning and to approach the Provincial Government for cost sharing.

The City Manager suggested that Council may wish to refer this matter to the first meeting of the 1979 Finance Committee.

The Committee felt that the City should take the responsibility to see that there will be a Festival in 1979 and following further discussion, it was

RECOMMENDED,

A. THAT $57,500 be approved in principle now for Heritage Festival 1979 programs and presented to the 1979 Council for confirmation in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed.

B. THAT if and when confirmed by the 1979 Council the funds be provided to the Heritage Festival Society in two equal instalments: one in early January and one by April 1, 1979.

The meeting adjourned at approximately 11:05 a.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 604

XIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

November 23, 1978

A meeting of the Standing Committee of Council on Transportation In Camera was held on Thursday, November 23, 1978, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:55 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Ford
ABSENT:	Alderman M. Harcourt Alderman H. Rankin (Leave of Absence)
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Acquisition of Property: 4725 Nanaimo Street

The Committee had for consideration a City Manager's report dated November 14, 1978, in which the City Engineer and the Supervisor of Properties reported on negotiations with a property owner who had complained that proposed road widening on Nanaimo Street was too close to his house.

The Supervisor of Properties advised the Committee that initial problems had been resolved and an agreement had been reached with the property owner for the City to acquire a three-foot strip of land subject to the City undertaking certain modifications to the house.

It was noted property acquisition for the Nanaimo Street widening project is funded 50% by the Provincial Revenue Sharing Program, which stipulates that only expenditures before December 31, 1978, are eligible.

RECOMMENDED

THAT the Supervisor of Properties continue negotiations for a three-foot strip of land at 4725 Nanaimo Street.

* * * * *

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 605

XIV

December 8, 1978

TO: His Worship the Mayor and Members of the City Council.

Your Worship & Members,

Re: Present Role and Future Role re Vancouver Civic Theatres Board.

PURPOSE OF THE REPORT

On January 17, 1978 Council passed the following motion:

"THAT the Civic Theatres Board and the City Manager review the role and usefulness of the Civic Theatres Board and report back to Council this year."

HISTORY

Under the initial By-law #3596 dated September 25, 1956, for the operation of the Theatres, the Board had considerable powers of operation.

Under the present By-law #3941 dated October 4, 1961, the Board is purely advisory, and therefore, is not able to be active to any appreciable degree in the management of the Theatres. In fact, the Theatres' Manager is unable to look to the Board on any authoritative basis; rather, his direction from time to time is through the City Manager. The present role of the Board then is advisory to the Council and supportive to the Theatres' Manager. (A short resume of the by-law changes is attached as APPENDIX "A").

BOARD ACCOMPLISHMENTS UNDER THE ADVISORY BY-LAW

Since the change in the By-law in October, 1961 - occasioned by the financial problems under the previous manager - the Board has been an advisory group of concerned and knowledgeable citizens who have contributed interest and experience to the successful operation of our Civic Theatres; in spite of the fact that they have a minimum of authority.

Under the existing circumstances the Board has functioned in the only manner possible by introducing the comments and ideas of members of the community into the governing process. Other Boards (Heritage Advisory Committee, Planning Commission) operate in a similar manner.

The Civic Theatres Board has been active in a variety of areas - to give a few examples:

- Dealing with complaints and enquiries from citizens who encounter some form of diffuculty during the operation of the facilities. Almost all of these items are dealt with at board level - very few have had to be brought before Council.

- Reviews and recommends to Council revised theatre rental rates.

- Requesting adjustments, alterations or special permission from Council or the City Manager on behalf of lessees, when necessary.

- Dealing with lessees and operators.

- Assisting the Theatres' Manager in the preparation and presentation of the budget.

- Dealing with licensees as a concerned, constituted alternative to the decisions of the Theatres' Manager. Many problems have been solved by offering the licensee and/or the Manager other points of view.

- Offering the public a direct and convenient means of access for comments and contributions concerning the best use and care of our theatres as civic assets.

- Offering Council information and advice which might not be forthcoming from within the general administration of the City.

- Assigning each member of the Board a sphere of interest in order to give the Theatres' Manager an objective and external view of the operation and needs of the theatres.

As can be seen from the above, the Civic Theatres Board does have a useful role in reference to the operation and maintenance of our Civic Theatres. It has performed this role for the past 17 years in a quiet, low-key and competent manner, in spite of the frustrations created by its lack of authority.

Since Council has seen fit to ask for this review, the Board members have given considerable study to the enlarged role which the Theatres Board could play on behalf of Council to be more effective. Enclosed, therefore, is a memorandum marked APPENDIX "B" setting out suggested changes to the present By-law which would permit the Theatres Board to be the responsible authority in certain areas while remaining advisory in other areas.

The Board is unanimous in submitting its views to Council and requests consideration be given to the attached proposals. If Council concurs, it is suggested that the Director of Legal Services be instructed to draft a new By-law incorporating these changes, effective January 1, 1979.

The Chairman will be present in the event that Council has any questions to direct to him.

Respectfully submitted,

(Signed) Norman Young, Chairman
Vancouver Civic Theatres Board

FOR COUNCIL ACTION SEE PAGE(S) 605

APPENDIX "A"

A SHORT RESUMÉ OF BY-LAW CHANGES

Effective October 4, 1961, By-law 3941 repealed By-law 3596 dated September 25, 1956, and took away financial powers thus creating an advisory board.

This removed (in summarized form)

	(4b	parking arrangements
	(4c	collection of monies
3596	(4d	authorization of expenditures
	(4e	keeping of books
	(4f	appointment of manager

and changed to advice on

3596	4a	fixing of fees, admissions, rates and rentals.

Under By-law 3941, the Board was given the 'power to advise' Council on:

3a	forms and types of entertainment which should be especially encouraged
3b	advantages of policies and methods used elsewhere
3c	integration of other facilities and concessions
3d	budget as prepared by the manager
3e	rates and rentals schedule as proposed by the manager
3f	other matters referred by Council for advice and recommendation
3g	matters relating to the theatres which merits action on the part of Council.

APPENDIX "B"

SUGGESTIONS RESPECTING INCREASING THE RESPONSIBILITY OF THE THEATRES BOARD.

1. Authority be granted to the Board to be responsible for the following, subject to civic administrative requirements:

   (a) Review and present to the City Council the annual budget; the Theatres Board to be involved in all discussions at any Council or Committee level;

   (b) The forms of entertainment, appropriate to the Civic Theatres, and types of organizations which should be specially encouraged to use the Theatres' facilities;

   (c) Leases and concessions involved in the operation of the Theatres;

   (d) Determination of matters dealing with lessees or licensees which are in the nature of appeals from the decision of management and consistent with the policies of the Vancouver City Council and the provisions of the By-law;

   (e) To make arrangements for the operation and management of Parking Garage associated with the Theatres;

   (f) The Board may on behalf of the City authorize or approve of the construction or installation of improvements to the said Theatres, the purchase of equipment or material, or the incurring of any other expense as may be necessary for the proper development, maintenance or operation of the said Theatres; provided that no such improvement, article or equipment, order for material or the incurring of any other expense as aforesaid, or any agreement with respect thereto, shall be so authorized or approved where the cost thereof or the amount involved with respect thereto, exceeds the sum of Fifteen Thousand Dollars ($15,000.00) or would have the effect of increasing the total expenditures of the City for Theatre purposes for any year beyond the estimated expenditure approved by Council for such year, except pursuant to By-law or a resolution of the Council.

2. The Board shall advise the Vancouver City Council on the following:

   (a) The schedule of rates and rentals which are to be charged for the Theatres' facilities, including parking.

   (b) Any matters which, in the view of the Theatres Board, should receive the consideration of the City Council in the interest of the general operations of the Theatres.

3. Within the provisions of the By-law, the Theatres Manager shall report directly to the Theatres Board, and assist the Board as necessary in its operations.

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 12, 1978

COURT OF REVISION

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 1978, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil

ABSENT: Alderman Rankin (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

MOVED by Ald. Puil
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaints which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Purchase of Certain Lands from Bowell McLean Motor Company Limited for Public Park Purposes and Certain Other Municipal Purposes - Schedule #453A

The Court noted Schedule #453A as submitted by the Collector of Taxes.

The Mayor called for representations on the matter before the Court and none appeared.

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT Schedule #453A as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:05 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of December 12, 1978, adopted on January 9, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 12, 1978

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 12, 1978, at approximately 2:10 p.m. in the Council Chamber, third floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Marzari and Puil

ABSENT: Alderman Rankin (Leave of Absence

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - 3655 West 10th Avenue

An application was received from Mr. I.R. Gordon, Gordon Import Autos Ltd., to rezone Lot 12 Amended, Block 55, D.L. 540, Plan 229 being 3655 West 10th Avenue

From: RS-1 One Family Dwelling District
To: CD-1 Comprehensive Development District.

The proposed CD-1 By-law will restrict the form of development as follows:

Use: Parking Area - subject to the following:

(a) Such parking area shall be used solely for the parking of client, customer or employee private passenger vehicles; but shall not include the storage or display for sale purposes of new or used motor vehicles;

(b) No truck, bus or similar vehicle shall be stored or parked on the site at any time;

(c) Except in cases of emergency, no commercial repair work or service of any kind shall be conducted on such parking area;

(d) No structures shall be permitted on the site except as required by this by-law;

subject to such conditions as Council may by resolution prescribe.

Size of Spaces: All off-street parking spaces shall be a minimum of 18 feet in length and 8 feet in width, except that:

(a) Where any space abuts any portion of a fence and additional width is required to facilitate the opening of vehicle doors, the minimum width shall be 9 feet; and

cont'd....

Rezoning - 3655 West 10th Avenue
(cont'd)

(b) Any minimum dimensions may be increased or decreased at the discretion of the Director of Planning in consultation with the City Engineer where necessary to accommodate vehicles intended to be parked.

Access to Spaces: Adequate provision shall be made for access by vehicles to all off-street parking spaces located in parking area by means of unobstructed manoeuvering aisles which, for right angle parking, shall be not less than 22 feet in width, and for angle parking, may be a lesser width as permitted by the Director of Planning.

Setback from Site Boundaries: All off-street parking spaces and the parking area shall be uniformly set back from the site boundaries as follows:

(a) from the southerly property line of the site, a distance of 24 feet;

(b) from the easterly property line of the site, a distance of 4 feet;

(c) from the northerly property line, after the required dedication for lane purposes, a distance of 4 feet.

Landscaping of Setbacks: Where this parking area is required to be set back from any site boundary, the setback area shall be landscaped and maintained to the satisfaction of the Director of Planning.

Curbs: Adequate curbs shall be provided and maintained, located at least 2 feet inside the edge of the parking area to ensure that vehicles are kept back from fences, walls, landscaped areas.

Surface: A hard durable surface that does not produce dust shall be provided and maintained to the satisfaction of the Director of Planning and the City Engineer.

Screening: Provision shall be made to the satisfaction of the Director of Planning to adequately screen from view all vehicles in any parking area located adjacent to an 'R' District.

Lighting: Lighting used to illuminate the area shall be arranged so that direct light does not reflect onto any 'R' District site.

Access Points: Access to this site shall be subject to the approval of the Director of Planning and the City Engineer, provided that no access shall be permitted from 10th Avenue, and subject to the required setbacks from site boundaries.

And subject to the following conditions being satisfied prior to the issuance of a Development Permit Application:

(1) That the detailed scheme of development be first approved by the Director of Planning having due regard to the overall layout, provision and maintenance of landscaping, and vehicular ingress and egress.

cont'd....

Rezoning - 3655 West 10th Avenue
(Cont'd)

(2) The north 10 feet of Lot 12 Amended, Block 55, D.L. 540, Plan 229, is to be dedicated to the City for lane purposes to the satisfaction of the City Engineer and so registered in the Land Registry Office.

Any consequential amendments.

Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. H.W. Gray, Zoning Planner, explained the reasons why the Director of Planning was recommending that this application be not approved.

The Mayor called for speakers for or against the application and the following persons addressed Council in opposition:

- Mr. W. Lee, 3609 West 10th Avenue
- Mr. Alan Baugh, 3643 West 10th Avenue
- Mr. K. Yang, 3635 West 10th Avenue

- - - - -

Mr. L.G. Harris, representing the owners of 3655 West 10th Avenue, spoke in favour of the application and stated his clients have granted Mr. Gordon an option on their property subject to approval of the rezoning application.

Mr. Gordon, the applicant, in response to questions, stated it was not possible for him to relocate his business and further he has no intention of expanding into the area any further than the proposed new parking area.

MOVED by Ald. Brown,
THAT the rezoning application not be approved.

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Harcourt, Kennedy and Puil opposed)

MOVED by Ald. Harcourt,
THAT the rezoning application be approved subject to the foregoing conditions;

FURTHER THAT Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law, be amended.

- LOST (tie vote)

(Aldermen Brown, Ford, Gibson, Marzari and the Mayor opposed)

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at approximately 2:40 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of December 12, 1978, adopted on January 9, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL MEETING

Proposed Rezoning

Former C.P.R. Right-of-Way (Kitsilano Point)

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, January 3, 1979, in the No. 1 Committee Room, commencing at approximately 1:35 p.m.

PRESENT:	Alderman M. Ford, Chairman Aldermen Brown, Harcourt, Marzari, Puil and Rankin
ABSENT:	Mayor Volrich Aldermen Bellamy, Gerard, Gibson and Kennedy
CLERK TO THE COUNCIL:	M. Kinsella

A. City Manager's Report
December 22, 1978

Proposed Rezoning - Former C.P.R. Right-of-Way (Kitsilano Point)

Council at its meeting on November 28, 1978, when considering a City Manager's Report dated November 24, 1978, dealing with the proposed rezoning of the former C.P.R. Right-of-Way at Kitsilano Point, resolved:

> THAT a Special Meeting of Council consisting of those members of Council attending the Public Hearing of May 4th, 1978, be convened on January 3rd, 1979, at 1:30 p.m., in the No. 1 Committee Room, for consideration of amendments to the conditions established by Council at the Public Hearing and consideration of enactment of the amending By-laws.

Before the Council this day was a report from the City Manager dated December 22, 1978, in which he recommended that conditions 3 and 4 established by Council at the Public Hearing on May 4th, 1978, be amended to read as follows:

3. That the owner(s) make arrangements with B.C. Telephone Company to underground the B.C. Telephone Company trunk service at no cost to the City and that this work be completed on or before April 1, 1979.

4. That the owner(s) pay to the City a sum equal to the City's one-third share of undergrounding the B.C. Hydro Line on Creelman, this project having now been approved under the Power and Telephone Line Beautification Act, and that this work be completed on or before April 1, 1979.

.../2

Proposed Rezoning - Former C.P.R. Right-of-Way
(Kitsilano Point)
(cont'd)

MOVED by Ald. Rankin,
THAT the recommendation contained in the City Manager's Report dated December 22, 1978, be approved.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Former C.P.R. Right-of-Way)

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (North Side of Greer Avenue Between Chestnut and Cypress)

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 4810
BEING THE SIGN BY-LAW
(North Side of Greer Avenue Between
Chestnut and Cypress)

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned sine die at 1:40 p.m.

* * * * *

The foregoing are Minutes of the Special Council Meeting of January 3, 1979, adopted on January 9, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

INAUGURAL COUNCIL MEETING

The Inaugural Meeting of the Council of the City of Vancouver was held on Wednesday, January 3, 1979, in the Council Chamber, commencing at 2:00 p.m.

Mayor-Elect John J. Volrich, preceded by a Mace-bearer, entered the Council Chamber, accompanied by The Honourable David Robertson Verchere, Judge of the Supreme Court of British Columbia and His Grace, Archbishop James F. Carney, Archbishop of Vancouver.

His Honour Judge Verchere administered the Oath of Office to Mayor-Elect John J. Volrich.

His Honour Judge Verchere then administered the Oath of Office to the following Aldermen-Elect:

Donald Bellamy	Warnett Kennedy
Helen Boyce	Douglas Little
Marguerite Ford	Darlene Marzari
Bernice Gerard	George Puil
Michael Harcourt	Harry Rankin

PRAYER

His Grace, Archbishop Carney then offered the Invocation Prayer.

ROLL CALL

The Council was called to order and the City Clerk called the Roll and announced all Members were present.

INAUGURAL ADDRESS

Mayor Volrich presented his Inaugural Address in which he expressed appreciation to past Members of Council on behalf of the citizens of Vancouver, and welcomed the new Aldermen.

The Mayor referred to a number of priority items which Council should consider in the coming year.

MOVED by Ald. Boyce
SECONDED by Ald. Bellamy
THAT the Inaugural Address of the Mayor be received.

- CARRIED UNANIMOUSLY

APPOINTMENTS TO STANDING COMMITTEES

MOVED by Ald. Little
SECONDED by Ald. Gerard
THAT the following Standing Committees, as recommended by the Mayor, be established:

FINANCE	Alderman G. Puil (Chairman)
	Alderman D. Little (Vice-Chairman)
	Alderman B. Gerard
	Alderman D. Marzari
	Alderman M. Ford

Cont'd....

STANDING COMMITTEES (Cont'd)

PLANNING & DEVELOPMENT	Alderman M. Harcourt (Chairman)
	Alderman H. Boyce (Vice-Chairman)
	Alderman G. Puil
	Alderman M. Ford
	Alderman W. Kennedy
COMMUNITY SERVICES	Alderman H. Rankin (Chairman)
	Alderman B. Gerard (Vice-Chairman)
	Alderman D. Little
	Alderman D. Bellamy
	Alderman D. Marzari
TRANSPORTATION	Alderman W. Kennedy (Chairman)
	Alderman D. Bellamy (Vice-Chairman)
	Alderman H. Rankin
	Alderman M. Harcourt
	Alderman H. Boyce

- CARRIED UNANIMOUSLY

APPOINTMENTS TO
BOARDS AND COMMISSIONS

MOVED by Ald. Kennedy
SECONDED by Ald. Puil
THAT the following appointments to Boards and Commissions, as recommended by the Mayor, be approved.

BRITANNIA COMMUNITY SERVICES MANAGEMENT BOARD LIAISON

Alderman Marzari

CIVIC THEATRES BOARD

Alderman Boyce

DOWNTOWN PARKING CORPORATION

Alderman Puil

EMERGENCY PROGRAM BOARD

Mayor Volrich

GREATER VANCOUVER CONVENTION & VISITORS BUREAU

Alderman Kennedy

Cont'd.....

BOARDS AND COMMISSIONS, (Cont'd)

GREATER VANCOUVER REGIONAL DISTRICT

DIRECTORS	ALTERNATES
1. Mayor Volrich	1. Alderman Puil
2. Alderman Kennedy	2. Alderman Little
3. Alderman Gerard	3. Alderman Boyce
4. Alderman Bellamy	4. Alderman Marzari
5. Alderman Rankin	5. Alderman Harcourt

HERITAGE ADVISORY COMMITTEE

Alderman Ford

JOINT BURNABY-VANCOUVER FRASER RIVER COMMISSION

Alderman Kennedy

LOWER MAINLAND MUNICIPAL ASSOCIATION

Alderman Bellamy

METROPOLITAN BOARD OF HEALTH

Alderman Ford
Alderman Marzari (Alternate)

P.N.E. DIRECTORS

Alderman Puil
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Ford

PARK BOARD LIAISON

Deputy Mayor

PROPERTY ENDOWMENT FUND BOARD

Mayor Volrich
Alderman Kennedy
Alderman Harcourt

VANCOUVER ART GALLERY

Alderman Kennedy

VANCOUVER ATHLETIC COMMISSION

Alderman Puil

VANCOUVER CITY PLANNING COMMISSION

Alderman Boyce
Alderman Bellamy

VANCOUVER LIBRARY BOARD

Alderman Ford

- CARRIED UNANIMOUSLY

APPOINTMENTS
DEPUTY MAYOR

MOVED by Ald. Rankin
SECONDED by Ald. Ford
THAT the following recommendation of the Mayor on appointment of Deputy Mayors for 1979, be approved.

JANUARY	-	Ald. Bellamy
FEBRUARY	-	Ald. Ford
MARCH	-	Ald. Puil
APRIL	-	Ald. Rankin
MAY	-	Ald. Kennedy
JUNE	-	Ald. Gerard
JULY	-	Ald. Harcourt
AUGUST	-	Ald. Marzari
SEPTEMBER	-	Ald. Boyce
OCTOBER	-	Ald. Little
NOVEMBER	-	Ald. Bellamy
DECEMBER	-	Ald. Ford

CARRIED UNANIMOUSLY

COUNCIL MEETING DATES

MOVED by Ald. Harcourt
SECONDED by Ald. Marzari
THAT the Regular Council Meetings for the year 1979 be held on Tuesdays on the following dates, commencing at 2:00 p.m.

	MEETING DATES	SKIP DATES	
JANUARY	9		
	16		
	23		
		30	
FEBRUARY	6		
	13		
	20		
		27	
MARCH	6		
	13		
	20		
		27	
APRIL	3		
	10		
		17	(Easter 16th)
	24		
MAY	1		
		8	
	15		
		22	(Victoria 21st)
	29		
JUNE		5	(F.C.M 4 - 7)
	12		
	19		
	26		

Cont'd.....

COUNCIL MEETING DATES (Cont'd)

JULY			3	(Canada Day 1st)
	10			
			17	
	24			
	31			
AUGUST			7	(B.C. Day 6th)
	14			
			21	
	28			
SEPTEMBER		(U.B.C.M. 5 - 7)	4	(Labour Day 3rd)
	11			
	18			
	25			
OCTOBER	2			
			9	(Thanksgiving 8th)
	16			
			23	
	30			
NOVEMBER	6			
			13	(Remembrance Day 11th)
	20			
	27			
DECEMBER	4			
	11			
			18	
			25	

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. Authority to Invest Funds

MOVED by Ald. Rankin
SECONDED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this report, be approved.

- CARRIED UNANIMOUSLY

B. Annual Financial Authorities

MOVED by Ald. Puil
SECONDED by Ald. Marzari
THAT the recommendation of the City Manager contained in this report, be approved.

CARRIED UNANIMOUSLY

PRESENTATION OF BADGE OF OFFICE

At this point in the proceedings, Mayor Volrich presented a Badge of Office to Alderman Little who had not previously served.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the 1979 Inaugural Council adjourn.

- CARRIED UNANIMOUSLY

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The Council adjourned at approximately 2.35 p.m.

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The foregoing are Minutes of the Inaugural Council Meeting of January 3, 1979, adopted on January 9, 1979.

MAYOR

CITY CLERK

A

MANAGER'S REPORT

TO: Vancouver City Council Date: January 3, 1979

SUBJECT Authority To Invest Funds

CLASSIFICATION: RECOMMENDATION

The Director of Finance has requested the normal authority to invest funds as they become available during the year 1979.

The City Manager RECOMMENDS that the Director of Finance, in consultation with the City Manager, be authorized, for the year 1979, to invest the funds of the following accounts as same become available, and to vary the investments from time to time as may be expedient, in accordance with Section 201, 259, and 260 of the Charter. In the case of major investments, there will also be consultation with the Chairman of the Standing Committee on Finance and Administration.

For Sinking Fund Account; for Debt Charges Equalization Account; Cemetery Perpetual Maintenance Funds; Captain Vancouver's Grave Maintenance Trust Fund; Taylor Manor Trust Funds.

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of the City of Vancouver;
Securities of the Greater Vancouver Water District;
Securities of the Greater Vancouver Sewerage and Drainage District;
Securities of the Greater Vancouver Regional District;
Securities of the Municipal Finance Authority;
Securities of or guaranteed by any chartered bank in Canada;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act.

For General and Capital Accounts

Securities of or guaranteed by the Government of Canada;
Securities of or guaranteed by a Province of Canada;
Securities of or guaranteed by any chartered bank in Canada;
Securities of the GVRD, GVWD, GVSDD, MFA, or City of Vancouver which mature within one year from the date of acquisition;
Securities or deposits in, or shares or other evidences of indebtedness of, a Credit Union incorporated under the Credit Unions Act."

FOR COUNCIL ACTION SEE PAGE(S) 8

B

MANAGER'S REPORT

TO: Vancouver City Council DATE: January 3, 1979

SUBJECT: Annual Financial Authorities

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"The Director of Finance has requested certain authorities that Council is empowered to delegate under the City Charter. They are administrative in nature and in no way infringe on Council's policy-making powers. Council has delegated these authorities regularly in the past."

The City Manager RECOMMENDS

A) That the Director of Finance be authorized, for the period January 1 to December 31, 1979, in accordance with Sections 215 and 216 of the Vancouver Charter, to draw warrants for payment and to report same in writing to the City Clerk for the information of Council within fifteen days after the end of each month in which the warrant is drawn.

B) That the Director of Finance be authorized to temporarily use, during the period January 1 to July 15, 1979, such capital funds as are available for other expenditures of the City pending collection of taxes, as provided by Section 259(b) of the Vancouver Charter.

FOR COUNCIL ACTION SEE PAGE(S) 2

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 9, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin (arrived 4:00 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 9 and 10 students from the Humanities Class at University Hill Secondary School, under the direction of their teacher, Mrs. MacDougall.

CONDOLENCE

The Mayor referred to the recent death of Mr. W.J. VanDusen, Freeman of the City, and paid tribute to Mr. VanDusen's contribution to the cultural and economic well-being of the City. He indicated that an appropriate message of condolence has been sent to Mr. VanDusen's widow and family.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the Minutes of the following meetings be adopted:

Regular Council (Except 'In Camera')	- December 12, 1978
Special Council (Court of Revision)	- December 12, 1978
Special Council (Public Hearing)	- December 12, 1978
Special Council (Former CPR Right-of-Way Kitsilano Point)	- January 3, 1979
Inaugural Council	- January 3, 1979.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Highland Restaurant
2780 Kingsway, Vancouver

Council on December 12, 1978, considered a request from Mr. A.K. Thompson, lawyer for Tops 24 Restaurant, to address it with regard to the operation of the Highland Restaurant at 2780 Kingsway. At that time, Council also noted a delegation request from Mr. W.F. Guinn, representing the owner of the Highland Restaurant, and resolved that both parties be given an opportunity of addressing Council.

Before Council this day was a letter dated December 8, 1978, from Mr. A.K. Thompson on behalf of Tops 24 Restaurant alleging that the Highland Restaurant is operating contrary to the terms of its development permit in that it does not have the required parking spaces for the number of seats in the restaurant (the Highland is required to provide 4 off-street parking spaces).

Also before Council was a letter dated December 11, 1978, from Mr. W.F. Guinn representing the Highland Restaurant on this matter and a chronological history prepared by the City Manager on the situation with respect to the Highland Restaurant's development permit and the parking requirements.

Mr. A.K. Thompson addressed Council and stated that the Highland Restaurant has at present only one off-street parking space. This causes a problem for his clients as a number of customers of the Highland Restaurant use the Tops 24 Restaurant parking thereby requiring his clients to have the Highland Restaurant's customers' vehicles removed by a towing company.

Mr. W.F. Guinn reviewed the history of this matter and stated the development permit application was approved on the basis that three of the required off-street parking spaces would be provided in the adjacent property owned by Dr. Roy. However, it was subsequently learned that these off-street parking spaces would have to be paved and Dr. Roy was not willing to have this done. Mr. Guinn stated that Dr. Roy does not object to the Restaurant using his property for parking but is adamant about not having the site paved and therefore the Highland Restaurant is unable to use this lot for parking. It was noted that the lane behind the Highland Restaurant which provides access to the adjacent property and the parking is blocked by cement barricades. Mr. Guinn also pointed out that this whole matter is scheduled to come before the Courts on March 27, 1979.

MOVED by Ald. Bellamy,
THAT the owner of the Highland Restaurant be requested to come before Council to show cause why his license should not be suspended.

(Tabled)

MOVED by Ald. Little,
THAT the above motion of Alderman Bellamy be tabled and the Mayor appoint a committee of three Aldermen to meet with representatives of both restaurants in an attempt to resolve this matter and, in the meantime, the Director of Legal Services report on the implications of Council requesting the owner of the Highland Restaurant to appear before it to show cause why its license should not be suspended as this matter is before the Courts.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Puil opposed)

DELEGATIONS (cont'd)

2. Rezoning Application - 1000-1002 Thurlow Street & 1070-1076 Nelson Street

In a Manager's report dated December 1, 1978, the Director of Planning reported on an application from Mr. S. de Los Rios and Associates Ltd., for an amendment to the West End Official Development Plan By-law No. 4891 whereby the above property would be re-designated from W.E.D. West End District 'Residential' to W.E.D. West End District 'Local Commercial (C)' for the purpose of erecting a three-storey medical building.

The Director of Planning recommended that the application be not approved as the proposed rezoning cannot be supported because it does not comply with the spirit or intention of the West End Official Development Plan with respect to land use or density permitted for commercial development. In the opinion of the Director of Planning, the proposed amendment would result in both isolated commercial and residential uses with the proposed development providing no amenities or clear advantages to adjacent properties.

In his report the City Manager recommended that the recommendation of the Director of Planning be approved.

Mr. C. Lew and Mr. de Los Rios were present in the Chamber. Mr. Lew addressed Council and requested that Council forward this application direct to a Public Hearing. He stated that the proposed development is adjacent to a large senior citizens housing development and therefore the medical/dental facilities would be convenient for the residents of this housing development.

Mr. H.W. Gray, Zoning Planner, spoke in support of the Director of Planning's recommendation.

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in his report dated December 1, 1978, be approved and therefore, this application be not approved.

- CARRIED

(Aldermen Boyce and Kennedy opposed)

(Alderman Harcourt requested and received permission to be excused from voting due to a conflict of interest)

UNFINISHED BUSINESS

1. Heritage Festival Society Budget

Council on December 12, 1978, considered a report from the Council Committee on the Arts dated December 6, 1978, and approved the following recommendations of the Committee:

"A. THAT $57,500 be approved in principle now for Heritage Festival 1979 programs and presented to the 1979 Council for confirmation in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed.

B. THAT if and when confirmed by the 1979 Council, the funds be provided to the Heritage Festival Society in two equal instalments: one in early January and one by April 1, 1979."

MOVED by Ald. Puil,
THAT Council confirm approval of $57,500 for Heritage Festival 1979 in advance of 1979 budget approval in order that other cost-sharing arrangements and planning may proceed;

FURTHER THAT these funds be provided to the Heritage Festival Society in two equal instalments: one in early January and the other by April 1, 1979.

- CARRIED

(Aldermen Boyce and Little opposed)

COMMUNICATIONS OR PETITIONS

1. Goals for Vancouver Program
Consultants' Draft Report on Goals

Council noted a communication dated December 21, 1978, from the Vancouver City Planning Commission indicating that early in 1979 the Commission will be requesting a joint meeting with City Council to review its progress to date on its goals for Vancouver Program and to jointly consider the type of program that should be pursued during 1979.

MOVED by Ald. Puil,
THAT the communication dated December 21, 1978, from the Vancouver City Planning Commission be received.

- CARRIED UNANIMOUSLY

2. Rory's Auto Towing Ltd. &
Westburn Services Ltd.

Council on December 12, 1978, approved a recommendation from the Community Services Committee that Rory's Towing Ltd. and Westburn Services Ltd. be requested to appear before Council to show cause why their licenses should not be revoked. Council further resolved that this show cause hearing be heard by Council at its meeting on January 9, 1979.

Before Council for consideration was a request dated December 15, 1978, from Mr. A.J. Achtem representing Rory's Towing Ltd. and Westburn Services Ltd. requesting deferment of the show cause hearing to the latter part of January because of the fact that the writer and another principal in his firm will be away on Christmas vacations. Also before Council was a further letter dated January 5, 1979, from Mr. Achtem stating that he will not be available to appear before Council from January 9th to 16th and requesting that Council set a new hearing date.

MOVED by Ald. Harcourt,
THAT Council reluctantly accede to the request of Mr. A.J. Achtem for a deferment of the show cause hearing with respect to Rory's Towing Ltd. and Westburn Services Ltd.;

FURTHER THAT this show cause hearing be scheduled for the Council meeting on January 23, 1979, and the principals involved be advised the matter will **definitely** proceed on that date and that Council will not agree to any further deferment.

- CARRIED UNANIMOUSLY

3. Use of Downtown Parking
Corporation's Funds

In a letter dated December 18, 1978, Mr. Bud Elsie apprised, that at its meeting on December 12, 1978, the Downtown Business Association's Board of Directors requested that Mr. E.A. Keate, President and Managing Director of the Downtown Parking Corporation, be given an opportunity to appear before Council to present a recommendation regarding the use of a portion of DPC generated funds.

The Mayor advised his office had contacted Mr. Elsie who had indicated that Mr. Keate would be willing to appear before the Finance Committee at an early meeting.

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Use of Downtown Parking
Corporation's Funds (cont'd)

MOVED by Ald. Harcourt,
THAT this matter be referred to the Standing Committee on Finance and Administration for consideration at its meeting on January 18, 1979.

- CARRIED UNANIMOUSLY

4. Visit of French Warships
March 1 to 6, 1979 -
Grant Request

Council noted a request from the Vancouver Sea Festival Society for a grant of $3,000 to assist it to act as entertainment hosts for the forthcoming visit of two French Warships to Vancouver from March 1 to 6, 1979. This grant request is separate from the Vancouver Sea Festival Society's grant request for its Sea Festival.

MOVED by Ald. Boyce,
THAT consideration of this matter be deferred pending a report from the City Manager on implications and precedences which could be established by Council approving this grant request.

- CARRIED UNANIMOUSLY

5. Eviction of Coal Harbour Marine Village

Council noted requests from Mrs. Daphne Burke on behalf of the residents of Coal Harbour Marine Village, Mr. Frank Ogden and Mr. D.C. Davenport, Solicitor for Western International Hotels Ltd. to address Council with respect to the Bayshore Inn's order to the residents that they vacate this marine village.

MOVED by Ald. Kennedy,
THAT the delegation requests be approved and representations be heard when the City Manager's report on this matter is before Council.

- CARRIED UNANIMOUSLY

6. Appointment of New Executive
Assistant to the Mayor

In a memorandum dated January 4, 1979, the Mayor recommended that Mr. George Madden be hired as Executive Assistant to the Mayor at a starting salary of $25,860 (1978 figures, being the first step of Pay Grade 31), effective January 1, 1979, on such other contractual and financial terms as may meet with the approval of the Mayor, City Manager and Mr. Madden.

MOVED by Ald. Puil,
THAT the recommendation of the Mayor as contained in his memorandum dated January 4, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

7. P.N.E. Multiplex Proposal

Council noted a memorandum dated January 4, 1979, from the Mayor referring to Council resolutions of October 17, 1978, and November 28, 1978, on the P.N.E. Multiplex proposal. In his memo the Mayor stated he has made it clear publicly that he personally will support Council approving the P.N.E. as the appropriate site for the new Multiplex, without the need of having a study for alternative sites carried out.

The following are the motions which were before Council:

"Council on October 17, 1978, resolved:

THAT

(1) Council request the G.V.R.D. to participate in a study of alternate options for the location of a major regional stadium and exhibit facilities

(a) in Vancouver (in particular on the north side of False Creek), and

(b) in the Lower Mainland;

with costs estimated at $30,000 to be shared equally by the City and the G.V.R.D.

(2) The Director of Planning, in consultation with the G.V.R.D. and the City Engineer, be instructed to hire a consultant to carry out the study and report back within four months.

(3) Funds of $15,000 be made available to cover the City's share of the costs with a further $15,000 to be authorized should the G.V.R.D. decline to participate financially.

(4) The City/G.V.R.D. LRT Study Team co-ordinate its work with the study of site options for a stadium/ exhibit facilities.

(5) The P.N.E. be requested to give every assistance to the consultant to facilitate completion of the study."

"Subsequently on November 28, 1978, Council passed the following motion:

THAT Council defer any further action on this whole matter pending reconsideration in 1979 of its previous actions."

Council also noted a request dated January 5, 1978, from Mr. Ian Mass to address it this day on this matter. It was noted that Mr. Mass' brief had been previously circulated to Council members.

MOVED by Ald. Harcourt,
THAT Mr. Mass' request to address Council this day on the P.N.E. Multiplex proposal be approved.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed)

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

P.N.E. Multiplex Proposal
(cont'd)

MOVED by Ald. Bellamy,
THAT Council's resolution of October 17, 1978, on the proposed new P.N.E. Stadium and Multiplex be rescinded.

- CARRIED

(Aldermen Ford, Harcourt and Marzari opposed)

MOVED by Ald. Bellamy,
THAT the Pacific National Exhibition be approved as the appropriate site for the new Multiplex.

(Carried)

(Aldermen Ford, Harcourt and Marzari opposed)

MOVED by Ald. Little in amendment,
THAT the following be added to the above motion of Alderman Bellamy:

"Further in no way does this approval of the site commit Vancouver City Council in respect of details of the proposed development or in regard to financial participation."

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

- - - - -

The Council recessed at approximately 3:45 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:45 p.m.

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CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT JANUARY 5, 1979

Works & Utility Matters (January 5, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Revision of the Waterworks By-law No. 4848
Cl. 2: Arterial Street Paving - Reduction to Property Owners
Cl. 3: Tender - Uniforms and Raincoats - Policemen & Firemen
Cl. 4: Lease Renewal - Portions of Oak Street, South of 77th Avenue
Cl. 5: Pavement and Curbs - Oliver Crescent, Macdonald to Alamein

Clauses 1, 2, 3 and 4

MOVED by Ald. Puil
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

(Ald. Rankin excused from voting on Clause 3 due to conflict of interest.)

Pavement and Curbs - Oliver Crescent, MacDonald to Alamein (Clause 5)

When considering this clause, Council noted a letter dated January 8, 1979 from J.D. & N.G. Hay in support of their request that Council undertake this project on special grounds.

MOVED by Ald. Little
THAT Council notify property owners that on February 6, 1979 Council will consider undertaking a Local Improvement Project for pavements and curbs - Oliver Crescent, MacDonald to Alamein - on special grounds and that Mr. Hay and other owners will be heard on that date as delegations.

- CARRIED UNANIMOUSLY

Social Service & Health Matters (January 5, 1979)

121 West 5th Avenue - Condition of Property (Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters (January 5, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Hardship Cases
Cl. 2: Kensington N.I.P. - Improvements to Glen Park
Cl. 3: Kensington N.I.P. - First Church of the Nazarene Recreation Area
Cl. 4: 6875 Balaclava Street - D.P.A. N. 82675

Continued . . . .

CITY MANAGER'S REPORTS (Continued)

Building and Planning Matters
(January 5, 1979) (Continued)

Hardship Cases
(Clause 1)

During consideration of this clause, the Mayor referred to the possibility of appeals from the decision of the Hardship Committee being dealt with by the Community Services Committee with power to act and indicated that this matter will be discussed fully at a later date.

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Kennedy
THAT the recommendations of the City Manager contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(January 5, 1979)

Austin Hotel, Granville Street -
Fire By-law (Clause 1)

MOVED by Ald. Kennedy
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 5, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) November 1978
Cl. 2: Riley Park N.I.P. Appropriation of Funds - Hillcrest Park Fieldhouse Improvements
Cl. 3: Janitorial Staff - Kitsilano War Memorial Community Centre

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Janitorial Staff - Kitsilano War
Memorial Community Centre (Clause 3)

Alderman Little requested that the Park Board and the Director of Finance report on the operation of health clubs in community centres; this report to include operating and staffing costs, appropriateness of providing these facilities in community centres, as well as whether or not the anticipated revenues from these operations will cover the operating costs.

The Mayor so directed.

NOTE: No action was taken on this clause at this time.

CITY MANAGER'S REPORTS (Continued)

Personnel Matters
(January 5, 1979)

Corporate Planning Retreat Session
for Senior Officials (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

Property Matters
(January 5, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease Option - Branch Library - Champlain Mall
Cl. 2: Sale of Industrial Property - Intersection of Georgia and Glen Streets
Cl. 3: Rental Review - Rogers Street End V.M. Dafoe Machine Shop
Cl. 4: Subdivision of City Lands situated at 41st Avenue and Clarendon Street

Clauses 1, 2, 3 and 4

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(January 4, 1979)

View Corridor -
North End of Hornby Street

During consideration of this report, Alderman Harcourt referred to a letter from Dominion Construction requesting that they be included on the Committee to explore various alternatives to have a building on this site.

The City Manager advised that the statement in the report that the Committee would explore alternatives with the owner implied that the owner would be included in all discussions held by the Committee.

MOVED by Ald. Puil
THAT Council appoint a Committee consisting of the City Manager, the Director of Planning, the City Engineer and the Chairman of the Planning & Development Committee to explore with Dominion Construction various alternatives to having a building on the site at the north end of Hornby Street.

- CARRIED UNANIMOUSLY

C. Manager's Report
(January 4, 1979)

Preliminary Work for Opening of
Marine Way near Boundary Road

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Continued)

D. Manager's Report
(January 2, 1979)

City-owned Property, North Side of
47th Avenue, East of Balsam Street

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard
SECONDED by Ald. Puil
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4068, BEING THE PLUMBING BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN SUMS OF MONEY FROM JANUARY 16, 1979, to JANUARY 15, 1980, PENDING THE COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 10' of the West 30' of Lot 9, Block 317, D.L. 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 10 feet of the West 30 feet of Lot 9, Block 317, District Lot 526, Plan 590;

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. Senior Citizens' Information Centre at City Hall

Alderman Kennedy requested and received permission to amend his motion to read as follows:

MOVED by Ald. Kennedy
SECONDED by Ald. Gerard
THAT WHEREAS there are approximately 65,000 senior citizens, aged 65 years and over, presently living in the City of Vancouver;

AND WHEREAS the actual numbers of senior citizens as well as their ratio to the population as a whole is expected to increase considerably over the next 25 years;

AND WHEREAS health, housing, recreation and social services, Federal and Provincial pensions and programs, SAFER, GAIN and a host of other services, programs and facilities for senior citizens are provided under a myriad of Governmental and private auspices;

AND WHEREAS senior citizens in Vancouver often encounter difficulties in obtaining full and complete information about such services, programs and facilities available to them;

THEREFORE BE IT RESOLVED THAT this Council request the City Manager to examine the need for and feasibility of locating a Senior Citizens' Information Centre at City Hall through co-operation with existing information services in the City and to report back to City Council.

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari, Puil and Rankin opposed.)

(Underlining denotes amendment.)

Continued . . . .

MOTIONS (cont'd)

Senior Citizens' Information Centre at City Hall (cont'd)

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT the City purchase from SPARC of B.C. 10,000 copies of its Senior Citizens' Guide to Services in B.C. at a cost of $4,500.00 for distribution throughout the City's information resources.

(Notice)

Notice was called and recognized by the Chair.

NOTICE OF MOTION

The following Notices of Motion submitted by Alderman Rankin were recognized by the Chair:

1. Urban Transit Authority

THAT WHEREAS negotiations are proceeding between the Urban Transit Authority and the Greater Vancouver Regional District for a transit service contract, including bus routes and schedules for the City of Vancouver;

AND WHEREAS tens of thousands of Vancouver citizens are vitally affected by these matters;

AND WHEREAS two members of Vancouver City Council are Provincial Government appointees to the Urban Transit Authority;

THEREFORE BE IT RESOLVED THAT these two appointees report to Vancouver City Council, in good time, the details of any proposed transit contract, in order that City Council may consider them along with all interested citizens and organizations affected.

(Notice)

2. Electoral Reform

THAT WHEREAS this meeting of Vancouver City Council recognizes the will of the majority on the question of the full ward system, 51.7% having expressed themselves in favour in the 1978 plebiscite;

AND WHEREAS this majority also involved approval in 96 out of 135 polling districts, or approximately three quarters of the City;

THEREFORE BE IT RESOLVED THAT

A. Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision.

B. Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

(Notice)

ENQUIRIES AND OTHER MATTERS

Provincial Restriction
on Municipal Budget

Alderman Little referred to the recent announcement by the Provincial Government of financial restrictions on Municipal Governments and queried if Council will receive a report on this matter.

The City Manager advised that this matter is on the agenda for the meeting of the Standing Committee on Finance and Administration, Thursday, January 11, 1979.

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The Council adjourned at approximately 6:20 p.m.

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The foregoing are Minutes of the Regular Council Meeting of January 9, 1979, adopted on January 16, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE December 1, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application: 1000-1002 Thurlow Street and 1070-1076 Nelson Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. S. de Los Rios, S. de Los Rios and Associates Ltd., applicant, requesting an amendment to the West End Official Development Plan By-law No. 4891 whereby 1000-1002 Thurlow Street and 1070-1076 Nelson Street, Explanatory Plan 1647 of Lot 9, Block 8, D.L. 185, Plan 92 would be redesignated from W.E.D. West End District "Residential" to W.E.D. West End District "Local Commercial (C)" for the purpose of:

'erecting a three-storey medical building of approximately 2.75 floor space ratio with underground parking for 25 cars. The objective of the proposal is two-fold:

(1) To provide the West End community with much needed care facilities in a location near to both St. Paul's Hospital and a senior citizens' home on Nelson Street, and

(2) To improve the existing environment by replacing the current rundown houses on the site with a new architecturally planned building designed specifically to a residential scale and flavour so as to improve and blend into the surrounding neighbourhood.'

Site Description

The site is located on the southeast corner of Nelson and Thurlow Streets and is comprised of three lots having a total frontage on Nelson Street of 66 ft. (20.117 metres), a total frontage of 131 ft. on Thurlow Street (39.92 metres) producing a total site area of 8,646 sq. ft. (803.240 m^2). (See Appendix A map).

The site is presently zoned W.E.D. West End District and designated under the Official Development Plan By-law No. 4891 for residential, social, recreational and public uses. The three lots comprising the site are presently each developed with a two-family dwelling resulting from conversion (during the 1920's) of the then existing large one-family dwellings.

The lands surrounding the site are zoned W.E.D. and designated under the Official Development Plan By-law for development comparable to that permitted on the site in question. Lands to the north of the site across Nelson Street are developed with a variety of apartments ranging in height from 3 storeys to 5 storeys plus basement. A 20-storey senior citizens' apartment building exists on the northwest corner of Nelson and Thurlow Streets. The block to the west of the site is largely developed as Nelson Park, although two older residential buildings remain in addition to Lord Roberts School. To the east of the site for a distance of 198 feet along Nelson Street, the lands are zoned for residential uses - a seven storey apartment building existing immediately adjacent to the site on the east with an old, empty garage building existing to the east of this apartment. (This garage had previously been used for auto storage and auto body repair). To the south of the site, across a 33 ft. lane, there exists a 22-storey apartment building. Further to the south at the southeast corner of Comox and Thurlow Streets, the lands are zoned D.D. Downtown District and developed with St. Paul's Hospital.

..../P. 2

Background

Prior to the rezoning of this site and other lands in the area to W.E.D. West End District in August of 1975, the site was zoned RM-4A Multiple Dwelling District and has been zoned for residential use since it was first zoned (prior to 1931). The West End Official Development Plan reinforces the primarily residential character of the area.

Proposed Development

Preliminary sketch drawings submitted with the application and stamped 'Received, City Planning Department, July 24th, 1978', indicate a proposed three-storey plus cellar medical building with an estimated 24 individual office units. 28 underground off-street parking spaces are indicated with vehicular access from the lane to the south of the site. Reference is also made to the provision of off-street loading spaces although the drawings are insufficient to clearly illustrate the adequacy of the proposed layout. The applicant's figures indicate a proposed floor space ratio of 2.75.

Analysis

Previous and Current Zoning

Under the previous RM-4A Multiple Dwelling District, development was restricted to a maximum floor space ratio of approximately 1.4 with a provision that this could be increased to a maximum of approximately 2.2, subject to site coverage and underground parking. Commercial uses were not permitted. Under the current W.E.D. and the accompanying Official Development Plan, the maximum permitted floor space ratio for this site is 2.75. The site is also restricted to a maximum of 110 dwelling units per acre, however, this may be increased to a maximum of 140 dwelling units per acre at the discretion of the Development Permit Board. Residential, Social, Recreational and/or Cultural Uses are permitted on the site. Commercial uses may be permitted only if:

(a) They are pedestrian-oriented 'convenience commercial', (i.e. corner store), do not exceed a maximum of approximately 1,000 square feet of floor area, and input is received from residents in the immediate neighbourhood; or

(b) The site contains a designated 'A' Heritage Building, in which case the Development Permit Board may, in its discretion, permit alternate commercial uses within the building.

The proposed development at a floor space ratio of 2.75 would represent a total of 23,777 square feet (2 208.909 m^2) of commercial space (more than 20 times that permitted as a 'convenience commercial' use).

Requested Rezoning

While the site is located near the boundary of the D.D. Downtown District where commercial uses are permitted, the nearest sites in the Downtown District are occupied by social and institutional uses (two heritage churches and St. Paul's Hospital). The proposed commercial designation and use would not be compatible with the predominantly residential character of the immediate neighbourhood.

Should the rezoning of the site be approved as proposed, the mid section of this block on Nelson Street (designated for residential use under the West End Official Development Plan) would be isolated between the proposed office development and the Downtown District which exists on the easterly one-half of this block.

The development of a commercial building on this site would likely generate a larger number of vehicle trips at this intersection throughout the day than would residential use. This intersection already carries considerable traffic from two one-way adjacent streets (Thurlow and Nelson Streets). There are also uncertainties associated with traffic volumes and circulation patterns at this intersection in relation to the proposed Nelson Park Tunnel and Bute-Thurlow Couplet.

..../P. 3

Medical offices accommodating some 50 physicians are already developed 3 blocks away on Burrard Street. A development enquiry has also been received by the Planning Department indicating a proposal for additional medical and dental offices in the 900 Block of Helmcken (in the D.D. Downtown District) 3½ blocks from Nicholson Towers, the senior citizens development at Thurlow and Nelson Streets.

Nicholson Towers residents presently have access to daily medical care through Long Term Health Care registered nurses who have a specific office in Nicholson Towers. A good number of the resident seniors are mobile and either use a bus or receive complimentary taxi service through the local Resource Board offices to reach their physicians. The majority of these seniors prefer to use the services of their long-standing physicians who are not necessarily located in the nearby community.

The proposal to rezone this site to Local Commercial ('C') with a maximum floor space ratio of 2.75 is not in accordance with the maximum commercial floor space ratio permitted in either 'Local Commercial' or 'Commercial with Hotel' areas identified under the West End Official Development Plan. All Local Commercial ('C') areas in the West End are restricted to a maximum of 1.2 floor space ratio for commercial use. Non-commercial uses may also be permitted in addition to or instead of permitted commercial uses, however, any such development is restricted to a maximum floor space ratio of 2.2. Areas designated for commercial use including hotels ('CH') are restricted to a maximum floor space ratio of 2.5. Approval of the proposed development would therefore require an amendment to the West End Official Development Plan By-law. The amendment required would create a new land use designation for this site to permit the proposed commercial use at a density not presently permitted elsewhere in the W.E.D. West End District. Approval would also likely result in increased pressure for similar rezoning and development particularly in the W.E.D. lands between the D.D. Downtown District and Thurlow Street. Disagreement with subsequent applications would be difficult.

Conclusion

The proposed rezoning cannot be supported as it does not comply with the spirit or intention of the West End Official Development Plan with respect to land use or density permitted for commercial development. The proposed amendment would result in both isolated commercial and residential uses with the proposed development providing no amenities or clear advantages to adjacent properties.

Proposals for this site involving residential use only, or residential use and a maximum of approximately 1,000 sq. ft. of the convenience commercial use, would be in keeping with the intent of the Official Development Plan. Such proposals could involve either retention and rehabilitation of the existing buildings or redevelopment of the site.

It is also noted that within three blocks of the St. Paul's Hospital site, ample suitably zoned land exists within the D.D. Downtown District to accommodate the proposed use and density. In addition, lands along Davie Street two blocks to the south in the W.E.D. West End District, are designated for local commercial use and could accommodate the proposed use at a maximum floor space ratio of 1.2.

The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Revision of the Waterworks By-law No. 4848

The City Engineer reports as follows:

"Amendments to the Waterworks By-law are recommended for water connection fees and meter installation fees.

An explanation of the above recommended changes is provided in the Engineering Department's letter report to the City Manager dated December 15, 1978. For Council's convenience, the following summary of the changes recommended in the letter report is given:

The cost of installing water service pipes and water meters is recovered from the customer from fees levied under the Waterworks By-law. The fees for installing water service pipes and meters were last changed in May of 1978. To keep pace with inflation, a revision in the fee schedule is now recommended. The new fee structure recommended will cover costs for a one-year period.

SCHEDULE 'A' Service Pipe or/Connection Fee

Service Pipe Size	Present Fee	Proposed Fee
20 mm (3/4")	$490.00	$505.00
25 mm (1")	$565.00	$645.00
40 mm (1½")	$730.00	$835.00
50 mm (2")	$920.00	$945.00
80 mm (3")	'at cost'	'at cost'
100 mm (4")	'at cost'	'at cost'
150 mm (6")	'at cost'	'at cost'
200 mm (8")	'at cost'	'at cost'
300 mm (12")	'at cost'	'at cost'

SCHEDULE 'G' Fees for Installation of Water Meters

Size of Standard Meter	Present Fees		Proposed Fees	
	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
17 & 20 mm (5/8" & 3/4")	$ 195.00	$ 65.00	$ 195.00	$ 70.00
25 mm (1")	$ 195.00	$ 65.00	$ 195.00	$ 70.00
40 mm (1½")	$ 205.00	$ 75.00	$ 220.00	$ 80.00
50 mm (2")	$ 215.00	$ 85.00	$ 245.00	$ 90.00
80 mm (3")	$1 270.00	$120.00	$1 270.00	$130.00
100 mm (4")	$1 375.00	$150.00	$1 375.00	$160.00
150 mm (6")	$1 700.00	$200.00	$1 870.00	$200.00
200 mm (8")	'at cost'	$250.00	'at cost'	$250.00
250 mm (10")	'at cost'	$300.00	'at cost'	$300.00

Size of Fire Line (Low Head Loss) Meter

Size of Standard Meter	Meter on City Property	Meter on Private Property	Meter on City Property	Meter on Private Property
100 mm (4")	'at cost'	$250.00	'at cost'	$250.00
150 mm (6")	'at cost'	$300.00	'at cost'	$300.00
200 mm (8")	'at cost'	$350.00	'at cost'	$350.00
250 mm (10")	'at cost'	$400.00	'at cost'	$400.00

The City Engineer recommends that the proposed by-law changes, as tabulated in the letter report to the City Manager, dated December 15, 1978 and outlined above, be approved in principle and that the new fees take effect February 19, 1979."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

..../2

2. Arterial Street Paving - Reduction to Property Owners

The City Engineer reports as follows:

"Council on September 26, 1978 approved a 25% reduction in local improvement charges to residential (one and two family) properties for the paving and curbing of arterial streets. The reduction is to apply to projects placed on the Tax Roll in 1979 or later. The required amendment of the Local Improvement Procedure By-law was passed on November 28, 1978.

The procedure to give this reduction is for Council to designate the streets as 'thoroughfares'. In the future this will be done when projects are advanced - this report recommends designation of streets already advanced but not yet placed on the Tax Roll.

One project has been omitted from the list, Quebec Street from 2nd Avenue to a point north of Terminal Avenue and Terminal Avenue from Quebec Street to Main Street. One parcel on this project is zoned RS-1, but is really 'not-yet-zoned' rather than planned for one-family use. Reduction does not seem appropriate.

Funds to cover the reductions were approved by Council in September.

29th Avenue from Nanaimo Street to Joyce Road has not previously received through street authority under the Street and Traffic By-law; although it is on the route of the proposed 25th Avenue crosstown bus, which Council has approved in principle. This authority should be granted coincident with the designation of a section as 'thoroughfare'.

I recommend that the streets on Appendix "A" be designated as thoroughfares for the purposes of Part I of the Local Improvement Procedure By-law, and that 29th Avenue from Nanaimo Street to Joyce Street be granted through street authority under the Street and Traffic By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tender No. 12-79-1 - Uniforms and Raincoats - Policemen & Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject tender were opened on December 11, 1978 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1979 Revenue Budget.

Three bids were received as follows:

	GORDON CAMPBELL LTD.	RANKIN UNIFORMS LTD.	SAINTHILL-LEVINE UNIFORMS
Police Dept. Uniforms	$ 77 083.00	$ 78 509.95	$ 82 355.71
Fire Dept. Uniforms	$ 85 075.00	$ 88 232.55	$ 78 895.38*
Pound Uniforms	$ 1 252.00	$ 1 271.50	$ 1 276.24
TOTALS	$163 410.00	$168 014.00	$162 527.33*

* Incomplete bid - no price for raincoats. Low bid for this item submitted by Gordon Campbell Ltd. @ $8 670.00.

Clause No. 3 cont'd:

RECOMMENDATION

We recommend acceptance of the overall low bid to meet specifications, submitted by Gordon Campbell Ltd., for the supply of 1979 Policemen's, Firemen's and Pound Officers' Uniforms, at an estimated total cost of $163 410.00, plus 5% Provincial S.S. Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

4. Lease Renewal - Portions of Oak Street, South of 77th Avenue

The Supervisor of Properties reports as follows:

"Two portions of Oak Street, (20' x 67' and 20' x 45'), are leased to the North Fraser Harbour Commissioners as an employees' parking lot for a 10-year period, at a nominal rental of $5.00 per annum. The balance of Oak Street end is open to access to the water lots. The current lease is subject to a six (6) month notice of cancellation and expires May 31, 1979. The North Fraser Harbour Commissioners have requested renewal of the above lease for a further period of ten (10) years and the City Engineer is agreeable to the renewal subject to the same terms and conditions of the previous lease.

With respect to the nominal rental, it is the policy of the North Fraser Harbour Commissioners to lease foreshore areas to the City at nominal rates, such as the sewer outfalls fronting Manitoba and Elliott Streets; hence, the City leases properties such as this on a nominal rental basis to the Commission.

It is therefore recommended that effective June 1, 1979, the above portions of Oak Street be renewed for a further period of ten (10) years to the North Fraser Harbour Commissioners, subject to the same terms and conditions as the existing lease, rental to remain at $5.00 per annum, the new agreement being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Pavement and Curbs - Oliver Crescent, Macdonald to Alamein

The City Engineer reports as follows:

"A Local Improvement Petition for paving and curbing this block has been circulated but returned insufficiently signed. In an accompanying letter, Mr. J.D. Hay points out the unusual situation and asks if a means can be found to improve this block. Mr. Hay has asked to appear before Council on this matter and this report is to assist Council.

BACKGROUND

The situation is shown on the attached sketch.

- On the north side of the street there are 4 properties (one of them flanking Oliver and fronting on Alamein).

Clause No. 5 cont'd:

- On the south side there are 12 lots, all running through from King Edward or from Puget Drive and all developed to face those streets and to back onto Oliver.

Petitions were attempted in 1966 and 1968 but were unsuccessful. In view of the unusual situation, the paving was advanced on the Initiative in 1975 but was defeated with 11 out of 16 owners objecting. The current petition has signatures from all 4 of the properties on the north side but to be sufficiently signed, it would also need 7 of the 12 owners on the south. It has two signatures from the south side (plus one 'half-signature').

LETTERS

In letters dated May 24 and July 31, 1978, Mr. Hay says:

'I believe our complaint is a legitimate one - we are interested in improvement of a very unattractive outlook from our home. One questions the tax charge of $1 439.26 this year for a residential lot with an unimproved street - the south side of Oliver Crescent has open ditches, tall grass and the appearance of a lane.

'We feel very strongly that our position in this matter should not be jeopardized by the neighbours backing on our street. It seems an inequity that they have for many years enjoyed the privilege of paying only one-half the cost of similar improvements on King Edward Avenue - and will continue to do so until such time as Oliver Crescent is curbed and paved. If this privilege is not to be used, perhaps it should be removed.' and

'The block of residents opposing the petition are mainly those whose properties front on King Edward Avenue. Three objections have been voiced:

1. Oliver Crescent is their lane and its present condition is good enough.

2. Concern about the cost of controlling the runoff which presently goes into open ditches. We understand this would be controlled by adequate drainage on the south side of Oliver Crescent if the project goes ahead.

3. The creation of a speedway on Oliver Crescent. This is already a fact, and it would seem to follow that a less hazardous condition would prevail if the street were properly curbed. None of the homes have small children.

One point has been raised by the proponents of the petition who have double-fronted properties - that they be granted low curb access entry to their already established off-street parking facilities.'

Double-Frontage Relief

Mr. Hay's first point refers to the provision in the Local Improvement By-law that double-fronting residential sites (sites which have another street behind, instead of a lane) pay for only one-half of their frontage on each street - so that when both streets have been paved, they have paid their frontage only once.

The westerly two of the lots on the south side of Oliver run through to Puget Drive. Double-frontage relief was not given when Puget was paved in 1932. The by-law at that time provided that such lots pay full width of the first street paved and one-half on the second. The remaining 10 of the 12 lots on the south side of Oliver run through to King Edward Avenue and did receive double-fronting relief when it was paved in 1960.

Other South Side Concerns

Drainage problems experienced on the south side were reduced by installing drain tile and filling the ditches. This appears to have solved the ground water problems; however, some problems exist with surface runoff which presently runs down the south side driveways onto the road and across to the north side. Curbs will eliminate this problem.

Crossings and drop curbs conforming to accepted standards will be provided at the time of construction.

Clause No. 5 cont'd:

One-Side Project

We have considered the possibility of curbing only the north side of Oliver Street but this is not recommended because curb installation and grading will require a full regrade of the existing street, which will then have to be asphalted. The shoulders on the south side would not be paved so would still be a source of maintenance problems. Water from the south side driveways would still tend to cross the road unless the shoulders were reshaped to take all surface runoff from the driveways. Further, the people on the north side, having paid for curbing, would still be looking across at an unfinished situation.

COSTS AND FUNDS

- estimated total cost	$24 100
- estimated City's share	17 900
- estimated Property Owners' share	6 200
- estimated Property Owners' rate	$12.42 per foot
	or $ 1.69 per foot per year

The source of the City's share should be the same as if the project were 'by Petition' - 1979 Basic Capital - Streets.

The Vancouver Charter limits the tax to any property under Special Grounds. Subject to 1979 Property Assessments and to a proposed Charter amendment, this would reduce the Property Owners' share and increase the City's share by some $200.

ALTERNATIVES

The alternatives available in dealing with Mr. Hay's request include the following (the appropriate Council action is noted below each):

A. Take no action.

(Council should so resolve.)

B. Advance the project on the Initiative again.

(Council should instruct the City Engineer to bring it forward in his paving program.)

C. Undertake the project on Special Grounds.

(Council should pass the formal resolution which has been prepared - this would require 8 affirmative votes.)

D. 'Deferred Special Grounds' - Special Grounds but with the matter deferred for, say, three weeks and the Property Owners notified and given the opportunity to be heard. This is a compromise between B and C, in that it gives the Property Owners a voice but not a formal 'vote' to defeat the project.

(Council should defer the matter for, say, three weeks and instruct the City Clerk to notify the Property Owners that Council will then consider undertaking the project on Special Grounds and that they will, if they wish, be heard at that time.

During that same interval, we would attempt to resolve or clarify concerns which they may have about drainage, access, etc.).

DISCUSSION

In view of the defeat of the 1975 Initiative (11 of 16 objecting), another Initiative (alternative B) seems likely to result in another defeat. Also, the gathering of the formal objections could add to the polarization within the block.

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Clause No. 5 cont'd:

We rather favour alternative D, 'Deferred Special Grounds,' but whether either alternative C or D is justified, depends on what weight Council gives to the argument that double-fronting owners, having been relieved of one half of their frontage on one street, should be prepared to pay the other half on the other street. Of these two, alternative D seems better because it gives the owners the opportunity to be heard, although not a formal 'vote' to defeat the project."

The City Manager notes that four alternative courses of action are presented to Council for decision.

The City Manager RECOMMENDS Alternative D: That Council notify property owners that on February 6, 1979 Council will consider undertaking the project on special grounds, and that Mr. Hay and other owners will be heard on that date as delegations.

FOR COUNCIL ACTION SEE PAGE(S) 19

A-2

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. 121 West 5th Avenue - Mrs. Edna Spreckley

The Director of Permits and Licenses reports as follows:

"The above premises came to the attention of this Department in July, 1978 as a result of a complaint from Mr. K. Cristall, Barrister & Solicitor, acting on behalf of Gabriel A. Mordo & Son Ltd. who could not renew the insurance on their building at 125 West 5th Avenue as the result of the condition of the adjacent property.

Our Inspection Services reported that both the front and rear yards of 121 West 5th Avenue were entirely covered with various objects that might create an accident or fire hazard. These items are, among others, used appliances, stacks of flattened cardboard cartons, old lumber, wooden crates, dilapidated furniture, rolls of wire mesh, a boat hull, used auto parts and unlicensed automobiles. This material reaches a height of approximately 10 feet in various places.

A letter was sent in July, 1978 to the registered owner of the property, a Mrs. Edna Spreckley, asking her co-operation to initiate a clean-up and a 30 day recheck period was given. A recheck in August indicated that no action had been taken and a prosecution notice was prepared and delivered to Mrs. Edna Spreckley on August 29, 1978. At that time Mrs. Spreckley stated that she was the registered owner of the property and refused to remove the materials from the site. Further rechecks in September, 1978 indicated no change in the condition of the site or the house. The District Fire Warden has also inspected the property and considers the site to be in a hazardous condition.

The matter was referred to the Law Department for the laying of charges but after discussion with the Director of Legal Services, it was felt that the better course of action would be to have the owner or agent appear before Council to show cause why the objects stored on the property should not be declared a nuisance.

It is therefore recommended that the registered owner or her agent of the above property be requested to appear before City Council and show cause why the objects stored on the site at 121 West 5th Avenue should not be declared a nuisance under Section 324A of the Vancouver City Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Hardship Cases

The Director of Permits and Licenses reports as follows:

"On October 14, 1977, City Council considered a report for establishing guidelines for the Hardship Policy. In this report, one of the concerns of your officials was that, any future decisions made on Hardship Applications should return more closely to the original intent of Council when the Hardship Policy was initiated many years ago. To achieve this, the report requested a condition that an owner must have lived on the property for a minimum of two years when an application is made on economic grounds.

When the Standing Committee on Community Services reviewed this report, they expressed concern about this two year requirement as they felt that many young couples, in order to meet mortgage payments on new homes must have suites in basements, however illegal they might be, and therefore recommended that this requirement be deleted. Council concurred with the decision of the Standing Committee but requested a report from the Director of Permits and Licenses in one years time with respect to this matter.

Since the adoption of the guidelines on February 7, 1978, the Hardship Committee have been able to make more precise decisions that clearly reflect the intent of the original Hardship Policy and Council has in most cases, supported the decisions of the Hardship Committee.

On October 31, 1978, City Council passed a further resolution instructing that Hardship Applications are not to be considered for illegal accommodation in new buildings built since January 1, 1975. In view of Council's support of the decisions of the Hardship Committee over the last year, the resolution of October 31, 1978, and the fact that the new guidelines are working, it is recommended that the requirement that an owner shall have lived on the property for a minimum of two years to be eligible for hardship consideration on economic grounds, not be implemented."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Kensington N.I.P. - Improvements to Glen Park

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which included $65,000 for improvements to Glen Park, located at 24th Avenue and Glen Drive.

On June 26, 1978, a public meeting was held to allow interested citizens to discuss proposals for Glen Park and since that time the Park Board designer has held numerous meetings with Planning staff, the N.I.P. Planning Committee and staff members of the adjacent Sir Charles Dickens School Annex in order to finalize the proposed improvements to the park. (See Appendix "A").

.../2

Clause 2 continued

The proposed improvements include an expansion of the existing children's creative play area, the replacement of the badly deteriorated hard-surface play area, overall improved drainage and removal of some blacktop to expand the open play area. Numerous benches and litter containers are proposed to facilitate the use of the already well treed park by surrounding community residents.

The cost of the improvements is estimated by Park Board to be $63,733, which includes a 15% contingency of $8,313. At their regular meeting on December 6, 1978, the Kensington Citizens' N.I.P. Planning Committee recommended expenditure of N.I.P. funds for the proposed improvements to Glen Park.

The Provincial Government and the Central Mortgage and Housing Corporation concur with the appropriations for the plan recommended in this report.

The Director of Planning therefore recommends the appropriation of $63,733 from the Kensington Neighbourhood Improvement Program Social and Recreational Account 891/8704 for the implementation of improvements to Glen Park, to be shared as follows:

Federal	$31,866.50
Province of B.C.	15,933.25
City	15,933.25
Total	$63,733.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Kensington N.I.P. - First Church of the Nazarene Recreation Area

The Director of Planning reports as follows:

" BACKGROUND

One of the objectives of the Kensington Neighbourhood Improvement Program is to provide improved recreation facilities wherever possible. Representatives of the First Church of the Nazarene recently approached the Kensington Citizens' N.I.P. Planning Committee for assistance in upgrading and improving the recreation area/parking lot adjoining the church to provide better facilities for the Church's programs and for use by the surrounding community residents. The church is located at East 19th Avenue, at Windsor and Kingsway, in an area which would benefit from improved recreational opportunities.

PROPOSED PROJECT AND USE

The area adjoining the church is approximately 100' x 105', currently has about one-third of its area paved and is outfitted with two removable volleyball poles and a net. The proposal developed by the Church, and agreed upon by the N.I.P. Committee, would be to pave the entire area with two inches of standard parking lot quality asphalt and install two basketball poles with nets and four volleyball poles with nets. The estimated cost of this project is $6,100, of which $1,600 is for equipment. The Church members have agreed to assume responsibility for marking out the courts, maintenance of the area, as well as any costs over the $6,100. The main activities that are planned for include volleyball, basketball, checkers, shuffleboard and badminton.

At the present time the area is used for organized activities, volleyball, etc., each Wednesday evening throughout the year, for either children or adults. The new programs that are planned which will use the new recreation area include:

- recreation programs for local youth during the summer weekends;

.../3

Clause 3 continued

- recreation programs for Grade 7's throughout the year on Wednesday afternoons;

- shuffleboard and checkers for Church Seniors once a month on Wednesday mornings;

- program for mothers in the community and mothers of children located in Church daycare that would include recreational activities.

The area would be available for unorganized activities when no organized program is in progress. This would be afternoons, Saturdays, some evenings and most mornings. The availability of this hard-surfaced play area for unorganized play by the community residents is perceived to be the major advantage of this proposal. Further details of the Church's operation are included in their letter, which is attached as Appendix "A".

Central Mortgage and Housing Corporation and the Province of British Columbia have been advised of and concur with the spending of N.I.P. funds in this manner, provided that agreement is made between the City and the First Church of the Nazarene assuring public access for a minimum of five years.

When the Kensington N.I.P. Concept Plan was approved by City Council in April, 1978, a certain portion of the funds was set aside in a contingency fund for projects that were not fully developed at the time or projects that arose during the implementation phase. Since this project falls into the latter category, funds should be taken from the contingency account.

RECOMMENDATIONS

The Director of Planning recommends:

A. That City Council approve the appropriation of $6,100 from the Kensington N.I.P. Contingency Account 891/8707 as a capital grant, for improvements to the First Church of the Nazarene Recreation Area. The costs would be shared as follows:

City	(25%)	$1,525
Province	(25%)	$1,525
Federal	(50%)	$3,050

B. That the City enter into an agreement with the First Church of the Nazarene, satisfactory to the Director of Planning and the Director of Legal Services, assuring community access to the recreation area adjoining the First Church of the Nazarene at 999 East 19th Avenue for a minimum period of five years."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

4. 6875 Balaclava Street - D.P.A. No. 82675

The Director of Planning reports as follows:

"Development Permit Application No. 82675 has been filed by Mr. H. B. O'Toole, to construct a stable on this site. Mr. O'Toole also submitted a letter requesting permission to keep eight (8) horses on this site which is located in an RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

Clause 4 continued

The Director of Planning approved Development Permit Application No. 82675 on December 18, 1978 thereby permitting the construction of a 34'0" x 56'0" stable on this site and the keeping of a maximum of eight (8) horses on this site, subject to the following condition:

1) Prior to the issuance of the Development Permit, this application is subject to Council's approval for the keeping of eight (8) horses on report from the Director of Planning.

The Director of Planning recommends that City Council approve the keeping of a maximum of eight (8) horses on this site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 19 & 20

A-6

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Austin Hotel, 1221 Granville Street
   Fire By-law Compliance

   The Fire Chief reports as follows:

   " At the Council meeting of November 7th, 1978, the owner of the Austin Hotel, Mr. S. Somani, appeared before Council to show cause why his license should not be revoked for failing to comply with the Fire By-law.

   Mr. Somani informed Council that he agreed to complete the necessary work within two months, with the exception of two items he was entitled to appeal under the new by-law provisions.

   The Fire Chief reports that an inspection was made January 3, 1979 and Mr. Somani has completed the work required by Council, to the satisfaction of the Fire Chief.

   The appealable items under the revised Fire By-law will be dealt with by the Building Board of Appeal at a later date.

   This report is for Council's information and no further action by Council is necessary in this matter. "

The City Manager submits the foregoing report of the Fire Chief for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 20

A-7

MANAGER'S REPORT, JANUARY 5, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) November 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of November 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Nov.1	Canadian Imperial Bank of Commerce	Dec. 16/78	$ 1,518,226.85	$ 1,500,000.00	44	10.08
1	Royal Bank of Canada	Nov. 2/78	1,000,246.58	1,000,000.00	1	9.00
2	Royal Bank of Canada	Nov. 3/78	500,123.29	500,000.00	1	9.00
2	Royal Bank of Canada	Nov. 7/78	1,001,232.88	1,000,000.00	5	9.00
7	Bank of British Columbia	Apr. 30/79	1,576,011.78	1,500,000.00	174	10.63
8	Bank of Canada	Nov. 10/78	500,273.97	500,000.00	2	10.00
8	Bank of Nova Scotia	Mar. 15/79	1,036,986.58	1,000,000.00	127	10.63
8	Royal Bank of Canada	Nov. 14/78	500,760.27	500,000.00	6	9.25
16	Mercantile Bank of Canada	Apr. 12/79	1,042,690.41	1,000,000.00	147	10.60
17	Royal Bank of Canada	Nov. 20/78	2,501,284.25	2,500,000.00	3	6.25
20	Bank of Montreal	Dec. 5/78	2,007,808.22	2,000,000.00	15	9.50
30	Royal Bank of Canada	Dec. 5/78	3,503,356.15	3,500,000.00	5	7.00
			$16,689,001.23	$16,500,000.00		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Nov.6	City of Vancouver 8.00%	Apr. 1/91	CAN$ 10,000.00	86.25	CAN$ 8,625.00	12/6	9.95
28	City of Vancouver 8.75%	Sep.30/88	US$200,000.00	US95.00	US$190,000.00	9/10	9.55
	Chartered Bank Deposit Receipts and Government Notes					Days	
Nov.1	Royal Bank of Canada	Dec. 1/78	CAN$1,008,260.27		CAN$1,000,000.00	30	10.05
1	Bank of British Columbia	Apr.30/78	CAN$3,784,280.55		CAN$3,600,000.00	180	10.38
			CAN$4,792,540.82		CAN$4,600,000.00		
			CAN$4,802,540.82		CAN$4,608,625.00		
			US$ 200,000.00		US$ 190,000.00		

...../2

Clause #1 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Nov.30	Vancouver City Savings Credit Union	Jan.15/79	$ 2,989,036.99	$ 2,950,000.00	46	10.50

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1978.

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 56,407,845.76	$ 54,500,000.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Riley Park N.I.P. Appropriation of Funds: Hillcrest Park Fieldhouse Improvements

The Director of Planning reports as follows:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which earmarked up to $27,600.00 for improvements to fieldhouses in local parks. On 25 July, 1978, City Council approved an appropriation of N.I.P. funds in the amount of $26,134.00 to be matched with other funds for improvements to Riley and Prince Edward Parks fieldhouses. These improvements are now under construction. The only remaining local fieldhouse is in Hillcrest Park. The purpose of this report is to recommend an appropriation of N.I.P. funds also to be matched with other funding to achieve the necessary rehabilitation of the Hillcrest Park fieldhouse.

Proposed Project:

The design process for the improvements to Hillcrest Fieldhouse involved inspection and review of existing conditions and listing of proposed changes by the Riley Park Citizens' N.I.P. Planning Committee, Vancouver Park Board, the live-in caretaker, and R.R.A.P. staff. The improvement proposals were finalized after extensive discussion by these groups based on the following objectives:

a) To improve the existing public recreation space based on current needs;
b) To alter and improve the fieldhouse residence so that over time, caretakers can be retained, such as a retired or college age couple, who can establish better rapport with park users (the existing residences can only readily accomodate single people);
c) To create more vandal-proof conditions; and
d) To provide general upgrading to current architectural standards and to assure that the fieldhouses will be attractive components in their parks.

...../3

Clause #2 continued:

Upon completion of the improvements, the Citizens' Planning Committee intends to suggest to the Park Board various changes to hiring policies and work specifications for fieldhouse caretakers to ensure that the caretaker function relates more specifically to the local situation. Preliminary discussions have already taken place with Park Board staff on this matter.

The proposed improvements to Hillcrest Fieldhouse are itemized along with cost estimates in attached Appendix I. These improvements include renovation and a slight expansion of the existing caretaker's residence; upgrading of the two existing changing rooms and general improvement of exterior finishing, painting and heating of the building. All improvements would occur within the existing building envelope without additions of floor space to the structure.

Proposed Project Funding:

In the original allocation for improvements to local fieldhouses, funds were tentatively earmarked from N.I.P., Park Board and R.R.A.P. sources as per column one of Exhibit A, below. To achieve the necessary improvements to the Riley and Prince Edward Parks Fieldhouses, funds were Appropriated on 25 June, 1978 as per column two of Exhibit A, below. Thus, from the original funds earmarked for fieldhouses improvements, $5,432.00 is still available for investment in the Hillcrest Park Fieldhouse (column 3, Exhibit A).

Exhibit A

	Column 1 Original Allocation on 26 July, 1977 for 3 fieldhouses	Column 2 Appropriation for Prince Ed and Riley Park fieldhouse imp.	Column 3 Funds remaining for Hillcrest Park Fieldhouse imp.
Riley Park N.I.P.	$27,600.00	$26,134.00	$1,466.00
Vancouver Park Bd.	$27,600.00	$26,134.00	$1,466.00
R.R.A.P.	$ 8,500.00	$ 5,000.00	$2,500.00
Total	$62,700.00	$57,268.00	$5,432.00

The Director of Planning and Riley Park Citizens' N.I.P. Planning Committee feel that this project should proceed with additional funding provided from the Riley Park N.I.P. Contingency Account. On this basis, funding would be shared as follows:

Riley Park N.I.P. Social/Recreation Facilities Account #898/9412	$1,466.00	
Vancouver Park Board	$1,466.00	
R.R.A.P. (to be used only for that portion of the work which is for renovation of caretaker's residence)	$2,500.00	$ 5,432.00
Riley Park N.I.P. Contingency Account #898/9416		$25,378.00
Total Project funding		$30,810.00

The Director of Planning and Riley Park Citizens' N.I.P. Planning Committee feel that this extra investment of N.I.P. funds is warranted because:

a) the project is an important neighbourhood improvement priority;
b) the nature and costs of improvements necessary to achieve the goals for fieldhouses as noted above have been found to be greater than anticipated both as a result of the detailed design process and through the experience of tendering the first two fieldhouse renovations; and
c) the Park Board is unable to allocate additional funding beyond their current commitment because of the constraints on their own budget.

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Clause #2 continued:

The Central Mortgage and Housing Corporation as in the previous fieldhouse projects, has given approval in principle to the application of R.R.A.P. for the Hillcrest fieldhouse residential unit and only the grant of $2,500.00 per unit is proposed to be used. In order for the City to receive the proposed R.R.A.P. funds, Central Mortgage and Housing Corporation has indicated that the City (as the landlord) must sign a Security Mortgage as per statute requirements for a R.R.A.P. grant. The Director of Legal Services indicates that according to Section 192-A of the City of Vancouver Charter, "the Council shall have power to make the City a party to any agreement to which under the terms of any Act of the Dominion or the Province it is contemplated that municipalities may be parties and which the Council deems will be for the benefit of the City". It is therefore,necessary for Council to authorize that a Security Mortgage be finalized so that the R.R.A.P. application can be completed. This procedure has already been undertaken for Riley and Prince Edward Parks fieldhouses, now under construction, and has caused no difficulties.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised and concur with the proposed N.I.P. expenditure for this project. The Central Mortgage and Housing Corporation is also prepared to approve the R.R.A.P. application through the normal process if the Security Mortgage is undertaken.

The Director of Planning recommends

A) THAT Council approve an expenditure of up to $26,844.00 to be Appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 ($1,466.00) and the Riley Park N.I.P. Contingency Budget Account #898/9416 ($25,378.00) for improvements to Hillcrest Park Fieldhouse, subject to contribution of Park Board funds as per their commitment; the N.I.P. cost to be shared as follows:

Central Mortgage & Housing Corp.	(50% of total)	$13,422.00
Province of B.C.	(25% of total)	$ 6,711.00
City of Vancouver	(25% of total)	$ 6,711.00

B) THAT Council endorse the proposed application by the Superintendent of Parks for R.R.A.P. funds up to the grant maximum of $2,500.00 and THAT Council direct the Director of Legal Services to finalize the necessary Security Mortgage so that the proposed R.R.A.P. application can be completed.

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Janitorial Staff - Kitsilano War Memorial Community Centre

The Superintendent of Parks and Recreation reports as follows:

"On October 4th, 1977, Council approved additional funds for construction at Kitsilano War Memorial Community Centre, which brought the total funding for the project to $725,833. Construction was completed during July 1978 and the facility was officially opened September 10th, 1978.

Clause #3 continued:

This project included constructing an elevated covered walkway from the then recently completed ice rink to the Community Centre, developing a mezzanine floor in the ice rink, adding a section to the Community Centre to be used as administration offices and renovating much of the Community Centre. These renovations included the installation of a health club area with sauna and whirlpool. In total, about 260 square metres (2,800 sq. ft.) of floor space were added to the facility resulting in a total floor area of 2,434 square metres (26,200 sq. ft.) in the Community Centre and 3,456 square metres (37,200 sq. ft.) in the ice rink building.

On July 25th, 1978, Council approved an operating budget for the new health club for 1978 as follows:

	Six Months
Health Club Attendant (permanent	$ 7,423
Swimming (health club) Instructors II (20 hours per week summer, 70 hours per week winter)	
plus	
Cashiers (25 hours per week summer, 60 hours per week winter)	$14,453
Publicity and Promotion	$ 1,000
Equipment Maintenance	$ 2,000
Building Maintenance	$ 3,000
	$27,826
Revenue Estimate	17,835
NET	$10,041

This funding was based on a five day per week health club operation for July 17th to September 1st and a seven day per week operation for September 5th to December 31st. The community centre and ice rink operate on a seven day per week opening.

Approved janitorial staffing in the community centre portion of the complex is one permanent Building Service Worker I. In addition, including the funds approved July 25th, 1978, funds approved for casual janitorial staff amount to about $7,300, which is sufficient to cover three man days per week for 12 months. The total available janitorial time is, therefore, eight man days per week.

Because of the increased size of the facility and the addition of the health club, which requires more intense cleaning than other rooms in the complex, the present level of janitorial staffing is inadequate. The standard workload for janitorial is about 1,500 square metres per day per employee. Thus, at this facility 1.6 man days/day would be required. Experience at Trout Lake Complex has shown that, because of reduced use on weekends, janitorial staff can handle about 1,700 to 1,800 square metres per day provided the Iceman-Janitors from the ice rink can assist occasionally. This reduces the requirement to about 1.4 man days each day, which requires two full time Building Service Workers. (10 man days per week ÷ 7 days = 1.4 man days each day) Coverage for vacation and other short term absences can be provided by the Iceman-Janitors.

...../6

Clause #3 continued:

I recommend, therefore, that an additional permanent Building Service Worker I position be established at Kitsilano Community Centre, subject to classification by the Director of Personnel Services. The cost of this proposal will be $13,510 per year (mid-range including fringe benefits, 1978 rates) of which $7,300 is available in Park Board accounts. Funding for 1979 will be included in the 1979 Park Board budget.

A copy of this report has been provided to the V.M.R.E.U."

The Administrative Analyst has reviewed this request and concluded that it is in line with janitorial services provided in other community facilities. It was an error not to provide for the position in the budget request considered by Council on July 25, 1978.

The City Manager RECOMMENDS approval of the foregoing recommendation of the Superintendent of Parks and Recreation, to add to the establishment of Kitsilano Community Centre one permanent Building Service Worker I, and to abolish the allowance of $7,300 p.a. for casual janitorial services.

FOR COUNCIL ACTION SEE PAGE(S) 20

PERSONNEL MATTERS

RECOMMENDATION

1. Corporate Planning Retreat Session for Senior Officials

The City Manager reports as follows:

One of the major areas identified for improved functioning of the City's administrative organization through the recent series of Departmental Reviews has been the area of "Corporate Planning and Managerial Accountability."

Several departments and your consultant recommended the City undertake some type of corporate planning process. Some cities have established corporate planning groups to undertake this work; others have concentrated on co-ordinative mechanisms and co-operative working styles to achieve the same ends.

The City Manager does not believe that Council would wish to set up a separate Corporate Planning Office (as was done in Edmonton) or to increase the staff for this purpose in the Manager's Office.

In the City Manager's view, the preferred alternative is to base our corporate planning activities on our present organization and train your senior departmental staff in Corporate Planning skills. This requires them to delegate more departmental duties so that they may have time to work as a team, together with the Manager, to forecast comprehensively the City's changing needs and to propose to Council measures to meet these effectively. Closer co-operation between department heads also benefits the routine functioning of the City. Collaboration on the early planning and problem solving phases is more effective than seeking concurrences at the later implementation phases of civic initiatives.

With the advice of a management consultant, the Deputy City Manager and Training Co-ordinator have tentatively planned a two-day retreat for 22 senior staff, and are hereby submitting it for Council approval. The proposed retreat would be held on Thursday evening, Friday and Saturday, February 22, 23 and 24, 1979 at the Island Hall Hotel in Parksville, B.C., and would focus on two principal areas -- Corporate Planning and Senior Management Team Building. The work program would be intense and spouses would not be invited. The discussions would lead to recommendations to Council on the City's approach to corporate planning and management.

If the City's approach involves further discussion sessions, it is planned to involve Council in these. However, for the first of these, it is desirable that the Manager's Office and senior staff work through the immediate issues.

The Deputy City Manager and I will participate in the session and the group would be assisted by two co-facilitators; the City's Training Co-ordinator, D. R. Nightingale, and Dr. A. J. Reilly of University Associates of San Diego, California and Toronto, Ontario. Beginning in January, 1979, Dr. Reilly will be working for one year with a major Vancouver based engineering firm, helping their senior management organize its planning capability. Dr. Reilly's curriculum vitae is attached for the information of Council.

A list of those who would participate is attached for the information of Council. Also attached is a partial list of the type of items that would be addressed by the group during the retreat.

The cost of the retreat would be approximately $6,500.00 broken down as follows:

Travel for 22 people	$ 400.00
Accommodation and Meals	2,100.00
Consulting Fees	4,000.00
	$6,500.00

..../2

Clause No. 1 cont'd:

This type of training would normally be financed out of the City's overall budget for staff training. Since the 1979 budget has not yet been established, it is requested that Council approve the expenditure in advance of the budget.

All the participants would be contributing two of their own evenings and one day of their weekend towards this effort, while the City would provide one work day on Friday, February 23, 1979.

I RECOMMEND that Council approve the expenditure of up to $6,500.00 for the purpose of conducting a Corporate Planning session for senior officials, as described above.

FOR COUNCIL ACTION SEE PAGE(S) 21

PROPERTY MATTERS

RECOMMENDATION

1. Lease Option - Branch Library
Champlain Mall

The Director of the Vancouver Public Library reports as follows:

"Columbia Commonwealth Ltd., owners of Champlain Mall at 54th Avenue and Kerr Road is now in the process of developing basement space for office and institutional use and has offered to lease some of the area for library use.

The Vancouver Public Library has, for some time, been seeking to relocate in this vicinity, but will not be able to finalize its plans respecting this site until early in 1979.

Inasmuch as the owners have other prospective tenants waiting to lease the space and further as there does not appear to be any other suitable alternative site for library purposes it was considered realistic to put a hold on the offered space pending the library's determination of the need and size for the proposed branch, and the City Council's decision on funding it.

In this regard the owners have agreed to grant the City an option on the proposed area on the basis of the letter dated November 27, 1978 from Columbia Commonwealth Limited.

The City Manager together with Mr. Charles Cotterall, Chairman of the Library Board, have endorsed the option and the option consideration of $2,000.00 has now been advanced to the owners subject to the required approval of City Council to make the option agreement binding on the City.

This money is being charged as a pre-paid expense; if the lease is not proceeded with it will be charged to the Library's Gifts & Grants Acccount.

It is recommended that City Council approve the option agreement on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

2. Sale of Industrial Property -
Intersection of Georgia and Glen Streets

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lots 8 & 9, Block 95, D.L. 181, Plan 196.
Situated at 1090 E. Georgia Street.

Zoned M-1

NAME	APPROX. SIZE	SALE PRICE	TERMS
Amato Holdings Ltd.	45'x122'	$ 72,000.00	Cash

Conditions of Sale:

(a) Subject to Existing Month to Month Tenancy.

(b) Subject to purchaser consolidating Lots 8 & 9 to create one parcel.

(c) Subject to purchaser obtaining a development permit on the consolidated site within 120 days from date of Council approval of the sale.

..../2

Clause No. 2 cont'd:

(d) Date of sale to be established as 120 days from Council approval of the sale or the date of issuance of a development permit whichever is the sooner."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

3. Rental review - Rogers Street End
V. M. Dafoe Machine Shop

The Supervisor of Properties reports as follows:

"A portion of the west half of the easterly 66' of foreshore Lot D, lying to the north of Lots 1-6, Block 1, D.L. 182, is leased to V.M. Dafoe Machine Shop for 20 years from January 1, 1969.

The improvements consist primarily of an old frame workshop constructed by the Lessee which reverted to the City in 1969.

The rent is subject to review as of January 1, 1979 and after negotiation, the Lessee has agreed that is be increased from $225.00 per month plus taxes to $489.48 per month plus taxes.

The Supervisor of Properties is of the opinion that the rent represents market value and recommends that for the period January 1, 1979 to December 1, 1983, the rent be set at $489.48 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Subdivision of City Lands situated at 41st & Clarendon

The Supervisor of Properties reports as follows:

"City owned lots 16, 17 & 18 of Lots 1 - 6, Subdivision 3, Blocks 1 - 4 and 12 - 15, D.L. 721, Plan 4615 were acquired by tax sale in 1942 and have been reserved from sale for future road widening and replotting purposes. These lots are approximately 42.5' x 99.5' (12.95 m x 30.36 m) in size and located in an area zoned RS-1 (single family dwelling district).

Prior to the marketing of these lots the City Engineer requires the North 17' of these lots for the future widening of 41st Avenue at that location.

As this reduces the lots to an unacceptable size it is considered necessary to resubdivide the balance of these lots to create two marketable parcels.

The City Survey Branch has prepared a plan of subdivision to dedicate the 17' strip for road purposes and create two lots approximately 41.5' x 127' (12.68 m x 38.75 m) in size.

This plan of subdivision has been approved by the Director of Planning and it is therefore recommended that the Director of Legal Services be authorized to execute the plan on behalf of the City and arrange for registration in the Land Registry Office."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 21

B

MANAGER'S REPORT

January 4, 1979

TO: Vancouver City Council

SUBJECT: View Corridor - North End of Hornby Street

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Manager reports as follows:

On November 23, 1978, the Planning & Development Committee considered the problem of the 100' lot blocking the north end of Hornby Street. It is owned by Dominion Construction and is assessed at a market value of about $3,000,000. It is now used as a parking lot, but the owner wishes to construct an office building on the site.

Any such building will seriously block the scenic views down Hornby Street. However, it was questioned whether the City had the power to deny the owner all development rights in order to preserve the view.

The architect on behalf of the owner presented a concept of a tall building which would cover 60 ft. of the 100 ft. frontage and would leave a 40 ft. corridor for views and for pedestrian connection.

Instead of dealing with this concept or with any other development concept allowing partial view preservation, the Committee was of the opinion that no building should take place on the site, but that ways might be found to compensate the owner in other ways.

The Committee then recommended:

> "THAT the new Council appoint a small Committee consisting of the City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development or other appropriate Committee to explore various alternatives to having a building on this site";

and this was approved by Council on December 12, 1978.

Consequently, Council is now asked to CONSIDER whether they wish to proceed with the appointment of a small committee to explore alternatives with the owner.

If so, the City Manager RECOMMENDS that it consist of the four members suggested by the Planning and Development Committee: City Manager, Director of Planning, City Engineer and Chairman of the Planning and Development Committee.

FOR COUNCIL ACTION SEE PAGE(S) 21

C

MANAGER'S REPORT

DATE January 4, 1979

TO: Vancouver City Council

SUBJECT: Preliminary work for Opening of Marine Way near Boundary Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Due to inclement weather, whereby the continuing cold has frozen the ground, 123 employees of the Engineering Department were laid off on January 3, 1979. These employees had been engaged in various asphalt and concrete maintenance works. These functions could not be continued. Other useful jobs have been found which are not affected by the cold weather to the same degree. For instance, the clearing of the remainder of the roadways in Champlain Heights has been advanced so that some employees can be usefully employed. By the end of last week, only 66 men were unable to work. If the cold weather continues throughout this week, more work of this nature will have to be found. One project which has been approved by Council in principle but not in detail, is the opening of Marine Way near Boundary Road. Two roads can be cleared of brush and with Council's permission approximately 30 men can be employed for 5 days. Other works such as the re-grading of Boundary Road near Marine Drive have not yet been advanced to the approval stage where work can commence.

Recommended that funds in the amount of $20,000 for the preliminary clearing and grading necessary for the streets involved in the opening of Marine Way be approved in advance of the 1979 Streets Capital Budget."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 21

D

MANAGER'S REPORT

Date January 2, 1979

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: City-owned Property,
North Side 47th Avenue, East of Balsam Street

The Supervisor of Properties reports as follows:

"The subject property which is held in the Property Endowment Fund, has dimensions of 16.5' x 120' and an area of 1,980 square feet. The adjoining owner of Lot 24 presently has the free use of the lot for garden purposes. This lot is considered marketable as there have been similarly small lots developed with single family dwellings.

At the Property Endowment Fund meeting held on October 26, 1978 it was resolved that the Supervisor of Properties be authorized to negotiate a satisfactory lease with the adjoining owners of Lot 24 whereby the said owner may continue to enjoy the use of E½ of Lot 25, Subdivision 11, Block 1, D.L. 526, subject to their agreement to offer the City first option to purchase should they decide to sell their Lot 24.

Following negotiations with the solicitor representing the owners of Lot 24, the following arrangement has been agreed upon:

A. City owned E½ of Lot 25, Subdivision 11, Block 1, D.L. 526 be rented to Mr. & Mrs. Eberhardt, the owners of abutting Lot 24, Subdivision 11, Block 1, D.L. 526 for $1.00 per annum plus taxes as if levied.

B. The City to have the 'Right of First Refusal' to purchase Mr. & Mrs/ Eberhardt's property (Lot 24, Subdivision 11, Block 1, D.L. 526) if they decide to sell. Necessary documents to be prepared by the Director of Legal Services.

C. This rental agreement to take effect as of January 1, 1979."

It is RECOMMENDED that the Supervisor of Properties be authorized to lease City owned E½ of Lot 25, Subdivision 11, Block 1, D.L. 526 on the foregoing basis.

FOR COUNCIL ACTION SEE PAGE(S) 22

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 16, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin (arrived 4:00 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Life Skills Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Kathleen Lillie.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce
SECONDED by Ald. Bellamy
THAT the Minutes of the Regular Council Meeting of January 9, 1979, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Bayshore Hotel Expansion and Relocation of Existing Lessees.

In a Manager's report dated January 8, 1979 on the Bayshore Hotel Expansion and Relocation of Existing Lessees, the Director of Planning reported on the purpose and background of this expansion, as well as giving an analysis of the situation. In the report the Director of Planning recommended the following:

1. That development permit applications for lands between Stanley Park and Cardero Street be referred for consideration of the Development Permit Board, and that the Director of Legal Services be instructed to bring in necessary by-law amendments to that effect.

Cont'd....

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

2. That Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

3a. That Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of 5 months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off,

Or Alternatively,

3b. That the Director of Permits and Licenses be instructed to process the building permit for the demolition of the existing buildings in the normal manner.

4. That the Director of Planning be instructed to instigate discussions with officials of the National Harbours Board and report back upon appropriate permanent locations for floating communities.

And submitted for consideration

5. That Council may wish to indicate whether any of the sites described can be considered acceptable interim locations for the floating homes that are to be displaced.

In his report the City Manager commented on the situation and submitted the following recommendations with respect to the Director of Planning's recommendations:

Submitted for CONSIDERATION

re 1) The Director of Legal Services does not favour this process which would require a public hearing. An alternative is available. The Director of Planning could seek the advice of the Development Permit Board in processing the applications.

re 2) Council should CONSIDER whether to make this request

re 3a) Council should CONSIDER whether to make this request

re 4) Approve. (However the Kanish Village exists without formal permission of NHB and without adequate sewerage facilities. Any continued existence at that or other sites in the harbour would require permission of NHB and would certainly have to meet adequate health and planning standards. NHB have participated in the studies on floating homes. They are sympathetic to having floating homes in some locations but would prefer them not to be in industrially or commercially zoned areas, such as Coal Harbour.)

re 5) Council should specifically CONSIDER whether they wish to request Harbour Ferries to accept floating homes in their marina, - either temporarily or permanently. If so, Council should first request a joint report from Engineering, Health and Planning dealing with access and parking, sewerage, design considerations, and permission from NHB.

Cont'd....

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

At its meeting on January 9, 1979 Council agreed to hear representation from interested parties on this matter.

Mr. Stanley Burke addressed Council on behalf of the residents of Kanish Marine Village and read from a brief previously circulated. On behalf of the residents Mr. Burke requested that the Bayshore give the Marina an extension of five months to provide an opportunity for the floating home owners to find a suitable site to relocate. He also requested that Council pass the necessary by-law to permit floating homes to be located in certain suitable parts of the Vancouver waterfront. Mr. Burke also stated that, should the extension be granted, the residents would be willing to give the Bayshore an undertaking to vacate by expiry of the extended period.

Mr. F. Ogden, consultant, suggested that Council approach the owners of the Bute Marina with a request that they consider accepting the floating homes currently located in Kanish Marina. He also put forward a suggestion that consideration could be given to establishment of a temporary marina on the 'Lady Grace' site which already has a sewer line and electricity. However, he understands at the present time Marathon Realty, owner of the property, is not willing to accept this proposal even on an interim basis.

Mr. D.C. Davenport, lawyer for the Bayshore Inn, addressed Council on behalf of his clients. He reiterated that lessees in the area in question are on a month-to-month basis and referred to the fact that each of the floating home occupants or owners entered into a written undertaking to vacate on thirty days notice subsequent to February 1, 1978. Although it has been suggested that the relocation of the business enterprises located on the Bayshore land will result in a loss of jobs, the proposed interim redevelopment by the Bayshore will create an estimated one hundred new jobs in relation to the new restaurant and sports facilities, in addition to increased employment in the Bayshore Inn itself.
Mr. Davenport also stated that the Bayshore will not take any action to acquire possession of the property in question until February 28, 1979. The Bayshore Inn is requesting that the demolition permit, which has been withheld by the City since December 19th, 1978, be issued immediately to ensure orderly and continued development.

Mr. R. Fenton, lawyer for the marina operator addressed Council and read from a brief previously circulated. Mr. Fenton stated the marina operator fully supports the Director of Planning's recommendation for an extension of tenancy to June 30, 1979. The marina operator requested that Council ask Harbour Ferries and Schaeffer Marina to negotiate with the operator in conjunction with his tenants for an interim lease of sufficient space to relocate all the wharves and floats.

Mr. T.A. McLaren, President of Burrard Shipyard and Marine Ways Ltd., and Coast Engineering Works Ltd., referred to his previously circulated brief and stated his main complaint is that he has been given insufficient notice to move his equipment and requested an extension of tenancy. If an extension of the Notice to Vacate is not obtained, the firm will have no alternative but to close down completely and dismiss fifty employees. Mr. McLaren requested Council to endorse recommendation 3a of the Director of Planning quoted above.

Council also noted a brief from Benson Bros. Shipbuilding Co. (1960) Ltd., dated January 16, 1979, setting forth their concerns and asking Council consider requesting the Bayshore to grant them an extension to at least July 31, 1979.

Cont'd...

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

Also before Council was a letter from Mrs. M. Pigott, Vice-Chairman - Save the Entrance to Stanley Park Committee, objecting to the possible mooring of houseboats in Coal Harbour, and a letter from the Secretary of the Heritage Advisory Committee advising that the Committee recommends Council take into account a 'Character Area Concept' for the area north-east of Georgia and Denman Streets.

MOVED by Ald. Harcourt
THAT the following recommendations of the Director of Planning be amended and then approved as follows:

a) that Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of three months (to April 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

b) that Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of three months (to April 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off.

- (amended)

MOVED by Ald. Bellamy (in amendment)
THAT the word 'three' be deleted from both the above recommendations and the word 'five' be substituted therefor.

- CARRIED

(Ald. Harcourt opposed)

The amendment having carried, the motion of Alderman Harcourt, as amended and reading as follows was put and carried.

"THAT the following recommendations of the Director of Planning be amended and then approved as follows:

a) that Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

b) that Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of five months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off."

- CARRIED

(Ald. Harcourt opposed)

DELEGATIONS (Cont'd)

Bayshore Hotel Expansion (Cont'd)

MOVED by Ald. Harcourt
THAT Council agree to specifically consider interim use of the water lot at the foot of Denman Street which includes part of Schaeffer's Marina, as well as the City-owned property under lease to Harbour Ferries for temporary location of the Kanish Marine Floating Homes and request Harbour Ferries to accede to this;

FURTHER THAT, before making a decision on temporary relocation of these floating homes to the above location, the City Engineer, Medical Health Officer and Director of Planning submit an early joint report to Council dealing with access and parking, sewerage. design considerations and permission from the National Harbours Board.

- CARRIED

(Ald. Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Ford
THAT the foregoing motion by Alderman Harcourt be referred to the Planning and Development Committee for consideration, at which time a report from the City Manager on this matter be before the Committee.

- LOST

(Ald. Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little
THAT the whole matter of suitable locations for floating homes be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce
THAT the City immediately initiate discussions with the Park Board towards removing landfill on City-owned property at the entrance to Stanley Park, thereby restoring Coal Harbour to its original water-line;

FURTHER THAT the City immediately request the NHB to place a freeze on any further filling of NHB water lots along the total shoreline included in the City's current waterfront study.

- (Notice)

The Mayor suggested this be submitted as Notice of Motion and Alderman Boyce agreed. The Notice was recognized by the Chair.

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The Council recessed at 4:25 p.m. and, following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4:55 p.m., with the same Members present.

DELEGATIONS (Cont'd)

2. Request to Amend By-law
Governing Rental Information Services

Council, on November 21, 1978 considered a report from the Standing Committee on Community Services dated November 28,1978 on a request from Rentex to amend the by-law governing rental information Services and approve the following recommendation of the Committee:

"THAT the brief submitted by Mr. Christopher C. Haight and Mr. Robert J. Carstairs be received for information and By-law No.4790 be retained as is."

Subsequently, Council on December 12, 1978, agreed to hear representation from Messrs. R.J. Carstairs and C.C. Haight of Rentex to discuss their request.

Mr. Haight read from his brief,previously circulated, which set forth a proposed by-law appropriate to the rental information service business which would

1. Establish the criteria by which the City may evaluate standards of service practised by rental information services operating in the City of Vancouver.

2. Prevent unethical, dishonest or misleading practices in the rental information service business.

3. Provide a valuable and needed alternative to newspapers for the purpose of locating rental accommodation for those wishing to use such a service in the City of Vancouver.

MOVED by Ald. Puil
THAT no action be taken on the request of Rentex that the City amend its by-law governing rental information services.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Gerard opposed)

Alderman Harcourt was absent from the Chamber during consideration of the above item.

UNFINISHED BUSINESS

1. Development Permit Application
Glad Tidings Temple - 3456 Fraser St.

Council, on November 21 1978, deferred the following motion of Alderman Puil in connection with the above-mentioned clause in the Manager's report dated November 14, 1978, pending the holding of a Public Information Meeting in the neighbourhood:

"THAT Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street."

Before Council for consideration was a City Manager's report dated January 10, 1979, reporting on the Public Information Meeting held in the area on December 14, 1978. At this meeting eleven citizens objected to the proposal and fifteen spoke in support. Also read out at the meeting were four letters of objection from neighbours. Speakers on behalf of the various N.I.P. Committees also expressed concern at the meeting regarding the proposed addition.

Cont'd...

UNFINISHED BUSINESS (Cont'd)

Glad Tidings Temple. D.P.A. (Cont'd)

Mr. Delgatty, the Architect, referred to the letter from the Director of Planning to him, dated December 18, 1978, in which it asked if the church was prepared to:

a) increase parking facilities
b) reduce size of auditorium
c) reduce height and bulk of building
d) reduce impact of noise from within building to neighbourhood.

Mr. Delgatty stated in response to the above questions that the church is prepared to increase the parking facilities and has taken steps to acquire property for this purpose,as well as arranged parking provision with an adjacent Super-Value Store. The Church has engaged an accoustical consultant to work on reducing the impact of the noise from within the building to the neighbourhood. Mr. Delgatty stated, however, that his clients wish the project to proceed as presently designed and because of soil conditions and the small site-size are unwilling to reduce the size of the auditorium and the height and bulk of the building.

The Director of Planning answered questions from Council on this matter.

MOVED by Ald. Puil
THAT Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

2. Monetary & Non-Monetary Compensation for Heritage Designation

Council, on December 12, 1978, having heard a presentation from the Chairman of the Heritage Advisory Committee, deferred consideration of the City Manager's report dated October 3, 1978 to the 1979 Council. Therefore, this report was before Council this day.

Also before Council were two letters from the Vancouver Heritage Advisory Committee, one on Compensation for Heritage Designation,in which the Committee requested that the recommendations in the City Manager's report dated October 3, 1978 be accepted as policy, whether or not Council confirms its intention to appoint a Heritage Conservation Officer. The other letter related to the Heritage Officer and put forward the following resolution of the Committee.

'That City Council be advised the Committee reaffirms the need for a full-time Heritage Officer; however the Committee, recognizing the fiscal constraints confronting Council, recommends that in the event Council decides not to appoint a full-time Heritage Officer at this time, the Director of Planning be instructed to include Heritage matters as part of his department's work program for 1979.
FURTHER THAT a specific staff person, preferably the Gastown Planner, include Heritage matters as part of his duties for the interim period until some other arrangement is made.'

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Compensation for Heritage Designation (Cont'd)

MOVED by Ald. Puil
THAT the following resolution of Council, dated May 2, 1978, be rescinded:

'That approval be given to the position of a Heritage Officer for the purpose described in the Heritage Advisory Committee's letter of April 27, 1978, at an estimated cost of $13,883, charged to Contingency Reserve, and that auto allowance be provided if required.'

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT the Director of Planning include heritage matters as part of his department's 1979 work program, for consideration of Council through the Planning and Development Committee, with a specific staff member assuming heritage matters as part of his/her duties.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT the following recommendations, contained in the City Manager's report dated October 3, 1978, be approved:

1. Where it has been established that designation would cause economic loss to the owner, then non-monetary means of compensation should be explored before proposing compensation in cash.

   This exploration should be conducted by the City's Heritage Officer, working with the owner, the Heritage Advisory Committee, and other City staff.

2. Council request the Director of Planning to report on amendments to the Zoning By-law which will permit him, when dealing with heritage buildings and on the advice of the Heritage Advisory Committee, to relax regulations such as those governing parking, floor space ratio, set-backs, land use, light angles and building uses.

3. When non-monetary compensation can not provide adequate compensation, cash grants should be considered rather than tax exemptions.

4. Facade easements be considered as one possible means of compensation.

5. Transfer of Development Potential be one means of assistance for preservation of heritage buildings depending on the individual merits of each case.

6. The Director of Legal Services in conjunction with the Heritage Officer be instructed to report to Council on legislative changes necessary to enable the City to transfer development potential within specified transfer districts to be created in the Zoning and Development By-law.

Cont'd...

UNFINISHED BUSINESS (Cont'd)

Compensation for Heritage Designation (Cont'd)

7. In the use of Transfer of Development Potential, the following policies be adopted.

   (i) The development potential be based on units of floor space ratio.

   (ii) The use of T.D.P. should be kept within specified transfer districts created in the Zoning and Development By-law.

   (iii) The Zoning and Development By-law changes initiating T.D.P. should specify the land use type being transferred, and, its quantity measured in area of floor space.

   (iv) The preservation, maintenance, rehabilitation and safety of the property from which development potential has been transferred must be guaranteed.

   (v) If the structure on the site from which T.D.P. was sold is destroyed by a natural disaster or other cause and the site is redeveloped, the floor space ratio of the original structure cannot be exceeded without the purchase of T.D.P. from elsewhere.

8. Further consideration of a transfer of development potential bank be delayed until Transfer of Development Potential has been operating for some time within the City.

9. Council request the British Columbia Heritage Trust to consider for designated heritage buildings:-

   (i) establishment of a Heritage Revolving Fund to be administered by the Trust.

   (ii) Development of policy papers and briefs to the Provincial and Federal Governments with regard to:

   - amendment of the National Building Code to make renovation of heritage structures more economically feasible.
   - establishment of a Residential Heritage Maintenance Grant.
   - government policy to lease office space in heritage buildings.
   - rent control abatement.
   - amendments to the Income Tax Act to provide incentives for rehabilitation of heritage buildings.

10. Council consider the provision of public amenities around certain heritage buildings, with each application being judged on its merits and upon the advice of the Heritage Officer and the Heritage Advisory Committee.

11. When future buildings are proposed for designation, the Heritage Advisory Committee outline for Council the measures of compensation, if any, which in its judgment are necessary and appropriate.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd)

3. Health Club Operations

Council, on January 9, 1979, took no action to approve the following recommendation in a City Manager's report dated January 5, 1979 on Janitorial Staff - Kitsilano War Memorial Community Centre. Instead Council requested the City Manager to report on the operation of all existing Health Clubs.

In a City Manager's report dated January 15, 1979, the Administrative Analyst reported on Health Club operations. The report concluded with the following recommendations:

A) That Council request the Parks Board not to approve any further Health Clubs until there has been more experience with the existing facilities and until it can be reasonably expected that their revenues will cover operating costs.

B) That Council now approve the recommendation submitted to Council on January 9th regarding janitorial service for the Kitsilano Health Club.

The Mayor advised that a commitment has been given on the proposed Health Club in Champlain Heights and, therefore, the Finance Committee should consider this project.

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in his report, be approved, except that the proposed Health Club for Champlain Heights be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little
THAT the principle of providing Health Club facilities in Community Centres be referred to the Standing Committee on Finance and Administration for consideration in relation to the Park Board estimates.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Proposed Hotel Development:
Renfrew and Hastings Streets

Council noted a letter dated January 5, 1979, from Zen & Aquilini Construction, requesting that Council reconsider its application of a proposed hotel at the corner of Renfrew and Hastings Streets which was denied at a Public Hearing on September 14, 1978.

The basis of the reconsideration request was detailed in the letter.

MOVED by Ald. Bellamy
THAT the letter dated January 5, 1979, from Zen & Aquilini Construction be received and the request be deferred pending a report from the Director of Planning on the status of the matter.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Reappointment of Special Committees

In a letter dated January 11, 1979, the City Clerk recommended that the following Special Committees be reappointed with the personnel to be appointed by the Mayor:

(a) CONTROL OF SOLICITING FOR CHARITY

Mayor)
Chief License Inspector) With Power to Add
Director of Legal Services) and Power to Act

(b) JOINT COMMITTEE OF COMMUNITY RECREATION & LEISURE ACTIVITIES

Two Aldermen
Two representatives of Park Board
Two representatives of School Board

(c) REMEMBRANCE DAY OBSERVANCE COMMITTEE

One Alderman
Members of various Veterans' Organizations & Canadian Armed Forces
Representative of Engineering Department
Representative of Police Department

(d) COUNCIL COMMITTEE ON THE DISABLED

Two Aldermen
Nine private citizens

(e) PROPERTY ENDOWMENT FUND BOARD

Mayor
Two Aldermen
City Manager
Director of Finance

Note: That where the Aldermanic member is the Chairman of a Standing Committee, the Vice Chairman of that Committee be authorized to act in the place of the named member when he is absent.

(f) ECONOMIC ADVISORY COMMITTEE

Sixteen private citizens

(g) ENTERTAINMENT & CIVIC RECOGNITION

City Clerk)
Executive Secretary to Mayor) With Power to Act

(h) COUNCIL COMMITTEE ON THE ARTS

Three Aldermen
Ten private citizens

The membership shown under each Committee is that which was in effect in 1978.

MOVED by Ald. Gerard
THAT the foregoing recommendation of the City Clerk be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Alderman Rankin's Motion
Re the Ward System

Council was advised of letters received from the Downtown Eastside Residents' Association, Committee of Progressive Electors, and David Stone, requesting to address Council on Alderman Rankin's motion re the Ward System which is before Council for consideration later this day.

During discussion of this matter the Mayor advised that he had informed the Premier of the results of the November plebiscite re the Ward System shortly after the Civic Elections and recently had received a letter from the Minister of Municipal Affairs advising that he is giving consideration to the matter.

MOVED by Ald. Puil
THAT the delegation requests and the motion by Alderman Rankin be deferred for consideration until the Mayor's report on initiating the study of Government Reform is submitted to Council within the next few weeks.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 12, 1979

Works & Utility Matters
(January 12, 1979)

1690 Nelson Street - Tree Relocation
for Crossing - D.P.A. 77777
(Clause 1)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 12, 1979)

3812 Osler Street - D.P.A. No. 82556
(Clause 1)

When considering this report, Council noted a request from residents in the area and the applicant to appear before Council on January 23, 1979.

MOVED by Ald. Harcourt
THAT the delegation request be approved and the report of the City Manager be deferred to the Council meeting of January 23, 1979.

- CARRIED UNANIMOUSLY

Alderman Ford requested that the Director of Social Planning submit a report on the actual number of people who are in community care facilities in the Shaughnessy area.

The Mayor so directed.

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(January 12, 1979)

The Council considered this report which contains three clauses, identified as follows:

Cl. 1. Queen Elizabeth Theatre Garage Expenses
Cl. 2. Emergency Telephone Recorder
Cl. 3. Annual Review of Water Rates

Clauses 1, 2 and 3

MOVED by Ald. Bellamy
That the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 12, 1979)

The Council considered this report which contains two clauses, identified as follows:

Cl. 1. Assignment of Lease of Larwill Park (Bus Stop)
Cl. 2. False Creek, Area 6, Phase I - Heather Parking Facility - Subdivision

Assignment of Lease of Larwill Park (Bus Depot) (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager contained in this Clause be approved.

FURTHER THAT the Director of Planning report on the present bus depot and the possibilities of removing the depot from this site within the next four years.

- CARRIED UNANIMOUSLY

False Creek, Area 6, Phase 1 - Heather Parking Facility - Subdivision (Clause 2)

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(January 12, 1979)

French Warships Visit - March 1 - 6, 1979

MOVED by Ald. Puil
THAT no action be taken on the request of the Vancouver Sea Festival Society for $3,000.00 to assist it to entertain French warships visiting Vancouver.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

C. Manager's Report
(January 5, 1979)

Strata Title Application - Conversion
3001 - 3003 Point Grey Road

MOVED by Ald. Puil
THAT consideration of this report be deferred to the next meeting of Council to provide an opportunity to investigate this Strata Title application further.

- CARRIED UNANIMOUSLY

D. Manager's Report
(January 10, 1979)

Federal Employment Program -
Young Canada Works (1979)

MOVED by Ald. Rankin

A. THAT the City participate in Young Canada Works (1979) to a maximum City cost of $50,000.00.

B. THAT the Standing Committee on Finance & Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.

C. THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required.

(Carried)

(Aldermen Boyce, Gerard and Puil opposed.)

MOVED by Ald. Kennedy (in amendment)
THAT the amount of $50,000 be struck from the above motion and the figure of $90,000 be substituted therefor.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Little, Marzari, Puil, Rankin and the Mayor opposed.)

The amendment having lost, the motion by Alderman Rankin was put and CARRIED.

MOVED by Ald. Puil
THAT this report be deferred to the next meeting of Council for consideration.

- LOST

(Aldermen Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

STANDING COMMITTEE REPORTS

I. Part Report of Standing Committee on Finance and Administration (January 11, 1979)

Recent Provincial Government Restrictions on Municipal Budget (Clause 1)

During consideration of this Clause, Council noted a letter the Mayor had prepared in response to the Committee's recommendation.

MOVED by Ald. Puil
THAT the recommendation of the Committee be approved, including the letter to the Minister of Municipal Affairs.

- CARRIED UNANIMOUSLY

(Alderman Kennedy wished it recorded that he did not agree with the intents of the letter.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Rankin
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4068, BEING THE PLUMBING BY-LAW

MOVED by Ald. Bellamy
SECONDED by Ald. Boyce
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Boyce
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Senior Citizens' Guide to Services in B.C.

The City Manager advised that the Director of Social Planning considers it should be the Provincial Government's responsibility to provide this guide to senior citizens.

In addition, the Director of Social Planning considers that this matter should be included in SPARC's annual grants submission.

MOVED by Ald. Ford
SECONDED by Ald. Marzari
THAT the City purchase from SPARC of B.C. 10,000 copies of its Senior Citizens' Guide to Services in B.C., at a cost of $4,500.00 for distribution through the City's information resources.

(Referred)

MOVED by Ald. Puil
THAT the above motion be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED

(Aldermen Bellamy, Ford, Marzari and Rankin opposed.)

2. Proposed Transit Service Contract

MOVED by Ald. Rankin
SECONDED by Ald. Marzari

THAT WHEREAS negotiations are proceeding between the Urban Transit Authority and the Greater Vancouver Regional District for a transit service contract, including bus routes and schedules for the City of Vancouver;

AND WHEREAS tens of thousands of Vancouver citizens are vitally affected by these matters;

AND WHEREAS two members of Vancouver City Council are Provincial Government appointees to the Urban Transit Authority;

THEREFORE BE IT RESOLVED THAT these two appointees report to Vancouver City Council, in good time, the details of any proposed transit contract, in order that City Council may consider them along with all interested citizens and organizations affected.

- CARRIED UNANIMOUSLY

3. Electoral Reform

MOVED by Ald. Rankin
SECONDED by

THAT WHEREAS this meeting of Vancouver City Council recognized the will of the majority on the question of the full ward system, 51.7% having expressed themselves in favour in the 1978 plebiscite.

AND WHEREAS this majority also involved approval in 96 out of 135 polling districts, or approximately three quarters of the City;

Cont'd....

MOTIONS (Cont'd)

Electoral Reform (Cont'd)

THEREFORE BE IT RESOLVED THAT

A. Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision.

B. Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

(Deferred)

For Council action see page 12.

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy, seconded by Alderman Little and recognized by the Chair:

1. Left Hand Turns at Traffic Control Intersections

THAT WHEREAS most, if not all, main thoroughfares throughout the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Little - Council Representation on the Park Board

enquired if it was the intent of the Mayor to have the same Council member attend all Park Board meetings in a liaison capacity rather than having the Deputy Mayors represent Council as in the past.

The Mayor advised that he intends submitting a recommendation to this effect to Council in the near future.

* * * * *

The Council adjourned at approximately 7:05 P.M.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of January 16, 1979, adopted on January 23, 1979.

MAYOR

CITY CLERK

Del. 1

MANAGER'S REPORT

January 8, 1979

TO: Vancouver City Council

SUBJECT: Bayshore Hotel Expansion and Relocation of Existing Lessees

CLASSIFICIATION: RECOMMENDATION AND CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE

Western International Hotels Ltd. are currently preparing proposals for the redevelopment of land and water property north of Georgia Street between Denman and Bidwell Streets. The purpose of this report is:

(i) to appraise Council of these proposals,
(ii) to seek Council's advice upon alternative locations for the floating home community which will be affected by these proposals,
(iii) to recommend that the development permit application for the Bayshore Inn property be considered by the Development Permit Board.

BACKGROUND

History. The first stage of the Bayshore Inn was completed in 1960. The expansion including the high-rise hotel tower and expanded convention facilities, was completed in 1970. This development occurred on the property between Cardero and Bidwell Street.

Between 1960 and 1970 the property owned by Western International Hotels Ltd. was expanded with the purchase of the property between Bidwell and Denman Streets (including the Bidwell Street end). Following a review, the present CD-1 zoning was adopted in 1966. The present zoning permits an additional 1,133,000 sq.ft. to include such uses as hotel expansion, added convention facilities, offices, and a retail complex with related facilities. The anticipated expansion has not proceeded but does remain the long-term intention of the Bayshore Inn owners.

The 9.5 acres between Bidwell and Denman Streets includes some 1.9 acres of freehold land extending 180 feet from the Georgia Street frontage. The balance, which is primarily a water lot, is on a long-term lease from the National Harbours Board.

Bayshore Development Proposal. The current proposals by architects working on behalf of Western International Hotels involve replacement of existing buildings and marine uses between the existing hotel and Denman Street with a 10-15 year interim development including:

- a 285-car surface parking area
- a recreation complex including 4 indoor tennis courts, 2 squash courts, and 2 racquets courts
- a 300-seat seafood restaurant
- a 200-boat marina

Following preparation of detailed proposals, permit approvals, demolition, site preparation, and land filling, proponents hope to begin construction in early fall of this year.

Existing Tenants. Present tenants of the property (see map attached), have been given notice to vacate this site January 31, 1979, however the Kanish Marina has recently had its lease extended an additional 30 days. These tenants include:
- Kanish Marina, including 15 floating home residents
- a portion of Shaeffer's Marina
- Burrard Shipyards
- Benson Bros. Shipyards
- Western Machine Works Ltd.
- Seventeen smaller businesses and retail stores

An application to demolish the buildings on the site was filed on December 19, 1978. The issuance of this permit is being withheld with the Bayshore's knowledge pending Council's consideration of this report.

ANALYSIS

Waterfront Planning Status. The Bayshore property is flanked on the west by the Harbour Park site and on the east by the Central Waterfront.

At Council's instruction, staff are currently preparing a further report on the Harbour Park site -

> "on the necessary measures leading to the construction of a small marina (±200 boats), seawall improvements, and a public walkway along the water's edge, such report to take account of negotiations with the National Harbours Board, Harbour Ferries Ltd. and the appropriate Federal agencies, regarding dredging and seawall construction funding."

Should Council approve the measures that will be proposed, necessary dredging and construction could be expected to commence in late 1979 or early 1980.

The Central Waterfront area was the subject of a Public Hearing on October 31, 1978 at which time Council instructed that zoning amendments be prepared to create a Central Waterfront District and corresponding Official Development Plan. This plan was amended to exclude residential use and will be before Council shortly for final adoption.

Development Approval. A formal development permit application has not yet been submitted; however, staff have been discussing the proposed concept with the architect for the Bayshore.

The zonings for the Harbour Park and Bayshore sites are anomalous in terms of development approval process. Whereas applications for the rest of the Central Area require Development Permit Board approval, these sites alone are still subject to approval of the Director of Planning. This process should be amended in order that development permit applications can be considered by the Development Permit Board.

The proposed recreation, restaurant, and marina uses are compatible with existing CD-1 zoning. The proposed surface parking, however, requires further analysis. The proposed scale of development at this stage is a very minor component of the of the total development which could be considered under the present CD-1 zone.

Land fill of approximately 1.4 acres is proposed. The general policies incorporated in the Central Waterfront Plan indicate that if fill is to be approved by the City, it should achieve a demonstrable public benefit such as:

(a) public open space
(b) improved tidal movement or improved water quality
(c) improved safety or appearance of the shoreline
(d) accommodation of port facilities

Several traffic related matters are being negotiated with the applicant, including the provision of a pedestrian walkway, right-of-way for a future waterfront shuttle transit ("Funky rail") and 12' widening of Georgia Street. The need for a pedestrian underpass of Georgia at Denman St. will be reassessed.

Maritime Preservation Alternative. Notwithstanding the apparent acceptability of the present proposal, an alternative development concept for this site could incorporate a continuation of existing small shipyards in a manner which would allow public involvement. The 1974 Waterfront Planning Study included a Conceptual Plan which was adopted in principle by City Council. This plan noted, in part, that:

> "Part of the attraction of the Bayshore is its proximity to the two adjacent shipyards, Benson's to the west, and Menchion's to the east, and their attendant fishing boats. Every effort should be made to retain these two facilities in their present location despite the ownership of the land and the water lots they are on."

As this may also represent an opportunity complementary to the hotel operation, staff are encouraging Bayshore representatives to investigate the feasibility of this alternative. This investigation would justify a deferment in the demolition plans.

Relocation of Business Enterprises. The Manager of Economic Development reports as follows:

> "There are probably 100 jobs involved in this relocation. Both Burrard Shipyards and Benson Bros. Shipyards have indicated that they will be moving to North Vancouver and Richmond with a resultant shift of 70 jobs. Both companies already have properties in those municipalities and their plans are firm. However, both have indicated that layoffs of their staff will probably occur because the notice they have been given is too short.

They have further indicated that the relocation comes at the worst possible time as they are entering the busiest period of the year. They had been expecting approximately 6 months' notice in order to complete prior work commitments.

The other businesses range from a retail furniture store, a sculpture studio, and a professional photographer, to a manufacturer of sail boats, a small boat builder, a small boat repairer, a maritime welder, a maritime engine repairer, a propeller manufacturer and repairer, an engineering firm, and an electrical company specializing in maritime work. These other firms probably account for 30 to 40 jobs.

All of these "other" businesses will need to seek new locations.

It is thought that those businesses with a maritime specialty might fit well into the False Creek area - especially Granville Island. Discussions are now underway concerning the suitability of Granville Island locations. Other alternatives are also being considered.

It is not expected that the non-maritime businesses will have any great difficulty in finding alternative space."

Floating Home Relocation. Two recent studies recommending standards and locational criteria for floating communities have been undertaken:

1. The City Planning Department carried out a study in July, 1977 entitled "The Aquatic Community". It recommended policy guidelines for floating homes and marinas, and suggested Coal Harbour, False Creek, and the Deering Slough (Fraser River) as the only suitable locations in Vancouver. City Council requested the GVRD to carry out a comprehensive study of floating homes and, pending completion of this study, took no action on amending City By-laws.

2. The Greater Vancouver Regional District Board, on November 29, 1978, approved recommendations (See Appendix A) of their sub-committee on float homes, including "Guidelines for the Regulations of Floating Communities".

These two studies reflect a growing acceptance of floating communities as a legitimate urban use. As implied by the GVRD resolution #14 the next task should be for municipalities, in conjunction with appropriate leasing authorities, to determine specific locations in which floating home communities may be considered. Current City By-laws and policies are generally silent on this matter.

The Director of Planning believes that, subject to appropriate health, safety, and locational criteria, such accommodation should be encouraged. They can add significantly to the variety and public interest of the urban waterfront.

There may be alternative locations available in the Region although no approach has yet been made to other municipalities.

At this time of year there are dangers associated with towing the existing floating homes in open waters. This would seem to limit the immediately available alternative locations to somewhere in Burrard Inlet or possibly False Creek.

Alternatives that appear to be worthy of investigaton are:

(i) The foot of Denman Street presently occupied by the Shaeffer's Marina on a month-to-month lease from the City. No sewer connection is available at present and the cost of such a connection would be a significant factor. Other facilities are available.

(ii) A temporary location somewhere on the water lot in front of the Harbour Park site. No sewer connection is available and cost of connection would also be significant. Existing pleasure craft moorage may need to be displaced to accommodate the 15 floating homes.

(iii) Approximately in the location presently occupied by the "Lady Grace". All services (sewer, water, power, telephone, etc.) are available. There is sufficient vacant water area in this location and appropriate access floats are also available. Marathon Realty officials have, however, indicated that they do not favour the use of this location for floating homes either on an interim or permanent basis. In addition, the residential environment is compromised by the proximity of the CPR rail lines, float plane operations, and heavy swells.

(iv) Approximately off-shore from the old fireboat house on the north shore of False Creek. No sewer connection is available. Marathon Realty officials do not favour this use in this location either.

(v) At the present location on the water lot leased to the Bayshore Inn. No sewer connection is available. The Bayshore have indicated they do not wish to retain any floating homes in their new development.

The Co-operative association who have developed the Spruce Liveaboard Marina in False Creek's Area 6 Phase 1 development, are interested in having a limited number of floating homes. The opinion of residents in the area would need to be obtained however, and the By-laws for False Creek amended.

Discussions with officials of the Port of Vancouver indicate they would need to be presented with a specific proposal and location before decisions could be made.

SUMMARY

Negotiation with The Bayshore on their expansion proposal is at an early stage. The applicants have been advised that the Central Area's normal open public approval process should be followed.

The most critical reason for the report at this time is to determine Council's opinion on relocation alternatives for floating homes which must vacate this site by February 28, 1979. This will facilitate action by various private interests, lessors, and authorities, in resolution of this situation.

There are significant problems associated with each of the alternative locations described.

RECOMMENDATIONS

1. THAT development permit applications for lands between Stanley Park and Cardero Street be referred for consideration of the Development Permit Board, and that the Director of Legal Services be instructed to bring in necessary by-law amendments to that effect.

2. THAT Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order to provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

3a. THAT Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of 5 months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off

OR ALTERNATIVELY

3b. THAT the Director of Permits and Licenses be instructed to process the building permit for the demolition of the existing buildings in the normal manner.

4. THAT the Director of Planning be instructed to instigate discussions with officials of the National Harbours Board and report back upon appropriate permanent locations for floating communities.

CONSIDERATION

5. THAT Council may wish to indicate whether any of the sites described can be considered acceptable interim locations for the floating homes that are to be displaced."

CITY MANAGER'S COMMENTS

Following discussions with representatives of the Kanish Village, the Bayshore, Marathon, National Harbours Board, and Harbour Ferries, the City Manager has the following additional comments.

A) Western International Hotels have well-defined development rights on the site. Council may wish to use its good offices to ask for extensions on behalf of lessees. However, if the owners do not consider it feasible to grant such requests, the City should process demolition permits and subsequent development permits in the normal manner.

B) The report mentions the involvement of 100 jobs, 70 of which may be transferred to North Vancouver or Richmond and some of the remainder to Granville Island or other Vancouver locations. It does not mention that the Bayshore now employs 425 people and would expect its investment to increase tourist business and create a considerable number of new jobs.

C) There are 15 floating homes in the Kanish Village. They are of various ages and some were constructed quite recently. All have known for a year that they are on a month to month tenancy and have signed agreements that they will vacate peacefully on 30 days' notice. Council should seriously consider whether they want to involve the City in a private matter to which there seems to be no good solution.

D) Council should be particularly wary of approving temporary relocations since there will be another trauma when that temporary period expires. Also this poses a sanitary and economic dilemma: There will either be pollution of the waters or an expensive sewer connection which can hardly be amortized over a short period.

The City Engineer and Medical Health Officer have not yet had an opportunity to consider this report. If Council does want to assist in relocating the homes, it should request a report from those officials on any site.

E) One of the reasons for the Bayshore's terminating the leases of the floating homes is because their expansion plans call for a 200-boat marina at that site. However, this requires NHB approval and the proposal has not yet been presented to NHB. NHB has some concern about the increasing number of pleasure boats in Coal Harbour and will also be faced with a request from the City for an expanded marina in front of Harbour Park. If NHB does not permit a 200-boat marina, the Bayshore may be obliged to reconsider their position on floating homes.

F) The Kanish Village exists without formal permission of NHB and without adequate sewerage facilities. Any continued existence at that or other sites in the harbour would require permission of NHB and would certainly have to meet adequate health and planning standards. NHB have participated in the studies on floating homes mentioned on page 3. They are sympathetic to having floating homes in some locations but would prefer them not to be in industrially or commercially zoned areas, such as Coal Harbour.

G) Of the five sites mentioned at the bottom of page 3 of the report as "appearing worthy of investigation":

- (iii) and (iv) can be eliminated because they are not available
- (v) is very unlikely to be available, unless the NHB vetoes the marina but permits floating homes (see E and F)
- (ii), the remaining arm of Schaeffer's Marina, is essentially the same location as (i), Harbour Ferry Marina.

H) There remains site (i), in front of Harbour Park. Harbour Ferries sublease the water lot from the City on a month-to-month basis, but have right of first refusal to operate a permanent marina. They would be willing to accept the floating homes but only if the City requested them to do so and if the financial problems of providing sewerage service can be solved. This would also require NHB permission (see F). Finally Council's attention is drawn to the Planner's comments in Appendix B relating to Harbour Park.

MANAGER'S RECOMMENDATIONS

re 1) Submitted for CONSIDERATION.
The Director of Legal Services does not favour this process which would require a public hearing. An alternative is available. The Director of Planning could seek the advice of the Development Permit Board in processing the applications.

re 2) Council should CONSIDER whether to make this request.

re 3a) Council should CONSIDER whether to make this request.

re 3b) Approve, but not as an alternative to 3a. Normal processing should occur if the owners do not grant the requests for delays.

re 4) Approve. (However, note (F) above)

re 5) Council should specifically CONSIDER whether they wish to request Harbour Ferries to accept floating homes in their marina, - either temporarily or permanently. If so, Council should first request a joint report from Engineering, Health and Planning dealing with access and parking, sewerage, design considerations, and permission from NHB.

DELEGATIONS THIS DAY: Mrs. Burke
Mr. Davenport, Barrister & Solicitor
Mr. Ogden

FOR COUNCIL ACTION SEE PAGE(S) 54 TO 58

MANAGER'S REPORT

DATE January 10, 1979

TO: Vancouver City Council

SUBJECT: 3456 Fraser Street - Glad Tidings Temple
Development Permit Application No. 81126

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

This report refers to the Manager's report dated November 14, 1978 (Appendix 'A' - copy attached) relating to the Development Permit Application No. 81126 to construct a substantial addition to the existing church on the site which is located on the east side of Fraser Street between 18th and 19th Avenues.

The matter was referred to Council on the recommendation of the Director of Planning because of the large size of the proposal and the effect it may have on the community and the nature of support and objections received from the neighbours.

City Council, at its meeting of November 21, 1978, deferred a motion of Alderman Puil pending a Public Information Meeting to be held in the neighbourhood on the proposed addition to the Glad Tidings Temple.

The Public Information Meeting was held on the evening of December 14, 1978 at Charles Tupper School. The minutes of that meeting are attached as Appendix 'B'. Aldermen Harcourt, Kennedy, Gerard, Marzari and Ford attended as well as representatives from the Planning and Engineering Departments and approximately 85 citizens. After hearing presentations from the architect, Pastor Maureen Gaglardi and the Planning Department, 11 citizens spoke expressing objection to the development as proposed and 15 spoke in support. In addition, one of the speakers read out 4 letters expressing objection from 4 neighbours. The speakers on behalf of the Riley Park, Kensington and Mount Pleasant N.I.P. Committees also spoke expressing concern regarding the addition as proposed.

Subsequently, on December 18, 1978, the Director of Planning wrote to the applicant, Vern Delgatty, (Appendix 'C'). A reply dated January 9, 1979, has been received from Mr. Delgatty (Appendix 'D'). A meeting is arranged for January 12, 1979 to discuss this correspondence.

Because the applicant is anxious to proceed as quickly as possible, this information report is being submitted for Council's agenda for its meeting on January 16, 1979. The Director of Planning will report further on January 16, 1979 about the results of his meeting with the applicant.

On January 16, 1979, Council will wish to consider the deferred motion of Alderman Puil "that Council advise the Director of Planning it has no objection to the issuance of Development Permit No. 81126 to the Glad Tidings Temple to construct an addition to the existing church on the site at 3456 Fraser Street."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council

DELEGATION REQUEST THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 59 & 60

DISTRIBUTED MONDAY

U/B 379

MANAGER'S REPORT

January 15, 1979

TO: Vancouver City Council

SUBJECT: HEALTH CLUB OPERATIONS

CLASSIFICATION: Information and Recommendation

The Administrative Analyst reports as follows:

"On January 9th Council considered a Manager's report concerning Janitorial Service for the Kitsilano Health Club, which recommended:

- that an additional permanent Building Service Worker I position be established at Kitsilano Community Centre, subject to classification by the Director of Personnel Services. The cost of this proposal will be $13,510 per year (mid-range including fringe benefits, 1978 rates)
- and that the allowance of $7,300 p.a. for casual janitorial service be abolished.

Instead of acting on this recommendation, Council requested information on the operation of all existing health clubs. This information is provided in the present report.

INTRODUCTION

Health Club operations referred to in this report are comprised of sauna, swirlpool and exercise room. Facilities with exercise rooms only, such as the West End and Mount Pleasant Community Centres, are not considered.

The status of health clubs operated by the Park Board is as follows: -

3 in operation

Vancouver Aquatic Centre	opened 1974
Trout Lake Community Centre	Sept. 1977
Kitsilano	Sept. 1978

2 approved and under construction
Riley Community Centre
Kensington Community Centre

1 under consideration
Champlain Heights Recreation Complex

PATRONAGE AND BUDGET

The Health Club at the Vancouver Aquatic Centre is an extremely successful operation. During 1978, approximately 163,000 participants generated total revenues of $238,000 although the club was closed for 25 days for extended maintenance. Because the costs of operating this Health Club are combined with the total Aquatic Centre costs, and because its operations have not been subjected to the intensive scrutiny applied to the newer facilities, the Health Club Operating Costs were not readily available when this report was written. A brief verbal report can be given at Council if required.

When the Trout Lake Health Club was opened in September 1977 estimates of participation were based upon the history of the Aquatic Centre since it was the only similar facility in operation at that time. The club would be supported by the nearby tennis courts, ice rinks, running tracks and gymnasium. On September 27, 1977, it was proposed to Council that the Club operate for 82 hours over a seven day week in anticipation of 4500 patrons per month for a subsidization of $74,000 per year.

. . . /2

As shown in Attachment 1, participation never rose above 2400 per month. Subsequently, on July 25, 1978, the Park Board reported back to Council proposing that the hours of operation be reduced to 55 hours/week during the summer and 65 hours/week during the winter in anticipation of patronage levels of 1450 and 1950 persons per month during these periods (22,400 patrons per year) and a resulting subsidy of $22,000/year. During the twelve months ending December 31, 1978 the actual patronage was 20,604. For the three months from September to November, the overall costs and revenue were:

Salaries, etc.	$ 8,688	
Supplies & Services	464	
Maintenance	2,730	
	$11,882	
Revenue	6,162	
Net Cost	$ 5,720	(or $22,880/year)

Because patronage appears to peak during February - April, the foregoing estimate of patronage appears to be a reasonable basis for projecting future revenues, although the completion of an adjoining racquet ball court this summer should improve the patronage.

The Kitsilano Health Club is supported by a rink, school and two large playing fields. It opened in September, 1978 pursuant to a report to Council of July 25, 1978 which projected participation at 1450 per month during the summer when the Club would be open for 51 hours per week; 2750 per month during the winter when the club would be open for 79 hours per week. The net cost of operation was projected to be $14,000 per year. Since the facility has only been open for three full months, the validity of these estimates can not be determined with any accuracy. However, all indications are that the revenue projections will be exceeded since the participation has been:

September	1265 (19 days open)
October	2514 (30 days open)
November	3360 (29 days open)
December	2512 (24 days open).

For the three months from September to November, the overall costs and revenue were:

Salaries, etc.	$10,138	
Supplies & Services	947	
Maintenance	2,775	
	$13,860	
Revenue	8,182	
Net Cost	$ 5,678	($22,712/year)

Noting the mid-September opening, a projection based only on October and November would indicate a subsidization of only $13,250/year as compared to the $14,000 initially projected.

The Club at Riley Community Centre is expected to open in September 1979. It is supported by the presence of the Percy Norman Pool, Ice Rink (summer lacrosse) and a small playing field. At this time, it is anticipated that the facility will be open for 63 hours per week to support participation by an average of 3000 patrons per month.

The Club at Kensington Community Center is expected to open towards the end of 1979. (Swimming pool, two racquetball courts and two playing fields.) Initial projections of budget requirements are based on 2250 patrons per month.

While neither the Park Board nor staff have an explicit policy with regard to the construction of further Health Club facilities, the attitude of staff appears to be against further facilities for at least a year, or until the value of this type of facility has been more clearly determined.

The Administrative Analyst submits the foregoing report for Council's information."

. . . /3

The City Manager submits the above for INFORMATION, and notes that all the "net cost" figures are exclusive of capital costs. Even on that basis, the clubs at Trout Lake and Kitsilano do not at the moment pay their way.

In light of this, it is RECOMMENDED:

A) That Council request the Parks Board not to approve any further Health Clubs until there has been more experience with the existing facilities and until it can be reasonably expected that their revenues will cover operating costs.

B) That Council now approve the recommendation submitted to Council on January 9th regarding janitorial service for the Kitsilano Health Club (quoted above).

FOR COUNCIL ACTION SEE PAGE(S) 63

A-1

WORKS & UTILITY MATTERS

RECOMMENDATION

1. 1690 Nelson Street -
   Tree Relocation for Crossing - D.P.A. 77777

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard), such be referred to Council for Consideration'.

A new apartment is to be constructed which requires a sidewalk crossing on the south side of Nelson Street for access to parking. There is a tree in the area of the proposed crossing.

It is not practical to relocate the crossing satisfactorily because of the confines of the lot size and building location, therefore the tree will have to be relocated from this location. The Board of Parks and Recreation have advised that they will undertake the relocation of the tree at the expense of the developer. The architect has been advised and agrees to bear the expense of relocating the tree as a condition of the crossing approval."

The City Manager RECOMMENDS approval of the proposed tree relocation.

FOR COUNCIL ACTION SEE PAGE(S) 65

BUILDING AND PLANNING MATTERS

CONSIDERATION

1. 3812 Osler Street - D.P.A. No. 82556

The Director of Planning reports as follows:

"Romses Kwan and Associates, Architects on behalf of the Vancouver Neurological Centre, filed Development Permit Application No. 82556 to alter and use the existing multiple conversion dwelling at 3812 Osler Street as a community residential facility for a maximum number of eight residents.

The site is in the RS-4 One Family Dwelling District and is located on the south-east corner of Osler and Balfour Streets. The building was previously occupied as a multiple conversion dwelling containing three housekeeping units, one sleeping unit and one dwelling unit.

Mr. T. W. Meredith of the Vancouver Neurological Centre has advised that

'...This facility will be used to train ambulatory young adults (18-22) in independent living skills. The disabilities will involve mild cerebral palsy and epilepsy.

The maximum number of "students" will be eight with two house parents. It is expected that the students will be resident in the facility for about nine months, "graduated", the facility then to receive another group for a further nine months. The residents will be fifty percent male, fifty percent female.

Program matters will be in the hands of two para-medical professionals - one occupational therapist and one social worker.

It is not anticipated that many will be in full or even part-time employment; some will be involved with existing vocational training programs. The students will receive through the Centre's clinical psychologist, a good deal of training in preparation for employment and determining likely employment interests and opportunities.'

The community residential facility is a conditional use in the RS-4 One Family Dwelling District Schedule. 84 neighbouring property owners were notified of this application. The following is an analysis of the response to the notification:

Objections:

(i) *17 individual letters received
(ii) 1 petition containing **61 signatures representing 56 households.

NOTE: * 2 of the 17 individual letters came from outside the notification area.

**10 of the 61 signatures were from outside the notification area.

In Support

(i) 2 individual letters received.

A summary of the comments received is attached as Appendix 'A'.

Clause 1 continued

The Social Planning Department have submitted the following comments:

.(63-MLH-75

'Information supplied by the Vancouver Neurological Centre indicates that the demand for this type of Community Residential Facility in the City is great.

This facility will contain no more than eight young ambulatory "students" (ages 18-22) with mild epilepsy or cerebral palsy disabilities in addition to two live-in house parents. Program matters will be conducted by two para-medical professionals; an occupational therapist receiving training relative to the activities of day-to-day living, the students will also receive guidance to prepare them for suitable employment in the outside work force. The Social Planning Department views this type of community residential facility as a positive contribution to any community.

The students will not own or drive automobiles. Under the proposed program it is expected that not more than a maximum of three or four automobiles will visit the facility at any one time. This pattern of traffic generation is not significantly different from most normal households in the neighbourhood.

The Social Planning Department therefore recommends approval for this Development Permit Application.

However, in view of the large number of objections received by the Planning Department in response to this application the Social Planning Department will shortly undertake a review of present guidelines governing locations of Community Residential and Community Care Facilities in the City.'

The majority of the buildings within two blocks of the premises are one family dwellings. There are three personal care homes, 10 multiple conversion dwellings, one boarding house and two lodging houses within the approximate two-block radius.

City Council, in October of 1976, approved a guideline for Community Residential Facilities that suggest that such facilities should not constitute more than 10% of the population within a two-block radius. This proposal would conform to that guideline.

The Director of Planning considers that the proposed use with a maximum of eight residents and two house parents would have minimal effect on the community and recommends that the Development Permit Application be approved for a limited period of one year, at which time the matter could be reviewed. In view of the numerous objections expressed, however, by the neighbouring property owners, the matter is being referred to City Council."

The City Manager notes that the Director of Planning has power to approve this use, but has chosen to seek Council's advice, suggesting approval for one year subject to review.

The City Manager asks Council's CONSIDERATION of the matter.

FOR COUNCIL ACTION SEE PAGE(S) 65

A-7

FINANCE MATTERS

RECOMMENDATION:

1. Report on The Queen Elizabeth Theatre Garage Expenses

The Manager of Civic Theatres reports as follows:

"Clause 6 of the lease between the City of Vancouver and Metro Parking Ltd. for the operation of The Queen Elizabeth Theatre Garage dated February 1st, 1978 reads:

> 'It is understood and agreed between the Lessor and the Lessee that during the month of January in each of the years 1979 and 1980 the Manager shall examine the operating expenses of the Lessee and he shall then report to Council the anticipated operating expenses of the Lessee for the current year. The Council shall finally determine whether the operating expenses of the Lessee for that year should be increased or decreased and the amounts payable to the Lessee under clause 5(a) shall be increased or decreased accordingly, and that clause shall be amended to give effect to the Council's decision.'

The actual expenses for 1978 were $40,038.22. After paying property and business taxes of $46,705.58, the net revenues for 1978 were $30,510.74. The anticipated operating expenses for 1979 are $42,000.00 allowing for an approximate 5% increase in wages and other costs.

The Theatre Manager recommends that the estimate of $42,000.00 for garage expenses for 1979 be approved. "

The City Manager RECOMMENDS that the recommendation of the Theatre Manager be approved.

2. Emergency Telephone Recorder

The City Engineer reports as follows:

"The night emergency telephone lines in the Manitoba Yard are recorded to protect the City's interest in liability cases and to monitor the department's response in this vital area. The present equipment is old, in poor condition, and uneconomical to repair. Funds were requested in the Departmental 1979 Budget to replace the equipment.

An opportunity has now arisen whereby the three night lines at the Manitoba Yard can be connected to the existing recording equipment in the Police Communication Centre. Such a system would provide excellent recordings for our purpose, although with some awkwardness due to the remoteness of the location from our offices.

We had estimated the cost of a self contained recorder in the Manitoba Yard to be approximately $4 400, and we have now determined that the cost of making the connections to the Police system would be $2 800 This latter option is clearly the best value for the City.

Continued . . . .

Clause No. 2 Continued

"The City Engineer recommends approval of funds for the emergency telephone recorder, in the amount of $2 800, in advance of normal budget approval.

The Assistant Comptroller of Budgets and Research comments as follows:

This item is included in the 1979 operating budget of the Departmental Services and Sewers Division as a supplemental item. It is recommended that, if this request is approved, it be on the basis that it comprise priority Item #1 on the Divisions Supplemental budget request. "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Annual Review of Water Rates

The Director of Finance reports as follows:

"The Water Works distribution system of the City of Vancouver is intended to operate on a self-supporting basis, with the City purchasing water from the Greater Vancouver Water District supply system itself, and recovering the total cost, including debt charges, from the consumers of the water.

This report will recommend that the flat and metered water rates should remain at the 1978 levels.

History

It is impossible to exactly match revenues and expenditures for any given year and, for this reason, a water rates stabilization reserve was established in 1965. The years 1966 to 1969 produced surpluses which were taken into the City's general revenue as it was not considered necessary to increase the size of the reserve. In 1971, the rates were increased to provide a five year break-even period with surpluses in early years and deficits in later years. Due to high rates of inflation, this policy was changed in 1976 when rates were increased by 19.6%, the balance in the stabilization reserve expended, and the decision made to set rates on an annual basis. The 1977 rates were increased by 9.73% in order to meet increased costs and to recover a $99,000 deficit realized on 1976 operations. The 1977 operations realized a surplus of $279,581 which was transferred to the water rates stabilization reserve. In 1978, there was no increase in rates, and the increased expenses were proposed to be met by transferring $219,066 from the reserve into revenue.

As opposed to the budgeted deficit of $219,066, the 1978 operations of the Water Works will produce an estimated surplus of $482,121. This amount, when added to the 1977 surplus, will bring the total in the reserve to $761,702.

1978 Operations and 1979 Budget

The following table shows the preliminary results of the 1978 operations and the proposed 1979 budget. The 1978 revenues and expenditures are preliminary and may vary slightly when the final ledgers are closed for the year.

Continued . . . .

Clause No. 3 Continued

Water Works Operation

	1979 Estimated $	1978 Actual $	Increase 1979 Estimate Over 1978 Actual $	%
Estimated Expenditures:				
Debt Charges	3,581,557	3,462,617	118,940	3.43
Water Purchases (GVWD)	3,040,693	2,900,000	140,693	4.85
Water Rates Billing Expense	292,854	278,519	14,335	5.15
Operating & Maintenance	1,965,946	1,816,605	149,341	8.22
Total Expenditures	8,881,050	8,457,741	423,309	5.00
Estimated Revenues:				
Flat Rate	3,960,200	3,922,845	37,355	0.95
Metered Rate	4,920,850	5,017,017	(96,167)	(1.92)
Total Revenue	8,881,050	8,939,862	(58,812)	(0.66)
Estimated Surplus - 1978		482,121	482,121	

Analysis

a) Metered water

The consumption of metered water is, within certain ranges, difficult to predict and factors such as weather can vary the degree of consumption. 1978 consumption was higher than predicted resulting in $207,000 excess revenue. 1979 estimates are based on a four year average of metered water consumption.

b) Water purchases

The cost of water for 1978 from the G.V.W.D. was $364,000 less than originally budgeted. The original budget was developed by the City necessarily prior to the G.V.W.D. providing the City with their estimates and accordingly, the original budget reflected the prior year costs plus an allowance for inflation. The actual water purchase costs have remained constant over the last four years. The 1979 estimate, reflecting early G.V.W.D. estimates, reflects a modest increase over 1978.

c) Surplus

Even though 1978 operations were budgeted for a deficit of $219,066, a surplus of $482,121 was realized, reflecting a total variance of $701,187. This variance arose primarily out of the above two noted factors for water purchases and metered revenue plus an underexpenditure of $100,000 on debt charges (due to the fact that the City did not proceed with an anticipated bond issue in 1978).

Water Rates for 1979

The estimated revenues for 1979 on the previous table have been derived utilizing the 1978 water rates. As can be seen on the table, the 1979 operations can realize a balanced budget with no rate increase. An alternative might be to bring the accumulated surplus of $761,702 in the Water Rates Stabilization Reserve into revenue and to reduce water rates for 1979 by approximately 8%. This action is not recommended because, in 1980, rates would have to increase by the same 8% plus any additional amount reflecting 1980 inflation of costs. Because the City has not issued any water works debentures for some time, the expected 1979 debenture issue will have a significant impact on the 1980 debt charges. The recommended action is to keep 1979 rates unchanged and use the accumulated surplus in 1980 to offset inflation and keep rates in 1980 relatively unchanged also.

Continued . . .

Clause No. 3 Continued

" It should be noted that the water works utility is exempt from the new Provincial regulations regarding the 5% limit on expenditures and treatment of prior year surpluses.

Strata Title Duplexes

The current rates for duplexes is $64.50, based on the single residential rate of $47.50 plus $17.00 for an additional residential unit. For strata title duplexes, the water rates have to be billed separately to each strata lot and current practice has been to bill one-half of the $64.50 to each strata lot. This practice has not been reflected in the by-law, and it is recommended that the by-law be amended to charge strata title duplexes $32.25 per annum as a flat charge for water.

Recommendations:

It is recommended that:

A. The present water rates not be changed for 1979.

B. The surpluses on the 1978 operations be transferred to the Water Rates Stabilization Reserve and any surplus or deficit on 1979 operations also be transferred to or provided from the Reserve.

C. The Water Works By-law be amended to provide for a flat rate water charge for strata title duplexes of $32.25 per annum."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

PROPERTY MATTERS

RECOMMENDATION

1. Assignment of Lease of Larwill Park (Bus Depot)

The Supervisor of Properties reports as follows:

"City-owned Block 48, D.L. 541, known as Larwill Park was leased to B.C. Hydro until December 31, 1978 with an option to renew for a further ten years. B.C. Hydro exercised this option and on August 15, 1978 Council approved a rental of $354,145.40 per annum plus taxes for the period January 1, 1979 to December 31, 1983.

On October 17th and October 31, 1978 there were reports to Council concerning the actions of the Provincial Government in ordering B.C. Hydro to divest itself of transit facilities by March 31, 1979 and the creation of Pacific Coach Lines Ltd. by an amalgamation of Pacific Stage Lines and Vancouver Island Coach Lines.

There have been discussions between B.C. Hydro, Pacific Coach Lines and the City regarding the lease of the Larwill Park Bus Depot. As a result of these discussions the City has received a letter dated December 21, 1978 from B.C. Hydro requesting the consent of the City to assignment of the Lease to Pacific Coach Lines.

It is therefore recommended that B.C. Hydro and Power Authority be granted the right to assign the Lease of Block 48 D.L. 541, effective as of March 31, 1979, to Pacific Coach Lines Limited. The assignment to be drawn to the satisfaction of the Supervisor of Properties and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. False Creek, Area 6, Phase 1, Heather Parking Facility - Subdivision

The Development Consultant reports as follows:

"Purpose

The purpose of this report is to seek Council approval of the subdivision of the parcel of property on which the Heather Parking Facility is to be built by Frank Stanzl Construction Ltd.

Background

Council, at its meeting on June 22, 1976, approved the terms of the lease to be entered into between the City and Frank Stanzl Construction Ltd. for the construction of a parking facility on a parcel of property known as Lot 12, Plan 16003, False Creek.

Subsequently, a design of the building has been approved by the Development Permit Board and City officials have almost concluded negotiations on revised lease and sublease terms, all within a budget previously approved by Council, which will be presented to Council with a recommendation for approval within the next few weeks.

..../2

Clause No. 2 cont'd:

The conclusion reached by City officials is that it is desirable to subdivide Lot 12 into 4 legal parcels, which will remain in City ownership and one of which would be leased to Frank Stanzl Construction Ltd. to construct a parking facility.

Recommendations

It is recommended that:

a) Lot 12, Plan 16003, False Creek be subdivided into 4 parcels as shown on the plan prepared by the City Surveyor and marginally numbered LD 1626.

b) The said plan of subdivision be signed on behalf of the City of Vancouver and registered in the Land Registry Office. "

The City Manager RECOMMENDS that the foregoing recommendations of the Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 66

B

MANAGER'S REPORT

January 12, 1979

TO: Vancouver City Council

SUBJECT: French Warships Visit - March 1 - 6, 1979

CLASSIFICATION: CONSIDERATION

On January 9, Council deferred a request for $3,000 to assist the Vancouver Sea Festival Society to entertain French warships visiting Vancouver March 1 - 6, 1979. The deferral was made to obtain a report from the City Manager on implications and precedences that would be established.

I have contacted the following:

Ray Greenwood, Vancouver Sea Festival Society
HMCS Discovery
Cmdr. Aldridge, Queen's Harbour Master, Esquimault,

to discover the number of visiting warships apart from those coming to the Sea Festival or to other special events like the Captain Cook celebrations.

Two countries, Britain and Japan, send two or three warships each every other year. In each case, the Canadian navy is accustomed to host them and there is no necessity for City involvement.

Other countries (e.g. Europe, Americas, Russia) send visiting ships only rarely and at unpredictable intervals, maybe averaging once a year in total. The visits of "Jeanne d'Arc" and "Forbin" are in connection with the Tahitian celebrations, and can be treated as a special case, in view of Canada's cultural connections with France and the request of the French Consul General.

If Council were to approve the request, it is possible that similar requests might be received. However, these would be rare and intermittent, averaging one a year, and each could be considered on its merits.

The request from the Vancouver Sea Festival Society for $3,000 is therefore again before Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 66

C

MANAGER'S REPORT

DATE January 5, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Application - Conversion
3001 - 3003 Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Beverly Joyce Hauff, owner of 3001 - 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RS-2 One-Family Dwelling District and a two-family dwelling on a site not less than 7,200 square feet in area, subject to the RT-2 District Schedule regulations, is a conditional use which may be approved by the Director of Planning. The existing semi-detached two-family dwelling was approved under Development Permit Application 78994 on January 27, 1978. The site has a frontage of 67 feet and a depth ranging from 162 feet to 165 feet. (See Appendix 'A' for the site plan.)

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Strata Plans; and

2. Statement of ownership and declaration that there are no residential or commercial leases with respect to the property.

BACKGROUND

The property owner, Beverly Hauff, lives in one of the dwelling units, 3003 Point Grey Road. The other dwelling, 3001 Point Grey Road, is occupied by a Mr. and Mrs. McDowell. As indicated by the owner, there are no existing leases.

The Director of Planning notes that the applicant did not submit a declaration by a qualified consultant such as an Architect or Engineer. As well, the Director of Planning has not requested such a declaration on the basis that the building is of recent construction. If the owner had designated this development as Strata Title at the time she was seeking approval for her Development Permit Application, the City would not have been involved with the Strata Title of this property. The applicant would have simply had to present this strata plan to the Superintendent of Insurance in Victoria.

DIRECTOR OF PERMITS AND LICENCES

With regard to the condition of the building, the Director of Permits and Licences reports as follows:

"The above building was erected under Permit issued on February 6, 1978 and conforms to all relevant City By-laws and can, therefore, be approved for Strata Conversion."

DIRECTOR OF SOCIAL PLANNING

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"Mrs. McDowell, the occupant of 3001 Point Grey Road advises that she and her husband do not hold a residential lease on the property and further that they have no objections to this Strata Title application."

The Director of Social Planning recommends approval of this application.

Continued...

RECOMMENDATION: The Director of Planning with concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 67

DISTRIBUTED MONDAY

D

MANAGER'S REPORT

DATE January 10, 1979

TO: Vancouver City Council

SUBJECT: Federal Employment Program - Young Canada Works (1979)

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer and Director of Finance report as follows:

"The Government of Canada has announced that there will be a Young Canada Works Employment Program for the summer period of 1979.

Young Canada Works (1979) is similar to the 1978 program, providing employment for students and youth. An approved project must start after April 30, 1979 finishing within six (6) to eighteen (18) weeks and by September 8, 1979. Projects must provide a minimum of three (3) jobs for six (6) weeks.

COST SHARING

The Federal contribution to the weekly cost has not changed over the last two years and is

..... to wages of one project manager;	up to $156
..... to wages of other workers;	up to $120
..... to fringe benefits, materials equipment, etc.;	up to $30.00 per person

Using the 1978 base union rate for 'other workers' and assuming materials, etc., costs within the Federal contribution, the City share of the cost would be:

'Inside' workers (V.M.R.E.U.)	(P.G. 9)	38%
'Outside' workers (C.U.P.E. Local 1004)	(Lab I)	54%

NOTE: Wages above base rates, materials, equipment, etc., beyond the Federal amount or any wage increases in 1979 will be added to the City share of the cost.

TIMING AND PROCEDURE

If Council decides that the City will participate in the Young Canada Works (1979) program, it is suggested that the Standing Committee on Finance and Administration be authorized to review proposals during the period January 22 to 26, 1979 and to approve applications to be submitted Canada Employment.

DIRECTOR OF FINANCE'S COMMENTS

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in Young Canada Works.

A. Young Canada Works (1979) would be funded out of that portion of the 1979 Revenue Budget that is subject to the Provincial 5% restrictions.

B. The following summary shows the City's contribution from the Revenue Budget on various projects for 1976, 1977 and 1978:

	1976	1977	1978
1975-1976 L.I.P.	$173 978	-	-
1976-1977 L.I.P.	32 000	$224 838	-
Young Canada Works (1977)	-	90 439	-
Young Canada Works (1978)	-	-	$ 72 393
Canada Works Phase I	-	78 359	-
Canada Works Phase II	-	108 338	25 240
Canada Works Phase III	-	-	54 721
Provincial Youth Employment (1976)	39 698	-	-
Provincial Youth Employment (1977)	-	28 918	-
Provincial Youth Employment (1978)	-	-	35 066
	$245 676	$530 892	$187 420

C. Council approved a City contribution of $90 000 for Young Canada Works in 1978; however, only $72 000 was expended due to limited Federal Government Project approval.

D. For Council's information, it is expected that a Provincial Youth Employment Program (1979) will be announced later this year. The status of a 1979 Federal Canada Works program is unknown.

E. I anticipate severe problems in meeting the 5% growth limit specified by the Province for our budget, therefore, cannot recommend any City participation in the 1979 Young Canada Works program.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION.

(a) The question of whether the City will participate in Young Canada Works (1979).

(b) If the City is to participate, the setting of a maximum City cost for Young Canada Works.

The City Engineer RECOMMENDS that:

(c) If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.

(d) The City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required, and

The Director of Finance RECOMMENDS that:

(e) That given the anticipated severe budget problems in 1979, the City not participate in the 1979 Young Canada Works program."

The City Manager notes that in the past at least some projects involved no or minimal additional City cost, and some provided service or extended services which would otherwise be done later at City cost. Council may wish to reduce the maximum approved City contribution to $50,000, from last year's $90,000 approved ($72,000 actual).

The City Manager submits (a) and (b) for CONSIDERATION, and RECOMMENDS (c) and (d) be approved.

FOR COUNCIL ACTION SEE PAGE(S) 67

DISTRIBUTED MONDAY

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 11, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 11, 1979, at approximately 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION

1. Recent Provincial Government Restrictions on Municipal Budget

The Committee considered the attached letter dated January 4, 1979, from the Minister of Municipal Affairs and Housing and press release issued by the Minister of Finance announcing a series of budget controls for all levels of local government for the year 1979. The Minister states that the purpose of the controls is to provide a measure of protection to the taxpayers of the Province against any abnormal rise in taxation.

The following program was outlined in the press release, and is to be implemented for 1979:

"LOCAL GOVERNMENTS

To control property tax increases levied by municipalities and regional districts:

1. No 1979 municipal general purpose mill rate will be allowed to be increased over 1978 level and no municipal or regional district budget to be increased more than five per cent. Any exception must be of an extraordinary nature and must be approved by the Inspector of Municipalities.

2. Surplus Controls:

(a) For 1979: Municipalities will be required to treat their unexpended general revenue fund surpluses for the years 1977 and 1978 including the unexpended appropriated surpluses for those years as revenue for 1979 budget purposes. Any exception to this policy must be approved by the Inspector of Municipalities.

(b) Future Guidelines: Guidelines will be established by the Ministry of Municipal Affairs for reserve and surplus levels and studies conducted in conjunction with a Special Committee of the Union of B.C. Municipalities to identify procedures for reducing or increasing surplus or reserve funds to the guideline levels.

3. As recently announced by the Ministry of Health, hospital district budget increases will be held to five per cent or less.

cont'd....

Clause No. 1 cont'd

SCHOOL DISTRICTS

1. Municipal Councils will be requested to meet with local school boards to work out a program to minimize local school district taxes.

2. To improve school district fiscal management:

   (a) The Ministry of Education will accelerate the development of the budget performance evaluation program, including incentive provisions for school districts showing excellent fiscal management.

   (b) The following Ministry of Education processes shall be expeditiously implemented:

   - five-year budget forecasting by school district
   - distribution of analysis of five-year forecasts showing each district where they stand
   - development of key management efficiency indicators including numbers of professional staff, non-professional staff, other major expenditures
   - use of provincial funding to provide incentives for improved performance
   - disclosure of provisional school budgets to municipal councils before school districts set final budgets.

3. Present pupil/teacher ratios shall be considered as a floor with every effort being made to improve the deployment of current staff to improve productivity.

4. Administrative salaries that are too high by provincial standards will be identified and brought into line.

5. Budgetary restraint on capital expenditures will be exercised to ensure that both provincial and local dollars are spent in areas of highest priority.

6. Provincial grants to school districts and/or home-owners will be increased."

The Director of Finance outlined implications of the program on the City's budget and advised that many of the statements need clarification such as "unexpended surpluses" before the final effects of the controls can be assessed. There are also many factors not yet determined that will have a large impact on the budget such as wage demands for 1979, the revenue sharing formula, and welfare cost sharing.

The Mayor advised that he had met with the Minister of Finance and other officials to discuss the controls. He advised the Minister that Vancouver had been following a tight budget program for sometime. The limitations set out will affect municipalities with varying impact, and will particularly affect those municipalities that had built up excess surpluses. Some form of limitations will apply beyond 1979 and will be worked out with U.B.C.M.

During the ensuing discussion, concern was expressed at the manner in which the regulations have been imposed, as it infringes on local government autonomy and not enough thought has been given as to how the limitations will affect individual municipalities. It was agreed that the Provincial Government should be urged to negotiate the matter with U.B.C.M.

cont'd....

Clause No. 1 cont'd

Following further discussion, it was

RECOMMENDED

THAT the Mayor be requested to forward a letter on behalf of the Council expressing our strong concerns and pointing out in particular specific areas of difficulty to the City, and further, the letter be presented to Council with this report.

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FOR COUNCIL ACTION SEE PAGE(S) 68

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 23, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students participating in Special Classes at Jericho Hill School for the Deaf, under the direction of their teachers, Miss Astin and Miss Horncastle.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari
THAT the Minutes of the Regular Council Meeting of January 16, 1979, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVEDby Ald. Puil
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Development Permit Application
No. 82556 - 3812 Osler Street.

Council, on January 16, 1979, agreed to hear representation from Mr. T. W. Meredith, Executive Director of the Vancouver Neurological Centre, the applicant, and a representative of the area residents. Consequently, Council deferred consideration of a City Manager's report on Development Permit Application No.82556 - 3812 Osler Street, in which the City Manager submitted for consideration the Director of Planning's recommendation that this Development Permit Application be approved for a limited period of one year, at which time the matter be reviewed. At the same meeting Council also instructed the Director of Social Planning to report to today's meeting on the actual number of people living in community care facilities in the Shaughnessy area.

In a report distributed this day the Director of Social Planning reported as requested and recommended that the City Manager report back to Council after consultation with the Directors of Planning, Permits and Licenses and Legal Services, and the Medical Health Officer on appropriate procedures to control the use of rooming houses to provide care.

Mr. Meredith addressed Council and referred to his letter of January 9, 1978, (circulated) in which he put forward the reasons why his society is requesting approval of this development on a permanent location to establish a community residential facility to teach independent living skills to young adults with minimum neurological deficits. Mr. Meredith reiterated that there will be full time supervision in the form of house-parents and the program will be supervised by a social worker and an occupational therapist. Mr. Meredith advised that the society's option on these premises expires on January 31, 1979 and, because of the neighbourhood opposition, it is doubtful if a further extension will be granted to his society.

Mrs. Boult, representing residents in the area, referred to a brief, which had been previously circulated. Mrs. Boult referred to the City Manager's report distributed this day and, in response to a query from the Mayor, indicated that she would appreciate this matter being deferred to the evening to provide her an opportunity of considering this report and discussing the matter with the Director of Social Planning.

MOVED by Ald. Kennedy
THAT consideration of this matter be deferred to this evening's meeting to permit Mrs. Boult an opportunity of considering the City Manager's report dated January 22, 1979, and discussing the matter with the Director of Social Planning.

- CARRIED

(Alderman Marzari opposed)

Alderman Harcourt arrived at this point.

2. Rory's Auto Towing Ltd.,
and Westburn Services Ltd.

Council, on December 12, 1978, approved the recommendation of the Community Services Committee dated November 30, 1978, that Rory's Towing Ltd., and Westburn Services Ltd., be requested to appear before Council to show cause why their licenses should not be revoked, and resolved - 'That this show cause hearing be heard by Council at its meeting on January 9, 1979'.

Cont'd...

DELEGATIONS (Cont'd)

Rory's Auto Towing Ltd. (Cont'd)

Council, on January 9, 1979, passed the following motion:

"THAT Council reluctantly accede to the request of Mr. A.J.Achtem for a deferment of the show cause hearing with respect to Rory's Towing Ltd. and Westburn Services Ltd.;

FURTHER THAT this show cause hearing be scheduled for the Council meeting on January 23, 1979, and the principals involved be advised the matter will definitely proceed on that date and that Council will not agree to any further deferment."

Appearing before Council this day were Mr. Rory Washtock owner of the firms in question and his counsels, Mr. A.J.Achtem and Mr. Rothe. At the request of Mr. Washtock's counsel representation was heard from Mr. Wes.Wills, Automotive Retailers Association,who requested Council to ensure that the City's by-laws be not only fairly and equitably enforced, but appear to be as well. He stated that his association has received only one complaint about the operation of Mr. Washtock's firm over a period of one year.

Mr. Rory Washtock reviewed the history of his firm's problems with the City's by-law and stated it is difficult for a towing firm to comply with the City's requirements. Since November of last year Mr. Washtock has been operating in conjunction with a security firm, North Western Security Ltd., and, as a result, a large number of problems which his towing firm had encountered with clients, have been eliminated. Mr. Washtock then proceeded to review a number of complaints received about his firm and to explain or refute the statements made in these complaints.

Mr. Ken Armstrong,City Licence Inspector,stated that North Western Security Ltd. is a licensed company in Vancouver and the manager has informed him that he does have staff checking on various parking lots. This staff is authorized to use a tow-away notice and to call Rory's Towing. Since November 1st last year very few of the tow-away slips related to Rory's Towing have been improperly signed, in fact there have been none since November 1st, 1978. However, he stated there have been some other problems such as towing-away vehicles without the lots in question having valid signs. He also cited another incident where cars have been towed away from a lot on Robson Street, although the owner's lease expired at the end of the year as also, presumably, did his contract with Rory's Towing.

Mr. Rothe then reviewed some of the specific complaints received against this firm and refuted some of the statements contained therein.

The Mayor referred to four additional complaints received within the last few days and suggested this matter be deferred until after the Council's recess to provide an opportunity of reviewing any new information which may be available on these complaints.

MOVED by Ald. Bellamy
THAT further consideration of this item be deferred until after Council's recess this afternoon.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

3. Rezoning Application: S/E Corner 16th Avenue and Burrard Street

On November 28, 1978, Council deferred consideration of a City Manager's report dated November 22, 1978 in which the Director of Planning reported on a rezoning application from Elmitt Construction Ltd., that the property on the S/E corner of 16th Avenue and Burrard Street be rezoned from RS-4 One-family Dwelling District to CD-1 Comprehensive Development District for the purpose of constructing four detached dwelling units. In the report the City Manager recommended approval of the Director of Planning's recommendation that this application be not approved.

Mr. Grant - architect for the applicant, addressed Council and reviewed the background of this application. He requested that Council forward this application direct to Public Hearing.

Mr.P. Owen - Chairman - Shaughnessy Heights Property Owners Association, addressed Council and referred to a brief previously circulated in which the Association supports Elmitt Construction Ltd., application for rezoning of this site.

MOVED by Ald. Little
THAT the rezoning application from Elmitt Construction Ltd., with respect to the S/E Corner of 16th Avenue and Burrard Street be referred direct to a Public Hearing.

- CARRIED

(Ald. Boyce, Marzari and Rankin opposed)

RECOGNITION

Retirement - Mr. H.W. Gray - Zoning Planner

At this point in the proceedings the Council recognized Mr. Wilf Gray, the Zoning Planner, who is retiring on January 31st 1979. Mr. Gray started with the City in November 1943, and became the Zoning Planner in August 1964.

Mr. Gray was presented with a Retirement Certificate commemorating his thirty-five years with the City, and silver cuff-links.

Alderman Ford presented a bouquet of spring flowers to Mrs. Gray.

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The Council recessed at 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 4:55 p.m., with the same Members present.

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DELEGATIONS (Cont'd)

Rory's Auto Towing Ltd.,
and Westburn Services Ltd.(Cont'd)

As agreed earlier this day Council resumed its 'show cause' hearing with respect to Rory's Auto Towing Ltd., and Westburn Services Ltd.

P.C.781 Advocat was present and substantiated comments made by a complainant with respect to an incident which occured on Friday, October 6, 1978.

Mr. Achtem then called on Mr. Harrison, owner of the lot on Robson Street referred to earlier by the Licence Inspector, who stated that whilst he had closed down his operation on this street on December 31, 1978, he had given Rory's Towing Ltd. permission to continue towing-away from this lot during January 1979.

Mr. Washtock stated that it is difficult to maintain the necessary signs on parking lots because of vandalism and that when his firm is advised that the signs have been torn down, they endeavour to immediately replace them.

Mr. Bill Dean - President and major shareholder of North Western Security Ltd. stated that in his opinion, with the hiring of his firm by a number of parking lots, the problem of unauthorized towing has been greatly reduced. This company has one patrolman and one supervisor surveying over twenty parking lots plus various buildings in the City during the evening and night hours.

In response to a question the License Inspector indicated that issuance of 1979 licences to Mr. Washtock's firms has been withheld pending this 'show cause' hearing.

MOVED by Ald. Marzari
THAT the Director of Permits and Licences be instructed not to issue a business licence for 1979 to Rory's Towing Ltd.

- LOST

(Ald. Bellamy, Boyce, Ford. Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT the Director of Permits and Licences be instructed not to issue a business licence for three months from this date to Rory's Towing Ltd.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy, Little and Rankin opposed)

MOVED by Ald. Rankin
THAT the Director of Permits and Licences be instructed not to issue a business licence for one month from this date to Rory's Towing Ltd.

- CARRIED UNANIMOUSLY

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The Council recessed at 5:55 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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The Council, in Committee of the Whole, reconvened in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the following members present.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (Cont'd)

Development Permit Application
No. 82556 - 3812 Osler Street (Cont'd)

As agreed earlier this day Council continued its consideration of the application by the Vancouver Neurological Centre for a Development Permit Application with respect to 3812 Osler Street.

The Director of Social Planning circulated a map showing the area surveyed by his department and referred to in his report circulated earlier this day. He also submitted the following amended recommendations in relation to this report:

1. City Manager report back to City Council following consultation with the Directors of Planning, Permits and Licenses, Legal Services, Medical Health Officer and the Shaughnessy Heights Property Owners Association and other interested Shaughnessy residents on appropriate procedures to control the use of rooming houses to provide care.

2. The Director of Planning be requested to withhold approval of further development permit applications for Community Residential Facilities in the RS4 area pending receipt of the above report by Council.

Mrs. Boult disputed the choice of area surveyed by the Director of Social Planning. She questioned if this survey was a fair and equitable one in relation to the property in question.

MOVED by Ald. Rankin
THAT the Director of Planning be advised that Council has no objection to approval of Development Permit Application No.82556 for 3812 Osler Street for a limited period of one year, at which time the matter be reviewed:

FURTHER THAT the amended recommendations of the Director of Social Planning, circulated this day and quoted above, be approved.

- CARRIED

(Mayor Volrich opposed)

4. Sunday Store Closing

On November 21, 1978 Council agreed to hear a number of delegations on Regulation of Shopping Hours, which was the subject of a Manager's report dated September 21, 1978, approved by Council on October 17, 1978.

Con t'd...

DELEGATIONS (Cont'd)

Sunday Store Closing (Cont'd)

Before Council for consideration this day was a Manager's report dated January 12, 1978 setting out the enforcement program and procedures on shopping hours previously approved. In this report the Director of Permits and Licences advised on stores found to be open in contravention of Council's resolution of October 17, 1978, and actions taken by the Director of Permits and Licences in this regard. Council heard representation from the following speaking against Council's enforcement program and procedures relating to store closing:

Mr. Ben Wosk, Wosk's Ltd., - brief filed.
Mr. Harry Hammer, The Warehouse - brief filed.
Mr. L.D. Cristall, Alex Cristall's Tool Town Ltd. - brief filed.
Ms. Eva Sun, owner - retail supermarket.
Mr. Frank Helden - private citizen.

All of the above claimed that the current guidelines on Sunday store closing are discriminatory in that they permit stores in Gastown and Chinatown Historic Areas to remain open on Sundays as well as some statutory holidays. In addition discrimination is exercised in allowing lumber yards to remain open but requiring stores,which sell items of a similar nature to those sold in these lumber yards,to close.

Mr. Branca, representing Mr. Jack Jung, operator of Movieland Arcade, stated that his client is required to be licensed as a retail store when, in fact, he is providing entertainment. He requested that the City's by-law No. 5711 be amended to permit operations such as his client's to remain open.

Mr. S. Glazer, representing London Drugs Limited, spoke in opposition to the City's guidelines on Sunday Closing and referred to a brief previously circulated.

Mr. D. Jung, representing Lower Mainland Independent Grocers Association, spoke in opposition to any further extension of Sunday shopping hours. His Association welcomes the Attorney-General's concern in this matter and hopes that the new legislation proposed by the Attorney-General will be forthcoming in the near future.

Ms. Sunny Lewis, a private citizen, spoke in favour of Sunday opening.

Mr. J. McIver, owner of McIver's Appliance Centre and Mrs. Joan Wallace, Retail Merchants Association of Canada, both strongly opposed Sunday shopping hours.

Mr. Pabani, owner of an East Indian grocery store on Main Street, spoke against the restrictions placed on size of grocery stores which are permitted to remain open on Sundays.

MOVED by Ald. Puil
THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and inneffective,

AND WHEREAS the Attorney-General's Department has refused to proceed with prosecution of those operations which have violated the Lord's Day Act:

Cont'd....

DELEGATIONS (Cont'd)

Sunday Store Closing (Cont'd)

BE IT RESOLVED THAT

A. The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C.

B. The City of Vancouver not proceed with 'show cause' hearings of Sunday shopping regulations until such time as the Provincial Government has resolved this situation.

It was agreed to take separate votes on the resolutions contained in the above motion, as follows:

MOVED by Ald. Puil
THAT resolution 'A' quoted above, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT resolution 'B' quoted above, be approved.

- LOST

(Ald. Gerard, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Little
THAT the representations be received and Council take all necessary action to enforce the Sunday Closing By-law in Vancouver, including 'show cause' proceedings if necessary to ensure uniformity in this matter.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Puil opposed)

MOVED by Ald. Little
THAT the City's guidelines on Sunday Store Closing, as detailed in the City Manager's report dated January 12, 1979, be referred to the Community Services Committee for review with respect to uses permitted on Sunday.

- CARRIED

(Ald. Bellamy, Boyce, Ford and Puil opposed)

UNFINISHED BUSINESS

1. Strata Title Application - Conversion - 3001-3003 Point Grey Road

Council, on January 16, 1979, deferred consideration of a City Manager's report dated January 5, 1979, at the request of Alderman Puil to provide an opportunity to investigate the application further. In this report the City Manager recommended that the following recommendation of the Director of Planning be approved:

"This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Strata Title Conversion
Point Grey Road (Cont'd)

Alderman Puil advised that he did not wish this matter deferred any further and therefore

MOVED by Ald. Puil
THAT the recommendation of the City Manager as contained in his report dated January 5, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Request for Sponsored Luncheon
Canadian Museums Association

Council noted a request from the Canadian Museums Association dated November 24, 1978, that the City sponsor a luncheon in the Stanley Park Pavilion on Tuesday, May 29, 1979 in conjunction with the Association's Annual General Meeting to be held in Vancouver from May 28 to June 1, 1979.

MOVED by Ald. Ford
THAT the communication from the Canadian Museums Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Monument to Honour
Captain George Vancouver

In a letter dated January 8, 1979, the Department of Indian and Northern Affairs advised that the Minister has approved the erection of a distinctive monument to Captain George Vancouver in the City of Vancouver under a cost-ceiling of $100,000, to include landscaping. The Department requested Council's support of Parks Canada's proposal.

MOVED by Ald. Little
THAT Council accept the offer of the Minister of Indian and Northern Affairs, who is also responsible for National Historic Park Sites, to erect a distinctive monument to Captain George Vancouver in Vanier Park.

- CARRIED UNANIMOUSLY

3. Rezoning Applications
Hudson Street Area

Council noted a request from the Hudson Street Property Owners Association to appear before Council when the following rezoning applications are before it for consideration, which is anticipated to be in mid-February:

1) 57th Avenue and Hudson Street
2) South side of West 54th, between Oak and Hudson
3) 1105 West 57th Avenue.

MOVED by Ald. Rankin
THAT the delegation request from the Hudson Street Property Owners Assocation with respect to rezoning applications in the area, be approved and the delegation be heard when the relevant reports are before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Proposed Low Cost Housing
2nd Avenue and Wallace Street

Council noted a request from Jericho Area Citizens' Association dated January 18, 1979, to address Council at the earliest possible opportunity on the G.V.R.D. Low-cost housing project proposed on the presently vacant site at 2nd Avenue and Wallace Street.

MOVED by Ald. Kennedy
THAT the delegation request from the Jericho Area Citizens' Association to appear with respect to the proposed low-cost housing project for 2nd Avenue and Wallace Street, be approved.

- CARRIED

(Ald. Puil opposed)

Alderman Little requested that the City Manager submit a status report to Council on this matter when the delegation is before it; the Mayor so directed.

The Mayor also instructed the Clerk to communicate this action of Council to the G.V.R.D.

5. Qualifications for
Appointments to Boards

Council noted the following communication from the Downtown Business Association;

"Last month the City kindly invited the DBA to submit nominations for appointment to civic boards and commissions. While a number of members were interested in having their names considered, none live or own property within the City of Vancouver so could not qualify.

However, these business people work in Vancouver and, through their firms, pay taxes in the City. The DBA feels that people who work and pay taxes in the City certainly have a stake and interest in the affairs of Vancouver and for that reason would ask that the qualifications for appointment to boards and commissions be reconsidered by Council.

With thanks for your consideration of this matter."

Council was advised that there is a City By-law which permits Council, by a two-thirds majority vote, to waive the residence requirement with respect to various Boards and Commissions.

MOVED by Ald. Little
THAT the foregoing communication from the Downtown Business Association be received.

- CARRIED UNANIMOUSLY

The Mayor requested the City Clerk to apprise the Downtown Business Association of the pertinent by-law.

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Equal Employment Opportunity Program.
S.E.A.R.C.H.

Council noted a request from S.E.A.R.C.H. dated January 19, 1978, to address it when the City Manager's report on the Equal Employment Opportunity Program is considered on February 6, 1979. The City Clerk advised that a similar request had been received from the Vancouver Status of Women.

MOVED by Ald. Harcourt,
THAT the delegation requests from S.E.A.R.C.H. and the Vancouver Status of Women, be approved.

- CARRIED UNANIMOUSLY

7. Plebiscite - Ward System

Council noted the following communication, dated January 18, 1979 from the Committee of Progressive Electors:

"I am writing you on behalf of COPE re the upcoming Council debate on the results of the plebiscite which favoured the full ward system.

It is my understanding that you have deferred any discussion on the matter pending some proposals by the Mayor, and that when these are received you will consider them along with Alderman Rankin's notice of motion on the subject, and at the same time rule whether or not delegations will be heard.

With the greatest of respect we feel that this approach to the question of delegations is not very good, and we suggest the following procedure in the interest of courtesy and the maximum citizen input on the matter:

1. That Council decides the meeting time and place two weeks in advance, and at the same time that this is done, Council decides that all delegations who ask in writing to appear, up to 48 hours prior to the meeting time, be given the right to speak.

2. That Council decides to hold the hearings at night, in a public building capable of seating a large number of people.

The question of the form of government is the most important one to come before Council in forty years, and we believe that the procedure outlined above is fitting, reasonable and democratic.

Would you kindly put this request to the next meeting of Council. In the event that you decide to hear delegations, please take this letter as notification that we wish to make representation."

The Mayor commented that this was not a delegation request as Council has resolved to consider delegations on this matter when the Mayor's report on Electoral Reform Procedures is before it.

MOVED by Ald. Puil
THAT the communication from the Committee of Progressive Electors be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Floating Homes and Other Tenants - Bayshore Expansion

Council, on January 16, 1979, when considering the matter of floating homes and other tenants of the Bayshore Inn affected by the proposed expansion of this hotel, directed the Mayor request an extension to June 30th for relocation of these tenants.

In a memo dated January 22, 1979, the Mayor reported as follows on the result of his meeting with representatives of Western International Hotels Limited, and recommended that Council agree and approve the following:

With reference to the industrial tenants, the Company will be meeting with each of them individually to determine their particular needs in terms of time for relocation. Some may be able to move at an earlier date than June 30th, others may need the full time. The Company will provide them with the necessary extensions to accommodate their particular needs and schedules.

With reference to the floating homes, the Company will agree to an extension to June 30th.

At the same time the Company requests and expects the following:

1) That the City will try to assist in relocating these homes at an earlier date if at all possible.

2) That the City will expedite any process necessary to enable the Company to go ahead with its development, including the issuance of a demolition permit at this time, to be used after the relocation of the tenants, or June 30th at the latest.

MOVED by Ald. Bellamy
THAT Council agree and approve the foregoing with reference to relocation of the industrial and floating home tenants who presently occupy the property and water lots next to the Bayshore Inn.

- CARRIED UNANIMOUSLY

9. Unity Petition

To a memo dated January 22, 1979, the Mayor appended a copy of the Unity Petition which Council has been asked to support and approve. The Mayor recommended that Council record its approval and support of the Unity Petition.

MOVED by Ald. Harcourt
THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

10. Riley Park Recreation Complex Improvements Project

The Park Board, in a letter dated January 23, 1979, requested Council's approval of the following resolution passed at its meeting on January 22nd 1979.

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Riley Park Recreation Complex
Improvement Project (Cont'd)

"THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Fairview Construction Limited, in the amount of $566,511, for the construction of the Riley Park Recreation Complex renovations and additions."

MOVED by Ald. Harcourt
THAT the foregoing resolution of the Board of Parks and Recreation, be approved.

- CARRIED UNANIMOUSLY

11. Trade/Convention Centre

At an 'In Camera' meeting earlier this day Council resolved that the following memo from the Mayor, dated January 22, 1979, be considered in open council.

"What I have to recommend in this memorandum will, to a large extent, depend on the decision to be made by Council arising out of further negotiations which have taken place with the Provincial Government, on which I will report verbally.

If Council should decide to "go ahead" on the basis of discussions with the Province, I think it would be advisable for Council at this time to appropriate a sum of $1 million out of 1978 surplus, to be set aside as our first contribution to the cost of the project. 1978 surplus will likely end up between $2 - 3 million."

MOVED by Ald. Rankin
THAT Council defer consideration of appropriation of a sum of $1,000,000 out of its 1978 surplus to be set aside as its first contribution to the cost of the Trade/Convention Centre,until such time as Council considers its 1979 revenue budget.

- LOST

(Ald. Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Harcourt
THAT Council instruct the City Manager to include the sum of $1,000,000 from its 1978 surplus in its 1979 budget to be presented to Council for approval at the end of March. This sum to be set aside as the City's first contribution to the cost of the Trade/Convention Centre.

- CARRIED

(Ald. Marzari and Rankin opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 19, 1979

Works & Utility Matters
(January 19, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Undergrounding Traffic Signal Plant on 12th Avenue at St. George Street, Fraser Street, Clark Drive and Commercial Drive Intersections
Cl. 2: Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment
Cl. 3: Closure of Portion of Lane South of Pender Street between Columbia and Pender-Keefer Diversion
Cl. 4: Lease of Portion of Chestnut Street between Cornwall and York Avenues

Clauses 1, 2, 3 and 4

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 19, 1979)

Champlain Heights - Enclave 15:
Lease Payment Schedule - Abacus
Cities Limited (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(January 19, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Barber Shops - Hours of Operation
Cl. 2: Fuel By-law No. 3779

Barber Shops - Hours
of Operation (Clause 1)

MOVED by Ald. Harcourt,
THAT consideration of this Clause be deferred pending a further clarification report from the City Manager.

- CARRIED

(Alderman Rankin opposed)

Fuel By-law No. 3779
(Clause 2)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(January 19, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Tender No. 39-78-6 - Automobiles
Cl. 2: Ground Lease between City and Frank Stanzl Construction Ltd. (Air Space Parcel 1 of Lot 7, False Creek, Plan 6) and between City and Creek Village Building Co-operative Association (Lot 8, False Creek, Plan 16003)
Cl. 3: Tender No. 39-78-5 - Truck Chassis

Clauses 1, 2 and 3

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Property Matters
(January 19, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Lease Renewal of 10 foot portion of Lane situated 1800 Block West 7th Avenue
Cl. 2: Lease of Portion of W/S Granville Street South of Beach Avenue (under Granville Street Bridge)
Cl. 3: Lease of Hartley and Kinross Streets South of Kent Avenue South
Cl. 4: Renewal of Lease of Portion of Cromwell Street
Cl. 5: Lease Portion of Kent Avenue west of Ash Street and north of Right-of-Way

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2, 3, 4 and 5 be approved.

- CARRIED UNANIMOUSLY

B. Strata Title Application - Conversion
2508 - 2510 West 1st Avenue

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager as contained in his report dated January 18, 1979, be approved.

- CARRIED UNANIMOUSLY

C. FreeBus

MOVED by Ald. Harcourt,
THAT the recommendation of the City Engineer contained in the City Manager's report dated January 22, 1979, be approved, and the delegation request of the Downtown Business Association to address Council on February 6, 1979, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, January 11, 1979

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Recorded Vote in Committee
Cl. 2: Sale of Surplus City Furniture and Equipment to Non-Profit Organizations
Cl. 3: Liquor Permit Application - 1250 Davie Street
Cl. 4: Liquor Permit Application - 1240 Homer Street
Cl. 5: Development Permits for Holding Bars
Cl. 6: Windmall Cabaret re Overcrowding
Cl. 7: Application for Teenage Discotheque - 1351 West Broadway
Cl. 8: Progress Report on Fire By-law Upgrading Program - Hotel Vancouver
Cl. 9: Review of Admitting Policies of Cordova House

Recorded Vote in Committee (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari, Puil and the Mayor opposed)

Sale of Surplus City Furniture and Equipment to Non-Profit Organizations (Clause 2)

MOVED by Ald. Rankin,
THAT this Clause be received for information and the recommendation of the Committee contained therein be approved.

- CARRIED UNANIMOUSLY

Clauses 3, 4, 5, 6, 7, 8 and 9

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 3, 4, 5, 6, 7, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Finance & Administration, January 11, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Capital Financing Fund
Cl. 2: Departmental Review - City Clerk's Office

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

III. Report of Standing Committee on Planning and Development, January 18, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Chinatown Streetscape Improvement Project
Cl. 2: Schedule of Special Standing Committee on Planning and Development Meetings

Chinatown Streetscape Improvement Project (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil was opposed to recommendations A & B)

Schedule of Special Standing Committee on Planning and Development Meetings (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters insofar as the Regional District meeting for January 31, 1979, is concerned.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (Portion of Lot 46, Subdivision "B", Blocks 1-4, D.L. 37, Plan 2421)

MOVED by Ald. Gerard,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

All that portion of Lot 46 of Subdivision "B", Blocks 1 to 4, District Lot 37, Plan 2421 lying to the north of a line drawn parallel to and 10 feet perpendicularly distant southerly from the northerly limit of said Lot 46. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated October 26, 1978, and marginally number LF 8862, a print of which is annexed hereto

cont'd....

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
(Portion of Lot 46, Subdivision "B",
Blocks 1-4, D.L. 37, Plan 2421) (cont'd)

according to Plan No. 2421 deposited in the Land Registry Office, in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(North 10' of East ½ of Lot 17, Block
313, D.L. 526, Plan 590)

MOVED by Ald. Gerard,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of East ½ of Lot 17, Block 313,
District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes
(North 10' of West ½ of Lot 17, Block
313, D.L. 526, Plan 590)

MOVED by Ald. Gerard,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes, land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of West ½ of Lot 17, Block 313,
District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

1. Removal of Landfill - Stanley Park Entrance

MOVED by Ald. Boyce,
THAT the City immediately initiate discussions with the Park Board towards removing landfill on City-owned property at the entrance to Stanley Park, thereby restoring Coal Harbour to its original waterline;

FURTHER THAT the City immediately request the NHB to place a freeze on any further filling of NHB water lots along the total shoreline included in the City's current waterfront study.

(Referred)

When considering this motion, Council noted a request from the Save the Entrance to Stanley Park Committee to address Council on this matter.

MOVED by Ald. Boyce,
THAT the above motion be referred to the Standing Committee on Planning and Development for consideration and that the delegation from representatives of the Save the Entrance to Stanley Park Committee be heard at that time.

- CARRIED UNANIMOUSLY

During consideration of the above matter, concern was expressed from some members of Council that they be kept informed of any infilling of NHB water lots along the total shoreline included in the City's current waterfront study.

The Mayor requested the City Manager to request the appropriate authority to keep Council advised of any infilling activity in this area.

2. Left Hand Turns at Traffic Control Intersections

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT WHEREAS most, if not all, main thoroughfares throughout the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist.

(Referred)

MOVED by Ald. Bellamy,
THAT the above motion be referred to the Standing Committee on Transportation for consideration.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Little and seconded by Alderman Kennedy, was recognized by the Chair:

1. Regulations:
   Demolition of Buildings.

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,
THAT WHEREAS Subsection 10.12 of the General Regulations of the Zoning and Development By-law was introduced to preserve housing until an actual Development Permit was granted, with the hope that the rental units could be continued until construction actually started;

AND WHEREAS this By-law amendment had the reverse impact in that the buildings are left vacant and soon become open for vandalism, eventually must be boarded up, and become a hazard to the citizens and a nuisance to the community;

THEREFORE BE IT RESOLVED THAT the City Manager bring forward a report reviewing the implications of this requirement and comment on any decision to eliminate this policy.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Marzari - Street Vendors

referred to the fact that street vendors in the City who operate under the Mobile Vendors Licensing By-law are being required by the City's Fest Committee to negotiate with organizers of street festivals for permission to sell their wares during specific festivals.

Alderman Rankin requested that the Director of Social Planning review the whole question of the City issuing contracts to specific organizations to hold festivals in the City and the requirements by these organizations that street vendors obtain specific permission from them to sell their wares during their festival.

The Mayor so directed.

Alderman Little - Distribution of Late Council Material

requested that the Mayor and the City Manager review the matter of distribution of late material to Council members on Mondays and Tuesdays.

The Mayor so agreed.

cont'd....

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Boyce -
Smoking in Public Places

referred to the fact that the Federal Minister of Health has declared January 24, 1979, as "Cold Turkey Day" and requested that all smokers participate. She referred to the Toronto By-law relating to smoking in public places.

Alderman Ford indicated she has a copy of this By-law and would make it available to Alderman Boyce.

The Council agreed that, because of time constraints, the balance of the 'In Camera' agenda should be deferred to the February 6th meeting.

The Council adjourned at 10.40 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of January 23, 1979, adopted on February 6, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE January 12, 1979

TO: Vancouver City Council

SUBJECT: 3812 Osler Street - D.P.A. No. 82556

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Romses Kwan and Associates, Architects on behalf of the Vancouver Neurological Centre, filed Development Permit Application No. 82556 to alter and use the existing multiple conversion dwelling at 3812 Osler Street as a community residential facility for a maximum number of eight residents.

The site is in the RS-4 One Family Dwelling District and is located on the south-east corner of Osler and Balfour Streets. The building was previously occupied as a multiple conversion dwelling containing three housekeeping units, one sleeping unit and one dwelling unit.

Mr. T. W. Meredith of the Vancouver Neurological Centre has advised that

'...This facility will be used to train ambulatory young adults (18-22) in independent living skills. The disabilities will involve mild cerebral palsy and epilepsy.

The maximum number of "students" will be eight with two house parents. It is expected that the students will be resident in the facility for about nine months, "graduated", the facility then to receive another group for a further nine months. The residents will be fifty percent male, fifty percent female.

Program matters will be in the hands of two para-medical professionals - one occupational therapist and one social worker.

It is not anticipated that many will be in full or even part-time employment; some will be involved with existing vocational training programs. The students will receive through the Centre's clinical psychologist, a good deal of training in preparation for employment and determining likely employment interests and opportunities."

The community residential facility is a conditional use in the RS-4 One Family Dwelling District Schedule. 84 neighbouring property owners were notified of this application. The following is an analysis of the response to the notification:

Objections:

(i) *17 individual letters received
(ii) 1 petition containing **61 signatures representing 56 households.

NOTE: * 2 of the 17 individual letters came from outside the notification area.

**10 of the 61 signatures were from outside the notification area.

In Support

(i) 2 individual letters received.

A summary of the comments received is attached as Appendix 'A'.

.../2

The Social Planning Department have submitted the following comments:

'Information supplied by the Vancouver Neurological Centre indicates that the demand for this type of Community Residential Facility in the City is great.

This facility will contain no more than eight young ambulatory "students" (ages 18-22) with mild epilepsy or cerebral palsy disabilities in addition to two live-in house parents. Program matters will be conducted by two para-medical professionals; an occupational therapist receiving training relative to the activities of day-to-day living, the students will also receive guidance to prepare them for suitable employment in the outside work force. The Social Planning Department views this type of community residential facility as a positive contribution to any community.

The students will not own or drive automobiles. Under the proposed program it is expected that not more than a maximum of three or four automobiles will visit the facility at any one time. This pattern of traffic generation is not significantly different from most normal households in the neighbourhood.

The Social Planning Department therefore recommends approval for this Development Permit Application.

However, in view of the large number of objections received by the Planning Department in response to this application the Social Planning Department will shortly undertake a review of present guidelines governing locations of Community Residential and Community Care Facilities in the City.'

The majority of the buildings within two blocks of the premises are one family dwellings. There are three personal care homes, 10 multiple conversion dwellings, one boarding house and two lodging houses within the approximate two-block radius.

City Council, in October of 1976, approved a guideline for Community Residential Facilities that suggest that such facilities should not constitute more than 10% of the population within a two-block radius. This proposal would conform to that guideline.

The Director of Planning considers that the proposed use with a maximum of eight residents and two house parents would have minimal effect on the community and recommends that the Development Permit Application be approved for a limited period of one year, at which time the matter could be reviewed. In view of the numerous objections expressed, however, by the neighbouring property owners, the matter is being referred to City Council."

The City Manager notes that the Director of Planning has power to approve this use, but has chosen to seek Council's advice, suggesting approval for one year subject to review.

The City Manager asks Council's CONSIDERATION of the matter.

FOR COUNCIL ACTION SEE PAGE(S) 100 & 104

MANAGER'S REPORT

DATE November 22, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - S/E Corner 16th & Burrard

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. G. Elmitt of G. Elmitt Construction Ltd., to amend Zoning and Development By-law No. 3575, whereby the property at the southeast corner of 16th Avenue and Burrard Street (Lot 1, Block 488, D.L. 526, Plan 4502) be rezoned from RS-4 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'constructing four detached dwelling units'.

Site Description

The site is rectangular, having a frontage along 16th Avenue of 100 feet (30.480 m) and a depth along Burrard Street of 125 feet (38.100 m) to a 20 foot (6.096 m) wide lane. The total site area is 12,500 square feet or 1 161.288 m^2. The current zoning is RS-4 and the site is undeveloped. (See Appendix A plan).

Lands generally within the area bounded by 16th Avenue, Oak Street, King Edward Avenue and Arbutus Street are zoned RS-4 and generally developed with large 2½ storey single family dwellings on large lots. The property immediately to the east of the site was originally developed as such but is occupied by a group known as the International Society for Krishna Consciousness (ISKCON). The use of this property by ISKCON as a boarding house is in contravention of the Zoning and Development By-law. Enforcement action is being temporarily withheld until December 1st, 1978 as the Society is attempting to relocate in Burnaby. Some multiple conversion dwellings and boarding houses also exist within the RS-4 District, having been developed during and immediately following World War II.

Further to the east is the Fairview Baptist Church which occupies the remainder of the half block to Pine Street. The lands to the north, across 16th Avenue are zoned RT-2 (east of Burrard Street) and RT-2A (west of Burrard Street) and are developed with a variety of residential uses, primarily conversions and single family dwellings. On the northwest corner of 16th Avenue and Burrard Street is the Canadian Memorial Christian Church.

While the site is not developed, it has a good coverage of bush and tall trees.

Background

The initial proposal and application for this site was submitted to the Planning Department on October 17th, 1977. At that time, another rezoning application for 3338 and 3390 The Crescent was on hold pending the completion of a study commissioned by the Shaughnessy Heights Property Owners' Association. The applicant was advised of the situation but was anxious to pursue this rezoning. It was necessary for the Planning Department to report to Council recommending the following:

'....that the 16th Avenue and Burrard Street rezoning application be placed on hold until such time as the Area Consultant's report is complete and Council has dealt with the recommendations of the Director of Planning with regard to that report.'

Council approved the recommendation of the Director of Planning on February 7th, 1978. A revised proposal, reducing the number of units from 5 to 4, and altering the basic layout, was submitted to the Planning Department on July 13th, 1978.

.../2

On July 27th, 1978, the Standing Committee of Council on Planning and Development dealt with the proposals of the Shaughnessy Heights Property Owners' Association (S.H.P.O.A.). The goals, objectives and recommendations as presented at an annual meeting to the members of the S.H.P.O.A. are contained in Appendix B. In summary, the intent of these recommendations is to preserve the existing single family residential character and restrict demolition and large land assemblies in the Shaughnessy area.

Proposed Development

The original proposal received with this application was to develop five townhouse units. The revised plans, stamped 'Received, City Planning Department, July 13, 1978' and submitted by the applicant following discussion with the S.H.P.O.A., indicate four detached single family dwellings to be developed on this site if the rezoning is approved.

Calculations

Site Area: 12,500 square feet (1 161.288 m^2)

Floor Area of Proposed Development: 5,862.75 square feet (544.667 m^2)

	Proposed	Permitted or Required Existing RS-4
Dwelling Units	4	1
Floor Space Ratio	0.47	0.60
Site area per unit	3,125 sq. ft. (290.322 m^2)	9,500 sq. ft. (882.579 m^2)
Site coverage	37% (including units and garages)	45%
Floor Area	5862.75 sq. ft. (544.677 m^2)	7500 sq. ft. (696.773 m^2)
Height	26 feet (7.925 m) 2 storeys	35 feet (10.668 m) 2½ storeys
Yards		
16th Avenue	24 feet (7.315 m)	30 feet (9.144 m)
Burrard Street	5.5 feet (1.676 m)	12 feet (3.658 m)
Easterly Property Line	5.5 feet (1.676 m)	10 feet (2.134 m)
Lane	33 feet (10.058 m) (to centre of lane)	35 feet (10.058 m)
On Site Parking	8 spaces (2 spaces/dwelling unit)	1 space (1 space/dwelling unit)

City Engineer

In a memorandum dated November 21st, 1977, the City Engineer commented as follows:

> 'This Department has completed its review of this rezoning proposal and finds it generally acceptable. However, the Traffic Engineer does offer the comment that transit service is poor in this area, also that Burrard Street and 16th Avenue are already congested with little or no opportunity to improve either.
>
> The applicant will have to obtain building grades from this Department at the Development Permit stage.'

Urban Design Panel

The initial proposal of five townhouse units was reviewed by the Urban Design Panel at its meeting of November 24th, 1977:

> 'The Panel supports the design as indicated for the purpose of the rezoning application, but would like to see more detailed drawings showing the use of materials, landscaping and exact location of existing trees at a later date.
>
> Recommendation: That the rezoning be approved.'

On August 11th, 1978, the Secretary of the Urban Design Panel cleared the revised proposal on behalf of the Panel.

Shaughnessy Heights Property Owners' Association (SHPOA)

A letter outlining the S.H.P.O.A.'s position with regard to the revised proposal, with four detached single family dwelling units, was received by the Planning Department on June 30th, 1978. The Directors of the S.H.P.O.A. passed the following motion on June 20th, 1978:

> 'That we approve the proposal as presented in your June 1, 1978 letter and the plans for four detached single family residences subject to approval also by the City Planning Department.'

This letter was signed by Philip Owen, President of the S.H.P.O.A.

Analysis

A review of the Shaughnessy Heights Property Owners' Association goals and recommendations (see attached Appendix B) indicates an emphasis towards preserving the character of Shaughnessy through maintenance of the existing single family dwellings which are significant in this area, and a desire to see slight increases in population density through selective conversion and infill development. Where possible, architecture and landscaping are to reinforce the present streetscape. The major conclusion is that the area should remain predominantly a single family residential neighbourhood.

The applicant has presented an attractive development proposal which does, in several ways, appear consistent with the recommendations of S.H.P.O.A., although the proposal is neither an infill nor multiple conversion development. The proposed units are detached, one-family dwellings (as opposed to townhouses) although off-street parking is provided on a collective basis. Each of the four dwelling units proposed, is designed in a manner which reflects the architectural character of Shaughnessy. Two of the four units contain three bedrooms, affording a potential for increased family housing and the infusion of school-aged children felt necessary by S.H.P.O.A. 'to prevent the closure of Shaughnessy Elementary School'.

Although the applicant has gained S.H.P.O.A. support through satisfaction of several of the Association's recommendations, the rezoning application cannot be supported by the Director of Planning for several reasons:

(1) Density and Character

The proposed development represents an over development of the site both in terms of the permitted uses and established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville. The four units proposed each have a site area of 3,125 square feet (290.322 m^2), which is equivalent to 14 units per acre (34 per hectare). This compares to a minimum site area requirement of 9,500 square feet (882.580 m^2) per dwelling unit under the RS-4 District Schedule, or approximately 4.5 dwelling units per net acre (11.1 units per net hectare). This low density characteristic of the Shaughnessy RS-4 area does much to contribute to the unique environment of this community. The proposed density of 14 dwelling units per net acre (34 units per hectare) far exceeds that existing in Shaughnessy. It may be argued, however, that such development represents an appropriate transition between Shaughnessy and the 20-25 dwelling

units per net acre evidenced in the RT-2 and RT-2A area north of West 16th Avenue (49-61 dwelling units per hectare). The validity and effect of such a transition has not yet been fully assessed, nor, of course may 'transition' be either necessary or desirable.

While the present RS-4 zoning permits a maximum floor space ratio of 0.6, the majority of developments within the RS-4 One-Family Dwelling District are at a floor space ratio of about 0.25. The existing townhouse development in Shaughnessy behind the University Women's Club was approved under CD-1 By-law No. 4186 with a floor space ratio restricted to a maximum of 0.275. The floor space ratio of 0.47 proposed by the applicant, again, is inconsistent with the majority of development which has and will continue to take place under the existing zoning.

It is important to note, that it would be unlikely that the site could even be subdivided if the property were zoned RS-1. The established subdivision pattern on the south side of West 16th Avenue between Arbutus and Granville is of 100 ft. (30.480 m) wide lots. A single-family dwelling could be developed on this site, at a floor space ratio of 0.25 which would have a floor area of 3,125 square feet.

(2) Precedents and Impact

Approval of an application of this nature would be premature without further study of the Shaughnessy community to determine the appropriateness of permitting this type of development along the entire south side of West 16th Avenue, for that might be the effect of approving this proposal. At this time, we cannot be certain of the speculative results of approving four dwelling units in this part of Shaughnessy. It could lead to real estate speculation and possibly the deterioration of property in the northern section of Shaughnessy. The scheme certainly has attractive features but a large new house could also be attractive.

Conclusion

While this is a very attractive scheme architecturally, the ramifications of approving four units on a site on which current Zoning and Subdivision By-laws would permit only one house must be appreciated. This is clearly a part of Shaughnessy which is well defined by 16th Avenue to the north. To establish the precedent of such a density on the south side of 16th Avenue would certainly lead to speculation not only on 16th Avenue itself but also throughout the northerly blocks of Shaughnessy at least. There may be a tendency to allow properties to run down as speculators anticipated densities four times greater than presently practicable in the area.

At the present time, the Department is dealing with several single-family developments on large sites in Shaughnessy. The development of a single-family dwelling could also be beautifully designed in the Shaughnessy character and would do much more to emphasize the goals of the Property Owners' Association and stabilize the character of Shaughnessy."

RECOMMENDATION: The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 102

MANAGER'S REPORT

DATE January 5, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Application - Conversion
3001 - 3003 Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Beverly Joyce Hauff, owner of 3001 - 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RS-2 One-Family Dwelling District and a two-family dwelling on a site not less than 7,200 square feet in area, subject to the RT-2 District Schedule regulations, is a conditional use which may be approved by the Director of Planning. The existing semi-detached two-family dwelling was approved under Development Permit Application 78994 on January 27, 1978. The site has a frontage of 67 feet and a depth ranging from 162 feet to 165 feet. (See Appendix 'A' for the site plan.)

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Strata Plans; and

2. Statement of ownership and declaration that there are no residential or commercial leases with respect to the property.

BACKGROUND

The property owner, Beverly Hauff, lives in one of the dwelling units, 3003 Point Grey Road. The other dwelling, 3001 Point Grey Road, is occupied by a Mr. and Mrs. McDowell. As indicated by the owner, there are no existing leases.

The Director of Planning notes that the applicant did not submit a declaration by a qualified consultant such as an Architect or Engineer. As well, the Director of Planning has not requested such a declaration on the basis that the building is of recent construction. If the owner had designated this development as Strata Title at the time she was seeking approval for her Development Permit Application, the City would not have been involved with the Strata Title of this property. The applicant would have simply had to present this strata plan to the Superintendent of Insurance in Victoria.

DIRECTOR OF PERMITS AND LICENCES

With regard to the condition of the building, the Director of Permits and Licences reports as follows:

"The above building was erected under Permit issued on February 6, 1978 and conforms to all relevant City By-laws and can, therefore, be approved for Strata Conversion."

DIRECTOR OF SOCIAL PLANNING

Further to the occupancy of the building, the Director of Social Planning reports as follows:

"Mrs. McDowell, the occupant of 3001 Point Grey Road advises that she and her husband do not hold a residential lease on the property and further that they have no objections to this Strata Title application."

The Director of Social Planning recommends approval of this application.

Continued...

RECOMMENDATION: The Director of Planning with concurrence of the Director of Permits and Licences and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 3001 and 3003 Point Grey Road (Lot 5, except the west 35 feet, Block 24, D.L. 192, Plan 851) to Strata Title Ownership and the Approving Officer be authorized to sign the submitted Strata Plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 106

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Undergrounding Traffic Signal Plant on 12th Ave. at St. George St., Fraser St., Clark Drive and Commercial Drive Intersections

The City Engineer reports as follows:

"In conjunction with the upgrading of street lighting on 12th Avenue between Kingsway and Commercial Drive which is now under way as part of our 1978-79 Capital Program, it is desirable and opportune to improve the traffic signal plant on 12th Avenue at the St. George St., Fraser St., Clark Drive and Commercial Drive intersections. The improvements would consist of removing as much overhead traffic signal wiring as possible and supporting the signal heads by means of combination traffic signal/street light davit poles.

Cost of the traffic signal work at each of the four intersections is estimated at $5000, making a total estimated cost of $20,000. Funds are available in Account 250/7903, 'Undergrounding Traffic Signal Plant - Unappropriated'.

Recommended that I be authorized to underground the traffic signal plant at the intersections of 12th Avenue with St. George St., Fraser St., Clark Drive and Commercial Drive at a total estimated cost of $20,000 and that funds be appropriated from Account 250/7903 'Undergrounding Traffic Signal Plant - Unappropriated'.

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Allocation of Funds in Reserve Account for Purchase of Additional Trucks and Heavy Equipment

The City Engineer reports as follows:

"A reserve fund for the Purchase of Additional Trucks and Heavy Equipment was established in the 1960's. Over the years, City Council has allocated funds from this account to allow for City ownership of trucks and equipment in lieu of the more costly method of long term leasing. This reserve fund now has an unappropriated reserve of $57 455.00.

In 1974 City Council approved a project to co-ordinate Sewer Separation on Private Property. The Sewers Operating Branch has been renting a small truck for transportation of the men involved. The forecast is for at least another three to four years of work and, therefore, ownership of a truck will be less costly than the present lease agreement. The lease costs are now approximately $275.00 per month and City ownership would result in costs of approximately $180.00 per month resulting in annual savings in the order of $1 000.00.

The City Engineer recommends that $6 500.00 be allocated for the purchase of a light van from the Reserve for the Purchase of Additional Trucks and Heavy Equipment."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Closure of Portion of the Lane South of Pender Street Between Columbia Street and Pender-Keefer Diversion

The City Engineer reports as follows:

"The first stage of the Chinese Cultural Centre complex requires closure of the westerly end of the lane south of Pender Street between Columbia Street and Pender-Keefer Diversion. It is proposed to construct a new lane turn-around which will provide necessary manouvering and access for the Cultural Centre and other development in the block.

Clause No. 3 cont'd:

I recommend that the portion of lane shown hatched on the attached sketch be closed, stopped up and title taken thereto, subject to the following conditions:

(a) A new lane turn-around to be dedicated as shown shaded on the attached sketch.

(b) The closed lane to be consolidated with abutting City-owned lands.

(c) The Chinese Cultural Centre to bear the cost of relocating utilities.

(d) The Chinese Cultural Centre to bear the cost of work necessary to close the lane and construct a new lane turn-around to the satisfaction of the City Engineer.

(e) Any agreements to be to the satisfaction of City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Lease of Portion of Chestnut Street Between Cornwall Avenue and York Avenue

The City Engineer reports as follows:

"An application has been received from the owner of Block 197, District Lot 526, Plan 2301 to lease the portion of Chestnut Street adjacent to Block 197. The applicant wishes to fence the area and use it for night storage of delivery vehicles. This is to be a temporary arrangement while the company is relocating.

Chestnut Street is dead-ended north of York Street and only serves the applicant's property.

I recommend that the portion of Chestnut Street adjacent to Block 197, District Lot 526, shown hatched on the attached sketch, be closed, stopped up and leased to the abutting owner subject to the following conditions:

(a) The term of the lease to be 1 year.

(b) The rental to be $4 000 for the term in accordance with the recommendation of the Supervisor of Properties.

(c) No construction or change of grade to take place on the lease area other than the construction of a fence.

(d) At the termination of the lease, the lease area to be left in a condition satisfactory to the Supervisor of Properties.

(e) Agreements to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights - Enclave 15: Lease Payment Schedule - Abacus Cities Limited

The Champlain Heights Project Manager reports as follows:

"August 29, 1978 Council approved a recommendation from the Champlain Heights Project Manager to accept a bid from Abacus Cities Ltd. to lease Enclave 15 for the amount of $1,300,010.00.

Since that time good progress has been made on the plans. As a result of co-operation from the developer and various City Departments, both the Development Permit and the Building Permit were issued before December 31, 1978. This action enabled the City to qualify for approximately $224,000 in Municipal Incentive Grants before the program terminated.

Abacus Cities have requested that the City permit them to defer the first payment on the ground rent. This request stems from peculiarities with funding this particular type of C.M. & H.C. sponsored development. A detailed explanation is attached in the letter from Abacus Cities Ltd. dated December 8, 1978 (Appendix A).

The 'ground lease' provides that in the event a payment is not made on its due date, that interest at 3% over prime be charged on the overdue amount. Abacus have agreed to this rate (letter attached dated January 8, 1979 - Appendix B).

The Project Manager has discussed this request with the Director of Finance and he agrees to the deferral and to the payment schedule as outlined in the January 8, 1979 letter which provides for monthly interest payments on the overdue amount and earlier payment of the final portion of the ground rent than was initially approved by Council.

It is therefore recommended

That the payment schedule as outlined in the January 8, 1979 letter from Abacus Cities Ltd. be approved."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

A-5

MANAGER'S REPORT, JANUARY 19, 1979 . . . . . (CLAIMS: A5-1)

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Barber Shops - Hours of Operation

The Director of Permits and Licenses reports as follows:

"On August 8, 1978, City Council approved a recommendation that the Shops Closing By-law be amended to permit barber shops to remain open the same hours and days as hairdressers and other stores; 6 days a week and until 9:00 p.m. on Thursday and Friday. At the present time barber shops must close one business day a week (the barber selects the day) and at 6:00 p.m. on Thursday and Friday. Council also requested that the appropriate Associations and Unions be notified of the proposed change.

Letters have been received from the Barbers Association of B. C. and Barbers Union Local 120, advising that the majority of barbers wish to retain the present hours and one day closing.

In my opinion, the current regulations governing the operating hours of barber shops are outdated in that they are inconsistent with the public's shopping trends and we now have barber shops which cater to both men and women. A bylaw regulating shopping hours should not deny customers the opportunity to obtain barbering services during the regular business hours of the community and the operators should have equal opportunity to fully participate in regular business hours.

The Municipality of Burnaby amended their bylaw in December 1978 to allow barber shops to open the same hours as other types of shops, over the objections of the Barbers Union.

The Director of Permits & Licenses submits the above report for Council's information, in view of the submissions from the Barbers' Association of B.C. and the Barbers' Union Local 120, before submitting by-law revisions for Council approval."

The City Manager submits the foregoing report of the Director of Permits & Licenses for the INFORMATION of Council.

RECOMMENDATION:

2. Fuel By-law No. 3779

The Director of Permits and Licenses reports as follows:

"The City has had a bylaw to regulate the sale of wood and coal, through weight and measurement, since 1920. The present Fuel Bylaw No. 3779 regulates the sale of coal, hog fuel, sawdust and wood. The By-law requires that each sack of coal must contain 100 pounds of coal and a ticket must be produced showing the dealers name, address of customer and weight of coal. In the case of hog fuel, sawdust and wood the bylaw regulates the size of container or sack and requires the container or box to show the name and address of dealer and size of box.

...../2

Clause #2 continued:

When the bylaw was originally passed, many of the homes in the City were heated by coal, sawdust or wood. However, today there are few homes heated in this manner and it is felt the bylaw should be rescinded. Also, any effort on the part of City inspectors in checking the accuracy of weight or measure is a duplication of the inspections carried out by the Federal Department of Consumer and Corporate Affairs, Weights and Measures Division.

I recommend that Fuel By-law No. 3779 be rescinded.

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 112

A-7

FINANCE MATTERS

RECOMMENDATION:

1. Tender No. 39-78-6 - Automobiles

The City Engineer, Purchasing Agent, Chief Constable and Fire Chief report as follows:

"Tenders for the above were opened on December 18, 1978, and referred to the City Engineer, Purchasing Agent, Chief Constable, and Fire Chief for report.

Funds for this purchase were provided in the 1978 General Revenue Budget. The 5% Provincial Sales Tax is in addition to all prices shown in this report.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the office of the Purchasing Agent. This tender called for prices on three items and this report deals with Items 2 and 3 only.

This tender called for prices on both sizes of North American Police cars, compact and full size. The City of Vancouver has been using both size automobiles for the last few years. Our experience is that the present North American compact size automobiles have given satisfactory performance at a lower cost. In addition the cost of the compact automobiles versus the full size automobile are less by $250 each to $1000 each, depending upon manufacturer. This report recommends the purchase of compact automobiles (Item 2) for our 1979 Police and Fire Department requirements. Item 3 for full size automobiles, is not being considered.

ITEM 2 - COMPACT AUTOMOBILES

Ten bids were received for this item. Bid No. 1 from Richport Ford Ltd. was withdrawn. Bid No. 2 from Eagle Ford Ltd. (at $5569.60), Bid No. 3 from Dave Buck Ford Ltd. (at $5690) and Bid No. 4 from Dominion Ford Ltd. (at $5727.10) all offered the Ford Fairmont automobile which does not meet specifications as follows:

- heavy duty front bucket seats are not offered
- remote control right-hand mirror is not offered
- limited slip rear axle is not offered

Bid No. 5 from Lakeview Chrysler for a Plymouth Volare (at $5931) meets specifications but is not being recommended. Bid No. 6 from Brentwood Dodge for a Dodge Aspen (at $5938.30) is being recommended because this bid offers 15 inch wheels and tires. The larger wheels and tires will provide:

1) improved rear brake drum cooling which will reduce problems caused by overheated brake drums
2) longer tire life
3) standardization of wheel size with the other units in the fleet. This will contribute to both maintenance cost savings and safety.

The extra cost, $7.30 each ($445.30 for 61 automobiles), of Bid No. 6 over Bid No. 5 is more than offset by the savings in operating and maintenance costs that will be realized.

Prices for alternate rear axle ratios were requested. Chrysler and General Motors both offered an alternative rear axle ratio. A lower geared rear axle ratio will provide improved acceleration but reduce top speed. For our use we are more concerned about rate of acceleration than top speed. Bid No. 6 offered a lower geared rear axle at an optional cost of $17.10 per unit which is included in all automobiles requested in this report.

...../2

Clause #1 continued:

The City Engineer, Purchasing Agent, Chief Constable and Fire Chief recommend acceptance of the bid to offer the best value, Bid No. 6, from Brentwood Dodge Ltd., for the supply of 61 Dodge Aspen four-door sedans at a total cost of $364 601.45 ($5938.30 each plus $17.10 each for alternate rear axle ratio, plus $78.85 each for two-tone black and white paint on 29 units, plus $40 each for two-tone red and white paint on 5 units, less $129.40 each for heavy duty bench seats on 9 units) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Purchasing Agent, Chief Constable and Fire Chief be approved.

2. Ground Lease between City and Frank Stanzl Construction Ltd. - Air Space Parcel 1 of Lot 7, False Creek, Plan 6, and Ground Lease between City and Creek Village Building Co-operative Association - Lot 8, False Creek, Plan 16003

The Director of Legal Services reports as follows:

"The lessees of the above mentioned adjoining lands have erected buildings thereon as required by the terms of the leases. Recently it was discovered that each of the lessees required easements over the other's lands in order to gain access to the public streets. The obligations of the City as party to these easements are negligible. To expedite the registration of the above mentioned ground lease to Frank Stanzl Construction Ltd., it was necessary to execute these easements on behalf of the City prior to approval. It is recommended that the execution of these easements be now ratified."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

3. Tender No. 39-78-5 - Truck Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on November 27, 1978 and referred to the City Engineer and Purchasing Agent for report.

Funds for these purchases are provided in the Truck Replacement Account. The 5% Provincial Sales Tax is in addition to all prices shown in this report.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the Office of the Purchasing Agent. The tender called for prices on 18 different items and this report deals with four items. Items 14, 15, 17 and 18.

Item No. 14 - Cab & Chassis - GVW 10 880 kg

Three bids were received for this item.

Bid No.1 from Westminster Chevrolet Oldsmobile Ltd. does not meet specifications.

Clause #3 continued:

Bid No.2 from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

a) 9 units equipped with:
- 6 man crew cabs @ $1404.00
- 14" diameter heavy duty clutch @ $40.00
- engine inspection hatches @ $84.00.

The crew cab is required for the job function of the trucks.

b) 1 unit equipped with:
- 5 speed manual transmission @ $203.00
- 14" diameter clutch @ $40.00
- engine inspection hatches @ $84.00
- 102 inch cab axle spacing @ $38.00.

The 5 speed transmission and 102 inch cab axle dimension are required to suit the job function of the truck.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications, Bid No.2, from International Harvester Co. for the supply of ten International model 1724 cab and chassis at a total cost of $116 027 ($10 191 each plus $40 each for H.D. clutch, plus $84 each for engine hatches, plus $1 404 each for crew cab on 9 units, plus $38 for 102" CA on one unit, plus $203 for 5 speed transmission on one unit) plus 5% Provincial Sales Tax.

Item No. 15 - Cab & Chassis - GVW 15 000 kg

Two bids were received for this item, and the low bid from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- diesel engines @ $3109.00
- heavy duty clutch @ $42.00
- engine inspection hatches @ $94.00
- 108 inch cab axle dimension @ $15.00.

The diesel engine is being recommended in lieu of the specified gasoline engine because the fuel savings will more than offset the extra $610 annual cost of the diesel engine option. In addition, the engine repair costs should also be reduced.

The City Engineer and Purchasing Agent recommend acceptance of the low bid, Bid No.1, from International Harvester Co. for the supply of 8 International model 1824 cab and chassis at a total cost of $147 752 ($15 209 each plus $3 109 each for D190 diesel engine, plus $42 each for heavy duty clutch, plus $94 each for engine inspection hatches, plus $15 each for a 108" C.A. dimension) plus 5% Provincial Sales Tax.

Item No. 17 - Cab and Chassis - GVW 22 700 kg

Three bids were received for this item and the low bid from International Harvester Ltd. meets specifications and is acceptable. In addition to the standard chassis, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- alternate diesel engine @ $167.00
- heavy duty clutch @ $89.00
- engine inspection hatches @ $84.00
- Silicone Cooling system hoses @ $148.00.

The City Engineer and Purchasing Agent recommend acceptance of the low bid, Bid No.1, from International Harvester Co. for the supply of 8 International model F1954 tandem axle chassis at a total cost of $228 592 ($28 086 each plus $167 each for alternate diesel engine, plus $89 each for heavy duty clutch, plus $84 each for engine inspection hatches, plus $148 each for silicone cooling system hoses) plus 5% Provincial Sales Tax.

...../4

Clause #3 continued:

Item No. 18 - Tilt Cab and Chassis - GVW 22 000 kg

Only one bid was received for this item from International Harvester Co. Ltd. The bid meets specifications and is acceptable. In addition to the standard chassis as specified, prices were called for alternate chassis components. The trucks recommended are equipped as follows:

- two units c/w DT466 diesel at no extra cost
- two units c/w Cat 3208 diesel @ $786.00
- sound insulation package @ $77.00
- silicone cooling system hoses @ $264.00
- modified 204 inch W.B. chassis @ $1 544.00.

In 1981/82 we will be purchasing 30 to 40 similar cab and chassis and recommend that some alternate engines be tried to determine which make and model of diesel engine is best suited for this job application.

The modified 204 inch wheelbase chassis is required to accommodate the side loader refuse packer bodies to be mounted on these chassis.

The City Engineer and Purchasing Agent recommend acceptance of the only bid, from International Harvester Co. for 4 International model COF 1950 tilt cab tandem chassis at a total cost of $127 608 ($29 624 each plus $77 each for sound insulation package, plus $264 each for silicone cooling system hoses, plus $1 544 each for the modified 204" W.B. chassis, plus $786 each for two units for the CAT 3208 diesel engine) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

PROPERTY MATTERS

RECOMMENDATION

1. Lease Renewal - 10 foot portion of lane situated 1800 Block West 7th Avenue

The Supervisor of Properties report as follows:

"City Council, on March 12, 1974 approved a further renewal of a 5 year lease at $160.00 per annum, for the 10 foot portions of lane adjacent to former Lots 15 and 16, Block 287, D.L. 526. This lease expires on February 28, 1979 and the lessee has applied for a renewal.

The City Engineer has advised that he has no objection to the renewal of this lease for a further 5 years subject to the same terms and conditions as the existing agreement.

Following negotiations, the lessee has agreed to a 5 year renewal on these terms at a rental of $380.00 per annum.

It is recommended that the 10 foot portions of lane adjacent to former Lots 15 and 16, Block 287, D.L. 526 be leased to B.C. Teachers Federation for a 5 year period commencing March 1, 1979 at a rental of $380.00 per annum, subject to the same terms and conditions as contained in the original lease dated March 9, 1965."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of Portion of the West Side of Granville Street South of Beach Avenue (under Granville Street Bridge)

The Supervisor of Properties reports as follows:

"Council on March 12, 1974 approved the lease of a portion of Granville Street (as shown on Plan LF 6898) to Bordignon Masonry Ltd., for storage, until December 31, 1978 at a rent of $ 100.00 per month plus taxes (Total of $139.52 per month in 1978).

The lessee has asked that the lease be renewed and the City Engineer has agreed to a 5 year renewal subject to 12 months cancellation.

After negotiation the lessee has agreed as follows: -

TERM:	5 years from January 1, 1979
CANCELLATION:	City to have right to cancel on 12 months notice
RENT:	$185.00 per month inclusive of taxes
RENTAL REVIEW:	Every 2½ years to be market rental value
SECURITY DEPOSIT:	2 months rent ($370.00)
INTEREST ON ARREARS:	City to have right to charge interest on arrears of rent
OTHER CONDITIONS:	The same as those contained in the previous lease

..../2

Clause No. 2 cont'd:

LEASE AGREEMENT:	Satisfactory to the Director of Legal Services

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease of Hartley and Kinross Streets South of Kent Avenue South

The Supervisor of Properties reports as follows:

"Hartley Street and Kinross Street south of Kent Avenue south were leased to Macmillan Bloedel Limited for 21 years to October 11, 1978, for access and lumber storage purposes.

The rent was reviewed in October 1977 and for the period October 12/77 to October 11/78 was increased from $2,225.00 per annum, plus taxes (total rent $4,336.07) to $12,543.00 per annum plus taxes (total rent $18,999.14).

The City Engineer and the Director of Planning have agreed to a renewal for 10 years and after negotiation, the lessee has agreed as follows:-

TERM	- 10 yrs. as of November 1, 1978
RENT	- $20,000.00 per annum inclusive of taxes
RENT REVIEW	- Every 2½ years, and to be market rental value
CANCELLATION	- City to have right to cancel on 12 months notice at any time after first 5 years
OTHER TERMS & CONDITIONS	- Similar to those contained in previous lease
LEASE AGREEMENT	- Satisfactory to the City Engineer and the Director of Legal Services
INTEREST	- City to have right to charge interest on arrears of rent."

The Supervisor of Properties recommends that the foregoing be approved.

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Renewal of Lease of Portion of Cromwell Street

The Supervisor of Properties reports as follows:

"The East 66' of Cromwell Street lying South of the Vancouver and Lulu Island Railway right-of-way was leased to McMillan Bloedel Industries Limited for 10 years and 10 months to October 31, 1978 for access and lumber storage purposes.

The rent was reviewed in November 1977 and for the period January 1 - October 31/78 was increased from $2,496.00 per annum plus taxes to $9,989.00 per annum plus taxes (total rent $15,409.51).
The Director of Planning and the City Engineer have agreed to a renewal for 10 years and after negotiation the lessees have agreed as follows:

..../3

Clause No. 4 cont'd:

Lessee -	McMillan Bloedel Limited Timberlands & Properties Division 1075 West Georgia Street Vancouver, B.C. V6E 3R9
Use -	In connection with its mill and plant operations
Term -	10 years from November 1, 1978
Cancellation -	City to have right to cancel on 12 months notice after the first 5 years
Rent -	$16,000 per annum inclusive of taxes
Rent Review -	Every 2½ years and to be market rental value
Interest on Arrears of Rent -	City to have right to charge interest on arrears of rent
Other Terms & Conditions -	Similar to the existing terms and conditions. Lease to be satisfactory to the Director of Legal Services and the City Engineer.

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

5. Lease Portion of Kent Avenue, West of Ash Street, and North of Right-of-Way

The Supervisor of Properties reports as follows:

"A portion of Kent Avenue, West of Ash and North of Right of Way, has been leased to Rayonier Canada (B.C.) Limited, (Account 4209), at a rental of $1,112.40 per annum plus taxes. The current 5 year lease expired June 30, 1978 and the lessee has requested a renewal for a further term of 5 years.

The City Engineer concurs with a lease renewal of a further 5 year period subject to a 6-month cancellation clause if the property is required for civic purposes.

After negotiations the following agreement has been reached:

TERM:	July 1, 1978 to June 30, 1983
LESSEE:	Rayonier Canada (B.C.) Limited
USE:	Parking and lumber storage
RENT:	$6,357.64 per annum including taxes
RENTAL REVIEW:	Every 2½ years and to be market rental value
CANCELLATION:	Lessor may cancel at any time by giving 6 months notice

Clause No. 5 cont'd:

ASSIGNMENTS:	Lessee not to assign, sub-lease without consent, such consent not to be unreasonably withheld. If permission to assign is granted, City to then have the right to charge the then market rental value.
INTEREST ON ARREARS:	City to have right to charge interest on arrears at a rate of 3% above the prime lending rate of 3 main chartered banks.
INSURANCE:	Lessee to carry a minimum of $500,000 Public Liability Insurance
OUTGOINGS:	Lessee to pay all outgoings
LEASE AGREEMENT:	All of the above conditions plus those of the expired lease to prevail; Lease to be drawn to the satisfaction of the Director of Legal Services.

It is recommended that the portion of Kent Avenue, West of Ash Street and North of Right-of-Way to be leased to Rayonier Canada (B.C.) Limited for a further term of 5 years from July 1, 1978 to June 30, 1983 at a rental of $6,357.64 per annum; the lease agreement to be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

MANAGER'S REPORT

B

DATE January 18, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Application - Conversion
2508 - 2510 West 1st Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from T.G. Oliver, joint owner of 2508 - 2510 West 1st Avenue (Lot C, Block 210, D.L. 526) to convert the existing duplex two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District and the alteration and use of the existing dwelling to a duplex was approved under Development Permit Application 74468, in August of 1976. An infill development consisting of 3 units was approved for the easterly portion of the site under Development Permit Application 81354 on September 18, 1978.

The site has a frontage along West 1st Avenue of 100 feet, and a depth of 118 feet for a total site area of 11,800 square feet. See Appendix 'A' for site plan.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. First sheet of a proposed Strata Plan
2. Statement indicating that only the owners currently live in the building.
3. Building Inspection Report from John D.K. Sproule, Architect (See Appendix 'B').

BACKGROUND

The applicant has proposed that the development and strata titling of this site will proceed in two successive stages under the phased strata provisions of Section 42 of the Strata Titles Act. Both phases of this proposed phased strata plan would normally be considered only by the Approving Officer. However in this instance, Phase One involves the conversion to strata title ownership of an existing building which has been previously occupied. Under the City of Vancouver Strata Title Regulations, Council approval is required.

Phase Two of this proposed phased strata plan will require approval of the Approving Officer only.

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

'The plumbing and gas installations are satisfactory but the Electrical and Building Inspectors report that some work must be carried out prior to final approval.'

See Appendix 'C' for the list of work which must be carried out.

DIRECTOR OF SOCIAL PLANNING

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

'The Social Planning Department has no objections to the Strata Title Conversion application for 2508--2510 West 1st Avenue.'

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 2508-2510 West 1st Avenue (Lot C, Block 210, D.L. 526) to Strata Title Ownership consisting of two strata lots, subject to the following condition:

A. That a Certificate of Approval (Form No.10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

DISTRIBUTED MONDAY

C

CC 62-MLH-75

MANAGER'S REPORT

DATE January 22, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: FREEBUS

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"BACKGROUND

At its December 12, 1978 meeting, Council reviewed the first year's FreeBus operation and possible funding options for continuation of the service in 1979. As a result, Council approved the following motion:

> 'Continue funding the FreeBus operation from January 1, 1979 to April 1, 1979. City staff initiate discussions with UTA and GVRD to take over the service on April 1, 1979 on a negotiated cost-sharing basis. Funding of the service between January 1 and April 1, 1979 will be cost-shared between the downtown merchants and the City. If an acceptable cost-sharing formula is not achieved by January 31, 1979, the FreeBus service will be cancelled from February 1 to April 1, 1979.'

Discussions have been held with the downtown merchants and the Downtown Business Association (DBA) in an attempt to develop a suitable cost-sharing formula for January, February and March. A proposal was submitted by the DBA to the Finance Committee to use a share of the Downtown Parking Corporation revenues to fund the merchants' share of the cost. The proposal provided that the merchants contribute $18 000 of the $54 000 total three-month cost, which is proportionally the same as the 1978 cost-sharing formula. The Finance Committee received the DBA proposal and it was noted that:

1. DPC revenues are committed to the funding of two approved garage facilities in Gastown and Block 34, as well as a facility approved in principle for Chinatown; such use of the DPC funds would reduce the City's funds for the garages and would require replacement from City sources.
2. The Director of Legal Services noted that, under the terms of the DPC-City contract, DPC revenues probably could not be used for a FreeBus operation.

In view of the fact that the Finance Committee discussion occurred on January 18, the DBA has not had enough time to develop an alternative proposal for funding FreeBus prior to the last Council meeting in January. As a result, the DBA is requesting that Council consider a delay in terminating FreeBus January 31st pending a possible new proposal for merchant funding for the first Council meeting in February. The merchants are now discussing various options and a meeting of the DBA Executive has been scheduled for February 1st.

The first Council meeting in February is scheduled for the 6th. The DBA request would delay a decision by Council on the FreeBus operation for approximately one week beyond the January 31st date. The estimated cost of the additional week's operation is approximately $5000.

Discussions have also been initiated with the GVRD and UTA for possible extension of FreeBus as a regular transit route commencing April 1, 1979.

RECOMMENDATION

The City Engineer recommends the following:

> That a decision on the FreeBus operation be delayed beyond January 31st pending a report by the DBA at the Council meeting of February 6, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 113

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JANUARY 11, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 11, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari (Clauses 2 to 9)

ABSENT: Alderman Rankin

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Recorded Vote in Committee

Normally, a recommendation from any Standing Committee to Council appears in the Committee minutes as a unanimous recommendation UNLESS a member of that Committee requests it be recorded in the Committee minutes that he voted against a particular recommendation.

At the March 23, 1978 Community Services Committee meeting, two members could not agree on how one of them had voted on an item at a previous meeting and the Committee recommended:

"THAT there be a recorded vote on all matters considered at all future meetings of the Community Services Committee."

There was brief discussion on whether the Committee should continue the practice of a recorded vote on all matters and the Committee felt this was not necessary; that it should revert to the practice as contained in the Procedure By-law that there be a recorded vote only if any member of the Committee so requests.

Following discussion, it was

RECOMMENDED

THAT the Community Services Committee discontinue the practice initiated in April 1978 of a recorded vote on all matters considered by the Committee and revert to the practice contained in the Procedure By-law.

INFORMATION AND RECOMMENDATION

2. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations

Subject to certain procedures and guidelines, City Council, on April 23, 1974, authorized the Committee to approve the sale of surplus City furniture and equipment with an auction value greater than $300.00 and for which the City has no further use, to non-profit organizations for a nominal sum.

Continued . . . .

Clause No. 2 Continued

The Committee had before it for consideration forms containing requests for surplus City furniture as follows (copies circulated):

a) West Coast Environmental Law Research for furniture and equipment valued at $460.00;

b) Carousel Childrens Theatre for furniture and equipment valued at $500.00;

c) Touchstone Theatre Company for furniture and equipment valued at $334.00; and

d) Coast Foundation Society for furniture and equipment valued at $525.00.

During discussion, the Committee noted it was helpful that each form submitted to the Committee by the Director of Social Planning was accompanied by a letter from each organization providing some additional details on their particular need for furniture.

However, the Committee felt that the form should be revised to include a resume of the activities of the organization requesting surplus City furniture, the need of the organization for surplus City furniture, and a brief comment and recommendation from the Director of Social Planning.

A spokesman from the Social Planning Department appearing before the Committee on this matter advised that the City's supply of surplus furniture is now exhausted; that the City's seven-year furniture replacement program has been completed.

In response to a question from the Committee, the Social Planning representative indicated that if the organization goes out of existence, the furniture reverts back to the City.

Following discussion, it was

RESOLVED

THAT the Committee approve of the sale of surplus City furniture and equipment in accordance with the procedures and guidelines adopted by Council on April 23, 1974, as follows:

a) $460.00 worth of surplus City furniture and equipment to West Coast Environmental Law Research for $48.30;

b) $500.00 worth of surplus City furniture and equipment to Carousel Childrens Theatre for $52.50;

c) $334.00 worth of surplus City furniture and equipment to Touchstone Theatre Company for $35.07;

d) $525.00 worth of surplus City furniture and equipment to Coast Foundation Society for $55.13.

Continued . . . .

Clause No. 2 Continued

and it was

RECOMMENDED

THAT the form submitted to the Community Services Committee by the Director of Social Planning containing requests of non-profit organizations for surplus City furniture and equipment be revised to include a resume of the activities of any organization requesting surplus City furniture, the need of the organization for surplus City furniture, and comment and recommendation by the Director of Social Planning.

RECOMMENDATION

3. Liquor Permit Application - 1250 Davie Street
Development Permit Application No. 82444

The Committee had before it for consideration a Manager's report dated December 7, 1978, on an application by Mr. R. Devenport for Carson's Restaurant for Development Permit Application No. 82444 at 1250 Davie Street. In the report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the approved restaurant.

This development is situated on the south side of Davie Street, east of Jervis Street.

The proposed holding bar development will provide an assembly area of approximately 260 square feet (6% of the floor area of the restaurant). The seating capacity of the dining area is 96 and the proposed seating area for the holding bar is 14.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 24 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter were Mr. Carson Phillips, applicant, and a representative of the Planning Department.

During discussion it was pointed out by the applicant that under City regulations he is permitted a holding bar with a seating capacity of twenty-four persons but his application is for a seating capacity of fourteen persons.

The Planning Department spokesman advised the Committee the application complies with all City regulations and the Director of Planning has no objection.

Continued . . . .

Clause No. 3 Continued

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82444 to Mr. R. Devenport to use a portion of the main floor of the building at 1250 Davie Street as a holding bar, in conjunction with the approved restaurant.

4. Liquor Permit Application - 1240 Homer Street
Development Permit Application No. 82481

The Committee had before it for consideration a Manager's report dated December 7, 1978 on the application of Mr. M. R. MacKinnon for the Yaletown Inn for Development Permit Application No. 82481 at 1240 Homer Street. In the report the Director of Planning commented as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor of the building as a holding bar area, in conjunction with the proposed restaurant.

This development is situated on the east side of Homer Street, south of Davie Street.

The proposed holding bar development will provide an assembly area of approximately 240 sq. ft. (10% of the floor area of the restaurant). The proposed seating capacity for the dining area is 78 and the proposed seating area for the holding bar is 20.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 20 seats.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet."

Appearing before the Committee on this matter was a spokesman from the Planning Department.

Following brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82481 to Mr. M. R. MacKinnon to use a portion of the main floor of the building at 1240 Homer Street as a holding bar area in conjunction with the proposed restaurant.

Continued . . . .

5. Development Permits for Holding Bars

During discussion by the Committee this day of two Manager's reports on development permit applications for holding bars in the City, concern was expressed on whether such holding bars are actually used as holding bars and the lack of any control to ensure that customers at holding bars do in fact proceed into the adjacent restaurant for a meal.

It was noted, however, by one member of the Committee that there is a surveillance of holding bar operations both by the Liquor Control & Licensing Branch and by the Fire Marshal, and any additional regulations which might be imposed by the City would be an imposition on the operators and the customers of holding bars.

Concern was also expressed that the proliferation of holding bars in restaurants throughout the City is adding to the total seating capacity of licensed premises in the City and interest was expressed by the Committee on any changes in the City's total seating capacity of licensed premises since a report on this subject was prepared for the Committee nearly two years ago, and it was felt the Committee should ask for a follow-up report.

The Deputy City Manager inquired whether the Committee wishes to continue to deal with reports on development permits for holding bars, pointing out that dozens of these had been examined by the Committee and not one has ever been turned down.

The Committee felt it should be kept aware of the numbers of holding bars being approved and their seating capacity, and it was also noted that on one or two occasions, such reports were for holding bars with a proposed seating capacity above the limit imposed by the Liquor Control & Licensing Branch. The Committee felt such marginal cases should be referred by the Director of Planning to the Committee.

Following discussion, it was

RECOMMENDED

A. THAT the Director of Permit & Licenses be requested to review the report on total seating capacity of licensed premises in the City and report to the Community Services Committee on the total number of seats in licensed premises as it was when this matter was last reported to the Committee and as it is now.

B. THAT the Director of Planning be authorized to approve development permit applications for holding bars which are clearly within the regulations of both the City and the Liquor Control & Licensing Branch, and that the Director of Planning report every three months through the City Manager to the Committee on the number of holding bars approved and their seating capacities;

FURTHER THAT the Director of Planning report through the City Manager to the Committee on "marginal" development permit applications for holding bars or where concern is expressed by the Chief Constable.

Continued . . . .

6. Windmill Cabaret re Overcrowding

The Committee had before it for consideration a Manager's report dated December 8, 1978, in which the Fire Chief reported as follows:

"At the September 28th meeting of the Community Services Committee, a report was given by the Fire Department on the status of cabarets in the City. The Committee also received a report from the Police Department regarding overcrowding at the Windmill Cabaret, 1047 Granville Street, on the evenings of August 31st and September 1st, 1978.

Mr. M. Klepl, operator of the Windmill Cabaret, appeared before the Committee to answer this complaint.

The Committee then asked that further checks be made by the Fire and Police Departments and a follow-up report be made.

The Fire Warden's Office was given a copy of a police report stating a routine check was made by them on November 14, 1978 at 0045 hours, where they estimated the premises were overcrowded with 140 to 150 patrons. The capacity of the cabaret is 106 persons. The Fire Department visited the cabaret Friday, December 1, 1978 at 2000 hours and later the same evening at 0100 hours. There were about 30 persons in the cabaret on the first visit and 80 on the second visit. The cabaret was not overcrowded on either of these visits.

The cabaret will be continually monitored by the Fire Department, however, no further action is contemplated at this time."

Appearing before the Committee on this matter was a representative of the Chief Fire Warden.

Following brief consideration, it was

RECOMMENDED

THAT the Manager's report dated December 8, 1978, on the Windmill Cabaret regarding overcrowding, be received.

7. Application for Teenage Discotheque - 1351 West Broadway

The Committee had before it for consideration a Manager's report dated December 7, 1978 (copy circulated) in which the Director of Permits & Licenses reported that an application has been received from Mr. John Jackson for a license to operate a teenage discotheque at 1351 West Broadway.

The report stated the Police Department has no objection to the license being issued and the location meets the guidelines adopted by City Council for teenage discotheques and accordingly, the Director of Permits & Licenses and the City Manager recommended approval of the application when the building complies with all other City by-laws.

Appearing before the Committee on this matter were a representative of the applicant and a representative from the Permits & Licenses Department.

Continued . . . . .

Clause No. 7 Continued

During discussion two members of the Committee advised they had been opposed to Council's adoption of the regulations for teenage discotheques and a third member of the Committee expressed a desire for additional information on the application.

The Committee felt it should obtain information from the Chief Constable regarding teenage discotheques, and the spokesman from the Permits & Licenses Department reminded the Committee that representatives of the Police Department had expressed support when Council adopted the regulations for teenage discotheques.

It was also pointed out that City Council has only approved one previous application for a teenage discotheque and this establishment is not yet operating.

Following further discussion, it was

RECOMMENDED

THAT the Manager's report dated December 7, 1978, on the application of Mr. John Jackson for a license to operate a teenage discotheque at 1351 West Broadway, be tabled pending a report from the Chief Constable on teenage discotheques generally, including the experience of other municipalities with such establishments.

8. Progress Report on Fire By-law Upgrading Program - Hotel Vancouver

The Committee had before it for consideration a Manager's report dated December 11, 1978 (copy circulated) in which the Fire Chief reported that progress reports 9 and 10 on the upgrading program at the Hotel Vancouver have been received and that reasonable progress is being maintained by the hotel owners to upgrade the building.

Appearing before the Committee on this matter was a representative of the Chief Fire Warden.

Following brief discussion, it was

RECOMMENDED

THAT the Manager's report dated December 11, 1978, on the fire by-law upgrading program at the Hotel Vancouver, be received.

9. Review of Admitting Policies of Cordova House

The Committee had before it for consideration a Manager's report dated December 12, 1978, in which the Director of Civic Buildings reported as follows:

"During discussion of a Manager's Report on Cordova House at the Council meeting on Tuesday, October 3, 1978, a request was made that the Community Services Committee review the admitting policies of Cordova House.

Continued . . . .

Clause No. 9 Continued

"The criteria for admission have been reviewed by the Advisory Committee to Cordova House which was formally recognized by City Council at its meeting of December 14, 1976. At this time, approval was given for continuance of the Advisory Committee's suportive role by:

1. Assisting in Development of policy for the residence.

2. Supporting the Administrator in dealing with matters of interagency cooperation.

3. Assuring that Cordova House remains a "Hard to House" facility.

4. Assisting in the selection of staff.

5. Participating in the referral procedures and assisting in the selection of residents.

The residents are referred to Cordova House by workers from various agencies. The Residents Selection Committee, a sub-committee of the Advisory Committee, meets with the referring workers on a monthly basis or more frequently, if required, and makes the selections.

The criteria for admission are as follows:

1. The kind of individual to refer to Cordova House is one who:

   a. Has a history of NOT being able to function in prior housing placements.

   b. Has lived in the Downtown Eastside Area for approximately 12 months - will have first priority.

   c. Wants to move into Cordova House (Not taking involuntary admissions.)

2. Adults with various problems are housed, provided that they have been assessed and accepted by Long Term Care. However, a limit of a maximum of 20 residents with psychiatric problems has been set.

3. Alcoholic individuals must be in a detoxified state prior to admission."

Appearing before the Committee on this matter were the Acting Director of Civic Buildings and a member of his staff.

During discussion it was noted that because of the nature of persons housed at Cordova House, staff do encounter difficulties.

The Committee inquired whether persons being admitted to Cordova House are of the "hard to house" type and that tenants more easily managed are not being admitted.

Continued . . . .

Clause No. 9 Continued

The Acting Director of Civic Buildings pointed out there has been some difficulty in filling the position of manager of Cordova House and he suggested there could be a further report after a new manager has been appointed and gained some "on-the-job" experience.

It was also indicated to the Committee that Cordova House is continuing to accept persons of a "hard to house" nature.

Following discussion, it was

RECOMMENDED

A. THAT the Manager's report dated December 12, 1978, on the admitting policies of Cordova House, be received.

B. THAT the Director of Civic Buildings be requested to report further to the Community Services Committee following the appointment of a permanent manager of Cordova House.

The meeting adjourned at approximately 2:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 114

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 11, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 11, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION

1. Capital Financing Fund

On April 18, 1978, City Council passed the following motion as part of its consideration of the 1978 operating budget:

"THAT $2 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance."

The Committee considered the attached Manager's report dated January 8, 1979, wherein the Director of Finance reported on establishing a Capital Financing Fund to assist the City's borrowing program. The report gives details on borrowing strategies, Provincial Grants for sewerage and water expenditures, the Capital Financing Fund, rules governing the Fund, establishing the Fund and expanding the Fund.

Following discussion, it was

RECOMMENDED

A. THAT City Council establish the Capital Financing Fund subject to the following eight rules:

(i) Council approval required for the transfer of additional assets to the Fund.

(ii) Council approval required for extraction of assets (i.e. reducing the assets) from the Fund.

(iii) The Fund may hold cash, and securities of the City of Vancouver, or short-term investments as allowed under Section 260 of the Charter.

(iv) The Fund may sell or transfer securities held by it, for value, to other funds of the City, such as the Sinking Fund.

(v) The Fund may purchase lawful securities from the City's other funds.

(vi) The Director of Finance shall seek from Council each year the delegated authority to invest the funds of the Fund, similarly to the authority delegated for the City's other funds.

cont'd....

Clause No. 1 cont'd

(vii) The Fund shall receive the income generated by its investments and shall be entitled to interest on cash balances of this Fund held by the City (i.e. inter-fund balances).

(viii) The Fund has no borrowing authority.

B. THAT $2 million provided for this purpose in the 1978 Revenue Budget be transferred into the Fund, plus interest from July 1, 1978.

C. THAT up to $2 million of the 1978 Revenue Surplus be transferred to the Fund insofar as this may be allowed under the new Provincial rules affecting the 1979 Revenue Budget.

D. (i) That the 1979 Revenue Budget provision for debt charges be reduced by an amount equal to the capital value of the Debt Charges Equalization Fund. The capital value to be established as the value of the Fund as at March 31, 1979;

(ii) That the amount as determined in D(i) (estimated to be $3,500,000) be approved in the 1979 Revenue Budget as an appropriation to the Capital Financing Fund;

(iii) That the capital value of the Debt Charges Equalization Fund, as determined above, be transferred to the 1979 Revenue Budget to support debt charges; and

(iv) That the accounting for the above transaction be done upon approval of the 1979 Revenue Budget and be effective March 31, 1979.

E. THAT the Director of Finance, in consultation with the City Manager, be authorized to invest the funds of the Capital Financing Fund as such funds become available, and to vary the investments allowed under Section 260 of the Charter and the rules set out in this report.

F. THAT the foregoing recommendations be subject to the necessary legal clearances.

2. Departmental Review -
City Clerk's Office

The Committee considered the attached Manager's report dated January 9, 1979, concerning a departmental review of the City Clerk's Office. There has been a formal review of eleven departments and it was questioned whether or not the Committee wished to proceed with a formal review of all or portions of the City Clerk's Department.

The report advises that in making a decision on this matter, Council should consider the following points:

(i) The cost and time involved in such a departmental review is not trivial. Other departments spent from 14 to 200 man-days on this exercise.

(ii) Nonetheless, virtually all departments felt in retrospect that the exercise was worthwhile and produced insight into their operations and a reference document that will be valuable for some to come.

cont'd....

Clause No. 2 cont'd

(iii) Council members will be particularly familiar with functions of the City Clerk's Office such as

- secretarial service to Aldermen
- clerking of Council and Committee meetings
- record keeping of past Council and Committee actions
- information services to the public.

(iv) Council will be less familiar with the operations and budgets of

(a) the Archives Division	$266,000	(in 1978)
(b) Elections and By-law voting	295,000	(biennially)
(c) the Voters' List Division	253,000	(much less in off-years)

During discussion, it was agreed that the reviews have been beneficial to the departments and has increased Council's understanding of their operations, and it was

RECOMMENDED

A. THAT a formal review of the whole City Clerk Department be proceeded with in 1979.

B. THAT the Director of Finance report on funding required.

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The meeting adjourned at approximately 4:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 114

DISTRIBUTED MONDAY

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 18, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy Alderman Puil
ALSO PRESENT	:	Alderman Little (Item 1)
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Chinatown Streetscape Improvement Project

The Committee considered a report of the City Manager dated January 11, 1979 (copy circulated) forwarding a report of the Director of Planning and City Engineer dated January 5, 1979 (on file in the City Clerk's Office).

Mr. M. Kemble, Chinatown Planner, with the aid of conceptual drawings outlined the design elements of the proposed streetscape improvements to three blocks of Pender Street between Carrall Street and Gore Avenue plus portions of the adjoining side streets. The design was completed by City Staff in conjunction with the Consultant. Mr. Kemble noted that most of the issues associated with the project have already been resolved with the exception of the street lighting issue which will be reported separately.

The report notes that City Council has previously reviewed proposals for improvements to Pender Street during the past 2 years. Of prime importance was a decision by Council on July 11, 1978 to limit the total project cost to approximately $700 000 and an announcement by the Provincial Government on December 12, 1978 that a contribution of $200 000 would be made to the project. The balance of the capital cost of $500 000 will be borne by the affected property owners and the City. Two cost sharing options are suggested:

(a)	Property Owner	-	$300 000	-	(60%)
	City	-	$200 000	-	(40%)
(b)	Property Owner	-	$333 000	-	(67%)
	City	-	$167 000	-	(33%)

The additional City funding required would be $138 000 in (a) and $105 000 in (b). This amount would have to be funded from 1979 Supplementary Capital.

cont'd....

Clause No. 1 cont'd:

Mr. R. Young, Chairman of the Chinatown Historic Area Planning Committee, advised that at a meeting on January 17, 1979 to which property owners and interested merchants within the project area were invited, a cost sharing split of 50% property owners - 50% City, i.e. $250 000 each, was suggested. Most merchants and property owners favoured this option (copy of letter dated January 17, 1979, from Chinatown Historic Area Planning Committee, outlining this option is circulated).

The Director of Planning and City Engineer have suggested the following options for consideration:

- For contribution of City funds and cost sharing with participating property owners:

Options	Project Total	Prov.	P.O.'s	City	Additional City Funds
A	Full project, P.O.'s limited to $300 000				
	$700 000	$200 000	$300 000	$200 000	$138 000
OR					
B	Full project, normal 2/3:1/3 sharing between P.O.'s:City				
	$700 000	$200 000	$333 000	$167 000	$105 000

- For bearing the increased maintenance costs resulting from the special street lighting and sidewalk treatment associated with the project:

C. **Continuing maintenance costs over and above those estimated for new standard treatments to be borne by the affected property owners as an annual assessment on the tax rolls.**

OR

D. **Continuing maintenance costs to be borne in full by the City with additional funds of $5 000 - $10 000 (for streets only) annually to be provided in the Engineering Revenue Budget.**

(The City Manager recommended that the City accept the maintenance expenditure.)

- For advancing the project local improvement:

E. **Advancing the local improvement "on the Initiative".**

OR

F. **Advancing the local improvement on "Special Grounds" upon representation from the affected property owners.**

Subject to a decision on the foregoing alternatives the Director of Planning and City Engineer made recommendations for approval of the design proposals, basis of assessment and scheduling of the project.

A member of the Committee moved approval of Options B and C but this motion was defeated.

RECOMMENDED

A. THAT the remaining capital cost of $500 000 for the Chinatown Streetscape Improvement Project be cost shared as follows:

Property Owner - $300 000

City - $200 000

B. THAT continuing maintenance costs be borne in full by the City with additional funds of $5 000 - $10 000 (for streets only) annually be provided in the Engineering Revenue Budget.

cont'd....

Clause No. 1 cont'd:

C. THAT the local improvement be advanced on "Special Grounds" upon representation from the affected property owners.

D. THAT the proposed design generally as illustrated in Appendix B of the report of the Director of Planning and City Engineer dated January 5, 1979 be approved for construction.

E. THAT the basis of assessment outlined in the report whereby the property owners are assessed generally on the basis of their project footage plus 1/3 of project flankage, be approved.

F. THAT the Director of Legal Services be requested to bring forward the necessary By-law for this local improvement project.

G. THAT the Provincial contribution of $200 000 be applied to the total cost of the project, thus reducing both the City and property owner shares.

H. THAT Council approve the necessary 1979 Supplementary Capital funds of $138 000 and approval of $61 760 from Beautification Capital.

(Alderman Puil wished to be recorded as opposed to Recommendations A and B and Alderman Ford wished to be recorded as opposed to Recommendation A.)

2. Schedule of Special Standing Committee on Planning and Development Meetings

The Committee considered a memorandum dated January 9, 1979 (on file in the City Clerk's Office) prepared for the Chairman after a meeting attended by the Chairman, Vice-Chairman, Deputy City Manager and Clerk to the Committee. Some members of the Committee objected to meetings of the Committee being held at other than the assigned Committee time and the matter was therefore placed on the Agenda.

The Chairman noted that the meetings had been arranged at times when other Aldermen could attend if they so wished.

Representatives of the Planning Department noted that the informal meetings were meant to be mainly discussion sessions for the presentation of major work programme items to allow Council members to give the Department an indication of their concerns about the item prior to a documented report being prepared. For presentation purposes a xerox copy should suffice but a formal Committee meeting would require the printed document.

The Committee felt that the items on "Challenges of the Central Area" and "Planning Department Work Programme" should be discussed at regular meetings of the Committee, extended into the lunch hour if the Agenda warrants extra time. Draft summary or introductory reports could be circulated prior to the meeting with the Planning Department providing a detailed presentation at the meeting.

The Deputy City Manager cautioned that if there are recommendations to be made there should be a follow-up Manager's Report containing other Departmental inputs prior to decisions being made by the Committee.

cont'd....

Clause No. 2 cont'd:

RECOMMENDED

THAT the following schedule for meetings for specific issues be adopted:

January 25th	-	regular meeting time
	-	"Challenges of the Central Area"
February 1st	-	(skip week) - 12:30 P.M.
	-	Planning Department 1979 Work Programme
February 15th	-	special meeting - 7:30 P.M.
	-	Revisions to Townhouse Guidelines in RT-2 and RT-2A District Schedules
Mid March	-	extended regular meeting
	-	future of local area planning

The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 115

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 6, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil and Rankin
Ald. Harcourt (4:30 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 8-10 students from the Byng Satellite Alternate School, under the direction of their teacher, Mr. Cavanagh.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the Minutes of the Regular Council Meeting of January 23, 1979, with the exception of the "In Camera" portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Freebus

Council on January 23, 1979, deferred a decision on continued operation of the Freebus pending a report from the Downtown Business Association to Council at today's meeting.

Before Council this day was a City Manager's Report dated February 2, 1979, in which the City Engineer reported that following negotiations with the Downtown Business Association and other merchants not represented by this organization, agreement has been reached with the merchants to contribute to the cost of operation of the Freebus until March 31, 1979.

The report concluded with the recommendation that the Freebus continue to operate until March 31, 1979, and that the merchants' contribution of $15,300 be accepted with the City contribution of $38,700 to be provided from the 1979 Operating Budget.

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Freebus (Cont'd)

Also before Council was a report of the Standing Committee on Finance and Administration dated January 9, 1979, on proposals by the Downtown Business Association and the Downtown Parking Corporation which included funding for the Freebus. The Committee recommended that the application from the organizations be received and the Downtown Business Association and the Downtown Parking Corporation proceed further at their own discretion.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated January 22, 1979 be approved, and

FURTHER THAT the recommendation of the Standing Committee on Finance and Administration contained in its report of January 18, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Hycroft Towers - Strata Corporation Council

In a letter dated January 26, 1979, the Owners' Council of Strata Plan VR-90, Hycroft Towers, referred to a development permit application by Vladimir Plavsic Group with respect to 2650 Granville Street.

The Owners' Council requested that if it is anticipated that a development permit might be favourably considered they be given the opportunity of addressing Council prior to the final decision.

The City Manager advised that this matter will be considered by the Development Permit Board at its meeting on February 19, 1979, and if the Development Permit Board approves the application the appellants have fifteen days from the date of issuance of the development permit to appeal the decision to the Board of Variance. The Manager indicated that this is the logical route for the delegation to take.

MOVED by Ald. Puil,
THAT the City Clerk discuss this matter with the Owners' Council of Strata Plan VR-90, Hycroft Towers, and should they still wish to appear before Council, their delegation be heard.

- CARRIED UNANIMOUSLY

2. Park Board Liaison Alderman

The Mayor, in a memorandum dated January 30, 1979, recommended that Alderman Helen Boyce be appointed as Council liaison Alderman to the Park Board for the year 1979.

MOVED by Ald. Little,
THAT the above recommendation of the Mayor be approved and the former Council policy on this matter be amended accordingly.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Sunday "Closings"

In a memorandum dated February 2, 1979, the Mayor submitted a proposal from the Director of Legal Services on Council's resolutions of January 23, 1979, with respect to Sunday "Closings".

The Director of Legal Services suggested that the second preamble of Alderman Puil's motion of January 23, 1979, be amended as it is an incorrect statement.

It was agreed, and therefore

MOVED by Ald. Puil,
THAT the second preamble of Alderman Puil's motion of January 23, 1979, be struck out and the following be substituted therefore:

"AND WHEREAS he has indicated government policy is being developed on this subject: . . ."

- CARRIED UNANIMOUSLY

The motion as amended now reads as follows:

"THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and ineffective,

AND WHEREAS he has indicated government policy is being developed on this subject:

BE IT RESOLVED THAT

The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C."

The Mayor advises that the Director of Legal Services has examined the resolution of Alderman Little with respect to Sunday Closing By-law enforcement and, is of the opinion that the action recommended is beyond the legal competence of Council for the following reasons:

Firstly: there is no Sunday Closing By-law.

Secondly: There cannot be a Sunday Closing By-law - Council has no jurisdiction in that area.

Thirdly: show cause proceedings have nothing to do with store hours. They are proceedings under the License By-law which may be invoked by Council when it considers the the licensee is guilty of gross misconduct, or for other valid reasons it is undesirable that he be licensed to carry on a particular business.

MOVED by Ald. Little,
THAT Alderman Little's resolution of January 23, 1979, with respect to Sunday "Closing" be rescinded and the following be substituted therefore:

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Sunday "Closings" (Cont'd)

"THAT the representations be received;

AND THAT the Director of Permits and Licenses continue to monitor apparent contraventions of the Lord's Day Act and, in the absence of any stated government policy, report back to Council within a reasonable time to enable Council to consider invoking its powers under its licensing jurisdiction."

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

4. Proposed Transit Route Changes

Council noted a letter dated February 1, 1979, from Mr. Sol Jackson, Secretary, Killarney-Champlain Citizens for Action Association, advising of the Association's resolution to request again to be heard as a delegation at an evening meeting of Council on the scheduled transit changes by B.C. Hydro to take effect on February 16, 1979.

The Council noted a comment from the City Clerk stating that the Chairman of the Transportation Committee has suggested that the Committee deal with this matter at the end of the six-month trial period related to the transit changes.

MOVED by Ald. Bellamy,
THAT the letter from the Killarney-Champlain Citizens for Action Association dated February 1, 1979, be referred to the Transportation Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 2, 1979

Works & Utility Matters
(February 2, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sidewalk Adjoining City-Owned Property - S/S Point Grey Road, Wallace to Approximately 404 Feet West
Cl. 2: Tender - Truck Chassis

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(February 2, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Transfer of Metropolitan Board of Health Home Care Program to the City of Vancouver
Cl. 2: Health Department Home Care Program - Bank Account

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Social Service & Health Matters
(February 2, 1979) (Cont'd)

Clauses 1 and 2

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(February 2, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: D.P.A. No. 76658 - 977 Homer Street
Cl. 2: Proposed Hotel - Renfrew and Hastings Streets
Cl. 3: Notice of Public Hearing

977 Homer Street -
D.P. No. 76658 (Clause 1)

Prior to consideration of this clause, Council noted a delegation request from Mr. Tom Vancouver.

MOVED by Ald. Puil,
THAT consideration of this clause be deferred until the February 20th Council meeting pending the hearing of the delegation as requested.

- CARRIED UNANIMOUSLY

Proposed Hotel - Renfrew and
Hastings Streets (Clause 2)

MOVED by Ald. Little,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Notice of Public Hearing
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(February 2, 1979)

Dance Machine -
877 Seymour Street (Clause 1)

When considering this clause Council noted a request from the lawyer for the Dance Machine for deferral of this clause to permit him the opportunity of addressing Council.

MOVED by Ald. Puil,
THAT consideration of this clause be deferred to the Council meeting of February 20, 1979, and the lawyer for the Dance Machine be given an opportunity of addressing Council at that time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters
(February 2, 1979)

Hazardous Materials -
Firefighting (Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 2, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Investment Matters (Various Funds) December, 1978
Cl. 3: Champlain Heights - Enclave 2 and 17
Cl. 4: Grants in Lieu of Vancouver City, B.C. Assessment Authority, School and Hospital Districts, Municipal Finance Authority and G.V.R.D. Tax Levies

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT Clause 1 be received for information, and the recommendations of the City Manager as contained in Clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Grants in Lieu of Vancouver City, B.C. Assessment Authority, School and Hospital Districts, Municipal Finance Authority and G.V.R.D. Tax Levies (Clause 4)

MOVED by Ald. Rankin,
THAT grants in lieu of taxes as set out in this clause of the City Manager's Report dated February 2, 1979, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Property Matters
(February 2, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Demolition - 635 Burrard Street
Cl. 2: Expropriation - John Redden Net Co. Ltd. 1590 West 1st Avenue
Cl. 3: Lease Renewal of Heather Street End Located between V. & L.I. Right-of-Way and the Fraser River
Cl. 4: City-Owned Lands, N/S 400 Block West 10th Avenue
Cl. 5: Replacement of No. 19 Firehall

Clauses 1, 2, 3, 4, and 5

MOVED by Ald. Puil,
THAT Clause 1 be received for information, and the recommendations of the City Manager as contained in Clauses 2, 3, 4, and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. Energy Conservation Program

MOVED by Ald. Kennedy,
THAT the recommendations of the Director of Civic Buildings and the City Engineer contained in the City Manager's Report dated January 29, 1979, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT flood lighting be eliminated at City Hall for a yearly saving of $3,300.

- LOST

(Aldermen Boyce, Ford, Gerard, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,
THAT flood lighting be turned on at City Hall only after office lighting is turned off for a yearly saving of $1,600

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Puil and the Mayor opposed.)

STANDING COMMITTEE REPORTS

I. Part Report of Standing Committee on Planning and Development, January 18, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Status of Rezoning Applications
Cl. 2: Discussion of Outstanding Matters

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Finance and Administration, January 18, 1979

Newsletter Insert for 1979 Tax Bill (Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee on Finance & Administration, January 25, 1979

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Federal Employment Programme - Young Canada Works 1979
Cl. 2: 1979 Grant Request - The Vancouver Art Gallery
Cl. 3: Review Procedures for the 1979 Revenue Budget

Clauses 1 and 3

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

1979 Grant Request - The Vancouver Art Gallery (Clause 2)

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

IV. Report of Standing Committee on Community Services, January 25, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Extension of Hours - Grandview Hotel 'Pub'
Cl. 2: Black Solidarity Association

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development, January 25, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Review of Parking Requirements for the Downtown District
Cl. 2: Planning Challenges - Vancouver's Central Area

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

VI. Report of Standing Committee on Finance and Administration, & Community Services January 25, 1979

1979 Civic Grants Budget (Clause 1)

MOVED by Ald. Puil,
THAT recommendations A, C, D, E, G, and H of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT recommendation B of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Little opposed.)

MOVED by Ald. Boyce,
THAT the Committee on the Arts consider the whole matter of the future of the Artists' Gallery.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT recommendation F of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Puil opposed.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4848 BEING THE WATER WORKS BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Construction of Pavement and Curbs - Oliver Crescent from MacDonald Street to Alamein Avenue

This item was deferred pending the hearing of delegations later this evening.

For Council action see page 15 .

1. Regulations - Demolition of Buildings

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,
THAT WHEREAS Subsection 10.12 of the General Regulations of the Zoning and Development By-law was introduced to preserve housing until an actual Development Permit was granted, with the hope that the rental units could be continued until construction actually started;

AND WHEREAS this By-law amendment had the reverse impact in that the buildings are left vacant amd soon become open for vandalism, eventually must be boarded up, and become a hazard to the citizens and a nuisance to the community;

THEREFORE BE IT RESOLVED THAT the City Manager bring forward a report reviewing the implications of this requirement and comment on any decision to eliminate this policy.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Computers in Police Cars

queried the need for the Police Department to have computer terminals in police cars and requested that the Chief Constable and the City Engineer report on this matter.

The Mayor so directed.

Condolence

Alderman Little referred to the recent passing of Mr. George Fountain, former Director of Planning for the City.

MOVED by Ald. Little,
THAT the Mayor send a letter of condolence to Mrs. F. Fountain and members of her family.

- CARRIED UNANIMOUSLY

* * * *

The Council recessed at 3:00 p.m. for an "In Camera" meeting in the Mayor's Office.

* * * *

The Council reconvened at 4:30 p.m. at which time Alderman Harcourt joined the meeting.

DELEGATIONS

1. G.V.R.D. Housing Project
2nd Avenue and Wallace Street

Council on January 23, 1979, approved a request by the Jericho Area Citizens' Association to address Council on the G.V.R.D. Housing project proposed for the City-owned site at 2nd Avenue and Wallace Street.

Before Council was an information report from the City Manager dated January 31, 1979, advising that a development permit was issued to the Greater Vancouver Housing Corporation on June 19, 1978, for construction of the proposed project. The report also advised that the lease between the City and G.V.H.C. has not yet been signed, however the administrator for the Housing Corporation has stated that the actual cost expenditure by the G.V.R.D. to date is $50,000.

Also before Council was a report from the City Manager dated February 1, 1979, in which the Director of Finance reported on the proposed lease between the City and the G.V.H.C. with respect to the site at 2nd Avenue and Wallace. In this report the City Manager recommends:

> "THAT Council offer to lease the 2nd and Wallace site to the Greater Vancouver Housing Corporation, for the term of 50 years, the lease to reflect the terms set out in Appendix A of this report and the rent to be $406,666 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services."

Ms. Wenda Deane addressed Council on behalf of the Jericho Area Citizens' Association. She reiterated the concerns expressed by the Association at the Council meeting of October 17, 1978, and requested that Council cancel this development. She stated that the G.V.H.C. had advised her that its costs to date for this project are in the neighbourhood of $50,000.

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,
THAT the Greater Vancouver Housing Corporation be advised of the City's desire to not proceed further with the housing project at 2nd Avenue and Wallace and the City Manager enter into negotiations as to appropriate costs to be assumed by the City in respect to expenses and disbursements incurred to date.

- LOST

(Aldermen Ford, Gerard, Harcourt, Marzari, Puil and Rankin opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the City Manager dated January 31, 1979, on the G.V.R.D. Housing Project at 2nd Avenue and Wallace Street be received;

FURTHER THAT the recommendation of the City Manager contained in his report dated February 1, 1979, with respect to the lease between the City and the G.V.H.C. relative to the site at 2nd Avenue and Wallace Street be approved.

- CARRIED

(Aldermen Bellamy, Boyce, Kennedy, Little and the Mayor opposed.)

The Council recessed at 5:20 p.m. to reconvene in the Council Chamber at 7:30 p.m. with Mayor Volrich in the Chair and the same Members present.

The agenda was varied to hear the delegations on the Equal Employment Opportunity Program first.

DELEGATIONS

Equal Employment Opportunity Program

Council, on January 23, 1979, approved the hearing of delegations when the City Manager's report on the Equal Employment Opportunity Program was before it.

Before Council this evening was a report from the City Manager dated January 29, 1979, in which the Equal Employment Opportunity Officer submitted her annual report on the Program. In his report the City Manager commented as follows:

> "Council in September 1977 established the position of Equal Employment Opportunity Officer as reporting directly to the City Manager. This line of responsibility has proved effective, and the Officer has worked smoothly and in close cooperation with the Personnel Department and many other departments.
>
> The City Manager has reviewed the various projects carried out in 1978 and described in the full report. He has concluded that all were within the terms of reference established by Council in September 1977, and that most of them have been carried out successfully.
>
> The Work Program proposed for 1979 also conforms to the resolutions of September 1977, and on this basis the City Manager recommends its approval."

The following delegations addressed Council and spoke in support of the City continuing its Equal Employment Opportunity Program and that the Equal Employment Opportunity Officer continue to report to Council through the City Manager.

Dr. G. Mains - The Society for Education Action Research and Counselling on Homosexuality - (brief filed)

Lee Grills - Vancouver Status of Women,

Eric Wong - Asian Canadian Association for Cultural Cooperation (brief filed).

Astrid Davidson - B.C. Federation of Labour.

Dr. Charles Paris - Canadian Council of Christians and Jews.

Janet Murphy - School of Social Work, University of B.C. (brief filed).

Evelyn Lee - Multilingual Orientation Service Association for Immigrant Communities.

Joan Akres - British Columbia Association of Social Workers (brief filed)

Gudren Fiddis - Vancouver Municipal and Regional Employees' Union (brief filed)

Doug. Mowat - Canadian Paraplegic Association (brief filed).

Tim Walker - Society for Political Action for Gay People (brief filed).

Cont'd.....

DELEGATIONS (Cont'd)

Equal Employment Opportunity Program (Cont'd)

Mary Ann Roscoe - Canadian National Institute for the Blind.

Patricia Wilson - private citizen.

M. Strongtharm and Harry Crosby - B.C. Human Rights Commission

The City Clerk advised that further delegation requests had been received this day.

MOVED by Ald. Rankin
SECONDED by Ald. Little
THAT the additional delegation requests be approved and representations be heard.

- CARRIED UNANIMOUSLY

Bruce Eriksen - Downtown Eastside Residents' Association - supporting.

Bruce Yorke - Committee of Progressive Electors - supporting.

Dr. Naida Hyde - representing a group of professional business women, filed a petition from the group, supporting the Program.

Mrs. Theresa Galloway - supported the Equal Employment Opportunity Program but suggested this function should be the responsibility of the Personnel Department.

At this point in the proceedings a memorandum from the Director of Personnel Services, dated January 17, 1979, and addressed to a Council Member, was introduced. This memo gave the 1978 budget for the program and commented on the accomplishments of the Equal Employment Opportunity Officer during the past year.

MOVED by Ald. Little
SECONDED by Ald. Boyce
THAT the Council resolution of September 13, 1977, establishing an Equal Employment Opportunities Officer position and Program, be rescinded.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Little
SECONDED by Ald. Boyce
THAT the City Manager be requested to report to Council in the near future after discussions with the Director of Personnel Services to ensure that Equal Employment Opportunities principles continue to be observed in the City work force in the areas of gender, race and handicapped.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Little
SECONDED by Ald. Boyce
THAT the City Manager be requested to work with the Director of Personnel Services in making every effort to relocate the Equal Employment Opportunities Officer, if she so wishes.

- CARRIED

(Ald. Marzari opposed)

Cont'd.....

DELEGATIONS (Cont'd)

Equal Employment Opportunity Program (Cont'd)

MOVED by Ald. Ford
SECONDED by Ald. Rankin
THAT the Personnel Department assume the responsibility for hiring of firemen and all outside employees in the same manner as it does for other employees, and the City Manager report on the necessary budgetary requirements.

- (referred)

MOVED by Ald. Puil
SECONDED by Ald. Boyce
THAT the above motion be referred to the Standing Committee on Finance and Administration.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

Pavement and Curbs - Oliver Crescent, From MacDonald to Alamein

Council, on January 9, 1979, when considering a report of the City Manager dated January 5, 1979, on Pavement and Curbs Oliver Crescent, MacDonald to Alamein, resolved that the concerned property owners be notified that Council will, on February 6, 1979, consider undertaking a Local Improvement Project on Special Grounds for this area and that the owners be heard on that date as delegations if they so wished.

Mr. T. Mulder, Assistant City Engineer, Department Services and Sewers Division, briefly reviewed the history surrounding the proposed project. In the report the City Engineer put forward three alternatives for Council to consider:

A. Take no action.
B. Advance the project on the Initiative again.
C. Undertake the project on Special Grounds.

The following then addressed Council on this matter:

Mr. J.D. Hay - whose property fronts on to Oliver Crescent, referred to his brief previously circulated in which he requested that Council approve the paving of Oliver Crescent, MacDonald to Alamein, on Special Grounds.

Mr. W.S. Ross - owner of one of the double-front lots on Puget Drive which backs on to Oliver Crescent, spoke in favour of initiating this project on Special Grounds.

Mr. C.J. Brown - who also owns a double-front property - referred to a document he had received from the Engineering Department which stated that existing surface drainage would have to be accommodated by a sump at the expense of the property owners. Mr. Eric West, Engineering Department, stated that any surface drainage from these properties will be picked up in the tidal drain which will be installed and, therefore, in his opinion, sumps will not be required.

Mr. R.G. Butters - owner of another double-front property - also referred to the document from the Engineering Department indicating that sumps would be required.

MOVED by Ald. Boyce
SECONDED by Ald. Harcourt
THAT the Local Improvement Project for Pavement and Curbs - Oliver Crescent, MacDonald to Alamein, be undertaken on Special Grounds.

- CARRIED UNANIMOUSLY

MOTIONS

Pavement and Curbs - Oliver Crescent - MacDonald to Alamein

MOVED by Ald. Rankin
SECONDED by Ald. Gerard

THAT WHEREAS the Council of the City of Vancouver is desirous of providing and constructing a paved road surface, together with curbs on Oliver Crescent from MacDonald Street to Alamein Avenue on the Northerly side and to a point opposite the South property line of Lot 1, Block D, District Lot 2027 (Plan 5702) on the Southerly side;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said paving and curbs be provided and constructed on the said portion of Oliver Crescent;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the provision and construction of the said paving and curbs and assess the cost thereof against the real property deemed to be specially benefitted thereby as a local improvement;

NOW THEREFORE BE IT RESOLVED that a paved road surface and curbing, together with all other necessary and incidental work in connection therewith, be constructed and provided on Oliver Crescent from MacDonald Street to Alamein Avenue on the Northerly side and to a point opposite the South property line of Lot 1, Block D, District Lot 2027 (Plan 5702) on the Southerly side;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said paving and curbs and all other necessary and incidental work in connection therewith be assessed against all real property fronting and/or abutting thereon as a local improvement on the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however, to the limitation prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction and provision of the said paving and curbs and all other necessary and incidental work in connection therewith to be borne by the City, pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

* * * * *

The Council recessed at 11.30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of February 6, 1979, adopted on February 13, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE January 31, 1979

TO: Vancouver City Council

SUBJECT: GVRD Housing Project
2nd & Wallace

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report refers to the attached letter dated January 18, 1979 from the Jericho Area Citizens Association requesting to appear before Council as a delegation on the matter of the GVRD Housing Project at 2nd and Wallace.

Council will recall, on October 17 and 31, 1978, hearing a delegation, Mrs. Dean, who appeared on behalf of the Jericho Area Citizens Association. A copy of the City Manager's report dated October 27, 1978, is attached. Mrs. Dean alleged that the design of the project had been altered from the design which went before Council at the rezoning. She stressed that the concerns of the residents are related to parking congestion in the area and poor design of the buildings. Council took no action on the matter at that time.

Development Permit No. 79493 was issued on June 19, 1978 to the GVHC for the construction of a townhouse/apartment development containing 37 dwelling units. A Building Permit was subsequently issued on October 4, 1978. To date, no construction has taken place on the site because the lease between the City and the GVHC has yet to be signed. It is expected that the lease will be signed in the next month. The terms of the lease for this project are the subject of a companion report to the one presently before Council this day. Mr. Casson, Director of Housing for the GVRD, when Council dealt with this matter in October, 1978, advised that the expenditures at that time amounted to $94,692. However, the administrator for the Housing Corporation has now stated that the actual cost expenditure by the GVRD to date is $50,000."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 176

DEL. 1 (i)

MANAGER'S REPORT

DATE February 1, 1979

TO: Vancouver City Council

SUBJECT: G.V.H.C.'s Development at 2nd & Wallace

CLASSIFICATION: Recommendation

Further to Council's consideration of the Director of Planning's report dealing with this proposed development, the Director of Finance reports as follows:

"On December 14, 1976 Council approved the following recommendation of the Standing Committee on Housing and Environment:

'That the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites:

2nd Avenue and Wallace
Foster and Euclid
5th Avenue and Arbutus Street
Ash Street and S.W. Marine Drive'

The purpose of this report is to present a summary of the lease terms dealing with the 2nd Avenue and Wallace site.

Attached as Appendix A is an outline of the terms and conditions of the proposed lease agreement. In brief, the terms provide for a 50-year term at a pre-paid rental of $406,666 for the development of non-market rental housing.

The Greater Vancouver Housing Corporation is anxious to commence construction and, given Council's approval of the following recommendation, access to the site will be granted on terms and conditions satisfactory to the Director of Finance and the Director of Legal Services. Subject to Council's decision regarding the Director of Planning's report dealing with this site, the Director of Finance recommends:

THAT Council offer to lease the 2nd and Wallace site to the Greater Vancouver Housing Corporation, for the term of 50 years, the lease to reflect the terms set out in Appendix A of this report and the rent to be $406,666 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 170

CC 62-MLH-75

MANAGER'S REPORT

DATE January 29, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Annual Report/Equal Employment Opportunity Program

CLASSIFICATION: RECOMMENDATION

The Equal Employment Opportunity Officer reports as follows:

"In September 1977, Vancouver City Council passed 29 resolutions establishing the framework for the Equal Employment Opportunity Program. The Equal Employment Opportunity Officer was appointed in February, 1978.

Since the Program has been in operation one year now, this report is written to inform Council of the policy that has been adopted, the steps that have been taken to execute Council's resolutions, the work that is planned for the coming year, and the rationale for it. (In addition to this summary, a full report is provided quoting the resolutions and expanding on the actions taken.)

I. POLICY

One of the first steps in the Equal Employment Opportunity Program was to issue a policy statement. The most important parts of this policy read:

> "It is the policy of the City of Vancouver to provide equal opportunity in all its employment practices and to base all hiring and promotion on merit and seniority where the seniority provisions of the collective agreements apply ....
>
> The Equal Employment Opportunity Program does not imply suspension of the merit principle. It will, on the contrary, reinforce the merit principle by assuring that all segments of society have an opportunity to enter all areas of City employment and to advance according to ability."

This policy was written by the Equal Employment Opportunity Officer, signed by the City Manager, circulated to Council members, and issued to all employees of the City in March, 1978. The full report contains a discussion of this policy.

II. ACTIONS TAKEN IN 1978

In the last year, action has been taken on the following topics pursuant to resolutions passed by Council in September, 1977.

1. Firefighter Entrance Requirements and Recruitment Procedures

   A report was made to the Finance and Administration Committee and to Council on entrance requirements and recruitment procedures for firefighters.

2. Fringe Benefits For the Disabled

   The City's fringe benefit package and coverage practices were reviewed and City policy on providing fringe benefits to the disabled was established.

3. Training/Career Development Skills

Sessions of a pilot training program on Career Development Skills were held for City employees.

4. Management Information Sessions

Information sessions on equal employment opportunity programs were held for management and recruitment staff.

5. Disabled Applicants

Assistance was provided to disabled applicants.

6. Career Paths & Barriers to Promotion

Investigative research on career paths accessible from entry-level positions was undertaken.

7. Information

A new report was prepared on the earnings and job distribution patterns of civic employees.

8. Police Recruitment Program

A new recruitment program was designed with the Vancouver Police Department and is presently underway.

III. WORK PROGRAM FOR 1979

Experience and observation over the last year have made it clear that improvements to some basic elements of our Personnel program - training, classification, performance appraisal - are needed.

Strengthening these systems will improve opportunities for all employees, will clearly benefit women, minorities and the disabled, and will improve the effectivess of the organization.

It is with these goals in view that work is planned for the coming year.

1. Training

a) Subject to Council approval the Equal Employment Opportunity Program will provide further sessions of the Career Development Skills Program for City employees.

b) The City's Training Co-ordinator and the Equal Employment Opportunity Officer will design and provide a new training program for line managers on interviewing and counselling skills.

From the point of view of the Equal Employment Opportunity Program, the goal of this training is to give managers and supervisors the skills to plan and conduct lawful selection and promotion interviews that fully elicit job-related information and provide the foundation for merit-based decisions.

2. Classification

Personnel Services and the Equal Employment Opportunity Officer, in consultation with the Unions, will work to eliminate anomalies from the classification system, to identify job families and promotion paths within those families, to eliminate barriers between job families and to identify and define job-related qualifications.

3. Performance Appraisal

The Equal Employment Opportunity Officer will work with other City staff to design improvements to the non-supervisory performance appraisal system and ensure its fair and uniform implementation.

4. Personnel Regulation/External Training

Personnel Services and other management staff and the Equal Employment Opportunity Officer will review the City's Personnel Regulation on external training.

5. Outside Employees

Personnel Services, the Engineering Department, the Park Board and the Equal Employment Opportunity Officer will review recruitment and selection procedures for the outside workforce.

6. Review of Procedures for Disabled Applicants

Personnel Services and the Equal Employment Opportunity Officer in consultation with those agencies which work on behalf of the disabled, will design improvements to the application, testing, and assessment procedures for disabled applicants.

7. Positions for the Disabled

City Departments and the Equal Employment Opportunity Officer will audit positions which are appropriate for persons with various kinds of disabilities, and also determine where further subsidized training programs can usefully be undertaken.

8. Police Recruitment Program

The Equal Employment Opportunity Officer will continue to provide assistance to the Vancouver Police Department in carrying out the recruitment program.

9. Information

The Equal Employment Opportunity Officer will improve information on applicant flow, promotions, turnover, and training.

The budget request for the Equal Employment Opportunity Program is $62,913. (Last year's budget was $57,798.) This request will be subject to the regular budget review process.

All parts of this work program are authorized by existing Council resolutions.

The Director of Personnel Services has reviewed the work program and concurs with it.

Therefore, the Equal Employment Opportunity Officer recommends that the work program for 1979 be approved."

The City Manager comments as follows:

Council in September 1977 established the position of Equal Employment Opportunity Officer as reporting directly to the City Manager. This line of responsibility has proved effective. and the Officer has worked smoothly and in close cooperation with the Personnel Department and many other departments.

The City Manager has reviewed the various projects carried out in 1978 and described in the full report (white pages). He has concluded that all were within the terms of reference established by Council in September 1977, and that most of them have been carried out successfully.

The Work Program proposed for 1979 also conforms to the resolutions of September 1977, and on this basis the City Manager RECOMMENDS its approval.

FOR COUNCIL ACTION SEE PAGE(S) 171

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

January 18, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 18, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO PRESENT: Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:

1. Proposals by Downtown Business Association and the Downtown Parking Corporation

Mr. V.P. Boname, President, Downtown Business Association, and Mr. E.A. Keate, President, Downtown Parking Corporation, presented a proposal from the D.B.A. and the D.P.C. as outlined in the attached brief dated January 15, 1979. They requested City support for two proposals: the first being that the Downtown Parking Corporation Limited be permitted to contribute $25,000 of its profits for the years 1979 to 1983 inclusive to a new downtown organization that will be created to supercede the old Downtown Business Association, and that it also be permitted to take $18,000 from its 1978 profits to contribute this money to the City for the continuance of the very successful FreeBus experiment through to March 31, 1979, at which point it is hoped the service will be taken over by the new Urban Transit Authority. They stated Vancouver needs a permanent, properly equipped office to show direction in new Urban policies. Such an entity will in no way usurp or be in conflict with Council's authority and could prove to be a valuable sounding board or tool for Council's deliberations. Intelligent, long-term planning is needed to attract new enterprise and initiative into the downtown milieu. The request was made on the understanding that the business community will be expected to double the Downtown Parking Corporation Limited's annual $25,000 contribution and if, after 5 years a new downtown organization is not having the economic impact envisioned, then the annual grant of $25,000 will cease and the new entity will either stand on its own or fold.

City officials were of the opinion that it would not be an appropriate or legitimate use of D.P.C. funds as presently proposed and should be dealt with as a grant request.

The Committee members discussed the proposals and felt a more specific request should be submitted giving details of budget and operational structure and it was

RECOMMENDED

THAT the application be received and the Downtown Business Association and the Downtown Parking Corporation proceed further at their own discretion.

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The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 160

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WORKS & UTILITY MATTERS

RECOMMENDATION

1. Sidewalk adjoining City-owned Property (South Side of Point Grey Road, Wallace to approx. 404 feet west)

The City Engineer reports as follows:

"Two City-owned sites at this location have been leased for housing developments, one to Penta Co-op Housing Associations and the other to Dunbar Village Community Co-operative. Dunbar wish a sidewalk installed and the walk should extend to Wallace Street to provide a proper pedestrian route. The leases provide for payment of Local Improvement charges by the leasees.

Since the City retains ownership of these parcels, the leasees cannot sign a Local Improvement Petition. The Vancouver Charter provides for City-owned property to be assessed for Local Improvements and the Local Improvement Procedure By-Law for signature of a Petition on behalf of the City as owner.

I recommend, with respect to a Local Improvement sidewalk on the south side of Point Grey Road from Wallace Street to approximately 404 feet west:

A. that the abutting City-owned parcels, Lots A and B, D.L. 448 (Plan 16956), be declared assessable; and

B. that the City Clerk be authorized to sign a Local Improvement Petition on behalf of the City as owner."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Tender No. 39-78-5
Truck Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on December 4, 1978, and referred to the City Engineer and Purchasing Agent for report.

Funds for these purchases are provided in the Truck Replacement Accounts, 1978 Budget and the Account for the Purchase of Additional Trucks and Heavy Equipment.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the office of the Purchasing Agent. The tender called for prices on 18 items; this report deals with Items 3 and 5.

Item 3 - Heavy-Duty Pickups

Ten bids were received for this item. The low bid (@ $5937) from Lawson Oates does not meet specifications because the GVW is less than specified and the battery is smaller than specified.

These trucks are to be ordered equipped with club cab and two extra seats for transporting up to five men. When this option is added, Bid No. 6, becomes low bid to meet specifications. When this option is added to Bids 2 and 5, their price exceeds Bid 6 and Bids 3 and 4 do not offer the club cab option.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications from Lakeview Chrysler Plymouth Ltd. for the supply of three Dodge D200 pickups c/w club cab and extra seats at a total cost of $20 241 ($6048 each plus $454 for club cab c/w seats plus $183 for power steering plus $62 for a tool box) plus 5% Provincial Sales Tax.

..../2

Clause No. 2 cont'd:

Item 5 - Light Vans

Nine bids were received for this item. None of the bids met specifications with regards to rear axle ratio. Also, bids number 1, 2 and 3 for Dodge vans are 45 kg less than the 2495 kg GVW rating specified. However, the axle and spring capacities exceed the GVW requirements by over 500 kg. The low bid, Bid No. 1, from Lakeview Chrysler Plymouth is being recommended on best value.

The City Engineer and Purchasing Agent recommend acceptance of the bid to offer best value, Bid No. 1, from Lakeview Chrysler Plymouth Ltd. for the supply of 16 only Dodge B100 vans at a total cost of $91 330 ($5598 each plus $123 each for windows all around on 11 units, plus $80 each for windows in side and rear loading doors on 3 units, plus $20 for windows in rear doors on one unit plus $149 for the long wheelbase on 1 unit) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Transfer of Metropolitan Board of Health Home Care Program to the City of Vancouver

The Medical Health Officer reports as follows:

"Council on December 12, 1978 approved the transfer of three Metropolitan Board of Health staff to the City of Vancouver's Home Care Program. The costs of the Home Care Program are fully reimbursed by the Provincial Government.

The Home Care Services section of the Metropolitan Board of Health provided two separate administration services for the Home Care Program:

1. General clerical and accounting support for Home Care, including scheduling of Physiotherapy;

2. Hospital Replacement Program. (Special Supplementary Service expenses, augmenting regular home care nursing and physiotherapy for selected patients only).)

   When a patient or a patient's family seek an early discharge from hospital, preferring to convalesce at home, support services such as home-makers, meals, physiotherapy, medication and medical equipment are provided to the home.

   This program has been very successful, as patients are able to convalesce in a familiar environment and the costs of medical treatment are substantially reduced.

The costs for these two services in 1979 are as follows:

Administrative Support

Building rent	$ 7,500.00
Office supplies	800.00
Communications & insurance	2,500.00
Consulting	100.00
Rehabilitation equipment	1,500.00
Miscellaneous	200.00

Hospital Replacement Costs

Drugs	19,700.00
Homemakers	45,000.00
Meals	1,700.00
Supplies & equipment	19,700.00
Transportation - Physiotherapists	2,300.00
Miscellaneous	400.00.

The Administrative Support costs are easily incorporated within the Home Care budget for administration. Hospital Replacement Costs should be separately identified within the Home Care budget.

The Provincial Government has not yet approved the 1979 Home Care budget. However, the Provincial Government has agreed to completely reimburse the City of Vancouver for any 1979 Metro Home Care expenses. There are, therefore, no additional costs to the City.

Continued . . . .

Clause No. 1 Continued

"The Medical Health Officer recommends:

A. THAT Administrative Support costs be included in the Home Care budget for administration.

B. THAT the Hospital Replacement costs be separately identified within the Home Care budget. "

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. Health Department Home Care Program - Bank Account

The Director of Finance reports as follows:

"The City Health Department, in taking over the Metropolitan Health's Home Care Program, now requires an Imprest Fund Chequeing Bank Account to continue the services previously provided by the Metropolitan Health. The account is required to allow for almost immediate payment for medicines and small physiotherapy supplies required for hospital out-release patients. This program allows for early release of patients from hospital with minimum daily care provided at home, part of which is being able to supply medicinal and other patient needs on an as-required basis. It is anticipated that the current level of expenses will continue at about $1,500 per month.

Authority is hereby requested to open a chequeing bank account at a convenient branch of the Bank of Montreal, with authority for the Director of Finance to assign signatories to the account as required from time-to-time.

It is recommended that the above authority be granted. "

The City Manager RECOMMENDS that the above recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163 & 164

BUILDING AND PLANNING MATTERS

INFORMATION

1. 977 Homer Street - D.P. No. 76658

The Director of Planning reports as follows:

"The City Clerk received a letter dated December 21, 1978 from Mr. T. Vancouver (Appendix 'A') requesting City Council reverse the decision of the Director of Planning and permit the provision of one off-street parking space in the front yard of the residential building at 977 Homer Street.

Development Permit No. 76658 was issued on May 13, 1977 permitting three dwelling units in the building. Three off-street parking spaces were approved in the rear yard as part of that Development Permit. Mr. Vancouver's request is to provide a fourth parking space in the front yard.

977 Homer Street is located in the Downtown District (DD). The intent of the Official Development Plan and Guidelines, as approved by City Council in November 1975, is

1. to improve the general environment of this Downtown District as an attractive place in which to live, work, shop and visit;

2. to ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of Downtown.

Further, one of the objectives of the Official Development Plan is to reduce traffic congestion in terms of the amount of off-street parking and its location. Section 5 of the Official Development Plan for Downtown does not encourage surface parking and restricts the off-street parking facilities in this area to a maximum of 1 space for every 1000 sq. ft. of residential use. On this basis, the development on this site is only permitted three off-street parking spaces.

The approved drawings also indicate the front yard as a "mini plaza" with landscaping as an amenity feature, in compliance with the Downtown Official Development Plan.

Mr. T. Vancouver's request dated December 5, 1978 for a minor amendment to provide additional off-street surface parking facilities would exceed the number of off-street parking spaces permitted for this development and would eliminate the desired amenity area along Homer Street and therefore could not be considered as a minor change to Development Permit No. 76658. Mr. Vancouver was so advised by letter dated December 19, 1978 (Appendix 'B').

The Development Permit Board or the Director of Planning could deal with a Development Permit Application if filed to provide a parking space in the front yard. However, it would not be supported by the Planning Department because it would be contrary to the Official Development Plan and Guidelines.

It should also be noted that the District Building Inspector's report dated November 7, 1978 stated that the front yard of 977 Homer Street was being used for the parking of two cars contrary to Development Permit No. 76658."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

DELEGATION REQUEST FROM MR. TOM VANCOUVER FOR FEBRUARY 20, 1979.

RECOMMENDATION

2. Proposed Hotel - Renfrew and Hastings Streets

The Director of Planning reports as follows:

"When dealing with a communication from Mr. Luigi Aquilini of Zen & Aquilini Construction (Appendix A), Council at its meeting of January 16th, 1979, requested a status report on the matter of a proposed hotel in the vicinity of the northwest corner of Hastings and Renfrew Streets.

Background

An application was received on October 25th, 1977 from Mr. A. Waisman, Architect, on behalf of Zen & Aquilini Construction, requesting a rezoning of lands on the south side of Franklin Street between Renfrew and Kaslo Streets and 192 feet along Hastings Street from C-2 Commercial and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. The requested rezoning to CD-1 was sought in order to permit development of a hotel (with associated uses including a pub and some retail space) on the Hastings Street frontage extending across the intervening City lane onto lands at the southwest corner of Renfrew and Franklin Streets. Off-street parking for the hotel was proposed in two levels of underground parking on the remainder of the site to the west (along the south side of Franklin Street) presently zoned RS-1. In addition to the underground off-street parking for the hotel, 24 townhouse units and associated underground off-street parking were proposed.

Following extensive discussions with both Planning and Engineering Department staff, a report recommending refusal was considered by the Planning and Development Committee of Council on May 18th, 1978. The Committee heard from staff and the applicant and recommended:

'(A) That the application be not approved.

(B) That consideration could be given to a well-designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.'

Following consideration of these recommendations at its meeting of May 30th, 1978, Council resolved:

'That the Director of Planning be instructed to refer this application direct to a Public Hearing.'

At the Public Hearing on September 14th, 1978, Council had before it, in addition to the draft By-laws and background reports, a report from the City Engineer recommending that the proposed lane closure not be approved but that a lane diversion north onto Franklin Street be considered as an alternative.

Approximately 130 people attended the Public Hearing held in the Hastings Community Centre. 27 delegations were heard by Council following which a motion to approve the proposed rezoning was lost by a 6 to 4 vote of Council.

.../3

Clause 2 continued

Consideration of a Similar Rezoning Application

Section 13.1 of Zoning and Development By-law No. 3575 regulates submission of applications to amend the Zoning and Development By-law in those instances where similar applications have previously been refused. This Section states:

> 'No application for an amendment to the Zoning and Development By-law shall be considered where a similar application for an amendment has been refused, until a period of 12 months has elapsed from the date of the previous application which has been denied, provided, however, the Council may waive this regulation if, due to extraordinary circumstances, the Council considers that the proposed amendment would benefit the public interest.'

The Director of Legal Services has advised that this Section is to be interpreted to the effect that the 12 months is measured from the date of submission of the previous application which has been refused.

While the wording of this Section may facilitate this interpretation, it is contrary to the intent which was to ensure that a 12 month period, measured from the date of refusal of the application, had elapsed before Council (and the community) need again deal with a similar application. As noted, provision is made for Council to waive this regulation in certain instances.

Council may wish to consider an amendment to Section 13.1 to clarify any uncertainty regarding the intent and interpretation as to when measurement of the 12 month period commences, noting, however, that Council retains the right to waive this period regardless of its commencement provided Council specify the 'extraordinary circumstances' and benefits to the public interest.

Communication from Zen & Aquilini Construction

The communication requires clarification for several reasons:

Firstly, while a good portion of the site is presently zoned C-2 Commercial District under which a hotel may be considered as a conditional use, the previous application proposed extensive off-street parking for the hotel and associated uses located well beyond the confines of the commercially zoned land. The proposed height of the hotel at a maximum of 6 storeys along Hastings Street also exceeded the 40 foot 'outright' maximum permitted under the C-2 Commercial District. This additional height proposed could not be supported by the Director of Planning under the provisions established in the C-2 District Schedule. For these reasons and also to afford greater flexibility than could be achieved under the C-2 District Schedule, the Director of Planning had suggested to the applicant that a request for a rezoning to CD-1 Comprehensive Development District would be most appropriate provided the hotel and an alternate form of residential development on the south side of Franklin Street (both of which were felt to be appropriate uses) were compatible:

(a) with each other,
(b) with the residential community to the north and the commercial character of Hastings Street, and
(c) with existing and potential uses and development on remaining C-2 properties in this same block which were not included in the proposed rezoning.

Secondly, the form of development considered under the previous application did not indicate a 2 storey height for that portion of the proposed hotel at the corner of Renfrew and Franklin Streets. The height indicated on the drawings was approximately 2½ storeys or 30 feet, with the building stepping up to a height of approximately 48 feet within the lands north of the existing lane.

Clause 2 continued

Thirdly, the map attached to the communication indicates a triangle of land "to be rezoned to C-2". As noted above, the previous application did not request a rezoning of any lands to C-2 Commercial District. If such a rezoning is now being sought by Zen & Aquilini Construction, it would not be considered as being similar to the previous application and could be considered upon submission of the appropriate rezoning application and processing fee. However, the previous form of development would also not correspond to such a rezoning due to problems with the building height and the location of off-street parking within the adjacent RS-1 zoned lands as previously proposed.

Mr. Aquilini and Mr. Waisman, the project architect, were contacted regarding the above noted uncertainties and indicated that they were uncertain as to whether to proceed with the previous proposal or investigate alternatives for a hotel use on this site. Staff indicated that the concerns of the Planning Department and parameters for an acceptable development were detailed in the report on the previous rezoning application. It was noted that there appeared to be some support amongst members of Council for the previous rezoning proposal. It was suggested that direction from Council might be the best solution noting that the Director of Planning would be recommending that a new rezoning application and processing fee be submitted along with any rezoning proposal.

CONCLUSION:

While Council may waive the 12 month period for consideration of a rezoning application when the previous similar application was refused, amendments to Section 13.1 of Zoning and Development By-law No. 3575 should be undertaken to clarify the date upon which the 12 month period commences.

Council may wish to reconsider the proposed rezoning which was refused at the Public Hearing on September 14, 1978 and this would best be accommodated through submission of a new rezoning application and associated processing fee (which for the previous rezoning application amounted to $230.00). The Director of Planning would not recommend approval of such an application. A number of items in the communication from Zen and Aquilini would tend to indicate that a rezoning differing from that previously considered is now being pursued. Such a rezoning would also be best handled through submission of a rezoning application and processing fee corresponding to the new site area involved.

RECOMMENDATION: The Director of Planning recommends:

A. That Zen & Aquilini pursue their intended rezoning through submission of a formal rezoning application accompanied by the associated processing fee.

B. That the Director of Planning be instructed to make application to amend Section 13.1 of Zoning and Development By-law No. 3575 to clearly indicate that the 12 month period commences upon the date of refusal of the previous application and that this application be referred direct to Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Notice of Public Hearing

The Director of Planning reports as follows:

"The Pacific Press strike, which has now continued for several months with no foreseeable resolution makes compliance with the Charter requirements for legal notification of Public Hearings impossible.

Under Section 566 (3) of the Vancouver Charter, notice of a Public Hearing must appear in not less than two consecutive issues of a daily newspaper published (or circulating) in the City, with the last of such publications appearing not less than seven days nor more than fourteen days before the date of the hearing.

Under Section 3(2) of the Charter, Council does have the power to determine an alternative notification procedure if, in the opinion of Council, conditions prevailing at the time make it impossible to comply with notification requirements under Section 566 (3).

It would appear that the Vancouver Express is receiving wide circulation in its three weekly issues and would be a suitable alternative during the period of the Pacific Press strike. Advertisements to this paper could appear in consecutive issues, for example Wednesday and Friday, within the seven to fourteen day period specified in the Charter.

There is no change required to courtesy advertisements placed in local community papers, nor the 21 day courtesy notification letter to registered property owners within a two block radius of the site.

RECOMMENDATION: The Director of Planning recommends the following:

That in lieu of regular publishing requirements under Section 566 (3) of the City Charter which may be frustrated by reason of the current newspaper strike, publication of advertisements in the Vancouver Express within the time limit expressed under Section 566 (3) be approved for the remainder of the Pacific Press strike."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 164

LICENSES & CLAIMS MATTERS

CONSIDERATION:

1. Dance Machine - 887 Seymour Street

The Director of Permits and Licenses reports as follows:

"When the premises at 887 Seymour Street were purchased by the City of Vancouver they were under a lease to Seymour Dance Machine Inc. until September 1, 1979, with an option to renew for a further term of 3 years. Seymour Dance Machine Inc. hold a City license for a dance hall at this location. Reports have been received from the Police Department that the dance hall is not closing week days at 2:00 A.M., juveniles are being allowed entry and smoking of marijuana is being tolerated. A copy of the Police report is attached.

Under the provisions of Section 15 of the License Bylaw, no dancing is permitted in a dance hall after 2:00 A.M. week days and no one under 18 years of age is permitted in the premises unless accompanied by a parent or guardian. The operators, Mr. Moran and Mr. Fuller have been made aware of these regulations on previous occasions.

The matter of juveniles being on the premises was dealt with by the Community Services Committee in 1976 and the operators were warned at that time to improve the operation or face a possible license suspension.

For the information of Council, the lease which the City inherited does not contain a termination clause applicable to this situation.

I RECOMMEND Messrs. Moran and Fuller of Seymour Dance Machine Inc. be requested to appear before Council and show cause why their business license should be renewed."

The City Manager notes that the City's lease with the Dance Machine contains a 3-months' cancellation clause in case the building is demolished. This was included because it was planned to demolish both that building (Lot 21 on the attached map) and the buildings on Lot 20, in order to expand the lobby of the Orpheum Lobby, if outside funding can be found for that project. The Mayor and the Community Arts Council are exploring this with the Provincial Government, and hope for a positive response shortly.

In view of the above, Council may wish to consider whether they should at this time give the lessee 3-months' notice to vacate, so that the building can be demolished.

If that decision were taken, Council should also ask the Supervisor of Properties to discuss with the Property Endowment Fund Board the fate of the buildings on Lot 20, for a report back to Council. Those buildings contain 8 tenants, (6 commercial and 2 residential). If those buildings also were demolished, it would be possible to use Lots 20 and 21 for interim parking for 18 cars.

Consequently the City Manager submits for Council's CONSIDERATION the choice between:

A) Approval of the recommendation of the Director of Permits and Licenses to require the operator to show cause.

or B) Giving 3 months' notice to the lessee of cancellation of the lease to enable the building to be demolished, and further requesting the Supervisor of Properties to discuss with the Property Endowment Fund Board the fate of buildings on Lot 20, and the economics of demolishing these and using the combined site as an interim parking lot, - for report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 164

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Hazardous Materials - Firefighting

A report was presented to City Council November 6, 1978 from the Task Force on the Transportation of Dangerous Goods. Council approved the recommendations "A" to "E" contained in that report and approved recommendation "F" after amending it to read as follows:

> "Council authorize specifications for a foam-generating apparatus to be drawn up immediately and tenders called as soon as possible. These tenders to be reported back to Council with a recommendation for funding and cost-sharing with other municipalities."

The Fire Chief reports as follows:

When considering the specifications for a foam-generating apparatus it was appropriate to conduct an on-site inspection of the firefighting equipment and tactics at the Canadian Forces Base, Comox, B. C. by Fire Department senior staff. The findings were:

1. A specialized single foam crash truck is not necessary if existing pumper trucks are equipped with foam generators.

2. An improved firefighting foam (Aqueous-Film-Forming-Foam) offers significant advantages over the standard protein-based foam and is recommended for this type of application.

3. The need for fire entry/proximity suits is eliminated if firefighters wear fire "approach" suits in addition to their normal issue of protective clothing.

Cost-Sharing

The Fire Chief has been unsuccessful in gaining cooperation with other municipalities with respect to cost-sharing a foam-generating apparatus. The initial recommendation to purchase a foam-generating apparatus was based on the premise that such a specialized firefighting vehicle could only be justified and utilized effectively if it were available to all adjoining municipalities. As a result of this lack of cooperation and as a result of the inspection of the Canadian Forces Base, an alternate method of controlling flammable liquid fires within Vancouver is recommended.

Foam Truck

The military use two types of firefighting vehicles for flammable hydrocarbon liquid fires:

(a) a large volume, fixed monitor, foam crash truck,

(b) an 840 gpm standard pumper truck with a foam generator attached to a pre-connected 1½" hand line and nozzle.

Continued . . .

Clause No. 1 Continued

Whereas the first unit is used for quick knockdown of large fires, the second unit is used on smaller fires or for fires inaccessible to the larger vehicle. The second smaller vehicle is also used for structural fires.

The design of the second unit offers the versatility required by the Vancouver Fire Department. The simplicity of the foam generator arrangement lends itself to retrofit applications with existing pumper trucks. When equipped with AFFF foam, the normal complement of pumper trucks responding to an alarm have the potential to extinguish flammable liquid fires of considerable magnitude.

Additional advantages of attaching foam generators to existing pumpers rather than purchasing a single foam crash truck are:

(a) Quicker Response Time - Each firehall provides a 3½ minute travel time within their district. The foam crash truck would provide an average 10 minute travel time.

(b) Lower Capital Cost - The estimate for equipping 19 existing front-line pumpers with this type of foam-generating system is approximately $1,000.00 each, depending on vehicle configuration, for an estimated cost of $19,000.00. The estimate for purchasing a foam crash truck is $80,000.00.

(c) Versatility - The attachment of a foam generator to each pumper increases the flexibility of firefighting capabilities (flammable liquid and structural) of each unit without diminishing the effectiveness of either function. A foam crash truck is a specialized unit and would have only limited potential at fires other than flammable liquid fires.

(d) Manning - The current complement of firefighters would be available immediately to extinguish flammable liquid fires. The foam crash truck would be unmanned and would require manning from another unit prior to responding to an emergency, thereby increasing response time.

Aqueous-Film-Forming-Foam

Vancouver Fire Department has used, to date, protein-based foam for flammable liquid fires. The military are phasing out protein-based foam in favour of aqueous-film-forming-foam (AFFF), which satisfies their particular requirements. It is expected that Vancouver will continue to maintain some stock of protein foam for specialized application but will utilize AFFF for initial attack. The properties of AFFF are:

- good resistance to flashback or rekindle
- rapid fire extinguishment, thereby reducing the need to carry large quantities of foam concentrate
- long storage life
- specialized nozzles or equipment not required
- compatible with dry-chemical extinguishing agent and other foams

The cost of purchasing approximately 2500 liters of AFFF concentrate is $14,000.00. This cost would be incurred regardless of choice of options of retrofit or purchase of single foam truck.

Continued . . . .

Clause No. 1 Continued

Protective Clothing

Because of the rapid fire knockdown capabilities of AFFF and the use of fog nozzles, the need for fire entry/proximity suits is eliminated. With standard issue protective clothing - e.g. turn-out coat and pants, gloves and boots - the firefighter can approach a high-radiant heat fire with only the additional protection of a lightweight fire "approach" suit.

In lieu of purchasing 4 fire entry/proximity suits at a cost of approximately $1,400.00 each, equipping 19 pumpers and 2 Rescue & Safety vehicles with 25 fire "approach" suits at $280.00 each is recommended.

This alternative, in combination with the foam generator attachment and Aqueous-Film-Forming-Foam, will provide personnel protection equivalent to military standards.

Recommendations

The Fire Chief recommends that:

A. Preparation for calling tenders for a foam crash truck at a cost of $80,000.00 be cancelled.

B. Nineteen pumper trucks be retrofitted with foam-generating equipment at an estimated cost of $19,000.00.

C. 2500 liters of Aqueous-Film-Forming-Foam concentrate be purchased at an estimated cost of $14,000.00.

D. The purchase of 4 fire entry/proximity suits at a cost of $1,400.00 each be cancelled.

E. Twenty-five fire "approach" suits be purchased at an estimated cost of $7,000.00.

F. Funds in the amount of $40,000.00 be approved in advance of the 1979 Operating Budget to permit an immediate start on the retrofitting of pumper trucks and the purchase of necessary equipment and foam.

The City Manager strongly supports the above proposal. However, in view of the 5% budget limitation imposed by the Provincial Government, the City Manager RECOMMENDS this matter be deferred to the normal revenue budget, when Council will be better able to assess the impact of the 5% reduction, and the Fire Chief is in agreement with this deferral.

FOR COUNCIL ACTION SEE PAGE(S) 165

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MANAGER'S REPORT, FEBRUARY 2, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION:

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Janitorial Equipment
Triplex Riding Mower
Oxfords & Boots - Police & Fire
Genuine Original Equipment Replacement Parts for Automotive Equipment - Chrysler
Genuine Original Equipment Replacement Parts for Automotive Equipment - Ford Motors
Hydraulic Power Pack & Tools
Rental of Traffic Barricades
Shirts - Policemen & Firemen

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION:

2. Investment Matters (Various Funds) December, 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of December 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER 1978

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec.1	Canadian Imperial Bank of Commerce	Feb. 15/79	$ 1,021,446.58	$ 1,000,000.00	76	10.30
4	Bank of Montreal	Apr. 12/79	1,037,286.30	1,000,000.00	129	10.55
5	Toronto Dominion Bank	Mar. 15/79	3,599,917.81	3,500,000.00	100	10.42
5	Bank of Montreal	Dec. 8/78	496,425.66	496,058.71	3	9.00
8	Royal Bank of Canada	Dec. 11/78	500,287.67	500,000.00	3	7.00
13	Vancouver City Savings Credit Union	Dec. 19/78	500,858.90	500,000.00	6	10.45
15	Mercantile Bank of Canada	Dec. 18/78	1,000,657.53	1,000,000.00	3	8.00
18	Mercantile Bank of Canada	Dec. 21/78	1,501,109.59	1,500,000.00	3	9.00
19	Bank of British Columbia	Jan. 17/79	1,008,247.12	1,000,000.00	29	10.38
27	Bank of British Columbia	Dec. 29/78	2,000,931.51	2,000,000.00	2	8.50
27	Mercantile Bank of Canada	Feb. 1/79	1,010,158.90	1,000,000.00	36	10.30
28	Bank of Montreal	Mar. 3/79	1,027,070.68	1,000,000.00	92	10.74
			14,704,398.25	14,496,058.71		

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Clause #2 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Dec.8	City of Vancouver 10.00%	Dec.16/94	$ 2,000.00	99.25	$ 1,985.00	16/-	10.10
15	City of Vancouver 10.00%	Dec.16/94	4,000.00	99.00	3,960.00	16/-	10.10
15	City of Vancouver 6.25%	Apr.15/80	1,000.00	95.40	954.00	1/4	10.00
15	City of Vancouver 6.00%	June 15/80	5,000.00	94.55	4,727.50	1/6	10.00
21	City of Vancouver 8.00%	Apr. 1/91	50,000.00	86.64	43,320.00	12/3	9.90
27	City of Vancouver 9.25%	Sept.1/90	20,000.00	95.20	19,040.00	11/9	9.95
29	City of Vancouver 6.25%	Apr.15/80	2,000.00	95.40	1,908.00	1/4	10.00
			84,000.00		75,894.50		

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Dec.1	Bank of British Columbia	Jan.16/79	$ 1,012,665.75	$ 1,000,000.00	46	10.05
21	Mercantile Bank of Canada	Jan.16/79	906,571.23	900,000.00	26	10.25
			1,919,236.98	1,900,000.00		
			2,003,236.98	1,975,894.50		

SINKING FUND TRANSACTIONS (SALES)

	Debentures			Sale Price			
Dec.12	City of Vancouver 10.00%	Dec.16/94	1,000.00	955.00	1,014.08	16/-	10.07

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1978

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 39,400,061.23	$ 38,000,000.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

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3. Champlain Heights - Enclave 2 and 17

The Champlain Heights Project Manager reports as follows:

"October 17, 1978 Council agreed to lease the above two enclaves to "Fore Developments Ltd." and "Greentree Developments Ltd." respectively.

Enclave 2 is being leased for construction of the residential energy conservation project and Enclave 17 is being leased for an innovative housing proposal combining various trade unions, labour unions and credit unions in the construction of housing for their members.

Leases for these two enclaves were to be executed on or before February 13, 1979 however, due to the heavy work load in preparing other Champlain Heights leases, the developers will not have adequate time to review and discuss the documents prior to this date.

It is therefore the recommendation of this report that an extension of time be granted. Progress of both projects with respect to design and processing of the building plans is advancing well.

In view of the foregoing the Project Manager recommends:

THAT a sixty day extension of the date for execution of the lease be granted to the proposed lessees of both Enclave 2 and Enclave 17. "

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

CONSIDERATION:

4. Grants in lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District tax levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Area Assessor for Vancouver under the B.C. Assessment Authority has certified the properties will be shown as exempt on the 1979 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396 - C(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from the date of the first building inspection or the date they became taxable to the date the properties become exempt, (normally January 1st of the following year), are subject to Council approval.

The requests are presented to Council under one section.

Charitable Organizations

1. Villa Cathay Care Home Society **$31,274.91**
970 Union Street - Blk 125 D.L. 181 & 2037
Plan 16060
Personal Care Home for elderly citizens.
Date of first building inspection - June 10, 1977.
Grant to cover period from June 10, 1977 to December 31, 1978.

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Clause #4 continued:

2. Y.M.C.A. of Greater Vancouver — 23,314.59
282 West 49th Avenue - Lot 4 Blk 1165 D.L. 526
Plan 16033
Langara.
Recreational service for South Slope families and Langara College students.
Date of first building inspection - August 11, 1977.
Property shown as exempt on 1977 tax roll.
Grant for taxes to cover period from January 1, 1978 to December 31, 1978.

3. Coast Foundation Society (1974) — 6,653.20
1435 East 14th Avenue - Lot A of D Blk 171 D.L. 264A
Plan 16844
Housing and rehabilitation of ex-psychiatric patients.
Date of first building inspection - May 30, 1977.
Property purchased from City shown as exempt on 1977 tax Roll.
Grant for taxes to cover period from January 1, 1978 to December 31, 1978.

4. Girl Guides of Canada — $ 5,696.68
1462 West 8th Avenue - Lot 25E½ Blk 331 D.L. 526
Administrative Offices and meeting rooms for the Girl Guides organization.
Date of first building inspection - August 5, 1977.
Occupied December 3, 1977.
Grant for taxes to cover period from August 5, 1977 to December 31, 1978.

TOTAL — $66,939.38

The Director of Finance advised that funds were set aside in 1978 to provide for this report in the "Other" Grant category, and therefore will not affect the 1979 budget.

As grants in lieu of taxes are subject to Council approval, the above requests for grants amounting to $66,939.38 in total are submitted for Council's CONSIDERATION."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 165

PROPERTY MATTERS

INFORMATION

1. Demolition - 635 Burrard St.

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
635 Burrard St. Lot 34, Block 2, D.L. 185, Plan 5602	Downtown Burrard Dunsmuir Park Site	Arrow Transportation Systems

CITY TO PAY	CODE NUMBER
$39,600.00	4189/

"

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Expropriation - John Redden Net Co. Ltd.
1590 West 1st Avenue

The Supervisor of Properties and Director of Legal Services report as follows:

"On May 1, 1973 City Council passed a motion to expropriate Parcel J, D.L. 3610. On December 18, 1973 City Council approved a settlement with the owner and purchased the property. This property was occupied by the owner and three tenants.

One of the tenants, John Redden Net Co. Ltd., had a 5 year lease with an option for a further term and an expropriation notice was also served on this company. The City was served a notice of "Particulars of Claim for Compensation," by the tenants' Solicitor, dated July 5, 1973 which claimed a total of $57,090.00 as compensation for expropriation.

The City has resisted this claim as being unreasonable and there have been intermittent negotiations between the solicitor for John Redden Net Co. Ltd. and the City Law Office. As a result of these protracted negotiations, the solicitor for the company has agreed to accept the sum of $4,400.00 in full settlement of all claims concerning the expropriation of his client's leasehold interest. This settlement is considered to be fair and reasonable by both the Supervisor of Properties and the Director of Legal Services.

It is therefore recommended that the City pay the sum of $4,400.00 as full compensation of all claims to John Redden Net Co. Ltd. for the expropriation of their leasehold interest."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the Director of Legal Services be approved.

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3. Renewal of Lease of Heather Street End - Located between V. & L.I. Right of Way and the Fraser River

The Supervisor of Properties reports as follows:

"Heather Street End, containing 1.0833 acre (0.4384 h) located between the V.& L.I. Right of Way and the Fraser River is leased to Rayonier Canada (B.C.) Limited (Account 6607).

It is utilized in connection with the lessee's sawmill business for storage and access, at a current rent of $357.03 per month plus taxes (total $879.28 per month).

The lessee has requested and the City Engineer has agreed to a renewal.

After extensive negotiations the lessee has agreed as follows: -

TERM -	10 years from December 1, 1978
CANCELLATION -	City to have right to cancel on 6 months notice
RENT -	$1,400.00 per month inclusive of taxes
RENT REVIEW -	Every 2½ years and to be market rental value
ARREARS OF RENT -	City to have right to charge interest on arrears
OTHER TERMS & CONDITIONS -	Similar to those in the previous lease
LEASE AGREEMENT -	To be drawn subject to the satisfaction of the Director of Legal Services and the City Engineer

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. City-owned Lands, N/S 400 Block West 10th Avenue

The Supervisor of Properties reports as follows:

"These lands have been purchased for future Civic parking needs over the period of the last 5 years from funds provided from the Land Purchase Fund and supplementary capital funds.

Council has previously approved demolition of all buildings except for those situated on Lots 9, 10 and 15, Block 360A, D.L. 526. In order to have Council authority for demolition of all remaining buildings in the half block, the Director of Civic Buildings should be authorized to also demolish these buildings when vacant, subject to the necessary approval of the Director of Planning.

Requests have been received from Vancouver City Savings Credit Union and two restaurant operations relative to the use of the N.E. Corner of 10th Avenue and Cambie Street for temporary parking.

Clause No. 4 cont'd:

The Supervisor of Properties is of the opinion that it would be reasonable to use the land for this purpose on a short term lease basis, subject to the tenant being responsible for obtaining a Development Permit for temporary parking use. The cost of site preparation to be at no cost to the City.

If the site is not put into this type of use, it will be necessary to place concrete barriers around the site and this would neither enhance the appearance of the corner or produce any revenue for the City. In addition there would be expenses incurred in maintaining this very exposed property in a neat and tidy condition.

In view of the foregoing, Council may wish to consider authorizing the Supervisor of Properties to enter into negotiations with prospective tenants on the foregoing basis.

Therefore, it is recommended that the buildings on Lots 9, 10 and 15, Block 360A, D.L. 526 be demolished on the foregoing basis when vacant.

The proposal for interim leasing of the commercial lands at the N.E. Corner of 10th Avenue and Cambie Street is submitted for Council consideration."

The City Manager RECOMMENDS:

A) Demolition of the buildings on Lots 9, 10 and 15, Block 360A, D.L. 526 when vacant, subject to approval by the Director of Planning.

B) Approval of the proposed interim lease of the City lands at the NE corner of 10th & Cambie, subject to the tenants obtaining a Development Permit for temporary parking, and subject to the site preparation being at no cost to the City.

5. Replacement of No. 19 Firehall

The Director of Civic Buildings reports as follows:-

"On July 12, 1977 City Council appointed Lawrence Redpath as architect for the new No. 19 Firehall, to replace the hall on the existing site at 4396 West 12th Avenue. The total project budget estimate presented to Council at that time was $560,000, a figure which did not include funds for temporary accommodation for the fire company.

On December 20, 1978, the following tenders were received for the demolition and rebuilding of No. 19 Firehall:

Fairview Construction Ltd.	$529,884
Creighton Construction Co. Ltd.	$531,992
Markwood Construction Ltd.	$542,915
Ratcliffe Construction Ltd.	$548,211
Crestwood Construction Ltd.	$552,000
Aspen Construction Ltd.	$558,261
Westmount Construction Ltd.	$562,000
Interland Contractors Ltd.	$585,471

The bids from Ratcliffe, Westmount and Interland were unacceptable because of conditions made to the tender price.

Clause No. 5 cont'd:

The low bid is substantially higher than the one on the recently tendered No. 14 Firehall. Part of the differential could be justified by restrictions of site, inflation, temporary facilities, and the cost of demolition. We felt however that a trimming of cost in the order of 10% was required. Following the recommendation of the architect, the decision was made to negotiate changes to obtain suitable credits. Negotiations with Fairview Construction Ltd. are now complete, and agreement has been reached to reduce the contract price to $467,288.

On the basis of this price, the total project cost is now estimated to be $568,288 as detailed below:

Architect's and Consultant's Fees	$ 40,000
Construction Contract (based on negotiated low tender)	$467,288
Temporary Accommodation	$ 9,000
Furniture	$ 24,000
Communications Systems	$ 8,000
Miscellaneous, tests, permits	$ 4,000
Contingency	$ 16,000
TOTAL	$568,288

It is recommended that Council:

A. Accept the price negotiated with the low bidder, Fairview Construction Ltd., and enter into a contract with them for $467,288, such contract to be satisfactory to the Director of Legal Services.

B. Approve the allocation of funds as indicated in the body of the report."

The City Manager RECOMMENDS that the recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 165

B

MANAGER'S REPORT

Date: January 29, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: ENERGY CONSERVATION PROGRAM

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Civic Buildings and the City Engineer report as follows:

"Background

A motion was passed by Vancouver City Council on February 14, 1978 establishing a twelve month Energy Conservation Program, which would employ an Energy Conservation Officer and provide funds for an Electrical Technician, clerical help and Consultants, for total funding of $48,000. Council is to review the program at the end of that twelve month period. The matter of the continuation of the staff will be reported to Council at a later date.

This program was outlined in a report from the City Planning Department dated February 1, 1978, which divides the work into four programs:

Program A - Conduct an Energy Audit of the City's Internal Operations

This program is to study past billing of energy consumption for the City's internal operation and prepare an audit. Surveys of Civic buildings will recommend changes in building operation and changes to equipment to provide better energy efficiency.

Program B - Document Existing Energy and Resource Saving Policies

This program is designed to evaluate previous policies and practices previously adopted by the City.

Program C - Develop an Energy Conservation Program for Vancouver

This program will prepare a list of changes to reduce energy consumption by the in-house City operations.

Program D - Developing a Conserver Society Role for the City of Vancouver

This program relates to aspects of energy savings outside of the City operation, by commerce and the public.

Public transport, a bylaw to require insulation, solar heating, public information, are some of the features to be considered.

First Twelve Month Period

It was anticipated that in twelve months the following three steps would be attained:

1. Set up a monitoring system so that changes in energy consumption can be recorded and analyzed.
2. Carry out an audit of energy usage by building and activity.
3. Compare theoretical energy usage with actual usage, and establish areas or activities where energy consumption can be reduced.

and that progress would have been made on Step 4:

4. Establish and implement an energy saving program on selected buildings, using a specified target reduction and a specified period of time to achieve the reduction, say 6 to 9 months.

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Progress

1. Energy Audit

The Energy Audit allows comparison within groups of buildings such as Firehalls, Libraries, Health Clinics to find good and bad energy consumptions. The quantity and costs for electricity, gas, oil and steam for the years 1975-78 have been tabulated, and energy consumption and cost on a square foot basis calculated.

The variation of total energy yearly consumption is affected by the degree of insulation, whether equipment can be shut off, if night set back is used, the building construction, the hours of operation as well as the methods of the people operating the building.

2. Building Surveys

Surveys of heating, ventilating and air conditioning have been carried out in the civic buildings recommending changes in the operation of some buildings and changes or additions to the equipment costing $16,000 to provide yearly savings of $15,000. Comfort will not be affected by these changes. The Energy Audit and recommended changes to buildings are available at the office of the City Clerk.

3. Fuel Oil to Gas Conversion

Natural gas costs about half as much as fuel oil for an equal heating effect, is readily available in British Columbia and is immune to foreign political interference. Information from B.C. Hydro and the Federal Government indicates a further improvement in this price difference in the future. The cost of conversion can be covered in 2-2½ years of operation. It is proposed to convert the existing oil burning equipment to natural gas at a cost of $23,000 for yearly savings of $10,000.

4. Design of New Buildings

In the design of new civic buildings, energy conservation is now included in the program for the building, with due consideration to economics and function. Each building presents its own opportunities for conservation which are assessed and where economic, are included in the design.

More energy could be saved by designing to the standards of the Federal Government's Measures for Energy Conservation in New Buildings, regardless of economy.

5. Internal Lighting

Lighting in Civic buildings has been designed on an "area" basis, providing uniform illumination in offices to a level recommended by the Illuminating Engineering Society for the task to be performed in the office. This practice allows rearrangement of furniture without changing the lighting system. To reduce the energy consumption, the existing lighting systems are being reviewed on the "task" lighting basis. Task lighting will provide the recommended illumination on the desk or "Task Area" and a lower level of ambient lighting in the remaining area. In view of the attention focused on energy, the "task" lighting concept is being adopted.

To assess the feasibility of modifying the existing lighting, a consulting illumination engineer surveyed the City Hall and the Public Safety Building.

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Savings in the order of 25% of the lighting load are possible by modifying the lighting in these buildings and it is expected that significant savings can also be achieved in the other civic buildings.

The survey showed that approximately 70% of the reductions can be achieved by removing lamps. This "delamping" program can be carried out at a minimal cost and can be proceeded with directly in all buildings using the criteria developed from the survey. The savings in energy costs are expected to amount to over $15,000/yr. from the "delamping" while the labour and material costs are estimated to amount to approximately $7,000. Further energy reductions are possible in many offices by relocating fixtures to optimum locations to allow other fixtures to be removed. These modifications are more costly and must be considered individually for cost effectiveness. The information for this program will be gathered as part of the "delamping" program. Estimates will be made and a "Fixture relocation" program advanced in 1980 giving priority to those jobs with the highest savings vs. cost ratio.

6. Floodlighting

The City has relatively little floodlighting on buildings. In most cases the floodlighting has a dual role of decoration and security. A complete survey of all floodlighting has not been completed.

The most prominent floodlighting is on the City Hall and burns from dusk until 1:00am daily. This does not include lighting on the East Wing which is needed for security. The annual cost of energy is approximately $3,300. This energy would be saved if the floodlighting was eliminated. Alternatively, a "demand" charge of approximately $1,600 per year for peak loading could be avoided if the floodlighting is not turned on while the office lights are on. This "peaking" only occurs in the winter. Leaving the floodlighting off while the inside lights are being turned off would probably not be noticed as this occurs during the rush traffic period. The extent of this floodlight reduction (i.e. total for $3,300 saving or reduced hours for $1,600 saving) is referred for Council consideration.

7. Street Lighting

The Street Lighting System and the total City fleet of vehicles consume substantial energy (over $1,000,000 annually each). Accordingly, a description of current policies and practices are included in this report which indicates that further significant savings are not apparent at the present time.

The lights which illuminate over 800 miles of streets and lanes consume 46 million kilowatt hours of electrical energy each year at a cost of $1.3 million. The City's policy since 1946 has been to install the minimum level of illumination recommended for safety by the Illuminating Engineering Society. High intensity discharge lamps have been used since 1957 in all standard lighting for economy. As more efficient equipment becomes available it will be recommended where it will reduce the costs and conserve energy.

There have, however, been several beautification projects which have utilized costly and inefficient light sources (such as the Granville Mall and Water Street) to provide the basic street lighting while in other projects incandescent lights have been used for decoration of the streets, such as Broadway West and Hastings Street.

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In every case, the City Engineer has drawn Council's attention to the use of inefficient and costly lighting for beautification. Special mercury vapour lamps are now available which simulate the colour of incandescent light and these are being recommended to reduce the operating costs and the energy consumption.

8. City Vehicles

Fuel costs exceed $1,000,000 annually for the City fleet. We are continually looking for ways to reduce this cost. Recent changes have been made to the fleet to reduce costs and conserve fuel such as:

(a) use of diesel engines;
(b) selection of economic gear ratios;
(c) selection of engine size to operate at most economic fuel consumption rate;

A review of the benefits of more frequent tune-ups on fuel economy indicate our present time schedule for regular tune-ups is currently frequent enough to prevent most, if not all, fuel consuming malfunctions from occurring.

Recent studies by other fleets indicate there may be other ways to further improve fuel economy. Operator training, encouragement to operate the vehicles in the most economic fashion, use of correct tire pressures and the elimination of extended idling are some of the possibilities. Other gains in fuel economy may be obtained through various mechanical accessories and the selection of lubricants. These possible economies will be reviewed further this year and reported to Council as necessary.

Proposed Energy Conservation Program

1. Civic buildings are to be operated so that no air conditioning systems, ventilating or exhaust fans are operated and the space temperature is reduced to 60°F when the building is unoccupied.

2. Deficiencies of air sealing and insulation are corrected in Civic buildings.

3. Oil fired heating is converted to natural gas.

4. New buildings are designed and built to the most energy effective standards possible allowing for economical, functional and architectural requirements.

5. A delamping program is carried out.

6. Floodlighting is eliminated or reduced as Council directs.

7. A target of 5% reduction of energy consumption in Civic buildings is established to be achieved by June 1, 1979.

Conclusion

Savings of $40,000 each year are expected if the above program is implemented in return from a one time expenditure of $46,000 for modifying equipment and reducing lighting at Civic buildings.

Savings from street lighting and City vehicles are not apparent at this time.

...../5

The Director of Finance recommends that consideration of recommendation (b) be deferred to the February 15, 1979 meeting of the Finance and Administration Committee for consideration within the total 1979 Supplementary Capital Budget.

RECOMMENDATION

The Director of Civic Buildings and the City Engineer recommend that Council:

(a) Approve implementation of the Energy Conservation Program outlined in the body of this report, and

(b) Approve in principle the alteration of mechanical and electrical equipment to achieve energy cost savings, at an estimated total cost of $46,000, with the recommendation that the Finance and Administration Committee consider the source of funds to be the 1979 Supplementary Capital budget.

For Council's CONSIDERATION, we request direction that either

(c) Floodlighting be eliminated at City Hall for a yearly saving of $3,300, or

(d) Floodlighting be turned on at City Hall only after office lighting is turned off for a yearly saving of $1,600."

The City Manager submits the foregoing report of the Director of Civic Buildings and the City Engineer to Council for CONSIDERATION and RECOMMENDS that the recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 166

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 18, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Status of Rezoning Applications

The Committee considered a memorandum dated January 9, 1979 from Mr. H. W. Gray, Zoning Planner, forwarding the monthly status of rezoning applications for the month of December, 1978 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, provided further information on the following applications:

(a) 6137 Cambie St.
- CD-1 Text Amendment to allow "church" use
- Public Hearing has been set for February 20, 1979

(b) 57th and Hudson/1105 West 57th Avenue/
1176 and 1220 West 54th Avenue
- Applications to rezone fairly extensive property within the block bounded by 54th and 57th Avenues, Oak and Hudson Streets from RS-1 to CD-1. A report outlining these three applications will be before Council mid-February.

(c) Central Waterfront Rezoning
- The Central Area Division will be reporting to Council mid-February on the status of this application.

(d) 8699 Angus Dr.
- The Zoning Division is awaiting input from the Marpole Citizens' Planning Committee who are meeting with the Park Board. There is also a study scheduled by the Finance Department with respect to utilizing the lands at the foot of Angus Drive for an industrial park. A report should be submitted to Council February 20, 1979.

A member of the Committee advised that the applicant for 3338 and 3390 The Crescent was anxious to have the application proceed. Mr. Scobie advised that the applicants had requested the application be placed "on hold" until the new year. The Zoning Division has not received any request to continue processing the application with the existing information supplied nor has it received the new information intimated in the "hold" request. Mr. Scobie undertook to contact the applicant for clarification.

RECOMMENDED

THAT the status report of rezoning applications for the month of December, 1978 be received.

..../2

Part Report to Council
Standing Committee of Council
on Planning and Development
January 18, 1979

(I-2)

2. Discussion of Outstanding Matters

The Committee considered a list of outstanding items and status as of December, 1978 (on file in the City Clerk's Office). The Chairman noted that this document was for information purposes only and several of the items would be discussed during consideration of the Planning Department Annual Review.

RECOMMENDED

THAT the list of outstanding items of the Committee be received for information.

The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 166

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 18, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 18, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT: Alderman Kennedy

CLERK : G. Barden

RECOMMENDATION:

1. Newsletter Insert for 1979 Tax Bill

The Committee considered the attached Manager's report dated January 11, 1979, wherein the Director of Finance reported on a newsletter insert for the 1979 Tax Bill. The newsletter allows many Departments and Boards to put forward important messages and would contain a message from the Mayor and Council, and provide a picture of the budget. With the recent budget controls announced by the Provincial Government, the newsletter may be of special importance in 1979. The printing cost in 1978 was approximately $5,000 and this amount has been included in the 1979 budget estimates.

The Committee favoured the inclusion of the newsletter with the Tax Bill but questioned the value of the distribution of the newsletter by mail-walk in the West End high density apartment district as it was felt the newsletter would just be dropped off in many of the apartment lobbies rather than being distributed properly to each tenant. The Committee also felt that the School Board and the G.V.R.D. should be invited to submit material for the newsletter.

The Director of Finance felt that it would be worth the extra $1,900 to distribute the newsletter to 40,000 people in West End apartments. It was noted that the newsletters are distributed through libraries and by other means to apartments in Kitsilano and other areas as there would be a tremendous overlapping of distribution to single-family homes in these areas because the mail-walk would not distinguish between apartments and homes.

Following further discussion, it was

RECOMMENDED

A. THAT a newsletter similar to that distributed in 1976 to 1978 be prepared and distributed in 1979 via the tax bills, at an approximate printing cost of $5,000.

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Clause #1 continued:

B. THAT Mr. Bud Elsie be retained to coordinate the design, layout editing and production of the newsletter at an approximate cost of $600.

C. THAT the School Board and G.V.R.D. be invited to submit material for the newsletter.

D. THAT a committee consisting of the Mayor, Chairman of the Finance and Administration Committee, the City Manager and the Deputy Director of Finance review and approve the content of the newsletter.

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 166

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 25, 1979, at approximately 11:30 a.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Federal Employment Programme - Young Canada Works 1979

On January 16, 1979, City Council, when dealing with a Manager's Report dated January 10, 1979, passed the following motions:

"A. THAT the City participate in Young Canada Works (1979) to a maximum City cost of $50,000.00.

B. THAT the Standing Committee on Finance & Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.

C. THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required."

The Committee considered 33 projects in the Young Canada Works 1979 Programme of which the City's share totals $181,276.

The Committee heard representatives from Civic Departments and Boards report on their projects. It was suggested that reduced projects could be forwarded for the following projects:

Downtown Housing Rehabilitation

Marpole Home Maintenance for Seniors

Computerized Systems Library

and one project be added to the Civic Buildings submission - Clean Up Civic Buildings - City's share $5,102.

The Director of Finance was requested to check the Park Board funding for "Park Planning/Facilities Data Research - $7,751" and "Stanley Park Zoo Development - $17,519" which were listed at no cost to the City in the summary sheet (copy attached). He was further requested to report back to the Committee if the funds were not available in the Park Board Budget.

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Clause #1 continued:

Following discussion, the Committee established priorities for each project as follows:

PRIORITY NO. 1

Department	Project	City Share
Permits & Licenses	Data Development Task Force	$ 2,250
Social Planning	Downtown Housing (½ of project)	10,300
Civic Buildings	Clean Up Civic Buildings	5,102
Planning	Riley Park Community Upkeep	4,176
	Marpole Home Maintenance for Seniors (reduced project)	4,176
Library	Computerized Serials	3,723
	Computerized Systems Library (reduced project)	7,100
	Library Historical Photographs	3,618
Park Board	Park Planning/Facility Data Research	Nil
	Stanley Park Zoo Development	Nil
	John Hendry Park Development	Nil
	Stanley Park Seawall	Nil
	Outdoor Explorations 1979	8,202
	Swimming Integration	5,370
		$ 54,017

PRIORITY NO. 2

Department	Project	City Share
Police	Microfilming Police Records	$ 7,318
Health	Yes You Can	4,968
Civic Buildings	Downtown Eastside Activities	5,643
Planning	Commercial Evaluation - Knight/ Kingsway	4,004
Park Board	Pioneers 1979	12,837
	Integration 1979	8,202
	Project Leap	4,956
	Touring 1979	8,887
	Sunshine Music Caravan	5,235
		$ 62,050

PRIORITY NO. 3

Department	Project	City Share
City Clerk	Discover the Archives	$ 2,368
Social Planning	Balance of Downtown Housing Rehabilitation	11,800
Health	Project update	5,481
Planning	Kensington Community Profile	2,002
	Vancouver Local Area Profile Studies	4,886
	Retail Sales/Purchases Simulation	4,259
	Balance of Marpole Home Maintenance for Seniors	6,606
Library	Library Art Project	1,993
	Britannia Outreach Summer	4,096
	Creative Approach Library Service	4,456
	Library Promotion 1979	4,064
	Library Juvenile Services Outreach	9,537
	Balance of Computerized Systems Library	3,661
		$ 65,209
	TOTAL	$181,276

...../3

Clause #1 continued:

Following further discussion, it was

RECOMMENDED

A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Young Canada Works 1979.

B. THAT all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval and the City Manager be authorized to set priorities.

C. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.

D. THAT the Police Department project - 'Microfilming Police Records' be given top priority in the Priority No. 2 category.

2. 1979 Grant Request - The Vancouver Art Gallery

The Committee considered the attached Manager's report dated January 23, 1979, wherein the Director of Finance reported on the Vancouver Art Gallery's 1979 grant request. The Manager's report gives details of each category of expenditure included in the grant request and gives a comparison with the grant received in 1978. A summary of the 1979 grant requested is as follows:

Category of Expenditure	1979 Request
Salaries and Fringe Benefits	$ 189,167
Security	46,454
Janitorial Services	28,658
Fuel	4,283
Power	12,656
Insurance	23,357
Restoration of the Collection	5,000
Miscellaneous Expenses	5,850
Minor Repairs and Purchased Services	15,667
Total Operating and Maintenance	331,092
Major Building Repairs	7,520
Equipment	6,707
Total Grant Request	$ 345,319

Mr. Luke Rombout, Director, Vancouver Art Gallery, headed a delegation from the Art Gallery and following the Committee's suggestion, directed his remarks to the item 'equipment - $6,707'. He advised Vancouver is the only gallery in Canada that doesn't have a catalogue of its collection and the $6,707 is for photographic equipment for this purpose. However, following discussion with the Committee, he advised they would be agreeable to deferring this item until the final Civic budget is determined for 1979.

The Committee expressed concern about the remaining grant requested - $338,612 which would be a 10.8% increase over the 1978 grant. This amount includes $26,618 for reclassifications as proposed by the Personnel Department. It was noted there would have to be a reduction in service if the grant was held to below 10.8%.

...../4

Clause #2 continued:

Following further discussion, it was

RECOMMENDED

A. THAT a grant of $338,612 be approved for the Vancouver Art Gallery in 1979.

B. THAT the amount of $6,707 for equipment be deferred for consideration following finalization of the total Civic budget for 1979.

3. Review Procedures for the 1979 Revenue Budget

The Committee considered the attached Manager's report dated January 11, 1979, wherein the Director of Finance outlined review procedures employed for Budget Review as used in previous years, and submitted for consideration a review process for 1979 as follows:

- Should the Finance Committee continue with last year's more extensive review of the departmental budgets?

- In following last year's procedure, the Finance Committee may wish to review each departmental budget in some detail. If so, the following information and submissions would be presented for each department; along with the total budget picture.

  (i) Details of the departmental budget expenditures as submitted, as recommended, and with comparative data for 1976-78. The expenditure categories will be aggregated to some extent so that the detail will not be overly burdensome.

  (ii) Comments by the Budget Review Committee on significant budget issues which should, in their opinion, be drawn to the Finance Committee's attention.

  (iii) Summary of supplemental requests with recommendations by the Budget Review Committee.

  (iv) Submission by the Department of any appeals to the recommendations of the Budget Review Committee.

  (v) Excerpts from the Departmental Reviews (including priorities and organization chart) would be included for information where applicable.

The Committee agreed that an extended budget review should be continued and the Committee suggested that the following areas should be analysed in depth:

- local area planning
- health clubs
- library hours
- safety function in the Personnel Department
- to identify those City funded activities that are considered a Provincial responsibility.

Clause #3 continued:

Following further discussion, it was

RECOMMENDED

A. THAT an extended review of the departmental budgets be continued as detailed above.

B. THAT the timetable for the review by the Finance Committee be as follows:

Preliminary Budget to Finance Committee	- February 8
Budget Review Committee meetings	- February 12
Interim Budget to and Reviewed by Finance Committee	- Monday April 2 - 3:30-5:30
	- Wed. April 4 - 3:30-5:30
	- Thurs. April 5 - 3:30-5:30
Interim Budget to Council	- April 10
Final Budget to Finance Committee	- April 12
Final Budget to Council	- April 24

The meeting adjourned at approximately 1:20 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 167

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 25, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little) Clause 2 Only
Alderman Marzari)

COMMITTEE CLERK H. Dickson

RECOMMENDATION

1. Extension of Hours - Grandview Hotel "Pub"

The Committee had before it for consideration a Manager's report dated January 18, 1979, in which the Director of Permits & Licenses reported as follows:

"A letter has been received from the Grandview Hotel, 618 W. Cordova Street, requesting Council approval to keep their Class A "Pub" open from 10:00 A.M. to 12 midnight. These hours of operation would be the same as the beer parlour.

The Police Department advise they have no objection to the extension of hours for the "Pub".

In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I RECOMMEND the request from the Grandview Hotel be approved."

Appearing before the Committee on this matter was a representative of the Permits & Licenses Department who advised the Committee similar applications have been received from the Eldorado Motor Hotel at 2330 Kingsway and from the Empress Hotel at 235 East Hastings Street.

The spokesman from the Permits & Licenses Department advised the Police Department has no objection to the extension of the hours for the "pub" within the Eldorado Motor Hotel and the Empress Hotel and that he therefore would recommend approval of their requests to keep their Class "A""Pubs" open the same hours as their beer parlours.

Following discussion, it was

RECOMMENDED

THAT Council approve an extension of the operating hours of the Class "A""Pubs" within the Grandview Hotel at 618 West Cordova Street, the Eldorado Motor Hotel at 2330 Kingsway and the Empress Hotel at 235 East Hastings Street to coincide with the hours of operation of their beer parlours.

Continued . . .

INFORMATION

2. Black Solidarity Association

The Chairman had agreed to hear a delegation from the Black Solidarity Association and a large number of persons appeared before the Committee with the president of the Association, Ms. Delicia T. Crump. Also in attendance was M.L.A. Emery Barnes.

A brief dated January 25, 1979 from Mr. Barnes and an undated brief from the Black Solidarity Association were distributed (copies circulated), the latter concluding with a suggestion that business licenses of clubs involved in racial discrimination be suspended.

Ms. Crump advised the Committee the Association has been receiving complaints since early summer of the treatment of black people at downtown cabarets; that black persons are being asked for two or three pieces of picture identification before being permitted to enter some cabarets; that two women were kicked down flights of stairs and one man beaten unconscious for asking why three pieces of identification are required for black persons to be admitted while other persons are apparently not required to produce the same I.D. Ms. Crump said the Association has complained to the Human Rights Commission and nothing has been done by the Commission. She said Misty's and Sugar Daddy's are the two cabarets most frequently complained about.

Mr. Paul Winn told the Committee the Association had written by registered letter to a random selection of ten downtown clubs asking for their entrance requirements and only one of these clubs responded. Some letters were returned opened.

Mr. Winn said he had gained access to Misty's on one occasion but an East Indian who accompanied him was denied entrance allegedly for wearing a turban. Mr. Winn suggested there is a flagrant flaunting of the Human Rights Code and said that Police are apparently telling club operators who to discriminate against; that when a black person complains, the police often arrest the victim.

It was noted by the Committee that operators of downtown cabarets had not been invited to attend the meeting nor had the police been officially advised, and some concern was expressed over the Committee listening to such complaints without the presence of the police and the club operators. It was noted that the City does have a racial discrimination by-law and has the power to suspend business licenses.

Following brief discussion, the Committee agreed that it would hear verbal submissions this date which would be recorded* and distributed to the operators of the clubs and to the Police Department who would be asked to attend a future meeting and give their responses to the complaints.

The Committee then heard detailed accounts of incidents of alleged racial discrimination by downtown cabaret operators and employees and by members of the Vancouver City Police Department from the following persons:

- Meticha Deprina (SP?)
- Delvin Nathan
- Luke Warrington
- Lorena Jordan
- Adrian Leftwich
- LaVerne Chaney
- Leora Smalley
- Milton Johnsen
- Fabian Bello
- Margaret Work
- Tuli Hazelman
- N. Sible
- Charles Calloway
- Melford Barnett

Continued . . .

*Attached, as Appendix "A", is a detailed record of the statements made to the Committee.

Clause No. 2 Continued

A spokesman from the Human Rights Branch addressed the Committee briefly, saying that action is being taken; that a report from the Human Rights Branch regarding allegations of racial discrimination has been forwarded to the Minister of Labour.

Following brief discussion, it was AGREED that the record of the statements made to the Committee would be distributed to the Police Department and the operators of the downtown cabarets who would be invited to attend a meeting of the Community Services Committee within the next two weeks for further discussion and that the Chairman would contact the Minister of Labour to determine what action the Minister intends to take regarding these complaints.

The meeting adjourned at approximately 3:40 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 167

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 25, 1979 at approximately 1:40 p.m.

PRESENT	:	Alderman Boyce, Acting Chairman, (Item 1) Alderman Harcourt, Chairman (Item 2) Alderman Ford Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Review of Parking Requirements for the Downtown District

The Committee considered a report of the City Manager dated January 16, 1979 (copy circulated) in which the Director of Planning and City Engineer recommend a new departmental study to review the existing parking regulations and policies for the downtown district.

Mr. E. Crickmore, Central Area Division, advised that representatives of several organizations had met with the Director of Planning and City Engineer to discuss the existing parking regulations and had requested that the City review the parking demands for downtown particularly the restrictive number of spaces permitted for new buildings.

The Director of Planning and the City Engineer agree with downtown business representatives that a limited study should be done as quickly as possible. It has been suggested that a study period of approximately 45 days is desirable. It will be necessary to establish this study as a number one priority in order to complete it within the 45-day period.

This review would basically encompass:

- Inventory of existing parking spaces (on-street; garages; surface lots).
- Projected development demand (short and long term).
- Effect on street capacities.
- Short and longer term strategies for dealing with parking demand.
- Review of existing standards.
- Opinions of the development industry and organizations.
- Comment by developers and development permit applicants.
- Some economic analysis.
- The consequences of change on existing parking policies.

The actual study program would be reviewed with a representative committee from the various organizations, and the draft report would be discussed and reviewed with this committee prior to submission to City Council.

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Clause No. 1 cont'd:

Mr. Crickmore advised that the study program would be reviewed by a committee comprised of representatives of the various organizations. The development industry has requested that a member of Council chair meetings of the committee.

RECOMMENDED

A. THAT the Director of Planning and City Engineer review the downtown district parking regulations as outlined in the report of the City Manager dated January 16, 1979 and report through the joint Standing Committees on Planning and Development and Transportation after consultation with the special committee representing the development industry.

B. THAT Alderman Kennedy be appointed to chair the review committee meetings.

2. Planning Challenges - Vancouver's Central Area

The Committee considered a report of the City Manager dated January 22, 1979, forwarding a draft Broadsheet entitled "Planning Challenges - Vancouver's Central Area" (on file in the City Clerk's Office). Mr. D. Hickley, Associate Director, Central Area, advised that the purpose of the Broadsheet was to draw attention to a number of significant and related challenges and to stimulate interest in the opportunity and need for a planning process that will lead to the development of a Central Area Plan. The Broadsheet lists seven challenges:

(a) What are the most appropriate measures to manage congestion and improve accessibility to and within the Central Area?

(b) What type of housing should be encouraged in the Central Area, where should it be located, and how can the City provide incentives?

(c) How can an affordable open space system be provided that will meet the diverse needs of the Central Area?

(d) How can the City provide an effective interim Central Area parking policy without jeopardizing the development of future transportation alternatives?

(e) What further means are necessary to improve the attractiveness and livability of our urban environment?

(f) How can the City further improve its development control system in order to achieve more efficiency and greater certainty to applicants, while, at the same time, maintaining existing flexibility, openness, and orientation to development quality?

(g) What are the priorities for civic actions and expenditures that can stimulate the economic health of the Central Area?

It is intended that 500 copies of the Broadsheet would be printed at a cost of $300, funds for which are available in the Planning Department budget. The possibility of a seminar being arranged had been discussed with the Chairman, Vice-Chairman and Executive Co-ordinator of the Vancouver City Planning Commission, and the Chairman of the Planning and Development Committee. The Vancouver City Planning Commission has no funds for such a seminar so there would be a cost to the City.

..../3

Clause No. 2 cont'd:

Mr. D. Rudberg, Assistant City Engineer Traffic, indicated that the Engineering Department would have concerns if the purpose of circulating the Broadsheet would be to initiate a rethinking of the downtown and other policies, some of which are in the process of being implemented.

Ms. B. Howard, Central Area Planning, noted that the purpose of the Broadsheet was to recognize that there are various plans and policies for the areas within the Central Area. It is important to co-ordinate all these plans and policies and be aware of their interrelationships. The proposed seminar would be part of the process that would lead to a co-ordinated plan for the Central Area.

Members of the Committee felt that the various policies had already been approved by Council. When policies for one area are submitted they are looked at in light of policies for adjacent areas before recommendations are made to Council. They did not feel that the proposed seminar was necessary.

It was suggested that the Broadsheet be reproduced in an issue of the "Quarterly Review" in order to inform the public and community organizations and to obtain feedback. Another meeting of the Committee on this topic could be arranged to consider any information received.

RECOMMENDED

A. THAT the City Manager's report dated January 22, 1979 be received for information and no action be taken on the suggestion that a seminar be arranged.

B. THAT the Broadsheet entitled "Planning Challenges - Vancouver's Central Area" be reproduced in an issue of the "Quarterly Review".

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 167

VI

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON FINANCE & ADMINISTRATION AND COMMUNITY SERVICES

JANUARY 25, 1979

A joint meeting of the Standing Committees of Council on Finance and Administration and Community Services was held on Thursday, January 25, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Alderman Rankin

ABSENT : Alderman Bellamy

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. 1979 Civic Grants Budget

The Committees considered the attached Manager's report dated January 22, 1979, wherein the Director of Social Planning and the Director of Finance reported on the 1979 Civic Grants Budget, and a summary report dated January 24, 1979 from the City Manager. The reports gave details on Cultural Grants Budget, Grants Equal to Rent of Civic Theatres, the Artists Gallery, Community Services Grants Budget, and 'Other Grants'.

The Committee agreed to establish the level of grants for each major category and defer consideration of specific grants to later meetings of separate committees on individual grant requests.

The Committee discussed the Artists Gallery and favoured its continuation, however, it was felt that funding should be approved for only January and February at this time and subsequent funding be subject to approval during the cultural grant process.

The Committee discussed the Vancouver Symphony Orchestra'a grant request, and was advised that the City may be obliged to provide usage of The Orpheum by the Symphony at current rates which amounts to $162,500. The Committee felt that the City Manager and the Senior Social Planner should discuss with the Symphony the establishment of a working ceiling for grants equal to rent for the Symphony's use of The Orpheum.

Following further discussion, it was

RECOMMENDED

A. THAT the level of funding for general cultural, festivals and the Artists Gallery be set at $335,380 for 1979.

B. THAT the Artists Gallery be funded for January and February with subsequent funding subject to the normal cultural grant process (approximately $3,000).

...../2

Clause #1 continued:

C. THAT the level of funding for grants equal to rent of Civic Theatres be set at $102,500 for 1979, exclusive of VSO's funding.

D. THAT the level of funding for the VSO's use of The Orpheum be set at $162,500 for 1979.

E. THAT the City Manager and the Senior Social Planner discuss with the Symphony the establishment of a working ceiling for grants equal to rent for the VSO's future use of The Orpheum.

F. THAT the level of funding for Community Services Grants be set at $1,225,000.

(Alderman Puil contrary)

G. THAT negotiations with the appropriate Provincial Ministries regarding selected Civic grants be expedited; and that failing successful negotiations, and on the advice of the Director of Social Planning, no Council action be taken on selected grants in 1979 or 1980 as the case may be, and Council be kept advised of progress on negotiations.

H. THAT the level of funding for "Other Grants" be set at $1,525,000.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 168

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 8, 1979

A Special Meeting of the Council of the City of Vancouver was held on Thursday, February 8, 1979, in the No. 1 Committee Room at approximately 7:30 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford, Gerard, Harcourt, Little and Rankin

ABSENT: Aldermen Boyce, Kennedy, Marzari and Puil

CLERK TO THE COUNCIL: R. Henry

Local Improvements on the Initiative

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Street Light Standards, Lane Lighting, Pavement and Curbs (Local Residential) on the Initiative - Schedule #454

The Court noted Schedule #454 as submitted by the Collector of Taxes listing local improvement projects on the initiative at various locations as follows:

15 for street light standards
79 for lane lighting projects
1 for pavements and curbs (local residential)

MOVED by Ald. Little,
SECONDED by Ald. Ford,
THAT Schedule #454 as submitted by the Collector of Taxes be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Little,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement Subsequent Procedure

The Council heard the following representations speaking for or against the projects listed:

	Schedule & Project No.	Comments
Mr. E. B. Sleigh	454/12	In favour of the project.
Mr. J. Cronin	454/72	Represented 14 homeowners opposed to the lane lighting.
Mrs. B. Moloof	454/58	Objected to lane lighting and noted that she is the only residential owner--the other 3 are businesses.
Ms. A. MacLean	454/52	Opposed to the project.
Mr. D. Russo	454/52	Opposed to the number of lights proposed.
Ms. J. Zimich	454/52	In favour of the proposed lighting. Ms. A. Derby, Local Improvement Clerk, advised that with respect to Project #52, only one out of 33 owners had objected.
Mr. F. Gibson	454/9	Objected to the project. Ms. A. Derby, Local Improvement Clerk, noted that there was insufficient value to defeat the project--they needed $183,000 but only obtained $164,000.
Mr. Dappen	454/77 & 85	Opposed to both projects.
Ms. D. Funk	454/92	Opposed as lane is extremely well lit now and questioned the need for lane lighting. She also noted the notice of objection form is antiquated and difficult for the average person to understand. It was agreed the format would be reviewed. Mr. H. Gibault, Acting Assistant City Engineer, advised that the lane lighting program was done in conjunction with the Police Department.
Mr. Ginder Sangha	454/55	In favour of lighting.

Local Improvement Subsequent Procedure (Cont'd)

Mr. Gibault advised the Council that with respect to Project #3, 7 out of 9 owners do not want street light standards but there was insufficient value obtained to defeat the project.

There was general agreement that in future City Manager's Reports on Subsequent Procedure, the Council would be advised of any special circumstances affecting initiative projects.

The Clerk noted that letters of objection had been received on projects 15 and 80; the latter requesting that light fixtures be placed 16 ft. above grade rather than the average 22 ft. The Council directed Mr. Gibault to reply to the letters.

Council also noted a report of the City Manager dated January 24, 1979, in which the City Engineer reported as follows:

"General

Projects on the "Initiative Principle" have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on February 8, 1979.

The projects are identified as follows:

Schedule	Item	Type
Initiative 454	1 - 15	Street Light Standard
Initiative 454	16 - 94	Lane Lighting
Initiative 454	100	Pavement & Curb - Local Residential

Defeated Projects

The following projects on the "Initiative Principle" have been defeated.

Schedule	Item	Type
Initiative 454	1,4,6,13	Street Lighting Standard
Initiative 454	20, 21, 66, 81	Lane Lighting

Deleted Project

Item 28 - Lane lighting project on the lane north of Broadway from Yew Street to Arbutus Street.

This item should be deleted as further inspection revealed that this lane was unsuitable for lighting.

Reduced Projects

Items 27, 31, 34, 54, 62, 85 - Portions of these lane lighting projects have upon close inspection been found to be undeveloped and unsuitable for lighting. These should be reduced as follows (see attached list):

Item	New Description
27	Lane North of Broadway from Vine Street to approximately 200 feet west of Balsam Street.
31	Lane South of Broadway from approximately 130 feet East of Stephens Street to approximately 120 feet West of Macdonald Street.
34	Lane South of Broadway from Yew Street to approximately 75 feet East of Arbutus on the North side and 67 feet East of Arbutus Street on the South side.

Local Improvement Subsequent Procedure (Cont'd)

54	Lane north of Kingsway from Duchess Street to approximately 700 feet east of Duchess Street on the North side and approximately 710 feet East of Duchess Street on the South side.
62	Lane South of Kingsway from 33rd Avenue to 34th Avenue
85	Lane South of 4th Avenue from approximately 150 feet East of lane East of Alma Street to Lane East of Alma Street.

Capital Funds

Funds for the City's share of the recommended Light Standard and Lane Lighting Projects are available in the 1978 Street Lighting Basic Capital Budgets.

Funds for Item 100 - Pavement and Curb on Alice Street is available subject to Council approval of the 1979 Streets Basic Capital Budget.

RECOMMENDATION

I recommend, subject to the proceedings of the Court of Revision and subsequent approval by Council, that

(a) The "Initiative" projects in Court of Revision 454 be undertaken except the defeated items 1,4,6,13,20,21,66, 81; the deleted item 28; but including items 27, 31, 34, 54, 62 and 85, reduced in scope.

(b) The "Initiative" project for pavement and curbs on Alice Street be undertaken subject to the approval of 1979 Streets Basic Capital Budget."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT Project #3 of Schedule 454 for street light standards on East Boulevard from 65th Avenue to 68th Avenue not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT Project #9 of Schedule 454 for street light standards Richelieu Avenue from Oak Street to 16th Avenue not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT Project #72 of Schedule 454 for lane lighting the lane west of Nanaimo Street from 8th Avenue to 10th Avenue not be proceeded with.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT Project #92 of Schedule 454 for lane lighting the lane south of 4th Avenue from Burrard Street to Maple Street be deferred for a report from the Police Department on the rationale for selection of lanes to be lighted.

- CARRIED

(Alderman Harcourt opposed.)

Local Improvement Subsequent Procedure (Cont'd)

MOVED by Ald. Gerard,
SECONDED by Ald. Rankin,
THAT Project #58 of Schedule 454 for lane lighting the lane south of Kingsway from 12th Avenue to 13th Avenue, not be proceeded with.

- CARRIED

(Alderman Little opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the balance of the recommendations of the City Engineer contained in the City Manager's Report dated January 24, 1979, taking into account the foregoing resolutions, be approved.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8:20 p.m.

* * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of February 8, 1979, adopted on February 20, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 13, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Deputy Mayor Ford
Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Marzari, Puil, and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Deputy Mayor acknowledged the presence in the Council Chamber of students from the Advanced Journalism Class at Langara College, accompanied by their instructor, Mr. Gerry Porter.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the Minutes of the Regular Council Meeting of February 6, 1979, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Urban Transit - Proposed Contract

Council noted a letter dated February 6, 1979, from the Chairman, Kensington Citizens' N.I.P. Planning Committee, requesting to be notified in advance of the meeting at which the Council appointees to the Urban Transit Authority will report to Council on the details of any proposed transit contract to permit them an opportunity of appearing as a delegation at that time.

MOVED by Ald. Rankin,
THAT the request of the Kensington Citizens' N.I.P. Planning Committee to address Council when the report of City Council's appointees to the Urban Transit Authority is before it be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

Works & Utility Matters
(February 9, 1979)

Contract 781 - Hastings Viaduct
Replacement (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

When considering this clause Council noted a telegram from The Honourable Otto Lang, Minister of Transport dated February 12th.

Building & Planning Matters
(February 9, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: 2615 Heather Street - D.P.A. No. 81695
Cl. 2: Kensington N.I.P. - Allocation for Art - Mural

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 9, 1979)

Emergency Planning
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 9, 1979)

Request of the Y.M.C.A. for Capital Grant
for Family Y.M.C.A. at Langara (Clause 1)

MOVED by Ald. Little,
THAT Council approve a capital grant of $111,000 to the 'Family Y Project' at Langara Y.M.C.A. These funds to be taken from the 1979 Operating and Supplementary Capital Budgets.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(February 9, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Assignment of Leasehold Interests - Strata Lots in False Creek to Include Air Space Parcels
Cl. 2: Rental Review of Air Space Over City Lane - Hudsons Bay Company
Cl. 3: Proposed Exchange of Provincial Government Lands - 4th Avenue & Discovery for City of Vancouver Lands Grandview Highway and Penticton Street

Clauses 1, 2 and 3

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

B. Provincial Youth Employment Program
(PYEP '79)

MOVED by Ald. Kennedy,
THAT Council participate in the Provincial Youth Employment Program for 1979 up to a maximum of $35,066.

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Little, Puil and Deputy Mayor Ford opposed.)

MOVED by Ald. Little,

THAT

(a) the City participate in the Provincial Youth Employment Program for 1979 up to an amount not to exceed $20,000.

(b) the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to the Province and to establish priorities among the projects.

(c) the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required.

- CARRIED

(Alderman Puil opposed.)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Transportation
(February 1, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status Report - Transportation for the Handicapped
Cl. 2: Haro/Cardero Traffic Diverter
Cl. 3: Traffic Signal - Arbutus and 33rd Avenue
Cl. 4: Left Hand Turns at Traffic Control Intersections

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Transportation
(February 1, 1979) (Cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Kennedy,
THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

I(i). Part Report of Standing Committee
on Transportation
(February 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Transportation for the Handicapped
Cl. 2: Champlain Heights - Transit Changes

Transportation for the
Handicapped (Clause 1)

When considering this clause Council noted a report from the City Manager dated February 12, 1979, in which he recommended deferral of the Committee's recommendations 'F' and 'G' for one week to permit officials an opportunity to report on the feasibility and cost implications of these recommendations.

MOVED by Ald. Little,
THAT recommendations 'A' to 'J' of the Committee be approved with the exception of recommendations 'F' and 'G'.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT the recommendations of the Committee contained in this report be deferred for one week.

- LOST

(Aldermen Bellamy, Boyce, Harcourt, Kennedy, Little, Marzari, Rankin and Deputy Mayor Ford opposed)

The motion to defer having Lost, the motion by Alderman Little was put and Carried Unanimously.

MOVED by Ald. Rankin
THAT recommendations 'F' and 'G' of the Committee be deferred for one week to permit the officials an opportunity to report back on their feasibility and cost implications.

- LOST (tie vote)

(Aldermen Boyce, Gerard, Kennedy, Little and Puil opposed)

During discussion of this matter Mr. Labron, Chairman of the Board; B.C. Lions' Society for Crippled Children, in response to a question from Council indicated the Society is willing to carry on the service if the additional costs are subsidised.

Mr. Lewis, representing an Ad Hoc Committee on Handicapped Transit, requested an opportunity to address Council at this point.

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Part Report of Standing Committee on Transportation (Cont'd)

Transportation for the Handicapped (Clause 1) (Continued)

MOVED by Ald. Rankin
THAT the request of Mr. Lewis to address Council be approved.

- LOST (Tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Bellamy
THAT recommendations 'F' and 'G' of the Committee be approved.

- (deferred)

MOVED by Ald. Puil
THAT recommendation 'F' of the Committee be deferred for one month to provide an opportunity for the officials to report back on its feasibility and cost implications, as well as to receive the expected reports from other sources such as the Urban Transit Authority.

- CARRIED

(Aldermen Boyce, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation 'G' of the Committee be deferred for one month to provide an opportunity for the officials to report back on its feasibility and cost implications, as well as to receive the expected reports from other sources such as the Urban Transit Authority.

- CARRIED UNANIMOUSLY

Champlain Heights - Transit Changes (Clause 2)

When considering this clause Council noted a letter dated January 24, 1979, from the Champlain Heights Planning Advisory Committee requesting that Council review the proposed cutback in the 26 Boundary Road bus service with a view to changing the frequency of service to existing levels before the new Transit Authority takes control of transit.

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee contained in this Clause be approved and that the communication from the Champlain Heights Planning Advisory Committee dated January 24, 1979, be received.

- CARRIED

(Aldermen Kennedy, Little, and Puil opposed.)

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee on Finance and Administration (February 1, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Senior Citizens' Guide to Services in B.C.
Cl. 2: Annual Review - Permit Fees

Senior Citizens' Guide to Services in B.C. (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee contained in this Clause be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

Annual Review - Permit Fees (Clause 2)

At the request of the City Manager Alderman Puil amended the date in recommendation 'D' of the Committee to read April 1, 1979, rather than March 1, 1979.

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as amended this day, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Community Services (February 5, 1979)

Black Solidarity Association (Clause 1)

When considering this clause Council noted a letter dated February 6, 1979, from The Honourable Allan Williams, Minister of Labour, advising that he has appointed a three-member Board of Enquiry to hear complaints that have been filed under the Human Rights Code alleging racial discrimination by certain Vancouver cabarets.

Circulated this day was a letter from the Black Solidarity Association dated February 8, 1979, indicating it was not pleased with the decisions made by the Committee and demanding another hearing with all Council members.

MOVED by Ald. Rankin,
THAT the recommendations of the Committee be deferred to the next meeting of Council to permit the Black Solidarity Association an opportunity of addressing Council at that time.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed.)

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(February 5, 1979) (Cont'd)

Black Solidarity Association
(Clause 1) (Cont'd)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this clause Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in this Clause be deferred pending the result of the Board of Inquiry established by the Minister of Labour.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Little, Marzari, Puil, Rankin and Deputy Mayor Ford opposed.)

MOVED by Ald. Little,
THAT representations be heard from the Black Solidarity Association when the report from the Chairman arising from recommendations 'E', 'F' and 'G' of the Committee is before Council.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO REPEAL BY-LAW NO. 3779
BEING THE FUEL DEALER REGULATION BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,495,000.00 IN LAWFUL MONEY OF CANADA FOR THE ACQUISITION OF CERTAIN REAL PROPERTY FOR USE AS A PUBLIC PARK BEING A LOCAL IMPROVEMENT AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITED BY SUCH LOCAL IMPROVEMENTS

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Electoral Reform	queried when the Mayor intended to report to Council on procedures with respect to the old system. The Deputy Mayor directed the City Clerk to enquire and advise Alderman Rankin.
Alderman Rankin - Spraying of Kitsilano With Dimalon	referred to reports of aerial spraying of the Kitsilano area with Dimalon to control Gypsy Moth investation of trees and requested that the Minister of Environment advise Council on this matter. The Deputy Mayor directed that the City Manager submit a report in consultation with the Minister of Environment, the Medical Health Officer and other appropriate staff.
Alderman Boyce - Recent Arson Bombings in the City	referred to the recent rash of arson fire bombings in the City and asked for a report on this. The Deputy Mayor requested that the Mayor, Fire Chief and the Chief Constable report on this.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Little - Board of Inquiry Re Alleged Racial Discrimination

enquired of Alderman Rankin whether the Minister of Labour had established the membership of this Board of Inquiry.

Alderman Rankin advised that three people have been appointed but have not yet commenced their inquiries.

* * * *

The Council recessed at 4:00 p.m. for an 'In Camera' meeting in the Mayor's Office.

* * * *

The foregoing are Minutes of the Regular Council Meeting of February 13, 1979, adopted on February 20, 1979.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Contract 781 - Hastings Viaduct Replacement

The City Engineer reports as follows:

"Tenders for the construction of the Hastings Street Viaduct Replacement were opened on December 18, 1978. Six bids were received and are tabulated below. This is a unit price contract based on estimated quantities supplied by this Department and the final costs upon completion may vary according to actual quantities measured during construction.

CONTRACTOR	TOTAL BID
Van Construction Company	$2 176 025.39
Dawson & Hall	$2 279 766.00
Smith Bros. & Wilson	$2 340 547.70
Commonwealth Construction	$2 344 837.00
Northern Construction	$2 532 220.00
Janin Building	$2 540 755.00

The low bidder meeting specifications is Van Construction Company Ltd. and this firm has had considerable related experience in this type of work. This company stipulated some conditions in their tender which may have had an effect on the tendered amount. These conditions were clarified and the company has stated that the bid is based on the specifications in the contract without any qualifications whatsoever. I am of the opinion that the low bid meets our specifications and represents excellent value to the City. Funds for this purpose have been approved by City Council and are available in Streets Capital Account #147/6816. The contract price is within the estimated amount.

The Hastings Street Viaduct carries traffic over the Burlington Northern Railway tracks. For this reason the City must obtain approval from the Canadian Transport Commission to rebuild the structure. The City has also applied for a contribution towards reconstruction costs from the Railway Grade Crossing Fund (now called the Urban Transportation Assistance Program). Before either of these can be granted, the Province of British Columbia was required to sign an agreement with the Federal Government covering such matters under the Urban Transportation Assistance Program. The City's application was made in October, 1977, and has been processed by the Railway Company and the Canadian Transport Commission. Federal authorities gave assurance that approval for our application to construct would be made as soon as the Province signed the UTAP agreement. Since October, 1978, the Provincial authorities have had the matter under consideration and had promised full co-operation in expediting the signing of the agreement. We have just been advised that the signing has now taken place.

In September, 1978, we were told that it would be in order to call tenders on the basis that approval to construct would be forthcoming shortly, but it has not been received at this date.

Under the terms of the tender, the bids are valid for 60 days after the closing date; therefore, in order to take advantage of the favourable bids, it is necessary to award the contract prior to February 16, 1979. If this is not possible and the City had to retender the project, I would expect higher bids. The contract should be awarded subject to this approval being obtained from the Federal Government. In the meantime, we are making every effort to advise the Federal authorities of the urgency of the City's need to expedite the matter.

..../2

Clause No. 1 cont'd:

I recommend that:

(a) Contract No. 781 - Hastings Viaduct Replacement, be awarded to Van Construction for the amount of $2 176 025.39 subject to the necessary approvals being obtained from the senior governments prior to the expiry of Van Construction's bid.

(b) The Director of Legal Services be instructed to prepare the necessary contract documents and execute the same on behalf of the City in accordance with Clause A above.

(c) The bid bonds for the unsuccessful bidders be returned."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 2615 Heather Street - D.P.A. No. 81695

The Director of Planning reports as follows:

"Hanson and Erb, Architects, have filed Development Permit Application #81695 on behalf of the Cancer Control Agency of British Columbia, to construct a three hundred thirty-three (333) stall parking garage at the southwest corner of Ash Street and Tenth Avenue. The parking garage is the first phase of an expansion and renovation program for the Cancer Control Agency of British Columbia, which is located in the Vancouver General Hospital, CD-1 Comprehensive Development District.

The Cancer Control Agency is a 3.5 acre portion within the thirty-two (32) acre Vancouver General Hospital Complex site. The applicants have indicated that the final plan for the Cancer Control Agency site is to provide a total floor area of 328,546 sq. ft. of building, service area and parking. The Floor Space Ratio would then be 2.16 and the site coverage 67% of the Cancer Control Agency site.

On June 29, 1969, City Council approved the rezoning of the Vancouver General Hospital "Medical Services Area" resulting from the joint application by Vancouver Children's Hospital, B.C. Cancer Institute, Provincial Health Buildings and C.A.R.S., subject to several conditions, which were attached by resolution of Council. One of these conditions was:

> 'Building site coverage - the maximum site coverage by buildings not to exceed 23% of the site area.'

On March 29, 1977, City Council approved the increase in site coverage from 23% to 40.3% to permit the construction of the Emergency Building. On February 7, 1978, City Council approved the increase in building site coverage from 40.3% to 40.67% to permit additions to the Cancer Control Agency Building. The proposed development, for the parking garage, would increase the building site coverage to 42.68%. This is an increase of approximately 2% over the total CD-1 site.

It is noted that both the form of development and specific facilities have changed considerably in the Medical Services Area, since the CD-1 Zoning was established in 1969. A revised CD-1 plan is being prepared for the area, by the staff of the Hospital in conjunction with the City.

The basic concept and importance of creating a special precinct or identity to this institutional area was approved by Council on November 3, 1978, for further discussion with owners and agencies in the area. These discussions are planned to take place over the next two months.

With specific reference to this proposal, it is felt to be important that Phase II development should endeavour to respond to the concepts outlined in the "Precinct Primer" consultant's report. Ground level landscaping proposals should be developed for the parking garage which relate both to the east/west linear open space proposed and for the Phase II scheme Cancer expansion as it will relate to the linear open space concept.

Future expansion should also consider the possible landscape/open space treatment of roof areas.

Height of future expansion should be reviewed in the context of the 60 foot maximum height recommendation in the Precinct Primer.

The Director of Planning recommends that Development Permit Application #81695 be approved, permitting the construction of the parking garage on this site, subject to conditions and that the previous resolution of Council be amended to permit a site coverage of 42.68%, and further that future developments on the site respond to the concepts outlined in the "Precinct Primer" consultants report."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

.../2

2. Kensington N.I.P. - Allocation for Art - Mural

The Director of Planning reports as follows:

" BACKGROUND

The Kensington N.I.P. Concept Plan, approved by City Council on April 4, 1978, included an allocation of $50,000 for artwork. Although the specifics of this allocation were intended to be developed as the program progressed, it was considered that the purchasing or commissioning of paintings, murals and sculptures would be appropriate. These artworks would be located in or on public buildings or spaces for the enjoyment of everyone in the community.

PURPOSE OF THIS REPORT

The purpose of this report is to recommend an allocation to commission a commemorative mural to be painted and later hung in a public building in Kensington.

DESCRIPTION OF THE PROJECT

The proposal to paint this mural has been made by a professional artist, Darius Brussaferro, who resides in Kensington. The proposed mural would be approximately 7' x 10', oil on canvas. The mural would portray citizens at a meeting in order to symbolize the work of volunteer citizen groups in the city. The cost to commission this work would not exceed $3,500, including materials. Further details are included in the artist's letter attached as Appendix "A".

COMMENTS

The Kensington Citizens' N.I.P. Planning Committee has considered the proposal and feels that it is an appropriate start towards using the funds set aside for artwork. The Planning Committee felt that it would be appropriate to give some recognition to the work of volunteer committees.

At the present time, two additional artists have shown interest and are currently developing proposals for art projects in the Kensington community. In addition, the Vancouver Artists Gallery has been notified that opportunities exist for artists to produce art for the Kensington area. At this time, a notice to this effect is being prepared to be published in the February edition of the Artists Gallery Newsletter.

C.M.H.C. and the Province have also been notified of and concur with the spending of N.I.P. funds in this manner. The Director of Planning also agrees that this would be a worthwhile use for N.I.P. funds.

RECOMMENDATION

The Director of Planning recommends that City Council approve the appropriation of up to $3,500 from the Kensington N.I.P. Social and Recreational Facilities account No. 891/8704 for the purpose of commissioning a commemorative mural as outlined in Appendix "A". The costs would be shared as follows:

City	(25%)	$ 875
Province	(25%)	875
Federal	(50%)	1,750
		$3,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Emergency Planning

The Emergency Planning Committee, comprised of the Deputy City Manager (Chairman), Chief Constable, Fire Chief, City Engineer, Medical Health Officer and Director of Emergency Program, reports:

"The Emergency Planning Committee was formed by the City Manager to review and recommend changes to current emergency procedures; to coordinate the preparation of a City of Vancouver Emergency Plan; to establish procedures, to exercise and evaluate the emergency plan; and to recommend implementation of emergency response systems. This is a progress report on the Committee's work.

1. THE CITY OF VANCOUVER EMERGENCY PLAN (THE PLAN)

The City of Vancouver Emergency Plan is being prepared by the Director of the Emergency Program and will establish the responsibilities of the City during a major emergency or disaster. The format of The Plan will be:

The Basic Plan - This document will comprise Part One of The Plan and will provide legal authority for procedures and responsibilities under The Plan. City Council approval shall be required for adoption and amendment of the Basic Plan. A draft of this plan is being reviewed by the Committee.

The Emergency Procedural Manual - This document will comprise Part Two of The Plan and will provide:

(a) a detailed breakdown of responsibilities and procedures of each participating department;

(b) a list of emergency telephone numbers;

(c) an emergency resource list;

(d) special emergency procedures; and

(e) a list of Federal, Provincial and other agencies that have responsibilities in the event of a major emergency or disaster.

The Emergency Planning Committee shall have the authority to approve and amend the Emergency Procedural Manual. Initial preparation of the departmental manuals is under way.

2. EMERGENCY PLANNING SEMINAR - 13 to 15 February 1979

Mr. A.H. Blake, Regional Director of Emergency Planning Canada, has agreed to a request from the Committee to sponsor a three day seminar in Vancouver which will focus on emergency planning in a large urban area such as Vancouver. The seminar will feature presentations from Emergency Planning Canada and provincial departments of Emergency Health Services, Human Resources and the Provincial Emergency Program. The seminar will be attended by fifteen senior staff personnel and will provide a format for the exchange of ideas and information between representatives from the City, surrounding municipalities and senior levels of government.

Continued . . . .

Clause No. 1 Continued

" 3. HAZARDOUS MATERIAL

The Chief Fire Prevention Officers of the twelve lower mainland Fire Departments have been holding regular meetings since the recent chlorine spill in the city, to gather information concerning the movement of hazardous materials throughout the lower mainland by truck and by rail. The purpose of this exercise is to identify those materials that are moved in large quantities and to identify the routes being used to move these materials, in order that we may be able to anticipate potential emergencies and properly plan counter measures.

At the moment, this group has identified fifty two such chemicals with varying degrees of hazard. These are being studied in some detail by each Fire Prevention Officer taking a small number of these products, identifying essential characteristics and pooling this detailed information with the group so that a comprehensive package of information will be available within three months.

In addition to this, The Vancouver Fire Department has obtained a nine hour instructional program covering the transport of hazardous materials and planning for emergencies, which was prepared by the National Fire Protection Association to train fire fighters and emergency response people.

There is also a program in place whereby a group of Police instructors are being trained by the Fire Department in the use of self-contained breathing apparatus. This corps of instructors will then train the remaining police force in such use.

4. GVRD EMERGENCY MEASURES TASK FORCE

The GVRD Emergency Measures Task Force recommended on October 27, 1978 that a Task Force be established at the regional level to examine response to emergencies and disasters. It was recommended that this Task Force focus on communications as its first priority. Mr. F. Bunnell, GVRD Director of Operations, was elected as Chairman with members to include from industry, union, police, associations and municipal, provincial and federal levels of government. The chairman has not as yet scheduled a meeting of this Task Force.

The Committee is of the opinion that the GVRD should coordinate emergency planning for member municipalities by preparing a GVRD Emergency Plan which would detail inter-municipal responsibilities in the event of a disaster.

5. EMERGENCY COMMUNICATIONS

The present communications system lacks the capability for direct interdepartmental communications between senior emergency response personnel, such as police, fire and engineering but relies on procedures that could compromise communications and delay effective response coordination between departments during an emergency.

To resolve this and other problems, the Committee requested Engineering provide the following preliminary report on the feasibility of improving the total communications system.

(a) Executive Pagers:

In the event that telephones are inoperative, senior officials may best be contacted in the event of an emergency by using pocket pagers. Pocket pagers offer the easiest method of contacting officials when their location is unknown. They also eliminate the need to "contact the office" at regular intervals. Private paging companies offer the best area coverage as they use multiple transmitters. However, the telephone lines between the customer and the paging company and between the paging company and the transmitters are vulnerable to certain types of disasters.

Continued . . .

Clause No. 1 Continued

" For this reason the use of private paging companies to contact senior officials was rejected. It is proposed to develop an "executive" paging system on an undertermined Police channel to be accessed both by landline and radio. To provide backup reliability the main and auxiliary transmitters for this channel will be located at Little Mountain and City Hall respectively. The Police channel was chosen for paging because the Communications Centre is the focal point of emergency communications for the City of Vancouver. Once paged, senior officials will call in either by telephone if available or by mobile radio. It must be noted that all paging, emergency and non-emergency, for these senior officials will be made on this system. The procedure for initiating a page has not been determined. In addition, the maximum coverage of a paging system from a single transmitter is unknown and will have to be surveyed.

(b) Executive Radios:

Senior officials must have the facilities to directly access one or more "executive" radio channels for communications between departments.

Secrecy is not considered a priority at this time.

Any executive channel should be in constant use to ensure its operability and should be owned by the City of Vancouver to control access, function and priority.

Vehicles of the selected senior officials will be equipped with a mobile radio capable of operating on a Police channel, two Engineering channels and Departmental channels as required by each official. Custom, extra-wide bandwidth radios will be installed in the vehicles of senior Fire Department officials so that their normal channels plus the "executive" channels can be accommodated on one radio. Recognizing that most of the senior officials in question do not presently have radios in their vehicles a regular test procedure will have to be implemented to verify each radio's operation.

(c) Radio Backup on Dispatch Systems:

At present all dispatch consoles are connected through landlines to base transmitters and receivers. These landlines may be damaged during an emergency. The problem can be overcome by providing a backup radio link. Funds have been approved in the Capital Budget to provide the radio links for Fire and Engineering radio systems and these will be installed in 1979. The estimated cost of providing a radio link from each of the five Police dispatch consoles is $13,500.

Detailed cost information for an executive pager system and executive radios will be presented in the Committee's next report to Council.

6. RECOMMENDATION

The Emergency Planning Committee submits the above as a progress report for information and recommends as follows:

THAT City Council approach the Greater Vancouver Regional District and request that the GVRD Emergency Measure Task Force coordinate emergency planning for member municipalities by preparing a GVRD Emergency Plan which would detail inter-municipal responsibilities in the event of a disaster. "

The City Manager RECOMMENDS that the foregoing recommendation of the Emergency Planning Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 231

A-7

MANAGER'S REPORT, FEBRUARY 9, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

CONSIDERATION:

1. Request of the Y.M.C.A. for Capital Grant for Family Y.M.C.A. at Langara

The Director of Finance reports as follows:

"City Council on November 9, 1976, when considering a grant request from the Y.M.C.A. for its Langara property, passed the following motion:

> "That Council recommend to subsequent Councils that a grant of $333,000 to the 'Family Y Project' at Langara, be approved, on the basis of one third of this amount being released in each of the years 1977, 1978, and 1979, subsequent to construction commencing in 1977; these funds to be taken from the annual Supplementary Capital Budgets."

Council, on March 15, 1977, and February 21, 1978 approved capital grants of $111,000 for each of those years, in accordance with Council's resolution of November 9, 1976. The Y.M.C.A. is, by their letter dated January 30, 1979, requesting a grant of $111,000 being the balance of the $333,000 referred to in Council's resolution of November 9, 1976.

The Director of Finance advises that an amount of $111,000 is included for this purpose in the proposed 1979 Supplementary Capital Budget, and submits this request of the Y.M.C.A. for consideration in advance of the 1979 Operating and Supplementary Capital Budgets."

The City Manager submits the foregoing report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 231

PROPERTY MATTERS

RECOMMENDATION

1. Assignment of leasehold interests -
Strata lots in False Creek to include Air Space Parcels

The Director of Legal Services reports as follows:

" On June 21st, 1977, Council approved a recommendation that the Director of Legal Services, or in his absence an Assistant Director, be authorized to sign on behalf of the City, the assignments of the leasehold interests in the strata lots made under the provisions of certain ground leases which included the following;

1) Ground Lease dated as of 1 July 1976 between the City and Frank Stanzl Construction Ltd. by which the City leased to the Company Lot 5, False Creek, Plan 16003.

2) Ground Lease dated as of 1 October 1976 between the City and Frank Stanzl Construction Ltd. by which the City leased to the Company Lot 7, False Creek, Plan 16003.

On August 26th, 1976, Council authorized the division of Lot 7 into two Air Space Parcels and the entry of the City into separate leases with the Company in respect of each Air Space Parcel.

Subsequently, Lot 5 was resubdivided and became known as Lot 39 and on July 14th, 1977, Council authorized the division of Lot 39 into three air space parcels and the entry of the City into separate ground leases with the Company in respect of each Air Space Parcel.

These leases of Air Space have been entered into by the parties.

It is considered advisable, and so recommended, that Council confirm that the resolution of June 21st, 1977, authorizing the Director of Legal Services, or in his absence an Assistant Director, to sign on behalf of the City the assignments of the leasehold interests in the strata lots made under the provisions of the said Ground Leases in respect of Lots 5 and 7 extends to the leases of the air space parcels entered into by the City with Frank Stanzl Construction Ltd. pursuant to the said resolutions of Council dated August 26th, 1976 and June 14th, 1977, respectively."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

2. Rental Review of Air Space over
City Lane - Hudsons Bay Company

The Supervisor of Properties reports as follows:

"In 1958 the Hudsons Bay Company was granted a thirty (30) year lease of the Air Space over the City lane in Block 44, D.L. 541 which area was incorporated in the Company's development of a multi-level parking garage known as the Hudsons Bay Parkade.

In this regard, rental negotiations have been carried out and the lessee, by letter, dated January 8, 1979 has agreed to a rental increase from the present $1,825.00 per annum to $9,620.00 per annum. This revised rental is a flat rate, which satisfactorily reflects market rental value including taxes.

Clause No. 2 cont'd:

It is therefore recommended that the Supervisor of Properties be authorized to increase the rental to $9,620.00 per annum for the Subject Property, such rent to be reviewed on November 30, 1983."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Proposed Exchange of Provincial Government Lands - 4th Avenue & Discovery for City of Vancouver Lands Grandview Highway and Penticton Street

The Supervisor of Properties reports as follows:

"City Council by resolution of October 25, 1977 approved a proposal for a land exchange and sale between the City and the Housing Corporation of British Columbia concerning City-owned land at Grandview Highway and Penticton Street and the Housing Corporation of British Columbia lands at 4th Avenue & Discovery Street. Both sites are zoned RS-1, Single Family Dwelling District.

The proposal was to exchange the larger City-owned site at full market value for the smaller Provincially-owned site at two-thirds market value plus a cash payment from the Province, subject to the Housing Corporation retaining an option to repurchase the 4th Avenue & Discovery site from the City if the land was not developed with non-profit housing.

The date of the exchange was to be October 31, 1977; however, the Provincial Government did not have a title to the 4th Avenue & Discovery lands until October 11, 1978.

The title to the Provincial lands at 4th & Discovery contains a proviso "that the lands shall at all times be used for Housing as defined in the Ministry of Municipal Affairs and Housing Act".
This proviso will run with the land and could make it difficult for any organization to obtain financing for development on the site. C.M.H.C. would only consider financing if the City (landowner) would covenant to indemnify C.M.H.C. for losses arising from a breach of the proviso.

Correspondence has been exchanged and meetings held and, in view of difficulties being experienced, it has become apparent that the City's best interests would not be served by proceeding with the exchange. City ownership of the 4th & Discovery lands would create an intractable land situation due to the registered proviso and to the uncertainty of rezoning for co-operative housing being approved. Neither is the site desirable for subdivision and sale for single-family lots due to its shape and size and the heavy traffic flow on both sides of the site, even if the proviso was lifted.

Cancellation of the exchange would not preclude non-profit housing groups from approaching the Provincial Government Housing to purchase the 4th & Discovery site as they have already indicated that they are willing to dispose of these lands for non-profit housing.

Clause No. 3 cont'd:

The City-owned 5.19 acres of single-family land on the Grandview Highway is in the inventory of the Property Endowment Fund Board and, subject to a Director of Planning report re subdivision and servicing, could be placed on the open market for development.

The Director of Planning notes that a single-family subdivision is only one land use option for this site. Some of the liabilities of the site such as frontage on an arterial roadway, poor soil conditions and assets such as bordering on Beaconsfield Park, view of the north shore mountains, suggests that careful design treatment is of paramount importance. For this reason, the Director of Planning feels a decision on the use of this land prior to investigating these alternatives is premature.

In view of the City's land, valued at $880,380 having been tied up since October 1977, the difficulties outlined above in completing the exchange, and the improbable utilization of the 4th & Discovery site without a long delay, it is recommended that:

(a) The motion regarding the proposed sale and exchange of lands passed by Council on October 25, 1977 be rescinded, and

(b) The City lands at Grandview Highway and Penticton Street, being Lot 1, Block A, Section 45, T.H.S.L. Plan 15949, be offered for sale to the Housing Corporation of British Columbia at the price of $880,380 and if not purchased by the Corporation within 90 days from Council's consideration of this report, then the lands, after subdivision and servicing, be placed on the open market and tenders called for in accordance with Council's approved procedures.

(c) That if the Housing Corporation does not purchase the site, the Director of Planning be instructed to report on the future disposal of these lands prior to sale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 232

CC 62-MLH-75

B

MANAGER'S REPORT

DATE February 5, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: PROVINCIAL YOUTH EMPLOYMENT PROGRAM (PYEP '79)

CLASSIFICATION: CONSIDERATION AND RECOMMENDATION

The City Engineer and Director of Finance report as follows:

"The Provincial Department of Labour has announced its Provincial Youth Employment Program for 1979 (PYEP '79).

Following the pattern of the previous year's program, 50% of the job opportunities are to be made available for high school students; the balance are to be for unemployed youth between the ages of 15 and 24. In 1978 the City hired approximately 35 students under the Provincial Government program.

PYEP '79 - SUMMARY

(a) High School students are to be hired for July and August.

(b) Unemployed youth are to be hired from May to August inclusive.

(c) The Province will pay:

. . . . $3.20 per hour per person over 17 years of age.

. . . . $2.60 per hour per person 17 years and under.

. . . . Holiday pay.

(d) The City must pay:

. . . . any salary or wage in excess of the Provincial subsidy, i.e. Union rate differential.

. . . . fringe benefits (6% approximately).

. . . . All other costs (material, equipment rental, etc.).

The students would be employees of the City (or Park Board, Police, Library) and the established salaries and wage rates will apply. The Province will not consider any application which is not approved by the appropriate Union.

The City will be required to pay any difference between the Provincial subsidy and the established Union rate. Typical examples are as follows:

	Monthly Wage (1978) Incl. Fringe	Provincial Subsidy	City Cost	
Clerk Typist I (PG 5)	$ 811	$ 475	$ 336	41%
Clerk III (PG 17)	$1 115	$ 490	$ 625	56%

TIMING & PROCEDURE

Information on PYEP '79 has been distributed to all Departments and they are preparing proposals.

If Council favours participation in PYEP '79,it is recommended that the Standing Committee on Finance and Administration be authorized to review the Department s' proposals and to approve applications to be submitted to the Province.

DIRECTOR OF FINANCE'S COMMENTS

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in the Provincial Youth Employment Program.

A. PYEP '79 would be funded out of that portion of the 1979 Revenue Budget that is subject to the Provincial 5% restrictions.

..../2

CC 63-MLH-75

B. The following summary shows the City's contribution from the Revenue Budget on various projects for 1976, 1977, 1978, and 1979:

	1976	1977	1978	1979
1975-1976 L.I.P.	$173 978	-	-	-
1976-1977 L.I.P.	$ 32 000	$224 838	-	-
Young Canada Works (1977)	-	$ 90 439	-	-
Young Canada Works (1978)	-	-	$ 72 393	-
Young Canada Works (1979)	-	-	-	$ 50 000
Canada Works Phase I	-	$ 78 359	-	-
Canada Works Phase II	-	$108 338	$ 25 240	
Canada Works Phase III	-	-	$ 54 721	-
Provincial Youth Employment (1976)	$ 39 698	-	-	-
Provincial Youth Employment (1977)	-	$ 28 918	-	-
Provincial Youth Employment (1978)	-	-	$ 35 066	-
	$245 676	$530 892	$187 420	$ 50 000

C. Council approved a City contribution of $31 500 for the Provincial Youth Employment Program in 1978.

D. I anticipate severe problems in meeting the 5% growth limit specified by the Province for our budget. In view of these constraints, and as I did for the Young Canada Works program, I cannot recommend any City participation in the 1979 Provincial Youth Employment Program.

CONSIDERATION AND RECOMMENDATION

The City Engineer submits the following items for Council's CONSIDERATION.

(a) The question of whether the City will participate in PYEP '79.

(b) If the City is to participate, the setting of a maximum City cost for PYEP '79.

The City Engineer recommends that:

(c) If the City is to participate, the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to the Province and to establish priorities among the projects.

(d) The City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required, and

The Director of Finance recommends

(e) That given the anticipated severe budget problems in 1979, the City not participate in the 1979 Provincial Youth Employment Program. "

The City Manager submits for Council's CONSIDERATION the question of City participation in the PYEP '79. Should Council decide to participate, the City Manager suggests a maximum City cost of $20,000 and RECOMMENDS approval of the City Engineer's recommendations (c) and (d).

FOR COUNCIL ACTION SEE PAGE(S) 232

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

I

February 1, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 1, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ALSO PRESENT:	Alderman M. Ford Alderman D. Marzari
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of December 7, 1978, were adopted.

RECOMMENDATION

1. Status Report - Transportation for the Handicapped

City Council on September 26, 1978, when considering a report of the Standing Committee on Transportation, dealing with the level of service for the transportation of handicapped persons and the costs of the existing service provided by the B.C. Lions Society for Crippled Children, approved the following recommendations of the Committee:

"A. THAT the Urban Transit Authority be requested to take over responsibility of funding the handicapped transit service by April 1, 1979.

B. THAT the City Manager be requested to report to the Standing Committee on Transportation on the desirability and cost effectiveness of the City or B.C. Hydro assuming the responsibility of operating this service as opposed to retaining the present funding arrangement with the Lions Club.

C. THAT the following recommendation of the Special Committee on the Disabled be referred to the City Manager for study and report back to the Standing Committee on Transportation as soon as possible or within one month:

'THAT City Council make a commitment to increase funding to the present service to the extent where 15 additional buses could be put in operation within a year'.

Clause 1 continued

In a City Manager's Report dated January 10, 1979 (circulated) before the Committee this day, the City Engineer reviewed actions taken in accordance with Council's resolution and presented recommendations and information relating to appropriate levels of service and City funding in the coming months. It was noted an interim status report had been submitted to the Special Committee of Council on the Disabled on October 27, 1978.

The Manager's Report discussed the role of the UTA and pointed out the Authority had indicated that transportation for the handicapped could become a "custom transit service" under the Act. This would require Cabinet approval and special negotiations on cost sharing with the "municipality" as defined in the Act, namely the GVRD. However, the UTA would not be in a position to negotiate on the service until later in the year and implementation by April 1, 1979 was unrealistic.

The report also dealt with the current Lions Society operation and funding requirements for an expanded service, noting that the service for the adult handicapped was incurring a deficit of nearly $10,000 per month, primarily due to service outside the City limits.

Two factors deserved particular attention:

1. **There has been a decision by the directors of the Lions that the Society will no longer subsidize the adult handicapped transportation (ID) service. This decision, effective July 1, 1978 to coincide with their fiscal year, has led the Lions to request retroactive funding to cover their operating deficit for the latter half of 1978.**

2. **The payment formula in the agreement between the City and the Lions for the period May 1 to December 31, 1978 needs to be reviewed. This formula has not worked as expected by either Lions or City staff and has led to a situation in which about $35 000 of the $121 129 City funds allocated to the service for the eight-month period will not be disbursed.**

In the six month period May - October 1978, Vancouver residents eligible for City subsidy represented 72 per cent of system passenger trips, 58 per cent of system mileage and 61 per cent of system costs. In the same period about $10,974 of the $65,674 estimated deficit was attributable to those trips; the remaining $54,700 being for trips outside the City. For 1979 it was estimated a basic grant of $5.10 per trip and an additional payment of $1.04 per additional passenger for groups would pay all costs associated with eligible trips to City residents.

The City Manager recommended approval of the following Recommendations A - E and submitted Recommendations F and G for the Committee's consideration:

A. That the City pursue discussions and negotiations with the GVRD and the UTA to arrange for UTA and the Ministry of Human Resources responsibility and funding for transportation services for the disabled.

B. That the B.C. Lions Society be requested to continue operation of its transportation service for disabled adults in the City of Vancouver.

C. That a grant of $14 405 be paid to the B.C. Lions Society to repay the Society for losses incurred providing transportation services to eligible City residents in the period May 1 - December 31, 1978 to be provided from the balance of the 1978 funds.

.../3

Clause 1 continued

D. That the question of further expansion of this service be deferred until after the issue of Provincial regional responsibility and funding is resolved.

E. That the City not subsidize losses which were incurred outside of Vancouver City.

F. That the City Engineer and Director of Social Planning be instructed to negotiate an agreement with the B.C. Lions Society through April 1, 1979 and no funding be provided after that date. At current levels of service, this would cost approximately $41 000 to be allocated from the 1979 Community Services Grant, as per 'A' above.

G. That the City Engineer and the Director of Social Planning be instructed to negotiate an interim operating agreement until April, 1979 and provide for continuation in 1979 on a monthly basis with the B.C. Lions Society. This agreement would provide funds on a monthly basis to enable the B.C. Lions Society to continue operation while they and the GVRD negotiate a permanent arrangement with UTA (it being understood that funding would end when UTA agrees and no later than December, 1979). One of two levels of service is proposed:

I. The same level of service as specified in 1978 to provide 48 750 trips to eligible City residents, and that an amount of $162 340 be allocated from the Community Services Grants budget for this purpose; OR

II. The same level of service as specified for 1978, plus an additional two vehicles on Saturday (total 6) and three vehicles on Sunday (total 7) to provide 51 350 trips to eligible City residents and that an amount of $170 140 be allocated from the 1979 Community Services Grants budget.

The Director of Social Planning supported Option G II because it seemed unlikely that the UTA would be able to assume responsibility for the service by April 1, 1979. Also, the 1978 level of service had fallen short of demand on weekends as demonstrated in the last six months of 1978 and, therefore, should be expanded to the level specified in Option 2 II. However, the City Engineer expressed some concern that this Option would give the Provincial Government and UTA no incentive to resolve the matter themselves before the end of the year.

The Chairman acknowledged the presence of a number of delegations representing organizations for the handicapped who wished to address the Committee. Alderman Kennedy also read to the meeting a communication from the Supervisor of Occupational Therapy, Pearson Hospital, supporting a transit service for the handicapped, which stated in part:

> "The present Easter Seal Service is overcommitted and it is small wonder that, frustrated by the limited services available, many who are handicapped "give up" and fall prey to depression and loneliness which could ultimately lead to their being institutionalized.
>
> We, at Pearson Hospital have seen a number of our young people make the step to resuming life in the community as independent adults in group home situations. To make a success of this venture they need the support of readily available transportation. Winnipeg has such a service and I would urge you to do your best to see a similar service instituted in Vancouver."

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report with the Committee and noted additional information had come to hand, which indicated some adjustments may be required in certain dollar amounts quoted in the report.

Clause 1 continued

Mrs. Susan Anderson, Social Planner, spoke to the concerns of the Director of Social Planning.

Alderman Harcourt, one of Council's two representatives on the Urban Transit Authority, was questioned by Committee members on the possibility of the UTA agreeing in principle to fund the service by April 1, 1979. Alderman Harcourt advised the Authority had expressed positive feelings on the issue and one of the first actions of the Minister of Municipal Affairs had been the establishment of a Task Force to plan a demonstration project on transit service for the handicapped. Two pilot projects were planned - one in an urban area and one in a rural area - each area to be totally equipped with buses to serve the handicapped, and a subsequent study would examine cost, use of equipment, etc. It was anticipated the Task Force would report to the Minister in two months. Alderman Harcourt felt the UTA staff should be approached on the status of negotiations with the GVRD and that the Regional District be requested to include transit for the handicapped as one of the services to be incorporated as of April 1, 1979. He also suggested it would be desirable for the City to submit a report to the UTA Board of Directors in terms of costs involved in getting such a program operational on April 1, 1979.

The following delegations addressed the Committee:

- B.C. Lions Society for Crippled Children (Mr. B. Leyburn, Chairman of the Board, and Mr. B. Padden, Executive Director) stated the Society was in agreement with the recommendations contained in the City Manager's Report and supported Option G II. Questioned on the cost analysis tables, the Society's representatives advised there were some discrepancies mainly due to other areas, such as the University Endowment Lands, being erroneously included in the Vancouver area. Revisions were now being worked out.

- International Society for the Handicapped (Mr. J. Olldym, Mrs. H. Gower) supported Option G II. They referred to the inadequacy of the Lions Society service which entailed advance reservation with a minimum of a week's notice. Sometimes four weeks notice was required. It was felt 48 hours should be sufficient. They also urged that weekend service be increased.

- False Creek Residence for the Handicapped (Mr. R. Watson) stated the Residence housed 24 handicapped young adults who were encouraged to be independent and to enter into a full social life. This was very difficult to do given the existing bus service and the necessity to book bus trips in advance.

- S.P.A.R.C. (Mr. D. Guest) urged consideration be given to transportation for a wide spectrum of the disabled including the elderly who experienced problems with public transit due to a variety of physical ailments. S.P.A.R.C. felt strongly that transportation for the handicapped was too big to be left with a voluntary agency and should be the responsibility of the UTA.

- Vancouver Stroke Club (Mr. B.R. McFarlane) referred to the problems of stroke victims who suffered a range of disabilities which made it difficult for them to get on and off Hydro buses.

Clause 1 continued

- Ad Hoc Committee on Handicapped Transit (Mr. T. Louis) reviewed aspects of the Manager's Report with City staff and representatives of the Lions Society, and questioned the basis for the cost analysis tables contained therein. Stated handicapped persons should not have to pay more for bus trips than other members of society. This class of individuals represented 1.8 per cent of the population - all they wanted was 1.8 per cent of the transit dollar which would provide all their transit needs and reduce fares to around 50 cents per trip. His group opposed Recommendations C and D, and strongly urged:

  - the City operate the handicapped transit service;
  - that more buses be made available; and
  - that fares be reduced.

- Downtown Eastside Residents' Association (Ms. J. Swanson) supported a City run, expanded service with affordable fares.

During the ensuing discussion, Committee members commented on the relative cost of a City run operation compared to a service operated by a voluntary agency. Mr. K. Dobell, Acting City Manager, advised a private agency could operate more economically; for example, a driver employed by the Lions Society earned $8.00 and hour, compared to $13.00 an hour for Hydro or the City. Discussions between the City, Hydro and organizations involved, revealed the City and Hydro were not the ideal organizations to run a demand responsive system.

Members of the Committee stated they appreciated the work carried out by the Lions Society in providing a transit service for many years but expressed agreement with the delegations that the existing system was inadequate and the number one priority should be a service which could provide a bus as and when required without long term advance reservations.

It was

RECOMMENDED

A. THAT the City pursue discussions and negotiations with the GVRD and the UTA to arrange for UTA and the Ministry of Human Resources responsibility and funding for transportation services for the disabled.

B. THAT in the interim period, the B.C. Lions Society be requested to continue operation of its transportation service for disabled adults in the City of Vancouver.

C. THAT a grant be paid to the B.C. Lions Society to repay the Society for losses incurred providing transportation services to eligible City residents in the period May 1 - December 31, 1978 to be provided from the balance of the 1978 funds.

D. THAT the City not subsidize losses which were incurred outside of Vancouver City.

FURTHER THAT a request be made to other municipalities through the GVRD, to join in subsidizing this service on a per capita basis.

*E. THAT appropriate City Staff be instructed to report back on the availability of funds to obtain more buses

(Alderman Kennedy opposed)

Clause 1 continued

*F. THAT the financing formula be improved to ensure that no handicapped person is required to pay more than $1.00 per trip.

*G. THAT the City look into the question of acquiring the existing buses from the B.C. Lions Society and the establishment of an appropriate organization to run this service.

(Alderman Kennedy opposed)

H. THAT the existing service by expanded to weekends commencing immediately.

I. THAT City Staff report back on the operating cost situation for 1979.

*Amended by the Committee on February 8, 1979. See Report 1 (i).

2. Haro/Cardero Traffic Diverter

The Committee had for consideration, a City Manager's Report dated January 11, 1979 (circulated), in which the City Engineer reported on an investigation of citizens complaints that a traffic diverter installed at Haro and Cardero Streets was creating increased traffic in an L-shaped lane at the rear of Sunset Towers, a senior citizens residence in the 1600 Block Haro Street.

Present for the discussion on this matter were Mr. John McPeake, President of the Sunset Towers Residents' Association, and Mrs. Carole Walker, Chairman, West End Traffic Committee, who submitted a brief (on file in the City Clerk's Office) supporting the installation of a diverter at the bend in the lane. Communications (on file) were also noted from the West End Community Council and Lord Roberts Elementary School.

Mr. D. Rudberg, Assistant City Engineer, reviewed the City Manager's Report with the Committee and advised investigation disclosed that there was a safety problem at this location in that barricading the streets to deter through traffic from bypassing the Robson and Denman arterials, had resulted in traffic using the lane as a through street. Three possible solutions had been identified, namely, removal of the diverter; turning the diverter 90°; or placing an additional diverter in the lane. However, in view of a further survey of resident opinions on the West End Traffic Scheme II to be carried out shortly, it was suggested it may be appropriate to defer resolving the issue pending the survey results.

Mr. McPeake addressed the Committee and advised all of the 601 residents in the Sunset Towers complex were senior citizens, many in their 80's and 90's, who were no longer agile and dreaded meeting fast moving traffic in the lane. The residents felt the problem should be resolved immediately before a serious accident occurred. Discussion had taken place with fire and ambulance representatives and it was agreed the best solution would be the installation of a chain barrier or diverter at the junction of the lane.

Following a brief discussion, it was

RECOMMENDED

THAT a chain barrier be installed at the bend in the lane south of Haro Street, west of Cardero Street.

3. Traffic Signal - Arbutus and 33rd Avenue

On October 28, 1978, after hearing delegations from residents complaining about traffic conditions in the area of Arbutus and 33rd Avenue, the Committee requested a report back on the need for a flashing amber warning sign at the south approach to Arbutus Street.

In a City Manager's Report dated January 15, 1979 (circulated) the City Engineer reported on an analysis of signal visibility at the intersection and recommended an additional signal head be installed to improve visibility for motorists approaching from the northbound direction.

RECOMMENDED

THAT an additional signal head be installed at the Arbutus/33rd Avenue intersection to improve visibility for motorists approaching from the northbound direction.

4. Left Hand Turns at Traffic Control Intersections

City Council on January 23, 1979 referred the following motion to the Committee for consideration:

"THAT WHEREAS most, if not all, main thoroughfares throughout the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist."

RECOMMENDED

THAT this matter be referred to the City Engineer for study and report back.

* * * * *

The meeting adjourned at approximately 5:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 232 & 233

I (i)

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

February 8, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 8, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT:	Alderman D. Bellamy, Chairman Alderman H. Boyce Alderman M. Harcourt (Clause 2) Alderman H. Rankin
ABSENT:	Alderman W. Kennedy
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Transportation for the Handicapped

The Committee considered a communication dated February 8, 1979, from Alderman Rankin, referring to the discussion at the February 1, 1979 meeting on a transit system for the disabled.

Alderman Rankin advised he had given more thought to the wording of the recommendations approved by the Committee at that meeting and now felt some clarification and additional wording was required.

Prior to leaving the meeting before discussion on this item, the Chairman indicated he was strongly opposed to Recommendations E and G and instructed this be entered in the record.

After discussion, the following recommendations were approved to partially replace those recommended by the Committee on February 1, 1979:

RECOMMENDED

A. THAT the City pursue discussions and negotiations with the GVRD and the UTA to arrange for UTA and the Ministry of Human Resources responsibility and funding for transportation services for the disabled.

B. THAT in the interim period, the B.C. Lions Society be requested to continue operation of its transportation service for disabled adults in the City of Vancouver.

C. THAT a grant be paid to the B.C. Lions Society to repay the Society for losses incurred providing transportation services to eligible City residents in the period May - December 31, 1978 to be provided from the balance of the 1978 funds.

.../2

Clause 1 continued

D. THAT the City not subsidize losses which were incurred outside of Vancouver City.

FURTHER THAT a request be made to other municipalities through the GVRD, to join in subsidizing this service on a per capita basis.

E. THAT appropriate City Staff be instructed to report back on the availability of funds to obtain more buses.

(Alderman Kennedy opposed)

F. THAT the financing formula be improved to ensure that no handicapped persons RESIDENT IN THE CITY OF VANCOUVER be required to pay more than $1.00 FLAT RATE per ONE WAY trip. (MAXIMUM 10 MILES AFTER WHICH AN ADDITIONAL MILEAGE CHARGE WILL BE APPLIED).

G. THAT the City look into the question of acquiring the existing buses from the B.C. Lions Society and FURTHER:

- THAT A NON-PROFIT CORPORATION BE ESTABLISHED TO OPERATE TRANSPORTATION SERVICES FOR THE DISABLED IN THE CITY OF VANCOUVER AND SURROUNDING MUNICIPALITIES WISHING TO PARTICIPATE BY PAYING THEIR FAIR SHARE OF COST.

- THAT THE BOARD OF THE CORPORATION BE COMPOSED OF:

  A) 3 CITY ALDERMEN - THE CHAIRMEN OF THE TRANSPORTATION, COMMUNITY SERVICES AND DISABLED COMMITTEES

  B) 1 ALDERMAN EACH FROM PARTICIPATING MUNICIPALITIES

  C) 1 MINISTRY OF HUMAN RESOURCES REPRESENTATIVE

  D) 1 URBAN TRANSIT AUTHORITY REPRESENTATIVE

  E) AT LEAST 3 DISABLED PERSONS.

- THAT THE CITY CONTINUE THE PRESENT AGREEMENT WITH THE B.C. LIONS SOCIETY AT A NEGOTIATED RATE UNTIL JUNE 30TH, 1979 AT WHICH TIME THE CITY WILL CONTRACT WITH THE NEW CORPORATION.

- THAT COUNCIL URGE THE MINISTRY OF HUMAN RESOURCES TO TRANSFER ITS FUNDING OF TRANSPORTATION FOR THE DISABLED FROM THE B.C. LIONS SOCIETY TO THE NEW CORPORATION COMMENCING JULY 1ST, 1979.

- THAT COUNCIL REQUEST THE URBAN TRANSIT AUTHORITY TO PURCHASE 15 ESPECIALLY ADAPTED AND APPROVED VEHICLES AND RADIO EQUIPMENT AND THEN LEASE OR SELL THIS EQUIPMENT TO THE CORPORATION.

- THAT THE CITY HIRE IMMEDIATELY AN EXECUTIVE DIRECTOR FOR THE CORPORATION AT CITY PAY GRADE 33. THE EXECUTIVE DIRECTOR TO BECOME AN EMPLOYEE OF THE CORPORATION AS OF JULY 1ST, 1979.

.../3

Clause 1 continued

- THAT CITY STAFF AND THE EXECUTIVE DIRECTOR LOCATE AN OFFICE AND VEHICLE STORAGE SPACE FOR THE CORPORATION.

- THAT CITY STAFF AND THE EXECUTIVE DIRECTOR DRAW UP A BUDGET FOR THE CORPORATION FOR SUBMISSION TO COUNCIL.

- THAT CITY STAFF AND THE EXECUTIVE DIRECTOR HIRE CORPORATION STAFF GIVING PREFERENCE TO PRESENT B.C. LIONS SOCIETY EMPLOYEES.

(Alderman Kennedy opposed)

H. THAT the existing service be expanded on weekends commencing immediately.

I. THAT City Staff report back on operating costs for 1979.

J. THAT THE MINISTERS OF HUMAN RESOURCES AND MUNICIPAL AFFAIRS BE REQUESTED TO PROVIDE IMMEDIATE FINANCIAL ASSISTANCE FOR THIS PROGRAM

(Amendments and additions are capitalized).

2. Champlain Heights - Transit Changes

Alderman Harcourt referred to transit schedule changes to be introduced by B.C. Hydro on February 16, 1979 in the Champlain Heights area, and advised the change in frequency of service from 30 minutes to 20 minutes on the extended #26 Boundary route represented a cutback of 32 trips a week.

RECOMMENDED

THAT B.C. Hydro be requested to continue to provide the present 20 minute service during nights and on Sundays on the #26 Boundary route and the half mile extension. If B.C. Hydro is unwilling to accede to this, then Council request the following service be provided: 15 minute service on the present route and half mile extension during the daytime and evening Monday through Saturday, 20 minute service on the present route during nights and all day Sunday.

* * * * *

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 233 & 234

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

FEBRUARY 1, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 1, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Senior Citizens' Guide to Services in B.C.

On January 16, 1979, City Council referred the following motion to the Finance Committee:

"THAT the City purchase from SPARC of B.C. 10,000 copies of its Senior Citizens' Guide to Services in B.C., at a cost of $4,500.00 for distribution through the City's information resources."

Alderman Ford advised that there was a motion of Council that the Social Planning do a study on setting up an information centre for senior citizens at City Hall and she felt it didn't make sense to study a service that the Province should be providing. She suggested it would be more economical to have copies of the SPARC information booklet distributed by the Health Department.

The Social Planning Department had been requested to advise on whether it should be included in SPARC's annual grant and Mr. John Jessup, Social Planning Department, advised that he felt it is a very worthwhile information booklet for the elderly and Dr. H.E. McLean of the City Health Department would have use for about 5,000 copies. The booklets could be purchased for 45¢ each and Mr. Jessup suggested the Health Department put $2,250 in their budget for this purpose. He did not agree that it should be included in SPARC's annual grant.

City officials felt it should be the Provincial Government's responsibility to provide this guide to senior citizens.

Committee members agreed that it is an area of Provincial responsibility. It was noted that there are complimentary copies of one issue available at the Van City Credit Union.

Following discussion, it was

RECOMMENDED

THAT the City not purchase the booklet 'Senior Citizens Guide to Services in B.C.'

...../2

2. Annual Review - Permit Fees

The Committee considered the attached Manager's report dated January 30, 1979, wherein the Director of Finance and the Director of Permits & Licenses reported on the annual review of Permit Fees. The report included background information and details on plumbing and gas permits, electrical by-law, building by-law and the sign by-law. The analysis behind the Manager's report aims at 100% recovery of costs.

Discussion centered on a suggested review of the sign by-law. Mr. B. Wyatt explained that the Permits & Licenses Department has greatly improved the processing of these permits and in discussion with the industry it was found that it would be more agreeable to conforming to the by-law because of the improved processing. The normal operating level for the sign by-law is felt to cost at least twice the current by-law revenues, therefore, a 100% increase in fees is felt to be warranted at this time.

Following further discussion, it was

RECOMMENDED

(A) THAT a 25% increase in permit fees for sprinkler permits, fireline permits, emergency lighting and fire alarm systems be approved.

(B) THAT Council approve the by-law revisions proposed in the attached Manager's report.

(C) THAT the Director of Legal Services be instructed to forward the necessary by-law amendments to Council for approval.

(D) THAT the fees referred to be effective starting March 1, 1979.

(E) THAT the Director of Permits & Licenses advise forthwith representative associations affected by the foregoing changes.

The meeting adjourned at approximately 4:15 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 235

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

February 5, 1979

A Special Meeting of the Standing Committee of Council on Community Services was held on Monday, February 5, 1979, at 6:00 p.m., in the Council Chamber, third floor, City Hall.

PRESENT: Alderman Rankin (Chairman)
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATION

1. Black Solidarity Association

The Community Services Committee on Thursday, January 25, 1979, after hearing from members of the Black Solidarity Association who alleged incidents of racial discrimination at downtown cabarets, agreed that the record of the statements made to the Committee would be distributed to the Police and the operators of the downtown cabarets who would be invited to attend a meeting of the Committee within two weeks for further discussion, and that the Chairman would contact the Minister of Labour to determine what action the Minister intends to take regarding these complaints.

The Chairman advised that he had spoken with the Minister of Labour who advised that the club owners had refused to talk to him and he would be setting up an enquiry into the matter. The Chairman advised that the Committee was hoping that the clubs Misty's and Sugar Daddy's would respond to complaints of barring blacks from their clubs heard at the last meeting.

Mr. Moll (owner) and Mr. Stephen Case (manager) of Sugar Daddy's denied the allegations of discrimination against blacks at their club. Mr. Moll stated many black persons frequent his club. On questioning regarding entry requirements, they advised they asked for 2 or 3 pieces of I.D. (at least one picture I.D.), in cases of suspected trouble makers, minors, intoxication and even then might not let them in. They also have a dress code. They stated that they have asked the Police for guidelines on how to handle problems in the club. The Police advised them when there were hookers and pimps frequenting the clubs and asked them to keep them out. The undercover Police would point them out and ask the managers to ask them to leave. They get 800-1,000 people through the club in one night and turn about 75 people away, about 90% of the people turned away are white. They agreed there have been some innocent people, white and black, who have been accosted at the door and will continue to be a problem, but they do not know how to solve it.

Mr. Barry Williams, owner of Misty's, denied his club discriminates against blacks, but they have no set entrance policy. They look for intoxication, minors, improper dress, previous trouble makers, people with grudges on their faces. It is left to the bouncers to decide what I.D. is required and who is turned away.

Superintendent Page, Vancouver Police, advised they are concerned about minors and people of notorious character being allowed in the clubs. They advised the owners it is up to them to keep these undesirables and minors out of their clubs. They supplied owners with Sections 52 and 43 of the Liquor Act - they must not be in violation of the Human Rights Code when preventing persons from entering their clubs.

cont'd....

Clause No. 1 cont'd

Undercover policemen visit all liquor establishments and reports are made. If a club is not keeping undesirables out, an appropriate report is sent to the Liquor Board for action. The Police Department does not instruct or has not suggested in any way that there be a blanket policy to keep any particular group out of these clubs.

The Committee heard the following delegations:

Mr. John Dobbin read a letter from Sneaky Pete's on their door policy. Approximately 550 persons per week fail to gain admission to Sneaky Pete's for reasons such as capacity crowds, lack of identification, drunkenness, beligerent attitudes, improper attire and previously undesirable behaviour. The vast majority of those not admitted are caucasian; some minorities including blacks are among those not admitted. No racial discrimination is intended in carrying out the Door Policy of Sneaky Pete's.

Ms. Delicia Crump presented a brief on behalf of the Black Solidarity Association on the denial to blacks of their basic rights as citizens and to see that redress is obtained and justice is upheld, so that these situations will not occur again. The Association recommended as follows:

(1) That licenses of the offending operators be revoked.

(2) That clubs clearly display their entrance requirements - e.g. dress code, I.D. requirements, etc.

(3) Bouncers and managers wear an identifying name-plate, to be visible at all times.

(4) That people who are refused admittance be given the reason for such refusal.

(5) That the City Council, through the Mayor's Office, investigate and deal with the allegations of connivance by the Police in these situations.

Mr. Paul Winn stated he has seen discrimination in Misty's and Sugar Daddy's; what the Black Solidarity Association is asking for is just. He was appalled at the levity of the disco owners' presentations - they have a disregard for law and order and the Human Rights Code. Anything short of revoking their licenses is condoning discrimination against black people. He disagreed with the criteria for barring entry because of a grudge on someone's face. Bouncers are hired for muscle and their ability to break heads, not diplomacy.

Ms. Potter read a brief dated February 5, 1979, from the International Committee Against Racism urging that the licenses of the discos be revoked based on evidence heard until they can prove they will not discriminate on the basis of colour or race.

A letter dated February 1, 1979, from the Bayshore Inn denied racial discrimination was encountered at the Bayshore on January 17th or 18th, 1979. They endeavour to abide by the Human Rights Code of B.C. and are prepared to co-operate with the Human Rights Commission if they receive any formal complaints concerning the Bayshore Inn.

Ms. Lorena Jordan stated she was refused entry to Sugar Daddy's and that she is not a drunk, a dope dealer or a prostitute and wants to know why she was refused entry. She would like to see justice done.

cont'd....

Clause No. 1 cont'd

Mr. Luke Warrington stated he has a criminal record and would not like to see all blacks discriminated against because of him.

Mr. Thomas MacFarlane felt Misty's should get appropriate people to manage entry at the doors.

Mr. Kenneth Keith, reporter, stated discrimination by these clubs is a genuine concern and asked that it not be allowed to happen again.

Mr. Michael Clarkson advised he is not allowed in the clubs and he has nothing to do with criminal activities - he feels very frustrated and pent up and wants something done.

The Committee felt there was evidence of discrimination against blacks at these disco clubs. It was felt there should be a set policy for refusal of entry and it should not be left to a bouncer. It was also agreed that a reason must be given for refusal of entry.

Following further discussion, it was

RECOMMENDED

A. THAT clubs clearly display their entrance requirements e.g. dress code, I.D. requirements, etc.

B. THAT bouncers and managers wear an identifying name-plate, to be visible at all times.

C. THAT people who are refused admittance be given the reason for such refusal.

D. THAT upon receipt of further proven acts of discrimination the offending licensees be brought before Council to show cause why their licenses should not be suspended.

E. THAT the Chairman meet with all principals involved to try and find a satisfactory solution and report back as soon as possible.

F. THAT the Chairman investigate with the Police, enforcement of Section 52 of the Liquor Act and report back on screening activities in Misty's and Sugar Daddy's for the next few months.

G. THAT the Chairman investigate with the Black Solidarity Association complaints against clubs and report back to Council.

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The meeting adjourned at approximately 9:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 235 & 236

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 20th, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Boyce.

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Nootka Elementary School, under the direction of their teacher, Mr. Bruce Arno.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT the Minutes of the following meetings be approved:

Special Council (Court of Revision) - February 8, 1979
Regular Council (except 'In Camera') - February 13, 1979

- CARRIED UNANIMOUSLY

The Regular Council recessed and reconvened at 2:20 p.m. following the Special Council (Public Hearing).

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. The Dance Machine - 887 Seymour Street

City Council on February 6, 1979, at the request of the lawyer for the Dance Machine Cabaret, deferred consideration of the Manager's report dated February 2, 1979, to today's meeting to provide the lawyer an opportunity of addressing Council.

Cont'd...

UNFINISHED BUSINESS (Cont'd)

The Dance Machine (Cont'd)

The City Clerk, in a memorandum dated February 19, 1979, advised that the lawyer for this cabaret is requesting a further deferral to Tuesday, April 3, 1979. The memorandum noted that this matter has been in process since mid-January and the City Manager suggests that Council may wish to act on one of the recommendations contained in the Manager's report, as either recommendation would provide additional time to the operators before final action is taken.

The City Manager, in his report, submitted the following recommendations for consideration:

A) Approval of the recommendation of the Director of Permits and Licenses to require the operator to show cause.

or B) Giving 3 months' notice to the lessee of cancellation of the lease to enable the building to be demolished, and further requesting the Supervisor of Properties to discuss with the Property Endowment Fund Board the fate of buildings on Lot 20, and the economics of demolishing these and using the combined site as an interim parking lot, - for report back to Council.

MOVED by Ald. Gerard
THAT recommendation 'A' of the City Manager, quoted above, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Peace Arch - Annual Celebration - Grant Request

The International Peace Arch Association, in a letter dated February 11, 1979, requested a grant of $100 towards its Annual Celebration to be held on June 10th this year.

MOVED by Ald. Harcourt
THAT a grant of $100 towards the Annual Celebration of the International Peach Arch Association, to be held on June 10, 1979, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

2. Canada Week Celebration - Grant Request

In a letter dated February 9, 1979, the Chairman of the B.C. Canada Week Committee submitted a request for a grant of $20,000 towards its Canada Week Celebration to be held at Empire Stadium on June 30th 1979.

MOVED by Ald. Puil
THAT the request of the B.C. Canada Week Committee for a grant towards its Canada Week Celebration be referred to the Director of Social Planning for report to the Standing Committee on Finance and Administration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Submission of Resolutions
1979 F.C.M. Conference

Council noted a memorandum from the City Clerk dated February 15, 1979, submitting for Council's consideration a resolution from the Director of Permits and Licenses for transmittal to the 1979 F.C.M. Conference.

MOVED by Ald. Marzari
THAT the resolution submitted by the Director of Permits and Licenses be forwarded to the Federation of Canadian Municipalities for consideration at its 1979 Conference.

- CARRIED UNANIMOUSLY

4. Rezoning - S/W Corner
75th Avenue and Angus Drive

Council noted a request from the Marpole Citizens' Planning Committee to address it this day when the report of the City Manager on the rezoning at 75th Avenue and Angus Drive is before it.

MOVED by Ald. Puil
THAT the delegation request from the Marpole Citizens' Planning Committee be approved and the representation be heard when the City Manager's report on the rezoning at the S/W corner of 75th Avenue and Angus Drive is before Council later this day.

- CARRIED UNANIMOUSLY

5. Deputy Mayors - 1979
Change in Roster

In a memorandum dated February 16, 1979, the City Clerk advised of requests from Aldermen to amend the 1979 roster of Deputy Mayors as follows:

Deputy Mayor for April - Alderman Marzari

Deputy Mayor for August - Alderman Rankin

The City Clerk further recommended that the Mayor be authorized to approve any further requests to vary the 1979 roster.

MOVED by Ald. Kennedy
THAT the recommendations of the City Clerk contained in his memorandum dated February 16, 1979, be approved.

- CARRIED UNANIMOUSLY

6. Appointment of
Civic Chaplains

Council noted a memorandum dated February 16, 1979, from the Mayor, recommending appointment of the following as Civic Chaplains for the first half of 1979:

MARCH & APRIL	The Reverend Alan Reynolds of Ryerson United Church
MAY AND JUNE	The Reverend Douglas Moffat of Trinity Baptist Church.

MOVED by Ald. Harcourt
THAT the appointment of Civic Chaplains, as detailed in the Mayor's memorandum of February 16, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

7. Park Site Development
Burrard and Melville

Before Council this day was a communication from the Park Board dated February 7, 1979, advising of the following resolutions of the Board:

"THAT the Park Board undertake the design, development and maintenance of the park site at Burrard and Melville Streets, such development to occur within a "soft" landscape theme, which will permit future modifications as necessary, required by public transit;

THAT the Park Board will ensure involvement of civic departments and adjacent property owners on an advisory basis for the design of the park;

THAT the Park Board will develop the park to the northerly existing curb line on Melville Street, and tie in with a surface pedestrian crosswalk on the Dunsmuir-Melville connector at the west end of the site;

THAT City Council be requested to allocate $180,440 of additional funds to the Park Board for development of the park site, to allow for opening to the public in 1979."

A report from the City Manager on the Burrard and Melville park site development recommended approval of the following recommendation of the Director of Planning:

"THAT the matter of temporary design, funding and the strategy of implementation of this proposed parksite at Burrard and Melville Streets be referred to the Standing Committee on Planning and Development for detailed consideration and coordination."

A report from the City Manager, dated January 8, 1979, in which the City Engineer reported on the Proposal for Closure of a Portion of Melville Street, West of Burrard Street, concluded with the following recommendations:

"THAT

A. The north half of Melville Street from Burrard to Dunsmuir Streets not be closed.

B. The existing sidewalk area between the north curb and the north property line be treated as an extension to the temporary park development with the sidewalk function to be retained within the street allowance as part of the park development, and access to the 12" watermain to be in accordance with the requirements of the City Engineer.

C. Costs for development of the existing sidewalk area be provided from park development funds."

During consideration of this item, the Mayor advised that Mr. Bentall is willing to retain an architect to assist in design and development of this park.

MOVED by Ald. Ford

THAT the resolutions of the Park Board contained in their letter of February 7,1979, with respect to design, development and maintenance of the park, be approved:

FURTHER THAT the Park Board be requested to undertake this work in consultation with the architect for the property owners, in addition to relevant City departments and adjacent property owners.

AND FURTHER THAT the Park Board's request for the allocation of $180,440 of additional funds for development of the park site, be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED

(Ald. Gerard, Kennedy, Little and Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Park Site Development
Burrard and Melville (cont'd)

MOVED by Ald. Ford
THAT the reports of the City Manager, dated January 8th and February 16, 1979, be received and referred to the Park Board for consideration when dealing with this matter.

- CARRIED UNANIMOUSLY

8. Reduction in Business Tax Rate

In a letter dated February 14, 1979, Mr. Bruce Yorke, President of the Committee of Progressive Electors, requested an opportunity of addressing Council when the report of the Standing Committee of Finance and Administration is before it later this day.

MOVED by Ald. Rankin
THAT the delegation request be granted and the presentation be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

9. Rooming House at 634 East Georgia Street

Council noted a letter dated February 16, 1979 from The Walton Investment Group, requesting to appear before Council this day regarding the Community Services Committee's recommendations on the Rooming House at 634 East Georgia Street.

Alderman Rankin advised that just prior to this meeting Mr. Killam had contacted him and requested that this matter be referred back to the Standing Committee on Community Services for further consideration.

MOVED by Ald. Rankin
THAT Clause 4, in the Community Services Committee's report dated February 8, 1979, with regard to the Rooming House at 634 East Georgia Street, be referred back to the Standing Committee on Community Services for further consideration.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
(FEBRUARY 16, 1979)

Works & Utility Matters
(February 16, 1979)

Closure of Portion of North Side of
2nd Avenue at Granville Street.
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Building & Planning Matters
(February 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Rezoning Application - 6364 Victoria Drive
Cl. 2: 7049 Prescott Street - D.P.A. No. 82782
Cl. 3: Grandview-Woodland N.I.P. - Victoria Park Improvements Phase II - Bocce Courts and Washrooms

Rezoning Application -
6364 Victoria Drive
(Clause 1)

Council noted an application from Mr. Benjamin Taverna wishing to address Council on this matter.

MOVED by Ald. Bellamy
THAT consideration of this report be deferred to the next meeting of Council to permit the applicant an opportunity to address Council.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(February 16, 1979)

Letter from Continental Explosives Ltd.,
Regarding Explosives
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Council Members' Travel Expense & Mayor's Fund - Policies and Regulations
Cl. 2: Metrication Program for 1979
Cl. 3: Display of British Columbia Heart Foundation Flags

Council Travel Expense & Mayor's
Fund - Policies and Regulations
(Clause 1)

MOVED by Ald. Puil
THAT this clause in the City Manager's report dated February 16, 1979, be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Council Members' Travel Expense & Mayor's Fund - Policies and Regulations (Clause 1) (Cont'd)

MOVED by Ald. Marzari
THAT if any free air passage is offered and accepted by an elected official, the official be required to publicly declare this.

- CARRIED UNANIMOUSLY

Metrication Program for 1979 (Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained in this clause, be approved.

(Ald. Kennedy opposed)

- CARRIED

Display of B.C. Heart Foundation Flags - Grant Request (Clause 3)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this clause, be approved:

FURTHER THAT a grant of $400.00 to cover the costs of installing and removing the flags, be approved to the B.C. Heart Foundation.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Property Matters (February 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Gymnasium Facility - 800 Cassiar Street
Cl. 2: Rent Review - Manitoba Street End, South of Kent Avenue South
Cl. 3: Lots 21 to 24, Block 230, D.L. 526, Plan 590, 1505 West 3rd Avenue

Clauses 1 and 2

MOVED by Ald. Puil
THAT Clause 1 be received for information and the recommendation of the City Manager, as contained in Clause 2, be approved.

- CARRIED UNANIMOUSLY

Lots 21 to 24, Block 230, D.L. 526, Plan 590, 1505 West 3rd Avenue (Clause 3)

At the request of the City Manager, Council agreed that this clause be withdrawn.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

B. Amendments to the Central Waterfront Official Development Plan (January 29, 1979)

When considering this report Council noted a letter dated February 8, 1979 from the General Manager, Port of Vancouver, advising that the National Harbours Board is in agreement with the report but takes exception to the suggestion in the report that Council consider floating homes as an interim use in the Central Waterfront. The letter reiterated that the National Harbours Board is strongly opposed to residential housing in the Central Waterfront.

Circulated this day was a letter, dated February 19, 1979 from Mr. B.K. Calder, Chairman of the Vancouver Economic Advisory Commission. The letter advised that a sub-committee of the Commission met with senior representatives of four development companies from the City of Vancouver to discuss the Central Waterfront District Official Development Plan. The comments from the representatives of the development community were set out in the letter.

MOVED by Ald. Harcourt
THAT consideration of the City Manager's report dated February 15, 1979, and the related correspondence, be deferred to the next meeting of Council to provide Council an opportunity of considering the comments contained in the letter from the Vancouver Economic Advisory Commission.

- CARRIED

(Ald. Gerard, Kennedy and Puil opposed)

Aldermen Little and Marzari were ineligible to vote.

D. 121 West 5th Avenue, Mrs. Edna Spreckley

When considering this report, Council noted a letter from the lawyer for the premises at 125 West 5th Avenue, advising that he did not wish to appear before Council on this matter. The letter further stated that the owners of the premises at 125 West 5th have been caused additional insurance expenses and annoyance as a result of the premises at 121 West 5th Avenue.

MOVED by Ald. Gerard
THAT the show cause action against the registered owner of 121 West 5th Avenue, be withheld.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. 977 Homer Street -
D.P. No. 76658

Council on February 16, 1979, deferred consideration of a City Manager's Report dated February 2, 1979, to permit Mr. Tom Vancouver an opportunity to address it on this matter.

Mr. Vancouver spoke to his request that Council reverse the decision of the Director of Planning to permit provision of one off-street parking space in the front yard of the residential building at 977 Homer Street.

The City Manager, in his report, reviewed the history of this matter for the information of Council and advised that Mr. Vancouver's request for an off-street parking space in the front yard of 977 Homer Street is contrary to the Official Development Plan and guidelines.

MOVED by Ald. Ford,
THAT the representation from Mr. Vancouver and the City Manager's Report dated February 2, 1979, be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. 2650 Granville Street -
D.P.A.

Council on February 6, 1979, considered a request from representatives of the Hycroft Towers Strata Owners' Council to appear before it on Development Permit Application No. 82651 - 2650 Granville Street.

Mr. Benson, representing the Strata Owners' Council, addressed Council and asked if Council could intervene and prevent this development permit application from being approved. It was noted that the Development Permit Board at its meeting on February 19, 1979, had approved this development permit application. The Director of Planning advised Council that the proposed development meets the guidelines for this area of the City and for this reason was approved by the Development Permit Board.

The Mayor advised the delegation that it is Council policy not to interfere in the decisions of the Development Permit Board and the opponent's best recourse would be to appeal to the Board of Variance.

MOVED by Ald. Gerard,
THAT the submission by Mr. Benson, on behalf of the Hycroft Towers Strata Owners' Council, be received.

- CARRIED UNANIMOUSLY

3. Rezoning Application:
57th Avenue and Hudson Street

Council on January 23, 1979, agreed to hear representations from the Hudson Street Property Owners' Association when the City Manager's Report on two related rezoning applications at:

1) Northeast Corner of 57th Avenue and Hudson Street;

2) 1176 and 1220 West 54th Avenue;

was before Council.

Cont'd . . .

DELEGATIONS (Cont'd)

Rezoning Application:
57th Avenue and Hudson Street (Cont'd)

Before Council was a City Manager's Report dated February 8, 1979, summarizing a report of the Director of Planning dated February 7, 1979, on the application from Mr. Peter Wardle, Architect, to amend Zoning and Development By-law No. 3575 whereby lands at the northeast corner of 57th Avenue and Hudson Street, and 1176 and 1220 West 54th Avenue would be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of developing two strata title single family residential developments consisting of 28 units in total.

The report concluded with the following recommendations:

(A) That this application be refused.

(B) That the Approving Officer give favourable consideration to future subdivision plans with lot sizes of a minimum of 9,500 square feet, roads, cul-de-sacs and the provision of utility services required to serve this block to be to the satisfaction of the City Engineer.

Mr. John Norton, the developer, addressed Council and reviewed the proposed development. He requested Council to recommend to the Approving Officer approval of the application with a minimum lot size of 8,400 square feet.

Mr. Wardle, Architect for the developer, also addressed Council in support of the application.

Mr. J. Stuart Clyne, President, Hudson Street Property Owners' Association, spoke against the proposed development. He stated the residents objected to 24 houses being built where three buildings presently exist. The objections are on the basis of density, increased traffic and parking problems, and that the development would drastically change the character of the neighbourhood. He stated that his Association would support 9,500 square feet as the absolute minimum lot size with the average lot size being approximately 12,000 square feet.

He advised that his Association retained an architect, who together with the residents, is presently working with the Planning Department on a plan for the area. The Association would also like an opportunity to work with the Engineering Department on this matter.

MOVED by Ald. Bellamy,
THAT the application received from Mr. Peter Wardle, Architect, to rezone lands at the northeast corner of 57th Avenue and Hudson Street and 1176 and 1220 West 54th Avenue from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District, be refused.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT the Approving Officer give favourable consideration to future subdivision plans with lot size of a minimum of 9,500 square feet, with the average lot size being approximately 12,000 square feet, roads, cul-de-sacs and the provision of utility services required to serve this block to be to the satisfaction of the City Engineer.

- CARRIED

(Alderman Harcourt opposed.)

CIVIC RECOGNITION - Dr. Gerald Bonham

At this point in the proceedings the Council recognized Dr. Gerald Bonham - Medical Health Officer - who is resigning from the City Service to join the staff of the Ministry of Health.

The Mayor thanked Dr. Bonham for his service and presented him with a camera. Alderman Gerard presented a bouquet of spring flowers to Mrs. Bonham.

* * * * * *

The Council recessed at 3:55 p.m. to reconvene in the Council Chamber at 4:20 p.m.

* * * * * *

DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

C. Rezoning Application - Southwest Corner of 75th Avenue and Angus Drive (8699 Angus Drive)

Before Council was a report of the City Manager summarizing a report of the Director of Planning dated February 14, 1979, on a rezoning application from Mr. Brian Rice of C.F. Roberts and Partners, on behalf of Horner Developments Ltd., to amend Zoning and Development By-law No. 3575, whereby the property described as 8699 Angus Drive (Lot 3, Blk. 16, Sub. of D.L.'s 308, 5214 and Part of 317, Plan 5726) be rezoned from M-1 Industrial to CD-1 Comprehensive Development for the purpose of constructing a 104 unit townhouse and apartment development.

The report concluded with the following recommendations:

(A) That this rezoning application be refused.

(B) That the Director of Planning, in consultation with the Economic Development Officer, the City Engineer and the Marpole Citizens' Planning Committee and property owners, report back to Council on appropriate uses for this site, adjacent City owned lands and other privately owned lands in the vicinity, such possible uses to include high quality industrial development, office, public park, waterfront walkway and other uses.

Mr. Brian Rice addressed Council on behalf of the applicant and requested that Council instruct the Director of Planning to forward this application direct to a Public Hearing. He stated that the proposed development has the endorsement of a number of local residents.

Dr. I. Taylor, representing the Marpole Citizens' Planning Committee, read from a brief which was circulated to Council this day. The brief argued that the future plans for the land at the southwest corner of 75th Avenue and Angus Drive should include a very substantial commitment to conservation for future development as a major waterfront park.

He advised that the Association supports recommendation (B) of the Director of Planning and if approved the Association is eager to begin discussions with the Director of Planning, the Economic

Cont'd . . .

DELEGATIONS AND CITY MANAGER'S REPORTS (Cont'd)

Rezoning Application - Southwest Corner of
75th Avenue and Angus Drive (8699 Angus Drive) (Cont'd)

Development Officer and the City Engineer as soon as possible.

Mr. Horner than addressed Council and circulated a number of documents, one of which was a plan showing the location of the lands in question as well as certain City-owned lands, part of which are being held as park reserve. Mr. Horner reviewed the history of his attempts to develop this land. He also stated at one time the City had expressed interest in purchasing the land, but this had not been pursued.

Mr. Sid Fancy, the Economic Development Officer, indicated that he has had discussions with various people in the field of economic development who have indicated that this site has possibilities for development as a research and high technology industrial park. It would take time to develop this site for this purpose but he recently received word from the B.C. Development Corporation that it is not interested in considering this site at the present time.

MOVED by Ald. Harcourt,
THAT the application of Horner Developments Ltd. to rezone the property at 8699 Angus Drive from M-1 Industrial to CD-1 Comprehensive Development for the purpose of constructing a 104 unit townhouse and apartment development be referred direct to a Public Hearing.

- LOST

(Aldermen Bellamy, Ford, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT the Director of Planning in consultation with the Economic Development Officer, the City Engineer and the Marpole Citizens' Planning Committee and property owners report back within three months on appropriate uses for this site, adjacent City-owned lands and other privately owned lands in the vicinity, such possible uses to include high quality industrial development, office, public park, waterfront walkway and other uses.

FURTHER THAT at that time Council set a date for a Public Hearing on this matter.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development (February 1 & 8, 1979)

Planning Department Annual Review 1978/79 (Clause 1)

During consideration of this clause, Council noted a letter dated February 16, 1979, from the Real Estate Board of Greater Vancouver requesting that the zoning and development controls of Central Broadway be included in the Central Area planning review of the Planning Department for 1979.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee contained in this report be amended and then approved as follows:

A. THAT the Planning Department "Annual Review 1978/79" be approved subject to the amendments suggested by the Director of Planning, subject to budget approval.

B. THAT the Director of Planning report back to the Committee on appropriate priority adjustments and timing to address the L.R.T. question.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari
THAT the Director of Planning be instructed to make public zoning use a priority 'A' of his department's work program for 1979.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

II. Report of Standing Committee on Community Services (February 8, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Immigrant Services Centre Funding
Cl. 2: Teenage Discotheque - 1351 West Broadway
Cl. 3: Liquor Permit Application - 3680 East Hastings
Development Permit Application No. 82854
Cl. 4: Rooming House at 634 East Georgia Street
Cl. 5: Nursing Home Facilities
Cl. 6: Community Living Boards
Cl. 7: Family and Juvenile Court Committee - Annual Report

Immigrant Services Centre Funding (Clause 1)

MOVED by Ald. Rankin
THAT the recommendations of the Committee as contained in this Clause, be approved.

- CARRIED

(Ald. Little and Puil opposed)

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee on
Community Services (Cont'd)

Immigrant Services Centre Funding (Cont'd)

MOVED by Ald. Little (in amendment)
THAT recommendations 'A', 'B' and 'C' of the Committee be amended by including the words 'up to and including June 30, 1979 only';

FURTHER THAT recommendation 'D' be amended by striking out all the words after the word 'City';

AND FURTHER THAT the Secretary of State be advised that Vancouver City Council has no intention of assuming any costs for this Centre after June 30, 1979.

- LOST (tie vote)

(Ald. Bellamy, Ford, Marzari, Rankin and the Mayor opposed)

The amendment having lost, the motion by Alderman Rankin was put and carried.

Teenage Discotheque -
1351 West Broadway
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Gerard, Kennedy, Little and Marzari opposed)

Liquor Permit Application
3680 East Hastings Street
(Clause 3)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Rooming House at 634 Georgia Street
(Clause 4)

For Council action on this clause, see page 5.

Clauses 5, 6 and 7

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Part Report of Standing Committee on Transportation (February 8, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Cancellation of Bus Stop - Oak at 58th Avenue
Cl. 2: Improvements to Nanaimo Street - 29th to 34th Avenues
Cl. 3: Status Report - Transit Operations

Cancellation of Bus Stop - Oak at 58th Avenue (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Improvements to Nanaimo Street - 29th to 34th Avenues (Clause 2)

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Marzari
THAT consideration of this clause be deferred for report reference from officials and that all affected neighbours in this area be advised of the contents of this clause.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and carried.

Status Report - Transit Operations (Clause 3)

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

IV. Report of Standing Committee on Finance and Administration (February 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Preliminary Report on the 1979 Operating Budget Estimates
Cl. 2: Business Tax Rate Change for 1979

Preliminary Report on the 1979 Operating Budget Estimates (Clause 1)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Business Tax Rate Change for 1979 (Clause 2)

As agreed earlier this day Council heard representation from Mr.Bruce Yorke, President of the Committee of Progressive Electors on this matter. Mr. Yorke suggested that, rather than reducing the business tax, Council consider a reduction in the mill-rate which would benefit all citizens. He also suggested that Council consider implementing graduated business tax rates in effect in Winnipeg.

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

V. Report of Standing Committee on Planning and Development (February 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Shaughnessy Hospital Plan
Cl. 2: V.C.P.C. Concerns re Airport Growth

Shaughnessy Hospital Plan (Clause 1)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

V.C.P.C. Concerns re Airport Growth (Clause 2)

Circulated for Council's information was a letter dated September 8, 1978, in which the Vancouver City Planning Commission set out its concerns with relation to airport growth.

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in this clause, be approved, and the letter from the Vancouver City Planning Commission be received.

-CARRIED UNANIMOUSLY

STANDING COMMITTEES & OTHER REPORTS (Cont'd)

VI. Part Report of Standing Committee on Planning and Development (February 15, 1979)

Chinatown Historic Area Streetscape Improvement Project - Street Lighting Alternatives (Clause 1)

The Deputy City Engineer addressed Council and recommended that in the interest of citizen safety the lighting in this area be not less than 2 foot candles.

Mr. M. Kemble, Chinatown Planner, spoke in support of the Committee's recommendation that the existing lighting level of 1 - 1.2 foot candles be retained.

MOVED by Ald. Ford
THAT recommendation 'A' of the Committee be approved.

- CARRIED

(Ald. Gerard, Little, Puil and Rankin opposed)

MOVED by Ald. Ford
THAT recommendation 'B' of the Committee be approved, after deleting the figure '1 - 1.2 foot' and substituting '2 foot'.

- CARRIED

(Ald. Gerard and Kennedy opposed)

MOVED by Ald. Kennedy
THAT consideration of this clause be deferred to provide Council an opportunity of touring the City to inspect the various types of lighting used.

- LOST

(Ald. Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motions by Alderman Ford were put and carried.

VII. Part Report of Standing Committee on Transportation (February 15, 1979)

Request to Hold International Marathon Roadrunning Race on City Streets (Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
SECONDED by Ald. Gerard
THAT the report of the Committee of the Whole, be approved.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4451
BEING THE BUSINESS TAX BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Closure of Portion of North Side of 2nd Avenue at Granville Street

MOVED by Ald. Marzari
SECONDED by Ald. Ford,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver.

2. The redevelopment of False Creek, from time to time, requires the relocation of the existing street system.

3. The resubdivision of the lands north of 2nd Avenue, West of Granville Street, requires the closure of portion of 2nd Avenue at Granville Street.

THEREFORE BE IT RESOLVED THAT all that portion of road deemed dedicated by the deposit of Plan 590 and being adjacent to Lot 1, Block 220, District Lot 526, shown outlined red on plan sworn to by A.R. Turner, B.C.L.S., on February 14, 1979, a print of which is hereunto annexed be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the road so closed be consolidated with the adjacent lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Little - Aldermen Appearing Before the Board of Variance

referred to a recent occasion when two Aldermen were present at a Board of Variance meeting, one of whom made a presentation on a topic being considered by the Board.

Cont'd . . .

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Little - Aldermen Appearing Before the Board of Variance (Cont'd)

Alderman Little questioned the propriety of this. It was the consensus that no member of Council should make representations to this Board on any issue.

Alderman Rankin - Continuance of Lane Lighting Program

requested that Council receive a report from the City Engineer as to the advisability of continuing with lane lighting by means of local improvement including the rationale for implementing the existing program.

The Mayor so directed.

The Council recessed at approximately 6:50 p.m. to reconvene "In Camera" in the Mayor's Office.

* * *

The foregoing are Minutes of the Regular Council Meeting of February 20, 1979, adopted on March 6, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE February 8, 1979

TO: Vancouver City Council

SUBJECT: Summary Report: Two Related Rezoning Applications at:

(1) Northeast Corner of 57th Avenue and Hudson Street

(2) 1176 and 1220 West 54th Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of February 7th, 1979, has submitted a report on the above subject. In summary he states:

"Applications have been received from Mr. Peter Wardle, Architect, requesting amendments to Zoning and Development By-Law No. 3575 whereby lands at the northeast corner of 57th Avenue and Hudson Street, and 1176 and 1220 West 54th Avenue would be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'developing two strata title single family residential developments consisting of 28 units in total'.

Both sites are located in a large block bounded by West 54th Avenue on the north, West 57th Avenue on the south, Oak Street on the east and Hudson Street on the west. West 55th Avenue extends only partially into the block from Oak Street, dedications having been obtained as the eastern portion of this block has been gradually subdivided into smaller lots. The western two-thirds of the block consists largely of lots over an acre in size. These two rezoning applications deal with five of the lots at the western end of the block.

Following analysis of the two rezoning applications and subdivision/rezoning alternatives for the entire block, the Director of Planning concludes that a subdivision based on standard cul-de-sac requirements is the most suitable direction for this community. The City Engineer believes that the street and servicing requirements for the entire block must be studied prior to consideration of any subdivision plan. The biggest concern expressed by the Hudson Street Homeowners' Association is the small lot sizes proposed by the applicant which result in unacceptable density.

The Director of Planning cannot support this rezoning application, nor can he support the subdivision proposal before him in his capacity as Approving Officer. The Director of Planning as Approving Officer would, however, be prepared to give support to a suitable subdivision application, the minimum lot size to be 9,500 square feet with all roads and cul-de-sacs to be dedicated and provided to the satisfaction of the City.

RECOMMENDATION: The Director of Planning recommends the following:

(A) That this application be refused.

(B) That the Approving Officer give favourable consideration to future subdivision plans with lot sizes of a minimum of 9,500 square feet, roads, cul-de-sacs and the provision of utility services required to serve this block to be to the satisfaction of the City Engineer.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 275 & 276

CITY PLANNING
DEPARTMENT

DATE February 7, 1979

TO: City Manager (for Council)

SUBJECT: Two related Rezoning Applications at:
(1) Northeast Corner of 57th Avenue and Hudson Street
(2) 1176 and 1220 West 54th Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Applications have been received from Mr. Peter Wardle, Architect, requesting amendments to Zoning and Development By-law No. 3575 whereby lands[1] at the northeast corner of 57th Avenue and Hudson Street; and 1176 and 1220 West 54th Avenue[2] would be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'developing two strata title single family residential developments consisting of 28 units in total'.

[1] Lots A, B, and C, Lot 7 and [2] Lot B of 1 and Lot A of 2, Block 17A, D.L. 526, Group 1 N.W.D., Plan 7762.

Site Description

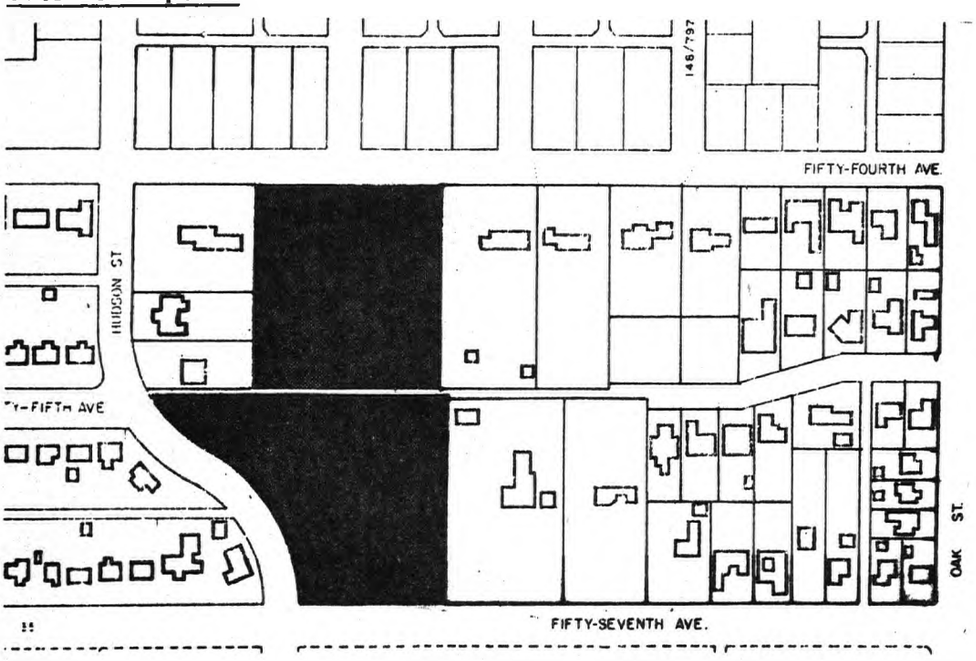

Diagram 1

Both sites are located in a large block bounded by West 54th Avenue on the north, West 57th Avenue on the south, Oak Street on the east and Hudson Street on the west. West 55th Avenue extends only partially into the block from Oak Street, dedications having been obtained as the eastern portion of this block has been gradually subdivided into smaller lots. The western two-thirds of the block consists largely of lots over an acre in size. These two rezoning applications deal with five of the lots at the western end of the block. Three of the lots are located at the northeast corner of 57th and Hudson with an area of 151,838 square feet (3.49 acres). The site at 1176 and 1220 West 54th Avenue is immediately to the north, separated from Hudson Street to the west by three lots, with an area of 118,800 square feet or 2.73 acres, for a potential total integrated site of 6.22 acres. There is a 10 foot dedication for lane purposes separating the two sites. (See Diagram 1 above, and Appendix A plan).

Diagram 2

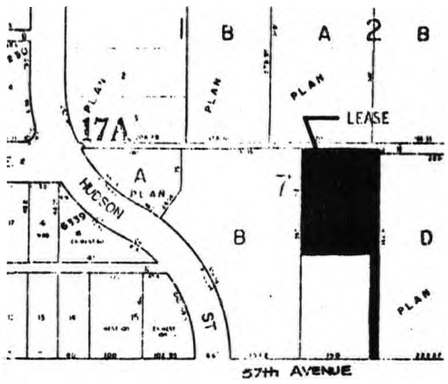

The 57th and Hudson site is occupied by two dwellings which at one time belonged to one estate. A demolition permit has been issued for the westerly of the two dwellings and a movie group is now using the site for the production of a feature film. The second dwelling occupies the north half of Lot C and was formerly the coachhouse to the main house. A 60 year lease exists on this portion of the site, in conjunction with a 15 foot easement along the eastern property line of Lot C to West 57th Avenue. The term of the lease expires in the year 2011. (See Diagram 2). The applicant is attempting to seek an agreement with the present leaseholders to eliminate the 15 foot easement. This would involve providing access and servicing through the proposed development.

The two lots on the south side of 54th Avenue are occupied by two large single family dwellings. The applicant proposed to retain one of these dwellings in its present location and move the other to accommodate the proposed internal road system.

The surrounding lands are zoned RS-1 One-Family Dwelling District and consist of extremely large lots up to 80,000 sq. ft. in size. The lot immediately to the east of the 57th and Hudson site, owned by a Mr. S. Belzberg (Lot D) has been recently renovated and landscaped. An extensive development of the lot immediately to the north of the 57th and Hudson site (Lot 3 of 1), owned by Mr. H. Dye, has also taken place recently.

Background

Considerations regarding these five lots date back to July 1977 when the applicant submitted the following sketch plan to the Planning Department as a subdivision application:

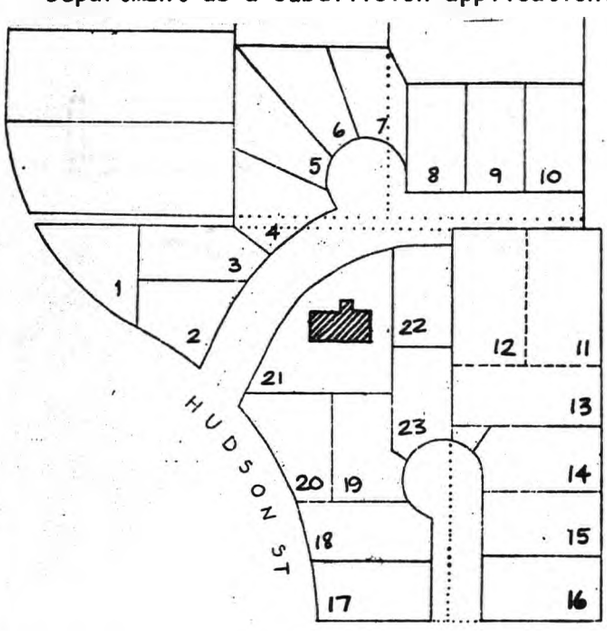

Diagram 3

Lot No.	Area	Lot No.	Area
1.	6303sq.ft.	13.	9000sq.ft.*
2.	6343	14.	8144
3.	6372	15.	7815
4.	6000	16.	7815
5.	6606	17.	6900
6.	6508	18.	7325
7.	6000	19.	7439
8.	6602	20.	7145
9.	6600	21.	14880 (existing house)
10.	6600		
11.	10200*	22.	6020
12.	10200*	23.	6042

*only on termination of lease

This subdivision application was subsequently amended to include only the three lots at the northeast corner of 57th and Hudson Street (Lots A,B and C).

Diagram 4

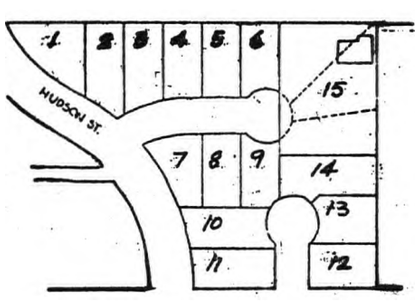

Lot No.	Area	Lot No.	Area
1.	8627sq.ft.	9.	6132sq.ft.
2.	8649	10.	7672
3.	7440	11.	7525
4.	6664	12.	6993
5.	6600	13.	6563
6.	6078	14.	9188
7.	6077	15.	28,800*
8.	6660		

*subject to subdivision on termination of lease.

The City Engineering Department stated that the future of the lane south of 54th Avenue east of Hudson Street would have to be determined before any approval could be given to this proposed subdivision. The applicant and the Planning Department then reviewed a number of alternative subdivision plans for the western end of the block. As these proposed subdivision patterns are relevant to the consideration of this rezoning application, they will be discussed in the context of the analysis.

During the consideration of these alternative subdivision proposals, the applicant was also discussing the possibility of developing this site under a rezoning to CD-1 Comprehensive Development District. Early discussions with the Planning Department involved a 31 unit townhouse proposal with tennis courts and an open swimming pool. The Planning Department advised that a townhouse proposal would likely meet with strong opposition from the community and suggested the applicant pursue some form of detached housing.

In February of 1978, the applicant presented a CD-1 Comprehensive Development District proposal comprising 20 single family dwellings to be owned on a strata title basis, with two single-family dwelling lots at the northwest corner of the site. The Planning Department indicated that the principle could be supported, but any approval would be subject to securing support of the neighbouring property owners, and of course, Council approval following a Public Hearing.

Proposed Development

On April 7, 1978, the applicant submitted a rezoning application for the same three lots on the northeast corner of 57th Avenue and Hudson Street. These plans indicate two separate single family dwellings at the northwest corner of the site and 20 strata title single family dwellings based on a zero lot line concept (elimination of at least one yard requirement). (See Diagram 5).

Diagram 5

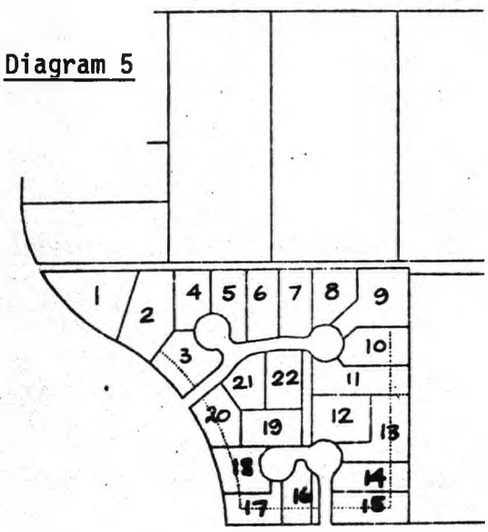

Lot No.	Area	Lot No.	Area
1.	9632sq.ft.*	12.	6516sq.ft.
2.	9450*	13.	8310
3.	5469	14.	4898
4.	4923	15.	5600
5.	5420	16.	5563
6.	5312	17.	5055
7.	5277	18.	4850
8.	5417+	19.	5067
9.	8550+	20.	5595
10.	6285+	21.	5088
11.	7242+	22.	5076

+subject to termination of lease
*will not form part of strata development

In response to numerous meetings with the neighbours and overwhelming opposition to the proposed 22 unit development, the applicant amended the plan on December 13, 1978, by reducing the number of units to 14. It is important to note, however, that the revised plan excluded the leased portion of Lot C, which was occupied by four strata lots on the original CD-1 application. The revised plan therefore represents a reduction from 18 to 14 units excluding the leased portion of the 57th Avenue and Hudson Street site.

At the same time, the applicant also extended the lands to be considered for rezoning to the two lots on the south side of 54th Avenue with a formal re-zoning application submitted on January 9th, 1979. This plan shows a strata development consisting of 13 strata title lots. Two of the lots would consist of the existing dwellings. No drawings have been received with regard to the actual development of these latter proposals (see Diagram 6) and it is accepted that it is desirable to determine the principle to be followed here before detail work needs to be done.

Diagram 6

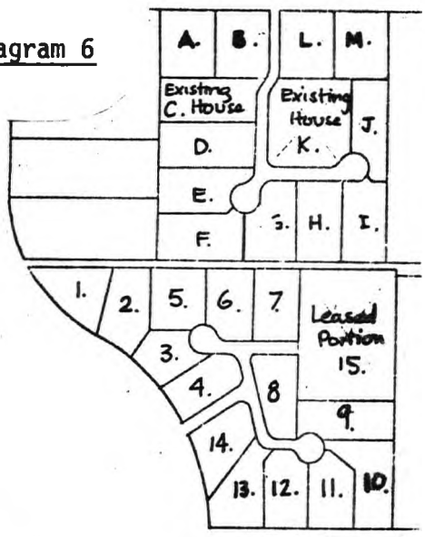

Lot No.	Area
A.	8840sq.ft.
B.	8800
C.	11400
D.	10500
E.	8660
F.	9674
G.	8900
H.	8400
I.	8420
J.	7924
K.	18251
L.	8860
M.	8840
13 -	Total

Lot No.	Area
1.	8000sq.ft.
2.	8146
3.	7878
4.	7255
5.	7460
6.	7633
7.	7700
8.	7785
9.	8692
10.	8580
11.	8000
12.	8050
13.	8010
14.	8015
15.	29250

The applicant has further indicated that he will pursue subdivision of these lands if the rezoning application does not receive Council approval. In support of this intent, the applicant has submitted a subdivision plan for both sites. (See Diagram 7). The major difference between the rezoning proposals and the subdivision plans is that the subdivision would call for the provision of a street width in keeping with the City's standards. The rezoning strata proposal would, if approved as proposed, result in 20 feet wide private streets whereas the Engineering Department would normally request a 52 foot wide dedication under a proposed subdivision.

Diagram 7

Lot No.	Area
1.	8020sq.ft.
2.	8250
3.	8100
4.	8100
5.	8100
6.	8400
7.	10200
8.	8060
9.	8060
10.	8060
11.	8000
12.	8600
13.	9400
14.	29250

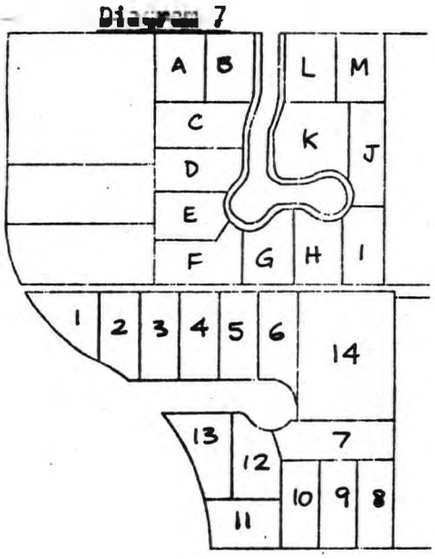

Lot No.	Area
A.	8008sq.ft.
B.	8000
C.	10500
D.	9270
E.	8145
F.	9390
G.	7500
H.	7780
I	8600
J.	8450
K.	13500
L.	8010
M.	8008

CITY ENGINEER

The City Engineer has the following comments with respect to redevelopment in this block.

Consideration should be given to the future subdivision of the remainder of this block prior to any rezoning or subdivision of the subject site.

This is an exceptionally large block, and it may be appropriate to retain and widen the existing lane and possibly open a north-south street through the block to provide adequate utility servicing and traffic access, including emergency and service vehicles. The future of the lane south of 54th Avenue, east of Hudson Street must therefore be resolved before a decision is made to approve the current rezoning application.

If Montgomery Street is produced south to 57th Avenue as may be appropriate in some of the redevelopment alternatives, consideration should be given to allocating the easterly portion of Lot 'C' for subdivision with the abutting lots to the east to give sufficient depth. Decisions such as this regarding the relationship between the possible development schemes and the streets and lanes which serve them must be made first.

Urban Design Panel

At their meeting of Thursday, July 20, 1978, the Urban Design Panel reviewed the initial 22-unit proposal and made the following recommendation:

"That the design of this rezoning application be approved".

Neighbourhood Response

In June of 1978, the Director of Planning sent letters to property owners in the block bounded by West 54th Avenue and West 57th Avenue, Oak and Hudson Streets. It was felt that these owners would be most directly affected by the proposals under consideration and they should be consulted with before extending notification to a wider area. The letter requested that property owners in that area indicate their support or opposition to the proposed rezoning at 57th Avenue and Hudson Street (the extent of the application at that time) and a proposed subdivision at 1105 West 57th Avenue. Responses to the letter and a Public Information Meeting held on July 4th, 1978, called by the Director of Planning, showed heavy opposition to both the rezoning and subdivision applications. The subdivision application for 1105 West 57th Avenue was withdrawn at the July 4th, 1978 meeting.

Subsequent to that meeting, a larger community of neighbours organized the Hudson Street Homeowners' Association. This group held several informal meetings and met with the applicant, Mr. Wardle, on two or three occasions. Two formal meetings were held, one on July 31st, 1978 and a second on January 23rd, 1979. The major concerns expressed at these meetings can be summarized as follows:

1. If either or both these applications are approved, then the whole character of the neighbourhood will be drastically changed since both applications involve housing developments completely out of keeping with the surrounding properties and amenities.

2. There exists a realisation in the community that the large lots in this block are not realistic, but the applicant is simply trying to place too many units in a community where a majority of the lots are greater than 12,000 square feet in area.

3. The proposed CD-1 Comprehensive Development District zoning and strata title development are simply mechanisms to achieve a higher density. There is a real fear of CD-1's created by the Shannon Mews process where the density was increased subsequent to the Public Hearing.

4. The design control offered under CD-1 is not necessary - the price of the land will demand that any development be of a high quality. The existing community has developed with an adequate diversity without such control.

5. The increased density will result in higher traffic volumes and greater parking congestion, and

6. Approval of these proposals will restrict development by other owners in the block who may wish in the future to subdivide in conformity with the lots at the eastern end of the block.

One property owner, Mr. T.A. Simons, has gone as far as to have a planning study undertaken. A copy of the lengthy assessment prepared by Aitken Bozyk. Architects, dated July 20, 1978, is on file in the City Clerk's office. The Hudson Street Homeowner's Association is currently working with an architect to produce subdivision alternatives based on an average lot size of 12,000 square feet.

Reference has been made to the significant opposition to these applications. The letters and signatures on petitions received from many property owners have been plotted in the attached Appendix B .

Analysis

It is recognised by property owners in this area, and the Director of Planning, that it is unreasonable to expect the large lots which dominate this block to remain in their present state. As taxes and maintenance costs increase, such large parcels become less tenable. They do unquestionably provide an attractive environment as they are often generously landscaped and generate little traffic or activity. The pressure to redevelop large lots is not restricted only to this area as is evidenced by the concern of groups such as the Shaughnessy Heights Property Owners'Association.

The question here is one regarding the extent of redevelopment which should be allowed and the form of the new development. The eastern one-third of the block has already been subdivided into lots with an average area between 12,000 and 15,000 square feet.

The City Engineer is concerned about the large size of this block and has stressed the need to prepare a subdivision or development plan for the entire block before approving any single rezoning or subdivision application. The remaining property owners, of equally large lots, are concerned about the impact of so many dwelling units being introduced at one time and the possible limitation approval of these applications may have on their own ability to subdivide and redevelop their own properties. At the same time, several owners have invested considerable monies into upgrading their properties and have no intention to redevelop in the near future.

With these factors to consider, the Director of Planning believes it is important to find subdivision or rezoning solutions which would not harm the established amenity nor limit the possible alternatives for future development in the remainder of the block.

Some Suggested Alternatives

Alternative 1 - Extension of West 55th Avenue from Oak Street to Hudson Street

This would appear to be the most obvious approach to providing adequate street frontage, leading to a standard subdivision of the entire block. However, the Engineering Department advises that West 55th Avenue was never intended to be a through street and this is evidenced by the minimum width of dedications requested for the right-of-way (52 feet). As well, both residents who live on the unopened West 55th Avenue and north of 57th Avenue would prefer that it remain unopened, and limit the amount of traffic flowing in and around the community. (See Diagrams 8 and 9).

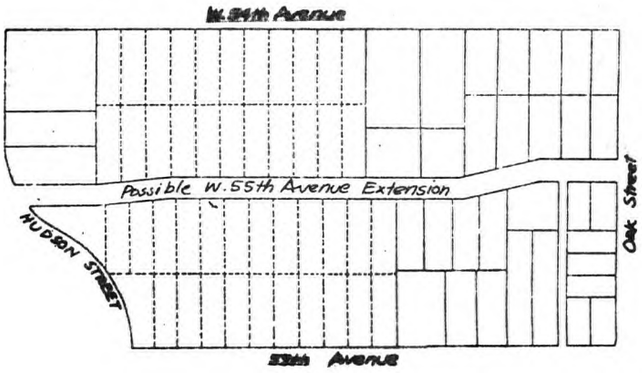

Diagram 8

60 foot wide lots

Average depth - 185 feet

Site Area: 11,000 square feet

(for schematic purposes only)

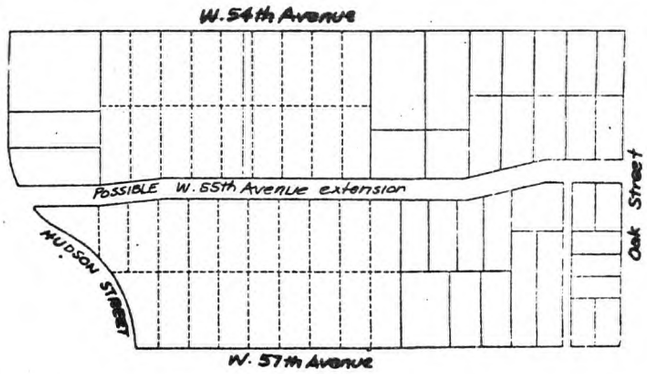

Diagram 9

70 foot wide lots

Average depth - 185 feet

Site Area: 13,875 square feet

(for schematic purposes only)

Alternative 2 - Extension of Montgomery Street from West 54th to West 57th Avenue

This option would see the extension of a 66 foot wide street to connect Montgomery Street north of West 54th Avenue south to West 57th Avenue and is highly favoured by the Engineering Department. (See Diagram 10). This alternative would require substantial dedications or City purchase/acquisition from two properties which lie in the path of any such extension. As a further alternative, West 55th Avenue could be diverted south to West 57th Avenue in the middle section of this block, with properties to the north being redeveloped on a cul-de-sac arrangement. (See Diagram 11). The remaining lands and the various subdivision possibilities do not in either instance result in an improved use of the land. In fact, the lots which might be created from such a street extension south to West 57th Avenue are relatively small.

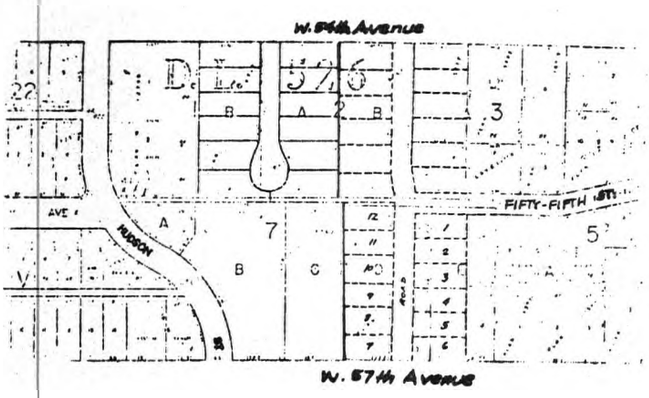

Diagram 10

(for schematic purposes only)

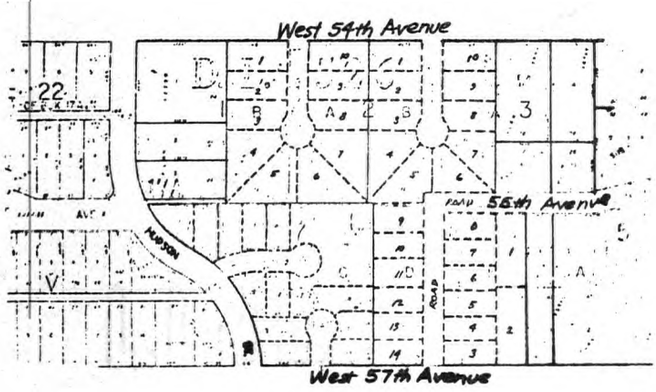

Diagram 11

(for schematic purposes only)

Alternative 3 - Cul-de-sac West 55th Avenue from Oak Street and from Hudson Street

This alternative may be acceptable to residents who do not wish to see West 55th Avenue become a through street and those property owners who would have to dedicate large portions of their properties for the purpose of extending Montgomery Street. This alternative is less desirable as it does not represent a solution for the entire block. Two of the large lots, one fronting onto West 54th Avenue and the other immediately to the south fronting onto West 57th Avenue remain isolated. (See Diagram 12).

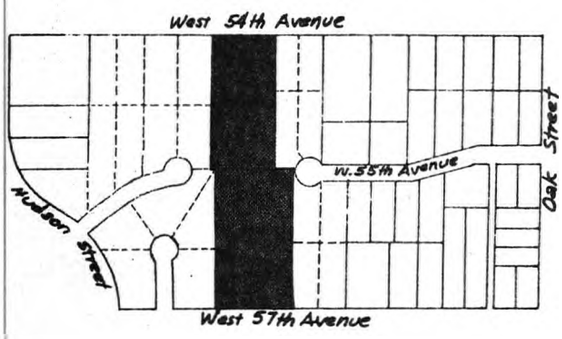

Diagram 12

(for schematic purposes only)

Alternative 4 - Collective Subdivision or Rezoning Plans

The Planning Department believes that the collective development of two or three large lots is a valid approach and can easily be applied to the remainder of the block. This alternative would allow each owner to develop more or less independently of the other without limiting the possibilities of those remaining. (See Diagram 13).

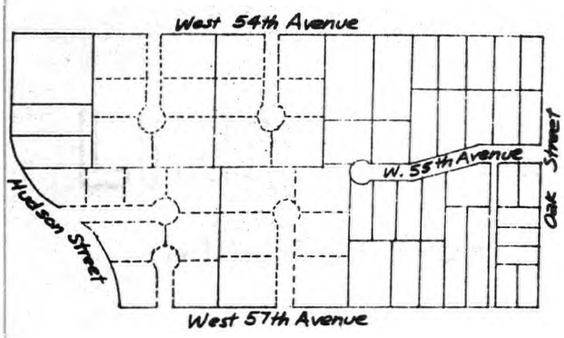

Diagram 13

(for schematic purposes only)

Review of Alternatives

The Director of Planning notes that alternatives 2, 3 and 4 would permit rezoning applications similar to the current ones to take place without limiting the potential development of remaining lands in the block. There is little support or possibility for extending West 55th Avenue through to Hudson Street. The Planning Department believes that extending Montgomery Street places an extreme hardship on the two property owners who would be required to dedicate the road right-of-way if they should wish to redevelop their properties. The alternative is for the City to expropriate - a costly and unlikely alternative. Given the limitations of cul-de-sac configurations arising from the easterly and westerly extension of West 55th Avenue, the Director of Planning recommends that comprehensive development or subdivision plans in line with Alternative 4 would be the most appropriate manner in which to proceed. The City Engineer advises that he cannot support alternative 4, without further study of the utility and traffic access requirements.

Rezoning and Strata Title versus Subdivision

The Director of Planning supports the principle of CD-1 Comprehensive Development District zoning as a measure to offer assurances to the surrounding community of the exact form of the proposed development. CD-1 rezoning would also permit flexibility of unit placement which would not be possible under the RS-1 One-Family Dwelling District. Finally, the Director of Planning, under a CD-1 would be able to ensure compatibility of unit orientation which could be critical in this situation and again could not be controlled as effectively under the RS-1 zone.

The residents in the area believe that the land area per unit and location of the site will result in a substantial land cost. This alone will tend to dictate a high quality development. The benefits of zero lot line development in conjunction with large lots is questionable as zero lot linesare more commonly associated with small lots and a need to provide a more efficient use of a small site area. If the residents believe that a satisfactory quality of development can take place under the existing RS-1 zoning, then they may conclude that there is no advantage to a CD-1 Comprehensive Development District rezoning.

Siting of buildings may as well be the only advantage offered through the strata title ownership proposed by the applicant. However, strata corporations may adopt by-laws regulating the operation and maintenance of the strata development, including restrictions on the alterations to the exterior of the units, (which could effectively control future redevelopment as well).

The Director of Planning notes that most strata developments involve common property such as recreation space and facilities and meeting rooms or storage and laundry facilities. Strata developments are much more common in apartment developments where there are hallways, underground parking garages, landscaped areas and swimming pools to be operated and maintained. Again, the Director of Planning must question the need for a strata system of ownership - the only common properties proposed in this situation being the roads. In a time where there is a definite trend away from unneeded regulation and a definite choice, it would seem appropriate to choose the alternative which is less restrictive - that being a standard subdivision to be controlled by the existing RS-1 One-Family Dwelling District regulations, but at a density in keeping with the prevailing standards of the neighbourhood.

The residents believe the applicant is employing the CD-1 and strata title mechanisms to provide private roads substantially below City standards, which in turn allows for a greater portion of the site to be used for residential purposes resulting in a greater number of units. The Director of Planning is sympathetic with strata title forms where private roads could be provided to adequate but lesser dimensions than a public street, provided sufficient off-street parking is provided for both residents and visitors.

Recommended Lot Sizes

The Director of Planning therefore can only conclude that a subdivision based on standard cul-de-sac requirements is the most suitable direction for this community. The biggest concern expressed by the Hudson Street Homeowner's Association is the small lot sizes which result in unacceptable density. In considering subdivision applications throughout the City in his capacity as Approving Officer, the Director of Planning normally addresses the established subdivision pattern in the immediate area. An assessment of lot sizes in this area shows two basic categories. Those lots immediately adjacent to the site are 12,000 square feet and greater (up to 80,000 square feet). An outer ring of properties in the area bounded by 52nd and 58th Avenues, Oak and Cartier Streets have an average site size of 7500 to 9000 square feet as shown in the following diagram:

Diagram 14

Lot size greater than 12,000 square feet

Lot size between 12,000 and 9,000 square feet

Lot size less than 9,000 square feet

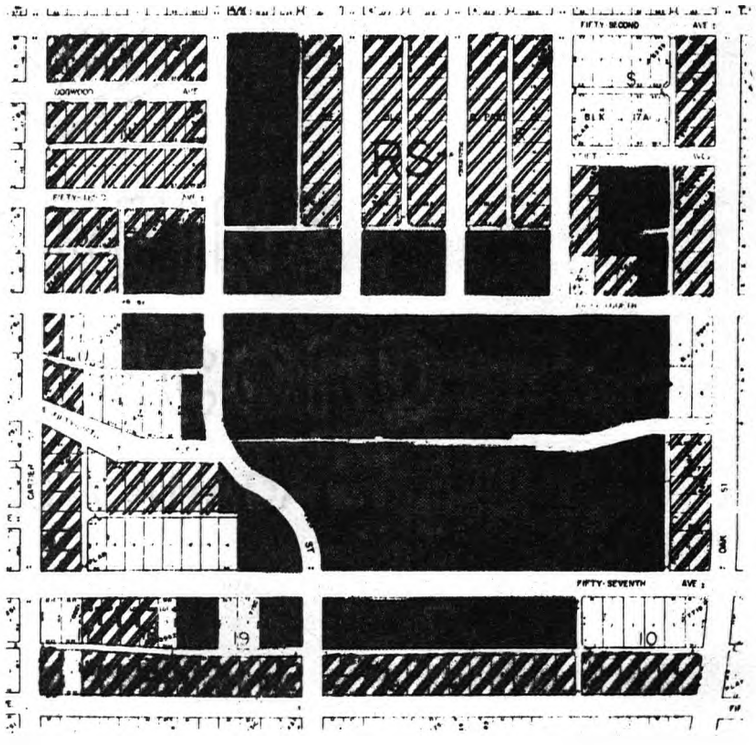

The community is strongly opposed to any change in their neighbourhood by an infusion of a large number of small lots at one time. Their position is that no lot should be created which is less than 12,000 square feet in area. The Director of Planning, however, believes that this would not result in the most reasonable and economical use of the land or ensure the most attractive development, but agrees that many of the lot sizes being proposed by the applicant would have a detrimental impact on the existing community.

In considering appropriate lot sizes it must be noted that the Subdivision By-law prescribes a minimum frontage of 40 feet per lot and a minimum of 4,800 square feet site area for RS-1 zoned lands. These may be reduced to 30 foot frontage and 3,000 square feet site area in those instances where such smaller lots are consistent with the established subdivision pattern in the immediate community. Clearly either the initial or reduced minima are inappropriate in dealing with the large RS-1 lots in this particular community. The most restrictive residential subdivision criteria pertain to lands zoned RS-4 (Old Shaughnessy). New lots created through subdivision in this zone must provide a minimum frontage of 85 feet and a minimum site area of 9,500 square feet, noting that these may also be reduced to 75 feet and 8,500 square feet. While the reduced minima would be difficult to support given the established subdivision pattern in the immediate vicinity, it must be recognized that an 8,500 square foot lot is a big property. It would be extremely difficult as Approving Officer to refuse a satisfactory subdivision proposal in this RS-1 area which would create lots with a minimum area equivalent to the 9,500 square feet prescribed for RS-4 areas.

Conclusion

The applicant has failed to prove that the CD-1 and strata development offers superior benefits to the community over a subdivision of the lands based on a cul-de-sac configuration. The Director of Planning cannot support this rezoning application, nor can he support the subdivision proposal before him in his capacity as Approving Officer. The Director of Planning as Approving Officer would, however, be prepared to give support to a suitable subdivision application, the minimum lot size to be 9,500 square feet with all roads and cul-de-sacs to be dedicated and provided to the satisfaction of the City.

While the City Engineer agrees with the minimum lot size recommended by the Director of Planning, the City Engineer cannot support the recommended subdivision pattern for the bulk of this block as presented in Alternative 4 of this report. The City Engineer believes it important that the relationship between the streets and lanes required to serve this block and possible development schemes within it be concluded to the satisfaction of the City Engineer prior to consideration of any future subdivision plan.

RECOMMENDATION: The Director of Planning recommends the following:

(A) That this application be refused.

(B) That the Approving Officer give favourable consideration to future subdivision plans with lot sizes of a minimum of 9,500 square feet, roads, cul-de-sacs and the provision of utility services required to serve this block to be to the satisfaction of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 275 & 276

COMMUNICATION #7(i)

CC 62-MLH-75

MANAGER'S REPORT

DATE February 16, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Burrard and Melville Park Site Development

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to inform City Council of the status of proposals related to this (BowMac) park site, and, to recommend a course of action.

BACKGROUND

On December 12, 1978, Council considered a report from the Superintendent of Parks and the Supervisor of Properties on the demolition of 615 and 635 Burrard Street and the commencement of park construction. The report noted that temporary park design with cost estimates would be presented to Council in January.

The December 12, 1978 report also noted that the City Engineer would report on the closure of the north side of Melville Street for inclusion in the park site in January. The City Engineer has completed his investigations. His recommendations for incorporating the sidewalk and boulevard areas (on the north side of Melville Street) into the landscaped area have been generally agreed to by all parties.

The immediate environment of this park will be directly affected by the construction of this proposed fourth tower for the Bentall centre. The plaza area associated with that development will be visually and functionally related to the proposed City park.

A review of this interim park design prepared by the Parks Board suggests that alternative designs could be as effective but at a considerable cost saving. City Council is being requested to provide additional funds ($40,000 was provided in December 78 for initial demolition and site work etc.). These requested funds are insufficient to complete the development of a good urban park, but exceed minimum requirements for an interim development. It therefore would seem appropriate to have this whole matter referred to the Planning and Development Committee before funding committments are made.

RECOMMENDATION

The Director of Planning recommends that:

> The matter of temporary design, funding and the strategy of implementation of this proposed parksite at Burrard and Melville Streets be referred to the Standing Committee on Planning and Development for detailed consideration and coordination."

Since detailed consideration of design issues is involved, the City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 270 & 271

COMMUNICATION #7(ii)

CC 62-MLH-75

MANAGER'S REPORT

DATE January 8, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposal for Closure of a Portion of Melville Street West of Burrard Street

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"On December 12, 1978, Council considered a report from the Supervisor of Properties and Superintendent of Parks on demolition of buildings at 615 Burrard Street and 635 Burrard Street prior to commencement of park development. The report noted that proposals for closure of a portion of Melville Street to expand the park site would be reported on in January by the City Engineer. This report deals with the matter of closure of a portion of Melville Street and some possible alternatives.

Whereas closure of the north half of Melville Street has previously been considered in conjunction with property negotiations with Bowell McLean Ltd., recent developments in light rapid transit planning together with costs associated with street closure necessitate consideration of alternatives which would reserve important future options and involve no cost. The following alternatives to closure of the north half of Melville Street (33 feet) and narrowing of the roadway should be considered:

1. Retain the existing street allowance but utilize the existing 21 foot boulevard area as a temporary extension of the park development.

2. Restrict park development to the site acquired for that purpose without closure of street allowance or use of street allowance for extension of park development.

The implications of the foregoing alternatives and the factors affecting each are discussed below:

Physical Considerations

At present, the north curb of Melville Street is located 21 feet south of the north property line (see attached sketch), therefore, the north side of Melville Street is served by a 21 foot wide sidewalk area. Closure of the entire north half of Melville Street as previously proposed would entail re-location of this curb approximately 12 feet to the south. However, the cost of the curb re-location in conjunction with the street closure would be approximately $25,000 Retention of the present curb alignment would avoid this expenditure.

A 12-inch water main providing service to the Royal Centre development is presently installed under the sidewalk on the north side of Melville Street at a 16 foot offset from the property line. Closure of street allowance would require re-location of the water main to an alternate alignment at a cost of approximately $30,000 or reservation of an easement on the existing alignment for maintenance purposes. Extensive landscaping, street furniture, and structures would have to be restricted from the easement.

Of considerable concern with the closure of the north portion of Melville Street is the restriction of an important utility corridor in this part of the downtown. Continued re-development of the area west of Burrard Street will create pressures on the limited utility space presently available in existing east-west corridors. Availability of the 66-foot Melville Street allowance would provide some flexibility for future utility expansion.

Traffic Function of Melville Street

Melville Street west of Burrard Street acts presently as an access roadway for Royal Centre providing for passenger drop-off, commercial loading, bus access, and firefighting access. As well, it provides an additional 10 to 12 short-term parking spaces for business visitors and shoppers including three spaces reserved for the Mexican Consulate.

Closure of one-half of the existing street allowance would require reduction of the pavement from the existing 34 feet width which provides for two moving traffic lanes and a parking/loading lane to a 22-foot pavement which could only

Continued . . . .

accomodate 2 moving lanes or alternatively 1 moving lane (probably eastbound), and a parking/loading lane. The former arrangement would severely restrict loading, passenger access, and bus access, and would require alternate parking arrangements for the Mexican Consulate, while the latter alternative would eliminate access by westbound traffic from Burrard Street.

Of primary concern is the loss of future flexibility for use of Melville Street. Since plans for the park were conceived, this location has been proposed as a possible site of an LRT station to serve the Golden Triangle area. A major factor in the viability of this site for an LRT station is the availability of adequate bus loading facilities in close proximity to the site and the provision of good access and maneouvering space. Examination of other systems has revealed that congestion resulting from inadequate street facilities adjacent to LRT stations can cause undesirable delays and limit the efficiency and performance of the total transportation system. Since the patronage of a public transit system relies heavily on the time of travel and the problems and inconveniences involved in transferring, it is in the best interests of the transit system that uncongested, readily accessible transfer opportunities be available. Closure of the north half of Melville Street would limit this flexibility. Alternate transit arrangements would also result in an unacceptable level of disruption to moving traffic and to access to existing property development. At the very least, any decision on street closure should await the GVRD study on LRT which is expected to provide further information on the probability of station development within the next few months.

Summary

Previously, proposals have been made to close the north half of Melville Street in order to provide an expanded park site for the "BowMac Park" development. However, a number of important factors including cost of street closure, elimination of parking, loading, and passenger drop-off facilities, reduction in access, and most importantly, decreased flexibility for possible future development of LRT facilities are of considerable importance and should be weighed against the benefits of expanding the boundaries of a temporary park development before a decision is reached. One possible alternative which would not require street closure but would provide a significant extension of the park site would be to permit suitable development to occur to the limit of the existing curb. This alternative would provide in excess of 60% as much additional area as would be accomplished by closure of 33 feet of street allowance and could be permitted if access to the existing watermain was retained.

Recommendations

Accordingly, the City Engineer RECOMMENDS that:

A. The north half of Melville Street from Burrard to Dunsmuir Streets not be closed.

B. The existing sidewalk area between the north curb and the north property line be treated as an extension to the temporary park development with the sidewalk function to be retained within the street allowance as part of the park development, and access to the 12" watermain to be in accordance with the requirements of the City Engineer.

C. Costs for development of the existing sidewalk area be provided from park development funds."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 270 & 271

A-1

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Closure of Portion of North Side of 2nd Avenue at Granville Street

The City Engineer reports as follows:

"On October 31, 1978, Council passed By-law 5207 adopting an Area Development Plan for False Creek Area 10B (north of 2nd Avenue, between Fir Street and the Granville Bridge). Item 4 of the section of the By-law dealing with Vehicular Circulation and Parking stated that a 35 foot street shall be provided between Anderson Street and 2nd Avenue.

At the present time 2nd Avenue between Fir and Granville Streets is 66 feet wide. In order to proceed with the redevelopment of Area 10B, a portion of 2nd Avenue must be closed.

I recommend that all that portion of road shown hatched on plan marginally numbered LD 1683 be closed, stopped up and title taken thereto subject to the following conditions.

A. The road so closed be consolidated with the adjacent lands.

B. The cost to relocate the existing 12" watermain be charged to the development costs of Area 10B. The estimated cost of this work is $2 700.

It is further recommended that the necessary plans be signed on behalf of the City of Vancouver and registered in the Land Registry Office."

The City Manager RECOMMENDS that the recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 271

A-4

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application - 6364 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from Mr. Benjamin Taverna requesting an amendment to the Zoning & Development By-law No. 3575 whereby the property at 6364 Victoria Drive (Lot 2, Blocks 1-8, S½ of D.L. 723) would be rezoned from RT-2 Two-Family Dwelling District to C-2 Commercial District for the purpose of:

'Constructing a two storey building with commercial space on the ground floor and two dwelling units on the second floor.'

An identical rezoning application to that now submitted was received on February 6, 1978 and reported to Council on April 18th, 1978. A copy of this report and Council's action when dealing with this matter are attached as Appendix A.

The situation remains unchanged from the time of the previous application. Therefore support cannot be given to this proposed rezoning.

The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. 7049 Prescott Street - D.P.A. No. 82782

The Director of Planning reports as follows:

"Development Permit Application No. 82782 was filed by Yvonne Collins (owner), to construct a one family dwelling on this site and the construction of a 60'0" x 20'0" stable providing accommodation for the keeping of four (4) horses.

In accordance with Section 10.18.2 of the Zoning and Development By-law, the site would permit a maximum of six (6) horses.

The site is located in an RA-1 (Limited Agricultural District). Section 10.18.2 of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council.

On January 17, 1979, the Director of Planning approved Development Permit Application No. 82782, thereby permitting the construction of the one family dwelling and the stable on this site subject to a condition:

"Prior to the issuance of the Development Permit:

... approval is to be first obtained from City Council for the keeping and the boarding of four (4) horses on this site."

It is recommended that City Council approve the keeping of four (4) horses on the site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. - Victoria Park Improvements Phase II - Bocce Courts and Washrooms

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $460,000 for improvements to all five neighbourhood parks. The Concept Plan identified the provision of bocce courts, washrooms and children's play facilities as intended additions to Victoria Park. The plan also suggested the investigation of further minor improvements which would increase the usability of this currently underdeveloped park.

Implementation of an initial set of improvements was recommended in December 1978 while further discussion was undertaken on two remaining components identified in the Concept Plan: bocce courts and a washroom building or field house. This permitted the community to benefit from the immediate installation of those components on which consensus had been reached. The first plan specifically allocated sufficient and appropriate space for these remaining improvements.

The purpose of this report is to recommend appropriation of N.I.P. funds for further improvements to Victoria Park. The Park Board at its meeting of November 27, 1978 approved the installation of a free standing restroom building on Victoria Park to be designed so that future caretaker quarters could be added. A second stage of detailed planning was therefore undertaken by Park Board and Planning Department staff in conjunction with the N.I.P. Committee and other community members.

The improvements proposed at this time (Appendix I) therefore, call for the development of four formal bocce courts and a washroom building in the space allocated by the plan developed for the first stage of improvements (Appendix II). The washrooms will serve the park as a whole and will be operated by a field house attendant from a neighbouring park.

Bocce is currently the most frequent activity for which this park is used, largely due to its convenient location near Commercial Drive. The four courts proposed would be surrounded by a four foot chain link fence to discourage use for activities which would damage their surface. The formal courts offer proper drainage, a smooth surface and protective wooden walls along their perimeters preventing injury to observers, which are lacking when bocce is played on the grass.

The cost of these improvements has been estimated by the Park Board to be $16,400 for bocce courts and $16,500 for washrooms totalling $32,900 with a 10% contingency fund included.

While this project was identified in the Concept Plan, the expansion of improvements undertaken in the first stage of the park's improvement, requires that funds for this stage of the project be appropriated from the Reserve: Future Proposals Account. This account was set up by the Concept Plan to provide funds for both newly identified projects and those which are expanded during the implementation stage of the program.

The B. C. Ministry of Municipal Affairs and C.M.H.C. have concurred with the appropriation of funds for the improvement of Victoria Park. The Grandview-Woodland N.I.P. Committee recommend approval of this project.

Clause 3 continued

The Director of Planning therefore recommends:

That Council approve the appropriation of $32,900 from the Grandview-Woodland N.I.P. Reserve Future Proposals Account #898/9408, for the above described improvements to Victoria Park; costs to be shared as follows:

C.M.H.C.	- $16,450.00
Province of B. C.	- $ 8,225.00
City of Vancouver	- $ 8,225.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 272

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Letter from Continental Explosives Ltd. Regarding Explosives

In a letter addressed to City Council, Continental Explosives Ltd. requested an increase in the limit on the size of load of explosives permitted under the City Fire By-law to be transported by truck in the city.

They express the following points in support of their application:

The company has held permits for many years to transport explosives over specified routes through the city, such permits being for a term of three months, renewable upon application. The purpose of this permit, issued by the Fire Warden's Office after inspection, is to control the routes and amounts of explosives transported by their delivery fleets. The company reports that in many instances, their vehicles and methods of handling products exceed government regulations and are also subject to constant checks by local Federal Explosives Inspectors.

The company further explains in their letter that the quantities of explosives now permitted on any one vehicle within the city were set at 50 cases of 50 pounds each or 2,500 pounds (net), except on the portion of Highway 401 passing from Vancouver to the Second Narrows Bridge; on this route the limit was set at 200 cases or 10,000 pounds.

In addition to the permit issued by the Fire Warden's Office, the Explosives Branch of Energy, Mines and Resources issues yearly explosive transport permits. The quantities of explosives allowed under this permit were also limited to those same amounts permitted under the Fire By-law. However, with the metrication of all measurements in Canada, the limits on the explosives transport permit were increased slightly to 50 cases weighing 25 kilograms (55 pounds), for a total of 2,750 pounds, and 200 cases weighing 25 kilograms, for a total of 11,000 pounds. As the company's pricing structures are based on 200 case loads, this adjustment was made by the federal government to enable them and other explosives delivery firms to continue using the 200 case loads.

The company requests that this same allowance be made in the City Fire By-law to accommodate the new metric sizes.

In response to this letter from Continental Explosives Ltd, which has been circulated to members of City Council, the Fire Chief reports as follows:

"Section 177(2) of Fire By-law #2193 deals with the subject matter. This section reads as quoted below:

> "(2) Except as hereunder set forth, it shall be unlawful to bring or transport within the limits of the city more than 2,500 pounds of explosives at any one time; provided always that the limit shall be increased to 10,000 per single trip on that certain route leading from the Second Narrows Bridge to the easterly boundary of the City and marked as 'Trans-Canada Highway - Cassiar Street - Trans-Canada Highway' on the official street name map of the City of Vancouver."

To comply with this request, the by-law would have to be amended to raise the limit of 2,500 pounds to 1,250 kilograms (2,750 pounds) to be transported within the City and the exception regarding transportation on the Trans-Canada Highway to be raised from 10,000 pounds to 5,000 kilograms (11,000 pounds).

Continued . . ...

Clause No. 1 Continued

"If Council wishes to continue to allow the transportation of explosives through the City under permit, this request is consistent with the conversion to the metric system.

The Fire Chief recommends that since the magnitude of the risk would be approximately the same, the Fire By-law should be amended to reflect this change. "

The City Manager RECOMMENDS approval of the recommendation of the Fire Chief.

FOR COUNCIL ACTION SEE PAGE(S) 272

A-7

FINANCE MATTERS

RECOMMENDATION:

1. Council Members' Travel Expense & Mayor's Fund - Policies and Regulations

The Director of Finance reports as follows.

"The travel authorities and expense regulations pertaining to the Mayor and Council members are contained in a number of Council Resolutions and interpretations of Personnel Regulations which have been accumulated over a span of about 20 years. The Personnel Regulations really pertain to staff but have been applied to Council Members' expense accounts as well. The purpose of this report is to update and consolidate the required authorities and regulations for the Mayor and Council into one resolution and separately from the regulations pertaining to City staff.

The following sections of the report constitute the proposed policies and regulations pertaining to travel authorities and expenses of elected officers of the City.

Section 1 Authorities for Travel and Expenses

A. General City Business

i) Greater Vancouver Area

General out-of-pocket expenses and travel within the Greater Vancouver Area is at the discretion of the elected officers. The Greater Vancouver Area is defined as:

Burnaby, Coquitlam, Fraser Mills, New Westminster, Port Coquitlam, Port Moody, University Endowment Lands, Vancouver, Ioco-Bedwell Bay, North Vancouver City, North Vancouver District, West Vancouver, Delta, Richmond, Surrey, White Rock and Indian Reservations in these municipalities.

ii) Lower Mainland Area and Vancouver Island

Authority for travel and expenses in the Lower Mainland Area and Vancouver Island is at the discretion of the Mayor or Deputy Mayor. The Lower Mainland includes all that area east of Vancouver to and including the Village of Hope, B.C.

iii) Outside of the Lower Mainland Area

Authority for travel and expenses outside of the Lower Mainland Area and Vancouver Island is to be by Resolution of Council.

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Clause #1 continued:

B. Attendance at Conference or Convention, Training Seminar, Workshop or other Educational Session.

Authority for travel and expenses for attendance, wherever held, is to be by Resolution of Council.

C. Attendance at Special Functions and in Answer to Official Invitations from other Governments or Organizations.

Authority to attend functions within the Province of B.C. is to be obtained from the Mayor or Deputy Mayor.

Authority to attend functions outside of the Province of B.C. is to be by Resolution of Council.

Authorities granted in these instances will include the authority for the travel and expenses of the spouse of the elected officer but will not include a per diem allowance for the spouse.

D. Authority of the Mayor or Deputy Mayor

The authorities granted to the Mayor or Deputy Mayor in the above sections refer to those expenses chargeable to the General Government Expenditure Account for Travel by Members of Council.

E. Mayor's Fund

The Mayor shall have complete authority over the expenditure of funds available in the Mayor's Fund. All expenses charged to the Mayor's Fund must be related to City business. All travel expenses of the Mayor shall be charged to this account irrespective of the purpose of the travel and at the sole discretion of the Mayor may include:

i) Travel expenses of the Mayor's spouse when required to act in a host(ess) capacity or when attending special functions;

ii) Travel expenses of the Mayor's Executive Assistant.

iii) Air fare expenses at first class rates as deemed necessary by the Mayor.

Section 2 Allowable Expenses

Expenses incurred by elected officials will be reimbursed or paid as allowances as follows:

A. General Out-of-Pocket Expenses and Travel Within Greater Vancouver Area.

The annual indemnities paid to the Mayor and Aldermen pursuant to By-laws 4444 and 4445 and as amended by By-laws 5187 & 8 are designated such that one third of the indemnities is an allowance (non-taxable) for expenses incidental to the discharge of duties as an elected officer of the City. This allowance includes any travel costs incurred within the Greater Vancouver Area as previously defined.

No accounting for the expenditure of the above allowance is required.

Clause #1 continued:

B. Travel Costs and Expenses Incurred Outside of the Greater Vancouver Area.

Travel costs and expenses incurred for all authorized travel outside of the Greater Vancouver Area will be reimbursed to the traveller upon submission of a travel expense claim subject to the following regulations:

i) Mode of Travel

A member of Council may choose his means of travel, that being economy air, train, bus or car.

ii) Transportation Allowances

a) Lower Mainland and Vancouver Island:

Travel by car will be paid at the current intermittent auto allowance rate for the mileage travelled. Travel by bus, train, ferry or air-economy class, will be paid at prevailing rates for the actual expenses incurred.

b) Travel Outside of the Lower Mainland and Vancouver Island:

Travel allowance will generally be based and paid on economy class air fare exclusive of ground transportation costs. Train fares, when applicable, may include single compartment space or its equivalent.

c) Ground Transportation Costs:

An additional transportation allowance will be paid for expenses incurred for travel to or from points of departure or arrival on the basis of normal airport bus fares. Taxi expenses for this purpose are covered by per diem (see Item 4).

iii) Accommodation Allowance

Accommodation or lodging expenses will be based and paid on single occupancy rates only, unless double occupancy expense was included in the authority statement.

iv) Expense Allowance (per diem)

Mayor, Council members and the Executive Assistant to the Mayor will be paid a per diem allowance of $40.00 per day. In cases of departure from the City after 12:00 Noon or arrivals in the City before 12:00 Noon, one-half of the per diem allowance will be paid.

The per diem allowance paid is expected to cover the following normal daily expenditures.

a) Meals
b) Gratuities
c) Taxi fares (except as covered in V)c) below)
d) Cleaning expenses
e) Parking expenses
f) Business telephone calls (not long distance business calls)
g) Other usual business related expenses

v) Other Expenses

a) Registration fees for conferences/conventions, seminars, etc. will be reimbursed for single participation only unless double registration authority has been obtained.

Clause #1 continued:

b) Expenses incurred in a hosting capacity while travelling or at destinations outside of the Greater Vancouver Area may be included in a travel expense claim provided such expenses are provided for in the authority statement, otherwise specific authority of Council must be obtained prior to reimbursement.

c) Extraordinary expenses incurred for taxi travel or long distance calls must be substantiated and may be claimed in addition to regular per diem allowances.

d) Per diem rates and expenses incurred outside of Canada will be reimbursed in equivalent Canadian dollars at the current exchange rate with the foreign currency.

vi) Receipts

Receipts should be submitted to support the following types of expenditures:

a) Fares: Air, bus, train, ferry
b) Accommodation
c) Miscellaneous

- registration fees
- expenditures incurred in an extraordinary host capacity
- extraordinary taxi expenses
- long distance calls

d) Per diem expenses

Receipts are not required to support those expenditures covered by per diem allowances.

e) Mayor's Fund expenditures other than travel

Vouchers, properly authorized, are to be submitted for payment through the normal payables system of the City.

Section 3 Travel Expense Advance and Reimbursement

A. Advances

Advances for travel expenses require submissions of a request to the City Treasurer for an advance of the estimated costs and quoting the travel authority.

B. Claim for Expenses

Final claims for travel expenses are to be submitted in duplicate with copies of the travel authority and the required receipts attached, within 20 days of the returning date.

Section 4 Per Diem Allowance

The per diem allowance was set at $35 per day three years ago. In view of the inflationary increase of expenses, it is being recommended that the allowance be raised to $40 per day.

Clause #1 continued:

It is recommended that:

A. The policies and regulations as contained in this report for City Council Travel Expenses and the Mayor's Fund be adopted; and

B. The Outside Boards of the City be advised of the travel regulations contained in this report and that parallel authorities and regulations be adopted for their Board Members."

C. The per diem travel allowance paid to City elected and appointed officials be raised from $35 to $40 effective immediately.

It should be noted that adoption of this report supercedes and rescinds all previous Council resolutions and regulations pertaining to the subjects dealt with in this report in respect of the Mayor, Members of Council, and the Executive Assistant to the Mayor."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Metrication Program for 1979

The City Engineer, in his capacity as City Metric Co-ordinator, reports as follows:

"At this time the City Metric Conversion Committee has raised three items for Council's consideration:

Item I - a policy for promoting use of metric units in City communications,
Item II - a timetable for use of metric units in City designs, and
Item III - the metric conversion budget for 1979.

I. In the Metric Conversion Progress Report (Council meeting of October 3, 1978) I reported on the City Metric Conversion Committee's desire for a policy promoting the use of metric units in City communications. There are many reasons why now would be the appropriate time for City communications to go metric, among them:

1. Authors, secretaries and staff in general within civic departments have received metric training courses;

2. Departments have received budget monies requested for the purchase of the necessary metric tools (scales, conversion tables, tapes, etc.) thus far required to accomplish conversion; and

3. The City is approximately 50% along in its conversion of designs, by-laws, standards and procedures, with mapping and related conversions expected to get underway during 1979.

As reported on October 3, 1978, the Municipality of Burnaby has been submitting all Council reports in metric (with Imperial equivalents following in parentheses when appropriate) since January, 1978. Response to the conversion has been positive, with no problems experienced regarding confusion or misrepresentation. In Vancouver, already many metric terms have appeared in Council reports reflecting the numerous conversions that have occurred. Many more metric terms can be expected as other major conversions continue to occur (e.g. gasoline by litres starting January 1979; retail weighing late 1979).

To continue promoting Vancouver's conversion effort, the City Metric Conversion Committee has proposed a formal policy for use of metric units in appropriate City communications, including Council Reports, publications, advertisements and notices to taxpayers. To allow a reasonable lead time, the policy, following, should take effect April 1, 1979:

...../6

Clause #2 continued:

For weights and measures in which the governing entity (by-law, standard, tender, or practice) has been converted to metric units, all references shall be in metric units only; where the governing entity has not yet been converted, all references shall be in metric units, with the Imperial equivalent following in parentheses.

II. As reported to City Council on October 3, 1978, City Building Inspectors and Metric Co-ordinators from Greater Vancouver communities agreed to a uniform timetable for accepting building and development permit application design drawings in metric as an assist to designers and developers. The resolution adopted at their September 8, 1978 meeting encourages any new construction design to be in metric units, effective immediately, in support of the National Construction Industry 'M-Day' (January 1, 1978). The resolution also calls for the guideline of January 1, 1980 as the date by which all building and development plans should be submitted in metric. This guideline is advisory only, as there is no legal basis for making it mandatory. However, thus far it is being well received by the design community.

The Federal and Provincial Governments have established policies encouraging new construction in metric. For example, the C.M.H.C. has decreed that after May 1, 1979, to be eligible for federal government assistance, housing projects will have to be designed in metric units.

In view of the examples set by senior government and Greater Vançouver municipalities, the City Metric Conversion Committee has proposed that the City of Vancouver promote metric conversion in the construction industry by advancing new civic building projects in metric units only. There are a number of reasons why it is appropriate to implement such a policy:

1. Most design work within the Engineering Department and Board of Parks and Recreation is now being performed in metric.
2. The City should act in a manner consistent with the metric design policies promoted by itself and other levels of government.
3. It is reasonable to expect future savings by using metric materials since new metric sizes have been purposely designed for ease and flexibility, and to eliminate waste.
4. Buildings constructed to Imperial standards will be progressively more expensive to maintain in the future since Imperial components will continue becoming more difficult to obtain.

Accordingly, it is advisable that from now on the design of all new City-sponsored building projects be undertaken in metric units (alterations to existing Imperial-designed buildings excepted).

III. Metric conversion budget requirements will be submitted by each individual department in its Revenue Budget request for 1979. The cumulative requirement, $22 120, is down considerably from the 1978 joint request of $53 300, approved by City Council on March 7, 1978. These sums do not include any funding for the long-awaited mapping conversion project, which will be reported on in depth at a later Council meeting.

The largest conversion cost included in the 1979 figure is $19 000 for the conversion of fuel product dispensers operated by the Engineering, Fire, and Police Departments, and the Board of Parks and Recreation. Roughly half of the dispensers (conversion cost $9 500 - Engineering/Police, $8 000; Parks & Recreation, $1 500) would be converted together over as short a period as possible. The remainder, the Fire Department's fuel pumps, would be converted gradually over an extended period.

The Finance Department's Computer Services Division has made preparations for the changeover in the appropriate accounting systems. Due to programming peculiarities, it is urgent that the City convert its fuel dispensing (other than Fire Department) as soon as possible. The Equipment Branch of the Engineering Department reports a two-month lag in conversion service from the date of ordering. This lag is expected to grow swiftly as more fuel companies move to convert their dispensers to metric. To minimize the impact of fuel dispensing conversion, early commitment of 1979 Revenue Budget monies totaling $9 500 for the conversion of pumps and dispensers is required.

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Clause #2 continued:

RECOMMENDATIONS

To continue the City's co-operation with the nation-wide program of metric conversion, it is recommended that:

A. The City adopt, effective April 1, 1979, the following policy for appropriate City communications, including Council Reports, publications, advertisements, and notices to taxpayers:

> For weights and measures in which the governing entity (by-law, standard, tender, or practice) has been converted to metric units, all references shall be in metric units only; where the governing entity has not yet been converted, all references shall be in the metric units, with the Imperial equivalent following in parentheses;

B. Effectively immediately, the design of all new City-sponsored building projects be undertaken in metric units; and

C. Commitment of $9 500 for the metric conversion of fuel dispensers be approved in advance of the Revenue Budget."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, in his capacity as City Metric Co-ordinator, be approved.

RECOMMENDATION & CONSIDERATION:

3. Display of British Columbia Heart Foundation Flags

The City Engineer reports as follows:

"A letter has been received from the British Columbia Heart Foundation advising that the month of February has been proclaimed Heart Month in Canada and requesting permission to fly Heart Foundation Flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff can perform the work at an estimated cost of $400.00.

I recommend that permission be given to install the flags on the six flag islands during the month of February 1979, and I submit for Council's CONSIDERATION the request from the British Columbia Heart Foundation for a GRANT, estimated at $400.00, from the City to cover the costs of installing and removing the flags.

The Comptroller of Budgets and Research advises that if this grant is approved it will be allocated from the "Other" grant category."

The City Manager RECOMMENDS approval of the City Engineer's recommendation and submits the grant request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 272 & 273

PROPERTY MATTERS

INFORMATION

1. Gymnasium Facility - 800 Cassiar Street

The Supervisor of Properties reports as follows:

"The gymnasium facility located in the 800 Block Cassiar Street immediately adjacent to the Adanac Co-operative Housing site, has been the subject of previous reports to Council. On April 18, 1978, Council approved an offer from the Minister of Municipal Affairs and Housing to lease the gymnasium at a nominal rental for a community recreational facility to be available for use by the public and public access to the gymnasium be through the Co-op's property. This action was taken only after the Province had declined Council's request that the gymnasium facility be leased by the Province directly to the Adanac Co-operative Society.

Before the lease could be finalized, jurisdiction of the gymnasium facility was transferred to the then newly formed British Columbia Building Corporation. Following a review of the rental situation, the Corporation decided to lease the facility directly to the Adanac Co-operative Society and issued a lease agreement to the Society. The lease is for a period of 5 years commencing September 1, 1978 at a rental of $1.00 per annum, with provision for an option to renew for an additional five year period.

The Co-operative Society have advised that they have approved and executed the lease agreement and they are proceeding with renovation of the gymnasium."

The City Manager submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

RECOMMENDATION

2. Rent Review - Manitoba Street End, South of Kent Avenue South

The Supervisor of Properties reports as follows:

"This portion of street was leased to Yukon Lumber Company Ltd. (Assigned to West Coast Cellufibre Industries Ltd.) until April 30, 1974, for access and lumber storage.

The lessees have held over on a year-to-year basis since April 1974 at an annual rent of $2,386.14 in 1975, increasing to $3,447.19 in 1978.

The rent has been reviewed and after negotiation, the lessees have agreed as follows, which is acceptable to the City Engineer.

TERM:	Year-to-year as of August 1, 1978
RENT:	$400 per month including taxes as if levied as of August 1, 1978. (This represents an increase of $113 per month over the existing rent.)
CANCELLATION:	City to have right to cancel on one month's notice
ARREARS:	City to have right to charge interest on arrears of rent

Clause No. 2 cont'd:

OTHER CONDITIONS: Similar to those contained in the existing leases

LEASE AGREEMENT: Satisfactory to Director of Legal Services and the City Engineer

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lots 21 to 24, Block 230, D.L. 526, Plan 590, 1505 West 3rd Avenue

The Supervisor of Properties reports as follows:

Lot 21 to 24, Block 230, D.L. 526, known as 1505 West 3rd Avenue is presently rented to Eric's Bug Stop Ltd. on a month-to-month basis.

The building located on this site consists of a single storey concrete block structure containing office, storage and repair shop space with a total area of 2,403 sq.ft. (223.24 m^2)

Eric's Bug Stop Ltd. have now asked to lease this property. Both the Associate Director of Central Area Planning and the Deputy City Engineer have agreed to a 10 year lease with a one year notice of cancellation after the first 3 years if the property is required for municipal purposes.

Agreement has been reached with Eric's Bug Stop Ltd. as follows:

Use:	Auto Repair and Office
Term:	10 years from February 1, 1979
Rent:	$978.00 per month inclusive of taxes as if levied
Rent Review:	Every 2½ years and to be market rental value
Cancellation:	City to have right to cancel on 12 months notice at any time after the first 3 years.
Interest:	City to have right to charge interest on arrears of rent.
Repairs:	Lessee to repair to the standard of a prudent owner. City to be responsible for structural repairs.
Outgoings:	All outgoings to be paid by lessee
By-laws:	Lessee to obey all City By-laws

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Clause No. 3 cont'd:

Other Terms and Conditions:	Agreement to contain conditions as set out in the policy for "Leases under City Bridges", and "Buildings Adjacent to Bridges".
Lease Agreement:	Satisfactory to the City Engineer and the Director of Legal Services.

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 273

MANAGER'S REPORT

B

DATE January 29, 1979

TO: Vancouver City Council

SUBJECT: AMENDMENTS TO THE CENTRAL WATERFRONT OFFICIAL DEVELOPMENT PLAN

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

This report documents the consequential amendments (and their effects) to the Central Waterfront Official Development Plan dated February 9, 1978 (amended August 29, 1978), resulting from deleting residential uses from the Central Waterfront O.D.P. By-law.

BACKGROUND

City Council, on October 31, 1978 held a Public Hearing to consider the Director of Planning's application to rezone the land and water area comprising the Central Waterfront area from a predominantly M-2 Industrial area to CWD (Central Waterfront District).

Following the Public Hearing, City Council resolved:

> 'That the application of the Director of Planning, as amended this day, be approved and that residential uses be deleted from the draft Bylaw and the Director of Planning be instructed to report back on resultant consequential amendments to the Official Development Plan.'

OFFICIAL DEVELOPMENT PLAN AMENDMENTS

The Official Development Plan By-law has been amended to delete residential as a permitted use as instructed by Council (Appendix A).

The attached Official Development Plan dated February 9, 1978 (amended August 29, 1978) has been further amended (31 October, 1978) by deleting residential use from the By-law:

(a) The first category of amendments involves the fairly straightforward deletion of residential use and its related wordings and requirements from the Plan. Such amendments occur in pages 5, 8, 16, 39, 40, 45, 49, and 55.

(b) The second category of amendments involves major adjustments to the Overall Planning Policies (Section 3). Such amendments primarily deal with the elimination of the concept of encouraging residential in the Central Waterfront specifically.

P.19, Sec.3.1 "Uses"

. Under "Discussion", the concept of encouraging residential uses has been deleted.

. Under "Policies", the original policies #1 and #2 which relate to residential use have been eliminated.

P.22, Sec.3.2 "Population"

. Under "Discussion", the concept of achieving a balance between residential and working population in the Central Waterfront has been deleted.

. Under "Policies", due to deletion of residential population, the overall projected population in the Central Waterfront would be significantly reduced from the original 20,000 residents and workers by deletion of the proposed 9,500 residents. Consequential adjustments of the maximum office and commercial development densities in the sub-areas (particularly Sub-area 1) as discussed in the next section (c), has resulted in a final amended working population of 14,000. In addition, the original residential policy #2 has been deleted.

.../2

(c) The third category of amendments involves major adjustment to the Sub-Area Development Guidelines (Section 4). Such amendments primarily deal with the reduction of maximum development density in each sub-area due to the elimination of the residential density component. Such density reduction is most significant in Sub-Area 1 where the original residential population was to be concentrated. The density reduction would diminish towards the eastern sub-area, where a small percentage of residential was projected.

The reduction of maximum development density would generally imply less dense physical development along the Central Waterfront, particularly at the western end where the density reduction is most significant.

In reviewing the amended densities, it was noted that the amended density in sub-area 1 of 0.5 FSR was too low and unrealistic to anticipate viable redevelopment. Further analysis indicated that sub-area 1 and sub-area 2 are roughly of the same size both having approximately 20 acres of land area. With the deletion of residential, the projected character of sub-area 1 and sub-area 2 becomes very similar with strong emphasis on public-oriented commercial and marine-oriented uses. It would therefore be logical to amend the density of sub-area 1 to be equivalent to that of sub-area 2 with a total maximum development density of 1.5 FSR (with office commercial density not exceeding 0.75FSR).

The following table shows the specific density changes:

		Sub-Area 1	Sub-Area 2	Sub-Area 3	Sub-Area 4
ORIGINAL MAXIMUM DEVELOPMENT DENSITY IN F.S.R.	Residential Component	2.5	1.7	0.75	0.5
	Other Urban Use Component	0.5(0.1 max.for office)	1.5(0.75 max.for office)	3.5(3.0 max.for office)	2.75(1.25 max.for office)
	TOTAL	3.0	3.25	4.25	3.25
AMENDED MAXIMUM DEVELOPMENT DENSITY IN F.S.R.	Urban Use Total	1.5(0.75 max.for office)	1.5(0.75 max. for office)	3.5(3.0 max. for office)	2.75(1.25 max. for office)

(d) The fourth category of amendments includes the Greater Vancouver Regional District's planning objectives for the Central Waterfront. It is one of the goals of the City to support the objectives of the GVRD as referred to in "The Livable Region 1976/86", in particular the concept of living close to work (as stated on p.8 under "Goals").

Specific GVRD objectives for the Central Waterfront are stated on pp.6 and 7 and include:"V. Provide a balance between residents and workers in the area in order to support the regional concept of living close to work.". With the deletion of residential, the Central Waterfront plan would not meet this particular GVRD objective. However, in the Central Area as a whole, residential use is encouraged, particularly in the Downtown, West End, and False Creek. Therefore, it can be argued that within the Central Area, the general intent of the concept of living close to work is still maintained. However, planning staff should prepare to present this case to G.V.R.D. officials.

AMENDMENT IMPLICATIONS

It has been assumed to be the intention of City Council to exclude all forms of residential use from the Central Waterfront. This is reflected in the recommendations. Adoption of the recommendations of this report must be followed by negotiations for approval of the Regional District. Since the position of the GVRD remains that of encouraging residential use, alternatives are set out in Appendix B for the information of Council. These alternatives provide flexibility for future discussions and decisions.

Should City Council at this time wish to consider floating homes as an interim use in the Central Waterfront without including other types of residential use, one method of achieving this is to revise Section 3(c) of the draft Official Development Plan By-law (Appendix A) as follows:

"marine uses" amended to "marine uses, including floating homes".

Such revision would also require inclusion of floating homes within interim use policy #10 on p.21 of the Official Development Plan.

CONCLUSION

The attached amended Central Waterfront Official Development Plan has included the amendment resulting from the deletion of residential from the Central Waterfront Official Development Plan By-law as instructed by City Council. Those amendments have been described and discussed in this report.

RECOMMENDATIONS

The Director of Planning recommends that:

A. City Council approve* the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).

B. The Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p.2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'."

The Director of Planning has raised the question of floating homes and other waterfront residential uses. In view of Council's previous position and the comments of the National Harbors Board and Finance and Engineering officials at previous meetings, the City Manager RECOMMENDS:

1. Council specifically confirm its decision that there be no residential in the Central Waterfront.

2. the foregoing recommendations of the Director of Planning be approved.

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* Amendments to conditions established by Council at the October 31, 1978 Public Hearing and enactment of a by-law amending the Zoning and Development By-law may only be considered by present members of Council who attended that Public Hearing. These would be Mayor Volrich, Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Puil, and Rankin.

FOR COUNCIL ACTION SEE PAGE(S) 274

C

MANAGER'S REPORT

February 15, 1979

TO: Vancouver City Council

SUBJECT: Summary Report Re
Rezoning Application - Southwest Corner of 75th Avenue and Angus Drive (8699 Angus Drive)

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of February 15th, 1979, has submitted a report on the above subject. In summary he states:

"An application has been received from Mr. Brian Rice of C.F. Roberts and Partners, on behalf of Horner Developments Ltd., requesting an amendment to Zoning and Development By-law No. 3575, whereby the property described as 8699 Angus Drive (Lot 3, Blk. 16, Sub. of D.L.'s 308, 5214 and Part of 317, Plan 5726) be rezoned from M-1 Industrial to CD-1 Comprehensive Development for the purpose of:

'constructing a 104 unit townhouse and apartment development'.

Site Description

The irregularly shaped site with an area of 8.02 acres (3.246 hectares) is located at the southwest corner of 75th Avenue and Angus Drive and is zoned M-1 Industrial District. Zoning in the vicinity is generally M-2 Industrial District to the east and RA-1 Limited Agriculture to the north and west. Two significant parcels of land to the east and north-east are City-owned.

Analysis

This site and City-owned lands in the vicinity have been the subject of numerous discussions and rezoning applications. Various comments have been received on the present rezoning application and use of lands generally at the foot of Angus Drive. The Marpole Citizens' Planning Committee have indicated opposition to the rezoning application and expressed a desire to further pursue options for development of a major riverfront park. Support for this position has been received from the Park Board and both federal and provincial politicians representing this area of Vancouver. The Economic Development Officer has indicated opposition to the proposed rezoning noting the limited supply of industrial land within the City, preferring to see a comprehensive scheme for all lands in the vicinity of the site to provide for high quality industrial development. Opposition has also been received from the Director of Air Pollution Control for the G.V.R.D., on the basis of conflict with the industrial uses to the east. The site is also designated as a 'Developing Industrial Area (IND-1)'under the Official Regional Plan.

Conclusion

The Director of Planning has reviewed the various comments and recommendations and feels that a comprehensive scheme of development, including all of the lands at the foot of Angus Drive, with co-operation between the City, private owners and the local community, would result in the most desirable form of development, and should be further pursued before any changes to the zoning in this area are recommended.

Cont'd . . .

RECOMMENDATION: The Director of Planning recommends:

(A) That this rezoning application be refused;

(B) That the Director of Planning, in consultation with the Economic Development Officer, the City Engineer and the Marpole Citizens' Planning Committee and property owners, report back to Council on appropriate uses for this site, adjacent City owned lands and other privately owned lands in the vicinity, such possible uses to include high quality industrial development, office, public park, waterfront walkway and other uses."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

CITY PLANNING
DEPARTMENT

DATE February 14, 1979

TO: City Manager (for Council)

SUBJECT: Rezoning Application - Southwest Corner of 75th Avenue and Angus Drive (8699 Angus Drive)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. Brian Rice of C.F. Roberts and Partners, on behalf of Horner Developments Ltd., requesting an amendment to Zoning and Development By-law No. 3575, whereby the property described as 8699 Angus Drive (Lot 3, Blk. 16, Sub. of D.L.'s 308, 5214 and Part of 317, Plan 5726) be rezoned from M-1 Industrial to CD-1 Comprehensive Development for the purpose of:

'constructing a 104 unit townhouse and apartment development'.

Site Description

The irregularly shaped site is located on the southwest corner of 75th Avenue and Angus Drive and is bounded on the south by the Fraser River. Frontage along West 75th Avenue is 600 feet (182.88m) with a frontage along Angus of 374 feet (113.995m). The total site area is 8.02 acres (3.246 hectares). See the attached Appendix A plan.

The site is vacant and subject to presently undetermined flood hazard as it is within the Fraser River flood plain. Extensive land fill has occurred in recent years in the form of Fraser River dredgings. The site is also designated "Developing Industrial Areas (IND-1)" under the Official Regional Plan. Similar lands to the east across Angus Drive are zoned M-2 Industrial District, are owned by the City (Capital Asset) and are vacant. Lands at the northeast corner of West 75th Avenue and Angus Drive are also City-owned (Property Endowment Fund) and are also vacant. The northerly portion of the latter property, zoned RS-1 One-Family Dwelling District, lies above a low escarpment running parallel to Marine Drive. The southerly portion of this property is zoned M-2 Industrial District. Figure 1 shows the area of the City-owned (Property Endowment Fund) land which is currently reserved for park purposes.

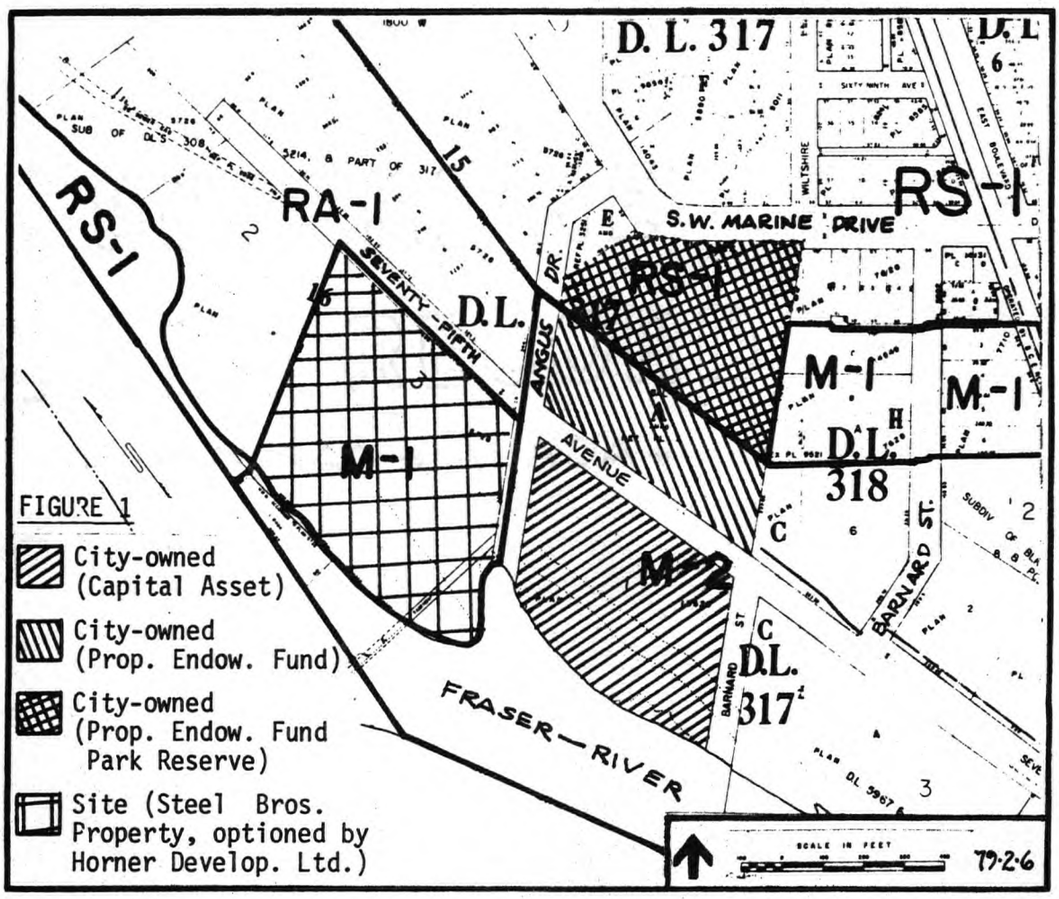

Lot 2, immediately adjacent to the site on the west is zoned RA-1 Limited Agriculture, and has an area of approximately 4.87 acres (1.972 hectares). It is also vacant. The property would appear to be partially designated as a 'Developing Industrial Area (IND-1)' and partially as an 'Acreage-Rural Area (RRL-1)' under the Official Regional Plan. The actual boundary between the two designations is uncertain at this time. The westerly portion of the site also falls within the Agricultural Land Reserve (A.L.R.). To the north of the site across West 75th Avenue, and to the west of Lot 2, the lands are zoned RA-1 and are generally undeveloped. Under the Official Regional Plan they are designated 'Acreage Rural Areas (RRL-1)' and are within the A.L.R. as well. The policy on the use of such lands limits the use to rural and transportation uses. Substantial grading and clearing of the natural vegetation has recently occurred on Lots 7 and 8 which are located on the northwest corner of 75th and Angus. These two lots are owned by Horner Developments Ltd.

Background

Considerations regarding the lands at the foot of Angus Drive date prior to 1955 when Council established Angus Drive as the division between industrial and non-industrial uses, and subsequently rezoned the site from M-2 Industrial District to the existing M-1 possibly as a first step in the implementation of that policy.

Between 1955 and the August 14, 1978 submission date of the current rezoning application, there has been considerable discussion and negotiation regarding the site and the City-owned land to the east. In 1968, Council considered and approved a rezoning application by the Director of Planning for a portion of the City-owned land north of 75th Avenue and east of Angus Drive. The proposed M-1 Industrial zoning (zoned M-2) was intended to provide a buffer between the M-2 Industrial zoning to the east and south and the RS-1 and RA-1 zoning to the north and west. City records do not show why this rezoning was not enacted.

Other considerations have involved provisions for a waterfront park, a continuous river walkway, land exchanges between Horner Developments and the City, and a a proposal by Mr. Horner to develop the site in 1971 with housing. This proposal was to have included the City-owned lands to the east, but Horner Developments could not reach agreement with the City on the value of the land. The Director of Planning submitted an application to rezone the City-owned lands to CD-1 for townhouses and apartments in conjunction with the Horner application. There was strong resident opposition to 'row housing' and recommendations from the Town Planning Commission and the Save Our Parkland Association to accommodate a linear waterfront park. Horner Developments' application was refused, and the Director of Planning's application was referred back to the Planning Department for further consideration.

In February 1978, Mr. Horner approached the Planning Department regarding an office/warehouse complex on the site and was advised of Council's policy to discourage offices in industrial areas.

Proposed Development

The applicant submitted a plan with his application, stamped 'Received, City of Vancouver Planning Department, August 14, 1978'. More detailed plans were received on December 6, 1978. These plans indicate 51 town 'homes' and 51 garden apartments. (See Figure 2 below). A letter from the applicant explaining the basis for his proposal is attached as Appendix B.

Figure 2

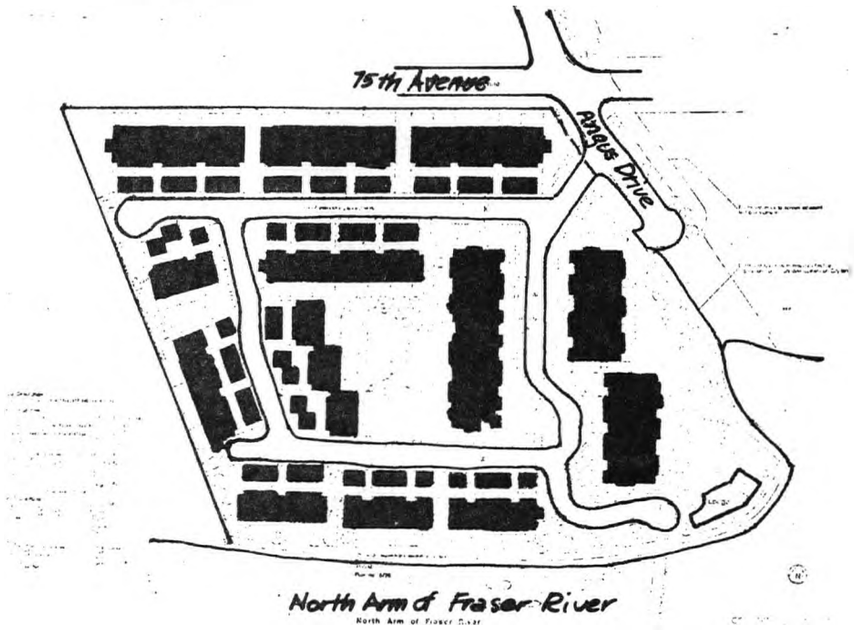

Calculations

Site Area: 349,351 square feet or 8.02 acres (32 455m^2 or 3.246 hectares)

The following parameters were proposed by the applicant:

Total Floor Space: 109,187 square feet (10143.804m^2)
Floor Space Ratio: 0.55 maximum
Off-Street Parking: 2.5 spaces per unit

1 and 2 storey townhouses: 1,500 - 2,400 sq. ft./unit
2 and 3 storey garden apartment 1,000 - 1,200 sq. ft./unit (3 storey units not to exceed 30% of total)

Lodge facilities and greenhouse also provided plus a 20 foot waterfront dedication for public walkway.

MARPOLE CITIZENS PLANNING COMMITTEE

Shortly after the Planning Department had advised Mr. Horner of Council's policy to discourage offices in industrial areas, in May 1978 Mr. Horner approached the Marpole Citizens' Planning Committee with the suggestion that his architect review all 20 acres of vacant City and Steele Brothers owned land (leased by Horner Developments) to develop a land-use concept possibly involving a land swap with housing on part of the City land and park space on part of the Steele Brothers land. In July Mr. Horner presented the committee with his conclusions, a proposal for 104 townhouses and apartment units, all within the 8 acre Steele Brothers property. After some discussion the Planning Committee agreed not to take a position on the proposal because of several unanswered questions, but to review the application as part of the normal rezoning approval process. The Area Planner advised Mr. Horner that if he wished to pursue his proposal he should make an application to rezone his property.

In June 1978 a special sub-committee had been set up, not only to meet with Mr. Horner and his architect, but to investigate other land use alternatives for the vacant lands at the foot of Angus Drive. The Angus Sub-Committee to date has spent some 2,000 volunteer man hours researching alternatives, meeting with officials, politicians and interested groups, giving guided tours and making presentations. The Sub-Committee has concluded that a major riverfront park at the foot of Angus Drive is of the highest priority and that consideration of rezoning or implementation of other development proposals should be deferred until the idea of a major park has been fully discussed by City Council, Parks Board and residents of the City's south slope.

The Planning Committee endorses the conclusions of the Sub-Committee and at its regular meeting of January 4, 1979 resolved:

> "That Marpole Citizens Planning Committee recommend that the application for rezoning of the Steele Bros. property from M-1 to CD-1 for the purposes of a residential development is premature in light of the planning process presently underway whereby consideration is being given to all of the lands at the foot of Angus Drive in the context of the development of policies for all of Marpole.
>
> And further that the Marpole Citizens Planning Committee be given the opportunity to give a proper presentation to City Council outlining their work and thoughts to date as well as conclusions on the future of all the lands at the foot of Angus Drive."

On January 22, 1979 the Planning Committee made a presentation to the Board of Parks and Recreation requesting their support for the creation of a major riverfront park. The Board referred the matter to their Standing Committee which, on January 29, felt the Board's position of September 22, 1975, which was reiterated on April 17, 1978, be maintained:

> . . . "That the Board urge City Council to retain the City owned property for potential park space and seek ways to acquire the adjacent Steele Bros. property for waterfront park." . . .

The Planning Committee has also received letters of support from the M.P. and the two M.L.A.s for Vancouver South and from the Fraser River Coalition, an organization of citizens groups. "

Departmental Responses

City Engineer

The City Engineer notes that the applicant is responsible for determining the soil stability foundation conditions and demonstrating that the site will support the proposed development. The applicant has been provided with information regarding flood construction levels and is responsible for any required erosion control. Aspects of development relating to the adequacy and extension of services and necessary street improvement cannot be assessed on the basis of the information supplied to date but are not felt to be serious problems. These concerns would have to be resolved at the Development Permit stage if this rezoning application is approved.

Economic Development Officer

On January 22nd, 1979, the Economic Development Officer of the City of Vancouver forwarded the following comments:

'I am opposed, at this time, to the requested rezoning and to Mr. Horner's project for the following reasons:

(1) The City's supply of publicly owned and privately owned vacant industrially zoned land is approximately 140 acres. Of that amount, approximately 30 acres is under pressure for rezoning to non-industrial uses.

(2) Over the past 10 years, the City's developed and undeveloped inventory of industrially zoned land has decreased from 2,700 acres to 2,300 acres. The attrition must stop somewhere.

(3) A Council policy has existed for some time under which non-ancillary offices are not allowed in industrial areas. I understand that the policy was put in place to reduce the upward price pressure that non-industrial users were placing on industrial land. It would be inconsistent to allow high revenue townhouses, etc. to displace industrial uses in this instance.

(4) The land was M-1 when it was acquired by the present owner and there are many industrial uses that it can be used for.

(5) There may be occasional airborne environmental problems relating to the nearby Canfor sawmill. The M-1 zone provides a buffer between the sawmill and the residential district. Approval of the rezoning request would bring the residential uses closer to the sawmill thus aggravating the conflict that exists between the sawmill and residential users.

In my opinion, the rezoning should not be allowed and Mr. Horner should be encouraged to pursue the proposal he discussed with Mr. R. R. Youngberg on February 14th, 1978. This office would certainly support the inclusion of 'non-ancillary' offices since they may be needed to subsidize the industrial space. However, it may be appropriate to restrict the 'non-ancillary' office to 25% or less of the total floor space developed on the site.

I should also point out that I would prefer to see Mr. Horner's property and that owned by the City developed in a coordinated and comprehensive manner. I believe the Marpole citizens' desire for a park and waterfront access can be accommodated thereby. The Angus Drive properties lend themselves very well to an 'industrial research park' or a 'high-technology industry park'. Both of these would find waterfront walkways and a park a definite asset. Mr. Horner is familiar with my ideas on this matter and is aware that I am actively promoting this concept with appropriate government agencies and development companies. I am making some progress with this concept, but am not progressing fast enough to suit Mr. Horner's timetable.

He is concerned that because the tenants would be so specialized, that leasing of the space would be too slow for it to be undertaken as a normal business venture. Therefore, he considers the townhouse and residential apartment his preferred option.

I believe that Mr. Horner's rezoning application should receive a public hearing, but it should not be supported at this time by the City Planning Department or this office.'

Greater Vancouver Regional District

The Director of Planning has previously noted that the site is designated under the Official Regional Plan as a "Developing Industrial Area (IND-1), as is the lot immediately to the west (although it is zoned RA-1) and the industrially zoned lands to the east. The intent of this IND-1 designation is as follows:

> "Purpose: THE DEVELOPING INDUSTRIAL AREAS designate lands that, because of:
>
> - established or currently developing industrial use,
> - existing or imminent industrial services, and
> - strategic proximity to regional transportation facilities,
>
> are best suited for current major industrial development on industrial services.
>
> Use Policy: The DEVELOPING INDUSTRIAL AREAS may be used only for MAJOR INDUSTRIAL uses and for RURAL uses."

excerpt from Draft Consolidation of the Official Regional Plan Text as amended in the G.V.R.D. up to June 1, 1973.

It is clear that before this rezoning application could be approved, the Official Regional Plan would have to be amended. The Planning Department has not contacted the G.V.R.D. regarding such a possible amendment.

The Director of Air Pollution Control for the G.V.R.D. addressed the following memo to the Planning Department on October 23, 1978:

> 'We note that the City has received an application for rezoning of an area south of 75th Avenue in the vicinity of Angus Drive from industrial to comprehensive (development), to allow the construction of townhouses and garden apartments. We bring it to your attention that there are a number of industries operating under Air Pollution Control Permits close to the subject area and to the east, from which direction the wind frequently blows.
>
> The condition under which the permits were issued was that the subject area is industrial. If it is rezoned to allow residential development, our experience from similar situations indicates that there could be air pollution problems and the residents ofthe rezoned area will seek to restrict the emissions now covered by the Pollution Control Permits. As Director under the Provincial Pollution Control Act for air emissions in this region, I advise that I would not be prepared to restrict the industrial emissions granted under the Act to accommodate residential development in what was an industrial area when the permits were granted.'

Public Response

Two rezoning application signs were posted on the site at the request of the Planning Department on September 28, 1978. Only one letter, supporting the rezoning, has been received from a W.L. and G.G. Nesbitt and is attached as Appendix C. Wilmer L. Nesbitt and Gladys G. Nesbitt are the registered owners of Lots 9 and 10 which are located on the north side of West 75th Avenue immediately to the west of the two lots owned by Horner Developments Ltd.

Conclusion

The Director of Planning has reviewed the various comments and recommendations and feels that a comprehensive scheme of development, including all of the lands at the foot of Angus Drive,with co-operation between the City, private owners and the local community,would result in the most desirable form of development, and should be further pursued before any changes to the zoning in this area are recommended.

It is felt that while the proposed residential development has certain design merit, as well as providing for a public walkway along the Fraser River, the proposal is inappropriate for the following reasons:

(1) Approval of a residential development in this area could seriously limit the industrial potential of all of those lands zoned for such use, as well as other potential industrial land to the west;

(2) There is no demonstrated need for a medium-density residential development at this location relative to development opportunities elsewhere in the City;

(3) The site is well suited to industrial development and has ready access to the Airport as required by many 'high-technology' industrial uses;

(4) Low-profile, attractive industrial buildings, properly set back and landscaped, could be very compatible with residential development to the north and west; and

(5) Park and riverfront walkway develpment could still be secured as part of an overall development package.

While a comprehensive scheme of development, including City-owned lands, could take some time to put together it is not anticipated that the applicant would proceed to develop under the existing M-1 zoning with such a review underway. The form of development presently allowed under the existing M-1 Industrial zoning is felt to be critical in relation not only to future development of the City-owned lands to the east, but also to the RA-1 zoned lands immediately to the north and west, and to the existing residences along the south side of Marine Drive. Should the applicant wish to proceed under the existing zoning he would be encouraged to proceed with high quality industrial uses on his land, but with a form of development which would ensure compatibility with the surrounding area, at the same time providing public a cess along the Fraser River.

RECOMMENDATION: The Director of Planning recommends:

(A) That this rezoning application be refused;

(B) That the Director of Planning, in consultation with the Economic Development Officer, the City Engineer and the Marpole Citizens' Planning Committee and property owners, report back to Council on appropriate uses for this site, adjacent City owned lands and other privately owned lands in the vicinity, such possible uses to include high quality industrial development, office, public park, waterfront walkway and other uses."

FOR COUNCIL ACTION SEE PAGE(S) 277 & 278

CC 62-MLH-75

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MANAGER'S REPORT

DATE February 15, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: 121 West 5th Avenue - Mrs. Edna Spreckley

CLASSIFICATION: RECOMMENDATION

On January 9, 1979, Council approved the recommendation of the City Manager contained in his report of January 5, 1979, which was:

"That the registered owner or her agent of the above property be requested to appear before City Council and show cause why the objects stored on the site at 121 West 5th Avenue should not be declared a nuisance under Section 324A of the Vancouver City Charter."

The Director of Permits and Licenses reports as follows:

"The City Manager advised Mrs. Edna Spreckley, in his letter of January 12, 1979, of Council's January 9, 1979 motion. He offered to help her solve this problem in some other way rather than forcing her to confront Council and the other complainants.

Representatives of both the Manager's office and the Department of Permits and Licenses met with her on two separate occasions and offered her the services of volunteer help to clean up the front and rear yards and to cut up the scrap wood and place them in orderly piles for her use as firewood and to remove whatever she would like. At first she appeared to be co-operative but we were unsuccessful on the third attempt to confirm this arrangement with Mrs. Spreckley.

The January 5, 1979 recommendation to have 121 West 5th Avenue declared as a nuisance, under Section 324A of the Charter, was on the basis that the adjacent property, Gabriel A. Mordo and Sons Ltd., of 125 West 5th Avenue, were not able to obtain insurance 'as a result of the fashion in which the property at 121 West 5th Avenue is kept'. After further investigation we are now advised that 125 West 5th Avenue is insured.

RECOMMENDATION

It is recommended that the show cause action against the registered owner of 121 West 5th Avenue be withheld, and that Mr. Kenneth Cristall, lawyer for the premises at 125 West 5th Avenue, be allowed to appear before City Council as requested by him in his letter of January 16th and 29th, to speak on this matter."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved. A copy of this report has been provided Mr. Cristall.

FOR COUNCIL ACTION SEE PAGE(S) 274

DISTRIBUTED MONDAY

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 1/FEBRUARY 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 1, 1979 at approximately 12:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy Alderman Puil
ALSO PRESENT	:	Alderman Bellamy Alderman Gerard Alderman Little Alderman Marzari
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Planning Department Annual Review 1978/79

The Committee considered a report of the City Manager dated January 26, 1979 (copy circulated) forwarding the Planning Department "Annual Review 1978/79" (on file in the City Clerk's Office).

Mr. R. Spaxman, Director of Planning, advised that this was the Planning Department's sixth annual review. He noted there are five primary purposes of this review:

- To evaluate the 1978 work program.
- To describe the major issues which should be considered in 1979 and the general goals and objectives of the Department.
- To propose a work program for 1979 that allocates the resources available to the Department.
- To suggest alternative ways of allocating the resources.
- To report on the work program following debate and approval by City Council.

Mr. Spaxman pointed out that much of the work of the Department can only be carried out successfully with the assistance and co-operation of many City Departments. He acknowledged and thanked those Departments for their assistance and acknowledged the helpful co-operation and guidance of the City Manager.

Mr. Spaxman advised that in 1978 the Planning Department started off the year with approval for a specific work program by City Council. It consisted of a total of some 259 work items. During the course of the year, a further 66 work items were added. Of the new total, 258 were completed by the end of the year, 21 were being worked on and showing good progress, while the remainder had not been started or had only slight attention paid to them.

cont'd....

Clause No. 1 cont'd:

Staff attended 560 public meetings after normal work hours. This is 150 more than the previous year. Two hundred and eighty-two reports (the same number as last year) were submitted to Council and its Committees on a wide variety of topics. There was a relatively small turnover in the 81 permanent staff and 33 temporary staff.

The report contained a chart (P. 64) indicating that the Planning Department Budget for 1979 was $2,159,209, including the 5% cut suggested by the Finance Committee. Mr. Spaxman circulated a new chart as the one included in the report was inadvertently calculated as the 1978 budget with a 5% cut.

The corrected page indicated the 1979 Planning Department Budget, with the 5% cut would be approximately $2,128,687.

Mr. Spaxman advised that the work program is set out so the cost of each item is shown. The program can be altered by shifting items of work from those that will be done in 1979 to those where no staff resources or money will be allocated.

Mr. Spaxman noted that there are a very large number of questions to be answered in determining the work program for Planning in 1979. The major items at issue, particularly in the context of Council's wish to reduce City budgets to a minimum, appear to be the following:

A. Has the Department identified the correct priorities in its proposed work program?

B. Are the allocations of staff to jobs properly related to the amount of planning work which Council wishes to be carried out on these jobs? (e.g. Convention Centre, Stadium, North Shore False Creek).

C. Should more emphasis be given to preparing "A Plan" for the City? What form should a plan for the City take?

D. Is it desirable to prepare a co-ordinated plan for the City Centre?

E. How much effort should be assigned to improving the Zoning By-law and its related processes? What particular goals should be established to give direction to the Review?

F. When and how should planning prepare for the effects on the community of the new L.R.T. system?

G. Is the proposed area planning program adequate to meet the needs of areas of the City that have not yet received this service? How can resources be allocated to Hastings-Sunrise and Shaughnessy, both next on the priority list?

H. Is the City monitoring its development and the effect of its By-laws adequately?

I. Is it satisfactory not to develop area policies for certain parts of the Central Area - say Yaletown and Robson Square?

J. Should heritage preservation be pursued and if so how will the important work of achieving heritage preservation be carried out?

Mr. Spaxman advised that there are many major issues that have not been included in the work program because of uncertainties regarding timing, direction of Council, etc. L.R.T., Convention Centre, Shaughnessy, Hastings-Sunrise, Airport are some which have not been programmed except for occasional advice or attention.

cont'd....

Clause No. 1 cont'd:

Discussion of the work program by Council members followed. Some of the points noted were:

- Most members of Council indicated that the question of L.R.T. should be a top priority.

  Members of the Planning Department noted that they had already received letters from the Consultant requesting certain information regarding areas around the proposed transit stations. There are no staff resources to devote to this need.

- The Council members were divided in their opinions with respect to the resources that should be allocated to the existing local area planning programs and the ones suggested for 1979.

- Heritage work, such as advising owners of heritage buildings on fire and building codes, etc., was considered to be a top priority.

  The resolution suggesting that 50% of the Gastown Planner's time be devoted to heritage matters necessitates a change in the Central Area Division work program.

- There were many items listed in the Central Area work program that were not costed--more information should be provided.

- The Terms of Reference for the V.C.P.C. were redefined and they are undertaking a "goals program" for Vancouver.

  Mr. Spaxman noted the V.C.P.C. is charged with the responsibility of finding out what the communities want. If Council and the Provincial Government do not provide funding the V.C.P.C. cannot do this important aspect of communication for the City.

- The Convention Centre is a complicated matter and it should be included in the Central Area Division work program--some members of Council felt the money and staff should be allocated now and not have to be added later in the year.

- Translating the Shaughnessy Goals and Plan into a workable By-law should be a top priority as should area planning work for Hastings Sunrise.

- The question of public use zoning should be considered a priority and consideration should be given to the areas on the west side of the City who are requesting planning assistance.

- Areas other than Area Planning should be looked at if the Planning Department is to cut costs of the Priority A projects to make room for some projects that are Priority B or those that have not been programmed.

- $40,000 in the Central Area Budget may not be needed for the Downtown Parking Study.

- In the Overall Planning Program there is $60,000 allocated to "resources" and "aspirations" with respect to the V.C.P.C. goals program. Why is this money necessary if the V.C.P.C. is doing the program.

- Perhaps some of the projects relating to City land studies could be deleted.

cont'd....

Clause No. 1 cont'd:

- The housing program ($24,000) should be better defined.

- Does economic development planning ($22,000) fit in with the work of the Economic Development Officer.

The City Manager agreed to provide information at a later date on how Planning and the Economic Development Officer are relating their activities.

The City Manager noted that the Annual Review is a process the Planning Department goes through that no other Department does. They could react to projects as they happen or hold the line on projects that they already have direction from Council to undertake. The reason for the Annual Review is to advise Council where their staff resources and budget are allocated and to indicate that if specific projects are added to the work program, there will have to be a decision on what projects will not be carried out.

A member of the Committee noted that the members of Council do not have a good knowledge of these projects and it would be unfair to pick and choose which should be Priority A.

Another member indicated that there would be no further cut in the Planning Department Budget. It includes the 5% cut suggested by the Finance and Administration Committee.

The Committee noted that the work programs of the Central Area, Special Projects and Zoning Divisions had not been considered in any detail. It was agreed that the discussion would be continued at the next meeting.

The meeting adjourned at approximately 3:30 p.m.

* * * *

The meeting to continue discussion of the Planning Department Annual Review was reconvened in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 8, 1979 at approximately 1:30 p.m., with the following present:

Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that there could be some adjustments to the work program. Item 3, dealing with Central Area Plan Process, could be deleted ($20,000) and other projects could be combined for further savings. Mr. Spaxman noted that this would not cut the Central Area Budget--it was being adjusted to allow for 1/2 Planner II for heritage matters.

Mr. A. D. Geach, Assistant Director, Special Services Division, outlined the work that would be done by the Special Services, Graphics and Staff Services groups. Mr. A. Malczewski outlined the work of the Urban Design group.

cont'd....

Clause No. 1 cont'd:

The Committee discussed the amount of Planning Department staff time spent at night meetings. Mr. Spaxman advised that the Planning Department staff attended 560 night meetings. He noted the demand on staff is extremely high but without the planning services the number of problems before Council would be significantly higher. With staff, not only from Planning but other Departments as well, in attendance at meetings in the various communities, some problems are resolved without enquiries to the Mayor and Aldermen. Several alternatives have been suggested such as flexible hours but this has not been agreed to. The ultimate alternative is not to go to the meetings.

A member of the Committee suggested that the Planning Department be instructed to cut their overtime in half. The Acting City Manager pointed out that the amount of overtime claimed in 1978 was only 1% of the total budget amount.

There was a lengthy discussion on the amount of planning work necessary in the Neighbourhood Improvement Program areas and the suggestion that in 1979 Area Planning work be initiated in several other areas. Also discussed was L.R.T. and a member of the Committee suggested that the Director of Planning be instructed to allocate an additional member of his staff to the L.R.T. study.

Mr. Spaxman noted that the 1978 work program and budget was cut 1.7%--this year the 1979 work program has included a 5% cut. Whichever way the work program is adjusted it will cause Council members concern as they have varying ideas of which projects should be Priority A. If Council wants an additional person on L.R.T. it should give the Department the money to hire someone.

The Acting City Manager noted that it would be difficult to find the areas to adjust that would not affect the program drastically. In the next month the City will know more about some of the major issues--perhaps the discussion should be deferred until the officials can come back with what kind of resources will be needed.

Mr. Spaxman advised that adjustments had been made to the work program as suggested at the previous meeting as follows:

- In order to provide a 50% of a Planner II for heritage, some Central Area work on L.R.T., Open Space and Policy Development had been cut.

- With respect to development control improvements, current reviews can be carried out but it is uncertain what resources will be available when the study reviews are completed.

- The work related to the V.C.P.C. Plan for the City would be in the Overall Planning and Central Area Planning Budgets--some Central Area work and some printing costs would be cut.

- Additional resources are needed if L.R.T. proceeds.

- For the Convention Centre, an urban designer with assistance from Central Area would be allocated--some view analysis, urban design work and direction, would be cut.

- For Hastings-Sunrise and the Stadium proposal, additional resources would be required.

- For Shaughnessy, 50% of a Planner I could be allocated but you would loose some resources for Champlain Heights ($10,000), Jellicoe Street end ($5,000) and Grandview/Slocan ($9,000).

cont'd....

Clause No. 1 cont'd:

- There would be no work done on the Airport, Fraser River Estuary Study or Energy Conservation.

- For minimum service to the West Side planning services, resources allocated to Downtown-Eastside health clinic work would be dropped.

Members of the Committee agreed that the Priority A items listed in the "Annual Review", with the adjustments suggested by the Director of Planning should be approved.

Mr. Spaxman reiterated that there were no staff resources at the present time for L.R.T. or the Stadium complex and adjustments would have to be made later.

RECOMMENDED

A. THAT the Planning Department "Annual Review 1978/79" be approved subject to the amendments suggested by the Director of Planning.

B. THAT the Director of Planning report back to the Committee on appropriate priority adjustments and timing to address the L.R.T. question.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 279

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

FEBRUARY 8, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 8, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

Present: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard

Absent: Alderman Little
Alderman Marzari

Committee Clerk: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of Thursday, January 11, and Thursday, January 25, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated December 27, 1978 (copy circulated) in which the Director of Social Planning and the Medical Health Officer reported on the operation of the Immigrant Services Centre at 8165 Main Street which assists immigrant people with their questions, concerns and problems in adjusting to Canadian lifestyles.

The report detailed the various programs operated at the centre and contained a proposal for a 1979 budget to be cost-shared between the Federal and City Governments. The report recommended approval of continued funding for the nine months of 1979 commencing April 1st.

Appearing before the Committee on this matter were a representative from the Social Planning Department, the co-ordinator of the Immigrant Services Centre and a nurse and Police sergeant involved with the operation of the centre.

The representative for the Social Planning Department spoke to the report briefly, and following discussion, it was

RECOMMENDED

A. THAT Council approve the continued funding of a full-time Public Health Nurse and Health Aide Interpreter in the amount of $30,512.00.

B. THAT Council approve the other operating costs of the Immigrant Services Centre for which the City has been responsible since its inception in the amount of $23,206.00.

C. THAT recommendations A and B be approved subject to the continued participation of the Federal Government at least at its present level of cost sharing.

Continued . . .

Clause No. 1 Continued

D. THAT the Social Planning Department continue its negotiations with the Secretary of State and the Ministry of Human Resources on behalf of the City for a cost sharing involvement in the operating costs of the Immigrant Services Centre.

2. Teenage Discotheque - 1351 West Broadway

On January 11, 1979, the Committee tabled a Manager's report on the application for a teenage discotheque at 1351 West Broadway pending further information from staff regarding the experience of other municipalities with such establishments.

The Committee had before it for consideration this date a Manager's report dated February 1st, 1979 (copy circulated) in which the Director of Permits & Licenses reported further on the application and enclosed the following report from the Police Department:

'We have discussed this subject with police in the five Lower Mainland municipalities which have 'Teen Discos'. These are Burnaby, Coquitlam, Surrey, North and West Vancouver.

The original Teen Disco was called 'Bumper's' and operated in Burnaby without difficulties for some time. A change in managment resulted in such a drastic increase in drug and liquor problems, the premises were eventually closed down.

Those currently in business have such rules as-strict dress code, require photo identification and proof of age, patrons not allowed in/out privileges, no liquor or drugs on or near premises, and actively co-operate with police in dealing with any problems inside or outside the premises.

It is quite evident from the reports we received that a successful Teen Disco operation depends entirely on the attitude and conduct of management.'

A staff sergeant from the Police Department and Mr. Ken Armstrong of Permits & Licenses Department appeared before the Committee on this matter.

During discussion it was noted that the successful operation of such establishments is dependent upon the capability of the management.

The Police spokesman said the department has no objection and added there had been no problems in outlying areas with these types of discotheques.

Following discussion, it was

RECOMMENDED

THAT the application of Mr. John Jackson to operate a teenage discotheque at 1351 West Broadway be approved, subject to the applicant complying with all City by-laws.

(Alderman Gerard opposed)

Continued . . .

3. Liquor Permit Application - 3680 East Hastings
Development Permit Application No. 82854

The Committee had before it for consideration a Manager's report dated January 25, 1979 on the application of architect A. W. Gray for Development Permit Application No. 82854 at 3680 East Hastings Street, in which the Director of Planning reported as follows:

"The above noted Development Permit Application has been filed to use a portion of the main floor as a cabaret.

This development is situated at the south-west corner of Hastings Street and Boundary Road.

The proposed cabaret will provide an assembly area of approximately 1300 sq. ft., with a maximum seating capacity of 139 seats.

The applicant has advised that the cabaret, to be located in the new building now under construction, will be a continuation of the cabaret ("Diamond Lil's") existing in the previous building prior to demolition.

The Chief Inspector, Liquor Control and Licensing Branch, has confirmed that the cabaret's license has not expired and would be regarded as a continued use.

No complaints have been received from the Health Department. The Police Department has recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet. "

A representative of the Planning Department appeared before the Committee on this matter and pointed out during discussion that the new operation will be under the same management as the cabaret which formerly existed at this location and that there were no problems encountered with the previous operation.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82854 to architect A. W. Gray to use a portion of the main floor at 3680 East Hastings Street as a cabaret.

4. Rooming House at 634 East Georgia Street

The Committee had before it for consideration a Manager's report dated January 16, 1979 (copy circulated) in which the Director of Permits & Licenses, in accordance with the recommendation of the Committee on November 30, 1978, reported on discussions held with the owner of 634 East Georgia Street regarding upgrading the building to an acceptable safety standard.

In the report, the Director of Permits & Licenses suggested that "phase 1" requirements to provide an adequate exit system should be completed within twelve months and that the remaining necessary renovations ("phase 2") be held in abeyance until the report to the Committee from the Downtown Housing Implementation Committee.

Continued . . . .

Clause No. 4 Continued

During discussion, the Director of Permits & Licenses, in response to the Committee, advised that the owner has met all requirements of Health and Fire regulations and that the owner had advised him the major problem of providing a fire escape would be completed within one month.

The Committee felt, however, that twelve months was too long a time period for the phase 1 work to be completed.

Following discussion, it was

RECOMMENDED

THAT Mr. H. Killam, owner of 634 East Georgia Street, be advised that phase 1 of the upgrading required at his building at 634 East Georgia Street be completed within three months;

FURTHER THAT phase 2 be held in abeyance until the Community Services Committee has considered the report from the Downtown Housing Implementation Committee.

5. Nursing Home Facilities

The Committee had before it for information a Manager's report dated December 29, 1978 (copy circulated) in which the Medical Health Officer, responding to recommendations from the Community Services Committee meeting of November 9, 1978, reported on the present staffing of the Community Care Facilities Licensing Office and a general overview of nursing home facilities in the City.

Following consideration, it was

RECOMMENDED

THAT the Manager's report dated December 29, 1978, on nursing home facilities in the City of Vancouver, be received.

6. Community Living Boards

The Committee had before it for information a Manager's report dated January 16, 1979 (copy circulated) in which the Medical Health Officer, responding to a recommendation from the Community Services Committee meeting of February 9, 1979, reported on the operations of Community Living Boards which have been commissioned by the Minister of Human Resources to manage a system of community placement for mentally retarded children and adults most of whom are now in Woodlands School.

In the report, the Medical Health Officer concluded that the Community Living Board should be complimented on its approach; that it has undertaken an extremely difficult task and is proceeding slowly and carefully.

Following consideration, it was

RECOMMENDED

THAT the Manager's report dated January 16, 1979, on Community Living Boards, be received.

Continued . . . .

7. Family and Juvenile Court Committee - Annual Report

The Committee had before it for consideration the annual report to City Council from the Vancouver Family and Juvenile Court Committee (copy circulated) which pointed out a number of by-law infringements in the building at 2625 Yale Street, leased from the City by the Province as a Family and Juvenile Court, have not yet been corrected.

The annual report also noted no information has been made available to City Council or the Family Court Committee by the Attorney-General's office regarding the Attorney-General's announcement in the Spring of 1978 that a new Family Court would be built at 12th Avenue and Cambie.

Members of the Family Court Committee appeared before the Committee in connection with the annual report, but it was the feeling of the Community Services Committee that it should discuss with representatives of the British Columbia Buildings Corporation both matters - the lack of compliance with City by-laws at 2625 Yale Street and the proposed new Family Court at 12th Avenue and Cambie.

The Chairman reminded those present that this matter has been of concern to City Council for a considerable period of time and that as far back as January 24, 1978, a motion had been introduced at Council that the Province be given thirty days notice to vacate 2625 Yale Street.

Following discussion, it was

RECOMMENDED

THAT the annual report from the Family and Juvenile Court Committee be deferred for one week and representatives of British Columbia Buildings Corporation be invited to attend the next meeting of the Community Services Committee to discuss compliance with City by-laws of 2625 Yale Street and the proposed new Family Court facilites at 12th Avenue and Cambie.

The meeting adjourned at approximately 2:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 279 & 280

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

February 8, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 8, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:40 p.m.

PRESENT:	Alderman W. Kennedy, Chairman (Clauses 1 and 2) Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt (Clause 3) Alderman H. Rankin
ALSO PRESENT:	Mayor J. Volrich (Clause 3)
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Cancellation of Bus Stop - Oak at 58th Avenue

Consideration was given to a City Manager's Report dated January 29, 1979 (circulated), in which the City Engineer recommended that a bus stop on the east side of Oak Street at 58th Avenue be cancelled.

The City Engineer reported that a citizens request referred through the Marpole Local Area Planning Office initiated a survey of bus stops on Oak Street, which showed the stops at 57th and 59th Avenues provided good service for the school, hospital and community centre in the area, while the stop at 58th Avenue served no particular purpose. Removal of the 58th Avenue stop would improve bus stop spacing in the area and encourage transit patrons to cross Oak Street at the adjacent light-controlled intersections.

RECOMMENDED

THAT the bus stop on the east side of Oak Street at 58th Avenue be cancelled.

2. Improvements to Nanaimo Street - 29th to 34th Avenues

The Court of Revision on December 7, 1978, did not approve a Local Improvement Project for the installation of pavements and curbs on Nanaimo Street between 29th and 34th Avenues, and instructed officials to report back on future plans for Nanaimo Street, and the Knight/Kingsway area.

In a City Manager's Report dated January 26, 1979 (circulated), the City Engineer discussed the role of Nanaimo Street, the need for improvements and extension to the south, and traffic situations which might arise in other areas of Nanaimo Street, was not developed.

.../2

Clause 2 continued

The report pointed out the Local Improvement Project involved a total of 66 registered owners - 64 residences and two businesses. Objections were filed by 20 owners at the December Court of Revision, equivalent to 30 per cent of the registered owners; 3 half signatures were also filed. The majority of single family home owners did not object. The City Engineer recommended that the Court of Revision motion of December 7, 1978, be rescinded; that the project be undertaken and the City's share of the cost ($411,920) be approved in advance from the 1979 capital budget; and that Nanaimo Street from 29th Avenue to 34th Avenue be designated a "thoroughfare".

The report made particular reference to cost-sharing available under the Provincial Revenue Sharing Program and advised that with this new source of funds Council had established a policy of reducing the owners' share of the costs for projects on arterial streets. This benefit could be extended to the Nanaimo Street home owners.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the question of left turn bays at Knight/Kingsway, raised at the Court of Revision, was considered a departmental priority, but there was no right-of-way at present to enable this project to go forward. Further reports would be submitted on the need to create building lines on Knight Street and Clark Drive, to permit future construction of turning bays at a number of locations.

The Committee was advised that Mr. Chu, an objector at the Court of Revision, had now advised he had now reached agreement with the City on property acquisition and modifcation to his house.

Following discussion, it was

RECOMMENDED

A. THAT the motion of Council of December 7, 1978 be rescinded and that the project for pavements and curbs on Nanaimo Street from 29th Avenue to 34th Avenue (452/1) be undertaken, and that the City's share of the cost ($411,920) be approved in advance from the 1979 Basic Capital Budget; and,

B. THAT Nanaimo Street from 29th Avenue to 34th Avenue be designated as a "thoroughfare" for the purposes of Part I of the Local Improvement Procedure By-law, and that $5441 for the 25 per cent reduction to the Residential Property Owners' share be allocated from the balance of Provincial Revenue Sharing 148-8251.

* * * *

At this point, Alderman Kennedy left the meeting and Alderman Bellamy assumed the Chair.

3. Status Report - Transit Operations

Mayor Volrich was present for the discussion on the City Manager's Report dated February 2, 1979 (circulated), in which the City Engineer reviewed various transit issues now under study and examined proposals for transit improvements.

Clause 3 continued

The City Engineer reported that in previous years, the transit system for the Lower Mainland was planned, financed and operated by B.C. Hydro. Any requests for new service or modifications to the existing service levels were directed to B.C. Hydro for evaluation. Hydro would make decisions, in consultation with the City, on the various proposals, subject to Council approval for new routes and bus stops. With the advent of the Urban Transit Authority Act and the implementation of the Act on April 1, 1979, transit services and financing will become a shared Provincial/Regional/Local responsibility.

The report examined the following three issues which would help identify the most appropriate levels of existing transit services as well as developing a method of evaluating new service proposals:

Issue No. 1 - What is the most appropriate level of transit service for the Lower Mainland?

Issue No. 2 - What specific new routes, improvements, or cutbacks should be incorporated into the transit system?

Issue No. 3 - What kind of commitment should be given to the replacement of the trolley fleet?

The City Engineer suggested Council should transmit a priority listing of the various requests for transit service improvement to the UTA and GVRD. This would assist in the evaluation of each request for inclusion in the first and subsequent annual Operating Agreement.

A proposed transit improvement package was submitted listing the order of priorities in the following major categories:

A. New Services

1. FreeBus established as a regular transit route.
2. Regular service to False Creek, Granville Island and Vanier Park with connections to the downtown.
3. Georgia Street local service to Stanley Park and elimination of Chilco Loop.
4. 25th Avenue crosstown route.
5. 1st Avenue route.

B. Route Modifications

1. Review of service levels on the entire system relative to peak hour, base period and weekend/night services.
2. Analysis of overhead system and trolley services to improve service and identify capital replacement needs.
3. Utilization of the Laing Bridge by Richmond services.
4. Review of Broadway service to achieve improved load factors and service connections between Broadway/Fairview Slopes to downtown.
5. Improved express bus service for Vancouver residents.
6. Review of Hastings corridor services.

C. Route Extensions

1. Revision of downtown services to provide improved circulation and service into the West End.
2. Service extensions into Champlain Heights.
3. Investigate extensions to UBC along Broadway and 4th Avenue routes.
4. Kingsway service extension into Burnaby MetroTown.
5. Extension of Broadway service into Brentwood Shopping Centre.

Clause 3 continued

D. Other

1. Adoption of transportation for the handicapped as a custom transit service.
2. Revision of fare policies incorporating such factors as zone fares, discount fares, transfer improvements, etc.
3. Improved special services to major events, i.e. PNE.
4. Evaluation and implementation of bus priority measures.
5. Improved passenger information procedures.
6. Evaluation of new equipment purchases such as articulated buses.

Following an extensive review of the Manager's Report, Committee members questioned the City Engineer and Assistant City Engineer, Traffic Division, on a number of issues, including the following:

- 25th Avenue Crosstown Proposal

  Mayor Volrich advised he did not feel it should be assumed the 25th Avenue route will be implemented - it was a very contraversial issue. He inquired what the City was prepared to do before the matter was advanced to the UTA.

  Alderman Rankin stated there were no alternatives to 25th as a crosstown route between Broadway and 41st Avenue because of the lack of through streets.

  Alderman Boyce recalled the 49th Avenue service had been subject to great opposition by residents along the route, but was now accepted as a vital link in the transit system. She requested staff prepare a statistical analysis of the 25th Avenue route.

  Mr. Curtis stated earlier discussion by Council on the 25th Avenue bus proposal generated over 200 letters in opposition. The matter was not pursued because Hydro indicated it was a low priority and equipment was not available. He agreed to report back on this matter. Mr. Rudberg noted cost of implementing this service was estimated in the $800,000 to $1 million range.

- Smaller Vehicles on Marginal Routes

  Alderman Rankin referred to the need to encourage ridership as an additional source of income rather than cutting back service with a resultant falling off in patronage. He asked whether it was feasible for smaller transit vehicles to operate in marginal areas.

  Mr. Rudberg advised route costs varied considerably - from 18¢ per passenger for the FreeBus to $10.00 per passenger on marginal routes. This was the type of data the Traffic Division was gathering. For smaller vehicles, costs were primarily for labour and these costs remained the same for large or small vehicles. However, small buses were more costly because maintenance and parts costs were higher.

Clause 3 continued

- Stanley Park Service

The Committee was advised it was proposed to eliminate the Chilco Loop and bring buses into Stanley Park under the Overpass thus enabling park visitors to park their cars uptown, bus to the Park and connect with a round-the-park bus service.

Alderman Boyce requested further details on this proposal and its relationship to the Harbour Park site.

- Bus Fleet Requirements

Alderman Harcourt referred to statements in the report dealing with the replacement of the Trolley fleet, 250 vehicles now 30 years old. B.C. Hydro was recommending a commitment be given to replace the fleet and Alderman Harcourt questioned whether replacement costs would be dumped on the City in the next two years. Many of the trolleys were in such poor shape there was a real danger of "hot" buses. Insulation was starting to create serious problems and many could not operate in snow, others shorted out in rain. Alderman Harcourt felt strong representations should be made to the Provincial Government and staff be requested to look into the matter and report back as quickly as possible.

Mayor Volrich commented that the UTA staff were already investigating. The matter had come before the UTA Board and there had been assurance that the buses posed very little risk.

Following further discussion, it was

RECOMMENDED

A. THAT the transit improvement package contained in the City Manager's Report dated February 2, 1979, be transmitted to the GVRD and UTA for review and possible incorporation in the first annual Operating Agreement.

B. THAT the UTA be requested to give serious consideration to the condition of the trolley bus fleet operating on Vancouver streets.

* * * * *

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 281

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

FEBRUARY 8, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 8, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Mayor Volrich

ABSENT : Alderman Marzari

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Preliminary Report on the 1979 Operating Budget Estimates

The Committee considered the attached Manager's report dated February 1, 1979 wherein the Director of Finance gave a preliminary report on the 1979 Operating Budget Estimates. The 1979 Revenue and Expenditure estimates submitted by Civic Departments and Boards are summarized in the report and show, in total, estimated revenues of $183,292,178 and estimated expenditures of $185,932,906. The excess of expenditures over revenues, which amounts to $2,640,728 is the present budget deficit before any adjustment to the tax levy, and before the detailed review of departmental submissions and other budget detail. The Provincial Government restrictions alter the effect of this picture, as described in the attached Manager's report.

At this point in time, the following reflects officials' understanding of the regulations as they affect the City of Vancouver.

(a) The 1977 and 1978 revenue fund surpluses are to be brought into revenue for 1979.

(b) The 1979 general purposes mill rate is not to exceed the 1978 mill rate.

(c) The 1979 operating budget (excluding Sewer, Water, and Debt Charges) is not to increase by more than 5% over the final budget for 1978.

In Appendix "A" to the Manager's report, the preliminary budgeted expenditures are summarized in a form that separates those items which are subject to the Provincial 5% budget limitation. The following is a summary of the analysis:

...../2

Clause #1 continued:

1978 Final Budget (per limitations)	$ 136,209,606
Add: 5% allowable increase	6,810,480
1979 Allowable Budget	143,020,086
1979 Preliminary Budget	146,832,088
1979 Budget Reduction Required	$ 3,812,002

In comparing the budgeted excess of expenditures over the Provincial limitations of $3,812,002, to the current budget deficit of $2,640,728, it is evident that not only will the budget deficit have to be eliminated, but expenditures will have to be reduced an even further $1,170,000 in order to meet the Provincial limitations. This would produce a budgeted surplus of $1,170,000. It was reported that as the City cannot budget for a surplus, the Finance Committee will want to consider whether the surplus will be eliminated through a reduction in the Mill Rate, or a reduction in the Business Tax, or both.

It was noted that the Budget Review Committee will review the Operating Budget Estimates with the Department Heads and Boards following the guidelines set out in the recommendations in the Manager's report. Subsequently, the Finance Committee will receive the Interim Budget which would contain the preliminary budget, plus adjustments, recommendations of the Budget Review Committee, and other analysis of departmental operations. The Finance Committee has scheduled three meetings for detailed review of the departmental budgets in April.

Following further discussion, it was

RECOMMENDED

A. THAT the Manager's report be received for information, and

B. THAT the City Manager and Director of Finance be instructed to meet with Department Heads and Boards to review the 1979 Operating Budget as submitted and

(i) To make such reductions in the basic Operating Budget Estimates as necessary so that the budgets, as adjusted, provide only funds required to maintain current standards of service as approved by Council.

(ii) To eliminate all requests for increases in standards of service from the Supplemental Budget Estimates, allowing only those items considered essential to meet increased volumes of work or items which would clearly increase the operating efficiency of the Department or Board.

(iii) Report all adjustments to the Budget during reviews to the Committee on Finance and Administration.

C. THAT no funds be transferred from the Sinking Fund or the U.S. Premium Liability Reserve to the Operating Budget for 1979.

D. THAT the City Manager and Director of Finance report, as part of the budget reporting process, to Finance Committee on options necessary to reduce expenditure estimates to meet the Provincial budget limitations.

...../3

2. Business Tax Rate Change for 1979

The Committee considered the attached Manager's report dated February 1, 1979 wherein the Director of Finance reported that the City has two major tax revenue sources, being the property tax and the business tax. Both tax sources are dynamic in that the tax base for both is growing with inflation in real estate values and with new construction. The tax rate for business taxes is adjusted only on a periodic basis and the last adjustment was in 1973 at which time it was increased from 8½% to 9½%. The tax rate for general purposes property taxes is adjusted on an annual basis to reflect the residual revenue requirements necessary to produce a balanced budget. The purpose of the Manager's report is to raise for consideration whether the tax rate for business taxes should be adjusted for 1979.

The Manager's report outlines the business tax profile, 1979 business tax assessments, objectives for business tax, possibility of a business tax rate reduction and effects of possible business tax rates.

In the 1979 Preliminary Operating Budget, it was reported that the preliminary budget deficit for the City is $2,640,728. It was also reported that the City must reduce expenditures by $3,812,002. in order to meet the Provincial 5% budget limitation. Based on current projections of revenue (which assume no change in the mill rate or business tax rate), the City will have a surplus of $1.17 million after the Provincial limitations have been met. It should be noted that these revenue estimates may change prior to the final budget, especially when more information is available regarding the 1978 Surplus on Revenue. However, this surplus will have to be eliminated and the most likely methods would be to reduce business taxes or general purposes property taxes, or both.

It would, therefore, be possible to reduce the tax rate for business tax in 1979. However, it should be noted that the decrease in rate considered possible would still mean that the total revenue collected in 1979 from business tax would increase over 1978 and it would be unlikely that any business would experience a tax reduction in 1979 over 1978 unless its area of activity were experiencing a decline and its rental value had declined or remained unchanged.

A change in the business tax rates could be expected to have the approximate effects on business tax revenue shown in the following table.

ESTIMATED CHANGE IN REVENUE
FROM BUSINESS TAX
UNDER VARIOUS BUSINESS TAX RATES

TAX RATE	BUSINESS TAX REVENUE	% CHANGE OVER 1978	BUSINESS SHARE OF BUSINESS TAX & GENERAL TAX
9½%	$21,652,000	+ 9.2	54.4%
9¼%	21,145,000	+ 6.6	54.2
9 %	20,504,000	+ 3.4	53.9

...../4

Clause #2 continued:

The rate changes shown make only a small difference in the share of City tax revenues paid by business but the rate of increase in business tax between 1978 and 1979 could be cut back significantly. Nine percent is the lowest rate considered because it means a $1.1 million decrease in 1979 business tax from the level estimated with the present 9½% rate. This would use up the surplus that the present budget is contemplated to have. A 9¼% rate would mean a $.5 million decrease in revenues over the 9½% rate.

During the ensuing discussion, the Committee generally agreed that there should be a cut in business tax rate for 1979, but concern was expressed about the implications of a cut of more than ½% on the next year's budget.

Following further discussion, it was

RECOMMENDED

THAT the business tax rate be reduced from 9½% to 9% for 1979 and the Director of Legal Services be requested to draw up the necessary amending by-law.

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The meeting adjourned at approximately 4:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 8, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATION

1. Shaughnessy Hospital Plan

The Committee considered a report of the City Manager dated February 1, 1979 (copy circulated) in which the Director of Planning advises of the increasing number of enquiries related to possible rezonings or redevelopment of RS-1 properties in the immediate vicinity of Shaughnessy Hospital and the negotiating of options in the 800 Block West 32nd Avenue with the intent to secure sufficient land for rezoning for possible construction of medical office buildings.

The report also outlines other projects in the Shaughnessy Hospital Area where preliminary planning is under way. It also notes that with respect to visual and traffic/parking impacts of the hospital itself, conditions of rezoning and of the development permit have been negotiated to minimize these impacts, however, there are no clearly defined policies dealing with impacts related to ancillary development in the surrounding community.

The Director of Planning submitted for Committee's consideration:

a) Maintaining single family residential development and not considering rezoning applications from RS-1, or

b) Developing policies and guidelines to direct any development pressures in this area.

Also before the Committee were:

a) A petition submitted by Mr. H. Gordon-Cooper signed by surrounding residents stating they were opposed to rezoning and redeveloping the area for medical office, commercial or further institutional facilities.

b) A letter dated January 31, 1979 from Mr. L. Guincher to the Director of Planning indicating that he intended to proceed with a rezoning application for medical facilities in due course. The letter was supported by a petition containing 18 names in favour of rezoning the area for the development of medical offices and related facilities.

The Chairman advised that two letters had been received--one from the Shaughnessy Heights Property Owners' Association supporting

cont'd....

Clause No. 1 cont'd:

the first approach submitted by the Director of Planning that no rezoning applications from RS-1 be considered. They urged the Committee to honour past assurances of Council to local residents that impacts to the community would be minimized as much as possible. Another letter had been received from Mr. Guincher indicating that he had decided not to go ahead with a rezoning application for a medical building without the Planning Department's support.

Mr. J. Smith appeared before the Committee with a petition containing 86 signatures opposing any further rezoning of residential property in the area.

Mr. Smith noted other concerns of the residents mentioned in the Manager's Report:

- The future of the Workers' Compensation Board facilities.
- The future of the present Grace Hospital.
- An enquiry as to the possibility of building a hotel/motel complex on the southwest corner of King Edward and Oak St.
- Possible expansion of the Red Cross Centre.
- A proposal by the Easter Seal Society to construct a hostel adjacent to the new Children's Hospital. This proposal has received neither community nor City approval.

as well as concern that there will be an attempt to expand facilities on the Shaughnessy Hospital property.

The Committee requested that the Planning Department prepare a report on the above concerns.

There was a discussion with respect to what the boundaries would be if the Committee and Council agreed that no rezoning applications from RS-1 would be entertained. Mr. Spaxman, Director of Planning, indicated that the report was concerned only with the 800 and 900 Blocks West 32nd Avenue. The Committee suggested King Edward to 37th Avenue, Cambie to Granville. The Acting City Manager suggested that the Director of Planning report back on appropriate boundaries.

RECOMMENDED

A. THAT existing single family residential development be maintained.

B. THAT the Director of Planning be instructed not to consider any rezoning applications from RS-1.

C. THAT the Director of Planning be instructed to develop a policy noting that future development of the Shaughnessy Hospital site should conform totally to the existing CD-1 By-law.

D. THAT the Director of Planning report back on appropriate boundaries relating to Recommendation B.

2. V.C.P.C. Concerns re Airport Growth

The Committee considered a report of the City Manager dated January 23, 1979 (copy circulated) in which the Director of Finance reports on a request of a member of Council that the Mayor and the City's Industrial Development Officer consult with other affected municipalities on several matters, including the matter of airport expansion.

cont'd....

Clause No. 2 cont'd:

The Economic Development Officer forwarded letters to the Administrators of other municipalities enquiring if they had any specific concerns about the future of the Vancouver International Airport.

Most other municipalities supported the position taken by the Vancouver Planning Commission and have indicated that we should contact the Federal Government to let them know of the communities' general position and should also involve the Greater Vancouver Regional District in this particular matter.

The summary of the responses from the municipalities is attached as Appendix I to the report of the City Manager dated January 23, 1979.

RECOMMENDED

THAT the report of the City Manager dated January 23, 1979 be received for information.

The meeting adjourned at approximately 3:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 282

VI

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Puil
Alderman Kennedy

CLERK TO THE COMMITTEE : E. Bowie

RECOMMENDATION

1. Chinatown Historic Area Streetscape Improvement Project
Street Lighting Alternatives

The Committee had for consideration a Manager's Report dated February 12, 1979 (copy circulated) in which the City Engineer and Director of Planning report on the street lighting changes proposed for the Pender Street Beautification Project for Chinatown.

The report compares the use of incandescent lamps to colour-improved mercury vapour lamps and reviews the policy on appropriate levels of illumination.

The report notes the following comparisons for consideration by the Committee:

- Type of Lamps

  a) Incandescent Lights
  b) Colour-improved mercury vapour lamps
  c) Upper lights mercury vapour; lower pedestrian lights incandescent

- Appropriate Level of Illumination

  a) Retain the existing lighting level of 1 - 1.2 foot candles
  b) Increase the lighting level to 2 foot candles

Present for discussion of this matter were:

- Mr. M. Kemble, Chinatown Planner

- Mr. R. Boyes, Deputy City Engineer

- Mr. R. Young, Chairman, Chinatown Historic Area Planning Committee

- Prof. Johnson, Dept. of Sociology, U.B.C.

- Mrs. N. Sterne, Heritage Advisory Committee

Mr. Kemble, with the aid of charts and photographs compared the area as it is now and what the Planning Department feels would happen should the colour-corrected mercury lights be installed.

cont'd....

Clause No. 1 cont'd:

Because of the historical designation of Chinatown he stressed the need to preserve the older character of lighting which contributes to the heritage characteristics of the area. The predominant colouring of neon signs and building exteriors in the Chinatown area are in the warm colour spectrum of reds and yellows and incandescent lighting complements and emphasizes these colours. High intensity lighting (mercury vapour) would tend to reduce the warm colouring. He stated that there would be little or no capital costs in the retention of the present incandescent lighting.

Mr. Boyes stated that the use of incandescent lighting involves higher operating and maintenance costs and pointed out that the colour of the more efficient lamps is almost indistinguishable from the incandescent lamps.

The minimum levels of lighting adopted by the City are based on the roadway lighting practises recommended by the Illuminating Engineering Society. Mr. Boyes stated that the major streets in the downtown area are at the level of 3 foot candles. The Engineering Department feels that Pender Street should be considered the same as other downtown streets because of the high pedestrian volume and the substantial transit activities. Studies have shown that the highest percentage of accidents (70%) occur between 9 p.m. and 7 a.m. in this area. While the total cause of these accidents cannot be placed on the lighting alone, the light and dark areas created by incandescent lamps, street signs and shops are a significant factor. The installation of the corrected mercury vapour lamps would give a more uniform illumination to the area.

After reviewing the concerns of the Planning Department and Advisory groups in Chinatown, the Engineering Department feels that a reduction from the 3 foot candles standard would be appropriate, but recommends that the illumination level for this section of the street be not less than 2 foot candles.

Mr. Young and Prof. Johnson supported the retention of incandescent lighting at the present level of 1.2 foot candles and Mrs. Sterne submitted a letter on behalf of the Heritage Advisory Committee dated February 15, 1979 (copy circulated) supporting the retention of the incandescent quality of lighting in the Chinatown beautification area.

Following discussion, the Committee

RECOMMENDED

A. THAT the type of street lighting proposed for the Chinatown Historic Area Streetscape Project (Pender Street) be incandescent.

B. THAT the existing lighting level of 1 - 1.2 foot candles be retained.

(Alderman Puil wished to be recorded as opposed to Recommendations A and B and Alderman Harcourt wished to be recorded as opposed to Recommendation B.)

The meeting adjourned at approximately 2:55 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 283

DISTRIBUTED MONDAY

VII

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

February 15, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 15, 1979 in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

RECOMMENDATION

1. Request to Hold International Marathon Roadrunning Race on City Streets

The Committee considered a City Manager's Report dated February 8, 1979 (circulated), in which the City Engineer reported on a request to hold an International Marathon Running Race on City streets on Sunday, May 6, 1979, between 7:30 a.m. and 12:00 noon.

Mr. H. Crawford, Supervisor, Traffic Division, addressed the Committee on this application by the Lions Gate Roadrunners' Club, an affiliate of the B.C. and Canadian Track and Field Associations. He advised in previous years the Marathon had been run within the confines of Stanley Park, but the pavement within the Park does not meet international standards and permission was sought to stage this year's Marathon partially on City streets.

Temporary regulations involving suspension of transit services on the Marathon route, and police control of intersections would be involved, but it was not felt there would be too much disruption of traffic. The sponsoring club had been assured by the Department of National Defense that 300 Service personnel would be available to act as marshalls and supervise participants in the Marathon.

RECOMMENDED

THAT approval be given to hold the International Marathon Running Race on May 6, 1979, and that the City Engineer and Chief Constable be authorized to approve the details subject to the following conditions in accordance with the Festival guidelines as approved by City Council:

.../2

Clause 1 continued

A. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed event, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

B. That all relevant licenses and permits be obtained by the applicant prior to the event.

C. That the cost of temporary traffic controls be borne by the applicant.

D. That the cost of any street cleaning over and above normal street cleaning be borne by the applicant.

* * * * *

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 283

CITY OF VANCOUVER

SPECIAL COUNCIL - FEBRUARY 20, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, February 20, 1979, at approximately 2:00 p.m. in the Council Chambers, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: R. Henry

1. Rezoning Application - 6137 Cambie Street

An application was received from Mr. Gordon Yuen, Architect, requesting an amendment to the existing CD-1 Comprehensive Development District By-law No. 3907, which forms part of the Zoning and Development By-law No. 3575, whereby the property at 6137 Cambie Street (Lot 2 of Lot B, Block 1008, D.L. 526, Plan 10803), may be used for the development of a church.

The existing CD-1 Comprehensive Development District permits 'institutional' uses only.

The Director of Planning also made application to amend the CD-1 By-law to establish provisions governing the lands within this CD-1 area.

Council heard representations from the following:

- Mr. McCuish opposed the application as he was of the opinion there was insufficient parking in the area.
- Mr. Bell expressed concern with respect to the parking problems in the area.
- Mrs. Schneider cited the problem of available parking.

In considering this application, the Council expressed concern on the problems of off-street parking in this general area.

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the foregoing applications from Mr. Gordon Yuen and the Director of Planning be approved, and the Director of Legal Services be instructed to prepare and submit the necessary by-law amendments.

- CARRIED UNANIMOUSLY

- - - - -

The Special Council adjourned at approximately 2:20 p.m.

- - - - -

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of February 20, 1979, adopted on March 6, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 6, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend D.N. Moffat, of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the K.A.T. Alternate School of Kitsilano Secondary under the director of their teacher, Mr. David Morgan.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the Minutes of the following meetings be approved:

Regular Council (except 'In Camera') - February 20, 1979

Special Council (Public Hearing) - February 20, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Amendments to the Central Waterfront Official Development Plan

Council on February 20, 1979, considered a report of the City Manager dated January 29, 1979, in which the Director of Planning reported on amendments to the Central Waterfront Official Development Plan. In this report the Director of Planning recommended:

A. That City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Amendments to the Central Waterfront Official Development Plan (Cont'd)

B. That the Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

In the report the City Manager recommended:

1. Council specifically confirm its decision that there be no residential in the Central Waterfront;

2. The foregoing recommendations of the Director of Planning be approved.

Also before Council at that time was a letter from the General Manager, Port of Vancouver, and a communication from the Chairman of the Vancouver Economic Advisory Commission, giving the development community's comments on this matter. Further consideration of this matter was deferred to today's meeting to permit Council members the opportunity of considering the Economic Advisory Commission's comments.

Before Council this day was a report from the Director of Planning dated March 1, 1979, commenting on the letter from the Vancouver Economic Advisory Commission; a memorandum from the Director of Finance and City Engineer on the Waterfront Report. In this letter the two officials stated that in their opinion the density for commercial use on the waterfront should be raised to the original FSR's proposed by the Director of Planning when he was including residential.

Circulated this day was a letter dated March 6, 1979, from Marathon Realty Company Limited reiterating some of their comments made at the Public Hearing on the Central Waterfront Development Plan held on October 31, 1978. The letter also protested the reduced densities for this Central Waterfront area proposed by the Director of Planning in his report dated January 29, 1979.

MOVED by Ald. Puil,
THAT the following recommendation of the Director of Planning be approved:

'City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978), except the maximum development density in F.S.R. Sub-Area 1 be 3.0 and for Sub-Area 2 - 3.25.'

- (deferred)

MOVED by Ald. Puil,
THAT consideration of this whole matter be deferred for one week to give the Director of Legal Services an opportunity of providing a legal opinion.

- CARRIED UNANIMOUSLY

During discussion of this matter the Mayor indicated that pending the outcome of the discussion at Council on March 13, 1979, the City Manager could discuss with the Director of Planning what further reports are necessary to assist Council in its deliberations on this matter.

* * *

At this point in the meeting Council agreed to vary the agenda to consider the City Manager's Report dated March 1, 1979, on 1979 "Goals for Vancouver" Program, distributed this day.

* * *

CITY MANAGER'S AND OTHER REPORTS

G. 1979 "Goals for Vancouver" Program

In this report the City Manager recommended as follows:

A. That the 1979 Work Program of the Vancouver City Planning Commission for developing 'Goals for Vancouver' be endorsed in principle.

B. That the following Recommendations 2 and 3 of the Vancouver City Planning Commission be approved:

'That the City Manager be instructed to make application to the Provincial Ministry of Municipal Affairs for a 1979 Municipal Planning Grant in the amount of $75,000.'

'That the Planning Department and other civic staff provide input into the goals-setting process within the constraints of existing resources.'

C. That a further interim expenditure of $7,000, to be repaid from the Provincial grant, be approved to fund project staff until June.

and submitted the following for the consideration of Council:

D. That a special contribution in the form of a grant to one of the major elements of the Program in the amount of $15,465 be approved, this amount to include the interim advances totalling $15,000.

OR

E. That the Vancouver City Planning Commission be requested to reexamine its Program with a view to a reduction of $15,465; to be finalized when Provincial funding is known.

MOVED by Ald. Harcourt,
THAT the recommendations A, B, and C of the City Manager contained in his report dated March 1, 1979, be approved.

FURTHER THAT recommendations D and E of the City Manager contained in this report be deferred pending a response from the Provincial Government on the City's request for funding.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT consideration of this report be deferred for two weeks to provide the Vancouver City Planning Commission an opportunity to assimilate the comments made by Council members at the Special Meeting held earlier this day.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

The motion to defer having lost the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY.

* * *

At the request of Alderman Little, Council agreed to vary the agenda to reconsider the matter of the Dance Machine - 887 Seymour Street.

* * *

UNFINISHED BUSINESS (Cont'd)

2. Dance Machine - 887 Seymour Street

Alderman Little referred to Council's action at its meeting of February 20, 1979, re the Dance Machine - 887 Seymour Street, at which time Council approved the recommendation of the Director of Permits and Licenses to require the operator of the Dance Machine to show cause why their business license should be renewed.

Reference was made to the indication in the Minutes that the lawyer for the Dance Machine would be unable to appear before Council until Tuesday, April 3, 1979, and concern was expressed over the delay in these proceedings.

MOVED by Ald. Little,
THAT the operator of the Dance Machine be advised that Council will proceed with the show cause hearing on his premises at its meeting of March 20, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Sunday Shopping Hours in the Chinatown and Gastown Areas

In a letter dated February 18, 1979, Mr. Frank Helden requested an opportunity to address Council on the report of the Standing Committee on Community Services on Guidelines on Sunday Store Closing.

Council noted that requests to address it were also received from the Chinatown Historic Area Planning Committee and the Chinese Benevolent Association.

MOVED by Ald. Rankin,
THAT the delegation request be approved and consideration of the report of the Standing Committee on Community Services be deferred for one week.

- CARRIED UNANIMOUSLY

2. Transportation for the Handicapped

Council noted a number of delegation requests to speak to it when the report on Transportation for the Handicapped is next before Council.

MOVED by Ald. Rankin,
THAT the delegation requests be approved and that they be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. B.C. Track & Field Association - Grant Request

In a communication dated February 26, 1979, the B.C. Track & Field Association requested a contribution of $100 from the City to defray the cost of a reception at the International Amateur Athletic Federation meeting in Ireland.

MOVED by Ald. Puil,
THAT this grant request be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

4. Joint Labour Negotiations

Council noted a letter dated February 27, 1979, from the Canadian Union of Public Employees, requesting an opportunity of addressing Council this day when the City Manager's Report on Joint Negotiations with C.U.P.E. and the C.U.P.E. draft 1979 Protocol Agreement is before it later this day.

The Mayor advised that the representatives of the Union had since indicated that they did not wish to appear before Council, but rather asked that Council take into consideration the Union's comments in its draft previously circulated to Council. Council then considered the report of the City Manager dated March 2, 1979 on Joint Negotiations with C.U.P.E. in which the City Manager recommends that Council approve the draft 1979 C.U.P.E. Protocol Agreement attached to his report, as a basis for negotiations with the Union.

MOVED by Ald. Puil,
THAT the written submission from C.U.P.E. Local 1004 be received and the above recommendation of the City Manager contained in his report dated March 2, 1979, be approved.

- CARRIED

(Alderman Rankin opposed.)

5. Vancouver Skal Club - Grant in Lieu of Rental of Q.E. Theatre

In a letter dated September 19, 1978, the Vancouver Skal Club requested Council to consider granting rent-free use of the Queen Elizabeth Theatre on Saturday, April 29, 1979, from 9:30 a.m. to 12:00 noon, for the official ceremonies of the North American Skal Congress.

MOVED by Ald. Puil,
THAT the request of the Vancouver Skal Club for rent-free use of the Queen Elizabeth Theatre on Saturday, April 28, 1979, from 9:30 a.m. to 12:00 noon be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Proposed N.I.P. Street Works Project for Kiwassa

Mr. D.T. Berg, Chairperson, Kiwassa N.I.P. Committee, in a letter dated March 2, 1979, requested an opportunity of addressing Council when the report of the Standing Committee on Finance and Administration on Kiwassa N.I.P. - Finance for Paving and Sidewalk Project, is before it later this day.

MOVED by Ald. Rankin,
THAT the request be granted and the delegation be heard when the report is before Council later this day.

- CARRIED UNANIMOUSLY

7. Emergency Planning

Council noted the following memorandum from the Mayor dated March 5, 1979, on Emergency Planning:

" At the request of the City of Vancouver's Emergency Planning Committee, Emergency Planning Canada and the Provincial Emergency Programme held a seminar in Vancouver on emergency planning for representatives from the Lower Mainland municipalities.

This seminar identified serious deficiencies in areas of Provincial emergency planning which hinder the development of emergency plans in the Lower Mainland.

The members of the seminar therefore recommended:

1. that the Province provide leadership and funding to facilitate adequate co-ordination of emergency plans in Lower Mainland municipalities, consistent with the terms of the Emergency Programme Act and the requirements of Lower Mainland municipalities;

2. that the Province more adequately define the responsibilities of municipalities for emergency planning;

3. that incentive be provided to municipalities in the development of emergency plans by

   a) exempting municipal expenditures on emergency planning programs from the 5% ceiling on municipal budgets, and

   b) exempting municipal capital expenditures on emergency equipment and materials from Provincial and Federal sales tax. "

I RECOMMEND approval of the above recommendation, and that the City ask the U.B.C.M. to support them and to join with us in pressing this matter with the Province.

MOVED by Ald. Puil,
THAT the recommendations of the Mayor quoted in his memorandum dated March 5, 1979, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT MARCH 2, 1979

Works & Utility Matters
(March 2, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: High Pressure Sodium Street Lights
Cl. 2: Local Improvement Procedure By-law - Amendment
Cl. 3: Proposed Redevelopment of Sigurdson's Millwork Site; N/E 6th Avenue and Birch Street

Clauses 1, 2 & 3.

MOVED by Ald. Puil
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2 and 3, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(March 2, 1979)

Food Management Service -
Cordova House & Continental Hotel
(Clause 1)

MOVED by Ald. Little
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 2, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Kensington N.I.P. - Appropriation of Funds: Improvements to Sir Richard McBride School Playground
Cl. 2: Riley Park N.I.P. - Appropriation of Funds: Roller Skates for Riley Park Ice Rink
Cl. 3: 2705 Point Grey Road - D.P.A. No. 83253
Cl. 4: Hardship Appeals
Cl. 5: Grandview-Woodland N.I.P.: Laura Secord School Gymnasium
Cl. 6: Mount Pleasant N.I.P. - Bus Shelters
Cl. 7: Kensington N.I.P. - Retention of Consultant for Phase II of Kensington Park Playing Field Design

Clauses 1 and 2

MOVED by Ald. Boyce
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application
2705 Point Grey Road
(Clause 3)

MOVED by Ald. Puil
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters (Cont'd)

Hardship Appeals
(Clause 4)

MOVED by Ald. Puil
THAT, as a standing policy, Council declare that once refused no hardship reapplications will be considered with respect to the same premises for the next twelve month period, provided that this policy may be waived by Council in special circumstances.

- CARRIED UNANIMOUSLY

Grandview-Woodland N.I.P.;
Laura Secord School Gymnasium
(Clause 5)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

At the request of a Council Member, the Mayor directed the City Manager to investigate agreements currently existing between the School Board and the City with respect to continued use of school gymnasiums by the public.

Clauses 6 and 7

MOVED by Ald. Puil
THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(March 2, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: New By-law to Provide Pensions for Members of Council
Cl. 2: Appointment of External Auditors 1979
Cl. 3: B.C. Council of Public Sector Employers - Funding for 1980

New By-law to Provide Pensions
for Council Members
(Clause 1)

MOVED by Ald. Boyce
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters (Cont'd)

Appointment of External Auditors 1979
(Clause 2)

MOVED by Ald. Puil
THAT the firm of Thorne, Riddell and Company be appointed auditors for the City of Vancouver for the year 1979, at a fee of $67,000 in accordance with the terms as to scope and responsibility as set out in Parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962, submitted by the Board of Administration and adopted by Council on January 23, 1962.

- CARRIED UNANIMOUSLY

B.C. Council of Public Sector
Employers - Funding for 1980
(Clause 3)

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(March 2, 1979)

Change in Superannuation Provisions
Fire Alarm Operators
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 2, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Demolition - 467 West Tenth Avenue
Cl. 2: Rental Review - City Lease of Portion of C.P.R. Right-of-Way 41st Avenue and West Boulevard
Cl. 3: Rental Adjustment - Between 5th and 6th Avenues, East of Fir Street
Cl. 4: Lease Renewal - N/E Corner of Robson and Cambie Streets
Cl. 5: Ground Lease Terms - The Wellington Society
Cl. 6: Sale of Property - S/S 300 Block East King Edward Avenue

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. Manager's Report
(February 13, 1979)

Riley Park N.I.P. - Community Vans Transport

During discussion of this report the City Manager advised that the C.M.H.C. is approving, as an exception, the purchase of these vans by the Riley Park N.I.P., but has indicated it will not approve any similar requests for any other N.I.P. areas.

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Alderman Puil opposed)

DELEGATIONS

1. Rezoning Application - 6364 Victoria Drive

Council, on February 20, 1979, deferred consideration of the City Manager's report dated February 16, 1979 to permit the applicant an opportunity to address Council.

The report of the City Manager, dated February 16, 1979 dealt with an application from Mr. B. Taverna for an amendment to Zoning and Development By-law No. 3575 whereby the property at 6364 Victoria Drive be rezoned from RT-2 Two Family Dwelling District to C-2 Commercial District to construct a two-storey building with commercial space on the ground floor and two dwelling units on the second floor. In this report the City Manager supported the recommendation of the Director of Planning that this application be not approved.

Mr. Nazario addressed Council on behalf of the applicant and urged that Council approve Mr. Taverna's rezoning application.

MOVED by Ald. Marzari
THAT the recommendation of the City Manager contained in this report be approved and, therefore, the application of Mr. B. Taverna to rezone 6364 Victoria Drive from RT-2 Two-family Dwelling District to C-2 Commercial District to construct a two-storey building with commercial space on the ground floor and two dwelling units on the second floor, be not approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(February 28, 1979)

Management Procedure and Organization Structure-Development of the CPR-Pier B.C. Complex, including the Trade Convention Centre

When considering this report Council noted a letter circulated this day from Marathon Realty Company Ltd., dated March 6, 1979 on Pier B.C. Trade Convention Centre. In the letter Marathon Realty Company Ltd., indicated it will endeavour to work with the City in negotiating a mutually satisfactory agreement on the use and development of its upland property in conjunction with the development of Pier B.C. The letter also stated that any agreement between Marathon and the City with respect to this property would have to be detailed and specific and, if appropriate, the performance of the City guaranteed by an Act of the Provincial Legislature. In addition, it was stated that the proposed relationship that may exist between a Project Director employed by the City and a private sector Project Director will require further elaboration.

Cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Development of CPR-PIER B.C. Complex, including the Trade Convention Centre (Cont'd)

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

D. Joint Negotiations with C.U.P.E

For Council action on this report, see page 5.

E. Manager's Report
(February 28, 1979)

Urban Demonstration Projects

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. Manager's Report
(February 21, 1979)

Renovations - Connaught Park Fieldhouse

MOVED by Ald. Harcourt
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

G. 1979 "Goals for Vancouver" Program

For Council action on this report, see page 3.

I. Report of Standing Committee on Community Services
(February 15, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Park Board Appeal re Youth Projects in Strathcona, Hastings-Sunrise and Grandview Areas
Cl. 2: Family Court Committee re Juvenile Detention Home, 2625 Yale Street
Cl. 3: Curb Ramps in the Downtown Eastside Area
Cl. 4: Progress Report - Detention of Mentally Ill Persons in City Jail
Cl. 5: Guidelines on Sunday Store Closing

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services (Cont'd)

Park Board Appeal re Youth Projects in Strathcona, Hastings-Sunrise and Grandview Areas (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy and Puil opposed)

Clauses 2, 3 and 4.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Guidelines on Sunday Store Closing (Clause 5)

Council had agreed earlier this day to defer consideration of this clause to the next meeting of Council to permit the hearing of delegations.

MOVED by Ald. Rankin
THAT recommendation A of the Committee contained in this clause be amended by deleting the words "on Sundays and" and inserting the words "or on" in lieu thereof.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Planning & Development (February 15, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Area Development Plan for Area 6, Phase 2, False Creek - Suggested Amendments Regarding Household Mix
Cl. 2: Par Value Co-operatives, Lots 51 and 53, Phase 2, Area 6, False Creek
Cl. 3: False Creek, Area 6, Phase 2 - 1979 Capital Budget
Cl. 4: Review of the Fairview Slopes Policy Plan

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Part Report of Standing Committee on Transportation (February 15, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Bus Stop Alterations on Cornwall at Walnut and Cypress Streets
Cl. 2: Review of Traffic Conditions at the Intersection of Grandview Highway and Slocan Street

Clauses 1 and 2

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance & Administration (February 15, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Greater Vancouver Convention & Visitors Bureau - 1979 Grant Request
Cl. 2: The University Women's Club of Vancouver - 1979 Grant Request
Cl. 3: Champlain Heights Recreational Facilities Centre - Phase I
Cl. 4: Cultural Grant Requests 1979

Greater Vancouver Convention & Visitors' Bureau - 1979 Grant Request (Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Marzari opposed)

The University Womens' Club of Vancouver - Grant Request (Clause 2)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Champlain Heights Recreational Facilities Centre - Phase I. (Clause 3)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

The Council recessed at 3:45 p.m. to reconvene in the Council Chamber at 4:10 p.m. with the same Members present.

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration (Cont'd)

Cultural Grant Requests
(Clause 4)

MOVED by Ald. Puil
THAT Council approve the following grants as recommended by the Committee, subject to conditions outlined by the Social Planning Department:

Organization	Committee's Recommendation
Anna Wyman Dance Theatre.	5,650
Axis Mime Theatre Society	2,100
B.C. Boys Choir	2,600
Canadian Music Centre	5,150
Carousel Children's Theatre	4,120
Cecilian Ensemble	1,100
Circus Minimus	550
Community Music School of Greater Vancouver.	20,000
Gallery Singers	500
Green Thumb Players	4,120
Immram Dance Theatre	850
Janus Theatre Society	1,100
Kiwanis Music Festival	500
Metropolitan Co-op Theatre Society	5,000
Mountain Dance Theatre	1,100
National Metropolitan Opera Auditions	150
Native Daughters of B.C.	1,000
New Play Centre	3,000
Pacific Ballet	3,100
Paula Ross Dance	3,000
Prism Dance Theatre	1,600
Sculptors Society of B.C.	500
Tamahnous Theatre Workshop Society	4,120
Terminal City Dance.	1,100
Touchstone Theatre Society	1,100
The Town Waytes	2,100
Vancouver Cantata Society	1,600
Vancouver Chamber Players	1,014
Vancouver City Choristers	1,500
Vancouver Early Music Society	5,150
Vancouver Explorations Workshop Society.	1,600
Vancouver Folksong Society	500
Vancouver Little Theatre Association	2,000
Vancouver New Music Society	2,100
Vancouver Society for Days, Months and Years to Come.	1,600
Vancouver's Theatre in the Park	7,725
West Coast Actors	4,124
Western Canadian Opera Society	1,000
Ballet Society	1,100
Canadian Theatre of the Deaf	1,600
Junior Symphony	1,100

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Puil
THAT a grant of $11,500 to the Arts Club Theatre, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Boyce and Puil opposed)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Finance & Administration (Cont'd)

Cultural Grant Requests (Cont'd)

MOVED by Ald. Puil
THAT a grant of $12,300 to City Stage, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Boyce, Gerard and Puil opposed)

MOVED by Ald. Puil
THAT a grant of $57,400 to the Vancouver East Cultural Centre be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Boyce, Gerard and Puil opposed)

MOVED by Ald. Bellamy
THAT a grant of $2,500 to the B.C. Beefeater Band, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Marzari
THAT a grant of $500 to The Literary Storefront, be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little
THAT a grant of $500 to the Metro Communities Council, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Ford, Marzari and Puil opposed)

MOVED by Ald. Marzari
THAT a grant of $1,000 to the Sepia Junior Players, be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

MOVED by Ald. Boyce
THAT a grant of $500 to the Sepia Junior Players, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Little and Puil opposed)

MOVED by Ald. Puil
THAT a grant of $1,100 to the Spectrum Theatre, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Bellamy
THAT a grant of $1,000 to Vancouver Co-op Radio, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil and the Mayor opposed)

STANDING COMMITTEE REPORTS (Cont'd)

Finance & Administration (Cont'd)

Cultural Grant Requests (Cont'd)

MOVED by Ald. Puil
THAT no grants be made to the following organizations:

B.C. Drama Association.
B.C. Multicultural Theatre Association
East Side Theatre Front Society
Kitsilano Neighbourhood House.
National Youth Orchestra
Pumps Centre for the Arts Society

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT grants in lieu of rental to the following organizations, subject to conditions outlined by the Social Planning Department, as recommended by the Committee, be approved.

Organization	Committee's Recommendation
Festival Concert Society	6,600
Friends of Chamber Music	400
Japanese Community Volunteers Assn.	800
Queen Elizabeth Playhouse Theatre	58,600
Vancouver Chamber Choir / Festival of Choirs	4,005
Vancouver Opera Society	25,913

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Moved by Ald. Boyce
THAT a grant in lieu of rental in the amount of $1,000 to Ballet Canada, be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

MOVED by Ald. Little
THAT a grant in lieu of rental in the amount of $9,800 to the Vancouver Bach Choir, be approved.

- LOST NOT HAVING THE REQUIRED MAJORITY

MOVED by Ald. Puil
THAT a grant in lieu of rental in the amount of $4,000 to the Vancouver Bach Choir, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Puil
THAT recommendations A, B, C, D, E and H of the Committee be approved:

FURTHER THAT recommendations F and G of the Committee, as amended this day, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

V. Report of Standing Committee on Finance & Administration (February 22, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 1977-81 Five Year Capital Program (Streets)
Cl. 2: Review of Five-Year Plan - Streets Capital
Cl. 3: 1979 Basic Capital Budgets
Cl. 4: Kiwassa NIP - Financing for Paving and Sidewalk Project
Cl. 5: 1979 Supplementary Capital Budget

1977-81 Five Year Capital Program (Streets) (Clause 1)

MOVED by Ald. Puil
THAT recommendations A and B of the Committee be approved after amending recommendation A(iii) by insertion of the word 'streets' ~~'City'~~ between the words 'future' and 'projects', and amending recommendation 'B' to read as follows:

'THAT the Director of Finance review this matter with the Finance Committee when appropriate.'

- CARRIED

(Ald. Rankin opposed to amendments)

MOVED by Ald. Harcourt
THAT the above motion be deferred pending a report from the City Manager on the implications of reserving these funds for street ~~City~~ projects.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil was put and carried with Alderman Harcourt opposed.

Clauses 2, 3 and 5

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in clauses 2 and 3 be approved, and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Kiwassa NIP - Financing for Paving and Sidewalk Project (Clause 4)

As agreed to earlier this day Council heard representation from Mr. D. Berg, Chairman of the Kiwassa N.I.P. Committee requesting that Council approve an additional $3,000 from N.I.P. funds for upgrading Glen Drive from Hastings to Prior Streets. Mr. Berg indicated that the residents flanking Glen Drive are willing to pay for upgrading their frontage streets but are financially unable to pay the cost of upgrading the flankage street - Glen Drive.

MOVED by Ald. Puil
THAT recommendations A, C and D of the Committee be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration (Cont'd)

Kiwassa NIP Finance for
Paving and Sidewalk Project (Cont'd)

MOVED by Ald. Puil
THAT recommendation B of the Committee be approved after deleting the words 'in the normal way' and inserting in lieu thereof ' under Section 523(c) of the Vancouver City Charter'.

- LOST

(Ald. Bellamy, Boyce, Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin
THAT Council authorize the appropriation of an additional $3,000 of Kiwassa NIP funds to cover the costs of upgrading Glen Drive from Hastings to Prior Streets.

- CARRIED

(Ald. Gerard, Kennedy, Little, Puil and the Mayor opposed)

VI. Report of Standing Committee on Community Services, February 22, 1979

Community Services Grant Requests (Clause 1)

MOVED by Ald. Rankin,
THAT Council approve the following grants as recommended by the Committee subject to the conditions outlined by the Social Planning Department:

Organization	Committee's Recommendation
ASK	$ 9,890.00
Big Brothers of Greater Vancouver	30,752.00
Big Sisters of Greater Vancouver	25,169.00
Boys' and Girls' Clubs of Greater Vancouver	20,000.00
Canadian Memorial Church (Ald. Puil opposed)	10,000.00
Canadian Paraplegic Association	31,500.00
Catholic Community Services	3,000.00
Chinese Community Library Services Association	12,570.00
Chown Adult Day Care	8,735.00
Coast Foundation Society	2,530.00
Crossreach	12,046.00
Divorce Life Line Society of Vancouver	3,000.00
Douglas Park Handicapped Outreach Program	5,579.00
Dugout Day Centre	14,485.00
The Downtown Community Health (Downtown Eastside Food Store)	13,428.00
911 Emergency Translation & Community Translation Service (Mosaic)	21,898.00
God's Rescue Mission (Ald. Puil opposed)	2,300.00
Grandview-Woodland Family Place	2,695.00
Handicapped Resource Centre	12,038.00
Hear! Hear! Program (Kiwassa Neighbourhood Services)	13,728.00
Japanese Community Volunteers	11,785.00
Kettle Friendship Society	14,594.00
Kiwassa Neighbourhood Services Association	13,650.00

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services Grant Requests (Continued)

Organization	Committee's Recommendation
L.I.F.E. (Living is for Everyone)	6,000.00
Little Mountain Neighbourhood House	12,695.00
Lower Mainland Stroke Association (Vancouver Branch)	12,764.00
Marpole Oakridge Area Council - Clindex	420.00
Marpole Oakridge Area Council - Seniors Day Care Program	11,121.00
Mental Patients Association	29,451.00
Mosaic	26,000.00
Neighbourhood Services Association	176,400.00
New Hope Centre	12,490.00
Rape Relief	5,771.00
Ray Cam Co-operative Association	104,367.00
St. James Social Service	11,880.00
Second Stage Housing (Y.W.C.A.)	12,000.00
Strathcona Community Centre Association	15,251.00
Vancouver Community Legal Assistance Society (Ald. Little, Puil & the Mayor opposed)	24,150.00
Vancouver Life Skills Society	9,600.00
Vancouver & District Public Housing Tenants Association	25,725.00
Vancouver Neurological Centre	21,000.00
Vancouver Richmond Association for the Mentally Retarded	17,540.00
Vancouver Second Mile Society	8,000.00
Vancouver Volunteer Centre	10,000.00
Variety Club	4,670.00
V.O.N. Meals on Wheels	15,750.00

- CARRIED BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT no grants be made to the following organizations:

Branching Out (Riley Park Community Association)
The B.C. Civil Liberties Association
B.C. Housing Foundation
Greater Vancouver Youth for Christ
3-H Society for Handicrafts for the Homebound Handicapped
Home School Co-ordinating Committee (Y.W.C.A.)
Missions to Seamen
Mount Pleasant Family Place
Native Street Workers Project
Planned Parenthood Vancouver
Unitarian Family Life Centre
Vancouver Vocational Counselling Service.
Gastown Alano Club

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT no action be taken on the grant request of the Canadian Dolphin Swim Club.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT no action be taken on the grant request of the Reach Centre Association.

- CARRIED UNANIMOUSLY

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services Grant Requests (Continued)

MOVED by Ald. Rankin,
THAT no action be taken at this time on the grant request of the United Native Nations (Native Counselling and Referral Drop-In Centre).

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT a grant of $19,637.00 be approved to the Crisis Intervention & Suicide Prevention Centre for Greater Vancouver.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Puil,
THAT Council reiterate that this be the final grant from the City to the Crisis Intervention & Suicide Prevention Centre for Greater Vancouver.

- CARRIED

(Aldermen Harcourt, Kennedy, Little, Marzari and Rankin opposed)

MOVED by Ald. Marzari,
THAT a grant of $36,288.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $12,600.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Harcourt,
THAT a grant of $10,000.00 be approved to the Downtown Eastside Residents' Association.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT no grant be made to the Downtown Eastside Residents' Association.

- CARRIED

(Aldermen Harcourt, Little, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT a grant of $27,606.00 be approved to the Family Services;

FURTHER THAT an amount of $2,500.00 be placed in the Personnel Services Department budget of the City of Vancouver to provide funding for retirement seminars for Civic employees.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services Grant Requeats (Continued)

MOVED by Ald. Rankin,
THAT a grant of $4,200.00 be approved to the Greater Vancouver Information and Referral Service.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,
THAT the City purchase 290 1979 updates of the Directory of Services to replace those currently being used by City departments or Boards at a cost of $7,250.00 (a purchase of services not from grants budget).

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Marzari,
THAT a grant of $10,000.00 to cover the cost of one salary be approved to the Social Planning and Review Council of B.C. (SPARC).

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Kennedy and the Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of $19,450.00 be approved to the Vancouver Association for Children with Learning Disabilities;

FURTHER THAT a grant of $1,335.00 be made to cover the cost of rental of the Orpheum Theatre for a benefit performance.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin,
THAT a grant of $20,010.00 be approved to the Vancouver Indian Centre Society;

FURTHER THAT an allocation of $4,211.00 be made to cover outstanding taxes to date.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Marzari,
THAT a grant of $20,000.00 be approved to the Vancouver Status of Women.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services Grant Requests (Continued)

Alderman Rankin referred to a memo he had received from Social Planning amending the recommended amount of $10,080.00 to $11,550.00 to the Western Institute of the Deaf. It was therefore

MOVED by Ald. Rankin,
THAT a grant of $11,550.00 be approved to the Western Institute of the Deaf.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Boyce,
THAT the Committee's recommendations with respect to grants to the Red Door Rental Aid and Y.W.C.A. Housing Registry, be deferred to permit representatives of these groups an opportunity to appear before Council to discuss their grant requests.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT recommendations A and C of the Committee contained in this Clause be approved and that recommendation B of the Committee be approved as amended this day.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee on Planning & Development (February 22, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Status Report of Major Development Permit Applications
Cl. 3: Disposition of City-owned Land North Side of Puget and Eddington Drives
Cl. 4: Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved, and clause 4 be recieved for information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee on Finance & Administration (February 22, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Provincial Youth Employment Program (PYEP '79)
Cl. 2: Health Department Lifestyle Project - Update

Clauses 1 and 2.

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND VARIOUS BY-LAWS TO INCREASE CERTAIN PERMIT AND INSPECTION FEES

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owners have conveyed to the City of Vancouver for lane purposes

the South 2 feet of each of Lots 1 and 2, Block 224, District Lot 526, according to Plan No. 590

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. Sports Stadium - Site Study

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT WHEREAS there are many residents of Vancouver who are anxious to have a new sports stadium in the City;

AND WHEREAS the higher priority given to the Convention Centre for Federal funding has made it difficult to achieve sufficient funds from that source;

AND WHEREAS the P.N.E. has not so far had success in raising money from other sources;

Cont'd . . .

MOTIONS (Cont'd)

Sports Stadium -
Site Study (Cont'd)

AND WHEREAS the efforts to achieve a stadium appear to be fragmented;

AND WHEREAS agreement on the best site would enable all those interested to achieve a united effort;

THEREFORE BE IT RESOLVED THAT City Council now request the G.V.R.D. to proceed with a site study to determine the best location for a sports stadium and that the City contribute $15,000 towards the study.

- (Notice)

Notice was called on the above motion of Alderman Ford.

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Little and seconded by Alderman Boyce was recognized by the Chair:

1. Grant Applications:
Policy In Respect of Receiving Delegations

THAT WHEREAS the City Council the past several years has had a large number of delegations on one grant application (40 to 50);

AND WHEREAS such a precedent could require the Council to extend the same privilege to delegations on behalf of every other grant application should they so request;

AND WHEREAS the Council has not established a policy in respect of receiving delegations on behalf of any one grant application;

THEREFORE BE IT RESOLVED THAT the City Council establish the policy that no more than six delegations shall be heard on behalf of any one application for a civic grant.

- (Notice)

The following Notice of Motion submitted by Alderman Rankin and seconded by Alderman Harcourt was recognized by the Chair:

2. Cost of School Operations in the
City of Vancouver

THAT WHEREAS the City of Vancouver pays approximately 93% of the Vancouver School Board's budget out of property taxes in the City of Vancouver;

AND WHEREAS Victoria pays only 7% of the cost of School operations in the City of Vancouver;

AND WHEREAS the McMath Commission recommended 75% Provincial funding and 25% civic funding;

AND WHEREAS at the last meeting of the School Board, the Chairman, Trustee Divinsky, indicated that he had met with Mayor Volrich and they intend to go to Victoria to lobby for a better financial formula for Vancouver:

THEREFORE BE IT RESOLVED THAT the Committee be enlarged to consist of:

Cont'd . . .

NOTICE OF MOTION (Cont'd)

Cost of School Operations in the City of Vancouver (Cont'd)

the Mayor and Aldermen,
Chairman of the Vancouver School Board and School Trustees,
Representatives from the B.C. School Trustees Association,
Chairperson of the Consultative Committees, and
Representation from the B.C. Teachers Association

in order that this matter can be dealt with at this sitting of the Legislature.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin - Carbon Substances Being Shipped From Cherry Point

referred to reports that a carbon substance manufactured at Cherry Point is being shipped to Vancouver and the National Harbours Board has approved it being off-loaded here.

Apparently the City of Everett, Washington, U.S.A., has refused to permit this substance to be off-loaded on its docks because of pollution.

Alderman Rankin requested a report from officials on this matter.

The Mayor so directed.

Mayor Volrich - Reports to Next Meeting of Council

The Mayor advised that the following reports will be before the next meeting of Council:

a) his report on proposed procedure with respect to Governmental Reform;

b) a report from the Fire Chief with respect to the fire at 57th Avenue and Hudson.

c) the requested report from the Mayor on the recent arson bombings in the City (this report will be 'In Camera').

Alderman Puil - "Discos Ripe for Fire Bombing"

expressed concern at a recent story in the Vancouver Express attributing a statement to an employee of the Human Rights Branch that "discos ripe for fire bombing".

The Mayor advised that his office has been checking into this statement and hopes to be reporting to Council on this matter next week.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Marzari - NHB Proposal Re: Fish Market

referred to a very extensive proposal by the National Harbours Board to build and recreate an extensive fish market facility at a different location from the existing market on the waterfront.

The Alderman enquired if this may conflict with the funds being requested for the Convention Centre. She requested a report reference on this matter.

The Mayor advised that this proposal is still in the preliminary stages and a report reference would be premature.

Alderman Ford - Trade/Convention Centre

queried if the Province has responded to the City's suggested financial arrangements with respect to the Trade/Convention Centre.

The Mayor advised he has received a letter confirming the Provincial Government's decision and undertook to make a copy available to Alderman Ford.

* * *

The Council recessed at approximately 5:35 p.m. to reconvene "In Camera" in the Mayor's Office.

The foregoing are Minutes of the Regular Council Meeting of March 6, 1979, adopted on March 13, 1979.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

INFORMATION

1. High Pressure Sodium Street Lights

The City Engineer reports as follows:

"In the review of Engineering Department activities and budgets last year City Council was advised that all aspects of the Department are constantly being reviewed to ensure that the latest materials and techniques are utilized. More specifically in the Street Lighting section it was noted that a study was currently in progress on the cost/benefits of adopting high pressure sodium lamps which have recently become available.

The purpose of this report is to advise City Council of the results of our internal study and inform Council that the Engineering Department plans to use high pressure sodium street lights generally instead of mercury vapour street lights in future street lighting and lane lighting installations.

In the white paper on municipal services submitted to Council in 1977 the three criteria governing the installation of street lights in Vancouver were listed as safety, cost and appearance in that order. Mercury vapour street lights have been used in street lighting programmes in Vancouver for more than twenty years to meet these criteria by providing adequate lighting at lowest costs using only one-third of the energy of the incandescent types previously used.
Because of increasing energy costs, high pressure sodium street lights can now provide street lighting at lower operating costs, using only one half the energy of mercury vapour types. The higher equipment costs of the high pressure sodium street lights are now more than offset by the saving in energy costs. The following table shows the estimated mileages of street lights to be installed during the next five years including the upgrading of existing street lighting (both mercury vapour and incandescent) which is not adequate for safety needs. Also shown are the estimated annual savings in operating costs compared with the additional capital costs involved and the estimated annual saving in electrical energy by using high pressure sodium street lights instead of mercury vapour street lights.

Type of Street or Lane	Miles of Lighting To Be Installed	Annual Savings in Energy And in Operating Costs Using HPS Instead of Mercury		Additional Capital Cost of HPS Lighting
		Saving in Energy	Saving in Operating Costs	
Major Streets	40	2,400,000 KWH	$60,000	$130,000
Commercial Lanes	16	400,000 KWH	$ 6,000	$ 30,000
Local Residential Streets	30	700,000 KWH	$12,000	$ 40,000
	86	3,500,000 KWH	$78,000	$200,000

Most cities in Canada and the U.S.A. started using high pressure sodium street lights within the last few years. Appendix 1 is a summary of reports from various cities on the subject. Locally, the Department of Highways and some municipalities have commenced using high pressure sodium street lights. In Canada high pressure sodium street lighting is being used where new street lights are required or where existing street lighting must be upgraded. It is still not economical in Canada to replace existing street lights with new high pressure sodium street lights to save energy only.

In recent years there have been a number of submissions and suggestions to Council that more emphasis be placed on the aesthetic aspects of street lighting. After receiving reports from Engineering and Planning Departments on current street lighting standards and practices and a proposed study for developing new

Clause No. 1 cont'd:

standards, Council in June 1975 concluded that the present City policies provide the best combination of environmental acceptability together with installation and operating costs. It should be noted by Council that the high pressure sodium lamp emits a different colour from the present standard mercury vapour, a yellow-orange colour compared to the blue-green of the mercury vapour. This different colour is considered to be quite acceptable and experience in other cities has supported this.

The 1979 street lighting program which would involve high pressure sodium street lights includes the following arterials: Granville Bridge, Fir St. - 3rd to 16th, Kerr St. - 63rd to S.E. Marine, 12th Ave. - Kingsway to Heather, Davie St. - Richards to Beach, Denman St. - Georgia to Beach and Robson St. - Thurlow to Denman."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Local Improvement Procedure By-law - Amendment

The City Engineer reports as follows:

"An amendment to the Local Improvement Procedure By-law is desirable in anticipation of a planned project. The by-law presently defines Lane Lighting as being supported on wooden poles. We are working towards a project in a lane where there are no poles and the lights would be mounted on a building. As the program develops, there may be other such cases or lights mounted on bridges, steel poles, etc. The definition should be broadened to include other forms of support.

This is advanced at this time because we expect the by-law to be opened with respect to the Kiwassa N.I.P. Area and this amendment can be made at the same time. By approving this change, Council is not approving mounting lights on a building, but only making by-law provision so that it may deal with such a proposal should it arise.

I recommend that the Director of Legal Services be requested to bring forward an amendment to the Local Improvement Procedure By-law (3614 as amended) to redefine Lane Lighting so as to allow forms of support other than wooden poles."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Proposed Redevelopment of Sigurdson's Millwork Site; N/E 6th Avenue and Birch Street

The City Engineer reports as follows:

"On April 5, 1978, the Development Permit Board approved development permit application No. 77234 subject to a number of conditions. This development permit was for the substantial redevelopment of the Sigurdson's Millwork site at the northeast corner of 6th Avenue and Birch Street together with the construction of a parking garage on City-owned Lot 21, False Creek, Plan 16003. Council approved the lease of Lot 21 on October 17, 1978.

Lengthy negotiations have taken place to resolve the conditions of approval for this development permit. It is now necessary to obtain Council authority to enter into several agreements with the applicant to resolve the outstanding issues before this permit can be issued. These agreements are:

A. The lease of the easterly 40 feet of Birch Street north of 6th Avenue.

B. An agreement permitting the walls which support 6th Avenue and Alder Crossing to remain on Lot 21 and provide for their continuance.

C. An encroachment agreement permitting the parking structure proposed to be constructed on Lot 21 to extend beyond the property line on Alder Crossing and abut the bridge structure and use the existing walls as a part of the proposed structure.

Clause No. 3 cont'd:

D. A bulkhead agreement to be registered against Lot 'A' (Reference Plan 2321), Block 273, District Lot 526, to provide for the reconstructed building being built in non-conformance with the City's building grade.

The legal description of these sites will change when the land is resubdivided.

A. The Lease of the East 40 feet of Birch Street North of 6th Avenue

The developer has applied to lease the easterly 40 feet of Birch Street from 6th Avenue to approximately 200 feet north. He wishes to use the portion of road for access and parking. Birch Street is dead-ended north of 6th Avenue and serves only the applicant's property and the one lot on the west side of Birch Street.

I recommend that the portion of Birch Street adjacent to Block 273, District Lot 526, shown hatched in the attached sketch be closed, stopped up and leased to abutting owner of Lot 'A' (Reference Plan 2321), said Block 273, subject to the following conditions:

(a) The term of the lease shall be ten years, provided however that the lessee may terminate the lease on one month's notice to the City and after 5 years the City may terminate the lease on 12 months notice to the lessee.

(b) The rent shall be $297.50 per month for the first 5 years and thereafter on or before the 5th and 7th years of the lease the parties shall review the rent and if they fail to agree the matter shall be a subject for arbitration.

(c) The lease area to be used for access to said Lot 'A' and said Lot 21 and for parking only.

(d) No structures to be erected on the lease area and the design grades and surfacing to be to the satisfaction of the City Engineer.

(e) Access to the property on the west side of Birch Street is to be permitted over the westerly 22 feet of the lease area.

(f) The drainage of the lease area to be the responsibility of the lessee and to be to the satisfaction of the City Engineer.

B. An agreement permitting walls which support 6th Avenue and Alder Crossing to remain on Lot 21 and provide for their continuance.

Portions of the Alder Crossing Bridge abutment and portion of the walls supporting 6th Avenue west of Alder Crossing are situate on Lot 21, False Creek, Plan 16003. The applicant wishes to build a parking structure adjacent to these walls and abut the walls with his parking decks. We are in favour of this arrangement provided that the applicant agrees to protect the walls for the life of the lease and providing for an easement and a bulkhead agreement should the lessee exercise the option to purchase clause to be contained in the lease.

I recommend that the Director of Legal Services be authorized to enter into an agreement on behalf of the City with the lessee of Lot 21, False Creek, Plan 16003, authorizing the walls to remain in the lease area and permitting the lessee to abut the walls subject to the following conditions:

(a) No changes are to be made to the walls or footing of the walls without approval of the City Engineer.

(b) The footing must not be undermined in any way.

(c) The top floor of the parking structure may be allowed to rest on the wall in a manner first approved by the City Engineer but the wall shall not be used by the lessee as support for the parking structure.

(d) Details of any connection to the walls or footing to first be approved by the City Engineer.

(e) Access to the walls for maintenance of the walls and footings is not to be unreasonably withheld.

..../4

Clause No. 3 cont'd:

(f) The lessee to indemnify and save harmless the City against all claims for damages, costs, etc., arising out of any injury to persons or damages or loss of property occasioned by the use of the walls as herein permitted or damages thereto caused by the lessee.

C. An Encroachment Agreement permitting the parking structure, proposed to be constructed on Lot 21, to extend beyond the property line on Alder Crossing and abut the bridge structure.

The face of the Alder Crossing bridge abutment is approximately a foot clear of the property line, (into the street). To allow the parking decks to abut the bridge abutment it is necessary for these decks to encroach onto the street. The other alternative would be to have the developer build a wall at the edge of the bridge footing (approximately two feet apart). This width would not be sufficient to allow access for maintenance of the wall.

I recommend that the Director of Legal Services be authorized to enter into an encroachment agreement on behalf of the City allowing the construction and maintenance of a parking structure extending into Alder Crossing approximately 2 feet subject to the following conditions:

(a) The agreement to be for the life of the parking structure or the term of the lease whichever is the shorter.

(b) The design and method of construction of the parking structure as it relates to the Alder Crossing bridge to first be approved by the City Engineer.

(c) The lessee to indemnify and save harmless the City against all claims for damages, costs, etc., arising out of the permission herein granted.

D. A Bulkhead Agreement to be registered against Lot 'A' (Reference Plan 2321), Block 273, District Lot 526 to provide for the reconstructed building being built in non-conformance with the building grade.

The developer wishes to reconstruct the building in such a way that the lower floor gets light along the 6th Avenue side of the building. In order to do this he will be below the established building grade and therefore below the curb and sidewalk grade. It will be necessary to give special treatment to the portion of street lying between the sidewalk and the property line. A retaining wall and embankment will need to be constructed to support the street. It is therefore necessary for the City to enter into agreements with the abutting owner of Lot 'A' to require him to support the street and further to permit him to maintain a wall, embankment and landscaping on the street.

I recommend that the Director of Legal Services be authorized to enter into a bulkhead agreement on behalf of the City with the owner of Lot 'A' (Reference Plan 2321), Block 273, District Lot 526 subject to the following conditions:

(a) Any structure, filling or embankment constructed on or adjacent to 6th Avenue to be installed under the direct supervision of a Professional Engineer to plans first approved by the City Engineer. The costs of these works to be at the expense of the owner, except that the City will pay for the relocated curb and gutter, pavement, ground cover and the cost of a two foot high wall.

(b) The owner of said Lot 'A' enters into an encroachment agreement permitting him to maintain the wall, embankment and landscaping on the street and indemnify and save harmless the City against all claims for damages, costs, etc., arising out of the permission herein granted."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Food Management Service -
   Cordova House and Continental Hotel

The Director of Civic Buildings reports as follows:-

"The food service at the Continental Hotel and Cordova House is operated under an agreement with Parnell Foods on a cost plus fixed fee basis. The quality of the service has not proved satisfactory during the last year and we requested a number of food services to submit alternate proposals.

A review was carried out on all the proposals keeping in mind the objectives of providing a good food service at a reasonable cost. The reviewing Committee comprised of representatives from the Health Department, the Ministry of Human Resources, the Finance Department, and Civic Buildings Department. The budget estimates of the proposals were as follows:

1.	Customized Foods	$196,534
2.	VS Service	$208,156
3.	Parnell Foods	$233,448

The lowest cost proposal was not acceptable since the company is not established, references were not available, the proposal lacked detail and the menus were inadequate. On the basis of the review the decision of the Committee was that VS Services would provide the best food service for the money at both facilities.

The cost of the service is 100% recoverable from other senior levels of government, therefore there is no cost to the City.

Recommended that the Director of Civic Buildings be authorized to cancel the agreement with Parnell Foods Limited and that a new agreement be entered into with VS Services satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

A-4

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Appropriation of Funds:
Improvements to Sir Richard McBride School Playground

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington Concept Plan, which included $150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

Sir Richard McBride School is the second school project in the Kensington area to have reached the funding stage. The design and cost estimates for Phase II of the creative play area have been prepared by the School Board. Phase I of the project was completed in the Spring of 1978 with funds raised by the school independently of N.I.P. and labour provided by N.I.P. Committee volunteers. The proposed second phase includes a fort complex complete with trolley ride, several types of swings, a geodesic dome, some fencing, and the relocation of existing equipment. The teachers at McBride School and the Parents Consultative Committee have been involved in the designing of this project.

The estimate prepared by the Vancouver School Board comprises a total of $20,840, of which the School Board would pay $4,555 for overheads. This would leave a cost to N.I.P. of $16,285. (see Appendix "A".)

The Kensington Citizens N.I.P. Planning Committee has discussed the project and recommends the allocation of up to $16,285 to construct the project.

The Director of Planning recommends that City Council approve the appropriation of up to $16,285 from the Kensington N.I.P. account 891/8704 for the construction of improvements to Sir Richard McBride School grounds, with costs to be shared as follows:

Federal	(50%)	$ 8,142.50
Province of B.C.	(25%)	4,071.25
City of Vancouver	(25%)	4,071.25
		$16,285.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - Appropriation of Funds:
Roller Skates for Riley Park Ice Rink

The Director of Planning reports as follows:

" On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $710,000.00 for improvements to various community facilities and services. The purpose of this report is to recommend the appropriation of a portion of these funds for the purchase of roller skates for use at the Riley Park Recreation Complex Ice Rink, as outlined in the N.I.P. Concept Plan.

The Proposed Project:

Roller skating in the Riley Park Community is a very popular recreation activity for youth between the ages of 12 to 17 years. Presently, these youth must travel to North Vancouver or Richmond to roller skate. In discussions with local youth and residents, individually and at public meetings, and through a community youth survey, (undertaken by the Little Mountain Youth Project) the Riley Park Citizens' Planning Committee concluded that the provision of a roller skating program in the neighbourhood is a very high priority.

.../2

Clause 2 continued

Preliminary investigations concluded that the development of a private roller skating rink in the Riley Park area is not feasible at this time on economic grounds and because of the lack of space needed for such a facility. Through further discussions with the Park Board, Riley Park Recreation Centre staff, local youth and residents, the Citizens' N.I.P. Planning Committee found that the Riley Park Recreation Complex Ice Rink is potentially available for roller skating during the summer months, when this facility is not otherwise in use.

The only problem is that the Park Board does not have the necessary roller skates nor the budget to purchase such equipment. The Park Board staff have concluded that the existing concrete ice surface will not be damaged in any way, if skates with plastic wheels are used and that the surface would only require minimum additional maintenance above and beyond the current maintenance program.

Therefore, the Riley Park Citizens' N.I.P. Planning Committee proposes to purchase new roller skating equipment as itemized in Appendix I. The Vancouver Park Board has agreed to the proposed skating program as well as the ongoing maintenance and replacement of equipment. It is expected that costs will be recovered in all or part through user fees as is normally done for other community centre facilities and equipment.

The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed expenditure and recommended it in their Neighbourhood Concept Plan because of the strong youth demand for the program and because it will expand and create a new opportunity for neighbourhood youth to be involved in productive leisure time activities.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of this proposed expenditure and concur with the recommendation for funding of this project. The total cost is $19,701.00.

Recommendation:

The Director of Planning recommends that Council approve an expenditure of $19,701.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for the purchase of roller skating equipment for use at the Riley Park Recreation Complex Ice Rink, costs to be shared as follows:

C.M.H.C.	(50%)	$9,850.50
Province of B.C.	(25%)	$4,925.25
City of Vancouver	(25%)	$4,925.25 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. 2705 Point Grey Road - D.P.A. No. 83253

The Director of Planning reports as follows:

"Development Permit Application No. 83253 has been filed by Dan White, Architect, on behalf of Mr. C. N. Woodward, to add to the existing one family dwelling in this RT-2 District.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate the construction of additions (approximately 315 sq. ft.) to the front and rear of the second storey.

.../3

Clause 3 continued

The proposed development is an outright use and complies with all the regulations of the Zoning and Development By-law.

Before the Director of Planning issues the Development Permit, it is being referred to City Council for information in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

CONSIDERATION

4. Hardship Appeals

The Director of Legal Services reports as follows:

"On September 28, 1978 Council adopted the following resolution:

'That the hardship appeals considered this day be referred to the Director of Legal Services for advice to Council on means by which owners who persist in renting illegal suites on a continuing basis could be prosecuted.'

I am somewhat puzzled by this motion because we are constantly laying charges against owners for renting out illegal suites on a continuing basis.

The present hardship procedure has no by-law authority, but is simply an instruction not to enforce the by-law in a particular instance. Where an application is refused, we proceed with usual enforcement procedures. If what is meant by the resolution is that people who have been refused, continue to re-apply and thus delay enforcement, I can only suggest that perhaps as a standing policy Council should declare that once refused, no re-applications will be considered with respect to the same premises for the next twelve-month period. Provided that this may be waived by Council in special circumstances. This is similar to the provision applicable to a refused rezoning application. "

The City Manager submits for Council's CONSIDERATION the suggestion of the Director of Legal Services that Council adopt a policy of not considering re-applications of refused hardship applications for twelve months.

RECOMMENDATION

5. Grandview-Woodland N.I.P.: Laura Secord School Gymnasium

The Director of Planning and the Director of Civic Buildings report as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $1,035,000.00 for improvements to elementary schools in the area. The Concept Plan indicates that Laura Secord Elementary School should be made more usable by the general community and that recreational opportunities for its students should be improved by providing an elementary school size gymnasium.

This report recommends the appropriation of funds for the construction of the proposed gymnasium, the design for which is now complete.

Clause 5 continued

The Concept Plan allocated $390,000 for the gymnasium, to which the Vancouver School Board at its meeting of December 5, 1977 added funding of $43,000. for a total budget of $433,000. On April 11, 1978, Council approved the Terms of Reference for this project, appointed Byron Olson Architects as architect, and approved the expenditure of up to $31,200 from the Grandview-Woodland N.I.P. Budget Account for design fees.

The design prepared in the interim encourages maximum possible community use through complete separation of the building and its heating and lighting functions from the main building. Weekend use has thus been made possible without incurring the cost of weekend janitorial service. Special attention has been paid to the development of a design which will minimize the costs of operating the facility to both the community and the School Board.

The architect completed the design in accordance with the Terms of Reference, and on January 24, 1979, the following tenders were received for the construction of the gymnasium:

Westmount Construction Ltd.	$509,140
Aspen Construction Ltd.	$528,231
Hodgson, King & Marble Ltd.	$545,720
Ekson Construction Ltd.	$546,554
Rossi Construction (1976) Ltd.	$546,800
Fairview Construction Ltd.	$554,848
Mi-Dan Construction Ltd.	$559,000
Interland Contractors Ltd.	$559,872
Double V Construction Ltd.	$566,600

The bid from Mi-Dan Construction was incomplete and therefore not acceptable. The lowest bid of $509,140 was approximately $112,000 over the funds budgeted for construction of the building.

The architect was advised that a request for such additional funds could not be supported. The Building Committee agreed with the architect's recommendation to alter the design and negotiate a reduction in price with the low bidder, Westmount Construction Ltd., the objective being to reduce the cost to the original budget.

Changes satisfactory to the Building Committee were made, and negotiations completed with Westmount Construction Ltd., arriving at an agreed price of $407,702, a reduction of $101,438.

On the basis of this price, the total project cost is now estimated to be $456,602, as detailed below:

Architect's and consultants' fees	$34,700
Construction contract (based on negotiated low tender)	407,702
Permits, testing, miscellaneous	2,000
3% Contingency	12,200
	$456,602

Funding requested will be $456,602 less $31,200 previously appropriated, and $43,000 allocated by the School Board, for a total required additional funding of $382,402.

The Grandview-Woodland N.I.P. Committee supports the appropriation of N.I.P. funds for the implementation of this project. C.M.H.C. and the Province concur with this appropriation for the construction of the Laura Secord School Gymnasium.

.../5

Clause 5 continued

It is recommended that Council:

A. Appropriate $358,800 from the Grandview-Woodland N.I.P. Social/ Recreational Account 898/9404 and $23,602 from the Reserve Account 898/9408 for the construction of the Laura Secord Gymnasium, costs to be shared as follows:

C.M.H.C.	-	$191,201.00
Province of B. C.	-	95,600.50
City of Vancouver	-	95,600.50

B. Accept the price negotiated with the low bidder, Westmount Construction Ltd., and enter into a contract satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the Director of Civic Buildings be approved.

6. Mount Pleasant N.I.P. - Bus Shelters

The Director of Planning and City Engineer report as follows:

"On September 28, 1976, Council approved the Mt. Pleasant Concept Plan, which included the goals for the Mt. Pleasant N.I.P. area. One of these goals, to 'improve the physical conditions in the N.I.P. Triangle' specifically identified that provisions should be made for the installation of bus shelters at 16 of the most heavily patronized stops within or along the perimeter of the N.I.P. Triangle.

As the result of Planning and Engineering surveys which have taken place over the past three years, it has been ascertained that some of the most heavily patronized stops may receive new commercial shelters at no cost to the N.I.P. program.

In addition, it also has been recommended by the N.I.P. Committee, and agreed to by the Engineering Department, that existing City shelters in other areas can be replaced by commercial shelters and relocated to Mt. Pleasant, thus leading to a substantial cost reduction to the N.I.P. program. Estimates submitted to the Director of Planning from Engineering indicate that the relocation cost of one city shelter is approximately Eleven Hundred Dollars ($1,100.00) plus a refurbishing cost of approximately $500.00 as necessary. It has also been confirmed that the Mt. Pleasant N.I.P. area has priority for these displaced shelters because Council authorized the installation of twelve city-style shelters in Mt. Pleasant on April 5, 1977.

Conditions to be met (as specified by the Engineering Department) were that in each approved location within the various N.I.P. areas (commercial or city shelters), the owners of the properties abutting the shelters must be notified in writing. This was undertaken by the Planning staff.

Locations approved by the Engineering Department for installation of commercial bus shelters at no cost to the Mt. Pleasant N.I.P. program are:

1. Broadway at Brunswick (N.E.)
2. Broadway at Prince Edward (S.E.)

These locations have been confirmed with the bus shelter company and it is hoped that some additional commercial shelters may be installed in the Mt. Pleasant area. However, at this time it is proposed to proceed with installation of relocated City shelters in the remaining desirable sites in Mt. Pleasant. If future arrangements can be made for more commercial shelters, they will be installed instead of City shelters.

Clause 6 continued

As part of the commercial bus shelter agreement, some City shelters are being replaced by commercial shelters and relocated at no cost to the City. On this basis, five City bus shelters can be provided for Mt. Pleasant with only the refurbishing cost of approximately $2,500.00 being chargeable to N.I.P.. The locations are as follows:

1. Fraser at Broadway (S.W.)
2. Fraser at 13th Avenue (S.W.)
3. Clark at Broadway (N.E.)
4. Kingsway at St. George (N.W.)
5. Knight at 21st Avenue (N.E.)

Two other locations originally identified in the April 5, 1977 report have also been accommodated through alternative arrangements by the City Engineer without cost to the N.I.P. program. These are:

1. Fraser at 12th Avenue (N.W.)
2. Clark at 14th Avenue (N.W.)

There are five additional locations which are desirable and for which consideration may be given for commercial shelters. The Mt. Pleasant N.I.P. Committee would support the installation of commercial shelters at these locations but if these shelters cannot be provided, they would support the installation of relocated City shelters at an approximate cost of $1,600.00 per shelter (including relocation and refurbishing). The approximate total cost of $8,000.00 would be funded from Mt. Pleasant N.I.P. Accounts. These locations are as follows:

1. Broadway at Guelph (N.E.)
2. Broadway at Carolina (N.W.)
3. Kingsway at Windsor (N.W.)
4. Kingsway at Inverness (N.W.)
5. Broadway at Windsor (N.W.).

Summary

Installation of bus shelters was identified as a priority in the Mt. Pleasant Concept Plan. In April, 1977, it was proposed to 'install twelve (12) City shelters in Mt. Pleasant at a cost of approximately $43,300.00.' However, significant cost savings, due to the implementation of the commercial bus shelter program were identified and the decision was deferred. As outlined above, it is now possible to provide fourteen (14) bus shelters for Mt. Pleasant for a cost of approximately $10,500.00. Funds for this project are available in the Mt. Pleasant Services/Utilities Accounts. The project requires the alternative cost sharing formula for utilities where the City share is 62.5%.

C.M.H.C. and the Province have been briefed and concur with the expenditure of Mt. Pleasant N.I.P. funds for this project.

The Director of Planning and City Engineer therefore recommend that:

Council approve the appropriation of $10,500.00 from the Mt. Pleasant N.I.P. Services/Utilities Account number 896/9217 to install bus shelters in the Mt. Pleasant N.I.P. Triangle Area; with costs to be shared as follows:

C.M.H.C.	(25% of Total)	$2,625.00
Province	(12.5% of Total)	$1,313.00
City	(62.5% of Total)	$6,562.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

7. Kensington N.I.P. - Retention of Consultant for Phase II of Kensington Park Playing Field Design

The Director of Planning reports as follows:

"BACKGROUND

On October 3, 1978, City Council adopted the recommendation of the Director of Planning to allocate up to $3,500 of Kensington N.I.P. funds to Vancouver Park Board so that they might commission Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.) to produce a preliminary design for the reconstruction of the northerly playing field on Kensington Park. The terms of reference were subsequently expanded to include a preliminary design for the two fields on the park.

Since that time, A.R.E.N.A. has suggested three alternative methods of field construction and provided preliminary estimates and layout drawings. A.R.E.N.A.'s report, Kensington Park Field Reconstruction, December 6, 1978, has been discussed in detail by the Kensington Planning Committee, Park Board staff and Planning staff. A copy is available in the Planning Department.

PURPOSE OF THE REPORT

The purpose of this report is to:

1. briefly outline and recommend to the preferred method of field reconstruction;

2. recommend the allocation of N.I.P. funds to the Vancouver Park Board for the further retention of A.R.E.N.A. to proceed with the preparation of working drawings and technical specifications for the preferred playing field design, ready for contract tender;

3. recommend the allocation of N.I.P. funds to the Park Board to conduct the public tendering process.

PLAYING FIELD DESIGN ALTERNATIVES

The objective of reconstructing the playing fields in Kensington Park is to provide a constant level of field conditions throughout the year and various weather conditions, while minimizing the amount of maintenance required. The three types of possible playing field construction, as outlined in A.R.E.N.A.'s report are:

1. soil turf playing surface

2. modified sand system

3. membrane sand system

The three types of playing field construction vary considerably in construction cost and maintenance costs. Generally, the less expensive fields, i.e. soil turf and modified sand systems, while costing less initially, have higher maintenance costs and do not have as durable a surface as the membrane sand system.

The Soil Turf Playing Surface consists of a crowned field of good quality soil over granular material and drainage pipes with surface irrigation and fertilization. Compaction and drainage are major problems.

The Modified Sand System uses sand as the growing medium with a top layer of sand and organics over granular material and drainage pipes with surface irrigation and fertilization. The main problems with this system are the lack of control of drainage and the growth of the grass.

.../8

Clause 7 continued

A.R.E.N.A. has recommended that a Membrane Sand System will produce the best playing surface of these alternatives available. This system is the most costly initially; however, there are many advantages to this method. It can increase player usage to 700 hours of competitive play annually and many more hours of casual play without major damage to the quality of the surface. A membrane sand system is just being completed at U.B.C. and is considered to be one of the most progressive methods of field construction available.

The membrane sand system operates on the basis of using sand as a growing medium and having it completely isolated by an impervious membrane which provides for complete control within that membrane of irrigation, drainage and fertilization applied through the subsurface irrigation system. The main advantage of the membrane system is that it provides an accurately controlled, frequently watered, properly fertilized and well drained field for the best quality grassed playing surface.

The membrane sand system can be installed with either a fully automated, semi-automated or manual control system to regulate irrigation, drainage and fertilization. It is proposed that an independent control room be located unobtrusively on the site of Kensington Park. It would be more advantageous to have a fully automated system, as the extra capital outlay at the outset would result in a system that requires lower annual operating costs and, in the long run, would save money.

A.R.E.N.A.'s estimate for the cost of constructing the two fields, both at 110 x 75 yards, at the same time, for a fully automated system, is $193,950. To this price would be added the cost of manhole relocation, path relocation, snow fencing, consultant and Park Board fees and a one year maintenance contract. The total price is, therefore, estimated at $219,500.

PHASE II OF CONSULTANT'S WORK

In order for work to proceed on the redevelopment of the Kensington Park playing fields, it is necessary to retain the consultants, A.R.E.N.A., to prepare the working drawings, technical materials and workmanship specifications ready for contract tender. A.R.E.N.A. has advised that the cost of their services for this next phase is $10,000. These activities are outlined in A.R.E.N.A.'s letter of December 7, 1978 to the Board of Parks and Recreation. Terms of reference for the second phase of A.R.E.N.A.'s work to be to the satisfaction of the Superintendent of Parks and Recreation.

Park Board staff have agreed to be responsible for the tendering process. They have advised that the cost of this staff time would be approximately $2,500. This staff time is a cost shareable item related to the N.I.P. project and it is recommended that funds be allocated for this purpose.

Subsequent to the completion of the tendering process, the Planning Department will be reporting back to City Council with a recommendation on the amount of N.I.P. funds that will be required to reconstruct the two playing fields.

Central Mortgage and Housing Corporation and the Province of British Columbia have been advised of and concur with the expenditure of funds in this manner. The Kensington Citizens' N.I.P. Planning Committee also recommends approval.

PARK BOARD POSITION

At their meeting on February 19, 1979 the Park Board considered the Kensington N.I.P. proposal to construct two membrane sand fields on Kensington Park with the services of A.R.E.N.A. The following motions were passed:

"THAT the Park Board endorses proceeding with Kensington N.I.P. funded redevelopment of the two playing fields on Kensington Park, at a cost not to exceed $220,000,

Clause 7 continued

and further,

"THAT the Park Board endorses a Kensington N.I.P. allocation of up to $10,000 for fees to A.R.E.N.A. consultants, to be further commissioned to prepare working drawings and documents ready for public tender,

and further,

THAT the Park Board will advertise to contractors on a public tender basis for the redevelopment of the two playing fields on Kensington Park."

RECOMMENDATION

The Director of Planning recommends:

A. THAT City Council approve in principle the construction of two membrane sand system playing fields on Kensington Park;

B. THAT up to $10,000 be appropriated from the Kensington Social/ Recreational budget account 891/8704 and be allocated to the Vancouver Park Board to retain A.R.E.N.A. to complete Phase II of the playing field design. The costs will be shared as follows:

City of Vancouver	(25%)	$ 2,500
Province of B.C.	(25%)	2,500
Federal	(50%)	5,000
		$10,000

C. THAT up to $2,500 be appropriated from the Kensington Social/ Recreational budget account 891/8704 and be allocated to the Vancouver Park Board to conduct the public tendering process for the Kensington Park playing fields. The costs will be shared as follows:

City of Vancouver	(25%)	$ 625
Province of B. C.	(25%)	625
Federal	(50%)	1,250
		$ 2,500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364 & 365

FINANCE MATTERS

RECOMMENDATION:

1. New By-law to Provide Pensions for Members of Council

The Director of Legal Services and the Director of Personnel Services report as follows:

"The original by-law providing for pensions for members of Council was based upon the provisions in the Municipal Superannuation Act and the Members of the Legislative Assembly Superannuation Act. These acts have been substantially amended since the enactment of the by-law providing for pensions for members of Council.

The Superannuation Branch which administers the scheme has proposed changes in the by-law which will bring it into line with the acts upon which it was patterned. These proposals were reviewed by the City Manager who has recommended that a further amendment, that set forth as number 1 below, be included. For administrative convenience, the changes have been incorporated into a new draft by-law, a copy of which is attached.

The substantive amendments proposed are:

(1) Reduce the period within which contributions must commence from 5 years to 3 years;

(2) Remove references to the sex of the member where possible;

(3) Provide for quarterly escalation of monthly payments based on changes in the Consumer Price Index on the same basis as applied for benefits under the Municipal Superannuation Act and the Members of the Legislative Assembly Superannuation Act and provide for corresponding changes in member contribution rates to coincide with changes in those rates under the Municipal Superannuation Act;

(4) Reduce final averaging period from 7 years to 5 years;

(5) Remove as eligible service time spent as a member of the House of Commons. This feature has been removed from the Members of the Legislative Assembly Superannuation Act.

It is recommended that By-law No. 4579 and amending By-law No. 4701 be rescinded and replaced with the attached By-law to provide for the payment of a superannuation allowance to members of Council."

The City Manager RECOMMENDS approval of the recommendations of the Director of Legal Services and the Director of Personnel Services.

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CONSIDERATION:

2. Appointment of External Auditors 1979

The Director of Finance reports as follows:

"The matter of the appointment of external auditors for the City for the year 1979, pursuant to the provisions of the Vancouver City Charter, is submitted for Council consideration.

The City's present auditors, Thorne Riddell & Co., by letter dated February 5, 1979, applied for appointment as the City's auditors for the year 1979 and have submitted information in support of their application. The letter is attached to this report.

A quoted fee of $67,000 represents an increase of 4.7% over the 1978 audit fee, and has been based upon their best estimates of the time and cost of the audit procedure intended to be carried out in 1979. The increase in fees would appear to be reasonable. We expect to be able to reduce the fee by $4,000 by doing some of the statement preparation work normally done by the auditors.

If the City requests unforeseen work outside of the audit program, then there may be some increase in fees, but this would be approved in advance. Typically, also, the City does sometimes require the external auditors' services for reviewing various certificates required for Federal/Provincial programs.

The appointment of the auditors should be in the following form:

> That the firm of be appointed auditors for the City of Vancouver for the year 1979 at a fee of $ in accordance with the terms as to scope and responsibility as set out in Parts 1 to 4 inclusive of the report re Audit of City Records, dated January 22, 1962 submitted by the Board of Administration and adopted by Council on January 23, 1962."

The City Manager submits the report of the Director of Finance for Council CONSIDERATION.

RECOMMENDATION:

3. B.C. Council of Public Sector Employers - Funding for 1980

The Director of Personnel Services reports as follows:

"The B.C.Council of Public Sector Employers was established in 1977 to provide employers in British Columbia's public sector with collective bargaining co-ordination and compensation research. The Council has begun to fulfill a valuable and needed role in keeping public sector employers informed on public sector/private sector total compensation comparisons and has demonstrated the usefulness of its pay and benefit survey reports, collective bargaining information reports and special studies.

The funding of Council activities to the extent of approximately $400,000 per annum was provided by the Provincial Government for 1978 and 1979. For 1980 and beyond, however, the Provincial Government expects that the Council will be financially supported by the public sector organizations to whom the Council's service is directed. The type and number of these organizations are as follows:

Clause #3 continued:

Crown Corporations, Universities & Technological Institutions	20
Public Sector Organizations Accredited under the Labour Code	4
Municipalities	28
Colleges	14
School Boards	28

The proposed funding formula is that each jurisdiction would contribute $3.50 per employee per calendar year. No charge would be levied at this time for some very specialized classes for which the Council is not providing key compensation research assistance to the member organizations. In Vancouver, the only such class of any substantial size is our roughly 200 Community Health Nurses. There would be a minimum annual levy of $500 for organizations with less than 150 employees and $1,000 for those with more than 150 employees. 50% of the 1980 annual levy would be payable on September 3, 1979 and 50% on April 1, 1980. There would be provision to opt out of Council funding, but with a minimum notice of 6 months. The formula for funding would still be subject to affirmation at the Council's annual general meeting scheduled for April 6, 1979; the $3.50 per employee per calendar year would be subject to amendment at that time, depending on the funding commitments of public sector organizations to that date.

The proposed charge to the City of Vancouver for 1980 would be $20,391 (5,826 x $3.50), based on employee totals as of December 31st, 1978.

Considering that the Council has been operative for little more than a year, I consider that it has been reasonably productive. It has provided surveys of individual salaried classes which had heretofore been unavailable and which are useful in our classification work. The dissemination of settlement data to the smaller municipalities in the Province makes it less likely that they will negotiate contracts which could be embarrassing to Vancouver.

From the standpoint of our own negotiations, the data provided by the Council are less satisfactory. I have discussed the matter with the Director of the Labour Relations Department of the G.V.R.D. He is happy with the Council's surveys of clerical classes. However, he is not yet satisfied with the surveys which have been done of the key hourly paid classes of Labourer and Tradesmen, especially in terms of sample size. Therefore, he is continuing to conduct his own survey of these classes as he has done for a number of years. Also, the Council has yet to provide data on Police and Firefighters, although they are planning to do so. As a result, the G.V.R.D. will be retaining their present research staff at least for 1979.

My evaluation of the Council's services is that they were not worth $20,000 to the City in 1978 and will probably not be worth that amount in 1979 either. Their usefulness in 1980 remains to be seen. However, the Council has a very able Executive Director and its staff are technically competent. It has made considerable progress in its first year and has the potential to be an extremely valuable agency, for the purpose of both classification work and labour negotiations. Also, it is probable that its activities will result in offsetting savings to the City in terms of reduced G.V.R.D. research staff in the long run. If the larger jurisdictions do not support the Council at this stage in its development, it could well founder and this would be an unfortunate loss.

Clause #3 continued:

For these reasons, I recommend that City Council:

A. Formally advise the B.C. Council of Public Sector Employers that it agrees to contribute to Council funding for calendar year 1980.

B. Allocate $20,391 for the support of Council activities during 1980, 50% of which would be payable on or before September 3, 1979 and the remaining 50% on or before April 1, 1980. The 1979 portion would be included in the 1979 operating budget.

C. Reserve the right to withdraw its financial support for Council activities, but with a minimum of 6 months' notice and providing that the full levy detailed in (B) above will be paid for the full calendar year in which the expiry date of the 6 month notice falls.

D. Require a progress report from the Director of Personnel Services in approximately one year's time before any decision is made regarding financial support for the Council in 1981."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 365 & 366

PERSONNEL MATTERS

RECOMMENDATION:

1. Change in Superannuation Provisions - Fire Alarm Operators

The Director of Personnel Services reports as follows:

"On August 29, 1978, City Council approved the July 27, 1978 report of the Standing Committee on Finance and Administration in which it was recommended that the Fire Dispatch Centre be located at No. 1 Fire Hall and that the operational responsibility for the Fire Dispatchers be transferred from the Electrical Division of Engineering to the Fire Department.

A Letter of Understanding is about to be concluded between the City and the Vancouver Fire Fighters' Union concerning this transfer.

The effect of the change is to bring the Fire Alarm service into line with the Fire Suppression and Prevention Services. When their physical working location has changed the Operators will conform to the schedules, entitlements and working conditions that apply to the Firefighters by way of their Collective Agreement.

For Superannuation purposes, Firefighters are classed as Group II employees with a minimum retirement age of 55 and a maximum retirement age of 60. Fire Alarm Operators have to date been Group I employees (minimum 60, maximum 65). As the intention is to assimilate the Fire Alarm Operators into the Fire Department, it is recommended that this Group of employees be transferred from Group I to Group II for superannuation purposes. The cost impact of adding 10 employees to a group of approximately 800 will be insignificant.

In addition, there is a Special Agreement between the Superannuation Commissioner and the City which provides for increased contributions by and for the uniform Fire and Police members and a similar Special Agreement providing increased contributions by and for the Fire Alarm Operators. At present, Fire and Police contribute an additional 2% of their regular earnings and the City contributes 2½%; Fire Alarm Operators and the City presently each contribute an additional 1½%. It is recommended that the Operators be included in the Special Agreement between the City and the Superannuation Commissioner along with the Fire and Police effective January 1, 1979, and that the contributions of the City and the employees be increased to 2½%; and 2% of salary respectively. The additional cost to the City, of this increased Superannuation contribution, at 1978 rates,is estimated at $2500 for 1979.

In summary, it is recommended, with effect from January 1, 1979, that:

A) The Superannuation Commissioner be requested to transfer the Fire Alarm Operators from Group I to Group II; and

B) The Director of Legal Services be requested to amend the Special Agreement between the City of Vancouver and the Commissioner of Municipal Superannuation that refers to Firemen and Policemen to include the Fire Alarm Operators and to terminate the Special Agreement with regard to the Operators."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 366

PROPERTY MATTERS

INFORMATION

1. Demolition - 467 West Tenth Avenue

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
467 West Tenth Avenue, Lot 15, Block 360A, D.L. 526, Plan 1277	Civic Purposes	Cloverdale Demolition and Salvage Ltd.

CITY TO PAY	CODE NO.
$1,800.00	9407/0162"

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Rental Review - City Lease of Portion of C.P.R. Right-of-Way 41st Avenue and West Boulevard

The Supervisor of Properties reports as follows:

"City Council on January 27, 1976, authorized the City Engineer to enter into a year-to-year lease with the C.P.R. for a portion of its right-of-way to create a landscape area in connection with the Kerrisdale Beautification Program.

The rental was established at $120.00 per year paid annually.

By letter dated January 18, 1979, Marathon Realty, on behalf of Canadian Pacific Ltd., have advised that the rental review falls due March 1, 1979 and the revised rent is now $250.00 per annum.

The leased area comprises four (4) separate sites located on both sides of 41st Avenue between East and West Boulevard amounting to an aggregate area of approximately 11,000 square feet (1,022 m^2).

The proposed new rental is considered to be both reasonable and nominal.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a new year-to-year lease with Canadian Pacific Ltd. effective March 1, 1979 at a revised rental of $250.00 per annum."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

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3. Rental Adjustment - Between 5th and 6th Avenues, East of Fir Street

The Supervisor of Properties reports as follows:

"Lots B and F of 2 - 8, 17 - 20, and 22 - 23, Block 270, D.L. 526, situated between 5th and 6th Avenues, East of Fir Street, are leased to Mor-Tex Sales Ltd. until October 31, 1979, for storage and parking. The site is partially under the Fir Street ramp of the Granville Bridge.

The rent was reviewed in November 1974 and set at $165.00 per month plus taxes as if levied, until October 31, 1979.

Total monthly rent for these years is as follows:

	Flat Rate	Taxes	Total
1975	$165.00 p.m.	$1,384.61	$280.38
1976	$165.00 p.m.	$1,567.68	$295.64
1977	$165.00 p.m.	$1,662.42	$303.54
1978	$165.00 p.m.	$3,763.74	$478.65

The lessee complained that the rent had become too high in consideration of the use. He stated that the revenue from parking, at rates prevailing in the area was not sufficient to support a rent of $478.65 per month and has refused to pay the above rental set in 1977.

The Supervisor of Properties after investigation agrees that the tax load now creates an uneconomic rental demand. After extensive negotiations, taking into consideration the limited use of the site, the tenant has agreed to a modified rental increase to $363.98 per month inclusive of taxes, effective January 1, 1978. This will require a reduction in the proposed monthly rental from $478.65 to $363.98 (a reduction of $114.67 per month).

In this connection, the Supervisor of Properties recommends that effective January 1, 1978 the rent be reduced to $50.33 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Lease Renewal - N/E Corner of Robson and Cambie Streets

The Supervisor of Properties reports as follows:

"Lots 19 & 20, Block 58, D.L. 541 situated N/E Corner of Robson and Cambie Streets were acquired in 1956 and reserved for future highway widening requirements. It is presently leased to Honda Northwest Motor Corporation Ltd. to June 30, 1979.

The tenant wishes to renew his lease for a ten (10) year period. The Deputy City Engineer in a memo dated December 21, 1978 has no objection to a ten (10) year lease renewal with no cancellation for the first five (5) years and a one (1) year notice of cancellation thereafter. The new agreement to contain similar terms and conditions as the existing agreement and to be satisfactory to the Director of Legal Services.

Negotiations with the tenant indicate that he is agreeable to a rental increase from $400 per month plus an amount in lieu of taxes to a rental of $525 per month plus an amount in lieu of taxes, to become effective July 1, 1979. It should be noted that in 1976 the leased area was reduced by 47.4 m^2 for future road widening purposes.

..../3

Clause No. 4 cont'd:

It is therefore recommended that the lease be renewed effective July 1, 1979 for a ten (10) year period with no cancellation for the first five (5) years, and a one (1) year notice of cancellation thereafter, at a monthly rental of $525 plus an amount in lieu of taxes, and a 2½ year rental review clause.

The new agreement to contain similar terms and conditions as the existing agreement with the exception of the revised rental, and to be satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Ground Lease Terms - The Wellington Society

The Development Consultant reports as follows:

"On November 28, 1978 City Council approved the ground lease terms for the Wellington Society, sponsor of a Non-Profit Rental Building on Lot 50, False Creek, Area 6, Phase 2.

Section 2 of the terms and conditions headed RENT states, "Rent shall be $649,440 to be paid on the date of substantial completion or December 1, 1979, whichever is sooner".

A delay of four months has occurred in the start of construction of this project due to changes in the construction contract required to respond to building code, CMHC and City staff requirements and to secure a development permit, all within the tight budget. The contractor, Norwood Construction could not start construction until all the above required changes were identified.

The Development Permit has been issued and construction started February 5, 1979, however, due to the delays already incurred, the sponsor anticipates the contractor will be unable to make up all the lost time and a delay will occur in the completion of the project. The new completion date is expected to be Feb/March/80.

Recognizing this delay, if the prepaid ground rent is required to be paid by December 1, 1979, the carrying costs will place an additional financial burden on the already strained financial capabilities of the Society which will require their future residents to pay the corresponding increase in rent.

We request, therefore, that City Council approve a deferral of the start of rent to March 1, 1980 or substantial completion whichever is sooner.

The Development Consultant recommends that:

Section 2 of the terms and conditions of the Wellington Society lease be amended to read:

"Rent shall be $649,440 to be paid on the date of substantial completion or March 1, 1980 whichever is sooner."

(The lost revenue to the City caused by this delay, at today's interest rates, is approximately $16,000)"

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

6. Sale of Property - S/S 300 Block East King Edward Avenue

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following described properties on February 5 and 7, 1979, and were opened in public at 9.30 a.m. Monday, February 26, 1979

Recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council

Lots E and D, D.L. 631, Plan 17545
S/S 300 Block East King Edward Avenue

Name	Approx. size	Sale Price	Terms	Conditions
Cathay Pacific Rlty. Ltd.	Lot D: 34' x 104' ±) Lot E: 38.9x 104' ±)	$72,841	City terms @ 13%	P.U.Easement over W.8' of Lot E

"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 366

B

MANAGER'S REPORT

DATE February 13, 1979

TO: Vancouver City Council

SUBJECT: Riley Park N.I.P. Appropriation of Funds - Community Vans Transport

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $20,000.00 to purchase and equip two Community Vans to provide transport for local groups to neighbourhood and City public facilities. The Province and C.M.H.C. also agreed in principle on the project provided that satisfactory arrangements for replacement and operations (management, administration and maintenance) could be developed. For the past year, the Riley Park Citizens' N.I.P. Planning Committee, other interested Riley Parkers and the Planning Department have worked to meet these conditions so that implementation can proceed.

The objectives for this project, as drawn up by the Citizens' Planning Committee and Planning Department are:

a) to put into place an ownership and operations scheme that is straightforward and provides security for the capital investment yet maximizes the availability of the vehicles to Riley Park groups; and
b) to make the transport service financially self-supporting without need for direct operations funding subsidy by government.

The purposes of this report are to demonstrate that these objectives have been met; to describe the overall concept for implementation of the Community Vans service; and, to recommend the Appropriation of N.I.P. funds to purchase and equip the vehicles.

NEED FOR THE PROPOSED COMMUNITY VANS:

A significant concern identified during the planning process leading to the N.I.P. Concept Plan is the lack of access to and low use of public facilities in Vancouver by Riley Parkers - especially for those with low mobility including seniors, handicapped, those on low income and young people. Local service groups indicate problems in holding events and outings because arranging the necessary transportation is prohibitively expensive or difficult. Schools staff indicate that they must limit educational fieldtrips and outings to public recreation/cultural facilities for local school children for the same reason. Spokesmen for local recreation and community service outlets indicate that the use of their facilities could expand if user groups had better access to them. Increased mobility has been identified as a strong need to resolve these access problems.

The Citizens' Planning Committee does not feel it possible through N.I.P. to increase mobility on an individual resident basis, but it does feel that transport provisions for local groups is feasible through the purchase and operation of Community Vans. Through surveys of private market costs and local use potentials it has been determined that the Community Vans service could be provided to users at rates significantly lower than the private sector since:

a) operation would be by local people on a non-profit basis;
b) local people can cooperate to provide components of the service (maintenance, drivers) at lower costs; and
c) users would not be charged for the original capital outlay for the vehicles.

PROJECT DESCRIPTION:

A. Vehicle Specifications: Proposed for purchase are two vehicles, each seating up to 20 people. These vehicles will be of heavy duty construction so as to meet the newly applicable and stringent requirements of the B.C. Department of Motor Vehicles for vehicles carrying school-age children (ie. "school bus standards"). Each vehicle will be integrally fitted with mechanical lifts, removable seats and wheelchair clips to accommodate use by the handicapped. The vehicles, manufactured under the name "Wayne Busette", will be outfitted for public use the year round as outlined in attached Appendix A.

B. Ownership-Operations, Administration and Replacement: To simplify ongoing operations arrangements, ownership for the vehicles is proposed to be vested in two local organizations that are capable of handling the requisite responsibilities.

One Van will be owned by the Little Mountain Neighbourhood House Society and the other Van will be owned by the Riley Park Community Association. Priority users will be local community service and recreation groups related to or working with each owning organization and school groups from Riley Park area schools (Sir Charles Tupper Secondary School; David Livingstone Elementary School; General Brock Elementary School and Annex; General Wolfe Elementary School; Riley and Bridge Alternate Schools). Both proposed owners have expressed a commitment to accommodate all local groups wishing access to the community transportation service. Although the priority users noted above include every major community service group in the neighbourhood, other Riley Park organizations could also be users on a more occasional basis.

As noted in their letters, attached Appendix B and Appendix C, the Riley Park Community Association and Little Mountain Neighbourhood House Society (both non-profit organizations) have agreed to accept all responsibilities and costs of ownership of one vehicle each - including maintenance/upkeep, insurance, operations, management and administration - for at least eight years. Each proposed owner will also guarantee the replacement of their vehicle as required for at least eight years.

In practice, funds to cover all costs will be derived from user fees charged to all users. The owners' usage will be paid through the regular transportation allocations in their budgets. Other funds will derive from fundraising projects or other funding sources of user groups. A standard user fee structure for both vehicles will be agreed upon between the owners. Replacement of each vehicle will be ensured through the establishment by each owner of a growing replacement fund to which a portion of all user fees will be applied. The Little Mountain Neighbourhood House Society has also established a Subsidy Fund to pay for van use by local groups without adequate funding.

The Little Mountain Community Resources Society has already donated some $700.00 to this fund and additional grant requests are now being considered by other local Church and service groups.

To maximize the use of the two vehicles and their availability to Riley Parkers in an equitable way, both proposed owners have agreed to cooperate in convening a Sharing Committee to which major user groups will be invited to participate and give their advice. This Committee will meet on a regular basis to reconcile scheduling, to develop policy directions and to evolve cost-saving measures.

For both vehicles, the following general arrangements have also been agreed upon:

1. Each user group will be required to provide its own drivers with the proper credentials (Class IV license). The Little Mountain Neighbourhood House Society and Riley Park Community Association have indicated that they will establish workshops in order to build a core of qualified volunteer drivers. Numerous staff members from the Schools, Community Centre and Neighbourhood House have also indicated that they will achieve Class IV licenses.

2. Where possible, maintenance and upkeep will be undertaken at cost by the Tupper School Automotive Shop.

3. Each owner will be responsible for storage in a safe and secure place.

4. If for any reason the community transportation service is to be abandoned, ownership of the vehicles will be returned to the City so that they can be sold and the resulting funds reinvested in the Riley Park Community.

CAPITAL FUNDING:

Because of the stringent standards for the vehicles, the costs are estimated to be significantly higher than those estimated in 1977, before the higher standards applied. As outlined in Appendix A, the total capital cost for each vehicle will be up to $23,200.00. The total cost for the project is therefore estimated to be $46,400.00.

Because the Vans are to be owned by non-government organizations, an alternative cost sharing formula is applicable with contributions of the total costs as follows: Provincial - 14.29%; Federal - 28.57%; and City - 57.14%. Costs up to the $20,000.00 originally allocated should be derived from the Riley Park Social and Recreational Facilities Account. Costs above $20,000.00 should be derived from the Riley Park Contingency Account except that the City contribution above the normal 25% should be derived from the Unappropriated City N.I.P. Funds Account (which has been set aside to cover additional City contributions when alternative cost sharing is required).

CONCLUDING REMARKS:

The Riley Park Citizens' N.I.P. Planning Committee fully supports the proposed N.I.P. project as meeting an urgent local need and being financially sound by being self-supportive and sharing costs among all users.

The Province of British Columbia and Central Mortgage and Housing Corporation have been advised and concur with the proposed N.I.P. expenditures for this project provided that a City Council decision on Appropriation of N.I.P. funds is made by March 6, 1979, (as per their letter, Appendix D, attached).

RECOMMENDATIONS:

The Director of Planning Recommends:

A. THAT Council approve a capital grant of up to $46,400.00 to be Appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 ($20,000.00), the Riley Park N.I.P. Contingency Budget Account #898/9416 ($11,487.04) and the Unappropriated City N.I.P. Funds Account #532/7901 ($14,912.96) for the purchase and equipping of two Community Vans with costs to be shared as follows:

C.M.H.C.	(28.57% of Total)	$13,256.48
Province of B.C.	(14.29% of Total)	$ 6,630.56
City of Vancouver	(57.14% of Total)	$26,512.96.

B. THAT the City purchase and equip two Community Vans as described in Appendix A and transfer ownership of one Van to the Little Mountain Neighbourhood House Society and one Van to the Riley Park Community Association subject to the completion of agreements as outlined in Appendix B and Appendix C of the City Manager's Report dated February 13, 1979."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 367

MANAGER'S REPORT

C

DATE February 28th, 1979

TO: Vancouver City Council

SUBJECT: Management Procedure and Organization Structure-Development of the CPR-Pier BC Complex including the Trade Convention Centre

CLASSIFICATION: RECOMMENDATION

The City Manager, in consultation with the Directors of Planning and Finance, the City Engineer and the False Creek Development Consultant, reports as follows:

1. Purpose

To describe and recommend a procedure which will achieve the creation of a Trade and Convention Centre on Pier BC within a capital budget of $25,000,000.

2. Background

It is understood that the City and the Province are now in agreement with respect to their capital grants and the issues of ownership, property taxes and financing of anticipated deficits in the early years of the Trade and Convention Centre.

It is also understood that the Provincial Government are preparing a brief to be presented by the City and the Province to the Federal Government which will request a Federal Government capital grant of $10,000,000 to go with the Province's $10,000,000 and the City's $5,000,000 and to request that the ground lease for the Trade and Convention Centre on Pier BC be at a nominal rate.

Since timing is crucial to achieving budget targets in this development, it will be necessary to start on the design and construction of the Trade and Convention Centre as quickly as possible.

3. Trade and Convention Centre as part of the CPR/Pier BC Complex

The officials believe that the Trade and Convention Centre can only be designed and built within the $25,000,000 budget if it is properly co-ordinated and integrated with other developments in the area. These include the two other developments on Pier BC (the NHB Cruise Ship facilities and the Trade Tower) and with the developments on the deck over the CPR tracks (hotel, office space, commercial space, public space, parking).

The reason for this is that the off-site costs, estimated at up to $10,000,000, must be shared with these other developments if the Trade and Convention Centre budget of $25,000,000 is to be achieved.

Furthermore, decks of some sort are required over the CPR tracks in order to provide adequate pedestrian and vehicular access between the Trade and Convention Centre and the downtown core. In order to achieve the public and private objectives, this decking should be of sufficient size to provide for the development of commercial buildings which, in turn, must be of sufficient size to generate a revenue stream to justify the costs. It is assumed that the number and location of rail tracks in this area will remain. If the C.P.R. Ferry, for instance, were to be relocated, and the rail tracks reduced etc. there could be savings to the off-site costs associated with the Trade and Convention Centre.

Additionally, a hotel closely adjacent to the Trade and Convention Centre is considered important and possibly essential to the success of the Trade and Convention Centre. Clearly a Convention Centre and a hotel each contain facilities which would assist in the operation of the other. One logical site for the hotel is on the deck over the CPR tracks. There are other combinations of locations for the various uses and densities which, if considered in a co-ordinated development program over the whole area, could do much more to achieve known public objectives than a number of individual building developments.

The above makes it imperative that the larger complex go ahead on the same timetable as the Trade and Convention Centre.

In addition to meeting more physical and social planning goals, co-ordinated developments would be able to share in off-site costs.

The only way private developers will willingly consider such additional costs is through an adequate development density to cover the additional costs. In this case, this means larger buildings on the deck and a substantial amount of parking under the deck. Parking considered as an overall need to serve all developments in the area is more likely to be most efficient, economically provided, and multi-useable than separate garages.

Within Pier BC there will need to be trade-offs between the three components in order for the Trade and Convention Centre to come in on budget. For example, the off-site costs allocated to Pier BC need to be allocated to the three components. Also, there are public spaces, lobbies, washrooms, reception areas, etc., which can be common to the three components with a saving in capital cost to the Trade and Convention Centre. The cost of a parking structure on Pier BC also needs to be shared (assuming that is where it will be located). Thus, even on Pier BC, the Trade and Convention Centre cannot be considered in isolation.

Stated another way, if the Trade and Convention Centre were to be built in isolation, the cost, including off-site costs, cost of terminating the CPR-NHB agreement, allocated costs and connections to the downtown core over the CPR tracks, could increase the cost of the Trade and Convention Centre above the $25,000,000 to as much as $40,000,000.

Thus, your officials believe that the development of the larger complex of CPR/Marathon and Pier BC of which the Trade and Convention Centre will be a component should be seen as a co-ordinated and co-operative venture. Important linkages and relationships will also occur with redevelopments on the north side of Hastings Street. Thus there are three levels of development to be dealt with in this overall development program:

a) The larger complex - that is CPR/Marathon and Pier BC

b) Redevelopment of Pier BC - that is the Trade and Convention Centre, the Cruise Ship facilities and the Trade Tower

c) The Trade and Convention Centre itself.

There are also two important stages of development to consider:

a) The pre-rezoning stage, when the specific objectives are determined through public hearings and an Area Development Plan.

b) The post-zoning stage, when applications for Development Permits can be processed and the schemes implemented.

4. <u>Policy Issues</u>

If the above reasoning is accepted, there are some important policy issues which need to be dealt with as follows:

a) Federal Government participation in the capital cost.

b) Federal Government agreement that the ground lease for the Trade and Convention Centre will be nominal.

c) City agreement regarding planning criteria for density, bulk, height and distribution of the developments on the deck over the CPR tracks.

d) City agreement regarding planning criteria for density, bulk, height and distribution of the buildings on Pier BC.

e) Participation by the CPR/Marathon Group, and agreement on cost-sharing of off-site costs.

f) Termination of NHB/CP lease on Pier BC.

g) Willingness of all participating parties to agree on a practical time-table and procedure for an integrated development.

h) Adequate management and control of the process by Council.

Of these, perhaps the key policy question is the allowable density on the deck over the CPR tracks.

5. Budget for the Trade and Convention Centre

The report by the Task Force Steering Committee to Council on the 26th September, 1978, stated that the budget of $25,000,000 was achievable provided off-site and common area costs were allocated satisfactorily.

One area that has not been researched but was highlighted in the report was the question of foundation costs. We were given an estimate in August of approximately $60,000 to determine foundation conditions which expenditure we felt was not warranted at that time. This work will need to be done early in the ongoing program for the results will be of considerable importance to the location, structure and form of the facilities to be built on the pier. The budget must also include cost of furnishings which can be substantial for a building of this size and complexity.

The cost estimates were based on 1978 level of costs assuming an early start on construction.

The budget is tight particularly when compared with similar structures built in other cities. For this reason the design must be carefully controlled. For this significant site the design must be both inspired and practical and the design and build procedures must be sensitively managed to ensure maximum co-operation between the design and the construction authorities and to ensure effective cost control.

6. Proposed Management Procedures

The following Management Procedures are proposed to accomplish the following objectives:

- To manage and co-ordinate an estimated $130,000,000 development involving the three levels of government, one crown corporation and private developers and investors.
- To develop confidence among the participants and investors.
- To provide an information system so that Council can deal effectively with the policy questions and the direction of the project.
- To design and build the Trade and Convention Centre component within the budget of $25,000,000 on a fast track timetable.

The steps in the Management Procedure are visualized approximately in the order stated as follows:

Stage 1* - Concurrent Steps - Preparation for Policy Direction by Council

The proposed project schedule is very tight, and in order to achieve it, A through C in Stage 1 must proceed concurrently.

A. Make front end budget decisions to allow preparatory work to proceed.

B. City Manager to report separately on the appointment of an overall Director, responsible to City Council for management and coordination of the larger complex, to undertake successive steps in the process, with cancellation clause in the event the project has to be aborted.

C-1. Instruct the Director of Planning to undertake urgently a major planning study of the area north of Hastings Street to identify planning and other issues of concern to recommend to Council an Area Development Plan for consideration at a Public Hearing.

C-2. Establish in consultation between the Director of Planning and the Project Director preliminary density bulk and height requirements (or limitations) for the buildings on the deck over the tracks, to offset the CPR/Marathon portion of the shared costs, and for the buildings on Pier BC including particularly the Trade Tower, to accommodate the required developments and to offset the allocated costs.

D. Conclude negotiations with the Federal Government regarding a capital contribution of $10,000,000 and arrangements with the National Harbours Board so that the ground lease for the Trade and Convention Centre will be nominal.

*Note - Stages 1 through 9 are illustrated on the attached Chart B.

E. Conclude written agreement with the Province.

F. Commence immediately the following research program:

F-1. Reach preliminary agreements on shared costs

- Off-site services (Engineering already have considerable data on this)

- Termination of CPR-NHB agreement regarding Pier BC

- Foundation costs Pier BC (NHB have a quotation from competent authorities which can be quickly updated)

- Parking for Pier BC and for the developments over the tracks (We have some information on this)

- Public and shared space on Pier BC such as open spaces, lobbies, washrooms, reception areas, etc. (We have some information on this)

F-2. Make tentative allocation of shared costs to each of the components in the complex that is to the CPR-Marathon group, to the National Harbours Board, to the Trade and Convention Centre and to the Trade Tower.

G. The Project Director, in consultation with the Civic officials, to initiate preliminary discussions with the CPR-Marathon Group at a senior level to obtain agreement in principle with respect to the proposed integrated development on the deck over the tracks and on Pier BC including preliminary concepts for development density, and on the shared costs, and the termination of the NHB-CP agreement on Pier BC.

Stage 2 - Decision by Council

Assuming satisfactory conclusion of negotiations with the Federal Government, the next step would be to obtain policy direction from Council based on the results of the above-described Stage 1.

At this stage, Council would receive a report on the work to date through the City Manager from the Director of the project and City Department Heads, and would establish policies regarding uses, densities, massing and heights of buildings necessary to achieve the stated objectives of shared costs and termination of the NHB-CP agreement and to achieve the objective of an integrated development including a Trade and Convention Centre component.

At this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

Stage 3 - Concurrent Steps - Preparation for Public Hearing

At the same time, staff would be preparing for a public hearing and rezoning. The steps would be as follows:

A. Prepare material for public hearing.

- Determine the general program, budget and timetable for the three components on Pier BC and for the various components on the deck over the tracks.

- Develop design guidelines, qualitative zoning regulations, permitted uses, densities, limits on bulk and heights of buildings in consultation with the various participants including the CPR Marathon group and representative private developers.

B. Negotiate preliminary agreements with the participants.

- Establish preliminary agreement with CPR/Marathon/CPI/CP Hotel regarding participation in the project including uses, densities, bulks, locations and heights of buildings, shared costs, timetable, key personnel, etc.

- Establish preliminary agreement with NHB regarding ground lease and shared costs.

- Initiate preliminary discussions with developers who could be interested in the Trade Tower and in a design and build process for the three components on Pier BC and discuss ground lease, shared costs, uses, densities, bulk, heights, etc., for the Trade Tower.

Stage 4 - Decision by Council - Public Hearing

At this stage, there would be another major meeting with City Council to determine policy direction with respect to zoning prior to the Public Hearing. At this stage, the zoning for the area would be put in place and participating developers would be able to proceed with certainty about the public objectives.

Again, at this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

At this point, the operating manager for the Trade and Convention Centre could be identified as well as the project managers for each of the components (CPR Marathon, Trade and Convention Centre, National Harbours Board Cruise Ship facility, and possibly developers interested in the Trade Tower).

Stage 5 - Prepare Programs, Budgets and Timetables

The next step would be the commencement of the design and build process. This would involve the following:

A. Determine program, budget and timetable for each of the components on Pier BC and on the deck over the tracks in sufficient detail so that interlocking and common features can be determined.

B. Set up a procedure for co-ordination of design.

C. Determine detailed program budget and timetable for the Trade and Convention Centre.

D. Arrange for others to determine detailed program, budget and timetable for the NHB Cruise Ship facilities, the Trade Tower and the developments on the deck over the tracks.

Stage 6 - Decision by Council

At this stage there would be another major meeting with City Council to review the capital budget for the Trade and Convention Centre.

Again, at this stage, Council would have the opportunity to decide whether or not to continue and if so, on what conditions.

Stage 7 - Commence Design and Build Procedure

A. Terminate NHB-CPR agreement regarding Pier BC.

Note: It should be noted that Stages 5 and 7 could be done earlier, even concurrently with Steps 2 or 3, if time were sufficiently important and if the City were prepared to pay for this work at this early stage, knowing that it might be abortive.

B. At this stage demolition of the existing facilities on Pier BC could be completed.

C. For reasons outlined earlier in this report, the components on Pier BC should be designed and built as one entity.

D. Furthermore, the design and build procedure for Pier BC should proceed at the same time as the design and build procedure for the deck over the tracks and selected developments on top of the deck such as the hotel so that all the components necessary to the successful operation of the Trade and Convention Centre can be completed as close to the same time as possible.

E. The established procedures for Development Permit and Building Permit would be followed.

F. The preferred procedure for proceeding with building the components on Pier BC may be to have a design and build competition for the three

components together, that is the Trade and Convention Centre, the NHB Cruise Ship facilities and the Trade Tower with the developer undertaking responsibility for financing and operating the Trade Tower. This design and build competition would probably be among a few pre-selected teams of architects and developers who would each be paid a nominal amount for their effort.

G. The construction of the Trade and Convention Centre, the NHB Cruise Ship facilities, and the Trade Tower would be managed by separate Project Managers, the first directed by the Director, and the others responsible to their owners and co-ordinated by the Director.

H. The design and build for the components on the deck over the tracks would presumably be handled by the CPR Marathon group.

Stage 8 - Decision by Council

At this stage, the selection would be made between the competition designs for the Trade and Convention Centre.

Stage 9 - Construction

A. Designs can then be refined and applications made for Development and Building Permits.

B. Co-ordination of all components would be required by the Project Director to bring all those components along smoothly and on time-table.

7. Organization Structure

As mentioned earlier in this report, the organization structure should be devised to manage and co-ordinate an estimated $130,000,000 development on the deck over the tracks and on Pier BC involving the three levels of Government, one crown corporation and private developers and investors, and specifically to design and build the Trade and Convention Centre within the budget of $25,000,000 and on a fast track timetable.

Although the management team may consist of no more than 3 or 4 staff in addition to the project manager, considerable City staff time will be needed at several parts in the process plus the use of consultants for specific assignments.

Although this report does not deal with staffing, it should be noted that the required personnel can be engaged on contracts with appropriate termination clauses to be exercised in the event that the project has to be aborted.

The organization structure for the actual development could be somewhat as follows:

a. A director plus small staff of two or three responsible to Council.

- The director would be responsible for co-ordinating all aspects of the larger CPR/Marathon Pier BC complex, for directing the design and build competition process for Pier BC, for directing the detail design and construction of the Trade and Convention Centre, for liaison with the City officials and City Council, Provincial Government, Federal Government, National Harbours Board, and for design co-ordination.

b. Advisory Committee.

- It is proposed that an advisory committee to advise the director be appointed with representation from the Provincial Government, Federal Government, National Harbours Board, City management, the business community and the Trade and Convention Centre operating manager when appointed.

  The advisory committee would provide inputs to the director and would provide liaison with the agencies whom they represent.

c. Project Manager - Trade and Convention Centre

- The project manager would be responsible to the director for the Trade and Convention Centre component and for liaison with the other components on Pier BC during the construction phase.

d. City staff.

- It is proposed that City staff particularly in Planning, Engineering and Finance perform certain tasks as may be approved from time to time by the City administration. Such staff would be directed by their regular division or department heads but would provide their inputs to the director. Considerable staff and/or consultant time will be required, the cost and other implications of which will be considered in a separate report on staffing and cost.

e. Consultants.

- Consultants would be hired for specific tasks as approved from time to time by the City administration and would be responsible to the director.

f. Project Managers of other components.

- Each of the other participants, for example, Marathon for the developments on the deck over the tracks, the National Harbours Board for the Cruise Ship facilities and the developer for the Trade Tower would be requested to appoint and pay for their own project managers who would then be directly responsible to that participant.

- In order to provide overall co-ordination, the activities of the project managers would be co-ordinated by the director.

Thus we would have a small nucleus staff of three or four people relying for much of the work on consultants and City staff as necessary.

The director would report to City Council with the usual interaction with the City Manager and the City department heads.

Thus the City Council and the City administrative system would be in control of policy.

The above organization structure can be illustrated on the attached chart. (Chart A)

8. Timetable

Having in mind the policy decisions necessary in both the public and private sectors, the probable need for a public hearing for zoning, and the time required for obtaining Development Permits, it would appear that construction could start in the spring or early summer, 1980 , if approvals now and at each stage in the process are received reasonably promptly.

A rough illustrative timetable is attached for information. (Chart B)

9. Recommendation

A. THAT Council approve the steps outlined in this report as guidance for proceeding towards the development of a Trade and Convention Centre on Pier BC and associated developments.

B. THAT the City Manager report further on the budget necessary to allow those development procedures to commence.

FOR COUNCIL ACTION SEE PAGE(S) 367

D

MANAGER'S REPORT

March 2, 1979

TO: Vancouver City Council

SUBJECT: Joint Negotiations with CUPE

CLASSIFICATION: **RECOMMENDATION**

The City Manager reports as follows:

On January 9, 1979, Council was informed, in camera, of complications in our joint negotiations with CUPE.

The negotiations had stalled because CUPE did not wish to sign the Protocol Agreement unless certain unspecified employer demands were withdrawn.

The GVRD Labour Relations Committee asked for a Mediation Officer and Ken Albertini was appointed. With his assistance, there have been further meetings and some modifications of the positions of both parties.

However, CUPE still insists that they will not sign the Protocol Agreement until all member Councils etc. have approved and ratified it.

Consequently on February 28 the GVRD Labour Relations Committee unanimously adopted the following resolution:

> "THAT the draft 1979 CUPE Protocol Agreement be approved, circulated to the appropriate member councils, boards and commission, and recommended for consideration and approval at their next regular meetings."

The Protocol Agreement is attached (Appendix 1), together with the lists of respective demands as they affect Vancouver. It should be noted that the agreement is merely a format for the negotiations and the respective lists are the opening positions of both sides, which can be expected to be modified extensively in the course of the negotiations. The final negotiated agreement will be submitted to Council for approval, and at that time, it is appropriate to discuss the merits and the costs of the various items.

The City Manager RECOMMENDS that Council approve the attached draft 1979 CUPE Protocol Agreement as the basis for negotiations with the Union.

NOTE: Council will also have before it a letter of 26 February 1979 from Mr. Kramer of CUPE and a delegation request from CUPE's Local 1004.

This letter is attached (Appendix 2), together with detailed communications from Mr. Graham Leslie in the form of: a rebuttal to the letter (Appendix 3), a chronology of the negotiations (Appendix 4), and a Commentary on the Draft Protocol Agreement (Appendix 5).

It is hoped that if Council is willing to approve the Protocol Agreement on March 6, Council need not get involved in the series of charges and countercharges revealed in that correspondence.

FOR COUNCIL ACTION SEE PAGE(S) 362

MANAGER'S REPORT

February 28, 1979

TO: Vancouver City Council

SUBJECT: Urban Demonstration Projects

CLASSIFICATION: RECOMMENDATION

The Deputy Director of Finance reports as follows:

"On May 19th, 1977 the Minister of State for Urban Affairs Canada announced a financial contribution to the City of up to $4,500,000. for five urban demonstration projects.

Subsequently, five legal agreements were entered into by the City on November 1, 1977. The agreements, although not too lengthy, are somewhat involved and require certain specific items such as timing of expenditures, provision of evaluation reports and certain other administrative work that is time consuming, and in some cases would require consultation with the Ministry of State for Urban Affairs.

With the announced change in Federal ministerial responsibility, contact was made with the ministry who proposed that possibly the best solution would be to change the outstanding projects from a contribution by legal agreement to an outright grant to the City for each project. The major consideration being that the Federal Government's contribution be appropriately recognized. The Ministry also required that the grant be made on a "present value" basis which was considered legitimate and a discount rate of 11¼% effective April 1, 1979 was agreed upon.

Following is the current position of the five projects including funds received to date and the proposed grant as discounted.

	Total Contribution(1)	Received to Date	Present Value Period(1)	Present Value Amount
1. Fisherman's Market	$ 400,000	$ 400,000	-	-
2. Kitsilano Swimming Pool	750,000	750,000	-	-
3. Kensington Park	500,000	-	-	$ 500,000
	350,000	-	6 months	331,360
	850,000			831,360
4. East False Creek	680,000	-	-	680,000
	820,000	-	28 months	638,595
	1,500,000			$1,318,595
5. John Hendry Park	250,000	-	-	250,000
	550,000	-	7 months	516,130
	200,000	-	12 months	179,775
	1,000,000			945,905
TOTAL	$4,500,000	$1,150,000		$3,095,860

NOTE: (1) Under the total contribution column, the amount is broken down into the expected expenditure pattern and its approximate relation to the individual agreements, this is also referred to in the column under present value - period.

RECOMMENDATION

The Deputy Director of Finance is of the opinion that the acceptance of a grant amount of $3,095,860 as the present value of the $3,350,000 contribution is realistic and due to the change in ministerial responsibilities recommends that City Council accept the above proposal as follows:

A. THAT City Council accept the amount of $3,095,860 as a grant towards each project as detailed in the report and proposed by the Minister of State for Urban Affairs.

B. THAT the amount received be set aside in a special reserve and that the discounted amounts receive interest until the amount reaches the original contribution. The funds to be then transferred to the project subject to the project having been approved by Council.

C. THAT the Federal Government receive the necessary recognition for their grant towards the various projects."

The City Manager RECOMMENDS approval of the recommendations of the Deputy Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 368

F

MANAGER'S REPORT

DATE February 21, 1979

TO: Vancouver City Council

SUBJECT: RENOVATIONS, CONNAUGHT PARK FIELDHOUSE

CLASSIFICATION: RECOMMENDATION

The Superintendent of Parks and Recreation reports as follows:

"An application has been received from the Meraloma Club to renovate the Connaught Park Fieldhouse which the Board presently leases to the Club. The Club was incorporated under the Societies Act in 1966 and in 1975 signed a three year lease with the Vancouver Park Board for use and care of the Connaught Park Fieldhouse. This lease was renewed in 1978 for a further five year period. The cost of this project is approximately $80,000 and it will be funded by the Meraloma Club and public donations. The Board has approved this application on February 19, 1979, and now requests authority from City Council to proceed with the project.

Description of the Project

The renovation work to be done is as follows:

(1) To re-build the public washrooms to a standard suitable for public use. The present deteriorated condition of the public washrooms has severely limited their use by the public.

(2) To renovate /rehabilitate changing facilities at the west end of the fieldhouse to create more appropriate facilities for both men and women as these facilities are intended for the use of the Meraloma Club's athletic teams.

(3) To do general repair work to the building exterior as required which would include re-roofing, new eavestrough and downspouts, siding repairs, glass replacements, etc.

Plans have been reviewed by Park Board staff who feel that renovations will result in an improved, functional facility for Club members and an improved exterior which would be more visibly aesthetic on Connaught Park.

Financing

The Board of Parks and Recreation have indicated that the Meraloma Club propose to campaign for donations from the public. The project will not commence until a satisfactory level of funding from donations has been accumulated (minimum balance $25,000). The balance of the funding to be by way of a bank line of credit drawn in favour of the Meraloma Club. No City funding is required.

Director of Finance

Recommends: (a) that no commitments be made by the Park Board pending receipt of funds and,

(b) a bank line of credit that is to the satisfaction of the Director of Finance and the Director of Legal Services.

cont'd/2

Recommendation

The Board of Parks and Recreation recommend that Council approve the renovations to the Connaught Park Fieldhouse as outlined above at no cost to the City. "

The City Manager RECOMMENDS approval of the recommendation of the Board of Parks and Recreation and the recommendations of the Director of Finance included in the report.

FOR COUNCIL ACTION SEE PAGE(S) 368

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 15, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Special meeting of Monday, February 5, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Park Board Appeal re Youth Projects in Strathcona, Hastings-Sunrise and Grandview Areas

The Committee had before it for consideration a letter dated February 1st, 1979 from Parks Commissioner A. Livingstone enclosing a report dated January 17, 1979 from the Park Board's Director of Recreation regarding funding for the Grandview, Strathcona and Thunderbird youth projects (copy circulated).

In the report from the Board's Director of Recreation, it was explained it is impossible for the Recreation Division to allocate sufficient funds to operate these programs for the balance of the year. A series of recommendations providing funding by the Board for these programs until March 31, 1979, was approved by the Board on January 22nd, 1979.

Appearing before the Committee on this matter with Parks Commissioner Livingstone were the Board's Director of Recreation, a representative of the Social Planning Department, the youth workers involved and several residents from the areas served by these youth worker projects.

It was explained to the Committee that the City lent funds to the Board in May 1978 which were to be returned to the City during the September budget review and the Board is unable to provide funding beyond March 31st, 1979. The programs serve a large number of youths living in low-cost housing developments, the Commissioner explained.

The Committee noted the Board's Recreation Committee chairman, Commissioner Livingstone, was directed by a Board resolution of January 22nd to meet with the Minister of Human Resources to seek funding for the three youth projects and, in response to the Committee, Commissioner Livingstone said he is appealing to the City for funding before going to the Minister as he anticipates the Minister may say the programs are a City responsibility.

Continued . . . .

Clause No. 1 Continued

It was noted during discussion the present annual cost for the three projects is $76,000; that the Board can provide $15,000, leaving a balance of $61,000 required for the balance of the year.

The Acting City Manager warned that if the Committee recommended that Council fund the program, it would be committing funds in advance of the budget; that Council indicated last year these programs should be funded from the Park Board budget; and that the Board, by its January 22nd resolution, wishes to seek funding for the projects from the Human Resources Ministry.

The Committee felt, however, the City should ensure the youth workers be paid on a month-to-month basis after March 31st, 1979, pending the outcome of the Board's appeal to the Human Resources Department for funding. Funding of the programs could be discussed by the City when it deals with the annual budget in April. A grant matching the Board's contribution would extend the programs until June 30th.

Following discussion, it was

RECOMMENDED

THAT City Council allocate up to $15,000 from the 1979 budget to match the Park Board's 1979 allocation for the Strathcona, Hastings-Sunrise and Grandview youth projects and that Parks Commissioner Livingstone, in his appeal to the Ministry of Human Resources for continued funding for the project, request the Province to reimburse the City for half of the costs of operating this program in 1979.

2. Family Court Committee re Juvenile Detention Home, 2625 Yale Street

At its meeting on February 8, 1979, the Committee deferred consideration of an annual report from the Family and Juvenile Court Committee pending the appearance before the Committee of representatives of the British Columbia Buildings Corporation to discuss the Family Court Committee's complaints that the Province has not yet upgraded the building it rents from the City at 2625 Yale Street to meet City by-laws.

The clerk advised Provincial representatives were unable to attend this date and arrangements are under way for them to appear on March 8th, 1979.

The Acting City Manager said an official of B.C. Buildings Corporation indicated two weeks ago funds have been budgetted by the Province for the upgrading work at 2625 Yale Street and that the work is being done.

However, the Committee

RECOMMENDED

THAT the Mayor write the Attorney-General urging him to expedite the necessary renovations at the Family and Juvenile Court building, 2625 Yale Street, and to submit to the City as soon as possible a progress report on the Province's plans for a new Family and Juvenile Court building.

Continued . . .

3. Curb Ramps in the Downtown Eastside Area

The Committee had before it for consideration a Manager's report dated February 5, 1979 (copy circulated) in which the City Engineer reported on the procedures involved and the number of ramps currently installed for wheelchairs on City curbs in the Downtown Eastside area. The report was prepared in response to a letter dated January 9, 1979 from the Downtown Eastside Residents' Association.

A representative of the City Engineering Department and Ms. Jean Swanson of the Downtown Eastside Residents' Association appeared before the Committee on this matter.

The Engineering Department representative reviewed the report for the Committee and added that $50,000 is being proposed by Engineering for inclusion in this year's budget for the installation of curb ramps for wheelchairs.

The Engineering Department representative explained ramps are installed after consultation with the Canadian Paraplegic Association which maintains a list of priority locations for such ramps.

Ms. Swanson said her organization is concerned as Roddan, Antoinette and Cordova Lodges, which house a number of handicapped persons, are all located in the Downtown Eastside area and that she has seen wheelchair persons forced to travel along the edge of the street. She urged the Committee to ensure that the $50,000 proposed by Engineering for wheelchair ramps is approved.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated February 5, 1979, on curb ramps in the Downtown Eastside area, be received, and that the Downtown Eastside Residents' Association submit its priority list for future curb ramps to the Canadian Paraplegic Association.

4. Progress Report - Detention of Mentally Ill Persons in City Jail

The Committee had before it for consideration a Manager's report dated February 6, 1979 (copy circulated) in which the Director of Social Planning reported there has been some improvement in the speed of referrals from the City jail to Riverview Hospital since the Committee last considered this matter approximately seven months ago.

A representative of the Social Planning Department appeared before the Committee on this matter.

During discussion, it was pointed out a shortage of available beds at Riverview continues to present a problem to the referral of mentally ill persons from the City jail to Riverview Hospital.

The Social Planning representative advised the Committee that Shaughnessy and St. Paul's Hospitals are still not accepting mentally ill persons referred from the City jail although these hospitals are supposed to deal with such referrals.

The Committee felt it should urge the appropriate Provincial officials to ensure there is an adequate supply of beds available at Riverview Hospital at all times to accept mentally ill persons from the City jail.

Continued . . . .

Clause No. 4 Continued

Following discussion, it was

RECOMMENDED

A. THAT City Council request the Minister of Health to provide an additional twenty (20) acute care beds at Riverview Hospital to ensure that the hospital can promptly accept referrals of mentally ill persons from the Vancouver City jail.

B. THAT the Director of Social Planning, the Chief Constable and the Executive Director of Riverview Hospital review the referral procedure of the mentally ill from the Vancouver City jail to Riverview Hospital in June 1979 and report jointly to the Community Services Committee at that time.

5. Guidelines on Sunday Store Closing

City Council, at its meetings on January 23rd and February 6th, 1979, after hearing delegations, passed the following motions:

"THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and ineffective,

AND WHEREAS he has indicated government policy is being developed on this subject,

BE IT RESOLVED THAT

The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C."

"THAT the representations be received;

AND THAT the Director of Permits and Licenses continue to monitor apparent contraventions of the Lord's Day Act and, in the absence of any stated government policy, report back to Council within a reasonable time to enable Council to consider invoking its powers under its licensing jurisdiction."

"THAT the City's guidelines on Sunday Store Closing, as detailed in the City Manager's report dated January 12, 1979, be referred to the Community Services Committee for review with respect to uses permitted on Sunday."

In accordance with the last paragraph of the City Council motion, the Committee had before it for review this date a Manager's report dated January 12, 1979 (copy circulated).

The Directors of Permits and Licenses and Legal Services appeared before the Committee for the review.

During discussion, the Committee noted delegations before Council had indicated there are certain inconsistencies in the City's regulations pertaining to Sunday store hours, in particular the fact that Chinatown and Gastown merchants are allowed to remain open while other merchants must close and lumber yards are permitted to open yet the store known as "Tool Town" which sells tools and building supplies must close.

Continued . . .

Clause No. 5 Continued

The Committee examined a motion passed by City Council on October 17, 1978 pertaining to shopping hours and quoted in the report of January 12, 1979, and recommendations were made on the following two paragraphs of that motion:

"1. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours, on Sundays and the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day

The stores in these two historic areas would have to close:

- Good Friday
- January 1
- Thanksgiving
- Remembrance Day
- Christmas Day "

"4. No action be taken against Lumber yards if they are open Sunday or the following Statutory Holidays:

- Victoria Day
- July 1
- B.C. Day
- Labour Day
- Boxing Day "

A representative of the Permits and Licenses Department reminded the Committee certain large public events are held in the Gastown area on Sundays when stores were permitted to be open; however, following discussion, it was

RECOMMENDED

A. THAT paragraph 1 of the October 17, 1978 Council motion quoted above be amended by deleting the words "Sundays and".

B. THAT paragraph 4 of the October 17, 1978 Council motion quoted above be rescinded.

(Alderman Marzari opposed to recommendation 'A')

The meeting adjourned at approximately 2:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 368 & 369

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Puil
ABSENT	:	Alderman Kennedy
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Area Development Plan for Area 6, Phase 2, False Creek - Suggested Amendments regarding Household Mix

The Committee considered a report of the City Manager dated February 8, 1979 (copy circulated) in which the Director of Planning advised of the difficulties that have arisen in the interpretation in the section of the Area Development Plan By-law for False Creek, Area 6, Phase 2 regarding household mix and recommended By-law amendments to improve the clarity of the wording in the By-law.

Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that the Area Development Plan By-law makes specific reference to the minimum number of dwelling units with 2 or more bedrooms. The By-law specifies a family unit shall have 2 or more bedrooms but it does not provide for couples or singles to occupy a 2 bedroom unit.

The Director of Planning recommended that the By-law be amended to indicate "2 or more bedrooms, 320 - 380 units" instead of "families, 15 - 25%" and "studio and/or 1 bedroom, 220 - 280 units" instead of "couples and/or singles, 75% to 85%".

After discussion the Committee

RECOMMENDED

THAT the Director of Planning be instructed to make application to amend By-law No. 5019 (as amended by By-law No. 5112), being the Area Development Plan By-law for False Creek, Area 6, Phase 2, as outlined in the report of the City Manager dated February 8, 1979; such application to be referred direct to Public Hearing.

2. Par Value Co-operatives, Lots 51 and 53, Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated February 7, 1979 (copy circulated) in which the False Creek Development Consultant requested authority to seek out potential sponsor(s) for the par value co-operatives of Lots 51 and 53 in Area 6, Phase 2 with a further report back on selection and appointment.

..../2

Clause No. 2 cont'd:

Mr. E. D. Sutcliffe, False Creek Development Consultant, advised that in discussion with C.M.H.C. it was concluded that par value co-operative programs for families, but predominantly couples with some singles would be acceptable to C.M.H.C. and would meet the City's income and household mix objectives.

RECOMMENDED

THAT the False Creek Development Consultant be authorized to commence a search immediately for potential sponsor(s) of par value co-operatives for Lots 51 and 53 in Area 6, Phase 2, False Creek and that he report back to the Committee for final selection and appointment.

3. False Creek, Area 6, Phase 2 - 1979 Capital Budget

The Committee considered a report of the City Manager dated February 9, 1979 (copy circulated) in which the False Creek Development Consultant submits for approval the 1979 Capital Budget for False Creek, Area 6, Phase 2.

The report notes that all of the work related to Engineering Services scheduled and budgeted at the start of 1978 has not been completed due to a delay in the start of construction. It is now anticipated that the majority of the Engineering Services will be completed in 1979 except for noise abatement and some street work which may take until 1980 due to the phasing of the development parcels.

Mr. Sutcliffe advised that the budget had been prepared in close consultation with the Engineering Department who have been able to achieve large economies in the capital costs of the utilities installation and these savings have been used to balance some projected increases within the overall budget of $6,489,000 due mainly to the timing of the various developments in Phase 2.

In the report the Development Consultant details components of the proposed 1979 budget totalling $376,284. This figure outlines new expenditures totalling $927,984 and cost reductions of $551,700. The proposed budget includes $325,000 for the Alder Parking Structure. The Director of Finance advised that if approved the source of funds for the 1979 Capital Budget for False Creek, Area 6, Phase 2 would be the approved C.M.H.C. loan.

Mr. D. Bowden, False Creek Development Group, advised that proposed expenditures for 1980 contained a contingency of $813,000. It was felt at this time that this was too much of a contingency noting that $287,000 had been allocated in 1976 from the Property Endowment Fund general account. This amount would be returned thereby reducing the 1980 contingency item to $526,563.

Members of the Committee requested information on what work would be covered in the $100,000 allocated for noise abatement. Mr. Sutcliffe advised that this would be for noise abatement for the co-operatives. It is not known what the final design of the buildings will be, therefore, depending on the design the full amount of money may not be required. The Committee requested that the question of alternative methods for noise abatement be pursued further.

RECOMMENDED

A. THAT the 1979 Capital Budget for False Creek, Area 6, Phase 2 in the sum of $376,284 as detailed in the report of the City Manager dated February 9, 1979 be approved.

..../3

Clause No. 3 cont'd:

B. THAT the $287,000 financing from the Property Endowment Fund, allocated in 1976, be returned to that fund.

C. THAT City officials report back on alternative methods of noise abatement.

4. Review of the Fairview Slopes Policy Plan

The Committee considered a report of the City Manager dated February 8, 1979 (copy circulated), forwarding the following draft documents (on file in the City Clerk's Office):

a) Draft Fairview Slopes Development Plan dated November, 1978

b) Study of the retention of houses in Fairview Slopes dated October, 1978

Also circulated was the existing Fairview Slopes Policy Plan adopted by Vancouver City Council on June 1, 1976.

The report notes that the FM-1 zoning schedule and Policy Plan adopted by City Council in 1976 has been reviewed and a draft Fairview Slopes Development Plan prepared, incorporating changes in the areas of design guidelines, planning policies, view preservation, permissible industrial uses, retention of houses and traffic provisions. As in the past, public participation and community involvement will be important components of the process.

The Director of Planning recommended distribution of the draft document to the local citizens, businesses and other concerned parties in the Fairview Slopes neighbourhood for consultation and comment prior to formal approval and adoption.

The purpose of the review was:

- to evaluate the degree of success in the implementation of the Policy Plan (1976) and to make improvements and amendments where necessary;

- to simplify and integrate policies and design guidelines that are relevant to development within the Fairview Slopes District. Together with the Zoning By-law regulations, this will form the basis for a Development Plan for Fairview Slopes;

- to provide a comprehensive and easily understandable guide in the form of a Development Plan for the users;

- to bring this document more in conformity with other Central Area Development Control systems which are also within the Development Permit Board's jurisdiction.

The following are the main issues raised by the public (local citizens, developers, architects, business persons), civic staff, Urban Design Panel and Development Permit Board and have been analyzed and changes incorporated in the draft Fairview Slopes Development Plan:

a) Refinement of the Design Guidelines

b) Planning objectives/policies amendments

c) View preservation

d) Future of existing industries

e) Retention of houses

Clause No. 4 cont'd:

f) Traffic and parking

g) Open space and streetscape

h) Feasibility of non-market housing

The proposed changes are outlined in detail in the report.

With respect to the retention of houses, owners, developers and recently the Heritage Advisory Committee have expressed concerns regarding the rigidity of the present zoning, which permits up to 50% (or 7,500 sq. ft., whichever is less) commercial uses in existing houses.

A detailed study was undertaken to examine the potential impact of allowing 100% commercial uses in existing houses upon the Fairview Slopes neighbourhood. Conclusions of this study indicated that it would not be detrimental to the planning objectives to permit conversion of houses for 100% commercial use.

A member of the Committee expressed concern that if 100% commercial development is allowed the City would be flooded with applications for commercial development. Mr. D. M. Hickley, AssociateDirector, Central Area, advised that this would only apply to the existing older houses. The houses would be retained but not lived in--they would be office use.

After discussion the Committee

RECOMMENDED

A. THAT the draft revised Fairview Slopes Development Plan be distributed to local citizens, businesses and other concerned parties for consultation and comment.

B. THAT the Director of Planning report back to Committee the comments of all the parties consulted, with a view to recommending the adoption of the revised Fairview Slopes Development Plan to replace the current Fairview Slopes Policy Plan.

The meeting adjourned at approximately 2:55 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 369

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

February 15, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 15, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of February 1, 1979, were adopted.

RECOMMENDATION

1. Bus Stop Alterations on Cornwall at Walnut and Cypress Streets

The Committee had for consideration a report of the City Manager dated February 6, 1979 (circulated), in which the City Engineer reviewed pedestrian crossing activity on Cornwall Street in the vicinity of Henry Hudson School.

The City Engineer reported that a field investigation conducted as a result of a citizen's request, showed that a bus stop located on Cornwall westbound at Walnut Street was a major cause of pedestrian traffic at that intersection. The survey also disclosed that 40 per cent of pedestrian crossings at Cornwall and Maple were transit oriented and many pedestrians were crossing mid-block to reach one of the two bus stops near the intersection. It was therefore recommended that the bus stop on the north side of Cornwall Street at Walnut Street be cancelled, and that a new bus stop be established on the north side of Cornwall at Cypress.

RECOMMENDED

THAT the recommendations contained in the City Manager's Report dated February 6, 1979, be approved.

2. Review of Traffic Conditions at the Intersection of Grandview Highway and Slocan Street

A delegation from the Student Council, Vancouver Technical School, was present for the discussion on a City Manager's Report dated February 9, 1979 (circulated), in which the City Engineer examined a request from the Student Council, for a pedestrian actuated signal at the intersection of Grandview Highway and Slocan Street.

Clause 2 continued

The City Engineer reported on a study of traffic conditions conducted on November 14, 1978, and January 9, 1979, at this intersection. Traffic volumes in this area of Grandview Highway, which is a major arterial street, were 30,500 vehicles for the 24 hour period, 14,000 for the 9 - 5 period, and between 2,400 to 2,800 vehicles an hour during rush hour periods. These volumes were considered to be in the higher volume range, but adjacent signals at Nanaimo and Renfrew Streets regulated traffic into platoons and provided adequate gaps for crossing opportunities. Average speeds at the intersection were 59 km/h, which was normal to slightly higher than normal, and the results of the radar speed checks have been forwarded to the Police Department and enforcement of speed limits requested.

The City Engineer pointed out there was some concern that the installation of a pedestrian signal would seriously disrupt the smooth flow of traffic on Grandview Highway. Therefore, it was concluded that a traffic signal was not warranted at this time.

Miss Carol Goto, Public Relations Officer, and Miss Josie Belich, Treasurer, addressed the Committee on behalf of the Student Council. Miss Goto advised the Student Council had not had time to conduct its own survey of crossing conditions, but it was felt the figure of 27 students crossing Grandview at Slocan, as shown in the Manager's Report, was not an accurate figure. Student Council records showed an average of 200 students lived on the south side of Grandview Highway. In addition, students crossed there during and after school hours for sports activities at Beaconsfield Park. Teachers had expressed their concern regarding the hazards of conducting groups of students across the Highway en route to soccer and rugby games. Visibility was often limited by parked vehicles and the traffic was usually moving at higher than normal speeds. It was felt a hazardous situation existed due to the combination of the diversion of Grandview Highway itself at this location; the adjacent railway crossing; and the four-lanes of high-speed traffic passing to and from Freeway 401.

Members of the Committee questioned the officials present on accident statistics (considered to be low for a major arterial); traffic speeds (slightly higher than normal) and costs for a pedestrian actuated signal (estimated at $35,000 to $40,000, higher than usual because of the need to interconnect with the adjacent railway crossing signal). It was also pointed out the School was a senior secondary institution, catering to grades 8 - 12.

Following further discussion, it was the consensus that the matter be deferred to enable the students to conduct their own survey of pedestrian crossing conditions at the intersection, for further consideration with the Committee.

RECOMMENDED

THAT this matter be deferred for one month.

* * * * *

The meeting adjourned at approximately 4:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 370

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

FEBRUARY 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 15, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT : Alderman Kennedy (Clause 1)
Alderman Boyce (Clause 4)

COMMITTEE CLERK : G. Barden

RECOMMENDATION:

1. Greater Vancouver Convention & Visitors Bureau - 1979 Grant Request

The Committee considered the attached Manager's report dated January 30, 1979, wherein the Director of Finance reported on the Greater Vancouver Convention & Visitors Bureau's request for a grant of $151,400 for 1979 to help defray the costs of that part of their programme related to the servicing of visitors.

Mr. H.B. Main, General Manager,and Mr. G. Blyth, Treasurer/ Chairman of Finance Committee, Greater Vancouver Convention & Visitors Bureau, attended the meeting and reviewed the Tourist Bureau's brief with the Committee.

It was noted that the increase of $7,550 requested for 1979 over 1978 is slightly in excess of the 5% limitation placed on Council, a 5% increase would be $151,043.

The Committee again expressed the concern that the Provincial Government is taxing hotels for the express purpose of promoting tourism and the Provincial Government should take a greater responsibility for the costs of servicing visitors.

Following further discussion, it was

RECOMMENDED

A. THAT a grant of $151,043 be approved for the Greater Vancouver Convention & Visitors Bureau costs of servicing visitors in 1979.

B. THAT the Provincial Government be requested to increase their funding for the servicing of visitors.

...../2

2. The University Women's Club of Vancouver - 1979 Grant Request

The Committee considered the attached Manager's report dated February 8, 1979, wherein the Director of Finance reported on the University Women's Club of Vancouver grant request of $6,500 and explained that the 30% increase in the requested 1979 grant over 1978 was due to the significant increase in property taxes which in 1978 totalled $7,640. It was explained that the City does not normally give grants for property taxes and the organization does not meet the guidelines or criteria for a cultural or community service grant. The 1978 grant was funded from "other" category of grants.

Ms. June Ames, President, and Ms. Elizabeth Wall, Chairman of Finance, attended and reviewed their grant request with the Committee.

Following discussion, it was

RECOMMENDED

THAT a grant of $5,000 be approved for the University Women's Club of Vancouver for 1979, the source of funding to be "other" category of grants.

3. Champlain Heights Recreational Facilities Centre - Phase I

The Committee considered the attached Manager's report wherein the Champlain Heights Project Manager reported on the Champlain Heights Recreational Facilities Centre - Phase I. The report includes background information, first phase proposals, details of proposed capital funding, operating costs and revenue returns, Areas E & F population growth, and school facilities.

Mr. Jim Moodie, Project Manager, reviewed the report with the Committee and advised that the proposed project had received approval of the Park Board at the Board's last meeting. He also noted it was intended to present this report at the same time as the 1979 Supplementary Capital Budget report which was originally scheduled for this meeting.

Following discussion, it was

RECOMMENDED

A. THAT this project be deferred for consideration with the 1979 Supplementary Capital Budget report.

B. THAT staff prepare the necessary material for report back to Council on the development program for the commercial facilities on this site including appropriate references to rezoning, subdivision and land tenure.

4. Cultural Grant Requests 1979

The Committee considered the attached Manager's report dated February 8, 1979, wherein the Director of Social Planning reported on cultural grant requests for 1979.

Clause #4 continued:

On February 6, 1979, City Council approved the following:

"1. THAT the level of funding for general cultural, festivals and the Artists Gallery be set at $335,380 for 1979.

2. THAT the Artists Gallery be funded for January and February with subsequent funding subject to the normal cultural grant process.

3. THAT the level of funding for grants equal to rent of Civic Theatres be set at $102,500 for 1979, exclusive of VSO's funding.

4. THAT the level of funding for the VSO's use of The Orpheum be set at $162,500 for 1979."

The following is a tabulation of total recommendations of the Director of Social Planning as contained in the Manager's report, the amendments to the Director of Social Planning's recommendation made by the Director of Social Planning at the meeting and a tabulation of the Committee's action at the meeting:

	Original Amounts	Amended Amounts	Committee's Action
Vancouver Symphony Society	162,500	162,500	162,500
Artists Gallery	20,000	20,000	10,000
General Cultural Grants	193,125	196,925	190,123
Festival Grants	103,000	103,000	103,000
Reserve for late requests & special projects	19,255	15,455	28,639
	$335,380	$335,380	$331,762
Grants equal to rent reserve exclusive of the Vancouver Symphony Society	101,422	100,322	106,118
Grants equal to rent for late requests & special projects	1,078	2,178	-
	$102,500	$102,500	$106,118
TOTAL	$600,380	$600,380	$600,380

During discussion, Committee members were divided on the continuation of the Artists Gallery and agreed to approve only $10,000 for the Gallery in 1979. It was suggested that the balance should be raised by selling some art works or by some other means. It was also noted that the Council Committee on the Arts will be considering the whole matter of the Artists Gallery.

The Committee discussed the proposed grant to the Community Music School and it was felt that the grant should be used to subsidize children who could not afford the lessons.

It was suggested that the Mayor send a formal letter to all those receiving a grant.

Following discussion, the Committee took action as follows:

Clause #4 continued:

GENERAL GRANTS

Name of Organization	1978 Grant	1979 Request	Committee's Recommendation
Anna Wyman Dance Theatre	5,500	10,000	5,650
The Arts Club Theatre	11,188	15,000	11,500
Axis Mime Theatre Society	2,000	4,000	2,100
B.C. Beefeater Band	-	10,000	-
B.C. Boys Choir	2,500	3,500	2,600
B.C. Drama Association	-	500	-
B.C. Multicultural Society	1,000	3,000	-
Canadian Music Centre	5,000	5,500	5,150
Carousel Children's Theatre	4,000	6,000	4,120
Cecilian Ensemble	1,000	1,500	1,100
Circus Minimus	500	1,257	550
City Stage	12,000	13,000	12,300
Community Music School of Greater Vancouver	20,100	27,000	20,000
East Side Theatre Front Society	-	5,000	-
Gallery Singers	500	500	500
Green Thumb Players	4,000	5,000	4,120
Immram Dance Theatre	750	1,500	850
Janus Theatre Society	1,000	2,000	1,100
Kitsilano Neighbourhood House	-	7,000	-
Kiwanis Music Festival	500	1,000	500
The Literary Storefront	-	1,500	-
Metro Communities Council	-	1,500	-
Metropolitan Co-op Theatre Society	5,000	5,000	5,000
Mountain Dance Theatre	2,000	3,500	1,100
National Metropolitan Opera Auditions	100	150	150
National Youth Orchestra	2,540	1,600	-
Native Daughters of B.C.	1,000	1,000	1,000
New Play Centre	4,000	5,474	3,000
Pacific Ballet	3,000	3,500	3,100
Paula Ross Dance	2,500	3,000	3,000
Prison Dance Theatre	1,500	4,000	1,600
Pumps Centre for the Arts Society	1,000	3,000	-
Sculptors Society of B.C.	-	1,000	500
Sepia Junior Players	1,000	1,000	-
Spectrum Theatre	1,000	3,000	-
Tamahnous Theatre Workshop Society	4,000	5,500	4,120
Terminal City Dance	1,000	2,000	1,100
Touchstone Theatre Society	1,000	4,000	1,100
The Towne Waytes	2,000	18,600	2,100
Vancouver Cantata Society	1,500	2,000	1,600
Vancouver Chamber Players	800	1,014	1,014
Vancouver Co-op Radio	-	5,000	-
Vancouver City Choristers	2,000	3,050	1,500
Vancouver Early Music Society	5,000	7,000	5,150
Vancouver East Cultural Centre	55,750	57,400	57,400
Vancouver Explorations Workshop Society	1,500	2,000	1,600
Vancouver Folksong Society	-	13,800	500
Vancouver Little Theatre Assn.	2,000	2,000	2,000
Vancouver New Music Society	2,000	3,000	2,100
Vancouver Society for Days, Months & Years to Come	1,500	2,00	1,600
Vancouver's Theatre In The Park	7,500	25,000	7,725
West Coast Actors	4,000	6,000	4,124
Western Canadian Opera Society	2,000	3,000	1,000
Ballet Society	-	-	1,100
Canadian Theatre of the Deaf	-	-	1,600
Junior Symphony	-	-	1,100
			$190,123

Clause #4 continued:

GRANTS EQUAL TO RENTAL

Name of Organization	1978 Grant	1979 Request	Committee's Recommendation
Ballet Canada	-	5,000	-
Festival Concert Society	5,700	12,000	6,600
Friends of Chamber Music	380	400	400
Japanese Community Volunteers Assn.	-	800	800
Queen Elizabeth Playhouse Theatre	53,930	58,600	58,600
Vancouver Bach Choir	3,810	9,800	9,800
Vancouver Chamber Choir) Festival of Choirs)	2,000	4,005	4,005
Vancouver Opera Society	26,268	25,913	25,913
			$106,118

The actions taken by the Committee resulted in the reserve for late requests being increased to an amount of $28,639 and no funds remaining in the reserve for grants equal to rent.

It was

RECOMMENDED

A. THAT $162,500 be approved as a grant equal to rent for the Vancouver Symphony Society for 1979.

B. THAT the uses included in the 1979 figure ($162,500) i.e. 119 performances plus rehearsals etc., be recognized as a ceiling and that in the future the VSS may expect only increases in grants equal to increases in rent based on the 1979 level of uses of The Orpheum unless otherwise agreed to by Council.

C. THAT a grant of $10,000 be approved as the Civic share of the Artists Gallery's $39,000 operating budget for 1979. This amount includes the two months of operating expenses already approved by Council for January and February, 1979.

D. THAT the Director of Social Planning report to the Council Committee on the Arts and the Finance Committee within 60 days with regard to the fund raising efforts of the Artists Gallery Board of Directors and with regard to questions concerning the sale of some of the city collection and the use of the revenue thereof.

E. THAT within 30 days the Director of Social Planning report to the Finance and Administration Committee with regard to festival grants recommendations.

F. THAT Council approve the general grant recommendations totalling $190,123 as reported above.

G. THAT Council approve recommendations for grants equal to rent (exclusive of the VSS) in the amount of $106,118 as reported above.

H. THAT the City Manager report back on scholarships for children who cannot afford lessons at the Community Music School.

The meeting adjourned at approximately 6:20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 370 90 373

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 22, 1979, at 11:30 a.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

COMMITTEE CLERK : G. Barden

RECOMMENDATION

1. 1977-81 Five Year Capital Program (Streets)

The Committee considered the attached Manager's report dated February 16, 1979, wherein the Director of Finance reported on the 1977-81 Five Year Capital Program (Streets). The report considers the changes that have occurred in the Streets Basic Program as originally envisaged at the time of the approval of the 1977-81 Five Year Plan. Changes in the program indicate a need for additional funds in the amount of $1,750,000 if all the listed projects are to be accomplished. Either projects have to be deleted or additional sources of funds found. It is the opinion of the City Engineer that the Provincial Revenue Sharing Program - Highway Grants will provide the funds to cover the shortfall over the period 1979-81.

Following discussion, it was

RECOMMENDED

A. THAT the proceeds of the Revenue Sharing Program - Highway Grants be applied as follows:

(i) Firstly, to fund the reduction of the property owners' share of arterial works as approved by Council on September 26, 1978.

(ii) Secondly, to fund the shortfall of $1,750,000 in the Streets Basic Capital Program.

(iii) Thirdly, to be held in reserve subject to Council's consideration of future projects.

B. THAT the Director of Finance review this matter semi-annually with the Finance Committee.

2. Review of Five-Year Plan - Streets Capital

The Committee considered the attached Manager's report dated February 9, 1979, giving a summary of the attached City Engineer's review report dated February 8, 1979 on the Five-Year Plan - Streets Capital.

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Clause #2 continued:

The City Engineer gave a report reference on the review of the Five-Year Plan - Streets Capital and answered questions from the Committee.

It was noted that the City Engineer's report brings together the details of the 1979 Streets Basic Capital and Supplementary Capital Budgets and discusses these along with other sources of funding; discusses the matter of appropriation budgeting, the timing of street works and the significance of the accounting figure 'unexpended balance'; tabulates the work done in 1977 and 1978 and the work proposed for 1979; and reviews the arterial street program in detail and indicates certain variations and adjustments which have been found necessary since the plan was put together some five years ago.

The report provided the following summary for the information of the Committee:

1. There are several projects listed in the Five-Year Plan which cannot be proceeded with at this time because of property negotiations or proposed design concepts. However, subject to satisfactory completion of these details and ratification by the property owners affected, they will be completed in the Five-Year Plan as originally anticipated.

2. Work under the Five-Year Basic Capital Plan is proceeding generally in accordance with that plan. The only significant exception is in Residential Lane Paving, where additional funds have been re-allocated from the BNI Cut bridges, which work has been delayed.

3. Substantial amounts of Supplementary Capital have been required to honour Local Improvement petitions. This was foreseen in framing the Five-Year Plan. Steps to reduce this demand were approved by Council in 1978 and are reflected in a much reduced need this year. Other items not anticipated when the plan was made also require funding. These are the things for which Supplementary is intended.

4. The first contributions under Provincial Revenue Sharing (1978) allowed the City to avoid selling certain properties pending a decision on their being needed for Light Rapid Transit. The 1979 contributions are as yet unknown but it is hoped they will allow the Marine Way project to proceed within available funds.

5. The majority of the Arterial Street projects remain as planned. Some have been defeated and some dropped from the plan. Others from the list will be substituted. Apart from the normal variations from the plan estimates, some projects will require additional funds because of design concept changes such as the addition of landscaped centre boulevards. The largest of these is Boundary Road from about Imperial to Marine. Originally estimated as a straightforward paving, this now involves massive earthworks and an overpass structure.

Following further discussion, it was

RECOMMENDED

THAT the reports be received for information.

...../3

3. 1979 Basic Capital Budgets

The Committee considered the attached Manager's report dated February 2, 1979, wherein the City Engineer and the Director of Finance reported on the 1979 Basic Capital Budgets.

Five-Year Capital Plans 1977-81 for a number of Engineering Programs were approved by the Electors on November 17, 1976. Five-Year Plans 1976-80 for Sewers and Water Works had been approved in principle by Council on September 16, 1975, (these two do not require voter approval).

1979 Basic Capital Budgets have been prepared for these programs. In general these represent the third year of the Five-Year Plans approved in the November 1976 plebiscite and the fourth year of Sewers and Water Works.

The programs submitted are:

2. Streets
3. Sewers
4. Street Lighting
10. Water Works
12. Communications
15. Refuse Disposal
17. Undergrounding

These Budgets are summarized in the attached table and set out more fully in the yellow Project Detail which is distributed.

Following discussion, it was

RECOMMENDED

A. THAT 1979 Basic Capital Budgets as listed in the attached table and totalling $14,912,875 be approved, subject to specific items being advanced for later approval as noted in the Project Detail.

B. THAT borrowing authority be approved for the 1979 Sewers and Water Works programs, totalling $8,753,000.

C. THAT $2 million for 1979 Basic Streets Capital from the 1979 Revenue Budget be approved.

4. Kiwassa NIP - Financing for Paving and Sidewalk Project

On April 4, 1978, City Council approved the Kiwassa Neighbourhood Improvement Program Concept Plan but referred the matter of funding for the Municipal Service items (curbs, sidewalks, paving, lighting, trees) to the Finance Committee for consideration in the 1978 Supplementary Capital Budget. On May 2, 1978 when considering recommendations of the Finance Committee with respect to Supplementary Capital, Council did not approve the required additional funding for the Kiwassa projects. In a further report, the following two recommendations of the Finance Committee of June 15, 1978, were deferred by Council on June 27, 1978:

(a) Council establish an upper limit of 25% for NIP subsidy of property owners' share for street works.

(b) The Finance Committee reconsider funding as follows by November 1, 1978:

Clause #4 continued:

(i) the allocation of $35,625 NIP capital funds to Kiwassa for street works;

(ii) the approval of funds from the 1978 Supplementary Capital for street works in Kiwassa (with the 25% subsidy to owners) in the amount of $164,250.

The Committee considered the attached report from the City Engineer, the Director of Finance and the Director of Planning on Kiwassa NIP - financing for paving and sidewalk projects. The Kiwassa Concept Plan originally proposed that NIP funds would be used to fund the property owners' share of the local improvement costs for curbs, paving, and sidewalks. This would have had the effect of reducing to zero the contribution of funds by property owners in the area (that is, 100% subsidy). This proposal was opposed by the City Engineer since it would have represented a considerable departure from past practice throughout the City.

In all other NIP and LAP areas, except for Mt. Pleasant, street works have been carried out under the normal Local Improvement procedure with no subsidy to property owners. In Mt. Pleasant, NIP funds are being used to subsidize 25% of both the property owners' and City's share of the cost.

On the basis of the foregoing, there is some precedent for subsidy of the property owners' share of Local Improvement projects in designated areas, however, this subsidy has never exceeded approximately 25% of the full property owners' share. It is, therefore, proposed by the City Engineer and Director of Finance that Council adopt a general policy limiting subsidy of the property owners' share for local improvements in NIP areas to not more than 25%.

The Director of Planning supports the general policy of a 25% subsidy of the City and property owners' share with NIP funds but notes that strict conformance with the policy may cause hardship to some property owners and proposes a further reduction to certain properties within the area. The City Engineer and Director of Finance question this further reduction.

The Manager's report includes comments from the Director of Planning and the City Engineer, details on the Local Improvement process, and financing for Kiwassa street improvements.

Council action on establishment of a limit of 25% subsidy for Local Improvement projects in NIP areas was deferred on June 27, 1978. In order to deal with improvements in the Kiwassa NIP area, the Committee considered a general policy (25% subsidy maximum) for NIP areas on the basis of previous practice. With respect to specific improvements proposed for Kiwassa, the Committee considered whether or not an additional subsidy should be permitted for certain corner properties within the Kiwassa NIP area.

Following discussion, it was

RECOMMENDED

A. THAT Council establish, as a general policy, an upper limit of 25% for NIP subsidy of property owners' share of street works, and that this percentage apply to the street works in Kiwassa.

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Clause #4 continued:

B. THAT for the Kiwassa NIP area, any further relief in addition to the 25% subsidy be applied for in the normal way.

C. THAT Council approve the appropriation of up to $73,000 of Kiwassa NIP and Unallocated City NIP funds as outlined in the Manager's report and $164,250 of 1978 Supplementary Capital funds to be used to carry out street improvements in Kiwassa.

The NIP funds would be cost-shared as follows:

Federal	(25%)	$18,250
Province	(12.5%)	9,125
City	(62.5%)	45,625
TOTAL		$73,000

D. THAT the Director of Legal Services be requested to bring forward the necessary amendments to the Local Improvement Procedure By-law.

5. 1979 Supplementary Capital Budget

The Committee commenced consideration of the Manager's report dated February 14, 1979 and submissions for the 1979 Supplementary Capital Budget dated February 1979 and heard presentations from representatives of the Vancouver Park Board and the Vancouver Public Library Board. However, due to time constraints, the Committee deferred further consideration of this matter to a special meeting of the Finance Committee at 2 p.m. on March 1, 1979.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 374 & 375

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

FEBRUARY 22, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, February 22, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT: Alderman Kennedy) Part of the
Alderman Puil) meeting

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, February 8, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Community Services Grant Requests

The Committee had before it for consideration a Manager's report dated February 8, 1979 (copy circulated) in which the Director of Social Planning provided the first quarter community services grants report for 1979.

In the report the Director of Social Planning noted seventy-three (73) grant requests totalling $1,776,197.00 have been received for the first quarter report compared with forty-six (46) requests in the first quarter of 1978.

The report reminded the Committee that on February 6, 1979, Council approved a 1979 community services grants budget of $1,225,000.00. The Director of Social Planning recommended approval of fifty-eight (58) grants totalling $1,056,249.00.

The report also contained comment from the Director of Finance reminding the Committee that Council, on February 13, 1979, approved certain recommendations from the Transportation Committee pertaining to the transportation for the disabled service operated by the B.C. Lions Society which have the effect of requiring a City grant in 1979 of $170,140.00, and the Director of Finance recommended this amount be reserved at this time for the transportation for the disabled service.

This allocation would then leave a balance of $1,054,860.00 in the community services grants budget which is insufficient to provide for the Director of Social Planning's recommendations for grants totalling $1,056,249.00.

Continued . . . .

Clause No. 1 Continued

In the report the City Manager recommended the amount of $170,140.00 be set aside for transportation for the handicapped and further recommended that the balance of grants to be approved not exceed the remainder of City Council's 1979 community services grants budget of $1,054,860.00.

Three members of Social Planning Department, together with the Deputy Director of Finance and a member of his staff, appeared before the Committee on this report.

The Committee examined each of the seventy-three (73) grant applications individually, making recommendations on each after hearing brief comment and explanations from the Social Planners.

The Acting City Manager suggested Council approve his recommendation that $170,140.00 be set aside for transportation for the handicapped and reiterated the comments contained in the report that this allocation, together with the recommendations of the Director of Social Planning, would more than exhaust the total budget for 1979 community services grants. Approval of grants exceeding the grants budget may require some provision be made in the City budget for certain contingencies.

Social Planning staff explained their recommendations are based generally on an allocation of the 1978 grant plus five percent (5%) for most of the applicants.

During discussion of the individual grants, the following points were noted:

- Alderman Bellamy requested that Social Planning Department staff provide a report on how a $45,000.00 Canada Works grant to the Downtown Eastside Residents' Association was expended last year before the Committee's report on grants goes forward to Council on March 6th

- Alderman Marzari requested that Social Planning Department provide for Council, when the Committee's recommendations go forward on March 6th, a list of the grant applicants grouped by types of service offered by the organizations.

- The Committee felt there may be some duplication involved in making grants to the Red Door Rental Aid (application #52) and the Y.W.C.A. Housing Registry (application #73).

  It was the Committee's observation also that these two agencies, although providing a similar service, serve quite different segments of the population - the Y.W.C.A. catering more toward younger single persons seeking accommodation and the Red Door providing assistance to families.

  The Committee felt the recommendation of Social Planning for a grant of $5,000.00 to the Y.W.C.A., when it had applied for $38,634.00, would probably mean the demise of this operation.

  A spokesman for the YWCA Housing Registry told the Committee they received $26,000 from the City last year rather than the lesser amount indicated in the report. The Committee is recommending this amount be granted in 1979.

- A letter from the Social Planning And Review Council (SPARC), requesting permission to address the Committee, was handed the Chairman during the meeting, but a motion to hear the delegation was lost.

Continued . . . .

Clause No. 1 Continued

- Alderman Little pointed out Committee members received the grants report only two days before the meeting and requested that in future the report be provided at least one week in advance of the meeting and a motion to this effect was approved.

- The Committee noted the total operating budget in 1979 for the 3-H Society for handicrafts for the homebound handicapped is excessive for the service of fifty-eight (58) clients, and the Director of Social Planning's comment that the program is expensive in terms of the clientele it serves at about $1,646.00 per client.

The Committee put forward recommendations on each of the seventy-three (73) grant applications and is recommending approval of the City Manager's recommendation for a grant for transportation for the handicapped and the Director of Social Planning's recommendations, with the following alterations and results:

TOTAL AMOUNT BUDGETTED FOR COMMUNITY SERVICE GRANTS - $1,225,000.00

	Minuses		Pluses
7. No grant to B.C. Housing Foundation	-$ 5,000	A grant for transportation for the handicapped	+$170,140
30. No grant to 3-H Society for handicrafts for the homebound handicapped	- 13,725	14. A grant to the "Resocialization/Achievement" Centre of the Coast Foundation Society	+ 2,530
42. No grant to Missions to Seamen	- 6,300	25. A grant to match the 1978 allocation plus approximately 5% to Gods Rescue Mission	+ 2,300
		55. A grant at last year's level plus 5% for Social Planning And Review Council (SPARC)	+10,000
		73. A grant to the YWCA Housing Registry $21,000 beyond the recommended amount	+21,000
	-$25,025		+$205,970

Net Difference from
Social Planning's Recommendations . .Plus $180,945.00

TOTAL AMOUNT OF GRANTS RECOMMENDED BY THE COMMITTEE . . . $1,237,194.00

TOTAL GRANTS BUDGET 1,225,000.00

AMOUNT OF GRANTS RECOMMENDED EXCEEDING GRANTS BUDGET. . . $ 12,194.00
vvvvvvvvvvvvv

Continued . . . .

Clause No. 1 Continued

The Committee

RECOMMENDED

A. THAT an amount of $170,140.00 be set aside to provide for the level of transportation for the handicapped as approved by Council on February 13, 1979, pending Council's further decision of this matter.

B. THAT grants totalling $1,237,194.00 be approved to organizations in the amount as detailed in the right-hand margin of the appendices to the City Manager's report dated February 8, 1979, subject to any terms or conditions as recommended by the Director of Social Planning.

C. THAT future reports on community services grants be provided to Committee members at least one week prior to the Committee meeting to deal with such reports.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 375 TO 379

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

FEBRUARY 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 22, 1979 at approximately 1:40 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Kennedy Alderman Ford Alderman Puil
ABSENT	:	Alderman Boyce
CLERK TO THE COMMITTEE	:	E. Bowie

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of January, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of a number of the individual applications.

RECOMMENDED

THAT the monthly status report of rezoning applications for January, 1979 be received.

2. Status Report of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications:

(a) DPA #83115 (Preliminary)
- 808 West Hastings St.
- erect office and retail building
- 11 storey plus mechanical penthouse, underground parking for 18 cars

(b) DPA #83337 (Preliminary)
- 1175 West Georgia St.
- erect office building, 14 storey plus mechanical penthouse
- underground parking for 56 cars

(c) DPA #83317
- 1316 West 6th Ave.
- erect 3 storey office building, underground parking for 15 cars

RECOMMENDED

THAT the verbal report on major development permit applications be received.

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3. Disposition of City-owned Land North Side of Puget and Eddington Drives

The Committee had for consideration a Manager's Report dated February 14, 1979 (copy circulated), in which the Director of Planning discusses land use alternatives for a 3.5 acre strip of City-owned land on the north side of Puget and Eddington Drives.

Mr. J. Windsor, Planning Department, spoke briefly to the Committee on the development concepts as outlined in the Manager's Report as follows:

a) The site should be developed for some form of single family housing. A rezoning of the property would be required to allow for soil retaining walls, special height restrictions/ yard requirements, separation of buildings, the provision of some views at street level and other special features.

b) Park Space should be limited to a children's play area at the western edge of the site and some parking spaces along Puget Drive.

c) Some angle parking spaces could be provided off Puget Drive for motorists to enjoy the view northwards.

d) All houses should be sited to maintain views north for pedestrians on the north sidewalk of Puget and Eddington Drives.

e) To resolve the severe soil stability problems on this site, the site should be developed by one agency. Individual houses should be sold either on a strata title or fee simple basis.

f) The form of development should be compatible with the adjacent single family area in terms of scale, separation between buildings, site coverage and density.

g) Existing trees which obstruct northward views or conflict with foundation and retaining walls should be removed, and replaced by new landscaping as part of a total development.

h) An architectural consultant should be retained to prepare guidelines which meet the objectives for this site and which would form the basis for the rezoning, marketing and development control.

The City Engineer in Appendix IV, attached to the Manager's Report, suggests the following conditions of sale:

1. The lot owner(s) should enter into bulkhead agreements to be registered against the lots created on this site.

2. An overall grading plan should be determined so that there aren't grade problems between lots. The grading plan would also establish setbacks. The grade plan should be part of an agreement between the lot owner(s) and the City.

3. Before a proposed development is constructed, it should be acceptable in terms of the overall grading plan, access from surrounding streets and slope stability, to the satisfaction of the City Engineer.

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Clause No. 3 cont'd:

4. Developers should supply documents from Professional Engineers regarding the adequacy of house foundations with respect to soil stability.

5. The lot owner(s) should agree to assume responsibility for all soil stability problems and drainage problems. The City should be relieved of any liability regarding soil conditions relating to development of this site both on these lots or on the adjacent streets.

6. If the boulevards are reversed, the lot owner(s) should covenant to assume responsibility for drainage.

7. Should easements be required, they should be registered against the property and agreed to by the lot owner(s).

8. A 20-foot right-of-way for utilities and pedestrian access should be dedicated on the west side of the Trafalgar Street Closure connecting Puget Drive to Trafalgar Street. This right-of-way should remain free of building.

9. The lot owner(s) should agree to support the Local Improvement proposals described above.

10. The lot owner(s) should pay for all wiring to be placed underground, including existing plant in the lanes south of Edgar Crescent and west of Trafalgar Street, except for connection from existing poles to existing houses, subject to approval of the City Engineer.

Following a short discussion, the Committee,

RECOMMENDED

A. THAT City Council approve in principle the development concept as outlined in the City Manager's Report of February 14, 1979 and the conditions of sale outlined in the City Engineer's memorandum (attached as Appendix IV), as well as the additional condition that the cost of sewers required to service any development on this site will be borne by the developer.

B. THAT Council approve the retention of a consultant to determine foundation costs and prepare a single family development concept and guidelines in consultation with the Director of Planning and City Engineer to form the basis of rezoning application by the Director of Planning and future marketing and development.

C. THAT the Director of Planning insure that the various residents groups in this area are kept informed at regular intervals of progress towards the development of this site.

INFORMATION

4. Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

This item was deferred to the March 8th meeting of the Committee.

The meeting adjourned at approximately 2:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 379

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

February 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, February 22, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATION

1. Provincial Youth Employment Program (PYEP '79)

On February 13, 1979, City Council passed the following motions when dealing with a Manager's report dated February 5, 1979:

"(a) THAT the City participate in the Provincial Youth Employment Program for 1979, up to an amount not to exceed $20,000.

(b) THAT the Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to the Province and to establish priorities among the projects.

(c) THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required."

The Committee had before it for consideration a memo dated February 16, 1979, from the City Engineer and a summary of projects proposed for the 1979 Provincial Youth Employment Program. Detailed descriptions of each project are on file in the City Clerk's Office.

Appearing before the Committee were representatives from the various departments which had submitted Youth Employment Program projects for approval. It was noted that the total City's share of projects listed was $138,427.00 and the task for the Committee was to reduce this to $20,000.00 as specified by City Council's motion of February 13th.

During discussion of the projects, it was noted that a total of 50% of the projects submitted must be allotted to high school students and the Committee should choose those projects involving the most high school students. It was also noted that several projects could be reduced to one-half or less and the Engineering project - Traffic Data '79 could be financed from their own sources if it could be given priority #1 and receive Provincial funding.

Following discussion, the Committee took action as follows:

Priority No. 1

Department	Project	City Share
Law	Land Title Review	$ 1,044
Finance	Properties Review	755
City Clerk	Cataloguing Archives Photos	1,407

cont'd....

Clause No. 1 cont'd

Priority No. 1

Department	Project	City Share
Engineering	Traffic Data '79	-
Parks	Seawall Info Officers (reduced)	$ 3,000
Library	Multilingual Library Services	3,278
Planning	RRAP Survey	1,952
	Kensington Home Repair Service (reduced)	3,571
Recreation	Selaytuk (reduced)	2,423
Health	Health Records	1,799
		$ 19,229

Priority No. 2

Library	Central Resource Redistribution	3,311
Social Planning	Downtown Housing Registry	6,075
Health	Photographic I.D. (reduced)	3,715
		$ 13,101

Priority No. 3

Police	Chief's Convention Typist	1,353
	Microfilming Police Records	5,389
Finance	Data Entry Relief	1,872
	Business License Fees	1,110
Engineering	Microfilm Preparation	2,950
	Traffic Info System	2,631
Library	Summer Library Outreach	12,117
	Library Art Project	2,453
	Art Livens Library	2,453
Planning	Renfrew/Collingwood Study	4,541
	Let's Help Retailers	2,956
	Main Street Revitalization	1,702
	Community Transaltors	2,092
	Kensington Home Repair Service (balance)	1,785
Recreation	Summer Unlimited	4,731
	Super Summer '79	2,794
	Leisure in Sight	1,847
	Provincial Youth Wilderness	3,825
	Selaytuk (balance)	3,000
Health	Boarding Home Activation	13,497
	Operation "Spanner"	7,688
	Photographic I.D. (balance)	3,716
Mayor's Office	Winter Olympics Bid	7,857
Parks	Seawall Info Officers (balance)	4,868
		$99,227

cont'd....

Clause No. 1 cont'd

Following further discussion, it was

RECOMMENDED

A. THAT all projects listed under Priority No. 1 be submitted to the Provincial Government for funding under PYEP '79.

B. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.

2. Health Department Lifestyle Project - Update

Due to time constraints, this report was deferred for consideration at the March 8th, 1979, meeting of the Finance Committee.

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The meeting adjourned at approximately 6:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 379

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 13, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend D.N. Moffat, of Trinity Baptist Church, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the Minutes of the Regular Council Meeting of March 6, 1979, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard
SECONDED by Ald. Kennedy
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Amendments to the Central Waterfront Official Development Plan

Council, on March 6, 1979, when considering the following reports from the City Manager and various communications dealing with this matter, deferred further consideration to today's meeting to permit the Director of Legal Services an opportunity of providing a legal opinion:

City Manager's reports dated January 29, 1979, and March 1, 1979.

Communications from
- Director of Finance and City Engineer, dated March 2, 1979,
- Vancouver Economic Advisory Commission, dated February 19, 1979
- Marathon Realty dated March 6, 1979.

Cont'd....

UNFINISHED BUSINESS (Cont'd)

Amendments to the Central Waterfront Official Development Plan (Cont'd)

Council also deferred the following resolution of Alderman P"il:

"THAT City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978), except the maximum development density in F.S.R. Sub-Area 1 be 3.00'and for Sub-Area 2 - 3.25'." (subsequently not put)

Before Council this day was a report dated March 8, 1979 from the City Manager in which the Director of Legal Services reported on whether or not a new Public Hearing would be necessary to deal with the issue of the "consequential amendments" that need to be made to the Official Development Plan with respect to the F.S.R. due to the deletion of residential uses.

In the report the Director of Legal Services set out the amendments which, in his opinion, do not require a new Public Hearing, as well as those that would require a new Public Hearing.

The City Manager set forth the following alternatives for Council

"- modify the densities as suggested by the Director of Legal Services and advance the amended by-law and plan to the GVRD in order to amend the regional plan (City Manager recommends this alternative),

or

- refer the matter back to the Director of Planning to consult further with other officials, the Economic Advisory Commission, Marathon and National Harbours Board and prepare a modified by-law, requiring submission to a Public Hearing."

and then recommended that:

i) The permitted development density suggested for sub-area 1 be amended to reflect only the density then proposed for non-residential uses in the draft Central Waterfront Plan that was considered at the October 31, 1978 Public Hearing, on the understanding that the question of development density will be further reviewed when more detailed plans have been prepared.

ii) Recommendations A & B as recommended by the Director of Planning in the City Manager's report dated January 29, 1979 be approved:

A) City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).

B) The Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

UNFINISHED BUSINESS (Cont'd)

Amendments to the Central Waterfront Official Development Plan (Cont'd)

MOVED by Ald. Marzari
THAT the recommendations of the City Manager, as contained in his report dated March 8, 1979, be approved.

- CARRIED UNANIMOUSLY
(Ald.Boyce, Little and Marzari excused from voting)

COMMUNICATIONS OR PETITIONS

1. Sign for Three Vets Ltd., 2200 Yukon Street

In a letter dated March 5, 1979, the President of Three Vets Ltd., requested an opportunity to appear before Council regarding the sign for their premises at 2200 Yukon Street. The City Clerk noted that the Director of Permits and Licenses has been requested to submit a report on this matter.

MOVED by Ald. Harcourt
THAT the request of the Three Vets Ltd., to address Council be approved and the delegation be heard when the report from the Director of Permits and Licenses is before Council for consideration.

- CARRIED UNANIMOUSLY

2. Riley Park and Kensington Libraries

Council noted the following memo, dated February 28, 1979 from the Kensington Area Planner:

"The upcoming reports on proposed library service for Riley Park and Kensington are scheduled to be considered by City Council on Tuesday, April 3. Both the City Planning Department and the Library Board staff will be presenting reports and recommendations. In addition, members of the Library Board and the Riley Park and Kensington N.I.P. Planning Committees have indicated that they would also like to have the opportunity to address City Council. For that reason it would be most appreciated if an evening meeting of City Council could be arranged for April 3.

If you will please let me know if this is possible, I will notify the others concerned."

MOVED by Ald. Rankin
THAT the delegation request be approved for the evening of April 3, 1979 or such other Council meeting date, for which an evening meeting is scheduled.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Limit on Delegations
re Grant Appeals

In a letter dated March 7, 1979, the President of the Downtown Eastside Residents'Association requested an opportunity of addressing Council this day on the motion of Alderman Little to limit delegations to Council with respect to grant appeals. Delegation requests were also received from the Committee of Progressive Electors and Killarney Champlain Citizens for Action.

MOVED by Ald. Rankin
THAT the delegation requests be approved and representations be heard when this matter is before Council later this day.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

4. Site Study -
Sports Stadium

Hastings Sunrise Action Council in an undated letter requested an opportunity to address Council on Alderman Ford's motion with respect to a site study for the proposed Sports Stadium. The group also submitted a brief on the whole matter of the P.N.E. Multiplex proposal.

MOVED by Ald. Rankin
THAT the delegation request be approved and the delegation be heard when this matter is before Council later this day.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

5. Lumberman's Arch Refreshment
Building Replacement.

Council noted a letter from the Chairman of the Park Board dated March 8, 1979 advising of the following resolution of the Board on March 5, 1979:

"THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Turnbull and Gale Construction Co., Ltd., in the amount of $169.154, for the replacement of the Lumberman's Arch Refreshment Building."

The City Clerk advised that, should Council agree to the foregoing request, the Director of Finance recommends that $175,000 be approved in advance as a portion of the Park Board's 1979 Supplementary Capital Budget allocation.

MOVED by Ald. Puil
THAT the request of the Park Board be approved, and the funds be approved in advance as a portion of the Park Board's 1979 Supplementary Capital Budget allocation.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Revisions to Townhouse Guidelines for RT-2, RT-4 District Schedules

Council noted delegation requests from Messrs. Edward Ratsoy, Don Matheson and Don Ryder to address it at its meeting on March 20, 1979 when the report of the Standing Committee on Planning and Development on Revisions to Townhouse Guidelines for RT-2, RT-4 District Schedules is before it.

MOVED by Ald. Kennedy
THAT the delegation requests from Messrs. Edward Ratsoy, Don Matheson and Don Ryder be approved and representations be heard at the Council meeting on March 20, 1979.

- CARRIED UNANIMOUSLY

7. Governmental Review Commission

Council, on January 16, 1979, deferred consideration of a motion of Alderman Rankin on Electoral Reform and a number of requests to speak to this motion, pending the Mayor's report on the Governmental Review Commission. Therefore, before Council this day was Alderman Rankin's motion on Electoral Reform, requests from fifteen individuals and organizations to make representation before Council on the Ward System at an evening meeting and a memorandum from the Mayor dated March 9, 1979 on the Governmental Review Commission. The memorandum from the Mayor contained general comments, terms of reference, time frame and process and authority.

MOVED by Ald. Rankin
THAT the delegation requests on this matter be heard at a special evening Council meeting and, therefore, the various related items before Council this day be deferred to that evening meeting.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little Puil and the Mayor opposed)

Council then agreed to deal with the motion of Alderman Rankin and it was, therefore,

MOVED by Ald Rankin
THAT Vancouver City Council formally ask the Provincial Government to enact legislation amending the Vancouver City Charter in such a way as to require that from 1980 onwards, Vancouver citizens will elect members of Council under a full ward system, the precise details to be left for City Council's decision;

FURTHER THAT Vancouver City Council establish a Full Ward Implementation Commission, whose sole purpose will be to hold public hearings in all of Vancouver's communities, to obtain the views of the citizens of Vancouver on the number of wards, their boundaries, and the number of Aldermen per ward, in line with the 1977-78 Council's advertisement on electoral reform.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Puil and the Mayor opposed)

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Governmental Review Commission (Cont'd)

MOVED by Ald. Puil
THAT the following Terms of Reference, recommended by the Mayor, be amended and then approved as follows:

" 1. a consideration of the merits of the present 'at large' system as well as of some form of a ward system for Vancouver, and the implications that may be involved, including consideration of the plebiscite results in 1973 and 1978. If a form of ward system is recommended, then the Commission should extend consideration to the elements of such a ward system, including the number of wards, ward boundaries, and other relevant matters. Options should be brought forward in any event.

2. the size of the City Council;

3. the length of the term of office of Council Members and the frequency of elections;

4. qualifications for candidacy;

5. the role and powers of the Mayor and Council."

FURTHER THAT the following Process and Authority of the Commission, as recommended by the Mayor, be amended and approved as follows:

" 1. Select a Chairman and Vice-Chairman among themselves;

2. Advise of their estimated staff and budget requirements;

3. Hold Public Hearings to allow full opportunity for all persons and groups to be heard - including members of Council;

4. Authorize such review, research and comparison as the Commission may consider helpful.

5. The Commission to have the right to make recommendations to Council on any modifications to its Terms of Reference.

A recorded vote was requested and taken and the City Clerk announced the result as follows:

FOR	AGAINST
Aldermen Bellamy	Aldermen Harcourt
Boyce	Marzari
Ford	Rankin.
Gerard	
Kennedy,	
Little	
Puil	
Mayor Volrich	

The motion was declared CARRIED.

MOVED by Ald. Marzari
THAT the membership of the Commission include representatives of labour, community groups, agencies such as The United Way, local merchants, multi-cultural groups, universities and the Board of Trade.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

DELEGATIONS

1. Black Solidarity Association

Council, on February 13, 1979, in addition to approving a number of other recommendations from the Community Services Committee, approved the following:

- THAT the Chairman meet with all principals involved to try and find a satisfactory solution and report back as soon as possible.

- THAT the Chairman investigate with the Police, enforcement of Section 52 of the Liquor Act and report back on screening activities in Misty's and Sugar Daddy's for the next few months.

- THAT the Chairman investigate with the Black Solidarity Association complaints against clubs and report back to Council."

The Chairman of the Community Services Committee submitted to Council this day, a report of his meeting on March 1st 1979 with respresentatives of the Black Solidarity Association, the management of Misty's, Sugar Daddy's and the Candy Store Cabarets and their legal representatives, City officials and members of the City Police Department.

As previously agreed by Council Ms. Delicia Crump, representing the Black Solidarity Association, addressed Council and submitted a brief putting forward the position of the Association. The brief requested that Council uphold the laws of the City with respect to discrimination and revoke the licenses of the establishments involved.

MOVED by Ald. Rankin
THAT the Director of Legal Services be requested to prepare a by-law to amend the City's Licensing By-law as follows:

a) That clubs clearly display their entrance requirements pertaining to a dress code; and

that the following identification requirements be posted:

i) where age of a person seeking admission to a cabaret is an issue, Section 23 of the Liquor Act Regulations shall apply;

ii) that for any other concern, one piece of picture identification or two pieces of non-picture identification shall be required to be produced.

b) That bouncers and managers of cabarets wear identifying nameplates to be visible at all times, containing their first name and a number, and that the management of the club be required to maintain a list available to City Officials providing the full identification of the persons wearing each nameplate.

c) That persons who are refused admittance to a cabaret be given the reason for such refusal by the management of the cabaret.

Cont'd....

DELEGATIONS (Cont'd)

Black Solidarity Association (Cont'd)

d) That the following paragraph from the City racial discrimination by-law be clearly displayed at the entrance to all cabarets;

"No person holding or required to hold a license for the carrying on of any trade, business or occupation under the provisions of any by-law of the City of Vancouver shall refuse to sell goods or furnish any service or supply any accommodation, to a person by reason only of such person's race, creed or colour."

- CARRIED

(Ald. Kennedy and Puil opposed to recommendation 'c')

MOVED by Ald. Rankin
THAT the representation, and the brief from the organization, be received and the brief be considered when Council has received the decision of the Human Rights Commission investigation currently underway.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and Puil opposed)

Recognition

The Mayor presented a Certificate of Appreciation to Mr. Joseph A. Magri, who retired recently from the Sewers Department, in recognition of his 32 years and 8 months service with the City.

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The Council recessed at 4:10 p.m., to reconvene in Open Council in the Council Chamber at 4:30 p.m. with the same Members present.

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Downtown Community Health Society - City Takeover

Council noted a delegation request from the Chairman and Vice-Chairman of the Downtown Community Health Society for a representative to address it this day on the report of the City Manager, dated March 9, 1979 on the request from the Minister of Health that the City of Vancouver assume administrative responsibility for the operation of the clinical services currently provided by the Society.

MOVED by Ald. Puil
THAT the request be approved and the agenda be varied to consider the City Manager's report on this matter and to hear representations from the Downtown Community Health Society.

- CARRIED UNANIMOUSLY

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

Downtown Community Health Society
City Takeover (Cont'd)

Miss K.O'Shannacery addressed Council on behalf of the Society and filed a brief protesting the proposed assumption by the City of administrative responsibility for the operation of the clinical services provided by the Society. The brief requested that a special meeting of the Standing Committee on Community Services be held to review all matters pertaining to this proposed takeover and to justify the proposed administrative changes.

Reference was made to a letter from the First United Church (which had been circulated to Council Members) supporting the position of the Downtown Community Health Society.

MOVED by Ald. Rankin
THAT this whole matter be referred to the Standing Committee on Community Services to review the allegations of incompetence on the part of the Board of the Downtown Community Health Society.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

It was stated that the Downtown Community Health Society was given full particulars by the Minister of Health as to why this administrative change was being proposed.

MOVED by Ald. Little
THAT the recommendations of the Acting Medical Health Officer contained in the City Manager's report dated March 9, 1979, be amended and approved as follows:

A. The City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, costs to be totally funded by the Provincial Government.

B. The Director of Personnel Services be directed to review and classify the positions affected;

C. In conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

9. Heroin Addiction and Treatment Facilities

In a letter dated March 12, 1979, Mr. H. F. Hoskin, Chairman of the Alcohol and Drug Commission, requested that Council defer consideration of the City Manager's reports dated February 27, and March 6, 1979, to the next meeting of Council to permit him an opportunity to address Council on this matter.

MOVED by Ald. Harcourt
THAT the delegation request from the Chairman of the Alcohol and Drug Commission be approved, and consideration of the City Manager's reports dated February 27th and March 6th, 1979, be deferred to the next meeting of Council on March 20th 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 9, 1979.

Works & Utility Matters
(March 9, 1979)

Hastings Street Viaduct
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(March 9, 1979)

Calcined Coke Shipments from Vancouver
(Clause 1)

MOVED by Ald. Bellamy
THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 9, 1979)

Development Permit No. 81054
1310 Cypress Street.
(Clause 1)

MOVED by Ald. Gerard
THAT this clause in the Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(March 9, 1979)

Simulated Fire Scene for Movie
at 57th and Hudson Street
(Clause 1)

In a report dated March 9, 1979, the City Manager reported on a simulated fire scene at 57th and Hudson, for a movie, and recommended as follows:

"A. That the film company be required to sign an agreement and post a bond to the satisfaction of the involved department heads and the Director of Legal Services.

B. The agreement shall specify in detail the procedures to be followed during the filming, the duration of involvement by City staff, and the payment required for such involvement.

C. That Council instruct the Fire Department to invoice the film company for 154.32 man-hours of labour used in excess of that previously agreed to."

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters (Cont'd)

Simulated Fire Scene for Movie
at 57th and Hudson Street. (Cont'd)

In a further report dated March 13, 1979 the City Manager advised that he has had further discussions on the matter of charges for use of firefighters for this simulated fire with the Fire Chief and the Director of Finance and concluded that, if Council accepts recommendation "C" of his report dated March 9, 1979 the invoice should be for $2,117.00.

MOVED by Ald. Puil
THAT the recommendations of the City Manager, contained in his report dated March 9, 1979, be approved;

FURTHER THAT the invoice to the film company be in the amount of $2,117.00.

- CARRIED UNANIMOUSLY

Finance Matters
(March 9, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: International Federation for Housing and Planning International Congress, Gotebord, Sweden - May 14 - 19/79
Cl. 2: Display of Salvation Army Red Shield Appeal Flags

International Federation for Housing
and Planning International Congress,
(Clause 1)

MOVED by Ald. Puil
THAT consideration of this report be referred to the March 15, 1979 meeting of the Standing Committee on Finance and Administration for consideration and report to Council on March 20, 1979.

- CARRIED UNANIMOUSLY

Display of Salvation Army
Red Shield Appeal Flags
(Clause 2)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved;

FURTHER THAT a grant in the amount of $500.00 to cover the cost of installing and removing the flags, be approved, allocation to be from 'Other' grants category.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY.

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(March 9, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Demolition - 1130 & 1138 Nelson Street
1125 Pendrell Street
Cl. 2: Lease - Portion of Lot C. S/S 3rd Avenue, West of Granville Street
Cl. 3: Building Encroachment - 275 East 8th Avenue
Cl. 4: Lease - 1581 West 4th Avenue
Cl. 5: Rental Review - Barclay Manor, 1433 and 1447 Barclay Street

Clauses 1, 2, 3 and 5.

MOVED by Ald. Puil
THAT clause 1 in this report be received for information and the recommendations of the City Manager, as contained in clauses 2, 3 and 5, be approved.

- CARRIED UNANIMOUSLY

Lease - 1581 West 4th Avenue
(Clause 4)

At the request of the City Manager Council agreed that this clause be withdrawn.

B. Manager's Report
(March 8, 1979)

City-owned land South of 16th Avenue
between Commercial and Findlay Streets

Council had before it a report of the City Manager on a request from the United Croats of Canada, King Tomislav Branch, to purchase City-owned land south of 16th Avenue, between Commercial and Findlay Streets. In the report, the City Manager recommended:

A. Council approve in principle the sale of the City lands to the United Croats of Canada for a Cultural Centre and Senior Citizens' Housing.

B. Direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.

C. Affirm that financial negotiations on the price of the land be on the basis of 1/3 write-down from market value if the project meets City guidelines for community facilities.

MOVED by Ald. Harcourt
THAT recommendations 'A' and 'B' of the City Manager, be approved and item 'C' be deferred for discussion later this day with representatives of the Association 'In Camera'.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Finance and Administration (March 1, 1979)

The Council considered this report, which contains two clauses identified as follows:

Cl. 1. 1979 Supplementary Capital Budget
Cl. 2. Computer Sustem Expansion.

Clauses 1 and 2.

MOVED by Ald.Puil
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Proposed Acquisition of Liner Leonardo da Vinci

Alderman Ford referred to a request from Mr. H. E. Polacco to address Council 'In Camera' on a proposal that, at no substantial cost to the City, the T/S Leonardo da Vinci could be acquired within a very short time to provide a 500 plus room hotel to be located adjacent to the proposed Trade/Convention Centre on Pier B.C.

Mr. Polacco spoke to his proposal and requested the City to give serious consideration to this matter.

MOVED by Ald. Ford
THAT City officials be requested to give consideration to the proposal of Mr. Polacco for acquisition of the T/S Leonardo da Vinci and its location adjacent to the proposed Trade/Convention Centre.

FURTHER THAT the Canadian Pacific Railway and the National Harbours Board be also requested to consider this proposal.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Little
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little
SECONDED by Ald. Bellamy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE FOR THE PAYMENT OF A SUPERANNUATION ALLOWANCE TO MEMBERS OF COUNCIL
"MEMBERS OF COUNCIL SUPERANNUATION BY-LAW"

MOVED by Ald. Boyce,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Boyce,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

1. Sports Stadium - Site Study

MOVED by Ald. Ford,
SECONDED by Ald. Marzari,
THAT WHEREAS there are many residents of Vancouver who are anxious to have a new sports stadium in the City;

AND WHEREAS the higher priority given to the Convention Centre for Federal funding has made it difficult to achieve sufficient funds from that source;

AND WHEREAS the P.N.E. has not so far had success in raising money from other sources;

AND WHEREAS the efforts to achieve a stadium appear to be fragmented;

AND WHEREAS agreement on the best site would enable all those interested to achieve a united effort;

THEREFORE BE IT RESOLVED THAT City Council now request the G.V.R.D. proceed with a site study to determine the best location for a sports stadium and that the City contribute $15,000 towards the study.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOTIONS (Cont'd)

2. Grant Application:
Policy In Respect of Receiving Delegations

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT WHEREAS the City Council the past several years has had a large number of delegations on one grant application (40 to 50);

AND WHEREAS such a precedent could require the Council to extend the same privilege to delegations on behalf of every other grant application should they so request;

AND WHEREAS the Council has not established a policy in respect of receiving delegations on behalf of any one grant application;

THEREFORE BE IT RESOLVED THAT the City Council establish the policy that no more than six delegations shall be heard on behalf of any one application for a civic grant.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

3. Cost of School Operations in
the City of Vancouver

When considering this motion the Mayor advised that the U.B.C.M. has established a special committee to deal with the matter of school costs and this committee will be meeting in the very near future to develop a position representative of all municipalities in the Province.

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT WHEREAS the City of Vancouver pays approximately 93% of the Vancouver School Board's budget out of property taxes in the City of Vancouver;

AND WHEREAS Victoria pays only 7% of the cost of School operations in the City of Vancouver;

AND WHEREAS the McMath Commission recommended 75% Provincial funding and 25% civic funding;

AND WHEREAS at the last meeting of the School Board, the Chairman, Trustee Divinsky, indicated that he had met with Mayor Volrich and they intend to go to Victoria to lobby for a better financial formula for Vancouver:

THEREFORE BE IT RESOLVED THAT the Committee be enlarged to consist of:

the Mayor and Aldermen,
Chairman of the Vancouver School Board and School Trustees,
Representatives from the B.C. School Trustees Association,
Chairperson of the Consultative Committees, and
Representation from the B.C. Teachers Association

in order that this matter can be dealt with at this sitting of the Legislature.

- LOST

(Ald. Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Public Information Meeting re Cassiar/Cambridge Loop

referred to the pending construction of the Cassiar/Cambridge Loop and requested that construction be delayed pending a public information meeting in the area.

The Mayor so agreed.

Alderman Harcourt - Outdoor Burning

referred to concerns expressed by citizens about pollution caused by outdoor burning in the City.

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the matter of outdoor burning be reviewed by Council each year and that the City Manager submit a report to the Planning and Development Committee on this matter to include the reasons why City trucks no longer remove excess garbage from City residences.

- LOST

(Aldermen Bellamy, Ford, Gerard, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed)

Alderman Ford - Trade/Convention Centre

stated that she had received from the Mayor's Office the correspondence from the Provincial Government responding to the City's suggested financial arrangement with respect to the Trade/Convention Centre. She stated that, in her opinion, this correspondence did not cover all the relevant points and requested the Mayor to write to either the Premier or the Deputy Premier requesting a written undertaking covering all the concerns of Council in this matter.

The Mayor indicated he will take this under consideration.

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The Council recessed at approximately 6:00 p.m. to reconvene 'In Camera' in the Mayor's Office.

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Guidelines on Sunday Store Closing

Council on March 6, 1979, deferred consideration of a report from the Community Services Committee of February 15, 1979, on Guidelines on Sunday Store Closing. The Committee recommended as follows:

"A. No action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours or on the following statutory holidays:

Victoria Day
July 1
B.C. Day
Labour Day
Boxing Day.

B. That the following guideline approved by Council on October 17, 1978, be rescinded:

'No action be taken against lumber yards if they are open Sunday or on the following statutory holidays:

Victoria Day
July 1
B.C. Day
Labour Day
Boxing Day.' "

Council heard representations from the following speaking against Recommendation A of the Committee:

- Mr. H. Todd, Gastown Merchants' Association
- Mr. R. Young, Chinatown Historic Area Committee
- Mr. Thomas Wong, Chinese Benevolent Association

- - - - -

- Mr. H. Hammer addressed Council and claimed the City has no legal basis to enforce hours of closing or opening on Sundays.
- Mr. F. Helden contended it would be unfair of Council to permit Gastown and Chinatown merchants and lumber yards to open on Sundays when other stores in the City are required to remain closed. He is in favour of no restrictions on Sunday opening.

The following addressed Council in opposition to the Committee's recommendation with respect to lumber yards:

- Mr. T. Perry, President, Kerrisdale Lumber
- Mr. Ken Peterson, Lumberland.

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT recommendation A of the Committee quoted above be approved.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Marzari and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Guidelines on Sunday Store Closing (cont'd)

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT recommendation B of the Committee quoted above be approved.

- CARRIED

(Aldermen Bellamy, Boyce, Ford, Kennedy and the Mayor opposed)

MOVED by Ald. Puil
SECONDED by Ald. Bellamy,
THAT pending a decision from the Provincial Government on the Lord's Day Act and its enforcement, no action be taken by the City of Vancouver against any furniture stores in the City that remain open on Sundays or on those statutory holidays on which the Gastown and Chinatown merchants are allowed to remain open.

- LOST

(Aldermen Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Boyce
SECONDED by Ald. Puil,
THAT pending a decision from the Provincial Government on the Lord's Day Act and its enforcement, no action be taken by the City of Vancouver against any stores in the City that remain open on Sundays or on those statutory holidays on which the Gastown and Chinatown merchants are allowed to remain open.

- LOST

(Aldermen Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT no action be taken against stores in the historic areas of Gastown and Chinatown if stores remain open after hours on Sundays and on all statutory holidays.

- LOST

(Aldermen Boyce, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed)

- - - - -

The Council adjourned at approximately 9:15 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of March 13, 1979, adopted on March 20, 1979.

MAYOR

CITY CLERK

U/B 1 (i)

MANAGER'S REPORT

DATE March 8, 1979

TO: Vancouver City Council

SUBJECT: Central Waterfront District Zoning

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"I have been asked to report on the issue as to whether or not a new Public Hearing is needed to deal with the issue of the "consequential amendments" that need to be made to the Official Development Plan with respect to F.S.R. due to the deletion of residential uses.

The Charter provides as follows:

> '566(5) After the conclusion of the public hearing, the Council may pass the by-law in its original form or as altered to give effect to such representations made at the hearing as the Council deems fit.'

The Council passed the following resolution at the conclusion of the Public Hearing:

> 'THAT the application of the Director of Planning, as amended this day, be approved and that residential uses be deleted from the draft by-law, and the Director of Planning be instructed to report back on resultant consequential amendments to the Official Development Plan.'

The questions are what amendments may be made with respect to the density regulation without going back to a Public Hearing, and what amendments made only upon first holding a new Public Hearing.

1. Amendments not requiring a new Public Hearing:

   Considering the written record of the Public Hearing it seems that a logical interpretation would be that upon residential uses being deleted, all other matters relating to those uses are also to be deleted. Thus, one would delete the density ascribed to the residential uses.

   In effect this is the Director's recommendation with respect to 3 of the 4 sub areas.

2. Amendments requiring a new Public Hearing:

   Any action which "redistributes" the residential density among the remaining uses by some formula would necessitate a new Public Hearing unless there is clear agreement among Council members that there was some representations or debate at the Public Hearing to support that action.

If it is Council's wish not to go back to a Public Hearing but to adopt the required plan amendments, I would recommend option 1, namely, a straight deletion of density ascribed to the residential uses from all 4 sub areas. The qualification in option 2 (underlined) leaves too much to conjecture and it would be difficult to prove if the by-law is attacked. This differs from the Director of Planning's recommendation only with respect to sub area 1. If redistribution is desired in this area, it could be dealt with at some future date at another Public Hearing."

The City Manager notes that the development procedures outlined in the Central Waterfront Plan presuppose that before any substantial development occurs a further Public Hearing will be required. At this time there are no accepted plans for any part of the Central Waterfront. When plans are firmed up for all or any part of the area, a detailed amending Area Development Plan can and should be prepared in By-law form and submitted for consideration at a Public Hearing. City Council approved such a procedure, in the context of the Trade/Convention Centre proposal and for sub-area 3 on March 6 when considering a separate report on that subject.

The alternatives are:

- modify the densities as suggested by the Director of Legal Services and advance the amended by-law and plan to the GVRD in order to amend the regional plan (City Manager recommends this alternative),

or

- refer the matter back to the Director of Planning to consult further with other officials, the Economic Advisory Commission, Marathon and National Harbours Board and prepare a modified by-law, requiring submission to a Public Hearing.

The City Manager therefore RECOMMENDS that:

i) The permitted development density suggested for sub-area 1 be amended to reflect only the density then proposed for non-residential uses in the draft Central Waterfront Plan that was considered at the October 31, 1978 Public Hearing, on the understanding that the question of development density will be further reviewed when more detailed plans have been prepared.

ii) Recommendations A & B as recommended by the Director of Planning in the City Manager's report dated January 29, 1979 be approved:

A) City Council approve the amended Central Waterfront Official Development Plan By-law and the Central Waterfront Official Development Plan dated February 9, 1978 (amended October 31, 1978).

B) The Director of Planning be instructed to make the necessary preparations (with particular regard to the G.V.R.D.'s residential objective as discussed on p. 2 under "d" in this report) in order to complete the City of Vancouver's application to amend the Official Regional Plan, thereby changing the Central Waterfront area designation from 'industrial' to 'urban'.

FOR COUNCIL ACTION SEE PAGE(S) 453-455

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Hastings Street Viaduct

The City Engineer reports as follows:

"To carry out replacement work on Hastings Street Viaduct, it will be necessary to encroach on property owned by Gair Investments Limited and cause some temporary relocation of their lumber storage facilities. In June, 1978, Gair Investments indicated they would carry out the necessary work for viaduct replacement at a cost to the City of $10 289.00. This sum was approved by Council at its meeting of June 27, 1978. Before construction could start, it was necessary to obtain approval from the senior governments. The City's application was made in October, 1977, and approval was anticipated early in 1978. For reasons beyond the control of the City, the senior governments delayed approval until February, 1979.

The delay has caused Gair Investments Limited increased costs and they have requested an additional $1 711.00 before they will sign the agreement. The Supervisor of Properties considers this request reasonable.

Funds are available for claims and property adjustments and are included in the 1979 Basic Streets Capital Budget submission for this and similar purposes.

I recommend that:

(a) The above sum of $10 289.00 be increased to $12 000.00.

(b) The amount of $1 711.00 for claims and property adjustments be approved in advanced of the 1979 Basic Streets Capital Budget."

The City Manager RECOMMENDS that foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 462

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Calcined Coke Shipments from Vancouver

The City Manager reports as follows:

"In Council on March 6th Alderman Rankin expressed concerns about possible pollution from the proposed shipments of calcined coke from Ballantyne Pier.

Calcined coke is produced at Cherry Point, U.S.A., by Arco as a by-product of oil refining. It is a black carbon powder and is used for arc furnaces etc. The black dust poses a severe potential pollution hazard.

Atlantic-Richfield propose to ship it out of Vancouver by transferring it from rail cars to silos to bulk carriers, using special equipment designed for that purpose by Swan Wooster. The proposal has been discussed for several months. It has been approved by granting it

1) a development permit
2) a pollution control permit

but it has not yet been given

3) final approval by the Port Authority.

Pollution Control Requirements

The pollution control permit is attached. It is issued by Mr. Bunnell as administrator of the Provincial Act and is not subject to GVRD Board approval.

The standards specified there are similar to those in hundreds of other permits involving possible dust contamination. Appendix B calls for measurements by an independent agency to ensure that the three requirements in Appendix 01 are met. Particular attention is drawn to requirement 2 requiring no particulate matter to reach beyond the plant boundary.

If the operation succeeds in meeting all the requirements, it will be a technical achievement for local engineering and a model for other shippers in Vancouver and elsewhere who transfer dust-generating cargo. If it does not, Mr. Bunnell will shut it down.

Port Authority Approval

The Port Authority have been considering the application for some months and have inspected a similar operation in Holland. Right now they are soliciting opinions from the shippers who would be in close proximity and have most reason to fear cross-contamination.

It is expected that they will make a decision within a few weeks, or they may refer the matter to the National Harbours Board for decision.

Continued . . . . .

Clause No. 1 Continued

Conclusion

1. The worries about black dust are shared by the pollution control and the harbour authorities, and these authorities have ample motivation and powers to ensure that the waterfront is not contaminated.

2. A successful operation of this type would be an economic boost to local industry and an example which can help improve other port operations.

The above is submitted for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 462

A-4

BUILDING AND PLANNING MATTERS

INFORMATION

1. 1310 Cypress Street - Development Permit No. 81054

The Director of Planning reports as follows:

"This report refers to correspondence dated February 12, 1979, to the Mayor and Council from Gerd Mueller (copy attached). Ms. Mueller is referring to a Development Permit and an amendment thereto that is approved by the Director of Planning, permitting the construction of a building containing 4 dwelling units on the site at 1310 Cypress Street. The site is in the RT-2A District.

Development Permit No. 81054 was approved by the Director of Planning on July 4, 1978, permitting alterations and additions to the existing building on this site to provide a 2½ storey plus basement building containing 4 dwelling units. The site size is 33' x 138.9'. The permit was issued to Mr. Barry Nixon, Architect. The intent of the RT-2A District Schedule is to encourage the retention of existing residential buildings and to ensure that redevelopment is at a scale that is in keeping with the existing character of the neighbourhood. It was considered that the proposed development satisfactorily met that intent.

Subsequently, the existing building was demolished. The owner, a Mr. M. Harman, met with the Director of Planning. Mr. Harman advised that as a result of meeting the requirements of the Building By-law, he found it necessary to replace a number of elements in the existing structure to such an extent that the older building could no longer stand and had been removed with the exception of a small portion of the foundation. He stated that he wished to build a new structure exactly the same as shown on the approved plans with the exception that the existing building will not be retained. He was faced with the dilemma of having a stop work order put on the job because the terms of the Development Permit altered when the building was demolished. He made representations to the Director of Planning that this was a hardship on him as a man on the street who was not that familiar with the development process and in doing what was required of him by City Hall, he ended up without a valid Development Permit and is no longer able to do what he planned to do. He stated that he had committed himself to contractors.

In view of the uncertainty of the By-laws and Guidelines affecting this particular situation and the apparent unforeseen dilemma that the owner found himself in, the Director of Planning on November 20, 1978, amended Development Permit No. 81054 to permit the construction of the building as a new structure but otherwise to be in accordance with the drawings as approved by Development Permit No. 81054. The Director of Planning noted that this decision was not to be considered in any way as a precedent. The neighbouring property owners were notified of this decision. An appeal was subsequently filed by neighbours to the Board of Variance and the Board of Variance upheld the decision of the Director of Planning.

.../2

Clause 1 continued

The construction of this building as a new structure with 4 dwelling units is within the authority of the Director of Planning to approve in the RT-2A District Schedule. It should be noted, however, that 4 dwelling units would be in excess of the number of units contemplated by the Guidelines.

Ms. Mueller refers to the property being sold. The Development Permit, however, applies to the land and not the individual and remains valid even though ownership may change.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 462

A-6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Simulated Fire Scene for Movie at 57th and Hudson Street

The Fire Chief reports as follows:

BACKGROUND

During the latter week of October 1978 a meeting was held at City Hall with members of City Engineering, the Police and Fire Departments, and representatives of Chessman Park Productions. Prior to this meeting Chief Birnie had been informed by Engineering of the movie company's request to burn a house on a large vacant lot at 57th & Hudson Street to make a fire scene.

At the meeting Chief Birnie informed a Miss Johnson of Chessman Park Productions the Fire Department would not and could not permit such a burning. Miss Johnson stated they did not intend to burn the house but wanted to build a set to simulate a fire scene. She stated they had an expert special effects man who could do this without any problem by using special equipment. It was then agreed a further meeting would be held with the principals of the company and the expert to consider the proposition.

On November 16, 1978 another meeting was held at City Hall with the same members of the October meeting in attendance and with the addition of Mr. Jim Margellos (Production Manager), Mr. George Margellos (Assistant Production Manager) and Mr. Gene Trigg (Special Effects Man), all from Chessman Park Productions. Mr. Trigg produced a sketch of a facade of a building which was to be constructed in front of the house and explained that he could, by using a propane piping system behind the window openings in the facade, simulate a burning building without actually burning the facade. This would be accomplished by having a light curtain over the window opening burn off, followed by a controlled gas flame behind the facade to produce the continued flame effect, the technique being to film small sections each time, then put the film together afterwards. Mr. Trigg stated he had done this many times before and there were no problems, however, he would like the Fire Department to stand by in case there were some spot fires to extinguish as he did not want to lose the set.

Chief Birnie informed Chessman Park Productions there would be a standby cost for men and apparatus. Chessman were most unhappy at this and felt they would only require two firemen with hoses, purely as standby.

A series of telephone conversations then took place between Deputy Chief R. Enman and Assistant Production Manager George Margellos, where Margellos was advised the Vancouver Fire Department had a previous experience with a film company and found the use of fire equipment can be prolonged. We were well aware that definite limitations must be set and charges beyond that clearly indicated. Deputy Chief Enman agreed to have two men with pre-laid hose lines standing by during the filming at no cost and that No. 22 Pump Company would stand by at a fire hydrant location during the simulated "big-burn" fire scene for only one hour as a precautionary measure. Actual extinguishment of spot fires was to be done by film technicians and the presence of the Fire Department was only precautionary. Time for men and equipment beyond the one hour agreed upon would be charged at the rate of $623.85 per manhour (our normal charge as computed by the Director of Finance). Chessman Park Productions agreed to this arrangement and a required propane permit was issued.

Continued . . . . .

Clause No. 1 Continued

FIRE SCENE

The fire scene was at the northeast corner of 57th Avenue & Hudson Street and started just after 1000 hours on February 19, 1979. The scene developed into a total fire involvement of the house being used for the set and resulted in the Fire Department using 164:32 manhours to extinguish the fire. The standby time agreed to by the Department was 10 manhours.

OBSERVATIONS

The following observations are made based on information compiled from investigative interviews with Fire Department personnel directly involved with all aspects of the simulated movie fire:

1. The film location was very difficult to supervise as there were large numbers of film staff, special effects technicians and set tradesmen constantly moving, changing and adjusting sets and scenes.

2. Throughout the filming it was hard to define what was "script" and what wasn't. Many procedural changes can be made on location in a "playing it by ear" atmosphere, leaving Fire Department Officers with questionable circumstances.

3. Verbal agreements on procedures with special effects technicians left guidelines too wide and open-ended.

4. The overall attitude of the film crew during the entire filming was generally indifferent to the problem of fire spreading or to precautions taken to prevent the spread of fire.

5. The "Big Burn" scene was originally to have been entirely simulated on the false front (facade) and never to be actually part of the existing house. Prior to the filming of this scene the fuel load in the house was greatly increased by the film company through the excessive use of a gasoline/diesel mixture used to soak carpet wicks, wall-hung burlap and parts of the main house. Original agreement only called for one gallon of gasoline to be used during a simulated bomb explosion scene. Rubber tires were never authorized but were noted around the building prior to the "Big Burn" scene. During the night of the filming a pickup truck with a 45-gallon drum of fuel mixture was noted at the rear of the house.

6. The film company did not notify the Fire Department (as agreed to prior to filming the "Big Burn" scene) when sufficient film footage had been shot. Fire Officers ordered extinguishment when it became evident that the fire was approaching and going to go beyond the pre-arranged "controlled burning". Some members of the film company verbally tried to restrain the Fire Department from extinguishing the fire.

7. Although not obvious to fire personnel at the time of filming, there now is a strong suspicion that intent to burn the house was much a reality, but there exists great difficulty in determining and proving the difference between arsonist actions or normal "Hollywood" technical procedures.

Continued . . . . .

Clause No. 1 Continued

RECOMMENDATIONS

The City Engineer comments as follows:

"The Engineering Department has been dealing with major film productions in Vancouver for approximately 18 years. Generally, involvement relates to scenes filmed on City streets. These scenes are of concern to the Engineering Department, the Police Department, and on occasion the B.C. Hydro Transit Authority. In a few cases, where scenes involved special effects (car accident, crowd scene, car explosion and fire, and the house fire for "The Changeling") appropriate concerned authorities have been brought into the co-ordinated pre-event meetings.

The Engineering Department has three basic conditions which are applied to filming:

(1) Police attendance (except in very minor circumstances)

(2) Indemnification of the City, in the form of an insurance policy

(3) A deposit of monies to cover estimated costs incurred by the Engineering Department, such deposit to be made prior to filming.

The Police Department bill their costs direct to the film company as do other concerned departments.

This arrangement (except in a few instances where we were not properly informed) has worked well for 18 years and the Engineering Department has always recovered its costs.

This method of dealing with film companies is most convenient to them and in some part contributes to attracting filming to Vancouver."

It can be expected, however, that other cases such as "The Changeling" described by the Fire Chief could occur again. When there is reason to believe that the situation might get out of hand, that large costs might be incurred or that public safety might be affected to a degree beyond that normally prevailing in filming operations, then the following procedure is recommended by the Fire Chief, in consultation with other departments:

"A. That the film company be required to sign an agreement and post a bond to the satisfaction of the involved department heads and the Director of Legal Services.

B. The agreement shall specify in detail the procedures to be followed during the filming, the duration of involvement by City staff, and the payment required for such involvement."

Dealing with the specific incident on February 19, 1979 the Fire Chief recommends:

"C. That Council instruct the Fire Department to invoice the film company for 154.32 man-hours of labour used in excess of that previously agreed to."

The City Manager RECOMMENDS approval of the above three (3) recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 462 & 463

A-7

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

CONSIDERATION:

1. International Federation for Housing and Planning International Congress, Göteborg, Sweden - May 14 - 19/79

The Director of Planning reports as follows:

"In October, 1978, I was invited by the International Federation for Housing and Planning, an international organization in the fields of housing and planning accredited to the United Nations and UNESCO as a non-governmental organization, to visit Göteborg, at the Federation's expense for two days at a pre-conference seminar in November, and five days for the Congress itself in May, 1979, to give a presentation on the Strathcona Rehabilitation Project. The IFHP will pay the expenses of one person's travel and attendance.

The theme of the Congress is 'Learning from Past Experience: Housing and Planning in the Eighties.' The purpose is to provide an informed evaluation of successes and failures in planning and implementation in various neighbourhoods leading to ideas for improvements. The method to be used is to compare experience in four neighbourhoods in Göteborg with four neighbourhoods from other countries, namely:

Zalaegersberg (Hungary); Fliesenberg (Switzerland); Kungsladugard (Netherlands); and Canada (as exemplified by the Strathcona neighbourhood in Vancouver). The presentations from these four countries are to pay particular attention to economic, social and physical achievements and lessons learned which can be applied in future projects.

Because of the absence of staff with full knowledge and of the project, I eventually arranged for Harry Pickstone, formerly Deputy Director of Planning and Chairman of the Strathcona Rehabilitation Committee during the implementation of the project, to represent the City. Mr. Pickstone has advised, following his return from the pre-conference seminar, that a well-designed exhibit should support the City's presentation. It is estimated that the cost of the exhibit will be approximately $8,000 (design, production, and transportation to and from Göteborg). The cost of attendance of a representative of the Strathcona community which has been suggested as desirable to assist in the presentation from a resident's viewpoint, would be approximately $2,000. The total estimated cost would therefore be $10,000.

The exhibit is envisaged as comprising up to ten panels of photographs, plans and diagrams, with text in English and French. In addition, but not expected to be a charge against the cost of the exhibit, is the possibility of loan of the film on Strathcona produced for the 1976 Habitat Conference. It is estimated that two months should be allowed for design and production of the exhibit and therefore work on it should start at the beginning of March.

In December last year, I was visited by Mr. Frederick Gutheim from Washington, D. C., who is the North American representative of IFHP. Mr. Gutheim explained how he hoped that Canada would be able to increase its influence in the IFHP. He noted that, as well

...../2

Clause #1 continued:

as learning from the experience of other countries, Canada could contribute a great deal to them, particularly in the innovations in planning and citizen involvement which Vancouver has developed in recent years. Mr. Gutheim pointed out that last year, the City of Baltimore presented some of its work to the Federation and their delegation, as well as presenting the professional planning viewpoint, which is basic to the purpose of the conference, was represented by its Mayor and a number of citizens who had been involved in the project being presented.

As a minimum, I believe that the City's representative should be provided with an excellent exhibit to assist in the presentation. It would further assist the presentation if a member of the Strathcona community could attend the Congress to assist in the presentation from a resident's aspect.

Approaches have been made to CMHC and the Province, and the Centre for Human Settlements at UBC to ascertain whether they would share in the costsof the exhibit and the travelling and accommodation expenses of a Strathcona resident. At present, there are indications that the following contributions may be expected:

	$
CMHC	3,500
Centre for Human Settlements	400
	3,900

The Province has advised that it will not be participating or making a contribution. The City would therefore require to provide $6,100 if $10,000 is to be reached.

If the above agencies are not able to provide the degree of support indicated above, the City's share would have to be further increased, or the scale of support reduced. I would suggest a limit of $5,000 be placed on the City's contribution. If no funds whatever were received from other sources, the $5,000 could be applied to an exhibit considerably reduced in scope and the attendance of a Strathcona resident would have to be eliminated. Should a financial contribution from the City be approved, the source of funds would be unappropriated balance of Capital Account No. 531. Mr. Pickstone has generally agreed to give his time freely on this matter, and this includes advice on the design and production of the exhibit.

It is recommended therefore that the City contribute an amount not exceeding $5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses of one member of the Strathcona community at the International Federation of Housing and Planning International Congress in Göteborg, Sweden, May 14 to 19, 1979."

The City Manager submits the recommendation of the Director of Planning for Council's CONSIDERATION.

...../3

MANAGER'S REPORT, MARCH 9, 1979 . . . . . (FINANCE: A7-3)

RECOMMENDATION AND CONSIDERATION:

2. Display of Salvation Army Red Shield Appeal Flags

The City Engineer reports as follows:

"A letter has been received from the Public Relations Department of the Salvation Army advising that the month of May is the month for the National Campaign to raise funds for the Salvation Army Red Shield Appeal and request permission to fly Salvation Army Red Shield Flags on the City's six flag islands during that month. It is requested also that the cost to install and later remove the flags be borne by the City.

City staff can perform the work at an estimated cost of $500.00.

I recommend that permission be given to install the flags on the six flag islands during the month of May 1979, and I submit for Council's CONSIDERATION the request from the Salvation Army for a GRANT, estimated at $500.00 from the City to cover the costs of installing and removing the flags.

The Comptroller of Budgets and Research advises that if this grant is approved it will be allocated from 'Other' grant category."

The City Manager RECOMMENDS approval of the recommendation and submits the request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 463

PROPERTY MATTERS

INFORMATION

1. Demolition - 1130 & 1138 Nelson Street
1125 Pendrell Street

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT	SUCCESSFUL BIDDER
1130 & 1138 Nelson Street 1125 Pendrell Street Lots 4 and 5, Block 22, D.L. 185, and Lot E½ 18, Block 23, D.L. 185	Nelson Park Development	Arrow Transportation Systems Inc.

CITY TO PAY	CODE NUMBER
$10,883.00	4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Lease - Portion of Lot C, S/S 3rd Avenue, West of Granville Street

The Supervisor of Properties reports as follows:

"Lot C of Lots 5 - 15, Block 240, D.L. 526, situated on the south side of 3rd Avenue, west of Granville Street, was acquired by the City in 1950 for the Granville Street Bridge.

At the time of purchase, the City gave a lease back of a portion of parcel C to the previous owner to provide vehicular access only to the owner's building fronting on Granville Street for the life of the building. The lessee sold their property on Granville Street and the lease of the City land has been continued on a month-to-month basis to the new owners.

The solicitor for the new owners has submitted a request for a new lease and following negotiations, the owners agreed to lease that portion of Lot C as outlined on plan M/N LD 8982 for twenty (20) years from January 1st, 1979, the first three (3) years to be firm and one year notice of cancellation to apply thereafter and the land to be used for vehicle parking purposes only. The rental to be $360.00 per month gross with a review every 2½ years and a security deposit to be made in the sum of $1,000.00.

The City Engineer has approved the basis of this lease. In view of the foregoing, the Supervisor of Properties recommends that the Director of Legal Services be authorized to prepare a lease of the property to Clark Simpkins Ltd., reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

..../2

3. Building Encroachment - 275 East 8th Avenue

The Supervisor of Properties reports as follows:

"By agreement, dated 3rd May 1954, the City permitted the walls and foundations of buildings erected on a site legally described as Lot "C", Block 43, D.L. 200A, Plan 17398 to encroach on adjoining streets and a lane.

The encroachments onto 7th and 8th Avenue West of Scotia Street and the adjoining lane are minimal and the owners for the period May 1, 1974 to April 30, 1979, have paid an annual rental fee of $35.00.

A rental review for the next five year period, commencing May 1, 1979, has taken place and it has been ascertained that the main encroachments no longer exist due to the demolition of the service garage. The remaining encroachment is less than 3 inches and falls into the "no charge" aspect of the Schedule of Fees Section of the Encroachment By-Law.

Under the circumstances, rather than going to the expense of having a new encroachment agreement drawn, it is recommended that the rental for the next five year period commencing May 1, 1979 be at $1.00 per annum, payable in advance in a lump sum of $5.00."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

4. Lease - 1581 West 4th Avenue

The Supervisor of Properties reports as follows:

"Lot A and a Portion of Lot B, Block 240, D.L. 526, Plan 11837 is known as 1581 - 1585 West 4th Avenue, was purchased in 1952 in connection with construction of the Granville Street Bridge and is reserved from sale.

The site is zoned M-1 with an area of approximately 3,900 sq.ft. (362.3 m2). There is a two storey building on site with an area of 6,324 sq.ft. (587.5 m2) and is located immediately west of the 4th Avenue ramp.

Champion Car Care Ltd., the tenant of 1581 West 4th Avenue, has been leasing on a month-to-month basis but has now requested a five-year term lease to secure adequate financing for the installation of new machinery and equipment to make the business more profitable. This tenant, with City permission, has sub-leased two small areas to tenants who have made substantial renovations.

After consultation with the Planning, Engineering and False Creek Development Group, negotiations were entered into and agreement has been reached on the following terms and conditions:

A five year lease from February 1, 1979; rental to be $800. per month until May 31, 1979. Commencing June 1, 1979, the rental to be $870.00 per month until May 31, 1981. Rental for the balance of the term to be set by rental review prior to June 1, 1981 and any cancellation of the two sub-leases to Teleflex Canada Ltd. and Thomas L. Roberts be subject to prior approval of the City.

It is therefore recommended that the above space be leased to Champion Car Care Ltd. and Surjit Lalli and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

..../3

5. Rental Review - Barclay Manor, 1433 and 1447 Barclay Street

The Supervisor of Properties reports as follows:

"City Council on October 17, 1978, approved a lease of Barclay Manor, 1433 and 1447 Barclay Street to Harrow Enterprises Ltd. for a term of two years from October 1, 1978. Rental is $1,700.00 per month for six months with the rental to be reviewed prior to April 1, 1979 for the remaining eighteen month period.

Following negotiations, the lessee has agreed to a rental increase from $1,700. per month to $1,900.00 per month commencing April 1, 1979 and terminating September 30, 1980. All other lease terms and conditions to remain the same.

Therefore, it is recommended that effective April 1, 1979, the rental be increased to $1,900.00 per month."

The City Manager submits the foregoing RECOMMENDATION of the Supervisor of Properties for approval.

FOR COUNCIL ACTION SEE PAGE(S) 464

B

MANAGER'S REPORT

Date March 8, 1979

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: City-owned Land South of 16th Avenue between Commercial and Findlay Streets.

The Supervisor of Properties reports as follows:

"The United Croats of Canada, King Tomislav Branch, are interested in purchasing this site, initially as a cultural centre to serve the whole community and including facilities for a Day-Care centre. They also propose as a second stage of development, senior citizens' housing and personal care facilities.

It is the opinion of the Director of Planning that the proposal of the Society is a commendable objective and something that would generally meet the expectations of the Cedar Cottage community.

It is noted that this proposal would require alteration of the existing lane system and would therefore require further investigation and report by the City Engineer.

The Society, in their submission*, propose to purchase the subject site at a write-down cost of $180,000.00. The estimated market value of the site as single family lots is approximately $557,000.00.

The Director of Finance notes that the request of the United Croats of Canada is for a land value discount in excess of normal Council practice, which provides for a 1/3 discount from market value and the satisfactory guarantee that certain conditions will be met regarding use and access. A one-third write-down would therefore require the organization to pay $371,000. Consideration of whether or not the size of the property is appropriate for all the intended uses and whether perhaps phasing might be appropriate, has not taken place.

The Director of Finance recommends that the request be referred back to the Director of Planning and Supervisor of Properties for further consideration and negotiation with the United Croats of Canada."

The City Manager RECOMMENDS that Council:

A) Approve in principle the sale of the City lands to the United Croats of Canada for a cultural Centre and Senior Citizens' Housing.

B) Direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.

C) Affirm that financial negotiations on the price of the land be on the basis of 1/3 write-down from market value if the project meets City guidelines for community facilities.

*Circulated to Members of Council only.
(Copy on file in the City Clerk's Office.)

FOR COUNCIL ACTION SEE PAGE(S) 464

C

MANAGER'S REPORT

DATE February 27th, 1979

TO: Vancouver City Council

SUBJECT: Heroin Addiction and Treatment Facilities

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"1. PURPOSE OF REPORT

To inform the Committee of the current status of development permit applications, background and recent events, and current issues and contemplated courses of action in respect to several proposed heroin addiction assessment and treatment facilities in the City.

2. CURRENT STATUS OF DEVELOPMENT PERMIT APPLICATIONS

Since the inception of the compulsory heroin addiction treatment program by the Ministry of Health through the Alcohol and Drug Commission, four locations in the City of Vancouver have been proposed by the Commission and the B.C. Buildings Corporation acting on the Commission's behalf. These are in addition to the voluntary treatment centres which have operated in the City in various locations for a period of years, including 307 West Broadway, 1137 East Hastings Street, 1725 Davie Street and 6482 Victoria Drive.

The four new locations which have been the subject of occupancy or development permit applications in recent weeks have been:

(1) 1505 Robson Street - a conditional use in the W.E.D. District where an approved permitfor 'office' use was granted January 18th, 1979, although a full treatment program under the designation of 'clinic' use is currently in operation. The premises involved are privately owned, have been extensively renovated, and are apparently secured by lease agreement for an estimated five-year period by B.C.B.C. on behalf of the Commission. The legality of the us under the subsisting occupancy permit is currently under investigation by the Department of Permits and Licenses.

(2) 613 Powell Street - a conditional use in the CD-1 District where a development permit application for 'clinic' use was refused by the Director of Planning on January 22nd, 1979 on the basis that 'the proposed development is considered to be an unsuitable use at this location', a position taken partly in response to opposition by the Downtown Eastside Residents' Association who opposed further institutional uses in the area. An appeal against the Director's decision is currently before the Board of Variance.

(3) 7155 Victoria Drive - a conditional use in the C-2 District where a development permit application for 'clinic' use was refused by the Director of Planning on January 22nd, 1979 owing to the neighbourhood opposition to the deficiency in off-street parking (cf. Section 3, Zoning and Development By-law), as well as determination that the 'proposed use is considered to be an inappropriate form of development at this location, having particular regard to the objections by immediately adjacent residential property owners and close proximity to the RS-1 Residential District surrounding the proposed development on three sides and . . . the proposed days and hours of operation'. An appeal against the Director's decision was heard by the Board of Variance on February 21st, 1979 and adjourned for two weeks for further information.

(4) 4740 Main Street - a conditional use in the C-2 District where a development permit application for 'clinic' use is currently before the Director of Planning for a decision concerning a required

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off-street parking relaxation and appropriateness of use.

The first three-mentioned locations are for the treatment program only and the fourth is intended to serve as a central examination, assessment and referral centre with compulsory detention facilities.

3. BACKGROUND AND RECENT EVENTS

On December 12th, 1978 John Meyers, Facilities Planner with the Alcohol and Drug Commission, wrote to the Planning Department in respect to the proposed treatment facilities at the 1505 Robson, 613 Powell and 7155 Victoria locations, noting that 'these clinics have been designed to handle a maximum monthly case load of 225 patients on an out-patient basis . . . operating 12 hours per day, 6½ days per week for the purpose of treating narcotic dependence'. Persons to be employed include social workers who would conduct personal and group counselling sessions; community workers who would visit and counsel patients in their homes, aid patients in job seeking and retention and assist patients in keeping away from the 'sub-culture'; physicians who would treat out-patients on a sessional basis for narcotic dependence as well as any physical health problems; health-care workers who would assist physicians in para-medical duties; and clerical staff.

On January 16th, 1979 Mr. Meyers wrote to the Planning Department in respect to a proposed central examination, assessment and referral centre at 4678 Main Street, later changed to 4740 Main Street, noting the characteristics of an 'area co-ordinating centre'. Mr. Meyers noted that 'every person who was referred to the Heroin Treatment Plan or who presents himself on a voluntary basis will be required to attend at an Area Co-ordinating Centre for examination and assessment', the 4700-block Main Street location serving the whole City of Vancouver and possibly the Lower Mainland.

Mr. Meyers explained that the examination consists of three parts: biochemical (with lab testing of samples elsewhere), clinical (examination only, with treatment elsewhere), and historical (involving personal interviews). Emergency care would be conducted through established hospital emergency wards. Clients with narcotic dependence would then be assessed for referral to appropriate treatment centres if committed to the Program, the decision being made by the Director of the Centre on the recommendation of a three-member Evaluation Panel consisting of two medical practitioners and one other person. Voluntary or compulsory commitment (by Supreme Court Order) would result in a client being directed to a treatment centre for the withdrawal and treatment program for a period up to three years. Compulsory detention for not more than 72 hours at the Area Co-ordinating Centre 'will take place only in very rare occasions'.

On the same date Mr. Meyers advised by separate letter that 'the Heroin Treatment Program has begun and will be in full operation by July, 1979' and that the Program 'is not being run as a Correctional Program but as a Health Program', hence the objection to being housed in such facilities as the new Remand Centre.

By mid-January the Riley Park Citizens' N.I.P. Planning Committee had become informed of the development permit application in respect to 4740 Main Street and on January 16th, 1979 resolved to 'advise the Director of Planning not to approve the proposed Assessment Facility on the basis of its location and close proximity to local schools, parks and social service facilities'. The Committee did, however, express general support for the Program. Principal concerns focused on (1) the history, location and success to date of the Little Mountain Youth Project, a Ministry of Human Resources facility located on the second floor of the same building, and the possible incompatibility of the two programs and their respective clientele; (2) the proximity of General Brock Elementary School (½ block) and the Riley Alternate School (3 blocks), the safety of elementary school children and the possible negative influence on the older children; (3) the proximity to the Riley Park Recreation Complex (1½ blocks) along a major pedestrian route and further possible negative influences; and

(4) the proximity to Riley Park (2 blocks) and Queen Elizabeth-Hillcrest-Bailey Stadium park areas. In general, 'the Committee suggested that approval and installation of the Assessment Facility at the proposed location might exacerbate existing social problems, particularly related to youth. . . .'

Larry Beasley, the Department's Riley Park Community Planner, noted in a memo to the Director of Planning on January 19th, 1979 that 'the location decision must be very carefully considered in terms of the patterns of both existing social service outlets and existing social problems if we are to avoid a situation where a supposedly problem-solving facility creates more problems than it solves'. Subsequent informal communications with Mr. Beasley and members of the Commission suggest that an alternative location on Main Street might be acceptable to both the Citizens' Committee and the Commission.

Following the initial Riley Park Citizens' Committee response, a number of letters were received by the Department opposing the central assessment and referral facility on Main Street. The Little Mountain Human Resources Society objected to the city-wide service area of the facility and its proximity tc the same youth-oriented neighbourhood facilities noted by the Citizens' Committee, as well as a local McDonald's outlet. The Little Mountain Neighbourhood House Society and the Main Street Merchants' Association have voiced similar opposition and raised some of the same concerns. In addition, representations of protest have been received from the Principals of General Wolfe Elementary School (4251 Ontario Street) and Sir Charles Tupper Secondary School (419 East 24th Avenue), as well as the Co-ordinator of the West Side Youth Services (the Youth Project sponsored by the Ministry of Human Resources). Letters and petitions bearing the names of many local-area residents have all expressed opposition to the proposal. One letter of support, from St. Peter's Anglican Church (4580 Walden Street) has been received to date.

As a result of the mounting public protest to the proposed Main Street facility, a meeting with Commission and B.C.B.C. officials was convened in the office of Dave McDonald, Zoning Planner, on February 1st, 1979 to discuss the four locations then under consideration, along with location criteria generally and possible future courses of action. The Commission officials first noted their desire to establish five treatment facilities in addition to a single regional examination and assessment facility in the vicinity of 33rd Avenue and Main Street. In all cases the Commission wanted to locate in a non-retail commercial environment on a busy arterial route, adequately removed from residential development. It was noted that the central facility would cater to a clientele which were primarily brought to the site by taxis, buses or law enforcement agencies, while the five other treatment facilities would be reached by clientele using both public transportation and their own automobiles. Parking demand at the central facility was considered by the Commission members to be negligible, principally for staff only, however for the out-patient clinics the demand could be quite substantial, serving not only staff but up to 20 patients at a time and more than 200 in the course of a working day. Hours of operation of the facilities could run from 8:00 a.m. to 8:00 p.m. or longer. No physical or operational connection with other social, health and welfare or correctional services is required or contemplated by the Program.

It was the stated objective of the Commission and Corporation representatives that the Program be accommodated in privately owned facilities on a minimum five-year lease arrangement, the period of time already committed by the Ministry of Health for the Program, although it has since been suggested by Mr. Hoskin, Chief Commissioner, that the Commission might be amenable to City-imposed one-year limits on conditional uses in order to prove the public acceptability of the Program.

While it was acknowledged that operations in Crown-owned facilities would be exempt from local zoning regulations and there is presently divided legal opinion as to the exemption from local zoning regulations of Crown agencies operated solely under leasehold agreements, the B.C.B.C. clearly voiced its policy to comply with all local regulatory by-laws.

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The February 1st, 1979 meeting concluded in a cooperative vein, it being noted that the Commission had the right of appeal to the Board of Variance, that the Zoning Division staff would respond promptly in reviewing any alternative locations, and that the Division and the Riley Park Planning Office would work toward the holding of an informational meeting in the local area with Commission officials. The Commission and Corporation were finally advised not to undertake costly renovations to any private buildings in the City in anticipation of unqualified approval of their plans without first checking with the Zoning Division regarding by-law provisions governing the use of such premises.

On February 14th, 1979, John Russell, Commissioner, stated in response to a letter of confirmation of the February 1 meeting from Dave McDonald, that the Commission intended to 'establish our right to use the locations that we have already selected' and that, in effect, the broader questions of establishing general location criteria, preparing a written explanation or defence of the Program for public information, and rationalizing the use, its legal definition and status, and its performance characteristics within the context of specific zoning districts and neighbourhood environments would, at least for the time being and other than before the Board of Variance, not be addressed. As stated, 'all of the information requested will be contained in our presentation to the Board of Variance . . . .'

Finally, on February 20th, 1979, Larry Beasley observed in a memo to the Director of Planning that 'the applicant has shifted the focus of our discussion. . .from an evaluation of the relative appropriateness of the Assessment Facility at the proposed location to a much more superficial concern over the definition and classification of the use in the Zoning By-law and thus, whether or not the use is outright or conditional . . . . the reason for this (being) to force City approval on legalistic grounds and avoid the time consuming but necessary work of realistically establishing location criteria for the facilities, evaluating the current proposed location(s) in terms of these criteria, and facilitating some kind of fruitful public discussion about proposed locations'. A telephone call to Mr. Hoskin on February 23rd, 1979 revealed a willingness, however, to meet with the Riley Park Citizens' Committee on March 13th, 1979 to review and defend the Program and the locations proposed.

4. CURRENT ISSUES AND CONTEMPLATED COURSES OF ACTION

Presently, the basic issues involve:

(A) development of guidelines for location of heroin addiction and treatment facilities;

(B) the legal right of the Commission to locate its facilities as 'clinics' and, thus, outright uses in the C-2 zoning district;

(C) the appropriateness of an appeal by the Alcohol and Drug Commission to the Board of Variance.

The present alternative courses of action appear to be:

(1) to make appropriate Departmental representation to the Board of Variance in respect to the cases now before the Board;

(2) to proceed in a positive way with the public consultations now agreed upon by the Commission in the Riley Park community;

(3) to represent the citizens' interests and concerns to the Commission and B.C.B.C. based on the input received to date, with an appeal for moderation and cooperation;

(4) to initiate representation by Council to the Ministries of Health and Human Resources to resolve the pending conflict at 4740 Main Street;

(5) to initiate appropriate amendments to the Zoning and Development By-law to re-define 'clinic' and/or classify heroin addiction assessment or treatment facilities as outright uses in their own CD-1 zoning districts or as conditional uses, subject to stringent location and performance criteria, in one or more general zoning districts.

Alternatives (1) and (2) above are already in process, while Alternative (3) is currently being pursued by the Zoning Division. Alternatives (4) and (5) are presently viewed as measures of secondary resort and might well be considered only upon failure to achieve satisfactory results in pursuing the first options."

The City Manager submits the above report for Council's INFORMATION, noting that since this report was written, the following events have taken place:

(I) Regarding item 4(B), the Director of Legal Services has determined that treatment centres fall within the present definition of "clinic".

(II) The Director of Planning has advanced a report recommending by-law amendments as referred to in alternative (5) above.

(III) The Alcohol and Drug Commission has withdrawn its appeal to the Board of Variance on 7155 Victoria Drive and indications are that 4740 Main Street will not be pursued.

FOR COUNCIL ACTION SEE PAGE(S) 461

C(i)

MANAGER'S REPORT

DATE March 6th, 1979

TO: Vancouver City Council

SUBJECT: Proposed Amendment to Zoning & Development By-law No. 3575 - Heroin Addiction and Treatment Facilities

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"The use description 'Clinic or Office for Medical, Dental or similar purposes, including associated laboratory facilities' appears as an outright use in the C-2 and C-3A Commercial Districts and as a conditional use in the C-2B, MC-1, M-1, M-1A and M-2 Districts. In the C-1 Commercial District this same use appears as a conditional use although associated laboratory facilities are not permitted.

The Director of Legal Services advises that the proposed heroin addiction and treatment facilities fall within the use description 'Clinic or Office for Medical, Dental or similar purposes'. Therefore, Development Permits must be issued for such facilities within C-2 and C-3A Commercial Districts if the proposed facilities satisfy the regulations of the Zoning and Development By-law (i.e. provision of off-street parking spaces).

In view of the considerable and justifiable community reaction to proposed facility locations, an amendment to the Zoning and Development By-law should be sought to ensure that facilities and services related to drug or alcohol detoxification or rehabilitation are permitted only as conditional approval uses. This will ensure that such facilities are located only on sites where potential incompatibilities with adjoining uses are minimized.

The Director of Planning made application on March 6th, 1979 to undertake the necessary amendments to the Zoning and Development By-law. This application was made prior to reporting to Council in order that the heroin treatment facility proposed at 7155 Victoria Drive (zoned C-2) might be withheld should the Board of Variance overturn the Director of Planning's refusal of Development Permit No. 82856 by allowing the appeal. The appeal to the Board of Variance will be considered on Wednesday, March 7th, 1979.

Under Section 570(2) of the Vancouver Charter, a Development Permit Application may be withheld for a period of 30 days from the date of application for the permit, and Council may also withhold the permit for a further 60 days if, in the opinion of Council, the development proposed would be at variance or in conflict with the proposed zoning by-law amendment. Should the Board of Variance grant the appeal on 7155 Victoria Drive, a new Development Permit Application (without fee) would be required of the applicants. The initial 30 day period would commence with the date of this application.

The application by the Director of Planning to amend Zoning and Development By-law No. 3575 would result in by-law alterations as noted below:

1. C-2 and C-3A Districts: Clinics or offices for medical, dental or similar purposes, including associated laboratory facilities, would remain as an outright use. Excluded would be services related to drug or alcohol detoxification or rehabilitation. These would be permitted as a conditional use in these zones.

2. C-2B, MC-1, M-1, M-1A and M-2 Districts: Clinics or offices for medical, dental or similar purpose, including associated laboratory facilities, would remain as a conditional use. Also permitted as a conditional use would be services related to drug or alcohol detoxification or rehabilitation.

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3. C-1 District: Clinics or offices for medical, dental or similar purpose (but not including associated laboratory facilities) would remain as a conditional use. Services related to drug or alcohol detoxification or rehabilitation would not be permitted in this zone.

RECOMMENDATION: The Director of Planning recommends:

That the application by the Director of Planning to amend the C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 Districts of Zoning and Development By-law No. 3575 be referred direct to Public Hearing."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 461

CC 62-MLH-75

D

MANAGER'S REPORT

DATE March 9, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Downtown Community Health Society

CLASSIFICATION: RECOMMENDATION

The Acting Medical Health Officer reports as follows:

'The accompanying letter from the Minister of Health requests the City of Vancouver to"assume administrative responsibility for the operation of the clinical services" currently provided by the Downtown Community Health Society. This responsibility, if the City is in agreement, is to commence March 19, 1979.

In considering the request, Council should be aware of the scope of the service and some of the implications of responsibility.

(1) Population Served - residents of the Downtown Eastside area. Approximately 2,000 visits are made to the Clinic each month.

(2) Services Provided - (a) medical treatment services;

(b) dental treatment services;

(c) food store, which allows for small-quantity purchases of non-perishable food items at low costs;

(d) medical services are also provided to residents of Cordova House, Victory House, Pender Detoxifaction Centre and to the two local homemaker agencies.

(3) Staffing - 20 employees consisting of the administrative, professional, clerical and support staff. Non-professional staff have recently been certified under the V.M.R.E.U., and will presumably transfer to the City contract with this Union.

(4) Budget - The approximate cost of these services in 1978 was $400,000 provided by grants from the Ministry of Health, Medical Services Commission, fees (Dental Clinic) and a small income from food store sales.

(5) Space - 6,500 square feet at 373 East Cordova Street are currently rented from Catholic Charities for $500 per month. This space is available with a lease option to September, 1980.

(6) Assets - Medical and dental clinical supplies and equipment and all furnishings and fixtures are the property of the Downtown Community Health Society. In view of the temporary nature of the responsibility by the City and the expected return of responsibility to a stable, reconstituted Society, it is assumed that these assets will continue to be available to the clinic staff.

If the City agrees to assume temporary responsibility, a detailed budget will be prepared by this Department and submitted for the approval of the Ministry of Health. The budget submission will recover direct and indirect costs to the City for the operation. If the assets referred to above are not transferred, the budget will also include provision for their replacement.

Continued . . . . .

CC 63-MLH-75

'Your Acting Medical Health Officer recommends that

A. the City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, subject to satisfactory budget arrangements with the Province.

B. the Director of Personnel Services be directed to review and classify the positions affected;

C. in conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.'

The City Manager RECOMMENDS approval of the recommendations of the Acting Medical Health Officer.

FOR COUNCIL ACTION SEE PAGE(S) 460 & 461

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 1, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 1, 1979, at 2:00 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO PRESENT: Alderman Boyce

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. 1979 Supplementary Capital Budget

The Committee considered the attached Manager's report dated February 14, 1979, wherein the Director of Finance reported on the 1979 Supplementary Capital Budget and a report dated February 1979 on Submissions from the various departments and Boards. The Manager's report gives details on the three major sources of funding for the Supplementary Capital Budget which are:

(a) Contribution from the Operating Budget
(b) Community Services Grant Programs
(c) Municipal Incentive Grants

and Timing for Review of the Supplementary Capital Budget, Procedure for 1979, Priority Setting Procedure, Operating Costs and Analysis of Projects.

It was noted that in the Preliminary Capital Budget, provision was made for approximately $6¼ million for the Supplementary Capital Budget and the Committee should aim at $5 - $6 million or less in Priorities One and Two.

The following procedure was set out for the Committee to follow in 1979:

(1) To review all submissions for the Supplementary Capital Budget and to rank them in priority order.

(2) To review the Supplementary Capital Budget at the same time as the Basic Capital Budget in order that any spillovers from the Basic to the Supplementary Capital Budget can be evaluated in terms of the overall priorities within the Basic Capital Budget.

(3) After the Operating Budget has been adopted by Council, the top priority projects in the Supplementary Capital Budget can be approved and funded to the limit of capital funds provided from the Operating Budget plus Municipal Incentive Grants.

Clause No. 1 cont'd

(4) Once the City gets approval of funds from the Federal Community Services Grant Program, those high priority projects which are currently unfunded can then be approved and funded.

(5) Once the City gets approval for the balance of the claims yet unpaid from the Municipal Incentive Grants program, high priority eligible projects can then be approved and funded.

The Committee heard presentations from the various departments and Boards on 75 projects and established priorities as set out in the attached sheet using the following priority setting procedure:

(1) Highest Priority - projects already approved by Council.

(2) Second Priority - high priority projects where there is a demonstrated need for immediate action on the project or where there are demonstrable savings to be realized by undertaking the project.

(3) Third Priority - middle priority projects where the work required will maintain the current level of service.

(4) Fourth Priority - middle priority projects where the project creates a new or higher level of service.

(5) Lowest Priority - projects of undetermined priority where the need for the project has not been substantiated or where the Committee feels the project is of overall lower priority, or where the project can be delayed without a significant cost increase.

It was noted that the total of projects placed in Priority One and Priority Two by the Committee was $4,023,000.

The Committee also considered a letter dated February 6, 1979, (copy attached), from the Board of Parks and Recreation requesting approval of funds in advance of the 1979 Supplementary Capital Budget for the following projects:

Lumberman's Arch Concession Replacement
Stanley Park Zoo Rehabilitation
Stanley Park Pedestrian/cycle Pathway Project
Kitsilano Beach Park - Showboat Renovation

Following discussion, it was

RECOMMENDED

A. THAT Council give advance approval of $523,850 in the 1979 Supplementary Capital Budget for the following items in the Park Board Budget:

(i)	Lumberman's Arch Concession Replacement	$175,000
(ii)	Stanley Park Zoo Rehabilitation	225,000
(iii)	Stanley Park Pedestrian/Cycle Pathway Project	73,850
(iv)	Kitsilano Beach Park - Showboat Renovation	50,000

B. THAT the foregoing report be received for information.

2. Computer System Expansion

The Committee considered the attached Manager's report dated February 14, 1979 on Computer System Expansion to be funded from the 1979 Supplementary Capital Budget. The Computer Services Division of the Finance Department does work for all departments and Boards and there is a general lack of satisfaction with the Engineering Department in particular being very unhappy with the level of information system. The present system is incapable of handling more work during the day shift where most of the increased demand needs to be satisfied. It is proposed, as a first stage, to upgrade the present system at a onetime cost of $699,300 plus transportation costs estimated at $5,000. The Director of Finance reported that the upgraded system would give improved productivity and a staff savings of approximately 8 people in two or three years.

The Committee questioned the anticipated staff savings and over what period of time, what functions would be improved, how long would this system last, justification of what the actual savings would be, etc. After further discussion, it was

RECOMMENDED

THAT the matter be deferred pending a further more detailed report from the Director of Finance as discussed.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 464A

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 20, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at King Edward Campus, Vancouver Community College, under the direction of their instructor, Mrs. Kathy Lillie. Also present were Aldermen McMath, Percival-Smith and Mr. Morris - Municipal Clerk - Richmond.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the Minutes of the Regular Council Meeting of March 13, 1979, with the exception of the 'In Camera' portion, be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Subdivision Application
6476 Adera Street

Council noted a request from the South Granville Property Owners' Association opposing a sub-division application for 6476 Adera Street, and requesting to address Council on this matter.

It was also noted that the Director of Planning anticipates a report to Council on April 3, 1979.

MOVED by Ald. Boyce,
THAT the delegation request from the South Granville Property Owners' Association be approved and the representation be heard when the Director of Planning's report is before Council on April 3, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Grant Request to the B.C. Heritage Trust

Council noted the following letter from the Heritage Advisory Committee:

"At a special meeting of the Heritage Committee, March 12th, it was decided to request funding up to a maximum amount of $6,500.00 from the B.C. Heritage Trust Fund for the purpose of completing the inventory of City buildings begun under a similar grant last summer.

Therefore, the Heritage Advisory Committee respectfully requests that Council support a request to the B.C. Heritage Trust for a grant in the sum of $6,500.00 for this project."

MOVED by Ald. Marzari
THAT Council support a request by the Heritage Advisory Committee to B.C. Heritage Trust for a grant in the sum of $6,500.00 to complete the inventory of City buildings begun under a similar grant last summer.

- CARRIED UNANIMOUSLY

3. Transit Concerns

MOVED by Ald. Harcourt
THAT a communication from the Vancouver City Planning Commission dated March 14, 1979, on Transit Concerns, be referred to the Standing Committee on Transportation for consideration of the policy matters contained in this letter, in conjunction with a report from the City Manager on the technical aspects raised in the communication:

FURTHER THAT Mr. Spaeth and Mr. Ward of the Urban Transit Authority be requested to be present at the Committee meeting at that time, to provide input into the discussion.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT MARCH 16, 1979

Works & Utility Matters (March 16, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: C.P. Rail Right-of-Way Kitsilano Point
Cl. 2: Sewer Separation on Private Property - 746, 780, 810-20 and 850 S.W. Marine Drive
Cl. 3: Tender - Supply and Delivery of 6", 8", 12", 18" and 24" Water and Sewer Pipe
Cl. 4: New Right-of-Way Agreement with B.C. Hydro - False Creek, Area 6, Phase II

Clauses 1 - 4 inclusive

MOVED by Ald. Gerard
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(March 16, 1979)

Development Permit Application
3445 Point Grey Road
(Clause 1)

MOVED by Ald. Puil
THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(March 16, 1979)

Legal Expenses - Detectives
Blythe and Stevens.
(Clause 1)

MOVED by Ald. Rankin
THAT consideration of this clause be deferred to the next meeting of Council pending a statement from the Mayor as to the particular circumstances surrounding this case.

- CARRIED UNANIMOUSLY

During discussion of this clause, it was requested that in similar cases the Mayor, as Chairman of the Police Board, provide a statement of the circumstances surrounding each case. The Mayor so agreed.

Fire & Traffic Matters
(March 16, 1979)

Freebus
(Clause 1)

MOVED by Ald. Kennedy
THAT the City apply to the Province for demonstration project funding for FreeBus and approve $85,500 from the 1979 Operating Budget for City participation in half the cost.

- CARRIED

(Ald. Boyce, Little, Marzari opposed.

MOVED by Ald. Marzari (in amendment)
THAT the City fund the FreeBus for a two-month period pending a report from the City Engineer on the up-to-date statistics relating to this service.

- LOST

(Ald. Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed)

The amendment having lost, the motion of Alderman Kennedy was put and carried.

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(March 16, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Adjustment of 1978 Real Property Taxes - 3 Vets Ltd.
Cl. 2: Streets and Lanes for St. Paul's Hospital Expansion
Cl. 3: Investment Matters (Various Funds) January, 1979
Cl. 4: Vancouver Museum and Planetarium Association Contract Renewal
Cl. 5: Metric Conversion of Mapping

Adjustment of 1978 Real Property Taxes - 3 Vets Ltd.,
(Clause 1)

MOVED by Ald. Puil
THAT this clause in the report of the City Manager, be received for information.

- CARRIED UNANIMOUSLY

Streets and Lanes for St. Paul's Hospital Expansion
(Clause 2)

MOVED by Ald. Rankin
THAT the City convey the required street and lane to the Sisters of Charity with respect to the expansion of St. Paul's Hospital, in reliance on the letters received from the parties involved.

- CARRIED

(Ald. Boyce, Ford and Marzari opposed)

Investment Matters (Various Funds) January 1979.
(Clause 3)

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Vancouver Museum and Planetarium Association Contract Renewal
(Clause 4)

MOVED by Ald. Little
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Metric Conversion of Mapping
(Clause 5)

The City Engineer and Mr. T. Mulder, Assistant City Engineer reviewed this report for the information of Council.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Boyce and Kennedy opposed)

DELEGATIONS

1. The Dance Machine
887 Seymour Street

Council, on March 6, 1979, resolved that the operator of the Dance Machine be advised that Council will proceed with the show cause hearing on this cabaret on March 20, 1979.

Mr. Bob Dunn, representing the operator, spoke in support of the issuance of a business licence to his client, and suggested that Council consider passing a by-law prohibiting dancing in cabarets after 2:00 a.m. He also referred to the fact that various other clubs remain open after 2:00 a.m.

Sgt. Wellman, in charge of the police team for the area, indicated that since the police report of December 20, 1978, which was before Council this day, there has been no dramatic change in the operation of this club. The social behaviour of the clients in this club, and certain others in the vicinity, is still an immense problem for the police department who encounter problems with clients almost every night and, in addition, receive complaints from Granville Merchants Association with respect to vandalism.

During discussion it was noted that, although the operator of the Dance Machine has applied for a business licence for his club, it has not yet been issued.

MOVED by Ald. Rankin
THAT the Director of Permits and Licences be instructed to not issue a business licence for 1979 to the operator of the Dance Machine, 887 Seymour Street;

FURTHER THAT the Liquor Control Board be advised of this fact.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT, should the operator continue to operate his club without a business licence, the Director of Legal Services be authorized to proceed with an application for an injunction to have this club closed down forthwith, without the need to report back to Council on this matter.

FURTHER THAT the Director of Legal Services be also empowered to provide all necessary undertakings to the Court.

- CARRIED UNANIMOUSLY

2. Heroin Addiction and
Treatment Facilities

Council, on March 13, 1979, deferred consideration of the City Manager's report of February 27th and March 6, 1979, on the Heroin Addiction and Treatment Facilities to permit a delegation from the Chairman of the Alcohol and Drug Commission.

Mr. Hoskin, Chairman of the Alcohol and Drug Commission circulated a brief and addressed Council on this matter. He outlined the services which would be provided at these treatment centres. He also claimed that City Council was exercising a form of discrimination by suggesting that there be an amendment to the Zoning and Dvelopment By-law to make these uses conditional within C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 districts of the Zoning and Development By-law. He suggested that permission could be given to the organization to operate its treatment facilities in various areas of the City on a one-year's trial basis and, if there were any problems with any of the locations, the organization would undertake to relocate.

Cont'd....

DELEGATIONS (Cont'd)

Heroin Addiction and
Treatment Facilities (Cont'd)

His Honour, Judge Bewley, Legal Consultant to the Commission reiterated Mr. Hoskin's statements and stated he was impressed by the Commission's plans and its responsibilities.

Mrs.Banner, a member of the Victoria Drive Citizens Association filed a brief and addressed Council opposing a proposal to locate a treatment centre at 7155 Victoria Drive. She stated that the centre conflicts with residential uses or neighbourhood commercial areas adjacent to residential uses. The Association considers that areas adjacent to hospitals or industrial areas would be more suitable for this type of facility.

MOVED by Ald. Bellamy
THAT the report of the City Manager, dated February 27, 1979 on Heroin Addiction and Treatment Facilities, be received for information;

FURTHER THAT the application by the Director of Planning to amend the C-1, C-2, C-2B, C-3A, MC-1, M-1 and M-2 Districts of Zoning and Development By-law No. 3575, be referred direct to Public Hearing.

- CARRIED

(Ald. Kennedy and Puil opposed)

The Council recessed at 4:45 p.m. and reconvened in the Council Chamber at 4:55 p.m. with the same members present.

DELEGATIONS (Cont'd)

3. Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

Before Council this day was a report of the Standing Committee on Planning and Development on meetings held on February 15th, 22nd and March 8th 1979, on Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules. The report concluded with the following recommendations:

A. That the guidelines for townhouse (and apartment) development in the RT-2 and RT-2A zoned areas be approved.

B. That the Director of Planning monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

Council, on March 13, 1979, had agreed to hear delegations on this matter when the report of the Committee was before it.

The following addressed Council:

Mr. D. Matheson - spoke to his brief which was circulated to Council, supporting the recommendations of the Committee with particular reference to the Kitsilano area.

Mr. E. Ratsoy - also filed a brief supporting the recommendations of the Committee, with particular reference to the Kitsilano area.

Mr. P. Lattey - addressed Council in support of the Committee's recommendations.

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in its report dated February 15th, 22nd and March 8th, 1979, be approved.

- CARRIED

(Ald. Boyce opposed)

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(March 16, 1979)

Business Orientation Program
(Clause 1)

MOVED by Ald. Kennedy
THAT the recommendation of the City Manager, as contained in this clause, be approved.

-CARRIED UNANIMOUSLY

Property Matters
(March 16, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Demolitions - 2849, 2875 and 2881 St. George Street (Kivan Boys and Girls Club)
Cl. 2: Development of City-owned Property - N/E Corner Dunsmuir and Richards Streets
Cl. 3: Lease - 555 West 6th Avenue (Westquip Diesel Sales)
Cl. 4: Policy re Taxes on Leasing City-owned Lands
Cl. 5: Option to Purchase - N/S Wall Street between Cambridge and Trinity Streets
Cl. 6: Rental Review and Consent to Assignment - City Land - E/S Glen Drive South of William Street
Cl. 7: Sale of City Property - North of 2nd Avenue between Lakewood and Templeton Drives

Clauses 1 - 7 inclusive

MOVED by Ald. Puil
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7 be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(March 13, 1979)

Proposed R.C.M.P. Expansion
and Redevelopment

MOVED by Ald. Kennedy
THAT consideration of this report be referred to the Planning and Development Committee for further study and report to Council.

- CARRIED UNANIMOUSLY

C. Manager's Report
(March 16, 1979)

Name Tags for Members of
Vancouver Police Department

MOVED by Ald. Gerard
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services, March 8, 1979

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Nursing Home Facilities in the City of Vancouver
Cl. 2: Extension of hours - Burrard Hotel 'Pub'
Cl. 3: Progress Report - Hotel Vancouver Upgrading
Cl. 4: Family and Juvenile Court Committee
Cl. 5: Balmoral Hotel, 159 East Hastings Street
Cl. 6: Request for Endorsement of an Application to Health & Welfare Canada for Research Project
Cl. 7: Liquor Store at Hastings and Main Streets
Cl. 8: Rooming House at 634 East Georgia Street

Clauses 1 - 8 inclusive

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, 5, 6, 7 and 8, be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee on Planning and Development, March 8, 1979

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Airport Planning Process
Cl. 2: Liaison Aldermen to Various L.I.P. and N.I.P. Committees

Airport Planning Process (Clause 1)

During consideration of this clause Council noted a letter dated March 14, 1979, from the Vancouver City Planning Commission respectfully requesting that Council recommend the Vancouver City Planning Commission as one of the participants in the Committee suggested in recommendation A of the Committee.

MOVED by Ald. Harcourt
THAT the following recommendations of the Committee be approved.

A. That the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.

B. That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

- (amended)

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)

Standing Committee on
Planning & Development (Cont'd)

Airport Planning Process
(Clause 1) (Cont'd)

MOVED by Ald. Ford (in amendment)
THAT the Vancouver City Planning Commission be included in the group suggested by the Committee.

- CARRIED

(Ald. Boyce, Gerard, Harcourt, Puil and the Mayor opposed)

The amendment having carried the motion of Alderman Harcourt, as amended and reading as follows was put and CARRIED UNANIMOUSLY.

"THAT the following recommendations of the Committee be approved:

A. That the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, the Community Forum on Airport Development and the Vancouver City Planning Commission.

B. That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above."

Underlining denotes amendment

Liaison Aldermen to Various
L.I.P. and N.I.P. Committees
(Clause 2)

During consideration of this clause, Council noted a request from the Oppenheimer Area Planning Committee that Alderman Ford be named as Liaison Alderman for their area.

MOVED by Ald. Harcourt
THAT the recommendation of the Committee as contained in this clause be approved;

FURTHER THAT the letter from the Oppenheimer Area Planning Committee be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee on Transportation, March 8, 1979

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Request for Pedestrian Actuated Signal - Intersection of Fraser and 20th Avenue
Cl. 2: Cancellation of Exclusive Bus Lane on Seymour Street
Cl. 3: Champlain Heights Transit Changes

Clauses 1 and 2

MOVED by Ald. Bellamy
THAT the recommendations of the Committee as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Transit Changes (Clause 3)

MOVED by Ald. Bellamy
THAT the recommendation of the Committee as contained in this clause be approved;

FURTHER THAT copies of the Committee's recommendation be forwarded to the G.V.R.D. and Burnaby Council for information.

- CARRIED
(Ald. Kennedy, Little and the Mayor opposed)

IV. Report of Standing Committee on Finance & Administration, March 8, 1979

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Vancouver Public Aquarium Association - Grant Request
Cl. 2: Health Department Lifestyle Project - Update
Cl. 3: Employee Fringe Benefit Plans
Cl. 4: Departmental Reorganization - Permits and Licenses Department
Cl. 5: Council Members' Travel Expense & Mayor's Fund Policies and Regulations
Cl. 6: 1981 World Cross-Country Championship for Vancouver B.C. Track & Field Association - Reception

Clauses 1 - 4 inclusive

MOVED by Ald. Little
THAT clause 1 be received for information and the recommendations of the Committee as contained in clauses 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Council Members' Travel Expenses & Mayor's Fund Policies and Regulations (Clause 5)

MOVED by Ald. Gerard
THAT further consideration of this report be deferred.

- CARRIED UNANIMOUSLY

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration
(March 8, 1979) (Cont'd)

1981 World Cross-Country Championship for Vancouver - B.C. Track & Field Association - Reception
(Clause 6)

MOVED by Ald. Little
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

V. Part Report of Standing Committee on Finance and Administration, March 15, 1979

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Park Board Departmental Review and 5% Budget Reduction
Cl. 2: Stanley Park Seawall Pedestrian/Cycle Path
Cl. 3: International Federation for Housing and Planning Congress, Goteborg, Sweden - May 14th to 19th, 1979

Park Board Departmental Review and 5% Budget Reduction
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

Stanley Park Seawall Pedestrian Cycle Path
(Clause 2)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

International Federation for Housing and Planning - Congress in Goteborg, Sweden, May 14 to 19, 1979
(Clause 3)

MOVED by Ald. Marzari
THAT the City contribute $5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed.

Cont'd....

STANDING COMMITTEE REPORTS (Cont'd)

Finance & Administration
(March 15, 1979) (Cont'd)

International Federation for
Housing and Planning - Goteborg (Cont'd)

MOVED by Ald. Ford
THAT the City contribute $3,500 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

No further action was taken.

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, March 21, 1979.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW ENACTED PURSUANT TO SECTION 8(1) (g) OF THE URBAN TRANSIT AUTHORITY ACT, REQUESTING THAT THE URBAN TRANSIT AUTHORITY OF BRITISH COLUMBIA ENTER INTO AN AGREEMENT WITH THE CITY OF VANCOUVER TO SHARE THE COST OF THE FREEBUS DEMONSTRATION PROJECT.

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

2. A BY-LAW TO AMEND BY-LAW No.2193
BEING THE FIRE BY-LAW. (Transport of Explosive)

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy
SECONDED by Ald. Kennedy
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

1. The following Notice of Motion was submitted by Alderman Little, Seconded by Ald. Bellamy and recognized by the Chair.

Procedure By-law Amendment

MOVED by Ald. Little,
SECONDED by Ald. Bellamy

THAT WHEREAS the Council Procedure By-law now provides that no member shall use offensive words in or against the Council or any member thereof;

AND WHEREAS offensive words are used in Council meetings both against the Council and against members thereof;

AND WHEREAS the respect for Council and its integrity is challenged;

THEREFORE BE IT RESOLVED THAT Section 20 of Procedure By-law No. 3792 be amended to provide additionally as follows:

"If and when the Presiding Officer requests a member of Council to apologize for what is, in his opinion, an offence against either a member of Council or the Council itself and the Presiding Officer fails to receive such apology in Council meeting, he may then 'name' the member.

On a member being named, the City Clerk shall minute the name of the offending member, together with a brief statement of the infraction.

(Notice)

NOTICE OF MOTION (Cont'd)

2. The following Notice of Motion was submitted by Alderman Little, Seconded by Ald. Gerard and recognized by the Chair.

Filling of Vacancies

MOVED by Ald. Little
SECONDED by Ald. Gerard

THAT vacancies occurring in regular staff positions not be filled automatically by Department Heads but first be reviewed for report to the City Manager to:

(a) Justify the continuing need,

(b) Consider whether some organizational change is indicated:

the Manager to take appropriate action thereafter.

(Notice)

ENQUIRIES AND OTHER MATTERS

Highland Restaurant

Alderman Bellamy — referred to the fact that this matter was due to be reported to Council 'In Camera' in the near future. Mr. Mulberry undertook to discuss this matter with the Director of Legal Services on his return from vacation, for report to Council at the next meeting.

Representation from the Park Board on Council Committee on the Arts.

Alderman Boyce — referred to a request from the Park Board that it be represented on the Council Committee on the Arts, and requested the status of this request. The Mayor advised it will be discussed at the next meeting of the Arts Committee on Friday, March 23, 1979.

Integrated Committee of Council, School Board and Park Board.

Alderman Boyce — enquired re the status of the Park Board's request that the Integrated Committee of Council, School Board and Park Board be reinstated. The Mayor indicated that he is currently considering this matter for report to Council.

ENQUIRIES & OTHER MATTERS (Cont'd)

Smoking in Public Places

Alderman Boyce — referred to the prevalence of smoking in public places, especially hospital and doctors waiting rooms and requested that the Health Department look into current by-laws prohibiting smoking in public places for report back.
The Mayor indicated he would discuss this matter with the City Manager.

Cost of Possible Injunction against the Dance Machine

Alderman Gerard — enquired the cost to the City if it were to proceed with obtaining an injunction against the Dance Machine.
Mr. Mulberry indicated that the cost would be minimal.

* * * * *

The Council recessed at 6:05 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of March 20, 1979, adopted by Council on April 3, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - MARCH 22, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, March 22, 1979, at 7:30 p.m., in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the False Creek Area Development Plan By-law.

PRESENT: Deputy Mayor Puil
Aldermen Boyce, Ford, Little, Marzari and Rankin

ABSENT: Mayor Volrich
Alderman Bellamy
Alderman Gerard
Alderman Harcourt
Alderman Kennedy

CLERK TO THE COUNCIL: H. Dickson

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Puil in the Chair, to consider proposed amendments to the Zoning and Development By-law and the False Creek Area Development Plan By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Rezoning - S/E Corner of 16th Avenue and Burrard Street

An application was received from Mr. G. Elmitt, of G. Elmitt Construction Ltd. to rezone Lot 1, Block 488, D.L. 526, Plan 4502 being the southeast corner of 16th Avenue and Burrard Street.

From: RS-4 One Family Dwelling District
To: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law would restrict the form of development as follows:

Uses:
- A maximum of 4 detached one-family dwellings;
- Accessory uses customarily ancillary to the above (including off-street parking);

subject to such conditions as Council may by resolution prescribe.

F.S.R. Not to exceed 0.5

The following shall be included in the computation of floor space ratio:

(a) all floors of all buildings including accessory buildings, both above and below ground level, to be measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

cont'd.....

Rezoning - S/E Corner of 16th Avenue and Burrard Street (cont'd)

The following shall be excluded in the computation of floor space ratio:

(a) balconies, canopies, sundecks, swimming pools and other features which the Director of Planning considers similar, to a maximum total area of 8 per cent of the permitted floor area;

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) parking areas, the floors of which are at or below the highest point of the finished grade around the building.

Site Coverage: The maximum site coverage for buildings shall be 38% of the site area.

Site coverage for buildings shall be based on the projected area of the outside of the outermost walls of all buildings and includes carports, but excludes steps, eaves, cantilevered balconies and sundecks.

Height: The maximum height of any building shall be the lesser of 26 ft. (7.925 m) or two storeys.

Yards: The following yards shall be provided:

(a) a minimum of 24 ft. (7.315 m) measured from the property line along West 16th Avenue;

(b) a minimum of 5.5 ft. (1.676 m) measured from the property line along Burrard Street;

(c) a minimum of 5.5 ft. (1.676 m) measured from the westerly property line;

(d) a minimum of 33 ft. (10 058 m) measured from the centre line of the lane to the south.

Off-Street Parking: Off-street parking spaces shall be provided and maintained in accordance with Section 12 of Zoning and Development By-law No. 3575 with a minimum of two off-street parking spaces provided for each dwelling unit.

And subject to the following conditions:

1. That the detailed scheme of development in a Development Permit Application be first approved by the Director of Planning following advice from the Urban Design Panel, having due regard to the overall design and its relationship to adjacent development, provision and maintenance of landscaping, vehicular ingress and egress, off-street parking, garbage collection and provision of useable open space.

2. That the form of development is not to be materially different from the plans prepared by P.A. Grant, Architect, dated July 11, 1978, and stamped "Received, City Planning Department, July 13, 1978".

3. Should the above conditions not be complied with by the owner within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

cont'd.....

Rezoning - S/E Corner of 16th Avenue
and Burrard Street (cont'd)

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Mr. Ray Spaxman, the Director of Planning, reviewed the application and gave a verbal description of the physical characteristics and nature of the Shaughnessy neighbourhood and expanded on his reasons for opposing the application as contained in his memorandum dated March 20, 1979, copies of which were distributed to Council (on file in City Clerk's office).

Mr. Spaxman advised that if approved, the development would establish a precedent that, if followed, would alter considerably the Shaughnessy residential neighbourhood which is currently under special study by his staff. He advised a Shaughnessy plan should be completed by the year's end which will set forth guidelines for the future of the area. The Director of Planning indicated the City Engineer has some concerns as the sewer system in the Shaughnessy area is now at its maximum capacity and any increase in density could have serious implications on the sewer system.

Copies of a letter dated March 21, 1979 (on file in the City Clerk's Office) from Mr. A. Keith Mitchell of 1637 Cedar Crescent, requesting Council to permit the rezoning, were distributed to Council.

The Deputy Mayor called for speakers for or against the application and representations were received as follows:

- Mr. G. Elmitt, applicant, spoke in favour of his development proposal stating the subject property is not suitable for a large single-family home as the site is on the fringe of the Shaughnessy residential neighbourhood.

- Mrs. Joyce Catliff, 4198 Angus Drive, spoke in opposition to the application, saying it would be "a shattering precedent" and that in view of the Planning Department's study of the Shaughnessy area, any development permit would be premature.

- Mr. Drew Bourne, 1652 Marpole Avenue, spoke in opposition to the application adding that he has studied Shaughnessy as part of his architectural training and that the approval would be premature and would set a precedent. A decision should at least await the results of the Planning Department's study.

- Mr. Philip Owen, Shaughnessy Heights Property Owners Association, advised that his Association is not opposed to the application, does not feel it's approval would establish a precedent and suggested the subject property is not suitable for a single-family home.

- Ms. Marjorie Asano, 1751 Cedar Crescent, spoke in favour of the proposed development and complained of a Hare Krishna temple in her neighbourhood, which she felt is not suitable in a single-family area.

MOVED by Ald. Rankin,
THAT the application of Mr. G. Elmitt of G. Elmitt Construction Ltd. to rezone the southeast corner of 16th Avenue and Burrard Street from RS-4 One Family Dwelling District to CD-1 Comprehensive Development District be refused.

- CARRIED UNANIMOUSLY

cont'd.....

Rezoning - S/E Corner of 16th Avenue
and Burrard Street (cont'd)

MOVED by Ald. Little,
THAT Council request the Director of Planning to make every effort to have the plan for the Shaughnessy area before Council by the end of this year.

- CARRIED UNANIMOUSLY

2. Proposed Amendment to Section 13.1
of the Zoning and Development By-law

An application was received from the Director of Planning to amend Section 13.1 of the Zoning and Development By-law to clarify commencement of the 12 month period which must elapse before consideration of a similar Zoning and Development By-law amendment where a previous application for amendment has been refused. The proposed By-law would not affect Council's authority to waive this 12 month period in special instances.

MOVED by Ald. Boyce,
THAT the application from the Director of Planning to amend Section 13.1 of the Zoning and Development By-law to clarify commencement of the 12 month period which must elapse before consideration of a similar Zoning and Development By-law amendment where a previous application for amendment has been refused,be approved.

- CARRIED UNANIMOUSLY

3. False Creek, Area 6, Phase 2,
Area Development Plan By-Law

An application was received from the Director of Planning to amend the Area Development Plan By-law for False Creek, Area 6, Phase 2, to clarify the dwelling unit types and percentage of each required in Flase Creek, Area 6, Phase 2, and any consequential amendments.

Mr. R. Scobie, Zoning Division of the Planning Department, explained the draft by-law which would accomplish this amendment, distributed to members of Council earlier, was incorrect and copies of a new Draft By-law were distributed by the City Clerk.

MOVED by Ald. Rankin,
THAT the application of the Director of Planning to amend Area Development Plan By-law No. 5019 (as amended by By-law No. 5112) to clarify the dwelling unit types and percentage of each required in False Creek, Area 6, Phase 2, and any consequential amendments be approved.

- CARRIED UNANIMOUSLY

cont'd.....

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and the False Creek Area Development Plan By-law.

- CARRIED UNANIMOUSLY

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The Special Council adjourned at approximately 8:25 p.m.

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The foregoing are Minutes of the Special Council Meeting (Public Hearing) of March 22, 1979, adopted by Council on April 3, 1979.

MAYOR

CITY CLERK

SUPPORTS DEL.
COUNCIL MAR.20/79

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

FEBRUARY 15/FEBRUARY 22/MARCH 8, 1979

A Special Meeting of the Standing Committtee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, February 15, 1979 at approximately 7:30 p.m.

PRESENT:	Alderman H. Boyce, Chairman Alderman M. Ford Alderman W. Kennedy Alderman G. Puil
ABSENT:	Alderman M. Harcourt
ALSO PRESENT:	Alderman D. Bellamy Alderman D. Little Alderman D. Marzari
COMMITTEE CLERK:	J. Thomas

1. Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules

On August 29, 1978, in a Manager's Information Report to Council, the Director of Planning expressed concern at the substantial increase in applications for townhouses in certain areas of the City and stated a study would be initiated to review, clarify and revise the guidelines which permit townhouses in RT-2 and RT-2A areas.

At the Special Meeting convened this day, the Committee considered a City Manager's Report dated January 17, 1979 (circulated), which outlined the results of the study and submitted the Director of Planning's proposals for revised guidelines for townhouse and apartment development in RT-2 and RT-2A zoned areas, dealing with the following:

1) Density
2) Present Land Use Conditions
3) Maximum Frontage
4) Setback Requirements (applying to RT-2A only)
5) Open Space
6) Area Services
7) Project Design and Unit Design
8) Heritage Considerations

Because there had not been an opportunity for staff to meet with applicants of recent townhouse development proposals, community organizations and citizens with a specific interest in this issue, representatives of these groups were invited to attend this Special Meeting of the Standing Committee and participate in the discussion.

.../2

Clause No. 1 cont'd:

Mr. D. Cornejo, Senior Planner, reviewed the Manager's Report with the Committee and with the aid of slides, showed examples of existing residential buildings in six major RT-2 and RT-2A areas, i.e. Kitsilano, Vancouver General Hospital/ City Hall, Mount Pleasant, Cedar Cottage, Grandview-Woodlands, Marpole. Mr. Cornejo explained that the situation which had brought about the need for revised guidelines was caused by two related concerns:

- the number of recent applications and inquiries with respect to townhouse development in RT-2 areas which had given rise to the question of the impact of these projects on their neighbourhoods and the precedent which any approval had on future applications.

- the intent of the RT-2A District, Section 1 of the Schedule which was to encourage the retention of the existing residential buildings and ensure that redevelopment was at a scale in keeping with the existing character of the neighbourhood. However, the interpretation and lack of clarity of the guidelines had caused developers to make applications where it was not intended to permit townhouses.

The study findings pointed to a need to maintain the character, density and scale of the RT-2 and RT-2A areas through the redevelopment process, and to ensure that redevelopment takes place primarily in response to 'natural changes' (e.g. replacement of a burned-out house, or a house in a structurally unsound condition). There was also a need to provide more certainty to the development permit process for applications in the RT-2 and RT-2A zoned areas.

With specific reference to the RT-2 zoned areas, there was a need to ensure that approval of new developments did not preempt the conclusions and recommendations of Council-authorized local area planning programs. In RT-2A zoned areas, there was a need to ensure that the zoning and the guidelines did not provide any real or implied incentive to demolish and redevelop to townhouses, but rather clearly point to retention and rehabilitation (and conservation and/or infill, if appropriate) as the preferred form of development, consistent with the Plan and zoning intent.

The revised guidelines clarified the following criteria against which townhouse proposals would be measured and minimized the discretionary aspects of the development permit approvals process without preventing creativity and innovation:

(a) maximum number of units per development

(b) present land use conditions

(c) maximum frontage

(d) setback requirements

(e) open space

(f) area services

(g) project design (compatibility) and unit design (livability)

(h) heritage considerations.

The report noted that a provision to prohibit "clustering" recommended by the Kitsilano Citizens Planning Committee had not been included in the revised guidelines because it was felt this type of guideline would not be an equitable method of limiting the numbers and location of townhouse development.

Clause No. 1 cont'd:

The Chairman invited representations from those present and the following addressed the Committee:

- Mr. P. Wardle, Architect, representing the Housing Committee of the Architectural Institute of B.C., advised the Institute was basically pleased with the revised guidelines and recognized a very real problem did exist. Architects were concerned with escalating land values with no commensurate increase in the selling price for the end product. Clients wanted to spend less money on a building and the architect was faced with the problem of amenity and livability of individual units. The Institute brought the following five points to the Committee's attention:

  1) It agreed with the creation of more rigid direction on the number of units per acre and the lessening of the hazards of discretionary rezoning. However, it was felt a .3 figure for minimum retention (Guideline 2 - Present Land Use Conditions) was too low and a figure of .4 would be more realistic. Costs were so high that .3 was not feasible - that figure would make it more realistic to tear down than add on.

  2) A lot of control and Design Panel emphasis is placed on the Development Permit process for new buildings. There have been a number of very poor conversions in Kitsilano recently and the ultimate end product has not reflected what is considered to be the Kitsilano character. There should be improved control over such conversions.

  3) The Planning Department should make available a set of blow-up pictures of what is perceived to be the character of an area because the interpretation of 'character' meant different things to different people.

  4) The City sends out a lot of letters saying 'you should change this or that'. The City should be more positive about good things that come about and tell the architect and developer 'Yes, this project exemplifies some of the features we like to have'.

  5) When you talk about structurally unsound developments and natural changes, it is hoped it will not lead people to think that by letting their property deteriorate, they will be permitted to add more units. It would be wise to monitor the effects of this guideline.

  Mr. Wardle advised his personal concern was reconciling the astronomical cost of land - $85,000 for a duplex lot in Kitsilano - with the development options open to the investor.

- Mr. Kolterhoff welcomed the guidelines as a positive improvement on the existing situation, and stated they would assist construction companies.

Clause No. 1 cont'd:

- Mr. B. Burgess, Kitsilano resident/developer, felt there had been a need for more clarity for the development industry; there should be some flexibility on density. The Land Use Condition requirement of .3 was too low. Replying to a question from a Committee member, Mr. Burgess agreed that raising the figure to .5 could result in greater demand to redevelop.

- Mr. K. Lee, Architect, discussed aspects of property owned by a client in the 2300 Block West 10th Avenue, which he felt presented a unique situation not covered by the guidelines. There should be some recognition of specific situations involving unique sites.

- Mr. E. Ratsoy, Architect, questioned the application of the guidelines in regard to lot size and the number of units permitted. On a certain size property, the developer would be forced into a triplex when a duplex might be more suitable. A chart (on file in the City Clerk's Office) was submitted comparing alternative bases for calculating the number of units on a site.

- Mr. Logan, was in agreement with the objective of maintaining the character of an area, but asked how could 'character' be determined? Kitsilano had too many houses with no character at all. To preserve that type of house or encourage poor conversion did not make sense and would ultimately lead to degrading the area. If the City was taking the initiative in preserving the residential character of an area, new traffic patterns should also be considered. Through streets detracted from the livability of an area and the type of scheme introduced in the West End should be considered for Kitsilano.

- Mr. D. Matheson, Realtor, questioned the philosophy behind the guidelines and stated it was his impression the City was mainly concerned with social-economic factors.

- Miss M. Clark, rental property owner in the City Hall area, advised the guidelines inhibited development in favour of preservation for the benefit of present residents of an area. She felt the guidelines did not assist the investor with older rental units which were becoming increasingly uneconomic to operate. The Chairman requested that Miss Clark submit a brief setting out her concerns in this regard.

- Mr. T. Oliver, Kitsilano resident and infill developer, pointed out it was possible to change the character of an area on an outright basis by demolishing a fine old house and building a duplex. The guidelines implied that townhouses were bad and box-duplexes were good.

- Mrs. M. Kolterhoff and Mr. J. Sproule, also discussed aspects of the guidelines with the Committee.

The Director of Planning advised it was intended the effect of the revised guidelines would be carefully monitored and a drift to undesirable box-duplexes in outright use situations would be identified and remedied.

The Committee AGREED a decision on the revised guidelines would not be made at the Special Meeting but a report would be submitted to the Planning and Development Committee meeting of February 22, 1979, for further consideration of the guidelines.

Revisions to Townhouse Guidelines for
RT-2 and RT-2A District Schedules cont'd:

The discussion with respect to Revisions to Townhouse Guidelines for RT-2 and RT-2A District Schedules continued in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, February 22, 1979 at approximately 1:40 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Kennedy Alderman Puil Alderman Ford
ABSENT	:	Alderman Boyce
CLERK TO THE COMMITTEE	:	E. Bowie

The Chairman advised the Committee that two organizations who were not present at the February 15th meeting had expressed the desire to speak on this matter.

The Director of Planning stated a further report from the Planning Department would be available for the next meeting.

The Committee therefore AGREED that this matter be deferred to the Planning and Development Committee meeting on March 8, 1979.

* * * *

MARCH 8, 1979

The discussion continued in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 8, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

The Committee considered a report of the City Manager dated February 22, 1979 (copy circulated) in which the Director of Planning provided further information on a number of questions/comments which were left unresolved at the special meeting of the Committee held on February 15th.

In the report the Director of Planning states that he believes the guidelines are appropriate:

a) To assist the residents and owners of the RT-2 and RT-2A areas in understanding the townhouse development controls for their neighbourhoods.

b) For clarifying the City's intentions regarding townhouses in these areas for the development community.

c) As criteria to guide the discretion of the Director of Planning when considering townhouse proposals in the RT-2 and RT-2A areas.

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Revisions to Townhouse Guidelines for
RT-2 and RT-2A District Schedules cont'd:

Decisions on townhouse applications will continue to be difficult, and will require judgment based on an assessment of all the guidelines and their applicability to each specific proposal.

The Director of Planning recommended that Council adopt the guidelines for development in the RT-2 and RT-2A zoned areas and that he monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

Copies of letters from the Grandview-Woodland N.I.P. Committee dated March 7, 1979 and Ms. A. George dated March 5, 1979 (copies circulated) were distributed at the meeting. The N.I.P. Committee recommended that the guidelines be endorsed but also include, "The total of townhouse developments in any block face will be limited to no more than twice the average lot frontage of that block, and will be at least 200 feet apart from each other."

Dr. Mallek, Chairman, Kitsilano Citizens' Planning Committee, advised that the Committee was in agreement with the guidelines.

Mr. R. Westsells, Chairman, Mt. Pleasant Triangle N.I.P. Committee, advised that the Committee debated the subject of townhouses in RT-2 zones at length at its meeting on February 27, 1979. Mr. Westsells stated that the Committee was opposed to the construction of any townhouses in the RT-2 areas of Mt. Pleasant.

Mr. D. Thomsett, Marpole Area Planner, advised that the Marpole Citizens' Committee had reviewed the townhouse guidelines. The Committee felt that an FSR of .6 would be more appropriate in the Marpole area, however, as there would not be too many sites in Marpole that would meet the guidelines for townhouse developments they were prepared to endorse the guidelines as prepared by the Planning Department.

RECOMMENDED

A. THAT the guidelines for townhouse (and apartment) development in the RT-2 and RT-2A zoned areas (attached as Appendix II in the Manager's Report dated January 17, 1979) be approved.

B. THAT the Director of Planning monitor the results of the guidelines and report back in one year with an assessment of their effectiveness.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 504

WORKS & UTILITY MATTERS

RECOMMENDATION

1. C.P. Rail Right-of-Way Kitsilano Point

The City Engineer reports as follows:

"On June 13, 1978, City Council approved a recommendation allocating funds for the City's share of proposed sewer relocation work that was to be done on a 50/50 basis between Marathon Realty and the City of Vancouver (i.e., $43 500 Marathon and $43 500 City).

Since then, Marathon Realty has provided a 5-foot easement on each side of the lots to contain the existing sewers making relocation unnecessary. This is satisfactory to the Engineering Department and above easements have now been registered in favour of the City of Vancouver.

Accordingly, I recommend that Council's resolution of June 13, 1978, allocating funds from Sewer System Replacement - Unallocated (118/7904) to this project be rescinded."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Sewer Separation on Private Property: 746 S.W. Marine Drive, 780 S.W. Marine Drive, 810-20 S.W. Marine Drive, 850 S.W. Marine Drive

The City Engineer reports as follows:

"On April 4, 1978, City Council approved that the City pay the cost of all sewer separation work between the property line and the building, up to a maximum of $1200. This program has been well received and separation work is progressing well. In some instances, however, additional work is required to meet relocated City sewer mains, as is the case at #746, #780, #810-20, #850 S.W. Marine Drive. In 1970/71 separate storm and sanitary connections were installed from the existing combined sewer on Marine Drive, which was the only sewer available at that time, to serve above properties. In 1973 the Greater Vancouver Sewerage & Drainage District designed and installed a sewage pump station at Yukon Street and 71st Avenue, which enabled the City to design and construct a new sewer system serving the area from Marine Drive to Kent Avenue which was completed in 1975. The existing sewers on Marine Drive were retained as storm sewers only. Under this new arrangement, the sanitary building sewers from above properties will require rerouting from their present locations on Marine Drive to the lane south of Marine Drive. The owners of above properties have requested financial assistance from the City to the total amount of the cost of the work within the property rather than the $1200 maximum reimbursement approved by City Council, since they had complied with the 1971 requirements to connect to the Marine Drive sewer.

Following is a tabulation of estimated costs:

1.	746 S.W. Marine Drive	$ 2 900.00
2.	780 S.W. Marine Drive	9 300.00
3.	810-20 S.W. Marine Drive	5 800.00
4.	850 S.W. Marine Drive	9 400.00
	TOTAL ESTIMATED COSTS	27 400.00

It should be noted that due to the steep cross fall to the south of Marine Drive the new sanitary sewer in the lane south of Marine Drive was installed at an average depth of 6.0 feet, whereas construction of a sanitary sewer on Marine Drive would have required depths of 16.0 feet plus extensive pavement restorations. This represents a saving of $60 000 over the length of 700 feet of main sewers installed. Funds are available from Sewers Capital Account 0114/4201 "Sewer Separation on Private Property."

..../2

Clause No. 2 cont'd:

The City Engineer recommends that the foregoing payments from Account No. 0114/4201 be authorized."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Tender No. 57-79-1 - Supply and Delivery of 6", 8", 12", 18" & 24" Water and Sewer Pipe

The Purchasing Agent and City Engineer report as follows:-

"Tenders for the above were opened by the City Clerk on 1979 02 19 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

The Provincial Tax is included in all prices shown in this report and in the tabulation.

Funds for all purchases are provided in the various appropriations approved in the 1979 basic Capital Budget.

Ductile Iron Pipe with cement mortar lining was specified. The following low bids did not meet specifications:

1. Johns-Manville Ltd., low on all 8 items, at a total cost of $360 874.10, offered PVC and transite pipe. Reasons for rejecting PVC and transite pipe have been stated in previous bid evaluations, and the reasons remain unchanged.

2. ITT Grinnel, next to low on item 5, offered cement lining thinner than specified.

   Canron Inc., second to low on item 5, offered pipe to specifications, but the small difference of $52 does not justify splitting the award.

We, therefore, recommend acceptance of the overall low bid meeting specifications from STANTON PIPES LTD., at a total price of $369 876.60. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

4. New Right of Way Agreement with B.C. Hydro: False Creek Area 6 Phase II

"The City Engineer reports as follows:

In connection with the redevelopment of False Creek, Area 6 Phase II, the relocation and undergrounding of an existing on-site overhead B.C. Hydro power line is required. B.C. Hydro presently has a right-of-way agreement with the City to cover the existing line. To provide for the underground line, it is necessary for the City to enter into a new right-of-way agreement with B.C. Hydro, over Lot 55, False Creek, Plan 17420 in return for their cancellation of the old right-of-way charges. The City's share of the relocation cost is covered within the Capital Budget for False Creek, Area 6 Phase II.

I recommend that the Director of Legal Services be authorized to enter into a right-of-way agreement on behalf of the City satisfactory to the City Engineer to allow the B.C. Hydro to install and maintain an underground power line on Lot 55, False Creek, Plan 17420."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 500

BUILDING AND PLANNING MATTERS

INFORMATION

1. 3445 Point Grey Road - D.P.A. No. 83354

The Director of Planning reports as follows:

"Development Permit Application No. 83354 has been filed by Leith Anderson, on behalf of Mr. Balshine, to construct a two storey plus basement one family dwelling in this RS-2 District.

This Development Permit Application is being referred to Council for information, in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

The proposed development is an outright use and complies with all the regulations of the Zoning and Development By-law.

The Director of Planning is prepared to approve Development Permit Application No. 83354, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 501

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Legal Expenses -
   Detectives Blythe & Stevens

The Director of Legal Services reports as follows:

"On November 8, 1978 the Vancouver Police Board passed the following resolution:

'THAT the account submitted by Guild, Yule and Company in the amount of $1,200 for professional services rendered by Mr. G.L. Murray, Q.C. in acting for Detectives T.E. Blythe and R.G. Stevens in the Public Inquiry under the Police Act requested by Mr. W.R. Butler be forwarded to City Council with a recommendation that it be approved for payment by the City under the provisions of Section 180 of the Vancouver Charter.

The account of Mr. Murray (now the Honourable Mr. Justice Murray) is for his representation of two officers before a public inquiry under the Police Act. A member of the public had alleged that the officers had mistreated him and required his allegations to be the subject of an inquiry. The allegations were found not to have been established. The case was the first to proceed through the new public inquiry procedure contained in the Police Act.

I have perused the account sent by Guild, Yule and Company and find it reasonable under the circumstances and if City Council so desires, it has powers under Section 180 of the Vancouver Charter to approve payment of this account.

I therefore present this report to Council for its consideration."

The City Manager submits the foregoing report of the Director of Legal Services for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 501

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. FreeBus

The City Engineer reports as follows:

"BACKGROUND

At its February 6, 1979 meeting, Council approved the continuation of the FreeBus operation through March 31, 1979 based on a cost-sharing formula which provided funding by the downtown merchants and the City. The March 31 date was selected because, on April 1st, it was planned that the Urban Transit Authority would be taking over responsibility for transit in the Lower Mainland. It was anticipated that negotiations between UTA, GVRD and the City would have established FreeBus as a regular transit route on April 1st.

With the breakdown in negotiations on a Transit Service Agreement and the resultant delay in the application of the transit legislation, it is not possible to negotiate FreeBus as a regular transit route for April 1st. B.C. Hydro has indicated a willingness to continue operating FreeBus as a contract service beyond April 1st. If Council wants to continue FreeBus, new funding arrangements must be developed and approved.

COST IMPACTS

The cost of operating FreeBus in 1979 is averaging approximately $19 000 per month. This is a reduced cost from normal transit service because surplus buses are used and service is generally in the off-peak hours. In order to continue FreeBus through the end of the year (April 1 to December 31), the estimated operating cost is $171 000.

FUNDING OPTIONS

In the absence of a Transit Service Agreement between the UTA and a 'Municipality', the City of Vancouver must use local funding sources if FreeBus is to continue. Only two alternative sources of funding have been identified to help offset the City's contribution; continued merchant participation and UTA funding as a demonstration project. These sources are examined below:

1. Merchant Participation - In 1978 and during the first three months of 1979, the downtown merchants participated in the FreeBus funding to the extent of approximately 1/3 the operating costs. Their participation in January, February and March of this year was done reluctantly and in anticipation that a permanent financing plan would be achieved on April 1. With the delay in implementing the transit legislation in the Lower Mainland, this is not possible.

   In previous discussions with the downtown merchants, they indicated that they would be unwilling to participate in any further interim financing schemes. As a result of this situation, it is very unlikely that the merchants would participate at this time.

2. UTA Participation - The Urban Transit Authority Act has a provision which provides for partial Provincial funding for transit demonstration projects. Section 8(g) of the Act states:

   > 'on application, by by-law of a municipality, may enter into an agreement to provide not more than half the cost of research or demonstration projects relating to the provision of public passenger transportation'.

Continued . . . .

Clause No. 1 Continued

Since FreeBus is an innovative type service which is currently being studied with a federal grant, it could be considered a demonstration project, at least until the end of 1979. Under the terms of the Act, this would provide an $85 500 Provincial contribution to the FreeBus operation through the end of the year.

At the February 23, 1979 meeting of the UTA Board, the matter of UTA participation in the FreeBus as a demonstration project was discussed. It was the decision of the Board that the UTA would favourably consider participating in the operating cost, if the City decided to proceed on this basis. This would provide Provincial funding to the extent of 50% of the operating cost until the end of the year or sooner if FreeBus is incorporated as a regular transit route.

SUMMARY

At this time, Council has the following two options regarding the FreeBus operation:

1. Discontinue the service as of March 31, 1979 and press for an early decision on incorporating the route as a regular transit service. This could not occur until a Transit Service Agreement is signed, which is now estimated to be 6 to 12 months.

2. Continue to provide FreeBus service as a demonstration project until December 31, 1979 with Provincial participation. This must be done by application with a by-law and would provide for the following cost breakdown:

City	-	$ 85 500
Province	-	$ 85 500
		$171 000

In 1978, the City appropriated a total of $150 000 for the operation of the FreeBus. For the period of January 1 to March 31, 1979, the City has funding totaling $38 700. This amount, coupled with the second option outlined above, will require total funding in the amount of $124 200 for 1979.

CONSIDERATION

The City Engineer submits the following two options for Council CONSIDERATION:

A. That no further funding be provided for FreeBus and the service end March 31, 1979.

B. That the City apply to the Province for demonstration project funding for FreeBus and approve $85 500 from the 1979 Operating Budget for City participation in half the cost. If Council approves this option, they should pass the by-law prepared by the Director of Legal Services."

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 501

A-7

MANAGER'S REPORT, MARCH 16, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION:

1. Adjustment of 1978 Real Property Taxes - 3 Vets Ltd.

The Director of Finance and Director of Legal Services report as follows:

"A letter has been received from Russell, Kowarsky, Hodson & Morrow, the law firm acting on behalf of Mr. Wolfman, President of 3 Vets Ltd., 2200 Yukon Street.

Mr. Kowarsky states in his letter that the above-noted firm was destroyed by fire on April 9, 1978 and his client is seeking Council's consideration for an adjustment to the 1978 taxes, which have been fully paid in the amount of $12,508.52.

The Vancouver Charter allows for adjustments to taxes on buildings which have been demolished in the following circumstances; Section 308 states 'Where in any year a building has been demolished or removed pursuant to clause (j) or (g) of section 306, the Council may remit so much as it sees fit of the taxes levied in that year in respect of such building.'

> Section 306(j) covers situations where Council has ordered the demolition or removal .... if the building construction fails to comply with a by-law .... and
>
> Section 306(g) covers situations where Council has ordered the demolition or removal of any building certified by the City Building Inspector to be a fire-hazard or structurally unsafe, or a menace to health, etc.

The Building Department records for this building do not reveal any order by Council in conjunction with Section (306(j)) or Section (306(g)).

The Director of Finance and Director of Legal Services advise that there is no provision in the Charter which enables Council to make an adjustment of real property taxes where the premises are destroyed after the close of the Roll. The applicant will be advised accordingly."

The City Manager submits the foregoing report of the Director of Finance and Director of Legal Services for INFORMATION.

CONSIDERATION:

2. Streets and lanes for St. Paul's Hospital Expansion

The Director of Legal Services reports as follows:

"The expansion of St. Paul's Hospital requires the use of a portion of Pendrell Street and a portion of lane and on December 10, 1974 Council decided that the street and lane be deeded to the hospital pursuant to the following resolution:

Clause #2 continued:

'THAT in order to expedite the construction of the already authorized extension to St. Paul's Hospital the section of Pendrell Street and the lane described in the report of the Standing Committee on Finance and Administration dated November 28, 1974, be conveyed to St. Paul's Hospital for the sum of $1.00.

FURTHER THAT if the hospital successfully recoups the market value of this conveyed lane from the Provincial Government, the hospital then pay the City the market value of the said lane ($809,270.00). In the event that the conveyed lane is not used for hospital purposes it shall revert to the City.'

The Law Department has been unable to conclude an agreement to meet the requirement that the street and lane revert to the City when no longer used for hospital purposes. The parties were only prepared to agree to return the street and lane as set out in the attached letters. The letters do not have the legal force envisioned by Council's requirement.

The Director of Legal Services submits for consideration the question of whether the street and lane are to be conveyed to the hospital in reliance upon these letters. The conveyance would be to the Sisters of Charity of Providence in British Columbia, the society which owns the St. Paul's site."

The City Manager submits for Council's CONSIDERATION the choice between:

A) Conveying the street and lane to the Sisters of Charity in reliance on the letters attached, or

B) Insisting on an enforceable formal legal agreement between all parties involved before the street and lane are to be conveyed.

RECOMMENDATION:

3. Investment Matters (Various Funds) January, 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of January 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JANUARY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Clause #3 continued:

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Jan.2	Bank of British Columbia	Jan. 4/79	$ 3,001,479.45	$ 3,000,000.00	2	9.00
4	Mercantile Bank of Canada	Jan. 10/79	3,000,000.00	2,995,320.00	6	9.50
8	Bank of British Columbia	May 15/79	519,050.00	500,000.00	127	10.95
10	Bank of British Columbia	May 15/79	2,076,164.38	2,000,000.00	125	11.12
10	Mercantile Bank of Canada	Jan. 16/79	1,482,605.04	1,479,989.72	6	10.75
11	Bank of Canada	Jan. 15/79	1,286,203.34	1,284,637.14	4	11.125
12	Bank of Nova Scotia	Jan. 15/79	1,000,739.73	1,000,000.00	3	9.00
15	Vancouver City Savings Credit Union	Jan. 17/79	3,001,808.22	3,000,000.00	2	11.00
16	Vancouver City Savings Credit Union	May 15/79	518,257.53	500,000.00	119	11.20
17	Royal Bank of Canada	Jan. 18/79	1,500,349.32	1,500,000.00	1	8.50
17	Royal Bank of Canada	Jan. 18/79	1,482,871.24	1,482,394.03	1	11.75
17	Bank of British Columbia	May 15/79	3,108,818.63	3,000,000.00	118	11.22
18	Canadian Imperial Bank of Commerce	Jan. 22/79	990,847.84	989,709.00	4	10.50
18	Canadian Imperial Bank of Commerce	June 15/79	1,568,424.66	1,500,000.00	148	11.25
19	Bank of British Columbia	June 15/79	1,044,623.56	1,000,000.00	147	11.08
22	Bank of British Columbia	Jan. 23/79	2,000,657.53	2,000,000.00	1	12.00
23	Bank of Montreal	Jan. 24/79	1,961,863.82	1,961,212.32	1	12.125
23	Vancouver City Savings Credit Union	May 15/79	2,069,102.47	2,000,000.00	112	11.26
24	Vancouver City Savings Credit Union	June 15/79	1,043,572.60	1,000,000.00	142	11.20
25	Bank of British Columbia	May 15/79	1,550,313.70	1,500,000.00	110	11.13
25	Royal Bank of Canada	Jan. 26/79	1,500,349.32	1,500,000.00	1	8.50
26	Royal Bank of Canada	Jan. 29/79	1,000,761.90	1,000,000.00	3	8.00
26	Bank of British Columbia	Mar. 15/79	3,043,712.88	3,000,000.00	48	11.08
29	Mercantile Bank of Canada	May 15/79	2,581,315.07	2,500,000.00	106	11.20
30	Bank of British Columbia	Feb. 16/79	998,556.62	993,462.20	17	11.01
30	Mercantile Bank of Canada	June 15/79	2,083,090.41	2,000,000.00	136	11.15
31	Mercantile Bank of Canada	Mar. 23/79	2,031.019.18	2,000,000.00	51	11.10
31	Bank of British Columbia	Apr. 12/79	2,043,378.08	2,000,000.00	71	11.15
31	Royal Bank of Canada	Feb. 1/79	1,503,698.63	1,500,000.00	1	9.00
			50,993,635.15	50,186,724.41		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Jan.16	Bank of British Columbia	June 1/79	$ 1,979,502.25	$ 1,900,000.00	136	11.23

Clause #3 continued:

3. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Chartered Bank Deposit Receipts and Government Notes

Jan.15	Bank of British Columbia	Apr. 2/79	$ 3,069,932.88	$ 3,000,000.00	77	11.05
31	Bank of British Columbia	Apr. 2/79	509,292.05	500,000.00	61	11.12
			3,579,224.93	3,500,000.00		

4. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yield %
	Debentures						
Jan.25	City of Vancouver 5.5%	Dec.1/79	$ 1,000.00	96.02	$ 960.20	0/10	11.10

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JANUARY 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 54,722,130.32	$ 52,993,462.20"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

RECOMMENDATION:

4. Vancouver Museum and Planetarium Association Contract Renewal

The Directors of Finance and Civic Buildings report as follows:

"The Vancouver Museum and Planetarium Association operates the Museum and Planetarium under a five-year lease agreement with the City of Vancouver which sets out the respective responsibilities of the two parties.

Council on January 17, 1978, in considering a new lease agreement passed the following resolutions:

"A. THAT City Council approve a grant at the same level of funding in 1978 as approved for the Vancouver Museums and Planetarium Association in 1977, being $861,175, revision of the amount only to include wage increases for 1978.

'A' was later (February 14, 1978) modified to the following:

THAT the contract be renewed for a five-year period commencing January 1, 1978, and that the grant be adjusted each year in the same manner as under the previous contract, specifically starting from a base of the 1977 grant, and increasing it each year by the percentage increase in the City's contract with the V.M.R.E.U. for that specific year.

B. THAT the City grant be reduced by the amount of any funds received by the Association from the Provincial Government in the form of a general operating grant.

C. THAT the Vancouver Museums and Planetarium Association be required to charge fees to out of City schools and other outside groups to recover appropriate proportion of costs.

D. THAT the City assume responsibility for major capital replacement at the option of the City.

E. THAT, if the Association finishes an operating year with a deficit, it be required to fund that deficit from its own sources then reclaim it in the following year by including it as a budget item in that year's balanced budget.

F. THAT operating profits be used either to assist the following year's operating budget, or, if it is desired, to use them for capital purposes subject to City Council approval.

G. THAT the financial statements for the Complex be to the reasonable satisfaction of the City's Director of Finance.

H. THAT the Association follow the same pay and benefit rules and procedures as the City for both unionized staff and the management group.

I. THAT the City be responsible for the deductible portion of the liability insurance for the artifacts at the Complex."

The new lease agreement has now been finalized and incorporates all of the above recommendations.

To effect Recommendation 'C', the agreement requires the Director of Finance to set the fees for each member of group-sponsored attendances except those sponsored by the Vancouver School Board.

Clause #4 continued:

It should be noted that Recommendation 'C' arose because of concern that school boards outside of Vancouver, who use the complex for instructional purposes, were not paying their fair share of the cost. The City provides a subsidy in the form of an annual grant to the Museum but should not have to further subsidize out-of-city school groups. Therefore, the Director of Finance recommends that the fees for each member of group-sponsored attendances, except those sponsored by the Vancouver School Board, be equal to the normal public admission fees for children and adults.

The Council discussion in January of 1978 also covered the possibility of City staff taking over the maintenance of the Museum complex. This has been further examined and the Museum Association and the Civic Buildings Department have jointly agreed that transfer of the maintenance function to the Civic Buildings Department will take place on April 1, 1979, if Council approves. The annual grant to the Museum Association will be reduced to reflect this transfer of responsibility.

In 1978 the Museum/Planetarium complex was maintained by the Museum Association for a cost of $282,510. If Civic Buildings take on this function, they will move to upgrade certain staff and improve the level of maintenance to the complex. The added cost to do this will be $28,731 (at 1978 levels). The annual operating grant to the Museum Association will be reduced in 1979 by an amount which reflects the cost to the City of maintaining the Museum/Planetarium complex from April 1, 1979 on.

Attached to this report are Appendices A and B detailing the breakdown of proposed staffing and required operational budget.

The Directors of Finance and Civic Buildings recommend that:

A. THE admission fees for each member of group-sponsored attendances except those sponsored by the Vancouver School Board be equal to the normal public admission fees for children and adults.

B. THE responsibility and the staff for providing janitorial and maintenance services for the Vancouver Museums and Planetarium complex be transferred from the Vancouver Museums and Planetarium Association to the Civic Buildings Department as of April 1, 1979 and Vancouver Museums and Planetarium Association be reimbursed for the maintenance cost to March 31, 1979.

C. THE staff organization and operating budgets as proposed in the attached appendices be approved with reclassifications and new positions (½ Clerk III in Civic Buildings) to be subject to classification by the Director of Personnel Services.

D. Employees who would be transferred from the Association to the City be given full credit for their service with the Association (and their previous service with the City if any) for the purposes of establishing salary levels, seniority and benefit eligibility, including sick leave and gratuity day accumulations.

E. The proposed 1979 Civic Buildings Maintenance Budget shown in Appendix B be approved in advance of the 1979 Operating Budget.

A copy of this report and of the lease agreement between the City and the Vancouver Museums and Planetarium Association has been sent to the V.M.R.E.U."

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Finance and Civic Buildings be approved.

MANAGER'S REPORT, MARCH 16, 1979 . . . . . (FINANCE: A7-7)

RECOMMENDATION:

5. Metric Conversion of Mapping

The City Engineer reports as follows:

"PURPOSE

Earlier reports to Council on metrication have stated that mapping will be the most extensive item involved in the conversion, and that this matter was being studied. A study is now complete and indicates the need for commencing a computer-assisted mapping programme as soon as possible. This report sets out the background and results of the study, the costs and savings involved, and requests Council to approve the programme in principle and allocate the necessary funds.

PROBLEM IDENTIFICATION

The metric conversion of land surveying and construction activities is creating the problem of assimilating metric information on existing non-metric maps. It is confusing and costly to operate with both kinds of dimensions on the same maps; therefore, extra converting from metric measurements to imperial units on plans submitted in metric is necessary until the maps are made metric. Indeed, many of our other conversions are now being postponed (e.g. local improvement quotes) until we convert the City's maps. With most plans expected to be submitted in metric following the area-wide guideline of January 1, 1980, redundant computations and confusion will multiply unless the maps are converted quickly in a planned conversion programme. It is estimated that the growing impact of metric conversion in the private sector will, within 2-3 years, result in a cost to the City of $130 000 per year in lost staff productivity if the City does not convert its maps. This loss is greatly increased by annual savings and benefits that are foregone by not having mapping operations which have up-to-date capabilities. Increasing utility densities and never-resolved survey and drafting inaccuracies inherent in the existing maps are reducing productivity and generating costly mistakes in the office and the field. These problems will intensify under metric conversion unless remedial action is taken.

INVESTIGATION

A formal investigation of how and when the City should conduct the metric conversion of its maps was undertaken from June, 1977 to February, 1978. A copy of the investigation document, the Vancouver Mapping Study, representing the combined efforts of the Engineering, Planning, Police and Fire Departments, the Board of Parks & Recreation, and other civic departments, is on file in the City Engineer's office. The study concluded that:

1. Several departments are experiencing growing map-related problems due to not having metric maps.

2. Vancouver is behind most other major cities in Canada in converting its maps.

3. The City's existing mapping operations are out-dated, with insufficient flexibility and reliability to meet today's map information needs.

4. The City's present mapping system is overly labour intensive and very limited in its capabilities in comparison with the new computer-assisted mapping systems now in use.

5. An overhaul of the City's mapping is necessary to accomplish metric conversion effectively and reduce the costliness of mapping operations.

...../8

Clause #5 continued:

OPTIONS

Several options available to the City were examined in the Vancouver Mapping Study, including redimensioning existing maps, adopting a manual overlay system, and using a mini-computer and high-speed mechanical plotter to store and produce maps. A 'do nothing' option was also considered, and was found to be the least desirable and most costly course the City could pursue.

The mapping study recommended that the City should implement computer-assisted mapping as the most effective means for accomplishing metric conversion, updating mapping operations, and generating savings. This conclusion is corroborated by the results of recent investigations and practical experience of other cities. Burnaby has been changing over to a computerized mapping system for two years, and has demonstrated great success in high-speed plotting of maps and production of map-related management information reports. Numerous other cities in North America, most recently Edmonton and Calgary, have acquired mini-computer systems for mapping. As the calculator has replaced the slide rule, the mini-computer is revolutionizing mapping to the extent that within a few years most major cities will be plotting maps mechanically.

COSTS AND SAVINGS

Cost Table

Hardware	$ 600 000
Additional Survey & related implementation work	373 000
Maintenance Costs	40 000
Provincial Work Already Offered	273 000
TOTAL	$1 286 000
TOTAL SAVINGS OVER 15 YEARS	$2 840 000

Under computer-assisted mapping, several methods of implementation are available to the City, including outright purchase, leasing, and system sharing. The above costs provide for computer hardware and software, staff retraining, survey work and additional monumentation. As savings will not be encountered until the second year of implementation, first year maintenance costs are also included.

Considerable savings will occur after the implementation of a mini-computer system. An annual saving of $71 000 over current costs is anticipated after four years as staff levels in Engineering's Drafting Branch will be reduced. The City will also save $68 000 per year by having its maps converted to metric and will avoid a cost of $62 000 in lost staff productivity. (See Fig.1).

When additional drafting and facilities inventory reporting applications are considered, many additional benefits will be accorded the City. Improved accuracy would allow work by construction and survey crews in the field and by draftsmen, design technicians, clerks, engineers, surveyors, and planners in the office to proceed more smoothly.

Improved accuracy in the maps will also yield some savings to a total of eight utility groups. Presently, if any one of these utilities discovers a mapping error, a special survey is necessary to correct the error. Each of the other utilities' maps must then be updated with the new information. The total annual cost of this process, distributed among all utility groups, is estimated at $40 000. The City will generate this amount in savings by having accurate maps. In addition, it is expected that there will be fewer accidental interruptions of underground utilities. Improved map accuracy is expected to save another $17 000 annually in this area.

Clause #5 continued:

The present worth of all savings expected over the next 15 years is $2 840 000. The City can expect a rate of return of at least 25% on its investment. If the City is able to attract the cost sharing expected from outside agencies, this return would rise considerably.

USERS AND COST SHARING

The non-City agencies with the greatest dependency on the City's maps are B.C. Hydro, B.C. Tel, B.C. Assessment Authority, and the various ministries of the Provincial Government. To ensure that the City and other map users bear equitable portions of the cost of metricating and updating the maps, we are discussing cost sharing with these users. In the past, the City has distributed its maps without restraint on an 'at cost' (of copying) basis. With computerization, and its significant implementation cost, the City may have to revise its policy on interchange of map information. Copyrighting and selling of maps may become necessary, as other municipalities are finding, to recover costs from users who do not bear a fair share of the cost of converting and updating mapping.

From preliminary discussions, it appears that the Province represents the greatest possibility for assistance, having already offered to perform roughly $275 000 worth of land survey work and computations over the next five years as part of an ongoing, Province-wide integration programme which would establish a reference co-ordinate grid for fixing mapping locations.

To allow the Province to carry out this survey work it is necessary for the City to establish a minimum number of control monuments. This minimum number represents twice the amount of survey monument work normally carried out by the Survey Branch each year but will merely be an acceleration of our current programme. Specifically it will involve an additional $10 000 per year for 5 years, with funding required now for the first year's work.

Substantially more funds have been authorized by the Provincial Government in a recently established programme to assist British Columbia municipalities with base mapping. It is expected that some of these funds will be acquired by the City for our remapping project, including the cost of setting monuments presented above. Within the near future I will attempt to finalize what assistance is available to the City, not only from the Province, but also from B.C.Hydro, B.C. Telephone, and other potential sources. To support our negotiations, an indication that the City supports computerization of mapping is required.

CONCLUSION

Computer-assisted mapping presents the City with a large savings opportunity, and is the best method for converting the City's maps to metric and generating improvements in map-related operations. Since the investment in the equipment is substantial, it is advisable to finalize the cost sharing and determine the best system for the City before making a final purchase recommendation. To enable an order to be placed for the equipment this year, $600 000 should be reserved for the acquisition of a mapping mini-computer system for 1979, with the understanding that a yet-to-be-determined degree of reimbursement would be forthcoming from other agencies which are users of the City's map. On March 13, 1979 Council received the recommendation of the Finance & Administration Committee that this capital item be allocated a priority 2 in the total list of 1979 Supplemental Capital Projects (this is top priority after the items already approved by Council).

To ensure that the most appropriate system is acquired and to refine cost estimates, technical personnel from the Engineering Department should conduct on-site performance evaluations of a variety of municipal automated mapping installations in closest proximity to Vancouver. These experts, to be selected by the City Engineer, would include staff familiar with drafting, mini-computer systems, and organizational theory. It is important to determine the best method of operating the system in a municipal environment as well as the technical advantages of various systems.

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Clause #5 continued:

RECOMMENDATIONS

If the City is to keep pace with modern technology, avoid deterioration of mapping services, and continue on its drive to maintain or improve operations and public service while reducing manpower and costs, mechanization of mapping operations is precisely the kind of programme the City should pursue and implement.

Therefore, it is RECOMMENDED that:

1. City Council approve this project.
2. City Council give advance approval of $600 000 in the 1979 Supplementary Capital Budget for the acquisition of a computer-assisted mapping system.
3. City Council approve in advance of the 1979 Revenue Budget an increase of $10 000 for monument setting work in 1979, as the first year of a five-year, stepped-up monumentation program;
4. City Council direct the City Engineer to request funding from the Provincial Government, discuss cost sharing with potential participating agencies and establish fees for non-participating agencies;
5. The Engineering Department submit to City Council a subsequent report recommending the most appropriate mapping system and configuration, describing the final cost sharing arrangements and detailing the ultimate costs and staff requirements."

The City Manager RECOMMENDS that the recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 502

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PERSONNEL MATTERS

RECOMMENDATION:

1. Business Orientation Programme

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, May 7-11, 1979. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingess to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore recommend that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above this year and in subsequent years."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved, and that the City Manager be authorized to approve similar requests in future years.

FOR COUNCIL ACTION SEE PAGE(S) 505

PROPERTY MATTERS

INFORMATION

1. Demolitions

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

PROPERTY	PROJECT
2849, 2875, and 2881 St. George St. Lot G and Parcel 2 of Lot E/S.E. Portion, Block 129, D.L. 264A, Plan 2797 and Lot 7 except Parcel A, Block 132, D.L. 264A, Plan 923 and 1771, and Parcels A and B of Lot 7, Block 132, D.L. 264A, Plan 923 and 1771	Kivan Boys and Girls Club

SUCCESSFUL BIDDER	CITY TO PAY	CODE NUMBER
Litchfield Bulldozing and Demolition Limited	$2,970.00	562/1201"

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Development of City-owned property - North East corner of Dunsmuir and Richards Streets

The Supervisor of Properties reports as follows:

"On September 12, 1978 City Council approved recommendations contained in the City Manager's report of September 5, 1978 dealing with the joint development of City-owned Lots 24 to 32, Block 35, D.L. 541 by the City and B.C. Hydro as an underground sub-station and urban park.

As B.C. Hydro required a larger site, they agreed to acquire the adjoining lot, known as Lot 33 and the south .0833' of 34. They have acquired this property and the urban park has been designed to make use of all of the afore-mentioned lots. The City will be leasing the surface rights on Lot 33 from B.C. Hydro and leasing the sub-surface rights to B.C. Hydro on Lots 24 to 32 plus portions of street and lane.

One of the items mentioned in this report dealt with Lot 18, Block 35, D.L. 541, which fronts on Homer Street. B.C. Hydro had agreed to lease a portion of the undersurface rights on this lot to allow them to lead their high voltage conduit into the sub-station. As Lot 18 is only 7.62 m (25') X 36.58 m (120'), this would severely restrict development of the lot.

B.C. Hydro has now suggested that consideration be given to an exchange of City-owned Lot 18 for B.C. Hydro owned Lot 33 with the basis of the exchange being related to the ratio of the assessed values per square foot as agreed to for the proposed sub-station lease. This offer is subject to B.C. Hydro senior management approval.

Clause No. 2 cont'd:

Estimated Market Value of Lot 33 and South .0833' of Lot 34	$165,550.00
Estimated Market Value of Lot 18	115,500.00
Cost of Exchange to City	$ 50,050.00

It is considered that the suggested exchange would have definite advantages to the City. It would enlarge the assembled City site and therefore, the annual income from the sub-ground lease. It would dispose of Lot 18, a small isolated lot which produces minimum revenue and will be further encumbered by a restrictive underground lease and simplify the final lease agreement by obviating the necessity of the City being a lessee on Lot 33.

The Property Endowment Fund Board has approved of the above exchange and it is therefore recommended that the City convey Lot 18, Block 35, D.L. 541 plus the sum of $50,050.00 to B.C. Hydro and Power Authority in exchange for Lot 33 and the south .0833' of Lot 34. Source of funds to be P.E.F. #5927/9822."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

3. Lease -
555 West 6th Avenue
Westquip Diesel Sales

The Supervisor of Properties reports as follows:

"Parcel "I", Block 279, D.L. 526, Plan 11961, known as 555, West 6th Avenue, was purchased by the City in 1955 for future Cambie Bridge replacement and approaches.

A portion of Parcel "I" is under a month-to-month lease to Westquip Diesel Sales. The lease area comprises a level lot zoned F.C.C.D.D., having an area of 16,064 sq.ft. (1.492 m^2) on which is situated a combined one-storey and mezzanine steel warehouse - office building having an overall area of 4,100 sq.ft. (380.9 m^2). The building is in good condition with a remaining economic life expectancy of 10 to 15 years.

The property has been under a month-to-month lease since 1972 on lease terms including rent and taxes, currently amounting to $1,673.99 per month.

In the course of carrying out an annual rent review on this property, the company has requested that they be allowed to reduce the area of land leased by 3,816 sq.ft. as it is now surplus to their requirements.

It is noted that Johnston Terminals use the adjacent lands for employee parking and the False Creek Heather Marina utilize the same area for parking during the evenings and weekends. Enquiries have established that Johnston Terminals Ltd. do not require any additional parking. However, the False Creek Development Group has suggested that the extra space would be useful as additional parking for the Heather Marina. This matter will be the subject of a separate report dealing with the license renewal of Johnston Terminals Ltd., after a review has been carried out.

Clause No. 3 cont'd:

Negotiations with Westquip Diesel Sales respecting the leasing of this property on the basis of land area reduced to 12,248 sq.ft. (1137.9 m^2) have resulted in the company agreeing to a month-to-month agreement at a gross rental of $1,510 per month, effective January 1, 1979.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a new month-to-month rental agreement with Westquip Diesel Sales Inc. at a gross monthly rental of $1,510; and the Director of Legal Services be authorized to draw a lease with Westquip Diesel Sales incorporating the foregoing terms and such other conditions as he deems necessary to protect the City's interest."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

4. Policy re Taxes on Leasing City-owned Lands

The Supervisor of Properties reports as follows:

"This report recommends a change in policy for certain types of leases requiring tenants of the City to pay an amount in lieu of taxes in addition to an annual or monthly rental. The change is recommended partly to eliminate the practice of interpolating assessments on unassessed parcels of land and the apportioning of assessments and taxes on sites with multiple tenancies; and partly because recent sharp increases in taxes have in some cases resulted in inequitable rents.

A brief explanation follows:

1. Un-assessed Parcels of Land, e.g. Portions of Streets, Lanes, Boulevards, Sidewalks, Street Ends, etc.

In determining taxes on un-assessed parcels of land, the Properties Division interpolates an assessed value before taxes can be calculated. This is done by utilizing the assessment basis on adjacent lands.

There is no accurate mechanical method to arrive at such an assessment as abutting lands are often of a different size, shape, use and zoning, and may or may not have improvements, rail facilities, etc. This interpolation is at the discretion of the Supervisor after appraisal and checking the working records of the B.C. Assessment Authority which is now located outside the City Hall. It is a time consuming task which is made more difficult because the location of the Assessment Authority does not allow easy access by the clerical staff to the detailed working records of that Office. Further, as no official assessment exists, the tenant has no legal right of appeal.

2. Multiple Tenancies - situations where the City has more than one tenant on a property

In such cases, the taxes are apportioned but difficulties arise in calculating such apportionment where improvements have been made to one portion of the site but which affect the whole assessment. The Assessment Notices do not provide sufficient information to apportion the assessment and taxes among the tenants with any great degree of accuracy; and, as previously stated, the detailed working records of the Assessment Authority are not easily accessible to the clerical staff. As in the case of unassessed parcels of land, the tenants have no legal right of appeal of these apportioned assessments.

Clause No. 4 cont'd:

3. Restricted Use of Leases

In many instances, the City, in its lease, restricts the tenant's use of the site under lease resulting in a minimum use of high capital value land, and yet calls for full payment of taxes. Due to the change in the basis of assessing properties and to the end of the five-year "freeze" on assessments, taxes increased substantially in 1978 and ranged from 40% to 430%. In many instances the taxes are now greater than the basic rent, and in certain cases, are in themselves greater than an equitable rent for the site under the restricted use. Many justifiable complaints regarding the substantial increase in taxes have been received from tenants. This is so for some of the unassessed parcels as well.

It is therefore recommended that:

A. In future leases and renewals, negotiations be carried out on the basis of an equitable rent without the payment of an amount in lieu of taxes on leases which fall into the following categories:

(i) Un-assessed parcels of land,

(ii) Multiple tenancies,

(iii) Restricted Uses.

B. That on existing leases which are restricted, where the rent plus calculated taxes result in inequitable rent, the Supervisor of Properties be authorized to re-open the lease if the lessee so requests and to amend the lease by deleting the requirement to pay taxes and to negotiate the rental payable to make it an equitable rent with a minimum two-year review period; any such changes to be reported back to Council in the usual way.

It is further recommended that amounts in lieu of taxes continue to form part of leases of registered parcels of land to a single tenant where the use is not restricted. This procedure has the concurrence of the Internal Auditor and the Law Department."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

5. Option to Purchase -
North Side of Wall Street, between
Cambridge and Trinity Streets

The Supervisor of Properties reports as follows:

"The City has an option to purchase the south-easterly 7 feet of Lots A, B and C, Blocks 3 and 8 (formerly known as Lots 1 to 6 and 1A of Block 3 and Lots 5 and 6 of Block 8), District Lot 184, Plan 10050, situated on the north-westerly side of Wall Street, between Cambridge and Trinity Streets for the future widening of Wall Street. This option was granted in 1958 and expires on March 30, 1979 and may be exercised upon payment of one dollar.

The City Engineer has advised that fresh options should be entered into with the owners of Lots A, B and C with similar terms and conditions as the existing agreement. If the owners are not prepared to enter into fresh agreements, the existing options should be exercised prior to expiration.

Clause No. 5 cont'd:

The three owners have been contacted and they are considering the alternative of granting new options for a further 21 year period. Pending their decisions and in view of the impending option deadline, it would be prudent for the City to exercise its option to acquire the 7 foot strips now. To do this, Council authority is required.

In this connection, the City holds several hundred similar options to purchase portions of property for street or lane widening purposes. In exercising the options, time is of essence and any unexpected delays could result in the loss of the City's rights as provided in the option agreements. Under the circumstances, Council may wish to give the Supervisor of Properties authority to exercise such options before they expire if the City Engineer determines that the portions of property under option are required for street or land purposes.

It is therefore recommended that:-

A) the Supervisor of Properties be authorized to exercise the City's option to purchase the south-easterly 7 feet of Lots A, B and C, Blocks 3 and 8, District Lot 184, Plan 10050, for one dollar for the future widening of Wall Street, and further that the options not be exercised where the owners elect to grant the City fresh options for a further 21 years on the same terms and conditions as the existing agreement.

B) the Supervisor of Properties be authorized to exercise options granted to the City for street or lane purposes before the options expire if the City Engineer determines that the portions of property are likely to be required for future street or lane purposes."

The City Manager RECOMMENDS that the recommendations of the Supervisor of Properties be approved.

6. Rental Review and Consent to Assignment, City Land situated E/S Glen Drive, South of William Street

The Supervisor of Properties reports as follows:

"The City currently leases Lot 6, Block 48, D.L. 182 and 2037, situated on the east side of Glen Drive, South of William Street to Westglen Holdings Ltd.

The lease contains a rental review clause effective October 1, 1978 to September 30, 1983. Negotiations in this connection have resulted in the tenant agreeing to a rental increase from $6,240. per annum net, to $8,362.50 per annum net, as of October 1, 1978.

The Supervisor of Properties is of the opinion that this constitutes a fair market rental for the property.

On April 2, 1974, Council approved the recommendation of the Supervisor of Properties that this property be sub-leased to Bowell McLean Motor Company Limited for the balance of the lessee's term.

..../6

Clause No. 6 cont'd:

Bowell McLean Motor Company Ltd. have since purchased the Westglen Holdings Ltd. property abutting the City-owned lands and in a letter, dated March 6, 1979, request that the City approve the assignment of lease to their name effective April 1, 1979. It is noted that Westglen Holdings Ltd. will pay the rental increase from October 1, 1978 to March 31, 1979.

It is recommended that the rental of the above property be increased from $6,240. per annum net, to $8,362.50 per annum net, effective October 1, 1978, and that the foregoing request to assign the lease to the Bowell McLean Motor Company Ltd. for the remaining term expiring September 30, 1988, be approved subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

7. Sale of City-owned Property. North of 2nd Avenue between Lakewood and Templeton Drives

The Supervisor of Properties reports as follows:-

"The owners of 2147 East 2nd Avenue, described as Lot 19, except Right-of-Way shown on Plan 4064, Subdivision A, Block 142, D.L. 264A, have advised that they would be interested in purchasing the City-owned property between their lot and the lane.

The City property, known as that part of Lot 19, included in the Right-of-Way, shown on Plan 4064, Sub.A, Block 142 D.L. 264A is approximately 33' x 33', zoned RS-2, One Family Dwelling District. This property was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street, which was acquired by the City from the B.C. Electric in 1955. The idea of this acquisition being that some of these portions could be consolidated with City land and the balance of the lands to be sold to the abutting private owners and thereby recapture the original cost. These sales have more than returned this investment to the City.

These excess portions of Right-of-Way are sold to the abutting owner when applied for, at a nominal rate as they only have value to these owners. The sale of this particular portion would increase the annual taxes to the City by $107.30.

Following negotiations, the owners of Lot 19 have offered to purchase the City-owned property abutting their lot for the sum of $550.00 cash, plus administration and registration fees. This offer is inclusive of current year's taxes and is subject to the City property being consolidated with their property to form one parcel. Under the circumstances, this offer is considered fair and reasonable.

It is therefore recommended that that part of Lot 19, included in Right-of-Way shown on Plan 4064, Sub.A, Block 142, D.L.264A be sold to the owner of Lot 19 for the sum of $550.00 cash plus administration and registration fees, inclusive of current year's taxes, subject to the lands being consolidated to form one parcel."

Clause No. 7 cont'd:

The City Manager RECOMMENDS that Council:

A) Approve the above recommendation of the Supervisor of Properties.

B) Authorize the Supervisor of Properties to offer the remaining pieces of City owned portions of right-of-way (shaded black on the attached map) for sale to the adjacent property owners on similar terms to those outlined in the report.

FOR COUNCIL ACTION SEE PAGE(S) 505

MANAGER'S REPORT

DATE March 13, 1979

TO: Vancouver City Council

SUBJECT: Proposed R.C.M.P. Expansion and Redevelopment

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE

The purpose of this report is to inform Council of a proposal by the R.C.M.P. to both expand and redevelop a portion of their facilities at the southwest corner of 33rd Avenue and Heather Street. Since the federal fiscal year ends on March 31st, 1979 and funding may be curtailed in the upcoming year, an indication of Council support in principle is sought so that Public Works Canada may decide whether to make an offer on the Workers' Compensation Board land to the south before the fiscal year's end.

BACKGROUND

Public Works Canada staff and their consultants met with Planning Department staff in June 1978 to discuss possible R.C.M.P. site redevelopment for the purpose of consolidating R.C.M.P. operations in Vancouver. The three operations to be consolidated are: (a) Headquarters for R.C.M.P. detachments; (b) special law enforcement sections; (c) R.C.M.P. police training centre for the Lower Mainland District, 'E' Division. Three alternatives were being explored. These were:

(1) Redevelop totally on the existing R.C.M.P. lands.

(2) Redevelop totally on the Workers' Compensation Board lands (and vacate the R.C.M.P. lands).

(3) Redevelop on a combination of the R.C.M.P. and W.C.B. lands.

Pursual of Option No. (1) would entail restoration of the Fairmont Barracks exterior and would require an increase in the permitted floor space ratio of 0.5 (established by Council resolution) to permit a total floor space ratio between 0.75 and 1.0.

The Workers' Compensation Board facilities are located on two sites at the northwest and northeast corners of 37th Avenue and Heather Street. The westerly site, located south of the R.C.M.P. lands, accommodates the administrative function of the W.C.B. and some off-street parking. The easterly site is developed to accommodate the rehabilitation functions of the W.C.B. however these functions have now been relocated to Richmond. Off-street parking is also provided, a good portion of which is required to serve the office building on the westerly site.

In addition to moving their rehabilitation functions to new facilities in Richmond, the W.C.B. will be relocating their administrative functions to Richmond within three years. During this three-year period the W.C.B. are contemplating relocation of their administrative functions to the vacated rehabilitation facilities across Heather Street to the east or, alternatively, to a variety of W.C.B. office facilities scattered throughout the Lower Mainland. Sale of the existing office facilities on the westerly site is being pursued in any event.

R.C.M.P. PROPOSAL

Public Works Canada have submitted a concept plan for the expansion and redevelopment of the present R.C.M.P. site. A copy of the site plan submitted is attached as a Appendix A. Attached as Appendix B is a letter dated March 1st, 1979 from Mr. R.E. Fairey of Public Works Canada outlining the proposed development.

The main features of the proposal include:

(a) Acquisition and use of the existing W.C.B. office building to the south.

(b) Northerly extension of the parking area to the west of the W.C.B. office building and extension of the second level parking structure.

(c) Retention of the Fairmont Barracks and the Crime Detection Laboratory.

(d) Removal of all other buildings on the present R.C.M.P. site and construction of a new complex located between the Fairmont Barracks and the Crime Detection Lab, accommodating barracks, gymnasium, division stores, post garage, workshop, office accommodation, underground off-street parking and underground revolver range.

(e) Provision of a surface parking area located on the west side of Heather Street towards the centre of the block, and

(f) Reduction in vehicular access to two points from Heather Street.

The entire development will be phased over a number of years, commencing with interior renovation of the W.C.B. administration building. Construction of the new complex located between the Fairmont Barracks and the Crime Detection Lab is scheduled to commence in 1985. According to Mr. Fairey, commencement of this phase could be accelerated or delayed depending upon the availability of funding.

A total of 198 off-street parking spaces are presently provided on-site to serve the existing W.C.B. office building. The majority of these spaces are located to the west of the building in a surface parking area with a partial second tier parking structure adjoining the office building. Additional off-street parking is provided along the northerly property line and 18 guest off-street parking spaces are located off Heather Street. In addition to these 198 off-street parking spaces 114 spaces are developed on the northerly portion of the easterly site across Heather Street. A lease arrangement with a church located to the south of the site across West 37th Avenue provides an additional 40 off-street parking spaces. A total of 352 off-street parking spaces (including the 40 leased spaces) are therefore available to serve the existing W.C.B. office building. An off-street parking plan provided by a W.C.B. on March 9th, 1979 indicates provision of 181 off-street parking spaces to serve the rehabilitation facilities on the easterly site, which are now vacant. Parking overflow evidenced daily on the surrounding residential streets is admittedly related to the W.C.B.

The concept plan submitted by Public Works Canada proposes a total of 795 off-street parking spaces (including 339 underground spaces below the new complex scheduled for 1985). While further analysis would be required on the number and location of off-street parking spaces, those outlined in the concept plan appear to be reasonable based on the estimated 1986 and 1998 employee and visitor projections as outlined by Mr. Fairey. Detailed assessment would be undertaken once the concept plan has been further developed and submitted as a development permit application.

Existing Zoning

The existing R.C.M.P. site is zoned CD-1 under By-law No. 4665, enacted on November 28th, 1972. The only use permitted under the By-law is 'a use required by a public authority (R.C.M.P. Headquarters) and customarily ancillary uses'. Six conditions of development were established by Council at the Public Hearing, including the maximum floor space ratio of 0.5 excluding underground off-street parking and storage areas, and a maximum building height of 50 feet measured from the adjoining grades.

The Workers' Compensation Board lands comprising both sites at the northwest and northeast corners of Heather and 37th Avenue are also zoned CD-1 Comprehensive Development District under By-law No. 4393 enacted on December 3rd, 1968. Among those specific uses listed in this By-law is 'office complex'. Among those conditions established by Council resolution at the Public Hearing is a maximum floor space ratio of 1.0 and a maximum height of 48 ft. above the Heather Street elevation.

Figures supplied by Mr. Fairey indicate a first phase floor space ratio of 0.339. This would increase to 0.483 following completion of phase 2 - development of the new complex located between the Fairmont Barracks and the Crime Detection Lab.

Approval Procedure

While the Workers' Compensation Board lands to the south of the R.C.M.P. site are zoned CD-1 under a separate By-law, 'office complex' is a permitted use and would appear to be consistent with the proposed use of the existing facilities by the R.C.M.P. Phase 1 of the development proposal involves demolition of various sundry buildings on the R.C.M.P. site, provision of additional off-street parking spaces and alteration of vehicular traffic circulation within the enlarged site. This phase could be accommodated under the existing CD-1 By-laws and would not require amendment of the existing conditions of development established by Council resolution.

The second phase of the proposed development entails construction of a new complex located between the Fairmont Barracks and the Crime Detection Lab. The figures available at present and the preliminary drawings submitted indicate that this phase would also comply with the maximum floor space ratio and height provisions established by Council resolution.

Based on the concept plan and the information submitted it appears that neither rezoning nor amendment to the conditions of development established by Council resolution are required. The concept proposal, once formalized, could be assessed under the development permit application process. Input from area residents would be accommodated through the development permit notification procedures. While a rezoning of the entire site to a new CD-1 Comprehensive Development District is desirable for administrative purposes, such a rezoning may be initiated at any time in the future.

Conclusion

Given that the Workers' Compensation Board have relocated a portion of their facilities to Richmond and are proceeding towards total relocation, the use of the existing W.C.B. office building by the R.C.M.P. is appropriate. Details of this and subsequent redevelopment of the existing R.C.M.P. lands as outlined in the concept plan can be assessed upon submission of a development permit application. The concept plan is worthy of support in principle.

Recommendation

The Director of Planning recommends:

> That the concept plan for expansion and redevelopment of the present R.C.M.P. site as illustrated in the drawings stamped 'Received, City Planning Department, March 5th, 1979' be approved in principle, with further analysis to be undertaken upon submission of a development permit application."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 505

MANAGER'S REPORT

March 16, 1979

TO: Vancouver City Council

SUBJECT: Name Tags for Members of Vancouver Police Department

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

On October 19, 1976, by Order in Council, regulations were made pursuant to the B.C. Police Act, that required:

> "8. (1) A silver badge, metal or plastic, bearing an identification number or name, shall be worn above the right breast pocket of all uniform officers, but the wearing of an identification badge by executive and senior officers shall be at the discretion of the Chief Constable."

The regulations further state at Section 2. (2):

> "....full compliance is required by the 1st day of October, 1979."

The same Order in Council also provided:

> "8. (3) An identification card, wallet size, white with dark blue printing, shall be issued to each member and shall bear the following information:
>
> (a) The front side shall clearly identify the municipality and the police department, state the full name of the holder, his date of appointment as a peace officer and present rank and shall bear the signature of the Chief Constable.
>
> (b) The reverse side shall bear a photograph and right index fingerprint of the holder and his social insurance number, blood group and signature."

To meet the requirements of Section 8 (1), the Police require authorization for 2,000 name tags at a cost of $2,500.

To meet Section 8 (3), the Police proposed to acquire a rotary system unit for manufacturing identification cards at a cost of $6,833.

This unit would almost pay for itself in the initial issue of the new cards, and will also be used for updating the cards and will be available to other civic departments who may need to provide I.D. cards.

Both items were submitted by the Police to the staff budget review committee and were approved by that committee, and they are included as a first priority in the budget which will be submitted to Council through the Finance Committee.

The Acting Chief Constable has now requested advance approval of these two items, totalling $9,333, so that orders can be placed in time to meet the deadlines of the Police Act.

I RECOMMEND that Council approve the request of the Acting Chief Constable.

FOR COUNCIL ACTION SEE PAGE(S) 505

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MARCH 8, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 8, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little (Clauses 2 to 8)
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Nursing Home Facilities in the City of Vancouver

The Committee, at its meeting on February 8, 1979, received for information a Manager's report dated December 29, 1978 on nursing homes.

The Chairman has requested the report (copy circulated) be again placed on the agenda.

Appearing before the Committee on this matter were the Acting Medical Health Officer, the Director of Environmental Health, Dr. Gerry Walters, administrator of the Long Term Care Program, and Ms. Barbara Donelly of Community Care Facilities Licensing.

The Committee noted from the December 29, 1978 Manager's report that as of November 30, 1978, a total of 979 persons requiring long term care were awaiting placement in care facilities. The Committee requested some comment on the current status.

The Health Department representatives responded the waiting list is still over 900 persons and many of these individuals are now in personal care facilities. The City has approximately 2,500 personal care beds and 535 beds for intermediate (higher level) care. Eighteen hundred (1,800) persons require intermediate care and as there are only 535 such beds available, approximately 1,300 persons requiring intermediate care are housed in personal care facilities.

The level of staff in personal care facilities is being upgraded to provide a higher level of care, but most of the personal care buildings do not meet the physical standards required for the intermediate level of care.

Many of the personal care buildings cannot economically be converted to intermediate care facilities and, the Committee was told, the long term solution is for new construction. Plans are on drawing boards for the construction of intermediate care facilities totalling approximately 500 beds, of which 130 will be in Champlain Heights, 120 in False Creek, 55 at 22nd and Renfrew and 200 at Haro Park. These 500 beds may be available within twenty-four (24) months, leaving a deficit of 800 intermediate care beds.

Continued . . . .

Clause No. 1 Continued

The Health Department representatives explained major problems in developing appropriate intermediate care facilities include a lack of suitable land in the City and the financing formula of Central Mortgage & Housing Corporation, which allocates $28,000.00 per unit for intermediate care facilities, of which only $2,500.00 can be for land costs.

This land costs allocation for land within the City of Vancouver is usually inadequate. The Committee was also advised that Central Mortgage & Housing Corporation has committed itself to one-third more projects than funds are available for this year.

The Health Department representatives also stated they have some concern that proper amenities should be provided in new intermediate care facilities.

Following discussion, it was

RECOMMENDED

THAT the report received this date from the Health Department, regarding nursing home facilities, be received and the matter be deferred for further consideration at a future meeting of the Committee to which the manager and the architect of social housing of Central Mortgage & Housing Corporation and the Provincial Long Term Care architect be invited.

2. Extension of Hours - Burrard Hotel "Pub"

The Committee had before it for consideration a Manager's report dated February 16, 1979 in which the Director of Permits & Licenses reported as follows:

"A letter has been received from the Burrard Hotel, 712 Richards Street, requesting Council approval to keep their Class A "Pub" open from 11:30 A.M. to 1:30 A.M. for Friday and Saturday only.

The Police Department advise they have no objection to the extension of hours for the "Pub".

In view of the comments from the Police Department, which is responsible for patrolling liquor premises, I RECOMMEND the request from the Burrard Hotel be approved."

It was

RECOMMENDED

THAT the application of Burrard Hotel to keep their Class "A" pub open from 11:30 A.M. to 1:30 A.M. Fridays and Saturdays be approved.

3. Progress Report - Hotel Vancouver Upgrading

The Committee had before it for consideration a Manager's report dated February 16, 1979, on the upgrading program at the Hotel Vancouver, in which the Fire Chief reported as follows:

Continued . . . .

Clause No. 3 Continued

" The Fire Chief reports that series reports #11 and #12 have been received from Mr. D. S. Harris, solicitor for Canadian National Hotels and these reports may be summarized as follows:

Sprinkler Installation Program

Installation of this system is slightly ahead of schedule. It is anticipated that the installation will be complete in April 1979.

Fire Alarm System

Completion of this system will follow close upon completion of the sprinkler installation. The only delay anticipated, may be the supply and installation of the master control panel, but in any event, the entire system will be operational well within the time frame set for compliance by City Council.

Architectural Modifications

a) Guest Room Door Upgrading
Now complete.
b) Miscellaneous Fire Separations (i.e. Door Closures, Wire Glass Windows, etc.)
Progressing satisfactorily - near completion.
c) Stairwell Enclosures and Exits from Assembly Areas
This phase of the program has now been given to Keen Engineering to prepare working drawings. It is expected that the structural modifications will start within the next few months.

The time frame set by Council calls for completion of the entire upgrading program by August 9, 1979.

The Fire Chief is satisfied that reasonable progress is being maintained by the hotel owners to upgrade this building. "

Appearing before the Committee on this matter was Chief Fire Warden Birnie who reminded the Committee the deadline by which all upgrading at this hotel must be completed is August 9th, 1979.

Drawings for construction of new stairways to the public assembly areas have been finalized but tenders have not yet been called and hotel officials have advised the Chief Fire Warden they anticipate completing the work within three months.

The Committee instructed the Chief Fire Warden to monitor the progress at the Hotel Vancouver carefully, and it was

RECOMMENDED

THAT the Manager's report dated February 16, 1979, on the Hotel Vancouver upgrading program, be received.

4. Family and Juvenile Court Committee

The Committee, on February 8, 1979, deferred consideration of the annual report (copy circulated) from Council's Family and Juvenile Court Committee pending an appearance before the Committee of representatives of British Columbia Buildings Corporation to discuss upgrading of the premises they lease from the City at 2625 Yale Street and progress toward construction of a new Family and Juvenile Court.

Continued . . . .

Clause No. 4 Continued

Appearing before the Committee this date was Mr. T. J. L. McKinney, Vice-President, Planning and Client Services, British Columbia Buildings Corporation, with his architect for the new court project planned for the northwest corner of 12th and Cambie. Representatives of the City's Family and Juvenile Court Committee were also present and distributed copies of a new report (Appendix "B") indicating that problems at 2625 Yale Street are being rectified.

Mr. McKinney and the project architect for the new court displayed for the Committee preliminary drawings of a new three-storey 45,000 square foot structure to be constructed on Provincial property at 12th and Cambie for a new juvenile court building and details of the building were explained to the Committee. The new structure will contain five court rooms and B.C. Buildings Corporation expects to apply for a preliminary development permit the first week in April following which it will apply to the Treasury Board for approval of the estimated $4-Million the building will cost.

Mr. McKinney anticipated construction will commence in August or September and be completed by August 1980.

Following discussion, it was

RECOMMENDED

THAT the report received this date from the Family and Juvenile Court Committee and the verbal report from Mr. T.J.L. McKinney of B.C. Buildings Corporation and his architect, be received.

5. Balmoral Hotel, 159 East Hastings Street

The Committee had before it for consideration a Manager's report dated February 20, 1979 (copy circulated) in which the Director of Permits & Licenses, following receipt of a letter from the Downtown Eastside Residents' Association, reported on the status of several deficiencies in the building.

Appearing before the Committee on this matter was a representative of the Downtown Eastside Residents' Association who advised the Committee there are still dangerous carpets on the stairway in the building and a recently installed handrail is very flimsy.

A spokesman for the Permits & Licenses Department advised the department will recheck the hotel on March 12th to ensure the necessary repairs have been made.

During discussion, the Committee noted that the Balmoral Hotel had previously been well run and this apparently is no longer true. There has been a recent change in the management of the building.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 20, 1979, on upgrading at the Balmoral Hotel, be received and the Director of Permits & Licenses report back to the Committee two meetings from this date on the condition of the hotel.

Continued . . . .

6. Request for Endorsement of an Application to Health and Welfare Canada for a Research Project

The Chairman had agreed to hear a delegation from Ms. Linda McNutt and Mr. Bruce McNeill and they appeared this date to speak to their proposal to seek funding from Health and Welfare Canada to undertake a research study of young male prostitutes in the Davie Street area. They are seeking an endorsement from the City for their project.

During discussion the Committee pointed out a number of studies on this subject have been undertaken and that the problem of male prostitution has diminished.

The Committee felt that in view of the fact that studies have already been done and the number of male prostitutes has decreased, Ms. Linda McNutt and Mr. Bruce McNeill should be allowed time to reconsider their proposal.

It was

RECOMMENDED

THAT the application of Ms. Linda McNutt and Mr. Bruce McNeill be deferred to the next meeting of the Committee to permit a representative of the Social Planning Department time to explain to Ms. McNutt and Mr. McNeill studies which have already been done on male prostitution in Vancouver.

7. Liquor Store at Hastings and Main Streets

The Committee had before it for consideration a Manager's report dated February 6, 1979, in which the Chief Constable and the Director of Social Planning reported as follows:

"On August 29th, 1978, City Council recommended that the Director of Social Planning report to Council on the operation of the liquor store at Hastings and Main Streets.

In September, 1978, Social Planning staff met with the Vancouver Police Department to discuss general problems involving the liquor store at 238 East Hastings. The Police reported that drunkenness and an increasing number of strong armings in the area was a concern. They were planning to assign two beat constables to the area on a trial basis. The beat constables would monitor the activity on the street as well as in the liquor store.

After a four month period the Vancouver Police Department reports:

(a) a significant decrease in drunkenness and strong arming in the area;

(b) the liquor store is being reasonably well managed with no sale of liquor to intoxicated persons; and,

(c) the visibility of the constables has resulted in an improved street environment and reduced criminal activity in the area.

The Vancouver Police are assigning two constables to this area on a permanent basis. The constables will work during the day and afternoon shifts. The Police Department will continue to monitor the activity on the street, the liquor store and the area in general. If problems such as drunkenness and strong armings should arise again, the Vancouver Police Department will be in contact with Social Planning Department staff and both will review the situation."

Continued . . . .

Clause No. 7 Continued

A representative of the Planning Department appeared before the Committee on this matter.

During discussion the Committee indicated it wished to be provided status reports regarding conditions at the Hastings and Main Streets liquor store.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 6, 1979, on the liquor store at Hastings and Main Streets, be received and the Director or Social Planning be requested to report back to the Community Services Committee on this matter in three months.

8. Rooming House at 634 East Georgia Street

Council, on February 20, 1979, referred back to the Community Services Committee the attached clause from its meeting of February 8, 1979, in which the Committee recommended the owner of 634 East Georgia Street be advised that phase 1 of the upgrading required at the building be completed within three months and phase 2 be held in abeyance until the report from the Downtown Housing Implementation Committee has been received.

Mr. Humphrey Killam, owner of 634 East Georgia Street, and the Director of Permits & Licenses appeared before the Committee on this matter.

During discussion, Mr. Killam indicated that he cannot afford to complete the phase 1 items within three months and also inquired what the City is doing about other buildings in the downtown eastside which do not comply with all City regulations.

It was also noted during discussion that the Director of Permits & Licenses, in a Manager's report which was considered at the February 8, 1979 Community Services Committee meeting, recommended Mr. Killam be allowed twelve (12) months to complete the phase 1 renovations.

The building Mr. Killam owns at 634 East Georgia Street is sprinklered, but in 1976, City Council increased its standards for such buildings and the Deputy City Manager pointed out the forthcoming report from the Downtown Housing Implementation Committee addresses the matter of higher standards for buildings whose owners had been previously told sprinklers were sufficient.

Following discussion, it was

RECOMMENDED

THAT the matter of upgrading of 634 East Georgia Street to meet City by-law requirements be deferred until the Community Services Committee has considered the report from the Downtown Housing Implementation Committee.

The meeting adjourned at approximately 3:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 506

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 8, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Airport Planning Process

The Committee considered a report of the City Manager dated February 19, 1979 (copy circulated) in which the Director of Planning states that the airport problems are very important ones, needing concerted efforts to resolve. However, negotiations are clearly not working and are not an efficient or an effective use of staff time.

If the airport issues are to be successfully resolved, it is essential that the various governments and organizations involved agree to a process of consultation based on trust and mutual respect. That process would seem to require at a minimum that all involved parties feel confident:

a) that their objectives and concerns are being adequately represented;

b) that they are being heard and understood by those responsible for making decisions on the airport matters; and

c) that information used in making decisions is openly accessible to all.

The Director of Planning recommended:

a) That Council appoint a Committee of its members to meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.

b) That the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

The Chairman suggested that he, the Vice-Chairman of the Committee and the Mayor form the Committee referred to in the Director of Planning's recommendations.

..../2

Clause No. 1 cont'd:

After discussion the Committee

RECOMMENDED

A. THAT the Mayor and the Chairman and the Vice-Chairman of the Standing Committee on Planning and Development meet directly with the Federal Minister of Transport and with other interested ministries, organizations, and governments, including: the Provincial Ministers of Transportation and Municipal Affairs, the Council of Richmond, the G.V.R.D. Board, and the Community Forum on Airport Development.

B. THAT the purpose of such a meeting be to agree to a procedure for airport planning consultation consistent with the objectives outlined above.

2. Liaison Aldermen

The Chairman noted that he, as well as the Mayor, had received correspondence from various Neighbourhood Improvement Program and Local Area Planning Committees requesting the appointment or re-appointment of Liaison Aldermen. He noted that there had been no official request from the Downtown Eastside for a Liaison Alderman.

The Committee

RECOMMENDED

THAT the following be appointed as Liaison Aldermen to the various Local Area Planning/Neighbourhood Improvement Committees:

Alderman Bellamy	-	Grandview-Woodlands (L.A.P. & N.I.P.)
Alderman Boyce	-	Champlain Heights (L.A.P.) Kensington (N.I.P.)
Alderman Ford	-	Riley Park (N.I.P.)
Alderman Gerard	-	Mt. Pleasant (N.I.P.)
Alderman Harcourt	-	Kitsilano (L.A.P. & N.I.P.)
Alderman Marzari	-	Kiwassa (N.I.P.)
Alderman Puil	-	Marpole (L.A.P.)

The meeting adjourned at approximately 2:15 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 506/507

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

March 8, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, March 8, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman D. Bellamy, Chairman Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman W. Kennedy
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of February 15, 1979, were adopted.

RECOMMENDATION

1. Request for Pedestrian Actuated Signal: Intersection of Fraser Street and 20th Avenue

The Committee had for consideration a Manager's Report dated February 19, 1979 (circulated), in which the City Engineer reported on a study of pedestrian crossing conditions at the intersection of Fraser Street and 20th Avenue, conducted as a result of a citizens' petition requesting a pedestrian actuated signal at this location.

The City Engineer reported an analysis of the traffic conditions and the application of the pedestrian crossing warrant approved by Council, indicated a pedestrian actuated signal was not warranted at the intersection.

Mr. D. Rudberg, Assistant City Engineer, addressed the Committee and stated the study conducted by the Traffic Division covered existing conditions at the intersection, traffic volumes and speeds, and accidents recorded for intersections on Fraser between 17th and 20th Avenues. It was found reported pedestrian accidents at 20th Avenue (one in 1978, none in the years 1973 to 1977) were comparable to other intersections in the study area. Pedestrian crossing activity at 20th Avenue was considerably lighter than in the commercial area a few blocks away. The Kensington and Riley Park Area Planning offices had been consulted but neither attached importance to the intersection at 20th in terms of other priorities in their respective areas.

Constable Fred Ells, head of the Police School Patrol Branch, advised he had carried out two surveys, particularly noting the number of school children using the crossing - two elementary and 23 secondary. He felt there was not sufficient traffic or number of students crossing to warrant a school patrol.

.../2

Clause 1 continued

There was very light traffic turning movement, visibility was excellent with clear views of the intersection in both directions. Constable Ells said he agreed with the City Engineer's conclusions.

Mr. Alf Worthington, 3543 Fraser Street, addressed the Committee on behalf of the petitioners and Royal Canadian Legion, Lord Nelson Branch 68, located at the southwest corner. He questioned accident statistics referred to in the Manager's Report, and stated his residence overlooked the intersection and he had personally witnessed eight car accidents, two involving pedestrians, between August 1977, and September 1978. Mr. Worthington also noted 140 students attended Glad Tidings Temple School on the northeast corner, and approximately half crossed Fraser at 20th on a regular basis. If a signal was not warranted, he felt a painted crosswalk with warning signs should be installed as a minimum safety measure.

Following discussion, the Committee

RECOMMENDED

THAT a painted crosswalk and warning signs be installed on Fraser Street at 20th Avenue.

2. Cancellation of Exclusive Bus Lane on Seymour Street

In a City Manager's Report dated February 26, 1979, the City Engineer reported on a proposal to cancel the exclusive bus lane on Seymour Street from Drake to Cordova. The proposal was generated by staff in consultation with B.C. Hydro and the Police Department.

The City Engineer reported as follows:

"During the construction of the Granville Mall, all northbound transit traffic on Granville was re-routed onto Seymour Street. To accommodate the increased volume of buses, the east lane of Seymour Street was designated an exclusive bus lane. In 1975, after Granville Mall was opened, the restrictions on automotive use of the lane were reduced to be effective 7-9 a.m. and 3-6 p.m. only, on weekdays. In 1977, in conjunction with the introduction of SeaBus, all local services were routed onto Granville Mall, leaving only the Fastbus services on Seymour, and these all turn left at Dunsmuir.

Analysis

In review of transit operating conditions on Seymour Street, the following points were noted:

a) When the exclusive transit lane was designed, traffic on Seymour exceeded 100 transit vehicles in the peak hour and the majority of these were local services which both loaded and unloaded passengers on Seymour Street. The peak hour traffic occurred during the P.M. rush when loading (slower than unloading because of fare collections) predominated.

b) Now the peak hour traffic is 40 transit vehicles in the A.M. rush. These vehicles are all Fastbus services from the southern suburbs and are unloading only.

Clause 2 continued

c) For other times of the day, including the P.M. rush, only 16 vehicles per hour use the lane, again unloading. The additional service for the P.M. rush operates on Hornby and Howe.

d) North of Dunsmuir, no transit traffic uses the exclusive bus lane and all signs identifying the lane are covered.

e) The Police report that the obvious lack of heavy transit traffic on Seymour Street has led to difficulty enforcing regulations pertaining to the exclusive bus lane.

In consideration of the above points, it is concluded that the exclusive lane is no longer needed or justified. B.C. Hydro Transit engineering staff have been consulted and concur with this conclusion.

In accord with the foregoing, it is recommended:

A. That the exclusive transit lane on the east side of Seymour Street from Drake to Cordova and the associated turning regulations be cancelled; and

B. That the bus stop on northbound Seymour at Dunsmuir be cancelled."

RECOMMENDED

THAT the recommendations contained in the Manager's Report dated February 26, 1979, be approved.

3. Champlain Heights Transit Changes

On February 8, 1979, the Committee reviewed transit schedule revisions for Champlain Heights and expressed concern that service cutbacks in the evenings and on Sundays and Holidays would result. The Committee recommended, and Council subsequently approved, the following resolution:

"That B.C. Hydro be requested to continue to provide the present 20 minute service during nights and on Sundays on the #26 Boundary route and the half mile extension. If B.C. Hydro is unwilling to accede to this, then Council request the following service be provided:

- 15 minute service on the present route and half mile extension during the daytime and evening Monday through Saturday.

- 20 minute service on the present route during nights and all day Sunday."

Before the Committee for consideration was a communication dated February 26, 1979, from Mr. Larry E. Wight, General Manager, Transit, B.C. Hydro, commenting as follows:

Clause 3 continued

"The recent extension of the 26 Boundary service from 54th and Boundary southward to a point immediately south of Rumble on Matheson in the Champlain Heights area was discussed with officials of the City Engineering Department and it was agreed that service would be extended effective 16 February 1979 within the framework of the present hours of service and the present number of transit vehicles assigned to the Boundary route.

Under this arrangement it has been possible to extend coverage and to retain the previous 15 minute service during rush hours, mid day and evenings.

The only change is after 9:30 p.m. and all day Sundays and Holidays where the former 20 minute service has been extended to 30 minutes. During those periods only one bus is assigned to the route and the added distance cannot be accommodated in the former 20 minute round trip time.

The 30 minute service during those periods seems reasonable in view of the light ridership at those times. In addition, because the connecting 8 Davie-19 Kingsway service to and from downtown operates on a 15 minute frequency during these periods, direct connections are now provided at Joyce Loop with the 30 minute Boundary service, thus offering more convenient transfer opportunities than under the former 20 minute service.

For those reasons we can't agree that any change during the periods referred to is warranted."

The Assistant City Engineer, Traffic Division, recalled that when the proposed service extension had been considered by the Committee on December 7, 1978, the Committee had noted the cutbacks and restriction of service but felt it was important to get a transit service into newer areas of Champlain Heights, to meet the needs of the incoming residents.

The Chairman expressed concern on existing bus service south from the Joyce Road Loop. Committee Members discussed the procedures available to municipalities for improving bus service following the UTA take-over of transit operations. The City Manager advised the UTA intended to provide opportunities to improve bus service four times a year; however, it was not known if this would be affected by the recent change in the take-over date.

It was agreed the #26 service be monitored to assess the effect of the revisions which were introduced on February 16, 1979.

RECOMMENDED

THAT B.C. Hydro be advised Council reaffirms its opposition to any cutbacks in the #26 Boundary transit service.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 508

The meeting adjourned at approximately 3:50 p.m.

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 8, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 8, 1979, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Little (Deputy Chairman)
Alderman Ford
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Puil (Civic Business)

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Public Aquarium Association - Grant Request

At the request of the Vancouver Public Aquarium Association, it was agreed to defer this matter to the next meeting of the Committee.

2. Health Department Lifestyle Project - Update

On November 22, 1977, City Council passed the following motion:

"THAT the Medical Health Officer report back to the Finance Committee on the possibility of developing a Lifestyle Program subject to favourable financial support from the Federal Government."

The Committee considered the attached Manager's report dated February 9, 1979, wherein the Medical Health Officer gave an update on the Health Department Lifestyle Project.

Dr. Frederick Bass, Director of the Lifestyle Project and Dr. T. MacLean attended the meeting and explained that negotiations with the Federal Government had failed to produce the funding anticipated for the project but the door is not closed. They had been successful in securing a grant of $45,000 from the B.C. Health Care Research Foundation to develop a program effective for self-management of smoking and weight control. This project began March 1, 1979, and will be completed February 29, 1980. Dr. Bass reviewed with the Committee the additional programs in the Health Department's Lifestyle Project which are outlined in the Manager's report.

The Committee questioned the effectiveness of such programs and fees charged. Dr. Bass explained that there have been benefits found with people who want to quit smoking but need help to accomplish it, however, he would hope to be able to make those kinds of assessments in two or three years and would like to report back to the Committee at that time. Also, he felt they should perhaps have a fee structure and he would like to report back on a more specific proposal in this regard. The Committee agreed Dr. Bass should review these matters and report back at an appropriate time.

cont'd....

Clause No. 2 cont'd

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 9, 1979, be received for information.

3. Employee Fringe Benefit Plans

The Committee considered the attached Manager's report dated February 15, 1979, wherein the Director of Personnel Services reported on Employee Fringe Benefit plans. The Chairman of the Finance Committee had requested that an analysis be conducted of the various fringe benefit plans which are provided to civic employees in order to ensure that they have been arranged on the most economical basis possible.

The Director of Personnel Services attended the meeting and reviewed with the Committee the reasons why such an analysis should be done as outlined in the Manager's report. The proposed analysis is very complex and requires a level of expertise not available in any City Department. There are several consulting firms in Vancouver who specialize in this particular field and it has been indicated that it would cost no more than $5,000 for a consultant to carry out such an assignment.

Following discussion, it was

RECOMMENDED

A. THAT the City Manager, the Director of Personnel Services Services and the Director of Finance be authorized to solicit specific proposals from appropriate consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies.

B. THAT these proposals be reported back to the Standing Committee on Finance and Administration with a recommendation as to which to accept, for the approval of the Committee and Council.

4. Departmental Reorganization -
Permits & Licenses Department

On November 10, 1977, the Standing Committee of Council on Finance and Administration held a special meeting to consider the Departmental Review Report of the Department of Permits and Licenses and on November 17, 1977, City Council approved the resolutions quoted by the Director of Permits and Licenses followed by his report on each of them for information and/or recommendation.

The Committee considered the attached Manager's report dated March 1, 1979, wherein the Director of Permits and Licenses reported on each of the specific resolutions.

The Committee centered its discussion on Resolution 'C':

"That the organization and manpower requirements in the Development Division be reviewed."

cont'd....

Clause No. 4 cont'd

Mr. R. Hebert, Director of Permits and Licenses, advised that over the past eight months he and the City Manager have studied and monitored the manpower and organization of the entire Department with a view to determining what type of structure would best serve the public and possibly improve the effectiveness and efficiency of the Department. Mr. Hebert reviewed with the Committee the proposed reorganization of the Development Division as outlined in the Manager's report. It was noted that with the integration of the inspection functions under the new Building Use Control Group, two License Inspector positions can be eliminated through attrition and the reclassification of a structural engineer to a non-professional position in the Construction Control Division, the proposed reorganization will generate a net cost savings of about $33,000 per year.

The Director of Permits and Licenses further reported that the Downtown Housing Implementation Committee and the Medical Health Officer are recommending that the lodging house inspector function of the Health Department be transferred to the Permits and Licenses Department. It was suggested that a decision on the lodging house inspectors' positions included in the Permits and Licenses reorganizational chart should be held in abeyance pending a review of the reports from the Medical Health Officer and the Downtown Housing Implementation Committee.

The Committee questioned the Occupancy Permit Procedure system and requested that the Director of Permits and Licenses give a progress report to the Committee as soon as convenient.

The Committee commended the Director of Permits and Licenses on the streamlining of his Department. Following further discussion, it was

RECOMMENDED

A. THAT City Council approve the reorganization described in the Manager's report under Resolution 'C' except for the lodging house inspectors' positions which will be held in abeyance pending reports from the Medical Health Officer and the Downtown Housing Implementation Committee.

B. THAT the Director of Personnel Services be instructed to review the reorganization for appropriate reclassification and job description.

5. Council Members' Travel Expense & Mayor's Fund - Policies and Regulations

On February 20, 1979, City Council referred the attached Manager's report dated February 16, 1979, to the Finance Committee for consideration, wherein the Director of Finance reported on Council Members' Travel Expense and Mayor's Fund - Policies and Regulations.

Committee members centered discussion on authority for the travel and expenses of the spouse of elected officers at special functions and it was largely agreed that such expenses should not be paid for by the City.

Following further discussion, it was

cont'd....

Clause No. 5 cont'd

RECOMMENDED

A. THAT the policies and regulations contained in the Manager's report for City Council Travel Expenses and the Mayor's Fund be adopted with the following amendment under Section 1 - C - third paragraph to read:

"Authorities granted in these instances will not include the authority for the travel and expenses of the spouse of the elected officer."

B. THAT the Outside Boards of the City be advised of the travel regulations contained in this report and that parallel authorities and regulations be adopted for their Board Members.

C. THAT the per diem travel allownace paid to City elected and appointed officials be raised from $35 to $40 effective immediately.

D. THAT the motion approved by City Council on February 20, 1979, - "that if any free air passage is offered and accepted by an elected official, the official be required to publicly declare this" be incorporated into the rules and regulations on Council Members' Travel Expense and Mayor's Fund.

6. 1981 World Cross-Country Championship for Vancouver - B.C. Track & Field Association - Reception

On March 6, 1979, City Council referred a letter dated February 26, 1979, from the B.C. Track & Field Association to the Finance Committee for consideration. The letter advised that the Canadian Track & Field Association - B.C. Branch, has put in a bid for the 1981 World Cross-Country Championships for Vancouver.

The Association proposes to hold a reception in Ireland for the International Amateur Athletic Federation and requested a contribution from the City for $100.00 to help defray expenses.

It was

RECOMMENDED

THAT Vancouver City Council approve a grant of $100.00 to the B.C. Track & Field Association.

COUNCIL ACTION SEE PAGE(S) 508/509

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The meeting adjourned at approximately 4:45 P.M.

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V

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 15, 1979, at 3:30 p.m. in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. Park Board Departmental Review and 5% Budget Reduction

The Committee considered a Manager's Report dated March 12, 1979 as follows:

"On December 12th, 1978, City Council approved the following recommendation:

> 'THAT the $37,000 reduction in the Board's 1979 operating and maintenance budget be approved and the Park Board report back to the Finance Committee early in 1979 on the balance of the target 5% budget reduction.'

The Park Board's recent budget submission did not reflect the reductions necessary to meet Council's resolution nor was there any additional information provided on potential reductions.

Upon enquiry, we have been advised that the Park Board does not intend to submit any further material to the Committee related to this budget reduction unless further instruction is received from Council. In view of the outstanding Council resolution, the Committee may wish to request the Board to meet with them to discuss the potential for further reductions in the 1979 budget. Since a significant part of the year has already passed and budget approvals will be given within the next month, this meeting should take place quickly.

The City Manager therefore RECOMMENDS that the Finance and Administration Committee convene an early meeting with the Parks Board with a view to discussing the potential for further budget reductions in the Board's 1979 Budget."

The Committee agreed that a special meeting should be held with the Park Board to review the total budget of the Park Board for 1979, the proposed cuts and also the 1978 budget and reductions made to date. The Park Board was requested to come prepared with figures on increases in revenues, increases in fees, how much has been implemented etc. The Committee felt all members of Council should be urged to attend.

Following further discussion, it was

Clause No. 1 cont'd

RECOMMENDED

THAT a special meeting be scheduled for Thursday, March 22, 1979 at 3:30 p.m. between the Park Board and the Finance Committee and that a special effort be made for all members of Council to attend.

2. Stanley Park Seawall Pedestrian Cycle Path

The Committee considered the attached Manager's Report dated March 8, 1979 wherein the Director of Finance reported as follows:

"City Council on December 12, 1978 while dealing with the recommendations of the Finance and Administration Committee, passed the following recommendation:

'THAT consideration of this clause be deferred for discussion between the 1979 Finance Committee and the Park Board for a possible solution to this matter.'

The recommendations of the Finance and Administration Committee were as follows:

(A) THAT the allocation from the 1979 Supplementary Capital Budget include the expected shortfall for 1978 and 1979 of $147,700 as a first priority,

(B) THAT any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority and

(C) THAT upon receipt of any Provincial or any other funding that the Supplementary Capital Budget provision be reduced in that year,

(D) THAT 50% of the allocation from the Supplementary Capital Budgets be taken from the Parks Board's allocations as a first priority, in light of the Council resolution of May 31, 1977.

To date the Committee has basically dealt with Recommendations (A) and (D) by approving (D) as an advance approval of Park Board 1979 Supplementary Capital Budget project and including the City's share (50%) in category 1, as a priority rating. In order to complete the proposed funding recommendation in (A) above, Committee should approve the "City's share" of the shortfall - $73,850 - in advance of the final approval of the 1979 Supplementary Capital Budget."

Mr. V. Kondrosky, Superintendent of Parks, and Commissioner I. Bain, headed a delegation from the Park Board. On questioning they advised they have not received any indication as yet on funding for the Spring or Fall from the Federal Government but they have applied for $50,000 for the Summer programme and they are hopeful of a favourable reaction to that. Once the Canada Works funding is determined they can apply for a grant from the Provincial Recreational Facilities fund.

Part Report of Standing Committee
on Finance & Administration,
March 15, 1979 . . . . . (V - 3)

Clause No. 2 cont'd

The Committee expressed concern about further shortfalls if the Federal funding is not received as the City would be requested to share in further shortfalls. It was suggested that a limit should be placed on the City's share and any further shortfalls should come out of the Park Board 1980 Supplementary funds. It was also suggested that the Devonian Foundation might be receptive to extending the period of their grant in order that the Federal funding might be received. It was also felt that the Devonian group might feel more assurance that the project would be completed over a longer time frame.

Following further discussion, it was

RECOMMENDED

i) THAT City Council approve $73,850 in advance of the final approval of the 1979 Supplementary Capital Budget as the City's share of the $147,700 shortfall.

ii) THAT the Mayor and Chairman of the Park Board prepare a strong written submission to the Devonian Foundation to extend the time limit on their grant in order to work in harmony with the Federal Government contribution with a report back to the Finance Committee within two months.

iii) THAT Recommendation B -- "that any further shortfall be provided in the 1980 Supplementary Capital Budget as a first priority" -- be deferred.

NOTE: The Committee took no action on Recommendation C -- "that upon receipt of any Provinical or any other funding the Supplementary Capital Budget provision be reduced in that year."

3. International Federation for Housing and Planning
International Congress
Goteborg, Sweden - May 14 - 19, 1979

On March 13, 1979 City Council referred to the Finance Committee the attached Manager's Report wherein the Director of Planning reported on the International Federation for Housing and Planning and International Congress to be held in Goteborg, Sweden from May 14 - 19, 1979. The purpose of the Congress is to provide an informed evaluation of successes and failures in planning and implementation in various neighbourhoods leading to ideas for improvements. The method to be used is to compare experience in four neighbourhoods in Goteborg with four neighbourhoods from other countries, namely:

Zalaegersberg (Hungary); Fliesenberg (Switzerland); Kungsladugard (Netherlands); and Canada (as exemplified by the Strathcona neighbourhood in Vancouver). The presentations from these four countries are to pay particular attention to economic, social and physical achievements and lessons learned which can be applied in future projects.

Because of the absence of staff with full knowledge and of the project, the Director of Planning arranged for Harry Pickstone, formerly Deputy Director of Planning and Chairman of the Strathcona Rehabilitation Committee during the implementation of the project, to represent the City. Mr. Pickstone has advised, following his

Part Report of Standing Committee
on Finance & Administration,
March 15, 1979 . . . . . (V - 4)

Clause No. 3 cont'd

return from the pre-conference seminar, that a well-designed exhibit should support the City's presentation. It is estimated that the cost of the exhibit will be approximately $8,000 (design, production, and transportation to and from Goteborg). The cost of attendance of a representative of the Strathcona community which has been suggested as desirable to assist in the presentation from a resident's viewpoint, would be approximately $2,000. The total estimated cost would therefore be $10,000.

It was noted at the meeting that CMHC is willing to provide partial funding equal to the City of Vancouver's contribution but not exceeding $3,500 towards the creation and demonstration of a Canadian display of Strathcona at the Congress subject to having reasonable use of the exhibit for other conferences and similar purposes and that a member of CMHC Regional Office staff assist in advice on the exhibit. The Province has advised it will not be participating or making a contribution. The Director of Planning recommends that the City contribute an amount not exceeding $5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses of one member of Strathcona community at the Congress.

The Committee was divided on the merits of the City participating in such a Congress and following discussion a Motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION.

THAT the City contribute $5,000 towards the cost of a supporting exhibit and possible travel and accommodation expenses for one member of Strathcona community at the International Federation of Housing and Planning, International Congress, Goteborg, Sweden - May 14 - 19, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 509/510

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 3, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 6 and 7 students from Blessed Sacrament School, Vancouver, under the direction of their teachers, Mrs. Castro and Sister Claudette.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the Regular Council Meeting of March 20, 1979, (with the exception of the "In Camera" portion) and the Special Council Meeting (Public Hearing) of March 22, 1979 be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Legal Expenses - Detectives Blythe & Stevens

Council on March 20, 1979, deferred consideration of the Manager's Report dated March 16, 1979, to this meeting pending a statement on the particular circumstances surrounding the case.

In the report of March 16, 1979, the Director of Legal Services submitted for consideration an account submitted

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Legal Expenses -
Detectives Blythe & Stevens (Cont'd)

by the firm of Guild, Yule and Company, solicitors, in the amount of $1,200 for professional services rendered in acting for Detectives T.E. Blythe and R.G. Stevens in the Public Enquiry under the Police Act requested by Mr. W.R. Butler.

The Director of Legal Services stated he had perused the account sent in by the legal firm and found it reasonable under the circumstances and should Council so desire, it has powers under Section 180 of the Charter to approve payment of this account.

As requested, before Council this day was a copy of the Judgement of the Vancouver Police Board of June 3, 1976, following the Public Enquiry into this matter. In the Judgement the Police Board stated that while there may have been some violence used by one of the constables during this altercation he does not believe that the complaint was proved beyond a reasonable doubt.

MOVED by Ald. Little,
THAT Council approve payment of the account submitted by Guild, Yule and Company in the amount of $1,200 for professional services rendered in acting for Detectives T.E. Blythe and R.G. Stevens for the Public Enquiry under the Police Act held June 3, 1976.

- CARRIED UNANIMOUSLY

2. Council Members' Travel Expense and
Mayor's Fund - Policies and Regulations

Council on March 20, 1979, deferred consideration of a clause of the report of the Standing Committee on Finance and Administration of March 8, 1979, on Council members' travel expenses and Mayor's fund - policies and regulations.

In the report the Committee recommended as follows:

A. That the policies and regulations contained in the Manager's report for City Council Travel Expenses and the Mayor's Fund be adopted with the following amendment under Section 1 - C - third paragraph to read:

> 'Authorities granted in these instances will not include the authority for the travel and expenses of the spouse of the elected officer.'

B. That the Outside Boards of the City be advised of the travel regulations contained in this report and that parallel authorities and regulations be adopted for their Board Members.

C. That the per diem travel allowance paid to City elected and appointed officials be raised from $35 to $40 effective immediately.

D. That the motion approved by City Council on February 20, 1979, - "that if any free air passage is offered and accepted by an elected official, the official be required to publicly declare this" be incorporated into the rules and regulations on Council Members' Travel Expense and Mayor's Fund.

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Council Members' Travel Expense and
Mayor's Fund - Policies and Regulations (Cont'd)

Before Council this day also was a City Manager's Report dated April 2, 1979, in which he stated that the suggested policies considered by the Committee March 8, 1979, had not made satisfactory provisions for Council members attending local conferences and conventions. He therefore recommended that minor changes be made to the policies as set out in the document attached to his report and which should be substituted for that originally attached to U/B 2.

The results of the minor changes is that Section 1B - authorities for travel and expenses, attendance at conferences or conventions, training seminar, workshop or other educational session is revised and the new Section 2B is introduced. This section deals with allowable expenses, conferences, conventions, seminars, workshops, etc. within Greater Vancouver.

MOVED by Ald. Bellamy,
THAT the recommendations of the Standing Committee on Finance and Administration contained in its report dated March 8, 1979, be approved as amended this day by the Manager's Report dated April 2, 1979.

- CARRIED

(Alderman Rankin opposed.)

MOVED by Ald. Rankin (in amendment)
THAT the per diem allowance paid to City elected and appointed officials remain at $35.00.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed.)

The amendment having lost, the motion of Alderman Puil was put and carried.

COMMUNICATIONS OR PETITIONS

1. Access to Arthur Laing Bridge

In a letter dated March 27, 1979, the Municipal Clerk of the Township of Richmond advised that the Richmond Municipal Council on March 26, 1979, resolved to request a joint meeting with Vancouver City Council at the earliest convenience to discuss the subject of access to the Arthur Laing Bridge for residents of the Municipality of Richmond.

The City Engineer spoke briefly to this request and indicated that while it would be courteous to agree to meet with the Richmond Council the decisions of either Council have not changed and therefore this matter would still be at an impasse. He suggested that the best course of action would be to have Council defer a meeting until such time as Council has considered the forthcoming report on Light Rapid Transit.

MOVED by Ald. Puil,
THAT consideration of the request by the Township of Richmond for a meeting with the City of Vancouver on the access to the Arthur Laing Bridge for residents of the Municipality of Richmond be deferred until the report on Light Rapid Transit is before Council.

- CARRIED UNANIMOUSLY

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Access to Arthur Laing Bridge (Cont'd)

Alderman Boyce requested that the City Manager be instructed to provide the Transportation Committee with an update of the situation with respect to access to the Arthur Laing Bridge prior to Council's consideration of the Light Rapid Transit report. The Mayor so directed.

2. St. Peter's Church - Maintenance Fund

Council considered the following memorandum from the Mayor dated March 30, 1979:

"Because of the close ties between St.Peters Church, Petersham, England, due largely to the fact that Captain Vancouver is buried on this Church site and Vancouver has maintained the grave in perpetuity, our citizens have been requested on occasion to assist this small Church body in restoration and maintenance work.

We are being requested at this time to assist St.Peters Church in the establishment of an endowment fund of $40,000.00 for maintenance work to both the Church and the grounds. The Church members have raised $20,000.00 and the Province of British Columbia has granted $10,000.00. Vancouver citizens are being requested to consider raising an additional $10,000.00 to complete the fund objective.

I have appointed a Committee chaired by Alderman Little to endeavour to raise these funds. The Comptroller of Accounting is working closely with the Committee and on completion of the fund drive, the money raised will be transferred to St.Peters Church.

Since the Committee is operating on behalf of the City Council in the matter, I am asking the Council's approval of the action being taken, which includes the mailing of receipts for income tax purposes to the donors."

MOVED by Ald. Puil,
THAT the above memorandum from the Mayor dated March 30, 1979, be approved.

- CARRIED UNANIMOUSLY

3. Grants to Touring Organizations by the City

Council noted a memorandum from the Mayor, as Chairman of the Council Committee on the Arts, on the matter of grants to touring organizations by the City.

In the memorandum the Mayor advised of the following recommendations of the Committee:

(a) That the amount of $2,500 granted to the Beefeater Band towards its trip to the Melbourne Tattoo be taken from the "Other Grants" appropriation rather than from the Cultural Grants Budget.

(b) That staff submit to the Council Committee on the Arts for consideration and recommendation to Council a proposed criteria for dealing with grant requests from touring groups.

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Grants to Touring Organizations by the City (Cont'd)

The City Manager stated that the Finance Department is not in favour of Recommendation (a) of the Council Committee on the Arts.

MOVED by Ald. Rankin,
THAT the memorandum from the Mayor, as Chairman of the Council Committee on the Arts, dated March 30, 1979, be received and no further action be taken.

- CARRIED UNANIMOUSLY

4. Urban Transit Authority

In a memorandum dated April 2, 1979, the Mayor summarized for Council's information the general actions of the Urban Transit Authority to date as they particularly affect the Metropolitan Vancouver Area.

The memorandum contained the following brief summary:

"1. Designated the Metropolitan Vancouver transit service area to include all of the area encompassed by the Municipal boundaries of the Greater Vancouver Regional District.

2. Initiated negotiations with the Greater Vancouver Regional District for the purposes of entering into a Transit Service Agreement and annual operating agreements pursuant to the Urban Transit Authority Act.

3. Contributing up to $204,000.00 toward the cost of the G.V.R.D. Rapid Transit Study and providing a limited amount of technical assistance.

4. Made recommendations to the Minister of Municipal Affairs respecting the appointment of a Transit Commission.

5. Carried out a detailed study of B. C. Hydro's physical assets that are associated with the provision of public transit services and recommended that they be transferred to the U.T.A. for a nominal sum (one dollar).

6. Carried out a study of various ways in which a power surcharge might be levied to raise the Local Government share of the transit deficit and made recommendations to the Minister of Municipal Affairs.

7. Studied the question of establishing a new company separate from B. C. Hydro to operate public transit services in the Metropolitan Area and made recommendations to Minister of Municipal Affairs with respect to the timing of such an action and the appointment of a Board of Directors.

8. Met with the Minister and Members of Cabinet on many occasions to urge changes in the legislation and regulations that will improve on the cost-sharing arrangements as far as muncipalities are concerned and consider alternative sources of revenue. "

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Urban Transit Authority (Cont'd)

Alderman Ford asked for details of the recommendations referred to in Point '4' of the summary. The Mayor advised that he would provide the Alderman with a memorandum detailing these recommendations.

It was agreed that minutes of the Urban Transit Authority Board meetings would be made available in the City Clerk's Office for perusal by members of Council.

MOVED by Ald. Gerard,
THAT the memorandum of the Mayor dated April 2, 1979, on the Urban Transit Authority be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 30, 1979

Works & Utility Matters
(March 30, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Tender No. 58-79-2 - Supply of Ready-Mixed Concrete
Cl. 2: Sewer Reconstruction: 14th Avenue from Heather Street to Willow Street
Cl. 3: 1979 Supplementary Capital Budget Petitions from December 1978 Court of Revision
Cl. 4: Tender No. 792 - Pender Street Improvement Project
Cl. 5: Tender No. 56-79-1 - Asphalts Liquid and Paving

Clauses 1 - 5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(March 30, 1979)

Homemaker Services for Downtown Community Health Clinic
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(March 30, 1979)

The Council considered this report which contains three clauses identified as follows:

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(March 30, 1979) (Cont'd)

Cl. 1: Champlain Heights Enclave 17 - Conditions and Standards of Development
Cl. 2: Leonardo da Vinci at Pier B/C
Cl. 3: Zoning in that Portion of the Mt. Pleasant N.I.P. Triangle Located West of Guelph Street

Champlain Heights Enclave 17 - Conditions and Standards of Development
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt excused from voting on conflict of interest.)

Clauses 2 and 3

MOVED by Ald. Marzari,
THAT clause 2 be received for information, and the recommendation of the City Manager, as contained in clause 3 of this report be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(March 30, 1979)

60 East 5th Avenue; 45 East 6th Avenue;
73 East 6th Avenue - Modern Auto Plating Ltd.
(Clause 1)

During consideration of this clause the City Manager suggested that the show cause hearing be deferred for two months to provide the owner of the premises an opportunity to clean up the properties as he has indicated he is constructing an addition to one of the buildings to house a lot of the material presently stored in the open.

MOVED by Ald. Rankin,
THAT Modern Auto Plating Ltd. be requested to show cause why its license should not be suspended with respect to its operation at 60 East 5th Avenue, 45 East 6th Avenue and 73 East 6th Avenue; but that the Mayor be given discretion to defer this hearing for two months if he considers it warranted.

- CARRIED

(Aldermen Gerard and Little opposed.)

Fire & Traffic Matters
(March 30, 1979)

Disposition of Fire Alarm Street Box System
(Clause 1)

MOVED by Ald. Bellamy,
THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(March 30, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Mortgages of Leases of Strata Lots in False Creek
Cl. 2: Health Department - Downtown Community Health Services Bank Account
Cl. 3: International City Management Association Task Force - Participation by the Manager of Economic Development Office
Cl. 4: Investment Matters (Various Funds) February 1979
Cl. 5: Additional Physiotherapist for Home Care Program

Mortgages of Leases of Strata Lots in False Creek
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Rankin opposed.)

Clauses 2 - 5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(March 30, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Rental Review - Overhead Pedestrian Walkway
Cl. 2: Lease of City-owned Lot "B" Adjoining 1599 West 4th Avenue
Cl. 3: Land Lease Agreement - Chinese Cultural Centre
Cl. 4: Request for Demolition of Englesea Lodge
Cl. 5: Nanaimo Street Widening
Cl. 6: Sale of City-Owned Property - Three (3) Lots - W/S 6200 Block Kirkland Two (2) Lots - S/E Corner 41st Avenue and Clarendon
Cl. 7: Lease of a Portion of 1st Avenue Under the Grandview Viaduct, East of Vernon Drive
Cl. 8: The Dugout 58 "A' Alexander Street and 57 and 59 Powell Street

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(March 30, 1979) (Cont'd)

Land Lease Agreement -
Chinese Cultural Centre
(Clause 3)

Council noted a letter dated March 29, 1979, from Boughton & Company, acting on behalf of the Vancouver Chinese Canadian Activity Centre Society and registering this Society's protest over the lease of the above lands to the Chinese Cultural Centre for construction of facilities.

The letter set out various reasons why this Society was protesting the proposed action.

Council also noted a request from Boughton & Company to address Council on this matter on behalf of its clients at the meeting of April 24, 1979.

MOVED by Ald. Little,
THAT this clause in the Manager's Report and the delegation request from the solicitors for the Vancouver Chinese Canadian Activity Centre Society be deferred for one week and in the meantime the Mayor meet with this Society and representatives of the Chinese Cultural Centre to discuss this matter for report back.

FURTHER THAT any member of Council who so wishes be invited to attend this meeting.

- CARRIED

(Aldermen Ford and Marzari opposed.)

The Mayor undertook to advise members of Council of the date and place of the meeting.

Request for Demolition of
Englesea Lodge
(Clause 4)

In response to a query the City Manager advised that should Council extend the demolition of this property beyond 1980 the City would be required to expend approximately $60,000 to bring this building into compliance with the Fire By-law.

MOVED by Ald. Puil,
THAT Recommendations A, B, C, and D of the City Manager, as contained in this clause be approved.

* see below - CARRIED

MOVED by Ald. Kennedy,
THAT the above motion be deferred for one week pending receipt of a summary of the number of tenants, their ages, health status, etc.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Puil and the Mayor opposed.)

The motion to defer having lost the above motion by Alderman Puil was put and carried with Aldermen Ford and Kennedy opposed to Recommendation 'A', and Aldermen Ford, Kennedy, and Rankin opposed to Recommendation 'B'.

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(March 30, 1979) (Cont'd)

Clauses 5, 6 and 7

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 5, 6, and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

The Dugout 58 "A" Alexander Street and
57 and 59 Powell Street
(Clause 8)

MOVED by Ald. Boyce,
THAT Council approve a monthly grant of $150 to the Dugout for a period of one year from January 1, 1979, to make up the difference between the economic rent of the premises and the rent that the First United Church is able to pay. This grant to be reconsidered by the Standing Committee on Community Services in 1980, when assessing Community Services grant requests.

FURTHER THAT the Supervisor of Properties be instructed to draw up a lease between the City of Vancouver Public Housing Corporation and the First United Church on the basis set out in this clause. Such lease to be to the satisfaction of the Director of Legal Services, Director of Social Planning and the Supervisor of Properties.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

B. MANAGER'S REPORT
(April 2, 1979)

Rezoning Application
3655 West 10th Avenue

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services
(March 15, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request for Endorsement of an Application to Health and Welfare Canada for a Research Project
Cl. 2: Liquor Permit Application - 1000 Taylor Street Development Permit Application No. 82724
Cl. 3: Liquor Permit Application - Granville Island Development Permit Application No. 83466
Cl. 4: Neighbourhood Pub Application 43-44 Granville Island
Cl. 5: Language Support Services and Non-English People in Vancouver

STANDING COMMITTEE REPORTS (Cont'd)

Community Services (Cont'd)

Clauses 1 and 5

MOVED by Ald. Rankin,
THAT clause 1 be received for information and the recommendations of the Committee as contained in clause 5 be approved.

- CARRIED UNANIMOUSLY

Liquor Permit Application - 1000 Taylor Street
Development Permit Application No. 82724
(Clause 2)

MOVED by Ald. Boyce,
THAT consideration of this clause be deferred pending receipt of further information on the proposed "F" Marine Public House at 1000 Taylor Street as well as the present Liquor Control and Licensing Branch guidelines on neighbourhood pubs.

- CARRIED UNANIMOUSLY

Liquor Permit Application - Granville Island
Development Permit Application No. 83466
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Little opposed.)

Neighbourhood Pub Application
43-44 Granville Island
(Clause 4)

MOVED by Ald. Kennedy,
THAT consideration of this clause be deferred pending receipt of an updated report from the City Manager on the status of Granville Island development.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Little opposed.)

Alderman Boyce requested that Council members be given an updated report on the status of the Granville Island development. The Mayor so directed.

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee on Planning & Development (March 15, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report of Rezoning Applications
Cl. 2: Residential Rehabilitation Assistance Program: Projected Staff and Budget Requirements (1979)
Cl. 3: Potential Office Area in the Central Area

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Part Report of Standing Committee on Finance & Administration (March 15, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Vancouver Public Aquarium Association
Cl. 2: Clerical Support Services, Central Office, Health Department
Cl. 3: Computer Expansion - 1979 Supplementary Capital Budget
Cl. 4: By-law Fines Collection Branch Staff.

Vancouver Public Aquarium Association (Clause 1)

Council noted a request from the Vancouver Public Aquarium Association to address it on this matter at its April 24th meeting.

MOVED by Ald. Gerard,
THAT the request of the Vancouver Public Aquarium Association be approved and consideration of this clause be deferred pending hearing of representations from the Association.

- LOST

(Aldermen Bellamy, Ford, Harcourt, Little, Marzari, Puil, and Rankin opposed.)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Little, and the Mayor opposed.)

Clauses 2 - 4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee as contained in clauses 2, 3, and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

* * *

The Council recessed at 4:00 p.m. and reconvened in Committee of the Whole at 4:20 p.m. with the same members present.

* * *

IV. Report of Standing Committee on Finance & Administration (March 22, 1979)

1979 Budget - Vancouver Board of Parks and Recreation (Clause 1)

Council noted a request from the Park Board that consideration of this clause be deferred to the next meeting of Council to provide an opportunity for the Park Board to appear before the Finance Committee on this matter at its meeting on April 5, 1979.

MOVED by Ald. Puil,
THAT the request of the Park Board be granted and consideration of this clause be deferred pending the meeting of the Board with the Standing Committee on Finance and Administration on April 5, 1979.

- CARRIED UNANIMOUSLY

DELEGATIONS

6. Proposed Facia Sign for "Three Vets" - 2200 Yukon Street

Council, on March 13, 1979, approved a request from the President of Three Vets to address it when the relevant Manager's report was before it on the proposed facia sign for 2200 Yukon Street.

The City Manager in a report dated March 15, 1979, submitted for consideration whether Council wished to authorize the issuance of a permit to Diamond Neon (Manufacturing) Ltd. to erect a facia sign for Three Vets - 2200 Yukon Street. The City Manager stated that as the appeal is being made under Section 10 of the Sign By-law, Council may authorize the issuance of the permit.

MOVED by Ald. Puil,
THAT Council instruct the Director of Permits and Licenses to issue the permit to Diamond Neon (Manufacturing) Ltd. to erect a facia sign for Three Vets - 2200 Yukon Street.

- CARRIED UNANIMOUSLY

In view of the foregoing action by Council, no representation was heard from the Three Vets.

DELEGATIONS (Cont'd)

1. Remand Centre -
275 East Cordova Street

Before Council for consideration was a report of the Standing Committee on Planning and Development dated March 22, 1979, on the proposed Remand Centre - 275 East Cordova Street. The issue under consideration is the frontage of the Remand Centre on Powell Street.

Council "In Camera" on October 31, 1978 resolved that the Director of Planning approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition of the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street.

The Director of Planning has been meeting with the representatives of the Provincial Government on this matter and feels that at least 50% of the Powell Street frontage be in the form of stores and offices which have access from Powell Street. The Provincial Government claims there is no market for this accommodation particularly at economical rents. They have, however, redesigned the building so that 50% of frontage on Powell Street can be glazed (clerical offices, staff training) and have stated that they can go no further.

The Committee due to time constraint forwarded this item to Council for consideration without recommendation.

Council had before it a City Manager's report dated March 26, 1979 summarizing this matter for Council's information and putting forward the following options for consideration. These options are listed in order of decreasing acceptability to the Province:

(a) Advise the Director of Planning to reconsider his decision and to approve the development as modified, including 85' of windows on Powell Street.

(b) Advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)

(c) Agree with the position of the Director of Planning that at least 50% of the facade should be street-level offices or stores with access off Powell Street, but undertake for the City to lease from the Province the space so provided at rates related to building and operating costs. (The City would then either use that space for its own purposes or sub-lease it. In either case, the City would effectively subsidize that space by about $40,000 per annum, decreasing in later years.)

(d) As in (c), but the City would guarantee to lease half the space, thereby sharing the required subsidy with the Province.

(e) Agree entirely with the Director of Planning and require the Province to absorb all extra costs, as the price for locating the facility in that neighbourhood.

Mr. Vogel, Deputy Attorney-General, indicated his satisfaction with the summary of the City Manager and stated that the Province would be unable to make any further compromises with regard to the Powell Street facade particularly as those areas housing inmates could not have windows opening on to Powell Street.

Cont'd . . .

DELEGATIONS (Cont'd)

Remand Centre -
275 East Cordova Street (Cont'd)

MOVED by Ald. Marzari,
THAT the delegation request from the Rev. A. Griffin, First United Church, to address Council this day, be granted.

- LOST

(Aldermen Boyce, Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

During consideration of this matter, the Director of Planning stated his position for Council's information.

MOVED by Ald. Puil,
THAT Council advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)

- CARRIED

(Aldermen Marzari and Rankin opposed)

5. Relocation of Kanish Marine Village

At its meeting of March 22, 1979, the Standing Committee on Planning and Development referred the matter of relocation of Kanish Marine Village direct to Council and advised interested persons that they be given an opportunity to address Council when this matter was being considered.

Before Council this day was a City Manager's report dated March 19, 1979, in which the Director of Planning and the Medical Health Officer reported on -

(1) temporary relocation of the Kanish Marine Village floating homes to the vicinity of the foot of Denman Street;

(2) a preliminary assessment of other temporary or permanent floating home locations within the Greater Vancouver area.

The report reviewed the background of this matter, the G.V.R.D. recommendations and proposed standards re floating homes, an analysis of the suitability of the site at the foot of Denman Street and other Greater Vancouver locations for floating homes. The report stated that interim relocation of the Kanish Marine Village floating homes to the Denman Street site is ineconomically feasible; opposed by the National Harbours Board and not recommended by the City staff. In the report the Director of Planning and the Medical Health Officer recommend:

(1) That the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

Cont'd . . .

DELEGATIONS (Cont'd)

Relocation of Kanish Marine Village (Cont'd)

Mr. G. Clarke, Harbour Ferries, referred to his letter of February 21, 1979, in which he stated he was opposed to the interim location of the Kanish Marine Village on Harbour Ferries' property and he would only permit them to locate there if forced to do so by the City. He stated he has been in discussion with Marathon Realty on the possibility of a floating home village in False Creek and they seem to be in favour of this proposal.

Mr. Davenport, solicitor for the Bayshore Inn, reported to Council that all of the business enterprises located on the property designated for the expansion of the Bayshore Inn will have vacated their premises by May 1, 1979.

MOVED by Ald. Bellamy,
THAT the following recommendations of the Director of Planning be approved:

(1) THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

(2) THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.

(3) THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.

(4) THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

FURTHER THAT officials pursue a solution for the problem of relocating Kanish Village by June 30, 1979 and establishment of appropriate controls for floating homes.

- CARRIED

(Aldermen Ford and Puil opposed)

MOVED by Ald. Puil,
THAT the above motion be deferred pending a decision by the City Council on whether it is in favour of floating homes being located in False Creek.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Bellamy was put and carried.

Note: Alderman Ford was in favour of Recommendation 1.

DELEGATIONS (Cont'd)

Relocation of Kanish Marine Village (Cont'd)

(2) That pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.

(3) That the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.

(4) That should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

The City Manager submitted for Council's information the following alternatives:

(A) take no further action at this time on the question of floating homes in Vancouver, in which case the report should be received.

(B) acknowledge that the present situation cannot be resolved by June 30th, but proceed with a review and possible by-law amendments over a longer period to set policy for floating homes in future. In this case, recommendation (a) should be approved.

(C) pursue a solution to the problem of relocating Kanish Village by June 30th, and establishment of appropriate controls for floating homes. In this case, all of the recommendations of the Director of Planning should be adopted.

Mr. Hickley of the Planning Department reviewed this matter for Council's information. Council then heard representations from the following:

Mr. S. Burke, resident of Kanish Marine Village, referred to a number of surveys that the residents of the Village have taken in the West End community centre and all visitors to their floating homes. Most of those who surveyed are in favour of liveaboards. He requested that Council instruct staff to continue their efforts to find an interim location for the Kanish Marine Village as he understands that Marathon Realty is interested in establishing a permanent floating home village on the north side of the False Creek.

Mrs. Margaret Pigott objected to the change in the delegation time from evening to afternoon and stated that because of this Mr. Garside of the West End Ratepayers Association was unable to attend the meeting. However, the Association is opposed to the location of the floating homes at the foot of Denman Street.

Mrs. Clyne, on behalf of Save the Entrance to Stanley Park Committee, read from a brief circulated to Council in which the Association opposed the location of floating home community on any part of the Harbour Park Waterfront and again, strongly recommended that this entire area be preserved for public use.

Mr. Carson, Greater Vancouver Floating Homes Co-op, addressed Council and submitted a number of documents requesting Council to take the necessary steps to permit four of the Kanish Marine Village residents to locate in the Co-op's marina.

Cont'd . . .

* * *

The Council recessed at 6:05 p.m. to reconvene at 7:30 p.m. in the Council Chamber with Mayor Volrich in the Chair and the same members present.

* * *

DELEGATIONS (Cont'd)

2. Transportation for the Handicapped

Council, on February 13, 1979, when considering a report of the Standing Committee on Transportation dated February 8, 1979 on the above subject, deferred consideration of a motion to approve the recommendations contained in the report to permit staff to submit reports on feasibility and cost implications as well as to receive respective reports from other sources such as the Urban Transit Authority.

On March 6, 1979, Council agreed to hear delegations when the relevant reports were before it.

Before Council this day was a City Manager's report dated March 27, 1979 in which the City Engineer and the Director of Social Planning recommended as follows:

"1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of $34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	-	$14 405
1979 Revenue Budget (Grants Other)	-	$20 279
Total	-	$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.
3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:

   a) 1978 budgetted levels of service (cost - $189 209; additional 1979 funds required $19 069), or

   b) 1978 levels with increased operation on weekends by 35 hours per week (cost - $201 112; additional 1979 funds required $30 972), or

   c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - $241 740, includes reduced fares per 5 (b) below; additional 1979 funds required $71 600), or

   d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost $351 481, includes reduced fares per 5 (b) below; additional 1979 funds required $181 341).

5. The fare level in 1979 for Vancouver eligible residents shall be:

   a) Existing fare levels providing for a $1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or

   b) Revised fare providing for a $1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - $5500, April-December, 1979)."

Cont'd . . .

DELEGATIONS (Cont'd)

Transportation for the Handicapped (Cont'd)

In the report the Director of Finance further recommends that:

"6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by $170 140 and increase the 'Other' Grant Budget by like amount.

7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the $14 405 reserved in 1978 and the $170 140 provided to date."

The City Manager recommended approval of recommendations 1, 2, 3, 6 and 7 and submitted options 4 and 5 for consideration.

Also before Council were the following documents:

(i) A memorandum from the Chairman of the Council Committee on the Disabled urging that Council inform the Urban Transit Authority that the City is willing to set up a non-profit transportation corporation to operate transportation service for the disabled no more onerous to the City than the cost of regular transportation.

(ii) A memorandum from the Mayor dated April 2, 1979 summarizing some of the important findings and comments of a report recently received by the U.T.A. on the perceived transportation needs of handicapped persons in B.C.

(iii) A memorandum dated April 2, 1979 from the Chairman of the Council Committee on the Disabled advising that the Committee had resolved to support recommendations 4(d) and 5(b) in the City Manager's report of March 27, 1979

and further that the length of time for entering into an interim agreement with the B.C. Lions Society for the upgraded proposal be December 31st, 1979.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, gave a brief report reference on this matter for Council's information.

The following then addressed Council:

Mr. R. Labron, Chairman of the Board, B.C. Lions Society for Crippled Children spoke of the Society's request for re-imbursement of the deficit incurred in 1978 with respect to transportation for handicapped adults. He requested that the City enter into a contract with his Society to provide transportation services for the handicapped until such time as the U.T.A. assumes responsibility for this function preferably the contract to be to the end of the year.

In addition, he referred to the willingness of the B.C. Lions Society to provide non-dollar changes in the service including employment of the handicapped, resuced vehicle insignias indicating the B.C. Lions are the only Operator , and improved handicapped service monitoring and reporting systems.

Cont'd . . .

DELEGATIONS (Cont'd)

Transportation for the Handicapped (Cont'd)

The following then addressed Council urging that Council provide a better transportation service for the handicapped. The main points raised by the delegations were the length of advance notice required to obtain transportation (usually a week to ten days), the cost of the fare which the delegations felt should be reduced to .50¢, a request that the City negotiate with the U.T.A. for the takeover of transportation for the handicapped:

Ms. Debbie Krantz

Ms. Pam Frazee , B.C. Coalition on the Disabled

Mr. John Olden, President, International Association of the Handicapped

Ms. Mary Margaret, representing patients of the Pearson Hospital.

A number of other handicapped persons also addressed Council urging improved transportation services be provided.

At the request of the Mayor, Alderman Harcourt briefly reviewed progress to date on preparation of a proposal to the U.T.A. on transportation for the handicapped. A preliminary report was submitted to the U.T.A. Board on March 15, 1979. This report was well received and a further report containing specific recommendations will be submitted to the U.T.A. on April 27, 1979.

MOVED by Ald. Ford
THAT option 4(d) contained in the City Manager's report dated March 27, 1979 be approved.

- LOST

(Ald. Gerard, Puil, Kennedy, Little and the Mayor opposed)

MOVED by Ald. Little
THAT option 4 (c) contained in the City Manager's report dated March 27, 1979 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little
THAT recommendations 1,2,3, option 5(b) and recommendations 6 and 7 contained in the Manager's report dated March 27, 1979 be approved after amending the date in recommendation 3 to read August 1, 1979.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
THAT the offer of the B.C. Lions Society to provide other non-dollar changes in the service including employment of the handicapped, reduced vehicle insignias indicating the B.C. Lions are only the Operator, and improved handicapped service monitoring and reporting systems be accepted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin
THAT the appropriate committee of Council be instructed to devise an organization capable of assuming operation of transportation for the handicapped at the end of 1979.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil and the Mayor opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

Transportation for the Handicapped (Cont'd)

MOVED by Ald. Marzari
THAT the Council Committee on the Disabled be instructed to report back to Council on an appropriate structure for operation of a transportation service for the handicapped.
- LOST

(Ald. Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed.)

The Mayor gave the undertaking to the delegations that should the level of transportation service for the handicapped not have improved by May, he would be prepared to bring this matter before Council again for consideration.

3. Riley Park and Kensington
N.I.P. Storefront Libraries.

Council, on March 13, 1979 agreed to hear a brief delegation on the proposed Riley Park and Kensington N.I.P. Storefront Libraries.

Before Council, for consideration, was a City Manager's report dated March 30, 1979 in which the Director of Planning recommends:

"(A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.

(B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4-months operation of the Kensington and Riley Park Storefront Libraries in an amount of $20,000.00 per library ($40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.

(C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in this report and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library."

In the report the City Manager comments as follows:

"(1) When the Finance Committee was considering the 1979 Supplementary Capital Budget, there were five submissions for expenditure of funds for libraries, as follows:
-upgrading Kerrisdale Branch
-automated library circulation
-Champlain Heights Branch
-Kensington Storefront Branch
-Riley Park Storefront Branch

In establishing priorities, the Finance Committee assigned No. 2 to the Kerrisdale Branch, No. 4 to the automated library circulation and the Champlain Heights Branch, and did not assign priorities to the latter two storefront branches because they did not require funds from this source. It is suggested that the Committee consider the N.I.P. Storefront libraries within their overall operating budget priorities, in view of the annual operating increase of $120,000 per year.

Cont'd . . .

DELEGATIONS (Cont'd)

Riley Park and Kensington
N.I.P. Storefront Libraries (Cont'd)

(2) In the Library's departmental review, the Library identified their priorities for operating budget increases. The three branch libraries which are now proposed were ranked in the second priority group. The first priorities (including automated circulation) totalled $118,000 per year. The second priority group totalled $347,000 per year."

and therefore, submitted the recommendations of the Director of Planning for consideration.

The following addressed Council in support of the proposed Storefront Libraries:

Mrs. Betty Backman - Riley Park N.I.P. Planning Committee

Ms. Sylvia Moon - Kensington N.I.P. Planning Committee

Mr. C. L. Cotterall - Chairman, Vancouver Public Library

Ms. Linda Strong read from a brief urging Council to give consideration to a library in Champlain Heights Mall and requesting Council defer a decision on the Riley Park and Kensington Storefront Libraries to provide an opportunity for consideration of the Champlain Heights Citizens' request.

MOVED by Ald. Bellamy
THAT the recommendations of the Director of Planning contained in this report be approved.

- CARRIED

(Ald. Puil opposed.)

4. Deferred Grants - YWCA Housing Registry and Red Door Rental Aid.

Council, on March 6, 1979 deferred consideration of the recommendations of the Community Services Committee on grants to the Y.W.C.A. Housing Registry and the Red Door Rental Aid to permit representatives of these organizations to appear before Council to discuss their grant requests. In its report the Community Services Committee had recommended a grant of $43,508.00 to the Red Door Rental Aid and a grant of $26,000.00 to the Y.W.C.A. Housing Registry.

Ms. Doreen Player, Y.W.C.A. Housing Registry, addressed Council and stated that the Y.W.C.A. service is directed to the working poor and that it serves a different clientele to the Red Door as the Y.W.C.A. deals mainly with singles and the Red Door with families.

Ms. A. Gordon of the Red Door Rental Aid agreed with Ms Player's statement that the two agencies serve different segments of the populace. She also stated that the Red Door could not possibly provide the same service as the Y.W.C.A.

MOVED by Ald. Rankin
THAT Council approve a grant to the Red Door Rental Aid of $43,508.00 subject to the conditions set down by the Director of Social Planning.

- LOST

(Ald. Boyce, Gerard, Puil and Kennedy opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

Deferred Grants - YWCA Housing Registry and Red Door Rental Aid (Cont'd)

MOVED by Ald. Gerard
THAT Council approve a grant to the Red Door Rental Aid of $26,000.00 subject to the conditions set down by the Director of Social Planning.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOVED by Ald. Rankin
THAT Council approve a grant to the Y.W.C.A. of $26,000 subject to the conditions set down by the Director of Social Planning.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

BY-LAWS

1. A BY-LAW TO PROVIDE THE PROCEDURE FOR THE IMPROVEMENT OF PARTS OF PENDER STREET AND OF ADJOINING PARTS OF OTHER STREETS AS A LOCAL IMPROVEMENT, FOR PROVIDING THE BASIS OF ASSESSMENT WITH RESPECT THERETO AND TO UNDERTAKE THE PROJECT
(Chinatown Streetscape Project By-law)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

BY-LAWS (Cont'd)

2. A BY-LAW TO AMEND BY-LAW NO. 3614
BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW
(Kiwassa Neighbourhood Improvement Programs)

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY
IN THE YEAR 1979 FOR THE PURPOSE OF
DEFRAYING THE COSTS AND CHARGES IN RESPECT
OF MAINTENANCE OF DECORATIVE LIGHTING
PERTAINING TO THE GRANVILLE STREET MALL
PHASE II LOCAL IMPROVEMENT PROJECT
(Granville Street Mall Phase II)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY
IN THE YEAR 1979 FOR THE PURPOSE OF
DEFRAYING THE COSTS AND CHARGES WITH RESPECT
TO THE MAINTENANCE OF THE TROUNCE ALLEY AND
BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT
(Trounce Alley and Blood Alley Square)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

Cont'd . . .

BY-LAWS (Cont'd)

A BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1979 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO THE MAINTENANCE OF THE TROUNCE ALLEY AND BLOOD ALLEY SQUARE LOCAL IMPROVEMENT PROJECT (Trounce Alley and Blood Alley Square) (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. A BY-LAW TO ASSESS CERTAIN REAL PROPERTY IN THE YEAR 1979 FOR THE PURPOSE OF DEFRAYING THE COSTS AND CHARGES WITH RESPECT TO CERTAIN COLLECTIVE PARKING PROJECTS (Collective Parking Projects)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

South 2 feet of Lot 10, Block 5, District 636, Plan 1902

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Lands for Highway Purposes

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for highway purposes

all that portion of Lot 16, Block 230, District Lot 526, Plan 590, lying North of the Right-of-Way of the Vancouver and Lulu Island Railway Company shown coloured red on Reference Plan 738

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHERE it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for highway purposes and declared to form and to constitute portion of a highway.

- CARRIED UNANIMOUSLY

C. Allocation of Lands for Road Purposes

MOVED by Ald. Marzari,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes

all that portion of Block 1009 except those portions included in Plans 12393 and 12719, District Lot 526, Plan 10359

deposited in the Land Registry Office in the City of Vancouver, Province of British Columbia;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said land for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same is hereby accepted for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

1. Procedure By-law Amendment

2. Filling of Vacancies

At the request of Alderman Little Council agreed to defer the above two motions to the next meeting of Council, due to the lateness of the hour.

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy - Highland Restaurant

queried if it were a fact that Council would have a report at its next meeting on the matter of the Highland Restaurant, and the Mayor replied in the affirmative.

Cont'd . . .

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Boyce - Integrated Committee of Council, School Board & Park Board

advised that at the meeting of the Park Board held last evening she was again requested to query Council's intentions with respect to this Committee.

The Mayor indicated he would discuss this matter with her.

The Council recessed at 11:00 p.m. to reconvene "In Camera" in the Council Chamber.

* * *

The foregoing are Minutes of the Regular Council meeting of April 3, 1979, adopted by Council on April 10, 1979.

MAYOR

CITY CLERK

Del. 1 ©00

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MARCH 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 3 Committee Room, Third Floor, City Hall, on Thursday, March 22, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Puil
ABSENT	:	Alderman Kennedy
CLERK TO THE COMMITTEE	:	M. L. Cross

CONSIDERATION

1. Remand Centre - 275 East Cordova Street

The Committee considered two letters (copy circulated):

(a) Letter dated March 9, 1979 from the Director of Planning to Henriquez Associates.

(b) Letter dated March 19, 1979 from the Deputy Attorney-General to the Committee.

Present for the discussion were:

Mr. R. Vogel, Deputy Attorney-General
Mr. D. Dobell, British Columbia Building Corporation
Mr. D. Taylor, Henriquez and Associates
Mr. D. Olsen, Attorney-General's Department
Mr. H. Mathias, Department of Corrections

Mr. Vogel submitted a package of information (on file in the City Clerk's Office) to the Committee members containing:

(a) Policy 3 of the Oppenheimer Concept Plan

(b) Council action (In Camera) - October 31, 1978

(c) Letter from Henriquez Associates to City Planning Department (dated January 19, 1979)

(d) Letter from City Planning Department to Henriquez Associates dated March 9, 1979, enclosing a memo regarding Remand Centre dated February 13, 1979.

(e) Chronological history of dealings with the City (April 6, 1978 to March 9, 1979).

The policy contained in the Oppenheimer Concept Plan is "to discourage, in general, any increase in large scale developments for uses required by a public authority, unless amenities for the benefit of local people are incorporated and that the scale and design are appropriate for the location."

The "In Camera" Council action of October 31, 1978 requested, "the Director of Planning to approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition to the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street."

..../2

Clause No. 1 cont'd:

Item (c) above is the letter to the architects indicating that the development permit application was approved subject to several conditions, including 4 items which had to be complied with on or before June 30, 1979. If not the application would stand refused. One of the 'prior to' conditions was the inclusion of commercial facilities in the facade of the building along Powell Street.

The letter from Henriquez Associates dated January 19, 1979 confirmed a telephone conversation between Mr. D. Taylor of the architects' office and Mr. D. Cornejo, Senior Area Planner, indicating that the commercial facilities would be office space for use of the Corrections Branch of the Government only.

Mr. Spaxman's letter to the architects dated March 9, 1979 notes in part:

> "I agreed some time after that meeting that the relocation of some of the offices to the Powell Street frontage could be done in such a way as to provide an adequate compromise of the condition provided there was lots of glass and office activity, and further, at our meeting on February 7th I agreed to consider the effects of revising the plans to bring some of the internal office functions to the Powell Street frontage to see if some life and activity could be brought to the facade. A minute of that meeting is attached for your information. As you will recall, my original objective in using the word "commercial" was to obtain stores and offices with entrances from Powell Street. "

> "The most desirable form would be for a two-storey development fronting Powell Street, consisting of a mixture of offices and stores with pedestrian access off Powell Street. "

> "In concluding that the latest proposal does not meet the condition, I have to have regard to what might meet the condition in case your clients are unable to provide the desirable two-storey form I have described above. A single level of stores and offices along Powell Street would satisfy the condition and, similarly, while 100% frontage would be desirable, I would also find that 50% of the frontage with offices and stores with access off Powell Street would be approvable subject, of course, to the design being acceptable, which I am confident you would be able to achieve. "

Mr. Vogel advised that the schedule calls for the tender to be let April 15th with the award being made May 19th. The building would be finished and occupied in 1980. He noted that the Provincial Government is not required to comply with planning regulations but as a matter of policy, it tries to. While no formal public meetings were held, the government tries to listen to the citizens. Working drawings were prepared using the criteria suggested by the City.

Mr. Vogel noted that it was impractical to provide rental commercial space in a building that is costing approximately $100 per sq. ft. gross to construct. Average rents in the area are $6.25 to $8.80 per square foot. It would be politically unacceptable to build space to rent into a market where space is 1/3 of the rent the government would require to charge. It is an unrealistic planning burden to request two floors of commercial space.

Clause No. 1 cont'd:

Mr. Spaxman reiterated the comments contained in his letter to Henriquez Associates that the most desirable form would be a two-storey development fronting onto Powell Street consisting of a mixture of offices and stores with pedestrian access off Powell Street. If the Provincial Government cannot meet this condition a single level of stores and offices, 50% of the frontage with access off Powell Street would be approvable subject to the design being acceptable.

Mr. Spaxman noted that if the community is going to accept the building, it will have to be designed to fit the remand function into the community.

At a meeting in the architect's office a model and the revised drawings were available. It was noted that some of the grids were not windows but panels to cover up some of the blank space behind.

Mr. Dobell noted that the Provincial Government was requested to provide commercial facilities along Powell Street. The Corrections Branch only has a certain amount of office space that is unsecured. They have attempted to unsecure some space. There is no way you can have a piece of glass between an inmate and an open sidewalk. The office area has been relocated to the Powell Street facade and a new function of training facilities for the Corrections Branch will be added at grade in the last 51' of the building along Powell Street. The inclusion of retail commercial space creates security problems. The combination of the facilities is 50% of the frontage along Powell Street.

Mr. Vogel's letter to the Committee notes:

" As stated, we had what we considered to be an agreement from the Director of Planning that the spirit of the condition imposed by City Council could be met through the redesign with ministerial office functions being located along Powell Street. We requested the B.C. Buildings Corporation and the design architect to rework the design to locate as much office activity as possible along the Powell Street side of the building and to consider landscaping and setbacks which would assist in providing the street continuity sought. In our judgement the present redesign has been successful in meeting the concerns raised. The design now includes:

1. a large training office, a general clerical office and a staff lounge at street level along Powell Street and extensive glazing in all these areas. These offices occupy well over 50% of the street level facade on this side of the building.

2. The facade has indentations to break up the massing of the building and allow setbacks, landscaping and street furniture.

3. Access has not been provided off Powell Street. As recommended by the City, the main access to the centre is off Gore Street and, because of security requirements, secondary entrances must be kept to a minimum.

It is the position of the Ministry that the condition imposed by City Council has been met. It is also our position that everything reasonably possible has now been done to meet the concerns of the Director of Planning. We would therefore request that approval now be given to this project. "

Clause No. 1 cont'd:

Mr. A. Griffin, First United Church, noted that the community has had no time to comment. He suggested that the Committee sponsor a public information meeting in the community and invite Mr. Vogel to attend.

Father Gardiner, St. James Church, expressed concern about locating the remand centre in the busy downtown eastside community.

Mr. D. Lane, Downtown Eastside Residents' Association, advised that the Association agreed that the remand centre was needed but has taken a stand all along that there should be something in the building that is of use to the community. In 1976 the Public Works Dept. indicated that there would be a 10,000 sq. ft. community amenity. That idea was shelved. No money has come forward for the Carnegie Library. There is nothing to benefit the community.

Mr. Spaxman noted that with respect to participation by the community, a sign was posted on the site indicating a development permit had been applied for and giving telephone numbers if further information was requested. The Downtown Eastside Citizens' Planning Committee have discussed the issue. There is an alternate representative of the Downtown Clergy on the Committee. There is no need for a public meeting--the views of the community are known and have been transmitted to the Provincial Government.

A member of the Committee suggested there should be some shadow box display spaces in the facade.

In view of the time element, the Committee agreed that the matter should go forward to Council for consideration without a recommendation from the Committee.

The meeting adjourned at approximately 3:25 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 586

MANAGER'S REPORT

Del. 1 (1) 604

March 26, 1979

TO: Vancouver City Council

SUBJECT: Remand Centre

CLASSIFICATION: CONSIDERATION

The City Manager reports as follows:

BACKGROUND

Council will have before it a report from the Planning Committee concerning a disagreement between the Province (B.C. Buildings Corporation and the Attorney-General) and the Director of Planning regarding one facet of the proposed Remand Centre: the frontage on Powell Street. Since the Committee has no recommendations, this report will summarize the issues and the options available to Council.

On 31 October 1978, Council (in camera) met with the Deputy Attorney-General and representatives of B.C.B.C. to discuss:

A) Family Court
B) Detox Centre
C) Remand Centre.

There was agreement on (A) and (B). On (C), the issues were:

1) Parking
2) Compensating benefits to the community
3) Design features of the buildings.

(1) was resolved (subject to agreement by Board of Variance) by a joint parking garage at Cordova and Columbia. On (2), it was suggested that the compensating benefits will be provided at Carnegie Library. (Whether or not the City will get a contribution from the Province towards that project is still unresolved, but does not affect the community facilities provided.)

There remains the question of the design of the building, and its effect on the neighbourhood, particularly on Powell Street. On this matter Council resolved:

"THAT Council request the Director of Planning to approve the development subject to approval by the Board of Variance of the parking arrangement, and a further condition to the approval shall be the inclusion of commercial facilities in the facade of the building along Powell Street."

THE FACADE ALONG POWELL STREET

The Director of Planning has been insisting that at least 50% of the 175' frontage be in the form of stores and offices which have access from Powell Street. The Province claims that there is no market for such accommodation, particularly at rents reflecting construction costs. Furthermore, they have no mandate to provide subsidized commercial accommodation, as was done in Robson Square. They have redesigned their internal spaces so that 50% of the frontage on Powell Street can be glazed (clerical offices, staff training), and have stated that they can go no further.

A development permit application incorporating that change has been filed and the Director of Planning has indicated that he would not be willing to approve it. A refusal by the Director of Planning could be appealed by the Province to the Board of Variance, or the provice could proceed under its superior powers without a development permit. However, they are reluctant to do either and would prefer to have the City's approval for their plans

In discussing the economics of commercial space on Powell Street, the Province mentioned that for the 3,000 sq. ft. involved, the rental would have to be $17/sq. ft., triple-net (or $22/sq. ft. gross). This is more than twice that charged in surrounding buildings. The City leases space in the Police Union building (190 Alexander) for By-law Fines and the By-law Prosecutor's Office. For Council's information, that space (2,550 sq. ft.)

is leased for five years from May 1, 1978 at $8.60/sq. ft gross with an escalator clause. Thus the proposed construction of 3,000 sq. ft. of leased space necessitates either a capital subsidy of about $200,000, or an annual subsidy in the lease of about $40,000 per annum initially, dropping off as rents rise.

OPTIONS

Various suggestions were made by members of Council at the Committee meeting, but none were approved as recommendations. Following these suggestions, the following options are available to Council. They are listed in order of decreasing acceptability to the Province:

A) Advise the Director of Planning to reconsider his decision and to approve the development as modified, including 85' of windows on Powell Street.

B) Advise the Director of Planning to approve the modified development essentially as submitted, but with further cosmetic improvements to the Powell Street facade (e.g. show-case type windows for Provincial or commercial exhibits.)

C) Agree with the position of the Director of Planning that at least 50% of the facade should be street-level offices or stores with access off Powell Street, but undertake for the City to lease from the Province the space so provided at rates related to building and operating costs. (The City would then either use that space for its own purposes or sub-lease it. In either case, the City would effectively subsidize that space by about $40,000 per annum, decreasing in later years.)

D) As in (C), but the City would guarantee to lease half the space, thereby sharing the required subsidy with the Province.

E) Agree entirely with the Director of Planning and require the Province to absorb all extra costs, as the price for locating the facility in that neighbourhood.

If Council moves towards Option E, there is the danger that the Province will

- abandon the present proposal, or
- delay the construction, or
- build without a development permit.

The first two possibilities are to the disadvantage of the City, since the Remand Centre is badly needed for the operation of the Police and the Courts system. The last possibility would set a poor precedent.

Needless to say, the City Manager and Director of Finance do not recommend the subsidies involved in Options (C) and (D).

The options are submitted for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 586

MANAGER'S REPORT

DATE March 27, 1979

TO: Vancouver City Council

SUBJECT: SUMMARY REPORT - Transportation for the Handicapped

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning report as follows:

"BACKGROUND

At its February 13, 1979 meeting, Council considered various recommendations from the Standing Committee on Transportation regarding transportation services for the handicapped. The recommendations, as reviewed by Council, are attached in Appendix I. Recommendations A, B, C, D, E, H, I & J were approved and F & G were deferred for one month to permit officials an opportunity to review the feasibility and cost implications of these recommendations. Recommendation F dealt with a fare reduction for handicapped transit and recommendation G provided for the establishment of a non-profit corporation to deliver handicapped transportation services.

SUMMARY

The attached report summarizes the status of the various motions as approved by Council at its February 16 meeting. In addition, a number of decisions are required at this time relating to the following items:

a) Reimbursement to the Lions for deficits incurred in 1978.

b) The fare level for 1979.

c) The type of organizational structure to deliver handicapped services in the long term.

d) Designation of a level of service and funding for handicapped transit for the remainder of 1979.

e) The length of time for entering into an agreement with the interim operator.

There are various options available in the provision of handicapped transit which are summarized below:

- The amount of cost reimbursement to the B.C. Lions in addition to the previous payment of $141 599 for deficits incurred in 1978.
  Note - $14 405 is available from 1978 funds.

  Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The cost to the City for this option is $25 603.

  Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct cost as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The cost to the City under this option is $34,684. (The total payments for 1978 would then be $176,283, which is almost exactly the budgetted 1978 grant.)

  Option 3 - Reimbursement of all costs under options 1 and 2 plus indirect cost overruns from the budget. Some indirect costs such as lease payments and overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the cost to the City is $45 913.

  Option 4 - Reimbursement of all costs above plus an additional $5827 to reflect a distribution of Ministry of Human Resources funding on the basis of cost of service rather than on a per trip basis. This option is included at the specific request of Lions Society personnel. The cost to the City under this option is $51 740.

- The fare level for 1979.

  Option 1 - Defer a decision on fare revision until an agreement is negotiated with the UTA. This agreement will specify a percentage of costs which must be returned from fares. Such a deferral would leave in force the existing fare structure of a basic $1 one-way charge for the first 4 miles and 25¢ per mile thereafter.

  Option 2 - Revised fare level providing for a $1 one-way charge for the first 10 miles and 25¢ per mile above 10 miles. Annual cost to City - $7500.

- The type of organization structure to deliver handicapped services in the long term.

  Option 1 - B.C. Lions Society

  Option 2 - A new non-profit organization as outlined in Recommendation G.

  Option 3 - Some other organization such as a private taxi or bus company.

  Option 4 - Defer the decision until after a decision is made by the Province, possibly leading to a three-party agreement between the UTA, municipality and an operator to be designated.

- Designation of a level of service to be provided for the remainder of 1979.

  Option 1 - Maintain 1978 levels. Annual cost to City - $189 209.

  Option 2 - Maintain 1978 levels with increased operation on the weekends by 35 hours per week (as approved by Council) - $201 112.

  Option 3 - Increase the current fleet of 15 vehicles by 2 additional vehicles for exclusive use in Vancouver - $241 740.

  Option 4 - Increase the operation as per the B.C. Lions proposal in Appendix 3 - $351 481.

- Determine the length of the agreement with the interim operator, the B.C. Lions Society.

  Option 1 - Through December 31, 1979, with possible earlier termination.

  Option 2 - Through June 30, 1979 with possible monthly extensions.

RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning recommend the following:

1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of $34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	-	$14 405
1979 Revenue Budget (Grants Other)	-	$20 279
Total	-	$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.
3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:

   a) 1978 budgetted levels of service (cost - $189 209; additional 1979 funds required $19 069), or

   b) 1978 levels with increased operation on weekends by 35 hours per week (cost - $201 112; additional 1979 funds required $30 972), or

c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - $241 740, includes reduced fares per 5 (b) below; additional 1979 funds required $71 600), or

d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost $351 481, includes reduced fares per 5 (b) below; additional 1979 funds required $181 341).

5. The fare level in 1979 for Vancouver eligible residents shall be:

a) Existing fare levels providing for a $1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or

b) Revised fare providing for a $1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - $5500, April-December, 1979).

The Director of Finance further recommends that:

6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by $170 140 and increase the 'Other' Grant Budget by like amount.

7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the $14 405 reserved in 1978 and the $170 140 provided to date."

The City Manager RECOMMENDS approval of 1, 2, 3, 6, and 7, and submits the options under 4 and 5 for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 590/593

ENGINEERING & SOCIAL PLANNING DEPARTMENT

DATE March 26, 1979

TO: City Manager for Council

SUBJECT: Transportation for the Handicapped

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning report as follows:

"BACKGROUND

At its February 13, 1979 meeting, Council considered various recommendations from the Standing Committee on Transportation regarding transportation services for the handicapped. The recommendations, as reviewed by Council, are attached in Appendix I. Recommendations A, B, C, D, E, H, I & J were approved and F & G were deferred for one month to permit officials an opportunity to review the feasibility and cost implications of these recommendations. Recommendation F dealt with a fare reduction for handicapped transit and recommendation G provided for the establishment of a non-profit corporation to deliver handicapped transportation services.

Handicapped transportation is a very complex subject, with a number of issues which should be considered by Council. In order to help clarify the issues, this report has been divided into the following four sections:

SECTION I - Review of the status of the various recommendations as approved by Council on February 13, 1979.

SECTION II - Review of recommendation F and the implications of a handicapped transit fare reduction.

SECTION III - Review of recommendation G and the various organizational options for the delivery of handicapped transit in the short-run and long-run.

SECTION IV - Review of the level of service options for handicapped transit in 1979.

SECTION I - REVIEW OF THE STATUS OF THE VARIOUS RECOMMENDATIONS AS APPROVED BY COUNCIL ON FEBRUARY 13, 1979.

At its February 13, 1979 meeting, Council approved several recommendations related to handicapped transit. The status of each of these recommendations is summarized below:

Recommendation A - 'That the City pursue discussions and negotiations with the GVRD and the UTA to arrange for UTA and Ministry of Human Resources responsibility and funding for transportation services for the disabled.'

Staff has had a number of discussions with the UTA staff regarding increased provincial responsibility for disabled transit. Attached in Appendix II is a memo from the City Engineer to the Vancouver UTA Board representatives outlining the provisions in the Provincial Urban Transit Authority Act that relate to handicapped transit. This memo was presented to the UTA Board at its February 23, 1979 meeting and the Board unanimously voted to request the Lieutenant-Governor in Council to designate handicapped transit as a 'custom' transit service. Once this designation occurs, negotiations can begin on a three-party agreement between the UTA, a Municipality and an Operator for the provision of handicapped transit. The matter of levels of service, fares, cost-sharing, financing plan, etc, is subject to further negotiations and would be incorporated in an annual operating agreement.

The UTA staff is preparing an interim report to the Board which outlines the handicapped transit issue as it relates to total provincial needs.
The UTA staff submitted this report at the March 15 Board meeting. A final UTA staff report is scheduled to be ready in approximately one to two months and this final report should provide enough information to allow a Provincial decision on this matter.

Recommendation B - 'That in the interim period, the B.C. Lions Society be requested to continue operation of its transportation service for disabled adults in the City of Vancouver.'

The B.C. Lions Society have indicated a willingness to continue to provide adult handicapped transit services in the City of Vancouver as long as they do not incur deficits. In this regard, they are willing to provide a level of service as specified and funded by the City. The B.C. Lions have submitted a proposal (Appendix III) which outlines the cost of providing the current level of service as well as a new proposal which outlines the cost implications with an expanded level of service for the City of Vancouver. This matter will be reviewed further in Section IV of this report.

Recommendation C - 'That a grant be paid to the B.C. Lions Society to repay the Society for losses incurred providing transportation services to eligible City residents in the period May 1st - December 31st, 1978, to be provided from the balance of the 1978 funds.'

As indicated in Council's earlier report, the formula for reimbursing the B.C. Lions for their 1978 cost did not work as planned. The formula between May 1st and December 31st, 1978 provided for a payment to the Lions of $3.43 per passenger, with a limit of such payments to $10.29 for group trips. The intent of that agreement, while providing an incentive for increased productivity, was to provide about the same level of City funding as had existed in the previous year. This intended result had not been realized and resulted in a deficit to the Lions for Vancouver eligible trips and less trips being billed than originally intended.

There has been considerable discussion with the Lions in order to determine those deficits in 1978 for eligible Vancouver residents which should be reimbursed. As a result, four options have been identified for determining the cost and additional reimbursement to the Lions for the service period between May 1st and December 31st. These are summarized below:

Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The additional cost to the City for this option is $25 603.

Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct costs (out-of-pocket) as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The additional cost to the City under this option is $34 684. (The total payments for 1978 would then be $176,283, - very close to the amount budgetted for the 1978 grant.)

Option 3 - Reimbursement of all costs under options 1 & 2 plus indirect cost (accounting costs) overruns from the budget. Indirect costs such as overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the additional cost to the City is $45 913.

Option 4 - Reimbursement for all costs above plus an additional $5827 to reflect a different method of crediting the provincial Ministry of Human Resources grant received for handicapped transit. Since 70% of all trips are for city residents eligible for City subsidy and these trips account for 60% of system costs, the difference is 10% of Ministry of Human Resources monies. All City calculations have been based on an assumption that the Ministry of Human Resources monies would be pro-rated on a per passenger trip basis (70%). The Lions now claim that Ministry of Human Resources monies should be distributed on the basis of cost of service (60%). For eight months in 1978, this difference is $5827. Under this option, the amount of the City payment is $51 740.

Option 1 above closely meets the intent of the agreement negotiated for 1978. Subsequently, the Lions determined that they would not subsidize their adult handicapped transportation service and instructed their staff to negotiate future agreements to recover all costs. Options 2, 3 and 4 are levels of additional funding necessary to meet this subsequent request in whole or in part. These options involve payment of budget overruns. It should be noted that the City does not normally provide additional funding to pay budget overruns of grant recipients.

The Director of Finance advises that in 1978, Council approved $176 420 for handicapped transit subsidies to the B.C. Lions Society. For calendar 1978, the total cost billed was $141 599.38, leaving $34 820.62 unused from the budgeted allotment. The Director of Finance has reserved $14 405 from the unused portion of the 1978 grant as per earlier estimates based on B.C. Lions budgetary information. Any funds granted to the Lions beyond this amount must be approved by Council as an additional grant request out of 1979 Revenue Budget Funds (Option 1 - $11 198; Option 2 - $20 279; Option 3 - $31 508; Option 4 - $37 333). The Director of Finance cannot agree to Option 3 as the increase in the indirect costs are distributed on an expenditure basis and may not have been as a result of this service; or Option 4 as the distribution of the Ministry of Human Resources grant should be on a per ride basis.

Recommendation D - 'That the City not subsidize losses which were incurred outside of Vancouver city. Further, that a request be made to other municipalities, through the GVRD, to join in subsidizing the service on a per capita basis.'

The City had made a request to the GVRD to consider handicapped transportation services on a regional basis. However, the delay in implementing the transit legislation in the Lower Mainland has complicated the process whereby the GVRD could participate. However, it should be recognized that 'custom' transit services may be dealt with separately from regular transit services and a separate agreement may be negotiated between the UTA and Vancouver with or without participating municipalities or between the UTA and GVRD.

Recommendation E - 'That appropriate City staff be instructed to report back on availability of funds to obtain more buses.'

For a city system, two options were explored. First, the Lions Society was approached about sale of the existing fleet. They indicated that the vehicles could be re-assigned to their other services around the province and that therefore, none of the vehicles would be available for sale. The second option, purchase of new equipment, would therefore be necessary. The Director of Finance advises that the estimated $300 000 cost of 15 vehicles would be available only from the 1979 Supplementary Capital Budget and notes that the funds were not included in the priority report submitted to Council.

If the Lions continue to operate the system, they have indicated that they are willing to acquire additional equipment immediately. If operating funds are guaranteed through calendar 1979, they are willing to acquire up to four additional vehicles, either purchased or leased at their option.

Recommendation H - 'That the existing service be expanded on weekends, commencing immediately.'

The City has requested the B.C. Lions to increase their weekend service by adding two additional vehicles and 14 more hours of service on Saturday, and three additional vehicles and 21 more hours of service on Sunday. The cost to the City of the increase of 35 operating hours per week is estimated to be $16 000 per annum.

Recommendation I - 'That City staff report back on the operating cost situation for 1979.'

This matter is reviewed in Section IV of this report.

SECTION II - REVIEW OF RECOMMENDATION F AND THE IMPLICATIONS OF A HANDICAPPED FARE REDUCTION

Council deferred action on recommendation F which stated -

> 'That the financing formula be improved to ensure that no handicapped persons resident in the City of Vancouver be required to pay more than $1 flat rate per one-way trip (maximum 10 miles after which an additional mileage charge will be applied).'

The current fare for Vancouver residents is $1 flat rate per one-way trip up to 4 miles, after which an additional charge of 25¢ per mile will be levied. This resulted in an estimated average charge per passenger of $1.20 to $1.30. The effect of recommendation F will be to increase the 4-mile limit to 10 miles, after which an additional 25¢ per mile charge will be levied. This will reduce the average fare to slightly over $1 and will result in an annual fare reduction of approximately $7500 (30 000 trips x 25¢ per passenger reduction). Under this new formula, the City will be required to provide an additional $7500 annually for the lost fare revenue.

It should be noted that the above figures apply to individual trips only. For group trips, the fares have been charged on an hourly basis after deducting City and Ministry of Human Resources subsidies.

SECTION III - REVIEW OF RECOMMENDATION G AND THE VARIOUS ORGANIZATIONAL OPTIONS FOR THE DELIVERY OF HANDICAPPED TRANSIT IN THE SHORT-RUN AND THE LONG-RUN.

For the short term or interim period, Council has approved recommendation B that requests the B.C. Lions Society to provide an adult handicapped transportation service in the City of Vancouver. It is anticipated that the interim period will last until suitable agreements can be reached between the UTA, a Municipality and an Operator. Based on discussions with the UTA staff, the earliest that an agreement can be reached, assuming provincial designation of handicapped transit as a 'custom' transit service, would be this summer.

For the longer term, and assuming provincial responsibility in the provision of handicapped transit services, there are several options for delivery of the service. A transit operating agreement would be negotiated between the UTA, a Municipality and an Operator. This Operator could be the B.C. Lions, a new non-profit organization as outlined in recommendation G, or an entirely new operating agency as yet undefined. Outlined below are the estimated cost implications of each of these options -

1. B.C. Lions Society Operation - There are several agencies which provide handicapped transit in the Lower Mainland, with the B.C. Lions the largest operating on a regional basis. The Lions have submitted a new proposal (Appendix III) which outlines the cost implications for an expanded level of service. The Lions proposal provides for a managing director, improved dispatching services, additional buses and expanded operating levels. Without evaluating whether the level of service suggested is appropriate, the proposal does provide a basis of evaluating the cost implications of alternative proposals.

   The Lions proposal provides for 17 buses and 1149 operating hours per week on a regional basis at an estimated total operating cost of $700 983. The Lions have also indicated a willingness to provide other non-dollar changes in the service including employment of the handicapped, reduced vehicle insignias indicating the B.C. Lions are only the Operator, and improved handicapped service monitoring and reporting systems.

2. New Non-Profit Corporation Operation - Recommendation G of Council's February 13 report provides for the establishment of a non-profit corporation to operate transit for the disabled. This recommendation was deferred four weeks to allow staff to evaluate the proposal.

   The calculation of operating costs for a new corporation is difficult to predict because of several unknown variables with wage rates the most difficult to estimate. However, a new corporation providing a comparable service as outlined in the B.C. Lions proposal (17 buses and 1149 operating hours per week) is estimated to cost between $1 000 000 and $1 200 000. This is in excess of the B.C. Lions proposal by $300 000 to $500 000. It should be noted that there would also be an initial capital requirement of approximately $450 000 as summarized below:

17 vehicles plus 2 spares	$380 000
Radio base station	20 000
Office facility and equipment	20 000
Shop facilities	25 000
Inventory	5 000
	$450 000

Most of the initial capital cost can be avoided if the vehicles are leased, however, the annual operating costs would increase somewhat in a lease situation.

There are several reasons for the increased costs when compared to the B.C. Lions proposal:

- increased wage costs because of the Lions' lower wage structure;
- greater costs to establish storage facilities, communications system, maintenance facilities, etc. which the Lions have presently;
- The Lions have some economies of scale in purchasing, inventory, maintenance and overhead expenses because they presently operate a fleet of 55 vehicles for adult and children handicapped services.

3. Other Alternatives - There are presently several groups which are operating transit for the disabled in the Lower Mainland. Some of these may be considered for a regional service. In addition, there are taxicab and private bus companies which may be interested in competing for disabled transit services. The cost of these other alternatives is unknown at this time.

In summary, for the long term, there are several options for providing handicapped transit services in the Lower Mainland. Ultimately, if Provincial designation of handicapped transit as a custom transit service occurs, an Annual Operating Agreement will be negotiated with an operator. This Agreement will specify exact terms for providing disabled transit including levels of service, costs, equipment and a monitoring system to ensure performance as specified. It is assumed that the UTA will be a party to this Agreement because of the potential Provincial financial involvement. In view of this situation, an operator for the provision of handicapped transit in the long term should not be specified at this time. This is a matter for future negotiation based on costs, management structure, responsiveness to complaints, etc.

SECTION IV - REVIEW OF THE LEVEL OF SERVICE OPTIONS FOR HANDICAPPED TRANSIT IN 1979

The level of transit services for the disabled during the remainder of 1979 is a function of the funds appropriated. The B.C. Lions have indicated a willingness to provide a level of service as specified by Council as long as they do not incur deficits.

The costs from January 1 to March 31 are approximately $46 657 based on levels of service specified in 1978. From April 1 to December 31, there are a number of options for Council to consider which are summarized below. It should be noted that each option is progressive in that it includes the levels of service and costs specified in the previous options. This information is summarized in a table at end of report.

1. Maintain the 1978 budgetted levels of service in 1979, which provide 651 hours of service per week on a regional basis. The total cost of this is $502 400. If the same fare structure and a Ministry of Human Resources grant of $102 000 are assumed, the required grant from the City is $188 111 (including first 3 months).
2. Increase the levels of service on the weekend (previously approved by Council) 35 hours per week; the total City grant would be $201 112.
3. Decrease the fare to $1 per one-way trip for first 10 miles (Recommendation F); the total City grant would be $206 749.
4. Increase the service levels by adding two additional buses for service in Vancouver to provide a total regional service of 756 hours per week; the total City grant would be $241 740.
5. Increase the service levels to those specified in the B.C. Lions proposal (Appendix 3) including a manager, more dispatchers, increased operating hours, etc., the total City grant would be $351 481.

It should be noted that Council has reserved $170 140 for adult handicapped transit service in its review of the 1979 grants. This amount was based on earlier estimates. All of the above proposals will require an additional appropriation.

In addition to specifying a level of service and fare for handicapped transit, a decision is also needed on the length of time an agreement should be negotiated with the B.C. Lions Society as an interim operator. A short time frame through June, 1979 with possible monthly extensions would place increased pressure on the Province to recognize its role in handicapped transit and may result in a quicker permanent solution. A longer time frame through December 31, 1979 would provide more assurance to the B.C. Lions and handicapped concerning continuity of service. However, a longer time frame may result in delays by the Province.

SUMMARY

In order to review the various levels of service and the cost implications for handicapped transit, a table has been prepared outlining the options. On this basis, there are several decisions which Council needs to consider which are summarized below:

- The amount of cost reimbursement to the B.C. Lions in addition to the previous payment of $141 599 for deficits incurred in 1978. Note - $14 405 is available from 1978 funds.

  Option 1 - Those additional costs that resulted from service beyond minimum levels specified in contract, restrictions in the group trip subsidy calculations and restrictions in group trip fare collections. The cost to the City for this option is $25 603.

  Option 2 - Reimbursement to the Lions for all costs under option 1, plus direct cost as a result of budget overruns. The Lions experienced significant cost overruns from their budget, particularly in the area of vehicle maintenance. The cost to the City under this option is $34 684.

  Option 3 - Reimbursement of all costs under options 1 and 2 plus indirect cost overruns from the budget. Some indirect costs such as lease payments and overhead charges exceeded the budget and the Lions have requested reimbursement for these increases. Under this option, the cost to the City is $45 913.

  Option 4 - Reimbursement of all costs above plus an additional $5827 to reflect a distribution of Ministry of Human Resources funding on the basis of cost of service rather than on a per trip basis. This option is included at the specific request of Lions Society personnel. The cost to the City under this option is $51 740.

- The fare level for 1979.

  Option 1 - Defer a decision on fare revision until an agreement is negotiated with the UTA. This agreement will specify a percentage of costs which must be returned from fares. Such a deferral would leave in force the existing fare structure of a basic $1 one-way charge for the first 4 miles and 25¢ per mile thereafter.

  Option 2 - Revised fare level providing for a $1 one-way charge for the first 10 miles and 25¢ per mile above 10 miles. Annual cost to City - $7500.

- The type of organization structure to deliver handicapped services in the long term.

  Option 1 - B.C. Lions Society

  Option 2 - A new non-profit organization as outlined in Recommendation G.

  Option 3 - Some other organization such as a private taxi or bus company.

  Option 4 - Defer the decision until after a decision is made by the Province, possibly leading to a three-party agreement between the UTA, municipality and an operator to be designated.

- Designation of a level of service to be provided for the remainder of 1979.

  Option 1 - Maintain 1978 levels. Annual cost to City - $188 111.

  Option 2 - Maintain 1978 levels with increased operation on the weekends by 35 hours per week (as approved by Council) - $201 112.

  Option 3 - Increase the current fleet of 15 vehicles by 2 additional vehicles for exclusive use in Vancouver - $241 740.

  Option 4 - Increase the operation as per the B.C. Lions proposal in Appendix 3 - $351 481.

- Determine the length of the agreement with the interim operator, the B.C. Lions Society.

  Option 1 - Through December 31, 1979, with possible earlier termination.

  Option 2 - Through June 30, 1979 with possible monthly extensions.

RECOMMENDATION & CONSIDERATION

The City Engineer and Director of Social Planning recommend the following:

1. That in the matter of reimbursement for additional costs for 1978, the B.C. Lions be given a grant in the amount of $34 684 (Option 2) from the following sources of funds:

1978 Reserved Grant Funds	-	$14 405
1979 Revenue Budget (Grants Other)	-	$20 279
Total	-	$34 684

2. That a decision on the long-term operator of transportation services for the handicapped in the Lower Mainland be deferred pending further discussions with the UTA and a decision by the Province on disabled transit.

3. The length of an agreement with the B.C. Lions for disabled transit services in 1979 shall be through June 30, 1979 with possible monthly extensions (Option 2), but a full year's budget should be provided.

With respect to a decision on levels of service and a fare policy for 1979 disabled transit service, the City Engineer and Director of Social Planning offer the following options for consideration:

4. The level of service for handicapped transit in 1979 with funding from the 1979 Grant Program shall be:

   a) 1978 budgetted levels of service (cost - $188 111; additional 1979 funds required $17 971), or

   b) 1978 levels with increased operation on weekends by 35 hours per week (cost - $201 112; additional 1979 funds required $30 972), or

   c) Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver (cost - $241 740, includes reduced fares per 5 (b) below; additional 1979 funds required $71 600), or

   d) Increase the operation per B.C. Lions proposal in Appendix 3 (cost $351 481, includes reduced fares per 5 (b) below; additional 1979 funds required $181 341).

5. The fare level in 1979 for Vancouver eligible residents shall be:

   a) Existing fare levels providing for a $1 one-way charge for first 4 miles and 25¢ per mile above 4 miles, or

   b) Revised fare providing for a $1 one-way charge for first 10 miles and 25¢ per mile above 10 miles (additional cost - $5500, April-December, 1979).

The Director of Finance further recommends that:

6. The grant to the B.C. Lions Society for transportation of the handicapped be transferred from the category 'Community Services Grants' to the 'Other' grant category. This would reduce the Community Services Grant Budget by $170 140 and increase the 'Other' Grant Budget by like amount.

7. That the 'Other' Grant Budget category be increased by any additional funds granted by Council in excess of the $14 405 reserved in 1978 and the $170 140 provided to date."

FOR COUNCIL ACTION SEE PAGE(S) 590/593

MANAGER'S REPORT

DATE March 30, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Riley Park and Kensington N.I.P. - Storefront Libraries

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"Included in the 1977 and 1978 N.I.P. Concept Plans for Riley Park and Kensington (approved by City Council on 26 July, 1977 and 4 April, 1978, respectively) are allocations of $100,000.00 per neighbourhood to pay for capital costs of providing Storefront Libraries in each area. It was proposed that these N.I.P. funds would cover costs of new books, equipment, furnishings and minor space renovations. All ongoing operating costs would, of course, have to be covered by the Vancouver Library Board including building rent, staffing, administration, book replacement, etc.

The purposes of this report are: to review the need and demand for these library services; to outline the Storefront Library concept for minimizing ongoing operations costs; and, to recommend commitments of funds so that the proposed libraries can be implemented. The Director of the Vancouver Public Library will also report concurrently on this matter.

I. NEED FOR LIBRARY SERVICE IN RILEY PARK AND KENSINGTON/CEDAR COTTAGE

Expressions of the need and desirability of library services in the Riley Park and Kensington neighbourhoods have been put forward often over the years. Inquiries about the establishment of a library in Kensington were first made in the early 1950's. Similar requests are documented for Riley Park in the late 1960's and early 1970's. In general, the response by the City to these requests was positive in terms of the need and viability of such service and negative in terms of the availability of capital funds to initiate the libraries. Both proposed libraries began to appear in 5-Year Plan Plebiscites. In 1974 and 1975 proposed 5-Year Plans listed Cedar Cottage/Kensington and Riley Park as target new libraries. In 1976, the Cedar Cottage/Kensington proposal was again put forward. Unfortunately the capital funding was not approved in these 5-Year Plans and the needed services were consequently not instituted. Yet the inclusion of the proposed libraries in these 5-Year Plans did illustrate a commitment to the services and raised expectations in the neighbourhoods.

The need and demand for library services has not abated in the intervening years. In 1977, a Riley Park survey on social needs, through which 10% of the area's households were interviewed in depth, concluded that 57% of these households felt they needed and would regularly use a local public library. In Kensington, a survey of all residents about community priorities in early 1978 found that a library was the most desired new facility for residents of Kensington and this confirmed the findings of a 1975 survey by the Cedar Cottage N.I.P. Committee. On the basis of this evidence, coupled with vocal requests at public meetings, N.I.P. capital funds were earmarked for libraries in both Riley Park and Kensington.

To obtain a better understanding and documentation of the demand, new surveys were undertaken in Kensington and Riley Park in late 1978 specifically concerning needs and preferences for library services. Response to these surveys was high and the results again showed a strong demand for local libraries. 94% of Kensington/Cedar Cottage respondents indicated they would use a library in the vicinity of Kingsway/Knight (47% said frequently and 47% said occasionally). 86% of Riley Park respondents indicated that they would use a library located conveniently near their home (39% said frequently and 47% said occasionally).

The Director of the Vancouver Public Library has analysed these survey findings along with statistical information about the neighbourhoods and has projected the annual number of regular users and annual circulation that can be expected for each Storefront Library. It is estimated that Riley Park Storefront Library will typically service some 2,500 patrons for an annual circulation of some 75,000 volumes. It is estimated that Kensington/Cedar Cottage Storefront Library will serve some 3,500 patrons annually who will borrow some 90,000 books. It is felt that these estimates may indeed be conservative because the establishment of a library typically motivates both increased use by existing library system patrons and new use by people who haven't previously considered the library's resources. Most respondents in both the late 1978 surveys indicated that the main reason they do not use libraries is because of the "inconvenient location" of existing libraries. Respondents also overwhelmingly preferred to walk to their library and it is known that people tend to couple a library and shopping trip. Since the proposed Storefronts would provide convenient locations in local shopping districts within walking distance to most neighbourhood residents, new users can be expected to emerge.

Complete summary reports on the surveys discussed above are available at the City Planning Department.

II. THE STOREFRONT LIBRARY CONCEPT

When considering the need for local library services, the Kensington and Riley Park Citizens' Planning Committees were sensitive to the high on-going costs of Branch Libraries in Vancouver. Consequently, local residents were very receptive to the concept of Storefront Libraries as put forward by the Vancouver Library Board in an attempt to provide necessary new services to fill existing gaps at lower costs.

The Storefront Library is characterized by the Vancouver Library Board as having the following characteristics:

A. The Storefront is significantly smaller than a conventional Branch. Floor area would be approximately 1200 - 2000 square feet. The staffing is less than a regular Branch, having basically 2 full-time Library Assistants and 15 hours/week assignment of a Librarian.

B. The Storefront serves a smaller area than a normal Branch (½ mile vs. 1 mile radius service area) and must be highly accessible to users. Accessibility is maximized by location in a high traffic area and by flexible hours tailored to local habits.

C. Storefront Libraries will primarily offer a lending service of books and magazines that are in most high demand by local users. The collection is smaller than a conventional Branch and will include: approximately 10,000 paperbacks (no catalogue); 2000 hardbacks; a small collection of encyclopedias and reference materials; and popular periodicals. The hardback books will be part of a larger floating collection shared by several library outlets allowing a constant rotation of the on-site books.

D. The Storefront Library, offering the basic lending service will be linked to an existing larger Branch and its full range of services and facilities. The linkage will be through unlisted telephone connections for use by Storefront Library patrons and by a multi-daily delivery of requested materials.

E. The Storefront Library will provide ancillary services such as reading lounge, neighbourhood information, copier service and programming (co-ordinated from a Branch Library) as needed by the community.

Generally, the Storefront Library is designed to provide a library presence in a small plant with a small staff by having the basic high demand library functions on-site and "borrowing" from existing larger outlets for lower demand services.

III. LOCATION AND LEASING

The Library Board and local residents agree that the Storefront Libraries should be located in high pedestrian traffic areas of commercial districts.

For the Kensington Storefront Library, a location in the vicinity of Kingsway and Knight Street is preferred. This location will facilitate library users from both Kensington and Cedar Cottage neighbourhoods.

For the Riley Park Storefront Library, a location in the Main Street shopping area between 20th and 30th Avenues is preferred. The association of the library and the Little Mountain Neighbourhood House is considered logical by the community and the Vancouver Library Board provided that separate entrances and identities are maintained. This concept was also Approved in Principle by City Council on November 7, 1978 when the implementation of the Neighbourhood House was approved.

Both Storefront Libraries are proposed to be housed in leased premises so as to retain flexibility for space adjustments should activity prove lesser or greater than predicted. As part of detailed implementation, specific sites will have to be found and leases arranged by City staff.

IV. FUNDING

Two types of funding commitments must be made by City Council if the proposed Storefront Libraries in Kensington and Riley Park are to proceed.

Capital costs are proposed to be appropriated from Kensington and Riley Park N.I.P. budgets. Staff are confident that capital costs for each library will not exceed the $100,000.00 per facility estimated in the N.I.P. Concept Plans. If Council reconfirms its approval for the expenditure of N.I.P. funds for the libraries then staff will report back in detail on amount and type of books, equipment, furnishings and renovations to be purchased and the exact amount of funding required.

The Director of the Vancouver Public Library has estimated the operating costs for each library to be approximately $60,000.00 per year as outlined in his report. This cost is approximately one-third the operating cost of a conventional Branch Library. Also based on estimated and observed book circulation, it is projected that the Storefront Libraries will provide their service at a lesser cost per book circulated than existing Branch Libraries. Implementation of the Storefront Libraries can only occur if City Council approves the required operating funding in the Vancouver Library Board's 1979 Operating Budget. The Storefront Libraries, if approved, are targeted to open in September, 1979 so that the operating commitments for 1979 would have to cover only 4 months of service or $20,000.00 per library or $40,000.00 for both facilities.

V. COMMENTS OF THE VANCOUVER LIBRARY BOARD

As noted above, the Director of the Vancouver Public Library, on behalf of the Vancouver Library Board, will provide City Council with a report on the proposed Storefront Libraries. The Vancouver Library Board has passed the following resolutions on this matter:

A. On 20 July, 1978 after investigations by a Sub-Committee of Trustees, the following resolution was passed:

> "that reports for the four services proposed (including Riley Park and Kensington Storefront Libraries) be approved in principle and the Board continue to work with all groups concerned to establish these services."

B. On 21 February, 1979 after detailed investigations and discussions, the following resolution was unanimously passed:

"THAT the Library Board approve this report (on Kensington and Riley Park Storefront Libraries) to go to City Council in conjunction with City Planning Department reports with the request that funds be provided in the Board's 1979 Operating Budget to commence these services; that the Library Board supports the expenditure of N.I.P. capital funds to establish these libraries; and that the Library Board approves in principle the location of the Kensington Storefront Library in the Kingsway/Knight shopping district and the Riley Park Storefront Library in the Main/25th shopping district (connected to the Little Mountain Neighbourhood House), subject to the identification and selection of specific acceptable sites and the achievement of acceptable lease arrangements."

VI. SUMMARY

In summary, the Director of Planning, the Vancouver Library Board and the Riley Park and Kensington Citizens' Planning Committees advise the following:

A. There is a clearly illustrated long standing and present need for library services in the Riley Park and Cedar Cottage-Kensington areas. These areas represent a serious gap in the library system in Vancouver.

B. On the basis of technical criteria it is not possible to significantly differentiate the degree of demand for library services for these neighbourhoods. As such, it is not easy to priorize the proposed services on technical grounds - both Storefront Libraries are equally needed.

C. There is a long standing commitment by the City that library services would be forthcoming to these neighbourhoods when capital funding is available.

D. The Storefront Library concept can fulfill the library service needs in Kensington-Cedar Cottage and Riley Park at approximately one-third the cost of regular Branch Libraries. The Storefront Library is also cost-effective in terms of the annual investment relative to the amount of service provided. The two proposed Storefront Libraries will also work well as a system in terms of backup provisions.

E. N.I.P. funds are available in both neighbourhoods to cover the capital costs for the two Storefront Libraries. This capital funding opportunity will pass shortly and a similar opportunity is not foreseen in the immediate future.

Therefore, it is felt that the Riley Park Storefront Library and the Kensington Storefront Library should be approved for immediate implementation in 1979.

The Central Mortgage and Housing Corporation and the Province of British Columbia concur with the proposed expenditure of N.I.P. funds on these projects.

VII. RECOMMENDATIONS

The Director of Planning recommends:

(A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.

(B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4-months operation of the Kensington and Riley Park Storefront Libraries in an amount of $20,000.00 per library ($40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.

(C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in this report and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library."

The City Manager comments as follows:

(1) When the Finance Committee was considering the 1979 Supplementary Capital Budget, there were five submissions for expenditure of funds for libraries, as follows:

-upgrading Kerrisdale Branch
-automated library circulation
-Champlain Heights Branch
-Kensington Storefront Branch
-Riley Park Storefront Branch

In establishing priorities, the Finance Committee assigned No. 2 to the Kerrisdale Branch, No. 4 to the automated library circulation and the Champlain Heights Branch, and did not assign priorities to the latter two storefront branches because they did not require funds from this source. It is suggested that the Committee consider the N.I.P. Storefront libraries within their overall operating budget priorities, in view of the annual operating increase of $120,000 per year.

(2) In the Library's departmental review, the Library identified their priorities for operating budget increases. The three branch libraries which are now proposed were ranked in the second priority group. The first priorities (including automated circulation) totalled $118,000 per year. The second priority group totalled $347,000 per year."

In view of the above factors, the City Manager submits the recommendations of the Director of Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 593/594

SUPPORTS DEL. 5
COUNCIL APRIL 3, 1979

MANAGER'S REPORT

C31

Date: March 19, 1979

TO: Vancouver City Council

CLASSIFICATION: CONSIDERATION

SUBJECT: The Relocation of Kanish Marine Village

The Director of Planning and the Medical Health Officer report as follows:

" PURPOSE

The purpose of this report is to:

1. Report on temporary relocation of the Kanish Marine Village floating homes to the vicinity of the foot of Denman Street.

2. Make a preliminary assessment of other temporary or permanent floating home locations within the Greater Vancouver area.

BACKGROUND

The Kanish Marine Village is a good quality floating home marina including some 15 floating homes, 3 liveaboards and 23 recreational vessels. Their relocation is necessitated by a planned expansion of facilities by the Bayshore Hotel.

In response to requests by floating home and shipyard interests, Council, January 16, 1979, acted upon staff recommendations in resolving:

'THAT Western International Hotels be requested to extend the term of the lease to the floating home residents for a further period of five months (to June 30, 1979) in order ot provide the opportunity to determine an appropriate (interim or permanent) location for these floating homes.

THAT Western International Hotels be requested to extend the term of the lease to shipyard lessees for a further period of five months (to June 30, 1979) in order to provide them with the opportunity to complete existing work commitments and avoid the expected lay off.

THAT Council agree to specifically consider interim use of the water lot at the foot of Denman Street which includes part of Schaeffer's Marina, as well as the City-owned property under lease to Harbour Ferries for temporary location of the Kanish Marina Floating Homes and request Harbour Ferries to accede to this;

FURTHER THAT, before making a temporary relocation of these floating homes to the above location, the City Engineer, Medical Health Officer and Director of Planning submit an early joint report to Council dealing with access and parking, sewerage, design considerations and permission from the National Harbours Board.

THAT the whole matter of suitable locations for floating homes be referred to the Planning and Development Committee for consideration.'

G.V.R.D. Recommendations and Proposed Standards

The City Planning Department carried out a study in July, 1977 entitled "The Aquatic Community". It recommended policy guidelines for floating homes and marinas, and suggested Coal Harbour, False Creek and the Deering Slough (Fraser River) as the only potentially suitable locations in Vancouver. Council, in January, 1978 requested the G.V.R.D. to carry out a comprehensive study of floating homes and, pending completion of this study, took no action on amending City By-laws.

The G.V.R.D. Board on November 29, 1978 adopted recommendations of their subcommittee on floating homes. Five of these recommendations require municipal implementation and were referred January 31, 1979 for City Council's consideration. In particular, these include "Guidelines For the Regulation of Floating Communities."

The G.V.R.D. undertook this examination of floating communities in recognition of the increasing demand for this lifestyle, and the need to establish more uniform procedures and standards for their approval. The interest and co-operation of the many parties involved in preparing these recommendations is thought to reflect a growing acceptance of floating homes as a legitimate urban use.

The G.V.R.D. recommendations guidelines and standards will be reviewed. Recommendations will be made to Council at a later date in conjunction with a full presentation by G.V.R.D. staff.

ANALYSIS

Foot of Denman Street

Discussions have been held with civic officials, existing lessees, floating home owners, the representatives of the Kanish Marina owners and National Harbours Board officials. The vicinity of the foot of Denman Street has been analyzed as an interim location for the Kanish Floating Homes. Various constraints, criteria and alternatives have been determined.

In summary, this site is not recommended for the following reasons:

1. It is opposed by officials of the National Harbours Board (see letter attached as Appendix I) who recommend instead a False Creek location.

2. The provision of sewer connections and other services which would meet municipal, and senior government standards, would be exorbitantly expensive (approximately $50,000) if amortized over an interim period (approximately 8 months).

3. A floating home community on this site could introduce a discordant element to the image of this important site. It would also introduce private uses to an area reserved for public use.

Other Greater Vancouver Locations

A preliminary survey of alternative floating home sites in Greater Vancouver has been carried out. Findings are attached as Appendix II.

Essentially, there are some potential permanent floating home sites in outlying areas such as the Ladner Reach and the Annacis Slough. These have not yet been approved or developed. The few existing sites, such as the Lynwood Marina in North Vancouver do not have space available at the present time.

It is concluded that the best and most feasible location is False Creek either for interim or permanent use. Preliminary study indicates the feasibility of a limited number of floating homes subject to Council approval. Potential floating home locations in False Creek are mapped and described below.

Unsolicited private interest in providing such accommodation has been expressed by Harbour Ferries Ltd. The Harbour Village Co-op, and the Kanish Marine Village itself. (See Appendix III). (The Kanish Marine village has expressed a strong desire to lease directly and to operate their floating home marina independently. They wish also to remain intact as one community.)

In addition, the Greater Vancouver Floating Home Co-op has reiterated its request of August 19, 1977 for amendment to development controls to permit 10 floating homes at the Spruce Marina. (See Appendix IV). A public hearing on this matter was agreed and then deferred in conjunction with Council's January 24, 1978 request for a GVRD report on floating homes. (If interim accommodation for the whole Kanish Marine Village cannot be found in one location, 5 of the 10 potential Spruce Marina moorages could be available to Kanish residents, 3 of whom are con-currently members of the GVFH Co-op).

FALSE CREEK LOCATIONS	WATER LEASE & NAVIGATION AUTHORITIES FAVOURABLE	POTENTIAL INTERIM LOCATION	POTENTIAL PERMANENT LOCATION	COMMENT
1. East of old Fireboat house site	Yes	Uncertain	Yes	Marathon lands. For permanent use on Marathon lands they intend that it be part of a long term plan. Services required.
2. West End of Granville Island	Yes	Very Unlikely	Very Unlikely	Granville Island staff indicate approval very unlikely due to imminent redevelopment plans & problems related to interim servicing and future relocation uncertainties. Services required. Other lease arrangements committed.
3. Spruce Marina South Side False Creek	Yes	Uncertain	Yes	Greater Vancouver Floating Home Association is making application to the City to include floating homes in this existing livaboard marina. Three are members of the Kanish community. The marina complies with existing health standards for livaboards and floating homes. Urban Design considerations will be critical.
4. Heather Marina South side False Creek	Yes	No	Very Unlikely	No space available at present. Contains 10% livaboards. Complies with existing health standards for such use. Urban Design considerations will be critical.
5. Area 4, East end of False Creek	Yes	No	Yes	The City Engineer is of the opinion that floating homes are incompatible with the industrial development east of Cambie Bridge. Problems of noise and odour would inevitably lead to conflicts. Furthermore, economic costs to provide services and alter a major sewer outfall would be excessive.

Resolution of permanent False Creek Floating home locations, numbers and standards should logically await:

1. Amendment to the False Creek Official Development Plan By-law.

2. Amendment to the Area Development Plan By-law for Marathon's Area 2 lands on the North side of False Creek. (Not scheduled in Planning Department work program for 1979).

3. Amendment to the Area 6, Phase 1 Area Development Plan By-law.

4. Staff report on recommended G.V.R.D. Guidelines & Standards.

5. Preparation of a development concept for Area 4 at the east end of False Creek (scheduled for May, 1979).

Given the urgency to relocate the Kanish floating home community before June 30, 1979 Council may wish to:

1. request the City Manager and the Director of Planning to negotiate terms upon which Marathon Realty would accept the Kanish Marine village as an interim floating home use on the north shore of False Creek.

2. request the City Manager and Director of Planning to negotiate with various other marinas and lessors with the intention of distributing the Kanish floating homes within False Creek

SUMMARY

Present development by-laws and policies of the City do not presently deal with floating home locations, numbers or standards. However, it is considered that they can be permitted as interim uses subject to "prior to" conditions which may be imposed in conjunction with development permit approval, and subject to approval of both water leasing and navigational authorities.

At the time the False Creek Official Development Plan was prepared, Council was not prepared to approve such use and had to forcefully evict a number of poor quality floating homes. Both the policies and the By-laws permit liveaboards and care was taken in the definitions of these to ensure that floating homes were not included. Covered moorage (boathouses) are not permitted except under (50 ft. either side) the bridges. Reference is made in the "Aquatic Community" Report of 1976 to the fact that floating homes are specifically "prohibited" in False Creek. The Greater Vancouver Floating Home Co-op specifically requested inclusion of floating homes in the Spruce Marina at the time of its development approval. This was considered and refused.

Floating home standards have now been prepared by the G.V.R.D. at Council's request. The G.V.R.D. recommendations, including guidelines for the regulation of floating homes imply that Floating Homes meeting these guidelines and standards could constitute a legitimate and desirable urban use. It is now becoming possible and desirable for Council to establish clear civic policies for floating homes.

Interim relocation of the Kanish Marine Village floating homes to the foot of Denman Street site is:

1. not economically feasible
2. opposed by the N.H.B.
3. not recommended by staff

Such relocation should only be considered as a "fall back" position should other locations not be made available. In such circumstance, the continuance of the existing standard of services, (especially sewer) would be the only practical approach to take, rather than standards appropriate to permanent location.

False Creek would be the best temporary or permanent relocation site for the Kanish Marine Village, however the availability of a temporary site is very uncertain. The most feasible site, on the north shore of False Creek requires high level negotiation with Marathon Realty and probable commitment by the City towards approval of a permanent site. In order to maintain the possibility of relocation by June 30, 1979 such negotiation must begin immediately.

RECOMMENDATIONS

The Director of Planning and the Medical Health Officer recommend:

1. THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

2. THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.

3. THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.

4. THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification."

The City Manager believes that a satisfactory solution may not be available for this problem. Appropriate new facilities take time to construct even if all the procedural hurdles can be overcome. A development permit application to accommodate the Kanish floating homes in existing facilities in False Creek might generate substantial opposition. The recommendations advanced by the Director of Planning involve considerable work which may be unproductive and which must be diverted from other projects.

The City Manager submits for Council's CONSIDERATION the following alternatives:

A) take no further action at this time on the question of floating homes in Vancouver, in which case the report should be received.

B) acknowledge that the present situation cannot be resolved by June 30th, but proceed with a review and possible by-law amendments over a longer period to set policy for floating homes in future. In this case, recommendation 1 should be approved.

C) pursue a solution to the problem of relocating Kanish Village by June 30th, and establishment of appropriate controls for floating homes. In this case, all of the recommendations of the Director of Planning should be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 587/589

MANAGER'S REPORT

DATE March 15, 1979

TO: Vancouver City Council

SUBJECT: Proposed Facia Sign for "Three Vets" - 2200 Yukon St.

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"In April 1978 the above retail store and warehouse was completely gutted by fire and has now been rebuilt and occupied.

The new two storey building has been designed with the upper storey finished with steel to give the appearance of a mansard-type roof with windows set in the decorative panels.

On February 16, 1979, an application was made by Diamond Neon (Manufacturing) Ltd. to erect a facia sign between two of the upper storey windows, even though the building designer had been advised previously of the signable area within which a sign could be permitted. Consequently, when the Sign Company application was examined it was rejected because the proposed sign was located above the "signable" area allowed under the Sign By-law (see attached copy of picture of building). The limits of the signable area of a facia sign are stated in Section 6 of the By-law as follows:

"6(1) Facia Sign

Signable Area

(a) The signable area of a facia sign shall be the space between the lower and upper limits of the face of a building as defined below:

(i) the lower limit shall be the lintel or window head of the first storey but in no case shall it be lower than 9 feet from the finished grade immediately below;

(ii) the upper limit shall be the window sill of the floor immediately above the lower limit and in the absence of a window 2½ feet above such floor;

(iii) in the case of a one-storey building the upper limit shall be the roof line or 3 feet maximum above the roof line if there is a parapet."

(See attached copy of diagram for signable area.)

The upper limit in this case would therefore be the window sill height of the upper storey (Section 6(1)(a)(ii) applies).

The Director of Permits and Licenses, as the Administrator named in the By-law, is not empowered to relax this control but provision is made under Section 10 of the Sign By-law for the applicant to appeal to Council, which, in the exercise of its discretion, may authorize the issuance of a permit.

However, since there is ample space to locate this sign on the face of the building within the permitted area, it is suggested that no relaxation be entertained for this case.

CONSIDERATION

Since the applicant is appealing the refusal under Section 10 of the Sign By-law, Council may authorize the issuance of the permit."

The City Manager submits the foregoing report for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 585

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Tender No. 58-79-2 - Supply of Ready-Mixed Concrete

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on January 29, 1979 and referred to the City Engineer and Purchasing Agent for report.

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are available in the Annual Revenue and Capital Budgets.

The 5% Provincial S.S. Tax is in addition to all prices shown in this report and in the tabulation.

The tenders provide for the supply of ready-mixed concrete as follows:-

(a) Pick-up by City trucks from the suppliers' depot(s) (estimated 50%), and
(b) Delivery by the supplier to job-sites (estimated 50%).

Provision is also made for the award of the picked up portion of concrete to more than one supplier, so that the City may take advantage of the lowest on-site price, after both material and hauling costs have been considered.

Accordingly, we are recommending that an unspecified amount of picked-up ready-mix be awarded to Econo Mix Ltd., LaFarge Concrete Ltd. and Ocean Construction.

The only other bidder, Kask Bros., is not considered because their plant is located in Burnaby, beyond the economic hauling area.

The City Engineer and Purchasing Agent recommend acceptance of the bids for the supply of Ready-Mixed Concrete, as and when required, for a 12 month period, as follows:

A. Ready-Mixed Concrete Picked Up by City Trucks from the Suppliers' Depot(s).

- Econo Mix Ltd.
- Ocean Construction Supplies Ltd.
- LaFarge Concrete Ltd.

An unspecified portion of ready-mixed concrete from each supplier, at a total estimated cost of $354,000.

B. Ready-Mixed Concrete Delivered by the Supplier to Job-Sites.

- Ocean Construction Supplies Ltd. - low bid for Type 3028 B Ready-Mixed Concrete, at a total estimated cost of $277 440.

- Econo-Mix Ltd. - low bid for Type 1528A @ $71 400, and the overall low bid on a variety of mixes @ $50 737.50, for a total estimated value of $122 137.50. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

2. Sewer Reconstruction: 14th Avenue from Heather Street to Willow Street

The City Engineer reports as follows:

"The sewer on 14th Avenue from Heather Street to Willow Street, constructed in 1912, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is $78 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

..../2

Clause No. 2 cont'd:

I recommend that $78 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. 1979 Supplementary Capital Budget Petitions from December 1978 Court of Revision

The City Engineer reports as follows:

"A number of Local Improvement projects came before a Court of Revision and Council on December 7, 1978, including a group of projects identified as 'Group B'. These were for Residential Lane Pavements and Speed Deterrent Bumps by Petition and fell beyond the number covered by the Five-Year Capital Plan. They were approved by the Court of Revision and undertaken by Council subject to approval of $46 000 for the City's share from 1979 Supplementary Capital.

The Council of December, 1978, recommended to the 1979 Council that this amount be approved early in 1979. The item was included in our 1979 Supplementary Capital submissions and the Standing Committee on Finance on March 1, 1979, placed it in their Priority 1. The 1979 Council, however, has never actually approved the funds. So that we may proceed with these projects, we request that approval now.

I recommend that the 1979 Supplementary Capital item 'Shortfall on Petitions - December, 1978, Court of Revision - $46 000' be approved in advance of general approval of the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Tender No. 792 - Pender Street Improvement Project

The City Engineer reports as follows:

"Tenders for the Pender Street project consisting of the removal of existing surfaces to permit replacement with new concrete sidewalks and crosswalks, and installation of low level pedestrian lighting were opened on March 26, 1979, and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of Tender No. 792 have been prepared and are attached. These bids are unit prices based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary in accordance with the actual quantities measured during construction.

The low tender was submitted by Winvan Paving Ltd. in the amount of $276 247.65. This tender amount is within the departmental estimate and it is anticipated that the overall cost, including work by other forces, will approximate the available funds as approved by Council on January 23, 1979.

Council should note that the original intention was to continue the special lighting along the south side of Pender Street to Carrall as part of this project and the formal definition of the Local Improvement includes this. It is now proposed to leave that work to be done in connection with the Chinese Garden development and it should be deleted from the Streetscape Local Improvement.

The by-law formally undertaking the project will be before Council later the same day as this report. Council's action on this report, therefore, should be made subject to passing of that by-law.

The City Engineer recommends, subject to passing of the Chinatown Streetscape Project By-law:

..../3

Clause No. 4 cont'd:

A. That the local improvement project be reduced in scope by deleting the lighting on the south side of Pender Street from a point approximately 133.66 feet west of Columbia Street to Carrall Street.

B. That a contract be awarded to the low tenderer as follows:

Contract 792 - Pender Street Improvment Project, to

Winvan Paving Ltd.
3379 Norland
Burnaby, B.C.

for the amount bid, namely, $276 247.65.

C. A contract satisfactory to the Director of Legal Services be entered into.

D. The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

5. Tender No. 56-79-1 - Asphalts Liquid and Paving

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 12, 1979 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

General Information

Five bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

Item No.	Imperial Oil	Shell Canada	Chevron Canada	Chevron Asphalt	Ace Asphalt
1. MC Grades	$102 510	$104 550	$104 300	N.B.	N.B.
2. Emulsions	N.B.	N.B.	N.B.	$16 650	$20 100
3. 85/100 Grade	$531 900	$535 500	$550 665	N.B.	N.B.

All prices shown are f.o.b. destination except for Item 1, Chevron Canada, which is f.o.b. refinery.

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend acceptance of the bids as follows:

1. IMPERIAL OIL LTD.

   a) Item 1. - M.C. Grade - at a total estimated cost of $102 510.

   b) Item 3. - 85/100 Grade-at a total estimated cost of $531 900.

2. CHEVRON ASPHALT LTD.

   a) Item 2 - Emulsions - at a total estimated cost of $16 650.

The 5% Provincial Sales Tax is in addition to all prices shown in the report and tabulation. "

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to the contract satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 578

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION:

1. Homemaker Services for Downtown Community Health Clinic

The City Manager reports as follows:

On March 13, 1979 Council agreed to a request of February 27, 1979 from the Minister of Health to assume responsibility for the operation of the Downtown Community Health Clinic and adopted:

A. the City of Vancouver accept administrative responsibility for the operation of the clinical services currently provided by the Downtown Community Health Society commencing March 19, 1979, costs to be totally funded by the Provincial Government;

B. the Director of Personnel Services be directed to review and classify the positions affected;

C. in conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

The takeover on March 19 happened smoothly, thanks to the cooperation of the Board of the Downtown Community Health Society, and a great deal of extra work on the part of the staff of the clinic and of the City's Health, Personnel and Finance Departments.

In the same letter the Minister suggested that in time the homemaker services, which had been transferred to the Metropolitan Board of Health on January 5, 1979, should be returned to the clinic "in order to offer a comprehensive service".

The Metropolitan Board would like this to be done "no later than June 30, 1979". The City's Health and Personnel Department agree that it should be done as soon as possible, and that they would be able to assume the responsibility on May 1, 1979.

The VMREU has applied for a declaration that the Metropolitan Board of Health is, for labour relations purposes, a successor of the Downtown Community Health Clinic and that the City and the Metropolitan Board of Health are common employers. The issues involved in the application are complex. If Council will agree to assume the homemaker services, the application of the union would become academic and probably withdrawn as the union has bargaining authority for City employees.

Consequently, I RECOMMEND that:

A) Council agree to accept temporary responsibility for providing homemaker services operating in conjunction with the Downtown Community Health Clinic, as of May 1, 1979, provided that costs are totally funded by the Provincial Government. (Including adequate allowance for overhead.)

B) The Director of Personnel Services be directed to review and classify the positions affected.

C) In conjunction with the Finance Department, the Health Department prepare and submit the budget for submission to the Ministry of Health.

FOR COUNCIL ACTION SEE PAGE(S) 578

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights Enclave 17 - Conditions and Standards of Development

The Director of Planning reports as follows:

"Introduction

The purpose of this report is to propose an amendment to Council's Resolution of June 14, 1976, concerning the Conditions and Standards of Development for Enclave 17, Champlain Heights - specifically site coverage.

Background

Development Permit Application No. 83029 has been filed by Downs/Archambault Architects, for Greentree Development Ltd. to construct 40 townhouse dwellings on Champlain Heights, Enclave 17 (Lot 14, Block A, D.L. 335, Group 1, Plan 16639).

At a Public Hearing held on June 14, 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses. A resolution of Council when dealing with the rezoning restricted the site coverage to 35%.

The development as proposed would have a site coverage of 43.42%. The number of residential units proposed is 40 although up to a maximum of 42 could be permitted. The minimum parking requirement is 1½ parking spaces per unit. This development proposes two spaces per unit, including a parking facility for recreational vehicles, all of which are included in site coverage calculations. The development is basically a patio house, 1-storey design which tends to cover more site area because of its low height. The developers advise that they believe it is important to the development to provide the additional parking spaces.

The Director of Planning, after receiving advice from the Urban Design Panel, has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 44% in lieu of the previously approved 35%.

The Director of Planning recommends that Council amend its previous resolution of June 24, 1976, to permit a site coverage of 44% in lieu of 35%."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

2. Leonardo da Vinci at Pier B/C

The City Manager reports as follows:

"On March 13, 1979, Council heard a delegation advocating that the City acquire the above ship as a component of the proposed Trade/Convention Centre, to provide

- a 500-room "hotel"
- kitchen facilities to supply the convention centre
- public rooms, pools and a theatre for auxiliary convention activities.

Clause 2 continued

Council also was provided with a brief by the delegation and a commentary on the proposal by Doug Sutcliffe. Council asked the City Manager to investigate the proposal further. Consequently, I sent copies of the brief to all the principal participants in the proposed development, and now have evaluations from the following:

1) Doug Sutcliffe, Task Force Chairman
2) R. J. Spaxman, Director of Planning
3) W. H. Curtis, City Engineer
4) M. Egan, Director of Social Planning
5) P. D. Leckie, Director of Finance
6) Fred Spoke, Port Manager, National Harbours Board
7) Don Murray, Regional Manager, Marathon
8) Gordon Shrum, representative of Province of B.C. (verbal)
9) Gordon Selman, representative of Board of Trade.

Marathon have also asked CP Hotels if they have any interest in the proposal but heard nothing from them.

The comments received can be summarized as follows. (Numbers following comments indicate the authors, as listed above):

Negative

a) There is not room at the pier for both the Leonardo da Vinci and the cruise ships visiting in the peak season (1, 2, 3, 6, 8)

b) As a hotel, a cruise ship is not very satisfactory: staterooms are cramped, too labour-intensive (2, 5, 7, 8, 9)

c) Depreciation and operating and maintenance costs are higher than in a normal hotel (2, 8, 9)

d) Large exhibition hall must be closely integrated with lounges and small meeting rooms -- not practical if these are in a ship (1, 2)

e) Hotel had been expected to cost-share decking and other common facilities and help pay for termination of CP lease of pier. It is doubtful if such a large contribution would be forthcoming from the ship (1, 3, 7)

f) The venture could well turn out to be a financial disaster -- such as Long Beach's "white whale" (4, 5, 8, 9)

g) The City should not get involved financially with any hotel, floating or otherwise (2)

h) Ship would add bulk to the pier and would severely block view from the convention centre (2)

i) Parking, servicing and access requirements will be same as normal hotel and may be more difficult to meet (3)

j) Ship's kitchens may not be able to service the centre efficiently (2)

k) Cruise ships are not a novelty to Vancouver and this is unlikely to be an additional great attraction (4)

l) The development should stimulate significant investment and construction within the City. Substituting a ship brought from another country for a hotel would not serve that purpose (9)

m) Costs of renovations have been grossly underestimated and could well be millions of dollars (5).

Positive

n) No hotel tower to obstruct the view -- ship would be attractive to look at (2, 3)

o) The ship could be a short-term temporary solution if Marathon is unable or unwilling to commit themselves to a hotel for some years (2).

Clause 2 continued

Conclusion

The off-the-cuff statements from all the participants are not a substitute for a professional feasibility analysis. However, such an analysis takes time and money, and in view of the overwhelmingly negative reaction of all parties involved in the project, I can not recommend proceeding further.

If the ship were to be berthed here, the costs of acquisition, operation, maintenance, servicing, providing access and parking, etc. should be entirely funded privately, and some arrangement should be made to provide fees in lieu of taxes.

Even if they were willing to do all this, the promoters would face the problem of persuading the NHB to allocate space to them, and their consent seems to be highly improbable.

The above is submitted for Council's INFORMATION."

RECOMMENDATION

3. Zoning in that Portion of the Mt. Pleasant N.I.P. Triangle Located West of Guelph Street

The Director of Planning reports as follows:

"PURPOSE OF REPORT

On September 28, 1976 City Council approved the Mt. Pleasant N.I.P. Concept Plan which contains both N.I.P. capital projects and land use goals and policies. For each land use policy, Council instructed the Director of Planning to undertake further study and report back on implementation.

Immediately following approval of the Concept Plan in 1976 highest priority was given to implementing N.I.P. capital projects before inflation reduced the actual value and to ensure early visible improvements in the community. Commencing in 1978 detailed study of the Concept Plan land use policies was undertaken.

The purpose of this report is to review the following land use policy contained in the N.I.P. Concept Plan:

> 'Rezone that portion of the Mt. Pleasant N.I.P. area lying between Guelph and Pr. Edward Streets from RM-3(A) (apartment) to RM-1 (townhouse) or RT-2 (one/two family).'

Additionally, the zoning of three adjacent C-2 (commercial) blocks is considered in this report because some interest in rezoning one or more of these blocks to residential has been expressed by the owner of one block and by local residents.

DESCRIPTION OF AREA

The study area is situated in the northwest corner of the Mt. Pleasant N.I.P. Triangle. It is bounded by Guelph St., the lane south of Broadway, the lane east of Kingsway and 12th Avenue (refer to Map, Appendix A). It is comprised of four RM-3A and three C-2 block-faces. Two of the RM-3A blocks are developed with houses that appear to be in fair to good physical condition and two with apartment buildings containing a total of 90 units constructed in 1977. Two of the three C-2 zoned blocks are not yet developed: one is used as required parking for the Biltmore Hotel and one is vacant. The remaining C-2 block is largely developed with the B.C. Telephone Co. Trinity Exchange.

In total, 13 single family houses, 2 duplexes and 1 multiple conversion dwelling are located in the study area. Under the present zoning these houses could be demolished and redeveloped with roughly 120 apartment units. Up to 175,000 sq.ft. of commercial space could be built on the undeveloped C-2 zoned land. If the C-2 land were rezoned to RM a further 120 apartment units could be built bringing the 4 sq.block study area's potential for new apartments to 240 units.

Clause 3 continued

The lands to the east and southeast are zoned RT-2 and are developed with one/two family houses and multiple conversion dwellings. These lands are part of the Mt. Pleasant N.I.P. Triangle. To the north and west is C-3A and C-2 zoned land. The most significant land uses are Kingsgate Shopping Mall (S.E. corner Broadway/Kingsway) and the Biltmore Hotel (N.E. corner 12th Ave./Kingsway).

BACKGROUND:

At the time the subject land use policy in the Mt. Pleasant N.I.P. Concept Plan was formulated, the study area was zoned RM-3 (high rise apartment) and C-2. The RM-3 blocks and other apartment zoned land in Vancouver were rezoned to RM-3A (lowrise) in September, 1976.

The aim of the subject land use policy as stated in the Concept Plan is to discourage land speculation and deteriorating properties on the RM-3A blocks and in the immediately adjacent single family/duplex/conversion zone east of Guelph St. The incidence of absentee ownership, multiple conversion dwellings and deteriorating properties in the N.I.P. Triangle is concentrated in the N.W. corner in and adjacent to the study area. The goal of stability of residential land use and density in the N.I.P. area would not be achieved if houses continued to deteriorate and there was no firm policy on new development. Also, the zoning policy was intended to meet the N.I.P. goal of encouraging and upgrading family-oriented accommodation.

ANALYSIS:

The City Planning Department, together with affected property owners and the Mt. Pleasant Citizens' N.I.P. Committee, investigated four main zoning options for the study area. They are:

(a) Maintain the existing zoning in the study area (RM-3A and C-2).

This alternative is supported by the majority of property owners in the study area. They do not want the zoning changed because it could adversely affect their economic position and because they believe the close proximity to shopping and buses is advantageous for seniors and office workers who would occupy the apartment units. The owner of one C-2 zoned block, presently vacant, is interested in rezoning the block to RM. He feels this would make the land more marketable. A formal rezoning application has not been filed.

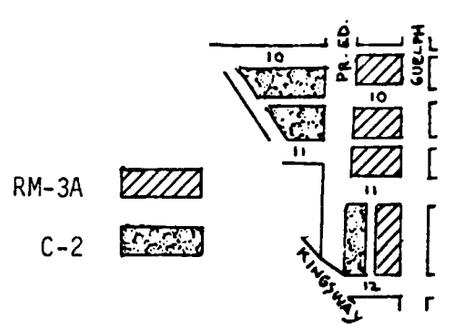

Under the present zoning, future development in the study area would likely be 3 storey apartment. This would produce a sharp contrast with existing houses in the adjacent RT-2 zone east of Guelph Street and might increase pressure to extend the apartment zone eastward.

(b) Rezone the RM-3A blocks developed with houses to RT-2 to bring the zoning in line with current land use. One or more C-2 zoned blocks might also be rezoned to residential. Maintain the existing zoning on the two RM-3A blocks developed with new apartments and on the C-2 zoned block largely developed with the B.C. Telephone Trinity Exchange.

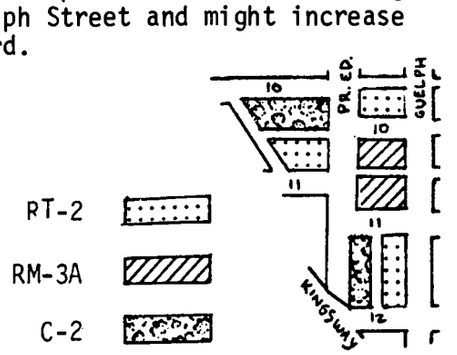

This would bring the zoning in line with current land use and help ensure compatibility of design and scale throughout the western portion of the N.I.P. Triangle. It would also encourage maintenance and rehabilitation of the existing housing stock - a major goal of N.I.P. and R.R.A.P.

Clause 3 continued

Based on B.C. Assessment Authority data showing assessed market value, and assuming land in the study area continues to be in demand, it is calculated that rezoning from RM-3A to RT-2 could lower land values by 20 to 25%. Homeowners' taxes and street curbing costs would also be less. (Note: buildings were excluded from the calculations due to their variable size, quality and condition).

(c) Rezone the RM-3A blocks developed with houses and possibly some C-2 land to RM-1 (townhouses and small apartments). Maintain the existing zoning on the remaining blocks.

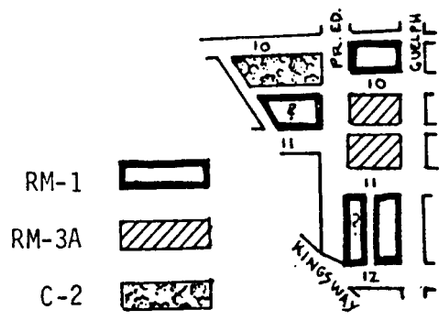

The RM-1 schedule does not permit new duplexes on sites less than 7,200 sq.ft. nor does it allow multiple conversion dwellings. This could serve to escalate demolition and redevelopment to townhouses or small apartment buildings. RM-1 would encourage ground-oriented accommodation in new development (townhouses).

Rezoning from RM-3A to RM-1 would have less adverse effect on land values than rezoning to RT-2.

(d) Rezone the RM-3A blocks and possibly some C-2 land to RM-3B to ensure that new apartment development in the study area is better designed and more family-oriented than buildings constructed under the RM-3A schedule.

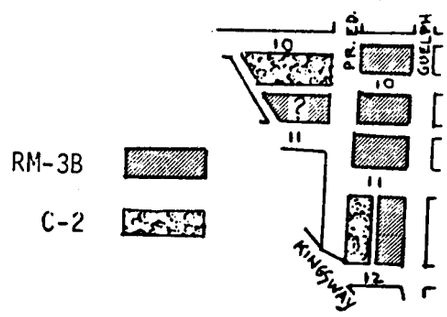

The Citizens' N.I.P. Committee favours this zoning alternative. Some measure of design control and scale is achieved for apartments built under RM-3B (Kitsilano apartment schedule). RM-3B would ensure that new apartment development contains a minimum of 20% two bedroom units and usable on-site open space is provided. Also townhouses and infill housing are permitted uses.

Based on experience in the Kitsilano RM-3B zone land values would not be adversely affected by rezoning from RM-3A to RM-3B. RM-3B may lead to increased rents.

Some property owners in the study area have indicated they oppose RM-3B on the grounds it imposes greater restrictions over new development.

CONCLUSIONS AND RECOMMENDATIONS:

A dichotomy is evident from this study. On the one hand are the N.I.P. community goals to stabilize existing land uses and encourage family-oriented housing. In opposition to this are the majority of property owners in the study area who want the zoning left as apartment to maintain current land values and because they believe the proximity to shopping and transit makes the area desirable for apartments.

Clause 3 continued

It is important to note that under the existing zoning a maximum of 2 additional block-faces can be redeveloped to apartment - 14 houses would be replaced by 120 apartment units. This would not have such detrimental impact on the N.I.P. area in terms of loss of family-oriented housing that it warrants recommending rezoning against the property owner's wishes. Also, this is not a situation where rezoning to stabilize land uses is required to obtain N.I.P. and R.R.A.P. funds for the study area as was the case in Kiwassa.

The advantages of RM-3B over RM-3A are not considered so great as to justify rezoning the relatively small (4 sq. block) study area. Similarly, RM-1 would not be an improvement over RM-3A because it does not allow duplexes on sites less than 7,200 sq.ft. nor does it permit conversion dwellings.

RT-2 would have significant adverse effect on current land values. In light of this and because sufficiently compelling reasons to rezone do not exist, RT-2 is now considered an unacceptable zoning option for the study area.

To the east of the study area is the RT-2 zone of the N.I.P. Triangle. It is desirable that stability of existing land uses be maintained for this area. One way to do so is to reaffirm the present one/two family, multiple conversion character by not permitting RM/apartment development to extend east of Guelph St.

The Director of Planning therefore recommends:

A. THAT the zoning for the study area remain unchanged, unless one or more owners file a rezoning application in which case the application will be considered on its merits.

B. THAT Council reaffirm its intent to stabilize existing land uses and neighbourhood character in the Rt-2 zone of the N.I.P. Triangle by discouraging rezoning applications east of Guelph Street in the Mt. Pleasant N.I.P. Triangle.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 579

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. 60 East 5th Avenue; 45 East 6th Avenue; 73 East 6th Avenue - Modern Auto Plating Ltd.

Complaints are being received with respect to the operation of the business of the above premises.

The Director of Permits and Licenses reports as follows:

"Modern Auto Plating Ltd. are the registered owners of the above three properties. Development and Building Permits have been issued over the years with respect to the buildings on these properties. The Development Permit for 60 East 5th Avenue required that parking be provided on the roof of the first storey. Inspection, however, found that the entire parking area and the ramp leading to the parking, along with the roof of the 1st storey of the building covered with automobile bumpers.

73 East 6th Avenue has both Development and Building Permits for the construction of a two storey plus cellar warehouse building with the 2nd floor being used for accessory offices. Inspection of this site found that the parking and loading areas were covered with automobile bumpers.

Charges were laid with respect to both properties. Guilty pleas were entered and a minimal fine of $50.00 was levied by the Judge.

On October 24, 1978, Development Permit Nos. 80709 and 80710 were issued to construct a 2nd storey addition to 60 East 5th Avenue with the required parking for the development being provided at 45 East 6th Avenue. The Development Permit for 45 East 6th Avenue included the demolition of the existing building on the site.

Inspections of all properties reveal that automobile bumpers are still stored on the parking and loading ramps at 60 East 5th Avenue and at 73 East 6th Avenue. Both the front and rear yards of 45 East 6th Avenue are piled with bumpers, in some cases to six feet in height.

The Solicitor and the Director of the company, Mr. Rasman have been contacted by this Department with Mr. Rasman maintaining that the addition to 60 East 5th Avenue will be completed within a two months' period of time. He stated that all the bumpers will be removed when the addition is complete but in the meantime it would be too costly to remove the automobile bumpers from the three sites involved.

It is very evident that proceedings through the Provincial Court is an insufficient deterrent to have this company comply with City By-laws. It is therefore, recommended that Modern Auto Plating Ltd. be requested to show cause why their license should not be suspended."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 579

FIRE & TRAFFIC MATTERS

INFORMATION:

1. Disposition of Fire Alarm Street Box System

The City Engineer and Fire Chief report as follows:

"The City of Vancouver has provided a fire alarm street box system for the protection of its residents who lacked access to telephones and to relay internal fire and intruder alarms from government buildings directly to the Fire Department.

With the wide distribution of telephones the value of the street boxes has diminished while remaining a major source of malicious false alarms. In 1978 the fire defences of the City of Vancouver were surveyed by the Insurer's Advisory Organization to determine the City's insurance rating. As part of the survey we learned that the existence of the street boxes had no effect on the insurance rating. Because of the false alarms and substantial maintenance cost it has been decided to eliminate fire alarm street boxes. Funds for the removal of the boxes are available in the 1979 revenue budget.

The monitoring of internal alarms in government buildings will continue. The Vancouver School Board along with the few other customers have agreed to pay the full operating and maintenance costs for that portion of the street box system associated with the monitoring of internal alarms."

The City Manager submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 579

FINANCE MATTERS

RECOMMENDATION:

1. Mortgages of Leases of Strata Lots in False Creek

The Development Consultant reports as follows:

"The Mortgage Insurance Company of Canada (MICC) has received applications for mortgage loan insurance policies from conventional lenders (Mortgagees) in connection with mortgages of model strata lot leases in certain developments constructed by Frank Stanzl Construction Ltd. and by H. Haebler Co. Ltd. in False Creek. Under the terms of the MICC insurance policy, MICC in the event of default will be obligated to pay out to the Mortgagee a sum equal to the amount secured by its mortgage including sums paid to protect its security on the Mortgagee, completing its foreclosure action, and conveying its interest in the property to MICC.

The purpose of this report is to recommend an agreement between the City, MICC and the Mortgagee on the terms hereinafter set forth which MICC requires for its protection.

Background

Mortgages for the privately owned condominiums in False Creek are now insured under the N.H.A. through CMHC who have a maximum for insurance purposes of approximately $61,000 including land.

The sales are, therefore, limited to those people who have equity at least equal to the difference between the purchase price and these maximum mortgages.

We are now finding that this limit is insufficient for current buyer needs.

The financial institutions are prepared to issue "high ratio mortgages" to a value greater than $61,000 but they require mortgage insurance from MICC. MICC is prepared to insure such mortgages but have asked for certain protections with respect to the model strata lot leases held by the City of Vancouver.

Proposed Agreement with MICC and the Mortgagee

The Director of Legal Services has agreed that if an agreement is to be made between the City, MICC and the Mortgagee, the following clauses are satisfactory:

1. That upon MICC reassigning the lease to a purchaser, MICC's personal covenant to the City shall terminate with respect to defaults occurring after such reassignment, but, without prejudice to continuing liability for breaches, if any, prior to such reassignment.

2. That the Mortgagee be given notices of default and rights which the lessor is required to give a Mortgagee under the Article headed "Defaults by Lessee" of the model strata lot lease.

3. That the City upon not less than thirty (30) days' prior notice by the Mortgagee deliver to the Mortgagee a statement in writing in respect of the lease as provided in paragraph 4 of the tripartite agreements presently entered into between the City and the Bank of Montreal.

Clause No. 1 cont'd

4. That the City give MICC and the Mortgagee not less than fourteen (14) days' prior written notice before (a) accepting a surrender of all or part of the lease; and (b) agreeing to any modifications or amendments to the lease;

subject to an agreement satisfactory to the parties.

MICC have also requested another clause in place of number 4 above to the effect that there will be no amendments to or surrender of the model strata lot leases without the prior consent of MICC for the duration of their insurance coverage.

A request was made on behalf of the City that such amendments be limited only to those of a character which would either detract from the value of the security or would increase the obligation of the lessee. MICC was not prepared to accept this qualification.

The Director of Legal Services has advised that he would want direction from Council before agreeing to such a condition.

The False Creek Development Consultant is concerned that a slowdown in sales activities of market units in both Phase 1 and Phase 2 which I believe would result if the MICC is not obtainable, and would have an adverse effect on the residential development on the City owned lands in Area 6 and Area 10 B. There are currently 14 sales awaiting MICC commitment in Phase 1 and a number of the remaining Phase 1 and a major proportion of the 47 market units in Phase 2 which depend upon the larger mortgage.

Recommendations

The False Creek Development Consultant recommends that:

1. Council authorize the Director of Legal Services to enter into an agreement with the Mortgagee and MICC covering the following points:

   (a) That upon MICC reassigning the lease to a purchaser, MICC'S personal covenant to the City shall terminate with respect to defaults occurring after such reassignment, but, without prejudice to continuing liability for breaches, if any, prior to such reassignment.

   (b) That the Mortgagee be given notices of default and rights which the lessor is required to give to a Mortgagee under the Article headed, "Default by Lessee" in the model strata lot leases.

   (c) That the City upon not less than thirty (30) days' prior notice by the Mortgagee deliver to the Mortgagee a statement in writing in respect of the lease as provided in paragraph 4 of the tripartite agreements presently entered into between the City and the Bank of Montreal.

   (d) That no amendments to or surrender of, the model strata lot leases will be made without the prior consent of the Mortgagee and MICC.

Clause No. 1 cont'd

2. The above agreement to be drawn up to the satisfaction of the Director of Legal Services.

3. The above agreement shall apply to the following ground leases:

   a) Between the City and H. Haebler Co. Ltd.

      - Lot 46 False Creek Plan 17420 dated 1st October, 1978.

   b) Between the City and Frank Stanzl Construction Ltd.

      - Air Space Parcels 1 and 3 of Lot 39 False Creek

        Air Space Plan 4 dated 1st July, 1976.

      -Air Space Parcels 1 and 2 of Lot 7 False Creek

        Air Space Plan 6 dated 1st October, 1976.

      - VR 419 Plan 16003 False Creek (Old Lot 9)

      - VR 514 Plan 16003 False Creek (Old Lot 25)"

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

2. Health Department - Downtown Community Health Services Bank Account

The Director of Finance reports as follows:

"The City Health Department is taking over administrative responsibility for the Downtown Community Health Services as authorized by City Council, March 13, 1979.

Part of that service is the operation of the food store which will require an Imprest Fund chequing bank account for the purchase of food stuffs. Storage space for stock is limited and stock purchases are made on a twice a week basis in small quantities requiring immediate payment.

Authority is hereby requested to open a chequing bank account at a branch of the City's Banker's with authority for the Director of Finance to assign signatories to the account as required from time to time.

It is recommended that the above authority be granted."

The City Manager RECOMMENDS approval of the above recommendations.

3. International City Management Association Task Force - Participation By The Manager Of Economic Development Office

The Director of Finance and the Manager of Economic Development Office report as follows:

"BACKGROUND

The International City Management Association (ICMA), with the financial assistance of the German-Marshall Foundation and the Hethering Foundation, is sponsoring a North American task force to make a two-week intensive study of innovations in European cities.

The task force will consist of nine representatives from medium-sized North American cities plus two senior North American businessmen. While this appears to be an annual event, the task force is of particular interest this year. It features a visit to six cities - three in Germany and three in France - to study examples of public sector/private sector cooperation in economic development. The cities (Grenoble, Lyons, Paris, Munich, and two other German cities) have been chosen because they contain successful examples of public sector/private sector joint ventures for economic development, coalitions for urban revitalization, and joint programs for attracting industry.

PARTICIPATION OF THE MANAGER OF ECONOMIC DEVELOPMENT OFFICE

The Manager of Economic Development for the City of Vancouver has been invited to participate by the ICMA Selection Committee in Washington, D. C. We believe he would be the sole Canadian on the task force. The invitation to participate arose out of the Economic Development Office's earlier enquiries of the ICMA for information on innovative approaches to economic development.

COST TO THE CITY OF VANCOUVER

The costs to the participating cities consist of a $800.00 participant's fee plus the difference in return air fares between New York to Lyons (Munich) and the point of departure - Lyons (Munich). The difference in air fares for Vancouver will probably be in the order of $150.00. Thus, it is expected that the total cost to the City will be under $1,000.00.

The costs would be allocated to Account Code Number 7090-929.

BENEFITS TO THE CITY OF VANCOUVER

As indicated earlier, the Manager of Economic Development Office has already begun studying innovative approaches to economic development. The task force will be an "intensive" effort that should reveal a number of new approaches. Those new approaches might be considered by the City of Vancouver as it endeavours to rehabilitate older industrial areas, revitalize the waterfront, strengthen the central business district, and improve the number and quality of

Clause No. 3 cont'd

employment opportunities. In particular, it will provide a new perspective since most of the literature available in Canada deals only with North American innovations.

Participation in the task force will require the preparation of a report for the ICMA by all the participants. The report prepared by the Manager of Economic Development will be available to the City of Vancouver.

CONCLUSIONS

The ICMA's 1979 task force study program is particularly timely with regard to the City of Vancouver's desire to strengthen the Vancouver economy. Participation by the Manager of Economic Development would be beneficial to the City.

The costs to the City of Vancouver are very reasonable.

RECOMMENDATIONS

The Director of Finance and the Manager of Economic Development recommend that the Manager of Economic Development be authorized to participate in the ICMA 1979 task force as outlined above."

RECOMMENDATION OF THE CITY MANAGER

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and the Manager of Economic Development.

4. Investment Matters (Various Funds) February 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of February 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF FEBRUARY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Chartered Bank Deposit Receipts and Government Notes					
Feb. 1	Bank of British Columbia	Aug. 23/79	$ 2,125,359.45	$ 2,000,000.00	203	11.27
1	Bank of British Columbia	Aug. 31/79	2,130,299.73	2,000,000.00	211	11.27
1	Bank of British Columbia	May 23/79	2,068,363.84	2,000,000.00	111	11.24
1	Bank of British Columbia	June 15/79	3,123,904.11	3,000,000.00	134	11.25
1	Bank of British Columbia	Aug. 15/79	3,180,789.04	3,000,000.00	195	11.28
2	Bank of Montreal	Aug. 1/79	4,216,000.00	4,000,000.00	180	10.95
2	Banque Canadienne Nationale	Feb. 15/79	2,007,657.53	2,000,000.00	13	10.75
2	Banque Canadienne Nationale	Feb. 23/79	2,012,715.07	2,000,000.00	21	11.05

MANAGER'S REPORT, MARCH 30, 1979 . . . . . (FINANCE: A7-6)

Clause No. 4 cont'd

2	Banque Canadienne Nationale	Feb. 28/79	2,015,770.96	2,000,000.00	26	11.07
2	Banque Canadienne Nationale	Mar. 30/79	1,525,775.34	1,500,000.00	56	11.20
2	Banque Canadienne Nationale	Apr. 12/79	2,042,458.63	2,000,000.00	69	11.23
2	Banque Canadienne Nationale	Apr. 23/79	2,049,358.90	2,000,000.00	80	11.26
2	Banque Canadienne Nationale	May 1/79	1,027,195.62	1,000,000.00	88	11.28
2	Bank of Montreal	Feb. 6/79	2,001,753.42	2,000,000.00	4	8.00
2	Bank of Montreal	Feb. 6/79	2,001,534.25	2,000,000.00	4	7.00
5	Bank of Montreal	Feb. 19/79	500,000.00	497,945.00	14	10.75
5	Banque Canadienne Nationale	Feb. 15/79	501,438.36	500,000.00	10	10.50
5	Banque Canadienne Nationale	Mar. 1/79	1,510,928.22	1,500,000.00	24	11.08
5	Banque Canadienne Nationale	Mar. 2/79	1,007,589.04	1,000,000.00	25	11.08
5	Banque Canadienne Nationale	Mar. 16/79	1,517,838.49	1,500,000.00	39	11.13
5	Banque Canadienne Nationale	Mar. 19/79	1,012,807.12	1,000,000.00	42	11.13
6	Banque Canadienne Nationale	Feb. 13/79	1,502,991.78	1,500,000.00	7	10.40
6	Banque Canadienne Nationale	Apr. 2/79	1,016,650.68	1,000,000.00	55	11.05
6	Banque Canadienne Nationale	Apr. 17/79	1,021,287.67	1,000,000.00	70	11.10
6	Bank of Montreal	Feb. 7/79	2,000,328.77	2,000,000.00	1	6.00
6	Toronto Dominion Bank	Mar. 5/79	500,000.00	496,035.00	27	10.80
			45,620,796.02	44,493,980.00		

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
		Chartered Bank Deposit Receipts and Government Notes - Forward					
				$45,620,796.02	$44,493,980.00		
Feb.	6	Canadian Imperial Bank of Commerce	Feb. 28/79	1,000,000.00	993,530.00	22	10.80
	6	Mercantile Bank of Canada	Feb. 7/79	3,500,000.00	3,498,897.50	1	11.50
	6	Mercantile Bank of Canada	May 16/79	1,000,000.00	970,773.10	99	11.10
	7	Mercantile Bank of Canada	Feb. 8/79	500,000.00	499,850.00	1	11.00
	7	Toronto Dominion Bank	Mar. 1/79	2,013,055.34	2,000,000.00	22	10.83
	7	Royal Bank of Canada	May 2/79	1,025,499.18	1,000,000.00	84	11.08
	7	Royal Bank of Canada	May 15/79	2,058,997.26	2,000,000.00	97	11.10
	7	Royal Bank of Canada	May 28/79	1,033,452.05	1,000,000.00	110	11.10
	7	Bank of Montreal	Feb. 8/79	2,000,301.37	2,000,000.00	1	5.50
	8	Mercantile Bank of Canada	Feb. 9/79	2,000,000.00	1,999,363.21	1	11.625
	8	Bank of Nova Scotia	July 31/79	1,052,136.99	1,000,000.00	173	11.00
	8	Royal Bank of Canada	June 1/79	1,034,209.59	1,000,000.00	113	11.05
	13	Toronto Dominion Bank	Feb. 28/79	1,000,000.00	995,560.00	15	10.85
	13	Bank of Montreal	June 1/79	1,032,903.01	1,000,000.00	108	11.12
	15	Vancouver City Savings Credit Union	Feb. 28/79	501,905.48	500,000.00	13	10.70
	15	Vancouver City Savings Credit Union	Aug. 15/79	1,054,547.95	1,000,000.00	181	11.00
	16	Bank of Nova Scotia	Feb. 20/79	750,657.53	750,000.00	4	8.00
	28	Bank of Nova Scotia	July 31/79	2,092,638.36	2,000,000.00	153	11.05
	28	Bank of Nova Scotia	Aug. 1/79	1,046,621.92	1,000,000.00	154	11.05
	28	Bank of Montreal	Mar. 8/79	993,064.13	990,838.14	8	10.25
				72,310,786.18	70,692,791.95		

Clause No. 4 cont'd

2. CEMETERY CARE FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Yiel %
	Debentures						
Feb. 8	City of Vancouver 6.0%	June 15/80	1,000.00	94.44	944.40	1/4	10.5
23	City of Vancouver 10.0%	Dec. 16/94	25,000.00	96.50	24,125.00	15/9	10.4
			26,000.00		25,069.40		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT FEBRUARY 28, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 89,485,558.51	$ 86,457,646.24"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Additional Physiotherapist for Home Care Program

The Acting Medical Health Officer reports as follows:

"In a letter dated January 29, 1979, the Ministry of Health, Province of British Columbia has authorized the establishment of an additional physiotherapist for the Home Care Program. This additional physiotherapist will enable the senior physiotherapist to focus on her responsibilities for supervision and consultation.

Costs	Mid-March Dec. 1979	Annual Recurring
Physiotherapist I @ $1,525/month (1979 rates)	$14,488	$18,300
Fringe benefits	1,811	2,288
Auto allowance	950	1,200
Single Pedestal desk and swivel tilter arm chair	325	--
Administration and overhead (based on 3% of salaries and fringe benefits)	499	618
	$18,073	$22,406

Clause No. 5 cont'd

All costs of this additional position will be assumed by the Provincial Government.

The Director of Personnel Services concurs with the establishment and classification of this position and is reviewing the classifications of other physiotherapy staff. A copy of this report has been forwarded to the V.M.R.E.U. for information.

The Acting Medical Health Officer recommends that Council authorize the establishment of an additional physiotherapist for the Home Care Program, effective March 12, 1979."

The City Manager RECOMMENDS that the Recommendation of the Acting Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 580

PROPERTY MATTERS

RECOMMENDATION

1. Rental Review - Overhead Pedestrian Walkway

The Supervisor of Properties reports as follows:

"City Council on February 24, 1976, approved the construction of a pedestrian bridge across Richards Street approximately 30 feet south of Cordova Street, between the old Eaton's building and the old Eaton's Parkade. This overpass replaced the existing bridge that also connected the two buildings.

The rental was set at $3,850. per annum from May 1, 1976, with a rental review every two and one half years, the first one being November 1, 1978.

Following negotiations the lessee has agreed to a rental increase to $4,320. per annum from November 1, 1978. The Supervisor of Properties is of the opinion that this rent represents fair market rental and recommends that effective November 1, 1978, the rental for use of the air space above Richards Street for a pedestrian walkway be increased to $4,320. per annum."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lease of City-owned Lot "B" adjoining 1599 West 4th Avenue

The Supervisor of Properties reports as follows:

"City-owned Lot "B" of Lots 39 and 40, Block 240, D.L. 526, Plan 9728 was acquired for Granville Bridge purposes and is under the 4th Avenue ramp. The site is leased to the owner of adjoining Lot "A", 1599 West 4th Avenue under a 30-year lease commencing December 1, 1957. The purpose of the lease is to provide required loading and parking space for the building on Lot "A" as necessary under the original Development Permit. The lease provides for a rental review every five (5) years. The monthly gross rental for 1977 was $76.43 which has escalated because of increased taxes to $103.86 in 1978.

The Properties Division proceeded with a rental review prior to December 1, 1977, to establish the rental rate for the following five years.

The tenant, Mr. Emerson C. Short, had not paid any increased rental above the 1977 rate and would not quote any increased amount that he would be willing to pay. Therefore, the Properties Division and Mr. Short have been unable to agree on a new rental. However, Mr. Short has now paid his account plus taxes up to date and has agreed to pay the existing base rate plus taxes until the next review date.

It is noted that the increased taxes have escalated the total rental to a gross rental amount acceptable in relation to the estimated fair market rental for the use the land is restricted to.

In view of the foregoing, the Supervisor of Properties recommends that commencing December 1, 1977, the rental be the existing base rate plus taxes ($103.86 per month in 1978) for the period December 1, 1977 to November 30, 1982."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

..../2

3. Land Lease Agreement -
Chinese Cultural Centre

The Director of Legal Services and the Supervisor of Properties report as follows:

"On June 27, 1978, Council dealt with aspects of the land lease arrangements for the Chinese Cultural Centre and as a result the following recommendations were approved:

'(a) That the land under the buildings only be leased for 60 years;

(b) That portion of the land used for cultural activities be leased at $1.00 per year nominal rent;

(c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.'

Negotiations were carried out with the Chinese Cultural Centre representatives and in accordance with their preference, agreement was reached that the lease rental would be based upon 11% of the gross rental income earned from the commercial tenants.

The rentals from commercial tenants will probably be phased in over a two year period and the Centre hopes to use profits from the rentals to the commercial tenants in order to help pay for the cultural activities of the Centre, thereby possibly reducing the need to ask Council for future operating grants.

It is also proposed that after the commercial facility has been in operation for two (2) years, the rental basis to be reviewed and set by mutual agreement in light of the experience gained.

In view of the foregoing, it was recommended and approved by Council on December 12, 1978 that:

'A. City Council rescind the previous motion to base the rental on the market rental of the land used for commercial purposes as if vacant land.

B. City Council approve in principle these proposed lease arrangements and that a lease document be drawn up on the foregoing basis to the satisfaction of the Director of Legal Services and the Supervisor of Properties.'

The Chinese Cultural Centre applied for a development permit and one of the requirements of Development Permit #80758 is the provision of one (1) loading bay and nine (9) parking stalls. The Law Department are of the opinion that Clause (a):

'That the land under the buildings only be leased for 60 years'

does not give your officials the necessary authority to enter into a lease for the required parking stalls, loading bay and garbage storage area.

As the Cultural Centre does not have the necessary funds at this time to build the complete project, they intend to build in stages. As the stages proceed, it is likely the required parking will be relocated to other areas on the site and as the latter stages proceed, be relocated underground or to another site nearby. As the various stages proceed, the lease agreement will have to be amended by substituting plans showing the new buildings, loading bays, parking stalls, garbage storage area, etc.

..../3

Clause No. 3 cont'd:

It is therefore recommended that the Chinese Cultural Centre be granted a lease on the areas for the buildings, parking, loading bays, garbage storage and such other requirements as may be a condition of issuing the current or future Development Permit with the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties with power to amend as the future stages proceed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services and the Supervisor of Properties be approved.

4. Request for Demolition of Englesea Lodge

The City Manager reports as follows:

On February 14, 1978 Council considered a report from its Planning Committee dealing with Englesea Lodge. The report stated that "Members of the Committee felt that Englesea Lodge should remain until 1980" and recommended:

"THAT the Council actions of March 12, 1974 and June 11, 1974 be reaffirmed and that the Supervisor of Properties be instructed to carry out the alterations of Englesea Lodge for compliance with the Fire By-law at an estimated cost of $98,000 and retain the building until 1980."

Council approved that recommendation, but noted a letter from Park Commissioner Fraser suggesting retention only until the end of 1979.

In actual fact the City has spent only $20,000 on the alterations and has continued to rent out the suites.

Park Board and City officials are now making preparations for the demolition in 1980 and are recommending:

A) That as suites become vacant, they be locked and not re-rented.

B) That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.

C) That relocation assistance be provided to existing tenants as may be necessary; and

D) That demolition be approved only after plans have been submitted by the Park Board indicating details of redevelopment of this site (in accordance with the provisions of the Zoning and Development By-law for demolition of residential rental accommodation).

The City Manager RECOMMENDS approval of the above recommendations.

5. Nanaimo Street Widening

The Supervisor of Properties and the City Engineer report as follows:

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 16, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties on Nanaimo Street for road widening purposes.

Clause No. 5 cont'd:

Corner cut-offs are required by the City at Kingsway and Nanaimo Streets for turning radius and in this regard, negotiations have been concluded on two of the four (4) cut-offs required.

(1) A portion of Lot 14, except south portion now road, filings 21090 and 16598, subdivision "B" of Lots 6, 7, and 8, D.L. 393, Plan 2201, is one of the affected properties of which 25 sq.ft. (2.32 m2) is required. Negotiations with the vendors, Gulf Canada Ltd., indicate that they are prepared to sell for the sum of $1.00, in return, the City will relocate the existing Gulf sign to their property line which is estimated by Gulf to cost $3,100.

(2) A portion of Lot "A" of Lots 1 to 7 and 10 to 16, and of subdivision 1 of 3 and 4, Blocks 1 and 2, Block 11, D.L. 393, Plan 9141, 25 sq.ft. (2.32 m2) is required for a corner cut-off. Negotiations with the vendors, Eldorado Motor Hotel indicate that they are prepared to sell for the sum of $50.00. The City in return is to leave the residual in a neat and tidy condition.

It is therefore recommended that:

A. A portion of Lot 14, except south portion now road, filings 21090 and 16598, Subdivision "B" of Lots 6, 7, and 8, D.L. 393, Plan 2201 be acquired for the sum of $1.00 plus the cost of relocating the existing sign.

B. A portion of Lot "A" of Lots 1 to 7 and 10 to 16 and of subdivision 1 of 3 and 4, Blocks 1 and 2, Block 11, D.L. 393, Plan 9141 be acquired for the sum of $50.00.

The net cost of these purchases will be charged to the Street Capital Funds Account #146-4008."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

6. Sale of City-Owned Property - Three (3) Lots - W/S 6200 Block Kirkland Two (2) Lots - S/E Corner 41st Ave. & Clarendon

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following properties on March 5th and 7th, 1979 and were opened in public at 9:30 a.m., Monday March 26, 1979.

It is therefore recommended that the following offers to purchase being the highest offers received and representative of current market value, be accepted and approved under the terms and conditions set down by Council.

Name	Legal and Approx. Size	Sale Price	Terms
Hilderbrand Const. Co.	Lots 94 & 96, N.E.¼ 339 12.5 m X 32.765 m (41' X 107')	$42,155. ea.	City Terms at 13%
Mr. & Mrs. S. Majzel	Lot 95, N.E.¼ 339 12.5 m X 32.765 m (41' X 107'	$44,300.	City Terms at 13%

Clause No. 6 cont'd:

Mr. A.P. Barata	Lot E/3/721 12.5 X 32.765 m (41' X 127')	$45,500.	City Terms at 13%
Elton Construction Co.	Lot F/3/721 12.5 m X 38.755 m (41' X 127')	$44,000.	City Terms at 13%

"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Lease of a portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive

The Supervisor of Properties reports as follows:

"A request has been received from Team Tube Ltd. to lease part of 1st Avenue under the Grandview Viaduct East of Vernon Drive, approximately 29.26 m (96 ft.) by 18.29 m (60 ft.), outlined red on Plan M/N LF 8979.

Following agreement from the City Engineer and subsequent negotiations, Team Tube Ltd. has agreed to lease this property for 1 year and 7 months, commencing February 1, 1979, with an option to renew for an additional three (3) years. The rental during the initial term to be $265.00 per month gross, the rent to be subject to review upon expiry of the initial term.

It is therefore recommended that the Director of Legal Services be authorized to prepare a lease to Team Tube Ltd. reflecting the general terms set out in this report and the other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease. It is further recommended that the Engineer's costs of installing steel stanchions to protect the bridge drain pipes and sumps, estimated at $150.00, be charged to account code 9407/162."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

CONSIDERATION

8. The Dugout 58 "A" Alexander Street and 57 and 59 Powell Street

The Supervisor of Properties and Director of Social Planning report as follows:

"The Dugout at 58"A" Alexander Street and 57 and 59 Powell Street is a day centre for men and women of the Downtown Eastside operated by the First United Church. This facility occupies the main floor of a four storey building known as the Ferry Rooms, legally described as Lot 8, Block 2, D.L. 196, Plan 184.

Ownership of this building is now vested in the City of Vancouver Public Housing Corporation pursuant to a Council Resolution of July 25, 1978.

Clause No. 8 cont'd:

Under the lease with the former owners, United Housing Foundation, First United Church paid a monthly rental of $250. for the Dugout and were also responsible for heat, light, scavenging and janitorial costs.

However, under the arrangements made with Central Mortgage and Housing Corporation, the mortgagee, the City of Vancouver Public Housing Corporation is obliged to lease these premises at market rent which the Supervisor of Properties has estimated at $400.00 per month.

City Council on March 6, 1979 in considering a report of the Community Services Committee, dated February 22, 1979 approved a grant to the Dugout of $14,485.00 but the Director of Social Planning states that the amount available for rent will not exceed $3,000. per annum or $250.00 per month.

The Director of Social Planning feels that the Dugout provides a necessary and needed service for Downtown Eastside residents and in the circumstances would request City Council to approve a monthly grant of $150. for a period of one year from January 1, 1979 to make up the difference between the economic rent and the rent that First United Church are able to pay. This grant to be re-considered by the Standing Committee on Community Services in 1980 in assessing Community Services Grant requests.

If City Council approves this grant request, it is recommended that a lease be drawn between the City of Vancouver Public Housing Corporation and First United Church on the foregoing basis, such lease to be to the satisfaction of the Director of Legal Services, Director of Social Planning and the Supervisor of Properties."

The City Manager submits the foregoing report of the Director of Social Planning and the Supervisor of Properties for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 580/582

CC 61-MLH-75

DISTRIBUTED LAST

B
653

MANAGER'S REPORT

DATE April 2, 1979

TO: Vancouver City Council

SUBJECT: Rezoning Application 3655 West 10th Avenue

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" On December 12, 1978, Council approved Comprehensive Development District By-law No. 5226, which rezoned 3655 West 10th Avenue (Lot 12 Amd., Blk.55, D.L.540, Plan 229) from RS-1 to CD-1 for the purpose of using this single lot as a parking area in-conjunction with the adjoining Gordon Import Autos Ltd. to the west.

One of the conditions contained within the by-law (attached as Appendix A) was that the applicant dedicate the northerly 3.048 m (10 feet) of the lot for future lane purposes. Mr. I. R. Gordon has indicated that Gordon Bros. are willing to undertake this dedication.

The City Engineer now indicates that he does not expect to build a lane here for many years and is quite prepared to lease the dedicated 3.048 m (10 feet) to Gordon Bros. The City Engineer is prepared, also, to permit filling to level Lot 12, subject to encroachment and bulkhead agreements which will require Gordon Bros. to remove the fill and bulkhead to his new property line if at some future date the lane is to be constructed.

However, Section 5 of CD-1 By-law No, 5226 requires that a 1.219 m (4 foot) setback for landscaping be provided from the northerly property line after the required dedication for lane purposes. Under the existing by-law, Gordon Bros. would not be able to make use of the leased 3.048 m (10 foot) dedication, and furthermore would have to setback 1.219 m (4 feet) from the new northerly property line.

If Council wishes to correct this situation in an expedient manner, the Director of Planning recommends the following actions:

A. Schedule a Public Hearing for April 24th, 1979;

B. Replace the customary 21 day courtesy notification to owners within two blocks, by a 2 week notification; and

C. Direct the Director of Planning to prepare the enacting by-law prior to the April 24th Hearing.

The Director of Planning submits the foregoing recommendations for Council's consideration."

The City Manager RECOMMENDS approval of recommendations (A), (B) and (C).

FOR COUNCIL ACTION SEE PAGE(S) 582

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MARCH 15, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 15, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little (Clauses 4 and 5)
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

INFORMATION

1. Request for Endorsement of an Application to Health and Welfare Canada for a Research Project

In a letter to the Committee dated February 20, 1979, Ms. Linda McNutt and Mr. Bruce McNeill sought endorsement by the City of their application to the Summer Resources Fund of Health and Welfare Canada for financing of a study they propose to do on male prostitutes.

At its meeting on March 8, 1979, the Committee heard from the pair and deferred the matter for one week to allow Social Planner Renate Shearer to explain to Ms. McNutt and Mr. McNeill surveys which have already been undertaken in the City on this subject.

Ms. Shearer appeared before the Committee this date and explained that Ms. McNutt and Mr. McNeill, having heard that both the United Way and a community agency known as "T.R.A.C.Y." have undertaken studies of male prostitution, have decided to withdraw their application to the Federal fund and are proposing a different type of project.

Following discussion, it was

RESOLVED

THAT the verbal report of Social Planner Renate Shearer be received.

RECOMMENDATION

2. Liquor Permit Application - 1000 Taylor Street
Development Permit Application No. 82724

The Committee had before it for consideration a Manager's report dated March 7, 1979, on the application of architect Herbert Challier for Development Permit Application No. 82724, in which the Director of Planning reported as follows:

"The above noted Development Permit Application has been filed to alter and use approximately 1,400 sq. ft. of the existing marina complex for an "F" Marine Public House.

Continued . . . .

Clause No. 2 Continued

" This development is situated on the north shore of False Creek, immediately west of Connaught Bridge.

The Liquor Control and Licensing Act permits up to a maximum of 60 seats. The Director of Licensing, Liquor Control and Licensing Branch had indicated that the proposed licensed establishment should not exceed a maximum occupancy of 50 patrons. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of March 5, 1979, approved this application, subject to the matter of the new liquor outlet being referred to City Council through the Standing Committee on Community Services.

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets. "

A representative of the Planning Department appeared before the Committee on this matter.

It was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 82724 to Herbert Challier, architect, to alter and use approximately 1,400 sq. ft. of the marina complex at 1000 Taylor Street for an "F" Marine Public House.

3. Liquor Permit Application - Granville Island
Development Permit Application No. 83466

The Committee had before it for consideration a Manager's report dated March 8, 1979 (copy circulated) in which the Director of Planning, Police Department and the Engineering Department commented on the application of architects Downs-Archambault for Development Permit Application No. 83466 to use an area of the main floor of the building known as Lot 6-8, Johnston Street on Granville Island as a licensed lounge in conjunction with the Arts Club Theatre.

In the report, the Police and Engineering Departments expressed some concern over parking problems and congestion in the vicinity of Granville Island. However, the Development Permit Board had approved the application subject to it being referred to the Committee as it involves a new liquor outlet.

A representative of the Planning Department appeared before the Committee on this matter.

It was

RECOMMENDED

THAT Council approve the issuance of Development Permit Application No. 83466 to Downs-Archambault, architects, to use a portion of the main floor of the building on Lots 6-8 Johnston Street on Granville Island as a licensed lounge in conjunction with the Arts Club Theatre.

Continued . . . .

4. Neighbourhood Pub Application
43-44 Granville Island

The Committee had before it for consideration a Manager's report dated February 22, 1979 (copy circulated) in which the Director of Permits and Licenses reported on an application to develop a neighbourhood pub in the former Arrow Transfer building on Granville Island.

In the report, the Director of Permits & Licenses commented that the site is suitable for a neighbourhood pub and the City Clerk, in the report, pointed out the location is somewhat unique in that there are no residential buildings on Granville Island and blocks cannot be clearly defined for Council's usual procedure of having a plebiscite conducted in a four block walking area of the proposed pub.

The City Clerk therefore put forward the following options:

a) Carry out the normal plebiscite procedure restricted only to Granville Island commercial lessees and resident owners, or

b) Arrange for a Public Meeting to obtain reactions from commercial lessees and resident owners on Granville Island, or

c) Simply pass a motion advising the Provincial Liquor Control and Licensing Branch that Council has no objection to this neighbourhood pub.

Appearing before the Committee on this matter were the City Clerk, a representative of the Permits & Licenses Department, the applicant, and representatives of the Granville Island Trust.

The Committee felt the location is suitable for the proposed neighbourhood pub and the applicant advised the Committee the Granville Island Trust has designated the site for a neighbourhood pub which he hopes to open this Fall.

The Committee felt if a public meeting to obtain reactions from commercial lessees and resident owners were to be held, the Granville Island Trust should hold the meeting and report the results back to the Community Services Committee.

A spokesman for the Trust explained redevelopment of Granville Island is in process and there is a variety of long term, short term and pending leases; that the Trust, at this point, does not know who will be lessees on the Island in the future. The Trust spokesman said there are approximately twelve (12) long term lessees at present and the Committee felt these twelve should be canvassed for their reaction to the proposed neighbourhood pub.

Following discussion, it was

RECOMMENDED

THAT the Granville Island Trust be requested to canvass the twelve (12) long term lessees at Granville Island, determine their reactions to the proposal for the establishment of a neighbourhood pub in the former Arrow Transfer building on Granville Island and report the results to the Community Services Committee within one (1) month.

(Alderman Little wished to be recorded as opposed to Clauses 3 and 4.)

Continued . . .

5. Language Support Services and
Non-English Speaking People in Vancouver

The Committee had before it for consideration a Manager's report dated March 7, 1979 (copy circulated), a summary of a much larger booklet report entitled "Non-English Speaking People and Language Support Services in Vancouver" distributed earlier to Committee members.

In the report the Director of Social Planning reported on the number of non-English speaking people in Vancouver and the need for upgrading and expansion of language support services for these people and concluded with a series of recommendations aimed at increasing the availability of language training programs and language services.

John Jessup of the Social Planning Department appeared before the Committee on this matter and reviewed for the Committee the report, pointing out that between 1000-2000 persons arrive in Vancouver each year who are not fluent in the English language and that the recommendations in the report are aimed at increasing assistance to these persons.

The Committee expressed some concern over the possibility of the City incurring additional costs if translation and interpretation services are to be provided, and the City Manager responded that this concern was the reason he submitted the report for the Committee's consideration rather than recommending approval of the Director of Social Planning's recommendations.

The Committee noted the City is already involved in funding a number of services for non-English speaking persons, including the Immigrant Services Centre, translators for the 911 Emergency telephone number, and M.O.S.A.I.C., and cautioned the Social Planning Department representative that it does not wish to see the City incur additional costs for services to non-English speaking people.

Following discussion, it was

RECOMMENDED

A. THAT Council authorize and instruct the Director of Social Planning to request the Ministry of Education to increase and co-ordinate English Language Training programs.

B. THAT Council authorize and instruct the Director of Social Planning to negotiate co-ordinated planning and core funding for specialized language services with Provincial and Federal government officials.

C. THAT Council authorize and instruct the Director of Social Planning to request those agencies identified in the report to:

i) employ bilingual staff in service areas where there is a concentration of ethnic residents with English language difficulties;

ii) upgrade informal translation and interpretation services;

iii) translate service brochures and essential forms.

FOR COUNCIL ACTION SEE PAGE(S) 583

The meeting adjourned at approximately 2:00 P.M.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

II

March 15, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, March 15, 1979, at approximately 1:30 p.m.

PRESENT:	Alderman Harcourt, Chairman (Items 2 and 3) Alderman Puil, (Acting Chairman, (Item 1) Alderman Ford
ABSENT:	Alderman Boyce Alderman Kennedy
COMMITTEE CLERK:	M. L. Cross

RECOMMENDATION

1. Monthly Status Report of Rezoning Applications

The Committee considered a memo dated March 7, 1979, from Mr. D. McDonald, Zoning Planner, forwarding the monthly status report of rezoning applications for the month of February, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, advised that an application had been received to rezone the property adjacent to the property at 1245 Frances Street. These applications in Kiwassa to rezone from RT-3 to M-1 will be reported to Council concurrently.

He advised that the existing CD-1 By-law for the Arbutus Club would be reviewed with an application to amend the text in order to permit the construction of additional facilities. The application will be reported to Council by the end of April.

Mr. Scobie advised that a letter had been received to withdraw the application for 3655 West 10th Avenue. The property, adjacent to Gordon Autos, would remain RS-1.

In answer to a question as to recent discussions regarding the land uses for Marathon's property on the north side of False Creek, Mr. R. Spaxman, Director of Planning, advised that the existing zoning is primarily residential. Marathon had indicated they would like this reviewed.

Mr. Spaxman also advised that he expects to get a development permit application from the developer of the property at Renfrew and Hastings for a hotel on the C-2 zoned land on Hastings Street.

Mr. Spaxman noted that the developer of the supermarket proposal in the 2500 Block Franklin Street that was turned down in 1978, may be thinking of developing a supermarket across Franklin in the residential area.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of February, 1979, be received.

.../2

2. Residential Rehabilitation Assistance Program: Projected Staff and Budget Requirements (1979)

The Committee considered a report of the City Manager dated February 27, 1979 (copy circulated), in which the Director of Planning responds to a Council resolution of November, 1978, instructing him to report back at the end of February, regarding staff and budget requirements for the continuation of R.R.A.P. Administration by the City.

The report outlines the background of the R.R.A.P. programme and reviews the City's R.R.A.P. administration in 1978, as well as detailing the 1978 costs versus recovery.

Mr. T. Green, R.R.A.P. Programme Manager, C.M.H.C., advised that the Bill has gone through the House and has received Second Reading. There will be amendments to the National Housing Act by the end of the month. The Federal Government has seen the benefits of the Programme for the homeowners and landlords.

Mr. G. Mervyn, R.R.A.P. Administrator, advised that the City's immediate picture will improve with a decision on landlord applications

Another matter under review is the income guidelines. It appears that these are going to be increased. In terms of agency fees, they may be increased in rural areas but probably not in urban areas.

With respect to the 1979 R.R.A.P. staff and budget requirements, the report states:

"In view of the continuing unknowns of the future of RRAP, the Planning Department does not recommend the hiring of any additional staff in anticipation of future Program developments. Similarly, as existing positions become vacant, the permanent filling of such positions are being held until future Program developments become known. Of the 13 RRAP positions remaining at the end of 1978, 1 Clerk-Typist position is currently vacant, 1 Promoter position is filled temporarily and 2 Adviser positions are expected to become vacant in March of 1979.

However, in consideration of the commitment to the administration of RRAP by the City as part of past Neighbourhood Improvement Program Agreements and in consideration of the commitment the City has to the numerous RRAP applicants whose applications are still pending, it is not felt that any existing RRAP positions should be terminated at this time. Existing RRAP staff are needed to continue the processing of current RRAP applications.

Assuming no change to existing guidelines nor approval of designated areas, RRAP activity in existing areas will continue to decline. Through attrition the number of RRAP staff available to service applications will similarly decline. As the Program guidelines are revised or new Program provisions introduced, increasing the demand for RRAP assistance, the need to fill vacated RRAP positions will be reviewed. It is not anticipated however that the number of Planning staff employed for RRAP administration will be increased above the number of positions currently approved by Council.

It is estimated that the costs to retain all existing RRAP positions would total $245,039 during 1979. If positions known to become vacant during 1979 are not filled, actual expenditure would be reduced by $39,834 to $205,205."

Mr. R. Youngberg, Associate Director, Area Planning, noted that it was proposed to centralize all R.R.A.P. staff in a central office in the East End, in the centre of all activities. If all R.R.A.P. staff were relocated, City Hall could be considered, but this would alienate the Programme from the areas it serves, reduce staff accessibility to the public and increase staff travel time for inspections.

The area in the East Wing presently occupied by R.R.A.P. staff is needed by other Departments. The value to the City of the space located at City Hall exceeds the costs of space in the community. Office rental would be approximately $450 - $550 per month.

Mr. K. Dobell, Deputy City Manager, advised that the space situation in the East Wing is critical. The City Manager recommended that given

(a) reductions in staffing planned
(b) the possibility of changes in Federal guidelines which increase our recovery
(c) the economic and social benefits of the program
(d) the opportunity to review the program again in July

the recommendations of the Director of Planning be approved. Vacant positions would not be filled without the specific approval of the City Manager.

RECOMMENDED

A. THAT the 13 remaining R.R.A.P. Administration positions be retained and that the City continue to abide by the terms and conditions of the R.R.A.P. Agency Agreement.

B. THAT the establishment of a R.R.A.P. Administration Central Field Office located either combined with or close to the Kensington N.I.P. Site Office, at a projected cost of $9,610, be approved.

C. THAT the 1979 R.R.A.P. expenditure budget of $245,039, as detailed in Appendix V, be approved in advance of the 1979 operating budget, on the assumption that the maximum net cost to the City will not exceed $63,545 exclusive of any 1979 salary adjustments.

D. THAT the Director of Planning continue to provide a status report on the City's R.R.A.P. Administration on a semi-annual basis. The next status report is to be submitted to Council before July 31, 1979.

E. THAT positions which become vacant not be filled without the specific approval of the City Manager.

3. Potential Office Area in the Central Area

The Committee considered a memorandum dated February 22, 1979, from Mr. A. Floyd, Development Permit Group, providing a summary of potential commercial developments in the Central Area (copy circulated).

RECOMMENDED

THAT the information on potential commercial developments in the Central Area be received for information.

FOR COUNCIL ACTION SEE PAGE(S) 584

* * * * *

The meeting adjourned at approximately 2:10 p.m.

* * * * *

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

March 15, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 15, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. Vancouver Public Aquarium Association

The Committee considered the attached Manager's report dated February 13, 1979, wherein the Director of Finance reported on a grant request from the Vancouver Public Aquarium Association for $40,000 for partial defrayment of costs of fire protection work at the Aquarium.

Dr. M. Newman, Director and Mr. Don Wood, Business Manager, V.P.A.A. and Mr. P. Barter, Managing Partner at Peat Marwick, attended the meeting and spoke to their report dated March 15, 1979 distributed at the meeting (copy attached). Their report concludes as follows:

> "This Association has been able to meet its ongoing operating costs since it overcame its early start up financial problems in the mid fifties. In the more than twenty ensuing years it has only appealed to City Council twice for operating fund assistance, because an extra-ordinary event beyond its control occurred i.e. when the Association experienced a revenue decline due to two civic strikes.
>
> The Association feels that this request, the first in six years, is in the nature of the two prior requests for assistance for an extraordinary cost which occurred beyond its control.
>
> Council may not realize that the Association operated its first six months of each year in a negative cash flow position. In 1979 the budget indicates that by June 30th its combined deficit for the six month period is expected to be $341,610 and if it did not have combined reserves of $349,645 it would have to borrow equivalent funds to operate. This would be injurious when it is asked to provide collateral for the loan as the Society owns no other assets. December 31, 1978 combined surplus of $131,316 is mainly made up of the inventory of resale merchandise which amounted to $90,006 at December 31st last.

Clause No. 1 cont'd

The Association's budget for 1979 anticipates a combined $68,000 deficit i.e. an Operating Fund deficit of $117,400 and a Membership Fund surplus of $49,400.

Respectfully, and for the reasons stated, the Association asks for sympathetic consideration of its request for $40,000."

Mr. Barter added that the Aquarium just wants the City to pay half of the $80,000 costs incurred due to upgrading that was necessary under the fire by-laws.

During the ensuing discussion, it was pointed out that there are many organizations in the City who have been faced with the same thing because of the fire protection change and these are charitable organizations, and the difficulty comes with the City setting a precedent if it approved this grant. Also, it would be in addition to the ceiling already put on grants.

Following further discussion, it was

RECOMMENDED

THAT the grant request from the Vancouver Public Aquarium not be approved.

2. Clerical Support Services, Central Office, Health Department

The Committee considered the attached Manager's report dated February 12, 1979, wherein the Medical Health Officer reported on clerical support services in the Central Office of the Health Department. The report included a review of new programmes and services from 1969 to 1979, increases in Central Office staff from 1970 to 1979, need for stenographic assistance and need for Records Clerks.

The Medical Health Officer is requesting that two clerk-steno positions be established effective April 1, 1979 and the positions of Clerk II and Clerk-Typist II in the Central Office Records Centre be made permanent. From 1969 to the present, the Health Department has experienced a growth in its Community Health Service. This growth has occurred in response to increasing demand for our services and has placed an unmanageable strain on our administrative capacity. The addition of new programs and services has strained our management services, a strain which is felt acutely in our Central Office clerical support services.

The City Manager comments that the Administrative Analyst has examined the duties of the filing clerks and supports the proposal. The positions were previously approved on a temporary basis "until suitable Provincial funding for administration costs is obtained". However,

Clause No. 2 cont'd

negotiations on the percentage to be paid for administration will not be resolved quickly and the positions should now be made permanent. These positions were funded in 1978 and do not represent an increase in expenditure.

The two clerk-steno positions recommended by the Medical Health Officer reflect the increased workload for senior staff as a result of increases in departmental programs and, to a lesser extent, changes in departmental organization.

Following discussion, it was

RECOMMENDED

A. THAT two Clerk-Stenographer positions be established, effective April 1, 1979 and that the Director of Personnel Services be directed to proceed with the classification of these positions.

B. THAT the positions of Clerk II and Clerk-Typist II in the Central Office Records Centre be established as permanent.

3. Computer Expansion - 1979 Supplementary Capital Budget

On March 1, 1979, while considering priorities for the 1979 Supplementary Capital Budget, the Finance Committee deferred consideration of the request of the Director of Finance for an upgrading of the central computer system at a cost of $700,000, pending a report back from the Director of Finance on the savings to be generated.

The Committee considered the attached Manager's report dated March 8, 1979, wherein the Director of Finance reported on the upgrading of the central computer system at a cost of $700,000 to be included in the 1979 Supplementary Capital Budget. The report reviewed savings generated, potential savings not considered in the Permits and Licenses Department, Engineering Department and Vancouver Parks Board, other possibilities in various departments, and the question of purchase versus rental.

The Director of Finance estimated that the new system would effect a staff savings of 14 people by 1983 and that the central computer growth should stop for many years with a purchase of this computer. There may be requests for mini computers in various departments that would connect up with the central computer.

During discussion with the Committee, the fear was expressed that other work would be found to absorb the manpower that was supposed to be cut and the Director of Finance felt that the staff savings should be insisted upon. The Director of Finance further stated that the various departments should be billed for their use and benefits of the computer.

Clause No. 3 cont'd

It was suggested to the Director of Finance that further economies could be found by renting the services of the computer and he agreed to investigate this aspect.

Following further discussion, it was

RECOMMENDED

(a) THAT the computer expansion project be included in the 1979 Supplementary Capital Budget as a Priority #2.

(b) THAT the Director of Finance be requested to institute a procedure whereby various departments are charged for the use of the computer system.

4. By-law Fines Collections Branch Staff

The Committee considered the attached Manager's report dated March 5, 1979, wherein the Director of Finance reported on the By-law Fines Collections Branch Staff, as follows:

"On May 4, 1976, City Council was informed that effective July 1, 1976, the Provincial Government would no longer accept responsibility for the collection of fines for Municipal by-law infractions arising out of the issuance of tickets. Subsequently, City Council approved the formation of the By-Law Fines Collections Branch which commenced operation on September 14, 1976. The branch at this point in time was set up only to handle parking meter tickets (issued by the new parking meter checkers) and consisted of eight staff.

City Council, on April 4, 1977, approved additional staff of three permanent positions and three temporary positions to provide for the collection of fines for violation notices issued by the City of Vancouver Police Force, which until that point were collected by the Provincial Government. The temporary help was to provide sufficient staff to carry out the processing on a manual basis, pending the outcome of a study to computerize the manual system.

Computer Services completed the study and, provided that the City would receive vehicle ownership search results from the Motor Vehicle Branch on magnetic tape, the temporary staff could be reduced. The City was advised by I.C.B.C. that if it were to cover the development costs, the information in magnetic tape form would be made available within 60 days.

On November 22, 1977, City Council approved the recommendation of the City Manager to provide $6,000 to cover the systems development costs. Subsequently, I.C.B.C. advised the City that it was unable to provide the magnetic tape output because of other commitments. The City's request would have to be tabled and might be reviewed again in late 1979.

Clause No. 4 cont'd

A further study has been completed by Computer Services, which should be implemented as an interim measure, until such time as I.C.B.C. is able to provide us with the magnetic tape information. This interim step will allow us to speed up the processing of notices (necessary for revenue collection), reduce the clerical workload and reduce operating costs to some extent by automating on the computer the printing of the four-part traffic violation notice forms, which at present are typed. (8,000 - 10,000 per month).

The eventual aim is for I.C.B.C. to supply us with ownership search results in magnetic tape form in order for us to eliminate the interim data conversion stage.

This report recommends replacing the manual typing of notices with keypunching and computer printing which will result in reduction in backlog of non-mailed notices and savings in staff of two temporary positions. (Three typists replaced by one keypunch operator).

As stated above, it was anticipated that a net of two positions could be eliminated. However, additional duties and responsibilities have been added to the By-law Fines Collections Branch:

1. In February 1978 By-Law moving offences, previously under the Provincial Government became the responsibility of the By-Law Fines Collections Branch. This includes the processing and collecting of moving offence fines for offences such as J-Walking, U-Turns, etc., and the issuance of notices, informations and summonses. A total of 10,400 tickets were processed during the first year. (February 1978 to January 1979).

2. As part of the move to the new location at 190 Alexander Street in May 1978, provision was made for the City's By-Law Prosecutor to move to the same location. Clerical functions, previously provided on an ad hoc basis by the Provincial Courts staff, are performed by the By-Law Fines staff, such as: taking phone messages, arranging dates for court appearances, typing charge reports and issuing informations and summonses for all other City By-Laws (e.g. Zoning, Electrical, Health, Pound, Fire, Plumbing, Lodginghouses, Signs, etc.) This step was necessary to properly service the By-Law Prosecutor.

The duties relating to these two items are equivalent to a full-time clerk typist.

It is necessary that one temporary clerk be retained to perform these functions, and this position be established as a full-time clerk typist position."

Following discussion, it was

RECOMMENDED

A. THAT three temporary clerk typist positions, at an annual cost of $27,756 be eliminated.

Clause No. 4 cont'd

B. THAT the following permanent positions be created in the Finance Department's Revenue and Treasury Division, By-Law Fines Collections Branch, subject to the classifications by the Director of Personnel Services:

	Annual Salary
1 Keypunch Operator	$10,572
1 Clerk Typist I	9,252
	$19,824

C. THAT an amount of $800 be provided for new equipment, and approval be granted to lease a keypunch at an annual cost of $2,724.

D. THAT the 1979 departmental budget be adjusted to reflect the estimated net decrease of $4,408.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 584

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

March 22, 1979

A Special meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 22, 1979, at 4:30 p.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION

1. 1979 Budget - Vancouver Board of Parks and Recreation

On March 15, 1979, the Finance Committee gave consideration to the issue regarding the Park Board implementing a 5% reduction in its budget. In 1978, Council directed the Park Board to reduce its budget by $500,000 (5%) and to date, the Park Board has reported on actions to reduce its budget by $92,000. The Finance Committee resolved to have a special meeting with the Park Board on March 22nd to further discuss the issue.

The Committee considered a Manager's report dated March 20, 1979, wherein the Director of Finance reported in part that the recommended budget for 1979 for the Park Board reflects a 6.7% increase over the actual expenditures for 1978. If the 1979 recommended budget is compared to the 1978 approved budget prior to the additional funding to cover over-expenditures, the increase for 1979 amounts to 13.4%. The Park Board has also requested an additional $150,000 (1.2%) to cover its requirements for equipment costs. This need is apparently reflected in the 1978 over-expenditure. As the need has not been adequately documented at this time, the matter will be deferred until the June budget review.

The Budget Review Committee has reviewed the Park Board budget in detail and the "recommended expenditures" reflect the findings of that review in the attached summary sheets. The Budget Review Committee is of the opinion that there are no other areas for significant budget reduction without affecting the level of service.

Commissioners Wainborn, Bain, Fowler, Livingstone, Mowat and the Superintendent of Parks and other staff members of the Park Board attended the meeting and distributed copies of the attached report dated March 21, 1979 on the Park Board's 1979 budget. The report includes a summary of level of service presently funded in the Park Board budget, and details on savings and ramifications on the

Clause No. 1 cont'd

following areas of its operation where reductions in the level of service could be considered:

(1) Scything program on undeveloped, semi-developed park sites where manicured turf is not maintained ..... $ 44,800

(2) Seasonal Help Program $140,000

(3) Marine Drive Foreshore Park ..... $ 11,200

(4) Partial Closure of Indoor Pools ..... $ 60,000

(5) Closure of Indoor Pools on Saturday and Sunday Evenings ..... $ 22,000

(6) Playgrounds - Reduced from 8 to 6 weeks Operation ..... $ 30,000

(7) Establish User Fee at all Outdoor Pools $100,000

The Superintendent of Parks stated that a 5% reduction will mean a reduction in the level of service which is already below standard. In some areas the facilities are very poor now. They need money to upgrade and increase maintenance funds. One thing cut out of the NNR's included maintenance in community centres. If the line is held, then a lot of these facilities, instead of being built up to minimal standards, will just deteriorate further.

In the ensuing discussion, it was felt that the Park Board should establish a system of control that would prevent any further over-expenditures and that a 5% reduction in its budget would have to be made. The Park Board should report back to the Committee giving details of how it achieves the 5% reduction. It was noted that the City equipment budget, utility budget and wages have not yet been determined for 1979 and an allowance may have to be made in the Park Board budget.

The lease of Larwill Park was questioned as to why funds for the lease were taken away from the Park Board. The Director of Finance was requested to prepare a report for the Committee on this matter.

Following further discussion, it was

RECOMMENDED

THAT the Vancouver Park Board make a $200,000 reduction in its 1979 budget (as established by the Budget Review Committee) with adjustments to be allowed for equipment, utilities and wages as necessary, and further, the Park Board report back on details of its budget reductions.

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The meeting adjourned at approximately 5:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 585

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 10, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend D.N. Moffat of Trinity Baptist Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 10 and 11 Civic Studies students from Crofton House School, under the direction of their teacher, Miss Yeung.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later in the day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the Regular Council Meeting of April 3, 1979, (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Land Lease Agreement - Chinese Cultural Centre

Council on April 3, 1979, when considering a Manager's Report concerning the land lease agreement for the Chinese Cultural Centre deferred the matter and requested the Mayor to meet with representatives of the Centre and the Vancouver Chinese Canadian Activity Centre Society for a full discussion on the Society's protest over the lease.

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Land Lease Agreement -
Chinese Cultural Centre (Cont'd)

The Mayor advised that he had met with the groups on Monday, April 9th, along with other members of Council and indicated that he was satisfied that the Cultural Centre group, having in excess of 6,000 members, was fairly representative of the community and the organization had demonstrated that it had sufficient funds on hand plus pledges,amounting to about $900,000 to proceed with Phase 1.

The Mayor stated he had offered to appoint a small advisory committee involving members of the community. This suggestion was taken under advisement.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager as contained in his report dated March 30, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. 1979 FCM Conference -
Attendance

Council noted a memorandum dated April 6, 1979, from the City Clerk regarding the 1979 FCM Conference which is being held in Quebec City from June 3rd to 6th, 1979. To date nine Council members have indicated they wish to attend the Conference.

The report concluded with the following recommendations:

A. The Mayor be authorized to appoint the Council delegates (including voting delegates) to the 1979 FCM Conference to be held in Quebec City.

B. The City Manager be authorized to attend the FCM Conference and to also attend the Canadian Association of Municipal Administrators' Conference which precedes the FCM Conference in Quebec City and will be held from May 31st to June 3rd, 1979.

C. If a Member(s) of Council is elected to the FCM Board of Directors, Council agree to meet the cost of the Member(s) attendance at FCM Board of Directors' meetings.

MOVED by Ald. Little,
THAT the Mayor be authorized to appoint no more than three delegates, including the Mayor,to attend this Conference.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, and Kennedy opposed.)

MOVED by Ald. Bellamy,
THAT the Mayor be authorized to appoint no more than five delegates, including the Mayor,to attend this Conference.

- LOST

(Aldermen Boyce, Harcourt, Kennedy, Little, Marzari, Puil and Rankin opposed.)

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

1979 FCM Conference - Attendance (Cont'd)

MOVED by Ald. Gerard,
THAT the Mayor be authorized to appoint no more than seven delegates, including the Mayor,to attend this Conference.

- LOST

(Aldermen Bellamy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,
THAT the Mayor be authorized to appoint no more than four delegates, including the Mayor,to attend this Conference.

- CARRIED

(Aldermen Boyce, Harcourt, and Kennedy opposed.)

MOVED by Ald. Puil,
THAT recommendations 'B' and 'C' as contained in the City Clerk's memorandum dated April 6, 1979, be approved.

- CARRIED UNANIMOUSLY

2. Acquisition of Manhattan Apartments

Council noted a letter from the Manhattan Co-operative Housing Association requesting permission to address Council on April 24th, concerning the proposed acquisition of the Manhattan Apartments by the Tenants' Co-operative Association.

MOVED by Ald. Rankin,
THAT the foregoing delegation request by the Manhattan Co-operative Housing Association be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT APRIL 6, 1979

Works & Utility Matters (April 6, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Local Improvement Project - Correction of Error (Pavement & Curbs, Nanaimo St., 29th - 34th Aves. 452/01)
Cl. 2: Flat Rates for Property Owners' Share of Completed Local Improvement Projects
Cl. 3: Tender No. 791 - Street Pavements and Curbs
Cl. 4: Closure of Portion of the Lane South of Pender Street between Columbia Street and Pender-Keefer Diversion
Cl. 5: Closure of Lane East of Fraser Street from 18th Avenue to the Lane South of 18th Avenue and the Lane South of 18th Avenue from Lane East of Fraser Street to 99 feet East; Abutting Lots 1-7, Block 67, District Lot 301, Plan 187
Cl. 6: Local Improvements on the "Initiative Principle"
Cl. 7: Local Improvement - Special Relief

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Works & Utility Matters
(April 6, 1979) (Cont'd)

Local Improvement Project - Correction of Error (Pavement & Curbs, Nanaimo Street (Clause 1)

MOVED by Ald. Puil,
THAT Alternative 'B' as contained in this clause of the City Manager's report, be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Harcourt, and Rankin opposed.)

Clauses 2 - 5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 6 and 7

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Building and Planning Matters
(April 6, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Riley Park N.I.P. - Six Month Progress Report #3
Cl. 2: Strata Title Application - 1960 Creelman Avenue and 1303 Walnut Street
Cl. 3: Rezoning Application - 1724 East 10th Avenue (between Commercial and Victoria)
Cl. 4: Removal of Non-Conforming Billboards and Roof Signs
Cl. 5: Demolition of Buildings - Subsection 10.12 of Zoning and Development By-law

Clauses 1 - 3 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(April 6, 1979) (Cont'd)

Removal of Non-Conforming Billboards
and Roof Signs
(Clause 4)

MOVED by Ald. Bellamy,
THAT this clause in the City Manager's report, be deferred until May 1st, 1979, and Seaboard Advertising Company be given the opportunity of appearing as a delegation as requested in its letter of April 10th.

- CARRIED UNANIMOUSLY

Demolition of Buildings - Subsection 10.12
of Zoning and Development By-law
(Clause 5)

MOVED by Ald. Little,
THAT this clause in the City Manager's report, be received for information.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(April 6, 1979)

Arson Alert Program Proposed by the
Attorney-General of the Province
(Clause 1)

MOVED by Ald. Ford,
THAT this clause in the City Manager's report, be received for information and the Chief Constable be requested to comment on the information contained in the report.

- CARRIED UNANIMOUSLY

Finance Matters
(April 6, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Purchase of Essential Accessories for New Gas Chromatograph, City Analyst's Laboratory, Health Department
Cl. 2: 1979 Operating Grant Request, Vancouver City Planning Commission
Cl. 3: Hodson Manor
Cl. 4: Champlain Heights Phase 2 Budget
Cl. 5: Display of Red Cross Flags
Cl. 6: Queen Elizabeth Theatre Restaurant Addition

Purchase of Essential Accessories for
New Gas Chromatograph, City Analyst's
Laboratory, Health Department
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(April 6, 1979) (Cont'd)

1979 Operating Grant Request,
Vancouver City Planning Commission
(Clause 2)

MOVED by Ald. Rankin,
THAT the 1979 operating grant request from the Vancouver City Planning Commission as detailed in this clause of the City Manager's report be approved.

- CARRIED UNANIMOUSLY

Hodson Manor
(Clause 3)

Prior to considering this clause it was noted that the Thera Wholistic Health Centre, in its letter of April 5th, was requesting the opportunity of appearing before Council as a delegation to present its plan for the use of Hodson Manor.

The Council also noted a letter dated March 6th, from the Heritage Advisory Committee reaffirming its two concerns regarding Hodson House, i.e. the highest rent possible should be obtained, and tenants agreeing to a good standard of maintenance of the building and the grounds.

MOVED by Ald. Rankin,
THAT this clause in the City Manager's report, be deferred pending the hearing of delegations from the Thera Wholistic Health Centre and other affected organizations.

- CARRIED UNANIMOUSLY

Champlain Heights Phase 2 Budget
(Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Display of Red Cross Flags
(Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

FURTHER THAT a grant to the Red Cross Society be approved to cover the costs of installing and removing flags, estimated at $150, these funds to be appropriated from "Other Grants" account.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Queen Elizabeth Theatre
Restaurant Addition
(Clause 6)

In considering this clause Council was advised by the Manager that a proposal has been made by the Vancouver Ticket Centre to lease the lower area of the restaurant from the City for $1,500 per month to carry out renovations, and to use it for their business instead of their present location near the Q.E. Playhouse. If the restaurant lessee were to give up his lease on the lower floor in exchange for the proposed addition to the restaurant then the "package" would be more profitable for him at no additional rent. Also the City would have a firm source of additional income, more than sufficient to amortise the cost of the restaurant addition.

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(April 6, 1979) (Cont'd)

Queen Elizabeth Theatre
Restaurant Addition
(Clause 6) (Cont'd)

The lessee is willing to consider this proposition, but does not wish to tie the transaction into the question of restaurant expansion.

Mr. Niki, the restaurant lessee, addressed the Council on the need for the restaurant addition, following which it was

MOVED by Ald. Puil,
THAT this whole matter be referred to the Finance Committee for consideration and report.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

MOVED by Ald. Bellamy,
THAT Council

(a) Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of $110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.

(b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.

(c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) be increased by $1,200, - in order to amortise construction costs.

- CARRIED

(Alderman Puil opposed.)

The Manager was asked to discuss with the Director of Finance the feasibility of appropriating the necessary funds from the Property Endowment Fund instead of the Supplementary Capital Budget.

Personnel Matters
(April 6, 1979)

Request for Leave of Absence With Pay -
Marilyn Clark - Personnel Services Department
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

FURTHER THAT Mrs. Clark be congratulated on her appointment.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(April 6, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Champlain Heights - Enclaves 2 and 17
Cl. 2: Champlain Heights - Enclave 15/Lease Agreements
Cl. 3: Champlain Heights - Enclave 16
Cl. 4: The Partial Taking of Lot 12, Except the West 20 Feet; Now Lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street
Cl. 5: Possible Inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street
Cl. 6: Cancellation and Lease of 1830 and 1836 West 5th Avenue

Clauses 1 - 3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

The Partial Taking of Lot 12, Except the West 20 Feet; Now Lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street
(Clause 4)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Possible Inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street
(Clause 5)

MOVED by Ald. Harcourt,
THAT Council reaffirm its resolution of March 16, 1976, and inform the British Columbia Buildings Corporation that the property at 2625 Yale Street cannot be made available to it.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the City formally offer the site of the proposed Detoxification Centre at 377 East 2nd Avenue to the Provincial Government in part payment of the property at 635 Burrard Street.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed.)

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(April 6, 1979) (Cont'd)

Cancellation and Lease of 1830 and 1836
West 5th Avenue
(Clause 6)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services. (March22/April 3, 1979)

First Quarterly Report from Downtown Housing Implementation Committee
(Clause 1)

When considering this clause Council noted a memorandum dated April 9, 1979, from the Deputy City Manager, clarifying issues raised in a letter from the Canadian Institute of Public Health Inspectors and a submission from the City Health Inspectors.

The letter from the Canadian Institute of Public Health Inspectors, dated April 9, 1979, (also before Council this day) expressed concern about the recommendations contained in the Standing Committee's report that health aspects of the Lodging House By-law be transferred to Permits and Licences under Generalist Inspectors, (recommendations C and D of the Committee contained in its report dated March 22/April 3, 1979).

The Deputy City Manager advised that discussions have been held with representatives of the Vancouver Municipal and Regional Employees' Union on conditions for seconding employees and the employees' association has agreed that employees are adequately protected. The City Manager has assured the concerned employees that, should Council approve this proposal, the following would occur:

1. their status in the Health Department would be protected;
2. any individual employee would not be seconded for more than a year at one time (to maintain familiarity with Health Department operations);
3. Health Inspectors would have the opportunity to accept openings in Permits and Licences;
4. hiring of additional "Generalist" Inspectors would only take place when a vacancy occurs in Health which can be transferred to Permits and Licences.

MOVED by Ald. Rankin
THAT the recommendations of the Committee, as contained in this report, be approved;

FURTHER THAT the measures outlined in the Deputy City Manager's memo of April 9, 1979, be also approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee on Community Services (April 5, 1979)

Grant Request - Vancouver Urban Core Community Workers Association (Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the Committee, as contained in this report, be approved.

(Ald. Puil opposed) - CARRIED BY THE REQUIRED MAJORITY

CITY MANAGER'S REPORT & DELEGATIONS

B. Proposed Subdivisions at 6262/6288 Adera Street and 6476 Adera Street

Before Council this day was a report from the City Manager, dated March 28, 1979, in which the Director of Planning reported on the following subdivision applications:

(1) to resubdivide Lots 7 and 8 of Lot 4, Block 3, D.L. 526 (6262 and 6288 Adera Street) and

(2) to subdivide Amended Lot A of 4, Block 7, D.L.526 (6476 Adera Street).

The report described the applications, reviewed the powers of the Approving Officer and case law, tests of acceptability, public response and arguments, commented on letters from residents in the area and discussed the role of Approving Officer and City Council.

Also before Council was a report, dated April 5, 1979, from the City Manager, submitting for information the comments of the Director of Legal Services on Council's role and that of the Approving Officer.

A letter dated April 5, 1979, from the applicants for subdivision of 6262/6288 Adera Street was also before Council. This letter asked that Council proceed with consideration of this matter this day and not defer it to a later date as requested by some of the residents.

The following addressed Council on this matter:

Mr. Russell Baker, representing Ball and Bishop, owners of 6262/6288 Adera Street, read from a brief circulated this day, putting forth various arguments in favour of approval of this sub-division application. Mr. Baker also pointed out that Council does not have the authority to instruct the Approving Officer with respect to approval or rejection of subdivision applications.

Mr. G.J. Ball, on behalf of Mr. and Mrs. J. Ball and Mr. and Mrs. W. Bishop, applicants for subdivisions of 6262/6288 Adera Street, put forward arguments as to why the applicants do not feel the proposed subdivision would be detrimental to the area. By means of maps he reviewed the sizes of a number of current lots in the area to show that some of these lots are smaller in size than the properties which would result from the requested subdivision.

Mr. J. Baker, representing the owner of 6476 Adera Street, filed a brief and addressed Council. He indicated that the design of any dwelling erected on the subdivided lots will be subject to approval of the Director of Planning. He, too, commented that a number of the current lots in the area are smaller than those that would result from the proposed subdivision of 6476 Adera Street.

Continued.....

CITY MANAGER'S REPORT & DELEGATIONS (Cont'd)

Proposed Subdivisions - Adera Street (Cont'd)

Mr. Devitt - South Granville Property Owners' Association read from a brief circulated this day, urging Council not to approve the requested subdivisions and suggested that Council pass a resolution that it is in the public interest not to reduce the sizes of existing lots in the area bounded by 41st Avenue to 57th Avenue and Granville Street to Cypress Street, in order to preserve the character and amenities of the area.

During Mr. Devitt's presentation, Mr. Brandes, also from the South Granville Property Owners' Association, by means of an overhead projector, illustrated the current stability of the area and the fact that many of the lots have a frontage of 70 feet or more. He claimed that it would not be in the interest of the neighbourhood to approve the requested subdivisions as approval would affect the amenity of the area.

Mr. Gordon Campbell, a local resident, also urged Council not to approve the requested subdivisions of the Adera Street lots.

During consideration of this matter the Director of Planning put forth his position.

MOVED by Ald. Bellamy
THAT the submissions be received and communicated by the City Clerk to the Approving Officer for consideration when dealing with the applications;

FURTHER THAT the Approving Officer be advised that, in Council's view, the proposed subdivisions of 6262/6288 and 6476 Adera Street are not in the public interest.

- CARRIED

(Ald. Little opposed)

- - - - -

The Council recessed at 4:25 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:25 p.m.

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee on Finance and Administration (April 5, 1979)

1979 Operating Budget Estimates

MOVED by Ald. Puil
THAT recommendation A of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation B of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation C of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Kennedy, Marzari and Rankin opposed)

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

1979 Operating Budget Estimates (Cont'd)

MOVED by Ald. Puil
THAT recommendation D of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Boyce opposed)

MOVED by Ald. Puil
THAT recommendation E of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation F of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation G of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation H of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Harcourt and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation I of the Committee, contained in this report, be approved.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil
THAT recommendation J of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil
THAT recommendation K of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

(Ald. Boyce and Rankin opposed)

MOVED by Ald. Ford
THAT the sum of $54,670 deleted from the Park Board's New and Non-annual Recurring Items' Budget be replaced.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and the Mayor opposed)

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

1979 Operating Budget Estimates (Cont'd)

MOVED by Ald. Puil
THAT recommendation L of the Committee, contained in this report, be approved.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT recommendation M of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

- - - - -

The Council recessed at 6:00 p.m.to reconvene in the Council Chamber at 7:30 p.m., with Mayor Volrich in the Chair and the same Members present with the exception of Alderman Kennedy

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DELEGATIONS (Cont'd)

The Highland Restaurant

In a City Manager's report dated April 4, 1979, the Director of Legal Services reported as follows:

"The lack of three required off-street parking spaces at these premises is a subject which has plagued Council for a considerable period of time. The facts are that the development on the site as approved by the City, does not allow for sufficient open space to provide total parking on the site. The owner had an informal arrangement with the next door owner, but his refusal to allow the area to be paved frustrated its use for parking in conjunction with the restaurant.

The lane access to the rear of the site is a dead end lane which terminates at the easterly boundary extension of the site. To the south there is a single family dwelling which abuts the lane on its entire length.

The lane serving the easterly section of the block is offset from the northerly lane, hence the two can never be joined without some land acquisition.

Several solutions have been explored without any success, except for one proposal. This proposal envisages a dedication, for lane purposes, of about 25 feet at the rear of the site which abuts the lane. Until such time as the Engineer requires this piece to eventually link the two lanes, it could be made the subject of an agreement with the owners of the restaurant to allow it to be used for the off-street parking deficiency. It would be among the conditions laid down that paving, screening and utility pole removal shall all be for the account of the restaurant owners, and be to the satisfaction of the City Engineer.

It is therefore RECOMMENDED that this dedication be accepted, and that an agreement satisfactory to the Director of Legal Services be entered into with the owners of the restaurant respecting its intended use for off-street parking."

Cont'd...

DELEGATIONS (Cont'd)

Highland Restaurant (Cont'd)

The following addressed Council on this matter:

Mr. W. F. Guinn - solicitor for the Highland Restaurant, stated that this matter has been before Council for approximately four years and his client is requesting that it be brought to a close this evening. Therefore, he requested that the recommendation of the Director of Legal Services, contained in the City Manager's report dated April 4, 1979, and quoted above, be approved.

Mr. A.K. Thompson, solicitor for 'Tops 24' restaurant, stated that the recommendation of the Director of Legal Services is opposed by the neighbourhood. He again reviewed the history of this matter and stated his client is requesting that Council not permit the Highland Restaurant to establish commercial parking in a residential neighbourhood.

Mr. A.T. Antikainen, a local resident, stated he is opposed to the proposed location of a commercial parking lot adjacent to his property, as it would destroy the amenity of his residence.

MOVED by Ald. Bellamy
THAT the recommendation of the Director of Legal Services, contained in the Manager's report, dated April 4, 1979, be approved;

FURTHER THAT the Director of Legal Services be instructed to pursue the possibility of the proposed parking site not being used for parking after 11.00 p.m. on weeknights and midnight on weekends.

- CARRIED

(Alderman Ford and Little opposed)

At this point in the proceedings,
Alderman Boyce left the meeting.

Community Services Grant Appeals

In accordance with approved procedure the following organizations made representation before Council to appeal Council's March 6, 1979 decisions on their grant applications.

a) B.C. Civil Liberties Association

Dr. R. Robson of the Civil Liberties Association filed a brief; explained that funding to his association is the responsibility of all three levels of government and Council's decision to not grant funds to his Association has jeopardized funds from other sources. He proposed a meeting will all three governments to work out funding for his association.

MOVED by Ald. Rankin
THAT a grant of $2,500 be made to the B.C. Civil Liberties Association.

(Ald. Gerard, Little and Puil opposed.) - LOST NOT HAVING THE REQUIRED MAJORITY

Cont'd....

DELEGATIONS (Cont'd)

Community Services Grant Appeals (Cont'd)

b) B.C. Housing Foundation

Mr. Frank McDaniel explained the Foundation's work in senior citizen's housing management and requested Council approve a grant of $5,000 which would cover half the annual cost of the Foundation's housing registry for the elderly.

MOVED by Ald. Rankin
THAT a grant of $5,000 be made to the B.C. Housing Foundation.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald.Bellamy, Gerard, Harcourt and Puil opposed)

MOVED by Ald. Gerard
THAT a grant of $2,500 be made to the B.C. Housing Foundation subject to any terms or conditions of the Director of Social Planning.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

c) Downtown Eastside Residents' Association

Mr. Bruce Eriksen filed a brief requesting Council judge his association's application for a grant of $36,288 on its merits.

MOVED by Ald. Rankin
THAT a grant of $36,288 be made to the Downtown Eastside Residents' Association.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Little, Puil and the Mayor opposed)

MOVED by Ald. Rankin
THAT a grant of $12,600 be made to the Downtown Eastside Residents' Association.

- LOST NOT HAVING THE REQUIRED MAJORITY

(Ald. Bellamy,Ford, Gerard, Puil and the Mayor opposed)

d) Missions to Seamen

The Reverend J.D. Parker of the Mission, addressed Council requesting approval of a grant to the Mission and pointed out the Mission is required to pay property taxes to the City. (Briefs from the Mission were previously circulated to Council).

MOVED by Ald. Little
THAT Council approve a grant of up to $6,300 to the Missions to Seamen, equal to the Mission's 1979 property taxes.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

e) Native Street Workers' Project

The Mayor advised that a representative of this organization was unable to appear this evening.

MOVED by Ald. Rankin
That the grant appeal of the Native Street Workers' Project be deferred to the Council Meeting on Tuesday, April 24, 1979.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Community Services Grant Appeals (Cont'd)

f) Society for Handicrafts for the Home-bound Handicapped

Mrs. Margaret Jack appeared before Council requesting reconsideration of Council's decision that no grant be made to the organization.

A representative of the Social Planning Department reiterated the Department's comments on this grant application,as contained in the City Manager's report on Community Services Grants, that this program is expensive in terms of the clientele it serves, costing approximately $1,646 per client. He explained the clients would receive more per year if the City provide its grant directly to them rather than the clients having to make arts and crafts for the Society.

MOVED by Ald. Rankin
THAT a grant of $13,725 be made to the Society for Handicrafts for the Home-bound Handicapped.

(Ald. Bellamy, Gerard, Little, Puil and the Mayor opposed) - LOST NOT HAVING THE REQUIRED MAJORITY

g) Catholic Community Services

Ms. Alice Arce filed a brief explaining the operation and services of"The Door is Open", a Downtown Eastside drop-in centre operated by the Catholic Community Services, and asked that Council increase the grant of $3,000 which it approved on March 6, 1979.

MOVED by Ald. Gerard
THAT an additional grant of $2,000 be made to the Catholic Community Services.

(Ald. Bellamy, Harcourt, Puil, and the Mayor opposed) - LOST NOT HAVING THE REQUIRED MAJORITY.

h) God's Rescue Mission

Mr. Charles Lawrence appeared before Council on behalf of the Reverend Melinda Thorne of God's Rescue Mission and explained that the $2,300 grant approved by Council on March 6, 1979, does not meet the cost of approximately $8,400 per year for the operation of God's Rescue Mission.

No action was taken on this grant appeal.

i) Greater Vancouver Information and Referral Services

Mr. Charles Keast requested Council provide an additional grant to the Information and Referral Service, which would cover the deficit incurred by the Service in supplying 290 updated copies of the Directory of Services to the City at less than actual cost of $25 each. (Brief circulated to Council).

MOVED by Ald. Ford
THAT the City allocate $4,060 towards the purchase of 290 copies of Greater Vancouver Information Services 1979 Directory of Services.

(Ald. Bellamy, Little, Puil and the Mayor opposed) - LOST NOT HAVING THE REQUIRED MAJORITY

Alderman Little requested that the City Manager investigate the feasibility of City Departments paying the full $25 per copy cost of any 1979 Directory of Services purchased from the Greater Vancouver Information and Referral Services.

DELEGATIONS (Cont'd)

Community Services Grant Appeals (Cont'd)

j) Crisis Intervention & Suicide Prevention Centre for Greater Vancouver

Mr. John Jessiman spoke to his letter of April 6, 1979, which was previously circulated to Council Members, and requested that Council rescind its March 6, 1979 motion that the 1979 grant be the final grant from the City to the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver. He requested leaving until next year the assessment of any grant application from the Crisis Centre in 1980.

MOVED by Ald. Marzari
THAT the March 6, 1979 motion, in which Council specified the 1979 grant be the final grant from the City to the Crisis Intervention and Suicide Prevention Centre for Greater Vancouver, be rescinded.

(Ald. Bellamy and Puil opposed) - CARRIED BY THE REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy
SECONDED by Ald. Ford
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Construction of Pavement and Curb - West Side of Nanaimo Street from lane south of Mannering Avenue to lane south of 33rd Avenue.

MOVED by Ald. Marzari
SECONDED by Ald. Little

THAT WHEREAS the Council of the City of Vancouver is desirous of constructing pavement and curb on the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said pavement and curb be constructed on the said portion of Nanaimo Street;

AND WHEREAS the Council deems that the said pavement and curb will specially benefit the real property fronting or abutting on the said portion of Nanaimo Street;

AND WHEREAS the Council may be authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the construction of the said pavement and curb and assess the cost thereof against the real property so deemed to be specially benefited as a local improvement;

Cont'd...

MOTIONS (Cont'd)

Construction of Pavement and Curb - West Side of Nanaimo Street from lane south of Mannering Avenue to lane south of 33rd Avenue. (Cont'd)

NOW THEREFORE BE IT RESOLVED that a pavement and curb, together with all other necessary and incidental work in connection therewith, be constructed on the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said pavement and curb and all other necessary and incidental work in connection therewith be assessed against the real property fronting and abutting thereon as a local improvement upon the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however to the limitation prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction of the said pavement and curb and all other necessary and incidental work in connection therewith to be borne by the City pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and be paid out of the general revenue of the City or out of the Capital funds raised by the issue of debentures upon the general revenue of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY.

B. Allocation of Lands for Lane purposes

MOVED by Ald. Marzari
SECONDED by Ald. Little

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

> the South 2 feet of each of Lots 1 and 2, except the North 7 feet of each of said Lots, now road, Block 246, District Lot 526, Plan 590. The same as shown outlined red on plan prepared by Noel E. Peters, B.C.L.S., dated January 17th 1979, and marginally numbered LF 8957, a print of which is annexed hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitue portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

C. Expropriation of Land
(4395 Nanaimo Street)

MOVED by Ald. Marzari
SECONDED by Ald. Little

THAT WHEREAS the City of Vancouver desires to acquire a portion of land more particularly described as

Lot 12 except the West 20 feet; now lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388

pursuant to its powers under Section 190 of the "Vancouver Charter". Statutes of British Columbia 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owners of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED THAT so much of the real property aforesaid as is outlined in red on the sketch plan annexed hereto and the same is hereby expropriated by the City of Vancouver.

- CARRIED UNANIMOUSLY

1. Procedure By-law Amendment

MOVED by Ald. Little
SECONDED by Ald. Bellamy

THAT consideration of the motion on this matter, submitted at the Council meeting on April 3, 1979, be further deferred for two weeks.

- CARRIED

(Ald. Marzari and Rankin opposed)

2. Filling of Vacancies

MOVED by Ald. Little
SECONDED by Ald. Gerard

THAT vacancies occurring in regular staff positions not be filled automatically by Department Heads but first be reviewed for report to the City Manager to:

(a) justify the continuing need;

(b) consider whether some organizational change is indicated;

the Manager to take appropriate action thereafter.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

ENQUIRIES & OTHER MATTERS

Changes to the National Housing Act re Hotels

Alderman Rankin referred to a memo he had received from Dr. Ann McAfee, Housing Planner, advising that the National Housing Act has been amended to explicitly exclude "hotels" from assistance under the Act. Therefore, according to CMHC staff, if this amendment is interpreted broadly it might now exclude assistance to downtown residential hotels. Dr. McAfee suggested that Council make representation to Ottawa to ensure that residential hotels are not excluded from assistance under the Act and that this comment might be appropriate to accompany the recommendations from the first quarterly report on downtown hotels and rooming houses. Members of Council requested that the memorandum referred to be circulated to them for consideration and the Mayor requested the Clerk to do so.

* * * * *

The Council adjourned at 9:25 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of April 10, 1979, adopted by Council on April 24, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE April 4, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Highland Restaurant, 2780 Kingsway

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"The lack of three required off-street parking spaces at these premises is a subject which has plagued Council for a considerable period of time. The facts are that the development on the site as approved by the City, does not allow for sufficient open space to provide total parking on the site. The owner had an informal arrangement with the next door owner, but his refusal to allow the area to be paved frustrated its use for parking in conjunction with the restaurant.

The lane access to the rear of the site is a dead end lane which terminates at the easterly boundary extension of the site. To the south there is a single family dwelling which abuts the lane on its entire length.

The lane serving the easterly section of the block is offset from the northerly lane, hence the two can never be joined without some land acquisition.

Several solutions have been explored without any success, except for one proposal. This proposal envisages a dedication, for lane purposes, of about 25 feet at the rear of the site which abuts the lane. Until such time as the Engineer requires this piece to eventually link the two lanes, it could be made the subject of an agreement with the owners of the restaurant to allow it to be used for the off-street parking deficiency. It would be among the conditions laid down that paving, screening and utility pole removal shall all be for the account of the restaurant owners, and be to the satisfaction of the City Engineer.

It is therefore RECOMMENDED that this dedication be accepted, and that an agreement satisfactory to the Director of Legal Services be entered into with the owners of the restaurant respecting its intended use for off-street parking.

A sketch map of the area is attached. "

THE CITY MANAGER RECOMMENDS the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 681

WORKS & UTILITY MATTERS

CONSIDERATION

1. Local Improvement Project - Correction of Error (Pavement & Curbs, Nanaimo St., 29th - 34th Aves. 452/01)

The City Engineer and Director of Finance report as follows:

"It has been discovered that two properties have been omitted from the Special Assessment Roll for this project.

The project was advanced on the Initiative, came before a Court of Revision on December 7, 1978 and was undertaken by Council on February 20, 1979. Had the error been known in December, the Court of Revision could have added the two properties to the roll. There is no means of adding them to that roll now but a means of attaining the same end is set out in alternative 'B' below.

Two residential flankages are involved. The estimated share of these two owners is $714.15. Since their properties were not on the roll, they received no notice of the project and had no opportunity to file objections. (Two additional objections, however, would not have altered the status of the project).

ALTERNATIVES

A. The matter could be allowed to rest. The City would bear the additional $715.00. The more significant point, perhaps, is that these two owners would be treated differently from their neighbours.

B. To avoid that inequity, Council could:

   1. reduce the current project (452/01) in scope by deleting the section adjoining these two lots - the west side of Nanaimo Street from the lane south of Mannering Avenue to the lane south of 33rd Avenue; and

   2. undertake a new project on Special Grounds to pave and curb that section. (This would require eight affirmative votes on the formal resolution which has been drawn.)"

The City Manager submits for CONSIDERATION the choice between A and B above.

RECOMMENDATION

2. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects, as estimated by Council.

For the Local Improvement projects completed in 1978, flat rates have been derived from contract costs and the costs of work done by City forces, together with other general expenses and an allowance for interest over the construction period.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law; they are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The applicable rates are shown on the 'List of Projects Completed in 1978' on file in the City Clerk's office.

..../2

Clause No. 2 cont'd:

Reduction in Scope

Certain local improvement projects undertaken by Council cannot be completed, as advanced. To allow the parts which have been done to be placed on the Tax Roll, the following must formally be reduced in scope by Council.

Projects for Lane Lighting (Recommendation A & B). Since there are no suitable utility poles on which to mount our lights, both should be shortened. These projects came before a Court of Revision on November 24, 1977.

Projects for Street Lighting (Recommendation C & D). These should be shortened because the streets are not fully opened and it was therefore not reasonable to install lights for the full length of the dedicated streets. These projects came before a Court of Revision on November 24, 1977.

Project for Lane Pavement (Recommendation E). This project should be shortened because the lane does not go through to Crown Street.

I therefore recommend:

(a) That Item 49 of Schedule 445, Lane Lighting in the lane north of Kingsway, from Stamford Street to the lane east of Tyne Street, be reduced in scope so as to extend from Stamford Street to Tyne Street.

(b) That Item 72 of Schedule 445, Lane Lighting in the lane south of 12th Avenue, from Heather Street to the lane west of Cambie Street, and the lane west of Cambie Street, from the lane south of 12th Avenue to 13th Avenue be reduced in scope by eliminating the portion, lane west of Cambie Street from the lane south of 12th Avenue to 13th Avenue.

(c) That Item 5, Schedule 445, Street Lighting on Kent Avenue North, from a dead-end approximately 1350 feet west of Jellicoe Street to Jellicoe Street be reduced in scope so as to extend from a point approximately 1084 feet west of Jellicoe Street to Jellicoe Street.

(d) That Item 7, Schedule 445, Street Lighting on Kent Avenue South, from a dead-end approximately 1336 feet west of Jellicoe Street to Jellicoe Street be reduced in scope so as to extend from a point approximately 1025 feet west of Jellicoe Street to Jellicoe Street.

(e) That Item 186, Schedule 447, Lane Pavement on the lane south of 11th Avenue, from Camosun Street to Crown Street be reduced in scope so as to extend only from Camosun Street to a point 18 feet west of Crown Street.

(f) That the flat rates shown on the 'List of Projects Completed in 1978' on file in the City Clerk's office be approved.'

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

3. Tender No. 791 - Street Pavements and Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on March 19, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order, with the exception of a minor matter respecting the low bidder's bid bond. The bids are unit prices based on quantity estimates supplied by the Engineering Department, therefore, the total final costs of this contract may vary according to actual quantities measured during construction. Tabulations of total amounts bid are as follows:

Clause No. 3 cont'd:

TENDERERS	AMOUNT BID
S.L. PAVING LTD., COQUITLAM	$ 496,842.00
Jack Cewe Ltd., Coquitlam	$ 537,229,75
Imperial Paving Ltd., Burnaby	$ 551,438.00
Standard General Construction, Richmond	$ 557,624.00
B.A. Blacktop Ltd., North Vancouver	$ 559,151.85
Winvan Paving Ltd., Burnaby	$ 566,804.65
Columbia Bitulithic Ltd., Vancouver	$ 581,142.75

The awards of these paving contracts are normally routine, however, in recommending the low bidder in this case the Engineering Department feels certain matters should be brought to the attention of City Council.

In nearly all of the past paving contracts throughout the City's history there has been good cooperation between the City's representatives and the contractors' work forces. This cooperation is deemed to be essential during the conduct of a contract so that the affected property owners are not inconvenienced more than is absolutely necessary.

Difficulties have been experienced with the low bid company in the past year, and in particular with one of the principals of the company, extending over a period of several years. The contract with this company in 1978 for lane paving was difficult to administer because of delays experienced in having them complete the work. An inordinate amount of staff time was required to administer that contract and many unsubstantiated claims were made by the contractor for extra payments.

However, changes have now been made in the General Conditions of the Streets Contract, which should hopefully eliminate or minimize these problems. These matters have been discussed with the low bidder, and it is felt that with some extra attention they can be overcome. If, however, the situation becomes intolerable, cancellation of the contract will be considered, with the remainder of the work then awarded to the second lowest bidder. A system of pre-qualifying bidders may also have to be considered in future.

Having brought the above concerns to the attention of Council, and noting that there is 8% difference (approximately $40,000) between the low bid and the second bid,

The City Engineer recommends that:

(a) Contract No. 791 be awarded to the low bidder,

S.L. PAVING LTD.
P.O. Box 1158
901 C Lougheed Highway
Coquitlam, B. C.
V3J 6Z9

for the amount bid, namely, $496,842.00

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

4. Closure of Portion of the Lane South of Pender Street between Columbia Street and Pender-Keefer Diversion

The City Engineer reports as follows:

"On January 23, 1979, Council approved the closure of a portion of the lane south of Pender Street between Columbia Street and Pender-Keefer Diversion.

Minor design changes in the proposed Chinese Cultural Centre now require that an additional one foot of lane be closed.

I recommend that the portion of lane shown hatched on the attached sketch marginally numbered LF 9035 be closed, stopped up and title taken thereto, subject to the following conditions:

(a) A new lane turn-around to be dedicated as shown shaded on the attached sketch.

(b) The closed lane to be consolidated with abutting City-owned lands.

(c) The Chinese Cultural Centre to bear the cost of relocating utilities.

(d) The Chinese Cultural Centre to bear the cost of work necessary to close the lane and construct a new lane turn-around to the satisfaction of the City Engineer.

(e) Any agreements to be to the satisfaction of City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closure of Lane East of Fraser Street from 18th Avenue to the Lane South of 18th Avenue and the Lane South of 18th Avenue from Lane East of Fraser Street to 99 feet East; Abutting Lots 1-7, Block 67, District Lot 301, Plan 187

The City Engineer reports as follows:

"An application from the Glad Tidings Temple for a lane relocation to permit planned expansion to their church has been held in abeyance pending resolution of development permit concerns. On January 9, 1979, Council indicated they had no objection to the proposed expansion of the Glad Tidings Temple and the Board of Variance gave its approval March 7, 1979 to the matters of height and front yard relaxations. It is now appropriate to deal with the lane relocation.

It is proposed to close the lane in the westerly portion of the block and dedicate a new lane outlet to 18th Avenue along the east side of Lot 8, Block 67, District Lot 301. Lot 17, situated immediately south of Lot 8, remains in private ownership; however, the Glad Tidings Temple has plans to acquire this lot and have agreed to dedicate a lane outlet to 19th Avenue as soon as they acquire Lot 17.

The south 7 feet of Lots 18 and 19 was established for road when it was planned to widen 19th Avenue to 80 feet. Present planning is for 19th Avenue to remain 66 feet in width. Therefore, the 7-foot widening strips are not required for road.

I recommend that all those portions of lane and road shown hatched on the attached sketch marginally numbered LF8975 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The applicant to pay $10 560 for the area of closed lane and road in excess of the area of lane dedicated; in accordance with the recommendation of the Supervisor of Properties.

(b) The portions of closed lane and closed road to be consolidated with the abutting lands.

(c) The portion of Lot 8, Block 67, District Lot 301, shown shaded on the attached sketch to be dedicated for lane.

(d) The applicant to pay for relocation of utilities or provide easements to contain them.

Clause No. 5 cont'd:

(e) The applicant to pay for work necessary to physically close lane and construct new lane outlet.

(f) The applicant to provide and register the required subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law projects for:

- Pavement and Curbs, Higher Zones
- Pavement and Curbs, Slocan Street
- Pavements and Curbs, Mt. Pleasant NIP
- Pavements and Curbs, Kitsilano Point
- Lane Pavements, Higher Zoned

as shown on the attached schedule dated March 30, 1979 (on file in the City Clerk's office), are advanced to Council on the 'Initiative Principle.'

Street Pavement & Curbs - Higher Zoned

In general projects selected are streets with high maintenance costs in areas zoned multiple dwelling or commercial; petitions for these areas are seldom circulated because of the difficulties in obtaining the signatures of registered property owners.

Slocan Street - 28th to 29th Avenues

Reconstruction of the intersection at Slocan Street and 29th Avenue is required to increase the design speed for this arterial. The portion from 28th to 29th Avenues is included to provide continuity with the intersection.

Residential property owners on this arterial qualify for a 25% reduction to the normal property owners' share.

Mt. Pleasant (NIP)

Council on February 22, 1977, approved arrangements whereby pavement and curbs in the Mt. Pleasant Area would be subsidized from NIP funds. These are the last of the previous group for which advancement 'on the initiative' was delayed because of zoning uncertainties.

Kitsilano Point

In August, 1975, Council approved a proposal (arising from the Local Area Planning process) that paving and curbing of the streets on Kitsilano Point be advanced 'on the initiative.'

Lane Pavements - Higher Zoned

Lanes are chosen on the basis of high maintenance costs and in some instances at the request of residents.

Capital Funds

Funds for the City's share of these projects are available as follows:

Pavement and Curbs, Higher Zoned
Pavement and Curbs, Kitsilano Point
Lane Pavement, Higher Zoned
Pavement and Curb - Mt. Pleasant NIP
--- from capital budgets already approved

Clause No. 6 cont'd:

Pavement and Curbs, Slocan Street

The Standing Committee on Finance and Administration placed this item in Priority 3 of the 1979 Supplementary Capital Budget.

Advancing Slocan Street to the Court of Revision does not commit Council to approval of the 1979 Supplementary Capital funding but indicates a strong expectation of such approval."

Second Step

The Director of Finance submits the following report on the financial arrangements.

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report dated March 30, 1979.

The estimated total cost of these improvements is $1 360 450 and the City's share of the cost is $652 166 (including the NIP contributions).

I have to report that the necessary financial arrangements can be made to carry out this work; Slocan Street is subject to approval of the 1979 Supplementary Capital Budget item for this street."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

(a) The report of the City Engineer and Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's office.

(b) Slocan Street between 28th & 29th Avenues be designated as a "thoroughfare" for the purpose of Part I of the Local Improvement Procedure By-law and that $1465 for the 25% reduction to the property owners' share be allocated from the year 1979 - Provincial Revenue Sharing.

(c) The reduction of the property owners' rates on the Neighbourhood Improvement Projects (pursuant to Section 5, Subsection (15) of the Local Improvement Procedure By-law) for Mt. Pleasant be:

Residential Property	25%
Multiple Dwelling & Local Commercial Property	12%
Commercial and Industrial Property	10%

(d) The Court of Revision for the projects listed in the attached schedule dated March 30, 1979, be held at 7:30 p.m., Thursday, June 14, 1979.

7. Local Improvement - Special Relief

The Director of Finance reports as follows:

"A Local Improvement project for Pavement and Curbs on 29 Avenue from Earles to Manor was constructed in 1978 and the property-owners annual charges will go on the Tax Roll in 1979.

One owner, on receiving her notice and comparing with her neighbour, has questioned the difference in charge. The neighbour's property is double-fronting, running through to Wellington Avenue, and so received 50% relief. The property in question is oddly-shaped and has a small frontage on Wellington. (See sketch). Had the matter been raised when the project was advanced, some adjustment would probably have been made. Based on the concept of the lot being 'partially double-fronting' a reduction from 48 feet to 43.90 feet for the 29th Avenue project would have been appropriate. This would have reduced its total share from $362.88 to $331.88 and annual payment from $51.23 to $46.91.

One of the functions of the Court of Revision is to deal with matters such as this, but it was not raised at that time. The only way to give relief now is under Section 67 of the Local Improvement Procedure By-law.

Clause No. 7 cont'd:

I recommend that, with respect to a local improvement project for pavement and curbs on 29th Avenue (442/19) the property identified as Lot 3 Block 131 DL 36 & 51 PLN 8145, Co-ordinate 441/710/282/24, be declared to be inequitably dealt with in not having been given an allowance for its second frontage and that its special assessment be reduced from $362.88 to $331.88."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 672

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Riley Park N.I.P. - Six Month Progress Report #3

The Director of Planning reports as follows:

"I. INTRODUCTION:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning studies and actions as well as various citizens' initiatives to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is required by C.M.H.C. that N.I.P. progress reports be prepared at six-month intervals. Implementation for Riley Park N.I.P. is scheduled for up to six six-month intervals between August, 1977 and June, 1980 for which Administration funding is appropriated. This report summarizes all work through the third work interval and to mid-March, 1979.

II. PROGRESS ON PROJECTS:

Attached as Appendix I to this report is a summary outline of the status of all works by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the amounts allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

Program activity during this six-month interval has centred on:

- continued implementation of visible projects;
- conceptual development and achievement of approvals-in-principle of participating parties on complex projects and projects representing major N.I.P. investment;
- continued analysis and advisement on local planning issues; and
- consolidation of citizen organization so that services can be provided on a voluntary basis independently in the community.

Visible projects such as parks improvements and the Main Street Beautification are nearing completion. The Riley Park Recreation Complex additions are under construction. Council has approved the concept for the Neighbourhood House and Youth Centre, operations funding for these facilities from multiple sources is committed and detailed implementation (site search, building renovation, etc.) is now underway. Conceptual work on the proposed Storefront Library is complete and will be considered by Council shortly. Community Vans have now been approved by Council for purchase.

Staff and citizens have advised Council as well as Civic boards, departments and other agencies on issues of significance to the community. The proposed Heroin Addiction Assessment Centre on Main Street, the expansion of the Glad Tidings Temple and the proposed closure of 23rd Avenue near Tupper School are instances where community opinions have been articulated as an input into government decisions. The economic vitality of Main Street and Fraser Street commercial districts has been focussed on especially through supervision of the Main Street Small Business Centre sponsored by Canada Works and the City.

Clause 1 continued

Volunteer service organizations in Riley Park are now fully operational and are being effective at using community resources to combat community problems. The Main Street Merchants Association and the Little Mountain Neighbourhood House Society, both spinoffs of N.I.P., are now playing high-profile roles in the community. Initiatives of existing organizations have also increased and joint, cooperative efforts are emerging as the major means of tackling local problems. Community leadership and organizational skills are growing.

In the upcoming work interval, the majority of major N.I.P. projects will be completed. The next group of N.I.P. projects will be identified in an update of the Neighbourhood Improvement Concept Plan and implementation of these projects will begin. Planned land use studies will be completed including the housing policy analysis, commercial zoning analysis and the parking study. Advisement will continue on emerging local issues.

III. FUNDING COMMITMENTS:

In the first progress report (February, 1978) it was reported that $118,290.00 in N.I.P. project funds had been committed. Some $586,000.00 was committed by the second progress report (July, 1978). As of this third progress report, some $972,000.00 in project funding has been committed. This investment has drawn additional investment to Riley Park including some $165,000.00 in new social-leisure services funding over the last two years (primarily through the Neighbourhood House Society) and approximately $475,000.00 in capital funds from various sources to match N.I.P. allocations. Various agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

IV. OBSERVATIONS ON IMPACTS TO DATE:

The community planning activity by the City through N.I.P. continues to have a positive impact on the revival of the physical and social environment of Riley Park. Longstanding physical problems and inadequacies are being resolved in parks and schools as well as on streets and other public spaces. There is evidence, although still scattered, that the commercial vitality of the area is improving. A wave of new social initiatives is underway and volunteerism by local residents is on the increase. The ability and propensity for local organizations to cooperate in problem solving is expanding as contacts are made and experience is gained. Finally, there is evidence that the attitude of Riley Parkers about the future and possibilities of their neighbourhood is changing with positive expectations coming to the fore.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on schedule.

V. RECOMMENDATION:

The Director of Planning recommends:

> THAT City Council submit this Riley Park N.I.P. Six Month Progress Report #3 to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Strata Title Application - 1960 Creelman Avenue and 1303 Walnut Street

The Director of Planning reports as follows:

"An application has been received from Richard H. Watts, on behalf of the owners of 1960 Creelman Avenue and 1303 Walnut Street (Lot 16, Block 176, D.L. 526, Plan 2301) to convert the existing semi-detached two-family dwelling to Strata Title Ownership.

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District and a two-family dwelling is an outright approval use on a site with a minimum area of 306.580 m^2 (3,300 sq. ft.). The site in this instance has a frontage of 10.058 m (33ft.) on Walnut Street, with a depth of 30.632 m (100.5 ft.) along Creelman Avenue to a 4.877 m (16 ft.) lane. The existing two storey semi-detached two-family dwelling was approved under Development Permit 78013 on July 13, 1977. (See Appendix 'A' for the site plan).

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Application form signed by the owners of the property, Mr. John Brian Hughes and Mr. Richard Bruce Warburton (See Attached as Appendix 'B');

2. Letter of consent signed by the tenant of 1303 Walnut Street, Mr. John Harrison;

3. Letter of consent signed by the tenant of 1960 Creelman Avenue, Mr. David Christie;

4. Letter from Werner Forster, Architects, confirming the quality of the building (See attached as Appendix 'C');

5. Copy of the Strata Plan.

BACKGROUND

The owners propose to strata the property in order to secure permanent financing for the property. They have no intention at the present time of selling the units to the present occupants or any other party, or occupying the units themselves. Mr. Harrison, the tenant of 1303 Walnut Street, presently holds a written lease which expires on April 30, 1979. Mr. Christie, the tenant of 1960 Creelman Avenue is on a month to month lease.

DIRECTOR OF SOCIAL PLANNING

In a memorandum dated March 2, 1979, the Director of Social Planning made the following comment:

'I have no objection to this application for strata title ownership.'

DIRECTOR OF PERMITS AND LICENCES

The Director of Permits and Licences, in a memorandum dated March 21, 1979, made the following report:

'The building in question substantially complies with the Electrical By-law, Plumbing By-law and the Gas Fitting By-law.

In order to comply with the Building By-law, it will be necessary to:

1. Replace missing handrails to the upstairs at 1303 Walnut; and

2. Install smoke alarms throughout the building in accordance with Subsection 9.10.19 of the Vancouver Building By-law.'

Clause 2 continued

RECOMMENDATION

The Director of Planning with the concurrence of the Director of Permits and Licences and the Director of Social Planning recommend:

THAT this application be approved, thereby permitting the conversion of the premises at 1960 Creelman Avenue and 1303 Walnut Street (Lot 16, Blk. 176, D.L. 526, Plan 2301) to Strata Title Ownership consisting of two strata lots, subject to the following condition:

That a Certificate of Approval (Form No. 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Rezoning Application - 1724 East 10th Avenue (between Commercial and Victoria)

The Director of Planning reports as follows:

"An application has been received from Mr. H.L. Yung on behalf of Willa Investments, requesting an amendment to the Zoning and Development By-Law No. 3575, whereby the property described as 1724 East 10th Avenue (Lot 37, Subdivision of "A" and "B", Block 162, D.L. 264A, Group 1, Plans 222 and 1771) be rezoned from RT-2 Two-family Dwelling District to C-2 Commercial District for the purpose of:

'consolidating the above mentioned lot with the adjacent 4 lots (Lots A-D of 35-36 of A and B, D.L. 264A, Block 162, otherwise known as 2606 Commercial Drive) in order to construct a commercial building.'

The applicant further states 'the subject lot is flanked by these four commercial lots to the west, a CD-1 development (a medical building) to the east, more commercial development to the north across from 10th Avenue and a duplex lot to the south which is presently used for parking. The four lots to the west are zoned C-2 and improved by a two storey building now occupied by a building supplies store. The subject lot is being used in conjunction with the building supply business. It is now a place where sand, gravel, bricks, concrete blocks, etc., are stored and sold. Parking for the store is available in a lot across from the lane (Lot 4 of C and D, D.L. 264A, Block 162, Plan 1059) zoned RT-2 but approved for parking purposes. The proposed building will cover most of the four lots where the existing building is situated and part of the subject lot fronting 10th Avenue while the remaining parts and Lot 4 will be reserved for parking. The new building will be a single storey building and depending on future tenancies, it will be used as retail stores or offices.'

Site Description

The site is located on the south side of East 10th Avenue, 28.35 m (93 feet) east of Commercial Drive. The site has a frontage of 15.24 m (50 feet) along East 10th Avenue and a depth of 38.71 m (127 feet) to 3.048 m (10 feet) lane at the rear resulting in a total site area of 589.934 m^2 (6350 square feet). (See Appendix A map).

Clause 3 continued

The site is zoned RT-2 Two-family Dwelling District and lies between four adjoining C-2 zoned properties to the west fronting onto Commercial Drive and a large parcel of property to the east zoned CD-1 and developed with a five storey medical office building. To the southwest of the site, across the lane, to a depth of 28.042 m (92 feet) from Commercial Drive are zoned C-2 Commercial District. The remaining lands in the block on the north side of East 11th Avenue are zoned RT-2 Two-family Dwelling District. The majority of the block to the north of the site across East 10th Avenue is zoned C-2 Commercial District and is principally developed with a supermarket and associated off-street parking. (See Appendix B map).

Background

The site is presently vacant, having previously been used for off-street parking to serve the adjacent lumber and building supplies business on the four adjoining lots to the west. The lumber and building supplies outlet has recently vacated these premises and they remain vacant. No development permit has been issued for this use as it has been in existence since prior to 1956. The site has in the past been used for lumber storage, in contravention to the Zoning and Development By-law, with appropriate enforcement action undertaken by the Director of Permits and Licenses.

The lot across the lane to the south of the site (Lot 4) is also zoned RT-2 and has been developed with off-street parking in conjunction with the lumber and building supplies business, under Development Permit No. 35935 approved in October, 1965 subject to a number of conditions including appropriate screening and landscaping. A new one-family dwelling has been constructed on the RT-2 lot to the east of this parking area. The remaining RT-2 lands further to the east are generally developed with 2 ½ storey older residential buildings in fair condition.

Attempts have been made on two previous occasions to rezone the site from RT-2 Two-family Dwelling District to C-2 Commercial District. The first application submitted in 1963 requested a rezoning for the purpose of extending the present building (on the west) for additional sales and display area and adequate parking. This application was approved by Council at a Public Hearing in October, 1963, subject to prior compliance by the owners with a number of conditions. The owners did not comply with the established conditions and the amending by-law was never enacted.

In August 1969, an application was received for a rezoning of Lots 38-43 (to the east of the site) to C-2 for the purpose of constructing a five storey medical building. In November of the same year, an application was submitted requesting a rezoning of Lot 37 (subject site) for the purpose of consolidating the zoning of this block in conjunction with the application to rezone the adjacent lots to the east for the purpose of the proposed medical office building. Both applications were approved by Council subject to conditions as established at the Public Hearing on April 9, 1970. The rezoning of the land to the east to C-2 was the subject of a subsequent report to Council and the rezoning to C-2 Commercial District was not pursued by the applicant. However, the six lots to the east of the site were rezoned to CD-1 in August, 1970 to permit the development of a medical office building. The applicants for the rezoning of Lot 37 to C-2 Commercial District were granted 120 days from the Public Hearing date of April, 1970 in order to comply with the conditions of approval as established by Council. The conditions were not satisfied and the approval granted at the Public Hearing expired.

Analysis

The depth of commercial zoning in established commercial areas along major arterials such as Commercial Drive is generally restricted to the depth of the properties fronting onto the major arterial. In those instances where the established lots front onto a cross street, an appropriate number are commercially zoned to maintain the depth and continuity of the commercial zoning. This is the situation at the northeast corner of Commercial Drive and 11th Avenue where the C-2 zoning comprises three lots fronting onto 11th Avenue.

Clause 3 continued

In those cases where there is not a lane running parallel to the main arterial, the commercially zoned lands generally abut residentially zoned properties, for example RS-1 One-family Dwelling District or, as in this situation, RT-2 Two-family Dwelling District. In these instances there is continuing pressure for rezoning one or more residential lots to extend the depth of the commercial zoning. Enquiries and formal rezoning applications of this nature are generally not supported by the Planning Department unless there are sufficient peculiarities of the site to warrant an increase in depth of commercially zoned lands or where an improved transition to the adjoining residential land may be achieved through the rezoning.

It is not uncommon to receive development permit applications to use residential properties adjoining commercially zoned land for off-street parking purposes as an alternative to formally extending the depth of the commercial zoning. The use of residential land for this purpose is advantageous in many instances in that a well screened and landscaped area can be developed to provide an effective transition from the commercially zoned lands on one side to the residentially zoned lands on the other side. It is for this reason that many residential district schedules permit consideration of a parking area as a conditional use provided the off-street parking is ancillary to a principal use on an adjacent site. This principle accounts for the present development of Lot 4 (to the south of the site across the lane) although maintenance of the required landscaping for the approved parking area could be improved considerably to provide a better relationship with the adjoining residential lands to the east.

The proposed rezoning of the site to permit an extension of the depth of the commercially zoned lands adjoining Commercial Drive would generally not be supported. However, the zoning and development on lands to the east and north of the site have resulted in an isolated RT-2 zoning along the south side of East 10th Avenue. Residential development of the site would not represent the most appropriate land use. A rezoning of the site to C-2 Commercial District to permit consolidation with the westerly adjoining four lots is appropriate and the enlarged commercial site will permit greater flexibility with particular regard to the siting of new buildings and location of off-street parking and loading facilities.

Use of Lot 4 to the south to provide off-street parking facilities in support of a new commercial development on the lands to the north is acceptable provided the parking facilities and associated screening and landscaping are well maintained and the parking is "tied" in perpetuity to the commercial development which it serves. Maintenance can be assured through enforcement action if necessary. A restrictive covenant under Section 24A of the Land Registry Act can ensure the continuous availability of parking on Lot 4 in conjunction with a commercial development on the land to the north across the lane. This can be handled at the Development Permit stage.

Conclusion

A rezoning of the site to facilitate consolidation with the four westerly adjoining C-2 lots is felt to be appropriate bearing in mind the existing zoning and development on surrounding lands. The continued use of Lot 4 to the south across the lane for provision of off-street surface parking ancillary to new commercial development on the lands to the north is acceptable provided performance criteria are satisfied as outlined in Zoning and Development By-law No. 3575.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to a Public Hearing.

That the rezoning application be approved subject to prior compliance by the owners with the following conditions:

A. That the southerly five feet of Lot 37 of A and B, Block 162, D.L. 264A be dedicated to the City for future lane widening;

Clause 3 continued

B. That Lots A,B,C,D and 37, Block 162, D.L. 264A be consolidated into one parcel and so registered in the Land Registry Office;

C. That the detailed scheme of development is to be first approved in a development permit application with particular attention to the proposed use of Lot 4 to the south as a surface parking area ancillary to the proposed development on lands to the north ."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Removal of Non-Conforming Billboards and Roof Signs

The Director of Permits and Licenses reports that the purpose of this report is to advise Council of the action taken to date regarding the removal of non-conforming billboards and roof signs, and to seek new instructions from Council with regard to the removal of those signs still existing, which the sign companies and property owners are not prepared to remove voluntarily.

HISTORY

In the late sixties, City Council expressed its concern over the proliferation of billboards and roof signs adjacent to bridge approaches and in commercial districts. The following action was taken to prevent this situation from deteriorating further:

May 5, 1970: By-law No. 4495 was passed to introduce areas of special Sign Control into the Zoning and Development By-law to include the bridge approaches and waterfront (Schedules G.1 to G.7). This prohibited any further erection of roof signs and third party billboards and spectaculars, and also made such existing signs non-conforming.

Nov. 26, 1970 By-law No. 4521 was passed prohibiting roof signs in C-2, C-2A and C-3 Commercial Areas.

Sept 11, 1973 By-law No. 4723 was passed to prohibit roof signs in C-5 Commercial Areas.

This action enabled the City to prevent new roof signs and billboards from being erected in these areas, but it was necessary to amend the Vancouver Charter to acquire the power to remove the existing non-conforming signs. This was achieved on March 30, 1972 when the Charter was amended to include Section 571A which states:

1. "The Council may, by resolution passed by not less than two-thirds of all its members, order the removal of any sign, whether located on private or on public property which has been non-conforming for not less than five years, provided however, that where a sign which became non-conforming prior to March 1, 1973 had, before such date, been granted a permit to make substantial modifications to such sign, the said period of five years shall be calculated from the date of such permit."

2. " The provisions of subsection (1) and (2) of Section 324A shall, mutatis mutandis, apply with respect to the enforcement of any order made herein. No compensation shall be payable in connection with the exercise of the authority herein."

Clause 4 continued

In effect, this Charter amendment gave Council the authority, by resolution of two-thirds of all its members, to order removal of non-conforming signs in the areas covered by the above mentioned Zoning By-law amendments, provided the non-conformity had existed for a period of five years, and subject to the additional provision for signs granted permits for modification prior to March 1, 1973. The Charter requires that each sign must be individually and specifically ordered removed by Council Resolution.

The new Sign By-law No. 4810 was adopted on October 8, 1974 and specifically prevents the erection of roof signs, except under special circumstances, and limits the size and location of billboards.

It also provides the Administrator, which is the Director of Permits and Licenses, with the necessary authority for removal of illegal signs erected without permit after its adoption.

The events which occurred after the adoption of this by-law are summarized as follows:

REMOVAL OF BRIDGE SIGNS

July 24, 1975 The Director of Planning report by the City Manager to the Standing Committee on Housing and Environment recommended:

"1. Council instruct the removal of all signs listed in Group 'A' to Group 'F'; with the exception of 'Sheraton Hotel' and 'Mazda' spectaculars listed in Group 'C'.
(The description of types of signs can be found in "Appendix A", which is on file in the City Clerk's Office).

2. Council instruct the City Clerk to notify the property owners and affected sign companies by registered mail of Council's intention to remove such signs and that the owners may appear before Council on a date set by the Mayor to present any reason why such signs should not be removed.

3. Council instruct the Supervisor of Property and Insurance to terminate the lease of 1378-1392 Granville Street (Lots 10-19 and Plan C, Subdivision of Lot 20-38, Block 113, D.L. 541) for the use of spectaculars.

4. Council request Neon Products to approach Mazda and Sheraton Hotel with the request that they remove their signs in the same period as other signs are removed.

5. The Director of Planning report back on removal of roof signs in C-2, C-2A and C-3 Commercial areas in November, 1975."

Aug. 28, 1975 The Standing Committee of Council on Housing and Environment endorsed the July 24, 1975 recommendation.

Sept 16, 1975 Council approved the recommendations of the Standing Committee and agreed to hear a delegation of owners and sign companies on the subject of sign removal.

Nov. 17, 1975 The City Clerk notified the sign companies and owners of billboards and roof signs adjacent to freeway and bridge approaches and waterfront to appear before Council and state reasons why their signs should not be removed.

Jan. 27, 1976 Delegation Hearing held at City Hall and Council referred the appeals by Seaboard and Wallace Neon back to the Standing Committee. Council set May 1, 1976 as the final date for sign removal and instructed the Director of Legal Services to bring forward the necessary resolution to have the signs removed.

Clause 4 continued

Mar. 11, 1976 The Standing Committee on Housing and Environment dealt with the City Manager's report of March 4, 1976 on SEaboard Advertising and Wallace Neon appeals. The Wallace Neon appeal was rejected but a number of Seaboard billboards were permitted to remain; some until July 31, 1976 and the remainder until October 8, 1979 - 5 years after the sign by-law was adopted.

Mar. 23, 1976 Council adopted the March 11, 1976 Standing Committee's recommendations.

REMOVAL OF ROOF SIGNS IN COMMERCIAL AREAS

Aug. 26, 1976 The Standing Committee on Planning and Development considered the Manager's Report of Aug. 17, 1976, which contained the Director of Planning's progress report (as recommended July 24, 1975) on the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas and a recommendation to send out letters requesting removal of the remaining non-conforming signs.

Sept 21, 1976 Council approved the Standing Committee report of August 26, 1976 and the recommended procedure to request voluntary removal of roof signs. As a result the Director of Planning subsequently sent out about 60 letters to the owners of signs in Commercial Districts requesting voluntary removal of the signs.

PRESENT STATUS

From the brief history of events given above it is evident that Council has already authorized the removal of signs adjacent to bridges after hearing a delegation of the Sign Companies affected on January 27, 1976, and after further consideration of their appeals by the Standing Committee on Housing and Environment on March 11, 1976.

As a result of these appeals, Council agreed to allow 12 billboards to remain until July 31, 1976 and a further 21 until October 8, 1979. Provision was also made for 4 of these billboards to remain at 6th Avenue and Heather Street until Phase III of False Creek Development starts, but not later than October 8, 1979.

The Sign Companies have now removed 67 out of the original 129 bridge signs scheduled for removal (as reported to this department September 1, 1978).

With regard to the non-conforming signs in Commercial Districts, it was agreed by Council that the owners should be requested to remove their signs on a voluntary basis and letters were sent out by the Director of Planning accordingly. The results achieved by this method, as reported to this Department on September 1, 1978, indicated that 84 out of 242 signs had been removed.

A survey was carried out in April 1978 by the Department of Permits and Licenses to establish the number, location, and registered ownership of all non-conforming bridge approach and commercial district billboards and roof signs still existing. (A copy of this list is on file in the City Clerk's Office as Appendix B).

Sufficient time has now elapsed that all these non-conforming signs may be ordered removed under the power granted to the City by the Vancouver Charter, with the exception of the billboards which were permitted by Council to remain until October 8, 1979 (5 years after the adoption of the new Sign By-law) or in the case of those at Heather and 6th Avenue, until removal becomes necessary during the Phase III False Creek Development, whichever occurs first.

.../10

Clause 4 continued

The cost of removal of the signs, should they not be dismantled voluntarily by the owners, must be borne by the owners, and if need be, the cost of removal could be recovered by Court action initiated by the City.

Council is advised that the removal of the roof signs will be a long process. Also, the removal of the roof signs will have to be carefully done in order to reduce the possibility of damage suits.

Information

Unless otherwise directed by Council, the owners of the remaining bridge approach signs will be notified by the Director of Permits and Licenses to remove the signs as directed by Council in January 1976. For those who will not comply with the order, Council will be requested to pass the necessary resolution under Section 571A, calling for the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

RECOMMENDATION

The Director of Permits and Licenses recommends:

"That the owners of buildings which have roof signs in commercial areas which were not dismantled on a voluntary basis as a result of the letters sent out by the Director of Planning in September 1976, be notified one more time by the Director of Permits and Licenses. For those who will not comply with the order, Council will be requested to pass the necessary resolution under Section 571A, for removal of the signs and following the necessary procedure set out in Section 324A of the Charter."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

INFORMATION

5. Demolition of Buildings - Subsection 10.12 of Zoning and Development By-law

The Director of Planning reports as follows:

"BACKGROUND

On February 6, 1979 Council resolved that the City Manager bring forward a report reviewing the implications of Subsection 10.12 of the General Regulations of the Zoning and Development By-law and comment on any decision to eliminate this policy.

Subsection 10.12, demolition control, was approved by Council in November 1975. It requires that a Development Permit be obtained for demolition of a building. When this involves demolition of residential rental accommodation, Subsection 10.12 further states that the Director of Planning may refuse to issue the permit for demolition where there is no Development Permit for redevelopment of the site, and where he is not satisfied that working drawings for a Building Permit in connection with such a Development Permit have been filed and are 50 percent complete. It is important to emphasize that Subsection 10.12 provides for the Director of Planning to exercise discretion and allow demolition of a building even if it does not meet the guidelines of having a Development Permit issued for redevelopment and 50 percent of Building Permit drawings complete.

The preamble to Council's motion of February 6, 1979 expressed some concerns as to possible negative impacts of Subsection 10.12: that instead of preserving housing until new construction begins, buildings may be left vacant and open for vandalism and that these buildings must then be boarded up and become a hazard and nuisance.

Clause 5 continued

In response to these concerns and Council's motion, Permits and Licenses staff compiled a list of pending demolition applications for residential rental as of March 16, 1979, and Planning Department staff, R. Howard and D. McDonald, undertook a windshield survey of these buildings on March 22, and March 26, 1979. Photographs of the buildings were taken and are on file in the Planning Department.

WINDSHIELD SURVEY: FINDINGS

As of March 16, 1979 there were 25 pending Development Permit Applications for demolition of residential rental accommodation. These 25 sites represent 41 buildings with 204 units plus a personal care home. See Appendix I for more details.

Seventeen (41 percent) of the 41 buildings with 95 (47 percent) of the 204 rental units pending demolition were occupied at the time of the windshield survey. This represents an intended objective of keeping existing buildings occupied up until the time permits are approved for new construction to begin.

An additional six buildings (15 percent) with 31 units (15 percent) were found to already have been demolished by the time of the windshield survey. One of these had been ordered demolished by the City due to its hazardous condition; another had been demolished without a permit; and the remaining four had recently received their permits to demolish.

A final 18 buildings (44 percent) with 78 units (38 percent) were standing and unoccupied while pending approval for demolition. The windshield survey found these to vary considerably in condition from good and able to be re-occupied to very poor, and from boarded up to not boarded up. Most were in character with the adjacent streetscape. Four sites representing 11 of these buildings with 51 units were identified as in very poor condition. This includes nine buildings boarded up and two not boarded.

Also noticed during the windshield survey were other buildings which were boarded up in various parts of the City, but which are not currently the subject of demolition permit applications.

ACTION TAKEN

Under Subsection 10.12 the Director of Planning can exercise discretion in allowing demolition of residential rental accommodation.

Of the four sites identified in the windshield survey as being in very poor condition, one site with four buildings containing five units, received its Development Permit to demolish along with its Development and Building Permits for new construction three days after the windshield survey. These buildings have been demolished and new construction has begun.

For the remaining three sites in very poor condition, the Director of Planning has given approval to demolish even though the guidelines of Subsection 10.12 are not yet met in terms of a Development Permit issued for redevelopment of the site and Building Permit drawings filed and 50 percent complete. The vacant sites will also be required to be cleared of debris. The addresses of these sites are:

420 - 22 East Hastings Street
1974 - 1996 West 6th Avenue
1446 - 1452 West 10th Avenue

These three sites include seven buildings with 46 units. Appendix I provides more details.

Clause 5 continued

The Director of Planning will be kept advised when demolitions are approved or refused and when and how many are pending. Several buildings identified during the windshield survey will be re-checked in six months (September 27, 1979) if they are still pending permits for demolition:

1855 - 57 West 10th Avenue
747 Keefer Street
2516 York Avenue
1080 - 84 Howe Street

SUMMARY

The windshield survey of all pending Development Permit Applications to demolish residential rental does not provide any evidence of wholesale vacated, boarded up or vandalized units in the City as a result of Subsection 10.12. Additional properties in the City have been boarded up, either at the owner's discretion or by City order, but have not applied for a permit to demolish. For ones which do apply, the Director of Planning has discretion under Subsection 10.12 to allow demolition.

Under this discretion, the Director of Planning has approved demolition at three sites which have pending demolition applications. These demolitions were approved based on the windshield survey showing these buildings to be in very poor condition and beyond likely possibility of re-use.

The Director of Permits and Licenses may also issue demolition permits whenever conditions of danger or public health necessitate.

The Standing Committee on Planning and Development on April 5, 1979 recommended to Council that there be a workshop on housing in early May to be followed by specific recommendations from the Affordable Housing Study. A review of the demolition policy will be included in this work.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 672/673

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Arson Alert Program Proposed by the Attorney-General of the Province

The Fire Chief reports as follows:

" The Fire Chief reports that the Attorney General of the Province has initiated an Arson Alert Program through the Office of the Fire Commissioner.

The purposes of this program are to increase the public awareness of the high incidence of arson in the province and to seek their co-operation and assistance in reducing these incidents by coming forward with information which will be useful to arson investigators in prosecuting the crime and possibly in preventing arson. It is anticipated that by putting a high profile on arson, it will result in higher prosecutions and effective deterrents.

A number of steps are to be taken towards this end:

1. A public information program will be implemented to assist the public in understanding the ways and means by which they can assist. This will include television coverage and hand-out pamphlets, etc.

2. A special telephone number with 24 hours service will be put into effect by the Fire Commissioner's Office so that the public can phone in information relevant to arson.

3. A reward system will be instituted whereby persons may be rewarded up to $5,000 for information leading to prosecutions for arson and related crimes.

4. Large signs will be placed on buildings which have been set on fire so that the public will be aware of this fact and the reward feature will be emphasized.

5. Arson investigation teams will endeavour to create a higher profile by use of door decals on investigators' vehicles responding to arson fires.

6. News releases to media at arson scenes will be oriented to put a high profile on the crime.

7. Special training for arson investigators will be provided by the Fire Commissioner's Office as soon as the courses can be set up, with a view to increasing their expertise. This will include some police training and fire scene examination training. At the same time improvements are being sought in co-ordination between the Fire Department and Police Department in this type of investigation.

8. A new confidential arson reporting system is also being proposed by the Fire Commissioner's Office to co-relate all arson committed in the province and to exchange information.

9. A committee has been struck by the Fire Commissioner's Office to co-ordinate this program. The committee includes representatives from the Fire Commissioner's Office, Fire Departments, Police Departments, private insurance companies, the Co-ordinated Law Enforcement Unit, the Insurance Crime Prevention Bureaux, and the Insurance Corporation of British Columbia.

Continued . . .

Clause No. 1 Continued

"At the present time, plans for the above items are in the process of being implemented. The Fire Prevention Officer of the city and the fire investigation staff are participating in this program.

For your information, the loss due to arson fires in the city in 1978 was $3,910,135 -- this compares with $2,166,740 in 1977.

This report from the Fire Chief is for the INFORMATION of Council."

The City Manager submits the foregoing report of the Fire Chief for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 673

FINANCE MATTERS

RECOMMENDATION:

1. Purchase of Essential Accessories for New Gas Chromatograph, City Analyst's Laboratory, Health Department

The Acting Medical Health Officer reports as follows:

"City Council, at its meeting on June 27, 1978 approved the purchase of a new Gas Chromatograph for the City Analyst's Laboratory at a total cost of $14,227.00. This new equipment was received and put into operation in December, 1978.

The City Analyst has informed me that there is an urgent need for a Blood Alcohol Analyzer, which is a specialized blood alcohol analysis apparatus, to be used to release the more expensive gas chromatograph for drug analysis.

We have accordingly included in our 1979 budget submission (supplemental estimates) the following items:

(i)	Blood alcohol analyzer - Gow-Mac Model 750 c/w F.I.D. G.C. rotameter assembly model 75-300	$3,300.00
(ii)	Strip chart recorder for blood alcohol analyzer - CanLab flat bed recorder, single channel #R2970-3, with 25 rolls chart paper	1,100.00
(iii) (a)	One (1) double stage regulator for hydrogen, - e.g. LA 221	120.00
(b)	One (1) double stage regulator for nitrogen - e.g. LA 241	120.00
(c)	One (1) double stage regulator for compressed air - e.g. LA 251	120.00
	TOTAL:	$4,760.00

On February 26, 1979 the Budget Review Committee approved our request for the above items at a total cost of $4,760.00.

These items are urgently required for the efficient operation of the Analyst's Laboratory.

Your Acting Medical Health Officer recommends that the above laboratory items be purchased at a total cost of $4,760.00, in advance of the 1979 operating budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Medical Health Officer be approved.

CONSIDERATION:

2. 1979 Operating Grant Request, Vancouver City Planning Commission

The Director of Finance reports as follows:

"The Vancouver City Planning Commission has, by its letter dated March 14, 1979, submitted its proposed 1979 operating budget, and is requesting funding of the City in the amount of $24,200.00. The following table shows the detail of the proposed expenditures, by category, together with a comparison of the 1978 budget and expenditures:

Category of Expenditure	1978 Approp'n. $	1978 Expend're. $	1978 Unexpended Balance $	1979 Request $	Amount and % by which 1979 Request Exceeds 1978: Appropriation $	Appropriation %	Expenditure $	Expenditure %
Office Supplies & Services	2,120	1,875	245	2,200	80	3.8	325	17.3
Workshops, Seminars & Conferences	2,000	2,223	(223)	2,000	-0-	-0-	(223)	(10.)
Composite Committee Expenses	2,000	2,000	-0-	2,000	-0-	-0-	-0-	-0-
Honorarium for Executive Co-ordinator	16,500	16,500	-0-	*16,500	-0-	-0-	-0-	-0-
Regular and Special Meetings	1,500	1,465	35	1,500	-0-	-0-	35	2.4
Total	24,120	24,063	57	24,200	80	.3	137	.6

* The Executive Co-ordinator Honorarium as contained in the 1979 Grant Request is submitted at 1978 rates and the Commission requests that it be subject to the same 1979 settlement as negotiated by the V.M.R.E.U.

The foregoing table does not include the cost of secretarial staff. This staff, although devoted entirely to the Vancouver City Planning Commission, is funded in the budget of the City Planning Department as follows:

	1978 Expenditure	1979 Budget
Clerk Steno III (established by resolution of Council August 10, 1972)	12,905	13,145
Salaries Overtime	-0-	700
Salaries Temporary Help	247	1,005
Fringe Benefits	1,646	1,725
Total Clerical Support Staff	14,798	16,575

Total 1979 direct costs of the Vancouver City Planning Commission as detailed herein:

V.C.P.C. funding request	$ 24,200
Support Staff funded in City Planning Department	16,575
Total 1979 Direct Costs	$ 40,775

Clause No. 2 cont'd

This grant request will, if approved, be funded from the "Other" Grants category, and will increase, in relation to the honorarium, by the same percentage of adjustment for 1979 salaries as and when negotiated between the City and the VMREU.

The Director of Finance submits this request of the Vancouver City Planning Commission for funding in the total of $24,200 for the 1979 fiscal year."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

RECOMMENDATION:

3. Hodson Manor

The Director of Social Planning reports as follows:

"On September 26th, 1978, when considering continuation of the City's lease of Hodson Manor to the Multi-Cultural Society, City Council requested the Director of Social Planning to meet with Fairview and False Creek residents to discuss possible future local uses of the building and to report back to the Finance and Administration Committee by November 30th, 1978. A public meeting was held on November 20th, 1978. Residents were advised by notice three weeks in advance. Turnout for the meeting was poor and it was thought that the concurrent newspaper and postal strikes were the reason. City Council decided that another effort should be made to meet with area residents.

In January another notice was sent out by mail to Fairview and False Creek residents again asking persons interested in the future use of Hodson Manor to contact the Director of Social Planning. There was only one written response (proposal attached) and 2 phone calls from interested residents. Since then two other proposals have been received from organizations outside the two areas.

In considering these proposals the Committee may wish to keep in mind the unofficial terms of reference that applicants were advised of when tenants for Hodson Manor were first considered in 1975. These were:

a) public access to the building;

b) retention of heritage qualities;

c) rent (Properties Division advises that rental value is $1,225 per month, excluding heat and light ($125 per month).

In summary the four proposals for use of Hodson Manor are:

I. The Vancouver Multi-Cultural Society of B.C.

The Society wishes to continue use of the building for its activities including the sub-lease to Folkfest Society and the Asian Arts Society. Community groups would be able to book space in the building when it is available.

The Society is willing to cooperate with the City through the Heritage Committee to retain and restore the heritage qualities of the building. The Society would like the City to be responsible for maintenance, repairs and landscaping.

At present the Multi-Cultural Society is paying $535/month rent (including Hydro) and expresses confidence in continued Federal financial support.

II. Thera Wholistic Health and Education Centre

Thera is a non-profit society whose aim is to promote total health through education on preventive medicine and counselling on life-style. The Society is particularly interested in locating in a Heritage building and if granted a lease on Hodson Manor would undertake to retain and restore its heritage qualities. However, due to the nature of the program and the hours of operation it would not be possible for the Society to provide for any community use of the building.

Clause No. 3 cont'd

The Society would be prepared to pay the current market rent of $1225/month plus utilities but requests that the City be responsible for maintenance of building and grounds.

III. Performing Arts Coalition

An ad hoc coalition of performing arts groups is interested in leasing all or part of Hodson Manor for office space, meetings, neighbourhood concerts, displays, storage and some rehearsals. Depending on the space available the groups could pay $400 - $800 per month including utilities. The coalition would be willing to share the space with other tenants and to provide for community access of the building when it is not in use. The City would be expected to be responsible for maintenance and repair of house and grounds. However, the coalition is willing to cooperate with the Heritage Committee and other interested parties in further restoring the heritage qualities of the building, especially the interior.

IV. Area Arts Centre

A Fairview resident proposes that Hodson Manor be used for an Area Arts Centre - operated by area residents. This use would not return any rent to the City but would provide a maximum of local community use.

Letter from Fairview Resident

In addition to the above proposals the Director of Social Planning received a letter (attached) from Fairview resident John Parker on behalf of a number of other residents. The residents state that any applicant for the lease of Hodson Manor "should be judged by three criteria: his willingness to maintain and improve the heritage character of the building, his ability to pay an amount reasonably commensurate with the value of the property, and finally his willingness to permit occasional use of part of it by the local community." The letter points out that there is no place on the Fairview Slopes to hold community meetings and asks that when a new lease is negotiated that it include the use of part of the building for occasional (perhaps once a month) community meetings. The letter goes on to say that in their view the Multicultural Society has not fulfilled the above criteria. "They have shown a total lack of enthusiasm for improving the heritage character of the building. The Hodson Manor remains a largely alien hulk in our midst, serving no local community purpose. It is surely grossly under-utilized, usually lifeless at night and, as neighbours can attest, the preserve of a handful of individuals during the day."

Heritage Committee

The Heritage Committee wishes to restate its concerns that the greatest revenue and best maintenance be sought for Hodson Manor.

RECOMMENDATIONS

After reviewing the above proposals and comments the Director of Social Planning recommends the following course of action:

A. The City enter into 3 year lease arrangements with the Multicultural Society and members of the ad hoc Performing Arts Coalition for joint use of Hodson Manor. Terms of the leases to be satisfactory to the Director of Legal Services, Director of Civic Buildings and Director of Social Planning.

This joint use would fulfill all of the three criteria: rent, community access and heritage. The Multicultural Society is able to pay only $535/month or less than half market rent and is not fully using the building. The Performing Arts Coalition would be able to pay about the same rent as the Multicultural Society and would be a compatible use. This joint use would return 87% of market rent and provide for community access to the building. Both groups indicate willingness to co-operate in upgrading the heritage aspects of the building.

Clause No. 3 cont'd

B. The total rent for the first year be $1,070/month including hydro and insurance. Rent to be negotiated annually to reflect increases in market rental value and Hydro.

C. If the above lease is approved, a Management Committee be formed composed of tenants, Civic Buildings and the Heritage Committee. This Committee would address issues such as: use of common areas by tenants, maintenance and repairs, heritage restoration, rent negotiation and community access.

D. Under the new lease the City be responsible for keeping the building and grounds in good repair and the lessee(s) be responsible for the janitorial and custodial service to a standard acceptable to the Director of Civic Buildings. Since Hodson Manor is a City-owned Heritage building and as such attracts public attention the City should ensure that the building exterior and grounds are well maintained.

The Director of Civic Buildings advises that if Recommendation D is approved, the additional amount required for grounds maintenance for 1979 is $600.00 and recommends that this amount be included in the Sundry Rentals - General Disbursement Account."

The City Manager RECOMMENDS approval of the above four recommendations of the Director of Social Planning.

4. Champlain Heights Phase 2 Budget

The Champlain Heights Project Manager, the Director of Finance and the City Engineer report as follows:

"On December 12, 1978, Council approved partial funding of a 1979 servicing program for Phase 2 of Champlain Heights E and F development. The amount approved was $2 693 933.00 of a total 1979 program of $4 343 933.00 and was the amount available from confirmed sources of funds.

Since that time, further Phase 1 lease revenues have been confirmed. These revenues, totalling $1 450 000, provide enough funds to substantially complete the 1979 program As shown in column 4 of Table 1, this $1 450 000 provides for street lighting, B.C. Hydro, B.C. Telephone and portions of streets and parkway work. It is important to receive this funding at this time to ensure that the 1979 program proceeds as scheduled.

For Council's information, these funds are coming from Phase 1 lease revenues and the cash flow information indicates that if the remaining revenues from Phase 1 are received as expected, the costs of servicing Phase 2 and the debenture payments can be met without depending on the lease revenues from Phase 2 (see Table 2).

The Comptroller of Budgets and Research advises that should Council approve the recommendation, the required funds are available from confirmed lease revenues.

Recommendation

In conclusion, the Champlain Heights Project Manager, the Director of Finance and the City Engineer RECOMMEND:

That Council approve expenditures of $1,450,000.00 for Phase 2 capital works as outlined in column 4 of Table 1. The source of funds will be Champlain Heights lease revenues. Detailed appropriations subject to the approval of the Director of Finance and the City Manager."

The City Manager RECOMMENDS that the foregoing recommendation of the Champlain Heights Project Manager, the Director of Finance and the City Engineer be approved.

RECOMMENDATION AND CONSIDERATION:

5. Display of Red Cross Flags

The City Engineer reports as follows:

"A letter has been received from the Canadian Red Cross Society pointing out that May 8th is designated World Red Cross Day. The Red Cross Society requests permission to fly Red Cross flags on two of the City's flag islands -

1. Cambie St. and 12th Avenue

2. South end of Burrard Bridge

from May 7 to May 11, 1979. It is requested also that the cost to install and remove the flags be borne by the City. City staff could perform the work, and the estimated cost is $150.00.

I recommend that permission be given to install flags on two flag islands May 7th to May 11th, 1979 and

I submit for Council's consideration the request from the Canadian Red Cross Society for a grant from the City to cover the costs of installing and removing flags (estimate $150.00).

The Comptroller of Budgets and Research advises that this request falls within the "Other" grant category in which there is currently an uncommitted balance of approximately $53,000."

The City Manager RECOMMENDS approval of the recommendation and submits the request for a grant for Council's CONSIDERATION.

CONSIDERATION

6. Queen Elizabeth Theatre Restaurant Addition

The Theatre Manager and the Director of Civic Buildings report as follows:

"On April 21, 1977, Council resolved to award the lease for operating the Q.E.T. Restaurant to Mr. "Niki" Wisniewski on the following terms:

(a) three years to May 31, 1980 at a rate escalating from $2,500 per month in 1978 to $3,500 per month in 1980

(b) At the option of the Lessor the rent during the three (3) year renewal term shall be either:

(i) monthly rent of $3,500 during 1980
monthly rent of $4,000 during 1981
monthly rent of $4,500 during 1982
monthly rent of $5,000 during 1983

OR

(ii) ten per cent (10%) of the Lessee's gross income derived from the operation of the demised premises and the licensed areas - gross income shall not include income derived from sale of alcoholic beverages;

On May 24, 1977, Council approved further lease negotiations relating to the apportioning of costs associated with improvements to the restaurant premises.

Continued . . . .

Clause No. 6 Continued

One of the items approved was the installation of a canopy over the restaurant patio at a cost of $20,000 (50% City cost). From Mr. Wisniewski's experience to date, he has concluded that a canopy over the patio is not a worth-while endeavour, but that a permanent addition over this area would be most advantageous. He would then be in a position to provide light, faster, and less expensive meals than are now offered in his main restaurant area, for Theatre patrons, small receptions, summer luncheons, etc.

Our initial concept is for a "garden" type addition incorporating significant glass areas, some of which could be opened to the plaza on fine days. Should such a permanent addition be constructed, we have determined that the existing washrooms would be totally inadequate, therefore, new washrooms must also be provided. The total extension would, therefore, be approximately 1,800 sq. feet, 1,150 sq. feet of which would be restaurant dining area for an additional customer potential of approximately ninety-five.

Mr. Wisniewski has suggested that the City provide the extension and he would provide the movable furniture, equipment, carpets and drapes. We must anticipate that the cost for the extension, including the additional washrooms will be around $100,000 plus an additional allowance of $10,000 for fees, permits, etc. for a total of $110,000, such cost to be amortized over a 20 year period in additional rental charged to the Restaurant Lessee. At today's rate of approximately 11½%, this represents an increase of approximately $1,153 per month in the base rental.

The present operator's lease is for three years from June 1, 1977 with the option of renewal for a further three years. The suggestion of a twenty year amortization period for the capital amount presumes that if there is a change in lessee, the new incumbent would undertake payment of the unpaid balance of the capital amount.

If well designed, the addition could be an attractive attribute to the Restaurant, Theatre, and Plaza, however, the financial justification depends on the Lessee increasing his clientele accordingly. In this particular case, it is not possible to judge the potential on the basis of the existing Theatre Restaurant trade because the building addition is to allow a different form of restaurant service from that now provided. Mr. Wisniewski is so convinced of success that he has offered to finance an addition himself on the basis of a long-term lease, however, all parties involved to date consider that the City should control and finance any building addition. Mr. Wisniewski has indicated that he intends to invest up to $90,000 in furnishing the addition and, on that basis, would hope for reconsideration of a longer term of lease, perhaps from five to ten years.

In an attempt to examine the financial viability of the addition, a hypothetical comparison can be taken between a fixed rent set by the lease and the necessary equivalent income from 10% of gross income. For example, in the year 1983 the total fixed rent would be $6,173 per month made up of $5,000 base rent as called for in the present lease plus $1,173 amortization. When this rental is compared to the rental option of 10% of Gross Income (excluding alcoholic beverages) the restaurant must average approximately 340 meals per day on the basis of a 6 days a week operation with an average meal of $7.00. With the total seating of the resturant facility of approximately 225 (including the banquet room on the lower floor) the target of 340 meals per day appears attainable although it may be marginal until further major developments occur in the neighbourhood. Such meals would include luncheons, dinners, before-theatre buffets, after-theatre snacks and banquets.

Continued. . .

Clause No. 6 Continued

The Theatre Manager reports that in 1977 when tenders were being received, two established successful restaurant firms had proposed an addition of a comparable size in order to ensure that their suggested restaurants would be paying propositions. The Theatre Restaurant has limped along since its opening, with every operator requesting this very logical addition as a requisite for developing the full potential of the restaurant. Knowing that the restaurant should be serving approximately 340 meals per day will prove to be a target for the operator and a positive guide when Council considers the renewal of the present lease or the granting of any future lease.

The Director of Finance reports that should Council approve the restaurant addition, the necessary funds be allocated from the 1979 Supplementary Capital Budget.

The Theatre Manager and the Director of Civic Buildings submit the following for Council's CONSIDERATION:

(a) Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of $110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.

(b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.

(c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) be increased by $1,200, - in order to amortize construction costs.

The Internal Auditor has advised the City Manager that although the Restaurant's business has much improved over the past 12 months, it is too soon to tell whether the improvement is permanent and whether it will enable the operator to absorb the additional rent proposed. The restaurant operator, on the other hand, believes that the added space will generate sufficient extra business to absorb not only the City's cost, but also his own capital expenditures."

The City Manager submits for Council's CONSIDERATION the expansion of the facilities, and the adoption of (a), (b), and (c).

FOR COUNCIL ACTION SEE PAGE(S) 673/675

PERSONNEL MATTERS

RECOMMENDATION:

1. Request for Leave of Absence With Pay - Marilyn Clark - Personnel Services Dept.

The Director of Personnel Services reports as follows:

"His Excellency the Governor-General in Council, on the recommendation of the Minister of National Health and Welfare, has appointed Marilyn Clark, Supervisor of Records and Benefits, as a member of the Canada Pension Plan Advisory Committee, effective from March 8, 1979.

The appointment will require Mrs. Clark to attend committee meetings in Ottawa in May and October as well as an orientation meeting in April this year, and sub-committee meetings as necessary. It is anticipated that absences from duty, including travelling time, could amount to from six to ten days a year, during the term of her appointment.

There are no provisions in the Personnel Regulations to cover the requested leave of absence. However, Mrs. Clark is replacing Mrs. A. I. Derby whose term expired December 31, 1978. Mrs. Derby was annually granted the required leave with pay.

The request for leave of absence with pay for Marilyn Clark to attend meetings as required as a member of the Canada Pension Plan Advisory Committee, to a maximum of ten days a year, is submitted for Council approval. There is no other cost to the City as the Federal Government pays all travel expenses."

The City Manager RECOMMENDS approval of the request of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 675

PROPERTY MATTERS

RECOMMENDATION

1. Champlain Heights - Enclaves 2 and 17

The Champlain Heights Project Manager reports as follows:

"On October 17, 1978, Council agreed to lease Enclave 2 to "Fore Developments Ltd." and Enclave 17 to "Greentree Development Ltd.".

Enclave 2 is being leased for construction of the residential energy conservation project and Enclave 17 is being leased for an innovative proposal combining various trade unions, labour unions and credit unions in the construction of housing for their members.

Originally both leases were to be executed on or before February 13, 1979, however, on February 6th, 1979 Council agreed to a 60-day extension to the execution date. The report to Council requesting this time extension explained that the developers had not had sufficient time to review and discuss the documents by the due date.

Progress on all aspects relating to the development of Enclave 17 has been good. A Development Permit has been applied for and approved: the Building Permit is being processed. Initial site work, clearing and the construction and installation of underground services is expected to be under way by mid-April. Terms and conditions of the lease have been reviewed, discussed and agreed to by all parties and it is anticipated that the lease will have been executed on or before April 13, 1979.

Enclave 2 has proved a more complex proposition to advance. Concerns such as unit design and the inclusion of a 'balanced' system of energy conservation measures and marketability have been paramount; followed by concerns arising from site layout and sub-division. To date no Development Permit Application has been filed although it is expected that an application will be made in the month of April. In addition to this, the actual preparation of a draft lease was delayed due to other committments. As a result the developers only received their draft documents March 22, 1979. From our past experience with the subsequent negotiations there is not sufficient time to expect this lease to be executed by April 13, 1979. During the time period that the D.P.A. is being processed (6-8 weeks), sufficient time exists to complete the sub-division, and the lease documents.

It is therefore the recommendation of this report that an extension of time be granted for the execution of the lease of Enclave 2 between Fore Development Ltd. and the City of Vancouver.

In view of the foregoing the Project Manager recommends

> THAT a sixty day extension of the date for execution of the lease be granted to the proposed lessee of Enclave 2."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

2. Champlain Heights - Enclave 15/Lease Agreements

The Champlain Heights Project Manager reports as follows:

"Abacus Cities Ltd., the developers of Enclave 15 have discussed assigning the ground lease in this project to a wholly owned subsidiary company. The details of this request were outlined in a letter to the Project Manager dated March 27th 1979. The letter reads as follows:

> "The assignment of Abacus' interest in the ground lease is proposed from Abacus Cities Ltd. to a wholly owned subsidiary, (not yet incorporated).

Clause No. 2 cont'd:

The subsidiary will be probably named Hambleton Woods Champlain Ltd. to identify the project and location. The company shares will be 100% owned by Abacus Cities Ltd., and will be backed by a full Abacus Cities Ltd. covenant.

The purpose of the project company is to hold the leasehold interest in the subject property in trust for our investor clients pursuant to a declaration of trust to facilitate development accounting and administration, and more particularly to facilitate processing of our investment sales prospectus through the Alberta and B.C. Securities Commission.

I would appreciate your expediting this request for a technical assignment with the Abacus group of companies, and look forward to an early reply."

The Project Manager has discussed this request with Finance and Law and it is our shared opinion that the assignment can be granted and that the City can retain adequate protection while at the same time expediting the overall development.

The Assistant Director of Legal Services has requested that if Council concur with this request then the assignment should be a three party assignment between the City, Abacus Cities and the newly formed subsidiary. This has been discussed with Abacus Cities and they are in agreement with joining the City as a party.

In conclusion therefore the Project Manager recommends:

a) THAT Council grant Abacus Cities Ltd. authority to assign their interest in the ground lease to a wholly owned subsidiary, and

b) THAT the assignment be to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

3. Champlain Heights - Enclave 16

The Champlain Heights Project Manager reports as follows:

"April 11th 1978 the City and Community Builders executed a lease agreement for the above noted enclave. The development of 108 townhouses was to be constructed in two phases. Payments on the second phase were to be made twelve months and eighteen months after execution of the lease.

Community Builders first phase development schedule was delayed somewhat and they have only recently begun marketing. Their display homes have been open about eight weeks and they have sold 18 of the 54 units. The builders are encouraged by this response however, because of the earlier delays they are not ready to commence development of the second phase. In a letter to the Project Manager Community Builders have requested a deferral of the April 11th 1979 payment.

This request was discussed with the Director of Finance and both the Project Manager and the Director are in agreement that a deferral should only be considered if Community Builders agree to pay interest on the amount in arrears as outlined in Section 2:04 of the Ground Lease - specifically at 3 per cent per annum above the average prime lending rate of the main branches of the chartered banks of Canada carrying on business in Vancouver.

A 3 month deferral was discussed with Community Builders and they are in agreement with the above terms and conditions.

Clause No. 3 cont'd:

In view of the foregoing, the Project Manager recommends:

> THAT a three month deferral of the April 11th 1979 payment be granted subject to Community Builders paying interest as outlined in Section 2:04 of the Ground Lease "Interest on Amounts in Arrears."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

4. The partial taking of Lot 12, except the West 20 feet; now lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, known as 4595 Nanaimo Street

The Supervisor of Properties reports as follows:

> "Nanaimo Street from 29th to 34th Avenue was approved as a paving project for 1979. In 1978, the purchase of land for this project was approved under the Provincial Revenue Sharing Program. With the exception of the subject property, all parcels of land necessary for the paving project have been negotiated and approved by the property owners. The Supervisor of Properties reports that he has exhausted all possibilities of negotiating a reasonable settlement with the owners of the subject property.
>
> The offer made to the owners for approximately 24.53 m2 (264 sq. ft.) of the land was $2,000. and they have demanded $7,000. In view of the foregoing and the requirement to commence construction this year, the Supervisor of Properties requires authority to expropriate and the City Engineer concurs with this recommendation.
>
> Following consultation with the Director of Legal Services, it is proposed to proceed with expropriation.
>
> It is therefore recommended:
>
> A. THAT the offer of $2,000. for a portion of Lot 12, except the West 20 feet; now lane, of 5, Blocks "B" and 10, D.L. 393, Plan 1388, made to the owners through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the property to be acquired.
>
> B. THAT since the City has failed to come to an agreement with the owners to acquire said property for the said sum of $2,000., the said property be expropriated and that the resolution for that purpose submitted under "MOTIONS" be passed.
>
> C. Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation."

The City Manager RECOMMENDS that the above recommendation of the Supervisor of Properties be approved.

CONSIDERATION

5. Possible inclusion of City-owned Family and Juvenile Court Property in Proposed Exchange with British Columbia Buildings Corporation-owned 635 Burrard Street

The Supervisor of Properties reports as follows:

"City Council (IN CAMERA) on November 28, 1978 moved that an agreement, satisfactory to the Director of Legal Services be approved, such agreement to be between the City and the British Columbia Buildings Corporation and set out the basis of an exchange of the British Columbia Buildings Corporation-owned 635 Burrard Street and other City-owned land that may be of use to the Corporation.

British Columbia Buildings Corporation, in reviewing the list of City properties that were submitted as possible exchange sites for 635 Burrard, have requested that the City-owned site at 2625 Yale Street (now utilized by the Provincial Government as the Family and Juvenile Courts) be included in the list as it is of "definite interest" to the British Columbia Buildings Corporation.

City Council on March 16, 1976 approved the Family and Juvenile Courts site be allocated as a park site when the present use was discontinued.

However, as the Burrard Street site is in the process of being utilized for park purposes, Council may wish to rescind its resolution of March 16, 1976 and make this site available for exchange purposes on the basis of exchanging lands proposed for park use for more desirable downtown park land.

Should Council approve the inclusion of this site for exchange purposes and same is selected by the British Columbia Buildings Corporation as satisfactory, it should be noted that an office estimate of value confirms that this site alone would approach one third of the value of 635 Burrard Street or approximately $350,000., this amount to be confirmed when potential RS-1 subdivision is known. This estimate is based on the site potential as a single-family subdivision.

It should also be noted that as a condition of the aforementioned agreement, any of the exchange sites selected by British Columbia Buildings Corporation will be independently appraised and such appraisal is to be binding on both parties. Further it should be noted that 635 Burrard Street has now (in accordance with the agreement) been independently valued at $1,080,000. which amount is binding to both parties and forms the basis of the exchange."

COMMENTS OF THE DIRECTOR OF PLANNING

The Director of Planning notes that considerable discussion took place between Council, the Park Board and local citizens in 1976 regarding the need for additional park land in this area of Hastings-Sunrise. This need was based on a shortage of park land according to the City's adopted standard of 1.81 acres of neighbourhood and community park per 1,000 population. The Planning Department's March 1976 report on this matter also discussed the potential use of the Family Court buildings as a community recreational facility when it became vacant. It is noted that investigation of this option was desired by local residents and the Director of Planning believes that the building could be put to this use as part of a parks recreation program.

Clause No. 5 cont'd:

Based on the above concerns, the Director of Planning recommends that Council reaffirm its previous resolution to reserve the Family Court property for park development.

The City Manager submits for CONSIDERATION the choice between:

(a) rescinding the resolution of March 16, 1976 in order to make the site at 2625 Yale Street available to the British Columbia Buildings Corporation as part exchange for 635 Burrard Street, or

(b) reaffirming the resolution of March 16, 1976 and informing the British Columbia Buildings Corporation that the property can not be made available to them.

RECOMMENDATION

6. Cancellation and Lease of 1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"1830 and 1836 West 5th Avenue are part of the office and showroom building purchased in 1973 for the Arbutus-Burrard Connector. This property is legally described as Lots 7, 8, 9, South 40 feet of Lot 10, Lot "A" (Explanatory Plan 5233), Lots 14 and 15, except that portion of each of said lots shown and described as the Right-of-Way of the Vancouver and Lulu Island Railway Company on plan and description contained in Absolute Fees Parcels Book, Vol. 14, Folio 799, No. 16187C, Block 267, D.L. 526, Plan 590.

City Council on May 16, 1978 approved a lease of 654.48 m2 (7045 sq.ft.) to Theodore Mann Showrooms Inc. at 1830 and 1836 West 5th Avenue, commencing June 1, 1978 for a term of five years with a right to renew for a further five years. Current rent is $2,400. per month with a rent review to take place prior to December 1, 1980. In addition to this space, they are also leasing 26.01 m2 (280 sq.ft.) on a month-to-month basis at $85.00 per month.

Theodore Mann Showrooms Inc. are in default in payment of rent on both leases ($5,055.) and the Director of Legal Services recommends that the leases be cancelled.

As a replacement for Theodore Mann Showrooms Inc., the Interior Designers Institute of British Columbia have submitted a proposal to take over the unexpired term of the lease from April 1, 1979, under the same terms and conditions as the previous lease and to include in the new lease the additional space now covered by the month-to-month tenancy. This new lease will have a total area of 680.49 m2 (7325 sq.ft.) more or less, at a monthly rental of $2,485.

Therefore, it is recommended:

(a) That the leases of 1830 and 1836 West 5th Avenue to Theodore Mann Showrooms Inc. be cancelled and notice to this effect be served upon Theodore Mann Showrooms Inc. pursuant to the lease terms.

(b) That the Director of Legal Services be instructed to take the necessary steps to collect the rental arrears; and

Clause No. 6 cont'd:

(c) That effective April 1st, 1979, the above space be leased to the Interior Designers Institute of British Columbia and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 676/677.

MANAGER'S REPORT

DATE March 28, 1979

TO: Vancouver City Council

SUBJECT: Proposed Subdivisions at 6262/6288 Adera Street and 6476 Adera Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"1. PURPOSE OF REPORT

To inform Council of applications (1) to resubdivide Lots 7 and 8 of Lot 4, Block 3, D.L. 526 (6262 and 6288 Adera Street) and (2) to subdivide Amended Lot A of 4, Block 7, D.L. 526 (6476 Adera Street), and to respond in general to letters to the Mayor and Council from Mr. Gordon D. Campbell dated March 5, 1979, and Mrs. T.D. Devitt dated March 12, 1979.

2. DESCRIPTION OF APPLICATIONS

(a) The first application (Ball/Bishop) involves the resubdivision of two existing rectangular lots, each being 76.82 feet x 193.54 feet and 14,868 square feet in area. The resubdivision consists of the creation of a new lot from the rear of the two existing lots with a new frontage on 47th Avenue and flankage on the easterly bounding lane, the resulting lot sizes being 65.00 feet x 153.64 feet (including a proposed 12-foot rear access easement) and 9,987 square feet in area, and the two existing (foreshortened) lots presently containing one-family dwellings fronting on Adera Street being reduced to 76.82 feet x 128.54 feet and 9,874 square feet in area.

In the case of the new lot fronting on 47th Avenue, principal vehicular access would be from 47th Avenue with secondary access from the bounding lane, while existing vehicular access to the two other lots fronting on Adera Street would remain unchanged, except that the northerly lot could readily be provided with a 12-foot access easement from the rear lane. All necessary utility services can be readily provided to the proposed easterly lot.

No decision by the Approving Officer has yet been made in respect to the preliminary approval or refusal of this application. No notification of surrounding property owners has been undertaken by the Planning Department, however both the applicants and certain opponents of the proposal have solicited desired support or opposition.

(b) The second application (Roadburg) involves the creation of two lots from one, the existing rectangular lot being 124.65 feet x 146.87 feet and 18,307 square feet in area and the two proposed lots being 62.00 feet x 146.87 feet and 9,106 feet in area and 62.65 feet x 145.87 feet and 9,201 square feet in area. An existing one-storey, one-family dwelling would occupy the easterly proposed lot with the existing principal east-west orientation being eliminated in favour of a north-south orientation.

Upon subdivision, vehicular access to the proposed easterly lot would be by way of the 20-foot lane bounding the north side of the lot, while vehicular access to the proposed westerly lot would be by way of either Adera Street or the aforementioned lane. All necessary utility services to both lots can be readily provided.

The orientation of a new one-family dwelling on the westerly proposed lot could be to either Adera Street or 49th Avenue and would not require alternate street access to that now existing from Adera Street.

This subdivision proposal was granted preliminary approval on November 30, 1978 and again on January 12, 1979, subject

to the removal of the existing garage, proof of no taxes in arrears, and registration of a restrictive covenant agreement in favour of the City under Section 24A of the Land Registry Act requiring approval of the Director of Planning of the design of the dwelling to be located on the proposed westerly lot.

In the case of an earlier version of this application, which was refused, 10 surrounding property owners were notified by the Planning Department (on July 24, 1978), seven of whom objected. Since that date, further extensive opposition has been registered with the Approving Officer, largely by form-letter petition circulated by members of the South Granville Property Owners' Association.

Both applications have been preceded within the last two years with applications for smaller lots which were refused by the Approving Officer. The present applications comply in all respects with the Subdivision By-law and the Zoning and Development By-law. In this RS-1 zoned area, the minimum required site area for a one-family dwelling is 4,800 square feet, while the Subdivision By-law prescribes a minimum parcel width of 40 feet and a minimum parcel area of 4,800 square feet. Prevailing parcel widths and areas in the vicinity are well above these minima, parcel widths extending from 60 feet up to 80 feet or more and parcel areas extending from 9,000 square feet up to 12,000 to 14,000 square feet.

3. POWERS OF APPROVING OFFICER AND CASE LAW

In judging the acceptability of any proposed subdivision, certain discretionary powers of review are vested in the Approving Officer. Under Section 7.0 of the Subdivision By-law, notification of surrounding property owners may be undertaken by the Approving Officer where he is of the opinion that any owner of land or other person may be detrimentally affected by a proposal for subdivision. Section 96 of the Land Registry Act further provides that the Approving Officer may refuse to approve a subdivision if, in his opinion, the anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties or would be against the public interest.

Recent case law involving appeals under Section 96 of the Land Registry Act and Section 293 of the Vancouver Charter provides only general guidance as to the appropriate action an Approving Officer might take in respect to any specific future appeal. Each case has attempted to resolve certain points dealing with the amenity aspect, the intent of governing by-laws, the history of subdivision and redevelopment in a specific area, the intent of Council to regulate subdivision by resolutions of intent, and basic procedures, especially thosegoverning the powers and actions of the Approving Officer.

At this time the Approving Officer has before him for consideration and decision full particulars on these applications, with representation of arguments for and against, and he is currently seeking certain opinions from the Director of Legal Services as to the planning and legal ramifications of the recent case law on this subject.

4. TESTS OF ACCEPTABILITY

In the absence of better guidance from the City's Subdivision By-law and Zoning and Development By-law regarding such matters as minimum site width and site area, the basic tests of acceptability of such subdivision proposals to create parcels in excess of 60 feet in width and 9,000 square feet in area where the minimum standard is 40 feet and 4,800 square feet, respectively, are to examine the prevailing widths and areas in the immediate vicinity, as well as in the larger neighbourhood; consider whether the 'anticipated development of the subdivision would injuriously affect the established amenities of adjoining or adjacent properties'; and establish whether or not the special character of the area may be compromised in any way by further subdivision and redevelopment. A key issue involves the precedent-setting nature of any proposal, if approved, and the question of what potential exists for further similar developments and what the criteria ought to be for approving such proposals.

Any evaluation of parcel width and area must be undertaken within the context of prevailing patterns within the immediate affected area; that is, amongst intervisible properties and those adjoining properties whose residents ordinarily use the same streets and lanes for access and egress. Some of the important issues involved in the review include the continued provision of adequate light, air, access and privacy; the prevention of the overcrowding of land; the preservation of the amenities peculiar to the immediate area; the character of the immediate area, the character of the buildings already erected and the peculiar suitability of the area for the uses intended, recognising the role of architectural controls; and the conservation of property values.

5. PUBLIC RESPONSE AND ARGUMENTS

Both applications have elicited considerable public response, most of which is in opposition for a variety of reasons. In the case of the first subdivision, it has been suggested that any subdivision would likely be the forerunner of other similar subdivisions that would intrude into and destroy the character of the neighbourhood; that no matter how architecturally pleasing the new dwelling might be, the density of the neighbourhood would be injuriously affected and successive subdivisions would be progressively of an even more detrimental nature; and that the market value of property in the area would decrease.

The second application has been opposed with such statements that such subdivision would be entirely out of keeping with the other lots and would totally change the character of the area and open the door for other such subdivisions; that the lot size would be considerably smaller than the lots in the immediate area; that the existing home would face the side or rear of the new home and that any home built adjacent in keeping with or similar to existing homes in the area would completely dwarf the existing home; and that the subdivision would also greatly reduce the value of all properties in the area.

6. LETTERS FROM MR. CAMPBELL AND MRS. DEVITT

A large majority of the residents of the area have expressed such objections to these applications on the assumption that the anticipated development of the subdivisions would injuriously affect the established amenities of adjoining or adjacent properties and that they would be against the public interest - a matter solely for the determination of the Approving Officer under Section 96 of the Land Registry Act. Nevertheless, the merits of each application are being fairly considered within both the context of the prevailing pattern of development and the development rights of the applicants under present City By-laws.

At the same time, a review of the recent case law on subdivision refusals has been undertaken with a view to determining the propriety of approvals or refusals of the two applications at hand, as well as the implications for appeal against such decisions. For these reasons, decisions on both applications have been delayed.

Concurrent with the review which has taken place to date, several meetings have been held since the first of the year with the applicants and representatives of the South Granville Property Owners' Association and efforts have been made to keep all respondents continuously informed of progress toward a decision. That decision is expected shortly, based on the criteria enumerated in this report, the governing provisions of City by-laws, and the duties and responsibilities of the Approving Officer under the Land Registry Act.

7. ROLE OF APPROVING OFFICER AND CITY COUNCIL

At the Council meeting, and at any other meeting which discusses this matter, it is important to note that the Approving Officer is charged with making the decision on this matter after he has obtained what he believes to be the necessary information. Council's opinion, after hearing the various delegations, will be helpful to him in reaching a decision but it is the Approving Officer's decision which is required under the Land Registry Act.

The Director of Planning submits the foregoing report for the information of City Council."

The City Manager notes that on March 13, Council approved three delegations on the above topic. Since then a request has been received from the South Granville Property Owners' Association to reschedule the discussion to an evening meeting in the area, when over 200 people are expected to attend.

In view of this request, and in view of the statutory powers of the Approving Officer and the limited role of Council, as set forth in the accompanying report from the Director of Legal Services, the City Manager RECOMMENDS that Council not hear the delegations at this time, but ask the Director of Planning to schedule an evening meeting in the area, to listen to the concerns of the citizens.

FOR COUNCIL ACTION SEE PAGE(S) 678|9

MANAGER'S REPORT

DATE: April 5, 1979

TO: Vancouver City Council

SUBJECT: Subdivision Applications - 6476 and 6262/6288 Adera Street

CLASSIFICATION: Information

The Director of Legal Services reports as follows:

"I understand it is Council's intention to hear a number of delegations regarding these proposed subdivisions which are now before the Approving Officer for decision. It is obvious, of course, that the delegations are hoping that these representations before Council will, in some way, result in the Approving Officer rejecting them.

I think it is vitally important that members of Council appreciate their role and that of the Approving Officer.

Council has power to enact a by-law regulating subdivisions and has done so, and these applications meet this By-law.

The Approving Officer, on the other hand, holds an office established by statute, and his duties and obligations are prescribed by the Land Registry Act and the Subdivision By-law.

His decision must be made within the confines of the legislation and Court interpretation of that legislation. He cannot take directions from Council and Council cannot issue any directions.

If he refuses an application on grounds which he believes fall within the Land Registry Act (i.e. affecting amenities, or being against the public interest), an owner has an appeal to a Judge of the Supreme Court, who may substitute his decision for the Approving Officer's and make such order as he sees fit.

This is not to say that Council cannot voice an opinion, nor that the Approving Officer may not listen to that debate or give heed to that opinion, but it cannot bind him or be a direction. The opinion of Council that an application is against the public interest may be adopted by the Approving Officer, but may also be ruled out by a Court of Law.

It should also be recognized that under the Land Registry Act only an owner has an appeal in the case of refusal. There is some question as to whether or not objecting parties have an appeal."

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 678/9

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 22/APRIL 3, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 22, 1979, at approximately 1:30 P.M. and reconvened on Tuesday, April 3, 1979, at approximately 10:00 A.M., both in Committee Room No. 1, Third Floor, City Hall.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy (March 22 meeting only)
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. First Quarterly Report from
Downtown Housing Implementation Committee

City Council, on November 7, 1978, approved a series of recommendations from a joint meeting of the Community Services and Planning & Development Committees held October 12, 1978, regarding downtown housing policies.

These recommendations instructed the City Manager to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the Downtown area; the Committee would be comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments. The recommendations also contained terms of reference for the Downtown Housing Implementation Committee including a stipulation that it report quarterly to the Community Services Committee.

At the March 22nd, 1979 meeting, the Committee had before it for consideration the first quarterly report from the DHIC, a 37-page comprehensive document (on file in the City Clerk's office) which concluded with fifteen (15) recommendations pertaining to housing policies in the Downtown core area. This report was accompanied by a City Manager's summary report dated March 2nd, 1979 (copy circulated).

Appearing before the Committee were representatives of Social Planning, Permits & Licenses, Health, Planning and Fire Departments, representatives of the B.C. Hotels Association, representatives of the Downtown Eastside Residents' Association, several rooming house and/or hotel operators, and other interested parties.

At the March 22nd meeting, the Deputy Director of Social Planning, who is chairman of the DHIC, with assistance from other City staff members, reviewed the report page by page with the Committee, explaining the rationale which led to the DHIC recommendations, and it was pointed out that in order to upgrade the existing poor stock of housing accommodation, both new development and renovations to existing housing are required.

Continued . . . .

Clause No. 1 Continued

It was noted there are 196 hotels and rooming houses in the subject area bounded by Great Northern Way, Keefer Street, Homer and Cambie Streets and Burrard Inlet, and there is presently a vacancy rate of approximately 37%.

In response to a question about types of government assistance available to the owners of hotels and/or rooming houses for upgrading, the Deputy Director of Social Planning responded only the Federal R.R.A.P. programme is available and that Bill C-29, designed by the Federal Government to increase the level of assistance to rooming houses, had only recently been adopted by the House of Commons.

Mr. R. Youngberg, Associate Director, Area Planning, stressed that a critical aspect of the DHIC report on upgrading the Downtown core housing is the assumption that money is available for rehabilitation of the existing stock of housing. He explained that although Bill C-29 has gone through the House, the guidelines for eligibility have not yet been announced.

New Provincial Government assistance to low-income tenants will provide up to $130.00 per month toward rent which, in turn, may mean lodging house and/or hotel operators, by charging this higher level of rent, may realize additional funds which can be plowed back into building renovations.

A new "Housing Standards for Older Multiple Residential Buildings By-law" is being prepared by the DHIC and will be presented to Council for approval in approximately three months and that this by-law, together with a unified approach to by-law enforcement by City inspectors, should prove more effective in the City's efforts to upgrade existing housing.

A spokesman for the B.C. Hotels Association advised the Committee his association had met with the DHIC; that it supports the concept of a unified approach on building inspections; that the new Provincial G.A.I.N. rental assistance rates should make it easier for lodging house and/or hotel operators to consider renovations; and that the association will co-operate with Council's endeavours to increase the standard of housing.

The Committee, on March 22nd, was in receipt of a brief dated March 22, 1979 (on file in the City Clerk's office) from the Downtown Eastside Residents' Association proposing that, with a 37% vacancy rate, the solution to the problem of sub-standard housing is to close down 37% of the worst housing and relocate the tenants to the 63% of the better housing which tenants will be able to afford with the new $130.00 shelter allowances.

Ms. Jean Swanson of the Downtown Eastside Residents' Association urged the Committee to strive for the construction of new buildings for residential accommodation in the Downtown Eastside and took exception to statistics contained in the DHIC report comparing the cost of new housing with the cost of renovated housing.

Following brief discussion of some aspects of the new housing policies proposed by DHIC, the Committee was forced to adjourn because of other meetings and agreed to reconvene at 10:00 A.M., Tuesday, April 3, 1979, and requested staff to present a summary or a draft of the proposed new by-law.

The meeting adjourned at approximately 3:15 P.M.

* * * * *

Continued . . . .

Clause No. 1 Continued

The Committee reconvened on this matter at 10:00 A.M., Tuesday, April 3rd, 1979, in Committee Room No. 1, and had before it for consideration a memo dated March 30, 1979 (copy circulated) from the Chairman of the Downtown Housing Implementation Committee providing additional information, including an explanation of the existing by-law standards in relation to standards as revised by the proposed new by-law (Attachment 1) and additional statistics illustrating the costs of rehabilitating existing housing and the costs of building new housing (Attachments 2 and 3).

Distributed to Committee members were copies of a letter dated March 28, 1979 (on file in the City Clerk's office) from Ms. Patsy George, co-ordinator of Downtown/Strathcona Services for the Ministry of Human Resources, commenting on Downtown Eastside housing; and copies of a brief dated April 2, 1979 (on file in the City Clerk's office) from Mr. W. C. Hennessy, community worker with First United Church, commenting on the recommendations contained in the DHIC and summary City Manager's report.

Again, appearing before the Committee were representatives of Social Planning, Fire, Permits & Licenses, Health and Planning Departments, representatives of the Downtown Eastside Residents' Association and B.C. Hotels Association and other interested parties.

Mr. Doug Purdy, Deputy Director of Social Planning and chairman of DHIC, explained to the Committee that whereas DHIC feels both new and renovated housing are required, current restrictions on the availability of Central Mortgage & Housing Corporation mortgage money will restrict construction of new housing to a maximum of approximately 100 units per year and a total of 2,000 new housing units is required in the Downtown core area.

Following a brief explanation by Mr. Purdy of his March 30th, 1979 memo and a review of the DHIC recommendations, the Committee and staff discussed the rate of housing closures if the proposed new by-law is adopted and several answers were put forward, some staff members suggesting that the 1978 rate of 1,000 units being closed could double under the new by-law, and other officials speculating the closure rate may not accelerate.

However, it was pointed out the terms of reference of the DHIC require it to report quarterly to the Community Services Committee, and Mr. Purdy assured the Committee that the rate of housing closure would be carefully monitored and reported regularly to the Standing Committee.

There was also considerable discussion and some difference of opinion amongst staff members present on the effects of Council approving the DHIC recommendation #3 which calls for the transfer of lodging house inspector positions out of the Health Department and into Permits & Licenses as part of the consolidated approach to by-law enforcement.

The Acting Medical Health Officer suggested that integration of by-law enforcement staff will not result necessarily in better enforcement; that rewriting of current by-laws must occur first. He also suggested that if Health inspector positions are transferred away from his department, the department may not have sufficient manpower to carry out its routine health inspections with the same frequency it does now.

Continued . . . .

Clause No. 1 Continued

The Director of Environmental Health added that the problem of poor housing is not just a matter of poor building conditions, that problems of "hard to house" tenants and bad management also must be examined.

The Chief Fire Warden also urged that new by-laws must first be adopted before the City can effectively require the housing stock to be improved; and that each inspectional discipline is best able to enforce his own area of regulations.

In response, the Deputy City Manager explained that a considerable amount of staff time was spent in the preparation of the DHIC report and that the recommendations represent the best proposal of staff's efforts. He added that on the matter of Health inspectors being seconded to the Permits & Licenses Department, a lot of time was spent on this question; that the original proposal to do this was put forward by former Medical Health Officer, Dr. Bonham, some two years ago, and that the DHIC conclusion was that Health By-law requirements would continue to be well served inspectionally and that inspections requiring Health Department expertise will still remain under the Health Department's control.

Concern was also expressed by the Committee over the so-called "grandfather clause", a stipulation in the City's Fire By-law that the owners of those buildings who were required by the City three or four years ago to install a complete sprinkler system would not be required to make additional renovations above or beyond the sprinkler system.

The statement was made that Council should endeavour to honour its commitment to the owners of these buildings, and it was noted that this "promise" did not emanate from staff but was stated by the Council of the day following pressure from hotel and/or rooming house operators.

The chairman of the DHIC suggested the City's efforts to improve the housing standard would be hamstrung if the present Council insisted on adhering to the previous Council's stipulation that no upgrading would be required beyond the installation of sprinkler systems.

On the matter of the "grandfather clause", Mr. Purdy pointed out that recommendation #11 calls for an examination of the implications of this matter, and the Deputy City Manager said a decision on this matter will not have to be made until the Committee and/or Council has before it for approval the final draft of the new Housing Standards for Older Multiple Residential Buildings By-law.

A spokesman for the Carpenters Union, the B.C. and Yukon Building Trades Council and the B.C. Federation of Labour addressed the Committee briefly, urging that new housing should be the City's priority; that existing conditions are disgraceful and degrading.

A recommendation was put forward that Council ensure that any new regulations should be made to conform with Council's previous commitment to building owners who installed sprinklers, but this was withdrawn after it was pointed out recommendation #11 calls for an examination of that aspect of by-law standards.

It was noted from the last paragraph on the March 30, 1979 memo from the chairman of DHIC that he had an additional recommendation regarding the construction of new dwelling units and the Committee felt this should be added to the DHIC recommendations.

Continued . . . .

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

A. THAT Council approve the following goals pertaining to residential hotels and rooming houses in the City of Vancouver:

i) to retain a sufficient stock of adequate and affordable accommodation for the permanent tenants of Downtown residential hotels and rooming houses;

ii) to upgrade the size and quality of accommodation to at least minimum housekeeping room standards in cases where a building contains predominantly long-term tenants and the building owner/operator wishes to retain its present use;

iii) to establish and enforce 15-20 year standards of upgrading for such buildings.

B. THAT the Staff Downtown Housing Implementation Committee, as presently constituted, be authorized to:

i) co-ordinate the joint inspection of residential hotels and rooming houses in the Core Area, beginning on a scheduled basis in Area 1, to achieve the foregoing goals;

ii) undertake this program by enforcing the relevant City by-laws pertaining to the cleaning and maintenance, rehabilitation and when necessary, closure of these buildings on the understanding that scheduling will refer to those buildings considered to be in the worst condition as a first priority of inspection.

C. THAT Council approve the transfer of the required number of Lodging House inspection vacancies from Health to Permits & Licenses as they occur, with interim seconding arrangements to maintain the current inspection programs; and that appropriate Lodging House By-law changes be reported on by the Director of Legal Services.

D. THAT the success of the transfer of these positions and the advantages and disadvantages of a uni-discipline approach be evaluated and reported to City Council by the City Manager within one year, with a progress report from the Downtown Housing Implementation Committee within six months.

E. THAT the Director of Permits & Licenses be authorized to exercise discretion in applying the by-laws administered by him in keeping with the City's goal of retaining an adequate stock of affordable housing for tenants of residential hotels and rooming houses.

Continued . . . .

Clause No. 1 Continued

F. THAT a budget of up to $5,000 be approved by Council to be used by the Director of Permits & Licenses to retain the services of independent contractors to provide upgrading cost estimates for residential hotels and rooming houses.

G. THAT the Director of Planning review the Development Permit Process and the Zoning By-law with a view to developing a method of expediting the processing of applications to renovate older rental accommodation appropriate to the objective of maintaining a stock of modest priced hotel and rooming house accommodation.

H. THAT the Building, Lodging House, Fire and Health By-laws be examined by the Director of Legal Services with a view to setting a scale of minimum fines tailored to the seriousness of by-law offences for an early report to Council.

I. THAT Council approach the Attorney-General's Department regarding

i) the establishment of a regional or local By-law Court to adjudicate civic by-law violations;

ii) extending the jurisdiction of the Justice of the Peace Referee's Court.

J. THAT the voluntary ticketing method on minor by-law violations be explored by the Directors of Legal Services and Permits & Licenses for an early report to Council.

K. THAT the concept of a "Housing Standards for Older Multiple Residential Buildings By-law" which sets 15-20 year standards for accommodation being upgraded be approved in principle; and that such a by-law be prepared at the earliest possible date for report to Council by the Downtown Housing Implementation Committee; and that the implications for the Grandfather Clause in the Fire By-law be reviewed.

L. THAT the City of Vancouver approach the Federal Government with a proposal to revise the guidelines and increase funding available to the RRAP program with the objective of making the program more attractive to private residential hotel and rooming house owners.

M. THAT the Greater Vancouver Housing Corporation be approached to purchase, upgrade and manage residential hotels and rooming houses in the Core Area as the need for such housing under their auspices arises.

N. THAT the Director of Planning review and, if necessary, recommend amendments to the Zoning and Development By-law to ensure that the liveability of existing residential hotels and rooming houses is maintained by appropriate setbacks to new development.

Continued . . . .

Clause No. 1 Continued

O. THAT the Downtown Housing Implementation Committee continue to report to City Council on a quarterly basis; and that the next quarterly report contain

i) a progress report on inspections of residential hotels and rooming houses;

ii) a proposed "Housing Standards for Older Multiple Residential Buildings By-law";

iii) a progress report on the Canada Works Paint-up, Clean-up program proposed for selected residential hotels and rooming houses should it be approved;

iv) a discussion of zoning and development proposals pertaining to vacant and partially used buildings in Area 1 of the Core Area;

v) an examination of social service needs of permanent residents in residential hotels and rooming houses.

P. THAT Council encourage as a priority the construction this year of at least 100 new bachelor dwelling units in the Downtown core area and that more than 100 units per year be constructed, if possible.

The meeting adjourned at approximately 11:45 A.M.

FOR COUNCIL ACTION SEE PAGE(S) 677

II

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

APRIL 5, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 5, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Grant Request - Vancouver Urban Core Community Workers Association

At the request of the Chairman, the Committee considered a letter dated March 29, 1979 (copy circulated) from the secretary of the Vancouver Urban Core Community Workers' Association requesting a grant of $1,572.00 from the City to send six (6) persons to the Urban Core Support Network workshop in Edmonton from April 30th to May 3rd, 1979, at a cost of $1,572.00.

Ms. Renate Shearer of the Social Planning Department appeared before the Committee on this matter and pointed out that while the application does not meet the City's criteria for community services grants, the City did provide funds two years ago to send two community workers to a previous conference.

Ms. Shearer said the conference is a good one and the Urban Core Community Workers' Association is an umbrella organization encompassing such agencies as St. James Social Services, The Door Is Open, New Hope Centre, Lookout, Downtown Eastside Women's Centre and First United Church which do not have the necessary funds to send representatives to this event.

Following brief discussion, it was

RECOMMENDED

THAT Council approve a grant of $524.00 from the community services grants budget to send two representatives, preferably volunteer workers, from the Vancouver Urban Core Community Workers' Association to the Urban Core Support Network workshop in Edmonton from April 30th to May 3rd, 1979.

* * * * *

FOR ADOPTION SEE PAGE(S) 678

DISTRIBUTED MONDAY

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 5, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 5, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard (absent April 4th only)
Alderman Little
Alderman Marzari (present April 2nd only)

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION:

1. 1979 Operating Budget Estimates

The Finance Committee scheduled three meetings on April 2, 4 and 5, 1979 to consider the attached Manager's Report dated March 27, 1979 and the individual budget packages of Departments and Boards as set out by the Budget Review Committee.

The Finance Committee reviewed departmental budgets with the following Departments and Boards:

City Clerk and Archives	Planning
Emergency Program	Social Planning
City Manager	Fire
Mayor	Permits & Licenses
Law	Park Board
Personnel Services	Britannia
Health	Civic Theatres
Library	Police
Finance	Civic Buildings
Engineering	

The following issues were raised during the budget review:

Mayor's Office

The Mayor's office requested that a position of Police Liaison Officer be established at City Hall at a basic annual cost of $30,381 (1978 rates). The proposed responsibility of the position would be as follows:

1. Co-ordinate and provide personal security for the Mayor, other Members of Council, and staff. This would involve discussions and consultation with all Council Members and Departments to determine adequate individual security requirements to suit their specific needs.

2. In conjunction with the Mayor's Executive Assistant, provide escort service for His Worship and other dignitaries, as and when necessary.

Clause No. 1 cont'd

3. Act as Sergeant-at-Arms for City Council meetings.

4. Act in the capacity of a general security advisor to the staff at City Hall regarding such things as hostage situations and telephone or written or personal threats.

5. Act as liaison between all the Members of Council and the Vancouver Police Department. The information that would pass through the incumbent would include up-to-date data on dissident groups and individuals, V.I.P. security and other major security projects and operations involving civic functions.

6. Any other duties deemed necessary by the Mayor in consultation and with agreement between the Chief Constable, the Vancouver Policemen's Union and the Members of the Vancouver Police Board.

The Mayor advised that the Police Department has stated that the personal protection of the Mayor and Members of Council (and our staff and the City Hall itself) is inadequate as it now stands. Also, threats of physical confrontation between citizens and staff people have recently taken place. A fire bomb was recently thrown at City Hall. In addition to this, there are many occasions when it is necessary to utilize the Police Department's on-duty manpower to transport ourselves and other dignitaries to certain formal civic functions. The Police Department has outlined two problems regarding such transportation, one being the fact an Officer has to be removed from the field, and secondly, I or any other Member of Council is unable to assign specific responsibility to one individual Officer. Security measures at Vancouver City Hall are poor in relation to other Canadian cities.

On April 2, 1979, the Committee requested that more information be provided and that the Police Chief be requested to provide a report on the need for the requested position.

The Committee had for consideration a letter dated April 3, 1979 and attached job description from the Deputy Chief Constable, a memo dated April 5, 1979 from the Vancouver Police Board recommending that the position be established, and a memo dated March 12, 1979 from the Mayor to the Director of Finance and the City Manager regarding the position.

Following discussion, the majority of the Committee agreed that such a position should be established for a trial period of two years.

Law Department

The Law Department appealed their submission of $10,500 for carpeting in the outer office where there are ten employees typing and word processing equipment is operating. Due to the noise level, it is almost impossible to carry on a telephone conversation and the installation of carpeting should alleviate this considerably. The Budget Review Committee supported this request but could not approve it because of budget constraints and policy regarding carpeting.

Clause No. 1 cont'd

Personnel Department

The Director of Personnel Services advised the Committee that he is reviewing the matter of the hiring of outside workers, and he would be submitting reports to Council in approximately one month on the Town Crier paper and the safety function and the Committee agreed to defer further consideration of these matters pending the report.

Vancouver Public Library

The Committee discussed the following appeals of the Library Board:

- that the book budget be increased from 5% to 8.8% to account for inflation - $21,809
- that their salary savings of $48,142 be transferred to purchase books
- extended public relations - $4,500
- carpet and tile for main floor of central library - $38,000
- air conditioning the South Hill Branch Library - $24,000

The Committee was opposed to an increase in the library book budget for inflation and did not agree with a transfer of salary savings to the book budget. The Committee supported the balance of the libraries' appeals.

On December 7, 1978, the Finance Committee requested the Library Board to report back on whether savings could be made through curtailment of hours in the library system. The Library Board distributed copies of the attached letter dated March 27, 1979 giving suggestions on a survey they had conducted in January 1979. The letter sets out a schedule of the Library Board's first and second choices for closing each of the 15 branch libraries three hours per week. If a three hour reduction went into effect at the end of April 1979, the savings for the 1979 budget would be $62,300.

The Library Board advised that all branches would be seriously affected by a reduction in hours and South Granville, Joe Fortes, Britannia and Oakridge libraries would be affected most because of higher circulation, heavy use, size, etc.

Following discussion, it was felt that the Library Board should be requested to reduce the hours of all the libraries except for the four mentioned, with the budget reduction for 1979 being $52,000.

Engineering Department

The Committee considered the attached Manager's Report dated March 26, 1979, wherein the City Engineer reported on the following three items that he appealed:

- 2 national and 7 regional conferences - $4,500
- temporary help in the Traffic Division - $10,000
- review and analysis of the by-law requirements for parking - $21,473

The Committee did not agree with additional funds for temporary help in the Traffic Division but supported the additional conferences and study of the parking by-law requirements. The Committee discussed maintenance of the Connaught Bridge and questioned whether it is sound practice to cut back this year. The Engineer advised that he would be reporting further to Council on this matter and the Committee agreed to defer consideration pending report to Council.

Clause No. 1 cont'd

Fire Department

The Committee discussed the Fire Department budget and the Fire Chief reported that he expected to report on the fire insurance rating in approximately one month. He further reported that the Municipality of Burnaby does not wish to discuss mutual aid with Vancouver and the City Manager was requested to discuss the matter with the City Manager of Burnaby.

Social Planning Department

The Committee discussed the attached Manager's Report dated March 30, 1979, wherein the Director of Social Planning reported on the Poser and Reser accounts. A Committee member questioned whether the discretionary authority should rest with staff or should the accounts be submitted to the Finance Committee quarterly. The City Manager advised that it could operate either way but it has operated well under the present system and there have not been any problems with it as far as the City Manager's office is concerned.

Parks Board

The Committee had for consideration a letter dated April 2, 1979 from the Chairman of the Board of Parks and Recreation advising that the Board reviewed the budget reductions of N.N.R. funds made by the Budget Review Committee and the further reduction of $200,000 recommended by the Finance Committee on March 22, 1979. City Council on April 3, 1979 agreed to defer consideration of the Finance Committee's recommendation on the $200,000 reduction pending a Park Board meeting with the Finance Committee on April 5, 1979 regarding their budget appeals. The letter from the Park Board sets out their appeals as follows:

"(1) New and Non-Annual Recurring Items - $54,670.00

We have determined that reductions in N.N.R. funds in the amount of $54,670.00 have resulted in a reduction in the level of service which will have some definite adverse effects on our parks and facilities. The deterioration that will take place over the next year will result in future increased costs of building and equipment repairs and replacement. This "false economy" will further reduce the value and enjoyment of our parks and facilities during 1979 and likely in subsequent years. The Board feels that many facilities and neighbourhood parks have suffered over the years by the limited amount of N.N.R. and maintenance funds and the effects of deferred maintenance are most visible in services offered at neighbourhood parks and facilities.

(2) $200,000 Budget Reduction recommended by the Finance & Administration Committee on March 22, 1979

After adjusting the Board's budget submission from $11,570,671.00 to $11,116,219.00 the Staff Budget Review Committee acknowledged in their report of March 20, 1979, that they are of the opinion that there are no further areas for significant budget reductions without affecting the level of service. Therefore, the Board requests that the Committee re-evaluate the basis for establishing further budget reductions.

Clause No. 1 cont'd

Should Council approve the $200,000 reduction in the level of service the following action would be necessary:

(a)	Marine Drive Foreshore Park Maintenance and Scything	$ 20,000.
(b)	Reduction of General Park Maintenance . .	68,000.
(c)	Partial Closure of Indoor Pools (summer time)	60,000.
(d)	Closure of Indoor Pools on Saturday and Sunday evenings	22,000.
(e)	Reduced Playground Program	30,000.
		$200,000.

Every indication to date is that citizens of Vancouver place a high priority on their recreational parks and facilities and it is anticipated that a strong representation would be made to City Council when the effects of these reductions become visible. Further to this there are areas of the Park Board's operation which through previous years restrictions have resulted in a low standard of service to the public, therefore, further cuts will have a compounding effect."

Following review of all the departmental budgets, the Committee reviewed all the appeals presented and took action as follows:

RECOMMENDED

Law Department

A. THAT $10,500 be approved for carpeting the outer office in the Law Department.

Library Board

B. THAT the request for an increase in the book budget from 5% to 8.8% by the Library Board be turned down.

C. THAT the request by the Library Board that a staff budget reduction of $48,142 be applied to the purchase of books be turned down.

D. THAT an amount of $4,500 be approved for public relation purposes for the Library Board.

E. THAT an amount of $38,000 be approved for carpeting the main floor of the Central Library.

F. THAT an amount of $24,000 be approved for air conditioning at the South Hill Branch Library.

G. THAT the Library Board be requested to reduce the opening hours at each branch library and the Central Library three hours per week excluding the South Granville, Joe Fortes, Oakridge and Britannia Branches, with a 1979 budget reduction of $52,000.
(Alderman Marzari and Alderman Ford contrary.)

Clause No. 1 cont'd

Engineering Department

H. THAT an amount of $4,500 be approved for 2 additional national and 7 additional regional conferences in the Engineering Department budget.

I. THAT an amount of $21,473 be approved for a review and analysis of the parking by-law requirements.

(Alderman Puil contrary.)

Social Planning Department

J. THAT the report of the Social Planning Department be received for information.

Parks Board

K. THAT the Finance Committee re-confirm its previous position of March 22, 1979 as follows:

"That the Vancouver Park Board make a $200,000 reduction in its 1979 budget (as established by the Budget Review Committee) with adjustments to be allowed for equipment, utilities and wages as necessary, and further, the Park Board advise the Director of Finance as soon as possible of the adjustments to the budget, and further, the Park Board report on these adjustments to Council as soon as possible."

Mayor's Office

L. THAT the position of Police Liaison Officer be established for a trial period of two years from the date of approval, at an annual cost of $30,381.

The remaining items appealed by Departments and Boards were not granted.

M. THAT the foregoing adjustments made by the Finance Committee and the adjustments made by the City Manager and Director of Finance during budget reviews be approved. (Adjustments to the basic and supplemental estimates are shown on Schedule 1, with the details in the individual Budget Packages.)

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The meeting adjourned at approximately 5:00 p.m.

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FOR ADOPTION SEE PAGE(S) 679/681

CITY OF VANCOUVER

BUSINESS TAX ASSESSMENT ROLL

1979

April 12, 1979

Vancouver City Council, sitting as a Court of Revision for the Business Tax Assessment Roll, a quorum of which is six members, met on Thursday, April 12, 1979, at approximately 9:30 a.m., in the No. 1 Committee Room, third floor, City Hall.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Ford, Gerard, Little, Marzari and Rankin
ABSENT:	Aldermen Harcourt, Kennedy and Puil
CLERK:	J. Thomas

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the Court of Revision convene to revise and correct the Business Tax Assessment Roll for the year 1979, and to hear all lawful complaints against the assessment as made by the City Treasurer and Collector of which notice has been given in accordance with the Business Tax By-law.

- CARRIED UNANIMOUSLY

The City Treasurer and Collector submitted a list of 74 appeals and the following appellants spoke in support of their appeals:

- No. 4 Mr. Karchie, Belkraft International Ltd.
- Nos. 29 & 30 Mr. Chen, Chi & Chris Company Ltd.
- No. 36 Mr. Tarnowski, Garden of Eden Leisure Club
- Nos. 37 to 40 Mr. Dixon, Hilton of Canada Western Ltd., d.b.a. Hotel Vancouver
- No. 41 Mr. Ho, Ho Investments Ltd.
- No. 49 Mr. Bain, Partytime Division of Partytime Dance Novelty Ltd.
- No. 50 Mr. Choe, Pvong Suk-Choe
- No. 51 Mr. Sedlacek, Jack J. Sedlacek, d.b.a. Four Seasons Marine

In addition, the Court took action on Appeal No. 3, as well as on recommendations submitted by the Provincial Assessor.

The Appeal List, which forms part of these minutes and is initialled by the Clerk, has recorded on it the decisions of the Court of Revision.

.../2

Business Tax Assessment
Roll 1979 (cont'd)

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the Business Tax Assessment Roll for the year 1979, as amended this day, be confirmed.

- CARRIED UNANIMOUSLY

* * * * *

The Court adjourned at approximately 11:10 a.m.

* * * * *

The foregoing are Minutes of a Special Council Meeting (Court of Revision) held on April 12, 1979, adopted by Council on April 24, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 24, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari and Puil

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT the minutes of the following meetings be adopted:

Regular Council - April 10, 1979, except 'In Camera',
Special Council (Court of Revision) - April 12, 1979.

- CARRIED UNANIMOUSLY

* * * * *

The Regular Council recessed and reconvened at 2:15 p.m., following the Special Council, (Public Hearing)

* * * * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
SECONDED by Ald. Gerard
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Cont'd.....

UNFINISHED BUSINESS

1. Motion - Procedure By-law Amendment

Council on April 10, 1979 resolved to further defer the following motion of Alderman Little to today's Council meeting:

" THAT WHEREAS the Council Procedure By-law provides that no member shall use offensive words in or against the Council or any member thereof;

AND WHEREAS offensive words are used in Council meetings both against the Council and against members thereof;

AND WHEREAS the respect for Council and its integrity is challenged;

THEREFORE BE IT RESOLVED THAT Section 20 of Procedure By-law No. 3792 be amended to provide additionally as follows:

'If and when the Presiding Officer requests a member of Council to apologize for what is, in his opinion, an offence against either a member of Council or the Council itself and the Presiding Officer fails to receive such apology in Council meeting, he may then 'name' the member.

On a member being named, the City Clerk shall minute the name of the offending member, together with a brief statement of the infraction.' "

MOVED by Ald. Marzari,
THAT consideration of the above motion be again deferred to the next meeting of Council.

- CARRIED

((Aldermen Kennedy, Gerard, Puil and the Mayor opposed.)

COMMUNICATIONS OR PETITIONS

1. 205-209 East 6th Avenue
Special Inspection Permit B92209

Council noted a request from Mr. B. Dumancic to address it on the inspection by the City of the property at 205-209 East 6th Avenue. The City Clerk noted that the Director of Permits & Licenses is preparing a report for Council on this matter.

MOVED by Ald. Puil,
THAT the request of Mr. Dumancic to address Council be approved and the delegation be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Canadian Association of Chiefs of Police Conference - Luncheon

In a letter dated March 22, 1979 the Secretary of the Vancouver Police Board advised Council of the following resolution of that Board:

> 'THAT City Council be requested to host a luncheon for delegates and wives attending the 1979 Annual Conference of the Canadian Association of Chiefs of Police to be held in Vancouver August 20 to 25, 1979.'

MOVED by Ald. Little,
THAT Council host a luncheon for delegates and wives attending the 1979 Annual Conference of the Canadian Association of Chiefs of Police in Vancouver in August up to an amount of $6500.00.

- CARRIED

(Aldermen Ford, Marzari and Puil opposed.)

3. Unicef British Columbia - Grant Request to Help Defray Costs of Annual Dinner

In a letter dated April 4, 1979 the Provincial Chairman of Unicef British Columbia advised that the Annual Meeting of this organization will be held May 11 and 12, 1979 in Vancouver with the Annual Dinner scheduled for the evening of May 11, 1979. The organization was requesting the City for a grant of $500.00 to cover part of the cost of this event.

MOVED by Ald. Boyce,
THAT Council approve a grant of $500.00 to Unicef British Columbia towards the cost of the May 11, 1979 dinner to be held during their convention in Vancouver.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Harcourt, Kennedy and Puil opposed.)

Council then reconsidered this request and,it was

MOVED by Ald. Gerard,
THAT Council approve a grant of $500.00 to Unicef British Columbia towards the Cost of the May 11, 1979 dinner to be held during their convention in Vancouver.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Lions Gate Road Runners - Grant Request to Cover Expenses for Traffic Engineering Requirements and Police Services

The Race Director of the Lions Gate Road Runners, in a letter dated April 16, 1979 requested a grant from Council to cover expenses in excess of the anticipated cost for traffic engineering and police services in connection with their 1979 Vancouver International Marathon Race. The organization indicated it had expected expenses for these services to be approximately $1500.00 when in fact the estimated costs for traffic engineering services would be $6000.00 and the cost of the required police services would be an additional $1373.00. Therefore, the organization was requesting a grant of $5500.00 to offset these expenses.

MOVED by Ald. Harcourt,
THAT Council approve a grant of $2750 to the Lions Gate Road Runners to offset part of the additional expenses involved in its Vancouver International Marathon Race.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

5. Vancouver Public Library Staff Association - Reduction of Library Budget

The Vancouver Public Library Staff Association, in a letter dated April 20, 1979, requested an opportunity to address Council on May 1, 1979 to appeal Council's decision to reduce the Library Board budget. A similar request was received from the Vancouver Public Library Board.

MOVED by Ald. Harcourt,
THAT the above requests be approved.

- CARRIED UNANIMOUSLY

6. Grant Request from Mr. Richard Allen - Vancouver Heritage Advisory Committee

In response to a request from the City Clerk's office the Chairman of the Heritage Advisory Committee commented on a request from Mr. R. Allen for funding towards publication of a non-profit Heritage book on Vancouver. The Chairman of the Heritage Advisory Committee supported Mr. Allen's request for a grant of $500.00 from the City. Also before Council were details of Mr. Allen's proposed book.

MOVED by Ald. Kennedy,
THAT a grant of $500.00 be approved to Langara College towards the cost of publishing Mr. Allen's book on Vancouver, funds to be appropriated from City Publishing Reserve.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT APRIL 20, 1979

Works & Utility Matters
(April 20, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Watermain Installation - 1978 Capital Budget

Clauses 1 and 2

MOVED by Ald. Puil,
THAT clause 1 be received for information and the recommendation of the City Manager as contained in clause 2 be approved.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(April 20, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Mountain View Cemetery - Tenth Renovation
Cl. 2: Amendment to Health By-law No. 4387, Section 61

Clauses 1 and 2

MOVED by Ald. Little,
THAT the recommendations of the City Manager as contained in clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(April 20, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Kensington N.I.P. - Second Bowling Green for Gray's Park
Cl. 2: Kensington N.I.P. - Gray's Park Carved Sign
Cl. 3: Kiwassa N.I.P. - One Year Progress Report
Cl. 4: False Creek - Subletting of Certain Parking Spaces

Kensington N.I.P. - Second Bowling Green for Gray's Park
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd....

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(April 20, 1979)

Kensington N.I.P. - Gray's Park Carved Sign
(Clause 2)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Puil,
THAT the recommendations of the City Manager as contained in clauses 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(April 20, 1979)

Transit Changes on Pender Street
to Accommodate Chinese Garden Park
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(April 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Schedule of Rental Rates
The Queen Elizabeth Theatre,
The Queen Elizabeth Theatre and The Orpheum
September 1, 1979 to August 31, 1980

Cl. 2: Provincial Government's Recreational Facilities Assistance Program (REFAP) - Capital Grant

Cl. 3: Automatic Liquor Dispensing System for Theatre Bars

Schedule of Rental Rates
The Queen Elizabeth Theatre,
The Queen Elizabeth Theatre and The Orpheum
September 1, 1979 to August 31, 1980
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters (Cont'd)
(April 20, 1979)

Provincial Government's Recreational Facilities Assistance Program (REFAP) - Capital Grant Applications 1979
(Clause 2)

When considering this clause Council noted a letter from the Vice-Chairman of the Council Committee on the Arts advising the Committee supports the New Play Centre's Waterfront Theatre on Granville Island and urging Council approve the Manager's recommendation on the priority given to this project.

MOVED by Ald. Puil,
THAT this clause of the Manager's Report be referred to the Standing Committee on Finance and Administration for consideration at its meeting of April 26, 1979;

FURTHER THAT the Committee be given power to act in this matter.

- CARRIED UNANIMOUSLY

Automatic Liquor Dispensing System for Theatre Bars
(Clause 3)

MOVED by Ald. Bellamy,
THAT the following recommendations of the Manager of the Civic Theatres be approved:

"a) Council appropriate $35,000 for purchase of automated dispensing equipment for the Queen Elizabeth Theatre and Playhouse Bars, to be provided from Contingency Reserve.

b) Council authorize calling tenders for purchase of this equipment.

c) Payment of $300 to Grayson Beverages for installation of test equipment be authorized from the above funds."

FURTHER THAT, as recommended by the City Manager, and in view of the benefits to the operator, this matter be included in the forthcoming renegotiations of the Queen Elizabeth Theatre Restaurant lease.

- CARRIED UNANIMOUSLY

During discussion of the above clause reference was made to the poor facilities in the Civic Theatres for dispensing of coffee and soft drinks. The City Manager indicated he will discuss this matter with the Manager of the Civic Theatres.

Cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(April 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Assignment of False Creek Ground Lease
Cl. 2: 2782 Grandview Highway
Cl. 3: Sale of Property

Clauses 1-3 inclusive

MOVED by Ald. Little,
THAT the recommendations of the City Manager as contained in clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S SPECIAL REPORT
APRIL 20, 1979

1979 Supplementary Capital Item -
Centre Boulevard 22nd Avenue
(April 20, 1979)

Council agreed to defer consideration of this item to later this day when Report V, Clause 2 was being considered.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services
(April 5, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Extension of "Pub" Hours - Devonshire Hotel
Cl. 2: Sale of Surplus City Furniture to Non-Profit Organizations
Cl. 3: Complaints re Bayswater House, 2034 Bayswater Street
Cl. 4: Nursing Home Facilities

Extension of "Pub" Hours -
Devonshire Hotel
(Clause 1)

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Ald. Little opposed)

Clauses 2 - 4 inclusive

MOVED by Ald. Bellamy
THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development (April 5, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Fraser River Estuary Study
Cl. 2: Proposed R.C.M.P. Expansion and Redevelopment
Cl. 3: P.N.E. Land Use Control
Cl. 4: Housing Information and Reports Package

Clauses 1 and 2

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

P.N.E. Land Use Control (Clause 3)

When considering this clause Council noted a request from the General Manager, Pacific National Exhibition, to address Council on this matter at its meeting of May 1, 1979.

MOVED by Ald. Harcourt
THAT the delegation request of the P.N.E. be approved and consideration of this clause in the Standing Committee's report of April 5, 1979 be deferred until May 1, 1979.

- CARRIED UNANIMOUSLY

Housing Information and Reports Package (Clause 4)

MOVED by Ald. Harcourt
THAT the recommendations of the Committee, as contained in this clause, be approved after deleting the second sentence in Recommendation (A).

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of the Standing Committee on Transportation (April 5, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 1977 Vancouver Traffic Survey
Cl. 2: Transcontinental Rail Passenger Terminal
Cl. 3: Sidewalk Cafe - Greers Restaurant
Cl. 4: Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive
Cl. 5: Survey for Transit Service to the Vancouver Museum and Planetarium Complex

Clauses 1 - 5 inclusive

MOVED by Ald. Kennedy
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of the Standing Committee on Community Services. (April 12, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Balmoral and Carleton Hotels
Cl. 2: Neighbourhood Pub Application - 43-44 Granville Island
Cl. 3: Health Unit at West 42nd Avenue

Balmoral and Carleton Hotels (Clause 1)

When considering this clause, the Council noted that as requested by the Committee the Police Department had submitted a report giving crime/casualty statistics re Balmoral and Carleton Hotels.

MOVED by Ald. Gerard
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little
THAT the Community Services Committee be instructed to further consider the matter of the Carleton Hotel.

- CARRIED UNANIMOUSLY

Cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Community Services (Cont'd)

Neighbourhood Pub Application -
43-44 Granville Island
(Clause 2)

The Deputy Chairman advised that the person objecting to the proposed pub in this location has withdrawn his objection and also his request to make a formal submission on this matter. It was therefore

MOVED by Ald. Gerard
THAT Council advise the Provincial Liquor Control & Licensing Branch that Council has no objection to the establishment of a neighbourhood pub by JALM Holdings Ltd. in the former Arrow Transfer building on Granville Island, subject to the applicant complying with all City by-laws and regulations.

- CARRIED

(Aldermen Kennedy and Little opposed)

Health Unit at West 42nd Avenue
(Clause 3)

MOVED by Ald. Gerard
THAT the recommendation of the Committee, as contained in clause 3 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of the Standing Committee on Finance and Administration. (April 12, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 1979 Grant Request - S.P.C.A.
Cl. 2: 1979 Supplementary Capital Budget
Cl. 3: 1979 Operating Budget - Final Report
Cl. 4: Luncheon for the Association of World War I Flyers
Cl. 5: Salary Increase for Mayor, Deputy Mayor and Aldermen

1979 Grant Request - S.P.C.A.
(Clause 1)

MOVED by Ald. Puil
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clause 2 and 4

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in clauses 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration (Cont'd)

1979 Operating Budget
- Final Report
(Clause 3)

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford
THAT consideration of Recommendation B of the Committee, as contained in this clause, be deferred until such time as the Standing Committee on Finance and Administration is considering Priority for items.

- LOST

(Ald. Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Puil, Rankin and the Mayor opposed)

The motion to defer having lost, the motion by Alderman Puil was put and carried unanimously.

Council then considered a City Manager's report dated April 20, 1979 in which the City Manager reported on a 1979 Supplementary Capital Item - Centre Boulevard - 22nd Avenue, Nanaimo to Renfrew. In this report the City Manager endorsed the recommendation of the City Engineer that Council approve an additional amount of $200,000 in the 1979 Supplementary Capital Budget to cover the cost of a Centre Boulevard - 22nd Avenue, Nanaimo to Renfrew.

MOVED by Ald. Puil
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Ald. Marzari opposed)

When considering this report, Council had for consideration a City Manager's report,circulated this day, in which the Director of Finance submitted a revised summary of the Operating Budget Estimates of Revenues and Expenditures for 1979. This report also recommended approval of a Resolution, attached as Schedule A, adopting the 1979 Operating Budget Estimates. The Explanatory Report recommended that the Recommendation B of the Standing Committee, as contained in its report of April 12, 1979, be amended to include a revised mill rate of 44.02.

MOVED by Ald. Puil
THAT the recommendations of the Committee, as contained in this clause, be approved after amending recommendation B by deleting the figures 43.61 and inserting in lieu thereof the figures "44.02".

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Finance and Administration (cont'd)

MOVED by Ald. Puil,

WHEREAS the City Manager and the Director of Finance were instructed by Council on February 20, 1979 to review estimated Revenues and Expenditures of the City for the year 1979 with Department Heads and Boards and to report back through the Standing Committee of Council on Finance and Administration;

AND WHEREAS Council has reviewed reports on the 1979 Estimates prepared by the City Manager and the Director of Finance dated March 27th, April 11th and April 24th, and has recommended certain amendments thereto;

AND WHEREAS the total estimated expenditures of the City to pay all debts and obligations of the City falling due in the year 1979, exclusive of the amounts required for School, the Greater Vancouver Regional Hospital District, the Greater Vancouver Regional District and the British Columbia Assessment Authority purposes and not otherwise provided for, as amended by Council amount to $182,714,956;

AND WHEREAS the total estimated expenditure as aforesaid is the sum of the appropriation requests of all Departments and Boards properly supported by detailed analyses of those expenditures and listings of the salaried staff;

AND WHEREAS the total estimated revenue of the City for 1979 from sources other than real property taxes, as amended by Council, amounts to $93,412,541;

AND WHEREAS the amount of the General Tax Levy so required is $89,302,415;

THEREFORE BE IT RESOLVED that the said estimates, both as to totals and individual items pertaining thereto, of the City Manager and the Director of Finance as so amended by Council be and the same are hereby adopted by Council.

- CARRIED UNANIMOUSLY

Salary Increase for Mayor, Deputy Mayor and Aldermen (Clause 5)

The Mayor excused himself from the Chair during consideration of Recommendation A of the Committee, as contained in this clause, and Deputy Mayor Marzari assumed the Chair.

MOVED by Ald. Puil
THAT Recommendation A of the Committee, as contained in this clause be approved.

- CARRIED

(Ald. Ford, Harcourt and the Deputy Mayor opposed)

MOVED by Ald. Puil
THAT Recommendation B of the Committee, as contained in this clause, be approved;

FURTHER THAT the Mayor's salary be increased 7½% effective January 1, 1980.

- CARRIED

(Ald. Ford opposed)

The Mayor and the Chairman of the Finance Committee thanked the members of the Finance Committee and Civic staff for their excellent work on the 1979 Budgets.

DELEGATIONS

1. Community Services Grant Appeals

In accordance with approved procedure, Council heard appeals from the following organizations on its decisions on their grant applications.

Mr. E. Ducharme addressed Council on behalf of the Native Street Workers Project. He reviewed the work of the Project staff over the past year and indicated the main thrust was to help Native residents to encounter high risk problems in the Downtown area and he requested Council reconsider his decision to not approve the grant for his organization for 1979.

MOVED by Ald. Little
THAT consideration of the grant appeal by the Native Street Workers Project be deferred until after the Provincial Election at which time the Mayor discuss funding of this project with the Minister of Human Resources.

- CARRIED

(Aldermen Gerard and Marzari opposed)

Ms. Robina Gwinn addressed Council and appealed Council's decision to not approve a grant of $10,000 for 1979 to SPARC. Ms. Gwinn reviewed the work of SPARC with particular reference to the Committee on Aging. She circulated for Council's information SPARC's updated Senior Citizen's Guide to Services in British Columbia and also referred to a number of other publications and research which SPARC has done related to problems of the aging.

MOVED by Ald. Kennedy
THAT Council approve a grant of $10,000 to the Social Planning and Review Council of British Columbia to cover the cost of one salary, with any costs in excess of the unallocated Community Service Grants funds to come from Contingency Reserve.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed)

Mr. B. Kane, Lower Mainland Stroke Association (Vancouver Branch), appealed to Council to approve an additional grant of $279 to this Association (Council had previously approved a grant of $12,674 to this Association for 1979). Mr. Kane indicated that this Association operates on a very tight budget hence its appeal for additional funding.

MOVED by Ald. Boyce
THAT an additional grant of $279 to the Lower Mainland Stroke Association (Vancouver Branch) be approved, funds to be allocated from Contingency Reserve.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed)

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, April 25, 1979.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy
THAT the Committee of the Whole rise and report

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 5226 BEING A COMPREHENSIVE DEVELOPMENT DISTRICT BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL DISTRICT

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO LEVY A RATE ON PROPERTY TO RAISE MONIES REQUIRED TO BE PAID TO THE GREATER VANCOUVER REGIONAL HOSPITAL DISTRICT

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO LEVY RATES ON ALL TAXABLE REAL PROPERTY ON THE REVISED ASSESSMENT ROLL PREPARED PURSUANT TO THE ASSESSMENT ACT FOR THE CITY OF VANCOUVER TO RAISE A SUM WHICH, ADDED TO THE ESTIMATED REVENUE OF THE CITY FROM OTHER SOURCES, WILL BE SUFFICIENT TO PAY ALL DEBTS AND OBLIGATIONS OF THE CITY, FALLING DUE WITHIN THE YEAR 1979, AND NOT OTHERWISE PROVIDED FOR

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

cont'd.....

MOTIONS

A. Allocation of Land for Lane Purposes
(South 2 feet of Lot 11, Block 5,
District Lot 636, Plan 1902)

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 11
Block 5, District Lot 636,
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(North 2 feet of Lot 47, Block 5,
District Lot 636, Plan 1902)

MOVED by Ald. Harcourt
SECONDED by Ald. Bellamy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 47
Block 5, District Lot 636,
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

cont'd.....

ENQUIRIES AND OTHER MATTERS

Leave of Absence
- Alderman Gerard

MOVED by Ald. Ford
SECONDED by Ald. Little
THAT Alderman Gerard be granted a leave of absence from April 27 - May 27, 1979 inclusive.

- CARRIED UNANIMOUSLY

Alderman Kennedy - Tynehead Project

requested that all members of Council, who are Directors of the G.V.R.D., endeavour to be present at the Board Meeting of April 25, 1979 to ensure deferral of this matter.

Alderman Ford - F.C.M. Delegates

enquired of the Mayor which Aldermen he had appointed as Council delegates to the forthcoming F.C.M. Meeting and she also queried whether Aldermen who are prepared to pay their own way to attend this meeting would have official status.

The Mayor advised that he had named Aldermen Bellamy, Little and Puil as Council delegates to this meeting He also indicated that those Aldermen who wished to attend at their own expense could have officia status as the City has been allocate a maximum of seven voting delegates for this.

Alderman Ford - Integrated Committee of Council, School Board & Park Board

stated the School Board is anxious that this Committee meet before the end of May and she requested that th Mayor appoint two Aldermen to serve on this Committee.

It was also noted that the Park Board is anxious to have Council members appointed to this Committee.

The Mayor agreed to name two Aldermen as Council representatives to this Committee.

Alderman Bellamy - Proposed Cambridge Loop

referred to a recent public meeting on this topic and a memo which he subsequently sent to the Mayor. He requested that the Mayor review his memo, discuss it with officials and bring forward recommendations.

The Mayor so agreed.

* * * * *

The Council recessed at approximately 4:30 p.m. to reconvene "In Camera" in the Mayor's Office.

The foregoing are Minutes of the Regular Meeting of Council of April 24, 1979, adopted by Council on May 1, 1979.

MAYOR

CITY CLERK

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Firemens' "Nomex" Turnout (Bunker) Pants
Ammonia Diazo White Print Machine
Trucks
Funeral Services for Deceased Indigents
Supply & Delivery of Lumber
40 K.W. L.C.G. Lawn Tractor
Road Marking Paint

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Watermain Installation - 1978 Capital Budget

The City Engineer reports as follows:

"A watermain replacement is required on Rogers Street from Powell Street to approximately 410 feet north at an estimated cost of $ 44,000.

This installation is to replace an old 6-inch pit cast iron pipe of inadequate carrying capacity.

I recommend that the above installation be approved and that the $ 44,000 for this work be appropriated from Waterworks Capital Account # 128/7903, 'Uncompleted Design - Unappropriated'."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved.

FOR ADOPTION SEE PAGE(S) 751

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery - Tenth Renovation

The Acting Medical Health Officer requests approval of the following project as detailed:

"As a further step in the overall renovation of the Mountain View Cemetery, it is now requested that the Tenth Renovation project be authorized. The purpose of this program is two-fold, first to reduce maintenance costs and secondly to add to the beauty of the Cemetery.

The Tenth Renovation will include an area of approximately 6 acres - Veterans' Section - Horne 2 - Blocks 13, 14, 15, 16. In this area there are 3105 markers and it is proposed to place all of them flush with the ground.

In renovating this area, 600 new graves will become available for sale at $70.00 per grave, plus $40.00 per grave for care. A reduction of $5,000.00 per year in labour costs is also estimated (1978 rates).

The estimated cost of the renovation is summarized as follows:

1978 Rates	
Labour: (Grading, cultivating, resetting markers, etc., including fringe benefits at 29%)	$42,915.72
Estimated 8% increase	3,433.25
Supplies, etc.	9,814.04
SUB TOTAL:	$56,163.01
10% Administrative and overhead	5,616.30
TOTAL ESTIMATE:	$61,779.31

It is therefore requested that approval be given for this Tenth Renovation and that authority be given to file an application with the Minister of Consumer Services to proceed with this project.

The Acting Medical Health Officer recommends that:

A. Council approve the Tenth Renovation as described above, including preparation of such plans and records as required.

B. Funds in the amount of $61,779.31 be appropriated from Reserve for Cemetery Redevelopment, Account No. 4759. (This has been the source of funding for previous renovations of this nature for the Cemetery.)

C. The Acting Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Services to proceed."

The City Manager RECOMMENDS that the foregoing recommendations of the Acting Medical Health Officer be approved.

Continued . . . .

2. Amendment to Health By-law No. 4387, Section 61

The Acting Medical Health Officer reports as follows:

"The Health Department has received a request for permission to sell unwrapped hot pretzels from a vending wagon on the Granville Mall. Section 61 of the Health By-law states as follows:

> 61. All food served from a food-vending vehicle which does not conform to the requirements of Section 62 of this by-law must first have been prepared and wrapped in a food establishment and shall be served in single-use containers. With the exception of hot beverages and popcorn, all such food must first have been wrapped in single portions at the food establishment before being served.

The Health Department has no objections to pretzels being sold from a satisfactory vending vehicle as long as they are protected from contamination.

The Medical Health Officer recommends that the Director of Legal Services be instructed to amend Section 61 of the Health By-law 4387 to exempt pretzels in addition to hot beverages and popcorn. "

The City Manager RECOMMENDS that the foregoing recommendation of the Acting Medical Health Officer be approved.

FOR ADOPTION SEE PAGE(S) 751

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Second Bowling Green for Gray's Park

The Director of Planning reports as follows:

"BACKGROUND

When City Council approved the revised Kensington N.I.P. Concept Plan on November 21, 1978, included in that revision was a budget allocation of $75,000 for the construction of a second bowling green on Gray's Park. City Council has previously approved a total N.I.P. allocation of $243,155 for improvements to Gray's Park, which have included the construction of a new Community House, tennis courts, park benches, lighting, creative play area, parking lot and washrooms. The Community House is now completed and most of the other park improvements are also completed. The purpose of this report is to recommend that $74,395 be appropriated for construction of a second bowling green on Gray's Park.

PROJECT DESCRIPTION

The proposed second lawn bowling green would be located immediately east of the new parking lot, as shown on the attached map, Appendix "A". A design has been worked out between the Vancouver South Lawn Bowling Club and the Park Board staff for a modified sand/membrane system with drainage pipes located at 10' centres. This proposed design and estimate is also found to be acceptable to the Kensington Citizens' N.I.P. Planning Committee. The Director of Planning would agree that it would be appropriate to add a second bowling green to complement the added membership potential of the new Community House. The estimated cost for the second bowling green, as provided by the Park Board staff is $74,395.

At the Park Board meeting of April 2, 1979, it was resolved: that the Vancouver South Lawn Bowling Club lease be amended to include the land area beneath the new clubhouse and parking area, and to include sufficient land northeast of the new clubhouse to accommodate construction of a second bowling green.

RECOMMENDATION

The Director of Planning recommends that City Council approve the appropriation of up to $74,395 from the Kensington N.I.P. Social/Recreation account 891/8704 to the Vancouver Park Board for the construction of a second bowling green on Gray's Park, with costs to be shared as follows:

C.M.H.C.	50%	$ 37,197.50
Province of B.C.	25%	18,598.75
City of Vancouver	25%	18,598.75
		$ 74,395.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Kensington N.I.P. - Gray's Park Carved Sign

The Director of Planning reports as follows:

"BACKGROUND

The Kensington N.I.P. Concept Plan, approved by City Council on April 4, 1978, included a budget of $50,000 for artwork. On February 13, 1979, City Council approved the first allocation in this budget for a commemorative mural to be painted. As the Kensington N.I.P. progresses, it is intended to continue purchasing paintings, murals, sculptures, etc. to be located in or on public buildings or spaces for the enjoyment of everyone in the community.

.../2

Clause 2 continued

PURPOSE OF THIS REPORT

The purpose of this report is to recommend an allocation to purchase a hand carved sign to be placed in front of Gray's Park Community House.

DESCRIPTION OF THE PROJECT

The proposed sign would be carved on red cedar board, approximately 91.4 cm x 213.3 cm (3' x 7'). It would identify the Gray's Park Community House and Vancouver South Lawn Bowling Clubhouse and be installed outside the building. Ne Chi Zu Guild Signs have submitted a proposal for the design, fabrication and installation of the sign, as outlined in Appendix "A", at a cost of $869. To this amount should be added 4% Provincial tax on all items except the installation cost. The total price is therefore $900.36.

COMMENTS

The new Gray's Park Community House is the first major project to be completed in the Kensington Neighbourhood Improvement Program. It was therefore felt appropriate to purchase a special sign to be installed in front of the new building. The Kensington Citizens' N.I.P. Planning Committee have considered the proposal and feel that it would be an appropriate use for N.I.P. funds. The Director of Planning also agrees with the use of N.I.P. funds in this manner.

The Kensington N.I.P. Planning Committee has decided to consider submissions for artwork on an individual basis, as they are put forward. At the present time, proposals are being developed for a pottery mural for the new Community Centre and for a painted mural for the outside of one of the schools. Further recommendations will be made to City Council as appropriate art proposals are made.

RECOMMENDATION

The Director of Planning recommends that City Council approve the appropriation of up to $900.36 from the Kensington N.I.P. Social and Recreational Facilities account No. 891/8704 to Ne Chi Zu Guild for the purpose of purchasing a carved wooden sign, as outlined in Appendix "A". The costs would be shared as follows:

City	(25%)	$225.09
Province	(25%)	$225.09
Federal	(50%)	$450.18
		$900.36."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. **Kiwassa N.I.P. - One Year Progress Report**

The Director of Planning reports as follows:

"On April 4, 1978 City Council approved the Kiwassa N.I.P. Concept Plan. The purpose of this report is to inform Council of the progress being made on the implementation of this Plan after the first year.

The Kiwassa N.I.P. Committee has met regularly during the past year. They have developed a set of priorities for the implementation of the N.I.P. projects, and initiated the implementation of the top priority projects. Also, they have dealt with other concerns in the neighbourhood which are not directly related to N.I.P. through the funding. For instance, they have discussed the problems of increased breaking and enterings and vandalism with the community police, and they have taken part in discussions with officials from the train companies regarding the problems with noise from train traffic late at night.

Clause 3 continued

Two sub-committees were set up to deal with detailed planning of the Seymour School Playground and the replacement of Kiwassa Neighbourhood House. In addition to a few Committee members, these sub-committees include other people from the community who are willing to work on these specific projects, but who don't wish to get involved in the other work being done by the Committee. The Committee is also keeping in close contact with other groups in the neighbourhood, such as the Seymour School Parents Consultative Committee and the Kiwassa Neighbourhood House Board.

Progress on the Projects

In the Concept Plan, six projects were identified which required N.I.P. funding: (1) Playground at Seymour School; (2) Street End Mini-Park; (3) Kiwassa Neighbourhood House; (4) Curbs, Paving and Sidewalks; (5) Street Lighting; (6) Street Trees. The N.I.P. Committee felt the Curbs, Paving and Sidewalks project had the highest priority, but they decided to proceed more quickly on several other projects, largely because of the need to meet specific deadlines for maximum benefit to the program, and for the potential of having observable results as quickly as possible. Following is a brief progress report on each of the projects, listing them in the approximate order in which implementation was started (noting that work on three or more projects was often proceeding concurrently).

1. Playground at Seymour School

This was chosen as the first project to be worked on as it seemed the most likely to result in readily noticeable results within a very short time. Also, there was the potential for using Canada Works labour providing the project was ready to implement at an early enough date.

Early in April a Sub-Committee was formed to develop the plans for playground facilities on the Seymour School grounds. Through a series of discussions with the Sub-Committee, the N.I.P. Committee, the Parents Consultative Committee, and others, and the results of a questionnaire distributed to all potential users of the facility, a concept plan was prepared. Then, during the summer, the Kiwassa N.I.P. Co-ordinator drew up detailed plans for playground facilities which were subsequently approved by the N.I.P. Committee, the School Board and City Council. Also, during the same period, the N.I.P. Committee was successful in its bid for a Canada Works grant to pay for a significant portion of the cost of labour for this project. On October 17, 1978 City Council approved the expenditure of $25,330 from the N.I.P. budgets for this playground.

The School Board crews completed the site preparation in November and the Canada Works crew then began the actual playground construction. To date, the major structures have been completed. Some finishing work and landscaping, to be carried out by the School Board crews, with possible assistance from area residents, will complete this project within the next month or so.

An extension of nine weeks was given to this Canada Works project to enable construction of a playground at Strathcona School. The Kiwassa N.I.P. Committee will continue as sponsor for the Canada Works crew while they're at Strathcona School.

2. Kiwassa Neighbourhood House

In May, an Advisory Group, functioning as a sub-committee of the N.I.P. Committee and the Kiwassa House Board, and including representatives from the Civic Buildings Department and City Planning Department, was formed. Although restoration of the existing building was originally considered, preliminary investigation led to the decision that building a completely new facility was the only sensible course of action. The next step therefore was to find an architect to design the new building.

Clause 3 continued

Several were interviewed, and on the basis of the Advisory Group's recommendation, on July 11, City Council appointed the firm of Beinhaker/ Irwin Associates. An architect from this firm worked closely with the Advisory Group to prepare plans which met as many of the needs of the area as possible. A development permit was applied for on the basis of these plans, and approved in January, 1979.

A preliminary cost estimate showed that the building, as proposed, could cost $60,000 to $80,000 more than was tentatively set aside in the N.I.P. budget. The Advisory Group solicited donations from service clubs and charity organizations and to date have received commitments for an additional $41,500. A request for the Provincial Recreation Facilities Assistance Program for an additional $39,083 is still pending. In the meantime, the design has been cut back to enable the project to proceed with the funds which are presently secured.

It is planned that tenders will be called early in April, with construction to begin in mid-May, and full occupancy and programming of the new neighbourhood house occurring on or before October 1, 1979.

3. Street Lighting

Implementation of this project involved getting Council approval of the appropriation of sufficient N.I.P. funds (received on September 12, 1978). The Engineering Department subsequently ordered the type of lamp standards desired, but problems developed in receiving these types of lights. It is estimated that installation can take place this summer.

4. Curbs, Paving and Sidewalks

As this project is classed as a municipal service, more City funds than were originally allocated to Kiwassa are needed. Also, since there are insufficient N.I.P. funds to pay for the total cost, the property owners and the City must provide money for the portion not paid for through N.I.P.

City Council's Finance Committee discussed the possibility of providing this additional City funding several times and on June 15, 1978 recommended to City Council that sufficient funds (extra City N.I.P. funds and the required amount for the City's share to come from the 1978 Supplementary Capital account) be made available for this project. However, this recommendation was predicated on the premise that the N.I.P. subsidy to property owners would not exceed 25%. The budget presented in the Concept Plan was based upon a 100% subsidy to property owners. The implications of altering the subsidy to that degree were not clearly understood at the time and consequently Council agreed to defer making a decision on this recommendation.

The Kiwassa N.I.P. Committee discussed this issue at several meetings and decided that, in general, a 25% subsidy was acceptable. However, they recommended that special consideration in the form of increased subsidy be given to corner properties along Glen Drive since they would wind up having to pay as much as twice the amount paid by similar interior lots. On March 6, 1979 City Council approved proceeding with this project on the basis recommended by the N.I.P. Committee. They also approved the necessary funding from N.I.P. and the Supplementary Capital budget.

If this project is approved at a special July Court of Revision, construction should be able to proceed in the summer of 1979.

5. Street End Mini-Park

Recently the N.I.P. Committee, in consultation with the Engineering Department, developed a series of design parameters for a mini-park on Keefer Street at the foot of the pedestrian overpass. The Planning Department has developed some possible concept designs which the N.I.P. Committee is considering. Construction of the mini-park should be able to take place at approximately the same time as the curbing and paving program.

Clause 3 continued

6. Street Trees

These cannot be planted until the curbing and paving is completed. Since they should be planted in the spring or fall, the trees could be installed in the fall of 1979, presuming that the curbing and paving is done during the summer.

As mentioned earlier in this report, the Concept Plan included other projects which do not receive N.I.P. funding but which nonetheless are being or will be implemented as part of the improvement to the neighbourhood. These projects, and all the N.I.P. funded projects, are outlined in Appendix I.

At this time, it is anticipated that the implementation of the complete program can be completed by the previously reported date of December 31, 1979. This situation would, of course, change should one or more of the projects be delayed for any substantial period of time.

The N.I.P. Budget

The Kiwassa N.I.P. program was originally approved on the basis of a total budget of $400,000. At the time of approval of the Concept Plan, an additional $46,000 in City funds was added to the budget to help pay the costs of administration of the program. When the Street Works project was approved on March 6, an additional amount of $30,500 from the Unallocated City N.I.P. Funds Account was also approved to pay for the increased City share resulting from the cost sharing formula for municipal services.

To date, Council has approved the expenditure of N.I.P. funds for the Kiwassa Neighbourhood House architect, new Street Lighting, the Seymour School Playground, and the Street Works project. In addition, approximately $40,000 from the total administration budget of $86,000 has been spent to date.

In summary, the balance for the Kiwassa N.I.P. budget is as follows:

Original Allocation	$400,000	
Additional Funds for Administration	$ 46,000	
Additional Funds for Increased City Share for Municipal Services	$ 30,500	
Sub-Total		$476,500
Minus:		
Kiwassa Neighbourhood House	$ 16,000	
Street Lighting	$ 12,000	
Seymour School Playground	$ 25,330	
Street Works	$ 76,000	
Administration	$ 86,000	
Sub-Total		-$215,330
BALANCE		$261,170

As mentioned earlier, funds other than those received directly from N.I.P. have been received for various projects. These funds, with their sources, are as follows:

1. Kiwassa Neighbourhood House	
- private and service club donations	$ 41,500
2. Seymour School Playground	
- Canada Works (Federal Government)	$ 9,912
- School Board grant	$ 4,000
3. Street Works	
- 1978 Supplementary Capital	$164,250
TOTAL	$219,662

Clause 3 continued

Summary

The first year of the Kiwassa N.I.P. program has been very active and productive. The Paving, Curbing and Sidewalks project took longer than originally expected to get started, but the other projects are all well within their scheduled time frames.

The N.I.P. Committee has been able to continue to provide excellent input into the program, and has been able to get more people from ever more varied backgrounds and levels of expertise involved in the program.

The Director of Planning submits the foregoing Progress Report for the information of City Council and recommends that City Council submit this Kiwassa N.I.P. One Year Progress Report to the Federal and Provincial Governments for Information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. False Creek - Subletting of Certain Parking Spaces

The Director of Legal Services reports as follows:

"Parking facilities were constructed in the buildings erected by Frank Stanzl Construction Ltd. (the Company) pursuant to the following ground leases between the City and the Company (the number of parking spaces included in each lease are shown in brackets)

1) Ground lease dated as of October 1st, 1976 leasing Air Space Parcel 1 of Lot 7, Air Space Plan 6 (42 parking spaces)

2) Ground lease dated as of March 10th, 1976, leasing Lot 9, False Creek, Plan 16003 (44 parking spaces)

3) Ground lease dated as of July 1st, 1976, leasing Air Space Parcel 1 of Lot 39, False Creek, Air Space Plan 4 (23 parking spaces)

These ground leases were subsequently converted into strata lot leases under the Strata Titles Act and created the following strata corporations, namely: The Owners, Strata Plan Vr588, VR419 and VR552 respectively.

The Company has requested that the Strata Corporations be permitted to sublet to the Company the following parking spaces, namely: eight (8) parking spaces in Air Space Parcel 1 of Lot 7, nine (9) parking spaces in Lot 9 and five (5) parking spaces in Air Space Parcel 1 of Lot 39. The intention of the company is to sell these spaces by way of assignment of sublease.

The Company constructed more than one parking space per strata lot in each parking facility and it was always the intention of the Company to sell the additional spaces. This is confirmed by the Development Consultant for the False Creek Development Group. The parking facilities became common property and thus under the control of the Strata Corporations before the Company could dispose of the additional spaces and in order to recoup its expenses it must regain control of such spaces.

It is recommended that the City consent to the following subleases:

1) sublease by The Owners, Strata Plan VR588 to the Company of not more than eight (8) parking spaces in Air Space Parcel 1 of Lot 7, False Creek, Air Space Plan 6;

Clause 4 continued

2) sublease by The Owners, Strata Plan VR419 to the Company of not more than nine parking spaces in Lot 9, False Creek, Plan 16003;

3) sublease by The Owners, Strata Plan VR552 to the Company of not more than five (5) parking spaces in Air Space Parcel 1 of Lot 39, False Creek, Air Space Plan 4.

It is further recommended that the form of subleases be one satisfactory to the Director of Legal Services and that the subleases in the approved form be executed on behalf of the City and the seal of the City be affixed thereto."

The City Manager RECOMMENDS the foregoing recommendations of the Director of Legal Services be approved.

FOR ADOPTION SEE PAGE(S) 751/2

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Transit Changes on Pender Street to Accommodate Chinese Garden Park

The City Engineer reports as follows:

"On April 14, 1978, City Council approved the concept of a Chinese Garden/Park in conjunction with the Chinese Cultural Centre with funding for the park development and land acquisition costs not to exceed the $1.5 million provided from Federal Government Urban Demonstration Funds. An agreement between the City and Ministry of State for Urban Affairs was signed in August, 1978.

As previously reported to Council, creation of the site for the Garden/Park will require closure of the Pender/Keefer Diversion when replacement streets are constructed with consequent trolley, signalization, and curb changes to Pender Street between Carrall Street and Main Street. Estimates for the trolley work chargeable to the project have been received from B.C. Hydro and the estimate for this work, which is to be done in conjunction with the Pender Street Improvement Project, is $ 75,000. We have been advised by B.C. Hydro that the City would be billed for actual charges incurred. Costs for signalization and street works related to the Garden/Park development will be reported to Council at a later date when detailed information is available.

The Director of Finance advises that actual costs will be recovered from the $1.5 million provided by the Federal Government.

The City Engineer recommends that Council approve $ 75,000 for trolley work related to the Chinese Garden/Park project with funds provided from the Federal Government Urban Demonstration Grant."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR ADOPTION SEE PAGE(S) 752

FINANCE MATTERS

RECOMMENDATION:

1. Schedule of Rental Rates
   The Queen Elizabeth Theatre,
   The Queen Elizabeth Playhouse and The Orpheum
   September 1, 1979 to August 31, 1980

The Manager of Civic Theatres reports as follows:

"Submitted herewith for approval is the Schedule of Rental Rates for the Civic Theatres to have effect from September 1, 1979 to August 31, 1980.

The attached Schedule sets out the new rates which represents an increase of approximately five per cent. The "All Day Events" rate will no longer appear as it is the sum of the afternoon and evening rates and is seldom applicable. However, the major change is in the description of Class II events. Previously, it read:

(a) Events sponsored locally, but not commercially either directly or indirectly (see Clause 12), and

(b) Conventions

In the new Schedule the wording for Class II is changed to read:

Class II - Events sponsored by Societies described in Clause 12.

Class II (b) is abolished as conventions are seldom held in the Civic Theatres and if they are they use the morning and afternoon periods for which the rates are already set at half the evening rate.

The operating cost for the Theatres is the same for any event. The Class II rate has been merely an added subsidy. The real value to the user is having the Theatres available, fully equipped and staffed. Other Theatres which have gone to the single rate have experienced no public resistance or lessening of use. Under the new Schedule, every user is now asked to pay their share of the actual costs.

The retention of the Class II rate to certain users under City Grant is to keep the "grants in lieu of rent" within the Provincial budget guidelines.

Clause 12 is changed to read:

12. Class II rates are reserved for Non-Profit Societies registered in British Columbia and based in the Greater Vancouver area whose sole function is the presentation of the Performing Arts on a continuing basis. When an event presented by a Licensee who qualifies for the Class II rate is commercially sponsored, such rate shall not be affected.

The Manager of Civic Theatres recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1979 to August 31, 1980.

The Vancouver Civic Theatres Board approved the new Schedule at its meeting on March 2, 1979."

The City Manager RECOMMENDS adoption of the Theatre Manager's report.

2. Provincial Government's Recreational Facilities Assistance Program (REFAP) - Capital Grant Applications 1979

The Director of Social Planning reports:

BACKGROUND

"For the first time, in 1978, City Council was requested by the Provincial Government to review and assign priority to applications from public and private bodies in Vancouver requesting capital funds from the Province under its Recreation Facilities Assistance Program (REFAP). The same procedure is being followed this year.

In 1978 all grant applications for the year were reviewed in the Spring and Provincial Government announcements of grants approved were made at different times throughout the year. In 1979 grants applications will be reviewed twice, in the Spring and Fall, and Provincial Government announcements will be made on June 1st and November 1st.

The Honourable Hugh Curtis, Provincial Secretary and Minister of Government Services, is responsible for administration of REFAP. The funding recommended in this report is entirely from the Province. While there is reference to shared City capital funding in connection with some of the projects, this report contains no recommendations for the expenditure of City funds.

Appendix A shows the projects recommended by City Council for funding in 1978, their order of priority and Provincial Government decisions on the City's recommendations. Fifteen projects were reviewed by the City in 1978. REFAP funds recommended were $3,133,425 and the Provincial Government approvals have been $1,914,216 to date. Three 1978 projects are still under review by the Province and if approved, would increase the Provincial REFAP total to $2,501,397.

Priorities for 1978 were established on the following criteria:

1) prior City Council funding approval from Supplementary Capital
2) prior Senior Government funding
3) Board of Parks and Recreation facilities
4) other capital funding secured
5) stage of planning or development
   a) concept only
   b) development permit application
   c) building permit application
6) construction start and finish dates.

All facilities funded by REFAP must be open to the general public and not restricted in use to special interest groups. The foregoing criteria apply to 1979 applications as well. The Director of Social Planning has consulted with Board of Parks and Public Recreation staff in regard to their 7 applications.

REFAP APPLICATIONS 1979

There are 16 applications for REFAP funding in 1979 totalling $2,847,633. Seven are from the Board of Parks and Public Recreation and amount to $1,387,000 (48%). (See Appendix B for details). Eight applications are from Non Profit organizations and amount to $1,460,633 (51%). There is one NIP application for $20,000. More details about these 16 applications are available in Appendix C.

Clause No. 2 cont'd

RECOMMENDATIONS

The Director of Social Planning recommends the following projects be approved by City Council for submission to the Provincial Government for funding under the Recreation Facilities Assistance Program in the order of priority listed below:

PRIORITY	PROJECT	AMOUNT REQUESTED FROM REFAP
1.	Kerrisdale Pool Covering/Change Rooms etc.	$200,000
2.	Champlain Heights Community Centre	400,000
3.	False Creek Community Centre	217,000
4.	John Hendry Park Improvements	400,000
5.	Granville Island Waterfront Theatre	65,000
6.	Kerrisdale Lawn Bowling Extension	20,000
7.	Chinese Cultural Centre	400,000
8.	Vancouver Indian Friendship Centre	400,000
9.	Sunset Community Centre Improvements	125,000
10.	Boys and Girls Clubs	43,000
11.	Kiwassa Neighbourhood Services	39,083
12.	Vancouver East Cultural Centre	48,550
13.	Trout Lake Community Centre	25,000
14.	McBride Gymnasium (Kensington NIP Committee)	20,000
15.	Armenian Cultural Association	90,000
16.	United Croats of Canada	355,000
		$2,847,633

Because no City funds are being requested and because the City's recommendations are to be in the hands of the Provincial Government by May 1st, this report is going directly to City Council. If Council wishes to examine the applications in more detail and the report is referred to Committee, the Director of Social Planning requests that Council authorize the Committee to report directly to the Provincial Government on behalf of Council otherwise the May 1st deadline cannot be met."

The City Manager RECOMMENDS approval of the foregoing report of the Director of Social Planning, noting that $300,000 City funding for the Indian Friendship Center will be requested in a forthcoming report. If Council does not approve the subsequent funding request, the REFAP application can be modified.

3. Automatic Liquor Dispensing System for Theatre Bars

The Manager of Civic Theatres reports as follows:

"The serving of drinks in The Queen Elizabeth Theatre and Playhouse presents a special problem. The intermissions are short and we have a demand for as many as one thousand drinks during that time. Our present method of service is too slow and we are getting many complaints from patrons.

The fastest procedure presently available to us is pre-pour the liquor, add ice by hand and mixer by automatic spigot. This method is inefficient. Pre-pouring the drinks is frowned upon and the adding of ice by hand is unsanitary.

Clause No. 3 cont'd

Our records show that the amount of liquor served per drink, which should be 1.5 oz., varies from 1.32 oz. to 1.58 oz. per drink when poured by hand. This is another reason for customer dissatisfaction. One patron wrote recently, and with justification:

> "If a private organization were to operate like this, I am sure that the City License Department and the Liquor Administration Branch would take an interest."

We worked with industry representatives and observed and discussed automatic liquor serving systems with major hotel bar managers. On a trial basis, we installed an automatic liquor pouring device which measures each drink exactly and counts each drink automatically.

We developed a system which will greatly speed up the serving process. Under this system, the glasses will be pre-iced, the liquor served by an automatic spigot in front of the barman, with the customer adding the mixer by automatic spigot on a bar extension which will house the soft drink tanks and provide extra counter space.

We have tested the new system for a period of three weeks. The serving time has been cut to two seconds, allowing 300 drinks to be served by a barman in ten minutes. This gives the patrons time to enjoy their drinks before the bell rings to signal the end of intermission. (A cost of $300.00 to install the trial automatic system has been guaranteed to Grayson Beverages of Chilliwack, B.C., who loaned and installed the trial equipment.)

Impact on City Operations

Drinks are served by contract in Civic Theatres. The City purchases the liquor and provides ticket sellers; the contract operator provides the bartenders and dispenses the liquor for a dispensing fee. The proposed system benefits both the City and the operator by:

a) increasing the volume of liquor sold at "high demand" performances

b) reducing the cost of selling tickets (City) and dispensing (contractor) on less busy nights

c) improving service to customers and providing a more consistent liquor measure.

The Theatre Manager has estimated a ten percent increase in sales, and a $2500 reduction annually in wages for ticket sellers if the bar in the Playhouse and three of the five bars in the Queen Elizabeth Theatre are converted. If these estimates are valid, they mean a net increase in income to the City of $10-12,000 per year. Savings to the operator are estimated to be about the same.

Installation of the automatic dispensing equipment is estimated at $35,000 including modification to the bars themselves. This expenditure is justified by the savings and the improved service to customers.

The Director of Finance reports that funds will be provided from Contingency Reserve if Council approves this report.

The Director of Civic Buildings Department has agreed to control the design of the bar renovations and extensions.

Clause No. 3 cont'd

The Theatre Manager recommends (with the agreement of the Civic Theatres Board and the operator of the Theatre Bars) that:

a) Council appropriate $35,000 for purchase of automated dispensing equipment for the Queen Elizabeth Theatre and Playhouse Bars, to be provided from Contingency Reserve.

b) Council authorize calling tenders for purchase of this equipment.

c) Payment of $300 to Grayson Beverages for installation of test equipment be authorized from the above funds."

The City Manager RECOMMENDS that the report of the Theatre Manager be adopted, and further that in view of the benefits to the operator, this matter be included in the forthcoming renegotiation of the Queen Elizabeth Theatre Restaurant lease.

FOR ADOPTION SEE PAGE(S) 752/3.

PROPERTY MATTERS

RECOMMENDATION

1. Assignment of False Creek Ground Lease

The Supervisor of Properties reports as follows:

"On October 1, 1978 the City concluded a ground lease with H. Haebler Co. Ltd. concerning Lot 46, False Creek, Plan 17420, for the development of that lot with 47 condominiums. The company would now like to assign the lease to Howard Mallek in trust to facilitate its business arrangements.

As a construction contractor, the company must furnish performance bonds. There is a limit to the liability which the bonding company is prepared to undertake as surety for this company. So as to not restrict the company's ability to secure bonds on other projects, H. Haebler Co. Ltd. proposes to assign this lease to a 9-member joint venture group made up of two companies and seven people, including Hans Haebler, the chief force behind H. Haebler Co. Ltd.. The assignment itself will be to Howard Mallek as trustee for the joint venture group. Mallek is also a member of the group. This is simply a convenience because as the units are sold off only the signature of the trustee rather than nine members will be required. The construction will still be carried out by H. Haebler Co. Ltd. under contract with the joint venture group.

The Supervisor of Properties recommends that the lease be assigned to Howard Mallek in trust for the joint venture group subject to the assignment documents being to the satisfaction of the Director of Legal Services and subject to each member of the joint venture group guaranteeing the proper performance of the trustees' covenants under the assignment."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. 2782 Grandview Highway

The Supervisor of Properties reports as follows:

"2782 Grandview Highway, legally described as Lot 1, Block A, District Lot 44 THSL, Plan 11660, consists of approximately 38,000 sq.ft. (3,530 m2) of land improved with a two-storey office, showroom, and storage building plus two unattached ancillary buildings. Gross building area is approximately 9,300 sq.ft. (864 m2).

On June 21st, 1977, City Council approved the leasing of 2782 Grandview Highway to Allied Bottle Distributors Ltd., Mr. Ray Admiral, Director. At the same time, Allied Bottle Distributors Ltd. received a Development Permit to use 1480 sq.ft. (138 m2) of the existing building as a bottle depot with the condition that the off-street parking and loading spaces were to be maintained.

The City of Vancouver Law Department, on July 7th, 1977, submitted a lease to Allied Bottle Distributors Ltd. for their execution based on the rent and conditions as negotiated between City Properties Division and Mr. Admiral of Allied Bottle Distributors Ltd.,; finally, on February 22nd, 1978, after numerous letters to Mr. Admiral's lawyer, urging the execution

Clause No. 2 cont'd:

and return of the lease, the City Law Department was notified that Mr. Admiral refuses to sign the lease as he does not wish to lock himself into a long-term lease. Occupancy therefore has been on a month-to-month basis.

On October 10, 1978, this Division received a memo from the Director of Permits and Licenses informing us that our tenant, Allied Bottle Distributors Ltd. are conducting their business in a manner that is entirely contrary to the provisions of the Zoning By-law, e.g. "bottles stored on the street, parking and loading areas and in general, to view the operation is an eye sore."

On October 18th, the Properties Division phoned Mr. Ray Admiral of Allied Bottle Distributors Ltd. and discussed with him the letter of complaint from the Permits and Licenses Department and informed him that if he did not rectify the situation in regard to the Zoning and Development By-law, this Division would, through our Law Department, give notice to Allied Bottle Distributors Ltd. to vacate the premises. He promised that he would take care of the matter before November 15, 1978.

On December 11th, 1978, we again received a memo from the Director of Permits and Licenses informing us that Allied Bottle Distributors Ltd. are still conducting their business in contravention to the Zoning and Development By-law with particular emphasis on the fact that the By-law stipulates that the business must be conducted within the building which it is not and also that a portion of the building is being used for auto repairs in spite of the fact that a Development Permit application for this use was refused.

A copy of the December 11th memo from Permits and Licenses was hand delivered to the offices of Allied Bottle Distributors Ltd. at 2782 Grandview Highway on December 28th, 1978. We have had no reply from them concerning the complaints outlined in that memo.

Further at this date, Allied Bottle Distributors are $7,621.60 in rental arrears.

We are of the opinion that Allied Bottle Distributors Ltd. have been given ample time to rectify the situation, both as to By-law infractions and rental arrears and have not done so nor is there any reason to believe they will do so; accordingly it is:

RECOMMENDED that the Supervisor of Properties serve "Notice to Vacate" and the Law Department be instructed to take whatever legal action is necessary to collect all rent owing and evict Allied Bottle Distributors Ltd. and any sub-tenants from the property.:

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Property

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Clause No. 3 cont'd:

Lots 20 and 21, Block 64, D.L. 541, Plan 210 - North West Corner of Smithe and Richards Streets, zoned DD (Downtown District)

Name	Site Size	Sale Price	Terms
Daga Development Co. Ltd.	50' x 120'	$195,000	Cash

The sale is subject to the existing month-to-month tenancy."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORT

B

DATE April 20, 1979

TO: Vancouver City Council

SUBJECT: 1979 Supplementary Capital Item - Centre Boulevard, 22nd Avenue

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"One of the items submitted for the 1979 Supplementary Capital Budget was:

'Centre Boulevard - 22nd Avenue, Nanaimo to Renfrew, additional cost over single roadway $200 000.'

A copy of the submission is attached.

When the Standing Committee considered the submissions on March 1, 1979, it placed this item in Priority 3. This project is our highest priority in this group. In considering the priority 3 items on April 12, the Committee asked for further information on the project, and this information is submitted below.

We ask for a favourable decision on this Supplementary Capital item so that the paving project can proceed. The original project was approved in Court of Revision in 1978, but has been held over pending resolution of this issue. The centre boulevard is beyond the 'normal' development provided for in the Five-Year Plan, but it cannot be left to a future year - if it is not built now, the opportunity will be lost. If the Supplementary Capital item is not approved, we will proceed with the single roadway design.

DESCRIPTION OF CENTRE BOULEVARDS

A number of streets in the city presently have landscaped centre boulevards, as shown in Figure 1. These boulevards, particularly Cambie Street and King Edward Avenue, contribute greatly to Vancouver's character and beauty, and lend distinction to the neighbourhoods through which they pass. While they also improve safety, particularly for pedestrians, they have little effect on traffic capacity.

Landscaped Centre Boulevards

Advantages	Disadvantages
1. More attractive than a standard 4-lane or 6-lane street.	1. Additional cost to construct median, move poles, and landscape.
2. Contribute to the character of Vancouver and the adjacent neighbourhoods.	2. Additional width of street allowance required.
3. Improve safety for both pedestrians and moving traffic.	

Because of the width of street allowance needed, there are very few opportunities to construct additional boulevarded streets. Figure 1 does show several possibilities, but these are limited. 22nd Avenue, with a 99-foot right-of-way, represents one of the few remaining opportunities.

There are other shorter medians in the city that are not included in Figure 1 because it is felt that a facility of one or two blocks in length does not have the widespread impact that a longer facility can have.

APPLICATION TO 22ND AVENUE

22nd Avenue is a secondary arterial, basically serving district traffic. It is a bus route for a portion of its length, from Nanaimo Street to Slocan Street. An LRT station is proposed on Nanaimo just south of 22nd, which may result in changes in traffic and transit patterns in the neighbourhood. For example, additional transit services may be routed onto 22nd, either as a feeder to the LRT station, or as part of a crosstown bus service. 22nd is presently unimproved from Nanaimo to Boundary with the exception of two blocks, Renfrew to Nootka and Windermere to Rupert, which are curbed without the median.

As mentioned, 22nd Avenue represents one of the few remai ing opportunities to create a boulevard street. The 99-foot street allowance permits creation of a 14-foot median. While this is not as wide as Cambie Street, for example, it is sufficient to permit landscaping and a row of trees, which will add to the character of the neighbourhood, as well as providing a pedestrian refuge.

The present five-block project is one-half mile in length, and includes the bus route portion of 22nd Avenue. Eventually, the same treatment can be extended to Boundary Road, for a total length of 1.5 miles. This is sufficient length to have a very desirable effect on the area and compares to Terminal Avenue (0.7 miles), First Avenue (1.5 miles), or University Boulevard (1.6 miles). The project would also tie in to the existing boulevard on Boundary Road and the proposed treatment of Rupert Street.

It would be desirable to extend the boulevard to Boundary eventually. However, based on present lower traffic volumes and the lack of transit service on the remaining portion, this is not a first priority project at this time. Upgrading of the remaining portion of 22nd Avenue can be considered along with all remaining uncurbed streets in the city, as funds become available. Provision of an LRT station at Nanaimo or of new transit services on 22nd may require review of these priorities in the future. The cost of the remaining blocks will be less because of the absence of trolley poles to be relocated.

PUBLIC INPUT

A letter was distributed to residents of 22nd Avenue between Nanaimo and Rupert, explaining the two design options and asking for their opinions. Of about 110 letters distributed, 41 residents responded (for an above-average response rate of 37%). Of these, 27 (66%) favoured the median, and 14 (34%) favoured a single roadway design, roughly 2:1 in favour of the median.

SUMMARY

22nd Avenue is a secondary arterial servicing district travel up to 1½ miles in length, and carrying a bus route over a portion of its length. 12 of its 14 blocks are unimproved, and should be curbed and paved as funds permit. The Nanaimo to Renfrew portion (5 blocks) is highest priority because of the bus route and higher traffic volumes, and was approved at Court of Revision in 1978. Priority of the remaining portion may be raised if an LRT station or other new transit services are introduced.

22nd Avenue represents one of the few remaining opportunities to create a street with landscaped centre boulevards. These facilities add beauty and character to their neighbourhood and indeed the entire city, as well as improving safety, particularly for pedestrians. Residents of 22nd Avenue preferred the boulevard by a 2:1 margin. With eventual extension to Boundary Road, this boulevard will be 1.5 miles in length, comparable to many others in the city.

Court of Revision approved only sufficient funds for the normal development of the street to a single roadway. Supplementary capital funding is sought for $200 000, the additional cost of developing and landscaping the median. (The block-by-block cost for the extension to Boundary will be less because of the absence of trolley poles.) If this item is not approved, the project will proceed with the single roadway design.

RECOMMENDATION

The City Engineer recommends approval of the 1979 Supplementary Capital item 'Centre Boulevard - 22nd Avenue, Nanaimo to Renfrew - $200 000'.

If this recommendation is not approved, he asks that the item be specifically 'not approved' so that the project approved at the Court of Revision as a single roadway may proceed."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

APRIL 5, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 5, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard (Clauses 3 to 4)
Alderman Little

ABSENT: Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, March 15, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Extension of "Pub" Hours - Devonshire Hotel

Provincial Liquor Regulations stipulate that the hours of sale in Class A licensed "pubs" within beer parlours may cover any 14-hour period, but approval of the municipality is required if the operating period is to be beyond 11:00 P.M.

The Committee had before it for consideration a Manager's report dated March 15, 1979 (copy circulated) in which the Director of Permits & Licenses reported the Devonshire Hotel, 549 West Georgia Street, requests Council's approval to operate its Class A "Pub" from 11:00 A.M. to 1:00 A.M. so that the hours will coincide with the hours of the beer parlour.

In the report, the Director of Permits & Licenses advised the Police has no objection to the extension of hours and therefore he recommended approval.

The report noted there have been several similar requests in the past and all have been approved by Council, and it was also recommended that the City's Chief License Inspector be authorized to approve any further applications of this nature after consultation with the Chief Constable.

Following brief discussion, it was

RECOMMENDED

A. THAT Council advise the Liquor Control and Licensing Branch it has no objection to the hours of operation of the Class A "Pub" at the Devonshire Hotel, 549 West Georgia Street, being from 11:00 A.M. to 1:00 A.M. to coincide with the hours in the hotel's beer parlour.

Continued . . . .

Clause No. 1 Continued

B. THAT Council authorize its Chief License Inspector to approve any further requests for extension of Class A "Pub" hours after consultation with the Chief Constable on the condition that any applications which are not concurred with by the Chief Constable, or any applications which are to be refused, be reported to the Community Services Committee for consideration.

2. Sale of Surplus City Furniture to Non-Profit Organizations

The Committee had before it for consideration a Manager's report dated March 8, 1979, in which the Director of Social Planning reported as follows:

" City Council at its meeting on April 4, 1974, approved procedures and guidelines for the sale of City-owned surplus furniture at 10% of the appraised value or $10 (whichever is the greater) to non-profit organizations.

During 1977 we supplied 34 organizations with furniture valued at $13,799 for which there was paid a total of $1,492.50.

During 1978 we supplied 38 organizations with used furniture such as desks, filing cabinets, chairs, electric and manual typewriters, calculators, bookcases, lounge area furniture, desk lamps, waste baskets, adding machines, storage cabinets, blackboards, conference tables, beds and mattresses, sofas, corkboards, coat racks etc. The value of this furniture amounted to $11,133 for which there was paid $1,187.

The City's 7 year program of replacing office furniture and equipment is now drawing to a close and we will be supplying very little surplus to non profit organizations from now on. This has been a very successful program. Attached are two sample letters* of appreciation. "

It was

RECOMMENDED

THAT the Manager's report dated March 8, 1979, on the sale of surplus City furniture to non-profit organizations, be received.

3. Complaints re Bayswater House, 2034 Bayswater Street

The Committee had before it for consideration a Manager's report dated March 13, 1979 (copy circulated) in which the Director of Planning reported on the community residential facility known as Bayswater House at 2034 Bayswater Street, which is used as a crisis shelter for teenagers.

The report was prepared following a letter of complaint and petitions from residents of the area.

Continued . . . .

*On file in the City Clerk's office.

Clause No. 3 Continued

In the report, the Director of Social Planning pointed out that Bayswater House, operated by the Ministry of Human Resources, was to be discontinued as a crisis shelter as of April 1st, 1979, and that it is unlikely the house will be used by the Ministry after the end of this year.

A representative of the Planning Department appeared before the Committee on this matter.

During discussion, it was noted that the existing development permit allowing the use of Bayswater House as a community residential facility continues to December 31st, 1979, and that consequently, it could be reopened before the end of the year without a new development permit application being filed.

Distributed to the Committee were copies of a letter dated April 2, 1979 (copy circulated) from residents in the neighbourhood who had been provided a copy of the Manager's report dated March 13, 1979, which stated if there are any plans to reopen the house, the neighbourhood will again protest.

Following further discussion, it was

RECOMMENDED

THAT the Manager's report dated March 13, 1979, on Bayswater House, 2034 Bayswater Street, be received.

4. Nursing Home Facilities

At its meeting on March 8, 1979, the Committee heard from representatives of the Health Department regarding procedures involved in the development of needed personal care and intermediate care facilities. The Committee deferred the matter for further consideration and instructed that the manager and architect of social housing of Central Mortgage & Housing Corporation and the Provincial Long Term Care architect be invited to attend.

Accordingly, arrangements were made for Mr. Ilix Briede of the Long Term Care Section, Department of Health, Victoria, and Mr. Barry Goodwin, manager of social housing for C.M.H.C. and Mr. Buddy McGrath, architect with C.M.H.C., to appear before the Committee.

However, only Messrs. Goodwin and McGrath appeared this date. Also appearing were representatives of the Health Department, Mr. Mike Egan (Champlain Heights Development consultant) and architect Mr. Kenneth Lee, who is designing a personal care home in the Champlain Heights area for the Royal Arch Masons of B.C.

Representatives of the Health Department reiterated statements made at the March 8, 1979 meeting that there exists a shortage of approximately 1,800 beds at the intermediate care level, and it was noted that this shortage has had repercussions for regular publicly-funded treatment hospitals whose beds are occupied by intermediate or personal care patients who should not be in regular hospitals.

Representatives of the Health Department reiterated their previous concerns regarding a lack of suitable land in the City and insufficient funds from C.M.H.C. which have made it difficult to develop new facilities.

Continued . . . .

Clause No. 4 Continued

Mr. Egan and architect Kenneth Lee explained to the Committee the lengthy and frustrating process they have become involved in in attempting to develop a 130-bed intermediate care home in Champlain Heights.

Mr. Lee explained a budget was set by C.M.H.C. at $28,000 per unit as of November 1978; that the project has been redesigned three times because of conflicting guidelines and that this delay may have escalated the cost of the development. Mr. Lee said he fears for the project and suggested that if C.M.H.C. financing rates are increased, there should be some adjustments made for the Champlain Heights project. He explained conceptual drawings for the project are to be submitted to C.M.H.C. by Wednesday, April 11th, and inquired what the Committee could do to ensure the project proceeds without further delay.

Mr. Goodwin, in response to the Committee, advised that steps are being taken to develop new guidelines; that C.M.H.C. is reviewing its financing formula which allocates up to $2,500 per unit for land acquisition and that a change in this formula could be made in perhaps two weeks.

On the Champlain Heights project, Mr. Goodwin indicated that if the conceptual drawings are submitted by C.M.H.C. by Wednesday, April 11th, it could give approval within two or three days for Mr. Lee to proceed with preparation of working drawings.

During discussion the Committee noted that serious delays are being encountered by the developers of intermediate and personal care homes because of an apparent lack of agreement between various government agencies (i.e. C.M.H.C., Provincial Ministry of Health, the City, Community Care Facilities Licensing) over development guidelines; that the problem is further compounded by an inadequate financing formula and that these delays are having serious economic repercussions in that inflation pushes up development costs during the delays and the growing waiting list of persons to be housed in such facilities has backed up into regular hospitals thereby reducing their effectiveness to the community.

It was the feeling of the Committee that owing to the urgency of the matter, the City should approach the Provincial Minister of Health for a special meeting involving local M.L.A.'s and that the City Health Department should prepare a brief listing areas of concern which can be presented at that meeting.

Following further discussion, it was

RECOMMENDED

A. THAT Council request the Minister of Health and Central Mortage & Housing Corporation to take measures to facilitate the process of approval of new community care facilities of a satisfactory design with top priority given to the following intermediate care projects: Champlain Heights, False Creek and 22nd and Renfrew.

B. THAT a Council committee be appointed to meet towards the end of May with the Provincial Minister of Health and other appropriate officials to discuss means of expediting the development of intermediate and personal care homes in the City of Vancouver.

Continued . . . .

Clause No. 4 Continued

C. THAT the Medical Health Officer prepare a short brief listing the areas of concern over the development of personal and intermediate care facilities which can be presented by the City to the Minister of Health.

D. THAT the Champlain Heights Development Consultant report back to the Community Services Committee in two weeks on progress toward construction of the Champlain Heights intermediate care home.

The meeting adjourned at approximately 3:00 P.M.

* * * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON

PLANNING AND DEVELOPMENT

April 5, 1979

II

A meeting of the Standing Committee of Council on Planning and Development was held in the No.2 Committee Room, Third Floor, City Hall, on Thursday, April 5, 1979, at approximately 1:30 p.m.

PRESENT: Alderman Harcourt, Chairman
Alderman Boyce,
Alderman Ford,
Alderman Puil.

ABSENT: Alderman Kennedy

CLERK TO THE COMMITTEE : R. Henry

RECOMMENDATIONS

1. Fraser River Estuary Study

The Committee considered a report of the City Manager dated March 7, 1979, in which the Director of Planning and the City Engineer advised on the status and major conclusions reached in Phase I of the Fraser River Estuary Study. The report also commented on the proposals for the next stages of the study.

Mr. Wayne Dickinson - Area Planner - summarized the report and explained that development of a management plan is being recommended to the senior levels of government. This plan would be undertaken through a co-ordinating body consisting of three main groups, Estuary Council, Policy Group and Constituency Group. It had also been concluded by the Federal/Provincial Steering Committee that more direct municipal input is required in the later study phases. However, other than providing occasional information and advice to the study group, the Director of Planning does not propose assigning staff to this study.

Mr. Dickinson proposed an amendment to the recommendations contained in the Manager's report and, therefore, it was

RECOMMENDED

A. THAT in view of the limited implications of the Estuary Study to the City of Vancouver and other primary work commitments, civic staff will be restricted to providing occasional information and advice to the Study Group.

B. THAT Council reaffirm its policy of:

i) utilizing street-ends designated by Council for mini-parks;

ii) ultimately developing waterfront walkway west of Angus Drive; and

iii) developing waterfront access at foot of Angus Drive, where feasible.

However, formal designation of street-ends for recreation use is not possible under the provisions of the City Charter, nor desirable because of the need for utility corridors along street ends.

cont'd...

Fraser River Estuary Study (Cont'd)

C. THAT Council recognizes the Fraser River Estuary Study as an important regional study, and in principle supports Phase II and Phase III of the Study, leading to a co-ordinated management structure overseeing the overall management of this resource.

2. Proposed R.C.M.P. Expansion and Redevelopment

Council, on March 20, 1979, deferred consideration of a Manager's report dated March 13, on the above topic, pending study and report by this Committee.

Mr. Rick Scobie - Zoning Department, gave a full explanation of the proposal by the R.C.M.P. to expand and redevelop a portion of its facilities situated at the south-west corner of 33rd Avenue and Heather Street.

Mr. Jim Smith - representing local residents, advised the Committee that he could find no general objection to the plan and was of the opinion that residents would not object to the parking structure extension. However, Mr. Smith expressed concern on the development proposed for the west side of the site and how it would affect residents whose properties back on to the lane.

RECOMMENDED

THAT the concept plan for expansion and redevelopment of the present R.C.M.P. site as illustrated in the drawings stamped 'Received, City Planning Department, March 5th 1979' be approved in principle, with further analysis to be undertaken upon submission of a development permit application;

FURTHER THAT the Director of Planning arrange for a small Public Information Meeting with the residents adjacent to the proposed development when the Development Permit Application is received.

RECOMMENDATION AND CONSIDERATION

3. P.N.E. Land Use Control

The Committee considered a report dated March 1, 1979 from the City Manager, concerning P.N.E. Land Use Control, in which the Director of Planning detailed a proposed policy on the use of the P.N.E. site and buildings for use other than the P.N.E. fair and uses other than those previously approved by the necessary permits.

Mr. A. Floyd - Planning Department, clarified the existing and proposed policies.

Mr. Nathanson and Mr. D. Town - outlined the P.N.E's position indicating that they were in general agreement with the proposed policy except the clause dealing with Swap-o-ramas, or swap meets in which there would be a restriction on the sale of new merchandise, and the section proposing the exclusion of the facilities being utilized exclusively for retail purposes. Mr. Nathanson expressed the view that if boat shows are permitted then one cannot discriminate against an individual company wishing to display and sell new carpets or furniture for example.

Cont'd....

P.N.E. Land Use Control (Cont'd)

It was pointed out to the Committee that Item (k) in the Manager's report, if approved, could cost the P.N.E. approximately $40,000 per year.

In considering the whole question of use it was suggested that sale of new merchandise at swap meets, etc., could be restricted to 30% of total sales.

RECOMMENDED

THAT the recommendation of the City Manager, contained in his report dated March 1, 1979, be approved after amending 1(k) to read as follows:

"Swap-o-ramas, swap meets or flea markets, limited in time; such uses to be restricted to the sale by individuals of used articles, individual's arts and crafts, and for the sale of new merchandise up to a limit of 30% of total sales."

The following motion resulted in a tie-vote and is, therefore, submitted for Council's CONSIDERATION

'THAT the following be added to the Uses Permitted under the Management of the PNE Without Requiring a Development Permit:

(n) No restrictions be placed on the retail use of rental facilities at the P.N.E.'

4. Housing Information and Reports Package

Dr. Ann McAfee - Housing Planner - addressed the Committee with respect to the Manager's report dealing with the status of housing in Vancouver undertaken by the Planning Department. Dr. McAfee also referred to the synopsis entitled 'Understanding Vancouver's Housing', which had been circulated to the Committee. The Committee was asked how the various reports and resource documents should be handled. The report from the City Manager concluded with the following recommendations of the Director of Planning:

A. The City Manager organize a workshop to brief Council on the findings of the housing studies. This workshop to be tentatively scheduled for Saturday, May 5th, 1979.

B. The Director of Planning forward the Housing Resource Documents and Report Package to senior government agencies responsible for housing policy and program implementation for their information and comment.

C. Council instruct the Director of Planning to distribute and discuss with groups and agencies concerned with the provision of housing the information and recommendations contained in the 'Affordable Housing Study' and associated reports.

D. The Director of Planning make copies of the draft Housing Resource Documents available, at cost, to interested persons.

E. Following the workshop and discussions outlined in items A, B and C, Council instruct the Director of Planning to submit the recommendation reports to the Planning and Development Committee.

RECOMMENDED

THAT the foregoing recommendations of the Director of Planning, endorsed by the City Manager, be approved.

* * * * * *

The meeting adjourned at approximately 3:00 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

III

April 5, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 5, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman D. Bellamy, Chairman Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman W. Kennedy
COMMITTEE CLERK:	E. Bowie

The minutes of the meeting of March 8, 1979, were adopted.

RECOMMENDATION

1. 1977 Vancouver Traffic Survey

The Committee had for consideration a Manager's Report dated March 16, 1979 (on file in the City Clerk's Office), in which the City Engineer reports on the Vancouver Traffic Survey carried out in the fall of 1977 (copy of report survey on file in the City Clerk's Office).

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, spoke to the Committee and presented slides illustrating various detailed aspects of this report.

The Committee

RECOMMENDED

THAT the 1977 Vancouver Traffic Survey Report be received for information.

2. Transcontinental Rail Passenger Terminal

The Committee had for consideration a Manager's Report dated March 6, 1979 (circulated), in which the City Engineer reports on the status of the survey which has been undertaken by Transport Canada, on the location for a transcontinental rail passenger terminal in Vancouver.

A Technical Committee comprised of representatives from Transport Canada, VIA Rail, CNR, CPR, GVRD, UTA and Vancouver Planning and Engineering Departments have met twice on this matter. The aim of the Committee is to table relevant technical facts and their impacts in order to determine which station (CN or CP) the VIA trains should use. Some items to be discussed on each station location are summarized as follows:

a) Impact on the ability to provide transportation services to the station.

.../2

Clause 2 continued

b) Impact on the station location relative to placing constraints on future transportation developments, i.e. identifying the inter-relationships and determining which station location complements or conflicts with present and proposed transportation services.

c) Impacts on spatial relationships and the opportunities for joint usage and sharing of transportation facilities.

d) Identifying the opportunity for servicing, turning needs, loading requirements, etc.

e) Impacts on various developments or re-development proposals such as False Creek, Main and Terminal area, Waterfront re-development, CPR station and others.

The report advises that the Technical study will be completed in approximately three months, at which time it will be presented to the Canadian Transport Commission who have the decision-making authority on this issue.

The Committee

RECOMMENDED

THAT the status report on the selection of a Transcontinental Rail Passenger Terminal be received for information.

3. Sidewalk Cafe - Greers Restaurant

The Committee had for consideration a Manager's Report dated March 19, 1979 (on file in the City Clerk's Office), in which the City Engineer reports on an application to operate a sidewalk cafe at Greers Restaurant, 2204-06 York Avenue. The report discusses the proposed design and requests approval of a lease agreement.

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from an Engineering Department standpoint;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City sidewalk.

The Committee noted a memo from Alderman Ford as follows:

"I have had a number of complaints regarding sidewalk cafes that pose a barrier to the blind and physically handicapped. Before any more are created, the design should be examined to minimize the hazards".

Following discussion, the Committee

RECOMMENDED

A. THAT City Council approve the application by Greers Restaurant, to operate a sidewalk cafe at 2204-06 York Avenue.

B. THAT a year to year lease agreement be executed subject to the satisfaction of the City Engineer and the Director of Legal Services.

Clause 3 continued

C. THAT the Provincial Liquor Administration Branch be advised that the City Council has no objection to the sale of liquor at this sidewalk cafe.

4. Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive

The Committee had for consideration a Manager's Report dated March 15, 1979 (circulated), in which the City Engineer reports on pedestrian crossing studies conducted at the intersection of Dundas Street and Lakewood Drive in January, 1974, and April and November, 1977, regarding the installation of a pedestrian actuated signal as petitioned by neighbourhood residents.

The report examines site conditions on Dundas Street (a major east/west arterial) and presents an analysis of traffic volumes at various times of the day. The recorded accident history of this intersection indicates a low accident frequency rate for an arterial street of this nature and these traffic volumes.

An analysis of pedestrian crossing studies in January, 1979, when compared with the pedestrian signal warrants approved by Council, indicates a pedestrian actuated signal is not warranted at this time. However, in view of the large number of citizens involved with this request, the City Engineer recommends that additional pedestrian crossing studies be undertaken at this intersection during the early summer for report back to the Committee.

Following discussion, the Committee

RECOMMENDED

A. THAT a pedestrian actuated signal at the intersection of Dundas Street and Lakewood Drive not be installed at this time.

B. THAT the Engineering Department proceed with additional pedestrian crossing studies of this intersection and report back to the Transportation Committee by July 15, 1979.

5. Survey for Transit Service to the Vancouver Museum and Planetarium Complex

On December 13, 1977, Vancouver City Council approved the following recommendation from the December 1st meeting of the Standing Committee on Transportation:

"That a joint survey be conducted on potential transit ridership by B.C. Hydro, and Vancouver Museum and Planetarium, and the Engineering Department in March and April, 1978, with costs to be shared equally."

The Committee had for consideration a Manager's Report dated March 7, 1979 (circulated), in which the City Engineer reports on a survey conducted on transit service to the Vancouver Museum and Planetarium Complex.

Mr. D. Rudberg guided the Committee through this report indicating proposed routes on prepared maps of the area.

Clause 5 continued

Twenty thousand questionnaires were distributed between April 11 and April 22, 1978, requesting information as to:

- time of visit
- place of residence (for both locals and visitors)
- origin and destination of the trip both to and from the Planetarium
- mode of transportation
- potential transit use, if a service were available
- age group
- possession of a driver's licence
- frequency of visits
- size of party.

Approximately ten thousand copies of this questionnaire were returned, and after analysis, meetings were held with representatives from B.C. Hydro and the Vancouver Museum and Planetarium Complex to review the results and the following three basic options for providing a bus service were considered:

1. A service connecting Vanier Park, Granville Island and False Creek with the Downtown area.
2. Reroute the existing McDonald/Knight service.
3. Provide a special shuttle from the Downtown area.

In view of the costs associated with the proposed service, B.C. Hydro have indicated that they are not prepared to introduce a Vanier Park bus service at this time. Discussions could begin with UTA and GVRD staff regarding the information gathered in this study, and these discussions could form the basis of a possible formal proposal for implementation of transit service to Vanier Park.

Mrs. T. Galloway, Mr. N. Davidowicz, and Mr. Lowell (representing Dr. Mallek) spoke briefly to the Committee on this matter.

Following a short discussion, the Committee

RECOMMENDED

A. THAT the report of the City Manager dated March 7, 1979, on transit service to the Vancouver Museum and Planetarium Complex be received for information.

B. THAT the Engineering Department enter immediately into discussions with the B.C. Hydro and the UTA on the feasibility of operating a shuttle bus service between Cornwall Street and the Planetarium Complex for report back to the Transportation Committee.

* * * * *

The meeting adjourned at approximately 4:10 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

APRIL 12, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 12, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard (Latter part of the meeting)
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Tuesday, April 3, 1979 and the Part Report of the Committee meeting of Thursday, April 5, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Balmoral Hotel, 159 East Hastings Street

The Committee, on March 8, 1979, recommended that a Manager's report dated February 20, 1979 on upgrading at the Balmoral Hotel to meet City by-laws be received and the Director of Permits & Licenses report back to the Committee in two meetings on the condition of the hotel.

In the interim, a complaint was received from the Downtown Eastside Residents' Association regarding the operation of the Balmoral Hotel, and it was referred to the Police Department for a report to the Committee.

The Committee had before it for consideration a Manager's report dated April 5, 1979 (copy circulated) in which the Director of Permits & Licenses provided information regarding upgrading of the building.

The report concluded that a maintenance crew is working on correcting certain deficiencies and the Permits & Licenses Department will be rechecking the building.

Also before the Committee was a letter dated April 5, 1979 from the Acting Superintendent of Patrol Division North of the Police Department (copy circulated) which was prepared in response to the letter of March 20, 1979 from the Downtown Eastside Residents' Association.

The Police Department letter explained that the Liquor Control and Licensing Branch will suspend the license of the Balmoral Hotel from April 20th to 30th, 1979, and that the owners of the Balmoral Hotel were verbally ordered by the Branch to divest themselves of their interest in both the Balmoral and Carleton Hotels. The Carleton Hotel liquor license is to be suspended from April 20th to May 7th, 1979.

Continued . . . .

Clause No. 1 Continued

Appearing before the Committee were representatives of the Police Department and the Permits & Licenses Department and a representative of the Downtown Eastside Residents' Association. The operators of the Balmoral Hotel were invited to appear but did not attend.

The Committee noted from the April 5, 1979 Manager's report that reasonable progress is being made with respect to correcting certain deficiencies to the physical structure of the Balmoral Hotel.

Representatives of the Police Department distributed copies of a memorandum dated March 29, 1979 (copy circulated) which included a breakdown of premise check reports for a four-month period, indicating problems exist with the operation of Balmoral Hotel.

Speaking to this memorandum, representatives of the Police Department noted that the owner or manager of the Balmoral Hotel had been intoxicated on the premises on three or four occasions and that although the Police Department has followed its usual practice of instructing owners and operators on how best to manage beer parlours in the Downtown East, it has been to no avail at the Balmoral Hotel.

The Police representatives told the Committee the Balmoral Hotel is a major problem in the area and that a hotel across the street from the Balmoral has only 1/20th of the problem the Balmoral Hotel has.

A spokesman for the Downtown Eastside Residents' Association reported that the only time he went to the Balmoral Hotel, he was assaulted by a waiter who is still employed there.

The Police representatives added the Carleton Hotel at the corner of Cordova and Cambie Streets, which is operated by the same individuals - Messrs. M. Brogan and R. Ames, is also poorly managed and they distributed to the Committee pictures of heavy damage incurred at the Carleton Hotel by rowdy patrons.

The Police representatives reported that in addition to the incidents listed in their memo of March 29, 1979, there are numerous casualties such as strongarmings, etc., associated with both the Balmoral and Carleton Hotels, many of which take place immediately outside these premises.

Upon reviewing the Police report of incidents at the Balmoral Hotel from December 1st, 1978 to the end of March 1979, the Committee concluded a serious management problem exists at this hotel.

Following discussion, it was

RECOMMENDED

A. THAT the City Manager's report dated April 5, 1979, on the Balmoral Hotel, be received.

B. THAT Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended.

C. THAT the Police Department be requested to provide to Council a detailed report of incidents which have occurred at the Carleton Hotel during the past three or four months.

Continued . . . .

2. Neighbourhood Pub Application - 43-44 Granville Island

The Committee, on March 15, 1979, was in receipt of a Manager's report dated February 22, 1979 (copy circulated) in which the Director of Permits & Licenses reported on an application by JALM Holdings to develop a neighbourhood pub in the former Arrow Transfer building on Granville Island.

The Committee recommended

"THAT the Granville Island Trust be requested to canvass the twelve (12) long term lessees at Granville Island, determine their reactions to the proposal for the establishment of a neighbourhood pub in the former Arrow Transfer building on Granville Island and report the results to the Community Services Committee within one (1) month."

The Committee had before it for consideration a letter dated April 3, 1979 (copy circulated) from the project manager of Granville Island Trust, with enclosures, which indicated that R.P.O. Management Inc., owners of Mulvaney's Restaurant, is opposed to the granting of a pub license in this area, feeling that it should have been afforded the first opportunity to apply for a pub on the Island.

Appearing before the Committee were representatives of the applicant JALM Holdings Ltd., Granville Island Trust, and a representative of R.P.O. Management. A representative of the Permits & Licenses Department was also in attendance.

Distributed to the Committee were copies of a list showing comments regarding the proposed neighbourhood pub from eleven (11) of the existing tenants on Granville Island (Appendix B).

During brief discussion, the Committee noted the main opposition to the proposed neighbourhood pub comes from parties affiliated with Mulvaney's Restaurant which would be a competitor of the proposed new neighbourhood pub. It was also noted that Canada Chain & Forge Co. Ltd. is also opposed.

It was

RECOMMENDED

THAT Council advise the Provincial Liquor Control & Licensing Branch that Council has no objection to the establishment of a neighbourhood pub by JALM Holdings Ltd. in the former Arrow Transfer building on Granville Island, subject to the applicant complying with all City by-laws and regulations.

* * * * *

Subsequent to adjourning, Mr. Bennett Brown of R.P.O. Management (owners of Mulvaney's) came forward and said he had wished to address the Committee regarding the application of JALM Holdings for a neighbourhood pub on Granville Island.

The Chairman explained the Committee had already dealt with the matter and asked the Committee whether it wished to hear Mr. Brown at this point.

Continued . . . .

Clause No. 2 Continued

The Committee agreed and Mr. Brown asked that the Committee's recommendation regarding the proposed pub be delayed to enable R.P.O. Management to prepare a formal submission to the Committee regarding its position with respect to a neighbourhood pub on Granville Island.

It was

RECOMMENDED

THAT the proposed neighbourhood pub on Granville Island be deferred to the next meeting of the Committee.

* * * * *

Subsequent to the meeting, it was determined from three members of the Committee that they would propose Council hear delegations regarding the proposed Granville Island neighbourhood pub at the Council meeting on Tuesday, April 24, 1979, rather than the Committee reconsidering the matter.

3. Health Unit at West 42nd Avenue

Alderman B. Gerard reported to the Committee that the health unit on West 42nd Avenue apparently is experiencing a serious space problem.

New services such as Long Term Care have been added to the unit's function yet additional space has not been provided, she explained. She also noted that the recently increased immunization fee of $10.00 has resulted in many persons having to go elsewhere for immunizations.

Following discussion, it was

RECOMMENDED

THAT the Acting Medical Health Officer be requested to report as soon as possible to the Community Services Committee on the operation of the West Health Unit at 2112 West 42nd Avenue.

The meeting adjourned at approximately 1:55 P.M.

* * * * *

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

April 12, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 12, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Little
Alderman Ford
Alderman Gerard
Alderman Marzari

CLERK: E. Bowie

RECOMMENDATION:

1. 1979 Grant Request - S.P.C.A.

The Committee had for consideration a Manager's Report dated February 22, 1979 (copy circulated) and a letter from Mr. Jack Homes, Secretary/Manager of the B.C. S.P.C.A. (circulated) requesting a grant in the amount of $15,000 to assist in defraying costs involved by the S.P.C.A. in performing services to the city.

It was noted that a grant in the amount of $11,000 has been provided to the S.P.C.A. in the years 1976, 1977 and 1978.

The Director of Permits & Licenses recommends that a grant in the amount of $11,850 be approved, which would be the same as in the past three years ($11,000) plus a 7.7% inflation rate.

Mr. Homes was present for discussion of this item and touched briefly on various points in his letter.

The Committee

RECOMMENDED

THAT a grant in the amount of $11,850 be approved for the B.C. Society for the Prevention of Cruelty to Animals, funds to be from the unallocated balance in the Community Services Grants budget.

2. 1979 Supplementary Capital Budget

The Committee had for consideration a Manager's Report dated April 11, 1979 (copy circulated) in which the Director of Finance reports on the 1979 Supplementary Capital Budget. The details of the priorities for individual projects are included in Appendix "A" to the report.

When considering submissions for the 1979 Supplementary Capital Budget on February 22 and March 1, 1979, the Committee reviewed individual project details and assigned priority ratings. The projects at that time totalled $12,807,000.

Clause No. 2 cont'd

Subsequently, City Council has taken certain action to adjust priorities and to give advance approval to certain projects. The following is a summary of the current position with respect to priorities (details are in the attached Appendix "A"):

Priority #1	$ 1,894,000
Priority #2	2,599,000
Priority #3	1,114,000
Priority #4	3,278,000
Priority #5	2,584,000
Other Funds (M.I.G., Operating, prior year capital, etc.)	1,326,000
Delete	30,000
	$12,825,000

The report notes that as the priorities have been established and sufficient monies have been provided in the operating budget for Supplementary Capital purposes, it is now appropriate for the Committee to recommend approval of those projects in Priorities 1 and 2, for a total cost of $4,493,000.

Recommended Increase in Available Funds

Total funds available at this point	$ 6,253,000
Amount required for Priorities 1 and 2	4,493,000
Balance available	$ 1,760,000
Recommended increase in 1979 Supplementary Capital Budget funds, from 1979 Operating Budget	647,000
Funds that can be available as unallocated 1979 Supplementary Capital Budget, for Council to approve desired Priority 3 and 4 projects, and to use for cost-sharing with the Senior Governments for projects under the Community Services Contribution Program	$ 2,407,000

The following is a list of those projects in Priorities #3 & #4:

		Priority #3 $('000)	Priority #4 $('000)
1)	Streets - Centre Boulevard		
	- 22nd Avenue	200	
2)	- reconstructions for safety	100	
3)	Parks and Recreation	200	1,850
4)	Q.E. Playhouse - sound system	85	
5)	Library - automated circulation		1,150
6)	- Champlain Heights Branch		112
7)	Land Purchase - 517 Hamilton	229	
8)	Truck and equipment fleet	300	
9)	L.A.P. - Hastings/Sunrise		166
		$1,114	$3,278

Clause No. 2 cont'd

The Director of Finance pointed out to the Committee that there are two other projects pending which may require funds from the Supplementary Capital Budget.

-Queen Elizabeth Theatre Expansion - approximate cost of $110,000

-Indian Centre - report coming from Director of Social Planning (no amount as yet)

The Committee reviewed the projects in Priority #3 as follows:

-Streets - Centre Boulevard - 22nd Avenue:

City Engineer will provide detailed report to Council on April 24, 1979.

-Streets - reconstructions for safety:

Approved $100,000.

-Parks and Recreation:

Approved $200,000.

-Parks and Recreation:

Approved additional $90,000 for construction of six tennis courts at Laurier School.

Larry Foster, representative from the Parks Board, was present for discussion of this item. Negotiations have been underway with the Vancouver School Board, whereby they will provide the site and maintenance for these courts if built by the Parks Board.

Concern was expressed by the Committee regarding the amount of access to these courts by the public and following discussion, it was agreed that a condition of this approval be that adequate public access be assured.

-Q.E. Playhouse - sound system:

Deferred for report back.

-Land Purchase - 517 Hamilton Street:

Approved $229,000.

-Truck and equipment fleet:

Approved $300,000. (Alderman Ford contrary)

The unallocated balance in the Supplementary Capital Budget after the foregoing approvals is $1,488,000.

The Committee noted that there are reports being prepared on the Library automated circulation system and on major maintenance to the Cambie Bridge.

Following further discussion, the Committee

RECOMMENDED

A. THAT the provision in the 1979 Operating Budget for Supplementary Capital be increased by $647,000 for a total of $6,900,000.

Clause No. 2 cont'd

B. THAT the projects in Priorities #1 and #2 as listed in Appendix "A" of the Manager's Report dated April 11, 1979 at a total cost of $4,493,000 be approved.

C. THAT the following projects in Priority #3 be approved:

a) Streets - reconstructions for safety - $100,000
b) Parks and Recreation - $200,000
c) Land Purchase - 517 Hamilton - $229,000
d) Truck and equipment fleet - $300,000

D. THAT an additional $90,000 to the Parks Board be approved for installation of six tennis courts at Laurier School subject to a subsequent agreement with the School Board to ensure adequate public access to these facilities.

3. 1979 Operating Budget - Final Report

The Committee had for consideration a Manager's Report dated April 11, 1979 (copy circulated) in which the Director of Finance summarizes Council Action subsequent to the report on the 1979 Operating Budget Estimates dated March 27, 1979, and puts forward recommendations on the 1979 General Purposes Tax Levy.

The report notes that on April 10, 1979, Council approved departmental appeals to a total of $81,500 to be funded from an increase in the operating budget. Council approved reductions to the Parks Board budget and the Library budget in the amounts of $200,000 and $52,000, respectively.

These reductions have been achieved through reductions in the level of service.

Other Expenditure Adjustments

The report also notes that adjustments have been made to the expenditure estimates subsequent to the review of the Departmental estimates by the Finance Committee April 2nd-5th, 1979:

a) Expenditures recently approved by Council

Vancouver Public Library		
Store-front Libraries	$ 40,000	
Grants		
Transportation for the Handicapped	91,879	
Parks Board		
Problem Youth Program	14,950	
General Government		
Shoppers Freebus	85,500	
		$232,329

Clause No. 3 cont'd

Balance Forward		$232,329
b) Miscellaneous Budget Review Adjustments not included in previous report		
Engineering Department		
Maintenance of Pumping Stations	25,000	
Trimming of Earth Dumps	17,300	
Administration cost distributable	10,121	
Britannia Community Centre		
Buildings and Grounds maintenance	62,361	
City Planning Department		
Printing of Metric Conversion Tables	10,000	
Police Department		
Engineering Dept. distribution adjustments (net)	24,200	
Other miscellaneous Expenditure adjustments (net)	431	
		$149,413
Total Other Expenditure Adjustments		$381,742

Revenue Adjustments

The following adjustments to revenue estimates were made:

1) General Purposes Taxes - adjustment reflecting increase in Assessments, calculated at 1978 mill rate	$782,900
2) Receipts in lieu of taxes - adjustment to 1979 estimates	97,429
3) Revenue Surplus - adjustment re 1978 surplus	64,787
Total Revenue Adjustments	$945,116

The details of the budget adjustments are on file in the office of the Budgets and Research Division.

The Manager's Report states that the current budget position subsequent to the above-noted budget adjustments is a surplus of $2,440,715. There are basically two options:

(i) Reduce taxes by the amount of the budgetary surplus, which would mean a reduction in the mill rate (compared to the 1978 mill rate) by 1.085 mills, bringing it to 43.31 mills.

(ii) Increase expenditures by $647,000 which is the maximum allowable under the Provincial 5% guideline. The taxes would then be reduced by $1,793,715, which would mean a reduction in the mill rate by 0.785, bringing it to 43.61 mills.

Clause No. 3 cont'd

The Director of Finance recommends that the Supplementary Capital Budget be increased by $647,000.

Following discussion, the Committee

RECOMMENDED

A. THAT adjustments to the 1979 Operating Budget, i.e. Other Expenditure Adjustments, $381,742, and Revenue Adjustments, $945,116 (detailed in the Manager's Report dated April 11, 1979) be approved and the budget adjusted accordingly.

B. THAT the mill rate for general purposes be set at 43.61 for 1979 (as detailed in the Manager's Report dated April 11, 1979).

4. Luncheon for the Association of World War I Flyers

The Committee had for consideration a memo from the Mayor dated April 2, 1979 (circulated) requesting approval for the City to host a luncheon on May 18, 1979 for the Association of World War I Flyers, costs of up to $500.

The Comptroller of Budgets and Research advises that should this request be approved, funds will be available within the Special Occasions Account.

The Committee

RECOMMENDED

THAT approval be given for the City to host a luncheon for the Association of World War I Flyers on May 18, 1979, costs not to exceed $500.

5. Salary Increase for Mayor, Deputy Mayor and Aldermen

This item was placed on the agenda at the request of the Chairman.

The Chairman recommended that the salary of the Mayor of Vancouver (presently $33,072) be brought more into line with the salaries paid to Mayors in other B.C. municipalities and other cities in Canada. He also recommended that the salaries of the Deputy Mayor and Aldermen be increased 7% for 1979 and 7½% in 1980 in accordance with the increase granted to the V.M.R.E.U. and senior staff employees for 1979 and 1980.

Following discussion, it was

RECOMMENDED

A. THAT the Mayor's salary be increased from $33,072 to $40,000 effective January 1, 1979 and the Director of Legal Services bring in the necessary amendments to the by-law.

B. THAT the salary for Deputy Mayor and Aldermen be increased 7% effective January 1, 1979 and 7½% effective January 1, 1980 and that the Director of Legal Services bring forward the necessary amendments to the by-law.

(Aldermen Ford and Marzari wished to be recorded as opposed to Recommendation "A".)

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The meeting adjourned at approximately 4:35 p.m.

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MANAGER'S REPORT

V(i)
REFERS TO CLAUSE #3

DATE April 18, 1979

TO: Vancouver City Council

SUBJECT: 1979 Operating Budget - Adoption by Council

CLASSIFICATION: RECOMMENDATION

In accordance with the requirements contained in the Vancouver Charter, the Director of Finance submits the summary of the Operating Budget Estimates of Revenues and Expenditures for the year 1979 which is attached as Appendix "A" and which:-

1. gives effect to the adjustments made during budget review, and as approved by Council on April 10th, plus those subsequent actions as recommended by the Committee on Finance and Administration on April 12th; the actions of the Committee of April 12th should be confirmed by Council prior to dealing with this report;

2. is based on a tax rate of 43.61 mills for general purposes as recommended by the Committee on Finance and Administration on April 12th.

The adjustments to the 1979 Operating Budget Estimates, as originally submitted by Civic Departments and Boards, which produce a balanced budget at a tax rate of 43.61 mills are summarized below:

1979 REVENUE ESTIMATES

Estimated Revenues, as originally submitted, including a tax rate for general purposes at the 1978 rate of 44.395 mills	$183,292,178
Add: Increase in revenue estimates for	
- business tax	519,400
- general purposes tax (after Court of Revision)	782,900
- 1978 Surplus (brought into Revenue in 1979 as per Provincial guidelines)	413,675
- Provincial Revenue Sharing grants	280,000
- Sundry rentals	200,000
- By-law fines	200,000
- Receipts in lieu of taxes	97,429
- Miscellaneous	2,089
	185,787,671
Less: Decrease in revenue estimates for	
- reduction in general purposes tax rate from 44.395 mills to 43.61 mills (including reduction of receipts in lieu of taxes)	1,797,715
- reduction in business tax rate from 9.5% to 9.0%	1,175,000
- interest earned on temporary investments	100,000
Total 1979 Revenue Estimates, as revised	$182,714,956

1979 EXPENDITURE ESTIMATES

Estimated Expenditures, as originally submitted		$185,932,906
Less: Budget Review adjustments		
Basic	$2,731,012	
Supplemental	1,345,180	
	4,076,192	
Less budget appeals approved by Council	81,500	
	3,994,692	
Service reductions approved by Council		
Park Board	200,000	
Library Board	52,000	
		4,246,692
		181,686,214
Add: Expenditure increases as approved by Council		232,329
Miscellaneous budget review adjustments		149,413
Increase in Supplementary Capital Budget		647,000
Total 1979 Expenditure Estimates, as revised		$182,714,956

The details of the budget and the changes made during the process of budget review are available for review in the office of the Budgets and Research Division.

SUPPLEMENTARY INFORMATION

General Purposes Tax Levy

1. The tax rate required to produce a balanced budget in 1979, after amending the revenue and expenditure estimates for adjustments recommended by the Finance Committee, is 43.61 mills. This is a reduction of 0.785 mills or approximately 1.77% over 1978.

2. The general purposes tax rate of 43.61 mills on the hypothetical average single-family residence amounts to approximately $434.00. If that hypothetical average single-family residence did not experience a change in assessment in 1979, the tax reduction would be approximately $8.00.

Revenue Fund Surplus

In accordance with the Provincial Budget Guidelines, the City has brought the unexpended balance of revenue surplus for 1977 and 1978 into revenue for 1979. This amounts to $5,778,614. This revenue item will not be available in 1980.

Provincial Budget Guidelines

In addition to the foregoing requirement regarding prior years' surplus, the Provincial Budget Guidelines also require that the growth in the City's expenditures (as defined by the Provincial guidelines)(excluding water, sewer and debt charges) not exceed 5% over 1978 and further that the general purposes mill rate not increase. With respect to the expenditure restriction, the City's expenditures for 1979 will be 5% in excess of the 1978 level. With respect to the mill rate, as noted above, the City will be experiencing a mill rate reduction for 1979.

Provision for Capital Purposes

The provision for capital purposes from the Operating Budget for 1979 will total $8,900,000. This reflects a 5.1% reduction from the 1978 level of $9,379,724.

RECOMMENDATION

The City Manager and the Director of Finance RECOMMEND approval of the Resolution, attached as Schedule "A", adopting the 1979 Operating Budget Estimates which are summarized in Appendix "A" attached.

The Resolution should not be adopted until after Council have confirmed the recommendations of the Finance Committee of April 12, 1979.

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 24, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, April 24, 1979, at approximately 2:00 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, and Puil

ABSENT: Alderman Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Rezoning Application - 3655 West 10th Avenue

An application was received from the Director of Planning, in accordance with Council resolution of April 3, 1979, with respect to 3655 West 10th Avenue (Lot 12 Amended, Block 55, D.L. 540, Plan 229). The present zoning is CD-1 Comprehensive Development District (By-law No. 5226) and the proposal is to amend Section 5 of the By-law (Setback from Site Boundaries). This amendment would allow the parking area permitted under CD-1 By-law No. 5226 to extend onto the lands dedicated for lane purposes, until such time as the City Engineer requires these lands to actually develop the lane.

Following an explanation by Mr. Scobie of the Zoning Division, Council received delegations from the following:

- Mr. A. Baugh in a brief statement objecting to the proposed extension of the parking, indicated if allowed it would set a precedent permitting extension to other areas of the property.

- Mrs. Helene Lee filed a petition from 22 residents in the area objecting to the proposed amendment.

- Mr. I.R. Gordon owner of 3655 West 10th Avenue spoke in support of the amendment.

MOVED by Ald. Marzari,
THAT the application to amend Section 5 of the CD-1 By-law No. 5226, as submitted and described above be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

Cont'd . . .

Rezoning Application -
3655 West 10th Avenue (Cont'd)

MOVED by Ald. Boyce,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary amendments to By-law No. 5226.

- CARRIED UNANIMOUSLY

* * * *

The Special Council adjourned at approximately 2:15 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of April 24, 1979, adopted by Council on May 1, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - APRIL 26, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, April 26, 1979, at approximately 7:30 p.m. in the Council Chamber, third floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Alderman D. Marzari, Deputy Mayor
Aldermen Boyce, Ford, Gerard, Harcourt, Little, Puil and Rankin

ABSENT: Mayor Volrich
Aldermen Bellamy and Kennedy

CLERK TO THE COUNCIL: J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Alderman Marzari, Deputy Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Proposed Amendments to By-law No. 3573 being the Zoning and Development By-law

An application has been received from the Director of Planning, to amend the Zoning and Development By-law as follows:

"Proposed Amendments to the C-1, C-2, C-2B, C-3A, MC-1, M-1, M-1A and M-2 District Schedules

(a) The proposed amendments to the above-noted Schedules would provide that facilities and services related to drug or alcohol detoxification or rehabilitation are permitted only as Conditional Approval Uses so as to ensure that such facilities are located on sites where potential incompatibilities with adjacent uses are minimized.

(b) Any consequential amendments."

Mr. D. MacDonald, Zoning Planner, reviewed the proposed amendments and advised the Council that if the amendments were approved, clinics or offices for medical purposes related to drug or alcohol detoxification or rehabilitation would only be permitted within C-2 and C-3A Commercial Districts as Conditional Approval Uses instead of Outright Approval Uses as at present. This would ensure community feedback.

The Deputy Mayor called for speakers for or against the application, and the following delegations were heard:

- Mr. I. Sisett, presented a number of letters and a brief (on file) on behalf of the South Slope Concerned Citizens Association, opposing the location of compulsory drug and alcohol related treatment facilities in or near a residential neighbourhood without providing full information to local residents and businesses and permitting an opportunity for a Public Hearing.

.../2

Proposed Amendments to By-law No. 3573
being the Zoning and Development By-law (cont'd)

The brief supported the proposed amendments and recommended:

"1. City and Senior Governments be responsible to provide full information to the Citizens concerned within any such area of proposed development for such Clinic use.

2. That, if Compulsory Treatment Centres are to be located, that citizens be fully informed as to their proposed location

(a) Precise usage

(b) Full nature and extent of treatment being offered

(c) The precise boundaries of the area to be serviced

(d) The philosophy and objectives of the Treatment programme in general

(e) Where the treatment project is "experimental" in nature, some indication of the risks and problems to be anticipated

(f) Number of persons and number of anticipated weekly attendances of persons requiring treatment at each location

(g) Where narcotics are involved - the precise nature, amount and effect of such drugs.

3. That, City Hall be responsible for circulation of the particular information to recognized community groups within the proposed area of development, as well as to all residents and businesses in the area. That a minimum of a SIX BLOCK radius be utilized in delivery of such information."

- Mrs. D. Banner, Secretary, South Slope Concerned Citizens Association, presented a file of 52 letters from residents and businesses opposing the location of a drug treatment facility at 7155 Victoria Drive, and read a letter from the Reverend K. Huguet, Minister of Fraserview United Church, which criticized the present process whereby such treatment centres could be permitted against the wishes of neighbourhood residents.

- Mrs. Nora Justesen, 1812 East 51st Avenue, read a letter to the Council from Mr. K.M. MacPherson, Principal, David Thompson Secondary School, urging consultation with area residents when sites for treatment centres are being contemplated.

- Mr. John Unsworth, 7207 Victoria Drive, read a letter from Mr. and Mrs. W.S. Vande Voorde, B.C. Valve and Crank Service, detailing the incidence of break-ins, fires, broken windows and general vandalism affecting their business premises at 54th Avenue and Victoria Drive.

- Mrs. Donna Holmes, 7320 Jasper Crescent, supported the amendments and read a letter from Dr. E.B. Kennedy and Dr. T.E. Coward, commenting on the negative affect they felt the drug treatment clinics would have on their dental practice at 54th Avenue and Victoria Drive.

.../3

Proposed Amendments to By-law No. 3573
being the Zoning and Development By-law (cont'd)

- Barbara Cannon, 295 East 17th Avenue, spoke in support of the amendments on behalf of the Riley Park N.I.P. Planning Committee.

- Mr. Ron Thomson, 2353 Burquitlam Drive, felt residents of any area should have the opportunity to decide whether or not a compulsory drug treatment centre should be located in their neighbourhood.

- Mr. R. Peltola, 7332 Jasper Crescent, referred to a letter from the Minister of Health, informing him that the City Planning division had allowed the Provincial Government's agents, the B.C. Buildings Corporation, to go ahead on the facility planned for 7155 Victoria Drive.

- Mr. Bert Hoskin, Chairman, Alcohol and Drug Commission, advised the Commission's application for treatment facilities had been made in good faith and in accordance with City By-laws. Mr. Hoskin also noted there had been a good deal of media publicity on the compulsory drug treatment program including television interviews and radio hot-line discussions. It was incorrect to allege there had been no dialogue between the Commission and citizens. Furthermore, there was no antagonism between the Commission and the Planning division - both were aware of each others problems.

- Judge L. Bewley, legal counsel to the Commission, requested that Council bear in mind that the compulsory treatment clinics were not penal or quasi penal institutions. The whole object of the program was to control addicts who were not controllable at present because they were floating loose through the community.

Responding to questions from Members of Council, Mr. MacDonald advised the power to approve Conditional Uses would remain invested in the Director of Planning, who would notify neighbours within a specified area. Public information meetings would become part of the process before the Public Hearing stage.

Mr. MacDonald also pointed out there was no development permit application for 7155 Victoria Drive before the City at this time, and it was his understanding the proposal was no longer valid and the building at that location was no longer being considered for a drug treatment centre.

(Alderman Harcourt left the meeting at this point).

MOVED by Ald. Gerard,
THAT the application of the Director of Planning be approved and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
THAT when the B.C. Drug and Alcohol Commission is proposing to locate a drug treatment centre in a specific community, it be requested to work in conjunction with the Planning Department and community groups in order to reach a consensus on the selection of a community site for such facility.

- CARRIED UNANIMOUSLY

.../4

Proposed Amendments to By-law No. 3573
being the Zoning and Development By-law (cont'd)

MOVED by Ald. Little,
THAT the Provincial Government be requested to ensure that an appropriate public information program is developed to make citizens fully aware of the details of the Provincial Government's compulsory drug treatment program.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary amendments to By-law No. 3573.

- CARRIED UNANIMOUSLY

* * * * *

The Special Council adjourned at approximately 9:15 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing)of April 26, 1979, adopted by Council on May 15,1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 1, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend A. Reynolds of Ryerson United Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Course at King Edward Campus, under the direction of their instructor, Ms. Kathy Lillie.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the minutes of the following meetings be adopted:

Regular Council - April 24, 1979, (except 'In Camera' portion);
Special Council (Public Hearing) - April 24, 1979.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Motion -
Procedure By-law Amendment

Council had, on previous occasions, deferred the following motion of Alderman Little, however this motion was before Council this day for consideration and action was taken as noted:

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Motion -
Procedure By-law Amendment (Cont'd)

MOVED by Ald. Little,

"THAT WHEREAS the Council Procedure By-law provides that no member shall use offensive words in or against the Council or any member thereof;

AND WHEREAS offensive words are used in Council meetings both against the Council and against members thereof;

AND WHEREAS the respect for Council and its integrity is challenged;

THEREFORE BE IT RESOLVED THAT Section 20 of Procedure By-law No. 3792 be amended to provide additionally as follows:

'If and when the Presiding Officer requests a member of Council to apologize for what is, in his opinion, an offence against either a member of Council or the Council itself and the Presiding Officer fails to receive such apology in Council meeting, he may then 'name' the member.

On a member being named, the City Clerk shall minute the name of the offending member, together with a brief statement of the infraction.' "

- LOST

(Aldermen Boyce, Ford, Harcourt, Marzari, Puil and Rankin opposed.)

2. Arson Alert Program Proposed by the Attorney-General of the Province

Council on April 10, 1979, received for information a City Manager's Report in which the Fire Chief advised Council on the Arson Alert Program proposed by the Attorney-General. At that time Council requested the Chief Constable to comment on the information contained in this Manager's Report.

Before Council, this day, was a memorandum from the Acting Chief Constable dated April 23, 1979, commenting as follows on the proposed Arson Alert Program:

" The following comments are in response to your request of 12 April 1979.

The Fire Chief's report, as submitted by the City Manager, outlines the key points of this program.

This report refers to a Committee under the auspices of the Fire Commissioner's office. A senior NCO of our Department and a similar rank of the R.C.M.P. are members of this Committee which has held five meetings to date, the first one being on January 10, 1979. This Committee acts as a resource body to the Fire Commissioner's office on subjects such as training, publicity, communication and reporting systems.

One of the major tasks facing this group is the production of a policy manual outlining the duties and responsibilities of Fire, Police and Insurance investigators.

If it is found that the program is going to involve police manpower commitments over and above those now involved in arson prevention and investigation, our position would have to be examined.

Certainly the Police Department is in favour of any program which will reduce the incidence of arson, however cost effectiveness must be examined closely as the plan is put into effect."

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Arson Alert Program Proposed by
the Attorney-General of the Province (Cont'd)

MOVED by Ald. Harcourt,
THAT the above memorandum from the Acting Chief Constable dated April 23, 1979, on the proposed Arson Alert Program, be received for information.

- CARRIED UNANIMOUSLY

* * *

Carbaryl Spraying in Kitsilano

The Mayor commented on the proposed spraying of the gypsy moth investation in Kitsilano. He indicated that this matter had been the subject of a number of meetings yesterday between himself and various officials, as well as a meeting of City, Provincial, and Federal officials with the City Manager and the Administrative Assistant to the Mayor.

The Mayor referred to a number of requests received from people to address Council when this matter was before them later this day.

MOVED by Ald. Boyce,
THAT the requests to address Council later this day received from various individuals and organizations be approved and the delegations be heard when the relevant report is considered by Council.

- CARRIED UNANIMOUSLY

* * *

COMMUNICATIONS OR PETITIONS

1. Brotherhood Inter-Faith Association
Request for Free Use of The Orpheum
for Gala Concert

In a letter dated April 11, 1979, the Chairman of the Brotherhood Inter-Faith Association requested a grant in lieu of rental of The Orpheum for a gala Brotherhood concert to take place early next fall.

The purpose of the proposed concert is to involve the citizens at large by having them come to a musical presentation and hear the Association's message with a desire to encompass additional ethnic groups into the Brotherhood.

The City Clerk advised that the rent of The Orpheum for an evening will be approximately $2,100 plus stage crew.

MOVED by Ald. Boyce,
THAT Council approve a grant equivalent to the rental of The Orpheum to the Brotherhood Inter-Faith Association to permit it to stage a gala Brotherhood concert early in the fall.

- CARRIED
BY THE REQUIRED
MAJORITY

(Alderman Puil opposed.)

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Rang Manch Arts Association
Grant Request to Cover Cost of Police
Security at the Queen Elizabeth Theatre

Council noted a letter dated March 30, 1979, from the Rang Manch Arts Association advising that it was putting on a cultural program on April 14, 1979, in the Queen Elizabeth Theatre. As a safeguard the Association was hiring four off-duty police officers to be present at the Theatre from 7:30 p.m. to 11:00 p.m. on the evening of the concert.

The City Clerk advised that the charges for these services amounted to $425. The City Manager stated that the Theatre Manager did not require the organization to provide off-duty police officers, but the organization had wanted to do so. Some form of security was required however.

MOVED by Ald. Puil,
THAT the communication from the Rang Manch Arts Association dated March 30, 1979, be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Application to Operate
Self-Serve Gas Station

Council noted a memorandum dated April 27, 1979, in which the City Clerk advised that the Senior Real Estate Representative of the Southland Corporation (Canada) Limited, wishes to address Council on an application to operate a self-serve gasoline station under the 7-Eleven brand at 4064 Fraser Street.

The Director of Planning has indicated this report will be before Council at its next meeting.

MOVED by Ald. Harcourt,
THAT the request of Mr. Fred Morris, Senior Real Estate Representative of the Southland Corporation (Canada) Limited, to address Council be approved and the delegation be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

4. Governmental Review Commission
Proposed Budget

In a letter dated April 30, 1979, the Chairman of the City's Governmental Review Commission submitted for approval a proposed budget totalling $52,740. The budget detailed the various anticipated expenses related to the Commission's review.

MOVED by Ald. Kennedy,
THAT Council approve a budget of $52,740 for the Governmental Review Commission with the source of funds being Contingency Reserve.

- CARRIED UNANIMOUSLY

5. Carbaryl Spraying in Kitsilano

(See page 3.)

6. Integrated Committee of Council,
School Board and Park Board

As requested by Council the Mayor, in a memorandum dated May 1, 1979, advised that he has appointed Aldermen Boyce and Ford

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Integrated Committee of Council,
School Board and Park Board (Cont'd)

to the Integrated Committee of Council, School Board and Park Board.

MOVED by Ald. Marzari,
THAT the appointment of Aldermen Boyce and Ford to the Integrated Committee of Council, School Board and Park Board be approved;

FURTHER THAT the Committee be requested to provide Council an outline of its activities since it was first established.

- CARRIED UNANIMOUSLY

7. City-owned Land South of 16th Avenue
Between Commercial and Findlay Street
Proposed Sale - United Croats of Canada

In a letter dated May 1, 1979, Mr. M. Uzelac, Solicitor for United Croats of Canada, King Tomislav Branch, requested that a representative of the Society be permitted to address Council when the anticipated report on the proposed sale of City-owned lands south of 16th Avenue between Commercial and Findlay Streets to the Society is before Council.

MOVED by Ald. Kennedy,
THAT the request of Mr. M. Uzelac, Solicitor for United Croats of Canada, King Tomislav Branch, to address Council be approved and the delegation be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
APRIL 27, 1979

Works & Utility Matters
(April 27, 1979)

Closure of 17 foot strip of Road
Adjacent to 4730 Nanaimo Street
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(April 27, 1979)

Nat Bailey Stadium Lease
(Clause 1)

Mr. McDonald, representing the Vancouver Canadians, addressed Council during consideration of this item. He stated that the Baseball Team feels that the City should be responsible for maintenance of the Stadium during the off-season.

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Harbours & Parks Matters
(April 27, 1979) (Cont'd)

Nat Bailey Stadium Lease
(Clause 1) (Cont'd)

Mr. Kondrosky, Superintendent of Parks, responding to a question from Council, stated that the Soccer Club which was using the Stadium had tried to play without removing the outfield fence but this had proved inconvenient.

MOVED by Ald. Puil,
THAT recommendations 1 and 2, as contained in the City Manager's Report dated April 27, 1979, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT City be responsible for maintenance of the Stadium during the off-season and particularly for damage to the perimeter fence.

- CARRIED

(Alderman Rankin opposed)

MOVED by Ald. Puil,
THAT City be responsible for the clean-up of litter, debris, bird-droppings throughout the off-season.

- CARRIED

(Aldermen Ford and Rankin opposed)

MOVED by Ald. Puil,
THAT any soccer team using the Stadium during the off-season assume all costs for removing the outfield fence with the Vancouver Canadians Pro Baseball Ltd. assuming costs for replacement of this fence when required by them.

- CARRIED

(Aldermen Bellamy and Little opposed)

Building and Planning Matters
(April 27, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kensington N.I.P. - Second Six-Month Progress Report
Cl. 2: Riley Park N.I.P. - General Brock Playground Improvement
Cl. 3: Street Names - Champlain Heights and Langara Housing Development

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building and Planning Matters
(April 27, 1979) (Cont'd)

Street Names - Champlain Heights
and Langara Housing Development
(Clause 3)

MOVED by Ald. Little,
THAT consideration of this report be deferred for one month.

- CARRIED

(Aldermen Boyce, Harcourt and Rankin opposed)

Licenses and Claims Matters
(April 27, 1979)

Sunday Closing
(Clause 1)

MOVED by Ald. Boyce,
THAT the City take no action at this time on those businesses listed in this report which were found to be in open contravention of the Lord's Day Act and Council resolutions, and await the outcome of the Provincial election and consideration by the new Government of a possible Province-wide policy.

- LOST (tie vote)

(Aldermen Harcourt, Little, Marzari, Rankin
and the Mayor opposed)

MOVED by Ald. Little,
THAT Council defer consideration on this matter for one month, at which time the Mayor meet with the then Attorney General to determine his intent in this matter.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy,
Marzari, Puil and Rankin opposed)

MOVED by Ald. Rankin,
THAT Council request all of the licensees of the stores listed in the City Manager's report as contravening the Lord's Day Act and Council resolutions to appear before it to show cause why their licenses should not be suspended.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Kennedy, Little and Puil opposed)

MOVED by Ald. Little,
THAT Council request all the licensees listed in the City Manager's report of April 27, 1979 as having repeatedly contravened the Lord's Day Act and the Council resolutions to appear before it to show cause why their business licenses should not be suspended.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Ford, Kennedy and Puil opposed)

No further action was taken.

DELEGATIONS

1. Removal of Non-Conforming Billboards and Roof Signs

Council on April 10, 1979, deferred consideration of a City Manager's Report dated April 27, 1979, on the removal of non-conforming billboards and roof signs to permit Mr. R.D. Sinclair, Vice-President, Outdoor Media, Seaboard Advertising Company, an opportunity of addressing it on this matter.

In the City Manager's Report the Director of Permits and Licenses recommended as follows:

> "That the owners of buildings which have roof signs in commercial areas which were not dismantled on a voluntary basis as a result of the letters sent out by the Director of Planning in September 1976, be notified one more time by the Director of Permits and Licenses. For those who will not comply with the order, Council will be requested to pass the necessary resolution under Section 571A, for removal of the signs and following the necessary procedure set out in Section 324A of the Charter."

Mr. Sinclair addressed Council and requested that Council defer the recommendation of the Director of Permits and Licenses to the end of August at which time recommendations on revisions of the sections of the Sign By-law relating to billboards will be before Council. Mr. Sinclair indicated that he is working with City officials on this revision.

MOVED by Ald. Kennedy,
THAT consideration of the City Manager's report dated April 10, 1979, be deferred to the end of August to permit officials to report on the revisions of the Sign By-law as it relates to billboards.

- CARRIED

(Aldermen Ford, Marzari and Rankin opposed.)

2. Rory's Towing Ltd., and Westburn Services Ltd.

Council, at an 'In Camera' meeting, on April 10, 1979, resolved:

> "THAT Mr. Rory Washtock be requested to appear before Council to show cause why his business licenses in the names of Rory's Towing Ltd. and Westburn Services Ltd. should not be revoked.
>
> FURTHER THAT the business owner or the representative of Miller Electronics Ltd. involved in the incident be invited to appear before Council to give evidence to the circumstances described above.
>
> FURTHER THAT the City Clerk arrange a suitable date for this hearing."

Arrangements had been made for this show cause hearing to be dealt with by Council this day.

Mr. Achtem addressed Council on behalf of Mr. Washtock. He stated that Mr. Washtock's counsel, Mr. Rothe, is in Europe and is expected back this weekend. He therefore requested that Council defer this show cause hearing to its meeting of May 15, 1979 to permit Mr. Rothe an opportunity of representing Mr. Washtock.

DELEGATIONS (Cont'd)

Rory's Towing Ltd., and
Westburn Services Ltd. (Cont'd)

MOVED by Ald. Rankin,
THAT Council defer the show cause hearing with respect to Mr. Rory Washtock's business licenses to its meeting of May 15, 1979, to permit Mr. Washtock's counsel an opportunity of addressing Council on his behalf.

- CARRIED UNANIMOUSLY

The Mayor noted that Mr. Ringma of Miller Electronics Ltd. was present in the Council Chamber and he apologised to him for any inconvenience caused by the deferment of this show cause hearing and requested Mr. Ringma to be present again on May 15, 1979.

3. Reduction in Library Hours

Council on April 10, 1979, approved the following recommendation of the Standing Committee on Finance and Administration contained in its report of April 5, 1979:

"THAT the Library Board be requested to reduce the opening hours at each branch library and the Central Library three hours per week excluding the South Granville, Joe Fortes, Oakridge and Britannia Branches, with a 1979 budget reduction of $52,000."

Council on April 24, 1979, approved requests from the Vancouver Public Library Staff Association and the Library Board to address Council on the reduction of hours at the Central and Branch libraries as a result of the above resolution.

Ms. Anne Diano, President of the Vancouver Public Library Staff Association, addressed Council and read from a brief circulated this day. The brief protested the cut in library hours and the subsequent reduction in staff hours as well as in public service and stated the City should give library services the priority it deserves and instead of reducing support of the libraries pressure the Provincial Government into shouldering its fair share of responsibility for library services and recommended that Council withdraw its approval of the cut in the Library budget.

Mr. C. Cotterall, Chairman, Vancouver Public Library, addressed Council in support of the decision of the Vancouver Public Library Staff Association.

Mr. James McCrum, President, Southlands Action Committee, also addressed Council on this matter and read from a circulated brief. He advised that the executive of the Southlands Action Committee opposes the cut in library hours and would favour Council withdrawing its approval of this budget cut.

Council was advised by the City Clerk that 2,074 letters had been received also opposing the reduction of hours.

MOVED by Ald. Kennedy,
THAT Council withdraw its request to the Library Board to reduce the opening hours at each branch library and the Central Library three hours per week excluding the South Granville, Joe Fortes, Oakridge and Britannia Branches, with a 1979 budget reduction of $52,000, and the necessary funds be taken from Contingency Reserve.

- LOST (tie vote)

(Aldermen Bellamy, Harcourt, Little, Puil and the Mayor opposed.)

DELEGATIONS (Cont'd)

Reduction in Library Hours (Cont'd)

MOVED by Ald. Harcourt,
THAT consideration of the proposed budget cut relative to the opening hours of certain libraries be referred back to the Finance and Administration Committee for further discussion with the Library Board.

- LOST

(Aldermen Bellamy, Boyce, Ford, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

* * *

The Council recessed at approximately 4:50 p.m. to reconvene following an 'In Camera' meeting at approximately 5:35 p.m. with Aldermen Harcourt and Kennedy absent and Mayor Volrich in the Chair.

* * *

CITY MANAGER AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(April 27, 1979)

Operation of Sound Truck
on City Streets
(Clause 1)

MOVED by Ald. Marzari,
THAT Council grant permission to the Auxiliary of the St. George's school to operate a sound truck in the Dunbar, Kerrisdale and South Granville districts on Friday, May 4, 1979, during the period 4 to 6 p.m.

- CARRIED UNANIMOUSLY

Finance Matters
(April 27, 1979)

Trout Lake Urban Demonstration
Project - John Hendry Park
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Personnel Matters
(April 27, 1979)

Additional Positions for Long Term Care Program - Health Department
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(April 27, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Champlain Heights - Marketing Phase 2
Cl. 2: Sale of Property - W/Side Richards between Drake & Helmcken
Cl. 3: Sale of City-owned Land - W. Side Victoria Drive, North of 3rd Ave.
Cl. 4: Resubdivision of City-owned and Private-owned lots N/S 47th Avenue between Arlington & Kirkland Streets
Cl. 5: Sale of Property - E/Side Nootka, North of Venables
Cl. 6: Sub-lease of 604 Stamps Landing

Clauses 1-6 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1,2,3,4,5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

(During consideration of the above items Ald. Rankin assumed the Chair in the temporary absence of the Mayor.)

B. Community Services Contribution Program

In considering the above item, Council noted a report from the City Manager containing comments and recommendations from the Director of Finance, and a further report dated April 24, 1979 in which the Director of Planning gave his views and recommendations.

MOVED by Ald. Puil,
THAT recommendations 1,2 and 3 of the Director of Finance as contained in the City Manager's report on Community Services Contribution Program be approved and further that Council not consider any of the projects listed in Appendix 2 to this report.

- CARRIED UNANIMOUSLY

cont'd.....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Community Services Contribution Program (Cont'd)

MOVED by Ald. Ford,
THAT the applications listed in Appendix 1 of the City Manager's report on Community Services Contribution Program be referred to the Finance and Administration Committee, with power to act, for selection of appropriate projects for submission for approval in principle.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in his report dated April 24, 1979 and dealing with the Community Services Contribution Program: Planning Consideration, be approved.

- CARRIED UNANIMOUSLY

C. Summary Report: Rezoning Application
Proposed Text Amendment to Arbutus Club
CD-1 By-law No. 4085

The City Manager advised that the Director of Planning wishes to withdraw this report at this time. The Council so agreed.

D. Proposed Use of Carbaryl in Abatement of
Gypsy Moth Infestation in Kitsilano

Prior to consideration of this report, the Mayor advised that the Federal Government has agreed to defer the spraying of the Kitsilano area with carbaryl for at least 24 hours to permit Council to further consider this matter tomorrow afternoon at 2 p.m.

MOVED by Ald. Rankin,
THAT consideration of this matter including the hearing of delegations be deferred to the Council meeting at 2 p.m. on May 2, 1979.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

4. P.N.E. Land Use Control

At the request of the P.N.E., consideration of this matter was deferred to the next meeting of the Council.

cont'd.....

DELEGATIONS (Cont'd)

5. Grant Appeal:
Handicapped Resource Centre

Council on March 6, 1979 approved a grant of $12,038 to the Handicapped Resource Centre. A representative of the Centre was present this day to appeal Council's decision on its grant application.

Ald. Rankin indicated that Social Planning had advised him the Centre was requesting an additional grant of $3,000 to cover an increase in its rental for a six-month period. The Social Planning Department supports the request.

Mr. L. Watson, Director of the Handicapped Resource Centre, circulated to Council a brief in support of the Centre's request.

MOVED by Ald. Rankin,
THAT Council approve an additional grant of $3,000 to the Handicapped Resource Centre to cover the increase in rent for a six-month period; the source of funds to be Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

SPECIAL COMMITTEE REPORTS

I. Council Committee on the Arts
(April 27, 1979)

FEST Committee - Calendar of
Events for 1979
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

cont'd.....

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 5019 BEING AN AREA DEVELOPMENT PLAN BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Boyce
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Bellamy and the Mayor were excused from voting - absent from Public Hearing)

2. BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Boyce
SECONDED by Rankin
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Boyce
SECONDED by Rankin
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Bellamy and the Mayor were excused from voting - absent from Public Hearing)

MOTIONS

A. Allocation of Land for Lane Purposes (North 10 feet of Lot 16, Block 313, District Lot 526, Plan 590)

MOVED by Rankin
SECONDED by Bellamy
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

North 10 feet of Lot 16, Block 313,
District Lot 526, Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Little was recognized by the Chair:

1. City Properties in Blocks 129 and 130
Jericho/Locarno Area

THAT WHEREAS the City Council in 1978 decided to dispose by lease arrangement City properties in Blocks 129 and 130 in the Jericho/Locarno Area with the exception of the Easterly 4 lots in Block 130;

AND WHEREAS it is obvious, therefore, that Block 130 is a natural for inclusion as part of this Locarno Beach Park Area;

AND WHEREAS two properties have now been leased as a result of Council decision thereby tying up these properties for 60 years;

AND WHEREAS to continue this policy would make it very difficult to acquire the leased interests in the meantime due to disruption costs;

THEREFORE BE IT RESOLVED THAT City-owned lots in Block 130, legally described as Lot 17, Block 130, D.L. 540, Plan 229 and Lots E, F, G, Block 130, D.L. 540, Plan 17355, be withdrawn from the market effective immediately and that the leasing of these and the balance of the lots in this block be not proceeded with;

FURTHER THAT as and when any privately-owned properties in Block 130 become available, the Supervisor of Properties so inform the Council forthwith for the Council's consideration of acquisition;

AND FURTHER THAT City-owned lots in Block 129 known as Lot 15, Block 129, D.L. 540, Plan 229 and Lots D and E, Block 129, D.L. 540, Plan 17355 also be withdrawn from the market.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy -
Lighting of Council Chamber for T.V.

referred to the discomfort caused by the bright lighting used by some T.V. crew when filming in the Chamber and requested that the situation be remedied.

The Mayor agreed to examine this problem.

* * * * *

The Council recessed at approximately 6:00 p.m. to reconvene on Wednesday, May 2, 1979 at 2:00 p.m. in the Council Chamber.

The Council reconvened at 2:00 p.m. on Wednesday May 2, 1979, in the Council Chamber, with the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Harcourt, Little, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Kennedy.

CLERK TO THE COUNCIL: R. Henry

CARBARYL SPRAYING IN KITSILANO

His Worship the Mayor opened the meeting by stating that it was the intention of the Federal Government authorities to commence spraying the infested area in Kitsilano at 6 a.m. on Thursday, May 3rd 1979, under the authority granted by a Federal act. The Mayor submitted three options for Council consideration.

Distributed to Council this day was a Manager's report dated May 1, 1979 on the proposed use of Carbaryl, a Notice circulated to property owners, dated March 20, 1979, from Agriculture Canada, and an information package,dated March 5, 1979, prepared jointly by the B.C. Ministry of Agriculture and Canada Department of Agriculture.

Council first heard from the following officials:

Dr. G. Fleischman - Senior Assistant Deputy Minister - Operations - Agriculture Canada,

Mr. D. Clegg - Head of Division of Toxicology, Department of the Environment,

Mr. F.R. Houghton - Acting-Director, Plant Products Division, Agriculture Canada,

Dr. H.E. McLean - Acting Medical Health Officer, City of Vancouver.

Dr. Fleischman indicated that if any support was forthcoming on the spray program from Provincial or Civic Governments, then the Federal Government would consider indefinitely postponing or cancelling the programme. Dr. Fleischman, however, stressed the consequences of such action. He also gave previous instances of infestation by the Gypsy Moth, indicating it is foreign to this part of the country and, therefore, has no natural predators. He assured Council that there is no risk to humans from Carbaryl spraying and emphasized that in his Department's opinion no other chemical would be effective.

Mr. Clegg gave technical data on Carbaryl, indicating it had been in use for 25 years and there was no evidence of harm to humans.

Mr. Houghton also addressed Council in support of the spraying programme.

Dr. McLean assured Council that the chemical Carbaryl is harmless to humans and that the spray programme would be carefully monitored.

Continued

Carbaryl Spraying in Kitsilano (Cont'd)

Council then heard from the following delegations, all speaking against the spray programme:

Mrs. Thelma MacAdam	-	Pesticide Chairman - S.P.E.C.
Mr. Jacques Goldman	-	Kitsilano Committee against Chemical Spraying.
Dr. Patrick Moore	-	President - Greenpeace
Ms. Meriam Doucet	-	Pesticide Consultant - Greenpeace
Ms. Wenda Deane	-	Concerned citizen.

Dr. Moore advised that his organization has launched injunction proceedings which are scheduled for Thursday, May 3, 1979 at 10.a.m. He indicated there were no documents to prove that Carbaryl is harmless and expressed concern over the unknown factors re the chemical. Dr. Moore cited a number of alternative methods generally involving the citizens from the area.

Ms. Doucet spoke in some detail on Carbaryl, giving technical information and expressing concern at its use in the spray programme.

Following considerable discussion and questions put to the various officials and delegations, it was

MOVED by Ald. Rankin
SECONDED by Ald. Marzari
THAT the Federal Government authorities be urged to cancel the proposed Gypsy Moth spraying programme.

- CARRIED

(Ald. Little and Puil opposed)

MOVED by Ald. Harcourt
SECONDED by Ald. Rankin
THAT a Task Force be appointed comprising representatives of the three levels of Government, representatives of the Kitsilano community and environmental groups to examine alternative approaches to deal with the problem of Gypsy Moth, and submit recommendations.

- CARRIED UNANIMOUSLY

* * * * *

The Council adjourned at 6:25 p.m.

* * * * *

The foregoing are minutes of the Regular Council Meeting of May 1 and 2, 1979, adopted by Council on May 15, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE April 25, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rory's Towing Ltd. and Westburn Services Ltd.

CLASSIFICATION: INFORMATION

On January 23, 1979, City Council passed the following motion:

> "THAT the Director of Permits and Licenses be instructed not to issue a Business License for one month from this date to Rory's Towing Ltd."

The Director of Permits and Licenses reports as follows:

> "The Vehicle for Hire Licenses for (3 tow trucks)were issued to Rory's Towing Ltd. (1 truck) and Westburn Services Ltd. (2 trucks) on February 22, 1979, the expiration date of the license suspension.
>
> On February 27, 1979, a telephone call was received from Mr. Ringma, owner of Miller Electronic's Ltd., 1123 Davie Street, advising that vehicles had been towed from his property by Rory's without his authorization. It was found that towaway slips had been issued on February 24th and 25th, 1979 by Knight Security Services Ltd. to have Rory's towaway vehicles at 1123 Davie Street.
>
> Knight Security Services Ltd. were asked to produce all towaway slips issued by them and it was found that 56 towaway slips had been issued to Rory's on the weekend of February 24th and 25th to impound vehicles parked at 1123 Davie Street. When asked for their authorization from the owner of the property to issue the towaway slips, Knight Security produced a letter, on their own letterhead, purported to be signed by Miller Electronic Ltd. This letter was shown to Mr. Ringma of Miller Electronic who denies that he or any of his employees signed such an authorization and has given a letter to the City to this effect. An employee of Knight Security has stated that the letter of authorization was given to him by Rory Washtock, owner of Rory's Towing Ltd. and Westburn Services Ltd."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council in connection with the show cause hearing scheduled this day.

FOR COUNCIL ACTION SEE PAGE(S) 869

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Closure of 17-Foot Strip of Road Adjacent to 4730 Nanaimo Street

The City Engineer reports as follows:

"A 17-foot strip of Lot 3, Subdivision 9, Blocks 'B' and 10, District Lot 393, Plan 1388 was established for road when it was planned to widen Nanaimo Street from both sides. Subsequently, the required widening was taken off the westerly side. Therefore, the 17-foot strip taken from Lot 3 is no longer required for road. The owner of Lot 3 has made application to acquire the portion of road and add it back to his lot.

I recommend that the part of Lot 3 included in Explanatory Plan 8185 (17 feet), Subdivision 9, Block 'B' and 10, District Lot 393, Plan 1388 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The value of the 17-foot strip to be $100 in accordance with the recommendation of the Supervisor of Properties and Council policy.

(b) The 17-foot strip to be consolidated with the remainder of Lot 3."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 5

HARBOURS & PARKS MATTERS

RECOMMENDATION AND CONSIDERATION:

1. Nat Bailey Stadium Lease

The Director of Legal Services and the Superintendent of Parks report as follows:

" BACKGROUND

City Council, on January 10, 1978, passed the following motion:

'That $350,000 be allocated out of the 1978 supplemental capital budget with $191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

Further that a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services and that any option to renew the lease be subject to renegotiating terms of the lease.'

The matter of the terms of the lease was further dealt with by Council at meetings on February 21st, May 16th, and June 27th, 1978.

The field lighting has been installed to the satisfaction of the City but the Lease between the City and the Lessee has not been signed. It is anticipated that it can be signed shortly if the following matters are resolved by Council.

1. During the course of negotiations and Council consideration the reference to the Lessee has included "Mr. Ornest" and also "The Vancouver Canadians Professional Baseball Ltd.". Mr. Ornest now wishes to have the lease in the name of Harry Ornest.

   We have no objection to this request.

2. The lease contains provisions for termination:

   (a) if the Stadium is damaged by insurable casualty the Lessor may elect not to repair or refuse to repair;

   (b) if the land on which the Stadium is situated ceases to be a permanent park (required by Charter Amendment).

   The Lessee requires that in case of such termination he be reimbursed for a pro rata proportion of the renovations carried out to the Stadium which are to be the basis for forgiveness of rent (approximately $411,000). The calculation to be on the basis of the five year lease plus 5 year renewal.

   Premature termination for the reasons listed above is very unlikely and the request of the Lessee is not unreasonable.

Clause No. 1 cont'd

3. The Superintendent of Parks and Director of Legal Services take the position that the lease should provide that the Lessee be responsible for repairs as provided in the attached copy of paragraph 19 of the draft lease. The Lessor has limited its liability to repair and maintain to enumerated items and for its liability to repair in case of fire or other casualty. It was felt that the Lessee has improved the stadium for its purposes and the Lessor wishes to limit its commitment to expenditure of money to the field lighting system and the above-mentioned matters.

   The Lessee wishes the Lessor to be liable under the lease to maintain the stadium for 7 months of the year. We believe the Lessor could carry out maintenance by agreement but should not be contractually liable to do so.

   Part of the renovations to the stadium included a removable outfield fence across the existing soccer pitch. The lease was silent about the responsibility for removal and replacement of the fence until it became apparent that it would cost about $2,000 for each operation. The Superintendent of Parks agreed only to the cost to take the fence down with the Lessee to be responsible to replace it as provided for in paragraph 19. The Lessee does not wish to pay any portion of removal and replacement cost.

The Director of Legal Services and Superintendent of Parks recommend:

1. That the lease be in the name of Harry Ornest as Lessee.

2. That the lease in the event of termination referred to in item 2 will provide for reimbursement to the Lessee of a pro rata portion of the cost of renovations to the Stadium which are the basis for rent forgiveness based on the remaining term of the lease including the renewal period.

3. That the responsibility for maintenance of the facility, and for the removal and replacement of the fence be as provided in paragraph 19 attached."

The City Manager notes that on Recommendations (1) and (2) there is no disagreement between Mr. Ornest and City officials, and RECOMMENDS approval of (1) and (2).

On item (3), there is disagreement on the following points; and a decision is required from Council on each point. The respective positions are as follows:

A) Repairing damage occurring during the off-season

City officials: City to be responsible only if damage is due to use of the stadium sanctioned by the City (i.e. Park Board) (Lease item 19(c)

Mr. Ornest: City should be responsible even if not using the stadium, and particularly for damage to the perimeter fence.

Clause No. 1 cont'd

B) Clean-up of litter, debris, bird-droppings during off-season

City Officials: City responsible only if resulting from use of stadium which is sanctioned by the City (Lease item 19(e).

Mr. Ornest: City should be responsible throughout the off-season.

C) Removal and replacement of outfield fence (for soccer during off-season)

City officials: City to remove fence if desired, lessee to replace (Lease item 19(g).

Mr. Ornest: City should remove and replace.

The City Manager RECOMMENDS approval of the position of the City officials, but requests Council to consider and decide each item, so that the lease may be concluded.

FOR COUNCIL ACTION SEE PAGE(S) 516

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Second Six-Month Progress Report

The Director of Planning reports as follows:

" On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which included funding allocations for N.I.P. projects and other planning studies as a part of a strategy to achieve overall neighbourhood improvement. It is a requirement of C.M.H.C. that progress reports on Neighbourhood Improvement Programs be prepared every six months. The first Kensington N.I.P. Six-Month Progress Report was considered by City Council on November 21, 1978. At that time there had been some changes in priorities and cost estimates for some projects, while other unexpected projects had arisen. The purpose of this second six-month progress report is to describe the work done to date under the Kensington Neighbourhood Improvement Program, with particular emphasis on the period from October, 1978 to April, 1979.

In the first six-month progress report, the Director of Planning reported that $689,863 of Kensington N.I.P. funds had been appropriated. Since last November, City Council has approved, on the recommendation of the Kensington Citizens' N.I.P. Planning Committee and the Director of Planning, an appropriation of $129,578.

This was approved as follows:

Tecumseh School Annex	$ 27,460
Church of the Nazarene Playground	6,100
Art allocation (mural)	3,500
Playing field Consultant (Phase II)	12,500
McBride Main School	16,285
Glen Park Development	63,733
	$129,578

Therefore, during the first year implementation of the Kensington N.I.P., City Council has appropriated a total amount of $819,441. This represents 31% of the $2.6 million allocated to the program, with two years still remaining in the implementation stage.

In addition, several major projects will be brought forward for Council approval in the near future. These projects include: Kensington playing fields and park improvements, specifics on the library proposal, as well as a second lawn bowling green at Gray's Park. If City Council approves all these projects, the total amount of committed funds would equal $1,263,931, or 48% of the available funds.

PROJECT STATUS

Parks - $783,155 (30%)

The Kensington Citizens' N.I.P. Planning Committee placed a priority on improvements to the four parks in the community. To date, park designs have been completed or are nearing completion for Gray's, Glen and Kensington Parks, with a public meeting scheduled for early summer to begin design work on Kingcrest Park. Facilities provided to date, or scheduled, include a new community house and lawn bowling clubhouse, a second lawn bowling green and improved facilities in Gray's Park, general upgrading of Glen Park and new play facilities and two major playing field renovations in Kensington Park.

Schools - $150,000 (5%)

The Schools projects, primarily creative playgrounds, have been designed through negotiations among the various Parents Consultative Committees,

Clause 1 continued

teachers, students and School Board staff. To date funds have been allocated to Tecumseh Annex and McBride Main School, with final estimates for McBride and Selkirk Annexes to be discussed by the N.I.P. Committee in the very near future. Dickens Annex, the remaining school, is scheduled for consideration early in the fall school term.

Physical Improvements - $288,850 (11%)

The physical improvements allocation is intended to improve sidewalks around schools and parks, upgrade the commercial areas and improve pedestrian safety and, as well, provide some artwork and trees throughout the community. To date $40,000 has been approved to provide sidewalks on public open spaces and $3,850 has been spent to allow a street widening to proceed and to provide litter containers near corner grocery stores. $3,500 of the $50,000 art allocation has been allocated to a commemorative mural, with several other art proposals scheduled for N.I.P. Committee consideration. The commercial upgrading allocation is awaiting the outcome of Fraser Street and Kingsway planning studies currently under way, with the trees allocation to be considered later in the program once funding for the major projects has been clarified.

Neighbourhood Facilities - $1,014,358 (39%)

There are four major projects in this category. $399,358 has already been approved toward the construction cost of the Kensington Community Centre, with a further $115,000 allocated for Community Centre and other neighbourhood facilities furnishings. City Council on April 3, 1979 approved in principle the establishment of a storefront library in the community. Exact building renovations and furnishings costs will be reported to Council at a later date. Subject to School Board approval, the Director of Planning will recommend to City Council that a consultant be hired to report on the feasibility of improving the gymnasium facilities at McBride School.

Administration - $260,000 (10%)

As of March 31, 1979, $75,194.31 has been spent for administration of the Kensington N.I.P. program.

Contingency - $119,687 (5%)

$6,100 has been allocated to the Church of the Nazarene recreation area. The remainder of the funds will await new projects or will be assigned to fund any shortfalls on planned projects.

RESIDENTIAL REHABILITATION ASSISTANCE PROGRAM (R.R.A.P.)

The rehabilitation and upgrading of housing is an important goal of the Kensington Neighbourhood Improvement Program. The Residential Rehabilitation Assistance Program, operating in Kensington since April, 1978, has been a major contributing factor in the improvement of residential property in the Kensington area.

As of March 31, 1979, a total of 258 applications have been received. Of these, 249 houses have been inspected, 84 homes have completed their repairs and 44 have had financing approved by C.M.H.C. and work has commenced. City and C.M.H.C. are currently processing 91 applications. 39 homeowners and landlords have cancelled their applications.

In 1979, only homeowners applications have been processed. Landlord applications have not been approved since January 1, 1979 and C.M.H.C. has not accepted landlord applications since January 29, 1979. The new landlord R.R.A.P. program is expected to be in effect after the federal budget is approved.

CITIZEN INVOLVEMENT

The Kensington Citizens' N.I.P. Planning Committee continues to meet in full committee every second Wednesday evening, with subcommittee meetings called as necessary. The overall membership stands at 27. Subcommittees are currently working on physical improvements, Kensington Park design

Clause 1 continued

and the library and gymnasium projects. New members are continually encouraged to join through newsletters and public park design meetings. Other events, such as the official opening of the Gray's Park Community House, scheduled for April 28, 1979, give Planning staff and N.I.P. Committee members an opportunity to publicize the program in the community. The Parents Consultative Committees remain active in designing the school projects, while organized athletic groups have been consulted on park designs and playing fields improvements.

RECOMMENDATION

The Director of Planning submits the foregoing Six-Month Progress Report for the information of City Council and recommends:

THAT City Council submit the Second Kensington N.I.P. Six-Month Progress Report to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - General Brock Playground Improvement

The Director of Planning reports as follows:

"On July 26, 1977 Council approved the Riley Park N.I.P. Concept Plan which included allocations of $75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds to expand and improve the playground at General Brock School.

The Riley Park Neighbourhood is presently deficient in play facilities for young children. The object of this N.I.P. investment is to increase such play facilities within each community sub-area that is surrounded by busy streets. The General Brock School area has been identified by the Riley Park Citizens' N.I.P. Planning Committee and other interested residents, as such an area, having many children but lacking in sufficient outdoor active play equipment. The improvement and expansion of the existing small playground at Brock School would well satisfy the recreation needs of school age children in the vicinity, both during and after school hours. It will also increase the safety of the neighbourhood by making it unnecessary for children to cross major streets to reach a desirable play area. Because of present tight budget constraints the Vancouver School Board cannot provide the funds for construction of the proposed play facility, but has agreed to cover all ongoing maintenance costs.

A detailed listing of the proposed improvement and estimated costs is attached as Appendix A, based on a design scheme that has been devised by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver School Board, the Brock School Consultative Committee, Brock School Staff and other interested local residents.

The Director of Planning recommends that Council approve an expenditure not to exceed $8,660.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for a play facility at General Brock School, costs to be shared as follows:

C.M.H.C.	(50% of total)	$4,330.00
Province of B.C.	(25% of total)	$2,165.00
City of Vancouver	(25% of total)	$2,165.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Street Names - Champlain Heights and the Langara Housing Development at 49th Avenue and Cambie Street

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"At its meeting on April 17, 1979 the Street Naming Committee considered street names for privately-owned roads in Enclaves 15 and 17 in Champlain Heights and Phase II of the Daon Pacific Housing Development at 49th Ave. and Cambie St.

Enclave 15 - Champlain Heights

Abacus Cities submitted the following names for the private roads within their development:

Nairn Avenue

Copeland Avenue

Langford Avenue

The Committee agreed these would be acceptable.

Enclave 17 - Champlain Heights

The developer of this enclave did not suggest any names for the private roads within the development. As developers of other enclaves (Enclaves 15 and 16) had chosen names of B.C. Provincial Parks the Committee stayed with this theme and agreed on:

Celista Drive

Gwillim Crescent

Liard Place

Housing Development - 49th Ave. and Cambie St.

Daon Pacific submitted names to the Committee for the privately-owned road in Phase II of the housing development at 49th Ave. and Cambie St. The roads in Phase I were named after golf courses and in keeping with this theme the Committee chose Pinehurst Drive for the private road in Phase II.

RECOMMENDATION

The Street Naming Committee recommends:

A. That the following names of private roads within Enclaves 15 and 17 in Champlain Heights and the housing development at 49th Ave. and Cambie St. (Langara) be approved:

Enclave 15 (Copeland Avenue
(Langford Avenue
(Nairn Avenue

Enclave 17 (Celista Drive
(Gwillim Crescent
(Liard Place

Clause 3 continued

Langara (Pinehurst Drive

B. That the City Engineer be instructed to amend the official street name map accordingly."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

FOR COUNCIL ACTION SEE PAGE(S) 6 & 7

LICENSES AND CLAIMS MATTERS

CONSIDERATION:

1. Sunday "Closings"

On February 6, 1979, City Council passed the following resolution:

> "THAT the Director of Permits and Licenses continue to monitor apparent contraventions of the Lord's Day Act and, in the absence of any stated government policy, report back to Council within a reasonable time to enable Council to consider invoking its powers under its licensing jurisdiction."

The Director of Permits and Licenses reports as follows:

> "Inspections were carried out on the last two Sundays in March and the first two Sundays in April. Listed below are the addresses, licensee, and type of stores which were found to be open in contravention of the Lord's Day Act and Council resolutions:

Drug Stores

* 665 W. Broadway	London Drugs No. 4 Ltd.
*2585 E. Hastings	London Drugs No. 7 Ltd.
*2079 W. 42nd Ave.	London Drugs Ltd.

(These drug stores were offering for sale, items listed in Section 4(1) of the Shops Closing Bylaw in contravention of Council's resolutions - e.g. cameras, groceries, etc.)

Food Stores

141 E. Broadway	Jack and Susie Ng
*6580 Fraser St.	Miriwa Investments Ltd.
*6469 Oak St.	Pau Maren Investments Ltd.
*1649 E. 1st Ave.	Commercial Supermarket 1971 Ltd.
1395 E. 33rd Ave.	Kingsgate Super Market Ltd.
*1532 W. 41st Ave.	Kajani Enterprises Ltd.
*1034 Commercial Dr.	S. Karim
2225 E. Hastings St.	Jennifer Marr
*6607 Main St.	Sadrudin Paboni
1803 Commercial Dr.	Holiday Trading Co. Ltd.
451 Powell St.	Smithfields Meat and Fish Market Ltd.
7260 Main St.	B.C. Shop & Save Food Markets Ltd.
290 E. Hastings St.	B.C. Shop & Save Food Markets Ltd.
461 Powell St.	B.C. Shop & Save Food Markets Ltd.
349 E. Hastings St.	Shoten Shimizu
5891 Victoria Drive	K & M Fruit Centre Inc.
4364 Fraser	Tin Hok Wong and Margaret
5685 Main St.	Unifood Enterprises Ltd.
1346 Kingsway	Holiday Trading Co. Ltd.
423 Powell St.	Shigeru Hirai
1609 Commercial Dr.	Lagrotta Del Formaggio Ltd.
4853 Main St.	Florintino I. Viray

Furniture Stores

*100 S.W. Marine Dr.	Shelmar Furniture Ltd. ("Harry Hammer
*996 Homer St.	Shelmar Furniture Ltd. ("Harry Hammer
2707 Main St.	Loyal Furniture Ltd.
*1630 S.E. Marine Dr.	The Scandinavians Furniture C L Centre Ltd.
210 S. W. Marine Dr.	Stacy's Furniture World Clearance Centre Ltd.

Clause No. 1 cont'd

Furniture Stores (continued)

703 Terminal Ave.	Hopes Furniture Warehouse Sales Ltd.
2967 Grandview Hwy.	Grantree Furniture Rental Ltd.
350 S.E. Marine Dr.	Stan Ken Investments Ltd.
5139 Victoria Dr.	K.& K. Furnishings Ltd.

Lumberyards

490 Commercial Dr.	Lumberland Building Materials Ltd.
1985 Powell Street	Lumberland Building Materials Ltd.

Retail Dealers

1126 Davie St.	Heatherington's Style Shop Ltd.
6695 Main St.	Frontier Cloth House Ltd.
1015 Granville St.	Amsok Enterprises Ltd. (arcade)
1033 Granville St.	Super Love Products Ltd.
6669 Main Street	Manjit K. Sandhu
1172 Davie St.	Jan Howard
6621 Main St.	Ashoka Trading Co. Ltd.
1155 Davie St.	Caline Tessier
1034 Davie St.	Slippery Slats Ski Ltd.
1140 Robson Street	The Oriental Marble House Ltd.
2328 W. 4th Avenue	Apache Jeans Co. Ltd.
6201 Fraser St.	Sarbjit Singh
836 Granville St.	Jack Ng.
6540 Main St.	Didar Singh Lail
6642 Main St.	Kesar Singh Dhaliwal & Bachan Kaur DBA Kejas' Trading Company
1148 Robson St.	June Curtis Tantaon & J. Assef
1739 Robson St.	Madat Samji (cleaners)
1124 Davie St.	San Francisco Rag Shop Ltd.
6658 Main St.	Sucha Singh Claire
1027 Davie St.	A W S Aquariums West Sales Ltd.
*1221 Davie St.	Van Berkel's Fashions Ltd.

The above list contains 51 operators (57 licensed business outlets).

The 13 stores with asterisks were open on each of the 6 Sundays surveyed. (The others closed on some Sundays, or have not been checked six times.)

The Provincial Government has not stated any policy on Sunday closing. If Council wishes to invoke its powers under the licensing powers, as suggested on February 6, then it would be advisable to do so soon. Otherwise a new survey of Sunday openings would be necessary and would likely find many more offenders.

The following options are therefore offered for Council's consideration:-

1. Ask all 57 businesses, (51 operators) to show cause why their business license should not be suspended.

2. Ask the 13 businesses (9 operators) who have been found open on 6 Sundays (those with asterisks) to show cause why their business license should not be suspended.

3. Council select from the 13 businesses one or more stores, as test cases, and ask them to show cause why their business license should not be suspended.

4. Take no action at this time, awaiting the election and consideration by the new government of a possible Province-wide policy."

The City Manager submits the choice of options 1 to 4 for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 7

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Operation of Sound Truck on City Streets

The City Engineer reports as follows:

"The Auxiliary of St. George's School, in a letter dated April 12, 1979, have requested permission to operate a sound truck that will include some members of the school stage band on the back to advertise its 26th Annual Country Fair on May 5, 1979. The current newspaper strike and the Federal and Provincial Election campaigns have curtailed the Auxiliary's advertising of the Country Fair, consequently they wish to utilize a public address system.

Section 81(4) of the Street and Traffic By-law #2849 states: 'No person shall drive, operate, stand or park a sound truck on any street without first having obtained permission therefor from the Council'.

It is proposed to operate the sound truck in the Dunbar, Kerrisdale and South Granville Districts on Friday, May 4, 1979 during the period 4-6 p.m. The Police Department advise that they have no objections to the operation of this sound truck and there are no problems anticipated from a Traffic Engineering standpoint."

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 10

FINANCE MATTERS

RECOMMENDATION:

1. Trout Lake Urban Demonstration Project - John Hendry Park

The Deputy Director of Finance reports as follows:

"On March 23, 1979, a communication from the Chairman of the Parks Board was circulated to the members of City Council relative to the above project.

The present report deals with the project (first stage) as outlined in the information circulated to Council at an estimated cost of $1,500,000. The Parks Board explain that the proposed $1,500,000 park improvement program represents a level attainable at this time, while the overall master plan concept identifies further work which could be undertaken as future funds permit (e.g. future swimming lagoon, park expansion in northwest corner, additional playfield development). The expenditures and sources of funds are summarized as follows:

EXPENDITURES

Lake	
Upgrade water supply including fountains Revise drainage Bank stabilization New lagoon and dredge Decks and bridges	$ 200,000
Areas Surrounding Lake	
Nature area including fitness track Paths and walks Trees and shrubs Rest benches	202,000
Picnic Areas	
Grassed area Trees and shrubs Paths and walks Shelters Tables and benches	258,000
Two sports fields	170,000
New Parking	120,000
Lighting	
General park lighting One sports field lighting	50,000
Sub-total	$1,000,000
Nature area/planting/alternate swimming-water playground development	500,000
Total - First Stage	$1,500,000

Clause No. 1 cont'd

SOURCE OF FUNDS

Federal Government Urban Demonstration Fund	$1,000,000
Provincial Government Recreation Facility Grant	400,000
Parks Board 1979 Supplementary Capital Budget	100,000
	$1,500,000

COMMENTS OF THE DEPUTY DIRECTOR OF FINANCE

The following comments are on the basis that City Council is intending to proceed with the development of the John Hendry Park along the lines as proposed by the Board of Parks and Recreation.

The City has received the Urban Demonstration funds from the Federal Government on a grant basis as approved by City Council on March 6, 1979. Council should now formally allocate these funds to the project.

Parks Board have approved an allocation of $100,000 of their 1979 Supplementary Capital Budget funding towards the John Hendry Park project. This allocation by the Park Board requires approval by City Council.

The $400,000 Provincial Government Recreation Facility Grant has been included in the report to City Council on April 24, 1979 along with other submissions to the Provincial Government for their approval. Pending approval of these grants by the Province, these funds cannot be allocated without the use of interim financing (revenue surplus) of the City. However, in this case, the project does not appear to require the full funding at this time and I would recommend that the project be approved at the level of $1,100,000 and upon approval by the Province of the Recreation Facility Grant of $400,000, that the project be automatically increased to $1,500,000. If it was necessary to issue a contract at the level of $1,500,000, then interim financing would be required at this time for the $400,000.

Parks Board representatives will be available at the Council meeting to answer any questions and give further information, as required.

RECOMMENDATIONS

If City Council confirms the revised concept plan and budget breakdown for the John Hendry Park project as submitted by the Parks Board, then the Deputy Director of Finance recommends that:

A. City Council appropriate $1,000,000 of Urban Demonstration funds to the project.

B. City Council approve the amount of $100,000 of Parks Board 1979 Supplementary Capital Budget funds towards this project as recommended by the Parks Board.

C. Pending approval by the Province of the $400,000 Recreation Facility Funds Grant that the project be approved at the $1,100,000 level, and that when the Province approves the $400,000 grant, that the project be increased to $1,500,000."

The City Manager **RECOMMENDS** approval of the foregoing recommendations of the Deputy Director of Finance.

FOR COUNCIL ACTION SEE .....(S) 10

PERSONNEL MATTERS

RECOMMENDATION:

1. Additional positions for Long Term Care Program, Health Department

The Acting Medical Health Officer reports as follows:

"In a letter dated February 7th, 1979, the Ministry of Health, Province of British Columbia has authorized the establishment of three full-time Nutritionists, and one and one-half clerical support staff. The Long Term Care Program will use these Nutritionists to monitor food services in Community Care Facilities, and to provide nutrition education and food service workshops for workers in Community Care Facilities. The Nutritionists will also be available to provide nutrition information to Long Term Care staff who are making home visits.

Costs	April 1/79 March 31/80	Annual Recurring
3 Nutritionists I at 1,525 per month in 1979 1,640 per month in 1980	55,935	55,935
1½ Clerk Typists II at 917 per month in 1979 986 per month in 1980	16,817	16,817
Sub Total	72,752	72,752
Fringe Benefits (12½%)	9,094	9,094
Auto Allowance	1,500	1,500
3 single pedestal desks 3 swivel tilter chairs 1 steno desk plus runoff 1 Editor C 850 typewriter	2,305	---
Office Supplies	450	450
Educational Materials and Supplies	1,800	1,800
Administration & Overhead	2,456	2,456
	90,357	88,052

All costs of these additional positions will be assumed by the Provincial Government.

I am requesting that approval for these positions be made as of April 1, 1979. There is a considerable amount of work involved in organizing this part of the Long Term Care Program, and any funds available from April 1, 1979 until permanent appointments of the Nutritionists, will be used to pay for additional sessions of part-time Nutritionists.

The Director of Personnel Services concurs with the classification of these positions. However, it should be noted that a review of the Nutritionist classification has been initiated, and will be completed in the near future. A copy of the report has been forwarded to the V.M.R.E.U. for information.

The Acting Medical Health Officer recommends that these additional positions be established for the Long Term Care Program effective April 1, 1979."

The City Manager RECOMMENDS that the recommendation of the Acting Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

PROPERTY MATTERS

RECOMMENDATION

1. Champlain Heights - Marketing Phase 2

The Champlain Heights Project Manager reports as follows:

"BACKGROUND

September 26th 1978 Council approved the following recommendations of the Standing Committee on Planning and Development:

A. THAT the Phase 2 Plan for Champlain Heights Areas E and F be approved as revised.

B. THAT the Project Manager and Director of Planning report back to Council on the revised specific conditions of development of each enclave.

December 12th 1978 Council received and approved the report referred to in Clause B. These reports were the culmination of the lengthy review process which re-assessed the Champlain Heights development plan and resulted in changes to the design and layouts of the various enclaves in Phase 2. The changes were discussed with the community and City staff. The guidelines contained in the original 1974 Implementation Report were retained.

Work is now proceeding on Phase 2 engineering services and parkway construction following Council approvals of a major portion of the Phase 2 program on December 12th 1978 and April 10th 1979.

Preliminary clearing and grading operations have been completed and watermains are now being installed. This work will be followed by the installation of sewers, streets, hydro and telephone services, and it is expected that all Phase 2 enclaves will be fully serviced by the end of this year. This timing is consistent with the proposed marketing being requested in this report.

In addition, work is progressing on the Phase 2 walkway. Preliminary clearing and grading is completed and construction of the walkways and lighting is about to start. A substantial portion of this work should be completed by this Fall.

PURPOSE

The purpose of this report is to advise Council with respect to the proposed marketing plan for Phase 2 and to request authority to tender a number of Phase 2 enclaves.

Phase I consisted of a total of 887 units. Slightly more than half of these units are market housing and less than half are non-market units. All the enclaves are committed although a specific funding program for a part of Enclave 14 has not yet been secured. Development of the Phase I enclaves are at various stages. Some are complete and others are just about to commence construction.

Three of the market enclaves are selling units - generally speaking the sales are going well and the developers are pleased with the progress. They have expressed an interest in bidding on the Phase 2 enclaves.

The non-market developments have been well received. The co-op is complete and fully occupied and the first half of the family rental enclave which has been completed will be fully rented as of May 1st. The second half of this enclave will be available for June 1st occupancy.

Clause No. 1 cont'd:

The Development Group is constantly monitoring the market and it would appear from present indications that the residential market has recently been strengthening. We have discussed a marketing program with staff as well as our marketing consultant, George Oikawa of Western Realesearch, and all are in agreement that a tender call at this time should produce strong bids.

Our marketing strategy in Champlain Heights to date has progressed from north to south and we would recommend continuing in this fashion.

Our efforts in the past have been to bring market and non-market housing on stream simultaneously and again we would recommend continuing with this approach.

It is recommended that we market enclaves on the eastern side of the development at this time, specifically enclaves 4, 5, 6, 7 and 21. In the second phase there are a total of 11 market enclaves which will accommodate 413 units on approximately 31 acres of land. These five enclaves which we propose to market now have a capacity for approximately 132 units on 12 acres of land.

This report is also recommending that non-market enclaves 8, 9 and 10 be designated for a co-operative housing project and that the Project Manager be authorized to seek out suitable sponsors. Enclaves 8, 9 and 10 will accommodate approximately 126 units on 8.7 acres of land. There are a total of 9 non-market enclaves designated in Phase 2. These enclaves will accommodate approximately 560 units.

In Phase 1 there is a total of 220 rental housing units not including the seniors enclave. Early indications are that the market is responding well to rental housing, however, until we have more information from these various rental programs, it is not our intention to promote an additional enclave for rental housing.

Subject to Council approving this report, the lands will be advertised in early May. Tenders will close in June and the results will be reported to Council in early July. Terms and conditions of the tender offering will be consistent with the market enclaves offered in Phase 1. That is to say they will be offered on the basis of a 99 year prepaid ground lease for development under the Strata Titles Act.

The non-market enclaves will be available on a 60 year annual or prepaid ground lease as in Phase 1.

In view of the foregoing, the Champlain Heights Project Manager recommends:

(a) THAT Council authorize the Project Manager to call tenders for Enclaves 4, 5, 6, 7 and 21/Champlain Heights for development in accordance with the terms and conditions previously approved by Council.

(b) THAT Council authorize the Project Manager to seek out suitable sponsors for a co-operative housing development in Enclaves 8, 9 and 10, and;

(c) THAT the Project Manager report conclusions of the tender offering for Council's consideration in early July 1979.

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 11

2. Sale of Property:
W/S Richards between Drake and Helmcken

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 23, Block 104, D.L. 541, Plan 210 - West side of Richards Street between Drake and Helmcken Streets; zoned DD (Downtown District)

Name	Lot Size	Sale Price	Terms
British Columbia Telephone Company	25' x 120'	$72,625 (net)	Cash

Sale to be subject to:

A. The purchaser confirming the purchase of the property to the south being Lots 20-22 inclusive and of the property to the north being Lots 24-29 inclusive, all of Block 104, D.L. 541, Plan 210.

B. The approval of the City [Director of Planning] of the intended use and plans of the British Columbia Telephone Company on or before May 30, 1979 to the sole satisfaction of the purchaser."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of City-owned Land Situated W/S of Victoria Drive, North of 3rd Avenue

The Supervisor of Properties reports as follows:

"The owners of property described as that part of Lot 33 lying on the East of the Right-of-Way shown on Plan 4064 of "B", Block 144, D.L. 264A, Plans 1315 and 1771, have offered to purchase the abutting City land which is located between their property and the lane.

The subject City land which is described as that part of Lot 33 lying to the West of Right-of-Way and that part of Lot 33 included in Right-of-Way, Subdivision B, Block 144, D.L. 264A is approximately 10.058 m X 2.818 m (33' X 81') in size and is zoned RT2. This property was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street, which was acquired by the City from the B.C. Electric in 1955. These excess portions of Right-of-Way are sold to abutting owners when applied for as they only have value to these owners.

Following negotiations, the abutting owners have agreed to purchase the subject City land on the following basis:

(a) Purchase price $17,800.

(b) Date of sale to be May 1, 1979 with the purchasers paying taxes from this date.

(c) City to bear the cost of preparing subdivision plans and documentation and registration costs.

Clause No. 3 cont'd:

(d) Purchasers to be responsible for and bear the cost of demolishing a boarded up old dwelling on the property which they own and which is to be consolidated with the City property.

(e) Purchasers to dedicate the East 7 feet of their property for road purposes.

The above arrangement is considered to be fair and reasonable and is endorsed by the Director of Planning.

It is therefore recommended that that part of Lot 33 lying to the West of Right-of-Way and that part of Lot 33 included in Right-of-Way, Subdivision B, Block 144, D.L. 264A be sold to the abutting owners of Lot 33, for the sum of $17,800. on the foregoing basis subject to the lands being consolidated to form one parcel."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Resubdivision of City-owned and private-owned Lots N/S 47th Avenue between Arlington and Kirkland Streets

The Supervisor of Properties reports as follows:

"The owners of Lot 6, N.E. ¼, D.L. 339, wish to enter into an agreement with the City whereby their lot and abutting City-owned Lot 7, N.E. ¼, D.L. 339, which is held in the Property Endowment Fund, would be resubdivided into three lots.

Privately-owned Lot 6 is 22.70 m X 47.00 m (74.5' X 154.2') and City-owned Lot 7 is 18.95 m X 47.00 m (62.2' X 154.2'). It is proposed to create three lots approximately 13.86 m X 47 (45.5' X 154.2'). The Director of Planning has indicated that he would agree to the resubdivision.

There is presently a dwelling on Lot 6 which the owners will demolish at their own cost and they will also pay, on a pro-rata basis, their costs related to the resubdivision. Both the owners and the City will share on a pro-rata basis in the net proceeds of the sale of the three lots. The owners will retain one of the lots, with the price being determined on the basis of the sale of the other two lots, as part of their share of the proceeds.

It is noted that the City and the owners will both gain as the value received will be greater for three lots than for two over-sized lots.

On March 8, 1979, it was resolved by the Property Endowment Fund Board that the Supervisor of Properties proceed with a joint subdivision of City-owned Lot 7 and privately-owned Lot 6, as outlined subject to approval of City Council.

It is therefore recommended that the Supervisor of Properties be authorized to enter into an agreement with the owners of privately owned Lot 6 as to a joint subdivision on the aforementioned basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of Property - Lots 28 - 31, E/S Nootka, North of Venables

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board tenders were called for the purchase of the following property on April 2 and 4, 1979, and were opened in public on April 23, 1979. It is recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved in accordance with the terms and conditions set down by Council.

Lots 28-31 inclusive except the east 10 feet of each lot, Block A, North East Quarter Section 24 THSL, Plan 1925 - East side of Nootka Street North of Venables Street - RS1

Name	Lot Size	Sale Price	Terms
Sime Zunic	9.51m x 33.53m each lot	$136,640	City terms at 13% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Sub-lease of 604 Stamps Landing

The Supervisor of Properties reports as follows:

"By agreement dated May 1st, 1977, the City of Vancouver entered into a lease with Frank Stanzl Construction Ltd. for a caretaker's suite to be incorporated into the Stanzl Heather Marina Building. This lease runs until December 31, 1981.

Recent re-assessment of the Marina operation by the Civic Buildings Department resulted in the knowledge that a full time caretaker is not required thereby making the suite redundant. Tenders were called for the sub-lease of the suite for the balance of the term, less one day.

The highest bid received is in the amount of $311.00 per month and is considered to be reasonable and satisfactory to the Supervisor of Properties.

Recommended that approval be given to sub-lease 604 Stamps Landing to Mr. Ray Desharnais, 816 Millbank, Vancouver, at a fixed rental of $311.00 per month for the period May 1st, 1979 to December 30, 1981 and that the sub-lease be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

B 03

MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: Community Services Contribution Program

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Finance reports as follows:

"A. Background

The original Federal program appeared to be a Revenue Sharing Program to replace various existing programs such as the Federal share of the Neighbourhood Improvement Program and the Sewer and Waterworks assistance under CMHC. It initially appeared that predictable amounts would be distributed on a formula basis to Municipalities (presumably through their respective Provinces) with few strings attached on what the funds could be used for.

The program as it has now been announced for British Columbia is quite different and essentially is a cost-sharing program for specific projects, with the Province determining those projects which will be approved.

B. Elements of the Program

I. Sewer and Water Facilities

This element of the program is so that the following can be installed or replaced in new or existing areas:

a) Sewage treatment plants and trunk lines conforming to CMHC definitions.

b) Community water treatment and supply facilities including trunk water systems.

Assistance under this element of the program is 20 per cent of the total capital cost as a capital grant. There is also a "high cost sewerage grant" but it is a little unclear as to whether this would be applicable to the City.

II. Local Community Improvement Projects

To quote from the Provincial guidelines, 'the objective is to provide financial assistance to Municipalities and Regional Districts in providing, replacing or rehabilitating neighbourhood level social, cultural and recreational facilities and other improvement and conservation projects, in established neighbourhoods.'

This apparently does not include LAP/NIP type planning programs. It is important to note that it really does mean 'local community' projects, not any projects that are of City-wide use.

The criteria for the local community area in which projects are contemplated are:

a) Predominately residential, or intended for predominately residential use.

b) Zoned residential in an approved community plan.

c) Deficient in the average level of community services and facilities, or is in need of replacement of existing services and facilities.

The assistance under this program is 50 per cent of the cost of any approved project and includes 50 per cent of the cost of planning staff time, holding neighbourhood meetings, advertising, etc. specific to the potential projects within the determined area.

This program cannot be piggybacked on the Recreation Facilities Assistance Program, in other words, one cannot obtain a RFAP grant and then share the remaining cost 50/50 under the CSCP program. The criteria do not appear to demand the strict boundary and population rules that governed NIP.

III. Waste Conservation to Energy Projects

The objective of this element of the program is to encourage Municipal energy consciousness by providing financial assistance to Municipal demonstration/pilot facilities which convert Municipal waste to energy production.

The scope of assistance is a grant of up to 50 per cent of the capital costs with a maximum contribution of $250,000.

C. Program Years

Year 1 (1979)

Applications for the 1979 Program Year must be submitted to the Province by May 11, 1979 and the projects approved in principle will be announced by the Province towards the end of May. There are five fixed claim dates, commencing March 1, 1980 and ending February 1, 1981. Any claims not in by the final claim date are foregone, in other words, the cost will remain with the City. This will make it extremely important that projects be properly timed and claims submitted on time.

It may be that Vancouver will not receive many approvals in 1979 as there are apparently a large number of outstanding applications around the Province for approval of projects which used to be covered under CMHC Sewer Facilities Assistance Program.

Year 2 (1980)

The applications for the projects for the 1980 Program Year must be in the hands of the Province by October 31, 1979. There will be five claim dates from March 1, 1981 to February 1, 1982 and again any claims not submitted by the final date are foregone.

It would appear that we can probably expect considerably more in approvals for the City of Vancouver in the 1980 Program Year than in the 1979 Program Year.

Administration

Departments will be held responsible for carefully administering their own projects, in the planning, construction, timing of claims, etc. so that projects are completed on time and all claims made on time. Estimates are also important as cost overruns may not be cost shareable.

If many projects are approved in the 1979 Project Year, we may very well need a senior clerk to administer and co-ordinate the claims and the paper work. If not many projects are approved, then the Finance Department can handle the work. The same will apply for the 1980 Program Year. If such a position is needed, it appears to be a shareable cost.

Second Program Year - 1980 - Planning for It

The deadlines for the 1979 Program Year are such that the City cannot implement an improved planning process for the 1979 applications. However, this lack is to a fair degree offset by virtue of

Finance Committee and City Council having considered and dealt with the Basic Capital Budget and Supplementary Capital Budget much earlier this year than normal - arising from our expectation that the CSCP might very well require fast action once it was announced. Therefore, Council can take advantage of the priority-setting work it has already done, especially in the Supplementary Capital Budget, in considering the recommended projects in Appendix I (City share already funded) and the consideration projects in Appendix II (City share funding not yet provided).

The Director of Planning has expressed particular concerns regarding the planning and priority-setting process, in an accompanying report to Council. The Director of Finance agrees that a process needs to be established for the 1980 Program Year (applications to be submitted by October 31, 1979) but does not necessarily agree with all of the points made by the Director of Planning. It would therefore seem appropriate that the question of the 'process' for the 1980 Program Year be referred to the Finance Committee for consideration and determination. The City Engineer has similar concerns and concurs with the Director of Finance proposa A particular problem for the 1980 Program Year will be the question of funding the City's share of the cost of projects. The applications must be submitted to the Province by October 31, 1979, with announcement of approved projects presumably shortly thereafter. The City's funds available in 1979 will essentially be fully allocated by then and City funds from next year's capital budgets (Basic and Supplementary) will not be available until the Spring of 1980. The exception would be for 1979 projects funded in 1979 but not yet started (and not previously approved under CSCP). Some additional capital funds can probably be made available but these would not be large (possibly $500,000 - $750,000). The City could also assume, after January 1, 1980, a normal Park Board allocation from 1980 Supplementary Capital Budget, plus Engineering Basic Capital Budget.

D. Applications for 1979 Program Year

Meetings have been held involving the departments of Finance, Engineering, Planning, Social Planning, Civic Buildings, Library, Parks, and the development groups for False Creek and Champlain Heights.

Because of the no piggybacking between this program and the Recreation Facilities Assistance Program, we are recommending that projects where the City has applied for or intends to apply for RFAP grants not be included in our applications for the 1979 Program Year under CSCP. This can be re-examined for the next program year, particularly for projects turned down for RFAP grants this year. However, the Director of Social Planning is optimistic about our applications for RFAP grants this year.

The departments have put together a list of projects that we are recommending Council submit for approval-in-principle under the CSCP for the 1979 Program Year, attached as Appendix I, and a list of projects that Council consider for submission, attached as Appendix II.

These breakdown into:

Appendix I - City Share Funding and the Projects Themselves Already Approved by Council (in 1979 Basic and Supplementary Capital Budgets)

Appendix II - City Share Funding and the Projects Themselves Not Yet Approved by Council

Source of funds for the City's share for the Appendix II projects would have to come from:

a) Funds freed up under Appendix I projects.

b) Unallocated 1979 Supplementary Capital Budget

Where the projects listed in Appendix II were priority rated in the 1979 Supplementary Capital Budget process, the priority rating is indicated against the project. After the Province announces approval-in-principle for their choice of projects, then a re-analysis would have to be done to see if enough funding was freed up by Appendix I projects and whether Council is willing to allocate any needed funds from 1979 Supplementary Capital Budget Unallocated, keeping in mind that other potential demands on the unallocated Supplementary Capital Budget exist, such as the Cambie Bridge, Library Circulation System, and the Convention Centre. Council's examination of the projects can largely concentrate on the Appendix II list, deleting any items Council considers inappropriate.

E. Recommendations

It is recommended that:

1. Council confirm the staff action excluding RFAP projects from these current applications.

2. Council approve submission of applications for approval-in-principle for the projects listed in Appendix I.

3. The question of a planning and priority-setting process for the 1980 Program Year be referred to the Finance and Administration Committee.

F. Consideration

That Council consider which projects in Appendix II they wish to apply for under this program."

The City Manager RECOMMENDS approval of Recommendations 1, 2 and 3.

The City Manager submits for CONSIDERATION whether Council wishes to apply for any of the projects in Appendix II, noting that the list in Appendix I already greatly exceeds the sums that the City is likely to receive.

FOR COUNCIL ACTION SEE PAGE(S) 11, 12

B(i)

043

MANAGER'S REPORT

DATE April 24, 1979

TO: Vancouver City Council

SUBJECT: Community Services Contribution Program: Planning Considerat

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"The Community Services Contribution Program announced by the Minister of Municipal Affairs of B. C. provides for basically two Federal/ Provincial cost-sharing programs with municipalities. One for 1979 - 1980 and one for 1980 - 1981 with final billing dates February 28, 1981 and February 28, 1982 respectively.

The basic criteria for the selection of local community areas in which the projects are contemplated, are that:

1. The area be predominantly residential;

2. The area be zoned residential in an approved community plan; and

3. It be deficient in the average level of community services and facilities or is in need of replacement of existing services and facilities.

The Community Services Contribution Program replaces three programs, namely, the Neighbourhood Improvement Program, the Municipal Incentive Grant Program, and the Lands and Municipal Infrastructure Program.

The Neighbourhood Improvement Programs in the City of Vancouver in the years 1974 to 1977 were made up of the following monies:

	Federal	Provincial	City
1974	$1,500,000	$ 775,000	$ 800,000
1975	$1,125,000	$ 562,500	$1,053,000
1976	$2,200,000	$1,100,000	$1,190,000
1977	$1,500,000	$ 750,000	$ 843,000
TOTAL	$6,325,000	$3,187,500	$3,886,500
Average/year	$1,581,250	$ 796,875	$ 971,625

In the same years the senior governments' contribution for N.I.P. programs in the whole of B. C. were as follows:

	Federal	Provincial
1974	$4,000,000	$2,000,000
1975	$5,100,000	$2,500,000
1976	$5,200,000	$2,600,000
1977	$5,800,000	$2,900,000
Aug.	$5,000,000	$2,500,000

The City of Vancouver received approximately 31% of the total senior levels of government contribution to N.I.P. in the years 1974 - 1977.

The Municipal Incentive Grant (MIG) provided the following funds in total between the years 1975 and 1978 inclusive:

	Federal	Provincial
1975 to 1978	$1,056,000	$1,070,000
Average/year	$ 352,000	$ 356,933

The Municipal Infrastructure Program (MIP) provided the following funds:

Champlain Heights	$125,000
Langara	$ 25,000
Total	$150,000
Average/year	$ 50,000

The total average yearly contributions from the three Federal/Provincial funding programs described above, equals $3.1 million.

If the Community Services Contribution Program moneys for B.C. were allocated to municipalities in a similar manner as the old programs, then Vancouver might expect up to $3 or $4 million for each of the programs.

However, to get these grants, the City will have to match the funds. The 50/50 sharing arrangement is not as attractive to municipalities as the 75/25 sharing arrangement under N.I.P. It should be noted that Federal and Ontario Provincial Government agreement for the Community Services Contribution Program intends to maintain the 75/25 cost-sharing arrangement.

One of the reasons for the sizeable allocation of capital funds to Vancouver in the past has been the success of the City's N.I.P. program -- both because of the rational approach used in the selection of deficiency areas, and because of the success of the programs and procedures used in planning and implementation.

The deadline for the submission of projects for the 1979 - 1980 program is May 11, 1979 and for the 1980 - 1981 program is October 31, 1979.

The Director of Planning supports the idea that the submissions made before May 11 should use as a base the submissions made for the City's Supplementaty Capital Program for 1979. A preliminary evaluation of the Supplementary Capital submissions would indicate that about $3 - $4 million of projects out of the $12½ million submissions of the Supplementary Capital would be eligible for financing under the Community Services Contribution Program.

The Director of Planning does have concerns, however, of materially expanding the list of capital projects beyond the limits of what could be considered the City's fair share and without the City developing priorities and a system for making value judgments.

The Provincial Government might accept very well the Supplementary Capital submissions as a base for the first submission because of the immediate deadline, but could very well question such a procedure for a second submission in October.

It is important to note that the Community Services Contribution Program as did the N.I.P. program, stress the importance of determining deficiencies, areas which are below the standard in community facilities and services. One criteria of the Community Services Contribution Program notes that '. . . the local community area in which projects are contemplated are (to be) deficient in the average level of community services and facilities or is in need of replacement of existing services and facilities.'

In the analysis done by the Planning Department in 1973 and published in 1974 entitled 'Neighbourhood Improvement in Vancouver'. stable residential community areas of deficiency in housing, income, social and physical services were plotted. The above-noted report and its approach received endorsement by City Council and in turn by the senior levels of government as a well-documented and appropriate selection process in the determination of neighbourhoods requiring improvements in the City of Vancouver.

It should be noted that under the Neighbourhood Improvement Program all the neighbourhoods identified in Vancouver as eligible, except Hastings-Sunrise received programs and capital funding. The Planning Department has updated some of the community deficiencies maps. Additional work would document more precisely the areas and projects that would meet the new criteria of the Community Services Contribution Program.

The rationality provided by the above approach used for N.I.P. should now be updated to determine community deficiencies and eligible projects. In addition, some value judgment criteria should be developed to assist Council in determining a priority for spending for each category of project permitted under the Community Services Contribution Program.

Under the City's Neighbourhood Improvement Programs the $13 million capital funds were allocated approximately as follows:

Community Facilities	32%
Parks	20%
Streets & Utilities	15%
Schools	13%
Housing	6%
Administration	10%
Contingency	4%

It is not suggested that the above allocation is necessarily in the right proportions for the Community Services Contribution Program but it does suggest that some value judgment has to be made with respect to how much funding is spent on streets and utilities versus community facilities, etc. The Director of Planning suggests that for the period of May 11 to October 31 it is important that a Staff Committee of, for example, Planning, Parks, Engineering and Finance develop a process whereby the criteria of selection are established and approved by Council and secondly, legitimate projects within this established criteria are evaluated and prioritized.

As part of the process, it is also suggested that a series of public meetings and surveys be conducted to seek out from community groups an identification of pressing needs and priorities as they see them.

Council may wish to extend the above process as a means of determining its need for the 1980 Supplementary Capital fund program.

The Community Services Contribution Program outline very wisely suggests that the municipalities may wish to consider a co-ordinator for the implementation of such a program.

Experience in the Neighbourhood Improvement Program has shown that the added projects introduced through the program became an additional and often unwelcome burden on civic Departments. Very often N.I.P. projects were not given the same priority as other projects. Delays, were very often caused because of other pressing commitments and changing of department priorities. The Community Services Contribution Program will also place additional demands on staff. To add to such demand will be inflexibility in terms of the final billing dates for projects.

It is essential, therefore, that a co-ordinating group be selected to ensure that implementation is maintained on schedule, billing dates are met, cash flow is maintained and community relations are maintained.

. . . 4

The Neighbourhood Improvement Program encouraged community participation in park designs and other community projects.

The Community Services Contribution Program guidelines suggest the value of community participation. Such participation will maintain the credibility that the City has gained in the N.I.P. program.

The Director of Planning, therefore, recommends:

A) THAT the Supplementary Capital submissions for 1979 be used as a base for eligible projects for submission on May 11, 1979 for the 1979 - 1980 portion of the Community Services Contribution Program.

B) THAT a staff committee be formed composed of Planning, Engineering, Parks and Finance Department personnel, to develop and recommend criteria for selection of areas which meet criteria prescribed by the Community Services Contribution Program, and to recommend an appropriate process for obtaining a list of eligible projects within approved areas, and a system of establishing priorities.

C) THAT the committee also recommend procedures for coordinating and implementing projects (program scheduling, community input into the details, design of projects, billing, cash flow, etc.)"

The City Manager RECOMMENDS approval of Recommendation A, and referral of B and C to the Finance and Administration Committee for their consideration.

FOR COUNCIL ACTION SEE PAGE(S) 11 & 12

MANAGER'S REPORT

DATE 79 04 26

TO: Vancouver City Council

SUBJECT: Summary Report: Rezoning Application - Proposed Text Amendment to Arbutus Club CD-1 By-law No. 4085

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of April 23, 1979 has submitted a report on the above subject. In summary he states:

"An application has been received from Mr. F.B. Barker, President of the Arbutus Club, requesting an amendment to Zoning and Development By-law No. 3575 whereby CD-1 By-law No. 4085 would be amended to increase the permitted floor space ratio from 0.45 to 0.60 for the purpose of:

Construction of a facility for indoor tennis, racquetball and squash courts, for the Arbutus Club at Nanton Avenue and Arbutus Street.

The proposed facility would provide four below-grade tennis courts, two squash courts, two racquetball courts and a storage room (future change rooms), all located below four outdoor (above-grade) tennis courts. The facility would be located on the southwest corner of the site in place of the four existing outdoor tennis courts.

By-law No. 4085, being an older CD-1 By-law, restricts development of the Arbutus Club lands only with respect to use. All provisions governing the physical development which may be permitted have been established by resolution of Council. In order to update By-law No. 4085, making it consistent with more recent CD-1 By-laws, it is recommended that provisions of floor space ratio and off-street parking be incorporated into the By-law by amendment.

An increase in the permitted floor space ratio from 0.45 to 0.47 to permit the proposed new facility, increasing the floor space ratio from 0.379 to 0.466, is considered appropriate. However, concern must be raised with regard to the height and screening of the proposed facility and the adequacy of off-street parking to serve the Arbutus Club. The off-street parking situation might be alleviated by ensuring that spaces for 34 automobiles are available on the southeasterly tennis courts, as previously required, during the Club's peak season from October 1st to April 30th of each year.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred directly to a Public Hearing:

1. That the application requesting an increase in allowable floor space ratio from 0.45 to 0.60 be not approved.

2. That an increase in allowable floor space ratio from 0.45 to 0.47 be approved, thereby permitting development of the proposed racquets facility substantially in accordance with the plans submitted.

3. That provisions governing floor space ratio and off-street parking be incorporated by by-law into the CD-1 By-law for the Arbutus Club lands (By-law No. 4085); and

4. That the 34 additional parking spaces on the southeasterly tennis courts, to be required on an annual basis from October 1st to April 30th, be incorporated as a provision within the CD-1 By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 12

D 048

MANAGER'S REPORT

May 1, 1979

TO: Vancouver City Council

SUBJECT: Proposed Use of Carbaryl in Abatement of Gypsy Moth Infestation in Kitsilano

CLASSIFICATION: INFORMATION

The Acting Medical Health Officer reports as follows:

"Since the subject of gypsy moth eradication by the use of Sevin (carbaryl) has arisen, staff of this Department have reviewedthe literature on human effects of carbaryl.

On Monday, April 30, the City Manager, Executive Assistant to the Mayor, and three Health Department staff met with Mr. J. C. Arrand, Entomologist with the B. C. Ministry of Agriculture, Mr. M. W. Thompson of the Plant Products Division of Agriculture Canada, and Mr. David Clegg, Head of the Toxicological Evaluation Division, Health Protection Branch, Health and Welfare Canada, to discuss the toxicology of carbaryl and the procedures planned to minimize the risk to citizens of the area.

Toxicology of Carbaryl

Carbaryl has been in use as an insecticide since 1953. Because of its very limited solubility, it is poorly absorbed through the lungs, stomach and skin. Major concerns with carbaryl and other chemicals suspected of being toxic are the acute toxicity, the production of cancer, birth defects and genetic mutations. I will comment briefly on each of these areas:

(1) Acute Toxic Effects

Carbaryl does not pose an acute threat to human life and health except in massive exposure, which will not occur in the standard spraying program.

(2) Carcinogenicity

No evidence has been found to suggest carbaryl causes cancer.

(3) Mutagenicity

While reports from Russia, where carbaryl is contaminated with 15% impurities, have several times suggested that it has effects on genes and chromosones, it has not been possible to reproduce these in laboratories using the purified chemical available in North America.

(4) Teratogenicity

Carbaryl is known to cause birth defect in some animal species with the administration of huge doses. The dog, however, is very sensitive to the chemical at much smaller dose levels. Monkeys, as man's closest relative in the animal kingdom, suffers no teratogenic effect. Doses required to produce these effects are well above any possible amounts that might be delivered by the sparaying program outlined to us.

Gypsy Moth Eradication Procedures

Federal and Provincial officials have taken all precautions to assure that humans and animals are not endangered by the spraying program.

"Carbaryl is a safe chemical when used with proper care and attention. The spraying program for Vancouver, as outlined to us, will be under proper supervision and inspection. Residents of Kitsilano will be advised of the precautions necessary for the protection of their health. We are of the opinion that the proposed spraying program can be undertaken with no risk to the public."

The City Manager submits the report of the Acting Medical Health Officer for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 12

COUNCIL COMMITTEE ON THE ARTS

REPORT TO COUNCIL

APRIL 27, 1979

A meeting of the Council Committee on the Arts was held on Friday, April 20, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 9:30 A.M.

RECOMMENDATION

1. FEST Committee - Calendar of Events for 1979

The Committee had before it for consideration a Manager's report dated April 12, 1979 (copy circulated) in which the City Engineer and the Director of Social Planning report as follows:

> "This report refers to the activities of the 'Festival Expediter Staff Team (FEST)' during 1978, explains certain problems encountered and advises of the proposed calendar of public events for 1979. Further, it requests Council approval in principle of the calendar of events, related street closures and staff time to coordinate event arrangements."

The report comments on problems experienced during 1978 with suggestions on how these problems can be avoided in 1979.

The report lists the anticipated calendar of events for 1979 by month, indicating those events which have already occurred, and those events for which applications have already been received. Also listed are events for which applications have not as yet been received but in all probability will be applied for shortly.

In addition, it is anticipated that further requests (not listed) for 16 - 20 miscellaneous community and/or ethnic/cultural events will be received.

After a short discussion, the Committee

RECOMMENDED

THAT the calendar of events as listed in the Manager's report dated April 12, 1979, be approved and authority delegated to various involved department heads to finalize details of these events to their satisfaction through the FEST Committee.

Respectfully submitted:

M. Francis
Vice-Chairman

FOR COUNCIL ACTION SEE PARAGRAPH(S) 13

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 15, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Harcourt, Little, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend A. Reynolds of Ryerson United Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Sunrise East Alternate School, attached to Vancouver Technical Government Studies, under the direction of their instructor, Mr. Tom Longridge and students from Seacliff Christian School, under the direction of their teacher, Mrs. M. Smith.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the minutes of the following meetings be adopted:

Special Council (Public Hearing) - April 26, 1979
Regular Council (except 'In Camera' portion) - May 1, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

Cont'd. . .

COMMUNICATIONS OR PETITIONS

1. Store Openings on Statutory Holidays

In a letter dated April 25, 1979, Mr. H. Petrook, Western Regional Manager, Fairweather, requested an opportunity to address Council to request it to reconsider its position on stores opening on Statutory Holidays.

MOVED by Ald. Little,
THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

2. Request to Reinstate Official Traffic Commission

Council noted a letter from the Secretary of the Vancouver Parent-Teacher Council requesting that Council reinstate the Official Traffic Commission which was disbanded some years ago and its duties transferred to the Standing Committee on Transportation.

MOVED by Ald. Puil,
THAT the request of the Vancouver Parent-Teacher Council that the Official Traffic Commission be reinstated be referred to the Standing Committee on Transportation to meet with representatives of the Vancouver Parent-Teacher Council to discuss this matter for report to Council.

- CARRIED UNANIMOUSLY

3. Proposed Detoxification Centre, North of Great Northern Way at Prince Edward Street

The Mount Pleasant Neighbourhood Association, in a letter dated May 2, 1979,requested an opportunity to address Council at an evening meeting on the proposed Detoxification Centre to be located north of Great Northern Way at Prince Edward Street. Council was advised that a City Manager's report on this matter will be before it on May 29, 1979.

MOVED by Ald. Puil,
THAT the request of the Mount Pleasant Neighbourhood Association to address Council at an evening meeting on the proposed Detoxification Centre be approved and the delegation be heard when the City Manager's report is before Council.

- CARRIED UNANIMOUSLY

4. Block 129 and 130 in the Jericho/Locarno Area

Council noted requests from the Save Our Parkland Association, Mrs. D. Gillis and the West Point Grey Community Association to address Council on Alderman Little's Motion related to City-owned properties in Blocks 129 and 130 in the Jericho/Locarno area.

MOVED by Ald. Little,
THAT the delegation requests be approved and consideration of his Motion on this matter be deferred to that time.

FURTHER THAT any other delegation requests to speak to this item be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Paving of Lane between Quebec and Ontario at 51st and 52nd Avenues

Mrs. A. Percy, in a letter dated December 18, 1978 requested the opportunity to address Council on the matter of the paving of the lane between Quebec and Ontario at 51st and 52nd Avenues. Council noted a comment from the City Clerk that a report from the City Manager on this matter will be before it on May 29, 1979.

MOVED by Ald. Puil,
THAT the request of Mrs. A. Percy to address Council be approved and the delegation be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

6. U.B.C.M. Executive Nominations

In a memorandum dated May 8, 1979, the Mayor recommended that Alderman Bellamy be appointed as the City's representative on the U.B.C.M. Executive effective September 1979.

MOVED by Ald. Puil,
THAT the above recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

7. P.N.E. Land Use Control

In a memorandum dated May 9, 1979 the City Clerk advised as follows:

"Council on May 1, 1979 agreed to defer this matter to the next meeting of Council.

The P.N.E. request that their delegation be heard on June 12th, when several other matters relating to the P.N.E. will be before Council."

MOVED by Ald. Little,
THAT the request of the P.N.E. to defer their delegation to June 12, 1979 be approved.

- CARRIED UNANIMOUSLY

8. 1979 Budget Appeal - Recreation Division Park Board

Council noted a communication from Mrs. D. E. Wall on behalf of the Community Association Presidents requesting an opportunity to address Council to appeal the cuts to the 1979 Park Board budget as they affect the Recreation Division.

MOVED by Ald. Ford,
THAT the delegation request be approved and arrangements be made for this delegation to address Council this evening.

- LOST

(Aldermen Bellamy, Boyce, Little, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the delegation request be approved and arrangements be made for a representative of the Community Association Presidents to address Council at its meeting of May 29, 1979.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

9. False Creek Child Care Society - Rent

In a letter dated May 8, 1979, the False Creek Child Care Society requested approval to address Council when the City Manager's report on the rent of the Society's premises is before Council. The Council noted a comment from the City Clerk that this report will be before Council on May 29, 1979.

MOVED by Ald. Rankin,
THAT the request of the False Creek Child Care Society to address Council when the relevant report is before it be approved and the delegation be heard on May 29, 1979.

- CARRIED UNANIMOUSLY

10. Burrard-Melville Park Site - Additional Funding Request

Council,on February 20, 1979, gave permission to the Park Board to proceed with the design and development of the Burrard-Melville Park Site but deferred for further report, the Park Board's request for additional capital funding towards development of this park. In a letter dated May 2, 1979, the Chairman of the Park Board advised that the Board had approved the following recommendation of its Planning and Development Division:

"That the concept plan for the Burrard-Melville Park Site be approved at an estimated cost of $220,000, and

That City Council be requested to provide the $180,000 additional funding for completion of the park development works."

In its letter, the Park Board advised that a meeting was held on April 20, 1979 at which most of the adjacent property owners who had contributed to the acquisition of the site were present where they were presented with a concept plan and associated cost details. A generally favourable reaction was received from all persons present. In addition, representatives of the City Planning and Engineering Departments have reviewed the concept plan and have not expressed any major objections to it. Mr. L. Foster of the Park Board, by means of drawings, reviewed the concept plan for Council's information and answered questions from Members of Council.

The City Manager advised that the additional funding required for completion of the park development works is $190,000 not $180,000 as mentioned in the Park Board's letter.

MOVED by Ald. Puil,
THAT Council approve the concept plan for the development of the Burrard-Melville Park Site and in addition, allocate an additional $190,000 to the Park Board to complete the park development works on this site, the source of funds to be the Downtown Improvement Reserve.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

11. S.P.E.C. - Minimum Federal Insulation Standards

Council noted the following request from SPEC contained in its letter dated April 27, 1979:

"That the provincial Ministry of Energy and the City of Vancouver adopt the new recommended Minimum Federal Insulation Standards."

MOVED by Ald. Rankin,
THAT the request of SPEC contained in its letter dated April 27, 1979 be referred to the Director of Permits and Licenses for report on the implications of this request.

- CARRIED UNANIMOUSLY

12. Proposed Solar Home - 3234 West 21st Avenue

Council noted a request from Mr. T. Kuchta to address it when the report on the proposed solar home at 3234 West 21st Avenue was before it.

MOVED by Ald. Rankin,
THAT the request of Mr. T. Kuchta to address Council when the relevant report is before it be approved and the delegation be heard.

- CARRIED UNANIMOUSLY

13. Transportation for the Handicapped

The Chairman of Council's Special Committee on the Disabled in a memorandum dated May 11, 1979 forwarded to Council the recommendations of the Special Committee on Transportation for the Handicapped.

MOVED by Ald. Ford,
THAT the recommendation of the Special Council Committee on the Disabled be amended and then approved as follows:

"The UTA be requested to agree that transportation service for the handicapped be increased to 800 hours per week consistent with the maximum $600,000 funding budget as stated in the report of the Special Committee of the Urban Transit Authority Board.

FURTHER THAT Council endorse the recommendations of the Urban Transit Authority Board that cost-sharing for "custom" transit services for the handicapped be established on the basis of

(a) a revenue target of 10% of total costs AND

(b) the operating deficit being the difference between the revenue target and total costs, apportioned 80% to the UTA and 20% to the Municipality."

FURTHER THAT this recommendation be transmitted to the next meeting of the UTA Board to be held on May 25, 1979.

- CARRIED UNANIMOUSLY

Underlining denotes amendment

COMMUNICATIONS OR PETITIONS (Cont'd)

14. B.C. Building Code - Part 10
(Accessibility for the Handicapped)

In a memorandum dated May 11, 1979 the Chairman of the Special Council Committee on the Disabled advised Council of a recommendation of the Committee on the B.C. Building Code - Part 10.

MOVED by Ald. Ford,
THAT Council submit the following resolution to the Provincial Government:

"WHEREAS the Handicapped Housing Report of the Greater Vancouver Regional District and the Social Planning and Research Council of B.C. urged the Provincial Government to provide regulations in the B.C. Building Code for architectural accessibility to public buildings for the physically disabled, and

WHEREAS the City of Vancouver Building By-law amendments for accessibility for the handicapped were purposely designed to permit the inclusion of the Provincial standards and the City of Vancouver has indicated a willingness to include the Provincial standards, and

WHEREAS the Minister of Municipal Affairs has approved this, and agreed to bring the matter to the next Cabinet meeting,

BE IT RESOLVED that Vancouver City Council strongly urge the Provincial Cabinet during its next session to pass the B.C. Building Code - Part 10 amendments to permit architectural accessibility to public buildings for the physically handicapped."

FURTHER THAT the City Clerk be instructed to forward the above resolution to the U.B.C.M. for consideration at its conference in September 1979.

- CARRIED UNANIMOUSLY

15. Trident Nuclear Submarine
and Missile System

Council noted a request from the Pacific Life Community to address it at its meeting of May 29, 1979 on the issue of the Trident Nuclear Submarine and Missile System located 100 Km. south of Vancouver.

MOVED by Ald. Rankin,
THAT the request from the Pacific Life Community to address Council at its meeting of May 29, 1979 be approved and the delegation heard.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

16. Carbaryl Spraying in Kitsilano

Council noted the following communications with respect to the gypsy moth infestation of the Kitsilano area:

(a) Letter dated May 14, 1979 from the Chairman of the Park Board advising that the Board, at a special meeting on Monday, May 14, 1979 resolved as follows:

"That the Board request City Council to support a Federal Government program of spraying all trees and plant material in the designated 44 block infested area in Kitsilano in an effort to eradicate the gypsy moth, as the Board wishes to protect those trees under its jurisdiction, and feels piece-meal spraying will not be effective."

(b) A memorandum from Alderman Harcourt dated May 15, 1979 advising of the results of a meeting on May 13, 1979 on this matter. Present at the meeting were Members of Council, City staff, representatives of the Park Board, Agriculture Canada, Environment Canada, B.C. Ministry of Agriculture and Citizens of Kitsilano. Alderman Harcourt's memorandum put forward the following motions for Council's consideration:

"1. That City Council confirm the Task Force composition and designate the Council representation.

2. That City Council be prepared to match Environment Canada's $5,000 allocation.

3. That City Council request from the B.C. Ministry of Agriculture:

a) A $5,000 matching grant,
b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters."

Commissioner Wainborn, Chairman of the Park Board addressed Council and stressed that the Park Board feels it is imperative that interim action be taken to control this infestation.

MOVED by Ald. Rankin,
THAT Council defer a final decision on carbaryl spraying of the Kitsilano area pending a special meeting of Council to be held on or before May 22, 1979 to which relevant officials from all levels of government be invited to discuss alternate methods of controlling the infestation.

- CARRIED

(Aldermen Bellamy, Boyce, Little and Puil opposed)

MOVED by Ald. Harcourt,
THAT, pending the proposed special meeting of Council, the City Manager be authorized, in consultation with involved Government officials and citizens, to take any necessary interim measures to control the gypsy moth infestation in Kitsilano.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT City Council match Environment Canada's $5,000 allocation.

FURTHER THAT City Council request from the B.C. Ministry of Agriculture:

a) A $5,000 matching grant,

b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Illegal Suites:
1864 West 17th Avenue

Council on March 15, 1979, when considering a hardship application filed by a tenant at 1864 West 17th Avenue noted that a number of rental units, in excess of the permitted number, were contained in this rooming house. Council resolved that the owner of the rooming house be required to appear before Council to show cause why her license should not be suspended.

Council had before it for information an excerpt from the City Manager's Report on a hardship appeal at that address which was dealt with by Council on March 15, 1979, and allowed.

Mr. William S. Munro, legal counsel for Mrs. M. Brown, the owner, addressed Council on this matter. He advised that his client was prepared to remove the three illegal suites in question, but requested a reasonable time in which to do this.

During consideration of this item Alderman Rankin advised that he had received the following information from the Housing Control Co-ordinator, Department of Permits and Licenses - that Council had approved extensions of tenancy on the grounds of hardship to tenants in three suites in this dwelling. The extensions expire on August 3, 1979, January 18, 1980 and April 15, 1980.

MOVED by Ald. Rankin,
THAT the owner of 1864 West 17th Avenue be advised that on expiry date of the hardship extensions on suites in her dwelling, approved by Council at various times, the units in question are required to be removed and that Council will not consider any requests for extension of use of these suites.

- CARRIED UNANIMOUSLY

2. Rory's Towing Ltd. and
Westburn Services Ltd.

Council (In Camera) on April 10, 1979, having considered a report from the Director of Legal Services on a recent incident respecting Rory's Towing, which was reported on by City Inspectors, alleged that a large number of citizens' vehicles were removed from Miller's parking lot on Davie Street without adequate tow-away authority and resolved:

"THAT Mr. Rory Washtock be requested to appear before Council to show cause why his business licenses in the names of Rory's Towing Ltd. and Westburn Services Ltd. should not be revoked.

FURTHER THAT the business owner or the representative of Miller Electronics Ltd. involved in the incident be invited to appear before Council to give evidence to the circumstances described above.

FURTHER THAT the City Clerk arrange a suitable date for this hearing."

Council on May 1, 1979, granted a request from Mr. A. Achtem that Council defer the show cause hearing to today's meeting to permit Mr. Washtock's counsel, Mr. Roth, the opportunity to represent him.

Cont'd . . .

DELEGATIONS (Cont'd)

Rory's Towing Ltd. and
Westburn Services Ltd. (Cont'd)

Council noted a letter dated May 9, 1979, from Mr. Roth advising that he was unable to be present in Council this day as he has two trials booked for May 15th. He therefore requested that Council defer this show cause hearing to a more convenient date.

Also before Council this day was a report from the City Manager dated May 14, 1979, in which the Director of Permits and Licenses reported as follows:

"Mr. Washtock, owner of Rory's Towing Ltd. and Westburn Services Ltd. is to appear before Council on May 15, 1979 to show cause why the business license for a towing company, in the name of Rory's Towing Ltd., and the Vehicle for Hire Licenses, for operating tow trucks, in the names of Rory's Towing Ltd. (one truck) and Westburn Services Ltd. (two trucks) should not be revoked.

On Friday, May 11, 1979, Mr. Washtock voluntarily surrendered the business license issued in the name of Rory's Towing Ltd. The Vehicle for Hire license for one tow truck, issued in the name of Rory's Towing, was handed in on Monday, May 14, 1979. Mr. Washtock advises that this truck has been sold.

For the past two months, Mr. Washtock has been operating the other two tow trucks (licensed under Westburn Services Ltd.) on a broker basis for Tritow Systems Ltd. During this period of time, there have been no complaints received by this Department. The trucks have the name "Tritow" painted on the doors and resemble the other trucks (approximately 40) which also operate on a brokerage basis for Tritow Systems Ltd.

Mr. Washtock wishes to retain the two Vehicle for Hire licenses in the name of Westburn Services Ltd., on the understanding that he will not be in business for himself but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd., almost as if he were an employee. Tritow Systems Ltd. are agreeable to this arrangement and advise that these two trucks will not do any towing unless dispatched by their management."

Mr. Ringma, agent of Miller Electronics Ltd., who operates the business on Davie Street, corroborated the statement made by City staff that a number of citizens' vehicles had been removed from Miller's parking lot on Davie Street without adequate tow-away authority. He also confirmed that he has the authority to authorize tow-aways from this lot. Mr. Ringma stated that Miller Electronics Ltd. has a contract with North West Security to issue tow-away notices on its behalf and not with Knight Security.

Mr. Washtock addressed Council and stated he understood that his firm had authority to tow-away the cars in question. He also confirmed that he has been acting as a broker for Tritow Systems Ltd. for the last two months and is under the direct supervision and control of this firm.

Cont'd . . .

DELEGATIONS (Cont'd)

Rory's Towing Ltd. and
Westburn Services Ltd. (Cont'd)

MOVED by Ald. Puil,
THAT Council take no action at this time with respect to the show cause related to Rory's Towing Ltd. and Westburn Services Ltd. on the understanding that Mr. Washtock will not be in business for himself, but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd.

- CARRIED

(Alderman Boyce and the Mayor opposed.)

4. Southland Corporation (Canada) Limited
7-Eleven Food Stores - Gasoline Service
Station, 4064 Fraser Street

Council on May 1, 1979, approved a request from the Southland Corporation (Canada) Limited to address Council when the City Manager's Report on its application to operate a self-service gasoline station under the 7-Eleven brand at 4064 Fraser Street, is before Council.

Council had for consideration a City Manager's Report dated April 17, 1979, in which the Director of Planning reported on this application and outlined for Council's information the total number of service stations operating in Vancouver as of February 1, 1979, the number of conventional stations and number of self-serve as well as the percentage of self-serve stations. In the report the Director of Planning recommended:

"That the application by Southland Corporation (Canada) Ltd. to convert the Econo Gasoline Service Station at 4064 Fraser Street to a self-serve station operating under the 7-Eleven brand name be held in abeyance for sixty (60) days pending:

(a) a survey by the Department of Permits and Licenses of all licensed operating self-serve stations in the City by owner, operator and brand name;

(b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and

(c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator or brand name and for the City at large."

Mr. Cashin, Zone Manager, Western Canada, Southland Corporation, addressed Council and filed a brief in which he stated that his firm is requesting that the Econo Service Station at 4064 Fraser Street be permitted to operate as a self-serve gasoline and fast food store outlet under the brand name of 7-Eleven. The present operation at this site is primarily a gasoline pumping enterprise as it no longer offers full service to customers. The proposal is that under the 7-Eleven brand name this service station and food store would operate on a 24-hour day, 365 days a year basis. Mr. Cashin pointed out that his company's proposal would provide an additional five full-time jobs, a wide range of customer services, as well as removing a current eyesore in the community and replacing it with an attractive, well-maintained retail outlet. Mr. Cashin circulated photographs showing the present operation on the site in question as well as a service station

Cont'd . . .

DELEGATIONS (Cont'd)

Southland Corporation (Canada) Limited
7-Eleven Food Stores - Gasoline Service
Station, 4064 Fraser Street (Cont'd)

which his company has developed in the Lower Mainland for comparison.

MOVED by Ald. Puil,
THAT the recommendations of the Director of Planning contained in this report be approved; and

FURTHER THAT the Director of Planning be instructed to report back to the Transportation Committee, at which time representatives of the oil companies be invited to be present to discuss gasoline self-service retailing with the Committee.

- CARRIED UNANIMOUSLY

In response to an offer from Mr. Cashin to assist officials with the proposed survey the Mayor suggested he contact the Director of Planning in this matter.

CIVIC RECOGNITION

The Mayor recognized the following retiring civic employees, each of whom has had more than thirty years service with the City:

Mr. John Andrew (Traffic Paint)
Mr. Ralph Brandner (Health)
Mr. John H. Denney (Revenue and Treasury)
Mr. James H. Vance (Sanitation)

The Mayor presented them with a certificate honouring their long service, following which he invited them to join Council for refreshments.

* * *

The Council recessed at 4:05 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in the Council Chamber at 5:00 p.m.

* * *

3. Balmoral Hotel -
Show Cause

Council on April 24, 1979, approved the following recommendation of the Community Services Committee:

"THAT Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended."

Appearing before Council this day was Mr. Guinn, legal counsel for Mr. Ames, owner of the Balmoral Hotel. Mr. Guinn stated that he had only just returned to the City and therefore was unable to prepare a meaningful defence for his client. He requested Council to adjourn this show cause hearing for one month to permit him an opportunity to peruse all relevant material.

MOVED by Ald. Bellamy,
THAT the show cause hearing with respect to the Balmoral Hotel be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 11, 1979

Works & Utilities Matters
(May 11, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Continuance of Lane Lighting Program
Cl. 2: Report on Lane Lighting Project Deferred at the February 8, 1979 Court of Revision
Cl. 3: Freight Elevator in Lane at Rear of Golden Crown Restaurant - 124 West Hastings Street
Cl. 4: Local Improvements on the "Initiative Principle"
Cl. 5: Tender No. 39-79-1 - Fire Apparatus
Cl. 6: Tender No. Electrical 79-1 for Painting Steel Poles and Attachments
Cl. 7: Stanley Park, West Side Sewage System

Continuance of Lane Lighting Program
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Aldermen Ford and Marzari opposed)

Report on Lane Lighting Project Deferred at the February 8, 1979 Court of Revision
(Clause 2)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Freight Elevator in Lane at Rear of Golden Crown Restaurant - 124 West Hastings Street
(Clause 3)

MOVED by Ald. Bellamy,
THAT option B, as contained in this clause, be approved.

- LOST

(Aldermen Boyce, Ford, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)

Works & Utilities Matters
(May 11, 1979) (cont'd)

Local Improvements on the
"Initiative Principle"
(Clause 4)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Clauses 5 and 6

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Stanley Park, West Side
Sewage System
(Clause 7)

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Ford opposed)

Building and Planning Matters
(May 11, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Kensington N.I.P. - Selkirk School Annex Playground
Cl. 2: Exterior Alterations to the Sylvia Hotel, 1154 Gilford
Cl. 3: Liquor Permit Application D.P.A. No. 82724
Cl. 4: Kiwassa N.I.P. - Kiwassa Neighbourhood House Replacement
Cl. 5: Kensington N.I.P. - Kensington Park Improvement
Cl. 6: Grandview-Woodland N.I.P.: Co-op Housing Consultants

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)

Building and Planning Matters
(May 11, 1979) (cont'd)

Liquor Permit Application
D.P.A. No. 82724
(Clause 3)

MOVED by Ald. Harcourt,
THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 82724 approving the use of a portion of the existing marina at 1000 Taylor Street for an "F" Marine Public House.

- CARRIED

(Alderman Little opposed)

Kiwassa N.I.P. - Kiwassa
Neighbourhood House Replacement
(Clause 4)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 5 and 6

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters
(May 11, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sunday Public Games & Sports By-law No. 3711
Cl. 2: Penthouse Cabaret

Sunday Public Games & Sports
By-law No. 3711
(Clause 1)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this clause, be approved and, therefore, the request of the Hon. A.E. Branca to amend the Sunday Public Games and Sports By-law No. 3711 to include arcades be refused.

- CARRIED UNANIMOUSLY

Penthouse Cabaret
(Clause 2)

MOVED by Ald. Little,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(May 11, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) March 1979
Cl. 2: 1979 Basic Capital Budgets - Clarification and Correction
Cl. 3: Police Digital Communications System
Cl. 4: City of Vancouver Debenture Issues 1979
Cl. 5: Heating Costs, 517 Hamilton Street
Cl. 6: Homeowner Grants for Co-operatives

Clauses 1, 2 and 5

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Police Digital Communications System
(Clause 3)

During consideration of this clause, Deputy Chief Stewart answered questions from Council on this matter.

MOVED by Ald. Puil,
THAT this clause in the City Manager's report be received for information.

- CARRIED UNANIMOUSLY

City of Vancouver Debenture Issues 1979
(Clause 4)

MOVED by Ald. Little,
THAT the recommendations of the City Manager, as contained in this clause, be approved after amending recommendation B to read as follows:

'THAT the Director of Finance be empowered to act to instruct the fiscal agents to proceed, after consultation with the committee comprised of the Mayor, the City Manager and the Chairman of the Finance and Administration Committee or if the other two are not available, the Mayor. This would commit Council to passing the appropriate borrowing By-law (prepared by the Director of Legal Services) shortly thereafter.'

- CARRIED UNANIMOUSLY

Underlining denotes amendment

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(May 11, 1979) (cont'd)

Homeowner Grants for
Co-operatives
(Clause 6)

During consideration of this clause Council noted a request from the Columbia Housing Advisory Association to address Council when it is considering this matter.

A representative of the Association stated that its members are requesting assurance from Council that Co-operatives are now eligible for the annual homeowner's grant.

The Mayor advised that until such time as the Provincial Government passes the relevant legislation, Council is unable to give this assurance.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the City seek from the Provincial Government an undertaking that the legislation will be amended retroactively to make Co-operatives eligible for the homeowners grant and upon receipt of this undertaking Council instruct its officials to accept applications from Co-operatives for the homeowner's grant.

- CARRIED UNANIMOUSLY

* * *

The Council recessed at approximately 6:00 p.m. to reconvene in the Council Chamber at approximately 7:30 p.m. with the same members present.

* * *

DELEGATIONS (Cont'd)

5. Community Services Grant Appeals

Council on March 6, and April 3, 1979, approved a number of grants to community services organizations. These grants are subject to appeal from the organizations and accordingly Council heard representations from the following organizations appealing Council's decision on their grants:

Gastown Alano Club

Mr. L. Despirt addressed Council on behalf of the Gastown Alano Club and requested that Council reconsider its decision to not approve a grant to this organization. He reviewed the activities of the club and stated that the grant of $35,858 requested was to cover salary and fringe benefits for the co-ordinator and three staff members, as well as to cover some operating costs for the year 1979.

MOVED by Ald. Rankin,
THAT Council approve a grant of $10,000 to the Gastown Alano Club, the source of funds to be Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, ~~Gerard~~, Little, Puil ~~and Puil opposed.)~~ and the Mayor opposed)

Red Door Rental Aid

Council had previously approved a grant to the Red Door Rental Aid of $26,000, subject to the conditions set down by the Director of Social Planning.

Ms. Atiba Gordon addressed Council and requested that Council approve an additional grant to the Red Door of $17,000. This would bring the total amount of the grant to $43,508, the amount recommended by Social Planning. Ms. Gordon circulated a brief which contained the following:

1) Revised Projected Expenditures and Budget Request, 1979-80.
2) Staffing Requirements and Auxiliary Volunteers.
3) Clientele - Target Population and Housing Needs.
4) Relocation Functions and Performances.

In addition, she reviewed the activities of the Red Door Rental Aid for Council's information.

The following addressed Council in support of the request of the Red Door Rental Aid for additional funds:

Gil Evans, Greater Vancouver Information and Referral Service;

Nathan Edelson, Little Mountain Neighbourhood House Society;

Cont'd . . .

DELEGATIONS (Cont'd)

Red Door Rental Aid (Cont'd)

Ms. Mercy Robinson, Native Counselling and Referral Drop-In Centre;

Mr. D. Goodman;

Mr. Pallard, Pallard Construction.

MOVED by Ald. Rankin,
THAT Council approve an additional grant of $17,508 to the Red Door Rental Aid Society, the source of funds being Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce and Puil opposed.)

MOVED by Ald. Harcourt,
THAT Council approve an additional grant of $10,000 to the Red Door Rental Aid Society, the source of funds being Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce and Puil opposed.)

No further action was taken.

6. Cultural Grant - Appeals

Council on March 6, 1979, approved a number of cultural grants to various organizations. These cases are subject to appeal and accordingly, representatives of the following organizations addressed Council to appeal Council's decision on their grants:

Mr. Bill Millerd, Arts Club Theatre, addressed Council and circulated an information brochure on the activities of the club. Mr. Millerd stated that although Council had approved a grant of $11,500 to the Arts Club, the Theatre was requesting an additional grant of $3,500 to bring the total grant up to the amount requested by the organization.

After hearing the representative, Council took no action on the request for additional funds.

Ms. M. Collins, Ballet Canada, appealed Council's decision to not grant this organization any monies for 1979. She stated the organization had revised their original grant request and were now requesting a grant of $1,500 from Council rather than the $5,000 originally requested. This grant, if approved, would be used towards the rental of the Queen Elizabeth and Playhouse Theatres as noted by the organization.

Cont'd . . .

DELEGATIONS (Cont'd)

Cultural Grant -
Appeals (Cont'd)

MOVED by Ald. Boyce,
THAT Council approve a grant to Ballet Canada equivalent to the rental of the Queen Elizabeth Playhouse for two performances.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Ms. Fran Bronfman, Mountain Dance Theatre, addressed Council and referred to a brief previously circulated in which the organization requested that Council approve an additional grant of $1,000 to the organization. This would bring the total grant to the organization for 1979 to $2,100, the amount recommended by Social Planning. Ms. Bronfman circulated, for Council's information, a copy of Mountain Dance Theatre's statement of revenue and expenses for fifteen months, ended August 31, 1978.

MOVED by Ald. Marzari,
THAT Council approve an additional grant to the Mountain Dance Theatre of $1,000, the source of funds being the Cultural Grants Budget.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed.)

Mr. E. Dobie, New Play Centre, addressed Council and referred to a brief previously circulated. The organization acknowledged Council's grant of $3,000, which was previously approved. However, Mr. Dobie, on behalf of the New Play Centre, requested that Council approve an additional $1,120. This additional money is required to assist with the operating costs of this resource.

Mr. E. Fladell, Social Planner, spoke in support of the request of the New Play Centre for an additional grant.

MOVED by Ald. Boyce,
THAT an additional grant to the New Play Centre of $1,120 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Moved by Ald. Boyce,
THAT an additional grant to the New Play Centre of $500 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Little and Puil opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

Cultural Grant -
Appeals (Cont'd)

Mrs. Nancy Atwood, Treasurer, Vancouver City Choristers, addressed Council and reviewed the budget contained in the brief previously circulated to Council. Mrs. Atwood reviewed the activities of the choir and, on behalf of the choir, thanked the City for the grant of $1,500, which was previously approved. Mrs. Atwood stated the choir was requesting the additional grant of $500 to assist them with their operating expenses for 1979.

MOVED by Ald. Bellamy,
THAT an additional grant to the Vancouver City Choristers of $1,500 be approved by Council, the source of funds being the Cultural Grants Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Boyce, Harcourt, Little, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT an additional grant to the Vancouver City Choristers of $500 be approved by Council, the source of funds being the Cultural Grants Budget.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed.)

* * *

The City Clerk advised that there was no delegation present to speak to the grant appeal of the National Youth Orchestra of Canada. However, the Orchestra had requested that Council consider their brief on this matter which had been previously circulated and further reconsider its decision to not grant any monies to this Orchestra for 1979.

MOVED by Ald. Little,
THAT Council approve a grant to the National Youth Orchestra of $1,600, the source of funds being the Cultural Grants Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Harcourt and Puil opposed.)

MOVED by Ald. Boyce,
THAT Council approve a grant to the National Youth Orchestra of $1,000, the source of funds being the Cultural Grants Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Harcourt and Puil opposed.)

DELEGATIONS (Cont'd)

7. Croation Community Centre Site:
Commercial and Findlay City Lands

Council on May 1, 1979, approved the request of Mr. M. Uzelac, legal adviser to the United Croats of Canada, King Tomislav Branch, to address Council on the sale of City-owned lands for a Croatian Community Centre site.

Council had for consideration a City Manager's Report dated May 9, 1979, in which the City Manager recommended approval of the following recommendation of the Director of Planning:

"That the sale of the City land to the United Croats of Canada be approved subject to the Group obtaining rezoning and a Development Permit, consolidation and other matters as noted by the City Engineer in this report."

The City Manager also recommended that the Supervisor of Properties also discuss the appropriate sale price and terms with the Society and report back to Council.

Mr. Uzelac addressed Council and read from a brief previously circulated, in which he commented on the density, parking, staged transfer of the lands and the retail component proposed. The United Croats of Canada are requesting that these City-owned lands be made available to them at a per acre price of $100,000.

Council noted that the proposed development would include a cultural centre, day care centre, housing for seniors and a restaurant and retail shops. In the opinion of civic officials the cultural and day care centre components of the development could qualify for a write-down on the market price. It was also noted that in accordance with Council's instructions of March 13, 1979, the Croatian Society had obtained an independent appraisal and following subsequent discussions between representatives of the Society and the Properties Division, it was agreed that the market value of the site is $540,000.

MOVED by Ald. Rankin,
THAT the City make available the City-owned site at Commercial Drive and Findlay Street to the United Croats of Canada on the following basis:

That portion of the site to be utilized for a community and day care centre (approximately 1 acre) be at a cost of $100,000; the remainder of the site (approximately 3/4 acre) be made available for $150,000, with terms to be negotiated by the Supervisor of Properties.

- (deferred)

MOVED by Ald. Marzari,
THAT the above motion be deferred to the next meeting of Council at which time the City Manager report on all lands sold or leased by the City to various organizations on the basis of a write-down and market value;

FURTHER THAT the Mayor, City Manager and the Supervisor of Properties take into account the formula used by the City with respect to the sale price of City-owned lands for housing and further negotiate with the United Croats of Canada the sale price of the City-owned lands at Commercial and Findlay.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(May 11, 1979)

Request to Assign Two Leases -
R.E. Porter Ltd.
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(May 4, 1979)

Community Services Centre
Development Program -
Champlain Heights

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this report dated May 4, 1979, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(May 4, 1979)

Summary Report: Rezoning Application -
Proposed Text Amendment to Arbutus Club
CD-1 By-law No. 4085

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report dated May 4, 1979, be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(May 7, 1979)

Orpheum Lobby Expansion

When considering this report Council noted a letter dated April 12, 1979 from the Honourable Hugh A. Curtis, Provincial Secretary, advising that the Provincial Government has approved an unconditional grant in the amount of $400,000 towards the extension of The Orpheum theatre. In addition Mr. Curtis stated the Province will match any funds raised from the public for this purpose on a dollar for dollar basis, up to a maximum of $600,000.

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in this report, be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed)

CITY MANAGER'S REPORTS (Cont'd)

E. Manager's Report
(May 7, 1979)

Local Improvements by "Petitions"

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in this report, be approved.

FURTHER THAT projects listed in Group 'B' of the schedule attached to the report and the amount of $238,000 required from 1979 Supplementary Capital Budget to cover the City's share of petition for street and lane works listed in Group 'B' be referred to the Standing Committee on Finance and Administration for consideration.

- LOST

(Aldermen Boyce, Ford, Harcourt, Little, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in this report, be approved.

FURTHER THAT Council approve the projects listed in Group 'B' of the schedules attached to the report and approve the allocation of $238,000 in 1979 Supplementary Capital Budget to cover the City's share of petition for street and lane works listed in Group 'B'.

- CARRIED

(Aldermen Ford and Marzari opposed)

MOVED by Ald. Ford,
THAT the City Engineer be instructed to place a moratorium on lane paving projects by withholding petition forms.

- LOST

(Aldermen Bellamy, Boyce, Harcourt, Little, Puil, Rankin and the Mayor opposed)

F. Manager's Report
(May 14, 1979)

Gastown Street Closure

MOVED by Ald. Bellamy,
THAT Council approve the request of the Gastown Historic Area Co-ordinating Committee Society to hold a Gastown Fiesta on May 20-21, 1979, from 10:00 a.m. to 10:00 p.m. each day, such approval to be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

2. Any food concessions be approved by the Health Department.

Cont'd. . .

CITY MANAGER'S REPORTS (Cont'd)

Gastown Street Closure (cont'd)

3. The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.

4. The costs of temporary traffic controls and the necessary police officers be borne by the applicant.

5. All necessary permits be obtained prior to the event.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
THAT Council advise the Provincial Liquor Control and Licensing Branch that it does not agree to the sale of the alcoholic beverages on the street during the Gastown Fiesta except where such sales are permitted under present licensing regulations.

- CARRIED

(Aldermen Boyce and Puil opposed)

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Community Services (April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Progress on Care Facility - Champlain Heights
Cl. 2: Development Permits for Holding Bars - Progress Report
Cl. 3: Grant Request - Dial-a-Dietitian Service

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee as contained in Clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Grant Request - Dial-a-Dietitian Service (Clause 3)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEE REPORTS (Cont'd)

II. Report of Standing Committee on Planning and Development (April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Shaughnessy Hospital: Rezoning Policy Area
Cl. 3: Liaison Aldermen

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Shaughnessy Hospital: Rezoning Policy Area (Clause 2)

During consideration of this clause Council noted a letter dated May 14, 1979, from Mr. J.R. Smith on behalf of the residents in the South Cambie area. Mr. Smith requested that Council reaffirm the following recommendations of the Standing Committee on Planning and Development approved by Council on February 20, 1979:

A. THAT existing single-family residential development be maintained.

B. THAT the Director of Planning be instructed not to consider any rezoning applications from RS-1.

C. THAT the Director of Planning be instructed to develop a policy noting that future development of the Shaughnessy Hospital site should conform totally to the existing CD-1 by-law.

D. THAT the Director of Planning report back on appropriate boundaries relating to Recommendation B.

Alderman Harcourt, speaking to Mr. Smith's letter and the Committee's report, indicated that recommendation A of the Committee complies with the Committee's recommendation D which was approved by Council on February 20, 1979.

MOVED by Ald. Harcourt,
THAT Council approve the recommendations of the Committee, as contained in this clause;

FURTHER THAT Council reiterate recommendations A, B and C of the Standing Committee on Planning and Development approved by Council on February 20, 1979.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee on Transportation (April 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: King Edward Avenue and Blenheim Street
Cl. 2: Bus Stop Spacing on MacDonald Street - 4th Avenue to Broadway
Cl. 3: Bus Stops Near Hudson Street at Marine Drive

Clauses 1-3 inclusive

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (April 26, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: B.C. Table Tennis Association - Grant Request
Cl. 2: Brockton Point Cricket Club - Grant Request
Cl. 3: SKAL Club of Vancouver
Cl. 4: Sprinkler Plan Checking
Cl. 5: Provincial Government's Recreational Facilities Assistance Program (REFAP) - Capital Grant Applications 1979

Clauses 1-5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee as contained in clauses 1, 2, 3 and 4 be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

V. Joint Report of Standing Committees on Transportation and Planning and Development (May 3, 1979)

Review of Parking Requirements for the Downtown District (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Joint Committee,as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

VI. Report of Standing Committee on Community Services (May 3, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Status Report on the Fire By-law Upgrading Program - Hotel Vancouver
Cl. 2: Carleton Hotel, 314 Cambie Street
Cl. 3: Vancouver Indian Centre
Cl. 4: Coalition for Improved Daycare Services
Cl. 5: West Health Unit - Space Requirements
Cl. 6: Family and Juvenile Court

Clauses 1,2 4 and 6

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1,2 4 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Vancouver Indian Centre (Clause 3)

When considering this clause Council heard from the Director of the Indian Centre who reported that two weeks ago representatives of the Centre had met with the local Member of Parliament and 23 businessmen in the area immediately adjacent to the proposed Indian Centre site. None of the businessmen present at the meeting had any opposition to the proposed centre. In fact, they were supportive of the proposal.

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

West Health Unit - Space Requirements (Clause 5)

During consideration of this clause Council noted a report from the City Manager dated May 10, 1979, in which he reported that the Supervisor of Properties has allocated two suitable premises, both about two blocks south of the Kerrisdale Health Unit.

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause, be approved after deleting the words "providing additional space for" from recommendation C.

- CARRIED UNANIMOUSLY

Cont'd. . .

STANDING COMMITTEE REPORTS (Cont'd)

Community Services (Cont'd)

West Health Unit - Space Requirements
(Clause 5) (cont'd)

MOVED by Ald. Rankin,

(A) THAT Council authorize the Supervisor of Properties to enter into a lease for the space available at 6007 West Boulevard;

(B) THAT 1979 costs be charged to Contingency Reserve;

(C) THAT Council authorize expenditures of up to $60,000 for partitions and other work required. These costs to be charged to 1979 Supplementary Capital Budget.

(D) THAT both Budgets be reimbursed the above costs when Provincial Government contributions are received.

- CARRIED

(Alderman Puil opposed)

VII. Report of Standing Committee on Planning and Development (May 3, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Sites C and D - Strathcona
Cl. 2: Relocation of Kanish Floating Homes
Cl. 3: Granville Island Developments - Status Report
Cl. 4: Proposed Strata Title Development of:
(a) Northeast corner of Burrard Street and Pacific Street;
(b) 460 East 15th Avenue
Cl. 5: Strata Title Conversion Regulations and Long-term Leases

Clauses 1, 3, 4 and 5

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee as contained in clauses 1, 3 and 4 of this report be approved and clause 5 be received for information.

- CARRIED UNANIMOUSLY

Relocation of Kanish
Floating Homes
(Clause 2)

MOVED by Ald. Harcourt,
THAT recommendation 'A' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT recommendation 'B' of the Committee be approved.

- CARRIED

(Aldermen Boyce, Little, Rankin and the Mayor opposed)

STANDING COMMITTEE REPORTS (Cont'd)

VIII. Report of Standing Committee on Transportation (May 3, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Parking Rates for City-owned Parking Facilities
Cl. 2: Pacific Centre Garage
Cl. 3: Annual Traffic Signal Program

Clauses 1-3 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

IX. Report of Standing Committee on Finance and Administration (May 3, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Canadian Society for Eighteenth Century Studies
Cl. 2: By-law Amendments (Various By-laws)
Cl. 3: City of Vancouver Financial Statements for 1978
Cl. 4: Festivals and Community Events 1979
Cl. 5: Community Services Contribution Program

Canadian Society for Eighteenth Century Studies (Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be amended and then approved as follows:

A. THAT no grant be approved for the Canadian Society for Eighteenth Century Studies.

B. THAT the entire matter of funding cultural and other events in support of visitor activity be referred to the Council Committee on the Arts for study and advice.

Underlining denotes amendment

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive

MOVED by Ald. Puil,
THAT clause 3 be received for information and the recommendations of the Committee as contained in clauses 2, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4444 BEING A BY-LAW TO PROVIDE FOR THE ANNUAL INDEMNITY OF THE MAYOR AND THE ALLOWANCE PAYABLE TO THE DEPUTY MAYOR WHILE HOLDING OFFICE

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Alderman Harcourt opposed)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4445 BEING A BY-LAW TO FIX THE AMOUNT TO BE PAID ANNUALLY TO THE ALDERMEN OF THE CITY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW NO. 4387 BEING THE HEALTH BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street

MOVED by Ald. Little,
SECONDED by Ald. Marzari,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned (CD-1) Comprehensive Development under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development is approved or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

Description of Real Property				Annual Special Assessments for Industrial Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real porperty would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1979 as if it were used for residential purposes, that is to say:-

Cont'd....

MOTIONS (Cont'd)

Construction of Street Lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (Cont'd)

Description of Real Property				Annual Special Assessments for Residential Purposes
Lot	Sub.	Block	District Lot	
2	-	38	258 & 329	$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said real property if it were used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

B. Construction of Pavement and Sidewalks and Creation and Furnishing of Mini-Parks in the West End between Denman Street and Stanley Park

MOVED by Ald. Little,
SECONDED by Ald. Marzari,

WHEREAS the construction of pavement and sidewalks and the creation and furnishing of mini-parks in certain areas of the West End of the City of Vancouver between Denman Street and Stanley Park was recommended by the Board of Administration on May 3, 1974, and approved by Council on May 7, 1974, as a Local Improvement Project (hereinafter called "the said project") to be paid in part by special assessment upon the real property to be benefitted thereby;

AND WHEREAS the said project was advanced as a Local Improvement on the initiative principle to a Court of Revision on July 11, 1974;

AND WHEREAS on July 11, 1974, Council deemed that the said project would especially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614;

Cont'd....

MOTIONS (Cont'd)

Construction of Pavement and Sidewalks and Creation and Furnishing of Mini-Parks in the West End between Denman Street and Stanley Park (Cont'd)

AND WHEREAS on July 11, 1974, City Council approved partial relief from special assessment for two properties -

(a) Lot 2, West ½, Block 69, District Lot 185, and

(b) Lot 33, North ½, Block 70, District Lot 185,

because these properties are classified as "locked in".

AND WHEREAS on April 22, 1975, city Council approved partial relief from special assessment for one property -

(c) Lot 18, North ½ of West ½ and Lot 19, North ½ of East 12 feet, Block 71, District Lot 185,

because the property is less than 5,400 square feet in area and is used solely for residential purposes by not more than two families;

AND WHEREAS the special annual assessments for the said project imposed on the said lots for a period of fifteen (15) years if assessed as W.E.D. (West End District) properties would be:

(a) $174.21, (b) $345.79 and (c) $237.56 respectively;

AND WHEREAS the special annual assessment for the said project to be imposed on the said properties for a period of fifteen (15) years, if assessed in the manner approved by City Council as hereinbefore recited, would be:

(a) $99.25, (b) $197.00 and (c) $135.35.

BE IT THEREFORE RESOLVED that for the foregoing reasons, the Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots would be unjustly affected by the imposition of a special annual assessment for the said project based on the formula used in the assessment of W.E.D. (West End District) properties and that the special annual assessments for the said project to be imposed on the said lots for the year 1979 shall therefore be:

Cont'd.....

MOTIONS (Cont'd)

Construction of Pavement and Sidewalks and Creation and Furnishing of Mini-Parks in the West End between Denman Street and Stanley Park (Cont'd)

Lot 2, West ½, Block 69, District Lot 185	$ 99.25
Lot 33, North ½, Block 70, District Lot 185	197.00
Lot 18, North ½ of West ½ and Lot 19, North ½ of East 12 feet, Block 71, District Lot 185	135.35

The Collector of Taxes is hereby directed to enter in the tax roll against the said lots the amount of the reduced assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said lots if they had been assessed in the manner employed for the assessment of W.E.D. (west End District) properties and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

C. Allocation of Land for Lane Purposes
(North 10 feet of each:
Lots 15, 16 and 17;
East 37.5 feet of Lot 18;
All of: Block 317,
District Lot 526,
Plan 590)

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

North 10 feet of each of:

Lots 15, 16 and 17;

East 37.5 feet of Lot 18;

ALL OF:

Block 317,

District 526, Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

D. Allocation of Land for Lane Purposes (South 2 feet of Lot 19 Block 5, District Lot 636, Plan 1902)

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes

South 2 feet of

Lot 19, Block 5

District Lot 636

Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

1. City Properties in Blocks 129 and 130 Jericho/Locarno Area

MOVED by Ald. Little,
SECONDED by Ald. Rankin,

THAT WHEREAS the City Council in 1978 decided to dispose by lease arrangement City properties in Blocks 129 and 130 in the Jericho/Locarno Area with the exception of the Easterly 4 lots in Block 130;

AND WHEREAS it is obvious, therefore, that Block 130 is a natural for inclusion as part of this Locarno Beach Park Area;

AND WHEREAS two properties have now been leased as a result of Council decision thereby tying up these properties for 60 years;

AND WHEREAS to continue this policy would make it very difficult to acquire the leased interests in the meantime due to disruption costs;

THEREFORE BE IT RESOLVED THAT City-owned lots in Block 130, legally described as Lot 17, Block 130, D.L. 540, Plan 229 and Lots E, F, G, Block 130, D.L. 540, Plan 17355, be withdrawn from the market effective immediately and that the leasing of these and the balance of the lots in this block be not proceeded with;

FURTHER THAT as and when any privately-owned properties in Block 130 become available, the Supervisor of Properties so inform the Council forthwith for the Council's consideration of acquisition;

AND FURTHER THAT City-owned lots in Block 129 known as Lot 15, Block 129, D.L. 540, Plan 229 and Lots D and E, Block 129, D.L. 540, Plan 17355 also be withdrawn from the market.

(Deferred)

(For Council action see page 2)

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MOTIONS (Cont'd)

1. PNE - Parking and Traffic Control

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS the events which presently occur on the PNE grounds create considerable traffic and parking within the adjoining residential neighbourhoods;

AND WHEREAS the present methods of controlling traffic and parking by means such as resident parking only zones may not be sufficiently satisfactory to the residents;

NOW THEREFORE be it resolved that the City Engineer be requested to modify his 1979 work program in order to initiate a study on alternative methods for controlling parking and traffic within the residential areas adjoining the PNE from existing PNE events, for report back to City Council; it being understood the City Engineer will involve the various related authorities in this study.

- (Notice)

Notice was called on the above motion of Alderman Little

ENQUIRIES AND OTHER MATTERS

Attendance at F.C.M. Annual Meeting

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the Mayor and six members of Council be authorized to attend the F.C.M. as official representatives of the City of Vancouver.

- CARRIED

(Aldermen Bellamy, Little and the Mayor opposed)

Lighting in the Council Chamber

Ald. Little referred to the new lighting fixtures in use on a trial basis in the Council Chamber this day and commented favourably on them.

The City Manager indicated that one of the estimates received for the purchase and installation of this lighting was approximately $20,000, however, City staff would continue to locate similar equipment at a lesser cost.

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the City Manager report back to Council on the whole matter of lighting the Council Chamber for television.

- CARRIED UNANIMOUSLY

* * * * * * * * *

The Council adjourned at approximately 11:25 p.m.

* * * * * * * * *

The foregoing are Minutes of the Regular Council Meeting of May 15, 1979, adopted by Council on May 29, 1979.

MAYOR

CITY CLERK

DISTRIBUTED MONDAY

CC 62-MLH-75

DEL-2 (ii)

086

MANAGER'S REPORT

DATE May 14, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Rory's Towing Ltd. and Westburn Services Ltd.

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"Mr. Washtock, owner of Rory's Towing Ltd. and Westburn Services Ltd. is to appear before Council on May 15, 1979 to show cause why the business license for a towing company, in the name of Rory's Towing Ltd., and the Vehicle for Hire Licenses, for operating tow trucks, in the names of Rory's Towing Ltd. (one truck) and Westburn Services Ltd. (two trucks) should not be revoked.

On Friday, May 11, 1979, Mr. Washtock voluntarily surrendered the business license issued in the name of Rory's Towing Ltd. The Vehicle for Hire license for one tow truck, issued in the name of Rory's Towing, was handed in on Monday, May 14, 1979. Mr. Washtock advises that this truck has been sold.

For the past two months, Mr. Washtock has been operating the other two tow trucks (licensed under Westburn Services Ltd.) on a broker basis for Tritow Systems Ltd. During this period of time, there have been no complaints received by this Department. The trucks have the name "Tritow" painted on the doors and resemble the other trucks (approximately 40) which also operate on a brokerage basis for Tritow Systems Ltd.

Mr. Washtock wishes to retain the two Vehicle for Hire licenses in the name of Westburn Services Ltd., on the understanding that he will not be in business for himself but will act as a broker only and will be under the direct supervision and control of Tritow Systems Ltd., almost as if he were an employee. Tritow Systems Ltd. are agreeable to this arrangement and advise that these two trucks will not do any towing unless dispatched by their management."

The City Manager submits the foregoing report of the Director of Permits and Licenses for INFORMATION of Council in connection with the Show Cause hearing this day.

FOR COUNCIL ACTION SEE PAGE(S) 57-59

MANAGER'S REPORT

DATE: April 17, 1979

TO: Vancouver City Council

SUBJECT: Southland Corporation (Canada) Ltd.
7-Eleven Food Stores
Gasoline Service Station
4064 Fraser Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

'The City Clerk has received a letter from Mr. Fred Morris, Senior Real Estate Representative of Southland Corporation (Canada) Ltd. (see Appendix 1) requesting that the Econo Gasoline Service Station at 4064 Fraser Street (north-east corner of Fraser and King Edward), be permitted to operate as a self-service gasoline station under the 7-Eleven brand.

The last approved use of this station provides six pumps and three service bays.

Southland Corporation has advised that although they presently do not operate any gasoline service stations under their own brand, they operate or will soon be operating the following four gasoline service stations as agents for the oil companies:

- 495 West 41st at Cambie Street
  (conventional service for Econo)

- 3304 Kingsway at Joyce Road
  (conventional service for Econo)

- 2001 Kingsway at Victoria Drive
  (self-service for Imperial Oil)

- 4894 Knight Street at 33rd Avenue
  (self-service for Chevron Canada Ltd.)

Should the gasoline service station at 4064 Fraser Street be approved for self-service, it would result in the only 7-Eleven brand, or 100%, being self-service, or three of the five (60%) gasoline stations being operated by Southlands Corporation (Canada) Ltd. being self-serve, both figures being in excess of City Council's limitation of 15% (Resolution of Council dated April 15, 1975).

It should, however, be noted that the self-serve gasoline stations at 2001 Kingsway at Victoria Drive and 4894 Knight Street at 33rd Avenue are listed in Schedule 'B' of the License By-law as approved self-serve gasoline stations and statistically listed under the oil companies, i.e. Imperial and Standard.

The applicant states that their operations are of a convenience nature being open 24 hours per day, serving the needs of the neighbourhood after the majority of the conventional operations are closed. The use of one clerk to handle the convenience store and gasoline customers would make the operation of 24-hour gasoline sales possible. However, the provision of an attendant exclusively to pump gasoline would not be practical and would result in gasoline sales being limited to approximately 7:00 a.m. to 11:00 p.m.

.../2

The Director of Permits and Licenses has prepared the following table showing the status of active service stations on February 1, 1979, as compared to April 1, 1975:

	April 1, 1975	Feb. 1, 1979	Increase/ Decrease
Total No. of Service Stations	318	220	-98
No. of Conventional Stations	244	158	-86
No. of Self-serve	74	62	-12
Percent of Self-serve	23%	28%	+ 5%

It will be noted that although some self-serve stations have closed, the large number of conventional station closures has resulted in a 5% increase in the ratio of self-serve stations.

There are 77 approved locations for self-serve stations listed in the License By-law, 15 of which are not presently being utilized, and the land or building is vacant. If these 15 locations were reactivated for self-serve stations, the percentage of self-serve stations would increase to 35%, which far exceeds the 15% ratio desired by Council.

At present there are no detailed figures of the number nor percentage of operating self-serve stations by individual companies.

If this conversion is allowed, 4064 Fraser Street should be added to the list of permitted self-serve gasoline stations in Schedule 'B' of the License By-law, regarding self-serve gasoline stations.

RECOMMENDATION:

That the application by Southland Corporation (Canada) Ltd. to convert the Econo Gasoline Service Station at 4064 Fraser Street to a self-serve station operating under the 7-Eleven brand name be held in abeyance for sixty (60) days pending:

(a) a survey by the Department of Permits and Licenses of all licensed operating self-serve stations in the City by owner, operator and brand name;

(b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and

(c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator or brand name and for the City at large."

.....3

The City Manager notes that the applicant claims that self-service is essential if he is to provide 24-hour gasoline service, and Council may agree that there is benefit to the City in additional 24-hour service locations.

Consequently, the City Manager submits for Council's CONSIDERATION whether to:

A) Approve the recommendations of the Director of Planning to defer a decision for 60 days pending suggested surveys,

or B) Add 4064 Fraser Street to Schedule B permitting self-serve operation.

FOR COUNCIL ACTION SEE PAGE(S) 59-60

MANAGER'S REPORT

DATE May 9, 1979

TO: Vancouver City Council

SUBJECT: Croatian Community Centre Site: Commercial and Findlay City Lands

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"I. PURPOSE

This report outlines discussions between the Croatian Society and the City regarding the land value of the above city land and provides a preliminary assessment of the proposed development of a Croatian Cultural Centre on the 1.75 acre site.

II. BACKGROUND

On March 13, 1979 Council considered a report of the City Manager (App. A), which noted that the United Croats of Canada, King Tomislav Branch, were interested in purchasing this city land, initially as a cultural centre to serve the whole community and including facilities for a Day-Care centre. They also propose as a second stage of development, senior citizens' housing and personal care facilities.

In the report, the City Manager recommended:

A. THAT Council approve in principle the sale of the City lands to the United Croats of Canada for a Cultural Centre and Senior Citizens' Housing.

B. THAT Council direct staff to work out with the group the planning and engineering and financial details of the project, and the possibility of staging the transfer of the land.

C. THAT Council affirm that financial negotiations on the price of the land be on the basis of one-third write down from market value if the project meets City guidelines for community facilities.

Council approved recommendations 'A' and 'B' while item 'C' was deferred for consideration in-camera later in the day.

At that time Council heard a delegation from the Croatian group concerning their proposal for a Croatian Cultural Centre in the Cedar Cottage area.

Reference was made to the organization's proposal to purchase the site south of 16th Avenue between Commercial and Findlay Streets, for a write-down cost of $180,000.

The Supervisor of Properties estimated the market value of this site, as single family lots, at approximately $557,000. The officials referred to normal Council practice of providing one-third discount of market value if the project meets City guidelines for community facilities.

The delegation proposed that no operating costs or piling costs would be requested of the City and felt that a more realistic value should be determined.

On this basis Council resolved:

THAT the organization obtain an independent appraisal of the property south of 16th Avenue between Commercial and Findlay Streets and discuss with City staff what portion of the site would comprise housing units;

FURTHER THAT staff reassess the sale price of the land and report further to Council.

III. ANALYSIS OF PROPOSAL

The Director of Planning believes that the Society's proposal is a commendable objective and one that would meet the expectations of the Cedar Cottage community. The City land at Commercial and Findlay is a strategic location because it is a gateway to the area and the proposed development would provide a focal point for the Cedar Cottage community.

Regarding the suggested form of development, it is noted that the proposal is very preliminary, intended primarily to aid in the Society's presentation to Council. For this reason it is difficult to undertake an extensive analysis and to prejudge a proposal that has yet to be the subject of a rezoning application.

However, the basic components and corresponding sizes based on plans submitted to date are as follows:

Component	Square Feet	Percentage of Total Site
1. Cultural Centre	22,600	30%
2. Seniors Housing	16,000	21%
3. Day-Care Centre	2,184	3%
4. Restaurant	2,900	4%
5. Retail Shops	4,100	5%
TOTAL	47,900	63%

Based on a site area of approximately 1.75 acres or 76,230 sq.ft. a total building area of 47,900 sq.ft. results in a Floor Space ratio of .62. The Director of Planning believes that a density of .60 which is the same as the surrounding single family area is the maximum that should be considered. The form of development, the parking requirements and vehicular access needs could be factors that suggest an even lower density.

The Director of Planning is satisfied that the various components are appropriate for the development except for the proposed retail space. The Cedar Cottage area presently has superfluous commercial zoning and vacant retail space and on this basis, additional retail space is not warranted. Regarding the proposed restaurant, a small ethnic facility may be appropriate as an ancillary use. However, this component will require further consideration during the rezoning process.

The question of how the proposed facilities are to be used is of concern. Recent parking problems related to the use of the Italian Cultural Centre by large gatherings point to the need to determine whether the Croatian Society is proposing to rent their facility for similar large attendance events. If this is the case, the parking and access aspects of the proposal will require careful scrutiny to avoid the emergence of problems similar to those presently experienced by the Italian Centre.

The March 13, 1979 Council resolution requested that the possibility of staging the transfer of land be investigated. The Director of Planning is opposed to a staged transfer because it would require a subdivision of an odd-shaped parcel. The site was assembled over a number of years for housing and should be reserved for comprehensive development. It is noted that the required rezoning will encompass the entire site and specify all allowable uses, i.e. Cultural Centre, Housing, Day-Care, etc.

The actual development itself could be staged with Development Permits issued for the various components in accordance with the by-law.

IV. PROPERTY VALUATION

The Supervisor of Properties advises that in accordance with Council's instructions of March 13, 1979, the Society obtained an independent appraisal and following subsequent discussions between representatives of the Society and Properties Division it was agreed that the market value of the site is $540,000.00.

V. ENGINEERING COMMENTS

'The City Engineer reports as follows:

This block has an incomplete north/south lane which dead-ends in the middle of the subject site. There must be a lane outlet provided. If the site is to be consolidated into one parcel the most appropriate location for this outlet would be along the south property line of Lot 4, Block G, as shown on the attached sketch. To ease the 90° lane corner a 10 foot x 10 foot corner cut-off should be required from Lot 4, (see alternative A),* however, if the owner is not willing to give up this cut-off a widened lane intersection, (see alternative 'B'), would be required. As Findlay Street is approximately 5 feet above the grade of the property on the west side of the street (the subject site) retaining walls or sloping banks will be required to build up the grade of the lane to meet Findlay Street. Extra lane width will be required to build up this lane. The amount of extra width will depend on the method used to build up the grade.

If Council approves this report and the lane alignment has been finalized it will be necessary for the City Engineer to report to Council closing the residual portion of lane to the south of the new lane connection to Findlay Street. One of the conditions for such closure would be the consolidation of the site and the dedication of the lane to Finlay Street.

Prior to the site being conveyed a bulkhead agreement will be required as the site is below street grade and the grade of this proposed lane outlet. Arrangements must also be made for the relocation of utilities or rights-of-way to contain them.

The individual lots and closed lane to be consolidated to form the site.'

VI. CONCLUSIONS

The development of a cultural centre by the Croatian Society on the Commercial and Findlay city land has the potential of being an asset to the City and a benefit to the residents of the Cedar Cottage area.

The Society should be encouraged to make application for rezoning so that normal procedure can be undertaken to assess their proposal.

VII. RECOMMENDATIONS

The Director of Planning recommends:

THAT the sale of the City land to the United Croats of Canada be approved subject to the Group obtaining rezoning and a Development Permit, consolidation and other matters as noted by the City Engineer."

The City Manager notes that if the retail stores were eliminated as suggested by the Director of Planning, then the built site area would be divided almost equally between:

- components that may qualify for 1/3 write-down (Cultural and Day-care Centre), and
- components that should pay market value (Restaurant and housing)

*See Appendix B

Since the market value of the site has been agreed to be $540,000, a 1/3 write-down of half the site would reduce this to $450,000.

If the Society will not proceed with the Seniors' housing for some years and is unable to finance the whole site cost at this time, then Council might consider phasing the purchase payments accordingly. Discussions are needed on this point with the Society.

The City Manager RECOMMENDS:

A) approval of the recommendation of the Director of Planning.

B) that the Supervisor of Properties discuss an appropriate sale price and terms with the Society, with report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 70

MANAGER'S REPORT

DATE May 8, 1979

TO: Vancouver City Council

SUBJECT: Detoxification Centre - Letter from Mt. Pleasant Neighbourhood Association

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"A. PURPOSE

On March 12, 1979 a Development Permit was issued (subject to conditions) for a Provincial Detoxification Centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street.

Following a Public Information Meeting held April 11, 1979, the Mt. Pleasant Neighbourhood Association has written to Council requesting a one-month delay in issuing the Building Permit so that an alternative site with superior buffering from the neighbourhood can be investigated.

A letter has also been received from the Mt. Pleasant N.I.P. Committee supporting a review of the site and requesting a planning program for the North Mt. Pleasant area. Copies of the letters and supporting material are attached as Appendix I.

The purpose of this report is to comment on the letters received from the Mt. Pleasant Neighbourhood Association and the Mt. Pleasant N.I.P. Committee.

B. BACKGROUND

The City has been working with the Provincial Ministry of Health for over five years to build an alcohol detoxification centre. The Centre would provide humane treatment for people arrested by police for being intoxicated in a public place who are presently detained in the Drunk Tank of the City Jail. In future police would transport these people to the centre where they would be detained for up to 72 hours. Individuals would then be transported for release to an appropriate transit centre in Downtown Vancouver. The centre would not provide treatment and rehabilitation.

As a measure of its support for the centre, Council in May 1974 agreed to lease a parcel of city-owned land at 7th and Keith to the Province for one dollar a year. Plans were approved but due to funding restrictions, the project did not proceed.

In 1977 the suitability of the site at 7th and Keith was questioned by citizens in the area and by a planning study of the China Creek area carried out by consultants for the Planning Department. It was noted that the site was within a residential area (zoned RM-3A for Multiple Dwellings) and was adjacent to a possible community college. On February 14, 1978, the Mt. Pleasant Citizens' N.I.P. Committee wrote to Council protesting the site and suggesting that 'a location closer to the Downtown area and within an industrial or commercial area would be preferable.'

The Planning Department then reviewed city-owned sites to find an alternative which would have less impact on the community. City-owned sites were given priority as they could be made ready for development more quickly and at less direct cost than other sites.

Following this review, the present site on Great Northern Way was recommended and approved by Council on February 21, 1978.

Appendix II shows the site for which the development of the Detoxification Centre has been approved.

C. CURRENT SITUATION

The Provincial Government is ready to proceed with the construction of the Centre on the Great Northern Way site. The lease of the site has been agreed.

The Development Permit was approved on March 12, 1979 subject to several conditions. These are set out in Appendix III. Once the Development Permit is issued, the applicant would be free to apply for a Building Permit subject to the requirements of the Building By-law.

D. DESCRIPTION OF PROPOSAL

The site is vacant and was formerly used for the City's dog pound. The site is 2,557.5 m^2 (27,530 sq.ft.) and is zoned M-1 (Heavy Industrial), in a block which is mainly developed with one and two storey industrial and warehouse buildings. The site is separated from the Mt. Pleasant apartment area to the south by the 30.175 m (99 ft.) right-of-way of Great Northern Way, by M-1 (Light Industrial) zoning and by CD-1 zoning permitting machinery storage. The closest apartment building is about 60 m (197 ft.) away from the site.

The approved development permit drawings show a 884.87 m^2 (9,525 sq.ft.) one storey building set back an average of 6.1 m (20 ft.) from Great Northern Way. Because of the steep slope down to the north, the height of the building would be about 1.8 m (5.9 ft.) above Great Northern Way. The roof would be the most visible feature of the development, and is proposed to include landscaping and skylights.

Patients would be delivered via the rear lane to the north. One loading bay for supplies and six parking spaces for staff could be reached off Great Northern Way at the east end of the site.

The Centre is planned for a maximum of 60 patients at a time, 12 in the holding rooms and 48 in the acute care ward. Monthly intake is estimated at 1218 people.

The total staff of 39 includes 25 security personnel. Maximum staff on site will be 12 for the day shift, 8 for the evening shift and 6 for the night shift.

Detailed drawings of the proposal will be available when Council considers this report.

E. DISCUSSION OF LETTERS AND BRIEF RECEIVED

The Mt. Pleasant Neighbourhood Association makes three basic points in their letter and brief.

1. The site for the Detoxification Centre on Great Northern Way is not adequately buffered from the residential area to the south. Alternative sites with superior buffering should be investigated in consultation with local residents. The issuance of the Building Permit should be delayed for a month while other sites are investigated.

2. There has been inadequate consultation with the community prior to a decision being made to approve the proposed Detoxification Centre.

3. Mt. Pleasant needs planning assistance and funding for improvements, but is being neglected compared with other areas such as Fairview and Shaughnessy.

The Mt. Pleasant N.I.P. Committee makes similar points with an emphasis on the need for a planning survey and program for the North Mt. Pleasant area.

The Director of Planning would like to comment on each of the above points as follows:

1. Find another site

The Director of Planning cannot agree to this suggestion for the following reasons:

(a) The site is considered acceptable in terms of its impact on the nearby residential area. Possible adverse impacts are to be handled as follows:

Appearance. Visually the building will have a low profile, and the roof will be attractively treated. A landscaped setback will be provided along Great Northern Way.

Traffic. The movement of vehicles transporting the patients to and from the Centre will occur via the lane to the north and is unlikely to be apparent from the residential area. The additional traffic generated in Great Northern Way by the loading bay and six staff parking spaces is not considered significant. The loading bay off Great Northern Way will be screened from the residential area by the slope of the site and by the building itself.

However, following concerns voiced by some residents at the public meeting on 79.04.11, the architect is presently investigating providing access to the staff parking and loading bay from the lane to the north, instead of from Great Northern Way. This would have advantages from both a traffic and community point of view, if it can be achieved.

Security. The Alcohol and Drug Commission has given assurances that patients will not be released in the vicinity of the Centre, but will be transported for release in the Downtown area. The building itself has been designed securely to detain patients receiving treatment.

Noise. Noise associated with the arrival or departure of patients would be contained with the enclosed carport area. Interior noise will not be audible outside the building which is fully air-conditioned and double glazed.

(b) It is unlikely that a more suitable site might be found without involving major extra costs for purchasing a privately-owned site, and substantial further delay. The Provincial Government has already invested considerable time and money to develop plans for this site. Further delay could lead to the project being abandoned.

This site is much superior to the previous site at 7th and Keith which was in a residential area.

There are no obvious better alternative sites which are available. It should be noted that Council selected the Great Northern Way site on February 21, 1978 after the Mt. Pleasant N.I.P. Committee had protested the 7th and Keith site and following a staff review of five alternative sites. The Mt. Pleasant N.I.P. Committee approved the site on Great Northern Way at their meeting on 78.02.28, minutes of which read as follows:

> 'Detox Centre. The Committee was very pleased to hear that Council on February 21, 1978 resolved to withdraw the offer to the Province of the 7th and Keith site for the detox centre, and instead offer the former dog pound site on the 300 Block Great Northern Way.'

2. Inadequate Consultation with the Community

(a) Public notification was not required under the Zoning By-law. The Detoxification Centre was approved as a use required by a Public Authority subject to the special approval of the Director of Planning. Due to the Centre's location within a Heavy Industrial zone, and the care shown by the design to minimize impacts on the adjacent area, notification was not carried out.

(b) The Mt. Pleasant Neighbourhood Association has been aware of the proposal to build a detoxification centre on this site since March 1978.

(c) The area planner was not asked to comment on this development permit application because there is no planning program or special study for this part of the City. As a result the Director of Planning was not informed of discussions on a possible public meeting which had occurred between the area planner and local residents.

It should be noted, however, that the information meeting on 79.04.11 discussed the design and operations of the centre with about 100 people, and that the architect is investigating some changes based on the comments made.

3. Planning and Improvement Needs in North Mount Pleasant

The Director of Planning agrees that North Mount Pleasant remains a priority area for planning and community improvement. This area has received no direct benefit from the N.I.P. program in the nearby Mt. Pleasant 'Triangle' area.

Planning issues in this area include apartment redevelopment, through traffic, a possible community college, and inadequate recreation, community and engineering services.

Improvement needs and priorities for this area should be reviewed when the City prepares applications for funding through the Community Services Contribution Program.

F. CONCLUSIONS

The Director of Planning appreciates some of the concerns of residents but with respect to the proposed Detoxification Centre feels that the site is suitable bearing in mind that the design and operating procedures proposed should resolve any potential adverse impacts. The investigation of alternative sites would involve extra costs for site acquisition and staff and lead to substantial delay and would not seem justifiable in view of the community need for this treatment centre and the marginal improvements in location that might result."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

FOR COUNCIL ACTION SEE ...(S) 51

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Continuance of Lane Lighting Program

The Chief Constable and City Engineer report as follows:

"The following replies to Council's request of February 20, 1979 for a report on the rationale for implementing the existing lane lighting program and the advisability of its continuance.

Background

In 1973 when considering a specific request from the Downtown Residents Association for lighting in Gastown - skid road lanes to reduce the number of muggings, purse snatchings and thefts, it was considered appropriate to review and establish an overall policy for lane lighting.

A report at that time indicated a need for lane lighting based on the following main points:

1. Police Department advice which indicated criminals used poorly lighted lanes to attack and rob their victims,

2. The difficulty of detecting and apprehending criminals in dark lanes, and

3. Reports from other Cities which experienced excellent results in the detection and deterrence of the above crimes in lanes through the installation of lane lighting.

Council on August 28, 1973 approved the City Engineer's recommendation that lighting, over a seven year period, be improved in lanes where there is a record of high criminal activity. Of a total of 400 miles of lanes in Vancouver only approximately 70 miles qualified and were to have lane lighting. The 70 miles consisted of all (60 miles) commercial, industrial and multiple-dwelling area lanes, and 10 miles of residential lanes where there is a special need for lighting, such as adjacent to schools, community centre or where the Police Department have a record of crime. A further report was requested on lighting lanes under the local improvement procedure and on a procedure for setting priorities for lane lighting installations.

On September 18, 1973 Council approved the City Engineer's report which outlined the application of the Local Improvement Procedure for lane lighting. Priority lanes were to be advanced on the initiative principle while non-priority lanes on the petition principle. Annually the Chief Constable was to submit a list of priority lanes to Council for approval before the local improvement procedure was started.

Progress

To date, on the initiative principle, approximately 2100 lane lights have been installed in 44 miles of lane. Nearly all downtown and west end lanes, and most business lanes paralleling major streets in the remainder of the city have been lighted. In addition, approximately one mile of residential lanes have been lighted on a petition or a cash payment basis. Of 304 lane lighting local improvement projects initiated only 7 have been defeated while 8 others were cancelled by Council action.

Chief Constable's Comments.

The Chief Constable confirms that the basis, as outlined above, for establishing the program is still valid. The Police Department notes that in recent discussions with the Granville Street Merchants' Association and the Downtown Eastside Residents' Association specific support was expressed for the lane lighting provided under this program. An annual list of highest priority lanes within the scope of the program will continue to he provided by the Police Department for Council consideration.

..../2

Clause No. 1 cont'd:

Complaints.

Considering the number of lane lights which have been installed, there have been few complaints. When residents objected to the location of fixtures, the fixtures were relocated or a shield was installed to block the light in the offending direction. With the owners annual payment less than $5.00 for residential property (50 ft. lot) and less than $8.00 for business property, there have been few objections to the cost.

Continuance of the Program.

Of the 60 miles of lanes in commercial, industrial and multiple dwelling areas which were recommended for priority treatment in the 1973 report, approximately 16 miles remain to be lighted. These lanes primarily in industrial and multiple-dwelling areas are located in Marpole, along the east end docks and around False Creek. The Police state that these lanes are an integral part of the high crime areas defined in the scope of the program and are not less significant in their requirement for lane lighting.

Assuming approximately two additional miles of residential lane are lighted by petition, the following is a cost estimate for the completion of the program:

	Property Owner's Cost	City Cost	Total Cost
Lights installed to date	$350,000	$ 76,000	$426,000
Completion of program.	127,000	28,000	155,000
	$477,000	$104,000	$581,000

Funds for the City's share of the remainder of program are in the 1977-81 Capital Plan. Operating costs, at present rates, will amount to approximately $110,000 per year upon completion of the program.

Considering that residents have defeated only 2.3% of lane lighting projects initiated and few complaints have been received on installed lights, we conclude that the program of lighting priority lanes has been well received.

Accordingly it is recommended that the remaining portion of the program to install lighting in priority lanes as approved by Council August 28, 1973 be completed over the next two years."

The City Manager RECOMMENDS that the foregoing recommendation of the Chief Constable and the City Engineer be approved.

2. Report on Lane Lighting Project Deferred at the February 8, 1979 Court of Revision

The Chief Constable and the City Engineer report as follows:

"At the February 8, 1979 Court of Revision Item 92, a lighting project in the lane south of 4th Avenue between Burrard and Maple Streets (two blocks), was deferred pending a report on the rationale for installing lighting in this specific lane. The Police Department recommended this lane be lighted because of the level of criminal activity. For example, since January 1, 1977 there have been 14 breaking and enterings (B & E's) in the commercial properties on the north side of this lane and 12 residential B & E's in the residential properties on the south side. In these statistics are 3 B & E's in the condominium at 1877 West 5th Avenue.

In view of the foregoing it is recommended that lighting in lane south of 4th Avenue from Burrard to Maple Streets (Item 92, Court of Revision 454) be installed."

The City Manager RECOMMENDS that the foregoing report of the Chief Constable and City Engineer be approved.

3. Freight Elevator in Lane at Rear of Golden Crown Restaurant - 124 West Hastings Street

The City Engineer reports as follows:

"At some time in 1977, a freight elevator was constructed without permission on the outside of the building, extending some three feet into the lane to the rear of the Golden Crown Restaurant at 124 West Hastings Street. Upon discovery, a letter was sent to the owners requesting removal of this hoist. The hoist has not yet been removed and an application has now been received from the Golden Crown Restaurant requesting permission to retain the hoist under an Encroachment Agreement. This type of application has always been refused. However, as the owner claims that the hoist is essential to his business and as approval could set a precedent, Council direction is requested.

The purpose of this report is to review the City's policy regarding this type of encroachment and to recommend action on this specific application.

The City's present policy that applications for lane encroachments including mechanical installations such as the above not be permitted was established on the basis of the following:

1. Preservation of Lane Allowance
   The standard lane allowance is 20 feet wide. This width is sufficient to permit loading and unloading activity while maintaining adequate clearance for the free movement of other vehicles. At present, utility poles represent the only permitted permanent infringement upon this allowance and in downtown lanes are sheathed in plate steel. If private encroachments are to be allowed, the available right-of-way would be reduced and the traffic flow would become restricted.

2. Advisability of Use
   Mechanical apparatus of this type is considered to be an integral part of the building and should logically be contained within the building. If such an installation is allowed to encroach on a lane, as does the hoist in this application, it could be argued that requests for similar encroachments (e.g. for ventilation shafts, chimneys or linen chutes) should receive the same consideration. Such a precedent should be avoided.

3. Damage Potential and Liability Claims
   Installations such as this which encroach onto a City lane would be susceptible to accidential damage by vehicles using the lane. This damage is almost certain to occur. Claims for damages or injuries related to such accidents may involve the City. If the installation is located on-site these concerns would not exist.

I recommend that the application by Golden Crown Restaurant to allow their freight elevator to remain on City property be refused.

If, however, Council wishes to allow the encroachment to remain, there should be an appropriate annual fee established by the Properties Department at $100.00 per year, and an Encroachment Agreement to protect the City against any costs or liability related to the installation to be drawn to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS:

A) approval of the recommendation of the City Engineer, or failing that,

B) permitting the encroachment only under the conditions set out by the City Engineer.

4. Local Improvements on the "Initiative Principle"

The City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law an area project for - Pavement and Curbs and P.C. Concrete Sidewalks (Kiwassa N.I.P.) is advanced to Council on the Initiative Principle.

Clause No. 4 cont'd:

On March 6, 1979 Council approved the use of additional N.I.P. funds to relieve eight flanking residential lots from charges for the improvements of Glen Drive. In the detailed report, this part of the work is identified as 'Other Work' - to be paid for by the City.

A separate report will be submitted to Council by the Director of Planning regarding a proposal to use N.I.P. funding for a mini park on Keefer Street west of Glen Drive. This park will be part of the overall project but not this Local Improvement.

Capital Funds

Funds for the City's share of the Kiwassa area project are available from the 1978 Supplementary Capital budget already approved, and from N.I.P. funds."

Second Step

The Director of Finance submits the following report on the financial arrangements:

> "In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's Report dated May 4, 1979.

The estimated total cost of these improvements is $244 540 and the City's share of the cost is $151 100 (including the N.I.P. contributions). In addition, the estimated cost for Kiwassa Other Work on Glen Drive is $74 640 (including the N.I.P. contribution).

I have to report that the necessary financial arrangements can be made to carry out this work. "

The City Manager has decided that it is desirable to undertake the area project referred to and RECOMMENDS that:

a. the report of the City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

b. The following street be designated as a School Collector Street for the purpose of Part 1 of the Local Improvement Procedure By-Law. Vernon Drive from Georgia to Francis.

c. the City owned parcels shown on the list attached to the detailed Second Step Report for the Local Improved projects be declared assessable.

d. the Court of Revision for the area project be held at 10:00 a.m., Tuesday, July 10, 1979.

5. Tender No. 39-79-1 - Fire Apparatus

The City Engineer, Fire Chief and Purchasing Agent report as follows:

"Tenders for the above were opened on March 19, 1979 and referred to the City Engineer, Fire Chief and Purchasing Agent for report.

A working copy of the tabulation is on file in the office of the Purchasing Agent. Bid Numbers refer to the order of the bids in ascending order of price. Local content does change the order of the bids, between bids 3 and 4; 5 and 6.

Funds for this purchase are provided in the 1979 General Revenue Budget.

Tenders were submitted by four different suppliers offering a combined selection of seven bids ranging in price from $144 600 to $181 000 for two 1050 gallons per minute (GPM) Fire Pumper Trucks. Only Bid No. 1, from Superior Emergency Equipment Ltd. at $144 628 and Bid No. 2 from Howard Distributers Ltd. at $147 182.00 are being considered. The extra cost of Bids No. 3 through 7 inclusive is too great to be economically justified.

Clause No. 5 cont'd:

Bid No. 1, from Superior Emergency Equipment Ltd. at $ 4 628 is not recommended because:

1. Air operated throttle controls at the pump operator's station and the driver's station are not offered as specified.

2. The rear axle offered does not have the torque rating to mate with the diesel engine and transmission offered. Discussions with the chassis manufacturer, International Harvester Ltd., have confirmed that they will not build the chassis with the axle quoted by Superior Emergency Equipment Ltd.

3. The water pump offered requires up to 19% more power than the pump offered by the recommended bidder.

Bid No. 2, from Howard Distributors Ltd. at $147 182 meets specifications and is acceptable. Also, Bid No. 2 offers a power matched drive train and a more power efficient pump than Bid No. 1. These features more than offset the $2554 ($1277 each) extra cost of Bid No. 2.

We recommend acceptance of the low bid to meet specifications, Bid No. 2, from Howard Distributors Ltd. for the supply of two 1050 G.P.M. Pumper Fire Trucks on International model C01950B chassis at a total cost of $147 182 ($73 591 each) plus 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

6. Tender No. Electrical 79-1 for Painting Steel Poles and Attachments

The City Engineer reports as follows:

"Tenders for the above were opened on April 23, 1979 and referred to the City Engineer for report.

The tabulation is as follows:

1.	West Coast Painting Ltd.	$114 578.20
2.	J.S. Painting Ltd.	$154 999.40
3.	Pear Brothers Painters	$500 584.00

Funds in the amount of $92 800 are provided in the 1979 operating budget, with the balance to be billed to B.C. Hydro.

I recommend acceptance of the low bid from West Coast Painting Ltd."

The City Manager RECOMMENDS that the recommendation of the City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

7. Stanley Park, West Side Sewage System

The City Engineer, Superintendent of Parks and Director of Finance report as follows:

"At the present time the facilities of the Prospect Point Coffee Shop, Prospect Point picnic area, Third Beach area and Ferguson Point Tea House are serviced by septic tank disposal systems that have deteriorated resulting in sewage discharging over the cliffs down to the seawall into English Bay.

Clause No. 7 cont'd:

Design investigations have shown the relocation and reconstruction of the existing disposal systems to be expensive and difficult without precluding any future sewage problems.

It is therefore proposed to install a pumped sewage system linking all facilities with a common force main and discharging it into the City's sanitary system.

This new system is estimated to cost $175,000.00.

Source of Funds

Funds for this project are not included in the 1979 Sewers Capital budget nor was such a project anticipated in the Five-Year Plan. Consequently, no funds are available in Sewers Capital.

Accordingly, two potential sources of City funds have been identified. These are:

(a) Additional 1976-80 Sewers Capital borrowing authority could be created by Council ($175,000.00) to do this work.

(b) Council could allocate funds from the 1979 Supplementary Capital Budget.

As of the date of this report, the unallocated balance in the Supplementary Capital Budget is $1,178,000 and reports dealing with the following items are currently being prepared for Council consideration:

West Health Unit	$ 60,000
Indian Centre	300,000
Library circulation system	442,000
Champlain Heights branch library	125,000
Stanley Park - sewer work	175,000
Streets work - local improvements	238,000
Kiwassa Neighbourhood House	39,000
	$1,379,000

In addition, Council has requested the City Engineer to report back on Cambie Bridge which was originally reported at a cost of $800,000 for 1979, and also there are $2,016,000 of projects rated at priority #4 which Council may also wish to reconsider.

Recommendation

The City Engineer, Superintendent of Parks and Director of Finance recommend that the foregoing work be approved with the source of funds being the 1979 Supplementary Capital Budget. However, if Council does not wish to use the 1979 Supplementary Capital Budget as the source of funds, Council should approve an increase in Sewers Capital Borrowing Authority."

In view of the heavy calls on the remaining Supplemental Capital funds and of the authority given to Council to borrow capital for sewer works, the City Manager RECOMMENDS:

A) That the sewer work be approved.

B) That Council authorize an additional $175,000 in Sewers Capital borrowing.

FOR COUNCIL ACTION SEE PAGE(S) 61 & 62

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Selkirk School Annex Playground

The Director of Planning reports as follows:

"On April 4, 1978 City Council approved the Kensington Concept Plan, which included $150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

City Council has already approved N.I.P. funds for improvements to the grounds at Tecumseh School Annex and McBride Main School. Design and cost estimates for Selkirk School Annex have now been finalized. The teachers, parents and children at Selkirk Annex have been involved with the designing of the improvements. The recommended improvements consist of four groups of play equipment in different locations on the school grounds. Some of the major pieces of equipment are a fort, climbing ladder, jungle gym and geodesic dome.

The estimate prepared by the Vancouver School Board comprises a total of $17,675 of which the School Board would pay $3,415 for overheads. This would leave a cost to N.I.P. of $14,260. (See Appendix A)

The Kensington Citizens' N.I.P. Planning Committee has discussed the project and recommends the allocation of up to $14,260 to construct the project.

The Director of Planning recommends that City Council approve the appropriation of up to $14,260 from the Kensington N.I.P. Social/ Recreational budget account 891/8704 to the Vancouver School Board for the construction of improvements to Selkirk School playground, with costs to be shared as follows:

Federal	(50%)	$ 7,130.00
Province of B. C.	(25%)	$ 3,565.00
City of Vancouver	(25%)	$ 3,565.00
		$14,260.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Exterior Alterations to the Sylvia Hotel, 1154 Gilford

The Director of Permits and Licenses reports as follows:

"On March 9, 1976 Council designated the Sylvia Hotel as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without Council's approval. A Building Permit Application has been made for alterations to the building which would include the restoration of the original entrance on Beach Avenue and the removal of a side entrance on Gilford Street to be blocked with stone work to match the existing.

A Building Permit was applied for on April 10, 1979, and checked on April 19, 1979, being almost ready to issue, subject to approval by City Council, after receiving advice from the Heritage Advisory Committee.

Clause 2 continued

On April 9, 1979 the Heritage Advisory Committee discussed the application for the work and recommended approval.

RECOMMENDATION

The Director of Permits and Licenses recommends:

THAT Council approve the exterior alterations to the Sylvia Hotel as described in the Building Permit Application No. B09971, so that a Building Permit may be issued forthwith."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits & Licenses be approved.

CONSIDERATION

3. Liquor Permit Application
Development Permit Application No. 82724

The Director of Planning reports on a development permit application by Mr. Herbert Challier, Architect, for use of a portion of the existing marina at 1000 Taylor Street, for an "F" Marine Public House, as follows:

"City Council, on April 3, 1979, when considering the report to Council from the Standing Committee on Community Services on the Liquor Permit Application at 1000 Taylor Street under Development Permit Application No.82724, passed the following motion:

"THAT consideration of this clause be deferred pending receipt of further information on the proposed "F" Marine Public House at 1000 Taylor Street as well as the present Liquor Control & Licensing Branch guidelines on neighbourhood pubs."

Information Relevant to "F" License for Marine Public House

Under the Liquor Control Act:

"F" License may be issued to establishments oriented to marine activities known as Marine Public Houses which would:

Provide for sale of all types of liquor subject to limitation by the General Manager;

Off premises sale of beer and B.C. cider and the hours of sale are from 9 a.m. to 11 p.m.

Maximum sixty seats with the provision for fifteen standees would be permitted.

The applicant must provide moorage for boats, food, ice, fishing tackle, basic marine equipment and other provisions such as laundromat, adequate hot and cold showers for men and women.

The Liquor Control Board can order a plebiscite as and when it is found necessary. The Director of Licensing, Liquor Control and Licensing Branch, has indicated that the site meets the basic requirements of the branch in a letter to the False Creek Marinas Ltd.

The Director of Planning, at his meeting on March 5, 1979, approved the Development Permit Application, subject to the matter of the new liquor outlet being referred to City Council for consideration of new liquor outlets.

.../3

Clause 3 continued

Present Liquor Control and Licensing Branch Guidelines on Neighbourhood Pubs

Under the Liquor Control Act "D" License Establishments known as neighbourhood public houses would be licensed under "D" License which would permit all types of liquor to be sold subject to limitation by the General Manager.

Hours of sale: 9 a.m. - 11 p.m. but with Municipal or Regional District approval, the hours may be extended to 2 a.m.

Off premises sale of beer and B.C. cider for consumption elsewhere.

Maximum seating: 100 persons.

The following are the guidelines regarding neighbourhood pubs, adopted by Council on July 17, 1973.

THAT the Standing Committee determine whether a proposed location is an appropriate one for a neighbourhood pub, upon the matter being referred to the City by the Liquor Control Board;

The Liquor Control Board to determine regulations which should apply;

Parking, building, and other requirements be handled by the appropriate civic departments;

Parking ratio be one per 200 sq. ft. of public area in the pub;

The Committee consider each application on its own merits;

Notice of the application be sent to all residents within a four block area and notice of the application to known groups operating in the general area;

People in the community be invited to appear as delegations;

The application must have met the requirements of the Liquor Control Board and the City of Vancouver Departments before consideration before this Committee;

The total capacity both standing and seated shall be a maximum of 100 patrons;

These recommendations be presented to the Liquor Control Board and the Honourable, the Attorney-General for comment and approval."

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of the City Council with regard to the issue of Development Permit Application No.82724 approving the use of a portion of the existing marina at 1000 Taylor St. for an "F" Marine Public House.

RECOMMENDATION:

4. Kiwassa N.I.P. - Kiwassa Neighbourhood House Replacement

The Director of Planning and the Director of Civic Buildings report as follows:

"On April 4, 1978 City Council approved the Kiwassa Neighbourhood Improvement Plan which included an allocation of $220,000 for the reconstruction of the Kiwassa Neighbourhood House building. The Plan indicated that the spaces within the existing building are inadequate for the programs being offered and for the staff and there is a poorly defined entrance/reception area. The purpose of reconstruction would be to correct these deficiencies. Note: the existing land and building are owned by the City and are leased to the Kiwassa Neighbourhood Services Association. The Association is then responsible for all operating expenses for this facility. It is proposed that this arrangement continue after the new facility is constructed.

On July 11, 1978 City Council appointed Beinhaker/Irwin Associates (represented by Joe Wai) as architects for this project. Council also approved on that date the Terms of Reference under which this architect was to operate, and an appropriation of up to $16,000 from the Kiwassa N.I.P. budget for the architects' fees.

The Terms of Reference noted that the total maximum budget for this project was $220,000. It was also noted, however, that the architect should take into account the possibility of additional funding becoming available at various times throughout the process. Early in the process it was decided that, in addition to providing adequate facilities for existing programs and staff, there should also be an adult lounge incorporated into the new building. Preliminary cost estimates showed that it may be possible to stay within budget only if the adult lounge area was not included and the finishing of the building was kept to an absolute minimum (a situation which could result in much higher maintenance costs in the near future). Therefore, the Kiwassa Neighbourhood Services Association sought out additional funds from private sources, and were successful in raising $41,500 (as outlined in Appendix I). The total budget for the project therefore became ($220,000 + $41,500) = $261,500.

The Kiwassa Neighbourhood Services Association also applied for a Provincial Recreation Facilities Assistance Program grant of $39,083. The Social Planning Department and Council's Finance Committee are recommending that this grant request be included in the list of top priority requests to be forwarded to the Province.

The architect completed the design in accordance with the Terms of Reference. A quantity survey indicated this design could be constructed within the revised budget of $261,500. (The Provincial Recreation Facilities Assistance Program grant was not included in the budget as it has not yet been approved.)

Costs

On May 2, 1979 the following tenders were received for the construction of the Kiwassa Neighbourhood House building:

Paramount Construction Co. (1968) Ltd. - $282,500.00
Aspen Construction Ltd. - $294,448.00.

The low tender of $282,500 was approximately $52,000 over the revised budget for the construction of the building. The Architect was advised that this size of overrun was not acceptable, and agreed to negotiate with the low bidder, Paramount Construction Ltd., with the objective of making changes to reduce the cost of construction.

A list of possible changes was developed, totalling credits of $33,520. This list was presented for discussion to the Building Committee. The Committee accepted changes amounting to a reduction of $16,000, resulting in a negotiated contract price of $266,500.00.

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Clause No. 4 cont'd:

On the basis of this price, the total project cost is now estimated to be $300,500, as detailed below:

Architect's and consultant's fees	$ 22,500
Construction contract	266,500
Permits, testing, miscellaneous	4,500
Contingency	7,000
	$300,500

Funding requested will be $243,000 as detailed below:

Total project cost	$300,500
Less previously appropriated	16,000
Less private funding	41,500
Total request	$243,000

Funding Sources

$204,000 in N.I.P. funds is available from the Social/Recreation Facilities portion of the Kiwassa N.I.P. budget (#891/8724) for this project.

As noted above, a P.R.F.A.P. grant of $39,083 has been applied for. Because of the deadline placed on the project in order to be eligible for one of the grants ($23,000) raised by the Association, the start of construction cannot be delayed until June or July, when approval of the P.R.F.A.P. grants will be announced. Therefore, it is proposed that an amount equal to the requested grant be appropriated from the 1979 Supplementary Capital budget, with the understanding that, should the grant be approved, it will be used to reimburse the Supplementary Capital budget. In summary, the funding sources are:

N.I.P. Funds	$204,000
Supplementary Capital (in advance of PRFAP Grant)	$ 39,000
TOTAL	$243,000

The Kiwassa N.I.P. Committee recommends that the N.I.P. funds be used for this project in the manner described above.

The Director of Planning and Director of Civic Buildings recommend that Council:

A. Approve the expenditure of up to $204,000 from the Kiwassa N.I.P. budget for the construction of a new Kiwassa Neighbourhood House. The total is cost shared as follows:

Federal	-	$102,000
Provincial	-	$ 51,000
City	-	$ 51,000

B. Approve the expenditure of up to $39,000 from the 1979 Supplementary Capital budget for this project, with the condition that funds forthcoming from the Provincial Recreation Facilities Assistance Program for this project will be used to reimburse the Supplementary Capital budget.

C. Accept the price negotiated with the low bidder, Paramount Construction Co. (1968) Ltd. and enter into a contract satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the recommendations of the Director of Planning and the Director of Civic Buildings be approved.

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5. Kensington N.I.P. -
Kensington Park Improvements

The Director of Planning reports as follows:

"BACKGROUND

When City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978, it included a budget to improve all four parks in the Kensington N.I.P. area. Park improvements have been seen as an important part of overall neighbourhood improvement and design work has been progressing steadily since approval of the Concept Plan. To date, City Council has approved allocations for improvements to Gray's Park and Glen Park.

The Kensington N.I.P. Concept Plan has budgeted an amount of $250,000 for improvements to Kensington Park. This is to include two new playing fields in addition to park improvements such as a children's playground, pathways, lighting, etc. To date, City Council has approved an expenditure of up to $16,000 for fees required to have working drawings prepared for the two new playing fields. Once the bids have been received, a further report will be submitted to City Council on the required N.I.P. expenditure. Because it has been estimated that the cost of the playing fields may be close to $220,000, it was decided to recommend at this time only proceeding with the first priorities for other improvements to Kensington Park.

DESCRIPTION OF IMPROVEMENTS

It was felt that the first priority for park improvements is the construction of a new children's playground to replace the existing one which will soon be removed to make way for the parking lot for the new community centre. The proposed new children's playground would be located just to the west of the existing community hall in order to provide easy accessibility to that building and would be divided into an area for school age children and an area for pre-school age children.

The second priority was felt to be the provision of a pathway over the roof of the new community centre and the bus stop on Knight Street. This was considered important because of the absence of a sidewalk on the south side of Kensington Park and the need to improve the accessibility of the community centre. As part of the pathway, it is proposed that a view area with benches and landscaping be included along with general pathway lighting. These suggested park improvements are indicated on the attached map, Appendix "A".

COST OF IMPROVEMENTS

Park Board staff have provided an estimate for the improvements that have been described above. It can be broken down as follows:

Children's Play Area - equipment, mounding, drainage, pathway	$28,340.00
Pathway between Community Centre and Knight Street - benches, landscaping	8,700.00
Lighting of Pathway - 3 standard post top lights	5,400.00
Sub total	$42,440.00
Design and supervision - 6%	2,546.40
15% Contingency	6,747.96
TOTAL	$51,734.36

Clause No. 5 cont'd:

RECOMMENDATION

The proposed design and estimate has been found acceptable by the Kensington Citizens N.I.P. Planning and the Director of Planning. The Director of Planning therefore recommends that City Council approve the appropriation of up to $51,734.36 from the Kensington N.I.P. Social/Recreation account 891/8704 to the Vancouver Park Board for the purpose of carrying out park improvements as shown in Appendix "A". The costs are to be shared as follows:

Federal	50%	$25,867.18
Provincial	25%	12,933.59
City	25%	12,933.59
		$51,734.36"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Grandview-Woodland N.I.P. : Co-op Housing Consultants

The Director of Planning reports as follows:

"I. BACKGROUND

The Grandview-Woodland N.I.P. Concept Plan, approved by Council in July 1977, includes an allocation of $250,000 for social housing. The Concept Plan specifies the objective of stimulating or sponsoring a community-based non-profit housing co-operative to undertake small scale infill and rehabilitation projects using National Housing Act programs. The Plan specifies that N.I.P. money could also acquire and clear land occupied by non-conforming uses or residential uses beyond rehabilitation for development of non-profit housing.

The purpose of this report is to initiate the project by recommending the release of $2,000 N.I.P. funds to hire two consultants: a co-op organizer and architect.

During the first year of implementation, the Citizens' N.I.P. Committee gathered information on co-op financing, sponsored meetings with resource people, and visited existing housing co-ops. However, they were unable on a volunteer basis to organize a local group with the necessary expertise to actually initiate a co-op project.

II. NEW INITIATIVES

With just over one year of N.I.P. implementation now remaining, the Planning staff and Citizens' Committee decided that a final effort should be made to carry through this project. If by the end of the summer the project is not considered feasible, there would be sufficient time to reallocate the funds to new projects not identified in the Concept Plan.

The first step in the new initiative was to form a N.I.P. co-op housing sub-committee. This sub-committee of several members, both N.I.P. Committee members and other local residents, has met a number of times with an organizer and architect who have had experience with other successful co-ops in Vancouver. The sub-committee has listed criteria and constraints for a co-op project; reviewed C.M.H.C. co-op housing cost limits; and discussed types of sites available in the area in the context of existing zoning and Area Plan proposals for zoning amendments.

The criteria and constraints which the sub-committee has listed are as follows:

Clause No. 6 cont'd:

Criteria:

1. Units and project should be designed for family housing, i.e. two and three bedroom, ground oriented, with adequate provision for storage and amenities.

2. The housing should be for local residents, including interested tenants of any existing buildings on the site.

3. The housing should be for low and moderate income people.

4. The project and units should be located and designed to minimize traffic impacts of busy streets.

5. The possibility of utilizing solar heating technology in the design should be fully explored.

6. The possibilities of designing townhouses and/or infill housing according to proposed Area Plan policies and guidelines should be explored.

Constraints:

7. The site must be within the N.I.P. boundaries.

8. The site must adhere to N.I.P. site acquisition regulations: residential buildings beyond the stage of rehabilitation or an existing noxious or inconsistent land use (plus adjacent property if required to assemble a suitable site).

9. The project should be a small one of up to 10 to 12 units, or two or three projects of three to four units each - to fit in with existing neighbourhood scale.

10. The project economics must be able to meet C.M.H.C. co-op housing cost guidelines.

III. CONSULTANTS' TASKS - FEASIBILITY STUDY

Because the N.I.P. Committee is working primarily with a duplex-zoned (RT-2) area, the choice of site is particularly sensitive in terms of design, scale, and economic feasibility. Also, the interest in infill and in solar heating require special expertise. In addition, the N.I.P. site acquisition criteria pose a further constraint on identifying a suitable site.

It is therefore considered appropriate to hire an organizer and architectural consultant to establish the design and cost feasibility as well as organize an ongoing group. The product would be two-fold: to assess initial project feasibility for eventual site acquisition with N.I.P. funds, and to organize a group to carry on the project through final design and construction via National Housing Act funding - specifically the interest reduction grant now available from C.M.H.C. for co-ops.

If, on the other hand, the project is not feasible due to any of the constraints listed above, that would also be determined so that the N.I.P. funds can be reallocated with enough time remaining in the program to implement a new project.

The Planning staff and N.I.P. sub-committee have met with Jacques Khouri, co-op organizer, and Klaus Schmid, architect, to discuss the problems and potentials of this project. Both these consultants have been involved in key roles in successful co-op housing projects in Vancouver: the solar project at Broadway and Vine and the infill project at First Avenue and Maple Street in Kitsilano; the Manhattan Apartments in the Downtown; and the Grandview Co-op now under construction in the Grandview-Woodland apartment area. They are familiar with infill design, solar heating technology, and co-op organization and financing.

Clause No. 6 cont'd:

The Director of Planning believes it would be appropriate at this time to hire these two consultants. The estimated costs, as attached in Appendix A, are $1,400 for the organizer and $600 for the architect for a total of $2,000. These consultants would continue to meet regularly with the N.I.P. co-op housing sub-committee.

IV. RECOMMENDATION

The Director of Planning therefore recommends that up to $2,000 be appropriated from the Grandview-Woodland Land/Social Housing Account #898-9405 to obtain the consulting services of a co-op organizer and architect to determine cost and design feasibility for this project. Costs would be shared as follows:

C.M.H.C.	-	$1,000
Province of B.C.	-	$ 500
City of Vancouver	-	$ 500"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 62 & 63

MANAGER'S REPORT, MAY 11, 1979 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Sunday Public Games & Sports By-law #3711

The Director of Permits and Licenses reports as follows:

"A request has been received from the Honourable A.E. Branca, to amend the Sunday Public Games & Sports Bylaw #3711 to permit Arcades to open on Sunday. Mr. Branca is acting on behalf of Mr. Jung, the operator of an Arcade at 906 Granville Street.

The Bylaw now permits the following games and sports to operate on Sunday between the hours of 1:00 p.m. and 10:00 p.m.:

(a) Baseball (hardball or softball)
(b) Ice Hockey
(c) Ice Skating
(d) Roller Skating
(e) Rugby
(f) Soccer
(g) Canadian Football
(h) Golf
(i) Tennis
(j) Lacrosse
(k) Bowling (indoor and outdoor)
(l) Cycling
(m) Badminton
(n) Swimming
(o) Basketball
(p) Billiards

Supt. T. Herdman of the Police Department has submitted the following comments on the request to amend the bylaw:

'District Officers registered unanimous opposition to the proposal to include arcades in the list of games permitted to open on Sundays. The Inspector in charge of District 1 objected specifically to the premises at 906 Granville because of its close proximity to McDonald's. In his opinion, Sunday opening would further increase contact between some undesireable adults and teenagers already attracted to the area.

In our opinion, Sunday opening would only serve to increase police costs in monitoring activities in and around these establishments. Therefore, we oppose the proposed amendment to Bylaw #3711 which would permit arcades to open on Sundays.'

Section 206A of the Vancouver Charter empowers City Council to pass a bylaw to permit persons, on a Sunday, 'to provide for or engage in any public game or sport for gain, ...'.

The only two public games now listed in the bylaw, which are similar to Arcades are bowling and billiards. These games usually involve competition with other players and require some form of athletic ability or skill. Most games in arcades are operated by one player and it is questionable whether or not they are the types of games which should be considered under the City by-law.

The request to amend the Sunday Public Games and Sports By-law #3711 to include arcades is submitted to Council for Consideration."

The City Manager notes that the requested use is quite different from the games and sports permitted under the present by-law, and notes also the opposition by the Police Department. Hence, the City Manager RECOMMENDS refusal of the application.

INFORMATION:

2. Penthouse Cabaret

The Director of Permits and Licenses reports as follows:

"On September 13, 1978 City Council held a hearing on the application for licenses from Celebrity Enterprises Ltd. to operate the Penthouse Cabaret. Following discussion, Council passed the following motion:

"THAT the Acting Director of Permits and Licenses be instructed to issue Celebrity Enterprises Ltd. the City Licenses presently applied for on the understanding that an independent manager be hired for the Penthouse and more effective control and management measures be implemented;

FURTHER THAT the operation of the Penthouse be reviewed in three-months' time and be reported to Council prior to the issued of licenses for 1979."

Licenses were issued for the operation of a restaurant and for the sale and consumption of liquor with meals (Class 'B' Dining Lounge). The Class 'C' Cabaret license has not been issued because the Liquor Control and Licensing Branch has not issued their Class 'C' license. The General Manager of the Liquor Control and Licensing Branch refused the application for a Class 'C' license and an appeal has been made to the Minister of Consumer and Corporate Affairs. No decision has been made on the appeal, and meanwhile the restaurant is in operation with liquor being served on the main floor only. Application has been made to the LCLB to extend the sale of liquor with meals to include the second floor. The Police Department advise there is a limited number of patrons frequenting the premises and no infractions have been reported.

In the event the Class 'C' liquor license is approved by the Minister, the City's Cabaret license will be issued and the operation reviewed and reported to Council three months later."

The City Manager submits the foregoing report from the Director of Permits and Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 63

MANAGER'S REPORT, MAY 11, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) March 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of March 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MARCH 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Mar.1	Vancouver City Savings Credit Union	Aug. 1/79	$ 2,093,057.53	$ 2,000,000.00	153	11.10
1	Banque Canadienne Nationale	Mar.13/79	1,003,468.49	1,000,000.00	12	10.55
13	Mercantile Bank of Canada	Mar.19/79	751,232.88	750,000.00	6	10.00
15	Banque Canadienne Nationale	Mar.19/79	1,001,128.77	1,000,000.00	4	10.30
16	Banque Canadienne Nationale	Mar.19/79	500,472.60	500,000.00	3	11.50
19	Banque Canadienne Nationale	Mar.21/79	2,001,369.86	2,000,000.00	2	12.50
23	Banque Canadienne Nationale	Apr.18/79	1,763,799.59	1,750,000.00	26	11.07
28	Banque Canadienne Nationale	Apr. 4/79	501,030.82	500,000.00	7	10.75
28	Toronto Dominion Bank	Apr. 4/79	500,000.00	498,923.50	7	11.25
29	Banque Canadienne Nationale	Apr. 4/79	500,904.11	500,000.00	6	11.00
30	Banque Canadienne Nationale	Apr. 2/79	1,501,140.41	1,500,000.00	3	9.25
			12,117,605.06	11,998,923.50		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
Mar.1	City of Vancouver 10.00%	Mar. 1/94	$ 1,495,000.00	100.00	$ 1,495,000.00	15/-	10.00
9	City of Vancouver 9.25%	Sept.1/90	100,000.00	92.71	92,710.00	11/6	10.35
29	City of Vancouver 6.00%	June 15/80	1,000.00	95.00	950.00	1/3	10.45
29	City of Vancouver 6.25%	Apr. 15/80	1,000.00	96.00	960.00	1/1	10.45
			1,597,000.00		1,589,620.00		

.....2

Clause No. 1 cont'd

2. SINKING FUND TRANSACTIONS (PURCHASES) .....continued

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Mar.1	Canadian Imperial Bank of Commerce	May 1/79	$ 1,221,919.89	$ 1,200,000.00	61	10.93
			2,818,919.89	2,789,620.00		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MARCH 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 72,920,083.69	$ 70,219,696.60"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. 1979 Basic Capital Budgets - Clarification and Correction

The City Engineer reports:

"Council, on March 6, 1979, approved recommendations of the Standing Committee on Finance with respect to the 1979 Basic Capital Budgets, including:

'A. THAT 1979 Basic Capital Budgets as listed in the attached table and totalling $14 912 875 be approved, subject to ....

B. THAT borrowing authority be approved for the 1978 Sewers and Water Works programs, totalling $8 753 000.'

Advance approval of certain items in Streets and in Sewers had already been given by Council (including borrowing authority of $1,490,000 for Sewers). Following established practice, these items were included in the budgets submitted. The figures in 'A' and 'B', therefore, include those advance approvals. The approved items were so noted in the Projects Detail but not in the body of the report.

Further, the '1978' in 'B' is an error. It should of course have been 1979.

I RECOMMEND that the motion of March 6, 1979 be amended so that Section 'B' reads:

'B. THAT borrowing authority be approved for the 1979 Sewers and Water Works programs, totalling $8 753 000.' "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be adopted.

INFORMATION:

3. Police Digital Communications System

The City Engineer and Chief Constable report as follows:

"At a meeting of the City Council on February 6, 1979, Alderman Rankin requested the City Engineer and Chief Constable report on the need to have computer terminals in Police cars. In response, the following report has been completed describing the background to the study, the overall communication plan, and the role of the terminals and other components of the Mobile Radio Data System (M.R.D.S.)

BACKGROUND

In June, 1971, Council employed the Systech Corporation to examine the City's communication needs for the next 15 years and to prepare a report on their findings and recommendations for a communication system plan.

A review of the projects recommended by the Systech report was carried out by the City Engineer, the Chief Constable, the Fire Chief, and the Director of Finance, and was submitted to the Standing Committee on Finance and Administration on May 4, 1973. This review stressed the urgency of required improvements to the Police communications system. Deficiencies in the existing Police communications system included:

a. All requests by patrolmen for checks of lists of wanted persons, stolen vehicles, or stolen property could not be handled.

b. Response to requests for service from the public and from patrolmen was often slowed resulting in complaints and increased danger to public and patrolmen.

c. Records collected did not provide sufficient information on an up-to-date basis for planning efficient deployment of patrol resources.

To solve these problems, further study of the Communications Centre was recommended, particularly with respect to the use of a minicomputer. This subsequent study was initiated internally due to the urgency of improving the present operation and was carried out by members from both the Police and Engineering Departments.

On October 29, 1974, a comprehensive report on the review of the Police communications system was presented to Council which outlined a three-stage implementation procedure comprised of an improved manual system, a computerized Management Information System, and a digital mobile terminal system. Implementation is proceeding as follows:

1. Develop a manual system of dispatching to serve as long term backup to a MRD System. The manual system was implemented on 21 March, 1976.

2. Install a minicomputer system in the communication centre to provide basic Management Information and direct messages and checks to and from the police car terminals. The minicomputer was installed on 14 November, 1978 and is being tested.

3. Install a trial group of 12 mobile terminals in police cars followed by an additional 53 when the system is proven. Ten of these 12 terminals are installed and are being tested.

The report emphasized the desirability of staging implementation to provide back-up facilities and permit smooth transition into the City-wide mobile terminal stage (Stage 3). It is only when the entire patrol fleet is on the mobile terminal dispatch system that the dispatcher staff can be reduced and the savings can be realized. All three stages are necessary for the dispatcher system to operate efficiently, and effectively. The digital communications system was recommended because:

a. The number of apprehensions of wanted persons will increase:

   i. Digital radio messages are very difficult for criminals to monitor;

Clause No. 3 cont'd

ii. Direct and rapid access by the patrolmen to lists of wanted persons, stolen vehicles or stolen property will permit faster checking of suspects; and

iii. Detailed management data will be available to aid field supervisors in deployment of patrolmen.

b. The workload of dispatchers will be reduced significantly. Status updates and checks of lists of wanted persons and stolen vehicles can be done directly by patrolmen using their terminals; these account for over 60% of the dispatch traffic. Staff can be reduced by two during peak load periods. The labour costs of this system are on the order of $ 99 000 less than in the MANUAL system.

c. The safety of patrolmen will be increased.

i. Each vehicle can be checked to assess the potential of a dangerous situation before it is approached since the officer does not have to wait for a dispatcher to check the lists; and

ii. The digital terminals are equipped with an emergency button which provides an audible alarm to the dispatcher.

The estimated incremental cost of the DIGITAL system over the MANUAL system was $ 50 000 per year which was less than a 1% increase in the cost of operating the Patrol Division: with inflation and Federal cost sharing, the DIGITAL system is likely going to be less expensive than the MANUAL system. The Police Department estimated that the DIGITAL system would increase productivity of patrolmen by approximately 10%. The DIGITAL system will permit a ten-fold increase in number of checks whereas any expansion of the MANUAL system would require an additional radio channel and additional dispatchers further reducing the cost difference between the MANUAL and DIGITAL systems.

Prior to the City embarking on the second stage of the program of installing a mini-computer in the Police Station, the Canadian Police Information Centre, in conjunction with the Communications Research Centre (C.R.C.) of the Federal Government, entered into a nation wide study of mobile digital communications needs of Canadian Police Forces. Upon request of the Director of C.P.I.C., the Vancouver Police Department withheld any implementation of digital communications until results of the Federal study became available.

The culmination of the Federal study consisted of installation of a demonstration digital communications system in a major Canadian city.

A local systems contractor, Macdonald, Dettwiler and Associates (M.D.A.) was chosen by the Federal Project Office to develop and install the pilot system.

Following application to the Federal Project Office, the Vancouver Police Department was selected as the location of the test system. On December 9, 1976, Council agreed to the test program and approved M.D.A. as suppliers of a digital communications system for the Vancouver Police Department.

Advantages to the City's involvement in the installation of this prototype system included:

a. System software was provided to the City at no charge; the Federal Government paid more than $ 600 000 for all software development costs.

b. The Federal Government contributed $ 50 000 towards the purchase of the equipment for the Vancouver Police Department.

CURRENT SITUATION

Following extensive tests in M.D.A.'s plant, the system was installed in the Police Department on November 14, 1978, and is presently in operation in the downtown policing district with ten mobile data terminals. The system is presently undergoing extensive in-service tests by the Engineering and Police Departments assisted by the Federal Project Office.

Officer acceptance of the system has been very good; a significant increase in checks has resulted in additional arrests.

Clause No. 3 cont'd

Following acceptance of the present installation, the M.R.D. System will be expanded on a district by district basis over the next year until the full complement of 65 terminals is implemented and the dispatcher savings can be realized. Funds for the City-wide digital communication system have been previously approved: - $400,000 in the 1974 Supplemental Capital budget, plus $400,000 in the 1975 Supplemental Capital Budget. City costs to date have been $ 510,000. Final costs will be reported when the additional terminals are purchased.

In summary, the three stages of upgrading the Police Communication system, begun in 1971, have been aimed at improving Police productivity, security, and responsiveness. The use of terminals in the police cars combined with a mini-computer will reduce the dispatcher workload.

Without the terminals in the cars, dispatcher staff could not be reduced; the time to respond to enquiries in the field would be drastically increased, and information on officer activities in the field would be reduced. Only if all components of the communications system are operational can the improved efficiency, productivity, and safety of the patrolmen be realized."

The City Manager submits the foregoing report of the City Engineer and Chief Constable to Council for INFORMATION.

RECOMMENDATION:

4. City of Vancouver Debenture Issues 1979

The Director of Finance reports as follows:

"The City of Vancouver has not had an external Debenture Issue, either private placement or public issue, since the Fall of 1976.

The backlog of borrowing necessary to cover expenditures to date plus the balance of the needs for 1979 total $36 million. $20 million of this needs to be financed externally at this time and the balance can be financed internally during 1979.

For Council's information the last three City bond issues were 1974 - $15 million in Canada, 1975 - $20 million in the U.S., 1976 - $15 million in Europe (U.S. dollars).

We have been consulting with the City's fiscal agents, A.E. Ames & Co. Ltd. and others, and indications are strong that the City should move now to market its external debenture requirements for 1979 as bond market conditions are very unlikely to be any better in the next six to twelve months.

The timing of a Debenture Issue is always a judgment decision. Numerous extremely complicating factors in the market places right now make the judgment that much more difficult. Some of these factors are as follows:

1. The most severe factor is the uncertainty of inflation. U.S. inflation experience is extremely bad right now and looks to be getting worse. The Canadian experience is better but neither one can be said to be good. This causes high interest rates and uncertainty on the part of lenders regarding the future of interest rates.

2. The U.S./Canadian interest rate differentials have shrunk to a very small amount and this suggests strongly that our issue should be in Canadian dollars rather than in the U.S. dollars.

3. The U.S./Canadian currency situation is another complicating factor. Normally, given the low level of the Canadian dollar, it would be advantageous to borrow in U.S. dollars, but only if there was a worthwhile interest rate differential between the two markets. This differential has almost disappeared.

Clause No. 4 cont'd

4. The Federal Government's financing needs over the next two years are going to be extremely high and will have a crowding-out tendency in the markets.

5. The buildup in Crown Corporation financing and the corporate borrowing calendar is starting to appear and will cause a further crowding effect as time progresses.

Specific Needs

Aside from the debentures to be financed internally, the City requires:

1. Borrowing authority previously approved by City Council:

   Sewers: $5 million

   Water: $5 million

2. The 1977-81 Five Year Capital Program:

   Streets: $10 million

Action at this Time

We seek at this time Council authority to proceed with the borrowing of $20 million under previously authorized borrowing authority (Council Authority and Five-Year Plan Authority) and authority for the Director of Finance, City Manager, and Chairman of the Finance and Administration Committee to make the final decision on timing of the issue, interest rates, and the structure of the issue (serial bonds vs. sinking fund bonds etc.). This has been normal practice in the past because when the decision is made to go with the issue we must move very fast.

RECOMMENDATION

A. THAT the City proceed to market $20 million in City of Vancouver Debentures for the purpose of sewer works, water works, and streets.

B. THAT the Director of Finanace be empowered to act to instruct the fiscal agents to proceed, after consultation with the City Manager and the Chairman of the Finance and Administration Committee or if one of them is not available, the Mayor. This would commit Council to passing the appropriate borrowing By-law (prepared by the Director of Legal Services) shortly thereafter."

The City Manager RECOMMENDS approval of the foregoing recommendations of the Director of Finance.

5. Heating Costs, 517 Hamilton Street

The Director of Civic Buildings reports as follows:

"The City owned building at 517 Hamilton Street is a two storey structure. The first floor contains offices occupied by City Staff, the second floor is the City operated Hamilton Hotel containing 19 rooms. The building is presently heated by the Central Heat Distributing Company. Domestic hot water is oil heated for the hotel and electrically heated for the offices. Central Heat costs have risen considerably over the past few years resulting in heating costs for 1978 of over $5,000.

Alternative heating methods have been investigated, economical heating for this building would be a natural gas hot water boiler, with a natural gas fired domestic hot water heater. Anticipated savings will be in excess of $2,000 annually for a pay back in 3½ years. Estimated costs for installation are as follows:

Clause No. 5 cont'd

Supply and install boiler	3,700.00
Supply and install domestic hot water heater	$. 45 .00
Installation of meter	$[illegible]
Renovation of boiler room, concrete pads etc.	$600.00
	$6,600.00

The Director of Finance advises that if Council approves this report, $2,640.00 would be available from Contingency Reserve and $3,960.00 from the Property Endowment Fund.

It is therefore recommended that Council approve the expenditure of $6,600.00 at 517 Hamilton Street so that a natural gas fired system can be installed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

6. Homeowner Grants for Co-operatives

The Director of Finance reports as follows:

"For some years now, co-operative housing developments have been receiving the Provincial homeowner grant. Because of a checking process initiated as the result of a new co-operative requesting homeowner grant clearance, it appears that some co-operatives are not entitled to homeowner grants under the Homeowner Grant legislation as it presently exists. There is a possibility of nine co-ops falling in this category.

In any multiple family dwelling which is not a Strata development, the only premises which are entitled to a grant are those which fall within the definition of 'owner-occupied apartment building'. If a development comes within that definition, then the owner is entitled to receive a grant for each 'eligible apartment residence', which is also defined.

The problem which became apparent when the new co-op applied for a grant, (and which may be equally applicable to the other eight similar co-ops in the City) is that the new co-op does not come within either of the aforementioned definitions. It does not come within the definition of 'owner-occupied apartment building' because the Memorandum of Association does not stipulate that the building 'shall be owned and operated exclusively for the benefit of shareholders in the corporation who are occupants of the building ...'. An individual suite would not qualify as an 'eligible apartment residence' unless the occupant was in a position where he does 'own capital stock in the corporation equivalent in value to the capital value of the suite'.

This matter is wholly within the jurisdiction of the Province, but your staff are of the opinion that the Provincial Government should be requested to change the Homeowner Grant legislation to permit owner/residents of co-operatives of this kind to qualify for the normal homeowner grant.

It is somewhat difficult for your staff to be highly specific as to what the changes should be as it is a Provincial policy matter and we are of the opinion that the request to the Province should be to broaden it to reflect the realities of co-operative living, in place of the present definitions in the legislation.

It is therefore recommended:

THAT Council request the Provincial Government to change the Homeowner Grant legislation as soon as possible to enable this type of co-operative to qualify for the homeowner grant."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 64 & 65

PROPERTY MATTERS

RECOMMENDATION

1. Request to Assign Two Leases - R. E. Porter Ltd.

The Supervisor of Properties reports as follows:

"The City is presently leasing to R.E. Porter Ltd., two sites, legally described as Lots 7 and 8, Block 122, D.L. 541, situated on the east side of Howe Street between Beach and Pacific Avenues and Lots 2, 3, and 4, Block 123, D.L. 541, situated on the south-east corner of Pacific Avenue and Granville Street. The two leases expire on May 10, 1980 and August 31, 1980 respectively.

The two sites have been developed by the lessee to provide off-street parking in connection with his property at 811 Beach Avenue. In October, 1977, R.E. Porter Ltd. was placed in receivership, however, the appointed Receiver-Manager guaranteed rental payments and the accounts have been maintained in good standing.

The Receiver-Manager has now advised that he has received an offer to purchase 811 Beach Avenue subject to the two City leases being assigned to the purchasers. As a result, the Receiver-Manager has requested the City's consent to assign the leases to Black Top and Blue Cabs (1960) Ltd.

It is therefore recommended that the request to assign the leases of Lots 7 and 8, Block 122, D.L. 541, and Lots 2, 3, and 4, Block 123, D.L. 541, to Black Top and Blue Cabs (1960) Ltd. be approved, subject to the documents of assignment being to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71

MANAGER'S REPORT

B

4th May 1979

TO: City Council

SUBJECT: Community Services Centre Development Program - Champlain Heights

CLASSIFICATION: Recommendation

The Champlain Heights Project Manager reports as follows:

"BACKGROUND

The 1974 Champlain Heights Areas E and F Implementation Plan designated a site of approximately 11.33 hectares (28 acres) for development as a community services centre. In this plan the types of uses to be developed on the site included parks, playfields, community recreational facilities, social service offices, a K-12 school, two gymnasiums, an auditorium, ice rink, swimming pool and local convenience shops and offices.

The program we are now working with has been scaled down somewhat due to several factors - these include the declining enrolments, limited parks and recreational development capital and a general attitude of proceeding incrementally and building facilities over a longer period of time as demand and dollars are available.

Some of the park and recreational areas like the tennis courts and jogging trail have been constructed - other areas like the Look-out Park are currently under construction.

Planning for the 'community recreation building' has been underway for some time and is well advanced. Designs have been prepared which are now being reviewed by the various parties involved. Subject to receipt of a Provincial Recreational Assistance Fund grant, the construction of this component should begin this fall.

If the community centre and school were the only facilities to be constructed on the site, the development procedure would be relatively straightforward as the site is now zoned RS-1 and community facilities and schools are permitted uses within this zone, however, as this has been designed as a multi-use site, involving commercial uses, the procedure is somewhat more complex. Specifically, because the plans contemplate development of retail stores and office space, a rezoning is required. The plans also contemplate installation of a dedicated roadway necessitating a subdivision. As a part of this process a "concept plan" has been prepared to guide development of the site and it is recommended that the property be rezoned in accordance with this "concept plan".

The rezoning process takes approximately 6-8 weeks largely due to the amount of time required to adequately notify area residents and prepare the necessary documentation. Such a timetable will permit adequate notification and processing of material; and at the same time it will enable us to complete the process before the summer months when significant public hearings and evening meetings are discouraged.

PURPOSE

The purpose of this report therefore is to present Council with a draft 'concept plan' and to request approval for taking the plan and accompanying rezoning to a public hearing. The draft plan is attached as Appendix A.

This report identifies each component of the plan and presents a brief description of its purpose. The attached 'concept plan' shows these uses in relationship to the overall site and establishes appropriate parameters to guide development.

/.....

1. Community Recreational facility: development of approx. 1,858 sq.m. (20,000 sq.ft.) of recreational space is planned - this building will include a multi-purpose meeting room, an arts/crafts room, a lounge, an exercise room, four ball courts, change rooms and lockers as well as space for general administration.

2. Schools: With the School Board experiencing declining enrolments in other areas of the City, the school facilities to be constructed on site were reduced from those shown in the 1974 Implementation Plan. This plan projected a comprehensive school development encompassing K-12 plus associated support facilities such as gymnasiums and an auditorium.

   The present plans project an elementary school or an elementary annex only, however, should the demand arise space is available for construction of a full elementary school and a middle school. The School Board deferred making a decision with respect to construction of any new school facilities in this area until the school demand is reviewed in the late summer or early fall.

   In order to meet the potential demand the Board has requested that the City reserve an eight acre site for a period of three years. This reserve began January 1st 1979 and expires December 31st 1981. If school facilities are not constructed on this site then staff will report back at the end of the three year reserve period on possible alternate uses for this land.

3. Local convenience shops and offices: The 'concept plan' proposes up to a maximum of 1,394 sq.m. (15,000 sq.ft.) of shops and offices. The type of shops envisioned would be those serving the specific needs of the immediate neighbourhood and could include such uses as a convenience food store, drugstore; neighbourhood pub/restaurant/coffee shop; beauty shop/barber shop; laundromat; dry cleaners etc.

   Local offices could include doctors, dentists, lawyers or accountants etc.

   It is proposed that two parcels of land be subdivided to accommodate the commercial facilities - one for the shops and a second for the offices. This would permit us to market the two components individually or as a package. It is suggested that these parcels be tendered on the basis of a 60 year prepaid ground lease. The sites may include sufficient land to accommodate the buildings, pedestrian and vehicular circulation and parking, however, other land use options are open and are being investigated by staff. Details of the marketing plan will be presented to Council for approval following completion of this rezoning and subdivision process.

4. Public Medical Health and Social Service Offices: The Health Department and the Ministry of Human Resources have both indicated a strong interest in establishing offices in this area. In the original plan and throughout the current development, the presence of these offices was felt to be a very important component in the overall Community Services Centre.

   The actual construction of the offices will depend on the respective departments or Ministry's success in obtaining funds for such a development. For our purposes at this time it is simply necessary to designate the approximate space required, the location and the use. The combined offices in this category could amount to approximately 1,858 sq.m. (20,000 sq.ft.) of built space. Because of the nature of this development and the probable fact that a private builder would develop the space for the public health unit and the social service offices, it will be necessary to subdivide a site large enough to accommodate these functions. Marketing should be consistent with the local convenience shops and offices; that is to say it should be tendered on the basis of a 60 year prepaid ground lease. Timing will depend on the departments' ability to secure approvals and to obtain funding. These will be the subject of later reports to Council following completion of the rezoning process.

5. Roadways: It was intended to connect the various parking lots on this site together. This connection provided a link through from Butler Street to Champlain Crescent. During discussions on the development of this site and the neighbouring Captain Cook park site to the north, there appeared to be an opportunity to consolidate the local traffic patterns with a road through the Community Service Centre site adjacent to the various buildings. This decision would enable us to leave Rosemont closed. During past discussions in the community, it would appear that there is some opposition to opening Rosemount for traffic. The Community Service Centre circulation patterns have been discussed with staff and they seem to have general support. The advantages of such a proposal are that:

   i) It will provide direct transit services to the community facilities.

   ii) It will permit closure of Rosemont to traffic which will result in a more integrated development plan between the Community Services site and Captain Cook park.

   iii) It will provide better access to the proposed Community Centre facilities.

   iv) It will reduce the possibility of east/west through traffic using this as a short cut from Burnaby or other parts of Vancouver south.

   As this will be a City road, a separate parcel will have to be subdivided and dedicated.

6. Other recreational facilities: The overall site has been designed to accommodate an outdoor swimming pool and an ice rink at some future date if funds are available and a demand exists. Location of these facilities are shown on the concept plan.

7. Other general facilities: The site has the capacity to accommodate such other uses as day care, neighbourhood house, library etc. These have not been located on the plan at this time but they will be listed as permitted uses in order to provide flexibility in the future should such a use be needed.

Discussions have been held on several occasions with the Champlain Heights Advisory Committee to review plans for this site. November 20th 1978 a public information meeting was held to examine plans for the site.

The material contained in the proposed rezoning will be reviewed by the C.H.P.A.C. at their meeting May 14th and if it is felt that a wider review is necessary, another information meeting could be held prior to the public hearing.

SUMMARY

In order to advance overall development on this site, it is necessary to rezone from the present RS-1 District to a CD-1 Comprehensive Development District. The Project Manager would like to progress the retail and office develop concurrently with the construction of the recreation facilities. These latter facilities are programmed to begin during the fall. To meet this timetable the site must be rezoned before the end of June.

In view of the foregoing the Project Manager recommends:

A. THAT the Concept Plan together with this report be approved for the guidance of the Director of Planning in the preparation of a draft CD-1 By-law for the Champlain Heights Community Services Centre.

B. THAT the Director of Planning be instructed to make application to rezone the Champlain Heights Community Services Centre site from RS-1 to CD-1.

C. THAT this matter be referred direct to a Public Hearing.

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved

FOR COUNCIL ACTION SEE PAGE(S) 71

MANAGER'S REPORT

DATE 1979 05 04

TO: Vancouver City Council

SUBJECT: Summary Report: Rezoning Application - Proposed Text Amendment to Arbutus Club CD-1 By-law No. 4085

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of 1979 05 04 has submitted a report on the above subject. In summary he states:

"An application has been received from Mr. F.B. Barker, President of the Arbutus Club, requesting an amendment to Zoning and Development By-law No. 3575 whereby CD-1 By-law No. 4085 would be amended to increase the permitted floor space ratio from 0.45 to 0.60 for the purpose of:

Construction of a facility for indoor tennis, racquetball and squash courts, for the Arbutus Club at Nanton Avenue and Arbutus Street.

The proposed facility would provide four below-grade tennis courts, two squash courts, two racquetball courts and a storage room (future change rooms), all located below four outdoor (above-grade) tennis courts. The facility would be located on the southwest corner of the site in place of the four existing outdoor tennis courts.

By-law No. 4085, being an older CD-1 By-law, restricts development of the Arbutus Club lands only with respect to use. All provisions governing the physical development which may be permitted have been established by resolution of Council. In order to update By-law No. 4085, making it consistent with more recent CD-1 By-laws, it is recommended that provisions of floor space ratio and off-street parking be incorporated into the By-law by amendment.

An increase in the permitted floor space ratio from 0.45 to 0.50 to permit the proposed new facility, increasing the floor space ratio from 0.379 to 0.492, is considered appropriate. However, concern must be raised with regard to the height and screening of the proposed facility and the adequacy of off-street parking to serve the Arbutus Club. The off-street parking situation might be alleviated by ensuring that spaces for 34 automobiles are available on the southeasterly tennis courts, as previously required, during the Club's peak season from October 1st to April 30th of each year.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the matter be referred directly to a Public Hearing:

1. That the application requesting an increase in allowable floor space ratio from 0.45 to 0.60 be not approved.

2. That an increase in allowable floor space ratio from 0.45 to 0.50 be approved, thereby permitting development of the proposed racquets facility substantially in accordance with the plans submitted.

3. That provisions governing floor space ratio and off-street parking be incorporated by by-law into the CD-1 By-law for the Arbutus Club lands (By-law No. 4085); and

4. That the 34 additional parking spaces on the southeasterly tennis courts, to be required on an annual basis from October 1st to April 30th, be incorporated as a provision within the CD-1 By-law."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 71

D

Manager's Report

DATE: May 7th, 1979

TO: Vancouver City Council

SUBJECT: Orpheum Lobby Expansion

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

BACKGROUND

In 1975, Council approved the purchase and renovation of the Orpheum, at a total cost of:-

Purchase	3.904 Million
Renovation	3.419 Million
TOTAL	7.323 Million

This was ultimately raised as follows:-

City of Vancouver	4.558 Million
Federal Gov't.	2.000 Million
Public & Lottery	.432 Million
Province	.333 Million
	7.323 Million

From the beginning of this project, it was recognized that the lobby space would be very inadequate by present-day standards, and this has indeed been found to be the case:

- There is extreme congestion in the lobbies making particularly the elderly patrons uncomfortable and apprehensive.
- There is inadequate space for coat checkrooms, and for refreshments.
- There are insufficient washrooms.
- There is no elevator and facilities for handicapped are inadequate.

The agreement with the Federal government which resulted in their $2 Million grant included a commitment by the City to "use its best efforts to ensure that by Nov. 25, 1978 the lobby space for the theatre shall be enlarged to not less than 15,000 sq. ft.".

On January 11, 1977 Council agreed to purchase for its Property Endowment Fund the properties between the Orpheum and Smithe Street for $350,000. The buildings on that site have been leased on a month-to-month basis.

In 1977 Ron Nelson, of Thompson, Berwick, Pratt & Partners, the architects for the Orpheum restoration, provided rough sketches and plans for a possible addition which would remedy all the defects listed above, and would link into the existing lobbies at three levels. An additional lowest level, slightly below grade, can be used as a restaurant/pub which would also service the bars in the lobbies. This would be commercially profitable and pay for its own share of the capital costs.

Brooks Wedge and Associates estimated the costs of construction at 1.65 Million, based on a June 1977 starting date. Based on a March 1980 date, the costs would be close to 2.0 Million, or 2.5 Million including the purchase price of the site, and fees.

Excluded from this estimate is the cost of furnishings, which which will be needed late in 1980. Costs of these are now estimated at $50,000 and will be reported to Council in 1980.

These costs were communicated to the Symphony Society and the Community Arts Council. In view of Council's having provided the largest share of the costs of acquiring and renovating the main theatre, they were advised to look elsewhere for funds for the lobby addition.

The Community Arts Council agreed to undertake a fund raising drive from corporations and from the public for a total of $750,000 and the Vancouver Symphony Society agreed that part of that sum could be raised in the form of a ticket surcharge for a limited period, applying to all users of the Orpheum and averaging 25¢ per ticket.

On that basis the Mayor, on behalf of the City, the Vancouver Symphony Society and the Community Arts Council, approached the Province on December 19, 1978, requesting a provincial contribution.

On May 4, 1979, the Mayor received a commitment from the Hon. Hugh Curtis, that the Province will contribute, out of the lottery funds, the sum of $400,000 unconditionally, plus $600,000 to match the fund raising drive, for a total provincial contribution of $1 Million.

This would permit the project to go ahead if a) the City were willing to contribute the site, now held in its Property Endowment Fund and b) the City can find a tenant for the restaurant/pub in the lower level who would contribute $400,000 towards the capital costs as pre-paid rental. (Alternatively, the lessee should finance his furnishings and equipment and agree to an annual lease sufficient to make an investment by the City of $400,000 commercially viable.)

The total budget for the addition would then be contributed as follows:

City (site)	350,000
Fund-raising	750,000
Province	1,000,000
Commercial space	400,000
	2,500,000

RECOMMENDATIONS

To permit the project to proceed, it is RECOMMENDED that Council authorize the following steps to be taken:

A) Termination notices be given to the tenants in the buildings on the site between the Orpheum Theatre and Smithe Streets.

B) The above buildings be demolished.

C) The site be removed from the Property Endowment Fund and made available for the project.

D) Thompson, Berwick and Pratt, the architects for the Orpheum restoration, be appointed as architects for the lobby expansion.

E) A users' committee be set up to work with the architects, consisting of the following or their representatives:
   - City Manager
   - Director of Civic Buildings
   - Manager of Civic Theatres
   - Civic Theatres Board
   - Manager, Vancouver Symphony Society

F) Accept the offer of the Community Arts Council to launch a fund-raising drive from private and public sector.

G) Accept the offer of the Vancouver Symphony Society to levy a ticket surcharge (averaging 25¢ per ticket) commencing in 1980, and impose this on all events in the Orpheum until, together with funds raised under (F), the total amounts to $750,000.

H) Seek proposals from restaurant operators for the long-term lease of the lower floor and the servicing of all the bars, preferably in the form of a prepaid lease which can be applied to the capital costs, recognizing that if the prepaid lease is not possible the City will need to invest an additional $400,000 in the project, to be recovered with interest, through leasing revenues.

I) Authorize the preliminary costs (demolition, architects' and consultants' fees) to be charged against the unconditional Provincial $400,000 contribution.

J) Request the Director of Finance to report to Council, before construction tenders are called, on the total financing available, the projected cash flow, and the need, if any, for some interim financing.

FOR COUNCIL ACTION SEE PAGE(S) 71

MANAGER'S REPORT

DATE May 4, 1979

TO: Vancouver City Council

SUBJECT: Local Improvements by "Petitions"

CLASSIFICATION: RECOMMENDATION & CONSIDERATION

The City Engineer reports as follows:

"First Step, Petition Projects

As required by the Local Improvement Procedure By-Law, projects for:

- Pavements & Curbs, Higher Zoned
- Pavements & Curbs, Local Residential
- Lane Pavements
- P.C. Concrete Sidewalks
- Speed Deterrent Bumps

shown on the attached schedule dated May 4, 1979 are advanced to Council 'by Petition'.

Old Rate - One lane pavement petition project should be dealt with under the old cost formula; the original petition request was received prior to February 15, 1978 but experienced delay in being processed and approved.

This will require special relief under Section 67 of the By-Law (which requires affirmative votes of two-thirds of all the members of Council.)

CAPITAL FUNDS - The projects have been divided into two groups - 'A' and 'B'

Group 'A':

Funds for the City share of speed deterrent bumps, P.C. Concrete sidewalk, pavement and curbs - local residential, lane pavements - local residential are available in already approved capital budgets.

The City's share of the cost for Higher Zoned streets has already been approved in the 1979 Basic Capital Budget except for $80 000. This amount we expect to be covered by anticipated defeats by property owners. If these defeats do not materialize, funds would have to be advanced from future years. Approval to advance $80 000 should this occur is requested.

Group 'B':

As was explained in the presentation of the Basic and Supplementary Capital Budgets, the funding for the lane paving program comes largely from Supplementary Capital. The size of the program depends on the number of petitions submitted by the taxpayers and the last month of petition receipts has to be estimated.

Estimates for the Supplementary Capital Budget were based on petitions received at the beginning of 1979 plus an allowance for those expected by the deadline date. A flurry of activity prior to the deadline date resulted in an additional 40 petitions rather than the 10 expected. The cost to the taxpayer has been increased to reduce the impact on Supplementary Capital funds as directed by City Council and this has been effective but the reduction was over estimated. The June Court of Revision thus represents a total of 90 petitions submitted by taxpayers rather than the 60 predicted. The demand for dust and pothole elimination continues to be an important matter to property owners and to defer the program would result in many complaints.

Funds are not available in the current budget for the City share of "lane pavements - local residential" and "pavement and curb - local residential", listed in this group. These will require additional Supplementary Capital in the amount of $238 000. To deal with these "extra" petitions, we submit that Council consider undertaking the projects in Group 'B' and approve an additional $238 000 in Supplementary Capital.

The Provincial Community Services Grant applications now being processed will result in some freed-up funds which could be directed to make up the shortfall in Supplementary Capital. When these funds are available, we would recommend that they be directed towards the lane paving program.

Even with the unexpected last minute activity, the total lane paving program presented here is less than last year's total program. If the funding of Group 'B' is deferred until 1980, a large increase in funds will be required next year as the petitions received through the remainder of this year would also be deferred. We recommend that the Group 'B' projects be funded this year to avoid over-burdening next year's budget and also to avoid complaints from taxpayers expecting their projects to be completed this summer."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated May 4, 1979.

The estimated total cost of the improvements (Group 'A') is $1 614 552; the City's share of the cost is $1 016 750.

I have to report that the necessary financial arrangements can be made to carry out this work subject to the approval of an increase in 1979 Basic Capital for Higher Zoned streets, in the amount of $80 000. This does not require the provision of additional funds but merely advances a portion of Streets five-year plan authority from future years.

The estimated total cost of the improvements (Group 'B') is $397 287 and the City's share of the cost is $238 040. The City Engineer is recommending approval of funds from the unallocated 1979 Supplementary Capital Budget to cover the City's share of the cost.

So far in 1979, Council has approved a Streets Capital Budget totalling $6 398 615 with $5 296 375 coming from the Basic Capital Budget and $1 102 240 coming from the Supplementary Capital Budget. As of the date of this report, the unallocated balance in the Supplementary Capital Budget is $1 178 000 and reports dealing with the following items are currently being prepared for Council's Consideration:

Local Improvements (this report)	$ 238 000
Kiwassa Neighbourhood House	39 000
West Health Unit	60 000
Indian Centre	300 000
Library Circulation System	442 000
Champlain Heights Branch Library	125 000
Stanley Park - Sewer Work	175 000
Cambie Bridge	800 000
TOTAL	$2 179 000

The $238 000 requested by the City Engineer to meet 1979 petitions for street and lane works in this report must be considered in relation to the other demands listed above. If it is not approved at this time, there will be insufficient time before the June Court of Revision and these works would be delayed for a year. Accordingly, this is referred to Council for Consideration.

RECOMMENDATION & CONSIDERATION

The City Engineer and the Director of Finance RECOMMEND undertaking the projects referred to in Group 'A; and RECOMMEND that:

a. The reports of the City Engineer and Director of Finance be adopted together with details of the Second Step Report on file in the City Clerk's office.

b. Special relief be given on Item 70 because of the administrative delay so that it is treated as though filed prior to August 1, 1978. (2/3 majority required.)

...3/..

c. The following be designated as School Collector Streets for the purpose of Part 1 of the Local Improvement Procedure By-Law:

- Balaclava from 15th to 16th Avenues
- Maple from 2nd Avenue to L/S 2nd
- Moscrop from Joyce to Hoy
- Penticton from Turner to L/S Hastings
- Renfrew from Broadway to a point 194 feet south

d. The City owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.

e. Council approve an increase in the 1979 Basic Capital Budget for the City share of Higher Zoned Streets of $80 000 less the City share of the Cost of defeated projects.

f. The projects listed in the attached "Schedule of Local Improvement Projects" dated May 4, 1979 be brought before the Court of Revision already scheduled for 7:30 p.m. Thursday, June 14, 1979.

The City Engineer and the Director of Finance submit for CONSIDERATION of Council the approval of the projects and the $238 000 in 1979 Supplementary Capital to cover the City's share of petitioned street and lane works listed in Group 'B'. If these projects are approved, they will be advanced to the June Court of Revision and constructed this year."

The City Manager RECOMMENDS the Recommendations of the City Engineer and the Director of Finance be approved and submits projects in Group 'B' for Council's Consideration.

FOR COUNCIL ACTION SEE PAGE(S) 72

DISTRIBUTED MONDAY

F 133

MANAGER'S REPORT

DATE May 14, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Gastown Street Closure

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"The purpose of this report is to inform Council that the Gastown Historic Area Co-ordinating Committee Society have requested permission to hold an event called the Gastown Fiesta. City Council's consideration is necessary since the event was not approved with the 1979 event calendar.

The application for the Gastown Fiesta was received by the City on May 9, 1979. As the dates of this proposed celebration are May 20 and 21, 1979, the application was refused due to the failure of the organizers to meet Council approved FEST guidelines calling for 90 days advance notice. The City was informed that a letter dated April 16, 1979 had been sent confirming the Gastown Fiesta and other proposed Festival dates for 1979 and that the event was planned. A check of incoming mail registry showed no record of such a letter being received. In view of the foregoing, a special FEST Committee meeting was called to discuss the proposed events with a representative of Gastown.

The FEST Committee can deal with this event, but in doing so, must contend with many problems. The Engineering Department is experiencing a shortage of staff time to prepare the necessary plans and co-ordinate them with outside work crews. To accommodate this event on short notice means staff must incur added costs.

B.C. Hydro representatives will do everything possible to cope with this short notice and must revise their schedules which have been prepared for the long weekend.

The Health Department and the Liquor Control and Licensing Branch will meet with the applicant to finalize details concerning food and liquor.

The Police Department will experience the most severe problems as their personnel were fully utilized during the weekends of the Marathon Road Race and the Granville Mall Bed Races. Also, they have a prior commitment for Sunday, May 20, 1979 and the Gastown Fiesta will tax their manpower to the limit and result in scheduled leaves being changed. In addition, there is no provision in their budget for the unscheduled calling out of reserve police officers to be present at this event.

These issues were discussed at the FEST meeting and the Committee agreed to proceed provided the applicant pays normal Engineering costs and all Police Department costs. This arrangement is acceptable to the applicant.

The FEST guidelines are intended to help event organizers and civic staff process events in the most efficient way possible. In this case, scheduled work and manpower allocations must be revised to accommodate the event. The FEST Committee is concerned that the original intent of the Committee will be eroded if exceptions are made to the guidelines by approving applications on such short notice. In this case only, justification for approval of the Gastown Fiesta is the apparent breakdown in communications since the April 16 letter was not received.

...2

:C 63-MLH-75

Should Council approve the applicant's request to hold this Gastown Fiesta event on May 20 and 21, 1979 from 10 a.m. to 10 p.m., such approval should be subject to the following conditions:

1) The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the closure, such indemnity to be in the form of insurance in which the City of Vancouver is named insured.

2) Any food concessions be approved by the Health Department.

3) The costs of any street cleaning required over and above normal street cleaning be borne by the applicant.

4) The costs of temporary traffic controls and the necessary police officers be borne by the applicant;

5) All necessary permits be obtained prior to the event.

Further if Council agrees to the sale of alcoholic beverages on the street, the Provincial Liquor Control and Licensing Branch be so advised."

The City Manager submits the above report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 72 & 73

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

APRIL 26, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, April 26, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman
Alderman Marzari
Alderman Little

ABSENT: Alderman Bellamy
Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee Part Report dated April 5, 1979 and the Minutes of the April 12, 1979 meeting were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Progress on Care Facility - Champlain Heights

The Committee, on April 5, 1979, after hearing of problems associated with the development of an intermediate care home in Champlain Heights, passed four recommendations including:

> "THAT the Champlain Heights Development Consultant report back to the Community Services Committee in two weeks on progress toward construction of the Champlain Heights intermediate care home."

The Committee had before it a memorandum dated April 18, 1979, in which Champlain Heights Assistant Project Manager J. M. Egan reported as follows:

> 'Late yesterday afternoon, Tuesday, 17th April, a letter was received from C.M. & H.C. by Kenneth Lee, Architect for the Champlain Heights Care Facility, which informed him that despite concerns on the matter of "cost" and "travel distance", preliminary drawing submitted April 12th were "acceptable in principle" and that the architect was "authorized to proceed with working drawings". Additional comments on the design and layout of a detailed nature were also made:
>
> e.g. "provide second exit from locker room area".
>
> On Thursday, 12th April, the Urban Design Panel commented favourably on the proposed development recommending approval.'

Continued . . . .

Clause No. 1 Continued

Mr. Egan appeared before the Committee and during brief discussion explained that the Committee's consideration on April 5th of the Champlain Heights intermediate care home did result in a rapid review of the project by Central Mortgage & Housing Corporation and the architect now has the go ahead to prepare working drawings.

It was

RECOMMENDED

THAT the memorandum dated April 18, 1979 from the Champlain Heights Assistant Project Manager regarding the Champlain Heights care facility, be received.

FURTHER THAT a letter of thanks be sent to Central Mortgage & Housing Corporation for expediting the approval of preliminary drawings for the Champlain Heights care facility.

2. Development Permits for Holding Bars - Progress Report

The Committee had before it for consideration a Manager's report dated April 19, 1979 (copy circulated) in which the Director of Planning reported on the number of holding bars and their seating capacities approved since Council, on January 23, 1979, authorized the Director of Planning to approve development permit applications for holding bars.

Mr. Al Floyd of the Development Permit Group of the Planning Department appeared before the Committee on this matter.

During brief discussion the Committee noted the number of liquor outlets in the City continues to proliferate; that 136 seats in holding bars have been approved since January 23, 1979.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 19, 1979, on development permits for holding bars, be received.

3. Grant Request - Dial-a-Dietitian Service

The Committee had before it for consideration a Manager's report dated April 11, 1979, (copy circulated) in which the Acting Medical Health Officer reported on the operation of the Dial-a-Dietitian Service which provides information for the community on food and nutrition.

The report noted the service handled 5,514 calls in 1978 and that a grant of $1,680.00 to cover rent and telephone expenses is required to keep the service operating from April 1st, 1979 to March 31st, 1980.

During discussion, the Committee noted that the Manager's report contained a statement from the Comptroller of Budgets & Research that there is currently an uncommitted balance of $20,381.00 in the community services grants budget and the Committee was reminded that Council's approval of various grants

Continued . . . .

Clause No. 3 Continued

has now expended this balance. Any grant for the Dial-a-Dietitian Service would therefore have to come from contingency funds.

It was

RECOMMENDED

A. THAT the Dial-a-Dietitian Service continue in its current role and present level of operation.

B. THAT a grant of $140.00 per month be approved for the period April 1st, 1979 to March 31st, 1980, as follows:

Rent	$100.00 per month
Telephone	40.00 per month
Total	$140.00 per month

The meeting adjourned at approximately 1:50 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 73

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

APRIL 26, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, April 26, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Ford Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Boyce
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated April 9, 1979, from Mr. D. McDonald, Zoning Planner, forwarding the monthly status report on rezoning applications for the month of March, 1979 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, detailed several of the items for the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of March, 1979 be approved.

2. Shaughnessy Hospital: Rezoning Policy Area

The Committee considered a report of the City Manager dated April 17, 1979 (copy circulated).

Mr. M. Pedneault, Associate Area Planner, advised that on February 20, 1979 Council approved recommendations of the Standing Committee on Planning and Development that the Director of Planning be instructed not to consider any rezoning applications from RS-1 in the Shaughnessy Hospital Area and that he report back on appropriate boundaries relating to this recommendation. The key area for hospital related development would correspond directly with proximity to Shaughnessy Hospital. The Director of Planning recommended the boundaries within which there should be no rezoning applications from RS-1 should be the area fronting on or bounded by West 24th Avenue, Cambie Street, Selkirk Street, West 37th Avenue and Kersland Drive.

The Director of Planning's report noted that in defining any policy area it should be made clear that this does not apply to those properties zoned other than RS-1 and it should not be construed to indicate that rezoning applications from RS-1 outside this area will necessarily be assured or viewed approvingly. The Director of Planning also recommended that he be instructed to bring to Council's attention any application made against this advice.

..../2

Clause No. 2 cont'd:

In answer to a question as to why the residential area adjacent to the bus depot from 41st to 37th Avenues was not included in the policy area, Mr. Pedneault advised that they had directed their attention to the area immediately surrounding the Shaughnessy Hospital.

Mr. J. Smith, on behalf of the residents of the area, requested that the residential area extending from the north side of 41st Avenue, from Cambie to Oak Streets up to 37th Avenue also be included.

The Committee,

RECOMMENDED

A. THAT the Director of Planning advise applicants that Council has established a policy which does not support the rezoning of properties presently zoned RS-1 which front on or are generally bounded by West 24th Avenue, Cambie Street, Kersland Drive, West 41st Avenue, Oak Street, West 33rd Avenue and Selkirk Street.

B. THAT the Director of Planning be instructed to bring to Council's attention any application made against this advice.

(Alderman Kennedy wished to be recorded as in favour of the Director of Planning's recommendations and opposed to the Committee's amended recommendation to include the area between 37th and 41st Avenues.)

3. Liaison Aldermen

The Committee considered:

(a) Extract from the minutes of the Planning and Development Committee dated March 8, 1979 (copy circulated).

(b) Extract from the minutes of the Vancouver City Council meeting of March 20, 1979 (copy circulated).

(c) Letter dated March 20, 1979 from Mr. P. Malhuish, Oppenheimer Area Planning Committee (copy circulated).

(d) Letter dated April 24, 1979 from Mr. K. Takeuchi, Oppenheimer Area Planning Committee (copy circulated).

After discussion the Committee,

RECOMMENDED

THAT Alderman Ford be appointed as Liaison Alderman to to the Oppenheimer Area Planning Committee.

* * * *

The meeting adjourned at approximately 2:10 p.m.

* * * *

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

III

April 26, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, April 26, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman H. Boyce Alderman M. Harcourt
ABSENT:	Alderman D. Bellamy Alderman H. Rankin
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of April 5, 1979, were adopted.

RECOMMENDATION

1. King Edward Avenue and Blenheim Street

The Committee considered a Manager's Report dated April 6, 1979, in which the City Engineer reported as follows:

"In December, 1978, City Council passed a motion which had been brought forward by the Transportation Committee which read as follows:

'...that the City Engineer report back following further meetings with the Lord Kitchener School Consultative Committee and other community groups in the area on traffic problems in the vicinity of King Edward Avenue and Blenheim Street.'

Since that time, the following actions have occurred at the intersection to improve the traffic conditions:

1. The ornamental hedge on the northeast corner has been cut down to improve visibility;

2. Additional pedestrian crossing signs have been installed on the median to further advise motorists of the crossing activity at this intersection;

3. Parking prohibitions have been installed on the approach to the crossings to increase visibility for approaching motorists.

The Department has contacted the Lord Kitchener Consultative Committee to schedule a meeting to discuss traffic conditions at this intersection. In discussions with an authorized representative, it has been determined that the Consultative Committee is now satisfied with the actions taken by the Engineering Department and does not wish to pursue the issue any further.

The City Engineer recommends that no further action be taken at this time relative to the intersection of King Edward Avenue and Blenheim Street."

.../2

Clause 1 continued

RECOMMENDED

THAT no further action be taken at this time relative to the intersection of King Edward Avenue and Blenheim Street.

2. Bus Stop Spacing on MacDonald Street - 4th Avenue to Broadway

In a Manager's Report dated March 5, 1979 (circulated), the City Engineer reviewed the status of bus stop spacings on MacDonald Street between 4th Avenue and Broadway.

Following consideration of this report, the Committee

RECOMMENDED

A. THAT the bus stops on the west side of MacDonald Street at 5th and 7th Avenues, and on the east side of MacDonald Street at 8th and 6th Avenues be cancelled;

B. THAT a bus stop be established on the west side of MacDonald Street at 6th Avenue, and

C. THAT a bus stop be established on the east side of MacDonald Street at 7th Avenue.

3. Bus Stops Near Hudson Street at Marine Drive

The Committee had for consideration a Manager's Report dated April 18, 1979 (circulated), in which the City Engineer reported on the proposed relocation of bus stops in the vicinity of Marine Drive and Hudson Street. The review was initiated by a number of citizen requests for relocation of bus stops east bound on Marine at Hudson and southbound on Hudson at 72nd Avenue.

With the aid of diagrams and maps of the area, the Assistant City Engineer, Traffic Division, reviewed the proposed changes which would increase safety factors and involve minimal disruption to parking in the surrounding high density residential area.

RECOMMENDED

A. THAT a bus stop be established on the west side of Hudson Street at 73rd Avenue.

B. THAT a bus stop be established on the west side of Hudson Street at the lane south of 71st Avenue.

C. THAT the bus stop on the west side of Hudson Street at 72nd Avenue be cancelled.

* * * * *

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 75

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

April 26, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 26, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Little
Alderman Ford
Alderman Gerard
Alderman Marzari

CLERK: E. Bowie

RECOMMENDATION:

1. B.C. Table Tennis Association - Grant Request

The Committee had for consideration a letter dated April 15, 1979 from Mr. Don Marquardt, Management Committee Chairman of the B.C. Table Tennis Association (copy circulated) requesting a donation of $500.00 to aid in the hosting and tournament expenses for the 34th Inter-Provincial Team Table Tennis Championships to be held in Vancouver on May 18-21, 1979.

The Committee

RECOMMENDED

THAT the request of the B.C. Table Tennis Association be not approved and, further, that the Parks Board, the Vancouver Aquarium Association, and the Museum and Planetarium Association be requested to consider issuing complimentary tickets to their facilities for participants of this competition.

2. Brockton Point Cricket Club - Grant Request

The Committee had for consideration a letter dated April 20, 1979 from the Brockton Point Cricket Club (copy circulated). This club has been invited to participate in a Canada wide club championship. They have requested assistance from the City to help defray costs of travel, accommodation, etc. to and from game sites.

The Committee

RECOMMENDED

THAT the request of the Brockton Point Cricket Club be not approved.

3. SKAL Club of Vancouver

Vancouver City Council, at its meeting on March 6, 1979, referred the request of the Vancouver SKAL Club for a grant in lieu of rental of the Queen Elizabeth Theatre to the Standing Committee on Finance and Administration for consideration.

The Committee had for consideration a further letter dated April 17, 1979 from the SKAL Club of Vancouver (copy circulated). This club had booked the Queen Elizabeth Theatre for April 28, 1979. Upon cancellation of this booking, they were advised that a cancellation fee of $200.00 would be charged. The Club is now requesting a grant in the amount of $200.00 to cover this expense.

The Committee, after discussion

RECOMMENDED

THAT the request of the SKAL Club of Vancouver for a grant to cover the cancellation fee of $200.00 for the Queen Elizabeth Theatre be referred to the Civic Theatres Board for decision.

4. Sprinkler Plan Checking

Vancouver City Council, at its meeting on November 21, 1978, approved the following recommendation from the Standing Committee on Finance and Administration regarding the Departmental Review - Fire Department:

"D. That the following items be referred to the City Manager for report back to the Committee, including the Director of Permits and Licenses' comments on item (ii);

(ii) The temporary position created by Permits and Licenses Department for sprinkler plan review be made permanent and under the authority of the Fire Department . . $30,000."

The Committee had for consideration a Manager's Report dated March 27, 1979 (copy circulated) in which the City Manager reports on this temporary position.

The City Manager recommends that a new position of Mechanical Engineer I be established and located in the Department of Permits and Licenses.

Following a short discussion, the Committee

RECOMMENDED

A. THAT a new position of Mechanical Engineer I be established, subject to classification by the Personnel Services Department.

B. THAT this position be offset by the elimination of a Plumbing Inspector I position, which would result in an estimated net annual cost to the City, at 1978 rates, of $2,904.

C. The Comptroller of Budgets and Research advises that if this report is approved, the additional funding will be provided in the departmental operating budget.

INFORMATION:

5. Provincial Government's Recreational Facilities Assistance Program (REFAP) - Capital Grant Applications 1979

Vancouver City Council, at its meeting on April 24, 1979, when dealing with the attached Manager's Report dated April 20, 1979, referred this item to the Standing Committee on Finance and Administration with power to act.

For the first time, in 1978, City Council was requested by the Provincial Government to review and assign priority to applications from public and private bodies in Vancouver requesting capital funds from the Province under its Recreation Facilities Assistance Program (REFAP). The same procedure is being followed this year.

Fifteen projects were recommended by City Council in 1978, for a total REFAP funding of $3,133,425. The Provincial Government have approved $1,914,216 to date. The Director of Social Planning has submitted the following projects for submission to the Provincial Government for funding under the REFAP in the order of priority listed below:

PRIORITY	PROJECT	AMOUNT REQUESTED FROM REFAP
1.	Kerrisdale Pool Covering/Change Rooms etc.	$ 200,000
2.	Champlain Heights Community Centre	400,000
3.	False Creek Community Centre	217,000
4.	John Hendry Park Improvements	400,000
5.	Granville Island Waterfront Theatre	65,000
6.	Kerrisdale Lawn Bowling Extension	20,000
7.	Chinese Cultural Centre	400,000
8.	Vancouver Indian Friendship Centre	400,000
9.	Sunset Community Centre Improvements	125,000
10.	Boys and Girls Clubs	43,000
11.	Kiwassa Neighbourhood Services	39,083
12.	Vancouver East Cultural Centre	48,550
13.	Trout Lake Community Centre	25,000
14.	McBride Gymnasium (Kensington NIP Committee)	20,000
15.	Armenian Cultural Association	90,000
16.	United Croats of Canada	355,000
		$2,847,633

Clause No. 5 cont'd

It was noted by the Committee that, in 1979, grant applications to the Provincial Government for REFAP will be reviewed twice, in the Spring and Fall, and the Provincial Government announcements will be made on June 1st and November 1st.

Appearing before the Committee on this matter were the Director of Social Planning, Commissioner Fowler and Mr. Larry Foster from the Parks Board, and some of the private applicants.

The Committee questioned those applicants present on

- total cost of their individual projects
- funding sources and amounts, other than their REFAP request
- total monies presently in hand

Following further discussion, the Committee

RESOLVED

THAT the Chairman of the Standing Committee on Finance and Administration forward the following projects in order of priority listed below to the Provincial Government for consideration for funding under the Recreational Facilities Assistance Program for the Spring of 1979.

PRIORITY	PROJECT	AMOUNT REQUESTED FROM REFAP
1.	Kerrisdale Pool Covering/Change Rooms etc.	$ 200,000
2.	Champlain Heights Community Centre	400,000
3.	False Creek Community Centre	217,000
4.	John Hendry Park Improvements	400,000
5.	Granville Island Waterfront Theatre	65,000
6.	Kerrisdale Lawn Bowling Extension	20,000
7.	Chinese Cultural Centre	400,000
8.	Vancouver Indian Friendship Centre	400,000
9.	Sunset Community Centre Improvements	125,000
10.	Boys and Girls Clubs	43,000
11.	Kiwassa Neighbourhood Services	39,083
12.	Vancouver East Cultural Centre	48,550
13.	Trout Lake Community Centre	25,000
14.	McBride Gymnasium (Kensington NIP Committee)	20,000
15.	Armenian Cultural Association	90,000
16.	United Croats of Canada	355,000
		$2,847,633

****

The meeting adjourned at approximately 4:40 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 75

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL

ON

TRANSPORTATION AND PLANNING AND DEVELOPMENT

May 3, 1979

A Joint Meeting of the Standing Committees of Council on Transportation and Planning and Development was held on Thursday, May 3, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 12:00 noon.

PRESENT:	Alderman W. Kennedy, Chairman
	Alderman H. Boyce
	Alderman M. Ford
	Alderman M. Harcourt
	Alderman D. Little
	Alderman G. Puil
	Alderman H. Rankin
ABSENT:	Alderman D. Bellamy
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Review of Parking Requirements for the Downtown District

City Council on February 6, 1979, when considering a report of the Standing Committee on Planning and Development dated January 25, 1979, noted the Downtown business and development community had expressed concern about the inadequacy of existing regulations and policies governing parking in the Downtown. Council approved the Committee's recommendation that the Director of Planning and City Engineer review the situation in conjunction with a Special Committee representing the development industry.

Before the Joint Committees for consideration this day, was a Manager's Report dated April 30, 1979 (circulated), in which the Director of Planning and the City Engineer reported on conclusions arrived at following discussions with a Committee representing those concerned with downtown office development, i.e. Downtown Vancouver Association, Building Owners and Managers' Association, Architectural Institute of British Columbia, and Downtown Parking Corporation.

The report:

- summarized the technical report prepared by the Engineering and Planning Departments (Appendix A, on file).

- submitted a consensus of the several organizations which formed the Special Advisory Committee (Appendix B, on file).

- recommended an increase in the existing maximum allowable parking for office buildings in the Downtown District, subject to review at the end of a five year period.

- recommended that a report be submitted in two months on a "pay-in-lieu" system for parking in the Downtown.

.../2

Clause 1 continued

- identified and recommended the continuing study of issues related to parking in the Downtown District and other parts of the Central area.

Present for the discussion were the following members of the Special Advisory Committee: Mr. W. Buttjes and Mr. M. Wilcox, U.D.I.; Mr. M. Evison, D.V.A. (formerly Downtown Business Association); Mr. V. Parker, B.O.M.A.; Mr. G. Hamilton and Mr. F. Musson, A.I.B.C.

Mr. E. Crickmore, Central Area Planner, Mr. D. Rudberg, Assistant City Engineer, Traffic Division, and Mr. B. McGregor, Parking Engineer, reviewed aspects of the report with the joint Committee. Specific reference was made to existing zoning regulations, estimated office supply, and growth projections for auto trips and parking space over a five-ten-twenty year time frame.

The Director of Planning advised the panaceas of 1974 were too limited for today's conditions. For example, it was now felt the amount of parking permitted for office buildings in the Downtown District was insufficient. It was proposed to meet the increased demand by amending the existing maximum amounts of parking that can be provided in the high-density core area (Area A) from one parking space for every 4,800 sq.ft. to not more than one space for every 1,000 sq.ft. In the remainder of the Downtown District (Area B), the change would be from one space for every 2,400 sq.ft. to one space for every 1,000 sq.ft.

Mr. Spaxman commented it would be necessary to keep a finger on the pulse of what was happening in the Downtown in terms of pedestrian and traffic movement, parking and commuter controls. Therefore, it was proposed the situation should be monitored and reviewed for another five years and if necessary recommendations would be brought forward, particularly in terms of "pay-in-lieu". In moving toward a Public Hearing, it would be very important to ensure all the people and groups in the City concerned with the problem of Downtown parking, were well informed so they would be able to make representations at the appropriate time.

The City Engineer noted it was felt in 1974 that rapid transit would solve all the problems in the Downtown core, but changes in senior government priorities and policies had slowed the process; Mr. Curtis pointed out none of the recommendations before the Joint Committees would detract from transit moving ahead. The effect of no-action would mean parking spaces would become increasingly more difficult to get, thus adding to congestion and reducing the vitality of the Downtown.

The Joint Committee was advised the Special Advisory Committee agreed it would be appropriate for interaction to continue between the development industry, professions, and City staff in order to assist in the items identified for further review and also to provide input into the assessment of the longer term impact of parking and related matters.

During discussion, representatives of the Special Advisory Committee made the following points:

- if light rapid transit was operating, there would still be a need for short term parking.

- development sites are running out. There is great pressure on sites offering short term parking - they are being replaced by buildings with only a quarter of the original parking.

Clause 1 continued

- development cannot stand still and our economy must be kept going. Calgary has already overtaken Vancouver in office space with 15 million square feet compared to Vancouver's 14 million square feet.

- the move to one space per 1,000 sq.ft. would encourage businesses to locate Downtown again. Adequate parking was a prime requisite at the executive and management level.

RECOMMENDED

A. THAT the Director of Planning be instructed to make application to amend Section 5 - Parking and Loading of the Downtown District Official Development Plan as adopted by By-law No. 4912 by:

   i) Changing the maximum amount of parking that can be provided in the high-density core area (Area A) from not more than one space for every 4,800 square feet to not more than one space for every 1,000 square feet.

   ii) Changing the maximum amount of parking that can be provided in the remainder of the Downtown District (Area B) from not more than one space for every 2,400 square feet to not more than one space for every 1,000 square feet.

   iii) Providing that the Development Permit Board may, where special circumstances prevail, permit a parking garage to serve residential, retail, office, or other commercial uses. The Development Permit Board may require that such parking garage provide, in whole or in part, for non-commuter-oriented usage.

   AND, the whole matter be referred direct to a Public Hearing.

B. THAT the Director of Planning and the City Engineer report back within a two-month period to City Council on a "pay-in-lieu" system which has been endorsed by the Special Advisory Committee.

C. THAT the Director of Planning and the City Engineer continue to review for further report to City Council the other matters identified in this report as:

   - Parking standards and requirements for other uses
   - Parking standards and requirements for other Central Area districts
   - Traffic management systems
   - Pedestrian amenities
   - Five-year review

D. THAT the contribution of the members of the Special Advisory Committee be acknowledged, and that the several organizations be invited to continue as a Special Advisory Committee to the Director of Planning and the City Engineer on the items identified in this report as being for 'Further Review'.

- CARRIED

(Alderman Rankin opposed).

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 75

The joint meeting adjourned at approximately 1:15 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MAY 3, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 3, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard (Leave of Absence)

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Status Report on the Fire By-law Upgrading Program - Hotel Vancouver

The Committee considered a Manager's report dated April 24, 1979 (copy circulated) in which the Fire Chief reported on progress by the Hotel Vancouver in its program to meet the August 9, 1979 deadline imposed by the City by which time the hotel is to comply with all City Fire By-law regulations.

Chief Fire Warden G. Birnie appeared before the Committee on this matter and reported he visited the hotel recently and reported the upgrading program has not had as much effect on the interior aesthetics of the building as the owners had first feared.

The Committee noted reasonable progress is being maintained.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 24, 1979, on the fire by-law upgrading program at the Hotel Vancouver, be received.

2. Carleton Hotel, 314 Cambie Street

Council, on April 24, 1979, referred to the Community Services Committee for consideration a letter dated April 18, 1979 (copy circulated) from the Police Department regarding the Carleton Hotel.

Appearing before the Committee were Mr. K. Armstrong of the Permits & Licenses Department and representatives of the Police Department who reviewed for the Committee the incidents listed in their April 18th letter.

During discussion it was noted that the operators of the Carleton Hotel, Messrs. R. Ames and M. Brogan, had been invited to appear but declined. Messrs. Ames and Brogan also operate the Balmoral Hotel which will be the subject of a show cause hearing by City Council on May 15, 1979.

Continued . . .

Clause No. 2 Continued

Mr. Armstrong advised the Committee the operators of the Carleton do not have a City business license for that hotel.

The Committee noted the statement in the April 18, 1979 letter from the Police Department that problems at the Carleton Hotel involve poor management and control of the licensed premise.

Following discussion, it was

RECOMMENDED

THAT the operators of the Carleton Hotel, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld.

3. Vancouver Indian Centre

The Committee considered a Manager's report dated April 17, 1979 (copy circulated) in which the Director of Social Planning and the Chief Constable reported that the Indian Friendship Centre Society is interested in relocating its friendship centre from Vine Street to 1607 East Hastings Street. The report stated that Council, on September 10, 1975, recommended the City lease a one acre site at Hawks Avenue between Prior and Malkin Streets for $1.00 per year, but the Indian Centre now prefers to locate at 1607 East Hastings Street.

The report concluded with a series of recommendations, including that Council approve a capital grant to the society of $300,000 subject to the society obtaining sufficient funds from other sources to complete the financing of the new facility.

Appearing before the Committee on this matter were representatives of the Social Planning and Police Departments, the administrator of the Indian Centre Society and a representative from the Federal Secretary of State Department.

Also appearing was the owner of the Waldorf Hotel at 1489 East Hastings Street who complained he and other businessmen in the area lack information about the proposal and said rumours regarding the new centre are beginning to circulate in the neighbourhood.

The owner of the Waldorf Hotel was permitted by the Committee to ask a number of questions which were responded to by the administrator of the Friendship Centre Society and Social Planning Department staff.

Distributed to the Committee were copies of the following memorandum dated May 3, 1979, from the City Manager:

"The Director of Planning has pointed out to me that the zoning of the East Hastings site is M-1 and that the proposed use is at best a conditional use. Before he can approve a development permit, he would have to notify the neighbours, and consider their reaction.

Hence, if the Committee decides to recommend to Council the four points recommended in the report, it should do so,

'subject to the Vancouver Indian Centre Society obtaining a development permit for the proposed use.'

For the information of members of the Committee, the Director of Social Planning and the Vancouver Indian Centre have scheduled a preliminary information meeting on Monday with the business people in the community."

Continued . . .

Clause No. 3 Continued

The Chairman suggested the owner of the Waldorf Hotel meet following the Committee meeting with Social Planning Department representatives to express his concerns which could then be answered at the preliminary information meeting scheduled by Social Planning and the Vancouver Indian Centre on Monday following the Committee meeting.

A representative of the Grandview-Woodlands Area Council reported the area council has given its unanimous support to the concept of the Indian Friendship Centre locating at 1607 East Hastings.

During discussion the Committee inquired whether the City's $20,000 annual grant to the Friendship Centre would have to be increased following the opening of the much larger centre proposed on East Hastings, and the administrator of the centre responded that relief from taxation would be requested.

Representatives of the Police Department reiterated comments contained in the Manager's report that they support the concept.

In response to questions by the Committee regarding the management of the proposed facility, the spokesman from the Secretary of State Department (which increased its grant to the Friendship Centre to $105,000 this year) advised that the department is confident that the existing management will successfully operate the proposed centre.

Following discussion, it was

RECOMMENDED

THAT Council

A. Rescind its motion of September 30, 1975, with respect to the Vancouver Indian Centre locating at Hawks Avenue between Prior and Malkin Streets;

B. Endorse the proposal to relocate the Vancouver Indian Centre at 1607 East Hastings Street;

C. Authorize the Director of Social Planning to provide staff assistance to the Vancouver Indian Centre Society to realize its goal of establishing a new Indian Friendship Centre in the City;

D. Approve a capital grant from the 1979 Supplementary Capital budget to the Vancouver Indian Centre Society in the amount of $300,000 subject to the Society obtaining sufficient funds from other sources to complete the financing of the proposed new facility;

all subject to the Vancouver Indian Centre Society obtaining a development permit for the proposed use.

FURTHER THAT

E. The Director of Social Planning report through the City Manager to the Community Services Committee in due course on the administration of the Indian Friendship Centre proposed for 1607 East Hastings Street, such report to include comment on the co-ordination of the three levels of government involved in the management of the centre.

Continued . . . .

4. Coalition for Improved Daycare Services

The Committee considered a Manager's information report dated April 18, 1979 (copy circulated) in which the Director of Social Planning provided the first progress report on the development of a daycare association approved by City Council on April 18, 1978, when funds to retain a daycare consultant were approved.

Susan Anderson of the Social Planning Department, with daycare consultant Janet Currie, appeared before the Committee and reviewed the Manager's report. Also appearing was a representative of the Daycare Parent Advocacy Group.

The report concluded with statements that most daycare centres have waiting lists averaging ten to twenty children and that new provincial daycare regulations will place new financial pressures on daycare centres, and the Committee was told many centres may not be able to survive under the new regulations.

It was also noted during discussion that the Provincial Government's daycare subsidy program is such that the working poor are almost placed in a situation that it is advisable for them to get out of the low income bracket and into welfare in order to qualify for daycare subsidies.

During brief discussion the Committee requested Social Planning to continue providing the Committee with periodic reports on the daycare situation.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated April 18, 1979, on the coalition for improved daycare services, be received.

5. West Health Unit - Space Requirements

City Council, on April 24, 1979, approved a recommendation from the Community Services Committee that the Acting Medical Health Officer report on the space requirements at the West Health Unit, 4112 West 42nd Avenue.

The Committee considered a Manager's report dated April 27, 1979 (copy circulated) in which the Acting Medical Health Officer reported that the gradual addition of staff and services over recent years has resulted in the West Unit office becoming so overcrowded that it is a significant threat to health.

The report noted that a preliminary study of space requirements indicates an immediate need for an additional 3500 - 4000 sq. ft. at the West Unit.

The Manager's report also contained comments from the Director of Finance that the City should not proceed with further space accommodation unless the Province agrees to fund 100% of the additional requirements at the West Unit.

The Acting Medical Health Officer and the Deputy Director of Finance appeared before the Committee on this matter.

Continued . . . .

Clause No. 5 Continued

It was noted during discussion that the indications on page 2 of the Manager's report are that the Province has refused to contribute financially to the costs of providing space even though the space is needed largely because the City has taken on two major provincial health programs.

Following discussion, it was

RECOMMENDED

A. THAT City Council direct the Supervisor of Properties to search for suitable accommodation and report back on available space and its cost.

B. THAT City Council request the Provincial Government to provide the cost of additional accommodation for the Health Department's West Unit, 4112 West 42nd Avenue.

C. THAT a City of Vancouver delegation comprising of the Mayor, the Chairman of the Community Services Committee, the Acting Medical Health Officer and the Director of Finance be appointed by the Mayor to seek a meeting with the Minister of Health as soon as possible to discuss costs of providing additional space for the Health Department incurred as a result of taking on provincial health programs.

6. Family and Juvenile Court

Mr. Patrick Graham of the City's Family Court Committee appeared and distributed to the members copies of two letters both dated April 26, 1979 (copies circulated) from Administrative Judge Douglas Campbell to the Regional Director of the Provincial Corrections Branch and to the architect of the Facilities Management Unit of the Attorney-General's Department.

Mr. Graham explained to the Committee that the letters state provincial staff who utilize the family and juvenile court building at 2625 Yale Street are opposed to plans by the Attorney-General's Department and the British Columbia Buildings Corporation to relocate the family and juvenile court to a new building at the northwest corner of 12th and Cambie.

Construction of a new family court facility has been urged by City Council on several occasions and Council recently endorsed in principle the Province's plans for a new court house at 12th and Cambie.

Mr. Graham told the Committee he is concerned that the letters written by Judge Campbell may result in the Province's plans for a new court building being delayed or abandoned, and he urged the City to ask the Attorney-General to submit a letter confirming the decision to build a new family and juvenile court at 12th and Cambie.

The Chairman read a letter dated April 26, 1979 from the Attorney-General to Mayor Volrich (copy circulated) which stated in part that the proposed unified family court is to be constructed on provincial property at 12th and Cambie with anticipated construction to commence in August or September of this year and completion scheduled for August 1980.

Continued . . . .

Report to Council
Standing Committee of Council on Community Services
May 3, 1979

Clause No. 6 Continued

Following brief discussion, it was

RECOMMENDED

THAT the Mayor reply to the Attorney-General's letter of April 26, 1979 that in view of the comments contained in the letters from Judge Campbell considered by the Community Services Committee on May 3rd, 1979, the City requests the Attorney-General to again confirm that the Attorney-General's Department and British Columbia Buildings Corporation intend to commence construction in August or September 1979 on a new unified family court at 12th and Cambie, and that the Attorney-General provide the City a date when the Province will apply for its development permit for the new court building.

FURTHER THAT copies of the Mayor's letter be provided to the Family Court Committee, Judge D. Campbell and the Regional Director of the Corrections Branch of the Attorney-General's Department.

The meeting adjourned at approximately 3:05 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 76-77

MANAGER'S REPORT

May 10, 1979

TO: Vancouver City Council

SUBJECT: West Health Unit - Space Requirements

CLASSIFICATION: CONSIDERATION & RECOMMENDATION

The City Manager reports as follows:

Clause 5 of Report VI from Council's Committee on Community Services on May 3, 1979 recommended:

"A) THAT City Council direct the Supervisor of Properties to search for suitable accommodation and report back on available space and its cost.

B) THAT City Council request the Provincial Government to provide the cost of additional accommodation for the Health Department's West Unit, 4112 West 42nd Avenue."

The Supervisor of Properties has conducted a search of available spaces in the vicinity and reports that only two suitable locations can be found, both about two blocks south of the Kerrisdale Health Unit. Neither may be available for long.

1) 6007 West Boulevard	2) 5970 East Boulevard
2168 sq.ft. on main floor ($12/sq.ft.)	1746 sq.ft. on main floor ($ 9/sq.ft.)
2364 sq.ft. on 2nd floor ($8/sq.ft.)	1906 sq.ft. on 3rd floor ($7.50/sq.ft.)
4532 sq.ft. at $44,928 per annum net	3652 sq.ft. at $30,009 per annum net

Both quotations are triple net, and in each case, alterations are required for partitions, handicapped washroom, etc., at a cost to the tenant estimated to be $60,000.

While the Health Department would find site (2) acceptable, they would much prefer site (1) for these reasons:

- closer walking distance -- no crossing of Boulevards and railway tracks
- more space, and more washrooms
- easier to integrate main floor with 2nd floor than with 3rd floor
- available immediately instead of approximately August 1st.

There is obvious merit in those arguments, but Council must judge whether they warrant the higher rental.

The Director of Finance has been told that officials in the Ministry of Health recognize that the Ministry is not now paying for office accommodation relating to 20 of the Long Term Care staff, and will be recommending to the Minister that the total budget for Long Term Care in Vancouver be increased by $30,000.

Consequently, the City Manager submits for Council's CONSIDERATION the choice between:

A) Making no decision on expansion until Provincial funding is secured, or

B) Authorizing a lease to be signed for the space at 5970 East Boulevard, with costs in 1979 to be charged to Contingency Reserve, or

C) Authorizing a lease to be signed for the space at 6007 West Boulevard, with costs in 1979 to be charged to Contingency Reserve.

If Council adopts (B) or (C), then the City Manager further RECOMMENDS:

D) That Council authorize expenditures of up to $60,000 for partitions and other work required to be charged to 1979 Supplementary Capital Budget.

E) That both budgets be replenished when Provincial contributions are received.

FOR COUNCIL ACTION SEE PAGE(S) 76 & 77

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 3, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 3, 1979 at approximately 1:35 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy (Items 1 and 2) Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Sites C and D - Strathcona

The Committee considered a report of the City Manager dated April 26, 1979 (copy circulated) in which the Director of Planning responds to the following recommendation of the Standing Committee on Planning and Development approved by Council on September 27, 1977.

"THAT the Director of Planning be authorized to:

(a) Review zoning, Development Guidelines, site size, existing subdivision, etc. to consider whether other uses (e.g. park, parking lot) may also be appropriate and whether the existing legal constraints on housing form make sense in 1977.

(b) Explore the problems of existing police parking (150± cars) on the site and options for other locations.

(c) Explore land use options - housing, parking, park or combination of these in consultation with S.P.O.T.A., Engineering, Parks Board and Police Department.

(d) Prepare a staff report re future use, marketing and selling price of the site."

Mr. R. Youngberg, Associate Director, Area Planning, outlined the complex history of events and actions surrounding Sites C and D noting that the 3.2 acre site bounded by Gore Avenue, Keefer Street, Jackson Avenue and Pender Street was originally acquired on a cost shared basis among City, Provincial and Federal Governments under the Urban Renewal Program. In 1968, the property was sold to Orientif Developments for the development of housing, however, construction never took place. The property remains in an undeveloped state used temporarily for police employee parking. This temporary parking is allowed under the CD-1 By-law because it is a use essential in the district required by a public authority.

In answer to a question regarding ownership of the property, Mr. M. Pedneault, Area Planning Division, advised that the City has clear title to the land for redevelopment. The only matter left to settle is the expropriation costs. Land price negotiations could commence without having to await the outcome of the arbitration hearings. The report notes that land values are in the range of $13.00 per sq. ft. ($1.8 Million in total).

..../2

Clause No. 1 cont'd:

Some members of the Committee expressed concern at the length of time which has expired with respect to the arbitration proceedings and requested a report on the history of same.

The development guidelines approved by Council in December, 1973 have been revised and are attached to the Manager's Report as an Appendix. The report contains detailed comments on the following land use alternatives:

a) Commercial

b) Parking - commercial parking lot
- temporary parking on holidays and weekends

c) Park and Open Space

d) Family housing

e) Seniors housing and extended care facilities

A number of organizations have expressed new or reaffirmed former interests regarding the development of Sites C and D and these are detailed in the report.

After analysis of the land use alternatives the Director of Planning suggests that the development of (family) housing should remain as a priority use for Sites C and D.

The Strathcona Property Owners and Tenants Association remains the only group actively interested in pursuing the development of family housing and has indicated that it would like to pursue a more ambitious development to possibly include all of Sites C and D. From reviewing previous resolutions of Council it is evident there has been a degree of commitment given to pursue these ends. It would seem appropriate, therefore, to initially grant S.P.O.T.A. sufficient time to prepare a proposal based on approved use and development guidelines.

The City Manager notes that the use of the sites principally for family housing need not preclude use of a small portion for other purposes. Council has been informed that there is an acute shortage of intermediate care beds in Vancouver. Despite the reservations set forth in the report , it may be appropriate to locate a 75-bed intermediate-care unit on 20% of the site, if a sponsor came forward with the support of local and Provincial Health authorities.

Mr. Youngberg advised that if 20% of the site was to be developed with an intermediate-care facility, rather than integrate these facilities with the housing Site C should be utilized for the intermediate-care and Site D for housing. Site C is 20% of the total site. Mr. Pedneault noted that if this was done the development guidelines would have to be revised as they are based on housing for the total site not 80% of the site.

Present for the discussion were:

- Mrs. B. Lee and Mr. G. Chapman	Strathcona Property Owners and Tenants Association
- Mr. K. Louie	Vancouver Chinese Elderly Citizens Association
- Mr. S. Li	Overseas Chinese Voice Benevolent Association

Clause No. 1 cont'd:

- Insp. Bissett Vancouver Police Department
- Detectives H. Matus and J. Catterall Vancouver Police Union

Mrs. Lee and Mr. Chapman spoke in favour of the Director of Planning's recommendation to provide family housing. Mr. Chapman also noted that rather than putting 20% of the site into an intermediate-care facility S.P.O.T.A. would prefer to look at the neighbourhood as a whole to find a more suitable location for this type of facility. The two block area immediately surrounding Sites C and D already has a large concentration of seniors. S.P.O.T.A. would like to integrate these seniors with families.

Mr. K. Louie spoke against the provision of intermediate-care facilities on Sites C and D and fully supported the proposal of S.P.O.T.A. to develop family housing. Detectives Matus and Catterall noted that at present Sites C and D are used for temporary police employee parking. If this site is lost where do 250 cars go. The Remand Centre is being constructed and more parking spaces will be lost.

Mr. Li supported the Strathcona Property Owners and Tenants Association's proposal for family housing and urged it be constructed as soon as possible. In the interim, however, the site should be utilized on weekends and holidays for temporary parking for the Chinese community.

The Committee,

RECOMMENDED

A. THAT Sites C and D be developed in a comprehensive fashion and be used principally for family housing, with the possibility of the construction of intermediate-care facilities on 20% of the site (i.e. Site C) if a sponsor comes forward with the support of local and Provincial Health authorities.

B. THAT if Council approves the use of Sites C and D for family housing the revised development guidelines for Sites C and D attached as an appendix to the City Manager's report dated April 26, 1979, be adopted.

C. THAT S.P.O.T.A. be given six months to negotiate land price, and tenure with the Supervisor of Properties and arrange financing of a family housing project and if successful a further six months to obtain necessary permits and proceed with development in accordance with approved use and guidelines.

D. THAT if S.P.O.T.A. is unable to initiate a development proposal within the six to twelve month period then staff be authorized to advertise the site for development as per the recommended use, and development guidelines.

E. THAT the appropriate authority make application for a development permit to allow the continuation of the temporary parking use as per Council's instructions of August 15, 1978 subject to:

(i) That this temporary use be permitted to continue until the site is required for redevelopment.

(ii) That the use of those portions of Sites C and D for temporary parking be subject to cancellation on 30 days' notice.

Clause No. 1 cont'd:

F. THAT the Director of Planning prepare a further report on temporary commercial parking on the site.

G. THAT the Director of Legal Services prepare a report on the history of the arbitration proceedings.

2. Relocation of Kanish Floating Homes

The Committee considered a report of the City Manager dated April 25, 1979 (copy circulated).

The report notes that Council on April 3, 1979 resolved:

a. THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

b. THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.

c. THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.

d. THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

The report outlines the results of negotiations with Marathon Realty and other False Creek property owners regarding temporary floating home moorage in False Creek.

Marathon Realty has now firmly indicated that they will not consider temporary floating home use on their lands and they are not ready yet to discuss long-term plans.

Discussions with Mr. R. Taylor, President, Essington Sternwheeler Wharf Ltd., indicate a willingness to accommodate some of the Kanish floating homes on a water lot situated on the north shore of False Creek between the Burrard and Granville bridges.

The Greater Vancouver Floating Home Co-op has recently applied to include 10 permanent floating homes in the existing Spruce Marina and wish to accommodate on a temporary basis, 4 of the existing Kanish floating homes whose owners are concurrently members of the Co-op.

Discussions with the Manager of the Granville Island project indicate there are potentially three small water areas on the westerly edge of Granville Island which might accommodate some of the floating homes. Major servicing problems would need to be overcome and approval of the Granville Island Trust would have to be gained.

..../5

Clause No. 2 cont'd:

Mr. J. Coates, Central Area Planning, advised that a Public Information Meeting had been held in False Creek the previous evening. Those present were advised of the Kanish situation and the fact that Council has sanctioned temporary floating home accommodation in False Creek, subject to the development permit approval process. Two main proposals were described -- one in the Spruce Liveaboard Marina and one on the north side of False Creek by the Burrard Bridge. Opposition to the Liveaboard Marina proposal was related to density, increased traffic to and from the marina. People were concerned that if floating homes were allowed on a temporary basis they would become permanent.

Ms. C. Farley and Mr. L. Pilling, residents on Ironwork Passage in False Creek, expressed their concerns that all owners had not been notified of the Public Meeting and that floating homes would result in a higher density than recreational boats.

The residents were advised that the Development Permit Board would hear delegations when this matter was considered.

Mr. R. Fenton, Greater Vancouver Floating Home Co-op noted that the suggestion for floating homes had not been refused by Council but deferred pending the outcome of the G.V.R.D.'s study on floating homes.

Mr. R. Taylor, President, Essington Sternwheeler Wharf Ltd., indicated to the Committee on several sketches, the site that he controls through numerous leases and the marine public house in a Victorian design for which he had applied to the Provincial Government for an "F" licence. With this licence, the public house must be marine-oriented, with access and facilities for boaters.

Mr. Taylor noted that the Provincial Government has not approved a pub licence because they feel it is less than one mile from the False Creek Public House. He advised that his proposal could be amended to provide floating homes rather than floating offices. In order to carry out the necessary financing for constructing moorage for floating homes and ancillary services the marine public house is an important component in the redevelopment. He requested that the Committee recommend to Council acceptance of the proposal and support for the "F" Marine Public House Licence.

The Chairman noted that the Committee did not seem to have any objections to four floating homes being located temporarily in False Creek. In answer to a question as to timing if the Essington proposal is accepted, Mr. Hickley stated there would have to be a short term solution which might be a matter of months.

RECOMMENDATION

A. THAT the report of the City Manager dated April 25, 1979 be received.

B. THAT the Provincial Liquor Control and Licensing Branch be advised Vancouver City Council has no objections to the issuance of an "F" Marine Public House Licence to the Essington Sternwheeler Wharf Ltd., 1010 Beach Avenue.

FURTHER THAT City Council believes that this "F" Marine Public House Licence is an important component in a proposed redevelopment of lands and waterlots between the Burrard and Granville Bridges.

FURTHER THAT the Vancouer City Council supports the intent of the proposed redevelopment, subject to compliance with relevant By-laws, as it will provide needed moorage space for floating homes within the City of Vancouver.

..../6

3. Granville Island Developments -- Status Report

The Committee considered an Information report of the City Manager dated April 24, 1979 (copy circulated).

Arising from an application for a neighbourhood pub in buildings 43 and 44, the Mayor directed that Council be given an updated report on the status of the Granville Island development.

The report details the development permit applications which have been approved or are being processed and describes the parking situation, cost sharing for street improvements and the open space.

The report states:

"The development of the Island is proceeding and it is apparent that no expense is being spared in the quality of the street paving, the size of the trees being planted, the quality of the seawall and many of the items of street furniture. While it is always difficult to judge an unfinished development, the work that has been done to date indicates that it will be an attractive and pleasant environment."

In answer to a question with respect to the "mound" at the eastern tip of the Island, Mr. J. A. Hammond, Project Manager, replied that this area would become a viewpoint and contain a small natural amphitheatre. Tree planting will commence within a week or ten days. Mr. E. D. Sutcliffe, Granville Island Trustee, noted that it was intended that the open space would be usable and interesting -- views are more interesting from a slight elevation thus the 28' height. He advised that the Parks Board are involved in the planning of the development of the space which is common with Phase II - False Creek.

Mr. Sutcliffe noted that members of the Granville Island Trust would be willing to come back to another meeting of the Committee for a further discussion at a later date.

RECOMMENDED

THAT the report of the City Manager dated April 24, 1979 be received.

4. Proposed Strata Title Development of:
(a) Northeast corner of Burrard Street and Pacific Street;
(b) 460 East 15th Avenue

The Committee considered a report of the City Manager dated April 24, 1979 (copy circulated) which states in part:

"The British Columbia Strata Title Act requires the approval of Council for the conversion into strata lots of a previously occupied building. Under its authority to approve or refuse such applications, Council has created Strata Title Regulations. The Director of Planning wishes to bring to Council's attention what he believes to be two extenuating circumstances.

On February 28, 1978, the Provincial Government amended the Strata Title Act to require that a strata plan for new development be accompanied by a certificate of non-occupancy dated not more than ninety days prior to the date on which the strata plan is tendered for deposit certifying that the building has not been occupied prior to the date of the certificate.

..../7

Clause No. 4 cont'd:

Two developments: (a) northeast corner of Burrard Street and Pacific Street and (b) 460 East 15th Avenue, which the Planning Department is currently processing under the Strata Title Moratorium were affected by the change to the Act.

Alteration to the Provincial Strata Title Regulations has caused undue hardship for the owners of these two projects. Both developments were under consideration for registration as Strata Title developments at the time of the change to the Strata Title Act and furthermore since rental agreements with senior governments preclude the loss of stock from rental tenure for at least ten years the Director of Planning recommends that these two developments not have to comply with the Strata Title Regulations."

After discussion the Committee,

RECOMMENDED

A. THAT the developments at Burrard and Pacific (Lots 1, 2, 3, Block 110, D.L. 541, Group 1, N.E.F., Plan 16600) and 460 East 15th Avenue (Lots F, Block 99, D.L. 301, Plan 17159), because of unusual circumstances, be excused from compliance with the City of Vancouver Strata Title Regulations, and

B. THAT the Approving Officer issue a certificate in the form prescribed by Provincial regulations.

INFORMATION

5. Strata Title Conversion Regulations and Long-term Leases

In view of the fact that there were numerous delegations wishing to speak on this matter, and the lack of time remaining in the meeting, the Committee deferred this matter to its next meeting.

* * * *

The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 77

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

MAY 3, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 3, 1979 at approximately 3:30 p.m. in the No. 1 Committee Room, City Hall.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman H. Rankin

ABSENT: Alderman M. Harcourt

COMMITTEE CLERK : J. Thomas

RECOMMENDATION:

1. Parking Rates for City-owned Parking Facilities

The Committee considered a Manager's Report dated April 12, 1979 (circulated) in which the City Engineer reported on a review of parking rates for the following City-owned and controlled parking facilities and recommended rates as outlined in Schedule A of the report:

- Lot 1
  535 Hornby
- Lot 2
  520 Cambie
- Lot 3
  535 Richards
- Lot 5
  520 W. Georgia
- Lot 6
  415 W. Pender
- Lot 8
  65 W. Cordova
- Pacific Centre
- Lots 24-32, Blk. 35, D.L. 541
  Richards/Dunsmuir
- Lots 12-16, Blk. 55, D.L. 541
  Richards/Robson
- Q.E. Theatre

RECOMMENDED

THAT parking rates for City-owned parking facilities outlined in Schedule A of the Manager's Report dated April 12, 1979 be approved.

cont'd.....

2. Pacific Centre Garage

In a Manager's Report dated April 18, 1979 (circulated) the City Engineer presented his annual report on the financial status of the Pacific Centre garage.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the Committee the 1978 total revenues for the garage were $1,934,505.08, representing a surplus for the second year in succession. However, the garage now required repairs to some structural elements and upgrading of lighting in certain areas and it was recommended that funds be set aside from the surplus revenue for this work.

Responding to questions from the Committee, Mr. Rudberg stated security costs were approximately $100,000 a year. The security personnel had been responsible for assisting motorists, preventing car thefts and, on one occasion, aborting an auto fire.

RECOMMENDED

THAT $35,000 of the 1978 surplus of $132,975.33 for the Pacific Centre parking garage be appropriated in 1979 for the cost of repairs and refurbishing the garage.

3. Annual Traffic Signal Program

The Committee had for consideration a Manager's Report dated April 19, 1979 (circulated) in which the City Engineer reported on the proposed traffic signal program for 1979.

Present for the discussion was a delegation from the Sir Alexander MacKenzie Home & School Association headed by Mrs. E. Schwartz, President.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report with the Committee and advised the total program was estimated to cost $315,950, funded by Parking Meter revenues.

Pedestrian signals were proposed at the following five locations:

- Main and 14th
- 41st and Windsor
- Commercial and 3rd
- Davie and Cardero
- Broadway and Blenheim

Vehicular traffic signals would be:

installed at:

- Pender and the Taylor Extension Roadway
- Taylor and the Taylor Bypass Roadway
- Quebec and Terminal Avenue
- S.E. Marine and Victoria
- Jervis and Pacific

modified at:

- Hastings and Templeton
- Broadway and Prince Edward
- Burrard and Cornwall
- Powell and Heatley
- Boundary and Hastings
- Boundary and Canada Way
- Cambie and S.W. Marine
- 16th and Dunbar
- Cornwall and Cypress

cont'd.....

Clause #3 cont'd:

Improved warning devices were also proposed for roadway crossings of the Burlington Northern Railway tracks at Main, Boundary, Renfrew, and Kaslo. Subsidies were available from senior governments to fund these railway signal projects which are estimated to cost $164,150, with approximately 12½% being City subsidized.

Mrs. Schwartz addressed the Committee and expressed appreciation that the traffic signal at 41st and Windsor requested by the Sir Alexander MacKenzie Home and School Association was going ahead, but urged that the new signal be installed before the summer months.

Members of the Committee also suggested the Traffic Division should produce an explanatory leaflet on the City's traffic signal warrant policy. Mr. Rudberg agreed to prepare a pamphlet for the information of the public.

RECOMMENDED

A. THAT the traffic signal approved for the intersection of 12th Avenue and St. Catherines Street, adjacent the former Kivan Boys and Girls Club site, be rescinded and that the funds appropriated for this signal be credited to the Traffic Reserve Funds.

B. THAT the traffic signal program for 1979, as documented in the Manager's Report dated April 19, 1979, at an estimated cost of $315,950 be approved.

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The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 78

REPORT TO COUNCIL

IX

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 3, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 3, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION:

1. Canadian Society for Eighteenth Century Studies

The Committee considered the attached Manager's Report dated April 24, 1979, wherein the Director of Social Planning reported on the Canadian Society for Eighteenth Century Studies' request for a cultural grant of $200.00 in order to meet half the expenses of a concert planned as part of their hospitality program at their conference in May in Vancouver.

The Director of Social Planning advised that it is not the practice of the City to support these programs with civic funds and it would more logically be funded by the Provincial Ministry of Tourism or Education. He suggested that the entire matter of funding cultural events in support of visitor activity be referred to the Council Committee on the Arts for study and advice.

During discussion, the Committee felt there should be a policy established on funding cultural events in connection with visitor activity, but there should also be a broader policy established that would include funding other groups, such as bands travelling, etc. The Director of Social Planning suggested that the Arts Committee could study and advise on the funding of cultural events in connection with visitor activities and he could report on policy for other types of events.

Following further discussion, it was

RECOMMENDED

A. THAT no grant be approved for the Canadian Society for Eighteenth Century Studies.

B. THAT the entire matter of funding cultural events in support of visitor activity be referred to the Council Committee of the Arts for study and advice.

. . . 2

2. By-law Amendments

The Committee considered the attached Manager's Report dated April 5, 1979, wherein the Director of Permits and Licenses reported that he has reviewed various by-laws under the City's jurisdiction to either update them to today's requirements in order to do some general housekeeping or to eliminate sections or entire by-laws no longer required. The Manager's Report outlines the amendments. The Director of Permits and Licenses reported that he would be submitting to Council for consideration by the end of the year a by-law which will amend and bring together under one by-law the various license related by-laws.

Mr. Ken Armstrong, Permits and Licenses Department, reviewed the amendments with the Committee and answered questions.

Following discussion, it was

RECOMMENDED

THAT the Director of Legal Services be instructed to review, in detail, the recommendations contained in the Manager's Report and bring forward appropriate by-law amendments.

INFORMATION:

3. City of Vancouver Financial Statements for 1978

The Committee considered the City of Vancouver Financial Statements for 1978 and the Director of Finance, the Internal Auditor, Comptroller of Accounting and Mr. R.A. Shaw, Thorne, Riddell & Company, External Auditors for the City, reviewed the statements with the Committee and explained the change in procedure which led to presentation of the statements to Committee rather than Council, specifically the concept of an audit committee.

The Committee questioned the land purchase fund which has an amount of $2,000,000 outstanding from the Parks Board. This problem came about largely because Parks Board did not get approval of their five year plan. It was agreed that the Director of Finance should discuss with the Parks Board some method of repayment. The Committee also questioned the procedure, whereby the City subsidizes land for housing to co-operatives, and it was agreed that the amounts involved should be reported on separately.

Following further discussion, it was

RECOMMENDED

THAT the Financial Statements of the City of Vancouver for 1978 be received.

RECOMMENDATION:

4. Festivals and Community Events 1979

The Committee considered the attached Manager's Report dated April 12, 1979, wherein the Director of Social Planning reported on funding and procedures for festivals and community events in 1979.

Clause No. 4 cont'd

It was noted that the Chairman will be meeting with the City Manager and the Director of Social Planning on discretionary funds.

Following further discussion, it was

RECOMMENDED

A. (i) THAT grants for festival activity be approved for the following organizations in the amount shown. See Appendix A for comments.

Vancouver Sea Festival Society	$10,000
Folkfest	18,500
Gastown Historic Area Coord. Com.	5,000
Chinese Cultural Centre	300
Vancouver Urban Core Com. Workers	400
Victoria Drive Community Hall Ass'n	750
Mid-Town Captain Cook Festival	800
Japanese Community Volunteers Ass'n	500
Hellenic Community of Vancouver	1,500
Marco Polo Italian Market	1,000
Trinidad Canadian Friendship Ass'n	500
Hastings Community Association Gala Day	400
	$39,650
Unappropriated	1,350
	$41,000

(ii) THAT the foregoing Festival Grants be subject to the Director of Social Planning being satisfied with organizational arrangements.

B. THAT $5,000 be approved for Civic Concerts and Programs of Music and Dance in Plazas in Downtown Vancouver and that these funds be transferred to the 1979 Social Planning Department budget from the Festival portion of the Cultural Grant Budget. Expenditure of these funds by the Director of Social Planning to be made in consultation with the Chairman of the Council Committee on the Arts.

C. THAT the Director of Social Planning report to Council for information on expenditures made under Recommendation B.

5. Community Services Contribution Program

The City Council on May 1, 1979, when considering the attached Manager's Report on the Community Services Contribution Program, referred the selection of Projects in Appendix I to the Finance Committee with power to act.

Following discussion, it was

RECOMMENDED

THAT the Chairman meet with the City Manager and City officials involved to prepare a more specific list to submit to the Provincial Government.

********** FOR COUNCIL ACTION SEE PAGE(S) 78

The meeting adjourned at approximately 4:45 p.m.

****

CITY OF VANCOUVER

SPECIAL COUNCIL - MAY 23, 1979

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, May 23, 1979, at approximately 2:00 p.m. in the Council Chamber, third floor, City Hall.

PRESENT: Mayor Volrich, Chairman
Aldermen Bellamy, Boyce, Ford, Harcourt, Little, Marzari, Puil and Rankin

ABSENT: Alderman Gerard (Leave of Absence)
Alderman Kennedy

CLERK TO THE COUNCIL: M. Kinsella

CITY MANAGER'S REPORTS

A. City of Vancouver Debenture Issue
May 18, 1979

Council had for information a City Manager's Report dated May 18, 1979, in which the Director of Finance reported as follows:

"On May 17, 1979, in accordance with the authority approved by Council on May 15, 1979, the City sold $20 million of City of Vancouver serial and sinking fund debentures to the underwriting syndicate headed by our fiscal agents, A. E. Ames & Co. Limited who in turn placed the bonds in the Canadian market.

The debentures consisted of $10 million of one-to-ten-year serial debentures carrying a coupon of 10¼%, sold in the market at par, and $10 million of twenty year sinking fund debentures carrying a 10-3/8% coupon also sold at par. The issue was successful.

Proceeds of the debenture issues will be used for sewer and pollution control, waterworks, and streets projects, all in accordance with the approved capital programs of the City.

The appropriate debenture bylaws are presented to Council this day by the Director of Legal Services for approval."

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the City Manager's Report dated May 18, 1979, on City of Vancouver Debenture Issue, be received for information.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SERIAL DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $10,000,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "C"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

Cont'd . . .

BY-LAWS (Cont'd)

By-law to contract a debt by the issue and sale of serial debentures in the aggregate principal amount of $10,000,000 in lawful money of Canada for the objects set out in schedule "C" (Cont'd)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SINKING FUND DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $10,000,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. Carbaryl Spraying in Kitsilano
May 17, 1979

Council on May 15, 1979, resolved:

1. That, pending the proposed special meeting of Council, the City Manager be authorized, in consultation with involved Government officials and citizens, to take any necessary interim measures to control the gypsy moth infestation in Kitsilano.

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Carbaryl Spraying in Kitsilano
May 17, 1979 (Cont'd)

2. Further that City Council request from the B.C. Ministry of Agriculture:

a) A $5,000 matching grant,

b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters.

Council further deferred the final decision on Carbaryl spraying of the Kitsilano area pending a special meeting of Council to which relevant officials from all levels of government would be invited to discuss alternate methods of controlling the investation.

Before Council for information was a City Manager's Report dated May 17, 1979, in which the City Manager reported the results of discussions held and actions planned towards control of the gypsy moth infestation in Kitsilano.

The City Manager spoke to his report and reviewed it for Council's information. The Mayor advised that since the last meeting of Council he had received a delegation from the B.C. Fruit Growers' Association and the B.C. Federation of Agriculture. These groups expressed their fears of the consequences to the fruit industry in the Province if eradication or control of the gypsy moth is not effected.

Dr. G. Fleischman, Senior Assistant Deputy Minister, Operations - Agriculture Canada; and Dr. Marvin Weindrob, Entymologist with the Department of Agriculture, answered questions from Council and explained the program of development of biological control methods currently underway at U.B.C. However, it was explained that until such time as the results of a field study are available it is not possible to fully evaluate the efficacy of biological methods in the control of the gypsy moth.

Representatives of the B.C. Federation of Agriculture addressed Council and also answered questions.

MOVED by Ald. Little,
THAT Council request the Federal Department of Agriculture to carry out its original program of compulsory spraying of the area in Kitsilano invested with the gypsy moth.

- LOST

(Aldermen Bellamy, Ford, Harcourt, Marzari, Rankin and the Mayor opposed.)

MOVED by Ald. Harcourt,
THAT the following program of control of the gypsy moth infestation in Kitsilano, outlined by the City Manager in his report dated May 17, 1979, be implemented:

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Carbaryl Spraying in Kitsilano
May 17, 1979 (Cont'd)

" Information

a) An information sheet will be distributed in the neighbourhood on the latest status, indicating the trailer and a phone number where more advice can be obtained.
b) The trailer will also serve a contact point for the Agriculture Canada field workers. Some of the six students in Public Health who are commencing their training with the City on June 1st can be made available to assist Canada Agriculture field workers for one or two weeks.

Voluntary Carbaryl Spraying

c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.
d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties.
e) Before such spraying, all neighbours will be notified and advised of precautions to take.
f) A City Health Inspector will be present at all times to observe and enforce safety precautions.
g) Such spraying would likely be carried out 2 or 3 times between now and late June.
h) The blocks selected would start with those near the known infestation, and work out from there. The total might well be limited to only about 25 blocks.
i) Boulevard trees will be sprayed only as and when neighbouring consenting properties are sprayed.

Monitoring

j) An intense monitoring programs will be set up and staffed by Agriculture Canada, particularly on high-risk properties which have not been sprayed. Citizen involvement will be solicited in identifying insects in their back-yard. The shaking of trees by volunteers to dislodge the occasional insect is not a good idea.
k) The trailer will have samples of larvae to look at and will help identify insects.

Neighbourhood Housekeeping

l) All residents will be urged not to trim trees, shrubs, and hedges until July 1st.
m) Such trimmings, or wooden boards lying on the ground, should not be removed from yards at this time. The City will be asked to arrange special pick-ups of such material in July, for immediate burial.
n) Grass cuttings at this time are a minimal hazard and can be composted or put in plastic bags for removal by regular garbage pickup."

- CARRIED UNANIMOUSLY

In response to a request from a member of Council that the Carbaryl and insecticide soap spraying programs be immediately co-ordinated, the Mayor directed the City Manager to investigate this and implement if possible.

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIFD UNANIMOUSLY

* * *

The Council adjourned at approximately 3:25 p.m.

The foregoing are Minutes of the Special Council Meeting of May 23, 1979, adopted by Council on May 29, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

May 18, 1979

TO: Vancouver City Council

SUBJECT: City of Vancouver Debenture Issue

CLASSIFICATION: INFORMATION

The Director of Finance reports as follows:

"On May 17, 1979, in accordance with the authority approved by Council on May 15, 1979, the City sold $20 million of City of Vancouver serial and sinking fund debentures to the underwriting syndicate headed by our fiscal agents, A. E. Ames & Co. Limited who in turn placed the bonds in the Canadian market.

The debentures consisted of $10 million of one-to-ten-year serial debentures carrying a coupon of 10¼%, sold in the market at par, and $10 million of twenty year sinking fund debentures carrying a 10-3/8% coupon also sold at par. The issue was successful.

Proceeds of the debenture issues will be used for sewer and pollution control, waterworks, and streets projects, all in accordance with the approved capital programs of the City.

The appropriate debenture bylaws are presented to Council this day by the Director of Legal Services for approval."

The City Manager submits the above report of the Director of Finance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 169

Manager's Report

DATE: May 17th, 1979

TO: Vancouver City Council

SUBJECT: Carbaryl Spraying in Kitsilano

CLASSIFICATION: Information

The City Manager reports as follows:

On May 15, 1979, Council resolved:

"THAT City Council match Environment Canada's $5,000 allocation.

FURTHER THAT City Council request from the B.C. Ministry of Agriculture:

a) A $5,000 matching grant,

b) Moving the information trailer back to Kits Park, to act as a coordinating, information, research, and action headquarters.

THAT Council defer a final decision on carbaryl spraying of the Kitsilano area pending a special meeting of Council to be held on or before May 22, 1979 to which relevant officials from all levels of government be invited to discuss alternate methods of controlling the infestation.

THAT, pending the proposed special meeting of Council, the City Manager be authorized, in consultation with involved Government officials and citizens, to take any necessary interim measures to control the gypsy moth infestation in Kitsilano."

This is to report to that special Council meeting developments on the various points.

1) The B.C. Department of Agriculture has agreed to restore the trailer to Kits Park, and to staff it, - to serve as a community information centre and to provide assistance with identification of the moths.

2) The Department has also indicated that they would match the $5,000 contribution from Environment Canada and from the City, so that $15,000 is now available for miscellaneous expenses related to information and community action activities, above the existing budgets in the various government agencies.

3) I have taken the Council directions as a mandate to meet with officials of all other agencies to discuss the present status and options open to us. We will try to carry out a program that has a reasonable chance of success, within the following limitations:-

a) Total area sprayed to be kept to a minimum.
b) No spraying of private properties without consent of the residents.
c) Information given out should be objective and balanced.

In the course of these discussions, we have gained new understandings of the present status, which we would like to share with members of Council and with the public, as attached as an Appendix. Officials from the various agencies will be present to speak further to this information, and to answer questions.

4) Actions planned are as follows:-

Information

a) An information sheet will be distributed in the neighbourhood on the latest status, indicating the trailer and a phone number where more advice can be obtained.
b) The trailer will also serve a contact point for the Agriculture Canada field workers. Some of the six students in Public Health who are commencing their training with the City on June 1st can be made available to assist Canada Agriculture field workers for one or two weeks.

Voluntary Carbaryl Spraying

c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.
d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties.
e) Before such spraying, all neighbours will be notified and advised of precautions to take.
f) A City Health Inspector will be present at all times to observe and enforce safety precautions.
g) Such spraying would likely be carried out 2 or 3 times between now and late June.
h) The blocks selected would start with those near the known infestation, and work out from there. The total might well be limited to only about 25 blocks.
i) Boulevard trees will be sprayed only as and when neighbouring consenting properties are sprayed.

Monitoring

j) An intense monitoring programs will be set up and staffed by Agriculture Canada, particularly on high-risk properties which have not been sprayed. Citizen involvement will be solicited in identifying insects in their back-yard. The shaking of trees by volunteers to dislodge the occasional insect is not a good idea.
k) The trailer will have samples of larvae to look at and will help identify insects.

Neighbourhood Housekeeping

l) All residents will be urged not to trim trees, shrubs, and hedges until July 1st.
m) Such trimmings, or wooden boards lying on the ground, should not be removed from yards at this time. The City will be asked to arrange special pick-ups of such material in July, for immediate burial.
n) Grass cuttings at this time are a minimal hazard and can be composted or put in plastic bags for removal by regular garbage pickup.

The above report is submitted for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 170-2

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, May 29, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, read by the City Clerk.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Russian newcomers to Canada, accompanied by the programs co-ordinator, Ms. Maureen Gold, of the Jewish Family Service Agency.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the minutes of the following meetings be adopted:

Regular Council (except 'In Camera' portion) - May 15, 1979
Special Council - May 23, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Street Names - Champlain Heights and the Langara Housing Development at 49th Avenue and Cambie Street

Council on May 1, 1979, when considering a Manager's Report dated April 27, 1979, deferred consideration to provide the opportunity for citizen reaction to the proposed street names. To date, no comments have been received from any citizens' groups.

MOVED by Ald. Little,
THAT the recommendations contained in the City Manager's report dated April 27, 1979 be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. RT-2 Zoning

In a letter dated May 18, 1979, Mr. P.M. Partridge requested an opportunity to address Council on the matter of Board of Variance approval to the owner of the adjacent property to build to Mr. Partridge's property line.

The City Clerk advised that the Directors of Planning and Permits and Licenses have been requested to report to Council on this matter.

MOVED by Ald. Kennedy,
THAT the request of Mr. P.M. Partridge to address Council be approved and the delegation be heard when the report is before Council.

- CARRIED UNANIMOUSLY

2. Reconstruction of Boundary Road Between Imperial Street and Marine Way

In a letter dated May 18, 1979, the Deputy Municipal Clerk of Burnaby advised that the Burnaby Council had approved the following recommendation of its officials:

> "1. THAT the report of the Director of Planning be received for information purposes and that a copy of this report be forwarded to the Vancouver City Council and to the Burnaby Transportation Committee."

Also before Council for information was a copy of the City Engineer's response to the Burnaby Director of Planning on this matter.

MOVED by Ald. Kennedy,
THAT the communication from the Deputy Municipal Clerk, Burnaby, dated May 18, 1979 be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. 1979 Supplementary Capital Allocations - Board of Parks and Recreation

Council on April 24, 1979 approved a total Supplementary Capital Budget of $1,790,000 for the Park Board and requested the Board report back to Council on the revised project allocations within the total.

In a letter dated May 8, 1979, the Chairman of the Park Board advised that the Board had approved 1979 Supplementary Capital allocations totalling $1,790,000 outlined in the report attached to its letter.

MOVED by Ald. Boyce,
THAT Council approve the detailed appropriations of the Park Board component of the 1979 Supplementary Capital Budget as detailed in its letter to Council dated May 8, 1979.

- CARRIED UNANIMOUSLY

4. Champlain Mall Branch Library

In a letter to Council dated May 24, 1979 representatives of the Killarney/Champlain Library Steering Committee and Killarney/Champlain Citizens for Action Association requested approval to address Council this evening on the report of the Standing Committee on Finance and Administration dated May 17, 1979 on Champlain Mall Branch Library.

MOVED by Ald. Rankin,
THAT the delegation request be approved and representations be heard when the report is before Council this evening.

- CARRIED UNANIMOUSLY

5. Sunday and Statutory Holiday Store Closings

Council noted a memorandum from the Mayor dated May 22, 1979 on Sunday and Statutory Holiday Store Closings reading as follows:

"This matter was dealt with very indecisively by Council at the Council Meeting of May 1st. Our failure to take a firm stand in this matter is simply an invitation to other retail stores to open their doors - on Sundays and on statutory holidays. A number of Super Valu Stores opened their doors this past weekend with clear intent to break the law as others have been doing. At the same time, there are many stores who continue to observe the law and these owners and proprietors are continuing to demand that the City do something about those who are breaking the law - otherwise how can we expect them to continue to respect the law? I know this is a very frustrating situation and we are obviously not receiving any support from the Attorney-General's office for the position which the Council has confirmed a number of times - and that is, that we want some reasonable regulation to commercial activities on Sundays and statutory holidays. We do not want to encourage a "wide open" Sunday in Vancouver. This position has been confirmed time and again by the City Council in votes over the past four years.

I am prepared to consider the idea of a plebiscite to be put before the voters at the next election.

Cont'd. . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Sunday and Statutory Holiday
Store Closings (cont'd)

I RECOMMEND that the Council approve the issuance of show-cause notices to stores which were identified in the report of the Director of Permits & Licenses and that we add the Super Valu stores which were opened this past weekend. If the matter is then tested in the Court, so be it. We will then know for certain as to whether we have the power under our Licensing Bylaw to deal with the situation. At the present time, we can only rely on the best advice of our Director of Legal Services, which is to the effect that the Council does appear to have the authority to deal with situations which involve open defiance of the law of the land."

Attached for Council's information was a City Manager's report dated April 27, 1979 previously considered by Council at which time Council took no action on the report. In this report the Director of Permits and Licenses listed 57 businesses (51 operators) found to be open on Sundays in contravention of the Lord's Day Act and Council's resolutions. In the report the City Manager submitted for consideration the following options:

1. Ask all 57 businesses, (51 operators) to show cause why their business license should not be suspended.

2. Ask the 13 businesses (9 operators) who have been found open on 6 Sundays (those with asterisks) to show cause why their business license should not be suspended.

3. Council select from the 13 businesses one or more stores, as test cases, and ask them to show cause why their business license should not be suspended.

4. Take no action at this time, awaiting the election and consideration by the new government of a possible Province-wide policy.

The Mayor advised that he had contacted the Deputy Attorney-General, who in turn had discussed the matter of enforcement of the Lord's Day Act with the Attorney-General and it appears to be quite clear that it is unlikely that the Provincial Government will take any action on this matter because of a lack of consensus in the Cabinet. The Mayor has made a proposal to the Attorney-General that on a long range basis each community in British Columbia be authorized to deal with the matter of Sunday Closing on the basis of the wishes of residents of each community which would be decided by a plebiscite. The Mayor further indicated that this matter will be brought to the attention of the UBCM.

MOVED by Ald. Rankin,
THAT the Director of Legal Services make arrangements for a show cause hearing before Council based on the Permits and Licenses Department's list of stores who have contravened the Lord's Day Act including Super Valu, but on a selective basis, as a means of testing the City's legal position on the matter.

- CARRIED

(Aldermen Bellamy, Boyce and Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Request for Letter of Support
Addition of Halifax, Nova Scotia
to Transcontinental License

In a letter dated May 11, 1979 the President of CP Air requested that Council submit a letter of support to the Air Transport Committee supporting CP Air's application for the addition of Halifax, Nova Scotia, to its transcontinental license on March 30, 1979.

MOVED by Ald. Harcourt,
THAT Council approve the request of CP Air for a letter of support for its application for the addition of Halifax, Nova Scotia, to its transcontinental license on March 30, 1979 and the Mayor forward such a letter to the Secretary, Air Transport Committee, with a copy to the Minister of Transport.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 25, 1979

Works & Utility Matters
(May 25, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Closure of Lane East of Main Street, South of Station Street
Cl. 2: Watermain Installations - 1979 Capital Budget
Cl. 3: Countermeasures for Oil & Chemical Spills in the Burrard Inlet Area
Cl. 4: Transfer of Maintenance Responsibility for Street Lighting Controls
Cl. 5: Closing Lanes and Consolidating City Lots within the Pacific National Exhibition Grounds
Cl. 6: Tender 793 - Street Pavement & Curbs 4th Avenue from Highbury St. to 4th Ave. Diversion
Cl. 7: Tender 794 - Street Pavements and Curbs

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(May 25, 1979) (Cont'd)

Countermeasures for Oil & Chemical Spills
in the Burrard Inlet Area
(Clause 3)

During discussion of this clause, the Mayor indicated he would bring this matter to the attention of the forthcoming FCM Conference.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 - 7 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 4, 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

Building and Planning Matters
(May 25, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel
Cl. 2: Exterior Alterations to 1151 West 8th Avenue
DPA No. 83624
Cl. 3: Champlain Heights - Enclave 1
Cl. 4: Riley Park N.I.P. Appropriation of Funds -
Storefront Library

Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel
(Clause 1)

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred pending a report from the Director of Planning on the relevant strata legislation and on the history of this building.

FURTHER THAT when this report is before Council the owners of 845 Hornby Street be invited to address Council.

- CARRIED UNANIMOUSLY

Clauses 2 - 4 inclusive

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Fire and Traffic Matters
(May 25, 1979)

Underground Traffic Signal Plant on Fir Street at Broadway and at 12th Avenue
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(May 25, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Annual Grants for Loaning Christmas Decorations and Displaying Flags of Charitable Organizations
Cl. 2: Boiler Replacement - East Health Unit 2610 Victoria Drive

Clauses 1 and 2

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(May 25, 1979)

The Council considered this report which contains fourteen clauses identified as follows:

Cl. 1: Lease Renewal - 111 Alexander Street
Cl. 2: Transfer of two lots from Capital account to P.E.F. account
Cl. 3: Lease - Portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive
Cl. 4: Rental Review - Widening Strip, E/S Rupert Street, between Price Street and 29th Avenue
Cl. 5: Lease Renewal - Dudley Street south of Kent Avenue south and portion of Kent Avenue south
Cl. 6: Rental Review - 1490 West Broadway, 3rd Floor
Cl. 7: Lease - Portion of Kent Avenue South, East of Elliott Street
Cl. 8: Lease to Holt Glass Ltd.
Cl. 9: Lease to Kiwassa Neighbourhood Services Association
Cl.10: Lease renewal - Cafeteria Lease to C.N.I.B. (Caterplan Services)
Cl.11: Option to Renew Lease - 1985 West 4th Avenue
Cl.12: Exchange of Land - East of 2736 Cheyenne Ave. for 7296 Culloden St.
Cl.13: Sale of Property - 20th Avenue West of Crown Street, N.W. Corner Main Street and 19th Avenue
Cl.14: Establishing a portion of City owned lands for lane purposes - E/S 4600 Block Sophia

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(May 25, 1979) (Cont'd)

Clauses 1-14 inclusive

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(May 23, 1979)

Grant Request - Gastown Fishermen's Market Society

(See page 14.)

C. MANAGER'S REPORT
(May 25, 1979)

Summary Report - Granville Street Improvements - Nelson Street South to Granville Street Bridge

During consideration of this report Council noted a request from Fraser Hyndman, solicitors on behalf of BHX Enterprises Ltd., operators of the Love Shop, 574 Granville Street, Vancouver, to address Council on recommendations 9 and 10 of the City Manager contained in this report.

MOVED by Ald. Little,
THAT the delegation request be approved and consideration of this matter be deferred until such time as the delegation is before Council.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(May 25, 1979)

Sale of Property - N/W Corner Burrard & Smithe Streets

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

E. MANAGER'S REPORT
(May 29, 1979)

Gypsy Moth Control Program

(See pages 21 to 23.)

DELEGATIONS

1. 205 - 209 East 6th Avenue
Inspection Carried Out by City Staff

Council on April 24, 1979, approved a request from Mr. B. Dumancic, to address it with respect to an inspection of his property carried out by City staff.

Before Council was a City Manager's Report dated May 17, 1979, in which the Director of Permits and Licenses reviewed the history of Mr. Dumancic's premises and the results of the inspection carried out by City staff. The City Manager submitted the report of the Director of Permits and Licenses for Council's information and recommended that Council inform Mr. Dumancic that the proper course of appealing the decision of the Director of Permits and Licenses is to the Building Board of Appeal.

Mr. Dumancic addressed Council and read from a letter which was circulated. He stated that prior to these premises being utilized as a Credit Union and Photographic Studio there was a drapery store located in the building which was zoned retail. He also stated that, to his knowledge, the building complies with all the requirements of the Building By-law.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in his report dated May 17, 1979, be approved.

- CARRIED UNANIMOUSLY

The Mayor suggested to Mr. Dumancic that he contact the Director of Permits and Licenses to discuss his appeal to the Building Board of Appeal.

2. Show Cause:
Balmoral Hotel - 159 East Hastings
Carleton Hotel - 314 Cambie Street

Council on April 24, 1979, approved a recommendation of the Community Services Committee dated April 21, 1979, that Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended.

Council on Tuesday, May 15, 1979, at the request of Mr. W. Guinn, solicitor for the operator of the Balmoral, deferred the show cause proceedings on this hotel to today's meeting.

Council on May 15, 1979, also approved a recommendation of the Community Services Committee dated May 3, 1979, that the operators of the Carleton, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld.

Mr. W. Guinn, counsel for the owners of the Balmoral and Carleton Hotels, addressed Council and requested a deferral of these show cause hearings to the June 12th meeting of Council, as he had not had sufficient time to prepare a proper report and affidavit on this matter.

MOVED by Ald. Kennedy,
THAT the show cause hearings on the Balmoral Hotel and the Carleton Hotel be deferred to the Council meeting of June 12, 1979.

- CARRIED
(Aldermen Bellamy, Marzari, Puil, and Rankin opposed.)

DELEGATIONS (Cont'd)

3. Local Improvement - Lane South of 51st Avenue - Ontario to Quebec

Council on May 15, 1979, approved a delegation request from Mrs. A. Percy with respect to the local improvement to the lane south of 51st Avenue - Ontario to Quebec. Mrs. Percy was requesting the Council reconsider its decision of December 7, 1978, not to proceed with this project and resolve to undertake the paving of this lane.

The City Manager, in a report dated April 4, 1979, submitted a report of the City Engineer, in which the City Engineer stated the following alternatives were available to Council in dealing with Mrs. Percy's request:

a) Take no action;

b) Council now resolve to undertake this local improvement;

c) Defer a decision pending a recanvass of the owners to obtain their current opinion and instruct the City Engineer to ballot the owners and report back.

The City Engineer and City Manager recommended Alternative (c) quoted above.

MOVED by Ald. Kennedy,
THAT Council defer a decision pending a recanvass of the owners to obtain their current opinion and instruct the City Engineer to ballot the owners and report back.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development (May 17, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Strata Title Conversion Regulations and Long-Term Leases
Cl. 2: Letter to Major Office Developers
Cl. 3: Population Changes 1971-1976 and Prospects to 1986

Strata Title Conversion Regulations and Long-Term Leases (Clause 1)

When considering this clause, Council noted a request from Dominium Habitat Consultants to address it on this matter. It was noted that representatives of Dominium Habitat Consultants Limited had appeared before the Committee when this matter was being considered.

Council was also advised that should it approve the request of Dominium Habitat Consultants to address it, representatives of the Vancouver Tenants Federation and Ms. B. Clay-MacKenzie would also wish to address Council on this matter.

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(May 17, 1979) (Cont'd)

Strata Title Conversion Regulations
and Long-Term Leases
(Clause 1) (Cont'd)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in this clause be approved after adding the following to recommendation C:

FURTHER THAT Appendix I be amended by adding the following to Section 7:

7. (3) No application for conversion of existing rental unit(s) to strata title shall be considered where similar application for strata title conversion has been refused, until a period of 12 months has elapsed from the date on which Council denied the previous application.

- CARRIED UNANIMOUSLY

Council took no action to approve the delegation request from Dominium Habitat Consultants.

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services
(May 17, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Bimini Neighbourhood Pub,
2010 West 4th Avenue -
Request for Extension of Operating Hours
Cl. 2: Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue

Bimini Neighbourhood Pub, 2010 West 4th Avenue -
Request for Extension of Operating Hours
(Clause 1)

Council noted a request from Mr. Peter Uram, proprietor of Bimini Neighbourhood Pub and his solicitor, Mr. J. Ross McClellan to address it on this matter.

MOVED by Ald. Rankin,
THAT the delegation request be approved and consideration of this clause be deferred pending the hearing of this delegation.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(May 17, 1979) (Cont'd)

Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in Clause 2 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Finance and Administration
(May 17, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Mount Pleasant Boys' and Girls' Club - Grant Request
Cl. 2: Triumph Street Pipe Band Tour - Grant Request
Cl. 3: Vancouver Kiwanis Pipe Band - "Nova Scotia 1979" Tour
Cl. 4: Equal Employment Opportunities
Cl. 5: Employee Fringe Benefit Plans
Cl. 6: Champlain Mall Branch Library

Mount Pleasant Boys' and Girls'
Club - Grant Request
(Clause 1)

MOVED by Ald. Rankin,
THAT Council approve a grant of $3129.00 to the Mount Pleasant Boys' and Girls' Club towards the cost of sewer and water connections for their new club.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Ford, Gerard, Harcourt, Little and Puil opposed)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in the report, be approved.

- CARRIED UNANIMOUSLY

Triumph Street Pipe Band Tour -
Grant Request
(Clause 2)

MOVED by Ald. Bellamy,
THAT Council approve a grant of $1000.00 to the Triumph Street Pipe Band towards the touring costs of the band's trip to Edinburgh to participate in a piping competition.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Boyce, Ford, Gerard, Harcourt, Little, Marzari and Puil opposed).

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Finance and Administration
(May 17, 1979) (Cont'd)

Triumph Street Pipe Band Tour -
Grant Request
(Clause 2) (Cont'd)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, contained in this clause, be approved.

FURTHER THAT the Director of Social Planning be instructed to review the question of grants to touring organizations to include social, cultural and athletic organizations.

- CARRIED UNANIMOUSLY

Vancouver Kiwanis Pipe Band -
"Nova Scotia 1979" Tour
(Clause 3)

MOVED by Ald. Bellamy,
THAT Council approve a grant of $660.00 to the Vancouver Kiwanis Pipe Band towards the Band's trip to Nova Scotia.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Ford, Gerard, Harcourt, Little, Marzari, Puil and the Mayor opposed).

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in Clauses 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Mall Branch Library
(Clause 6)

(See pages 23 to 24.)

* * * *

The Council recessed at approximately 3:55 p.m. to reconvene following an "In Camera" meeting at approximately 4:40 p.m.

* * * *

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

B. MANAGER'S REPORT
(May 23, 1979)

Grant Request - Gastown Fishermen's Market Society

When considering this report of the City Manager, Council heard representations from Mr. Robert J. Gillrie, President, Gastown Fishermen's Market Society and Mrs. J. Glick, one of the merchants at the market. Both delegations urged Council to approve a grant to the Society to enable it to continue operating the Gastown Fishermen's Market.

Mr. Gillrie indicated that for the Market to operate as a financially self-supporting and stable entity, it is necessary that it receive the funds required to eliminate past operating deficits and to implement required physical improvements. It is also necessary that the National Harbours Board grant the Market a long-term extension to its lease.

MOVED by Ald. Boyce,
THAT this matter be referred to the Standing Committee on Finance and Administration for further consideration of alternative methods of financing, review of the required capital improvements and discussions with the National Harbours Board on extension of its lease to the Society.

- CARRIED

(Alderman Puil opposed).

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO PROVIDE USES AND REGULATIONS FOR AN AREA ZONED CD-1 BY BY-LAW NO. 3907

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce excused from voting.)

BY-LAWS (Cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 2849
BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes
(All that portion of Lot 9, Block 3, District Lot 52, Plan 2380, lying northeasterly of a line drawn parallel to and 10 feet perpendicularly distant southwesterly from the northeasterly limit of said Lot 9 and extending from the northeasterly limit to the southeasterly limit of said Lot 8)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

all that portion of Lot 9, Block 3, District Lot 52, Plan 2380, lying northeasterly of a line drawn parallel to and 10 feet perpendicularly distant southwesterly from the northeasterly limit of said Lot 9 and extending from the northwesterly limit to the southeasterly limit of said Lot 9, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated May 1, 1979, and marginally numbered LF 9083, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Land for Lane Purposes
(South 10 feet of Lot 8, Block 263,
District Lot 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of
Lot 8
Block 263
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes
(East 4 feet of Lot 4, Block 5,
District Lot 636, Plan 1902)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

East 4 feet of
Lot 4
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes
(North 10 feet of Amended Lot 12
Block 55, District Lot 540,Plan 229)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

Cont'd . . .

MOTIONS (Cont'd)

Allocation of Land for Lane Purposes
(North 10 feet of Amended Lot 12
Block 55, Kistrict Lot 540, Plan 229) (Cont'd)

the North 10 feet of Amended Lot 12 (see 64109-K), Block 55, District Lot 540, Plan 229 as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated January 4, 1979, and marginally numbered LF 8927, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes
(East 10 feet of Lot 30, Block 12,
District Lot 633, Plan 2039)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
WHEREAS the City of Vancouver is the registered owner of Lot 30, Block 12, District Lot 633, Plan 2039;

AND WHEREAS it is deemed expedient and in the public interest to establish the east ten feet of the above described property as lane;

THEREFORE BE IT RESOLVED that the east ten feet of Lot 30, Block 12, District Lot 633, Plan 2039 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

F. Closing, Stopping Up and Consolidation
(Closure of 17 foot strip and road
adjacent to 4730 Nanaimo Street)

MOVED by Ald. Bellamy,
SECONDED by Ald. Kennedy,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. That part of Lot 3 included in Explanatory Plan 8185, Subdivision 9, Blocks "B" and 10, District Lot 393, Plan 1388 was established as road and is no longer required for road purposes;

3. The owner of the balance of said Lot 3 has made application to acquire the portion of road and add it back to his lot;

THEREFORE BE IT RESOLVED THAT that part of Lot 3 included in Explanatory Plan 8185, Subdivision 9, Blocks "B" and 10, District Lot 393, Plan 1388 be closed, stopped up and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the road so closed be consolidated with the remainder of said Lot 3.

- CARRIED UNANIMOUSLY

MOTIONS

1. P.N.E. Land Use

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS the events which presently occur on the PNE grounds create considerable traffic and parking within the adjoining residential neighbourhoods;

AND WHEREAS the present methods of controlling traffic and parking by means such as resident parking only zones may not be sufficiently satisfactory to the residents;

NOW THEREFORE be it resolved that the City Engineer be requested to modify his 1979 work program in order to initiate a study on alternative methods for controlling parking and traffic within the residential areas adjoining the PNE from existing PNE events, for report back to City Council; it being understood the City Engineer will involve related authorities in this study.

- CARRIED UNANIMOUSLY

2. Leave of Absence

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT Alderman Little be granted Leave of Absence from June 4 - 15, 1979, inclusive.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy, Seconded by Alderman Ford, and recognized by the Chair.

1. Tunnel System - From End of 401 Highway to South Approaches to the Second Narrows Bridge

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT WHEREAS Cassiar Street is the connecting link between the end of Highway 401 and the Second Narrows Bridge;

AND WHEREAS Cassiar Street is now carrying double the capacity it was designed for;

AND WHEREAS the commuter traffic is using residential streets leading to and from Cassiar;

AND WHEREAS because of the steady increase in the volume of traffic and the hazards that are resulting from such traffic;

THEREFORE BE IT RESOVLED THAT City Council, either by letter or delegation, request the appropriate Ministry at the Provincial Government level to launch an immediate course of action that will lead to an early start of a tunnel system from the end of the 401 Highway to the South approaches to the Second Narrows Bridge as was suggested by the City Engineer at least eight years ago.

FURTHER THAT this project be placed in top priority due to the deteriorating traffic situation in the area as well as the possibility of the construction of "Multiplex" at the Pacific National Exhibition.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Governmental Review Commission
Public Meetings

referred to the advertised meetings of the Commission and enquired why the Commission had not scheduled meetings in the Downtown Eastside area and certain other areas in the City.

The Mayor asked the City Clerk to make enquires to the Commission and arrange for report on the enquiry.

Alderman Rankin -
Property Taxes on
Co-operatives

Referred to a recent report to Council advising that at the present time co-operatives are not eligible for the Homeowner Grant, at which time it was resolved that Council request the Provincial Government to bring forward the appropriate legislation to entitle co-operatives to the Homeowner Grant.

Alderman Rankin requested the Mayor to contact the appropriate department in the Provincial Government and urge that co-operatives be given the Homeowner Grant, for report back to the next meeting of Council.

The Mayor agreed.

Alderman Little -
Dr. Weinstein: World Health
Organization Fellowship

referred to recent advice from the City Manager's Office that Dr. M.S. Weinstein, Director of Health Planning - Health Department, had been awarded the World Health Organization fellowship.

Alderman Little requested that the Mayor, on behalf of Council, extend congratulations to Dr. Weinstein.

The Mayor so agreed.

* * * *

The Council recessed at approximately 5:40 p.m. to reconvene at approximately 7:30 p.m.

* * * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

4. Detoxification Centre, North Side of Great Northern Way, West of Prince Edward Street

Council on May 15, 1979, approved a delegation request from the Mount Pleasant Neighbourhood Association on the matter of the proposed detoxification centre to be located on the north side of Great Northern Way west of Prince Edward Street.

Before Council for information was a City Manager's Report dated May 8, 1979, in which the Director of Planning reported that on March 12, 1979, a development permit was issued (subject to conditions) for a Provincial detoxification centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street. The report gave the background in this matter, the current situation, a description of the proposal, discussed the contents of letters and brief received, including the suggestion that the Provincial Government find another site for this centre and gave reasons why the Director of Planning could not agree to this suggestion.

In the report the Director of Planning agreed that the north Mount Pleasant area remains a priority area for planning and community improvement and that these needs and priorities for the area should be reviewed when the City prepares applications for funding through the Community Services Contribution Program. In conclusion the Director of Planning stated that the proposed site is suitable for the detoxification centre and the investigation of alternate sites would involve extra costs to the Province for site acquisition and staff and lead to substantial delay and would not seem justifiable in view of the community need for this treatment centre.

Council heard representations from the following:

Mr. Ed Hanson, Mount Pleasant Neighbourhood Association, referred to a letter from Finning Tractor and Equipment Company Limited dated May 29, 1979, and circulated to Council this evening, in which Finning Tractor put forward the suggestion that it would be prepared to enter into negotiations with the City and the B.C. Building Corporation for an exchange of properties between the proposed detoxification centre site and a portion of a parcel of land presently owned by Finning Tractor on Glen Drive, immediately south of Terminal Avenue. The legal description of the entire parcel is Lot 2 of Parcels "H" and "I", District Lot 2037, Plan 16614, City of Vancouver.

Mr. Hanson asked that any decision on the detoxification centre be deferred and issuance of any further City permits be withheld until the proposal by Finning Tractor is explored by the City. Mr. Hanson also submitted a petition signed by a number of residents in the area urging that the City formulate community development plans and complete impact studies before the detoxification centre is considered for this area.

Mr. A. Worthington, a long-time resident of north Mount Pleasant, addressed Council in favour of the proposed detoxification centre which, in his opinion, is a much needed facility for the citizens of Vancouver.

Mr. G. Smith, Chairman - Mount Pleasant N.I.P. Committee, reiterated the Committee's decision outlined in his letter of April 26, 1979, to Council. The Committee is of the opinion that with the proposed construction of a detoxification centre, and the possibility of a community college being constructed in the area there is need for the City to undertake a proper planning program

Cont'd . . .

DELEGATIONS (Cont'd)

Detoxification Centre, North Side of Great Northern Way, West of Prince Edward Street (Cont'd)

Mr. Christofferson, Acting President - Mount Pleasant Neighbourhood Association, also spoke in favour of the City exploring the feasibility of an exchange of land with Finning Tractor.

MOVED by Ald. Gerard,
THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Limited the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council.

- CARRIED

(Aldermen Marzari, Puil, Rankin and the Mayor opposed.)

Mr. B. Hoskin, Chairman of the Alcohol and Drug Commission, advised that the Commission has already expended $100,000 to relocate the proposed detoxification centre from the original site in China Creek to the present site. He further indicated that he would be recommending that the Provincial Government withdraw its proposal for a detoxification centre.

Council agreed to reconsider the motion of Alderman Gerard. Therefore, the motion was again put and carried with Aldermen Boyce, Marzari, Puil, Rankin and the Mayor opposed.

MOVED by Ald. Little,
THAT the matter of planning and improvements to the north Mount Pleasant area be referred to the Standing Committee on Planning and Development for consideration.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979)

Gypsy Moth Control Program

Council had, for consideration, the following report of the City Manager dated May 29, 1979:

"Following Council's May 23rd approval of a set of actions to attack the gypsy moth, spraying began on May 24th in Kitsilano Park. Wind forced cessation of spraying early in the day. When spraying began in residential areas on the 25th, demonstrators blocked the spray truck's access, and the Federal representatives ultimately withdrew the spray truck.

The demonstrators argued that the City had not arranged for an alternative (soap) for those who refused carbaryl, that the necessary resident agreements for spraying had not been obtained, and that proper notification had not been given residents.

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979) (Cont'd)

Gypsy Moth Control Program (Cont'd)

City staff met with Greenpeace representatives Friday, May 25th and Saturday, May 26th and established a joint interpretation of the Council resolution of May 23rd. This interpretation calls for City Health Department staff to carry out surveys to determine resident wishes on a block by block basis, and establish specific notification and pre and post spray signing procedures. It also calls for the City to make insecticidal soap spray available for those who refuse carbaryl and would like their premises sprayed with soap.

The City Manager's report of May 17th and the Council resolution of May 23rd, both contain the following wording:

"c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.

d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties."

Greenpeace representatives have noted that this requires 80% approval before any carbaryl spraying takes place. Federal representatives have stated this is not the intent of the statement and that at this time they believe anyone in the area who wishes his lot sprayed with carbaryl should be able to have it done. At least some members of Council have indicated a similar understanding of the discussions on May 23rd. Accordingly, the City Manager requests clarification of Council's intent in this regard and suggests the following alternatives:

A) consider the carbaryl spray program on a lot by lot basis-i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises.

B) retain the principle that a majority must consent before the carbaryl spray program can proceed on consenting properties only within a block - i.e. replace the 80% with 50%.

C) require a solid majority of say 60%, before the carbaryl program proceeds on consenting properties in any block - i.e. replace the 80% with 60%.

The City Manager submits the foregoing alternatives for the CONSIDERATION of Council.

The Mayor advised that his office recently received telegrams from the B.C. Fruit Growers' Association and the B.C. Federation of Agriculture expressing extreme concern over the delay in implementation of the control program approved by Council on May 23, 1979.

Cont'd . . .

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(May 29, 1979) (Cont'd)

Gypsy Moth Control Program (Cont'd)

Council noted a request from Dr. P. Moore, Greenpeace, to address it this evening on this matter.

MOVED by Ald. Harcourt,
THAT the request of Dr. P. Moore, Greenpeace, to address Council this evening be approved.

- CARRIED

(Aldermen Kennedy and Puil opposed)

Dr. P. Moore, Greenpeace, reviewed the actions of Council on May 23, 1979 and stated that the original reason for requiring 80% approval for spraying with carbaryl was related to the potential effectiveness of the program. Dr. Moore urged Council to retain the 80% approval requirement and also answered questions from members of Council.

The Deputy City Manager and the Director of Environmental Health gave the results to date of the survey currently being conducted in the infested areas of Kitsilano.

It was noted that in the two blocks that are heavily infested 59.2% of the residents in the 2600 block West 1st Avenue and 62.5% in the 2500 block West 1st Avenue were in favour of their properties being sprayed with carbaryl.

MOVED by Ald. Puil,
THAT officials consider the carbaryl spray program on a lot by lot basis i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises in the 25 blocks adjacent to the infested area.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

(For further action on this matter see page 28.)

DELEGATIONS (Cont'd)

Champlain Mall Branch Library

Earlier in the proceedings Council had approved a request from Ms. Linda Strong, of the Killarney-Champlain Library Steering Committee and Ms. Doris Hartley, Killarney-Champlain Citizens for Action, to address it on a clause in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall branch library.

In its report the Committee made the following recommendations:

a) That $124,900 be allocated for the establishment costs of a branch library in Champlain Mall from the 1979 Supplementary Capital Budget.

b) That the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing in over a three year period a full library service in Champlain Mall.

Cont'd . . .

DELEGATIONS (Cont'd)

Champlain Mall Branch Library (Cont'd)

and submitted for consideration:

c) That $55,000 operating costs be provided from the 1979 Contingency Reserve for the branch to open about October 1, 1979.

In compliance with Recommendation (b) of the Committee quoted above, also before Council was a memorandum from the Acting Director, Vancouver Public Library, reporting on estimates of:

(i) the potential savings in the operation of Fraserview and Collingwood Branches from the opening of a new branch in the Champlain Mall;

(ii) the reduced costs of a Champlain Mall Branch from phasing in service over three (3) years.

Mr. C. Cotterall, Chairman of the Vancouver Public Library Board was also present for this item.

MOVED by Ald. Puil,
THAT recommendation (a) as contained in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall Branch Library, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the total operation of the Fraserview, Collingwood and the Champlain Heights branch libraries be referred back to the Standing Committee on Finance and Administration for further discussion with the Library Board; and

FURTHER THAT recommendation (c) as contained in the report of the Standing Committee on Finance and Administration dated May 17, 1979, on Champlain Mall Branch Library, be deferred.

- CARRIED UNANIMOUSLY

5. Cultural Grant - Appeals

The following two organizations appeared before Council to appeal Council's decision of March 6, 1979, not to approve their grant requests for 1979.

Mr. M. Handman addressed Council on behalf of the B.C. Drama Association and put forward reasons why his group was appealing Council's decision and requested Council approved a grant request of $500 to the Association.

MOVED by Ald. Kennedy,
THAT Council approve a grant of $500 to the B.C. Drama Association, funds to be allocated from the Cultural Grant Budget.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Boyce,
THAT Council approve a grant of $250 to the B.C. Drama Association, funds to be allocated from the Cultural Grant Budget.

- CARRIED
BY THE
REQUIRED MAJORITY

(Alderman Little, Puil and the Mayor opposed.)

DELEGATIONS (Cont'd)

Cultural Grant - Appeals (Cont'd)

Mr. K. Tomczak, on behalf of the Pumps Centre for the Arts Society, appealed Council's decision not to grant this Society a Cultural Grant for 1979. Mr. Tomczak reviewed this Society's activities and urged that Council approve a grant to the Society for 1979.

MOVED by Ald. Kennedy,
THAT Council approve a grant of $1,100 to the Pumps Centre for the Arts Society, funds to be allocated from the Cultural Grant Budget.

- CARRIED
BY THE
REQUIRED MAJORITY

(Aldermen Little, Puil and the Mayor opposed.)

6. Proposed Solar Home -
3234 West 21st Avenue

On May 15, 1979, Council approved a request from the legal advisor for the owners of a proposed solar home at 3234 West 21st Avenue, that he be permitted to address Council when the City Manager's Report on this matter was before it.

Council had for information a City Manager's Report dated May 18, 1979, in which the Director of Planning reviewed the history related to the development permit for the construction of a solar-heated home at 3234 West 21st Avenue. In the opinion of the Director of Planning the proper development permit and appeal process were followed in this case.

Mr. T. Kuchta, lawyer for Mr. and Mrs. Noel Armstrong, owners of the proposed solar home, addressed Council and reiterated the points made in his letter of April 12, 1979. Mr. Kuchta stated that delays in issuing the development permit cost his clients approximately $5,000 and, in his opinion, the City should bear this cost.

Mr. Kuchta asked Council to authorize payment by the City of compensation to Mr. Armstrong, for the delays in the issuance of the development permit for his property.

MOVED by Ald. Rankin,
THAT this matter be referred to the Director of Legal Services for review and report back to Council on the City's legal position at which time the counsel for Mr. and Mrs. Armstrong, be invited to be present.

- CARRIED UNANIMOUSLY

7. Trident Nuclear Submarine and
Missile System

Council noted a request from the Pacific Life Community to defer this delegation until a later date.

MOVED by Ald. Rankin,
THAT the request of the Pacific Life Community be approved and this delegation be deferred.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

8. False Creek Child Care Society - Rent

Council on May 15, 1979, approved the request of the False Creek Child Care Society to address Council when the relevant Manager's Report is before it.

Council had for consideration a City Manager's Report dated May 11, 1979, in which the Director of Social Planning reported on the background to this day care centre, financial status of the Society, the proposed rent increase for 1979, and concluded with the recommendation that the rental charged by the City to the False Creek Child Care Society for the day care premises at 910 West 6th Avenue be set at $195 per month for the period March 1, 1979, to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society.

In his report the City Manager notes that the rental rate suggested still involves a City subsidy of $610 per month or $29 per month for each child, no matter what the financial state of the family may be. Council may wish to consider, as an alternative, a higher rental to reduce or to eliminate this subsidy, necessitating further fee increases above the level of $172 per month ($12 with MHR grant).

Ms. G. Galbraith, President of the False Creek Child Care Society, addressed Council and read from a brief which was circulated. The brief requested that Council reaffirm its original decision to base the rental fee for the Society on its budget, or in other words, to charge the Society what it could afford to pay. Ms. Galbraith asked that Council not increase the rental of the Society at this time.

MOVED by Ald. Little,
THAT this matter be deferred and the City Manager endeavour to find the False Creek Day Care Society more economical premises, this search to include consideration of relocating the day care in Hodson Manor.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT the rental charged by the City to the False Creek Day Care Society for the day care premises at 910 West 6th Avenue remain at $176 per month.

- LOST

(Aldermen Ford, Gerard, Kennedy, Little, Puil, and the Mayor opposed.)

MOVED by Ald. Ford,
THAT the rental charged by the City to the False Creek Child Care Society for the day care premises at 910 West 6th Avenue be set at $195 per month for the period March 1, 1979, to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society.

- CARRIED

(Alderman Boyce opposed.)

DELEGATIONS (Cont'd)

9. 1979 Budget Appeal - Recreation Division
Park Board

Council on May 15, 1979, agreed to hear representation on behalf of Community Association Presidents to appeal the cuts to the 1979 Park Board Budget as they affect the Recreation Division.

Council noted that at the Finance and Administration meeting of April 5, 1979, the Park Board had appealed the previous decision of Council to reduce the Park Board's budget by $200,000. At this meeting the Park Board had indicated that should Council approve the $200,000 reduction the following action would be necessary:

(a)	Marine Drive Foreshore Park Maintenance and Scything	$ 20,000.
(b)	Reduction of General Park Maintenance .	68,000.
(c)	Partial Closure of Indoor Pools (summer time)	60,000.
(d)	Closure of Indoor Pools on Saturday and Sunday evenings	22,000.
(e)	Reduced Playground Program	30,000.
		$200,000.

Council on April 10, 1979, had approved a recommendation from the Finance Committee that the Vancouver Park Board make the $200,000 reduction in its 1979 Budget.

Mr. K. Peterson addressed Council on behalf of the Community Association Presidents and read a brief which was circulated to Council. The Association requested Council to reconsider the cuts as they affect the Recreation Budget.

MOVED by Ald. Rankin,
THAT the City restore $100,000 to the 1979 Park Board Budget with these funds being allocated to reinstate all the program cuts suggested by the Park Board in Items (c), (d) and (e) quoted above; and
FURTHER THAT the Park Board be requested to allocate $12,000 to make up the short fall in the amounts required to reinstate the programs referred to.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and the Mayor opposed.)

MOVED by Ald. Little,
THAT the delegation be requested to again take up the matter of recreation budgeting with the Park Board in an attempt to persuade that Board to reallocate its budget to effect reinstatement of the recreation services which have been cut.

- CARRIED UNANIMOUSLY

Alderman Boyce referred to a report by Commissioner Fowler which had been considered by the Park Board at its meeting on May 28th, in which she suggested alternative ways by which the Park Board could effect the $200,000 reduction to its 1979 budget and thus not have to cut recreation services.

Cont'd . . .

DELEGATIONS (Cont'd)

1979 Budget Appeal - Recreation Division
Park Board (Cont'd)

MOVED by Ald. Ford,
THAT the Park Board be requested to reconsider the cuts in its recreation services as proposed at the meeting of the Finance and Administration Committee of April 5, 1979, and to consider making the necessary budget reductions in others areas, such as those suggested by Commissioner Fowler in her report to the Board on May 28, 1979.

- LOST

(Aldermen Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed.)

No further action was taken.

10. Hodson Manor

Because of the lateness of the hour the Mayor suggested to those present to speak to Council on Hodson Manor that this matter be deferred to the next meeting of Council on the basis that they would be the first delegation to address Council at its evening meeting.

The delegation so agreed and the Mayor apologised to them for any inconvenience caused by this deferral.

* * * *

E. Gypsy Moth Control Program (Cont'd)

In view of Greenpeace's stated intent to act to prevent the proposed carbaryl spraying program in Kitsilano, Council re-considered action taken earlier this day.

MOVED by Ald. Marzari,
THAT the 2500 and 2600 blocks West 1st Avenue which are the blocks infested with gypsy moths be sprayed on a voluntary basis in accordance with the wishes of the residents.

FURTHER THAT the blocks adjacent to the infested area be treated on the basis that if 60% of the residents of each block wish their properties sprayed with carbaryl it be used on the consenting properties and the remainder of the residences be sprayed with insecticidal soap.

- CARRIED UNANIMOUSLY

* * * *

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11:15 p.m.

* * * *

The foregoing are Minutes of the Regular Council Meeting of May 29, 1979, adopted by Council on June 12th 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE May 17, 1979

TO: Vancouver City Council

SUBJECT: 205 - 209 East 6th Avenue

CLASSIFICATION: INFORMATION & RECOMMENDATION

On April 10, 1979, a complaint was received from Mr. B. Dumancic, addressed to the Mayor and Council. Mr. Dumancic stated that he was not satisfied with an inspection done on his premises and would like to speak to Council on the matter. His delegation was approved by Council on April 24, 1979.

The Director of Permits and Licenses reports as follows:

"On September 18, 1978, our Inspection Services reported that the main floor of the building at the above location was being used as a Credit Union and Photography Studio prior to obtaining the necessary permits in contravention of the Zoning and Development and the Vancouver Building By-laws.

On October 5, 1978, we sent a letter to Bozo and Emelia Dumancic, the registered owners, advising them to apply for the necessary permits.

On November 17, 1978, a Development Permit Application was made and on January 10, 1979, Development Permit No. 82686 was issued, approving the use under the Zoning and Development By-law.

On January 23, 1979, a "Special Inspection" Permit No. B92209 was issued and subsequently the inspection was done to determine the requirements for a change of use under the Vancouver Building By-law. The District Building Inspector reported a number of deficiencies and these were communicated to Mr. Dumancic in a letter dated February 6, 1979. In the same letter, Mr. Dumancic was advised that an Occupancy Permit was required and that these deficiencies would have to be corrected before the Occupancy Permit could be issued.

On February 23, 1979, Alderman Rankin enquired about this situation and on March 8, 1979, he received a report from Mr. Engbrecht of this department, who briefly discussed it with Alderman Rankin.

On April 24, 1979, Mr. Engbrecht again contacted Mr. Dumancic by phone. When advised that exits and fire-safety are basic requirements for any upgrading required because of "Change of Occupancy", he still refused to comply claiming them totally unreasonable, and wished to appear before Council.

The above is submitted for the information of City Council who may wish to advise Mr. Dumancic of his right regarding Building By-law matters, to appeal to the Building Board of Appeal as set out in Section 2.11 of the Vancouver Building By-law."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of Council, and RECOMMENDS that Council inform Mr. Dumancic that the proper course for appealing the decision of the Director of Permits and Licenses is to the Building Board of Appeal.

MANAGER'S REPORT

DATE April 4, 1979

TO: Vancouver City Council

SUBJECT: Local Improvement - Lane South of 51st Avenue - Ontario to Quebec

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Council at the December 7, 1978, Court of Revision decided, after hearing representations, that the project for paving the above lane would not proceed. Mrs. Percy, who circulated the petition has asked to appear before Council on this subject; this report is to provide background.

Background

A local improvement petition for paving the lane south of 51st Avenue between Ontario and Quebec Streets was circulated by Mrs. J. Ada Percy and was received, sufficiently signed, by theCity Clerk on June 14, 1978.

Letters were later received objecting to the proposed local improvement; some of those objecting had signed the original petition.

At a Court of Revision held December 7, 1978, three owners made representations against the project; no one spoke in favor and Council decided that the project would not proceed.

Mrs. Percy on December 18, 1978, wrote a letter to the City Clerk, stating that she had been sick on December 7, expressing concern that her petition had been defeated and that signatures had "been reversed"(letter attached). By phone she requested an opportunity to appear before Council with regard to this project.

The original petition to pave the lane was signed by 16 out of 23 owners - 70%.

The counter-petition to not pave the lane was signed by 14 out of 23 owners - 61%.

Alternatives

The alternatives available in dealing with Mrs. Percy's request include the following:

A. Take no action (Council should so resolve).

B. Now undertake (Council should rescind its resolution of December 7, 1978 regarding this project and resolve to undertake the paving of this lane).

C. Defer a decision pending a re-canvass of the owners to obtain their current opinion. (Council should instruct the City Engineer to ballot the owners and report back).

The City Engineer recommends Alternative C."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 186

MANAGER'S REPORT

DATE 79.05.18

TO: Vancouver City Council

SUBJECT: Proposed Solar Home - 3234 West 21st Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report refers to the attached correspondence (Appendix A) from Mr. Theodore Kuchta, regarding the events related to the Development Permit for the construction of a solar heated home at 3234 West 21st Avenue.

Development Permit Application No. 83189 was applied for on January 25, 1979 and issued on February 15, 1979, permitting the raising, alteration and addition to the existing one family dwelling on the site, with the relaxation of the four foot easterly sideyard (required being five feet). This Development Permit included the south face of the building being angled and mainly glass, to collect the solar energy. It should be noted that Mr. Kuchta, in his letter, refers to the demolition of the existing house. The Development Permit was approved with the retention of the existing house with alterations and additions. Notification of neighbouring property owners is not a requirement of the By-law in such cases. The Development Permit Application was processed in the normal manner and subsequently issued. Design consideration was given by the Secretary of the Urban Design Panel on the Panel's behalf.

Subsequently, neighbouring property owners became concerned about the possible effect of the solar design on their property and exercised their right of appeal to the Board of Variance, in accordance with Section 573 of the Vancouver Charter. Section 573 allows for an appeal by any person who feels he is aggrieved by the decision of an official (Director of Planning).

There seemed to be a willingness by the owners and neighbours to be as informative and as neighbourly in the process as possible, bearing in mind that we were dealing with a unique item of business i.e. a solar house which was unprecedented in the City.

The Board of Variance, on March 7, 1979, after hearing the appellants, Mr. Armstrong and his architect, and a representative of the Director of Planning, allowed the appeal

> "but only to the extent that the approval of Development Permit No. 83819 is rescinded in order for the Director of Planning to consider the design of the proposed building in accordance with Section 3.3.2 of the Zoning and Development By-law, including referral of the application to the Urban Design Panel for consideration and advice."

The matter was then referred to the Urban Design Panel. Amendments were made and the Development Permit was reinstated on March 23, 1979.

The Panel was gratified to learn that negotiations between the applicant and neighbours had resulted in an improved end product.

.../2

With regard to Mr. Kuchta's allegation that work was carried out on the basis of the original Development Permit approval, it should be noted that the reverse side of the Development Permit points out the procedure for appeals to the Board of Variance (see Appendix B) and refers to the fact that appeals can be filed within fifteen days from the date of issuance of the Development Permit. The appeal filed by the neighbours met the fifteen day limitation.

In conclusion, it is submitted that the proper Development Permit and appeal processes were followed in this case."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 201

MANAGER'S REPORT

DATE: May 11, 1979

TO: Vancouver City Council

SUBJECT: False Creek Child Care Society

CLASSIFICATION: CONSIDERATION

The Director of Social Planning reports as follows:

"BACKGROUND

The False Creek Daycare Centre located in the Laurel Bridge was formerly housed in Hodson Manor. The Hodson Manor location was an interim location pending completion of a daycare facility in the Netherlands development in False Creek. At the end of 1976 when the Netherlands space was completed, it did not meet CCFL requirements and was therefore not usable. In January, 1977, City Council considered two other alternatives for the Daycare Centre: 1) the continuation of the sub-lease at Hodson Manor at a cost to the City of about $2500 in renovations to the playground to meet CCFL standards, or 2) the lease of the Laurel Bridge site by the City for sub-lease to the Daycare Society. At that time, it was estimated that this alternative would cost the City $7500 in capital costs and $6500 a year in rent, taxes and insurance with only a "nominal" rent to be recovered from the Society.

The False Creek Development Group, the Social Planning Department and the Planning Department supported the first alternative - continued sub-lease of Hodson Manor. The Multicultural Society, the lessee of Hodson Manor was opposed to the continuation of the daycare use as it was incompatible with the Multicultural programs. Council decided in favour of the more expensive option of the Laurel Bridge site at 910 West Sixth Avenue and instructed the Director of Social Planning "to review the False Creek Daycare Society's 1977 daycare operating budget in order to determine the appropriate sub-lease rate".

The City entered into a three year lease arrangement with H. Haebler Co. Ltd. commencing October, 1977 at a rent of $500 per month plus taxes, fire insurance, water and hydro - for a total cost to the City of $800/month in 1978, estimated to be $806/month in 1979.

In February, 1978, the Daycare Centre began operation at the Laurel Bridge Facility. The rent determined by the Director of Social Planning was $176/month which was the same rent that the Society was paying at Hodson Manor.

On November 21, 1978, Council approved (retroactively) the sub-lease to the Society for 31 months commencing February 10, 1978. At that time Council expressed concern over the high subsidy ($625/month in 1978) resulting from the relatively low rent, and requested that there be a report back "as to why the City should not recover its full costs from the daycare society."

This review was due February 10, 1979, the first anniversary of the sub-lease.

FINANCIAL STATE OF THE SOCIETY

Attached are a letter from Ms. Galbraith, Chairperson of the Daycare Society, a monthly budget of the Society, as of March, 1979 and a financial statement for the year ending January 31, 1979. The budget shows an income of $3570, or $170 for each of 21 children, the maximum number permitted by license. Of the 21 children, 14 have the full fees of $170 per month paid by their parents. The remaining 7 children are from families eligible for full MHR grants of $160/month. These families pay the remaining $10/month. Expenses are shown to exceed income by $18 per month, before allowing for increased rental or other costs. In her letter, Ms. Galbraith contends that charging the Society a rental equal to the full cost would "effectively put us out of business".

1979 RENT INCREASE

The Civic Buildings Director estimates an 11% increase this year in hydro and insurance costs for the Daycare premises. Accordingly, the Director of Social Planning recommends that the rental charged to the Society should likewise increase by 11%, from $176 per month to $195 per month. This increase, together with the present monthly deficit of $18 per month, would necessitate an increase in fees of $2/child to $172 per month (or $12 for those with full MHR grants). This brings them well above the average fees for the 75 daycare centres in the City.

RECOMMENDATION

The Director of Social Planning recommends that the rental charged by the City to the False Creek Child Care Society for the Daycare premises at 910 West Sixth Avenue be set at $195/month for the period March 1, 1979 to February 28, 1980, at which time the rent shall be reviewed again in the light of the operating costs to the City and the financial affairs of the Society."

CITY MANAGER'S COMMENTS

The City Manager notes that the rental rate suggested still involves a City subsidy of $610/month or $29/month for each child, no matter what the financial state of the family may be.

Council may wish to consider, as an alternative, a higher rental to reduce or to eliminate this subsidy, necessitating further fee increases above the level of $172/month ($12 with MHR grant).

Consequently, the City Manager submits the recommendation of the Director of Social Planning for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 202

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Closure of Lane East of Main Street, South of Station Street

The City Engineer reports as follows:

"There is at the present time an unopened 10-to 16-foot wide lane east of Main Street, south of Station Street. This lane and several surrounding City-owned lots are developed as Thornton Park and road. The portions of lands being used as road should be dedicated for highway purposes and the balance of the properties should be consolidated.

I recommend that all the lane dedicated by the deposit of Plan 1230, Block 25, District Lot 196, Plan 1230, be closed, stopped up and title taken thereto and subdivided with the adjacent City-owned lands.

I further recommend that the Director of Legal Services be authorized to execute the subdivision plan on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Watermain Installations - 1979 Capital Budget

The City Engineer reports as follows:

"Watermain installations are required at the following locations:

WATERWORKS PROJECT 902

Street	From	To
12th Avenue	Quebec Street	Main Street
Keefer Street	Glen Drive	Vernon Drive
38th Avenue	Chamers Street	Rhodes Street
47th Avenue	Laburnum Street	Angus Drive

All of the above work is required for maintaining adequate fire protection by either grid completion or by the replacement of old 4-inch cast iron pipe which, over the years, has lost most of its carrying capacity. Three of the four streets listed are also scheduled for paving in 1979.

The estimated cost of this project is $83 000.

I recommend that Project 902 be approved for construction and that the required $83 000 be appropriated from the Waterworks Capital Account #128/7902, 'Prior to Paving - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Countermeasures for Oil & Chemical Spills in the Burrard Inlet Area

The City Engineer reports as follows:

"The oil spill resulting from the Sun Diamond/Erwan collision near the Point Grey bell buoy on September 25, 1973 led to an exchange of letters between A.E. Langley, Mayor of the Municipality of West Vancouver and the Honourable Jack Davis, former Minister of the Environment. The letters dealt with the need for a meeting of representatives of the municipalities around Burrard Inlet and the Federal Departments of Environment and Transport to assess the procedures used to clean up the spill. The meeting was subsequently held on November 23, 1973 at the Bayshore Inn, attended by senior representatives of the three levels of government.

Clause No. 3 cont'd:

Pursuant to the direction arising out of the meeting, the Burrard Inlet Working Group was formed. The direction specified the necessity of discussing, at the working group level, containment and cleanup procedures, equipment assemblage and storage, personnel resources and communications.

The Working Group participants are:

- Fisheries & Environment Canada
- Ministry of Transport
- Canadian Coast Guard
- National Harbours Board
- Emergency Planning Canada
- Province of British Columbia (Provincial Emergency Program)
- B.C. Petroleum Association
- B.C. Hydro
- The Canadian Chemical Producers Association (Transportation Emergency Assistance Plan)
- City of North Vancouver
- District of North Vancouver
- City of Port Moody
- Municipality of Burnaby
- District of West Vancouver
- City of Vancouver

The meetings of the Working Group have been well attended and all members, including industry, have cooperated well in an effort to improve oil and chemical spill countermeasures. Discussions at the meetings concentrated more on technical problems rather than the political question of financial aid. The Engineering Dept. represented the City in this discussion.
Concurrent with the deliberations of the Working Group, some improvement in the area of prevention and response capability is acknowledged, but it must be emphasized that the art is still in its infancy and an oil spill occurring in the waters of Burrard Inle cannot be wholly prevented from reaching the beaches.

The meetings of the Working Group, which are ongoing, have resulted in the publication of a report entitled "Countermeasures for Oil and Chemical Spills in the Burrard Inlet Area". A copy of this report is available in the City Clerk's Office.

The report includes lists of personnel, equipment and material available and has also established lines of communications which will provide information to the municipalities quicker in the event of an oil spill and permit faster action and response to fight the spill.

A major topic of discussion at meetings has concerned responsibility for spills. It was agreed that clean-up is the responsibility of the polluter. If the polluter cannot be identified, or is unable to initiate effective countermeasures, then the federal government will assume this responsibility, and initiate legal proceedings to recover costs. However, clean-up costs incurred by local governments would not necessarily be recovered on their behalf by senior government. The members of the sub-committee agree this is not a desirable situation and recommended the matter be resolved by the senior government.

However, the reimbursement to the municipalities for the cost of oil spill clean-up has not been resolved yet.

Perhaps at this point it should be reported that the Municipality of West Vancouver spent $55,594 to clean its shoreline following the small oil spill resulting from the Sun Diamond/Erwan collision in the fall of 1973. Of this sum, approximately $22,673 has been recovered from the Ministry of Transport. Should the Crown be successful before Court for recovery of the cost of the clean-up, West Vancouver may be reimbursed for the outstanding balance. It is emphasized that this was a small spill of fuel oil involving freighters not oil tankers.

In reference to this major concern, on Page 2 of the introduction to the report, matters that have not yet been finalized are outlined and are hereunder quoted verbatim.

..../3

Clause No. 3 cont'd:

'Several areas important to the development and maintenance of adequate countermeasures for Burrard Inlet are identified for the early attention of senior government.

(1) Recovery of monies expended by civic or municipal governments in beach and shoreline clean-up remains largely unresolved.

(2) Prompt payment to contractors for services rendered in unidentified spills or where financial responsibility must be determined by the courts.

(3) Excessive debris in Burrard Inlet can impede containment and clean-up activities. Permanent recovered debris disposal sites are also required.

(4) Clear definition of responsibility assumed by government bodies in the development, maintenance and implementation of countermeasures for oil and chemical spills, including equipment acquisition. Such clarification is necessary in determining the role that should be played by industry associated with Burrard Inlet, such as shipping, transportation, petroleum, chemical and other industrial enterprises who store or handle significant quantities of oil or chemical products.'

The above four matters cannot be resolved by the Technical Working Group. In particular, the matter of financial responsibility needs to be resolved before a spill occurs. If this matter cannot be resolved the City has two alternatives, neither of which is satisfactory:

a) Do nothing, pending Federal Government authority to fund the clean-up;

b) Mobilize and pay clean-up crews and contractors and request the Federal Government to reimburse the City.

In this regard, a letter was received from the Honourable Len Marchand, Minister of State, Environment Canada addressed to the Union of B. C. Municipalities in which he strongly suggested that no municipality should expect reimbursement for a clean-up unless that municipality had an unequivocal statement from an authorised federal spokesman that the municipality will be reimbursed by the federal department concerned.

The Emergency Planning Committee believes that this statement is unsatisfactory and that City Council should address the problem of payment for oil spill clean-ups and present this question to the Provincial Minister of the Environment and the Federal Environmental Protection Service.

The City Engineer recommends that City Council write to the Provincial Minister of the Environment and the Federal Environmental Protection Service and request a resolution of the four above-mentioned outstanding issues. Council should also request other affected municipalities to do likewise."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Transfer of Maintenance Responsibility for Street Lighting Controls

The City Engineer reports as follows:

"In 1966, the B.C. Hydro rate schedule for street lighting was changed to require that the customers would be responsible for the maintenance of the street lighting controls for turning the lights off and on. Previously, the rate was based on the B.C. Hydro providing this control. Under a special arrangement the B.C. Hydro agreed to continue maintaining the controls on all the street lighting services in the City existing at that time (approximately 1300).

While this arrangement has been beneficial to the City, the divided responsibility has caused many problems such as frequent outages and delays in repairs which have resulted in complaints from the Public. The controls used by Hydro were subject to frequent breakdowns when used to control the large loads on our services.

Clause No. 4 cont'd:

To overcome these difficulties, B.C. Hydro has offered at no cost to the City to replace the controls with heavier duty equipment of the type used by the City, in exchange for which the City would undertake full responsibility for maintenance to comply with the B.C. Hydro Tariff.

I am of the opinion that by eliminating the divided responsibility and the installation of more reliable controls there will be better service to the Public with fewer 'black-outs' at an estimated increase in the City's maintenance cost of $1500 per year. If this offer is not accepted by the City, the Utility may elect to discontinue the special arrangement and require that the City maintain the controls as provided in their tariff. This would result in much higher maintenance costs to the City for replacing the existing worn out controls.

I recommend that the City take over the maintenance of the controls for City street lighting services which are now maintained by B.C. Hydro and Power Authority after the Company has replaced the controls with the type used by the City."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closing Lanes and Consolidating City Lots within the Pacific National Exhibition Grounds

The Supervisor of Properties and the City Engineer report as follows:

"Several lots within the lease area to the P.N.E. have portions of the lot also included as Highway (2nd Narrows Bridge approach) and other lots have portions established for lane. It would also be beneficial for the description of lands included in the P.N.E. lease if various groups of lots were consolidated into one parcel.

It is therefore recommended that:

(a) The 10-foot established strips between Lots 357 and 372, T.H., be closed and stopped up (lane south of McGill Street from Renfrew Street to Nootka Street).

(b) The lane so closed and Lots 357 to 372 be consolidated to form one parcel.

(c) Lots 529, 530, 531 and 541 except the part of each lot included in Highway Plan 28 together with Lots 542, 543 and 544, T.H., be consolidated to form one parcel.

(d) The lane north of Oxford Street from Cassiar Street to the lane east of Rupert Street be closed, stopped up, title taken thereto and consolidated with the abutting Lots 10 to 33, Block 6, T.H.S.L. to form two parcels.

(e) Lots 1 to 9, said Block 6, be consolidated to form one parcel.

(f) Lots 1 to 8, Block 13, T.H.S.L., be consolidated to form one parcel.

(g) Lots 9 to 16, said Block 13, be consolidated to form one parcel.

(h) Lots 25 to 32, said Block 13, be consolidated to form one parcel.

(i) Lots 1 to 8, Block 24, T.H.S.L., be consolidated to form one parcel.

(j) Lots 9 to 16, said Block 24, be consolidated to form one parcel.

(k) Lots 25 to 32, said Block 24, be consolidated to form one parcel.

(l) Lots 1 to 8, Block 31, T.H.S.L., be consolidated to form one parcel.

(m) Lots 9 to 16, said Block 31, be consolidated to form one parcel.

Clause No. 5 cont'd:

(n) Lots 25 to 32, said Block 31, be consolidated to form one parcel.

(o) Lots 1 to 8, Block 42, T.H.S.L. be consolidated to form one parcel.

(p) Lots 9 to 16, said Block 42, be consolidated to form one parcel.

(q) Lots 27 to 32, said Block 42, be consolidated to form one parcel.

(r) Lots 1 to 11, Block 49, T.H.S.L., be consolidated to form one parcel.

(s) Lots 22 to 32 except that part of each of said lot included in Highway Plan 46, said Block 49, be consolidated to form one parcel.

Be it further resolved that the Director of Legal Services be empowered to sign on behalf of the City any plans or documents required to accomplish the foregoing."

The City Manager RECOMMENDS that foregoing recommendation of the Supervisor of Properties and City Engineer be approved.

Note: A wall map will be available in the Council Chambers indicating the lane closures and lands to be consolidated.

6. Tender 793 - Street Pavement & Curbs
4th Avenue from Highbury St. to 4th Ave. Diversion

The City Engineer reports as follows:

"Tenders for the above were opened on May 16, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked for completness and accuracy and any miscalculations or omissions have been corrected. Tabulations of total amounts bid are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

a) Contract 793 - Street Pavement & Curbs be awarded to the lowest bidder:

Imperial Paving Ltd.
4781 Byrne Road
Burnaby, B. C.
V5J 3H6

for the amount bid, namely $210 528.30.

b) A Contract satisfactory to the Director of Legal Services be entered into.

c) The bid bonds for the unsuccessful tenders be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 181-2

7. Tender 794 - Street Pavements and Curbs

The City Engineer reports as follows:

"Tenders for the above were opened on May 23, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid are attached.

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderer as follows:

Contract 794 - Street Pavement and Curbs, to

Standard General Construction Limited
201 - 3031 Viking Way
Richmond, B.C.
V6V 1W1

for the amount bid, namely, $824 456.35.

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 181-2

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Strata Title Application - Conversion
845 Hornby Street - The Mayfair Hotel

The Director of Planning reports as follows:

"An application has been received from Techram Securities Ltd., owners of 845 Hornby Street (Lots N½ of 29, 30, 31 and S½ 32, Block 60, D.L. 541, Plan 210) to convert the existing hotel to Strata Title ownership consisting of eighty commercial hotel units to be used for temporary accommodation only, six commercial office units, a restaurant unit and one basement unit. This would result in a total of eighty-eight strata lots.

Site Description

The site is "DD - Downtown District" with a frontage of 22.860 m (75 feet) and a depth of 36.576 m (120 feet) for a total site area of 836.127 m^2 (9,000 square feet). The building is known as the Mayfair Hotel and the units are rented out on a daily basis to tour groups. The applicant states that there are no permanent tenants occupying any of the units.

The main floor contains the lobby, an office for the hotel, and a large restaurant. The basement is utilised by the restaurant and is also used for storage, laundry and heating facilities in conjunction with the hotel. The second floor contains six commercial office units, with 80 hotel units located from the third to the thirteenth floors. The hotel units range in size from 44.036 m^2 (474 square feet) to 66.791 m^2 (719 square feet).

The development of the site as "a temporary abode for tourists or transients" was approved on June 26, 1963 with the condition that it was not to be used at any time as permanent living accommodation. The zoning at the time the hotel was approved was CM-1 Commercial District Schedule. This zone had no specific floor space ratio, but the bulk and height of any building was dependent on site area and street frontage. The use of the site as a hotel was permitted subject to special approval by the Technical Planning Board. The existing development has a floor space ratio of 7.43 and a height of 39.014 m (128 feet).

Under the Official Development Plan for the Downtown, hotels are permitted, subject to such conditions and regulations as may be prescribed by the Development Permit Board, and are considered to be commercial uses. The maximum floor space ratio which now would be permitted on this site is 4.00 for non-residential uses. There are provisions for additional non-residential floor space ratio in conjunction with residential use to a total maximum of 6.00. The existing hotel development exceeds the permitted floor space ratio and is non-conforming with regard to that regulation.

Applicant's Submission

The applicant has submitted the following information:

1. Letter of application.

2. Statement of ownership and declaration that there are no tenants except in the restaurant and five of the offices.

3. A letter from each of the five office tenants on the second floor acknowledging and consenting to Techram Securities Ltd., application to Strata Title the Mayfair Hotel. The restaurant is currently on a five-year lease with two options to extend the lease a further ten years.

Clause 1 continued

4. Building inspection report from Gordon Spratt & Associates Ltd., Consulting Professional Engineers.

5. Schedule of estimated costs for necessary and recommended improvements to building from Gordon Spratt & Associates Ltd., Consulting Professional Engineers.

6. Strata Plans prepared by Gordon E. McLaren, B.C.L.S.

7. Detailed plans of the building.

Proposal Intent

In a letter dated February 5, 1979, the applicant states that the operation of the hotel will be maintained and the suites will be sold to individual investors as "hotel condominiums". This allows the strata lots to be held in title by a number of separate owners who are able to deduct depreciation against income at the rate of 5% of the value of the unit per year. Discussion with the Office of the Superintendent of Insurance, which administers the Strata Titles Act for the province, indicates that in such a situation, a normal condition of purchase would involve a management company or "pool" which would administer operation of all the units as a hotel. Such an arrangement would form part of the prospectus filed with the Superintendent of Insurance in Victoria. This procedure affords the opportunity for more smaller investors to participate who could not afford to purchase an entire building individually and will not jeopardise continued use of this building as a hotel.

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

> "A memo to the Zoning Division of the City Planning Department lists the work which must be carried out to bring the building into compliance with the City of Vancouver Building By-law."
>
> (See Appendix B for list of work which must be carried out).

Director of Social Planning

Further to the occupancy of the building, the Director of Social Planning reports as follows:

> "The Social Planning Department has no objections to this application."

Further Requirements

The Director of Planning notes that under Section 3(2) of the Strata Titles Act ' garages, parking spaces, storage areas, and other areas or spaces related to the use of a strata lot that are intended for residential use shall not be designated as separate strata lots but shall be included as part of the strata lot or as part of the common property'. While a hotel is not considered to be residential use under the Strata Titles Act, it is clear that the storage and washroom facilities located in the proposed basement strata lot were intended to be used in conjunction with the restaurant and the hotel. It is inappropriate that these ancillary uses should be separated from the remainder of the development through ownership and the Director of Planning recommends, if this application is approved, that the proposed basement strata lot (Strata Lot 1) be eliminated from the strata plan, incorporating ancillary restaurant uses into the restaurant strata lot and identifying storage and laundry facilities ancillary to the hotel operation as common property.

Clause 1 continued

Conclusion

The Director of Planning recommends that this strata title conversion application be approved. The hotel is being used, and can only be used for the temporary accommodation for tourists or transients. The conversion of this building will have little effect on the amount of rental accommodation in the area. The strata title ownership will affect the actual ownership of the units themselves and not their actual day-to-day use.

The Director of Planning notes for the information of Council and the applicant, that in order for owners or tenants to permanently occupy these units, a Development Permit Application to change the use from hotel to apartment would have to be submitted and approved.

RECOMMENDATION: The Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

This application be approved, thereby permitting the conversion of the premises at 845 Hornby Street (Lots N½ of 29, 30, 31 and S½ 32, Block 60, D.L. 541, Plan 210) to Strata Title Ownership, consisting of eighty-seven strata lots, subject to the following conditions:

a) That the strata plan be revised to eliminate the proposed basement strata lot (Strata Lot 1), incorporating ancillary restaurant uses into the restaurant strata lot and identifying storage and laundry facilities ancillary to the residential use of the building as common facilities; and

b) That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector and at no cost to the City."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Exterior Alterations to 1151 West 8th Avenue
DPA No. 83624

The Director of Planning reports as follows:

"In March 1976, Council designated 1151 West 8th Avenue (the Steamboat House) as a Heritage Structure. Under the provisions of the Heritage Designation By-law, no exterior alterations may be carried out without Council's approval. A Development Permit Application has been made for alterations that would include enclosing the porch, adding a dormer and fire escapes at the rear, and ground level skylights into the basement.

On May 14, 1979, the Heritage Advisory Committee received the application and recommended approval.

On May 22, 1979, the Director of Planning approved the Development Permit Application subject to approval by Council.

RECOMMENDATION

The Director of Planning recommends:

THAT Council approve the exterior alterations to 1151 West 8th Avenue as described in Development Permit Application #83624."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Champlain Heights - Enclave 1

The Champlain Heights Assistant Project Manager reports as follows:

"When the City sold land in Champlain Heights (Enclave 1) to Daon Development, deadlines were attached to the construction timetable to ensure that the houses were built within a reasonable length of time.

The first deadline was June 8th 1978, at which time 23 foundations were to be poured. Daon's Construction Manager advised at that time that 21 foundations were in place and that a two-month extension was required for the other two foundations. In August an additional two month extension was allowed Daon for the pouring of the necessary number of foundations.

The second deadline, as set out in the Option to Purchase Agreement, is now upon us which requires Daon to have poured 46 foundations by 8th June 1979. As of 22nd May 1979, 27 houses have been constructed and completed. The developer is currently seeking a number of minor amendments to the presently approved Development Permit for 5 lots and development approval for new plans for 9 lots (2 lots of which are already sold on the basis that development approval will be forthcoming). Construction on these lots will satisfy the second deadline.

The new unit plans that are to be submitted for development approval shortly, are a direct response to market demand; the original designs have been found to be too small in area and too complex in layout.

In view of the foregoing, the Assistant Project Manager recommends:

THAT the Director of Legal Services take such steps as are necessary to grant Daon Development Ltd. a further three month extension from June 8th, 1979, for construction of 46 foundations in Enclave 1.

This extension date does not extend the completion dates on the final phase of development in Enclave 1".

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

4. Riley Park N.I.P. Appropriation of Funds - Storefront Library

The Director of Planning reports as follows:

" BACKGROUND:

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $100,000.00 to purchase books, equipment, furnishings and space renovations for a local Storefront Library. On 3 April, 1979, City Council considered the Director of Planning's report on overall implementation of the project and passed the following resolutions:

(A) THAT City Council reconfirm its approval for the expenditure of N.I.P. capital funds for the Riley Park and Kensington Storefront Libraries subject to a further report by the Director of Planning on detailed capital needs and costs.

(B) THAT City Council approve operating funding as an addition to the Vancouver Library Board's 1979 Operating Budget for 4 months operation of the Kensington and Riley Park Storefront Libraries in an amount of $20,000.00 per library ($40,000.00 total) as outlined in the report of the Director of the Vancouver Public Library.

(C) THAT City Council authorize City staff to undertake site searches and complete leasing arrangements for the Riley Park and Kensington Storefront Libraries at the locations discussed in the report (Manager's Report of 30 March, 1979) and at a leasing cost as outlined in the report of the Director of the Vancouver Public Library.

Clause 4 continued

In response to resolution A above, the purpose of this report is to recommend an appropriation of a portion of Riley Park N.I.P. funds so that purchase of books, equipment and furnishings can proceed. A report on similar implementation through Kensington N.I.P. of the Kensington Storefront Library will follow shortly.

PROGRESS ON IMPLEMENTATION:

City Council and all other involved parties have agreed to the location of the Riley Park Storefront Library and the Little Mountain Neighbourhood House in the same building. The site search for this building is now underway and it is expected that an appropriate site will be secured shortly. Since it is expected that the premises will require some renovation, $25,000.00 of the N.I.P. Storefront Library allocation is proposed to be earmarked and held to pay for these renovations to meet the needs of the Library. A report on the purchase, renovation and tenure costs and arrangements for the preferred site will be submitted to City Council as soon as possible.

The target date for opening the Riley Park Storefront Library is September, 1979. Books, equipment and furnishings must be ordered and much of this material may take 2 - 6 months for delivery. As such, it is important to appropriate the N.I.P. funds now so that the Vancouver Public Library can proceed with ordering immediately.

PROPOSED N.I.P. EXPENDITURE

The Vancouver Public Library proposes to purchase some 13,250 paperback and hardback volumes to comprise the basic collection as well as various necessary equipment and furnishings for the Riley Park Storefront Library as outlined in attached Appendix A. The cost as estimated by the Director of the Vancouver Public Library is $75,000.00.

The cost estimate for books includes the purchase of the materials and all cataloguing costs. The most important equipment to be purchased is the delivery vehicle which will provide a direct link between the two new Storefront Libraries and existing full Branch Libraries. The Federal and Provincial Governments have agreed to the expenditure of N.I.P. funds for the delivery vehicle which will be equally cost shared between Riley Park N.I.P. and Kensington N.I.P.

The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed appropriation of N.I.P. funds as the first step in the implementation of this high priority neighbourhood improvement.

RECOMMENDATION:

The Director of Planning recommends:

> THAT City Council approve an expenditure of up to $75,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreation Facilities Budget Account #898/9412 for the purchase of books, equipment and furnishings for the Riley Park Storefront Library, costs to be shared as follows:

CMHC	(50% of total)	$37,500.00
Province of B.C.	(25% of total)	$18,750.00
City of Vancouver	(25% of total)	$18,750.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Underground Traffic Signal Plant on Fir Street at Broadway and at 12th Avenue

The City Engineer reports as follows:

"In conjunction with the upgrading of street lighting on Fir Street between 3rd Avenue and 16th Avenue, which is now under way as part of our 1979 Capital Program, it is desirable and opportune to place underground the traffic cables which are at present on wood poles on Fir Street between Broadway and the Lane South of Broadway. Also the traffic signal equipment at 12th Avenue and Fir Street should be improved by placing wiring underground and installing combination traffic signal/street light poles.

Cost of the traffic signal work is estimated at $17,000. Funds are available in Account 250/7903 'Undergrounding Traffic Signal Plant, Unappropriated'.

I recommend that I be authorized to underground traffic signal plant on Fir Street at Broadway and at 12th Avenue at an estimated cost of $17,000, and that funds be provided from Account 250/7903 'Undergrounding Traffic Signal Plant, Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183

FINANCE MATTERS

RECOMMENDATION

1. Annual Grants for Loaning Christmas Decorations and Displaying Flags of Charitable Organizations

The City Engineer reports as follows:

"On November 21, 1978 while considering a grant request from the 1978 Christmas Carol Ship Committee for funds to rent City-owned festoons, Council requested the City Engineer to report on the establishment of an annual Engineering Department account to fund the free loan of these lights to this and similar organizations. This report has been expanded to include grant requests annually approved by Council for the display of charitable-organization flags.

A precedent for establishing annual accounts to fund small annually approved grant requests is Council's approval on November 27, 1962 of the establishment of account 8075/5156 'Energy for Community Association Decorations' to fund the cost of energy during the period December 15 to January 2 for illuminated Christmas decorations installed by local business associations on trolley poles in various business districts. This account provides for energy only, the cost of decorations and their installation/removal is borne by the merchants.

Annually, grants have been approved to the following five organizations for either the loan of festoons or the display of organization flags:

		Estimated 1979 Grant
1)	Christmas Carol Ship Committee (loan of festoons)	$ 750
2)	Heart Foundation (display of flags)	400
3)	Cancer Society (display of flags)	400
4)	Red Cross (display of flags)	150
5)	Salvation Army (display of flags)	500
	Total for 1979	$2,200

Item 2 to 5 have already have been approved for 1979. All grants quoted are for labour and materials provided by City crews to supply and maintain the festoons, or to install and remove the flags.

Although grants should not generally be part of departmental budgets because it removes them from Council's specific attention, these grants for many years have been routinely approved for the purposes stated and are relatively small in amount. Accordingly, it might be appropriate to include them in the Engineering Department budget for administrative convenience. Council will be advised every few years on the status of these grants.

In addition to the costs involved approval for the placement of the flags on the street allowances is required. This could be dealt with by authorizing the City Engineer to approve these specific requests on an annual basis.

. . . 2

Clause No. 1 cont'd:

In view of the foregoing it is recommended that:

A. the City Engineer be authorized to approve the placement of the flags for the above organizations on an annual basis;

B. funding for the maintenance of festoons and the displaying of flags for the above organizations be provided in the Engineering Department's annual budget on the condition that the funds so provided are used only for the purposes described in this report. Of the five organizations named in this report, only the Christmas Carol Ship Committee costs of $750 remain to be expended in the current year. Therefore it is recommended that this requested authority be effective with the provision of the Christmas Carol Ship Committee needs for 1979, and that funding for this, in the amount of $750 be provided from Contingency Reserve.

The Comptroller of Budgets and Research advises that funding for this purpose has traditionally been provided in community service grants."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Boiler Replacement - East Health Unit
2610 Victoria Drive

The Director of Civic Buildings reports as follows:

"On July 15, 1978, City Council approved a report of the Medical Health Officer which approved in part:

- A budget of $351,000 for renovations to the East Health Unit, and

- Preparation of plans for the alterations.

The City Architect was directed to report back to Council with a final cost estimate upon completion of design.

Although design is still in the preliminary stage, funds are required now to carry out replacement of the boiler in advance of the main renovations. The estimate previously approved by Council included the cost of replacing the boiler, which will not last another heating season. The cost of replacing the boiler is approximately $17,000.

The Director of Civic Buildings recommends that:

Council approve $17,000 for replacing the boiler at East Health Unit, the funds to be provided from the Health and Welfare Buildings Capital Fund, Account 421/7902."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

PROPERTY MATTERS

RECOMMENDATION

1. Lease Renewal - 111 Alexander Street

The Supervisor of Properties reports as follows:

"The property legally described as Lots E½ 23, 24, and 25, except Right-of-Way, Block 1, D.L. 196, is reserved from sale for possible underground access to the waterfront. The site contains a structure of approximately 38.5 m2 which is used and operated as a cafe.

In this regard, the City of Vancouver entered into a two year lease agreement with the present tenant that commenced on May 1, 1977.

The tenant has requested a five year renewal of the lease and after negotiations, the Supervisor of Properties recommends the lease for 111 Alexander Street be renewed for five years commencing June 1, 1979 at a rental of $175. per month inclusive of taxes.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Yuen Hea Yee and Chan Mo Ching Yee reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Transfer of two lots from Capital account to P.E.F. account

The Supervisor of Properties reports as follows:

"On October 17th and November 21, 1978 Council approved the purchase of two single family residences in the 4600 Block Nanaimo Street legally described as Lots 15 and 16, Block N, D.L. 393, Plan 12381 for street widening purposes. Fifty percent of the acquisition costs were provided from the Provincial Revenue Sharing Programme.

The dwellings have been demolished and the Survey Branch have prepared a plan of subdivision which dedicates the portions required for street widening and creates two new lots from the balance of the properties. It is proposed to market the two lots so created some time in the future.

The Provincial Revenue Sharing Act stipulates that if any property acquired under the act is disposed of, 50% of the proceeds must be returned to the Province. To simplify matters it is suggested that the two lots so created be "sold" to the Property Endowment Fund at the total estimated market value of $55,000.00 at this time, so that the Province may be reimbursed immediately and any future repayment problems eliminated.

Clause No. 2 cont'd:

The Property Endowment Fund Board considered this proposal on March 8, 1979 and authorized the Supervisor of Properties to purchase the two lots on behalf of the Board for future marketing purposes, subject to the lots being cleared to the satisfaction of the Supervisor of Properties and a plan of subdivision being prepared. Both of these conditions have been met.

It is therefore recommended that:-

(A) The subdivision plan marginally numbered LE4867 which dedicates the portions of the lots required for street purposes and creates two lots; be signed on behalf of the City and filed in the Land Registry Office

(B) Council confirm the action taken by the Property Endowment Fund Board to purchase the two new lots for the total amount of $55,000.00

(C) The Province be reimbursed the appropriate portion of the purchase price of $55,000.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease - Portion of 1st Avenue under the Grandview Viaduct, East of Vernon Drive

The Supervisor of Properties reports as follows:

"A request was received from Johnstone Fabricators Ltd. to lease a portion of 1st Avenue under the Grandview Viaduct, east of Vernon Drive. The area to be leased is 17.37 m by 18.29 m (317.69m^2) and is shown outlined red on plan marginally numbered LF8980.

Following agreement from the City Engineer and subsequent negotiations, Johnstone Fabricators Ltd. has agreed to lease this property for a term of 5 years commencing March 1, 1979, the lease to be subject to one year's notice of cancellation. The rental is to be $160.00 per month gross and is subject to review after 2½ years.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Johnstone Fabricators Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review - Widening Strip, E/S Rupert Street, between Price Street and 29th Avenue

The Supervisor of Properties reports as follows:

"On July 1st, 1954, Standard Oil Company of B.C. Ltd. agreed to lease from the City, that portion of widening strip situated on the east side of Rupert Street from 29th Avenue to Price Street, immediately contiguous to Lot 1, Block 96, except Parcel "A", Reference Plan 2155, D.L. 36 and 51, Plan 849.

Clause No. 4 cont'd:

In May 1975, City Council approved a 10-year lease renewal for the period from July 1st, 1975 to June 30th, 1985, requiring a rental review every 30 months, the first review effective from January 1, 1978 at a rent of $200.00 per month plus an amount in lieu of taxes.

Negotiations have continued for the past 18 months in an attempt to obtain an equitable new rental. It appeared the only means of settling the impasse was through arbitration. This was proposed and the Company finally agreed to accept a new rental of $228.25 per month plus taxes as if levied, retroactive to January 1st, 1978.

It is therefore recommended that effective January 1st, 1978, the rental be increased to $228.25 per month plus taxes as if levied."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Lease Renewal - Dudley Street south of Kent Avenue south and portion of Kent Avenue south

The Supervisor of Properties reports as follows:

"MacMillan Bloedel Limited have asked that their lease of this property which expired in April 1974, be renewed for a further period. The area leased is shown on the attached plan and comprises 1.725 hectares.

Following agreement with the City Engineer and extended negotiations, MacMillan Bloedel Limited have agreed to lease this property for a term of ten years from November 1st, 1978. The rent to be increased from $1279.00 per month plus taxes ($2822.19 per month in 1978) to $50,000.00 per annum inclusive of taxes.

It is recommended that the Director of Legal Services be authorized to prepare a Lease to MacMillan Bloedel Limited on the general terms set out in this report and other terms agreed to in negotiations subject to the lease being drawn to the satisfaction of the Director of Legal Services and the City Engineer and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Rental Review - 1490 West Broadway, 3rd Floor

The Supervisor of Properties reports as follows:-

"The 3rd floor of 1490 West Broadway is leased to Pitman Business College Ltd. for 5 years until September 30, 1981.

The rent was subject to review as of April 1, 1979 and after negotiation the lessee has agreed that it be increased from $1,000.00 per month to:-

(A) $1,100.00 per month from April 1, 1979 to March 31, 1980

(B) $1,200.00 per month from April 1, 1980 to Sept.30, 1981

The Supervisor of Properties is of the opinion that these increases are realistic and recommends their adoption."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

7. Lease - Portion of Kent Avenue South, East of Elliott Street

The Supervisor of Properties reports as follows:-

"As a result of an exchange of lands in 1958, approximately 348 meters of Kent Avenue South was leased to Stradiotti Brothers Limited for 21 years at a rent equivalent to taxes. ($3,877.15 in 1978.)

The lease expired on February 28, 1979 and following agreement from the City Engineer and subsequent negotiations, Stradiotti Brothers have agreed to lease a lesser portion of street (as shown on attached plan and measuring approximately 206 meters) for a term of 2 years commencing March 1st, 1979. The lease to be subject to 90 days cancellation and the rent to be $650.00 per month gross. The lessees ask that the lease be drawn in favour of Centre Bay Holdings Ltd.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Centre Bay Holdings Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the City Engineer."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Lease to Holt Glass Ltd.

The Supervisor of Properties reports as follows:

"Under an agreement dated September 1st, 1977, the City leased to Holt Glass Ltd. for a term of 21 years property at the northwest corner of 2nd Avenue and Cambie Street known as Lot F, Block 279, D.L. 526, Plan 11961, together with an adjacent portion of 2nd Avenue and of Cambie Street. At the commencement of the lease, the lessee conducted a glass business and a car wash and gasoline station.

The location proved to be very poor for the service station and car wash operation which has since been terminated. He has approached the City with a request that the two road strips be deleted from the lease and that the City waive the requirement of a three-month security deposit. The saving to the lessee would be approximately $1,700. per annum which he now pays as an amount in lieu of taxes for the two road strips, and the three month security deposit. The annual rental for Lot F which the lessee will continue to lease, is $35,000. per annum plus an amount in lieu of taxes, with regular reviews. The account is paid up to May 31st, 1979 and the lessee has agreed to keep his account up to date at all times.

After discussion with the lessee, the Supervisor of Properties recommends that the lease made between the City and Holt Glass Ltd. be modified as follows, to take effect as of May 16th, 1979:

(A) Removal from the lease of the two road strips adjoining Lot F, Block 279, D.L. 526, being a portion of 2nd Avenue and a portion of Cambie Street;

(B) The requirement of the three-month security deposit be waived, providing that the City retains the right in the lease to reinstate it at any time should the rent fall into arrears; and the City to retain the right to require a security deposit from any sub-lessee or assignee which the City may approve.

All other terms and conditions to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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9. Lease to Kiwassa Neighbourhood Services Association

The Supervisor of Properties reports as follows:

"Since 1953, the Kiwassa Neighbourhood Services Association has leased an old firehall on Lots 1 and 2, Block 16, D.L. 182, known as 600 Vernon Drive, for use as a neighbourhood house. The lease expired on September 26, 1978 and has been held over on a month-to-month basis pending the outcome of their plans.

On May 15, 1979, Council approved the construction of a new Kiwassa Neighbourhood House on the site at a cost of $266,500.00 and authorized the Director of Legal Services to enter into a contract with the successful bidder.

Discussions have been held with the Kiwassa Neighbourhood Services Association regarding a new lease to allow construction of the building. It should be noted that money obtained for construction of the new building through N.I.P. regulations and possible community recreation facilities grant, require a lease of a minimum of 8 years, preferably longer.

The following terms have been agreed to by the Executive Director of the Kiwassa Neighbourhood House.

(a) Term of 10 years, commencing June 1, 1979 with an option for a further 10 years;

(b) A nominal rental of $10.00 per year, with the 10 years rental prepaid;

(c) The Kiwassa Neighbourhood Services Association to provide social, recreational, cultural, or educational services at nominal or no cost to the general neighbourhood population;

(d) The Association to be responsible for all maintenance, repairs, utilities and insurance.

The Supervisor of Properties recommends the Director of Legal Services be authorized to prepare a lease to the Kiwassa Neighbourhood Services Association reflecting the terms set out in this report and such other terms and conditions as he deems necessary to protect the City's interests."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

10. Lease renewal - Cafeteria Lease to C.N.I.B. (Caterplan Services)

The Supervisor of Properties reports as follows:

"Lease and operation of the City Hall Cafeteria and East Wing Staff Lunchroom was awarded to the C.N.I.B. for a period of three years, (May 1st, 1976 to April 30th, 1979) at a rental of $4,151.40 per annum.

The consensus appears to be that the services provided by Caterplan Services Ltd. have been satisfactory and the operators were approached with regard to their intentions for a lease renewal. Mr. Lindsay, Manager of Caterplan Services Ltd. has indicated that they would like to renew the lease for a 4 year period, and the Properties Office informed him that the City would require a 2 year rental review clause, effective from May 1st, 1981.

Clause No. 10 cont'd:

An analysis of the operating statement for the year ending 1978, issued by Price Waterhouse & Co., Chartered Accountants for the C.N.I.B., indicates that during the past year operating costs increased approximately 10%.

A projection of food prices by Caterplan for the current year, and a review of the rental presently charged by the City indicates that a minor increase in rental rates appears justified and in this regard, M. Lindsay, Manager of Caterplan, has agreed to pay an annual rental of $4,961.44, subject to the 1981 rental review clause.

It is therefore recommended that a rental of $4,961.44 for the period May 1st, 1979 to April 30th, 1983 be charged to Caterplan subject to a rental review effective May 1st, 1981."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Propeties be approved.

11. Option to Renew Lease - 1985 West 4th Avenue

The Supervisor of Properties reports as follows:

"1985 West 4th Avenue, legally described as Lot 38, Block 236, D.L. 526, is comprised of 2,000 sq.ft. of main floor office space which has been rented by the Vancouver Health Department for use as a local medical clinic.

City Council on May 14, 1974 approved the leasing of 1985 West 4th Avenue for five (5) years beginning July 1st, 1974, with a Right of Renewal for a further five (5) year period on the same terms and conditions as the existing lease except as to rent. The present rent is $600. per month plus all outgoing expenses.

After negotiations, the owner has offered to rent the property for the sum of $900. per month. This offer is fair and reasonable, representing an annual increase of 8% per annum."

The Acting Medical Health Officer reports as follows:

"The Ministry of Health, Province of British Columbia, made a grant of $85,000.00 during the fiscal year April 1, 1978 - March 31, 1979 to assist in the financing of the Youth Health Service, Vancouver Health Department. It is not yet known what the grant for the fiscal year April 1, 1979 - March 31, 1980 will be. However, the Honourable R.H. McClelland, Minister of Health, Province of British Columbia, stated in a letter dated March 8, 1979 (copy attached) that he is recommending a grant of $89,250.00 to assist in the financing of the Vancouver Youth Health Service for 1979/80. This grant will be subject to the passing of the Ministry's estimates in the legislature.

The provision of office space is, however, the responsibility of the City of Vancouver. The sum of $7,200.00 (based on existing rental and pending the renewal of the lease) has already been provided in this year's budget of the Health Department for the rental of 1985 West 4th Avenue, for the Youth Health Service - Pine Clinic. (Account Code 7644/313). An additional amount of $1,800.00 will be required to pay the increased rental for the period July 1, 1979 - December 31, 1979. Rental for the period January 1, 1980 - December 31, 1980 will be $10,800.00.

Clause No. 11 cont'd:

The Comptroller of Budgets and Research advises that, if this report is approved, the additional sum of $1,800.00 will be provided from Contingency Reserve."

The Supervisor of Properties recommends the acceptance of the new rental, for the period beginning July 1st, 1979 and ending June 30th, 1984, of $900. per month plus all outgoing expenses."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

12. Exchange of Land - East of 2736 Cheyenne Ave. for 7296 Culloden St.

The City Engineer and the Supervisor of Properties report as follows:

"The property at the northeast corner of 57th Avenue and Culloden Street was recently acquired by Mr. Peter Wolfe, Contractor, and a development permit application has been issued to demolish the old house on the site and build a new single-family dwelling. This property is only one-half block west of Knight Street, and a 7 foot widening strip will be required for future left turn bays on 57th Avenue.

This is not a high priority location for left turn bays at present, but turning volumes are very high, and bays will be required within the foreseeable future. Most of the 7 foot widening strips along 57th Avenue have already been obtained. If this portion is not obtained now, the future cost and disruption will be far higher with a new home on the lot.

Properties Division negotiations with the owner have resulted in the owner's agreement to accept City-owned Lot 5, Block B, D.L. 37, Plan 1376 in exchange for his property. Both sites have an estimated market value of approximately $40,000, although the lot dimensions and respective areas are different. (See sketch). The City lot is located on the S/S of the 2700 Block Cheyenne Street and is included in the Property Endowment Fund.

The City Engineer (to his account) has now surveyed and staked the City property and it is proposed that the City also install a water service to this lot at no cost to Mr. Wolfe. In addition, the owner's construction program will have been delayed by approximately 30 days and as such his financing and out of pocket expenses should be reimbursed. In this regard the owner has agreed to accept the sum of $500 inclusive of all considerations, which amount is considered realistic under the circumstances.

Council should also be aware that the Supervisor of Properties has appealed to the Board of Variance for a slight relaxation of the floor space ratio to permit the same size dwelling to be erected on the City lot as was permitted on the owner's site. Mr. Wolfe will accept the City lot regardless of the outcome of the Board's decision.

In view of the foregoing, it is recommended that the Supervisor of Properties be authorized to effect the exchange of privately-owned Lot 70, Block 29, D.L. 200, Plan 1770, for City-owned Lot 5, Block B, D.L. 37, Plan 1376, subject to both lots having clear title and subject to the following:

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Clause No. 12 cont'd:

a. City to compensate the owner of Lot 70, Block 29, D.L. 200 (Mr. Peter Wolfe) for out-of-pocket expenses in the amount of $500.

b. City to provide at no cost to Mr. Wolfe, a residential water service to the City Lot 5, Block B, D.L. 37.

c. The Property Endowment Fund to be reimbursed in the amount of $40,000 for City lot 5, Block B, D.L. 37.

d. The date for adjustment purposes to be June 1, 1979.

Total costs in the amount of $41,005 are to be charged to Account 148/7971 Miscellaneous Property Acquisition and disbursements made as follows:

To Property Endowment Fund (market value of Lot 5, Block "B", D.L. 37, Account No. 5927/9810)	$40,000
Mr. Peter Wolfe (out-of-pocket expenses)	500
City Engineer (Waterworks) (Water service to Lot 5, Block "B", D.L. 37, Account No. 148/7971)	505
	$41,005 "

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

13. Sale of Property -
20th Avenue West of Crown Street,
N.W. Corner Main Street and 19th Avenue

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on April 30, 1979, and were opened in public at 9.30 a.m. Tuesday, May 22, 1979.

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

1. Lots A and B, Sub. 1; and Lots D, E and F, Sub. 4, all in Block 43, D.L. 139, Plan 17547, 20th Avenue West of Crown Street - R.S.1

Lot	Name	Approx. Size	Sale Price	Terms	Conditions
A	Kermode, D.	43' x 122'	$48,210	Cash	P.U.Right-of-Way
B	Yee, C.Q. & J.Y.	55' x 122'	$61,500	City terms @ 13%	P.U.Right-of-Way
D.	Citation Construction Co.	38' x 122'	$60,100	City terms @ 13%	P.U.Right-of-Way

Clause No. 13 cont'd:

E.	Sengara, L.	38' x 122'	$60,458	City terms @ 13%	
F.	Camar Developments Ltd.	44.5' x 122'	$57,050	Cash	P.U.Right-of-Way

2. Lots 16 and 17, Block 2, D.L. 628, Plans 689 and 4398 - N.W. Corner Main Street and 19th Avenue - C-2

Kokan, P.	33' x89.6' each	$120,000	City terms @ 13%	Subject to existing tenancy

"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

14. Establishing a portion of City owned lands for lane purposes - E/S 4600 Block Sophia

The Supervisor of Properties reports as follows:

"Lot 30, Block 12, D.L. 633, Plan 2039, situated on the east side of 4600 Block Sophia Street was acquired by tax sale in 1922 and is currently maintained in our P.E.F. Inventory. This lot is in an area zoned for single family residences and consideration is being given to place it on the market in the near future. The City Engineer has requested the Supervisor of Properties to establish the east 10 feet of this lot for lane purposes prior to marketing.

It is therefore recommended that the east 10 feet of Lot 30, Block 12, D.L. 633, Plan 2039 be established for road purposes and that the formal resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 183-4

MANAGER'S REPORT

DATE: May 23, 1979

TO: Vancouver City Council

SUBJECT: Grant Request - Gastown Fishermen's Market Society

CLASSIFICATION: CONSIDERATION

The Deputy Director of Finance reports as follows.

"The City has received a request from the Gastown Fishermen's Market Society for consideration of the following grant requests:

(a)	Accumulated Operating Deficit	$29,320.68
(b)	Capital Improvements	$153,860.00

The President of the Society has submitted the following letter, dated May 4, 1979, in support of the request.

'In order to summarize the present position of the Gastown Fishermen's Market, I have prepared the following statement on behalf of the Market Society. We hope this will assist you in determining your course of action with regard to the future of the Market.

Despite almost two years of operation under circumstances that make a viable business difficult to operate at the least, those of us remaining in the Gastown Fishermen's Market are nonetheless convinced that there is a need for a permanent market on the downtown Vancouver waterfront. We are supported in this conclusion by our customers, and our hopes are encouraged by the continued interest of the Vancouver media.

In December 1978 we were confronted by the possible termination of our lease by the National Harbours Board. At that time the National Harbours Board was reluctant to extend the lease due to the financial instability of the Market. Those of us remaining in the Market felt our financial instability was the direct result of poor management and poor advertising in previous years, and the long term consequences of initial undercapitalization. The expense of management has now been eliminated by the termination of the market manager's position and the members of the new board of directors have carried out his duties on a volunteer basis. As a direct result of these improvements, the National Harbours Board has extended our lease to October 31, 1979.

The problems of undercapitalization and lack of advertising remain, however, and are one and the same problem in the sense that each contributes to the inadequacies of the other. As long as the Market is in its present physical condition there is little possibility of establishing a tenancy rate at the level required to generate sufficient to meet operating expenses, let alone allow a budget for adequate advertising. This "catch-22" lease-financing-advertising situation makes it difficult to encourage new tenants to come into the Market; yet we have a number of parties who have expressed interest in setting up business. They are interested but reluctant to invest large sums of money in such an uncertain position.

The Market Society members feel the following provisions are necessary to establish the Gastown Fishermen's Market as a financially self-supporting and stable entity:

1. We receive the funds necessary to eliminate our past operating deficit and to implement required physical improvements.

2. The National Harbours Board grants the Market a long term extension to the lease.

According to the National Harbours Board, the funds required to cover our operating deficit, as of April 1979, are $29,302.68. The funds required to physically improve the Market according to an engineering study by William McCreery, Architects, (August 1978) are $153,860.00.

In view of the fact that the Gastown Fishermen's Market was conceived as a temporary "trial" market, it is fair to conclude that the Market has performed well within the limitations outlined above. Assuming that a permanent market for the Vancouver waterfront is possible in the foreseeable future, it appears to us that it would be more economical and more efficient to build on the nucleous of merchants and customers already established in the Market than to let the present market collapse and then try to establish a new market some time in the future.'

Comments by the Deputy Director of Finance

The Gastown Fishermen's Market was constructed at a cost of $400,000 as an "interim" market with the source of funds being Federal Government Urban Demonstration Project Funds. The market was constructed in approximately two months time and commenced business on July 1, 1977.

The terms of the interim market agreement provided that it operated until December 31, 1978 or such later date as determined by the Board (N.H.B.).

Legal Agreements

There are basically three legal agreements involved in the construction and operation of the Market.

1. Ministry of State for Urban Affairs - N.H.B. - City of Vancouver (Tri-Partite Agreement)

   This is the main agreement that provides the funds to construct the Market and sets out the terms of its function.

2. National Harbours Board and City of Vancouver

   This agreement provides for the construction by the City on N.H.B. property and sets out revenue distribution between the N.H.B. and the City. In addition it sets out further terms on how the Market is to operate.

3. National Harbours Board - Gastown Fishermen's Market Society

   This agreement provides for the operation of the Market by the Society on the Harbours Board site and contains the conditions that the Market will operate under.

Financial Statements

The financial statements for the Market as at April 25, 1979 show a net operating loss to date of $27,346.63.

This amount is basically made up of amounts owed to the City for taxes since July 1, 1977 and the N.H.B. for rent (balance).

- City of Vancouver Taxes to Dec. 31, 1978		$13,486.54
- N.H.B. Rent	$12,274.33	
- N.H.B. Rent - Hydro	2,192.35	$14,466.68

The N.H.B. on January 1, 1979 reduced the rental rate from 40% to 10% of revenue in order to assist the Society in its financial difficulties. However, even with this the operating deficit for the period January 1st to April 25th, 1979 is $2,911.64.

(Please see Appendix "A" and "B" for details of the balance sheet and the income and expenditure statement).

The Market Society has submitted a projected monthly statement of income and expenditure based on a revitalized Market. See Appendix "C" attached. My comments on this statement are that it is highly optimistic for a 12 month operation in light of previous results, there is no provision for capital repayment and it assumes a 10% rental rate which the N.H.B. has not agreed to that I am aware of on an extended basis.

Capital Improvements

The Society has requested an amount of $153,860.00 for certain capital improvements to the Market. The details are attached as Appendix "D" and are summarized below:

(1)	Health and Environment (Items 1 - 6)	$73,600
(2)	Organization, Image and Entrance (Items 7 - 9)	$65,665
(3)	Signage, Graphics, Coordination (Items 10 - 11)	$14,605
	Total	$153,870

The above items and costs were prepared by William McCreery Architects in 1978 for the Gastown Fishermen's Market Society. If Council considered expending any further capital funds on the Market the Director of City Buildings, the City Medical Health Officer and the Director of Permits and Licenses should report back to City Council.

The Deputy Director of Finance submits the following grant requests for the CONSIDERATION of Council.

- Operating Grant	$29,302.68
- Capital Grant	$153,870.00

and RECOMMENDS that if Council is considering making either grant that

- the operating grant not be in excess of the outstanding City taxes as at December 31, 1978 amounting to $13,486.54;

and in the case of the capital grant that it be subject to:

(A) The extension by the Harbours Board of their lease with the Gastown Fishermen's Market Society by at least 3 years;

(B) The National Harbours Board granting the City permission to carry out the necessary alterations and renovations;

(C) The Director of City Buildings, the Medical Health Officer and the Director of Permits and Licenses report back to Council on the Society's proposal prior to any commencement of funding, specifically with relation to the estimates and with recommendations on the individual proposals.

(D) The Society agree to new rental payments to the City to amortize the City's investment in due course, and to pay City taxes.

The City Manager submits the above report to Council with the following additional comments.

The investment of a further $150,000 by the City would represent a gamble. It is quite possible that even with that investment the market may not prosper for the following reasons:

(a) Business is generally poor in Gastown in the winter
(b) Access problems across the railway track will persist
(c) Competition with the Granville Island market which is about to open.

There is no legal or moral obligation for continuing the market. The "demonstration period" is over. Lessons have been learned from this, and will be learned from the Granville Island market, which will bear on a permanent fishermen's market that may be established some years from now with a new fishboat basin.

The only arguments for taking the gamble would be

(i) Social benefits of good seafood at fair prices for nearby residents

(ii) Symbiotic effect of the market on the health of Gastown merchants.

Council must judge whether these justify the proposed gamble.

The City Manager submits for Council's CONSIDERATION:

(1) An operating grant of $13,486.54 to cover taxes outstanding on December 31, 1978, and

(2) A capital grant, to be charged to 1979 Supplementary Capital Budget, but such a grant to be approved at this time in principle only, subject to conditions A, B, C and D.

FOR COUNCIL ACTION SEE PAGE(S) 184 & 190

MANAGER'S REPORT

DATE May 25, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: SUMMARY REPORT - GRANVILLE STREET IMPROVEMENTS - NELSON STREET SOUTH TO GRANVILLE STREET BRIDGE

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

The attached report from your officials presents proposals for improvements to Granville Street from Nelson Street south to the Bridge, based on a report from Alan Clapp and Associates and discussions with the Granville Street Merchants. The report considers four general areas: A - Beautification, B - Building Improvements, C - Development and Restoration of Vacant Land, Empty Buildings and Old Hotels and D- Character and Quality of Business and Street Social Scene.

The recommendations as listed below are reasonably self-explanatory.

RECOMMENDATIONS

It is recommended that:

1. City Council approve an amount of $15,000 which represents 50% of the cost of creating a small urban park on Bank of Montreal land located on the southwest corner of Granville and Davie. The recommended source of funds is the 1979 Supplementary Capital Budget.

2. Detailed street improvement plans be prepared for Granville Street from Nelson Street south to Granville Bridge on the basis of a $450,000 budget as per the proposed timetable; and that once these details have been finalized, the City initiate a local improvement on the basis of a 2/3 property owners, 1/3 City share, with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.

3.a. Council approve the Granville Bridge and Granville Street median improvements in principle(estimated at $200,000)with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.

b. If 3.a. is approved, that up to $10,000 be approved from 1979 Supplementary Capital Budget ($3,000 for a feasibility analysis and up to $7,000 for a detailed design if necessary) to permit the City Engineer to carry out the detailed structural analysis for report back to Council regarding proposed bridge improvements.

4. The Mayor approach the Provincial and Federal Governments for a special grant in 1980 to assist in upgrading this key entranceway to Downtown Vancouver.

5. The Director of Social Planning, in consultation with the Superintendent of the Parks Board and the Supervisor of Properties examine the cost implications, possible funding sources and feasibility of developing the proposed Flagpole Park site for park purposes.

6. The Director of Permits and Licenses assign staff to co-ordinate development and building permit applications from Granville Street building owners.

7. The Director of Civic Buildings report to Council within six months on the future of the Continental Hotel, including its physical condition, landscaping and the Granville Street Consultant's proposals.

...2

8. The Director of Legal Services prepare a Standards of Maintenance By-law for commercial premises; and that such a by-law be developed in conjunction with the Directors of Permits and Licenses and Planning for consideration by Council.

9. That the Director of Planning in consultation with the Director of Legal Services be instructed to make application to amend the Zoning and Development By-laws to provide that in all districts where retailing is now allowed either as an 'outright use' or allowed as a special use - subject to prior approval of the Director of Planning or the Development Permit Board as the case may be, that ...'a retail store, selling or providing sex oriented products as a principal or primary use' - require the special approval of the Director of Planning or the Development Permit Board, as the case may be.

   And, that the application by the Director of Planning for the above proposed amendments to the Zoning and Development By-law be referred to a Public Hearing.

10. The Director of Permits and Licenses in consultation with the Director of Legal Services and other appropriate civic officials, submit amendments to the City License By-laws to provide that for any retail store, selling or providing sex-oriented products as one of the, or as the principal use:

    (a) the annual license fee be $3,000

    (b) the hours of business be restricted to Monday, Tuesday, Wednesday and Saturday 9 a.m. to 6 p.m.

    Thursday and Friday 9 a.m. to 9 p.m.

    (c) the age of any clientele be restricted to over 18 years.

    Further, that amendments be submitted for the License By-law to provide for the regulation, display of goods and appearance of the foregoing use classifications.

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 184

DISTRIBUTED MONDAY

D

240

MANAGER'S REPORT

Date May 25, 1979

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Sale of Property -
N/W Corner Burrard & Smithe Streets

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot A, Block 6, D.L. 185, Plan 13983
North West Corner Burrard and Smithe Streets

Name	Approx. Size	Sale Price
Sigma Investments (1976) Ltd.	2,836.8 m^2 (30,535 sq.ft.)	$1,947,500 (NET)

TERMS:

Cash: $500,000

Balance payable under agreement for sale on City terms with interest at 13% per annum.

Date of Adjustment: June 30, 1979

Conditions of Sale:

(a) A public utility right-of-way in favour of the City of Vancouver over the northerly 5.18 m (17 feet)

(b) Subject to existing tenancy

For Council's information, an offer of $1,800,000 (gross) was also received on this property within the same week.

PLEASE NOTE: This sale requires the affirmative vote of two-thirds of all the members of Council (Section 190(b), Vancouver Charter)"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 184

DISTRIBUTED TUESDAY

Manager's Report

E

24

DATE: May 29th, 1979

TO: Vancouver City Council

SUBJECT: Gypsy Moth Control Program

CLASSIFICATION: Consideration

The City Manager reports as follows:

Following Council's May 23rd approval of a set of actions to attack the gypsy moth, spraying began on May 24th in Kitsilano Park. Wind forced cessation of spraying early in the day. When spraying began in residential areas on the 25th, demonstrators blocked the spray truck's access, and the Federal representatives ultimately withdrew the spray truck.

The demonstrators argued that the City had not arranged for an alternative (soap) for those who refused carbaryl, that the necessary resident agreements for spraying had not been obtained, and that proper notification had not been given residents.

City staff met with Greenpeace representatives Friday, May 25th and Saturday, May 26th and established a joint interpretation of the Council resolution of May 23rd. This interpretation calls for City Health Department staff to carry out surveys to determine resident wishes on a block by block basis, and establish specific notification and pre and post spray signing procedures. It also calls for the City to make insecticidal soap spray available for those who refuse carbaryl and would like their premises sprayed with soap.

The City Manager's report of May 17th and the Council resolution of May 23rd, both contain the following wording:

"c) Field workers will be calling on all houses in a given block during the day and in the evenings, and will seek voluntary consent to carbaryl spraying, but outlining also alternatives if they can not get such consent.

d) In the most important blocks, near the known infestation, if they get over 80% consent, then a contractor to Agriculture Canada will be asked to spray the consenting properties."

Greenpeace representatives have noted that this requires 80% approval before <u>any</u> carbaryl spraying takes place. Federal representatives have stated this is not the intent of the statement and that at this time they believe anyone in the area who wishes his lot sprayed with carbaryl should be able to have it done. At least some members of Council have indicated a similar understanding of the discussions on May 23rd. Accordingly, the City Manager requests clarification of Council's intent in this regard and suggests the following alternatives:

A) consider the carbaryl spray program on a lot by lot basis-i.e. if an owner (or the majority of residents in a multiple dwelling) wishes it, the Federal Government contractor will spray their premises.

.../2

B) retain the principle that a majority must consent before the carbaryl spray program can proceed on consenting properties only within a block - i.e. replace the 80% with 50%.

C) require a solid majority of say 60%, before the carbaryl program proceeds on consenting properties in any block - i.e. replace the 80% with 60%.

The City Manager submits the foregoing alternatives for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 184, 157-9

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 17, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 17, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Puil
ABSENT	:	Alderman Kennedy
CLERK TO THE COMMITTEE	:	E. Bowie

RECOMMENDATIONS

1. Strata Title Conversion Regulations and Long-Term Leases

The Committee had for consideration a Manager's Report dated April 25, 1979 (copy circulated) in which the Director of Planning reports on strata title conversions and long-term leases. The Committee also noted letters on the proposed strata title conversion of 1815 Cornwall and 2910 Alder from Ms. B. Clay-MacKenzie, President, Clarton Court Tenants Association and Ms. M. DeWees, Vancouver Tenant Federation, and a letter from Ms. J. Haliburton, on behalf of the residents of Melton Court (copies circulated).

Article II.7 of the City's Strata Title Regulations prohibits conversion of existing rental accommodation to Strata Title ownership in circumstances where more than 10% of the tenants object to the conversion.

During the past six months the City has been approached by investors seeking to alter or remove this prohibition. There have also been some requests to put existing rental units under long-term leases. The effect of lengthy leases has been judged to be comparable to strata conversion and is governed by similar, though not identical, regulations.

In evaluating the requests for regulatory change, the Planning Department's analysis has been guided by two central questions: 1. is the conversion of short-term rental to strata title or long-term lease desirable? and 2. if not, are the current regulations an appropriate means of maintaining rental housing?

In the course of reviewing the Strata Title Regulations it became evident that some rewording would assist in clarifying the procedure and furthermore that an appropriate fee for processing the application should be identified. The proposed revision is attached as Appendix I. The revision outlines the proposed Strata Title Conversion process and incorporates conditions for approval or refusal of applications as outlined by the Strata Title Act. These changes are primarily of a "housekeeping nature".

The Director of Planning recommends that the operation of these regulations be monitored and that he report back to Council at such time as market conditions, recent experience and/or public attitudes indicate an alteration to the Strata Title Conversion Regulations.

cont'd....

Clause No. 1 cont'd:

In the circumstances where application is being made for conversion to long-term lease the Strata Title Regulations are seen to be an appropriate requirement for the applicant to meet except in circumstances provided for in Council resolutions of November 29, 1977 (new buildings) and September 23, 1975 (single-family dwellings with provision of an option to purchase in favour of the tenant).

The report states that the current 90% approval requirement is too inflexible and suggests that a two-thirds approval of tenants would be acceptable provided adequate safeguards as outlined in the Residential Tenancy Act and in the City's Strata Title Regulations are ensured.

The Director of Planning, in his report, refers to two specific applications for strata conversion at 1815 Cornwall Avenue and 2910 Alder Street. Since these applications have not been accompanied by an appropriate indication of tenant support the Director of Planning recommends refusal.

Dr. A. McAfee, Overall Planning Division, led discussion of this report with the Committee and illustrated by chart a comparison in the vacancy rates in the City with statistics from C.M.H.C. and the Rental Housing Council, between 1976 and 1979.

During her presentation Dr. McAfee requested that the Committee consider an amendment to one of the Director of Planning's recommendations (Recommendation E) dealing with long-term leases i.e., that cooperative ownership as provided under Section 51.5 of the Real Estate Act be added.

Also present were Ms. B. Clay-Mackenzie, Ms. M. DeWees and Mr. D. Vanin, Social Planning.

Ms. M. DeWees, on behalf of the Vancouver Tenant Federation, spoke in opposition to any change in the percentage of tenant approval as presently contained in the Strata Title Regulations. She believes the present regulations to be the best protection for tenants. She also stated that the City must take the initiative in providing all the facts concerning strata conversion to tenants prior to actual consideration of applications (See Recommendation B).

Mr. V. Dewitt, of Dominion Habitat Consultants, applicants for the conversion to strata title of the properties on Cornwall and Alder addressed the Committee, stating that it was not intended that conversion to strata title displace or cause hardship to tenants but to make favourable self-owned accommodation at fair and reasonable prices.

Mr. W. Levine, of Daon Pacific, spoke to the Committee on his Company's involvement over the past six years in strata title conversions and further reiterated remarks and suggestions from his letter dated March 21, 1979 (copy circulated).

In discussion a major concern put forward by those present was the possible displacement of elderly and disadvantaged persons. Also discussed was the idea that instead of the proposed revision to a two-thirds majority of tenants in favour of conversion over the 90% in the present regulations, consideration be given to allowing the conversion to proceed where a majority of those households affected were in favour.

Following considerable discussion, the Committee

cont'd....

Clause No. 1 cont'd:

RECOMMENDED

A. THAT the requirements for tenant approval as outlined in Part II.7 of the City's Strata Title Regulations be altered to read;

"In considering a Strata Title conversion Council shall refuse the application where more than one-third of the households occupying the building object to the conversion."

B. THAT the Director of Planning in co-operation with the Director of Social Planning prepare a brochure outlining the City's Conversion Regulations and other pertinent facts relating to conversions. This material to be distributed by the Director of Social Planning to tenants of buildings being considered for conversion.

C. THAT the revised wording of the City's Strata Title Regulations, Appendix I be approved.

D. THAT the Director of Planning continue to monitor Strata Title conversions and report back to Council at such time as market conditions, recent experience and/or public attitudes indicate an alteration to the Strata Title Conversion Regulations.

E. THAT application for conversion of rental units into long-term leases or cooperative ownership as provided for under Section 51.5 of the Real Estate Act be considered on the same basis as Strata Title Conversion applications except in circumstances as outlined in Council resolutions of September 23, 1975 and November 29, 1977.

F. THAT the applications for conversion to Strata Title of rental apartments at 1815 Cornwall Street (Lot F, Blk 187, D.L. 526, Gr. 7, Plan 1169) and 2910 Alder Street (Lots 1 and 2, Blk 434, D.L. 525, Plan 1276) not be approved.

2. Letter to Major Office Developers

In a memorandum dated December 6, 1978 (copy circulated) the Mayor requested that a report be prepared for Council on the need to continue forwarding letters to major office developers proposing developments of 20,000 sq. ft. or more in the City of Vancouver.

The Committee had for consideration a Manager's Report dated May 2, 1979 (copy circulated) in which the Director of Planning evaluates the need for continuance of this practice.

The letter presently being forwarded to developers encourages them to consider a location in one of the Regional Town Centres proposed in the Livable Region Program and asks them to provide information about their proposed developments. The letter has two basic purposes:

a) It is intended to provide information to the developers themselves, in the sense of making them aware of the Livable Region Program and the need for proper market feasibility studies, and also asking them to give further thought to regional town centre locations.

b) It is intended to assist policy development by providing the City with information about the nature of proposed developments and the factors influencing the locational decisions of office developers and office activities.

cont'd....

Clause No. 2 cont'd:

The letter does not serve either of its functions well and this lack of effectiveness is a sufficient reason to discontinue the practice of sending the letter.

The Planning Department's information needs are adequately met by the present system of monitoring development permit applications and approvals. This information of office activity is made available to developers and others to aid their decision-making.

The Economic Development Officer supports discontinuance of the letter.

The Committee, following a short discussion

RECOMMENDED

THAT the Director of Planning discontinue the practice of sending the letter requesting information from applicants who wish to develop offices of 20,000 sq. ft. or more within the City.

3. Population Changes 1971-1976 and Prospects to 1986

The Committee had for consideration a Manager's Report dated April 27, 1979 (Summary Report circulated - Full Report dated April 26, 1979 on file in the City Clerk's Office) in which the Director of Planning reports on the population changes from 1971 to 1976 and the population prospects for the years 1976 to 1986. Comparison of birth, death and migration rates as well as residential development trends would indicate a population in Vancouver's centennial year ranging between 321,455 and 422,065.

The report covers impacts and implications of the expected population changes and suggests that the Vancouver City Planning Commission "Goals for Vancouver" program will provide one basis for choosing among Vancouver's many future population and housing prospects.

The Committee also received a letter dated May 9, 1979 from Mrs. H. Symonds, Executive Coordinator, Vancouver City Planning Commission, requesting detailed consideration of this report and its implications at a special meeting (copy circulated).

Following discussion, the Committee

RECOMMENDED

A. THAT the City Manager organize a seminar at which Aldermen and Department Heads can be briefed about potential population changes and can discuss the potential impact of such changes on their programs and services.

B. THAT the population impacts of major legislative and expenditure proposals (such as L.R.T.) be monitored and reported to Council at the time it considers such proposals.

C. THAT the Vancouver City Planning Commission be informed of Council's concern for the City's population prospects and that the Commission be requested, as part of its "Goals for Vancouver" program, to carefully consider desirable directions for population change in the City.

* * * * FOR COUNCIL ACTION SEE PAGE(S) 186-7

The meeting adjourned at approximately 3:30 p.m.

* * * *

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

MAY 17, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 17, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard (Leave of Absence)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meetings of April 26th and May 3rd, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

CONSIDERATION

1. Bimini Neighbourhood Pub, 2010 West 4th Avenue - Request for Extension of Operating Hours

The Committee had before it for consideration a letter dated April 6, 1979 (copy circulated) from Mr. J. Ross McClellan on behalf of Mr. Peter Uram, proprietor of Bimini Neighbourhood Pub, requesting Council approval to extend the hours of operation of the pub one hour beyond the current closing time of 11:00 P.M., six days a week.

Also before the Committee was a City Manager's report dated May 8, 1979 (copy circulated) in which the Director of Permits & Licenses recommended the request for an extension of hours be refused.

Mr. Uram and Mr. McClellan appeared before the Committee on this matter and spoke at length in support of their application for an extension of operating hours.

Mr. McClellan stated his client is now requesting to remain open until 12:30 A.M., six nights a week, and pointed out that problems of parking and noise at the neighbourhood pub have largely been resolved. He added that the owners have recently undertaken to insulate the rear of the neighbourhood pub to cut down on noise. Messrs. McClellan and Uram indicated they are willing to accept an extension of operating hours on a trial basis.

During discussion two members of the Committee favoured an extension of hours on a trial basis while the other two members feared extending the hours would merely extend the time of possible disturbance to neighbours. Those opposed also felt that if the hours are extended for one neighbourhood pub, the same privilege may have to be extended to all neighbourhood pubs.

Continued . . . .

Clause No. 1 Continued

A recommendation

THAT Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12:00 Midnight, six days per week, until September 1979,

resulted in a TIE vote and is therefore submitted for Council's CONSIDERATION.

(Aldermen Rankin and Little opposed.)

DELEGATION REQUEST: Messrs. Uram and McClellan

RECOMMENDATION

2. Plebiscite Results -
Proposed Pub, 2802 West 4th Avenue

Council, on October 17, 1978, passed the following motion in dealing with a report dated October 5, 1978, from the Community Services Committee:

" THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved in principle subject to the result of a plebiscite conducted by the City Clerk at the expense of the applicant in a four block area in each direction of 2802 West 4th Avenue as quickly as possible."

The Committee had before it for consideration a memo dated May 14, 1979, in which the City Clerk reported as follows:

"By instruction of the Council, a plebiscite was taken in a general four block walking distance of a proposed pub location at 2802 West 4th Avenue, as shown on the attached map. The plebiscite was conducted for the City Clerk by Watts Marketing Research Ltd.

The canvassing of the designated area took place between April 2 and April 9, 1979. During the canvass an information sheet giving details of the proposed pub operation, canvass and vote was distributed, a copy is attached.

The following is the result of this plebiscite as at May 14th:

Yes	831 (64.7%)	Ballots Issued	1,857
No	453 (35.3%)	Ballots Returned	1,328
Rejected	44	Percent of Ballots Returned	71.5%
TOTAL	1,328		

The votes in favour were more than the required 60% as laid down by Council resolution of February 25, 1975.

This was not a secret ballot but rather voters were required to record their names and addresses on their ballots.

The results, on a per block basis, are shown on the attached map.

The total costs of the plebiscite to be borne by the applicant (Mr. K. F. Eayds), are not finalized at this time but is in the neighbourhood of $4,800. "

Continued . . . .

Clause No. 2 Continued

Also before the Committee were copies of a letter dated May 16th, 1979, from Mr. Stan Lewis of Jerry's Cove Neighbourhood Pub (copy circulated) opposing the establishment of a new neighbourhood pub on West 4th.

Following brief discussion, it was

RECOMMENDED

THAT the application of Mr. K. F. Eayds to operate a neighbourhood pub at 2802 West 4th Avenue be approved and the Liquor Control & Licensing Branch be so advised;

FURTHER THAT the letter dated May 16, 1979 from Mr. Stan Lewis of Jerry's Cove Neighbourhood Pub be received.

The meeting adjourned at approximately 2:20 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 187-8

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 17, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 17, 1979, at 3:30 p.m., in the No.3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATION:

1. Mount Pleasant Boys' and Girls' Club - Grant Request

The Committee considered the attached letter dated April 10, 1979 from Mr. H.W. Haberl, Chairman of the Mount Pleasant Building Committee, Mount Pleasant Boys' and Girls' Clubs, advising that their contractors have advised them that the sewer and water connections for their new club will cost between $2,000 and $3,000, and they requested that the City waive these fees in order to assist in their efforts to raise the additional funds that they require.

Mr. Al Hickey attended the meeting on behalf of the Boys' and Girls' Clubs and advised that the amount required for the connections is $3,129. He stated that costs have gone up since construction began and they are faced with a $10,000 deficit. He stated that under the terms of the lease, the building becomes City property after twenty years and he felt that the City should assist them in raising the funds they require by waiving the sewer and water connection fees.

It was noted that the Club had received a $200,000 capital grant from the City in 1978, and following further discussion, it was

RECOMMENDED

THAT the letter be received and no further action be taken.

2. Triumph Street Pipe Band Tour - Grant Request

The Committee considered the attached Manager's Report dated April 12, 1979, wherein the Director of Social Planning reported on the request of the Triumph Street Pipe Band for assistance from the City to help pay touring costs to Edinburgh for the band's participation in a piping competition. According to their budget, the funding shortfall is $16,859.

Clause No. 2 cont'd:

Mr. A. Skalazub, Secretary, Triumph Street Pipe Band, advised that the band is financially independent. All funds to equip and maintain the band have been raised by band members. The band is one of the finest in the world and has added much to the cultural image of Vancouver as a result of its activities, both locally and afar, and he felt that the band is deserving of civic support.

As stated in the Manager's Report, City officials did not agree on the account from which funding for such a grant should be provided if approved.

Following further discussion, it was

RECOMMENDED

THAT the report be received and no further action be taken.

3. Vancouver Kiwanis Pipe Band - "Nova Scotia 1979" Tour

The Committee considered the attached Manager's Report dated May 10, 1979, wherein the Director of Social Planning reported on the Vancouver Kiwanis Pipe Band's request for $660 from the City of Vancouver towards the band's trip to Nova Scotia in July.

Mr. Malcolm Nicholson, Director, Vancouver Kiwanis Pipe Band, spoke to their request for funds and advised that there would be 22 participants rather than 26 as noted in their statement.

It was

RECOMMENDED

THAT the report be received and no further action be taken.

4. Equal Employment Opportunities

On February 6, 1979, City Council passed the following motion, when considering the Manager's Report on the Equal Employment Opportunities program:

> "THAT the City Manager be requested to report to Council in the near future after discussions with the Director of Personnel Services to ensure that Equal Employment Opportunities principles continue to be observed in the City work force in the areas of gender, race, and the handicapped."

The Committee had for consideration a Manager's Report dated April 30, 1979, wherein the Director of Personnel Services defined what the principles should be and proposed a program for 1979 through which those principles could be preserved.

During discussion, the Director of Personnel Services was questioned whether a university student would have the expertise to review selection procedures and positions for the handicapped. He felt that much could be done by a summer

Clause No. 4 cont'd:

student and he would like to see a handicapped student do the job. He stated that once an inventory and procedure is set up, it would accomplish a lot.

Another point discussed was the lack of opportunities for employees wishing to improve their opportunities for promotion to have external training paid for by the City. The Director of Personnel Services advised that, at present, the City would pay for training on the basis that the civic service will benefit from the course within a reasonable time, but would not consider paying the fees for professional or other training programs leading to a degree or other certification that is a stated prerequisite for promotion.

Following further discussion, it was

RECOMMENDED

A. THAT the basic policy of the City with respect to Equal Employment Opportunities be one of Non-discrimination, supplemented by elements of Pure Affirmative Action, as required.

B. THAT the 1979 work program as outlined in Section III of the Manager's Report be approved.

C. THAT $18,000 be allocated from Contingency Reserve for the program, as follows:

(i)	Career Development Skills Course	$12,000
(ii)	Temporary help to review selection procedures and appropriate positions for the handicapped	5,000
(iii)	Overtime re Firefighter Testing	1,000
		$18,000

D. THAT the Director of Personnel Services report back on how the present external training program can be expanded to include employees wishing to improve their opportunities for promotion within the city service.

5. Employee Fringe Benefit Plans

On March 20, 1979, City Council passed the following motions:

A. THAT the City Manager, Director of Personnel Services and the Director of Finance be authorized to solicit specific proposals from appropriate consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies.

B. THAT these proposals be reported back to the Standing Committee on Finance and Administration with a recommendation as to which to accept for the approval of the Committee and Council.

Clause No. 5 cont'd:

The Director of Personnel Services reported that there was a limit of $5,000 placed on the cost. He further reported that invitations were sent to three local firms who sent in their written proposals and were subsequently interviewed by a small committee of the Chairman, Director of Finance and himself. It was concluded that Wyatt Company would be the best choice for the assignment.

It was

RECOMMENDED

THAT City Council appoint Wyatt Company as consultants to conduct an analysis of the City's fringe benefit plans with a view to recommending courses of action which would effect economies at a cost not to exceed $5,000.

CONSIDERATION AND RECOMMENDATION:

6. Champlain Mall Branch Library

The Committee considered the attached Manager's Report dated May 3, 1979, wherein the Director of the Vancouver Public Library requested that City Council approve $124,900 to establish a library branch in Champlain Mall with operating costs of $192,000 per annum. The branch would open October 1, 1979 and would require $55,000 operating costs in 1979. The report outlines characteristics of the Killarney-Champlain Heights area, anticipated use of a branch in Champlain Mall, present use of other branches, and services and costs.

Mr. T.B. O'Neill, Acting Director, and Mr. Charles Cotterall, Chairman, Vancouver Public Library Board, spoke to their request and advised that the Killarney-Champlain Heights area, with a population of over 22,000 people, is the only remaining location that could potentially support a full branch operation, and is not at present adequately served. The centre of this area, and the only suitable location for a branch, is the Champlain Mall at 54th and Kerr which is 1¼ miles from the two nearest branches, Fraserview and Collingwood. The Library Board has an option on 4,369 square feet on the lower ground floor of the Mall until July 31, 1979 at a minimum rental of $5.50 per square foot.

The City Manager advised that the decision on the Champlain Mall Library is primarily a question of level of service. If Council decides to establish the library, the annual budget will be examined in detail at the 1980 budget review. The major issue related to level of service is the location of the proposed branch relative to existing branches. The attached plan shows the locations of existing branches and the proposed Champlain Mall branch. As noted in the report, there are two existing full branch libraries in the S.E. sector of the City, each within just over a mile of the proposed Champlain Mall branch.

Clause No. 6 cont'd:

The City Manager suggested that Council consider the following options:

a) approve the Library Board recommendations, i.e. approve the new branch;

b) approve the Library Board recommendations and request the Library Board to report back on possible economies which could be achieved in the operation of Collingwood and Fraserview branches;

c) approve the Library Board recommendations subject to the Library Board achieving in 1980 reductions equivalent to the Champlain Mall annual operating cost, elsewhere in the Library budget.

The Director of Finance reported that the source of funds for the capital expenditures of $124,900 should be the unallocated portion of the 1979 Supplementary Capital Budget. As of May 3, 1979, the unallocated balance in the Supplementary Capital Budget is $1,178,000 and reports dealing with the following items are currently being prepared for Council consideration:

Indian Centre	$ 300,000
Library circulation system	442,000
Champlain Heights branch library	125,000
Stanley Park - sewer work	175,000
Streets work - local improvements	238,000
Kiwassa Neighbourhood House	39,000
West Health Unit	60,000
	$1,379,000

The Director of Finance further reported that Council has requested the City Engineer to report back on Cambie Bridge which was originally reported at a cost of $800,000 for 1979, and also there are $2,016,000 of projects rated at priority #4 which Council may also wish to reconsider. When Council reviewed projects submitted for the 1979 Supplementary Capital Budget, the Champlain Heights branch library was assigned a priority #4.

The Committee discussed the proposed new branch library and it was felt by some members that the library should commence operation on a reduced hourly basis, or that Fraserview and Collingwood hours be reduced or become storefront libraries. Other members of the Committee felt it should open with full operating hours and then be assessed.

Mr. O'Neill reported that they could open a new branch with only 15,000 books, but they have no way of controlling who comes in. Staffing, which is the biggest element, would be established to meet a certain size of circulation, they would run out of books and it would create a difficult working situation and a sense on the part of the public that they were not being properly dealt with. It is very difficult to anticipate the needs, but it is their intention to monitor the situation, including Fraserview and Collingwood, and take appropriate action in light of experience.

Clause No. 6 cont'd:

Following further discussion, it was

RECOMMENDED

A. THAT $124,900 be allocated for the establishment costs of a branch library in Champlain Mall from the 1979 Supplementary Capital Budget.

B. THAT the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing in over a three year period a full library service in Champlain Mall.

The following motion was put and resulted in a tie vote and is therefore submitted to Council for CONSIDERATION:

C. THAT $55,000 operating costs be provided from the 1979 Contingency Reserve for the branch to open about October 1, 1979.

(Aldermen Little and Puil opposed)

****

The meeting adjourned at approximately 5: 10 p.m.

****

FOR COUNCIL ACTION SEE PAGE(S) 189, 200-201

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 12, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Gerard, Harcourt, Kennedy, Marzari, Puil and Rankin (arrived 3:30 p.m.)

ABSENT: Alderman Boyce, Ford, and Little (Leave of Absence)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with the prayer, offered by the Civic Chaplain, The Reverend A. Reynolds of Ryerson United Church, Vancouver.

CONDOLENCES

The Mayor, on behalf of Council, expressed condolences to the family of the late Mr. Cyclone Taylor - a Civic Merit Award recipient - and a well-known athlete.

'IN CAMERA' MEETING

There were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the Minutes of the Regular Council Meeting of May 29, 1979, (with the exception of the 'In Camera' portion), be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Detoxification Centre

Council on May 29, 1979, having heard delegations on the proposed detoxification centre on a site leased from the City on the north side of Great Northern Way west of Prince Edward Street and noting a land exchange proposal by Finning Tractor Company resolved:

> "THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Company Ltd. the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council."

Before Council this day was a City Manager's report dated May 8, 1979 on the Provincial Detoxification Centre in which the Director of Planning reported for information on a letter from the Mt. Pleasant Neighbourhood Association which requested a one month delay in the issuance of a building permit for this centre to permit investigation of an alternative site with superior buffering from the neighbourhood.

Also before Council was a City Manager's report dated June 6, 1979, in which the Director of Planning reported on the land exchange proposed by Finning Tractor Company. In the report the Director of Planning stated that there may be some advantage to locating the proposed detoxification centre on the site proposed by Finning Tractor Company. However, the major concern of officials with respect to this proposed alternative site is one of timing as such factors as site preparation, property negotiation and project redesign would delay construction of the detoxification centre in Vancouver by a minimum of four to six months. Therefore, the report recommended that City Council reaffirm its approval of the development of a detoxification centre on City-owned land on the north side of Great Northern Way at Prince Edward Avenue and instruct the Director of Planning to issue a development permit.

Council also noted the following which were before it:

(a) A letter from the Vancouver Police Board dated June 1, 1979, urging Council to expedite the construction of the detoxification centre.

(b) A telegram dated June 11, 1979, from the Provincial Minister of Health stating his intention to authorize the Chairman of the Alcohol and Drug Commission to seek Treasury Board approval for a reallocation of provincial funds presently allocated for the detoxification centre to other areas in the province, should City Council refuse to authorize the development permit for construction of the centre on Great Northern Way.

(c) A letter from the Mt. Pleasant Neighbourhood Association urging Council to accept the offer of Finning Tractor Company for a land exchange.

MOVED by Ald. Puil,
THAT Council reaffirm its approval of the development of a detoxification centre on City-owned land on the north side of Great Northern Way at Prince Edward Avenue and the Director of Planning be instructed to issue the relevant development permit.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. By-law Infraction -
2655 East Pender Street

Council considered a letter from Mrs. Enza Borrino dated May 24, 1979 requesting an opportunity to address Council later this day when the relevant City Manager's report on a By-law infraction at 2655 E. Pender Street is being considered.

It was noted that this matter is scheduled for consideration by the Board of Variance on June 13, 1979. Mrs. Borrino was requesting Council to advise its officials and the Board of Variance that it has no objection to Mrs. Borrino retaining the basement as is,in the dwelling at 2655 E. Pender Street.

MOVED by Ald. Puil,
THAT the communication dated May 24, 1979, from Mrs. Enza Borrino with respect to the By-law infraction at 2655 E. Pender Street be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Park Board Indemnities

In a letter dated May 29, 1979, the Chairman of the Park Board advised of the following resolution of the Board on Park Board Indemnities:

"I. That City Council be requested to ask the Provincial Legislature to amend Section 489(B) of the Vancouver City Charter from;

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity not exceeding two thousand dollars to each member of the Board.'

to;

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity to each member of the Board.'

II. That upon execution of the Charter amendment, Council to pass a by-law increasing the indemnity of the Board by seven (7) percent effective January 1, 1979, and seven and a half (7.5) percent effective January 1, 1980."

MOVED by Ald. Puil,
(A) THAT City Council be requested to ask the Provincial Legislature to amend Section 489(B) of the Vancouver City Charter from:

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity not exceeding two thousand dollars to each member of the Board.'

to

'(i) Council may from time to time by by-law authorize the payment of an annual indemnity to each member of the Board.'

(B) THAT upon execution of the Charter amendment, Council to pass a by-law increasing the indemnity of the Board by seven (7) per cent effective January 1, 1979, and seven and a half (7.5) percent effective January 1, 1980.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Park Board's 1979
Supplemental Capital Budget

Council noted a letter from the Chairman of the Park Board dated June 4, 1979 in which the Board requests a special meeting with Council to review parks and recreation development from a City-wide perspective.

MOVED by Ald. Puil,
THAT the request of the Park Board for a special meeting with City Council be approved and the City Clerk be instructed to arrange this meeting.

- CARRIED UNANIMOUSLY

4. Floating Home Permit
Application #84343 (False Creek)

In a letter dated June 6, 1979 Ms. C.J. Farley requested an opportunity to address Council when the City Manager's report on Floating Home Development Permit Application #84343 is before it.

Similar requests were noted from Frank Stanzl Construction Ltd. and Morgan Stewart.

MOVED by Ald. Gerard,
THAT the above delegation request be approved and representations be heard when the City Manager's report on the Floating Home Development Permit Application #84343 is before Council.

- CARRIED UNANIMOUSLY

5. 1988 Proposed Winter Olympics
Games Bid

Council noted the following memorandum from the Mayor dated June 8, 1979 on the 1988 Proposed Winter Olympics Games Bid:

"Vancouver has an exceptional opportunity to become the host city for the 1988 Winter Olympic Games.

These Games are much smaller in terms of size, compared to the Summer Olympic Games and as the attached report outlines, the Games could be staged locally in the Greater Vancouver area for a reasonably modest capital investment. Further, the Games should not result in any large operating losses or indeed, any at all, and this statement is based on careful analysis of cost and income figures. While some people like to refer to the Montreal Olympics as an example of financial disaster, there are, nevertheless, a great many more relevant comparisons that can be made, such as the successful and profitable Commonwealth Games in Edmonton recently and many other successfully-staged and financially well-managed international sporting events. The winning of the Bid will, of course, create a great many obvious benefits to our local economy, including many job opportunities and Vancouver would become a focal point of world attention for many years.

The Olympic Advisory Committee, which has done several months' study, will be on hand for discussion of the attached report and I thank and commend Dr. Hindmarch and his associates for the great amount of consideration which they have given to this matter."

Cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

1988 Proposed Winter Olympics Games Bid (Cont'd)

Dr. Hindmarch and Mr. P. Cundell spoke to the Olympic Advisory Committee's Report and also answered questions from Council.

MOVED by Ald. Bellamy,

1. THAT this Council endorse a bid for the 1988 Winter Olympic Games, with events to be staged in both the Greater Vancouver and Garibaldi areas;

2. THAT this Council authorize the formation of a 1988 Vancouver/Garibaldi Olympic Committee to prepare a bid for these Games to the Canadian Olympic Association, and - if successful - to the International Olympic Committee;

3. THAT the City agree to share in the costs of preparing a bid to the COA to the maximum extent of $37,500 - representing half the cost of such bid - subject to equal funding from the Provincial Government;

4. THAT Council will support the staging of the 1988 Winter Olympic Games here, subject to the following conditions:

   (a) That the Provincial Government fully support the City of Vancouver in its bid, and cooperate in the planning and organization of the Games in addition to its contribution of $37,500 which represents half the cost of preparing a bid to the COA;

   (b) The Provincial, and Federal Governments between them agree to cover the front-end capital costs and provide the necessary rights from their respective jurisdictions to allow the Olympic Committee to generate revenues; such revenues to be used to cover operating and capital costs;

   (c) The cooperation and involvement of the local residents be sought in areas where facilities are to be developed, so that all facilities be planned with due consideration for environmental impact, and within a framework of long-range plans for the orderly development of the areas;

   (d) That two Council representatives be appointed to a Steering Committee for the further planning of the 1988 Winter Olympic Games, with a similar recommendation to succeeding Councils;

   (e) That when the extent of financial contributions by senior governments is determined, the City's proposed share of the capital cost of facilities be subject to further Council consideration and approval, it being noted that it is impossible at this time to determine exactly what facilities, if any, will be located in Vancouver as opposed to neighbouring municipalities.

5. THAT this Council seek the support of neighbouring municipalities for this bid for the 1988 Winter Olympic Games.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Request for Supplementary Funds
- Goals for Vancouver Program

In a letter dated June 7, 1979 the Chairman of the Vancouver City Planning Commission advised Council that the Planning Grant requested from the Provincial Government in the amount of $75,000 towards the Goals for Vancouver Program has been reduced to $40,000. This leaves a shortfall in the program funding of $36,340. In the letter the Chairman of the Vancouver City Planning Commission requested that Council forgive the $15,000 originally appropriated towards this program contingent upon the recovery from the Provincial Grant and to also approve an additional fund of $21,240.

MOVED by Ald. Marzari,
THAT Council approve additional funding to the Vancouver City Planning Commission of $21,240 towards its Goals for Vancouver Program; funds to be from Contingency Reserve.

- CARRIED

(Alderman Puil opposed)

7. Blocks 129 and 130 Jericho/Locarno

Mrs. Dorothy Gillis in a letter dated June 7, 1979 commented on the fact that consideration of Alderman Little's Motion on Blocks 129 and 130 in Jericho/Locarno has been postponed to July 10, 1979. Accordingly Mrs. Gillis requested that the whole matter be postponed until September.

MOVED by Ald. Harcourt,
THAT the request of Mrs. Gillis for a postponement of consideration of Alderman Little's Motion on Blocks 129 and 130 be approved and consideration of this matter be deferred to September, 1979.

FURTHER THAT City officials be instructed to take no further action on leasing of the properties in these blocks until this Motion has been considered by Council.

- CARRIED

(Alderman Kennedy opposed)

8. Highland Restaurant -
Parking Problem

In a letter dated June 8, 1979, Mr. T. Viras,on behalf of Viras Bros. Tops 24 Ltd., again raised the matter of parking at the Highland Restaurant and requested an opportunity to further address Council on this matter.

The City Manager advised that the provision of additional parking for the Highland Restaurant is proceeding in accordance with Council resolution and parking will be available by September.

MOVED by Ald. Bellamy,
THAT the request from Mr. Viras to address Council on the parking at the Highland Restaurant be approved.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Marzari and Puil opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT JUNE 8, 1979

Works & Utility Matters
(June 8, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Sign Kiosk on Granville Mall
Cl. 3: Tender - Side-Loading Refuse Collection Packer Bodies
Cl. 4: Cordova Street Extension from Granville Street to Howe Street
Cl. 5: Purchase of Patterns for Gray Iron Casting
Cl. 6: Proposed Drainage Improvements in the Blenheim Flats Area

Clauses 1 - 6 inclusive

MOVED by Ald. Kennedy,
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 8, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Downtown-Eastside N.I.P. - Six-Month Progress Report
Cl. 2: Exterior Alterations to Hotel Vancouver
Cl. 3: Riley Park and Grandview-Woodland N.I.P. - Bus Shelters
Cl. 4: By-law Infraction - 2655 East Pender Street
Cl. 5: 2665 Point Grey Road - D.P.A. No. 84128
Cl. 6: Strata Title Conversion Application - 8622 Selkirk Street
Cl. 7: Champlain Heights - Enclave 14 - Conditions and Standards of Development
Cl. 8: Champlain Heights Enclave 2 - Conditions and Standards of Development

Clauses 1 - 4 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report be approved, and clause 4 be received for information.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(June 8, 1979) (Cont'd)

2665 Point Grey Road -
D.P.A. No. 84128
(Clause 5)

MOVED by Ald. Harcourt,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

During consideration of this clause the Mayor asked Council if it wished to continue the policy of requesting staff reports on development permit applications on Point Grey Road.

It was suggested that consideration be given to staff reporting to Council when a development permit is first received rather than waiting until it has been processed.

The Mayor requested the City Manager and the Director of Planning to review this suggestion for a report back.

Clauses 6 - 8 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 6, 7, and 8 of this report be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(June 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) April 1979
Cl. 2: Community Facilities - Champlain Heights

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(June 8, 1979)

Retirement Ages -
Group III Employees
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(June 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Heights - Tenders
Cl. 2: Champlain Heights - Enclave 14 Lease

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Show Cause: Balmoral Hotel, 159 East Hastings Street
Carleton Hotel, 314 Cambie Street

Council on April 24, 1979 approved a recommendation from the Community Services Committee report dated April 12, 1979:

"THAT Messrs. M. Brogan and R. Ames, owners of the Balmoral Hotel at 159 East Hastings Street, be requested to appear before Council to show cause why their business license should not be suspended."

On Tuesday, May 15, 1979 Council, at the request of Mr. W. Guinn, solicitor for the operator of the Balmoral Hotel, deferred the "show cause" hearing on this hotel to today's meeting of Council.

Also on May 15, 1979, Council approved the following recommendation from the Community Services Committee report dated May 3, 1979:

"THAT the operators of the Carleton Hotel, 314 Cambie Street, be requested to appear before Council to show cause why their business license for the Carleton Hotel should not be suspended or withheld."

Appearing before Council this day on behalf of the owners of the Balmoral and Carleton Hotels was Mr. W. Guinn. Mr. Guinn addressed Council and referred to affidavits submitted earlier this day testifying that it is proposed to sell the Balmoral Hotel to a Mr. Hector Fraser, or nominee and also testifying that the matter of the Carleton Hotel is presently before the Courts by way of foreclosure proceedings and an application will be made to appoint a Receiver to open and operate the Carleton Hotel. Mr. Guinn questioned the statement in the Police Report of March 29, 1979 that Mr. M. Brogan who is the owner of the Balmoral Hotel, had been found on the premises in an intoxicated state. He referred to the affidavit of Mr. Ames which states that Mr. Brogan is not a member of either the Company which owns the Balmoral or the one presently owning the Carleton Hotel. He further stated that the person anticipated to be appointed Receiver of the Carleton Hotel, a Mr. Caravatta, is an experienced hotel operator.

In response to a question from Council, the Director of Environmental Health confirmed that the Health Department had cancelled the operating permit for the Lodging House (hotel) portion of the Carleton Hotel on May 30, 1979 and that all tenants are to be removed from the premises by July 1, 1979.

Inspector Grierson, author of the Police Reports on both hotels answered questions from Council related to the beer parlour operations of these hotels.

MOVED by Ald. Marzari,
THAT the Director of Permits and Licenses be instructed to suspend for three months the City Business Licenses for the Balmoral Hotel, 159 East Hastings Street and the Carleton Hotel, 314 Cambie Street.

- LOST (tie vote)

(Aldermen Gerard, Harcourt, Kennedy and the Mayor opposed.)

Cont'd.

DELEGATIONS (Cont'd)

1. Show Cause: Balmoral Hotel, 159 East Hastings Street
Carleton Hotel, 314 Cambie Street (Cont'd)

MOVED by Ald. Harcourt,
THAT the Director of Permits and Licenses be instructed to suspend for one month the City Business Licenses for the Balmoral Hotel, 159 East Hastings Street and the Carleton Hotel, 314 Cambie Street.

- CARRIED

(Alderman Kennedy opposed)

Alderman Rankin arrived during consideration of the above item.

CIVIC RECOGNITION - Mr. A. Burhoe

At this point in the proceedings, the Council recognised Mr. Adam Burhoe of the Engineering Department, who is retiring from the City service on August 1, 1979 after almost 50 years of service.

The Mayor presented an engraved plaque and Certificate to Mr. Burhoe and Alderman Marzari presented his wife with a bouquet of yellow roses. Mr. Burhoe responded in appreciation.

* * * * * * *

The Council recessed at approximately 4.00 p.m. to reconvene following an "In Camera" meeting at approximately 4.40 p.m.

* * * * * * *

2. Bimini Neighbourhood Pub, 2010 West 4th Avenue
Request for Extension of Operating Hours

Council on May 29, 1979 deferred the clause from the Community Services Committee report of May 17, 1979 dealing with this matter to hear representations from Mr. Peter Uram, operator of the pub and his lawyer, Mr. J. Ross McClellan. In the clause from the Committee's report the Committee had submitted for Council's consideration a recommendation that Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12.00 Midnight, six days per week, until September 1979.

Mr. McClellan addressed Council and reiterated arguments placed before the Committee as to why his client should be permitted to remain open until midnight,six nights a week. Mr. McClellan pointed out that his client is willing to accept a temporary extension of operating hours for the summer months and to apply to Council in September for a review of the extension and determination on whether or not the requested extension should be on a permanent basis.

MOVED by Ald. Bellamy,
THAT Council approve an extension of operating hours for the Bimini Neighbourhood Pub, 2010 West 4th Avenue, to 12.00 Midnight, six days per weem, until September 1979.

- LOST

(Aldermen Gerard, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed.)

Cont'd.

DELEGATIONS (Cont'd)

2. Bimini Neighbourhood Pub, 2010 West 4th Avenue
Request for Extension of Operating Hours (Cont'd)

MOVED by Ald. Harcourt,
THAT the owner of Bimini Neighbourhood Pub conduct a plebiscite within a four block radius of the pub at his own expense to obtain the neighbourhood's reaction to the extension of the pub hours to midnight, six nights a week.

- LOST

(Aldermen Gerard, Kennedy, Puil, Rankin and the Mayor opposed.)

No further action was taken.

3. Various Issues Relative to the P.N.E.

Council on May 15, 1979 agreed to defer a delegation from the P.N.E. on Land Use Control to today's meeting when other matters relating to the P.N.E. are before Council. Before Council this day were the following reports:

A. Extract from the report of the Standing Committee on Planning and Development of April 5, 1979 on P.N.E. Land Use Control.

B. City Manager's report dated April 9, 1979 in which the Director of Permits & Licenses reports on License Fees for Concessions and Exhibitors During the Annual Pacific National Exhibition. In this report, the Director of Permits & Licenses submitted for Council's consideration four options open to the Council on this matter.

C. A City Manager's report dated April 11, 1979 in which the Director of Finance reports on Application of Business Tax to Business Activities on the P.N.E. Grounds. In this report the Director of Finance recommends that the Director of Legal Services bring forward the necessary Business Tax By-law amendment to allow the amusement park operations on the P.N.E. grounds to be assessed for business tax purposes.

Council also noted a letter from the President of the Burrard View Wall Street Residents' Association requesting that the matter of the P.N.E. Land Use Control be deferred to an evening meeting of Council on June 26, 1979 to permit the Association to address Council on this matter.

Mr. Nathanson, Solicitor for the P.N.E. addressed Council with specific references to the matters of license fees and business tax. He referred to the award handed down by the Courts in the matter of the arbitration between the City and the P.N.E. on payment in lieu of rental and other services to the City and he considers that the amount awarded the City was based on the City's position that it does not receive any taxes or revenue from the P.N.E., therefore, the City should not be charging the P.N.E. license fees or business tax.

Mr. B. Eriksen , D.E.R.A. addressed Council and referred to a brief submitted to Council last year from 22 businesses in the Downtown Eastside area objecting to the special exemption from business tax given to Burrard Amusements Limited and the B.C. Jockey Club and requesting that these businesses be required to pay their share of the City's taxes.

Cont'd.

DELEGATIONS (Cont'd)

3. P.N.E. Land Use Control (Cont'd)

MOVED by Ald. Harcourt,
THAT the City levy a flat fee of $5,000.00 payable by the P.N.E. to cover the extra costs incurred by the City during the P.N.E. with respect to the retail concession stands and exhibitions.

- CARRIED

(Alderman Bellamy opposed.)

MOVED by Ald. Rankin,
THAT the Director of Legal Services bring forward the necessary Business Tax By-law amendment to allow the amusement park operations on the P.N.E. Grounds to be assessed for business tax purposes.

- LOST (Tie vote)

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed.)

No further action was taken on this matter.

MOVED by Ald. Harcourt,
THAT the Standing Committee on Planning and Development report on P.N.E. Land Use Control dated April 5, 1979 be deferred to the evening of June 26,1979 and representations be heard at that time from the Burrard View Wall Street Residents' Association.

- CARRIED UNANIMOUSLY

4. Hodson Manor

The Mayor advised Council that should there be an evening meeting this would be the only business before Council this day and asked if Council members wished to defer consideration to the next meeting of Council.

MOVED by Ald. Puil,
THAT consideration of this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

5. Granville Street Improvements - Nelson Street South to Granville Street Bridge

When considering this matter, Council noted a letter from the lawyers for Ultra Love Products Limited requesting deferment of recommendations 9 and 10,contained in the City Manager's report dated May 25, 1979 on Granville Street Improvements - Nelson Street South to Granville Street Bridge to permit him an opportunity to consider the various reports on this matter and to make adequate representations on his client's behalf.

Recommendations 9 and 10 relate to amendment to the Zoning and Development By-law to provide that in all districts where retailing is now allowed either as an "outright use" or as a special use as the case may be that a retail store selling or providing sex oriented products as a principal or primary use require the special approval of either the Director of Planning or the Development Permit Board as each may apply and also to a proposal to increase the annual license fee, restrict the age of clients and regulate the hours of business of these stores.

Cont'd.

DELEGATIONS (Cont'd)

5. Granville Street Improvements - Nelson Street South to Granville Street Bridge (Cont'd)

The Director of Social Planning advised that recommendations 1 to 8 contained in the City Manager's report dated May 25, 1979 did not relate to the concerns of either the Love Shop or the Ultra Love Shop and therefore, requested that Council consider them this day.

MOVED by Ald. Rankin,
THAT recommendations 1 to 8 of the City Manager's report dated May 25, 1979 be approved.

- CARRIED

(Alderman Kennedy opposed.)

MOVED by Ald. Harcourt,
THAT recommendations 9 and 10 contained in the City Manager's report dated May 25, 1979 be deferred pending the hearing of representations from the lawyers for Ultra Love Products Limited and the Love Shop at a future meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT

Summary Report re Economic Development Program for 1979 and Review of 1978

MOVED by Ald. Kennedy,
THAT the 1979-80 work program outlined in this report be approved in principle, with the Economic Development Manager and the Director of Finance to report back to Council in detail on the new elements, for Council consideration and funding, if approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

C. MANAGER'S REPORT (June 8, 1979)

Greek Days 1979

MOVED by Ald. Kennedy,
THAT liquor sales for Greek Days 1979 cease at 8:00 p.m. as in 1978 and the Greek Days Festival also cease at 8:00 p.m.

- LOST

(Aldermen Harcourt, Marzari, Puil and Rankin opposed.)

MOVED by Ald. Puil,
THAT liquor sales for Greek Days 1979 cease at 7:00 p.m. and the Greek Days Festival also cease at 7:00 p.m.;

FURTHER THAT the organizers of this festival be permitted to appeal this decision if they so wish.

- CARRIED

(Alderman Kennedy and the Mayor opposed.)

D. MANAGER'S REPORT (June 8, 1979)

Lighting in the Council Chamber

MOVED by Ald. Rankin,
THAT Council approve the design proposal for T.V. lighting in the Council Chamber as described in this report, contingent upon the television tests undertaken this day proving successful;

FURTHER THAT the necessary funds in the amount of approximately $28,500 be provided from Contingency Reserve.

- CARRIED

(Alderman Bellamy opposed.)

CITY MANAGER'S REPORTS (Cont'd)

E. MANAGER'S REPORT
(June 5, 1979)

Champlain Heights - Enclave 2

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning & Development
(May 31, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Development Program - Second Half of Phase 2, Area 6, False Creek
Cl. 2: Proposed On-going Program Area 10 B South Shore False Creek
Cl. 3: Loan to Wellington Society - Non-Profit Rental Project - Phase 2, Area 6, False Creek
Cl. 4: False Creek - Community Facilities
Cl. 5: Proposed Maritime Museum Expansion
Cl. 6: City Land - First and Cassiar

Clauses 1 - 6 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services
(May 31, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Hildon Hotel, 50 West Cordova Street
Cl. 2: Carlton Hotel, 314 Cambie Street
Cl. 3: Traveller's Hotel, 57 West Cordova Street
Cl. 4: Mental Patients Association - Fire By-law Enforcement
Cl. 5: Spring Quarter 1979 Community Services Grants Report

Cont'd . . .

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Community Services
(May 31, 1979)(Cont'd)

Clauses 1 - 4 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Spring Quarter 1979 Community
Services Grants Report
(Clause 5)

MOVED by Ald. Rankin,
THAT recommendation 'A' of the Committee contained in this clause be deferred;

FURTHER THAT recommendations 'B', 'C' and 'D' of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation
(May 31, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request to Reinstate Official Traffic Commission
Cl. 2: Rapid Transit Project and Concerns of the Vancouver City Planning Commission
Cl. 3: Transportation for the Handicapped
Cl. 4: Adjustment of Bus Stops West Side of Oak Street Near 49th Avenue
Cl. 5: Bus Stop Request - North Side of Robson Near Beatty

Clauses 1 - 5 inclusive

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

IV. Report of Standing Committee on Finance & Administration (May 31, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Fire Underwriters Survey - City of Vancouver - Fire Defences
Cl. 2: "Firehouse Five" - Grant Request
Cl. 3: Brock House Society - Grant Request
Cl. 4: Automated Circulation for Vancouver Public Library and the Greater Vancouver Library Federation
Cl. 5: Employee Newspaper - "The Town Crier"

Fire Underwriters Survey - City of Vancouver - Fire Defences (Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

"Firehouse Five" - Grant Request (Clause 2)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Brock House Society - Grant Request (Clause 3)

MOVED by Ald. Marzari,
THAT Council approve a grant to the Brock House Society of $62,315 which will satisfy all of the landscaping requirements including development permit requirements.

- LOST (tie vote) NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed.)

MOVED by Ald. Puil,
THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Finance & Administration
(May 31, 1979) (Cont'd)

Clauses 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning & Development
(May 31, 1979)

Grandview-Woodland Area Plan
Part I: Grandview-Victoria
(Single Family, Duplex and
Conversion Areas)
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Engagement of the Bank of Montreal
to endorse the memorandum of
ownership on Debentures issued
pursuant to By-laws 5256 and 5257

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,

THAT WHEREAS:

Section 248A of the Vancouver Charter authorizes the Council to engage a person to conduct business connected with the issue and servicing of Debentures;

Cont'd . . .

MOTIONS (Cont'd)

Engagement of the Bank of Montreal to endorse the memorandum of ownership on Debentures issued pursuant to By-laws 5256 and 5257 (Cont'd)

It is expedient to engage a person to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257;

Bank of Montreal has agreed to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257 in consideration of a fee not to exceed $300.00;

THEREFORE BE IT RESOLVED that the Bank of Montreal be and is hereby engaged as the City's agent to endorse a memorandum of ownership on certain debentures to be issued pursuant to By-laws 5256 and 5257 in accordance with written instructions to be given by the Director of Finance of the City. The engagement to be for a period terminating on June 22, 1979.

BE IT FURTHER RESOLVED that the City of Vancouver agrees that Bank of Montreal shall not be liable for any loss or damage suffered or incurred by the City or any debenture holder as a result of their endorsing the memorandum of ownership on the said debentures in accordance with the instructions given by the Director of Finance.

BE IT FURTHER RESOLVED that employees of the Bank of Montreal, Main Branch, Ottawa, designated and authorized in writing by the Manager of the Branch as signing officers of the Bank for the purpose herein stated endorse the memorandum of ownership on the debentures; and the debentures shall be sufficiently endorsed if the signature of one of such employee appears together with the date of registration and the name and address of the registered owner.

BE IT FURTHER RESOLVED that the Director of Finance be authorized to agree with the Bank of Montreal as to the fee for their services.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Closing, Stopping Up and Consolidation (North 10 feet of Lots 357 to 364 and the South 10 feet of Lots 365 to 372, Town of Hastings, Plan 100)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The North 10 feet of Lots 357 to 364 and the South 10 feet of Lots 365 to 372, all of Town of Hastings, Plan 100, have been established for lane purposes;

3. There is no further requirement for a lane between McGill Street and Eton Street from Renfrew Street to Nootka Street;

4. The City is also the owner of the said abutting Lots 357 to 372;

THEREFORE BE IT RESOLVED that the North 10 feet of Lots 357 to 364 and the South 10 feet of Lots 365 to 372, Town of Hastings, Plan 100 be closed, stopped up and consolidated with the abutting lands to form one parcel.

- CARRIED UNANIMOUSLY

C. Closing, Stopping Up and Consolidation (Various Lanes and Land Parcels Adjacent to the P.N.E.)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane North of Oxford Street between Cassiar Street and the lane East of Rupert Street is no longer required for lane purposes;

3. The City owns Subdivisions 10 to 33 of Lot 6, Town of Hastings Suburban Lands, Plan 2049 which abut this lane;

4. The City is desirous of creating 2 lots from the said abutting subdivisions 10 to 33 and adjacent lane.

Cont'd . . .

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation
(Various Lanes and Land Parcels
Adjacent to the P.N.E.) (Cont'd)

THEREFORE be it resolved that all that portion of lane dedicated by the deposit of Plan 2049 lying between the southerly production of the westerly limit of Subdivision 10 of Lot 6, Town of Hastings Suburban Lands, Plan 2049 and the southerly production of the Easterly limit of Subdivision 17 be closed, stopped up and title taken thereto and consolidated with the abutting Subdivisions 10 to 17 and 26 to 33, said Lot 6 to form one parcel; and

BE IT FURTHER RESOLVED that that portion of lane dedicated by the deposit of Plan 2049 lying between the southerly production of the easterly limit of said Subdivision 17 and the southerly production of the easterly limit of Subdivision 21, said Lot 6, be closed, stopped up and title taken thereto and consolidated with the abutting Subdivisions 18 to 25, said Lot 6 to form one parcel.

The lane so closed is shown outlined red on plan prepared by A. Burhoe, B.C.L.S., on 24th day of May, 1979, and marginally numbered LF 9129, a print of which is attached.

- CARRIED UNANIMOUSLY

D. Closing, Stopping Up and Consolidation
(Closing lane north and the lane south of
28th Avenue, West of Alma Street)

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane abutting Lots 1 to 4 of Lot 1, and the lane abutting Lots 1 and 2 of Lot 4, all in Block 75, District Lot 2027, Plan 1501, are no longer required for lane purposes;

3. The owner of said Lots 1 to 4 of Lot 1 and said Lots 1 and 2 of Lot 4 has purchased these portions of lane in 1946 and 1955;

4. The consolidation of the closed lanes with the abutting lots was not done;

5. The closure of these lanes now requires a formal resolution of Council for Land Registry Office purposes.

Cont'd . . .

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation
(Closing lane north and the lane south of
28th Avenue, West of Alma Street) (Cont'd)

THEREFORE BE IT RESOLVED THAT all those portions of lane in Lots 1 and 4, Block 75, District Lot 2027, dedicated by the deposit of Plan 1501 shown outlined red on plan affirmed to by Irvine Jones, B.C.L.S., on the 27th of March, 1979, and marginally numbered LD 1698, a print of which is hereunto annexed, be closed, stopped up, and conveyed to the abutting owner; and

BE IT FURTHER RESOLVED THAT the lanes so closed be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

E. Closing, Stopping Up and Consolidation
(Closing and stopping up portion of lane
abutting Lots 1, 2, 3, 6 and 7, Block 67,
District Lot 301 (Lane east of Fraser
Street at 18th Avenue))

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,

THAT WHEREAS:

(1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver.

(2) Proposed expansion of the Glad Tidings Temple facilities at 18th Avenue and Fraser Street requires the closure of the lanes abutting Lots 1, 2, 3, 6 and 7, Block 67, District Lot 301.

(3) Glad Tidings Temple will dedicate a new lane outlet to 18th Avenue over the easterly portion of Lot 8, said Block 67.

THEREFORE BE IT RESOLVED THAT all that portion of lane in Block 67, District Lot 301, Plan 187 lying between the production northerly of the westerly limit of Lot 19 and the production northerly of the easterly limit of Lot 18, said Block 67, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated March 21, 1979 and marginally numbered LF 9037, a print of which is attached hereto be closed, stopped up; and

BE IT FURTHER RESOLVED THAT the following described portions of said Block 67 established for street and lane be closed and stopped up.

Cont'd . . .

MOTIONS (Cont'd)

Closing, Stopping Up and Consolidation (Closing and stopping up portion of lane abutting Lots 1, 2, 3, 6 and 7, Block 67, District Lot 301 (Lane east of Fraser Street at 18th Avenue)) (Cont'd)

The north half of Lot "B".

That part of the south half of Lot "B" included in Explanatory Plan 7368.

That part of Lot 6 included in Explanatory Plan 7369.

The south 7 feet of Lot 18 and the south 7 feet of Lot 19.

BE IT FURTHER RESOLVED THAT all the aforementioned streets and lanes now closed be conveyed to the abutting owner and subdivded with abutting lands.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes (A portion of Lot 26, Block 371, District Lot 562, Plan 991)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia more particularly known and described as follows:

All that portion of Lot 26, Block 371, District Lot 526, Plan 991 described as follows:

Commencing at the southwesterly corner of said Lot 26;

Thence North, 10 feet, following in the easterly limit of said Lot 26;

Thence S 45°E, 14.14 feet, more or less, to intersection with the southerly limit of said Lot 26 at a point 10 feet easterly from the southwesterly corner of said Lot 26;

Thence West, 10 feet, following in the southerly limit of said Lot 26 to the point of commencement.

The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated July 27, 1978, and marginally numbered LF 8718, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

G. Allocation of Land for Lane Purposes (North 2 feet of Lot 37, Block 5 District Lot 636, Plan 1902)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 37
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

H. Allocation of Land for Lane Purposes (North 2 feet of Lot 38 Block 5 District Lot 636 Plan 1902)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 38
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

I. Allocation of Land for Lane Purposes (South 2 feet of Lot 23 Block 5 District Lot 636 Plan 1902)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 23
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

J. Allocation of Land for Lane Purposes (North 2 feet of Lot 45 Block 5 District Lot 636 Plan 1902)

MOVED by Ald. Marzari,
SECONDED by Ald. Gerard,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of
Lot 45
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

K. Allocation of Land for Lane Purposes
(North 2 feet of Lot 36
Block 5 District Lot 636
Plan 1902)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of
Lot 36
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

L. Allocation of Land for Lane Purposes
(North 2 feet of the portion of Lot "A",
formerly Lot 42, Block 5, District Lot 636,
Group One, New Westminster District,
Plan 1902)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner had conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

The North 2 feet of the portion of Lot "A", formerly Lot 42, Block 5, District Lot 636, Group One, New Westminster District, Plan 1902, the same as shown outlined in red on plan prepared by G. Girardin, B.C.L.S., dated May 15, 1979, and marginally numbered LF 9127, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

M. Allocation of Land for Lane Purposes
(A portion of Lot 9, Block 5, District Lot 636, Plan 1902)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 9, Block 5, District Lot 636, Plan 1902 described as follows:

Commencing at the southwesterly corner of said Lot 9; Thence S89° 39' 45" E, 33 feet more or less following in the southerly limit of said Lot 9 to the south-easterly corner of said Lot 9;

Thence North 2 feet following in the easterly limit of said Lot 9;

Thence N 89° 39' 45" W, 23 feet following in a line drawn parallel to the southerly limit of said Lot 9;

Thence N 44° 49' 50" W, 14.18 feet more or less to intersection with the westerly limit of said Lot 9 at a point 12 feet northerly from the southwesterly corner of said Lot 9;

Thence South 12 feet following in the westerly limit of said Lot 9 to the point of commencement. The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated May 8, 1979 and marginally numbered LF 9102, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

N. Allocation of Land for Lane Purposes
(East 25 feet of Lot 27A West ½ Block 6 District Lot 50 Plan 1926)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

Cont'd . . .

MOTIONS (Cont'd)

Allocation of Land for Lane Purposes (East 25 feet of Lot 27A West ½ Block 6 District Lot 50 Plan 1926)(Cont'd)

East 25 feet of
Lot 27A
West ½ Block 6
District Lot 50
Plan 1926

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

O. Allocation of Land for Road Purposes (A portion of Lot "A", Blocks 3 and 8, District Lot 184, Plan 10050)

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot "A", Blocks 3 and 8, District Lot 184, Plan 10050 lying southeasterly from a line drawn parallel to and 7 feet perpendicularly distant northwesterly from the southeasterly limit of said Lot "A" and extending from the southwesterly limit to the northeasterly limit of said Lot "A", the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated April 24, 1979, and marginally numbered LF 9067, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

P. Show Cause Hearing -
Contravention of the Lords Day Act

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
BE IT RESOLVED THAT Shelmar Furniture Ltd. of 996 Homer Street, be requested to appear before Council at 3 p.m. on July 10, 1979 to show cause why its business license should not be suspended on the grounds that by opening for normal retail trade on November 5, 1978, November 12, 1978, March 18, 1979, March 25, 1979, April 1st, 1979 and April 8th, 1979, being Sundays, contrary to the Lords Day Act, it is committing an Act of gross misconduct in the operation of its business.

- CARRIED

(Aldermen Bellamy and Puil opposed)

1. Tunnel System -
From End of 401 Highway to
South Approaches to the
Second Narrows Bridge

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT WHEREAS Cassiar Street is the connecting link between the end of Highway 401 and the Second Narrows Bridge;

AND WHEREAS Cassiar Street is now carrying double the capacity it was designed for;

AND WHEREAS the commuter traffic is using residential streets leading to and from Cassiar;

AND WHEREAS because of the steady increase in the volume of traffic and the hazards that are resulting from such traffic;

THEREFORE BE IT RESOLVED THAT City Council, either by letter or delegation, request the appropriate Ministry at the Provincial Government level to launch an immediate course of action that will lead to an early start of a tunnel system from the end of the 401 Highway to the South approaches to the Second Narrows Bridge as was suggested by the City Engineer at least eight years ago.

FURTHER THAT this project be placed in top priority due to the deteriorating traffic situation in the area as well as the possibility of the construction of "Multiplex" at the Pacific National Exhibition.

(Referred)

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT this Motion be referred to the Standing Committee on Transportation for consideration.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Rankin, Seconded by Alderman Marzari and recognized by the Chair.

1. Area Planning Office:
   Mt. Pleasant Area

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT City Council instruct the Director of Planning to prepare a plan and budget to open an area planning office in the Mt. Pleasant area to bring back to Council within one year a plan satisfactory to the citizens of Mt. Pleasant.

(Notice)

ENQUIRIES AND OTHER MATTERS

Disturbance of Neighbourhood
by Noise during the early morning

Alderman Bellamy referred to the fact that should a neighbour complain to the Police Department of a disturbance caused by noisy neighbours during the early morning hours, the Police Department's reaction is to refuse to go out to the neighbourhood and to suggest to the complainant to bring the matter to the attention of the City's By-law Officer for action. He enquired what could be done to rectify this matter.

The Mayor requested Alderman Bellamy to submit a memorandum to him on this matter when he will investigate a possible solution.

* * * * * * *

The Council adjourned at approximately 6:35 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of June 12, 1979, adopted on June 19, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE June 6, 1979

TO: Vancouver City Council

SUBJECT: Detoxification Centre

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"I. PURPOSE

On May 29, 1979 City Council dealt with a Planning Department report on the Detoxification Centre development and heard local concerns regarding the proposal. At this meeting a land exchange proposed by Finning Tractor Company was also considered and Council resolved:

> 'THAT consideration of this matter be deferred for two weeks and in the meantime the Director of Planning be instructed to explore with Finning Tractor Company Ltd. the feasibility of the exchange of properties proposed by this company for report back to the June 12th meeting of Council.'

This report provides a preliminary assessment of the alternate location for the proposed Detoxification Centre and is based on discussions held between City staff, Provincial Government representatives and the Finning Tractor Company. The letter from the Finning Tractor Company and a map of the alternative site are outlined in Appendix I. The Manager's Report which was before Council on May 29, 1979 is attached as Appendix II.

II. DISCUSSION OF ALTERNATIVE SITE

The Finning Tractor Company have advised that they would be prepared to enter into negotiations with the City and the Provincial Government whereby an exchange of properties could be accomplished between the proposed site on Great Northern Way and a portion of a parcel of land presently owned by the company on Glen Drive immediately south of Terminal Avenue legally described as Lot 2 of Parcels H and I, District Lot 2037.

An inspection of the property indicates that it is a flat, crescent shaped vacant site comprising approximately 4.48 acres and zoned M-2. Glen Drive between Terminal Avenue to the north and Great Northern Way to the south is only partially opened but good access is present from Terminal Avenue to this property. A soil report commissioned by the Finning Tractor Company indicates that due to the poor bearing capacity of the soil, the use of pile construction would be required. The property could be easily serviced as water and sewer services are present in the Glen Drive right-of-way, however, a 200' portion of Glen Drive adjoining the site would require surfacing.

The surrounding area is vacant to the north and east while warehousing operations and the CNR shunting yards are located to the west and south respectively. A potential noise problem exists with the CNR yards where considerable rail car movement and associated noise occurs on a daily basis. This problem would require noise attenuation measures to be incorporated in the construction of a Detoxification facility on the property.

Apart from the planning aspects associated with the appropriateness of this site for development of a Detoxification Centre, the following other factors require consideration:

(a) Land Exchange Negotiations

The Finning Tractor Company have proposed an exchange for a portion of their Glen Drive site roughly equivalent to the city-owned Great Northern Way property. The Supervisor of Properties advises that it would require several months to finalize negotiations between the City and

the Finning Tractor Company regarding an agreed value for the two respective properties and to complete subdivision and registration in the Land Registry Office. To date only tentative discussions have been undertaken by Properties staff and Finning Tractor Company regarding price.

(b) Costs Incurred by B. C. Buildings Corporation

B.C.B.C., the Provincial Department developing the Detoxification Centre for operation by the Alcohol and Drug Commission indicate that they have committed in excess of $100,000.00 over the past year in design and consultancy fees for the proposed centre on Great Northern Way and are unwilling to relocate unless so instructed by the Provincial Ministry of Health. A change of location to the Finning site would require redesign of the building which would take two to three months to complete.

B.C.B.C. have indicated that they are unwilling to pay these extra costs for redesign and are further concerned about an escalation of construction and materials cost if the project is delayed. It is noted that Finning Tractor is also unwilling to pay for these costs. Therefore, if Council approves the alternative site, the City could face payment of over $100,000 in compensation payments to B.C.B.C.

(c) Attitude of the Alcohol and Drug Commission and Provincial Ministry of Health

Mr. Bert Hoskin of the Alcohol and Drug Commission was unwilling to attend a meeting to discuss the alternative proposal. However, in telephone discussions he stated that he is unprepared to move the location of the Detoxification Centre again. He has advised that if Council recommends the alternative site proposed by Finning Tractor he would recommend to the Ministry of Health the project be abandoned so that funds could be redirected where more urgently needed.

It is understood that Mr. Hoskin will be present when this matter is considered by Council.

V. CONCLUSIONS

The alternate site proposed by Finning Tractor Company does represent an alternative location for a Detoxification Centre to the City land on Great Northern Way. There may be some advantage primarily to Finning Tractor, in assembling a larger site on Great Northern Way for future industrial use. Otherwise it is not obvious what advantages, if any, exist for the Detoxification Centre on the Glen Drive site owned by Finning Tractor Company.

However, the major concern regarding the alternative proposed by Finning Tractor Company is one of timing. It has been noted that factors such as site preparation, property negotiation and project redesign would delay construction of a Detoxification Centre in Vancouver by a minimum of four to six months.

As well, the question of compensation to the B.C. Buildings Corporation for funds committed to date for facility design at the present Great Northern Way site will require lengthy negotiation to resolve. If Council decided to request the Province to relocate to the Finning Tractor property, it is probable that the City would have to compensate the B.C.B.C. for these costs.

The Director of Planning notes that the Detoxification Centre has been relocated once already, and that the Development Permit has been approved for the Great Northern Way site. Further, B.C.B.C., the developer, and the Alcohol and Drug Commission, the tenant, are unwilling to consider a further relocation. There are clear indications that further delay or changes at this point will result in the abandonment of the project.

In addition, the Director of Planning cannot describe any form of industrial development that could offer any improvements over the present Detoxification Centre proposal in terms of its impact on the area including the residential development to the southeast. Indeed, the present design proposed by the Province has gone to considerable lengths and extra costs in order to provide a compatible form of development.

On this basis, the Director of Planning believes it is inappropriate to pursue the property exchange for the relocation of the Detoxification Centre as proposed by Finning Tractor Company and recommends that Council reaffirm its previous approval of the present site on Great Northern Way.

VI. RECOMMENDATION

The Director of Planning recommends:

THAT City Council reaffirm its approval of the development of a Detoxification Centre on city-owned land on the north side of Great Northern Way at Prince Edward Avenue and instruct the Director of Planning to issue the development permit."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 257

Del. 3(i)

MANAGER'S REPORT

DATE: April 9th, 1979

TO: Vancouver City Council

SUBJECT: License Fees for Concessions and Exhibitors During the Annual Pacific National Exhibition

CLASSIFICATION: Consideration

The Director of Permits and Licenses reports as follows:

"During the 17 days of our annual fair at the Pacific National Exhibition, there are approximately 350 retail businesses operating concession stands or exhibiting their products and taking orders. These businesses have never been required to obtain a City of Vancouver business license, but the License By-law does not exempt them.

The matter of licensing these concession stands and exhibitors has been under consideration for some time; there appear to be four approaches which could be considered, namely:

1. Each retail business obtain their own license at a fee of $37.50. This fee applies throughout the City to any retail dealer who opens for business after July 31st and who does not pay business tax. I understand there may be as many as 350 retail businesses at the P.N.E. and the total fee would be in the order of $13,125.00.

2. A flat fee of $5,000.00 payable by the P.N.E. to cover the extra costs incurred by the City during the P.N.E. (the extra City costs include Health Inspectors and Fire Wardens being in attendance prior to and during the P.N.E. fair).

3. Classify the P.N.E. operation as a "Public Market" under the License By-law, with the P.N.E. paying a fee of $100.00 per day. The annual fee would be approximately $1700.00.

4. Amend the License By-law to exempt the concession stands and exhibitors from having to obtain a license. The Manager of the Pacific National Exhibition favours this alternative and points out that all operators are required to pay a rental to the P.N.E. based on the size of the stand or display area plus a percentage of gross sales. He feels this is a form of licensing and any additional fees would either reduce the P.N.E. revenue or place an additional financial burden on some of the small operators.

The matter of amending the License By-law to set a license fee for the retail concession stands and exhibitors during the P.N.E. or providing for their exemption is submitted to Council for consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 267-8

Del. 3(ii)

MANAGER'S REPORT

Date April 11, 1979

TO: Vancouver City Council

SUBJECT: Application of Business Tax to Business Activities on the PNE Grounds

CLASSIFICATION: Recommendation

The Director of Finance reports as follows:

"On February 7, 1978, City Council passed the following motion:

> 'THAT it be City policy that business tax be imposed on currently exempt business premises on the PNE grounds at such time as the present leases expire or are renegotiated in other terms by mutual agreement of the parties, and the Director of Finance report to Council on this policy.'

The property previously leased by the PNE to Burrard Amusements Limited has now been leased, under a newly-written lease, to Conklin Shows Limited as a new operator. All parties to the new lease were aware of the possibility of the City imposing business tax on these premises at such time as a new lease might be in place.

The other enterprises that were under consideration, such as the Jockey Club operations, are not affected by this report, as to the best of our knowledge their leases have not changed.

The PNE was made aware that your staff would be recommending to Council that the Business Tax By-law be amended to allow the amusement park operations on the PNE grounds to be assessed for business tax purposes. They, therefore, retained Davis and Company to prepare arguments against such a change in the by-law and these arguments have been submitted to Council in the form of a letter from Davis and Company (See Appendix A).

I do not accept the PNE's arguments as valid and would comment on them as follows.

Section 1 of the PNE (Davis and Company) letter

In this section the PNE makes it apparent that if a business tax became payable by Conklin for the amusement park operations, the burden would actually be on the PNE because of the way the new lease is written, holding Conklin harmless from the imposition of a business tax by the City. This was apparently written by the parties in the full knowledge that business tax was a strong possibility.

Section 2 of the PNE submission

In this section the PNE states that the Conklin operations in various Canadian cities, including Toronto, Calgary and Edmonton, do not pay any business tax. I am not aware of the situation in Alberta, even though I believe it is the same as Ontario, but in Ontario there is no business tax and instead there is a differential mill rate, wherein commercial and industrial premises pay general purposes tax at a somewhat higher mill rate than do residential properties. This has the similar effect of the business tax in Vancouver. In point of fact, if the City had the power for differential mill rates, I would very quickly recommend that this method be used rather than our business tax method.

Section 3 of the PNE submission

In this section an effort is made to relate the land-use control question and the business tax question with respect to the amusement park. I believe that the two areas of concern are really quite unrelated and that each should be considered on its own merits.

Section 5 of the PNE submission

In this section the PNE raises the point that the grounds were originally made available to the City for public purposes and that it is only in recent times that the facilities have been considered in any sense to be a source of revenue to the City. It is true that the grounds were originally made available to the City for public purposes but it is also true that for a great many years many purely commercial operations have existed on those grounds.

Conclusion

In summary, the situation is as follows:

After the arbitration had been concluded the PNE came before Council and argued that Burrard Amusements ought not to be subject to business tax. Council agreed but made it clear that a new lessee would be subject to business tax. In full knowledge of the foregoing, the PNE paid several million dollars to buy out Burrard Amusements' interest and replace them with Conklin. I believe it can be fairly assumed that the PNE must have concluded that the total revenue or benefit to the PNE from the new lessee including the payment of business tax would be enhanced by the agreement with Conklin or it would be an imprudent business arrangement. Accordingly, any discussion of what the arbitrator decided and what was the situation on the evidence before him at that time is totally irrelevant.

In view of this I must recommend that:

> THE Director of Legal Services bring forward the necessary Business Tax By-Law amendment to allow the amusement park operations on the PNE Grounds to be assessed for business tax purposes."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 267-8

MANAGER'S REPORT

DATE May 25, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: SUMMARY REPORT - GRANVILLE STREET IMPROVEMENTS - NELSON STREET SOUTH TO GRANVILLE STREET BRIDGE

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

The attached report from your officials presents proposals for improvements to Granville Street from Nelson Street south to the Bridge, based on a report from Alan Clapp and Associates and discussions with the Granville Street Merchants. The report considers four general areas: A - Beautification, B - Building Improvements, C - Development and Restoration of Vacant Land, Empty Buildings and Old Hotels and D- Character and Quality of Business and Street Social Scene.

The recommendations as listed below are reasonably self-explanatory.

RECOMMENDATIONS

It is recommended that:

1. City Council approve an amount of $15,000 which represents 50% of the cost of creating a small urban park on Bank of Montreal land located on the southwest corner of Granville and Davie. The recommended source of funds is the 1979 Supplementary Capital Budget.

2. Detailed street improvement plans be prepared for Granville Street from Nelson Street south to Granville Bridge on the basis of a $450,000 budget as per the proposed timetable; and that once these details have been finalized, the City initiate a local improvement on the basis of a 2/3 property owners, 1/3 City share, with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.

3.a. Council approve the Granville Bridge and Granville Street median improvements in principle(estimated at $200,000)with the recommendation that the 1980 Council consider the 1980 Supplementary Capital Budget as the source of funds for the City's share.

b. If 3.a. is approved, that up to $10,000 be approved from 1979 Supplementary Capital Budget ($3,000 for a feasibility analysis and up to $7,000 for a detailed design if necessary) to permit the City Engineer to carry out the detailed structural analysis for report back to Council regarding proposed bridge improvements.

4. The Mayor approach the Provincial and Federal Governments for a special grant in 1980 to assist in upgrading this key entranceway to Downtown Vancouver.

5. The Director of Social Planning, in consultation with the Superintendent of the Parks Board and the Supervisor of Properties examine the cost implications, possible funding sources and feasibility of developing the proposed Flagpole Park site for park purposes.

6. The Director of Permits and Licenses assign staff to co-ordinate development and building permit applications from Granville Street building owners.

7. The Director of Civic Buildings report to Council within six months on the future of the Continental Hotel, including its physical condition, landscaping and the Granville Street Consultant's proposals.

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8. The Director of Legal Services prepare a Standards of Maintenance By-law for commercial premises; and that such a by-law be developed in conjunction with the Directors of Permits and Licenses and Planning for consideration by Council.

9. That the Director of Planning in consultation with the Director of Legal Services be instructed to make application to amend the Zoning and Development By-laws to provide that in all districts where retailing is now allowed either as an 'outright use' or allowed as a special use - subject to prior approval of the Director of Planning or the Development Permit Board as the case may be, that ...'a retail store, selling or providing sex oriented products as a principal or primary use' - require the special approval of the Director of Planning or the Development Permit Board, as the case may be.

   And, that the application by the Director of Planning for the above proposed amendments to the Zoning and Development By-law be referred to a Public Hearing.

10. The Director of Permits and Licenses in consultation with the Director of Legal Services and other appropriate civic officials, submit amendments to the City License By-laws to provide that for any retail store, selling or providing sex-oriented products as one of the, or as the principal use:

    (a) the annual license fee be $3,000

    (b) the hours of business be restricted to Monday, Tuesday, Wednesday and Saturday 9 a.m. to 6 p.m.

    Thursday and Friday 9 a.m. to 9 p.m.

    (c) the age of any clientele be restricted to over 18 years.

    Further, that amendments be submitted for the License By-law to provide for the regulation, display of goods and appearance of the foregoing use classifications.

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION SEE PAGE(S) 269

6(i)

CITY MANAGER'S REPORT

June 8th, 1979

TO: Vancouver City Council

SUBJECT: Vancouver City Planning Commission
- Goals Program - Request for Funds

CLASSIFICATION: Consideration

The City Manager reports as follows:

This report accompanies the Planning Commission's request for additional funds for the Goals Program. From a staff perspective, the Program offers the potential for a better understanding of citizen views of the City. The statistical surveys to be carried out as part of this program include many questions of specific interest to City Departments:

I have concluded that:

(a) the Program is necessary to meet the Vancouver City Planning Commission's objectives as set out by Council

(b) there has already been a significant community input to the program

(c) there will be some direct benefit to City departments.

Approval of the request of the Vancouver City Planning Commission requires additional funding of $21,340 from Contingency Reserve.

The City Manager submits the request for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 261

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Police Patrol Boat
Portable Radio Batteries
Traffic Signal Controllers
Supply of Traffic Signal Equipment
Automobiles
1/2 Track Tractor Loader & Tracks
Extra Light Colored Wiping Rags
Portland Cement

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Sign Kiosk on Granville Mall

The City Engineer reports as follows:

"An application has been received for an encroachment of a sign kiosk on Granville Mall adjacent to the Rogers Building at 470 Granville Street. The kiosk is intended to provide advertising space for the six retail merchants within the Rogers Building complex and also includes advertising space for community use.

Under the provisions of Schedule D of the Sign By-law, kiosk signs on Granville Mall may be permitted. This type of structure comprises an Encroachment on the street and the owner must therefore enter into an Encroachment Agreement protecting the City against possible liability and claims.

The structure is a pleasing design and the applicant explains that a critical element in the success of the proposal would involve the removal of existing miscellaneous signage and advertising. On this basis we would agree that the proposal has merit and would recommend its approval. Council should note that advertising on city streets by way of sandwich boards and similar signs do create a nuisance, however, this structure meets the requirements of the Sign By-law and the Encroachment By-law. There is ample room on Granville Mall at this location for both this structure and pedestrian traffic. In most cases in the City this would not be true.

The annual rental for this Encroachment as recommended by the Supervisor of Properties is $225, subject to review every 2½ years.

I recommend that the proposed structure be approved subject to the following conditions

1. A detailed plan satisfactory to the City Engineer be provided by the applicant.
2. An Encroachment agreement be entered into by the owner of the Rogers Bldg. satisfactory to the City Engineer and the Director of Legal Services.
3. An annual charge of $225 be established for the Encroachment as recommended by the Supervisor of Properties, subject to review every 2½ years."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

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3. Tender -
Side-Loading Refuse Collection Packer Bodies

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on May 14, 1979, and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Truck Replacement Account.

Only one bid was received and it meets all specifications.

The City Engineer and Purchasing Agent recommend acceptance of the only bid from F. & F. Equipment Ltd. for the supply and installation of four side-loading refuse packer bodies, Shu-Pak Model 109-33, at a total cost of $146,648 ($31,155 plus $5,507 installation each) plus applicable 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

4. Cordova Street Extension from Granville Street to Howe Street

The City Engineer reports as follows:

"At its meeting of May 16, 1978, Council authorized design work on the Cordova Street extension from Granville Street to Howe Street. The cost of building the structure is estimated to be $2 500 000. By their agreement with the City, Marathon, C.P.Rail and Project 200 Investments are to pay 46% of the cost. Funds for the City's portion are provided in the current Five-Year Capital Works Plan.

In February, 1979, the Federal-Provincial Urban Transportation Assistance Program (UTAP) came into force and may provide an additional source of money for this work. However, the City must apply for a contribution. If a contribution is granted, it would be subject to an agreement between the City and the Government of Canada.

I recommend that the City Engineer be authorized to apply for UTAP funding towards the cost of building Cordova Street Extension."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Purchase of Patterns for Gray Iron Casting

The City Engineer reports as follows:

"To obtain better quality control and lower prices through increased competition, the purchase of master wood patterns, plastic moulds and plastic patterns for ten Waterworks gray iron castings is required. The estimated cost is $16 000.

Previously, on numerous occasions, castings such as valve box lids and manhole covers have not been interchangeable, have rocked in their frames or have had other dimensional problems sufficient to require replacement or rejection of the casting. Only through the City's ownership and control of the patterns for the castings can uniformity and quality be maintained.

The cost of castings has increased by an average of 42 percent between the 1976 and 1978 contracts. The $16 000 pattern cost represents less than 13% of the value of the Waterworks gray iron casting purchased under the 1978 contract. By providing patterns for the 1979 contract we anticipate a significant reduction in the cost of gray iron casting, that will write-off the initial cost of the patterns within a few years. By providing patterns, foundries other than the three presently bidding will be able to offer bids, thereby increasing competition and decreasing prices.

I recommend that the above purchase of patterns be approved and that the necessary funds of $16 000 be appropriated from Waterworks Capital Account No.128/7901, Short Notice Projects - Unappropriated."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Proposed Drainage Improvements in the Blenheim Flats Area

The City Engineer reports as follows:

"A proposal has been received from the Southdale Ratepayers' Association respecting improvements to the drainage facilities in this area.

These lands, located south of Marine Drive bordering on the Fraser River, are extremely flat. Drainage is a problem and is alleviated by a series of drainage ditches throughout the area. These ditches have two functions: to store the water and to convey it to the Fraser River. There it is discharged through floodgates which open at times of low tide emptying the water from the drainage ditches and automatically close again at high tide. During a combination of a severe rainstorm and a high tide these lands may become flooded.

This area is not served by a sanitary sewer or storm drains. The area is zoned as a limited agricultural district and many expensive homes are located throughout. The Ratepayers' Association wishes to leave this situation as it is but would like to make minor improvements in the drainage facilities. The land cannot be sub-divided or further developed until proper sewerage and drainage facilities are provided.

In 1973 a study was made to provide proper pumping facilities capable of handling a five year storm. Seven pumps would be required at a Capital cost of approximately $130,000 at that time. Annual maintenance costs were estimated at $53,000. The Association has made it quite clear that they do not wish improvements made to that extent. The City on the other hand would be reluctant to be a party to a drainage system of limited capacity — like the one proposed which still allows frequent, although greatly reduced, short term flooding. Therefore, the Engineering Department would take a neutral stand in the present proposal but would suggest that the City contribute towards the Capital cost in proportion to the extent of City-owned lands tributary to the drainage area. The Capital cost of the proposed installation is relatively low (approximately $25,000) and the Ratepayers' Assoc. will bear this Capital cost subject to the City's contribution. The Ratepayers' Association is unable to pass on the maintenance costs to their members and the City cannot have a binding agreement with an association which may not be in existence some time in the future. Therefore, as a condition of the Ratepayers' group paying for and installing the system at no expense to the City except in proportion to the City lands owned, the Association proposed that the City accept the annual maintenance costs estimated to be approximately $3,000. In addition, the City would provide a space for the pump installations and upon completion the ownership of the pumps and related facilities would be turned over to the City. The City would also arrange for the necessary approvals and permits required for the outfalls from the various senior governments. The City would agree to maintain the pumps in an operating condition and pay for the necessary power for the limited time of 10 years. After this time we would review whether or not the maintenance costs are reasonable or if a new and larger pump is required at that time, in which case the Association would be asked to finance a new installation.

The City does not wish to be in the position of supporting a sub-standard improvement. However, this proposal could be fitted into an overall scheme and thus could be considered as Phase I of a proper drainage scheme which may be constructed on a Local Improvement basis at some time in the future. The Association's proposal which they have made to their membership and to which they have agreement is as follows:

a) The Association would finance and contract for the construction of a pump station at the foot of Blenheim St. at an estimated cost of approx. $25,000. Of this amount, the City would be treated as a property owner and would share in this cost to the extent of its ownership of lands, therefore, the City would pay 15% of the Capital cost and would be billed for this amount on completion of the works.

b) The City would provide a location for the pump and related facilities. These works would be turned over to the City upon completion.

c) The City would agree to maintain the pumps in an operating condition and pay for the necessary power. This maintenance proviso would be for a period of 10 years and would be reviewed at the end of that time.

d) The Association will have plans prepared by a Professional Engineer showing details of the proposed facilities to the satisfaction of the City Engineer.

e) The City would arrange for the necessary approvals and permits for the outfalls.

..../4

Clause No. 6 cont'd:

I recommend that:

1. The Southdale Ratepayers' Association be allowed to construct and pay for a drainage facility which is understood to be Phase I of a future pumping system.
2. The City accept the costs of the installation in the proportion to which it owns the land draining to the area. This proportion has been agreed as 15% or approximately $4,000.
3. The City accept the annual maintenance costs of the pump facilities estimated to be $3,000. This agreement would be for a period of ten years after which time the City has the option of removing the Works, or continuing to pay the maintenance costs until it becomes uneconomic to do so, or to ask the Association to finance a new and larger pump as a further phase of the drainage system.
4. The City will provide the location for the pumps and related facilities upon its lands and the ownership of the works would become the City's upon completion.
5. Details of the proposed facilities are to be prepared by a Professional Engineer at the Association's expense and are to be to the satisfaction of the City Engineer.
6. The City will arrange for the necessary senior government and other authorities' approvals for the outfalls.
7. The City's proportion of the Capital works is to be provided from Sewers Capital Account #011/5812 "Refurbish Pump Stations"."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Downtown-Eastside N.I.P. - Six-Month Progress Report

The Director of Planning reports as follows:

"On November 28, 1978, Council approved a revised Downtown-Eastside N.I.P. Implementation Stage Administration Budget which extended the program to December 31, 1979, and instructed the Director of Planning to provide a progress report in six months.

I. BACKGROUND

On September 28, 1976, Council approved the Downtown-Eastside N.I.P. Concept Plan and Land Use Policy Plan. The 3-year Implementation Stage will terminate in September, 1979.

The N.I.P. Concept Plan, which was amended on December 7, 1976, allocated funds for capital improvements as follows:

(a) Community Health Facilities	$200,000
(b) Social-Recreational Community Facilities	130,000
(c) Japanese Community Facilities	150,000
(d) Public Open Space	95,000
(e) Projects Encouraging Employment	5,000
(f) Contingency	9,300
	$589,300
Previously allocated (Planning, tree planting, etc.)	95,700
Implementation Administration (total City funds)	70,000
"Freed-up funds" (resulting from change in cost-sharing for non-city-owned Japanese community facilities)	48,210
TOTAL	$803,210

The Land Use Policy Plan contained 14 policies designed to further the goal that 'the present mixed use character of the neighbourhood be retained and that improvements be geared to enhance the environment from a people-oriented perspective and that the residential component be maintained and encouraged.'

II. PROJECT STATUS

(a) Community Health Facilities

The Downtown-Eastside/Strathcona Health Facilities Advisory Committee, which includes representatives of the Downtown-Eastside and Strathcona communities, the City's Health, Social Planning and City Planning Departments, and local agencies, recognized that it lacked sufficient data on the health characteristics of the area to draw any conclusions about needed health services or facilities. The Advisory Committee enlisted the aid of a health planning consultant to prepare a report on the health characteristics of the area. Dr. Rita Bakan, the consultant, prepared the Report on Health Status of Census Tracts 57, 58, and 59. The report made two major recommendations:

(1) The current delivery of health services by private practitioners and clinics should be augmented by outreach, home, and mobile unit services for more effective identification and treatment of at-risk individuals, in order to reduce the numbers of early deaths in the area, from respiratory and other diseases.

(2) A study should be undertaken to determine the extent to which women in the area use existing health services and the factors that contribute to women's greater vulnerability to the fatal effects of cirrhosis of the liver. Health services that specifically focus on the health problems of women should be designed for the area.

Recently, the administrative status of the existing Clinic at 373 East Cordova Street was altered. Since its inception, most of the funding

Clause 1 continued

for the operation of the Downtown Community Health Society Clinic has been provided by the Province of British Columbia, through the Ministry of Health. On January 5, 1979 the Ministry withdrew funding from the Clinic's homemaker services, citing a number of problems within the Society. Subsequently, the Minister of Health, noting continuing problems, requested the City of Vancouver to assume the responsibility for the operation of the Clinic on a temporary basis. On March 13, 1979, Council approved the recommendation of the Acting Medical Health Officer to accept responsibility for the operation of clinical services formerly provided by the Downtown Community Health Society.

The Minister of Health, in asking the City to assume this responsibility, has said that after a period of development of services which will deal effectively with the very large health problems known to exist in this area, and stabilization of those services, it is his preference to have a new society with local agency and citizen representation assume responsibility for this clinical operation.

The findings of the Health Status Report, and the recent administrative changes at the Downtown Community Health Clinic call for a re-evaluation of the planning strategy to secure improved health facilities for the Downtown-Eastside and Strathcona area.

In view of the declining population trend and the demonstrated need to target the delivery of health services to the high-risk population through an expanded outreach service, the large capital expenditure required to construct a new clinic in the Downtown-Eastside is not justified. The consensus of opinion among health professionals is that a new facility is not required to meet the health care needs of the area population, but that this goal can be better achieved by improving health programs and developing outreach services. Nevertheless, the Downtown Community Health Clinic, the centre of the health service system in the Downtown-Eastside, continues to experience difficulties with respect to space and tenure while serving an increasingly expanding clientele.

On May 9, 1979, members of the City Planning, Health, Social Planning and Civic Buildings Departments, and Dr. John Smith, Director of the Bureau of Special Health Services, B. C. Ministry of Health, met to discuss the advisability of a joint effort by the City and the Province to acquire a more permanent facility for the health clinic at this time. The conclusion of that meeting was that immediate steps were required to secure more adequate and secure space for the clinic operations, including the much-needed outreach services. It was determined that the acquisition and renovation of an existing building(s) was the more cost-effective route, and from a timing point of view, could meet the project commitment deadline of September for use of N.I.P. funds.

Officials from the various civic departments have, therefore, begun documenting the space requirements for the health services intended for the new clinic; they are surveying buildings in the area which could be available for purchase and renovation, and are determining the costs of such action. A staff report on this matter will be prepared for Council consideration, and will include recommendations on the disposition of the lands at 412 - 420 East Cordova Street which were purchased with N.I.P. funds as a possible clinic site.

(b) Social-Recreational Community Facilities

Several possible projects have been considered for funding within this category. On November 28, 1978, Council approved an appropriation of $1,000 for the repair and renovation of the swimming/wading pool of the Franciscan Sisters of the Atonement Daycare at 385 East Cordova Street. The most recent proposal has been from the St. James Social Service Society for a cafeteria and dining room for residents of the Victory Hotel at 391 Powell Street. However, because the balance of $129,000 allocated under this general category may be required to be re-allocated for the higher priority improved health services facilities, analysis of this proposal has been held in abeyance for approximately one month until conclusions are drawn regarding the health services issue.

Clause 1 continued

(c) Japanese Community Facilities

On March 7, 1978, Council approved the appropriation of $50,000 N.I.P. funds for the renovation of the Japanese Language School at 475 Alexander Street. In addition to the N.I.P. funds, the School raised approximately $16,000 for further renovation work. This project is near completion.
On November 28, 1978, Council approved the appropriation of $100,000 N.I.P. funds for the construction of the gymnasium portion of the new Buddhist Church complex at 220 Jackson Street. In addition to the N.I.P. funds, the Buddhist Church raised approximately $700,000 for the total project. Construction is well underway, with completion scheduled for this summer.

(d) Public Open Space

Oppenheimer Park was substantially upgraded in 1977; the total cost of the project was $125,580, funded by the N.I.P. appropriation of $75,000, and a Parks Board contribution of $50,580. Cost estimates are now being carried out to utilize the remaining $20,000 in this category for street trees in the areas of high pedestrian usage.

(e) Projects Encouraging Employment

On December 12, 1978, Council approved the appropriation of two small projects in this category. D.E.C.A. Services Society received a grant of $2,260 for the purchase of tools and equipment to assist their efforts in providing carpentry and construction work for unemployed local residents. The Door is Open received a grant of $945.00 to purchase carpentry and leatherworking tools to assist their efforts in helping local residents to acquire manual skills and the confidence needed for full-time employment.

(f) 'Freed-up' funds - Powell Street Commercial Beautification

More detailed implementation analysis on the Japanese Community Facilities projects resulted in an alteration of the cost-sharing arrangements for these improvements, which, in turn, resulted in Federal-Provincial funds totalling $48,210 being 'freed-up'. In order to take advantage of these funds for the Downtown-Eastside area, the City would have to provide $16,065 matching funds. The source of these matching funds could be from Unallocated City N.I.P. Funds.

Planning and Engineering Department staff have begun preliminary design and estimate procedures to determine the feasibility of a minor upgrading and beautification of the commercial core area of Powell Street, known for many years as Japantown, and which continues to be the focus for much of the local day-to-day shopping for area residents. Meetings will be held with local merchants and owners soon, and a report to Council on this matter would be presented later in the summer.

III. LAND USE CONCEPT PLAN/CD-1 ZONING BY-LAW

The Oppenheimer Area Planning Committee and City Planning Department staff have completed a review of the policies in the Land Use Concept Plan and an analysis of the effects of development permit activity under the existing CD-1 District Schedule. A number of alternative proposals for a revised zoning schedule have been examined. It has been determined that further study and analysis is required of the areas immediately surrounding the CD-1 zoned area, and to consider the whole area in a more comprehensive manner. City Planning Department staff will be carrying out this analysis during the summer and early Fall, and anticipate presenting to Council a draft Development Plan for the area by the end of the year.

IV. MAJOR DEVELOPMENTS

(a) Remand Centre. Upon the advice of City Council, the Director of Planning approved a development permit application by the Province to construct a seven-storey Remand Centre with offices, holding cells, and ancillary restaurant facilities at 275 East Cordova.

Clause 1 continued

(b) Rezoning Application for Hotel/Commercial Complex at Hastings/Gore. On September 29, 1978 a rezoning application was filed for a commercial complex with retail shops on the first floor, restaurants, hotel-apartments and office. On March 26, 1979, the applicants requested a postponement of processing this application to allow them to complete a study model of the project.

V. HOUSING

(a) Downtown Housing Implementation Committee

In October, 1978, City Council established a Staff Downtown Housing Implementation Committee to, generally, assess the current situation regarding residential hotels and rooming houses in the Downtown core and propose an implementable housing policy and program to ensure improved living conditions, to include an upgrading of current levels of by-law enforcement and possible capital and rent subsidy programs. Council considered the First Quarterly Report of the Committee on April 10, 1979, and amongst the many far-reaching recommendations adopted, the Committee was instructed to include the following information in their next Quarterly Report:

(1) A progress report on inspections of residential hotels and rooming houses;

(2) A proposed "Housing Standards for Older Multiple Residential Buildings By-law";

(3) A progress report on the Canada Works Paint-up, Clean-up programs for selected residential hotels and rooming houses should it be approved;

(4) A discussion of zoning and development proposals pertaining to vacant and partially used building in Area 1 of the Core Area;

(5) An examination of social service needs of permanent residents in residential hotels and rooming houses.

Another recommendation adopted stated that 'Council encourage as a priority the construction this year of at least 100 new bachelor dwelling units in the Downtown Core area and that more than 100 units per year be constructed, if possible.' With respect to this recommendation, City Planning Department staff have been working with the Greater Vancouver Housing Corporation who have shown considerable interest in developing housing at the City-owned 412 - 420 East Cordova Street site. The proposal was given unanimous support at a presentation to the G.V.R.D. Housing Committee and the G.V.H.C. Board of Director's meeting on April 19, 1979. The proposal has been forwarded to the G.V.R.D. Board of Directors for consideration at their May 30th meeting.

(b) Residential Rehabilitation Assistance Program (R.R.A.P.)

Most of the housing units in the Downtown-Eastside are contained in privately-owned hotels and rooming houses. Although many of these buildings require extensive rehabilitation, the assistance available under the R.R.A.P. program has been limited.

Over the past year, efforts to improve the assistance available have continued. In June 1978, the Federal Government increased the loan funding available from $1,000 per rooming house unit to $4,000 per unit. However, the grant available of $500 remained unchanged. In March 1979, the Federal Bill C-29, which amended the National Housing Act, removed the $500 limit on grant assistance. To date, however, a new grant figure has yet to be announced. As a result, R.R.A.P. activity in the Downtown-Eastside remains minimal.

One of the recommendations of First Quarterly Report of the Downtown Housing Implementation Committee, referred to above, was that 'the City of Vancouver approach the Federal Government with a proposal to revise the guidelines and increase funding available to the R.R.A.P. program with the objective of making the program more attractive.'

Clause 1 continued

It is hoped that the continued efforts of this Committee and the City's R.R.A.P. Administration staff will result in a more extensive utilization of R.R.A.P. funding in the Downtown-Eastside area.

Following is a summary of R.R.A.P. applications processed in the Downtown-Eastside area to date:

DOWNTOWN-EASTSIDE STATISTICS

COMMITMENTS		Applications	Units	Grants	Loans	Total
1976	Homeowner	2	2	$ 3,750	$ 3,750	$ 7,000
	Landlord	3	48	178,750	296,225	474,975
1977	Homeowner	1	1	3,750	2,250	6,000
	Landlord	1	2	7,500	12,500	20,000
1978	Homeowner	2	2	1,975	10,000	11,975
	Landlord	2	13	46,250	68,700	114,950
1979	----------		NIL	----------		
PENDING (currently - April 30, 1979)						
	Homeowner	2	2			6,200
	Landlord	1	2			8,800
TOTALS (1976 - 1979) - COMMITMENTS						
	Homeowner	5	5			24,975
	Landlord	6	63			609,925

VI. OPPENHEIMER AREA PLANNING COMMITTEE

The Oppenheimer Area Planning Committee continues to meet every two weeks and is the focus of citizen involvement for this program.

VII. RECOMMENDATION

The Director of Planning submits the foregoing six-month progress report for the information of City Council and recommends:

A. THAT City Council submit the Downtown-Eastside N.I.P. Six-Month Progress Report to the Federal and Provincial Governments for information;

B. THAT City Council endorse the investigative procedures outlined in this report regarding health facilities improvement and instruct the City Planning, Health, Social Planning and Civic Buildings Departments and the Supervisor of Properties to report back by the end of June with recommendations for appropriate City actions, including sources of funding."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Exterior Alterations to Hotel Vancouver

The Director of Permits and Licenses reports as follows:

"In March 1976, Council designated the Hotel Vancouver as as Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior of the building may be carried out without Council's approval.

Clause 2 continued

The proposed upgrading of fire safety requirements under the Vancouver Fire By-law and the Provincial Fire Marshal Act will involve the exterior walls in that a new double exit door will be provided on Hornby Street, the existing single exit blocked up and a window will be relocated. On Georgia Street, the main entrance steps will be relocated closer to the street and an air intake grill will be required near the Burrard Street corner. The Vancouver Heritage Advisory Committee recommended approval of the exterior alterations at its meeting on May 14, 1979.

No building permit application has been made so far but the plans have been reviewed and, subject to minor changes required to the interior renovations, a permit could be issued on receipt of these revisions, subject to Council approval.

RECOMMENDATION

The Director of Permits and Licenses recommends:

THAT Council approve the exterior alterations to the Hotel Vancouver as described in this report, so that a Building Permit may be issued on receipt of a suitable application."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Permits and Licenses be approved.

3. Riley Park and Grandview-Woodland N.I.P. - Bus Shelters

The Director of Planning and the City Engineer report as follows:

"On July 26, 1977 City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $210,000.00 for improvements to local streets and circulation. The Plan also recommended the placement of commercial bus shelters in the neighbourhood wherever possible. The purpose of this report is to recommend the appropriation of a portion of these funds to accommodate the installation of two commercial bus shelters and the relocation of two existing City bus shelters.

Over the past two years the City Engineering and Planning Departments have defined a number of possible sites for commercial bus shelters in the Riley Park Neighbourhood. One of these commercial shelters has now been installed on Main Street at 25th Avenue (east side) and an additional shelter is planned to be located on Main Street at 18th Avenue (west side). Two additional commercial shelters have also been proposed on Main Street at 33rd Avenue (both sides) replacing two existing City shelters, one of which presently is in poor condition. These locations have been confirmed with the commercial bus shelter company and as per their agreement with the City, the commercial bus shelter company will be responsible for the original installation costs of the new shelters as well as all maintenance and other ongoing costs.

However, at this time it is proposed that the two existing City bus shelters at Main/33rd Avenue be relocated to allow for the installation of the new commercial shelters. The proposed relocation and rehabilitation costs for the two City shelters are as follows:

(a) One is proposed to be relocated on Main Street at 23rd Avenue (east side). Relocation and rehabilitation costs are estimated to be $1,600.

(b) One is proposed to be relocated to a pre-determined site in the Grandview-Woodland Neighbourhood on the following basis:

i) Riley Park N.I.P. will fund the removal and related site costs in the community, estimated to be $400.00;

Clause 3 continued

ii) Grandview-Woodland N.I.P. will fund the relocation and rehabilitation costs in that community estimated to be $1000.00.

The total costs for Riley Park N.I.P. therefore is to be $2,000.00. This project requires the alternative N.I.P. cost sharing formula for utilities whereby the City share is 62.5%.

The Concept Plan of July 12, 1977 for the Grandview-Woodland Neighbourhood Improvement Program included an allocation of $35,000.00 for the installation of City bus shelters in locations where, under the system of normal City priorities, they would not be provided.

While many locations given a high priority by the community have received commercial bus shelters some desirable locations remain at the mercy of the Vancouver weather. The Grandview-Woodland N.I.P. Committee therefore recommends the expenditure outlined above in order to take advantage of the availability of this used City shelter. The Committee would support further relocation projects funded in a similar manner if these can be arranged.

The Director of Planning and City Engineer therefore recommend:

(A) THAT Council approve an expenditure not to exceed $2,000.00 to be appropriated from the Riley Park N.I.P. Services/Utilities Budget Account #898/9414 to relocate and rehabilitate City bus shelters in the Riley Park N.I.P. area with costs to be shared as follows:

C.M.H.C.	(25% of total)	$ 500.00
Province of B.C.	(12.5% of total)	$ 250.00
City of Vancouver	(62.5% of total)	$1,250.00

(B) THAT Council approve an expenditure not to exceed $1,000.00 to be appropriated from the Grandview-Woodland N.I.P. Service/Utilities Account #898/9407 to relocate and rehabilitate a City bus shelter in the Grandview-Woodland N.I.P. area with costs to be shared as follows:

C.M.H.C.	(25% of total)	$250.00
Province of B.C.	(12.5% of total)	$125.00
City of Vancouver	(62.5% of total)	$625.00"

The City Manager RECOMMENDS that the above recommendations of the Director of Planning and the City Engineer be approved.

INFORMATION

4. 2655 East Pender Street - By-law Infraction

Mrs. Enza Borrino has requested to appear before Council as a delegation with respect to a violation of the Zoning and Development By-law.

The Director of Permits and Licenses reports as follows:
"The above property is situated in an RS-1 - One Family Dwelling District where the maximum floor space ratio permitted is 0.60.

The By-law states in part that all floors having a ceiling height of 4', including earth floors, both above and below ground level is to be included in calculating floor space ratio. Floor space ratio is the figure obtained when the area of the floors of the buildings on a site is divided by the area of the site.

Our records show that Development Permit No. 81664 was issued to erect a two storey one family dwelling with a crawl space. The original plan indicated that the floor space ratio being provided was 0.52. This did not include the crawl space as only a 2' 6" to 3' ceiling height was shown on the plan.

Clause 4 continued

Our Inspection Services reported that a complete basement had been installed and a "STOP WORK" card was posted. A second Building Permit was issued to alter the building to provide a cellar of a maximum area of 500 sq. ft. with the condition that the balance of the cellar was to be filled as per the original Building Permit. With the addition of the 500 sq. ft., the floor space ratio came up to 0.596. The building was completed and occupied but the balance of the cellar was never filled in and now has been converted into a complete basement. This makes the floor space ratio of the building 0.76, which is 932 sq. ft. over the maximum permissible.

Normal enforcement action was commenced and the owner has made an application to the Board of Variance requesting a relaxation of the Zoning and Development By-law. This appeal will be heard by the Board of Variance on June 13, 1979".

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

5. 2665 Point Grey Road - D.P.A. No. 84128

The Director of Planning reports as follows:

"Development Permit Application No. 84128 has been filed by Mr. John Keith-King to convert the existing dwelling in this RT-2 District, to provide one (1) additional dwelling unit on the first storey.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate interior alterations to the first storey to provide one (1) dwelling unit. The submitted drawings further indicate the provision of four off-street parking spaces on the site.

Development Permit No. 81670, dated September 18, 1978, permitted alterations to convert the building into two dwelling units (one on the second floor and one on the upper floor).

The Director of Planning is prepared to approve Development Permit Application No. 84128, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

6. Strata Title Conversion Application - 8622 Selkirk Street

The Director of Planning reports as follows:

"An application has been received from Mrs. Gail M. Bawden, tenant-in-common of 8622 Selkirk Street (Lots 12 and 13, Block D, D.L. 318, Group 1, N.W.D. Plan 1903), to convert this existing 15 unit apartment building to strata title ownership.

Clause 6 continued

Site Description

The site is zoned RM-3A Multiple Dwelling District and an apartment building is an outright approval use. The building on the site was approved as a 14 unit apartment building in September, 1956 under Development Permit No. 565. In October 1967, Development Permit No. 42788 was issued, permitting an additional dwelling unit in the basement for a limited period of 15 years expiring November 30, 1982.

The temporary nature of this basement suite was a major problem in the consideration of this strata application. Strata titling of any residential or commercial unit would provide a permanent, separate title to that unit, however, it was possible that the approval granted under Development Permit #42788 might expire without reapproval leaving the strata lot with no residential use. The applicant was advised that the Director of Planning could not support strata titling of this basement unit and that the applicant should attempt to have the unit made permanent or incorporate it into one of the other strata lots.

As one of the 15 tenants-in-common was occupying the basement unit in question on the basis that he would own the unit once it was strata titled, the applicant undertook to have the unit permanently approved. Development Permit Application No. 84028 was submitted on May 2, 1979 to retain this basement dwelling unit. The Development Permit was approved and issued on May 24, 1979, "permitting the retention of the existing dwelling unit, located in the easterly portion of the basement for the life of this specifically designed apartment building".

The site has a frontage along Selkirk Avenue of 20.120 m (66 feet) and a depth of 50.600 m (166 feet) for a total site area of 1018.070 m^2 (10,956 square feet). See Appendix 'A' for the site plan.

Applicant's Submission

The applicant has submitted the following information:

1. Plan of the 15 unit apartment building;

2. Written statements from each tenant-in-common agreeing to the proposed conversion;

3. Eight of the apartment units are occupied by tenants. A written statement has been submitted from each tenant stating that they do not oppose this conversion;

4. Building Inspection Report from Barry A. Smith, Architect (See Appendix 'B').

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports that electrical, plumbing and gas installations are satisfactory but some work must be carried out prior to final approval in order for the building to comply with the Building By-law.

See Appendix 'C' for the list of work which must be carried out.

Director of Social Planning

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

> "the Social Planning Department has no objections to the Strata Title Conversion application for 8622 Selkirk Street."

Clause 6 continued

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 8622 Selkirk Street (Lots 12 and 13, Block D, D.L. 318, Group 1, N.W.D., Plan 1903) to Strata Title Ownership consisting of 15 strata lots, subject to the following condition:

a) That a Certificate of Approval (Form 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

7. Champlain Heights - Enclave 14 - Conditions and Standards of Development

The Project Manager for Champlain Heights Development Group reports as follows:

"Introduction

The purpose of this report is to propose an amendment to Council's resolution of June 14th 1976, concerning the Conditions and Standards for development for Enclave 14, Champlain Heights - specifically site coverage.

Background

On 12th December 1978, Council agreed to the sub-division of Enclave 14 and to the leasing of approximately two acres of the enclave to the Royal Arch Masons for the construction of a 130 bed Personal and Intermediate Care Facility.

On 4th January 1979, application for Development Permit approval (DPA No. 83014) was filed by Kenneth Lee (Architect) on behalf of the Society of Royal Arch Masons of British Columbia to construct a 3 storey and basement development containing 130 bed Personal and Intermediate care facility on Champlain Heights, Enclave 14 - southern portion.

At a Public Hearing held on June 14th 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of apartments (senior citizens housing), personal care, and/or private hospital (excluding operating facilities). A resolution of Council when dealing with the rezoning restricted the site coverage to 35%.

The development as proposed would have a site coverage of 47% - in all other aspects the development proposed conforms to the required or is less than the maximum allowable conditions of development.

The Director of Planning, after receiving advice from the Urban Design Panel and other authorities has approved this Development Permit Application subject to a number of conditions, including that, prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 47% in lieu of the previously approved 35%.

The Project Manager recommends:

THAT Council amend its previous resolution of June 24th 1976, to permit a site coverage of 47% in lieu of 35%."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

8. Champlain Heights Enclave 2 -
Conditions and Standards of Development

The Champlain Heights Project Manager reports as follows:

"Introduction

The purpose of this report is to propose an amendment to Council's Resolution of June 14th 1976, concerning the Conditions and Standards of Development for Enclave 2, Champlain Heights - specifically site coverage.

Background

Development Permit Application No. 83903 has been filed by Fred Collins, Architects, for Solar West Ltd. to construct 94 townhouse dwellings on Champlain Heights, Enclave 2 (Lot 11, Block A, D.L. 335, Plan 16639).

At a Public Hearing held on June 14th 1976, City Council approved the application by the Director of Planning to rezone this site from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District to permit the construction of townhouses. A resolution of Council when dealing with the rezoning restricted the site coverage to 33%.

The development as proposed would have a site coverage of 40%. The number of residential units proposed is 94. Enclave 2 is the Residential Energy Conservation Demonstration Project. The additional site coverage is largely explained by the objective to take advantage of some passive solar heat gains during the day. This has resulted in a double loaded roadway system to expose homes to as much sunlight as possible. In view of the energy conservation aspects of this project, the Director of Planning and the Champlain Heights Project Manager support an increase in the maximum site coverage.

The Director of Planning, after receiving advice from the Urban Design Panel has approved this Development Permit Application subject to a number of conditions including that prior to the issuance of the Development Permit, a report be submitted to Council to amend the maximum site coverage to permit 40% in lieu of the previously approved 33%.

The Champlain Heights Project Manager recommends that Council amend its previous resolution of June 24th 1976, to permit a site coverage of 40% in lieu of 33%."

The City Manager RECOMEMNDS that the recommendation of the Champlain Heights Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 262/3

MANAGER'S REPORT, JUNE 8, 1979 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION:

1. Investment Matters (Various Funds) April 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of April 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF APRIL 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Apr.2	Bank of Montreal	Apr. 3/79	$ 997,581.96	$ 997,267.75	1	11.50
2	Bank of Montreal	Apr. 3/79	1,000,219.18	1,000,000.00	1	8.00
3	Banque Canadienne Nationale	Apr.10/79	751,546.23	750,000.00	7	10.75
4	Toronto Dominion Bank	Aug.15/79	1,040,883.84	1,000,000.00	133	11.22
6	Banque Canadienne Nationale	Apr. 9/79	500,380.14	500,000.00	3	9.25
9	Banque Canadienne Nationale	Apr.16/79	1,002,061.64	1,000,000.00	7	10.75
10	Toronto Dominion Bank	Aug.15/79	1,558,767.95	1,500,000.00	127	11.26
12	Bank of Nova Scotia	Aug.15/79	2,077,191.78	2,000,000.00	125	11.27
17	Bank of British Columbia	Aug.15/79	1,037,282.19	1,000,000.00	120	11.34
18	Vancouver City Savings Credit Union	Aug.15/79	2,592,510.27	2,500,000.00	119	11.35
18	Toronto Dominion Bank	Sept.14/79	1,045,924.66	1,000,000.00	149	11.25
18	Banque Canadienne Nationale	Apr.20/79	2,001,178.08	2,000,000.00	2	10.75
20	Banque Canadienne Nationale	Apr.24/79	2,001,917.81	2,000,000.00	4	8.75
20	Banque Canadienne Nationale	Apr.25/79	700,839.04	700,000.00	5	8.75
24	Banque Canadienne Nationale	Apr.25/79	3,501,102.74	3,500,000.00	1	11.50
25	Canadian Imperial Bank of Commerce	May 1/79	1,980,823.39	1,977,248.10	6	11.00
25	Canadian Imperial Bank of Commerce	Sept.14/79	3,130,717.81	3,000,000.00	142	11.20
30	Vancouver City Savings Credit Union	May 8/79	1,002,476.71	1,000,000.00	8	11.30
30	Bank of Montreal	May 17/79	2,000,000.00	1,989,529.08	17	11.30
			29,923,405.42	29,414,044.93		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

	Chartered Bank Deposit Receipts and Government Notes					
Apr.2	Bank of Montreal	June 5/79	$ 3,568,856.99	$ 3,500,000.00	64	11.22

Clause No. 1 cont'd:

3. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yiel %
	Debentures						
Apr.9	City of Vancouver 6.00%	June 15/80	$ 1,000.00	95.15	$ 951.50	1/2	10.4
11	City of Vancouver 8.00%	Apr. 2/93	6,000.00	82.50	4,950.00	14/-	10.4
			7,000.00		5,901.50		
						Days	
	Chartered Bank Deposit Receipts and Government Notes						
Apr.30	Bank of Montreal	May 31/79	$ 6,562,382.19		$ 6,500,000.00	31	11.3
			$ 6,569,382.19		$ 6,505,901.50		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT APRIL 30,1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 68,025,287.24	$ 65,437,550.28"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing **recommendation of the Director of Finance be approved.**

2. Community Facilities - Champlain Heights

The Champlain Heights Project Manager and the Director of Finance report as follows:

" PURPOSE:

The purpose of this report is to recommend funding for the Champlain Heights Community facilities.

BACKGROUND:

During preparation of the 1979 Supplementary Capital Budget, funding for community recreational facilities in Champlain Heights was listed as a potential project.

This project has been approved in principle by Council and the Vancouver Parks Board.

Following discussions with the Director of Finance, it was concluded that this project could be funded out of money generated through the Municipal Incentive Grant program. This program provided the City with a grant for new housing produced within certain density and price limitations as set out by CMHC and the Province.

Clause No. 2 cont'd:

Guidelines for use of the grant funds were fairly flexibile - generally they were to be used for encouraging modest housing and providing support facilities in developing areas.

The Champlain Heights centre is a $2M project involving a variety of sport and social facilities. This centre is to be built on a 28 acre site which will also be developed with shops, offices, parks and playfields. The site can also accommodate schools, a pool and an ice rink should demand necessitate these facilities.

A full account of the facilities was presented most recently in a report to Council May 15th requesting authority to go to a public hearing to rezone the site.

Details of the proposed recreational and community facilities including a preliminary analysis of operating costs was presented to the Finance Committee February 22, 1979 and to Council March 6, 1979.

Design for the first phase is well advanced and construction could start as early as September of this year.

The total cost of the Community Recreational Facilities and related park development work is $2,000,000. In November 1977, when Council previously considered the financing for the facility, it was recommended that $1.5M be provided out of Supplementary Capital Budget towards the financing of the facility. In 1978, Council approved $500,000 of that funding from the 1978 Supplementary Capital Budget.

When the Finance Committee considered the funding of the remaining funds for the project, while considering the 1979 Supplementary Capital Budget, the Director of Finance reported that the funding could be accomplished as follows:

Municipal Incentive Grant	$ 1,100,000
R.E.F.A.P. Grant	400,000
1978 Supplementary Capital	500,000
	$ 2,000,000

The City has currently received $1,195,800 from the Municipal Incentive Grant program and has claims outstanding for additional amounts. The Provincial Government has required that the funds which the City is receiving from M.I.G. be applied to "facilitate the production of housing". It is the opinion of the Director of Finance that the creation of Community Facilities in new developments such as Champlain Heights and False Creek fall within that purpose. As the M.I.G. program terminated in December 1978, the City will only receive funds for housing units which started prior to the end of 1978, and these funds will only be received after the units have been completed.

$400,000 of the Municipal Incentive Grant Fund have currently been reserved for the False Creek Community Facility. It is a recommendation on this report that $1,100,000 be reserved for the Champlain Heights Community Facilities. As there is currently a shortfall of $304,200, not all of these funds can be spent at this time. However, it is anticipated that the additional funds will be received this summer and certainly prior to the start of construction.

Together the False Creek and Champlain Heights developments, through the mixed income programs, have generated the bulk of the City's housing eligible for these grants.

SUMMARY:

Following discussions with the Director of Finance and the Project Manager, it is concluded that this project could be funded through revenues generated from the Municipal Incentive Grant Program. Specifically funding would be as follows:

Champlain Heights

1978 Supplementary Capital	$ 500,000
Municipal Incentive Grant revenues	1,100,000
Recreation Facilities Assistant Program	400,000
	$ 2,000,000"

Clause No. 2 cont'd:

In view of the foregoing, it is recommended:

THAT Council allocate $1.1M from Municipal Incentive Grant revenues to the Champlain Heights Community recreation complex.

The City Manager RECOMMENDS that the foregoing recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 263

PERSONNEL MATTERS

RECOMMENDATION

1. Retirement Ages - Group III Employees

The Director of Personnel Services reports as follows:

"In 1971, the Municipal Superannuation Act was amended to provide for all women joining an employer to whom the Act applied a minimum retirement age of 60 and maximum age of 65. Those women who were already employed were allowed to choose whether they wished to remain as they were (Group III, minimum age 55, maximum 60) or change to the new Group IV status.

The intent of the change was to equalize retirement dates; not to create, as has eventually occurred in some cases, a burden. As some of these women who chose to maintain the status quo near their retirement, they are finding that family and monetary circumstances have altered since 1971 and the earlier retirement has become a hardship.

Section 3(4) (a) of the Municipal Superannuation Act states that an employer may, by resolution, postpone the retirement of an employee for a period of no more than five years beyond the employee's maximum retirement age.

Of the eighty remaining Group III female employees, eight have indicated they would like to have the opportunity to extend their employment with the City beyond their maximum age 60.

I recommend that, subject to the approval of their Department Head and the Director of Personnel Services, that Group III employees, upon application, be allowed to continue their employment on a year to year basis beyond their maximum age 60 but not beyond age 65, in accordance with Section 3(4) (a) of the Municipal Superannuation Act.

The Vancouver Municipal and Regional Employees' Union and the Registered Nurses' Association of British Columbia both of whom have Group III members, are in concurrence with this recommendation."

The City Manager RECOMMENDS approval of the recommendation of the Director of Personnel Services.

FOR COUNCIL ACTION SEE PAGE(S) 263

PROPERTY MATTERS

RECOMMENDATION

1. Champlain Heights - Tenders

The Champlain Heights Project Manager reports as follows:

"1st May 1979 Council approved a report from the Project Manager which recommended calling tenders on five market enclaves in Champlain Heights.

This same report also instructed the Project Manager to search out co-operative sponsor groups for three non-market enclaves. This latter exercise is still in process and will be the subject of a separate report to Council in the very near future.

With respect to the market enclaves, advertisements were placed in various newspapers and journals May 14th - 18th. Approximately twenty packages were picked up. June 4th 1979 tenders closed. At that time tenders were received from four development companies - the following table details the results:

Enclave	Community Builders	Intrawest Group		Cressy Developments	United Properties
4 (18 units)		$228,000			$262,000
5 (18 units)	$878,570 for enclaves 4, 5, 6 & 7	$228,000	or $872,000 for enclaves 4, 5, 6 & 7	$948,000 for enclaves 4, 5, 6 & 7	$281,000
6 (16 units)		$185,000			$251,000
7 (18 units)		$221,000			$262,000
21 (62 units)		$526,000			$711,000

United Properties was the high bidder in all cases.

The Project Manager is pleased with the results of the tendering. The companies bidding are well known and all would do a credible job in developing Champlain Heights. Both Community Builders and United Properties have been involved in Champlain Heights in Phase I, and our experience with them has been positive.

The high bids represent an increase over previous tenders. Enclaves of similar density to Enclaves 4, 5, 6 and 7 were leased for $11,500 per unit in August 1977 - the high bids on 4, 5, 6 and 7 averages $15,000 per unit. Enclave 21 is of similar density to Enclave 15 which was leased in August, 1978 for $11,300 per unit - the high bid on Enclave 21 represents a unit value of $11,467.

In view of the foregoing, the Project Manager recommends:

> THAT the bids received from United Properties Ltd. for Enclaves 4, 5, 6, 7 and 21 be accepted and,
>
> THAT the Director of Legal Services proceed to prepare the appropriate lease documents in accordance with the terms and conditions contained in the Tender documents."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

2. Champlain Heights - Enclave 14 Lease

The Assistant Project Manager for Champlain Heights reports as follows:

"On 12th December 1978, Vancouver City Council agreed to lease 2 acres of the 3.59 acres in Enclave 14 to the Society of Royal Arch Masons for the development of a personal and intermediate care facility. Also receiving Council approval on that date were the terms and conditions for the ground lease. The rent was to be $325,000 to be prepaid in two instalments as set out in an appendix.

Clause No. 2 cont'd:

Rent

a) Payment of $162,500 shall be made on the date of signing of the lease or June 1st 1979, whichever date may be earlier and which date shall be the commencement date of the lease.

b) Payment of an additional $162,500 shall be made on the date of substantial completion of the buildings as determined by the lessee's architect, or November 1st 1980, whichever date may be the earlier.

The due dates for payment of the rent, i.e. June 1st 1979 and November 1st 1980 were predicated on a timetable which anticipated final development approval in early April 1979, this in turn permitting a construction start some six to eight weeks later or about 1st June 1979, with the signing of the lease just prior to this date.

This program was not met due to a number of complicating factors, some of which were outlined before the Community Services Committee April 5th 1979.

Our revised schedule is now based on an "approval to proceed" instruction, received from C.M. & H.C. in April. This would indicate a September construction start.

A proposed lease for the Champlain Heights Care Facility has been prepared by the City Law Department. It incorporates the specific terms and conditions for this development as presented in the report to Council 12th December 1978. It has the same format and style of leases previously agreed to between the City of Vancouver and C.M. & H.C. A copy of this document was circulated to C.M. & H.C., the Royal Arch Masons and to the Provincial Ministry of Health, on the 29th March 1979.

C.M. &. H.C. have indicated that subject to Provincial agreement, C.M. & H.C. is willing to approve the lease in form and content as it is now drawn up.

However, in a letter dated 15th May 1979 the Ministry of Health informed the Champlain Heights Development Group that after having reviewed the proposed Ground Lease between the City of Vancouver and the Society of Royal Arch Masons and following discussions with the Ministry of the Attorney General, their view was that "the proposed lease is inappropriate because of its complexity and because of the nature of the project to be undertaken". The letter advised that the Attorney General's Ministry proposes "to develop a model lease for facilities such as this", noting that "this model lease will likely take several months to complete".

Also enclosed with the letter was a sample lease which the Ministry "would prefer to use ..... as a basis for discussion to conclude the necessary agreement between the City and the Royal Arch Masons".

At the time of preparing this report, no discussion of substance has occured between the City and the Province on the form of a lease (or leases) to be entered into between the City and the non-profit sponsor groups of Care Facilities - this matter will be expedited by the Development Group in order to ensure that the lease is signed before the Royal Arch Masons are ready to commence construction.

In summary therefore it is apparent that the Ground Lease will not be in a registerable form until the above issues are resolved. It is the recommendation of this report that a 4 month extension of time be granted to the Royal Arch Masons to enter into a ground lease - during this time the City and the Province will meet to resolve the format of the ground leases.

In view of the foregoing, the Assistant Project Manager recommends:

THAT Council agree to a 120 day extension of the due dates for payment of rent to the City by the proposed lessee of the Southern Portion of Enclave 14."

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 264

B

MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: Summary Report re Economic Development Program for 1979 and Review of 1978.

CLASSIFICATION: CONSIDERATION

The Director of Finance and Manager of Economic Development report as follows:

"Background

When Council approved the establishment of the Economic Development Office on October 25, 1977, it was resolved:

> 'THAT Council formally review the function and possible expansion of the function at the end of 1978.'

1978

The year was spent establishing contact with many persons and organizations, trouble-shooting for business at City Hall, surveys, and participation in policy development on a number of matters. This is expanded on in the detail report.

Goal

On August 3, 1978, City Council approved the goal and objectives set out in Appendix 3 of the detail report. The Economic Development Office is therefore:

> 'TO BE a catalyst in the creation of an industrial/commercial/public environment such that the business sector is strongly encouraged to undertake projects that will provide a healthy balance both in employment opportunities and in the City's tax base.'

Discussion in Report

The detail report discusses the trouble-shooting rôle, the industrial sector of our economic base, the commercial sector, and future directions.

1979-80 Program

The recommended program is as follows (quoted from the detail report):

. Proposed new program
* Continuation of existing program
** Major expansion of existing program

General

From Section C, it is quite obvious that we should:

* a. continue the "troubleshooting" activities and the endeavours to remove City Hall red-tape,

* b. strive to increase the industrial land inventory,

. c. encourage the development of innovative programs aimed at:
   1) making good use of vacant industrial land,
   2) rehabilitating older industrial buildings and districts,
   3) improving the economics with regard to developing Vancouver's industrial real estate.

. d. learn more about the commercial sector and commence a program of general assistance,

. e. publicize Vancouver as "Canada's Gateway to the Pacific Rim".

Troubleshooting

* The troubleshooting activities are currently being undertaken by the Manager of Economic Development. However, more and more of his time is required by inter-departmental liaison, contact with government and business leaders, and policy formulation. Furthermore, the expected increase in requests for troubleshooting assistance will increase the workload in this area to the point where the Manager will have little time for the other activities. The anticipated 100+ requests for assistance will probably require 200 man-days in 1979. Without additional staff, we could not possibly handle this level of troubleshooting. The additional staffing requirements are discussed more fully in Section E.

Research

The support to the industrial and commercial sectors will be based on several "in-house" research projects which will be undertaken by the research analyst. Those projects are follows:

** a. a survey of 800 manufacturing companies to determine strengths, weaknesses, problems and prospects,

. b. study of Vancouver's non-manufacturing industrial sector to determine problems and prospects,

* c. study of industrial companies that have left Vancouver (where they have gone and why),

. d. study of Vancouver's commercial sector with emphasis on problems, linkages and opportunities,

. e. development of a position paper as a contribution to inter-departmental discussions on overall economic strategy for the City of Vancouver,

* f. miscellaneous quick surveys and short studies as necessary throughout the year,

* g. studies as requested by the Vancouver Economic Advisory Commission.

The above studies as well as occasional other duties will employ all the research analyst's time. That "in-house" research effort should be supplemented by the following:

. h. study to determine a visually attractive, yet economically viable concept for the industrial redevelopment of that part of False Creek lying to the east of the Cambie Bridge. The estimated cost of the study is $30,000. This would be tied into work that the Planning Department has done or will do in this area. The emphasis in this study will be "how Council policy can be implemented. The study would be based on "economic viability".

. i. study and seminar (for Vancouver developers, etc.) concerning the economics of innovative industrial buildings and innovative approaches in rehabilitating Vancouver's older industrial districts. The estimated cost of the study and seminar is $5,000.

. j. study to determine specific economic development opportunities which can be promoted in an advertising campaign. The program is intended to indicate to entrepreneurs the benefits of establishing or expanding particular enterprises in the City of Vancouver. There may be senior government funds available for this type of research. The City's portion of this $45,000 study might be in the order of $15,000.

Studies h, i and j can not be accomplished with present resources.

"Formal" Action Programs

It is expected that the troubleshooting and research activities could lead to the adoption, by City Council, of formal programs encompassing the following:

* a. a continuing dialogue with the business community as well as government agencies,

. b. a program of measures that the City can implement to assist the viability of Vancouver's business enterprises,

** c. a program to expedite the development and sale or lease of Southeast Marine Drive Industrial Park for appropriate industry,

* d. a program to encourage and expedite the development of all other available industrial lands for appropriate industry,

. e. a program of incentives for the rehabilitation of older industrial buildings and districts,

. f. a program for the industrial redevelopment of False Creek, east of Cambie Bridge,

. g. a program promoting economic opportunities in Vancouver.

Promotional Advertising

. Program g above includes the development of brochures .($10,000) and an advertising campaign ($40,000). The sums contemplated are in line with past expenditures by the City of Edmonton and by the City of Calgary. At present, the City of Vancouver has no such program.

Brochures could be developed so that well presented factual information about Vancouver may be sent to business people enquiring about Vancouver. It is also desirable to initiate a periodic economic newsletter, similar to the one published by Edmonton, for dissemination by mail to the Canadian business community. The Edmonton newsletter has proven extremely valuable in developing business contacts for that City.

An advertising program aimed at exposing Vancouver to several million business people in North America, Europe and Japan is also proposed. The details are in Appendix 4.

. . . 4

Funding

The cost of the new and expanded program items that we consider to be desirable approximates $165,000, being a mixture of ongoing and one-time costs, some of which would be properly chargeable to the Property Endowment Fund. At this point in time we are only recommending approval in principle of the program concepts and seeking indications of Council's agreement or otherwise. Following approval in principle we would report back with detailed recommendations for each element.

Recommendation

It is therefore recommended that the 1979-80 work program outlined in this report be approved in principle with the Economic Development Manager and Director of Finance to report back to Council in detail on the new elements, for Council consideration and funding if approved."

The City Manager believes that Council should CONSIDER the program advanced by the Director of Finance and Manager of Economic Development in terms of three options:

a) approve only a program based on present resources, i.e. no increase in expenditures;

b) approve, at this time, a program based on present resources and defer any decision on additional expenditures until more detailed reports are provided;

c) approve the program advanced, in principle, and reserve necessary funds, with later detailed reports to Council on implementation of the expanded program.

FOR COUNCIL ACTION SEE PAGE(S) 270

MANAGER'S REPORT

DATE June 8, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Greek Days 1979

CLASSIFICATION: CONSIDERATION

The City Engineer, on behalf of the FEST Committee, reports as follows:

"The purpose of this report is to advise Council that the Greek Days representatives are not satisfied with the established closing hour for liquor sales on-street, or with the closing hour for the Festival. Section 13 of the Council approved FEST Committee guidelines states: 'When there is a disagreement or competition between community groups regarding an event, FEST approval will be withheld and the matter will be referred to the Committee on the Arts for consideration'. In this case, there is not time to refer the matter to Committee because the event is planned for June 24, 1979.

The FEST Committee has had three meetings with Greek Day representatives and many issues such as sanitation, food distribution, damage to shrubs and marshalls have been adequately resolved. There are, however, two outstanding issues:

1. The time for termination of liquor sales;
2. The time for termination of Greek Day celebrations.

In 1978, City Council, when considering Greek Days, established that liquor sales on-street should cease at 7:00 p.m., with the festival closing at 8:00 p.m..

For Greek Days 1979, the majority of the FEST Committee believe liquor sales should again cease at 7:00 p.m., and the festival should close also at 7:00 p.m. The reasons for this recommendation are:

1. In 1978, with the festival terminated at 8:00 p.m., it was after 10:00 p.m. that the street was again open to traffic. Extended hours of operation can only have greater impact upon the adjacent residential area.
2. In 1978, with street liquor sales closed at 7:00 p.m., liquor outlets off-street continued to sell. This created greater demands on off-street premises, particularly with the festival continuing until 8:00 p.m.

The Liquor Administration Branch reports that it will advise the restaurant operations in the street closure area that the sale of liquor in the restaurants will terminate at the same hour as determined by City Council for the closure of Greek Day celebrations. Upon the street being opened to traffic, the restaurant operations will be permitted to resume normal Sunday liquor sales.

The FEST Committee felt it should not recommend an extension of the hours approved by Council last year and furthermore, the festival closure should coincide with the liquor sale closure. Therefore, it is suggested that liquor sales cease at 7:00 p.m. as in 1978, and that the festival cease also at 7:00 p.m. This would facilitate the street being re-opened between 9:00 and 10:00 p.m.

Since it has not been possible to reach an agreement with the Greek Day Committee on the liquor and festival closing time, the FEST Committee has no alternative but to put this matter before Council for consideration."

The City Manager submits the foregoing report of the City Engineer for CONSIDERATION.

DELEGATION REQUEST THIS DAY: Mr. W. Tsakumis and Mr. N. Panos.

FOR COUNCIL ACTION SEE PAGE(S) 270

MANAGER'S REPORT

DATE: June 8, 1979

TO: Vancouver City Council

SUBJECT: LIGHTING IN THE COUNCIL CHAMBERS

CLASSIFICATION: CONSIDERATION

The City Engineer and the Director of Civic Buildings report as follows:

"At its meeting on May 15, 1979, Council was party to an experiment with two "metal Halide" light fixtures providing light reflected from the ceiling for the T.V. cameras. Council indicated favourable response and approved:

> 'That the City Manager report back to Council on the whole matter of lighting the Council for television.'

Technical experiments and discussions have been carried out with television companies and it has been established that the light level produced by only two light fixtures are insufficient. On the understanding that Council is seriously considering the installation of permanent television lighting, we have received co-operation from various parties to install a temporary "mock-up" of borrowed fixtures which will approximate the illumination we believe will be required.

With Council's co-operation, the television technicians will take light readings and experimental film footage to establish the validity of the proposed installation. Interference with Council procedures is expected to be minimal.

The Electrical Division have investigated alternate methods of providing sufficient light with more economical fixtures, however, the heat generated by those fixtures is of such magnitude that the air conditioning system would require major upgrading. The final end cost would far exceed the cost of the proposal selected for Council consideration.

There appear to be three alternatives:

1. Accept the present method of television coverage with portable television companies' lighting.

   The television companies appear satisfied with the quality of pictures being obtained, however, the lights are uncomfortable and distracting to the subject.

2. Rule that television lighting cannot be used in regular Council meetings. This would probably result in no television coverage of Council procedures since the available light source is inadequate for film-taking.

3. Approve the installation of permanent television lighting. If this was Council's action, it is recommended that four metal halide fixtures be installed which we believe will provide adequate lighting for the Mayor and Aldermen. This installation is unlikely to provide adequate light for the gallery or Delegation Stand. This recommendation is contingent upon the success of the tests being carried out by the television staff at this Council meeting.

. . . 2

The lights may be sufficiently unobstrusive that they can be left exposed, mounted on wall brackets. The air conditioning system has the capacity to handle the extra heat generated, however, more air must be introduced. Council members may experience increased drafts, but we believe that with experimentation, we can control the air delivery to eventually arrive at a comfortable situation.

The total cost for the installation will be approximately $28,500 ($27,000 electrical plus $1,500 for other work). The annual replacement cost for all four lamps will be approximately $1,700.

The Director of Finance advises that if Council approved the recommendation of this report, the necessary funds will be provided from Contingency Reserve.

Consideration

Submitted for Council's consideration is the decision on whether to provide permanent T.V. lighting in the Council Chamber at an estimated installation cost of $28,500.

Subject to Council's decision, it is recommended that Council approve the design proposal for T.V. lighting in the Council Chamber as described in this report contingent upon the television tests proving successful. The necessary funds in the amount of approximately $28,500 be provided from Contingency Reserve."

The City Manager submits the foregoing report of the City Engineer and the Director of Civic Buildings to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 270

MANAGER'S REPORT

DATE 5th June 1979

TO: Vancouver City Council

SUBJECT: Champlain Heights - Enclave 2

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager reports as follows:

"On October 17th 1978, Council agreed to lease Enclave 2 to "Fore Developments Ltd.".

Enclave 2 is being leased for construction of the residential energy conservation project.

Originally, the lease was to be executed on or before February 13th, 1979, however, on February 6th 1979, Council agreed to a 60 day extension to the execution date. The report to Council requesting this time extension explained that the developer had not had sufficient time to review and discuss the documents by the due date.

April 10th, the Project Manager reported that Enclave 2 had proved to be a complex problem. Concerns such as unit design and the inclusion of a 'balanced' system of energy conservation measures and marketability have been paramount; followed by concerns arising from site layout and subdivision. It was noted at that time that no Development Permit Application had been filed. In addition to this, the actual preparation of a draft lease was delayed due to other Champlain Heights commitments. April 10th, Council extended the deadline by 60 days to June 12th 1979. Although good progress has been made on the lease and a Development Permit has been approved, it is apparent that the lease will not be signed by June 12th. The developer has requested an additional 30 day extension and it is the recommendation of this report that the extension be granted.

In view of the foregoing, the Project Manager recommends:

> THAT a thirty day extension of the date for execution of the lease be granted to the proposed lessee of Enclave 2."

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 271

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 31, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 31, 1979 at approximately 12:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy
ABSENT	:	Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Development Program - Second Half of Phase 2, Area 6, False Creek

The Committe considered a report of the City Manager dated May 9, 1979 (copy circulated) in which the False Creek Development Consultant reports on the construction that is underway in Phase 2, Area 6, False Creek and makes recommendations for the appointment of a sponsor for the Par Value Co-operatives on Lots 51 and 53, and outlines a procedure for the development of the two remaining residential parcels and the office building.

Mr. E. D. Sutcliffe, False Creek Development Consultant, noted that members of the Development Group have interviewed the organizations interested in sponsoring the Par Value Co-operatives. They are recommending Columbia Housing Advisory Association.

With respect to the office building, Mr. Sutcliffe advised that Council has stated that the height must not be higher than the deck of the Granville Bridge and should be developed for a number of tenants rather than one large one if possible.

Lots 54 and 52 are designed for approximately 85 condominium units each for sale on the market. Lot 54 is next to the office building and it is possible that it could be built by the developer of the office building. The units are intended for sale to households with incomes in the mid $20,000 and up range.

The report states in part there is also an opportunity to utilize the C.M.H.C. insured loan program, which permits a maximum insured loan of $70,000 and a maximum unit price of $80,000 using the C.M.H.C. insured Graduated Payment Mortgage or a C.M.H.C. insured conventional mortgage. Units built to this maximum price, including prepaid land lease, of $80,000 with a $10,000 down payment which would appeal to families with young children, couples, mature families and singles with household incomes averaging in the low $20,000 range. The GPM would appeal particularly to upwardly mobile younger executives and professional people. These units could be built and marketed by a developer, or by a specially selected and organized Builder's Co-operative.

cont'd....

Clause No. 1 cont'd:

There was some discussion with respect to the Graduated Payment Mortgage and Mr. Sutcliffe indicated he wished authority to investigate this particular program and agreed to report back on the matter.

The report outlined the procedure to be followed to develop the remainder of Phase 2 including view analysis, subdivision plan, ground leases, preparation of the program, selection of architects and a curriculum vitae basis for selection of sponsors.

The report states throughout the design and build process for both the non-market and market components, the False Creek Development Group will be closely involved in co-ordinating the activities of the architects, the contractor and the sponsor.

Architectural co-ordination will be achieved in much the same way as has proved successful in Phase 2 to date, that is by having the co-ordinating architect appointed as executive architect on each of the teams.

A member of the Committee expressed concern regarding the curriculum vitae approach. Mr. Sutcliffe noted that from the point of design it is critical to select an architect and contractor who will work as a team. A considerable amount of money was saved in earlier stages of False Creek using this method rather than the competitive bid.

After discussion, the Committee

RECOMMENDED

A. THAT the Columbia Housing Advisory Association be named as the sponsor for the Par Value Co-operative on Lots 51 and 53, Phase 2, Area 6, False Creek.

B. THAT the policy of selecting contractors for the Intermediate Care Home and the Par Value Co-operatives, and for selecting developers for the market components by means of a modified curriculum vitae competition be approved.

C. THAT the False Creek Development Consultant be authorized to advertise, in co-operation with the Sponsors, for contractors for the Intermediate Care Home, Lot 48, and for the Par Value Co-operatives, Lots 51 and 53, Phase, Area 6.

D. THAT the False Creek Development Consultant be authorized to advertise for developers for the Office Building, Lot 56, and for the Market Condominium Dwellings, Lots 54 and 52, Phase 2, Area 6, on a modified curriculum vitae basis as described in the Manager's Report, for report back to Council.

E. THAT the False Creek Development Consultant investigate the criteria for the C.M.H.C. insured Graduated Payment Mortgage and report back.

Note: After discussion of this item Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that the Development Plan By-law permits two buildings to rise above the bridge deck level. Preliminary information on possible view impact has been submitted to the Development Permit Board members. On the basis of the information provided to date a recommendation for refusal would likely be made to the Board when the development permit applications are considered and the matter would likely be reported to Council. Further view impact analysis is being undertaken by the Planning Department.

2. Proposed On-going Program Area 10 B
South Shore False Creek

The Committee considered a report of the City Manager dated May 17, 1979 (copy circulated) in which the False Creek Development Consultant outlines the options of the Area Development Plan for Area 10 B approved by Council on September 12, 1978 following a Public Hearing.

The report stated that the on-going program has been reviewed by Daon Development Corporation, C.M.H.C., Rhone and Iredale and the False Creek Development Group with the following results:

" a. The plan is a good one, although simplifications and economies can probably be made to the "islands" and "bays" as suggested by the Engineering Department. Rhone and Iredale and Daon are now preparing simplified schemes for discussion, using funds supplied by Daon.

b. The plan also needs some refinements to accommodate the revised entrance/exit requirements, changes in site boundaries as a result of legal survey and possible changes to the shape of the NHB property at a design fee cost estimated at $10,000 for the account of the City.

c. The mix could be as follows:

-60± units Par Value Co-operative:

For families with children, couples and singles designed and financed similar to Co-operative financing used in the first half of Phase 2, Area 6, with a write down of land values, maximum house price in the low $50,000 range, and incomes averaging approximately $17,500. We will need to seek a Sponsor for these units.

-50 to 60 units Builder Co-operative:

For families with young children, mature families, couples and singles financed under the CMHC's Graduated Payment Mortgage, or CMHC insured loans from an approved lender, with maximum house price of $80,000, with down payment of $10,000 and incomes averaging in the low $20,000 per annum range. We will need to seek a sponsoring group for these units.

-150± Market Condominiums:

For upwardly mobile younger families and for mature families, for sale on the market, with incomes from approximately $23,000 per annum and up. These would be developed by Daon Development Corporation, as previously approved by Council."

Mr. Sutcliffe advised that the 1/3 income mix would not be met as there were no financing programs available unless the City wanted to put in subsidized housing. Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that there is concern that the 1/3 income mix policy in the Official Development Plan will not be met on City owned land. He noted that in approving a City project that does not meet the By-law, Council may have to give the same consideration to a private developer.

cont'd....

Clause No. 2 cont'd:

The Committee requested staff to investigate with the Provincial Government ways of maintaining the 1/3 income mix (i.e., reinstituting the Section 44(1)b subsidy). Mr. Sutcliffe urged the Committee to approve the mix outlined in the report in the event that no funding programs are available.

After discussion, the Committee

RECOMMENDED

A. THAT the mix of Par Value Co-operatives, builder's co-operatives and market condominiums as outlined in Section 3 of the Manager's Report be adopted as an objective.

B. THAT the False Creek Development Consultant be authorized to seek sponsors for the Par Value Co-operatives and builder's co-operatives for report back to Council with recommendations, including a timetable for completion.

C. THAT the Daon Development Corporation be confirmed in principle as the developer for the market components, specifically up to 150 condominium dwellings, subject to agreement of the lease terms satisfactory to the Director of Finance and the False Creek Development Consultant and Director of Legal Services.

D. THAT Rhone and Iredale, Architects, be confirmed as the Co-ordinating Architects.

E. THAT the False Creek Development Consultant report back to Council regarding refinements to the plan by Rhone and Iredale, Architects, resulting from the review described in Section 3 of the Manager's Report.

F. THAT the False Creek Development Consultant be authorized to spend up to $10,000 to achieve the refinements referred to in Section 3(b) of the Manager's Report, to be part of the Front End Expenditure budget, the source of funds being the Property Endowment Fund, all of which is to be recovered through the ground leases.

G. THAT officials be instructed to explore with the Provincial Government, income supplements in order that the City can maintain the 1/3 income mix and assist in locating low income people in the Area 10 B development.

(Alderman Kennedy wished to be recorded as opposed to Recommendations A - F)

3. Loan to Wellington Society - Non-Profit Rental Project - Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated May 16, 1979 (copy circulated) in which the False Creek Development Consultant recommends the amount, terms, conditions and source of funds for a loan to the Wellington Society for the non-profit rental project in Phase 2, Area 6, False Creek.

The report states construction is under way and a firm project price has been arranged with the sponsor, with the architect, Norman Jones, and with the contractor, Norwood Construction Ltd. within the cost guidelines agreed to with C.M.H.C.

cont'd....

Clause No. 3 cont'd:

The total cost of the project is $4,022,822 whereas the total mortgage by C.M.H.C. and by the Bank of Montreal as a C.M.H.C. insured lender is $3,840,222 leaving a difference of $182,600.

A loan of $182,600 would be made to the Wellington Society and the payments would be added to the ground lease payments. The Development Group have worked out a repayment schedule which they believe will be acceptable to the low and middle income residents.

The report states the repayment amount would start low in the first year, gradually increase over the first five years and then be constant for the remaining fifteen years. Averaging the 1 bedroom, 2 bedroom and 3 bedroom units, the repayment amount in the first year would be $4.90 per month increasing each year by just under $5.00 per month until at the beginnning of the sixth year and through to the end of the 20 year term, the payments would be $25.33 per month. The rents including this repayment would average in the first year $274.00 per month, compared to comparable market rents of $351.00 per month.

The source of funds recommended by the Director of Finance would be the capital funds in the public housing component of the 1971 - 75 five year plan. The loan should then effectively become an asset of the Property Endowment Fund.

RECOMMENDED

A. THAT the amount of the loan, the source of funds, the principle of the schedule of repayment and the general terms and conditions as outlined in the report of the City Manager dated May 16, 1979 be approved.

B. THAT the Director of Legal Services in consultation with the Director of Finance and the False Creek Development Consultant be authorized to draw up the appropriate documents for execution by the Wellington Society and the City.

4. False Creek - Community Facilities

The Committee considered a report of the City Manager dated May 29, 1979 forwarding a report of the False Creek Development Consultant dated May 24, 1979 (copies circulated) which recommends a location, procedure for construction and on-going management and operation of the community facilities in the former Tyee building on Granville Island.

The 8,800 sq. ft. of facilities, largely multi-purpose rooms for meetings, movies, library, games, crafts, children's programs and related offices, storage, washrooms, etc., will be built within a maximum budget of $650,000 previously approved by Council inclusive of the land lease prepayment of up to $50,000 and all fees and furnishings.

The funding will come from MIG funds, 1978 Supplementary Capital and a Recreation Facilities Grant from the Provincial Government.

The facility will be operated by the Park Board within a budget in the range of $120,000 annually based on 1979 figures.

Mr. Sutcliffe advised that the details of the annual operating budget within the ceiling of $120,000 at 1979 rates will be reported to Council prior to December 1979.

cont'd....

Clause No. 4 cont'd:

A member of the Committee wished assurance that proper daycare facilities are being planned for Phase 2, False Creek. A resident of the area was concerned about preschool and latch key facilities.

RECOMMENDED

A. THAT Council approve the location of the False Creek Community Facility in the former Tyee Building on Granville Island containing the accommodation essentially as described in the Manager's Report, subject to a satisfactory lease agreement for the building.

B. THAT the False Creek Development Consultant in consultation with the Director of Finance continue with negotiations for the lease of the Tyee Building with the Granville Island Trust for a term of 60 years, with a maximum prepayment for the lease of $50,000 and other terms satisfactory to the Director of Legal Services.

C. THAT the capital cost of the False Creek Community Facility shall not exceed $650,000 including all inclusive costs of construction, equipment and furniture, ramp and simple launching dock, fees and the capitalized cost of the prepayment of the lease of the building.

D. THAT the funding of the Community Facility be as follows:

MIG funds	$400,000
1978 Supplementary Capital	33,000
Recreational Facilities Grant	217,000
	$650,000

With the expenditure of these funds being subject to report back to Council on detailed budgets and subject to approval of the REFAP Grant.

E. THAT the firm of Downs Archambault/Davidson Johnston be confirmed as the Architects for this project.

F. THAT the policy of selecting a contractor by means of a curriculum vitae competition be approved.

G. THAT the False Creek Development Consultant be authorized to advertise, in co-operation with the Park Board staff and representatives of the Community Association, for a contractor for the False Creek Community Facility.

H. THAT the False Creek Development Consultant, in conjunction with the Park Board and False Creek Community Association establish the terms of reference for a 'Joint Planning' management and operating agreement with a maximum annual operating budget of $120,000 based on 1979 figures, subject to confirmation of a detailed operating budget being established based on final working drawings and subject to Park Board and City Council approval.

I. THAT the Park Board report back to City Council prior to December, 1979 with a proposed detailed annual operating budget within the ceiling of $120,000 at 1979 rates, together with the estimated operating costs for 1979 (part year).

J. THAT the False Creek Development Consultant report back on daycare, preschool and latch key facilities for Phase 2, Area 6, False Creek.

5. Proposed Maritime Museum Expansion

The Committee considered a report of the City Manager dated May 11, 1979 (copy circulated) in which the Director of Planning and Director of Finance outline staff recommendations and concerns based on a conceptual proposal submitted by the Vancouver Museums and Planetarium Association for expansion of the Maritime Museum located at the foot of Chestnut St.

Prior to proceeding with fund raising the Vancouver Museum and Planetarium Association desires an indication of Council and Park Board support that may be anticipated. There are a number of uncertainties which arise in assessing the financial implications of the proposed Maritime Museum expansion relating specifically to capital cost, operating cost and ownership.

The first phase of the Concept Plan prepared by Waisman, Dewar, Grout, Architects and Planners, comprises additions of approximately 1190.4m^2 (12,800 square feet) and the development of a breakwater from the existing seawall to provide an area of protected water for the mooring of sailing and other vessels presently belonging to the Museum Collection. A letter dated May 25, 1979 (copy circulated) from the Underwater Archaeological Society of B. C. urging Council to support and encourage the expansion plans of the Maritime Museum was distributed at the meeting.

The report outlines a number of aspects of the development i.e., view preservation, public waterfront access, relationship with Haddon Park and the Planetarium, visitor impact on surrounding community, etc.

The report states the development of an improved Maritime Museum in Vancouver is to be encouraged in view of the significance of maritime activity to Vancouver past and present. Expansion of the present Maritime Museum must, however, be handled carefully in order to ensure that its success will not be at the expense of the adjoining residential community and the citizens of Vancouver. While the proposed expansion outlined in conceptual form as Phase 1 would not appear to detrimentally affect the adjoining community, and could, if handled responsively, provide an improved and exciting environment, additional information is required on both financial and physical form matters before full support can be given. Much more information and assessment would be required should expansion beyond Phase 1 be contemplated in the future in view of the possibility of this site being designated for development of a National Maritime Museum of the Pacific.

A letter dated May 29, 1979 from the Chairman of the Parks Board was distributed at the meeting. The letter contained the following excerpt from the Park Board Minutes of the meeting of May 28, 1979:

> ..."MARITIME MUSEUM EXTENSION
>
> This matter was discussed at the May 7th Board meeting and deferred pending the outcome of a public meeting on May 14th to discuss the proposed expansion of the Maritime Museum. The Superintendent and Chairman attended the meeting, along with approximately 30 residents, the majority of which expressed favourable reaction to the proposal. Board members received copies of a report dated May 24th prepared by the Planning and Development Division on this matter.

cont'd....

Clause No. 5 cont'd:

After discussion, it was regularly moved and seconded

RESOLVED: That the Park Board endorses in principle Phases A and B of the Development concept for the Maritime Museum extension, subject to satisfactory resolution of parking and street access issues to be resolved with the City Engineer and, further, subject to approval of all plans and specifications by the Superintendent of Parks.

- Carried."...

Mr. M. Duncan, Vancouver Museums and Planetarium Association, advised that a public meeting was held on May 14, 1979 to discuss the proposed expansion. No opposition was registered. He also advised that a restaurant had been discussed at one time but not seriously entertained.

After discussion, the Committee

RECOMMENDED

THAT the proposed Phase 1 expansion of the Maritime Museum be approved in principle and that the Vancouver Museums and Planetarium Association be asked to respond to the physical and financial concerns raised in the City Manager's Report dated May 11, 1979.

6. City Land - First and Cassiar

Letters dated May 31st from Dr. V. Setty Pendakur, Chairman of the New Temple and Community Centre Building Committee, Akali Singh Sikh Society, addressed to Alderman Harcourt and members of the Planning and Development Committee and to Mayor Volrich and members of Council, were distributed at the meeting (copies circulated).

Dr. Pendakur requested that this matter be deferred to give the Society an opportunity to discuss a proposal to build a community centre on the land at 1st and Cassiar, with officials in the Planning Department and Properties Office.

RECOMMENDED

THAT the matter of disposition of .81 hectares (2.0 acres) of City-owned property at the northeast corner of 1st Avenue and Cassiar Street be deferred.

* * * *

The meeting adjourned at approximately 2:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 271

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

MAY 31, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 31, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, May 17, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Hildon Hotel, 50 West Cordova Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated) in which the Acting Medical Health Officer reported on the lengthy delays by the operator of the Hildon Hotel in bringing his building up to standards required in the Lodging House By-law.

The report concluded with a statement that the interim operating permit for the premise expires May 31st, 1979, and the Acting Medical Health Officer is unable to re-issue an operating permit because of non-compliance with the Lodging House By-law. This will require the lodging house portion of the Hildon Hotel to be vacated by June 30th, 1979.

Mr. William Morris (operator of the Hildon Hotel), along with the Director of Environmental Health, and a representative of the Chief Fire Warden appeared before the Committee on this matter, and the Committee was advised that tenants have been given notice by the Health Department to vacate the Hildon Hotel by June 30th, 1979.

The Director of Environmental Health advised the Committee Mr. Morris is a good operator considering the poor condition of the building and that it would be "a monstrous job" to bring the building completely up to standard. It was noted there are currently fifty-one tenants living in this 143-room building.

Mr. Morris protested the Health Department's refusal to issue a further interim operating permit and said he has spent close to $100,000.00 over the past four years in attempts to improve the Hildon Hotel.

Continued . . . . .

Clause No. 1 Continued

A representative of the Chief Fire Warden explained to the Committee the Hildon Hotel also fails to meet specifications in the Fire By-law and he detailed a number of the defects in the building, including a lack of fire doors and a deteriorated fire escape.

The Chairman pointed out to Mr. Morris that if he repairs the building to the satisfaction of the Director of Environmental Health before June 30th, the Health Department could issue a new operating permit, although most of the remaining tenants may have vacated the building by June 30th. He also warned Mr. Morris that the condition of the lodging house portion of the hotel jeopardizes the liquor and restaurant licenses also issued to the Hildon Hotel.

The Deputy Director of Social Planning, in his capacity as chairman of the Downtown Housing Implementation Committee, told the Committee a lot of accommodation in the Downtown area does not meet standards, may be uneconomic to upgrade and there may be an increase in the number of closures. He added that the Social Planning Department will assist with the relocation of the tenants from the Hildon Hotel.

Following further discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 24, 1979, on the Hildon Hotel, 50 West Cordova Street, be received.

2. Carlton Hotel, 314 Cambie Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated) in which the Acting Medical Health Officer reported that his department has experienced ongoing difficulty with the management of the Carlton Hotel regarding the maintenance of the living accommodation and that the building is again lapsing into poor condition.

The report concluded with a statement that the Acting Medical Health Officer cancelled the operating permit for the lodging house portion of the Carlton Hotel on May 30th, 1979, and that all tenants are to be removed from the premises by July 1st, 1979.

It was noted during brief discussion that the operator of the Carlton Hotel has been requested to appear before Council on Tuesday, June 12, 1979, to show cause why the license for this hotel, as well as the Balmoral Hotel which he also operates, should not be suspended or withheld.

It was

RECOMMENDED

THAT the City Manager's report dated May 24, 1979, on the Carlton Hotel, 314 Cambie Street, be received.

Continued . . . .

3. Traveller's Hotel, 57 West Cordova Street

The Committee had before it for information a City Manager's report dated May 24, 1979 (copy circulated), in which the Acting Medical Health Officer reported that his department's records show a long history of poor maintenance and slow or negligible response to department requirements for improvements to the Traveller's Hotel.

The report concluded that the Acting Medical Health Officer is unable to re-issue an operating permit beyond May 31st, 1979 to the Traveller's Hotel because of non-compliance with the Lodging House By-law.

Appearing before the Committee on this matter were the Director of Environmental Health and Mr. Steve Setynski, operator of the Traveller's Hotel.

Mr. Setynski requested the Committee rescind the Acting Medical Health Officer's decision not to re-issue an operating permit and he asked for a month to show intent that the building can be brought up to standard.

The Chairman replied that the Acting Medical Health Officer may issue a new operating permit once the building has been brought up to a condition satisfactory to him.

The Chairman pointed out this hotel has a liquor license and a condition of Provincial regulations for a hotel liquor license is that there must be a certain number of rooms available for tenants. The hotel's failure to comply with the Lodging House By-law therefore jeopardizes the liquor license.

The Director of Environmental Health advised the Committee he has told Mr. Setynski that his management of the Traveller's Hotel is not competent and that even if the building were upgraded, there would still be a management problem.

Following further discussion, it was

RECOMMEND

THAT the City Manager's report dated May 24, 1979, on the Traveller's Hotel, 57 West Cordova Street, be received.

4. Mental Patients Association - Fire By-law Enforcement

The Committee had before it for information a City Manager's report dated May 18, 1979 (copy circulated) which was prepared in response to a letter dated May 2nd, 1979 (copy circulated) from Ms. Marilyn Sarti of the Mental Patients Association complaining of financial difficulties in meeting requirements imposed by City Fire inspectors on halfway houses the Association operates.

It was noted from the City Manager's report that the Fire Inspection Branch has re-examined the subject building at 1754 West 11th Avenue and concluded that due to a Council resolution of October 15, 1973, it need meet only the requirements of a rooming house rather than the requirements of an institution.

Continued . . . .

Clause No. 4 Continued

Accordingly, the standards required for the two and a half storey frame dwelling at 1754 West 11th Avenue have been reduced and Ms. Sarti told the Committee her Association will have no difficulty meeting the standards of a rooming house.

Following brief discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 18, 1979, on fire by-law enforcement and the Mental Patients Association, be received.

5. Spring Quarter 1979 Community Services Grants Report

The Committee had before it for consideration a City Manager's report dated May 25, 1979 (copy circulated) in which the Director of Social Planning reported on fourteen (14) applications for community services grants totalling $121,408.00.

In the report the Director of Social Planning recommended that five of the applicants receive grants totalling $26,668.00.

Appearing before the Committee on this matter was the Deputy Director of Social Planning who, in response to questions from the Committee, explained the necessity for grant applications to be reported to the Committee periodically through the year rather than all at one time.

The Committee then reviewed each of the fourteen applications individually with the Deputy Director of Social Planning answering questions and commenting on each.

Following discussion, it was

RECOMMENDED

A. THAT Council approve grants from the 1979 Contingency Reserve to the following organizations in the amount listed:

- Champlain Villa Day Care Society	$1,518
- Children's Play Resource Centre	2,650
- Senior Citizens Outreach Society	4,500
- Sport B.C. Summer Sport Program	7,500
- Canadian Wheelchair Sport Association B.C. Division	10,500

B. THAT no grant be made to the following organizations:

- Hastings-Sunrise Seniors Drop-In Centre
- Sierra Club of Western Canada Vancouver Group
- T.O.P.S. (Take Off Pounds Sensibly)
- B.C. Mental Retardation Institute
- AAP-KI-MEHFIL Cultural Society
- B.C. Symposium
- Downtown Eastside Women's Centre

Continued . . . .

Clause No. 5 Continued

C. THAT the Director of Social Planning discuss the administration problems of the Grandview Free Store Workshop Society with appropriate Provincial officials and report back to the Community Services Committee the reasons why the Ministry of Human Resources discontinued funding the Grandview Free Store Workshop Society.

D. THAT no action be taken on the application of the 1979 Women's International Field Hockey Tournament Society for a grant.

The meeting adjourned at approximately 3:15 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 272

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

III

May 31, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, May 31, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of May 3, 1979, and of the Joint Transportation and Planning and Development Committee meeting of May 3, 1979, were adopted.

RECOMMENDATION

1. Request to Reinstate Official Traffic Commission

Mrs. Edie Robinson, Chairman, Safety Committee, Vancouver Parent-Teacher Council, addressed the Committee on her organization's request that the Official Traffic Commission be reinstated, contained in a communication dated April 27, 1979, advising as follows:

> "At a recent meeting of the Vancouver Parent-Teacher Council a report was submitted by our representative to the Vancouver Traffic and Safety Council, regarding traffic and safety problems throughout the City. During the discussion period it was recommended that we ask the City Council to reinstate the Office of Official Traffic Commission at City Hall."

Mrs. Robinson reviewed the concerns of the Parent-Teacher Council, outlined in a brief dated May 31, 1979 (circulated), and recalled organizations such as the Council and Vancouver Traffic and Safety Council had direct representation on the O.T.C. and were able to bring their concerns to the Commission's attention.

The Chairman pointed out the Commission was abolished by Council in May, 1976. When the Standing Committee on Transportation was appointed in January, 1977, it took over the functions of the O.T.C. and had been dealing with them in a much more effective way. Members of the Committee welcomed delegations from citizens and had in fact considered many presentations from parent/teacher groups concerned about traffic conditions at a number of City schools.

.../2

Clause 1 continued

RECOMMENDED

THAT the Vancouver Parent-Teacher Council and Vancouver Traffic and Safety Council be invited to attend meetings of the Committee when matters concerning these two organizations are scheduled for consideration.

2. Rapid Transit Project and Concerns of the Vancouver City Planning Commission

City Council on March 20, 1979, when considering a Vancouver City Planning Commission brief dealing with a sub-committee's report and recommendations on transit concerns, resolved:

"THAT a communication from the Vancouver City Planning Commission dated March 14, 1979, on Transit Concerns, be referred to the Standing Committee on Transportation for consideration of the policy matters contained in this letter, in conjunction with a report from the City Manager on the technical aspects raised in the communication:

FURTHER THAT Mr. Spaeth and Mr. Ward of the Urban Transit Authority be requested to be present at the Committee meeting at that time, to provide input into the discussion."

The Committee had for consideration the following reports (circulated):

- City Manager's Information Report dated May 22, 1979
- V.C.P.C. brief dated March 14, 1979
- Report dated May 10, 1979, submitted by the G.V.R.D.'s L.R.T. Project Director, commenting on points raised in the V.C.P.C. brief.

Present for the discussion were Mr. D. Fairbrother, Chairman of the V.C.P.C. transit sub-committee; Mrs. H. Symonds, Executive Co-ordinator; Mr. G. Farry, G.V.R.D. Planning Administrator; Mr. D. Spaeth, Director, G.V.R.D. L.R.T. Project; Mr. L. Ward, Urban Transit Authority.

Alderman Harcourt referred to the documentation before the Committee for review and submitted the timing was inappropriate in view of a major L.R.T. report due to be presented by a Task Force at the end of June. Alderman Harcourt felt the material before the Committee should not be considered until the Task Force report had been presented. At that time, another meeting should be convened, in the evening if necessary, and the V.C.P.C., G.V.R.D. and U.T.A. representatives be invited to participate.

RECOMMENDED

THAT consideration of the Manager's Report dated May 22, 1979, V.C.P.C. brief dated March 14, 1979, and G.V.R.D. L.R.T. Project Director's communication dated May 10, 1979, be deferred pending a special meeting to be convened following presentation of the report of the Task Force on L.R.T.

3. Transportation for the Handicapped

The Committee had for consideration a City Manager's Report dated May 10, 1979 (circulated), in which the City Engineer reported on Recommendation 4C contained in the report on transportation for the handicapped approved by Council on April 3, 1979. Recommendation 4C reads as follows:

"Increase the fleet of 15 vehicles by 2 vehicles for exclusive use in Vancouver, (cost - $241,740, includes reduced fares per 5(b) below; additional 1979 funds required - $71,600)."

The City Engineer reported discussion had taken place with handicapped representatives and agreement reached on an alternative which would provide a higher level of service at no additional cost, involving the leasing of one additional vehicle rather than two, and using the committed funds for an additional 40 hours per week of evening and weekend service.

Alderman Harcourt, one of Vancouver's representatives on the U.T.A., reported proposals relating to a transportation service for the handicapped would be discussed at a meeting to be arranged in the near future, between the U.T.A. and the Provincial Cabinet. He would be reporting back to Council on the outcome of that meeting.

Following discussion, it was

RECOMMENDED

THAT item 4C of the City Manager's Report dated March 27, 1979, be revised and approved as follows:

Increase the fleet of 15 vehicles by one vehicle for exclusive use in Vancouver and provide an additional 40 hours (approximately) of weekend and evening service in Vancouver (cost $241,740, includes reduced fares per 5(b) below; additional 1979 funds required $71,600).

4. Adjustment of Bus Stops West Side of Oak Street Near 49th Avenue

In a City Manager's Report dated May 17, 1979 (circulated), the City Engineer reported on a review of bus stop spacing and arrangements in the vicinity of the intersection of Oak Street and 49th Avenue, as a result of a complaint.

The City Engineer suggested replacing the southbound stops at 48th and 50th Avenues with a single stop at 49th Avenue would facilitate transfers and encourage pedestrians to cross Oak Street at the signalized intersection.

RECOMMENDED

THAT the bus stop on the west side of Oak Street at 48th Avenue and 50th Avenue be cancelled and that a bus stop be established on the west side of Oak Street at 49th Avenue.

5. Bus Stop Request - North Side of Robson Near Beatty

On September 14, 1978, when discussing improvements to the Fraser/Cambie bus route, the Committee noted a need for an additional bus stop at the north end of the Cambie (Connaught) Bridge, and recommended:

"THAT the City Engineer be instructed to re-examine the feasibility of establishing a bus stop at the north end of the Cambie Bridge to serve workers employed in the area."

In a City Manager's Report dated May 14, 1979 (circulated), considered by the Committee this day, the City Engineer reported a detailed analysis had been carried out on three possible options for placement of an additional stop; however, it was concluded the implementation of these modifications would severely detract from the safe operation of the Beatty/Robson intersection. For all three options, it was felt consideration of capacity, accident potential and cost outweighed increased convenience.

Following discussion, it was

RECOMMEND

THAT the existing bus stop arrangements on the north side of Robson Street, west of the Connaught Bridge not be changed.

* * * * *

The meeting adjourned at approximately 4:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 272

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 31, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, May 31, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Little
Alderman Ford
Alderman Gerard
Alderman Marzari

CLERK: G. Barden

RECOMMENDATION:

1. Fire Underwriters Survey - City of Vancouver - Fire Defences

The Committee considered the attached letter dated May 29, 1979 and survey recommendations for the City of Vancouver for insurance grading purposes from Mr. A.H. Piper, Supervisor, Fire Underwriters Survey. The survey commented on water supply plans and records, staffing of training division, training facilities, training of officers, fire service communications, and fire safety control.

In the ensuing discussion, the Committee expressed dissatisfaction with the survey results in light of the current operation and administration of the Vancouver Fire Department. The question of equitable rating of the adjacent municipalities was raised and linked with the Vancouver fireboat (Vancouver received a rating of 2 which is higher than the other municipalities' 5 rating).

Mr. Wyatt, Permits and Licenses Department, and Mr. Bratton, Water Works, reported on the storing of plans and records which are vital to the operation of the water works distribution system.

Mr. Piper stated that it is not the function of the Fire Underwriters Survey to advise on the rate structures which are set for each municipality. There are two organizations that generally look after the insurance industry regarding rates - The Insurance Bureau of Canada and the Insurers Advisory Organization of Canada. They establish rates which are advisory only and are supplied to individual insurance companies.

Following further discussion, it was

RECOMMENDED

A. THAT Mr. Piper be requested to review his survey in light of discussions held today, and submit a revised report to the Committee.

Clause No. 1 cont'd:

B. THAT Mr. K.F.W. Malthouse, Manager, Insurance Bureau of Canada, be requested to attend a meeting of the Committee to advise as to why the City of Vancouver's fire insurance premiums are not rated in a better fashion, and why insurance premiums are the same for Vancouver and adjacent municipalities when Vancouver is graded higher than adjacent municipalities.

C. THAT the City Manager investigate what legislation affects the setting of fire insurance rates and invite the appropriate people in this regard to meet with the Committee.

D. THAT the City Manager prepare a report to the Committee commenting on the revised survey and the City's current position.

2. "Firehouse Five" - Grant Request

The Committee considered a Manager's Report dated May 22, 1979 advising as follows:

"The Fire Chief has received a request from the "Firehouse Five" for financial assistance to replace their present dress costumes.

The Firehouse Five is a group of seven from the Fire Department who entertain senior citizens, veterans and handicapped that are confined to extended care homes and hospitals. Over the past ten years they have performed approximately 80 times per year strictly on their own time. Many letters have been received by the Fire Chief and Mayor from groups that have been entertained, commending the Firehouse Five for their voluntary performance and thanking them for such excellent entertainment.

The present dress of the group (which is now five years old) consists of a white shirt, vest and firemen's trousers. They are requesting assistance to replace their shirts and vests, purchased at that time with their own funds, with a dress of shirt, vest and candystripe blazer. Cost of each outfit is estimated at $125 per member for a total of $875.

The Fire Chief requests Council consider assisting this group of firefighters with funds of $875 to permit continuance of this voluntary public service as it not only provides good entertainment for the elderly and handicapped but generates good public relations for both the City and the Fire Department.

The Comptroller of Budgets and Research advises that this should be considered as a grant request from an outside organization. The source of funding would normally be the "Other" grant category. However, as all 1979 funding in this category has already been allocated or committed, the source of funding, if approved, would be contingency reserve."

Following discussion, it was

RECOMMENDED

THAT a grant of $875 be approved for the Firehouse Five to permit continuance of its voluntary public service, the source of funding to be contingency reserve.

3. Brock House Society - Grant Request

The Committee considered the attached Manager's Report dated May 28, 1979, wherein the Director of Finance reported on the Brock House Society's request for a capital grant in the amount of $62,315 to improve Brock House landscaping as required in the development permit for rehabilitation of Brock House. The property, including the grounds and improvements, is the property of the Park Board assigned for the use of the Brock House Society as a senior citizens centre under a lease agreement between the City, Park Board and the Society.

Mrs. A. Molaro, President, Brock House Society, and Commissioner A. Livingstone, Vancouver Park Board, spoke on behalf of the Society. The Society requested a grant from the City to enable it to contract with the Vancouver Park Board to carry out landscaping requirements of the City development permit. The Park Board has designed the proposed development and has undertaken to absorb approximately $16,745 of the cost. Commissioner Livingstone advised that the Society could reduce the height of the proposed fence and volunteer senior citizens could maintain flower beds and grounds, this way the Society could manage with a reduced grant of $55,000.

The Director of Finance advised that the total cost to comply with the requirements of the development permit as shown in the Manager's Report is $32,505, and he suggested the following alternatives to the Committee:

a. Fund the total of $62,315 (as it may be adjusted) which will satisfy all of the landscaping requirements, including Development Permit Requirements.

b. Fund Development Permit Requirements of $32,505 plus some further selected items from those shown in the total of $62,315.

c. Fund only the Development Permit Requirement of $32,505.

d. Not approve any part of the request.

Following discussion, it was

RECOMMENDED

THAT City Council approve a grant of $32,505 to the Brock House Society to improve the landscaping, as required in the development permit for the rehabilitation of Brock House.

4. Automated Circulation for Vancouver Public Library and the Greater Vancouver Library Federation

The Committee considered the attached Manager's Report dated May 11, 1979, wherein the Acting Director of the Vancouver Public Library reported on an automated circulation system for the Vancouver Public Library. The report outlines bids received for the system, problems with the present system, costs of the proposal, and benefits of the proposed system.

Clause No. 4 cont'd:

Bids were received from five companies and the Evaluation Committee on the bids recommended the selection of ULISYS. The economics of this proposal based on present value over 8 years is:

COSTS OF PROPOSAL		Present Value
Capital Costs	$1,151,099	$1,151,099
Annual Operating Costs	131,160	940,436
TOTAL COSTS		$2,091,535

BENEFITS RESULTING		
Budget Savings		
Replacement Equipment for old system	$ 45,000	$ 45,000
Annual Operating Costs	272,920	1,956,863
Increased operating costs of present system	27,500	197,179
Increase in fines revenue	34,500	247,368
		$2,446,410

ECONOMIC SAVINGS		
Staff efficiency	$ 54,000	$ 387,185
Improved book selection	25,000	179,252
TOTAL BENEFITS		$3,012,847

There is a high probability that Burnaby and Richmond Public Libraries will make a commitment to join the circulation system before the end of the year. It is estimated that this would reduce VPL's Total Capital Costs to $977,833, and our Annual Operating Costs to $113,901.

Other Greater Vancouver Library Federation libraries will probably take longer to participate. Their decisions will not make a significant difference to Vancouver Public Library costs, but those Greater Vancouver Library Federation libraries who make a decision this year will be able to participate on better terms than those who decide later and have to bear all the incremental costs of expansion.

The GVLF Board of Directors is also preparing a submission to the Provincial Secretary for a provincial grant to meet the cost of conversion, i.e. converting library book records to machine readable form. This could reduce our Total Capital Costs to $809,211.

Mr. C. Cotterall, Chairman, and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library, attended the meeting and spoke to their request. The Director of Finance advised that any savings would be deducted from the Library Board budget.

Clause No. 4 cont'd:

Following discussion, it was

RECOMMENDED

A. THAT City Council approve the installation of a system for automated circulation in the Vancouver Public Library.

B. THAT City Council accept the recommendation of the Evaluation Committee, approved by the Library Board to award the contract to Universal Library Systems Ltd., of Vancouver, for $787,099, comprising $699,099 for Hardware costs including 4% Provincial Sales Tax and $88,000 for Software and Vendor's Installation Costs. And further approve the expenditure of $364,000 for Library Supervising Costs, and Conversion Costs of the Library's book and patron records to machine readable form, for a Total Cost of $1,151,099.

C. THAT the purchase of the Hardware be through a lease-to-own contract, and that both the contract with the vendor and the leasing company be to the satisfaction of the City of Vancouver Law Department.

D. THAT the additional Capital Costs of $452,000 be allocated from the Supplementary Capital Budget, $235,000 from 1979 and $217,000 from 1980.

E. THAT the City Council approve costs for automated circulation for 1979 from the Contingency Reserve for $27,500 for Hardware Lease payments.

F. THAT the City's Computer Services Division continue to act in an advisory capacity, including active participation in the selection of a project manager, during the installation of the automated library circulation system as proposed, and that the Division act as final arbiter for the City involving installation problems affecting the Library Board and the recommended vendor where mutual agreement between the parties cannot be achieved.

(Alderman Puil left and Vice-Chairman Little assumed the chair.)

5. Employee Newspaper - "The Town Crier"

The Committee considered the attached Manager's Report dated May 22, 1979, wherein the Director of Personnel Services reported on the employee newspaper - "The Town Crier". The report includes results of a readership study, conducted as a research project by three B.C.I.T. senior students in the faculty of Administration Management Technology. Their primary information sources were:

(a) A questionnaire distributed to 5500 City of Vancouver employees;

(b) Interviews with 13 Senior civic officials;

(c) Qualitative analysis through consultation with the communications and marketing faculty of B.C.I.T. plus a review of several other employee newspapers.

Clause No. 5 cont'd:

The report summarized the results of the study as follows:

"It would appear that the Town Crier has been generally well received by civic employees. Readership is reasonably high and a majority find the paper to be both interesting and informative. There is an equally clear message, however, that it could and should be improved, particularly in the area of including more articles directed at specific employee interests.

Connected with this is the conclusion that the newspaper is understaffed. Experience over the past year has shown that we cannot rely to any great extent on input from employees to provide news items of current interest. Also, the present half-time arrangement with the editor simply does not allow him sufficient time to seek out and prepare reports on such material. A higher staffing level is essential if the paper is to make the desired impact.

Another important issue is whether or not the Town Crier should be mailed to employees' homes. The main rationale for doing this was to attempt to achieve a high level of readership among other family members. The Readership Study suggests very strongly that this has not been accomplished. In the face of this, plus rising postage costs and the delays which we have encountered in the mailing process, the value of continuing with the present distribution method becomes very questionable.

It was suggested in our Departmental Review that the Town Crier be published only every second month. That remains a possibility, but was not a popular one with the respondents to the Readership Survey. Also its contents would lack immediacy; items would be more than two months out of date before they reached the readers and thus would hardly qualify as news. If we are to alter the paper's content in the direction which the Survey suggests, publication every month is far preferable."

Following discussion, it was

RECOMMENDED

A. THAT the Town Crier continue to be published on a monthly basis as was provided for in the 1979 departmental budget.

B. THAT the Town Crier be distributed directly to employees at their place of work rather than mailed to their homes for an estimated annual savings of $5,400 and a savings of $3,150 for the balance of 1979.

C. THAT the newspaper Editor be hired for 3 weeks per month for the balance of 1979 rather than half-time for an estimated annual additional cost of $4,308 and an additional cost of $2,513 for the balance of 1979. This results in a total net annual reduction of $1,092 with a net reduction for the balance of 1979 of $637.

**********FOR COUNCIL ACTION SEE PAGE(S) 273/4

The meeting adjourned at approximately 5:00 p.m.

****

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 31, 1979

A special meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 31, 1979, at 7:30 p.m., in the Britannia Community Services Centre Library, 1661 Napier Street, Vancouver, B.C.

PRESENT:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford
ABSENT:	Alderman Kennedy Alderman Puil
ALSO PRESENT:	Alderman Bellamy Alderman Little
CLERK:	M. Cross

RECOMMENDATION

1. Grandview-Woodland Area Plan, Part I: Grandview-Victoria (Single Family, Duplex and Conversion Areas)

The Committee considered a report of the City Manager dated May 16, 1979 (copy circulated) forwarding the Grandview Woodland Area Policy Plan, Part I: Grandview-Victoria (on file in the City Clerk's office).

Ms. Ronda Howard, Grandview-Woodland Area Planner, with the aid of maps, charts and a slide presentation, detailed the proposed goals and policies for the Grandview-Victoria area, which covers roughly the Neighbourhood Improvement Programme designated area representing just over half of Grandview-Woodland's total population. The current zonings are:

- RS-1 (One Family Dwelling District) from Nanaimo Street to Templeton Drive
- RS-2 (One Family Dwelling District allowing suites) from Templeton Drive to Victoria Drive
- RT-2 (Two Family Dwelling District) from Victoria Drive to Commercial Drive

with some pockets of C-1 and C-2 commercial.

The report notes:

"At the recent public meetings and meetings with local groups, there has been generally a favourable reaction to the proposed Area Plan goals and policies. As its functioning has been discussion-oriented rather than recommendation-oriented, the Planning Committee does not have a formal recommendation, although most individual members have agreed with most policies. The item of strongest disagreement is townhouses in RS-2 areas (Policy #7): one or two members feel that townhouses should be allowed in RS-2 areas, although the Area Plan recommends a continuation of current Council policy to not allow townhouses in these areas.

Clause No. 1 cont'd:

The N.I.P. Committee has recommended approval of the Area Plan, including continuation of the policy of no townhouses in RS-2 areas. They would also prefer that, in RT-2 areas where townhouses are allowed, there be an additional guideline on "clustering" to specifically limit townhouse developments to one per blockface.

The Director of Planning however feels that this type of clustering guideline is not equitable, but that the existing townhouse guidelines will achieve the objectives of the Plan, including limiting the number and location of townhouse developments to situations where renovation is not feasible."

The Grandview-Woodland Area Plan, Part I describes the area's history, physical and social characteristics and planning issues. The following goals emphasize maintenance of the existing social and physical character of the area reinforcing the stability of land use, retention of existing housing and improvement of services for existing residents:

(a) Maintain the social character, including the family emphasis, income mix, and ethnic diversity.

(b) Maintain the physical character.

(c) Maintain and upgrade the existing housing stock.

(d) Maintain affordable housing.

(e) Allow for a gradual renewal of housing at approximately the same density as existing, through measures that respect the existing social and physical character.

(f) Reduce the effects of through traffic on residential streets: to improve pedestrian safety and living environment.

(g) Encourage local commercial uses which are conveniently located for area residents and physically in scale with their adjacent neighbourhood.

(h) Bring neighbourhood park space up to City standards of acres per person.

(i) Improve parks, playgrounds, schools and social services for all ages.

(j) Provide opportunities for local resident involvement in planning and development matters, and in programming community improvements.

To achieve the goals, the Area Plan presents policies in four sections: Housing, Traffic, Commercial and Parks and Services.

HOUSING (Policies #1 - #20)

Single Family Area: Maintain the single family character while allowing secondary suites north of First Avenue, subject to the owner living in the house and suite standards.

Victoria to Templeton Area: Emphasize the two-family character by allowing construction of new two-family dwellings and by allowing existing single family houses to add one self-contained suite as a conditional use. Continue the existing Council policy of not allowing townhouses or garden apartments.

Clause No. 1 cont'd:

Commercial to Victoria Area: Maintain and encourage the diversity of housing types by continuing to allow single family houses and two-family dwellings as outright uses, and suites and townhouses as conditional uses.

Commercial to Templeton Areas: Allow the following which are now not permitted: basement suites, front yard relaxations similar to those prevailing in the neighbourhood, infill housing with guidelines, and adding on to houses with suites. These would all be conditional uses, subject to approval of the Director of Planning.

Turner-Ferndale Area: This is considered a separate sub-area by virtue of its double-fronting lots, most of which were re-subdivided before present Zoning and Subdivision By-laws. To allow filling-in of the remaining double-fronting lots, new houses should be allowed on half a lot as long as these are single family houses and provide an off-street parking space. No townhouses or garden apartments should be allowed.

COMMERCIAL (Policies #21 and #22)

The Area Plan would, with appropriate by-law amendments, allow existing corner grocery stores to be conforming and provide the possibility for new stores to be approved. At the William-Victoria intersection, twelve lots are zoned C-2; however, only three of these lots are developed as commercial uses. The Area Plan recommends that the remaining nine lots be re-zoned to residential, similar to the adjacent properties, and consistent with the existing land use.

TRAFFIC (Policies #23 - #28)

The key policy in this section of the proposed Area Plan is the recommendation for a complete study of traffic issues in all of Grandview-Woodland and the preparation of a Neighbourhood Traffic Plan, with specific attention to methods of reducing through traffic on residential streets, an issue of special concern to local residents.

PARKS AND SERVICES (Policies #29 and #30)

This section notes the below-average acres of park per person in Grandview-Woodland and recommends that the City designate all of Grandview-Woodland as a priority for additional park space and request the Park Board to prepare a park acquisition and development plan.

Implementing the proposed Goals and Policies of the Area Plan will involve mainly re-zonings, as well as the Engineering traffic study and Park Board park acquisition and development plan.

The City Engineer is concerned that Policy No. 16 would reduce the off-street parking requirements on properties without secondary access from two spaces per unit to one space per unit for buildings of one or two units, increasing the on-street parking congestion.

Clause No. 1 cont'd:

The suggested Traffic Plan (Policy No. 23) is an intensive study requiring large numbers of field staff, and has customarily been done through temporary student employment programs. As no such programs have been approved recently, staff would be unable to complete this study in 1979.

Policy No. 24 specifically retains the local classification of Venables from Victoria to Nanaimo as a local street. Any conclusions regarding specific street classifications should occur after the traffic plan is developed.

Most of the residents present at the meeting favoured the adoption of the Area Plan as it reflects the wishes of the area. Some comments from the public include:

- key words are 'retain' and 'maintain'
- bus service, particularly east/west, has to be improved
- much discussion with respect to Commercial Drive and lack of parking
- there may be further discussion with respect to the policy recommending against townhouses in the Victoria-Templeton area

A petition was submitted by Mr. and Mrs. R.E. Armstrong, on behalf of the residents of the McSpadden Park area. The petition, containing 29 names, requests the Planning Department to incorporate in the Plan the following suggestions:

"(1) At the intersection of First Ave. and Commercial Drive, No left-hand turns between the hours of 3:00 p.m. & 7:00 p.m.

(2) At the intersection of First Ave. and Victoria Drive, No left-hand turns between the hours of 3:00 p.m. & 7:00 p.m.

(3) And to slow down the speeding traffic on 3rd. Ave., 6th. Ave., and 7th. Ave., have the City Planning Department incorporate about five speed-bumps on each of these blocks, between Commercial & Victoria Drives'.

(4) At the intersection of Commercial Drive & Grandview Highway, have a traffic signal installed.

(5) Behind the residents of 6th. Ave., to the northside, adjacent to McSPADDEN PARK, make a lane or alley to run from Victoria Drive, and to have it join into the 5th. Ave.--McSPADDEN Ave. U., for the use of emergency vehicles such as: Ambulances, Fire Vehicles, and Police Cars, with the later for the purpose of security patrolling of the park at night. Plus, the residents of 6th. Ave. would have access to the back of their property in order that they could move their vehicles off of 6th. Ave., and would help to lessen some of the congestion in the area."

Clause No. 1 cont'd:

The Committee

RECOMMENDED

A. THAT the Goals, Sub-area Goals, Policies and Guidelines as set out in the Grandview-Woodland Area Policy Plan, Part I, Grandview-Victoria be approved.

B. THAT Policies #23 and #28 relating to a Neighbourhood Traffic Plan and improvements to bus service, be referred to the City Engineer and Director of Planning in consultation with local residents for report to City Council on appropriate means of implementation, as necessary.

C. THAT Policy #29 relating to a park acquisition and development plan, be referred to the Park Board in consultation with the Director of Planning, other civic departments, the School Board and local residents for report on implementation within six months.

D. THAT the Director of Planning prepare amendments to the Zoning and Development By-law to submit directly to Public Hearing, based on the Plan Policies and Guidelines outlined in the City Manager's Report dated May 16, 1979 and the Grandview-Woodland Area Plan, Part I.

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The meeting adjourned at approximately 9:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 274

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 14, 1979

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 14, 1979 in the No. 1 Committee Room, Third Floor, City Hall at approximately 7.30 p.m.

PRESENT:	Mayor Volrich (arrived 8.15 p.m.) Aldermen Bellamy, Harcourt, Kennedy, Marzari, Puil and Rankin
ABSENT:	Aldermen Boyce, Ford, Gerard and Little
CLERK TO THE COUNCIL	R. Henry

Appointment of Chairman

As the Mayor was not present at this point in the proceedings, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT Alderman Harcourt assume the Chair.

- CARRIED UNANIMOUSLY

Local Improvements by Petition and on the Initiative

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Alderman Harcourt in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavements and Curbs and Lane Pavements on the Initiative - Schedule # 455

Pavements and Curbs, Lane Pavements, Sidewalks, Speed Bumps by Petition - Schedule # 456

The Court noted Schedules 455 and 456 as submitted by the Collector of Taxes listing various local improvement projects on the initiative and by petition.

Project Nos. 12, 13, 66, 74 and 86 on the initiative were noted as having been defeated by sufficient owners objecting.

The Court also noted proposed changes in measurements to projects 7, 44 and 119 which revised the estimated costs.

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT Schedule # 455 and 456 be approved after amending the measurements and estimated costs in projects 7, 44 and 119 in Schedule 456 as proposed by the Collector of Taxes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Local Improvement: Subsequent Procedure

The Council heard the following representations speak for or against the projects listed:

	Schedule & Project No.	Comments
Mr. Jack Baker	456/17	Concerned re endangering trees and indicating some people who had supported the original petition were now opposed.
Ms. Beatrice Kellie	455/062	Opposed because of restricted parking as a result of night school students and nearby food store.
Mr. Alan Morris	456/12	Traffic problem at intersection of lane and 49th Avenue and proposed widening pavement.
Ms. Magdalen Jeles	456/11	No back lane and proposed drop curb to enable parking from street.
Mr. George Metzker	455/009	Opposed for financial reasons. Felt local improvement charges were excessive.
		Discussion followed re deferring charges.

(At this point in the proceedings the Mayor arrived and assumed the Chair).

Mr. Orie Davey	456/108	Enquired as to why he had to pay increased costs and felt the old local improvement rate should be charged in his case.
Mr. W. Rueger	456/104	Expressed concern on water flowing on to his property because of the grade of the lane. Wanted some traffic deterrent such as speed bumps.
Mr. Fred Rollins	455/012 /013 /014	Felt excessive costs were being applied against his business when improvement was not needed on his side of the street.
Ms. Patricia Coutts	456/020	Proposed the project be delayed until traffic problem in area is solved. Filed counter petition indicating some owners who had previously signed original petition now wished the project delayed.
Mr. & Mrs. Pattinson	456/004	Parking problems in area. Requested resident only parking restrictions.
Mrs. Economy	455/090	Objected to project. Was of the opinion it would be utilized as parking for Vancouver General Hospital visitors.
Mrs. Gladstone	456/094	In favour.
Resident	455/10	Objected to project. Felt it would not benefit properties.

Council then considered a report of the City Manager dated May 29, 1979 in which the City Engineer reported on subsequent procedure.

MOVED by Ald. Rankin,
THAT Project 62 (455), lane south of Broadway from Trafalgar Street to Larch Street be deferred pending a report from the City Engineer to the Transportation Committee on the feasibility of installing "resident parking only" signs and the examination of off street parking.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Project 12 (456), Fleming Street, 47th Avenue to 49th Avenue be approved but the pavement be increased to 32 ft. at the intersection from the lane to 49th Avenue.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT Project 11 (456), Fairmont Street, from Kingsway to Horley Street be deferred pending a report from the City Engineer and the Director of Planning to the Standing Committee on Planning and Development with respect to the policy on front yard parking.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Project 9 (455), Triumph Street, from Templeton Street to Garden Street, be deferred pending a report from the City Engineer on the procedure and implementation of deferring local improvement charges.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,
THAT Project 108 (456), lane south of 28th Avenue from Ross Street to Inverness Street, be approved subject to a report from the City Engineer to Council permitting special relief of the present cost sharing rate and granting the previous rate.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT Project 14 (455), Fifth Avenue, from Guelph Street to St. George Street, be reduced in scope and only the south side be paved and curbed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT Project 20 (456), Oxford Street, Kootenay to Boundary, be deferred and referred to the Transportation Committee for consideration after the Committee has discussed the traffic problems in the area with the Burnaby Council and further that both petitions received in respect of this project be compared.

- CARRIED

(The Mayor opposed.)

MOVED by Ald. Harcourt,
THAT Project 4 (456), 15th Avenue, Main Street to Sophia Street, be deferred and a report be submitted to the Transportation Committee on the feasibility of "resident parking only" signs being installed.

FURTHER THAT Mr. & Mrs. Pattinson be advised when the matter will be considered by the Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager, as contained in his report of May 29, 1979, be approved after taking into account the previous resolutions recorded in these minutes.

- CARRIED UNANIMOUSLY

The Court adjourned at approximately 9.15 p.m.

* * * * * * *

The foregoing are Minutes of the Special Council, (Court of Revision) of June 14, 1979, adopted by Council on June 26, 1979.

MAYOR

DEPUTY CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 19, 1979, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, Puil, and Rankin

ABSENT: Aldermen Boyce and Ford

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, read by the City Clerk.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from St. Patrick's Elementary School, under the direction of their teacher, Miss English.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the minutes of the Regular Council Meeting of June 12, 1979, (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Spring Quarter 1979 Community Services Grants Report

Council on June 12, 1979, deferred Recommendation 'A' of the Standing Committee on Community Services report on Spring Quarter 1979 Community Services Grants.

This recommendation deals with grants to a number of organizations and it was agreed to deal with each one separately.

MOVED by Ald. Rankin,
THAT Council approve a grant of $1,518 to the Champlain Villa Day Care Society with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT Council approve a grant of $2,650 to the Children's Play Resource Centre with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT Council approve a grant of $4,500 to the Senior Citizens Outreach Society with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Gerard, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT Council approve a grant of $7,500 to Sport B.C. Summer Sport Program with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Little, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT Council approve a grant of $10,500 to the Canadian Wheelchair Sport Association B.C. Division with funds to be taken from the 1979 Contingency Reserve.

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Puil opposed.)

COMMUNICATIONS OR PETITIONS

1. Heritage Festival Society

Council noted a letter dated June 14, 1979 from the Council Committee on the Arts forwarding a letter from the President of the Heritage Festival Society containing details of the present and future activities of the Society. The Committee on the Arts recommended congratulations be conveyed by Council to the Heritage Festival Directors.

MOVED by Ald. Kennedy,
THAT the letter from the Council Committee on the Arts dated June 14, 1979 be received and Council extend congratulations to the Heritage Festival Directors for their efforts in connection with the annual Heritage Festival.

- CARRIED UNANIMOUSLY

2. Proposed Neighbourhood Pub at 4th and MacDonald in Vancouver

In a letter dated June 15, 1979, Mr. John C. Ball requested an opportunity to address Council on behalf of a number of concerned citizens to request Council to reconsider its recent approval of a proposed neighbourhood pub at 4th and MacDonald in Vancouver. Council noted a report is being prepared by the City Clerk on this matter.

MOVED by Ald. Harcourt,
THAT the delegation request be approved and it be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

3. Requesting Renaming of Thornton Avenue to Cottrell Avenue and vice-versa.

In a letter dated June 8, 1979, the Chairman of the Board, Cottrell Forwarding Co. Ltd., requested that Council rename Thornton Avenue to Cottrell Avenue and vice-versa. Cottrell Forwarding Company was previously located on the presently named Cottrell Avenue and has moved to Thornton Avenue which is adjacent, hence the requested change.

MOVED by Ald. Little,
THAT the request of Cottrell Forwarding Company Limited be approved and Thornton Avenue be renamed Cottrell Avenue and vice-versa and the official Street Naming map be amended accordingly.

FURTHER THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

- CARRIED UNANIMOUSLY

4. Recreation Facilities Assistance Program

In a letter dated June 11, 1979, The Hon. Hugh A. Curtis, Provincial Secretary and Minister of Government Services advised that he has approved a grant from the Recreation Facilities Assistance Program of up to $200,000.00 for major renovations to the Kerrisdale Swimming Pool.

MOVED by Ald. Bellamy,
THAT the communication be received and the Mayor forward an appropriate letter of thanks to The Hon. Hugh A. Curtis.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

5. 76th Annual Convention
Union of B.C. Municipalities

Council noted a memorandum from the City Clerk dated June 15, 1979, giving details of the Annual Convention of U.B.C.M. to be held in Vancouver on September 5, 6 and 7, 1979. The City Clerk submitted a memorandum from the City Engineer to which was attached a draft resolution for U.B.C.M. on Oil and Chemical Spills. Alderman Kennedy requested the City Manager assist him in preparation of a resolution on the Flood Plain formula.

MOVED by Ald. Kennedy,
THAT the memorandum from the City Clerk dated June 15, 1979 be received.

FURTHER THAT the draft resolution on Oil and Chemical Spills submitted by the City Engineer be approved for submission to the U.B.C.M. Annual Convention, as well as the proposed resolution of Alderman Kennedy.

- CARRIED UNANIMOUSLY

6. Southwest Corner of 75th Avenue and Angus Drive - Rezoning Application

The Marpole-Oakridge Area Council submitted a letter requesting an opportunity to address Council when the report of the Standing Committee on Planning and Development on a rezoning application: Southwest corner of 75th Avenue and Angus Drive is before it.

MOVED by Ald. Little,
THAT the delegation request be approved and it be heard when the relevant report is before Council.

- CARRIED UNANIMOUSLY

7. Canada Week - Canada Sings Celebrations

The Mayor submitted the following memorandum dated June 18, 1979 for Council's consideration:

"As you may know, a special "Canada Week - Canada Sings" performance will take place in the Empire Stadium June 30th, which will be Vancouver's celebration of our country's 112th birthday.

The CBC will televise live for two hours (first hour to B.C. regional network and the second hour to the entire national network, coast to coast).

The Federal agencies involved in Canada Week celebrations have contributed 80 thousand dollars; the B.C. Provincial Government has contributed 35 thousand dollars, this leaves 10 thousand dollars still to be covered. As Vancouver will be the focal point for this nationally televised program, and considering that so much time and effort has gone into the development of this major event, I would recommend the City cover the 10 thousand dollar shortfall out of its General Government account, as was the case last year. These funds would go towards the administration of the program and to cover the cost of the facilities."

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd)

Canada Week - Canada Sings
Celebrations (Cont'd)

MOVED by Ald. Gerard,
THAT Council approve the allocation to Canada Week - Canada Sings Celebrations of $10,000.00 to cover the short fall in the funding of this event, funds to be from General Government.

- CARRIED

(Alderman Puil opposed.)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORTS
JUNE 15, 1979

Works & Utility Matters
June 15, 1979

Local Improvements on the
"Initiative Principle"
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Building & Planning Matters
(June 15, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1:	Discontinuance Transit Levy: False Creek
Cl. 2:	Mt. Pleasant N.I.P. Improvements to Florence Nightingale School Playground
Cl. 3:	Kensington N.I.P. - McBride School Annex Creative Play Area
Cl. 4:	Riley Park N.I.P.: Brock Annex Playground Improvement and Purchase of a Portable Trampoline

Clauses 1-4 inclusive

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(June 15, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1:	Downtown Community Health Clinic Homemaker Service - Client's Funds
Cl. 2:	Police Digital Communications System

Clauses 1 and 2

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (Cont'd.)

Property Matters
(June 15, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lease - Parking Site S/W Corner Seymour and Drake Streets
Cl. 2: Renewal of Lease - Portion of lane East of Denman Street, North from Robson Street
Cl. 3: Exchange of City-owned Land - South of 2184 E. 1st Avenue for the north 7 ft. of 2184 E. 1st Avenue

Clauses 1 - 3 inclusive

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(May 30, 1979)

Review of Vancouver's Development Permit Process

MOVED by Ald. Harcourt,
THAT this report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(June 8, 1979)

Civic Theatres Board - Change in Role

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager, contained in this report be approved.

-(amended)

MOVED by Ald. Little (in amendment)
THAT item C in Appendix B of the City Manager's report be amended by adding after the word "licensees" the words "for a three year term".

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

CITY MANAGER'S & OTHER REPORTS (Cont'd)

MANAGER'S REPORT (Cont'd)
(June 8, 1979)

Civic Theatres Board -
Change in Role (Cont'd)

MOVED by Ald. Little (in amendment)
THAT item B in Appendix B of the City Manager's report be amended by adding "Further, where an organization has been refused the lease of one of the theatres, the organizer of the entertainment be given the right to appeal to Council."

- CARRIED UNANIMOUSLY

The motion of Ald. Kennedy as amended was put and carried unanimously.

MOVED by Ald. Little,
THAT Council request the Civic Theatres Board to report on means of controlling admission to mature entertainment to ensure that where possible only adults are permitted to attend.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Marzari, Puil and Rankin opposed.)

D. MANAGER'S REPORT
June 15, 1979

Columbia-Cordova Parking Garage

MOVED by Ald. Harcourt,
THAT recommendations B to H in the City Manager's report be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT Council not approve the inclusion of public washrooms in the Columbia-Cordova Parking Garage.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Hodson Manor

At a previous meeting the Vancouver City Council had agreed to hear delegations on the City Manager's report dated April 6, 1979 on the leasing of the City-owned Hodson Manor.

Before Council was the City Manager's report on this matter in which the Director of Social Planning reported on proposals received from various organizations with respect to the leasing of Hodson Manor. The report concluded with the following recommendations:

"A. The City enter into 3 year lease arrangements with the Multicultural Society and members of the ad hoc Performing Arts Coalition for joint use of Hodson Manor. Terms of the leases to be satisfactory to the Director of Legal Services, Director of Civic Buildings and Director of Social Planning.

This joint use would fulfill all of the three criteria: rent, community access and heritage. The Multicultural Society is able to pay only $535/month or less than half market rent and is not fully using the building. The Performing Arts Coalition would be able to pay about the same rent as the Multicultural Society and would be a compatible use. This joint use would return 87% of market rent and provide for community access to the building. Both groups indicate willingness to co-operate in upgrading the heritage aspects of the building.

B. The total rent for the first year be $1,070/month including hydro and insurance. Rent to be negotiated annually to reflect increases in market rental value and Hydro.

C. If the above lease is approved, a Management Committee be formed composed of tenants, Civic Buildings and the Heritage Committee. This Committee would address issues such as: use of common areas by tenants, maintenance and repairs, heritage restoration, rent negotiation and community access.

D. Under the new lease the City be responsible for keeping the building and grounds in good repair and the lessee(s) be responsible for the janitorial and custodial service to a standard acceptable to the Director of Civic Buildings. Since Hodson Manor is a City-owned Heritage building and as such attracts public attention the City should ensure that the building exterior and grounds are well maintained.

The Director of Civic Buildings advises that if Recommendation D is approved, the additional amount required for grounds maintenance for 1979 is $600.00 and recommends that this amount be included in the Sundry Rentals - General Disbursement Account."

Also before Council was a letter dated January 1, 1979 from Mr. J.E. Parker, representing a number of residents of the Fairview Slopes, suggesting that the City find a tenant willing to pay an economic rent and interested in maintaining the historical character of the building and willing to recognize the relationship of the building to the community.

Cont'd...

DELEGATIONS (Cont'd)

Hodson Manor (cont'd)

Also before Council was a letter dated January 19, 1979 from Mrs. M. Cullen, an interested resident, and a letter dated May 25, 1979 from the Secretary, Heritage Advisory Committee, in which the Heritage Committee suggested amendments to the recommendations contained in the City Manager's report dated April 6, 1979 and quoted above.

Council heard representations from the following:

- Mr. Peter Hannah, Performing Arts Coalition, addressed Council and referred to his brief previously submitted. In this brief the Vancouver Society for Early Music agreed with the City Manager's recommendations and indicated that should they be granted accommodation in Hodson Manor, the organization would work in co-operation with the Multicultural Society.

- Mr. S. Oosterhuis, Vancouver Multicultural Society of B.C., addressed Council and referred to the Society's brief previously circulated. The brief requested that the Multicultural Society's lease be renewed on the same conditions as previously except that building maintenance would be the responsibility of the City and ground maintenance the responsibility of the Park Board. In addition, a committee be established to regulate community use of the building. The Society objected to a proposed joint-lease with the Performing Arts Coalition, However, it would not object to the use of the building by this group and other community groups.

- Mrs. Fleming, Chairman, Vancouver Heritage Advisory Committee, reviewed the Heritage Advisory Committee's concerns re public access, maintenance of this City-owned, restored and designated building and that the Heritage Committee would favour lease of the building to professional tenants e.g. architects or lawyers with the City charging market rent, thus protecting the City's investment for the future.

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in his report dated April 6, 1979, be approved.

- (amended)

MOVED by Ald. Little (in amendment),
THAT recommendation 'A' be amended by adding after the word "arrangements" the words "subject to review after one year and cancellation if advisable."

- CARRIED

(Aldermen Harcourt, Marzari, Puil and Rankin opposed)

The amendment having carried, the Motion as amended was put and carried unanimously.

DELEGATIONS (Cont'd)

2. Greek Days 1979

Council on June 12, 1979 when considering a City Manager's report dated June 8, 1979 on Greek Days 1979 resolved:

"THAT liquor sales for Greek Days 1979 cease at 7:00 p.m. and the Greek Days Festival also cease at 7:00 p.m.;

FURTHER THAT the organizers of this festival be permitted to appeal this decision if they so wish."

Accordingly, Mr. Tsakumis and Mr. Panos addressed Council on behalf of the Greek community and objected strongly to closing the festival at 7:00 p.m. instead of 8:00 p.m. requested by the Greek Day Committee. The delegation guaranteed Council there would be no problem if the closing time were extended to 8 p.m.

MOVED by Ald. Kennedy,
THAT the liquor sales for Greek Days 1979 and the Greek Days Festival be extended to 8 p.m.

- LOST

(Aldermen Gerard, Harcourt, Little, Marzari, Puil and Rankin opposed)

CIVIC RECOGNITION - Mr. Jack Diamond

At this point in the proceedings, Mr. Jack Diamond was formally granted the Freedom of the City. Mayor Volrich paid tribute to Mr. Diamond's unassuming involvement with, and promotion of, the well-being of the communities, and presented him with an illuminated scroll, a gold medallion and a free parking plaque. Mr. Diamond responded in appreciation.

Alderman Gerard presented a bouquet of roses to Mrs. Diamond.

* * * * * * *

The Council recessed at approximately 3:55 p.m. to reconvene following an "In Camera" meeting at approximately 5:00 p.m.

* * * * * * *

3. Floating Homes Permit:
Application 84343 (False Creek)

The Council on June 12, 1979 agreed to hear a number of delegations on a Development Permit Application for 4 floating homes at the Spruce Harbour Marina.

Council had before it a City Manager's report dated June 14, 1979 in which the Director of Planning reported on the background to this development permit application, which has resulted from the necessity of floating homes located at the Bayshore Hotel site to relocate. The report referred to four locations for temporary moorage of these floating homes pending completion of the Granville Island Marina and concluded with the following recommendations:

Cont'd...

DELEGATIONS (Cont'd)

Floating Homes Permit:
Application 84343 (False Creek) (cont'd)

"A. That Council advise the Development Permit Board of its attitude towards the Development Application for temporary accommodation of four floating homes in the Spruce Marina for a time limited period until the Granville Island site is approved and available for occupancy, but not exceeding a period of one year, ending June 30, 1980.

B. That Council sanction short term moorage of approximately three months at the four sites noted in this report, until the Granville Island site is approved and available for occupancy, but not exceeding a period of one year ending June 30, 1980."

Mr. J. Coates, Central Area Planning, reviewed this matter for Council's information. He advised that since the report was written space for these floating homes may be available in the vicinity of the Bute Marina, east of the Bayshore, as well as two other sites in this vicinity.

Ms. Farley, Interim Strata Council Spruce Neighbourhood, addressed Council on behalf of the residents of False Creek in the area adjacent to the Spruce Marina. She stated that the citizens are very much opposed to permitting floating homes in the Spruce Marina on either a temporary or permanent basis. The citizens share the concern of the Urban Design Panel that the design of these houseboats is not compatible with the False Creek Waterfront and would have a negative impact on what is really a very confined space. The residents would favour an alternative location for these floating homes which would make the floating homes community an integral part of False Creek.

Mr. Morgan Stewart, resident, read from a brief filed this day in which he too opposed the proposed location of the floating homes in the Spruce Marina. He stated he had been in touch with representatives of the Bayshore who had indicated that if the floating home owners presently located on Bayshore property would assume the additional costs incurred should the demolition have to proceed around these floating homes, the Bayshore might consider permitting them to remain until the Granville Island site is ready for occupancy.

Mr. Fodchuk, representing Frank Stanzl Construction Limited, stated that in his opinion floating homes do not fall within the definition of the False Creek official development plan and, therefore, Council does not have the power to amend the by-law to permit floating homes without a further public hearing.

Mr. Carson of Spruce Street Co-op spoke on behalf of the floating home owners. He requested Council to consider the temporary nature of the application for the Spruce Street Marina and indicated the City could use legal means to ensure that this occupancy would be temporary. He indicated a preference for a location on the Central Waterfront.

MOVED by Ald. Gerard,
THAT as a temporary and emergency measure not exceeding 3 months, Council instruct the Director of Permits and Licenses to withhold enforcement of by-law provisions which would preclude accommodation of the Kanish Floating Homes in the area between the foot of Cardero and Broughton Streets.

Cont'd...

DELEGATIONS (Cont'd)

Floating Homes Permit:
Application 84343 (False Creek)(cont'd)

FURTHER THAT the Development Permit Board be advised that Council does not favour issuance of the Development Permit for temporary applications for four floating homes in the Spruce Marina.

- CARRIED UNANIMOUSLY

Ald. Rankin requested that the City Manager report on the feasibility of Council establishing the policy of not permitting any further floating homes on the Vancouver Waterfront or in False Creek. The Mayor so directed.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

E. MANAGER'S REPORT
(June 13, 1979)

Selection of Transcontinental Rail Station

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3519 BEING THE IMPOUNDING BY-LAW
(Schedule of Impounding Charges)

At the request of the Director of Legal Services, Council agreed that this By-law be withdrawn.

2. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW
(Creates new Central Waterfront Area)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Little and Marzari excused from voting.)

Cont'd.

BY-LAWS (Cont'd)

3. OFFICIAL DEVELOPMENT PLAN BY-LAW
(Adopts Official Development Plan for new Central Waterfront area)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Little and Marzari excused from voting.)

4. A BY-LAW TO AMEND BY-LAW NO. 4810 BEING THE SIGN BY-LAW
(Central Waterfront District)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Little and Marzari excused from voting.)

MOTIONS

A. Lane Paving - lane north of Marine Drive from Montcalm Street to 72nd Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a lane paving project in respect of the lane north of Marine Drive from Montcalm Street to 72nd Avenue (hereinafter called "the said project") was recommended by the City Manager on March 23, 1978, and approved by City Council on March 30, 1978, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on March 30, 1978;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS Lot 28, Block 3, District Lot 318 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as being zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law would be $78.44;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane north of Marine Drive from Montcalm Street to 72nd Avenue (Cont'd)

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, $39.22, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll Against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

B. Street Paving & Installation of Curbs - Glen Drive from Broadway to 12th Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Glen Drive from Broadway to 12th Avenue (hereinafter called "the said project") was recommended by the City Manager on July 22, 1977, and approved by Council on July 26, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on July 26, 1977;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

Cont'd...

MOTIONS (Cont'd)

Street Paving & Installation of Curbs - Glen Drive from Broadway to 12th Avenue (Cont'd)

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy. "

AND WHEREAS Lot 1 of Lot A, Block 159, District Lot 264A (herein called the "said lot") complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as being zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law would be $242.10;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief, that is $80.70, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

C. Street Paving (curbs & gutters) both sides of Heather Street from 70th Avenue to South West Marine Drive

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS the construction of pavement and curbs on both sides of Heather Street from 70th Avenue to South West Marine Drive (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
both sides of Heather Street
from 70th Avenue to South West
Marine Drive (cont'd)

AND WHEREAS Lot 8 of Y of 7 to 10, Block C, District Lots 319, 324 and Part of 323, Group One, New Westminster District (hereinafter called "the said lot") abuts the said project and is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law No. 3575;

AND WHEREAS the said lot is a corner lot with a frontage of thirty-three (33) feet abutting the said project on which is constructed a single-family dwelling and the said lot cannot be developed beyond a residential use, notwithstanding that the said lot is zoned (RM-3) Multiple Dwelling District;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of the Local Improvement Procedure By-law No. 3614 to the said lot;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by being specially assessed for the said project at the rate levied on real property in Multiple Dwelling Districts pursuant to the Local Improvement Procedure By-law, namely the annual sum of $65.10, and that the special annual assessment be reduced for the year 1979 to the rate levied on real property in residential districts pursuant to the said By-law, namely the sum of $25.40. The Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced assessment for the year 1979 only. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

D. Street Paving (curbs & gutters)
on Jellicoe Street from South
East Marine Drive to Kent Avenue
North on both sides

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS the construction of pavement and curbs on Jellicoe Street from South East Marine Drive to Kent Avenue North on both sides (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
on Jellicoe Street from South
East Marine Drive to Kent Avenue
North on both sides (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS the balance of Lot 1, Block 65 North Part, District Lots 258 and 329, Group One, New Westminster District (hereinafter called "the said lot"), abuts the said project;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development under Zoning and Development By-law No. 3575 and has constructed thereon a single-family dwelling;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same, subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $313.90;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $34.78;

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1979 as if the said lot were used for residential purposes, that is to say, the annual sum of $34.78.

The Collector of Taxes is hereby directed to enter in the Tax Roll against the said lot the amount of the reduced assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

MOTIONS (Cont'd)

E. Street Paving (curbs & gutters) both sides of 72nd Avenue from Granville Street to Osler Street

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS the construction of pavements and curbs on both side of Seventy-Second Avenue from Granville Street to Osler Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972 as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 1, Block 12, District Lot 318, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single-family dwelling;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible."

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on November 16, 1972, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614 to the said lot in accordance with the said resolution of Council dated October 5, 1971;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
both sides of 72nd Avenue from
Granville Street to Osler Street (cont'd)

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years is the amount set forth opposite the same:

Lot 1, Block 12, District Lot 318 $ 171.28;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as hereinbefore recited and that the special annual assessment for the said project be imposed on the said lot for the year 1979 as if it were used for residential purposes, that is to say:

Lot 1, Block 12, District Lot 318 $ 57.07;

The Collector of Taxes is hereby directed to enter in the Tax Roll against the said lot the amount of the reduced special assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said lot and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

F. Street Paving (curbs & gutters)
both sides of McLean Drive
from 2nd Avenue to 3rd Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS the construction of pavements and curbs on both sides of McLean Drive from 2nd Avenue to 3rd Avenue (hereinafter called "the said project") was recommended by the Board of Administration on February 2, 1973, and approved by Council on February 20, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Lot 24, Block 70, District Lot 264A, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under Zoning and Development By-law No. 3575 and has constructed thereon a single-family dwelling;

Cont'd....

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
both sides of McLean Drive
from 2nd Avenue to 3rd Avenue (cont'd)

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible. "

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on May 17, 1973;

AND WHEREAS on May 17, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614 to the said lot pursuant to the said resolution of Council dated October 5, 1971;

AND WHEREAS since the said lot flanks the said project, it may be specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot is $183.47 for a period of fifteen (15) years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $61.16 for a period of fifteen (15) years;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
both sides of McLean Drive
from 2nd Avenue to 3rd Avenue (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $183.47 for the said project and that such assessment be reduced to $61.16 for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

G. Street Paving (curbs & gutters)
on both sides of Victoria Drive
from 19th Avenue to Victoria
Diversion

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS the construction of pavement and curbs on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (hereinafter called "the said project") was recommended by the Board of Administration on 21 September, 1973, and approved by Council on 25 September, 1973, as a local improvement to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on 29 November, 1973;

AND WHEREAS Lot 7, Blocks 11 and 12, District Lot 195 (hereinafter called "the said lot") abuts the said project;

AND WHEREAS the said lot is zoned (C-2) Commercial District (Suburban) under Zoning and Development By-law No. 3575 and has constructed thereon a single-family dwelling;

AND WHEREAS on 29 November, 1973, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to relief being given under Section 67 of Local Improvement Procedure By-law No. 3614 to the said lot which is being used for residential purposes, until either an industrial development is approved or the said lot is acquired by the City;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for industrial purposes is $212.26;

AND WHEREAS the special annual assessment for the said project to be imposed on the said lot for a period of fifteen (15) years if it is used for residential purposes is $70.75;

Cont'd....

MOTIONS (Cont'd)

Street Paving (curbs & gutters) on both sides of Victoria Drive from 19th Avenue to Victoria Diversion (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said lot for the year 1979 as if the said lot were used for residential purposes, that is to say, the annual sum of $70.75;

The Collector of Taxes is hereby directed to enter in the Tax Roll against the said lot the amount of the reduced assessment for the year 1979 only. The difference in the special annual assessment that would have been imposed on the said lot if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

H. Street Paving (curbs & gutters) on Quebec Street from 4th Avenue to 5th Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Quebec Street from 4th Avenue to 5th Avenue (hereinafter called "the said project") was recommended by the City Manager on June 2, 1977, and approved by Council on June 14, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a Court of Revision on June 14, 1977;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters) on Quebec Street from 4th Avenue to 5th Avenue (cont'd)

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy. "

AND WHEREAS Lot 9, Block 23, District Lot 200A (herein called the "said lot") complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (M-1) Industrial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (M-1) Industrial District would be $357.99;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief, that is $119.26, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

I. Street Paving (curbs & gutters) on 71st Avenue from Hudson Street to Oak Street

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on 71st Avenue from Hudson Street to Oak Street, (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
on 71st Avenue from Hudson
Street to Oak Street (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to Court of Revision on August 12, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy. "

AND WHEREAS the following lot:

LOT	BLOCK	DISTRICT LOT
2 of 12 of 1-6 & 12	C	319

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
on 71st Avenue from Hudson
Street to Oak Street (cont'd)

LOT	BLOCK	DISTRICT LOT	
2 of 12 of 1-6 & 12	C	319	$ 275.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLOCK	DISTRICT LOT	
2 of 12 of 1-6 & 12	C	319	$ 91.75

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

J. Street Paving (curbs & gutters)
on Osler Street from 70th Avenue
to the lane north on both sides, etc.

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a sufficiently signed petition was filed with the City Clerk praying that Council construct pavement and curbs on Osler Street from 70th Avenue to the lane north on both sides and portland cement concrete curbs and gutters on both sides of Osler Street from the lane north of 70th Avenue to 67th Avenue (hereinafter called "the said project") as a local improvement, to be paid in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS Council sat as a Court of Revision on March 12, 1970, to hear complaints against the proposed assessments and immediately following the hearing, Council deemed that the said project would specially benefit the real property fronting and abutting the said project and undertook the same;

AND WHEREAS on October 5, 1971, Council passed a resolution which adopted the following recommendations of the Board of Administration of October 1, 1971:

"a) That Council adopt a policy of giving relief on local improvement charges to homes on flanking higher-zoned lots:

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters) on Osler Street from 70th Avenue to the lane north on both sides, etc. (cont'd)

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavement and curbs and for sidewalks.

b) That the Assessment Commissioner be instructed to bring forward each year a list of the properties and a formal resolution giving the relief to those properties still eligible. "

AND WHEREAS the duties of the Assessment Commissioner with respect to local improvements are now the responsibility of the Collector of Taxes pursuant to the provisions of the Vancouver Charter, being Chapter 55, R.S.B.C. 1953 (2nd Session) together with all amendments thereto, and in particular Part XXIV thereof;

AND WHEREAS Lot 4 of 35, Block B, District Lots 319, 324 and part of 323, Group One, New Westminster District (hereinafter called "the said lot") flanks the said project;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law and has constructed thereon a single-family dwelling;

AND WHEREAS since the said lot flanks the said project, it is specially assessed at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District calculated on seventy-five percent (75%) of its flankage rather than twenty-five percent (25%) thereof had the said lot been zoned for residential use;

AND WHEREAS the special annual assessment to be imposed on the said lot is $148.45 for a period of fifteen years;

AND WHEREAS the special annual assessment that would be imposed on the said lot if it were specially assessed on twenty-five percent (25%) of its flankage at the rate established in the Local Improvement Procedure By-law for property zoned (RM-3) Multiple Dwelling District is $49.48 for a period of fifteen (15) years;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of October 5, 1971, for the relief hereinafter granted;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters) on Osler Street from 70th Avenue to the lane north on both sides, etc. (cont'd)

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot would be inequitably and unjustly affected by a special assessment of $148.45 for the said project and that such assessment be reduced to $49.48 for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

K. Street Paving (curbs & gutters) on Pender Street from Salsbury Drive to Victoria Drive

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Pender Street, from Salsbury Drive to Victoria Drive, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on May 13, 1976;

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters)
on Pender Street from Salsbury
Drive to Victoria Drive (cont'd)

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy. "

AND WHEREAS the following lot:

LOT	BLOCK	DISTRICT LOT
D of 5	E	183

complies with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lot is zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLOCK	DISTRICT LOT	
D of 5	E	183	$ 163.25

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLOCK	DISTRICT LOT	
D of 5	E	183	$ 54.42

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

MOTIONS (Cont'd)

L. Street Paving (curbs & gutters) on Carolina Street from 7th Avenue to 8th Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a project for the paving of streets and the installation of curbs in respect of pavements and curbs on Carolina Street from 7th Avenue to 8th Avenue, (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by Council on April 6, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a Court of Revision on May 13, 1976:

AND WHEREAS on June 17, 1975, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:

i) so that they pay a rate according to their zoning but with a residential level of flankage relief;

ii) that the relief be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement charge;

iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;

iv) that these properties need not be identified as requiring this special relief at the Court of Revision.

b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy. "

AND WHEREAS the following lots:

LOT	BLOCK	DISTRICT LOT
16 S.72'	106	264A
16 Ex. S.72'	106	264A

comply with the criteria for special relief set out in Council's resolution of June 17, 1975;

AND WHEREAS the said lots are zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

Cont'd...

MOTIONS (Cont'd)

Street Paving (curbs & gutters) on Carolina Street from 7th Avenue to 8th Avenue (cont'd)

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of June 17, 1975, for the relief therein provided and hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A) Multiple Dwelling Districts would be:

LOT	BLOCK	DISTRICT LOT	
16 S.72'	106	264A	$ 161.00
16 Ex. S.72'	106	264A	$ 111.82

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots having met the criteria required by the Standing Policy Resolution of June 17, 1975, shall pay a special assessment at a rate corresponding with the zoning of the said property, but with a residential level of flankage relief as follows:

LOT	BLOCK	DISTRICT LOT	
16 S.72'	106	264A	$ 53.67
16 Ex. S.72'	106	264A	$ 37.27

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

M. Lane Paving - lane south of Powell Street from Jackson Avenue to Princess Avenue

MOVED BY Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a lane paving project in respect of the lane south of Powell Street from Jackson Avenue to Princess Avenue (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of Powell Street from Jackson Avenue to Princess Avenue (cont'd)

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS Lot 20, Block 53, District Lot 196, Plan 196 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (CD-1) Comprehensive Development District under the Zoning and Development By-law;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as being zoned (CD-1) Comprehensive Development District under the Zoning and Development By-law would be $39.23;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, $19.61, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

MOTIONS (Cont'd)

N. Lane Paving - lane south of Powell Street from Princess Avenue to Heatley Avenue

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a lane paving project in respect of the land south of Powell Street, from Princess Avenue to Heatley Avenue (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977 and approved by Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lots:

Lot	Block	District Lot	Plan
30	52	196	196
24 Amd	52	196	196
21	52	196	196
19	52	196	196

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of Powell Street from Princess Avenue to Heatley Avenue (cont'd)

AND WHEREAS the said lots are zoned (CD-1) Comprehensive Development District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as being zoned (CD-1) Comprehensive Development District under the Zoning and Development By-law would be:

Lot	Block	District Lot	Plan	
30	52	196	196	$ 39.22
24 Amd	52	196	196	40.79
21	52	196	196	39.22
19	52	196	196	39.23

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

Lot	Block	District Lot	Plan	
30	52	196	196	$ 19.61
24 Amd	52	196	196	20.39
21	52	196	196	19.61
19	52	196	196	19.61

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

O. Lane Paving - lane south of 8th Avenue between Clark Drive and Commercial Drive

MOVED by Ald. Little,
SECONDED by Ald. Gerard,

WHEREAS a lane paving project in respect of the lane south of 8th Avenue, from Clark Drive to Commercial Drive (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977 and approved by Council on February 24, 1977 as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of 8th Avenue between Clark Drive and Commercial Drive (cont'd)

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lots:

Lot	Block	District Lot	Plan
2 of E	155	264A	
7 of E	155	264A	
8 of E	155	264A	1771
10 of E	155	264A	
8 of F	155	264A	
12 of F	155	264A	
26 of C	154	264A	
22 of C	154	264A	
18 of C	154	264A	
15 of C	154	264A	
3 of 2 of DW½	154	264A	
4 of 2 of DW½	154	264A	
34 of C	154	264A	
35 of C	154	264A	
38 of C	154	264A	
39 of C	154	264A	

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of 8th Avenue between Clark Drive and Commercial Drive (cont'd)

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as being zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law would be:

Lot	Block	District Lot	Plan	
2 of E	155	264A		$ 51.77
7 of E	155	264A		51.77
8 of E	155	264A	1771	51.78
10 of E	155	264A		51.77
8 of F	155	264A		51.78
12 of F	155	264A		51.77
26 of C	154	264A		51.78
22 of C	154	264A		51.77
18 of C	154	264A		51.78
15 of C	154	264A		51.78
3 of 2 of DW½	154	264A		51.77
4 of 2 of DW½	154	264A		51.78
34 of C	154	264A		51.77
35 of C	154	264A		51.77
38 of C	154	264A		51.78
39 of C	154	264A		51.77

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

Lot	Block	District Lot	Plan	
2 of E	155	264A		$ 25.89
7 of E	155	264A		25.89
8 of E	155	264A		25.89
10 of E	155	264A	1771	25.89
8 of F	155	264A		25.89
12 of F	155	264A		25.89
26 of C	154	264A		25.89
22 of C	154	264A		25.89
18 of C	154	264A		25.89
15 of C	154	264A		25.89
3 of 2 of DW½	154	264A		25.89
4 of 2 of DW½	154	264A		25.89
34 of C	154	264A		25.89
35 of C	154	264A		25.89
38 of C	154	264A		25.89
39 of C	154	264A		25.89

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Cont'd)

P. Lane Paving - lane south of Franklin Street from Semlin Street to Lakewood Drive

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of Franklin Street from Semlin Street to Lakewood Drive (hereinafter called "the said project") was recommended by the City Manager on March 23, 1978, and approved by City Council on March 30, 1978, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on March 30, 1978;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS Lot 5W½, Block 39, District Lot 184, Plan 178 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as being zoned (RM-3A) Multiple Dwelling District under the Zoning and Development By-law would be $38.83.

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of Franklin Street from Semlin Street to Lakewood Drive (cont'd)

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, $19.41, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Q. Lane Paving - lane south of 12th Avenue from Watson Street to Sophia Street

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of 12th Avenue from Watson Street to Sophia Street (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by petition to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of 12th Avenue from Watson Street to Sophia Street (cont'd)

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS:

Lot 1, East 32 feet, Block 114, District Lot 301, Plan 187

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RM3) Multiple Dwelling District under the Zoning and Development Bylaw;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling District would be $52.31;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning namely, $26.15 for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Cont'd)

R. Lane Paving - special relief east of Victoria Drive from 48th Avenue to 49th Avenue

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane east of Victoria Drive from 48th Avenue to 49th Avenue (hereinafter called "the said project") was recommended by the City Manager on February 18, 1977, and approved by City Council on February 24, 1977, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on February 24, 1977;

AND WHEREAS on July 27, 1976, Council passed a resolution approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvements;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS Lot "A", Block 1, District Lot 724, Plan 1592 (herein called the "said lot") abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (RS-1) One-Family Dwelling District under the Zoning and Development By-law;

AND WHEREAS the remaining real property abutting the said project to be specially assessed therefor is zoned (C-2) Commercial District under the Zoning and Development By-law;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - special relief
east of Victoria Drive from
48th Avenue to 49th Avenue (cont'd)

AND WHEREAS a special annual assessment for the said project in the sum of $65.27 is imposed on the said lot for a period of fifteen (15) years as if it were zoned (C-2) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all of its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning, that is, $32.63, for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

S. Lane Paving - south of 24th
Avenue from Puget Drive to
MacDonald Street

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of 24th Avenue from Puget Drive to Macdonald Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976, and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain curcumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate of their zoning;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - south of 24th Avenue from Puget Drive to MacDonald Street (cont'd)

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lot:

LOT	BLOCK	DISTRICT LOT
A	W	139

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (C-1) Commercial District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (C-1) Commercial District would be:

LOT	BLOCK	DISTRICT LOT	
A	W	139	$ 57.31

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning as follows:

LOT	BLOCK	DISTRICT LOT	
A	W	139	$ 28.66

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amount of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

MOTIONS (Cont'd)

T. Lane Paving - lane south of 7th Avenue from Alder Street to Spruce Street

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of 7th Avenue from Alder Street to Spruce Street (hereinafter called "the said project") was recommended by the City Manager on June 18, 1976 and approved by City Council on June 22, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a court of revision on August 12, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of local improvements;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS:

Lot A, Block 314, District Lot 526

abuts the said project and is an owner-occupied single-family dwelling, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lot is zoned (FM-1) Fairview Multiple Dwelling District under the Zoning and Development By-law;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of
7th Avenue from Alder Street
to Spruce Street (cont'd)

AND WHEREAS the Collector of Taxes is satisfied that the said lot is eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lot for a period of fifteen (15) years if assessed as (FM-1) Fairview Multiple Dwelling Districts would be $41.68;

BE IT THEREFORE RESOLVED that the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lot, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for its zoning namely $20.84 for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lot the amounts of the reduced special assessment for the said year. The difference in the said amount shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

U. Lane Paving - lane south of
York Street from Larch Street
to Chestnut Street

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of York Street, from Larch Street to Chestnut Street (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972, and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of York Street from Larch Street to Chestnut Street (cont'd)

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lots:

LOT	BLOCK	DISTRICT LOT
4E½	204	526
4W½	204	526
8	205	526
9W½	205	526
B of 20	205	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3A1) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3A1) Multiple Dwelling Districts would be:

LOT	BLOCK	DISTRICT LOT	
4E½	204	526	$ 25.80
4W½	204	526	25.80
8	205	526	51.61
9W½	205	526	25.80
B of 20	205	526	33.03

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of York Street from Larch Street to Chestnut Street (cont'd)

LOT	BLOCK	DISTRICT LOT	
4E½	204	526	$ 12.90
4W½	204	526	12.90
8	205	526	25.80
9W½	205	526	12.90
B of 20	205	526	16.52

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

V. Lane Paving - lane south of 2nd Avenue from Larch Street to Burrard Street, except ...

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane south of 2nd Avenue, from Larch Street to Burrard Street, except from Balsam Street to Vine Street and except from Burrard Street to 100 feet west (hereinafter called "the said project") was recommended by the Board of Administration on September 15, 1972 and approved by Council on September 19, 1972, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement on the Initiative principle to a Court of Revision on November 16, 1972;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-basis as long as the properties remain eligible;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of
2nd Avenue from Larch Street to
Burrard Street, except .....(cont'd)

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the lost of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lots:

LOT	BLOCK	DISTRICT LOT
25	225	526
29	225	526
34	225	526
36W½ & 37	225	526
3	226	526
10	226	526
12	226	526
32	226	526
14	227	526
15	227	526
37	227	526

abut the said project and are all owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM3B) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3B) Multiple Dwelling Districts would be:

LOT	BLOCK	DISTRICT LOT	
25	225	526	$ 25.80
29	225	526	25.80
34	225	526	25.80
36W½ & 37	225	526	38.70
3	226	526	25.80
10	226	526	25.80
12	226	526	25.80
32	226	526	25.80
14	227	526	25.80
15	227	526	25.80
37	227	526	25.80

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane south of
2nd Avenue from Larch Street to
Burrard Street, except .....(cont'd)

LOT	BLOCK	DISTRICT LOT	
25	225	526	$ 12.90
29	225	526	12.90
34	225	526	12.90
36W½ & 37	225	526	19.35
3	226	526	12.90
10	226	526	12.90
12	226	526	12.90
32	226	526	12.90
14	227	526	12.90
15	227	526	12.90
37	227	526	12.90

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

W. Lane Paving - lane north of
Hastings Street from Lakewood
Street to Templeton Drive

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

WHEREAS a lane paving project in respect of the lane north of Hastings Street from Lakewood Street to Templeton Drive (hereinafter called "the said project") was recommended by the City Manager on April 2, 1976, and approved by City Council on April 23, 1976, as a local improvement to be paid for in part by special assessment upon the real property to be benefited thereby;

AND WHEREAS the said project was advanced as a local improvement by the Petition method to a court of revision on May 13, 1976;

AND WHEREAS on July 27, 1976, Council passed a resolution, approving the adoption of a standing policy in regard to the provision of special relief, in certain circumstances, as follows:

"A. Council adopt a standing policy of giving special relief as follows with respect to lane paving local improvements where properties are used residentially but zoned for higher use:

1. the relief to be such that they pay only one-half of the rate for their zoning;

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane north of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

2. the relief to be limited to owner-occupied single-family dwellings, the ownership of which precedes the assessment of the local improvement;

3. the relief to be given on a year-to-year basis as long as the properties remain eligible;

4. the relief to commence with projects placed on the Tax Roll in 1977.

B. The Collector of Taxes be instructed to bring forward each year the list of properties in a formal resolution under Section 67 of By-law 3614 as amended, to give effect to this policy. "

AND WHEREAS the following lots:

LOT	BLOCK	DISTRICT LOT
F, ex. East 1 & 416/1000 ft. of 1-4	40	184
6	40	184

abut the said project and are both owner-occupied single-family dwellings, the ownership whereof preceded the assessment of the local improvement;

AND WHEREAS the said lots are zoned (RM-3) Multiple Dwelling District under the Zoning and Development By-law;

AND WHEREAS the Collector of Taxes is satisfied that the said lots are eligible under the provisions of the said resolution of Council of July 27, 1976, for the relief hereinafter granted;

AND WHEREAS a special annual assessment for the said project imposed on the said lots for a period of fifteen (15) years if assessed as (RM-3) Multiple Dwelling Districts would be:

LOT	BLOCK	DISTRICT LOT	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	$ 43.87
6	40	184	$ 68.77

BE IT THEREFORE RESOLVED that for the foregoing reasons Council, by not less than two-thirds of all its members, hereby deems and declares that the said lots, having met the criteria required by the Standing Policy Resolution of July 27, 1976, shall pay a special assessment of one-half of the rate for their zoning as follows:

Cont'd...

MOTIONS (Cont'd)

Lane Paving - lane north of Hastings Street from Lakewood Street to Templeton Drive (cont'd)

LOT	BLOCK	DISTRICT LOT	
F, ex. East 1 & 416/1000 ft. of 1-4	40	184	$ 21.94
6	40	184	$ 34.39

for the year 1979 only, and the Collector of Taxes is hereby directed to enter on the Tax Roll against the said lots the amounts of the reduced special assessment for the said year. The difference in the said amounts shall be provided out of the general funds of the City.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

X. Allocation of Land for Lane Purposes (South 2 feet of Lot 4 Block 8 South ½ Section 46 Town of Hastings Suburban Lands Plan 2440)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 3
Block 8
South ½ Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

Y. Allocation of Land for Lane Purposes
(South 2 feet of Lot 4
Block 8 South ½ Section 46
Town of Hastings Suburban
Lands Plan 2440)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 4
Block 8
South ½ Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Z. Allocation of Land for Lane Purposes
(South 2 feet of Lot 2
Block 8 South ½ Section 46
Town of Hastings Suburban
Lands Plan 2440)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 2
Block 8
South ½ Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

A(i) Allocation of Land for Lane Purposes
(A portion of Lot 12, Block 3, District Lot 52, Group 1, New Westminster District, Plan 2380)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 12, Block 3, District Lot 52, Group 1, New Westminster District, Plan 2380, lying northeasterly of a line drawn parallel to and 10 feet perpendicularly distant southwesterly from the northeasterly limit of said Lot 12 and extending from the northwesterly limit to the southeasterly limit of said Lot 12, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 18, 1979, and marginally numbered LF 9069, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B(i) Allocation of Lane for Road Purposes
(That part of Lot 12, except the West 20 feet, now lane, Subdivision 5, Blocks "B" and 10, District Lot 383, Plan 1388)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

that part of Lot 12, except the West 20 feet, now lane, Subdivision 5, Blocks "B" and 10, District Lot 393, Plan 1388, outlined red on plan affirmed by Irvine Jones, B.C.L.S., April 26, 1979, and marginally numbered LE 4886, a print of which is attached.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Area Planning Office:
Mt. Pleasant Area

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT City Council instruct the Director of Planning to prepare a plan and budget to open an area planning office in the Mt. Pleasant area to bring back to Council within one year a plan satisfactory to the citizens of Mt. Pleasant.

- (referred)

MOVED by Ald. Little,
THAT the above motion be referred to the City Manager for report back on the priority of this area with respect to local area planning in relation to other areas and the advisability of establishing a local area planning office in the Mt. Pleasant area in view of its proximity to City Hall.

- CARRIED

(Alderman Rankin opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Rankin and recognized by the Chair.

1. B.C. Hydro Transit Cutbacks

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro is planning more bus cutbacks for the City of Vancouver to be effective July 20;

AND WHEREAS the cutbacks will result in the elimination of 42 bus trips per day;

AND WHEREAS the cutbacks proposed for July 20 are part of a whole series of cuts which have caused service within the city to deteriorate steadily for the last three years;

THEREFORE BE IT RESOLVED THAT:

1. Vancouver City Council strongly protest the proposed cutbacks to the Provincial Government, and

2. Vancouver City Council immediately ask for a meeting with the Provincial Government to discuss the problem of deteriorating public transit within the city and the need for an adequate subsidy to improve public transit.

Cont'd . . .

NOTICE OF MOTION (Cont'd)

Changes to the Number of Rush Hour Trips for July 20th, 1979:

Route	AM (inbound)	PM (outbound)
Main	-5	+1
Robson	-5	0
Fourth	0	+1
Oak	0	+1
Fraser	0	0
Cambie	0	0
Davie	-1	0
Kingsway	-1	0
Stanley Park	0	-3
Powell	-1	-2
Nanaimo	0	-1
Granville	-4	0
Victoria	-4	+1
Park-n-Ride	-4	-2
Beach	-2	0
Knight	-1	-2
MacDonald	-3	-1
Mac-16	-2	-2

The total of these lost trips are the major cause for the loss of six indexes and 13 Depot trippers. (an index is one day's work)

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Little -

Establishment of a Central Records System in City Hall

requested that the City Clerk report on progress to date towards the establishment of a central records management program for the City.

The Mayor so directed.

Alderman Bellamy -

Disturbance of Neighbourhood By Noise During Early Morning Hours

again made reference to the unsatisfactory manner in which complaints from citizens who are disturbed by noisy neighbours during the early morning hours are handled.

The Mayor requested the Director of Legal Services to consider this matter with a view to amending the relevant by-law to make the complaint response system more effective.

Cont'd . . .

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Rankin -

Cleaning of Sidewalks Outside Stores

requested that the Director of Legal Services report on measures which could be taken to require store owners to clean the sidewalk outside their stores.

The Mayor so directed.

* * *

The Council adjourned at approximately 6:10 p.m.

The foregoing are Minutes of the Regular Council Meeting of June 19, 1979, adopted by Council on June 26, 1979.

MAYOR

DEPUTY CITY CLERK

MANAGER'S REPORT

DATE June 14, 1979

TO: Vancouver City Council

SUBJECT: Floating Homes in False Creek

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"PURPOSE:

This report is intended to seek Council's advice upon:

1) a development permit application for 4 floating homes at the Spruce Harbour Marina to be considered by the Development Permit Board June 25, 1979

2) certain short term moorage locations for floating homes

BACKGROUND

City Council in January 1979 agreed to try to assist in relocating these homes from the Bayshore Hotel site. On April 3, 1979 Council further resolved:

"(1) THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

(2) THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village to determine if an appropriate site can be negotiated for their relocation by June 30, 1979.

(3) THAT the City Manager and Director of Planning be instructed to negotiate with Marathon Realty and/or other property owners conditions upon which temporary floating home moorage might be accommodated in False Creek.

(4) THAT should a temporary relocation site be found then the floating homes as well as the marina be subject to time limited development permit approval processes including appropriate public notification.

FURTHER THAT officials pursue a solution for the problem of relocating Kanish Village by June 30, 1979 and establishment of appropriate controls for floating homes."

Council on May 15, 1979 passed subsequent resolutions of support for a potential relocation site offered by the Essington Sternwheeler Wharf Ltd. This site does not now appear feasible due to navigational constraints.

Granville Island

The Granville Island Trust, the Coast Guard and Planning staff support a proposal to locate twelve floating homes on Granville Island (see map attached). A Development Permit Application is expected momentarily. It is reasonable to assume that most, if not all, of the Kanish floating homes will shortly be located there. Lease arrangements and site preparation will, however, extend beyond the June 30 deadline for movement from the Bayshore Hotel site. This leads to a need for short term moorage described below.

Spruce Harbour Marina, D.P.A. #84343

Current Development Permit Application #84343 is to locate four existing two-storey floating homes in the Spruce Harbour Marina at 1015 Ironwork Passage. Upon submission June 4, 1979, the application was for a two year temporary period. Staff have been advised that the application will now be amended for strictly short term accommodation (approximately three months) not exceeding one year.

The reason for this amendment of time is the likelihood that at least three of the four floating homes can be accommodated at the Granville Island site.

The Urban Design Panel has recommended in relation to the original application that:

"Panel was concerned that the design of these houseboats is not compatible with the False Creek waterfront and would have a negative impact on what is really a very confined space. The scale, form and materials proposed are considered inappropriate in this particular location, particularly given the radiating mooring layout which would tend to create a disturbing geometry considering the rectangular volume of these houseboats."

The Special False Creek Development Permit Staff Committee, on June 14, recommended approval of short term accommodation, not exceeding one year. They did so, however, without having the information on public response and noted that this information would be available at the Development Permit Board on June 25, 1979.

Short Term Moorage

With approval of the Granville Island or Spruce Marina proposals, there will be a need to accommodate nine to thirteen floating homes for a short term period of approximately three months, until the Granville Island site can be occupied.

The floating home-owners have been investigating certain locations for this purpose:

(1) The foot of Denman Street. This would seem to provide maximum efficiency in terms of towing and other displacement;

(2) The foot of Broughton Street (the old Lady Grace site). Residential use is not permitted under the new central waterfront zoning, therefore only moorage, without living on board, could be permitted here.

(3) The vicinity of Alder Bay, on Granville Island adjacent to the Spruce Neighbourhood. It is anticipated that Spruce Neighbourhood residents would be agreeable to a limited number only in this location.

(4) In the vicinity of Western Outboard Ltd. adjacent to Granville Island.

These locations are generally acceptable to Planning staff as short term moorage. They are brought to Council's attention now because of the urgency of the situation.

Public Response

A public information meeting was held Wednesday, May 2, 1979. Full public response to the Spruce Marina application has not been received at this time, but will be available in conjunction with Council discussion of this report and anticipated concurrent delegations. A copy of the minutes of that meeting is attached as Appendix I.

RECOMMENDATION

The Director of Planning recommends:

A. THAT Council advise the Development Permit Board of its attitude towards the Development Application for temporary accommodation of four floating homes in the Spruce Marina for a time limited period until the Granville Island site is approved and available for occupancy, but not exceeding a period of one year, ending June 30, 1980.

B. THAT Council sanction short term moorage of approximately three months at the four sites noted in this report, until the Granville Island site is approved and available for occupancy, but not exceeding a period of one year ending June 30, 1980.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 368-370

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Local Improvements on the "Initiative Principle"

First Step

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-Law, projects for:

- P.C. Concrete Sidewalks ... as described below are advanced to Council on the "Initiative Principle".

.... Arbutus Street, west side, from 32nd Avenue to a point approximately 317 feet north. This section is one of two sidewalks required to complete the area needs. It will connect with existing walks and alleviate problems for numerous pedestrians from apartments, a private hospital and people attracted by the shopping centre to the north.

.... Dumfries Street, west side, from King Edward Avenue to the lane south and from 27th Avenue to a point approximately 110.3 feet north (School Collector Street). These two sidewalks connect with one to be constructed adjoining Kingcrest Park at the same time.

.... Fir Street, east side, from 8th Avenue to Broadway. This replaces an existing poor screenings walk.

.... Oak Street, west side, from 41st Avenue to the N.P.L. of Lot 29, Block 915, D.L. 526, Plan 11811. This will serve a regular transfer bus stop on Oak Street and connect two existing sidewalks on 41st Avenue and on Oak Street respectively.

.... Valley Drive, south side, from Yew Street to the lane east. This half block joins an existing sidewalk to the east.

.... Willow Street, east side, from 6th Avenue to 7th Avenue except for 20 feet opposite Lot 1, Block 298, District Lot 526. This walk will connect with those existing on the route from False Creek residential area to West Broadway and was requested by False Creek residents.

Capital Funds

Funds for the City's share of these projects are available from Capital Budgets already approved."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated June 8, 1979.

The estimated total cost of these improvements is $24 081 and the City's share of the cost is $11 217.

I have to report that the necessary financial arrangements can be made to carry out this work."

..../2

Clause No. 1 cont'd:

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

a. The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

b. The following street be designated a School Collector Street for the purpose of Part I of the Local Improvement Procedure By-Law:

   Dumfries Street from 27th Avenue to a point approximately 110.3 feet north

c. The Court of Revision for the projects listed be held at 2:00 p.m. Tuesday, September 11, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 363

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. **Transit Levy**

The False Creek Development Consultant reports as follows:

"Purpose

The purpose of this report is to recommend the discontinuance of the payments to B. C. Hydro regarding the transit levy in False Creek, Area 6, Phase 1.

Background

B. C. Hydro introduced a special bus service the day the first resident moved in to False Creek, Area 6, Phase 1 under an agreement by which the residents would contribute $5.00 per month per residential unit and $5.00 per month per 1,000 sq.ft. of commercial space.

B. C. Hydro agreed to review the levy from time to time and to reduce or eliminate it as soon as practical having in mind the precedent in other areas of the City.

B. C. Hydro have now agreed in a letter addressed to the False Creek Development Group dated May 2, 1979 from Larry E. Wight, Vice-President, Transit to discontinue the levy effective 1st of April, 1979.

We have acknowledged this with thanks to B.C. Hydro and have informed the residents.

We need a resolution of Council authorizing the discontinuation of payments to B. C. Hydro, which payments have been based on revenue received by the City from the residents.

Recommendation

The False Creek Development Consultant recommends that:

A. The Finance Department be authorized to discontinue payments to B. C. Hydro on account of the transit levy on False Creek, Area 6, Phase 1 effective April 1, 1979.

B. The transit levies billed under the ground lease be discontinued effective April 1, 1979, and any amounts collected for the months of April, May and June be credited or refunded to the lessees."

The City Manager notes that the Mayor has written to B.C. Hydro to express appreciation for its co-operation, and therefore RECOMMENDS that the recommendations of the False Creek Development Consultant be approved.

2. **Mt. Pleasant N.I.P. Improvements to Florence Nightingale School Playground**

The Director of Planning reports as follows:

" On September 28, 1976, City Council approved the Mt. Pleasant Concept Plan, which proposed improvements to school grounds in the Mt. Pleasant N.I.P. Area. The Concept Plan suggested that improvements to the two existing school grounds rated a high priority in the various Mt. Pleasant surveys and a lump sum of $50,000.00 was allocated toward these goals.

.../2

Clause 2 continued

Florence Nightingale School is the first of the two school projects in the Mt. Pleasant Area to have reached the funding stage. The design and cost estimates for it have been prepared by the School Board. The project includes a drinking fountain, climbing apparatus for primary children, benches, turfing and drainage, a slide, black topping and planting. The teachers at Florence Nightingale School, the Parents Consultative Committee, the N.I.P. Committee and the Planning staff have all been involved in designing this project.

The estimate prepared by the Vancouver School Board totals $35,860.00 of which the School Board would pay $4,900.00 for overheads. This would leave a cost to the N.I.P. of $30,960.00. (see Appendix A)

The Mt. Pleasant N.I.P. Planning Committee has discussed the project and supports this proposed N.I.P. expenditure.

The Director of Planning recommends that City Council approve the appropriation of up to $30,960.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896/9215 for construction of improvements to Florence Nightingale School grounds.
Costs are to be shared as follows:

Federal	(50%)	$15,480
Province	(25%)	7,740
City of Vancouver	(25%)	7,740
	TOTAL	$30,960 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Kensington N.I.P. - McBride School Annex Creative Play Area

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington Concept Plan, which included $150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

Sir Richard McBride School Annex is the fourth school project in the Kensington area to have reached the funding stage. The design and cost estimates for the creative play area have been prepared by the School Board working in conjunction with the teachers at the Annex and members of the Parents Consultative Committee. The design includes tire swings, trolley rides, slides and stepping logs, hoop ball posts and assorted climbing apparatus.

The estimate prepared by the Vancouver School Board comprises a total of $14,372, of which the School Board would pay $2,885 for overheads. This would leave a cost to N.I.P. of $11,487 (see Appendix "A").

The Kensington Citizens' N.I.P. Planning Committee has reviewed the project and recommends the allocation of up to $11,487 to construct the project.

The Director of Planning recommends that City Council approve the appropriation of up to $11,487 from the Kensington N.I.P. account 891/8704 for the construction of a creative play area at Sir Richard McBride School Annex, with costs to be shared as follows:

Federal	(50%)	$ 5,743.50
Province of B.C.	(25%)	2,871.75
City of Vancouver	(25%)	2,871.75
		$11,487.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

.../3

4. Riley Park N.I.P.: Brock Annex Playground Improvement and Purchase of a Portable Trampoline

The Director of Planning reports as follows:

"On July 26, 1977 Council approved the Riley Park N.I.P. Concept Plan which included allocations of $75,750.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds to improve the play facilities at Brock Annex School.

The Riley Park Neighbourhood is presently deficient in play facilities for young children. The object of this N.I.P. investment is to increase such play facilities within each community sub-area that is surrounded by busy streets. The Brock Annex School area has been identified by the Riley Park Citizens' N.I.P. Planning Committee and other interested residents, as such an area, having many children but lacking in sufficient outdoor active play equipment. The improvement and expansion of the existing small playground at Brock Annex would well satisfy the recreation needs of school age children in the vicinity both during and after school hours. The proposed facility will also increase the safety of the neighbourhood by making it unnecessary for children to cross major streets to reach a desirable play area.

Because of present tight budget constraints, the Vancouver School Board cannot provide the funds for the purchase and installation of the proposed play equipment, but has agreed to cover all ongoing maintenance costs. The Brock School staff have also agreed with the cooperation of local residents, to provide supervision of the playground after school hours.

A detailed listing of the proposed improvement and estimated costs is attached as Appendix A, based on a design scheme that has been discussed by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver School Board, Brock Annex School staff, students and other interested local residents. Included is purchase of a portable trampoline which could be used inside and outdoors depending upon the weather conditions.

The total cost for the play facility and the portable trampoline is $15,000.00.

The Director of Planning recommends that Council approve an expenditure not to exceed $15,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Facility Budget Account #898/9412 for the purchase of play equipment at Brock Annex School, costs to be shared as follows:

CMHC	(50% of Total)	$7,500.00
Province of B.C.	(25% of Total)	$3,750.00
City of Vancouver	(25% of Total)	$3,750.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 363

FINANCE MATTERS

RECOMMENDATION

1. Downtown Community Health Clinic
Homemaker Service - Client's Funds

The Director of Finance reports as follows:

"The takeover by the City of the Downtown Community Health Clinic Homemaker Service requires that the City take over responsibility for client's funds being administered by the staff of the Homemaker Service. The funds are received from client support agencies and directly from clients and are administered by staff for the well being of the clients.

It is proposed to open a bank account in the name of the "City of Vancouver Downtown Homemaker Service" at the Community Branch of the Royal Bank of Canada, 540 East Hastings Street for the security of the funds. A regular accounting and balancing of the fund will be maintained at all times.

RECOMMENDATION

It is therefore recommended that a bank account be opened at the Community Branch of the Royal Bank of Canada for the above purpose and that the City's Director of Finance authorize the signatories to the account as required from time to time."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Police Digital Communications System

The City Engineer and Chief Constable report as follows:

"BACKGROUND

City Council approved the implementation of a digital communications system and necessary funding on October 29, 1974 and received an information report on May 15, 1979 further describing the need for computer terminals in police cars.

On December 9, 1976, Council approved a local firm, Macdonald, Dettwiler and Associates (MDA), as the suppliers of a digital communications system for the Police Department.

Phase I of the City's contract with MDA resulted in the purchase of 12 mobile data terminals for installation in District One Patrol Units. After extensive in-service testing, Phase I of the system was accepted by the Engineering and Police Departments on May 8, 1979. The final configuration, Phase II, can now be implemented with purchase and installation of 53 additional mobile terminals.

The present contract with MDA contains a fixed price option for purchase of additional mobile terminals that expires July 1, 1979; additional terminals should now be purchased to take advantage of the option price.

SYSTEM EXPANSION

The trial system has been enthusiastically accepted by the officers in District One; its quick response time has produced a significant increase in each officer's effectiveness.

Implementation of the digital system in all policing districts is necessary before dispatcher savings can be realized. Accordingly, completion of the Phase II part of the project by purchasing 53 additional mobile terminals is recommended.

Clause No. 2 cont'd:

The contractor, MDA, has proposed that a new data terminal developed under a Federal grant and produced locally be used to expand the system and to replace the existing 12 terminals. Acceptance tests on these units will delay City-wide implementation of the digital system by approximately 6 months. Purchase of this terminal is recommended because it offers additional features at no increase in price.

FUNDS REQUIRED

Purchase of 53 additional terminals and ancillary computer equipment will cost approximately $474 500. The status of the project account appropriated in 1974 is summarized as follows:

	Account Description	Funds Initially Appropriated	Actual Cost	Difference
a.	Manual System	$ 122 000	$ 202 900	- $ 80 900
b.	Digital System	721 000	781 000	- 60 900
	Total	$ 843 000	$ 984 800	- $ 141 800

It was anticipated that the initial under-estimate of the manual system would be offset by subsequent technological improvements in the digital equipment; however, the cost of the digital equipment has suffered from inflation and devaluation since 1974.

To complete the installation of the Police Communication System, an additional $142 000 is required during 1980 to take advantage of the current offer.

These funds are available in the current Five-Year Plan (Communications Programs) from a budget item to supply a point-to-point radio system intended to provide extra capacity and serve as a back-up to the main underground cable system for police and fire operations. The recent Fire Underwriter's Survey has permitted the elimination of fire alarm boxes and provided additional cable capacity. Furthermore, because of new and less expensive radio technology, all of the funds budgeted for this item will not now be required and $142 000 can be transferred to the digital system account.

The City Engineer and Chief Constable recommend that:

A. Council approve transfer of $142 000 from the point-to-point radio system, within the current Five-Year Plan Communications Program, to the digital system account #232/2070 for completion of the digital system with funding being provided in advance of the 1980 Basic Capital Budget.

B. Purchase of 53 mobile data terminals from Macdonald, Dettwiler and Associates be approved subject to contracts acceptable to the City Engineer, Chief Constable and Director of Legal Services."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Chief Constable be approved.

FOR COUNCIL ACTION SEE PAGE(S) 363

PROPERTY MATTERS

RECOMMENDATION

1. Lease: Parking Site
S/W Corner Seymour and Drake Streets

The Supervisor of Properties reports as follows:

"Lot "B", Block 113, D.L. 541; situated at the S.W. corner of Seymour and Drake Streets was originally purchased as part of the Granville Street Bridge approaches and has been utilized as a parking lot since that time. Leach Holdings Ltd; the Holding company of the Cecil Motor Hotel have leased the site since March 1, 1972; the lease expired on February 28, 1976 and has continued on a month to month basis from that time.

Imperial Parking Ltd. have been operating the parking lot on behalf of the Cecil Motor Hotel for the past few months, and in a letter to the City dated April 30, 1979 declared their interest in leasing directly from the City. The owner of the Hotel has no objection to this arrangement.

Imperial Parking Ltd. have agreed to lease this property for a term of one year commencing June 1st, 1979 at a rental of $800.00 per month gross.

It is recommended that the Director of Legal Services be authorized to prepare a lease to Imperial Parking Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of Lease -
Portion of lane East of Denman Street,
North from Robson Street

The Supervisor of Properties reports as follows:

"Council, June 14, 1977, authorized the lease of the portion of lane (shown on the attached plan) for storage of automobiles awaiting repairs subject to a Pedestrian Right of Way and subject to the Lessee renewing the wooden stairs from Robson Street. The rent for the term was a nominal $20.00.

The steps have been renewed and the Lease expires on June 13, 1979. The Board of Variance has approved an appeal allowing the Lessee to continue his auto repair business until December 31, 1980.

Following agreement from the City Engineer and subsequent negotiations, the Lessee has agreed to lease the property from June 14, 1979 until December 31, 1980 at a rental of $66.00 for the balance of 1979 and $120.00 per annum for the year 1980.

cont'd....

Clause No. 2 cont'd:

It is recommended that the Director of Legal Services be authorized to prepare a lease to Werner Heselmann reflecting the general terms set out in this report and other terms agreed to in negotiations all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the City Engineer and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Exchange of City-owned Land - South of 2184 E. 1st Avenue for the north 7 ft. of 2184 E. 1st Avenue

The Supervisor of Properties and the City Engineer report as follows:

"The City Engineer has been acquiring a widening strip on 1st Avenue over a number of years and Lot 11 is one of the lots from which the 2.13 m (7') widening strip has not been obtained.

The owner of Lot 11 was approached with an offer to trade that part of Lot 11 included in Right-of-Way, Subdivision A, Block 142, D.L. 264, which contains 52.3 m^2 (563 sq.ft.) for the front 2.13 m (7') of Lot 11 except Right-of-Way, containing 21.5 m^2 (231 sq.ft.).

Council on March 20, 1979, moved as follows:

"Authorize the Supervisor of Properties to offer the remaining pieces of City-owned portions of right-of-way (shaded black on the attached map) for sale to the adjacent property owners on similar terms to those outlined in the report."

This motion refers to property which was once part of the B.C. Electric Burnaby Lake Right-of-Way between Commercial Drive and Nanaimo Street and was acquired by the City in 1955. The excess portions of Right-of-Way have been sold to the abutting owners for a nominal value.

The owner of Lot 11 has agreed to this trade and under the circumstances this is considered fair and reasonable and it is therefore recommended that, that part of Lot 11 included in Right-of-Way Subdivision A, Block 142, D.L. 264A, be conveyed to the owner, Ella Hook, of Lot 11 except Right-of-Way. The two portions of Lot 11 to be consolidated to form one parcel after the North 2.13 m (7') has been dedicated for road."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 364

MANAGER'S REPORT

DATE May 30, 1979

TO: Vancouver City Council

SUBJECT: Review of Vancouver's Development Permit Process

CLASSIFICATION: INFORMATION

The Director of Planning Reports as follows:

"PURPOSE:

This report is intended to inform Council of the status of three separate reviews of Vancouver's Development Permit Process and of possible recommendations for improvement of this process.

BACKGROUND AND GENERAL CONCLUSIONS

In response to direction by Council, and initiatives by the Vancouver City Planning Commission and the Urban Development Institute, three related reviews of the City's development approval process have taken place. There is a high degree of consensus in the findings of these reviews. They are reported upon jointly herein.

All three reports focus upon the discretionary development controls of the Central and Inner City areas rather than those occasional pressing problems experienced with the more traditional zoning controls and processes of sub-urban areas.

Review of the Central Area Development Control Process

This review was carried out by the City Manager's office using City staff resources. The study's general conclusions are:

'1) The present process is comprehensive and additional inputs are not necessary.

2) Quality of development is as good or better than with the previous process.

3) Processing of development permit applications is too slow and too uncertain.

4) The preliminary process is not working as presently structured and needs to be modified to offer increased certainty.

5) Public notification in the present process is satisfactory.

6) It would be desirable to have the Development Permit Board consider major development permit applications throughout the City.'

'In an overall sense the new process should be judged a success. Significant improvements must, however, be made to deal with speed of processing and certainty to applicants.'

The October 5, 1978 Discretionary Zoning Seminar

Sponsored by the Vancouver City Planning Commission, this seminar was held to elicit specific suggestions, ideas, and recommendations to improve the City's procedures in matters of zoning and development. Some 100 participants from the development industry, design professions, academic and lay bodies and City Hall expressed a high degree of consensus in the following conclusions:

1) the exercise of discretion in the new Central Area development controls is appropriate and should continue. Design guidelines should not, however, be used as standards, nor as a basis to "nit pick" design details.

2) clarification of existing design guidelines is required including codification wherever possible.

3) the quality of new development is improving.

4) the speed of development processing must be improved. Three basic suggestions were made in this regard:

-streamline the process, especially the preliminary D.P.A.

-include development permit expeditor(s).

-decisions made at each step should be irreversible.

The U.D.I./A.I.B.C./City Hall Liaison Committee on the Development Permit Process

The Committee was formed following meetings between the Director of Planning and Urban Development Institute (U.D.I.) representatives. In addition to the Director of Planning and U.D.I. representatives, the committee also included representatives of the Architectural Institute of B.C., the Deputy City Manager, and the Director of Permits and Licenses. The committee has acted as a co-ordinating body in further developing recommendations of the City Manager and the City Planning Commission, especially those dealing with:

1) the need for increased certainty and understanding

2) the need to remove unnecessary red tape and speed up the process.

DRAFT RECOMMENDATIONS, FOR FURTHER CONSIDERATION

The following are recommendations presently drafted for inclusion in a joint report to Council. Such report would consolidate opinions of the Manager, department heads involved, the Development Permit Board and Advisory Panel, the Vancouver City Planning Commission, the Urban Development Institute, and the Architectural Institute of British Columbia.

Dissenting viewpoints on certain aspects can be expected and would be included.

DEVELOPMENT PERMIT PROCESS

1. KEEP THE BASIC PERMIT BOARD PROCESS

•Keep the Development Permit Board and Advisory Panel as is, in terms of composition.

•Continue to operate with development controls which embody the exercise of discretion.

•Keep the existing public notification procedures.

.Keep the Development Permit Board practice of meeting in public.

2. ELIMINATE DEVELOPMENT PERMIT BOARD CONSIDERATION OF NON-CONTENTIOUS MAJOR COMPLETE APPLICATIONS OR THOSE IN WHICH A PRELIMINARY APPLICATION HAS BEEN APPROVED. DELEGATE THIS RESPONSIBILITY TO THE DIRECTOR OF PLANNING OR HIS DESIGNATE.

   The applicant or individual members of the Development Permit Board would have the option to determine whether an item is contentious, including those in which a preliminary application has been approved.

3. EXTEND DEVELOPMENT PERMIT BOARD JURISDICTION TO THE WHOLE CITY FOR MAJOR CONTENTIOUS APPLICATIONS.

4. ELIMINATE THE PRESENT DEVELOPMENT PERMIT STAFF COMMITTEE.

   Elimination of the Staff Committee for major and minor development permit applications would be contingent upon the allocation of senior staff resources to the process, as described in recommendation #8 below.

5. CLARIFY AND REVISE THE PRELIMINARY DEVELOPMENT PERMIT PROCESS.

   Preliminary applications should focus upon information covering:

   ·Basic concept and design
   ·Use
   ·Amenities
   ·Applicant's density calculations
   ·Situation plan
   ·Applicant's statements of:
    (i) effect on environmental conditions
    (ii) compatibility of proposal with design guidelines
   ·Any special economic constraints.

6. PROVIDE BETTER ADVISORY SERVICE IN ADVANCE OF FORMAL DEVELOPMENT PERMIT APPLICATION.

   This should include ready access to knowledgeable staff, availability of clear documentation and probably a consolidated zoning information centre for every-day enquiries.

7. INSTITUTE INFORMAL ADMINISTRATIVE TIME LIMITS ON STEPS IN THE PROCESS. REVIEW FORMAL "DEEMED REFUSAL" TIME LIMIT AND CONSIDER INSTITUTION OF A NEW AND MEANINGFUL LIMIT.

ORGANIZATION

8. ADD MORE SENIOR (INKNOWLEDGE AND RESPONSIBILITY) STAFF RESOURCES TO THE PROCESSING OF MAJOR DEVELOPMENT PERMIT APPLICATIONS.

   There should be emphasis upon the goal of expediting, but not at the expense of "overruling". This is understood to mean a positive management approach in which one capable staff member is charged with the responsibility of co-ordinating and expediting each major application, thereby avoiding potential 'bureaucratic" delays. Decisions would not be made without serious efforts to develop consensus and accommodate the opinions of staff, applicant, and public advisers.

   Such staff would also centralize communication between applicants, the several departments involved and others. This is presently anticipated to involve internal transfer of up to two design oriented planning staff to the function now performed by the department's Development Permit Group.

DEVELOPMENT CONTROLS

9. CLARIFY THE PHILOSOPHY AND INTENTIONS OF CURRENT DEVELOPMENT CONTROLS WITH STAFF AND THE PUBLIC.

10. CLARIFY AND REFINE BY-LAWS, POLICIES AND DESIGN GUIDELINES.

    This would include:

    ·Clarity and consistency of wording
    ·Consistency of format
    ·Elimination of redundancies
    ·Clarity and consistency of policies and processes, especially affecting parking, industrial/office use, and the exercise of discretion.

Both refinement of Central Area Development By-Laws and co-ordination/refinement of City Design Guidelines are scheduled for commencement as part of the Planning Department's 1979 work program. The basic content and intent of these controls is intended to remain.

MONITORING AND FURTHER REVIEW

11. ADD A DEVELOPMENT PERMIT APPLICATION (D.P.A.) RECORD SYSTEM SIMILAR TO EXISTING COMPUTERIZED BUILDING PERMIT RECORD SYSTEM.

12. INSTITUTE A REVIEW OF THE ROLE AND PERFORMANCE OF THE BOARD OF VARIANCE.

OTHER DRAFT RECOMMENDATIONS

The foregoing draft recommendations are of major significance to the development permit process, The following are consequential thereto, or of lesser current concern.

ADMINISTRATION AND PROCESS

13. CONTINUE TO MAKE ADMINISTRATIVE CHANGES WHICH SPEED THE PROCESSING OF ALL PERMITS.

Eliminate redundancies in processes. Within the intent of individual development controls, exempt as many minor developments and changes of use from the requirement of development permit approval.

Clarification of the number of actors in the approval process is necessary. At present, conditions of approval may be imposed which are duplications of those of another department.

It is necessary to continue to remove overlaps of responsibility and function between Plan Checking Technician, Area Planner, Urban Design staff, Urban Design Panel and other departments. The responsibility for approval of design related "prior to" conditions would be clarified if centralized in the role of senior staff of the Planning Department's Development Permit Group.

14. PROVIDE ADDITIONAL DISCRETION FOR PURPOSES OF HERITAGE PRESERVATION.

ADDITIONAL PUBLIC INFORMATION

15. CLARIFY THE DEVELOPMENT PERMIT PROCESS FOR APPLICANTS AND STAFF.

Publish pamphlets describing:

- Preliminary D.P.A.
- Complete D.P.A.
- Major and minor D.P.A.
- Planning policies and design guidelines
- Normal processing times
- An annual review of D.P. Board activities.

16. CLARIFY THE IMPORTANCE OF DESIGN COMMENTS

Differentiate between Council approved design guidelines and more subjective judgements of architectural taste.

17. CLARIFY THE ROLE OF THE URBAN DESIGN PANEL WITH ARCHITECTS AND DEVELOPERS.

In addition allow applicants to present their case directly to the Urban Design Panel.

CONTINUING EDUCATION

18. ADD PERIODIC (ANNUAL OR BI-ANNUAL) STAFF REBRIEFING COURSES.

19. ADD PERIODIC (ANNUAL) ROUND TABLE CONFERENCES WITH INTERESTED PEOPLE TO ASSESS HOW THE PROCESS IS WORKING.

Especially hear from client groups such as Urban Development Institute and Architectural Institute. Also suggested are presentations by staff to such client groups on desired types of development in different zones.

20. DEVELOP BETTER AWARENESS OF THE ECONOMICS OF LAND DEVELOPMENT WHERE SUCH IS OF SPECIAL SIGNIFICANCE.

Such analysis should be carried out by staff in advance of final D.P.A. approval.

FURTHER REVIEW

21. COMPLETE REVIEW OF DEVELOPMENT PERMIT FEES.

NEXT STEPS

These draft recommendations have now been circulated for formal comment of the Urban Development Institute and the Architectural Institute of B.C. They are also being presented for discussion and comment of the Development Permit Board and the Vancouver City Planning Commission.

The Planning and Development Committee should anticipate resulting final recommendations in June."

The City Manager comments that when the final recommendations are forwarded, a schedule of implementation dates for each recommendation will be provided.

The foregoing report is submitted for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 364

C

CITY MANAGER'S REPORT

June 8th, 1979

TO: Vancouver City Council

SUBJECT: CIVIC THEATRES BOARD - Change in Role

CLASSIFICATION: RECOMMENDATION

"On December 12th, 1978, Council considered a report dated December 8th from the Civic Theatres Board on the Present Role and Future Role of the Board. Council referred the report to the City Manager for consideration with the Director of Finance and the Director of Legal Services

The three officials have now considered the report and in particular the "Appendix B" which contains detailed suggestions for increasing the responsibilities of the Board. Our comments on the items in Appendix B are as follows:

1. (a) Agreed, but precede it with the words "together with the Theatres Manager,"

   (b) Agreed

   (c) and (e)

   In these matters, the Board should be advisory to Council but Council should make the final decision on the terms of leases and the operations of the Garage. The latter will have to harmonize with decisions in other city parking facilities. Hence (c) and (e) should be moved to Section 2.

   (d) Agreed

   (f) Strongly disagree. It suggests that the Board has freedom to reallocate budget items up to $15,000 each, within the fixed total budget, - similar to the powers granted to the Park Board.

   The reasons for our disagreement are:

   (1) The freedom given the Parks Board has produced some problems in retaining budget control and meeting the objectives of Council in approving the budget.

   (2) The degree of freedom is completely inappropriate
   - for an appointed board
   - for a much smaller operation

   (3) It would not assist the Theatres Manager to achieve a flexible and adaptable operation. The Theatres Board meets only monthly, whereas reasonable requests for reallocations can be dealt with in one or two days if they are within the discretion granted by the City Manager and within one or two weeks if they require Council approval.

2. (a) and (b) Agreed

3. Re-phrase to read:

   "The Theatres Manager reports as Department Head to the City Manager, but shall also report on the operations of the Theatres to the Civic Theatres Board and shall assist the Board in its activities.""

The City Manager RECOMMENDS:

(A) That Council welcome the offer from the Civic Theatres Board to assume a more active role in the management of the Civic Theatres.

(B) That Council agree to amend By-law 3941 along the lines suggested by the Civic Theatres Board, but with the changes recommended above.

(C) That the Director of Legal Services be asked to draft and bring forward an appropriate by-law to implement the changes.

FOR COUNCIL ACTION SEE PAGE(S) 365

MANAGER'S REPORT

DATE June 15, 1979

TO: Vancouver City Council

SUBJECT: Columbia-Cordova Parking Garage

CLASSIFICATION: RECOMMENDATION

The City Engineer and the Director of Civic Buildings report as follows:

"The purpose of this report is to provide Council with more detailed cost estimates for the Columbia-Cordova garage, to request funds for working drawings, and to request approval of certain additional garage components.

A. BACKGROUND

On October 31, 1978, Council approved the following recommendations with respect to the Columbia-Cordova garage:

(1) 'The development of a civic parking garage on the City-owned land on the northeast corner of Columbia and Cordova Streets be approved, subject to the Province concluding an agreement with the City and the Province obtaining a development permit for the Remand Centre, including the required Board of Variance approval for the location of the required parking spaces. The source of funds to be the Parking Sites Reserve.'

On September 12, 1978, Council approved the following recommendation with regard to the Block 34 garage:

(2) 'City Council APPROVE the relocation of the parking component of the proposal to a multi-level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.'

Design consultants for the garages were appointed on December 12, 1978, and they completed recently preliminary development permit drawings. The Development Permit Board, on April 30, 1979, approved the preliminary permit application for the Columbia-Cordova garage, subject to some minor modifications.

The Provincial Government have received approval for the Remand Centre, Board of Variance approval for parking, and our agreement for garage cost-sharing is being formalized.

The Block 34 preliminary development permit application is going through the approval process presently and will be considered by the Development Permit Board in early July.

B. BLOCK 34 GARAGE

In this report, the Block 34 garage is considered only with respect to the preliminary estimated capital cost in order to review the total capital money involved in both garages. The design issues cannot be dealt with because the Development Permit Board have not considered the preliminary development permit application. Resolution of some design issues may result in increased costs and Council will be informed after preliminary approval.

C. COLUMBIA-CORDOVA DEVELOPMENT

1. The Council report which proposed the garage development presented very preliminary cost estimates. Since the original report, the project cost estimates have increased approximately $729 000 which is attributed to the following:

a) Original estimate reported to Council in mid-1978 for 370 parking stalls and no washrooms or office	$1 990 000
b) construction cost increase including facade treatment and a 5% contingency allowance	$ 225 200

c) The consultants' plans provide 395 parking spaces, an increase of 25 over the initial projection that will increase revenue without appreciably increasing operating cost. $ 180 000

d) Public washrooms have not been provided in other civic garages and their provision is subject to Council's wishes. Two small washrooms could be provided at a capital cost of $8400 and an annual cost of approximately $3000. It is assumed that they would be open only during the hours when a garage attendant is on duty. The City Engineer does not believe public washrooms should be provided in this location because other public washrooms are available two blocks away. Furthermore, pedestrian volumes here are far lower than in most parts of downtown where washrooms are much more urgently needed. $ 8 400

e) The provision of office facilities at street level is regarded by the Gastown Historic Area Planning Committee to be highly desirable. The estimates provide for finished, unsubdivided space suitable for any appropriate development. If a suitable tenant is not found, the Director of Finance would agree to the By-Law Fines Collection Branch, presently in leased premises, being moved into the space, providing convenient public access and a fixed rental cost. In that event, a separate budget for tenant improvements and relocation costs will be submitted. The premium for developing office space in the garage is $155 400 over the cost of parking spaces. In addition, the office takes space which could otherwise be used for parking. This means an additional 25 spaces are provided underground at an approximate cost of $180 000.* $ 335 400

TOTAL CAPITAL COST $2 739 000

*This is an approximate cost.

The projected 'net loss' (including office space and 395 spaces), which is the annual operating cost minus the revenue, is almost equal to that projected last year (1978 estimated $66 200, versus present estimated loss $78 000), because increased revenue generated by the additional parking spaces and office area offset the amortized capital cost of each. It is anticipated the garage will break even in 8-10 years.

2. Council, as owners of the garage, should be aware of two issues which arose during discussion of the preliminary design. These are: a) the inclusion of a set-back in the garage to complement the existing set-back on the Salvation Army's Harbour Light Hostel, and b) the exterior treatment of the garage.

a) When the Hostel building was built in 1895, a set-back was incorporated to provide a light well for rooms located in the building. These rooms are occupied now for periods of time up to six months. The Development Permit Board, when considering the preliminary development application, unanimously voted that a set-back was not required. This position was supported by the majority of the advisory design panel. The decision of the Board recognized the fact that the development site is located in the downtown commercial area and the fact that the Hostel building is likely to be redeveloped in the next few years. Also, the inclusion of a light well would have created severe limitations on the garage design and operation.

b) There appears to be some disagreement by local interest groups on the approach that should be taken in the design of the facade. The Development Permit Board, upon advice of the Urban Design Panel, when considering the preliminary application, agreed that the design approach taken by the Architects is appropriate, subject to some minor adjustments which will be reviewed as part of the final development permit approval.

The motion passed by the Development Permit Board with regard to these issues was as follows:

'THAT no set-back be required from the east property line and that the block (screen approach to the facade, with some modification to the size of the modules, be accepted.'

FUNDING

Cost estimates of the two projects cannot be determined precisely until the requirements of the Development Permit Board are known in detail and the final design drawings are approved. It is appropriate, however, to report the approximate costs that are indicated on the basis of the present proposals.

Columbia-Cordova	
Garage, offices and public washrooms	$2 609 000
Contingency Allowance 5%	$ 130 000
Block 34	
Garage, offices and public washrooms	$2 445 000
Contingency Allowance 5%	$ 122 000
TOTAL ESTIMATED CAPITAL COST OF BOTH PROJECTS	$5 306 000

Provision of Funding (Based on Estimates as of May 31, 1979)
(Subject to Change)

	Columbia-Cordova	Block 34
Parking Sites Reserve	$1 736 164	$ 763 436
B.C. Hydro re Block 35		700 000
Prov. Government for Remand Parking	700 000	
Reserve from previous sale of parking lot to Prov. Govt.	125 000	
Balance from sale of airport to Federal Government	14 999	
D.P.C. Profit 1978	154 437	
1979 (Est.)		225 000
Other parking profits 1979 (Est.)		160 000
Repayable advance from P.E.F.		641 964
TOTAL FUNDS	$2 730 600	$2 490 400
1980 Supplementary Capital Budget re washrooms if approved	8 400	76 600
TOTAL	$2 739 000	$2 567 000

The option for inclusion of washrooms is submitted for Council's CONSIDERATION. It is noted that the City Engineer recommends public washrooms not be approved. The Director of Civic Buildings recommends their inclusion.
For Council's CONSIDERATION

(a) Approve the inclusion of public washrooms in the Columbia-Cordova garage, recognizing that public washrooms are operated presently two blocks away. If approved, the source of funds is to be 1980 Supplementary Capital.

It is RECOMMENDED that Council

(b) Approve the inclusion of 25 additional parking spaces over the 370 planned, in the Columbia-Cordova garage at an additional capital cost (not included in original estimate) of $180 000, noting that revenue generated by these spaces will offset the capital requirements.

(c) Approve the provision of rental office space at street level in the Columbia-Cordova parking garage (not in original estimate) at a cost of $335 400.

(d) Approve the interim provision of funding based on estimates as of May 31, 1979 as shown in the table above, recognizing that this may have to be revised as tenders are received and/or final estimates made with respect to the Block 34 parking garage, and establish the appropriations accordingly.

(e) Approve expenditure appropriations in the amount of $110 000 as required for the preparation of working drawings and contract documents for the Columbia-Cordova parking garage.

(f) Authorize the calling of tenders for the Columbia-Cordova parking garage, final cost to be reported when tenders are obtained.

(g) Formally approve the transfer of the Reserve from previous sale of parking lot, in the amount of $125 000 and a balance from the sale of the airport to the Federal Government in the amount of $14 999, as a source of funds for the Columbia-Cordova parking garage.

(h) Approve a repayable advance in the amount of $641 964 from the Property Endowment Fund General for the Block 34 parking garage, this advance to be repayable from the various parking profits and office rentals of the next several years, with interest. This will be adjusted downward if not required for development."

The City Manager notes that the increase of about 13% in the original estimate is reasonable, given the increased contingency allowance and the design changes incorporated in the present scheme. The provision of office space and 25 extra parking stalls is sensible, since they are beneficial and will pay for themselves over the long term. Washrooms would be desirable in this area as indicated by Council, and the City Manager supports their inclusion. The City Manager therefore RECOMMENDS approval of the Columbia-Cordova Parking Garage and related financing, as described in (a) to (h) above.

FOR COUNCIL ACTION SEE PAGE(S) 365

MANAGER'S REPORT

DATE June 13, 1979

TO: Vancouver City Council

SUBJECT: Selection of Transcontinental Rail Station

CLASSIFICATION: RECOMMENDATION

The City Engineer and the Director of Planning report as follows:

"On April 1, 1978, 'VIA' was established as a Federal Crown Corporation to manage rail passenger services across Canada. To streamline services, VIA has sought to select one rail station, either the CN or CP, as the Vancouver terminal for transcontinental trains. As there is considerable local interest in this choice of station, a Technical Advisory Committee was formed in December, 1978 to resolve the issue, with representatives as follows:

Transport Canada
VIA Rail
CNR
CPR
GVRD
UTA
Vancouver (Planning & Engineering)

The aim of the Technical Committee is to table all relevant technical factors and their impacts in order to determine which station the VIA trains should use. Some of the items reviewed on each station location are summarized below:

a) Impact on the ability to provide transportation services to the station.

b) Impact on the station location relative to placing constraints on future transportation developments, i.e. identifying the inter-relationships and determining which station location complements or conflicts with present and proposed transportation services.

c) Impacts on spatial relationships and the opportunities for joint usage and sharing of transportation facilities.

d) Identifying the opportunity for servicing, turning needs, loading requirements, etc.

e) Impacts on various developments or re-development proposals such as False Creek, Main and Terminal area, Waterfront re-development, CPR station and others.

The purpose of this report is to review the conclusions of the technical study and present a recommendation for a station location.

ANALYSIS

Information prepared by and for the Technical Committee has revealed a number of advantages and disadvantages for each of the station locations. These are summarized as follows:

CP Station

Advantages
- high profile downtown location
- good access to transit services
- part of Granville Waterfront Transit Interchange.

Disadvantages
- lack of convenient parking and curb access for passengers arriving or departing by car
- lack of convenient maintenance facilities in the Central Waterfront and the likelihood of phasing out the outmoded False Creek facilities
- greater capital funding requirements to modify station and rail access ($11.7 Million to $8.7 million).

CN Station

Advantages
- less congested area with good parking and curbside access
- less modifications to station at lower capital cost ($3.7 million)
- good maintenance facilities located nearby
- in an area that will benefit from revitalization and redevelopment that may result from the centralization of transcontinental passenger rail services.

Disadvantages
- poor transit service
- less attractive location outside the downtown

The extra costs of the CP Station outweigh the other advantages of the CP Station and therefore, as a result of the comparative analysis of each station location, the Technical Committee has recommended that the CN Station be selected for the VIA station location.

In the past, the City and Province have favoured the CP Station because of the proposed transit interchange. However, surveys of rail passengers reveal that fewer than 10% arrive by transit (primarily because of luggage), and that their number is insignificant compared to other trips entering the city. VIA Rail would also experience a cost saving of $5 million through use of the CN Station.

CONCLUSION

Although there are advantages to the CP Station for VIA service, the operational difficulties and much greater costs outweigh the benefits. The CP Station is more suitable for commuter rail service from the northeast where good transit access and a central location are vitally important. The matter of commuter rail access into the CP Station will continue to be pursued.

Improvement of the CN Station is likely to have a greater benefit on its surrounding area than would the improvement of the CP Station on its area.

Accordingly, the City Engineer and Director of Planning RECOMMEND that City Council support the recommendation of the Technical Committee that the CN Station be selected as the terminus for the transcontinental trains."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 371

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 26, 1979, in the Council Chamber commencing at 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Boyce

CLERK TO THE COUNCIL: Mrs. M. Kinsella

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, the Reverend A. Reynolds of Ryerson United Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from General Brock Elementary School, under the direction of their teacher, Mrs. Sather.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Puil,
THAT the Minutes of the following meetings be adopted:

Special Council (Court of Revision) - June 14, 1979
Regular Council (except "In Camera") - June 19, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Locarno Beach Lots for Lease by Tender.

Council on June 12, 1979, agreed to a request from a resident in the area for postponement of a motion on Blocks 129 and 130 to September 1979 and also instructed City officials to take no further action on leasing of the properties in these blocks pending consideration of the motion by Council.

Council had for consideration this day a letter dated June 18, 1979 from Mr. J. A. Davies requesting Council to consider his offer to lease one of the City-owned lots in Block 129 and 130.

Also before Council was a report of the City Manager dated June 22, 1979 submitting for consideration whether or not Mr. Davies' offer on lot 17 of Block 130 should be exempted from the freeze on further leasing of lots in Blocks 129 and 130 until September.

MOVED by Ald. Little,
THAT the request of Mr. J. A. Davies that Council consider his offer to lease lot 17 of Block 130, D.L. 540 be received and no further action be taken until the motion relevant to the disposition of the lots in these blocks is considered by Council.

- CARRIED

(Aldermen Ford and Kennedy opposed.)

2. B.C. Hydro Transit Cutbacks.

In a letter dated June 19, 1979, Mr. J. Arnaud requested an opportunity to address Council on a motion by Alderman Rankin on proposed transit cutbacks. Council was advised that similar requests have been received from eleven other organizations in the City.

MOVED by Ald. Rankin,
THAT the delegation request be approved.

-CARRIED UNANIMOUSLY

3. P.N.E. Land Use Control.

Council noted a request from Mr. W. Dronsfield, President, Burrard-View Wall Street Area Residents' Association,to further defer consideration of P.N.E. Land Use Control to an evening meeting of Council in July as Mr. Dronsfield would be unable to attend the June 26 meeting as a delegation on this matter due to an unforeseen commitment.

MOVED by Ald. Kennedy,
THAT the request from Mr. Dronsfield, President of the Burrard-View Wall Street Area Residents' Association be approved and consideration of this matter be deferred to the evening meeting in July when Council is considering the matter of proposed transit cutbacks.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
THAT representations on B.C. Hydro Transit Cutbacks and P.N.E. Land Use Control be heard at an evening meeting of Council in July.

- CARRIED

(Aldermen Kennedy and Little opposed.)

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Recreation Facilities Assistance Program.

In a letter dated June 14, 1979, The Hon. Hugh A. Curtis, Provincial Secretary and Minister of Government Services, advised Council that the City's request for a grant of up to $400,000.00 for construction of the Champlain Heights Community Centre has been approved from the Recreation Facilities Assistance Program.

MOVED by Ald. Harcourt,
THAT the advice of The Hon. Hugh A. Curtis on the grant for the construction of the Champlain Heights Community Centre be received and the Mayor forward an appropriate letter of thanks to the Minister.

- CARRIED UNANIMOUSLY

5. Appointment of Civic Chaplain.

Council noted a memorandum from the Mayor dated June 22, 1979 recommending that The Rev. Harry Robinson of St. John's (Shaughnessy) Anglican Church be appointed Civic Chaplain for July and August 1979.

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor be approved and The Rev. Harry Robinson of St. John's (Shaughnessy) Anglican Church be appointed Civic Chaplain for the months of July and August 1979.

- CARRIED UNANIMOUSLY

6. Closure of 23rd Avenue at Tupper School.

In a letter dated June 25, 1979, Mr. J. W. Killeen, Principal of Sir Charles Tupper Secondary School requested that in the event that Council agrees to hear representations on the report of the Standing Committee on Transportation dated June 21, 1979 on Impact of Temporary Closure of 23rd Avenue at Tupper School, representatives of the Vancouver School Board, Sir Charles Tupper Secondary School and David Livingstone Elementary School Parents' Committees, Representatives of both schools, and of the Riley Park Neighbourhood Improvement Program be also permitted to address Council.

Mr. Killeen also requested that Mr. L. Beasley, Local Area Planner for Riley Park be involved as a resource person.

Council noted that delegation requests had also been received from Mr. E. Patterson and Mrs. M. S. Callegari.

MOVED by Ald. Gerard,
THAT the delegation requests from all parties interested in the closure of 23rd Avenue at Tupper School be heard at a Council meeting in September.

FURTHER THAT officials be instructed to take no action with respect to altering the present status of 23rd Avenue at Tupper School pending the hearing of these delegations.

- CARRIED UNANIMOUSLY

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd)

7. Grant Request - SKAL Club of Vancouver.

Council, on May 15, 1979, referred to the Civic Theatres Board a request from the SKAL Club of Vancouver for a grant to cover a $200.00 cancellation fee for a proposed booking at the Queen Elizabeth Theatre. In a letter dated June 25, 1979, the Secretary of the Vancouver Civic Theatres Board advised that the Board had considered this matter at its last meeting and recommended that Council not approve this grant request as the Board felt to accede to this request would create a precedent.

MOVED by Ald. Puil,
THAT the communication be received and no further action be taken.

- CARRIED UNANIMOUSLY

8. Balmoral Hotel.

In a letter dated June 22, 1979, Mr. S. Huberman, Solicitor for Mr. W. Anaka, the Receiver appointed by the Court for the Balmoral Hotel, requested an opportunity to address Council this day on behalf of the Receiver to request that Council restore the business license of the Balmoral Hotel to permit it to reopen its beer parlour.

MOVED by Ald. Kennedy,
THAT the request be approved and the delegation be heard later this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORTS JUNE 22, 1979

Building and Planning Matters
(June 22, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Mt. Pleasant N.I.P. Improvements to Charles Dickens School Playground
Cl. 2: Riley Park N.I.P. - Wolfe School Funding Revision
Cl. 3: Grandview-Woodland N.I.P. - Bus Shelters
Cl. 4: Strata Title Conversion Application - 838-848 West 7th Avenue
Cl. 5: Downtown-Eastside N.I.P. Appropriation: Street Tree Planting

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(June 22, 1979)

Use of Sound Truck - Glad Tidings Temple Parade
(Clause 1)

MOVED by Ald. Puil,
THAT Council approve the request of the Glad Tidings Temple, 3456 Fraser Street, to operate a sound truck during its annual parade on Saturday, August 4, 1979, in the area east and west of Fraser Street between 17th and 23rd Avenues.

- CARRIED UNANIMOUSLY

Finance Matters
(June 22, 1979)

Park Board Capital Accounts - Reallocations
(Clause 1)

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(June 22, 1979) (cont'd)

Vishva Hindu Parishad of B.C.
Cultural Grant Request
(Clause 2)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Property Matters
(June 22, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Establishing City-owned property for lane purposes
Cl. 2: Rental Review - Portion of Glen Drive - South of Malkin Avenue
Cl. 3: Demolitions

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved and clause 3 be received for information.

- CARRIED UNANIMOUSLY

B. Manager's Report
June 21, 1979

Marpole Policy Plan -
Progress Report

MOVED by Ald. Harcourt,
THAT the report of the City Manager dated June 21, 1979 be received.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development
(June 14, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Applications
Cl. 2: Motorized Recreation - Trail Bike Sites
Cl. 3: Park Site 19 (Block 45, bounded by Haro, Broughton, Barclay and Nicola Streets)

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development
(June 14, 1979) (cont'd)

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Motorized Recreation -
Trail Bike Sites
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clause 2 of this report, be approved.

- CARRIED

(Aldermen Gerard, Puil and the Mayor opposed)

II. Report of Standing Committee
on Transportation
June 14, 1979

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request for Overpass:
3300 Block McGill
Cl. 2: Cassiar/Cambridge Loop
Cl. 3: Nat Bailey Stadium - Evaluation
of Parking & Traffic Impact
Cl. 4: Transportation for the Handicapped
Cl. 5: Relocation of Bus Stop:
Westbound 49th Ave. at Berkley

Request for Overpass:
3300 Block McGill
(Clause 1)

MOVED by Ald. Kennedy,
THAT recommendations A and B of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cassiar/Cambridge Loop
(Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd...

STANDING COMMITTEE REPORTS (Cont'd)

Report of Standing Committee
on Transportation
(June 14, 1979)(cont'd)

Clauses 3-5 inclusive

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in clauses 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Transportation
(June 21, 1979)

Impact of Temporary Closure of
23rd Avenue at Tupper School
(Clause 1)

- Deferred

(For Council action see page 3)

IV. Report of Standing Committee on
Finance and Administration
(June 21, 1979)

Greater Vancouver Artists
Gallery Society
(Clause 1)

When considering this clause Council noted a request from the Greater Vancouver Artists Gallery and Central Visual Artists Association that consideration of this matter be deferred to the July 10, 1979 meeting to permit these groups an opportunity to address Council.

MOVED by Ald. Puil,
THAT the delegation requests of the Vancouver Artists Gallery and Central Visual Artists Association be approved and consideration of this matter be deferred to July 10, 1979.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, June 27, 1979.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3519 BEING THE IMPOUNDING BY-LAW.
(Schedule of Impounding Charges)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 4450 BEING THE LICENSE BY-LAW.
(P.N.E. Fair - License Fee)

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be introduced and read a first time.

CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Gerard,
THAT second and third readings of this By-law be deferred for one month to provide the P.N.E. an opportunity of obtaining an opinion on this matter.

CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

Cont'd.

BY-LAWS (Cont'd)

3. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $80,712.83 IN LAWFUL MONEY OF CANADA FOR CERTAIN STREET LIGHTING PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITTED BY SUCH LOCAL IMPROVEMENTS.

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $1,381,858.20 IN LAWFUL MONEY OF CANADA FOR CERTAIN PAVEMENT, CURB AND GUTTER, LANE PAVEMENT,SPEED DETERRENT BUMP AND SIDEWALK PROJECTS CONSTRUCTED AS LOCAL IMPROVEMENTS AND FOR IMPOSING AN ANNUAL SPECIAL RATE ON REAL PROPERTY SPECIALLY BENEFITTED BY SUCH LOCAL IMPROVEMENTS.

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of lands for lane purposes. (Portion of Lane at Renfrew and Franklin)

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
WHEREAS the City of Vancouver is the registered owner of Lots A and B of Lot 41, Town of Hastings Suburban Lands, Plan 1169;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands as lane;

THEREFORE BE IT RESOLVED that Lots A and B of Lot 41, Town of Hastings Suburban Lands, Plan 1169 be and the same are, hereby established for lane purposes and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for lane purposes. (N.10ft. of East ½ Lot 11, Block 39, D.L. 540, Plan 229)

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

> the North 10 feet of the East ½ Lot 11, Block 39, District Lot 540, Plan 229, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated May 28, 1979, and marginally numbered LF 9144, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. B.C. Hydro Transit Cutbacks

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS B.C. Hydro is planning more bus cutbacks for the City of Vancouver to be effective July 20;

AND WHEREAS the cutbacks will result in the elimination of 42 bus trips per day;

AND WHEREAS the cutbacks proposed for July 20 are part of a whole series of cuts which have caused service within the city to deteriorate steadily for the last three years;

THEREFORE BE IT RESOLVED THAT:

1. Vancouver City Council strongly protest the proposed cutbacks to the Provincial Government, and

2. Vancouver City Council immediately ask for a meeting with the Provincial Government to discuss the problem of deteriorating public transit within the city and the need for an adequate subsidy to improve public transit.

Changes to the Number of Rush Hour Trips for July 20th, 1979:

Route	AM (inbound)	PM (outbound)
Main	-5	+1
Robson	-5	0
Fourth	0	+1
Oak	0	+1
Fraser	0	0
Cambie	0	0
Davie	-1	0
Kingsway	-1	0
Stanley Park	0	-3
Powell	-1	-2
Nanaimo	0	-1
Granville	-4	0
Victoria	-4	+1
Park-n-Ride	-4	-2
Beach	-2	0
Knight	-1	-2
MacDonald	-3	-1
Mac-16	-2	-2

The total of these lost trips are the major cause for the loss of six indexes and 13 Depot trippers. (an index is one day's work)

- (deferred)

See Page 2

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Kennedy and recognized by the Chair.

1. Englesea Lodge.

MOVED by Ald. Kennedy,

THAT WHEREAS action has not yet been taken to evict tenants from Englesea Lodge,

AND WHEREAS no tally has been taken of the number of tenants affected,

AND WHEREAS Council has not seen plans for the redevelopment of the site, such as would justify a demolition (in accordance with the requirements of the Zoning and Development By-law),

AND WHEREAS many citizens have expressed affection for this old building,

THEREFORE BE IT RESOLVED THAT until justification for the proposed demolition is submitted to Council, the Parks Board should be asked to withhold eviction notices and plans for demolition be halted.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -

Cancellation of Licenses because of employees having police records.

referred to an incident where a teen disco operator was advised that his City license would be cancelled unless a member of the staff with police record was dismissed. Ald. Rankin asked for a report from the City Manager on this matter to include consideration of a policy to remedy this situation e.g. a department head should first report to Council any action he is contemplating related to premises employing staff with police records.

The Mayor so directed.

Alderman Rankin -

Premises at 1698 East 15th Avenue.

referred to the proposal to use the premises at 1698 East 15th Avenue as a short term centre for treatment of adolescents. These premises were previously used as a foster home for young people. The Alderman also made reference to debris littering the outside of these premises and asked that the City Manager report to Council on these matters.

The Mayor so directed.

Cont'd.

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Harcourt -

Homeowner Grants for Co-ops.

referred to a recent reply from the Provincial Government indicating that it was not intended that the Legislature consider homeowner grants to Co-ops until 1980. He queried what procedure staff has adopted to assist co-ops in this matter. The City Manager advised that Co-op owners are being advised that if they do not wish to pay the difference between their gross taxes and net taxes after deduction of the Home-owner grant the City will not impose penalty until at least some time in September when it is anticipated this matter will be resolved.

The Mayor requested the City Manager to continue to follow up this matter.

The Council recessed at 2.45 p.m. and following an "In Camera" meeting in the Mayor's Office, reconvened in the Council Chamber at 3.30 p.m.

PRESENTATION - MR. GEORGE GLISZCZYNSKI

Council recognized Mr. George Gliszczynski, who had received a photographic award from Vancouver's sister-city Odessa. The Mayor presented him with a medallion and an inscribed award from Odessa and congratulated him on his achievement.

DELEGATIONS

Balmoral Hotel.

Council, on June 12, 1979, following a show-cause hearing on the matter of the Balmoral Hotel resolved that the Director of Permits and Licenses be instructed to suspend, for one month, the City business license for the Balmoral Hotel, 159 East Hastings Street.

Earlier this day, Council agreed to hear representation from Mr. Huberman, Solicitor for the Receiver appointed to the Balmoral Hotel. He advised that the Receiver for the Balmoral has appointed a qualified hotel manager and requested that Council restore the business license for the beer parlour at the Balmoral Hotel to permit business to carry on at this location.

MOVED by Ald. Kennedy,
THAT the Director of Permits & Licenses be authorized to restore the business license to the Balmoral Hotel subject to his being satisfied with the present management of the hotel.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

Cont'd.

DELEGATIONS (Cont'd) -

Balmoral Hotel (Cont'd)

MOVED by Ald. Little,
THAT the representation of Mr. Huberman on behalf of the Receiver for the Balmoral Hotel be received and no further action be taken.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

June 22, 1979

Tenders Nos. 795 and 796 -
Contracts for Street and Lane Paving

Council had earlier considered this report 'In Camera' and approved the recommendations of the City Manager contained therein.

At this time the Mayor referred to a request from S.L. Paving Ltd., to address Council on this matter.

MOVED by Ald. Gerard
THAT the request from S.L.Paving Ltd., to address Council be approved and the representation be heard at this time.

- CARRIED
(Ald. Bellamy and Harcourt opposed)

Mr. Johnson, S.L.Paving Ltd., addressed Council and requested a deferment of this matter to permit him an opportunity to prepare his submission.

MOVED by Ald. Harcourt
THAT the delegation from S.L. Paving Ltd., on Contracts for Street and Lane Paving, be referred to the Finance and Administration Committee meeting on Thursday, June 28, 1979:

FURTHER THAT any other representations on this matter be heard at that time.

- CARRIED UNANIMOUSLY

Trade and Convention Centre

At an 'In Camera' meeting earlier this day Council had agreed to consider the matter of the Trade and Convention Centre in open Council.

Before Council was a memorandum from the Mayor dated June 19, 1979, reading as follows:

" On March 6, 1979, Council approved a Manager's Report on "Management Procedure and Organization Structure" for the Pier B-C Development, and also (in camera) the selection of firms invited to tender for the function of Project Director.

Many proposals were received, but none are recommended for acceptance.

Cont'd.....

Trade and Convention Centre (Cont'd)

Numerous meetings have been held in my office with our partners in the enterprise: the Province, the NHB, and the Federal Government (Department of Industry, Trade and Commerce). The organizational structure proposed by the City was not acceptable to our partners, nor was the idea of a consulting firm providing the project management.

A further meeting was held on June 15, 1979 including Mrs. McCarthy and Dr. Shrum for the Province, and Bob Dawson for the Federal Department of Industry, Trade and Commerce.

It was agreed between the parties that:

1) the project should be headed by a legally autonomous "Pier B-C Development Board" consisting of the following (or their representatives): Grace McCarthy Mayor Volrich, Fred Spoke, Bob Dawson, with power to add."

2) this Board shall

   - receive contributions from the various parties;
   - employ a Project Chairman, a Project Director and other staff, as appropriate;
   - retain independent lawyers, who shall also draw up articles of incorporation for the Board;
   - let contracts for the construction of the project and for auxiliary studies and engineering.

3) Dr. Gordon Shrum be appointed Project Chairman, and be asked to recommend to the Board a Project Manager. Their respective responsibilities are as shown in the attached chart.

4) certain work be undertaken immediately, even before the Board is incorporated and before the negotiations between CPR and NHB for terminating the lease are concluded:-

   - Foundation study, if required;
   - Leasing office space;
   - Appointing a consultant for the Functional Program of the Trade-Convention Centre;
   - Seeking a developer for the Trade Tower;
   - Seeking an Operations Manager for the Centre.

5) consent of the A.I.B.C. be sought for a public ideas competition for the design of the centre. Successful ideas will be recommended to the architects and construction firms in a design-and-build competition.

This structure and procedure is very different from that recommended by our staff to Council and accepted by Council on March 6, 1979. Our officials do not support the proposed changes. However, I am convinced that the City should agree to them in order to get the project moving without further delay and consequent expense.

Hence, I recommend:

A) That Council agree to the management procedure and the organizational structure set out above, in lieu of that adopted on March 6, 1979.

B) That Council agree to pay to the Pier B-C Development Board contributions totalling $5 million, as the City's share of the costs of the Convention Centre, on condition that the other parties contribute their respective shares, and subject to an agreement satisfactory to the Director of Finance and Director of Legal Services.

C) That until the Pier B-C Development Board is incorporated and operational, Council agree to fund certain preliminary work recommended by both Dr. Shrum and the City Manager, up to a maximum of $100,000 -- any such expenditures to be subtracted from the first contribution of the City to the Board. (The Province has agreed to contribute $200,000 towards the preliminary work.)"

Cont'd.

Trade and Convention Centre (Cont'd)

Also before Council was a subsequent memo from the Mayor on the Trade and Convention Centre, dated June 26, 1979, suggesting the following procedures and understandings in addition to the recommendations set out in his memorandum dated June 19, 1979, which would adequately meet the concerns of Council over the control of the project:

1) Unanimity would be required with reference to all major decisions of the Development Board;

2) The Mayor and the City Manager will take part in all meetings of the Board;

3) Any matters that may affect the City's financial commitment would be brought before the Council for consideration along with any other matters that, in the judgement of the City Manager, should be brought before Council;

4) The City Manager and Director of Finance would control the disbursement of City funds from time to time as necessary, and in the event of any doubt or question on their part, they will report the matter to Council.

5) Dr. Shrum will be expected at all times to liaise closely with the Mayor and City Manager, including the matters of selection of a Project Manager and method of architectural selection, etc.

MOVED by Ald. Puil

THAT Council agree to the management procedure and organizational structure set out in the Mayor's memorandum of June 19, 1979, with the exception that an Alderman also be included on the Board, in lieu of that adopted by Council on March 6, 1979, subject to the following procedures and understandings:

1) Unanimity would be required with reference to all major decisions of the Development Board;

2) The Mayor and the City Manager will take part in all of the meetings of the Board;

3) Any matters that may affect the City's financial commitment would be brought before the Council for consideration along with any other matters that, in the judgement of the City Manager, should be brought before Council;

4) The City Manager and Director of Finance would control the disbursement of City funds from time to time as necessary, and in the event of any doubt or question on their part, they will report the matter to Council;

5) Dr. Shrum will be expected at all times to liaise closely with the Mayor and City Manager, including the matters of selection of a Project Manager and method of architectural selection, etc.

CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

Cont'd....

Trade and Convention Centre (Cont'd)

MOVED by Ald. Puil
THAT Council agree to pay to the Pier B-C Development Board contributions totalling $5 million, as the City's share of the costs of the Convention Centre, on condition that the other parties contribute their respective shares, and subject to an agreement satisfactory to the Director of Finance and Director of Legal Services.

- CARRIED

(Ald. Ford, Marzari and Rankin opposed)

MOVED by Ald. Puil
THAT, until the Pier B-C Development Board is incorporated and operational, Council agree to fund certain preliminary work recommended by both Dr. Shrum and the City Manager, up to a maximum of $100,000, any such expenditures to be subtracted from the first contribution of the City to the Board.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

During consideration of this matter it was agreed that the National Harbours Board would not be a Member of the Pier B-C Development Board at the present time.

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The Council recessed at 5:40 p.m. to reconvene in the Council Chamber at 7:30 p.m.

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* * *

The Council reconvened in the Council Chamber at 7:30 p.m. with Alderman Gerard, Deputy Mayor, in the Chair and the same Members present.

* * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Ald. Gerard, Deputy Mayor, in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Report of Standing Committee on Planning and Development - May 17th/June 21st, 1979

South East Marine Drive Industrial Lands - Land Use Proposals

Council had before it a report of the Standing Committees of Council on Planning and Development and Transportation dated May 17, 1979 and a report of the Standing Committee of Council on Planning and Development dated June 21, 1979 on South East Marine Drive Industrial Lands - Land Use Proposals. This report concluded with the following recommendations:

A. THAT the land use option for the area bounded by Argyle, South East Marine Drive, a point 570 feet east of Elliott Street and Kent Avenue North (west precinct) be:

Phase out all existing housing and develop industry below South East Marine Drive.

B. THAT the following right-of-way option for North/South Kent Avenue be adopted:

Develop North/South Kent Avenue as a continuous roadway.

C. THAT the City Engineer be instructed to report back on design matters affected by the option chosen including the investigation of diverting North/South Kent north of the railroad right-of-way between Gladstone and Elliott Streets to preserve the Gladstone Riverfront Park.

D. THAT Council approve in principle industrial land use in the east precinct as outlined in this report.

E. THAT Council release the 12 acre reserve for cemetery purposes S.E. of Duff and Marine Drive.

F. THAT the Director of Planning be instructed to prepare a comprehensive Zoning and Development plan for the S.E. Marine lands in consultation with the City Engineer and Director of Finance.

G. THAT the City Engineer and Director of Finance report back on capital funds for servicing program in the Study Area.

H. THAT the Director of Finance be instructed to report back on a policy for lease or sale of subject lands.

I. THAT the Economic Development Manager be instructed to report back on a marketing strategy and program for disposition of City lands according to the approved concept plan.

Cont'd...

DELEGATIONS (Cont'd)

South East Marine Drive Industrial
Lands - Land Use Proposals (cont'd)

The following officials addressed Council on this matter and reviewed the reasons behind their specific recommendations:

Mr. R.R. Youngberg - Associate Director, Planning Dept.
Mr. W.H. Curtis - City Engineer
Mr. D. Rudberg - Assistant City Engineer
Mr. P.D. Leckie - Director of Finance

Council then heard representations from the following:

Mr. R. Hunt, B.C. Motor Transport, addressed Council and filed a brief in support of the recommendation of the City Engineer and the Director of Finance and of the Standing Committee that Council phase out all existing housing in the S.E. Marine Drive industrial land and develop industry and in addition that North/South Kent Avenue be developed as a continuous roadway.

Mr. C. Wilson, Marine Workers & Boilermakers Union, submitted a brief supporting the Committee's recommendation on future use of these lands and the development of North/South Kent Avenue as a continuous roadway.

The following then addressed Council and spoke in support of the Director of Planning's position,which is, that Council retain existing housing in this area and develop vacant land for additional residential dwellings:

- Mr. J. Pincott, Champlain Heights Planning Advisory Committee (brief submitted)
- Mr. S. Jackson, Killarney-Champlain Citizens for Action (brief submitted)
- Mr. A. Kore, Resident
- Mr. A. Stradiotti "
- Mr. I. Sanderson "
- Mr. J. Rolleston "
- Mr. R. Chiang "

MOVED by Ald. Puil,
THAT the land use option for the area bounded by Argyle, South East Marine Drive, a point 570 feet east of Elliott Street and Kent Avenue North (west precinct) be:

All existing housing be permitted to remain, however, no additional housing be built in this area;

FURTHER THAT industry be phased in in this area; the existing park be retained and the City proceed with the development of the North/South Kent Avenue as a continuous roadway only as Marine Drive traffic increases in intensity.

- LOST

(Aldermen Bellamy, Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt,
THAT the land use option for the area bounded by Argyle, South East Marine Drive, a point 570 feet east of Elliott Street and Kent Avenue North (west precinct) be: retain existing housing and develop vacant land for additional residential dwellings.

- CARRIED

(Aldermen Gerard, Kennedy, Little and Puil opposed)

Cont'd...

DELEGATIONS (Cont'd)

South East Marine Drive Industrial
Lands - Land Use Proposals (cont'd)

MOVED by Ald. Harcourt,
THAT the City not develop North/South Kent Avenue as a continuous roadway.

- CARRIED

(Aldermen Gerard, Kennedy, Little and Puil opposed)

MOVED by Ald. Harcourt,
THAT the City Engineer be instructed to report back on design matters affected by the option chosen including the investigation of diverting North/South Kent north of the railroad right-of-way between Gladstone and Elliott Streets to preserve the Gladstone Riverfront Park.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT Council approve in principle industrial land use in the east precinct as outlined in this report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT Council release the 12 acre reserve for cemetery purposes S.E. of Duff and Marine Drive.

- LOST

(Aldermen Bellamy, Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Harcourt,
THAT Council not release the 12 acre reserve for cemetery purposes S.E. of Duff and Marine Drive.

- CARRIED

(Aldermen Gerard, Kennedy, Little and Puil opposed)

MOVED by Ald. Harcourt,
THAT the Director of Planning be instructed to prepare a comprehensive Zoning and Development plan for the S.E. Marine lands in consultation with the City Engineer and Director of Finance.

THAT the City Engineer and Director of Finance report back on capital funds for servicing program in the Study Area.

THAT the Director of Finance be instructed to report back on a policy for lease or sale of subject lands.

THAT the Economic Development Manager be instructed to report back on a marketing strategy and program for disposition of City lands according to the approved concept plan.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

2. Report of Standing Committee on Planning and Development - June 14th/June 21st, 1979

Rezoning Application - South West Corner of 75th Avenue and Angus Drive (cont'd)

Council had before it a report of the Standing Committee of Council on Planning and Development dated June 14 and June 21, 1979 on rezoning application by Mr. B. Rice of C.F. Roberts & Partners on behalf of Horner Developments Ltd., to rezone the South West Corner of 75th Avenue and Angus Drive from M-1 Industrial District to CD-1 Comprehensive Development District to develop a 104-unit townhouse and apartment complex.

Mr. R. Scobie, Zoning Division, Planning Department, reviewed the application for Council's information.

The following then addressed Council on this matter:

Mr. E. Ruddell, representing Marpole-Oakridge Area Council, submitted to Council a proposed concept for development of the Horner and City-owned lands in this area.

Dr. I. Taylor, representing the Marpole Citizens' Planning Committee, submitted a brief urging that the City-owned lands at the bottom of Angus Drive and the lands owned by Mr. Horner be developed for park use for the Citizens of Marpole.

Mr. B. Rice, Architect for the applicant, submitted a brief urging Council to refer the rezoning application to a Public Hearing.

Mr. G. Horner, applicant, answered questions from Council and also requested that Council submit his application to a Public Hearing.

MOVED by Ald. Harcourt,
THAT the recommendations A and B of the Committee, as contained in this report, be approved.

- CARRIED

(Aldermen Puil and Rankin opposed)

DELEGATIONS

4. Cultural Grant - Appeals.

Council, on March 6, 1979 approved a grant to the Vancouver Bach Choir of $4000.00 towards rental of the Orpheum Theatre for three performances plus additional uses for rehearsals and a recording session. In accordance with normal procedures, representatives of the Bach Choir appeared before Council this evening to request Council's consideration of an additional grant to the Choir of $3000.00.

Ms. L. Suderman addressed Council and stated one of the reasons the Choir was appealing for an additional grant from Council was that for the first time in many years it had a large deficit. The deficit was attributed to the lengthy newspaper strike in Vancouver and a subsequent loss of audience. This request was to cover additional expenses related to rental of the Orpheum Theatre.

MOVED by Ald. Rankin,
THAT Council approve an additional grant of $3000.00 to the Vancouver Bach Choir with the source of funds being the Cultural Grant Budget.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed.)

5. Community Services Grant Appeals.

In accordance with regular practice the following addressed Council to appeal Council's decision not to approve grants to them for 1979:

Mrs. B. Wilson, Hastings Sunrise Seniors Drop-In Centre, appealed to Council to approve a grant of $4930.00 to the Centre. The Centre is run by Senior Citizen Volunteers and is open six days a week from 11.00 a.m. to 4.00 p.m.

In addition to organized activities, the Centre provides counselling.

MOVED by Ald. Bellamy,
THAT Council approve a grant to the Hastings Sunrise Seniors Drop-In Centre of $4930.00 with the source of funds being Contingency Reserve.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

During consideration of the above matter, Alderman Kennedy left the meeting.

Mr. H. Jerome of Sport B.C. Summer Sports Program addressed Council and appealed that Council reconsider its decision to not approve a grant of $7500.00 towards the Sport B.C. Summer Sports Program. Mr. Jerome reviewed the program and stated that his organization had appealed to both the Federal and Provincial Governments for grants but none was received.

MOVED by Ald. Rankin,
THAT Council approve a grant of $7500.00 to Sport B.C. Summer Sports Program with the source of funds being Contingency Reserve.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Alderman Puil opposed.)

Cont'd.

DELEGATIONS (Cont'd)

6. Relaxation of Rear Yard Requirements by Board of Variance: 554 E. 15th Avenue.

Council, on May 29, 1979, approved a request by Mr. P. M. Partridge, 555 East 16th Avenue to address it on a decision of the Board of Variance to relax rear yard requirements for an adjacent building.

Council had, for information, a City Manager's report dated June 15, 1979 in which the Director of Planning gave the history of this matter. It was noted that on January 13, 1976, Council resolved that the lane behind Mr. Partridge's property be closed, stopped up and conveyed to him at a price of $5,000.00. This resulted in Mr. Partridge's property abutting the rear yard of an office building on the lot at 554 East 15th Avenue. This office building has been developed right up to the rear property line and thus up to Mr. Partridge's property line.

The Board of Variance, on June 30, 1976 relaxed the 10 feet rear yard requirement on 554 East 15th Avenue to nil. The Board of Variance, when considering this matter, had not notified Mr. Partridge or any other adjacent property owners. Mr. Partridge addressed Council and read from a brief (circulated) in which he protested the action of the Board of Variance in approving the rear yard relaxation on 554 East 15th Avenue and also in not notifying him of its intent to consider this matter.

He suggested that Council consider paying him damages as a result of the action of the Board of Variance. Mr. Partridge also stated that the office building on the lot behind him has six windows fronting on to his property which is an infringement of his privacy.

Mr. Partridge contends that these windows are non-conforming under Vancouver Building By-laws.

MOVED by Ald. Harcourt,
THAT the representation of Mr. Partridge be received and the City Manager discuss with Mr. Partridge the legality or otherwise of the six windows located in the office building abutting the rear of Mr. Partridge's property.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 11.25 p.m.

The foregoing are Minutes of the Regular Council Meeting of June 26, 1979, adopted on July 10, 1979.

MAYOR

DEPUTY CITY CLERK

DISTRIBUTED MONDAY

Del. 1

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON PLANNING AND DEVELOPMENT
AND TRANSPORTATION

MAY 17, 1979

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 21, 1979

A special meeting of the Standing Committees of Council on Planning and Development and Transportation was held at Oppenheimer Elementary School, 2421 Scarboro St., Vancouver, B.C., on Thursday, May 17, 1979 at approximately 7:30 p.m. The discussion continued at the Standing Committee on Planning and Development meeting on June 21, 1979, in the No. 1 Committee Room, City Hall.

	May 17th	June 21st
PRESENT :	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Rankin	Alderman Harcourt, Chairman Alderman Kennedy Alderman Puil
ABSENT :	Alderman Bellamy Alderman Kennedy Alderman Puil	Alderman Boyce Alderman Ford

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. South East Marine Drive Industrial Lands - Land Use Proposals

The Committee considered a report of the City Manager dated April 6, 1979 (copy circulated) forwarding a report of the Director of Planning, City Engineer and Director of Finance dated April 5, 1979 (on file in the City Clerk's Office).

The officials' report proposes alternatives for a land use concept plan for the study area and focuses on the following issues:

- whether to retain residential use in the area
- whether to establish N/S Kent as a continuous roadway through the area
- whether to retain a 12 acre cemetery designation in the area

Mr. R. Youngberg, Associate Director, Area Planning, outlined the history of the study area bounded by S.E. Marine Dr., Boundary Rd., the Fraser River and Crompton St. It is largely industrially-zoned, containing two pockets of residentially-zoned land. The Gladstone Riverfront Park was completed in 1977 as an interim use on a narrow strip of City land along the Fraser River between the Gladstone and Elliott street ends. In March, 1972, Council approved tentative reservation of 12 acres of City lands southeast of Marine Drive and Duff Street for a future cemetery.

Mr. Youngberg noted that three land use options for the area bounded by Argyle, S.E. Marine Dr., a point 570 feet east of Elliott St. and Kent Ave. North (West precinct) were submitted:

cont'd....

Clause No. 1 cont'd:

(1) Retain existing housing and develop vacant land for additional residential dwellings;
(Recommended by the Director of Planning; this option requires a subsequent decision on whether N/S Kent should be continuous.)

(2) Retain housing in the westerly RS-1 zoned housing pocket (Argyle to Duff Streets) and develop industry on lands to the east; or
(This option requires a subsequent decision on whether N/S Kent should be continuous.)

(3) Phase out all existing housing and develop industry below S.E. Marine Dr.
(This option would include a continuous N/S Kent, and phasing out the westerly housing - 72 dwellings - over a considerable period of time; recommended by the Director of Finance and City Engineer.)

The City Manager believes that (2) should not be considered.

Two basic concept plans are proposed:

The Residential Option (A-1)
proposes retaining existing housing with the possibility of additional low density housing between the existing RS-1 zoned pockets located between Argyle and a point east of Elliott. Lands to the east and west would be developed as an industrial estate consistent with the Industrial Option.

The Industrial Option (A-3)
proposes establishing a comprehensive industrial estate below S.E. Marine extending from Crompton to Boundary Rd.

Civic staff have differing points of view concerning what is the most appropriate concept plan. As a generalization, the Director of Planning supports the Residential Option; the Director of Finance and City Engineer support the Industrial Option.

It should be noted that civic staff generally agree that the East Precinct (east of Kerr St.) should be developed as an industrial estate, and that the 12 acre cemetery reserve should be released.

Subject to a decision on the land use option, two right-of-way options for North/South Kent Avenue are put forward for Committee decision:

1. Develop North/South Kent Avenue as a continuous roadway, OR

2. Develop North/South Kent Avenue as a non-continuous roadway between Argyle and a point east of Elliott Street.

The Director of Planning does not support a continuous North/South Kent and as an alternative proposes that North/South Kent should remain a non-continuous roadway and designed to divert all non-local traffic around the housing precinct onto S.E. Marine. This option would accommodate the local servicing requirements of industry while all through traffic would remain on the existing arterial route - S.E. Marine. In summary, it is considered that a non-continuous Kent along the lines discussed above would improve residential livability, satisfy the servicing requirement of local industry, and protect the natural amenities of Gladstone Riverfront Park.

cont'd....

Clause No. 1 cont'd:

Mr. D. Rudberg, Assistant City Engineer, Traffic, advised that from the point of view of the City Engineer, there are two important decisions which Council should consider. The first is to confirm previous decisions to complete property acquisition for Kent Avenue and proceed with development of the continuous roadway in conjunction with adjacent industrial development. The matter of adequate, continous access to serve the industrial area east of Knight Street should be given careful consideration since the viability of the total area for industrial development is highly dependent upon this factor. The second important decision is that of land use and involves a choice between an expanded residential community, a mixed residential and industrial alternative, and a comprehensive industrial development. It is the opinion of the City Engineer that expansion or retention of residential development in the area will inevitably lead to conflicts due to traffic, parking, noise and other environmental factors and that proposals for industrial development in the area will be seriously compromised.

Mr. Rudberg noted that two important criteria for industry are strategic location and good access. The area is suited for flow of goods and services between Vancouver and Burnaby with good rail and river access and an arterial road which is a truck route.

Mr. Rudberg noted Kent Ave. should be continuous to service industry. If it is not continuous, access and servicing movements would be located onto Marine Dr. The continuous road could be designed so it would not go through Gladstone Park.

Mr. P. D. Leckie, Director of Finance, noted that jobs are just as important as housing. The City has been losing industrial jobs. Creating an industrial area is an opportunity to do something in the long-term best interests of the whole City. He and City Engineer are of the same opinion - residential cannot co-exist with industrial. If the residential option is chosen it would be damaging to the residential amenity and damaging to industry. If the industrial land use decision is chosen, staff will have to come back with a method of implementation.

Mr. Leckie advised that industry would not locate in the area quickly. Because of the financial commitment that would be required for the City to implement the transition of all the residential uses to industrial uses over a short period of time the Director of Finance recommends that the City leave the westerly residential pocket as residential in the short and possibly medium term and allow the transition of this pocket to occur over a longer term.

The following appeared as delegations:

Mrs. R. McRae - representing about 92% of the residential homeowners in the area between Argyle St. and a point 570 feet east of Elliott St. who support the alternative recommended by the Director of Planning, to retain existing housing and develop vacant land for additional residential dwellings (A-1).

The brief presented by Mrs. McRae outlines reasons for the adoption of this option: the area is already stable, occupied by long term residents who have stayed in the area by choice; there is a healthy, desirable ethnic mix and a cross section of occupations. In spite of the need to consider the overall view for the City, the residents feel there is insufficient justification in option A-3 to uproot persons occupying one hundred homes in one section of the City. The residents do not believe that Kent would remain just a service road for long. It would become a bypass for commuter traffic. A non-continuous road would preserve the Gladstone Riverfront Park. The residents support the Director of Planning's view that North/South Kent Ave. should be developed as a non-continuous roadway.

cont'd....

Clause No. 1 cont'd:

Mr. K. Breslauer - resident of Beatrice St. for 19 years, supported the residential option (A-1) and the non-continous Kent Ave. (B-2).

Mrs. Noreen Angus - submitted a brief indicating that the entire study area must be totally converted to an industrial area or totally converted to residential uses. Plans to continue mixing industrial and residential uses or to make North/South Kent a continuous roadway are totally unacceptable. Whether the industrial or residential option is chosen, Mrs. Angus urged the Committees to make a decisive move in either direction and not continue making unrealistic compromises.

Mr. Cecil Cosulich, President of RivTow Straits - submitted a brief outlining their position - option A-1 would have the effect of putting residents within range of the noise of the shipyard. The remaining land should be reserved for light industry which the City so badly needs. There is room for suitable buffer zoned on City-owned land. He supported a modified option A-2 recommending that the City freeze further building in the residential portion. He advised that he had attended a meeting held by representatives of industry, who would speak on their own behalf, and reported their main interest was not only to preserve Kent as a service road but also to have an additional main route through the area to join to Marine Way.

Mr. Aldo Stradiotti - resident since 1930 as well as an industrial owner, advised that industry and residential can co-exist and in fact they do co-exist in the southeast sector of Vancouver. He urged the Committee to adopt option A-1 and the non-continuous road.

Mr. F. Friedel, B.C. Hydro Railway - as operators of the rail line adjacent to the S.E. Marine Dr. industrial lands, B.C. Hydro Railway is concerned with the recommendation to retain existing housing. Residential areas adjacent to railways produce conflicts, and for this reason the industrial option is supported.

Mr. Ian Sanderson - resident of Champlain Heights, an area that will be affected by development below S.E. Marine Dr., urged the Committee to support residential development along the non-continuous North/South Kent Avenue.

Mr. Sol Jackson, Secretary of the Killarney-Champlain Citizens for Action Association - advised that he had been approached by residents in the subject area to study the issues with them. The residents of the community feel their residential area is unique and every effort should be made to ensure its continuation and strengthening. More important to the costs of possible relocating of the residents if the industrial option is chosen, are the impacts of moving, the loss of social amenities, their feeling of belonging to a community, their south slope view and their river oriented life, which they have chosen. If a new crossing of the Fraser River is constructed at Annacis Island, it would increase pressure for a continuous North/South Kent Ave. as a transportation corridor. This is strenuously opposed as it would have an adverse effect on the whole southeast area of Vancouver and on the existing housing, it would cut off Gladstone Park from the rest of the City and threaten its existence, and would increase pressure on Boundary Rd. as a truck route. He urged the Committee to adopt the residential option (A-1) and a non-continuous North/South Kent Avenue, as well as urging Committee to adopt a policy of leasing land rather than selling (Recommendation H).

cont'd....

Clause No. 1 cont'd:

Mr. Eric Paget - resident north of Marine Dr., sympathized with those residents who wish to preserve their residential neighbourhood. He suggested a further alternative: the City should dedicate its vacant land as greenbelt and leave the land in its natural wooded state.

Mr. F. J. Whitcroft, West Coast Salvage - advised that the operation has just located to southeast Vancouver from False Creek. Shipbuilding is a noisy operation and there is no place for housing in the immediate vicinity. He supported the industrial option (A-3).

Mr. Nathan Davidowicz - supported the residential option (A-1) but indicated that options for North/South Kent Ave. should be left open at this time. It may be needed for local residents, but not truck traffic.

Mr. J. B. Thomas, Northern Building Supplies - advised that he favoured option A-1 with industrial left as it is. North/South Kent Ave. should not go through.

Two residents of Marine Drive felt that there should not be an industrial area across the street from a residential area. They also noted that Marine Dr. is a busy arterial and any development would bring more traffic to the area.

Mr. G. Simpson, resident - urged Committee that regardless of which option they choose, they instruct staff to act quickly on that decision.

(All briefs are on file in the City Clerk's Office.)

The Chairman advised that a letter had been submitted by Mr. M. C. Greenwell (on file in the City Clerk's Office) indicating that there is no warehouse located in the CD-1 zone between Duff and Elliott as mentioned in the report. The letter states "instead of a $4.3 million return on land development, the actual return should be higher since no warehouse has to be acquired by the City".

The Chairman advised that this matter would now go to Council for decision. The Committee members present generally agreed

(a) to retain the existing housing

(b) to develop North/South Kent Ave. as a non-continuous roadway

(c) to support the other recommendations in the report.

A member of the Committee noted that there were only four members of Council present and that the decision would be made at Council. He invited interested parties to attend the Council meeting and submit their briefs.

* * * *

The meeting adjourned at approximately 10 p.m.

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cont'd....

After the public joint meeting of the Standing Committees on Planning and Development and Transportation, there was a suggestion that an additional meeting of the Standing Committee on Planning and Development be held to expand on the discussion of residential options A-1 which was favoured by the community and A-2, which one Alderman indicated might be modified to suit both the residents and the industrialists. The meeting was set for May 24th but as letters were received May 23rd and May 24th from industrialists and unions requesting deferment, the City Manager's Office agreed to defer this item. The Chairman of the Committee had also received a request from a Committee member that the item be deferred until he was able to attend the meeting.

* * * *

The meeting of the Standing Committee of Council on Planning and Development reconvened in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 21, 1979 at approximately 1:30 p.m.

* * * *

Mr. R. Youngberg, Associate Director, Area Planning, Mr. Rudberg, Assistant City Engineer, Traffic, and Mr. S. Fancy, Economic Development Officer, briefly outlined the positions of their respective Departments which had been presented at the May 17th meeting of the joint Committees.

The Chairman noted that there were a number of persons in the audience wishing to speak. He requested the various groups to limit their speakers i.e., three for the residents, three for the industrialists, two for the Unions, etc.

Mr. John Rolleston, resident - advised that he was speaking on behalf of a committee selected from a cross section of over 90% of the residents living in the area now under consideration. Their main concern is the preservation of their homes. Some of the residents have been there for quite a number of years and some are more recent home builders who have chosen the area as their home. They have lived with industry next door and the relationship is quite compatible. They strongly urge that option A-1 be chosen and they oppose any further development of North or South Kent Ave.

Mr. Ian Sanderson - resident of Beatrice St. for 11 years, supported residential option A-1. He noted that the City Engineer stated in the report that North and South Kent must be continuous for effective service to industry but he had contacted representatives of MacMillan Bloedel, RivTow, Northern Building Supplies and North Arm Towing. They, as well as residents of the area, do not want a continuous North and South Kent. The residents have taken a nonantagonistic, low-key role and took the initiative in contacting industry to discuss the problem. There is a workable solution to any problem and the residents are not asking for the removal of existing industry. They urge adoption of residential option A-1 and non-continuous North and South Kent Avenue.

Mr. Aldo Stradiotti - resident and business operator in the area in question indicated that housing and industry are compatible; the two should, can and do co-exist. Option A-1 should be implemented with the modification of placing a buffer zone north of West Coast Salvage (Duff to Gladstone) to be used for parking and to be landscaped to give an attractive appearance. Continuous Kent Ave. is both undesirable and unnecessary. Kent Ave. should serve local industry and homes. Other solutions must be found for the Marine Drive problem.

cont'd....

Clause No. 1 cont'd:

Mr. F. J. Whitcroft, West Cost Salvage and Contracting - advised that in his opinion there should be no housing anywhere near the 2100 Block Kent Ave. where the shipbuilding and marine repairs operation is carried on. Other industries are reasonably compatible if they are of low-key and relatively quiet nature. He urged Committee to keep this an industrial area, an area which provides large workforces with attending large payrolls and contributing taxes.

Mr. Charles Wilson, representing the Marine Workers' and Boilermakers' Industrial Union Local No. 1- submitted a brief indicating that the Union would prefer to have the whole area used exclusively for industrial development but recommend that existing housing units be allowed to remain and no further residential construction be permitted. They support the proposal that the 12 acre cemetery reserve be released and that Gladstone Park remain as a public amenity and access to the waterfront. They suggest that North/South Kent Ave. be extended and developed as required by industry.

Mr. Wilson - submitted a petition from over 200 workers from West Coast Salvage, John Manly, Steelweld, RivTow, etc., requesting Committee to give priority to the maintenance of shipbuilding, repair and fabrication industries with the provision for essential expansion where necessary.

Mr. D. G. Evans, Financial Secretary, Local 1-217, International Woodworkers of America - submitted a brief to Committee. Although the Local Union has only one small operation in the immediate area they are concerned that it is being considered for residential. The Union suggested that the area under discussion be zoned exclusively for industrial development, that the existing housing units be allowed to remain and the City purchase these properties as and when they become available. They suggested that North Kent Ave. should be developed as a continuous roadway.

Mr. Ray Hunt - submitted a brief on behalf of the British Columbia Motor Transport Association, (formerly the Automotive Transport Association of B.C.) indicating that they agree with a statement that residential pockets are anomalies in an industrial area that will be a continual source of conflict as long as they exist. They believe the residential dwellings should be eliminated. The Association supports the City Engineer and suggests that development of North and South Kent Ave. is essential to relieve the added burden which would be placed upon S.E. Marine Dr. by the establishment of an industrial complex to the south of it. The Association believes the collector route should travel the entire length below S.E. Marine Dr. including both the East and West precincts without interruption at any point.

The Chairman noted that other briefs and letters had been received as follows:

Brief and petition signed by 95% of the affected homeowners, indicating that they live in a community already established, prepared to co-exist with industry, some of whom have already indicated willingness to accept the residents as part of the community. The two factors have co-existed for a number of years. The residents' brief outlined the support of the residential option A-1 and the development of Kent Ave. as a non-continuous roadway.

Letter from Mr. Eric Paget proposing that the City of Vancouver consider dedication of the present greenbelt along the south side of Marine Dr. as park land. He supports the residents of the area who wish to continue living there and believes industrial and residential areas can co-exist harmoniously.

cont'd....

Clause No. 1 cont'd:

Letter from Northern Building Supply Ltd., supported by 16 other companies, indicating that Kent Ave. should be retained as a non-continuous thoroughfare but it should be widened on both sides to relieve the present traffic congestion. They also believe that the existing residential and industrial interests would be be served by allowing the present residential areas to remain.

A detailed brief from the Urban Development Institute, Pacific Region, noting that they had been requested to review the proposed land use changes in the S.E. Marine Dr. area from the point of the development industry. Their analysis would show that industrial may be the most feasible land use in the study area. Industrial development along S.E. Marine Dr. has used up virtually all available properties with only small infill properties remaining. The pockets of residential land are poorly located from normal residential amenities and facilities. The S.E. Marine Dr. area is well located for industry. The lack of available serviced industrial land has prevented the further expansion of industrial development.

Submission from B.C. Hydro Railway reiterating their support for the industrial development option.

Letter from Coast Ferries Limited registering concern for the future of North and South Kent Ave. North Kent provides reasonable access, however, if parking were eliminated and restricted to on site, the east/west traffic flow would improve. They are not affected by the land use formula although any change that would raise the tax base of their site would be opposed. They request Committee to consider all the facts before displacing industry for parks.

(Briefs, petitions and letters are on file in the City Clerk's Office.)

Members of the Committee discussed the report of the City Manager dated April 6, 1979, and

RECOMMENDED

A. THAT the land use option for the area bounded by Argyle, South East Marine Drive, a point 570 feet east of Elliott Street and Kent Avenue North (west precinct) be:

   Phase out all existing housing and develop industry below South East Marine Drive.

B. THAT the following right-of-way option for North/South Kent Avenue be adopted:

   Develop North/South Kent Avenue as a continuous roadway.

C. THAT the City Engineer be instructed to report back on design matters affected by the option chosen including the investigation of diverting North/South Kent north of the railroad right-of-way between Gladstone and Elliott Streets to preserve the Gladstone Riverfront Park.

D. THAT Council approve in principle industrial land use in the east precinct as outlined in this report.

cont'd....

Clause No. 1 cont'd:

E. THAT Council release the 12 acre reserve for cemetery purposes S.E. of Duff and Marine Drive.

F. THAT the Director of Planning be instructed to prepare a comprehensive Zoning and Development plan for the S.E. Marine lands in consultation with the City Engineer and Director of Finance.

G. THAT the City Engineer and Director of Finance report back on capital funds for servicing program in the Study Area.

H. THAT the Director of Finance be instructed to report back on a policy for lease or sale of subject lands.

I. THAT the Economic Development Manager be instructed to report back on a marketing strategy and program for disposition of City lands according to the approved concept plan.

(Alderman Harcourt wished to be recorded as opposed to Recommendations A, B and E.)

* * * *

The meeting adjourned at approximately 3:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 458-460 ~~460~~ ~~461~~

DISTRIBUTED MONDAY

Del. 2

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 14/JUNE 21, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 14, 1979 at approximately 1:30 p.m. The discussion continued at the Committee meeting in the No. 1 Committee Room, on Thursday, June 21, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Puil Alderman Kennedy
ABSENT	:	Alderman Boyce Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Rezoning Application - South West Corner of 75th Avenue and Angus Drive

The Committee considered a report of the City Manager dated June 12, 1979 (copy circulated) forwarding a report of the Director of Planning and Director of Finance dated June 12, 1979 (on file in the City Clerk's Office).

The officials' report notes:

"On February 20, 1979 Council considered the City Manager's report to Council of February 14, 1979 in respect of an application by Mr. Brian Rice of C.F. Roberts and Partners, on behalf of Horner Developments Ltd., to rezone Lot 3, Block 16, Subdivision of D.L.'s 308, 5214 and Part of 317, Plan 5726 (8699 Angus Drive) from M-1 Industrial District to CD-1 Comprehensive Development District for the purpose of constructing a 104-unit townhouse and apartment development.

The City Manager's report to Council of February 14, 1979 describes the site, some general background, and the specifics of the proposed development, as well as agency and citizen responses to the rezoning application. The City Manager's summary report of February 15, 1979 further recommends that the rezoning application be refused.

Following representations from Horner Developments Ltd. and spokesman for the Marpole Citizens' Planning Committee, as well as some debate on the lengthy history of the site, the specifics of the present application, and the recommendations put forward, Council resolved:

'THAT the Director of Planning, in consultation with the Economic Development Officer, the City Engineer and the Marpole Citizens' Planning Committee and property owners, report back within three (3) months on appropriate uses for the site, adjacent City-owned lands and other privately-owned lands in the vicinity, such possible uses to include high-quality industrial development, office, public park, waterfront walkway and other uses.

FURTHER, THAT at that time Council set a date for a Public Hearing on this matter.'

cont'd....

Clause No. 1 cont'd:

Although Council has taken no action to date respecting this part of the recommendation, it did, in fact, appear that Council's resolution of February 20, 1979 to set a date for a Public Hearing on the submission and consideration of this report could relate to the application then before it or to any alternative proposals contained in the current Manager's report or to others."

The report states:

" A Public Information Meeting, preceded by widespread notification, was held in Marpole on May 9, 1979 and attended by approximately 120 interested residents expressing a broad range of preferences for the Angus lands. Alderman Puil and Little also attended.

Briefly, the situation may now be stated as follows:

(1) Horner Developments Ltd. wishes to develop its Lot 3 for a comprehensive, low-medium density housing development under a rezoning of the site to CD-1;

(2) The Marpole Citizens' Planning Committee and its Angus Land Sub-Committee wish to see the City commit all of the City-owned lands in the area to public park and recreation use, together with the securing of a public waterfront walkway along the river frontage of Lot 3, with the possible acquisition of part or all of Lot 3 for a public park and recreation use; and

(3) City staff are split in their opinions with the Director of Finance and the Economic Development Officer preferring industrial development and the provision of a 1.5 hectare (4 acre) upland park, and the Director of Planning preferring a combination of industrial, residential and park uses on the City-owned land with a 3.25 hectare (8 acre) waterfront park on Lot 3 (Steel Bros. site). "

The report reviews the present City and regional zoning, ownerships, and development in the area, and comments on land values. A total of nine separate schemes are considered in the report, ranging from twenty acres of park (excluding any other use) to four acres of park with sixteen acres of industrial development.

One of the alternatives considered incorporates the residential use requested in the rezoning application; your officials suggest that this application be refused.

In the City Manager's view, and following staff and public recommendations, three alternatives should be examined seriously, as tabulated below:

SCHEME	NUMBER	COST	COMMENT
all park/park-residential	1 / 1A	approx. $6,000,000	recommended by citizens and preferred by Director of Planning
mixed: 10 acre park 8 acre industry 2 acre housing	4A	approx. $3,100,000	recommended by Director of Planning
mixed - industrial emphasis 4 acre park 16 acre industrial	3	approx. $1,000,000	recommended by Director of Finance

cont'd....

Clause No. 1 cont'd:

The City Manager RECOMMENDS approval of the following recommendations of the Director of Planning:

A) That the rezoning application by Horner Developments Ltd. considered by Council on February 20th, 1979 be refused;

B) That no date be set for a public hearing on the Angus lands at this time;

and submits the choice of a development scheme for CONSIDERATION as follows:

C) That Council instruct the Director of Planning to coordinate discussions and negotiations to define the overall principle of achieving Alternative No. 4A and report back on specific details; property negotiations to be carried out by the Supervisor of Properties.

OR

1) Adopt Alternative 3 (Director of Finance position);

2) Refer the question of park for the area to the Parks Board for consideration and possible inclusion in its park development program;

3) Instruct the Director of Planning to prepare an appropriate zoning by-law to achieve a high quality industrial park on the bottom lands;

4) Instruct the Director of Finance and the Manager of Economic Development to report back on approaches to achieve joint development of the City owned property and the Horner site.

Dr. I. Taylor, Chairman, Marpole Citizens Planning Committee, submitted a brief, indicating that the disposition of the lands at the Foot of Angus Drive has been and will continue to be one of the Committee's highest priority items. The Committee has recognized an urgent, major need in the community and in the City as a whole. The major need is for an easily accessible, major waterfront park at the foot of Angus Drive. The benefits to the citizens of Marpole, Vancouver and the Lower Mainland far outweigh the dollar costs. The brief notes that Marpole is a heavily industrialized area and the Committee supports the presence of a strong industrial community in Marpole but it is important that the last piece of Marpole's vacant waterfront remain as park to provide not only access to the river but the essential barrier between heavy industry and the beautiful housing nearby. They therefore support Alternative 1/1A.

Mr. Elgin Ruddell, President of the Marpole-Oakridge Area Council, submitted a brief indicating agreement with the Economic Development Officer that a strong industrial base should be maintained. However, the Area Council does not agree that the entire Fraser River should be expected to absorb a disproportionate share. The river should be reserved for water-related activities. Alternative 1 is the preference of the Citizens Planning Committee and corresponds to the recommendations of the Fraser River Recreation Study. The Marpole Oakridge Area Council recommends that the City dedicate the City-owned land for a major riverfront park.

Ms. Kay Earle, member of the Marpole Citizens Planning Committee, submitted a brief indicating she would prefer housing on Lot 3 as it would be a dangerous location for a park. The housing would provide a safety factor for the waterfront walk.

(Copies of briefs on file in the City Clerk's Office.)

cont'd....

Clause No. 1 cont'd:

Mr. George Horner stated that he has been involved with attempting to develop this land since 1969. He outlined the series of events regarding rezoning applications for the site. He noted that the architects have applied for a rezoning application which has taken some months to process. He requests that the application be referred to Public Hearing, in order that Council as a whole can receive the presentation of the officials, the adjacent residents and his firm. Of the alternatives presented in the officials' report, Mr. Horner's preference is for Alternative 5, Residential/Industry and Park areas, with the exception of park land on the RA zoned lands to the west.

The Deputy City Manager advised that the most logical route would be to consider the recommendations of the Director of Planning with respect to the rezoning application and defer consideration of the remaining items until the next meeting of the Committee when Park Board input would be available.

The Committee,

RECOMMENDED

A. THAT the rezoning application by Horner Developments to rezone land at the southwest corner of 75th Avenue and Angus Drive (Lot 3) be forwarded to Public Hearing.

B. THAT further discussion be deferred to the next meeting of the Standing Committee on Planning and Development at which time Park Board input will have been obtained.

* * * *

Continuation of the discussion with respect to the lands at the Foot of Angus Drive continued at the meeting of the Standing Committee on Planning and Development on June 21, 1979. At that time the Committee considered an additional report of the City Manager dated June 19, 1979 (copy circulated).

The report notes that on June 18, 1979 the Park Board considered a staff report which noted that the Angus lands provided an important opportunity to develop a major waterfront park and the Park Board resolved:

'That the Park Board request City Council to consider a modified Scheme 3A, as a proposed park land configuration for properties at the foot of Angus Drive,

and further,

That a modified Scheme 4A, be considered as an appropriate alternative in the event that the land assembly for the modified Scheme 3A is not feasible to implement.'

Drawings of their proposals are attached as Appendix I to the Manager's report.

Based upon input from the Park Board and subsequent staff discussions, consensus has been reached on a revised concept which proposes industrial development on the City-owned bottom lands and the Horner property, park uses on the City-owned lands adjacent to Marine Drive, a waterfront walkway, and in addition, the acquisition of the RA-1 lands to the west and north for park purposes at an estimated cost of $1.1 million. The plan proposes the closure of 75th Avenue west of Angus to vehicular access but the ramifications of this closure would have to be further considered by City officials. The option would appear to attain the majority of civic objectives.

cont'd....

Clause No. 1 cont'd:

The option would appear to attain the majority of civic objectives by providing the opportunity to acquire a substantial riverfront park area on lands that could be acquired at a reasonable cost and also providing a significant area for industrial development. If Council approves the concept, it should be developed in detail for a subsequent rezoning and development.

Mr. K. Dobell, Deputy City Manager, suggested that Committee accept the proposal which has staff consensus and not go to Public Hearing with the application of Mr. Horner. Mr. R. Scobie, Zoning Division, advised that the concept would be further refined and could be presented to Public Hearing in September.

The City Manager recommended:

A. That Council endorse the concept plan described above, and instruct the City Manager to co-ordinate an inter-departmental work group to develop a more detailed concept.

B. That staff be instructed to commence negotiations towards acquisition in accordance with the concept plan. Funds to be provided from future Supplementary Capital Budgets but with funds for initial purchases to be provided from the Land Purchase Fund for Future Civic Purposes, if necessary, and with Council recommending to the 1980 Council that these funds be repaid from 1980 Supplementary Capital Budget.

C. That Council instruct the Director of Planning to prepare an appropriate CD-1 Comprehensive Development District and development plans to achieve high-quality industrial and park development on the lands so designated on the concept plan.

D. That Council instruct the Director of Finance and Manager of Economic Development to report back on approaches to achieve joint development of the City owned property and the Horner site.

E. Should the above recommendations be approved, that Committee reconsider its recommendation regarding referral of the Horner rezoning application to the Public Hearing and refuse the application.

F. In the event that the Committee does not approve A-E and wishes to proceed with the Public Hearing on the Horner rezoning application, that the concept plan included in this report also be available for public information at that hearing.

The Chairman noted a number of persons in the audience that were present for the consideration of this item. He advised that the matter would be going to the evening Council meeting on June 26, 1979 and if any of them wished, they could attend this meeting and provide their comments.

The Committee discussed the concept proposed by the staff with input from the Park Board staff. Members of the Committee reiterated their motion of June 14, 1979 that the rezoning application of Horner Developments Limited be referred to Public Hearing. The Committee also felt that the new concept should be presented to the public at the same time as the Horner Developments Ltd. application.

cont'd....

Clause No. 1 cont'd:

After discussion, the Committee

RECOMMENDED

A. THAT the rezoning application by Horner Developments to rezone land at the southwest corner of 75th Avenue and Angus Drive (Lot 3) be forwarded to Public Hearing.

B. THAT the concept plan described in the report of the City Manager dated June 19, 1979, be submitted for information at the Public Hearing arranged to deal with the rezoning application submitted by Horner Developments Ltd.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 461

MANAGER'S REPORT

DATE June 15, 1979

TO: Vancouver City Council

SUBJECT: Relaxation of Rear Yard Requirements by Board of Variance: 554 East 15th Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report refers to the attached correspondence (Appendix A) from Mr. P.M. Partridge regarding the relaxation allowed by the Board of Variance of the rear yard requirements for the office building on the lot at 554 East 15th Avenue.

Appendix B shows the block containing Mr. Partridge's property "P", which is zoned RT-2, and Mr. Nelsen's property, "N", which is zoned C-2.

Prior to 1976, there was a 20 ft. lane allowance between properties P and N. The 20 ft. allowance had originally been dedicated for lane purposes but never developed as such because it was land-locked within the block.

The City Engineer subsequently indicated that the City did not wish to put a lane through the block as the western portion had previously been closed for resubdivision of the west half of the block and concluded that the lane allowance abutting the lots owned by Messrs. Partridge and Nelsen was surplus and could be sold.

Application was made by both parties to purchase this 20 ft. lane allowance. After hearing delegations from each property owner, City Council on January 13, 1976 adopted the following resolution:

> 'THAT the portion of the lane outlined on Plan No. LF7494 be closed, stopped up and conveyed to Mr. P. M. Partridge, the owner of the abutting Lot 7, at a price of $5,000.00.'

Subsequently, Mr. Nelsen applied for a development permit to construct a 2-storey office building on Lot N, extending right up to the rear property line, and thus up to Mr. Partridge's new property line. Normally, such a development in a commercial zone has to have a 10 ft. set-back from the rear property line to allow for a possible future lane.

The Zoning and Development By-law, however, provides that the required 10 ft. rear yard shall be decreased by the lane width between the rear property line of the lot and the ultimate centre line of the lane. In this case, there is no need for any rear set-back, since the City Engineer has determined that no lane is to be provided in this block.

The matter was taken to the Board of Variance, and on June 30, 1976, the Board of Variance relaxed the 10 ft. rear yard requirement of the Zoning and Development By-law to NIL. When hearing the appeal, the Board was aware that Mr. Partridge had obtained title to the 20 ft. lane allowance which had previously separated the two lots. The Board of Variance in considering the appeal did not notify Mr. Partridge or any other adjacent property owners."

The City Manager notes that

- The Board of Variance decides which property owners should be notified of any hearings. In June 1976, they did not feel it necessary to so notify Mr. Partridge. While that decision may have been unwise, there is nothing Council can do about it now, three years later, when the development permits have been issued and construction is under way.

- Even if Mr. Partridge had been present, it is not likely that the Board of Variance would have reached a different conclusion. Developments in a C-2 zone are not required to have side-yard or rear-yard set-backs as buffer to adjacent properties. The only set-backs required are those for possible future lane purposes (or sometimes for street widening purposes), and in this case, the Board of Variance acted on the information that no such requirements exist for this property.

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 463

Communication #1 (i)

Manager's Report

DATE: June 22, 1979

TO: Vancouver City Council

SUBJECT: City-owned lots in Blocks 129 and 130, D.L. 540 - South Side of Hadden Avenue, West of Trimble Street and North Side of Belmont

CLASSIFICATION: CONSIDERATION

The City Manager comments as follows:

Communication No. 1 refers to lot 17 of Block 130. As the attached map shows, this is one of four vacant lots of block 130 which had been advertised for lease. (Also available for lease, but not yet advertised, are 4 vacant lots on block 129 and three lots with older residences on block 130, for a total of 11 lots.)

On June 12, 1979, Council resolved to put a freeze on the leasing of any of these eleven lots until Council reconsiders its policies in September.

Mr. Davies in his letter is requesting that Council exempt from that freeze his negotiations for lot 17. His argument is that he has undertaken considerable work in response to the City's offer, and that he can not wait until September for a decision.

If Council were to grant that exemption, this would not direct the Supervisor of Properties to accept Mr. Davies' offer. It would merely allow the Supervisor of Properties to open the tender, consider the offer, and to conduct further negotiations with Mr. Davies. If these result in an offer acceptable to the Supervisor of Properties, he would recommend it to Council.

The City Manager submits for Council's CONSIDERATION whether or not Mr. Davies' offer on lot 17 should be exempted from the freeze on further leasing of lots on blocks 129 and 130.

FOR COUNCIL ACTION SEE PAGE(S) 441

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Mt. Pleasant N.I.P. Improvements to Charles Dickens School Playground

The Director of Planning reports as follows:

" On September 28, 1976, City Council approved the Mt. Pleasant Concept Plan, which proposed improvements to school grounds in the Mt. Pleasant N.I.P. Area. The Concept Plan suggested that improvements to the two existing school grounds rated a high priority in the various Mt. Pleasant surveys and a lump sum of $50,000.00 was allocated toward these goals.

Charles Dickens School is the second of the two school projects in the Mt. Pleasant Area to have reached the funding stage. The design and cost estimates for it have been prepared by the School Board. The project includes raising the height of backstops and fence at the N.E. and S.W. corners of the playing fields, development of an outdoor classroom area, two fixed basket ball standards, and resurfacing and relining a multi-purpose play area. The teachers at Charles Dickens School, the Parents Consultative Committee, the N.I.P. Committee and the Planning staff have all been involved in designing this project.

The estimate prepared by the Vancouver School Board totals $29,110.00, of which the School Board would pay $5,910.00 for overheads. This would leave a cost to N.I.P. of $23,200.00. (see Appendix A) The Mt. Pleasant N.I.P. Planning Committee supports this proposed N.I.P. expenditure.

The Director of Planning recommends that City Council approve the appropriation of up to $23,200.00 from the Mt. Pleasant N.I.P. Social and Recreational account 896/9215 ($19,040); the Reserve Future Proposals Account 896/9219 ($3,184); and surplus from the Robson Park Project Account 853/4902 ($976), for construction of improvements to Charles Dickens School grounds. Costs are to be shared as follows:

Federal	(50%)	$11,600
Province	(25%)	5,800
City of Vancouver	(25%)	5,800
	TOTAL	$23,200 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - Wolfe School Funding Revision

The Director of Planning reports as follows:

"On May 19, 1978, City Council approved the expenditure of up to $29,854.00 from the Riley Park N.I.P. budget to be used to construct a Multi-Purpose Hard Surface Play Facility at Wolfe School.

Construction has not been undertaken to date because it was found that the cost of the project has been underestimated. To complete the project, an additional N.I.P. appropriation of $14,364.00 (including a 10% contingency) is required for a total project cost of $44,218.00.

This is the first and only such facility in the City and construction needs were not totally predictable at the outset. The extra cost comes about largely because of the unforeseen work needed to achieve the very smooth hard contoured concrete surface so that the facility will properly accommodate cosom hockey as well as tennis and basketball. After the funding problem was identified, the Planning Department investigated with the Vancouver School Board and the City's Civic Building Department as to alternative ways of implementing the project within the original budget. This has proved unsuccessful, so that the additional appropriation is necessary if the project is to proceed.

.../2

Clause 2 continued

On June 12, 1978, the Riley Park Citizens' Neighbourhood Improvement Program Planning Committee discussed the project in detail based upon the need for additional funds. They advise that the project remains a high neighbourhood priority because of the recreation outlet the Multi-Purpose Hard Surface Play Facility will provide for local children. They therefore support the additional N.I.P. expenditure for the project.

The Director of Planning recommends that City Council approve the appropriation of up to $14,364.00 from the Riley Park N.I.P. Contingency Budget Account #898/9416 to be used to augment the budget for construction of a Multi-Purpose Hard Surface Play Facility at Wolfe School. Costs to be shared as follows:

C.M.H.C.	(50% of Total)	$7,182.00
Province of B.C.	(25% of Total)	$3,591.00
City of Vancouver	(25% of Total)	$3,591.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. - Bus Shelters

The Director of Planning and City Engineer report as follows:

"On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $35,000 for the installation of bus shelters in locations where, under the system of normal City priorities, they would not be provided.

The purpose of this report is to recommend the appropriation of a portion of these funds to finance the reconditioning and relocation of two City bus shelters to sites in this N.I.P. area from sites receiving commercial bus shelters.

Based upon the Concept Plan allocation, a group of sites given a high priority by the community was designated for the installation of either commercial bus shelters or relocated City bus shelters. Most of these locations have now received commercial bus shelters through negotiations between the Engineering Department and the Seaboard Advertising Co. It is the recommendation of the N.I.P. Committee that those priority sites remaining which require weather protection receive relocated City bus shelters in order to complete the program outlined in the Concept Plan.

It is proposed that two City bus shelters to be moved from locations receiving commercial bus shelters, be rehabilitated and relocated in the existing bus stop locations at Nanaimo and Georgia (north bound) and Nanaimo and Turner (south bound).

The maximum cost of this proposed relocation project is estimated to total $2,200 including refurbishing. This project requires the alternative N.I.P. cost sharing formula for utilities whereby the City's share is 62.5%.

The Director of Planning and the City Engineer therefore recommend:

THAT City Council approve an expenditure not to exceed $2,200 to be appropriated from the Grandview-Woodland N.I.P. Services/Utilities Budget Account #898/9407 for the rehabilitation and relocation of two City bus shelters to sites in the Grandview-Woodland N.I.P. area with costs to be shared as follows:

CMHC	-	$ 550.00
Province of B. C.	-	$ 275.00
City of Vancouver	-	$1,375.00."

The City Manager RECOMMENDS that the above recommendation of the Director of Planning and City Engineer be approved.

.../3

4. Strata Title Conversion Application - 838 to 848 West 7th Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. K.H. Priebe, representing the owner of 838 to 848 West 7th Avenue (Lot C, Block 317, D.L.526, Plan 17357), to convert the existing six unit townhouse development to strata title ownership.

Site Description

The site is presently zoned FM-1 - Fairview Slopes. The construction of a townhouse development containing six dwelling units was approved under Development Permit No. 76066, which was issued on June 6, 1977. The zoning at the time of the issuance of this permit was CRM-3 Commercial/Multiple Dwelling District Schedule (Medium Density). A townhouse development was an outright use under that zoning. Townhouses are a conditional approval use under the present FM-1 Zoning.

The site has a frontage along West 7th Avenue of 15.237 m (49.99 ft.) and a depth of 33.558 m (110.10 ft.) for a total site area of 511.323 m^2 (5,504 sq.ft.) See Appendix A for the site plan.

Applicant's Submission

The applicant has submitted the following information:

1. Letter of application;

2. Strata Plans;

3. Written statements from each tenant supporting the proposed conversion; and

4. Building inspection report from Roger Hughes, Architect (see Appendix B).

Director of Social Planning

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

"The Social Planning Department has no objections to the Strata Title Conversion application for 838 to 848 West 7th Avenue."

All of the tenants indicated support for the proposed conversion.

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

"This building was inspected on Wednesday June 13, 1979 by the Building, Plumbing and Electrical Inspectors and the Fire Warden. All Inspectors report that the building substantially complies with all relevant City of Vancouver By-laws. Occupancy Permit No.1138 has now been issued."

RECOMMENDATION: The Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

This application be approved, thereby permitting the conversion of the development at 838 to 848 West 7th Avenue (Lot C, Block 317, D.L. 526, Plan 17357) to Strata Title Ownership, consisting of six (6) Strata lots.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Downtown-Eastside N.I.P. Appropriation:
Street Tree Planting

The Director of Planning and City Engineer report as follows:

"PURPOSE

The purpose of this report is to recommend the appropriation of N.I.P. funds to a maximum of $15,000, to plant curbside street trees on priority streets in the Downtown-Eastside.

BACKGROUND

On March 16, 1976, Council approved the appropriation of $20,000 N.I.P. funds for the purpose of planting street trees on the 300, 400 and 500 blocks of Powell and Cordova Streets. This appropriation was made in advance of the adoption of a Concept Plan in the belief that street tree planting would provide an immediate and visible improvement to the whole area, and would demonstrate the potential of the Neighbourhood Improvement Program to the neighbourhood.

The Oppenheimer Area Planning Committee have recognized the positive effect of these existing curbside trees on street amenity in the neighbourhood and have identified priority streets for additional street tree planting.

DESCRIPTION OF PROJECT

The priority streets for curbside tree planting include the 600 block of Cordova Street, unique in the neighbourhood for its small scale residential character, the 100, 200 and 300 blocks of Main Street which form a gateway into the Downtown-Eastside and Gastown areas, and the north side of the 200 block Powell Street, an extension of the Powell Street retail core. (See map attached as Appendix I.) The trees planted in these blocks should be the same type as in the preceding block along the street, to provide visual continuity. For example, on Powell Street, the existing trees are Limes and on Main Street south of Hastings, the trees are Red Oak. The total cost of street tree planting including maintenance for one year and necessary sidewalk cuts, is $14,800. Cost breakdown by street is shown in Appendix II, attached.

The Parks Board estimates that the ongoing annual maintenance cost of the 46 street trees will be $1,000.00, an amount to be included in the 1980 Parks Board budget request.

The Oppenheimer Area Planning Committee has recommended that N.I.P. funds be appropriated for street tree planting.

RECOMMENDATION

The Director of Planning and City Engineer recommend:

THAT City Council approve the appropriation of up to $15,000 from the Downtown-Eastside N.I.P. Budget Account 896/9204 (Public Open Space Category) for the planting of curbside street trees, in the 600 block Cordova Street, the 100, 200 and 300 blocks Main Street and the north side of the 200 block Powell Street, costs to be shared as follows:

Federal (50%)	$7,500.00
Provincial (25%)	$3,750.00
City (25%)	$3,750.00."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 444

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Use of Sound Truck - Glad Tidings Temple Parade

The City Engineer reports as follows:

"The Glad Tidings Temple of 3456 Fraser Street has permission from the Chief Constable to hold its annual parade on Saturday, August 4, 1979 in the area east and west of Fraser Street between 17th and 23rd Avenues.

The Temple is also asking Council for permission to use a sound truck in this small annual local area parade. Council has approved use of a sound truck in previous years and no complaints have been received concerning such use. There is no objection from an Engineering or Police standpoint for the use of a sound truck as requested.

Approval of sound truck use is a matter of Council policy under Section 81(4) of the Street and Traffic By-law, and accordingly, this request is referred to Council for CONSIDERATION."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 444

FINANCE MATTERS

INFORMATION

1. Park Board Capital Accounts - Reallocations

The Superintendent of Parks and Recreation reports as follows:

"The subject of this report is to inform Council of the Capital transfer of funds approved by the Park Board on May 7, 1979. Under the authority granted by Council, Park Board may reallocate up to $5,000.00 per program in the Operating Budget and up to $25,000.00 per project in the Capital Budget. The attached Capital reallocations are all within the $25,000.00 limit as approved by Council and is forwarded to Council for information.

Appendices A and B represent Park Development and Facility Development funds reallocated to:

(1) close accounts of projects now completed.

(2) fund other incompleted projects at the revised estimated levels of expenditure. "

The City Manager submits the above report for Council's INFORMATION.

RECOMMENDATION

2. Vishva Hindu Parishad of B.C.
Cultural Grant Request

The Director of Social Planning reports:

"Background

On October 6, 1979, the Vishva Hindu Parishad of B.C. propose to hold their "Diwaldi" festival of lights at the Queen Elizabeth Theatre. This will include the performance of a variety of cultural programs composed of classical and folk dances, songs and entertainment from the various states of the origins of the East Indians of Vancouver. As this is one of their efforts in raising money to support the V.H.P. Cultural, Religious and Educational facilities, the entire proceeds will go towards maintaining these programs. All the artists groups contribute their talent without any fee or charge. The Vishva Hindu Parishad of B.C. therefore request a grant from Council equal to rental of the Queen Elizabeth Theatre for their cultural show, proposed to be staged on Saturday, October 6,1979.

Clause No. 2 cont'd:

The Director of Social Planning advises:

On April 24, 1979 Council approved new civic theatre rate schedules - $2,100 Class I, $1,400 Class II for evening, Sunday and Holiday rentals of the Queen Elizabeth Theatre. Further, clause 12 of the approved schedule reads in part as follows:

> "12. Class II rates are reserved for Non-Profit Societies registered in British Columbia and based in the Greater Vancouver area whose sole function is the presentation of the Performing Arts on a continuing basis."

As the Vishva Hindu Parishad Society's sole function is not the presentation of Performing Arts, their rental rate falls into Class I or a $2,100 rental fee.

According to our records there was no grant provided for this organization in 1978. I am informed by the Assistant Comptroller, Budgets, that the ceiling of $102,500 approved by Council for grant equal to rent has already been exceeded. Further, the City's cultural grant criteria preclude consideration of grants for Religious, Sports, Education or Social Service purposes. This organization's request is to raise funds for Cultural, Religious and Educational facilities.

RECOMMENDATION

The Director of Social Planning recommends that this grant request not be approved."

The City Manager RECOMMENDS that the recommendation of the Director of Social Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 445

PROPERTY MATTERS

RECOMMENDATION

1. Establishing City-owned property for lane purposes

The Supervisor of Properties reports as follows:

"In 1978 a search of Land Registry Office records revealed that the City did not have title to two parcels of land described as Lots A & B of Lot 41, T.H.S.L. situated West of Renfrew Street between Franklin and Pandora Streets, which are in use for lane purposes.

On May 30, 1978, Council authorized the Director of Legal Services to obtain Titles in the name of the City and an application was made to the Court for a Vesting Order. Title is now in the name of the City and the City Engineer has requested that the lots be formally established for lane purposes.

It is therefore recommended that Lots A & B of Lot 41, T.H.S.L., Plan 1169 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - Portion of Glen Drive South of Malkin Avenue, D/L 182

The Supervisor of Properties reports as follows:

"On October 22, 1974, Council approved the lease of "that portion of Glen Drive South of Malkin Avenue, District Lot 182", to Bowell McLean Motor Co. Ltd. effective from July 1, 1974 to June 30, 1984. Contained in the lease agreement is a yearly rental review clause effective on the 1st day of July in each of the years 1979 to 1983 inclusive.

Following negotiations, Bowell McLean Motor Co. Ltd. have agreed to an increase in annual rental from $3,915.00 plus an amount in lieu of taxes, to $6,361.55 per year plus an amount in lieu of taxes.

The Supervisor of Properties recommends the acceptance of the new rental of $6,361.55 plus an amount in lieu of taxes for the period July 1, 1979 to June 30, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, be approved.

..../2

INFORMATION

3. Demolitions

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolitions of the structures listed below and have awarded the contract to the low bidder as noted:-

1.

PROPERTY	PROJECT	SUCCESSFUL BIDDER
425 West 10th Avenue Lot 11, Block 360A, D.L. 526.	Civic Purpose.	Litchfield Bulldozing and Demolition Limited.
CITY TO PAY	CODE NUMBER	
$1,874.00	561/4009	

2.

PROPERTY	PROJECT	SUCCESSFUL BIDDER
4641 Nanaimo Street Lot 15, Block N, D.L. 393.	Nanaimo Street Widening.	Simon's Excavating Limited.
CITY TO PAY	CODE NUMBER	
$959.00	146/4008	

3.

PROPERTY	PROJECT	SUCCESSFUL BIDDER
4653 Nanaimo Street Lot 16, Block N, D.L. 393, Plan 12381.	Nanaimo Street Widening.	Brentwood Enterprises Limited.
CITY TO PAY	CODE NUMBER	
$1,250.00	146/4008	

4.

PROPERTY	PROJECT	SUCCESSFUL BIDDER
2590 Cambie Street Lot 16, Block 360"A", D.L. 526.	Civic Land Assembly.	P. & B. Demolition Limited.
CITY TO PAY	CODE NUMBER	
$1,810.00	561/4009	

The City Manager has confirmed the above contracts and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 445

DISTRIBUTED MONDAY

B

MANAGER'S REPORT

DATE June 21, 1979

TO: Vancouver City Council

SUBJECT: Marpole Policy Plan - Progress Report

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

" BACKGROUND

On November 1, 1977 City Council approved a Local Area Planning Program be established in Marpole and that a target date for completion of a plan be set at 1½ years from January 1, 1978. The area boundaries were established as 57th Avenue to the Fraser River, Angus Drive to Ontario Street.

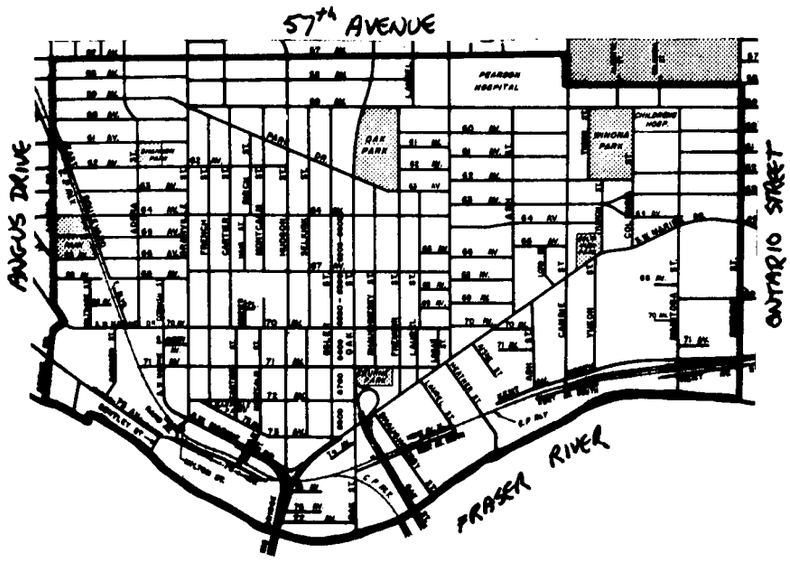

PROGRESS TO DATE

After the establishment of a store front office at 8025 Granville Street, a Public Information Meeting was called to advise people in Marpole of the planning program and to invite them to form an advisory planning committee. Of the 350 people who came, 63 joined the Marpole Citizens Planning Committee which has met 46 times to assist Planning Department staff in the preparation of policies for Marpole and to advise on various issues as they arise, major development permits and rezoning applications. On the policy work, special study sub-committees met with staff to explore topics in depth before reporting back to the Planning Committee as a whole.

In the last year six public information meetings were held to advise and hear from members of the general public on the following topics:

- Relocation of Firehall No.22
- Use of the David Lloyd George School Annex
- Future of the area south of Marine, west of Cambie
- Preliminary policies for Marpole
- Future of the "Triangle" area south of 70th west of Granville
- Future of the lands at the foot of Angus Drive.

A seventh public meeting will be held June 28th to review the draft policies for Marpole before submission to Council. To further ensure good publicity of the program in Marpole two newsletters were produced, one at Christmas 1978, including a questionnaire, and one this spring which gave a profile of all social, recreational, educational and religious services in Marpole as well as an update of the study of the planning issues in Marpole, and their analysis by the Committee and civic staff.

TARGET DATE - JUNE 30, 1979

While the Marpole Policy Plan is not yet finalized, the work to date of civic staff and the Marpole Citizens Planning Committee has led to the completion of a draft set of policies covering the following subjects:

Traffic/Transportation

Housing

Parks/Recreation

Commercial Areas

Industrial Areas

The Area South of Marine, West of Cambie

The "Triangle" South of 70th, West of Granville.

These policies will be further refined after presentation to the Public Information Meeting June 28th. On June 29th the Marpole Planning Office will close on schedule, the Area Planner will return to City Hall and the two temporary positions will terminate. Further revisions, the inter-departmental concurrence process, graphics work etc. will be done at City Hall with the help of regular support staff. The Citizens Planning Committee will continue to meet during the summer to review and comment on the final documentation required for the recommendations in the report to Council on the Marpole Policy Plan.

The Marpole Policy Plan will be presented to City Council in September. This report will include the identification of projects requiring capital improvement funds. This will be timely in the light of the October deadline for submissions for funds under the Community Services Contribution Program and for possible funding in the 1979-1980 Supplementary Capital Budget.

In summary, the process is taking a little longer than first programmed partly because of tremendous involvement on the part of many members of the Planning Committee and because of several time consuming issues which arose during the planning period. However, the further documentation and refinement of the policies can be accomplished over the balance of this summer, with the report on the Marpole Policy Plan being presented to Council in September."

The City Manager submits the foregoing for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 445

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

JUNE 14, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, June 14, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Boyce Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated May 24, 1979, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of April, 1979 (on file in the City Clerk's Office).

Mr. Scobie, Zoning Division, noted that due to the length of the previous meeting the Status Report had not been considered. It is circulated at this time for the Committee's information. The Status Report for the month of May will be considered at the meeting of June 21, 1979.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of April, 1979 be received.

2. Motorized Recreation - Trail Bike Sites

The Committee considered a report of the City Manager dated June 7, 1979 (copy circulated) in which the Director of Planning and City Engineer review the Motorized Recreation Task Force Study of the Greater Vancouver Regional District and comment on:

(a) Designation of several trail bike sites in Richmond which may have implications for the City of Vancouver; and

(b) Whether the G.V.R.D. Task Force should proceed with detailed study of the Vancouver Landfill site in Delta (B. C. Hydro Right-of-Way).

The G.V.R.D. report entitled, "Motorized Recreation Task Force - Assessment of Potential Trail Bike Sites" (on file in the City Clerk's Office) was distributed to Committee members.

The report states:

cont'd....

Clause No. 2 cont'd:

"Motorized Recreation Task Force Report is a first round assessment of potential sites for recreational vehicles of the G.V.R.D. and presents a short list of the most appropriate sites based on preliminary criteria. These studies are the first stage of the site analysis and will require further study with detailed discussions with municipal staff and the general public.

Three of the sites identified on the short list are of specific interest to the City of Vancouver:

(a) North Mitchell Island east of the Knight Street Bridge in Richmond (designated for a "quarter midget" race track);

(b) Northwest portion of Sea Island in Richmond; and

(c) Vancouver Landfill site in Delta (B.C. Hydro Right-of-Way area)."

Mr. W. Dickinson, Area Planning, noted that the first two sites have a possible impact on the residents of the south slopes of Vancouver due to noise impact.

Mr. R. C. Boyes, Deputy City Engineer, advised that the landfill portion of the site is not suitable for trail bikes, however, another portion of the City-owned lands in Delta which is occupied by a B.C. Hydro Right-of-Way, was examined by the G.V.R.D. and considered promising and worthy of further detailed study.

The Right-of-Way location is remote from the present fill operation and is not physically connected, however, it does have good public access via a frontage road.

The Delta Fire Chief has expressed concern about the possibility of a fire being started by trail bikes. This also is a concern of the City Engineering Department since no municipal water supply is available in the area for fire fighting. If the site is developed for trail bike usage, it will be necessary to provide fire guards to prevent a fire from spreading into the wooded area. It may also be possible to develop a surface water pond to provide a source of water for fire fighting.

Mr. Boyes advised that the G.V.R.D. should be requested to check with the Municipality of Delta and its Fire Chief prior to proceeding further.

If the site is determined suitable any approval should be subject to:

1. Provision of adequate fire protection.

2. No access to other portions of the landfill and on site supervision.

3. Provision of a lease or other agreement outlining the terms and conditions of use, which clearly excludes the City from any liability.

4. Consideration being given to some adjustment in Municipal taxes currently being paid to Delta.

5. Approval from B.C. Hydro for use of the Right-of-Way for trail bike usage.

cont'd....

Clause No. 2 cont'd:

RECOMMENDED

A. THAT further detailed study of the Sea Island and Knight Street Bridge sites proceed provided that an assessment of noise impacts on Vancouver residents is conducted with the results forwarded to Vancouver City Council for further consideration.

B. THAT the B.C. Hydro Right-of-Way area on Vancouver's Landfill Site be among those locations examined in detail for trail bike usage, subject to the conditions outlined.

3. Park Site 19 (Block 45, bounded by Haro, Broughton, Barclay and Nicola Streets)

The Committee considered a report dated June 7, 1979 (on file in the City Clerk's Office), which the City Manager submitted for Information.

In the report the Director of Planning quotes the following resolution of Council dated April 20, 1979:

"THAT the Park Board, in consultation with the Director of Planning, be requested to prepare a development program for Nelson Park (Blocks 22 and 23), and Park Site 19 (Block 45 at Nicola and Barclay) outlining phasing, funding and design concepts in consultation with appropriate civic departments and resident groups.

FURTHER THAT the question of future use and costs of upgrading the Roedde House be included in discussions re development program for Park Site 19, and the Heritage Advisory Committee be consulted."

The primary purpose of the report was to inform the Committee of current proposals by the Community Arts Council for Park Site 19.

The report notes that in April, 1978, City Council was informed that the Heritage Committee of the Community Arts Council had committed a $500 grant for a restoration architect to study the cost of restoring the exterior and renovating the interior of the Roedde House. The Supervisor of Properties provided preliminary estimates of the costs of upgrading and operating the Roedde House in view of its heritage designation.

In June 1978, the Community Arts Council received the report of the restoration architect containing recommendations regarding the Roedde House and suggestions regarding other buildings on Park Site 19. The report proposed retention of three additional buildings on Park Site 19 in addition to the Roedde House, as examples of four decades in the West End's history.

It is understood that the Community Arts Council has recently requested that Heritage Canada undertake a feasibility study of the retention of a number of buildings on Park Site 19, including an architectural and structural assessment of the buildings. Heritage Canada very recently approved the feasibility study in the amount of $25,000.

cont'd....

Clause No. 3 cont'd:

On March 19, 1978 the Parks Board resolved:

"That the Board supports Heritage Canada in conducting a feasibility study of Park Site 19 in the West End at no cost to the Board, and staff to assist where possible."

Ms. S. Bryson, Central Area Planning, indicated on a model of Park Site 19 the buildings suggested for retention.

Ms. B. Howard, Central Area Planning, introduced Mrs. Bingham and Mrs. MacDonald from the Community Arts Council.

Ms. Howard advised that all properties in Blocks 45 bounded by Haro, Broughton, Barclay and Nicola Streets, with the exception of one privately owned property have been purchased for park purposes. The buildings are being utilized for residential purposes, under the management of the Director of Civic Buildings.

A report entitled, 'Park Site 19: An Assessment' dated February 1979 (on file in the Planning Department) prepared by K. Kelly for the Community Arts Council, suggests variations in the number of buildings proposed for retention, and indicates that retention of seven buildings on this site could be viewed as the "most likely option" proposed.

Mr. D. M. Hickley, Associate Director, Central Area Planning, advised that copies of the Terms of Reference for the study (on file in the City Clerk's Office) had just been received and there were some concerns regarding the amount of Planning Staff involvement.

Mr. V. Kondrosky, Superintendent of Parks, advised that of paramount importance is opening the block for green space. The Board is cognizant of heritage concerns and will look at the feasibility study and proposed use of buildings, who will maintain and operate the buildings.

RECOMMENDED

THAT the report of the City Manager dated June 7, 1979 be received for information.

* * * *

The meeting adjourned at approximately 3:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 445/6

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

June 14, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 14, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Harcourt
ABSENT:	Alderman H. Boyce Alderman H. Rankin
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of May 31, 1979, were adopted.

RECOMMENDATION

1. Request for Overpass: 3300 Block McGill

The Committee received a presentation from Mrs. F. Crossman, a resident of Hastings East, who submitted a petition containing 451 signatures expressing concern about traffic conditions on McGill in the vicinity of New Brighton Park and Pool. Mrs. Crossman advised the Committee the request for an overpass was supported by parent-teacher groups of Templeton, Begbie, Hastings, Franklin and A.R. Lord Schools, and there were five additional petitions in circulation which had not been returned in time for presentation to the Committee.

Mrs. Crossman stated McGill carried very heavy traffic volumes to and from the Second Narrows Bridge. New Brighton Park and Pool was the area's major recreation facility attracting thousands of visitors, particularly during the summer months. The constant stream of traffic on McGill posed a hazardous situation for the pedestrian attempting to cross from the mainly residential area on the south side - sometimes necessitating a wait of 15 to 20 minutes before adequate gaps in the traffic stream occurred. There was an underpass in the Pool area but parents would not permit their children to use it because of the movement of heavy trucks to and from the Alberta Wheat Pool. It was felt an overpass should be constructed over McGill to connect with the south east Park entrance. Letters of support (on file) were submitted from Franklin School Parents' Consultative Committee and Franklin Community School Association Advisory Council. The Hastings Community Association in a communication dated June 13, 1979, stated it was impossible for children and adults to cross McGill to the Park, even with a marked pedestrian crosswalk. The Association urged immediate action on construction of the overpass and installation of a 20 km/h speed zone on McGill through the Park area.

.../2

Clause 1 continued

Alderman Bellamy advised he knew the area and agreed a serious problem existed. Over the years, New Brighton Park had been expanded and now served as a multi-use park with year-round activities.

The Committee was advised an overpass similar to that constructed on Cassiar Street near the 401 Freeway would probably cost $200,000 and would require capital budget approval of Council. A pedestrian actuated signal could not be supported in view of the traffic flow to and from the Second Narrows Bridge; however, it was suggested supplementary signs could be installed, warning motorists of the marked pedestrian crosswalk in the 3300 Block McGill.

The Assistant City Engineer, Traffic Division, reported crossing studies would be carried out in July, to determine usage.

RECOMMENDED

A. THAT the City Engineer be instructed to report back on costs of constructing an overpass on McGill Street connecting with the south east entrance of New Brighton Park, or other measures which may be necessary; such report to be submitted to permit inclusion of the project in the Supplementary Capital Budget and completion of the overpass before the summer of 1980.

B. THAT supplementary warning signs be installed on the approaches of the existing pedestrian crosswalk in the 3300 Block McGill.

2. Cassiar/Cambridge Loop

The Committee had for consideration a Manager's Report dated June 7, 1979 (on file), in which the City Engineer reported on the status of the Cassiar/Cambridge Loop.

The report examined the role of the Loop and presented background information on the traffic problem that had arisen with the advent of the Second Narrows Bridge opening in 1960. It was pointed out the City was faced with three major problems:

- excessive traffic volume, primarily through traffic, facing congestion and delays;
- year-to-year increase in traffic, in spite of numerous new transit services;
- large volumes of traffic short-cutting on local streets causing accidents and intrusion into residential neighbourhoods.

A number of studies had been carried out by various groups and long term and short term solutions had been identified as follows:

Long Term

a) a new depressed roadway to the west of Cassiar, using land from the Exhibition Grounds and requiring demolition of some homes. Estimated cost $20 million.

Clause 2 continued

b) a cut-and-cover tunnel under Cassiar Street requiring very little property acquisition. Estimated cost over $20 million.

c) a tunnel under Boundary Road to south of Hastings Street with elevated connection to the Burnaby freeway. Estimated cost $60 million.

Short Term

a) left-turn signals at Cassiar and Hastings Streets - already implemented;

b) pedestrian overpass at William Street - already implemented;

c) Cassiar/Cambridge Loop - can be implemented shortly;

d) grade separation at Cassiar and Hastings Streets - this has previously been studied and was proposed as part of the access plan for Multiplex. It would reduce congestion, accidents, and short-cutting, at an estimated cost of $3-5 million.

In his summary, the City Engineer advised:

"The Cassiar corridor is the most heavily travelled in the City, and increasing year by year in spite of new transit services. Problems of accidents, delays, and short-cutting on local streets are mounting.

The City has asked the Province to construct a new connection to replace the 'missing link' in the Trans-Canada Highway. Several options are possible, at estimated costs of $20-60 million.

These long term solutions will take some years to achieve. In the meantime, remedial measures can be implemented to improve traffic conditions and reduce neighbourhood impact.

One such measure is the Cassiar/Cambridge Loop. The Province has agreed to construct this facility, which would reduce accidents and delays on Cassiar Street, and remove traffic and safety hazards from neighbourhood streets."

The Committee was advised concerned residents of the area around the Cassiar/Cambridge Loop had approached Burnaby Municipal Council and expressed their opposition to the project, fearing a vast increase in the traffic traversing their residential streets. Subsequently, Burnaby Council resolved:

"That the City of Vancouver be requested to delay any implementation of the proposed Cassiar/Cambridge Loop until the Council of the Corporation of the District of Burnaby has reviewed its overall transportation plan."

Clause 2 continued

Vancouver has taken no action on this request pending a meeting between the Vancouver and Burnaby Transportation Committees on June 21st.

The meeting was addressed by Mr. Richard B. Pedersen, appearing on behalf of the Vancouver Heights Citizens Committee. Mr. Pedersen reviewed a brief (on file) which sought by way of 21 points, to establish that the decision to proceed with the construction of the Loop had been based on erroneous information and without neighbourhood input.

Mr. Pedersen urged Council's decision to proceed with the Loop be rescinded for the following reasons:

1) the engineering reports upon which the decision was based contain numerous mistakes, inconsistencies and illogical assumptions, and were not objective in terms of the overall approach taken;

2) the Engineering Dept. did not use a quantitative approach in dealing with various important aspects of the problem; that is, matters that should have been dealt with in a quantitative manner were often discussed in a vague, indefinite way;

3) while considerable attention was given to the impact the proposed project would have on the PNE, there was virtually no consideration given to the impact of this project on the Vancouver Heights/Burnaby Heights neighbourhood, a neighbourhood containing over a $100 million in residential real estate;

4) the City of Vancouver states that Cassiar St. "is the responsibility of the Provincial Government." This being the case, the City should not be spending over a $¼ million of Vancouver taxpayers' money for a "short term remedial measure." Similarly, the City of Vancouver should not be undertaking extensive studies, telling the Provincial Government how to solve their problems. Instead, the City of Vancouver should be resolving its own problems, one of which is to take immediate action to prohibit commuter traffic in the Vancouver Heights area. Building a freeway off-ramp into the middle of our neighbourhood is not an acceptable solution;

5) the City of Vancouver, and other affected municipalities, should meet immediately with the Provincial Minister of Highways, insisting that the highest priority be given to a proper solution to the existing problem (i.e., a by-pass link should be constructed, directly connecting the Second Narrows Bridge to the freeway). The City of Vancouver should advise the Minister of Highways, and the general public, that the $50,000,000 capital cost of the project would only amount to about 8½¢ per vehicle movement.

The City Engineer responded to several points raised in the brief and pointed out the City agreed a "cut and cover" link would be a vastly superior solution. Mr. Curtis reiterated it was his Department's policy to keep traffic out of residential areas and it was felt the Loop would achieve this objective.

.../5

Clause 2 continued

Following discussion it was

RECOMMENDED

THAT the Vancouver Heights Citizens Committee presentation and brief be received for information and the matter be further discussed at the Joint Meeting with the Burnaby Transportation Committee.

3. Nat Bailey Stadium - Evaluation of Parking and Traffic Impact

The Committee had for consideration a Manager's Report dated May 24, 1979 (circulated), in which the City Engineer presented an evaluation of parking and traffic generated by professional baseball games at the Nat Bailey Stadium.

The report included an analysis of crowd size, parking and access routes and concluded that traffic control measures are adequate and no major changes are recommended. In evaluating parking, it was felt there was no problem based on present crowds and therefore there was no need to adjust the parking lot operation, although the matter would be kept under review. With regard to 'no parking' regulations, it was felt modified regulations indicated in the report would be in order.

RECOMMENDED

A. THAT the temporary closure of Melrose during baseball games be discontinued.

B. THAT no additional off-street space be developed in the Stadium lot at this time.

4. Transportation for the Handicapped

In a Manager's Report dated June 4, 1979 (circulated), before the Committee for consideration, the City Engineer reviewed Council actions over the past three months, relating to provision of a transportation service for handicapped adults. The report also examined the position of the UTA in this matter, and pointed out the UTA has transmitted proposed policy positions on handicapped transit for Provincial Government review and approval.

It was noted the UTA was prepared to use Vancouver's suggested 800 hours of service per week as a goal for a three-year program or sooner, subject to available funds. However, the UTA could not participate in handicapped transit until after the Province had designated handicapped transit as a custom transit service, confirmed the proposed cost-sharing formula, and approved an expenditure of funds.

Alderman Harcourt, one of Vancouver's two representatives on the UTA, suggested the members of the Transportation Committee seek a meeting with the Minister or the Transportation Committee of the Cabinet as quickly as possible to let them know the unanimous feelings of Vancouver and the UTA, on the subject of handicapped transit and seek a funding commitment this year so the service could get underway immediately.

.../6

Clause 4 continued

RECOMMENDED

THAT the Transportation Committee arrange a meeting with the relevant Ministers of the Provincial Government as quickly as possible, to present the City's position on a handicapped transit service and urge an immediate financial commitment on the part of the Government.

5. Relocation of Bus Stop: Westbound 49th Avenue at Berkley Street

The Committee considered a Manager's Report dated June 5, 1979 (circulated), in which the City Engineer suggested modifications to the bus stops in the vicinity of 49th Avenue and Berkley Street.

RECOMMENDED

THAT the bus stop on the north side of 49th Avenue at Berkley Street be cancelled and a bus stop be established on the north side of 49th Avenue on the farside of Nanaimo Street.

* * * * *

The meeting adjourned at approximately 5:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 446

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

III

June 21, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 21, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman H. Boyce
COMMITTEE CLERK:	G. R. Cinnamon

RECOMMENDATION

1. Impact of Temporary Closure of 23rd Avenue at Tupper School

The Committee had before it for consideration, a Manager's Report dated June 18, 1979 (circulated), referring to the "Impact of Temporary Closure of 23rd Avenue at Tupper School". The report addresses four areas of concern, namely:

1) Safety

2) Traffic impact

3) Utility access

4) Residents' opinion.

The City Engineer's findings in summary, recommend reopening of 23rd Avenue for lack of evidence to support the closure arguments. The Director of Planning finds in opposition that the closure appears to have satisfied the concerns expressed regarding safety and that neither traffic impacts nor utility access are significantly different, further that resident opinion is generally mixed and therefore indeterminate. The Vancouver School Board supports the Director of Planning and urges the permanent closure be proceeded with.

The Chairman requested that those wishing to make representations approach the table. A summary of the Manager's Report was presented by Mr. D. Rudberg, of the City Engineer's Department, with the objections of that Department, to the closure.

Mr. J. Killeen, Principal of Sir Charles Tupper School, addressed the Committee in favour of the closure. His arguments revolved around the separation of the school from its recreation-playground area by a roadway. Mr. Killeen suggested that the survey results were inconclusive and that several noticeable changes in the area had occurred. He pointed to reductions in noise levels and in speeding, and the absence of any accidents involving students.

.../2

Clause 1 continued

In his concluding remarks, he indicated that the proposed closure had the support of the School staff, the Student body, and the Riley Park N.I.P. group.

Mr. J. Baker of the Vancouver School Board remarked on the obvious hazardousness of the playground-roadway interface and opined that the closure would greatly reduce the danger to students commuting between school and playing field.

Mrs. L. Little, a neighbourhood resident, addressed the Committee in favour of the proposed closure. Mrs. Little indicated by letter (previously circulated) that the survey may have been flawed but that public opinion was generally split evenly between the two alternatives. As the weight of evidence, albeit small, indicated a general benefit to the students, she urged, on behalf of the Sir Charles Tupper School Consultative Committee, permanent closure.

On behalf of the Planning Department, Mr. L. Beasley, opined favour for permanent closure. He explained that such conditions as gave rise to the separation of playground and school were inappropriate land use and that the situation could not presently be repeated. He supported the contention that the survey results were inconclusive and in accordance with the Director of Planning's remark in the City Manager's Report, urged permanent closure.

Mrs. Callegari, an area resident, pointed out the inconvenience to local area residents of an additional street closure; the increased speeds in a neighbourhood lane and the marginal improvement in accident occurrance. She recommended an immediate reopening of the street.

A Committee member addressed his remarks to the unique situation existing at the Sir Charles Tupper facility vis a vis the separation of classroom and playground facility and opined that speed bumps might be the solution to lane speeding problems.

The Chairman pointed to the absence of critical remarks from either Police or Fire Departments as noted in the Manager's Report. He posed the question of internal policing of traffic control by the school if the street were reopened. Mr. Baker and Mr. Killeen both indicated that such policing activity of the area by the school was neither feasible nor possible, given that a large portion of the traffic was neither school or local resident generated.

There being no further discussion, it was

RECOMMENDED

A. THAT 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 feet west) be permanently closed and turned over to the care of the Vancouver School Board to connect buildings and playspace and to develop new recreational facilities.

B. THAT fire access and utility requirements through the redevelopment of the permanent closure be worked out to the satisfaction of the City Engineer and Fire Chief.

.../3

Clause 1 continued

C. THAT the Vancouver School Board install speed bumps in the private lane east of Prince Edward Street between 22nd and 23rd Avenues as soon as possible.

D. THAT the temporary configuration for fire access be revised to deny penetration by motorcycles onto the closed portion of the street as soon as possible.

E. THAT the 22nd Avenue entrance to the school parking lot at 22nd Avenue and Carolina Street be closed with all access to be from 23rd Avenue.

F. THAT all costs of the permanent closure including utility relocations and previously mentioned improvements to lane, temporary closure and parking lot are to be covered by the Vancouver School Board and the Vancouver School Board is to be reimbursed for the physical costs of the temporary closure in the amount of $2,176.08 to be derived from the City's Contingency Reserve.

* * * * *

The meeting adjourned at approximately 4:05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 442/443

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

IV

JUNE 21, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 21, 1979, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Puil, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Ford

CLERK: G. Barden

CONSIDERATION

1. Greater Vancouver Artists Gallery Society

On March 6th, 1979, City Council approved the recommendations of the Standing Committee on Finance and Administration as follows:

"THAT a grant of $10,000 be approved as the Civic share of the Artists Gallery's $39,000 operating budget for 1979.

THAT the Director of Social Planning report to the Council Committee on the Arts and the Finance Committee within 60 days with regard to the fund raising efforts of the Artists Gallery Board of Directors and with regard to questions concerning the sale of some of the city collection and the use of the revenue thereof."

The Committee considered the attached report from the Council Committee on the Arts dated June 8, 1979 and the attached Manager's report dated May 30, 1979, wherein the Director of Social Planning reported on the history of the Artists Gallery which, owing to the withdrawal of Federal funds in 1979, has been forced to curtail its budget and has temporarily ceased the purchase of new art.

Representatives of the Artists Gallery reported on the operation and financial status of the society and showed slides of various offices and buildings where their works of art are exhibited.

Representatives of the Visual Arts Association also appeared before the Committee and read letters and a 500-name petition urging the gallery be continued. They advised there is a small buying public in this City and the purchase program must be reactivated to support new artists in the City.

It was reported that the minimum operating budget for this year is $40,000.00, half of which was requested from the City. The City approved $10,000 and the Provincial Government has approved $8,000, leaving a balance required of $22,000. The society proposes to raise $12,000 and requested that the City provide the other $10,000 to allow it to continue its operation in 1979.

Continued . . . .

Clause No. 1 Continued

During discussion the Committee was divided in its opinion on the continuation of the gallery. Concern was expressed about the continuation of a program that was initiated by an L.I.P. grant. Other City departments are being requested to cut back and this represents an expansion in service. It was pointed out that the reason the gallery became a society was to become financially independent, and it was questioned if the society would be coming back for further funding if it was unable to raise the $12,000 proposed.

Following further discussion, the following motions were put and resulted in a TIE VOTE and are therefore submitted to Council for CONSIDERATION:

A. THAT City Council approve a further grant of $10,000 as the balance of the City share of the 1979 operating budget, to be provided on a matching basis with funds raised by the Society, up to a maximum of $10,000.

B. THAT the fund raising programs listed in the Manager's report and outlined in the Society's brief (attached) dated May 10, 1979, be approved and that the revenue from the sale of art be deposited with the City and credited to the Society as part of its fund raising effort.

C. THAT the Artists Gallery use its best efforts to secure a Federal works grant, the purpose of which is to reinstate the art purchasing program in 1980 and further that City Council approve and support this effort.

(Aldermen Little and Puil opposed)

The Comptroller of Budgets advises that if the foregoing recommendations are approved, the source of funding will be from the unallocated balance of the 1979 cultural grants, in which there is a balance of $20,204.00.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 447

CITY OF VANCOUVER

SPECIAL COUNCIL - JUNE 28 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, June 28, 1979 at approximately 7.30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:	Mayor Volrich Aldermen Bellamy, Ford (Items 3 & 4), Harcourt, Kennedy, Little, Marzari, Puil and Rankin
ABSENT:	Aldermen Boyce and Gerard
CLERK TO THE COUNCIL:	Mrs. J. Thomas

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Proposed Rezoning:
1724 East 10th Avenue

A rezoning application has been received from Willa Investments Limited as follows:

LOCATION: 1724 East 10th Avenue
Lot 37 of Sub. 'A' and 'B', Block 162, D.L. 264A, Group 1 N.W.D., Plans 222 and 1771

Present Zone: RT-2 Two-Family Dwelling District
Requested Zone: C-2 Commercial District

The Director of Planning recommends the rezoning application be approved subject to the following conditions:

(i) That the southerly five feet of Lot 37 of A and B, Block 162, D.L. 264A be dedicated to the City for future lane widening;

(ii) That Lots A, B, C, and D and 37, Block 162, D.L. 264A be consolidated into one parcel and so registered in the Land Registry Office;

(iii) That the detailed scheme of development is to be first approved in a development permit application with particular attention to the proposed use of Lot 4 to the south as a surface parking area ancillary to the proposed development on lands to the north.

(iv) Should the above conditions not be compiled with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

Cont'd.

Proposed Rezoning:
1724 East 10th Avenue (Cont'd.)

Following an explanation by Mr. R. Scobie, Zoning Division, the Mayor called for delegations for or against the application and the Council was addressed by the following:

- Mr. Tony da Rosa, 2710 Commercial Drive, stated he did not oppose the application but questioned why his application for similar rezoning of a property in the 2700 Block Commercial Drive had been turned down.

The Mayor advised Mr. da Rosa that each application was considered on its merits and if he had any questions concerning his application he should discuss it further with Mr. Scobie.

MOVED by Ald. Rankin
THAT the application of Willa Investments Limited to rezone 1724 East 10th Avenue from RT-2 Two Family Dwelling District to C-2 Commercial District be approved subject to the conditions established by the Director of Planning and described above.

- CARRIED UNANIMOUSLY

2. Proposed Amendment to Downtown District Official Development Plan By-law #4912 - Off-Street Parking.

An application has been received from the Director of Planning to amend the Downtown District Official Development Plan By-law No. 4912 - Off-Street Parking. The proposed amendments would:

(i) increase the maximum allowable off-street parking in the high-density core area of the Downtown District from 1 space for every 4,800 square feet of Office Commercial use to 1 space for every 1,000 square feet;

(ii) increase the maximum allowable off-street parking in the remainder of the Downtown District from 1 space for every 2,400 square feet of Office Commercial use to 1 space for every 1,000 square feet;

(iii) allow the Development Permit Board to permit, where special circumstances prevail, parking garages to serve residential, retail, office or other commercial uses, provided that the Development Permit Board may require that such parking provide, in whole or in part, for non-commuter oriented usage.

The Director of Planning reviewed the proposed amendments and advised that it was felt they were necessary in order to meet the increasing demands for parking space in the Downtown District where growth was occuring at an annual rate of 600,000 sq. feet while at the same time the City was incurring loses in surface parking and curbside space. The resulting situation saw parking garages being constructed with taxpayers' money while private developers, who were willing to provide parking, were denied that opportunity. If the amendments were approved the situation would be continuously monitored to ensure adequate control.

Cont'd.

Proposed Amendment to Downtown District - Official Development Plan By-law #4912 - Off-Street Parking (Cont'd.)

The Mayor called for speakers for or against the application and representations were received as follows:

In favour -

Mr. E. Keate	Downtown Parking Corporation (Brief)*
Mr. H. Goldberg,	Businessman (presented a petition urging more parking facilities in the Chinatown area.)
Mr. F. Musson	Architectural Institute of B.C. (Brief)
Mr. V. Parker,	B.O.M.A. (Brief)
Mr. W. Buttjes	U.D.I. (Brief)
Mr. P. Boname	Downtown Vancouver Association (Brief)

Opposed -

Mr. J. Arnaud	West End resident
Mr. B. Eriksen	Downtown resident
Mrs. F. Gerber	Resident
Ms. C. Nichol	Blenheim Street Residents Association
Ms. W. Svordfeldt	Dunbar resident
Ms. I. Morris	Western Community Association
Mr. A. D. Turner	Brentwood Park Ratepayers Association
Mr. C. Garside	West End & Downtown Ratepayers Community Association
Ms. N. Tillson	West End resident
Mr. A. Griffin	First United Church (Brief)
Ms. J. Swanson	DERA (Brief)
Mrs. C. Walker	West End Traffic Committee (Brief)
Mrs. D. Hartley	Killarney-Champlain Citizens for Action (Brief)
Mr. N. Davidowicz	Kensington N.I.P. Committee (Brief)
Mr. D. Stone	Grandview-Woodland Area Council

The City Manager made reference to a communication dated June 28, 1979 from the Corporation of the District of Burnaby Transportation Committee noting the proposed amendments were relevant to transportation concerns within the Municipality of Burnaby and recommending as follows:

1. The City of Vancouver be informed that their deliberations with respect to CBD parking matters has regional significance and that the view of Burnaby is that more relaxed parking provisions for new developments and the development of parking garages would be detrimental to this Municipality.

2. As well as developer interests, other groups and agencies such as the Greater Vancouver Regional District, the Province, other affected municipalities such as Burnaby, and Vancouver residents in commuter traffic affected areas be invited to provide their views with respect to CBD parking matters.

3. The City of Vancouver be encouraged to give a renewed commitment to:

   (a) the Livable Region Plan
   (b) public transit including rapid transit
   (c) decentralization of office development.

*Briefs filed in City Clerk's Office

Cont'd.

Proposed Amendment to Downtown District Official Development Plan By-law #4912 - Off-Street Parking (Cont'd.)

MOVED by Ald. Harcourt,
THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be not approved.

- LOST

(Aldermen Bellamy, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,
THAT the application of the Director of Planning to amend the Downtown District Official Development Plan By-law #4912 - Off-Street Parking be approved.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

Alderman Ford joined the meeting during the foregoing discussion but not having heard all the delegations, did not vote on this matter.

The Council adjourned for approximately five minutes and reconvened with the following members present:

Mayor Volrich in the Chair
Aldermen Bellamy, Ford, Harcourt, Little
Marzari, Puil and Rankin

3. 4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526)

An application has been received from Mr. F. B. Barker, President of the Arbutus Club to amend the present CD-1 Comprehensive District By-law #4085 as follows:

LOCATION: **4226 ARBUTUS STREET (The Arbutus Club)**
Block 76, D.L. 526

Present Zone: CD-1 Comprehensive Development District (By-law No. 4085)

Requested Zone: Amendment to present CD-1 By-law

(a) The proposed amendments to CD-1 By-law No. 4085 would:

- **specify a maximum floor space ratio for the site of 0.5, the present floor space ratio maximum of 0.45 being established by Council resolution. The amended floor space ratio would permit development on the southwest corner of the site of four tennis courts, two squash courts, two racquetball courts and a storage room (future change room) all to be located underground beneath four outdoor tennis courts).**

4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

- specify off-street parking requirements, including the provision of additional parking to serve the proposed development.

And subject to the following conditions:

(i) The detailed scheme of development in a Development Permit Application is to be first approved by the Director of Planning, having particular regard to the overall design, after having received advice from the Urban Design Panel, including the height of the development and the maintenance of views, the provision and maintenance of landscaping to screen the development particularly along Arbutus Street and Nanton Avenue, and the provision and maintenance of off-street parking with particular regard to the design and maintenance of spaces on the southeasterly tennis courts between October 1st and April 30th of each year.

The Director of Planning recommends that the application be approved.

Due to the lateness of the hour, the Mayor called for speakers opposed to this application and the following delegation was heard:

- Mr. R. J. Falconer, resident of the area on the east side of the Arbutus Club presented a brief (on file in the City Clerk's Office) describing the impact on the neighbourhood of three previous expansion projects undertaken by the Arbutus Club and problems of noise emanating from the Club premises in the early hours of the morning. Mr. Falconer submitted that if approval was given to the application, it should be subject to the following conditions:

  1. The installation on all doors on the eastern perimeter of the Club of an emergency alarm type release apparatus which will restrict the use of such doors for emergency fire exit purposes only.

  2. That adequate sound insulation be installed in the "lounge and viewing areas" or other areas adjacent to the east side of the Club where music may be played, to prevent sound from emanating from the Club premises.

  3. That the screens of the condenser/cooling tower be restored to comply with the approved drawings by development permit 32213.

  4. That an undertaking be given on behalf of the Club that this be the absolute final stage of development and that the "building of the Great Pyramid shall cease."

A communication dated June 28, 1979 from Mr. & Mrs. G. Standish, 4309 Maple Street, opposing the application was also noted by the Council.

Cont'd.

4226 Arbutus Street
(Arbutus Club - Block 76, D.L. 526) (Cont'd.)

MOVED by Ald. Puil,
THAT the application of Mr. F. B. Barker, President of Arbutus Club, 4226 Arbutus Street, to amend CD-1 Comprehensive Development District By-law #4085 as submitted and described above be approved subject to the conditions established by the Director of Planning;

FURTHER THAT the Director of Planning, in considering any development permit application for the site, be instructed to take into consideration conditions 1, 2 and 3 contained in the brief submitted by Mr. R. J. Falconer and described above.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Arbutus Club be advised that Council will not consider any further rezoning applications for the purpose of additional development of the Arbutus Club.

- CARRIED

(Alderman Little and the Mayor opposed.)

4. Proposed Rezoning Champlain Heights Development Area.

An application has been received from the Director of Planning as follows:

LOCATION: CHAMPLAIN HEIGHTS DEVELOPMENT AREA (Specifically encompassing lands south of Rosemont Drive, west of Champlain Crescent and east of Butler Street)

Present Zone: RS-1 One-Family Dwelling District
Requested Zone: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law will restrict the form of development as follows:

USES:
- Community recreation facility;
- Schools;
- Retail stores, offices, businesses or undertakings catering to the day-to-day needs of residents of the local neighbourhood;
- Neighbourhood public house;
- Public health and social service offices and child care facilities;
- Accessory uses customarily ancillary to the above;
- Any other use which is not specifically listed but which the Director of Planning considers comparable in nature to the above uses, having regard to the intent of this By-law and any conditions of development established by Council resolution

subject to such conditions as Council may by resolution prescribe.

Cont'd.

Proposed Rezoning Champlain Heights
Development Area (Cont'd.)

The following conditions are proposed for adoption by Council resolution:

(i) Any development approved is to be in accordance with the Concept Plan for the site as detailed in Appendices A-D inclusive of the City Manager's Report dated May 4th, 1979.

(a copy of this report is attached for Council consideration of the draft concept plan proposed)

(ii) Any development is to be first approved by the Director of Planning under a Development Permit Application. In considering such application, the Director of Planning shall, after having received advice from the Urban Design Panel, have due regard to the overall design, the Concept Plan and any other conditions of development as Council may by resolution prescribe.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Due to the lateness of the hour the Mayor called for speakers opposed to the application and the following delegation was heard:

- Mr. N. Davidowicz commented on the application and submitted that a proposed roadway through the new community centre site was not required and the community centre could be served by a simple driveway.

MOVED by Ald. Rankin,
THAT the application of the Director of Planning as submitted and described above,together with the relevant amendment to the Sign By-law #4810 and any consequential amendments,be approved.

FURTHER THAT the roadway servicing the community centre connecting Butler Street and Champlain Crescent be the subject of a report to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 11.20 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of June 28, 1979, adopted by Council on July 10, 1979.

MAYOR

DEPUTY CITY CLERK

SPECIAL COUNCIL - JULY 10, 1979

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, July 10, 1979 in the Council Chamber, Third Floor, City Hall at approximately 10.00 a.m.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari and Puil
ABSENT:	Alderman Rankin
CLERK TO THE COUNCIL:	Mrs. M. Kinsella

Local Improvement on the Initiative

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments or the accuracy of frontage measurements, or any other complaints which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

Pavement and Curbs and Sidewalks
Kiwassa Streets Work Project
on the Initiative - Schedule # 457

The Court noted Schedule 457 as submitted by the Collector of Taxes listing a local improvement project on the initiative.

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT Schedule #457 be approved as submitted by the Collector of Taxes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the Report of the Court of Revision be approved.

- CARRIED UNANIMOUSLY

Cont'd.

Council noted a report of the City Manager dated July 10, 1979 in which the City Engineer reported on subsequent procedure as follows:

"An area project on the 'Initiative Principle' has been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on July 10, 1979.

The project is identified as follows:

SCHEDULE	ITEM	TYPE
Initiative 457	Kiwassa Area	Pavements Curbs Sidewalks

This project is eligible for a contribution from the Kiwassa Neighbourhood Improvement Program (N.I.P.) as approved by Council on March 6, and May 15, 1979. Cost sharing of the recommended $75 167 N.I.P. expenditure will conform to the standard N.I.P. utilities formula as follows:

Federal	25%	$18 791.74
Provincial	12.5%	9 395.88
City	62.5%	46 979.38
		$75 167.00

CMHC has concurred with this allocation.

Capital Funds

Funds for the City's share of the cost of this project are available in already approved Capital budgets. Funds for the N.I.P. portion have already been allocated from the Kiwassa N.I.P. Accounts 891/8724 & 8728.

Recommendation

I recommend, subject to the proceedings of the Court of Revision and subsequent approval of Council, that:

(a) The Kiwassa area project 'on the Initiative' - Schedule 457 be undertaken.
(b) The project designated as ' other work' on Glen Drive from the lane south of Hastings to Georgia Street be undertaken."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in his report of July 10, 1979 and quoted above be approved.

- CARRIED UNANIMOUSLY

* * * * * *

The Court adjourned at approximately 10.05 a.m.

* * * * * *

The foregoing are Minutes of the Special Council Meeting (Court of Revision) of July 10, 1979, adopted by Council on July 24, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 10, 1979 in the Council Chamber commencing at 9.30 a.m.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari and Puil.
ABSENT:	Alderman Rankin
CLERK TO THE COUNCIL:	Mrs. M. Kinsella

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Harry Robinson of St. John's (Shaughnessy) Church, Vancouver.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the Minutes of the following meetings be adopted:

Regular Council (Except "In Camera" portion) - June 26, 1979
Special Council (Public Hearing) - June 28, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Little,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Downtown Shoppers Free Bus

Millar & Coe (1970) Ltd. submitted a letter requesting an opportunity to address Council on a petition which they submitted from a number of merchants in the West Hastings Street area between Granville and Carrall Streets, requesting the Shoppers Free Bus be rerouted from Granville Street eastward along Hastings Street, rather than along Cordova Street to Carrall Street.

Council noted a comment from the City Clerk that the City Engineer will be reporting to Council on this petition in the near future.

MOVED by Ald. Harcourt,
THAT the petition from the West Hastings Merchants on the Downtown Free Shoppers Bus be referred to the Standing Committee on Transportation for consideration; at which time representatives of Millar & Coe be invited to be present.

- CARRIED UNANIMOUSLY

2. Wheelchair Games in England - Grant Request

In a letter dated June 25, 1979, Mr. T.O. Parker advised that eight people from Vancouver will be competing and coaching at the Stoke Mandeville World Championship Wheelchair Games in England. These games will be held in July of this year.

Mr. Parker advised that 10% of the total expenses ($2,800) is being assessed to the participants. He therefore requested that Council grant some financial assistance to these people.

MOVED by Ald. Little,
THAT Council approve a grant of $1,600 from Contingency Reserve to assist towards the expenses of those unemployed members of the group attending the Stoke Mandeville World Championship Wheelchair Games in England.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed.)

3. Pier B-C Redevelopment

Council noted a letter from Marathon Realty Company Limited requesting an opportunity to address it on Marathon's position related to proposed B-C Pier redevelopment and possible adjacent waterfront development.

The City Clerk noted that should Council agree to this request the delegation will appear at 2:00 p.m. this day.

MOVED by Ald. Kennedy,
THAT the request of Marathon Realty Company Limited to address Council be approved and representations be heard at 2:00 p.m. this day.

- CARRIED UNANIMOUSLY

4. Ferguson Point Tea House - Proposed Expansion and Lease Amendments

The Park Board in a letter dated June 29, 1979, advised Council that the Board has approved a new ten-year lease on the Ferguson Point Tea House to Mr. Brent Davies. The letter contained details of the terms and conditions of the lease and requested Council to approve a new ten-year lease to B.D. Teahouse Investments Ltd. and Brent Davies for the operation of the Ferguson Point Tea House, commencing January 1, 1980 or upon completion of the proposed expansion, whichever comes first, and the Director of Legal Services be requested to execute the new lease.

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Ferguson Point Tea House -
Proposed Expansion and Lease
Amendments (Cont'd)

The City Manager advised that the Supervisor of Properties considers the terms and conditions of the proposed lease to be satisfactory.

MOVED by Ald. Harcourt,
THAT Council approve a new ten-year lease to B.D. Teahouse Investments Ltd. and Brent Davies for the operation of the Ferguson Point Tea House commencing January 1, 1980, or upon completion of the proposed expansion, based on the terms and conditions outlined in the letter from the Park Board dated June 29, 1979.

- CARRIED UNANIMOUSLY

5. Odessa Trip

The Mayor requested and received permission to withdraw this communication on the basis that confirmation has not yet been received from the Soviet Embassy on the details of Council's visit to Odessa.

6. Relocation of Firehall No. 22

Council noted a request from Ms. Lynn Sliz to address it when the report of the City Manager dated July 4, 1979, on relocation of Firehall No. 22 - Marpole, was being considered this day.

Council noted a similar request from Mr. Bill Wray, representing residents opposing the proposed site.

MOVED by Ald. Harcourt,
THAT the delegation request be approved and the agenda be varied to permit Council to consider the City Manager's Report dated July 4, 1979 on relocation of Firehall No. 22 - Marpole at this time.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

D. Manager's Report
July 4, 1979

Relocation of Firehall No. 22
Marpole

Council then considered a City Manager's Report dated July 4, 1979, on the relocation of Firehall No. 22 - Marpole, in which the Director of Planning reported that Council will be considering 'In Camera' later this day, the details of the proposed acquisition of three lots (Lots 1 - 3 of Lot 23, Block A, D.L. 319/323/324, Plan 6537) at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall No. 22.

In the report before Council at this time the Director of Planning summarized the background of this matter and reviewed the current situation. The Director of Planning stated that residents in the area around the proposed site have already expressed concerns with respect to relocating the firehall in this vicinity and that

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Manager's Report
July 4, 1979 (Cont'd)

Relocation of Firehall No. 22
Marpole (Cont'd)

they would be affected by any decision of Council on this matter.

In the report the City Manager recommends approval of the proposed site at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall No. 22 - Marpole.

Ms. Sliz indicated that Mr. Wray would be the spokesman on behalf of the residents and therefore she would not be addressing Council on this matter. Mr. Wray, on behalf of the neighbourhood south of Park Drive, addressed Council in opposition to the proposed site on the corner of Shaughnessy Street and Park Drive. He filed a petition of over 100 names opposing this site and stated the community considered that the Firehall should be relocated in Oak Park and that some Park Board members would be willing to consider this proposal on the basis of a land swap. He indicated that if Council deferred a decision on the proposed site the residents would make a formal presentation to the Park Board requesting approval of the Oak Park site for Firehall No. 22.

MOVED by Ald. Boyce,
THAT the matter of relocation of Firehall No. 22 - Marpole in Oak Park be again referred to the Park Board for consideration on the basis of the City negotiating with the Park Board a land swap for City-owned land in the Marpole area.

- LOST

(Aldermen Bellamy, Ford, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,
THAT Council identify the southwest corner of Oak Park as the most suitable site for relocation of Firehall No. 22 and negotiate with the Park Board on this basis.

- CARRIED

(Aldermen Ford, Gerard, and Harcourt opposed.)

* * *

At this point in the proceedings the Mayor recognized Mayor Peter Walsh of Fort St. John and welcomed him to the meeting.

* * *

The Regular Council recessed at approximately 10:00 a.m. and reconvened at approximately 10:05 a.m. following the Special Council (Court of Revision).

CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979

Works & Utility Matters
(July 6, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Cleaning of Sidewalks Outside of Stores
Cl. 3: Burrard Street Viaduct
Cl. 4: Local Improvement - Special Relief Lane South of 28th Avenue, Ross to Inverness Streets

Clauses 1 - 3 inclusive

MOVED by Ald. Puil,
THAT clauses 1 and 2 be received for information and the recommendation of the City Manager, as contained in clause 3 of this report be approved.

- CARRIED UNANIMOUSLY

Local Improvement - Special Relief
Lane South of 28th Avenue, Ross to
Inverness Streets
(Clause 4)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Social Service & Health Matters
(July 6, 1979)

Hildon Hotel,
50 West Cordova Street
(Clause 1)

During consideration of this item the Director of Environmental Health advised Council that the operator indicates he is now prepared to proceed with the necessary renovations to the Hotel. All Fire By-law regulations have been complied with, with the exception of one stairway on the fire escape which needs welding and which should be repaired in the near future.

MOVED by Ald. Gerard,
THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979

Building & Planning Matters
(July 6, 1979) (Cont'd)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: 2705 Point Grey Road
DPA No. 84112
Cl. 2: Rezoning Application - 3551 Kingsway
Cl. 3: Riley Park N.I.P. - Hillcrest Park Fieldhouse
Cl. 4: Development of City-owned Property at the N.W. Corner of Dunsmuir and Richards Street (Block 35)
Cl. 5: Measures for Energy Conservation in Buildings

Clauses 1 and 3 - 5 inclusive

MOVED by Ald. Harcourt,
THAT clause 1 be received for information and the recommendations of the City Manager, as contained in clauses 3, 4, and 5 of this report be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
3551 Kingsway
(Clause 2)

When considering this clause Council noted that the applicant, Dr. Whittaker, wished to address it this day on this application.

MOVED by Ald. Harcourt,
THAT the rezoning application - 3551 Kingsway, be referred to the Standing Committee on Planning and Development as soon as possible and Dr. Whittaker be invited to appear before the Committee when this matter is being considered.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(July 6, 1979)

City Pound
(Clause 1)

Council noted a request from Mr. Peter Hamilton of the Animal Defence and Anti-Vivisection Society of B.C. to address it on this matter.

MOVED by Ald. Harcourt,
THAT the delegation request be approved and consideration of this matter be deferred to the Council meeting of July 24, 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979 (Cont'd)

Fire & Traffic Matters
(July 6, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Bus Service to Granville Island
Cl. 2: Sidewalk Cafe - Frisby's Railcar Restaurant, North Foot Carrall Street

Bus Service to Granville Island
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UANIMOUSLY

Sidewalk Cafe - Frisby's Railcar Restaurant, North Foot Carrall Street
(Clause 2)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(July 6, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) May 1979
Cl. 2: Community Music School - Scholarships
Cl. 3: Acoustics in Council Chamber

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in clause 1 of this report be approved and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Acoustics in Council Chamber
(Clause 3)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this clause be not approved.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Rankin and the Mayor opposed.)

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

A. MANAGER'S GENERAL REPORT
JULY 6, 1979 (Cont'd)

Finance Matters
(July 6, 1979) (Cont'd)

Acoustics in Council Chamber
(Clause 3) (Cont'd)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager contained in this clause be approved.

- CARRIED

(Aldermen Harcourt, Little, Marzari and Puil opposed.)

Property Matters
(July 6, 1979)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Cancellation and Lease of 1830 and 1836 West 5th Avenue
Cl. 2: Mt. Pleasant N.I.P. - Kivan Lease
Cl. 3: Champlain Heights - Enclave 2 Subdivision
Cl. 4: Renewal of Leases - South Kent Avenue between Fraser and Chester Streets and Chester and Ross Streets
Cl. 5: Sale of Various Properties
Cl. 6: Lease of City-owned Land, situated W/S of Hudson Street, south of Vancouver and Lulu Island Railway Right of Way
Cl. 7: Old Number 15 Firehall, 2705 Cambridge Street
Cl. 8: Protection to Mortgage Lenders on Strata Lots in False Creek and Champlain Heights
Cl. 9: Rent Review - Bowell McLean Motor Co. Ltd., Vacant Lots, Glen Drive

Clauses 1 - 9 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 of this report be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(June 27, 1979)

Group Home at 1606 East
15th Avenue

Council noted a request from Mr. Joswig to address it on this matter at its meeting of July 24, 1979.

MOVED by Ald. Little,
THAT the delegation request of Mr. Joswig be approved and consideration of this matter be deferred to the meeting of July 24, 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

C. Manager's Report
(June 21, 1979)

Complaint re 3737 West King Edward Avenue

When considering this clause the Mayor requested the Director of Permits and Licenses to ask the Police Department to consider waiving the need for a petition complaining of noise from neighbours when continuous complaints are received on a specific dwelling. The Director of Permits and Licenses indicated he would so do.

MOVED by Ald. Puil,
THAT the report of the City Manager dated June 21, 1979, on complaint re 3737 West King Edward Avenue, be received and staff requested to take whatever actions are necessary to control the noise problem related to this dwelling.

- CARRIED UNANIMOUSLY

D. Manager's Report
(July 4, 1979)

Relocation of Firehall No. 22 - Marpole

For Council action see pages 3 & 4.

E. Manager's Report
(July 6, 1979)

Balmoral Hotel - 159 East Hastings Street

MOVED by Ald. Little,
THAT the licensee of the Balmoral Hotel, 159 East Hastings Street be again requested to appear before Council as soon as possible to show cause why his business license for the pub operation should not be further suspended.

- CARRIED UNANIMOUSLY

F. Manager's Report
(June 14, 1979)

Tender No. 35-79-1 - Landfill Compactor

When considering this report Council noted a request from Mr. Andrews, a low bidder, to address Council on this matter. Council was advised that the City Engineer requested that this matter be dealt with this day.

MOVED by Ald. Kennedy,
THAT the request of Mr. Andrews to address Council be approved subject to the recommended bidder also being present to address Council when this matter is dealt with later this day.

- CARRIED UNANIMOUSLY

G. Manager's Report
(July 9, 1979)

1979 Arbitration Award - Vancouver Policemen's Union Negotiations

For Council action see page 19.

STANDING COMMITTEE AND OTHER REPORTS

I. Part Report of Standing Committee on Planning and Development (June 21, 1979)

Monthly Status Report on Rezoning Applications (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services (June 21, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Liquor Permit Application - 1184 Denman Street D.P.A. No. 84054
Cl. 2: Status Report on Hotel Vancouver - Compliance with Fire By-law
Cl. 3: Compulsory Treatment of Chronic Alcoholics

Liquor Permit Application - 1184 Denman Street D.P.A. No. 84054 (Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Status Report on Hotel Vancouver - Compliance with Fire By-law (Clause 2)

When considering this clause Council noted that Phase I of the renovations of the hotel are nearing completion and that construction of Phase II is expected to start in about six months.

MOVED by Ald. Puil,
THAT the recommendation of the Committee contained in this clause be approved.

FURTHER THAT the Fire Chief be instructed to discontinue the submission to the Community Services Committee of Monthly Status Reports on Hotel Vancouver Compliance of the Fire By-law unless the City has cause for complaint.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of Standing Committee
on Community Services
(June 21, 1979) (Cont'd.)

Compulsory Treatment of Chronic
Alcoholics
(Clause 3)

MOVED by Ald. Little,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Alderman Bellamy opposed.)

III. Part Report of Standing Committee
on Finance and Administration
(June 21, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Audience Development Program
Cl. 2: Report from the Emergency Planning Committee

Audience Development Program
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee contained in this clause be approved after amending recommendation B by inserting the words "bus shelter" after the word "free" in recommendation B.

- (referred)

MOVED by Ald. Harcourt,
THAT this matter be referred back to the Standing Committee on Finance and Administration for further consideration when a City Manager's report on the Audience Development Program is before it.

- CARRIED

(Aldermen Puil and Little opposed.)

Report from the Emergency
Planning Committee
(Clause 2)

MOVED by Ald. Puil,
THAT Vancouver City Council approve the Basic Plan to the City of Vancouver Emergency Plan as a basis for co-ordinating the emergency response to natural and man-made emergencies that occur within or adjacent to the City of Vancouver.

FURTHER THAT recommendations B, C and D of the Committee, contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of Standing Committee on Transportation (June 28, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Review of Traffic Conditions: Burrard Street Between 1st Avenue and Broadway
Cl. 2: Illegal Roadside Vending - City Streets
Cl. 3: Cancellation of Bus Stop: South Side Cornwall Street at Burrard Street

Review of Traffic Conditions: Burrard Street Between 1st Avenue and Broadway (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED

(Aldermen Ford, Harcourt and Marzari opposed.)

Illegal Roadside Vending - City Streets (Clause 2)

When considering this clause, Council noted a request from Mr. Hans Penner to address it on this matter at its meeting of July 24, 1979.

MOVED by Ald. Kennedy,
THAT the delegation request be approved and consideration of this clause be deferred to that time.

- CARRIED UNANIMOUSLY

Cancellation of Bus Stop: South Side Cornwall Street at Burrard Street (Clause 3)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

V. Report of Standing Committee on Finance and Administration (June 28, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tenders Nos. 795 and 796 Contracts for Street and Lane Paving
Cl. 2: Children's Centre of the Arts and Sciences

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

VI. Joint Report of the Vancouver and Burnaby Transportation Committees (June 21, 1979)

Matters of Mutual Concern Between Vancouver and Burnaby (Clause 1)

MOVED by Ald. Kennedy,
THAT this report be received for information.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 11.10 a.m. for an "In-Camera" meeting and reconvened at approximately 2.00 p.m. with the same members present together with Alderman Rankin.

****

DELEGATIONS

Pier BC Redevelopment

As agreed to by Council earlier this day Mr. Don Murray, General Manager, Development, B. C. Division, Marathon Realty Company Limited, addressed Council on Marathon's position vis-a-vis the proposed Pier BC Redevelopment and possible adjacent waterfront developments.

Mr. Murray read from a brief which was circulated to Council. The brief intimated that Marathon enthusiastically supports the proposed development of Pier BC for a Trade/Convention Centre and will attempt to work with the City on the concurrent development of its adjacent waterfront lands; Marathon has no pre-conceived notions or proposals for development of its property; Marathon needs to have specific and detailed information from the City on the nature of waterfront development it will support and the basis of cost-sharing of necessary services for the development before proceeding with detailed design, engineering and analysis. Mr. Murray indicated some of the questions that the City needs to answer are - what elevation would be considered grade, parking ratio and open space requirements as well as massing, siting and permitted uses.

The Director of Planning responded to Mr. Murray's brief and emphasized the City has provided Marathon with all the information which the City has available in relation to the proposed Pier BC development.

Mr. Murray reiterated Marathon's invitation to Council to meet with them on July 11, 1979 to discuss this matter in detail. The Mayor suggested to Mr. Murray that following the July 11th meeting he (Mr. Murray) meet with him, the City Manager, Director of Planning and City Engineer to identify specific information needed by Marathon from the City.

The Mayor then thanked Mr. Murray for his presentation.

FOR COUNCIL ACTION SEE PAGE(S) 517

1. Strata Title Conversion Application - Mayfair Hotel - 845 Hornby Street

Council on May 29, 1979, when considering a report of the City Manager on an application from Techram Securities Limited to convert the Mayfair Hotel, 845 Hornby Street to strata title ownership, deferred consideration of the application pending a report from the Director of Planning on relevant strata legislation and the history of the Mayfair Hotel. At that time Council resolved that the owners of the Mayfair Hotel be invited to address it when the requested report was being considered.

Submitted this day was a City Manager's report dated July 3, 1979 giving the information requested by Council and basically recommending that the application be approved subject to the conditions set out in the City Manager's report of May 25, 1979 which was also before Council this day.

Mr. G. J. Phillips, representing the Hungry Pilgrim Restaurant Corporation, a tenant in the Mayfair Hotel, addressed Council and requested deferral of this matter to permit his client to obtain information on the strata title proposal of Techram Securities Limited. Mr. Phillips stated that his client had only yesterday become aware of the strata title conversion application on behalf of the Mayfair Hotel.

Cont'd.

DELEGATIONS (Cont'd.)

1. Strata Title Conversion Application - Mayfair Hotel - 845 Hornby Street (Cont'd.)

Mr. B. Kaplan of Techram Securities Limited, in response to a query from the Mayor reluctantly agreed to deferral of this matter to the next meeting of Council.

MOVED by Ald. Bellamy,
THAT consideration of the Strata Title Conversion Application on the Mayfair Hotel, 845 Hornby Street, be deferred to the July 24th meeting of Council at which time representations be heard from interested parties.

- CARRIED UNANIMOUSLY

Alderman Rankin requested the Director of Legal Services report to Council on the implications of By-law enforcement relevant to strata title conversions. The Mayor so directed.

2. Community Services Grant Appeal

Council on June 19, 1979 did not approve the recommendation of the Community Services Committee that $4500.00 be granted to the Senior Citizens Outreach Society.

Mrs. J. Russell, noting that Alderman Harcourt was not present at this time, requested deferral of this matter to later in the meeting pending the arrival of the Alderman.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred to later this day.

- CARRIED UNANIMOUSLY

3. Proposed Neighbourhood Pub - 2802 West 4th Avenue - Application by Mr. K. Eayds

Council on May 29, 1979,having received results of a plebiscite conducted on a proposed neighbourhood pub at 2802 West 4th Avenue, approved the application of Mr. K. Eayds for a neighbourhood pub at this address.

Council on June 19, 1979, agreed to hear a delegation from Mr. J. Ball opposing the proposed neighbourhood pub at 2802 West 4th Avenue when the relevant report from the City Manager was before it.

Before Council for information was a City Manager's report dated July 5, 1979 in which the City Clerk reported that Mr. Ball contended that the information sheet submitted with the plebiscite was incorrect in that Mr. Eayds had stated that six parking spaces would be provided for pub patrons at an adjacent gas station and this was not, in fact, correct. In the report the City Clerk advised that the applicant now indicates that his development permit application (not yet submitted) will be based on providing six underground spaces and no parking on an adjacent gas station. The applicant stated that the six parking spaces to be provided are sufficient to meet the City's neighbourhood pub guidelines.

Cont'd.

DELEGATIONS (Cont'd.)

3. Proposed Neighbourhood Pub - 2802 West 4th Avenue - Application by Mr. K. Eayds. (Cont'd.)

Mr. Ball addressed Council and read from a brief, previously circulated, in which he contends that the information submitted to the voters was not correct as neither of the gas stations adjacent to the proposed pub had ever agreed to provide parking for pub patrons. The brief also stated that,in his opinion, without this additional parking the proposed pub would create parking problems in the area adjacent to it as well as increasing traffic flow. The brief requested that Council conduct another vote in the area, based on accurate information on the proposed pub, to determine the wishes of the citizens in this regard.

Mr. Ball indicated that he has a petition containing 700 signatures demanding another vote on this pub.

Mr. Eayds, the applicant, addressed Council and stated that the information contained on the information sheet circulated with the plebiscite and signed by him was inadvertently incorrect and that he had not obtained six additional parking spaces at an adjacent gas station. He had submitted the information on the additional parking spaces on the basis of preliminary information which subsequently proved wrong. He stated that he has committed himself to a considerable amount of money in relation to this neighbourhood pub and requested Council to re-affirm its original approval of the proposed pub. He also stated that the final public floor area will be between 940 and 1000 sq. ft. and according to the guidelines, five parking spaces would be required and, in fact, he will be providing six.

Ms. E. O'Grady, a resident of Killarney Manor stated that all the occupants of this building are in favour of the proposed pub.

Two other residents of the area spoke in opposition to the proposed pub.

MOVED by Ald. Gerard,
THAT the City Clerk be instructed to conduct a further plebiscite within a four-block radius of the proposed neighbourhood pub at 2802 West 4th Avenue giving full and accurate information on all aspects of the proposed pub.

FURTHER THAT this plebiscite be conducted at the City's expense, with the source of funds being Contingency Reserve.

- CARRIED

MOVED by Ald. Harcourt (in amendment)
THAT the costs of the plebiscite be borne 50% by the applicant and 50% by the City.

- LOST

(Aldermen Bellamy, Boyce, Ford, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

The amendment having lost the motion by Ald. Gerard was put and carried with Aldermen Bellamy, Harcourt, Kennedy, Puil and Marzari opposed.

CIVIC RECOGNITION

Retirement - Mr. R. MacVicar

At this point in the proceedings, the Council recognized Mr. R. MacVicar of the Permits & Licenses Department who is retiring from the City service on July 31, 1979 after 48 years of service.

The Mayor presented an engraved plaque and Certificate to Mr. MacVicar. Mr. MacVicar responded in appreciation.

****

The Council recessed at approximately 4.00 p.m. to reconvene at approximately 4.20 p.m.

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DELEGATIONS (Cont'd.)

2. Community Services Grant Appeal (Cont'd.)

As agreed to earlier this day, Council heard representations from Mrs. Russell appealing Council's decision not to approve a grant of $4500.00 to the Senior Citizens Outreach Society.

Mrs. Russell reviewed the activities of the Society and requested Council to approve a grant of $4000.00 to cover rental of the Society's premises from August 1, 1979 to March 31, 1980.

MOVED by Ald. Kennedy,
THAT Council approve a grant of $4000.00 to the Senior Citizens Outreach Society, the source of funds to be Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

4. Greater Vancouver Artists' Gallery - Grant Request

Council on June 26, 1979 deferred the report of the Standing Committee on Finance and Administration dated June 21, 1979 on the Greater Vancouver Artists' Gallery Society to hear delegations on this matter.

The Committee's report submitted the following for Council's consideration:

A. THAT City Council approve a further grant of $10,000 as the balance of the City share of the 1979 operating budget, to be provided on a matching basis with funds raised by the Society, up to a maximum of $10,000.

Cont'd.

DELEGATIONS (Cont'd.)

4. Greater Vancouver Artists' Gallery - Grant Request (Cont'd.)

B. THAT the fund raising programs listed in the Manager's report and outlined in the Society's brief (attached) dated May 10, 1979, be approved and that the revenue from the sale of art be deposited with the City and credited to the Society as part of its fund raising effort.

C. THAT the Artists Gallery use its best efforts to secure a Federal works grant, the purpose of which is to reinstate the art purchasing program in 1980 and further that City Council approve and support this effort.

Mr. S. Dadson, Greater Vancouver Artists' Gallery and Ms. N. Blanck, Central Visual Artists Association addressed Council in support of the Greater Vancouver Artists' Gallery and gave reasons why Council should continue funding the Society.

Ms. Blanck filed a petition containing 5000 signatures supporting the activities of the Artists' Gallery.

MOVED by Ald. Puil,
THAT the recommendations of the Committee be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

CITY MANAGER'S REPORTS (Cont'd)

F. Manager's Report
(June 14, 1979)

Tender No. 35-79-1 -
Landfill Compactor

Earlier this day Council deferred consideration of the City Manager's Report dated June 14, 1979, on Tender No. 35-79-1 - Lanfill Compactor, to permit the tenderers for 80,000 pound machines an opportunity of addressing Council.

The City Engineer and the Assistant City Engineers, Water, Sanitation and Materials Division and Departmental Services and Sewers Division, reviewed the report for Council's information as well as their reasons for recommending that Council accept Bid No. 7, from F. & F. Equipment Ltd. for one only Tana model 40 Compactor at a total cost of $261,859 plus 4% Provincial sales tax.

Mr. Andrews, Regional Manager, Bomag Canada, one of the bidders for this tender, addressed Council and stated his firm's bid was approximately $1,200 lower than the one recommended by the City Engineer. He also claimed that his machine was as efficient as the one chosen. In addition the Bomag machine is built in Canada, whereas the Tana machine is manufactured in the United States.

Mr. Foran, F. & F. Equipment Ltd., which submitted the bid on the Tana model 40 Compactor, addressed Council in support of his Company's position in this matter.

MOVED by Ald. Puil,
THAT the recommendation of the City Manager contained in his report dated June 14, 1979, be approved.

- CARRIED UNANIMOUSLY

FOR COUNCIL ACTION SEE PAGE(S) 524

G. Manager's Report
(July 9, 1979)

1979 Arbitration Award - Vancouver
Policemen's Union Negotiations

During an 'In Camera' meeting earlier this day Council had agreed to discuss this matter in Open Council. The Mayor stated the Police Board will be examining the arbitrator's award very carefully and expressed concern with a number of the award items. A number of members of Council also expressed their dissatisfaction with the award and they expressed the opinion that this could set a precedent for other union negotiations with the City.

It was suggested that a delegation comprising the Mayor and members of Council seek a meeting with the appropriate Provincial Government Ministers to discuss the impact of the Essential Services Act and the Police Act on union negotiations.

The Mayor indicated that he will follow-up on this suggestion.

MOVED by Ald. Bellamy,
THAT the report of the City Manager dated July 9, 1979, be received for information.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW. (Alcohol Treatment Facilities)

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Kennedy and the Mayor excused from voting.)

2. A BY-LAW TO AMEND BY-LAW NO. 4054, BEING THE STREET NAME BY-LAW

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Lands for Lane Purposes (South 10 feet of Lot 10 Block 313, District Lot 526 Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of
Lot 10
Block 313
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road Purposes (Portion of Lot A of Lots 1 to 7 and 10 to 16 and of Subdivisions 3 and 4, Blocks 1 and 2 of Block 11, District Lot 393, Group One, New Westminster District, Plan 9141)

MOVED by Ald. Little,
SECONDED by Ald. Puil,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot A of Lots 1 to 7 and 10 to 16 and of Subdivisions 3 and 4, Blocks 1 and 2 of Block 11, District Lot 393, Group One, New Westminster District, Plan 9141, lying northerly of a line joining a point in the northwesterly limit of said Lot A, 5 feet southwesterly from the most northerly corner of said Lot A and a point in the northeasterly limit of said Lot A, 5 feet southeasterly from the most northerly corner of said Lot A, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 30, 1979, and marginally numbered LF 9082, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Englesea Lodge,
2046 Beach Avenue

Council noted a delegation request on behalf of the Englesea Lodge Committee for the meeting of July 24, 1979.

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the request of the Englesea Lodge Committee to address Council at its meeting on July 24, 1979, be approved and consideration of Alderman Kennedy's motion on this matter be deferred to that time.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Ford -

Cancellation of July 31st Council Meeting

suggested that as a number of Council members will be visiting Odessa the week of July 30th, the Council meeting of July 31st be cancelled.

MOVED by Ald. Ford,
SECONDED by Ald. Puil,
THAT the Council meeting of July 31, 1979, be cancelled and the schedule of Council meetings for 1979 be varied accordingly.

- CARRIED UNANIMOUSLY

Alderman Ford -

Starting Time of 9:30 a.m. for Council Meetings

questioned the wisdom of Council commencing its meeting at 9:30 a.m. during July and August as it appeared evening or late afternoon meetings would still be necessary.

The consensus of Council was to retain the 9:30 a.m. starting time during July and August.

Alderman Bellamy -

Grant to Sport B.C. - Summer Sports Program

referred to the fact that when this item was considered by Council at its meeting on June 26, only eight members of Council were present one of whom voted against the motion to approve a grant to this organization and therefore the grant was not approved.

He requested that Council reconsider the request from Sport B.C. Summer Sports Program for a grant of $7,500.

The Mayor agreed to do so.

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT Council approve a grant of $7,500 to Sport B.C. Summer Sports Program with the source of funds being Contingency Reserve.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed.)

ENQUIRIES AND OTHER MATTERS (Cont'd)

Alderman Marzari -	requested that the Director of Planning and the City Engineer report
Shaughnessy Hospital Expansion	on the status of the Shaughnessy Hospital Expansion with special reference to traffic and parking problems in the area.
	The Mayor so directed.

* * *

The Council recessed at approximately 5:30 p.m. to reconvene in the Council Chamber at approximately 7:30 p.m. with Alderman Harcourt, Deputy Mayor, in the Chair and the following members present:

Aldermen Bellamy, Boyce, Ford, Gerard, Little, Marzari, Puil and Rankin.

COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Alderman Harcourt, Deputy Mayor, in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

5. B.C. Hydro Transit Cutbacks

Council on June 26, 1979 agreed to hear delegations on a motion submitted by Alderman Rankin on the above matter. Council then heard representations in favour of the motion from the following:

Joseph Arnaud	
Jean Swanson	Downtown Eastside Residents' Association - (Brief)
W. Hutton	Amalgamated Transit Union - (Brief)
Bonnie Agnew	RAPE Relief - (Brief)
A. Griffin	First United Church
Debra Lewis	Vancouver Status of Women - (Brief)
Sol Jackson	Killarney-Champlain Citizens for Action Association
Doug Fleming	Simon Fraser University (Students' Society) - (Brief)
Valgeet Johl	U.B.C. (Alma Mater Society) - (Brief)
Patrick Burke	Canadian Scientific Pollution and Environmental Control Society
Nathan Davidowicz	Kensington Citizens Neighbourhood Improvement Program Planning Committee
Moe Sihota	East-Indian Citizens Welfare Association - (Brief)
Phil Hebbard	N.D.P. Little Mountain Constituency
P. M. Figueroa	Communist Party of Canada - (Brief)
Carole Walker	West End Traffic Committee & Citizens for Rapid Transit
Bruce Yorke	C.O.P.E.

Cont'd.

DELEGATIONS (Cont'd.)

5. B.C. Hydro Transit Cutbacks (Cont'd.)

MOVED by Ald. Rankin,
THAT WHEREAS B.C. Hydro is planning more bus cutbacks for the City of Vancouver to be effective July 20;

AND WHEREAS the cutbacks will result in the elimination of 42 bus trips per day;

AND WHEREAS the cutbacks proposed for July 20 are part of a whole series of cuts which have caused service within the City to deteriorate steadily for the last three years;

THEREFORE BE IT RESOLVED THAT:

1. Vancouver City Council strongly protest the proposed cutbacks to the Provincial Government, and

2. Vancouver City Council immediately ask for a meeting with the Provincial Government to discuss the problem of deteriorating public transit within the City and the need for an adequate subsidy to improve public transit.

- CARRIED

(Alderman Little opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

* * * * * *

The Council adjourned at approximately 10.25 p.m.

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of July 10, 1979, adopted on July 24, 1979.

MAYOR

CITY CLERK

DEL. 1.

MANAGER'S REPORT

DATE July 3rd, 1979

TO: Vancouver City Council

SUBJECT: Strata Title Conversion Application - Mayfair Hotel - 845 Hornby St.

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

"On May 29, 1979 Council considered the City Manager's report to Council of May 25, 1979 in respect of an application by Techram Securities Ltd., owners of 845 Hornby Street (Lots N½ of 29, 30, 31 and S½ 32, Block 60, D.L.541, Plan 210) to convert the existing hotel to strata title ownership. Council resolved:

"That consideration of this matter be deferred pending a report from the Director of Planning on the relevant strata legislation and on the history of this building.

FURTHER THAT when this report is before Council the owners of 845 Hornby Street be invited to address Council. "

A copy of the City Manager's report to Council of May 25, 1979 is attached as Appendix A.

Strata Title Conversion and the Strata Titles Act.

The provision requiring an "approving authority" to give consideration and approval to the conversion of previously occupied buildings to strata title ownership was introduced into the Strata Titles Act in 1973. Section 5 of the Strata Titles Act, except for some minor changes, has remained basically unchanged since that time.

Approval of existing buildings.

5. (1) On the conversion into strata lots of a previously occupied building by an owner-developer, the approving authority may, notwithstanding any other Act,

(*a*) approve the strata plan, or

(*b*) refuse to approve the strata plan, or

(*c*) refuse to approve the strata plan until terms and conditions imposed by the approving authority are met,

and its decision is final.

(2) In its decision under section (1), the approving authority

(*a*) shall not approve the conversion unless the buildings included in the strata plan substantially comply with the applicable by-laws of the municipality, or, where the buildings are not situated within a municipality, they substantially comply with the National Building Code of Canada issued by the Associate Committee on the National Building Code, National Research Council, as amended from time to time, and with any other by-laws that may apply to those buildings,

(*b*) shall consider

(i) the priority of rental accommodation over privately owned housing in the area;

(ii) the proposals of the owner-developer for the relocation of persons occupying the buildings;

(iii) the life expectancy of the buildings; and

(iv) projected major increases in maintenance costs due to the condition of the buildings; and

(*c*) may consider any other matters that, in its opinion, are relevant.

(3) For the purposes of subsections (1) and (2), "approving authority" means,

(*a*) where the land affected by the strata plan is situated within a municipality, the council of the municipality; or

(*b*) where the land affected by the strata plan is not situated within a municipality, the regional board of the regional district in which the land is situated.

(4) [*Repealed.* 1977, c. 64, s. 5 (proc. eff. Feb. 16, 1978).]

(5) The approving authority or approving officer, as the case may be, shall, at the time of approval, issue a certificate in the form prescribed by the regulations and the certificate shall be filed with the Registrar upon deposit of the strata plan.

1974, c. 89, s. 5; 1977, c. 64, s. 5 (proc. eff. Feb. 16, 1978).

A review of the Planning Department's files indicates that the 1973 amendment to the Strata Titles Act was introduced due to the increasing number of conversions of rental apartment buildings to strata title ownership and the resultant relocation of tenants. The wording in both Section 5 of the Strata Titles Act and the City's regulations reflect the overriding concern for this situation. Often the wording does not appear to respond to all possible situations. For example, the current City's Strata Title Conversion regulations are difficult to apply to two-family dwelling conversions which are quite frequent. Obtaining the consent of two-thirds of the tenants when considering a two-family dwelling has no meaning.

In a similar manner, neither the Provincial Strata Titles Act nor the City's regulations provide any specific guidelines for the consideration of commercial or industrial conversions, although Council recently approved the conversion of a warehouse at 930-66 S.W. Marine Drive on November 21st, 1978. Another commercial (office) conversion will be before Council in the near future. As there has been only limited activity in this area, the Director of Planning would recommend that such applications continue to be dealt with on an individual merit basis. The alternative is to undertake a thorough study of the issue and report back to Council with recommended regulations to be applied to commercial and industrial strata title conversion application. The Director of Planning would note that such a study would require an additional expenditure of funds which is not warranted at this time.

History of the Mayfair Hotel

A brief history of the development was contained in the City Manager's report dated May 25, 1979. Development Permit No. 26992 was issued on June 26th, 1963, thereby permitting the erection of a hotel subject to the following conditions:

1. Building to be used only as a temporary abode for tourists or transients and not at any time to be occupied as permanent living accommodation.

2. The required off-street loading facilities are to be provided in accordance with the approved drawings and Section 13 of the Zoning and Development By-law prior to any use or occupancy of the proposed development.

One of the conditions to be fulfilled prior to issuance of the development permit, established by the Technical Planning Board, was that the owner was to first file a letter of undertaking stating that the proposed hotel portion of the development was to be occupied only as a temporary abode for tourists or transients and will not at any time be occupied as permanent living accommodation. There is a letter on file from the Director of the Mayfair Tower Limited, dated June 7th, 1964, which states as follows:

> 'In response to your request of April 1st, 1963 Mayfair Tower Limited undertakes that the proposed hotel portion of the development will be occupied as temporary abodes for tourists and transients and will not be occupied as permanent living accommodation'.

Despite these assurances, the Mayfair Hotel was the subject of repeated inspections and correspondence with regard to the occupancy of the hotel portion of the building for the purposes of both offices and permanent living accommodation. Office use above the second floor was clearly a violation of Zoning and Development By-law No. 3575. A development permit application was submitted for a proposed dance studio in October of 1966. This application was refused and subsequent action by the City saw the removal of offices from nine suites.

The matter of hotel suites being used as permanent living accommodation is a continuing problem with all hotels in the City. In terms of the Mayfair Hotel, a number of inspections were undertaken between 1965 and 1971. These inspections showed that none of the suites were leased to tenants for a fixed period of time, most of the suites were rented on a monthly basis and suites were occupied by individuals arriving in the City until work and/or permanent housing was located. City records indicate that the management of the Mayfair Hotel stated in a letter dated February 7th, 1971 that they intended to change the building into a daily hotel operation. There is no further correspondence on this aspect of the hotel operation.

Discussion with the Director of Legal Services indicates that no satisfactory means of enforcement has been found to deal with the permanent occupation of hotel suites for residential purposes. The onus of proof rests with the City and it has been found to be most difficult. Therefore it is conceivable that a development such as the Mayfair Hotel could fluctuate between use as a temporary abode for tourists or transients and a more permanent living accommodation. However, it should be noted that the approved use of this building is 'a temporary abode for tourists or transients'. Any other use is contrary to the approved use under Development Permit No. 26992 and Zoning and Development By-law No. 3575.

The Director of Planning was very concerned when this application was submitted in September 1978. He has felt that as a Planning agent of the City, his role is to be concerned with legislation dealing with the amenity of the City measured in its various ways. The strata title legislation, together with complex tax laws, means that this application has more to do with private financial transactions than the logical separation of land or developments with functioning units. However, having reviewed the legislation carefully and discussed the matter with the Director of Legal Services, his conclusion was that he should recommend this conversion although he would prefer the legislation to be changed so that financial dealings could relate to financial laws and dealings in land could relate to subdivision and zoning laws. It seems that financial objectives are primary in this instance, not the proper management or allocation of functioning parts of land or buildings.

RECOMMENDATION:

The Director of Planning recommends the following:

A. That commercial and industrial strata title conversion applications continue to be processed on the merits of the individual application, noting however, that the Director of Planning will report any significant increase in such applications;

B. That the application for the Mayfair Hotel be approved in accordance with the recommendation in the City Manager's report dated May 25th, 1979 (a copy is attached to this report as Appendix A); and

C. That the Director of Planning contact the Office of the Superintendent of Insurance, the provincial agency responsible for the Strata Titles Act, outlining the exact nature of Council's consideration of this matter."

The City Manager adds the following 3 comments:

1. The applicant maintains that the very act of strata-titling a property tends to increase its assessed value and hence brings higher property taxes to the City. The Director of Finance confirms that this is generally the case.

2. The applicant maintains that the strata-titling will result in the building being substantially improved and brought up to code requirements, - and that most of these improvements would not take place otherwise.

3. Some concern has been expressed about possible complications of enforcing the lodging house and other by-laws when dealing with many owners. City staff expect that they would be dealing with a strata company and do not anticipate substantial difficulties.

In view of the above, the City Manager RECOMMENDS approval of the above recommendations A, B, and C.

FOR COUNCIL ACTION SEE PAGE(S) 530

CC 62-MLH-75

MANAGER'S REPORT

DATE July 5, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Proposed Neighbourhood Pub - 2802 West 4th Avenue
Application by Mr. K. Eayds

CLASSIFICATION: INFORMATION

The City Clerk reports as follows:

" On May 17, 1979, I reported to the Standing Committee on Community Services the results of a plebiscite conducted on a proposed neighbourhood pub at 2802 West 4th Avenue. The results were 64.7% in favour, therefore the Committee recommended that Council approve the application, which it did on May 29, 1979.

A complaint has now been received from Mr. John Ball, on behalf of a number of residents in the area, stating that the details of the parking for the pub patrons was incorrect on the information sheet which was distributed with the ballot to eligible voters in the four-block area. This information sheet, which was prepared by me, is attached, and refers to six underground parking spaces which will be provided on the pub premises, and an additional six spaces at an adjacent gas station. Mr. Ball contends that this additional parking is not available to Mr. Eayds at either the Chevron Station on the North-east corner, or the Econo Station on the North-west corner of 4th and Macdonald, and states he has documentation to prove this. This parking information was taken from the original pub application submitted by Mr. Eayds to Permits and Licenses. (A copy of Mr. Eayd's application is on file in the City Clerk's office). In addition Mr. Eayds signed the draft information sheet as being correct before it was printed.

The Director of Planning advises that Mr. Eayds has not, as yet, applied for a Development Permit with respect to the proposed neighbourhood pub. On contacting Mr. Eayds he states that the reason he has not applied is that he is having some difficulty with the lease for the pub premises. However, he anticipates this will be resolved within a week or two, at which time he will apply for his Development Permit.

Mr. Eayds states that the application will be based on providing only the six underground spaces and that these are sufficient to meet the neighbourhood pub guidelines. Mr. Ball also contends that the six parking spaces to be provided by Mr. Eayds will not be used by pub patrons as they are underground.

The Department of Permits and Licenses has conducted an on site inspection of the parking area. There is space for eleven cars although the actual stalls have not yet been defined and the area is in accordance with the drawing approved by City staff and in compliance with the Zoning and Development By-law. "

The City Manager submits the above report of the City Clerk for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 531

WORKS & UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Supply & Delivery of Polyethylene Pipe
Automobiles
Soil Sterilant
Channels of Cable Carrier Equipment
Automotive Oil, Air & Fuel Filters
Fire Hose
Automobile

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

2. Cleaning of Sidewalks Outside of Stores

The Director of Legal Services reports as follows:

"At the meeting of Council of June 19, 1979 I was directed to report on the question of what measures could be taken to require store owners to clean the sidewalks outside of their stores.

Sidewalks are in general, by definition, part of the street system, which is owned by the City. Abutting owners have no special rights in the sidewalk, and without special legislation, the City cannot impose obligations on them.

A similar request was once raised with regard to making abutting owners keep the boulevards mowed and tidy. Again there is no authority to impose such a duty.

We do have such authority with respect to snow removal in business districts, but as Council members know, in practice the By-law is not too successful. Some problems are for example:

1. When does the obligation arise?
2. What is a "clean" sidewalk?
3. When does it become "unclean" so as to recreate the obligation?

There are also very real practical problems in prosecution. For these and other reasons, I do not recommend seeking the legislative changes. "

The City Manager submits the foregoing report of the Director of Legal Services for Council's INFORMATION.

..../2

RECOMMENDATION

3. Burrard Street Viaduct

The City Engineer reports as follows:

"The present Burrard Street Viaduct, located at the north end of Burrard Street, carries vehicular traffic over the CP Rail tracks. It was built by the C.P. Railroad as a private structure and it needs to be replaced as soon as possible because of its deteriorated condition. C.P. Rail intends to replace it with a reduced width and changed alignment to meet the sole needs of C.P. Road Transport.

Because this structure forms an integral part of the access to the proposed Pier B.C. Trade and Convention Centre, it is essential that it be designed to serve the needs of the Centre as well as C.P. Transport. Because the proposed Trade and Convention Centre will serve the public, we feel that the additional costs to replace the existing structure with one of the same width and alignment could be funded from other sources. We have discussed this matter with officials of the C.P. Railway who agree with our concerns and would be happy to replace the structure as we propose, provided the additional funds can be found. They also point out the urgency of replacing the bridge because of the deterioration.

The Federal-Provincial Urban Transportation Assistance Program (UTAP), which came into force in 1979, may provide another source of funds for this work. However, the City must apply for a contribution and, if granted, would be subject to an agreement between the City and the Government of Canada.

I recommend that:

(a) The City Engineer be authorized to negotiate with C.P. Rail to ensure that the new Burrard Viaduct meets the needs of the Trade & Convention Centre.

(b) The City Engineer be authorized to apply for UTAP funding towards the cost of building the Burrard Street Viaduct."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Local Improvement - Special Relief
Lane South of 28th Avenue,
Ross to Inverness Streets

The City Engineer reports as follows:

"On June 14, 1979, Council sat as a Court of Revision and as Council to consider a number of Local Improvements 'by Petition' including:

Lane Paving, Lane South of 28th Avenue, Ross to Inverness Street (108/456).

The petitioner, Mr. O.P. Davey, appeared with respect to this project and requested that the property owners be charged the 'OLD RATE' since the petition was filed prior to August 1, 1978.

The project was approved 'subject to a report from the City Engineer permitting special relief of the present cost sharing rate and granting the previous rate.'

Background

On May 16, 1978, City Council adopted a recommendation that:

(a) On Local Improvements for lane paving, residential property owners pay for the full width of asphaltic pavement instead of for only 14 feet;

(b) The charge not apply to projects 'by Petition' where the petitions are filed with the City Clerk, sufficiently signed, before August 1, 1978.

Clause No. 4 cont'd:

The foregoing project meets the above requirements. It was filed sufficiently signed prior to August 1, 1978, lacking only a death certificate validation which was subsequently provided. These property owners therefore are entitled to receive the 'OLD RATE'. This then is a request for SPECIAL RELIEF under Section 67 of the Local Improvement By-law and requires an affirmative vote of two-thirds of the members of Council.

Recommendation

I recommend that special relief be given on Item 108, Court of Revision Schedule No. 456 so that the basis of calculating the property owners' rate will be the one prior to August 1, 1978."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

NOTE: 2/3 affirmative vote of all members required.

FOR COUNCIL ACTION SEE PAGE(S) 520

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Hildon Hotel, 50 West Cordova Street

The City Manager reports as follows:

The attached letter from Mr. Morris, operator of the Hildon Hotel, is an appeal to Council against the order of the Acting City Medical Health Officer to vacate the Hotel by June 30th, 1979.

The matter was last considered by the Community Services Committee of Council on May 31st, 1979 as shown in Appendix "B". Some members of Council also toured the Hildon Hotel on June 22nd, 1979.

I am informed by the Health Department that 45 tenants remain in the 145 room Hotel, that Mr. Morris told them not to leave as he would "complete the work by June 30th". He refused to allow the Red Door Rental Aid into the building to assist in relocation.

Over the past many months, the Health Inspectors have not been able to get Mr. Morris to make the required repairs. In the last month, there has been substantial progress. Even at the present rate of work, it will still be many weeks before health standards are met. In addition, the hotel fails to meet certain fire requirements.

The Acting City Medical Health Officer can not re-issue an operating permit at the present time, and is considering legal action to vacate the building.

Concerning the appeal from Mr. Morris, the City Manager submits for Council's CONSIDERATION, whether or not they wish to defer for some definite period, legal action to vacate the building.

BUILDING AND PLANNING MATTERS

INFORMATION

1. 2705 Point Grey Road
Development Permit Application No. 84112

The Director of Planning reports as follows:

"This Development Permit Application is being referred to Council for information, in accordance with Council's resolution of May 24, 1977, which states that all Development Permit Applications in the designated priority areas on the north side of Point Grey Road are to be brought to the attention of Council.

Development Permit Application No. 84112 has been filed by Mr. Dan White, Architect, on behalf of Mr. C. N. Woodward, to construct a 5.944 m x 11.277 m/5.791 m (19'6" x 37'/19') accessory building (double garage) in the front yard of the existing one family dwelling in this RT-2 District.

The proposed development is a conditional use in the RT-2 District Schedule and will maintain a 6.096 m (20'0") front (south) yard and a nil westerly sideyard.

The Director of Planning is prepared to approve Development Permit Application No. 84112, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of May 24, 1977."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

2. Rezoning Application - 3551 Kingsway

The Director of Planning reports as follows:

"An application has been received from Mr. and Mrs. K.E. Whittaker requesting an amendment to Zoning and Development By-law No. 3575 whereby the property at 3551 Kingsway (Lots 4, 5 and 6 except that portion of each of said lots now Kingsway, see ref. pl. 2447, Blk. 3, D.L. 36 and 49, Plan 4317) would be rezoned from RT-2 Two-Family Dwelling District to C-2 Commercial District for the purpose of:

'development for general business purposes'.

SITE DESCRIPTION

The site is comprised of 3 lots on the north side of Kingsway, approximately 30 m (100 ft.) east of Aberdeen Street. The 3 lots of equal width have a combined frontage along Kingsway of 30.468 m (99.96 ft.) and vary in depth from 27.624 m (90.63 ft.) on the west to 25.439 m (83.46 ft.) on the east, producing a total site area of 809.195 m^2 (8,701.02 sq. ft.). (See Appendix A Map).

The site slopes downward significantly to the north from Kingsway and adjoins a 6.096 m (20 ft.) lane on the east and an irregular lane on the north, providing vehicular access to Kingsway and Aberdeen Street respectively. A one storey plus basement one-family dwelling is located on the westerly 2 lots (Lots 4 and 5) and appears to be well maintained. Substantial landscaping exists throughout the site, particularly along the east and north perimeters.

Clause 2 continued

Immediately to the west of the site are 3 similar lots zoned RT-2 Two-Family Dwelling District. Lots 2 and 3 are developed with 1 one-family dwelling (3545 Kingsway) which also accommodates a legal, non-conforming retail use (pet bird sanctuary). Lot 1 (5698 Aberdeen Street) is developed with a one storey plus basement one-family dwelling. (A basement dwelling unit had previously existed in these premises, with approval expiring in 1977. The basement was vacant at last inspection.)

To the east of the site, across the lane, the lands are zoned CD-1 Comprehensive Development District (Lot 26) and developed with a 48-unit, 2 storey senior citizens' apartment building. These lands were rezoned from C-2 Commercial District in April 1970. A report was adopted by Council in 1964 recommending that this City-owned property not be sold as C-2 'as the commercial zoning for retail and offices should be retained generally between Joyce, Tyne, School and the lane lying north of Kingsway.' An interest to develop Lot 26 for seniors' housing was apparent at that time.

Lands to the north of the site across the east-west lane, which were also City-owned in 1964, are zoned RS-1 One-Family Dwelling and were principally developed during 1968 with single family dwellings.

Lands immediately to the south of the site across Kingsway and generally along both sides of Kingsway are zoned C-2 Commercial District and developed with a variety of commercial uses, many of which are automobile oriented. In addition to several parcels of land zoned CD-1 along Kingsway, various lands are zoned RT-2 Two-Family Dwelling District, including the site, the adjoining 3 lots to the west and the fronting portion of lands across Kingsway to the southwest. In 1942, the City rezoned various commercial pockets to residential along Kingsway, Main Street, Fraser Street and Victoria Drive. Many of these RT-2 areas remain commercial in character as non-conforming uses.

The significant parcels of land to the southwest of the site, across Kingsway, are zoned RT-2 to a depth of 38.100 m (125 ft.) and are generally underdeveloped with older (legal, non-conforming) tourist courts, trailer courts, trailer parks and group houses. A major rezoning application to develop these lands was withdrawn late in 1978 but has recently been re-submitted.

BACKGROUND

In 1977 four significant parcels of land in the eastern Kingsway vicinity, including the lands to the southwest of the site across Kingsway, were before the Planning Department in the form of comprehensive development rezoning applications. As a consequence, on January 10th, 1978, Council established a Task Force to review the function of Kingsway and adjoining lands and recommend policies for future development of Kingsway.

The recommendations of the Kingsway Task Force were adopted by Council on October 17th, 1978 and included the consideration of a Local Area Planning Program and specific guidelines for the four sites under consideration for rezoning. In the October 17th report there were also significant policies to be followed until such time as a Local Area Planning Program can be implemented in the area. The major policy statements affecting commercial development were as follows:

'Policies

(a) The maximum scale of commercial development along Kingsway should not exceed the requirements set out in the C-2 Commercial District Schedule....

Clause 2 continued

(e) The Joyce Commercial Centre on Kingsway should be enhanced by concentrating pedestrian-oriented retail activities in the commercial core between Joyce and Tyne Streets. A secondary pedestrian-oriented retailing focus should also be accommodated along Kingsway between Lincoln and Boundary Road. General business* activities should be encouraged to locate along Kingsway, except in the commercial core areas noted above....

*General business areas are characterized by a mixture of scattered and sometimes isolated, retail, service, office and general commercial uses strung out in linear fashion along the City's major arterial streets. General business uses tend to be auto-oriented, characterized by single-purpose trips, and draw customers from the Metropolitan area not from the surrounding residential areas. (Refer to Suburban Commercial Study, December 1971, Pages 9 & 10.) They include activities such as: motels; restaurants; auto repair shops; service stations; medical-dental; building, plumbing and household supply stores; interior decorating; funeral parlours etc.'

ANALYSIS

Four alternatives have been identified and examined in terms of seeking an appropriate response to the present rezoning application. There are both advantages and disadvantages to each as outlined below:

Alternative 1 - Retain Existing RT-2 Zoning

Under the existing RT-2 Two-Family District zoning, a minimum site area of 445.935 m^2 (4,800 sq. ft.) is required to develop a one- or two-family dwelling. For a two-family dwelling the Director of Planning may only relax this minimum site area requirement to 353.032 m^2 (3800 sq. ft.), but for a single-family dwelling the Director may permit development on any lot on record in the Land Registry Office. Therefore consideration could be given to the development of each of the three lots comprising the site (the largest being less than 278.709 m^2 (3000 sq. ft. in area) with a single-family dwelling. The design of any new dwelling would require the approval of the Director of Planning as well.

Retention of the existing residential zoning on the site would appear to be worthy of consideration insofar as the lands to the east, north and west are residentially zoned and developed. The regulations and design requirements under the existing RT-2 would provide for adequate compatibility between the existing and possible new residential development.

Alternative 2 - Rezone to C-2 Commercial District

Introduction of a commercial zoning and uses onto the site could result in some significant impacts on the adjoining residential lands. These potential impacts related to use would be largely dependent upon the specific performance characteristics of the particular commercial use(s) which might be developed.

While this 'pocket' of residentially zoned land (including the six RT-2 zoned lots and the CD-1 to the east) may be seen as somewhat of an isolated zoning situation in this area - the majority of lands along Kingsway being zoned C-2 Commercial District - there is at present a lack of evidence to suggest that there is a significant need for additional commercially zoned lands in this vicinity. Many of the C-2 properties in

Clause 2 continued

this area and elsewhere along Kingsway are underdeveloped and accommodate marginal commercial uses, indicating a fairly weak commercial market. At the same time, there is a strong desire on the part of property owners and businessmen to upgrade and alter the character of the area towards creating a stronger commercial market. This is evidenced by the significant developments which are likely to be pursued in this area. It is anticipated that the introduction of new motels and auto-oriented general businesses outside of the Joyce commercial core would lead to commercial vitality.

While a rezoning to C-2 may be consistent with the other C-2 zones along Kingsway, the wide range of uses permitted is not in accordance with the Kingsway Task Force recommendations. The personal service uses which are a major component of the C-2 District Schedule are felt to be inappropriate outside of the Joyce commercial centre. As well, the possible physical form of development would also not respond to the unusual site characteristics.

The C-2 District Schedule presently applies to a great variety of properties throughout the City predominantly along major arterials. These properties differ significantly in site size, configuration and topography, yet the regulations of this schedule, while appropriate to a 'normal' site, do not account for the diversity of site characteristics. This situation is common to many of the zoning district schedules including the RS-1 District Schedule.

The particular site slopes down significantly to the lane on the north and affords substantial panoramic views of the north shore mountains. This topography coupled with the height and rear yard requirements of the C-2 District Schedule can produce a very detrimental relationship in terms of the form of development and the single-family development to the north. An example of over-shadowing, overview and architectural domination as a consequence of recent development under C-2 in a similar situation, is apparent three blocks to the east at the northwest corner of Kingsway and Boundary Road (this site having been rezoned from M-1 Industrial District to C-2 Commercial District in September 1977). The Kingsway Task Force Technical Report, April 1978, stated 'the residential/commercial developments on the Kingsway ridge are resulting in unattractive, long, boxy forms on the skyline'.

Alternative 3 - Rezoning to a new 'general business' commercial district.

The site in question lies within the study area of the Kingsway Task Force. One of the recommendations of this Task Force, adopted by Council, dealt with strengthening of the commercial core between Joyce and Tyne Streets and encouraging general business uses outside of the core area. The site falls within the area to the east of the commercial core and is within one of 2 areas where general business uses are to be encouraged. (See Appendix B Map - the policies illustrated on this map were formally adopted by Council, for Kingsway East area on October 17th, 1978.)

As correctly noted in the Kingsway Task Force Report, 'the existing commercial zoning schedules, such as C-2 or C-3A Commercial Districts, do not provide an adequate differentiation of functions to ensure this appropriate pattern of commercial activities relative to Metrotown.' In order to ensure that the commercial areas along Kingsway are developed in accordance with the approved recommendations of the Kingsway Task Force, the existing C-2 zoning would have to be replaced with at least two new commercial schedules - one for the core area and one for the adjoining

Clause 2 continued

'general business' areas. The development of appropriate commercial schedules or an extensive comprehensive development district would demand significant staff resources to develop suitable uses and regulations which respond to the varying site characteristics within the entire Kingsway Task Force Study area.

Alternative 4 - Rezone to CD-1 Comprehensive Development District

The three lots comprising the site and possibly the three lots to the west might all be rezoned to a CD-1 Comprehensive Development District with the CD-1 By-law containing appropriate regulations to ensure that both the uses and form of development which may be permitted are suitable to both Kingsway and the adjoining residential community and in line with the policies and recommendations of the Kingsway Task Force.

The uses to be included in such a CD-1 Comprehensive Development District would include those defined in the Kingsway Task Force Technical Report of April 1978 as general business - specialty outlets (e.g. hobby shops, furniture stores, second hand stores, real estate offices), auto-oriented outlets (e.g. service stations, drive-in restaurants, auto repair shops) and tourist accommodation (e.g. motels, motor courts). The overall design of any proposal under such a CD-1 must take account for (1) the need for commercial visibility and vehicular access related to Kingsway and (2) the design of development along the 'Kingsway Ridge' (north side of Kingsway) should provide a more attractive skyline and relate more compatibly with the adjoining single family neighbourhood to the north. This latter aspect may be accomplished with the provision of residential on the north side of any development.

Use of the CD-1 Comprehensive Development District as a land use and development control mechanism has proven very advantageous in terms of establishing particular regulations appropriate to unusual sites or land uses. However, while all CD-1 sites are indistinguishable by title (with the exception of the W.E.D., D.D. and F.C.C.D.D.), the more than 130 CD-1 Comprehensive Development District sites presently established are in many respects discrete, individual zones. This presents a complicated expression of development policy as well as an administrative burden for staff, as the functional number of 'zones' within the City includes the CD-1 sites in addition to the 33 other District Schedules - a total in excess of 160.

Beyond the sheer volume of 'zones' (which is increasing with every new rezoning to CD-1), the proliferation of unique CD-1's will make it increasingly difficult to simplify the City's land use controls in the future. Any attempt to consolidate the diverse multitude of CD-1 'zones' into a greatly reduced number of more traditional District Schedules will have to consider the implications of perhaps rendering many of the uses in CD-1 developments legally non-conforming.

SUMMARY

There is no evidence to suggest a public need for additional commercial space along Kingsway at this time, (which cannot already be provided within presently commercially zoned areas) although a large commercial and residential development is being contemplated for lands across Kingsway and has recently been submitted in the form of a rezoning application to CD-1. Should the demand escalate in the future, the Kingsway Task Force recommendations suggest that general business uses only be permitted so as not to compromise the planned core commercial area emerging to the west.

Clause 2 continued

There is presently no established District Schedule which will ensure that this objective is realized nor that future redevelopment of this site and other lots in similar situations will respond compatibly with the surrounding community. The apparent alternative is to continue the establishment of individual CD-1 'zones' as the need arises, noting that the proliferation of CD-1's and new zoning district schedules has some substantial administrative and long term land use control implications.

The other alternative which demands examination is to increase the discretionary provisions of the established District Schedules so that the 'coarse,' 'broad-brush' regulations may be adjusted in response to the diversity of site and locational characteristics of lands throughout the City. This approach would eventually evolve into a limited set of basic zoning districts with the capability of accommodating a variety of land uses under regulations appropriate to the particular site in question. Regulations would be established so as to ensure compatibility of use and form of development with that of the surrounding community. Such a system of land use control would better reflect and respond to the spectrum of land use, physical built-form, site characteristics and locational factors as apparent throughout the City. However, the development of an effective 'spectrum zoning' mechanism would require substantial analysis in its preparation and support through the decision-making process.

CONCLUSION

While the rezoning of the site to C-2 Commercial District cannot be supported for reasons of lack of demonstrated need, as well as use and form of development which may be possible under the C-2 District Schedule, it is recognized that a mixed commercial (general business) and residential development may be appropriate on this site and the remaining residentially zoned lands to the west which front onto Kingsway. In order to ensure that the particular uses and form of development permitted would be consistent with the Kingsway Task Force recommendations and compatible with the residential community to the north, a rezoning of the site to CD-1 Comprehensive Development District would be required. This alternative also has some liabilities but can be supported should Council not wish to retain the present RT-2 Two-Family Dwelling District zoning. Should Council wish to support a rezoning of the site to CD-1 it would be recommended that the three lots to the west also be considered for possible inclusion in this rezoning and that an amended application clearly state the range of uses and form of development contemplated so that appropriate development controls can be established.

RECOMMENDATION:

The Director of Planning recommends:

A. That the rezoning application be NOT approved.

B. That the applicant be informed that consideration would be given to an application to rezone the site and the three RT-2 lots to the west to CD-1 Comprehensive Development District which would include an acceptable detailed scheme of development in compliance with the recommendations of the Kingsway Task Force (as approved by Council on October 17th, 1978) and achieve a good relationship with the adjoining development."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

3. Riley Park N.I.P. - Hillcrest Park Fieldhouse

The Director of Planning reports as follows:

"On January 9, 1979 City Council approved the expenditure of up to $26,844.00 from the Riley Park N.I.P. budget to be used for the rehabilitation of the Hillcrest Park Fieldhouse. The total cost of the project, with R.R.A.P. and Park Board portions, was estimated to be $30,810.00.

Construction has not been undertaken to date because it was found that the cost of the project was underestimated. To complete the project an additional N.I.P. appropriation is required. The purpose of this report is to recommend this additional appropriation.

On May 7, 1979, five bids were received for the Hillcrest Park Fieldhouse Improvement Project. The currently estimated total cost is $50,247.00, which represents the lowest of these bids. The extra cost comes about largely because of the unforeseen work needed to bring the fieldhouse up to a satisfactory standard while at the same time providing an adequate service to the park users. After the funding problem was identified, the Planning Department and the Park Board investigated alternative ways of implementing the project within the original budget. This has proven unsuccessful so that an additional funding commitment is necessary if the project is to proceed. The Park Board has agreed to pay $13,409.00 of the extra costs. This leaves the balance of $6,028.00 to be provided from Riley Park N.I.P.

The Director of Planning and the Riley Park Citizens' N.I.P. Planning Committee feel that this project should proceed with additional funding provided from the Riley Park N.I.P. Contingency Account.

On this basis, funding would be shared as follows:

Approved Riley Park N.I.P. funds	$26,844.00
Approved R.R.A.P. Grant (to be used only for the portion of work which is for the renovation of caretaker suite)	$ 2,500.00
Committed Park Board Funds	$ 1,466.00
Extra Park Board funds (approved by Park Board, June 25, 1979)	$13,409.00
Proposed N.I.P. funds (Riley Park Contingency Account #898/9416)	$ 6,028.00
TOTAL PROJECT FUNDING	$50,247.00

A purchase order will be issued to the low bidding contractor upon receiving confirmation that City Council has approved the proposed N.I.P. funds. The additional allocated Park Board funds are available in the 1979 Fieldhouse Renovations Supplementary Capital Account #642/2109.

The Director of Planning recommends that City Council approve the appropriation of up to $6,028.00 from the Riley Park N.I.P. Contingency Budget Account #898/9416 to be used to augment the budget for rehabilitating the Hillcrest Park Fieldhouse. Costs to be shared as follows:

C.M.H.C.	(50% of Total)	$3,014.00
Province of B.C.	(25% of Total)	$1,507.00
City of Vancouver	(25% of Total)	$1,507.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Development of City-owned Property at the N.W. Corner of Dunsmuir and Richards Street (Block 35)

The Director of Civic Buildings reports as follows:

"On October 5, 1978, City Council approved the concept of a Urban Park above a B. C. Hydro underground sub-station on Block 35, at the N. W. corner of Dunsmuir and Richards Streets.

On October 31, 1978, Council approved the appointment of Bruno Freschi as Architect, and appropriated funds for fees in the amount of $44,000. for the Design Development, to be reported to Council in March 1979. This fee appropriation was based on a steady and continuous development of the design for a report to Council when the balance of fees required for working drawings would be reported.

In early January, 1979 B. C. Hydro raised a number of issues relating to the design of the park, cost sharing of the park support structure, and timing of the finalization of the sub-station design. It was thought all of these matters had been the subject of prior general agreement reached in many meetings throughout 1978 at which a B. C. Hydro representative was present, and that the actual completion of an agreement document would be a routine procedure. It became clear in early 1979 that the B. C. Hydro sub-station design had not kept pace with the City Park design and what was thought of as agreed principles of cost sharing of the support structure were not agreeable to B. C. Hydro.

This cost sharing of the Park support structure was a major issue which threatened the possibility for developing a suitable park within the stipulated maximum expenditure. This issue has now been resolved to the satisfaction of your officials, and will enable the agreement to be finalized. The past five months of protracted involvement by the City's consultants have exhausted the funds appropriated for a steady and continuous design process to end in March.

The Architects are now confident that an acceptable first phase of construction can be recommended within the limitations of funds set by Council, but it is estimated a further $10,000 in fees is required to complete the Design Development and report to Council. Council set aside $400,000 in the 1979 Supplementary Capital Budget as a first installment of the total funds required in 1981 and it is recommended that sufficient funds be made available from this source to complete the current assignments, when the total fee structure of the project will be reported to Council.

It is recommended that funds in the amount of $10,000 be made available to complete the Design Development of the Urban Park from the funds provided in the 1979 Supplementary Capital Budget for this project."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

5. Measures for Energy Conservation in Buildings

The Director of Permits and Licenses reports as follows:

"Council at its meeting May 15, 1979 referred to the Director of Permits and Licenses, the request of SPEC contained in their letter dated April 27th, 1979 which was that the City adopt the "Measures for Energy Conservation in New Buildings" as produced by the Associate Committee on the National Building Code which is one of the Associated Documents to the National Building Code.

The major implications of their request lies in its broadness of scope and our lack of full understanding of cost implications and the degree of applicability to existing buildings. This Department has made preliminary investigations and we have determined that with certain types of buildings (especially commercial) the savings in energy would be tremendous plus the increased comfort in the buildings.

Clause 5 continued

The new position of Mechanical Engineer which has recently been advertised for this Department should be filled hopefully, by the end of August. At that time the Department will be in a better position to prepare a more comprehensive report on staffing and inspection implications, as well as the implications of making this document law in the City, in particular, to existing buildings.

RECOMMENDATIONS

It is recommended that the Director of Permits and Licenses coordinate the following:

1. To set up a task group of interested experts (HUDAC, SPEC, BOMA, UDI, Professions, CMHC and staff) to evaluate maximum cost-effective priorities for enforcement of the measures to both new and older buildings; and

2. To circulate a questionnaire to various building owners, developers and managers for their feed-back once suggested priorities have been established; and

3. Report back to Council by the end of February 1980 giving alternative recommendations where applicable.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 521

MANAGER'S REPORT, JULY 6, 1979 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

INFORMATION

1. City Pound

A letter has been received from Peter Edward Hamilton, President of Animal Defence and Anti-Vivisection Society, requesting permission to appear before City Council regarding two matters concerning the City Pound (a copy of Mr. Hamilton's letter is attached).

The Director of Permits and Licenses reports as follows:

"The incident referred to in Item 1 of Mr. Hamilton's letter occurred on the weekend of June 2-3, 1979. A dog was picked up by the City Pound in the 5500 block Nanaimo Street on June 2. Although this dog was licensed, it was not wearing the license at the time of the impoundment.

The impoundment of the dog was registered in the Pound Register on Saturday, June 2. The owner of this dog, Mrs. Newell advises that she phoned the City Pound on Sunday morning between 9:00 and 10:00 a.m. and was informed that her dog was not at the Pound and that only three German Shepherds had been impounded the day before. Mrs. Newell phoned the Pound again that morning between 11:00 a.m. and 12:00 noon and this time was informed that her dog had been impounded the day before. The staff members on duty that day have been interviewed and do not recall receiving a telephone enquiry between 9:00 and 10:00 a.m. and since no German Shepherds had been impounded at all either that day or the day before, it is difficult to understand why this type of information would be conveyed to Mrs. Newell. It was unfortunate that the dog was not wearing its license (as required under the Pound By-law) because the Pound would have phoned Mrs. Newell and informed her on the Saturday that her animal had been impounded. I would also like to point out that the staff at the City Pound have, and are, instructed to notify persons phoning about their animals to come to the Pound in person to make sure their dog is not there because descriptions given by owners can be quite different from those listed in the Pound Registered.

The two puppies referred to in Item 2 of Mr. Hamilton's letter were impounded and were kept at the Pound for approximately two weeks, which was much longer than the normal retention period. However, since they were Pure Bred Sheep Dogs and since the former owner was attempting to locate someone to take the dogs, normal procedures were not followed. These two puppies were sold on June 11th to people who reside in the municipality of Surrey.

The evening that Mr. Hamilton attended the Pound was June 11th and the lady who accompanied him and went into the Pound saw two other dogs which were for sale and resembled the two Sheep Dog puppies. These two full grown dogs were sold to and picked up by the University of British Columbia on the morning of June 12th. In checking all records at the Pound, I am completely satisfied that the two puppies were sold to persons residing in Surrey."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 521

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Bus Service to Granville Island

The City Engineer reports as follows:

"This report addresses a request by the Central Mortgage and Housing Corporation (CMHC) to B.C. Hydro to provide a bus service from the vicinity of Granville and Broadway to Granville Island.

BACKGROUND

Recently, the CMHC asked the City for advice on matters dealing with initiating a transit service from some location in the City, possibly Granville and Broadway, to Granville Island. Specifically, they enquired as to the availability of such a service, financial implications, and the possibility of any future expansion of such a service.

The matter of a transit service to Granville Island was discussed with the Greater Vancouver Regional District and the Urban Transit Authority, and was considered as a possible new bus route or an extension of an existing route. With the breakdown of the implementation date of a transit service agreement between the GVRD and the UTA, the matter of a service to Granville Island was passed onto B.C. Hydro.

B.C. Hydro reviewed the matter and, in view of the limited passenger potential and absence of transit funding, were not prepared to institute a regular transit service to Granville Island. However, B.C. Hydro were prepared to provide service on the basis of a fixed charge to the CMHC.

The Engineering Department has now been advised that B.C. Hydro and the CMHC have come to an agreement on a bus service to Granville Island. CMHC has also advised they would like this service to begin on July 12, 1979, coincidental with the opening of the Farmers' Market.

The purpose of this report is to review the request and make a recommendation regarding the proposed route.

PROPOSAL

The proposal shown in figure 1 is to route inbound service to Granville Island from Granville and Broadway via Broadway, Fir, Third Avenue and Anderson Street. Outbound service from Granville Island will be via Anderson, Third Avenue, Fir, Sixth Avenue and Granville. Existing stops on Granville, Broadway and Fir will be used, with additional stops necessary on Sixth Avenue at Granville to provide a transfer stop to and from the downtown, and on Fir at 4th Avenue to provide a transfer stop with the 4th Avenue service.

The proposed service will run as a regular transit service with fares collected and transfers issued. CMHC will also be subsidizing this service. The present schedule is for 7 days a week, 9 a.m. to 6 p.m., with a 20-minute frequency. If traffic conditions permit, the frequency may be increased to 15 minutes.

The pavement on the route has adequate strength for the proposed service and turning movements required have been studied and are acceptable.

RECOMMENDATIONS

In view of the fact transit will play a very important role in providing access to Granville Island, and until the matter of a permanent routing to Granville Island can be studied and agreed to after the GVRD and UTA agree on a transit service agreement, the City Engineer recommends that:

Continued . . . .

Clause No. 1 Continued

A. The following streets be designated transit routes:

- Fir Street from Broadway to 5th Avenue, and from 4th to 3rd Avenues;
- 3rd and 6th Avenues from Fir to Granville Streets;
- Granville Street from 3rd Avenue to Anderson Street;
- Anderson Street from Granville Street to Granville Island.

B. Bus stops be established on:

- Eastbound 6th Avenue at Granville Street;
- Northbound Fir Street at 4th Avenue;
- Southbound Fir Street at 4th Avenue."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

2. Sidewalk Cafe - Frisby's Railcar Restaurant, North Foot Carrall Street

The City Engineer reports as follows:

"A new application to operate a sidewalk cafe has been received from Frisby's Railcar Restaurant, North Foot Carrall Street.

The application has been considered and:

- the proposal is acceptable to the Health Department;
- the location is satisfactory from the Engineering Department standpoint as it is located at the end of a dead end street and, therefore, does not represent an obstruction to the pedestrian movement;
- the Supervisor of Properties has determined an appropriate rental rate for the use of City property.

The sidewalk cafe furniture consists of a portable wrought iron structure with wooden benches and is covered by a canopy which is a part of the design. This equipment was purchased by Frisby's from the Harp and Heather and has been previously approved by Council.

If approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is recommended that a licence agreement be executed with Frisby's Railcar Restaurant, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

Further, that the Provincial Liquor Administration Branch be advised that City Council has no objection to the sale of liquor at this sidewalk cafe."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 522

FINANCE MATTERS

RECOMMENDATION

1. Investment Matters (Various Funds) May 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of May 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF MAY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
May 1	Mercantile Bank of Canada	May 2/79	$ 1,000,342.47	$ 1,000,000.00	1	12.50
1	Bank of Nova Scotia	Sept.14/79	2,605,260.27	2,500,000.00	136	11.30
2	Canadian Imperial Bank of Commerce	May 3/79	970,160.21	969,848.00	1	11.75
2	Royal Bank of Canada	May 8/79	980,782.64	978,972.21	6	11.25
2	Royal Bank of Canada	Sept.14/79	2,083,293.15	2,000,000.00	135	11.26
3	Canadian Imperial Bank of Commerce	May 4/79	968,809.67	968,478.00	1	12.50
3	Bank of Nova Scotia	Oct. 15/79	1,050,765.75	1,000,000.00	165	11.23
4	(Banque Canadienne (Nationale (Mercantile Bank of Canada (Province of Ontario (Treasury Bills)	May 7/79	2,001,808.22	2,000,000.00	3	11.00
7	Bank of Nova Scotia	Sept.14/79	1,560,369.86	1,500,000.00	130	11.30
7	Mercantile Bank of Canada	May 10/79	500,000.00	499,485.00	3	12.50
7	Bank of British Columbia	May 8/79	2,500,804.79	2,500,000.00	1	11.75
8	Bank of British Columbia	May 31/79	1,000,000.00	992,867.70	23	11.40
8	Bank of British Columbia	Sept.19/79	2,083,850.96	2,000,000.00	134	11.42
11	Canadian Imperial Bank of Commerce	Sept.14/79	519,590.41	500,000.00	126	11.35
15	Bank of British Columbia	Oct. 1/79	2,086,675.07	2,000,000.00	139	11.38
15	Bank of Nova Scotia	Oct. 15/79	2,095,069.59	2,000,000.00	153	11.34
17	Canadian Imperial Bank of Commerce	Oct. 15/79	1,046,541.10	1,000,000.00	151	11.25
18	Bank of Montreal	May 31/79	501,602.74	500,000.00	13	9.00
23	Bank of Montreal	Oct. 15/79	1,042,575.34	997,784.20	145	11.30
23	Vancouver City Savings Credit Union	Aug. 15/79	1,026,120.55	1,000,000.00	84	11.35
28	Bank of British Columbia	May 29/79	750,246.58	750,000.00	1	12.00
			28,374,669.37	27,657,435.11		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
May 28	City of Vancouver 8.00%	Apr. 2/93	$ 7,000.00	84.15	$ 5,890.50	13/11	10.15
30	City of Vancouver 6.25%	Apr. 15/80	3,000.00	96.60	2,898.00	-/11	10.40
30	City of Vancouver 10.00%	Dec. 16/94	15,000.00	98.45	14,767.50	15/5	10.20
			25,000.00		23,556.00		

Clause No. 1 cont'd:

	Chartered Bank Deposit Receipts and Government Notes				Days	
May 1	Bank of British Columbia	May 31/79	1,600,000.00	1,585,211.92	30	11.35
31	Vancouver City Savings Credit Union	June 26/79	1,612,650.96	1,600,000.00	26	11.10
31	Bank of Montreal	Oct. 1/79	4,774,080.38	4,600,000.00	123	11.23
31	Bank of British Columbia	Dec. 3/79	2,114,147.95	2,000,000.00	186	11.20
			10,100,879.29	9,785,211.92		
			10,125,879.29	9,808,767.92		

3. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures					Yrs/Mos.	
May 8	City of Vancouver 9.25%	Sept. 1/88	5,000.00	94.92	4,746.00	9/5	10.10

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT MAY 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 59,605,569.46	$ 56,997,784.20"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

INFORMATION

2. Community Music School - Scholarships

The Director of Social Planning reports:

"Council, on March 6, 1979, when considering the Finance Committee's report on Cultural Grant requests, approved the following recommendation:

> "H. THAT the City Manager report back on scholarships for children who cannot afford lessons at the Community Music School."

In the 1978-79 school year a total of $22,720 was allocated for scholarships for 105 children by the Community Music School. Through the Scholarship and Bursary Committee of the Community Music School Society, these scholarships are made available to children in response to applications from the parents who are able to demonstrate a need for financial assistance."

The City Manager submits the foregoing report for INFORMATION.

RECOMMENDATION

3. Acoustics in Council Chamber

The City Manager reports as follows:

On May 30, 1978, Council considered a report from the City Clerk in which he advised that some members of the public sitting under the balcony have problems hearing the Council proceedings.

The City Engineer advised that improving the sound under the balcony would cost an estimated $5,500, including some preliminary studies. Council did not approve that expenditure.

Complaints continue to be received from aldermen and some members of the public, and the City Engineer has again looked into the problem. The solution is not a simple one of using existing microphones to feed some loudspeakers. Due to reverberations in the chamber and the many possible feedback paths, such a system would tend to squeal.

The City Engineer recommends that a consultant be hired to measure the characteristics of the chamber and to design and cost out a sound system that would overcome the deficiencies and reverberation problems.

This would provide Council with a reference document that will be useful whether or not the improvements are proceeded with this year.

The City Manager RECOMMENDS that Council authorize an acoustic consultant study, at a cost not to exceed $1,800 to be charged to Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 522

PROPERTY MATTERS

RECOMMENDATION

1. Cancellation and Lease of 1830 and 1836 West 5th Avenue

The Supervisor of Properties reports as follows:

"1830 and 1836 West 5th Avenue are part of the office and show room building purchased in 1973 for the Arbutus-Burrard Connector. This property is legally described as Lots 7, 8, 9, South 40 feet of Lot 10; Lot "A" (Explanatory Plan 5233); Lots 14 and 15 except that portion of each of said Lots shown and described as the Right-of-Way of the Vancouver and Lulu Island Railway Company on Plan and description contained in Absolute Fees Parcels Book, Vol. 14, Folio 799, No. 16187C, Block 267, D.L. 526, Plan 590.

City Council on April 10, 1979, approved a four year lease of 680.49 m^2 (7,325 sq.ft.) in this building to Interior Designers Institute effective April 1, 1979, at a monthly rental of $2,485.

The Interior Designers Institute have not signed the new lease and have asked that the lease proposal be cancelled and they be released from all commitments made to the City.

The Institute originally had intended to act as head lessee to five sub-lessees. However, they were not able to successfully negotiate monthly rentals with their sub-lessees.

The Properties Office has now entered into month-to-month tenancies with the five former sub-lessees and the Interior Designers Institute at a total monthly rental of $2,675 - an increase of $190 per month. The Interior Designers Institute are in arrears in the amount of $135 by reason of not collecting the rent on all of the space.

Under the circumstances, it is recommended that:

1. The Interior Designers Institute be released from their lease commitments with the City effective June 1, 1979, and the outstanding portion of April rent in the amount of $135 be waived.

2. The Supervisor of Properties be authorized to lease direct to the former sub-tenants of the Interior Designers Institute."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Mt. Pleasant N.I.P. - Kivan Lease

The Supervisor of Properties and Director of Planning report as follows:

"I. INTRODUCTION

On September 28, 1976, City Council approved the Mt. Pleasant N.I.P. Concept Plan which included the following proposal:

'Provide for the funds (maximum $250,000) for the reconstruction of Kivan Boys and Girls Club at its present location, namely S. E. corner of 12th Avenue and St. Catherines Street.'

Clause No. 2 cont'd:

After a good deal of debate, on May 2, 1978, City Council determined that the new facility should be on an alternative site adjacent to Robson Park. Subsequently, on June 13, 1978, Council approved the purchase of such land (Lot G and Parcel 2 of Lot E, S.E. Ptn. of Block 129; Lot 7 ex. Parcel A and B and A and B of Lot 7, Block 132; all in D.L. 264A, Plans 2797, 923, and 1771) and construction of the clubhouse is now proceeding on this site.

The original Concept Report had recommended that lease negotiations with the Kivan Club (sponsored by the Greater Vancouver Boys and Girls Club, who are responsible for Kivan) be renewed on the 12th Avenue and St. Catherines Site.

Discussions have been held with representatives of the Greater Vancouver Boys and Girls Clubs regarding a lease on the new premises.

II. PROPOSED LEASE PROVISIONS

The following terms have been agreed to by the Executive Director of the Greater Vancouver Boys and Girls Clubs:

(a) Term of 20 years, commencing August 1, 1979

(b) A nominal rental of $10 per year, with the 20 years rental prepaid

(c) The Greater Vancouver Boys and Girls Clubs to provide social, recreational, cultural, or educational services at nominal or no cost to the general neighbourhood population

(d) The Society to be responsible for all maintenance, repairs, utilities and insurance

The Supervisor of Properties and Director of Planning recommend that the Director of Legal Services be instructed to prepare a lease to the Greater Vancouver Boys and Girls Clubs reflecting the terms set out in this report and such other terms and conditions as he deems necessary to protect the City's interests."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties and Director of Planning be approved.

3. Champlain Heights - Enclave 2 Subdivision

The Champlain Heights Project Manager, Director of Legal Services and City Engineer report as follows:

"On October 17, 1978, Council approved the subdivision of Enclave 2 (Lot 11, D.L. 335) into two parcels to allow for separate financing and staging of this development and also approved the leasing of the site to Boundary Development Co. Ltd. Detailed subdivision plans have now been finalized and as a consequence of the proposal, easements are required over the proposed southern lot for the benefit of the proposed northern lot for utility and access purposes.

In order that this subdivision be finalized, it is requested that Council authorize the Director of Legal Services and City Engineer to enter into the appropriate easement agreements.

Clause No. 3 cont'd:

It is therefore recommended that the Director of Legal Services and City Engineer be authorized to enter into the required easement agreements for Enclave 2, Champlain Heights."

The City Manager RECOMMENDS that the foregoing recommendation of the Champlain Heights Project Manager, Director of Legal Services and City Engineer be approved.

4. Renewal of Leases - South Kent Avenue between Fraser and Chester Streets and Chester and Ross Streets

The Supervisor of Properties reports as follows:

"The portion of South Kent Avenue from Fraser Street to Ross Street has not been opened and has been leased. The portion of South Kent Avenue between Chester and Ross Streets is leased to Weldwood of Canada Limited and the portion between Fraser and Chester Streets is leased to its subsidiary Company, Weldwood of Canada Sales Limited.

The two leases expired on April 9, 1979 and the lessees made application to renew their leases for a further 10 year term. The City Engineer has advised that he would have no objections to the two leases being renewed for 10 years on the same terms and conditions as the existing leases. These leased portions of street were dedicated by the lessees and the previous rentals were nominal at $1.00 per annum and $10.00 for the term, for each respective lease.

Following negotiations, the lessees have agreed to lease the portions of street for a further term of 10 years from April 10, 1979 for a total rental of $18,358.00 per annum including taxes, the rental to be subject to review every 2½ years.

It is recommended that the Director of Legal Services be authorized to prepare leases to Weldwood of Canada Limited and Weldwood of Canada Sales Limited for portions of South Kent Avenue on the general terms and conditions set out in this report and other terms agreed to in negotiations subject to the leases being drawn to the satisfaction of the Director of Legal Services, City Engineer and Supervisor of Properties and execution of the leases."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, be approved.

5. Sale of Various Properties

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on June 4, 1979, and were opened in public at 9:30 a.m. Tuesday, June 25, 1979.

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

..../4

Clause No. 5 cont'd:

(i) Sub. 4, Block 43, D.L. 139, Plan 17547
N/S 21st Avenue, West of Crown Street - R.S. 1

Lot	Purchaser	Approx. Size	Sale Price	Terms
B	Kan, F.K.K.	11.58m x 37.18m	$61,500	City terms @ 13%
C	Kan, Helen W.W.	12.19m x 37.18m	$63,725	City terms @ 13%

(ii) Sub. 1 and 2, Block 42, D.L. 139, Plan 17547
S/S 21st Avenue, West of Crown Street - R.S. 1

A	Colton, C.A. & Colton, A.C.	11.89m x 37.19m	$65,251	Cash
B	Bauly Enterprise	11.74m x 37.19m	$60,500	City terms @ 13%
C	Bauly Enterprise	11.74m x 37.19m	$60,500	City Terms @ 13%
D	Mi Mo Holdings Ltd.	11.74m x 37.19m	$60,400	City terms @ 13%
E	Blackmore Construction Co. Ltd.	11.74m x 37.19m	$60,960	Cash

SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY.

F,G & H	Wenzel Enterprises Ltd.	11.74m x 31.19m each	$184,683	City terms @ 13%

SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY OVER LOT H.

Lot	Purchaser	Approx. Size	Sale Price	Terms
I & J	Cecil Morton Homes Ltd.	14.17m x 31.19m 16.52m x 37.19m	$130,000	City terms @ 13%

SUBJECT TO A PUBLIC UTILITY EASEMENT IN FAVOUR OF THE CITY OVER EACH LOT.

LOTS A TO J INCLUSIVE ALL SUBJECT TO A BULKHEAD AGREEMENT IN FAVOUR OF THE CITY AS LOTS ARE BELOW LANE LEVEL.

..../5

Clause No. 5 cont'd:

(iii) Block 62, D.L. 181, Plan 192
S/S Cordova Street, East of Campbell Avenue
Zoned: M-2 (Industrial)

8 to 10	Alex Gair & Sons Ltd.	22.86m x 37.2m	$120,000	City terms @ 13%

Lots are to be consolidated to form one site. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties, be approved.

6. Lease of City-owned Land, situated W/S of Hudson Street, south of Vancouver and Lulu Island Railway Right of Way

The Supervisor of Properties reports as follows:

"Parcel 1 of Parcel M, D.L. 318, is leased to Canadian Forest Products Ltd. until December 31, 1981, at a rent of $5,520 per annum plus taxes as if levied. It is bare land and utilized for parking and storage.

The Lessee has withheld payment of part 1978 taxes on the grounds that the amount billed was unrealistic.

For the years 1977 to 1979 the situation is as follows:

Year	Assessed Value	Taxes
1977	$17,600	$ 788.85
1978	$37,320	$3,632.35
1979	$18,405	$1,747.67

The proposed 1979 assessed value was $37,320 but this was reduced to $18,405 as a result of the Lessee's appeal. The Assessment Authority states that an error was made in the 1978 Assessment in asmuch as the land was assessed on the higher zoning basis (RS-1), whereas in fact the use was industrial.

In view of the foregoing, the Supervisor of Properties recommends that the 1978 taxes be amended accordingly and that the tax charge be reduced to $1,791.36 for 1978.

The Lessee has agreed to this proposal."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Old Number 14 Firehall
2705 Cambridge Street

The Director of Civic Buildings reports as follows:

"The new No. 14 Firehall at 2804 Venables will be completed within several weeks, and the old No. 14 Firehall at 2705 Cambridge will be vacated. The funding approved by Council for the new firehall required that the residential property upon which the old hall now sits would be sold and credited to the overall costs.

Clause No. 7 cont'd:

There have been several inquiries received about recycling the old building for some type of community use. Investigations on behalf of one proposal indicated that to renovate the building to acceptable operation and safety standards would cost in the area of $150,000, making the proposal uneconomic. Since the property is more valuable without the old building, its demolition is recommended.

The net proceeds of demolition and property sale are to be credited to Account Code 345/1904 (Property Cost-Net).

The Director of Civic Buildings recommends that:

A) Tenders be received and a contract awarded to demolish the Old No. 14 Firehall Building.

B) The property be sold and the net proceeds credited to Account Code 345/1904."

The City Manager RECOMMENDS that the foregoing report of the Director of Civic Buildings be approved.

8. Protection to Mortgage Lenders on Strata Lots in False Creek and Champlain Heights

The Director of Legal Services reports as follows:

" By resolutionsdated March 8, 1977 and October 31, 1978, respectively, Council authorized the entry into agreements with named Corporate mortgage lenders who hold leasehold mortgages on designated property owned by the City in False Creek and Champlain Heights. These agreements provide certain protection to these mortgage lenders such as giving notice of changes in the terms of leases, the status of the leases and defaults by the tenants. Requests have been made to enter into similar agreements with mortgage lenders who are not named in these resolutions. To avoid a proliferation of resolutions it would be advisable to have a general resolution authorizing the entry into such agreements with eligible mortgage lenders without specifically naming them nor describing the property.

It is recommended that where a Corporate mortgage lender authorized to carry on business in British Columbia holds a leasehold mortgage on any of the property owned by the City in False Creek or Champlain Heights Development areas and requests the City to enter into an agreement between the City, the lessee of the property and the mortgage lender to provide the following protection, namely,

1. The City to give the mortgage lender not less than seven(7) days prior notice of

   a) the City's acceptance of a surrender of the lease;
   b) any modifications or amendments to the lease;

2. Acknowledgment by the lessee that the lessee is in possession of the leased premises;

3. Acknowledgment by the City of receipt of notice from the mortgage lender of the leasehold mortgage;

4. A grant by the City to the mortgage lender of all rights, assurances, remedies and notices afforded by the terms of the lease to a mortgagee;

5. The City to give the mortgage lender upon not less than 30 days notice a statement in writing certifying as to such matters as, whether or not the lease has been modified, the date to which rent and other charges have been paid and whether or not the lessee is in default under the lease.

Clause No. 8 cont'd:

The Director of Legal Services or in his absence, an Assistant Director is hereby authorized to enter into such agreements on behalf of the City in a form satisfactory to the Director of Legal Services and to execute the same on behalf of the City and affix the seal of the City to such agreements. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

9. Rent Review - Bowell McLean Motor Co. Ltd., Vacant Lots, Glen Drive

The Supervisor of Properties reports as follows:

"On April 30, 1974, Council approved the leasing of Lot 5, Block 48, D.L. 182 and Lots 1 to 6, Subdivision 48, Block FW½, D.L. 182 to Bowell McLean Motor Co. Ltd. effective from July 1st, 1974, to June 30th, 1984. Contained in the lease is a rental review clause effective on July 1st, 1979.

Following negotiations, Bowell McLean Motor Co. Ltd. have agreed to an increase in annual rental from $12,738.00 plus taxes to $19,626.00 per year plus taxes.

The Supervisor of Properties recommends the acceptance of the new rental of $19,626.00 plus taxes for the period of July 1st, 1979 to June 30th, 1984."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

INFORMATION

10. Englesea Lodge - 2046 Beach Avenue

The Supervisor of Properties reports as follows:

"Englesea Lodge was purchased in 1967 to complete the acquisition of public park along the English Bay waterfront, utilizing Parks funds (50%) and the Land Purchase Fund (50%) for a total of $375,000. Council's approval to purchase stipulated that the City should operate the building as an apartment for 10 years or until the Land Purchase Fund was reimbursed. The Land Purchase Fund was reimbursed in 1975.

On April 3, 1979 Council considered the matter and was informed that if the building were to remain, then substantial costs ($80,000) would be incurred to bring it up to Fire By-law standards. Further large sums would be required for other types of upgrading.

Council then adopted the following recommendation concerning the demolition of Englesea Lodge:

'A. That as suites become vacant, they be locked and not re-rented.

B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.

Clause No. 10 cont'd:

C. That relocation assistance be provided to existing tenants as may be necessary; and

D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-Law for demolition of residential rental accommodation).'

To assist Council when considering the Notice of Motion served by Alderman Kennedy respecting the demolition of this property, the following information is provided:

(a) A letter dated May 9, 1979, from the Director of Civic Buildings together with a formal Termination Notice to Tenant (official forms provided by the office of the Rentalsman) (Addenda I and II) were hand delivered to each tenant of Englesea Lodge during the week of May 14, 1979. Copies of notices were forwarded to the Rentalsman and posted on bulletin boards in the building.

(b) Four suites are vacant and locked. Two are expected to become vacant in July. 39 more suites are still to be vacated (excluding the caretaker's suite).

(c) Approximately 8 tenants may require the offered relocation assistance. (Approximately 18 tenants are over 65 years of age.)

(d) Approximately 49% of the present tenants have lived there less than 3 years (26% less than one year).

(e) Schematic drawings for development permit purposes are being finalized by the Parks Board. It is anticipated they will be submitted to the Planning Department in the normal manner for approval, within the next two weeks.

(f) The property has not yet been turned over to the care and custody of the Parks Board."

The City Manager submits the foregoing report of the Supervisor of Properties to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 523

B

MANAGER'S REPORT

June 27, 1979

TO: Vancouver City Council

SUBJECT: Group Home at 1606 East 15th Avenue

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

On June 26 in Council, Alderman Rankin enquired about the status of the above home.

History

Twenty years ago, the house was a senior citizens' rest home. For the last 18 years it has been used as a foster home, originally by Catholic Charities, which was then taken over by the Vancouver Resources Board, and subsequently, by the Ministry of Human Resources.

For the last 9 years, it has operated with 5 small children and very competent foster parents.

Mr. Hunter of the Ministry of Human Resources has advised that the Ministry's needs have changed, and while it will continue as a foster home, they are converting it into a shorter-term residence for 5 teenagers, operating with another set of foster parents. They are taking office on July 1.

There is no change of ownership or of use which would require a new development permit.

Neighbourhood Protests

Mr. H. W. Carter, living in a neighbouring house, has been spearheading a protest against this change

- to the Ministry, the Attorney-General, the Premier, and MLAs.
- the Mayor, City staff and Police.

A petition of about 300 signatures has been collected.

On June 20, neighbours were invited to a meeting at which Mr. Hunter (Human Resources) explained the plans and discussed them with about 48 citizens. The majority were not happy.

Mr. Hunter is convinced that the fears expressed by the neighbours will be allayed once they have had a chance to meet the new foster parents and the teenagers. Invitations will be sent to groups of neighbours to visit the home under its new management.

The City Manager submits the above for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 523

C

MANAGER'S REPORT

DATE June 21, 1979

TO: Vancouver City Council

SUBJECT: Complaint re 3737 West King Edward Avenue

CLASSIFICATION: INFORMATION

A petition dated May 30, 1979 and circulated to City Council members June 11, 1979 has been received respecting the use, noise, parking and conduct of the occupants of the above mentioned building.

The Director of Permits and Licenses reports as follows:

"The above property is situated in an RS-1 - One Family Dwelling District. As a result of complaints, inspection was made and it was found that the building was occupied as a multiple conversion dwelling. Charges were laid and convictions were obtained with the last case involving a continuing offence.

Following the last conviction, the owner removed the additional sinks and cooking facilities from both the basement and second floor, restored interior stairs and occupied the building as a one family dwelling. Since the last conviction, complaints have been received and inspections have again been made but there has been no evidence of any violations of the By-law. The records also show that several reports have been written to both the Mayor and several Aldermen, outlining the action taken by the Department.

On June 18, 1979, our Inspection Services reported that the building is occupied as a one family dwelling by five people unrelated by blood or marriage, in compliance with the Zoning and Development By-law. The Zoning and Development By-law defines family as follows:

> "Family" means one or more individuals living as a household and in the case of persons unrelated by blood or marriage, shall not exceed three in number, but shall not include boarders, lodgers or foster or day-care children or groups or persons comprising a monastery, seminary, convent or similar religious group."

Further the Section 5 of the Zoning & Development By-law permits, in addition to a one family occupancy, two boarders or lodgers in each dwelling unit. Thus a one family dwelling can be legally occupied by five people unrelated by blood or marriage.

The payment of the fines totalling $1,400.00 is still outstanding and I am advised by our Legal Department that action has been initiated to recover this money. Inspection, however, has shown that there is no violation of the By-law at this time and therefore, no further action may be taken by this Department."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION, and notes that frequently the problem is one of behaviour, rather than numbers of unrelated people living in a building. Overcrowding and noise problems also arise with families related by blood and marriage. Council members should recognize that the issue is difficult and an acceptable solution is unlikely. However, Council may wish to instruct the Directors of Planning and Permits and Licenses to investigate by-law revisions to limit the total number of unrelated persons and boarders in a single family dwelling.

FOR COUNCIL ACTION SEE PAGE(S) 524.

FOR COUNCIL ACTION SEE PAGE(S)

D

MANAGER'S REPORT

DATE July 4, 1979

TO: Vancouver City Council

SUBJECT: Relocation of Firehall #22 - Marpole

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

" PURPOSE

Council will be considering In-Camera later in the day, the details with respect to the proposed acquisition of three lots Lots 1 - 3 of Lot 23, Block A, D.L. 319/323/324, Plan 6537) at the southeast corner of Park Drive and Shaughnessy Street for relocation of Firehall #22. The purpose of this report is to summarize the background and put forward a course of action for Council's consideration.

BACKGROUND

In 1976 a plebiscite for the 1977-1981 Capital Program, Public Works and Firehalls was passed by the electors. Council was given the authority to borrow the funds required to replace three firehalls, one of which was Firehall #22 in Marpole.

In 1978, with the establishment of the Marpole Planning Program, a site selection process was explored, involving establishment of site criteria, discussions with the Marpole Citizens Planning Committee, notification of the local community and a Public Information Meeting. Four sites were considered:

1. on Oak Park;
2. on property owned by the Oakherst and Park Lane Private Hospitals;
3. on the Laurier School grounds; and
4. on the Pearson Hospital grounds.

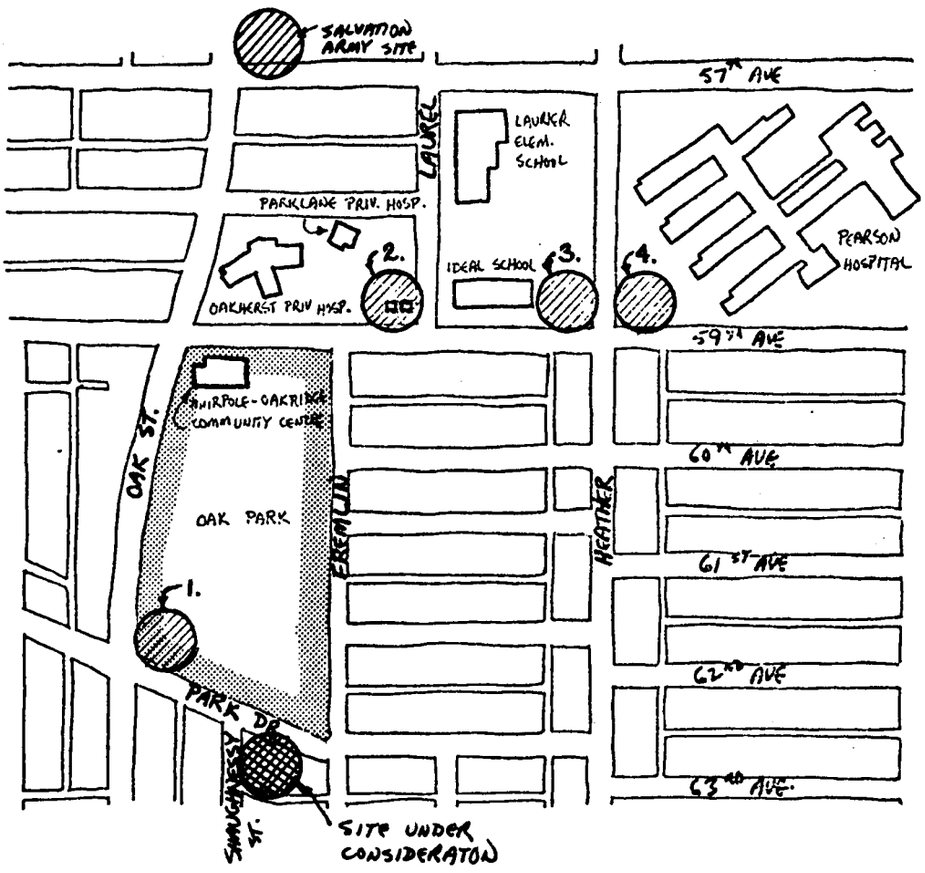

Staff recommended site 2, at 59th and Laurel. The Citizens Planning Committee recommended the park site. Neither the Parks Board, nor School Board, nor Provincial Government nor the owners of the private hospital wished to sell or negotiate with the City. On September 26, 1978 Council, after hearing several delegations, resolved not to act on the staff recommendation but to investigate two further sites, one being the Salvation Army property at 57th and Oak.

On December 14, 1978 Council received a report of the City Manager and Supervisor of Properties which suggested the Salvation Army would be prepared to sell but at substantial extra cost to the City. The report described the pros and cons of a number of alternate sites but recommended further discussion take place between the Park Board and School Board and if unsuccessful, to negotiate purchase of the private hospital site at 58th Avenue and Laurel. City Council resolved, however,

'THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer-willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority.'

CURRENT SITUATION

During the first six months in 1979 the Properties Division has followed up on Council's resolution. None of their attempts at negotiating a site have come to fruition until the City was approached by the owners of three single family properties across Park Drive from Oak Park, offering to sell. The site is a good one from a fire fighting service point of view, having easy access to Oak Street and being within the area allowing for a 3½ minute response time to the whole community. The drawback is that the site is surrounded on three sides by single family homes.

In processing a development permit application for this site, the above points of view would be considered.

It should be noted that a firehall is a conditional use in the RS-1 Schedule. The Director of Planning, in processing such a Development Permit Application would, in the normal way, invite the views of neighbouring property owners. The Director of Planning would also in controversial DPA's such as this, seek the advice of Council.

COURSE OF ACTION

Residents in the area around the proposed site have already expressed concerns with respect to locating a Firehall in this vicinity and note that they would be affected by any decision of City Council on this matter. In view of these concerns, Council may wish to hear delegations on the matter before making a decision on purchasing the proposed Park Drive and Shaughnessy Street site.

In view of the suitability of this site, the extensive search for a location and the clear need to replace this firehall, the City Manager RECOMMENDS approval of the Park Drive and Shaughnessy location. The City Manager further RECOMMENDS that Council hear delegations today from local residents on the question of location of the firehall, before considering the in-camera report on property negotiations.

FOR COUNCIL ACTION SEE PAGE(S) 524

MANAGER'S REPORT

DATE July 6, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: 159 East Hastings Street - Balmoral Hotel

CLASSIFICATION: RECOMMENDATION

The Director of Permits & Licenses reports as follows:

"On June 12, 1979 City Council suspended for one month the Business License for the operation of the Public House at the above address based on police reports on activities in the beer parlour.

For some time past, upgrading and maintenance work has been necessary in the residential portion of the hotel. Some of this work has been done but there are several items of uncompleted work still outstanding and some further damage has occurred over the past sixty (60) days.

On July 4, 1979, our Inspector checked the building in company with the court appointed receiver of the property, a Mr. William Anaka of Lindfield Investments Ltd. who is aware of the deficiencies.

The Director of Permits and Licenses recommends that the present suspension of the Public House License be continued until all the necessary work in the residential portion of the Balmoral Hotel is completed to his satisfaction."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 524. ~~578~~

F 577

MANAGER'S REPORT

DATE June 14, 1979.

TO: Vancouver City Council

SUBJECT: Tender No.35-79-1 - Landfill Compactor

CLASSIFICATION: RECOMMENDATION

The City Engineer and the Purchasing Agent report as follows:

"Tenders were opened on April 9, 1979 and referred to the City Engineer and Purchasing Agent for report.

A tabulation is on file in the Office of the Purchasing Agent.

Funds are provided in the Equipment Plant Replacement Account.

Seven bids were received from five suppliers. The bids can be broken down into two classes of machine, five bids in the 60 000 pound class and two bids in the 80 000 pound class. The purchase costs for the 60 000 pound machines range from $180 041.00 (Bid No. 1) to $223 732.00 (Bid No. 5) and the 80 000 pound machines are priced at $262 118.00 and $263 331.00 (Bids 6 & 7 respectively). The 80 000 pound machines exceed the requirements of our specifications but offer better value to the City than the 60 000 pound class of machine for the following reasons:

1. Cost of Operation

The 80 000 pound machine has a greater work capacity than is required at the City of Vancouver Landfill operation, resulting in a low duty cycle, that is, it will be working to its capacity for less time than the smaller machine. The effect of working a lower duty cycle will be:

(a) increased life - 6 years in lieu of 5 years;
(b) decreased downtime - larger machine should be available at least 200 additional hours per year;
(c) reduced maintenance cost - 10% anticipated.

These benefits will result in total costs to the Sanitation Branch equal to or less than the cost to operate the smaller machines.

2. Advantages to the Landfill Operation

Landfill operation is optimized by attaining greater refuse compaction. Higher compaction densities will result from using a larger, heavier machine, that is, running over refuse with the heavier machine will compress it into a smaller volume. In addition, as stated above, the large machine is operating in a low duty cycle mode, this will allow it time to make multiple passes over the refuse before and after spreading the refuse. Higher density will result from the additional passes over the refuse. This cannot be accomplished with a smaller machine as most of its duty cycle will be required for spreading the refuse. Landfill density is expected to increase by 5 to 15% thereby reducing daily and final cover material requirements.

As stated, two of the seven bids were 80 000 pound machines, these are Bid No.6, a Bomag K701 at $262 118.00 and Bid No.7, a Tana model 40 at $263 331.00. The difference in price of $1 213.00, less than one half of one percent of the machine cost, is not considered significant. We are recommending the purchase of Bid No.7 for the following reasons:

(a) The Tana 40 machine is a two drum roller design as opposed to the Bomag K701 which is a four wheel design. The two drum design is preferred by the Sanitation Operating Branch as it provides full width compaction with each pass. The City of Vancouver, in fact, have been using the two-drum type compactor since 1971, and have been satisfied with the operation of this type of machine.

..../2

(b) The Tana machine offers a hydrostatic type drive train in lieu of the conventional power shift gear type transmission. The hydrostatic transmission offers features which result in greater efficiency, less maintenance and some fuel savings. The power in a hydrostatic type drive is carried by hydraulic fluid thus eliminating much of the mechanical drive train and associated maintenance. Hydrostatic drive is more efficient than mechanical drive thus enabling the use of a lower horsepower engine. The smaller engine in the Tana 40 will result in fuel savings estimated at $500 annually.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No. 7 from F. & F. Equipment Ltd. for one only Tana model 40 compactor at a total cost of $261 859 ($263 331 less $1 472 for deletion of air conditioning) plus 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and the Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 524

MANAGER'S REPORT

DISTRIBUTED TUESDAY

9 July 1979

G 579

TO: Vancouver City Council

SUBJECT: 1979 Arbitration Award - Vancouver Policemen's Union Negotiations

CLASSIFICATION: INFORMATION

The Director of Personnel Services reports as follows:

"The binding arbitration award resolving issues in dispute between the Vancouver Police Board and the Vancouver Policemen's Union has now been issued by Mr. Hugh Ladner, the sole arbitrator. The main features of the attached award are as follows:

1. TERM - 1 year from January 1, 1979 to December 31, 1979.

2. WAGES - (a) January 1, 1979 - increase of 7% over December 31, 1978 rate for first class constable - all other differentials to remain the same.

   (b) July 1, 1979 - increase of 3% over June 30, 1979 rate for first class constable all other differentials to remain the same. This produces a cost for the year of 8.6% and end rates 10.2% above 1978.

3. DRYCLEANING ALLOWANCE - A new clause providing for 5 dollars per month paid in cash every 3 months in advance.

   This is in addition to the existing clothing allowance of $41.67/month, which is to be retained but which also is henceforth to be paid in cash semi-annually in advance.

4. SERVICE PAY - Increased from 5 dollars per month for each 5 year period of service to $7.50 in order to correspond to that paid members of the Vancouver Police Officers' Association.

5. VACATION - Amended the vacation clause to provide for 30 days' vacation after 25 years. Members were previously entitled to 30 days after completion of 30 years of service.

6. SICK LEAVE - The limit of 261 days maximum accumulation on sick leave was removed in order to correspond with unlimited sick leave accumulation for members of the Vancouver Police Officers' Association.

7. GRATUITY LEAVE - Amended to provide for accumulations and deductions based on one day per quarter every calendar year. In addition, members shall be entitled to one additional day if not absent on sick leave during the calendar year. The provision now corresponds to that for members of Vancouver Police Officers' Association.

8. COMPASSIONATE LEAVE - An improved provision which corresponds to that in the C.U.P.E. and V.M.R.E.U. Agreements.

In addition to the above items, the binding award recommended that the parties to the agreement -

(a) revise the Referee Agreement so as to enable the parties to change the rate for any particular rank or classification and have any dispute between them with respect to this subject to settlement by a third party, and

(b) establish a joint committee chaired by an executive officer to study the concept of a compressed work week and attempt to reach agreement by October 1, 1979 on whether to implement the results on an experimental basis or otherwise.

Mr. Ladner has reserved jurisdiction over these two issues if the parties fail to resolve them. He also retained jurisdiction over the question of Police parking if the parties cannot resolve the issue of upgrading the present lot.

Costs associated with the award are as follows:

(1)	Wages	$1,996,800
(2)	Drycleaning	27,600
(3)	Service Pay	55,800
(4)	Vacation	16,900
		$2,097,100

Improvements in gratuity benefits, sick leave accumulations and compassionate leave cannot be costed until year-end."

The City Manager notes that while the award is appreciably higher than expected and higher than the settlement with VMREU, Council has no choice in the matter.

The matter of paying clothing and dry-cleaning allowances in cash (Item 3) is a considerable administrative inconvenience apparently for no good reason. Finance and Police officials will seek a meeting with the arbitrator to clarify this provision of the award.

The City Manager submits the foregoing for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 524

I

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 21, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 21, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Kennedy Alderman Puil
ABSENT	:	Alderman Boyce Alderman Ford
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATION

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated June 18, 1979 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of May, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie, Zoning Division, advised that a Public Hearing would be held on Thursday, June 28, 1979 to discuss four items:

(a) Rezoning of 1724 East 10th Avenue from RT-2 to C-2 to eliminate an isolated RT-2 lot for consolidation with existing commercial lots.

(b) Amendments to existing CD-1 By-law for the Arbutus Club to permit construction of additional facilities and off-street parking.

(c) Rezoning the Champlain Heights Community Services site from RS-1 to CD-1.

(d) Changes to the parking requirements in the Downtown District.

Mr. Scobie noted that Marathon Realty will be contacted with respect to the application to rezone property at the northeast corner of Pender and Broughton from M-1 to C-5, in view of the fact the lot has been zoned CWD, Central Waterfront District.

Discussions have been held with the Director of Legal Services and the Director of Permits and Licenses with respect to the text amendment for Retaining Walls. It would appear that this would more appropriately be handled under the City Building By-law.

Mr. Scobie advised that the text amendment to Schedule B (required parking spaces) has been placed in the "on hold" category. On August 15, 1978 Council referred this matter to the Transportation Committee for further study. The Engineering Department will be preparing a supplementary report.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of May, 1979 be received.

FOR COUNCIL ACTION SEE PAGE(S) 525

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JUNE 21, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 21, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, May 31, 1979 were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Liquor Permit Application - 1184 Denman Street
(Development Permit Application No. 84054)

The Committee had before it for consideration a Manager's report dated May 29, 1979 on the application of Henriquez Associates, architects, on behalf of the Sands Motor Hotel for a development permit for construction of a cocktail lounge in the building next door to the Sands Motor Hotel at Denman and Davie Streets.

In the Manager's report, the Director of Planning commented as follows:

'The above noted Development Permit Application has been filed to use a portion of the main level of the existing building as a cocktail lounge area in conjunction with the Sands Motor Hotel.

This development is situated at the north-east corner of Denman and Davie Streets in the West End District.

The Sands Motor Hotel is located in a separate adjoining building but will be connected to the proposed lounge area by a new door through the party wall. It has an existing lounge with an area of approximately 864 sq. ft. with a seating capacity of 72, which will continue to operate in conjunction with the proposed new lounge. The area for the new lounge was previously approved as retail space. The proposed lounge, with an assembly area of 1,195 sq. ft. will accommodate a maximum of 99 persons.

The applicant has received clearances from the Building, Fire, Police and Health Departments, including clearance from the Liquor Control and Licensing Branch.

Continued . . . .

Clause No. 1 Continued

'The Director of Planning approved this application on May 22, 1979 subject to the conditions that prior to the issuance of the Development Permit:

(a) this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action, and

(b) a restrictive covenant is to be executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to be operated in conjunction with the Hotel on the adjacent site only.'

Appearing before the Committee on this matter were a representative of the Planning Department, the architect Mr. Henriquez, and a representative of the Sands Motor Hotel.

During discussion the Committee noted the application is rather unusual in that the hotel proposes to utilize space in a new building next door for a cocktail lounge seating 99 persons.

In response to questions from the Committee, the Planning Department representative explained the Director of Planning has released the new building at 1184 Denman Street, which is to contain the new lounge, from part of the usual parking requirements for new buildings as the adjacent Sands Motor Hotel has sufficient parking space to provide for the additional cocktail lounge patrons.

The Planning Department representative also reported that consultants for the Sands Motor Hotel supplied the City Traffic Engineering Department with a lengthy report and the Engineering Department is satisfied with the proposal in respect to traffic volumes.

Two members of the Committee expressed some concern that permanent residents in apartment buildings in the immediate vicinity of the Sands Motor Hotel could be exposed to additional noise generated by the lounge and some brief consideration was given to either the City or the applicant conducting a poll of nearby residents. Concern was also expressed over the possibility the lounge could be converted into a cabaret.

In response, the architect explained the proposed lounge is contained in a new building which will have quite expensive townhouses above it and that noise will have to be kept to a minimum. A single unamplified guitar would likely be the type of entertainment within the new lounge.

The Committee also considered the wording of the paragraph labelled (b) in the report and indicated the words "in conjunction with" were rather vague; that the lounge must remain under the management and operation of the Sands Motor Hotel.

Following discussion, it was

Continued . . . .

Clause No. 1 Continued

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates, Architects, to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel as outlined in the City Manager's report dated May 29, 1979;

PROVIDED that a restrictive covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site.

(Alderman Little opposed)

2. Status Report on Hotel Vancouver - Compliance with Fire By-law

The Committee had before it for consideration a Manager's report dated June 13, 1979 in which the Fire Chief reported as follows:

" Series Reports #15 and #16 have been received from Mr. D. S. Harris, Solicitor for Canadian National Hotels, and these reports may be summarized as follows:

A. Sprinkler Installation Program

The preparation for testing the old risers and new connectors has been completed, and the testing procedures have recently commenced and are now underway. It appears that the installation will be completed towards the end of June, 1979.

B. Fire Alarm System

Completion end testing of this installation have been delayed by a strike against the manufacturer, Edwards of Canada Limitad. Testing procedures should commence in the very near future. It appeara that this syatem will also be completed towards the end of June 1979.

C. Exit Facilities Involving Staircases and Passageways - Lower Floors

Since the last report, dated April 24, 1979, plans were submitted and approved by the City on May 10th, 1979. Advertisement for the tender bids appeared in publication on May 10th and 11th, 1979, with the tender closing on June 8th, 1979. The recommendations should be finalized for the Canadian National Board of Directors by July 10, 1979. A decision regarding the awarding of a contract should occur at the Board meeting on July 30, 1979. The construction should start almost immediately after the awarding of a contract by the Board of Directors. The construction of Phase III is expected to take place about six months from now.

The Fire Chief is satisfied that reasonable progress is being made to upgrade the hotel. "

Continued . . . .

Clause No. 2 Continued

Appearing before the Committee on this matter was Chief Fire Warden G. Birnie, who indicated the hotel is maintaining satisfactory progress toward full compliance with the City Fire By-law.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated June 13, 1979, on the Hotel Vancouver's progress toward compliance with the City Fire By-law, be received.

3. Compulsory Treatment of Chronic Alcoholics

Council, on October 31st, 1978, approved the following recommendations from the Community Services Committee:

"A. THAT the Committee's discussion on compulsory treatment of chronic alcoholics be deferred and that the Director of Social Planning, in consultation with the Medical Health Officer, prepare for the Committee a procedure listing step by step the measures to be taken in committing an alcoholic for compulsory treatment.

B. THAT the Director of Social Planning provide for the Committee copies of the Ontario Health Act.

C. THAT the Civil Liberties Association prepare for the Committee a proposal for an appeal process against a committal for compulsory treatment of alcoholism, including pertinent background information provided in the LeDain Commission report on the non-medical use of drugs."

In accordance with recommendation "A", the Committee had before it for consideration a Manager's report dated March 23, 1979 (copy circulated) and a letter dated April 11, 1979 with a brief from the Civil Liberties Association (copy circulated).

Appearing before the Committee on this matter were representatives of the Social Planning, Police and Health Departments, along with Downtown community agency workers, a representative of the Alcohol & Drug Commission, and a representative of the Civil Liberties Association.

During discussion a member of the Committee, noting the proposal in the Manager's report is for a new system of handling chronic alcoholics, inquired what the reaction of the Alcohol & Drug Commission is to the report.

The Alcohol & Drug Commission representative explained he was only given the Commission's file on the subject the night before the Committee meeting, but added the Commission does have some concerns over the proposal and said he could ask the Commission to submit a written commentary on the Manager's report.

Continued . . . .

Clause No. 3 Continued

The Committee, noting the report recommends City Council ask the Minister of Health to designate the Alouette River Unit as a facility for treatment of chronic alcoholics, inquired whether this proposal has been discussed with Provincial authorities.

The representative of the Police Department told the Committee the Department is concerned over the recommendation of the Director of Social Planning that Council ask the Minister of Health and the Attorney-General to repeal Section 64(a) of the Summary Convictions Act and replace it with new legislation within the Provincial Health Act (recommendation #1).

Specifically the Police spokesman explained that Section 64(a) provides authority to the Police to remove an intoxicated person from a public place and this authority should be retained.

Members of the Committee responded that this authority could be incorporated in the new legislation under the Provincial Health Act.

The Police spokesman referred to Section 5(a) on page 2 of the Manager's report and said Police officers should not be required to spend a lot of time with court appearances in connection with intoxicated persons.

It was also noted during discussion that the Civil Liberties Association's letter dated April 11, 1979 suggested the words "Provincial Judge" should be substituted in the Manager's report wherever the term "Magistrate" or "J.P." occurs in the report.

It was the consensus of the Committee that further refinements should be made to the report before it could proceed with making recommendations to Council; in particular, the Committee felt Mr. H. Hoskin of the Alcohol & Drug Commission should be present for the Committee's deliberations. The Committee also felt the appeal processes for an alcoholic facing mandatory treatment should be specifically spelled out in the Manager's report.

Following discussion, it was

RECOMMENDED

THAT further consideration of the City Manager's report dated March 23, 1979, on chronic alcoholics, be deferred for two weeks and that in the meantime Social Planning Department examine the concerns of the Police Department over Section 64(a) of the Summary Convictions Act, hold further discussions with the Civil Liberties Association over the appeal process; and that Mr. H. F. Hoskin of the Alcohol & Drug Commission be invited to attend the Committee's next discussion on this matter.

(Aldermen Bellamy and Rankin opposed)

The meeting adjourned at approximately 2:35 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 525

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 21, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 21, 1979, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Puil, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

1. Audience Development Program

The Committee considered the attached report dated June 8, 1979 from the Council Committee on the Arts on a presentation from the Community Arts Council regarding the proposed establishment of a co-ordinated arts service agency. The Community Arts Council advised that their proposal has been generated by the newspaper strike and is an application for initial funding of $15,000 from the City for a new agency to co-ordinate and publicize activities and services for both the public and art organizations in Vancouver.

The Community Arts Council advised the Arts Committee that the agency could be established as soon as an endorsation is received from Council and a co-ordinator hired. They advised that they have not approached any other agencies for funding as they wish to secure a commitment from the City first. There are many tasks available to a co-ordinated services agency and the following list could be implemented immediately:

a) What's on Poster - initiated by Ernie Fladell and placed in bus shelters and other key locations. This is a continuing task which could be expanded but time is required.

b) What's on Handbill - a bi-weekly handbill distributed in quantity to restaurants, hotels, information centres, with paid advertising of arts events - should be self-sufficient.

c) Tickets Tonight - one or more kiosks placed in strategic locations to attract the impulse buyer perhaps with reduced price last minute tickets.

d) Tourist Bureau Liaison - there is presently little direct involvement by the arts organizations with conventions or convention organizers. The Tourist Bureau has demonstrated an interest in providing cultural information to its clientele.

. . . 2

Clause No. 1 cont'd:

e) Displays - there exist real possibilities for displays in major city locations such as Pacific Centre and Robson Square, perhaps even sponsored by business.

f) Block Ticket Purchases - relationship between corporate buying and sponsorship of handicapped or underprivileged; union or corporate purchases for staff and members.

Ernie Fladell, Social Planning Department, reported that Seaboard would put up bus shelters in order to use space for advertising and they would make 10% of the facings available to the City for advertising.

The Committee expressed concern that the proposed Audience Development Program was not accompanied by a Manager's report in which City officials could comment on the feasibility of such a proposal. It was felt that a staff report should be provided to the Committee on utilizing free bus shelter advertising.

Following discussion, it was

RECOMMENDED

A. THAT the proposal be received.

B. THAT the City Manager report back on the utilization of free advertising space so that it could be co-ordinated and used by cultural groups in the City.

2. Report from the Emergency Planning Committee

The Committee considered the attached Manager's Report dated May 17, 1979, wherein the Emergency Planning Committee gave a progress report on their work on a emergency plan for the City of Vancouver. The basic plan is a document* that has been completed and approved by the Emergency Planning Committee and is attached for Council's approval. It provides the basis for co-ordinating the emergency response to natural and man-made emergencies that occur within or adjacent to the City of Vancouver. The basic response required by a major emergency or disaster is the use of City resources and co-ordinated planning with surrounding municipalities, senior levels of government and support organizations. The Plan provides guidance and direction to enable City departments and support organizations to:

(a) minimize the effects of a major emergency or disaster;

(b) provide continuity of local government;

(c) facilitate and expedite the restoration of facilities;

(d) co-ordinate rescue operations; and

(e) co-ordinate the provision of Emergency Welfare Services for the victims.

Departments that have responsibilities under the Plan are in the process of preparing their emergency plans for inclusion in the Emergency Procedural Manual. The initial draft of the Procedural Manual should be ready for the Emergency Planning Committee by September 1, 1979.

*Previously circulated,
copy on file in City
Clerk's office.

Clause No. 2 cont'd:

In a study of the transportation of hazardous materials in the City and the Lower Mainland, fifty five products have been identified as requiring special attention due to the large quantities being transported in the area and the nature of potential emergencies that may be created in the event of accidental spillage, fire, etc. In the assessment of these potential emergencies the study evaluated problems of dealing with the products by emergency personnel and the danger of major damage to the environment. This study resulted in the preparation of the Hazardous Material Response Manual by the Fire Department. This Manual identifies potential hazards that emergency organizations may encounter in this area. There is sufficient technical data and guidelines for initiating action included in this Manual to enable those agencies directly involved in controlling an emergency. Also included as information for those agencies responsible for the broader aspect of emergency planning, is a general guide to the type of incidents and classes of products that would involve the public which could cause large losses of life and injuries. A section is provided on case histories of accidents that have occurred and a list of experts that may be called for assistance in an emergency. The format of the Manual will be such so that it can be updated and revised on an on-going basis to keep abreast of new developments. It is recommended that seventy-five copies be initially printed for distribution to the agencies involved in emergency planning for the City at an estimated cost of $500.

Chief Konig attended the meeting and expressed strong concerns about the transportation of various hazardous materials in the City of Vancouver, in particular, the transportation of gasoline by tank trucks to service stations in the City and shipments of hazardous materials by rail and barge in the area of Project 200. Chief Konig advised that the capacity of tank trucks a few years ago was 3,000 gallons and he has been informed that this summer will see the introduction of tank wagons with a capacity of 13,000 gallons which the Fire Department considers unsafe and totally unacceptable. He recommended that Council consider a by-law limiting tank trucks within the City to 6,000 gallons maximum capacity. In respect to railway shipments, he advised that large tank cars of hazardous materials are often stored in the railway yards within Burrard Inlet adjacent to numerous high-rise buildings in the area. He stated that there will have to be controls over the transportation of hazardous materials by rail and barge in this area, particularly in view of the proposed convention centre on Pier BC. The Department of Transport agrees that the railway facilities will have to be re-located before the convention centre could be built on Pier BC.

Following discussion, it was

RECOMMENDED

A. THAT City Council approve by Formal Resolution (attached) the Basic Plan for the City of Vancouver Emergency Plan.

B. THAT City Council approve the publication of seventy-five copies of the Hazardous Materials Response Manual at an estimated cost of $500. Funds are available from the Contingency Reserve.

Clause No. 2 cont'd:

C. THAT City staff be instructed to consider the implications of a by-law limiting tank trucks within the City to a maximum capacity of 6,000 gallons and discuss these with industry representatives, for report back to Council.

D. THAT the City Manager report back on the transportation and storage of hazardous materials in the vicinity of the Central Waterfront.

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The meeting adjourned at approximately 5:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 526

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

June 28, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, June 28, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Rankin
ABSENT:	Alderman H. Boyce Alderman M. Harcourt
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of June 14, 1979, were adopted.

RECOMMENDATION

1. Review of Traffic Conditions:
Burrard Street Between 1st Avenue and Broadway

The Committee had for consideration a Manager's Report dated June 5, 1979 (on file), in which the City Engineer outlined details of the Burrard Street traffic plan and reviewed current conditions on Burrard Street between 1st Avenue and Broadway, in response to a request from merchants for a review of the 'No Parking' regulations in this section of Burrard.

The report explained aspects of the Burrard Street widening project now nearing completion, at an estimated cost of $2 million; examined site conditions; analyzed traffic volumes in the area and concluded that if parking were permitted on this section of Burrard, capacity would be reduced, congestion would occur and there was the probability that traffic would revert to filtering through residential streets in Kitsilano and Shaughnessy.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, reviewed the report and explained the implications of the 'No Parking' regulations and police enforcement procedures. Mr. Rudberg advised some of the affected businesses had access to parking lots and consideration was being given to the creation of a commercial vehicle loading zone on 8th Avenue immediately west of Burrard, which should alleviate many of the problems experienced by merchants in the area.

Mr. J. Sedlack, Four Seasons Marine Electronics, 2379 Burrard Street, addressed the Committee and submitted the Manager's Report was misleading in that it outlined conditions prior to completion of the Burrard Street Improvement Project. He had requested that traffic volumes be monitored on a lane-by-lane basis but the result was not conclusive because a count had not been taken of the curb lane.

.../2

Clause 1 continued

He explained the loading and unloading problems encountered by his business and felt the proposed loading zone on 8th Avenue would not completely resolve the problem as his business required the movement of heavy equipment. Furthermore, large commercial delivery trucks exceeded the length of a normal loading zone. Mr. Sedlack complained the 'No Parking' signs on Burrard Street were interpreted by the police as including loading and unloading activities, and delivery trucks were continuously being told to move on.

Mr. H.F. Summers, Rainbow Realty, 2405 Burrard Street, advised he represented a group of merchants in the blocks between Broadway and 8th Avenue who were extremely concerned because their business had decreased approximately 25% since the 'No Parking' ban had been introduced. Former customers, unable to park, turned the corner to Broadway where parking was permitted and transacted their business there. He felt as parking was permitted in the busy shopping districts of Granville Street and Broadway, the merchants on Burrard Street should be entitled to the same consideration.

Mr. T. Swain, Swain's Map and Slide, 2435 Burrard Street, requested limited parking be introduced between 7th Avenue and Broadway, and an assessment made of its success or failure.

Corporal D. Brown, Police Traffic Division, explained enforcement procedures for loading zones and stated that not much time tolerance was permitted for this type of facility. Trucks up to 65 feet long were now travelling on Burrard; the section between 1st and 8th Avenues was on a grade and parking in the curb lane would prevent faster traffic from overtaking the heavy rigs and congestion would result.

Responding to questions from Committee members, Mr. Rudberg advised pavement widths in the area were not sufficient to permit pull-in loading zones. The Chairman advised the merchants' delegations that the Committee appreciated their problem but the Burrard Street Improvement Project had only recently been completed and changes should not be introduced until traffic patterns had become established. A valid assessment could then be made.

RECOMMENDED

A. THAT the existing curbside traffic regulations on Burrard Street from the Bridge to Broadway not be changed at this time, but that traffic conditions be monitored to evaluate the impacts of the Burrard Street Improvement Project.

B. THAT the City Engineer be instructed to investigate the installation of a loading zone and parking on the south side of 8th Avenue west of Burrard Street.

2. Illegal Roadside Vending - City Streets

In a Manager's Report dated June 5, 1979 (on file), the City Engineer reported on problems created by roadside produce vendors and submitted two options for enforcement, for the Committee's consideration.

Clause 2 continued

The report summarized the problems created by illegal roadside stands as follows:

Health -

Non-conformance with Health regulations creates a public health hazard, e.g. no toilet facilities and no washing facilities. Federal Agriculture Inspectors also advise that itinerant vendors frequently sell low quality produce and otherwise only meet minimum standards of grade and quality.

Traffic -

Patrons frequently stop on the other side of the street, sometimes in violation of posted regulations, and cross the street in a hazardous manner. Customers also park in corner clearances, block intersections and double park. Drivers slow down to view produce and check prices and create back-ups; in some cases, rear end collisions have occurred.

License -

Roadside vendors operate without a City business license. This means that License Inspectors must employ valuable time pursuing them. Further, it is inequitable to legitimate businessmen retailing produce and who conform to regulations.

Weights & Measures -

Federal Consumer Affairs Inspectors advise that confiscating scales from illegal roadside vendors is an on-going business. These vendors invariably use bathroom scales, kitchen scales and other unacceptable weighing devices that can give short-weight to customers. Even when a proper weighing device is used, often it is out of adjustment.

Boulevard Maintenance, Litter -

At many locations, vendors drive their vehicles onto City boulevards and, in some cases, onto adjacent parks. This practice interferes with proper drainage on the streets, creates ruts on boulevards and necessitates special attention by City crews. Further, vendors frequently leave papers, cartons and other litter on boulevards.

Area Residents' Complaints -

In areas where these vendors set up, residents are subjected to congregations of vehicles, noise pollution, hazardous traffic conditions, damaged boulevards and litter. The residents resent this intrusion into their residential area. This is usually followed by unnecessary expenditure of staff time answering complaints from residents.

Clause 2 continued

The options and comments submitted for the Committee's consideration were:

1. To continue the present practice of enforcement on a complaint basis. In view of the increasing number of violations and the difficulties experienced with past enforcement on a complaint basis, this option will not be effective in controlling the problem.

2. To implement a concentrated enforcement program involving verbal warnings and written warnings requiring vendors to remove their illegal operation from City streets. If vendors do not comply after appropriate warnings, the City would remove the stand and produce. The stand would be retained in storage until costs of removal are paid or until three months have elapsed. Any produce would be disposed of. Vendors would be charged for costs if they wish their stands returned. To effect option 2, certain legal changes are required.

Mr. D. Rudberg advised the Committee there were two problem areas in the City where illegal roadside vendors were congregating in growing numbers - 4th Avenue in the vicinity of Jericho Park and South East Marine Drive. The Provincial Government and some municipalities, including Richmond, were adopting stricter controls to eliminate this practice and it was becoming apparent the displaced vendors were simply moving from these municipalities into Vancouver. Mr. Rudberg pointed out a public market to be opened shortly on Granville Island would provide vendors with a market place in a controlled situation.

Appearing before the Committee on this matter were Mr. D. Upton, Provincial Weights and Measures Branch, Mr. E. Pratt, Secretary Manager, B.C. Coast Vegetable Marketing Board, and Sergeant D. Lannon, Police Patrol Division.

Mr. Upton advised inspectors recently checked eight scales used by roadside vendors. One was found illegal for trade, two weighed against customers and five in favour of the customer. Mr. Pratt referred to the produce industry's efforts to upgrade quality, facilities and standards, and encourage growers to abide by municipal regulations. Numerous complaints had been received concerning quality of the produce sold by illegal vendors and it was felt the whole industry was being blamed for the indiscretions of a few, the majority of whom were not farmers at all. Sergeant Lannon described hazardous traffic conditions created in the vicinity of roadside vendors by motorists slowing down, stopping or illegally or double parking. Congestion on Marine Drive was a major concern.

During discussion, members of the Committee expressed concern that adoption of stricter controls allied with confiscation powers would impose too severe a remedy but it was pointed out seized goods could be returned to the owner on payment of costs.

Following discussion, it was

RECOMMENDED

A. THAT option 2 contained in the Manager's Report dated June 5, 1979, providing for a concentrated enforcement program be approved.

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Clause 2 continued

B. THAT the Street and Traffic By-law be amended to enable the City Engineer to seize and dispose of perishable produce and other chattels removed from City streets under Section 66 of the Street and Traffic By-law.

3. Cancellation of Bus Stop: South Side Cornwall Street at Burrard Street

The Committee considered a Manager's Report dated June 7, 1979 (on file), in which the City Engineer reviewed traffic conditions in the vicinity of the Cornwall and Burrard intersection and examined the bus stop function at this location.

The City Engineer noted that at this intersection, the four eastbound lanes on Cornwall merge into three lanes on the Burrard Bridge. The curbside lane on Cornwall was very short and used mainly by vehicles turning right and proceeding south on Burrard. It was felt the use of this lane would be further defined by installing a mandatory right-turn sign which would eliminate the potential for accidents occurring as a result of vehicles using this lane and merging within the intersection. Therefore, it was recommended the lightly used bus stop at this location be cancelled.

RECOMMENDED

THAT the bus stop on the south side of Cornwall Street and Burrard Street be cancelled.

* * * * *

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 527

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 28, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, June 28, 1979, in Committee Room No. 3, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

CLERK: G. Barden

RECOMMENDATION

1. Tenders Nos. 795 and 796
Contracts for Street and Lane Paving

On June 26, 1979, after considering the attached Manager's Report dated June 22, 1979, City Council awarded Contract 795 to Jack Cewe Limited and Contract 796 to Standard General, the second low bidder in each case, as representing best value to the City of Vancouver.

The high bidder on each contract, Mr. Wm. Johnson, General Manager, S.L. Paving Limited, requested to appear before Council regarding the tenders, and Council referred the delegation to the Finance Committee.

Mr. Darryl Warren, Solicitor, attended the meeting with Mr. Wm. Johnson, and criticized statements in the Manager's Report regarding his client. He stated the City has a negative bias toward his client. He felt to deny the contracts to the low bidder is an act of bad faith and destroys a proper tendering system.

The Committee felt that Council acted in good faith and that the contract was properly awarded, and following further discussion,

RECOMMENDED

THAT the decision of Council on June 26, 1979 regarding Contracts 795 and 796 be reaffirmed.

2. Children's Centre of the Arts and Sciences

The Committee considered the attached Manager's Report dated June 21, 1979, wherein the Director of Social Planning, acting as Chairman of the Planning Advisory Committee of the Children's Centre of the Arts and Sciences, reported on the Committee's request for $35,000 to be allocated to the Social Planning Department budget for the 1980 Arts and Science Exhibition as the City's share of the total cost of $188,000.

Clause No. 2 cont'd:

On February 21, 1978, City Council approved the concept of a Children's Centre of the Arts and Sciences to be developed in association with the new Federal Building then slated for Block 56 in Downtown Vancouver. Council also approved the establishment of a Working Committee - now referred to as Planning Advisory Committee (PAC) - to further examine this concept. As part of its work, the PAC organized a two day Conference on October 12th and 13th, 1978, under the joint sponsorship of the City of Vancouver and the Junior League of Vancouver. Technically, the task assigned to the PAC by City Council has been fulfilled with the submission of the 16 page booklet entitled "A Report on the Children's Centre of the Arts and Sciences in Vancouver",(previously circulated.) While it is too early to expect the new Federal Government to decide on its plans for Block 56, supporters of the Children's Centre are moving ahead on the assumption that development of some kind will occur on that site.

To demonstrate the basic principles behind a permanent Centre - participation and the integration of arts and sciences - the Planning Advisory Committee is organizing a three month demonstration project in the Spring of 1980. This demonstration of exhibits and workshops will offer organizers a chance to experiment and develop expertise that will be valuable when a permanent Centre is opened. In fact, many of the exhibits created for the demonstration are likely to be used in the permanent Centre. The site of the 1980 demonstration will be the Centennial Museum. The Junior League of Vancouver and the Vancouver Foundation have each committed $35,000 towards the project's total budget of $188,000. The City, the Province and the Federal Government, through Museums Canada, are being asked to match these contributions.

This Demonstration Project furnishes a splendid opportunity to try out various concepts for workshop programs and exhibits and to discover what works. The results of this experiment will provide the basis for developing programs and displays in the permanent Centre. At the same time, the project will give many people their first real glimpse of the Children's Centre of the Arts and Sciences - a unique Learning Centre which promises to make Vancouver a better and more exciting place.

The City Manager noted that this is a new expenditure which would receive careful scrutiny as a normal budget item, particularly in view of Council's wish to limit increases in service and hold down expenditures. However, Council has supported the concept of a Children's Centre enthusiastically, and the present demonstration proposal would be a step toward implementation of the Children's Centre concept. The proposed sharing (19% City) seems favourable.

Following discussion, it was

RECOMMENDED

A. THAT Council authorize the Planning Advisory Committee to continue to operate as an interim planning body for the Children's Centre and to report back to Council in September 1979 with recommendations regarding its replacement by a permanent non-profit organization.

Clause No. 2 cont'd:

B. THAT Council approve the allocation of $35,000 to the 1979 Social Planning Department budget as the City's share of the total cost of $188,000 for the 1980 Arts and Science Exhibitions sponsored by the Planning Advisory Committee of the Children's Centre of the Arts and Sciences.

The Comptroller of Budgets and Research advises that if this report is approved, the source of funding will be Contingency Reserve.

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The meeting adjourned at approximately 4:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 528.

VI

REPORT TO COUNCIL

JOINT MEETING OF VANCOUVER AND BURNABY

TRANSPORTATION COMMITTEES

June 21, 1979

A Joint Meeting of the Transportation Committees of Vancouver and Burnaby was held on Thursday, June 21, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 4:10 p.m.

PRESENT:

For Vancouver		For Burnaby
Alderman Kennedy	Co-Chairmen	Alderman Gunn
Alderman Bellamy		Alderman Lewarne
Alderman Harcourt		
Alderman Rankin		

COMMITTEE CLERK: G. R. Cinnamon

INFORMATION

1. Matters of Mutual Concern Between Vancouver and Burnaby

The meeting was requested by the Burnaby Transportation Committee to discuss transportation matters of mutual concern.

Burnaby representatives expressed concern for three principal issues and were prepared to explain the Burnaby Transportation Policies document (previously circulated). Specific concern was evinced regarding Boundary Road, the proposed Cassiar/Cambridge Loop and the proposed (then) increase in downtown Vancouver parking provisions.

Alderman Kennedy advised the meeting of the Provincial Government communication freezing funds for the Cassiar/ Cambridge Loop, and the matter was not further discussed.

Burnaby representatives offered a slide presentation on the Burnaby Conceptual Road Plan (C.R.P.) and a discussion followed.

Alderman Kennedy expressed favour for the Burnaby program and enquired as to progress. Alderman Gunn responded that the Plan appears to have public support and that Council adoption, budget and funding, and time frame are now required. Various officials, speaking to the Boundary Road question ascertained that some differences between Vancouver and Burnaby proposals must be overcome. It was further determined that considerable staff work would be required to resolve differences between proposals and that haste was necessary in order that existing cost-sharing arrangements not expire. An Alderman proposed that the matter be dicussed at the next following Champlain Heights Planning Advisory Committee meeting. It was determined that the Boundary Road question involves further study of the connection between Highway No. 1 and the Second Narrows Bridge, and that Provincial and Federal funding must be sought to provide this long term solution.

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Burnaby representatives expressed concern over the downtown parking requirements as they would affect the traffic volume using Burnaby streets. Various officials discussed probable increase in parking availability and expressed favour for increased downtown parking. Projected volume increase is expected to have minimal effect over five years.

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The meeting adjourned at approximately 5:10 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 528

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, July 24, 1979, in the Council Chamber commencing at approximately 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Harry Robinson of St. John's (Shaughnessy) Church, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Adult Basic Education Department at Mount Pleasant Campus, Vancouver Community College, under the direction of their instructor Ms. Mary Connor.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the Minutes of the following meetings be adopted:

Regular Council (except 'In Camera' portion) - July 10, 1979
Special Council (Court of Revision) - July 10, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Relocation of Firehall No. 22 (Marpole)

Council on July 10, 1979, heard a delegation on behalf of the neighbourhood south of Park Drive opposing the proposed site for the firehall on the corner of Shaughnessy Street and Park Drive. At that time Council resolved to identify the southwest corner of Oak Park as the most suitable site for relocation of Firehall No. 22 and negotiate with the Park Board on this basis.

Later the same day at an 'In Camera' meeting Council considered a City Manager's Report relative to possible purchase of three lots at the corner of Shaughnessy Street and Park Drive. A motion to approve the City Manager's recommendation that Council purchase these lots for the relocation of Firehall No. 22 was deferred pending a meeting of the Mayor, the Chairmen of the Finance and Administration and Planning and Development Committees with the full Park Board to further discuss the use of a portion of Oak Park as a firehall site.

The Mayor this day reported on a meeting that Aldermen Puil, Harcourt and himself had with the Park Board on this matter. In the discussion it was mentioned that should the Park Board agree to use of a portion of Oak Park for relocation of Firehall No. 22 the City would endeavour to purchase, as soon as possible, a piece of land south of 70th Avenue for park purposes and in addition to allocate $175,000 to the Park Board to undertake improvements to the Marpole-Oakridge Community Centre and Oak Park. These funds to be provided from the 1979 Supplementary Capital Budget.

Before Council this day was a report of the Planning and Development Division of the Park Board which was considered by the Board at its meeting of July 23, 1979. The report recommended that the Park Board approve in principle utilization of the northeast portion of Oak Park to accommodate the replacement of Firehall No. 22, subject to the terms outlined by the Mayor.

Commissioner Wainborn gave an oral report of the Park Board deliberations at its meeting on July 23, 1979. When this matter was considered initially at the July 23, 1979, meeting it was deferred pending provision of additional information. At an 'In Camera' meeting later in the same session when the required information had been provided, the Park Board approved the staff recommendation to utilize a portion of Oak Park to accommodate the replacement of Firehall No. 22. He advised that the Marpole Community Association favoured location of the Firehall at the southwest corner of the Park, but the Park Board considered the northeast corner more appropriate.

MOVED by Ald. Kennedy,
THAT the following recommendation of the Planning and Development Division of the Park Board be approved:

> "That Park Board approval in principle be granted to utilize the northeast portion of Oak Park to accommodate the replacement of Firehall No. 22, subject to replacement with equivalent developed park land south of 70th Avenue between Granville and Oak Streets, and a minimum of $175,000 of City funds be provided to undertake improvements to the Marpole-Oakridge Community Centre and Oak Park, such funding to be provided from the City's 1979 supplementary capital funds."

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Delegation Requests re
   a) Kimount Boys and Girls Club
   b) Local Area Planning Office, Mount Pleasant

Council noted a letter dated July 6, 1979 from the President of the Mount Pleasant Neighbourhood Association requesting an opportunity to address Council when the following matters are before it:

a) Retention of the Kimount Boys and Girls Club

b) Establishment of Local Area Planning Office in Mount Pleasant

Council noted a similar request with respect to item (b) from the Mount Pleasant Triangle N.I.P. Committee.

MOVED by Ald. Rankin,
THAT the delegation requests be approved, however, the delegation on item (a) quoted above be referred to the Standing Committee on Community Services.

- CARRIED UNANIMOUSLY

2. Canadian 1988 Winter Olympics

In a letter dated July 5, 1979, The Hon. Hugh A. Curtis, Provincial Secretary and Minister of Government Services advised the Provincial Cabinet has approved Council's request for a contribution of $37,500.00 towards the cost of preparing Vancouver's bid to the Canadian Olympic Association for the right to seek the 1988 Winter Olympics.

MOVED by Ald. Harcourt,
THAT the letter be received and the Mayor send a suitable letter of thanks to The Hon. Hugh A. Curtis.

- CARRIED UNANIMOUSLY

3. Vietnamese Refugees Program

Council had before it a memorandum from the Mayor dated July 18, 1979 to which was attached his statement of proposals to implement an aid program for the refugees and details of the proposals related to this program. In his memoranda, the Mayor recommended that the following be approved:

- *Alderman Gerard be appointed Chairman of a Task Force with Aldermen Boyce, Puil, Little and the Mayor as members;*

- *Council urge the G.V.R.D. to support the basic objectives of the program and to participate with the Task Force;*

- *Council approve the allocation of $25,000.00 to cover the preliminary costs of the program; these funds to come from Contingency Reserve.*

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

Vietnamese Refugees Program (Cont'd.)

Also before Council was a report dated July 19, 1979 in which the City Manager submitted the following recommendations of the Director of Finance with respect to handling donations to the Boat People Rescue Project:

A. *That the City of Vancouver set up a Trust Account in the name of "The Boat People Rescue Project."*

B. *That the City receive donations to the project from donors and individually receipt each donation for income tax purposes.*

C. *That all donations received for the project be deposited with the City's banker and recorded in a separate Trust Account, titled, "The Boat People Rescue Project", in the City General Ledger, Account No. 4283/-.*

D. *That the total proceeds of the fund remain intact, and be disbursed solely for the purposes of the project as may be directed by Council.*

Also submitted was a report dated July 19, 1979 from Alderman Gerard, Chairman of the Task Force. This report gave background to the Task Force and methods of implementation of the project, detailed the role of the Task Force which included a recommendation

> *that the Task Force be responsible for the fund raising campaign and, on the advice of the Director of Social Planning, the allocation of monies raised from donations, with approval of Council; and that the Task Force be authorized to approve an advance up to $10,000.00 in emergency situations.*

The report also detailed the role of associate members of the Task Force, the role of civic staff, details of the project, and an outline of the long term needs of the refugees. The report concluded with the following recommendations:

A. *The functions and responsibilities of the Task Force, associate members and civic staff as outlined in the report dated July 19, 1979 from Alderman Gerard, Chairman of the Task Force on the Boat People Rescue Project be approved.*

B. *That this report be received by Council as a progress report to be followed by other reports as the Task Force progresses.*

MOVED by Ald. Kennedy,
THAT the recommendations contained in the various memoranda and reports before Council this day on the Vietnamese Refugees Program (Boat People Project) be approved.

- CARRIED UNANIMOUSLY

During discussion of this matter the Mayor agreed to invite representatives of the Federation of Labour and the Vancouver and District Labour Council to be associate members of the Task Force.

COMMUNICATIONS OR PETITIONS (Cont'd.)

4. Development of Boundary Road

Council noted a letter from the Deputy Municipal Clerk of Burnaby advising that Burnaby Council, on July 3, 1979 approved the following recommendations of its Transportation Committee:

"1. That Council endorse the proposal to develop Boundary Road as a primary arterial route and to connect it from Marine Way to Imperial Street as described in this report.

2. That Council agree to share equally with Vancouver on the cost of construction and right-of-way acquisition for the project as more particularly described in this report.

3. That Council agree to the commencement of the 1979 portion of the construction program as described in this report.

4. That Council authorize the City of Vancouver to be the applicant for Provincial Revenue Sharing for the balance of the construction costs of the project, including the berm and frontage road components on the Burnaby side on the basis of its functional integration with the overall project."

In addition the Burnaby Council approved the following resolution:

"That the cost sharing between the Municipality of Burnaby and the City of Vancouver be based on a bid tender for the grubbing, clearing and cutting of the Boundary Road alignment."

The City Engineer indicated a compromise satisfactory to both parties had been reached on the proposed construction work and a bid tender was no longer necessary.

MOVED by Ald. Puil,
THAT the letter be received for information, taking into account the City Engineer's oral report.

- CARRIED UNANIMOUSLY

5. Proposed Neighbourhood Pub - 2802 West 4th Avenue

Council noted a request from Mr. M. J. Frank, Solicitor for Mr. Eayds, applicant for a neighbourhood pub at 2802 West 4th Avenue to address it later this day on Council's resolution to conduct a further plebiscite on this proposed pub. The City Manager advised that the owner of the building in which it is proposed to locate this pub states that an extension to Mr. Eayds' lease is available on the basis of a rental of $1900.00 a month commencing immediately.

MOVED by Ald. Rankin,
THAT the delegation request be approved and the delegation be heard later this day.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd.)

6. Request for Relief on or Cancellation of Local Improvement

In a memorandum dated July 18, 1979, the City Clerk advised that Mr. C. E. Hamilton wishes to address Council to request relief on or cancellation of a local improvement project. The Clerk advised that a City Manager's report giving details of this local improvement will be before Council on August 14, 1979.

MOVED by Ald. Harcourt,
THAT the request of Mr. C. E. Hamilton to address Council be approved and the delegation be heard when the relevant Manager's report is before it.

- CARRIED UNANIMOUSLY

7. Bowmac Park

In a letter dated July 19, 1979 the Vancouver City Planning Commission advised Council of the following resolutions of the Commission related to Bowmac Park:

"Whereas this site provides a golden opportunity to give this high density area of Vancouver's downtown core its first true urban park, the Vancouver City Planning Commission recommends that:

(a) no funds be spent on a temporary basis;

(b) City officials consult with the Park Board planners to re-confirm the guidelines that would be required for a permanent design in the near future;

(c) a process be established for public input;

(d) and, City Council and Park Board representatives on the Planning Commission be requested to re-open this matter with their respective bodies."

The City Manager advised that there was a meeting scheduled for this morning between the Park Board and Planning Officials in an effort to resolve this matter.

MOVED by Ald. Puil,
THAT the letter be received for information.

- CARRIED UNANIMOUSLY

8. Odessa Trip - Request for Approval of Expenses

Council noted a memorandum from the Mayor dated July 20, 1979 advising that the present arrangements related to the proposed trip by the Mayor and three other members of Council to Odessa are that the Council delegation will visit Leningrad, Odessa and Moscow for three nights each. In addition, the Council delegation will be in London for three days and at that time will be involved in certain official visitations. Accordingly, the Mayor requested Council's approval for the appropriate expenses.

MOVED by Ald. Puil,
THAT Council approve the funding of appropriate expenses related to the Council delegation visiting London and the Soviet Union.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd.)

9. Engineering Assessment:
False Creek

Council noted the following memorandum from the Mayor dated July 20, 1979:

"As a matter of information, I wish to advise Council that I have requested Mr. E. A. (Sandy) Robertson of Robertson, Kolbeins Teevan & Gallaher Ltd., structural engineers, to provide me with his assessment of any engineering problems that may relate to the possible location of any new major facility in the False Creek area.

This is not in conflict with any assessments being carried out by our own City Engineer who has my full confidence. It is simply to provide me with additional independent engineering advice which will assist me in considering possible future plans for this area.

I have the authority to request such assistance through the Research & Development portion of the Mayor's Fund."

MOVED by Ald. Puil,
THAT the Mayor's letter be received for information.

- CARRIED UNANIMOUSLY

* * *

The Council recessed at approximately 10:55 a.m. for an 'In Camera' meeting and reconvened at approximately 2:00 p.m. with the same members present and Mayor Volrich in the Chair.

* * *

At this point in the proceedings the Mayor introduced and welcomed Dr. David Kinloch, recently appointed Medical Health Officer for the City of Vancouver.

* * *

DELEGATIONS

1. Community Services Grant Appeals

A. 1979 Women's International Field Hockey Tournament Society

Council on June 12, 1979, took no action to approve a grant to the 1979 Women's International Field Hockey Tournament Society. Therefore, in accordance with approved procedure the following addressed Council to appeal its decision on this grant:

Mrs. Pam Glass introduced the other speakers and distributed souvenir pens to the members of Council.

Ms. Barbara Schrodt, President of the Vancouver Field Hockey Society addressed Council and read from a circulated brief. Ms. Schrodt advised that the Women's International Field Hockey Tournament Society was requesting a grant of $25,000 from the City of Vancouver. This grant will be used for administration and hosting costs of the twenty plus countries attending the tournament and conference to be held August 16 - 30, 1979. The main portion of the grant would go towards the costs of a civic dinner for the participants.

Mrs. Jean Christie also addressed Council and read from a circulated brief in which she urged Council to approve a grant towards the hosting costs of this event.

MOVED by Ald. Harcourt,
THAT a grant of $12,500 to the 1979 Women's International Field Hockey Tournament Society be approved with the source of funds being Contingency Reserve.

- LOST

(Aldermen Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,
THAT a grant of $5,000 to the 1979 Women's International Field Hockey Tournament Society be approved with the source of funds being Contingency Reserve.

- CARRIED BY THE REQUIRED MAJORITY

(Aldermen Marzari and Puil opposed.)

DELEGATIONS (Cont'd)

Community Services Grant Appeals (Cont'd)

B. Downtown Eastside Women's Centre

Council on June 12, 1979, did not approve a grant to the Downtown Eastside Women's Centre, therefore the following addressed Council in support of the Centre's appeal against Council's decision:

Ms. Katherine Roback, Co-ordinator of the Downtown Eastside Women's Centre read from a circulated brief in which the Centre requested Council to partially fund an Outreach Work Program to support a service that has proved very successful and much needed.

The following delegations addressed Council in support of the Centre's appeal:

- J. Shaver, First United Church (brief filed);
- J. Roy MacIntyre, The Door Is Open;
- Ms. Mary McCammon, Downtown District Office of Department of Human Resources;
- Anna Sochasky;
- Ann Geddes, Strathcona Community Care Team.

Council noted that the Social Planning Department had recommended no grant as the subject of drop-in centres in the Downtown Eastside will be included in a Social Planning report on Carnegie Management Program and Operating Budget to be considered by Council by September of this year.

In answer to a question from Council Mr. Roback stated that the Centre is losing its Canada Works Grant in October and it will not be renewed and therefore there will be no other funding available apart from a $15,000 grant from the Minister of Human Resources, hence the request to Council for funding.

MOVED by Ald. Little,
THAT consideration of this grant appeal be deferred pending a report from the Director of Social Planning after consultation with the Downtown Eastside Women's Centre on the funding required to enable this centre to continue operation until the end of the year.

- CARRIED

(Aldermen Bellamy, Harcourt, Kennedy, Marzari and Rankin opposed.)

2. Strata Title Conversion Application:
Mayfair Hotel - 845 Hornby Street

City Council on May 29, 1979, when dealing with a Manager's Report dated May 25, 1979, concerning this strata title application, deferred consideration pending a report from the Director of Planning on the relevant strata legislation and on the history of the building.

On July 10, 1979, a further Manager's Report dated July 3, 1979, was before Council and representations were made on behalf of the hotel owners, Techram Securities Limited. The lawyer for the Hungry Pilgrim Corporation which leases a restaurant in the hotel, also addressed Council and requested further deferral to permit an opportunity to study the strata title proposal. Council resolved the matter be deferred to the Council meeting on July 24, 1979, at which time representations be heard from interested parties.

Cont'd . . .

DELEGATIONS (Cont'd)

Strata Title Conversion Application:
Mayfair Hotel - 845 Hornby Street (Cont'd)

Mr. J.H. Fraser, legal advisor to Techram Securities Limited, advised Council that his client has reached a firm agreement with the Hungry Pilgrim Corporation related to their concerns about the proposed strata title conversion of the Mayfair Hotel. Therefore the lawyer for the Hungry Pilgrim Corporation has withdrawn his objection. Mr. Fraser then reviewed the recommendations of the City Manager contained in his report dated July 3, 1979, and his report of May 25, 1979.

MOVED by Ald. Kennedy,

A. THAT commercial and industrial strata title conversion applications continue to be processed on the merits of the individual application noting however, that the Director of Planning will report any significant increase in such applications.

B. THAT the application of Techram Securities Limited to convert the existing hotel at 845 Hornby Street to strata title ownership, resulting in a total of 87 strata lots be approved subject to the following conditions:

a) That the strata plan be revised to eliminate the proposed basement strata lot (Strata Lot 1), incorporating ancillary restaurant uses into the restaurant strata lot and identifying storage and laundry facilities ancillary to the residential use of the building as common facilities; and

b) That a Certificate of Approval (Form #10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector and at no cost to the City; and

C. THAT the Director of Planning contact the Office of the Superintendent of Insurance, the provincial agency responsible for the Strata Titles Act, outlining the exact nature of Council's consideration of this matter.

- CARRIED

(Aldermen Marzari, Puil, Rankin and the Mayor opposed.)

3. Group Home at 1606 East 15th Avenue

Council on July 10, 1979, when considering a report of the City Manager dated June 27, 1979, on the history and status of the group home at 1606 East 15th Avenue, deferred a report pending the hearing of delegations from concerned citizens in the area.

The City Manager advised there is no change of ownership or of use which would require a new development permit. The following addressed Council in opposition to the proposed conversion of this home from a foster home housing five small children to a shorter term residence for five teenagers operating with foster parents.

Mr. H.W. Carter addressed Council and filed a petition of 300 signatures opposing the change in use of this home.

Cont'd . . .

DELEGATIONS (Cont'd)

Group Home at 1606 East 15th Avenue (Cont'd)

Mr. Tom Gibbons read from a letter previously circulated.

Mr. Bud Murphie and Mrs. Jean Babnuk also expressed opposition to the home.

Council was advised that Mr. W. Joswig, who was scheduled to address it on this matter was unable to appear, however, he had previously submitted a letter in opposition.

The following addressed Council in support of the proposed conversion of this group home into a shorter term residence for five teenagers:

- Larry Stoffman, 3262 Fleming Street;
- Bill Shardlow, 3246 Fleming Street.

Ms. Green, Acting Regional Resource Supervisor, Ministry of Human Resources reviewed the proposed change in use of this home and on behalf of the Ministry offered to form a liaison committee with the residents to deal with any problems that may arise related to the home.

MOVED by Ald. Gerard,
THAT the report of the City Manager dated June 27, 1979, and the representations before Council this day be received;

FURTHER THAT appropriate officials of the City liaise with the residents and the Ministry of Human Resources to establish a mechanism to deal with any problems that might arise with this group home.

- CARRIED UNANIMOUSLY

The Mayor stated that he would contact the Ministry of Human Resources to discuss this matter.

* * *

The Council recessed at approximately 4:20 p.m. to reconvene at approximately 4:40 p.m.

* * *

DELEGATIONS (Cont'd)

4. Illegal Roadside Vending - City Streets

Council on July 10, 1979, deferred consideration of the report of the Standing Committee on Transportation dated June 28, 1979, on illegal roadside vending - City streets, to permit Mr. Hans Penner an opportunity to address it this day. The report of the Standing Committee reviewed the Committee's consideration of this matter and the options of the City Manager's Report dated June 5, 1979, which summarized the problems created by illegal roadside stands.

In his report the City Manager submitted two options for the Committee's consideration. The Committee was recommending Option 2 in the City Manager's Report be approved. This option provides for a concentrated enforcement program involving verbal warnings and written warnings requiring vendors to remove their illegal operation from City streets. The Committee also recommended that the Street

Cont'd . . .

DELEGATIONS (Cont'd)

Illegal Roadside Vending -
City Streets (Cont'd)

and Traffic By-law be amended to enable the City Engineer to seize and dispose of perishable produce and other chattels removed from City streets under Section 66 of the Street and Traffic By-law.

Mr. Penner addressed Council and asked Council to consider a less stringent enforcement program related to illegal roadside vending.

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee contained in its report dated June 28, 1979, be approved.

- CARRIED

(Alderman Ford opposed.)

5. Englesea Lodge -
2046 Beach Avenue

Council on July 10, 1979, deferred consideration of a motion by Alderman Kennedy and an accompanying Manager's Report dated July 3, 1979, on Englesea Lodge, 2046 Beach Avenue, to permit representation from the Englesea Lodge Committee.

The City Manager's Report reviewed the history of Englesea Lodge and the status of this building at the present time. The report also noted that Council on April 3, 1979, resolved, in addition to other items, that as suites become vacant they be locked and not re-rented and that demolition be approved only after plans have been submitted by the Park Board indicating details of redevelopment of this site.

Alderman Kennedy's motion reads as follows:

"THAT WHEREAS action has not yet been taken to evict tenants from Englesea Lodge;

AND WHEREAS Council has not seen plans for the redevelopment of the site, such as would justify a demolition (in accordance with the requirements of the Zoning and Development By-law);

AND WHEREAS tenants wish to submit alternative proposals;

AND WHEREAS many citizens have expressed affection for this old building:

THEREFORE BE IT RESOLVED THAT until justification for the proposed demolition is submitted to Council, eviction notices should be withheld and plans for demolition be halted."

- (deferred)

Mr. David Baxter addressed Council on behalf of the Englesea Lodge Committee and reviewed the concept prepared by the Committee for redevelopment and retention of Englesea Lodge. The concept proposed a seawall walkway, tea room, educational facility, rest rooms, restoration of the red brick surface of Englesea Lodge. In addition the concept proposed that revenue from the building be used to support free tennis and other free park programs.

Cont'd . . .

DELEGATIONS (Cont'd)

Englesea Lodge -
2046 Beach Avenue (Cont'd)

Council also noted a letter dated July 24, 1979, from the Chairman of the Park Board advising that the Board at its meeting on July 23, 1979, resolved that City Council and the Englesea Lodge tenants be notified that the Park Board is proceeding with development drawings as required for issuance of a Development Permit and a Demolition Permit.

MOVED by Ald. Kennedy,
THAT consideration of the motion of July 10, 1979, on this subject, be deferred and in the meantime the City Manager report back in detail on the viability of the Englesea Lodge concept presented to Council this day by the Englesea Lodge Committee. This report to include estimated costs of the concept.

- CARRIED

(Aldermen Boyce, Harcourt, Marzari, Puil and the Mayor opposed.)

Alderman Little requested that the Director of Legal Services clarify for Council the legal ownership of Englesea Lodge.

The Mayor so directed.

6. City Pound

Council on July 10, 1979, deferred consideration of a City Manager's Report dated July 6, 1979, pending the hearing of a delegation from Mr. Hamilton, President of Animal Defence and Anti-Vivisection Society. In the City Manager's Report the Director of Permits and Licenses responded to complaints from Mr. Hamilton about certain operations of the City Pound. A subsequent City Manager's Report dated July 12, 1979, further clarified the circumstances related to Mr. Hamilton's letter of complaint. Both these reports were submitted for Council's information.

Mr. Hamilton addressed Council and referred to his brief which was previously submitted. This brief contained a number of recommendations relevant to the operation of the City Pound, such as bookkeeping improvements, lower cost of dogs for sale, humane follow up, humane education program and euthanasia improvements.

In response to questions from Council, Mr. Warren, Vancouver City Pound, reviewed the operation of the high altitude decompression chamber. He stated that this chamber is only used when the Pound staff are unable to obtain the services of a veterinarian and a citizen requests that an animal be immediately destroyed. He also stated that none of the staff of the Pound are qualified to give lethal injections to animals.

MOVED by Ald. Rankin,
THAT the Director of Permits and Licenses report to Council on the use by the City Pound of the high altitude decompression chamber and whether authority could be obtained for staff of the City Pound to give lethal injections to animals when a veterinarian is not available.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

7. P.N.E. Land Use Control

Council on April 24, 1979, deferred a report of the Standing Committee on Planning and Development dated April 5, 1979, on P.N.E. land use to permit the Pacific National Exhibition an opportunity to address it.

Council on June 12, 1979, further deferred this report of the Committee to provide a representative of the Burrard View Wall Street Area Residents' Association an opportunity to also address it on this matter.

Before Council was a report of the Standing Committee on Planning and Development dated April 5, 1979, in which the Committee recommended that the recommendation of the City Manager contained in his report dated March 1, 1979, detailing a proposed policy on the use of the P.N.E. site and buildings for uses other than the P.N.E. fair and uses other than those previously approved by the necessary permits be approved after amending policy 1(k) to read as follows:

> "Swap-o-ramas, swap meets or flea markets, limited in time; such uses to be restricted to the sale by individuals of used articles, individual's arts and crafts, and for the sale of new merchandise up to a limit of 30% of total sales."

underlining indicates amendment

The Committee also submitted the following for Council's consideration:

> "That the following be added to the uses permitted under the management of the P.N.E. without requiring a development permit:
>
> n) no restrictions be placed on the retail use of rental facilities at the P.N.E.

Mr. Nathanson, lawyer for the P.N.E., outlined the P.N.E.'s position with respect to the proposed additional policy related to the retail use of rental facilities. He stated that there are no restrictions on retail uses of exhibition sites in Winnipeg, Calgary or Regina and therefore he did not see why any restrictions should be placed on retail use by the P.N.E.

Mr. B. Dronsfield of the Burrard View Wall Street Area Residents' Association addressed Council in opposition to the proposal that there be no restrictions on the retail use of rental facilities at the P.N.E. The residents are concerned that the proposed policy would result in increased traffic problems in their area. He also queried why the P.N.E. does not pay business tax.

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee contained in its report dated April 5, 1979, be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

Cont'd . . .

DELEGATIONS (Cont'd)

P.N.E. Land Use Control (Cont'd)

MOVED by Ald. Puil,
THAT the proposal that no restrictions be placed on the retail use of rental facilities at the P.N.E. be referred back to the Director of Planning for report, in consultation with the Director of Permits and Licenses, on guidelines and any possible restrictions on retail use of rental facilities at the P.N.E.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

H. Manager's Report
July 23, 1979

Sea Festival

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this report be amended and then approved as follows:

"The Director of Social Planning, the City Engineer and the Chief Constable meet with Sea Festival organizers, do a complete evaluation of this year's program and problems and report to Council in September with recommendations regarding Sea Festival events including possible alternate sites as well as the feasibility of installing fire containers on the beach."

underlining indicates amendment

- CARRIED UNANIMOUSLY

The Mayor then thanked the members of the Sea Festival Committee present in the Chamber and congratulated them on the excellent festival which they had produced.

G. Manager's Report
July 20, 1979

Vancouver Indian Centre - Administration of Grant: 1607 East Hastings Street

MOVED by Ald. Harcourt,
THAT City Council approve the immediate release of the $300,000 grant to the Vancouver Indian Centre to the Royal Bank (assuming the Royal Bank completes the above transaction on behalf of the Indian Centre) for the purchase of 1607 East Hastings Street, Vancouver by the Vancouver Indian Centre and that the City grant be secured by a second mortgage pending completion of Phases 1 and 2 of the purchase and renovations of this building.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Proposed Neighbourhood Pub -
4th and Macdonald

Council on July 10, 1979, having heard representations from Mr. J. Ball and from other citizens opposing the proposed neighbourhood pub at 2802 West 4th Avenue on the basis that the information sheet submitted with the plebiscite was incorrect in that the applicant, Mr. Eayds had stated that six parking spaces would be provided for pub patrons at an adjacent gas station and this was not, in fact, correct.

Council, at that time, also heard representation from Mr. Eayds, the applicant, as well as from a resident of the area who spoke in favour of the proposed pub. Following this Council resolved:

"That the City Clerk be instructed to conduct a further plebiscite within a four block radius of the proposed neighbourhood pub at 2802 West 4th Avenue giving full and accurate information on all aspects of the proposed pub;

Further that this plebiscite be conducted at the City's expense with the source of funds being Contingency Reserve."

Earlier in today's proceedings Council agreed to hear representation from Mr. M.J. Frank, solicitor for the applicant, Mr. Eayds. Mr. Frank addressed Council and referred to his letter which had been submitted to Council for consideration this day. He stated that the initial plebiscite proposed 2,000 square feet of pub space. However, as it turned out, there would be less than 1,000 square feet of pub area, requiring only five parking stalls. Mr. Frank contended that if Council wished to conduct a further plebiscite on this pub this decision would impose great financial hardship on Mr. Eayds. In fact, Mr. Eayds could be in danger of losing his lease and exposing himself to considerable damages because of not being able to proceed under the terms of the set lease. Therefore, Mr. Frank requested that Council reconsider its decision to request a second plebiscite on this pub and allow the results of the first plebiscite to stand.

Mr. Ball addressed Council and stated his intentions in objecting to this pub were based strictly on the incorrect information being given in the information sheet submitted with the first plebiscite and his concerns about parking in the area.

MOVED by Ald. Kennedy,
THAT the City Clerk be instructed not to proceed with a further plebiscite within a four block radius of the proposed neighbourhood pub at 2802 West 4th Avenue and the resolution of Council on July 10, 1979, be amended accordingly.

- CARRIED

(Aldermen Gerard, Puil and the Mayor opposed.)

* * *

At this point Alderman Gerard left the meeting.

* * *

CITY MANAGER'S REPORTS (Cont'd.)

A. MANAGER'S GENERAL REPORT
JULY 20, 1979

Works & Utility Matters
(July 20, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Sewer Reconstruction on 11th Avenue from Alberta Street to Columbia Street
Cl. 2: Sewer Reconstruction on Clark Drive from the Lane South of 22nd Avenue to 23rd Avenue
Cl. 3: Extension of Sewers on Semlin Drive from 5th Avenue to the Lane South
Cl. 4: Tender: Dump Truck Bodies

Clauses 1-4 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(July 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Affiliation Agreement Between the City of Vancouver and the University of British Columbia
Cl. 2: 441 East Hastings Street - Condition of Properties
Cl. 3: Accommodation for Homemaker Service for Downtown Community Health Clinic

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT clauses 1 and 2 of this report be received for information and the recommendation of the City Manager, as contained in clause 3 of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(July 20, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Mt. Pleasant N.I.P. Appropriation of Funds: Tree Planting on Both Sides of Kingsway from Knight to Broadway
Cl. 2: Repeal of CM-1 Commercial District Schedule
Cl. 3: Grandview-Woodland N.I.P. Appropriation: Macdonald School Food Distribution Centre
Cl. 4: Riley Park N.I.P. Appropriation of Funds: "Bunny Trail" Mini-Park
Cl. 5: Proposed Hotel Development - 2865 East Hastings Street - Development Permit Application No. 83986
Cl. 6: Street Name - Dedicated Street in New Subdivision at 3819 S.W. Marine Drive
Cl. 7: Kensington N.I.P. - Establishment of Storefront Library
Cl. 8: Strata Title Conversion Application: 2138 to 2150 West 6th Avenue

Clauses 1-4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Proposed Hotel Development -
2865 East Hastings Street
Development Permit Application
No. 83986
(Clause 5)

MOVED by Ald. Harcourt,
THAT consideration of this clause be deferred to 2.00 p.m. on August 14, 1979 and that any delegations who wish to address Council on this subject be heard.

- CARRIED

(Aldermen Bellamy and Kennedy opposed)

At this point in the proceedings Alderman Kennedy left the meeting.

Clauses 6-8 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 6, 7 and 8 of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Licenses & Claims Matters
(July 20, 1979)

Issuing Tickets for Violations
of the Pound By-law
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

Alderman Little requested that when the By-law amendments related to this clause are submitted to Council, they include provisions for fining the persons whose animals foul up City sidewalks and private and public properties.

The Mayor requested the Director of Legal Services to so do.

Fire & Traffic Matters
(July 20, 1979)

Sidewalk Cafes -
Chez Victor's Restaurant
Papaya Gardens Restaurant
(Clause 1)

MOVED by Ald. Harcourt,
THAT a licence agreement for the sidewalk cafe for Chez Victor's Restaurant, 957 Granville Street be executed with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

- CARRIED

(Alderman Little opposed)

MOVED by Ald. Harcourt,
THAT a licence agreement for the sidewalk cafe for Papaya Gardens Restaurant, 950 Granville Street be executed with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver.

- CARRIED UNANIMOUSLY

Finance Matters
(July 20, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Luncheon for Canadian Standards Association Advisory Council on Plumbing Convention - August 27 and 28, 1979

Cl. 2: Business Tax

Luncheon for Canadian Standards Association
Advisory Council on Plumbing Convention -
August 27 and 28, 1979
(Clause 1)

MOVED by Ald. Puil,
THAT the City provide a luncheon for the Canadian Standards Association Advisory Council on Plumbing Convention on Tuesday, August 29, 1979 at an estimated cost of $350.00 with the source of funds being "Other Grants".

- CARRIED UNANIMOUSLY

Cont'd.

CITY MANAGER'S REPORTS (Cont'd.)

Finance Matters
(July 20, 1979) (Cont'd.)

Business Tax
(Clause 2)

MOVED by Ald. Puil,
THAT this clause be referred to the Standing Committee on Finance and Administration for consideration.

- CARRIED UNANIMOUSLY

Personnel Matters
(July 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Employees Sun Life Group Policy
Cl. 2: Acting Approving Officer
Cl. 3: Meter Checker Uniform Allowance
Personnel Regulation No. 40-5

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Property Matters
(July 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Part Subdivision G, West Side Commercial Street, 1.34 Meters for Lane Purposes
Cl. 2: Lot 28, Pender Street, Change of Use
Cl. 3: Rent Review - 1572 West 4th Avenue

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(July 9, 1979)

False Creek, Area 6, Phase 1 -
Heather Parking Facility -
Lease Terms

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

C. Manager's Report
(July 17, 1979)

Purchase of Property at 29th Avenue Nanaimo Street for Road Widening

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

D. Manager's Report
(July 19, 1979)

Lease to Netherlands Association

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
(July 18, 1979)

Lease of City Lots to School Board

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

F. Manager's Report
(July 19, 1979)

Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets

MOVED by Ald. Harcourt,
THAT this report be referred to the Standing Committee on Planning and Development for consideration at its meeting on July 26, 1979.

- CARRIED UNANIMOUSLY

G. Manager's Report
(July 20, 1979)

Indian Centre - Administration of Grant

For Council action see page 15.

H. Manager's Report
(July 23, 1979)

Sea Festival

For Council action see page 15.

CITY MANAGER'S REPORTS (Cont'd.)

I. Manager's Report
(July 23, 1979)

False Creek, Area 6, Phase 2,
Park Road - Tender 797

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Report of the Standing Committee on Community Services
(July 12, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1:	Detention of Mentally Ill Persons in City Jail
Cl. 2:	Used Engineering Van for St. James Social Service
Cl. 3:	Capital Grant Request - Boy Scouts of Canada
Cl. 4:	Funding for Grandview, Strathcona and Hastings-Sunrise Youth Projects
Cl. 5:	Traveller's Hotel, 57 West Cordova Street
Cl. 6:	Family and Juvenile Court
Cl. 7:	Fire By-law Requirements

Detention of Mentally Ill
Persons in City Jail
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Used Engineering Van for
St. James Social Service
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Cont'd.

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STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Community Services (July 12, 1979) (Cont'd.)

Capital Grant Request - Boy Scouts of Canada (Clause 3)

MOVED by Ald. Rankin,
THAT this clause of the Standing Committee be deferred to the first Council meeting when all members are present.

- CARRIED UNANIMOUSLY

Funding for Grandview, Strathcona and Hastings-Sunrise Youth Projects (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be amended and then approved as follows:

THAT Council approve an increase to the Park Board budget from contingency reserve of $38,000 to continue the operation of the Grandview, Strathcona and Hastings-Sunrise youth projects from June 30, 1979 to December 31, 1979.

- CARRIED UNANIMOUSLY

underlining denotes amendment

Clauses 5-7 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 5, 6 and 7 of this report be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Planning and Development (July 12, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: Monthly Status Report on Rezoning Applications
Cl. 3: Alder Parking Facility - Phase 2, Area 6, False Creek
Cl. 4: Parking and Pedestrian Streets - False Creek, Area 6, Phase 1
Cl. 5: False Creek Day Care Centre(s)
Cl. 6: False Creek Area 6, Phase 2, Interface with Granville Island
Cl. 7: Review of Fairview Slopes Policy Plan. Progress Report.
Cl. 8: Rezoning Application - 3551 Kingsway

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Planning and Development (July 12, 1979) (Cont'd.)

Status of Major Development Permit Applications (Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Council took no action on the consideration item contained in this clause.

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Parking and Pedestrian Streets - False Creek, Area 6, Phase 1 (Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

During consideration of this clause Council noted a letter from the False Creek Community Association asking Council to defer consideration of placing parking meters in False Creek until the situation has stabilized. Council took no action on this request.

Clauses 5 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Review of Fairview Slopes Policy Plan. Progress Report. (Clause 7)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED
(Aldermen Bellamy and Puil opposed)

Rezoning Application- 3551 Kingsway (Clause 8)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

III. Report of the Standing Committee on Transportation (July 12, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Twenty-five Additional Taxicab Licenses
Cl. 2: Airport Limousine Service

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

IV. Report of the Standing Committee on Finance & Administration (July 12, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Request for Civic Grant - Co-op Radio
Cl. 2: Police Fleet Management System

Request for Civic Grant - Co-op Radio (Clause 1)

When considering this clause Council noted a report from the City Manager dated July 19, 1979 in which he submitted for consideration that if Council wishes to continue to support Co-op Radio, it be by a grant of $4119.00 to cover the period September 1979 to August 1980 and that the organization be asked to apply by March 31, 1980 for any extension of its grant.

MOVED by Ald. Puil,
THAT a grant be approved to Co-op Radio in the amount of $4119.00 for the period September 1979 to August 1980 with the source of funds being Contingency Reserve.

FURTHER THAT the organization be asked to apply by March 31, 1980 for any grant extension.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Police Fleet Management System (Clause 2)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

* * *

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, July 25, 1979.

Bowmac Park

The Mayor referred to the discussion earlier this day on the proposed Bowmac Park and advised that there does not appear to be agreement between the Park Board and the Director of Planning on this project. The Mayor advised that he and the City Manager would recommend that until a decision is made on the possible use of this site as a L.R.T. station a temporary park be installed on the site.

MOVED by Ald. Boyce,
THAT Council advise the Park Board that it favours the installation of a temporary park (grass & trees) on the Bowmac site and further that $75,000.00 be allocated for this purpose to be taken from monies previously allocated by Council for this park.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 4912
BEING AN OFFICIAL DEVELOPMENT PLAN
BY-LAW
(Downtown District Parking)

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Marzari,
SECONDED by Ald. Rankin,
THAT second and third reading of this By-law be deferred until this matter has been considered by the G.V.R.D.

- LOST

(Aldermen Bellamy, Boyce, Little, Puil and the Mayor opposed.)

The motion having lost, it was

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

(Aldermen Boyce and Ford excused from voting on the By-law.)

2. A BY-LAW TO AMEND BY-LAW NO. 4450
BEING THE LICENSE BY-LAW
(Teenage Discotheque Staff)

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Champlain Heights - Community Services Centre)

MOVED by Ald. Harcourt,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce excused from voting.)

4. A BY-LAW TO AMEND BY-LAW NO. 4810 BEING THE SIGN BY-LAW (Champlain Heights - Community Services Centre)

MOVED by Ald. Harcourt,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Boyce excused from voting.)

MOTIONS

A. Allocation of Land for Lane Purposes (East 4 feet of Lot 5 Block 5, District Lot 636 Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

East 4 feet of
Lot 5
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (East 8 feet of Lot 8 Block 4, N.W. ¼ Section 49 Town of Hastings Suburban Lands Plan 1745)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

East 8 feet of Lot 8
Block 4
North West ¼ Section 49
Town of Hastings Suburban Lands
Plan 1745

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

C. Allocation of Land for Lane Purposes (South 2 feet of Lot 24 Block 5, District Lot 636 Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 24
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 2 feet of Lot 46 Block 5, District Lot 636 Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of
Lot 46
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

E. Allocation of Land for
Lane Purposes
(East 8 feet of Lot 7
Block 4, N.W. ¼ Section 49
Town of Hastings Suburban Lands
Plan 1745)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

East 8 feet of Lot 7
Block 4
North West ¼ Section 49
Town of Hastings Suburban Lands
Plan 1745

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

F. Allocation of Land for
Lane Purposes
(South 2 feet of Lot 20
Block 5, District Lot 636
Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 20
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

G. Allocation of Land for Lane Purposes (South 2 feet of Lot 25 Block 5, District Lot 636 Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 25
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

H. Allocation of Land for Lane Purposes (Lot 28, Block 29, District Lot 541, Plan 6808)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
WHEREAS the City of Vancouver is the registered owner of Lot 28, Block 29, District Lot 541, Plan 6808;

AND WHEREAS it is deemed expedient and in the public interest to establish the above-described land as lane;

THEREFORE BE IT RESOLVED that Lot 28, Block 29, District Lot 541, Plan 6808 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

I. Allocation of Land for Lane Purposes (Portion of Lane - Commercial and Fourth Avenue)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
WHEREAS the City of Vancouver is the registered owner of subdivision G of Lots 14 to 17, Block 145, District Lot 264A, Plans 1711, 1771, and 4388;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above-described land as lane;

THEREFORE BE IT RESOLVED that the west 1.34 metres of subdivision G except portion included in plan 4388 of Lots 14 to 17, Block 145, District Lot 264A, Plans 1711 and 1771, Group 1, New Westminster District, the same as shown outlined red on plan prepared by G. Girardin B.C.L.S. dated March 20, 1979 and marginally numbered LF9025, a print of which is attached, be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

J. Allocation of Land for Lane Purposes (North 10 feet of Lot 13, Block 261, District Lot 526, Plan 1058)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 13
Block 261
District Lot 526
Plan 1058

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes:

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

K. Allocation of Land for Lane Purposes (North 10 feet of Lot 14, Block 261, District Lot 526, Plan 1058)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 14
Block 261
District Lot 526
Plan 1058

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT Alderman Harcourt be granted leave of absence from August 14 to 27, 1979.

- CARRIED UNANIMOUSLY

Alderman Boyce

Mail boxes anchored on City Streets

referred to mail boxes which are anchored to City streets and in particular to one which has been located half-way across the sidewalk thereby posing a hazard for the elderly and the handicapped.

The Mayor requested the City Manager check on this for report to Ald. Boyce.

Alderman Bellamy

Street vending at Special Festivals

referred to the plight of street vendors who, if they wish to ply their wares during any street festival are required to pay a fee to the sponsors of these festivals. He requested the Director of Permits & Licenses to review this matter for report back.

The Mayor so directed.

The Council adjourned at approximately 7.25 p.m.

The foregoing are Minutes of the Regular Council Meeting of July 24, 1979, adopted by Council on August 14, 1979.

MAYOR

CITY CLERK

DEh. 6

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MANAGER'S REPORT

DATE July 12, 1979

TO: Vancouver City Council

SUBJECT: City Pound

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"Further to my report which was received by Council on July 10, 1979, pending a delegation from Mr. Peter Hamilton on July 24, 1979, the following information is submitted.

The Chief License Inspector in Burnaby was contacted and he advised that because Burnaby is listed first in the Municipal Government Section of the telephone book, their Pound receives many telephone calls from Vancouver residents enquiring about impounded dogs.

On checking their record book for Saturday, June 2, 1979, it was found that 3 german shephard dogs were impounded on that day. The Inspector advises that persons phoning the Burnaby Pound on the morning of June 3, 1979, would have been so informed. Therefore, it is possible that Mrs. Newell inadvertantly phoned the Burnaby Pound instead of the City Pound."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 612

COMMUNICATION #3(i)

MANAGER'S REPORT

DATE: July 19, 1979

TO: Vancouver City Council

SUBJECT: Boat People Rescue Project

CLASSIFICATION: Consideration

The Director of Finance reports as follows:

"The Boat People Rescue Project being undertaken by City Council, inviting public donations to the project, should be treated in the nature of a Trust Fund. As such, it is desirous to have Council direction and authority in this matter. Towards that end, the following recommendations are presented for Council consideration.

Recommendations:

A. That the City of Vancouver set up a Trust Account in the name of "The Boat People Rescue Project."

B. That the City receive donations to the project from donors and individually receipt each donation for income tax purposes.

C. That all donations received for the project be deposited with the City's banker and recorded in a separate Trust Account, titled, "The Boat People Rescue Project", in the City General Ledger, Account No. 4283/-.

D. That the total proceeds of the fund remain intact, and be disbursed solely for the purposes of the project as may be directed by Council."

The City Manager submits for CONSIDERATION the foregoing recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 603

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Sewer Reconstruction on 11th Avenue from Alberta Street to Columbia Street

The City Engineer reports as follows:

"The sewer on 11th Avenue from Alberta Street to Columbia Street, constructed in 1911, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is $24 000.00. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

I recommend that $24 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Sewer Reconstruction on Clark Drive from the Lane South of 22nd Avenue to 23rd Avenue

The City Engineer reports as follows:

"The sewer on Clark Drive from the lane south of 22nd Avenue to 23rd Avenue, constructed in 1915, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is $14 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

I recommend that $14 000 be appropriated from Account 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Extension of sewers on Semlin Drive from 5th Avenue to the Lane South

The City Engineer reports as follows:

"The buildings at #2104, #2110, #2114 and #2120 Semlin Drive (Lots A, B, C & D, Block D, D.L. 264A) are presently connected to a common sewer lateral which is located within above properties and discharges to the main sewer on 5th Avenue. It is proposed to construct a spur sewer on Semlin Drive from 5th Avenue to the lane south of 5th Avenue and reconnect the 4 buildings to this new sewer, thus, removing the present illegal connections through their neighbour's lots.

Plumbing By-law No. 4068 (November 1, 1963) states in Part 2.3.5:

> '(5) Spur sewers may be constructed by the City Engineer at the expense of the City to serve any lot established upon a plan of subdivision duly filed under the provisions of the Land Registry Act at the date of this by-law, provided that the construction of each such sewer shall first have been authorized by the resolution of City Council.'

The estimated cost of this work is $10 000.

I recommend that $10 000 be appropriated from Sewers Capital Account 118/7905 'System Upgrading - Unappropriated' for these sewer extensions."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

4. Tender 41-79-03 - Dump Truck Bodies

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened on June 25, 1979 and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Truck Plant Replacement Account.

Item 1

Only one bid was received and is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the only bid from Reliance Truck and Equipment Ltd. for the supply and installation of nine 3 cubic metre dump boxes at a total cost of $86 805.00 ($7965 each plus $1680 installation) plus applicable 4% Provincial Sales Tax.

Item 2

Two bids were received.

The City Engineer and Purchasing Agent recommend acceptance of the low bid (Bid No.1) from Reliance Truck & Equipment Ltd. for the supply and installation of eight 9 cubic metre dump boxes at a total cost of $79 001 ($8404 each plus $1848 installation, less $603 each for 5 units for deletion of the hitch) plus applicable 4% Provincial Sales Tax. "

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 616

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Affiliation Agreement Between the City of Vancouver and the University of British Columbia

The Acting Medical Health Officer reports as follows:

"Discussions have recently been held between representatives of this Department and of the Health Sciences Department of the University of British Columbia, with a view to formalizing the relationship between the two bodies.

Towards this end, officers of this Department, represented by Dr. R.J. McQueen, Director of Mental Health Services, and Ms. L. Thordarson, Associate Director, Community Health Nursing, and the Legal Services Department, represented by Mr. John L. Mulberry, Assistant Director of Legal Services, have developed a prototype affiliation agreement with Dean B.E. Riedel, Co-Ordinator of Health Sciences for the University of British Columbia. The Senate at the University of British Columbia approved the draft agreement on June 5, 1979.

This agreement is intended to be a model for agreements with other post-secondary educational institutions. The execution of such agreements would formalize this Department's existing role in the community training of students in the Health Sciences field.

This agreement requires that the University of British Columbia provide a formal structure for students assigned for training with the City of Vancouver Health Department.

The City of Vancouver Health Department, under the terms of the agreement, undertakes to provide appropriate clinical experience for the identified University students in selected clinical areas and to allow the use of resources as available and appropriate to the needs of the students and of involved faculty members. The City of Vancouver Health Department will also be responsible for the quality of patient care and therefore the determination of which clinical services it should or should not provide is the responsibility of this Department.

The specific detailed arrangements will be negotiated directly between this Department and the Director or delegate from the faculty or school concerned and will be subject to review on an annual basis. All costs for providing staff, equipment, supplies, etc., together with all overhead administration/supervision costs, will be borne by the University of British Columbia so that there will be no cost to the City of Vancouver.

The affiliation agreement between the City of Vancouver and the University of British Columbia has been accepted in principle by the City Manager and is on file with the City Clerk.

The Health Department has been duly authorized, in accordance with the terms of the agreement, to enter into negotiations with the respective authorities for the training of students in the Health Sciences, provided all costs are fully recoverable by the City."

The City Manager submits the report of the Acting Medical Health Officer for INFORMATION.

Continued . . . .

2. 441 East Hastings Street

The Director of Permits and Licenses reports as follows:

"On June 25, 1979, a letter was received from Mr. George Donovan of Donovan Limited, 455 East Hastings Street. They were complaining about the unsanitary and dirty condition of the vacant properties immediately to the west of their business premises.

Inspections were carried out at the site and a certain amount of discarded material was found to be on the property. We experienced difficulty in contacting the responsible people representing the owners of the property in order to have them carry out the clean-up. Contact was eventually made, the necessary orders were issued and a complete clean-up has now been carried out.

The management of Donovan Limited was contacted by our Inspector and they expressed satisfaction with the present condition of the property."

The City Manager submits the report of the Director of Permits and Licenses for INFORMATION.

RECOMMENDATION

3. Accommodation for Homemaker Services for Downtown Community Health Clinic

The Medical Health Officer reports as follows:

"On May 1, 1979 the Homemaker Services were transferred from the Metropolitan Board of Health to the Downtown Community Health Clinic, which has been operated by the City of Vancouver Health Department since March 19, 1979.

The lease at 659 East Hastings Street, where the Homemakers are housed, expires on July 31, 1979. The Health Department wishes to relocate the Homemakers from East Hastings Street to 190 Alexander Street, where suitable premises are available. The owners of the premises have offered a two-year lease from August 1, 1979 with an option to renew for a further one-year period. The area is 1,100 sq.ft. at $10 per sq.ft. per annum, payable monthly in advance for the first two years. This rent includes maintenance, heat, hydro and janitorial services. There is also a provision for a pro-rata reasonable increase in the costs over the 1979 base year for operation, maintenance and management of the building. One underground parking space is guaranteed at an additional $30 per month. Two additional parking spaces, at an additional rent of $30 per month per stall, will be used on a monthly basis for as long as they are available.

The Medical Health Officer recommends that:

A. Council agree to accept the lease for Downtown Community Health Clinic Homemaker Service as of August 1, 1979 provided that costs are totally funded by the Provincial Government;

B. The lease on 190 Alexander Street be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 616

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Mt. Pleasant N.I.P. Appropriation of Funds: Tree Planting on Both Sides of Kingsway from Knight to Broadway

The Director of Planning and the City Engineer report as follows:

"On September 28, 1976 City Council approved the Mt. Pleasant Concept Plan which proposed planting of trees within the Mt. Pleasant N.I.P. area. The Concept Plan rated curbs, paving and boulevard trees as one of the highest priorities for N.I.P. funding and a lump sum of $575,000.00 was allocated towards these goals.

Tree planting on the streets located within the Mt. Pleasant N.I.P. area triangle has been approved by Council previously under three stages. The tree planting on Kingsway at the edge of the N.I.P. area is now ready for implementation.

The project includes the planting and sidewalk hole cutting for 190 red maple trees on both sides of Kingsway from Knight Street to Broadway. Estimates for this work, as provided by the Vancouver Park Board and Engineering Department, are attached as Appendix I. Total cost of the work is estimated to be $64,600.00.

Planting is scheduled for Fall of 1979. The Park Board annual maintenance cost is estimated to be $20.00 per tree amounting to $3,800.00 which would be included in the 1980 budget request of the Park Board.

Although Kingsway is also a boundary for the Kensington N.I.P. program, no funds will be directed from it for this tree-planting project. Instead, $150,000.00 which has been identified in the Kensington N.I.P. Concept Plan, will be used for other types of arterial beautification, a majority of which is anticipated to be spent on Kingsway and will be reported to Council at a later date. The Mt. Pleasant N.I.P. Committee supports the proposed expenditure for this project.

The Director of Planning and the City Engineer recommend that City Council approve an expenditure of up to $64,600.00 to be appropriated from the Mt. Pleasant Services/Utilities Account No. 896/9217 for planting of trees on Kingsway; costs are to be shared as follows:

Central Mortgage and Housing Corporation	- 25%	= $16,150.00
Province of B.C.	- 12.5%	= $ 8,075.00
City of Vancouver	- 62.5%	= $40,375.00
	TOTAL	$64,600.00 "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning and the City Engineer be approved.

2. Repeal of CM-1 Commercial District Schedule

The Director of Planning reports as follows:

"On June 19th, 1979 Council enacted the Central Waterfront District (C.W.D.) by By-law No. 5260. At the same time, various lands were rezoned from M-1 and M-2 Industrial Districts, CM-1 Commercial District, and CD-1 Comprehensive Development Districts to the newly established Central Waterfront District (C.W.D.).

The CM-1 lands which were rezoned to C.W.D. were the last remaining lands in the City that were zoned CM-1. The CM-1 Zoning District Schedule is no longer required and should now be repealed.

Clause 2 continued

RECOMMENDATION

The Director of Planning recommends:

> That the Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 by repealing the CM-1 Commercial District Schedule and that this application be referred direct to Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Grandview-Woodland N.I.P. Appropriation: Macdonald School Food Distribution Centre

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $60,000 for improvements to Macdonald School. Included in this recommendation were the construction of a playground, storage space and a food distribution facility.

The purpose of this report is to recommend the appropriation of funds for the implementation of the food distribution centre project.

This project is intended to provide facilities to accommodate a breakfast and lunch program sponsored by staff and parents at this school as a means of alleviating a malnutrition problem at Macdonald School. Many children arrive at school without having eaten any substantial breakfast and their lunches consist frequently of pop and chips. These children are easily distracted and tend to fall asleep in class. The provision of low cost nutritious foods at breakfast and lunch hours is expected to substantially reduce this problem.

The distribution centre is to be located in the basement adjacent to the lunchroom where its operation may be combined with supervision of the children eating. This will facilitate ease of operation by volunteer teaching staff and parents. Subsidy of food prices through private grants and volunteer efforts in operating this service have made its initial stages very successful.

The cost of the improvements recommended is estimated by the School Board to be $14,302. Overhead costs of $2,917 included in this figure will be contributed by the School Board as approved at its regular meeting of June 4, 1979.

The Grandview-Woodland N.I.P. Committee and the Vancouver School Board support the appropriation of $11,385 of N.I.P. funds for the implementation of this project.

The Director of Planning therefore recommends the appropriation from the Grandview-Woodland N.I.P. Social/Recreational Account #898-9404 of $11,385.00 for the implementation of the Macdonald School food distribution centre project to be cost shared as follows:

C.M.H.C.	-	$5,692.50
Province of B.C.	-	$2,846.25
City of Vancouver	-	$2,846.25"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Riley Park N.I.P. Appropriation of Funds: "Bunny Trail" Mini-Park

The Director of Planning reports as follows:

" BACKGROUND

On 29 August, 1978, City Council considered a report of the Standing Committee on Planning and Development regarding the disposition of a City-owned property at 4336 James Street that has historically been called the "Bunny Trail" (refer to sketch map, Appendix A, attached). The property provides a pedestrian linkage between two non-aligned street ends which allows direct north-south movement in the vicinity in place of an otherwise roundabout route. The property had been proposed for sale but local residents had advised against sale and requested that the public use of the property be confirmed and that the Trail be upgraded. City Council approved the recommendations of its Standing Committee as follows:

A. *THAT the property at 4336 James Street not be sold and that public use of the property be confirmed without charge to the Riley Park Neighbourhood Improvement Program, subject to development of the Trail through N.I.P. funds.*

B. *THAT the development of the "Bunny Trail" through N.I.P. be approved in principle subject to a report on the following from the Director of Planning:*

(i) *possible subdivision options to achieve an efficient disposition of the property while maintaining the Trail;*

(ii) *securing the continuity of the Trail across the northwest corner of the adjacent Lot N½ of Block 4, D.L 632 W½;*

(iii) *proposed design, cost estimates and arrangements for maintenance and upkeep.*

The purpose of this report is to recommend an approach to final implementation of this N.I.P. project in response to Resolution B, above.

IMPLEMENTATION OF "BUNNY TRAIL" IMPROVEMENTS

A. Subdivision and Continuity of the Trail:

It has not been found feasible to further subdivide the existing property for the following reasons:

(a) adjacent property owners are not interested in purchasing abutting lot areas; and

(b) the full lot width is required to achieve a viable design scheme for the Trail that relates well to adjacent properties.

The continuity of the Trail has now been secured through the registration of a pedestrian right-of-way easement over adjacent Lot N½, Block 4, D.L. 632 W½, Plan 476 (No. E 48643-L). The owner of Lot N½ provided this easement at no cost to the City and has supported the retention of the Bunny Trail.

Clause 4 continued

8. Design and Costs Estimates for the Trail's Improvement:

A design scheme for the Bunny Trail has been achieved with the aid of Park Board Staff and the involvement of the Citizens' Planning Committee and property owners abutting the site. This design (illustrated in Appendix B, attached) provides a simple asphalt pathway connected to existing sidewalks; grass areas, shrubbery and several new trees; a single walkway light standard; and, fencing abutting adjacent residential properties. The project is estimated to cost $10,200.00 as itemized in Appendix C, attached. The Riley Park Citizens' N.I.P. Planning Committee and both abutting residents support the expenditure of N.I.P. funds for this project since the Trail is needed, is well used, and is currently in poor condition. Although the project was not included in the Riley Park N.I.P. Concept Plan, C.M.H.C. and the Province concur with the proposed expenditure. Funds will be derived from the Riley Park N.I.P. Contingency Account.

C. Maintenance and Upkeep Arrangements

The Vancouver Park Board has estimated annual maintenance costs to be $600.00 for the improved Bunny Trail (refer to Appendix D, attached). Maintenance costs for the remainder of 1979 would be $300.00.

To simplify administration of the Bunny Trail, it is proposed that the property be dedicated as a public right-of-way (in the custody of the City Engineer) following the approach used for similar walkways in Champlain Heights. It is proposed that the City Engineer coordinate the construction of the improved Trail. The Park Board has agreed to undertake regular maintenance through a standard agreement with the City Engineer. On this basis, maintenance funds as outlined above must be approved by City Council as an addition to the City Engineer's annual operating budget.

RECOMMENDATIONS

The Director of Planning recommends as follows:

A. That the Bunny Trail property at 4336 James Street be dedicated as a public right-of-way and that the Director of Legal Services prepare and register the necessary documentation to achieve this.

B. That the design for improvement of the Bunny Trail as delineated in Appendix B be approved and that the City Engineer coordinate construction of the project.

C. That Council approve an expenditure of up to $10,200.00 to be appropriated from the Riley Park N.I.P. Contingency Account #898/9416 for capital costs to improve the Bunny Trail as outlined in Appendix C, with costs to be shared as follows:

CMHC	(50% of Total)	$5,100.00
Province of B.C.	(25% of Total)	$2,550.00
City of Vancouver	(25% of Total)	$2,550.00

D. That an amount of $600.00 per year be approved as an addition to the City Engineer's annual operating budget to cover maintenance and upkeep costs of the improved Bunny Trail, with $300.00 for this purpose approved as an addition to the City Engineer's current 1979 Operating Budget. "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

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CONSIDERATION

5. Proposed Hotel Development - 2865 East Hastings Street
Development Permit Application No. 83986

The Director of Planning reports as follows:

"Development Permit Application No. 83986 has been filed by Waisman, Dewar, Grout, Architects, to construct a four storey hotel on the site containing a lounge, beverage room, restaurant, banquet facilities and retail area on the first floor with 116 sleeping units on the second, third and fourth floors. Off-street parking facilities would be provided underground with vehicular access from Renfrew Street as well as the City lane (see attached plan).

Council will recall a public hearing on September 14, 1978, where consideration was given to an application to rezone this site as well as the RS-1 property to the north, across the City lane to CD-1 Comprehensive Development District for the purpose of constructing a hotel. That rezoning application was refused.

This current Development Permit Application involves the C-2 site only and is a conditional use requiring the approval of the Director of Planning.

Ninety-three (93) neighbouring property owners have been notified of the Development Permit Application, with the following responses received:

- a petition from the Hastings Sunrise Action Council, containing fifty-one (51) signatures in opposition to the proposed development;
- five (5) separate letters of objection, and
- four (4) letters received in support of the proposed development.

Summary of Objections

a) traffic congestion in the area is already above what is considered to be a controllable level;

b) fast moving traffic through residential streets already dangerous to children in the neighbourhood;

c) the area currently has adequate lounge and restaurant facilities;

d) the proposed structure is completely alien to any existing building in the area;

e) movement of traffic in and out of underground parking on a street as congested as Renfrew Street would aggravate an already serious and dangerous traffic situation.

Summary of Letters in Favour

a) a needed facility for the Hastings Park Complex;

b) added taxes for the City;

c) the site has been vacant long enough and is being used for everyone's litter; and

d) would benefit community by providing increased employment.

The Director of Planning had a number of concerns regarding the proposed development as follows:

Overheight Portion of the Building

The westerly portion of the building would be approximately 47 ft. high in lieu of the 40 ft. permitted by By-law. The Director of Planning may consider an increase in the maximum height but first must have

Clause 5 continued

regard to the views of neighbouring property owners and take into account the specific provisions of the Zoning and Development By-law. The Director of Planning,in regard to these provisions, is not prepared to permit the overheight portion of the building.

Privacy

The Director of Planning is concerned with regard to the effect of the hotel units on the north side of the building with respect to privacy in relation to future residential development across the City lane. The proposal maintains a nil setback from the City lane and balconies of the units would overlook adjoining residential development.

Off-street Parking

The proposal submitted does not meet the minimum By-law requirements. The Director of Planning believes the minimum By-law requirement for off-street parking should be provided plus an additional one third of the required spaces. The requirement for one third additional parking spaces was referred to in the report dealt with by Council at the Public Hearing on September 14, 1978.

The Director of Planning met with the architect. The architect agreed to satisfy the above concerns by lowering the height of the building to be within the 40 ft. height envelope; to revise the drawings to provide a privacy aspect from the northerly dwelling units and to meet the minimum By-law parking requirements plus providing an additional one third.

The Director of Planning is referring the matter to Council for advice, noting that he would be prepared to approve the Development Permit Application, subject to the changes which the applicant has indicated he is prepared to make. "

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council, but suggests that Council defer consideration to 2 p.m. on August 14, 1979, and agree to hear delegations on the subject.

DELEGATION REQUEST

RECOMMENDATION

6. Street Name - dedicated street in New subdivision at 3819 S.W. Marine Drive

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"A letter has been received from Mr. Scott Douglas, Peter Wardle Architects, requesting that the dedicated street in the new subdivision in the 3800 block S.W. Marine Drive, at approximately Wallace Street, be named. The architect proposed the names Wallace Court or Wallace Place.

In its deliberations the Street Naming Committee noted that Wallace Street would not likely be continued south of S.W. Marine Drive and for this reason had no objection to the cul-de-sac indicated on the attached drawing being named Wallace Place.

The Street Naming Committee therefore recommends:

A. That the dedicated street in the subdivision in the 3800 block S.W. Marine Drive, at approximately Wallace Street, be named Wallace Place.

Clause 6 continued

B. That the Director of Legal Services be instructed to amend the Street Naming By-law.

C. That the City Engineer be instructed to amend the official Street Name Map."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

7. Kensington N.I.P. - Establishment of Storefront Library

The Director of Planning reports as follows:

" BACKGROUND

On April 3, 1979, City Council reconfirmed its approval of the use of Neighbourhood Improvement Program funds to establish storefront libraries for Kensington and Riley Park, approved the operating costs for these libraries and instructed staff to begin site searches and complete leasing arrangements. After City Council approval, Library Board staff and Planning staff began looking for an appropriate site for the Kensington library. Investigations regarding 3923 Knight Street were pursued. Renovation costs and costs for material, books, furniture, etc. have been obtained. A lease acceptable to the Library Board staff, Planning Department and the Properties Division is being negotiated. The purpose of this report is to recommend various amounts of N.I.P. funds to be allocated for the renovations of the building, purchase of books and equipment for the library.

LOCATION AND LEASE

In approving the establishment of the Kensington library, City Council agreed with civic staff that the location should be in the vicinity of Kingsway and Knight. The site at 3923 Knight Road meets the majority of the locational criteria. Importantly, it is just south of Kingsway and, therefore, very visable from across the large Safeway parking lot. The site is on the main pedestrian route in the Kingsway and Knight area and just steps away from a bus stop. Previously used for retail sales, the site has a large display area onto Knight. The site has approximately 1,500 square feet, which is considered adequate. It is therefore felt that 3923 Knight is an appropriate location for establishing the Kensington library.

A lease is now being negotiated for an initial period of eight years with a rental review after the first four years and two additional options for further five year terms. It is anticipated that the lease will be finalized shortly.

RENOVATIONS

The building at 3923 Knight was built in 1936 and requires structural repairs and updating in order to be appropriate for use as a library. The Civic Buildings Department have examined the building and the services of a structural engineer have been retained through the Kensington N.I.P. Taking into account the results of the structural engineer's report, the Civic Buildings Department, in conjunction with the staff of the Library Board, has produced an inventory and specifications of the renovations to be done. Given that the amount of N.I.P. funds available is $100,000, it was determined that only $25,000 could be used toward renovations. Since the estimated cost of renovations is close to $45,000, an agreement will be negotiated whereby the owner will carry out the renovations and will pay any costs in excess of $25,000.

Clause 7 continued

Because the building will not be owned by the City of Vancouver, the cost sharing formula is 57.14% City, 28.57% Federal and 14.29% Provincial. For a total N.I.P. appropriation of $25,000, an amount of $8,035 must come from unappropriated City N.I.P. funds.

BOOKS, FURNISHINGS, ETC.

In preparation for the opening of the library, the Library Board staff have prepared a list of the necessary books and furnishings. It is proposed that 10,000 paperbacks and 3,250 hard cover books be purchased. The required furnishings include such items as book shelves, desks and chairs. The cost for books and equipment, as outlined in Appendix 'A', is $70,000. In addition, the Kensington storefront library will require a van which will connect both Kensington and the Riley Park libraries to the full 'parent' branch, Mount Pleasant Branch at Kingsgate Mall. City Council on May 29, 1979 approved $5,000 from Riley Park N.I.P. for their share of the cost of the van. An equal amount of $5,000 is required from Kensington N.I.P.

TIME FRAME

Much preparatory work has been done by staff in order to negotiate an acceptable lease, determine the required books and equipment and estimate the necessary amount of renovation work. Should City Council agree to the recommendations in this report, it is expected that books and equipment will be purchased during the upcoming summer. At the same time renovations will be undertaken. The library is therefore scheduled to open during October 1979.

RECOMMENDATIONS

In order to establish the Kensington Library, a number of decisions have to be made by City Council in order for work to proceed. Council must consider the N.I.P. expenditures for equipment and renovations required to make the library operational.

It is therefore recommended:

A. THAT Council approve the transfer of $8,035 of unappropriated City N.I.P. funds, account 532/7901 to the Kensington N.I.P. Social/Recreational Account 891/8704.

B. THAT, subject to an agreement satisfactory to the Director of Civic Buildings and the Director of Legal Services, Council approve the appropriation of up to $25,000, to be provided from the Kensington N.I.P. Social/Recreational Acct. 891/8704, for payment to the owner of 3923 Knight Street, for renovations to the premises at 3923 Knight St., costs to be shared as follows:

City	(57.14%)	$14,285.00
Province	(14.29%)	3,572.50
Federal	(28.57%)	7,142.50
		$25,000.00.

C. THAT up to $75,000 be appropriated from the Kensington N.I.P. Social/Recreational budget account 891/8704 for the purpose of purchasing books, equipment, etc. as outlined in Appendix 'A'. The costs are to be shared as follows:

City	(25%)	$18,750.00
Province	(25%)	18,750.00
Federal	(50%)	37,500.00
		$75,000.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

8. Strata Title Conversion Application - 2138 to 2150 West 6th Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. E. Syberg-Olsen, lawyer for the owners of 2138 to 2150 West 6th Avenue (Lot 6, Block 284, D.L. 526, Plan 590), to convert this existing 4-unit townhouse development to Strata Title ownership.

SITE DESCRIPTION

The site is presently zoned RM-3B Multiple Family Dwelling District and townhouses are an outright use. The construction of a townhouse development containing four dwelling units was approved under Development Permit No. 72169, which was issued on May 31, 1976.

The site has a frontage along West 6th Avenue of 15.240m (50 feet) and a depth of 33.528m (110 feet) for a total site area of 510.967m^2 (5,500 square feet). See Appendix A for the site plan.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Letter of application, dated May 25, 1979;

2. Strata plans;

3. Written statements from each tenant supporting the proposed conversion (one suite is not occupied); and

4. Building inspection report from Jim Warne, P.Eng., of Pomeroy Engineering Limited (See Appendix B).

DIRECTOR OF SOCIAL PLANNING

With regard to the occupancy of the Building, the Director of Social Planning reports as follows:

'The Social Planning Department has no objections to the Strata Title conversion application for 2138 to 2150 West 6th Avenue.'

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses reports as follows:

'Inspections have been carried out with respect to the strata title conversion of the above premises. In order for the building to substantially comply with all relevant City By-Laws, the following work must be carried out:

BUILDING AND FIRE WARDEN

1. Handrails must be provided on three (3) exterior stairways and on the stairs from the rear laundry room to the parking garage.

2. Smoke alarms must be installed in each suite.

3. A second means of egress must be provided for the garage by removing the garage door or providing a man door.

4. The garage ventilation system must be made serviceable and a hood installed where the exhaust duct terminates above the roof.

5. Emergency lighting must be provided in the garage.

Clause 8 continued

PLUMBING

1. Protection from mechanical damage must be provided to the sanitary and storm stacks in the parking area.

ELECTRICAL

1. The ceiling light fixture in the basement storage area must be installed in an approved manner.

2. All exit lights must be put in working order.

3. Access must be provided to the Electrical Room.

4. Moisture must be prevented from entering electrical equipment in the meter room.'

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the premises at 2138 to 2150 West 6th Avenue (Lot 6, Block 284, D.L. 526, Plan 590) to Strata Title ownership consisting of 4 strata lots, subject to the following condition:

A. That a Certificate of Approval (Form 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector at no cost to the City."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 617

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Issuing Tickets for Violations of the Pound By-law

The Director of Permits and Licenses reports as follows:

"The laying of a charge in Provincial Court is a very slow and time consuming procedure. It may take three to four months before the case is heard and on the day of the trial, City Staff may have to wait at the Court for almost half a day before being called to give evidence. A ticket system, similar to a parking ticket, would eliminate most cases going to Court. Under this system, the Inspector would issue a ticket for the violations and on payment of the fine, no further action would be taken. Charges would only be laid if the fine is not paid.

As a start in the implementation of the ticketing method for as many of our by-laws as possible, I would recommend that we start with the Pound By-law and after a reasonable time and after finding out the problem areas and the resolution of them, recommend the application of the system for other By-laws.

Under the provisions of the Pound By-law a dog must:

(a) be licensed

(b) not run at large

(c) be on a leash

(d) be confined when in heat.

For violations of the foregoing, the dog may be impounded (if it can be caught) or a charge may be laid against the owner. The minimum fine in the By-law, upon conviction, for a dog running at large is $25.00, and for all other offences, the minimum fine is $15.00. It is recommended that the ticket system provide for a fine of $20.00 for a dog running at large (same as the impounding fee), and $10.00 for all other offenses. The schedule of fines must be approved by the District Judge. The ticket system would therefore not only be more convenient to the public because they would not have to appear in Court, but the fine would be somewhat less than the fine which could be imposed by a judge.

Payment of the ticket should be made at the By-law Fines Collection Branch, 190 Alexander Street for the following reasons:

1. if person advises that he refuses to pay the ticket, a summons can be issued forthwith;
2. if court action is required, the trial is held at 190 Alexander Street;
3. There is more of a Court Setting.
4. There is staff experienced in collecting fines.
5. Other tickets are paid there.

It is estimated that approximately 1000 tickets would be issued under the Pound By-law each year. This may increase depending on the success of the system. On this basis the estimated annual revenue would be in the range of $12,000.00 which will more than offset the cost of supplies and staff time involved. Implementation of the system will be dependent on the delivery date of the ticket forms and the time required to obtain approval of the fine schedule, but the anticipated date is October 1,1979.

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Clause No. 1 cont'd:

It is recommended that:

A. A ticket system be implemented for violations of the Pound By-law and for unlicensed dogs (Section 16(1) of the License By-law).

B. Subject to approval by the District Judge, the fines under the ticket system be established at $20.00 for a dog found running at large and $10.00 for all other offences.

C. The fines be payble at the By-law Fine Collection Branch, 190 Alexander Street."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 618

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Sidewalk Cafes

The City Engineer reports as follows:

"New applications to operate sidewalk cafes have been received from Chez Victor's Restaurant at 957 Granville Street and Papaya Gardens Restaurant at 950 Granville Street.

The applications have been considered and:

- the proposals are acceptable to the Health Department;
- the locations are satisfactory from the Engineering Department standpoint;
- the Supervisor of Properties has determined appropriate rental rates for the use of City property.

The street furniture to be used by the Papaya Gardens, 950 Granville, is portable and will be removed each night. Fencing, which constricts the pedestrian passageway to 8.5 feet at one point, achieves an open appearance as per our guidelines and will be anchored to the city sidewalk. No alcohol is served at this location, the menu consisting essentially of sandwiches and juices.

The tables and chairs to be used in the sidewalk cafe portion of Chez Victor's, 957 Granville, are to be compatible with the blue and white colour scheme of the restaurant exterior and the blue wrought iron fence which will demark the sidewalk cafe boundaries. Chez Victor's serves alcohol and, if their application is approved, the Provincial Liquor Administration Branch will be so advised.

Accordingly, it is recommended that licence agreements be executed with both the Papaya Gardens Restaurant and Chez Victor's Restaurant, with the City Engineer and the Director of Legal Services signing on behalf of the City of Vancouver."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 618

FINANCE MATTERS

CONSIDERATION

1. Luncheon for Canadian Standards Association Advisory Council on Plumbing Convention - August 27 & 28, 1979

The Director of Permits and Licenses reports as follows:

"The Canadian Standards Association Advisory Committee on Plumbing will be holding their annual meeting at the Sheraton-Landmark Hotel in Vancouver on August 27th and 28th 1979. Mr. Angus Macaulay, our Chief Plumbing Inspector has been asked to participate in the Code Committee discussions. This is particularly timely because we are presently re-writing our Plumbing By-law and many items under consideration in our By-law will undoubtedly be dealt with at this meeting.

The Canadian Standards Association will be hosting adinner for the Committee members and their wives on Monday, August 27th, 1979. I have been asked by the B. C. representative on this Committee to inquire if the host City of Vancouver would provide a luncheon for the membership on Tuesday, August 28th, 1979. This practise has been followed each year in all other cities where the Committee has met. The cost of the luncheon is estimated at $350.00.

Since Vancouver is the host City for this convention this year and in light of our participation in activities by our Chief Plumbing Inspector, I recommend that we provide a luncheon for the membership on Tuesday, August 28th, 1979 at an estimated cost of $350.00.

The Comptroller of the Budgets and Research Branch advises that if approved, the source of funding for this grant would be the "Other Grants" category in which there is currently an unallocated/uncommitted balance of approximately $50,000.00"

The City Manager submits the recommendation of the Director of Permits and Licenses for Council's CONSIDERATION.

RECOMMENDATION AND CONSIDERATION

2. Business Tax

The Director of Finance and Director of Legal Services report as follows:

"The City of Vancouver has the power to levy an annual business tax on every person occupying or using any real property for the purpose of carrying on within the City any business, trade, profession, or other occupation. The Charter further specifies that the tax will be based on the annual rental value of the real property occupied or used for the purpose of such business.

The difficult problem in some instances is to determine whether or not the activity taking place is a 'business'. The Director of Finance and the Director of Legal Services have reviewed with the B.C. Assessment Authority all of those instances where there is any question or borderline consideration that an activity may be considered a business or conversely not be considered as a business.

The reason for this review is the ongoing effort to make our taxing systems as equitable as possible for all taxpayers. We have reviewed the existing exempt areas of business and have eliminated the ones clearly exempt in law or where we are of the opinion that they are clearly not a business. In the following portions of this report we have only included those activities where some doubt exists, with these being submitted to Council for consideration; and some cases where we feel the activitiy is definitely a business and therefore we are recommending the imposition of business tax, but legislative changes may be needed.

Clause No. 2 cont'd:

The various classes of activities are dealt with on a sectional basis.

1. Credit Unions

Credit Unions are presently exempt under the Credit Union Act of the Province and this exemption is repeated in our By-law. However, in the opinion of your staff, credit unions are no different than banks and should be subject to business tax. This would require a legislative amendment and we would recommend that Council request this of the Provincial Government.

2. Hotel and Motel Rooms

Council will remember that this was a very contentious subject with the Provincial Government when a number of years ago the City implemented a process for charging a business tax equivalent on hotel and motel rooms (rooms for personal occupancy). The Province at that time passed legislation that prevented the City from implementing the proposed business tax, and in turn placed the provincial sales tax on hotel and motel rooms. Whether or not Council would wish to pursue this at all is for Council to consider but your staff would point out that Calgary, Edmonton, and Winnipeg all charge business tax on motel and hotel rooms.

3. Legions (Beverage Premises and Dining Areas)

These premises are presently not charged business tax because societies, or organizations similar to unions in the legal sense, operate them and they are therefore exempt. It could certainly be considered that the beverage premises and dining areas are business-type enterprises, but they are run by organizations that cannot be categorized as businesses. It is submitted for Council's consideration whether or not this should be pursued. It would presumably require some legislative action, certainly at the City level.

4. Pier Occupiers

The City lost its legal case in attempting to levy business tax on the occupiers of the NHB piers. It is of course considered by the City that there are substantial 'business' operations on the piers owned by the NHB. They were found to be non-taxable under present Provincial legislation by the Courts but this does not preclude Council requesting that legislative changes be made to correct this situation. We would recommend that Council request this legislative change from the Province.

5. B.C. Hydro and Power Authority

In the opinion of your staff B.C. Hydro is clearly a business. It is also difficult to justify Vancouver taxpayers subsidizing head office space and other operations of a Province-wide corporation. Given this, we would recommend that City Council request a legislative change that would make B.C. Hydro subject to business tax, at least for B.C. Hydro's commercial and technical office space.

6. B.C. Systems Corporation

The B.C. Systems Corporation is presently exempt because it is performing work for government departments, but it is your officials' opinion that if BCSC ever commences doing work for Crown Corporations that are paying business tax or for the general public, then BCSC should be subject to business tax. This would be a matter to be brought up in the future.

7. PNE - Racetrack

The present Council position on this matter is that at such time as the racetrack lease is re-negotiated, business tax should be imposed.

Clause No. 2 cont'd:

Recommendations

We would therefore recommend that:

A. Council request Provincial legislative amendments permitting the levying of business tax on credit unions;

B. Council request Provincial legislative amendments clarifying the question of pier occupancy for 'business' purposes; and

C. Council request Provincial legislative amendments permitting the levying of business tax on the office operations of B.C. Hydro.

We would further submit for Council's consideration the following:

D. Does Council wish to consider further the question of applying business tax to hotel and motel rooms; and

E. The question of Legions paying business tax on their beverage premises and dining areas."

The City Manager RECOMMENDS approval of recommendations A, B, C and submits D and E for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 618-19

PERSONNEL MATTERS

RECOMMENDATION

1. Employees Sun Life Group Policy

The Director of Legal Services reports as follows:

"Fowler and Associates Consultants Limited have submitted amendment No. 17 to the Sun Life Assurance Company of Canada Policy No. 86 45 G & GD for approval and execution by the City.

Amendment No. 17 amends the accidental death and dismemberment coverage by extending the same to losses occurring within 365 days after the date the injury was received. The coverage presently is for losses occurring within 120 days. The more liberal period of 365 days is now standard wording in similar policies. This amendment does not involve an increase in premium.

This amendment is satisfactory, therefore, it is recommended that it be approved and executed on behalf of the City. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be approved.

2. Acting Approving Officer

The Director of Legal Services and the Director of Planning report as follows:

"Both Mr. Spaxman (Approving Officer) and Mr. Youngberg (alternate Approving Officer) will be absent from their duties from July 30th to August 3rd, 1979 and it is necessary to appoint a substitute.

At the request of Mr. Spaxman it is recommended that Mr. Dave McDonald (Zoning Planner) be appointed Acting Approving Officer for the period July 30th, 1979 to August 3rd, 1979 in compliance with the requirements of the Land Registry Act."

The City Manager RECOMMENDS the foregoing report be approved.

3. Meter Checker Uniform Allowance
Personnel Regulation No. 40-5

The Director of Personnel Services reports as follows:

"In November of 1977, City Council approved procedures governing the Uniform Allowance provided to Meter Checkers in the Engineering Department. These were subsequently incorporated into Personnel Regulation No. 40, 'Clothing Allowance.' The City Engineer has now renegotiated these arrangements with the V.M.R.E.U. and the main features are as follows:

. . . 2

Clause No. 3 cont'd:

(a) A lump sum payment of $40 to cover allowance increase for October, November, December, 1978 and purchase of extra uniform items. This is to be a once only payment to employees employed for 12 months in 1978 (this amount will be prorated if employment was less than 12 months).

(b) An increase in the annual allowance effective January 1, 1979 of $30 to $210 per year.

(c) In future years, the uniform allowance increase would be in accordance with the consumer price index for clothing in Vancouver. Increases in tailoring costs not considered by Stats Canada will be absorbed by the City.

(d) Each Meter Checker would be given an allowance of $30 annually to clean the uniform. This will be paid in the same manner as the uniform allowance.

(e) The matter will be reviewed again in January 1980.

Personnel Regulation No. 40-5 has been revised where necessary and is attached for the approval of Council.

In summary I recommend that:

A. Personnel Regulation No. 40-5 be approved as revised.

B. The additional cost of the revised allowances, estimated at $650 in 1978 and $900 in 1979 be approved. The Comptroller of Budgets and Research advises that funds are available in Account 4879/523 - Uniforms Allowance."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 619

PROPERTY MATTERS

RECOMMENDATION

1. Part Subdivision G, West Side Commercial Street, 1.34 metres for lane purposes

The Supervisor of Properties reports as follows:

"City-owned lot situated on the west side of Commercial Drive between 3rd and 4th Avenues, legally described as Subdivision G, except portion included in Plan 4388, of Lots 14 to 17, Block 145, D.L. 264A, Plans 1711 and 1771, has been withheld from sale pending determination of the City Engineer's requirements for lane and street purposes. The City Engineer has advised that he requires the west 1.34 metres and has requested this portion be established for lane purposes prior to the sale of the lot.

It is therefore recommended that the west 1.34 metres of Subdivision G except portion included in Plan 4388 of Lots 14 to 17, Block 145, D.L. 264A, Plans 1711 and 1771 be established for lane purposes and the Formal Resolution establishing the same and submitted concurrently with the report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Lot 28, Pender Street, Change of Use

The Supervisor of Properties reports as follows:

"The City acquired Lot 28, Block 29, D.L. 541, Plan 6808 situated on the north side of Pender west of Carrall Street in 1940 from the Canadian Pacific Railway Company for future lane requirements. The property was then leased to B.C. Hydro to aid them in their rail link with C.P. rail lines. B.C. Hydro have now completed another link with C.P. and find the City land is surplus to their needs and have therefore cancelled their lease.

The City Engineer has requested that this property now be established for lane purposes.

It is therefore recommended that Lot 28, Block 29, District Lot 541, Plan 6808 be established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be approved by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Rent Review - 1572 West 4th Avenue

The Supervisor of Properties reports as follows:

"The City-owned building on Lots 5-7, Block 250, D.L. 526, known as 1572 West 4th Avenue, is leased to Hyatt Industries Ltd. until 1981 12 31. The current rent is $660 per month plus taxes.

Clause No. 3 cont'd:

The rent is subject to review 1979 07 01 and after negotiations, the Lessee has agreed that it be increased to $850 per month plus taxes as if levied.

The Supervisor of Properties is of the opinion that the increase is realistic and recommends adoption."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 619

MANAGER'S REPORT

DATE July 9, 1979

TO: Vancouver City Council

SUBJECT: False Creek, Area 6, Phase 1 - Heather Parking Facility - Lease Terms

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

"Purpose

The purpose of this report is to recommend approval of the terms of the lease of Lot 63, False Creek to Frank Stanzl Construction Ltd. for construction of a parking facility, together with the terms of the subleases for the visitor parking spaces and the tennis courts.

Background

Council at its meeting on June 22, 1976, approved the terms of the lease to be entered into between the City and Frank Stanzl Construction Ltd. for construction of a parking facility on a parcel of property known then as Lot 12, Plan 16003, False Creek. Subsequently Council at its meeting on January 16, 1979 approved the recommendation that Lot 12, Plan 16003, False Creek be subdivided into 4 parcels numbered 61, 62, 63 and 64 Plan 17571, False Creek.

Further, Council at its meeting on March 21, 1978, when approving recommendations related to the Wrap Up of Budgets in Phase 1, approved an increase in budget of $159,000 for a total of $219,000 for the 160 visitor parking spaces at Heather and an increase in budget of $63,000 for a total of $188,000 for the tennis courts.

It should be noted that 105 of the 160 visitor spaces have been provided on the adjacent Lots 62 and 64 at a capital cost of $144,000 leaving 55 spaces to be provided at a capital cost of $75,000 within Lot 63.

Although general agreement was reached between City officials and Frank Stanzl Construction Ltd. some months ago, detailed negotiations have been difficult because of the complexities of multi-use of one building on one piece of property. However, the False Creek Development Consultant is pleased to advise Council that satisfactory agreement has been reached with the Company and a signed 'Letter of Understanding' which, together with ground lease terms and sublease terms for both the tennis courts and parking spaces within Lot 63, Plan 17571, False Creek, is attached as Appendix A and is summarized as follows:

> The City will lease Lot 63, Plan 17571, False Creek to Frank Stanzl Construction Ltd., who will, in turn construct a parking facility for its own use for residential and commercial tenants, plus 55 parking stalls for visitors and 5 tennis courts, plus, at its option, a commercial recreation facility, for which a Development Permit has been approved.
>
> Upon substantial completion the City will pay $188,000 as a capital contribution for the tennis courts and $75,000 as a capital contribution for the visitor parking spaces, and will enter into subleases for these areas with the Company.

Because of a desire on the part of the Company to complete the residential and commercial tenant parking and on the part of the City to have the visitor parking and tennis courts completed as soon as possible, the False Creek Development Consultant recommends that construction on site begin as soon as appropriate Building Permits are issued but concurrently with the preparation of the lease and sublease after approval of the ground lease and sublease terms by Council.

Recommendations

The False Creek Development Consultant recommends that:

a) the Ground Lease Terms for Lot 63, Plan 17571, False Creek and Sublease Terms for the tennis courts and visitor parking spaces, as appended to the Letter of Understanding dated July 4, 1979 and attached hereto as Appendices B, C and D be approved.

b) the Director of Legal Services be requested to prepare a ground lease and subleases based on the terms in Appendices B, C and D for execution on behalf of the City and by Frank Stanzl Construction Ltd.

If recommendations A and B are approved that:

c) Frank Stanzl Construction Ltd. be authorized to commence construction on the Heather Parking Facility upon issuance of an appropriate Building Permit, prior to execution of the lease. (A Development Permit has already been approved.)"

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 619

MANAGER'S REPORT

July 17, 1979

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Purchase of property at 29th Avenue Nanaimo Street for road widening purposes

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The Supervisor of Properties reports as follows:-

"City Council, on September 26, 1978, approved the recommendation of the Standing Committee on Transportation dated September 14, 1978, which contained in part that the Supervisor of Properties be authorized to negotiate to acquire certain properties at Nanaimo Street and 29th Avenue for road widening purposes.

A portion of Lot 27, Blk. "G", D.L. 393, Plan 1955 known as 2296 East 30th Avenue is one of the affected properties.

Negotiations have now been concluded with the owners agreeing to sell 34.84 m^2 of land for $1,000.00 plus the following:

A. That the City relocate the existing clothes line pole.

B. Replace the privet hedge with a picket fence.

C. Provide vehicular access to his property from Mannering Street with blacktop driveway.

The acquisition cost, and conditions are considered to be fair and equitable and have been approved by the City Engineer.

It is therefore recommended that the Supervisor of Properties be authorized to acquire the 34.84 m^2 portion of Lot 27, Blk.G, D.L.393, Plan 1955 on the foregoing basis, the costs to be charged to Account Code #146/4008."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Engineer be approved.

D

MANAGER'S REPORT

July 19, 1979

TO: Vancouver City Council

SUBJECT: Lease to Netherlands Association

CLASSIFICATION: Recommendation

The Supervisor of Properties reports as follows:

"The Netherlands Association, Lessee of Lot 24, Area 6, Phase 1, False Creek, intend to allow a pre-school and after-school care centre to operate in their community space. One of the requirements of this type of use is an adequate open air play area for the children which is immediately adjacent to the indoor space. The Association has insufficient open land available to accommodate this requirement; the only location available for this open air play area is on a portion of dedicated street at the southeast corner of Lot 24, False Creek.

The City Engineer and the False Creek Development Group have worked with the Netherlands Association and there is agreement between these parties that a portion of the street could be used for the required play area. The False Creek Development Group has discussed the play area concept and its location with representatives of the False Creek Community Association and the Association is supportive of it.

In accordance with this understanding, the Netherlands Association has agreed to lease an area of approximately 172.8m^2 (1,860 sq.ft.) from the City as shown on the attached plan, on the following terms and conditions:

(a) Term of one year for $1 with a provision for annual renewal by mutual agreement

(b) To be used as a children's play area

(c) All fencing or other improvements required by Child Care Licensing or other authority to be built and maintained at no cost to the City Engineer

(d) The City to be held harmless from all claims that may arise through the use of the leased area by the lessee

(e) Upon termination of the lease, the play area be turned back to the City in the same condition as it was at the time the lease was granted

The Supervisor of Properties recommends that the aforementioned portion of road be leased to the Netherlands Association on the foregoing terms and conditions with the lease to be drawn to the satisfaction of the City Engineer and the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 620

E 661

MANAGER'S REPORT

July 18, 1979

TO: Vancouver City Council

CLASSIFICATION: Recommendation

SUBJECT: Lease of City Lots to School Board

The Supervisor of Properties reports as follows:

"The property located on the west side of 1100 block McLean Drive opposite Britannia High School, legally described as Lots D, E, and F, Sub. J, Block 32, D.L. 182, consists of three vacant City-owned lots each 25'x 88', for a total area of 66,000 sq.ft., zoned RM-3. The property is presently occupied by the Vancouver School Board to accommodate a portable unit for their 'Kumtuks Programme', a school for Indian students.

The School Board have now requested an extension of their occupation until July 31, 1980. The Property Endowment Fund Board on July 12, 1979 approved this extension, and it is recommended that the occupation of the above site by the Vancouver School Board be extended to July 31, 1980, by way of exchange of letters, and at a nominal annual rental of $1."

The City Manager RECOMMENDS that the foregoing RECOMMENDATION of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 620

MANAGER'S REPORT

DATE July 19, 1979

To: Vancouver City Council

CLASSIFICATION: RECOMMENDATION

SUBJECT: Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets

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The Director of Civic Buildings reports as follows:

"The matter of employee on-street parking in the vicinity of the City Hall has become a source of complaint to the Mayor's Office and in addition the Vancouver Municipal and Regional Employees' Union has approached the City Manager with a request that more parking be made available for Civic staff.

The City Manager directed that a report be prepared which would advise Council of the situation and suggest alternatives to relieve the parking congestion. To obtain current information on parking needs the City Manager implemented a parking survey of City Hall staff and the results are shown in an Appendix to this report.

The City leases 181 parking spaces in the Cambie Street parking lot from the Provincial Government to fulfill the Development Permit requirement for the City Hall complex. The "10th Avenue property" bounded by Cambie, 10th, Yukon and the lane, was acquired for Future Civic Purposes, one of which was the possible need to relocate the parking provided in the Cambie lot should that property be developed by the Provincial Government. Based on our current space study we believe a building development on the site will not be possible or necessary for approximately 5 years.

To relieve an immediate pressing need for additional office space in the East Wing we are investigating the possibility of converting the executive parking garage for office use. When this investigation is concluded and if the conversion of the garage proves viable the matter will be a subject of a further report to Council. This conversion requires the replacement of the 16 parking spaces in the garage and also requires an additional 10 spaces generated by the additional office floor area.

To provide this potential additional parking need and to relieve the general parking problems, the recommendations of this report is to develop the "10th Avenue property" as a parking lot for City employees. It is our position that to allow the public better access to City Hall and relieve the parking problem in front of the residential properties in the surrounding areas, the development of the site for parking should be viewed not as a benefit for City staff but rather for the taxpayer in general.

The 10th Avenue site presently contains one single family dwelling, three lodging houses and an Assembly Hall occupied by the Open Bible Chapel. All of the housing is in poor condition and we estimate that the cost to renovate to an acceptable standard will require expenditures of up to $80,000. This expenditure is considered uneconomical due to the uncertainty of their life span. City staff have recently surveyed the Assembly Hall to determine if it could be used for Civic purposes. Certain obvious structural defects have been found and others must be anticipated. The extent of these defects can not be determined unless a full structural inspection and analysis is carried out. The

Assembly Hall does not lend itself easily for other uses such as office space. It would require considerable exterior repairs and interior repairs which we estimate will cost a minimum of $75,000 to $100,000. Depending on the future use of the building it may be necessary to ask for additional funds to comply with the Bylaw requirements for the "change of use". Because of the additional costs to bring the existing buildings up to an acceptable standard we believe the buildings should be demolished.

The westerly 100' of the site is zoned C-3A and City Council, on February 6, 1979, approved the interim use of this property as a public parking site. A Development Permit has been obtained for parking and the structures were demolished. The remainder of the site is zoned RM-3A, and under this category it could be developed for parking with the approval of the Director of Planning. We believe the site should be rezoned to CD-1 to allow the best parking arrangements to be designed while maintaining the standards expected of a Civic Development adjacent to the City Hall Complex. If the whole site is developed for parking, the number of parking spaces that could be provided would range from 130 to 150 depending on setback and landscape requirements. It is estimated that the cost to develop the site for parking will be approximately $120,000.

The comments of the Director of Planning are as follows:

A. "Specific Comments on the Parking Proposal by the Director of Planning

Because the remaining buildings on the site continue to deteriorate, an early decision is needed regarding demolition or renovation of the buildings.

At the present time, the case for converting the site into surface parking is not clear.

While there is a civic employee parking problem causing some concern in the surrounding neighbourhood, the City Hall presently complies with the parking requirements of the Zoning By-law. The use of the site on the north side of 10th Avenue for parking purposes could have a number of affects which, in total, might be less desirable than maintaining the existing situation. These are as follows:

(a) The parking could be regarded as an employee benefit which could set a precedent for the provision of employees parking elsewhere.

(b) Provision of additional parking is counter to the City's goal of encouraging greater use of transit.

(c) The existing buildings on the site have some value as affordable rental housing, and, in the case of the Open Bible Chapel, potential as an employee recreational Centre. These opportunities merit closer consideration in reaching a decision.

(d) In 1978 Council approved the concept of developing a special institutional precinct around the City Hall and VGH area. The Precinct Primer study recommended that the amount of land devoted to surface parking in the area be reduced, and that existing parking areas be consolidated in parking structures. Surface parking north of 10th Avenue for any length of time could be inconsistent with this objective, resulting in City Hall being surrounded by a "sea" of parking. Before committing the site for an undetermined period to parking use, it would be desirable to establish some longer term directions for dealing with the future expansion needs for City Hall, including parking needs.

In view of the above, serious consideration should be given to maintaining the existing and occupied buildings on site so that the present uses (rental housing and the Open Bible Chapel) could continue pending further consideration of the above matters.

Development Permit Procedures

Should Council decide to proceed with a parking lot for the north side of 10th Avenue, a development permit application would be required.

Most of the site is zoned RM-3A (Multiple Residential) and the westerly 100 feet is zoned C-3A. In both zones a parking area is a conditional use and is subject to standards of landscaping, surfacing, etc. prescribed in the By-law. A range of 130-150 parking spaces could be provided depending on the layout of parking spaces and landscape and setback requirements that are prescribed as a result of the Development Permit process.

B. General Concerns re City Hall Precinct

The proposed expansion of City Hall parking in the short term raises the longer term question of the future of the area around City Hall.

City Hall is an important landmark building in its own right. When first built by Mayor Gerry McGeer, City Hall was somewhat isolated from the Downtown.

Today, as the existing "anchors", City Hall and VGH are being joined by more and more office buildings, this part of Central Broadway is emerging as Vancouver's "uptown" area.

Ideas for capitalizing on the opportunities which now exist to create a prestigious civic and regional institutional centre around City Hall were explored in the Twelfth Avenue Precinct study. Others include:

- Northward expansion to create an improved presence on Broadway, including better public access and a new location for the "public" functions of City Hall, that is, information services, Council Chambers, exhibits, and permit information.

- Increased office space, underground parking, parks, plazas, and other private uses could be part of the concept.

- West of Cambie the precinct should extend to, and include, the VGH area. The Provincial Government has advised that beyond the proposed Family Court development, it has no plans for its site west of Cambie Street, and would be willing to sell it to the City.

- This is a major opportunity of strategic importance for the future of City Hall.

Longer term goals should be kept in mind when interim decisions such as the current proposal for the north side of 10th Avenue are being made."

The Director of Finance comments as follows:-

"The City has acquired the properties on 10th Avenue over a number of years at a total cost of $1,106,535. Of that amount, $509,629 has been provided from prior Supplementary Capital Budgets and the balance of $596,906 has been financed by the Land Purchase Fund. As this property is to be now developed for Civic Purposes, it is appropriate to re-imburse the Land Purchase Fund and to provide the $596,906 from City capital funds. It is recommended that consideration be made to provide these funds from the 1980 Supplementary Capital Budget."

The Supervisor of Properties comments as follows:-

"The estimated duration for use of this site as a surface parking lot is approximately five years, at which time the site could be developed with a multi-purpose structure either for private and civic use or exclusively for civic purposes. This would be the subject of a later report by the Director of Planning, City Engineer and Director of Civic Buildings in relation to the precinct area development, future parking requirements, and Civic office use. This report will be made when the extent of these needs is established.

In light of the foregoing, it is my opinion that the City land on the north side of the 400 block West 10th Avenue between Cambie and Yukon Streets should be:

1. Rezoned
2. Cleared of the remaining buildings
3. Put to interim surface parking use to relieve the inadequate parking needs in the surrounding area."

The Director of Civic Buildings recommends:

A. That all existing structures be demolished when vacated.

B. That the site be developed as a surface parking area.

C. That Council approve an expenditure of $120,000 for demolition and development of the parking lot. The source of the funds would be the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS approval of recommendations A, B, and C.

FOR COUNCIL ACTION SEE PAGE(S) 620

DISTRIBUTED MONDAY

G 663

MANAGER'S REPORT

DATE July 20, 1979

TO: Vancouver City Council

SUBJECT: VANCOUVER INDIAN CENTRE - ADMINISTRATION OF GRANT
1607 East Hastings Street

CLASSIFICATION: CONSIDERATION

The Director of Social Planning reports:

"On April 17,1979, Vancouver City Council unanimously passed the following recommendation:

> "APPROVE a capital grant to the Vancouver Indian Centre Society in the amount of $300,000 subject to the Society obtaining sufficient funds from other sources to complete the financing of the proposed new facility."

The Royal Bank of Canada has agreed to finance the purchase and renovations of 1607 East Hastings in two phases:

Phase 1. Building acquisition ($800,000) by July 31,1979

Phase 2. Building renovations ($900,000), providing 60-65% is secured.

In order to proceed with the purchase by July 31st, 1979, the Bank will require that:

1. the City of Vancouver and the Provincial Government provide a letter of agreement to release their respective $300,000 grants to the Royal Bank at a predetermined date (August 25th, 1979 has been suggested):

2. the Bank take possession of the Vancouver Indian Centre Title on 1855 Vine Street with that property being placed on the market for sale.

The Vancouver Indian Centre's option (Final extention) to purchase 1607 East Hastings expires July 31, 1979.

The Vancouver Indian Centre therefore requests that City Council agree to release the $300,000 City Grant to the Royal Bank.

The City and Provincial grants will be secured by second and third mortgages.

The 1607 East Hastings site and building have been appraised at $1.2 million (Appendix A attached). The original purchase price of $800,000 was obtained during a depressed real estate market in September, 1978.

With reference to other funding, the Vancouver Indian Centre has started a major fund raising campaign to obtain donations from private sources.

The Federal Government (Secretary of State Department) is expected to provide a $250,000 capital grant to the Vancouver Indian Centre in the very near future.

The Provincial Government has agreed to release the Provincial Government Grant ($300,000 by August 25th, 1979) subject to City Council's approval and agreement to release the city grant. (Appendix B attached).

....2

RECOMMENDATION

The Director of Social Planning recommends:

That City Council approve the immediate release of the $300,000 grant to the Royal Bank (assuming the Royal Bank completes the above transaction on behalf of the Indian Centre) for the purchase of 1607 East Hastings, Vancouver, by the Vancouver Indian Centre and that the City grant be secured by a second mortgage pending completion of Phases 1 and 2."

The City Manager submits the foregoing report of the Director of Social Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 614

DISTRIBUTED MONDAY

H 671

MANAGER'S REPORT

DATE July 23, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Sea Festival

CLASSIFICATION: RECOMMENDATION

The Director of Social Planning and the Chief Constable report as follows:

"The Sea Festival, since being regenerated in 1975, has enjoyed an increasing success in line with Vancouver's growing reputation as a Festival City.

The 1979 version of the Sea Festival enjoyed outstanding weather which drew thousands of residents and tourists to the English Bay and Kitsilano Beach areas.

As the Festival has attracted more people, it has also attracted more problems. Last year, the Sea Festival occurred during the beer strike and drinking and resulting irresponsible behaviour were not as evident.

By the mid-point of this year's festival, Police had received a large number of complaints from residents living near English Bay. On Wednesday, July 18th, Police and Social Planning representatives met with the Sea Festival Chairman to discuss the problems and strategies to alleviate them.

The main problems identified were:

1) Excessive public drinking

2) Excessive noise from people on the street who were leaving the beach areas and passing through the West End

3) Traffic congestion prompted by the fireworks display and festival events throughout the week

4) Rowdyism, fights and abuse and destruction of public property, both of which are a by-product of drinking

Certain actions were taken as a result of the July 18th meeting, including additional policing to counteract the excessive public drinking. By Saturday, these actions contributed to a somewhat improved situation. However, it is clear that better programming and anticipation of problems is required if the event is to continue successfully.

Sea Festival organizers have not been able to cope with the problems encountered this year, primarily because:

1) The Sea Festival lacks program substance; it is more promotion than program that would or could involve the mass of people attracted to Festival sites.

2) Festival organizers lack control of Festival events and did not, in the planning process, anticipate problems which occurred.

3) An inadequate budget to provide programs and activities which would appeal to and involve the numbers of people attracted to the sites.

4) The concentration of events in the English Bay area causes disturbance and annoyance to West End residents.

In view of the above, it is recommended that:

The Director of Social Planning and the Chief Constable meet with Sea Festival organizers, do a complete evaluation of this year's program and problems and report to Council in September regarding the future of the Sea Festival."

The City Manager RECOMMENDS approval of the above recommendations of the Director of Social Planning and the Chief Constable.

FOR COUNCIL ACTION SEE PAGE(S) 6/4

DISTRIBUTED MONDAY

MANAGER'S REPORT

I 671 A

DATE July 23, 1979

TO: Vancouver City Council

SUBJECT: Tender 797 - False Creek, Area 6, Phase 2, Park Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on July 23, 1979 and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. Tabulations of total amounts bid are as follows, with the successful tender underlined.

Tenders	Amount Bid
Columbia Bitulithic Ltd. Vancouver	$ 98,825.30
Jack Cewe Ltd., Coquitlam.	$ 98,878.80
Winvan	$127,061.68

These bids are unit priced based on quantity estimates supplied by the Department; therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that:

(a) Contracts be awarded to the low tenderer as follows:

Contract 797 - False Creek, Area 6, Phase 2, Park Road, to:

Columbia Bitulithic Limited
Granville Island,
Vancouver, B.C.

for the amount bid, namely, $98,825.30.

(b) Contracts satisfactory to the Director of Legal Services be entered into.

(c) The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 621

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JULY 12, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 12, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard (Clauses 2 to 7)
Alderman Little
Alderman Marzari (Clauses 3 to 7)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, June 21, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Detention of Mentally Ill Persons in City Jail

The Committee considered an information Manager's report dated June 15, 1979, in which the Director of Social Planning commented on progress to date in the development of a referral procedure to transfer mentally ill persons from the Vancouver jail to Riverview Hospital. The report stated the situation has remained constant since the previous Social Planning review in February 1979, and that the Executive Director of Riverview Hospital had indicated a meeting was to be held on July 6, 1979 with the Deputy Minister of Health and Riverview staff regarding the referral procedure and apparent bed shortage.

Ms. R. Shearer of the Social Planning Department appeared before the Committee on this matter and said she has so far been unable to determine the results of the July 6, 1979 meeting but she would report them to the Committee when the outcome of that meeting is known.

Ms. Shearer reminded the Committee City Council asked that twenty-one (21) beds be allocated at Riverview to accept referrals from the City jail but the Province has not acceded to that request.

The Committee expressed some exasperation at the lack of progress and it was felt reports on the matter should be made to the Committee more frequently than every six months as proposed by the Director of Social Planning in the Manager's report.

Following discussion, it was

Continued . . . .

Clause No. 1 Continued

RECOMMENDED

A. THAT the Director of Social Planning and the Executive Director of the Riverview Hospital report to the Community Services Committee in August 1979 on results of a meeting by the Ministry of Health and Riverview Hospital officials, the Social Planning Department and the Chairman of the Community Services Committee regarding the shortage of beds for mentally ill persons referred from the Vancouver City jail.

B. THAT the Director of Social Planning and the Vancouver Police Department provide three month progress reports to City Council regarding the detention of mentally ill persons in the City jail.

2. Used Engineering Van for St. James Social Service

The Committee considered a Manager's report dated June 22, 1979, in which the Director of Social Planning reported on the need of St. James Social Service for a van to assist low income tenants moving their belongings from one hotel or rooming house to another. In the report the Director of Social Planning stated the City Engineering Department has a suitable vehicle with an auction value of approximately $1,000.00 which will be available in a few weeks.

Mr. J. Jessup of the Social Planning Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT Council approve a grant of $1,000.00 from Contingency Reserve to St. James Social Service to purchase City of Vancouver Van No. 1909, a 1970 Chevrolet.

3. Capital Grant Request - Boy Scouts of Canada

The Committee considered a Manager's report dated June 22, 1979, in which the Director of Social Planning reported the Boy Scouts of Canada, Vancouver-Coast Region, is requesting a civic capital grant from the City of $45,000.00, or $15,000.00 a year over three years for capital improvement to Camp Byng, near Gibsons on the Sechelt Peninsula.

The report noted that in 1978, the camp served 3,900 children from Greater Vancouver, about 1,500 of whom were from the City of Vancouver.

The report explained the goal of the fund raising campaign is $500,000 to be raised over the next three years and that $300,000 has been received or pledged. The Director of Social Planning recommended a one time capital grant of $15,000 be made by the City.

Continued . . . .

Clause No. 3 Continued

Ms. S. Anderson of the Social Planning Department and a representative of the Boy Scouts of Canada appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT Council approve a capital grant of $15,000 from the 1979 Supplementary Capital Budget to the Boy Scouts of Canada, Vancouver-Coast Region, for capital improvements to Camp Byng.

4. Funding for Grandview, Strathcona and Hastings-Sunrise Youth Projects

The Committee considered a Manager's report dated June 18, 1979, in which the Superintendent of Parks & Recreation reported on the Park Board's attempts to secure Provincial funding for special youth projects in Grandview, Strathcona and Hastings-Sunrise and that funding for the three projects terminated June 30.

The report pointed out City Council, on March 6, 1979, allocated up to $15,000 to match the Park Board's 1979 allocation for these projects and Council at that time requested the Province reimburse the City for half the costs of operating the program in 1979.

Parks Commissioner D. Mowat, along with one of the youth workers, appeared before the Committee, explained Provincial funding is not forthcoming, and requested a grant of $38,000 to enable the three youth projects to continue operation from June 30, 1979 to the end of the year. He added the Board has a commitment that the Province will contribute $30,500 for the three projects in 1980.

Following brief discussion, it was

RECOMMENDED

THAT Council approve a grant from Contingency Reserve of $38,000.00 to continue the operation of the Grandview, Strathcona and Hastings-Sunrise youth projects from June 30, 1979 to December 31, 1979.

5. Traveller's Hotel, 57 West Cordova Street

The Committee considered a Manager's report dated July 5, 1979 (copy circulated) in which the Acting Medical Health Officer reported that a closure order on the Traveller's Hotel has been rescinded and an interim operating permit issued to permit the hotel to operate until August 5, 1979 because Mr. S. Setynski, owner/operator, has shown satisfactory response to the requirements of the Health Department.

Also before the Committee was a report dated July 6, 1979 from the Deputy Police Chief Constable A. E. Oliver enclosing a detailed incident report from Police Inspector J. Grierson, and a report dated July 9, 1979 from Staff Sgt. T. Findlay of the Vice Squad stating Stella Pohrbniuk, manager and a principal in

Continued . . . .

Clause No. 5 Continued

D & H Holdings Ltd., was convicted on June 22, 1979 on two counts of keeping a common bawdy house in the Traveller's Hotel (copies circulated).

The Director of Environmental Health, Mr. D. Morgan, appeared before the Committee on this matter and during discussion stated the management of the Traveller's Hotel has been atrocious; that its condition under the Lodging House By-law was sufficient for the Health Department to issue its latest interim permit, but the history of the operation has been such that the building could deteriorate to such an extent that it may need further upgrading to remain open beyond August 5th.

During discussion the Committee noted that the two convictions of keeping a common bawdy house in the hotel are serious enough for Council to require the operator to show cause why the business licenses for the lodging house should not be suspended. In addition, the information supplied by the Police Department indicates poor management of the beer parlour which warrants a show cause on why the license for the beer parlour should not be suspended.

Following discussion, it was

RECOMMENDED

THAT the management of the Traveller's Hotel be requested to appear before Council to show cause why the business licenses held for both the lodging house and beer parlour at the Traveller's Hotel, 57 West Cordova Street, should not be suspended.

6. Family and Juvenile Court

Mr. P. Graham of City Council's Family Court Committee appeared before the Committee and expressed serious concern over the lack of response by the Attorney-General to recent enquiries from the City as to when the Province intends to commence construction of its new family and juvenile court facility at the northwest corner of 12th and Cambie which the Province earlier told the City would be under construction by August or September of 1979.

Mr. Graham explained there is opposition to a new building from the staff at the existing inadequate family and juvenile court building at 2625 Yale Street. He expressed the fear that this opposition could result in plans for the new facility being dropped.

Mr. Graham, who has appeared before the Committee on numerous occasions on this matter, again detailed for the Committee the serious problems associated with the family and juvenile court in its present poor location, adding that the building is totally inadequate for its purpose. He explained the Provincial Treasury has apparently approved $4.5-Million for construction of the new family and juvenile court building, but recent articles in the press indicate the project has been shelved.

The City Manager reported the Deputy City Manager had recently been told by a Mr. Olson of the Attorney-General's Department that the 12th and Cambie project will proceed and the Provincial representative indicated a willingness to appear before the Community Services Committee on Thursday, July 26, 1979 to discuss the matter.

Continued . . . .

Clause No. 6 Continued

During discussion, the Committee felt it should invite officials of both the Attorney-General's Department and British Columbia Buildings Corporation to attend its next meeting to discuss the matter.

It was

RECOMMENDED

THAT the Attorney-General and the head of the British Columbia Buildings Corporation be invited to attend or send representatives to the next meeting of City Council's Community Services Committee to discuss construction of a new family and juvenile court building at 12th and Cambie.

7. Fire By-law Requirements

Fire Chief A. Konig appeared before the Committee as a result of a letter dated June 28, 1979 from the Downtown Eastside Residents' Association which claimed owners of hundreds of rooming houses and multiple dwellings of two storeys are violating the Building Code and Fire By-law.

Mr. D. Lane, secretary of D.E.R.A., appeared before the Committee and pointed out there are over 400 cases of building owners who have not complied with the Fire By-law and have indicated they would prefer to appeal, and that as only three buildings can be handled through the appeal procedure in one month, it will take eleven years to deal with the 400 buildings.

The Fire Chief reviewed for the Committee the history of Fire By-law upgrading and enforcement, saying that if Council so desires, the City could embark on Phase 4 of upgraded Fire By-law regulations which would apply to approximately 7,000 two-storey dwellings; that simple requirements such as a second means of egress, installation of adequate smoke detection equipment, increased fire resistant ratings on doors and the installation of door closers could be required.

On the matter of building owners delaying compliance with Phase 3 requirements by using the appeal process, the City Manager indicated work is under way to streamline the appeal procedure considerably and that the backlog of buildings which do not comply may be cleared up within one year. He added there will be a report to Council on this matter.

The City Manager also advised the Committee that as was the case in the Phase 3 requirements, City Council will undoubtedly receive numerous complaints from owners of the estimated 7,000 buildings which would be included in any Phase 4 upgrading program.

The Fire Chief indicated he could prepare a written report for the Committee proposing a Phase 4 upgrading program.

Following discussion, it was

RECOMMENDED

THAT the Fire Chief report through the City Manager to the next meeting of the Community Services Committee with a proposal for a fire safety upgrading program for City multiple dwelling buildings of less than three storeys.

FOR COUNCIL ACTION SEE PAGE(S) 621 622

The meeting adjourned at approximately 3:05 P.M.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 12, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 12, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford (Items 4 - 7)
(On civic business prior to meeting)
Alderman Kennedy (Items 1 - 6)
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

CONSIDERATION AND RECOMMENDATION

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following major development permit applications received:

(a) DPA #84535 (Preliminary)
1040 Pacific
- to erect 7 storey, 112 dwelling unit apartment building
- 90 underground parking spaces

(b) DPA #84585 (Preliminary)
865 Hornby
- to erect 19 storey retail office/residential complex
- 174 underground parking spaces

(c) DPA #84455
635 Burrard St.
- to use site as park

(d) DPA #84453 (Preliminary)
2015 Beach Ave.
- to erect 10 dwelling unit apartment building
- 27 parking spaces

(e) DPA #84313
1601 West Georgia Street (Bayshore)
- construct squash and tennis courts, restaurant, utility building and install 100 boat marina
- restaurant building height: 2 storey (approx. 29 ft.)
- recreational complex: 1 storey (approx. 40 ft.)
- 766 surface parking spaces

(f) DPA #84212
1355 West 6th Avenue
- construct commercial/residential complex containing 223 dwelling units
- height: from 4th Ave. - 8 storey
from Lamey's Mill Road - 11 storey
- 275 off street parking spaces: access from south of 4th Ave., under street, and from Birch St.

cont'd....

Clause No. 1 cont'd:

With respect to Item (c) Mr. Floyd noted that the Urban Design Panel and the Development Permit Board have considered this application. Mr. R. Spaxman, Director of Planning, advised the park was being planned with too many unrelated bits and pieces. The Committee felt that as an interim measure sod and trees in buckets should be placed on the site and no major development undertaken until everyone is fully consulted and agrees with the final plan.

With respect to Item (e) Mr. Floyd noted that the Department has several concerns that have been relayed to the applicants. A member of Council noted that if the Bayshore will be doing any filling it should be suggested to them that the land in the first block of the Harbour Park site should be used. Mr. D. M. Hickley, Associate Director of Planning, Central Area, indicated that the Bayshore would have enough fill from excavations on their own property.

With respect to Item (f) Mr. Floyd advised that the application had been to the Development Permit Board and received preliminary approval subject to certain changes i.e., lowering height of building. A member of the Committee suggested that this application should be subject to the "Views from Bridges" analysis.

Mr. Floyd noted that a report would be going to Council on July 24th with respect to a new development permit application for the proposed hotel at Hastings and Renfrew.

A member of the Committee requested information on a development permit application at 16th and MacDonald that had been refused. Mr. Floyd noted that the application had been refused because the developer was requesting permission to construct 10 medical offices in a C-1 zone. This is a conditional use in a C-1 zone and there were a number of objections from neighbouring property owners. Mr. Spaxman noted that the matter could be considered again if the development basically meets the C-1 criteria with one or two medical offices. Planning staff would be discussing the matter further with the applicant.

The following motion resulted in a tie vote and is put forward for Council's,

CONSIDERATION

THAT the "Views from Bridges" analysis be applied to the development permit application at 1355 West 6th Avenue.

(Aldermen Harcourt and Puil opposed)

RECOMMENDED

THAT the verbal status report on major development permit applications be received.

RECOMMENDATIONS

2. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated July 6, 1979 from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of June, 1979 (on file in the City Clerk's office). Mr. R. Scobie, Zoning Division, provided further details on some of the applications.

cont'd....

Clause No. 2 cont'd:

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of June, 1979 be received.

3. Alder Parking Facility - Phase 2, Area 6, False Creek

The Committee considered a report of the City Manager dated June 21, 1979 (on file in the City Clerk's office) in which the False Creek Development Consultant recommends confirmation of a budget for and approval of the development procedure for the design and construction of the Alder parking facility in Phase 2, Area 6, False Creek.

The report states in part:

"The purpose of the parking facility is to provide parking spaces for visitors to the 227 residences and the 110 bed Care Facility underway in the first part of Phase 2, together with visitors to the public open spaces and to make up the shortfall in visitor spaces in Phase 1.

The original design concept and approved Area Development Plan By-law for Phase 2 called for visitor parking at the Alder entrance to Phase 2. It was anticipated that there would be some surface parking and some fully underground parking and budget was established and included in the front end expenditures, an estimate in the amount of $325,000 (excluding landscaping which has already been included in the $600,000 for the Park).

Downs Archambault/Davidson Johnston, Architects, who developed the design concept for Phase 2, have developed a scheme for the parking to accommodate 91 cars within the budget of $325,000 (excluding landscaping)."

"In addition, the Park Board have a need to provide security storage for service vehicles and equipment plus changing rooms and rest rooms for their maintenance staff, for the whole of the public open spaces on City land on the South Shore of False Creek. The Alder Bay location is ideal for this purpose and there are economies, in joint use of structure and services."

The architects believe the Park Board needs could be accommodated within a maximum of $55,000 funded through a reallocation of $23,715 surplus in Account 316/1103 (Development Group Costs - 1977) and an appropriation of $31,285 from Account 316/7905 (Area 6 Phase 1 Unappropriated). This $31,285 is an addition to the Phase 1 capital budget but within the approved Front End expenses, not all of which have been budgeted to this point.

Mr. Bowden, False Creek Development Group, advised that it is proposed that some of the parking stalls (on the lower level of the facility) be rented to individual tenants in the Netherlands Association Non-Profit Rental project to overcome deficiencies in resident parking in that development. The remaining stalls at the lower level plus all of the 51 stalls on the upper level are for visitors to Area 6, both Phases 1 and 2 and for visitors to the open spaces in Phase 2.

The procedure for design and construction would be to confirm Downs Archambault/Davidson Johnston as the architects and to appoint a contractor selected on a curriculum vitae type competition to work with the architect in preparing a scheme satisfactory to the Development Permit Board and the Building Department and within the budget and timetable.

cont'd....

Clause No. 3 cont"d:

Mr. R. Spaxman, Director of Planning, advised that Alder Street is shown on the Official Development Plan as Alder Park with an underground garage opening up on to the park. There are other concerns with respect to this facility. Mr. Bowden, False Creek Development Group, noted that the design will be going to the Development Permit Board and the development permit control process will deal with the points the Director of Planning is concerned about.

RECOMMENDED

A. THAT Downs Archambault/Davidson Johnston be confirmed as the architect for the project.

B. THAT the False Creek Development Consultant be authorized to conduct a curriculum vitae type competition for the selection of a contractor.

C. THAT funds to cover the capital cost of the parking part of the facility ($325,000), which is part of the approved 1979 capital budget for Phase 2, be now specifically allocated.

D. THAT the Park Board maintenance area be funded through a re-allocation of $23,715 surplus in Account 316/1103 (Development Group Costs - 1977) and an appropriation of $31,285 from Account 316/7905 (Area 6 Phase 1 Unappropriated).

4. Parking and Pedestrian Streets - False Creek, Area 6, Phase 1

The Committee considered a report of the City Manager dated July 10, 1979, forwarding a report of the False Creek Development Consultant dated June 21, 1979 (on file in the City Clerk's office).

The report of the City Manager notes that the three False Creek items before the Committee this day - Alder Parking Facility, Parking in Pedestrian Streets and False Creek Daycare Centre(s) are interrelated.

The purpose of the report of the Development Consultant is to outline the difficulties encountered in implementing City policies related to reduced parking standards and pedestrian streets in Area 6, Phase 1, False Creek and to make recommendations to minimize or overcome these difficulties. The report outlines the attitudes of residents towards the concept, the changes to date, the deficiency in parking, evaluations of the regulations and proposed solutions. The solutions are discussed in three categories - parking information/regulation systems and deliveries to the Spruce Liveaboard Marina.

The report of the City Manager states in part:

"The report notes that resident and visitor parking generally have been reduced below normal City standards as part of the de-emphasis of the automobile.

Abuse of the City street system and of the available (uncontrolled) off street parking by visitors, owners, and boaters has created problems in the operation of the street and parking systems. Nonetheless, the Development Consultant advises that the policy of de-emphasizing the automobile is a good one which is supported by the residents and which can work if planned parking lots are constructed and some changes are made, as follows:

cont'd....

Clause No. 4 cont'd:

"1) construction of parking lots at Heather, School Playfields, and Alder Bay (both visitor and resident parking); these subjects were covered in previous reports and the report at Committee today re Alder Parking.

2) implementation of pay parking for visitors and some residents to control usage.

3) revenue from parking, after deduction of costs, to be controlled by residents, to fund community programs.

4) improve traffic information and regulation system - bollards, signing.

5) delivery system to Spruce Liveaboard Marina - introduces two way traffic along Scantlings avenue for a trial period.

There is general agreement that pay parking is a necessary control measure. There is a significant disagreement related to allocation of parking revenue to community programs.

The False Creek Development Consultant suggests that residents should control parking revenue because the parking lots capital costs will be recovered from ground lease revenues. The Director of Finance argues that recovery of the costs of parking from lease revenues does not imply that residents should have control over the facilities and revenues therefrom. He notes that frequently major developments must pay costs of civic facilities related to the development, but do not as a consequence control the civic facilities. He notes a major concern about the precedent of applying revenues from a civic asset to finance community activites directly without going through the normal City budget process. The Director of Finance opposes both the general principle and its application to daycare centres as proposed by the Director of Social Planning."

Mr. R. Fenton, President of the False Creek Community Association, expressed the concerns of the residents with respect to traffic and parking. The community association has attempted to find a solution but has come to the conclusion that pay parking might be the only solution, however, the residents are concerned that this could be double taxation as originally the parking was to have been provided at no cost. If pay parking is approved the residents feel any net revenue should be utilized by the community.

Ms. A. Campbell, resident and member of the False Creek Community Association, noted that their livability is being threatened by the over parking and violation of pedestrian streets. Ms. Campbell felt that if utilization of the revenue from the pay parking is taken out of the residents' hands the livability will be destroyed and False Creek will become a transient community. She reiterated the fact that the revenue from pay parking should be utilized by the residents for community facilities.

In answer to a statement that if the City gets all the revenue from parking they will be getting more money out of False Creek than other areas of the City, several Aldermen advised that the residents do not seem to have an understanding of how many extra costs are involved and how much the City has subsidized the False Creek community. It was suggested that the residents meet with Council and senior officials to understand the amount of subsidization that is going on in False Creek as opposed to other neighbourhoods.

cont'd....

Clause No. 4 cont'd:

The Committee agreed with the Director of Finance and City Engineer that a precedent would be set if revenues from a civic authority were given directly to finance community facilities without going through the normal City budget process.

After considerable discussion the Committee,

RECOMMENDED

A. THAT the principle of pay parking be approved in Area 6, False Creek.

B. THAT the False Creek Development Consultant, the City Engineer, and the Director of Finance be requested to work out a proposal with the False Creek Community Association and a parking operator for implementation and management of the pay-parking visitor parking lots in Area 6, False Creek.

C. THAT the False Creek Development Consultant and the Director of Finance in consultation with the City Engineer, be requested to work out a proposal to rent some stalls in the proposed Alder Parking Structure to individual tenants in the Netherlands Association Non-Profit Rental project, for report back to Council.

D. THAT the False Creek Development Consultant and the City Engineer be requested to work out the details of the information/regulation and delivery systems in co-operation with the False Creek Community Association, and to implement these at the earliest possible date, it being recognized that any regulations requiring a resolution of Council be referred back to Council.

E. THAT the False Creek Development Consultant and the City Engineer in consultation with the False Creek Community Association be requested to work out the details of the drop-off point for the Spruce Marina and the use of Scantlings for a trial period of 3 months from date of completion of the drop-off area and to monitor its success for report back as necessary at the end of the trial period.

(Alderman Harcourt wished to be recorded as opposed to the deletion of allocation of parking revenues to community programs)

5. False Creek Daycare Centre(s)

The Committee considered a report of the City Manager dated June 19, 1979 (on file in the City Clerk's office) in which the Director of Social Planning requests direction regarding the number of daycare centres to be provided for False Creek and Fairview Slopes residents and consideration of the financial implications of same.

The report states in part:

"Prior to January, 1977, the plan for False Creek included two daycare facilities - one in Phase 1 and a second in Phase 2. When the Phase 1 facility was completed at the end of 1976, it did not meet Community Care Facilities Licensing requirements. In January, 1977, Council considered two alternative locations for the Daycare Centre: 1) continuance at Hodson Manor; or 2) the present Laurel Bridge site. Council chose Laurel Bridge.

cont'd....

Clause No. 5 cont'd:

"It is not clear whether the Laurel Bridge facility is to be considered as a permanent Daycare Centre for Phase 1 or as an interim facility until the Phase 2 facility is complete (mid 1980). As the planning for the Phase 2 facility is now underway it is essential that the question be answered as to whether one or two Daycare Centres are to be provided and to consider how the operational subsidies will be handled."

"Given the current waiting list and survey of Phase 2 families there is sufficient demand at this time to justify 2 Daycare centres for the False Creek area. However, the actual demand in 1980 cannot be projected with any accuracy at this time as evidenced by the fluctuating vacancy rate over the past 2 years. It would be prudent planning to continue with the planning and development of the Phase 2 Daycare as a permanent facility to serve False Creek area residents while providing a contingency for a second centre at the Laurel Bridge should demand justify it next spring when Phase 2 residents have moved in. Recognizing the above factors, the Director of Social Planning and the False Creek Development Consultant will meet with the False Creek Daycare Society and other appropriate organizations to discuss and determine who will operate the Phase 2 Daycare facility."

The Director of Social Planning recommended:

1. Planning continue for the Daycare Centre in the Phase 2 Wellington development;

2. The need for Daycare in the False Creek area be reviewed in the Spring of 1980. If the need justifies 2 Daycare Centres, then consideration be given at that time to keeping the Laurel Bridge Daycare facility on a year to year basis.

3. The Director of Social Planning and the False Creek Development Consultant continue to meet with the Director of Community Care Facilities Licensing, the False Creek Daycare Society and other appropriate organizations to plan the design and operation of the Phase 2 Daycare centre.

4. Revenue accrued from the pay parking facility in False Creek be used to cover the rental costs of the Daycare Centre(s) plus the estimated $4000 in capital improvements for the Phase 2 facility.

The Director of Finance does not agree with the proposal to use the excess revenues to directly support the community programs in view of the precedent it would set in taking City assets and using the revenues to finance community activities without having the expenditures subject to the City's general budget process. He recommends that the Committee not approve Recommendation 4 of the Director of Social Planning.

The Committee,

RECOMMENDED

A. THAT planning continue for the Daycare Centre in the Phase 2 Wellington development.

cont'd....

Clause No. 5 cont'd:

B. THAT the need for Daycare in the False Creek area be reviewed in the Spring of 1980 and if the need justifies 2 Daycare Centres, then consideration be given at that time to keeping the Laurel Bridge Daycare facility on a year to year basis.

C. THAT the Director of Social Planning and the False Creek Development Consultant continue to meet with the Director of Community Care Facilities Licensing, the False Creek Daycare Society and other appropriate organizations to plan the design and operation of the Phase 2 Daycare centre.

6. False Creek, Area 6, Phase 2 - Interface with Granville Island

The Committee considered a report of the City Manager dated July 3, 1979 (on file in the City Clerk's office) in which the False Creek Development Consultant provides an outline of the various aspects of the interface between City property in Area 6, Phase 2 and the C.M.H.C. property on Granville Island. This interface represents an important open space, recreational and visual linkage between the two areas. The report recommends a formula for shared capital expenditures and on-going maintenance responsibilities.

The report notes that over the past few months the False Creek Development Group have held a series of discussions between the Park Board staff and officials of the C.M.H.C. Granville Island management team to determine a realistic formula which would achieve economies through shared capital and maintenance contracts. General agreement has been reached.

The report outlines the major elements of the proposal, maintenance responsibilities and costs:

(a) Natural Bay Shoreline
- maximum capital cost to the City for the contract is $43,000 which is included within the $600,000 approved capital expenditure for the public open space for Phase 2
- ongoing maintenance on City property will be undertaken by the City and on Granville Island by C.M.H.C., Granville Island
- dredging extreme west end of Alder Bay - $31,838, split 60% C.M.H.C., Granville Island and 40% City ($12,735 from the Phase 2 Capital - Unappropriated)

(b) Pile Supported "Bridge"
- C.M.H.C. Granville Island to be responsible for the capital and maintenance of the "Bridge" and a property encroachment entered into for the maintenance of work on City property

(c) Grassed Open Space
- the city (through the Park Board) managed by the False Creek Development Group to be responsible for the construction (including irrigation)
- the total capital cost to be divided between the City and C.M.H.C., Granville Island on a pro-rated area basis
- water for irrigation of this feature to be the responsibility of the City (through the Park Board)
- the maximum capital cost is $50,830 split 66% to C.M.H.C., Granville Island and 34% to the City ($17,283 included within the $600,000 approved capital expenditure for the public open space for Phase 2)
- ongoing maintenance of the feature to be carried out by the Park Board on behalf of the City and C.M.H.C., Granville Island

cont'd....

Clause No. 6 cont'd:

(d) Water Bodies

- C.M.H.C., Granville Island to be responsible for hiring the contractor or contractors to carry out this work in consultation with the False Creek Development Group, the cost agreed to by C.M.H.C., Granville Island and the False Creek Development Group. The shared capital cost is estimated at $352,000 of which the City will be responsible for a maximum $75,000 to be provided from the Phase 2 Capital - Unappropriated.
- Day-to-day maintenance (cleaning of debris, etc.) and maintenance of water circulating equipment to be undertaken by C.M.H.C., Granville Island.
- Maintenance of the edge treatment to be the separate responsibilities of the City and Granville Island.

C.M.H.C., Granville Island have approved budgets for the capital expenditures for the Natural Bay Shoreline and pile supported "Bridge" in 1979 but have only budgetted for their proportion of the Grassed Open Space, dredging and Water Bodies for 1980.

Because of the City's desire to have Grassed Open Space and the dredging completed in 1979, it is proposed to charge the whole of the capital cost of these two items to the City account in 1979 and for C.M.H.C. to reimburse the City in the amount of $52,650 in 1980 on the basis of a formal agreement between the City and C.M.H.C. This agreement would be signed prior to any undertaking of financial commitment on the part of the City.

Before payment of any funds, C.M.H.C. Granville Island will submit documentation of expenditures for approval of the False Creek Development Group and the Director of Finance.

RECOMMENDED

A. THAT the Capital and Maintenance responsibilities for the -

i) Natural shoreline
ii) Pile supported bridge
iii) Grassed open space
iv) Water bodies

be approved.

B. THAT the capital cost of dredging in Alder Bay in the sum of $12,735 be approved as an addition to the False Creek budget.

C. THAT the capital cost of creating the Water Bodies in the sum of $75,000 be approved as an addition to the False Creek budget.

D. THAT the City provide the necessary financing for work on Granville Island related to the Grassed Open Space and the dredging prior to 1980, at which time costs chargeable to C.M.H.C. will be recovered through provision of a formal agreement between the City and C.M.H.C. which is to be signed prior to any financial commitment on the part of the City; source of funds if approved to be Property Endowment Fund - General.

E. THAT the Director of Legal Services in consultation with the Director of Finance and False Creek Development Consultant be requested to prepare the appropriate agreements for recovery of financing provided by the City prior to 1980, maintenance arrangements, cost sharing for Capital improvements and property encroachments, as described in this report, for execution by C.M.H.C. and the City.

7. Review of the Fairview Slopes Policy Plan - Progress Report

The Committee considered an information report of the City Manager dated June 21, 1979 (on file in the City Clerk's office) in which the Director of Planning informs the Committee of the progress regarding processing of the comments received on the draft Fairview Slopes Development Plan and suggests a revision to the scheduling of programmed work items in terms of priorities.

The report notes that the Planning Department has received a greater number of comments and written responses to the proposed Fairview Slopes Development Plan than was anticipated. In general terms, these responses show that:

i) The consensus on the changes proposed to the design Guidelines, the Planning Policies and Objectives and the preservation of existing houses is that these are acceptable as proposed.

ii) The sections of the Development Plan dealing with view corridors, industry in sub-area 3, open space/streetscape and traffic and parking have not been satisfactorily resolved in terms of community aspirations.

iii) To a lesser extent, there are concerns related to floor space ratio and the exclusion of storage and recreational floor space.

It is apparent that certain sections of the draft Development Plan require careful re-evaluation and possibly revision. Limited progress is being made on this task due to the work priorities for staff. Furthermore, a revised draft By-law should not be considered at a Public Hearing in the summer months if possible.

A major concern of those responding to the Development Plan is the Open Space/Streetscape. City staff in the Planning and Engineering Departments have been co-operating to prepare a streetscape plan for 7th Avenue in the Fairview Slopes. Much of the preliminary work has been completed but the design work has been held up by other priorities.

Preliminary designs and a report on the undergrounding of wiring for the 7th Avenue streetscape was presented and discussed with the community at a meeting held on June 28th.

Design proposals will consider the limited capital funds possibly available for the project. The distribution of costs for the streetscape design will be broken down into two parts:

1) property owners will be assessed a share of costs on the basis of the local improvement procedure for costs equivalent to City standards for street improvements;

2) additional costs due to beautification improvements would be an additional assessment to the property owners.

There is an urgent desire to make progress with the streetscape design. A consultant is about to be engaged to assist City staff at a cost not to exceed $4,000. Of this amount, $3,000 is available from the Director of Planning's consultant budget and the remaining $1,000 will be obtained from members of the community. This was confirmed at the June 28 meeting. A special task force of four members of the Fairview Slopes community has agreed to act as a liaison group during the finalization of the design. City staff from both the Planning and Engineering Departments will need to work closely with the consultant and the community task force in order to provide for continuity when the design process is completed.

cont'd....

Clause No. 7 cont'd:

The terms of reference for the streetscape project are presently under discussion with the consultants, the community task force, Planning and Engineering staff and will be mutually agreed to before the study is commenced. It is roughly estimated that the basic design can be completed in mid August. A further community meeting would then be held in early September before reporting back to City Council.

Mr. D. M. Hickley, Associate Director, Central Area, stated that Rhone and Iredale Architects would be retained as the consultant as the necessary work could not be done in house on time.

Mr. E. Martin, Projects Engineer, advised that the Engineering Department had a staff person familiar with this kind of project and felt confident the Engineering Department could do it in house and make it a priority.

A member of the Committee was against the retention of a consultant utilizing $3,000 of City funds, regardless of whether the funds are available, to do a project that can be done in house. He also strongly objected to retaining a consultant whose office is on the street in question.

A member of the audience stated that if the residents do not have any objection to the consultant and are willing to put up a portion of the fee, City representatives should not object.

Although the funds are available in the Planning Department budget and no formal motion for approval to use the funds is required, the Committee, for record purposes,

RECOMMENDED

THAT a consultant be retained to undertake the Fairview Slopes 7th Avenue Streetscape Project, at a cost not to exceed $4,000, funds to be cost-shared $3,000 from the Planning Department Consultant Budget and $1,000 from the residents.

(Alderman Puil wished to be recorded as opposed. He also put forward a motion, which LOST with Aldermen Boyce, Ford and Harcourt opposed, that the Planning Department not use $3,000 of their Consultant Budget to retain Mr. R. Iredale in this particular case, on a matter of principle as he has an office on the street and is directly involved.)

8. Rezoning Application - 3551 Kingsway

Council on July 10, 1979 when considering a clause in the Manager's Report (Building and Planning) dated July 6, 1979 (on file in the City Clerk's office) noted that the applicant, Dr. Whittaker, wished to address it this day. Council resolved:

"THAT the rezoning application - 3551 Kingsway, be referred to the Standing Committee on Planning and Development as soon as possible and Dr. Whittaker be invited to appear before the Committee when this matter is being considered."

In the Manager's Report, the Director of Planning advises that an application had been received to rezone the property at 3551 Kingsway from RT-2 Two Family Dwelling District to C-2 Commercial District for the purpose of 'development for general business purposes'.

cont'd....

Clause No. 8 cont'd:

This property is affected by the policy statements adopted by Council as a result of a study by the Kingsway Task Force.

The report thoroughly outlines the property, and four alternatives for its development:

a) retain existing RT-2 zoning

b) rezone to C-2 (requested by applicant)

c) rezone to new 'general business' commercial district

d) rezone to CD-1 Comprehensive Development District

The Director of Planning recommended that Dr. Whittaker's rezoning application to C-2 Commercial not be approved and that the applicant be advised that consideration would be given to rezoning this site plus three RT-2 lots to the west to CD-1.

Dr. Whittaker presented a letter dated July 12th to the Committee (copy circulated) noting that the area appears to be suitable for rezoning to commercial because of the number of business and potential business establishments in the immediate vicinity.

The Committee,

RECOMMENDED

A. THAT the rezoning application be NOT approved.

B. THAT the applicant be informed that consideration would be given to an application to rezone the site and the three RT-2 lots to the west to CD-1 Comprehensive Development District which would include an acceptable detailed scheme of development in compliance with the recommendations of the Kingsway Task Force (as approved by Council on October 17, 1978) and achieve a good relationship with the adjoining development.

* * * *

The meeting adjourned at approximately 3:40 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 623

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

July 12, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, July 12, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ALSO PRESENT:	Alderman G. Puil
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of June 28, 1979, were adopted.

RECOMMENDATION

1. Twenty-five Additional Taxicab Licenses

The Committee had for consideration a report dated June 22, 1979, submitted by Alderman Rankin, Chairman of the Sub-Committee re Vehicles for Hire Matters, dealing with an application by Superior Holdings Limited, for 25 taxicab licenses, which was considered by the Sub-Committee on May 31, 1979.

Alderman Rankin reported that the Sub-Committee received representations from the applicant and his lawyer, officials of the Vancouver Taxicab Owners' Association and individual taxicab drivers. The report continued:

"It is my opinion that we should allow the twenty-five (25) taxi licenses which the Council decided were necessary in 1975; the decision at that time being a compromise between those who wanted the licenses wide open and those who wanted to take a more cautious position to protect the equity of the regulation number of 363 licenses that had been issued. It was my opinion that the latter policy should be followed, however, we are now in a position where we should implement the 1975 policy.

In considering the question of how the licenses should be issued, I would remind the Committee that in 1975 the road block was that the Motor Carrier Commission would not assure us that the taxis that we licensed would have inter-municipal capability enabling egress from the City of Vancouver and on this basis the Vancouver Taxicab Owners' Association did not take up the licenses at that time.

We have now had a number of firm offers from people who indicate that they will buy the licenses and look after their own problems before the Motor Carrier Commission.

.../2

Clause 1 continued

"I believe that the fairest way of distributing the licenses is to put a carefully worded advertisement in the newspapers inviting bids under the City's official tendering procedure with preference given to drivers who are presently in the industry and want to buy a cab license. I believe we can work this out without spelling each step out. The Committee can discuss this matter if they approve step #1, namely, the principle of whether the twenty-five (25) licenses should be issued."

The minutes of the Sub-Committee meeting (on file), were circulated for the Standing Committee's information.

The Chairman noted a memorandum dated July 11, 1979 (on file), in which the Director of Legal Services commented on the proposed method of disposing of the additional licenses as follows:

"The concept of 'auctioning' taxi licenses poses some legal problem, which I believe should be given careful consideration. I believe there are other aspects too which should be looked at as this may require special regulations. For example, once a license is disposed of by the City in this fashion, should we be controlling further disposal of these licenses.

Another question is what steps should we take to prevent the license being purchased and 'put to bed'.

There are other problems which I also think should be looked into."

Alderman Rankin reviewed his report with the Committee and suggested Council's decision of April 19, 1975, relating to the issuance of 25 additional taxicab licenses be reaffirmed and the means of implementing that decision be discussed. In response to questions, he advised the figure of 25 had been selected following a lengthy debate over a number of years. The method of distribution agreed at that time, was as follows:

A. Twenty-five (25) licenses be issued to drivers with more than two years experience in Vancouver who hold a current taxi driver's license and do not own any interest in any other cab or cabs.

B. The price per license issued be $15,000.00.

C. The method of allocation be as follows:

8 licenses to drivers of Black Top Cabs
8 licenses to drivers of Yellow Cabs
5 licenses to drivers of MacLure's Cabs
3 licenses to drivers of Advance Cabs
1 license to drivers of Forum Taxi,

on the understanding that these dispatch companies agree to take this particular number into their companies, subject to the terms of their Company Agreements, and to give new licensees full access to all facilities of said company.

Alderman Rankin suggested the City should move incrementally in the matter - granting 25 licenses would permit an assessment to be made in terms of the effect on the industry and on the earning capacity of drivers and small owners.

Clause 1 continued

Present for the discussion were Mr. B. Hall, Superior Holdings Limited, and his lawyer Mr. E. Bowes; Mr. J. Dawson, Vancouver Taxicab Owners' Association, and the Association's lawyer Mr. J. Taylor; and Mr. T. Scarr, Yellow Cab Company.

Mr. Bowes presented a brief dated July 12, 1979 (on file), and advised his client had been instrumental in incorporating a new company to be known as Vancouver Taxi Limited. The application by Superior Holdings Limited was, therefore, made in trust for the new corporation which had eight members who were prepared to offer a fair, reasonable and workable alternative to the present owners group.

Mr. Taylor advised the VTOA had made a commitment to offer dispatch service to individual drivers who might be granted the additional licenses, but the Association did not support the idea of a non-transferable license which could result in financing problems for the individual applicants.

Alderman Bellamy stated the Committee should have more information on the implications of the proposal before making any commitment. He had talked to drivers who were working 10 to 12 hours a day, six days a week, to make a living. He questioned the effect additional taxis would have on them.

Alderman Harcourt felt the issue of establishing equity in a taxicab was very complex and he was not convinced the Committee had sufficient information to make a decision on the selection process.

Alderman Boyce referred to the length of time the issue had been debated and urged a decision be made without further delay.

The Chairman commented he had reservations about the City's moral right to charge $15,000 per license. He noted a number of taxicab drivers were present and he invited their participation in the discussion. Points raised during the ensuing debate were:

- drivers would not support non-transferable licenses because it would not be possible to establish equity on their investment. An applicant receiving this type of license would have to finance his vehicle, equip it, and contribute to a dispatch service without the equity build-up which is incorporated in cab licenses under the present system.

- a non-transferable license issued simply on payment of the City's $150 license fee could result in abuse by drivers who would have little to lose.

- what would be the criteria for selection.

- temporary licenses would have a serious impact on the industry.

Following further discussion, it was the consensus of the Committee that while the principle of issuing an additional 25 licenses could be supported, the criteria for distribution had not been satisfactorily determined.

It was, therefore,

RECOMMENDED

A. THAT the 1975 decision of City Council to issue twenty-five (25) additional taxicab licenses be reaffirmed.

Clause 1 continued

B. THAT the Chairman of the Sub-Committee re Vehicles for Hire Matters be requested to meet with City officials for further discussion and report back on relevant questions relating to distribution of the licenses and specifically on whether the licenses should be:

i) Transferable or non-transferable

ii) Sold at a fixed price, i.e. $15,000.00, or to highest bidder

iii) Sold en bloc or to individual applicant-drivers.

2. Airport Limousine Service

The Committee had for consideration a Manager's Report dated July 5, 1979 (on file), in which the Director of Permits and Licenses reported on a request that the Vehicles for Hire By-law be amended to provide for a new classification, namely, airport limousine. The request was made by the legal adviser for Mr. William Greveling, who proposed to operate 25 six-passenger vehicles to transport pre-booked passengers to and from Vancouver Airport. The vehicles would have no visible markings, no meters or radio communication and the fees would be a flat rate of approximately $15 per trip.

Present for the discussion were Mr. Greveling and his associate Mr. A. White; Mr. E. Bodnarchuk, Classic Limousine Service; Mr. Mills, Bow Mac Limousine Service and Mr. J. Dawson, President, Vancouver Taxicab Owners' Association.

In the Manager's Report, the Director of Permits and Licenses stated a service such as that proposed by Mr. Greveling would have to be approved by Transport Canada and the Motor Carrier Commission.

The Airport Marketing and Properties Division of Transport Canada had advised they were aware of Mr. Greveling's interest but before consideration could be given to such an application they would have to be convinced there is a market for the service and they proposed carrying out a study later this year to determine the need. Transport Canada had expressed some concern that if no market existed for a strictly airport limousine service, the vehicles would compete with taxis at the airport and create problems which are now being experienced in the Toronto area.

The Motor Carrier Branch had pointed out this type of vehicle was considered a taxicab under the Motor Carrier Act and they would require the applicant to submit satisfactory proof that there is a public need for this service.

The Committee also noted a communication dated July 12, 1979 (on file), from Mr. E.J. Theobald, General Manager and Vice-President, Canada, Hyatt Regency Hotel, referring to the present situation regarding transportation of hotel guests to and from the airport, and requesting the Committee's consideration of the following:

"1) More taxis should be licensed and allowed to operate out of the Airport.

2) The taxi companies should be allowed to use dispatchers at the Airport to allow them to put more than one passenger in a taxi in an effort to reduce costs.

Clause 2 continued

"3) Bus service from the Airport should at least stop at all hotels over 300 rooms free of charge. We are the largest hotel in Vancouver and are being refused service unless we are prepared to pay, whereas the Hotel Vancouver enjoys free transportation.

4) If a subsidy is necessary, all hotels served should pay and also have the possibility of reducing the subsidy by the number of passengers put on the buses.

5) If bus service cannot be provided to all the major hotels, then the buses should only stop at the Bus Terminal. This would ensure that no one hotel has a competitive edge."

The City License Inspector noted a communication dated July 4, 1979 (on file), from Mr. R. Pedersen, Supervisor, Airport Marketing, Transport Canada, which discussed aspects of applicable government concession operations regulations, drew attention to the lack of curb space at Vancouver Airport and concluded as follows:

"We are presently actively reviewing the taxi situation at Vancouver International, and would have had a basic market research study underway now at Vancouver International had it not been for the freeze on government spending imposed by the new government. Hopefully, we will obtain funding for the study in the next couple of weeks. The second phase of this study will determine, among other things, the demand for a limousine type service at Vancouver International. If a significant demand exists and if airport management could allocate space on the processing curb for limousine operations, then action will be taken to introduce the service."

Mr. Armstrong advised the Committee there was conflict in Toronto caused by competition for taxicab fares.

Mr. Greveling addressed the Committee and advised limousine services normally operated seven passenger vehicles. He had no vehicles at present but proposed to operate six passenger cars which had all the amenities of a personal automobile but would be driven by a uniformed chauffeur.

Mr. Bodnarchuk and Mr. Mills, responding to questions from the Committee, advised they operated 12 and 15 limousines respectively. Mr. Dawson submitted the non-marked vehicles proposed by Mr. Greveling would be taxicabs brought into operation "through the back door".

Following discussion, it was

RECOMMENDED

A. THAT no action be taken to amend the Vehicles for Hire By-law pending completion of a study by Transport Canada, which is intended to determine the need for such a service.

B. THAT Transport Canada be requested to complete the study as quickly as possible.

C. THAT City Staff be requested to investigate the operation of airport limousine services in other cities for report back to the Committee.

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FOR COUNCIL ACTION SEE PAGE(S) 624

The meeting adjourned at approximately 5:10 p.m.

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

July 12, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, July 12, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: E. Bowie

RECOMMENDATION

1. Request for Civic Grant - Co-op Radio

The Committee had for consideration a Manager's Report dated June 28, 1979, in which the Director of Finance reports on the grant request from Co-op Radio in the amount of $4,119.00 to co-sponsor the broadcast "Live from City Hall" for the 1979-80 program year.

The report details the operating expenses and sources of revenue for 1978.

City Council on August 29, 1978 approved a grant to this organization for their 1978-79 program year in the amount of $3,945. This grant was provided from the "other grant" category.

It was noted in discussion that a grant in the amount of $1,000.00 was approved on March 6, 1979 for this organization in support of cultural programming.

Ms. Sheila Fruman and Mr. Syd Portner of Co-op Radio were present at this meeting.

After a short discussion, during which Co-op Radio were directed to make their grant application through the Social Planning Department in the Spring of the year when all grants are considered, the Committee

RECOMMENDED

A. THAT a grant be approved to Co-op Radio to assist in its broadcast "Live from City Hall" and, further, that the City Manager's office report on the details of this grant directly to Council.

B. THAT the source of funding for this grant be from the Contingency Reserve.

(Alderman Puil wished to be recorded as opposed)

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2. Police Fleet Management System

The Committee had for consideration a Manager's Report dated June 21, 1979, in which the Chief Constable and City Engineer reported on the Police Fleet Management System and the staffing requirements of the Police Department's Automotive Section.

The report recommends that the job classifications within the Automotive Section be modified from the current complement of:

Five - Automotive Servicemen (Police Department) - Civilians
One - Compound Attendant (Permanent) - Civilian
Four - Compound Attendants (Temporary) - Civilians,

- ten positions in total, to

Nine - Police Fleet Attendants - Civilians (permanent).

Staff saving of over $20,000 annually can be realized by implementing the above proposal along with modified methods and procedures. The classification and rates of pay for the new position of Police Fleet Attendant will be determined by the Director of Personnel Services.

The report goes on to detail the existing system and procedures in the Automotive Section and the advantages to be gained from the proposed system.

Superintendent Lister and Inspector McLeod were present for discussion of this matter.

While the Committee were in agreement with the proposed reclassification, and the increased efficiency of operation, concern was expressed regarding the additional funds required for the balance of 1979 from Contingency Reserve ($20,000) and following discussion of this with Superintendent Lister and Inspector McLeod, the Committee

RECOMMENDED

A. THAT the five Automotive Servicemen, one Compound Attendant (Permanent) and four Compound Attendants (Temporary) be replaced by a new classification of nine Police Fleet Attendants, subject to classification by the Director of Personnel Services.

B. THAT the City Manager report back to the Standing Committee on Finance and Administration on the possibility of providing the additional funds required for the balance of 1979 ($20,000) by reallocation of funds in the existing Police Department budget.

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The meeting adjourned at approximately 4:00 p.m.

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IV (i)
CLAUSE #1 REFERS

MANAGER'S REPORT

July 19, 1979

TO: Vancouver City Council

SUBJECT: Request for Civic Grant - Co-op Radio

CLASSIFICATION: CONSIDERATION

The Standing Committee on Finance & Administration at its meeting on July 12, 1979 recommended:

> "A. THAT a grant be approved to Co-op Radio to assist in its broadcast "Live from City Hall", and further, that the City Manager's office report on the details of this grant directly to Council."

The City Manager reports as follows:

I agree that the appropriate source for any grant to Co-op Radio for "Live from City Hall" should be "other grants", rather than cultural or social service grants.

The 1979 budget for "other grants" has been exhausted, so that this year the funding would have to come from Contingency Reserve.

If Council wishes to continue to support the program, I suggest it be by way of a grant of $4,119 to cover the period September 1979 to August 1980, and that the organization be asked to apply by March 31, 1980 for any extension.

The City Manager submits a grant on the above basis for Council's CONSIDERATION.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 14, 1979, in the Council Chamber commencing at approximately 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Harry Robinson of St. John's (Shaughnessy) Church, Vancouver.

CONDOLENCES

The Mayor referred to the recent passing of Mr. A. Webster Freeman of the City. He also advised of the fatal accident of Mr. and Mrs. J. Shakespeare. Mr. Shakespeare had served the City on a number of its committees.

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,
THAT the City extend condolences to the families of Mr. A. Webster and Mr. and Mrs. J. Shakespeare on their recent passing.

- CARRIED UNANIMOUSLY

CONGRATULATIONS

The Mayor congratulated Alderman Marzari on the birth of a son.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford,
SECONDED by Ald. Kennedy,
THAT the Minutes of the Regular Council Meeting of July 24, 1979, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Local Improvement - Lane South of 51st Avenue, Ontario to Quebec Streets

Council on May 29, 1979 heard representation from Mrs. A. Percy requesting that the local improvement to the lane south of 51st Avenue, Ontario to Quebec Streets, be proceeded with and deferred a decision pending a recanvass of the affected owners.

Before Council this day was a report of the City Manager dated July 18, 1979 in which the City Engineer reported on the results of the recanvass. In his report the City Engineer put forward the following alternatives for Council's consideration:

A. Take no action which would confirm the previous resolution that the project not proceed.

B. Now undertake.

Council noted a letter dated July 13, 1979 from Mr. Thomas S. Byrne opposing the proposed local improvement.

MOVED by Ald. Puil,
THAT Council take no action on the request of Mrs. Percy that the local improvement to the lane south of 51st Avenue, Ontario to Quebec Streets, be proceeded with and reaffirm its previous resolution of December 7, 1978 that this project not be proceeded with.

- CARRIED UNANIMOUSLY

2. Grant Appeal - Downtown Eastside Women's Centre

Council on July 24, 1979 heard representations from the Downtown Eastside Women's Centre and a number of other people appealing the decision of Council to not approve a grant to the Centre for 1979. At that time Council deferred consideration of this grant appeal and requested the Director of Social Planning to report, after consultation with the Downtown Eastside Women's Centre, on the funding required to permit this centre to continue operation to the end of the year.

Before Council this day was a report of the City Manager, dated August 2, 1979, in which he submitted for consideration the report of the Director of Social Planning advising that the amount required by the Downtown Eastside Women's Centre to fund one salary from November 1, 1979 to March 31, 1980, after the termination of the Canada Works Project would be $5,716. The Director of Social Planning recommended that Council approve a grant in this amount for the Centre.

MOVED by Ald. Ford,
THAT Council approve a grant to the Downtown Eastside Women's Centre in the amount of $5,716 to fund one salary from November 1, 1979 to March 31, 1980; source of funds to be Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

cont'd....

UNFINISHED BUSINESS (Cont'd)

3. Englesea Lodge -
2046 Beach Avenue

Council on July 24, 1979 heard representations on behalf of the Englesea Lodge Committee and deferred a Motion of Alderman Kennedy to the effect that eviction notices be withheld and plans for demolition of Englesea Lodge be halted until justification for the demolition has been received by Council pending a report on the viability of the concept presented to Council by the Englesea Lodge Committee.

At that meeting Council also noted a letter dated July 24, 1979 from the Park Board advising that the Board on July 23, 1979 resolved that Council and the Englesea Lodge tenants be notified that the Board is proceeding with development drawings required for the issuance of development and demolition permits.

Before Council for information was a City Manager's report dated August 8, 1979 in which the Director of Legal Services, the Director of Civic Buildings and the Supervisor of Properties reported on the concept presented to Council by the Englesea Lodge Committee, including estimated costs. In addition, the Director of Legal Services reported on the legal position of the City with respect to Englesea Lodge. The report also contained comments from the Superintendent of Parks and the Director of Planning.

MOVED by Ald. Kennedy,
THAT consideration of this matter be deferred for six weeks pending the formation of an Englesea Lodge Society with similar terms of reference to that of the Brock House Society.

- LOST

(Ald. Bellamy, Boyce, Gerard, Little, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Little,
THAT no action be taken on the Motion of Ald. Kennedy which was before Council on July 24, 1979.

FURTHER THAT Council reaffirm its present position with respect to Englesea Lodge, this position being:

A. That as suites become vacant, they be locked and not re-rented.

B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.

C. That relocation assistance be provided to existing tenants as may be necessary.

D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-law for demolition of residential rental accommodation).

- CARRIED

(Ald. Ford, Kennedy and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Native Law Students Association:
General Assembly Conference -
Grant Request

In a letter dated July 9, 1979, the Native Law Student Association advised that its 8th annual assembly will be held this year at the Chateau Granville, Granville Street, Vancouver, on the 17th, 18th and 19th of August.

The Association was requesting a $5,000 grant from Council towards the total expenses of $25,612.06.

MOVED by Ald. Rankin,
THAT Council approve a grant of $5,000 to the Native Law Student Association with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Marzari,
THAT Council approve a grant of $2,500 to the Native Law Student Association with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Kennedy, Little, Puil and the Mayor opposed.)

2. Aid for Nicaraguans -
Grant Request

Council noted a request from Mr. Harvey MacKinnon of Medical Aid to Nicaragua, to address it later this day on the group's request for financial support.

MOVED by Ald. Rankin,
THAT the request from Medical Aid to Nicaragua Committee be approved and this communication be deferred to later this day.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed.)

3. Appointments to Ministry of
Tourism

Mr. Alex Kirilows, President, Board of Directors, Southwestern British Columbia Tourist Association, in a letter dated July 13, 1979, forwarded a letter sent by the Association to the Premier of B.C. requesting that he appoint a full time minister to the portfolio of the tourism industry, as well as a deputy minister for this department.

The Association requested Council to forward a follow-up letter to the Premier supporting its request.

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointments to Ministry of Tourism (Cont'd)

MOVED by Ald. Puil,
THAT Council concur with the request of the Southwestern British Columbia Tourist Association and therefore write the Premier of B.C. supporting the Association's request for a full time tourism minister and appointment of a deputy minister for this department.

- CARRIED UNANIMOUSLY

4. Canadians for Democracy in Chile - Grant Request

Council noted a letter dated August 1, 1979, from Canadians for Democracy in Chile advising that a special Chilean show is scheduled for Sunday, September 16, 1979, at the Queen Elizabeth Theatre.

The Association was requesting that the City approve a grant equivalent to the rental of the Theatre plus up to $400 towards the cost of extra stage hands, etc.

MOVED by Ald. Rankin,
THAT Council approve a grant of up to $1,000 towards the total cost of the use of the Queen Elizabeth Playhouse on Sunday, September 16, 1979, by the Canadians for Democracy in Chile, with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed.)

MOVED by Ald. Little,
THAT Council approve a grant of $600 towards the rental of the Queen Elizabeth Playhouse on Sunday, September 16, 1979 with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed.)

5. Energy Conservation - Proposed Conference

The Chairman of the Special Committee on Energy Conservation, City of Toronto, in a letter dated July 31, 1979, advised that the City of Toronto will be holding an energy conference on January 31, and February 1, 1980. Alderman Gilbert invited the City of Vancouver to participate in this conference.

The Mayor advised that Alderman Harcourt had requested that this matter be deferred to the meeting of August 28, 1979, to provide him an opportunity of speaking to it.

MOVED by Ald. Marzari,
THAT consideration of the letter from Alderman Gilbert, City of Toronto, dated July 31, 1979, be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Heritage Area Revitalization Program

Ms. N. Sterne, Heritage West, Vancouver, in a letter dated August 3, 1979, advised that the B.C. Heritage Trust is prepared to receive applications from municipal Councils outlining their proposals for area restoration. She requested the City to investigate any advantages that might be available to it from the Heritage Area Revitalization Program (H.A.R.P.) and that if funding or cost-sharing by the Trust proves to be a possibility for the City, the Planning Department and the Heritage Advisory Committee be requested to consider the most appropriate program.

MOVED by Ald. Puil,
THAT the letter from Heritage West, dated August 3, 1979, be received and this matter be referred to the Heritage Advisory Committee for consideration and report to Council.

- CARRIED UNANIMOUSLY

7. West End Policy Guidelines

In a letter dated August 2, 1979, Ms. Carole Walker requested an opportunity to address Council when the City Manager's Report on 1127 Barclay Street - DPA No. 84184 - W.E.D. and Section 3 (Height) of the West End Official Development Plan, was before it later this day.

A similar request was received from Mr. Joe Arnaud - a resident of Barclay Street.

MOVED by Ald. Little,
THAT the delegation request be approved for a future meeting of Council and the relevant report of the City Manager dated August 8, 1979, be deferred to that time, on the understanding that there be no delay in the issuance of the development permit for 1127 Barclay Street in view of its approval by the Development Permit Board.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,
THAT the delegation request be approved.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed.)

8. Cutting of Trees - Boundary Road

Council noted a request from Mrs. Doris Hartley, President, Killarney Champlain Citizens for Action Association and three other persons to address it later this day when the City Manager's Report on Design of Boundary Road was before it.

Cont'd . . .

COMMUNICATIONS OR PETITIONS (Cont'd)

Cutting of Trees -
Boundary Road (Cont'd)

MOVED by Ald. Rankin,
THAT the requests be approved and the delegations be heard later this day when the relevant report of the City Manager dated August 9, 1979, is before Council for consideration.

- CARRIED UNANIMOUSLY

9. Red Door Rental Aid -
Grant Appeal

The Red Door Rental Aid Society, in a letter dated August 8, 1979, requested an opportunity to again address Council to appeal Council's decision to not approve an additional grant to this Society. The Society stated that certain factors have made it necessary for it to appeal Council's decision.

The City Clerk, in a note to Council, advised that it had approved a grant to the Red Door of $26,000 on April 3, 1979, (the Society had requested $43,508). On May 15, 1979, Council heard an appeal from Red Door, but did not approve any additional funds.

MOVED by Ald. Rankin,
THAT the request of the Red Door Rental Aid Society to appear before Council to again appeal Council's decision on its 1979 grant request be approved.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed.)

Council took no further action in this matter.

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT AUGUST 10, 1979

Works & Utility Matters
(August 10, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Local Improvement - Special Relief Lane South of School - Rupert to College
Cl. 2: Mobile Street Sweepers - Tender 35-79-05
Cl. 3: Local Improvements by "Petition"- Lane Lighting
Cl. 4: Local Improvement Procedure By-law
Cl. 5: Automotive Diesel Fuel Tender 56-79-3

Local Improvement - Special Relief Lane South of School - Rupert to College
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2-5 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(August 10, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Proposed Rezoning - S.E. Corner East 45th Avenue and Kerr Street
Cl. 2: Riley Park N.I.P. - Hillcrest Park Improvements and Melrose Avenue Right-of-Way
Cl. 3: Reporting Development Permit Applications on the North Side of Point Grey Road
Cl. 4: Development Permit Application #84496 - Floating Homes on Granville Island
Cl. 5: Kiwassa N.I.P. - Sign for the Kiwassa Neighbourhood House
Cl. 6: Kiwassa N.I.P. - Keefer Street Mini-Park

Cont'd.

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(August 10, 1979) (Cont'd.)

Clauses 1-6 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(August 10, 1979)

Balmoral Hotel -
159 East Hastings Street
(Clause 1)

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to later this day to permit the Police Department an opportunity to comment on the present operations of these premises.

- CARRIED UNANIMOUSLY

Finance Matters
(August 10, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Energy Conservation Program
Cl. 2: Investment Matters (Various Funds) June 1979

Clauses 1 & 2

MOVED by Ald. Marzari,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 10, 1979)

The Council considered this report which contains nine clauses identified as follows:

Cl. 1: Renewal of Sub-lease to Ministry of Human Resources re 1655 Robson Street at $3500 per annum
Cl. 2: Expropriation for Right-of-Way Municipality of Delta
Cl. 3: Assignment of Leases
Cl. 4: Sale of City-owned Property
Cl. 5: Lease of City Lands to Frog Hollow Information Centre Society
Cl. 6: Sale of City-owned Properties
Cl. 7: Establishing a Portion of City-owned Property for Road Purposes at 57th Avenue and Culloden Street
Cl. 8: Sale of City-owned Properties
Cl. 9: Champlain Heights Community Services Centre Tenders for Office and Commercial Space

Clauses 1-9 inclusive

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

B. Manager's Report
(August 8, 1979)

Proposed Rezoning - S.E. Corner of W. Hastings Street and Jervis Street

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(August 8, 1979)

1127 Barclay Street - DPA No. 84184
W.E.D. and Section 3 (Height) of the West End Official Development Plan

MOVED by Ald. Puil,
THAT the decision of the Development Permit Board regarding 1127 Barclay Street be received for information.

FURTHER THAT recommendation B of the Director of Planning contained in this report be amended and then approved as follows:

> THAT Council authorize a review by the Director of Planning of the Height Section of the West End Official Development Plan By-law together with a review of the West End Design Guidelines and Planning Policies as they relate to height.

FURTHER THAT recommendation C of the Director of Planning contained in this report be approved.

- CARRIED

(Alderman Rankin opposed)

Underlining denotes amendment

D. Manager's Report
(August 8, 1979)

Carnegie Building - Construction Costs

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
(August 9, 1979)

Design of Boundary Road

For Council Action see page 21.

STANDING COMMITTEE AND OTHER REPORTS

I. Report of the Standing Committee on Community Services (July 26, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Family and Juvenile Court
Cl. 2: Community Bus for the Hastings-Sunrise Area
Cl. 3: Compulsory Treatment of Chronic Alcoholics
Cl. 4: License By-law Amendments - Cabarets
Cl. 5: Fire Upgrading Program
Cl. 6: Liquor Permit for Carlton Hotel

Family and Juvenile Court (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Community Bus for the Hastings-Sunrise Area (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Compulsory Treatment of Chronic Alcoholics (Clause 3)

When considering this clause, Council noted a letter dated August 2, 1979 from the Chairman of the Alcohol and Drug Commission advising that the Minister of Health is of the opinion that the responsibility for the care of chronic alcoholics does not fall within the purview of his Ministry. Therefore, the Alcohol and Drug Commission will not participate in any further discussions on this topic.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

FURTHER THAT the City Manager contact the Provincial Government departments referred to in the recommendation to determine areas of responsibility in this matter, for report back to the Community Services Committee.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Community Services (July 26, 1979) (Cont'd.)

License By-law Amendments - Cabarets (Clause 4)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Fire Upgrading Program (Clause 5)

When considering this clause the Mayor advised that he has had an indication that the Rental Housing Council wishes to address Council on this matter at a future meeting.

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to permit a representative of the Rental Housing Council of B.C. to address Council on this matter.

- CARRIED UNANIMOUSLY

Liquor Permit for Carlton Hotel (Clause 6)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Report of the Standing Committee on Planning & Development (July 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Shaughnessy Planning Study
Cl. 2: Residential Rehabilitation Assistance Program (RRAP) Status Report - July 1979
Cl. 3: Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets

Shaughnessy Planning Study (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

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STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Planning & Development (July 26, 1979) (Cont'd.)

Residential Rehabilitation Assistance Program (RRAP) Status Report - July 1979 (Clause 2)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets (Clause 3)

When considering this clause Council noted a request from Mr. N. Davidowicz to address it when this matter is before it on August 28, 1979.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this clause be approved.

FURTHER THAT the request of Mr. N. Davidowicz to address Council on this matter be approved and he be heard when Council receives the report reference from Civic officials on August 28, 1979.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AUTHORIZE THE ISSUE OF A DEBENTURE IN THE AMOUNT OF $6,000,000 TO CENTRAL MORTGAGE AND HOUSING CORPORATION

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Entrance and other requirements for cabarets)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. A BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be deferred pending the hearing of representations from interested parties.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (All that portion of Lot 12, except that part included in Grandview Highway (Reference Plan 1747), Block 8, Southwest 1/4 Section 34, Town of Hastings Suburban Lands, Plan 1187)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 12, except that part included in Grandview Highway (Reference Plan 1747), Block 8, Southwest 1/4 Section 34, Town of Hastings Suburban Lands, Plan 1187, described as follows:

Commencing at the northwesterly corner of said Lot 12;

Thence East, 49.8 feet, more or less, following in the northerly limit of said Lot 12, to the northeasterly corner of said Lot 12;

Thence S 0° 18' W, 2 feet, following in the easterly limit of said Lot 12;

Thence West, 44.8 feet, following in a line drawn parallel to the northerly limit of said Lot 12;

Thence S 45° 09' W, 7.09 feet, more or less, to intersection with the westerly limit of said Lot 12 at a point 7 feet southerly from the northwesterly corner of said Lot 12;

Thence N 0° 18' E, 7 feet, following in the westerly limit of said Lot 12 to the point of commencement.

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated June 6, 1979, and marginally numbered LF 9150, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and delcared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10 feet of Lot 14, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 14
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (All that portion of Lot 9, Block 4, Northwest 1/4 of Section 49, Town of Hastings Suburban Lands, Plan 1745, lying southwesterly of a line joining a point in the westerly limit of said Lot 9, 10 feet northerly from the southwesterly corner of said Lot 9 to a point in the southerly limit of said Lot 9, 10 feet easterly from the southwesterly corner of said Lot 9)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

all that portion of Lot 9, Block 4, Northwest 1/4 of Section 49, Town of Hastings Suburban Lands, Plan 1745, lying southwesterly of a line joining a point in the westerly limit of said Lot 9, 10 feet northerly from the southwesterly corner of said Lot 9 to a point in the southerly limit of said Lot 9, 10 feet easterly from the southwesterly corner of said Lot 9, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 26, 1979, and marginally numbered LF 9201, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (South 2 feet of Lot 11, Block 8, South 1/2 Section 46, Town of Hastings Suburban Lands, Plan 2440)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 11
Block 8
South 1/2 Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Road Purposes (Portion of 57th Avenue at Culloden Street)

MOVED by Ald. Puil,
SECONDED by Ald. Little,
WHEREAS the City of Vancouver is the registered owner of Lot 70, Blocks 29 to 31, District Lot 200, Plan 1770;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land for road purposes;

THEREFORE BE IT RESOLVED that the south seven feet of Lot 70, Blocks 29 to 31, District Lot 200, Plan 1770 be and the same is, hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

1. Leave of Absence: Alderman Kennedy

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT Alderman Kennedy be granted leave of absence from August 18 to September 17, 1979, inclusive.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Ford, Seconded by Ald. Gerard, and recognized by the Chair:

1. Task Force on Family Violence

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT WHEREAS a Task Force on Family Violence was organized under the auspices of the United Way of the Lower Mainland to "build public and professional awareness of the extent and serious nature of family violence",

AND WHEREAS the Task Force report has outlined initial steps in priority areas and has made specific recommendations for dealing with this serious problem,

AND WHEREAS agencies funded by the City are directly involved,

THEREFORE BE IT RESOLVED that the Medical Officer of Health, the Chief Constable and the Director of Social Planning be requested to make recommendations for appropriate City response to the report by the Task Force on Family Violence in areas coming within the jurisdiction of the City of Vancouver.

- (Notice)

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

2. L.R.T. and City Bus Systems

MOVED by Ald. Rankin,
SECONDED by Ald.
THAT WHEREAS the Federal Government is urging conservation of fossil fuels and the National Commission on Inflation has launched a campaign asking consumers to, among other things, leave their private cars at home and commute via mass public ground transit systems;

AND WHEREAS the City of Vancouver is concerned about the over consumption of oil and gasoline by the users of the private automobile in Vancouver and the Lower Mainland;

AND WHEREAS the City of Vancouver does not have an adequate city bus system and the Lower Mainland is not serviced by a mass public ground transportation system;

AND WHEREAS the lack of an adequate city bus system and a mass public ground transportation system in Vancouver and the Lower Mainland makes it impossible to participate in the Federal Government's energy conservation campaign;

AND WHEREAS the Federal and Provincial Governments have committed tax dollars, which would more than pay for the desperately needed L.R.T. and city bus systems planned by the G.V.R.D., to frivolous luxury projects such as the Multiplex or Stadium and the Trade and Convention Centre as well as the Annacis Island crossing, the ring roads and a third runway at the Vancouver International Airport, all of which will further encourage the use of the private automobile and the squandering of oil and gasoline:

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the two senior governments to redirect their priorities and immediately allocate the funds committed to these projects to provide full funding of the complete L.R.T. and city bus systems proposed by the G.V.R.D. for Vancouver and the Lower Mainland.

- (Notice)

* * * * *

The Council recessed at 10:45 a.m. and after an 'In Camera' meeting in the Mayor's Office recessed at 11:25 a.m. to reconvene in the Council Chamber at 2:00 p.m.

* * * * *

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the following members present:

Aldermen Bellamy, Ford, Gerard, Kennedy, Little, Marzari, Puil and Rankin

* * * * *

DELEGATIONS

1. Proposed Hotel Development - 2865 East Hastings Street D.P.A. No. 83986

Council on July 24, 1979 deferred consideration of a City Manager's report dated July 20, 1979 in which the Director of Planning reported on a proposed hotel development - 2865 East Hastings Street, D.P.A. No. 83986. In this report the Director of Planning referred this matter to Council for advice indicating that he would be prepared to approve this Development Permit application subject to the changes which the applicant has indicated he is prepared to make.

Council this day heard representations from the following:

Mr. Frank Wolfe, businessman in the area, stated that he was not opposed to the development as such but was concerned about provision of sufficient parking spaces by the developer.

Mr. Masse, representing Hastings/Sunrise Action Council and also speaking as a resident of the 2700 block Franklin, opposed the development stating it would compound an already serious traffic problem in the area.

Mr. Waisman, the applicant, by means of a map reviewed the proposed development and stated that more parking spaces than indicated on the Development Permit Application would be provided.

MOVED by Ald. Kennedy,
THAT Council advise the Director of Planning that it supports his approval of the Development Permit Application No. 83986 for a proposed hotel development at 2865 East Hastings Street subject to the changes which the applicant has indicated he is prepared to make.

- CARRIED

(Alderman Rankin opposed)

cont'd.....

DELEGATIONS (Cont'd)

2. Show Cause - Traveller's Hotel

Council on July 24, 1979 approved a recommendation of the Standing Committee on Community Services that the management of the Traveller's Hotel be requested to appear before Council to show cause why the business licenses held for both the lodging house and beer parlour at the Traveller's Hotel, 57 West Cordova Street, should not be suspended.

Before Council was the relevant extract from the Standing Committee on Community Services report dated July 12, 1979 as well as reports from the Police Department on the operation of the hotel's beer parlour and the hotel proper.

The Director of Environmental Health advised Council that a health inspector had inspected the hotel this morning and found that the required renovations have not yet been completed. In addition, the general maintenance of the premises was not good. He therefore stated that he could not approve extension of the lodging house permit which expired on August 5, 1979.

Mr. Setynski, Manager of the Traveller's Hotel, addressed Council and requested that this hearing be deferred to the next meeting of Council to permit him an opportunity to prepare a written brief setting out his position in this matter.

Inspector Grierson, Vancouver Police Department, advised he had no additional comments to his report of July 4, 1979.

MOVED by Ald. Gerard
THAT the show cause hearing on the Traveller's Hotel be deferred to the next meeting of Council to permit Mr. Setynski an opportunity of preparing a written brief.

- LOST

(Ald. Ford, Little, Marzari and Rankin opposed)

Mr. Setynski again addressed Council and reiterated his request for a two week deferral. He also answered questions from Council and offered arguments in his defence. In response to a question from Council the Director of Environmental Health stated that the premises do not comply with the Lodging House By-law and unless directed by Council to the contrary, he is not prepared to extend the lodging house permit beyond August 5, 1979. The Health Inspector who carried out inspection of the Traveller's Hotel this day then gave details of the results of his inspection.

MOVED by Ald. Rankin
THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of 30 days effective immediately.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Gerard
THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of two weeks effective immediately.

- LOST

(Ald. Bellamy, Kennedy, Little, Puil and the Mayor opposed)

cont'd...

DELEGATIONS (Cont'd)

Show Cause - Traveller's Hotel (cont'd)

MOVED by Ald. Little,
THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of one week effective immediately.

FURTHER THAT staff report back to the next meeting of Council on what action has been taken to improve the management of this hotel.

- CARRIED

(Ald. Puil and the Mayor opposed)

Balmoral Hotel -
159 East Hastings Street
(A5 - Clause 1)

Earlier this day Council deferred consideration of this report to permit a representative of the Police Department an opportunity of commenting on the current operation of this hotel. Inspector Grierson advised that since the reopening of the hotel the operation has been good.

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager contained in this report be approved.

FURTHER THAT for a twelve-month period the appropriate Civic staff submit quarterly reports on the operations of this hotel to the Community Services Committee.

- CARRIED UNANIMOUSLY

Manager's Report 'E'
August 9, 1979

Design of Boundary Road

Earlier this day Council had agreed to hear representations from a number of persons on the design of Boundary Road. Before Council this day was a report of the City Manager dated August 9, 1979 in which the City Engineer summarized past Council decisions on Boundary Road, briefly described some of the design elements and reviewed the need for a noise reduction fence on the Vancouver side of the Boundary Road.

In the report the Champlain Heights Project Manager recommended a program to increase the level of noise abatement along Boundary Road through construction of a fence and installation of boulevard landscaping along Boundary Road from 49th Avenue to Rumble Street. The Acting City Engineer (Traffic) by means of drawings reviewed this matter for the information of Council. The Champlain Heights Project Manager answered questions from Council with respect to the proposal to increase the level of noise abatement on Boundary Road from 49th Avenue to Rumble Street.

During consideration of this item Council recessed at 3:45 p.m. and reconvened at 4:05 p.m.

cont'd....

DELEGATIONS (Cont'd)

Design of Boundary Road (cont'd)

Representations were heard from the following:

Mrs. D. Hartley, representing Killarney Champlain Citizens for Action Committee, urged that Council hold a public meeting or a Court of Revision to obtain citizen's input on the design of Boundary Road. She also stated that the Association does not consider that a fifth lane is needed. Additional lanes are not needed for parking, nor is a median required.

Mr. E. Lyngen, Champlain Heights Planning Advisory Committee, read from a circulated brief urging that a better noise buffer be established for Champlain Heights and Killarney areas. He urged Council to delay the design of Boundary Road in order to properly plan an effective buffer strip, and to include in the planning process residents from Champlain Heights adjacent to Boundary Road.

Dr. Pudek representing the residents of Enclave 1, Champlain Heights requested that Council reconsider the design of Boundary Road and residents be included in the planning process.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred pending a special Council meeting in the area at 7:30 p.m. on August 22, 1979 in order to obtain citizen input.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little,
THAT the following recommendations of the City Engineer and the Director of Planning contained in the report be approved:

1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.

2. The City Engineer, in consultation with the Director of Planning and the Champlain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.

FURTHER THAT recommendation (3) of the City Engineer and the Director of Planning be amended and then approved as follows:

Further noise abatement measures be approved and a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back including source of funds.

These noise abatement measures be designed by the architects on retainer for the Champlain Heights Project and the landscape plan be prepared by the City Engineer in consultation with the Park Board, Director of Planning and Champlain Heights Project Manager.

- CARRIED

(Ald. Rankin opposed)

cont'd....

DELEGATIONS (Cont'd)

3. Request for Relief on or Cancellation of Local Improvement

Council on July 24, 1979 agreed to hear representations from Mr. C.E. Hamilton on relief or cancellation of a local improvement lane project to the lane south of 19th Avenue, Oak to Laurel and lane east of Oak from 19th Avenue to the lane south.

Before Council for consideration was a City Manager's report dated July 12, 1979 in which the City Engineer reported on the circumstances concerning this local improvement. In the report the City Manager submitted for consideration that Council may wish to defer charges on the local improvement against this property in which case the steps to implement the deferral will be brought forward at an appropriate time.

Mr. Hamilton addressed Council and reviewed the circumstances on behalf of the owner of 3544 Oak Street. Mr. Hamilton is the executor of the Estate of Dorothy Mary Henshaw, deceased, whose surviving husband is entitled to a life estate in this property.

MOVED by Ald. Puil,
THAT Council agree to defer charges on the local improvement to the lane pavement - lane south of 19th Avenue from Oak to Laurel and lane east of Oak to the lane south against the property at 3554 Oak Street.

FURTHER THAT the steps necessary to implement this deferral be brought forward to Council at an appropriate time. In addition, the City Engineer gives consideration to the possibility of deferring this local improvement project.

- CARRIED UNANIMOUSLY

Medical Aid to Nicaragua
(Communication #2)

Earlier this day Council agreed to hear representations from Mr. Harvey MacKinnon on behalf of Medical Aid to Nicaragua Association. Before Council was a letter from Mr. MacKinnon requesting that Council grant $25,000 to the Association for purchase of medical supplies for Nicaraguans. Also before Council was a memorandum from the Assistant Comptroller of Budgets advising that should Council approve this grant, the source of funds would be the "Other Grants" category. In addition, there was a letter from Mr. Guildo Hose de Lima requesting that Council consider granting refuge to 5,000 Nicaraguan homeless, at least for immigration.

Mr. MacKinnon addressed Council and stated he was requesting a grant from Council towards purchase of medical supplies, as well as a grant for the establishment of an office in Vancouver to solicit funds for purchase of needed medical supplies for Nicaraguans.

MOVED by Ald. Rankin,
THAT Council approve a grant of up to $20,000 towards purchase of medical aid for Nicaraguans.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Kennedy, Little, Puil and the Mayor opposed)

cont'd....

DELEGATIONS (Cont'd)

Medical Aid to Nicaragua (cont'd)

MOVED by Ald. Rankin,
THAT Council approve a grant to the Medical Aid to Nicaragua Association in the amount of $10,000 towards establishment of an office in the City for solicitation of funds, this grant being subject to the establishment of a bona fide committee - non-profit committee by Medical Aid to Nicaragua and that such a Committee to be under supervision of appropriate City department.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

MOVED by Ald. Ford,
THAT Council request the Task Force on the Boat People to give whatever assistance possible to the Medical Aid to Nicaragua in its effort to raise funds.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

Council took no further action on this matter.

Vancouver Civic Flag

Alderman Kennedy displayed a prototype of the proposed civic flag for Council's information and requested that Council approve this design as Vancouver's civic flag.

MOVED by Ald. Rankin,
THAT consideration of this matter be deferred pending submission to Council of a prototype of the proposed civic flag with an alternative design being incorporated into the centre, based on the civic badge.

- CARRIED UNANIMOUSLY

Alderman Marzari left during consideration of this item.

* * *

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 5:30 p.m.

* * *

The foregoing are Minutes of the Regular Council Meeting of August 14, 1979, adopted by Council on August 28, 1979, after amendment.

MAYOR

CITY CLERK

DEL.

721

MANAGER'S REPORT

DATE July 12, 1979

TO: Vancouver City Council

SUBJECT: Request for Relief on or Cancellation of Local Improvement (letter of Mr. C.E. Hamilton)

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"A letter has been received from Mr. Claude E. Hamilton, requesting that this Local Improvement not proceed. He asks to be heard by Council.

Lane Pavement - lane south of 19th Avenue from Oak to Laurel and lane east of Oak from 19th to the lane south (453/54)

The purpose of this report is to provide information to Council when Mr. Hamilton's request is considered.

The rather unusual ownership of this property is set out in Mr. Hamilton's letter which is attached. The block is shown on the attached plan with the lot in question marked. It is 30 feet by 92 feet and is zoned RM-3A. Its estimated charge for the lane paving is $173.46 per year for 15 years. A petition for this paving was circulated and filed in the middle of 1978. The project came before a Court of Revision on December 7, 1978, and was undertaken by Council. No representation was made at that time.

There are two questions raised - the suggestion of hardship to Mr. Henshaw and the possible closing of the north leg of the lane:

Hardship

The lot does not qualify as 'locked in' - the four small lots would form a site 122 feet by 92 feet. This would be almost double the 6000 square foot minimum site area in RM-3A zoning.

Council in July of 1976 dealt with the matter of local improvements for lane paving where properties are used residentially but zoned for higher use. It adopted a standing policy of giving special relief to such properties on the following terms:

(a) The relief to be such that they pay only one-half of what they would otherwise pay;

(b) The relief to be given only to owner-occupied single-family dwellings, the ownership of which precedes assessment of the local improvement;

(c) The relief to be given on a year-to-year basis as long as the property remains eligible.

The present policy excludes the property in question because it is not owner-occupied.

The power to defer local improvement charges was obtained as a means of dealing with hardship cases. If Council wished to give relief in this case, deferral would seem to be the appropriate method.

Closure of North Leg

The north leg of the lane could probably be closed and consolidated into an apartment site - subject to arrangements for utilities and to the right of the owner to the east. To date, however, there has been no more than a preliminary enquiry. The petition was filed in July of 1978, signed by 23 of the 34 owners, including two of those on the north leg. If the consolidation proposed is being pursued, we can schedule this project late in this year's construction program but we do not feel any longer delay is justified on the basis of a possible future closure. If a definite proposal is received before paving proceeds, then a reduction-in-scope

could be dealt with at that time. To pave only the east-west lane, leaving the possible need to move the crew back in for a small amount of work would be inadvisable. The total value of paving the north leg would be small in relation to the scale of an apartment development.

Summary

If the Council feels there is hardship and wishes to give relief, the appropriate mechanism would be the deferral of charges. (Council recently called for a report on policies and procedures for deferral.)

This project will be scheduled as late as practicable in the 1979 program. Delay beyond that is not justified unless there is a definite proposal to close the north leg."

The City Manager submits the foregoing report of the City Engineer for the CONSIDERATION of Council when it deals with Mr. Hamilton's letter, and suggests that if Council wishes to defer local improvement charges, an appropriate resolution would be:

> "That Council agree to defer charges on the local improvement against this property and the steps to implement the deferral be brought forward at an appropriate time."

FOR COUNCIL ACTION SEE PAGE(S) 719

U.B. 1
723

MANAGER'S REPORT

DATE July 18, 1979

TO: Vancouver City Council

SUBJECT: Local Improvement - Lane South of 51st Avenue, Ontario to Quebec Streets

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"On May 29, 1979 City Council instructed me to ballot the owners abutting the above lane and to report back.

Background

A local improvement petition for paving the lane south of 51st Avenue between Ontario and Quebec Streets was circulated by Mrs. J.A. Percy and was received by the City Clerk sufficiently signed (16 out of 23 owners) on June 14, 1978.

A subsequent counter petition was circulated requesting that the lane not be paved. This counter was signed by 14 property owners.

Council at the December 7, 1978 Court of Revision decided, after hearing representations, that the project for paving this lane would not proceed.

On May 29, 1979 Council heard a delegation in the person of Mrs. A. Percy, the original petitioner, requesting that the lane be paved and instructed the City Engineer to ballot the owners and to report back.

On June 15, 1979 the attached letter and ballot was circulated to the affected owners with the following result...

18 out of 23 owners responded (78%).

12 FOR PAVING (2/3 of the reply).

6 AGAINST (1/3 of the reply).

ALTERNATIVES

The alternatives available in dealing with the foregoing include the following:

A. Take no action (Council should so resolve) which would confirm the previous resolution that the project not proceed.

B. Now undertake (Council should rescind its resolution of December 7, 1978 regarding this project and resolve to undertake the paving of this lane).

The City Engineer submits the above matter to Council for consideration."

The City Manager submits the report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 698

CC 62-MLH-75

MANAGER'S REPORT

DATE August 2, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Downtown Eastside Women's Centre

CLASSIFICATION: CONSIDERATION

The Director of Social Planning reports as follows:

"On July 24, 1979, City Council passed the following motion:

> "THAT consideration of this grant appeal be deferred pending a report from the Director of Social Planning after consultation with the Downtown Eastside Women's Centre on the funding required to enable this centre to continue operation until the end of the year".

After consultation with the centre, and based on their budget submission, the amount required to fund one salary from November 1, 1979 to March 31, 1980, after the termination of the Canada Works Project, would be $5,716.

The normal source of funding for a grant of this nature would be the Community Services Category. However, as there is no unallocated funding remaining in this category, approval of this grant request would necessitate funding from Contingency Reserve.

The Director of Social Planning recommends approval of a grant of $5,716 to the Downtown Eastside Women's Centre."

The City Manager submits this grant recommendation of the Director of Social Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 698

MANAGER'S REPORT

TO: Vancouver City Council August 8, 1979

CLASSIFICATION: Information

SUBJECT: Englesea Lodge - 2046 Beach Avenue

The Director of Legal Services, the Director of Civic Buildings and the Supervisor of Properties report as follows:

"City Council, on July 24, 1979, moved:

> 'THAT consideration of the motion of July 10, 1979, on this subject, be deferred, and in the meantime, the City Manager report back, in detail, on the viability of the Englesea Lodge concept presented to Council this day by the Englesea Lodge Committee. This report to include estimated costs of the concept.'

In addition, the Director of Legal Services was directed to clarify for Council the legal ownership of the Englesea Lodge. The Director of Legal Services submits the following:

> 'In 1978, the Charter provisions governing the Park Board were completely rewritten. The Park Board now has exclusive Jurisdiction and control over "Parks" which includes the power to demolish buildings. "Parks" is now defined. Land purchased with plebiscite funds earmarked for park purposes is one way a park is created. In the case of Englesea Lodge, only part of the purchasing money was from by-law funds. For this definition to apply, it is my opinion that the total purchase price source must be by-law funds. This being the case, I think this land is still under the control of City Council, but is impressed with a trust that at some future date, it must become a park. Therefore, City Council's permission is needed before demolition can take place.'

The Director of Civic Buildings and the Supervisor of Properties comment as follows:

> 'On April 3, 1979, Council considered the subject of Englesea Lodge, and was informed that if the building were to remain, then substantial costs would be incurred to bring it up to Fire By-law standards. Further large sums would be required for other types of upgrading.
>
> The latest estimated cost to bring the building up to an acceptable standard, if it is to be retained at its present use, is $168,000. This estimate includes Fire By-law requirements, roof replacement, repairs to heating boiler, replacing sanitary sewer line, rewiring suites and exterior painting.
>
> The following refers to the concept of renovating the first floor of the lodge to a Tea Room or cafe with space for an educational facility and rest rooms.
>
> To accommodate this proposal, it will be necessary to utilize the space presently occupied by five suites. Unnecessary walls, plumbing and wiring will have to be removed and renovations carried out in compliance with By-law requirements.

The cost to renovate the first floor to provide basic space for a Tea Room or cafe exclusive of restaurant furniture, kitchen equipment or decorating is in the range of $140,000 to $155,000

If the five suites on the first floor are removed for the Tea Room/Restaurant concept, this will give an area of approximately 370 m2 (3,980 s.f.). The way in which this area is divided would have a significant bearing on the income received, and would also have significant impact on the compatability with the suites on the upper floors. If it were a large restaurant, catering primarily to the dinner trade and open until late in the evening, it would bring a reasonable financial return, but would change the living environment of the balance of the building. The income would be in the range of $2,500 to $3,000 per month, if leased for a minimum of five years. There would be no parking on site for this use, and it may be difficult to obtain a Development Permit.

If the area is divided to provide a small Tea Room with limited hours, educational facility and washrooms, there would be additional expenditures for the latter items, and the rental for the Tea Room would not be significant. If the Tea Room were approximately 100 m2 (1,076 s.f.), the rental income would be in the range of $400.00 per month on a term lease.

At present, one of the suites on the first floor is vacant, but if all five suites were occupied, the monthly rental for this floor would be $869.00.

The expenditure to bring the building up to an acceptable standard at its present use is $168,000. Of this, only a limited amount could be recaptured through increased rentals. The Rent Review Commission have stated that if an order is made to conform to a By-law, such as the Fire By-law, the owner could make application to increase the rents by 12% of the cost of work required. Therefore, if the cost of conforming to the Fire- By-law is $80,000 (estimated cost), the rents could be increased by $9,600 per annum to amortize this cost, if authorized by the Rent Review Commission. The rental increase would be approximately $17.40 per unit per month.

In summary, from a financial point of view, the expenditure of $168,000 is common to all three uses and the costs and income are as follows:

The comparable income from the first floor under these options would be:

1)	As suites with the 12% return of Fire By-law expenses PER ANNUM		$11,471.50
2)	As a large restaurant - rent	$36,000.00	
	Less $150,000 amortized @ 11 percent for ten years	$24,547.00	
	PER ANNUM		$11,453.00
3)	As a Tea Room with other facilities - rent	$ 4,800.00	
	Less $170,000 ($150,000 plus $20,000 for education facility) amortized @ 11% for ten years	$27,820.00	
	PER ANNUM		-$23,020.00

Comments of the Superintendent of Parks

The Superintendent of Parks advises that if the building is not demolished the sea wall walk could be completed behind the building on its present alignment. The cost of just connecting the existing walk ways behind the Lodge would be in the order of $15,000 - $20,000; however, if the remaining 750 feet of sea wall in that area were to be completed it would cost about $200,000.

The Parks Board strongly believes the building should be demolished. This is the only facility on the water side of Beach Avenue in this area, and in the opinion of the Board not only detracts from the appearance of the entrance to the park, but also provides an impediment to the vista.

Comments of the Director of Planning

The Director of Planning comments that with regard to renovation of the first floor of the building to a tea room or light lunch cafe, it is believed that this use could be compatible with the residential use of upper floors of the building, depending on the hours of operation. It is also felt that a tea room or light refreshment cafe would mainly attract beach and park pedestrians and not create an undue parking demand. There is a concern, however, that the concept of a large restaurant as described, could have the potential to create a larger parking demand and could, depending on its operation and the acceptability of this use by Englesea tenants and nearby residents, be less compatible with the residential use above and the surrounding neighbourhood. Appendix A provides previous Planning comments on the advantages and disadvantages of retention or demolition."

The City Manager notes that the material presented above does not include restoring the brick exterior of the building. This is expected to be a substantial extra cost, which could not be estimated accurately without thorough physical inspection of the building.

The City Manager advises that, excluding this cost, if the building were retained and upgraded, either for residential use or for a large restaurant, the building would produce a net contribution of $35-$40,000/year to the City. If a small tearoom and educational facility were provided, the net return would be less than $10,000/year.

In view of the Director of Planning's comments and the information presented by the Supervisor of Properties, the City Manager believes that if the building is not demolished, the only sensible use is residential. The comparison between residential use and park development should not be primarily an economic one, but rather a judgement of the intangible benefits of removing or retaining the building.

Council's present position is:

"A. That as suites become vacant, they be locked and not re-rented.

B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.

C. That relocation assistance be provided to existing tenants as may be necessary; and

D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-Law for demolition of residential rental accommodation)."

Action has been taken as follows:

1. A letter dated May 9, 1979, from the Director of Civic Buildings together with a formal Termination Notice to Tenant (official forms provided by the office of the Rentalsman) were hand delivered to each tenant of Englesea Lodge during the week of May 14, 1979. Copies of notices were forwarded to the Rentalsman and posted on bulletin boards in the building.

2. Four suites are vacant and locked. Two are expected to become vacant in July. 37 more suites are still to be vacated (excluding the caretaker's suite).

3. Approximately 8 tenants may require the offered relocation assistance. (Approximately 18 tenants are over 65 years of age.)

4. Approximately 50% of the present tenants have lived there less than 3 years (26% less than one year).

The City Manager submits the foregoing report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 689

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Local Improvement - Special Relief
   Lane South of School - Rupert to College

The City Engineer reports as follows:

"A petition to pave the lane at the above location was approved as Item #143 Schedule 447 at the Court of Revision held on March 30, 1978; the project was certified in 1979.

Early in 1979 Mrs. Mills, the owner of 5485 Rupert Street, requested an adjustment to the measurements for this property since she said that a section of the lane had been paved previously. Subsequent investigation confirmed that the request was valid; the measurement to 5485 Rupert Street should be reduced by 21.30 feet and that of 5535 Rupert Street reduced by 8.42 feet.

Since the local improvement has been completed and certified and the two owners abutting this portion of the lane have prepaid their portions of the cost, this adjustment should be treated as a request for "SPECIAL RELIEF" under Section 67 of the Local Improvement By-law.

I therefore recommend that:

A. The property owners of 5485 Rupert Street and 5535 Rupert Street be given "SPECIAL RELIEF" under Section 67 of the Local Improvement By-law in the amount of $43.88 and $17.35 respectively and

B. The cash credit to the property owners totalling $61.23 be debitted to Streets Capital Account No. 144-1005. Additional charges jobs completed in 1978."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Note: Recommendation A requires an affirmative vote of 2/3 of all members.

2. Tender 35-79-05 - Mobile Street Sweepers

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on June 25, 1979 and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Equipment Replacement Account.

Three bids were received.

This tender called for sweepers to be equipped with high-lift dumping mechanisms (for dumping directly into a dump truck), as well as options for a bottom dumping hopper, diesel engines, and either gasoline or propane powered engines.

Four machines are to be purchased, three for Sanitation Branch with the high-lift dumping system and one for the Park Board with bottom dumping. Best value for the City can be obtained by splitting the award.

Propane powered engines offer the best economics for the sweepers in the Sanitation Branch. For the Park Board, however, the gasoline engine provides the best value. We do not have propane fuelling facilities at the Park Board Service Yard and the diesel engine cannot be economically justified in the Park Board operation.

Clause No. 2 cont'd:

The City Engineer and Purchasing Agent recommend:

A. Acceptance of the low bid to offer both the high lift dumping system and propane powered engine from Williams Machinery Ltd. for the supply of three Elgin model Pelican III sweepers (for the Sanitation Branch) at a total cost of $160,467.00 ($56,751.00 each less $3,262.00 each for propane engines in lieu of diesel engines) plus 4% Provincial Sales Tax.

B. Acceptance of the low bid to offer the bottom dumping mechanism and gasoline engine from National Machinery Ltd. for one Wayne model 2-3AH sweeper (for the Park Board) at a total cost of $39,644.00 ($58,506.00 less $13,483.00 for the bottom dumping system in lieu of the high lift dumping system less $5,379.00 for a gasoline engine in lieu of a diesel engine) plus 4% Provincial Sales Tax. "

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

3. Local Improvements by "Petition" - Lane Lighting

The Deputy City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-law a sufficiently signed petition for lane lighting in the lane south of 23rd Avenue from Columbia Street to Manitoba Street is advanced to Council.

Capital Funds

There is no City share in this project."

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated July 20, 1979.

The estimated total cost of this project is $887. There is no City share. I have to report that the necessary arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

A. The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.

B. The Court of Revision for the project listed be held at 2:00 p.m., Tuesday, September 11, 1979.

4. Local Improvement Procedure By-law

The City Engineer reports as follows:

"The Local Improvement Procedure By-law (3614 as amended) relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups'. At present these are:

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's, FM's and the West End District, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's, P's and HA's and the Downtown District.

Clause No. 4 cont'd:

(Comprehensive Development Districts are interpreted in each case according to the approved use).

A new designation, 'Central Waterfront District (C.W.D.)' has been created and the Local Improvement Procedure By-law should be amended accordingly.

I recommend that the Director of Legal Services be requested to bring forward a By-law to amend By-law 3614 so as to include 'Central Waterfront District (C.W.D.)' in the definition of 'Business and Industrial District'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

5. Tender No. 56-79-3 - Automotive Diesel Fuel

The City Engineer and Purchasing Agent report as follows:

"Tenders were opened on July 9, 1979 and forwarded to the City Engineer and Purchasing Agent for report.

A tabulation is on file in the office of the Purchasing Agent.

Funds are provided in the annual truck and equipment maintenance accounts.

Five bids were received for this tender. Two of the bidders offered multi-year contracts, however, the additional discount offered on a multi-year contract does not justify consideration. Our past experience indicates that the discounts have increased proportionally to the increase in the cost of a gallon of fuel. The discounts offered for the multi-year contracts are only a fraction of a cent more than quoted in the one year contract. The one year contract offers the best value and is being recommended.

The low bid from Shell Canada Ltd. offered only a one year contract. Their bid price is lower than all bids including all multi-year contract prices offered. The diesel fuel offered meets specifications and is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of Grade 2-D diesel fuel for a one year period at a total estimated annual cost of $236,590 (230,000 Imperial Gallons at 77.9¢/gal. road tax in price and 90,000 Imperial Gallons at 63.8¢/gal. road tax not in price) including all other applicable taxes."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 704

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Rezoning - S.E. Corner
East 45th Avenue and Kerr Street

The Director of Planning reports as follows:

"An application has been received from Mr. K. Wakefield, of Wakefield Realty Ltd., requesting an amendment to Zoning and Development By-law No. 3575, whereby the three lots located on the southeast corner of East 45th Avenue and Kerr Street (Lots 1, 2 and 3, except south 10 feet of each lot, now lane, Blocks 13 and 14, west one quarter of D.L. 338, Plan 2964) would be rezoned from C-1 Commercial District to RS-1 One-Family Dwelling District for the purpose of:

'Developing each of the three lots with new single family houses.'

SITE DESCRIPTION AND BACKGROUND

The site consists of three equal lots each having a frontage on East 45th Avenue of 10.058 m (33 feet) and a depth of 33.223 m (109 feet) for an individual lot area of 334.173 m^2 (3,597 square feet). Kerr Street flanks the most westerly lot. A 6.096 m (20 feet) lane exists immediately to the south of the westerly two lots. The most easterly lot adjoins a 4.572 m (15 feet) lane to the south, the remaining 1.524 m (5 feet) to produce a City lane of normal width to be acquired from the lot to the south, in the future. (See Appendix 'A' Map.)

The three lots, presently zoned C-1 Commercial District, plus the adjoining lot to the east, zoned RS-1 One-Family Dwelling District, were previously developed with a gasoline service station and associated off-street parking area. A permit to demolish the Imperial Oil Gasoline Service Station was issued in September, 1977 and City files indicate that this demolition was completed in June of 1978. The site has remained vacant since that time. A recent title search in the Land Registry Office indicates that since August 28, 1975, the registered owner in fee simple of the three lots comprising the site plus the adjoining one lot is Devlon Estates Limited.

Lands surrounding the site are zoned and developed as an RS-1 One-Family Dwelling District with the exception of a single property on the northeast corner of East 45th Avenue and Kerr Street. This property is zoned C-1 Commercial District and is developed with a one storey building accommodating four local commercial businesses, including a convenience retail store and a laundromat.

ANALYSIS

Lands on the northwest corner of East 45th Avenue and Kerr Street were also previously zoned C-1 Commercial District. These lands were rezoned to RS-1 One-family Dwelling District in 1960. With completion of the Rupert Street diversion through Killarney Park in 1963 (linking Rupert Street with Kerr Street), the viability of the local commercial district at East 45th Avenue and Kerr Street was undermined by the loss of through-travelling vehicular traffic. It is possible that this diversion contributed to the eventual demise of the gasoline service station previously located on the site. As a consequence of continually increased personal mobility and the relative proximity of commercial development along Kingsway to the north, the community need for additional local commercial development has declined. The fact that the site has remained unsold under the present C-1 Commercial District zoning since demolition of the gasoline service station in 1978 would tend to substantiate this fact. The existing commercial development at the north east corner of East 45th Avenue and Kerr Street appears to be satisfying the local commercial needs of the neighbourhood. Retention of the C-1 Commercial District zoning on the south east corner of this intersection is therefore unwarranted.

Clause 1 continued

Under the RS-1 One-Family Dwelling District Schedule, the minimum site area for a one-family dwelling is 445.934 m^2 (4,800 square feet); however, the Director of Planning may relax this minimum requirement for an existing lot of lesser area on record in the Land Registry Office for Vancouver. With present lot areas of 334.173 m^2 (3,597 square feet) such relaxation would be required for each of the three lots comprising the site, should rezoning to RS-1 One-Family Dwelling District be approved and each of the lots subsequently developed with a new one-family dwelling. Furthermore, the RS-1 One-Family Dwelling District Schedule provides for design approval by the Director of Planning for any new development on sites less than 9.753 m (32 feet) in width or less than 334.451 m^2 (3,600 square feet) in area. This provision would apply to each of the three lots comprising the site should it be rezoned to RS-1 One-Family Dwelling District.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to a Public Hearing:

That the rezoning be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - Hillcrest Park Improvements and Melrose Avenue Right-of-Way

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to achieve additions and changes to Hillcrest Park and environs.

Hillcrest Park is located adjacent to Nat Bailey Stadium bounded on the north west by Dinmont Avenue, east by Peveril Avenue and on the south west by Midlothian Avenue. Hillcrest Park is presently developed for a number of field sports activities, including soccer and baseball.

The Riley Park Citizens' N.I.P. Planning Committee found in discussion with the Team Police, representatives from sporting groups and nearby local residents that basic improvements should be done to provide for the various age groups that wish to use the space. To determine the exact improvements, a Design-In was held in June, 1978 involving around 100 residents and sports people. This was followed by by individual discussion with many other park users and residents.

While improvements are proposed throughout the park, a focus of upgrading will be undertaken adjacent to and on a portion of Melrose Avenue which is to be closed. The closure of Melrose Avenue was approved by City Council in November, 1972 and was reconfirmed in the Engineering and Planning Departments staff analysis in May, 1978 of circulation around Nat Baily Stadium. The N.I.P. project will implement the closure and develop the area with berms, landscaping, and a walkway. Other N.I.P. improvements will include tree planting around the park, jogging directional markers, installation of a small childrens play area, new garbage receptacles, new portable bleachers, and upgrading of a number of the baseball facilities on the park site.

The Concept Plan originally earmarked $64,300.00 for this project. After final design - including the provision of proper utility works - the cost for the project is now estimated to be $88,140.00.

A detailed listing of the proposed improvements and cost estimates are attached as Appendix A based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver Park Board, the City Engineering Department, local sporting groups and other affected residents.

Clause 2 continued

The Director of Planning recommends that Council approve an expenditure of $88,140.00 to be appropriated from the Riley Park N.I.P. Social and Recreation Facilities Budget Account #898/9412 ($64,300.00), and the Riley Park N.I.P. Contingency Budget Account #898/9416 ($23,840.00) for improvements to Hillcrest Park, costs to be shared as follows:

C.M.H.C.	(50% of Total)	$44,070.00
Province of B.C.	(25% of Total)	$22,035.00
City of Vancouver	(25% of Total)	$22,035.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Reporting Development Permit Applications on the North Side of Point Grey Road

The Director of Planning reports as follows:

"This report refers to Council's discussion on June 12, 1979 regarding a Development Permit Application on the north side of Point Grey Road. During the consideration of the application, the Mayor asked Council if it wished to continue the policy of requesting staff reports on Development Permit Applications on Point Grey Road.

A member of Council suggested that consideration be given to staff reporting to Council when Development Permit Applications are received rather than waiting until they are processed.

The Mayor requested the City Manager and the Director of Planning to review this suggestion for a report back.

Background

City Council,on May 24, 1977, resolved:

"that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road be brought to the attention of Council."

Since that time, all Development Permit Applications,both outright and conditional uses on the north side of Point Grey Road, have been reported to City Council. This has amounted to 13 applications being reported. Council did not withhold any of these.

With regard to the suggestion that Development Permit Applications be reported to Council before they are processed, the following disadvantages should be noted:

1) some reports may be unnecessary since some applications would be refused for By-law reasons when they are processed;

2) during the processing of applications, the form of development can frequently change through the negotiation process related to Development Permit Applications. Council, therefore, would not have the benefit of dealing with the final form of development; and

3) staff would not be able to deal with Council's questions if they had not checked out the application prior to the Council meeting

Clause 3 continued

The following three options are suggested for Council's consideration:

1) That Council no longer require these Development Permit Applications be reported, but instruct the Director of Planning:

   a) to report periodically on development activity in the area, and

   b) to advise Council if significant development trends occur.

or 2) That only Development Permit Applications for conditional uses and requests for special relaxations be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval;

or 3) That all Development Permit Applications be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval.

The Director of Planning recommends that option number 2 be adopted as it would keep Council advised of the significant activity on Point Grey Road and would not delay the processing of outright Development Permit Applications."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Development Permit Application #84496
Floating Homes on Granville Island

The Director of Planning reports as follows:

"PURPOSE

Subject to sanction by City Council the Development Permit Board has approved a development permit for the Sea Village floating home marina (formerly Kanish) on Granville Island, for a 15-year interim period. The purpose of this report is to check that this "interim" period is acceptable within Council's earlier approval of "temporary" floating home accommodation in False Creek.

BACKGROUND & ANALYSIS

Council on January 16, 1979 agreed to try to assist in relocating floating homes from the Bayshore Hotel site. On April 3, 1979 Council further resolved in part:

"(1) THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.

(2) THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village..."

Verbal discussions with Council & floating home owners at that time assumed a two year temporary period.

Clause 4 continued

Although floating homes are not a listed use in the FCCDD zoning they are considered legally permissible as they are similar in nature to permitted residential and marina uses. It was however the opinion of Council that the possibility of "permanent" floating homes should be considered at a public hearing, and that the use and potential criteria for locations, standards and numbers be the subject of specific amendment to the zoning controls.

As presented to Council June 19, 1979 the Granville Island location is considered a good relocation site for the Kanish floating homes. The development permit application meets criteria of approving authorities including the Coast Guard, the Granville Island Trust and the Medical Health Officer. It is also acceptable to False Creek residents who opposed the Spruce Marina location.

It has since become apparent that a floating home marina of acceptable quality to the Granville Island Trust and other public authorities will require a 15 year approval term in order to properly amortize the necessary costs.

The Development Permit Board decided July 23, 1979:

"That the application (#84496) be approved for a 15-year period in accordance with the Special Staff Committee recommendation of July 17, 1979, subject to the addition of the following as Condition 1(a) ...

1.(a) Prior to the issuance of the development permit the approval of City Council to be first obtained for the 15-year period of approval."

RECOMMENDATION

The Director of Planning therefore recommends:

THAT Council sanction a 15-year period of approval to development permit application #84496, for floating homes on Granville Island."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Kiwassa N.I.P. - Sign for the Kiwassa Neighbourhood House

The Director of Planning reports as follows:

"On May 15, 1979 City Council approved proceeding with the construction of a new building for the Kiwassa Neighbourhood House.

Since then the Kiwassa N.I.P. Committee has had discussions with representatives of the Ne Chi Zu Guild (an artists group) and have agreed upon a proposal for a sign for the new Neighbourhood House which they feel reflects the character of the new building. The proposed sign would be made with individual letters, 12" high sawn out of 1" thick red cedar and attached to the fascia board across the front of the building (as per the drawing, Appendix I). The sign would be in English and Chinese.

The Guild has estimated the cost of the sign to be $1200 -- materials, labour, and contingency included.

Funds for this project are available in the Kiwassa N.I.P. budget in the "Freed up funds" account (#891-8729). These funds resulted from the changes in cost sharing formulas which were applied when the municipal services projects were approved earlier this year. The "freed up" funds consist only of Federal and Provincial moneys and require matching City funds. For this project, the cost sharing would be as follows:

Federal	$600
Provincial	$300
City	$300

Clause 5 continued

The required City funds are available in the Unallocated City N.I.P. Funds account (#532-7901).

It is recommended that City Council approve the expenditure of up to $1200 ($900 from Account 891-8729 and $300 from Account 532-7901) to be used to construct and erect a sign for the Kiwassa Neighbourhood House."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Kiwassa N.I.P. - Keefer Street Mini-Park

The Director of Planning and City Engineer report as follows:

"On April 4, 1978, City Council approved the Kiwassa N.I.P. Concept Plan. One item contained within the Plan was the provision of a mini-park on the street end of Keefer Street adjacent to the pedestrian overpass (as indicated on the map, Appendix I).

The only direct pedestrian link between Kiwassa and Raymur, Strathcona and other areas to the west is the pedestrian overpass at Keefer Street. At present, the pedestrians using the overpass enter and leave Kiwassa via a dirt sidewalk/boulevard which gets muddy, dusty and icy. The purpose of providing a mini-park would be to create a more attractive, functional and interesting entrance to the Kiwassa neighbourhood.

The Kiwassa N.I.P. Committee, in consultation with the Engineering and Planning Departments, developed a set of design parameters which were used to develop the scheme proposed (shown on Appendix II). Property access for residents and emergency vehicles will be retained as well as vehicular parking on both sides of the street. The main features of the mini-park include a wide boulevard on the north side of the street, special sidewalk pavers, landscaping, trees and benches.

The property owners on this portion of Keefer Street have been shown the proposed plan with only one objecting to improvements of any kind. The total estimated cost for this project is $44,500.00 of which $9,500.00 is for street improvement costs for paving, curbing, and gutters. These improvements are part of the Kiwassa Court of Revision which was held on July 10, 1979 with the property owners paying the portion of costs according to the Local Improvement By-law. The remaining $35,000.00 is for mini-park costs to be paid from N.I.P. funds. Presently, $16,670.00 remains in the Kiwassa N.I.P. Social/Recreational Facilities Account. Earlier this year $36,750.00 in Federal and Provincial funds were freed up because of transfers between different cost sharing formulae for municipal service projects. From this freed up money, $13,748.00 will be required along with matching City funds of $4,582.00 to complete the mini-park project. The matching City funds are available from the unallocated City N.I.P. funds account #532/7901.

In summary, the funding available for this project is as follows:

Social/Recreational Facilities Account (#891/8724)	- $16,670.00
Freed-up Federal and Provincial funds (#891/8729)	- $13,748.00
Matching City funds (#532/7901)	- $ 4,582.00
TOTAL	$35,000.00

The Vancouver Park Board has estimated annual maintenance costs to be $1,400.00. Maintenance costs for the remainder of 1979 would be $466.67. It is proposed that the Park Board be requested to undertake regular maintenance through a standard agreement with the City Engineer. On this basis, maintenance funds must be approved by City Council as an addition to the City Engineer's annual operating budget.

.../7

Clause 6 continued

It is recommended:

A. THAT City Council approve the expenditure of up to $35,000.00 from the Kiwassa N.I.P. Account (including $4,582.00 from the Unallocated City N.I.P. Funds account (as outlined above) to be used to provide a mini-park on the street allowance in the 1000 Block Keefer Street.

The total cost is cost shared as follows:

Federal	$17,500.00
Provincial	$ 8,750.00
City	$ 8,750.00.

B. THAT up to $1,400.00 per year be approved as an addition to the City Engineer's annual operating budget to cover maintenance and upkeep costs of the mini-park, with $466.67 for this purpose approved as an addition to the City Engineer's current 1979 Operating Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 704-5

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Balmoral Hotel - 159 East Hastings Street

On June 12, 1979, City Council suspended the Business License for the operation of the Public House at the above address based on Police Reports on activities in the Beer Parlor. This suspension was for one month and has now been lifted.

On July 10, 1979, City Council received a Manager's Report suggesting that as certain upgrading and maintenance work in the residential portion of the hotel had not been completed, the suspension of the Public House License be continued until the necessary work in the residential portion has been completed. However, on the advice of the Director of Legal Services, it was found that the above suggestion of continuing the suspension was found to be inappropriate in this case and it was, therefore, considered necessary to deal with the matter of the upgrading of the rooms separately, and passed the following motion:

> "THAT the licensee of the Balmoral Hotel, 159 East Hastings Street be again requested to appear before Council as soon as possible to show cause why his Business License for the Pub operation should not be further suspended."

The Director of Permits and Licenses now reports as follows:

> "Recent inspections have been carried out in the Balmoral Hotel by Inspectors from this Department and also from the Health Department. All of the maintenance work required by this Department has been completed and the small outstanding items will soon be completed.
>
> The Health Department advises that the people presently in control of the premises have embarked on a complete repainting and renovating program in all of the rooms as they become vacant and that this work is progressing satisfactorily.
>
> Rechecks of the premises will be made t ensure that the improvement program continues.
>
> Recommendation
>
> The Director of Permits and Licenses recommends that, in view of the good progress towards the renovations of the Hotel, that the show cause motion of the July 10, 1979, Council Meeting be rescinded."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 705

FINANCE MATTERS

RECOMMENDATION

1. Energy Conservation Program

The Director of Civic Buildings reports as follows:

HISTORY

"This Report will give a brief review of the City's Energy Conservation Program with the main purpose to determine Council's wishes as to the continuation of the position of the Energy Conservation Officer.

On February 14, 1978 City Council approved a twelve month Energy Conservation Program which established a temporary position of an Energy Conservation Officer. Council was to review the program at the end of that twelve month period.

The program was outlined in a report from the City Planning Department dated February 1, 1978, which divided the work into four programs. The first three programs (A, B and C) were to generally address the energy usage of the City's internal operation. The last program (D) related to developing a role for the City in the much larger conservation aspects which involved the public and commerce.

The following is a brief summarization of the four programs:

Program 'A' - Conduct an Energy Audit of the City's Internal Operations

This program was to document energy used for City buildings, programs, vehicles and street lighting. This data would provide the base from which future savings could be judged and would identify the more wasteful sources of energy waste which could lead to the evaluation of changes that should be made.

Program 'B' - Document Existing Energy and Resource Saving Policies

This program was to record energy cost saving measures that have been adopted or implemented in the City's internal operations in the past. This would develop a record of achievements to provide encouragement for future effort not only for the City's internal operation but also for all Governmental or Commercial users of energy.

Program 'C' - Develop an Energy Management Program for Vancouver

From analysis of the data developed in Programs A and B, goal-setting action plans will be developed under this program.

Program 'D' - Developing a Conserver Society Role for the City of Vancouver

This is the wide ranging program to develop inter-reaction with other levels of Government, the public and the business community in encouraging greater energy and resource conservation.

On May 30, 1978, Council was advised of a request from the Board of Parks and Recreation noting that the Board requested inclusion of Parks Board facilities in the energy use study.

Clause No. 1 cont'd:

EXPECTATIONS OF THE FIRST 12 MONTH PERIOD

It was anticipated that in twelve months after the initiation of the program the following three steps would be attained:

1. Set up a monitoring system so that changes in energy consumption can be recorded and analyzed.

2. Carry out an audit of energy usage for approximately 60 civic buildings.

3. Compare theoretical energy usage with actual usage, and establish areas or activities where energy consumption can be reduced.

   and that progress would have been made on:

4. Establish and implement an energy savings program on selected buildings, using a specified target reduction of approximately 5% for savings of $30,000 in the first year.

Twelve months after the initiation of the Conservation Program a report was submitted to Council outlining the past efforts to reduce energy cost and energy use, advising that the completion of the audit for the 60 buildings, with a recommendation to implement a next step to save energy and reduce energy costs. Council approved an expenditure of $46,000 made up as follows:

$16,000 to improve controls to conserve energy.

$23,000 to convert from oil to gas.

$7,000 for a "delamping" program in civic buildings.

The savings in energy cost were projected at approximately $40,000 each year. All of the work associated with the program is now underway with the co-ordination being provided by City staff.

POSITION OF ENERGY CONSERVATION OFFICER

The position of Energy Conservation Officer was not filled until June 1, 1978. The incumbent fulfilled his contract but advised us that as of June 1, 1979 he wished to return to the private consultant field.

The experiment with the Energy Conservation Officer over the past year has proven the value of one specialist fully responsible for investigating conservation opportunities, to document and dispense information, to initiate and ensure operational changes are fully implemented and continued, and to review proposed new buildings when they are at the initial design stage to assist in implementing conservation measures.

The recommendation of this report will be to approve the position of Energy Conservation Officer for a further period of three years. We anticipate that the position will be self-eliminating but believe a period of three years is required to achieve most of the outstanding objectives and to ensure that operational procedures are fully accepted and followed. A three year period should also alleviate some of the hiring difficulties that were experienced with the one year contract arrangement.

Should the Conservation Officer position be approved, the following work is anticipated to form the basis of the next program:

Clause No. 1 cont'd:

1. Extend the energy and cost saving program to include the various Works Yard facilities operated by the Engineering Department, the buildings operated by the Board of Parks and Recreation, and other buildings operated by the City but not yet surveyed.

2. Complete documentation of the City's achievements in such a manner that the information can be distributed to similar organizations for encouragement and recognition.

3. Enter into a "retrofit" phase of the Energy Conservation Program. This was suggested as a further development of Program 'A' in the report submitted to Council on February 14, 1978. It was to examine energy use in greater detail and could lead to changes of a larger capital nature, such as increasing insulation, double glazing, etc. This retrofit phase has not yet been initiated because the emphasis was placed on implementation of changes which would show savings in energy and energy-cost as quickly as possible. This retrofit program should now be pursued.

4. Develop and co-ordinate future programs in the City's internal operation for energy conservation to take advantage of any funding that might be made available from other sources. An example of such programs is a proposed Conservation and Renewable Energy Development and Demonstration Program co-ordinated by the B.C. Ministry of Energy, Mines and Resources, jointly funded by the B.C. and Federal Governments. The total budget for the program is expected to be $27 million, to be spent over five years.

The annual costs for the Energy Conservation Officer and the associated program are estimated to be approximately $42,058 made up as follows:

Energy Conservation Officer	$32,360
Consultants	2,000
Clerical help - 1/3 time	4,698
Miscellaneous expenses, e.g. mileage, printing, stationery	3,000
	$42,058

Funds required for 4 months in 1979	$14,019
Funds available in the Energy Conservation Account	5,554
Balance of funds required for 1979	$ 8,465

The Director of Finance advises that if Council approves the recommendation of this report, the necessary funds for 1979 would be provided from Contingency Reserve.

CONCLUSION

Approximately $85,000 each year in energy costs are expected to be saved from energy conservation measures approved for Civic Buildings to date. This sum will increase as energy costs escalate in the future. Additional similar savings are still possible if the Energy Conservation Program is continued. The present staff complement cannot devote sufficient time to co-ordinate an effective Program, therefore it is apparent that the employment of an Energy Conservation Officer is necessary if the existing program is to be continued and such a position is a sound expenditure for the City."

Clause No. 1 cont'd:

The Director of Civic Buildings recommends that:

A. The position of Energy Conservation Officer be extended for a period of three more years.

B. The necessary additional funding in the amount of $8,465 for the balance of 1979 be provided from Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

2. Investment Matters (Various Funds) June 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of June 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
June 1	Banque Canadienne Nationale	June 4/79	$ 1,751,222.60	$ 1,750,000.00	3	8.50
4	Canadian Imperial Bank of Commerce	Oct. 15/79	2,082,423.56	2,000,000.00	133	11.31
7	Bank of Canada	June 15/79	751,767.12	750,000.00	8	10.75
12	Vancouver City Savings Credit Union	June 15/79	900,876.58	900,000.00	3	11.85
14	Banque Canadienne Nationale	June 15/79	750,215.75	750,000.00	1	10.50
15	Banque Canadienne Nationale	June 19/79	1,751,582.19	1,750,000.00	4	8.25
15	Vancouver City Savings Credit Union	June 19/79	2,001,810.41	2,000,000.00	4	8.26
19	Mercantile Bank of Canada	Oct. 15/79	3,108,624.66	3,000,000.00	118	11.20
19	Bank of Montreal	June 20/79	2,000,000.00	1,999,356.37	1	11.75
20	Vancouver City Savings Credit Union	Sept.14/79	1,539,760.27	1,500,000.00	86	11.25
21	Bank of Nova Scotia	Aug. 1/79	1,012,356.16	1,000,000.00	41	11.00
21	Royal Bank of Canada	July 31/79	2,024,109.59	2,000,000.00	40	11.00
21	Royal Bank of Canada	Nov. 15/79	2,089,408.22	2,000,000.00	147	11.10
21	Mercantile Bank of Canada	Aug. 20/79	2,036,493.15	2,000,000.00	60	11.10
21	Mercantile Bank of Canada	Sept.27/79	3,089,810.96	3,000,000.00	98	11.15
21	Mercantile Bank of Canada	Oct. 16/79	2,071,482.19	2,000,000.00	117	11.15
21	Bank of British Columbia	Aug. 15/79	1,525,021.23	1,500,000.00	55	11.07
21	Bank of British Columbia	Dec. 14/79	2,106,757.26	2,000,000.00	176	11.07
21	Toronto Dominion Bank	July 13/79	4,000,000.00	3,973,892.07	22	10.90
21	Bank of Montreal	July 16/79	1,511,198.63	1,500,000.00	25	10.90
22	Banque Canadienne Nationale	June 26/79	2,502,328.77	2,500,000.00	4	8.50

Clause No. 2 cont'd:

26	Vancouver City Savings Credit Union	July 18/79	2,516,801.37	2,500,000.00	22	11.15
26	Vancouver City Savings Credit Union	Oct. 18/79	2,587,842.47	2,500,000.00	114	11.25
27	Vancouver City Savings Credit Union	June 28/79	1,500,472.60	1,500,000.00	1	11.50
28	Vancouver City Savings Credit Union	Sept. 4/79	1,530,935.34	1,500,000.00	68	11.07
28	Banque Canadienne Nationale	July 13/79	1,004,315.07	1,000,000.00	15	10.50
28	Mercantile Bank of Canada	Nov. 1/79	1,557,476.71	1,500,000.00	126	11.10
29	Banque Canadienne Nationale	July 13/79	1,003,835.62	1,000,000.00	14	10.00
29	Bank of Montreal	July 13/79	1,003,452.05	1,000,000.00	14	9.00
			53,312,380.53	52,373,248.44		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
June 5	Mercantile Bank of Canada	Aug. 3/79	$ 3,563,930.14	$ 3,500,000.00	59	11.30

3. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
	Debentures						
June 26	City of Vancouver 9.5%	June 26/89	$ 80,712.83	100.00	$ 80,712.83	10/-	9.50
26	City of Vancouver 9.5%	June 26/94	1,381,858.20	100.00	1,381,858.20	15/-	9.50
			1,462,571.03		1,462,571.03		
						Days	
	Chartered Bank Deposit Receipts and Government Notes						
June 1	Bank of British Columbia	Dec. 3/79	$ 2,113,534.25		$ 2,000,000.00	185	11.20
26	Vancouver City Savings Credit Union	Oct. 1/79	514,948.63		500,000.00	97	11.25
			2,628,482.88		2,500,000.00		
			$ 4,091,053.91		$ 3,962,571.03		

Clause No. 2 cont'd:

4. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures					Yrs/Mos	
June 21	City of Vancouver 10.375% June 21/99	$ 20,000.00	100.00	$ 20,000.00		20/-	10.375
29	City of Vancouver 9.250% Sept. 1/90	4,000.00	94.40	3,776.00		11/2	10.100
		$ 24,000.00		$ 23,776.00			

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 91,640,876.17	$ 88,471,676.27"

The Director of Finance recommends that the above transactions be approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 705

PROPERTY MATTERS

RECOMMENDATIONS

1. Renewal of Sub-lease to Ministry of Human Resources re 1655 Robson Street at $3500 per annum

The Supervisor of Properties reports as follows:

"City Council on August 29, 1972, authorized the leasing of the premises at 1655 Robson Street from Garshe Investments Ltd. for Health and Welfare purposes in the West End. The term was for a period of five years with option for three further renewal periods of five years each, terminating August 31, 1992. The City's present rental cost for these premises is $37,492.50 per annum.

Upon takeover of the Welfare function by the Provincial Government, the City granted the Ministry of Human Resources a "license to occupy" its share of the premises. This agreement terminated August 31, 1977 and the Ministry has continued in occupation of the space paying a basic rental of $3,500 per annum plus its proportionate share of operating costs and shared utilities.

The Ministry of Human Resources has confirmed that it wishes to remain at this location and has agreed to a renewal of the License Agreement on a year to year basis terminating August 31, 1982, consistent with the City's present tenure. The basic rental of $3,500 per annum is considered realistic at present but should be reviewed by August 31, 1980.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a License Agreement with the B.C. Buildings Corporation on behalf of the Ministry of Human Resources as follows:

Term:	Year to year, terminating August 31, 1982
Rental:	$3,500 per annum plus proportionate share of utilities and operating costs
Rental Review:	Yearly as of August 31, 1980

The Agreement to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Expropriation for Right-of-Way Municipality of Delta

The City Engineer and the Supervisor of Properties report as follows:

"The City requires a right-of-way over Lot 3 of D.L. 102, and 137, Group 2, Plan 30967, in the municipality of Delta for the construction of a forcemain in order that the leachate from the City's land fill site can be pumped to the municipality of Delta's sewage system.

It is necessary to finalize this right-of-way in order that the forcemain can be constructed and in operation by the summer of 1980 to comply with a directive from the Provincial Pollution Control Branch.

Lengthy negotiations have been held with the owner regarding the granting of the right-of-way, as shown on plan marginally numbered LE4852, and a final offer in the amount of $1,000.00 was made in writing. This was rejected and, as time is now a factor, the Director of Legal Services was consulted and has recommended that the right-of-way be expropriated and application be made to the Courts for a Vesting Order.

Clause No. 2 cont'd:

It is noted that the Municipality of Delta has already expropriated for their sewer right-of-way on this property and arbitration proceedings are pending. The City's offer for the right-of-way is similar to the offer made by the Municipality of Delta, which was accepted by other owners in the area. It is anticipated that compensation to this owner will be based on the compensation awarded in the Delta arbitration proceedings. Both Delta and the Properties Office have made tentative settlements with the current lessee of the lands.

It is therefore recommended:

A. That the offer of $1,000.00 for the granting of the right-of-way made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the granting of the right-of-way.

B. That since the City has failed to come to an agreement with the owner to acquire the said right-of-way for the sum offered, the said right-of-way be expropriated and that the resolution for that purpose submitted under "motions" be passed.

C. That the Director of Legal Services be authorized to make application to the Courts for a Vesting Order.

D. That Mr. E. C. E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

3. Assignment of Leases

The Director of Legal Services reports as follows:

"The City has a large number of "commercial" leases of City property. These are leases where the lessee, directly or indirectly, uses the property in conjunction with his business. In order to assign or sublet under the City leases, the consent of the City is required. Examples where this situation arises are:

(1) Where the business is being sold the lease has to be assigned to the buyer.

(2) Sometimes the lessee wishes to take in a sub-lessee.

(3) If the lessee is arranging financing he may have to assign the lease by way of mortgage to a financial institution.

Most lessees do not realize that under present practice this consent must be obtained from City Council. It can take anywhere from 10 days to 3 weeks to get that consent, and this sometimes has a very serious effect on the transactions involved. Council has rarely, if ever, refused such consent, and it does seem that this is a task that could be delegated to staff in appropriate cases.

..../3

Clause No. 3 cont'd:

It is, therefore, recommended that the Director of Legal Services, after consultation with the Supervisor of Properties, be authorized to grant and execute the necessary consents required for assignments of the head lease, for consents to sublease or assignments thereof where:

(a) there are no breaches of the lease/sublease
(b) there are no arrears of rent
(c) the assignee or subtenant proposes to use the premises in accordance with the lease, and
(d) in his opinion the City's security will not be impaired.

All other cases would be brought before Council."

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

4. Sale of City-owned Property

The Supervisor of Properties reports as follows:

"City-owned Lot 27, Block 62, D.L. 181, 25 ft. (7.62m) x 122 ft. (37.18m) abuts the north side of Hastings viaduct in the 900 block East Hastings, and is leased to Alex Gair and Sons, who own the adjoining lands on both sides of Lot 27. The company use the land for storage.

The lot was released for sale subject to consolidation with the adjoining property to the west and limiting vehicular access to the lane as the grade level is approximately 23 ft. below street level.

The viaduct is being replaced, and the sale has been deferred pending satisfactory completion of negotiations with all of the owners abutting the viaduct. In addition, negotiations have resulted in Alex Gair and Sons Ltd. agreeing to give permission for city crews and contractors to have adequate access and use of the company's properties during construction of the new viaduct.

The price negotiated is $30,000 for the land which is considered to be fair market value.

It is recommended that the Supervisor of Properties be authorized to sell Lot 27, Block 62, D.L. 181 to Gair Investments Ltd. for the sum of $30,000 subject to the following:

A. City to have free access to the property during the replacement of the Hastings Viaduct.

B. Vehicular access to the property to be limited to the lane.

C. A Bulkhead Agreement to be registered against the property.

D. Lot 27 to be consolidated with the adjoining Lot 28, Block 62, D.L. 181."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties be approved.

..../4

5. Lease of City lands to Frog Hollow Information Centre Society

The Supervisor of Properties reports as follows:

"City Council on May 13, 1975 granted to the Frog Hollow Information Society a month-to-month lease on the City owned property situated on the N/S of 7th Avenue between Kaslo and Renfrew Streets, legally described as Lots 22 to 33, Block 13, Section 35 T.H.S.L. at a nominal rental of $1.00. The use was a children's playground with rest benches for senior citizens. Due to financial difficulties the society was unable to develop the site and the lease was subsequently cancelled.

The society has again requested the use of this site for the same purpose and as there is no immediate plan of development for this property, it is recommended:

Lots 22 to 33 inclusive, Block 13, Section 35 T.H.S.L. be leased to the Frog Hollow Information Centre Society on the same terms and conditions and for the same use as set out in the previous lease, such lease to commence August 1, 1979, and to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Sale of City-owned Properties

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 18 ex. W 2½ feet, Block 2; Lot 1[illegible] ex. S 2½ feet and Lot 18 ex. N 2½ feet, both of Block 3; all in West half Section 26 THSL, Plan 2588: W/S Cassiar between Napier and Venables Street

NAME	Approximate Size		Purchase Price	Terms
Bawn Holdings Ltd.	Lot 18, Blk 2:	42' x 107'	$26,500 each lot	City terms @ 13% "
	Lot 17, Blk 3:	42' x 114'		
	Lot 18, Blk 3:	42' x 107'		

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

7. Establishing a portion of City-owned property for road purposes at 57th Avenue & Culloden Street

The Supervisor of Properties reports as follows:

"Lot 70, Blocks 29 to 31, D.L. 200, Plan 1770 situated on the N/E corner of 57th Avenue & Culloden Street was acquired recently by the City in exchange for a City

Clause No. 7 cont'd:

owned property on Cheyenne Street. This exchange of property was necessitated by the City Engineer's requirement of a portion of Lot 70 to provide for a left turn bay on 57th Avenue at Culloden Street.

The City Engineer has requested the portion required for road purposes now be established as such in the Land Registry office and the balance of the lot marketed with the proceeds to be credited to the City Engineer miscellaneous property acquisition account.

It is therefore recommended that:

A. The south 7 feet of Lot 70, Blocks 29 to 31, D.L. 200, Plan 1770 be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council.

B. The Supervisor of Properties arrange for the marketing of Lot 70 (except the portion established for road) with the net proceeds to be credited to the City Engineer's property acquisition account number 146/4011."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Sale of City-owned Properties

The Supervisor of Properties reports as follows:

"The following offer to purchase two lots, the legal description of which is set out below, has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Subdivisions 8 & 9 - S½ Lot 89, T.H.S.L., Plan 2588
S/S of East Georgia between Kootenay and Boundary

Name	Approximate Size	Purchase Price	Terms
Bawn Holdings Ltd.	30.8'x 107' each lot	$27,600 each lot	City terms @ 13%

Subject to Bulkhead Agreement in favour of the City as the lots are below street level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

9. Champlain Heights Community Services Centre
Tenders for office and commercial space

The Champlain Heights Project Manager reports as follows:

"June 28th 1979, Vancouver City Council approved a rezoning for the Community Services Centre in Champlain Heights. The new CD-1 zone (comprehensive development district) permits construction of the following;

Clause No. 9 cont'd:

- Schools
- Community Centre
- Parks and Playgrounds
- Retail stores, offices, businesses or undertakings catering to the day to day needs of the residents of the local neighbourhood, not to exceed 15,000 sq.ft. of gross built area.
- Neighbourhood public house
- Public health and social service offices and child care facilities not to exceed 20,000 sq.ft. of gross built area.
- Any other use which is not specifically listed etc.
- Accessory Uses and Buildings etc.

PURPOSE:

The purpose of this report is to deal with the office and commercial sites and recommend a procedure for marketing and construction.

BACKGROUND:

One of the principle recommendations of the 1974 Implementation Plan for Areas E and F was to develop a variety of facilities on the Community Services Centre site, including modest amounts of office and commercial space to service the local community.

Now that the funding has been approved for construction of the community and recreational space and now that the site has been rezoned, marketing the office and commercial sites is the next logical step in order that construction of these facilities can proceed together with the construction of the community and recreational space.

The Project Manager would like to advertise immediately - with tenders closing in late September for report back to Council in early October. The following outlines key points of the offering:

(a) Land will be offered on the basis of a 60 year prepaid ground lease.

Leasing will be consistent with the land policy in Areas E and F and will not alienate park land should a Council in sixty years time decide on an alternate use.

The term of the lease is the same as the non-market leases in Areas E and F. A 60 year term is proposed rather than a 99 year term in order to give the City more flexibility when dealing with the question of renewal or alternate uses. The commencement of the lease shall be not later than 120 days after Council's approval to lease to the successful bidder.

At the end of the term, the improvements would revert to the City.

(b) Two land parcels of roughly equal size will be tendered - one for the commercial space and one for the offices.

It is felt that by offering two parcels, interest and competition will be increased. As well, people such as doctors and dentists who might be interested in bidding solely on the office building and not on the commercial facilities would have an opportunity to do that - similarly the reverse situation would apply to those only interested in the commercial space. At the same time bids would be accepted from people willing to undertake both parcels.

The actual amount of land offered would be sufficient to accommodate the building (7,500 sq.ft. each), some peripheral landscaping, pedestrian circulation, access and parking.

Clause No. 9 cont'd:

As approved in the Council resolutions attached to the CD-1 rezoning, this would amount to a total of 1.15 acres of land for both sites. The Community Service Centre site is 29.4 acres in total.

(c) General conditions of development are stipulated in the rezoning document including building location, heights, site coverage, parking etc.

(d) General terms and conditions of the ground lease are outlined in Appendix A (on file in the City Clerk's Office).

(e) Tenders will be assessed based on the ground rent offered and subject to the proponent satisfying the conditions contained in the call.

In view of the foregoing, the Project Manager recommends:

A. THAT Council authorize calling tenders for the office and commercial parcels (labelled E and F in the zoning report) in general accord with the terms and conditions outlined in this report.

B. THAT the Project Manager report back to Council regarding the results of this tender."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 705

MANAGER'S REPORT

DATE August 8, 1979

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - S.E. Corner of W. Hastings Street and Jervis Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been submitted by Mr. B.W.F. Fodchuk, solicitor, on behalf of Evergreen Building Limited, requesting an amendment to Zoning and Development By-law No.3575, whereby lands at the southeast corner of West Hastings Street and Jervis Street (Lot 'B', Block 29, D.L. 185, Plan 15918) would be rezoned from C.W.D. Central Waterfront District to D.D. Downtown District for the purpose of (according to the applicant):

> 'Rezoning (the said Lot) to include it in the Downtown District Zone, in which the immediately adjacent parcel is located, both of which the applicant is developing as a multi-storey office building, containing residential units and athletic facilities pursuant to Development Permit No.82592.
>
> The entire site is being consolidated into one Parcel for the purposes of this development. Due to its location, that is, across Hastings Street from the Central Waterfront area, it is impractical to leave it in that area, and it is desirable to make it consistent as to zoning with the parcel with which it is being consolidated and co-developed.'

SITE DESCRIPTION

The irregular, almost triangular site is bounded on the north by the Hastings Street right-of-way and on the west by the Jervis Street right-of-way. Neither of these streets is developed at this time. The site has a frontage along West Hastings Street of 40.337 m (132.4 feet) and along Jervis Street of 12.648 m (41.5 feet), producing a total site area of approximately 240 m2 (2,600 square feet). Adjoining the site on the south is a larger parcel of land with which the site is to be consolidated. (See Appendix A Plan for site location).

BACKGROUND

Prior to rezoning of the site to the newly established C.W.D. Central Waterfront District, which was enacted by Council on June 19, 1979, the site formed part of a thin strip of M-1 Industrial zoning situated between the D.D. Downtown District to the south and the M-2 Industrial District to the north.

Prior to the registration of the site as a legal parcel, the site constituted a portion of the Canadian Pacific Railway right-of-way. The division between the M-1 Industrial District and D.D. Downtown District followed the southerly boundary of this railway right-of-way.

In November, 1978, preliminary Development Permit Application No.82592 was submitted for a 10-storey office and residential development on land known as 1285 West Pender (being the lands adjoining the site to the south). Access to off-street parking for this development was shown from Jervis Street and from a westerly extension of Hastings Street, the latter running across the site of the current proposed rezoning. On January 30, 1979, this preliminary Development Permit Application was approved by the Development Permit Board, the status of Lot B (subject site) to be resolved at the complete Development Permit Application stage. The completed Develop-

ment Permit Application (submitted on January 26, 1979 prior to the consideration of the preliminary Development Permit Application by the Development Permit Board) also excluded Lot B from the site but showed upper floors of the building cantilevered over Lot B, with parking and loading access provided across Lot B. This complete Development Permit Application was approved subject to conditions by the Development Permit Board at its meeting on February 19, 1979. Of particular importance was the condition requiring that arrangements were to be made for access and building encroachments over Lot B, to the satisfaction of the City Engineer, prior to the issuance of the Development Permit.

A rather rapid series of events then occurred whereby the City sought to ensure protection for a 30 inch storm sewer across Lot B, previously accommodated under an unregistered agreement with C.P.R. Through discussions with the applicant who had subsequently purchased Lot B from Marathon Realty Company Ltd., the City was able to secure appropriate easements across Lot B. An agreement covering these easements has been made between the City Engineer and Mr. Laxton, representing the owners of the property. This agreement is now being prepared by our Law Department.

ANALYSIS

As stated by the applicant, the site is physically separated from the remainder of the C.W.D. Central Waterfront District by dedicated street allowances for both Hastings and Jervis Streets. In addition, due to location, size, problems of vehicular access and the existence of a City sewer, the site would be inappropriate for development as a single parcel. As noted above, the development incorporating the site, but protecting the City's interests, has now been approved to the satisfaction of all parties with the exception of a minor amendment to the approved plan which is presently being processed.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

> That the rezoning application be approved, subject to an Easement Agreement across Lot B being executed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 706

DATE August 8th , 1979

TO: Vancouver City Council

SUBJECT: 1127 Barclay Street - DPA No. 84184 - W.E.D. and Section 3 (Height) of the West End Official Development Plan

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

BACKGROUND

On July 23, 1979, the Development Permit Board considered a request by Intrawest Management Ltd. to construct a 14-storey apartment building at 1127 Barclay Street containing 51 dwelling units.

After considering the recommendation of the Development Permit Staff Committee for approval subject to conditions, together with a petition from West End residents containing some 200 signatures in opposition to the application, the Development Permit Board resolved:

> 'THAT the application be approved in accordance with the Development Permit Staff Committee recommendation of July 11, 1979, with the addition of the following condition:
>
> > "Prior to the issuance of the Development Permit the Director of Planning to review any further public response received by July 26, 1979 and to confirm the decision of the Development Permit Board or to refer the application back to the Development Permit Board for further consideration".

In addition, the Chairman of the Development Permit Board noted that he felt it significant that the Planning Department report to Council about this application, noting that the Board had approved it, but checking with Council about its wishes with regard to the Height Section of the West End Official Development Plan.

PURPOSE

The purpose of this report is to:

(1) report for information the decision of the Development Permit Board regarding DPA #84184; and

(2) recommend that a review be undertaken as soon as possible of the Height Section of the West End Official Development Plan, together with the West End Design Guidelines and Planning Policies;

(3) provide a series of options for such a review, to be further considered by the Planning and Development Committee after further report by the Director of Planning concerning detailed time and cost estimates.

ANALYSIS

1127 Barclay Street - DPA No. 84184

The decision of the Development Permit Board to approve this application for a 14-storey point tower was based on a comprehensive analysis by staff of this proposal against the regulations and interpretative requirements of the West End Official Development Plan By-law and the supplementary West End Planning Policies and Design Guidelines.

The petition received in opposition to the application contained 176 signatures of West End residents. The petition stated as follows:

> "We, the undersigned petitioners and residents of the West End, object to the 14-storey building proposed for the 1100 block Barclay Street as described in Permit Application 84184. We object to this proposed development for the following reasons:
>
> 1. The present low-rise, low-cost nature of buildings in the area provides an unobstructed view for residents and pedestrians alike and should be retained as a pleasant, airy, pedestrian corridor within two blocks of downtown.

2. Density will be increased in the already over-populated West End. Socially and psychogically (sic) the area cannot tolerate higher density. Over 37,000 people live in the one square mile known as the West End.

3. High-rise construction means more traffic on already over-used streets.

4. We look upon this application as only the begining (sic) of the re-development of this two-block area and any redevelopment must be of a low-rise nature, no higher than four storeys.

We ask that the Planning Department and the Development Permit Board reject Development Permit Application # 84184 OR hold a well-publicized public meeting before approving this application."

The Board also heard presentations from two West End residents who both expressed the view that all new development in the West End should be low-rise in height.

In addition, seven letters were received in response to notification of some 500 residents in the immediate neighbourhood. Four of the letters were opposed, with three in favour. The letters in opposition expressed concerns regarding

- view blockage of Coal Harbour and the mountains
- shadowing
- increased density in terms of high-rise
- any further high-rises in the West End

The letters in favour felt the application should be approved for the following reasons:

- demand/supply of rental housing (provided that adequate landscaping and garbage handling is provided)
- high buildings to the north in the Downtown District which already, or will in the future, block views of Coal Harbour
- the condition of the existing buildings and cost required to renovate according to National Building Code requirements

It is noted that one of the letters in favour of approval was written by a property owner of one of the existing buildings on the site.
Staff analysis of the proposal led to the conclusion that this proposal was approvable. With regard to height, analysis indicated that a 14-storey building on this site as proposed is generally in keeping with the relevant Planning Policies and Design Guidelines, which are important in interpreting the Height Section of the West End By-law.

In particular, staff found that the proposal was generally in keeping with the character of the existing neighbourhood with regard to topography (the site is located immediately adjacent to the highest land elevation in the West End) and existing building heights (a mixture of high and low buildings in the area). With regard to view analysis, staff concluded that no significant long view obstruction would be created by the proposed development.

The minutes of the Development Permit Board regarding Development Permit Application No. 84184 are attached as Appendix I.

Resident Concerns re High-Rise Development

The concerns of residents regarding the height of the 1127 Barclay Street development proposal are similar to those expressed by residents regarding the recent 14-storey proposal for 1901 Pendrell Street and an earlier proposal for a 19-storey apartment building at 1905 Beach Avenue. Residents however also expressed concern with respect to the historic character of the existing neighbourhood on the latter two proposals. The proposals for 1901 Pendrell Street and 1905 Beach Avenue were both refused by the Development Permit Board.

Virtually all of the letters received in opposition to the 1901 Pendrell Street proposal indicated a lack of understanding regarding the maximum permitted height of buildings in the West End District. In most cases, residents believed the current maximum permitted height was 4-5 storeys. In addition, most of the letters expressed opposition to any further high-rise development in the area for a number of reasons (e.g. view obstruction, shadowing, density, etc.)

Height of Buildings - W.E.D. By-law

Section 3, Height of Buildings, in the West End Official Development Plan is an interpretative requirement and states as follows:

"In determining the height of any building, reference should first be made to the Design Guidelines and other policies.

1. The height of buildings shall not exceed 60 feet except as provided for in 2. below and shall be in conformity with the height envelope illustrated below which is based upon:
   (i) a 30° angle of sunlight, at either equinox in order to provide direct sunlight at the property line on the opposite side of a 66-foot street; and
   (ii) a 30° angle of vision from the sidewalk on the opposite side of a 66-foot street.
2. The height of any point tower shall not exceed 210 feet."

The following interpretation of this section is followed by the Development Permit Board in decision-making on West End development proposals:

The basic intent of Section 3 is that the height of buildings shall not exceed 60' and shall be in conformity with the West End height envelope. This section also permits consideration of point towers to a maximum of 210' in height, at the discretion of the Development Permit Board. However where any proposal exceeds 60' and particularly with respect to point towers, the West End Planning Policy concerning retention of the character of the existing West End neighbourhoods, and the Design Guidelines concerning Views, Sunshine, Lower Level Treatment of Tall Buildings, and Open Space are particularly important in the interpretation of the Height Section.

Need for Review of the W.E.D. Height Section, Design Guidelines, and Planning Policies

It is the responsiblity of the Director of Planning and the Development Permit Board to give due regard to the spirit and intent of the West End Official Development Plan and to deal with the Height Section of this By-law as it is now written.

However there appears to be a widespread feeling in the West End community against further high-rise development. At the same time some members of the development professions have expressed the need for greater clarity in the Height Section of the West End By-law.

Planning staff believe, after some four years of experience in dealing with the Height Section, that the intent and wording of this portion of the By-law should be further clarified to provide better guidance to both the development professions and the public. Greater clarity in the Height Section could also alleviate some of the extensive staff time involvement in processing development proposals for high-rise buildings and the often associated need for public meetings.

Planning staff are also concerned that the supplementary West End Design Guidelines and Planning Policies require review and refinement. It is emphasized that if a review of the Height Section is to be carried out, this will inevitably require a review of the Design Guidelines and Policies as these are inter-related aspects of the West End By-law and the Height Section in particular.

Due to the variety of site conditions, the complexities of existing development constraints, and future development opportunities in the West End, the City may need to continue to provide flexibility with regard to height of buildings in this area. However, because of the significant concerns expressed by West End residents, the Director of Planning believes a review should also be undertaken of the Height Section with regard to further high-rise development in the West End.

Some 48 development permit applications for new apartment buildings in the West End District have been processed since adoption of the W.E.D. By-law in August, 1975. Forty-two of these proposals have been requests for buildings of 60' or less; the remaining six represent proposals for high-rise development. Four of the high-rise proposals were approved and two were refused by the Development Permit Board. In addition, one proposal for a high-rise apartment building on Beach Avenue is currently being processed.

Options for Review of the West End Height Section, Design Guidelines, and Planning Policies.

There are numerous options with regard to undertaking a review of the Height Section, the Design Guidelines, and Planning Policies, and ensure greater future clarity in these portions of the West End By-law. There are also several options for providing better public understanding of the Height Section in its current form. The following five options are provided for consideration, ranging in order from retaining the current wording of the Height Section and providing an explanation of it to West End residents, to amending the Height Section to omit further consideration of point tower development.

Options	Rough Time Estimate	Comments
1. Retain current wording of the Height Section and provide a better understanding of its meaning to West End residents.	1 month	This could take the form of a leaflet explaining the Height Section, distributed to all West End residents. This option would provide better understanding of the Height Section by West End residents; however, it would not address the need for clarity by the development profession or the question of further high-rise development in the West End.
2. Review Height Section and bring forward recommendations for amendments to provide some additional clarity in the present basic wording and intent.	1 month	This would refine the present wording and provide some additional clarity in the Height Section. However, this option would not provide greater clarity in supplementary Policies and Design Guidelines, nor would it address the question of further high-rise development in the long term.
3. Review Height Section as in (2) above, together with a review of the West End Planning Policies and Design Guidelines to provide clearer criteria for maximum building heights. Bring forward recommendations for amendments.	6-9 months	This option would provide substantially greater clarity in the Height Section, Policies and Design Guidelines. It would alleviate the short-term problem but would not address the question of further high-rise development in the long term.
4. Undertake a comprehensive study of the Height Section as in (3) above but with specific regard to redevelopable sites in the West End, including urban design, character of neighbourhoods, and view analysis to determine whether further high-rise development should occur, and if so, where. Refine Planning Policies and Design Guidelines. Bring forward recommendations for amendments.	12-15 months	This would provide optimum clarity in the Height Section, Design Guidelines and Policies. This option would also determine whether further high-rise development is appropriate.

Options	Rough Time Estimates	Comments
5. Bring forward recommendations to amend the Height Section to delete further consideration of high-rise development.	2-3 months	This option would resolve the question of further high-rise development in the West End on an immediate basis.

The above estimates regarding length of time to pursue various options are rough estimates only and require some additional analysis by the Planning Department. Should Council decide to pursue any of the above, the Director of Planning should be requested to report back as soon as possible with more precise estimates of Planning Department or other resources' time involvement, estimated costs, and implications for the Planning Department's work program. It is emphasized, however, that Option #3 or 4 will require reconsideration of the Planning Department's 1979 program, and that either of these will also clearly require additional resources to present staff in order that such a review can be undertaken this year.

It is further noted that if Council considers pursuing Option #5, the Director of Planning is concerned that this action would require detailed analysis which is not presently available without further review.

Density

The above options which deal with a review of the Height Section do not address some of the concerns expressed by West End residents regarding densities (population or floor area) in the West End District. While the Director of Planning believes that it is worthwhile to review the Height Section, Design Guidelines, and Planning Policies, it is felt that the densities permitted in Section 2 of the Official Development Plan are generally appropriate. If, however, there is a concern by Council that current West End densities may be excessive, it would be necessary for the Director of Planning to further report on options which would incorporate a review of redevelopable sites according to current permitted densities in the West End By-law.

CONCLUSION

The Director of Planning believes that a review should be undertaken as soon as possible of the Height Section of the West End Official Development Plan By-law and the West End Design Guidelines and Planning Policies, with a view to bringing forward recommendations for amendments to provide substantially greater clarity in these aspects of the West End By-law. It is also believed, in light of the apparent widespread concerns in the West End community, that it would be desirable to incorporate in such a review the question of whether further high-rise development is appropriate in this area.

It is therefore recommended that either Option #3 or 4 should be pursued.

INFORMATION AND RECOMMENDATION

The Director of Planning submits for Information:

(A) The decision of the Development Permit Board regarding 1127 Barclay Street.

The Director of Planning recommends for approval:

(B) THAT Council authorize a review by the Director of Planning of the Height Section of the West End Official Development Plan By-law together with a review of the West End Design Guidelines and Planning Policies.

(C) THAT the selection of the preferred work option be referred to the Planning and Development Committee for consideration after a further report by the Director of Planning on more detailed cost and time estimates of the options."

The City Manager comments as follows:

Director of Planning (A): Council should note that the Development Permit for 1127 Barclay Street has been approved and must be issued once the applicant has complied with certain conditions.

Council cannot "reject the Development Permit Application" as requested in Communication #7 before Council this day. The only appeal is to the Board of Variance within 15 days of issuing the permit.

Hence, (A) is submitted to Council for INFORMATION only.

Director of Planning (B): The City Manager agrees that the height limits in the West End affecting future buildings should be reviewed.

The City Manager RECOMMENDS approval of recommendation (B) of the Director of Planning.

Director of Planning (C): The City Manager agrees that details of the review should be referred to the Planning & Development Committee so that Council need not today consider the options set out on pages 4 and 5 of this report.

The City Manager RECOMMENDS approval of recommendation (C) of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 706

D.

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MANAGER'S REPORT

August 8, 1979

TO: Vancouver City Council

SUBJECT: Carnegie Building - Construction Costs

CLASSIFICATION: RECOMMENDATION

The Directors of Social Planning and Civic Buildings report as follows:

" There are insufficient funds to complete the Carnegie Building as planned in the amount of approximately $103,000 because of:

Construction extras	$60,300*	
Testing for seismic design and soils investigation	16,400	
Estimate to replace stonework required by Director of Planning	32,000	
	$108,700	approx.
Less Contingency and miscellaneous funds available	5,900	approx.
	$102,800	

*This amount includes an allowance of $5,000 for contingencies that may yet arise in the final completion of the project.

All options have been explored within the funds available. The only steps which could be taken to achieve a saving of approximately $103,000 and permit the completion of the present obligation to the construction contractor will seriously affect the usefulness of the building, curtail programming and pose building supervision problems. These are:

i) To transfer $40,000 of the $75,000 budget allowance for furniture to construction. The furniture budget of $75,000 is barely adequate. Insufficient furniture will seriously affect programming and community use.

ii) Leave unfinished portions of the building. $27,500 value presently under consideration. Work has been ordered to stop on the gymnasium and toilet and shower areas for the gym (approximately $26,000) as this work was due to start immediately. Finishing of other areas of the building will significantly affect programming and also pose supervision problems.

iii) To apply to the Director of Planning for a minor amendment to the Development Permit to permit deferral of the exterior stonework ($32,000 approximately) required by him as well as other landscaping work in the contract (approximately $6,000). This will only defer the completion of this work until next year and make it more costly.

The Carnegie Advisory Committee notes that very significant cutbacks were made initially to the buildings functionability. The basement will not be developed, reducing the recreation space for crafts activities. The kitchen will be a bare room with no appliances. The millwork, including cupboards, shelves and storage areas, has been significantly reduced or altered.

When these deletions were decided upon it was anticipated that a Canada Works program could be arranged as construction started to supplement Council's allocation of funds to reinstate the deletions and provide a realistic contingency fund for construction work. After extensive discussions with Canada Manpower and the Contractor, it was concluded that such a program could not be integrated with the renovation contract and it was not possible to return any deletions to the contract.

An application was made to the Provincial Heritage Trust fund to defray part of the cost of restoring this Provincially designated Heritage Building. Although we were encouraged to make this application a grant was not provided.

Carnegie (cont.)

Following this decision a request for a minor amendment to permit the ommission of stone cladding on a new stair on the north west corner of the building was disallowed. The cost to replace this stonework is estimated at $32,000.

It was decided by the Carnegie Advisory Committee not to make further cuts affecting the programming of the Centre until a final decision on a Provincial Government Recreation Assistance Program grant was known. Despite continuous enquiries and reassuring responses from the Province it has now been confirmed in a letter to the Mayor, dated July 24, 1979, that REFAP funds will not be granted for Carnegie Centre (Attachment 1). It should be noted that the Director of Social Planning has made persistent efforts during the past two years to secure additional funds from Foundations and other sources, all of which have failed.

Our inability to secure additional funds has meant the project has continued with an extremely small budget to meet construction contingencies if they arose. Architects have kept these extras to a minimum and the unforeseen additional costs of $60,300 were not predictable because of the difficult nature of the renovation project (Attachment 2).

In view of the disruption to programming and supervisory problems posed by existing capital deficiencies the Committee recommends that Council be requested to provide additional funds to complete the restoration of the Carnegie building ($103,000) as planned, plus $40,000 to permit completion of the kitchen area on the second floor of the building for a total of $143,000.

The total additional amount required to complete construction(including the kitchen, but excluding the basement) represents less than 10% of the total contract approved by Council in the amount of $1,605,574. The extra costs of construction in the amount of $76,700 (construction plus testing) represents less than 5% of the contract which is not out of line for such a project.

Therefore the Directors of Social Planning and Civic Buildings recommend:

> A capital allocation of $143,000 be made to permit the completion of the Carnegie Building contract as outlined in this report.

The Director of Finance advises that if the foregoing recommendation is approved by City Council the source of funds would be Revenue Surplus as interim financing to be replaced from the 1980 Supplementary Capital Budget. This is necessary inasmuch as the 1979 Supplementary Capital Budget is out of funds."

The City Manager notes that the project of renovating the Carnegie Library was submitted as a recommendation by the Community Services Committee to Council on February 24, 1976. Council then approved the project, and in view of that approval, and in order to bring the project to a satisfactory conclusion, the City Manager RECOMMENDS approval of the recommendation of the Director of Social Planning and the Director of Civic Buildings, with the financial arrangements as suggested by the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 706

MANAGER'S REPORT

DATE August 9, 1979

TO: Vancouver City Council

SUBJECT: Design of Boundary Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The purpose of this report is to summarize past Council decisions on Boundary Road, to briefly describe some of the design elements, and to review the need for a noise reduction fence on the Vancouver side of Boundary Road.

BACKGROUND

The development of Boundary Road has been the subject of numerous discussions and Council decisions, leading through an extended process to an approved design. Appendix I outlines a number of the Council decisions on this matter, some of which are described below.

At least as long ago as the 1930's, Boundary Road was recognized as a primary arterial routing, and a general widening plan was agreed to with Burnaby in the 1950's.

As planning of Champlain Heights proceeded in 1974, potential noise problems from Boundary Road were recognized and a consultant study was carried out to propose solutions. This resulted in the incorporation of 69 to 110 feet of buffer zones into the development to reduce traffic noise to the maximum normally acceptable levels as defined by HUD.

Council met with Burnaby Municipal Council in June, 1977, following which Boundary Road's designation as a primary arterial was confirmed to a six-lane standard as described in the staff report.

More recently, Council considered a plan to develop Boundary Road as a truck by-pass to relieve a number of residential arterials such as Knight Street, Victoria Drive, and 41st Avenue. However, this plan was subsequently not adopted and, after considerable public input and discussion, Council, in 1978, approved 'Option 1b' for Boundary Road as recommended by the Champlain Heights project group.

Within the last few months, Burnaby Council reviewed their transportation planning process and approved Option 1b, with some modification to protect existing Burnaby housing that is not set back from the street. These modifications were reviewed at the recent joint Vancouver/Burnaby Transportation Committee meeting. The detailed design for Boundary Road was also contained in the Burnaby report on Boundary Road which was before Council at its July 25th meeting (diagrams were available in the City Clerk's office). In summary, these modifications have been reported to Council and are described more fully below.

DESIGN DETAILS

Long-term plans for Boundary Road have indicated a need for a six-lane facility. Current and planned new developments in the southeast sector and in Burnaby have already begun to increase traffic volumes on Boundary Road, resulting in some spillover onto local streets. Additional increases can be anticipated as Champlain Heights, Burnaby MetroTown Centre, the Burnaby's Big Bend and Vancouver South East Marine industrial areas and other developments proceed. To accommodate this volume of traffic will require that there be a minimum of interference from turning or stopped vehicles, etc.

In addition to the basic through-traffic lanes, facilities will be needed for left turns and right turns at intersections, bus bays, parking and emergency stopping. In the 'cut' section south of Rumble Street, there are no intersections nor fronting properties, no bus stops, so two moving lanes will be adequate for the foreseeable future. A median is planned in this cut section which provides flexibility for adding one more south-bound lane if it is ever needed. Because of the steep grade, a northbound truck climbing lane will continue to be needed (see attached sketch, Figure 2).

...2/..

North of the cut section, however, all of these facilities for parking, stopping, turns, etc., will be necessary. There will be a number of intersecting streets and regularly spaced signals. Bus service is anticipated on Boundary Road to Rumble Street, and bus stops will be required co-ordinated with the dwellings that front on Boundary Road. On the Burnaby side, these needs are being met by means of a frontage road for parking, bays for bus stops and emergency stopping, and widening to three moving lanes at intersections. To achieve this same design on the Vancouver side would diminish the boulevard and noise buffer zone excessively. A much more effective and lower-cost method is simply to provide a third lane between Imperial and Rumble Streets, which can then be used for bus stops, emergency stops, and turning lanes, with remaining curb space used for parking (see attached Figure 1).

The design also includes a central median. This is provided because of improved safety (particularly for pedestrians, who only have to cross one direction of traffic at a time), improved appearance (providing an attractive landscaped boulevard instead of a 'sterile' expanse of pavement) and the ability to provide left-turn bays without additional expense. The greater part of the length of Boundary Road already includes a median, which suits the character of this 'special' street forming Vancouver's boundary. This project will further contribute to this aspect of Boundary Road.

Thus, Option 1b as approved by Council and subsequently adjusted in discussions with Burnaby includes the following elements (see also Figure 3):

North of Imperial Street (not for construction now) - four lanes to avoid intrusion into Central Park, with no parking.

Rumble to Imperial Streets - four moving lanes with a central median. Additional southbound lane for turns, bus stops, emergency stopping, and parking as required. Northbound, bus bays, emergency stopping bays, and turning bays, plus frontage road with parking. Noise control berm on the Burnaby side, plus buffer strip on the Vancouver side. Flare at Rumble Street to allow turns and bus stops (see Figure 1).

Rumble Street to Marine Way ('Cut' section) - four moving lanes plus a truck climbing lane northbound. Central median. No provision for bus stops, parking, etc. Flare at each end for signalized intersections. Pedestrian overpass north of Marine Drive, full overpass at Marine Drive with no connection (see Figure 2).

REVENUE SHARING GRANTS

1979 Provincial Revenue Sharing grants include one-half of the cost of two projects on Boundary Road:

- a $412 000 project for preliminary construction work on Boundary Road (½ Vancouver, ½ to Burnaby).

- $1 152 000 being Burnaby's payment to Vancouver for the widening strip.

Each of these projects must be completed by December 31, 1979 to receive the benefit of the revenue sharing provisions. If the projects are not complete, the revenue sharing funds will be lost.

Any delay or re-design of the Boundary Road project could endanger both of these grants. The first project involves earth moving, and other field work that must be completed during good weather. This work was already delayed by negotiations with Burnaby, resulting in a schedule that is now critically dependent on good weather. Any further delay would prevent completion of the work this year, resulting in loss of a portion of the Revenue Sharing grant.

The second grant is based upon a cost that was negotiated with Burnaby using the width between curbs for calculations and including an additional amount for the berm and frontage road in Burnaby. Any change in the curb line would void this agreement, resulting in a reduction in the amount payable to Vancouver. Not only would there be a loss in revenue to the City through deleting the curb lane, but additional negotiations could also delay a settlement beyond December 31, 1979 resulting in loss of the grant entirely.

...3/..

Thus, the project should proceed as previously approved and agreed, in order that these very advantageous grants can be received. A separate report is before Council today awarding the tender for construction on Boundary Road. It is critical this tender proceed today.

Comments of the Director of Finance re: Financing

The 1979-81 Five-Year Capital Program for Streets, as modified to early 1979, indicated a cost of $1 500 000 for this work. Upon refinement of estimates and design it now appears that the City's share of the cost will be $1 650 000.

The City Engineer proposes financing as follows:

Basic Capital Budgets	$ 515 000
Property Endowment Fund - Champlain Heights for Local Improvements	335 000
Property Endowment Fund - General for Local Improvements	72 000
Provincial Revenue Sharing Approved	103 000
Provincial Revenue Sharing Not Yet Approved	625 000
TOTAL	$1 650 000

Before the City Engineer commits the 1980-81 work that requires the $625 000 of Provincial Revenue Sharing not yet approved, he will either have to have received Provincial approval or a portion as necessary, or arranged other financing from either his basic Capital Budget or from the 1980 Supplementary Capital Budget.

The Property Endowment Fund shares of the cost are not yet approved but are included in the front end financing for the Champlain Heights development and available in the Property Endowment Fund for the General. The Property Endowment Fund portions will need approval in the 1980 Champlain Heights Capital Budget and as a separate approval from Property Endowment Fund - General for the $72 000.

Financing arrangements with Burnaby appear to be satisfactory.

NOISE CONTROL - Comments of Champlain Heights Project Manager

The implementation plan for Areas 'E' and 'F' anticipated the widening of Boundary Road and designated a buffer strip within each enclave between the future roadway and the residential units that abut Boundary Road. This buffer strip varies from a minimum width of 69 feet at 49th Avenue to a maximum of approximately 110 feet at S.E. Marine Drive. The buffer strip is mostly on privately owned land and takes the form of a treed building setback. The buffer strip was intended to satisfy the minimum standard for noise abatement as determined by the acoustical consultant's reports prepared in 1974 and 1976. Since that time, two of the enclaves abutting Boundary Road have been developed and it is apparent that the buffer has not remained intact. Some trees have died and others have been removed by the developers during the construction process. This, combined with the recent program to remove the trees from the City property, has made it apparent that some additional noise abatement measures are warranted.

The Project Manager is recommending a program to increase the level of noise abatement through construction of a fence and installation of boulevard landscaping along Boundary Road from 49th Avenue to Rumble Street.

It should be noted that, strictly speaking, the City is not obliged to build a fence to improve upon what has been defined as 'normally acceptable' standards of abatement. In 1976, an acoustic consultant was retained to examine the effectiveness of the treed buffer setback in Enclave 1. At that time, he observed that the buffers were designed at the upper limit of what is defined by 'HUD' as 'normally acceptable'.

It was also pointed out that Boundary Road should be improved or the improvements underway before residents move in. As a minimum, the new residents were to be clearly informed of the proposed road improvements.

...4/..

In spite of the Project Manager and City staff endeavouring to inform prospective residents of the Boundary Road situation, some misunderstandings appear to have developed, particularly regarding the 'buffer zone'. In the case of Enclave 1, this apparently occurred even though the City registered a restrictive covenant against each property bordering Boundary Road prohibiting cutting of trees in the buffer.

It is recognized that the trees that existed in the buffer and on City-owned property provided more of a psychological benefit than an actual reduction in noise levels. The position advanced by the Project Manager is that the resultant noise level with the treed buffer zone is not as acceptable as originally hoped, and that given the opportunity to reduce the noise level further, particularly to the outdoor yard areas and the ground floors of the units, and given the relatively low cost of a fence in terms of the overall Champlain Heights projects, we should endeavour to achieve as high a standard as is reasonably possible.

The cost of approximately 2800 feet of fence from 49th Avenue to Rumble Street is estimated to be roughly $60 000. An approximate level of landscaping is estimated to cost an additional $40 000. Subject to Council approval in principle, a detailed design would be prepared and reported back.

From Rumble Street to S.E. Marine Drive, Boundary Road for the most part is depressed in a 'cut'. A fence may not be necessary in this area, but may be considered desirable by the developers - it would be their responsbility to fund the fence in such a situation.

In summary, the Project Manager submits that the opportunity exists to significantly improve the noise abatement at a reasonable cost by developing a solid fence along Boundary Road from Rumble Street to 49th Avenue.

Comments of the Director of Finance on the Question of Additional Noise Abatement Facilities

The Director of Finance cannot support the Project Manager's suggestion that the City should spend approximately $100 000 to provide noise abatement in excess of what was considered to be necessary by the planners and the consultants. As Council is aware, the City as developer of the site has more than met its obligations to create a satisfactory residential environment in Champlain Heights. The City has already made a substantial investment in noise abatement facilities by preserving the buffer areas, this all by itself representing a very substantial financial cost. In the opinion of the Director of Finance, we should not be spending additional City funds to provide a level of abatement greater than that which was considered to be necessary and much in excess of what is provided on other busy City streets.

With respect to funding for the $100 000, it has never been included in the front end development expenses for Champlain Heights and is therefore not available in any budget. The Champlain Heights development is also quite tight on cash flow. If Council does approve the $100 000, it would have to be added to the front end development budget of Champlain Heights and the funds be provided next year.

Comments of the Director of Planning

The design of Boundary Road is a special challange both in terms of urban design and community relations. It is not often that the City embarks on a project of this magnitude with its effects on adjacent residents, the movement of traffic, and the long-term image of the City.

This challenge demands greater than ordinary attention to noise protection and landscaping design so that Boundary Road may become a street of which both the City and Burnaby can be proud. It is also very important to keep the community informed of progress as the design proceeds.

In reviewing the present status of the design for Boundary Road, it is apparent that more information should be provided to local residents and the Champlain Heights Planning Advisory Committee about the details of the cross section proposed, and the reasons for the design. Accordingly, it is proposed that a public information meeting be held as soon as possible to explain the reasons for the choice of cross section design selected for Boundary Road and receive comments.

...5/..

Accepting that the major commitments have been made to the number of lanes and median strip, there are, however, several actions which the City should consider at this time to improve the detailed design process for Boundary Road without harming the timetable needed to complete construction on schedule.

1. Approve in principle the number of lanes and median strip and acoustical fence as suggested by the City Engineer and the Champlain Heights Project Manager.

2. Hire a landscape architect to prepare landscaping designs for Boundary Road from Kingsway to Marine Way. This work should include the design of berms, fences, and landscaping for the entire right-of-way, including the central median and boulevards on both sides of the road, as well as the preparation of cost estimates. In proposing this study, the Director of Planning feels it is important to take a comprehensive approach to the design of Boundary Road, rather than tackling separate design elements, such as the fence, in isolation.

3. Improve efforts to inform local residents of the design and construction program for Boundary Road, and to seek input where this is still feasible, for example, through the proposed landscape consultant study.

CONCLUSIONS

The matter of design of Boundary Road has been before Council on numerous occasions, progressing from broad concepts, through selection of options, to an approved detailed design that has been agreed with Burnaby. There has been substantial public input into this process and the design includes a number of elements requested by the public, as well as a wide noise buffer strip. Work must proceed at this time to take advantage of good weather and Provincial Revenue-Sharing grants, which expire on December 31, 1979.

While the buffer strip appears to be successful in reducing noise to acceptable levels, a fence could be constructed to bring about further improvements, and should be approved in principle for further report.

RECOMMENDATIONS

The City Engineer and Director of Planning recommend that:

1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.

2. The City Engineer, in consultation with the Director of Planning and the Champlain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.

3. Further noise abatement measures be in the form recommended by the Champlain Heights Project Manager, (the City Engineer feels that this is warranted only with the existing street design) and that a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back on source of funds.

   NOTE: a. The City Engineer and Champlain Heights Project Manager recommend that the noise barrier be designed by the architects on retainer for the Champlain Heights Project, and the landscape plan be prepared by the City Engineer, in consultation with the Parks Board, Director of Planning and Champlain Heights Project Manager.

   b. The Director of Planning, in recognition of the special role of Boundary Road, recommends that one qualified landscape architect be retained to prepare a comprehensive and unified design of the fences, berms and landscaping.

The Director of Finance disagrees with Recommendation '3' as indicated in his comments in the report.

The City Manager notes that only the method for preparing a landscaping plan for Boundary Road is at issue in this report. The Director of Planning recommends a landscape consultant prepare a comprehensive plan, while the City Engineer and Champlain Heights Project Manager propose the noise barrier be handled by the Champlain Heights Project Group, and the overall plan be developed by an interdepartmental group including the Parks Board, Engineering, Planning and the Champlain Heights Project Manager. The City Manager believes the interdepartmental proposal will provide a more rapid response to the citizens on the noise barrier and be less expensive.

Accordingly, the City Manager RECOMMENDS approval of recommendations 1 and 2 of the City Engineer and Director of Planning, and recommendation 3a of the City Engineer and Champlain Heights Project Manager.

FOR COUNCIL ACTION SEE PAGE(S) 706, 717-18

MANAGER'S REPORT

DATE August 7, 1979

TO: Vancouver City Council
Tender # 798 -
SUBJECT: Boundary Road Preliminary Excavation and Marine Way Fill

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on August 3rd and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. The bids are unit priced based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary in accordance with the actual quantities measured during construction.

Nine bids were received ranging from $139,024 to $264,806. They are tabulated as follows:

Tender 798

Tenderer	Amount Bid
JOHNNY SABA LTD.	$139,024
DELTA AGGREGATES LTD.	$196,792
SOUTHWEST CONTRACTING LTD.	$223,140
FOWNES CONSTRUCTION CO. LTD.	$226,524
UNITED CONTRACTORS LTD.	$227,854
STANDARD GENERAL CONSTRUCTION (B.C.) LTD.	$233,020
MILLER CONTRACTING LTD.	$245,974
PETER KIEWIT SONS CO. LTD.	$264,356
UNGER CONSTRUCTION (1976) LTD.	$264,806

The low bidder, Johnny Saba Ltd., requested that he be allowed to withdraw because of errors which he made in calculating his bid price. We believe this to be true and that to force this contractor into completion of the contract would in his words "...lead to possible bankruptcy". The Engineering Department's estimate for this work was $225,000.

City Council approved a resolution on August 20, 1971 which states in part "that the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the Council, upon recommendation of the appropriate Chief Officer, that he has made a genuine, provable and significant error in his tender."

The Second bidder, Delta Aggregates Ltd., are willing to accept the contract award at the bid price of $196,792 without reservation.

It is important that this contract be awarded without delay as the excavated material is required for the Marine Way project. The timing of the excavation work is extremely critical and will continue through to October 31st, weather permitting. Forty to sixty crossings of Marine Drive will be made per hour working five days per week.

The Province of British Columbia under the Revenue Sharing Program has agreed to pay 50% of the total cost. The balance will be shared equally between Burnaby and Vancouver. Funds for the City's share of this work were included in the 1979 Basic Capital program, the City's share on this basis for this contract approximates $50,000.

The City Engineer recommends that:

A. Contract 798 be awarded to the second bidder, Delta Aggregates Ltd., (after withdrawal by the low bidder) for the amount bid, namely, $196,792.

B. A contract satisfactory to the Director of Legal Services be entered into.

C. The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 706, 717-18

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

JULY 26, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 26, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, July 12, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Family and Juvenile Court

At its meeting on July 12, 1979, the Committee heard concerns from Mr. Patrick Graham of the Family Court Committee about possible delays in the construction of a new unified family court facility at 12th and Cambie.

The Committee resolved that the Attorney-General and the head of British Columbia Buildings Corporation be invited to attend or send representatives to the next meeting of the Committee.

Appearing before the Committee this day were Mr. Brian Palmquist of the Facilities Management Unit, Department of the Attorney-General; Mr. Dave de Bell of Planning and Programming, B.C. Buildings Corporation; and Mr. Patrick Graham of the City's Family Court Committee.

Copies of the following letter dated July 24, 1979 from the Attorney-General were distributed to Committee members:

"I refer to your letter of July 16th. As confirmed on the telephone, Mr. Palmquist of this Ministry's Facilities Management Unit will attend the meeting of the Community Services Committee on July 26th.

Mr. Palmquist will be bearing this message which I confirm:

1. The Ministry of the Attorney-General has no intention of abandoning this project.
2. We consider construction of the Unified Family Court building as one of our higher priorities.
3. We are committed to the 12th and Cambie site as our first preference for the new Court.

Continued . . . .

Clause No. 1 Continued

"4. We are currently discussing with B.C.B.C. the proposed site for the building on the 12th and Cambie property in view of a number of design problems associated with using the southeast portion of the site.

5. The review of site options has created some delays in timing and therefore construction is not likely to start in August as we had originally hoped."

The Provincial representatives reiterated the statements contained in the Attorney-General's letter, adding deliberations are under way on whether the new court building should be situated on the northwest or southeast corner of the Provincial property between 10th and 12th next to Cambie Street.

Mr. De Bell explained approval has been given for a feasibility study only, that Treasury Board approval for the estimated $4.5-Million for construction is still required. Mr. Palmquist indicated the new building is a high priority and funds should be approved by the Treasury Board.

In response to queries by the Committee, Mr. Palmquist admitted the Province was at fault for not including a City of Vancouver representative on the Court Users Committee and he extended apologies for this oversight. Mr. Palmquist said it is now the Government's policy to include a municipal representative on any Users Committee which is established to build new facilities and he said the Province would appreciate suggestions on how to involve the public in planning the new facility.

The Chairman pointed out the name "Users" Committee is a misnomer as the public is really the user and often is not represented at all in the planning of public buildings.

The Committee reiterated its interest in the new building proceeding as quickly as possible on the 12th and Cambie Street site and thanked the Provincial representatives for their attendance this date.

Following discussion, it was

RECOMMENDED

THAT the letter dated July 24, 1979 from the Attorney-General on the proposed Unified Family Court building and the verbal submissions from Messrs. B. Palmquist and D. de Bell be received.

2. Community Bus for the Hastings-Sunrise Area

The Committee had before it for consideration a Manager's report dated July 3, 1979, in which the Director of Social Planning reported on the need of the Franklin Community School Association for a vehicle to provide transportation for people in the east end of the City to the Franklin Community School.

Continued . . . .

Clause No. 2 Continued

The report noted Council had previously approved grants of $2,980.00 and $6,960.00 to the School Association to lease a community bus and it has now been determined it would be more economic to purchase a bus outright. The City has received confirmation from Variety Clubs International that that agency will provide a grant of up to $7,500.00 to purchase a 23 passenger Wayne "Busette" on the condition the City provides the remaining $7,500.00 required for the purchase. In the report the Director of Social Planning recommended Council approve such a grant.

Appearing before the Committee on this matter were representatives of the Franklin Community School Association and Mr. J. Jessup of the Social Planning Department, who reviewed the report for the Committee.

During discussion the Committee noted that a second recommendation of the Director of Social Planning is that the Director of Legal Services prepare an agreement between the City and Variety Club - Tent 47 which will provide the City with the first option to reassign ownership of the bus to another agency in the event the School Association is dissolved or is no longer willing to operate the vehicle. It was pointed out that in a letter from Variety Clubs International dated June 18, 1979, appended to the City Manager's report, the Variety Club suggested that if the Association is forced to discontinue the service, the City and the Variety Club should reassign the bus to another area in the Hastings-Sunrise district.

The Committee felt the second recommendation of the Director of Social Planning should be amended in accordance with the Variety Club's wishes.

Following discussion, it was

RECOMMENDED

A. THAT Vancouver City Council approve a one time final grant of up to $7,500.00 to the Variety Club - Tent 47 for the purpose of purchasing a 23 passenger Wayne Busette for the Franklin Community School Association to serve the Hastings-Sunrise area. The source of funds would be Contingency Reserve.

B. THAT the Director of Legal Services be instructed to prepare an agreement between the City and Variety Club - Tent 47 which will provide the City and the Variety Club - Tent 47 with the first option to reassign ownership of the bus to another agency serving the Hastings-Sunrise area, in the event that the Franklin Community School Association is dissolved or no longer is willing to operate the vehicle.

3. Compulsory Treatment of Chronic Alcoholics

The Community Services Committee on several occasions during the past two years has considered proposals for a program of compulsory treatment of chronic alcoholics but has deferred consideration for revisions to the Manager's reports which contain these proposals.

Continued . . . .

Clause No. 3 Continued

On June 21, 1979, the Committee deferred consideration of a Manager's report on chronic alcoholics, asked Social Planning to re-examine the concerns of the Police Department and the Civil Liberties Association, and requested that the Chairman of the Alcohol and Drug Commission attend the Committee's next discussion on the matter.

Appearing before the Committee this date were Mr. H. F. Hoskin, Chairman of the Alcohol and Drug Commission; Inspector McLeod of the Police Department; Ms. Renate Shearer of the Social Planning Department; representatives of the Civil Liberties Association and representatives of Downtown community workers who had originally requested the City to deal with the hopelessly addicted chronic alcoholics.

A City Manager's report dated July 4, 1979 (copy circulated) containing a proposal for dealing with chronic alcoholics and concluding with recommendations from the Director of Social Planning that Provincial ministries adopt such a program, was before the Committee for consideration.

The report covered legislation required for handling chronic alcoholics, the process for committal of such persons for treatment, an appeal process, and comments on reviewing and evaluating each case.

In response to questions by the Committee, Mr. Hoskin pointed out he was in attendance at the meeting as an observer for the Ministry of Health but that he has many concerns over the proposal contained in the Manager's report.

Mr. Hoskin read from a prepared statement detailing some of his concerns. These include

- The mandate of the Commission is to provide treatment and rehabilitation;
- Long term care or a maintenance program may be either the responsibility of Human Resources, the Ministry of Health's Long Term Care Program or some other ministry;
- The proposal appears to be designed to remove the chronic alcoholic from the community for periods of 90 days, while the opinion of workers in this field is that most of the individuals in the "chronic" category are beyond rehabilitation;
- The proposed new legislation appears to contradict a move from a Justice to a Health system and the Commission feels the conditions in Section 64(a) of the Summary Convictions Act should be used for holding such persons for the first 72 hours;
- The Commission feels it inappropriate to present an intoxicated person before a Judge during the first 24 hour period in a detoxification centre because of possible medical complications;
- The Commission would not, without direction, accept responsibility as proposed in the Manager's report for judicial appearances and would oppose this procedure as being cumbersome;
- The Commission will not accept responsibility for or hold individuals who pose a threat to themselves or others or who face possible charges in a detoxification centre;
- Any such program would have to be Province-wide rather than local or regional.

Continued . . . .

Clause No. 3 Continued

In conclusion, Mr. Hoskin predicted the proposal could cause numerous problems and added the Commission itself will be writing to the Minister of Health inquiring whether the Commission is to accept the additional responsibility for holding chronic alcoholics.

During discussion the Committee noted the intent of the City Manager's report is to forward the proposal to appropriate Provincial ministries. The Committee could re-examine the proposal in the light of any responses received from the Province. The Committee felt the proposal should be sent to the Minister of Health with copies to other ministries.

Following discussion, it was

RECOMMENDED

THAT Council make the following requests of the Ministry of Health with copies to the Attorney-General and Minister of Human Resources:

a) That new legislation be prepared to replace Section 64(a) of the Summary Convictions Act;

b) That such new legislation retain the provision of Section 64(a) which gives authority to the Police to remove intoxicated persons from the street;

c) That the new legislation include points (1) through (13) as contained in the City Manager's report dated July 4, 1979;

d) That the draft of the new legislation be discussed with the Vancouver Police, the Downtown community workers and the Alcohol and Drug Commission before the legislation is finalized.

4. Licence By-law Amendments - Cabarets

Council, on March 15, 1979, approved the following recommendations from Alderman Rankin:

"THAT the Director of Legal Services be requested to prepare a by-law to amend the City's Licensing By-law as follows:

a) That clubs clearly display their entrance requirements pertaining to a dress code; and

that the following identification requirements be posted:

i) where age of a person seeking admission to a cabaret is an issue, Section 23 of the Liquor Act Regulations shall apply;

ii) that for any other concern, one piece of picture identification or two pieces of non-picture identification shall be required to be produced.

b) That bouncers and managers of cabarets wear identifying nameplates to be visible at all times, containing their first name and a number, and that the management of the club be required to maintain a list available to City officials providing the full identification of the persons wearing each nameplate.

Continued . . . .

Clause No.4 Continued

"c) That persons who are refused admittance to a cabaret be given the reason for such refusal by the management of the cabaret.

d) That the following paragraph from the City racial discrimination by-law be clearly displayed at the entrance to all cabarets:

'No person holding or required to hold a license for the carrying on of any trade, business or occupation under the provisions of any by-law of the City of Vancouver shall refuse to sell goods or furnish any service or supply any accommodation, to a person by reason only of such person's race, creed or colour.' "

The Committee had for consideration the following memo dated July 9, 1979 from the Assistant Director of Legal Services on the concerns received by him from the Human Rights Branch over the City's proposed Licence By-law amendments:

"Attached is a draft of the proposed amendment to the Licence By-law dealing with the admission requirements in respect to cabarets.

Initially this proposed amendment incorporated all the items approved by Council on March 13. You will recall, however, that on May 2 you instructed us to discuss the amendments with the Director of the Human Rights Branch. Further to that instruction I had a meeting with a representative of the Branch and and there were two proposals which they disagreed with. Their concerns are set out in the attached letter dated June 25.

With regard to their concerns respecting subsection 10 I discussed this matter further with the Licence Inspector who determined after discussions with the Police and cabaret operators that in fact the Police do not provide lists of undesirables nor do the cabarets keep such lists. Accordingly, we agree with the Human Rights Branch's suggestion and it seems logical that the only circumstances requiring the production of identification should be when age is in issue.

The Branch is most insistent that subsection 9 should be broadened to permit various other forms of I.D. I have not made this change because the Liquor Control and Licencing Act makes it an offence to serve liquor to a minor. The only defence to such a charge would appear to be as set out in the Regulations to the Act, which provide that it is a defence to the aforesaid charge if the operator has satisfied himself that a patron is of the age of majority by having him produce either a passport, a B.C. Indentification Card, or a driver's licence. The Human Rights Branch feel that other forms of identification, particularly U.S. military cards, etc., are clearly satisfactory. While this may be so, the fact is that they are not satisfactory to establish a defence under the Act and the "fault", if I may call it that, lies not in our By-law but in the Regulations under the Liquor Act.

In summary, it is my position that it would be not only unfair but possibly ultra vires if our By-law were to force cabaret owners to accept certain types of identification which if the patron turned out to be a minor would not afford them with a defence under the Act.

I presume your Committee will wish to deal with this matter and give me further instructions before this by-law is put to Council. "

Continued . . . .

Clause No. 4 Continued

Mr. John Mulberry, the Assistant Director of Legal Services, along with representatives of Human Rights Branch, Black Solidarity Association, and the Director of Permits & Licenses, appeared before the Committee on this matter.

During discussion the Committee noted the concern of the Human Rights Branch is that the identification requirements under the Provincial Liquor Act are too narrow if these requirements are to be met as proof of age of a person seeking admission to a cabaret as proposed in the City's by-law amendment.

Spokesmen from the Human Rights Branch advised the Committee that military identification cards are more difficult to acquire than a driver's license yet unacceptable under the proposed City by-law amendment. Similarly, a citizenship card is not listed as an acceptable piece of identification under the Liquor Act and therefore would not be acceptable under the City's proposed by-law.

The Committee felt that either the Human Rights Branch or the City itself could ask the Attorney-General to expand the list of acceptable pieces of identification under the Liquor Act to include picture identification such as a military card or citizenship card, and that the by-law amendment being proposed by the City's Legal Services Department should be approved as presently worded and later expanded to include a wider selection of identification if the Liquor Act is so amended.

Following discussion, it was

RECOMMENDED

A. THAT Council request the Attorney-General to expand the type of identification listed under the Government Liquor Act to include picture identification such as a military or citizenship card.

B. THAT Council approve the by-law to amend By-law No. 4450, being the Licence By-law.

(The amending by-law is before Council later this date, for approval if the Committee's recommendation "B" is approved.)

5. Fire Upgrading Program

On July 12, 1979, the Committee recommended that the Fire Chief report through the City Manager to the next meeting of the Community Services Committee with a proposal for a fire safety upgrading program for City multiple dwelling buildings of less than three storeys.

The Committee had before it for consideration a Manager's report dated July 26, 1979, accompanying a report from the Fire Chief dated July 20, 1979 (copy circulated).

In his report, the Fire Chief proposed that certain amendments be made to the Fire By-law to provide a higher level of safety for the estimated 4,000 multiple dwelling buildings of less than three storeys or 20 units.

Continued . . . .

Clause No. 5 Continued

The principal elements of the Fire Chief's proposed amendments would require these buildings to provide:

- a secondary means of egress
- an adequate smoke alarm
- installation of 20-minute fire doors with self-closing devices and latch sets
- amend Sections 36 and 43(b) to limit the right of appeal to buildings over two storeys in height with more than 20 rooms.

In his report, the City Manager noted some 4,000 buildings would be covered by the proposed standards and representation from many of these affected property owners can be expected. The Manager therefore recommended the Fire Chief's report be made available to the public and the Committee consider it in late August or early September after the public has had an opportunity to review it.

Appearing before the Committee on this matter were the Fire Chief and a spokesman from the Downtown Eastside Residents' Association.

During discussion the Committee felt the measures proposed by the Fire Chief are minimal, and in response to a question, the Fire Chief estimated the maximum cost per suite would be approximately $500.00 if a second means of egress were required to be installed or $150.00 per suite if a secondary egress is not required. The Fire Chief added the installation of a second means of egress could be excused if other measures are taken by the owner.

The D.E.R.A. spokesman said that while the recommendations are good, they are minimal requirements and therefore there should be no reason to delay passage of a by-law amendment.

The Committee was told the City could advertise in order to make the public aware of the proposed fire regulations, and a representative of the Legal Services Department, in response to the Chairman, indicated a by-law could be brought before Council in early September if Council, on August 14, 1979, approves the measures proposed by the Fire Chief.

The Committee felt there should be some direct notice to the owners of the estimated 4,000 affected buildings, and the Fire Chief replied that inspections are carried out on these buildings approximately every four months and notices could be delivered at inspection time.

Following further discussion, it was

RECOMMENDED

A. THAT the Director of Legal Services be instructed to amend the Fire By-law in accordance with the terms outlined by the Fire Chief in his report dated July 20, 1979.

Continued . . . .

Clause No. 5 Continued

B. THAT the amendment to the Fire By-law be before Council on Tuesday, August 14, 1979.

C. THAT the City advertise its intention to consider at its August 14, 1979 meeting new fire safety regulations for buildings over one storey in height which were not covered by Phase III of the City Fire By-law.

(The by-law is before Council later this date.)

6. Liquor Permit for Carlton Hotel

Mr. Ken Armstrong of the Permits & Licenses Department advised the Committee the Liquor Control & Licensing Branch is considering not reissuing a liquor license to the Carlton Hotel, corner of Cambie and Cordova Streets, because the Liquor Branch feels the number of licensed premises in the area is excessive.

Mr. Armstrong reported the Liquor Branch has asked the City's views on its proposal not to issue a license.

During consideration the Committee felt it could concur with the position taken by the Liquor Branch, and following discussion it was

RECOMMENDED

THAT Council concur with the course of action proposed by the Liquor Control & Licensing Branch with respect to the reissuance of a liquor license for the Carlton Hotel, 314 Cambie Street.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 707-8

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 26, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 26, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman
	:	Alderman Ford
	:	Alderman Kennedy
ABSENT	:	Alderman Boyce
		Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Shaughnessy Planning Study

The Committee considered a report of the City Manager dated July 19, 1979 (on file in the City Clerk's Office) in which the Director of Planning advises that as part of the 1979 Planning Department work program and budget, Council approved the commitment of 50% of one planner's time to deal with the preparation of a Shaughnessy planning study, specifically, the RS-4 zoned area referred to as First Shaughnessy.

On May 3, 1979, Planning staff attended the Annual General Meeting of the Shaughnessy Heights Property Owners Association and outlined a proposed work program and suggested timing to complete the work. Also mentioned was the concept of forming a working committee of Shaughnessy citizens to enable a representative cross-section of Shaughnessy citizens to be involved in the study, as well as drawing upon the expertise of Shaughnessy citizens.

On May 16, 1979 a circular was distributed to all First Shaughnessy residents to ensure that all persons, including those who do not belong to the Shaughnessy Heights Property Owners Association were informed of the planning activities taking place in their community.

On July 5, 1979 a meeting was held to finalize the formation of the working committee. The proposed work program was outlined in addition to proposed terms of reference and concept of a working committee.

Mr. M. Pedneault, Shaughnessy Area Planner, advised that the proposed Terms of Reference had been circulated and no opposition was registered.

After discussion, the Committee,

RECOMMENDED

A. THAT the composition of the First Shaughnessy Planning Study Citizens Working Committee be endorsed as follows:

- 7 members of the Shaughnessy Heights Property Owners Association
- 2 owners of legal non-conforming uses (i.e. rooming houses) within the Shaughnessy RS-4 district schedule boundaries.

cont'd....

Clause No. 1 cont'd:

- 2 tenants from the Shaughnessy RS-4 district schedule boundaries
- 1 member appointed by the Heritage Advisory Committee

B. THAT the Terms of Reference as contained in Appendix III (attached) of the report of the City Manager dated July 19, 1979 be approved.

2. Residential Rehabilitation Assistance Program (RRAP) Status Report - July, 1979

The Committee considered a report of the City Manager dated July 19, 1979 (on file in the City Clerk's Office). In the report the Director of Planning:

(a) provides a status report for the information of Council on the activities of the City's RRAP administration, including information on recent program developments;

(b) recommends appropriate action to Council pertaining to

- provision of RRAP assistance to residential property owners located outside existing designated areas
- the provision of RRAP assistance to owners of "Rooming House" type accommodation

Mr. G. Mervyn, RRAP Administrator, outlined the program background for the Committee noting that since 1974, eight areas have been designated under NIP in Vancouver, including Kitsilano, Cedar Cottage, Downtown Eastside, Mount Pleasant, Grandview-Woodland, Riley Park and, most recently, Kensington and Kiwassa. Although NIP legislation terminated in March, 1978, the Federal Government advised that RRAP will carry on for an unspecified period of time. RRAP is available to residential property owners within NIP designated areas and areas receiving special area designation. Under RRAP, a property owner can receive up to $10,000 per housing unit in loan funding (a part of which may be considered a non-repayable grant) to undertake repairs and/or improvements required to meet the City's Standards of Maintenance By-law and as determined eligible by the CMHC Standards for the Rehabilitation of Residential Buildings. Program financing is provided by the Federal Government through CMHC.

As a condition of approval of the 1976 and 1977 NIP programs, the Federal Government required that Municipalities assume the administration of RRAP within the 1976/1977 NIP areas as agent to CMHC and offered Municipalities the option of assuming administration of the 1974 and 1975 NIP areas as well. On April 1, 1978 the City Planning Department assumed responsibility for the administration of RRAP in all NIP designated areas of the City. In May, 1978 the Federal Government introduced a provision which permitted the City to designate special "Rehabilitation Areas" to receive RRAP assistance without NIP designation. As a condition, the Federal Government required that the City administer the Program in such areas. In response, the City, on November 2, 1978 submitted requests for special RRAP designation for extended NIP areas and a separate rehabilitation area of Hastings-Sunrise.

On March 12, 1979, the Canadian Parliament passed Bill C-29, which amended various sections of the National Housing Act including changes to RRAP which:

cont'd....

Clause No. 2 cont'd:

(i) removed previous restrictions of neighbourhoods (NIP) and areas approved by Governor in Council (Special Designated Areas) in respect of which loans may be made;

(ii) substituted an amount prescribed by Governor in Council for the $500 limit previously applicable for the forgiveness available for each bed unit of the Hostel or Dormitory type (Housekeeping or Sleeping rooms);

(iii) authorized loans under RRAP to be made by approved private lenders rather than and in addition to CMHC. These loans are NHA insured.

Although the Bill has now been proclaimed, not all changes noted above have been fully implemented by CMHC.

Mr. Mervyn also advised:

- In April, 1979 CMHC advised that a budget of $1.2 million dollars had been allocated to the City for the purpose of administering homeowner applications from existing NIP areas. An unspecified amount was allocated for landlord applications from the same areas but this will not be sufficient to meet all current demand for landlord funding during 1979.

- In May, 1979 CMHC advised that the City's requests for Special Area Designation to extend existing NIP boundaries (for the purpose of RRAP only) and to designate Hastings-Sunrise as a Rehabilitation Area had been approved. An additional budget of $420,000 has been allocated for homeowner applications processed from these newly designated areas.

- As provided by the Amendments to the National Housing Act, CMHC has now introduced revised guidelines for assistance provided under the Rooming House provisions of the program.

- CMHC has now introduced the new Rental RRAP provision, resulting in the City once again accepting and processing landlord applications. The revised provisions require that all repayable RRAP funding for landlord applications be provided from the private lending sector (i.e. Banks, Trust Companies and Credit Unions). The recent amendments to the National Housing Act will provide for NHA insurance for such loans. CMHC will continue to provide the non-repayable (grant) funding directly.

- CMHC is currently in the process of reviewing many of the existing RRAP policies and guidelines, including: loans limits, homeowner income guidelines and municipal agency fees.

- City RRAP staff have continued efforts in requesting that CMHC increase the agency fees paid to Municipal agents. The Canadian Association of Housing and Renewal Officials (CAHRO) has prepared a submission to CMHC on this matter. A meeting of GVRD Municipal RRAP staff is planned in the near future to develop a proposal for fee adjustment.

With respect to the administrative structure, Mr. Mervyn advised that as approved by City Council on April 3, 1979, the Planning Department established a Central RRAP Administration Office at 1324 Kingsway in May, 1979 to serve the NIP areas of Riley Park,

Clause No. 2 cont'd:

Kensington, Cedar Cottage and Mount Pleasant, as well as providing administrative support for the RRAP staff located in Kitsilano and Grandview-Woodlands. Previously each NIP area had been serviced by RRAP staff located at the individual NIP Planning offices, with administrative support provided from City Hall.

The Planning Department has retained 13 staff positions for the administration of RRAP, 10 of which are currently filled. With the approval of the Hastings-Sunrise Special Designation Area, it is proposed to hire one additional adviser. The two remaining positions will not be filled at this time.

In a report considered by Council on April 3, 1979, the Director of Planning advised that the City's RRAP Administration was no longer able to completely cover costs through the payment of agency fees from CMHC. Council approved an expenditure budget which assumed a maximum net cost to the City in 1979 of $63,545 (not including salary adjustments).

With respect to special area designation in the downtown core area, Mr. Mervyn advised that in October 1978, City Council established a Staff Downtown Housing Implementation Committee (DHIC) which, among other tasks, was assigned to "propose an implementable housing policy and program for residential hotels and rooming houses in the downtown core". City Council on April 10, 1979 authorized the committee to undertake a program of upgrading residential hotels and rooming houses in the Downtown core, beginning in Area I which contains 196 residential hotels and rooming houses which provide permanent living accommodation for about 5,000 low income people. Although the Downtown Eastside NIP area is contained within the boundaries of Area I, only 14 residential hotels and rooming houses are actually located within the NIP boundaries and therefore eligible for RRAP funding. Under current RRAP guidelines, the remaining 182 buildings in Area I cannot apply for RRAP funding.

Although no provisions have been made to permit Municipalities to request Special Area Designation for RRAP in 1979, officials of the local branch office of CMHC have advised that the City should make a special request for area designation for the Downtown Core Area I. A request for special designation must be endorsed by City Council.

Recent amendments to the National Housing Act removed the area designation restriction from RRAP, in effect, making the program available universally. Budget and staffing restrictions do not permit full universality at this time.

CMHC has verbally advised City staff of a proposal to permit participating municipalities the provision to allocate a portion (likely 10%) of their RRAP budgets to assist potential RRAP applicants located outside designated areas. This proposal has been referred to as the "Hardship Provision" as it is intended to assist only those on low income outside designated areas. City RRAP staff, have compiled a list of over 175 potential applicants who have contacted the program for assistance but are not eligible due to the area designation restriction.

In view of current program restrictions, it is unlikely that the City will be able to commit its homeowner budget within the designated areas during the current year. As such it is anticipated that funds will be available to assist hardship cases located outside designated areas.

cont'd....

Clause No. 2 cont'd:

In the event that a request for Special Area Designation for the Downtown Core Area I is not approved by CMHC, Council may wish to utilize the 'Hardship Provision' to assist Rooming Houses which are in need of upgrading in that area.

With respect to the administration/agency agreement, Mr. Mervyn advised that in September, 1978 CMHC requested that the City concur with a number of proposed changes to the RRAP Agency Agreement including a requirement that the City accept responsibility for all provisions of the RRAP program, including the processing of applications received for privately owned hostels and rooming houses and non-profit corporations. City Council declined accepting additional responsibilities for RRAP administration until such time as relevant information was provided by CMHC regarding the new provisions for privately owned hostels and rooming houses.

CMHC has now introduced the revised guidelines to the Rooming House provisions of the program but has advised that they will be unable to administer the new provisions themselves. If the City is to take advantage of RRAP for rooming house accommodation, the City must accept the responsibility for its administration.

RRAP Administration for the rooming house provisions will be much more complex than that currently undertaken by the City RRAP staff as specialized inspection services will be required. A team inspection approach will be adopted involving inspection staff of the Department of Permits and Licenses. Liaison between the applicant, CMHC, City Inspection staff and the contractor will be provided by the City's RRAP Administration.

Staff time involved will be recorded in order to determine staffing needs for a larger scale program. It is proposed that the need for staff and budget, as well as an assessment of the agency fees proposed by CMHC, will be reported to Council as part of the RRAP year end status report.

After discussion, the Committee,

RECOMMENDED

A. THAT Council instruct the Director of Planning to make application to the Central Mortgage and Housing Corporation for the approval of a request for Special Area Designation for the Downtown Core Area I, as defined in the first quarterly report of the Downtown Housing Implementation Committee.

B. THAT Council instruct the Director of Planning to make application to the Central Mortgage and Housing Corporation for approval to utilize a portion of the City's RRAP budget to assist low income property owners and tenants located outside existing NIP/Special Designated areas.

C. THAT City Council accept the additional responsibility to administer all provisions of the RRAP program, including the processing of applications received from privately owned hostels and rooming houses and non-profit corporations and that the RRAP Agency Agreement be amended accordingly, subject to the satisfaction of the Director of Legal Services.

D. THAT Council instruct the Director of Planning and the Director of Permits and Licenses to report back on the staff and budget requirements to administer the Rooming House provisions of RRAP in Downtown Core Area I by the end of December, 1979.

3. Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets

City Council on July 24, 1979, referred the City Manager's report dated July 19, 1979 (on file in the City Clerk's Office) to the Committee for its consideration.

In the report the Director of Civic Buildings advises that the City Manager directed that a report be prepared which would advise Council of the situation with respect to employee on-street parking which has been the source of complaints to the Mayor's Office and on the Vancouver Municipal and Regional Employees' Union's request for additional civic staff parking.

The City leases 181 parking spaces in the Cambie Street parking lot from the Provincial Government to fulfill the Development Permit requirement for the City Hall complex. The "10th Avenue property" bounded by Cambie, 10th, Yukon and the lane, was acquired for Future Civic Purposes, one of which was the possible need to relocate the parking provided in the Cambie lot should that property be developed by the Provincial Government. Based on our current space study staff believe a building development on the site will not be possible or necessary for approximately 5 years.

If conversion of the executive parking garage for office use proves viable it would require the replacement of the 16 parking spaces in the garage and also require an additional 10 spaces generated by the additional office floor area.

To provide this potential additional parking need and to relieve the general parking problems, the recommendation of this report is to develop the "10th Avenue property" as a temporary parking lot for City employees to allow the public better access to City Hall and relieve the parking problem in front of the residential properties in the surrounding areas. The development of the site for parking should be viewed not as a benefit for City staff but rather for the taxpayer in general.

Mr. A. Langley, Director of Civic Buildings, advised that the 10th Avenue site presently contains one single-family dwelling, three lodging houses and an assembly hall. The housing is in poor condition and the cost to renovate to acceptable standards would be $80,000. The Assembly Hall has structural defects and as well would not easily be used for other uses such as offices. Exterior and interior repairs are estimated to be $75,000 - $100,000.

Because of the additional costs to bring the buildings to an acceptable standard it is recommended that the buildings be demolished. The housing tenants would have to be given four months notice to vacate. The assembly hall is on a month-to-month lease.

The report outlines specific concerns of the Director of Planning:

(a) The parking could be regarded as an employee benefit which could set a precedent for the provision of employees parking elsewhere.

(b) Provision of additional parking is counter to the City's goal of encouraging greater use of transit.

(c) The existing buildings on the site have some value as affordable rental housing, and, in the case of the Open Bible Chapel, potential as an employee recreational Centre. These opportunities merit closer consideration in reaching a decision.

cont'd....

Clause No. 3 cont'd:

(d) In 1978 Council approved the concept of developing a special institutional precinct around the City Hall and VGH area. The Precinct Primer study recommended that the amount of land devoted to surface parking in the area be reduced, and that existing parking areas be consolidated in parking structures.

Mr. J. Winsor, Senior Area Planner, indicated that the Department would not be opposed to this site being utilized for surface parking as an interim use. However, a number of step by step decisions are being made in this area without having an idea of what will be developed for the rest of the area towards Broadway and the area to the west. More study is needed towards a final plan for the area.

Mr. K. Dobell, Acting City Manager, advised that the City owns the property and in view of the additional costs necessary to upgrade the housing, and hall, it would be sensible to demolish the buildings and improve the appearance of the area with landscaped temporary surface parking as an interim use. He suggested that it would be more helpful to the Committee if further details were provided with respect to the economics of retaining and upgrading the housing and more work was done in developing various parking alternatives, etc. The Committee agreed and,

RECOMMENDED

THAT this matter be deferred for a Report Reference from Civic officials at the Council meeting of August 28, 1979.

* * * *

The meeting adjourned at approximately 2:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 708-9

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 28, 1979, in the Council Chamber commencing at approximately 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Marzari, Puil and Rankin

LEAVE OF ABSENCE: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, read by the City Clerk.

'IN CAMERA' MEETING

The Council was advised there was an item to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Little,
SECONDED by Ald. Puil,
THAT the Minutes of the Regular Council Meeting of August 14, 1979, (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

Page 20 - adding Ald. Bellamy's name to those opposed to Ald. Gerard's motion deferring the show cause hearing to the next meeting of Council.

Page 22 - that in respect of the motion by Ald. Little re Design of Boundary Road a comma be inserted after the word "further" and the words "be approved" be deleted.

- CARRIED UNANIMOUSLY

CONDOLENCES

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT Council express sincere regrets and condolence to the family of the late Mr. Robert James Nesbitt, employed in the City Engineering Department, who was recently accidentally killed whilst on duty.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Energy Conservation
- Proposed Conference

Council on August 14, 1979 deferred consideration of a letter from Ald. Gilbert from the City of Toronto proposing a conference on 'Energy in Cities' on January 31 and February 1, 1980. Alderman Gilbert requested support of the proposal.

MOVED by Ald. Harcourt,
THAT the City of Vancouver support the proposed conference and authorize up to two staff members and two members of Council to attend.

FURTHER THAT a City of Vancouver position paper be prepared and information on the agenda for the conference be requested as soon as possible.

- CARRIED

(Aldermen Little and Puil opposed)

2. Traveller's Hotel
57 West Cordova Street

At the last meeting of Council the business license for the beer parlour of the Traveller's Hotel was suspended for one week and the staff was asked to report back to this meeting on what action had been taken to improve the management of this hotel. In this regard a memorandum dated August 27, 1979 from the Director of Permits and Licenses to the City Manager was noted as follows:

"City Council at its meeting on August 14, 1979, suspended the Business License for the Beer Parlour of the above hotel for a period of one week, effective from that date. At that time the Council instructed that City staff report on what action had been taken to improve the management of the hotel.

Inspectors from our department have carried out checks of the residential portion of the above premises and they report that:

1. The general maintenance of the halls and other common areas has been improved.

2. The regularity of removal of refuse from hallways, stairways, etc., has been improved and is now satisfactory.

3. Qualified exterminators have been spraying various rooms to rid them of cockroaches and a follow-up spraying program is to be carried out by them.

4. The storage room (110) that has been causing a problem has now been cleaned up.

5. The installation of baseboard mouldings that had been ordered has been completed.

The manager of the hotel indicated his willingness to co-operate with the City and his actions in recent days substantiate this.

In the past, the major problem in this building appears to have been one of lack of vigilant management. If the present level of control can be maintained, the problems that have been present in this hotel should diminish. Regular rechecks of the premises will be made to ensure that the higher management level is kept up.

cont'd.....

UNFINISHED BUSINESS (Cont'd)

Traveller's Hotel, 57 West Cordova Street (cont'd)

Having regard to the present condition of the hotel, the amount of maintenance work that has been and is being done, as well as the improved level of co-operation, we feel justified in recommending to the Medical Health Officer that a further sixty (60) day Interim Operator's Permit be issued to expire on October 31, 1979, with the full understanding that if the management or maintenance situation deteriorates at any time between now and that date, the Permit will be cancelled and closure action taken immediately. The Director of Environmental Health concurs with this recommendation."

MOVED by Ald. Rankin,
THAT Mr. Setynski of the Traveller's Hotel be asked to appear before Council at its next meeting to show cause why his business license for the beer parlour of the hotel at 57 West Cordova Street should not be suspended.

FURTHER THAT a further report from the Chief Constable detailing any problems and allegations be made available at that time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Carnegie Centre

The Council considered a number of delegation requests that had been received with respect to the Carnegie Centre and which topic is the subject of reports from a joint meeting of Community Services and Finance and Administration Committees and from the City Manager.

MOVED by Ald. Rankin,
THAT this whole matter be deferred to the next meeting of the Council and the delegations be heard at that time.

- CARRIED UNANIMOUSLY

2. Governmental Review Commission
Request for Additional Funds

Council considered a request from the Chairman of the Governmental Review Commission for additional funds in the amount of $16,825 to permit the Commission to continue its review of the city's governmental system and other matters.

MOVED by Ald. Little,
THAT the request of the Governmental Review Commission for an additional $16,825 be approved, the funds being appropriated from Contingency Reserve.

- CARRIED UNANIMOUSLY

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Appointment of Civic Chaplain

MOVED by Ald. Puil,

THAT as recommended by the Mayor in his memorandum dated August 23, 1979, Major H. Tilley of The Salvation Army be appointed Civic Chaplain for September and October, 1979.

- CARRIED UNANIMOUSLY

4. VanDusen Gardens:
Proposed New Development

Council noted delegation requests from the Upper Shaughnessy Homeowners' Association, Mr. Ian Bain, private citizen, and Vancouver Botanical Gardens Association wishing to address Council with respect to development in VanDusen Gardens. The subject is contained in the report of the City Manager which is before Council this day.

MOVED by Ald. Little,

THAT the delegations be heard when the Park Board will be reporting to Council on the long range concept and current status of VanDusen Gardens development.

- CARRIED UNANIMOUSLY

5. Harbour Park Site

The Council noted a number of delegation requests to address Council re the Harbour Park Site which subject is contained in a report from the Planning and Development Committee dated August 16, 1979 (clause 3).

When considering this matter the Council also noted a letter dated August 23, 1979 from the Park Board in which the Board has requested deferment pending further review of the matter.

MOVED by Ald. Boyce,

THAT recommendations A, B and D as contained in the Committee's report be deferred pending further discussions with the Park Board at a special meeting, at which time delegations will be heard.

CARRIED

(Aldermen Gerard, Harcourt and Puil opposed)

MOVED by Ald. Little,

THAT recommendation C as contained in the Committee's report and reading as follows, be approved

> 'That the existing lease at the foot of Denman Street to Schaeffer's Marina Ltd. be terminated and that the marina repair operation be incorporated within the present short-term lease to Harbour Ferries Ltd.'

- CARRIED UNANIMOUSLY

cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Expropriation of certain Lots
E/S Cromwell Street, South of
Ellis Street - Delegation Request

Council noted a letter dated August 23, 1979 from Spools Lumber & Building Supply Ltd. requesting to address Council this day with respect to expropriation of its property as contained in the Manager's report dated August 24, 1979 (Property Matters).

MOVED by Ald. Rankin,
THAT the delegation request of Spools Lumber & Building Supply Ltd. be granted.

- CARRIED UNANIMOUSLY

7. Appeal of Council's decision
re relocation of Firehall No. 22

In a letter dated August 17, 1979 the Marpole-Oakridge Community Association appealed the decision of Council of July 24, 1979 to relocate Firehall No. 22 on the North-East corner (59th & Fremlin) of Oak Park. The organization requested planning and development of the site to cease until its appeal was heard before Council.

MOVED by Ald. Marzari,
THAT the letter from the Marpole-Oakridge Community Association be received and filed.

- CARRIED

(The Mayor opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT AUGUST 24, 1979

Works & Utility Matters
(August 24, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Closure of the Lane South of 5th Avenue between Commercial Drive and the Lane West of Commercial Drive Abutting Lot D of Lots 84 and 85, Block 145, D.L. 264A
Cl. 2: Lease of portion of Pacific Street between Seymour Street and the Lane East Abutting Lot 19, Block 114, D.L. 541
Cl. 3: Sewer Reconstruction in the Lane South of 41st Avenue from Knight Street to Lanark Street
Cl. 4: Sewer Reconstruction on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive
Cl. 5: Hastings Street Improvement
Cl. 6: Opening of the Lane South of 7th Avenue Between Laurel Street and Willow Street

Clauses 1 - 6 inclusive

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 6 of this report be approved; and

FURTHER THAT the recommendation of the City Manager, as contained in clause 5 of this report be approved after amending Recommendation (b) to read as follows:

"Council authorize the City Engineer to take whatever steps are necessary to recover the costs of the above works from the owners."

- CARRIED UNANIMOUSLY

Building & Planning Matters
(August 24, 1979)

The Council considered this report which contains ten clauses identified as follows:

Cl. 1: Exterior Alterations to 1151 West 8th Avenue Development Permit No. 83624 (Minor Amendment)
Cl. 2: Mt. Pleasant N.I.P. - Cost Overruns on Closure of East 10th Avenue
Cl. 3: Champlain Heights - Enclave 14 - Lease
Cl. 4: Grandview-Woodland N.I.P.: Learning Resources Centre
Cl. 5: Grandview-Woodland N.I.P.: Appropriation of Funds for Land for Co-op Housing
Cl. 6: Street Names - False Creek - Phase 2
Cl. 7: Mt. Pleasant N.I.P. Appropriation of Balance of Funds
Cl. 8: Riley Park Neighbourhood Improvement Program Six Month Progress Report #4
Cl. 9: Mt. Pleasant N.I.P. Appropriation: Robson Park Clubhouse
Cl. 10: Grandview-Woodland N.I.P. Appropriation: Grandview Park Improvements

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(August 24, 1979) (Cont'd)

Clauses 1 - 10 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of this report be approved.

- CARRIED UNANIMOUSLY

(Alderman Harcourt was excused from voting on clause 4, as he was indirectly involved.)

Fire & Traffic Matters
(August 24, 1979)

Pacific Centre Garage - Management Agreement
(Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(August 24, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Central Records Management Program
Cl. 2: Federal Employment Program - Canada Works - Phase IV (1979-80)
Cl. 3: Alterations to the Lobby of the Operations Building, Manitoba Yard
Cl. 4: Fire Dispatch Centre
Cl. 5: 1979 Supplementary Capital Budget
Cl. 6: Interest Rate on Property Tax and Business Tax Arrears
Cl. 7: Vancouver Indian Centre - Administration of Grant

Central Records Management Program
(Clause 1)

In considering this clause it was suggested that the officials also examine the feasibility of utilizing the City's computer in respect of storing records.

MOVED by Ald. Little,
THAT this clause be received for information and the City Clerk and the City Manager report back to Council on a microfilming program for civic departments and related boards, but having regard to the program referred to in the City Clerk's report.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont')

Finance Matters
(August 24, 1979) (Cont'd)

Federal Employment Program - Canada Works - Phase IV (1979-80)
(Clause 2)

MOVED by Ald. Puil,
THAT, as recommended by the City Manager, the Council not submit an application for Phase IV - Canada Works 1979.

- CARRIED

(Aldermen Boyce and Little opposed.)

Clauses 3 - 7 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 3, 4, 5, 6, and 7 of this report be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(August 24, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Hearing Testing - Outside Workers
Cl. 2: Equal Employment Opportunities - Review of External Training Program

Hearing Testing - Outside Workers
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Equal Employment Opportunities - Review of External Training Program
(Clause 2)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED

(Alderman Puil opposed.)

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(August 24, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Lease of 1581 West Fourth Avenue
Cl. 2: Establishing a portion of City owned property at King Edward and Carolina for road purposes
Cl. 3: Acquisition for Replotting S.E. Sector Lots 23 & 24, Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road
Cl. 4: Registration/Designation for lane purposes - area North of 1300 Block East Georgia Street

Clauses 1, 2 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report be approved.

- CARRIED UNANIMOUSLY

Acquisition for Replotting S.E. Sector Lots 23 & 24, Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road
(Clause 3)

This matter was dealt with in conjunction with Communication No. 6. For Council action see page 5.

B. MANAGER'S REPORT
(August 22, 1979)

Proposed Alder Bay Parking Structure
(DPA #84447)

Council considered a report of the City Manager dated August 22, 1979, regarding the proposed Alder Bay parking structure The report was submitted without recommendation by the Director of Planning as chairman of the Development Permit Board because of the differences of opinion expressed by the members of the Board and members of the Advisory Panel.

The following alternatives were submitted:

1. To recommend to the Development Permit Board that DPA #84447 be approved in its present form.

OR

2. To recommend to the Development Permit Board that DPA #84447 be approved but with design improvements at modest increased cost, estimated to be $25,000 which can be found within the False Creek Capital Budget. (This option has been suggested by the False Creek Development Group and would go some way to meet the expressed concerns of the Community Association.)

OR

CITY MANAGER'S REPORTS (Cont'd)

Manager's Report
(August 22, 1979) (Cont'd)

Proposed Alder Bay Parking Structure
(DPA #84447) (Cont'd)

3. To recommend to the Development Permit Board that DPA #84447 be not approved in its presently proposed form and that a new design be prepared with a view to maintaining the park area and providing the parking wholly or largely below grade. (This option would necessitate additional funding of about $300,000, and requires a report back to Council on source of funds.)

MOVED by Ald. Little,
THAT Recommendation 2 as contained in the Manager's Report of August 22, 1979, be approved.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(August 20, 1979)

VanDusen Gardens:
Sino-Himalayan Garden Proposal

Council considered a report of the City Manager dated August 20, 1979, in which the Director of Planning and Director of Legal Services reported on a Sino-Himalayan Garden proposal in VanDusen Gardens.

The report was submitted for information and the officials recommended that the Park Board be requested to report to Council on the longer range concept and current status of VanDusen Gardens development.

MOVED by Ald. Boyce,
THAT the foregoing recommendation of the officials be approved.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(August 23, 1979)

Queen Elizabeth Theatre Restaurant
Matters

It was agreed to defer consideration of this item until later this day to give the restaurant lessee an opportunity of stating his case.

CITY MANAGER'S REPORTS (Cont'd)

E. MANAGER'S REPORT
(August 23, 1979)

Development Permit Application #84313 -
Bayshore Inn

Prior to considering this report Council was advised delegation requests to speak on the subject had been received from the Save the Entrance to Stanley Park Committee; Mr. Davenport, Western Hotels International; and the Vancouver City Planning Commission.

MOVED by Ald. Rankin,
THAT the foregoing delegation requests be granted.

- CARRIED UNANIMOUSLY

Council recessed at 10.55 a.m. and following an "In Camera" meeting in the Mayor's Office reconvened in the Council Chamber at 11.15 a.m. with the same members present.

DELEGATIONS AND MANAGER'S REPORTS

E. Development Permit Application
No. 84313 - Bayshore Inn (Cont'd.)

At this time Council considered a report of the Manager in which the Director of Planning reported on a development permit application from the Bayshore Inn involving land and water lot sites north of Georgia between Bidwell and Cardero Streets.

Mr. Coates of the Planning Department gave a report reference on the application and outlined the Director of Planning's inclinations to refuse approval of the recreation complex as proposed. Mr. Coates also gave details of the filling of the waterfront area which the Director of Planning was prepared to approve.

Council then heard from Mr. Davenport representing Western International Hotels who referred to his brief which had been circulated previously, and outlined his company's position with respect to the proposed development.

Council also heard delegations from the following:

- Mrs. Joyce Catliff and Mr. John Lecky representing the Vancouver City Planning Commission opposing any fill in waterfront areas if it results in the net loss of water area and referring to a False Creek report of 1972 which dealt with water space.

- Mrs. Pigott representing the Save the Entrance to Stanley Park Committee filed a brief with respect to the filling in of water lots and requesting that the City review its policy regarding filling harbour water lots for uses which do not rely upon water. She also made reference to the water lots leases and the street end sold to the Bayshore.

Council recessed at 12.10 p.m. and reconvened in the Council Chamber at 2.00 p.m. with Mayor Volrich in the Chair and the same members present with Alderman Rankin arriving at 2.30 p.m.

DELEGATIONS

2. Sunday and Statutory Holiday Store Closings - Shelmar Furniture Ltd.

Council on June 12, 1979 passed the following motion:

> "BE IT RESOLVED THAT Shelmar Furniture Ltd. of 996 Homer Street, be requested to appear before Council at 3.00 p.m. pm July 10, 1979, to show cause why its business license should not be suspended on the grounds that by opening for normal retail trade on November 5, 1978, November 12, 1978, March 18, 1979, March 25, 1979, April 1st, 1979 and April 8th, 1979, being Sundays, contrary to the Lord's Day Act, it is committing an Act of gross misconduct in the operation of its business."

The date of appearance was subsequently advanced to August 28, 1979 by mutual agreement and Mr. Scott Stewart, counsel for Shelmar Furniture Limited,addressed Council this day.

Mr. Stewart circulated a copy of licence No. 18382 issued to his client in respect of 100 S.W. Marine Drive and pointed out that in terms of the licence itself his client had committed no violation and was not in breach of the By-law. Mr. Stewart also circulated to Council a brief in which relevant statutes were quoted as well as other legal cases involving licences. Mr. Stewart also referred to other stores that Council had permitted to remain open on Sunday e.g. in Gastown and questioned Council as to how it could legislate only part of the Lord's Day Act. On a question put to him, Mr. Stewart did not deny that his client was open for retail trade on the dates quoted in the Council resolution of June 12, 1979.

Following further debate and consideration of this matter, it was

MOVED by Ald. Little,
THAT the business licences of Shelmar Furniture Limited in respect of its operations at 996 Homer Street and 100 S.W. Marine Drive be suspended for one week with the suspension taking effect October 1, 1979 unless an appeal is lodged in the meantime, in which case the date of suspension be further considered following the court case;
FURTHER THAT should an appeal follow, the Director of Legal Services report to this Council on any circumstances which suggest dilatory action on the part of the applicant in proceeding with the By-law.

AMENDED SEE PAGE 4 Book 133

- CARRIED

(Aldermen Bellamy, Boyce, Ford and Puil opposed.)

DELEGATIONS AND MANAGER'S REPORTS (Cont'd.)

E. Development Permit Application No. 84313 - Bayshore Inn (Cont'd.)

Council continued its consideration of the proposed Bayshore development and it was advised that if Western International is prepared to re-locate the recreation facility the Director of Planning may reconsider his objections.

MOVED by Ald. Harcourt,
THAT the Director of Planning be advised that Council has no objections to the filling and related waterfront improvements as proposed in the application by Western International Hotels.

- CARRIED

(Aldermen Boyce, Ford, Marzari and Rankin opposed.)

Cont'd.

DELEGATIONS AND MANAGER'S REPORTS (Cont'd.)

E. Development Permit Application
No. 84313 - Bayshore Inn (Cont'd.)

MOVED by Ald. Boyce (in amendment),
THAT the following words be added to the motion by Alderman Harcourt:

"further that the improvements proposed be revised in conjunction with discussions with the Park Board".

- LOST (tie vote)

(Aldermen Bellamy, Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Ford,
THAT the motion by Alderman Harcourt be deferred and the Director of Planning report back following consultation with an oceanographer in respect of obtaining an opinion on tidal movement.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Little, Puil and the Mayor opposed.)

The motion to defer and the amendment having lost, the motion by Alderman Harcourt was put and carried.

MOVED by Ald. Harcourt,
THAT the Director of Planning be advised that Council has no objections to the recreation complex as proposed with the actual location, design, exterior finish, landscaping and screening being to the satisfaction of the Director of Planning.

- CARRIED

(Aldermen Boyce and Rankin opposed.)

F. Strata Title Conversion Application -
1902-10 Stephens Street

Council considered a report of the Manager dated August 16, 1979 regarding a strata title conversion application for 1902-10 Stephens Street. In the report the Director of Planning submitted recommendations that the application be approved subject to certain conditions. The Director of Social Planning recommended that the application be not approved on the basis that approval of the application may encourage other owners attempting similar procedures as described in the report. The Manager submitted the recommendations of the officials for the consideration of Council. The Counsel for the applicant addressed Council, gave details of his client's experiences in processing the application and urged that Council approve the recommendation of the Director of Planning.

The City Manager briefly explained that administrative changes are being made so that the problem indicated in the report should not occur again.

MOVED by Ald. Puil,
THAT the recommendation of the Director of Planning as contained in the Manager's report of August 16, 1979 be approved.

- CARRIED

(Alderman Ford opposed.)

DELEGATIONS (Cont'd.)

1. Grant Appeal - Children's Play Resource Centre

Council considered an appeal from the Children's Play Resource Centre with respect to its grant request earlier this year of $2650.00. The Director of Social Planning and the Standing Committee on Community Services had recommended this amount. Mr. G. Young addressed Council and indicated that for the balance of the year $1600.00 was required.

MOVED by Ald. Puil,
THAT a grant of $1600.00 be approved for the Children's Play Resource Centre and the funds be allocated from Contingency Reserve.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Fire Upgrading Program

Council on August 14, 1979 deferred consideration of a report from the Community Services Committee dated July 26, 1979 to permit a representative of the Rental Housing Council to address City Council.

Mr. Jack Hayes representing the Housing Council addressed Council this day and filed a brief dated August 28, 1979 supporting the principle of fire safety in the By-law and in the amendment proposed. The brief outlined implementation guidelines and procedures, inspections, training and also proposed an introductory letter to the owners. The brief also suggested a campaign against smoking in bed, and made reference to Section 40 (5) that had been omitted from the draft By-law amendment. The Chief Fire Warden concurred that the latter was an oversight and should be added.

MOVED by Ald. Little,
THAT the report of the Standing Committee of Council on Community Services dated July 26, 1979 be approved, the amendment to the Fire By-law be considered later this day, and the brief from the Rental Housing Council of B.C. be referred to the City Manager and relevant officials for consideration and possible incorporation into the administration of the By-law.

- CARRIED UNANIMOUSLY

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

Property Matters
August 24, 1979

Acquisition for Replotting S.E. Sector Lots 23 & 24. Situated N/E Corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road.
(Clause 3)

Earlier this day Council agreed to a delegation from Spools Lumber & Building Supply Ltd. speaking against the expropriation of its property at the north-east corner of Cromwell Street and Preston Avenue. Mr. John Ruddy, on behalf of the Company, spoke against the expropriation, suggested that there has not been sufficient negotiations and did not agree with the resale of the property to a developer.

Cont'd.

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

Property Matters
(August 24, 1979) (Cont'd.)

Acquisition for Replotting S.E. Sector Lots 23 & 24. Situated N/E Corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road.
(Clause 3) (Cont'd.)

The Supervisor of Properties and Mr. Moodie, Champlain Heights Project Manager, both explained the need to obtain this property for inclusion in the sub-division. It was stressed that expropriation would not preclude negotiations towards a final settlement.

MOVED by Ald. Rankin,
THAT Spools Lumber & Building Supply Limited obtain a private appraisal as soon as possible with the City paying the costs and the Properties Department negotiate with the Company on exchange of lands in the industrial sub-division (value for value).

- CARRIED UNANIMOUSLY

Alderman Ford left the meeting at this time on other Civic business.

D. Queen Elizabeth Theatre
Restaurant Matters

Council considered a report of the Manager dated August 20, 1979 regarding Queen Elizabeth Theatre restaurant matters. The report concluded with the following:

"The City Manager submits for CONSIDERATION the choice between

(A) not proceeding with the extension because of the increased size and cost

OR

(B) proceeding with the extension, with the additional $85,000 being charged to contingency reserve, and on the terms agreeable to Mr. Wisniewski:-
That the lease be amended so that starting June 1, 1980, the monthly rental under option (i) of the lease be increased by $1,200/month.

OR

(C) proceeding with the extension, but only if Mr. Wisniewski will agree to an increased rent starting June 1, 1980, of $2,000/month.

The City Manager RECOMMENDS

(1) The Council agree to an ex gratia reduction of the rental of the Queen Elizabeth Theatre Restaurant by $1000/month for July and August 1979, since the restaurant has not been able to use the lower floor effectively for these months.

(2) That Council inform the Liquor Control Board that it has no objection to a "C" Cabaret Licence being issued to the Queen Elizabeth Theatre Restaurant for the operation on its lower floor of a "Punchline" type show."

Cont'd.

MANAGER'S REPORTS AND DELEGATIONS (Cont'd.)

D. Queen Elizabeth Theatre
Restaurant Matters (Cont'd.)

Mr. Wisniewski, lessee of the restaurant addressed Council urging that Council proceed with an extension to the restaurant so that it would be more economically feasible for him to continue.

MOVED by Ald. Rankin,
THAT the proposed extension of the restaurant be deferred pending discussions between Mr. Wisniewski, the Mayor and the City Manager.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager as contained in his report of August 20, 1979 be approved.

- CARRIED

(Alderman Little opposed to the cabaret licence being issued.)

CITY MANAGER'S REPORTS (Cont'd)

G. MANAGER'S REPORT
(August 21, 1979)

Lands in the Vicinity of West 75th Avenue and Angus Drive

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Report of Standing Committees on Community Services and Finance and Administration (August 16, 1979)

Carnegie Centre - Management, Programming and Budget (Clause 1)

This matter was dealt with in conjunction with Communication No. 1. For Council action see page 3.

II. Report of Standing Committee on Community Services (August 16, 1979)

Development Permit Application - Sands Motor Hotel, 1184 Denman Street (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee on Planning and Development (August 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Report on Rezoning Application
Cl. 2: Champlain Heights Community Services Centre - Access Considerations
Cl. 3: Harbour Park

Monthly Status Report on Rezoning Applications (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Champlain Heights Community Services Centre - Access Considerations (Clause 2)

When considering this clause Council noted a telegram from the Killarney Champlain Citizens for Action Association requesting an opportunity to address Council.

Following a brief explanation by the Project Manager it was

MOVED by Ald. Boyce,
THAT the recommendations of the Committee, as contained in this clause be approved and the communication dated August 26, 1979, from the Killarney Champlain Citizens for Action Association be received and filed.

- CARRIED

(Aldermen Marzari, and Rankin opposed.)

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Planning and Development
(August 16, 1979) (Cont'd)

Harbour Park
(Clause 3)

This matter was dealt with in conjunction with Communication No. 5. For Council action see page 4.

IV. Report of Standing Committee on
Transportation
(August 16, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Request for Pedestrian Actuated Signal at Intersection of Balsam and Cornwall
Cl. 2: Denman Street - Left Turn Conditions
Cl. 3: Traffic Conditions in the Vicinity of 8th Avenue West of Burrard Street
Cl. 4: Love's Skillet (Jack's Hanging Tree) Sidewalk Cafe
Cl. 5: Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive

Request for Pedestrian Actuated Signal at
Intersection of Balsam and Cornwall
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in this clause be approved; and

FURTHER THAT this matter be given top priority with regard to the installation of signs and signals.

- CARRIED UNANIMOUSLY

Denman Street - Left Turn
Conditions
(Clause 2)

MOVED by Ald. Bellamy,
THAT Recommendations 'A', 'B', 'C', and 'D' of the Committee, as contained in this clause be approved.

- CARRIED

(Alderman Harcourt opposed to Recommendation 'A'.)

Traffic Conditions in the Vicinity of 8th
Avenue West of Burrard Street
(Clause 3)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Report of Standing Committee on Transportation (August 16, 1979) (Cont'd)

Love's Skillet (Jack's Hanging Tree) Sidewalk Cafe (Clause 4)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED

(Aldermen Harcourt, Puil and the Mayor opposed.)

Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive (Clause 5)

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance and Administration (August 16, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1: The Vancouver Art Gallery - 1979 Supplementary Grant Request
Cl. 2: Request for Additional Staff Position - Police Department, Second Hand Squad, Firearms Unit
Cl. 3: Heritage Festival Society Funding for 1980
Cl. 4: Audience Development - Free Bus Shelter Advertising
Cl. 5: Stanley Park Seawall Cycle Path Davonian Foundation
Cl. 6: Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979
Cl. 7: Analysis of 1979 Property Tax Roll for Single-Family Residences
Cl. 8: Business Tax

The Vancouver Art Gallery - 1979 Supplementary Grant Request (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 2 - 4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 2, 3, and 4 of this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration
(August 16, 1979) (Cont'd)

Stanley Park Seawall Cycle Path
Davonian Foundation
(Clause 5)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED

(Alderman Puil and the Mayor opposed.)

Clauses 6 - 8 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 6, 7, and 8 of this report be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Kerrisdale Swimming Pool
Addition Project

Council considered a letter dated August 28, 1979, from the Park Board in which the following resolution was quoted concerning the Kerrisdale Swimming Pool addition project:

"That City Council be requested to approve the reallocation of $25,000 from the General Facilities Contingency Supplementary Capital Account and $22,481 from the Minor Community Centre Improvements and Contingency Supplementary Capital Account toward the Kerrisdale Pool Covering Project,

and further,

That City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Interland Contractors Ltd., in the amount of $522,481, for the construction of the Kerrisdale Swimming Pool addition."

MOVED by Ald. Boyce,
THAT the foregoing requests of the Park Board be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3614, BEING THE LOCAL IMPROVEMENT PROCEDURE BY-LAW

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 4054, BEING THE STREET NAME BY-LAW

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW NO. 2193, BEING THE FIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the By-law be amended by adding '(5)' to the Sub-sections of Section 40 referred to in paragraph 2.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW NO. 2849, BEING THE STREET AND TRAFFIC BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

-CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (Lane area Clark and Georgia Streets)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
WHEREAS the City of Vancouver is the registered owner of the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision "B", District Lot 182, Plan 2702;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described property as lane;

THEREFORE BE IT RESOLVED that the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision "B" District Lot 182, Plan 2702 be and the same is, hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up and Consolidation (Lane East of Main Street, South of Station Street)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The lane abutting Lots 42A, 43A and 44A, Block 25, District Lot 196, Plan 1230, is no longer required for lane purposes;

3. The City of Vancouver wishes to subdivide the lane and adjacent City owned properties;

THEREFORE BE IT RESOLVED THAT all that portion of lane, dedicated by the deposit of Plan 1230, in Block 25, District Lot 196, Plan 1230 be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED THAT the lane so closed be subdivided with the abutting City owned lands.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

C. Allocation of Land for Lane Purposes (North 10 feet of Lot 16, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 16
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 10 feet of Lot 17, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 17
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

1. Task Force on Family Violence

At the Council meeting of August 14, 1979, Alderman Ford submitted the following Notice of Motion. As the Alderman had left the meeting earlier this day, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,

THAT WHEREAS a Task Force on Family Violence was organized under the auspices of the United Way of the Lower Mainland to "build public and professional awareness of the extent and serious nature of family violence",

AND WHEREAS the Task Force report has outlined initial steps in priority areas and has made specific recommendations for dealing with this serious problem,

AND WHEREAS agencies funded by the City are directly involved,

THEREFORE BE IT RESOLVED that the Medical Officer of Health, the Chief Constable and the Director of Social Planning be requested to make recommendations for appropriate City response to the report by the Task Force on Family Violence in areas coming within the jurisdiction of the City of Vancouver.

- CARRIED UNANIMOUSLY

2. L.R.T. and City Bus Systems

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,

THAT WHEREAS the Federal Government is urging conservation of fossil fuels and the National Commission on Inflation has launched a campaign asking consumers to, among other things, leave their private cars at home and commute via mass public ground transit systems;

AND WHEREAS the City of Vancouver is concerned about the over consumption of oil and gasoline by the users of the private automobile in Vancouver and the Lower Mainland;

AND WHEREAS the City of Vancouver does not have an adequate city bus system and the Lower Mainland is not serviced by a mass public ground transportation system;

AND WHEREAS the lack of an adequate city bus system and a mass public ground transportation system in Vancouver and the Lower Mainland makes it impossible to participate in the Federal Government's energy conservation campaign;

AND WHEREAS the Federal and Provincial Governments have committed tax dollars, which would more than pay for the desperately needed L.R.T. and city bus systems planned by the G.V.R.D., to frivolous luxury projects such as the Multiplex or Stadium and the Trade and Convention Centre as well as the Annacis Island crossing, the ring roads and a third runway at the Vancouver International Airport, all of which will further encourage the use of the private automobile and the squandering of oil and gasoline:

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the two senior governments to redirect their priorities and immediately allocate the funds committed to these projects to provide full funding of the complete L.R.T. and city bus systems proposed by the G.V.R.D. for Vancouver and the Lower Mainland.

- LOST

(Aldermen Boyce, Gerard, Little, Puil and the Mayor opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Little, and recognized by the Chair:

1. Policy re Delegation Requests

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS it is the established policy of Council on delegations wishing to appear before it, that they must make prior arrangements with Council through the City Clerk;

AND WHEREAS there are many requests before Council to be heard at a particular meeting when such prior arrangements have not been made;

AND WHEREAS this does not always give officials the opportunity of being fully prepared;

AND WHEREAS it is difficult to assess the Council agenda in arranging times for other participants involved in the business for the day when unexpected delegations are allowed to expand that agenda;

THEREFORE BE IT RESOLVED THAT all delegation requests outside of the regular Council policy be determined by the Mayor on the basis of circumstances.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Gerard - Amendment to License By-law P.N.E.

referred to an amendment to the License By-law which had been given only first reading pending a review of the matter by the P.N.E. The Alderman advised the P.N.E. was unable to obtain any further information, so therefore requested that the by-law be re-submitted to the next meeting of Council.

The Mayor so directed.

Alderman Little - Transportation for the Handicapped

referred to a memorandum circulated by Alderman Ford on this subject suggesting that the Mayor write to the various Ministers concerned to obtain a satisfactory conclusion on the matter of Transportation for the Handicapped. She also proposed that the vice-chairman of the Transportation Committee make an appointment with the Minister of Municipal Affairs during the U.B.C.M. Conference to urge acceptance of the agreement worked out between Vancouver and the UTA.

The Mayor indicated that these matters are being actively pursued at UTA and Government levels and he expects to report to Council September 18th.

Alderman Bellamy - Cambridge Loop

suggested that Council may wish to rescind its motion re the Cambridge Loop as a result of the recent statement made by the Minister to improve the Cassiar corridor.

The Mayor indicated that he will be in touch with the Minister to obtain confirmation that the Provincial Government will not now be proceeding with the Loop.

The Council adjourned at approximately 5:50 p.m.

* * *

The foregoing are Minutes of the Regular Council Meeting of August 28, 1979, which were adopted, after amendment, on September 11, 1979.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Closure of the Lane South of 5th Avenue between Commercial Drive and the Lane West of Commercial Drive Abutting Lot D of Lots 84 and 85, Block 145, D.L. 264A

The City Engineer reports as follows:

"An application has been received from the owners on both sides of the 5-foot wide lane south of 5th Avenue between Commercial Drive and the lane west of Commercial Drive to purchase the lane separating their properties. These owners wish to add 2½ feet of this lane to each of their properties.

The City has abandoned plans to have an east/west lane intersecting Commercial Drive and has instead developed a north/south lane parallel to Commercial Drive. The 5-foot wide lane in question is therefore redundant and should be disposed of.

I Recommend That all that portion of lane dedicated by the deposit of Plan 222, shown outlined red on plan marginally numbered LF 9199 be closed, stopped up and the North half of the lane so closed be conveyed to the owner of Lot 'D' except the East 7 feet, now road, of Lots 84 and 85, Plan 3543, and the South half of the lane so closed be conveyed to the owner of Re Amended Lot 87 (Explanatory Plan 5381), both of Block 145, D.L. 264A, subject to the following conditions:

(a) The North half and South half of the closed lane to be consolidated with Lot 'D' and Re Amended Lot 87 respectively.

(b) The owner of Lot D to pay $1292. The owner of Re Amended Lot 87 to pay $2951, both in accordance with the recommendation of the Supervisor of Properties.

(c) The owner of Lot D to dedicate the west 4 feet of Lot D for lane.

(d) The owners to provide the necessary subdivision plan consolidating the portions of closed lane and the abutting land and dedicating the required portion of Lot D for lane.

(e) The owners of Lot 'D' and Re Amended Lot 87 to pay for the relocation of any utilities or provide easements to contain them."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Lease of portion of Pacific Street between Seymour Street and the Lane East Abutting Lot 19, Block 114, D.L. 541

The City Engineer reports as follows:

"An application has been received from the owner of Lot 19, Block 114, D.L. 541 to lease the triangular portion of road adjacent to Lot 19. This portion of road is not required and therefore could be leased.

I Recommend That all that portion of road shown shaded on the attached plan marginally numbered LF 9198 be closed, stopped up, leased to the abutting owner subject to the following conditions:

(a) The term of the lease to be 10 years with a 6-month notice of cancellation if the area is required for municipal purposes.

(b) The annual rental to be $1425 with rent to be reviewed at each 2½-year interval in accordance with the recommendation of the Supervisor of Properties.

(c) Agreements to be satisfactory to the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Sewer Reconstruction in the Lane South of 41st Avenue from Knight Street to Lanark Street

The City Engineer reports as follows:

"In the course of making minor repairs to sewers, it has been found that the sewer in the lane south of 41st Avenue between Knight Street and Lanark Street is in extremely poor condition and should be reconstructed as soon as possible. Due to the presence of peaty soil, the replacement sewer must be constructed on a pile foundation.

The estimated cost of this work is $80 000.00. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated'. I recommend that $80 000 be appropriated from Account 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

4. Sewer Reconstruction on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive

The City Engineer reports as follows:

"The sewers on Wall Street from Nanaimo Street to Powell Street and on Powell Street from Wall Street to Victoria Drive were constructed in 1911 and scheduled for reconstruction next year. However, they are deteriorating faster than anticipated because of the heavy overloading resulting from redevelopment of the tributary area. Several collapsed sections have been temporarily repaired. This sewer should be reconstructed as soon as possible.

The estimated cost of this work is $390 000.00.

Source of Funds

At this time no uncommitted funds are available in the 'sewer reconstruction' accounts for 1979. However, the funds for the two projects which must be deferred in order to do this work can be transferred (Account No. 116/7201 - Burrard Street Pump Station and Forcemain and Account No. 116/7402 - Burrard Street Outfall) to provide the required funding. Money can be provided in the 1980 Sewers Capital budget to replace these funds.

I recommend that $290 000 be transferred from Account No. 116/7201, $50 000 be transferred from Account No. 116/7402 and $50 000 be appropriated from Sewers Capital Account No. 118/7905 - System Upgrading - Unappropriated for reconstruction of these sewers."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Hastings Street Improvement

The City Engineer reports as follows:

"The sidewalk on the north side of the 300 block West Hastings Street is in need of replacement. The work was undertaken as a local improvement in 1978, and it is most desirable to proceed without further delay. However, there are areaways under this sidewalk. To ensure safety for the public and the continued viable appearance of the new sidewalk, it is necessary to have each areaway inspected by a professional engineer and repaired as necessary before the sidewalk is rebuilt. Areaway repair is the responsibility of the abutting property owner.

All owners were advised of these requirements 2 years ago and all but three have arranged for the necessary repairs. There have been many inquiries about the starting date of the improvement because merchants in the area are anxious to have it done. However, to date, we have not been able to obtain a commitment from the owners of the property at 339 West Hastings Street, 311-17 West Hastings Street and 207-17 West Hastings Street.

Clause No. 5 cont'd:

It is desirable to avoid further delay to this essential work. Therefore, I recommend that:

(a) Council authorize the City Engineer to engage professional engineering services and contracting services to carry out any necessary work to ensure the areaways at 207 - 17, 311 - 17 and 339 West Street are adequate to support allowable street loads.

(b) The cost of such services be placed on the tax roll of the property to which it is applicable."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

6. Opening of the Lane South of 7th Avenue Between Laurel Street and Willow Street

The City Engineer reports as follows:

"Sufficient dedications have been received from the abutting property owners to enable a lane to be constructed from Laurel Street to Willow Street. From Willow Street to a point 34 metres (112') east of Laurel the lane will be 6.1 metres (20') wide. From 34 metres east of Laurel to Laurel Street the lane will be 3.05 metres (10') wide. The dedications necessary for a full width, 6.1 metre wide, lane will be forthcoming when the property on the south side abutting the constricted section is redeveloped.

Requests for lane opening have been received from the owners of the newly developed properties on the north side of the lane. Opening the lane would provide rear yard access to the abutting properties and would also conform to City Council's Planning Policy and Guidelines for Fairview Slopes approved June 1, 1979.

The deep foundations of the above mentioned new buildings have, according to the owners of the older buildings situated on the north side of the lane just west of Willow, been the cause of water finding its way into the basements of their buildings. This complaint was out'ined in a letter to the Mayor dated December 19, 1978. These older buildings abut the section of the lane having the lowest design grade elevations. The lane opening will include the installation of a catch basin at this location and should remedy the flooding situation.

A cut of approximately one metre at the easterly end of the lane, to establish the lane to design grade, calls for an encroachment of approximately 2 metres onto the undeveloped private property on the south side of the lane allowance. Permission to encroach has been obtained from the property owner.

The work consists of cutting, grading, gravelling and the installation of a catch basin with connection to the storm sewer on 7th Avenue, the relocation of a wooden power pole and the construction of lane entrances on Laurel and Willow Streets. The estimated cost is $25 000 and funds are available in the 1979 Capital Budget A/C # 148/7914 'Grading Unappropriated'.

I recommend, for the reasons stated above, that this lane be opened."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 785

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

1. Exterior Alterations to 1151 West 8th Avenue
Development Permit No. 83624 (Minor Amendment)

The Director of Planning reports as follows:

"In March 1976, City Council designated 1151 West 8th Avenue (the Steamboat House) as a heritage structure. Under the provisions of the Heritage Designation By-law, no exterior alterations may be carried out without City Council's approval.

City Council, on May 29, 1979, approved exterior alterations to this heritage building on the recommendation of the Heritage Advisory Committee. These exterior alterations included the enclosing of the porch, adding a dormer and fire escape at the rear, and ground level skylights into the basement.

Development Permit No. 83624 was subsequently issued on June 1, 1979.

The applicant has since been advised by the Department of Permits and Licenses that existing access and exits to and from the upper floor do not meet the requirements of the current Vancouver City Building By-law.

The following exterior alterations were requested in order to comply with the Vancouver City Building By-law requirements:

(a) installation of exterior fire exit stairs from the upper floor (north dormer);

(b) relocation and enlargement of the west dormer, to accommodate interior central access stairs; and

(c) the applicant has also requested minor changes to the placement and design of the windows and doors on the north dormer.

The Heritage Advisory Committee does not convene on a regular basis during the summer months and designates members to act on their behalf during this period.

Mr. Roger Hughes and Mr. R. G. Henriquez & Associates, Architects, have submitted letters on behalf of the Heritage Advisory Committee, stating that the proposed additional alterations are acceptable (see Appendices I and II).

Recommendation

The Director of Planning recommends:

that Council approve the additional exterior alterations to 1151 West 8th Avenue, as described in this report."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Mt. Pleasant N.I.P. - Cost Overruns on
Closure of East 10th Avenue

The Director of Planning and the City Engineer report as follows:

"One of the Goals of the Mt. Pleasant Triangle Neighbourhood Improvement Program, identified in the Concept Plan and approved by Council on September 28, 1976, was to provide more useful public space in the N.I.P. Triangle. In order to achieve this goal, the Mt. Pleasant Triangle N.I.P. Committee recommended that a closure of

Clause No. 2 cont'd:

East 10th Avenue to Keith Drive and to the lane west of Clark Drive, be undertaken for purposes of uniting the two segments of South China Creek Park. Council approved this project on August 23, 1977 and the work was completed by the Engineering Department by August, 1978. However, as a result of unforeseen expenditures on this project, cost overruns have been incurred as follows:

	Appropriated	Expended	Extra Costs
Closure - East 10th - Keith to lane west of Clark	$11,500.00	$22,863.43	$11,363.43

The Engineering Department has reviewed the implementation process for this closure and has found the following reasons for the overexpenditure.

Original project estimates were based on preliminary design proposals. During construction higher costs were incurred due to design refinements (such as more attractive fencing) as well as necessary increases in project scope required for good construction practice (such as a more extensive drainage system, increased number of connections). These construction details and additions were beyond the range of preliminary concept estimates and substantially exceeded contingency forecasts. Construction timing and staff workloads did not allow for the normal second stage of detailed cost analysis to be undertaken in this case. In addition, substantial portions of this project were executed in winter weather conditions during December and January, resulting in unavoidable job inefficiencies. Furthermore, crew interruptions and scheduling difficulties were caused by adjacent local improvement contract for paving.

These overexpenditures have been discussed at length with the Mt. Pleasant N.I.P. Committee. The N.I.P. Committee recommends that the City's share come from the Mt. Pleasant N.I.P. funds to cover the cost overrun.

CMHC and the Province concur with the use of Mt. Pleasant N.I.P. funds to cover the cost overrun.

Recommendations:

The Director of Planning and the City Engineer recommend:

THAT Council approve funds in the amount of $11,363.43 to be appropriated from the Mt. Pleasant N.I.P. Account #896/9217, with costs to be shared as follows:

C.M.H.C.	$ 2,840.86	25. %
Province	$ 1,420.43	12.5%
City	$ 7,102.14	62.5% "

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the City Engineer be approved.

3. Champlain Heights - Enclave 14 - Lease

The Champlain Heights Assistant Project Manager reports as follows:

" On the 12th December 1978, Vancouver City Council, when considering matters related to the development of Enclave 14, Champlain Heights, agreed to:

(a) the sub-division of Enclave 14 into two parcels;

(b) to lease the southern parcel (approximately 2 acres) to the Society of Royal Arch Masons for the development of a 130 bed Personal and Intermediate Care Facility.

Attached with the report was an appendix which set out the general terms and conditions of the lease including the rental and two deadlines relating to the lease and commencement of construction.

On 12th June, Council agreed to a 120 day time extension to 28th September for payment of rent and execution of the lease. The basis for this time extension was a Provincial Government request that lease format and some (at that time unspecified) clauses and conditions be modified.

Clause No. 3 cont'd:

The purpose of this report is:

1. To seek Council approval to revise the due date for the start of construction from the 1st September 1979 to the 1st December 1979.

2. To inform Council that staff have met on two occasions with members of the Provincial Attorney General's Department and the Department of Health, a modified lease has been drafted; however, at the time of preparing this report, formal Provincial agreement had not been received.

   The Development Group will pursue this Provincial approval and report back to Council on this matter before 28th September, 1979.

3. The present status of this project is that working drawings and specifications have been completed by the architect and are being reviewed by C.M. & H.C. prior to the calling of construction tender bids.

In view of the foregoing, the Assistant Project Manager recommends:

THAT Council agree to a 3 month extension of the due date for the start of construction of the Royal Arch Mason's Personal and Intermediate Care Facility."

The City Manager RECOMMENDS that the above recommendations of the Assistant Project Manager be approved.

4. Grandview-Woodland N.I.P.: Learning Resources Centre

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $120,000 as a Reserve for Future Proposals and Contingencies. The purpose of this reserve is to encourage continuing identification of potential N.I.P. projects during the Implementation Stage of the program. Further allocations have been made to this account during the Implementation Stage when funds have been found to be unnecessary for the projects to which they were originally allocated.

The purpose of this report is to recommend the appropriation of funds for the implementation of one such project, the Learning Resources Centre, identified during the Implementation Stage of the program rather than during its original Planning Stage. The project would therefore draw upon the Reserve: Future Proposals Account as set out in the Concept Plan.

This project would provide common classroom space on the lower floor of the Britannia Library building for use by the Adult Basic Education (A.B.E.) and English as a Second Language (E.S.L.) programs, currently operating in the Library itself. Since these are complimentary programs, operated by Vancouver Community College: King Edward Campus; this facility will allow the economy of shared equipment, resource materials and operating staff.

N.I.P. funding is recommended for the cost of structural improvements needed as the basis for the development of this Centre. All internal finishing, communications equipment, resource materials, and furnishing will be provided through funding obtained by VCC:KEC, the Vancouver School Board, the Britannia Library, and Britannia Community Services Centre. The value of their contributions is estimated to be $77,672.

Detailed design work has been completed by staff of the Vancouver School Board and provision of the $5,000 cost has been committed by the Board in a motion of January 22, 1979. The Civic Buildings Department has represented the interest of the City and the Britannia Community Services Centre in preparing this project for implementation and a cost of $1,322 in staff time has been incurred. Tenders received July 24 by the Britannia Community Services Centre and the Vancouver School Board indicate that the structural improvements can be completed for a cost of $73,754. The total appropriation required, therefore, is $75,076.

..../4

Clause No. 4 cont'd:

The A.B.E. and E.S.L. programs provide an important service especially in this community and the N.I.P. Committee strongly supports their advancement through the funding and development of this project as proposed by the Britannia Community Services Centre Society.

Canada Mortgage and Housing Corporation and the B.C. Department of Municipal Affairs and Housing concur with the appropriation of funds for the implementation of the Learning Resources Centre project as an addition to the projects listed in the Concept Plan.

The Director of Planning therefore recommends:

That Council approve the appropriation of $75,076.00 from the Grandview-Woodland N.I.P. Reserve/Future Proposals Account #898-9408 for the Implementation of the Learning Resources Centre project with costs to be shared as follows:

C.M.H.C.	37,538.00
Province of B.C.	18,769.00
City of Vancouver	18,769.00 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

5. Grandview-Woodland N.I.P.:
Appropriation of Funds for Land for Co-op Housing

The Director of Planning reports as follows:

" PURPOSE OF REPORT

The Grandview-Woodland N.I.P. Concept Plan, approved by Council in July 1977, includes an allocation of $250,000 for housing infill and rehabilitation. The Plan specifies the objective of stimulating or sponsoring a community-based non-profit housing co-operative to undertake small scale infill and rehabilitation projects.

The purpose of this report is to recommend an appropriation of $207,500 to buy two sites for later resale for co-op housing. The report also recommends an appropriation of up to $1,800 for site clearance of one of these sites and up to $7,000 so that the architect working with the co-op group can continue to provide his services until the C.M.H.C. financing is finalized.

BACKGROUND

On May 15, 1979, Council approved an appropriation of $2,000 N.I.P. funds to hire two consultants - a co-op organizer, Jacques Khouri, and an architect, Klaus Schmid - to establish cost and design feasibility of a co-op in the N.I.P. area and to begin organization of an ongoing co-op group.

These consultants have been working with a N.I.P. subcommittee composed of N.I.P. members and other local residents and with City Planning Department and Properties Division staff, C.M.H.C. social housing staff, and with the Inner City Infill and Rehabilitation Housing Society.

The N.I.P. subcommittee had identified a site which meets its criteria, but the site will only accommodate three to four units. Such a small number is not considered worth the time, effort and expense of organizing a co-op.

Meanwhile, the Inner City Infill and Rehabilitation Housing Society has also been active in this area. This is a local committee of B.C. Innovative Housing (Trade Union/Credit Union Housing Program) which sponsored the now almost-completed Grandview Co-op in the apartment area and has been looking for additional sites in Grandview-Woodland. This group is now acquiring a site in the N.I.P. area with five units for rehabilitation, but limited funds prevent their acquiring enough additional units to make a co-op feasible.

Clause No. 5 cont'd:

SCATTERED CO-OP PROPOSAL

To join the efforts of the two groups, a proposal has now been developed for a Scattered Co-op to be jointly sponsored by the N.I.P. Committee and the Inner City Infill and Rehabilitation Housing Society and to include both new construction and rehabilitation of existing buildings. (See Appendix 1.)

A Scattered Co-op is composed of several buildings on different sites that are within walking distance of each other and are owned and operated by the same co-operative. This approach has been used successfully by some Toronto area co-ops. The reason is to attain economies of scale by pooling managerial, accounting, legal and administrative skills under one umbrella group. At the same time, the small scale of each individual building will fit in well with the character of the N.I.P. area.

For Grandview-Woodland, a target of 20 units on four sites has been set.

The joint N.I.P./Inner City sponsorship effort means that some sites are acquired with N.I.P. funds and others by Inner City, since neither group has enough money to acquire all four sites. It is also a pooling of expertise to launch the co-op as a cohesive group. Eventually, all sites will be re-sold to the co-op which will finance the purchase through C.M.H.C. co-op housing financing. Preliminary discussions with C.M.H.C. have indicated their willingness to process this proposal quickly.

SITES

The attached map (Appendix 2) shows the three sites which have so far been identified for the Scattered Co-op. They total 14 to 17 units (depending on new construction and on combining some existing small units into larger units). Three to four units will be new construction and 11 to 13 will be rehabilitation. The majority (10 or 11) will be family units. All sites are in the RT-2 zoned area.

Taken together, these sites, including preliminary design concepts for both new construction and rehabilitation, meet the criteria outlined in the May 1979 report for the N.I.P. co-op housing: primarily family housing; for local residents, including interested tenants of any existing buildings; housing for low and moderate incomes; designed to minimize traffic impacts of busy streets; possibility of utilizing solar heating technology; within N.I.P. boundaries and guidelines; small scale to fit into neighbourhood; and economics which meet C.M.H.C. co-op housing limits.

A. SITE #1: 1109-15 VICTORIA DRIVE AND 1892-96 NAPIER STREET - INNER CITY PURCHASE

Purchase of this site is being completed by the Inner City group. It is an L-shaped row house with five two-bedroom units. Sketches prepared by the N.I.P. Committee's consultant architect indicate the following possibilities: adding an additional bedroom to two of the units, adding storage/amenity space, utilizing solar energy, insulating and general upgrading, with R.R.A.P., and fencing for better noise and safety protection along Victoria Drive. These improvements can be made within C.M.H.C. co-op housing cost limits and financed through the C.M.H.C. co-op housing mortgage.

B. SITE #2: 1857-65 VENABLES STREET - N.I.P. PURCHASE AND POSSIBLE WRITE-DOWN

It is proposed that this site be acquired and cleared with N.I.P. funds at a cost of $62,500 for acquisition and up to $1,800 for clearance. Resale to the co-op and new construction would then be financed with the C.M.H.C. co-op housing mortgage. The consultant architect's sketches for this site indicate three to four units of family housing with solar heating possibilities. A write-down of up to one-third may be required since new construction is expensive relative to rehabiliation.

Clause No. 5 cont'd:

This site fits specifically into N.I.P. guidelines which require that one part of the housing package be a site with buildings beyond the stage of rehabilitation. The regulations specify 'the need to provide for the clearance of noxious use or substandard residential properties with the cleared land being used for social housing purposes or social and recreational facilities.' In the N.I.P. area as a whole, this site stands out as a most substandard residential property. It is located on the border of the N.I.P. area where the RT-2 zoning changes to RM-3 and where it is felt to be important to emphasize the land use stability of the N.I.P. area. Thus, there are general neighbourhood improvement reasons for acquiring this site.

The Supervisor of Properties comments on this site as follows:

'This site 15.08 meters (49.5') by 37.79 meters (124') is improved with two vacant and boarded up dwellings both erected in 1905.

1857 Venables is a one storey frame structure with earth floor basement and concrete pier foundation. This dwelling contains 3 rooms, has 4 plumbing fixtures, patent shingle roof, shingle exterior and is heated by wood stoves.

1865 Venables is a 1 3/4 storey frame structure with earth floor basement and concrete pier foundation. This dwelling contains 4 rooms, has 4 plumbing fixtures, shingle roof, siding exterior and is heated by wood stoves.

Both these dwellings are in very poor condition and it is considered that the site has only land value.

There have been very few sales of RT-2 zoned building sites in this area and currently there is only one offered for sale. However, it is my opinion a premium is being paid for this site as the current estimated market value is $58,300.00.'

C. SITE #3: 1220 SALSBURY DRIVE - N.I.P. PURCHASE

It is proposed that this site also be acquired with N.I.P. funds at a cost of $145,000 for re-sale to the co-op for rehabilitation including combining some of the small suites into larger family size units.

The Supervisor of Properties comments on this site as follows:

'These premises comprise a two storey non-basement masonry building with concrete slab foundation erected in 1955 on a lot 13.41 meters (44') x 36.58 meters (120'). This improvement contains twenty rooms divided into eight self-contained suites (4 1-bedroom and 4 bachelor units).

This apartment has 24 plumbing fixtures, tar and gravel roof, stucco exterior walls and heat is supplied by a gas-fired hot water heating system. This building is well maintained and except for the roof, is in good condition.

Proposed acquisition price of $145,000 appears to reflect current market values for comparable properties in this area.'

ARCHITECT AND ORGANIZER FEES

$2,000 N.I.P. funds were previously appropriated for the consulting services of an architect and organizer in order to develop the Scattered Co-op proposal to this stage.

Clause No. 5 cont'd:

The Inner City group will now be paying an organizer to work with existing tenants of the buildings and others on the waiting list. This group will form a legal co-operative association, work with the architect on plans for rehabilitation and new construction, and apply to C.M.H.C. for financing in order to purchase the sites from the sponsors, N.I.P. and Inner City. Two meetings have already been held, attended by tenants from both buildings and others who are prospective co-op members.

It is proposed that N.I.P. pay the design fees of the architect of up to $7,000 for the three sites. (See Appendix 3.) The architect will work with the co-op group so that existing and future tenants will have a say in the construction and rehabilitation of the co-op.

When the designs have been submitted to C.M.H.C. and the financing has been approved, the costs of the architect's services will be recovered and repaid to N.I.P.

N.I.P. FINANCING

In summary, it is recommended that a total of up to $216,300 N.I.P. funds be appropriated for this Scattered Co-op project: $62,500 for the purchase of 1857 and 1865 Venables, $1,800 for site clearance at 1857 and 1865 Venables, $145,000 for the purchase of 1220 Salsbury and $7,000 for design fees.

These are basically front end costs which are recoverable from C.M.H.C. co-op financing once final C.M.H.C. approval is received within about four months. The only cost not recoverable would be the possible write-down of 1857-65 Venables when it is re-sold to the co-op. This could be a write-down of up to one-third in accordance with Council policy for social housing.

This write down of up to approximately $20,800 would, if required, remain as a shareable N.I.P. cost and requires Council approval at this time.

As with the Kitsilano N.I.P. appropriations for housing, any rents and costs before resale would accrue to the N.I.P. accounts, and the money after resale is required to be reused in the Grandview-Woodland community.

C.M.H.C. and the Province have concurred with this proposal. The Grandview-Woodland Citizens' N.I.P. Committee also recommends approval.

RECOMMENDATIONS

The Director of Planning therefore **recommends:**

A. THAT $62,500 beappropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for the purchase of 1857 and 1865 Venables Street for re-sale as part of the Scattered Co-op described above.

B. THAT up to $1,800 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for site clearance at 1857 and 1865 Venables Street.

C. THAT a write-down of up to one-third (approximately $20,800) be approved for resale of 1857 and 1865 Venables Street to the co-op if required to secure C.M.H.C. Co-op Housing financing.

D. THAT $145,000 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 for the purchase of 1220 Salsbury Drive for re-sale as part of the Scattered Co-op proposal described above.

E. THAT up to $7,000 be appropriated from the Grandview-Woodland N.I.P. Land/Social Housing Account #898-9405 to pay the design fees of the architect for 1857 Venables, 1220 Salsbury, and 1109-15 Victoria, to be recoverable from C.M.H.C. co-op housing financing.

Clause No. 5 cont'd:

Costs for all of the above appropriations, totalling $216,300 to be shared as follows:

C.M.H.C.	50%	$108,150
Province	25%	54,075
City	25%	54,075
		$216,300"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. Street Names -
False Creek - Area 6 - Phase 2

The Director of Planning in his capacity as Chairman of the Street Naming Committee reports as follows:

"At its meeting on August 15, 1979 the Street Naming Committee considered street names for Area 6 - Phase 2, False Creek.

Most of the streets are pedestrian oriented (also for emergency vehicle access) and privately constructed and maintained, except for the south spine road and vehicle courts which are dedicated and to be used by all traffic including buses; and except for the pathway through the park which is also dedicated and is to be used by service vehicles (including emergency vehicles) as well as pedestrians.

The following list of street names (identified on the attached map) are names to which the City's Inspections Department and the Post Office have no objection:

Alder Bay Walk
Shorepine Walk
Birch Walk
Old Bridge Walk
Island Park Walk
Fountain Way
Lamey's Mill Road (extension of road from Phase 1)
Alder Bay Court
Fountain Court
Hemlock Court
Anderson Court

The sponsors of the residential developments concur with the above listed streets. It is expected that occupancy will occur around the middle of October.

Recommendation

The Street Naming Committee recommends:

A. That the following street names for Area 6 - Phase 2, False Creek be approved:

Clause No. 6 cont'd:

Alder Bay Walk
Shorepine Walk
Birch Walk
Old Bridge Walk
Island Park Walk
Fountain Way
Lamey's Mill Road (extension of road from Phase 1)
Alder Bay Court
Hemlock Court
Anderson Court

B. That the name "Fountain Court" be changed to "Fountain Way Court".

C. That the City Engineer be instructed to amend the official street name map accordingly."

The City Manager RECOMMENDS that the recommendations of the Street Naming Committee be approved.

7. Mt. Pleasant N.I.P.
Appropriation of Balance of Funds

The Director of Planning and the City Engineer report as follows:

" INTRODUCTION

On September 28, 1976, City Council approved the Mt. Pleasant Concept Plan. The Plan's goals included improving the physical conditions, improving the social environment, providing more usable public space, reducing through traffic, increasing public safety, and maintaining good aspects of the area. Since that time, many specific projects have been recommended and implementation is almost complete.

In keeping with the above noted goals, several additional projects have been identified for which this report recommends N.I.P. appropriation. With approval of these projects, the Mt. Pleasant N.I.P. budget will be totally committed.

1. Plaques for Public Buildings

The Mt. Pleasant Neighbourhood House, the Kivan Boys and Girls Clubhouse and the Robson Park Clubhouse have received funding in order to provide social facilities for the area. It is proposed that plaques be installed on each building in order to identify the financial sponsors of each. The Mt. Pleasant Triangle N.I.P. Committee recommends that a maximum of $1,800.00 be appropriated for the manufacture of these three bronze plaques. CMHC concurs with the project and has also approved the proposed wording.

2. Charles Dickens School Grounds Improvements

Charles Dickens School has already received significant improvements. It is now proposed to install a Maypole (sometimes called 'giant stride') funded through N.I.P. for the recreational use of school children. Cost estimates have been supplied by the School Board in the amount of $1,175.00. The Mt. Pleasant Triangle N.I.P. Committee, Vancouver School Board staff and Parents Consultative Committee have agreed on the project whose specific location will be determined by the school administration. CMHC concurs with the project.

Clause No. 7 cont'd:

3. Bus Shelters - Stage II

Bus shelters were identified in the Concept Plan as a priority, and installation of shelters at the most heavily patronized stops has already been approved and carried out.

Additional locations have now been identified which should receive installation of 'used' bus shelters, subject to these locations meeting the requirements of the City Engineer. These locations proposed which would receive one shelter each are as follows:

Fraser	-	West side at 11th
Broadway	-	North side at Fraser
Fraser	-	East side at 14th
Clark	-	East side at 21st.

The City Engineer advises that in September a report will be placed before Council recommending installation of a number of additional commercial shelters in the City. If this is approved, it will free up 'used' shelters, some of which can be directed to this proposed Mt. Pleasant N.I.P. bus shelter project. If the commercial bus shelter report is not approved, the Engineering Department will not have 'used' shelters to install in Mt. Pleasant. In this event, the funds will be directed to the Broadway Tree Planting Project.

The Mt. Pleasant Triangle N.I.P. Committee recommends an appropriation of up to $8,000.00 for the installation of the 'used' shelters, if these are available. CMHC concurs with the project.

4. Tree Planting on Broadway

The Concept Plan rated curbs, paving and boulevard trees as one of the highest priorities for N.I.P. funding. Tree planting has now been carried out on streets located within the Triangle, as well as on Kingsway, the southern boundary. Tree planting on Broadway, the northern boundary, is now proposed, with implementation in two stages. Stage One includes both sides of Broadway from Prince Albert to Fraser Street. The cost of the work is estimated by the Engineering Department to be $7,261.43. The N.I.P. Committee recommends the proposed expenditure for this project, as does the City Engineer and the Park Board. CMHC concurs with this project. Stage Two, which would include tree planting along the balance of Broadway within the N.I.P. area, is proposed to be carried out when and if surplus funds are available as the implementation of other outstanding projects is completed. This matter, along with other proposals for spending of freed up money will be reported to Council at a later date.

Planting is scheduled for Fall of 1979. The Park Board annual maintenance cost is estimated to be $20.00 per tree amounting to $380.00 which would be included in the 1980 budget request of the Park Board.

5. South China Creek Park - Carved Play Log

Implementation is almost completed on major upgrading of facilities in this park. It is now proposed that a carved play log (as per Appendix I) be installed in the southeast corner of the Park. The Mt. Pleasant Triangle N.I.P. Committee recommends an expenditure of up to $3,500.00 for the purchase, moving and placement of the carved log on the park as per estimates submitted by the Ne Chi Zu Guild. CMHC and the Park Board concur with the expenditure.

Clause No. 7 cont'd:

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

A. THAT City Council approve an appropriation of up to $1,800.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for the manufacture and installation of three plaques for the Mt. Pleasant Neighbourhood House, the Kivan Boys and Girls Clubhouse, and the Robson Park Clubhouse. Costs to be shared as follows:

Federal	(50%)	-	$900.00
Provincial	(25%)	-	450.00
City	(25%)	-	450.00
	Total		$1800.00

B. THAT City Council approve an appropriation of up to $1,175.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for installation of a Maypole ('giant stride') on Charles Dickens school grounds. Costs to be shared as follows:

Federal	(50%)	-	$587.50
Provincial	(25%)	-	293.75
City	(25%)		293.75
	Total		$1175.00

C. THAT City Council approve an appropriation of up to $8,000 from the Mt. Pleasant N.I.P. Services and Utilities Account 896-9217 for installation of additional 'used' bus shelters. Costs to be shared as follows:

Federal	(25%)	-	$2,000.00
Province	(12.5%)	-	1,000.00
City	(62.5%)	-	5,000.00
	Total		$8,000.00

D. THAT City Council approve an appropriation of up to $7,261.43 from the Mt. Pleasant N.I.P. Services and Utilities Account 896-9217 for tree planting on both sides of Broadway from Prince Albert Street to Fraser Street. Costs to be shared as follows:

Federal	(25%)	-	$1,815.36
Provincial	(12.5%)	-	907.67
City	(62.5%)	-	4,538.40
	Total		$7,261.43

E. THAT City Council approve an appropriation of up to $3,500.00 to be appropriated from the Mt. Pleasant Social and Recreational Account 896-9215 for the installation of a carved play log in the southeast corner of South China Creek Park. Costs to be shared as follows:

Federal	(50%)	-	$1,750.00
Provincial	(25%)	-	875.00
City	(25%)	-	875.00
	Total		$3,500.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and the City Engineer be approved.

8. Riley Park Neighbourhood Improvement Program
Six Month Progress Report #4

The Director of Planning reports as follows:

" Introduction

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which includes funding allocations for N.I.P. projects, other proposed planning initiatives as well as various citizens' actions to improve the Riley Park Community. The purpose of this report is to describe progress made to date on implementation of this Concept Plan.

It is required by C.M.H.C. that N.I.P. progress reports be prepared at six month intervals. Implementation for Riley Park N.I.P. is scheduled for up to six six-month intervals between August, 1977 and June, 1980 for which Administration funding is appropriated. This report summarizes all work through the fourth work interval and to mid-August, 1979.

Progress on Projects

Attached as Appendix I to this report is a summary outline of the status of all work by the staff and the Riley Park Citizens' N.I.P. Planning Committee for the improvement of Riley Park. This summary provides an overview for Council of the funding allocated and appropriated to date for each N.I.P. project, the time interval in which report to Council on each item is scheduled and additional notes to provide an indication of the extent of work to date on each project.

The focus of staff activity during this six-month interval has been on:

- project implementation of highly visible improvements especially to Schools and Parks, and completion of Main Street Beautification;
- project development and implementation where large N.I.P. investments and/or complex arrangements/agreements are required including work on the Riley Park Recreation Complex, Neighbourhood House/Youth Centre, Storefront Library, Community Vans and Bunny Trail;
- analysis of emerging planning issues as per the N.I.P. Terms of Reference including the proposed closure of 23rd Avenue at Tupper School, land use on Fraser Street, and pending new development proposals;
- initiation of planning studies as outlined in the N.I.P. Concept Plan including the housing analysis, Main Street parking study and commercial zoning study;
- supervision of the Main Street Small Business Centre funded by Canada Works and the City.

The motivation for this activity has been to get all N.I.P. projects either implemented or into development so that staff energies can be increasingly transferred to completion of the planning work items. Of course, the program has continued to provide City Council with information about area conditions and opinions from active citizens and field staff as an input into decision making on issues that are relevent to Riley Park.

Local resident volunteer activity has continued to grow in volume, scope and sophistication during this six-month period. Citizens' activities included:

- continued strong participation on a weekly basis in the N.I.P. Committee;
- special commitments to design and development work teams for the Riley Park Recreation Complex, Neighbourhood House/Youth Centre and the Storefront Library;

..../13

Clause No. 8 cont'd:

- local improvement petitioning for upgrading of streets;
- assisting staff in planning events such as information meetings, projects, publicity, etc.;
- organization of a major community clean-up initiative;
- organization of major social action programming to complement N.I.P.;
- developing indigenous community volunteer leadership and organizational skills.

Perhaps the most significant development in terms of citizen volunteer work is the emergence of the Little Mountain Neighbourhood House Society as a strong, aggressive and creative focus for community self-help work. The Society has affectively taken over responsibility for social and recreational initiatives as outlined in the 1977 N.I.P. Concept Plan and has expanded this work based on current demands. The Society has become an eloquent and sensible advocate on community issues and is working closely with other local organizations toward an integrated neighbourhood response to local needs. The Main Street Merchants' Association also remains a significant force in local commercial affairs. Both of these organizations are spin offs of the N.I.P. Program conceived to cope with specific kinds of concerns.

In the upcoming work interval, most N.I.P. projects will be implemented. Planned land use studies will be completed. Advisement will continue on emerging local issues. If implementation proceeds as projected, it may be possible to complete the program slightly earlier than scheduled. This will be addressed in the next Progress Report.

Funding Commitments

In the first progress report (February, 1978) it was reported that $118,290.00 in N.I.P. project funds had been committed. Some $586,000.00 was committed by the second progress report (July, 1978). As of the third progress report, approximately $972,000.00 in project funding had been committed. In the fourth progress report, a total of some $1,189,475.00 has been appropriated. This investment has drawn additional investment to Riley Park including some $250,000.00 in new social/recreational services funding over the last two and one-half years (primarily through the Neighbourhood House Society) and over $501,000.00 in capital funds from various sources to match N.I.P. allocations. Several agencies have also committed staff or are agreeable to committing staff to reinforce the self-help efforts of local people.

Observations on Impact To Date

The community planning activity by the City through N.I.P. continues to have a positive impact on the revival of the physical and social environment of Riley Park. Long standing physical inadequacies in parks, schools and public spaces are being resolved. There is evidence that Main Street commercial vitality is significantly improving. A wave of new social initiatives is underway and volunteerism by local residents has increased dramatically.

Increasingly, local organizations are prepared and able to follow through with the social and recreational aspects of neighbourhood improvement without close coordination by N.I.P. This is because of the growth of new organizations, the revitalization of existing groups and the expanding tendency of all groups to work cooperatively on problem solving as contacts are made and experiences gained. Finally, there is evidence that the attitudes of Riley Parkers about the future and possibilities of their neighbourhood are changing with positive expectations coming to the forefront.

Implementation of Riley Park N.I.P. spending and neighbourhood improvement is essentially occurring on or ahead of schedule.

Clause No. 8 cont'd:

Recommendation

The Director of Planning recommends:

> That City Council submit this Riley Park N.I.P. Six-Month Progress Report #4 to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

9. Mt. Pleasant N.I.P. Appropriation: Robson Park Clubhouse

The Director of Planning reports as follows:

"On September 28, 1976 City Council approved the Mt. Pleasant Concept Plan, which identified the need to improve the social environment within the area. To this end, two projects were identified in the Concept Plan - the Kivan Boys and Girls Club and a Mt. Pleasant Neighbourhood House. A total of $440,000.00 was allocated towards these projects which are presently being implemented.

A third project, the rehabilitation of the Robson Park Clubhouse, has now been identified by the N.I.P. Committee. The Committee advises that the Clubhouse is needed to fill the space requirements for social and recreational programs not presently served by either the Mt. Pleasant Kivan Boys and Girls Club or by the Mt. Pleasant Neighbourhood House.

Although initially there were concerns expressed by the Park Board about this project, a decision by the Park Board to approve the building's rehabilitation, using N.I.P. funds, and to lease the building to a community group, was made on July 23, 1979 (with conditions) as per Appendix I.

The lease will be between the Mt. Pleasant Family Centre Society and the City of Vancouver and will be drawn up by the Park Board to the approval of the City Solicitor. The Society has submitted evidence of the local orientation of their community service, of adequate budgets, of program schedules, and of need for space which would be more compatible with the recreational/social format of the Society's activities (refer to Appendix II). Because the Clubhouse is situated on the newly upgraded Robson Park, is across the street from the nearly completed Mt. Pleasant Kivan Boys and Girls Club, and is in close proximity to the Kingsway and Fraser bus lines, it is well located for the Society's needs.

Estimates submitted and agreed to by the Park Board for rehabilitating the Clubhouse for long-range use include costs for modernizing the bathrooms, relocating the kitchen, replacing the roof and furnace, installing insulation, and upgrading and repairing the structure. It also includes costs for raising the building and finishing the lower floor so that it is available to serve both the adults and young children in the Society's programs. In addition, finishing the lower floor will make it more usable by community groups, including the handicapped, as the entrance will be ramped, kitchen facilities will be moved to this lower floor, and washroom facilities will be installed. The additional space gained by finishing the lower floor will also meet the minimum child care facilities space standards, as well as providing greater flexibility for program use by community groups who wish to use the facilities at the same time. The estimates will also allow for architectural fees, Park Board staff time, as well as for

Clause No. 9 cont'd:

minor landscaping which will assist in integrating the Clubhouse building into the surrounding Robson Park environment. As a result, the Mt. Pleasant N.I.P. Committee recommends an expenditure of up to a maximum of $46,206.00 for the raising and rehabilitation of the Clubhouse. CMHC also concurs with this project and lease arrangements.

The Director of Planning recommends:

A. THAT City Council approve the appropriation of up to $46,206.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896-9215 for the raising and rehabilitation of the Robson Park Clubhouse. Costs to be shared as follows:

Federal	(50%)	-	$23,103.00
Provincial	(25%)	-	11,551.50
City	(25%)	-	11,551.50
	Total		$46,206.00."

B. THAT City Council approve an eight-year lease between the Mount Pleasant Family Centre Society and the City of Vancouver as approved by the Park Board on July 23, 1979 and detailed in Appendix I. The lease to be drawn up by the Park Board to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

10. Grandview-Woodland N.I.P. Appropriation: Grandview Park Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $460,000 for improvements to all five parks in the area. Improvements to tennis courts, the construction of a creative playground, repair of the wading pool and renovation of the field house were included in the plan for Grandview Park.

The purpose of this report is to recommend the appropriation of funds for a creative playground in Grandview Park.

Substantial new small tot and intermediate play equipment (listed in Appendix I) is to be installed as the core of the new playground. Along with these, two sets of swings are to be retained while teeter-totters and an exercise bar are to be relocated after removal of the blacktop surface currently underlaying them. Four light standards are also to be erected along with four benches.

This constitutes a second phase of improvements with a third to come later this year involving rehabilitation of the field house along with the one at Garden Park. Due to the lack of funds remaining from the initial allocation for this park, the lowest priority item indicated for improvements - the relocation of the wading pool - has been relegated to the second priority list of projects which may be undertaken should others listed in the concept plan prove unworkable.

The total cost of the proposed improvements is $46,245.00 including a 15% contingency reserve. While $24,225.00 remains available in the original Concept Plan allocation for this park a $15,000 Park Board allocation (see Appendix II) supplemented by $7,020 to be drawn from the Reserve/Future Proposals Account will provide the remaining funds required to complete the project. (Estimates - Appendix III.)

Clause No. 10 cont'd:

The Grandview-Woodland N.I.P. Committee recommends the acceptance of the plan and the proposed appropriation of funds for the implementation of playground improvements on Grandview Park.

The Director of Planning therefore recommends:

That City Council approve the appropriation of $24,225 from the Grandview-Woodland N.I.P. Social/Recreational Account #898-9404 and $7,020 from the Grandview-Woodland N.I.P. Reserve/Future Proposals Account #894-9408 to provide a total of $31,245 for the implementation of improvements to Grandview Park with costs to be shared as follows:

-CMHC	15,622.50
-Prov. of B.C.	7,811.25
-City of Van.	7,811.25

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 785 & 6

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Pacific Centre Garage - Management Agreement

The City Engineer reports as follows:

"The purpose of this report is to recommend that Council approve an increase in the management fee paid to the Downtown Parking Corporation for Management of the Pacific Centre Parking Garage.

In 1976, the agreement with the Downtown Parking Corporation for Management of the Pacific Centre Garage was revised and executed as of January 1, 1977. This agreement provided for a management fee of $30 000 per year. This fee is to cover all Downtown Parking Corporation head office expenses related to supervision, accounting, audit, etc.

Article VII, Section 7.01 of the agreement provides that either party, the City or the Downtown Parking Corporation, may request amendment to any section of the lease on or before 90 days prior to January 1. The Downtown Parking Corporation have requested that the management fee be increased.

In 1976, the Downtown Parking Corporation indicated that their direct expenses related to the management were $36 000 annually, but after negotiation, the management fee was established at $30 000. The reason being that the entire facility was newly completed and experience was necessary to access accurately the actual cost of management. The Downtown Parking Corporation now indicates that their reasonable expenses attributed to the Pacific Centre operation are $51 336 annually. This has been reviewed and discussed with the Downtown Parking Corporation who have agreed that establishment of a $50 000 fee would be appropriate. This fee would not require adjustment for at least two years. The increase in the management fee will more accurately reflect the actual expenses being incurred by the Downtown Parking Corporation and, therefore, the Director of Finance and City Engineer recommend that Council approve the increase.

It is recommended that:

A. The management fee paid to the Downtown Parking Corporation for management of the Block 42/52 Parking Garage be established at $50 000 annually effective January 1, 1980.

B. The Director of Legal Services be authorized to amend the management agreement to reflect the increased fee."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 786

FINANCE MATTERS

INFORMATION

1. Central Records Management Program

The City Clerk reports as follows:

"On June 19, 1979, under 'Enquiries', Alderman Little requested that the City Clerk report on progress to date towards the establishment of a Central Records Management Program for the City.

HISTORY

In 1970 Council decided to have developed an effective Records Management Program and, in 1971 approved the following statement of purposes and objectives which renders to the Archives and Records Division the responsibility for - "the development of a Records Centre and Records Scheduling Services related to the City of Vancouver's records".

A Records Manager was hired on November 1st, 1973, to provide records consulting to all the civic departments and to develop the program for the City. Earlier in 1973 the Vault Attendant at City Hall was transferred to the Archives and Records Division to assist in the Records Centre.

RECORDS CENTRE

Early in 1973, 115 tons (5,175 cu.ft.) of records from the City Hall vaults 1 and 2, and from various office areas were transferred to the Records Centre. Approximately 70 tons (3,125 cu.ft.) of the dead records were scheduled and destroyed and the balance of 2050 cubic feet of inactive records were boxed, labelled and shelved.

Records retrieval and daily delivery services began during the first quarter of 1973. Records requested before 12:00 noon were delivered to the City Hall on the same day and those requests after 12:00 noon, the following day.

A review of the Records Centre operation, conducted in January 1974, resulted in (a) a revised records storage system by random access method to provide maximum utilization of the Records Centre space; (b) an improved Records Centre fibreboard transfer box to accommodate both legal and letter size documents; (c) a reduction in file retrieval time from between five minutes to a few days to an average of three minutes per request, and (d) an increase in the control of records and a built-in provision for confidentiality.

With the help of a Provincial STEP project in the summer of 1974, all records in the Centre were properly identified and inventoried.

The quick and reliable centralized service provided by the Records Centre promotes and increases the use of the storage facility by civic departments, boards and commissions. From January 1974 to June 1979, 4,696 cubic feet of records were transferred from departments into the Centre, 3690 cubic feet were disposed of from the Centre and 19,579 files were retrieved and refiled for departments. As of May 31, 1979, the Records Centre

Clause No. 1 Continued

RECORDS CENTRE (Cont'd)

net holding was 5,943 cubic feet - 98% full. The current undertaking of civic departments setting retention and destruction timetables to their records should alleviate the space problem for the next two to three years, at which time additional storage space has to be sought to cope with the records volume. This situation has been brought to the attention of the Director of the Civic Buildings Department.

RECORDS RETENTION AND DESTRUCTION SCHEDULING

A Records Management Committee, consisting of representatives from various departments, including the Park Board and the Police Department, was struck in 1977, and held its first meeting on August 25, 1977. A "Records Retention and Destruction By-law", discussed and approved by the members, was passed by Council on September 12, 1978. In this By-law -

'"Records" is defined as the records of a department, board or commission and includes records, forms, memoranda, papers, note-books, maps, photographs, films, sound recordings, paper tapes, microfilm, microfiche, data captured or any data used as input or output in any data processing device, and documentary material, regardless of physical form or characteristics heretofore or hereafter created in, acquired or received in pursuance of any civic law or in connection with the transaction of public business and preserved or are deemed necessary or appropriate for preservation by a department, board, commission, task force or any organization established to make inquiries or reviews whether appointed by the City Council or by a department.

Before any records may be destroyed in any department, board or commission of the City, the related "records retention/destruction schedule" shall be approved by the Department Head, the Director of Finance, the Director of Legal Services, the City Archivist and the City Clerk.'

To launch the records management program, a decision was reached by the Committee that departments should inventory and schedule all their records to effect better protection of public records, authorized destruction of valueless records, savings in space and filing equipment and increased management control over the life span of records.

Various records guidelines were issued by the Archives and Records Division and by the end of 1978, five departments had completed their records inventories and had started on their scheduling. As of May 31, 1979, 476 records series had been inventoried, of which 19 records schedules were in progress for approvals and 51 schedules were approved and implemented.

Clause No. 1 Continued

RECORDS CONSULTING

The Records Manager also provides records consulting to various civic departments. Complex records classification has already been designed and installed in Engineering, Health, Park and City Clerk's Departments.

Consulting on microfilming was also provided to City Clerk, Park, Health and Police. Microfilm quality control and storage standards were established for the City Archives. These standards are currently used by the Engineering Department Microfilm Section for all departments.

Concerns over 'vital records protection' and 'small document microfilming' were expressed and discussed by the members of the Records Management Committee at its last meeting. It was decided that the vital records program would be considered as part of the next phase of the Records Management Program and the broad issue of microfilming would be brought to the attention of, and discussed with the City Manager by the City Clerk.

Other records activities which are usually associated with a total records management program are forms, reports and directives management. Since these programs are new to the City, and, depending on priorities, they have to be studied in detail and the reports submitted to Council for approval.

The handling of records and files generally receives a relatively low priority in the ongoing administrative duties of a department, yet it is an integral part of our operation and so important in providing service to Council, the public and other departments.

There is no doubt that, unless a full microfilming program is instituted, we shall smother in an ever-increasing morass of pink, blue, green and white paper. Therefore, the active role of the Records Management Committee is important in the development of a unified modern system of controlling records."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATION

2. Federal Employment Program - Canada Works - Phase IV (1979-1980)

The City Engineer reports as follows:

"The Minister of Employment and Immigration recently announced that applications for projects to be funded under the final cycle of Canada Works (Phase IV) will be accepted up until September 28, 1979.

It should be noted that the only Vancouver Constituency that has been designated for any funding under this program is Vancouver East. The announced amount that is available for this constituency, including both the private and public sectors is $35 000 which is only approximately 3% of the amount made available to that constituency under Phase III and will only fund approximately five-year-long jobs. Therefore, the possibility of any civic project being approved by the Job Creation Branch seems fairly remote.

Clause No. 2 Continued

Approved projects would start between October 1, 1979 and February 25, 1980 and finish no later than February 27, 1981. Projects operate for a minimum of 13 weeks and must provide a minimum of 3 continuing jobs.

Cost Sharing

The Federal contribution to the weekly cost of approved projects is as follows:

Project Manager.....up to $180.
Each additional worker.....up to $138.
Other Expenses..... .....up to $40 per man week.

Wages and expenses above these base rates will be added to the City share of the cost This share would vary depending on the type of project and classification of the workers involved. However, in order to give an indication as to the split between the City and the Federal Government the following two typical projects are outlined assuming material cost, etc, within the Federal contribution and 1980 wage rates:

A. Using 'Inside' workers (V.M.R.E.U) P.G. 9, the City would pay approximately 36% of the overall cost of the project.

B. Using 'Outside' workers (C.U.P.E.) Lab. 1, the City would pay approximately 51% of the overall cost of the project.

Director of Finance comments

The Director of Finance submits the following information for Council's consideration in determining the amount of participation in the Canada Works - Phase IV Program. The previous City's contributions from the Revenue Budget on various projects has been as follows:

	1976	1977	1978	1979
1975-76 L.I.P.	$ 173 978			
1976-77 L.I.P.	32 000	$ 224 838		
Young Canada Works (1977)		90 439	(1 244)	
" " " (1978)			61 635	
" " " (1979)				60 038
Canada Works Phase I		78 359	1 088	
" " " II		108 338	27 521	(6 384)
" " " III			54 052	11 202
Provincial Youth Employ. (1976)	39 698			
" " " (1977)		28 918		
" " " (1978)			30 895	
" " " (1979)				20 781
	$ 245 676	$ 530 892	$ 173 947	$ 85 637

The Director of Finance advises that if Council intends to participate in the program that any City funds approved would be provided from Contingency Reserve and that in his opinion should not exceed $60,000, the approximate 1978 level.

CONSIDERATION

The City Engineer submits the following items for Council's Consideration:

A. Whether or not the City should participate in Canada Works - Phase IV. It should be noted that it seems unlikely given the approved federal funding level that any Civic projects will be approved by the Minister of Employment and Immigration.

B. If the City is to participate, the setting of a maximum City cost for Canada Works - Phase IV.

Clause No. 2 Continued

The City Engineer recommends that if the City is to participate:

C. The City Engineer or his representative be authorized to sign the application form and agreements on behalf of the City and to make minor adjustments where required.

D. The Standing Committee on Finance and Administration review the Departmental proposals for a subsequent report to Council."

In view of the miniscule amount of $35,000 that has been made available by the Federal Government and has been restricted to Vancouver East, The City Manager RECOMMENDS:

- that Council not submit applications for Phase IV, Canada Works, 1979.

If however, Council wishes to submit applications, then the City Manager RECOMMENDS

- setting a ceiling of $60,000 on city contributions
- approval of recommendations C and D of the City Engineer.

3. Alterations to the Lobby of the Operations Building, Manitoba Yard

The City Engineer reports as follows:

"Complaints have been received from Vancouver Municipal and Regional Employees' Union about the inadequate restroom facilities for the female staff in the Operations Building, Manitoba Yard. When the building was built, in 1966, there were only two women in the staff, and the small washroom in the lobby served adequately. There has been a dramatic increase in the proportion of women in the staff with fourteen now employed. Adjustments have been made to cope with this situation by converting a small men's public washroom, also in the lobby, to the women's use. However the facilities still fail to meet the standards of the Factories Act, and must be improved. The present complaints have been precipitated by the large number of labor applicants who now frequent the lobby. The situation can be corrected by some relatively minor building modifications. The plumbing facilities are adequate for the present staff or for an increase of up to 50%, but space must be added to accommodate the required couch or cot, and chairs. This proposal is to install a screening partition to divide the lobby and thereby produce the required degree of privacy for the women's area. The front door to the building will be moved to correspond to the partition change and a cot installed to complete the lounge. The work is estimated to cost $3 300.00.

The Director of Finance advises that funds could be made available from Contingency Reserve.

The City Engineer recommends that the above appropriation be approved."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

4. Fire Dispatch Centre

The Director of Civic Buildings reports as follows:

"At its meeting of August 29, 1978, Council approved the relocation of the Fire Dispatch Centre from its present quarters at 3637 Cambie Street to the No. 1 Firehall. Council also approved a recommendation that the existing Fire Alarm property be sold to the Property Endowment Fund for $400,500., and these funds be appropriated for the construction and engineering costs of the new Fire Dispatch Centre and office space at No. 1 Firehall.

Clause No. 4 Continued

Council later approved the firm of Eng and Wright as architects for the addition. A request for tenders was publicly advertised; however, only two firms submitted bids on August 8th, 1979:

M. G. Builders (1971) Ltd.	$199,595
Oliver Builders Limited	$206,930

Based on the low bid and on an update of Engineering Department costs, the budget for this project now stands as follows:

Construction Contract	$199,595
Architects' Fees	17,000
Engineering Costs	170,500
Furniture	6,000
Miscellaneous and contingency	7,405
TOTAL	$400,500

The Director of Finance advises that the required funds in the amount of $400,500 have been provided and appropriated according to Council's approval on August 29, 1978."

The Director of Civic Buildings recommends that Council:

(a) Approve the budget for this project.

(b) Accept the low tender of M. G. Builders (1971) Limited, and enter into a contract satisfactory to the Director of Legal Services.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

5. 1979 Supplementary Capital Budget

The Director of Finance reports as follows:

"On July 24, 1979 City Council approved the Firehall #22 - Oak Park arrangement with the Parks Board that required the provision of $175,000 from the 1979 Supplementary Capital Budget.

Previous to this action there was $164,769 available in the 1979 Supplementary Capital Budget and this approval by Council creates a shortfall of $9,967.46.

There are also a number of other items currently before Council for decision, such as the Boy Scouts capital grant request ($15,000), the 10th Avenue parking question ($120,000), and the Kimount Club improvements ($40,000).

Inasmuch as there are these matters before Council and Council may wish to provide the funds for them or for other projects between now and the end of the year, and inasmuch as the June budget review indicates a present surplus on revenue account in excess of $600,000, it would seem worthwhile to allocate $300,000 of that to the 1979 Supplementary Capital Budget. This would leave approximately $115,000 for projects that may arise before Year End after provision for the above items in process.

I would therefore RECOMMEND:

THAT the 1979 Supplementary Capital Budget provision be increased by $300,000 with the source of funds being the 1979 Operating Budget - Surplus on Revenue Account."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

6. Interest Rate on Property Tax and Business Tax Arrears

The Director of Finance reports as follows:

"In July 1978 Charter amendments were approved which permitted the City to charge interest rates on Real Property and Business Tax Arrears which more closely reflected the current status of borrowing costs.

Basically, the amendments were that Council could, from time-to-time, by a by-law passed not later than the 30th day of September in any year, impose an interest rate effective for the year following its enactment. Such interest rate is not to be greater than four percentage points above the prime interest rate prevailing on the 31st day of July of the year of its enactment, as determined from the City's principal bankers.

The prime rate on July 31, 1979 was 12½% and this report is recommending that we establish the arrears interest rate at 14%. The present rate of 12% was approved by Council on August 29, 1978 based on the July 31, 1978 prime rate of 9¼%. Prior to 1979, the interest rate was 8%, unchanged since January 1, 1970. The reason for seeking this increase in the past and at this time is that when our interest rate is less than the current borrowing rates charged elsewhere I am of the opinion that some taxpayers are in fact borrowing from the City at a rate which is less than they would have to pay elsewhere. In fact, they are borrowing at the expense of the other taxpayers who do not have arrears. By increasing our interest rate we hope to discourage this practice.

If City Council approved the recommendations in this report, then in order to alert all parties concerned, we propose to do the following:

1. Notice of potential year-end arrears is given to property owners who have an outstanding balance of taxes due as of October 31. This notice is in the form of a confirmation of tax account status sent to applicable property owners by the Internal Audit Division. It is to be a recommendation of this report that a separate notice be inserted with the approximately 8,000 notices mailed in November of this year, alerting the property owners to the increased rate which will be applicable on the close of business on December 31, 1979. (Approximately two months notice of increase).

2. Notice to business owners and occupants subject to business tax will be made through the use of a separate newspaper notice in November and by mailing to all potential arrears accounts, a notice advising of the new rate.

RECOMMENDATION

The Director of Finance recommends that:

A. Council instruct the Director of Legal Services to draw the necessary by-laws to implement the increase in arrears interest rate from 12% to 14% for both real property and business tax arrears effective at the close of business on December 31, 1979, for approval by Council prior to September 30, 1979.

B. The City Treasurer & Collector include with the Audit Verification Notices, which will be mailed in November 1979, a notification to all accounts having Real Property Taxes due as at October 31, 1979, the fact of the increase in arrears interest rates.

C. The Director of Permits and Licenses send to all accounts having Business Tax amounts outstanding at October 31, 1979, a notice of the increase in arrears interest rates."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

7. Vancouver Indian Centre - Administration of Grant

The Director of Finance reports:

"On April 17, 1979, Vancouver City Council passed the following recommendation:

"Approve a Capital grant to the Vancouver Indian Centre Society in the amount of $300,000 subject to the Society obtaining sufficient funds from other sources to complete the financing of the proposed new facility."

On July 24, 1979, Council subsequently passed the following recommendation:

"That City Council approve the immediate release of the $300,000 grant to The Royal Bank (assuming The Royal Bank completes the above transaction on behalf of the Indian Centre) for the purchase of 1607 East Hastings, Vancouver, by the Vancouver Indian Centre and that the City grant be secured by a second mortgage pending the completion of Phase I and II."

Although it was not stated in the City Manager's report, it is our understanding that the mention of the second mortgage to secure the City's grant was intended to safeguard the City's contribution to the Centre against the possibility that additional funding was not forthcoming and that the Centre was not developed as it was intended. The Director of Legal Services has reviewed the matter and recommended that the City register a Section 24A covenant against the land to ensure that the Centre will be developed only as reported to Council on April 17, 1979. Once the Centre has been completed, this covenant would be removed from the land. It will be noted that the Provincial Government also propose to register a mortgage against the land to secure their contribution.

The Indian Centre Society has already purchased the property at 1607 East Hastings Street and has financed it through an $800,000 First Mortgage from The Royal Bank of Canada. The Indian Centre is currently paying interest on that mortgage of 12½%. In accordance with the Council resolution of July 24, 1979, the City cannot disburse the $300,000 grant until such time as the mortgage or covenant has been registered against the property. For every day that the City's grant is not disbursed to the Society, the Society is facing extra interest costs of over $100 a day. The Director of Legal Services estimates that it will take three to four weeks to register the covenant against the property.

In order to protect the Indian Centre against the additional interest costs caused by the above-noted legal processes, it is proposed that the City pay to the Indian Centre interest on the $300,000 at the rate of 12.5% for the period from August 15 (which was the date that had been previously proposed to issue the funds) to the date that this money is disbursed to the Centre. As the City is currently earning approximately 11% on its short-term earnings, this additional payment of approximately $3,000 would not really be much additional cost to the City.

Recommendations:

The Director of Finance recommends that:

A. The City register a covenant against the Vancouver Indian Centre property at 1607 East Hastings to ensure that the property is developed generally in accordwith those plans reported to Council on April 17, 1979. This covenant would be in substitition for the previously mentioned second mortgage, and would be removed once the property has been developed in accordance with the plans.

B. Once the covenant has been registered, the grant of $300,000 be disbursed to the Vancouver Indian Centre Society plus interest at 12.5% per annum from August 15, 1979 to the date of disbursement. The source of funds for the interest costs would be the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 786-7

PERSONNEL MATTERS

RECOMMENDATION

1. Hearing Testing - Outside Workers

The City Engineer reports as follows:

"On 21 July, 1978, the Director of Personnel Services reported on a proposal to hire a contract service to administer hearing tests to the City's outside workers. The need for such a service arose out of the new Workers' Compensation Board requirements that all workers exposed to a noise level of 85 Db. should receive a hearing test annually, with the results to be submitted to the Workers' Compensation Board for recording, and follow-up. The program is aimed at reducing the incidence of work-related hearing loss, by identifying those persons whose hearing shows impairment. Other regulations require employers to improve the noise levels at work sites and to provide personal hearing protection. The subject was deferred until the impact of the requirements on our activities was clarified. This report is to inform Council of the present status of the subject and to recommend action.

Preliminary discussions with the Workers' Compensation Board staff indicated that virtually all the outside staff would be subject to an annual hearing test, because of their exposure to noise in the work place. This would have meant a testing cost of $5,500 per year and lost production by the staff to a value of $24,000 for a total annual cost of nearly $30,000. This cost seemed to be entirely unjustified in the light of our experience, which contains very little demonstrated hearing impairment.

We have discussed this matter at length with the Workers' Compensation Board, and have now resolved that they consider that between fifty and one hundred of our employees are exposed to noise levels which would make them subject to the hearing testing program. In view of the smaller numbers of people who will require testing the Director of Occupational Health reports that he could handle the testing within his present staff resources if he is supplied with an automated audiometer to minimize the time expended by his technician on testing. If Council agrees to proceed in this manner it will also be necessary to provide funds for the wages of those workers being tested. I estimate the costs as follows:

One Time Cost		
1. One automatic audiometer less trade-in of old machine	-	$3,000
Recurring Costs		
1. Wages for one hundred workers under test	-	$2,100
2. Instrument recalibration (not required in 1979 but necessary each year thereafter)	-	$ 100
Total 1979	-	$5,100
Total subsequent years	-	$2,200

There is no doubt that the Workers' Compensation Board will require the City to embark on a hearing testing program. I believe that this reduced program represents the most economical solution for the City.

I have discussed this report with the Director of Occupational Health and the Director of Personnel Services, both of whom agree with the content.

The Comptroller of Budgets and Research advises that, if this report is approved, the source of funds would be Contingency Reserve.

The City Engineer RECOMMENDS that funds be appropriated, in the amount of $5,100, for the equipment and operating costs for an employee hearing testing program for 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Equal Employment Opportunities
- Review of External Training Program

The Director of Personnel Services reports as follows:

" I BACKGROUND

When dealing with the Manager's Report on Equal Employment Opportunities at its meeting of May 29/79, City Council passed the following resolution:

> 'D. THAT the Director of Personnel Services report back on how the present external training program can be expanded to include employees wishing to improve their opportunities for promotion within the City service.'

This resolution had its origins in an earlier report (February 6/79) wherein the then Equal Employment Opportunity Officer had proposed a review of the City's Personnel Regulation No. 248 as it relates to external training. The rationale for this proposal, which was contained in an Appendix to the report is worth quoting in full:

> 'The City's present Personnel Regulation 248 on external training is job-oriented, not career oriented. The City will reimburse employees for all or part of the fees for training courses that are pertinent to their present jobs. It does not, however, reimburse employees for the fees for training courses that will make them eligible for other positions within the civic structure.
>
> The external training regulation, therefore, rewards those who are staying where they are, but does not assist those who wish to move ahead.
>
> Certainly, the training regulation must ensure that the City receives the benefits of training that it pays for. However, some flexibility in the training regulation within the setting of improved evaluation, career planning and manpower planning systems, could well be beneficial.'

Viewed in the context of the entire Program, this stated concern was not confined to training for promotion within a certain field (e.g. Audit Clerk II to Audit Clerk III). It extended to training for those who felt they had become trapped and dead-ended in a particular occupation and wished to switch to another (e.g. Clerk Stenographer III to Public Health Inspector.) Also, as will be seen in the Analysis section of this report, the quoted statement is not completely true with regard to training for promotion.

II PRESENT PROGRAM

A copy of Personnel Regulation 248 has been attached for the information of Council. A few explanatory comments might be helpful:

(a) Internal Training - To consider external training in its proper perspective, one should be aware of the City's internal training programs, which are not fully described by Regulation 248-2. Firstly, there is the City's Training Centre in Stanley Park, staffed by a Training Co-ordinator and a Secretary. The Centre is regularly in use presenting a variety of courses to civic employees. The Engineering Department and Park Board continuously provide in-service training to Trades apprentices and to employees interested in becoming Truck Drivers and Equipment Operators. The Fire Department employs two full-time Training Officers both for training new recruits and for improving the skills of others in the Department. The Health Department has almost $9,000. in its budget for staff-education material and supplies. On the job training is a fact of life in all departments and many special trainee classifications have been set up. The City of Vancouver is, as it should be, very involved in staff training and development.

Clause No. 2 cont'd:

II PRESENT PROGRAM (cont'd)

(b) External Training -Regulations 248-3 through 248-7 are straightforward and for the most part simply outline the procedures relating to approval of and payment for outside courses. Virtually all of these are provided to Inside Workers, Excluded and Senior Staff, and Nurses (about 2,000 employees). The 1979 budget for external training is $35,000. or $17.50 per employee. In addition, employees are given time off with pay where needed. Typically, the courses involved are either at night for one term, or a one to three day seminar.

The part of the Regulation which has been called into the most serious question is 258-5 (iv):

> "The City Manager will not consider paying the fees for professional or other training programmes leading to a degree or other certification that is a stated prerequisite for promotion."

III SURVEY RESULTS

Before tampering with our present policies, it was considered desirable to investigate practices in the surrounding area. Accordingly, a survey was conducted of 14 organizations: 10 Lower Mainland municipalities, the Provincial Government, a Crown Corporation and two large private employers. The questions asked and the results obtained are detailed below:

> (a) 'Does your organization pay for external training or educational programs?'

All answered this question in the affirmative. However, only 5 regularly pay 100% as does Vancouver. Two others pay on a sliding scale up to 100%, with a minimum as low as 25%, depending upon the relevance of the course to the job. The remainder pay either 50% or 75%.

> (b) 'Does your organization pay for component courses of a degree or certificate program even though the course may be a prerequisite for promotion?'

All respondents reported paying for courses in this situation. Half of them specified that the course should be related to the employee's job in order to qualify for the payment of tuition; this has been the City of Vancouver's approach.

> (c) 'Does your organization pay for complete degree or certificate programs even though the course may be a prerequisite for promotion?'

6 of the respondents answered 'no' to this question and 4 gave an unqualified 'yes'. The remaining 4 replied in the affirmative, but with qualifications. One said that, because the employee obtains a benefit transferable to another employer, only 50% of the fees are paid. Another requires a pay-back percentage of the cost if the employee leaves within three years (similar to our 248-7). The remaining two specify that each component (course) of the program be approved on an individual basis.

> (d) 'Does your organization pay for courses that would prepare an employee for an alternative career?'

Only 4 organizations answered this question in the affirmative and three of these qualified their response. Two of these three specified that the training would have to be of definite benefit to their organization before the employee received any subsidy. The third stated that this practice was confined to situations where the employee had been displaced by such factors as technological change.

Clause No. 2 cont'd:

IV ANALYSIS

The City of Vancouver and its associated Boards are very active in the field of internal training. With respect to external training, our policies parallel those of the surveyed organizations, by and large. We are more generous than the majority of the community in that we pay 100% of the cost of courses taken. However, we lag behind those employers who pay for complete programs which may lead to promotion, and those who accept some financial responsiblity for employees training themselves for other fields of endeavour. In both cases, I have concluded that some relaxation of Regulation 249-5(iv) would be desirable.

In its present form, 248-5(iv) is overly restrictive and also misleading. The best example of this is the C.G.A. and R.I.A. accounting programmes in which many of our employees are enrolled. While we do not pay for the entire programme we have a longstanding practice of paying for individual components thereof i.e. those which are clearly of benefit to the City. Despite the Regulation, therefore, we have in fact been paying for large parts of programmes leading to a degree or other certification that is a stated prerequisite for promotion.

The Regulation and our current practice preclude any reimbursement for employees who are enrolled in programmes which would enable them to change career paths. It would appear that such payment is not common in the community and I would not be willing to recommend it as a regular practice. However under certain exceptional circumstances such as displacement due to technological change such training could be desirable and should not be ruled out.

In view of the foregoing I RECOMMEND that Personnel Regulation No. 248-5(iv) be revised as follows:

'Professional Courses

Subject to the approval of the City Manager, and to the other provisions of this Personnel Regulation 248, reimbursement for professional or other training programmes leading to a degree or other certification that is a stated prerequisite for promotion shall be as follows:

(a) For those programme elements which, in the judgement of the Director of Personnel Services, are closely related to the employee's present position and would be of direct benefit to the City, 100%.

(b) For those programme elements which, in the judgement of the Director of Personnel Services, are closely related to the employee's present position but would not be of direct benefit to the City, 50%.

(c) In exceptional cases, when in the judgement of the Director of Personnel Services, the programme is unrelated to the employee's present position, from 25% to 100% depending on the circumstances.'

It is very difficult to estimate the additional costs which might result if this changed Regulation is approved, but I would not expect them to be great. However, Council should be aware that 57.1% of the 1979 budget for external training had been expended by June 30th and that further funding could be necessary before the end of the year even to maintain present standards."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 787

PROPERTY MATTERS

RECOMMENDATION

1. Lease of 1581 West Fourth Avenue

The Supervisor of Properties reports as follows:

"Lot A and a Portion of Lot B, Block 240, D.L. 526, Plan 11837 known as 1581-1585 West Fourth Avenue, was purchased in 1952 in connection with construction of the Granville Street Bridge and is reserved from sale.

The site is zoned M-1 with an area of approximately 3,900 sq. ft. (362.3 m2). There is a two storey building on site with an area of 6,324 sq. ft. (587.5 m2) and is located immediately west of the Fourth Avenue ramp.

Champion Car Care Ltd., the tenant of 1581 West Fourth Avenue, has been leasing on a month-to-month basis since November 1, 1978, at a rental of $800.00 per month. They have requested a five-year term lease to secure adequate financing for the installation of new machinery and equipment to make the business more profitable. This tenant, with City permission, has sub-leased two small areas to tenants who have made substantial renovations.

After consultation with the Planning, Engineering, and False Creek Development Group, negotiations were entered into and agreement has been reached on the following terms and conditions:

A five year lease from June 1, 1979; rental to be $870 per month until May 31, 1981. Rental for the balance of the term to be set by rental review prior to June 1, 1981 and any cancellation of the two sub-leases to Teleflex Canada Ltd. and Thomas L. Roberts be subject to prior approval of the City.

It is, therefore, RECOMMENDED that the above space be leased to Champion Care Care Ltd. and Surjit Lalli and the Director of Legal Services be instructed to prepare a lease of the premises reflecting the general terms set out in this report and the other terms as agreed to in negotiations, all subject to the lease being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Establishing a portion of City owned property at King Edward and Carolina for road purposes

The Supervisor of Properties reports as follows:

"City owned Lot C of Lots 1 to 3, Block E, D.L. 301, Plan 9722 situated on the N/S of King Edward and East of Carolina St. which is currently maintained in our P.E.F. Inventory was acquired by tax sale in 1938 and has been reserved from sale for street widening considerations. The City Engineer has now determined his requirements for King Edward Avenue at Carolina Street and has requested that a 1.9' to 4.6' strip from the south side of this lot be established for road purposes.

Clause No. 2 cont'd:

It is therefore recommended that the following portion of City owned property be established for road purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council.

All that portion of Lot C of Lots 1 to 3, Block E, District Lot 301, Group One, New Westminster District, Plan 9722 described as follows:

Commencing at the southwesterly corner of said Lot C;

Thence, North 1.92 feet, following in the westerly limit of said Lot C;

Thence, N88° 15'E, 128.37 feet, more of less, to intersection with the easterly limit of said lot C at a point 4.67 feet northerly from the southwesterly corner of said Lot C;

Thence, South 4.67 feet, following in the easterly limit of said Lot C to the southeasterly corner of said Lot C;

Thence, S89° 29'W, 128.32 feet, more or less, following in the southerly limit of said Lot C;to the point of commencement.

The same as shown outlined on plan prepared by G. Girardin, B.C.L.S., dated April 19th, 1978, and marginally numbered LF8597, a print of which is hereunto annexed."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Acquisition for Replotting S.E. Sector Lots 23 & 24. Situated N/E corner Cromwell Street and Preston Avenue; Lots 60 & 61, 3691 Ellis Street. Situated N/S of Ellis Street, West of Boundary Road

The Supervisor of Properties reports as follows:

"Reference is made to a report by the Director of Planning, approved by City Council on May 31, 1968, authorizing the Supervisor of Property and Insurance to commence negotiations with the private owners for inclusion of their lands in the scheme of subdivision for the south-east sector of Vancouver. This scheme included a major industrial area south of a re-located Marine Drive. This area was reconfirmed as the "East Precinct" in a Planning report, approved by Council on June 26, 1979. Four lots remain in private hands.

The City Engineer has prepared a subdivision plan of this area and other portions of the south-east sector. This plan must be registered in the Land Registry Office as soon as possible to coincide with the City sale of a long term lease on Enclave 21, Areas E and F, Champlain Heights approved by Council on June 12, 1979.

The properties to be acquired are Lots 23 & 24 (Appendix "A") and Lots 60 & 61 (Appendix "B").

Clause No. 3 cont'd:

Lots 23 & 24 are situated on the N/E corner of gazetted roads. Cromwell Street and Preston Avenue. These two vacant lots comprise a parcel 23.16m x 37.64m having an area of some 872 sq. meters. Both lots are zoned M-1 Industrial District. They have no road access and no services.

Lots 60 & 61 known as 3691 Ellis Street, is situated on the N/S Ellis Street, West of Boundary Road. Lot 60 is improved with an old one storey house constructed in 1922 and having a gross floor area of 107.6 sq. meters. The house is in poor condition for its type and age. Lot 61 is vacant and unimproved. The site comprise a parcel 24.08m x 59.74m having an area of some 1438.5 sq. meters. Both lots are zoned RT-2, Two family dwelling district.

Negotiations have been held with the owners of Lots 23 & 24 and Lots 60 & 61. Final offers of $38,700 for Lots 23 & 24 and $77,500 for Lots 60 & 61 have been made in writing. These offers have been rejected and, as time is now a factor, the Director of Legal Services was consulted and has recommended that Lots 23 & 24 and Lots 60 & 61 be expropriated and application be made to the courts for Vesting Orders. It is noted that said expropriations will not preclude negotiations toward a final settlement.

It is therefore recommended:

A. That the offer of $38,700.00 for the purchase of Lots 23 and 24 made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation.

B. That the offer of $77,500 00 for the purchase of Lots 60 and 61 made to the owner's representative through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation.

C. That the Director of Legal Services be authorized to expropriate the above properties in accordance with the resolution for that purpose submitted under "Motions".

D. That the Director of Legal Services be authorized to make application to the Courts for Vesting Orders.

E. That Mr. E.C.E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owners by reason of the said expropriations."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Registration/Designation for lane purposes - area North of 1300 Block East Georgia Street

The Supervisor of Properties reports as follows:

"The City of Vancouver acquired the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision B, D.L. 182, Plan 2702 in the 1300 block East Georgia Street some time ago for lane purposes, however it was not formally established as such in the Land Registry Office,

Clause No. 4 cont'd:

The City Engineer has requested that this portion of Lot A now be officially established for lane purposes. It is therefore recommended that the South 10 feet of Subdivision A of Lots 3 and 4, Block 17, Subdivision B, D.L. 182, Plan 2702 be established for lane purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 788

CC 62-MLH-75

MANAGER'S REPORT

DATE August 22 , 1979

TO: Vancouver City Council

SUBJECT: Proposed Alder Bay Parking Structure (DPA #84447)

CLASSIFICATION: CONSIDERATION

The Director of Planning, as Chairman of the Development Permit Board, reports as follows:

"A development permit application for a two level parking structure in an area known as Alder Park in False Creek's Area 6, Phase 2 was considered by the Development Permit Board on July 23, 1979. The development as proposed is not in accordance with the Area Development Plan By-Law, although the Board may interpret the requirements. The members of the Development Permit Board and the Advisory Panel were split in their decision and advice on the proposal and did not therefore reach a conclusion. It was therefore decided that the matter be referred to City Council for direction.

PURPOSE

This report is submitted for the consideration of City Council and for guidance as to the intent of the relevant sections of the False Creek Area 6 Phase 2 Area Development Plan By-law.

THE DEVELOPMENT PROPOSED

Development Permit Application #84447 is for a two-level parking structure for a total of 91 cars, to be constructed on City-owned land. Some of the lower level is intended for resident parking and the remainder, including all of the upper level will be available for Visitor parking.

The site is located in an area, illustrated in the Area Development Plan By-Law as public open space. This intended open space separates the residential enclaves of the Phase 1 and Phase 2 developments. The site is steeply sloping down toward the waterfront walkway. Access to the parking is proposed from a residential street in the Phase 1 development, this street having previously been identified as a car-free pedestrian street.

The Development Permit Board, when considering the proposal recognized that the proposal was well designed as a parking facility. It would, if built, be a pleasant place to park a car and arrive in the False Creek environment.

There are a number of "interpretive requirements" contained within the F.C.C.D.D. Official Development Plan By-Law that can be interpreted as being in conflict with the proposal. In addition there are two more specific aspects of the Area 6, Phase 2 Area Development Plan By-Law with which the proposal is in conflict. The latter two are as follows:

1. The proposed parking facility occupies roughly two-thirds of an acre, thereby reducing the total open space provision in Area 6.
   Phase 2. Part of the area occupied by the parking facility is roofed over so that the net loss of open space is roughly one-third of an acre.

2. Diagram 5 in the Area Development Plan By-law states that a "below-grade parking garage" can be permitted in this location.

APPENDICES

The following appendices are attached to this report for the information of Council:

Appendix A. Extract from the minute of the meeting of the Development Permit Board of July 23, 1979.

Appendix B. Extracts from the minute of the staff report submitted to the Development Permit Board, including the two relevant plans which form part of the Area Development Plan By-law, i.e. Diagram 4 - Public Open Space, and Diagram 5 - Vehicular Circulation and Parking.

Appendix C. Memo from the Engineering Department setting out the acreage of Public Open Space in Area 6 Phase 2.

Appendix D. Letter from the False Creek Community Association dated August 8, 1979.

COMMUNITY RESPONSE

At the Development Permit Board meeting on July 23, 1979 the following motion was moved by the Deputy Director of Social Planning:

> "A meeting with the Residents' Council to be first held and if they have any major concerns with the loss of open space in the area, that this particular matter be brought back to the Board for reconsideration."

A meeting of the Community Association was held on August 2, 1979. The letter attached as Appendix D was forwarded to Council members as a result of that meeting. In its concluding paragraph that letter states:

> "We repeat there is no question that the parking structure is desperately needed, but declare it should be redesigned in a more unobtrusive manner - not an unsurmountable task."

On August 21st, 1979, two members of the Community Association met with members of the False Creek Development Group and the Architects. It was then agreed that revisions to the proposed design would be prepared for consideration by the Association. However, a further meeting of the Association has not been held at the time of the writing of this report.

ISSUES

There are four interrelated issues to be taken into account in reaching a decision. These are:

1. Public open space
2. Relationship to grade
3. Appearance
4. Economic considerations

Public Open Space

The By-law for Area 6 Phase 2 requires not less than 5 acres of public open space. The False Creek Development Group submit that 5.05 acres of public open space is currently planned. While the parking facility occupies a total of .72 acres, .34 acres of this is retained as effective open space. To make up this shortfall, two areas of approximately .2 acres each are proposed elsewhere.

The area occupied by the proposed parking facility is steeply sloping. While it would not provide useful open space in the recreational sense, it does, and was intended to, provide a visual relief between the residential enclaves of Phase 1 and Phase 2.

It is proposed that the roofed-in areas of the parking facility have seating areas and decorative landscaping. In addition, trellises will cover the open parking areas.

Relationship to Grade

The grade on the site falls steeply from the roadway (el.137 ft) to the waterfront walkway (el. 101 ft) While the interpretation of "grade" and therefore "below grade" presents difficulties in interpretation, Clause 5.3 in the FCCDD Official Development Plan By-law states:

> "Parking should be covered and out of sight in pedestrian and other high amenity zones, and to the greatest possible extent."

The site, with its proximity to the pedestrian waterfront walkway and other public viewing areas is considered to be a "high amenity area". Furthermore, with few exceptions, the parking in False Creek's developments has been developed in as unobtrusive a manner as possible, except for the visitor parking area provided by the City which are landscaped surface areas.

Appearance

All parties concerned with this proposal, including the Urban Design Panel, have noted that the proposal is well designed. If built, it would provide a pleasant place to park a car and arrive in the False Creek environment.

Economic Considerations

The present facility has been designed within the approved budget of $325,000. An alternative would be to cover the upper level of parking and landscape it with trees and grass for an amount estimated at $100,000+. To develop a parking structure for the 91 cars as proposed but fully covered would cost an additional $300,000 over the current budget.

CONCLUSION

The False Creek Development Group state that the parking facility at Alder Bay presented a difficult challenge in trying to achieve a balance between providing an attractive arrival point for visitors with as much visible and usable public open space as possible and trying to accommodate as many visitor car spaces as is practicable within a budget of $325,000.

The architects spent considerable time on alternative designs which would meet these objectives before coming up with the present design which has been widely acknowledged as being very attractive and which can be built within the budget of $325,000 for a total of 91 car spaces. They also note that with a modest increase in budget, a rearrangement of landscaping can be provided to further improve the appearance of the parking facility.

The Deputy Director of Social Planning is of the opinion that the space taken by the parking facility was virtually unusable and not significant as a visual open space. Further, since some association members have revised their viewpoint, he maintains his support for the proposal and would advise against reducing the number of parking spaces.

The Deputy City Engineer notes that in view of the parking problems being experienced in this area, he cannot support a proposal for a reduced number of parking spaces.

The Director of Planning noted at the meeting of the Development Permit Board that the amount of open space in False Creek is being squeezed. The pedestrian has been continually emphasized in False Creek but as the open areas become less and less, there was a question as to whether people would be attracted to visit it. The point has been reached where open space has been reduced to a minimum. The provision of small, separated open areas of .2 of an acre are no substitute for significant connected open spaces.

CONSIDERATION

In view of the differences of opinion expressed both by the members of the Development Permit Board and members of the Advisory Panel, this report is submitted without recommendation. City Council can provide direction in one of the following ways:

1. To recommend to the Development Permit Board that DPA #84447 be approved in its present form.

OR

2. To recommend to the Development Permit Board that DPA #84447 be approved but with design improvements at modest increased cost, estimated to be $25,000 which can be found within the False Creek Capital Budget.
   (This option has been suggested by the False Creek Development Group and would go some way to meet the expressed concerns of the Community Association)

OR

3. To recommend to the Development Permit Board that DPA #84447 be not approved in its presently proposed form and that a new design be prepared with a view to maintaining the park area and providing the parking wholly or largely below grade.
   (This option would necessitate additional funding of about $300,000, and requires a report back to Council on source of funds)

Whichever option is selected, an acceptable plan for the provision of 5 acres of public open space will be required.

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 788

MANAGER'S REPORT

DATE 1979 08 20

TO: Vancouver City Council

SUBJECT: Van Dusen Gardens: Sino-Himalayan Garden Proposal

CLASSIFICATION: RECOMMENDATION

The Director of Planning and the Director of Legal Services report as follows:

"PURPOSE

The purpose of this report is to respond to concerns voiced by the Upper Shaughnessy Homeowners' Association regarding recent activity by the Board of Parks and Recreation at Van Dusen Gardens. These concerns, related primarily to the creation of a Sino-Himalayan Garden on the southwest portion of the property, are outlined in a letter dated July 18, 1979 from Mr. Wm. G. Robinson, a copy of which is attached as Appendix A.

BACKGROUND

The Van Dusen Gardens lands were acquired by the City from the C.P.R. in 1971.

At a Public Hearing on June 18, 1970, Council approved a rezoning of both the Van Dusen Gardens lands and the remaining lands to the west (retained by Marathon Realty) from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. CD-1 By-Law No. 4532, enacted by Council on January 6, 1971, permits townhouses and garden apartments on the Marathon lands and a Botanical Garden and uses accessory thereto on the City-owned lands.

In addition to the provisions of the CD-1 By-Law, various conditions applicable to these sites were established by Council resolution at the Public Hearing. The following condition was established regarding the Botanical Garden site:

> 'The detailed scheme of development to be subject to the prior approval of City Council on advice from the Technical Planning Board and Town Planning Commission; not to be materially different from the submitted plans as prepared by the Board of Parks and Public Recreation as received June 11th, 1970, with regard being given to the location, screening and treatment of the off-street parking area and site perimeter fencing and screening.'

Subsequent to the rezoning, the following development permits have been issued:

January 28, 1971	-	D.P.A. #52656. The approval granted by this development permit is only for the use of the site as a botanical garden development. All uses accessory to the botanical gardens (i.e. service buildings, floral hall, offices, lath and nature houses, etc.; off-street parking areas, including screening and treatment) were subject to subsequent approval by the Technical Planning Board on application for a development permit.
December 20, 1972	-	D.P.A. #60944. To construct a 16' x 20' shelter.
January 29, 1973	-	D.P.A. #58322. To construct a 270-car off-street parking facility.
March 28, 1974	-	D.P.A. #64507. To construct a Floral Hall.
May 20, 1975	-	D.P.A. #69456. To construct a Forestry Exhibit.

ANALYSIS

On July 31, 1979, Mr. R. Forster, Curator, accompanied Planning Department staff on an inspection of the activities at Van Dusen Gardens. Mr. Forster explained what was taking place in the vicinity of the old reservoir. He explained that nearly 10,000 cubic yards of fill had been deposited around the reservoir site.

Current plans call for the area to be "soft" landscaped (low maintenance). At the eastern portion of the reservoir the grounds are being prepared for a Sino-Himalayan garden display. This work has resulted in large berms (mock alps) being created. These berms have resulted in some loss of views to several houses on West 37th Avenue.

In addition to these activities, staff were advised of proposals to develop a desert pavilion in and over part of the old reservoir. A 32' high glass roof above the reservoir is being considered. Also proposed for the reservoir are a service area, washroom facilities for staff and a foreman's office. Mr. Forster was advised that these structural additions would be most significant and require development permits.

Another item of concern to Mr. Robinson, as well as others in the immediate area, has been the large leaf pile on the site. Complaints of odour and unsightliness have been considerable. Staff were told this would only be temporary and that in the future compost would likely be brought in from Jericho Park.

There is a definite concern among area residents over the development taking place in the reservoir area for aesthetic reasons, loss of views, and the anticipation of further structural and functional development in the reservoir. The berms created for the "Alpine Gardens" have blocked views. The concept plan of 1970, however, did not indicate this function at this location. As well, a desert pavilion was not proposed for the reservoir. Similarly, the 1970 plans did not indicate the lath house or service area being moved to this location. These modifications to the 1970 plan should be subject to a formal review via the development permit application process.

There is some difficulty in determining if the landscaping being undertaken is "materially different" than proposed in 1970. Unfortunately, the 1970 plans are very general in nature and do not indicate proposed grade alterations, etc., for any of the gardens. A strict comparison of what presently exists as to that proposed for the gardens shows that changes have been made in location and design of functional components; however, the Director of Legal Services advises that Development Permit No. 52656, issued on January 28, 1971, approved the use of this site as a botanical garden and that no further development permits are required for the gardens per se. Development permits are required for new structures and any other accessory uses (i.e. off-street parking) to be developed.

As far as staff are able to determine, Council has never approved any overall detailed scheme of development for Van Dusen Gardens. The initial Development Permit (No. 52656) was apparently issued based on the concept drawings displayed at the June 1970 Public Hearing. It appears therefore that development has proceeded on a somewhat flexible basis and has not been rigidly dictated by any "Master Plan" of development.

CONCLUSION

In view of both historical and emerging alterations to the botanical gardens concept as originally considered by Council during the initial rezoning of this site in 1970 - 1971, it is desirable to seek a status report on this matter from the Park Board. This suggestion has been discussed with and is supported by Park Board staff.

RECOMMENDATION

The Director of Planning and the Director of Legal Services submit the foregoing report for the information of Council and recommend:

> That the Park Board be requested to report to Council on the longer range concept and current status of Van Dusen Gardens development."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and Director of Legal Services be approved.

DELEGATION REQUEST THIS DAY: Mr. W.G. Robinson
Upper Shaughnessy
Homeowners' Association

FOR COUNCIL ACTION SEE PAGE(S) 789

MANAGER'S REPORT

August 20th, 1979

TO: Vancouver City Council

SUBJECT: Queen Elizabeth Theatre Restaurant Matters

CLASSIFICATION: Consideration and Recommendation

The City Manager Reports as Follows:

Restaurant Addition

On April 10/79 Council approved the following recommendations:

(a) "Approve in principle the expansion of the Queen Elizabeth Theatre Restaurant as outlined in the body of the report for the approximate cost of $110,000, including Consultant fees, funds to be provided from the 1979 Supplementary Capital Budget.

(b) Authority be given to the City Manager to agree with Mr. Wisniewski on a mutually acceptable Architect to carry out a preliminary design and cost study for a further report back to Council.

(c) Authorize the City Manager to amend the lease so that during the renewal period, starting June 1, 1980, the monthly rentals under option (i) (See Appendix A) be increased by $1200, - in order to amortize construction costs."

Extensive discussions have since been held with Mr. Wisniewski, the project architect, and the Civic Buildings Department. The City Manager and the Chairman of the Civic Theatres Board have also been involved in some of the meetings.

The scheme resulting from these discussions is shown on the attached sketch. (Appendix B) It is considerably more ambitious that the original proposal, - 2,536 sq ft instead of 1,800 sq ft, mainly because of structural and washroom needs, and it is estimated to cost $195,000 instead of the $110,000 approved by Council.

Mr. Wisniewski strongly urges Council to proceed with the addition, and his letter to that effect is attached. (Appendix C) The following aspects should be considered:

Architectural

The proposed addition and its effect on the plaza are considered architecturally acceptable by the Director of Civic Buildings and the Director of Civic Theatres. A development permit has been applied for and the design will have further scrutiny during that process.

Operational

Mr. Wisniewski proposes to seat 100 patrons in the extension, offering them moderately priced menus while continuing to serve higher priced and top quality meals to up to 60 patrons in the existing structure.

. . . . /2

He is confident that the combination can be made to work to the satisfaction of both types of patrons, and that the overall operation can be made viable.

City staff do not have Mr. Wisniewski's expertise in these matters but are not convinced that the combination would be viable.

Economic Return to the City

On April 10, 1979 when the addition was estimated at $110,000, Council agreed to proceed on the basis of amending the lease so that monthly payments would increase by $1,200. This would amortize the cost over 20 years at 11½% interest.

To finance a $195,000 addition on the same terms would require an increase in monthly payments of $2,000. Mr. Wisniewski is not willing to agree to such an increase, and points out;

- that he has to finance in addition about $60,000 in furnishings and equipment, which will remain his property.

- that he would agree to a further 5-year term (1983-1988) at a rental of $100,000 per annum which will then in effect include sufficient return to amortize the addition.

- that in any event under the lease, the City has the option in 1980 of taking its rent as 10% of gross, instead of a fixed dollar amount. If the city were to choose that option, and if the new extension will indeed generate a much larger volume of business, then the city could possibly recover an economic return on its $195,000 investment.

- that "you can't get blood from a stone" and the city should look upon the extension in part as a much needed "service" to theatre-goers and other citizens.

The question of whether to proceed with the expansion on the terms Mr. Wisniewski is proposing is submitted for Council's consideration, but it is not recommended that Council at this time enter into any commitments beyond 1983.

Lower Floor

On May 17, 1979, Council was informed in camera that the Vancouver Ticket Centre had agreed to lease the lower floor of the restaurant from the city, initially at $1360/month, and that Mr. Wisniewski had agreed to relinquish that portion of the restaurant in exchange for a reduction of his rental. This would have given him essentially the full benefit of the income from the Vancouver Ticket Centre and helped pay for the extension on the Plaza.

Council approved this arrangement and also the expenditure of $10,000 to make certain changes to the lower floor.

By the time formal lease documents were prepared by the City, the Vancouver Ticket Centre unfortunately informed us that they were withdrawing their offer, since their capital costs for installing their operations in that space turned out to be much higher than they had estimated.

Consequently I must now inform Council that the arrangements approved by them on May 17, 1979 can not be implemented, and Mr. Wisniewski's lease will continue to include the lower floor. Because of the confusion surrounding this matter, he has not had effective use of the lower floor during July and August, and I recommend that Council authorize a reduction of rental of $1000 /month for those two months.

Mr. Wisniewski had been using the lower floor occasionally for Banquets, and regularly for a "Punchline" show on Fridays and Saturdays. The Liquor Control Board concluded that the type of show, if it includes the serving of drinks, should be covered by a "C" or Cabaret Licence.

. . . . . /3

Mr. Wisniewski's lawyer has applied for such a licence and it is recommended that the city inform the Liquor Control Board that they would have no objection to the issuance of a "C" licence for the Lower Floor.

If it were granted, it may also be necessary to make some building alterations to satisfy requirements of Health and Fire By-laws. This would depend to some degree on the type of operations, and would in any event be the responsibility of the Lessee.

Conclusions

The City Manager submits for CONSIDERATION the choice between

(A) not proceeding with the extension because of the increased size and cost

OR

(B) proceeding with the extension, with the additional $85,000 being charged to contingency reserve, and on the terms agreeable to Mr. Wisniewski:-

That the lease be amended so that starting June 1, 1980, the monthly rental under option (i) of the lease be increased by $1,200/month.

OR

(C) proceeding with the extension, but only if Mr. Wisniewski will agree to an increased rent starting June 1, 1980, of $2,000 / month.

The City Manager RECOMMENDS

(1) The Council agree to an ex gratia reduction of the rental of the Queen Elizabeth Theatre Restaurant by $1000 /month for July and August 1979, since the restaurant has not been able to use the lower floor effectively for these months.

(2) That Council inform the Liquor Control Board that it has no objection to a "C" Cabaret Licence being issued to the Queen Elizabeth Theatre Restaurant for the operation on its lower floor of a "Punchline" type show.

FOR COUNCIL ACTION SEE PAGE(S) 789

CC 62-MLH-75

MANAGER'S REPORT

DATE August 23, 1979

TO: Vancouver City Council

SUBJECT: Development Permit Application #84313 - Bayshore Inn

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE

This report requests the advice of City Council on two issues which are the subject of the exercise of development approval discretion by the Director of Planning. One involves filling a portion of a waterlot. The other involves interpretation of the CD-1 zoning as it applies to a proposed recreational facility.

BACKGROUND

This proposal involves the 12.5 acre land and water lot site north of Georgia between Bidwell and Cardero Streets. The proposal consists generally of:

- landfilling of approximately 1.4 acres
- seawall construction
- a 8,750 sq.ft. seafood restaurant
- a recreation complex of 35,306 sq.ft. including 4 tennis courts, 2 squash courts, and 2 racquet courts
- a 200-berth marina including a 1008 sq.ft. marina office building
- additional accessory parking of 161 spaces

It is intended as an expansion of the existing Bayshore Inn's facilities and is an interim development geared to augment hotel operations for 10 to 15 years.

This basic proposal has been the subject of pre-development permit application meetings between representatives of Western International Hotels and the Mayor's office early this year, as well as meetings in 1978 with Council's Special Committee on the Entrance to Stanley Park. Staff have been co-ordinating these proposals with those for the adjoining Harbour Park site. They were recently presented to the Planning and Development Committee on July 12th at which time the amount of filling was discussed and no adverse recommendations made.

The substance of the existing CD-1 zoning is considered outdated in relation to more recently adjoining West End, Downtown, and Central Waterfront District zonings. It is also anomalous in that the Director of Planning, rather than the Development Permit Board, is the approving authority.

The application was referred by the Director of Planning for the advice of the Development Permit Board and Advisory Panel on August 7, 1979. This opinion has been minuted as:

"Mr. Gjernes believed the Bayshore had done a good job in that area of the city. Although he did not particularly like the design of the recreation building he believed it was a use ancillary to the hotel and they were entitled to have it. He believed that the Director of Planning was being unreasonably harsh.

Mrs. Hebenton considered the Bayshore complex to be somewhat of a hodgepodge and she did not believe the tennis court building and some more parking would enhance the area. She understood why they wished to do this but would not be happy to see it allowed.

Mr. Cardew considered this to be a contentious issue, even just the design of the buildings. He believed the course of going to Council was the right one.

Mr.Curtis did not disagree with reporting to Council...(further opinions were expressed on parking and street widening.)

Mr. Purdy supported the improvements to the waterfront. He believed the City had been remiss in not providing a public walkway and he believed that once the walkway is developed its potential will be realized. He supported the improvements for the marina and the position with regard to parking. He hoped that over the years the massive amount of land taken up with parking would have something done about it, noting that elsewhere parking is required to be underground. With regard to the design of the recreation building - he realized that amenities helped hotels but in view of the location he was disappointed that something better could not be achieved. He wished the building could be located elsewhere and he was very unhappy with the design.

The Chairman noted that the foregoing comments would be included in the report to Council."

ANALYSIS

Filling

There is no formal filling policy for this site. Staff would note that in the adjacent Central Waterfront District the consideration of alteration of the existing shoreline is premised upon the principle of preserving the existing overall water area and a demonstrable public benefit such as:

- a major open space
- improved tidal movement or water quality
- improved safety or appearance of shoreline
- accommodation of port facilities

Staff feel that the amount of filling proposed in this location is acceptable for the following reasons:

- it will improve tidal flushing action
- the seawall has been co-ordinated so as to align with current proposals for the contiguous Harbour Park site
- a public walkway is provided along the proposed seawall which would be a link in the desired waterfront walkway system.

Navigable Waters Protection Act approval was given, September 14, 1967, to fill almost completely to the Harbour headline. Staff would now consider this inappropriate. However, with completion of the limited filling currently proposed, a new NWPA application would be required for any additional filling. The City would be able to influence the outcome of such further application. The Coast Guard is presently seeking the advice of the City on this current proposal.

The Development Permit Board and Advisory Panel's advice to the Director of Planning has been quoted above. On receipt of the foregoing advice of staff, the applicant and the following two advisory bodies, one member indicated support for the proposed waterfront improvements. There were no recommendations to oppose the proposed filling.

Two submissions were received by the Development Permit Board at its meeting on August 7. The Save-the-Entrance-to-Stanley Park Committee indicated basic opposition to the filling of publicly-owned (NHB) waterlots. The Vancouver City Planning Commission also submitted the following statement:

"THAT the Vancouver City Planning Commission is opposed to any fill in waterfront areas if it results in a net loss of water area."

The Director of Planning feels the principle that fill should only occur where there is an equal excavation is a good one. Rigid enforcement is however probably unworkable and may not lead to results in the best public interest. It is noted that a co-ordinated excavation of approximately .75 acres is currently proposed for the Harbour Park site. The Director would be prepared to approve the current proposals for waterfront improvement.

Recreation Complex

The Director of Legal Services had indicated that although tennis and racquet courts are not specifically listed within the existing CD-1 zoning, they are proposed as a complement to the hotel operation, and may therefore be construed as a part of the hotel use. It is, however, considered to be within the discretionary authority of the Director of Planning to refuse this use.

The design of the complex has been the focus of considerable concern. Staff, on August 1, 1979, advised that:

> "the proposed structure is quite massive and would be quite visible from Georgia Street. It is recognized that effort has been made by the architect to break up the roof line to make the massing more visually interesting. However, the type of exterior finishes would be most important to achieve the intended effect. Further clarification of all exterior finishes to the satisfaction of the Director of Planning in consultation with the Urban Design Panel is necessary and is recommended."

The Design Panel, on August 2, advised:

> "The Panel felt that the design of the restaurant was acceptable. However, the design of the tennis facility was considered unacceptable in that it constituted a massive, barn-like structure that will be incompatible with the existing Bayshore buildings and inappropriate on Georgia Street, a major thoroughfare and entry point to the city. The Panel feels strongly that the tennis facility should be REFUSED.
>
> The Panel asked that more major trees be incorporated in the parking lot."

The Director of Planning notes that the recreation complex is only partly intended for use by hotel guests. It is physically removed from the hotel and is not of a design or scale one normally associates with the operation of a hotel. Therefore, it is concluded that while it may be legally interpreted as falling within the permitted uses of the CD-1 Zoning By-law, it is not in keeping with the intent of that by-law. Having regard to the advice of the Design Panel, and the Development Permit Board and Advisory Panel, the Director of Planning is prepared to refuse the recreation complex as submitted.

CONSIDERATION

Before making a decision, the Director of Planning seeks the opinion of City Council, as representatives of the public, upon the contentious aspects of this development application. In the absence of a strong contrary opinion or information, the Director of Planning is currently inclined toward:

A. Approval of filling and related waterfront improvements as proposed.

B. Refusal of the recreation complex as proposed.

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 790

F 854

MANAGER'S REPORT

DATE 79.08.16

TO: Vancouver City Council

SUBJECT: Strata Title Conversion Application - 1902-10 Stephens Street

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"An application has been received from Mr. Paul Hammond, of Traham Developments Ltd., owners of 1902-10 Stephens Street (Lot A of 4, Block 10, D.L. 192) to convert this existing five unit multiple conversion dwelling to strata title ownership."

SITE DESCRIPTION

The site is zoned RT-2A Two-Family Dwelling District, and a multiple conversion dwelling, resulting from the conversion of a building which was in existence prior to December 6, 1977, is developed on the site as a conditional use.

In terms of the history of the site, City files indicate only that a building did exist prior to the issuance of a building permit in March, 1929, which permitted the alteration of a store on the ground floor of the building into a suite. The permit stated that there were then 7 suites in the building.

On May 1, 1979, Development Permit No.83838 was issued, permitting alterations "to reduce the number of existing dwelling units from seven (7) to six (6), having three (3) dwelling units on the first storey, two (2) dwelling units on the second storey and one (1) dwelling unit on the third storey, for the life of the building. The permit was subsequently changed through a minor amendment on May 15, 1979, to reduce the number of units to five (5). Building Permit No. B93955 was also issued on May 15, 1979, for these alterations. The development previously provided no parking, and the applicant proposed to provide two enclosed parking spaces off Stephens Street.

The site has a frontage along Stephens Street of 19.507 m (64 feet) and a depth of 18.288 m (60 feet) along West 3rd Avenue for a total site area of 356.736 m^2 (3,840 square feet). There is no developed secondary access. See Appendix 'A' for the location of the site.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Plans of proposed strata development;

2. Letter from P.L. Hammond, part owner of Traham Developments Ltd., outlining the circumstances leading to this application and including a copy of Building Permit No. 93955. Letter not dated but was received by the Planning Department on August 15, 1979, attached as Appendix 'B';

3. Letter of application from Mr. Byran Gibson, solicitor, dated August 15, 1979, stating that the building is vacant due to the proposed renovations, attached as Appendix 'C';

4. Copies of the "Termination Notice to Tenant" sent to each tenant as required under Section 18(1)(g) of the Residential Tenancy Act*;

5. Further letter of explanation from Mr. Byran Gibson, solicitor, dated August 15, 1979, attached as Appendix 'D'.

*On file with the City Clerk's Office for information

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses states that the renovation to the existing building was approved under Building Permit No. 93955 and would raise the building to conform with all relevant City By-Laws. If all work is completed in compliance with the approved Building Permit, to the satisfaction of the Department of Permits and Licenses, the development is approvable for strata title conversion.

DIRECTOR OF SOCIAL PLANNING

Based on the available information, there is no means of determining at what point prior to May 15, 1979, Traham Developments Ltd. decided to convert their property at 1902-10 Stephens Street to Strata Title. However, this case, in which tenants were evicted to make way for major renovations under the provisions of the Residential Tenancy Act, and which is now before the City as a Strata Title Conversion Application, represents a contravention of the letter and intent of those sections of the City's Strata Title Conversion Regulations designed to give tenants a voice in the conversion application process.

As approving authority, under Section 5 of the Strata Title Act, Council may, in approving or refusing a Strata Title Conversion Application, consider any matters in addition to those specified under Section 5, that, in its opinion, are relevant. Council may not wish to approve a conversion where the requirements for tenant approval under the City's Strata Title Conversion Regulations have been avoided.

The Director of Social Planning notes that approval of this application may encourage other owners interested in conversion to attempt a similar procedure and for this reason, the Director of Social Planning recommends that the application not be approved.

ANALYSIS

The notation on building permits with the reference "strata title" was initiated on the advice of the Director of Legal Services in response to an interpretation of Section 5 of the Strata Titles Act by the Superintendent of Insurance (the provincial agent responsible for the administration of the Strata Titles Act), that unless the building permit for a building which it is contemplated to be stratified does not so indicate, then stratification would require the approval of City Council. While the Director of Legal Services was not in total agreement with this interpretation, it was agreed that the City would place a notation on building permits at the time of issuance to the effect that the applicant intends to stratify the building. This notation was to be placed on the building permit at the request of the applicant.

Therefore, while a staff member did place the notation on the specific building permit in question, this notation does not constitute any form of approval from the City of Vancouver, and has been placed on building permits only to show that the applicant intends to strata title the development. In terms of strata titling only, a new development would require no approval from the City of Vancouver for registration of the strata plan. For an existing building which may be undergoing renovations (therefore requiring a building permit) approval would be required from City Council, pursuant to Section 5 of the Strata Titles Act.

This application, because of the apparent misunderstanding or the exchange of misinformation between the applicants and staff, has been dealt with expeditiously; however, there is no provision under the Strata Titles Act in which this application could be approved without specific approval by Council as the Approving Authority. The requirements for Council approval are clearly specified in the Strata Titles Act.

As proper notification has been given under Section 18(1)(g) of the Residential Tenancy Act "where a landlord bona fide requires residential premises for the purposes of renovation, where the rentalsman orders that vacant possession of the residential premises is reasonably necessary to conduct and perform the renovation...", the Director of Planning recommends that this application be approved.

RECOMMENDATION: The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Legal Services, recommends that

This application be approved, thereby permitting the conversion of the premises at 1902-10 Stephens Street (Lot A of 4, Block 10, D.L. 192) to strata title ownership consisting of five (5) strata lots, subject to the following condition:

A. That a certificate of approval (Form 10) shall not be issued by the Approving Officer until:

(i) this building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector at no cost to the City; or

(ii) the applicant posts a bond for the total cost of completing (i) above.

The Director of Social Planning recommends that the application not be approved on the basis that approval of this application may encourage other owners interested in conversion to attempt a similar procedure. "

The City Manager submits for CONSIDERATION the choice between:

A. Approving the application subject to condition A, as recommended by the Director of Planning, Director of Permits and Licenses and Director of Legal Services.

OR

B. Not approving the application, as recommended by the Director of Social Planning.

FOR COUNCIL ACTION SEE PAGE(S) 792

G

MANAGER'S REPORT

DATE 1979 08 21

TO: Vancouver City Council

SUBJECT: Lands in the Vicinity of West 75th Avenue and Angus Drive

CLASSIFICATION: INFORMATION

The Directors of Planning and Finance, the Economic Development Officer, the City Engineer and the Superintendent of Parks and Recreation report as follows:

" BACKGROUND

On June 26, 1979 Council had before it a report of the Standing Committee of Council on Planning and Development dated June 14 and June 21, 1979 on a rezoning application by Mr. B. Rice of C. F. Roberts and Partners, on behalf of Horner Developments Ltd., requesting a rezoning of lands on the southwest corner of West 75th Avenue and Angus Drive from M-1 Industrial District to CD-1 Comprehensive Development District for the purpose of developing a 104 - unit townhouse and apartment complex. Following several delegations and discussion, Council approved the following two recommendations of the Committee:

A. THAT the rezoning application by Horner Developments to rezone land at the southwest corner of 75th Avenue and Angus Drive (Lot 3) be forwarded to Public Hearing;

B. THAT the concept plan described in the report of the City Manager dated June 19, 1979, be submitted for information at the Public Hearing arranged to deal with the rezoning application submitted by Horner Developments Ltd.

PURPOSE

Following Council's resolution of June 26, 1979, staff have met to further refine the concept plan earlier recommended to Council and referred to in resolution 'B' above. This report provides further detail on this concept plan and will be brought forward for the information of Council and the public at the Public Hearing for the Horner Developments Ltd. application, scheduled for Thursday, September 13, 1979.

. . . 2

THE CONCEPT PLAN

The concept plan recommended to Council in the City Manager's Report of June 19, 1979 is shown below:

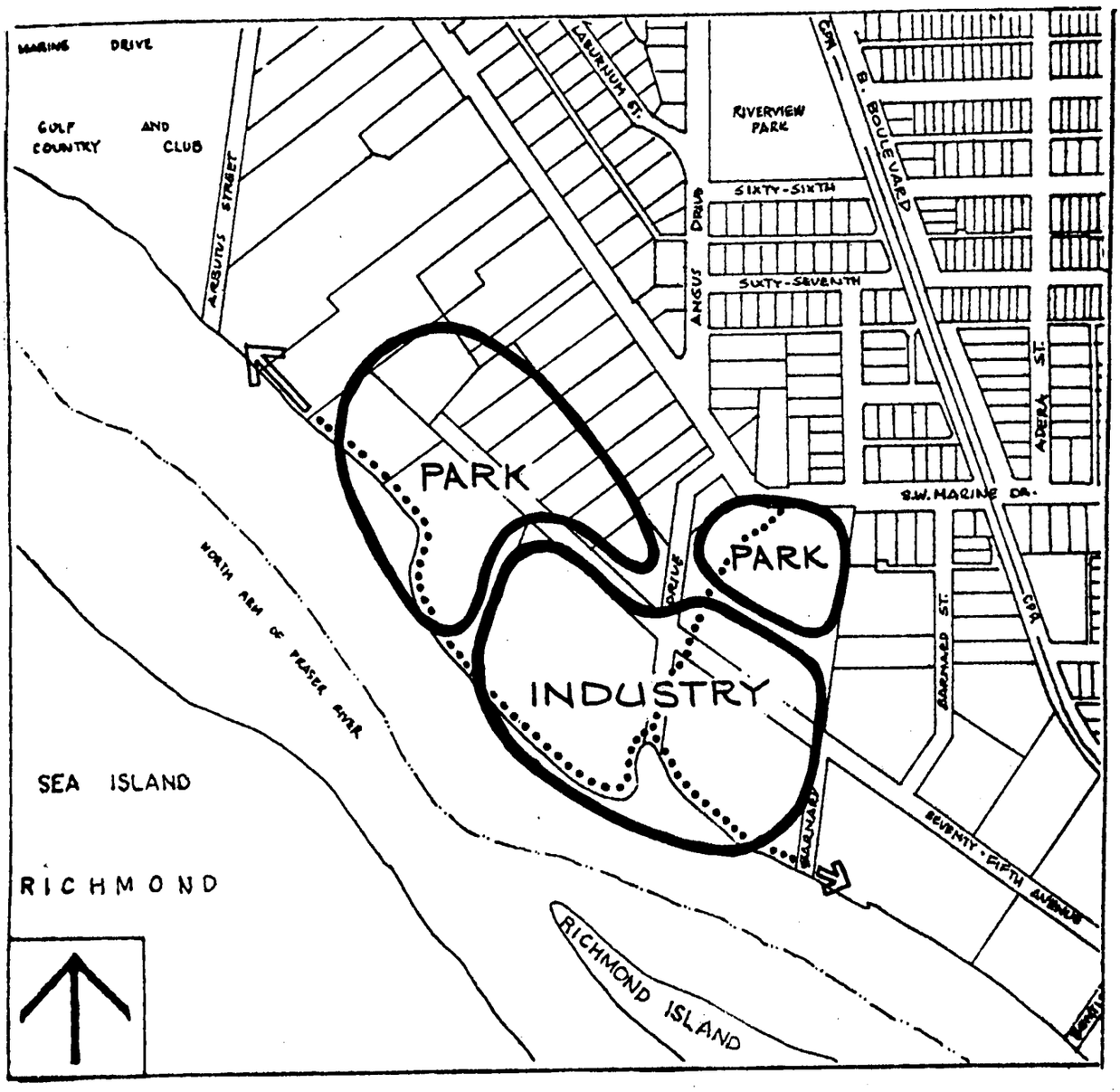

Refinements to this concept plan have focused on the following three aspects which will be presented individually:

a) General design concepts for high-quality industrial development on both the City-owned bottom lands north and south of W. 75th Avenue (presently zoned M-2 Industrial District) and the Steel Bros./Horner site on the southwest corner of W. 75th Avenue and Angus Drive (presently zoned M-1 Industrial District);

b) Cost of acquiring the bottom lands west of Angus Drive and generally outlined as 'park' in the concept plan, these lands being presently zoned RA-1 Limited Agriculture District;

c) General design concepts for both the upland park area (presently City-owned and designated park reserve) and the bottom land park area, including provision of a waterfront walkway.

a. High-Quality Industrial Development

The achievement of a high-quality industrial development will require much further detailed co-ordination of planning, engineering, marketing, financial, Parks Board and local area objectives.

As a basis for further developing the preferred concept and examining implications and alternatives, the following list of objectives is felt to be important in describing the context for design.

General Urban Design Objectives:

1. Provide for orderly, functional and high-quality development of Industry.

2. Maintain view of water from crest of bluff.

3. Form compatible interface between Park and Industry, and where applicable, Industry and Residential, giving consideration to vehicular traffic, noise, air and visual pollution, and built form.

4. Maximize and develop public access to water's edge and provide for its future extension.

5. Encourage visual and functional continuity of park system, noting the necessity of co-ordination with the Parks Board.
With respect to landscaping, the need to co-ordinate arrangement and species on both private and public land should be emphasized.

6. Provide for an appropriate circulation system which recognizes the distinct needs of park access, residential and industrial traffic.

While further study and co-ordination will be required to provide more definite direction and the consensus of those involved, consideration of the above objectives has led to a series of "DRAFT DESIGN GUIDELINES" for discussion purposes. These are attached as Appendix A.

Their application to the area in question is illustrated in several options, attached as Appendices B, C and D, which examine their feasibility and provide a vehicle for further discussion.

b. Park Land Acquisition

The Properties Division has estimated that it would cost $1.2 million to acquire the RA-1 lands from the western boundary of the Horner property to the eastern boundary of Lot B and south of the escarpment. The acquisition would involve negotiating with 6 owners for 10 parcels of land (including 2 lots owned by Mr. Horner).

It is anticipated that the acquisition could involve difficult negotiations as some owners may be concerned with the impact that the park development could have on their upland properties and may wish to protect their privacy. It should also be noted that a major portion of the required lands are held by one owner. Hopefully, acquisition will not require expropriation, which would significantly extend the time required to complete the assembly.

c. Park Development

Park Board staff have indicated the following general uses to be accommodated within the Upland and Lowland park areas:

Upland Park: lookout area, picnics - seating; nature study

Lowland Park: playing fields; games area; picnic - parking; kite flying.

. . . 4

In addition, the following principles have been proposed:

- vehicular access and off-street parking within the site should be restricted to the periphery of the lowland park;

- public access within the park should be limited to pedestrian and bicycle traffic, except for service and emergency vehicles;

- a continuous strip of land (of varying widths to incorporate significant unique natural features) should be provided along the Fraser River foreshore for future incorporation into a pedestrian walkway and bicycle path system;

  (Planning Department staff suggest that a minimum foreshore width of 15.240m (50 feet) should be secured as a public right-of-way in order to facilitate a meaningful riverfront amenity where it abuts industry. Staff also strongly recommend that the G.V.R.D. sewer outfall condition at the foot of Angus Drive be studied to determine how a better environment can be achieved for the waterfront walkway.)

- a possible trade-off of park lands to industrial lands (as presently proposed) may be warranted if deemed appropriate after further study;

- The Superintendent of the Park Board requests that West 75th Avenue be permanently terminated at the westerly boundary of Lot 3 (Horner Site) to ensure park continuity and lessen park user - vehicular conflict;

  (The City Engineer does not agree with the permanent closure of 75th Avenue. The City Engineer believes that long range use patterns in this area are not certain and that future development of the existing parcels of land between the Arbutus Street right-of-way and the western boundary of the proposed park is a very real possibility. Should development of the southern lowlands portion of these properties occur in the future, such development would require legal access either along the present alignment of 75th Avenue or along a newly dedicated right-of-way adjacent to the northern boundary of the proposed park. Therefore, the existing right-of-way should not be turned over to the Park Board. However, in order to achieve the parkland objectives in this area, the Park Board could be given a lease or special arrangement to the satisfaction of the City Engineer that retains future service and access options).

- A pedestrian link from the upland park to the waterfront walkway should be provided. This walkway should follow or approximate Angus Drive south of West 75th Avenue. Particular walkway routing would be dependent upon the possible use of this portion of Angus Drive for vehicular traffic.

The Manager of the Office of Economic Development

The Manager of Economic Development advises that the draft Design Guidelines require considerably more study. For example, (1) it may be appropriate for the maximum building height to be marginally higher than the proposed 20'; (2) it may be appropriate to allow a maximum building height relaxation to 30', over more than 20% of the permitted site coverage on the property in Zone A that lies north of 75th Avenue; and (3) it would be appropriate to institute guidelines that do not rely so heavily on the Director of Planning's discretion for matters such as setbacks, landscaping, riverfront industrial and parking, and maintenance standards.

Furthermore, while it is important that the visual attractiveness of the area be enhanced, it is equally important that the guidelines provide the industrialist/developer with a reasonable chance of developing economically viable and functionally appropriate structures. The guidelines represent part of the total picture. The general principles embodied in them are appropriate and can be accommodated by high-quality industrial development. However, it is important that the guidelines not be considered "fixed" at this stage.

. . . 5

SUMMARY

Additional work will be required to develop further the preliminary design guidelines presented herein in accordance with the concept plan recommended to Council in the City Manager's Report of June 19, 1979. Further information and discussion will be required before items such as an appropriate vehicular routing pattern and subdivision pattern can be resolved. The guidelines presented in this report provide basic information regarding the general concept plan and are submitted for Council's information."

The City Manager notes that no action is required of Council on this report. It is being submitted to Council now in order that thereafter copies can be distributed to affected property owners in advance of the Public Hearing on September 13, 1979.

Even at the Public Hearing, the report **cannot** be acted on, but serves to illustrate an alternative to the proposal of Mr. Horner's, which will be the only subject of the Public Hearing.

Hence, the City Manager submits the report for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 795

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

AUGUST 16, 1979

A joint meeting of the Standing Committees of Council on Community Services and Finance & Administration was held on Thursday, August 16, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 11:00 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Alderman Puil

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION AND CONSIDERATION

1. Carnegie Centre -
Management, Programming and Budget

The Committee had before it for consideration a Manager's report dated August 13, 1979 (copy circulated) and a report dated July 30, 1979 (copy circulated) from the Director of Social Planning in which it was reported the Carnegie Centre will be open October 1st, 1979.

The report contained details of the various programs to be offered at the Centre, the type of management and staffing, provision for an appointed advisory committee and a proposed operating budget totalling $352,000 for the full year of 1980. Actual operating cost would be $307,000 as an amount of $44,500 is to be transferred from the Downtown Eastside Recreation Project and The 44.

The Director of Social Planning concluded his report with six recommendations covering the management, budget, program and staffing (including hiring of a manager).

In his report, the City Manager recommended approval of the Director of Social Planning's recommendations which call for the Centre to operate 12 hours per day, 7 days a week. The City Manager, in his report, recommended that if Council wishes to reduce the operating hours, it should establish the reduced level and refer development of a revised budget back to the City Manager and Director of Social Planning for report.

Appearing before the Committee on this matter were the City Manager, the Director and Deputy Director of Social Planning, the Director of Civic Buildings Department with his Division Head of Building Management, representatives of the Director of Finance, a representative of the Park Board and members of the Carnegie Centre Advisory Committee.

The Deputy Director of Social Planning, Doug Purdy, reviewed the report, explaining the recommendations represent a consensus of opinion from the Advisory Committee. He noted the Centre would serve the residents of the Gastown, Downtown Eastside and Strathcona areas and that while there is a relatively small population of about 20,000 in the area, the residents have greater than average needs for the types of programs to be offered at the

Continued . . . .

Clause No. 1 Continued

Centre in the areas of recreation, culture, education, etc. He said the building should be operated 12 hours a day, 7 days a week, and added that while the budget appears to be large, it is no larger than most other community centres many of which have revenue generating programs within them. He pointed out both the Park and Library Boards have endorsed the operating and management proposals.

At the commencement of the Committee's discussion, a motion was put to approve the recommendations of the Director of Social Planning; however, some members of the Committee expressed reservations on two of the recommendations. These members felt the operation should be reduced to 8 hours per day, 6 days a week and this operation, following a reassessment, could be expanded if a need for longer operating hours is proven.

Concern was also expressed over the Director of Social Planning's proposal to name certain community organizations each of which would name two representatives to the Carnegie Centre Advisory Committee. It was suggested Council could call for nominations and Council itself should appoint the individuals to the Advisory Committee in order to ensure the Committee membership adequately represents the residents of the area.

Another suggestion made with respect to the Advisory Committee was that the Centre could have a membership and the members could elect representatives to the Advisory Committee rather than for Council to appoint them.

The Deputy Director of Social Planning and the Director of Civic Buildings answered a number of detailed questions regarding the operating budget during which it was admitted there is some potential for programs at the Centre to generate revenue, but this remains an unknown factor. The Deputy Director of Social Planning indicated there could be some rental revenue from Vancouver Community College and the budget could further be reduced through C.A.P. cost-sharing from a senior level of government on at least one of the staff positions. The Deputy Director of Social Planning indicated that if these additional sources of revenue are realized, the total operating budget may be reduced closer to the Social Planning Department's original projections on operating cost of about $259,000.

During discussion of the financial aspects, it was noted the Centre will cost $109,000 to operate for the balance of 1979, but this figure is based on a 12-hour, 7 days a week operation and would be less if the hours are reduced.

The City Manager suggested the Committee could add an additional recommendation to the six proposed by the Director of Social Planning by requesting a report before the end of the year on any additional sources of revenue which might offset operating costs in 1980.

Amendments were introduced to the motion to approve the Director of Social Planning's recommendations. These amendments were to reduce the operating hours to 8 hours per day, 6 days a week and to provide for a Council-appointed Advisory Committee with a member of Council to be included on the Committee.

Continued . . . .

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

A. THAT the Carnegie Centre be under the management of the Director of Social Planning for an interim period of two years, following which management and auspices will be reviewed.

B. THAT annual budgeting for the cultural, library and recreation services be carried out by the Director of Social Planning, in consultation with the Directors of Library Services and Recreation Services, consistent with the City's operating budget preparation and review process.

E. THAT City Council approve the hiring of the Carnegie Centre manager 30 days prior to the opening of the building (estimated to be October 1st, 1979) to carry out the following tasks:

(a) participate in the hiring of full time and permanent part-time staff hired by the Park Board, Library Board and Civic Buildings Department;

(b) begin discussions with staff, agencies, community groups and local residents regarding specific programs for the facility;

(c) prepare for the opening of the building.

F. THAT City Council, Library Board and Park Board endorse the participation of the Carnegie Centre Advisory Committee in the selection of the manager and all full time staff, on the understanding that the sponsoring agencies (e.g. City, Park Board, Library Board) make the final hiring decisions.

G. THAT the Director of Social Planning report through the City Manager with a full detailed report before the end of 1979 and every six months thereafter on the full operation of the Carnegie Centre, such reports to include additional sources of revenue for the operating budget and usage of the Centre.

CONSIDERATION

TIE VOTES resulted on the following and they are submitted for Council's CONSIDERATION:

C. (i) THAT the operating hours of the Carnegie Centre be 8 hours per day, 6 days per week, and the development of a revised budget be referred to the City Manager and Director of Social Planning for report to Council.

- TIE VOTE

Continued . . .

Clause No. 1 Continued

C. (ii) THAT City Council approve the programming and staffing structure as shown in the body of the July 30, 1979 report from the Director of Social Planning (1979 $109,290.00, including one time costs of $26,020.00, and full year 1980, including inflation, of $307,397.00) and approve the provision of funds for the period September 1st to December 31st, 1979, with the source of funds being Contingency Reserve, subject to the classification of the staff positions by the Personnel Services Department.

- TIE VOTE

D. (i) THAT Council approve the establishment of the Carnegie Centre Advisory Committee to be appointed by Council and to include one Alderman to advise the manager of the Centre regarding management policy and programming.

- TIE VOTE

No vote was taken on the following and it is submitted to Council for CONSIDERATION:

D. (ii) THAT City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi, and local native Indian Community (Vancouver Indian Centre).

The meeting adjourned at approximately 12:00 Noon.

782E
FOR COUNCIL ACTION SEE PAGE(S) 796

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MANAGER'S REPORT

DATE August 21, 1979

TO: Vancouver City Council

SUBJECT: Carnegie Community Centre Operating Budget

CLASSIFICATION: INFORMATION

The Directors of Finance & Social Planning report as follows:

"On August 16, 1979, the joint committees of Community Services and Finance gave consideration to the issue of the operating hours of the Carnegie Community Centre and examined two basic options:

1) Seven day a week operation from 9 A.M. to 9 P.M. (84 hours)

2) Six days a week operation (closed Monday) from 1 P.M. to 9 P.M. (48 hours)

The Committees' deliberations resulted in a TIE vote.

The purpose of this report is to show the net operating costs to the City under the two options, to facilitate Council's consideration of the issue of operating hours. In addition to reflecting the savings from the reduction in the operating hours, the enclosed budget is also reduced to reflect the savings which may be realized from cost-sharing of administrative costs under the Canada Assistance Plan (this cost-sharing does not change under the two options).

The result of the analysis indicates that the cost savings to be realized from reducing the hours of operation from 84 hours/week to 48 hours/week total $47,593. (in 1979 dollars)
It should be noted that the reduction in the Reading Room operations only amounts to 8 hours as it was only originally proposed to be open from 1 P.M. to 9 P.M. for all days.

CARNEGIE CENTRE PROPOSED OPERATING BUDGET

	1979 Oct.1-Dec.31		1980 12 Months	
	9AM-9PM 7 Days per week	1PM-9PM 6 Days per week	9AM-9PM 7 Days per week	1PM-9PM 6 Days per week
ADMINISTRATION - SALARIES				
1 Director (P.G.27) 7 months	$ 6,980	$ 6,980	$22,512	$22,512
1 Facility Clerk (P.G.15)	3,132	3,132	13,464	13,464
1 Information Clerk (P.G.11)	2,751	2,751	11,832	11,832
Part Time Admin. Staff	1,053	1,053	4,632	4,632
	13,916	13,916	52,440	52,440
Fringe Benefits 12%	1,670	1,670	6,293	6,293
Total Salaries & Fringe Benefits	$15,586	$15,586	$58,733	$58,733
Less C.A.P. Cost Sharing (30% of Admin. Salaries & F.B.)	(4,675)	(4,675)	(17,620)	(17,620)
Total Salaries & F.B. net of C.A.P.	$10,911	$10,911	$41,113	$41,113
ADMINISTRATION SUPPORT COSTS				
Office Supplies and Services	$ 750	$ 750	$ 3,000	$ 3,000
Transportation	50	50	200	200
Telephone	500	500	2,000	2,000
Total Administration Support Costs	$ 1,300	$ 1,300	$ 5,200	$ 5,200
Total Recurring Administration Costs	$12,211	$12,211	$46,313	$46,313
ADMINISTRATION NEW & NON RECURRING				
Telephone Installation	$ 650	$ 650		
Total Administration NNR	650	650		
Total Administration Costs	$12,861	$12,861	$46,313	$46,313

	1979 Oct. 1 - Dec. 31		1980 12 Months	
	9AM-9PM 7 days per week	1PM-9PM 6 days per week	9AM-9PM 7 days per week	1PM-9PM 6 days per week
BUILDING MAINTENANCE				
SALARIES				
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1 B.S.W.1. (P.G. 14/3)	3,225	3,225	13,872	13,872
1/2 B.M.M.II (P.G. 16/3)	1,749	1,749	7,512	7,512
1/6 Stationary Engineer (P.G.19/3)	667	667	2,868	2,868
	12,091	12,091	51,996	51,996
Fringe Benefits 12½%	1,511	1,511	6,500	6,500
	$13,602	$13,602	$58,496	$58,496
Temporary Help	4,755	984	20,448	4,248
Fringe Benefits	380	79	1,636	340
Overtime	500	500	2,152	2,152
	5,635	1,563	24,236	6,740
TOTAL BUILDING MAINTENANCE, SALARIES AND FRINGE BENEFITS	$19,237	$15,165	$82,732	$65,236
SUPPORT COSTS				
Fuel	2,000	1,370	8,800	6,278
Light and Power	5,000	3,281	24,000	17,123
Water	100	100	400	400
Scavenging	600	600	2,400	2,400
Pager Rental	55	55	240	240
Towel and Mop Service	125	125	520	520
Janitorial and Washroom Supplies	250	250	1,200	1,200
	$8,130	$5,781	$37,560	$28,161
BUILDING MAINTENANCE				
Electrical and Fire Alarm	700	700	2,800	2,800
Elevator	200	200	900	900
Heating and Ventilation	600	600	2,800	2,800
Carpet, Drapery, Venetian Blind Cleaning	250	250	1,000	1,000
Repairs and Painting	1,250	1,250	5,000	5,000
Snow Clearing	250	250	500	500
	$3,250	$3,250	$13,000	$13,000
ADMINISTRATION				
1/2 Clk/TypII (PG 9)(incl.fringe bene.)	1,500	1,500	5,800	5,800
Insurance	600	600	2,400	2,400
Maintenance Equip. New & Non Recurring	8,370	8,370	-	-
Equipment Repair & Replacement	150	150	600	600
	$10,620	$10,620	$ 8,800	$ 8,800
TOTAL BUILDING MAINTENANCE COSTS	$41,237	$34,816	$142,092	$115,197

	1979 Oct. 1 - Dec. 31		1980 12 Months	
	9AM-9PM 7 days per week	1PM-9PM 6 days per week	9AM-9PM 7 days per week	1PM-9PM 6 days per week
RECREATION AND CULTURAL				
SALARIES				
1 Recreation Programmer (PG20/3)	4,170	4,170	17,928	17,928
1 Recreation Programmer (PG20/3)	4,170	4,170	17,928	17,928
Part Time Rec. Program Staff	4,998	3,598	21,392	15,292
	13,338	11,938	57,248	51,148
Fringe Benefits	1,600	1,285	6,870	5,525
TOTAL SALARIES	$14,938	$13,223	$64,118	$56,673
SUPPORT COSTS - Supplies	1,500	1,500	6,448	6,448
RECREATIONAL PROGRAM COSTS				
ARTS & CULTURAL ACTIVITIES				
(Including rental of 2 films/week plus fee for 1 live performance/ week and a small advertising and promotion budget)	5,502	3,961	23,648	16,948
TOTAL RECREATION	$21,940	$18,684	$94,214	$80,069
READING ROOM (Hours 1PM to 9PM)				
SALARIES				
1 Librarian I (PG 21/3) P.T.	2,143	2,143	9,256	9,256
1 Library Assist.III(PG 12/3)	3,006	3,006	12,984	12,984
1 Library Assist. II P.T.(PG 10/1)	1,334	1,334	5,764	5,764
1 Library Assist.II P.T.(PG 10/1)	1,334	806	5,764	3,485
1 Library Assist. I P.T.(PG 4/3)	956	476	4,128	2,057
	8,773	7,765	39,396	33,546
Fringe Benefits	1,052	932	4,728	4,025
TOTAL SALARIES	$9,825	$8,697	$44,124	$37,571
BOOKS AND PUBLICATIONS (RECURRING)	1,752	1,752	7,524	7,524
TOTAL READING ROOM OPERATING COSTS	$11,577	10,449	$51,648	$45,095
New and non-recurring (including provision for 30-40 newspapers, 50-75 magazines and 10,000 paperbacks)	$17,000	$17,000		
TOTAL READING ROOM	$28,577	$27,449	$51,648	$45,095

	1979 Oct. 1-Dec.31		1980 12 months	
	9AM-9PM 7 Days per week 84 Hours	1PM-9PM 6 Days per week 48 Hours	9AM-9PM 7 Days per week 84 Hours	1PM-9PM 6 Days per week 48 Hours
SUMMARY BY PROGRAM				
ADMINISTRATION	$ 12,861	$12,861	$ 46,313	$ 46,313
BUILDING MAINTENANCE	41,237	34,816	142,092	115,197
RECREATION AND CULTURAL	21,940	18,648	94,214	80,069
READING ROOM	28,577	27,449	51,648	45,095
	$104,615	$93,774	$334,267	$286,674
LESS: DERP Reduced Funding	(9,302)	(9,302)	(37,209)	(37,209)
The "44" Budget Reduced Funding	(1,820)	(1,820)	(7,281)	(7,281)
NET ADDITIONAL FUNDING REQUIRED	$93,493	$82,652	$289,777	$242,184
SAVINGS ON REDUCED HOURS		$10,841		$ 47,593

The Director of Social Planning comments on the social impact of a 48-hour week:

1. 84 operating hours per week costs $334,267
   48 operating hours per week costs 286,674
   The saving with 48 hours is 47,595

   Thus a 14% budget reduction results in a disproportionate operational time reduction of 43% - a loss of 36 hours per week.

2. The outreach program to handicapped people in hotels and rooming houses and recreation outings will be reduced.

3. Educational programming time will be cut back and an important source of revenues from rental fees to be paid by Vancouver Community College and the Vancouver School Board will be lost.

4. Our experience has been that Native Indians, older people, businessmen and women, youth etc. require different program content and scheduling. Reduced operating hours compounds the difficulty of programming for varied population groups.

5. The majority of local residents are unemployed, on social assistance or pensions and have incomes below the poverty line. Reducing the hours of operation at Carnegie increases the amount of time they will spend on the street, in beer parlours and alone in their rooms.

6. The financial saving resulting from reduced operating hours carries with it an incalculable human and social cost.

The foregoing is provided for the information of Council when considering the report of the Community Services and Finance Committees of August 16, 1979, on the funding and operation of Carnegie Community Centre."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 782, 796

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 16, 1979, in Committee Room No. 1, Third Floor, City Hall, immediately following the joint Community Services and Finance & Administration meeting, at approximately 12:00 Noon.

PRESENT: Alderman Rankin, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, July 26, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Development Permit Application - Sands Motor Hotel, 1184 Denman Street

The Committee had before it for consideration a Manager's report dated August 1st, 1979 on Development Permit Application No. 84054 at 1184 Denman Street (the Sands Motor Hotel) in which the Director of Planning reported as follows:

'The above-noted Development Permit Application No. 84054 requesting permission to use approximately 1195 sq. ft. portion of a separate building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel was approved by the Director of Planning on May 22, 1979, subject to the following conditions:

1.(a) a report is to be first made to City Council in regard to a new liquor outlet;

(b) a restrictive covenant is to be executed satisfactory to the Director of Planning and Director of Legal Services that the approved lounge at 1184 Denman Street is to be operated in conjunction with the Hotel on the adjacent site only.

City Council on July 10, 1979, when considering the report, resolved that:

1. It had no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates Architects to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel, provided that:

Continued . . . .

Clause No. 1 Continued

"a restrictive Covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site".

The Director of Legal Services has informed that a covenant incorporating the provisions of the resolution cannot be registered under Section 24A of the Land Registry Act, since the resolution deals with ownership and the provisions of Section 24A deal with land use.

The Director of Legal Services also advised that, as the approval of the lounge also included a parking relaxation, a restrictive covenant as recommended was only to ensure that the parking requirements of the lounge will always be provided at the Sands Hotel sites, since it is considered that the existing hotel parking areas could absorb and provide the spaces for the lounge patrons.

Acting on the advice of the Director of Legal Services, the Director of Planning, on July 30, 1979, revised condition Number 1.(b) to read:

"A restrictive covenant to be executed and registered satisfactory to the Director of Planning after consultation with the Director of Legal Services, ensuring that the parking in the hotel development on Lot E, Block 61, District Lot 185, will be available at all times for the use of lounge patrons."

A new condition is to be included on the Development Permit:

"The lounge is to be operated in conjunction with the hotel development on Lot E, Block 61, District Lot 185."

The owners of the Sands Hotel have agreed to sign a covenant consistent with the revised condition.

The Director of Planning therefore recommends that City Council's previous motion of July 10, 1979, be amended accordingly.'

The City Manager recommended approval of the recommendation of the Director of Planning.

A representative of the Planning Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT the Council motion of July 10, 1979 reading as follows:

"THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 84054 to Henriquez Associates, Architects, to use a portion of the main level of the building at 1184 Denman Street as a cocktail lounge for the adjoining Sands Motor Hotel as outlined in the City Manager's report dated May 29, 1979;

Continued . . . .

Clause No. 1 Continued

"PROVIDED that a restrictive covenant is executed satisfactory to the Director of Planning and the Director of Legal Services that the approved lounge at 1184 Denman Street is to remain under the management and operation only of the Sands Motor Hotel which occupies the adjacent site."

be amended to read as follows:

"....a restrictive covenant is to be executed and registered satisfactory to the Director of Planning, after consultation with the Director of Legal Services, ensuring that the parking in the hotel development on Lot 'E', Block 61, District Lot 185, will be available at all times for the use of the lounge patrons."

and the following condition be included:

"The lounge is to be operated in conjunction with the hotel development on Lot 'E', Block 61, District Lot 185."

The meeting adjourned at approximately 12:05 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 796

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, August 16, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Boyce, Chairman Alderman Ford Alderman Puil
ABSENT	:	Alderman Kennedy Alderman Harcourt
CLERK TO THE COMMITTEE	:	E. Bowie

RECOMMENDATIONS

1. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated August 10, 1979, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of July, 1979 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, detailed several of the items for the Committee.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of July, 1979 be approved.

2. Champlain Heights Community Services Center - Access Considerations

At a Public Hearing on June 28, 1979 Council approved an application from the Director of Planning to rezone an area of land in Champlain Heights from RS-1 to CD-1 to permit construction of the Community Services Center. During this Public Hearing a question was raised with respect to the roadway servicing the site.

The Committee had for consideration a Manager's Report dated August 3, 1979 in which the Champlain Heights Project Manager, the City Engineer and the Director of Planning presented the rationale for this road alignment and specifically with arguments regarding the road being a dedicated City road. The report states that during the development of the plans for the Community Service Center and adjacent Captain Cook Park it became apparent that an opportunity existed to provide direct access to the Center, connect the two residential areas and integrate Captain Cook Park with the Services Center site. Presently a right-of-way exists (Rosemont extension) between the two parks although the need for this roadway has been questioned for some time. An acceptable design has been developed and at two public meetings regarding this project, while there was some general concern expressed regarding the roadway, the concensus was that the design, as presented, represented the best solution. It should be noted that this is not a major roadway and the proposed design reflects the importance of controlling speed.

cont'd....

Clause No. 2 cont'd:

The Champlain Heights Planning Advisory Committee at its meeting on July 9, 1979 passed the following resolutions:

(i) That the road alignment as presented on the development permit plan be approved.

(ii) That the road be a dedicated City street.

The report concludes by summarizing the arguments for selecting the proposed alignment and gives reasons for dedicating this roadway. This road will replace the need to open Rosemont Drive which can be closed, stopped up and placed in the care and custody of the Park Board subject to the necessary conditions to protect the Rosemont right-of-way for utility purposes.

Mr. J. Moodie, Champlain Heights Project Manager, spoke to this report and following a short discussion the Committee,

RECOMMENDED

A. THAT Council approve the alignment as presented on the attached drawing.

B. THAT Council approve the road being dedicated as a City street.

C. THAT Rosemont Drive between Butler Street and Champlain Crescent as shown hatched on the attached plan be closed, stopped up and placed in the care and custody of the Park Board subject to the reservation of the total area as a right-of-way for utility purposes and that any construction or change in elevation first be approved by the City Engineer.

3. Harbour Park

The Committee had for consideration a Manager's Report dated August 8, 1979 and a Report Summary dated August 14, 1979 in which the City Engineer, Director of Finance and Director of Planning in association with the Park Board review past Council actions on Harbour Park including a meadow-marine concept and reviewed developments relating to Harbour Park; recommending a shoreline configuration and the development of the uplands as an "interim meadow" (on file in the City Clerk's Office).

Mr. D. Hickley, Planning Department, reviewed briefly developments which have taken place since August, 1978 which have direct bearing on the future of the Harbour Park site and also a number of continuing negotiations:

(1) Proposed B.C. Forestry Centre
- no longer applicable

(2) Bayshore Inn Proposals
- to be before Council at its meeting August 28, 1979

(3) Board of Parks and Recreation
- requesting the City to turn over the entire Harbour Park property to the Park Board

(4) Traffic and Transit Plans
- alternate traffic and transit plans are being prepared and will be presented to Council shortly

(5) Harbour Ferries Marina
- Harbour Ferries have a month to month lease - have made some improvements and indicate willingness to do more

cont'd....

Clause No. 3 cont'd:

(6) Schaeffer's Marina and Boat Repair
- partial relocation resulting from Bayshore expansion. A valuable asset in the area - proposed to retain within the area of Harbour Ferries Marina.

(7) National Harbours Board
- the position of the National Harbours Board on changes to both the Bayshore lease property and the City lease property (Harbour Park site) is of critical importance. They agree to two 200 berth marinas, also the proposals for fill and/or excavation and have indicated willingness to discuss conditions of present lease when the City has established and approved a plan for the property.

(8) Funky Railway
- no plans at present

Mr. Hickley, with the aid of maps, illustrated the present and proposed shoreline configuration. Two options are available. Option 1 is "limited improvements" allowing for the shoreline to remain very close to its present configuration with some dredging of the Harbour basin to improve navigability and tidal water flow. The shoreline would be trimmed and rip-rapped.

Option 2 is for "substantial improvements" where the alignment would be altered to create a gently curving shoreline improving tidal water flow and providing a more direct waterfront walkway. This entails dredging of approximately 3/4 acre and filling in smaller areas (map attached).

It would appear that the costs and benefits will vary with the option chosen. Costs for the option of limited improvements would be largely borne by Harbour Ferries with benefit to the City in the form of slightly improved financial return over the present as well as amenity improvement from the parking area, cleaned-up shoreline and float improvements. The substantial improvements option, on the other hand, will require additional discussion and negotiations with the Federal Government on the possibility of obtaining Federal funding from the Ministry of the Environment, before costs and benefits can be determined.

On December 13, 1977 Council determined the best use of this site would be an "interim meadow/marina concept". Since there is no alternative development presently under consideration, the meadow concept, with a minimum of planting and recontouring of the site, would still appear to be the most appropriate. This work could be undertaken by the Park Board for approximately $250,000.

Mr. Breakwell was present and explained the preliminary plans prepared in this regard by the Park Board. The report recommends that the Park Board now be requested to prepare detailed plans and estimates on this basis.

Considerable discussion took place regarding the amount of excavation/fill proposed in this area as well as the creation of the proposed parking area to service Harbour Ferries and the marina.

cont'd....

Clause No. 3 cont'd:

Ms. Carole Walker, West End Traffic Committee, Mr. Chris Garside, West End and Downtown Ratepayers' Community Association, and Mrs. M. Pigott, Save the Entrance to Stanley Park Committee, were present at this meeting. They presented briefs (on file in the City Clerk's Office) and in speaking on this matter reiterated their opposition to the proposed parking site on the property; their concern that more removal of fill should take plce and their belief that the entire Harbour Park site should be turned over to the care and custody of the Park Board.

Mr. G. Clarke of Harbour Ferries, spoke to the Committee in support of the report and recommendations as presented.

Following further discussion, the Committee,

RECOMMENDED

A. THAT the request from the Park Board for immediate care and custody of the entire Harbour Park site not be approved at this time.

B. THAT the Park Board be requested to prepare a plan and detailed cost estimates for interim development of the area with limited planting of trees and shrubs in sympathy with the "interim meadow" concept.

C. THAT the existing lease at the foot of Denman Street to Schaeffer's Marina Ltd. be terminated and that the marina repair operation be incorporated within the present short-term lease to Harbour Ferries Ltd.

D. THAT the "substantial improvements" option described in this report be approved and that City officials be authorized to negotiate with Harbour Ferries Ltd., the Federal Ministry of the Environment re funding options, the National Harbours Board, and such other Government authorities whose approval is required in order to successfully finance and achieve this option.

(Alderman Boyce wished to be recorded as opposed.)

* * * *

The meeting adjourned at approximately 3:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 796

IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

AUGUST 16, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 16, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT	:	Alderman D. Bellamy, Chairman Alderman H. Boyce Alderman H. Rankin
ABSENT	:	Alderman W. Kennedy Alderman M. Harcourt
COMMITTEE CLERK	:	J. Thomas

The minutes of the meetings of June 28th and July 12th, 1979, were adopted.

RECOMMENDATIONS

1. Request for Pedestrian Actuated Signal at Intersection of Balsam and Cornwall

In a Manager's Report dated August 1, 1979 (on file in the City Clerk's Office) considered by the Committee, the City Engineer reported on an analysis of traffic conditions at the intersection of Balsam and Cornwall conducted as a result of citizens' requests for a pedestrian actuated traffic signal at this location.

The report reviewed site conditions, traffic volumes and pedestrian and vehicular accident records. Studies of morning and afternoon activity this summer produced figures lower than the studies conducted in 1978, however, evening activity revealed increased numbers of pedestrians crossing Cornwall with 85% headed for activities at Kitsilano park and pool. The higher number of pedestrians when compared with the gaps in Cornwall traffic, produced an index exceeding the City's warrant level. While demands for additional traffic control facilities at this location were seasonal, it was felt a pedestrian actuated signal would provide better crossing opportunities throughout the year in the general area.

The City Engineer recommended a pedestrian actuated signal at this location be installed in the 1980 signal program.

A number of members of the Cornwall Safety Committee were present for the discussion. Miss Ann O'Neil, Secretary, referred to citizens' concerns arising from a series of accidents culminating in one fatality, outlined in the Committee's brief (on file) and supported by a petition containing over 2,000 signatures. The brief requested:

a) Pedestrian activated push-button crossing lights at Cornwall intersections of Balsam, Vine and Arbutus.

b) Speed Zone postings to indicate playground, park and scenic route zones and safe speed limits from Burrard to Trafalgar.

c) Changes and/or markings to facilitate and warn motorists of the converging lanes from two to one on the north side of Cornwall immediately west of the Balsam corner.

cont'd....

Clause No. 1 cont'd:

d) Frequent police supervision and enforcement of traffic regulations on Cornwall Avenue between Arbutus and Alma Road.

e) Enforcement of the by-law re passing a stopped car and the right of way to pedestrians in the pedestrian cross-walk.

The husband of the Kitsilano resident fatally injured in a traffic accident at Balsam and Cornwall also addressed the Committee and urged stronger enforcement of speed limits on Cornwall Avenue.

Members of the Safety Committee circulated photographs depicting actual traffic conditions and copies of traffic counts conducted in the period June 28 - August 2, 1979 (on file).

RECOMMENDED

A. THAT a pedestrian actuated signal be installed at the intersection of Balsam and Cornwall and that this signal be given priority status in the 1980 signal program to be submitted to Council for approval of funding at a later date.

B. THAT appropriate speed limit and warning signs be installed on Cornwall in the vicinity of the beach, park and pool recreational area.

2. Denman Street - Left Turn Conditions

Council, at a Court of Revision on June 22, 1978, approved the following:

'THAT project #5 Nelson Street from Bidwell to Jervis proceed on special grounds subject to the implementation of the following traffic control measures:

- installation of stop signs on Nelson Street at Chilco, Cardero, Broughton and Bute
- restriction of left turns southbound off Denman between Robson and Davie;

FURTHER THAT a report be submitted by the City Engineer on the installation of left hand lights at Robson and Denman and Davie and Denman.'

In a Manager's Report dated July 16, 1979 (on file) considered by the Committee this day the City Engineer reported the stop signs on Nelson Street and a peak hour left-turn prohibition on Denman at Nelson had been installed but the left-turn prohibition at Denman at the remaining streets had not been implemented as they had an interrelationship with the request to study left turn assist lights at Robson and Davie. The purpose of the report therefore was two-fold:

- to review the feasibility of adding left turn assist lights on Denman at Robson and Davie, and,
- in view of the information gathered, to request Council reconsideration of the left turn prohibition on Denman at Haro, Barclay, Comox and Pendrell.

The report reviewed left turn conditions to determine the extent and nature of any problems; turning movement counts; and traffic volumes. The City Engineer concluded:

cont'd....

Report to Council
Standing Committee of Council
on Transportation
August 16, 1979 (IV-3)

Clause No. 2 cont'd:

"The number of vehicles turning left from Denman Street during the peak hours is very low. Turns would not be prohibited under similar circumstances for other areas of the City. In addition, funds required to implement the turn controls could be spent to a much greater advantage in areas with more serious traffic problems or where the through traffic component is greater.

It is possible to provide flashing arrow indications at both Robson and Denman and Davie and Denman. The installation at Robson would provide little benefit to turning traffic and would remove time from other directions at the intersection. In addition, it is inconsistent with the Downtown Transportation Plan. The cost of such work would be approximately $8000 and for these reasons, the changes cannot be supported. However, a low-cost change in the controller could provide more green time for Denman Street at Robson Street and make left turns easier.

The left turn signal request at Davie and Denman would cause serious disruption to the complex equipment at this intersection. The equipment is designed to provide for varying demands, therefore, the left turn assist signals are at most times unnecessary. Changes at this location cannot be supported."

The City Engineer presented for consideration the choice between:

Installing left turn prohibition signs on Denman at Haro, Barclay, Comox and Pendrell, as agreed to by Council on June 22nd, 1978,

OR

Amending the resolution of June 22nd, 1978 in view of information collected since that time and not installing left-turn prohibitions at the above intersections.

The report also contained comments by the Director of Planning who advised he concurred with the position that left turn prohibitions from Denman Street need not be installed at this time but did not necessarily agree with the conclusion that a large percentage of the vehicles making the left-hand turns have local destinations within the West End. Since these vehicles are matched at only Nelson and Thurlow, an unknown number of them may not have had local destinations and may have been bound for other destinations outside the West End. It was also felt that if additional diverters are installed east of Denman, this would eliminate any need for left-turn prohibitions from Denman Street.

The City Manager recommended:

- Left turn assist light not be provided at Denman and Robson, but the signal controller be modified to provide more green time for Denman traffic;

- Left turn assist lights not be provided at Denman and Davie.

The Chairman noted a number of representatives of West End organizations were present and he invited their participation in the discussion. Representations were received from the following:

- Mr. Paul Dampier, Co-ordinator, West End Community Centre, expressed grave concern about the traffic patterns evolving in the area. People attending activities at the Community Centre complained they were experiencing increasing difficulty in crossing Denman Street.

cont'd....

Clause No. 2 cont'd:

- Mrs. Carole Walker, West End Traffic Committee, presented a brief (on file) which submitted, in part, that the recommendation to modify the signal controller to permit more green time for Denman traffic was simply a means of moving more commuter traffic along Denman and Beach and showed a lack of understanding of the serious problem of ever-increasing volume of commuter traffic on the West End commercial street.

  The brief requested:

  (a) The signal controllers on Denman Street not be modified to allow more green time for Denman Street traffic.

  (b) The pedestrian activated light at Denman and Haro Streets be changed so that pedestrians have to wait no more than 30 seconds to cross.

  (c) That the City Engineering Department and the City Planning Department be instructed to prepare a comprehensive plan to direct all commuter traffic onto streets North of Robson and East of Thurlow.

  It was suggested in the brief that (c) above could be implemented by:

  - A cul-de-sac type barrier on Denman Street at the south part of its intersection with Alberni Street; and,

  - From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns from Alberni Street in a southerly direction; and,

  - From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns from Georgia Street in a southerly direction with the exception the intersection of Georgia and Denman Streets where right turns would be permitted; and,

  - Seriously investigate the possibility of making Alberni and Thurlow reversible (in traffic flow direction) one-way streets timed to handle the morning and evening traffic rush hours.

  - From 7:00 a.m. to 6:00 p.m. on weekdays prohibit all turns onto Alberni and Georgia west of Thurlow Street.

  - That evening traffic going to the north shore and now backed up, to the south, the length of two lane Denman Street would be far better managed on four lane Alberni Street where it will be unimpeded by traffic or pedestrian traffic control signals, and at the same time not interfering with the normal local functions of Denman and other West End streets.

- Mr. Max Chechik, President of the Company which owns the Bay Theatre, contended nonstop traffic on Denman Street presented serious problems for local businessmen. Parking was prohibited all day on the east side of Denman Street and on the west side, restricted from 7-9 a.m. when shopkeepers should be receiving deliveries and again from 4-6 p.m. when customers should be picking up goods. Efforts to beautify the West End were a waste of public money and had not benefitted the merchants.

- Mr. J. McPeake, Sunset Towers Residents Association, urged steps be taken to decrease Denman traffic.

cont'd....

Clause No. 2 cont'd:

Ms. Barbara Howard, West End Planner, briefly described the role of Denman Street within the context of West End planning.

During the ensuing discussion members of the Committee questioned the Assistant City Engineer (Traffic) on the future role of Alberni Street. Mr. Rudberg explained Alberni Street was linked to the elimination of the Chilco Loop and new entrance to Stanley Park. A route connecting Alberni to the Thurlow/Bute Couplet was one of a number of alternatives presently under review for report back to the Committee later this Fall.

RECOMMENDED

A. THAT left turn prohibitions southbound on Denman Street at Haro, Barclay, Comox and Pendrell not be installed and the Council resolution of June 22, 1978 be amended accordingly.

B. THAT a left turn assist light be provided at the intersection of Denman and Robson Streets.

C. THAT a left turn assist light not be provided at the intersection of Denman and Davie Streets.

D. THAT City Engineering Staff review with the West End Traffic Committee options for solutions to the Denman Street traffic problem including the future role of Alberni Street.

3. Traffic Conditions in the Vicinity of 8th Avenue West of Burrard Street

On July 10, 1979 following representation from merchants in the 8th Avenue and Burrard area deploring the lack of curbside parking space the Committee recommended, and Council subsequently approved, the following:

a) That the existing curbside traffic regulations on Burrard Street from the Bridge to Broadway not be changed at this time, but that traffic conditions be monitored to evaluate the impacts of the Burrard Street Improvement Project.

b) That the City Engineer be instructed to investigate the installation of a loading zone and parking on the south side of 8th Avenue west of Burrard Street.

In a Manager's Report dated July 23, 1979 the City Engineer reported on an investigation conducted in accordance with Recommendation (b).

The Committee was advised an on-street loading zone has been provided for businesses in the area which do not have lane facilities and in the area west of Burrard existing parking for a distance of approximately 45 metres has been limited to one hour in the 9-6 p.m. period to improve parking turnover.

RECOMMENDED

THAT traffic conditions be monitored to determine if curbside regulations on 8th Avenue have a beneficial effect on parking and loading conditions in the area.

4. Love's Skillet (Jack's Hanging Tree) Sidewalk Cafe

The Committee had for consideration a Manager's Report dated July 31, 1979 (on file) in which the City Engineer reported on refusal of a request by the owner of Love's Skillet Cafe (Jack's Hanging Tree) that the agreement pertaining to the sidewalk cafe be amended to permit the installation of sliding glass panels which would remain in place year round.

The owner of the Cafe, Mr. E. Martin was present to appeal the City Engineer's decision.

The Assistant City Engineer (Traffic Division) advised the Committee that the sidewalk cafe operated by Love's Skillet was one of the first operations of its type and was approved by Council prior to the adoption of guidelines governing this type of establishment. Mr. Rudberg pointed out the guidelines encouraged an open appearance without visual obstructions to ensure that sidewalk cafes were an extension of the activity and vitality found on the street scene. The sliding glass windows requested by Love's Skillet would increase the enclosure of this sidewalk cafe by 50%; in effect constituting a structural extension of the building onto the sidewalk and would be contrary to Council's guidelines.

Mr. Martin advised the Love's Skillet sidewalk cafe was the first to be introduced in the City. It was designed by the same architect who designed Granville Mall and cost approximately $10,000. The cafe was capable of year round use but without the sliding glass windows, could only be used in the summer months, or 40% of the time.

RECOMMENDED

THAT the appeal by Mr. E. Martin to amend the Love's Skillet (Jack's Hanging Tree) sidewalk cafe licence agreement be denied and that Council reaffirm the intent of the existing sidewalk cafe design guidelines, which is to encourage an open appearance without visual obstruction, and prohibit the closed structural extension of a restaurant onto the sidewalk.

5. Request for Pedestrian Actuated Signal at the Intersection of Dundas Street and Lakewood Drive

On March 15, 1979 the City Engineer reported on a citizen's request for a pedestrian actuated signal at the intersection of Dundas Street and Lakewood Drive. At that time pedestrian crossing studies conducted in November 1977 (and earlier studies in January, 1974) showed a signal was not warranted and the Committee instructed that additional studies be carried out in early summer for report back in four months time.

Before the Committee for consideration was a Manager's Report dated July 31, 1979 (on file) which analysed further data gathered during morning and evening rush hours in June this year, confirming the earlier findings that a signal is not warranted at this intersection.

RECOMMENDED

THAT a pedestrian signal not be installed at the intersection of Dundas Street and Lakewood Drive.

* * * *

The meeting adjourned at approximately 4:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 797-8

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

August 16, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, August 16, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little

ABSENT: Alderman Marzari

CLERK: G. Barden

RECOMMENDATION

1. The Vancouver Art Gallery - 1979 Supplementary Grant Request

On February 6, 1979, City Council, when considering the recommendation of the Finance Committee respecting the Vancouver Art Gallery's 1979 civic grant request for operating purposes, approved a grant of $338,612, exclusive of $6,707 requested for the acquisition of photographic equipment. The Committee had recommended that the grant of $6,707 be deferred for consideration following the finalization of the total civic budget for 1979.

The Committee considered a Manager's Report dated July 31, 1979, wherein the Director of Finance reported that the Director of the Vancouver Art Gallery had advised the Committee that Vancouver is the only gallery in Canada that does not have a catalogue of its collection and the $6,707 is for photographic equipment for this purpose.

Following discussion, it was

RECOMMENDED

THAT City Council approve a grant of $6,707 to the Vancouver Art Gallery for photographic equipment, the source of funding to be Contingency Reserve.

2. Request for Additional Staff Position - Police Department, Second Hand Squad, Firearms Unit

The Committee considered a Manager's Report dated July 31, 1979, wherein the Director of Finance reported that the Vancouver Police Board requested City Council to consider the provision of funds for an additional clerk and the necessary furniture and equipment for the Firearms Unit of the Second Hand Squad.

Clause No. 2 cont'd:

Bill C-51, the Federal Firearms Legislation, which became effective January 1, 1979, makes it a requirement for everyone who acquires possession of a firearm in any manner whatever, to have issued to them a valid Firearms Acquisition Certificate. The Vancouver Police Department is now responsible for the issuing of the certificates in the City of Vancouver. The Police Department, in assuming this responsibility, developed and implemented a procedure on a trial period.

The trial period has proved that the procedures are satisfactory to the Chief Provincial Firearms Officer and to our own Internal Auditor, but it has also determined that there is a need for a recording clerk on at least a half-time basis. It is not, however, considered feasible to employ a person on a part-time basis when the work imposed by public demand is more or less evenly distributed over a five day work week and not suited to a part-time position.

A review of the clerical duties in the Second Hand Squad and the Communications Section shows that there is an increasing clerical work load in the former, and significant increase in non-emergency type calls in the latter, both of which are creating a work back log which can only be resolved by an increase in staff or reassigning of some duties. It is therefore proposed to establish an additional full time clerical position to fulfil the requirements of the Firearms Acquisition legislation, and to assign some of the duties of these other areas to this position. It is estimated that approximately 88% of the recurring costs of this position, at 1979 rates, will be funded from the receipts of the F.A.C. application as shown in the following table:

Estimated Costs:

Salaries and Fringe Benefits	Annual cost at 1979 Rates
Additional Clerical position at mid range - $1,002 per month	$ 12,024
Fringe Benefits at 12.5%	1,503
Vacation Relief (3 weeks annually)	752
The Trial Period indicates that an average of 120 applications per month can be expected at a fee of $10 per application, of which the City retains $8.49. This should result in City revenue of	12,226
Net Cost to the City	$ 2,053

There is an amount of $12,000 provided in the 1979 operating budget to fund the cost of temporary help for the initial trial period and the balance of the 1979 fiscal year. The purpose of this report is to establish a position on a permanent basis.

The City Manager recommended approval of the request since the position has been largely necessitated by the new firearms legislation and can be almost completely financed by the revenues from the new permits.

Clause No. 2 cont'd:

Following discussion, it was

RECOMMENDED

THAT an additional clerical position be established in the Second Hand Squad, Firearms Unit of the Police Department at a net annual cost of $2,053, subject to classification by the Personnel Services Department.

3. Heritage Festival Society Funding for 1980

The Committee had for consideration a Manager's Report dated August 7, 1979, wherein the Director of Social Planning requested advance funding for the Heritage Festival Society activities to be held in 1980, and further that the 1980 grant be allocated at the same time as the 1979 June budget review - in August.

The Director of Social Planning reported that it is necessary to be assured of funding prior to the start of 1980 and preferably a year in advance to allow sufficient time to plan events and book companies for festival events in order to properly plan and program the 1980 Heritage Festival activities.

The planning, resource management and booking of performing arts groups and individuals is a year round function. Effective core staff has been developed during the past year-and-a-half with the help of Canada Works funding. While public relations people, casual labour and technical staff can be hired on a temporary short term basis, the administration and development of the Heritage Festival programs requires a core staff of three on a year round basis. In the past, Can da Works has enabled us to obtain these staff. There will be no year round Canada Works funds available in 1980, but there may still be Federal and Provincial Student Works programs.

The City grant to the Heritage Festival Society totalled $75,365 in 1979 consisting of $57,000 basic plus $18,365 City share toward the Canada Works component of the Heritage Festival Society activities. Gross revenue and program costs for 1979 based on best available estimates were as follows:

Estimated Revenue		Estimated Programs Cost	
Childrens's Festival Sales	$ 75,000	Young People's Festival	$210,000
Folk Music Festival	130,000	Folk Music Festival	170,000
Winter Concert Sales	20,000	Purchase & Repairs of Tents & Equipment	35,000
City Contribution	75,865	Winter Folk Concert Series	20,000
Secretary of State	25,000	National Book Festival	27,000
B.C. Arts	25,000	Canada Sings	12,500
Foundations	10,000	Young People's Supershow Tour	15,000
Canada Week Committee	12,500	General Administration & Misc.	40,000
Canada Council Literary Division	27,000		
National Touring	30,000*		
Federal Works Program	106,000		
	$536,365		$529,500

Clause No. 3 cont'd:

*Paid performers travel and fees directly.

Gross funding requirements for 1980 including adjustments for inflation appear to amount to $400,000 broken down by revenue sources as follows:

City of Vancouver	$102,000
Province of B.C.	25,000
National Touring	30,000
Foundations	10,000
Secretary of State	25,000
Ticket Sales	200,000
Other	10,000
	$402,000

If Student Works programs become available this would reduce the City share to $82,800 (1979 level + 9% inflation) with any balance of Student Works funding being used to improve the programs.

During discussion, it was suggested that advance funding be provided, excluding the Summer Works program portion and the Social Planning Department report back to the Committee if Canada Works funding is not received.

It was

RECOMMENDED

THAT City Council approve advance funding in the amount of $82,800 for the 1980 Heritage Festival Society program, the source of funding to be Contingency Reserve.

4. Audience Development - Free Bus Shelter Advertising

On July 10, 1979, City Council requested the City Manager to report back on the utilization of free bus shelter advertising space so that it could be co-ordinated and used by cultural groups in the City, and that the matter be referred back to the Standing Committee on Finance and Administration for further consideration when the City Manager's report on audience development program is before it.

The Committee considered a Manager's Report dated August 2, 1979, wherein the Director of Social Planning reported on a proposed audience development program.

On July 27, 1979, a letter addressed to the Senior Social Planner from the Vancouver Professional Theatre Alliance (representing eleven of the City's most prominent cultural organizations) requested $8,600 to organize and evaluate a four month (September through December) audience development campaign on behalf of theatre, music and dance. The Theatre Alliance has been active for several years as an information sharing organization, but heretofore, has declined to take on a co-ordinating role. In the opinion of the Senior Social Planner, this is the one group in the City which is capable of doing the best job in this area.

Clause No. 4 cont'd:

It has the capability of encouraging financial participation on behalf of a large number of performing arts groups, as well as attracting funding from other levels of government. Individually, they have the most experience and the greatest commitment to provide audience information, and collectively they are able to command the best resources.

The principle of a short term campaign at limited cost appears to be a sound and practical approach and to this end the Director of Social Planning is prepared to commit $1,500 from the department's Purchase of Research Service funds with a view to receiving a comprehensive report with recommendation on all the possible techniques for audience development.

The Vancouver Professional Theatre Alliance considers use of the city's free bus shelters advertising central to the proposal. The City Engineer at the request of the City Manager, is preparing a report on the long term use of this advertising space, presumably to include use for the cultural organizations. As well, other civic uses will be considered. However, a discussion with the City Engineer indicated that a short term use of available advertising space by the Vancouver Professional Theatre Alliance presents no apparent problems.

In order to proceed with the project and in addition to the $1,500 to be provided from the Social Planning Department budget, the Vancouver Professional Theatre Alliance requires an additional $7,100 for the design, printing and distribution of posters.

Ms. Pamela Hawthorne attended the meeting and advised there is a great deal of interest and excitement in the community about the program and described the various designs that would be used for the campaign.

During discussion, it was suggested that the $5,000 could be taken out of the Social Planning Department's Reser fund since there is an unexpended balance of $17,300 in that account, and the Director of Social Planning could speak to this suggestion when the report goes to Council. It was also felt that provision of the funds should not be taken as a precedent in respect of a permanent audience development program. The Committee favoured proceeding with a trial run on the free bus shelter advertising, as it was felt that the City could make many uses of the space, such as five-year plan advertising, etc.

Following further discussion, it was

RECOMMENDED

A. THAT Council approve the use of free bus shelter advertising to promote music, dance and theatre to be co-ordinated by the Vancouver Professional Theatre Alliance with the understanding that the City may withdraw use of the shelters for civic purposes at any time, with reasonable notice.

Clause No. 4 cont'd:

B. THAT City Council approve a cultural grant to the Vancouver Professional Theatre Alliance in the amount of $5,000 for the designing and printing of posters and other expenses involved in the Audience Development campaign for an initial period of one year, the source of funding to be the Social Planning Department's Reser funds.

C. THAT the Vancouver Professional Theatre Alliance use its best efforts to develop additional funding from cultural organizations, other levels of government and the private sector to support this as an ongoing effort in 1980.

D. THAT the Director of Social Planning in consultation with the City Engineer, report back early in 1980 with regard to evaluation of the Vancouver Professional Theatre Alliance audience development campaign.

5. Stanley Park Seawall Cycle Path
Devonian Foundation

The Committee considered the attached Manager's Report dated July 12, 1979, wherein the Director of Finance reported on a projected shortfall of $361,300 from the Federal Canada Works Program for the Stanley Park Seawall Cycle Path. Details of the shortfall are set out in the Manager's Report.

In March 1979, City Council, in addition to approving the known shortfall at that time of $147,700 (50% City, 50% Park Board) requested the Devonian Foundation for an extension of the time limit on their grant, this was refused. The Park Board, on June 11, 1979, dealt with this matter and passed the following resolutions:

i) That the original agreement dated September 27, 1977 between the Devonian Foundation, the City of Vancouver, and the Park Board, not be altered.

ii) That a high priority application through the Provincial "Community Recreation Facilities Assistance Program" for a $400,000 grant in October 1979 be submitted.

iii) That any future Canada Works funding be utilized to offset City/Park Board deficits proportionately.

iv) That this report be forwarded to City Council for approval.

The Director of Finance advised that if the continuation of the project is approved, in order to avoid any further cost to the City and to clarify any further Federal or Provincial recoveries, he recommended that the following be approved instead of resolution (iii) of the Park Board:

Clause No. 5 cont'd:

- THAT any future Provincial or Federal funding for this project will be applied firstly to the estimated shortfall of $361,300 and then on a 50/50 basis towards the $147,700 previously contributed by the City and the Park Board.

- THAT the Park Board be advised that if sufficient funds are not forthcoming from the Provincial or Federal Governments at the time of the 1980 Supplementary Capital Budget, the shortfall shall be met out of that budget, with 50% of the shortfall being taken out of the Parks' Board share of the Supplementary Capital Budget.

The Committee felt that the Seawall project should be continued and it was

RECOMMENDED

A. THAT the original agreement dated September 27, 1977, between the Devonian Foundation, the City of Vancouver, and the Park Board, not be altered.

B. THAT a high priority application through the Provincial "Community Recreation Facilities Assistance Program" for a $400,000 grant in October 1979 be submitted.

C. THAT any future Provincial or Federal funding for this project will be applied firstly to the estimated shortfall of $361,300 and then on a 50/50 basis towards the $147,700 previously contributed by the City and the Park Board.

D. THAT the Park Board be advised that if sufficient funds are not forthcoming from the Provincial or Federal Governments at the time of the 1980 Supplementary Capital Budget, the shortfall shall be met out of that budget, with 50% of the shortfall being taken out of the Parks' Board share of the Supplementary Capital Budget.

(Alderman Puil wished to be recorded as opposed.)

6. Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979

The Committee considered the attached Manager's Report dated August 9, 1979, wherein the Director of Finance reported on the Quarterly Review of Operating Budget Revenues and Expenditures as at June 30, 1979, and in accordance with Council's instructions, is submitted for approval and information. A copy of the monthly statement of revenues and expenditures is on file in the City Clerk's office and may be examined in detail by members of Council.

Clause No. 6 cont'd:

Following discussion, it was

RECOMMENDED

A. THAT the 1979 Revenue and Expenditure appropriations be adjusted as follows:

Revenues	Appropriation Increase (Reduction)
General Tax Levy	$254,681
Grants in Liew of Taxes, Provincial Government	410,915
Taxes on Property sold by City	130,000
By-Law Fines	100,000
Net Increase in Revenue	$895,596
Expenditures	
Contingency Reserve (for Park Board)	$222,024
By-Law Fines Collections	12,000
Bank Collection Charges	2,400
Net Increase in Expenditures	$236,424
Increase in Revenues over Increase in Expenditures	$659,172

B. THAT the increase in revenues over expenditures estimated at $659,172 be transferred to the Current Surplus on Re· enue Account.

INFORMATION

7. Analysis of 1979 Property Tax Roll for Single-Family Residences

The Committee considered a Manager's Report dated July 18, 1979, wherein the Director of Finance gave an analysis of 1979 property tax roll for single family residences. In 1979, several factors affecting the tax levies changed:

a) For general purposes, single family residence assessed values were up 2.5%, and the mill rate decreased from 44.395 to 44.020, resulting in the average single family residence being charged $7 more in general purpose taxes than in 1978.

b) For school and other purposes, single family residence assessed values increased 3.15% and the mill rate decreased from 52.935 to 50.936, resulting in the average single family residence being charged $3 less than in 1978.

c) The Home Owner Grant was increased by $100.

The net result of the above is that the average single family residence experienced a reduction of $96 or 14% in 1979 property tax levies.

Clause No. 7 cont'd:

The Manager's Report, which was previously circulated, provides more detailed information regarding the 1979 assessments and the tax levies of the individual jurisdictions.

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated July 18, 1979, be received for information.

RECOMMENDATION

8. Business Tax

On July 24, 1979, City Council referred a Manager's Report dated July 20, 1979 to the Finance Committee for consideration, wherein the Director of Finance and the Director of Legal Services reported on business tax in part as follows:

"The City of Vancouver has the power to levy an annual business tax on every person occupying or using any real property for the purpose of carrying on within the City any business, trade, profession, or other occupation. The Charter further specifies that the tax will be based on the annual rental value of the real property occupied or used for the purpose of such business.

The difficult problem in some instances is to determine whether or not the activity taking place is a 'business'. The Director of Finance and the Director of Legal Services have reviewed with the B.C. Assessment Authority all of those instances where there is any question or borderline consideration that an activity may be considered a business or conversely not be considered as a business.

The reason for this review is the ongoing effort to make our taxing systems as equitable as possible for all taxpayers. We have reviewed the existing exempt areas of business and have eliminated the ones clearly exempt in law or where we are of the opinion that they are clearly not a business."

The Director of Finance and Director of Legal Services dealt only with those classes of activities where some doubt exists and submit those for consideration, and some cases where it is felt the activity is definitely a business and therefore recommend the imposition of business tax as follows: (legislative changes may be needed)

i) Credit Unions

Credit Unions are presently exempt under the Credit Union Act of the Province and this exemption is repeated in our by-law. However, in the opinion of your staff, credit unions are no different than banks and should be subject to business tax. This would require a legislative amendment and we would recommend that Council request this of the Provincial Government.

Clause No. 8 cont'd:

ii) Hotel and Motel Rooms

Council will remember that this was a very contentious subject with the Provincial Government when a number of years ago the City implemented a process for charging a business tax equivalent on hotel and motel rooms (rooms for personal occupancy). The Province at that time passed legislation that prevented the City from implementing the proposed business tax, and in turn placed the provincial sales tax on hotel and motel rooms. Whether or not Council would wish to pursue this at all is for Council to consider but your staff would point out that Calgary, Edmonton, and Winnipeg all charge business tax on motel and hotel rooms.

iii) Legions (Beverage Premises and Dining Areas)

These premises are presently not charged business tax because societies, or organizations similar to unions in the legal sense, operate them and they are therefore exempt. It could certainly be considered that the beverage premises and dining areas are business-type enterprises, but they are run by organizations that cannot be categorized as businesses. It is submitted for Council's consideration whether or not this should be pursued. It would presumably require some legislative action, certainly at the City level.

iv) Pier Occupiers

The City lost its legal case in attempting to levy business tax on the occupiers of the NHB piers. It is of course considered by the City that there are substantial 'business' operations on the piers owned by the NHB. They were found to be non-taxable under present Provincial legislation by the Courts but this does not preclude Council requesting that legislative changes be made to correct this situation. We would recommend that Council request this legislative change from the Province.

v) B.C. Hydro and Power Authority

In the opinion of your staff, B.C. Hydro is clearly a business. It is also difficult to justify Vancouver taxpayers subsidizing head office space and other operations of a Province-wide corporation. Given this, we would recommend that City Council request a legislative change that would make B.C. Hydro subject to business tax, at least for B.C. Hydro's commercial and technical office space.

vi) B.C. Systems Corporation

The B.C. Systems Corporation is presently exempt because it is performing work for government departments, but it is your officials' opinion that if B.C.S.C. ever commences doing work for Crown Corporations that are paying business tax or for the general public, then B.C.S.C. should be subject to business tax. This would be a matter to be brought up in the future.

Clause No. 8 cont'd:

vii) PNE - Racetrack

The present Council position on this matter is that at such time as the racetrack lease is re-negotiated, business tax should be imposed.

The Committee discussed the matter and did not feel that a business tax should be imposed on the beverage premises and dining areas of Legions. The Committee agreed that Council should pursue imposing business taxes as follows:

RECOMMENDED

A. THAT Council request Provincial legislative amendments permitting the levying of business tax on credit unions.

B. THAT Council request Provincial legislative amendments clarifying the question of pier occupancy for 'business' purposes.

C. THAT Council request Provincial legislative amendments permitting the levying of business tax on the office operations of B.C. Hydro.

D. THAT Council request Provincial legislative amendments permitting the application of business tax to hotel and motel rooms.

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The meeting adjourned at approximately 4:45 p.m.

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(All Manager's Reports noted were previously circulated and are on file in the City Clerk's office.)

FOR COUNCIL ACTION SEE PAGE(S) 798-9

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 11 1979

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, September 11, 1979 in the Council Chamber, Third Floor, City Hall at approximately 2.30 p.m.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Harcourt, Little, Gerard, Marzari and Puil
ABSENT:	Aldermen Ford, Kennedy and Rankin
CLERK TO THE COUNCIL:	R. Henry

Local Improvement by Petition and on the Initiative

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into a Court of Revision for the purpose of hearing complaints against the proposed assessments for the accuracy of frontage measurements, or any other complaint which persons interested may desire to make and which is by law cognizable by the Court, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

COURT OF REVISION

P.C. Concrete Sidewalk on the Initiative - Schedule # 458

Lane Lighting by Petition - Schedule # 458

The Court noted Schedule # 458 as submitted by the Collector of Taxes listing various local improvement projects on the initiative and by petition.

MOVED by Ald. Gerard,
SECONDED by Ald. Boyce,
THAT Schedule # 458 be approved as proposed by the Collector of Taxes.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
SECONDED by Ald. Gerard,
THAT the Court of Revision rise and report.

- CARRIED UNANIMOUSLY

COUNCIL

MOVED by Ald. Boyce,
SECONDED by Ald. Gerard,
THAT the report of the Court of Revision be received.

- CARRIED UNANIMOUSLY

Cont'd.

Council noted a report of the City Manager dated August 9, 1979 in which the City Engineer reported on subsequent procedure as follows:

"Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on Tuesday, September 11, 1979.

The projects are identified as follows:

Court of Revision (Schedule)		Items	Type
Initiative	458	2,3,4, & 6 to 9 inclusive	P.C. Concrete Sidewalk
Petition	458	1	Lane Lighting

Capital Funds

Funds for the City's share of these projects are available from Capital Budgets already approved.

RECOMMENDATION

I recommend, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the projects 'on the initiative' and 'by Petition' in Court of Revision 458 be undertaken."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

Council also noted a letter from the Kensington Citizens Neighbourhood Improvement Program Planning Committee recommending the following:

"1. We urge you to approve all the sidewalk projects presented at the Court of Revision meeting of September 11, 1979;

2. We urge you to allocate more money in the 1980 budget for sidewalks by rearranging the Five Year Capital Plan and/or reallocating funds from the Supplementary Capital Budget. In the Five Year Plan Ballot sidewalks were one of the items that was approved;

3. We urge City Council to apply the 25% reduction that applies to pavement and curbs on major thoroughfares also to sidewalks on major thoroughfares and that the City initiate sidewalks on major thoroughfares in the same way that they initiate pavement and curbs and that if possible both be done at the same time. "

There being no delegations wishing to address Council on any of the projects, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in his report of August 9, 1979 and quoted above, be approved, and recommendation 3 as proposed by Kensington N.I.P. Planning Committee be referred to the City Engineer for consideration and report to the Standing Committee on Finance.

- CARRIED UNANIMOUSLY

The Court adjourned at approximately 2.35 p.m.

The foregoing are Minutes of the
Special Council (Court of Revision)
of September 11, 1979, adopted by
Council on September 18, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

August 9, 1979

TO: Vancouver City Council (Court of Revision)

SUBJECT: Local Improvements - Subsequent Procedure
(Court of Revision - September 11, 1979)

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Projects on the 'Initiative Principle' and by 'Petition' have been advanced under the provisions of the Local Improvement Procedure By-law and will come before a Court of Revision on Tuesday, September 11, 1979.

The projects are identified as follows:

Court of Revision (Schedule)		Items	Type
Initiative	458	2,3,4, & 6 to 9 inclusive	P.C. Concrete Sidewalk
Petition	458	1	Lane Lighting

Capital Funds

Funds for the City's share of these projects are available from Capital Budgets already approved.

RECOMMENDATION

I recommend, subject to the proceedings of the Court of Revision and subsequent approval by Council, that the projects 'on the initiative' and 'by Petition' in Court of Revision 458 be undertaken."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 2

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 11, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Gerard, Harcourt, Little, Marzari and Puil

ABSENT: Aldermen Ford, Kennedy (Leave of Absence) and Rankin

CLERK TO THE COUNCIL: R. Henry

2:00 P.M.
RECOGNITION

Council gave recognition to the Vancouver Whitecaps Soccer Team, winners of the 1979 N.A.S.L. Soccer Bowl Championship.

The Mayor presented the coaches and each player with a certificate of merit. He also presented the team captain, Mr. John Craven, with an engraved plaque honouring the team's outstanding achievement in the North American Soccer League.

Mr. Tony Waiters, the coach and Mr. John Craven, captain, replied on behalf of the team.

* * *

Following the recognition Council recessed at 2:25 p.m. and reconvened at 2:35 p.m., following a Court of Revision.

* * *

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major McBain, of the Salvation Army, 198 West Hastings Street, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the Minutes of the Regular Council Meeting of August 28, 1979, (with the exception of the 'In Camera' portion) be adopted after amendment as follows:

Page 12 - that in respect of the motion by Alderman Little re Sunday and Statutory Holiday Store Closings - Shelmar Furniture Ltd., the word "By-law" be deleted and the word "appeal" be substituted therefor.

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. "Show Cause" - Traveller's Hotel

Prior to considering this matter Council noted a letter from Mr. Henry C. Wood of DeBou, Hanson, Sullivan & Wood, counsel for the manager of the Traveller's Hotel, requesting deferral of this item to the meeting of September 18th, to permit them an opportunity to respond to the report of the Police Department dated September 7, 1979.

MOVED by Ald. Harcourt,
THAT the show cause hearing on the Traveller's Hotel be deferred to the Council meeting of September 18, 1979, to provide counsel for the operator an opportunity to respond to the recent Police report.

- CARRIED UNANIMOUSLY

2. Interim Parking - North Side of 10th Avenue Between Cambie and Yukon Streets

At its meeting on August 14th, Council deferred to August 28th the clause of the Standing Committee on Planning and Development report dated July 26, 1979, on Interim Parking - North Side of 10th Avenue between Cambie and Yukon Streets, for a report reference from civic officials.

In light of new information received and following discussions with the City Manager and Director of Civic Buildings, the matter was further deferred to September 11, 1979.

Also before Council was a further report of the City Manager dated September 7, 1979, providing additional information on the basic options available to Council with respect to the City-owned property on the north side of 10th Avenue between Cambie and Yukon Streets. The report also reviewed the conditions of the various parcels of property involved in this site and gave details of the existing public, press, elected officials and staff parking available at City Hall.

Council on August 14th agreed to hear representation from Mr. Nathan Davidowicz when this matter was before it. Mr. A. Langley, Director of Civic Buildings, gave a short report reference for Council's information, reviewing the options available to Council for disposition of the City-owned land on the north side of 10th Avenue, as well as the possibility of the City obtaining revenues through the installation of pay parking on this site. Mr. Langley indicated there is a limited demand for pay parking in this area and therefore it would not be economically viable.

Cont'd . . .

DELEGATIONS (Cont'd)

Interim Parking - North Side of 10th Avenue
Between Cambie and Yukon Streets (Cont'd)

Mr. Davidowicz addressed Council and urged it not to provide free parking for staff employees as this would discourage staff from using public transit.

MOVED by Puil,
THAT Council defer a decision on the disposition of the City-owned property on the north side of 10th Avenue between Cambie and Yukon Streets pending firm information from the Provincial Government on its plans with respect to location of the new Juvenile and Family Court, at which time appropriate officials report to the Planning and Development Committee.

- CARRIED

(Alderman Little opposed.)

3. Retail Stores Selling
Sex-Oriented Products

Council on June 12, 1979, approved a City Manager's Report dated May 25, 1979, on Granville Street improvements - Nelson Street South to Granville Street Bridge, with the exception of recommendations 9 and 10, pending the hearing of representations from the lawyers for Ultra Love Products Limited and The Love Shop.

Recommendations 9 and 10 in the City Manager's Report dated May 25, 1979, dealt specifically with a proposed amendment to the Zoning and Development By-law to regulate retail stores selling, or providing sex-oriented products as a special or primary use and an increase in the annual license fee for such stores to $3,000 as well as restrictions of the hours of business and the age of the clientele.

Mr. D.A. Cave, lawyer for Ultra Love Products Limited, addressed Council and read from a circulated brief. In his brief Mr. Cave suggested that if Council wishes to use increased license fees as an indirect means to cleaning up the Granville Street area this increase be restricted as follows:

a) To those establishments operating in the Granville Street area with which the Clapp Report was concerned;

b) Alternatively to new establishments who wish to engage in this type of operation in the Granville Street area.

Mr. Cave also put forward a number of other suggestions on regulation of this type of business.

Ms. Brenda Humber, co-owner of The Love Shop, also addressed Council and read from a circulated brief. In her brief Ms. Humber put forward arguments why The Love Shop and other similar operations should not fall within the purview of the proposed by-law amendments. The brief suggested a number of means by which Council could deal with this matter.

Cont'd . . .

DELEGATIONS (Cont'd)

Retail Stores Selling
Sex-Oriented Products (Cont'd)

MOVED by Ald. Harcourt,
THAT the briefs submitted to Council this day by representatives of Ultra Love Products Limited and The Love Shop be referred to the Director of Legal Services for consideration of the suggestions put forward therein and report back to Council on the viability of these suggestions.

- CARRIED UNANIMOUSLY

4. Carnegie Centre -
Management, Programming and Budget

Council on August 28, 1979, deferred the report from the joint Community Services and Finance and Administration Committees dated August 16, 1979, and a report from the City Manager dated August 20, 1979, both on the Carnegie Centre - management, programming and budget, to permit representations from interested persons and organizations.

The report of the joint committees put forward the following items for Council's consideration:

C. (i) That the operating hours of the Carnegie Centre be 8 hours per day, 6 days per week and the development of a revised budget be referred to the City Manager and Director of Social Planning for report to Council.

C. (ii) That City Council approve the programming and staffing structure as shown in the body of the July 30, 1979 report from the Director of Social Planning (1979 $109,290.00, including one time costs of $26,020.00, and full year 1980, including inflation, of $307,397.00) and approve the provision of funds for the period September 1st to December 31st, 1979, with the source of funds being Contingency Reserve, subject to the classification of the staff positions by the Personnel Services Department.

D. (i) That Council approve the establishment of the Carnegie Centre Advisory Committee to be appointed by Council and to include one Alderman to advise the manager of the Centre regarding management policy and programming.

D. (ii) That City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi) and local native Indian Community (Vancouver Indian Centre).

Ms. Libby Davies, Downtown Eastside Residents Association, addressed Council and read from a circulated brief. The brief urged Council not to approve the operating hours put forward in recommendation C.(i) quoted above. She urged instead that Council approve operating hours of the Centre from 9:00 a.m. to 9:00 p.m., seven days a week as recommended by the Director of Social Planning.

Cont'd . . .

DELEGATIONS (Cont'd)

Carnegie Centre -
Management, Programming and Budget (Cont'd)

Ms. Davies also urged Council to approve the composition for the Carnegie Centre Advisory Committee recommended by the Director of Social Planning (recommendation D.(ii) quoted above).

Ms. Wini Agg, Strathcona Property Owners-Tenants Association, spoke in support of the longer operating hours. She also stated that the library facility is inadequate for the hard of hearing and those persons with seeing disabilities. She proposed that the City acquire additional property for provision of improved recreation facilities - e.g. swimming pool.

Mr. Fred Soon, member, Carnegie Centre Advisory Committee, also urged Council to approve the longer operating hours and the Committee composition proposed by the Director of Social Planning.

Ms. M. Chisolm, Urban Core Community Workers Association, spoke in favour of the longer operating hours and stated that residents and people working in the area would be willing to volunteer some of their time to assist with the operation of the Centre.

MOVED by Ald. Puil,
THAT recommendations A, B, E, F and G of the report of the joint committees on Community Services and Finance and Administration dated August 16, 1979, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT the operating hours of the Carnegie Centre be eight hours per day, six days per week, based on the proposed operating budget submitted in the City Manager's Report dated August 29, 1979, based on these operating hours;

FURTHER THAT there be a review of the operating hours at the end of three months, as well as a review of possible revenues which could be obtained from organizations using the Centre.

- CARRIED

(Aldermen Gerard, Harcourt and Marzari opposed.)

MOVED by Ald. Puil,
THAT Council approve the establishment of the Carnegie Centre Advisory Committee with personnel to be appointed by Council for the year 1980; membership to include one Alderman, and a member of the business community; with nominations being invited from business and community groups in the area.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Harcourt and Marzari opposed.)

MOVED by Ald. Harcourt,
THAT City Council approve the following composition for the Carnegie Centre Advisory Committee: two representatives from each of the following organizations and/or sub-communities - the Downtown Eastside (DERA), Strathcona (Setacona), local Chinese Community (Chinese Benevolent Society), local Japanese Community (Tanari Gumi) and local native Indian Community (Vancouver Indian Centre);

Cont'd . . .

DELEGATIONS (Cont'd)

Carnegie Centre -
Management, Programming and Budget (Cont'd)

FURTHER THAT the Advisory Committee include representatives of the business community and the Downtown Clergy Association.

- LOST

(Aldermen Boyce, Gerard, Little, Puil and the Mayor opposed.)

MOVED by Ald. Little,
THAT Council approve the establishment of the Carnegie Centre Advisory Committee with personnel to be appointed by Council for the year 1980; membership to include one Alderman, and a member of the business community; with nominations being invited from business and community groups in the area;

FURTHER THAT prior to the appointment of personnel for the year 1981, Council give consideration to the method of appointing.

- CARRIED

(Aldermen Bellamy, Harcourt and Marzari opposed.)

* * *

Council recessed at 4:40 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 5:05 p.m. with the same members present.

* * *

CITY MANAGER'S REPORTS

E. MANAGER'S REPORT
(August 31, 1979)

Kensington N.I.P. - Kensington
Park Playing Fields

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Alderman Puil opposed)

STANDING COMMITTEE AND OTHER REPORTS

III. Report of Standing Committee on Transportation (August 30, 1979)

Self-Serve Gasoline Stations (Clause 1)

When considering this clause Council noted requests from a number of persons wishing to address it on this matter at a future meeting of Council.

MOVED by Ald. Boyce,
THAT the delegation requests be approved and consideration of this matter be deferred to a future meeting of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

D. MANAGER'S REPORT (September 7, 1979)

Application to Rezone the Northeast Corner of Hastings and Boundary Road in Burnaby to Permit Construction of Two High-rise Apartment Towers

MOVED by Ald. Puil,
THAT the concerns expressed in the City Manager's report dated September 7, 1979 with respect to the proposed development on the Northeast Corner of Hastings and Boundary Road in Burnaby be brought to the attention of Burnaby City Council at the Public Hearing scheduled for the evening of September 11, 1979.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Hildon Hotel - 50 West Cordova Street

During consideration of this clause the City Clerk advised that the operator is requesting deferral of this matter to the next meeting of Council to provide him an opportunity to respond to the contents of the City Manager's report.

MOVED by Ald. Little,
THAT the request of the operator be approved and this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS AND DELEGATIONS

1. Moratorium on High Rise Building Development - West End

Report of Standing Committee on Planning and Development (August 30, 1979)

Options for a Review of the West End Building Height Controls (Clause 4)

Council noted a letter dated August 30, 1979 from Mr. J.B. Paolo requesting an opportunity to address Council this day when Council was considering the report from the Standing Committee on Planning and Development dated August 30, 1979, on options for a review of the West End Building Height Controls.

Council agreed to hear representations from Mr. Paolo and to vary the agenda to deal with the relevant clause of the report of the Standing Committee on Planning and Development dated August 30, 1979.

Mr. Paolo addressed Council and requested that Council establish a moratorium on future high-rise building development in the West End, with specific reference to the Development Permit Application No. 84453 for development of a high-rise at 2015 Beach Avenue.

Council noted that this application would be considered by the Development Permit Board at its meeting on September 17, 1979.

The Director of Planning, in his capacity as the Chairman of the Development Permit Board, advised Council that the applicant for the development on 2015 Beach Avenue has now brought forward an alternative low-rise scheme which, in his opinion, the Development Permit Board will likely favour over the original high-rise proposal.

Mr. Spaxman also addressed Council on his concerns with respect to the Committee's recommendations that the Director of Planning review the height section of the West End Guidelines and bring forward recommendations for amendment to provide some additional clarity in the basic wording and intent to include expansion to provide clarity in the supplementary West End Guidelines and Planning Policies to aid developers.

MOVED by Ald. Harcourt,
THAT the representation from Mr. Paolo be received;

FURTHER THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED

(Aldermen Boyce, Harcourt and Little opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 7, 1979

Works & Utility Matters
(September 7, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Sewer Reconstruction on Georgia Street from Vernon Drive to Clark Drive
Cl. 3: 37th Avenue Feedmain - Adjustment of Waterworks Capital Account

Clauses 1-3 inclusive

MOVED by Ald. Little,
THAT clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 7, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Grandview-Woodland N.I.P. - Lord Nelson Field Improvements
Cl. 2: Champlain Heights - Enclave 14 Land Tenure

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 7, 1979)

1979 Recreation Facilities Assistance Grant - Approvals and Rejections
(Clause 1)

MOVED by Ald. Harcourt,
THAT this matter be referred to the Standing Committee on Finance and Administration for consideration of the five City initiated projects rejected for funding, when the City Manager has obtained information on

(i) why these RFAP applications were rejected

(ii) the monies allocated to the City of Vancouver in relation to other areas of the Province

with a view to developing sound arguments for an appeal by the City of the Provincial Government's decision.

- CARRIED UNANIMOUSLY

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(September 7,1979) (cont'd)

Investment Matters (Various Funds) July 1979
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(September 7, 1979)

Two New Positions
- Taylor Manor
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 7, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Renewal of Encroachment Agreement to Shell Canada Limited - N/W Corner of 65th Avenue and Granville Street
Cl. 2: Renewal of Lease to Walter Zell and Jarvis Electric Ltd.
Cl. 3: Sale of Property - Lot C, Block N, D.L. 393, Plan 17729 W/S of 4600 Nanaimo Street - Zoned RS-1

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(September 4, 1979)

Champlain Heights Enclave 1 -
Construction Deadline Starts

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

C. MANAGER'S REPORT
(September 4, 1979)

Change of a Single-Family Dwelling
to Multiple Dwelling Units and
Strata Title Conversion

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

F. MANAGER'S REPORT
(September 11, 1979)

Location of Fire Hall #22

MOVED by Ald. Bellamy,
THAT the report of the City Manager dated September 11, 1979 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Report of the Standing Committee on Community Services (August 30, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Air Conditioning - The "44"
Cl. 2: Liquor Store at Main and Hastings
Cl. 3: Grant Request - Lower Mainland Parent and Child Therapy Society (PACT)
Cl. 4: Grant Request - Stroke Association
Cl. 5: Booth Building Evacuation System

Clauses 1-5 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the Committee, as contained in clauses 1, 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Planning and Development (August 30, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: Neighbourhood Grocery Stores
Cl. 3: Revisions to Guidelines for Townhouse and Apartment Development in RT-2 and RT-2A Zoned Areas
Cl. 4: Options for a Review of the West End Building Height Controls

Status of Major Development Permit Applications (Clause 1)

When considering this report, Council expressed concern over the utilization of unused gas station sites for office building development. In consequence, the Mayor directed that the Director of Planning report on the implications of commercial/medical office development on the sites of abandoned gas stations.

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Neighbourhood Grocery Stores (Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

II. Report of the Standing Committee on Planning and Development (August 30, 1979) (Cont'd.)

Revisions to Guidelines for Townhouse and Apartment Development in RT-2 and RT-2A Zoned Areas (Clause 3)

MOVED by Ald. Harcourt,
THAT recommendation A contained in this clause be approved.

- CARRIED UNANIMOUSLY

With respect to recommendation B, the City Manager explained that in 1974 the City advised building demolition firms that failure to obtain the requisite permits could result in a "show cause hearing" to determine whether or not their licenses should be revoked. The City Manager requested leave to follow like steps at this time and Council so agreed.

Options for a Review of the West End Building Height Controls (Clause 4)

For Council action see page 8.

III. Report of the Standing Committee on Transportation (August 30, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Self-Serve Gasoline Stations
Cl. 2: Extension of Transit Service to Phase II, False Creek
Cl. 3: Transportation of Hazardous Materials

Self-Serve Gasoline Stations (Clause 1)

For Council action see page 7.

Clauses 2 and 3

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of the Task Force on Vietnamese Refugees (September 6, 1979)

CBC Benefit, September 14th, 1979 - Funds to Cover Orpheum Rental (Clause 1)

MOVED by Ald. Gerard,
THAT the recommendations of the Chairman of the Task Force on Vietnamese Refugees, as contained in this report be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO PROVIDE FOR THE IMPOSITION OF INTEREST ON DELINQUENT REAL PROPERTY TAXES FOR THE YEAR 1980

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

2. A BY-LAW TO PROVIDE FOR THE IMPOSITION OF INTEREST ON UNPAID BUSINESS TAX FOR THE YEAR 1980

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (License Fee - P.N.E.)

At the Council meeting of June 26, 1979, the above By-law was given first reading and was deferred to provide the P.N.E. an opportunity of obtaining an opinion on the matter. Council was advised that the P.N.E. was unable to obtain opinion from legal counsel.

The By-law was declared open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Marzari,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Aldermen Bellamy, Gerard and Little opposed.)

MOTIONS

A. Allocation of Land for Lane Purposes
(All that portion of Lot 34, Block 4, Northwest 1/4 of Section 49, Town of Hastings Suburban Lands, Plan 1745, lying northwesterly of a line joining a point in the westerly limit of said Lot 34, 10 feet southerly from the northwesterly corner of said Lot 34 and a point in the northerly limit of said Lot 34, 10 feet easterly from the northwesterly corner of said Lot 34)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

> all that portion of Lot 34, Block 4, Northwest ¼ of Section 49, Town of Hastings Suburban Lands, Plan 1745, lying northwesterly of a line joining a point in the westerly limit of said Lot 34, 10 feet southerly from the northwesterly corner of said Lot 34 and a point in the northerly limit of said Lot 34, 10 feet easterly from the northwesterly corner of said Lot 34, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 24, 1979, and marginally numbered LF 9202, a print of which is attached.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes
(South 10 feet of the West 1/2 of Lot 2, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

> South 10 feet of
> the West ½ of Lot 2
> Block 293
> District Lot 526
> Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

C. Allocation of Land for Lane Purposes (South 2 feet of each of Lots 7 and 8, Block 228, District Lot 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of each of
Lots 7 and 8
Block 228
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 10 feet of Lot 12, Block 313, District Lot 526, Plan 590)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 12
Block 313
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Road Purposes (Portion of land at King Edward and Carolina)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
WHEREAS the City of Vancouver is the registered owner of Lot C of Lots 1 to 3, Block E, District Lot 301, Group one, New Westminster District Plan 9722;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land as road;

Cont'd.

MOTIONS (Cont'd.)

E. Allocation of Land for Road Purposes (Portion of land at King Edward and Carolina) (Cont'd.)

THEREFORE BE IT RESOLVED that all that portion of Lot C of Lots 1 to 3, Block E, District Lot 301, Group One, New Westminster District, Plan 9722 described as follows:

Commencing at the southwesterly corner of said Lot C;

Thence, North 1.92 feet, following in the westerly limit of said Lot C;

Thence, N88° 15'E, 128.37 feet, more or less, to intersection with the easterly limit of said Lot C at a point 4.67 feet northerly from the southwesterly corner of said Lot C;

Thence, South 4.67 feet, following in the easterly limit of said Lot C to the southeasterly corner of said Lot C;

Thence, S89° 29'W, 128.32 feet, more or less, following in the southerly limit of said Lot C to the point of commencement.

The same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 19th, 1978, and marginally numbered LF8597, a print of which is hereunto annexed be and the same is, hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

1. Policy re Delegation Requests

At the Council meeting of August 28, 1979, Alderman Little submitted the following Notice of Motion:

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS it is the established policy of Council on delegations wishing to appear before it, that they must make prior arrangements with Council through the City Clerk.

AND WHEREAS there are many requests before Council to be heard at a particular meeting when such prior arrangements have not been made;

AND WHEREAS this does not always give officials the opportunity of being fully prepared;

AND WHEREAS it is difficult to assess the Council agenda in arranging times for other participants involved in the business for the day when unexpected delegations are allowed to expand that agenda;

THEREFORE BE IT RESOLVED THAT all delegation requests outside of the regular Council policy be determined by the Mayor on the basis of circumstances.

- CARRIED Motion rescinded Council mtg. Sept. 18

(Aldermen Harcourt and Marzari opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy and recognized by the Chair:

1. P.N.E. Parking

MOVED by Ald. Bellamy,
SECONDED by Ald.

THAT WHEREAS the parking situation in the surrounding area of the P.N.E. continues to be of deep concern to the residents of the area;

AND WHEREAS the increased parking rate at the P.N.E. will further aggravate the situation;

AND WHEREAS the City Council has requested the Engineering Department to evaluate the present parking control measures in the neighbourhoods surrounding the P.N.E., including the development of possible alternative measures for controlling the parking;

AND WHEREAS the parking study has been initiated by the Engineering Department and it is anticipated that a report will be available in October or November of this year:

THEREFORE BE IT RESOLVED THAT the Engineering Department examine the early implementation of the following alternative:

That the areas bounded by:

to the East - the West side of Boundary Road,
to the West - the East side of Nanaimo Street,
to the North - the waterfront,
to the South - the North side of Charles Street,

be designated as a restricted area, and as such be Permit Parking only (P.P.O.) and that the appropriate windshield stickers be made available to all registered owners of vehicles in the area, as well as each house being supplied with two Hanger Cards for guests during any major P.N.E. event.

- (Notice)

The following Notice of Motion was submitted by Alderman Little and recognized by the Chair:

2. Prostitution on City Streets

MOVED by Ald. Little

THAT WHEREAS law enforcement against prostitution on our streets has been seriously hampered by the present wording of the Criminal Code of Canada;

AND WHEREAS the present measures being taken in this regard are very costly to maintain;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council endorse the following resolution passed by the recent Annual Conference of the Canadian Association of Chiefs of Police:

"WHEREAS the provision of the Criminal Code of Canada, Section 195.1 relating to the offence of soliciting is inadequate in dealing with street prostitution, and

WHEREAS police forces are experiencing serious difficulties in dealing with the problem;

Cont'd.

NOTICE OF MOTION (Cont'd.)

2. Prostitution on City Streets (Cont'd.)

THEREFORE BE IT RESOLVED THAT Section 195 be amended by adding thereto Section 195.2 to read as follows:

195.2 For greater certainty

(a) "Prostitution" in Section 195.1 means sexual conduct performed by either a male or female person;

(b) "Public place" in Section 195.1 includes any means of transportation located in or on a public place; and

(c) "Soliciting" need not be pressing or persistent conduct in order to constitute an offence under Section 195.1".

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy

Western Shellfish Ltd.

referred to a letter he had received from Western Shellfish Ltd. indicating a problem they are encountering with sale of their fish due to the current strike of B.C. Ice. Mr. Livingstone, the operator of Western Shellfish Ltd. was requesting permission to sell his fish from a truck or alternatively, permission to locate on a commercially-zoned property on an intermittent basis.

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT Council instruct the Director of Permits and Licenses to issue a license to Western Shellfish Ltd. for the sale of fish from a commercial property during the duration of the strike and subject to meeting the health requirements and other relevant conditions.

- CARRIED UNANIMOUSLY

Alderman Boyce

referred to the desire of the Bayshore Inn to use fill from the Harbour Park site for its current development. She requested officials to expedite the issuance of a permit by the NHB.

The Mayor advised that the City has no power to act in this matter without permission from the NHB and until the agreement has been reached between the Council and the Park Board on the Harbour Park property. He advised that a meeting between the City and the Park Board is tentatively scheduled for October 9, 1979.

Alderman Gerard

referred to the difficulty encountered by staff and Aldermen in viewing the map board because of the location of the TV cameras in the Chamber and requested that consideration be given to relocating the TV cameras elsewhere in the Chamber.

The Mayor indicated he will endeavour to rectify this matter.

The Council adjourned at approximately 6:00 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of September 11, 1979, adopted by Council on September 18, 1979.

MAYOR

CITY CLERK

Del. 2(i)

026

MANAGER'S REPORT

Date September 7, 1979

TO: Vancouver City Council

CLASSIFICATION: INFORMATION

SUBJECT: Interim Parking - North side of 10th Avenue between Cambie and Yukon Streets

The Director of Civic Buildings reports as follows:

"City Council at its meeting on July 24, 1979, when dealing with a report on the above subject, passed the motion that the report be referred to the Standing Committee on Planning and Development for consideration at its meeting on July 26, 1979.

After considering the report, the Committee requested that various options be outlined for a report back to Council. Since the Council meeting on July 24, 1979, and the subsequent Committee consideration, an important change has occurred that effects the original proposal. This concerns the continued use of the Cambie Street Parking Lot.

The Provincial Government originally reported that the Family Court Building was to be constructed on the south end of their property, at the corner of 12th Avenue and Cambie Street. On that basis it was assumed that the City was reasonably assured of several years continued use of the Cambie Street Parking Lot.

The location of the new Family Court Building is no longer firm and there is a likelihood that the Courts may be constructed on the parking lot at the north end of the site. Although no final decision has yet been made, the continued use of the parking lot by the City is in question. The City rents 181 parking spaces in the Cambie Lot in order to satisfy the off-street parking requirements of the Development Permit for the City Hall Complex. The new parking lot proposed for the City-owned 10th Avenue property has a capacity of 164 parking spaces.

The Standing Committee requested that various options for the use of the City-owned property on 10th Avenue be listed for Council's information. There are many variations, however the basic options are as follows:

1. Delay any decision until the location of the Provincial Family Court Building is settled and the availability of parking is established. If the status is still not known in 3 months, a further report could be made to Council or Committee on the matter.

2. Develop the total site as parking for the City Hall Complex as planned. This would relieve the immediate parking situation in the surrounding area. Should no parking be available on the Cambie Lot in the future, additional parking may be required to fulfil the requirements of the Development Permit.

   The cost is estimated at approximately $120,000 for a well-designed parking lot.

3. Generally maintain the status-quo until it becomes necessary to develop the City-owned site. This situation might range for from 1 to 5 years, or longer, depending on the decisions made relative to the Family Court or future City requirements.

   This option requires decisions on the various parcels of property involved, such as the following:

   A. The westerly 99' of the property.

      This is, at present, vacant land for which a development permit has been issued for a commercial parking lot.

      Council has approved this development, therefore we would normally proceed with this development unless instructed otherwise.

      Cost to develop - $35,000. Estimated income $750.00 per month.

      The net capital cost would be at risk because this development for

parking does not fit in with a suitable development of parking for the whole site.

B. Residential buildings.

There are four residential buildings on the center portion of the site. Because of their uncertain future, very little funds have been expended on maintenance, consequently they are in poor condition and require upgrading if they are to be retained. The cost to upgrade can vary considerably, depending on the planned life expectancy and the level of maintenance considered acceptable. The two extremes are estimated as follows:

a. Carry out essential maintenance only with tenancy expectation as very transient at minimal rent rate.

Total cost to renovate - $20,000.

Estimated income - $883 net per month.

b. Carry out reasonable upgrading and repainting exterior on a life expectancy of 5 years. Suites could be rented on a longer, more secure term.

Total cost to renovate - $80,000

Estimated income - $1,110 net per month.

C. Church at east end of the site.

This is at present leased to the Open Bible Chapel for $1,200 per month, on a month to month basis.

The building is not in good condition and minimum repairs will probably cost approximately $20,000

To use the building for any other purpose than its present use will probably require substantial upgrading to meet By-law requirements, including seismic and fire at an estimated cost of $75,000 to $100,000. The building could then be utilized for Civic purposes such as the Artists Gallery, Meeting Rooms, staff exercise or recreation hall, office space for summer students or special programs, etc.

The options for this building are:

a. Demolish and do minimal landscaping to vacate land - cost $7,000.

b. Maintain building at minimal standards to be used as a Church, or similar use - cost $20,000. Income - $1,200 per month, on a month to month basis, on the basis of present tenancy.

c. Upgrade building to meet By-law requirements - cost $75,000 to $100,000.

Existing Parking at City Hall

This is additional information requested by the Committee. The parking totals 373 spaces which exactly fulfils the off-street parking requirements of the Development Permit for the City Hall complex (including the Voters List Building). The parking spaces are designated as follows:

- Public and press in Upper Driveway and garage in East Wing	96
- Mayor and Aldermen's parking in Lower Driveway	11
- City cars and Senior Staff in Lower Driveway, Cambie Street Lot and Parking Garages in East Wing and Voters List Building	104
- City employees on Cambie Street Lot	162
Total	373

The City Manager submits the above as additional INFORMATION to that contained in the report of July 19, 1979. The information does not change the recommendations in that report.

FOR COUNCIL ACTION SEE PAGE(S) 3

U/B 1

MANAGER'S REPORT

DATE September 7, 1979

TO: Vancouver City Council

SUBJECT: 50 West Cordova Street - Hildon Hotel

CLASSIFICATION: RECOMMENDATION

On July 16, 1979, the City Manager reported to Council on the above matter. He stated that the Health Inspector had not been able to get the operator (Mr. William Morris) to make necessary repairs to the building to bring it up to an acceptable condition. It had reached the state where the Acting Medical Health Officer could not issue an Operating Permit for the premises and was then considering legal action to cause the building to be vacated.

The operator of the hotel in a submission dated July 3, 1979, asked that City Council order a deferment of the legal action for sixty days to enable him to improve conditions to the Inspector's satisfaction.

City Council on July 10, 1979, considered this question and passed the following motion:

> "THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel."

The Director of Permits and Licenses reports as follows:

"Since the above outlined action, the responsibility for the inspection of Lodging Houses has been transferred to the Department of Permits and Licenses but the actual authority to issue Operating Permits and/or order the building vacated remains with the Health Department pending certain By-law changes.

Inspectors, including seconded Health Personnel, from this Department have checked the Hildon Hotel and they report as follows:

1. Some repainting has been done in the rooms and floor coverings have been replaced in three sleeping rooms but it should be noted that the quality of the workmanship in the above items is not acceptable.

2. Floor coverings were ordered to be replaced throughout the building in rooms and hallways. This has not been completed.

3. Walls and ceilings in hallways, stairways, washrooms and in several rooms were to be repaired and repainted. This work has not been completed.

4. Broken windows have to be replaced in five rooms.

5. New traps were ordered installed on hand basins in seven rooms. This has not been done.

The agreement was that Mr. Morris would concentrate his efforts on the 2nd and 3rd floors and bring them into full compliance with requirements of the Lodging House By-law. The tenants in the 4th, 5th and 6th floors would then be moved down into the first two renovated floors and the three upper floors would then be closed off. This has not been done.

During their inspections, our staff noted that the general livability standard in this building is low, with sagging floors, overall building deterioration and general aging. It appears that no amount of cosmetic work such as cleaning or repainting would suffice to provide a long term solution.

The Fire Department reports that there are several problems involving fire safety still outstanding but that these involve the beer parlour, not the rooming house portion.

If City Council approves the recommendation of this report, Social Planning Department advises that they, through the Red Door Rental Aid, can assist in relocating the tenants from this building but that this operation could take up to six (6) weeks.

RECOMMENDATIONS:

The Director of Permits and Licenses recommends that:

1. The City Medical Health Officer proceed to take the necessary legal action to cause the building to be vacated. It is understood that the earliest date that such a notice could be made to expire is October 31, 1979.

2. The City Council instruct the Director of Permits and Licenses to use his discretionary powers to order a complete upgrading of this building, if in fact the building owner proposes to continue to use these premises for housing purposes."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

WORKS AND UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Walkway Luminaires & Poles
Supply of Reflective Sheeting
Garbage Containers
Back Pack Demand Air Masks and Cylinders
Radio Voice Voting Systems for Fire Department
Unassembled Treated Wooden Meter Boxes
Aerial Ladder And Service Body
Supply & Delivery of Waterworks Brass Fittings
Industrial Casters
Chocolates/Candies/Nuts for the Queen Elizabeth Theatre
Dump Body Hoists
Sewer Castings, Manhole Covers, Frames & Extensions
School Buses
Auto Mirrors & Protective Lighting
Ice Resurfacers - Self-propelled
Supply & Delivery of 4", 6" and 8" Ductile Iron Pipe
Supply of 3-Wheel Police Vehicles
Genuine Original Equipment Ignition Parts
Supply of Electric Lamps and Ballasts

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATIONS

2. Sewer Reconstruction on Georgia Street from Vernon Drive to Clark Drive

The City Engineer reports as follows:

"The sewer on Georgia Street from Vernon Drive to Clark Drive, constructed in 1908, has collapsed. It has been temporarily repaired.

This sewer should be reconstructed as soon as possible. The estimated cost of this work is $55 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated'.

I recommend that $55 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

..../2

3. 37th Avenue Feedmain - Adjustment of Waterworks Capital Account

The City Engineer reports as follows:

"The replacement of the 37th Avenue feedmain between Dunbar and Trafalgar was part of the 1977 Waterworks construction program and funds had been set up and appropriated accordingly.

Field investigation work has now shown that the replacement of this main can be postponed until the next Five-Year Plan and that the freed funds can be used for higher priority work elsewhere.

Consequently, the existing appropriation of $240 000 can be reduced to $11 000, the latter amount being needed to offset the costs for investigative work.

I therefore recommend that the appropriation of $240 000 under Account 122/3005 be reduced to $11 000 and the $229 000 be transferred to Waterworks Capital Account 128/7901, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P. - Lord Nelson Field Improvements

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $125,000.00 to "provide a children's playground for school and community use" and "improve the playing field to the west of the school" at Lord Nelson Elementary School.

The purpose of this report is to recommend the appropriation of funds for the resurfacing of the playfield to the west of the school building.

Due to a very low ratio of park space relative to the population of this area (.9 acres/1000 compared to the City average of 6.65 acres/1000), the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation wherever possible. The Concept Plan, therefore, provided for a comprehensive approach to the upgrading of School sites including Laura Secord, Sir William Macdonald and Lord Nelson. This project represents one component of the overall approach to increasing the effective park space in the area.

With this purpose in mind,a very thorough upgrading of the playing field is proposed. A complete new drainage system is intended to underlay a sand/ sawdust based field. The surface will be sodded rather than seeded in order to make it usable at the earliest possible date. In order to keep the new surface in good condition at a low maintenance cost a built-in irrigation system is to be included.

The total cost of improvements is estimated by the Vancouver School Board to be $56,100.00 including overheads of $2,805.00. The Board on June 4, 1979 approved of the proposed field improvement project and agreed to fund the overheads, not to exceed $2,805.00 (Letter Attached, Appendix I). $53,295.00 of N.I.P. funds would therefore be required to implement this project.

The Grandview-Woodland N.I.P. Committee recommends this appropriation of funds for the construction of a new field at Lord Nelson School.

The Director of Planning recommends:

That Council approve the appropriation of $53,295.00 from the Grandview-Woodland N.I.P. Social/Recreational Account #898-9404 for the construction of a new playing field at Lord Nelson Elementary School, with costs to be shared as follows:

C.M.H.C.	$26,647.50
Prov. of B.C.	13,323.75
City of Vancouver	13,323.75 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Champlain Heights - Enclave 14 Land Tenure

The Assistant Project Manager for Champlain Heights and the Director of Finance report as follows:

"On 12th December 1978, Vancouver City Council agreed to lease 2 acres of the 3.59 acres in Enclave 14 to the Society of Royal Arch Masons for the development of a personal and intermediate care facility. Also receiving Council approval on that date were the terms and conditions for the ground lease.

The 1st June 1979 was the date set for all parties to enter into the lease.

.../2

Clause 2 continued

A draft lease for the Champlain Heights Care Facility was prepared by the City Law Department. It incorporated the specific terms and conditions for this development as presented in the report to Council 12th December 1978. It had the same format and style of leases previously agreed to between the City of Vancouver and C.M. & H.C. A copy of this document was circulated to C.M. & H.C., the Royal Arch Masons, and to the Provincial Ministry of Health, on the 29th March 1979.

On 22nd May 1979, C.M. & H.C. indicated that, subject to Provincial agreement, C.M. & H.C. was willing to approve the lease in form and content as drafted.

However, in a letter dated 15th May 1979, the Ministry of Health informed the Champlain Heights Development Group that they wished some changes in the lease document.

On 12th June 1979, the Champlain Heights Development Group reported to Council on development to that date and sought and received Council approval for a 120 day time extension to 28th September for payment of rent and execution of the lease.

City staff and the Development Group have met with representatives of the Provincial Attorney-General's Department and Ministry of Health on three occasions. The basis for the discussion was modification to the original draft lease.

However, on the 13th August 1979, in a letter to the Development Group, the Provincial representatives suggested that the Province would prefer that:

a. That the sponsoring society should have freehold title to the land on which the Care Facility is developed.

In the event that this is not possible, the Province would agree to lease but request that, in order of preference, the following rights be accorded:

i) the option to purchase at the end of the lease by the Society.

ii) the right of first refusal to purchase at the end of the lease term by the Society.

iii) the option to renewal for a further 33 year period at the end of the lease.

(Copy attached as Appendix I).

Discussion on the 14th August confirmed this to be Provincial position.

Champlain Heights Development Group and City staff considered Provincial request to be beyond their terms of reference to negotiate an acceptable lease for the development of a Personal and Intermediate Care Facility on a portion of the lands within Enclave 14.

On 4th September 1979, the Development Group received an offer of $500,000 from the Province to purchase the care facility site of 2 acres (attached as Appendix II). The letter indicated a number of undertakings into which the Province would be prepared to enter, and requested that this proposal be presented to City Council.

The purpose of this report is:

a) To present to Council the Provincial offer to purchase, for approximately $500,000, 2 acres of Enclave 14 for the construction and operation of a Personal and Intermediate Care Facility to be sponsored by the Society of Royal Arch Masons.

b) To seek confirmation on Council policy on the question of land tenure in the Champlain Heights Development Areas E and F.

i.e. that lands in Champlain Heights, Areas E and F, are to be leased for development and not sold.

Clause 2 continued

The Director of Finance and the Assistant Project Manager for Champlain Heights are strongly opposed to the Province's proposal which would cause a major change in the Champlain Heights development policies and wish to make the following points:

1. The principal benefit of the leasing policy is that it provides the opportunity to redevelop and change land uses at the end of the lease term. To advocate the sale of a small 2 acre parcel in the middle of very large tract, 120 acres plus, of leased properties would be creating an ambiguous situation and one which can only portend difficulties for any overall future redevelopment of these lands.

2. It has been City Council's consistent policy to lease lands for development in Champlain Heights Areas E and F. Parties entering into negotiations for development of these lands did so knowing that leasing was Council policy. The lease tenure of the site was made clear to the sponsors from the very beginning.

3. The sale of this parcel will encourage other individual developers, particularly non-market/non-profit sponsors, to seek a change in Council policy from a lease situation to a freehold situation.

4. The sale of this parcel would set a precedent for land tenure for all care facilities to be developed on presently owned City lands.

5. With regard to the Province's request that they be granted additional rights at the end of the 60 year term, it should be noted that should a personal care home be the most appropriate use of this site, it would be possible at that time to negotiate a new lease. However, to agree to such a renewal now would reduce Council's flexibility in dealing with the site. It should be noted that Council has already refused a request by the Royal Arch Masons for an 'option' to renew. In addition, Council on December 12th 1978 resolved that these future land use decisions should be made by the Council of the day.

In view of the foregoing, the Director of Finance and the Assistant Project Manager recommend that:

A. City Council re-affirm its policy that all lands in Champlain Heights, Areas E and F, are to be leased for development.

B. City Council instruct the Assistant Project Manager and staff to finalize lease negotiations with the Society and the Province in accordance with the terms and conditions as generally set out in the Appendix of the report to Council 12th December 1978, subject to a report back by staff.

C. In the event that Council approve recommendations 1 and 2 above, that Council agree to a 30 day extension to complete lease negotiations with the Province."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance and the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13

FINANCE MATTERS

RECOMMENDATIONS

1. 1979 Recreation Facilities Assistance Grant - Approvals and Rejections

The Director of Finance reports as follows:

"The following Table shows the 1979 application for R.F.A.P. and the current status of Provincial approvals. The projects (both City and private) are in order of priority as determined by City Council.

PRIORITY	PROJECT	REQUEST (As adjusted)	APPROVED	REJECTED
	City-Initiated Projects:			
1	Kerrisdale Pool	200,000	200,000	
2	Champlain Heights C.C.	400,000	400,000	
3	False Creek C.C.	217,000		217,000
4	John Hendry Park	400,000		400,000
6	Kerrisdale Lawn Bowling	20,000		20,000
9	Sunset Community Centre	125,000		125,000
13	Trout Lake Community Centre	25,000		25,000
		1,387,000	600,000	787,000
	Private-Initiated Projects:			
5	Granville Isl. Waterfront Theatre	65,000*	(No decision to date)	
7	Chinese Cultural Centre	400,000	400,000	
8	Vancouver Indian Centre	400,000	300,000	100,000
10	Boys and Girls Club (amended)	46,000	46,000	
11	Kiwassa Neighbourhood Services	39,083		39,083
12	Vancouver East Cultural Centre	48,550	45,000	3,550
14	McBride Gymnasium	20,000		20,000
15	Armenian Cultural Association	90,000		90,000
16	United Croates of Canada	355,000		355,000
		1,463,633	791,000	607,633
			*65,000	N.D.

In addition to the foregoing there were four projects from 1978 that were under consideration with only one approved, a private property, as follows:

City		
Carnegie Building	400,000	Rejected
Capilano Stadium	183,333	"
Captain Cook Park	3,848	"
	587,181	
Private		
Neighbourhood Svces. Association	45,446	Approved
	632,627	

Summary Incl. 1978 Projects Under Consideration:

	Requested	Approved	Pending	Rejected
City Projects	1,974,181	600,000	-	1,374,181
Private	1,509,079	836,446	65,000	607,633
Total	3,483,260	1,436,446	65,000	1,981,814

Clause No. 1 cont'd:

City Council basically has the following options with regard to the rejected projects:

1. Not proceed with all or part of the projects where extra funding is required.

2. Appeal the decision of the Province.

3. Proceed with certain projects by reducing the project and/or providing funding from other sources.

4. Delay the project until the next R.F.A.P. funding.

The Superintendent of Parks recommends that Council appeal the rejection decision on the five City-initiated projects, for the following reasons:

1. False Creek Community Centre - $217,000

   Since the RFAP grant was processed, the planning for this facility has proceeded; the site has been selected and the space programming has been completed. The rejection of the grant places the entire project in jeopardy as alternate fund sources are not available.

2. John Hendry Park Development - $400,000

   - Trout Lake is the only natural swimming beach in Vancouver's eastern area;
   - The water quality is becoming a concern to the health officials;
   - Cedar Cottage N.I.P. Committee identified the redevelopment of John Hendry Park and Trout Lake as a high priority and initiated a lake study, in 1975, by Ker, Priestman and Associates Ltd.;
   - The Federal Ministry of State for Urban Affairs allocated $1,000,000.00 in December 1977, toward the project which allowed the planning process to proceed;
   - The Trout Lake Planning Group was formed and met regularly for about a year with Park Board staff and Consultants developing a concept plan;
   - Park Board capital, in the amount of $100,000.00 from a total Park Board budget of $1,500,000.00 for the entire City, was approved in 1979;
   - The rejection of the R.F.A.P. grant reduces the first phase development considerably and eliminates the water play area completely;
   - The attached "John Hendry Park - an Urban demonstration project" provides further information; and
   - A "Revised Budget for the first priority items" is also attached.

3. Kerrisdale Lawn Bowling Extension - $20,000

   The Kerrisdale Lawn Bowling Clubhouse has been in need of redevelopment for several years. The enlarged facility is needed for the seasonal lawn bowling activities and will also allow off season public programs to use the same space, thus increasing the use of the facility.

   The Lawn Bowling Club has been raising funds over the past year as its contribution to the project.

4. Sunset Community Centre Improvements - $125,000

   The Sunset Community Centre improvements project has been underway since 1977. In 1978, a contract was awarded for the first phase of the project.

   Further improvements to the change rooms, washrooms and kitchen are needed for the successful operation of this facility which will not be possible without the assistance of the R.F.A.P. grant.

5. Trout Lake Community Centre Racquetball Court - $25,000

   One racquetball court has been provided using Cedar Cottage N.I.P. funds. The proposed court will provide a viable facility in a section of the City that lacks this kind of recreational outlet.

Clause No. 1 cont'd:

If the appeal fails on the False Creek Community Centre it will probably be possible to provide MIG funding for the shortfall. If the appeals fail on the other projects they may have to be altered, cancelled or delayed. After hearing from the Province on the appeals the Superintendent of Parks can report back on the options for each project.

Recommendation

The Director of Finance and Superintendent of Parks recommends:

THAT Council appeal the R.F.A.P. rejection of the five City-initiated projects."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and Superintendent of Parks.

2. Investment Matters (Various Funds) July 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of July 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JULY 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date		Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
		Chartered Bank Deposit Receipts and Government Notes					
July	3	Bank of Montreal	Aug. 1/79	$ 3,026,457.53	$ 3,000,000.00	29	11.1
	3	Mercantile Bank of Canada	Oct. 31/79	2,073,643.84	2,000,000.00	120	11.2
	3	Bank of British Columbia	Dec. 14/79	4,198,776.99	4,000,000.00	164	11.0
	3	Royal Bank of Canada	Nov. 15/79	4,165,106.85	4,000,000.00	135	11.1
	3	Bank of Nova Scotia	Aug. 31/79	3,054,118.36	3,000,000.00	59	11.1
	3	Bank of Nova Scotia	Oct. 31/79	2,073,643.84	2,000,000.00	120	11.2
	4	Bank of Montreal	Aug. 16/79	1,519,579.73	1,500,000.00	43	11.0
	4	Bank of Montreal	Aug. 31/79	2,035,372.05	2,000,000.00	58	11.1
	4	Royal Bank of Canada	Nov. 15/79	3,122,802.74	3,000,000.00	134	11.1
	4	Royal Bank of Canada	Nov. 20/79	2,084,923.29	2,000,000.00	139	11.1
	4	Banque Canadienne Nationale	July 11/79	5,009,589.04	5,000,000.00	7	10.0
	4	Banque Canadienne Nationale	July 10/79	5,008,219.18	5,000,000.00	6	10.0
	4	Toronto Dominion Bank	Aug. 2/79	1,008,787.40	1,000,000.00	29	11.0
	4	Bank of British Columbia	July 5/79	5,001,609.59	5,000,000.00	1	11.7
	4	Canadian Imperial Bank of Commerce	July 17/79	1,000,000.00	996,221.18	13	10.6
	4	Royal Bank of Canada	July 13/79	3,496,875.57	3,487,502.32	9	10.9
	4	Bank of Montreal	Aug. 17/79	999,100.52	985,908.26	44	11.1
	5	Royal Bank of Canada	Jan. 15/80	2,116,931.51	2,000,000.00	194	11.0
	5	Royal Bank of Canada	Nov. 2/79	1,036,591.78	1,000,000.00	120	11.1
	5	Royal Bank of Canada	Nov. 15/79	3,121,667.67	3,000,000.00	133	11.1
	5	Royal Bank of Canada	Nov. 16/79	1,040,860.82	1,000,000.00	134	11.1
	5	Royal Bank of Canada	Nov. 19/79	1,041,775.62	1,000,000.00	137	11.1
	5	Royal Bank of Canada	Nov. 30/79	3,135,389.59	3,000,000.00	148	11.1
	5	Bank of British Columbia	Sept.17/79	1,022,423.01	1,000,000.00	74	11.0
	5	Bank of British Columbia	Oct. 2/79	1,027,090.14	1,000,000.00	89	11.1
	5	Bank of British Columbia	Oct. 17/79	1,031,684.38	1,000,000.00	104	11.1
	5	Bank of British Columbia	Dec. 14/79	2,098,176.44	2,000,000.00	162	11.0
	5	Bank of British Columbia	Dec. 31/79	3,162,718.36	3,000,000.00	179	11.0
	6	Bank of Nova Scotia/ Toronto Dominion Bank	July 10/79	1,974,228.23	1,972,067.06	4	10.0

Clause No. 2 cont'd:

6	Bank of Montreal	July 12/79	3,964,435.76	3,957,604.83	6	10.50
6	Toronto Dominion Bank	Sept.18/79	511,201.37	500,000.00	74	11.05
6	Royal Bank of Canada	Nov. 30/79	522,311.78	500,000.00	147	11.08
6	Royal Bank of Canada	Dec. 3/79	1,045,534.25	1,000,000.00	150	11.08
6	Bank of Montreal	Dec. 14/79	2,097,570.41	2,000,000.00	161	11.06
9	Banque Canadienne Nationale	July 10/79	5,001,609.59	5,000,000.00	1	11.75
10	Bank of Montreal	Dec. 14/79	3,142,719.45	3,000,000.00	157	11.06
10	Bank of Montreal	Dec. 17/79	1,048,482.19	1,000,000.00	160	11.06
10	Bank of Montreal	Dec. 19/79	3,147,264.66	3,000,000.00	162	11.06
10	Bank of Montreal	Jan. 2/80	1,053,330.41	1,000,000.00	176	11.06
10	Bank of Nova Scotia	Jan. 15/80	3,171,653.42	3,000,000.00	189	11.05
10	Toronto Dominion Bank	Aug. 15/79	1,010,947.95	1,000,000.00	36	11.10
11	Canadian Imperial Bank of Commerce	Sept.28/79	2,048,482.19	2,000,000.00	79	11.20
11	Toronto Dominion Bank	Feb. 15/80	2,663,500.00	2,500,000.00	219	10.90
11	Bank of Montreal	July 23/79	500,000.00	498,200.00	12	11.00
12	Mercantile Bank of Canada	Oct. 10/79	2,569,041.10	2,500,000.00	90	11.20
12	Mercantile Bank of Canada	Oct. 1/79	2,049,709.59	2,000,000.00	81	11.20
13	Toronto Dominion Bank	Oct. 11/79	1,541,239.73	1,500,000.00	90	11.15
16	Bank of Nova Scotia	Jan. 15/80	4,221,605.48	4,000,000.00	183	11.05
16	Mercantile Bank of Canada	July 17/79	2,500,753.42	2,500,000.00	1	11.00
17	Toronto Dominion Bank	Aug. 16/79	3,027,542.47	3,000,000.00	30	11.17
18	Banque Canadienne Nationale	July 19/79	3,000,965.75	3,000,000.00	1	11.75
19	Banque Canadienne Nationale	July 20/79	3,000,965.75	3,000,000.00	1	11.75
20	Banque Canadienne Nationale	July 23/79	3,002,342.47	3,000,000.00	3	9.50
23	Banque Canadienne Nationale	July 26/79	3,503,452.05	3,500,000.00	3	12.00
25	Royal Bank of Canada	Jan. 10/80	1,316,558.22	1,250,000.00	169	11.50
26	Vancouver City Savings Credit Union	Sept.20/79	2,035,747.95	2,000,000.00	56	11.65
			$133,387,111.48	$130,147,503.65		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yiel %
	Debentures						
July 4	City of Vancouver 10.00%	Dec. 16/94	CAN$ 20,000.00	98.375	CAN$ 19,675.00	15/5	10.
5	City of Vancouver 6.00%	June 15/80	2,000.00	96.090	1,921.80	-/11	10.
11	City of Vancouver 8.75%	Sept.30/88	US$ 300,000.00	94.000	US$ 282,000.00	9/3	9.
12	City of Vancouver 8.00%	Apr. 2/93	CAN$ 3,000.00	85.200	CAN$ 2,556.00	13/9	10.
			CAN$ 25,000.00		CAN$ 24,152.80		
			US$ 300,000.00		US$ 282,000.00		
						Days	
	Chartered Bank Deposit Receipts and Government Notes						
July 31	Canadian Imperial Bank of Commerce	Sept.27/79	CAN$2,342,432.16		CAN$2,300,000.00	58	11.
			CAN$2,367,432.16		CAN$2,324,152.80		
			US$ 300,000.00		US$ 282,000.00		

Clause No. 2 cont'd:

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JULY 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 159,296,622.14	$ 153,233,692.46"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 13, 14

PERSONNEL MATTERS

RECOMMENDATION

1. Two New Positions - Taylor Manor

The Director of Civic Buildings reports as follows:

"Taylor Manor is a 58-bed Specialized Residential Care Facility funded by the Long Term Care Program. The residents are all ages and have a combination of psychiatric problems and physical handicaps along with socially unacceptable behavior patterns.

The present staffing level does not meet the Community Care Facilities licensing requirements and the problem was discussed with the Administrator of the Long Term Care Program in November, 1978. Following the discussion a request for two additional staff was made and funding for these positions was included in the 1979-1980 budget that was submitted to Long Term Care, Ministry of Health in January, 1979.

On July 24, 1979 the Ministry of Health gave written approval of the 1979-1980 operating budget which included 100% funding for the following positions:

2 Adult Care Workers - Pay Grade 16

I recommend approval of these positions and authorization for the Director of Personnel to proceed with the classifications."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

PROPERTY MATTERS

RECOMMENDATIONS

1. Renewal of Encroachment Agreement to Shell Canada Limited - N/W Corner of 65th Avenue and Granville Street

The Supervisor of Properties reports as follows:

"A portion of Granville Street, ten feet in width, immediately adjacent to the easterly boundary of Lot B, Block 3, D.L. 325, is leased to Shell Canada Limited by way of an agreement dated August 1, 1969.

The agreement expired on July 31, 1979, and Shell Canada Limited wish to renew the agreement. The City Engineer, in a letter dated May 11, 1979, concurs that the widening strip agreement can be renewed.

Negotiations have now been completed and, by letter dated August 20, 1979, Shell Canada Limited have agreed to the following points.

(a) Rental increase from $1 per annum to $260 per annum, effective August 1, 1979

(b) Rental review every five years

(c) One year's notice in writing given by either party to terminate the agreement

(d) All other terms and conditions as contained in current lease dated August 1, 1969

It is recommended that the Director of Legal Services be authorized to prepare an Encroachment Agreement to Shell Canada Limited reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the agreement being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of Lease to Walter Zell and Jarvis Electric Ltd.

The Supervisor of Properties reports as follows:

"Lots 4-6, Block 122, D.L.541 known as 1420 Howe St. was purchased in 1952 for Granville Bridge and approaches. The one storey warehouse type building is located partially under Howe Street ramp.

The land and building are divided into two sections, the front portion is leased to Walter Zell at a rent of $470.00 per month plus a portion of taxes and the rear to Jarvis Electric Ltd. at a rent of $380.00 per month plus a portion of taxes.

Their leases expired on June 30, 1979 and the lessees have requested renewals and the City Engineer concurs.

Clause No. 2 cont'd:

After negotiation the lessees have agreed as follows:

TERM - 5 years from July 1, 1979.

RENT - Walter Zell, $600.00 per month plus 54% of taxes as if levied.

Jarvis Electric, $515.00 per month plus 46% of taxes as if levied.

It is recommended that this property be leased to Walter Zell and Jarvis Electric Ltd. and the Director of Legal Services be instructed to prepare leases reflecting the general terms set out in this report and other terms agreed to in negotiations all subject to the agreements being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and the execution of the lease agreements."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Sale of Property -
Lot C, Block N, D.L. 393, Plan 17729
W/S of 4600 Nanaimo Street - Zoned RS-1

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described property on August 7, 1979, and were opened in public at 9.30 a.m. Monday, August 27, 1979.

Recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council.

Lot C, Block N, D.L. 393, Plan 17729
W/S of 4600 Block, Nanaimo Street - Zoned RS-1

Purchaser	Approx. Size	Sale Price	Terms
T. C. Thong	36.11'/35.95' x 116.88'/120.98'	$37,760	City terms @ 13%

Subject to Bulkhead Agreement in favour of the City as the lot is below street level"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

MANAGER'S REPORT

DATE September 4, 1979

TO: Vancouver City Council

SUBJECT: Champlain Heights Enclave 1 - Construction Deadline Starts

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Assistant Project Manager reports as follows:

"When the City and Daon Development agreed to the sale of Enclave 1 for the construction of 70 single family homes, the Option to Purchase Agreement contained a construction timetable which set dates for the pouring of a specified number of foundations. The intent of this timetable was to ensure that houses were built within a reasonable length of time.

The first deadline was June 8th, 1978, at which time 23 foundations were to be in place. In May 1978, Daon advised that 21 foundations had been poured and that a two month extension was needed to meet their commitment. This Council agreed to. In August, an additional two months extension was requested and allowed by Council.

The second deadline for the pouring of a total of 46 foundations was to be 8th June 1979. On 29th May 1979, Council were informed that:

> "As as 22nd May 1979, 27 houses have been constructed and completed. The developer is currently seeking a number of minor amendments to the presently approved Development Permit for 5 lots and development approval for new plans for 9 lots (2 lots of which are already sold on the basis that development approval will be forthcoming). Construction on these lots will satisfy the second deadline."

The anticipated Development approval proved to be elusive and after extended negotiation, it was requested that Daon submit completely new Development Permit Applications for the overstanding 41 lots which thus remain.

The major problem was that the design changes necessary to provide marketable houses from Daon's viewpoint could not be considered "minor amendments" to the original Development Permit.

Daon have engaged the services of an architectural firm for the preparation of a new Development Permit Application.

Daon's Construction Manager informs me that the second deadline presently extended to 8th September for the pouring of 46 foundations cannot be satisfied. 27 foundations have been poured to date, and that his revised timetable is as per the attached letter.

In view of the foregoing, the Assistant Project Manager recommends as follows:

> THAT the Director of Legal Services take such steps as are necessary to grant Daon Development Ltd. a further six month extension from September 8th, 1979, for construction of 46 foundations in Enclave 1.

This extension date does not extend the completion dates on the final phase of development in Enclave 1."

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14

MANAGER'S REPORT

DATE SEPTEMBER 4, 1979

TO: Vancouver City Council

SUBJECT: Change of a Single-Family Dwelling to Multiple Dwelling Units and Strata Title Conversion

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Section 5 of the Strata Titles Act requires that the conversion into strata lots of any previously occupied building be approved by the approving authority, which in the City of Vancouver is Council. Regulations have existed since 1973 to ensure that the rights of tenants are protected and that the subject buildings are upgraded to a reasonable standard.

These regulations do not appear to be appropriate in the situation where an owner-occupied single family dwelling is altered and/or added to in order to provide two or more dwelling units under approved permits. The Director of Legal Services advises that such an alteration should be classed as new construction, and not require Council approval.

However, the Strata Titles Act provides for only two forms of approval. The first for new development, requires a declaration from a B.C. Land Surveyor to the effect that the building has not been occupied prior to the date of the certificate. The second is the certificate which is issued by the Approving Officer once Council has approved the strata title conversion application.

RECOMMENDATION

As a B.C. Land Surveyor would be unable to certify that such a conversion had not been previously occupied, and the single family dwelling has been owner occupied, the Director of Planning with the concurrence of the Directors of Legal Services, Permits and Licenses and Social Planning, recommends:

> That where an owner-occupied single-family dwelling is added to or altered to provide two or more dwelling units under approved Development and Building Permits, the Approving Officer be authorized to execute the appropriate form of approval for strata title on behalf of the City Council."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved."

FOR COUNCIL ACTION SEE PAGE(S) 15

MANAGER'S REPORT

DATE September 7, 1979

TO: Vancouver City Council

SUBJECT: Application to Rezone the northeast corner of Hastings and Boundary Road in Burnaby to permit construction of two high-rise apartment towers.

CLASSIFICATION:

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"City Council, at its meeting of August 28, 1979, received a letter from a Vancouver resident living one block from the above-proposed rezoning. The letter expressed concern that the proposed development would aggravate existing parking and traffic problems in the area and that it would be a much more intensive use of land than surrounding developments. The author urged Council to protest the proposed high-rise development (out of consideration for the future character of the area).

*The Planning Department, in response to this letter and to a number of telephone calls, have examined the application and are reporting on its background and some concerns it raises.

DESCRIPTION OF APPLICATION

The site in question is the 3-acre block bounded by Hastings, Boundary, Albert and Esmond. The proposed development consists of approximately 42,000 square feet of commercial and office development, with the potential for about 30,000 square feet additional, and of 290,000 square feet of residential space in the form of two high-rise towers, one 19 storeys and one 21 storeys. The proposed Floor Space Ratio is 2.52 and the site coverage is 15% exclusive of the paved deck/parking roof. The towers would provide 194 one-bedroom units and 114 two-bedroom ones for a total of 308 units. Five hundred and forty-six (546) parking spaces would be provided.

The application is by Bosa Brothers Construction Ltd., and is being supported by the Burnaby Planning Department because it is in accord with a Community Plan (see attached Map) produced in 1969 which details development criteria for the 7-block long Hastings corridor between Boundary Road and Rosser Avenue. Similar high density apartment use is envisaged for 5 of the 7 blocks with high density commercial use, at the core of the area at Hastings and Gilmore. The population densities envisaged are comparable to those in the more highly developed areas of the West End.

The existing zoning on the half-block facing Hastings Street is C-3 Commercial which allows for a maximum Floor Space Ratio of 5.0 which is modified if on-site parking is provided. However, the zoning on the northern portion of the site, the half-block facing Albert, is presently R5 which allows for 2-family dwellings of not more than 35 feet in height on lots not less than 50 feet wide. The proposed development is far in excess of currently permitted densities.

CONCERNS

The Director of Planning's general concerns are as follows:

Traffic Generation - The proposed development would have about 550 spaces. Future proposals in accordance with the Community Plan for the area could generate some 4,000 - 5,000 additional parking spaces which would undoubtedly increase traffic congestion and volumes on Hastings Street.

Commercial Vitality - Whereas the commercial component of the proposed development would provide needed pedestrian oriented additional commercial space on Hastings, the amount proposed is far in excess of that necessary to serve local residents. Further, such development, proposed for 5 blocks fronting on Hastings, could pose a significant threat to the viability of existing commercial space.

*The City Clerk received approximately 24 form letters opposing this project, which are on file in the Aldermen's Office.

Shadowing - Because of the width of Boundary Road and the placement of the towers east of Vancouver residents, the shadow effects of the high-rise towers would be negligible west of Boundary. Of course, those Burnaby residents living just north and east of the proposed towers will be adversely affected.

Urban Design - The views of Vancouver residents immediately west of the proposed development will be dominated by the two towers. From an urban design standpoint, construction of such high buildings and others like it so close to the crest of a hill will obscure the topography of the land and give excessive prominence to the area.

Neighbourhood Character - This development, and others like it, will have a most significant and severe impact on existing neighbourhood character. Both Burnaby and Vancouver residents will find their communities considerably changed as congestion, noise and parking problems increase.

RECOMMENDATION

It is recommended:

THAT the above concerns should be brought to the attention of Burnaby City Council at the Public Hearing on the evening of September 11, 1979. Burnaby Council should be requested to refuse the application and to review and revise the Burnaby Community Plan;

FURTHER THAT such review should be conducted in consultation with communities on both sides of Boundary Road and Vancouver City staff."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 10

MANAGER'S REPORT

DATE: August 31, 1979

TO: Vancouver City Council

SUBJECT: Kensington N.I.P. - Kensington Park Playing Fields

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND

The Kensington N.I.P. Concept Plan, as approved by City Council on April 4, 1978, included a budget of $250,000 for improvements to Kensington Park. It was intended that this amount would provide general park improvements and two reconstructed playing fields. City Council has approved an allocation of $51,735.00 for development of the upper part of the park (pathway, playground, lighting) and an allocation of $13,500 to retain Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.) to produce a preliminary design and working drawings for a sand membrane system for the reconstruction of both fields. Tenders have been called and opened for the construction cost of the two new fields. The purpose of this report is to:

1. recommend the allocation of N.I.P. funds to the Vancouver Park Board so that it may retain Bray Enterprises for the construction of the two new playing fields;
2. recommend the allocation of N.I.P. funds to the Vancouver Park Board for the further retention of A.R.E.N.A. to provide consultant management services during the construction of the fields and general inspection and maintenance supervision of the completed fields for a one year period from completion of the contractor's work.
3. recommend the allocation of N.I.P. funds to the Vancouver Park Board for construction maintenance services for the fields up to and including the second cutting following the overseeding application to be added to the contractor's responsibilities.

DESCRIPTION OF PROJECT

As previously agreed to by City Council, the playing fields have been designed as a sand membrane system. The patented name for the system is "Naturturf". Both fields will measure 68.5 X 100.5 meters (75 X 110 yards). The construction package includes the protection of the fields during construction, relocation of a path and approximately four trees, relocating two backstops, rebuilding the existing manhole sections and reconstruction of a baseball diamond. Four bids were submitted by local construction firms for the project.

In addition to the fees already appropriated to retain the services of A.R.E.N.A. as consultants, it is necessary to retain their services during the construction phase of the project. Their responsibilities during this phase include bid evaluation, quality control, inspection services and some minor alterations to the playing field design as outlined later in this report. This would include the provision of a maintenance manual to the Vancouver Park Board for future reference. A.R.E.N.A. has advised that they would prefer to charge on an hourly basis for these services as they will vary depending on the progress made by the contractor and other demands that may be placed on them. They have advised, however, that their fees will not exceed $18,500. General inspection of the completed fields covering a one year period from completion of the contractor's work including inspections of the grass and system condition and technical advice will be provided by both A.R.E.N.A. personnel and the Agrologist. The fee for this service will not exceed $5,000. Therefore, the total cost for consultants fees to oversee construction and maintenance for one year would be up to $23,500.

. . . 2/

PROJECT COSTS

When City Council considered the retention of A.R.E.N.A. to produce working drawings for the playing fields, the Planning Department report included A.R.E.N.A.'s estimated total cost for the project of $219,500. The four bids received by the Park Board on August 8th ranged from $319,264 to 581,600. These prices are substantially higher than anticipated. The following explanations are offered by A.R.E.N.A. and the contractor:

- this is only the third installation of this kind undertaken locally and some increase is due to contractors' experience gained on those "first time" projects;
- there has been an increase in the cost of sand and pea gravel;
- there was an extra cost for security against vandalism and damage;
- there are uncertain site sub-grade conditions as Kensington Park is known to have some garbage fill which could cause construction problems;
- the field size was increased to accomodate the baseball area.

In addition to the bid prices, there are a number of additional costs which must be added. Because the total cost had come in so much higher than anticipated, the Kensington Citizen Planning Committee recommended that A.R.E.N.A. be asked to negotiate with the low bidder to bring the price down by deleting some of the extras while not compromising the overall design. This has now been done.

A.R.E.N.A. has met with Bray Enterprises, the lowest bidder, and advised that their bid price could be reduced to $250,000. The reduction in price would be from:

1. limiting the membrane system to that area under the soccer fields only and not under the baseball area;
2. by providing a less sophisticated baseball running track;
3. deleting the automatic fertilizing system.

The total overall price breakdown is as follows:

i)	revised construction bid		$250,000
ii)	additional costs		
	- materials testing costs	$ 1,500	
	- agrologists costs	500	
	- control panel	5,000	
	- city works (sewers)	3,000	
	consultants fees:		
	- redesign	4,500	
	- supervision of construction	14,000	
	- supervision of 1st years maintenance	up to 5,000	
		$33,500	$ 33,500
iii)	construction maintenance to 2nd cutting after overseeding application		up to 15,000
	Sub Total (Additional N.I.P. funds required)		$298,500
iiv)	fees already paid through N.I.P.		
	- A.R.E.N.A.	$13,500	
	- Park Board staff	2,500	$ 16,000
	TOTAL PRICE	$16,000	$314,500

. . . 3/

Subsequent to this most recent negotiation, the Kensington Citizens Planning Committee reviewed the revised price and recommend the expenditure of N.I.P. funds as outlined above. Because this amount of $298,500 in addition to the $67,735 already appropriated to Kensington Park exceeds the $250,000 budgeted for the park, the Planning Committee recommends that the difference of $116,235 be taken from the general and schools contingency accounts already set up for Kensington N.I.P. It is understood that this will leave a minimal amount in the contingency fund for the Kensington program, which is not an acceptable "working" budget for the program. The N.I.P. Committee will consider the relative priority of remaining projects and their budgets as part of their regular, six month review of the Concept Plan which is scheduled for this October.

The Director of Planning is concerned that the bid prices have come in so much higher than A.R.E.N.A. had previously estimated. There is some question as to whether this amount can be justified on playing fields that are primarily community-oriented. The existing fields, however, are obviously in need of major reconstruction and there is no doubt the sand membrane system will produce and maintain an excellent playing surface. Given that there is strong support for this type of reconstruction from the Planning Committee and that the N.I.P. budget can be altered within its existing contingencies without jeopardizing other priority projects, the Director of Planning is prepared to recommend the appropriation of the required amount of N.I.P. funds.

PARK BOARD POSITION

When the Park Board considered the Kensington N.I.P. proposal to construct the two sand membrane fields on Kensington Park on February 19, 1979, it resolved, in part:

> "THAT the Park Board endorses proceeding with Kensington N.I.P. funded redevelopment of the two membrane sand fields on Kensington Park , at a cost not to exceed $220,000."

Because the submitted bids and even the negotiated low bid is in excess of the maximum cost of $220,000 agreed to by the Park Board, this project was again brought forward to the Park Board for their consideration on August 27, 1979. At that time, it was resolved:

> "THAT the Park Board approve the allocation of $298,500 N.I.P. funds for the development of the playing fields at Kensington Park and THAT the report to City Council should indicate the ongoing maintenance costs of the fields."

MAINTENANCE COSTS

Annual maintenance costs for the fields after acceptance by the Park Board will be higher than for normal playing fields for the following reasons:

1. grass will require more frequent cutting;
2. field repairs requiring a sand grown grass supply will be more expensive;
3. higher operation and maintenance costs for the complex control piping system.

Annual maintenance costs are estimated to be $13,500. A specific amount based on the foregoing figure will be requested annually by the Park Board for maintenance of these fields.

PROJECT TIMING

The tender packages were opened on August 8, 1979. Subsequent to City Council awarding a contract to the lowest bidder, it is expected that construction work will start shortly afterwards. With this schedule it is unlikely that seeding would occur this fall, but take place in the spring of 1980 with the fields ready for use in the fall of 1980.

. . . 4/

RECOMMENDATION

The Director of Planning Recommends:

A. THAT up to $298,500 be allocated to the Vancouver Park Board so that it may carry out the reconstruction of the two playing fields on Kensington Park as outlined in Section III of this report. $232,265 is to come from the Kensington Social/Recreational budget account 891/8704 and $66,235 is to come from the Kensington Contingency account 891/8707. The costs will be shared as follows:

City of Vancouver	(25%)	$ 74,625
Province of B.C.	(25%)	$ 74,625
Federal Government	(50%)	$ 149,250
TOTAL		$ 298,500

B. THAT City Council on behalf of the Vancouver Park Board award a basic contract to Bray Enterprises for the amount of $250,000 for the construction of two playing fields on Kensington Park and also award to Bray Enterprises an amount of up to $15,000 to maintain the playing fields up to the second cutting. Both amounts are to be provided from the $298,500 in N.I.P. funds referred to in Recommendation #1 above."

The City Manager points out that the extra capital cost above our normal standard for these fields is $100,000, and the annual extra maintenance cost is in the order of $10,000 - $12,000 per year. However, the Park Board believes that it will provide a very high quality playing surface able to withstand twice as much playing time -- in effect, two fields for the price of one. The City Manager RECOMMENDS approval of the recommendations of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 9

CITY MANAGER'S REPORT

September 11th, 1979

TO: Vancouver City Council

SUBJECT: Location of Fire Hall #22

CLASSIFICATION: INFORMATION

The City Manager reports as follows:

This is to inform Council of the latest developments in the bizarre story of the search for a new Fire Hall #22.

History

On November 17th, 1976, Council passed a plebiscite including funds for replacing #22 Fire Hall, since the present hall is:

- too small for modern apparatus
- in a poorly located site

In the Spring of 1977, the Properties Office and the Fire Chief reviewed alternative sites for the Fire Hall.

On July 12th, 1977, In-Camera, Council approved the acquisition of a site at 59th and Laurel Street, but agreement could not be reached with the owners on a suitable price.

In September, 1977, the Properties Office suggested some alternatives including a portion of Oak Park as a land swap.

In November, 1977, Council approved a Local Area Planning Program and it was agreed to refer the Fire Hall relocation to the Program.

In January, 1978, the Marpole area planner reviewed sites with the Fire Chief, rejected most sites, and picked four for further consideration (including S.W. corner of Oak Park).

In the spring of 1978, the Marpole Citizens Planning Committee held several meetings on the subject, with split votes favouring S.W. Oak Park, followed by 59th & Laurel.

On May 1, 1978, the Park Board voted 4:3 that Oak Park was not available.

On August 25, 1978, the City Manager recommended negotiations for the 59th & Laurel site.

On September 14, 1978, the Planning and Development Committee deferred a decision on this recommendation to allow a delegation to come to Council.

On September 26, 1978, Council asked me to investigate as alternatives the Salvation Army property (57th & Oak) and property at 57th & Selkirk. One other possibility was added by Alderman Kennedy.

On November 22, 1978, the City Manager reported on three sites. Only the Salvation Army property was suitable and this would cost a minimum of $700,000 net.

On November 30, 1978, the Planning and Development Committee recommended instead:

> "THAT the purchase of property for the new site for Firehall #22 be on the basis of willing buyer - willing seller, with the Salvation Army property at 57th Avenue and Oak Street being considered as a first priority."

On December 12, 1978, Council accepted that recommendation.

On February 22, 1979, Council, in camera, considered an offer from a property owner at 62nd & Fremlin, and decided not to consider that site.

On July 4, 1979, Council considered an offer from three property owners on Park Drive and Shaughnessy and deferred a decision, pending a meeting of some members of Council with the Park Board on an Oak Park site.

That meeting took place and on July 23, 1979, the Park Board agreed to make available the N.E. portion of Oak Park, "subject to replacement with equivalent developed park land south of 70th Avenue between Granville and Oak Streets, and a minimum of $175,000 of City funds be provided to undertake improvements to the Marpole-Oakridge Community Centre and Oak Park, such funding to be provided from the City's 1979 supplementary capital funds."

On July 24, 1979, Council unanimously agreed with the above arrangement.

Thereupon, the options on the three properties were allowed to lapse.

Latest Developments

On September 10, 1979, the Park Board heard numerous delegations, both against the N.E. corner of Oak Park and against any portion of Oak Park.

Thereupon, the Park Board

- unanimously decided to rescind the motion of July 23 relating to the N.E. corner of Oak Park;

- by a 4:3 vote, decided against making any portion of Oak Park available for a firehall (with suitable compensation).

This latest development takes the three-year effort to find a replacement site back to square one.

The City Manager submits the above for Council's INFORMATION and exasperation.

FOR COUNCIL ACTION SEE PAGE(S) 15

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

AUGUST 30, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 30, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Gerard, Acting Chairman
Alderman Bellamy
Alderman Little

ABSENT: Alderman Marzari
Alderman Rankin

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the joint meeting of the Community Services and Finance & Administration Committees and the regular meeting of the Community Services Committee, both held Thursday, August 16, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Air Conditioning - The "44"

The Committee considered a Manager's report dated August 20, 1979, in which the Directors of Social Planning and Civic Buildings reported costs for installation of air conditioning at The 44 total $77,371.00 which is $27,371.00 over the $50,000.00 approved for this work by Council on October 31, 1978.

The Directors explained in the report the cost is split 50/50 between the City and the Ministry of Human Resources and the Ministry has verbally agreed to pay half of the extra cost. It was recommended in the report that City Council approve additional funds of $13,686.00 as its share of the increased cost.

Ms. Renate Shearer of the Social Planning Department and Mr. Fred Brash of the Civic Buildings Department appeared before the Committee on this matter.

Following brief discussion, it was

RECOMMENDED

THAT Council approve funds in the amount of $13,686.00 from Contingency Reserve to cover the additional costs of the installation of an air conditioning system at The 44, on the condition that the Ministry of Human Resources also pays $13,686.00 as its share.

Continued . . . .

2. Liquor Store at Main and Hastings

The Committee considered a Manager's report dated August 2, 1979, in which the Director of Social Planning and the Chief Constable recommended the City request the Liquor Control & Licensing Branch to develop training programs for liquor store staff dealing with intoxicated and aggressive customers and to endeavour to hire Native Indian staff for the Main and Hastings store.

Ms. Renate Shearer of the Social Planning Department and Staff Sgt. McRae of the Police Department appeared before the Committee on this matter and indicated the situation at the liquor store has improved but there still exist problems.

The Police representative told the Committee 100 charges of consuming liquor in a public place had been laid since July 22nd in the vicinity of Main and Hastings Streets liquor store, and during discussion, it was the consensus of the Committee that the location of the store in a heavily populated transit corridor is inappropriate.

The Committee felt that rather than asking the Liquor Control & Licensing Branch to hire Native Indian staff and develop special training programs to deal with intoxicated customers, the City should request the Liquor Branch to relocate the store.

Following further discussion, it was

RECOMMENDED

THAT the Chief Constable report to the Community Services Committee on his reaction and any recommendations to the Committee's proposal to ask Provincial authorities to close or relocate the Main and Hastings Streets liquor store.

3. Grant Request - Lower Mainland Parent And Child Therapy Society (PACT)

The Committee considered a Manager's report dated August 24, 1979, in which the Director of Social Planning reported the Lower Mainland Parent And Child Therapy Society (PACT) faces expenditures of approximately $80,000.00 to renovate a home it uses at 233 West 15th Avenue to meet civic building and Community Care Licensing requirements.

PACT has applied to the City for a grant of $20,000.00 toward this renovation cost and the Director of Social Planning recommended Council approve such a grant.

Ms. Anne Kloppenborg of the Social Planning Department, Ms. Naomi Frankenburg of PACT and Mr. Dave Morgan of the Health Department appeared before the Committee on this matter.

During discussion, Ms. Frankenburg told the Committee PACT's application for a $20,000.00 City grant was made before the Society received an estimate on the cost of structural work to the building, and she explained the Society would be making an additional grant request of the City of approximately $16,000.00.

The Committee felt there should be one Manager's report to the Committee encompassing the entire grant application.

Continued . . . .

Clause No. 3 Continued

It was also noted during discussion that operating costs for the Society are to be provided from the "demonstration" grants division of National Health and Welfare, and the Committee felt that as a demonstration project there may be no guarantee of continued funding of operating costs.

Mr. Morgan requested his department be involved in the discussions leading to the new Manager's report.

Following further discussion, it was

RECOMMENDED

THAT the application of the Lower Mainland Parent And Child Therapy Society for civic funding towards renovation costs of 233 West 15th Avenue be referred back to the Director of Social Planning and appropriate staff for a new report covering the Society's total requests for City funding.

4. Grant Request - Stroke Association of B.C.

The Committee considered a Manager's report dated August 24, 1979, in which the Director of Social Planning reported the Stroke Association of B.C. has requested a civic grant of $2,267.50 to cover the cost of a dinner at the Association's first annual meeting to be held in Richmond on October 13, 1979.

The Director of Social Planning recommended no grant be approved as the Association is a Provincial organization, the City already funds the Vancouver Stroke Club, the meeting is being held in Richmond, and requests for dinner expenses are not within the normal guidelines for civic grants. In addition, granting of the request would likely result in similar requests in the future.

Following discussion, it was

RECOMMENDED

THAT the application of the Stroke Association of B.C. for a civic grant to cover the cost of a dinner at the Association's first annual meeting in Richmond be not approved.

5. Booth Building Evacuation System

Alderman Rankin, as Chairman of the Committee, had agreed to hear a submission from the principals of Booth Evacuation Systems Ltd. and Mr. G. Bolton and his associates appeared before the Committee this day and showed a brief film illustrating the use of the Booth Building Evacuation System in operation at the Fraser house 10-storey building in New Westminster. Approximately 80 persons were evacuated from nine floors of the building in four minutes, 26 seconds, using the Booth system of slides connecting exterior balconies on each floor.

Continued . . . .

Clause No. 5 Continued

Mr. Bolton told the Committee he was seeking an endorsement from the City of his product.

Permits & Licenses Director R. Hebert and Chief Fire Warden G. Birnie both indicated the system could be used but only as a component of a total fire safety program in City buildings and they indicated they would be willing to examine the system.

Following discussion, it was

RECOMMENDED

THAT the proposal of Mr. G. Bolton of Booth Evacuation Systems Ltd. be referred to appropriate civic officials for consideration.

The meeting adjourned at approximately 2:30 P.M.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 16

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

AUGUST 30, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, August 30, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Puil
ABSENT	:	Alderman Kennedy (leave of absence)
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group, reported verbally on the following development permit applications:

(a) D.P.A. #84815
984 West 7th Avenue
- 5 storey apartment building - approx. 35'
- 25 off-street parking spaces (underground access from 7th Ave.)

(b) D.P.A. #84880
Champlain Heights (Enclave 21)
- townhouse development containing 62 dwelling units with one retail store
- 105 off-street parking spaces

(c) D.P.A. #84848
1355 Lamey's Mill Road
- 6 storey Personal Care Home
- 19 off-street parking spaces

(d) D.P.A. #84933
1070 Nelson Street
- apartment building containing 23 dwelling units
- 4 storey plus basement (approx. 40 ft.)
- 21 underground parking spaces + 2 surface (all access from lane)

(e) D.P.A. #85094
Champlain Heights (Enclave 4)
- townhouse development containing 70 dwelling units
- 1 and 2 storey - 18 ft. to 22 ft.
- 140 off-street parking spaces (attached garages or carports)

Mr. Floyd also advised that the applicants for the development permit to construct a medical office building at 16th Avenue and MacDonald, which was refused by the Director of Planning as it was not considered "local commercial", had appealed the decision of the Director of Planning to the Board of Variance. The Board of Variance allowed the appeal and the developers will be allowed to construct medical offices.

RECOMMENDED

THAT the verbal report on major development permit applications be received.

2. Neighbourhood Grocery Stores

The Committee considered a report of the City Manager dated August 17, 1979 (on file in the City Clerk's Office) in which the Director of Planning advised that in the Mt. Pleasant, Kensington, Grandview-Woodland and Riley Park planning programs, the objective of conserving and upgrading corner or neighbourhood grocery stores has been identified either in the discussions of the Citizens' Planning Committees or as part of the neighbourhood plans.

The report considers this objective and ways and means to achieve it on a City-wide basis.

Mr. Larry Beasley, Area Planning Division, noted that residential zones throughout Vancouver currently do not allow commercial uses, including neighbourhood grocery stores. Existing neighbourhood grocery stores have been in place long before the adoption of the Zoning By-law in 1956 and thus are legally non-conforming. They can remain for the duration of the building but structural alterations cannot be undertaken and the premises cannot be rebuilt if destroyed by fire. In spite of their non-conformity, neighbourhood grocery stores persist throughout Vancouver and are supported by local residents. The prohibition of major renovation and replacement is a concern to store owners as well as to residents who must co-exist with deteriorating premises.

Mr. Beasley advised that a case study was undertaken in the Mt. Pleasant N.I.P. area in the summer of 1978, wherein the situation and needs of neighbourhood grocers, the attitude of nearby residents, the probability of growth in this economic activity and approaches to coping with non-conformity of the use were considered.

The report details the analysis of the case study and sets out the following proposed policy objectives:

(a) to facilitate the retention and upgrading of existing neighbourhood grocery stores;

(b) to allow expansion of stores up to 1200 square feet and addition of a dwelling unit for the store's proprietor; and

(c) to simplify administrative processes for the City and for store owners in making neighbourhood grocery stores conforming.

Several approaches to dealing with neighbourhood grocery stores have been explored and the positive and negative aspects of each approach are detailed in the Appendix to the Manager's Report (on file).

These approaches are:

(a) do nothing
(b) rezone selected stores to C-1
(c) rezone selected sites to a new "neighbourhood stores" zoning schedule
(d) amend selected residential zoning schedules to make existing neighbourhood grocery stores a conditional use (this approach is recommended as coming closest to achieving the objectives identified above)

To conserve and augment existing neighbourhood grocery stores, the recommended approach would include: amendment of the Zoning By-law with special notification of affected people; confirmation of development guidelines; provision of information for interested people about the revised situation; and later evaluation of the effects of the new policy.

cont'd....

Clause No. 2 cont'd:

Since the proposed approach represents a new and untried direction to deal with neighbourhood grocery stores, it is important to review the situation from time to time. It is suggested the review take place in approximately two years and that this review consider whether or not new neighbourhood grocery stores should be allowed based on the City's experience with making existing stores conforming.

The Committee,

RECOMMENDED

A. THAT the Director of Planning be instructed to make application to amend the Zoning By-law No. 3575 whereby existing neighbourhood grocery stores would be permitted as conditional approval uses in the RS-1, RS-1A, RS-2, RT-1, RT-1A, RT-2, RT-2A, RT-3, RM-1, RM-2, RM-3, RM-3A, RM-3A1 and RM-3B zoning districts with:

(a) by-law amendments generally as outlined in Appendix IV of the City Manager's Report dated August 17, 1979; and

(b) development guidelines as outlined in Appendix V of the City Manager's Report dated August 17, 1979.

B. THAT this application be referred direct to a Public Hearing after a Public Information Meeting has been held inviting those who are likely to be affected by the proposed amendments.

C. THAT the Director of Planning be authorized to prepare and distribute to affected property owners an information brochure describing the new policies and regulations for neighbourhood grocery stores - this to occur as part of the Planning Department's 1980 Work Program.

D. THAT the policies and regulations for neighbourhood grocery stores be reviewed for report to City Council as part of the Planning Department's 1982 Work Program.

3. Revisions to Guidelines for Townhouse and Apartment Development in RT-2 and RT-2A Zoned Areas

The Committee considered a report of the City Manager dated August 23, 1979 (on file in the City Clerk's Office). In the report the Director of Planning advises that City Council adopted a set of guidelines to better regulate townhouse and apartment development in RT-2 and RT-2A zoned areas in March, 1979. Council instructed the Director of Planning to monitor results and report back in one year with an evaluation of their effectiveness.

Mr. P. Wotherspoon, Area Planning Division, noted that an assessment of the guidelines is being presented at this time due to the emergence of two problem areas: illegal demolitions and reapplications for development which have compromised the intent of the Guidelines.

In the guidelines, the overall goal of maintaining and enhancing the character of the RT-2 and RT-2A areas can best be met by preserving and rehabilitating the existing housing, however, in a few specific instances it can be achieved by the development of new multiple family accommodation in the form of townhouses and apartments, restricted so that proposals will only be considered where one of the following existing land use conditions prevail:

cont'd....

Clause No. 3 cont'd:

(a) The site is vacant;

(b) The site has a non-conforming use or structurally unsound development (as certified by a registered structural engineer;

(c) The site is underutilized (those with buildings having a floor space ratio much less than that of surrounding development and that permitted in the district schedule, e.g. less than 0.3) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable.

The report notes that in the four months that the Guidelines have been in effect they have been successful in regulating townhouse and apartment development in the RT-2 and RT-2A zoned areas on sites which meet the conditions referred to above. As well, there has been a continued strong trend toward retention and upgrading of existing residential accommodation through conversions; however, in the past month, two incidents of illegal demolition have taken place; 2560 West 1st Avenue known as Brae Manor and 1866 West 14th Avenue. In both cases the sites were developed with the existing residential rental accommodation and the circumstances surrounding the illegal demolitions are as follows:

"(a) 2560 West 1st Avenue - Brae Manor. On March 14, 1979 a subdivision application was received to resubdivide the existing Brae Manor site into three separate parcels. The application received formal approval on May 18, 1979. Subsequently, on June 13, 1979 a site inspection revealed that Brae Manor had been 95% demolished and workmen were in the process of clearing debris from the site. A check of the building files indicated that a demolition permit had not been applied for but that a development permit (No. 76097) was in effect to convert the existing building to dwelling units. To date no application for redevelopment of the site has been received.

(b) 1866 West 14th Avenue. On February 7, 1979 a development permit application (No. 83305) was filed to construct a duplex. The application was considered conditionally because the floor space ratio exceeded .60 and was refused by the Director of Planning because the proposal was not compatible with the design and siting of neighbouring buildings.

On February 13, 1979 an application to demolish the existing building was received. This application is still on file and has not been issued to date. On April 23, 1979 a development permit was filed (No. 83829) to construct a duplex building on a conditional use basis and was approved by the Director of Planning on May 19, 1979.

Subsequently, on June 20, 1979 a development permit was filed (No. 84517) to construct a three-unit townhouse development. On July 6, 1979 Planning staff visited the site and found that the existing building had been demolished. The townhouse proposal was approved by the Director of Planning on July 23, 1979."

In both cases the result of illegal demolition has been to create a vacant site which technically qualifies for consideration of townhouse development under the present Guidelines.

cont'd....

Clause No. 3 cont'd:

In the Brae Manor case, because it was residential rental accommodation, the Director of Planning had the discretion to refuse to issue a demolition permit as no application for redevelopment of the site had been received and the building permit drawings were not 50% completed.

The existing building was in the process of being upgraded from housekeeping units to dwelling units. Based on the applicant's desire to complete renovations, the development permit was renewed to expire on October 31, 1979.

In the West 14th Avenue case, approval had been received for a duplex development but the building drawings had not been filed and a demolition permit not issued when the illegal demoliton took place. If the building drawings had been submitted and were 50% completed, the Director of Planning would have had to approve the demolition permit. The issue is not that the building was demolished without a permit but that the case illustrates a situation where the Guidelines may be legally circumvented. Initially, approval may be gained for a particular use, building drawings filed (residential rental accommodation) and a demolition permit issued. Subsequently, a new application may be submitted for townhouse development on the basis that the site is vacant.

In order to prevent future similar cases, a revision to the Guidelines is required to deal both with illegal demolitions (Brae Manor) and development permit reapplications (1866 West 14th).

The Director of Planning notes that both situations could also result in underutilized sites being created. Therefore, guideline revisions should also apply to underutilized sites.

Mr. Wotherspoon advised that the other land use conditions in the Guidelines relating to non-conforming uses and structurally unsound development appear to be adequate and difficult to circumvent. The aim in proposing the revisions is to deter further illegal demolition of housing and other situations which may result in the circumvention of the Guidelines. Townhouses and apartments should continue to be permitted where site or building conditions are appropriate.

The Director of Planning will continue to closely monitor the results of the Guidelines and will report to Council in 1980 with a further assessment of their effectiveness.

Members of the Committee expressed concern that demolition companies were carrying out demolitions of dwelling units with no demolition permit. It was suggested that perhaps these companies should be requested to show cause as to why their license should not be suspended if instances of demolition continue without demolition permits. The City Manager was requested to explore this and see if there is any way the City could enforce it.

The Committee,

RECOMMENDED

A. THAT City Council amend the Land Use Conditions section of the Guidelines for townhouse and apartment development in RT-2 and RT-2A zoned areas so that:

Townhouse and apartment proposals will only be considered on:

i) sites vacant prior to March 20, 1979 as determined by the City of Vancouver Asssessment Roll.

cont'd....

Clause No. 3 cont'd:

(ii) Sites underutilized prior to March 20, 1979 (those with buildings having a Floor Space Ratio much less than that of surrounding development and that permitted in the district schedule (less than 0.3) where applicants can satisfactorily demonstrate that making additions or building infill is not practicable.

(iii) Sites with non-conforming uses or structurally unsound development (as certified by a registered structural engineer).

B. THAT the City Manager explore methods of ensuring that demolition companies do not undertake demolition of residential premises without the required demolition permit.

4. Options for a Review of the West End Building Height Controls

The Committee had before it a report of the City Manager dated August 24, 1979 which the City Manager submitted for consideration (on file in the City Clerk's Office).

Ms. B. Howard, Central Area Planning, advised that on August 14, 1979 City Council authorized a review by the Director of Planning of the Height Section of the West End Official Development Plan By-law together with a review of the West End Guidelines and Planning Policies as they relate to height. The selection of the preferred work option was referred to the Planning and Development Committee together with a further report by the Director of Planning on more detailed cost and time estimates of the options.

Ms. Howard indicated that in the report which Council considered on August 14th, five work options with regard to the Height Section were briefly outlined. Four provided for varying degrees of additional clarity and one involved retaining the current wording and providing a better understanding of its meaning to local residents.

In the report before the Committee this day, detailed information concerning the five options is provided in Appendix I (on file). Briefly the options, estimated time to complete and estimated costs are as follows:

1.	Retain current wording of the height section and provide a better understanding of its meaning to West End residents.	estimated time - 2 months estimated cost - $2,900
2.	Review height section and bring forward recommendations for amendments to provide some additional clarity in the basic wording and intent.	estimated time - 6 months (includes time allowance for public input and public hearing) estimated cost - $2,600

cont'd....

Clause No. 4 cont'd:

3.	Review height section as above, together with a review of the West End Planning Policies and Design Guidelines to provide clearer criteria for maximum building heights and bring forward recommendations for amendments.	estimated time - 9 months (includes time allowance for public input and public hearing) estimated costs - a) utilizing consultants, $11,600 b) additional temp. staff, $6,300 c) Planning Dept. staff, $6,300
4.	Undertake a comprehensive study of the height section to determine whether further high-rise development should occur. Refine Planning Policies and Design Guidelines. Bring forward recommendations for amendments.	estimated time - 12 months (includes time allowance for public input and public hearing) estimated costs - a) utilizing consultants, $60,600 b) additional temp. staff $30,300 c) Planning Dept. staff $30,300
5.	Bring forward recommendations to amend the height section to delete further consideration of high-rise development.	estimated time - 2 months (includes time allowance for public hearing) estimated cost - $700

Ms. Howard noted that numerous letters have been received indicating that residents of the West End are opposed to high-rises, not only individual applications, but in the West End in general. The Planning Department feels the design guidelines and planning policies could be substantially improved relating to height. Ms. Howard advised that none of the options proposed address the question of density. There is no proposal to change the various floor space ratios.

Ms. Howard noted that Options 3 and 4 would be in line with Council's resolution of August 14th. Only Option 4 would establish whether further high rise development is appropriate.

Members of the Committee felt that Option 2 should be chosen but that it should be expanded to not only review the height section but also provide clarity in the supplementary policies and design guidelines to aid developers.

The Director of Planning recommended that either Option 3 or 4 be selected, and a review initiated as soon as possible, in order to provide substantially greater clarity in these aspects of the West End By-law. Selection of either of these options would require reconsideration of the Planning Department's work program and the Director of Planning recommended that additional temporary staff or the use of outside consultants be authorized.

cont'd....

Clause No. 4 cont'd:

The Committee,

RECOMMENDED

THAT Option 2 as outlined in the Appendix to the Report of the City Manager dated August 24, 1979 be chosen, expanded to include clarity in the supplementary West End Guidelines and Planning Policies to aid developers.

FOR COUNCIL ACTION SEE PAGE(S) 11, 16

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The meeting adjourned at approximately 3:05 p.m.

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III

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

August 30, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, August 30, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman D. Bellamy, Chairman Alderman H. Boyce Alderman M. Harcourt
ABSENT:	Alderman W. Kennedy Alderman H. Rankin
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	J. Thomas

The minutes of the meeting of August 16, 1979, were adopted.

RECOMMENDATION

1. Self-Serve Gasoline Stations

On May 15, 1979, Council dealt with a report from the Director of Planning on a request to operate a self-serve gasoline station under the 7-Eleven brand. Council resolved that the application be held in abeyance for sixty (60) days pending:

(a) a survey by the Department of Permits and Licenses of all licensed operating self-service stations in the City by owner, operator and brand name;

(b) a survey by the Department of Permits and Licenses of the 15 approved self-serve locations not now being utilized to determine which of these may or may not be reactivated; and

(c) a consequent listing of options, with recommendations, regarding the allowable proportion of self-serve stations by owner, operator and brand name and for the City at large.

Further, that the Director of Planning be instructed to report back to the Transportation Committee, at which time representatives of the oil companies be invited to be present to discuss gasoline self-service retailing with the Committee.

In accordance with Council's instruction, representatives of oil companies, together with other interested parties, were invited to attend the meeting of the Committee held this day to consider a Manager's Report dated July 31, 1979 (circulated), in which the Directors of Planning and Permits and Licenses reported on the status of self-serve gasoline retailing in the city.

The report presented detailed background covering activities in this branch of the gasoline industry since 1974, and outlined the effect of restrictive regulations established by Council in March, 1975. The regulatory powers of other municipalities in the Greater Vancouver Regional District were also surveyed and the Vancouver experience was compared with other municipalities in the region.

.../2

Clause 1 continued

The Directors of Planning and Permits and Licenses, in their analysis, reported a total of 206 gasoline stations were operating in the City as of June 1979 (139 full service, 67 self-serve) compared with 325 in late 1974, when there were 294 full service stations and 31 self-serves. The proportion of self-serve stations to all gasoline service stations in the City had risen from 9.5 per cent in late 1974, to 13.5 per cent in February, 1975, to 18.5 per cent in April, 1975, to 23 percent in April, 1976, to 30 per cent in March, 1977, declined to 28 percent in April, 1979 and risen again to 32.5 per cent in June, 1979.

The report discussed reasons for the increase in the proportions to date but pointed out the net increase of 9 self-serves overall since 1975 was considered to be a modest increase and indicated the market was probably close to saturation. The reduction of retail outlets appeared to be a retrenchment and stabilization by the industry from an overbuilt situation over the past two decades.

The report presented the following three options for consideration:

1. Continuation of the present regulations which attempt to ensure that self-serve stations be restricted to a maximum of 15 per cent of the total number of gasoline service stations in respect of any owner, operator or brand name.

2. Alter present regulations by increasing the maximum allowable self-serves to 50 per cent of the total number of gasoline service stations in respect of any owner, operator or brand name.

3. Eliminate the present License By-law controls respecting the number, percentage and location of self-serves for a period of one year, during which the market response could be monitored and appropriate action taken should the number or percentage of self-serves increase dramatically.

The City Manager recommended that the following recommendations of the Directors of Planning and Permits and Licenses be approved:

a) That the License By-law, No. 4450, be amended by repealing Section 22 A, Schedule 'B' to the By-law, and the definitions of 'conventional station' and 'self-serve station' contained in Section 2.

b) That the Director of Planning and the Director of Permits and Licenses monitor all changes in the retailing of gasoline for a period of one (1) year and report back to Council on such changes, including closures, conversions, reopenings, new openings, and the diversification of enterprises.

c) That when the Director of Planning prepares his 1979/1980 Annual Review, he report on possible terms of reference and a recommended priority for a study of vacated gasoline service station sites, including a review of current zoning.

The report noted if the recommendations were approved, the request of the Southland Corporation (Canada) Limited, to operate a self-serve at 4064 Fraser Street, under the 7-Eleven brand, which had been held in abeyance pending presentation of the report of the Directors of Planning and Permits and Licenses, would not require special Council approval.

The Chairman noted the presence of the oil company and associated industry representatives and invited their participation in the discussion.

.../3

Clause 1 continued

Mr. D. McKinley, legal counsel for Gulf Oil, Canada, referred to a pending action in the courts initiated against the City by Gulf Oil, challenging the validity of the By-law, and inquired whether the Committee would be reporting to Council prior to the court hearing on September 27, 1979.

The City Manager advised Mr. McKinley the Committee's report would be before Council on September 11, 1979.

Alderman Ford, in her capacity as Chairman of the Special Committee on the Disabled, felt the industry was not coping with the problem of providing adequate service for handicapped customers and therefore she could not support the lifting of restrictions.

Representations were made by the following:

- Mr. D. Bruce, operator of a full service station at 25th and Main, in a brief (on file), expressed his concern as a small businessman, at the increasing number of closures of stations with service bays and the consequent deterioration of underhood attention resulting in preventable maintenance problems for the automobile owner. Station closures were painfully evident by the number of abandoned lots overgrown with weeds. The trend to "convenience" stores was to be regretted and it was felt the adoption of option 2 would result in the 50/50 figure escalating to 75/25. Mr. Bruce urged that present regulations remain unchanged.

- Mr. W. Wills, Automotive Retailers Association, presented a brief (on file), based on the small business operators' experience of the service station industry in the City over the past four years and recommending that Council retain the present By-law No. 4450 without change, and permit no further self-serve stations-gasbar-combination units with convenience or other stores until such time as the present 32.5 per cent ratio is reduced to the 15 per cent ratio permitted by the By-law.

- Mr. K. Porter, Senior Account Executive, Imperial Oil, in a brief (on file) concurring with 3 (a) presented counter arguments to statements regarding proliferation of self-serves, impairment of service, etc. It was contended service needs had changed over the years and customer requirements could be served without restrictions; that approximately two-thirds of gasoline outlets would continue to be served locations.

- Mr. C.O. Naftel, Area Manager, Texaco, supported option 3 and referred particularly to the problem of vacant gas station sites. He felt there should be a new look at zoning and relaxation of broader capability within present zoning to permit multiple use of properties. The emergence of specialty repair and maintenance operations would more than replace whatever losses the industry incurred; however, his company retained service bays in many of its self-serves.

- Mr. S. Stronge, Rehabilitation Consultant, Canadian Paraplegic Association, supported option 1. Handicapped and elderly persons who could not leave their vehicles experienced great difficulty in obtaining assistance at self-serves.

- Mr. F. Moore, Property Representative, Chevron, spoke in support of 3 (a) and questioned the statement contained in the Manager's Report that Port Moody prohibited self-serves. He advised his company operated a self-serve in that municipality.

.../4

Clause 1 continued

- Mr. J. Ford, lessee of a station at 16th and Arbutus, referred to the economics of gasoline retailing and felt the average safety of automobiles in Vancouver had declined alarmingly because they were not being maintained.

During the discussion, members of the Committee questioned the industry and Automotive Retailers Association representatives on a number of aspects dealing with service station operation and the existing percentage of self-serves. Other points discussed included:

- problems of diversity of uses
- changing conditions due to escalating property values
- the need for flexibility to meet changing dynamics of retailing gasoline
- adequate maintenance of vacated service station lots.

The Committee members felt they could not approve the recommendations contained in the Manager's Report and therefore it was

RECOMMENDED

THAT the number of self-serve gasoline stations operating in the City of Vancouver be limited to the specific sites presently listed in Schedule 'B' of By-law No. 4450.

FOR COUNCIL ACTION SEE PAGE(S) 10

2. Extension of Transit Service to Phase II, False Creek

The Committee had for consideration a Manager's Report dated August 9, 1979 (on file), in which the City Engineer reported on a proposal to extend the existing False Creek South transit service to include Phase II with routing developed in consultation with B.C. Hydro, and the False Creek Development Group.

Mr. N. Davidowicz briefly addressed the Committee on this matter and urged consideration be given to an overall review of transit service in the False Creek area extending west from Main Street.

RECOMMENDED

A. THAT the existing 50 False Creek South transit service be re-routed as indicated in Figure 1 contained in the Manager's Report dated August 9, 1979.

B. THAT Lamey's Mill Road adjacent the Phase II portion of the False Creek development be designated a transit route.

C. THAT additional bus stops be established on Lamey's Mill Road, as indicated in Figure 1, to serve Phase II.

3. Transportation of Hazardous Materials

In a Manager's Report dated August 7, 1979 (on file), the Fire Chief referred to relevant sections of a Multi Modal Survey of Transportation Conditions carried out by the Regional Railway Transportation Committee of the Canadian Transport Commission, which indicated the Federal Committee's grave concern over the present situation in the CPR's Downtown Yard where rail cars containing hazardous materials are held.

Clause 3 continued

The Fire Chief reported because of this concern and the uncertain nature of the future development of the area, it is imperative that communication with both the Federal Government and CPR be immediately initiated in order to assure that adequate safety procedures have been implemented and that a plan of action may be prepared for the early relocation of all or part of the CP Rail Ferry loading facility away from the downtown area.

The report examined conditions in the CPR downtown marshalling yard and referred to the Federal Committee's recognition of the potential for disaster in the area which had resulted in the Committee's recommendation:

> "That the handling of dangerous commodities, particularly explosives and compressed gases, be shipped through another area."

The Fire Chief noted in the course of survey, members of the Federal Committee remarked that the level of risk prevailing in the downtown yards was the highest of any city in Canada -- or in North America. Therefore, it was imperative that action be initiated immediately to alleviate the potential for disaster in this area before further high-density development is approved.

RECOMMENDED

A. THAT the Mayor continue discussions with the Minister of Transport to assure action is taken on the Regional Railway Transportation Committee's instructions to the CPR.

B. THAT the City Manager begin discussions with the CPR to determine their plans both for future development of the marshalling yards and for relocating their facility for loading hazardous materials.

* * * * *

The meeting adjourned at approximately 5:05 p.m.

FOR COUNCIL ACTION SEE PARA(S) 10, 17

DISTRIBUTED TUESDAY

IV 071

september 6th, 1979

MEMORANDUM TO: Vancouver City Council

FROM: Alderman Bernice Gerard, Chairman, Task Force on Vietnamese Refugees

SUBJECT: CBC Benefit, September 14th, 1979
- Funds to Cover Orpheum Rental -

BACKGROUND

On September 14th, 1979, CBC-TV will air a cross-country benefit to raise funds for Vietnamese Refugees. The entertainment portions of this program will be televised from live concerts in six cities. Vancouver's show, including such performers as Leon Bibb and Valdy, will be held in the Orpheum from 6:30 p.m. to 8:30 p.m. on September 14th, 1979. One half hour of the program will be broadcast nationally. The entertainers and CBC producers are freely donating their time as is David Y.H. Lui's group, which is organizing the performance. If each of the 2,800 Orpheum seats is filled, at $7.50 a seat, $21,000 could be raised, in addition to the phone-in pledges. Funds raised in Vancouver by ticket sales and pledges will be returned to Vancouver to assist Vietnamese refugees here. However, any expenses incurred by the CBC in producing this show are to be deducted from the total proceeds.

The CBC has asked the City Task Force to support this performance by granting the use of the Orpheum Theatre for two days of rehearsals plus the performance night itself, and further, to cover the costs of hiring the stage crew.

Under normal circumstances, CBC would pay Class 1 rates for the Orpheum: $1,050 for each of two rehearsals plus $2,100 for the performance night, for a total cost of $4,200. There are no figures available on the cost of the stage crew, but it could amount to between $500 and $600 a day for each of the three days.

RECOMMENDATIONS

The Chairman of the Task Force on Vietnamese Refugees recommends that:

(1) That the City approve a grant of $4,200 to David Y. H. Lui Productions to cover the costs of the Orpheum rental for rehearsal periods and the performance night.

(2) The hiring of stage crew be the responsibility of the CBC and that the City offer no support for this expense.

The Comptroller of Budgets and Research advises that if this grant request is approved, the source of funding would be Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 18

CITY OF VANCOUVER

SPECIAL COUNCIL - SEPTEMBER 13, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, September 13, 1979, at approximately 7.40 p.m. in the Auditorium of the Marpole Community Centre, 990 West 59th Avenue, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the Sign By-law.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Gerard, Harcourt, Little and Puil
ABSENT:	Aldermen Ford, Kennedy (Leave of Absence), Marzari and Rankin
CLERK TO THE COUNCIL:	M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the Hearing, the Clerk read from the agenda that the Council had before it.

1. S.W. Corner of West 75th Avenue and Angus Drive

An application was received from Mr. B. Rice, C. F. Roberts Partners, on behalf of Horner Developments Limited as follows:

(a) Proposed amendment to the Zoning and Development By-law to rezone Lot 3, Block 16, Subdivision of D.L.'s 308, 5214 and part of 317, Plan 5726 (S.W. Corner of West 75th Avenue and Angus Drive) from an M-1 Industrial District to a CD-1 Comprehensive Development District for the purpose of constructing a 104 unit townhouse and apartment development;

(b) Any consequential amendments;

(c) Proposed amendment to the Sign By-law #4810 to establish sign regulations for the proposed CD-1 By-law.

The proposed CD-1 By-law would restrict the form of development as follows:

Uses:

- Townhouse and apartments (with the maximum total number of dwelling units not to exceed 104);

- customarily ancillary uses, including off-street parking, recreational (lodge) facilities, greenhouse and solarium;

subject to such conditions as Council may by resolution prescribe.

1. S.W. Corner of West 75th Avenue and Angus Drive (Cont'd.)

F.S.R.	The floor space ratio shall not exceed 0.65, computed in accordance with the provisions outlined in the draft By-law.
Height	The maximum height of a building shall be the lesser of three storeys or 10.668 m (35 feet), measured in accordance with the provisions outlined in the draft By-law.
Off-Street Parking:	Off-street parking shall be provided on the basis of a minimum of two and one-half spaces per dwelling unit.

The CD-1 By-law would be subject to the following conditions:

(i) A public right-of-way easement along the total water frontage of the site and having a minimum width of 6.096 m (20 feet) be first granted to the City and so registered in the Land Registry Office.

(ii) That the detailed scheme of development in a Development Permit Application up to a maximum floor space ratio of 0.55 in accordance with the plans submitted and displayed at the Public Hearing stamped "Received, City Planning Department, December 6, 1978", be first approved by the Director of Planning. In the event that the floor space ratio submitted under a Development Permit Application falls between 0.55 as shown on the above-noted plans and the maximum of 0.65 permitted under the By-Law, or in the event that the detailed scheme of development differs materially from that shown on the above-noted plans, then the detailed scheme of development is to be first approved by Council following a report by the Director of Planning.
In considering the detailed scheme of development, the Director of Planning shall have particular regard to the advice of the Urban Design Panel; the overall design of the development; interior and exterior design of the dwelling units; layout,design and safety of underground parking facilities; location and design of surface parking spaces including garages or similar enclosures; the provision, location and design of any private, semi-private or public amenities including any structures; the relationship of the proposed development to the adjacent waterfront walkway; the provision and maintenance of landscaping; the location, height and design of any fences or similar screening; the provision of garbage collection facilities; and vehicular ingress, egress and internal circulation.

(iii) That the applicant first demonstrate, to the satisfaction of the City Engineer, that the site will support the proposed development with regard to soil stability and foundation conditions.

1. S.W. Corner of West 75th Avenue and Angus Drive (Cont'd.)

(iv) That the applicant first design and agree to construct and maintain, all to the satisfaction of the City Engineer and the Director of Planning, a landscaped, surfaced and furnished riverfront walkway incorporating adequate flood and erosion control measures to secure the site and any development thereon.

(v) That Council resolve to make an application to amend the Official Regional Plan and that this application be first approved whereby the designation of the site would be amended from IND-1 Developing Industrial Areas to URB-1 Established Urban Areas.

(vi) Should the above conditions (i) to (iv) inclusive not be complied with by the applicant within 180 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

The Director of Planning recommended refusal of the application.

Mr. R. Scobie, Zoning Division, outlined the history of the rezoning application and reviewed various comments and recommendations of the City Engineer, the Economic Development Officer, the Marpole Citizens' Planning Committee and the Air Pollution Control Officer for the G.V.R.D.

Mr. Scobie also briefly outlined an alternate concept prepared by staff at Council's request, to be submitted for information at the Public Hearing. The concept plan proposes industrial development on the City-owned lands adjacent to Marine Drive, a waterfront walkway and the acquisition of RA-1 zoned lands to the west and north for park purposes.

Mr. R. Baker, Solicitor, presented a brief (on file in the City Clerk's Office) on behalf of Horner Developments Limited requesting approval of the rezoning application.

Mr. G. Horner, Horner Developments Limited, commented on the flood plain level and an independent study to assess the nature of emissions from adjacent industries. Mr. Horner, utilizing perspective drawings and a model, detailed the proposed townhouse and apartment development.

The Mayor called for speakers for or against the application and the following appeared:

Mr. P. Piir, student, outlined his model of an alternative development concept for the lands at the foot of Angus Drive.

FOR

Mr. & Mrs. W. Nesbitt	Residents
Mr. L. Haberlin	President, Marpole Business Association
Ms. Nancy Coates	Resident
Mr. & Mrs. Daniel	Residents
Mr. A. Gjernes	Residents
Mr. & Mrs. Frew	Residents
Mr. S. Weston	Resident
Mr. H. Pernack	Resident
Ms. K. Earle	Marpole Resident
Ms. H. M. Boyce	Resident
Mr. H. Martin	Resident

1. S.W. Corner of West 75th Avenue and Angus Drive (Cont'd.)

AGAINST

Mr. E. Ruddell (Brief)	Marpole/Oakridge Area Council Society
Mr. F. Turnbull (Brief)	On behalf of Save our Parkland Association
Mr. B. Hamilton (Brief)	
Mr. J. Polderman (Brief)	On behalf of Eburne Sawmills
Mrs. P. Piddington (Brief)	Marpole resident
Mr. P. Pulle (Brief)	Marpole Citizens' Planning Cttee.
Mr. J. McCrum	
Mrs. M. Burneski	Resident
Ms. P. Hall	Marpole resident
Ms. D. Akerstream	Marpole resident
Mrs. J. Catliffe	Vancouver City Planning Commission
Ms. H. Ratner	Resident
Ms. J. Jardine	For Ms. H. Kitchen, Resident
Dr. I. Taylor (Brief)	Marpole Citizens' Planning Cttee.
Mr. Young	Resident
Mr. Whitman	

(Copies of all briefs are on file in the City Clerk's Office)

MOVED by Ald. Little,
THAT the rezoning application of Horner Developments Limited be approved as well as any consequential amendments and amendments to Sign By-law No. 4810.

- Carried

(Ald. Boyce, Puil and the Mayor opposed).

MOVED by Ald. Boyce,
THAT the Public Hearing be adjourned indefinitely until Council has had an opportunity to further discuss the possibility of a major riverfront park with senior government representatives.

- LOST

(Ald. Bellamy, Gerard, Harcourt, Little, Puil and the Mayor opposed).

The motion to adjourn being defeated, the motion by Ald. Little was put and CARRIED.

MOVED by Ald. Little,
THAT the Director of Planning be instructed to prepare a mixed industrial/park development for the City-owned lands to the east and north of the subject property.

- CARRIED

AMENDED SEE PAGE 113

(Ald. Boyce, Puil and the Mayor opposed).

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10.40 p.m.

The foregoing are Minutes of the Special Council (Public Hearing) of September 13, 1979, adopted, after amendment, on September 25, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 18, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley, of the Salvation Army.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the Minutes of the following meetings be adopted:

Regular Council (except 'In Camera' portion) - September 11, 1979
Special Council (Court of Revision) - September 11, 1979

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Self-Serve Gasoline Stations

Council on May 15, 1979 deferred for 60 days an application of Southland Corporation (Canada) Limited to operate a self-serve gasoline station under the 7-Eleven brand at 4064 Fraser Street pending a survey of all licensed self-serve stations in the City by owner, operator and brand name; of the 15 approved self-serve locations not currently being utilized to determine which of these may or may not be reactivated; and including a consequent listing of options with recommendations on the allowable portion of self-serve stations by owner, operator or brand name and for the City at large.

At the same meeting Council instructed the Director of Planning to report to the Transportation Committee at which time representatives of the oil companies be present to discuss gasoline retailing with the Committee.

The Transportation Committee subsequently met with oil company representatives and other interested parties on August 30, 1979 when the City Manager's report of July 31, 1979 embodying the points raised by Council was considered. Council on September 11, 1979 deferred consideration of the report of the Standing Committee on Transportation dated August 30, 1979 on self-serve gasoline stations to permit the hearing of delegations at a future meeting.

Before Council this day was the Report of the Standing Committee on Transportation dated August 30, 1979 on self-serve gasoline stations in which the Committee recommended that the number of self-serve gasoline stations operating in the City of Vancouver be limited to the specific sites approved and operating presently listed in Schedule 'B' of By-law No. 4450.

Also before Council was the City Manager's report dated April 17, 1979 on the application by the Southland Corporation (Canada) Limited to operate a self-serve gasoline station under the 7-Eleven brand at 4064 Fraser. The City Clerk had advised Council that should it approve the recommendation of the Standing Committee on Transportation, it would not be in a position to grant the Southland Corporation's application to operate a self-serve at 4064 Fraser Street.

Council had representations from the following:

Mr. Terry Cashin, Southland Corporation (Canada) Limited, addressed Council and read from a circulated brief in which the Council was requested to consider the application apart from the larger and growing question of the overall gasoline outlet by-law.

Mr. W.R. Wills, Automotive Retailers Association, read from a previously circulated brief in which the Association reiterated it is not opposed to self-serve per se but it does object to unlimited proliferation of these outlets when they are -

(a) oil company operated, and

(b) when they cause closure of four conventional lessee operated stations for each self-serve created.

The Association supports the recommendation of the Standing Committee on Transportation and urged Council to approve it.

Mr. F.G. Moore, Chevron Oil Limited, read from a circulated brief putting forth reasons for the Company's request that Council repeal that section of By-law No. 4450 pertaining to self-serve stations for a trial period of one year for further review at that time and permission be granted to transfer self-serve licenses in the meantime. Mr. Moore also answered questions from the Members of Council.

cont'd.....

DELEGATIONS (Cont'd)

Self-Serve Gasoline Stations (cont'd)

Mr. K. Porter, Imperial Oil Limited, read from a previously circulated brief in which various elements affecting gasoline retailing were discussed. The brief stated that self-serve gasoline stations had not been totally responsible for the demise of service provided by the service station industry and recommended that Council not approve the recommendation of the Standing Committee on Transportation.

Mr. C.O. Naftel, Texaco Canada Limited, read from a circulated brief in which the company also reviewed the various factors affecting gasoline retailing and recommended that Council approve option (3) of the City Manager's report dated July 31, 1979 on this matter which suggests that Council eliminate the present license by-law controls on the number, percentage and location of self-serve stations for one year, following which the Director of Planning report to Council on the result of monitoring the operation for one year, including a study of vacated gasoline station sites and a proposed amendment to By-law No. 4450. Mr. Naftel also took issue with the Texaco sites listed on Appendix 'B' and requested the appendix be amended to properly reflect the company's position.

Mr. D.S. Bruce, operator of a gasoline service station in the City, addressed Council and reiterated the comments made by him at the Standing Committee on Transportation meeting and urged that present regulations remain unchanged.

Mr. R.E. Scott, Gulf Canada Ltd., also spoke in support of the other oil companies in this matter.

MOVED by Ald. Bellamy,
THAT the recommendation of the Committee as contained in its report dated August 30, 1979 be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the limitation on the number of self-serve gasoline~~s~~ stations in the City not apply to those stations where full service pumps are available whenever the station is in operation.

(referred)

MOVED by Ald. Harcourt,
THAT the above motion be referred to the Transportation Committee for consideration of its implications.

- CARRIED UNANIMOUSLY

In view of Council's approval of the recommendation of the Standing Committee on Transportation, as contained in its report dated August 30, 1979, no action was taken to approve the application by the Southland Corporation (Canada) Limited.

(Alderman Harcourt left the meeting at this point)

cont'd.....

DELEGATIONS (Cont'd)

2. "Show Cause" - Traveller's Hotel

On September 11, 1979, at the request of Mr. S. Setynski, operator of the Traveller's Hotel, Council deferred the 'Show Cause' hearing of this hotel to today's meeting.

Before Council was a police report dated September 7, 1979 giving an up-to-date report on the operation of the Traveller's Hotel beer parlour.

Mr. Wood, Counsel for Mr. Setynski, addressed Council and submitted a summary of a meeting between representatives of the Vancouver Police Department and the Traveller's Hotel on September 17, 1979. This meeting was held to candidly discuss the police perspective on the problems in the beer parlour, as well as possible means of dealing with these problems. The outcome of the meeting was that the following would be immediately implemented by the owner:

1. The floor manager has been replaced.

   The beat officer (Cpl. Randhawa) reacted favourably to the proposed replacement and indicated that he has a "good attitude".

2. The owner is to become more actively involved in the operation of the parlour during the evening "problem" times.

3. A one-way use is to be implemented with respect to the rear door. This will be combined with a posted doorman during problem times. This was suggested by Sgt. Cox as a method of dealing with the back stairs marijuana problem which he has proven successful in other similar situations.

4. Stricter "banning" enforcement is to be effected by management.

5. The police will provide the owner with a feedback of information on continuing or future problem areas, including the staff. The beat men will be instructed to bring all problems to the immediate attention of the floor manager.

Inspector Grierson, Vancouver Police Department, advised Council that he agrees with the statement made in the summary submitted to Council this day.

MOVED by Ald. Rankin,
THAT the "Show Cause" hearing on the beer parlour of the Traveller's Hotel at 57 West Cordova Street be deferred for one month, at which time the Police Department and the Director of Permits and Licenses report on whether the proposed means of resolving the management problem has effected the desired result.

- LOST (Tie Vote)

(Ald. Boyce, Ford, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Little,
THAT the "Show Cause" hearing on the beer parlour of the Traveller's Hotel at 57 West Cordova Street be deferred for two weeks.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Puil, Rankin and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)

"Show Cause" - Traveller's Hotel (cont'd)

Following further consideration, it was

MOVED by Ald. Puil,
THAT the "Show Cause" hearing on the beer parlour of the Traveller's Hotel, at 57 West Cordova Street, be deferred for four weeks, at which time there be a further report to Council from the Police Department and the Director of Permits and Licenses on the management of this beer parlour.

- CARRIED

(Ald. Boyce, Ford and Kennedy opposed)

3. Illegal Roadside Vending - City Streets

Council on July 24, 1979, having considered a report from the Standing Committee on Transportation dated June 28, 1979 on this matter and hearing representation from a vendor requesting less stringent enforcement of illegal roadside vending, approved the Committee's recommendations providing for a concentrated enforcement program. Subsequently Council passed a By-law, amending the Street and Traffic By-law, to enable the City Engineer to seize and dispose of perishable produce and other chattels removed from the City streets.

Before Council this day was the Transportation Committee's report dated June 28, 1979 on this matter and a copy of the advertisement which appeared in the Vancouver Sun on September 4, 1979, advising that, in compliance with the By-law, all illegal roadside vending must cease operation and all merchandise and equipment be removed from the City streets by September 15, 1979.

Mr. M. Rusk, representing himself and six other vendors on Marine Drive, addressed Council to request a three-week extension of the closure of Marine Drive vending. Mr. Rusk stated that should this extension not be granted, the vendors will be required to dump produce presently on hand. He also stated that should Council approve the extension, the vendors will, at the expiry of the extended period, willingly move off Marine Drive.

Corporal Young, Vancouver Police Traffic Division, advised that he has not encountered any great problem with traffic generated by the vendors in this location.

Mr. D. Rudberg, Assistant City Engineer, stated that the Engineering Department is concerned over the traffic hazard in this location.

MOVED by Ald. Ford,
THAT with respect to the site on Southeast Marine Drive the City Engineer be instructed to withhold enforcement action under Section 66 of Street and Traffic By-law for three weeks.

- CARRIED

(The Mayor opposed)

* * * * * * *

Council recessed at 4:00 p.m. and following an "In Camera" meeting in the Mayor's Office reconvened in the Council Chamber at 4:20 p.m. with all the members present.

* * * * * * *

UNFINISHED BUSINESS

1. Hildon Hotel
   50 West Cordova Street

Council on September 11, 1979 deferred consideration of a City Manager's report dated September 7, 1979 on the present condition of this Hotel to provide the operator an opportunity to respond to the contents of the report.

Mr. Morris, operator of the Hotel, addressed Council and advised that he is making an honest effort to maintain the premises to the best of his ability. He promised to keep and improve the hotel to the standards required by the City.

The Director of Permits and Licenses advised that very little progress has been made towards remedying the structural problem related to these premises.

MOVED by Ald. Rankin,
THAT the following recommendations of the City Manager be approved:

A. The City Medical Health Officer proceed to take the necessary legal action to cause the building to be vacated. It is understood that the earliest date that such a notice could be made to expire is October 31, 1979.

B. The City Council instruct the Director of Permits and Licenses to use his discretionary powers to order a complete upgrading of this building, if in fact the building owner proposes to continue to use these premises for housing purposes.

- CARRIED

(Ald. Boyce and Kennedy opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 14, 1979

Building & Planning Matters
(September 14, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Proposed Strata Title Conversion - 985 West 15th Avenue
Proposed Rezoning - 985 West 15th Avenue and 3050 Oak Street
Cl. 2: Strata Title Conversion Application 1605 - 1615 Maple Street
Cl. 3: Notation of Development and Building Permits with Reference to Intended Strata Titling
Notice of Termination for Purpose of Renovation
Cl. 4: Amendments to the Subdivision By-law No. 5208

Proposed Strata Title Conversion -
985 West 15th Avenue
Proposed Rezoning - 985 West 15th
Avenue and 3050 Oak Street
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Strata Title Conversion Application
1605 - 1615 Maple Street
(Clause 2)

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- (carried)

(Aldermen Bellamy, Ford and Puil opposed.)

(For further action on this clause see page 8/9.)

Notation of Development and
Building Permits with Reference
to Intended Strata Titling
Notice of Termination for Purpose
of Renovation
(Clause 3)

MOVED by Ald. Marzari,
THAT this clause, as contained in the City Manager's Report, be received for information.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(September 14, 1979) (Cont'd)

Amendments to the Subdivision
By-law No. 5208
(Clause 4)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 14, 1979)

Queen Elizabeth Theatre
Restaurant
(Clause 1)

When considering this clause Council noted a City Manager's Report dated September 17, 1979, commenting on a further letter received from the lessee of the Queen Elizabeth Theatre restaurant.

In response to the request contained in the letter from the lessee the City Manager recommended:

a) That if the restaurant expansion is not completed for occupancy by June 1st, 1980, the City Manager be authorized to extend the effective date of the lease amendment to coincide with the date of occupancy.

b) That Mr. Wisniewski's request for a 6 month grace period not be granted.

MOVED by Ald. Little,
THAT the reports of the City Manager dated September 14, and September 17, 1979, be received and no further action be taken on this matter.

- CARRIED

(Alderman Harcourt and the Mayor opposed.)

* * *

Building & Planning Matters
(September 14, 1979) (Cont'd)

Strata Title Conversion Application
1605 - 1615 Maple Street
(Clause 2) (Cont'd)

At this point in the proceedings, because of a misunderstanding on the part of some members of Council with respect to the action taken, it was agreed to reconsider this matter.

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(September 14, 1979) (Cont'd)

Strata Title Conversion Application
1605 - 1615 Maple Street
(Clause 2) (Cont'd)

MOVED by Ald. Marzari,
THAT the Strata Title conversion application from Mr. G.M. Evans, solicitor for the owners of 1605 - 1615 Maple Street, to convert this existing six-unit apartment to Strata Title ownership be not approved on the basis that approval would contravene the letter and intent of those sections of the City's Strata Title conversion regulations designed to give tenants a voice in the conversion process.

- CARRIED

(Alderman Little and the Mayor opposed.)

* * *

Personnel Matters
(September 14, 1979)

Leave of Absence Without Pay
Mr. Lionel Pare, Firefighter,
Vancouver Firefighters' Union,
Local 18
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 14, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Rent Review - Taylor Manor
951 Boundary Road
Cl. 2: Rent Review -
1100 Block Quebec Street
Cl. 3: Establishing Lot 5608 for Road
Purposes - Anderson Street
Cl. 4: Sale of City-owned Property
S/S Cordova Street East of
Campbell Avenue Zoned M-2
Cl. 5: Sale of City-owned Property
W/S of 4600 Nanaimo Street
Zoned RS-1

Clauses 1 - 5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT
(September 12, 1979)

Summary Report - Cassiar and Hastings Intersection

When considering this report Council noted a request from Mr. R.B. Pedersen that this matter be deferred to an evening meeting of Council on September 25, 1979. The City Manager advised that the Assistant City Engineer (Traffic) and his assistant will not be present for the Council meeting of September 25th, therefore it was

MOVED by Ald. Harcourt,
THAT the delegation request be approved and consideration of this report be deferred pending the hearing of the delegation; and

FURTHER THAT the necessary delegation arrangements be left in the hands of the Mayor.

- CARRIED UNANIMOUSLY

The Mayor instructed the City Clerk to contact the delegation to determine whether or not he would be agreeable to deferral of this matter to the evening meeting on October 2, 1979, for report back to him.

C. MANAGER'S REPORT
(September 14, 1979)

Grant Request - The Gastown Galleria Market

Mr. J. Gift-Ellis, Gastown Planner, advised Council that he has discussed with Provincial Government representatives the likelihood of the Gastown Historic Area Co-ordinating Committee obtaining a grant from the Province towards the Gastown Galleria market and he is optimistic that funding will be forthcoming.

Mr. Pollock, member, Gastown Historic Society, addressed Council on this matter and also answered questions.

MOVED by Ald. Boyce,
THAT

a) Council support the Gastown Historic Area Co-ordinating Committee's application to the Province for funding towards the Gastown Galleria Market.

b) Council approve a $100,000 grant on a loan basis, - subject to the following conditions:

- the GHS obtaining the other required capital costs, including if necessary, private loans;

- such private loans not to exceed in total $100,000 and all repayable within not more than 5 years;

- the City's loan accumulating interest at 12% per annum compounded;

- the City's loan being repayable once any private loans have been repaid, at rates to be determined by the City at that time.

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

MANAGER'S REPORT
(September 14, 1979) (Cont'd)

Grant Request - The Gastown
Galleria Market (Cont'd)

c) Funds in the amount of $6,000 be provided immediately to enable the design work to continue.

d) The funds be provided from the 1979 Supplementary Capital Budget by increasing that fund from the estimated Surplus on Revenue Account.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed.)

D. MANAGER'S REPORT
(September 14, 1979)

BowMac Park

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Alderman Marzari opposed.)

E. MANAGER'S REPORT
(September 17, 1979)

Traham Developments Ltd. -
Strata Title Conversion
1902 Stephens Street

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 5208 BEING THE SUBDIVISION BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for diccussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Road Purposes (District Lot 5608 Plan 6109)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
WHEREAS the City of Vancouver is the registered owner of District Lot 5608 Plan 6109;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands for road purposes;

THEREFORE BE IT RESOLVED that District Lot 5608 Plan 6109 be and the same is hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

1. P.N.E. Parking

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT WHEREAS the parking situation in the surrounding area of the P.N.E. continues to be of deep concern to the residents of the area;

AND WHEREAS the increased parking rate at the P.N.E. will further aggravate the situation;

AND WHEREAS the City Council has requested the Engineering Department to evaluate the present parking control measures in the neighbourhoods surrounding the P.N.E., including the development of possible alternative measures for controlling the parking;

Cont'd . . .

MOTIONS (Cont'd)

P.N.E. Parking (Cont'd)

AND WHEREAS the parking study has been initiated by the Engineering Department and it is anticipated that a report will be available in October or November of this year:

THEREFORE BE IT RESOLVED THAT the Engineering Department examine the early implementation of the following alternative:

That the areas bounded by:

to the East - the West side of Boundary Road,
to the West - the East side of Nanaimo Street,
to the North - the waterfront,
to the South - the North side of Charles Street,

be designated as a restricted area, and as such be Permit Parking Only (P.P.O.) and that the appropriate windshield stickers be made available to all registered owners of vehicles in the area, as well as each house being supplied with two Hanger Cards for guests during any major P.N.E. event.

- CARRIED UNANIMOUSLY

2. Prostitution on City Streets

At the Council meeting of September 11, 1979, a Notice of Motion on Prostitution on City Streets was submitted by Alderman Little and recognized by the Chair. On the suggestion of Alderman Ford, Alderman Little requested and received permission to amend his motion.

It was therefore

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT WHEREAS law enforcement against prostitution on our streets has been seriously hampered by the present wording of the Criminal Code of Canada;

AND WHEREAS the present measures being taken in this regard are very costly to maintain;

THEREFORE BE IT RESOLVED THAT the Vancouver City Council endorse the following resolution passed by the recent Annual Conference of the Canadian Association of Chiefs of Police:

"WHEREAS the provision of the Criminal Code of Canada, Section 195.1 relating to the offence of soliciting is inadequate in dealing with street prostitution, and

WHEREAS police forces are experiencing serious difficulties in dealing with the problem;

THEREFORE BE IT RESOLVED THAT Section 195 be amended by adding thereto Section 195.2 to read as follows:

195.2 For greater certainty

(a) "Prostitution" in Section 195.1 means sexual conduct performed by either a male or female person;

Cont'd . . .

MOTIONS (Cont'd)

Prostitution on City Streets (Cont'd)

(b) "Public place" in Section 195.1 includes any means of transportation located in or on a public place; and

(c) "Soliciting" need not be pressing or persistent conduct in order to constitute an offence under Section 195."

(d) "Soliciting" includes action by both parties and not only the prostitutes.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed.)

Underlining denotes amendment

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Harcourt, Seconded by Ald. Ford, and recognized by the Chair:

1. Multiplex Site

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,

THAT WHEREAS the Provincial and Federal Governments have tentatively committed only $25.M and $35.M, respectively, to a stadium - exhibit facility.

WHEREAS the Multiplex proposed at the P.N.E. will cost more than $200.M and there is little likelihood of funding for a Multiplex.

WHEREAS plans are progressing for new agricultural facilities in the Fraser Valley at Langley and Cloverdale.

WHEREAS Vancouver City Council and G.V.R.D. support has been for a Multiplex only at the P.N.E. Hastings Park site.

THEREFORE BE IT RESOLVED THAT:

1. Council withdraw support for the Multiplex concept at the P.N.E.

2. Furthermore Council support the establishment of a Provincially appointed Stadium - Exhibit Facility Task Force to report back within ninety (90) days of formation on the viability, costs and benefits, cost sharing and construction timetable for a facility either at Hastings Park, False Creek or any other proposed location in the G.V.R.D.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt

UTA Activities
August '78 - September '79

advised Council that the City Clerk had circulated today a memorandum from him to members of Council advising of the actions taken to date by the UTA to deal with Vancouver bus and transit improvements. This is in compliance with Council's resolution of January 16, 1979, that Council appointees to the UTA report to Council the details of any proposed transit contract.

Alderman Harcourt

North Side of False Creek -
New Marathon Realty Proposals

referred to the new redevelopment plans proposed by Marathon Realty for the north side of False Creek and requested that these be referred to the Planning and Development Committee for consideration.

The Mayor advised that his office had circulated a copy of Marathon's proposals to members of Council and suggested that Alderman Harcourt consider the contents of this letter and then bring the matter forward at the next meeting of Council.

Alderman Ford

Glad Tidings Temple

referred to information she had received that because of difficulties in obtaining the noted property the temple will not be providing a green space between its development and the neighbouring properties, and questioned if the temple still intends to include the day care centre in the development.

The Mayor directed the Director of Planning to submit a status report on this development.

The Council adjourned at approximately 5:50 p.m.

* * *

The foregoing are Minutes of the Regular Council of September 18, 1979, adopted on September 25, 1979.

MAYOR

CITY CLERK

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. I. Proposed Strata Title Conversion - 985 West 15th Avenue
   II. Proposed Rezoning - 985 West 15th Avenue and 3050 Oak Street

The Director of Planning reports as follows:

"An application has been received from Mrs. Judy K. Brown, owner of 985 West 15th Avenue (Lot 19, Blk. 456, D.L. 526, Plan 2118) to convert this existing five-unit apartment building to strata title ownership.

SITE DESCRIPTION

The site is zoned C-2 Commercial District, and an apartment building is a conditional approval use,'provided that the Director of Planning is of the opinion that the site has unusual peculiarities of location which could make it unsuitable for a commercial use ' (Section 3.2A, Zoning and Development By-law No.3575). The use of this site for an apartment building was approved by the Board of Variance on January 4, 1929, under Appeal No. 262. The decision of the Board was as follows:

'As this property has been previously zoned for apartments, the rezoning of same for commercial purposes creates an anomaly, and permission was therefore granted for the erection of an apartment house provided same conforms to all other regulations of the Zoning and Building By-Laws.'

A four-unit apartment building was erected under Building Permit No. 32409 in 1930. In August, 1936 the apartment was altered to provide one additional dwelling unit in the basement. The lot immediately to the west of the site, located on the north east corner of 15th Avenue and Oak Street, is zoned C-2 and also developed with an apartment building, which was approved under a building permit issued in 1927.

The site has a frontage along West 15th Avenue of 15.240 m (50 feet) and a depth of 38.100 m (125 feet) for a total site area of 580.664 m^2 (6,250 square feet). See Appendix A for the location of the site.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Letter of application
2. Plan of the 5-unit apartment building.
3. Written statements from the four tenants, agreeing to the proposed conversion. The applicant occupies the fifth dwelling unit.
4. Building Inspection Report from William R. Rhone, Architect (see Appendix B.)

Director of Permits and Licenses.

Inspections have been carried out at the above site to determine whether the apartment building substantially complies with relevant City By-Laws. In order to achieve this, the following deficiencies must be remedied:

'BUILDING.

1. Smoke alarms are to be installed in each unit.
2. Ladders forming part of the secondary exit from the 3rd storey are to be replaced with stairs.
3. All doors to suites from the hall on the 3rd storey are to be 1 3/4" solid core doors, complete with approved closers and latches.
4. The interior stairs must be fully enclosed in a shaft having a 3/4 hour fire resistance rating, with 1 3/4" solid core doors, complete with approved self-closing devices and latch sets.

.../2

Clause 1 continued

5. An access to exit is to be provided from the 1st storey dwelling unit to the exit at the rear of the building. The enclosing walls to have a 3/4 hour fire resistance rating.

6. The boiler is to be enclosed in a service room separated from the remainder of the building by a fire separation having a 1 hour fire resistance rating, complete with access door and with proper combustion air to be supplied.

7. A Building Permit is required for the above work.

The plumbing and gas installations and the electrical installations in the building are satisfactory.

Director of Social Planning

With regard to the occupancy of the building, the Director of Social Planning reports as follows:

'The Social Planning Department has no objections to the Strata Title Conversion application for 985 West 15th Avenue.'

Analysis

The Director of Planning reports that the history and the location of this site and the corner property are such that the commercial zoning is inappropriate. Therefore the proposed strata title conversion is acceptable, either within the existing C-2 zoning where an apartment building is a conditional approval use where the site has unusual peculiarities of location which would make it unsuitable for a commercial use, or within a multiple dwelling zone more in keeping with the actual use of the site.

Both Lots 19 and 20 (See Appendix A) have been developed with apartment uses since the late 1920s. There is no record of any attempt to redevelop these properties for commercial purposes. Discussions with the applicant indicate that a market survey on her part to determine the suitability of these two properties for commercial development concluded that commercial development was not practical.

The lots in question have a poor physical relationship with the existing commercial development to the south along Oak Street between 15th and 16th Avenues. Oak Street diverts approximately 20.117 m (66 feet) to the east between the intersection of 16th and Oak and the intersection of 15th and Oak. The apartment uses and the line of building development is more consistant with the residential apartments to the north than the commercial development to the south. As well, the existing commercial development is fairly successful and there is no strong evidence to suggest the need for expansion of that development.

Given the existence of apartments on both Lots 19 and 20 for 50 years, the Director of Planning recommends that the strata conversion of 985 West 15th Avenue be approved and both properties be rezoned from C-2 Commercial District to RM-3 Multiple Dwelling District. The upgrading of 985 West 15th Avenue which will be required before the necessary certificate can be issued will no doubt extend the life of the building. The actual physical form of development and uses are consistent with the development pattern along the east side of Oak Street to the immediate north of the site and the rezoning would reinforce that existing relationship. See the attached Appendix C plan for the present zoning situation in this area.

RECOMMENDATIONS

I. That the Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

The Strata Title application be approved, thereby permitting the conversion of the premises at 985 West 15th Avenue (Lot 19, Block 456, D.L. 526), to strata title ownership, consisting of five strata title lots, subject to the following:

i) That a Certificate of Approval (Form 10) shall not be issued by the Approving Officer until this building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector, at no cost to the City; and

.../3

Clause 1 continued

II. The Director of Planning recommends that:

The Director of Planning be instructed to make application to rezone 985 West 15th Avenue (Lot 19, Block 456, D.L. 526, Plan 2118) and 3050 Oak Street (Lot 20, Block 486, D.L. 526, Plan 2118) from C-2 Commercial District to RM-3 Multiple Dwelling District and the matter be referred to a Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

2. Strata Title Conversion Application - 1605 - 1615 Maple Street

The Director of Planning reports as follows:

"An application has been received from Mr. Garth M. Evans, solicitor for Yorkshire Trust Company, owners of 1605-1615 Maple Street (Lot 10,Block 205, District Lot 526), to convert this existing six unit apartment to strata title ownership.

BACKGROUND

This is the second proposed strata development recently brought to the attention of Council which has involved the notation of a building permit by a City staff member with a reference to an intended strata titling. Council dealt with and approved a similar application for 1902-10 Stephens Street at their meeting of August 28, 1979.

It is hoped that this is the last of such applications involving the controversial notation on the building permit. The Director of Planning has prepared a companion report to this which outlines a solution to the problem, entitled "Notation of Development and Building Permits with Reference to Intended Strata Titling".

SITE DESCRIPTION

The site is zoned RM-3A (Multiple Dwelling District) and an apartment building is an outright use, subject to the regulations of that Zoning District Schedule. City files indicate that a building permit was issued in October 1950 permitting the construction of a six-suite apartment building. On December 29, 1978 Development Permit Application No. 82974 was made, requesting permission to add bay windows to the east face of the existing building to provide seating areas, awnings over the existing entrances, an overheight fence in the required front yard and validation of the front and rear yards. There was no change to the parking situation where none is provided, or the floor space ratio. This Development Permit Application was approved on January 18, 1979, as it was felt that the alterations would improve the external appearance of the building, therefore providing some benefit to the area. Building Permit No. 93096 was issued on March 22, 1979. The reference to strata title units was added to that building permit on June 7, 1979. A copy of the amended permit is attached to the applicant's submission (Appendix C).

The site has a frontage along York Street of 15.240 m (50 feet) and a depth of 36.576 m (120 feet) along Maple Street for a total site area of 557.400 m^2 (6,000 square feet). There is an 5.486 m (18 foot) lane to the south of the site. See Appendix 'A' for the location of the site.

APPLICANT'S SUBMISSION

The applicant has submitted the following information:

1. Letter of application, dated August 9, 1979, attached as Appendix 'B'.

Clause 2 continued

2. Statutory Declaration by two officers of Yorkshire Trust Company setting out the basis for their application, attached as Appendix 'C'. Attached to this letter are Exhibits A,B, and C:

   (a) Exhibit A - Certificate of Indefeasible Title

   (b) Exhibit B - Order for vacant possession obtained from the Rentalsman pursuant to Section 18(1)(g) of the Residential Tenancy Act

   (c) Exhibit C - Building Permit No. 93096 with the notation "Strata Title Units".

Plans of the proposed conversion are attached to the approved Development Permit No. 82974.

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses states that the renovations to the existing building were approved under Building Permit No. 93096 and would raise the building to conform with all relevant City By-Laws. If all work is completed in compliance with the approved Building Permit to the satisfaction of the Department of Permits and Licenses, the development is approvable for strata title conversion.

DIRECTOR OF SOCIAL PLANNING

The Director of Social Planning offered the following comments regarding the application at 1902-10 Stephens Street:

> 'Based on the available information, there is no means of determining at what point prior to May 15, 1979, Traham Developments Ltd. decided to convert their property at 1902-10 Stephens Street to Strata Title. However, this case, in which tenants were evicted to make way for major renovations under the provisions of the Residential Tenancy Act, and which is now before the City as a Strata Title Conversion application, represents a contravention of the letter and intent of those sections of the City's Strata Title Conversion Regulations designed to give tenants a voice in the conversion application process.
>
> As approving authority, under Section 5 of the Strata Title Act, Council may, in approving or refusing a Strata Title Conversion Application, consider any matters in addition to those specified under Section 5, that, in its opinion, are relevant. Council may not wish to approve a conversion where the requirements for tenant approval under the City's Strata Title Conversion Regulations have been avoided.
>
> The Director of Social Planning notes that approval of this application may encourage other owners interested in conversion to attempt a similar procedure and for this reason, the Director of Social Planning recommends that the application not be approved.'

The circumstances surrounding the application at 1605-15 Maple Street are no different and therefore the Director of Social Planning recommends that this application not be approved also.

CONCLUSION

The Director of Planning believes that the applicant has provided sufficient proof that the original intent of the proposed renovations were in order to maintain the development as rental accommodation. Certainly the Rentalsman, during the course of considering the dispute to the Notices of Termination,

Clause 2 continued

would have set aside such Notices if there was any intent at that time to strata title. Where Notice of Termination is given for the purposes of strata titling, municipal approval is necessary or the Notice is invalid. Given that the notice was considered necessary for renovation and the confusion which resulted from the notation on the building permit, the Director of Planning recommends that the strata conversion of 1605-1615 Maple Street be approved.

Regarding the comments of the Director of Social Planning, an important issue has been raised and it is hoped that the solution offered in the companion report "Development and Building Permits and Strata Title Notation" will ensure that providing Notice of Termination for renovations will not become an effective process of circumventing the City's Strata Title Conversion Regulations, specifically the need for tenant support.

RECOMMENDATION: The Director of Planning, with the concurrence of the Director of Permits and Licenses, and the Director of Legal Services, recommends:

That this application be approved, thereby permitting the conversion of the premises at 1605-1615 Maple Street (Lot 10, Block 205, District Lot 526) to strata title ownership consisting of six (6) strata lots, subject to the following conditions:

That a certificate of approval (Form 10) shall not be issued by the Approving Officer until:

(i) the building substantially complies with the applicable City By-Laws to the satisfaction of the City Building Inspector at no cost to the City, or

(ii) the applicant posts a bond for the total cost of completing (i) above.

The Director of Social Planning recommends that the application NOT BE APPROVED on the basis that approval would contravene the letter and intent of those sections of the City's Strata Title Conversion Regulations designed to give tenants a voice in the conversion process."

The City Manager notes that the changes outlined in the companion report will prevent repetition of this problem and he RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

3. I. Notation of Development and Building Permits with reference to Intended Strata Titling
II. Notice of Termination for Purposes of Renovation

The Director of Planning reports as follows:

"City staff have recently had to process two strata title conversion applications where applicants had proceeded with major renovations to existing buildings on the basis that they had received municipal approval for strata titling through a notation written on a building permit, only to learn subsequently that Council approval was required.

BACKGROUND TO THE PROBLEM

Strata titling requires certification by the Provincial Superintendent of Insurance. Because of the wording of Section 5 of the Strata Titles Act, the Superintendent in 1977 requested the City to show on a building permit whether or not the applicant intends to strata title the building.

Hence, since April 1977, the wording "Strata Title or Condominium Units" was inserted on the building permit, if the applicant so requests.

Clause 3 continued

This created no problems with permits for new buildings. Council does not get involved with these. Staff merely check that they conform with Zoning, Building and other City By-laws.

The problem arises where the notation is placed on a building permit for an existing and previously occupied building. Council has instituted certain conditions and guidelines for such strata conversion, and each application requires specific Council approval. Yet the owner or applicant believes that approval has been received from the City to strata title the development. This is exactly the situation dealt with in the case of 1902-10 Stephens Street and now being brought forward with the application for 1605-1615 Maple Street.

SOLUTION

The Strata Titles Act was amended in August, 1977, eliminating in Section 5 the reference to building permits. Further, there is no requirement for Council approval for the strata titling of a building which has not been previously occupied. Hence, the Director of Planning and the Director of Permits & Licenses have advised their staff that notations regarding intended strata titling will no longer be made. This action will be drawn to the attention of the Superintendent of Insurance. Staff of the Planning and Permits & Licenses Departments will initiate procedures to ensure that applicants for Development Permit or Building Permit applications involving substantial renovations to existing buildings are aware that if they wish to strata title such development, they will be required to obtain Council approval.

NOTICE OF TERMINATION FOR PURPOSE OF RENOVATION

While the Director of Planning has supported the two specific applications, a second and perhaps more important issue has been raised by the Director of Social Planning. An owner or developer could easily suppress his intent to strata title until after proper Notice of Termination has been given on the pretense that the building is simply going to be renovated, all in accordance with the Residential Tenancy Act. The owner then approaches the City for approval of strata title with a vacant building. The owner is taking somewhat of a risk in that it is not certain that Council will approve the conversion. However, it would seem appropriate to discuss this matter with the Rentalsman and discuss the possibility of a landlord who gives Notice of Termination on the basis that the building will undergo renovations having to enter into an agreement not to strata title the development for a fixed period of time, say, two or three years. The alternative would be for Council to refuse all such applications. It would be in the interest of the City and any owner contemplating such action, to have it made clear from the start that there is no effective procedure by which to circumvent the City's Strata Title Regulations.

CONCLUSION

The Director of Planning, the Director of Permits and Licenses and the Director of Social Planning will undertake the following actions in order to ensure that these problems are resolved:

A. No further notation of building permits with reference to "Strata Title or Condominiums" will be made and that the Superintendent of Insurance will be advised that the City will no longer endorse building permits in this manner.

B. The Director of Planning and the Director of Permits & Licenses will initiate procedures to ensure that applicants for Development and Building Permits are aware that they will require Council approval for the conversion of existing buildings from rental to strata title ownership; and

.../7

Clause 3 continued

C. The Director of Planning and the Director of Social Planning will further discuss with the Rentalsman the possibility of a landlord circumventing the need to involve tenants in the City's approval process for strata title conversion, through renovation, and seek a resolution to this problem.

The Director of Planning submits the foregoing report for the information of Council."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of Council.

RECOMMENDATION

4. Amendments to the Subdivision By-law No. 5208

The Director of Planning and Director of Legal Services report as follows:

"The Director of Legal Services has recommended that amendments be made to the Definitions Section of the Subdivision By-law to clear up uncertainty that exists and potential inconsistencies with Provincial Legislation.

The Land Registry Act's definition of subdivision is currently used by the City. This definition will change shortly when the Land Titles Act is proclaimed and replaces the Land Registry Act. The new definition of subdivision will not include consolidation. From the City's point of view it is desirable to continue to include consolidation in the definition of subdivision for the purpose of implementing the Subdivision By-law.

'Parcel' is currently defined in both the Vancouver Charter and the Land Registry Act. These definitions differ, and it is the opinion of the Director of Legal services that the Charter definition is more consistent with City policy.

Recommendation

The Director of Planning and Director of Legal Services recommend:

A. That Subdivision By-law No. 5208 be amended to include the definition of 'Subdivision' as follows:

> Whenever in this By-law words are used importing the subdividing or subdivision of land, those words shall be deemed to refer to the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise; except that the words "subdivision plan" shall so be deemed to include a plan consolidating two or more parcels into a single parcel.

B. That Subdivision By-law No. 5208 also be amended to include the definition of 'parcel' as follows:

> 'Parcel' means any lot, block, or other area in which real property is held or into which real property is subdivided, but does not include a street, or any portion thereof;"

The City Manager RECOMMENDS that the recommendation of the Director of Planning and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 83, 84, 85

FINANCE MATTERS

RECOMMENDATION

1. Queen Elizabeth Theatre Restaurant

The City Manager reports as follows:

The attached report was before Council on August 28, 1979. Council took no action on options A, B or C in that report, and instead, deferred a decision on the proposed extension pending discussions between Mr. Wisniewski, the Mayor and the City Manager.

A meeting took place on September 12 and was also attended by Mr. Skrimshire (Civic Buildings) and Norman Young (Chairman of Civic Theatres' Board).

The possibility of scaling down substantially the proposed $195,000 extension was explored, but it was concluded that this would not save very much money and produce a much less viable restaurant space.

Thereupon, discussion centered on whether Mr. Wisniewski could agree to a higher rental. Eventually, he agreed that if necessary he would accept an amendment to his lease effective June 1, 1980, increasing his rental by $1,600/month (instead of by $1,200 as previously agreed to) and also to make this rental a minimum guarantee, with the City getting more money if his business prospers.

The amended term in the lease would then read:

(b) The rent during the three year renewal term commencing on June 1, 1980 shall be

either (i) monthly rent of $4,700 during 1980
monthly rent of $5,200 during 1981
monthly rent of $5,700 during 1982
monthly rent of $6,200 during 1983

or (ii) ten per cent (10%) of the Lessee's gross income derived from the operation of the demised premises and the licensed areas - gross income shall not include income derived from sale of alcoholic beverages;

whichever is the greater in any month.

On the above basis, the Mayor and City Manager agreed to RECOMMEND proceeding with the extension.

FOR COUNCIL ACTION SEE PAGE(S) 84

DISTRIBUTED TUESDAY

MANAGER'S REPORT A-7 (i)

September 17th, 1979

TO: Vancouver City Council

SUBJECT: Queen Elizabeth Theatre Restaurant
- Letter from Mr. Niki Wisniewski

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

In a telephone conversation on Friday, September 14th, 1979, and in the attached letter received on Monday, September 17th, Mr. Wisniewski makes a further request of Council.

The agreement outlined in Report A-7 has Mr. Wisniewski paying additional base rental commencing on June 1st, 1980. Mr. Wisniewski's new request is that his additional payments should not commence until 6 months following the completion date for the extension.

The Director of Civic Buildings estimates that if Council approval is obtained on September 18th to proceed with the extension, this will be completed for occupancy in May, 1980.

If for any reason the completion date is delayed beyond June 1st, 1980, then it is reasonable to defer the effective date of the increased rental until the restaurant extension is complete.

However, I do not consider it reasonable to grant Mr. Wisniewski a grace period of 6 months before increased payments commence. The City is already being asked to put up $195,000 in return for revenues which will probably amortize only $150,000. The new request is to forego the first $9,600 of these revenues.

In response to the latest request from Mr. Wisniewski, the City Manager RECOMMENDS:

(A) That if the restaurant expansion is not completed for occupancy by June 1st, 1980, the City Manager be authorized to extend the effective date of the lease amendment to coincide with the date of occupancy.

(B) That Mr. Wisniewski's request for a 6 month grace period not be granted.

PERSONNEL MATTERS

RECOMMENDATION

1. Leave of Absence Without Pay - Mr. Lionel Pare, Firefighter, Vancouver Firefighters' Union, Local 18

The Director of Personnel Services reports as follows:

"A request has been received from the Secretary of the Vancouver Firefighters' Union, Local 18, that Mr. Lionel Pare, Firefighter, be granted a leave of absence without pay commencing October 1, 1979, for the purpose of conducting Union business as President on a full time basis. It has been the City's general policy in the past to approve similar requests by this and other Unions. The Fire Chief is in agreement that the request be approved.

I, therefore, recommend that Mr. Lionel Pare, Firefighter, be granted leave of absence without pay, commencing October 1, 1979, until further notice."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

PROPERTY MATTERS

RECOMMENDATIONS

1. Rent Review - Taylor Manor
951 Boundary Road

The Supervisor of Properties reports as follows:

"City Council, on February 8, 1977, approved a five year lease of Taylor Manor to the Vancouver Resources Board from January 1, 1977, at an annual rental of $27,840.00 with provision for a rental review after every 2½ years.

Upon the disbanding of the Vancouver Resources Board, City Council, on August 29, 1978, approved continuing the same rental arrangements with the provincial Ministry of Health.

These rental arrangements included an option to renew for a further five years from January 1, 1982, with rental review after 2½ years. As a basis of rental review, increases to be no greater than general increases in the Vancouver area. In addition, the Ministry of Health agreed to pay all staff and operating costs including some capital expenditures for necessary improvements to the building, plus required replacements of furniture and equipment.

As a result of these arrangments, although the City collects no property taxes from Taylor Manor, the City does not incur any costs regarding the operation of this facility.

Following negotiations with the Ministry of Health, they have agreed to a yearly rental of $32,000.00 per annum for the period July 1, 1979 to December 31, 1981. This new rental is considered to represent general increases in the Vancouver area since January 1977.

Recommended that a lease be drawn on the foregoing basis to the satisfaction of the Director of Legal Services and Supervisor of Properties. Such lease to include an option to renew for five years from January 1, 1982 with rental review after 2½ years."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

2. Rent Review -
1100 Block Quebec Street

The Supervisor of Properties reports as follows:

"City Council on October 19, 1971, authorized the City Engineer, Director of Legal Services and the Supervisor of Properties to enter into various agreements with Deeks-McBride (LaFarge Concrete Ltd.) in connection with the protracted negotiations to obtain the land necessary for construction of the Columbia-Quebec Connector.

The lease agreement authorized a lease to LaFarge Concrete Ltd. of approximately 1.089 hectares (2.69 acres) of land filled water area located at the easterly end of False Creek. The term is for twenty years, from October 1, 1973, with a right of renewal for a further term of twenty years, with the rental to be reviewed every five years and the first review date was October 1, 1978.

..../2

Clause No. 2 cont'd:

After extended negotiations, they have now agreed to a rental increase from $19,920 per year plus taxes to $50,400 per year plus taxes. (Taxes were approximately $24,000 in 1979.)

In view of the foregoing, the Supervisor of Properties recommends that the aforementioned portion of Lot 6, D.L. 2037 be rented to LaFarge Concrete Ltd. at a rental of $50,400 per year plus taxes for the period of October 1, 1978 to September 30, 1983. The remaining terms and conditions of the lease to still apply."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Establishing Lot 5608 for road purposes - Anderson Street

The Supervisor of Properties reports as follows:

"District Lot 5608, Plan 6109 situated at the south end of Granville bridge and known as Anderson Street provides access to Granville Island. The Provincial Government has recently conveyed this property to the City of Vancouver by way of Crown Grant No. 9233/1163 for Highway & Public Utility servicing purposes only. The City Engineer has requested that this property be formally established for road purposes.

It is therefore recommended that District Lot 5608, Plan 6109 be established for road purposes and the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Sale of City-owned Property
S/S Cordova St. East of Campbell Avenue
Zoned M-2

The Supervisor of Properties reports as follows:

"The following offer to purchase City-owned property has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lots 11, 12, 13, and 14, Block 62, D.L. 181, Plan 196
S/S Cordova Street East of Campbell Avenue - Zoned M-2

Purchaser	Approx. Size	Sale Price	Terms
Pilkington Metal Marine Ltd.	7.62m x 37.2m (25' x 122') each lot	$155,500 net	City terms @ 13%

Subject to consolidation of the lots into one site."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Sale of City-owned Property
W/S of 4600 Nanaimo Street
Zoned RS-1

The Supervisor of Properties reports as follows:

"The following offer to purchase City-owned property has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot B, Block N, D.L. 393, Plan 17729
W/S of 4600 Block, Nanaimo Street - Zoned RS-1

Purchaser	Approx. Size	Sale Price	Terms
Yuen-Wai Fung	33.39'/32.9' x 110.98'/116.88'	$37,110	City terms @ 13%

Subject to Bulkhead Agreement in favour of the City as the lot is below street level."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 85

MANAGER'S REPORT

September 12, 1979

TO: Vancouver City Council

SUBJECT: Summary Report - Cassiar and Hastings Intersection

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

Background

On August 17, 1979, members of Council and representatives of the Vancouver Heights Citizens Committee met with the Minister of Highways and his officials to discuss improvement of Cassiar Street as a connection between the 2nd Narrows Bridge and the Freeway.

The Minister indicated that he recognized some responsibility for solving the problem, and that his engineers are studying long-term solutions, concentrating on the development of a grade-separated connection west of the existing Cassiar Street.

At the same time, the Vancouver Heights Citizens Committee proposed some short term solutions (Appendix I of City Engineer's report).

The purpose of this report is to review the status of the current Provincial proposals for a long-term solution to the traffic problems in the Cassiar corridor and to review possible options to provide short-term solutions.

Findings

Cassiar Street, between the end of the freeway and the Second Narrows Bridge, is the busiest street in Vancouver and has been a continuing traffic problem for a number of years. Existing traffic volumes of 60 000 vehicles per day cannot be accommodated, particularly through the Cassiar/Hastings intersection, resulting in excessive traffic using local streets for bypass routes.

City Council has asked the Province several times to develop a permanent solution to this missing link of the Trans-Canada Highway. The Province has recently announced that it is proceeding with engineering design studies, with anticipated commencement of construction at an early date. Completion of this link will enable complete exclusion of through traffic from local streets.

A number of short-term options have been investigated, with the objective of improving corridor capacity so as to provide immediate relief to local streets. The two alternatives proposed by the neighbourhood committee do not, in isolation, improve conditions at Cassiar and Hastings. However, combined with other improvements, it may be possible to remove most of the traffic from purely local streets. These other improvements are either widening of Cassiar for a short distance, or construction of a jughandle at Hastings.

Before implementation of one of these short-term options could proceed, several other concerns would have to be resolved:

(a) lease cancellations would have to be negotiated on the required land;

(b) a source of funds would have to be found, amounting to $125-220 000 for construction only (most or all of the property required is currently City-owned);

(c) the interim measure would have to be made compatible with construction arrangements on Cassiar (presently not known in detail);

(d) a detailed traffic management plan for local streets would have to be prepared;

(e) Burnaby would have to implement measures to expedite Hastings Street traffic.

It is not possible by means of any such interim measure to remove traffic from Cambridge overpass (a long-established through street and bus route), or Skeena Street north of Cambridge (a Provincial access road).

The problems surrounding Cassiar Street are very serious and should be rectified. They have existed, however, for fifteen years, and a permanent solution appears to be at hand, based on recent Provincial statements. In view of the obstacles facing implementation of further interim solutions, it is more appropriate to await completion of the Highway link before closing off local streets.

RECOMMENDATION

Based on the foregoing, it is recommended:

A. THAT the Minister of Highways be thanked for his assistance to date, and be requested to begin discussions on detailed design immediately with a view to completing the Cassiar connection as soon as possible;

B. THAT Cambridge overpass and Skeena Street north of Cambridge not be closed;

C. THAT physical barriers not be placed across local street ends at Cassiar.

If Council wishes to explore the implementation of short-term measures to eliminate through traffic with prohibitive signing, recognizing the potential short-term nature of the investment, it is further recommended:

D. THAT prohibitive signing eliminating through traffic on the local streets (Oxford to Franklin) be installed as soon as capacity improvements can be constructed at Hastings, preferably the lane widening of Cassiar;

E. THAT the City Engineer be instructed to discuss with Highways officials how the above temporary changes can be made compatible with the construction arrangements for a permanent improvement;

F. THAT the Supervisor of Properties be authorized to negotiate the termination of leases, and acquisition of property where necessary;

G. THAT the City Engineer and Supervisor of Properties report back within 2 months on (E) and (F) and the Director of Finance report at the same time on potential source of funds for the required work (approximately $125 000 plus property costs)."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 86

MANAGER'S REPORT

September 14th, 1979

TO: Vancouver City Council

SUBJECT: Grant Request - The Gastown Galleria Market

CLASSIFICATION: Consideration/Recommendation

The Director of Finance reports as follows:

"On August 31, 1979, the Gastown Historic Area Co-ordinating Committee submitted a proposal to develop a permanent market in the Gastown area and requested a City grant of $100,000 towards the capital cost of the market structure (copies of the proposal and grant request have been distributed to Members of Council). In addition the Society asked for Council's support of the Society's application for provincial funding.

The proposal of the Gastown Historic Committee (GHS) has evolved from the recently closed Gastown Fishermen's Market. The GHS believes that there is an adequate level of demand to support a properly managed, located, and designed facility taking into account the knowledge and experience gained from the operation of that experimental market. They would like to build and operate such a facility.

Generally, the GHS proposes to acquire (by lease with option to purchase) a vacant site in the eastern half of the Gastown Historic Area. They would then cover the market area with a glass roof to provide approximately 10,000 sq. ft. of environmentally protected space which could house 24 serviced and 12 unserviced market modules. A feature of the concept is that it could provide a flexibly sized marketing area consistent with the seasonality of a foodstuffs market operation.

The Gastown Historic Society believes that, with their proposed sources of capital funding, the market would be economically viable. They are proposing that, of the total of $600,000 capital funding required, $100,000 take the form of a privately financed loan, $100,000 a City of Vancouver Grant and $400,000 a Province of B.C. Grant. The Society believes that there will be an adequate level of demand to maintain an average 90% occupancy level in the serviced modules. With the gross rents for these stalls at approximately the same level as they were in the former market ($23-25/module/day), the market could operate with an annual profit of approximately $24,000. Occupancy of the serviced modules could drop to 80 per cent without putting the market into a loss position. Table 1 briefly summarizes the operating estimates for the market under 100 per cent, 90 per cent and 80 per cent occupancy rates.

TABLE 1

ANNUAL OPERATING ESTIMATES

REVENUES			
24 serviced modules @ $23.31/day (gross)	(100%)	(90%)	(80%)
100% occupancy	$201,400		
90% "		$181,300	
80% "			$161,100
12 unserviced modules @ $25.00/day (gross)			
10% occupancy	10,800	10,800	10,800
Total Revenue	$212,200	$192,100	$171,900
EXPENSES			
Land Lease	24,000	24,000	24,000
Repay Bank Loan to GHS (14%/5 Yrs./$100,000)	29,100	29,100	29,100
Property Taxes	20,000	20,000	20,000
Business Taxes	9,000	9,000	9,000
Common Area Maintenance	22,000	22,000	22,000
Management	28,000	28,000	28,000
Promotion	36,000	36,000	36,000
Total Expenses	$168,100	$168,100	$168,100
ANNUAL OPERATING SURPLUS	$ 44,100	$ 24,000	$ 3,800

This Table demonstrates that the market, given the levels of demand estimated by the GHS, could be a viable and profitable commercial enterprise that could perhaps be funded by the private sector. However, due to the risks associated with such a project, it is unlikely that private financing could be obtained.

Therefore if Council is of the opinion that a market as proposed is of some benefit to the City as well as the Society it could also consider giving the Society a grant.

In light of the potential for this operation to generate a profit, consideration could be given to stipulating that the City grant be repaid in the event that profits ensue. It is the opinion of the Director of Finance and the Director of Legal Services that due to the risk involved in this project that the contribution by the City must be considered technically as a grant even though there is a payback provision.

In consideration of the loan vs. grant alternatives, it is our understanding should the City choose to loan funds to this project, that this could jeopardize the possibility of obtaining the proposed $100,000 of private sector funding. The GHS has advised us that the lending institutions would wish an adequate surplus on operating revenues and a minimally encumbered equity before they would lend any funds. A City loan to the project might affect both of these areas and may deter the banks from participating. For this reason, it is suggested that if the City is considering loaning money to this project, the City's loan be reapid only after repaying the $100,000 that was going to be borrowed privately. Representatives of the GHS will be available in Council to answer questions.

In light of the above, there appear to be three options open to Council:

1. No Financial Contribution - Council may choose to make no contribution towards the capital costs of the market facility.

   In all probability it is unlikely the GHS would receive any Provincial funds without some civic participation. It is not expected that the facility would be developed by solely private financing sources.

2. City Grant of $100,000 - Council may choose to make a $100,000 capital grant towards the construction cost of the Galleria Market.

   It is expected that such an indication of Council's support of the market would substantially assist the GHS in its approaches to the Province.

3. City Grant (on a loan basis) of $100,000 - Council may choose to loan the GHS the $100,000 but agree that repayments commence only once the private loan has been repaid. Our review of the economics of the project indicate that if the demand is adequate to maintain 85-90 per cent occupancy, revenues would be sufficient to repay all loans within ten years. This option would provide the City with the opportunity to recover its contribution in the event that this venture proved to be viable.

   This option might reduce the Province's willingness to make a grant to the project.

The GHS justifies its grant request on the basis of the benefits that will result from the operation of a market in this area. These benefits mainly result from the economic activity that the market could stimulate. In addition, however, the GHS states that a general benefit will result from the Society's use of any market profits to improve the Gastown area.

Due to the operational requirement to have this facility completed and open by June 1, 1980, the Society must proceed with design work concurrently with its efforts to secure funding. If they are to engage an architect to undertake design works while they await a decision from the Province, they require $6,000 of the City's contribution immediately.

The Director of Finance advises that should Council decide to contribute funds to this project, that funds will be provided from the 1979 Supplementary Capital Budget which would be increased by transfering the funds approved from the Surplus on Revenue Account.

CONSIDERATION AND RECOMMENDATION

(A) The Director of Finance submits for Consideration the request that Council support the Society's application for Provincial funding.

(B) The Director of Finance submits for Council's Consideration the choice between the following options:

(1) No City contribution

(2) A $100,000 grant to be subject to the GHS obtaining the other required capital costs;

(3) A $100,000 grant on a loan basis, - subject to the following conditions:

(a) the GHS obtaining the other required capital costs, including if necessary, private loans

(b) such private loans not to exceed in total $100,000 and all repayable within not more than 5 years

(c) the City's loan accumulating interest at 12% per annum compounded

(d) the City's loan being repayable once any private loans have been repaid, at rates to be determined by the City at that time.

If Council chooses Option (2) or (3), it is recommended that:

(C) Funds in the amount of $6,000 be provided immediately to continue the design work;

(D) Funds to be provided from the 1979 Supplementary Capital Budget by increasing that fund from the estimated Surplus on Revenue Account."

The City Manager submits Recommendations (A) and (B) for CONSIDERATION and, if City funding is approved, RECOMMENDS approval of Recommendations (C) and (D).

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MANAGER'S REPORT

D 119

September 14th, 1979

TO: Vancouver City Council

SUBJECT: BowMac Park

CLASSIFICATION: RECOMMENDATION

BACKGROUND

On December 12th, 1978, Council allocated $90,000 for demolition of existing structures and initial park improvement. About $40,000 of this was available for the park construction and a start on this was made by December 31st, 1978.

On February 5th, 1979, the Park Board asked Council to let them develop the site, with the advice of City departments and adjacent property owners, and requested an additional $180,000 for the development, to allow opening to the public in 1979.

On February 20th, 1979, Council approved the Park Board's involvement with consultations, but referred the additional funding to the Finance & Administration Committee.

On April 20th, 1979, the Parks Board presented a detailed plan to the adjacent Property Owners which received a "generally favourable reaction" and, to City officials. The Board reiterated the request for the additional $180,000. Due to a subsequent correction on the sidewalk costs, that figure should have been $190,000, - for a total cost (including the previously committed $40,000) of $230,000.

On May 15th, 1979, Council approved the concept plan and allocated the additional $190,000 from the Downtown Improvement Reserve.

On July 9th, 1979, the design was considered by the Development Permit Board. The Board heard objections from the Urban Design Panel and others and did not approve the concept as submitted.

The Vancouver City Planning Commission also wrote to Council recommending new guidelines and a new public design process.

On July 24th, 1979, Council decided to abandon the more elaborate concept and advised the Park Board that it favours the installation of a temporary park (grass and trees) on the Bowmac site and further that $75,000 be allocated for this purpose to be taken from the monies previously allocated by Council for this park.

On August 27th, 1979, the Park Board did not approve the $75,000 design, but instructed staff to meet with adjacent landowners to review both designs and discuss criticisms of the Urban Design Panel.

This meeting took place on September 5th, 1979 with the participants listed in Appendix "A".

The property owners were unanimous in:

(1) Rejecting the $75,000 design

(2) Reiterating their support for a design similar to the previous $230,000 scheme.

(3) Advising that the design disagreements could be resolved within a matter of weeks.

(4) Urging Council to get on with the job of eliminating what is now a very expensive eyesore, and for which they are now paying a sizable assessment.

../2

On September 10th, 1979, the Parks Board was informed of the foregoing, and requested their Chairman and their Superintendent to meet with the Mayor and City Manager, to seek a speedy resolution. This meeting took place on September 11th, 1979.

RECOMMENDATION

In view of the above facts and the strong and united views of the adjacent property owners, the Mayor and City Manager agreed to RECOMMEND that Council:

(A) Rescind its motion of July 24th, 1979 favouring a temporary $75,000 park;

(B) Request the Planning Department and Parks Board officials to work together to seek a speedy agreement on a design which will also satisfy the adjacent Property Owners, Parks Board and the Development Permit Board.

(C) Direct officials to ensure that the design can be constructed within funds previously authorized, (totalling $230,000), and that the Park can be opened to the public in time for use during the summer of 1980.

FOR COUNCIL ACTION SEE PAGE(S) 87

E

MANAGER'S REPORT

DATE September 17, 1979

TO: Vancouver City Council

SUBJECT: Traham Developments Ltd. - Strata Title Conversion
1902 Stephens Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning, City Building Inspector and the Director of Legal Services report as follows:

"On August 28, 1979 Council approved an application for the conversion of the above-mentioned premises to strata lots.

The building is undergoing major renovations before the strata lots will be marketed. One of the conditions laid down by Council required the posting of a performance bond to ensure ultimate compliance with City by-laws, and the Form 10 approval was not to be issued until that was done. The mortgage company, which is financing the project, will not advance any more draws until stratification is complete. The developer is a new company and it is unlikely that it can obtain a bond. We, therefore, have a chicken and egg situation. No performance bond - no approval form - no approval form - no money on the mortgage to complete the job.

The developer has suggested that he is prepared to enter into a registerable restrictive covenant under Section 24A of the Land Registry Act. The substance of the covenant would be to prohibit occupancy until the building renovations are completed to the satisfaction of the City Building Inspector.

The above suggestion would appear to be the only practical way to break the deadlock, and your officials are prepared to recommend it as a solution instead of the requirement to post a bond. It will prevent any occupation until completion. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning, City Building Inspector and the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 87

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 25, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard
Harcourt, Kennedy, Little,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley, of the Salvation Army.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, under the direction of Ms. Kathy Lily.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the minutes of the Regular Council Meeting of September 18, 1979 (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT the minutes of the Special Council Meeting (Public Hearing) of September 13, 1979 be adopted after amending Alderman Little's motion at the foot of page 4 to read as follows:

"THAT the Director of Planning be instructed to prepare alternate proposals on a mixed industrial/park development for the City-owned lands to the east and north of the subject property."

(underlining denotes amendment)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Proposed Stadium Complex

The Council considered the matter of the proposed stadium and received a delegation from the "Downtown Stadium for Vancouver Association". At the same time consideration was given to a memorandum from the Mayor dated September 24, 1979 regarding alternative proposals for the stadium project at the P.N.E.; a Motion by Alderman Harcourt which had been introduced at the last meeting of Council on the withdrawal of support for the Multiplex and the establishment of a special Task Force to examine various locations; and a letter from C.O.P.E. proposing the formation of a study group.

The delegation, comprising Mr. Frank Rigney, Mr. Rand Iredale, Dr. Babicki, Mr. Zlotnik and other members of the Association, spoke in support of a Downtown stadium. A series of slides were shown with commentary, and the delegation discussed such matters as structural viability, traffic patterns, including transportation impact, funding formula and economic benefits to Downtown. Comparisons were also made with other Downtown stadiums in North America.

In concluding its presentation, the delegation indicated it was prepared to commit itself to raise and contribute $25,000 from the Downtown business community towards the cost of a regional study as to an appropriate location for a new stadium. Mr. Rigney emphasized that his Association is making the offer without condition and that their position on a Downtown stadium would not be allowed to influence whatever study group was appointed.

Following a question period and considerable discussion, Alderman Harcourt presented his Motion as follows:

MOVED by Ald. Harcourt,
THAT

1. Council withdraw support for the Multiplex concept at the P.N.E.

2. Furthermore Council support the establishment of a Provincially appointed Stadium - Exhibit Facility Task Force to report back within ninety (90) days of formation on the viability, costs and benefits, cost sharing and construction timetable for a facility either at Hastings Park, False Creek or any other proposed location in the G.V.R.D.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Kennedy,
THAT the following recommendations as outlined in the Mayor's memorandum dated September 24, 1979 be adopted:

"1. THAT Council request the P.N.E. to join with the City in bringing forward alternative proposals for a stadium project at the P.N.E.

2. THAT the following options be considered:

(a) a stadium which will accommodate all major sport competitions, including baseball and track and field;

cont'd...

DELEGATIONS (Cont'd)

Stadium (cont'd)

(b) a stadium which will not provide for baseball;

(c) a stadium which will not provide for baseball or track and field.

The reason for the three options is that the cost and configuration of the stadium will vary quite widely with these options.

Each option should include a transit terminal.

3. THAT the analysis of these options cover design, economic, and cost factors.

4. THAT consideration also be given to alternative locations within the P.N.E. grounds that may avoid the demolition of buildings.

5. THAT the Council approve an amount of up to $10,000 as a contribution to the cost of the design and analysis."

- CARRIED

(Ald. Boyce, Ford, Harcourt, Marzari and Rankin opposed)

* * * * *

Council recessed at 4:40 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 5:00 p.m. with the same members present.

* * * * *

CITY MANAGER'S REPORTS

C. MANAGER'S REPORT
(September 21, 1979)

Vancouver Art Gallery -
Summary Report

Council considered a report of the City Manager dated September 21, 1979, dealing with the relocation and financing of the Vancouver Art Gallery.

The Mayor invited comments from the Vancouver Art Gallery Association whereupon Mr. Sheldon Cherry and Mr. Calvert Knudsen addressed Council and explained that some $4.4 million in voluntary contributions towards the costs of relocating the Art Gallery had been raised from the private sector.

Mr. Knudsen gave details of the funding requested from the Federal and Provincial Governments. The Federal Government's commitment is encouraging and the Provincial Government's request for funding is not quite so, although the Association still has confidence that support will be forthcoming.

cont'd...

CITY MANAGER'S REPORTS (Cont'd)

Vancouver Art Gallery
- Summary Report (cont'd)

On behalf of Council, Mayor Volrich extended congratulations to the citizens' group for their successful campaign.

Following further discussion, it was

MOVED by Ald. Rankin,
THAT Council approve choice A as contained in the City Manager's report.

- CARRIED UNANIMOUSLY

(Ald. Kennedy left the meeting at this point)

COMMUNICATIONS OR PETITIONS

8. Strata Title Conversion Application
1605 - 1615 Maple Street

Council considered a letter from Mr. G.M. Evans, solicitor for the applicant, with respect to the Council action taken on the September 18, 1979 meeting regarding a strata title conversion application at 1605 - 1615 Maple Street.

Mr. Evans questioned the Council's decision to deny the strata title conversion application and asked that it reconsider its decision.

Following discussion on the administration of the application, it was

MOVED by Ald. Rankin,
THAT Council defer the whole matter for one week and the architect for the applicant involved and Mr. Bobiak of the Permits & Licenses Department be present to respond to Council.

- CARRIED

(Ald. Little and Puil opposed)

DELEGATIONS (Cont'd)

2. Downtown Eastside N.I.P.
- Health Clinic

Council considered a report of the City Manager dated September 11, 1979, dealing with the Downtown Eastside Health Clinic. Council had previously agreed to hear Mrs. May Gutteridge of St. James Social Services Society when this report was before Council.

Mrs. Gutteridge referred to a circulated brief and emphasized the need for civic assistance to fulfill the role undertaken by the Society.

cont'd...

DELEGATIONS (Cont'd)

Downtown Eastside N.I.P.
- Health Clinic (cont'd)

Council expressed appreciation for the work being carried out by Mrs. Gutteridge.

Following discussion, it was

MOVED by Ald. Rankin,

A. THAT Council approve the development of a health clinic/ residential project at 412 to 420 E. Cordova Street by the Greater Vancouver Housing Corporation, subject to the issuance of a development permit.

B. THAT Council offer to lease 412, 414, 416 and 420 E. Cordova Street to the Greater Vancouver Housing Corporation for the term of 60 years, the lease to reflect the other terms set out in Appendix 4 of this report and the rent to be $174,400 prepaid (such rent to be returned to N.I.P. account #840-3604) provided, however, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; but, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services.

C. THAT Council approve the appropriation of $330,000 N.I.P. funds (from accounts #840-3604 and #896-9204) toward the capital cost of the clinic. The funds to be paid out to the Greater Vancouver Housing Corporation, $174,400 on the signing of the lease, and the balance or substantial completion of the project, costs to be shared as follows:

Federal	(50%)	=	$165,000.00
Provincial	(25%)	=	82,500.00
City	(25%)	=	82,500.00
			$330,000.00

D. THAT Council endorse the Goals of the clinic to be used as a guide for the allocation of services and resources, and the development of programs for the Downtown-Eastside health clinic.

E. THAT Council instruct the Medical Health Officer to report back on the delivery of dental services to Strathcona.

F. THAT Council endorse the continuing role of the Strathcona/D.T.E.S. Health Facilities Advisory Committee, to advise on health care services and facilities planning in the Downtown-Eastside and Strathcona.

G. THAT the operating costs of the clinic be fully assumed by the Ministry of Health in accordance with its commitment.

AND FURTHER THAT the St. James Social Services Society's request be referred to the Finance Committee for consideration when it reviews the Supplementary Capital Budget for 1980.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. Capital Grant Request - Boy Scouts of Canada

Council on July 24, 1979, deferred the relevant clause from the Community Services Committee report dated July 12, 1979, to the first Council meeting when all members were present.

Following discussion, it was

MOVED by Ald. Bellamy,
THAT Council approve a capital grant of $15,000 from the 1979 Supplementary Capital Budget to the Boy Scouts of Canada, Vancouver-Coast Region, for capital improvements to Camp Byng.

- CARRIED BY THE REQUIRED MAJORITY

(Ald. Puil opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

1. The Red Door Rental Aid Society

Council noted a letter dated September 14, 1979 from the Red Door Rental Aid Society commenting on the credibility of the Society.

MOVED by Ald. Gerard,
THAT the letter from The Red Door Rental Aid Society, dated September 14, 1979, be received for information.

- CARRIED UNANIMOUSLY

2. Vancouver's Assistance re Major Waterfront Fire

Council noted a letter dated September 13, 1979, from the Corporation of the City of New Westminster expressing thanks on behalf of that City to the City of Vancouver for assistance rendered during a recent major fire.

MOVED by Ald. Harcourt,
THAT the letter from the Corporation of the City of New Westminster dated September 13, 1979 be received.

- CARRIED UNANIMOUSLY

3. Stadium: Independent Study Committee

For Council action see page 2.

4. Governmental Review Commission

Council noted a letter from the Committee of Progressive Electors dated September 18, 1979, urging Council to instruct the Governmental Review Commission to report before the end of October 1979 and further, to appear before Council as a delegation.

Following discussion, it was

MOVED by Ald. Puil,
THAT the letter from the Committee of Progressive Electors be received.

- CARRIED

(Ald. Harcourt and Rankin opposed)

cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

5. Carnegie Library -
Request to Rescind Decision on Hours

Council considered a letter from C.O.P.E. dated September 18, 1979 requesting an opportunity to appear and asking Council to rescind its decision on the hours of operation of the Carnegie Centre.

MOVED by Ald. Rankin,
THAT the request to appear before Council be approved.

- LOST

(Ald. Bellamy, Boyce, Gerard, Little, Puil and the Mayor opposed)

6. Issuance of Vancouver Taxi Licenses

Council considered a letter dated September 21, 1979 from Mr. Edward E. Bowes, Barrister and Solicitor, requesting to appear as a delegation before Council on October 2, 1979. A similar request was also received from Stewart, Siddall & Saunders, Solicitors for Vancouver Taxi-Cab Owners' Association.

MOVED by Ald. Little,
THAT the delegation requests be approved.

- CARRIED UNANIMOUSLY

7. Appointments to the P.N.E.
Board of Directors

Under the legislation, the Vancouver City Council is to appoint its five representatives to the P.N.E. Board of Directors by the end of September in each year.

MOVED by Ald. Gerard,
THAT the following be re-appointed as Directors of the P.N.E. in accordance with the recommendation of the Mayor as contained in his memo of September 24, 1979:

Alderman Bernice Gerard
Alderman Marguerite Ford
Alderman George Puil
Alderman Don Bellamy
Alderman Doug Little

- CARRIED UNANIMOUSLY

8. Strata Title Conversion Application
1605 - 1615 Maple Street

For Council action see page 4.

cont'd...

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Stadium

For Council action see page 2.

10. Tyne Villa Seniors Housing Project

Council noted a letter dated September 25, 1979 from Mr. Vern H. Delgatty, Architect, requesting to appear as a delegation when the Director of Planning's report on the Tyne Villa Seniors Housing Project is submitted to Council.

MOVED by Ald. Harcourt,
THAT the delegation request of Mr. Vern H. Delgatty be granted.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 21, 1979

Works & Utility Matters
(September 21, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sewer Reconstruction in the Lane South of 14th Avenue from Maple Street to Arbutus Street
Cl. 2: 1060 Barclay - Tree Relocation for Crossing D.P.A. 84041

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 21, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Heights Sponsor/ Developer Enclaves 8, 9 and 10
Cl. 2: Champlain Heights - Enclaves 4, 5, 6 and 7

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(September 21, 1979)

City Pound - Decompression Chamber
(Clause 1)

MOVED by Ald. Rankin,
THAT the report be deferred pending the hearing of a delegation from the Animal Defence and Anti-Vivisection Society of B.C. on all the issues contained in the organization's brief of July 24, 1979.

- CARRIED UNANIMOUSLY

Cont'd.

CITY MANAGER'S AND OTHER REPORTS (Cont'd.)

Finance Matters
(September 21, 1979)

Request from the Vancouver-Richmond Association for the Mentally Retarded for a Community Services Grant to Cover Rent
(Clause 1)

MOVED by Ald. Marzari,
THAT a grant of $650 to the Vancouver-Richmond Association for the Mentally Retarded for rental of the Italian Cultural Centre facility be approved.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed.)

Property Matters
(September 21, 1979)

Lease Approval - Duggan to Duggan - 4756 Dunbar Street
(Clause 1)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in this clause,be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(September 19, 1979)

By-Law Fines - Summons Servers

MOVED by Ald. Marzari,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, September 26, 1979.

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The Council recessed at 5.55 p.m. to reconvene in the Council Chamber at 7.30 p.m.

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* * *

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, in Committee of the Whole, with Mayor Volrich in the Chair and the following members

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Marzari, Puil and Rankin

ABSENT: Alderman Kennedy

CLERK TO THE COUNCIL: R. Henry

* * *

DELEGATIONS (Cont'd)

3. Cassiar and Hastings Intersection

Council, on Tuesday, September 18, 1979, deferred a Manager's Report dated September 12, 1979, on the Cassiar and Hastings intersection to allow delegations to be heard on this matter.

The Manager's Report, together with an accompanying City Engineer's Report dated September 4, 1979, were before Council this day. In his report the City Manager recommended approval of the following recommendations of the City Engineer:

"A. That the Minister of Highways be thanked for his assistance to date, and be requested to begin discussions on detailed design immediately with a view to completing the Cassiar connection as soon as possible;

B. That Cambridge overpass and Skeena Street north of Cambridge not be closed;

C. That physical barriers not be placed across local street ends at Cassiar.

If Council wishes to explore the implementation of short-term measures to eliminate through traffic with prohibitive signing, recognizing the potential short-term nature of the investment, it is further recommended:

D. That prohibitive signing eliminating through traffic on the local streets (Oxford to Franklin) be installed as soon as capacity improvements can be constructed at Hastings, preferably the lane widening of Cassiar;

E. That the City Engineer be instructed to discuss with Highways officials how the above temporary changes can be made compatible with the construction arrangements for a permanent improvement;

F. That the Supervisor of Properties be authorized to negotiate the termination of leases, and acquisition of property where necessary;

G. That the City Engineer and Supervisor of Properties report back within 2 months on (E) and (F) and the Director of Finance report at the same time on potential source of funds for the required work (approximately $125,000 plus property costs)."

Cont'd . . .

DELEGATIONS (Cont'd)

Also before Council was a letter dated September 13, 1979, from Sir John Franklin Community School expressing support for the Vancouver Heights Citizens' Committee's recommendation that streets leading east from Cassiar between Second Narrows Bridge and Hastings Street be blocked off.

Council heard representations from the following:

Mr. R.B. Pedersen of Vancouver Heights Citizens' Committee presented copies of a 14-page brief and with the aid of slides gave a lengthy verbal submission providing agruments supporting his committee's recommendations to resolve increasing traffic congestion problems in the vicinity of Hastings and Cassiar.

Mr. Pedersen indicated his committee would not be satisfied with measures proposed by the City Engineering Department to rectify the problem and said that all five streets leading eastward off Cassiar between Second Narrows Bridge and Cassiar should be permanently barricaded. He referred to several letters of support received.

Mr. Pedersen's brief concluded with the following recommendations:

"i) Physical barriers where Franklin, Pandora, Triumph, Dundas and Oxford intersect with east side of Cassiar Street;

ii) Physical barrier at eastern end of Cambridge Ramp, with serious consideration given to converting the ramp into a pedestrian overpass, providing safe movement between the neighbourhood and New Brighton Park;

iii) Barricades on Bridgeway/Skeena, to the satisfaction of Provincial Highways Department re their access requirements."

Vancouver East M.P. Mrs. Margaret Mitchell presented copies of a letter from M.L.A. David Barrett, Leader of the Opposition in the Provincial Government, which stated the Vancouver Heights Citizens' group has his full support. Mrs. Mitchell urged Council to adopt a comprehensive local area planning program in the Hastings/Sunrise area in which a local area planner would be assigned; she suggested Council hold a neighbourhood meeting regarding the Highway 401 to Second Narrows Bridge commuter link and a Boundary Road tunnel under Vancouver Heights to Second Narrows Bridge. She asked that Council approve the recommendations of the Vancouver Heights Citizens' Committee.

Ms. Carole Walker, Chairman of 'Citizens for Rapid Transit', said the Vancouver Heights neighbourhood is experiencing the same problem as other areas of the City where commuters are short-cutting through residential streets, a situation she said points out the need for increased bus service and a start on a rapid transit system.

The City Engineer addressed Council, gave a report reference, and advised that the Provincial Highways Department is seriously considering construction of a $30.M depressed roadway route for Cassiar between Second Narrows and Hastings Street which would provide a permanent solution to the problem, although it would not be completed for three or four years. He said his recommendations in the Manager's Report would have the same effect as the proposals of the Vancouver Heights Citizens' Committee and added he could not support barricading of the residential streets from Cassiar as this would present serious problems for garbage collection and fire trucks which cannot be turned around on these steep narrow streets.

Deputy Fire Chief Norman Harcus concurred with the City Engineer, saying closure of the streets as proposed by the Citizens' Committee would be detrimental to access and turn-around for Fire Department vehicles.

Cont'd . . .

DELEGATIONS (Cont'd)

MOVED by Ald. Bellamy,

A. THAT the Minister of Highways be thanked for his assistance to date, and be requested to begin discussions on detailed design immediately with a view to completing the Cassiar connection as soon as possible;

B. THAT Cambridge overpass and Skeena Street north of Cambridge be closed;

C. THAT barriers eliminating through traffic on the local streets - Cambridge to Franklin - be installed now and that capacity improvements be constructed on Hastings, preferably the lane widening of Cassiar;

D. THAT the City Engineer be instructed to discuss with Highways officials how the above changes can be made compatible with the construction arrangements for a permanent improvement;

E. THAT the Supervisor of Properties be authorized to negotiate the termination of leases, and acquisition of property where necessary;

F. THAT the City Engineer and Supervisor of Properties report back within two months on (D) and (E) and the Director of Finance report at the same time on potential source of funds for the required work (approximately $125,000 plus property costs);

G. THAT barricades be erected on Bridgeway/Skeena to the satisfaction of the Provincial Highways Department in respect of their access requirements; and

THAT the foregoing be monitored by the City Engineering Department for report back to Council.

AMENDED SEE PAGE 143

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil, (in amendment)
THAT barriers eliminating through traffic on the local streets - Oxford to Franklin - be installed.

- LOST

(Alderman Bellamy, Boyce, Ford, Harcourt, Marzari, Rankin and the Mayor opposed.)

The amendment having lost, the Motion by Alderman Bellamy was Put and Carried Unanimously.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:00 p.m.

* * *

The foregoing are Minutes of the Regular Council Meeting of September 25, 1979, adopted by Council on October 2, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE September 11, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Downtown Eastside N.I.P. - Health Clinic

CLASSIFICATION: RECOMMENDATION

The Director of Planning and Medical Health Officer report as follows:

"I. PURPOSE

The purpose of this report is to review the progress made on health facilities planning for the Downtown-Eastside, to present the findings of a consultant's report on health status of the Downtown area and to recommend the development of a health clinic/residential project on city-owned land purchased with N.I.P. funds as a site for improved health facilities.

II. BACKGROUND

On September 28, 1976 Council approved the Downtown-Eastside Neighbourhood Improvement Program Concept Plan, which allocated $200,000 as a top priority to Community Health Facilities.

The intent of this allocation was to secure an improved facility for the Downtown Community Health Society Clinic, which had provided a comprehensive health service to the neighbourhood since 1971, in a building at 373 East Cordova. The number of patients served by the clinic had grown substantially and by mid-1976 the clinic found that it required more space in order to adequately serve the neighbourhood. The building, leased from Catholic Charities on a year to year basis, offered no room for expansion, and Catholic Charities indicated that they would be requiring the use of the clinic space in the near future.

In May 1977, a Health Planning Sub-Committee was formed consisting of members of the Oppenheimer Area Planning Committee, Planning and Health Department staff, and local health care workers. The role of the Sub-Committee was to develop a proposal for a new health clinic. The strategy selected for securing a new clinic was to purchase a suitable site using N.I.P. funds, and to request the Ministry of Health for additional funds for the construction of the clinic.

On August 9, 1977, Council approved the appropriation of N.I.P. funds for the purchase of a site at 412 to 420 Cordova Street. This purchase was made prior to the development of a plan for the clinic, in order to take advantage of the availability of the site, and to utilize the funding before inflation had reduced its value.

On August 29, 1978, Council endorsed the formation of the Strathcona/Downtown-Eastside Health Facilities Advisory Committee whose mandate was to develop a proposal for health care services and a delivery system to serve the Strathcona and Downtown-Eastside communities.

The Advisory Committee met on a bi-weekly basis to discuss perceived health care needs of the area population and preferences for health services and facilities. The Downtown-Eastside preference was for a community-oriented and run clinic, located on a non-residential lot in the D.T.E.S. and offering general medical-dental services and home care, with simple back up laboratory, dispensary and optional services. The Strathcona stated preference was for a small satellite clinic in Strathcona offering primarily dental and some medical services on a part-time basis.

Lacking sufficient information about health characteristics of area residents, the Advisory Committee requested the assistance of a Health Planning consultant to prepare a report on the health status of the area.

III. HEALTH STATUS REPORT

The Report on Health Status of Census Tracts 57, 58 and 59 prepared for the City Health and Planning Departments by Dr. Rita Bakan is available in the City Clerk's Office. The data source most pertinent to the purpose of this study was found in the death certificates for the City of Vancouver, 1977.

The major findings of the Health Status Report are the following:

1. The overall death rate in the Study Area is much higher than that of Vancouver. This is consistent with the much greater proportion of old people living in the Study Area as compared to Vancouver.

2. The much higher rates of premature (before age 75) deaths characteristic of the Study Area indicate that factors other than the age of the population are contributing to the high death rate.

3. The single greatest discrepancy in death rates between the Study Area and Vancouver is the extremely high rate of premature death from respiratory disease in the Study Area. This finding indicates the operation of a cluster of factors such as lack of early medical treatment, malnutrition, poor housing and alcohol abuse. Changes in the design and delivery of health services would reduce these rates to an appreciable degree.

4. Females in the Study Area exhibit rates of premature death from cirrhosis of the liver which are higher than those of Study Area males. In addition, the average age of death of females in the Study Area is very much lower than that of Study Area males. These findings indicate health needs of females in the Study Area are not being met as well as those of males in the Study Area.

5. The rates of death from heart and respiratory diseases, non-motor vehicle accidents, suicide and cirrhosis of the liver, are two to five times the City average rate in Census Tract 58 (Downtown-Eastside) and Census Tract 59 (Downtown), whereas in Census Tract 57 (Strathcona) death rates in these categories are on par with the City average rate.

6. The Study Area population has declined by 26% from 1961 to 1976, with the largest decline (44%) in Census Tract 58 (Downtown-Eastside) and the smallest decline (10%) in Census Tract 57 (Strathcona).

The report concludes with two major recommendations:

1. The current delivery of health services by private practitioners and clinics should be augmented by outreach, home and mobile unit services for more effective identification and treatment of at risk individuals, in order to reduce the numbers of early deaths in the area, from respiratory and other diseases.

2. A study should be undertaken to determine the extent to which women in the area use existing health services and the factors that contribute to women's greater vulnerability to the fatal effects of cirrhosis of the liver. Health services that specifically focus on the health problems of women should be designed for the area.

IV. ANALYSIS

The findings of the Health Status Report, coupled with the experience of health practitioners in the area, indicate a need for the extension and refinement of health services in order to target delivery of services to the at-risk population.

In spite of the declining population trend, the client caseload at the Downtown Community Health Society Clinic, the centre of the health service system in the Downtown-Eastside, has increased from 800 patients a month in 1976 to the current rate of 2,000 patients per month. The clinic currently provides a medical and dental treatment facility, a dispensary service, homemaker services and a low-cost food store in a cramped and poorly designed building. Catholic Charities, the owners of the building, have indicated that they will require the use of the clinic space for a Seamen's Mission by September 1980 (letter attached as Appendix I).

There is general agreement among City staff, the Ministry of Health and the Advisory Committee that a new home should be found for the Clinic, to enable it to continue its treatment work and to develop outreach and preventative health programs.

The Strathcona/D.T.E.S. Health Facilities Advisory Committee has recommended that it continue its role of consulting on health care services and facilities in the Downtown-Eastside and Strathcona. The Director of Planning and the Medical Health Officer concur with this recommendation.

Goals for the proposed clinic, attached as Appendix 2, were prepared by Planning and Health Departments staff, in consultation with Downtown Community Health Society staff. These goals are a general statement of aspiration or intent for the facility, while the program objectives outline organizational and management goals for the operation of the clinic.

V. PROPOSAL FOR A DOWNTOWN-EASTSIDE HEALTH FACILITY

The Greater Vancouver Housing Corporation (GVHC) has proposed developing the City-owned site at 412 - 420 E. Cordova Street, with an 8,000 sq.ft. clinic at ground level and 3 or 4 storeys of residential units consisting primarily of bachelor, with some one bedroom units. The advantages of this proposal include capital cost savings on shared land, building and excavation costs as well as some shared operating costs. Additionally, the 67 proposed housing units would contribute to the target of 100 new units in the Downtown Core, approved by Council on April 10, 1979 while dealing with the First Quarterly Report of the Downtown Housing Implementation Committee.

VI. STRATHCONA HEALTH FACILITIES

The Strathcona residents' request for a small satellite clinic, as a community focus in a residential, recreational complex requires additional study to determine the extent of need for specialized services. Strathcona representatives have stated that Strathcona residents are generally adequately served by their private medical doctors, but their access to dental care is severely restricted because of affordability. This view is supported in part by the Health Status Report, which found that the health status of Strathcona compared favourably with the City average and in some respects was better, as evidenced by the number of Strathcona residents over the age of 90.

Although data on dental disease was not available at the neighbourhood level, on the basis of provincial data which correlates age and income with rates of dental disease, the Health Status Report concludes that the dental care needs of the predominantly elderly, low income population of the area, are not being adequately met. Many Strathcona residents will not use the dental services of the Downtown Community Health Clinic because of their inability to speak English and the perceived barrier of Hastings Street. In this context, a small dental clinic, staffed by bilingual personnel and located in Strathcona may be appropriate.

VII. PROJECT FUNDING

In preliminary discussions with CMHC, the Greater Vancouver Housing Corporation has received an indication of support for their application for funding of the residential portion of the project. To date, $200,000 N.I.P. funds have been assigned to the proposed clinic in the form of a $174,400 site purchase for 412 - 420 E. Cordova Street. In view of the magnitude of need for health care services for the area population and the large capital costs (estimated to total $390,000) required to construct the clinic portion, it is appropriate to allocate the $200,000 health facility N.I.P. funds, plus the as yet unallocated $130,000 Social/Recreational N.I.P. funds to the clinic portion, for a total N.I.P. contribution of $330,000. The final date for payment of N.I.P. claims in the Downtown-Eastside is March 1980. Since the estimated time for completion of construction of the project is January 1981, the Province has agreed to extend payments beyond the March 1980 date, provided that a substantial start has been made to the project.

The Ministry of Health has agreed to contribute the remaining capital funds necessary to the construction of the clinic portion in the form of a monthly rental to the GVHC. Funding for the operating costs of the clinic will be provided by the Ministry of Health through the City Health Department.

It is proposed that the site, 412 to 420 E. Cordova Street, be leased to the G.V.H.C. for 60 years for a rent of $174,400. In view of the nature of the clinic operation, the lease will not require payment of taxes on the clinic portion. Upon signature of the lease to the satisfaction of the City and G.V.H.C., it is recommended that $330,000 N.I.P. funds be assigned to the G.V.H.C., as a capital grant to be paid out in installments following normal procedures.

Victory Hotel Request for N.I.P. Funding

The St. James Social Service Society, operators of the City-owned Victory Hotel, have requested the $130,000 Social/Recreational unallocated N.I.P. funds, to renovate the ground floor retail space for a cafeteria and meeting rooms. (See Appendix 3; a delegation request on this matter has been submitted.) The Civic Buildings Department has estimated that the $130,000 N.I.P. funds would be approximately $100,000 short of the required funds necessary for the renovation. While the proposed cafeteria and meeting rooms would be open to the public, a requirement of N.I.P. funding, they would nevertheless serve primarily the residents of the Victory Hotel, and would duplicate similar services presently available in the community. For the above reasons, the renovation of the ground floor of the Victory Hotel may not be the most appropriate use of the N.I.P. funds. Given the limited N.I.P. funds available, and the high priority placed on improved health facilities by the community, it is more appropriate to allocate the $130,000 N.I.P. funds to the clinic portion of the project.

VIII. CONCLUSIONS

Downtown-Eastside residents, health practitioners, and Council in the adoption of the Concept Plan, have assigned a high priority to the improvement of health care services and facilities in the neighbourhood. In addition, health characteristics of the area population indicate the need for the extension and targeting of health services to at-risk individuals. An opportunity now exists to develop a clinic/residential project on the city-owned site at 412 - 420 E. Cordova Street, which would meet the twin neighbourhood goals of providing improved health facilities and improved housing. There is also an urgency to take this opportunity before the final N.I.P. claim date of March 1980 and the Downtown Community Health Society lease expiry date of September 1980.

It is proposed that the clinic portion of the project be funded by a $330,000 N.I.P. allocation to the GVHC following the signing of a lease with the City, plus the Ministry of Health contribution of the remaining capital costs in the form of a monthly rental to the GVHC. The Canada Mortgage & Housing Corporation have indicated an interest in funding the residential portion of the project, estimated to consist of 45 bachelor and 22 one-bedroom units.

The Goals and Program Objectives for the health clinic are proposed to guide the allocation of services, programs and resources of the clinic.

The Strathcona request for a satellite dental clinic merits further investigation to determine the means and funding required to deliver the service.

C.M.H.C. and the Province have concurred with this proposal. The Oppenheimer Area Planning Committee has endorsed the allocation of a total of $330,000 N.I.P. funds, to the health clinic and recommend approval of the joint health clinic/ housing project.

IX. RECOMMENDATIONS

The Director of Planning and Medical Health Officer RECOMMEND:

A. THAT Council approve the development of a health clinic/ residential project at 412 to 420 E. Cordova Street by the Greater Vancouver Housing Corporation, subject to the issuance of a development permit.

B. THAT Council offer to lease 412, 414, 416 and 420 E. Cordova Street to the Greater Vancouver Housing Corporation for the term of 60 years, the lease to reflect the other terms set out in Appendix 4 of this report and the rent to be $174,400 prepaid (such rent to be returned to N.I.P. account #840-3604) provided, however, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; but, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services.

C. THAT Council approve the appropriation of $330,000 N.I.P. funds (from accounts #840-3604 and #896-9204) toward the capital cost of the clinic. The funds to be paid out to the Greater Vancouver Housing Corporation, $174,400 on the signing of the lease, and the balance or substantial completion of the project, costs to be shared as follows:

Federal	(50%)	=	$165,000.00
Provincial	(25%)	=	82,500.00
City	(25%)	=	82,500.00
			$330 000.00.

D. THAT Council endorse the Goals of the clinic to be used as a guide for the allocation of services and resources, and the development of programs for the Downtown-Eastside health clinic.

E. THAT Council instruct the Medical Health Officer to report back on the delivery of dental services to Strathcona.

F. THAT Council endorse the continuing role of the Strathcona/ D.T.E.S. Health Facilities Advisory Committee, to advise on health care services and facilities planning in the Downtown-Eastside and Strathcona.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 116, 117

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Sewer Reconstruction in the Lane South of 14th Avenue from Maple Street to Arbutus Street

The City Engineer reports as follows:

"Sewer reconstruction is required in the lane south of 14th Avenue from Maple Street to Arbutus Street at an estimated cost of $39 000.

This installation is to replace an old sewer (constructed 1912) which has deteriorated and has inadequate carrying capacity. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

I recommend that $39 000 be appropriated from Account Number 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. 1060 Barclay - Tree Relocation for Crossing D.P.A. 84041

The City Engineer reports as follows:

"On September 25, 1973, it was resolved 'that it be the policy of Council that before any trees on public property are removed in the West End area (all streets west of Burrard) such be referred to Council for consideration'.

A new 56 unit apartment has been proposed which will require a sidewalk crossing on the south side of Barclay Street. A tree is located within the area of the proposed crossing. Because of the topographical features of the site it is not practical to change the crossing location and it is therefore necessary to relocate the tree.

The Parks Board has inspected the tree and has advised that it will undertake the relocation at the developer's expense. The developer has been advised and has agreed to bear these expenses as a condition of the crossing approval."

The City Manager RECOMMENDS approval of the proposed tree relocation.

FOR COUNCIL ACTION SEE PAGE(S) 121

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights Sponsor/Developer
   Enclaves 8, 9 and 10

The Assistant Project Manager reports as follows:

"Enclaves 8, 9 and 10 have been designated for non-market housing; all with a proposed maximum density of 14 units to the acre. Enclave 8 is 4.37 acres in size and could therefore accommodate up to a maximum of 61 units: Enclave 9, 1.81 acres for a maximum of 25 units and Enclave 10, 2.6 acres to accommodate 36 units: in all a total of 8.78 acres to accommodate a maximum of 122 units.

May 1st 1979, when reviewing a report titled "Marketing Phase 2", Council authorized the Project Manager to seek out suitable sponsors for a co-operative housing development in Enclaves 8, 9 and 10.

Co-ops have proved to be a popular housing alternative for families in the South-east sector. Kanata and DeCosmos Village, constructed in the late sixties/early seventies, are both fully occupied and have waiting lists.

One family co-op 'La Petite Maison' has been developed in Areas E and F to date. It has been fully occupied from the date it opened in January 1979 and also has a waiting list. Columbia Housing Advisory Association were appointed by Council on the recommendation of the Champlain Heights Development Group to act as sponsors for 'La Petite Maison' and to co-ordinate the development. Our experience in working with this group has been very positive.

Columbia Housing Advisory Association has a proven track record in the development of co-op housing and have approached the Development Group with a view to developing more co-op housing in Areas E and F of Champlain Heights.

In view of their experience and in view of the fact that Columbia has a waiting list of families and seniors anxious to live in Champlain Heights, we suggested that Columbia participate in developing enclaves 8, 9 and 10.

In a letter to the Champlain Heights Development Group (attached as Appendix 1), Columbia Housing ask to be named as sponsor in order to develop a 120 unit housing co-op on enclaves 8, 9 and 10, primarily for families but with some units for families with a handicapped member(s) and approximately one third of the units for seniors.

In view of the foregoing, the Assistant Project Manager recommends:

A. Enclaves 8, 9 and 10 be allocated to Columbia Housing as the sponsor/developer of 120 units. Detailed conditions of development to be as approved by resolution of Council December 12th, 1978.

B. This appointment being subject to the City and the senior levels of government agreeing to satisfactory terms for the land lease. Following these discussions, the Champlain Heights Development Group and City staff will submit a report for Council's consideration, detailing terms and conditions of the lease."

The City Manager RECOMMENDS that the foregoing recommendations of the Assistant Project Manager be approved.

.../2

2. Champlain Heights - Enclaves 4, 5, 6 and 7

The Champlain Heights Project Manager reports as follows:

"June 12th 1979, Council accepted the tenders from United Properties for the above four enclaves.

The purpose of this report is to recommend amalgamation of the four enclaves and to add the mortgage lender to the ground lease.

When the Phase II enclaves were re-designed, an effort was made to create somewhat smaller parcels in order to provide opportunities for a wider range of builders and to reduce the size of some of the larger enclaves. Our experience in Phase I indicated that developments with over one hundred units tended to be difficult undertakings for all but a few builders.

When bids were received for enclaves 4, 5, 6 and 7, United Properties was the high bidder in all cases. United Properties has had experience in Champlain Heights with a successful 42 unit development in Enclave 3. United Properties has advised us that it is their intention to undertake servicing and construction in enclaves 4, 5, 6 and 7, as one project. To them, and for that matter to the City, four separate enclaves are not necessary and in fact create additional unnecessary work. In order to simplify the procedures (one ground lease rather than four etc.) we have been asked to amalgamate these enclaves. All conditions of development such as density, site coverage, floor space ratio etc. will remain consistent as will the ground lease values.

United Properties has also requested permission to joint venture this project with their financial underwriter, Imbrook Properties Ltd. A similar procedure was proposed in their earlier development and the City concurred with the request. Our position under such circumstances is not prejudiced.

In view of the foregoing, the Project Manager recommends:

A. THAT enclaves 4, 5, 6 and 7 be dealt with as one parcel. All lease terms and conditions and all development guidelines will remain consistent with the terms presented in the tender call.

B. THAT Council approve joining Imbrook Properties Limited, 500, 330 Bay Street, Toronto, Ontario, as tenants in common on the ground lease together with United Properties."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 121

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. City Pound - Decompression Chamber

On July 24, 1979, City Council heard a delegation from the Animal Defence & Anti-Vivisection Society of B. C. regarding the City Pound, and passed the following resolution:

> "THAT the Director of Permits and Licenses report to Council on the use by the City Pound of the high altitude decompression chamber and whether authority could be obtained for staff of the City Pound to give lethal injections to animals when a veterinarian is not available."

The Director of Permits and Licenses reports as follows:

"In December, 1974, when City Council approved a recommendation that a Veterinarian be employed part-time to euthanize animals at the Pound, it was pointed out that the procedure does require that the chemical be administered by a veterinarian. This has been reconfirmed with Dr. Lindsay of the B. C. Veterinary Medical Society who advises that the drug used is restricted under the Food & Drug Act and therefore cannot be obtained, kept or administered by a lay person. The Animal Defence & Anti-Vivisection Society also agree that only a veterinarian should administer lethal injections to animals. (See attached letter).

The high altitude decompression chamber at the Pound has only been used in emergency cases such as for critically injured animals or where an owner requests to have his animal put down immediately. Putting animals down is not a pleasant task and the Pound staff would be only too pleased to have the chamber removed. However, there are occasions where the Pound comes in possession of a dog which is injured or is beyond help, in a such case, Section 7 of the Pound By-law allows the Poundkeeper to destroy the dog when in his opinion it would be an act of humanity. For cases as this, the chamber should be retained since the veterinarian employed by the City is at the Pound on an 'as needed' basis. With reference to owners wishing to have their dog destroyed, they should be asked to leave the animal until the veterinarian is available or take it to another veterinarian of their choice or S.P.C.A.

RECOMMENDATION

The Director of Permits and Licenses recommends:

1) that the decompression chamber be kept for use by the Poundkeeper on the conditions described in Section 7 of the Pound By-law for humane reasons only, and

2) that for all other cases, injections, for the putting down of animals be continued as present and administered only by a qualified veterinarian."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 121

FINANCE MATTERS

CONSIDERATION

1. Request from the Vancouver-Richmond Association for the Mentally Retarded for a Community Services Grant to Cover Rent

The Director of Social Planning reports as follows:

"A letter has been received by the Mayor from the Executive Director of the Vancouver-Richmond Association for the Mentally Retarded seeking the Mayor and the City's assistance in hosting the 1979 National Conference of the Canadian Association for the Mentally Retarded in Vancouver, October 24th to 27th, 1979. In summary, the Association requested that:

1) the Mayor attend the opening session of the Conference and extend a greeting to delegates on behalf of the City of Vancouver;

2) the Mayor write a letter of welcome to the delegates to be included in the Conference Registration Kit; and

3) the City provide a grant to the Vancouver-Richmond Association for the Mentally Retarded to cover the rental costs of $1,125 for the Italian Cultural Centre for the evening of Thursday, October 25th.

This will be a national conference attended by 750 delegates from all across the country. The cause which these delegates support is both important and admirable. It would seem appropriate for the City to provide a grant of a reasonable amount to the Association to cover the rental cost of the Italian Cultural Centre at which the locally sponsored social event of the Conference, an Oktoberfest, is to be held.

Inquiries were undertaken by Social Planning staff which resulted in the following information:

The rental period for the Centre is from 7:00 p.m. to 1:00 a.m.
The breakdown of the $1,125 is as follows:

Main Hall	$ 700
Surcharge of $1.50 x 250 people	375
Use of the kitchen	50
	$1,125

The Hall Manager of the Italian Cultural Centre, Mr. Gino Padularosa, was contacted by Social Planning staff to discuss the rental cost, and agreed to offer rental of the Hall to the Association at a flat rate of $650.

RECOMMENDATION

The Director of Social Planning recommends that Vancouver City Council approve a grant of $650 to the Vancouver-Richmond Association for the Mentally Retarded to cover the rental cost of the Main Hall at the Italian Cultural Centre for the evening of October 25th, 1979.

The Assistant Comptroller of Budgets advises that this grant falls within the "Community Services Grant" category but as there is no unallocated balance remaining in the Community Services Grants category, the source of funding, if approved, will be Contingency Reserve."

The City Manager submits for Council's CONSIDERATION a grant of $650 to the Vancouver-Richmond Association for the Mentally Retarded for rental of the Italian Cultural Centre facility.

FOR COUNCIL ACTION SEE PAGE(S) 122

PROPERTY MATTERS

RECOMMENDATION

1. Lease Approval
   Duggan to Duggan
   4756 Dunbar Street

The Director of Legal Services reports as follows:

"A request has been received to obtain Council's approval of a 15 year lease of 19/20 interest of Lot 5, Blk. 1 of Blk. 54, D.L. 2027. (Council's approval is needed pursuant to the Residential Tenancies Act.)

In May, 1975, Vincent Arnold Duggan, who is the father of Gerald Vincent Duggan, was considering the transfer of his residence at 4756 Dunbar Street, Vancouver, to his son as a gift, but wished to be secured in occupancy thereof for a period of fifteen years. He decided to retain a fractional interest (1/20) and to take from his son and his wife a 15-year lease at $1.00 per year.

As this appears to be purely a family matter, I recommend that the lease be approved. "

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 122

B

MANAGER'S REPORT

DATE: September 19, 1979

TO: Vancouver City Council

SUBJECT: By-Law Fines - Summons Servers

CLASSIFICATION: RECOMMENDATION

The Director of Finance reports as follows:

"History

On July 1, 1976, the Provincial Government transferred the responsibility of collecting fines for Municipal by-law infractions resulting from issuance of tickets to the City. City Council approved the formation of the By-Law Fines Collections Branch, and operation commenced on September 14, 1976 to handle parking meter tickets only.

On April 4, 1977, City Council approved expansion of the branch to include collection of parking violation notices (fire hydrants, etc.) issued by the City of Vancouver Police Force. Further, in February 1978 By-law moving offence collections became part of the responsibility of the By-Law Fines Branch.

As part of the overall collections program, one of the functions is to issue summonses. The summonses are prepared and turned over to the Provincial Courts for follow-up and completion of the judicial process.

Recently it was brought to the public's attention the fact that the Sheriffs' department is unable to serve all summonses to parking violators, because of the heavy workload in the courts. Consequently, the overall enforcement program has suffered to the point where revenue due to the City is decreasing. Officials of the Provincial Court have advised that the sheriffs who serve the summonses have other duties such as court duty, etc. and that these areas are requiring more and more attention with the resultant decrease in priority to the City's areas of concern. City officials have met with officials of the Provincial Courts and the Sheriff's Office. The Provincial officials are entirely sympathetic to the problems that have been created and are willing to co-operate with the City in finding a solution. However, the Province has advised that no additional staff can be added to meet our concern. It should be noted that the City receives the revenue from all the fines whether they are collected by the City or the Province. This report recommends that the City of Vancouver take over the duties of serving traffic court summonses on parking and moving offence violators.

These are the statistics of the first eight months of 1979:
198,889 Parking and Meter tickets were issued, of which 24,116 went to summons for non-payment. However, the number of summonses issued each month has steadily increased to an average of approximately 4,500 per month. Mailing of the first summons results in payment of approximately 2,000, leaving 2,500 to be served in person each month. Of these the Provincial sheriffs at present serve only 50 to 100 personal summonses, concentrating on the most flagrant repeat offenders.

Thus about 8% of all tickets are left unpaid. We believe most of these are due to a very small number of offenders who habitually ignore all tickets.

Although the percentage of offenders is small, the City can not afford to ignore them. If we ignored them, this will become public knowledge and parking tickets would be widely disregarded. The problem is not so much the loss to the City of revenues, as the loss to all citizens of short term parking spaces and the problem this would create for downtown businesses.

Proposed Solution

Two improvements are suggested to deal with this problem. The first is already underway. With the co-operation of the Provincial Courts, a procedure is being developed so that when summonses are printed by the computer, the number of outstanding summonses pertaining to the same automobile is automatically noted.

The second involves the hiring of two summons officers exclusively to serve summonses in person, at an estimated annual cost of $39,000 as follows: the positions to be initially temporary for six months, pending a review by the Director of Finance at that time, as to the effect of the enforcement program with continuance subject to approval by the City Manager.

It is estimated that the two officers could serve about 800 summonses per month. At first, this will cope with only a fraction of offenders, including the worst repeaters. However, we expect that this procedure will soon result in more tickets and mail summonses being paid at an earlier stage, thus reducing the need for personal summonses. Eventually, we hope that virtually all offenders will have to pay up, and habitual offenders will find it uneconomical to hog short-term parking spaces.

Provincial officials do not expect that the new procedure will cause significant crowding of the Provincial Courts. Their experience is that once people are served with a personal summons or, ultimately, a bench warrant, the vast majority pay up rather than appear in Court.

Cost estimate	Annual	1979 3 Months
Salaries - 2 servers	$26,400	$6,600
Fringe Benefits	3,300	800
Uniforms and Supplies	500	300
Automobile lease costs - 2	6,300	1,600
Operating Expenses	2,500	600
	$39,000	$9,900

Anticipated revenue that will be generated by the stricter enforcement is estimated to be between $4,000 and $5,000 per month, or between $48,000 and $60,000 per year. This will more than offset the increase in cost for enforcement.

It is also necessary that the Summons Officers be appointed Peace Officers by the Provincial Government, to legally carry out their functions.

Recommendation

In order to proceed with the enforcement program of summonses, the Director of Finance recommends that:

(A) Two positions of Summons Officers be created in the Finance Department's Revenue and Treasury Division, By-Law Fines Collections Branch, subject to the classification by the Director of Personnel Services at an estimated cost of $7,400 for 1979.

(B) An amount of $2,500 be provided in the 1979 budget for the leasing of 2 compact automobiles, operating supplies and uniforms.

(C) That the necessary funds for 1979 be provided from Contingency Reserve, and that the revenue estimates be adjusted accordingly.

(D) The Province be requested to establish the Summons Officers as Peace Officers.

The Vancouver Municipal and Regional Employees' Union has received a copy of this report."

The City Manager notes that the measures proposed here are self-financing and are necessary in order to maintain the credibility of parking tickets, and in order to preserve short term parking spaces.

The City Manager RECOMMENDS approval of the above recommendations of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 122

C 220

MANAGER'S REPORT

September 21, 1979

TO: Vancouver City Council

SUBJECT: VANCOUVER ART GALLERY - SUMMARY REPORT

CLASSIFICATION: CONSIDERATION

The Director of Civic Buildings reports as follows:

"In 1978 it was estimated that renovations to the old Provincial Court House to accommodate the Vancouver Art Gallery could be accomplished for approximately $13.1 million.

Council approved the appointment of a contractor to work with the Architects to confirm the feasibility of a $9.0 million construction cost. This has been carried out and the contractor confirms a guaranteed maximum upset price of $10,127,828 for construction as of May 1, 1979. This is equivalent to $9.43 million in 1978 dollars.

The $430,000 cost difference is explainable and it is considered that the contractor has met his obligations under his contract and should be paid his first fee.

Negotiations with the Architect have resulted in a flat fee offer to complete the project which is considered acceptable. It is recommended a contract be entered into on this negotiated basis.

The project costs which have been placed before the public at various times can be summarized as follows:

ITEM	March 1978 Report to Council	Mayor's Letter to Province	Art Gallery Publication	Cost Estimates May 1979
Construction	$ 9,000,000	$ 9,000,000	$ 9,000,000	$10,127,828
Contingency	1,000,000	1,000,000	1,000,000	-
Fees	1,000,000	1,000,000	1,000,000	1,283,000
Inflation	-	1,000,000	1,000,000	
Furnishings	-	1,100,000	1,100,000	1,100,000 (est.)
Land Rental	-	-	2,500,000	-
Construction Bridge Financing	-	-	500,000	-
Landscaping, Utilities, etc.	-	-	-	500,000 (est.)
	$11,000,000	$13,100,000	$16,100,000	$13,010,828

FUNDING				
Renovation Funds	$ 2,600,000	$ 2,600,000	$ 2,600,000	$ 2,600,000
Proceeds of Sale of present Art Gallery site	2,000,000	2,000,000	2,000,000	2,000,000
Federal Government	3,500,000*	4,500,000*	4,500,000*	4,500,000*
B.C. Government	1,500,000*	2,000,000*	2,000,000*	2,000,000*
Grant of Court House Site	-	-	2,500,000	-
Private Sector	1,500,000**	2,000,000**	2,500,000**	2,000,000**
	$11,100,000	$13,100,000	$16,100,000	$13,100,000

* The senior levels of government have not yet committed themselves to funding
** The actual amount raised is $4,000,000 (approximate).

Since the May 1979 construction cost is subject to inflation, the length of time involved in completing the project will affect the final price of the renovations.

The effects of entering into a year long design phase followed by two years of construction would result in an escalation of $3.2 million.

It would be possible to condense the design and building schedule so that some aspects are performed concurrently, and accelerate the construction phase to occupy eighteen months. This would effect a cost saving of $1.7 million in construction inflation cost and is the course of action recommended.

It is recommended that a four month initial design phase be undertaken. During this time, some of the minor costs, which are presently estimates only, will also be finalized. Furthermore, it is hoped that in that time the lease of the building and site can be negotiated, and the funding sources can be confirmed. Following this phase, a report will be made to Council and a final decision will be requested on whether to proceed into actual renovations.

It is, therefore, recommended as follows:

1. That the Contractors' obligations to the initial costing and assitance period be considered discharged and they be paid 25% of fee 'A', i.e. $16,250 from the amount already appropriated.

2. That the Director of Legal Services be requested to conclude an agreement with Arthur Erickson, Architects, at the offered flat fee for the project with suitable provisions to pro-rate the fee in the case of project abandonment to the satisfaction of the Director of Legal Services.

3. That the Architects and Contractor be instructed to develop sufficient working drawings to commence the maximum possible construction before May 1980.

4. That the sum of $260,250 be appropriated from the $2.6 million set aside by Council from the Downtown Improvement Reserve for the Art Gallery to cover necessary fees. The balance of fees required to be reported before construction starts.

5. That the Director of Civic Buildings report back in approximately four months outlining progress on lease negotiations, funding and work presently estimated only, and the possibility of a start on actual construction."

The City Manager comments as follows:

Council will be aware of the public announcement of the success of the private fund-raising drive, which is expected to contribute $4,000,000 towards the project. Together with the City's commitment of $4,600,000, this produces a total of $8,600,000 -- which is very far short of even the minimum estimate of $14,140,000 contained in this report.

The Mayor will report verbally on the prospects of senior government funding, but at this time, there are no firm commitments.

In view of the above, Council has three choices:

A) To proceed with the detailed design.

In that case, Council should approve Recommendations 1 to 5.

Penalty: If the project has to be aborted in 4 months' time because the total funding is not available, the City will have lost an additional $260,000.

B) To defer any decision until the total funding is secured.

In that case, Council should defer decision on Recommendations 1 to 5, and request a report back within 4 months on funding and lease negotiations. They should also extend the option to the Art Gallery to January 31, 1980.

Penalty: If the project then proceeds 4 months later, there will be an increase of costs due to inflation (partially offset by interest earned on funds available and by reduced need for bridge financing). This, together with security and other costs for the empty building, is estimated at about $¼ million.

C) To abandon the Art Gallery project and ask the City Manager to report on alternate public uses.

The City Manager submits for Council's CONSIDERATION the choice between A, B and C.

FOR COUNCIL ACTION SEE PAGE(S) 115, 116

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 2, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin (arrived at 4.30 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major McBain, of the Salvation Army.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Gerard,
SECONDED by Ald. Bellamy,
THAT the minutes of the Regular Council Meeting of September 25, 1979 (with the exception of the "In Camera" portion) be adopted after recording Alderman Little as being opposed to the closure of the Cambridge Overpass and Skeena Street as contained in paragraph B of Alderman Bellamy's motion on Page 13.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Strata Title Conversion Application
1605 - 1615 Maple Street

Pursuant to Council's action at its meeting of September 25, 1979, when dealing with a Strata Title Conversion Application at 1605 - 1615 Maple Street, Mr. Evans, on behalf of the applicant and Mr. Katz, the Architect, addressed Council in support and in explanation of this Strata Title Application. Council was advised that $150,000.00 has been expended on the work to date by the applicant.

....Cont'd.

DELEGATIONS (Cont'd.)

Strata Title Conversion Application
1605 - 1615 Maple Street (Cont'd.)

Mr. Bobiak of the Permits & Licenses Department explained his part in the administration of the application and referred to the new procedures which will take place in order to prevent the situation from happening again.

A former tenant, Mr. Dalkin, also addressed Council and referred to the circumstances concerning the eviction of tenants by Yorkshire Trust, the owners.

Following discussion the Mayor ruled that Council's resolution of September 18, 1979 could be overruled by a simple majority and it was

MOVED by Ald. Puil,
THAT the application be approved, thereby permitting the conversion of the premises at 1605 - 1615 Maple Street (Lot 10, Block 205, District Lot 526) to strata title ownership consisting of six (6) strata lots, subject to the following conditions:

That a certificate of approval (Form 10) shall not be issued by the Approving Officer until:

(i) the building substantially complies with the applicable City By-laws to the satisfaction of the City Building Inspector at no cost to the City, or

(ii) the applicant posts a bond for the total cost of completing (i) above.

- CARRIED UNANIMOUSLY

2. Tyne Villa Seniors Housing Project

Council considered a report dated September 25, 1979 from the City Manager regarding a development permit application on 3360 School Avenue in which the Director of Planning gave the background of the application and an analysis. The City Manager, in submitting the report for Council's consideration indicated the choice between:

A. Requesting the Director of Planning to process this application as meeting the intent of the CD-1 By-law, or

B. Informing the applicant that his proposal does not meet the intent of the by-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6

Mr. Delgatty, the Architect for the developers, addressed Council in support of their proposal and filed a brief. On a question put he advised that the units would be for rent or purchase with the rental cost being from $325.00 to $350.00 per month.

MOVED by Ald. Puil,
THAT the applicant be informed that his proposal does not meet the intent of the By-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6.

- CARRIED

(Aldermen Gerard and Kennedy opposed.)

DELEGATIONS (Cont'd.)

3. Twenty-five (25) Additional Taxicab Licenses

Council on September 25, 1979 agreed to hear delegations when the matter of the additional taxicab licenses was to be discussed. Prior to considering this matter and the report of the Transportation Committee dated September 20, 1979 on the subject, a letter was noted from Mr. Olaf Klasen requesting that the discussion be deferred to consider new options which would benefit not only the citizens but the taxi business in general. Council generally was of the opinion that further enquiries and investigations should be carried out on the whole matter and it was

MOVED by Ald. Little,
THAT this whole topic be referred back to the Transportation Committee for further enquiries, investigations and report back to Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. G.W. Brand - Appointment as Chairman of the Canadian Electrical Code

Council noted a memorandum from the Director of Permits and Licenses advising that Mr. Gordon Brand, the City's Chief Electrical Inspector has been appointed to the position of Chairman to the Canadian Electrical Code (Part 1).

MOVED by Ald. Little,
THAT the letter from the Director of Permits and Licenses be received,noting that the Mayor, on behalf of Council, has extended congratulations to Mr. Brand.

- CARRIED UNANIMOUSLY

2. Diversion of Discovery Street Through Jericho Park

Council noted a letter from Mr. Denis Gray-Grant requesting to appear before Council as a delegation to discuss the Jericho Lands Agreement and the proposed diversion of Discovery Street through Jericho Park. Requests were also received from Save Our Parkland Association and the Vancouver Council of Women.

MOVED by Ald. Boyce,
THAT the delegation requests be granted and heard before Council on October 30, 1979.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT SEPTEMBER 28, 1979

Works & Utility Matters
(September 28, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Disposal of Street Banners
Cl. 2: Pacific Centre Garage - Equipment
Cl. 3: Speed Deterrent Bumps - Requests to Cancel
Cl. 4: Closure of Portion of the Lane North of Kingsway Between Welwyn Street and the Lane West of Welwyn Street
Cl. 5: Closure of Portion of the Lane South of 29th Avenue Between Crown Street and Wallace Street

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Closure of Portion of the Lane
North of Kingsway Between
Welwyn Street and the Lane West
of Welwyn Street
(Clause 4)

At the request of the City Manager, this clause was withdrawn.

Closure of Portion of the Lane
South of 29th Avenue Between
Crown Street and Wallace Street
(Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(September 28, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Heights - Enclaves 4, 5, 6, 7 and 21
Cl. 2: Champlain Heights - Office/ Commercial Sites Community Services Centre

....Cont'd.

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(September 28, 1979) (Cont'd.)

Clauses 1 and 2

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(September 28, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: West End Community Centre - Administration of Program and Revenue
Cl. 2: Investment Matters (Various Funds) (August 1979)

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(September 28, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Lease of Stanley Park Pavilion for City Training Facility
Cl. 2: Sale of City-owned Property:
(a) N/S of 3300 Block Napier Street
(b) N/W corner of Venables & Rupert

Clauses 1 and 2

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(September 25, 1979)

Marathon Realty's Schematic Plans for the Central Waterfront

For Council action see page 10.

CITY MANAGER'S REPORTS (Cont'd.)

C. MANAGER'S REPORT
(September 18, 1979)

Provincial Home-owner Grants to
99-Year Leaseholders

Council noted a report dated September 18, 1979 from the City Manager in which the Director of Finance reported on a petition received from a Mrs. E. Simpson concerning the Provincial Home-owner Grant Act and its application to 99-Year Leaseholders. Council was advised that Mrs. Simpson wishes to appear as a delegation on the matter at a later date.

MOVED by Ald. Harcourt,
THAT the City Manager's report be received for information and the delegation request be granted.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(September 28, 1979)

Ambulance Services - Persons in
Custody

Council considered a report dated September 28, 1977 from the City Manager in which the Director of Finance reported on a letter received from the Ministry of the Attorney General regarding billing for ambulance costs related to persons in custody of the Vancouver City Police.

The report concluded with two options.

MOVED by Ald. Puil,
THAT the Attorney General be advised that the City is not prepared to pay these bills since

- the service is provided to individuals, who are entitled to its free use
- many of these individuals are wards of the Ministry of Human Resources
- any claims against the City would be more than off-set by the savings to the Emergency Health Services Commission due to the use of our Fire Department for paramedical services

but agree to negotiate further with the Attorney General an equitable cost-sharing arrangement.

- CARRIED

(Ald. Little opposed)

STANDING COMMITTEE REPORTS

1. Report of Standing Committee on Community Services (September 20, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Seating Capacity of Licensed Premises
Cl. 2: Detention of the Mentally Ill in City Jail
Cl. 3: M.O.S.A.I.C.

Clauses 1, 2 and 3

MOVED by Ald. Bellamy,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Planning and Development (September 20, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Zoning Discretion for Heritage Structures
Cl. 2: Monthly Status Report on Rezoning Applications
Cl. 3: Temporary Use of Strathcona Sites C & D for Commercial Parking Purposes
Cl. 4: Enforcement - Building By-law Violations 1354 West 15th Avenue

Zoning Discretion for Heritage Structures (Clause 1)

MOVED by Ald. Boyce,
THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED

(Ald. Kennedy opposed)

Clauses 2, 3 and 4

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee on Transportation (September 20, 1979)

Handicapped Transportation Cabs (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (September 20, 1979)

The Council considered this report which contained two clauses identified as follows:

Cl. 1: Vancouver Symphony Society Use of Orpheum Theatre
Cl. 2: Poser and Reser Budgets

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Finance and Administration (September 27, 1979)

Additional Cultural Grant Requests - 1979 (Clause 1)

When considering this report the Council noted a further report from the Finance Department giving up-to-date details of the unallocated balance of funds regarding 1979 grants.

The various cultural grant requests contained in the report were dealt with seriatim.

(A) B.C. Touring Council - Grant Request $1,500

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Standing Committee on
Finance and Administration
(September 27, 1979) (cont'd)

Additional Cultural Grant
Requests - 1979
(Clause 1) (cont'd)

(B) Janus Theatre Society -
Additional Cultural Grant
Request $5,000

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

(C) Cheremshyna Ukranian Folk
Dance Ensemble - Grant
Request $630

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

(D) Cultural Grant Request -
China Month $4,600

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED BY THE
REQUIRED MAJORITY

(Ald. Boyce and Puil opposed)

(E) Cultural Grant Request
$3,000 - Pacific Cinematheque
for Chinese Cinema

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

(F) Vancouver Women in Focus -
Grant Request $2,400

MOVED by Ald. Puil,
THAT the recommendation of the Committee be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT
(September 25, 1979)

Marathon Realty's Schematic Plans
for the Central Waterfront

The Director of Planning and members of his staff, by means of drawings, gave a report reference to Council on Marathon Realty's schematic plan for the Central Waterfront. The staff reviewed three areas which require further study i.e. density, height and view, and parking.

The City Engineer commented on access and services for the proposed development. He stated the transportation plan provides good possibilities for transit and LRT, as well as good pedestrian access to the development. In addition, the proposal relates well to the Convention Centre proposed for Pier B-C.

MOVED by Ald. Puil,
THAT

1. City Council indicate to Marathon Realty its preference for a development scheme generally along the lines of the composite alternative as described in the report of the Director of Planning dated September 25, 1979, and request that this concept be further developed.

2. City Council instruct the Director of Planning to initiate a formal meeting with representatives of Marathon Realty, Pier B-C Board, and all the involved parties (as described in Part 4a of the Director of Planning's report) to further discuss procedural options outlined in this report.

3. The Director of Planning to report back on the result of the discussion in item #2.

4. The Director of Planning discuss with the Planning and Development Committee the amount of detail which might be provided in such a plan, and the estimated cost and time required to produce plans of various complexity.

- Carried Unanimously

MOVED by Ald. Kennedy (in amendment),
THAT the following be added to item 2 quoted above:

As well as a further option that the hotel be located in front of the proposed Convention Centre on Pier B-C and the office building be situated adjacent to Granville Square to permit inclusion of a plaza in this development.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Little, Marzari, Puil and the Mayor opposed)

The motion by Ald. Kennedy having lost, the motion by Ald. Puil was put and carried unanimously.

The Mayor congratulated the City Engineer, the Director of Planning and their staff on the excellent work carried out on this project.

* * * * *

Council recessed at 4:15 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 4:30 p.m. with all members present except Ald. Bellamy(on Civic Business) and Ald. Puil.

* * * * *

DELEGATIONS (Cont'd)

4. 1025 West Broadway, Development Permit Application No. 84392. Area Co-ordinating Centre for B.C. Alcohol & Drug Commission

Before Council this day was a report of the City Manager dated September 25, 1979, in which the Director of Planning submitted a report on the proposed Area Co-ordinating Centre for B.C. Alcohol and Drug Commission at 1025 W. Broadway. The report was submitted to Council because of the concerns expressed by neighbours and the difficulties the Commission have had in locating centres in the city.

In the report the Director of Planning advised that he and the Development Permit Staff Committee were recommending to the Development Permit Board that it approve the Development Permit subject to Council's concurrence and subject to certain conditions. The City Manager submitted this matter for Council's consideration.

Also before Council was a memorandum dated October 2, 1979 from the Director of Planning, in his capacity as Chairman of the Development Permit Board, advising that the Board on October 1, 1979 had approved the Development Permit Application for a proposed Area Co-ordinating Centre for B.C. Alcohol and Drug Commission at 1025 W. Broadway, subject to certain conditions and also subject to the concurrence of the Council.

The following then addressed Council on this matter:

Mr. J. Russell, Alcohol and Drug Commission, stated that the proposed facility is not a treatment centre but is intended for assessment of patients prior to referral for treatment in other facilities. The centre will handle no more than six patients a day and no patient will remain at the centre overnight. Mr. Russell stated that day treatment centres are currently in operation in other areas of the City with very little impact on the neighbourhood.

Mrs. J. Searcy, businesswoman, operating out of premises adjacent to the proposed centre and speaking on behalf of other business people in the area, expressed concern that that facility would affect the business character of the area. She also stated that there is no off-lane parking for the building in question and, therefore, patients coming to the centre under escort would have to be off-loaded on Broadway.

Mr. H. Tracey addressed Council on behalf of neighbourhood residents and businesses. He posed a number of questions related to the operation and requested Council seek answers from the Alcohol and Drug Commission. He further stated that the neighbouring businesses and residents were unhappy about the notification process.

Mr. R.H. Fitzgerald addressed Council and read from a circulated brief in which he urged that Council defer a decision on this application, pending a proper socio-economic impact study by an independent consultant.

cont'd...

DELEGATIONS (Cont'd)

1025 West Broadway, Development Permit Application No. 84392. Area Co-ordinating Centre for B.C. Alcohol & Drug Commission (cont'd)

Mr. Chambers, Greentree Agencies, 1097 West Broadway, stated that he too was opposed to the proposed facility in this location. He also queried the reason why there are currently four centres operated by the Alcohol and Drug Commission on West Broadway and suggested that all be centralized into a single unit.

Mr. Russell then answered questions from Council and indicated that only two of the four operations of the Commission located on Broadway see any patients: these are 307 West Broadway, which is currently an assessment centre and out-patient clinic for drug addicts, and 175 West Broadway, which operates an out-patient counselling service for alcoholics.

MOVED by Ald. Rankin,
THAT Council concur with the decision of the Development Permit Board to approve Development Permit Application No. 84392, thereby permitting the use of the main floor of the existing building at 1025 West Broadway as an Area Co-ordinating Centre for the B.C. Alcohol and Drug Commission for a period of time expiring December 31, 1980, subject to the following conditions:

Prior to the issuance of the Development Permit:

1. The B.C. Alcohol and Drug Commission set up a liaison committee with the neighbours to monitor the use and its effects on the community during the limited period of approval;

2. The eight (8) off-street parking spaces are to be provided in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition.

FURTHER THAT the issuance of this Development Permit be subject to the facility:

- seeing no more than six (6) patients per day;

- limiting assessments to a maximum of 10 hours per day;

and a report back to Council on operation of the Centre each month for the first six months of operation.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

* * * * *

The Council recessed at 5:50 p.m. to reconvene in the Council Chamber at 7:30 p.m.

* * * * *

* * *

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, in Committee of the Whole, with Mayor Volrich in the Chair and the following members

PRESENT: Mayor Volrich
Aldermen Boyce, Ford, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Aldermen Bellamy (on Civic Business) and Gerard

CLERK TO THE COUNCIL: M. Kinsella

* * *

DELEGATIONS (Cont'd)

5. Blocks 129 and 130 Jericho/Locarno

Council had before it a motion of Alderman Little with respect to City properties in Blocks 129 and 130 Jericho/Locarno area. On May 15, 1979, Council approved delegation requests related to the subject and Council on June 12, 1979, deferred the matter until September, 1979.

Accompanying the motion was a memorandum from the Supervisor of Properties on the history of the subject properties, letters from the Vancouver Park Board and the Vancouver City Planning Commission in support of the motion and a letter from the Dunbar-Southlands-West Point Grey Area Planning Committee, also in support.

Also circulated before Council was a letter from Mr. S.O. Russell, an area resident, opposing the motion.

Council proceeded to hear representation from the following:

In Favour

Mrs. M. Pigott

Ms. Betty Richardson for West Point Grey Civic Association (brief filed)

Ms. Pearl Steen for Vancouver Council of Women (brief filed)

Commissioner Fraser for Vancouver Board of Parks and Recreation

Mr. T.M. Nichols for Save Our Parkland Association (brief filed)

Mr. S.M. Oosterhuis for Dunbar-West Point Grey-Southlands Area Committee

In Opposition

Mr. S.O. Russell (brief filed)

Mr. D. Conder for West Point Grey Community Association

Mrs. D. Gillis

Mrs. J. James

Mr. R.F. Scarth

In addition, Council received two further letters in opposition to the motion from area residents.

MOVED by Ald. Little,

THAT WHEREAS the City Council in 1978 decided to dispose by lease arrangement City properties in Blocks 129 and 130 in the Jericho/Locarno Area with the exception of the Easterly 4 lots in Block 130;

Cont'd . . .

DELEGATIONS (Cont'd)

Blocks 129 and 130
Jericho/Locarno (Cont'd)

AND WHEREAS it is obvious, therefore, that Block 130 is a natural for inclusion as part of this Locarno Beach Park Area;

AND WHEREAS two properties have now been leased as a result of Council decision thereby tying up these properties for 60 years;

AND WHEREAS to continue this policy would make it very difficult to acquire the leased interests in the meantime due to disruption costs;

THEREFORE BE IT RESOLVED THAT City-owned lots in Block 130, legally described as Lot 17, Block 130, D.L. 540, Plan 229 and Lots E, F, G, Block 130, D.L. 540, Plan 17355, be withdrawn from the market effective immediately and that the leasing of these and the balance of the lots in this block be not proceeded with;

FURTHER THAT as and when any privately-owned properties in Block 130 become available, the Supervisor of Properties so inform the Council forthwith for the Council's consideration of acquisition;

AND FURTHER THAT City-owned lots in Block 129 known as Lot 15, Block 129, D.L. 540, Plan 229 and Lots D and E, Block 129, D.L. 540, Plan 17355 also be withdrawn from the market.

- LOST

(Aldermen Ford, Harcourt, Kennedy, Marzari, and the Mayor opposed.)

* * *

At this point in the proceedings, Alderman Harcourt left the meeting.

* * *

6. Closure of 23rd Avenue to Tupper School

Council had before it a report of the Standing Committee on Transportation dated June 21, 1979, on the impact of the temporary closure of 23rd Avenue at Tupper School.

On June 26th, Council first considered the report and noting a number of delegation requests deferred the matter to September, 1979. Also for consideration this day was a report of the City Manager dated September 24, 1979, dealing with the concerns of the Fire Chief. The report dwells upon the delay in response time which would be brought about by closure, difficulties with fire equipment and the high risk areas within the school itself. The report concludes with two options for Council's consideration:

(A) by re-opening the street as recommended by the Fire Chief,

or (B) if the street is to remain closed, by providing completely unobstructed access and passage for fire vehicles, relying only on surface treatment and signing to deter other traffic.

(no action was taken on the above options)

Cont'd . . .

DELEGATIONS (Cont'd)

Closure of 23rd Avenue to Tupper School (Cont'd)

The Mayor called upon the delegates to address Council and the following individuals appeared:

In Support of Closure	Opposed to Closure
Dr. N. Davinski for Vancouver School Board (brief filed)	Mr. E. Pataky
Mr. N.J. Loewen, Principal David Livingstone Elementary School (brief filed)	Mrs. M.S. Callegari
Ms. Lila Little, Parents Consultative Committee, Sir Charles Tupper Secondary School (brief filed)	
Mr. J.W. Killeen, Principal Sir Charles Tupper Secondary School (brief filed)	
Mrs. D. McCormick, Riley Park N.I.P. Committee	

Mr. D. Rudberg, Assistant City Engineer - Traffic, clarified for Council the results of the survey conducted jointly by the Engineering and Planning Departments. He suggested that the proposed closure must be viewed in the context of other closures which have occurred in the vicinity.

Mr. Armand Konig, Vancouver Fire Chief, expressed concern for the viability of closure as it would affect the response time to fire units responding to the school.

Following discussion, it was

MOVED by Ald. Kennedy,

THAT the recommendations of the Standing Committee on Transportation be amended and then approved as follows:

A. THAT 23rd Avenue adjacent to Tupper School (between Carolina Street and a point approximately 561 feet west) be closed. (amended)

B. THAT fire access and utility requirements through the redevelopment of the permanent closure be worked out to the satisfaction of the City Engineer and Fire Chief.

C. THAT the Vancouver School Board install speed bumps in the private lane east of Prince Edward Street between 22nd and 23rd Avenues as soon as possible.

D. THAT the temporary configuration for fire access be revised to deny penetration by motorcycles onto the closed portion of the street as soon as possible.

E. THAT the 22nd Avenue entrance to the school parking lot at 22nd Avenue and Carolina Street be closed with all access to be from 23rd Avenue.

Cont'd . . .

DELEGATIONS (Cont'd)

Closure of 23rd Avenue to Tupper School (Cont'd)

F. THAT all costs of the permanent closure including utility relocations and previously mentioned improvements to lane, temporary closure and parking lot are to be covered by the Vancouver School Board and the Vancouver School Board is to be reimbursed for the physical costs of the temporary closure in the amount of $2,176.08 to be derived from the City's Contingency Reserve.

- CARRIED

(Aldermen Kennedy and Little opposed.)

* * *

Alderman Kennedy left the meeting at this point in the proceedings.

* * *

7. Priorities for Local Area Planning

Council considered a report of the City Manager dated August 23, 1979, with respect to local area planning priorities. In the report, the Director of Planning provided a background review of established priorities noting the status of previously approved programs. The report outlines the present staff resources for local area planning, examines site office desirability and provides comparative data on north Mt. Pleasant and Hastings-Sunrise areas. The report concludes with recommendations to deal with both north Mt. Pleasant and Hastings-Sunrise.

Council at its meeting of July 24th, approved delegation requests on this subject from a number of interested groups.

Mr. Christopherson, past president of the Mt. Pleasant Neighbourhood Association, presented a brief to Council (on file) urging the establishment of a local area planning office and sufficient staff and resources to assist the community in a comprehensive program of upgrading.

Mr. K. Hanson addressed Council on behalf of the Mt. Pleasant Triangle N.I.P. Committee and urged that a local area planning office be established.

Ms. I. Ayers presented a brief (on file) on behalf of the North Mt. Pleasant Planning Committee, requesting that Council designate north Mt. Pleasant as the first priority area within the greater Mt. Pleasant region.

Mr. S. Hatch addressed Council on behalf of the Hastings-Sunrise Action Council and asked that there be no disparity between the assessment of priorities to the two areas. Further he expressed the hope that Council would not subvert the needs of the Hastings-Sunrise area to those of Mt. Pleasant.

Mr. Barrett, aide to Vancouver East M.P. Margaret Mitchell, presented a letter to Council from Mrs. Mitchell urging Council to establish a local area planning office, but at the same time, not fall into the trap of pitting one neighbourhood against another. A previous letter from Mrs. Mitchell dated October 2nd had been circulated to Council.

Cont'd . . .

DELEGATIONS (Cont'd)

Priorities for Local
Area Planning (Cont'd)

Mr. A. Worthington, President of the North Mt. Pleasant Neighbourhood Association was granted leave to address Council whereupon he urged Council consider the needs of the Mt. Pleasant community.

The City Manager and Mr. R.R. Youngberg of the Planning Department provided background information for Council.

MOVED by Ald. Puil,
THAT the recommendations 'A' - 'D' contained in the Manager's Report dated August 23, 1979, be approved.

- (carried unanimously)

MOVED by Ald. Rankin, (in amendment)
THAT recommendation 'A' contained in the Manager's Report be amended by deleting all of the words in line 1 following 'approved' and substituting:

"initiation of a local area planning program in Mt. Pleasant to begin in January, 1980 with a two-year target for completion of a plan."

FURTHER THAT recommendation 'B' contained in the same report be amended by deleting all of the words in line 1 following 'approved' and substituting:

"the staffing for a two-year period for assessment to the Mt. Pleasant local area planning program and instruct the Director of Planning to report back in advance of the 1980 operating budget submission with a detailed program budget including funding for a site office."

- LOST (tie vote)

(Aldermen Boyce, Harcourt, Puil and the Mayor opposed.)

The amendment having lost the motion of Alderman Puil was put and carried unanimously.

* * *

During consideration of the above item Alderman Harcourt rejoined the meeting.

* * *

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Boyce,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Boyce,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (North 10 feet of East 1/2 of Lot 15, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of East ½ of
Lot 15
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10 feet of Lot 18, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 18
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Ford — asked for a report on the Gypsy Moth situation and the Mayor so directed.

Gypsy Moth

* * *

The Council adjourned at approximately 10:35 p.m.

The foregoing are Minutes of the Regular Council Meeting of October 2, 1979, adopted by Council on October 16, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE September 25, 1979

TO: Vancouver City Council

SUBJECT: 3360 School Avenue, Development Permit Application No.84174. ZONED CD-1 (Comprehensive Development Dist.)

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"This matter is being referred to Council to determine whether it is considered that the development proposed meets the objectives and intent of the existing CD-1 By-law for this site.

1. Background

Original Application

In December, 1974, the site, being the southwest corner of School Avenue and Tyne Street was rezoned from RS-1 One Family Dwelling District, to CD-1 Comprehensive Development District, subject to a number of conditions.

Two of these conditions are that:

(a) uses to be for senior citizens dwelling units, personal care units and uses customarily accessory thereto

(b) floor space ratio shall not exceed 1.0.

(for further details please see Appendix A attached.)

On January 9, 1975, Development Permit No. 68457 was issued to R. William Wilding, Architect, for Calling Foundation, permitting the construction of a three-storey Senior Citizens personal care development for 167 personal care dwelling and sleeping units. This proposal met the conditions of the CD-1 By-law. The development was not built and the Development Permit expired on January 9, 1977.

2. Kingsway Task Force

Council will recall on October 17, 1978 approving recommendation of the Standing Committees on Planning and Development and Transportation relating to the Kingsway Task Force Study. At that time a rezoning application was pending to alter the CD-1 on this site to permit a townhouse development with 23 units at a floor space ratio of 1.0.

The recommendations approved by Council on October 17, 1978 included a suggested floor space ratio restriction for this site of 0.60 and a unit per acre restriction of 22. It was noted that this site would be suitable for low-rise, medium density family housing.

The CD-1 By-Law as approved by Council in December, 1974, however, is still valid.

3. New Application

On May 15, 1979, Vern D. Delgatty, Architect, on behalf of Executive Projects Ltd. filed a new Development Permit Application No. 84174 to construct a housing complex containing 75 dwelling units for people in an older age group.

The Development would not be a Senior Citizens Housing project with government subsidies.

...2/

The Architect submits "that the location and design factors are oriented to seniors. He advised that the project will demand stringent residence restrictions such as age, vehicles, guests, sub-leasing, etc., and that it is anticipated that the age minimum would be approximately 55 years old."

The proposed development would have a floor space ratio of 1.0 and 44 units per acre. Seventy-eight off-street parking spaces would be provided, including 8 for recreation vehicles.

Analysis

It is considered that this proposal is not Senior Citizens' Housing as was envisioned in the CD-1 By-Law but is basically Market Housing at a floor space ratio of 1.0 and 44 dwelling units per acre.

While the existing CD-1 By-Law was approved, permitting a floor space ratio of 1.0, it is evident that it was approved on the basis that the site would be developed for normal senior citizens housing and/or personal care units. It has been the position of Council and the Planning Department to support a slight increase in density when considering housing for elderly, handicapped, or other groups who face a lack of accommodation tailored to their specific needs. This slight increase enables the provision of such units at a reduced cost.

This philosophy is also evident in the RM-3A1 and RM-3B District schedules where a bonus provision is included in the By-Law where a portion of units in a building are provided for senior citizens housing, handicapped housing, etc.

This site is not situated in a high-density neighbourhood, being surrounded by mostly one-family dwellings.

Because it is not clear that the development as now proposed meets Council's intent when the CD-1 By-Law was approved the matter is being referred to City Council for advice. "

The City Manager submits for Council's CONSIDERATION the choice between:

A) Requesting the Director of Planning to process this application as meeting the intent of the CD-1 By-law, or

B) Informing the applicant that his proposal does not meet the intent of the by-law, but that Council would be willing to consider (at a public hearing) an amendment for the proposed housing at a reduced floor space ratio of 0.6.

FOR COUNCIL ACTION SEE PAGE(S) 144

DEL. 3

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

September 20, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 20, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	E. Bowie

The minutes of the meeting of August 30, 1979, were adopted.

RECOMMENDATION

1. Twenty-five (25) Additional Taxi Licenses

Council on July 24, 1979, approved the following recommendations from the report of the Standing Committee on Transportation of July 12, 1979:

A. THAT the 1975 decision of City Council to issue twenty-five (25) additional taxicab licenses be reaffirmed.

B. THAT the Chairman of the Sub-Committee re Vehicles for Hire Matters be requested to meet with City officials for further discussion and report back on relevant questions relating to distribution of the licenses and specifically on whether the licenses should be:

i) Transferable or non-transferable

ii) Sold at a fixed price, i.e. $15,000.00

iii) Sold en bloc or to individual applicant-drivers.

The Committee had for consideration a Manager's Report dated August 7, 1979 (on file in the City Clerk's Office), in which the Director of Permits and Licenses submits the findings of the Sub-Committee re Vehicles for Hire as directed by recommendation "B" above.

The Sub-Committee recommends as follows:

1. That no restriction be imposed on the transferability of taxicab licenses.

.../2

Clause 1 continued

2. That twenty-five (25) Class 'A' Taxicab licenses be purchased by the Vancouver Civic Development Corporation from the Department of Permits and Licenses and that they in turn advertise for the sale of these licenses individually or en bloc on the following conditions:

a) The highest bid will not necessarily be the acceptable bid and that the Vancouver Civic Development Corporation in consultation with the Standing Committee on Transportation reserves the right to refuse or accept any offer.

b) All offers must be accompanied by a certified cheque in the amount of 10% of the total offered price. The balance of the purchased price to be paid 10 days after acceptance by the City.

c) All bidders should have a minimum of two years experience in the taxi industry.

d) The successful bidder(s) must provide a radio dispatched taxi service to the satisfaction of the Chief License Inspector.

e) The successful bidder(s) must have the properly equipped taxicab in service within 90 days of acceptance of his offer by the City.

f) It will be the successful bidder's responsibility to obtain Motor Carrier Licenses and no offers will be considered which are subject to obtaining such licenses.

The Committee also had for information a letter from Mr. James P. Taylor, of Stewart, Siddal & Saunders, Solicitors for the Vancouver Taxicab Owners Association, responding to the Manager's Report dated August 7, 1979, before the Committee this day.

In his letter, Mr. Taylor gives some background on the Vancouver Taxicab Owners Association and detailed comments on paragraphs 1, - transferability of taxicab licenses, 2(a), - the problems re bidding for licenses, and 2(c), - suggests more stringent requirements than those listed.

Present for the discussion were Mr. B. Wosk; Mr. B. Hall, Superior Holdings Limited and his lawyer Mr. E. Bowes; Mr. J. Dawson, Vancouver Taxicab Owners Association and his lawyer Mr. J.P. Taylor; Mr. T. Scarr, Yellow Cab Company and Mr. Olaf Klassen.

Mr. Wosk expressed approval of the recommendation to issue 25 new licenses, stating his various reasons in supporting the increased service.

Mr. Klassen submitted a brief to the Committee (on file) regarding the present taxicab industry in Vancouver and a proposal for the founding of a consortium of independant taxicab companies in Vancouver.

Mr. Scarr, while agreeing that more licenses are needed, expressed his objection to the Sub-Committee's recommendation of putting licenses up to tender. He suggested the City should set a firm price on licenses.

.../3

Clause 1 continued

Mr. Dawson, in reply to questions raised regarding the shortage of drivers and wages being paid, stated that Vancouver drivers get a commission of 50% which is higher than commissions paid in other parts of the country.

Mr. Taylor commented on the present costs of operating taxis - i.e. prime property, license, goodwill, etc., and supported the idea of a firm price being set on licenses which should remain constant. Referring to the Manager's Report, he remarked that a bidding procedure would be inclined to favour large interests and reiterated his concern that Recommendation 2(c) provide more restrictions than the two years experience stated.

Mr. Bowes commented on various points put forward in discussion at this meeting. In speaking for his client, Vancouver Taxi Limited, he said that while they have no cabs at present, they have approximately 20 drivers who have made application and are immediately available. He stated that his client was prepared to purchase the entire 25 licenses available and requested the Committee to recommend to Council that the new licenses be issued en bloc to Vancouver Taxi Limited.

Mr. R. Baker, speaking for a client (unnamed), also supported the suggestion that the available licenses be sold en bloc. He said that his client was interested in forming a new company which through competition with present companies would result in providing a higher degree of service to the citizens of Vancouver.

Mr. S. Stronge, Canadian Paraplegic Association, and Mr. Kim Nichols, spoke briefly on their concerns regarding taxi transportation for the handicapped.

Alderman Rankin, Chairman of the Sub-Committee re Vehicles for Hire, spoke on the recommendations as put forward by the Sub-Committee in the Manager's Report.

The Committee agreed to amend recommendation 2(c) of the Sub-Committee by adding the words "and meet all other requirements of the By-law", and following further discussion, it was

RECOMMENDED

A. THAT no restriction be imposed on the transferability of taxicab licenses.

B. THAT twenty-five (25) Class 'A' Taxicab Licenses be purchased by the Vancouver Civic Development Corporation from the Department of Permits and Licenses and that they in turn advertise for the sale of these licenses individually or en bloc on the following conditions:

a) The highest bid will not necessarily be the acceptable bid and that the Vancouver Civic Development Corporation in consultation with the Standing Committee on Transportation reserves the right to refuse or accept any offer.

b) All offers must be accompanied by a certified cheque in the amount of 10% of the total offered price. The balance of the purchase price to be paid 10 days after acceptance by the City.

.../4

Clause 1 continued

c) All bidders should have a minimum of two years experience in the taxi industry, and meet all other requirements of the By-law.

d) The successful bidder(s) must provide a radio dispatched taxi service to the satisfaction of the Chief License Inspector.

e) The successful bidder(s) must have the properly equipped taxicab in service within 90 days of acceptance of his offer by the City.

f) It will be the successful bidder's responsibility to obtain Motor Carrier Licenses and no offers will be considered which are subject to obtaining such licenses.

AND FURTHER THAT the brief submitted by Mr. Olaf Klassen be received.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 145

Rel 4

MANAGER'S REPORT

DATE September 25, 1979

TO: Vancouver City Council

SUBJECT: 1025 West Broadway, Development Permit Application No.84392. Area Co-ordinating Centre for B.C. Alcohol and Drug Commission

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"This report is being submitted to Council because of the concerns expressed by neighbours and the difficulties the Alcohol and Drug Commission have had in locating centres in the city.

Development Permit No. 84392 has been filed on behalf of the Ministry of Health to use the premises at 1025 West Broadway for an Area Co-ordinating Centre by the B. C. Alcohol and Drug Commission.

The site is located on the north side of Broadway between Oak and Spruce Streets and is in the C-3A Commercial District. The site is surrounded by commercially zoned and developed property on each side, across Broadway and to the north across the City lane. The area further north across 8th Avenue is in the Fairview Slopes FM-1 District.

A letter has been submitted from the Alcohol and Drug Commission dated June 5, 1979 (Appendix I), which states that the Centre forms an integral part of the Heroin Treatment program recently undertaken by the Commission. Its sole purpose is to provide a location for the evaluation and the assessment of patients so as to determine what form of treatment would be most appropriate for them. The Centre will serve only those patients living within the City of Vancouver. They advise that the centre would operate initially on an 8-10 hour day, five days a week, commencing at 8:00 a.m. However, as it reaches full capacity it is anticipated that the hours of operation will be extended up to 16 hours a day. There will be no incarceration or containment of patients at the Centre, nor will there be any drugs administered except those that might be prescribed by any physician in treatment of a patient with general health problems.

A Mr. Russell of the Commission advised verbally that there are three ways that a patient would be coming to the Centre: (1) voluntarily, (2) referred by the Courts (3) referred by the Police.

Two hundred neighbours were notified of this conditional use Development Permit Application. Eighty-two letters stating objection were received as well as a petition containing 110 signatures.

One letter of approval was received from the City Health Department, who is a neighbour.

Subsequently, a Public Information Meeting was held in the community by the Planning Department (Appendix II). Twenty-eight citizens attended, as well as Mr. John Russell from the Alcohol and Drug Commission and the Planning Department staff.

The development was explained by Mr. Russell. The citizens opposed the use at this location. There were 4 major concerns expressed by those who attended the meeting and by those who objected in writing.

.../2

1. The patients loitering in the neighbourhood, resulting in the loss of business and property values;

2. Concern for personal safety and the possibility of drug-related crimes;

3. Confusion about the general character of the patients; and

4. The need for additional parking in the area.

Some citizens also stated that the use would be more appropriately located in an industrial District.

Representatives of the Alcohol and Drug Commission have stated that their experience has shown that treatment centres have not recently caused major problems in communities in the city.

The Alcohol and Drug Commission have been having difficulty in locating facilities in the City of Vancouver. Applications have been filed recently to establish treatment centres at 4 locations in the City of Vancouver; 3 for treatment centres and 1 for an Area Co-ordinating Centre. Two of these sites were located in C-2 Commercial Districts, one in the W.E.D. District and one in the Downtown Eastside CD-1 District. All these applications received considerable public opposition but particularly the two sites located in the C-2 District where RS-1 zoned and developed property immediately adjoined. The 2 sites in the C-2 Districts did not receive approval. The site in the W.E.D. District received approval limited in time and the site in the Downtown Eastside received approval through the Board of Variance. The Commission has been searching for a location for some time and considered this location in the C-3A because of the depth of the Commercial zoning in contrast to the narrow Commercial strips such as C-2 provides.

It is considered that it may be difficult to find an industrially zoned site that would meet the Commission's needs. Aside from industrial districts, it seems that it would be difficult to locate another site in the City of Vancouver that would be more appropriate.

This application will be considered by the Development Permit Board at its meeting of October 1, 1979.

The Development Permit Staff Committee and the Director of Planning are recommending to the Development Permit Board that the matter be referred to City Council for advice because of the concerns expressed by the neighbours and that Council be advised that subject to Council's approval the Development Permit Board approve the Development Permit, thereby permitting the use of the main floor of the existing building as an Area Co-ordinating Centre for the B. C. Alcohol and Drug Commission for a limited period of time, expiring December 31, 1980, subject to the following conditions:

Prior to the issuance of the Development Permit:

1. (a) The British Columbia Alcohol and Drug Commission set up a liaison committee with the neighbours to monitor the use and its effects on the community during the limited period of approval.

   (b) Dedication of the northerly 2' of the site for lane to be made to the satisfaction of the City Engineer and the Director of Legal Services.

2. The 8 off-street parking spaces are to be provided, in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law, within sixty (60) days of the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition.

.../3

Mr. Hoskin of the British Columbia Alcohol and Drug Commission has advised that there is an urgency to establish this facility. This matter is therefore being expedited to obtain Council's consideration on October 2, 1979.

It is anticipated that the Development Permit Board will adopt the above noted recommendation. In any event the Director of Planning will be prepared to report verbally to Council regarding the Development Permit Board's decision.

It is also anticipated that citizens will be appearing at Council as delegations."

The City Manager submits the foregoing report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 153, 154

DEL. 6 (i)

MANAGER'S REPORT

September 24, 1979

TO: Vancouver City Council

SUBJECT: Closure of 23rd Avenue at Tupper School

CLASSIFICATION: CONSIDERATION

The Fire Chief reports as follows:

"In a Manager's Report of June 18, 1979, on the impact of the temporary closure of 23rd Avenue at Tupper School, Fire Department considerations were dealt with as follows:

> '4. The Fire Department reported no appreciable difficulty responding to alarms in this area (8 alarms at Tupper School during the closure). It should be noted that fire access must be provided through the closed portion of the street, if the street is permanently closed.'

Consequently, it was recommended that if the street is closed permanently, one condition should be:

> '1. That fire access and utility requirements through the redevelopment of the permanent closure be worked out to the satisfaction of the City Engineer and Fire Chief.'

The Fire Department has reviewed the matter further and wishes to add the following comments.

It is not easy to provide a permanent closure which will provide free transit for fire vehicles and yet deter other traffic. High curbs tend to hang up long fire vehicles. Chains that have to be removed waste valuable time.

Detouring around the closure would increase the response time by about 32 seconds which can be very significant in terms of human life and property damage.

Furthermore, the school itself contains high risk areas, such as the automotive shop and the woodworking shop, which require fast and free access.

For the above reasons, the Fire Chief recommends that 23rd Avenue be re-opened."

The City Manager supports the concerns of the Fire Chief and suggests these can be met in two ways. Either

(A) by re-opening the street as recommended by the Fire Chief,

or (B) if the street is to remain closed, by providing completely unobstructed access and passage for fire vehicles, relying only on surface treatment and signing to deter other traffic.

The City Manager submits the above options for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 156-158

August 23, 1979

MANAGER'S REPORT

TO: Vancouver City Council

CLASSIFICATION: Priorities for Local Area Planning

SUBJECT: RECOMMENDATION

The Director of Planning reports as follows:

"City Council on June 19, 1979, in considering the following notice of motion:

> 'THAT City Council instruct the Director of Planning to prepare a plan and budget to open an area planning office in the Mt. Pleasant area to bring back to Council within one year a plan satisfactory to the citizens of Mt. Pleasant.'

resolved:

> 'THAT the above motion be referred to the City Manager for a report back on the priority of this area with respect to local area planning in relation to other areas and the advisability of establishing a local area planning office in the Mt. Pleasant area in view of its proximity to City Hall.'

The purpose of this report is to respond to the Council resolution by:

(a) Outlining the priorities established by City Council over the last 5 years (approximately) with respect to local area planning programs; and noting the status of previously approved programs.

(b) Outlining the present staff resources available for local area planning programs.

(c) Commenting on the desirability of site offices.

(d) Providing comparative data on North Mt. Pleasant and Hastings-Sunrise.

(e) Recommending the retention of certain specified staff to carry out planning studies in North Mount Pleasant and to initiate a local area planning program in Hastings-Sunrise.

PRIORITIES/STATUS OF PROGRAMS

Priorities for local area planning were reported to City Council as early as 1973. These areas were identified as those undergoing heavy pressures for social and physical change as evidenced by signs of physical decline, poor engineering-related services, increasing demand for social services, lack of adequate community facilities, public and private development proposals, deteriorating housing, and local citizen demands for planning assistance. Generally speaking, the priorities were those areas located within the inner areas of the City. In addition to the West End, for which a local area planning program had already been authorized, and Strathcona, which was nearing completion of its Rehabilitation Project, the following specific communities were identified: Cedar Cottage-Kensington, Fairview, Grandview-Woodland, Hastings-Sunrise, Kitsilano, Marpole and Champlain Heights. These 1973 priorities are outlined on a map in Appendix I.

The Neighbourhood Improvement Program (N.I.P.) began in 1974 and gave an additional dimension to the City's priorities. The N.I.P. was a Federal-Provincial-City cost-shared capital upgrading program available to designated communities which met all of the following specific criteria:

(a) predominantly residential in land use;
(b) over 25% of residential units in need of structural rehabilitation;

(c) deficiency or deterioration in at least one of the following: sewer and water services, paving, lighting or other local utilities, non-residential buildings, structures, and uses;
(d) deficiency in public recreation facilities, open space, social facilities;
(e) mean household income below City average;
(f) no indication of major redevelopment plans; must be stable in terms of future residential land uses and densities (zoning).

In 1974 the City Planning Department carried out a study of all Vancouver Neighbourhoods and identified those areas which met the N.I.P. criteria, or which could be made eligible by altering Council's policies regarding land use and densities (i.e. rezoning). These areas were Kitsilano, Fairview, Mt. Pleasant, Riley Park, Grandview-Woodland, Kensington, Cedar Cottage, and Hastings-Sunrise (see Appendix I). All or portions of these communities received N.I.P. programs between 1974 and 1977, with additional programs for Downtown-Eastside (Oppenheimer area) and Kiwassa, which were made eligible through rezoning. The exceptions were Fairview, North Mt. Pleasant and western Grandview-Woodland, which all retained their high density zoning, and Hastings-Sunrise, which was not selected due to Council's 1977 budgetary decision not to fund a further program that year. However, since 1977 was the final year for new applications for N.I.P. funds, Council resolved on July 12, 1977:

> 'THAT Council designate the Hastings-Sunrise area as a Number One priority for 1978 for receipt of N.I.P. or similar funds.'

The N.I.P. eligibility criterion of land use stability, introduced in 1975 after Kitsilano had already been designated, excluded further apartment areas from physical improvement funds and the planning assistance available within the context of the N.I.P. program. Also, the N.I.P. criteria and Council's preference for doing local area planning in areas which could also qualify for cost-shared funds, caused the City's financial and staff resources to be diverted away from other local area planning priorities.

However, on the positive side, N.I.P. provided the City with the increased capability to hire temporary professional and support staff to carry out local area planning and also provided additional capital funds to improve physical services and social facilities. And, Council did respond to some other priority communities which did not qualify for N.I.P. with city-funded local area planning programs. Fairview Slopes received a local area planning program in 1974, and some street improvements are now being carried out through the normal City Local Improvement procedures. Council established a local area planning program for all of Grandview-Woodland in 1975, although the N.I.P. physical upgrading funds can only be used in the stable area east of Commercial Drive. And in 1977 Marpole received a local area planning program. No comprehensive local area planning program, nor N.I.P.-type physical upgrading has ever been established for North Mt. Pleasant or Hastings-Sunrise.

The 1979 Annual Review Work Program of the City Planning Department reviewed the priorities and established Hastings-Sunrise as the first priority for a new local area planning program. Other areas identified were Shaughnessy Heights, Kingsway East, South Fairview, Jericho-Locarno, North Mt. Pleasant, Dunbar, and West Point Grey. These priorities were established through an internal assessment of possible work items for the Area Planning Division over and above work commitments to previous Council decisions. The criteria included the possibility of matching funds, citizen demand, community expectations, opportunities for significant planning influence and impact, the extent to which the effort is tied to other significant projects or planning work, and the urgency of required actions.

After Council discussion and debate about the 1979 Work Program for the City Planning Department, adjustments were made to provide Shaughnessy Heights with a program allocating a Planner to work 50% of his time on planning matters for that area. This program has commenced and will continue until about mid-1980.

Appendix I contains a map which summarizes existing and previous program areas, and current priorities for local area planning.

SITE OFFICES AND STAFF RESOURCES

Site offices exist in Grandview-Woodland (located in Britannia Centre), Kiwassa (in Seymour School), Kensington (1350 Kingsway) and Riley Park (4397 Main). Both Kiwassa and Riley Park offices close at the end of 1979, although some planning and N.I.P. activities will continue.

Site offices have been found to play a very important role in the encouragement of citizen participation in the planning and community upgrading process. Citizens are better able to present their own particular views, problems and reactions to proposals because of the easy accessibility to planning and other civic staff. The direct interaction promotes a healthy exchange of ideas and facilities and understanding of the different roles of the citizen and staff.

Space constraints at City Hall for new staff, and security limitations discouraging use of City Hall for evening meetings, and, generally, increased accessibility for the public provide additional good reasons for the establishment of site offices for the intensive planning and implementation phase of a local area planning program.

Appendix II outlines the present Area Planning Division staff (excluding RRAP*) involved in area planning activities and the present major responsibilities of that staff.

The temporary staff involved in area planning has fluctuated over the years. At the end of 1978 the staff totalled 25. By the end of 1979 this will be reduced further to a total of 17, and by mid-1981 the Area Planning Division could be reduced to its permanent staff of 11 to handle all present and projected work commitments. Thus, the initiation of new local area planning programs would require the retention of existing temporary staff or the hiring of new staff.

NORTH MT. PLEASANT VS. HASTINGS-SUNRISE

Appendix III contains a summary of some of the social and physical characteristics of the two communities of North Mount Pleasant and Hastings-Sunrise. Part of the pressure for initiating local area planning programs in both of these communities arises from the deficiencies and tensions portrayed in the statistics. In addition, there are a number of key issues affecting these communities, some brought about by the interplay of some of the deficiencies (e.g. poor street condition and traffic safety), and still others caused by proposals for changed in land use. The more pressing of these issues are indicated on the following chart:

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*Residential Rehabilitation Assistance Program staff administer this program for the Federal Government.

ISSUES

North Mt. Pleasant	Hastings-Sunrise

- Zoning/urban design concerns at Fraser/Kingsway node and at Broadway/Main/Kingsway node
- Future land uses:
  - 5th and Carolina (City land)
  - West of Main, north of Broadway
- Poor streets in apartment area
- Kimount Club rehabilitation
- Design/compatibility of new and converted multi-unit residential buildings
- Loss of older, lower-cost housing in apartment area
- Lack of adequate park space
- Future use of old sawmill site north of China Creek Park
- Mt. Pleasant Community Centre outreach programs
	- P.N.E. impacts
	  - Traffic/access
	  - Parking
	  - Noise
	- Proposed P.N.E. expansion (Multiplex)
	- Heavy through traffic
	- Hastings-Cassiar intersection
	- Proposed Cassiar Street tunnel
	- Undeveloped park space
	- Cultural diversity/community oneness
	- Development pressures/rezoning proposals
	  - 2500 Block Franklin Street
	  - Hastings and Renfrew
	- Poor housing condition in northwest section
	- Commercial vacancies on Hastings
	- Residential/industrial interface
	- Social problems in Skeena Terrace
	- Cliff erosion along Wall Street

CONCLUSIONS

All communities are in need of some level of planning. The Mt. Pleasant community has received the benefit of a N.I.P. program for its southeast portion: the $1.8 million program has resulted in significant improvements to the area's physical services, has upgraded all the area's parks, and has improved or established needed social facilities. In addition, the program examined and resolved a number of planning issues related to land use and traffic. North Mt. Pleasant, as noted above, exhibits many of the types of problems/issues which can be addressed through local area planning study. While it is recognized that the issues summarized above will have to be addressed, a comprehensive local area planning program is not required at this time. There will be, however, an increasing need to explore, co-ordinate planning efforts, formulate objectives and recommend improvements for Mt. Pleasant as well as other communities. At this time, Council should consider the retention of a planning assistant to free up professional planning staff (currently involved in implementation work in other communities) to allow this initiative and exploration work to proceed. Regarding the particular needs of North Mt. Pleasant and the type of program warranted at this time, neither a site office nor an extensive allocation of staff could be justified.

Hastings-Sunrise continues to be the first priority for a comprehensive local area planning program. These are the major issues which need to be addressed:

(a) negative impacts from current P.N.E. operations;
(b) possible negative impacts from P.N.E. expansion proposals;
(c) deficiencies in social and recreational programs/ facilities;
(d) traffic/parking related matters.

These major issues and the others noted in the previous section, require comprehensive analysis and could involve a task force approach involving other Departments such as Engineering and Social Planning. For this program, Council should consider the retention of a temporary Planner, Planning Assistant and Clerk-

Typist. Temporary specialized staff may also be needed in other departments for assignment to this program. A Site Office would be warranted for this program because of its comprehensive nature and the extensive allocation of staff.

RECOMMENDATIONS

Therefore, the Director of Planning recommends:

Re Mt. Pleasant

A) That Council approve the retention of a temporary Planning Assistant III for a period of two years, beginning January 1980, to permit the reassignment of current projects/studies within the Area Planning Division, thereby freeing up a Planner to provide a higher level of planning services to the North Mt. Pleasant area; and

B) Further, that Council approve 1980 funding for this Planning Assistant III position in advance of the regular 1980 Operating Budget submission (1980 funding has been determined to be $23,112 (PG 21, top step: $1712 + 12.5% x 12 - 1980 rates.) Funding for 1981 would be included in the regular 1981 Operating Budget submission).

Re Hastings-Sunrise

C) That Council approve the initiation of a Local Area Planning program in Hastings-Sunrise, to begin in January, 1980, with a two-year target for completion of a Plan;

D) That Council approve the retention of a temporary Planner II, Planning Assistant III and Clerk-Typist II for a two-year period for assignment to the Hastings-Sunrise Local Area Planning program, and instruct the Director of Planning to report back in advance of the 1980 Operating Budget submission with a detailed program budget, including funding for a site office; (the 1980 staff salaries and site office costs would be approximately $87,000)."

The City Manager comments as follows:

For reasons stated in the report, the City Manager does not believe it is necessary to have a site office for Mt. Pleasant and does not favour a full-fledged local area planning program for that area. Recommendations A and B will provide some planning assistance at a minimal and temporary cost to the City.

Council decided on many occasions that a local area planning program is needed for Hastings-Sunrise, and in 1977, designated it as No. 1 priority for 1978. The proposed developments at the PNE and in the Cassiar corridor increase the urgency.

Unfortunately, it has now been established that N.I.P.-type funding will not be available for planning activities, although it will be possible to apply for Provincial Community Services Contribution Program funds to help implement physical improvements requested as a result of such local area planning.

In view of Council's commitment to provide local area planning for Hastings-Sunrise, the City Manager suggests this should be done by retaining for two years temporary staff who were paid for out of N.I.P. funds and who would otherwise be let go at the end of December, 1979. There would thus be no increase in planning staff, but there would be, for two years, an increased cost to the City.

Hence, the City Manager RECOMMENDS approval of Recommendations A, B, C and D.

FOR COUNCIL ACTION SEE PAGE(S) 158-159

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Disposal of Street Banners

The Acting Purchasing Agent reports as follows:

"An Agreement dated March 1, 1979 was entered into between Evelyn Roth (hereinafter called the "Manufacturer") and the City.

The substance of the agreement was that the theme for the banners would be related to the United Nations "The Year of the Child", the manufacturer would provide designs and material and "ensure that the designs are produced by children from many parts of the City".

The clause of the contract which deals with disposal, after the banners are removed from City streets, reads as follows:

"It is agreed that the City shall have the absolute right to dispose of the banners in such manner as is considered reasonable. Provided that, if the banners are sold, the City shall receive an amount equal to $16.00 for each banner sold and the balance of the selling price shall be divided equally between the Vendor of the banners and the Manufacturer."

Ms. Roth agreed to relinquish any claim she may have to a share of the proceeds from the sale of the banners, provided they are donated to a children's organization such as the Children's Hospital or UNICEF.

There are approximately 600 banners available for disposal (approximately 150 are torn).

The requests received to date are as follows:

UNICEF British Columbia

UNICEF has requested that "the City of Vancouver consider donating these outstanding banners to UNICEF so that we might sell the attractive banners to raise money for the worthy programme of UNICEF which undoubtedly is well known and appreciated by all concerned."

They have also indicated that they would be happy to co-operate in a shared selling programme.

Vancouver and District Dental Society

The Dental Society is holding a fund raising Ball at the Hyatt Regency Hotel on November 30 and will be donating the proceeds to the Dental Department of the new Children's Hospital.

They would like to use the banners as decorations for the evening and then "either auction off and/or offer the banners to the Children's Hospital."

Vancouver School Board

Betty Wellburn, Art Co-ordinator for the Vancouver School Board submitted a request on behalf of a particular teacher which reads "This particular teacher - Mrs. V. Pasquill of Van Horne Elementary School was involved with the 30 banners on Burrard Street. She would like to return them to the children who created them in her school."

She also offered the following comment in her letter - "As School opens in a few weeks, I am sure other teachers will be making the same request."

..../2

Clause No. 1 cont'd:

Emmanuel Christian Secondary School Association

Conrad Van der Kamp, Principal of this school, described 18 banners he would like to obtain and named the students who produced them. The purpose of his request is to return the banners to the students of Emmanuel.

We have also received approximately twenty requests from private individuals who wish to purchase banners.

The number of requests received is the best indicator we have of the price which we can probably sell them for, and, using this indicator, I believe we can probably sell them for about $5.00 each. If, however, they were sold by an organization for children, such as UNICEF or the Children's Hospital, they may bring a much higher price, as part of the price, in the minds of the purchasers, would be a donation to the organization.

RECOMMENDATION

In view of the special nature of this year's banners, I recommend they be disposed of as follows:

A) Loan them to the Dental Society for use during their fund-raising ball on November 30, on condition that:

a) arrangements can be made on the morning of Saturday, December 1 (or at some other appropriate time) for teachers to claim certain banners on behalf of students who created them.

b) remaining banners be forwarded to UNICEF.

B) Through the School Board and the private schools, notify teachers involved in this project that it is proposed to donate the banners to UNICEF for their fund-raising, but that an opportunity exists, as outlined above, to claim banners on behalf of the student artist, if the student is not willing to have the banners so donated.

C) Grant the remaining banners to UNICEF British Columbia.

D) Pass on requests from individuals for purchase of the banners to UNICEF."

The City Manager RECOMMENDS approval of above recommendations.

2. Pacific Centre Garage - Equipment

The City Engineer reports as follows:

"BACKGROUND

On April 18, 1979, Council, when considering a report on the 1978 cost revenue summary for the Pacific Centre Garage, approved the establishment of a $35 000 appropriation for repairs and refurbishing of the Pacific Centre Garage as required.

The purpose of this report is to inform Council of a major repair which is necessary and to request approval to proceed immediately with the work.

ANALYSIS

The Pacific Centre Garage contains parking spaces for 1556 vehicles. This space is provided on two levels covering a two-square-block area. Entry to the garage is controlled by ticket machines and remote-controlled gates. The number of cars in the facility is monitored by counters and the information is stored on memory

Clause No. 2 cont'd:

units. This system enables the garage manager to monitor accurately the number of cars on each level and, when the facility is full, additional vehicles are not permitted to enter as the entrance gates are automatically set in the closed position.

Approximately eight years ago, the first phase of the garage was opened and the original equipment installed. The second phase of the garage was opened about four years ago and the additional parking control equipment installed at that time did not include additional memory units. This ultimately put a greater load on the original equipment. Presently, frequent repairs are necessary on existing equipment and many components require replacement.

The maintenance of all parking control equipment in the garage is handled by Cincinnati Time Recorder Limited under a maintenance contract. They have analyzed the problem and believe it is more cost-effective to install a completely new memory unit system and all the eighteen counters in one operation rather than replacing them as problems arise. The Downtown Parking Corporation, who manage the garage on behalf of the City, have reviewed this proposal and agree that action should be taken immediately. It is anticipated that with replacement of this equipment, the future maintenance cost will be reduced. Also, staff time will not be required to perform the counting function.

This work must be completed quickly because the garage fills very often during the fall season. With inaccurate counting equipment, there is a greater risk of allowing more cars into the garage than there are parking spaces available.

The total cost of the necessary work is $15 375 and funds have been previously appropriated ($35 000) from the 1978 garage surplus for work of this type.

RECOMMENDATION

In view of the urgent need for this equipment, the City Engineer recommends that Council approve spending the necessary funds ($15 375) for replacement of the Pacific Centre Garage vehicle counters and memory unit."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

3. Speed Deterrent Bumps - Requests to Cancel

The City Engineer reports as follows:

"A number of requests to cancel Local Improvements Projects for Speed Deterrent Bumps have been received. In all cases the projects were advanced by petition of the abutting property owners, came before a Court of Revision and were undertaken by Council. However, because of the objections received or counter petition submitted the work has been held up.

The particulars of each project differ and therefore we will deal with each separately.

Lane west of Granville from 59th to 60th (C/R 441 Item #264). The original petition for this project came before a Court of Revision and was advanced by Council on February 24, 1977 with a counter petition submitted on November 15, 1978. The original petition and the counter petition have been compared with the following result:

Signed original petition and did not rescind	1
Signed original petition but now opposed to bumps	3
Did not sign either petition	1
Total owners	5

This count indicates that, at least three of the five owners are now opposed to the speed deterrent bumps.

Lane east of Inverness, 31st to lane north of 33rd (C/R 447 Item #300). The original petition for this project came before a Court of Revision and was advanced by Council on March 30, 1978. A letter indicating that the property owners no longer wanted the speed bumps was received on August 4, 1978. Because this letter did not clearly indicate the present feelings of the majority of the property owners, the City Engineer balloted the owners with the following result:

Clause No. 3 cont'd:

18 out of 30 owners responded (60%)
16 against the speed bumps
2 for the speed bumps

This ballot indicates that the majority of the owners now do not want speed bumps installed in their lane.

Lane south of 56th from Elliot Street to Vivian Drive and the lane west of Vivian from 56th to 57th (C/R 447 Item #325). The original petition came before a Court of Revision and was advanced by Council on March 30, 1978. The two petitions have been compared with the following result:

Signed original petition and did not rescind	9
Signed original petition and now opposed to bumps	19
Did not sign original petition and now opposed to bumps	7
No action	5
Total owners	40

This indicates that at least 26 out of the 40 owners are now opposed to the speed bumps.

Lane south of 20th from Puget to Carnarvon (C/R 450 Item #60). The original petition came before a Court of Revision and was approved by Council on June 22, 1978 with a counter petition submitted on August 10, 1978. The two petitions have been compared with the following result:

Signed original petition and did not rescind	2
Signed petition and now opposed to bumps	12
Did not sign original petition and now opposed to bumps	3
No action	3
Total owners	20

This indicates that at least 15 out of the 20 owners are now opposed to the speed bumps.

Note: The counter petitions against these projects, in some instances, carried some "half-signatures" (one of two joint owners). These could not have been accepted on a formal petition but are counted here because it has been our experience that these half-signatures will usually be made good if required. In any event, opposition by one of two joint owners means that there cannot be a majority in favour of the project.

The Local Improvement Procedure By-Law provides that signatures may not be withdrawn or countermanded after the Petition has been filed. In the legal sense, therefore, there is still a sufficiently signed petition. Council, however, has the decision whether or not to undertake a project petitioned for. In the case of Speed Deterrent Bumps, we believe that many who originally sign the petitions, do so in anticipation of a problem which does not, in fact develop.

As it appears that the majority of property owners do not currently want speed bumps installed in their lane, the City Engineer recommends that these four projects not proceed and that Council amend its motions of February 24, 1977, March 30, 1978, and June 22, 1978 to delete each of the four projects concerned from the lists of projects undertaken."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer is approved.

..../5

4. Closure of Portion of the Lane North of Kingsway Between Welwyn Street and the Lane West of Welwyn Street

The City Engineer reports as follows:

"An application has been received from a developer to relocate portion of the lane north of Kingsway west of Welwyn Street. The present layout of this lane (10 feet to 16 feet in width) makes it difficult for traffic, particularly trucks, to maneuver and the developer is providing the City with an opportunity to improve the situation by proposing to dedicate a 20-foot lane outlet to Welwyn Street. The new lane outlet is to be in line with the existing 20-foot lane to the west.

I recommend that all that portion of lane shown hatched on the attached plan marginally numbered LF 9258 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) A new lane outlet 20 feet in width to be dedicated as shown shaded on the attached plan (LF 9258).

(b) The closed lane to be consolidated with the abutting lands.

(c) The applicant to pay for the relocation of existing utilities or provide easements to contain them.

(d) The applicant to pay for the physical closure of the lane and construction of the new lane.

(e) The applicant to provide and register the necessary subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

5. Closure of Portion of the Lane South of 29th Avenue Between Crown Street and Wallace Street

The City Engineer reports as follows:

"A request has been received from the owners of Lots A, 1 and 12, Block 60, D.L. 2027 to acquire the 5-foot widening strips at the rear of Lots 1 and 12 for inclusion in a proposed subdivision. This subdivision will dedicate a 20-foot wide lane through to Crown Street and create new lots fronting on 29th Avenue and 30th Avenue. The 5-foot widening strips were acquired for lane to provide additional width for a turn-around in the deadend lane and will not be required when the through lane is dedicated to Crown Street.

Therefore, I recommend that the North 5 feet of Lot 12 and the South 5 feet of Lot 1 both of which have been established as lane and are shown hatched on the attached plan marginally numbered LF 9257 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

(a) The portions of closed lane to be consolidated with the abutting lands.

(b) A 20-foot wide lane to be dedicated and constructed to the satisfaction of the City Engineer at no cost to the City connecting the existing deadend lane through to Crown Street as shown shaded on the attached plan (LF 9257).

(c) The applicant to provide and register the required subdivision plan."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 146

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Champlain Heights - Enclaves 4, 5, 6, 7 and 21

The Champlain Heights Project Manager reports as follows:

"June 12th 1979 Council accepted offers to lease enclaves 4, 5, 6, 7 and 21 from United Properties.

One of the conditions stated that United Properties enter into a lease with the City within 120 days from the date of acceptance.

Both these enclaves are in Phase II of Champlain Heights. This area has not been consolidated and re-subdivided - as a result, the City is not in a position to enter into a lease until a new legal description is created. The reason for this delay in part relates to the fact that the City does not own all the land which it now wishes to consolidate. This was a subject of a recent report to Council where the Supervisor of Properties was requesting authority to expropriate the lands in question. This recommendation was not approved by Council and the Properties Division was instructed to continue negotiations with the two owners. These negotiations may take some time and in recognition of this, staff are endeavouring to work out an alternative solution to the problem.

The City has been requested by B.C. Telephone Company to grant a utility easement over Enclaves 4, 5, 6 and 7 to permit the installation of an underground chamber.

B.C. Telephone Company have indicated a strong interest in using a new fibre-optic telephone service as a demonstration project in Champlain Heights. We understand this will be the first installation of its kind in Western Canada. United Properties have been contacted and are in agreement with granting such an easement.

In view of the foregoing, the Project Manager recommends:

A. THAT Council extend the deadline for execution of the leases between the City and United Properties for Enclaves 4, 5, 6, 7 and 21 for 120 days beyond October 9th, 1979.

B. THAT Council authorize the City to enter into a utility easement with the B.C. Telephone Company over Enclaves 4, 5, 6 and 7."

The City Manager RECOMMENDS that the above recommendations of the Project Manager be approved.

2. Champlain Heights - Office/Commercial Sites Community Services Centre

The Project Manager reports as follows:

"Vancouver City Council on August 14th 1979 approved a report from the Project Manager recommending that these parcels be tendered.

In August 1979, advertisements were placed in the local newspapers calling for tenders. Tenders closed Monday, September 24th, and the following bids were received:

Parcel E (Office Component)

Paraland Development/Fortune Developments	$ 125,000.00
United Properties	$ 111,000.00

Clause 2 continued

Parcel F (Commercial Retail Component)	
Rahem Enterprises	$ 245,001.00
Golden Arrow	$ 237,000.00
Fortune Developments	$ 225,000.00
Mr. James Farrell	$ 155,000.00
United Properties	$ 111,000.00

The Project Manager has reviewed the bids and met with the principals of the companies submitting the high bids. Their backgrounds and experience indicate that they will be able to undertake a development of this size and scale.

The bids received are either at or above the estimated market value provided to us by our marketing consultant.

In view of the foregoing, the Project Manager recommends:

A. THAT Council accept the bid from Fortune Developments Ltd. for Parcel E.

B. THAT Council accept the bid from Rahem Enterprises for Parcel F.

C. THAT the Director of Legal Services prepare the lease documents in accord with the terms and conditions as outlined in the tender package."

The City Manager RECOMMENDS that the above recommendation of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 147

FINANCE MATTERS

RECOMMENDATION

1. West End Community Centre - Administration of Program and Revenue

The Superintendent of Parks reports as follows:

"In December of 1975, just prior to the opening of the West End Community Centre, the Association's Board of Directors indicated they did not anticipate having direct involvement in the financial operation of recreation programs in the centre. This move was a deviation from the traditional Community Centre Association/Parks Board relationship, which provides for Community Centre Associations to receive and account for all revenue and expenses directly related to the operation of programs. The responsibility for the West End program account thus became the responsibility of the Parks Board.

After three years of experience the present West End Community Centre Association Board of Directors now feel that they are in a position to assume accounting responsibilities for all program revenue and expenses. The Association strongly feels that its position as an advocate and provider for the recreation needs of the West End Community will be greatly enhanced by this increased ability for long range fiscal planning.

The request by the West End Community Centre Association to assume financial responsibility for program operation is consistent with similar arrangements existing between the Parks Board and other Community Centre Associations, and is governed by Clause 19 in the standard joint agreement between the Parks Board and Community Associations.

> "Subject to the provisions in Appendix "D" all Association membership fees and other revenue generated by the use of the designated facilities shall be received by the Association and expended on program costs, equipment, supplies, community recreation services and other objects as are consistent with the Constitution of the Association. Funds generated by the operation of facilities listed in Appendix "E" for which the Board assumes financial responsibility, shall be received by the Board".

There is no net cost to the City in effecting this change. The program operating account would be reduced by $90,000 leaving a balance of $5,460 and similarly the program revenue account would be reduced by $90,000 leaving a balance in 1979 of $71,500 to be met through court and locker fees. For 1979 the appropriations for program operating account 56-453 and for program revenue account 56-469-093 will be reduced by the difference in each account between the approved appropriations ($90,000) and the balance determined as to August 31, (all charges prior to September 1, considered). For 1979 the program operating account would be reduced by $30,000, being the portion of operating costs from September to December 1979, and a similar reduction will be made in the program revenue account. The full impact will be reflected in the 1980 budget.

To effect this changeover as of September 1, 1979, it is proposed that the program operating account 56-453 be closed off to any further program expenses and because the West End Association would, as of September 1, collect all the program fees, revenue account 56-469 would no longer receive any program fees. Both accounts would remain active for a couple of months until all charges prior to September 1 had come through the books. At this time the City would pick up either the credit or debit position

Clause No. 1 cont'd:

of these accounts. It is anticipated that in terms of program expenses and revenue the accounts would be in a break even position. The actual change in appropriations will be reflected in the 1980 budget.

RECOMMENDATION:

That the West End Community Centre Association be responsible for the collection, disbursement and accounting of program revenue accruing from the operation of the West End Community Centre as per Clause 19 of the standard joint operating agreement."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Superintendent of Parks.

2. Investment Matters (Various Funds) August 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of August 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF AUGUST 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug. 1	Royal Bank of Canada/Bank of Montreal	Aug. 2/79	$ 3,500,000.00	$ 3,498,845.00	1	12.00
2	Royal Bank of Canada	Jan. 4/80	524,778.77	500,000.00	155	11.67
2	Royal Bank of Canada	Jan. 11/80	1,577,693.42	1,500,000.00	162	11.67
2	Banque Canadienne Nationale	Aug. 3/79	500,164.38	500,000.00	1	12.00
2	Vancouver City Savings Credit Union	Jan. 18/80	2,108,067.40	2,000,000.00	169	11.67
7	Bank of Nova Scotia	Feb. 15/80	3,977,835.62	3,750,000.00	192	11.55
7	Toronto Dominion Bank	Nov. 22/79	3,103,071.78	3,000,000.00	107	11.72
7	Royal Bank of Canada	Jan. 24/80	1,581,041.10	1,500,000.00	170	11.60
7	Royal Bank of Canada	Jan. 25/80	1,054,345.21	1,000,000.00	171	11.60
13	Banque Canadienne Nationale	Aug. 15/79	500,328.77	500,000.00	2	12.00
15	Vancouver City Savings Credit Union	Feb. 20/80	2,121,684.93	2,000,000.00	189	11.75
16	Vancouver City Savings Credit Union	Feb. 15/80	2,118,223.01	2,000,000.00	183	11.79
16	Banque Canadienne Nationale	Aug. 21/79	1,001,438.36	1,000,000.00	5	10.50
20	Banque Canadienne Nationale	Aug. 22/79	2,001,123.29	2,000,000.00	2	10.25
23	Banque Canadienne Nationale	Aug. 27/79	2,502,602.74	2,500,000.00	4	9.50
23	Vancouver City Savings Credit Union	Oct. 15/79	1,017,134.25	1,000,000.00	53	11.80
27	Bank of British Columbia	Aug. 28/79	1,000,321.92	1,000,000.00	1	11.75
27	Royal Bank of Canada	Feb. 21/80	1,588,512.33	1,500,000.00	178	12.10
28	Banque Canadienne Nationale	Aug. 29/79	1,500,452.05	1,500,000.00	1	11.00
29	Banque Canadienne Nationale	Aug. 30/79	1,500,431.51	1,500,000.00	1	10.50
31	Bank of Montreal	Sept. 6/79	5,006,164.38	5,000,000.00	6	7.50
			$39,785,415.22	$38,748,845.00		

Clause No. 2 cont'd:

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Aug. 3	Mercantile Bank of Canada	Sept. 27/79	$ 3,764,952.74	$ 3,700,000.00	55	11.65

3. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Aug. 9	City of Vancouver 8.0%	Apr. 2/93	$ 1,000.00	83.32	$ 833.20	13/8	10.30
9	City of Vancouver 10.0%	Dec.16/94	22,000.00	96.20	21,164.00	15/4	10.50
			23,000.00		21,997.20		
	Chartered Bank Deposit Receipts and Government Notes					Days	
Aug.23	Bank of British Columbia	Dec. 3/79	516,585.48		500,000.00	102	11.87
			$539,585.48		$521,997.20		

4. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

						Yrs.Mos.	
	Debentures						
Aug. 13	City of Vancouver 10.0%	Dec. 16/94	$ 50,000.00	96.20	$ 48,100.00	15/4	10.50

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT AUGUST 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 139,639,965.51	$ 133,997,784.20

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 147

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Stanley Park Pavilion for City Training Facility

The Director of Personnel Services and Supervisor of Properties report as follows:

"City Council on June 25, 1974 approved a five year lease from August 1, 1974 of the second and third floors of the Stanley Park Pavilion for use as a City Training facility for the sum of $1.00.

This lease provides for an automatic one year renewal commencing August 1, 1979 under the same lease terms and conditions.

However as the City plans to make some necessary improvements to the premises, it is deemed advisable to have a term lease rather than just the one year renewal.

After negotiations, the Board of Parks and Recreation has approved by Resolution dated July 23, 1979 a five year lease of these premises from August 1, 1979 with provision for an automatic year-to-year renewal upon expiration of the five year term. All other terms and conditions to be similar to the previous lease.

Recommended that a lease be drawn on the foregoing basis to the satisfaction of the Director of Legal Services, Director of Personnel Services and Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel and Supervisor of Properties be approved.

2. Sale of City-owned Property:
   (a) N/S of 3300 Block Napier Street
   (b) N/W corner of Venables & Rupert

The Supervisor of Properties reports as follows:

"On September 4, 1979, and under the authority of the Property Endowment Fund Board, the following-described City-owned lands were advertised for sale. Tenders were opened in public at 9.30 a.m., Monday, September 24, 1979, and it is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market value, be accepted and approved under the terms and conditions established by Council.

(a) Lots 25 and 26, Block 3, W½ Section 26 T.H.S.L., Plan 2588
N/S of 3300 Block Napier Street, Zoned RS-1

Purchaser	Approx. Size	Sale Price	Terms
Elton Construction Co. Ltd.	33' x 107.5' each lot	$82,000	City terms @ 13%

(b) Lot 18 ex N. 2.5', Block 1, NE¼ Section 25 T.H.S.L., Plan 2920.
N/W corner of Venables & Rupert, Zoned RS-1

Purchaser	Approx. Size	Sale Price	Terms
Elton Construction Co. Ltd.	40.25'/40' x 107.5'	$47,000	City terms @ 13% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 147

MANAGER'S REPORT

DATE September 25, 1979

TO: Vancouver City Council

SUBJECT: Marathon Realty's Schematic Plans for the Central Waterfront

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of September 25, 1979, has submitted a report on the above subject. In summary, he states:

1. The purpose of the report is

   (a) To provide Council with an analysis of Marathon's proposed schematic plans for its lands in the Central Waterfront, and, an evaluation of Marathon's proposal against the City's public objectives as contained in the Central Waterfront Official Development Plan, and

   (b) To present to Council procedural options for proceeding positively towards a co-ordinated comprehensive development for this part of the waterfront consisting of Pier B-C and its upland area.

2. In the analysis and evaluation of Marathon's proposed massing alternatives, staff is of the opinion that each alternative would get closer in achieving public objectives with further modification and development. Staff is suggesting that a composite alternative which encompasses the best features of each of the proposed alternatives would, with further development, fulfill the public objectives as well as Marathon's economic objectives for its development. A schematic interpretation of such a composite alternative is described and illustrated in the report.

   The City Engineer's comments are contained in the main report.

3. In the process of preparing this report, staff have met with representatives of Marathon and its consultants, Pier B-C Board and its consultants, and N.H.B. to discuss the development potentials for the Pier B-C area. It is clear that in view of the complexities involved in these developments and the difference in time frame towards implementation, it is most significant that they should all be co-ordinated to ensure compatibility. Staff believe that the most logical procedure to pursue would be the preparation of an Area Development Plan (A.D.P.) which is described in detail in the Central Waterfront Official Development Plan. The City should take the initiative to achieve a joint A.D.P. between Marathon and the Pier B-C Board since this would create a much more effective plan integrating these two major adjoining developments so that they are done in harmony and contribute to each other. Before concluding on this, it would be best to meet with the parties involved to obtain their comments and agreement.

   It is noted that a special procedure can be built in to allow the more urgent Trade/Convention Centre development to proceed prior to the formal adoption of the Area Development by the City Council.

4. RECOMMENDATIONS

   The Director of Planning recommends that:

   1. City Council indicate to Marathon Realty its preference for a development scheme generally along the lines of the composite alternative as described in this report, and request that this concept be further developed.

   2. City Council instruct the Director of Planning to initiate a formal meeting with representatives of Marathon Realty, Pier B-C Board, and all the involved parties (as described in Part 4a of the report) to further discuss procedural options outlined in this report.

   3. The Director of Planning to report back on the result of the discussion in recommendation #2.

.../2

The City Manager comments as follows:

On page 11 of the main report, there is an estimate of costs ($200,000) and time (6 to 12 months), and consultants required to produce an area development plan.

The City Manager does not recommend that Council at this time commit itself to a process so lengthy and expensive. Instead, it is RECOMMENDED:

A) That the Director of Planning discuss with the Planning and Development Committee the amount of detail which might be provided in such a plan, and the estimated cost and time required to produce plans of various complexity.

B) That Council approve recommendations 1, 2 and 3 of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 152

MANAGER'S REPORT

DATE: September 18, 1979

TO: Vancouver City Council

SUBJECT: Provincial Home-owner Grants to 99-Year Leaseholders

CLASSIFICATION: Information

The Director of Finance reports as follows:

"City Council is aware that there has been some controversy regarding the Provincial Home-owner Grant Act and its application to 99-year leaseholders. On August 17, 1979, the City received a 'petition' from a Mrs. E. Simpson regarding this matter.

This report will explain the position of the City with regard to communication presented to Council by Mrs. E. Simpson. Mrs. Simpson's petition asks Council to request the Provincial authorities to amend the Provincial Home-owner Grant Act as it pertains to 99-year leaseholders. A copy of Mrs. Simpson's August 17, 1979 communication and petition is attached as 'Appendix A'.

History

The records in the Property Tax Branch of the Revenue and Treasury Division indicate that Corporate property owners began selling 99-year leases in multiple-family residences within Vancouver in 1974, with the first lease to our knowledge having been registered in the Land Registry Office on June 29, 1974.

Our records presently indicate that there are four corporations operating nine 99-year lease buildings. These nine buildings are:

OWNER	BUILDING ADDRESS	TOTAL NUMBER OF SUITES	NUMBER OF SUITES REGISTERED ON OR BEFORE 12/31/77
Westsea Construction Ltd.	1330 Harwood	160	58
First Canadian Land Corp. Ltd.	1250 Burnaby	88	27
First Canadian Land Corp. Ltd.	1075 Comox	160	33
First Canadian Land Corp. Ltd.	1100 Harwood	86	20
First Canadian Land Corp. Ltd.	1219 Harwood	40	20
First Canadian Land Corp. Ltd.	1534 Harwood	40	14
Sheridan Investments Ltd.	1251 Cardero	164	94
Sheridan Investments Ltd.	1850 Comox	194	115
Rosemont Apts. Ltd.	36 East 14th Ave.	6	6
		938	387

The Provincial Home-owner Grant Act outlines responsibilities and duties of every Municipal Collector within the Province for the administration of the Act as it pertains to the municipality of his responsibility. Among the duties is one which states that he is to determine as to whether or not an applicant is eligible for the grant.

The Act contains conditions which must be adhered to by 99-year leaseholders in order for them to qualify for the grant. One of the conditions is to be an "Owner". In brief, an Owner as it pertains to a 99-year leaseholder is one who:

1. Lives in a building which is owned by a corporation and,

2. has entered into a 99-year (or greater) lease, or assignment of a 99-year lease, with the corporation, and,

3. has registered his lease or assignment in the Land Registry Office on or before December 31, 1977.

Item #3 is the problem area.

The full context of the Act as it defines "Owner" is attached as Appendix 'B'. With regard to the petition presented to Council by Mrs. Simpson, she has taken out of the definition of 'Owner', that portion which relates to "an eligible residence or an owner-occupied apartment building situated within unorganized territory". For Vancouver, one must read the portion of the Act which pertains to a municipality.

We have had numerous correspondence with the Provincial Government and they have indicated that they are not prepared to amend the Act as it relates to Mrs. Simpson's problem. In fact, the Minister of Municipal Affairs stated in his August 8, 1979 letter to Mrs. Simpson that "While the 99-year lease may be appropriate for your lifestyle, we cannot consider such a lease to be "home ownership", especially when one considers the term of the lease is gradually reduced. To carry forth the Grant to subsequent purchasers would mean accepting a gradually lessening term to the point where Government would be recognizing 75, 50, 25 and 10 year leases."

Conclusion

The conditions pertaining to whether or not a 99-year leaseholder is entitled to a Home-owner grant are contained in the Act. Any 99-year leaseholder who registered their lease, or assignment of lease, in the Land Registry Office after December 31, 1977 is not entitled to a grant. Any amendment to these conditions must come from the Provincial Government."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 148

MANAGER'S REPORT

DATE: September 28, 1979

TO: Vancouver City Council

SUBJECT: Ambulance Services - Persons in Custody

CLASSIFICATION: Consideration

The Director of Finance reports as follows:

"On September 18, 1979, the following letter was received from the Ministry of the Attorney-General regarding the fact that the City had not accepted billing for ambulance costs related to persons in custody of the Vancouver City Police.

> 'The purpose of this letter is to draw your attention to the fact that the City of Vancouver has failed to reimburse the Emergency Health Services Commission for ambulance services provided to persons in the custody of the Vancouver City Police.
>
> Section 5 of the Emergency Health Services Act confers upon the Commission the power and authority to:
>
> a) provide Emergency Health Services in the Province;...
> g) provide ambulance services in the Province;...
>
> It is clear that the Act mandates the Commission to provide ambulance services within British Columbia.
>
> Section 481 of the Vancouver Charter reads as follows:
>
> "Notwithstanding anything to the contrary contained in this or any other Act, but subject to the Administration of Justice Act and the Police Act, it is the duty of the City to bear the expense necessary to ... c) provide for the care and custody of persons held in those places of detention."
>
> It is our belief that Section 481(c) of the Vancouver Charter requires that the City pay for the expense of caring for persons held in custody and that "caring" extends to the provision of services rendered to such detainees should they become ill. It is our opinion that this extends to and includes the expense of ambulance services to those persons in your custody.
>
> We draw to your attention that pursuant to Section 644(1)(c) of the Municipal Act, every other Municipality with the Province of British Columbia has reimbursed the Emergency Health Services Commission for the costs of ambulance services provided to persons detained in those Municipality's lock-ups.
>
> We would ask that you review this matter and bring it to the attention of the Vancouver City Council. Would you kindly advise us following your next meeting whether or not the City of Vancouver will reimburse the Emergency Health Services Commission for the cost of ambulance services provided to persons detained in the lock-ups in the City of Vancouver. We request an answer by October 15, 1979.'

History

Commencing on December 14, 1976 and up to July 5, 1978, the Finance, Police and Law Departments have been in correspondence with the Ministry of Health - Emergency Health Services - regarding the ambulance billings. A summary of this correspondence is attached as Schedule 'A'.

City Position

The position taken by the City is that the Province has not provided any clear legal or moral reason why the City taxpayers should pay for these services.

Provincial Position

The Province has provided two reasons as stated in their recent letter.

a) Section 481(c) City Charter requires that the City pay for the expense of caring for persons held in custody and that "caring" extends to the provision of services rendered to such detainees should they become ill - extended to include ambulance services.

   The City does not necessarily agree with the Provincial interpretation of caring and in fact most calls are for persons who, in a state of intoxication, arrive "ill" and are immediately dispatched to a hospital.

b) The Province states that the same provision is in the Municipal Act and that every other municipality within the Province has paid for ambulance services.

   The City checked with Burnaby who stated that they did pay for the service and believe that it was required once in the past year.

Costs

It is very difficult to determine the funds that would be necessary to provide for past billings and for the current year. The Province has previously submitted the following:

April 1, 1976 to March 31, 1977	$ 5,945.00
April 1, 1977 to March 31, 1978	15,735.00
Estimated by City:	
April 1, 1978 to December 31, 1979	28,300.00
Estimated amount required to December 31, 1979	$49,980.00

The above is at an estimated billing rate of 85 calls per month. This is under review by the City since the current information is that the jail to hospital requirement is about 40 calls per month.

Summary

The Director of Finance is of the opinion that the Provincial Government is imposing a cost on the City that in fact is argumentative in the legal sense and does not recognize:

1. That the City is a "core" city and must deal with problems such as the intoxicated persons who must be picked up and taken to the jail, for their protection, and when found to be ill, are sent to the hospital.

2. That the City saves the Province hundreds of thousands of dollars in ambulance costs by providing a trained and highly equipped Fire Department that can provide quick responses when needed. If these were not available, the Province would have to increase their ambulance fleet substantially to maintain a reasonable level of service.

3. That most of the cases are "indigents" who are in fact under the direct care of the Provincial Government, Ministry of Human Resources.

4. That if a Provincial "detox" centre was available, most of these cases would be theirs in any case.

. . . 3

Consideration

The Director of Finance would normally be prepared to continue discussion with the Provincial officials on this matter, however, due to the nature of the letter received from the Attorney-General, the matter is being forwarded immediately to Council for their consideration, with the following options:

A. Agree to pay for the ambulance service from the jail to the various hospitals including Riverview, etc. and provide up to $50,000 from Contingency Reserve for this purpose, OR

B. Advise the Attorney General that the City is not prepared to pay these bills, since

- the service is provided to individuals, who are entitled to its free use
- many of these individuals are wards of the Ministry of Human Resources
- any claims against the City would be more than off-set by the savings to the Emergency Health Services Commission due to the use of our Fire Department for paramedical services.

but agree to negotiate further with the Attorney General an equitable cost-sharing arrangement."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION

FOR COUNCIL ACTION SEE PAGE(S) 148

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

September 20, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 20, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, August 30, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATIONS

1. Seating Capacity of Licensed Premises

In January of this year, the Committee requested an updated report on the seating capacity of premises licensed to sell liquor in the City.

The Committee had before it for consideration a Manager's Report dated August 30, 1979, in which the Director of Permits and Licenses reported that statistics available from the Liquor Control and Licensing Branch do not include the number of seats in restaurants. The report provided the following figures:

	Vancouver	Study Area	Total Seating
Public Houses	65 (65)*	54 (54)*	17,947 (17,947)*
Cabaret/Lounge	141 (133)*	78 (74)*	17,900 (16,616)*
General Licenses	16 (16)*	4 (4)*	2,892 (2,892)*
Holding Bars	72	43	2,084

*(Note: August 1977 figures shown in brackets)

The Committee noted the large number of seats available in holding bars which did not exist when the last statistical report was provided to City Council, and during discussion, Alderman Bellamy advised there have been a number of license suspensions by the Liquor Branch involving holding bars whose operators did not comply with Branch regulations. He added that a special

cont'd.....

Clause No. 1 continued:

committee within the restaurant industry has been formed to ensure restaurateurs comply with regulations in the operation of holding bars.

Following discussion, it was

RECOMMENDED

THAT the Manager's Report dated August 30, 1979, on the number and seating capacity of liquor outlets in the City be received, bearing in mind that restaurants are not included.

2. Detention of the Mentally Ill in City Jail

For several months the Committee has been receiving periodic progress reports from the Social Planning Department on that department's efforts to ensure that mentally ill persons who are held in the City Jail are referred quickly and efficiently to Riverview Hospital.

Before the Committee this date was a Manager's Report dated September 4, 1979 in which the Director of Social Planning reported a meeting was held August 21, 1979 between the Chairman of the Community Services Committee, the Executive Director of Riverview and a representative of the Social Planning Department, at which time the Director of Riverview reported a commitment has been made to arrange for intake to hospital within 24 hours, provide two quiet rooms at hospitals other than Riverview so that they will be equipped to take immediate referrals and, to continue efforts to increase the number of beds at Riverview for acute patients.

The report noted the referral procedure at Riverview now involves one admitting officer who is the direct link between City Jail physicians and the hospital.

The report went on to say there is a concern over the release of patients from Riverview back into the community without any plans for the person's housing or follow-up services, and the Manager's Report concluded with a recommendation from the Director of Social Planning that there be a progress report to the Committee in November 1979 on both release and referral procedures at Riverview.

During discussion, the Committee felt its Chairman should urge the Minister of Health to ensure persons are not released from Riverview without proper planning for the individual's return to the community.

Following discussion, it was

RECOMMENDED

A. THAT the Chairman of the Community Services Committee write to the Minister of Health urging that he ensure persons are not released from Riverview Hospital without proper planning for the individual's return to the community, particularly with respect to housing and follow-up services.

B. THAT the Chairman of the Community Services Committee, the Executive Director of Riverview Hospital and the Director of Social Planning report progress to the Community Services Committee in November 1979, on release and referral procedures at Riverview Hospital.

cont'd...

3. M.O.S.A.I.C.

The Committee considered a Manager's Report dated September 4, 1979 in which the Director of Social Planning commented on difficulties encountered by M.O.S.A.I.C. in the processing of funds it receives from the Federal Commission on Employment and Immigration. M.O.S.A.I.C. provides services to non-English speaking residents in Vancouver and receives operating funds from the Federal, Provincial and City governments.

The report explained the Federal Agency will only pay M.O.S.A.I.C. for services provided to immigrants in Canada for three years or less, and it requires M.O.S.A.I.C. to provide proof of these services and the residency requirement.

The report concluded with two recommendations that the City approach the Federal Commission on Employment and Immigration in an effort to rectify this problem.

Appearing before the Committee on this matter were Renàte Shearer of the Social Planning Department and Evelyn Lee of M.O.S.A.I.C., who explained many of the immigrants who come to M.O.S.A.I.C. for assistance have been in Canada for more than three years, and that it is often extremely difficult for M.O.S.A.I.C. to provide full documentation to the Federal Agency that the persons it serves have been in the country for less than three years.

Following discussion, it was

RECOMMENDED

THAT City Council write the Federal Minister of Employment and Immigration, requesting him to:

(a) alter the funding guidelines for all settlement grants removing the under three year funding limitation;

(b) give serious consideration to raising the Federal Commission on Employment and Immigration's annual grant to M.O.S.A.I.C. in the fiscal year 1979/80,

and that copies of the letter be provided to Vancouver area Members of Parliament.

* * * * * * *

The meeting adjourned at approximately 1:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 149

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

SEPTEMBER 20, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, September 20, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Boyce, Chairman (Item 1)
Alderman Harcourt, Chairman (Items 2 to 4)
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Zoning Discretion for Heritage Structures

The Committee considered a report of the City Manager dated September 11, 1979 (on file in the City Clerk's Office) in which the Director of Planning recommends amendments to the Zoning and Development By-law which would:

a) clarify the relationship between the Zoning and Development By-law and any Heritage Designation By-laws that Council may enact, and

b) allow the Director of Planning to approve certain relaxations for alterations, additions and reuse of buildings that have heritage merit but are not subject to a Designation By-law.

The first would be a technical amendment relating to buildings that have been designated as heritage structures by Council, stating explicitly that Designation By-laws take precedence over Zoning By-laws. The second amendment would deal with buildings that have some heritage merit but not enough to merit designation by Council. The Director of Planning could approve certain relaxations for restoration proposals subject to the following:

i) The owner must request the relaxation specifically for the purpose of conserving his existing building(s).

ii) The Heritage Advisory Committee must specifically define the heritage merit of the property.

iii) Adjoining property owners and residents must be notified of the proposal as determined by the Director of Planning.

A member of the Committee suggested that the third condition should be amended to include a provision whereby the matter could be referred to Council in the event there is significant objection from adjoining owners or residents.

RECOMMENDED

A. THAT the condition relating to the amendment to allow relaxation on owner-initiated restoration proposals for buildings having some heritage merit be amended as follows:

cont'd....

Clause No. 1 cont'd:

Adjoining property owners and residents must be notified of the proposal as determined by the Director of Planning, and if there is significant objection, the matter be referred to Council.

B. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 which would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions to facilitate the restoration and retention of Designated Municipal Heritage Sites, the amendment being generally in accordance with Appendix A of the report of the City Manager dated September 11, 1979, and that this application be sent directly to a Public Hearing.

C. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 which would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions to facilitate the restoration and retention of buildings having heritage merit, the amendment being generally in accordance with Appendix B of the report of the City Manager dated September 11, 1979, and that this application be sent directly to a Public Hearing.

(Alderman Kennedy wished to be recorded as opposed.)

2. Monthly Status Report on Rezoning Applications

The Committee considered a memorandum dated September 10, 1979, from the Zoning Planner, forwarding the monthly status report on rezoning applications for the month of August, 1979 (on file in the City Clerk's Office).

Mr. R. Scobie detailed several items for the Committee noting that some have been delayed due to rezoning staff being seconded to work on urgent subdivision matters.

RECOMMENDED

THAT the monthly status report on rezoning applications for the month of August, 1979 be received.

3. Temporary Use of Strathcona Sites C & D for Commercial Parking Purposes

The Committee considered a report of the City Manager dated September 7, 1979 (on file in the City Clerk's Office) in which the Director of Planning responds to a Council recommendation that he prepare a further report on temporary commercial parking on Sites C & D in Strathcona.

The report notes that for the past three years the use of Sites C & D for temporary police employee parking has been granted by the City, pursuant to the provisions of the Police Union Collective Agreement, in conformity with uses permitted under Section 2A of By-law No. 4393, clause 8 which allows for:

"a building or use essential in this district required by a public authority."

cont'd....

Clause No. 3 cont'd:

The Overseas Chinese Voice Benevolent Association have requested to utilize the temporary employee parking area for week-end and holiday commercial parking purposes.

In the report the City Engineer and Director of Legal Services support the Director of Planning's position that the use of Sites C & D for temporary commercial parking not be permitted.

Mr. R. Young, Chairman of the Chinatown Historic Area Planning Committee and Mr. H. Wong, presented a brief on behalf of the Committee (copy circulated) supporting additional temporary commercial parking on weekends and holidays under controlled conditions, use to be terminated once construction on the site begins.

Members of the Committee inquired as to the timetable of the Strathcona Property Owners and Tenants Association with respect to development of the sites. The Chairman indicated that S.P.O.T.A. would be in a position to make a presentation within three weeks. Members of the Committee felt that the matter should be deferred until the Strathcona Property Owners and Tenants Association's presentation is received and an estimated construction start is known.

RECOMMENDED

THAT the matter of temporary use of Strathcona Sites C & D for commercial parking purposes be deferred until after the Strathcona Property Owners and Tenants Association has made a presentation with respect to their proposal for family housing.

(Alderman Kennedy wished to be recorded as opposed.)

4. Enforcement - Building By-law violations
1345 West 15th Avenue

A member of the Committee enquired as to the status of the compliance by Realmar Developments of Building By-law violations for the building at 1345 West 15th Avenue.

RECOMMENDED

THAT the Director of Permits and Licenses be instructed to prepare a report on the compliance by Realmar Developments Corporation of Building By-law violations for the building at 1345 West 15th Avenue.

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The meeting adjourned at approximately 3:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 149

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

September 20, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 20, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman M. Harcourt Alderman H. Rankin
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	E. Bowie

RECOMMENDATION

1. Handicapped Transportation Cabs

The Committee considered a report of the City Manager dated August 8, 1979 (on file in the City Clerk's Office), in which the Director of Permits and Licenses advises that at a Public Meeting dealing with additional taxicab licenses, representatives of the Canadian Paraplegic Association discussed the matter of appropriately equipped vehicles for handicapped persons, and suggested a wording change in the Vehicles for Hire By-law, Class 'L' License.

The matter of amending the Class 'L' License was not suggested when dealing with the twenty-five (25) additional Class A taxicabs report because it was considered that it should not be a condition of sale of the twenty-five (25) taxicab licenses, but one that should apply to the entire taxi industry and that the implications of such a change be investigated and reported to the Standing Committee.

Mr. S. Stronge reiterated his concern that appropriately equipped vehicles should be available for local handicapped persons able to pay the normal fare and handicapped visitors travelling in and out of the City.

After a short discussion, the Committee

RECOMMENDED

THAT the Director of Permits and Licenses report back on the matter of expanding the Vehicles for Hire By-law, Class 'L' (handicapped transportation cabs) License.

* * * * *

The meeting adjourned at approximately 4:35 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 150

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 20, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 20, 1979, at 3:30 p.m., in the No. 3 Committee Room, third floor, City Hall.

PRESENT:	Alderman Puil (Chairman) Alderman Ford Alderman Little Alderman Marzari
ABSENT:	Alderman Gerard
CLERK:	G.R. Cinnamon

RECOMMENDATIONS

1. Vancouver Symphony Society Use of Orpheum Theatre

The Committee considered a report of the City Manager dated August 21, 1979 (on file in City Clerk's office), advising that, on May 6, 1979, Council approved a grant to the Vancouver Symphony Society and at the same time also approved:

> "THAT the uses included in the 1979 figure ($162,500) i.e. 119 performances plus rehearsals etc., be recognized as a ceiling and that in the future the VSS may expect only increases in grants equal to increases in rent based on the 1979 level of uses of The Orpheum unless otherwise agreed to by Council."

Subsequently, further negotiations took place between the Executive Committee of the Vancouver Symphony Society and the City Manager.

Following discussion, the Committee

RECOMMENDED

A. THAT the City and the Vancouver Symphony Society establish the 1979 usage of 119 performances and related uses as the base level for the Vancouver Symphony Society's use of the Orpheum.

B. THAT the City provide a grant equal to rent for that level of usage at the then current rates.

C. THAT usage by the Vancouver Symphony Society beyond the above specified level would be paid for at the then prevailing Class II rates.

D. THAT these conditions be used as the basis for recommendations to future Councils on grants to the Vancouver Symphony Society.

2. Poser and Reser Budgets

The Committee considered a Manager's Report dated September 13, 1979 (on file in City Clerk's office) containing the expenditures from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

The Director of Social Planning answered specific questions of the Committee and agreed to the Committee's request that future budget reports contain a descriptive clause for each expenditure item so reported.

Following discussion, the Committee

RECOMMENDED

THAT the report of the Director of Social Planning be received for information.

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The meeting adjourned at approximately 3:45 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 150

DISTRIBUTED MONDAY

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 27, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, September 27, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Additional Cultural Grant Requests - 1979

The Comptroller of Budgets and Research submitted a memo (on file in City Clerk's office) dated September 26, 1979, outlining the total funds allocated for each grant category - cultural, community services and "other", total funds expended in each category and listing a balance in the cultural grant category of $7,954, an excess allocation of community service grants of $51,440 and an uncommitted balance in "other" grant category of $58,451 which will probably be required to fund "tax grants for religious and charitable organizations".

The Committee asked that the memo be expanded to include details on total cultural grants, including festivals, civic theatre rentals, etc., and the Director of Finance agreed to provide an expanded memo with this report to Council. The Committee suggested that future cultural grant reports include such information. The Committee discussed with the Director of Social Planning confining grant request reports to twice a year and anticipating end of the year requests within the budget.

The Comptroller of Budgets and Research advises that the total sum of the following grant requests is $17,130 and as there is an unallocated balance of $7,954 within the cultural grant category, any approval in excess of this amount would be required to be funded from Contingency Reserve.

The Committee considered cultural grant requests as follows:

A) B.C. Touring Council - Grant Request $1,500

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported on the B.C. Touring Council grant request for $1,500 towards the cost of presenting "Pacific Contact '79", a conference for performing artists and sponsors in B.C. The Director of Social Planning advised that the civic cultural budget does not normally extend its criteria to include conventions and conference activity. Many of the Vancouver-based arts groups that will benefit from "Pacific Contact" are currently funded by the City through the Cultural Grant budget. This project is being supported by the Federal and Provincial Governments.

Clause No. 1(A) cont'd:

Mr. Rory Ralston, B.C. Touring Council, attended the meeting and spoke to his request. He stated the conference will assist the arts community in Vancouver.

During the ensuing discussion, it was pointed out that it would set a precedent for many other conferences in the City if a grant were approved for this conference.

Mr. Ralston advised they will have to build a stage for the conference at the Hotel Vancouver, which will cost them $8,000, and possibly the grant could be allocated for staging to avoid setting a precedent.

Following further discussion, it was

RECOMMENDED

THAT no action be taken on the B.C. Touring Council's grant request.

B) Janus Theatre Society - Additional Cultural Grant Request $5,000

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows on a request from the Janus Theatre Society for an additional grant of $5,000:

"On March 6, 1979 City Council approved a Cultural Grant to assist funding the increased cost of their 1979 operating budget.

The circumstances prompting this request arise from the additional expenses incurred in locating in a new facility and attempts to create a new performance space in Kitsilano. The use of this proposed 250 seat theatre and lounge area, is primarily a home for Janus Theatres entire season. This will allow them to function fully without the many restrictions involved in renting from other community groups and other arts organizations.

Fund raising is underway to accomplish the renovations planned for the building and include a community festival "KITS FEST 1979" late in September, as well as a pending application to the Province for capital costs.

The Vancouver Foundation have agreed to provide the lighting for the new space, and the City's continued support would be in the form of an additional Cultural Grant towards operating expenses.

Community response to Janus' activities has been encouraging given the short period of time they have been located there. The efforts of this enterprising theatre company are to be commended and an increase in their operating budget would support their present undertaking. However, it might be more appropriately considered for 1980 when an indication from the Provincial Lottery fund will determine the extent and time frame of the proposed renovations."

Mr. Michael Kelley, Janus Theatre Society, attended the meeting and spoke to his request.

Clause No. 1(B) cont'd:

Following discussion, it was

RECOMMENDED

THAT no increased cultural grant be approved for Janus Theatre Society for 1979.

C) Cheremshyna Ukranian Folk Dance Ensemble - Grant Request $630

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"The Cheremshyna Ukranian Folk Dance Ensemble are requesting a grant equal to rent of the Queen Elizabeth Playhouse for a November 18th, 1979 performance.

The group are a respected dance ensemble that has maintained self sufficiency since its inception in 1970 and is approaching the City for the first time.

The dance performance on November 18th is titled "The Story of a Dance Ensemble" and traces the history and formation and development of Cheremshyna as an illustration of a Ukranian dance ensemble.

The group has already raised $1,500 toward the cost of music and musicians for the performance. All members of the ensemble including the Director are unpaid and volunteer their services as well as contribute to the elaborate costumes.

Activities of Cheremshyna include numerous performances throughout the year for community events, official ceremonies, conventions, the Ukranian Festival, Folkfest and fund raising projects."

Ms. Barbara Kaminsky, Cheremshyna Ukranian Folk Dance Ensemble, attended the meeting and spoke to her request.

It was noted that the Dance Ensemble has requested a very small amount and has never applied for a grant from the City before, and following discussion, it was

RECOMMENDED

THAT a grant equal to the rental of the Queen Elizabeth Playhouse of $630 be approved for the Cheremshyna Ukranian Dance Ensemble for their November 18, 1979 performance.

D) Cultural Grant Request - China Month $4,600

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"The China Month Committee has been set up to stimulate and publicize Chinese cultural activities in Vancouver in November 1979.

Clause No. 1(D) cont'd:

Supporting the project are 11 local organizations namely:

The Chinese Cultural Centre
UBC Department of Asian Studies
Canadian Society for Asian Art
Museum of Anthropology UBC
D.Y.H. Lui Productions
Pacific Cinematheque
Canada China Friendship Association
Arts Club Theatre
Centennial Museum
UBC Chinese Student Association
New Music Society

The Secretary of State (Federal) and the Social Planning Department are also providing assistance. A Provincial Lottery fund application is pending.

Events planned for the month of November are - lectures on Peking Opera and on the development of Chinese Opera, performances of the Peking Opera at the Queen Elizabeth Theatre, films made in China, a four week run of "Great Cultural Revolution" at the Arts Club Theatre, a film on "Monkey King", display and lectures at the Centennial Museum "Coweries to Cash", Chinese Art Series, a film on Cantonese Opera, Chinese caliography, Young People in China, a jade and ivory exhibit, a costume exhibit and a photo exhibit in Norman Bethune.

The request is for $4,600 from the City which represents 1/3rd of the overall budget of $13,800 for China Month activities. The Social Planning Department's contribution, already made, is $1,500 from RESER for preliminary program planning and co-ordination. The Director of Social Planning that $3,100 be approved by City Council, as a cultural grant to the China Month Committee."

Ms. Roxanne Moffitt and Mr. Glen Erikson, China Month Committee, attended the meeting and spoke to their request. They explained that most of their budget would be used for a large run of a calendar outlining the events and support posters and publicity and magazines.

It was noted that many of the groups involved have already received grants from the City and that an application has been made to the Provincial Lottery for funds. It was felt that any lottery funds received by the China Month Committee should be used to reimburse other groups participating, such as Pacific Cinematheque.

Following discussion, it was

RECOMMENDED

(i) THAT City Council approve a cultural grant of $3,100 for the China Month Committee.

(ii) THAT the Director of Social Planning report back on the Provincial lottery grant application of the China Month Committee and the disposition of surplus funds as a result of a favourable lottery application.

E) Cultural Grant Request $3,000 -
Pacific Cinematheque for Chinese Cinema

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"Pacific Cinematheque is requesting $3,000 from the City to help defray a portion of the costs of a special project planned in connection with China Month.

The project includes the showing of a series of films made in China at the Robson Square Cinema in the month of November, 1979. The China Month Committee also has a request for funds from the City with a recommendation from the Director of Social Planning for funding in the amount of $3,100.

Pacific Cinematheque is an established and reputable arts organization that provides films of a unique nature, that are not available in commercial cinemas, at a low cost, to a wide audience.

China Month Committee member organizations are highlighting existing programs and including events from within existing budgets. This request represents the only member organization requiring additional funds to accomplish a China Month project.

It is the opinion of the Director of Social Planning that civic funds are more appropriately directed to the China Month Committee and that they use their best efforts to fund this project."

Mr. Kirk Togues, Pacific Cinematheque, attended the meeting and spoke to his request. He advised they would like to participate in the China Month, but it would put them into a deficit position.

Members of the Committee advised Pacific Cinematheque they would need to look at their financial statements, as they charge admission. It was suggested that any lottery funds received by the China Month Committee could be used to reimburse Pacific Cinematheque for its participation in the program. Following further discussion, it was

RECOMMENDED

THAT no action be taken regarding this request.

F) Vancouver Women in Focus - Grant Request $2,400

The Committee considered a Manager's Report dated September 18, 1979, wherein the Director of Social Planning reported as follows:

"The Vancouver Women in Focus is requesting $2,400 from the City to help fund a gallery of Women's Art.

The group does excellent work and has received substantial funding from both the Canada Council and the Secretary of State.

Clause No. 1(F) cont'd:

Since no public art exhibitions discriminate against women artists locally, the Director of Social Planning recommends

- no action be taken on Women in Focus's Grant request."

Following discussion, it was

RECOMMENDED

THAT no action be taken on Women in Focus's grant request.

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The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 150-151

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 16, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, Major H. Tilley, of the Salvation Army.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Musqueam Reserve, attached to Vancouver Community College, who are participating in the Basic Job Training Program, under the direction of their instructor, Laverne Edwards.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald.Puil,
THAT the minutes of the Regular Council Meeting of October 2, 1979, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

* * * * *

Council recessed to reconvene at 2:10 p.m. following a Public Hearing.

* * * * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Provincial Homeowner Grants to 99-Year Leaseholders

Vancouver City Council on Tuesday, October 2, 1979, received for information a City Manager's report dated September 18, 1979 on Provincial Homeowner Grants to 99-Year Leaseholders. At the same meeting Council agreed to hear representation from Mrs. E. Simpson on behalf of 99-year leaseholders. Council noted the report of the City Manager advised that the Provincial Government has indicated it is not prepared to amend the Homeowner Grants Act to include 99-year leaseholders. Therefore, any 99-year leaseholder registering a lease or assignment of lease in the Land Registry Office after December 31, 1977 is not entitled to a grant.

The Mayor suggested that Council may wish to consider supporting the position of 99-year leaseholders and requesting the Provincial Government to give further consideration to amending the Homeowner Grants Act to include these people.

MOVED by Ald. Puil,
THAT Council support the position of 99-year leaseholders that they be included under the Homeowner Grants Act and therefore be eligible for Provincial Homeowner Grants, and their request to this effect be transmitted to the Provincial Government.

- CARRIED UNANIMOUSLY

Mrs. Simpson thanked the Council for its support.

2. Proposed Rezoning - North Side 2500 block Franklin Street

Council had before it a report of the City Manager dated October 9, 1979, on the application of Mr. J. Funaro to rezone property on the north side of 2500 block Franklin Street (Lots 17 to 32 of Lot 38, THSL, Plan 379) from RS-1 One-Family Dwelling District to C-2 Commercial District to construct a supermarket/office complex.

In the report the Director of Planning recommended that the application be not approved and the City Manager concurred.

Mrs. Funaro addressed Council on behalf of the applicant and put forward the history of the applicant's attempts to construct a supermarket/office complex in the Hastings Street area. She put forward reasons why the application should be sent to a public hearing. Mrs. Funaro also answered questions from Council related to the application.

Mr. Valente, a resident of the area, indicated that the petition opposing the proposed development as circulated to Council is still in effect.

MOVED by Ald. Kennedy,
THAT the Director of Planning be instructed to refer direct to a public hearing the application of Mr. Funaro to construct a supermarket/office complex on the north side of the 2500 block Franklin Street under a CD-1 zoning and based on the proposal submitted to the Planning Department with his rezoning application.

- CARRIED

(Alderman Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Light Rail Transit

In a letter dated September 19, 1979, Ms. C. Walker, Chairman, Citizens for Rapid Transit, submitted a resolution on light rail transit and requested that Council adopt this resolution.

MOVED by Ald. Rankin,
THAT consideration of the request by the Citizens for Rapid Transit be deferred to later this day when the City Manager's report on Transit Cost-Sharing and Organization Proposal is before Council.

- CARRIED UNANIMOUSLY

2. The British Columbia Corps of Commissionaires - Grant Request

Council noted a request dated September 26, 1979 from the B.C. Corps of Commissionaires that Council contribute towards the cost of a function at its upcoming Annual Meeting and Convention to be held in Vancouver, June 1980.

MOVED by Ald. Puil,
THAT the communication from the B.C. Corps of Commissionaires dated September 26, 1979, be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Canadian Hadassah - WIZO - Grant Request

The Public Relations Representative of the Canadian Hadassah WIZO Organization advised that the Organization will be holding its Biennial Convention in Vancouver from the 13th-16th January, 1980. The Organization was requesting a grant from the City of Vancouver in the amount of $300 to co-host the opening dinner of the Convention.

MOVED by Ald. Puil,
THAT the letter from Hadassah-WIZO Organization of Canada dated August 17, 1979, be received and no further action be taken.

- CARRIED UNANIMOUSLY

4. Application for amendment to Sign By-law

In a letter dated October 3, 1979, Mr. D.A. Smail, President, South Wind, requested an opportunity to address Council on the matter of permitting blimps to be flown in Vancouver. It was noted that the City Clerk had requested the Director of Planning to report to Council on this matter.

MOVED by Ald. Kennedy,
THAT the delegation request be approved and it be heard when the report of the Director of Planning is before Council.

- CARRIED UNANIMOUSLY

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

5. 1981 Jeux Canada Summer Games - Grant Request

The Mayor of the City of Thunder Bay in a letter dated October 9, 1979, invited Council to pledge a donation towards the 1981 Jeux Canada Summer Games which will be held in Thunder Bay in 1981.

MOVED by Ald. Puil,
THAT the letter from the City of Thunder Bay dated October 9, 1979 be received and no action be taken.

- CARRIED UNANIMOUSLY

6. Civic Community Services Grant Guidelines

Council had before it a letter dated October 5, 1979 from Mr. B. Eriksen, D.E.R.A., on the Civic Community Services Grant Guidelines for 1980.

MOVED by Ald. Rankin,
THAT the letter from D.E.R.A. dated October 5, 1979 be referred to the Community Services Committee for consideration.

- CARRIED UNANIMOUSLY

7. Centennial Commission

In a memo dated October 11, 1979 the Mayor suggested that Council commence now with the planning of events for Vancouver's 1986 Centennial. His memorandum concluded with the following recommendations:

1. Appointment of a Centennial Commission, consisting of 10 persons as follows:

   The Mayor and 2 other members of Council
   7 others to be appointed by Council (The Provincial Government would be requested to appoint a liaison person).

2. The Mayor and another person to be Co-Chairman for the time being;

3. The terms of reference and authority of the Commission to be covered by an appropriate by-law;

4. The Commission to have the authority to appoint sub-committees to deal with the various areas of interest and activity outlined in this report and to recommend whatever changes they may consider advisable.

MOVED by Ald. Little,
THAT the above recommendations of the Mayor relative to establishment of a 1986 Centennial Commission be approved.

- CARRIED UNANIMOUSLY

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

8. Designation of Stanley Park Pavilion

Council noted the following letter dated October 12, 1979 from the Vancouver Heritage Advisory Committee:

"At its meeting on April 23, 1979, Council's Heritage Advisory Committee concluded the Stanley Park Pavilion meets the Committee's criteria for heritage designation, and it was agreed to seek such designation subject to negotiations with the owner and a meeting with the Park Board to discuss the designation.

The Park Board on June 25, 1979, approved the following recommendation regarding the building: "that the Stanley Park Pavilion be designated as a heritage structure, as proposed by the Heritage Advisory Committee on April 23, 1979, providing for preservation of the exterior facades of the structure".

The Heritage Committee on September 10, 1979, agreed to put the building forward for designation following receipt of a letter from the Park Board stating compensation would not be required.

On September 28, 1979, the Superintendent of Parks and Recreation wrote the Chairman of the Heritage Advisory Committee that the Board will not seek compensation from the City because of designation.

Therefore, the Heritage Advisory Committee RECOMMENDS that the Stanley Park Pavilion be designated by Council as a heritage building and the Director of Legal Services be requested to prepare the necessary amendment to the Heritage By-law."

MOVED by Ald. Harcourt,
THAT the recommendation of the Vancouver Heritage Advisory Committee be approved.

FURTHER THAT the Stanley Park Pavilion be designated as a heritage building and the Director of Legal Services be instructed to prepare the necessary amending by-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

9. Orpheum Lobby Extension Users' Committee

Alderman M. Ford, Chairman of the Special Council Committee on the Disabled, in a memorandum dated October 16, 1979 advised Council of the following resolution of the Special Committee:

"That Commissioner D. Mowat be appointed to the Orpheum Lobby Extension Users' Committee as a representative of the Council Committee on the Disabled."

MOVED by Ald. Ford,
THAT the above resolution of the Special Council Committee on the Disabled be approved.

- CARRIED UNANIMOUSLY

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

10. Kats Rugby/Football Club
Proposal - Camosun Park

Council noted the following letter from the Chairman of the Park Board dated October 16, 1979:

"The following is an excerpt from the minutes of the last meeting of the Board held on Monday, October 15, 1979:

..."KATS RUGBY/FOOTBALL CLUB PROPOSAL - CAMOSUN PARK

Board members received copies of a report dated October 11, 1979, prepared by the Planning & Development Division, outlining the proposed clubhouse development to be built at the western edge of Camosun Park.

Considerable discussion ensued as to the responsibility for activities, design of clubhouse, and length of term of the lease.

It was regularly moved and seconded

RESOLVED: That the Park Board request City Council to endorse the proposal by the Kats Rugby/Football Club to develop a clubhouse structure on Camosun Park, subject to terms and conditions consistent with Park Board leases with athletic organizations and building design appropriate for parkland.

- Carried."

MOVED by Ald. Boyce,
THAT the above resolution of the Park Board be approved.

- CARRIED UNANIMOUSLY

11. Harbour Park Development

Council had for consideration a letter dated October 16, 1979 in which the Chairman of the Park Board advised that the Board, at its meeting on October 15, 1979, resolved to express to Council its support for the development of the Harbour Park site within the Interim Meadow Concept Plan and to request the Park Board staff to proceed with design and cost estimating of the landscape component of the project in consultation with appropriate civic departments.

Council noted a comment from the Clerk advising that on August 28, 1979 Council had deferred certain recommendations relative to the Harbour Park development pending further discussions with the Park Board. It was suggested that in view of the resolution of the Park Board at its meeting of October 15, 1979, Council might wish to consider approving the deferred recommendations.

MOVED by Ald. Harcourt,
THAT consideration of the whole matter of Harbour Park development be deferred for one month.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT OCTOBER 12, 1979

Works & Utility Matters
(October 12, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Tender No. 57-79-13 - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops
Cl. 2: Tender 39-79-7 - Trucks

Clauses 1 and 2

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 12, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Proposed Text Amendment to CD-1 By-law No. 4861 S.W. Corner Kingsway and Nanaimo Street
Cl. 2: 3543 Point Grey Road - D.P.A. No. 84725
Cl. 3: Grandview-Woodland N.I.P. - Sidewalk Installation Subsidy
Cl. 4: Proposed Amendment to Table 12.1 (formerly Schedule B) of Section 12, Zoning & Development By-law No. 3575
Cl. 5: Riley Park N.I.P. Appropriation of Funds: Changes to Brock Annex School to Accommodate a Daycare Facility
Cl. 6: 6850 Carnarvon Street - D.P.A. No. 85224

Proposed Text Amendment to CD-1
By-law No. 4861 S.W. Corner
Kingsway and Nanaimo Street
(Clause 1)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(October 12, 1979) (Cont'd)

3543 Point Grey Road -
D.P.A. No. 84725
(Clause 2)

When considering this clause of the Manager's Report Council noted a request from Mr. Jonathan B. Baker, Solicitor for Mrs. Ruth Buzzard, owner of the property at 3539-41 Point Grey Road, for deferral of this item to permit Mrs. Buzzard to address Council in opposition to the proposed development.

MOVED by Ald. Little,
THAT the delegation request on behalf of Mrs. Ruth Buzzard be approved and consideration of this clause be deferred pending representation from Mrs. Buzzard.

- CARRIED

(Alderman Puil opposed.)

Clauses 3 - 6 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 3, 4, 5, and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(October 12, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: School Board - Community Schools Program
Cl. 2: Printing Branch Replacement Equipment

School Board - Community Schools
Program
(Clause 1)

This clause was withdrawn at the request of the City Manager.

Printing Branch Replacement
Equipment
(Clause 2)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(October 12, 1979)

Day Off in Lieu of
Remembrance Day
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Property Matters
(October 12, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Rent Review - a Portion of the Engineers Victoria Drive Works Yard
Cl. 2: Rental Review - City Property Abutting 43 East 1st Avenue
Cl. 3: Lease - S/E Corner of 13th Avenue and Victoria Drive
Cl. 4: Alder Bay Housing Co-operative Land Lease in False Creek - Earthquake Insurance
Cl. 5: Champlain Heights - Enclaves 4, 5, 6 and 7 Bare Lot Strata Projects/ Rental Payment Requirement
Cl. 6: Champlain Heights - Enclaves 2 and 21 Bare Lot Strata Projects/ Conveyancing

Clauses 1, 2, 3, 5 and 6

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Alder Bay Housing Co-operative
Land Lease in False Creek -
Earthquake Insurance
(Clause 4)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S REPORTS (Cont'd)

B. MANAGER'S REPORT
(October 2, 1979)

Strata Title Conversion Application
106-110 West Broadway

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(October 10, 1979)

Summary Report - Rezoning Application:
3496-3578 Kingsway

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(September 26, 1979)

Grant Request - Lower Mainland Parent
And Child Therapy Society (P.A.C.T.)

When considering this report Council noted a request from the Chairman of P.A.C.T. that because of funding constraints this matter be dealt with this day rather than referred to the Community Services Committee. It was therefore

MOVED by Ald. Marzari,

THAT

A. up to $16,000 be approved for interior furnishings, subject to review by the Director of Social Planning, to revert to the City if P.A.C.T. ceases to function within ten years.

B. the capital grant request for $20,000 for renovations be approved, conditional upon the transfer of the ownership of the property and the lease to the Frankenburg Foundation.

- CARRIED
BY THE
REQUIRED MAJORITY

(Alderman Puil and the Mayor opposed.)

CITY MANAGER'S REPORTS (Cont'd)

E. MANAGER'S REPORT

Columbia-Cordova Parking Garage

MOVED by Ald. Ford,
THAT the recommendations of the City Manager contained in this report be approved;

FURTHER THAT Council also authorize funds in the amount of $10,000 for provision of public washrooms in this garage.

- CARRIED

(Alderman Little opposed to public washrooms only.)

F. MANAGER'S REPORT
(October 11, 1979)

Transit Cost-Sharing and
Organization Proposals

MOVED by Ald. Bellamy,
THAT the recommendations of the City Manager contained in this report be approved with the addition of the following as Recommendation (F):

"That the G.V.R.D. be requested, at this time, to include custom transit services for the handicapped in the Letters Patent and the negotiating agreement with a special cost-sharing formula of no more than 10% of fare box revenues."

- (deferred)

When considering this clause Council noted delegation requests from a number of organizations in the City.

MOVED by Ald. Little,
THAT the delegation requests be approved.

- CARRIED

(Alderman Bellamy opposed.)

MOVED by Ald. Rankin,
THAT Council request the G.V.R.D. to defer, for ten days, a decision on the proposed transit cost-sharing and organization formulas;

FURTHER THAT should the G.V.R.D. accede to this request the Mayor arrange an evening public meeting of Council on this topic at which delegations will be heard with presentations by organizations or groups to be limited to ten minutes.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, and the Mayor opposed.)

Cont'd . . .

CITY MANAGER'S REPORTS (Cont'd)

MANAGER'S REPORT
(October 11, 1979) (Cont'd)

Transit Cost-Sharing and
Organization Proposals (Cont'd)

MOVED by Ald. Harcourt,
THAT the motion of Alderman Bellamy approving the transit cost-sharing and organization proposals be deferred pending the hearing of delegations on this matter.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed.)

Council took no action with respect to the letter from Ms. C. Walker, Chairman, Citizens for Rapid Transit, deferred earlier this day.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Transportation (September 27, 1979)

Blenheim Street - Request for Stop Signs
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 4299, BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 4450 BEING THE LICENSE BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENCE BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

The Director of Legal Services requested that the location of E. 41st and Knight, 2752 East 41st Avenue be struck from the schedule. It was also noted that a request had been received from Texaco Canada Inc. to address Council on its service station location at West 41st Avenue and Larch, 2465 West 41st Avenue.

Cont'd.

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW NO. 4450, **BEING THE** LICENCE BY-LAW (Cont'd.)

MOVED by Ald. Bellamy,
THAT the request of Texaco Canada Inc. to address Council on its service station location at West 41st Avenue and Larch, 2465 West 41st Avenue be approved.

FURTHER THAT the locations of East 41st and Knight, 2752 East 41st Avenue and West 41st Avenue and Larch, 2465 West 41st be struck from Schedule B of this By-law.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW NO. 4462, BEING THE SHOPS CLOSING BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. A BY-LAW TO AMEND BY-LAW NO. 4021 BEING THE VEHICLE LICENSING BY-LAW

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

6. A BY-LAW TO REPEAL BY-LAW NO. 4388 BEING THE BREAD BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (North 5 feet of Lot 4 of Subdivisions "C" and "D", Block 162, District Lot 264A, Plans 1059 and 1771)

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 5 feet of Lot 4 of
Subdivisions "C" and "D",
Block 162,
District Lot 264A,
Plans 1059 and 1771

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

B. Allocation of Land for Lane Purposes (South 10 feet of Lot 1, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 1,
Block 293,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (North 2 feet of Lots 37 and 38, Block 234, District Lot 526, Plans 590 and 3932)

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

the North 2 feet of Lots 37 and 38, Block 234, District Lot 526, Plans 590 and 3932. The same as shown outlined red on a plan prepared by G. Girardin, B.C.L.S., dated August 16th, 1979, and marginally numbered LF 9231, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

1. Increase in Taxi Rates

MOVED by Ald. Little,
SECONDED by Ald. Rankin,
THAT the following proposal be referred to the Transportation Committee for consideration:

- that the twenty-five new licences for taxi cabs be issued to the existing companies on a prorated basis, as was proposed in 1975, without any additional payment for the new licences;

- effective January 1, 1980, the licence fee per cab in the City be raised to $2,500;

- effective January 1, 1980, approximately 5% be added to the taxi cab rates to compensate the average owner fully for the new licence fee and be reviewed annually to ensure the 5% and the $2,500 fee per cab are in line;

- this increase in rates be considered quite separately from any application for taxi rate increases from time to time.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Little and recognized by the Chair:

1. Civic Theatres

MOVED by Ald. Little,
SECONDED by Ald. Gerard,
THAT WHEREAS in advertising of films being shown in theatres in Vancouver there is a system of classification to identify films which are not considered in the class of general family viewing;

AND WHEREAS in the Civic Theatres, there is no such classification but performances are scheduled in these theatres which are not in the category of 'family' entertainment;

THEREFORE BE IT RESOLVED THAT the Council request that the Vancouver Civic Theatres Board advise on steps which can be taken to inform the public of theatre performances which are not in the category of 'family' entertainment.

- (Notice)

Cont'd.

NOTICE OF MOTION (Cont'd.)

The following Notice of Motion was submitted by Alderman Ford and recognized by the Chair:

2. Downtown Vancouver -
View from Hornby Street

MOVED by Ald. Ford,
SECONDED by Ald. Boyce,
THAT WHEREAS Vancouver is a city of beautiful views;

AND WHEREAS the people value this amenity;

AND WHEREAS the downtown street end views are particularly important as witness the concern expressed over the ten foot encroachment by Granville Square into the Granville Street end view;

AND WHEREAS the street end of Hornby Street North of Hastings Street is in private hands;

AND WHEREAS it is rumoured that the owner intends to build an office building on this site;

THEREFORE BE IT RESOLVED THAT city staff negotiate with the owner to try to effect an exchange of this property with city-owned land, or recommend other means to preserve the view from Hornby Street.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Little Development By Block Bros.	referred to a development by Block Bros. in the area bounded by 1st Avenue, 2nd Avenue, Trimble Street and Sasamat Street and concerns expressed by citizens in the area. He requested the Director of Planning report on this matter. Alderman Harcourt advised that the Director of Planning is preparing a report on this matter for the Planning and Development Committee.

The Council recessed at approximately 5.10 p.m. to reconvene "In Camera".

* * * * * *

The foregoing are Minutes of the Regular Council Meeting of October 16, 1979, adopted by Council on October 30, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - OCTOBER 16, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 16, 1979, at approximately 2.00 p.m. in the Council Chamber, Third Floor, City Hall for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Kennedy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

To aid the Public present for the Hearing, the Clerk read from the Agenda that the Council had before it.

1. Rezoning Southeast Corner of West Hastings and Jervis Streets

An application was received from Mr. B. W. F. Fodchuk, Solicitor for Evergreen Building Ltd. to rezone that portion of Lot 'E', Block 29, Plan 17825 formerly described as Lot 'B', Block 29, D.L. 185, Plan 15918 from C.W.D. Central Waterfront District to D.D. Downtown District.

The Director of Planning recommends approval of the application subject to an easement across Lot 'B' being executed.

The Mayor called for speakers for or against the application and none came forward.

MOVED by Ald. Bellamy,
THAT the application to amend By-law No. 3575 being the Zoning and Development By-law be amended as set out in the application.

- CARRIED UNANIMOUSLY

2. Rezoning Southeast Corner of East 45th Avenue and Kerr Street

An application was received from Mr. K. Wakefield, Wakefield Realty Ltd. to rezone Lots 1, 2 and 3, except South 10 feet of each Lot, now lane, Blocks 13 and 14, West ½ of D.L. 338, Plan 2964 from C-1 Commercial District to RS-1 One-Family Dwelling District.

The Director of Planning recommends that the application be approved.

Cont'd.

2. Rezoning Southeast Corner of
East 45th Avenue and Kerr Street (Cont'd.)

Mr. Nathan Davidowitz, on behalf of Killarney Champlain Citizens for Action Association spoke in support of the recommendation of the Director of Planning.

MOVED by Ald. Boyce,
THAT the application to amend By-law No. 3575 being the Zoning and Development By-law be amended as set out in the application.

- CARRIED UNANIMOUSLY

3. Repeal of CM-1 Commercial District
Schedule

An application was received from the Director of Planning to amend the Zoning and Development By-law No. 3575 by repealing the CM-1 Commercial District Schedule. In explanation, on June 19, 1979 Council enacted the Central Waterfront District By-law No. 5260. At the same time various lands were rezoned from CM-1 Commercial District to the newly established Central Waterfront District (C.W.D.)

The CM-1 lands which were rezoned to C.W.D. were the last remaining lands in the City that were zoned CM-1. The CM-1 Zoning District Schedule is no longer required.

The Mayor called for speakers for or against the application and none came forward.

MOVED by Ald. Bellamy,
THAT (a) CM-1 Commercial District Schedule of Zoning and Development By-law No. 3575 be repealed and

(b) Sign By-law No. 4810 be amended to delete references to the CM-1 and other Zoning District Schedules previously repealed.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to bring forward the appropriate amending By-laws.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 2.10 p.m.

* * * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 16, 1979, adopted by Council on October 30, 1979.

MAYOR

CITY CLERK

DEL. 2

MANAGER'S REPORT

DATE October 9, 1979

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - North Side 2500-block Franklin Street.

CLASSIFICATION: RECOMMENDATION.

The Director of Planning reports as follows:

"An application has been received from Mr. J. Funaro requesting an amendment to Zoning and Development By-law, No. 3575, whereby the property on the north side of the 2500-block Franklin Street (Lots 17 to 32 of Lot 38, THSL, Plan 379) would be rezoned from RS-1 One-Family Dwelling District to C-2 Commercial District for the stated purpose of:

'constructing a supermarket/office complex to better serve the Hastings east area'.

SITE DESCRIPTION AND BACKGROUND

As shown on the Appendix A Map attached, the site comprises 16 lots generally developed with older one-and-a-half-storey, one-family dwellings in good condition. Details of existing development on the site and on RS-1 zoned lands to the south, east, north and west are shown on Appendix B Map attached.

An extensive discussion of supermarket development in the East Hastings area is contained in the City Manager's report of July 26, 1978 which dealt with a previous rezoning application by Mr. Funaro. For various legal reasons related to the Hastings Street Collective Parking Agreement, the proposed rezoning of lands on the south side of the 2500-block Franklin Street was refused by Council on August 29, 1978. Details of this previous consideration are provided in the Council Minutes attached as Appendix C.

Planning staff have been in contact with the applicant since March, 1979 regarding the current proposal. Following various meetings and a tour of the area with the applicant, the applicant was advised of issues which should be considered in submitting a formal rezoning application for lands on the north side of the 2500-block Franklin Street. A copy of this letter is attached as Appendix D.

On August 31, 1979 a petition from owners and residents of the 2400- and 2500-blocks of Pandora Street voicing strong protests to any rezoning on the north side of the 2500-block Franklin Street was circulated to Council. A copy of this petition was sent to Mr. Funaro on September 6, 1979.

A formal rezoning application, accompanying letter and drawings were received from Mr. Funaro on September 11, 1979. Also submitted were two petitions expressing support for the proposal: one petition which the applicant states represents over 1,500 homes in the area; the other petition which the applicant states reflects 95 percent support from merchants and tenants of the 2400-, 2500- and 2600-blocks of Hastings Street.

PROPOSED DEVELOPMENT

Drawings submitted with the application indicate a proposed development comprising a supermarket (2,137 m^2, or 23,000 sq. ft.), retail commercial

(3,316 m^2 or 35,700 sq.ft.) office commercial (2,248 m^2 or 24,200 sq.ft.), and storage (929 m^2 or 10,000 sq.ft.) for a total of 8,630 m^2 (92,900 sq.ft.). A total of 170 off-street parking spaces and two off-street loading spaces are to be provided.

The applicant also indicates that the proposed development would have a floor space ratio of 1.44 (the C-2 Commercial District Schedule permitting a maximum F.S.R. of 3.0). The proposed development provides no setbacks from property lines and exceeds, in part, the maximum height of 40 feet permitted under the C-2 Commercial District Schedule.

Under C-2 zoning, the ultimate development of this site would not be restricted to the uses, the gross floor area or the form of development expressed in this application.

ANALYSIS

Six issues were addressed in dealing with the previous rezoning application for the south side of the 2500-block Franklin Street. Four issues were specific to the Collective Parking Lot site then under consideration for rezoning. The following two issues as previously stated are equally applicable to the current rezoning proposal.

1. While there is a recognized need for a supermarket in the Hastings East area, the form of development must have a positive physical relationship to the adjacent single-family residential neighbourhood;

2. Given the existence of a large amount of C-2 zoning and development in this area, office or retail space provided on this site will, as substantiated in Mr. Funaro's own Environmental Impact Assessment, have a detrimental impact on existing commercial businesses.

Although the Planning Department is very sympathetic to the need for a supermarket facility in the Hastings East area, the proposed rezoning now before Council cannot be supported for a number of reasons.

First, the proposed rezoning represents a significant intrusion of commercial development into an established, stable, residential community. The provisions of the C-2 District Schedule would accommodate a development similar to that proposed by the applicant as shown on the drawing submitted. Clearly, both the uses and scale of such a development would have an adverse impact on the adjacent residential neighbourhood, particularly with respect to the residences across the lane to the north.

Secondly, C-2 zoning now extends from the 1900-block to the 2800-block on both sides of Hastings Street. This amount of commercial zoning potentially provides a number of alternative locations where comparable sites might be assembled to accommodate a supermarket development. The existing C-2-zoned land in the East Hastings area is more than adequate to serve the needs of this community. While cost and ownership factors have allegedly frustrated the applicant in attempting the acquisition and consolidation of existing C-2 properties, the relative ease and cost of consolidating RS-1 properties, even at reputedly commercial prices, is insufficient justification to warrant the intrusion of commercial zoning and development into a residential community.

Thirdly, the commercial zoning and development of the 2500-block Franklin Street needs to be considered in light of similar subsequent requests in the 2400- to 2800-blocks of Franklin Street or of Pender Street to the south, any of which could potentially support such a development or other lesser-scale development.

Should the requested rezoning be approved, it can be anticipated that similar rezonings will be proposed for other comparable sites in the East Hastings Area, as well as other similar commercial arterials throughout the City.

The initial written response to the applicant stated the need for justifying such a development proposal in this location as opposed to existing zoned commercial land along Hastings Street and any other similar block of residential development flanking Hastings Street. To date, that justification has not been forthcoming.

CONCLUSION

For reasons previously related to ease of land acquisition the applicant has proposed a major commercial development in a stable residential area. In the adjoining commercial district a considerable amount of land is already zoned and appropriate for commercial redevelopment.

It is believed the proposal would have major detrimental consequences on the adjoining homes, would set a most damaging precedent in the area and not assist in the improvement of Hastings Street commercial district.

Further, the requested C-2 schedule would remove the City's ability to negotiate a sensitive form of development or to restrict the development to a density less than 3.00 F.S.R.

Because these problems seem to be so obvious, and the upset and unstabilizing effects on the community are so serious the Director of Planning has not undertaken a full and detailed assessments to cover all the fine points of this argument that would be necessary if this was referred to a Public Hearing. The Director of Planning believes that further resources and the time of many citizens and businessmen should not be further expended on this inappropriate proposal.

RECOMMENDATION

The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

NOTE FROM CITY CLERK: MR. FUNARO WILL ADDRESS COUNCIL.

FOR COUNCIL ACTION SEE PAGE(S) 210

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Tender No. 57-79-13 - Supply and Delivery of Reinforced and Non-Reinforced Concrete Pipe and Reinforced Concrete Manhole Sections and Tops

Tenders for the above were opened on August 27, 1979 and referred to the City Engineer and Purchasing Agent for report.

A working copy of the tabulation is on file in the Purchasing Agent's Office.

The Provincial Tax is in addition to all prices shown in this report and in the tabulation.

Funds for all purchases are provided in the Capital Budget.

The City Engineer and Purchasing Agent report as follows:

"Three tenders were received for the above. We are recommending acceptance of the low bid in each instance, with the following exceptions:-

1050 mm CONCRETE MANHOLE SECTIONS

La Farge Concrete submitted the low bid for the supply of 1050 mm Manhole Sections with mortar joints. Ocean Construction submitted a bid for 1050 mm Manhole Sections with 'O' ring joints and two alternatives with mortar joints.

We are recommending the bid submitted by Ocean Construction with 'O' ring joints because the 'O ring' installation is easier and faster than mortar joint installation. In addition, the 'O' ring is a more positive seal, which reduces the amount of ground water in the manhole. It is estimated that a savings of $10.00 per joint can be realized with 'O' ring installation.

Ocean Construction offered an additional 10% discount if the sections could be supplied in 1.2 metre lengths as opposed to the 1 metre length specified. The 1.2 metre length is acceptable.

A condensed cost comparison for sections supplied in 1.2 meter lengths is as follows:

	La Farge	Ocean Construction
1.2 m	$94.704	$114.25 less 10% discount and $10.00 on installation of sections with 'O' ring joints as opposed to mortar joints = $92.83.
1825 m	$144,029.00	$141,179.00

Estimated savings - $2,850.00

1350 mm CONCRETE TOPS

Rocla Concrete Pipe submitted the low bid for a savings of $81.03 (or approximately 3%) on an item value of $2267.47. For reasons of physical match, supply and administration, the small savings does not justify a further split in the awards.

..../2

Clause No. 1 cont'd:

We recommend acceptance of the following bids:-

a) LA FARGE CONCRETE LTD.

Reinforced Concrete Pipe, low bid, 9 items.
Total estimated cost... $194,807.65

b) OCEAN CONSTRUCTION SUPPLIES

Reinforced Concrete Pipe, low bid, 4 items.
Total estimated cost... $199,825.10

Non-reinforced Concrete Pipe, low bid, all items.
Total estimated cost... $ 40,957.50

Reinforced Concrete Manhole Sections and Tops, low bid, all items, except 2 items of best value.
Total estimated cost... $243.269.24

$484,051.84 "

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved subject to the contract being satisfactory to the Director of Legal Services.

2. Tender 39-79-7 - Trucks

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on September 4, 1979 and referred to the City Engineer, Purchasing Agent and Fire Chief for report.

This tender called for prices on 15 items. This report deals with items being recommended for purchase from Pacific GMC (Items 4,6,7,8,9 and 13) and Musgrove Ford (Items 10,11, 12 and 15).

Tabulations are on file in the office of the Purchasing Agent.

Funds for this purchase are provided in the Truck Replacement Account and the 1979 Fire Department Budget.

Item 4 - Light Panel

Eight bids were received.

The City Engineer and the Purchasing Agent recommend acceptance of the lowest bid from Pacific GMC for 13 GMC model TG11005 light panels at a total cost of $83,643.00 ($6,210.00 each plus options; $46.00 for high bucket seats (13 units), $141.00 for windows all around (9 units), $36.00 for windows in the rear doors (4 units), $29.00 for windows in the side door (4 units), $58.00 for window in the rear quarter panel (4 units), $88.00 for rear step bumpers (4 units), and $202.00 for power steering (1 unit)) plus 4% Provincial Sales Tax.

Item 6 - Heavy Duty Panel (Fire Department)

Seven bids were received.

The City Engineer and Purchasing Agent recommend acceptance of Bid No. 1 from Pacific GMC for 1 GMC model 7G31305 heavy duty panel at a total cost of $7988.00 ($7,730.00 plus $72.00 for two-tone red and white paint, $141.00 for windows all around, and $45.00 for a roof vent) plus 4% Provincial Sales Tax.

Clause No. 2 cont'd:

Item 7 - Heavy Duty Cargo Van

Seven bids were received.

Bid No. 1 from Brentwood Dodge does not meet specifications as the front stabilizer box and minimum gross vehicle weight of 3850 kg was not offered as specified.

The City Engineer and Purchasing Agent recommend acceptance of Bid No. 2 from Pacific GMC for 3 GMC model TG31303 cargo vans at a total cost of $28,883.00 ($9,145.00 each plus $46.00 each for high backed seats plus $62.00 for 1 unit for 60 inch rear doors plus $368.00 for 1 unit for a 60 inch rollup rear door, plus $880.00 for 1 unit for dual wheel conversion and 12 foot body length) plus 4% Provincial Sales Tax.

Item 8 - 4635 kg Conventional Cab and Chassis

Six bids were received. Only Pacific GMC offered the crew cab option which is required for six units.

The City Engineer and Purchasing Agent recommend acceptance of the only bid to offer crew cabs from Pacific GMC for 6 GMC model TC31003 cab and chassis at a total cost of $42,515.76 ($6,314.56 each plus crew cabs at $771.40 each, Federal Sales Tax not included) plus 4% Provincial Sales Tax.

Item 9 - 7250 Conventional Cab and Chassis

Four bids were received.

Bid No.1 from Dick Irwin does not meet specifications as an automatic transmission was not offered.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No.2 from Pacific GMC for 1 GMC model TC60042 cab and chassis at a total cost of $10 890.00 ($10 860.00 each plus $30.00 for 84" CA dimension) plus 4% Provincial Sales Tax.

Item 10 - 9070 kg Conventional Cab and Chassis

Five bids were received.

Bid No.1 from Pacific GMC does not meet specifications as 8707 kg GVW was offered in lieu of the 9070 kg specified.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No.2 from Musgrove Ford for 4 Ford model F600 cab and chassis at a total cost of $43 282.80 ($10 793.00 each plus $27.70 each for 84" cab to axle) plus 4% Provincial Sales Tax.

Item 11 - 10880 kg Conventional Cab and Chassis

Five bids were received.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No.1 from Musgrove Ford for 3 Ford model F600 cab and chassis at a total cost of $34 984.90 ($11 299.00 each plus $1 087.90 for automatic transmission for 1 unit) plus 4% Provincial Sales Tax.

Item 12 - 15000 kg Conventional Cab and Chassis

Six bids were received.

Bid No.1 from Pacific GMC does not meet specifications for wheels and tires.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No.2 from Musgrove Ford for 7 Ford model LN800 cab and chassis at a total cost of $121 709.00 ($17 387.00 each) plus 4% Provincial Sales Tax.

Item 13 - Heavy Duty Walk-In Van

Two bids were received.

The City Engineer and the Purchasing Agent recommend acceptance of Bid No.1 from Pacific GMC for 9 GMC model TP30842 walk-in vans at a total cost of $108 447.00 ($11 595.00 each plus $176.00 each for 6 inch extra height plus $110.00 each for high backed seats plus $161.00 for 3 units for 12-foot body plus $895.00 for 1 unit for automatic transmission plus $140.00 for 1 unit for two-tone red and white paint) plus 4% Provincial Sales Tax.

Clause No. 2 cont'd:

Item 15 - 15000 kg Tilt Cab and Chassis

Six bids were received.

Bid No.1 from Richport Ford does not meet specifications because the rear axle capacity is less than specified.

The City Engineer and the Purchasing Agent recommend accpetance of Bid No.2 from Musgrove Ford for 1 Ford model C800 cab and chassis at a total cost of $18 340.00 plus 4% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and the Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 215

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Text Amendment to CD-1 By-law No. 4861
S.W. Corner Kingsway and Nanaimo Street

The Director of Planning reports as follows:

"An application has been received from Mr. G. Pastres of 10500 Mersey Road, Richmond, B.C., requesting an amendment to Zoning and Development By-law No. 3575 whereby CD-1 By-law No. 4861 affecting lands at the southwest corner of Kingsway and Nanaimo Street would be amended for the purpose of permitting a

'restaurant as a conforming use'.

SITE DESCRIPTION AND BACKGROUND

The site is located at the southwest corner of Kingsway and Nanaimo Street and is bounded on the west by Baldwin Street and on the south by East 30th Avenue. The irregular site has a frontage along Kingsway of 67.64 m (221.93 ft.) and a total site area of approximately 7165.70 m^2 (77,131 sq.ft.).(See Appendix A Map).

The site is presently zoned CD-1 Comprehensive Development District and developed with a restaurant (which exists as a non-conforming use), retail stores, offices, and a bank, all accommodated within a one-storey building fronting onto Kingsway. On the southerly portion of the site two three-storey apartment buildings have been developed under the CD-1 zoning. These are oriented towards the quieter residential areas located to the west, south and southeast of the site which are zoned RS-1 One-Family Dwelling District. A variety of commercial uses including a restaurant, travel agency, green grocer and a gasoline service station exist in the vicinity of the site on lands zoned as C-2 Commercial District generally along both sides of Kingsway. Commercial space within a newer commercial and residential development under CD-1 zoning at the northeast corner of Kingsway and Nanaimo remains vacant.

The site was rezoned from RT-2 Two-Family Dwelling District and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District on May 6, 1975. The CD-1 By-law (No. 4861) restricts the development of the site to:

"(a) an apartment building with customary ancillary uses including underground parking and

(b) retail stores, offices, a bank, with customary ancillary uses including off-street parking and loading,

subject to such conditions as Council may be resolution prescribe."

A recent Development Permit Application to alter and use approximately 91.045 m^2 (980 sq.ft.) of the existing building as a restaurant was refused because the proposed use was non-conforming with the existing CD-1 By-law (No. 4861).

The applicant subsequently filed an Appeal of the Director of Planning's decision to the Board of Variance. He was advised by the Planning Staff to withdraw that Appeal and to make application to amend the CD-1 By-law to allow a restaurant as a conforming use.

Clause 1 continued

It should be noted that the restaurant use was in existence without Development Permit approval at this time.

ANALYSIS

It was the intent of the CD-1 By-law to establish retail stores and offices to serve the local commercial needs of this neighbourhood. A staff site inspection of this existing restaurant indicates that the proposed use would be consistent with the intent of the By-law as the operation is of a sandwich bar delicatessen-type and generally dependent upon carry-out lunch-time trade from surrounding residents and commercial business staff. Site inspection revealed no noticeable traffic or parking problems.

The required parking established under CD-1 By-law No. 4861 is 97 parking spaces and one loading bay as determined by Table 12-1 of the Zoning and Development By-law No. 3575 . A breakdown of this parking requirement indicates that 17 spaces are required for the commercial component of this CD-1 development and 80 parking spaces for the apartment complex. The staff site inspection indicates that the 17 commercial parking spaces have been provided on the surface - 5 to the rear of the commercial development on the west side and 12 to the rear of the bank on the east side.

A re-calculation of the parking requirements to include the proposed restaurant use indicates that no change in the amount of parking to be provided would be required. On this basis and in view of the local nature of this existing restaurant use the Director of Planning believes that the inclusion of 'restaurant' as a permitted use in CD-1 By-law No. 4861 is appropriate.

RECOMMENDATION:

The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to Public Hearing:

> That the rezoning be approved, thereby amending CD-1 By-law No. 4861 by including 'restaurant, catering to the day-to-day needs of the local neighbourhood' as a permitted use."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

INFORMATION

2. 3543 Point Grey Road - D.P.A. No. 84725

The Director of Planning reports as follows:

"This Development Permit Application is being referred to Council for information in accordance with Council's Resolution of August 14, 1979, which states "that only Development Permit Applications for conditional uses and requests for special relaxations be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval".

Development Permit No. 84725 has been filed by Mrs. M. Dallas, to add to and alter the existing one family dwelling in this RS-2 District. The existing building is nonconforming with respect to the height regulation of the Zoning and Development By-law. The addition, therefore, requires the consideration of the Director of Planning.

Clause 2 continued

Development Permit No. 78970, issued February 13, 1978, permitted additions and alterations to the existing two storey plus basement one family dwelling. However, after approval was granted, the Zoning and Development By-law was changed and the definition of a basement was altered. Under the new definition the approved development was a three storey building and therefore nonconforming to the height regulations of the RS-2 District Schedule of the Zoning and Development By-law.

The present proposal would increase the floor area of the third storey by approximately 132 sq. ft. The neighbouring property owners were notified of this application and no objections were received.

The Director of Planning is prepared to approve Development Permit Application No. 84725, but before issuing it, is referring it to City Council for information, in accordance with Council's resolution of August 14, 1979."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

RECOMMENDATION

3. Grandview-Woodland N.I.P. - Sidewalk Installation Subsidy

The Director of Planning and the City Engineer report as follows:

"On July 12, 1977, Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $146 000 to 'provide a subsidy to encourage the completion of local improvements including curbing of residential street and construction of sidewalk, with financial participation by property owners'.

The purpose of this report is to recommend the appropriation of funds to make such a subsidy available for the encouragement of sidewalk installation in this area.

While it is general Council policy (18/09/73) that 'local residential sidewalks be installed by petition only,' sidewalk improvements have been given the highest priority, by the Grandview-Woodland N.I.P. Committee, for improvement among potential local improvement projects due to the large number of incomplete sidewalks and higher than average number of residents without the use of automobiles in this area. Through traffic on residential streets causes a hazard to pedestrians, particularly children travelling to and from neighbourhood schools. The completion of a more extensive network of sidewalk would offer a partial relief of this hazard.

A City-initiated local improvement has been proposed by the N.I.P. Committee for every block face or flankage in the N.I.P. area currently lacking a sidewalk. A recommended subsidy offer of 25% of the total cost is, therefore, intended to encourage the adjacent property owners to proceed with such improvements. In accordance with past practice, this subsidy would be extended to apply to the City's costs as well.

The total cost of installing all remaining sidewalks in the N.I.P. area is estimated to be $272 000. Thus a 25% subsidy would result in a N.I.P. contribution of $68 000. This project requires the cost-sharing formula applicable to services and utilities under which the City, Provincial, Federal split is 62.5%, 12.5% and 25% respectively.

Clause 3 continued

SIDEWALK CONSTRUCTION COST BREAKDOWN

N.I.P. FUNDS						
FEDERAL 25%	PROVINCIAL (12.5%)	CITY (62.5%)	TOTAL N.I.P.	STREETS CAPITAL FUNDS	PROPERTY OWNERS' SHARE	TOTAL PROJECT COST
$17 000.00	$8 500.00	$42 500.00	$68 000.00	$132 600.00	$71 400.00	$272 000.00

Streets Capital funds are not available from Basic Streets Capital since the sidewalk construction allocation in the Five-Year Program does not allow for such an intensive area improvement. The apparent source of funds is the 1979 Supplementary Capital Budget. The Grandview-Woodland N.I.P. program terminates July, 1980, which necessitates a commitment in principle at this time, in order to successfully complete the N.I.P. program within the approved time frame.

In one instance in the Mount Pleasant N.I.P. area, Council approved of the extension of such a subsidy where a resident-initiated petition had been approved just prior to the N.I.P. funding of improvements. Such a retroactive extension of the subsidy is proposed for one such petition (west side of Nanaimo Street, 6th to 7th Avenues) submitted during 1979 prior to this report. An additional $1 275.00 N.I.P. allocation is required to allow this retroactive subsidy.

It is proposed that the improvements be initiated in small groups of geographically homogeneous blocks. This would result in the initiation of 17 groups of sidewalks rather than 48 individual blocks (refer to list, Appendix I).

The Grandview-Woodland N.I.P. Committee recommends the appropriation of N.I.P. funds necessary to provide a subsidy of 25% to both property owners and the City in order to stimulate the completion of the sidewalk network in this neighbourhood. It also supports the extension of this subsidy offer to property owners fronting along the west side of Nanaimo Street, 6th to 7th Avenues, who have successfully petitioned for sidewalk improvements during 1979.

RECOMMENDATIONS

The Director of Planning and the City Engineer therefore recommend:

A. THAT Council approve the allocation of $132 600 from 1979 Supplementary Capital to cover Streets Capital funds required for constructing sidewalks listed in Appendix I.

B. THAT Council approve in principle a 25% subsidy of the costs to the City and adjacent property owners for constructing sidewalks listed in Appendix I including a retroactive subsidy to January 1, 1979 for the one petition submitted prior to this report.

C. THAT Council approve in principle the appropriation of $68 000 from the Grandview-Woodland N.I.P. Services Utilities Account 898/9407 to provide for the 25% subsidy of sidewalk costs with an additional appropriation of $1 275.00 to provide a retroactive subsidy to the one petition referred to above.

Subject to Council's action on these recommendations, the City Engineer will advance the work as Local Improvements on the Initiative."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and City Engineer be approved.

4. Proposed Amendment to Table 12.1 (formerly Schedule B) of Section 12, Zoning & Development By-law No. 3575

The Director of Planning and the City Engineer report as follows:

"BACKGROUND

At its meeting of September 27th, 1977, Council dealt with a report from the Director of Planning which recommend an amendment to Schedule B (Required Off-Street Parking Spaces) of Zoning and Development By-law No. 3575 whereby off-street parking would be required for one and two dwelling units provided over commercial space.

Council instructed the Director of Planning to make application to so amend the By-law and referred this application direct to Public Hearing for consideration.

Prior to consideration of this application at a Public Hearing and upon further analysis by the Director of Planning, a further report by the Director of Planning recommending withdrawal of the aforementioned application was considered by Council at its meeting of August 15th, 1978.

In considering this latter report, and upon request of the City Engineer, Council referred this matter to the Transportation Committee for consideration. A report from the City Engineer for concurrent consideration with the report from the Director of Planning was anticipated.

ANALYSIS

In reporting back to Council with a recommendation to withdraw the application requesting an amendment to Zoning and Development By-law No. 3575, the Director of Planning noted the potential impact of the proposed amendment with particular regard to development possibilities on smaller commercially zoned properties. Were the amendment to have been approved, the possibility of developing one and two dwelling units in conjunction with commercial space would have been significantly reduced. This was felt to be inappropriate.

The Director of Planning also noted the recent establishment of an Engineering and Planning Department Task Force to undertake a comprehensive review of off-street parking and loading requirements and standards within the City. It was anticipated that this review would lead to proposed changes to off-street parking requirements which would affect commercial properties and that such proposals should be comprehensively developed and discussed with both the affected property owners and Council. For these reasons, the Director of Planning recommended that the above-noted application be withdrawn.

In 1978 the Engineering Department requested funds for a comprehensive parking study on a city-wide basis. Funds were not allocated however.

The City Engineer believes this matter is important and should be considered as part of a comprehensive study. Therefore, funding will be requested again in 1980.

Clause 4 continued

RECOMMENDATION

The Director of Planning and the City Engineer recommend:

> That the application by the Director of Planning pursuant to Council's resolution of September 27th, 1977, regarding proposed amendment to Schedule B (Required Parking Spaces) of Zoning and Development By-law No. 3575, be withdrawn and reported back to Council following completion of a comprehensive parking and loading standards review."

The City Manager RECOMMENDS that the recommendation of the Director of Planning and City Engineer be approved.

5. Riley Park N.I.P. Appropriation of Funds: Changes to Brock Annex School to Accommodate a Daycare Facility

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept plan which included an allocation of $75,000.00 for improvements to local schools. The purpose of this report is to recommend the appropriation of a portion of these funds for changes to Brock Annex School to accommodate a Daycare Facility.

A goal of the Riley Park Citizens' N.I.P. Planning Committee is to make public facilities in the neighbourhood more accessible for community use. Because of recent school enrollment decreases, the kindergarten room at Brock Annex will not be used as a classroom this fall. The Little Mountain Neighbourhood House Society is organizing a daycare in the local area. It is felt that the vacant space at Brock Annex would be an appropriate site for such a facility, provided that some alterations and renovations are undertaken in order to meet Community Care Licensing requirements and to isolate the room from the rest of the school. The capital costs for these changes have been estimated to be $5,000.00.

The proposed changes are itemized in Appendix A, attached, as agreed upon by the Little Mountain Neighbourhood House Society, Ministry of Human Resources and the Vancouver School Board.

The Ministry of Human resources has agreed to cover all staffing and operating costs for the daycare facility as well as $3,000.00 in capital funds for physical improvements (as noted in attached Appendix B). This leaves a balance of $2,000.00 in capital funds which is proposed to be covered by Riley Park N.I.P.

The Riley Park Citizens' N.I.P. Planning Committee strongly supports the proposed expenditure of up to $2,000.00 in N.I.P. funds because it will provide for a needed service to many single and working parents in the community while at the same time using existing public space that would otherwise not be used.

CMHC and the Province of B.C. have been advised and concur with the proposed project and funding.

The Director of Planning recommends:

> THAT Council approve an expenditure of up to $2,000.00 to be appropriated from the Riley Park N.I.P. Social and Recreational Budget Account 898/9413 for additions and renovations at Brock Annex School, costs to be shared as follows:

C.M.H.C.	(50% of total)	$ 1,000.00
Province of B.C.	(25% of total)	$ 500.00
City of Vancouver	(25% of total)	$ 500.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

6. 6850 Carnarvon Street - D.P.A. No. 85224

The Director of Planning reports as follows:

"Development Permit Application #85224 has been filed by Mr. R. F. Begg to construct a stable on this site. Mr. Begg also submitted a letter requesting permission to keep four (4) horses on this site which is located in an RA-1 District.

Section 10.18.2 of the Zoning and Development By-law states that the keeping or housing of horses is subject to the approval of City Council.

The Director of Planning approved Development Permit Application #85224 on October 3, 1979, thereby permitting:

"the construction of a 22'6" x 50'0" stable, ancillary to the existing one family dwelling on this corner site, and the keeping of a maximum of four (4) horses on this site, subject to conditions, one being:

1. Prior to the issuance of the Development Permit,

   (a) this application is to be referred to Council for approval for the keeping of a maximum of four horses on this site."

The Director of Planning recommends that City Council approve the keeping of a maximum of four horses on this site."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 215, 216

FINANCE MATTERS

RECOMMENDATION

1. School Board - Community Schools Program

The Director of Finance reports as follows:

"The Chairman of the Board of School Trustees - School District #39 - has submitted the following letter on September 6, 1979 requesting consideration of a grant structure for funding programs administered by the Board in the Vancouver Community Schools:

> 'Since 1973, with encouragement from the then Minister of Education, the Board established its first community school, and now has six such schools in operation. Citizens in the communities served by these schools have indicated that they fulfill an important educational need.
>
> Recently it has been brought to our attention that some aspects of the Board's funding of these programs may not be legal since they may contravene the Public Schools Act. Therefore, I am writing on behalf of the Board to request your urgent consideration of a grant structure for funding participation in the support of programs administered by the Board in the Vancouver community schools. The trustees have agreed that if the Board does not receive such funds, it will cease support for that part of the program that is illegal.
>
> We look forward to your early consideration of this important matter.'

North Vancouver Court Case

Subsequent to the above letter, the judgment in the Court case in North Vancouver, that had caused the concern, was handed down and was found basically in favour of the North Vancouver School Board.

Estimated Costs of Program

The 1978 cost to the Vancouver School Board for the operation of the community use of schools was $362,279.

Recommendations

Since the recent Court decision appears to relieve the School Boards of some of their concerns, and since the programs were commenced by and are generally accepted and financed throughout the school system, then the Director of Finance recommends that:

A. THE letter from the Chairman of the Vancouver School Board be RECEIVED,

B. the Vancouver School Board be advised that it is Council's opinion that they should review the Court findings to see if further action is needed by the Minister of Education to amend the Public Schools Act to avoid this problem in the future,

C. the Vancouver School Board be advised that in any case the City is not prepared to entertain a grant structure for this purpose as it fulfills an important educational need."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Finance be approved.

2. Printing Branch Replacement Equipment

The Director of Finance reports as follows:

"The City operates a Printing Branch under the direction of the Director of Finance. The Branch is self-sustaining in that all costs are recoverable through charges against various City Departments and Boards for work performed. A portion of the revenue is set aside annually for replacement of equipment.

Three items of printing equipment are due to be replaced, because they have served their useful life, and are no longer reliable or economical to maintain, i.e. -

Item No.	Equipment	Estimated Replacement Cost
1.	Cerlox Punch & Binder	$ 3,000
2.	Tilting Jogger	$ 600
3.	Offset Press	$13,000
	Total -	16,600

Funding for the replacement of this equipment currently exists in the Printing Branch Equipment Replacement Fund.

I therefore recommend replacing this equipment at an estimated cost of $16,600."

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 216

PERSONNEL MATTERS

RECOMMENDATION

1. Day Off in Lieu of Remembrance Day

The Director of Personnel Services reports as follows:

"The City's various Collective Agreements specify that when a public holiday calls on a Saturday or Sunday, and when the Federal and Provincial governments have made no proclamation that the holiday be observed on any other day, then the City has the option of designating either the Friday immediately preceding or the Monday immediately following as the day to observe the holiday.

There is a further option of designating the Friday as the day off for some employees and the Monday as the day off for the remainder, but this has not yet been exercised.

In 1979 Remembrance Day, November 11th falls on a Sunday. On request the Provincial Secretary's Office advises that no other day will be proclaimed but that Monday, November 12th has been designated for observance by Provincial employees. It is unlikely that the Federal government will make a proclamation on this matter.

A survey of the Lower Mainland municipalities shows that there is agreement to designate November 12, 1979 as the day to observe this holiday.

I therefore recommend that:

A. In 1979 Monday, November 12th be designated as the day on which Remembrance Day is observed.

B. The Park, Police and Library Boards be advised of Council's decision in this matter."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 217

PROPERTY MATTERS

RECOMMENDATIONS

1. Rent Review - a portion of the Engineers Victoria Drive Works Yard

The Supervisor of Properties reports as follows:

"On February 15, 1977 City Council approved the recommendation of the Supervisor of Properties to sublease a portion of the Victoria Drive Works Yard, formerly part of Sterling Shipyards to the adjacent owner, B.C. Ice and Storage Company from January 31, 1977 to January 30, 1987. The lease has an annual rental review clause.

The lessees have agreed to a rental increase from $300.00 per year gross, to $560.00 per year gross in advance, for the period February 1, 1979 to January 31, 1980. The leased area is 104.1 M^2 (1120 sq.ft.) and the new rental is considered to represent general increases in the area.

The Supervisor of Properties recommends that the aforementioned portion of Victoria Drive Works Yard be rented to B.C. Ice & Storage Company at a rental of $560.00 per year gross, in advance for the period February 1, 1979 to January 31, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Rental Review - City Property abutting 43 East 1st Avenue

The Supervisor of Properties reports as follows:

"This property legally described as Lot 4, Block E, D.L. 200A and Lot 2, D.L. 2037 and portion of Parcel A, D.L. 2037 has been leased to various industrial tenants since 1953 and is presently leased until November 30, 1995.

It comprises approximately 1.319 hectares (3.26 acres) of filled water lot in front of privately owned land at 43 East 1st Avenue and is within an area of substantial industrial development on City lands on the South side of the East End of False Creek.

The original lease terms provide for a rental based upon 6% of the estimated market value of the land. The present rent is $44,000 per annum plus taxes.

Following a rental review and subsequent negotiations, W3 Holdings Ltd. have agreed to an increase in rental to $52,486.50 per annum plus all taxes as if levied (approximately $19,000 in 1979).

Recommended that effective December 1st, 1979, the rental be increased to $52,486.50 per annum, plus all taxes as if levied payable in monthly installments all other agreed terms and conditions of the lease to remain the same."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. Lease - S/E Corner of 13th Avenue and Victoria Drive

The Supervisor of Properties reports as follows:

"B.C. Buildings Corporation rent the south east corner of 13th Avenue and Victoria Drive, Lots 9, 10, and 11, Block 168, D.L. 264A, for use as a Daycare Centre, on a month-to-month-basis, at a nominal rental of $1.00 per annum. Application has now been received from B. C. Buildings Corporation for a lease of the above premises for a period of one year, and thereafter, on a year-to-year basis.

The Supervisor of Properties recommends that Lots 9, 10, and 11, Block 168, D.L. 264A, be leased at a nominal rental of $1.00 per annum to the B.C. Buildings Corporation for a period of one year, commencing 1979, and thereafter, on a year-to-year basis, subject to six months notice of cancellation; the site to be used for the purpose of a Daycare Centre and the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Alder Bay Housing Co-operative Land Lease in False Creek - Earthquake Insurance

The Director of Finance reports as follows:

"All ground leases in False Creek require the lessees to obtain earthquake insurance on their buildings. This requirement was for the purpose of ensuring that, if an earthquake occurs, there will be funds to rebuild and that, at the end of the lease there will be a building on the land.

However, insurance against earthquake is not common in Vancouver. Most property owners do not insure their properties against earthquakes because the cost of such insurance can increase premiums by 30% to 50% over normal insurance.

The Alder Bay Housing Co-operative has requested that the clause in their lease that requires earthquake insurance be modified to eliminate this requirement. This matter was brought to Council with respect to the False Creek Co-operative Housing Association in August of 1977 and Council at that time approved a recommendation that this requirement not be enforced for that group. Since then Council has approved a report of the Champlain Heights Project Manager excluding this provision from leases in Champlain Heights. It is possible to include the provision in the lease and merely not enforce it at the present time. This leaves open the ability to enforce it in the future if that seems wiser.

Council may not wish to deal with every request for non-enforcement. In that case, the authority to approve the non-enforcement could be delegated to the Director of Finance and the City Manager.

It is recommended

a) That Council not enforce the earthquake insurance requirement in the False Creek ground lease with the Alder Bay Housing Co-operative,

b) That Council delegate to the Director of Finance and the City Manager the authority to approve the non-enforcement of the clause in future instances."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

..../3

5. Champlain Heights - Enclaves 4, 5, 6 and 7
Bare Lot Strata Projects / Rental Payment Requirement

The Project Manager reports as follows:

"The draft ground lease between the City and United Properties for the above development was recently delivered to the builder to review prior to execution. As outlined in the concurrent report dated October 4, 1979, on Enclaves 2 and 21, United Properties have requested amendments regarding the filing of the bare lot strata plan as well as an amendment permitting conveying title on a single unit prior to substantial completion of all the units. In addition, in this specific instance, United Properties have also requested an amendment to the rental payment requirements. The purpose of this report is to review the matter with Council and request a change to our payment schedule.

Normal City terms for prepaid leases are basically a 5% deposit on acceptance by Council, 20% down on execution of the lease and the remaining amount paid in equal installments 6, 12 and 18 months from the date of lease together with interest on the outstanding balance.

A clause in the ground lease relating to subletting and assigning states that payment of all basic rent in full must be made prior to subletting or assigning of any units. What this means is that before the builder conveys the first unit, he must prepay the entire ground rent regardless of the 6, 12 and 18 month schedule. In this case, it would mean that the builder would have paid out approximately $1,000,000.00 at the time of the first conveyance. Again, in this case, the total project development costs including the ground rent amount to approximately $5.6M. Carrying a $1M land payment from the time of the first conveyance creates a significant problem to the builder.

At the same time, staff are concerned that the City's position must be adequately protected. In order to resolve this problem, staff met with the builder and negotiated the following proposal:

"a) the sum of two hundred sixty four thousand ($264,000.00) dollars on the date of this lease by payment of the sum of two hundred eleven thousand two hundred ($211,200.00) dollars and by application by the LESSOR of the sum of fifty-two thousand eight hundred ($52,800.00) dollars held by it as a deposit in satisfaction of the balance of the said sum; (same as before)

b) the sum of two hundred sixty four thousand ($264,000.00) dollars together with interest as aforesaid, on the day occurring six (6) calendar months after the date of this lease; (same as before)

c) the sum of two hundred sixty-four thousand ($264,000.00) dollars together with interest as aforesaid, on the day occurring twelve (12) calendar months after the date of this lease; (same as before)

d) the sum of two hundred sixty-four thousand ($264,000.00) dollars together with interest as aforesaid, on the day occurring fifteen (15) calendar months after the date of this lease; (payment accelerated 3 months)

Notwithstanding the above noted schedule, each time an assignment is made United Properties will pay to the City an additional $12,500 which sum will be subtracted from the outstanding balance at the time the assignment is made. Should the lessee make such additional payments, the basic rent due at the next subsequent payment date, as set out in the payment schedule above, will be reduced by the sum of the said payments made in the subject period. Interest will be calculated on the outstanding balances and will be payable at 13% per annum of the 6th, 12th and 15th month. (new condition requiring payment of $12,500.00 on each conveyance.)

United Properties shall have the right to prepay the Basic Rent or any part thereof in advance of any of the aforementioned days." (same as before)

Clause No. 5 cont'd:

The reasoning for these requests are the same as those outlined in the report on Enclave 2 and 21. Staff have agreed to recommend Council approve the amendments as well as the amendment regarding the payment schedule.

In view of the foregoing, the Project Manager recommends:

1. THAT Council approve the lease amendments as outlined in this report;

2. THAT the leases for enclaves 4, 5, 6 and 7 be amended to allow the company to file a bare land strata plan before the Basic Rent is paid with an appropriate amendment to the Model Strata Lot Lease to ensure the lessee's continued and unchanged liability for the rent as currently provided in the lease;

3. THAT Section 17.01 be amended so that the company will be permitted to assign the leases of the individual strata lots so long as the building on the bare land strata lot assigned is substantially completed and without the requirement that all buildings on all strata lots must then be substantially completed;

4. THAT the Director of Legal Services prepare the appropriate alterations to the lease documents. "

The City Manager RECOMMENDS that the above recommendations of the Project Manager be approved.

6. Champlain Heights - Enclaves 2 and 21
Bare Lot Strata Projects / Conveyancing

The Project Manager reports as follows:

"During recent negotiations with United Properties and Fore Development regarding the City's ground leases, several points emerged which appeared to create particular difficulty in financing the projects.

These problems were in part due to the fact that the builders were developing 'bare lot strata projects', as opposed to the more traditional strata title townhouses. The essential difference between these two situations is that in the latter case buildings must be substantially complete before the strata plan can be registered, whereas with a bare lot strata plan, the property is simply surveyed and actual lots created. In most instances construction of the buildings would not have started at the time the plan is filed.

The benefit of a bare lot strata from the purchasers perspective is in that they obtain exclusive use of the outdoor areas (back yards etc.) which creates more of a single family ownership feeling than a 'condominium' feeling, where normally 'exclusive use' includes only the interior spaces.

Our ground lease states that all rent is due and payable on registration of the strata plan. The lease also states that no single unit can be conveyed until all the units are substantially completed.

These conditions create significant financing difficulties in that the builder is unable to register the plan and convey units until all are substantially complete. In a project involving 50 - 70 semi-detached or townhouse units, this is an unreasonable constraint.

The City was requested by the developers to amend our ground lease in the following manner:

Clause No. 6 cont'd:

"1. That the Company may file a bare land strata plan before the Basic Rent is paid with an appropriate amendment to the Model Strata Lot Lease to ensure our client's continued and unchanged liability for the rent as currently provided in the Lease;

2. That Section 17.01 be amended so that the Company will be permitted to assign the leases of the individual strata lots so long as the building on the bare land strata lot assigned is substantially completed and without the requirement that all buildings on all strata lots must then be substantially completed."

Staff in Law and Finance have met with the Project Manager and discussed these changes and we are in agreement that the changes be made. It should be noted that these amendments will not alter the condition that at the time of conveying the first unit, all basic rent will be paid in full.

In view of the foregoing, the Project Manager recommends:

1. That leases for Enclaves 2 and 21 be amended to allow the companies to file a bare land strata plan before the Basic Rent is paid with an appropriate amendment to the Model Strata Lot Lease to ensure the lessee's continued and unchanged liability for the rent as currently provided in the Lease;

2. That Section 17.01 be amended so that the Company will be permitted to assign the leases of the individual strata lots so long as the building on the bare land strata lot assigned is substantially completed and without the requirement that all buildings on all strata lots must then be substantially completed.

3. That the Director of Legal Services prepare the appropriate alterations to the lease documents."

The City Manager RECOMMENDS that the above recommendations of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 217

MANAGER'S REPORT

DATE 1979 10 02

TO: Vancouver City Council

SUBJECT: Strata Title Conversion Application: 106-110 W. Broadway

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. Joseph Iorio, of the J. & M. Canada Coin & Stamp Co. Ltd. and owner of 106 to 110 West Broadway (Lot 11, Block 25, D.L. 302), to convert this existing two-storey commercial building to strata title ownership"

SITE DESCRIPTION

The site is zoned C-3A Commercial District and is developed with a two-storey commercial building which covers all but the southerly (rear) 3.048 m (10 feet) of the site. The development of this site with a warehouse was approved under a building permit issued in May, 1948. In 1962 the approved use was extended to include wholesale use of the building. On April 30, 1974, Development Permit No. 66301 was issued to alter and use a portion of the main floor for accessory retail (J. & M. Canada Coin & Stamp Co. Ltd.) to the existing wholesale use (Iorio Coin & Stamp Supply Co.). The development was already deficient in parking, two off-street parking spaces being provided where fifteen were required. The proposed accessory retail use actually reduced the required amount of parking to nine spaces.

In 1975, Development Permit Application No. 69523 was submitted, requesting permission to alter and use a portion of the main floor for lithography (wholesale/retail existing) and alter and use the second floor for offices. These proposed uses would have a requirement for fifteen off-street parking spaces and four loading spaces (one loading bay being required for each use). This Development Permit Application was refused by the Director of Planning on April 4, 1975, as there was felt to be "insufficient peculiarity of site or development to warrant the relaxation of the required fifteen off-street parking spaces and four off-street loading spaces to two off-street parking spaces and one off-street loading space."

This decision was appealed to the Board of Variance which considered and approved the proposed uses, for a period of two years, expiring in April 1977. The uses were subsequently approved for a second two-year period in May, 1977, and a five-year period on April 18, 1979. This last appeal and subsequent development permit approved the following:

> THEREBY PERMITTING the relaxation of the required fifteen (15) off-street parking spaces to nil and the four (4) required off-street loading spaces to one (1) space, to permit the use of the main floor of the existing building for retail, lithography and wholesale business and ancillary storage areas, and the use of the second floor for offices for a further limited period of five (5) years, expiring April 30, 1984.

The granting of this appeal was without prejudice to the filing of a further appeal. This wording by the Board of Variance indicates that the appellant may file another appeal prior to the expiration of the presently approved appeal.

The site has a frontage along West Broadway of 18.288 m (60 feet) and a depth of 38.006 m (124 feet) along Manitoba Street, for a total site area of 695.054 m^2 (7,450 square feet). See Appendix A for the location of the site.

APPLICANT'S SUBMISSION

The Applicant submitted the following information:

1. Letter of application dated May 1, 1979

2. Written statements from the tenants of the building supporting the proposed conversion.

   (a) A.J. Hyman of B. & C. List Ltd., 202-2525 Manitoba Street (partly occupies the upper floor).

   (b) Alpha Printing Ltd., 110 West Broadway - partly occupies the lower floor of the upper floor

   (c) Joseph Iorio, applicant, of J. & M. Canada Coin & Stamp Co. Ltd.

3. Plans of the building

4. Building Inspection reports from "A" "A" "A" Building Inspections of Vancouver and Roto-Rooter Sewer Service (see the Attached Appendix B).

DIRECTOR OF PERMITS AND LICENSES

With regard to the condition of the building, the Director of Permits and Licenses reports that the plumbing installations are satisfactory, but some work must be carried out prior to final approval in order for the building to comply with the Building, Fire and Electrical By-laws.

See Appendix 'C' for the list of work which must be carried out.

DIRECTOR OF SOCIAL PLANNING

With regard to the occupancy of the building, the Director of Social Planning states that the Social Planning Department is only concerned with buildings containing residential units.

ANALYSIS

The Director of Planning can only note that Section 5 of the Strata Titles Act in part, states that:

> 5(2) In its decision...the approving authority
> (a) shall not approve the conversion unless the buildings included in the strata plan substantially comply with the applicable by-laws of the municipality....

In the opinion of the Director of Planning the development located at 106-110 West Broadway is extremely deficient with respect to the required off-street parking and loading spaces. Fifteen off-street parking spaces and four off-street loading spaces are required - no parking and only one loading space is provided. As strata titling will likely extend the life of this non-conforming building (with respect to regulation) the Director of Planning cannot support this proposed strata title conversion. The decision to redevelop or maintain the property would, if the strata were approved, be dependent on the decision of two separate owners, not just one owner as is the present situation. Further, strata titling into two separate legal "strata lots" gives added permanency to at least two separate uses of this building when even the existing uses have been

approved only on a limited time basis of five years by the Board of Variance. The Director of Planning concludes that no permanent legal status should be given to a building or use which is approved only on a limited time basis.

RECOMMENDATIONS:

The Director of Planning, with the concurrence of the Director of Permits and Licenses and the Director of Social Planning, recommends that:

> the Strata Title Conversion application for 106-110 West Broadway be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 218

C

MANAGER'S REPORT

DATE 79 10 10

TO: Vancouver City Council

SUBJECT: Summary Report - Rezoning Application: 3496-3578 Kingsway

CLASSIFICATION: RECOMMENDATION

The Director of Planning, under date of 1979 10 10, has submitted a report on the above subject. In summary he states:

"An application has been submitted from Mr. T. Morton of Hale Architects Ltd. on behalf of Qualico Developments Ltd., requesting an amendment to Zoning and Development By-law, No. 3575, whereby the properties described as 3496, 3510 and 3578 Kingsway would be rezoned from C-2 Commercial District, RT-2 Two-Family Dwelling District and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the stated purpose of:

'Constructing:

a) 2-storey commercial building including racquetball facilities and underground parking;
b) Apartments on top of and to the rear of these commercial buildings;
c) Clusters of townhouses with access from 43rd Avenue.'

The site is located on the south side of Kingsway between Battison and Lincoln Streets and was specifically examined by the Kingsway Task Force. The general policies and site specific design guidelines recommended by the Kingsway Task Force were adopted by Council on October 17, 1978 and have formed the basis for assessment of the proposed rezoning and scheme of development.

The scheme of development responds well to the guidelines of the Kingsway Task Force. Various detailed matters have been noted during assessment of the proposal and have been transmitted to the applicant and architect for consideration. These matters can most appropriately be reviewed at the Development Permit stage should the rezoning be approved. The proposed rezoning and accompanying scheme have merit and should be given consideration at a Public Hearing.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to a Public Hearing:

That the rezoning be approved."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

FOR COUNCIL ACTION SEE PAGE(S) 218

CC 62-MLH-75

CITY PLANNING
DEPARTMENT

DATE 79-10-10

TO: City Manager (for Council)

SUBJECT: Rezoning Application: 3496-3578 Kingsway (South side of Kingsway Between Battison and Lincoln Streets)

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been submitted from Mr. T. Morton of Hale Architects Ltd. on behalf of Qualico Developments Ltd., requesting an amendment to Zoning and Development By-law, No. 3575, whereby the properties described as 3496, 3510, 3540 and 3578 Kingsway* would be rezoned from C-2 Commercial District, RT-2 Two-Family Dwelling District and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the stated purpose of:

'Constructing:

a) 2-storey commercial building including racquetball facilities and underground parking;
b) Apartments on top of and to the rear of these commercial buildings;
c) Clusters of townhouses with access from 43rd Avenue.'

* (Legal description: Lots 1 and 2, (except portion of said lot north on Kingsway, see Reference Plan 2447), north part of Block 12, D.L.'s 36 and 49, Group (1), Plan 5366, N.W.D.; and that portion of Block 11, D.L.'s 36 and 49, lying north of a road as shown on amended Plan 954, Group (1), N.W.D.).

1. SITE DESCRIPTION & BACKGROUND

The site is located on the south side of Kingsway between Battison and Lincoln Streets and consists of three lots. The site and immediately adjacent lands are developed as follows:

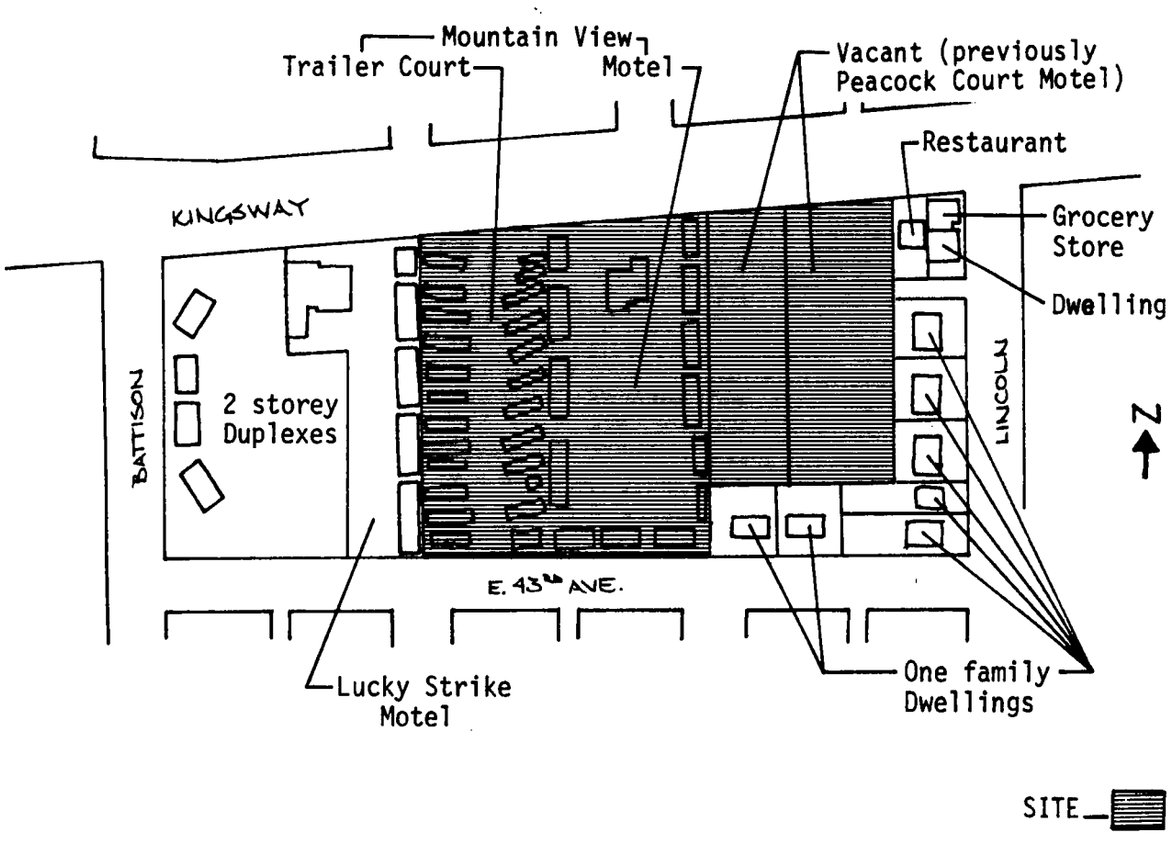

The site and existing zoning are outlined on the attached Appendix A plan. A general land use map has been attached as Appendix B. The site has a total area of 1.80 hectares (4.44 acres).

The Peacock Court Motel which began development in 1946 was recently demolished under Permit. Prior to demolition, the two-unit bungalows were being advertised for rental as duplex residential accommodation but remained largely vacant.

The Mountain View Motel developed incrementally since 1938. In 1956 the westerly portion of the site was cleared and paved for use as a trailer court. The site remains well used: the Mountain View Motel has unquestionably been used for other than short-term residential accommodation for several years; the Mountain View Trailer Court has evolved to accommodate short-term accommodation of recreational vehicles in addition to the more permanent 'mobile homes'.

The site or portions thereof were the subject of two previous rezoning applications submitted in recent years. In March 1977 an application to rezone the most westerly lot (the Mountain View Motel and Trailer Park site) to CD-1 Comprehensive Development District for the purpose of constructing a mixed commercial and residential project was received. This rezoning application was one of four located within the eastern Kingsway area and Council at its meeting on November 8, 1977 agreed to place a hold on processing of these applications until such time as the Director of Planning and the City Engineer report back on various options for a study with respect to the effects of changes in land use, traffic, transit, etc. on the area along Kingsway from Boundary Road to Rupert Street. On January 10, 1978 Council approved the establishment of a Kingsway Task Force to determine development policies for Kingsway, and instructed the Director of Planning to continue to place a hold on the processing of the four rezoning applications on hold since October 20, 1977. The application for rezoning of the Mountain View Motel and Trailer Court site was withdrawn by the applicant on April 21, 1978.

On April 24, 1978, an application was submitted by Qualico Developments Ltd. requesting a rezoning of the same site as under the current rezoning application. In view of the recommendations of the Kingsway Task Force which were approved by Council at its meeting on October 17, 1978, this initial application by Qualico Developments Ltd. was withdrawn on November 21, 1978.

The current application on behalf of Qualico Developments Ltd. was submitted on June 6, 1979. The proposed development has largely been assessed against the specific development parameters and guidelines of the Kingsway Task Force study as approved by Council.

2. PROPOSED DEVELOPMENT

Following preliminary discussions with the architect and developer in April 1979 regarding a development concept for this site, the applicant has submitted drawings with his application stamped 'Received, City Planning Department, June 6, 1979'. These drawings illustrate a development consisting, in basic terms, of the following three components as illustrated in the diagram below:

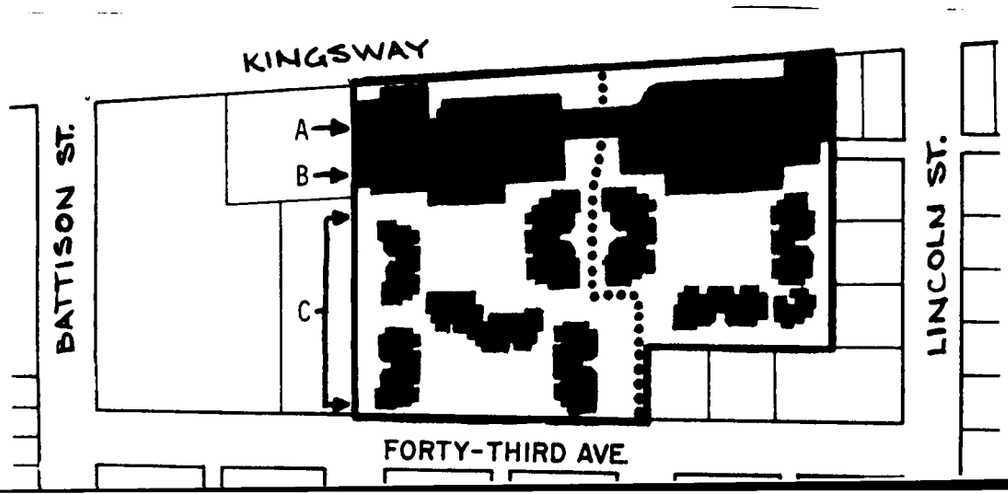

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A) A commercial (retail and office) component located along the Kingsway frontage of the site with some surface and underground parking and incorporating a racquet court facility;

B) fifty apartment units located above and on the south side of this commercial component with underground parking provided in conjunction with that of the commercial component; and,

C) seventy townhouse units arranged in a cluster configuration on the bulk of the site to the south with associated off-street parking provided primarily underground.

3. CALCULATIONS

The site has a total area of 1.798 hectares (4.444 acres). This total may be broken down into two components: the Kingsway frontage which accommodates the commercial/apartment component, having a site area of 0.66 hectares (1.564 acres); and the remaining southerly portion which contains the townhouse component, having a site area of 1.165 hectares (2.880 acres).

The commercial/apartment component contains a proposed gross floor space of 11 806.289 m^2 (127,086 square feet). Relative to the Kingsway portion of the site this represents a floor space ratio of 1.865 (or 2.999 if calculated in accordance with the C-2 Commercial District Schedule which permits a maximum floor space ratio of 3.0, residential floor space being computed at two-and-a-half times actual figure). Building height along Kingsway is approximately 11.887 m (39 ft.). A total of 130 underground and 10 surface parking spaces are provided for the commercial floor area. A total of 50 underground off-street parking spaces are provided for the apartment units, being one space per unit. Two off-street loading spaces are provided.

The townhouse component maintains a floor space ratio of 0.625 (the maximum allowable FSR on adjacent RS-1 lands being 0.6). Mean height on the highest building measures approximately 9.753 m (32 ft.), adjacent RS-1 lands permitting a maximum height of 10.668 m (35 ft.). Off-street parking for residents is provided underground at one-and-a-half spaces per dwelling unit. Thirteen additional off-street parking spaces are provided at grade for visitors.

4. URBAN DESIGN PANEL

The Urban Design Panel reviewed this application at its meeting of June 21, 1979 and commented as follows:

The Panel was concerned about the relationship of the townhouses to the residential units at the rear of the commercial building. These two aspects seem to be disparate in form. Proximity appears to be one of the aspects to be considered in resolving this relationship. There was further concern at the possible conflict between pedestrian and car movement at the Kingsway side where these two components converge in front of the courtyard.

The Panel would support the proposal if the above concerns were adequately resolved through a revised design.

5. URBAN DESIGN GROUP

Following comment by the Urban Design Panel on the proposed development, Urban Design staff within the Planning Department reviewed the proposed form of development and recommended various alterations

to alleviate the concerns expressed by the Urban Design Panel. These recommended revisions have been forwarded to the applicant and the developer and can most appropriately be dealt with at the Development Permit stage should the rezoning be approved.

6. CITY ENGINEER

The City Engineer responded to the proposed development under memorandum dated June 21, 1979, indicating that the rezoning proposal was generally acceptable to the Engineering Department. The applicant was advised of various engineering design problems including off-street parking, off-street loading, garbage facilities and the location of vehicular access from West 43rd Avenue. These items must be resolved to the satisfaction of the City Engineer at the Development Permit stage, should the proposed rezoning be approved.

7. PUBLIC INFORMATION MEETING

About 20 local area residents attended a Public Information Meeting sponsored by the Planning Department on Thursday, July 26, 1979. The applicant and his architect responded to a variety of specific concerns related to details of the development (such as finished grade elevation, setbacks and peripheral site treatment). General concerns raised related to items such as resultant traffic percolation through the neighbourhood the future role of East 43rd Avenue, potential view impairment for residents living south of East 43rd Avenue, and property maintenance provisions with particular regard to tenure of occupants within the development proposed.

8. ANALYSIS

The following policies, related most specifically to rezoning and redevelopment of lands adjacent to Kingsway, were adopted on October 17, 1978 when the recommendations of the Kingsway Task Force were approved by Council:

a) The maximum scale of commercial development along Kingsway should not exceed the requirements set out in the C-2 Commercial District Schedule;

b) Rezoning applications should be considered under the Comprehensive Development District Schedule to ensure good design and compatible uses;

c) Low to medium density residential development should be considered in Kingsway East with consideration given to:

   i) All residential development must conform to the 'Normally Acceptable' category for HUD noise criteria (60 decibels);

   ii) Housing redevelopment should not encroach or reduce residential amenities in the existing adjacent single-family community;

   iii) Family-oriented accommodation should be encouraged with at least one-third of the total units in each project (considered suitable for families) to have three or more bedrooms:

   iv) Primary vehicle access to residential developments should not be located on Kingsway.

Specific design guidlines for the site of the proposed rezoning were also adopted by Council when dealing with the Kingsway Task Force report. These site guidelines are attached as Appendix C.

Staff review of the proposed development indicates that the above-

CC 62-MLH-75

MANAGER'S REPORT

DATE September 26th, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Grant Request - Lower Mainland Parent And Child Therapy Society (PACT)

CLASSIFICATION: CONSIDERATION

On September 11th, 1979, City Council recommended as follows:

"THAT the application of the Lower Mainland Parent and Child Therapy Society for civic funding towards renovation costs of 233 West 15th Avenue be referred back to the Director of Social Planning and appropriate staff for a new report covering the Society's total requests for City funding."

In accordance with the above resolution, the Directors of Social Planning, Health and Permits and Licenses report as follows:

The Lower Mainland Parent and Child Therapy Society (PACT) has requested a civic grant of $36,000 to cover a portion of PACT's expenses in renovating their premises at 233 West 15th Avenue, Vancouver, to meet civic building and Community Care Licensing requirements, and to cover the costs of furnishings and play equipment.

BACKGROUND

PACT is a registered non-profit society concerned with providing treatment services to physically abused children and their parents. The Society has leased the house on West 15th for its coordinated treatment program, for the period of three years. After professional assessment by the VGH Child Abuse Team, an individual treatment program will be developed for each child and family. Eight children will reside at the Centre and 10 more children plus parents will attend on a daily basis.

The annual operating budget for the project is approximately $212,000. National Health and Welfare Demonstration Grants is providing $200,000 a year to cover staff salaries and program costs and the Vancouver Foundation is covering the rental cost of $12,000 a year.

Renovation Costs

The total renovation costs are now estimated at $86,172, according to the contractors bid. (see Appendix I). The Variety Club has contributed $40,000, which PACT originally intended to use to cover both renovations and furnishings. However, because the renovations required under Civic Building and Community Care Facilities Licensing are more extensive and expensive than first estimated, the entire $40,000 will now go towards renovations. The Variety Club has promised a further $20,000 grant, conditional on Council's approval of PACT's civic grant request of $36,000 within 30 days after September 21st, 1979.

Of the $36,000 civic grant requested, PACT will use $20,000 toward renovations. The Society will raise funds to cover remaining renovation costs (approximately $6,000) through a fund raising project scheduled for November 1979.

Total Renovation Costs:	Variety Club	$60,000
	City	20,000
	PACT	6,000
		$86,000

Interior Furnishing Costs

According to estimates by Eaton's Contract Sales Department, the furniture and play equipment will cost approximately $16,000. (See Appendix II). If approved, the remaining $16,000 of the civic grant ($36,000 - $20,000) will be used to cover these costs. If this portion of the grant is approved, the Committee may wish to protect the City's investment by stipulating that, if PACT ceases to exist within the next ten years, the furnishings revert to the City.

Continued . . . .

The Director of Permits and Licenses notes that regarding the contractor's estimate of renovations, one item - the inter-connection of the fire alarm system to the fire department - is not required under that Department's regulations. No cost breakdown is available on this item.

The Director of Community Care Facilities Licensing notes that, with regard to the kitchen cupboards, CCFL requires only that they be painted, not that they be replaced. The contractor's estimate for the replacement of kitchen cupboards is $1,500.

Subsequent to PACT meeting the remaining requirements of CCFL, the Director of CCFL anticipates no problem in the granting of an interim permit to PACT.

Further Considerations

At the initial submission of this grant request to the Community Services Committee on August 24th, 1979, the question of the ownership of the property at 233 West 15th Avenue was raised.

According to a statement by Mr. Kenneth Mahon, auditor for the Frankenburg Foundation: "The beneficial owner of the house is the Frankenburg Foundation, which is a charitable foundation incorporated under the Societies Act of B.C. and is in the process of being approved by the Federal Department of National Revenue under Section 149 of the Income Tax Act. The purpose of the Foundation is to provide grants and donations to such charities as the Directors of the Foundation determine."

At present, The Frankenburg Foundation has no registered interest in the above property. Dennis and Naomi Frankenburg are the registered owners of the property, which is held free and clear. The lease, for the term of three years, is between Dennis and Naomi Frankenburg and PACT. However, in a letter dated September 25th, 1979 (see Appendix III), Mr. and Mrs. Frankenburg have stated that as soon as the Foundation is approved by the Federal Taxation Department, both the ownership of the house and the lease will be transferred to the Frankenburg Foundation.

The Director of Social Planning recommends that:

A. up to $16,000 be approved for interior furnishings, subject to review by the Director of Social Planning, to revert to the City if PACT ceases to function within ten years.

B. the capital grant request for $20,000 for renovations be approved, conditional upon the transfer of the ownership of the property and the lease to the Frankenburg Foundation. "

The Comptroller of Budgets advises that if the above grants to PACT are approved, the source of funds will be the 1979 Supplementary Capital Budget.

The City Manager submits the foregoing report of the Directors of Social Planning, Health and Permits and Licenses for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 218

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MANAGER'S REPORT

TO: Vancouver City Council

SUBJECT: Columbia-Cordova Parking Garage

CLASSIFICATION: RECOMMENDATION AND INFORMATION

The City Engineer and the Director of Civic Buildings report as follows:

"City Council, on Tuesday, June 19, 1979, approved recommendations "B" to "H" contained in the City Manager's report dated June 15, 1979, with regard to the above project. Council did not approve the inclusion of public washrooms in the Garage.

The following tenders were received for construction of the garage and offices at a fixed price:

Bird Construction Co. Ltd.	$2,297,500
Smith Bros. and Wilson Ltd.	$2,387,000
Dillingham Corporation Canada Ltd.	$2,424,000
Grimwood Construction Co. Ltd.	$2,444,000
Vancouver Construction, Division of Van Vleat Construction Co. Ltd.	$2,521,922
PCL Construction Ltd.	$2,561,600
Dawson and Hall Ltd.	$2,592,180
Cana Construction Co. Ltd.	$2,613,000
Northern Construction Co. Ltd.	$2,707,000

All tenders were accompanied by Bid Bonds in the amount of 5% of the price tendered. The tenders were examined and found to be in order. The low bid is that of Bird Construction Co. Ltd.

Bird Construction Co. Ltd. satisfactorily completed a building contract for the City previously, and is considered well qualified to perform the work. The company also offers the shortest completion time.

Based on the low tender and revised estimates of all incidental costs, the total cost of completing the Garage and Office is now estimated to be $2,533,600, as tabulated below. This total is $197,000 less than the cost estimate that was submitted to Council on June 15, 1979.

COST ESTIMATES

Buildings contract	$2,297,000
Architects and Consultants Fees	171,000
Quantity Surveyors Fees	10,600
Soils and Materials Testing	12,000
Street trees, sidewalks, crossing and curbwork (to City's standards)	15,000
Utilities connection charges	5,000
Permits, surveys and sundry expenses	18,000
Contingencies	5,000
TOTAL ESTIMATED COST	$2,533,600

The Director of Finance advises that the reduced estimated cost of the Columbia-Cordova Parking Garage will result in a reduced requirement for the repayable advance from the Property Endowment Fund that was approved by Council on June 19, 1979 as the shortfall part of the financing formula for the two parking garages, Columbia-Cordova and Block 34. The foregoing arises through a reduced need for Parking Sites Reserve funds for Columbia-Cordova which then becomes available for Block 34 Garage with the corresponding reduced need for the advance from the Property Endowment Fund.

PUBLIC WASHROOMS

The following information relates to Council's decision of June 18th, 1979 not to approve the provision of public washrooms in the Columbia-Cordova Garage. The information inadvertently was not brought to Council's attention at the time. It is submitted now for Council's information.

The Gastown Historic Area Planning Committee, upon reviewing the preliminary plans of the garage, had recorded in the minutes of its meeting of March 7, 1979, the following statement:

(c) Provision of public washrooms

The design of this parking structure incorporates two public washrooms which would be supervised by the parking garage attendant. The Committee noted the need for such facilities in Gastown and strongly recommended that these washrooms be retained in this design.

The statement referred to two small public washrooms that were shown on the plans at Council's request, but were an optional feature subject to Council's approval. Subsequent to Council's decision not to proceed with the two washrooms, for which the initial cost was estimated to be $8,400 and the annual cost approximately $3,000, the Gastown Committee submitted a letter to the Chairman of the Development Permit Board expressing disappointment with the decision, and its belief that Council was not given adequate information regarding the Committee's position on the matter. The letter is appended hereto.

Council is reminded that the City Engineer opposed the provision of public washrooms in the garage, on grounds that existing facilities are available within two City blocks of this site. The Director of Civic Buildings supported the provision of public facilities within the garage.

It is recommended that Council:

A. Accept the tender of Bird Construction Co. Ltd.

B. Authorize the Director of Legal Services to enter into a contract with Bird Construction for the amount of $2,297,000.

C. Appropriate the funds required to complete the project, totalling $2,533,600, as set forth in this Report.

D. Reduce the repayable advance from the Property Endowment Fund from $641,964 to $444,964 to reflect the cost reduction with the funding for the two parking garages being adjusted in accordance with the comments of the Director of Finance as stated in this Report.

E. Authorize the City Treasurer to return the Bid Bonds of the unsuccessful bidders."

The City Manager RECOMMENDS that the recommendations of the City Engineer and the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 219

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MANAGER'S REPORT

DATE October 11, 1979

TO: Vancouver City Council

SUBJECT: Transit Cost-Sharing and Organization Proposals

CLASSIFICATION: RECOMMENDATION

The Director of Finance and the City Engineer report as follows:

"The GVRD Negotiating Sub-Committee, formed to negotiate with the Province on transit matters, reported to the GVRD Board on October 2, 1979. They felt that their proposals, if accepted, would enable the operation of transit in the Lower Mainland to be passed over to the local area on March 31, 1980, a year later than envisaged when the UTA Act was passed last year.

Council will recall that this delay occurred partly because the financing formula for cost-sharing of the transit deficit was unacceptable to the GVRD Board. The Negotiating Sub-Committee have proposals for change in three areas.

1) the cost-sharing formula
2) the method of financing the local share of the deficit
3) the organization of transit administration.

The purpose of this report is to explain these changes to Council and explore some reservations about the proposals which may lead to qualified acceptance of the Negotiating Sub-Committee proposals.

The Cost-Sharing Formula

The Urban Transit Authority Act of 1978 provided that the UTA and several local transit commissions would 'provide and maintain public transportation systems in the Province'. To accommodate this, the local municipalities in which the transit system operated were to become responsible for service levels and for a portion of the deficit. It was stated in the cost-sharing regulations of the Act that, for the Greater Vancouver metropolitan area, the revenues of the system should account for 35% of the annual operating costs. The remaining 65% would be paid in the following proportions:

	Greater Vancouver	Province
Year 1	25%	75%
2	25	75
3	30	70
4	35	65
5	40	60

The regulations did not deal with subsequent years.

Attachment A provides a definition of annual operating costs. In summary, it included all of the normal operating costs for a transit system, but excluded annual debt charges for the 'roadbeds and rights-of-way that are the responsibility of the authority, and the operating expenses of multi-purpose terminals'. These roadbeds, etc. have never been defined, but have been assumed to include a portion of an LRT system built within the GVRD.

There were also provisions for the eventuality that the revenues of the system exceeded or fell short of 35% of annual operating costs. These revenues or deficits are essentially 100% responsibility of the local area. This provision remains the same under the new proposals. The areas of difference are the sharing of the deficit and the definition of annual operating costs.

The revised proposal is that the 65% assumed deficit of the transit system would be shared as follows:

	Greater Vancouver	Province
Year 1	25%	75%
2	25	75
3	30	70
4	33-1/3	66-2/3
5	33-1/3	66-2/3

and the annual operating costs would now include any debt charges for roadbed and rights-of-way and multi-purpose terminals. That is, all costs of LRT would be paid for through the cost-sharing formula, whereas before, a portion, estimated to be between 1/2 and 3/4 of the total capital cost, would have been paid outright by the Province and only the remainder cost-shared. Thus, from the City's point of view, the new formula increases capital expenditures (eg. LRT), but decreases annual operating costs as a trade-off.

Staff have conducted a brief analysis of the impact of this changed formula. There are many assumptions involved in projecting costs and a small change in an assumed growth rate can affect the total cost share by 1 or 2 million dollars easily. Therefore, small differences between the payments under each formula are not seen to be significant (see Appendix 1). Therefore, if LRT is constructed in the GVRD, the two formulae seem about equal.

If LRT is not built, the new formula is obviously better. Also, by cost-sharing LRT costs, we will be in a better position to decide on its implementation. There are also benefits in tying down the cost-sharing of LRT at this time, rather than leaving for future negotiations.

Council may still have reservations about what sharing will be in effect in the second five years and may wish to tie this down now. However, there may also be some advantage in negotiating the second five years in 1984.

The Method of Financing the Local Share of Transit Deficit

The UTA Act allowed three sources of funds to the local area to finance the transit deficit. These were:

1) a .66¢ per litre (3¢ per gallon) gasoline tax
2) a power utility surcharge
3) the municipal property tax.

The first two revenue sources were seen as inadequate under the old cost-sharing formula and it was felt that the property tax would quickly be drawn upon to finance the operation of even a bus-only transit system.

This remains true under the new cost-sharing formula. The gas tax revenue would be tied under the above formulation to the number of gallons of gasoline sold and this is not expected to grow rapidly in the future. Further, the hydro surcharge is limited to an amount equal to the gasoline tax. Therefore, neither source would grow at the same rate as costs.

The Negotiating Sub-Committee attempted instead to set the gas tax at 3% of the dollar value of gas sales, which would therefore match inflation in the transportation industry much better than many other indices.

The GVRD Negotiating Sub-Committee have reported that:

> 'The Minister has agreed to the general proposition that a percentage on the sale of gasoline be charged as the municipally levied surtax in lieu of a number of cents per gallon or litre, but has advised that legal difficulties make the attainment in that form impossible.'

No satisfactory explanation has been provided of the legal difficulties seen by the Minister. In fact, the Director of Legal Services sees no reason why this should be so. Clarification on this point is being sought from the Minister.

If the gas tax remains at a set cents per gallon or rises with some indefinite rate of inflation set by the Province from year to year, the revenues from the gas tax and hydro surcharge are unlikely to fund the entire regional share of the transit deficit. With the gas tax set at 3%(or 4%)of gas sales revenue, there is much less likelihood of having to draw on the property tax, although that is still a possibility. The analysis conducted by City staff employs some more conservative assumptions about the future than the GVRD estimates,and is shown in Appendix 1, and the property tax is required to support transit in 1984.

Staff feel that the issue of an escalating gas tax revenue is critical for the success of the new cost-sharing formula, to the point where it is felt that unless the gas tax revenue is ensured at an adequate escalation rate, it is recommended that no sharing formula be approved.

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The GVRD Transit Negotiating Sub-Committee has stated that the proposed cost-sharing provisions are as good, if not better, than any in North America. In a recent Road and Transportation Association of Canada Conference document, the Province of Quebec was recorded as paying 45-55% of operating deficit, while the Province of Ontario paid about 14% of the operating cost. The proposed formula has the Province paying 2/3 of the operating deficit and about 43% of the operating cost.

ORGANIZATION OF THE TRANSIT FUNCTION

The Provincial Urban Transit Authority Act and Regulations provide for various relationships and responsibilities between the different levels of government. During the recent negotiations, these inter-relationships were further clarified. Essentially, the organization, as presently understood, is summarized below:

Provincial Cabinet

The Cabinet retains control over the transit function by having final approval authority over the capital and operating budgets. This provides a degree of control consistent with the two-thirds Provincial contribution to the operating deficits.

Urban Transit Authority Board

The UTA Board is created by the Province and represents both the Provincial and local interests since all members are local politicians. Its basic responsibilities are to monitor and review transit service plans within each region and coordinate transit plans and services between regions. It also negotiates on behalf of the Province various agreements, undertakes the necessary audits to ensure that the agreements are carried out, and undertakes various technical studies of a general nature as required by the municipality.

Commission

The new proposal includes no provision for a Transit Commission for the Lower Mainland. The duties for a Commission as provided by the UTA Act would be shared to some extent between the GVRD and the UTA. Elimination of a Commission for the Lower Mainland appears to represent a positive step in that it eliminates confusion and duplication created by another group of decision-makers. It does, however, restrict the City's influence in transit and LRT matters as the City's vote in the GVRD is about 35% now and dropping.

Metropolitan Transit Operating Company (MTOC)

The MTOC has been established to take the place of B.C. Hydro as the operating company. Its responsibility will be to provide the transit service and ensure that there is performance according to the operating agreements. The Board of Managers for the MTOC will be selected jointly by the GVRD and the Urban Transit Authority and will consist of people experienced in management and transit. The function of the Board will be to provide managing direction for the operating company and to select the general manager.

Municipality

The Municipality, as defined under the UTA Act, will be the Greater Vancouver Regional District. As a result, the GVRD Board will establish policies and direction for transit services in the Lower Mainland. The major part of the GVRD's responsibilities will be to establish levels of service, operating plans, service expansions and cutbacks and fare policies.

Local Municipalities

The role of the local municipalities is not defined under the Act or any discussions to this point in time. They would, however, retain input to the decision-making process, based on their political representation on the GVRD.

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Finalization of Transit Responsibilities

If the GVRD Board decides to take on the transit function, the duties and responsibilities will be defined in the Letters Patent and the Transit Service Agreement. It is anticipated that these documents will be drafted and executed in the next few weeks along the cost-sharing and organizational framework noted above. Current schedules provide that B.C. Hydro will likely be responsible for transit operation until March 31st, 1980. At that time, the Metropolitan Transit Operating Company will assume responsibilities for operations and the GVRD will become responsible for transit along the lines established in the Transit Service Agreement and the Letters Patent.

Attachment B lists the various Municipal and Authority responsibilities under the Transit Service Agreement. As noted above, the Municipality (GVRD) retains the key role in establishing transit services for the Lower Mainland. The Urban Transit Authority, on the other hand, retains a coordinating and monitoring role.

Two other points are worth noting about the current arrangement for transit services.

1. Custom transit services for the handicapped are not included as a part of these agreements. Handicapped transit services are currently being re-examined and proposed policies must await approval by the Lieutenant-Governor in Council.

2. It was cautioned that dramatic changes should not be expected in the provision of transit services for the first couple of years. This is due to the number of matters which require attention in the operating company.

Comments on the Organization

The Urban Transit Authority Act and subsequent negotiations create an organizational framework which establishes some very complicated inter-relationships. The arrangement is unique among transit properties in Northern America and provides a difficult format for managing the transit function. Changes in the organizational framework recently negotiated are noted below:

1. The Transit Commission has apparently been eliminated in the Lower Mainland, reducing complexity.

2. The Municipality (GVRD) will be given the responsibilities necessary to provide decision-making in the provision of transit services.

3. A labour negotiating committee with representation from the GVRD, Provincial Government and the Operating Company is created to oversee and to ratify all labour negotiations. This committee will be responsible for ensuring that labour costs, which represent the single most costly item, are kept at a fair and equitable level.

4. The GVRD retains some control over the operating company by helping to select the Board of Directors. Further work is needed in this area by creating an operating agreement which requires the company to measure and report on its performance under the terms of the agreement.

Local Representation on the Transit Function

Although the role of the local municipalities has not yet been defined, it is clear that the City of Vancouver is less represented than the current arrangement. In the past, the City has dealt with B.C. Hydro directly on such matters as routes, programs, additional services, bus stop locations and many other transit issues, with Council approval required on these matters. Although the City was not able to accomplish all of its objectives related to transit, many worthwhile services such as the False Creek service, 49th Avenue crosstown, FreeBus, etc. were implemented. The new arrangements will require the City of Vancouver to negotiate with the GVRD. The City will then be represented in the final decision process to the extent of its representation on the Board. The City's current representation is 35%, but will be less in the future.

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The need to have strong local representation in the transit planning and operating decision process is particularly important in Vancouver. Transit plays an important role in providing a balanced transportation system, as indicated by the following statistics:

1. 60% of the transit trips within the Lower Mainland transit service area occur entirely within the City of Vancouver. In addition, 85% of the transit trips either start or end (or both) within Vancouver.

2. Vancouver generates approximately 225 000 weekday transit trips, which account for .55 weekday transit trips per capita. This amounts to twice as many rides per capita as any other community in the Lower Mainland.

3. Over 45% of the Vancouver ridership do not hold valid driver's licenses, which is an indication of captive riders with limited alternate means of transportation.

The 35% or smaller vote in the GVRD does not seem to give the City a voice commensurate with the importance of transit outlined above. Council has previously recognized the role of transit in providing a balanced transportation system within Vancouver. Council has adopted several policy statements in the past which serve to encourage the maximum use of transit and divert travel from cars to transit. In addition to the significant role transit plays in Vancouver, the residents of the City will contribute a large proportion of the fare-box revenues and other taxes to fund the deficit. As a result, the City should ensure that it has good representation in order to ensure that its policies and programs are achieved.

In order to achieve good local involvement, several aspects should be incorporated into the decision-making process. These aspects are summarized below:

1. The decision process should allow time to provide the local Councils an opportunity to review and recommend actions to the GVRD Board on transit matters. This local review role should occur prior to consideration by the GVRD Board. Council should also retain approval on certain items which go to the GVRD Board. For example, approval of new routes or service extensions, transit stops, and transit priority measures involving traffic control, should remain at the local level. In addition, Council should retain an advisory role on service modifications, budgets, agreements, capital and operating plans and specific proposals involving fares, studies, etc.

2. A technical committee should be formed from the various staffs of the local municipalities to provide input into the GVRD decision-making process and this should be constituted formally as is the technical committee of planning. This technical committee could help ensure that various inputs from the local municipalities are coordinated. In addition, a central forum of technical representatives is needed to provide a technical and administrative review function and as a mechanism to formulate policy choices for the decision makers. The technical committee would report to the GVRD Board on all matters requiring major policy decisions, but its members would also be responsible to their local municipalities or cities through their normal staff positions.

3. In order to ensure that transit services are allocated in the Lower Mainland on a fair and equitable basis, a formula or agreed upon criteria is required to allocate transit services objectively. Without a formula or specific criteria for service additions and deletions, the allocation of service could become a very time-consuming process, leading ultimately to poor decisions. This could result in an ineffective system, providing poor service or unneeded service with large deficits. Objective criteria based on needs within the available resources must be used to evaluate and allocate new or existing transit services. Obviously, creation of such criteria will be a complex and controversial matter which the noted technical committee should address as soon as it is formed.

It is important to ensure that the retention of local powers, whether on an approval or advisory basis, and the formation of a technical committee should be incorporated into the Letters Patent. This will help to ensure local input and enable transit services to be allocated in a manner consistent with local policies and objectives.

RECOMMENDATIONS

The Director of Finance and the City Engineer recommend:

A. That the proposed 1/3 Local - 2/3 Provincial cost-sharing formula be approved;

B. That gas revenues be based on a gas tax which escalates in line with the cost of living or preferably at 3 percent of the total gas revenues;

C. That local municipal councils retain existing approval rights on new routes, service extensions, transit stops and transit priority measures involving traffic control;

D. That a technical committee be formed from the staffs of local municipalities to provide input into the GVRD decision-making process and that this be formally incorporated into the Letters Patent; and

E. That criteria be derived to allocate transit services objectively by this technical committee for approval by the GVRD."

The City Manager RECOMMENDS that the recommendations of the Director of Finance and the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 219 + 220

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

September 27, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, September 27, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman H. Boyce Alderman H. Rankin
ABSENT:	Alderman M. Harcourt
COMMITTEE CLERK:	E. Bowie

RECOMMENDATION

1. Blenheim Street - Request for Stop Signs

Following a request from the Blenheim Street Residents' Association (previously circulated and on file in the City Clerk's Office) for a number of four-way stop signs to be installed along Blenheim Street to reduce vehicular speeds, surveys were undertaken by the Engineering Department and as a result, the Committee had for consideration a Manager's Report dated September 13, 1979 (on file in the City Clerk's Office), in which the City Engineer reports on the role of Blenheim Street in the street system, reviews the accident history from 1974 to 1979 (April), presents an analysis of speed studies undertaken and puts forth recommendations on the residents' requests.

Mr. Henderson of the Engineering Department, with the aid of a map of Blenheim Street, detailed for the Committee the various points put forward in the report.

Blenheim Street was previously classified as a primary arterial but as part of the Local Area Planning process in Kitsilano Conversion Areas, Council on July 26, 1977, after review, revised the classification of Blenheim Street to become a secondary arterial south of Broadway and a neighbourhood collector street north of Broadway.

Data collected from speed checks taken during the afternoon base period, afternoon rush hour and evening shows that speed violations are occurring.

Staff Sergeant K. McLarty of the Police Department was present and reported that during a three day period of speed monitoring, 36 traffic violations were issued; 34 for excess speed and 2 for stop signs. The average speed of vehicles compared with the data of the Engineering Department.

In their letter, the Blenheim Street Residents' Association had requested four-way stops specifically at 21st, 24th, 29th, 33rd, 37th and 43rd Avenues, and a marked crosswalk on Blenheim Street at 16th Avenue.

.../2

Clause 1 continued

The report states that while a stop sign is a very important traffic control device used to denote right-of-way and to minimize accidents at problem locations, overuse can cause a general deterioration of respect for this sign. Where stop signs have been installed in an attempt to control speeding, experience in Vancouver and elsewhere has shown that:

a) 60-80% of motorists do not stop, and many barely slow down, thus breeding disrespect for stop signs in general;

b) drivers quickly accelerate back to speed, so that average speeds a block away are not reduced; in fact, studies found that drivers actually travel slightly faster out of frustration;

c) noise levels are increased due to braking and acceleration, and complaints may increase;

d) traffic volumes are not reduced.

The report states that during a recent review for a pedestrian actuated signal at 16th and Blenheim, it was found that because of the few pedestrians and large gaps in traffic, a pedestrian signal at this location could not be supported, and since this intersection does not meet the criteria for a marked crosswalk, it was recommended that no further action be taken.

The report concludes with the following recommendations:

1) That no action be taken on the request of the Blenheim Street Residents' Association to install stop signs on Blenheim as a means of controlling speeding or on marking a crosswalk across 16th Avenue at Blenheim Street.

2) That the existing two-way stop signs stopping 33rd Avenue traffic at Blenheim be re-arranged to stop Blenheim traffic and provide a through routing on 33rd Avenue between MacKenzie and Dunbar.

3) That there be periodic speed enforcement by the Police Department along Blenheim.

Ms. Christina Nichol and Mr. Bob Lannan of the Blenheim Street Residents' Association were present and spoke to the Committee regarding their reasons for requesting the four-way stop signs on Blenheim.

Ms. Nichol refuted various statements in the Manager's Report before the Committee and in particular items (a) to (d), dealing with stop signs. She also spoke in opposition to the proposal to reverse the two-way stop signs at Blenheim and 33rd.

Mr. Lannan quoted from a newspaper article regarding a three-car accident at Blenheim and 33rd, caused by a speeding car. He also stated that he agreed it was unrealistic to expect police surveillance in this area on a continuous basis, and suggested that fines as well as points might have more effect in slowing traffic.

Clause 1 continued

He commented on the list of intersections where stop signs had been requested, stating that while all of Blenheim has problems, these were the specific locations monitored.

The Committee, while agreeing that there were problems with excess speed in this location, and acknowledging the rightful concern of the residents, expressed concern that a proliferation of stop signs could divert traffic to other residential streets in the area, thereby causing additional problems in enforcement.

It was suggested that the Provincial Governement be urged to reinstate fines in addition to the point system as a deterent to speed violations.

Following further discussion, the Committee

RECOMMENDED

A. THAT four-way stop signs be installed at the intersection of Blenheim Street and 33rd Avenue, and further that the Engineering Department monitor the effectiveness of this measure in controlling speeding and report back in six months.

B. THAT, in addition to the present point system, Council urge the Provincial Government to reinstate fines for traffic speed violations.

* * * * *

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 220

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, October 30, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Major H. Tilley, of the Salvation Army.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the Minutes of the following meetings be adopted:

Regular Council (except "In Camera" portion) of October 16, 1979

Special Council (Public Hearing) of October 16, 1979

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Trident Nuclear Submarine and Missile System

Council had previously approved a request from the Pacific Life Community to address it on the Trident Nuclear Submarine and Missile System at Bangor, Washington. Mr. Ron Irons addressed Council on behalf of the group and read from a circulated brief. The group was requesting Council to support a resolution that the United States discontinue development of the Trident Nuclear Submarine base at Bangor, Washington.

MOVED by Ald. Bellamy,
THAT the representation from Mr. Ron Irons, on behalf of Pacific Life Community be received and no further action be taken.

- CARRIED

(Aldermen Boyce, Ford, Harcourt, Marzari, and Rankin opposed.)

2. Show Cause Hearing - Traveller's Hotel, 57 West Cordova Street

At a 'show cause' hearing on the Traveller's Hotel on September 18 , 1979, Council, having heard representation from the counsel for Mr. Setynski, operator of the hotel,deferred the 'show cause' hearing on the beer parlour of this hotel for four weeks pending a further report from the Police Department and the Director of Permits and Licenses on the management of this beer parlour.

Before Council was a City Manager's report dated October 23, 1979 in which the Manager submitted for consideration a report of the Director of Permits and Licenses and the Police Department on the management of the Traveller's Hotel beer parlour.

Mr. N. Wexler, counsel for the operator of the hotel addressed Council and read from a circulated brief. He submitted that management of the hotel has improved significantly and that the operator is making every effort to comply with requests from City staff.

Inspector Grierson agreed that the operator has made a number of improvements with resultant upgrading of management.

MOVED by Ald. Kennedy,
THAT Council take no action to suspend the beer parlour license of the Traveller's Hotel, 57 West Cordova Street, subject to a report back from staff in three months' time or earlier should circumstances warrant.

- CARRIED

(Alderman Ford opposed.)

3. 3543 Point Grey Road - D.P.A. No. 84725

Council on October 16, 1979 deferred consideration of a City Manager's report dated October 12, 1979 on a development permit application to add to and alter the existing one family dwelling at 3543 Point Grey Road to permit Mrs. R. Buzzard of 3539-41 Point Grey Road an opportunity to speak to this matter.

Cont'd.

DELEGATIONS (Cont'd.)

3543 Point Grey Road -
D.P.A. No. 84725 (Cont'd.)

Mrs. Buzzard addressed Council and read from a circulated brief in which she detailed the history of development of the dwellings at 3539-3561 Point Grey Road. She also circulated photographs illustrating location of the various dwellings on their lots and requested Council not approve the development permit application for 3543 Point Grey Road.

Mr. Briant, one of three persons who recently purchased Mrs. Buzzard's property also addressed Council and endorsed her comments. Mr. Street, counsel for the applicant requested that Council take no action to deter approval of the development permit application for 3543 Point Grey Road.

MOVED by Ald. Boyce,
THAT the Director of Planning be advised that it is Council's wish that he not approve Development Permit Application No. 84725 for 3543 Point Grey Road.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

Reference was made to a City Manager's report of August 10, 1979 on reporting development permit applications on the north side of Point Grey Road. At that time Council approved the recommendation of the City Manager

"THAT only Development Permit Applications for conditional uses and requests for special relaxations be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval."

MOVED by Ald. Boyce,
THAT Council's action of August 14, 1979 with respect to "reporting development permit applications on the north side of Point Grey Road" be amended and approved as follows:

"That only Development Permit Applications for conditional uses and requests for special relaxations be reported to Council *<u>for consideration and advice</u> as appropriate, after the applications have been processed but before approval."

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Puil and the Mayor opposed.)

*underlining denotes amendment

Council took no further action on this matter.

UNFINISHED BUSINESS

1. Transit Cost-Sharing and Organization Proposals

Council on Tuesday, October 16, 1979, when considering a City Manager's report dated October 11, 1979 on Transit Cost-Sharing and Organization Proposals deferred a motion by Alderman Bellamy to approve the recommendations of the City Manager in this report with amendment and resolved to request the G.V.R.D. to defer for ten days the decision on the proposed transit cost-sharing and organization formulas to permit the hearing of delegations.

In a memo dated October 26, 1979 before Council this day, the City Clerk advised that the G.V.R.D. did not accede to the City's deferral request. However, the G.V.R.D. held a special meeting on the evening of Tuesday, October 23, 1979 to hear submissions from the public on transit cost-sharing to which the organizations which had requested to address Council were encouraged to make their submissions.

The G.V.R.D. on October 24, 1979 approved the Provincial Government's transit cost-sharing and organization proposals.

MOVED by Ald. Bellamy,
THAT

A. The proposed 1/3 Local - 2/3 Provincial cost-sharing formula be approved;

B. Gas revenues be based on a gas tax which escalates in line with the cost of living or preferably at 3 percent of the total gas revenues.

- CARRIED

(Aldermen Boyce, Marzari, Puil, and Rankin opposed.)

MOVED by Ald. Bellamy,
THAT

C. Local municipal councils retain existing approval rights on new routes, service extensions, transit stops and transit priority measures involving traffic control;

D. A technical committee be formed from the staffs of local municipalities to provide input into the G.V.R.D. decision-making process and that this be formally incorporated into the Letters Patent; and

E. Criteria be derived to allocate transit services objectively by this technical committee for approval by the G.V.R.D.

AND FURTHER THAT the G.V.R.D. be requested,at this time, to include custom transit services for the handicapped in the Letters Patent and the negotiating agreement with a special cost-sharing formula of no more than 10% of fare box revenues.

- CARRIED UNANIMOUSLY

Council recessed at 3.55 p.m. to reconvene at 4.20 p.m.

CITY MANAGER'S REPORTS

D. MANAGER'S REPORT
(October 26, 1979)

Gastown Community Action Plan

Members of the Gastown Historic Area Co-ordinating Committee addressed Council in support of the Committee's report "Gastown Community Action Plan" dated October 1, 1979. Mr. P. Boname, Consultant to the Committee in preparation of this plan also addressed Council and urged it to approve the Committee's recommendations detailed in its report of October 1, 1979.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS (Cont'd.)

3. Harbour Park Development

Council on August 28, 1979 deferred recommendations A, B and D of the Planning and Development Committee of August 16, 1979 pending further discussions with the Park Board and the hearing of delegations. Council approved recommendation C of the Committee.

Subsequently, an informal meeting of Council and the Park Board was held on October 9, 1979 when delegations were heard. On October 15, 1979 the Park Board resolved that it express to City Council its support for development of the Harbour Park site within the Interim Meadow Concept Plan, and request Park Board staff to proceed with design and cost estimating of the landscape component of the project in consultation with appropriate civic departments.

In a memo dated October 26, 1979 (before Council this day), the City Clerk advised that Council approval of the deferred recommendations of the Standing Committee on Planning and Development is necessary so that negotiations can commence with the Federal Environment Ministry, the National Harbours Board, Harbour Ferries and others on the detailed alignment, design and cost-sharing, so that long term leases for the marina(s) can be drawn up.

MOVED by Ald. Harcourt,
THAT the following recommendations of the Standing Committee on Planning and Development contained in this report dated August 16, 1979 be approved:

A. That the request from the Park Board for immediate care and custody of the entire Harbour Park site not be approved at this time.

B. That the Park Board be requested to prepare a plan and detailed cost estimates for interim development of the area with limited planting of trees and shrubs in sympathy with the "Interim meadow" concept.

D. That the "substantial improvements" option described in this report be approved and that City officials be authorized to negotiate with Harbour Ferries Ltd., the Federal Ministry of the Environment re funding options, the National Harbours Board, and such other Government authorities whose approval is required in order to successfully finance and achieve this option.

- CARRIED UNANIMOUSLY

MOTIONS

1. Civic Theatres

MOVED by Ald. Little,
SECONDED by Ald. Gerard,
THAT WHEREAS in advertising of films being shown in theatres in Vancouver there is a system of classification to identify films which are not considered in the class of general family viewing;

AND WHEREAS in the Civic Theatres, there is no such classification but performances are scheduled in these theatres which are not in the category of 'family' entertainment;

THEREFORE BE IT RESOLVED THAT the Council request that the Vancouver Civic Theatres Board advise on steps which can be taken to inform the public of theatre performances which are not in the category of 'family' entertainment.

- CARRIED

(Aldermen Ford, Harcourt, Marzari, Puil and Rankin opposed.)

At this point in the proceedings Alderman Kennedy left the meeting.

UNFINISHED BUSINESS (Cont'd.)

2. Deferred Grant Appeal -
Native Street Workers Project

Council on April 24, 1979 having heard an appeal from Mr. E. R. Ducharme of the Native Street Workers Project on its decision to not approve a grant to this project, deferred consideration of the appeal until after the Provincial election when the Mayor was requested to discuss funding of the project with the Minister of Human Resources.

Before Council this day was a memorandum of the City Clerk dated October 22, 1979 attaching a letter dated October 4, 1979 from the Provincial Human Resources Minister advising the Ministry is unable to fund this project.

MOVED by Ald. Little,
THAT this whole matter be referred back to the Community Services Committee for further consideration.

- CARRIED

(Aldermen Boyce and Puil opposed.)

COMMUNICATIONS OR PETITIONS

1. Boundary Road Improvement Project

Council noted letters from La Petite Maison Housing Co-operative and Champlain Heights Planning Advisory Committee, dated October 9th and 16th respectively, requesting to address Council at an evening meeting, on the Boundary Road Improvement Project.

A footnote from the City Clerk advised that a report on noise abatement measures and landscaping of the Boundary Road Improvement Project will be before Council in late November.

MOVED by Ald. Boyce
THAT the delegation requests be approved for hearing at an evening meeting of Council, when the report on noise abatement measures and landscaping of the Boundary Road Improvement Project is before it.

- CARRIED UNANIMOUSLY

2. Appointment of Civic Chaplain

In a memorandum dated October 19, 1979, the Mayor recommended that the Reverend J.A. McCardle of the Church of the Immaculate Conception, be appointed Civic Chaplain for the months of November and December, 1979.

MOVED by Ald. Harcourt
That the Reverend J.A. McCardle of the Church of the Immaculate Conception be appointed Civic Chaplain for the months of November and December, 1979, as recommended by the Mayor in his memorandum dated October 19, 1979.

- CARRIED UNANIMOUSLY

3. Air Pollution - Burrard Inlet Basin

The Corporation of the District of Burnaby, in a letter dated October 17, 1979, advised Council of its adoption of a number of Notices of Motion, and requested that Vancouver City Council advise it of any action taken on these motions.

MOVED by Ald. Marzari
THAT Council concur with the following resolutions of the Burnaby Municipal Council:

1. That Burnaby Municipal Council petition the Minister of the Environment, the Honourable K.R. Mair to have the Province of British Columbia enact legislation that would give the Director, Air Pollution Control, Greater Vancouver Regional District, the authority to restrict any increase of industrial air pollution sources in Burrard Inlet Basin unless it can be shown by the Greater Vancouver Regional District that the total emission of contaminants in the Burrard Inlet Basin will not be increased nor the ambient air quality be adversely affected, and further, that the Director be asked to exercise that authority referred to:

2. That Burnaby Municipal Council send a letter to each Municipality bordering Burrard Inlet asking their endorsement of the foregoing resolution:

3. That Burnaby Municipal Council request the Director, Air Pollution Control,Greater Vancouver Regional District, to notify this Council in future of any increase in industrial air pollution sources in the Burrard Inlet Basin:

Cont'd....

COMMUNICATIONS OR PETITIONS (Cont'd.)

Air Pollution - Burrard Inlet Basin (Cont'd)

4. That the Director, Air Pollution Control, Greater Vancouver Regional District, inform this Council of methods presently being implemented to improve air quality in the Burrard Inlet Basin and the long range strategy planned to improve air quality in this basin.

- CARRIED

(Ald. Gerard opposed)

MOVED by Ald. Marzari
THAT Council concur with the following resolutions of the Burnaby Municipal Council:

A. That Burnaby Municipal Council petition the Greater Vancouver Regional District and the Provincial Government for improved public transit in the Burrard Inlet Basin as soon as possible and that serious consideration be given to operating the public transit system with (clean) electrical power:

B. That Burnaby Municipal Council request all other Burrard Inlet Municipalities to endorse this proposal.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt
THAT the following resolution be received and referred to the City's Energy Conservation Officer:

That Burnaby Municipal Council instruct staff to report to Council on ways and means by which this contribution can be significantly reduced, i.e. conversion to solar heating or electric heating, heating conservation measures, etc., and suggestions for implementing these alternatives; and

Further that Burrard Inlet Municipalities be requested to consider similar action.

- CARRIED UNANIMOUSLY

4. December Shopping Hours

Council noted a letter dated October 22, 1979, from the General Manager, Retail Merchants Association of Canada, requesting that Council repeal the by-law permitting stores to remain open until 9:00 p.m. every night in December. The Association requested an opportunity to address Council on this matter.

MOVED by Ald. Rankin
THAT the delegation request from the Retail Merchants Association of Canada, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd.)

5. Proposed Sign:
1102 E. Georgia Street

In a letter dated October 12, 1979, the President of Stork-Babyland Diaper Service protests a ruling of the Director of Permits and Licenses that the Company not be permitted to paint its name on its place of business. Council noted the City Clerk has requested a joint report on this matter from the Director of Planning and Director of Permits and Licenses.

MOVED by Ald. Little
THAT the delegation request from Stork-Babyland Diaper Service be approved for hearing when the report from the Directors of Planning and Permits and Licenses is before Council.

- CARRIED UNANIMOUSLY

6. Appeal re Board of Variance
Decision on property at
2648 Cambridge Street

Before Council was a letter dated September 22, 1979, from Mr. P. Ceklaj, requesting an opportunity to address Council to request it to urge the Board of Variance to re-hear his appeal with legal counsel present. (The Board of Variance on September 12, 1979, disallowed Mr. Ceklaj's appeal with respect to his building at 2648 Cambridge Street.)

MOVED by Ald. Rankin
THAT the request of Mr. P. Ceklaj, to appear before Council as a delegation, be approved.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Little, Puil and the Mayor opposed)

7. Cassiar/Hastings Intersection
and Related Blockades

Council noted a letter from the City Clerk of the City of North Vancouver, advising of the following resolutions passed by the North Vancouver City Council on October 22, 1979:

1. THAT North Vancouver City Council appeal to the City of Vancouver to reconsider its decision to limit the access and exit from Cassiar Street because of the delays in traffic suffered by North Shore residents using the Second Narrows Bridge.

2. THAT the Minister of Highways be requested to proceed with an underpass of the Trans Canada Highway under Hastings Street.

MOVED by Ald. Bellamy
THAT the letter dated October 22, 1979, from the City of North Vancouver, regarding the Blockades in the vicinity of the Cassiar/Hastings intersection be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd.)

8. Human Rights Commission's Investigation
- E.B. Misty Inc.

The President of the Black Solidarity Association, in a letter dated October 26, 1979, requested an opportunity to address Council when the results of the Human Rights Commission's Board of Enquiry against E. B. Misty Inc. is before it.

In a footnote the City Clerk advised that on March 13, 1979, Council heard a delegation from the Black Solidarity Association, approved certain recommendations from the Chairman of the Council Committee on Community Services, and resolved:

'THAT the representation, and the brief from the organization, be received and the brief be considered when Council has received the decision of the Human Rights Commission's investigation currently under way.'

MOVED by Ald.Rankin
THAT the delegation request be approved and the President of the Black Solidarity Association appear before Council when the results of the Human Rights Commission's enquiry are being discussed.

- CARRIED UNANIMOUSLY

The Mayor requested that, when the judgement of the Human Rights Board of Enquiry is received, the Director of Legal Services summarize it for Council's information when hearing the delegation from the Black Solidarity Association.

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 26, 1979

Works & Utility Matters
(October 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Tender Awards
Cl. 2: Lane Closure - South of 54th Ave., East of Hudson St.
Cl. 3: Sewer Reconstruction - Lane North of Kingsway - Windsor to St. Catherine

Tender Awards
(Clause 1)

MOVED by Ald. Harcourt,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(October 26, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Illegal Suites
Cl. 2: Commercial Drive Beautification: Grandview-Woodland N.I.P. Contribution
Cl. 3: 3837 Point Grey Road - D.P.A. No. 85299
Cl. 4: Block Bros. Development: 1st Ave. Sasamat and West 2nd Avenue

Illegal Suites
(Clause 1)

During consideration of this clause Mr. N. McClellan, Housing Control Co-ordinator, Department of Permits and Licenses, answered questions from Council.

MOVED by Ald. Rankin,
THAT this clause of the City Manager's report be received and no further action be taken.

- CARRIED

(Aldermen Ford, Marzari, Little and the Mayor opposed.)

Commercial Drive Beautification:
Grandview-Woodland N.I.P.
Contribution
(Clause 2)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Bellamy,
THAT clauses 3 and 4 of this report be received for information.

- CARRIED UNANIMOUSLY

****

Council recessed at 5.15 p.m. for an "In Camera" meeting in the Mayor's Office.

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* * * * *

The Council reconvened at approximately 7:30 p.m. in the Council Chamber, in Committee of the Whole, with Mayor Volrich in the Chair and the following members

PRESENT Mayor Volrich
Aldermen Boyce, Ford, Harcourt, Gerard, Kennedy, Little, Marzari, Puil and Rankin

ABSENT: Alderman Bellamy (on Civic business)

CLERK TO THE COUNCIL: Mrs. M. Kinsella

* * * * *

DELEGATIONS (Cont'd)

4. Diversion of Discovery Street through Jericho Park

On October 2, 1979, after considering a letter from Mr. D. Gray-Grant with respect to the proposed diversion of Discovery Street through Jericho Park, Council agreed to hear delegations on the matter at today's meeting.

Also before Council was a report of the City Manager dated October 24, 1979, submitted to provide background information and the current status of plans for improvement of the Discovery Street routing to Jericho Park.

The Mayor called upon Mr. D. Rudberg, Assistant City Engineer, to elaborate on the matter before Council and answer questions. It was drawn to Council's attention that Plan A, the proposed Community Buffer Zone and roadway configuration, was approved by both City Council and the Board of Parks and Recreation. Attention was also drawn to the past increases in parkland acreage through the recovery of previously dedicated road allowances.

The question of legal requirements vis-a-vis land use and consequent agreements between the City of Vancouver and the Federal Government (D.N.D.) was addressed by Mr. C. Fleming, Director of Legal Services. It was noted that the process to obtain Federal agreement to utilize dedicated parkland as roadways was exactly the same for this project as has been utilized to recover the Point Grey Road extension land for park use.

Following the staff presentation and questions from the Aldermen the Mayor called upon the delegations to address Council.

Mr. D. Gray-Grant read from a brief circulated to Council and spoke in opposition to the proposed Plan.

Mr. T.M. Nichols, on behalf of the Save Our Parkland Association, addressed Council in opposition to the Plan from the perspective that no amount of parkland should be converted to roadway where seemingly adequate access prevailed.

Mrs. D. Mellish, Vancouver Council of Women, read from a brief previously circulated, in opposition to the proposed Plan.

Mr. J. Powell, representing the West Point Grey Community Association, circulated a brief to Council and addressed the merits of the proposed Plan A. Mr. Powell advised that both the West Point Grey Community Association and the Northwest Point Grey Homeowners' Association were in full support of the proposed Plan A and urged Council's continued support.

cont'd.....

DELEGATIONS (Cont'd)

Diversion of Discovery Street
through Jericho Park (cont'd)

Mr. S. Oosterhuis, on behalf of the Dunbar/West Point Grey/ Southlands Area Committee, urged Council to postpone the proposed undertaking pending the preparation of a comprehensive plan for the whole district. He further urged that the matter be referred to the general public of Vancouver.

Mr. R. Huish addressed Council in support of Plan A.

Mr. D. Mitchell, Mr. J. Morrison, Mr. A. Andrew, and Mr. D. Condor, each addressed Council in support of Plan A and urged Council to maintain its position.

Mrs. W. Panton, Mr. H. Hamm and Ms. A. Taylor similarly favoured continued support for Plan A and urged Council to reaffirm its previous position.

Commissioner M.A. Fowler, Vancouver Park Board, addressed Council in opposition to the proposal. Commissioner Fowler explained that Park Board approval in June of 1979 was not unanimous but rather had been a 5 to 2 decision with both herself and Commissioner Bain opposed to the Park Board concurrence. Commissioner Fowler contended that the roadway was not an access to the park as presented to the Council and that citizen involvement had not taken place as conveyed to the Federal Government.

Commissioner I. Bain addressed Council and read from a brief then circulated. Commissioner Bain expressed his opposition to Plan A and his preference for Scheme B(1), if in fact a roadway improvement program was necessary.

Mr. R. Lundy addressed Council in opposition to the proposed Plan contending that it was unnecessary to cut up parkland.

Mr. R. Blunden, on behalf of the Citizens Council on Civic Development, read from a circulated brief opposing a roadway plan and endorsing alternative methods of controlling traffic flows over the affected routes.

Mr. B. Yerex addressed Council in opposition to the proposed roadway.

Commissioner P. Owen of the Vancouver Park Board appeared officially to confirm the favourable endorsement of Plan A by the Board.

Following discussion, it was

MOVED by Ald. Kennedy,
THAT the delegations and the report of the City Manager dated October 24, 1979, be received and that the previous decision of Council, to approve the Plan to divert Discovery Street through Jericho Park (Plan A), be reaffirmed.

- CARRIED

(Ald. Boyce and Marzari opposed)

cont'd.....

DELEGATIONS (Cont'd)

Diversion of Discovery Street through Jericho Park (cont'd)

It was further

MOVED by Ald. Ford,
THAT Council instruct the City Manager to review the planning and funding of improvements to Marine Drive beyond West 2nd Avenue for report to the Transportation Committee.

FURTHER THAT the parking lanes on the Buffer Road be given a different surface treatment to that applied to the roadway itself.

- CARRIED UNANIMOUSLY

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At this point in the proceedings, Aldermen Boyce and Kennedy left the meeting.

* * * * *

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters (October 26, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1: Investment Matters (Various Funds) September 1979
Cl. 2: Interest Allowed on Prepayment of Real Property Tax
Cl. 3: Ukranian Museums of Canada - Vancouver Branch
Cl. 4: Bank Accounts Required for City Business
Cl. 5: Local Area Planning Program - Hastings-Sunrise
Cl. 6: Assessment Options for 1980
Cl. 7: Maximum Fines - By-laws

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Bank Accounts Required for City Business (Clause 4)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Clauses 5-7 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 5, 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(October 26, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lease of Britannia Community Services Centre Coffee Shop to Stothert & Kirby
Cl. 2: Rent Review - 4497 Belmont Ave.
Cl. 3: B.C. Hydro Central Park Substation Site - New Option Agreement

Clauses 1-3 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(October 22, 1979)

Framework for a Vancouver Energy Strategy

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in his report dated October 22, 1979, be approved.

- CARRIED UNANIMOUSLY

During consideration of this report, the Mayor requested the City Clerk to obtain copies of the City of Portland's Energy Conservation Plan for circulation to Members of Council.

C. MANAGER'S REPORT
(OCTOBER 23, 1979)

Integration of Park Board and City's Accounting System

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

E. MANAGER'S REPORT
(OCTOBER 23, 1979)

Sale of City Lands

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development (October 18, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Status of Major Development Permit Applications
Cl. 2: Monthly Status Report on Rezoning Applications
Cl. 3: Planning Department Work Program
Cl. 4: Policies and Procedures for Controlling the Development of Residential Facilities for the Handicapped, the Elderly and Others with Special Needs
Cl. 5: Disposition of Two Acres of City-owned Land at the Southeast Corner of First and Cassiar - Thunderbird Neighbourhood
Cl. 6: Shaughnessy Planning Study - Status Report

Clauses 1,2,3,4 and 6

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 1,2,3,4 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Disposition of Two Acres of City-owned Land at the Southeast Corner of First and Cassiar - Thunderbird Neighbourhood (Clause 5)

When considering this clause, the Mayor suggested that Council might wish to defer consideration of this matter. Representatives of the Greek Church had contacted his office, subsequent to the Committee meeting to reiterate their interest in the subject property. Council so noted and took no further action.

MOVED by Ald. Harcourt,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee on Community Services (October 18, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Bimini's Neighbourhood Pub - Request for Extension of Hours on Halloween
Cl. 2: Police Report - Smilin' Buddha Cabaret
Cl. 3: Fall Quarter 1979 Community Services Grants
Cl. 4: Downtown Eastside Residents' Association (D.E.R.A.) - Grants Guidelines and Appeal Procedure

STANDING COMMITTEE REPORTS (Cont'd)

Standing Committee on
Community Services
(October 18, 1979)(cont'd)

Clauses 1, 2 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Fall Quarter 1979 Community
Services Grants
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

III. Report of Standing Committee
on Transportation
(October 18, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: News Vending Boxes and Stands
Cl. 2: Commercial Bus Shelter Program
Cl. 3: Resident Parking Investigations - 200 Block East 15th Avenue and 2500 Trafalgar Street
Cl. 4: The Shopper FreeBus Study

Clauses 1 and 3

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Commercial Bus Shelter Program
(Clause 2)

When considering this clause Council noted requests for delegations at an evening meeting of Council from Killarney Champlain Citizens for Action Association and Kensington Citizens N.I.P. Planning Committee. Council took no action to approve these requests.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee as contained in this clause be approved.

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE REPORTS (Cont'd)

Standing Committee on Transportation
(October 18, 1979)(cont'd)

The Shopper FreeBus Study
(Clause 4)

When considering this clause, Council noted a query from Ald. Little as to the expected date of a report on the proposed extension of FreeBus service to include Hastings and perhaps the West End. Council was advised that the report should be presented by the end of November 1979.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Finance and Administration (October 18, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Renewal of Agreement Concerning Transfer of Zoning and Other Property Data to Real Estate Board of Greater Vancouver
Cl. 2: Fire Fighter Entrance Qualifications and Selection Procedures in the Lower Mainland

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee on Planning and Development (October 18, 1979)

The Marpole Plan
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

* * * * *

G.V.R.D. Matters

There were no matters to be considered in preparation for the G.V.R.D. Meeting to be held on Wednesday, October 31, 1979.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Little,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S.E. Corner of West Hastings and Jervis Streets)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (S.E. Corner of East 45th Avenue and Kerr Street)

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Rankin,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW NO. 4804 BEING THE TAX PREPAYMENT BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW NO. 4837 BEING THE HERITAGE BY-LAW

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

5. A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Repeal Commercial District Schedule)

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

6. A BY-LAW TO AMEND BY-LAW NO. 4810 BEING THE SIGN BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (North 2 feet of Lot 34, Block 5, District Lot 636, Plan 1902)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 34
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.

B. Allocation of Land for Lane Purposes (North 10 feet of West ½ of Lot 13, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
West ½ of Lot 13
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (South 10 feet of East ½ of Lot 2, Block 293, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of
East ½ of
Lot 2
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

D. Allocation of Land for Lane Purposes (South 10 feet of Lot 4, Block 262, District Lot 526, Plan 1058)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 4,
Block 262,
District Lot 526,
Plan 1058

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes (South 10 feet of Lot 12, Block 17, District Lot 264A, Plan Nos. 403 and 1771)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 12,
Block 17,
District Lot 264A,
Plan Nos. 403 and 1771

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

F. Allocation of Land for Lane Purposes (South 10 feet of Lot 11, Block 17, District Lot 264A, Plans 403 and 1771)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 11,
Block 17,
District Lot 264A,
Plans 403 and 1771

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

G. Allocation of Land for Lane Purposes (South 10 feet of each of Lots 3 and 4, Both of Block 293, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of each of Lots 3 and 4
Both of Block 293,
District Lot 526,
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

H. Closing, Conveying to Abutting Owners, and Consolidation, Lane South of 54th Avenue, East from Hudson Street

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The proposed subdivision east of Hudson Street between 54th and 57th Avenue requires the closure of the lane south of 54th Avenue, which abuts Lot 3 (Plan 12790), Lot B (Plan 9729) both of Lot 1, and Lot A (Plan 6187) of Lot 2, all in Block 17A, District Lot 526;

3. The proposed subdivision will dedicate a road outlet to 54th Avenue which will eliminate the need for this lane;

4. The owners of said Lots 3, B and A wish to acquire this portion of lane;

THEREFORE BE IT RESOLVED THAT all the lane dedicated by the deposit of Plan 9729 in Block 17A, District Lot 526, and that portion of lane dedicated by the deposit of Plan 6187 lying between the production southerly of the easterly and westerly limits of Lot A (Plan 6187) of Lot 2, Block 17A, District Lot 526, the same as shown outlined red, green and blue respectively on plan prepared by G. Girardin, B.C.L.S., dated October 19, 1979, and marginally numbered LE 4976, a print of which is attached hereto, be closed, stopped up; and

BE IT FURTHER RESOLVED THAT the portions of lane so closed, outlined red, green and blue, be conveyed to the owners of said Lots 3, B and A respectively and consolidated with the said Lots.

- CARRIED UNANIMOUSLY

2. View from Hornby Street

MOVED by Ald. Ford,
SECONDED by Ald. Boyce,
THAT WHEREAS Vancouver is a city of beautiful views;

AND WHEREAS the people value this amenity;

AND WHEREAS the downtown street end views are particularly important as witness the concern expressed over the ten foot encroachment by Granville Square into the Granville Street end view;

AND WHEREAS the street end of Hornby Street North of Hastings Street is in private hands;

AND WHEREAS it is rumoured that the owner intends to build an office building on this site;

THEREFORE BE IT RESOLVED THAT city staff negotiate with the owner to try to effect an exchange of this property with city-owned land, or recommend other means to preserve the view from Hornby Street.

- (referred)

MOVED by Ald. Harcourt,
SECONDED by Ald. Puil,
THAT the above motion be referred to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Bellamy and recognized by the Chair:

1. Illegal Accommodations

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT WHEREAS under the present procedure re illegal accommodation providing appeals to City Council, a strong possibility of injustices exist, particularly insofar as those who do not appeal to Council are concerned;

AND WHEREAS by the present system where extensions are given, enforcement procedures are withheld in requiring conformity with building and fire regulations which could result in serious consequences;

AND WHEREAS illegal accommodations are prevalent throughout the entire City;

THEREFORE BE IT RESOLVED:

(a) THAT the whole question of illegal accommodations in the City be reviewed by a small Committee of Council, appointed by the Mayor, to meet with staffs and report through the Planning and Development Committee;

(b) THAT this Special Committee also consider the present system of Council hearing Hardship Appeals.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Illegal Suites

Alderman Little enquired if Council's action this day in extending the moratorium on certain illegal suites could create inequities e.g. a complaint against an owner not covered by this moratorium would be investigated whereas a similar complaint covered by this moratorium would not be acted upon. The reply was in the affirmative.

* * * * * * *

The Council adjourned at 10:25 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of October 30, 1979, adopted by Council on November 6, 1979.

MAYOR

DEPUTY CITY CLERK

MANAGER'S REPORT

DATE OCTOBER 23, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Traveller's Hotel - 57 West Cordova Street

CLASSIFICATION: CONSIDERATION

On September 18, 1979, City Council passed a motion on the 'Show Cause' hearing on the beer parlour of the Traveller's Hotel that the matter be deferred for four weeks at which time there will be a further report from the Police Department and the Director of Permits and Licenses on the management of the beer parlour.

The Director of Permits & Licenses reports as follows:

"Renovations to the living accommodation on the upper floors is progressing and as of October 23, 1979, 41 out of 47 rooms have been re-painted. The owner has indicated that the exterior of the building is to be repaired and painted but this work has not commenced. The general maintenance of the premises is satisfactory, and re-inspections will continue to assure completion of required maintenance."

The Police Department submits the following report:

" As requested the following report is an update on the assessment of the operation of the staff and the beer parlour of the Travellers Hotel, 57 West Cordova Street. The following quotes are from actual licensed premises check sheets submitted by beat men.

79-09-14 2350 hours

Three parties checked smoking dope outside rear of premises. State they bought it from an unknown male in the Travellers Hotel. Management advised. Premises was described as 1/2 filled, management co-operation fair.

PCs 758/227

79-10-06 2240 hours

Fire escape doors still 2-way. One set of doors was propped open with a garbage can. Floor area at rear of premises looked like a cess pool, ie: cigarette butts strewn all over floor; paper scraps strewn all over floor etc. "a real mess". Premises described as 1/4 full.

PCs 227/758

79-10-06 2245 hours

Back doors are not supervised and used as both exit and entrance. The same patrons are again returning and the drug traffic is again increasing inside. The staff co-operation is a little better than before. No blatant liquor infractions noted. Premises described as 3/4 filled.

PCs 678/119

79-10-09 2300 hours

Small crowd. One drunk party being ejected. Back doors still 2-way. Floor looks like a pig-sty - paper, cigarette butts etc. Premises described as 1/4 filled with patrons showing a fair attitude. KEN HALL was person in charge with management co-operation described as fair.

PCs 758/227

...../2

"79-10-16 2250 hours

Routine check, no infractions noted. Very small, quiet crowd.

PCs 316/457

On 79-09-17 the writer, Inspector GRIERSON and Cpl. RANDHAWA met with the owner of the Travellers Hotel and his lawyers. It was suggested at that time, the exterior handles of the rear doors be removed in order to control the problems arising from that area, by stopping the continual traffic. This proposal was accepted and a promise to comply was obtained.

No alteration to the rear door was noted until an inspection by the writer and Inspector GRIERSON on 79-10-11, at approximately 2200 hours. The handles had been removed from the outside, however due to an inadequate closing device, and the door fitting being extremely loose, entry was as easy to obtain as if nothing had been done.

I believe this shows only partial committment on the part of the owner to better relations and effectively police his own premises. "

The City Manager submits the foregoing report for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 269

CC 62-MLH-75

DEL-4(i)

MANAGER'S REPORT

DATE October 24, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Discovery Street Improvements

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"The purpose of this report is to provide background information and the current status of plans for improvement of the Discovery Street routing to Jericho Park.

BACKGROUND

In 1973, the City obtained from the Federal Government a number of parcels of land constituting Jericho Beach Park. Development of the park has been proceeding according to an overall plan since then.

Access to the park was immediately recognized by advisory groups as a potential problem. As the number of visitors to the park and adjoining beaches has sharply increased over the following six years, this problem has become more apparent. Two previously proposed roadway corridors have been closed and the land added to Jericho Park, amounting to over 11 acres (see Fig. 2). All traffic, totalling over 20 000 vehicles per day (including buses), must traverse a narrow, winding road partly through a residential area. This traffic is 90% destined to Jericho Park and adjacent beaches. The results are extreme congestion in season, and a serious accident problem out of season at the sharp turns.

DESIGN OF IMPROVEMENTS

Funds for improvements to these access facilities were provided in the Five-Year Streets Capital Program. After an extensive program of public participation and analysis, a consensus was reached on design. The design, known as 'Plan A' or the 'Community Buffer Road Plan', has broad neighbourhood support, unanimous Council approval, and Parks Board approval by a 5-2 vote. (See Fig. 3)

This plan best meets a number of criteria:

a) improvements to safety;

b) minimizes the number of trees affected;

c) separates traffic from the residential area;

d) provides an attractive, scenic route to the park and beach areas;

e) leaves existing Discovery Street as a local road, providing an alternate route into the 'landlocked' residential subdivision.

The alternative Plan B rejected by Council, would have cost about $40,000 less ($235,000 for B compared to $275,000 for A), and occupied about 1.5 acres less park land, but was comparable with criteria (a) and poorer than the approved plan in all of (b) to (e) above. (See Fig. 4).

LEGAL STATUS

There are restrictive clauses against the titles of the various lots constituting Jericho Beach Park. When obtained from the Federal Government, two lots (5 & 6) were restricted to road use only, and the balance to park use only. Title to lots 5 & 6 was subsequently amended to park use, but creation of a replacement road corridor had to await consensus on a suitable design.

With agreement earlier this year on the new corridor, the procedure to alter the restrictive clauses was commenced. New lot descriptions were prepared, and the matter is now in the hands of the Privy Council. Indications from Ottawa are that approval to proceed should be received in the near future. In the meantime, on-site activity has been restricted to surveying, in order to define site boundaries.

.....2

CC 63-MLH-75

FOURTH AVENUE WIDENING

Work has proceeded this past summer on improvements to 4th Avenue from Alma to the 4th Avenue Diversion. This has been built to a much higher standard than is proposed for Discovery Street, because it is a major through route to UBC. Several items remain before this project will be complete:

(a) a traffic signal is to be installed at the Diversion;

(b) an improved transition onto the Diversion awaits relocation of several wood poles;

(c) a comprehensive landscaping plan is to be prepared;

(d) a parallel bicycle path is to be included.

SUMMARY

Access to Jericho Beach Park and adjoining beaches has been an apparent problem and topic of public discussion for some six years. After consideration of numerous alternatives, broad consensus has been reached on 'Plan A'. This minimizes disruption and improves safety, while providing a scenic route to the waterfront, now a regional attraction. Federal government approval of this replacement corridor is anticipated shortly."

The City Manager submits the above report of the City Engineer for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 279

WORKS AND UTILITY MATTERS

INFORMATION

1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager / authorized City Officials:

Retreading & Repairing of Pneumatic Tires
Supply & installation of drapes & track Q.E. Theatre
Caps - Policemen's & Firemen's
De-icing Salt
Upholstery Material for Q.E. Theatre & Playhouse
Fire Line Meters
Traffic Signal Controllers
Supply & Delivery of Stainless Steel Mesh
Supply & Pressure Treatment of Lumber
Supply & Delivery of Lumber

Copies of the details of these Tender Awards are attached.

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

2. Closure of Portion of Lane South of 54th Avenue East of Hudson Street

The City Engineer reports as follows:

"On February 20, 1979, Council dealt with a rezoning application at 57th Avenue and Hudson Street. The rezoning application was refused and Council directed that the approving officer give favourable consideration to subdivision plans provided the lot sizes were not less than 9500 square feet with the average lot size being approximately 12 000 square feet. Roads and utilities were to be to the satisfaction of the City Engineer.

An application has been received to close portion of lane (10 feet in width) abutting Lot 'A' of Lot 2 and Lot 'B' of Lot 1 both of Block 17A, D.L. 526. The applicant wishes to subdivide Lots 'A', 'B' and 'C' of Lot 7 together with said Lot 'A' of Lot 2 and Lot 'B' of Lot 1 and the intervening lane as shown on the attached sketch. The proposed subdivision conforms with the City's objectives for this block and eliminates the need for the subject portion of lane. The area of road to be dedicated exceeds the area of lane proposed to be closed.

The portion of lane adjacent to Lot 3 of Lot 1 is presently under lease to the owner of Lot 3. It would be desirable to dispose of this portion of lane at this time. The owner of Lot 3 has agreed to acquire the lane at a nominal sum and consolidate this portion of lane with his lot.

I Recommend That all those portions of lane shown shaded and hatched on the attached sketch be closed, stopped up and the shaded portion be conveyed to the owner of Lot 3 of Lot 1, Block 17A, D.L. 526, Plan 12790 and the hatched portion be conveyed to the owners of Lot 'A' of Lot 2 and Lot 'B' of Lot 1 subject to the following conditions:

Clause No. 1 cont'd:

(a) The portion of lane shown shaded on the attached sketch to be consolidated with Lot 3 of Lot 1. The owner to provide and register the necessary plan.

(b) The portion of lane shown hatched to be subdivided with the abutting lands.

(c) The applicant to pay for the relocation of utilities or provide easements to contain them.

(d) The applicant to provide and register the necessary subdivision plan dedicating the road as shown on the attached sketch.

(e) The owner of Lot 3 to pay the nominal sum of $1.00 in accordance with the recommendation of the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Sewer Reconstruction in the Lane North of Kingsway from Windsor Street to St. Catherines Street

The City Engineer reports as follows:

"The lane north of Kingsway from Windsor Street to St. Catherines is scheduled for paving. The old sewer (constructed 1914) has deteriorated and should be replaced prior to paving at an estimated cost of $22 000. Funds are available from Sewers Capital Account 118/7904 - 'Replacement - Unappropriated.'

I recommend that $22 000 be appropriated from Account No. 118/7904 for reconstruction of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 277

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Illegal Suites

The Director of Permits and Licenses reports as follows:

"In 1960, City Council adopted a policy for the elimination of all illegal suites in RS-1 Districts within a period of ten years. To do this, the RS-1 Districts were inspected, and amenity ratings were established as "Good", where the buildings were of newer construction; "Fair", where there was a mixture of newer and older buildings; and "Poor", where the area consisted entirely of older buildings.

Council members and officials visited a number of properties containing illegal suites and established a quality rating consisting of "Good", where the dwelling unit complied with the By-law; "Fair", where the dwelling unit lacked either one plumbing fixture or did not maintain the required ceiling height; and "Poor", where there were two or more deficiencies, i.e., plumbing and ceiling height. Based on this information, time limits for the removal of illegal accommodation were established. These time limits were based on the amenity rating of the area and the quality of the accommodation. A program was then initiated for the removal of illegal suites.

Due to a housing shortage, City Council, by four resolutions over the years, instructed the Director of Planning to renew Development Permits until December 31, 1974. The last resolution respecting these illegal suites (700 to 800) was passed on December 10, 1974, whereby Council instructed the Director of Permits and Licenses to temporarily withhold enforcement action on illegal suites in the RS-1 areas with respect to which a Development Permit expired on December 31, 1974.

To partly resolve the problem, Council, through a plebiscite, established RS-1A, One Family Dwelling Districts in 1977. This new zone permitted the conversion of a building into a Two-Family Dwelling for a limited period of five years, provided that the owner registered an agreement pursuant to Section 24A of the Land Registry Act against the subject property, which stated that the owner shall be the principal occupant of one of the dwelling units. This new zone was established in two small areas in the City, one on the East side and one on the West side of the City. While this new zone solved a small part of the problem, there are between 700 to 800 illegal suites in the RS-1 areas still affected by the December 10, 1974 resolution.

Council adopted a Hardship Policy in 1962, and has reviewed this policy during the years establishing guidelines on which a case may be dealt with. Our records show that over 4,000 Hardship Applications have been dealt with since 1965. Considering the number of applications, and the very small number of appeals that have been made to Council during these years, the policy and guidelines appear to be working well.

As can be seen, two policies apply to illegal suites and to start normal enforcement action against the 700 to 800 illegal suites that are under the moratorium of December 10, 1974, would merely be a method of bringing all illegal suites under one policy.

In view of the guidelines that have been established, and the apparent success of the Hardship Policy, it is therefore recommended that the December 10, 1974 Council resolution be rescinded and that normal enforcement action be commenced with respect to the 700 to 800 illegal suites."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

.../2

2. Commercial Drive Beautification:
Grandview-Woodland N.I.P. Contribution

The Director of Planning and the City Engineer report as follows:

"The purpose of this report is to recommend that Council approve the appropriation of funds necessary to allow N.I.P. funded improvements for Commercial Drive to proceed.

BACKGROUND

On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $175,000.00 for a 'basic beautification scheme' and to 'stimulate property owners' financial participation in more complete beautification of Commercial Drive.

A scheme of beautification was developed for the whole commercial district from Venables to Broadway to use N.I.P. funds for overall improvements including ornamental pedestrian lighting, street trees, street furniture, limited landscaping, benches and water fountains. Sidewalk beautification in the core area is proposed to be undertaken as a local improvement requiring property owner contribution. For the core area sidewalk improvements - from Charles Street to Third Avenue (Appendix I) - three schemes of varying decorative treatments were proposed with merchants expressing support for the simpler and cheaper scheme. This more popular sidewalk beautification scheme has been developed into a more comprehensive design and will be reported to Council in the near future as a Local Improvement. The intent at this time is to begin implementation of the N.I.P. funded items so that these visible improvements will encourage property owners to support the local improvement for sidewalk work in the core area. At present funds for sidewalk improvements are not available from the Streets Five-Year Plan and would have to be made available from other sources.

N.I.P. FUNDED IMPROVEMENTS

Merchants along Commercial Drive from Venables to Broadway have expressed general support to the N.I.P. funded improvements (illustrated in Appendix II). Project design detailing for the beautification plan has reached a completion stage permitting implementation of the N.I.P. sponsored works outside the core area. Work may now proceed in these fringe areas (Venables to Charles and Third to Broadway) without affecting the more extensive sidewalk improvements proposed in the core area. N.I.P. sponsored work in the core area will be scheduled to coincide with the results of the local improvement if it is successful. The City Engineer estimates that the proposed N.I.P. improvements will cost an estimated $175,000.00 (see Appendix III).

The Grandview-Woodland N.I.P. Committee believes that the beautification of Commercial Drive will provide a very visible form of neighbourhood improvement and recommends that Council approve the appropriation of funds to allow this project to be implemented.

MAINTENANCE

The City Engineer notes that City Council, while considering the Departmental Budget, Engineering Department Review, and report on Municipal Services, requested to be advised where higher maintenance costs would be incurred as a result of a special street improvement project.

It should be noted that this project is the first phase of a larger project which will later include improved sidewalks with general architectural features. Except for some street furniture items proposed and pedestrian lighting, the first phase (N.I.P. funded) improvements consist basically of standard treatments such as trees and litter containers. Nevertheless, additional maintenance expenditures will be incurred and will have to be provided in Departmental budgets. The estimated costs are as follows:

Landscaping and tree maintenance	$ 5 300
Sanitation	$ 2 100
Street lighting - energy & maintenance costs	$ 3 000
Street furniture	$ 1 000
	$ 11 400

Clause 2 continued

On this basis, an additional $11 400 will be required in the Engineering Department Budget commencing in 1980.

RECOMMENDATIONS

The Director of Planning and the City Engineer recommend:

A. THAT City Council approve the appropriation of $175,000.00 from the Grandview-Woodland N.I.P. Social Recreational Account 898/9404 for the installation of basic beautification features on Commercial Drive with costs to be shared as follows:

C.M.H.C.	(50%)	$ 87,500
Province of B.C.	(25%)	$ 43,750
City of Vancouver	(25%)	$ 43,750
		$175,000

B. That City Council approve the allocation of an additional $11,400 to the City Engineer's 1980 Annual Maintenance Budget. "

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Planning be approved.

INFORMATION

3. 3837 Point Grey Road - D.P.A. No. 85299

The Director of Planning reports as follows:

"Development Permit Application No. 85299 has been filed by Mr. R. Tobin, on behalf of the Jericho Tennis Club, to add to the existing squash building and to relocate four (4) existing tennis courts.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution, which states that Development Permit Applications for conditional uses and requests for special relaxation in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council or the Planning and Development Committee.

The proposed development is a conditional use in the RT-2 District.

The drawings submitted with the application indicate a 111.11 m^2 (1196 sq. ft.) addition to the south side of the existing squash building to provide one (1) additional squash court.

The drawings further indicate the relocation of four (4) existing tennis courts on the westerly portion of the site to provide additional off-street parking spaces. More than the maximum required parking spaces will then be provided.

The existing club is non-conforming to the regulations of the Zoning and Development By-law, with respect to Floor Space Ratio (ie: 0.77 existing). The development exceeds the permitted Floor Space Ratio as the floor area calculations include a recently approved air-supported structure over existing tennis courts during the winter months. Further, the Zoning and Development By-law states that the depth of a riparian site, for the purpose of calculating Floor Space Ratio, shall be 36.576 m (120').

The development as proposed, including the squash court addition and the temporary air supported structure, will increase the Floor Space Ratio to 0.79 and will require the approval of the Board of Variance. The development, not including the temporary air-supported structure, would meet the permitted Floor Space Ratio of 0.60.

Clause 3 continued

The Director of Planning is prepared to approve Development Permit Application No. 85299 (if approved by the Board of Variance), but before finalizing it, is referring it to City Council for information, in accordance with Council's resolution of August 14, 1979."

The City Manager submits the foregoing report for the INFORMATION of City Council.

4. Block Bros. Development, Vicinity of 1st Avenue and Sasamat Street and 4439 West 2nd Avenue

The Director of Planning reports as follows:

"On October 15, Council members received copies of a nine-page letter-petition prepared by Mr. Frank Kaplan of 4430 West 2nd Avenue, respecting the above subject, which was addressed to the Director of Planning and the Director of Permits and Licenses.

Consultations have been held with responsible staff of the Planning and Permits and Licenses Departments and all of the matters contained in the petition are currently being investigated with a view to providing an oral and written report to a special public meeting to be convened on Monday, November 5, at 4:00 P.M., in No. 1 Committee Room at City Hall.

All petitioners, other potentially interested residents of the area, the developer, his architect and all Council members are being invited to the meeting. Alderman Harcourt, as Chairman of the Planning and Development Committee, has volunteered to chair the meeting, which will be attended upon by staff representations of the Planning, Permits and Licenses and Engineering Departments.

Mr. Dave McDonald, Zoning Planner, is co-ordinating the City staff response on behalf of the Director of Planning and is maintaining liaison with Mr. Kaplan, who has been advised that the development permit application respecting 4439 West 2nd Avenue will not be given final consideration without prior consultation with affected property owners in the area. A copy of the Development Permit Staff Committee minutes of October 17, at which the development permit application for a one-family dwelling at 4439 West 2nd Avenue was considered and deferred, is on file with the Director of Planning."

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 278

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters (Various Funds) September 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of September 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF SEPTEMBER 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Sept. 4	Bank of British Columbia	Sept. 5/79	$ 1,000,308.22	$ 1,000,000.00	1	11.25
5	Canadian Imperial Bank of Commerce	Sept. 6/79	997,241.38	996,927.28	1	11.50
6	Canadian Imperial Bank of Commerce	Sept.11/79	1,001,301.37	1,000,000.00	5	9.50
6	Bank of British Columbia	Oct. 15/79	3,037,407.95	3,000,000.00	39	11.67
6	Bank of British Columbia	Feb. 15/80	1,580,689.32	1,500,000.00	162	12.12
11	Vancouver City Savings Credit Union	Mar. 7/80	1,059,252.05	1,000,000.00	178	12.15
14	Bank of British Columbia	Sept.20/79	1,251,797.95	1,250,000.00	6	8.75
17	Vancouver City Savings Credit Union	Sept.18/79	1,500,478.77	1,500,000.00	1	11.65
18	Bank of British Columbia	Mar. 14/80	1,588,512.33	1,500,000.00	178	12.10
19	Mercantile Bank of Canada	Dec. 3/79	1,536,678.08	1,500,000.00	75	11.90
20	Vancouver City Savings Credit Union	Feb. 15/80	1,048,657.53	1,000,000.00	148	12.00
26	Vancouver City Savings Credit Union	Sept.27/79	2,000,646.58	2,000,000.00	1	11.80
27	Mercantile Bank of Canada	Mar. 14/80	1,583,689.73	1,500,000.00	169	12.05
28	Banque Canadienne Nationale	Oct. 2/79	1,001,013.70	1,000,000.00	4	9.25
			$20,187,674.96	$19,746,927.28		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

	Chartered Bank Deposit Receipts and Government Notes					
Sept. 27	Toronto Dominion Bank	Nov. 13/79	$ 3,755,266.85	$ 3,700,000.00	47	11.60

Clause No. 1 cont'd:

3. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Sept.24	City of Vancouver 6.00%	June 15/80	$ 7,000.00	95.93	$ 6,715.10	-/9	12.00
	Chartered Bank Deposit Receipts and Government Notes						
						Days	
Sept.27	Toronto Dominion Bank	Nov. 13/79	4,059,747.95		4,000,000.00	47	11.60
			$4,066,747.95		$4,006,715.10		

4. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

	Debentures					Yrs.Mos.	
Sept.18	City of Vancouver 9.25%	Sept. 1/81	$ 1,000.00	95.50	$ 955.00	1/11	11.90

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT SEPTEMBER 30, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 122,262,333.61	$ 116,997,784.20

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing **recommendation of the Director of Finance be approved.**

2. Interest Allowed on Prepayment of Real Property Tax

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine, by by-law, the interest rate allowed and terms and conditions applicable to the prepayment of property taxes.

Our present interest of 7½% per annum is not in keeping with current short-term interest rates and I therefore believe the City should increase its prepayment interest to 10% per annum which is more representative of current market conditions. This rate to be effective on November 1, 1979.

The Director of Legal Services has prepared the necessary amending by-law and it is submitted to Council concurrently with this report.

I therefore recommend that Council approve the increase in the interest rate payable by the City on real property tax prepayments from 7½% to 10% and amend By-law 4804 accordingly, effective November 1, 1979."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

3. Ukrainian Museums of Canada - Vancouver Branch

The Director of Social Planning reports as follows:

"PURPOSE

The Ukrainian Museum, located in the Ukrainian Greek Orthodox Church at 154 East 10th Avenue in Vancouver, has applied to the Provincial Government for $1,500 and in order to qualify for these funds they require a letter of support from City Council. This is a fairly common requirement of Non Profit Associations applying for Provincial funds. The purpose of this report is to ask City Council to endorse the Ukrainian Museum grant application.

BACKGROUND

The Museum was opened in 1956. It occupies about 500 square feet in the Church on East 10th. It is operated by volunteers on a budget of about $2,000 per year. Their displays include costumes, embroidery, tools, musical instruments and ceremonial handicrafts. Some items reflect 100 years and more of Ukrainian culture.

The $1,500 will be used to document their collection by updating records, registering and cataloguing their possessions. The money will also be used to pay an honorarium and to purchase equipment.

The Ukrainian Museum is a registered member of the Provincial Museums Association and has good liaison with the Centennial Museum. It is the only museum of its kind in B.C. Their modest grant application is supported by Rob Watt, Chief Curator of the Centennial Museum.

No City funds are requested.

The Director of Social Planning recommends that:

City Council endorse the work of the Ukrainian Museum and support their application to the Provincial Government for a grant of $1,500."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Social Planning be approved.

4. Bank Accounts Required for City Business

The Director of Finance reports as follows:

"It has been the policy for the Director of Finance to report to Council each time a new bank account is required to conduct city business. This applies only to chequeing accounts, since on April 19, 1977 Council adopted a recommendation allowing the Director of Finance to open Transfer Accounts with the City's banker, as required, for administrative efficiency. Transfer accounts allow for the deposit of City funds which are automatically transferred to the City's General Account.

Since 1977 there have been a number of requests for imprest (petty cash) chequeing accounts and another request is pending approval. The use of chequeing accounts is becoming more prevalent for security reasons and through increasing demands for ready sources of funds to handle expenditures of a routine nature. These accounts operate in the same fashion as a petty cash fund except that a bank account has the advantage of better security of funds than cash being held in an office. The Internal Auditor conducts regular audits and an annual review at year-end of all petty cash or chequeing accounts.

The request at this time is to extend the authority of the Director of Finance to open chequeing bank accounts at any convenient bank for the conduct of City business on an imprest account basis in special circumstances where it is warranted. This is for administrative efficiency and protection of the City funds and does not effect the expenditures or revenues of the City.

Clause No. 4 cont'd:

It is therefore recommended that the Director of Finance be authorized to open chequeing bank accounts with any of the Canadian Chartered Banks in the City for the purpose of setting up imprest accounts on behalf of the City Departments and to name the signatories to such accounts as required from time to time."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

5. Local Area Planning Program - Hastings-Sunrise

The Director of Planning reports as follows:

"City Council on October 2, 1979 approved recommendations of the Director of Planning to:

> Approve the retention of a temporary Planner II, Planning Assistant III and Clerk-Typist II for two years for assignment to the Hastings-Sunrise Local Area Planning program and report back in advance of the 1980 Operating Budget with a detailed program budget, including funding for a site office.

The purpose of this report is to seek early approval of the detailed budget. Lead time is necessary to negotiate for office space, post and interview staff and make necessary arrangements for maintaining continuity of existing programs.

City Council has already approved, by its resolution of October 2nd, funding for the staff positions.

Therefore, the Director of Planning recommends:

> THAT City Council approve the detailed budget outlined in Appendix I for Hastings-Sunrise Local Area Planning Program in advance of the 1980 Operating Budget."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Assessment Options for 1980

The Director of Finance reports as follows:

"1980 Assessed Values

Each year at this time the B. C. Assessment Authority provides the City with an analysis of the expected changes in assessed values in the coming year. This is to enable Council to choose which option property will be assessed under for general purposes in the coming year. The choice of an option for assessment is required by statute to be made by November 10 each year.

There is a choice of four options (A-D). Option A has been chosen by Council for the two years since the coming into force of the Assessment Amendment Act. This year the Province has amended Option A by setting the 1980 percentages as follows:

	1979	1980
Residential	15%	14.5%
Commercial	25%	25%
Industrial	30%	30%
Utilities	30%	30%
Machinery/Equipment	30%	25%
Farms	15%	10%

Clause No. 6 Continued

"The option chosen sets the percentages by which actual value is multiplied to become the assessed value on which each property is taxed. Under Option A properties with large increases in assessed value due to the introduction of the Assessment Amendment Act are phased in.

Option B is the same as Option A with no phase-in. Very few properties have qualified for phase-in on the general roll in Vancouver and this is the last year of phase-in so that this option is probably not worth considering.

Option C sets the percentage for assessed value at the same percentage as actually occurred in 1979. Unless there are large adverse changes proposed in Option A there doesn't seem to be any rationale for maintaining the status quo in this way.

Option D sets the relationships between classes by their relative market value, i.e. all properties are assessed at the same percent of actual value. This option causes large property tax shifts onto residential property and has been twice previously rejected by Council.

Therefore, the comparison of percentage shares of taxes under various options for the general purposes roll will not be discussed further here. The Options Studies give further information on shifts in tax burden as a result of the combination of increases in value of real estate and the new Option A formula.

Information provided by the Assessment Authority indicates that even though residential property will be assessed at a lower per cent of actual value than in 1979, total assessed value is expected to increase in the single family sector more than in the commercial and industrial sectors. This means that the residential share of total taxes in 1980 will increase by about 1.6 per cent. What is happening is that increases in relative real estate values are shifting more of the burden of the tax onto residential property but the Province is shifting some of that away by amending Option A. The net result for 1980 of the Province's revised Option A is shown in Table 1.

TABLE 1

SHARES OF TOTAL TAXES

(Total taxes includes general, school, hospital, Regional District, B.C.A.A.)

	1979	1980	Per cent Change in Share
Single Family & Duplex	36.85%	37.45%	1.63%
Other Residential	14.20	13.95	(1.76)
Utilities	3.85	3.67	(4.68)
Industrial	4.49	4.29	(4.45)
Business & Other	38.64	38.68	0.10
Misc. (Farm, Seasonal)	0.08	.08	-
Hydro	1.89	1.88	(0.53)
	100.00	100.00	

The Options Studies are indicative of the shifts that can be expected in 1980, involving properties on the 1979 roll as of the date the Options Studies are calculated. Between that time and the issue of a new assessment roll, new construction will be added to the roll and further refinements to the actual values will be made. It is expected that there will be further increases in the residential sector and changes will also occur in the commercial and industrial sectors. The overall effect of these will not be known until May or June of 1980 so that the figures presented here will be different at the time the mill rate is set.

Clause No. 6 Continued

"Request to the Province to Change Option A

On October 17, 1978 Council requested further study and consideration of the following recommendation:

> 'Council request the Provincial Cabinet to change Option A so that industrial property and machinery/equipment are assessed at 25 per cent of actual value rather than 30 per cent and that the Director of Finance be directed to draft an appropriately detailed brief to the Province in support of this position.'

This issue has been partially addressed by the Province's change in Option A for 1980. However, a separate report will review the previous work in this area, report the findings of further analysis and request that Council make a final decision on this issue.

Option for 1980 General Purposes Assessment

The effect of Option A in 1980 appears to lead to a small shift in the burden of the property tax from the industrial/utility sector to the residential sector. This is mainly due to differential increases in real estate values. For reasons reviewed above, none of the other options are superior to Option A. Therefore, the Director of Finance recommends:

> THAT Council choose Option A for the calculation of assessed values for the general purposes roll in 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

7. Maximum Fines - By-laws

The Director of Legal Services reports as follows:

> "Many of the more commonly used by-laws have a maximum fine of $500. This was a limit imposed by the Charter some years ago. This limit was removed to enable the $1,000 limit, set out in the Summary Convictions Act, to apply. That limit has now been raised to $2,000. It would seem appropriate to amend those by-laws which are used on a daily basis so that the maximum fine is raised to $2,000.
>
> The by-laws which it is recommended be changed are:

Building	Sunday Entertainment
Plumbing	Vehicles for Hire
License	Vehicle Licensing
Untidy Premises	Trailer Court
Club Regulations	Electrical
Second Hand Dealers	Sign
Street Vending	Standards of Maintenance
Health	Sundry Business
Noise Control	Zoning and Development
Fire	Shops Closing

> I recommend that the above by-laws be amended accordingly."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Legal Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 281

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease of Britannia Community Services Centre Coffee Shop to Stothert & Kirby

The Supervisor of Properties and Director of Legal Services report as follows:

"When the Britannia Community Services Centre started up in 1976 Stothert and Kirby were given a three-year lease of the coffee shop commencing in June of that year. The City arranged for installation of all kitchen equipment. The rent was a minimum $150.00 per month plus the amount by which 2% of annual gross income exceeded $1,800.00. The operation was not successful and on December 8th, 1978, Council authorized the termination of this lease and the leasing of the coffee shop to Customized Food Services Management Ltd. on the same terms and conditions. Customized Food Services Management Ltd. could not make a go of this operation either and have abandoned the venture.

Stothert and Kirby owe the City $2,385.94. This is principally arrears of rent but also includes a claim arising from a final inventory. However, shortly after starting up, Stothert and Kirby suffered a loss of $1,578.24 because of a fire in the kitchen. The kitchen fan motor was overloaded and shorted out. The operators had nothing to do with the installation of this equipment and are merely innocent victims. They have made a detailed claim to the City on account of this loss. If this loss is set off against what is owing to the City under the lease the City has a net claim of $807.70. Stothert and Kirby in total have lost approximately $14,000.00 in the operation of this coffee shop. In light of this fact and in light of the fact that it is arguable who should bear the loss of the fire, it is recommended that the City accept from Stothert and Kirby $807.70 in full settlement of all City claims arising from the lease of the coffee shop."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties and Director of Legal Services be approved.

2. Rent Review - 4497 Belmont Avenue

The Supervisor of Properties reports as follows:

"City Council on October 3, 1978 approved a lease arrangement of a store and living quarters at 4497 Belmont Avenue, Lot H, Block 130, D.L. 540 for a period of three years at a rental of $160.00 per month.

This lease was to be subject to a rental review every year and following negotiations the owners have agreed to a rental increase to $175.00 per month effective January 1, 1980.

The Supervisor of Properties is of the opinion that this increase represents fair market rental value and recommends that the rent for 4497 Belmont be increased to $175.00 per month effective January 1, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

3. B.C. Hydro Central Park Substation
Site - New Option Agreement

The Supervisor of Properties reports as follows:

"On May 31, 1968 Council approved the overall concept plan for the South-East Sector (now known as Champlain Heights), which plan included proposed conditions for the sale of a portion of land to B.C. Hydro to create a site for the development of a substation. The conditions were:

"(a) An agreement shall be entered into with the City that B.C. Hydro will purchase all remaining private lands within the proposed site.

(b) Submission of a scheme of development satisfactory to the Technical Planning Board, which scheme of development will include a suitable timing for the removal of existing buildings."

B.C. Hydro met the conditions and on June 11, 1974 Council approved the two-stage sale of:

Lot 99, D.L. 339, Plan 14104 (4.56 acres)

AND

Portions of streets, to be closed eventually and consolidated with Lot 99 and the private lands purchased by B.C. Hydro.

Lot 99 was paid for and an agreement was entered into covering the various other aspects of the two-stage sale. An option to purchase in favour of the City was registered against Lot 99 to ensure development of a sub-station is commenced before January 1st, 1990.

B.C. Hydro have advised that the construction of the sub-station has been deferred and they are requesting an extension of time within which to commence construction of this facility. In addition, a Development Permit was issued in 1979 for a micro-wave tower to be built on a portion of Lot 99, and Hydro are further requesting that the option to purchase be amended so that in the event it is exercised by the City, the micro-wave site will be excluded from the repurchase by the deposit of a subdivision plan.

The Planning Department have reviewed the back ground relating to this sale and find no reason to object to B.C. Hydro's requests. However, the Law Department feel it preferable to draw a new option document pursuant to the new Perpetuities Act and B.C. Hydro concur with the drawing of a new option to incorporate their requested amendments.

The Supervisor of Properties recommends that a new option document satisfactory to the Director of Legal Services be prepared to:

(1) extend the time in which B.C. Hydro have to commence construction of a power substation from January 1, 1990 to January 1, 2000.

(2) Permit resubdivision of the site at Hydro's cost to exclude the micro-wave tower site from the repurchase in the event the City exercises it's option."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 282

MANAGER'S REPORT

DATE October 22, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Framework for a Vancouver Energy Strategy

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"BACKGROUND

On August 28th, 1979, Council considered a letter from Toronto Alderman Richard Gilbert proposing a conference on 'Energy in Cities' to be held in Toronto on January 31st and February 1st, 1980. Alderman Gilbert requested support of the proposal.

Council resolved:

> THAT the City of Vancouver support the proposed conference and authorize up to two staff members and two members of Council to attend.
>
> FURTHER THAT a City of Vancouver position paper be prepared and information on the agenda for the conference be requested as soon as possible.

On September 21st, 1979, Alderman Harcourt requested that the City Planning Department prepare a draft statement of City energy intent to fulfil the second clause of Council's resolution. The statement, entitled 'Framework for a Vancouver Energy Strategy' was considered by the City's Conserver Society Steering Committee on October 18th, 1979, and some modifications were made in response to the Committee's advice.

DRAFT STATEMENT

A draft of 'Framework for a Vancouver Energy Strategy' is attached as Appendix I. The proposed statement is liberally adapted from that for Portland, Oregon, a city of similar size, economy, and climate to our own. The major difference is that Portland went through an extensive public information and participation program to arrive at its energy policy. The Director of Planning believes that a public planning program is necessary to build lasting understanding and commitment to energy conservation and that a simple policy statement (no matter how rational and elegantly worded) will not substitute for the tough, slow job of building community will to take individual and collective action.

The draft statement is, therefore, intended not as a definitive, final statement of City energy policy; but rather as a beginning, skeletal basis around which public discussion and policy debate can take place. From that dialogue, involving all sectors of the Vancouver economy, a positive and practical City Energy Strategy should eventually emerge.

The proposed Framework has three basic parts: (1) a general goal of civic intent; (2) a set of broad policies in support of that goal; (3) a list of possible work in pursuit of each policy. Discussion at the Conserver Society Steering Committee demonstrated that the policies have the potential of being quite contentious and the possible work may imply actions which appear counter to other city and societal objectives. Further discussion and planning of energy policies and actions needs to take place in the context of the other qualities the City wishes to retain. The sooner Vancouver confronts the energy problem in open discussion, the more able it will be to avoid severe solutions which do not respect the community's other values and goals.

....2

RECOMMENDATION

The Director of Planning recommends:

A. THAT Council adopt the draft 'Framework for a Vancouver Energy Strategy' as its preliminary statement of energy intent for public discussion and debate.

B. THAT it authorize the presentation of the Framework at the Toronto Conference.

C. THAT the Framework be made available for general discussion and debate within the Vancouver community through:

i) Publication in the Quarterly Review;

ii) Referral to the Vancouver City Planning Commission for consideration in its Goals for Vancouver Program;

iii) Other means to be identified by the Director of Planning.

D. THAT the Director of Planning report back early in 1980 on options and suggested staff allocations for pursuing some of the possible work suggested in the Framework."

The City Manager notes that the proposed statement and program go well beyond energy conservation within civic operations, and that it will probably be difficult to develop a final energy statement and program without some funding from the senior governments.

Approval of this report would, however, continue the development of a meaningful energy position for Vancouver and the City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 282

C

CC 62-MLH-75

MANAGER'S REPORT

DATE October 23, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Integration of Park Board and City's Accounting Systems

CLASSIFICATION: RECOMMENDATION

The Director of Finance and Superintendent of the Park Board report as follows:

"The Standing Committee on Finance and Administration on November 23, 1978 considered a report from the Director of Finance of the September 30, 1978 Review of Operating Budget Revenue and Expenditure. That report contained the Director of Finance's concerns respecting the existence of a separate accounting system for the Park Board; difficulties in obtaining current and accurate information; and the delay in recording transactions between the City and the Park Board. As a result the following recommendation of the Committee was made and adopted by City Council on December 12, 1978.

> "That the Director of Finance investigate and report back to Council on the feasibility and advantages of integrating the Park Board accounting system into the City's system."

The feasibility of integration has been investigated and it has been determined that it is feasible and desirable to include the Park Board in the City's accounting system. This has been determined by an examination and discussions between Park Board Financial Services and City Finance Department staff and officials. The various accounting transactions have each been identified and a method determined to include each into the City's accounting systems. (A detailed description of the methods is on file with the Director of Finance and the Superintendent of Parks). The integration would be done in such a way that Park Board transactions are discernible from other City accounting transactions. Simply, Park Board transactions would be made to conform to City accounting system requirements of format and content and run through the City's systems. The most major change that can be foreseen would be in adopting the City's Account Code system.

The 1980 budget preparation and review would be on the basis of the 1979 code system with a conversion to any new coding system adapted prior to entry of budget figures in the 1980 accounts.

Integration, if approved, would be effective from January 1, 1980. The required training and familiarization of Park Board staff of system changes and new account code assignments would be spread over the next two month period. It is estimated that approximately $20,000 to $25,000 of additional cost may be needed for overtime, temporary help, new forms printing and micro-film equipment.

The integration of Park Board accounting would be undertaken with these understandings:

- The authority of the Park Board and the Superintendent of the Board in budget and financial matters would remain as at present (see Section on budget activities for minor exception).
- All of the financial documents related to the Park Board operation would remain in the possession of the Board.
- The Park Board capital, revenue budget, and operating accounts would be assigned separate account code blocks within the City's account code system and regular City financial reports would be supplied to the Board of its accounts.
- That no staff changes in terms of personnel, job classifications, or salaries would take place initially, but all Financial Services positions in the Board would be reviewed in a year to determine the effects of the change.
- That the City Finance Department will, jointly with the Park Board, undertake to develop and implement with a target date of June 30, 1980, a costing system (work order system) satisfactory to the Superintendent of the Park Board and Director of Finance.

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"The advantages and disadvantages of the proposed integration are as follows:

ADVANTAGES OF INTEGRATION

1. Conformity of Park Board with the accounting systems and financial reports of all other City Departments and Boards which has concurrent and future benefits of:

   - common references and terminology
   - interpretive reports between different coding systems no longer required,
   - increased mobility of staff between offices and fewer learning experiences,
   - City system improvements become immediately available to the Board.

2. More timely financial information reports will be available through:

   - faster processing of information data by City Accounting staff immediately correcting minor coding and keypunch errors,
   - financial ledgers and automatic management reports being produced earlier. Currently City reports are produced about the 15th of the following month, Park Board reports are produced a week or two later,
   - elimination of one month delay transferring Park Board financial information into City records and vice versa,
   - City adopting a four weekly reporting cycle in 1980.

3. Automatic computer calculation and loading of supervision, overhead, and fringe benefit costs become available, with a savings in staff and processing time.

4. Accumulating financial information becomes available avoiding the need to search through several monthly records in analysis work.

5. Billings to external organizations and senior governments may be processed earlier due to elimination of one month delay.

DISADVANTAGES OF INTEGRATION

1. Initial conversion disadvantages will take the form of some increased and changed workloads in the areas of:

   - training in new transaction procedures,
   - adoption of new account codes,
   - revision of Park Board forms to coincide with City coding practices and requirements.

2. Ongoing procedural disadvantages will be in the areas of:

   - increased coding and reporting requirements for some transactions,
   - centralized vendor coding and the assigning of account codes will require close liaison with City Accounting and Budget Offices rather than direct action.

3. Source documents for Park Board transactions appearing in City ledgers will not be available to City accounting staff except through enquiry to the Park Board.

4. Some detail information now evident in Park Board ledgers will be summarized in City ledgers requiring following of audit trail back to detail listings and source documents.

PROCEDURE AND POLICY CHANGES

Integration would require decisions in some policy and procedural areas which will have some affect on the degree of advantage to be gained. The changes are included in Appendix A of this report for record purposes and will be resolved as the integration proceeds.

COSTING SYSTEM

The Superintendent of the Board is most desirous of having the Board's financial systems incorporate a work order costing system for more effective control of works projects. The current Park Board and City systems do not offer this facility, but it will be a priority in the revision of the City's financial systems in the next six months. In the interim, it is suggested that a manual costing system be developed for selected projects of the Board to provide the operational control desired. The system would basically require daily or weekly reports from project managers on labour materials and equipment, which could be quickly costed and regular reports prepared for the project manager. The adoption of the City's accounting system by the Park Board would, in the opinion of the Park Board accountant and the City accountant, result in some time-savings for the Park Board's receivables clerks and provide the necessary time to operate this manual system.

It is noted that the Park Board is an ideal area to carry out a 'pilot' fully-automated work order system in order to assess its desirability in implementing it in other areas of the City needing expressed management information. The fact that the present Park's Superintendent is knowledgeable in and has expressed a need for the system is of benefit in implementing a new system.

BUDGET AUTHORITIES

Currently the Park Board is required to submit for Council approval transfers of funds within the Park Board Operating Budget in excess of $5,000 and within its Capital Budget transfers in excess of $25,000. A policy change that is desired and is agreeable to the Director of Finance is that the above limitation only applies to transfers of funds between organization areas and functional or facility budget totals in the Operating Budget and between projects in the Capital Budget.

Specifically in the Operating Budget for example, the maintenance budget appropriations for an area or facility may be altered without reference to City Council in the elements of that function (i.e. labour, material, equipment, supplies, etc.) (level 1) provided the sum appropriations (level 2) for the particular area, function or facility do not change. This means that funds may not be transferred to another area, function or facility without adherence to the transfer of appropriation limits or reporting requirements.

In the Capital Budget, appropriations are generally approved by Council on a project basis. The understanding would be that breakdowns of approved project appropriations for the purposes of isolating project elements and cost control and transfers of funds between those elements would be allowed without reference to Council. Transfers between projects, however, would require adherence to the transfer of appropriation limits and reporting requirements.

In all cases of transfers of funds, it will be necessary to advise the City Budget Office of the requested change for action in the financial record system.

The above is recommended by the Director of Finance in order to provide the Park Board with increased cost and budget building information without increasing the budget "restrictions" but maintaining a reasonable overall budget control.

SUPERINTENDENT OF PARKS - APPROVAL

The foregoing report has been reviewed with the Superintendent of Parks, senior Park Board and Finance Department staff who are in agreement with the proposed integration of the Park Board and City Accounting Systems including implementation of a "work order" type of management information system for the Park Board.

COST ESTIMATES

It is anticipated that there will be no significant ongoing cost increases to the City or Park Board. However, there are some one time implementation and equipment costs estimating to be $25,000, as follows:

" Staff Costs - Temporary Help and Overtime

Finance Department

- Accounting, auditing, budgets and Computer Services	$12,000*

Parks Board

- Parks Board Finance and Operating Divisional staff training	8,000
	$20,000

*Includes estimated $4,000 towards Computer Services costs associated with review and implementation of a work order system. If additional funds are required, they will be included in the 1980 budget.

Purchase of Equipment and Printing of Forms

Parks Board

- Microfiche printer, etc.	$ 1,500
- Print new forms	3,500
	$ 5,000

RECOMMENDATIONS

The Director of Finance and the Superintendent of the Park Board recommend that:

A. The Park Board accounting system be integrated with the City's accounting system.

B. The understanding in respect of transfer of funds as being within the full authority of the Park Board as contained in the report be approved.

C. The remaining policy and procedural decisions referred to in the report be considered and resolved as required by Park Board and City officials.

D. The Director of Finance, Manager of Computer Services, and Superintendent of Parks, proceed immediately to develop a computerized "work order" costing system with a target implementation date of June 30, 1980.

E. The Park Board staff positions that are affected by these changes be reviewed in a year by the Director of Personnel Services.

F. Funds amounting to $25,000 be provided from Contingency Reserve for estimated one-time City and Park Board costs as follows:

- Temporary help and overtime	$20,000
- Printing forms and purchase equipment	$ 5,000"

The City Manager RECOMMENDS approval of the above recommendations, subject to the approval of the Board of Parks and Recreation.

FOR COUNCIL ACTION SEE PAGE(S) 282

MANAGER'S REPORT

October 26, 1979

TO: Vancouver City Council

SUBJECT: Gastown Community Action Plan

CLASSIFICATION: RECOMMENDATION

The Director of Planning, City Engineer, and Director of Finance report as follows:

"INTRODUCTION

Council has received a report entitled the Gastown Community Action Plan prepared by the Gastown Historic Area Co-ordinating Committee. The Plan is a comprehensive document that makes a number of recommendations. Its Appendix A contains a draft Charter amendment which would enable Council to establish Special Improvement Districts in the City. The recommendations could have very significant impacts on this and other areas of the City.

The purpose of this report is to briefly review the Plan and present initial general staff reaction to its proposals. In addition, this report requires Council direction regarding the appropriateness of creating Special Improvement Districts and seeks Council approval of the commitment of the staff resources necessary to analyse the recommendations, to fully develop the Special Improvement Districts concept, and to evaluate its equity and effectiveness in comparison to alternative procedures.

HISTORY

The Action Plan was prepared under auspices of the Gastown Historic Area Co-ordinating Committee (GHACC). The GHACC is a non-profit group that was established in 1977 and acts as the co-ordinating body with respect to the promotional and developmental efforts of other societies and entrepreneurs in Gastown. The function of the Society is to facilitate economic and architectural preservation and improvement to the Gastown area. Council will recall that the GHACC was the sponsor for the Gastown Galleria Market proposal that was recently considered by Council.

The Gastown Community Action Plan evolved out of a growing concern (1976-1979) with the persistent economic slump that the area was experiencing. Since 1976, retail sales have decreased, vacancy rates have increased and the redevelopment of the area has stagnated and perhaps even reversed. In order to try to combat this economic slump, the GHACC organized a volunteer planning team to review and analyse the situation. The work of this team was reviewed and revised by a subsequent volunteer group and ultimately circulated through the Gastown Community. Out of these discussions, based upon the recommendations for which there was general community support, the Community Action Plan was developed. Basically, the Plan proposes a considerable variety of recommendations designed to correct what are perceived to be the problems of Gastown in order that this commercial/historic site will be able to achieve its maximum potential.

CONTENTS OF PLAN

The Plan's recommendations touch on many areas of responsibility. It proposes changes that will affect the private sector and also all levels of government. It has implications for all other commercial, industrial and residential neighborhoods in the City. Perhaps the principal recommendation concerns the proposal to establish a "Special Improvement District" and an elected Board of Management for the Gastown area with certain taxation and spending powers. In addition, there are recommendations dealing with zoning and land-use, the Building By-law Board of Appeal, seismic risk, taxation and assessment procedures, the building code, the Federal Income Tax Act, the Sign By-law, the Traffic By-law, liquor regulations, designation and design of streets, traffic flow and parking regulations, development of City and privately-owned lands, street improvements and use of sidewalks and streets. While there appears to be merit in many of these recommendations, because of their potentially wide-ranging impacts, before any consideration can be given to implementation, a great deal of staff review and analysis is needed, followed by in depth Council consideration.

PRELIMINARY DEPARTMENTAL COMMENTS

Until substantial staff work has been completed, only the following preliminary departmental comments can be made:

ENGINEERING

The City Engineer comments as follows:

"The Gastown Community Action Plan represents a most profound change in Civic Government which will require a great deal of study before rational comments on this Plan can be made. However, a few concerns can be expressed at this time.

The Gastown area includes much of the East Neck of the Downtown which is a most critical corridor for public and private service vehicles, automobiles, transit and utilities. It is important that Council consider the implications of some of the delegation of responsibility being proposed for city property in this area as detrimental effects on this vital corridor could result.

At first glance, the capital costs as well as the additional maintenance costs of a number of the proposals which might be undertaken through the establishment of this Special Improvement District, are very high and would probably be beyond the ability of properties in the Gastown area to financially absorb. This could defeat the objective of revitalizing the area by raising rental rates to such an extent that the desired businesses would be discouraged from entering the area. These high costs would also subsequently require major subsidies for the Gastown area from the other parts of the City. In this regard, the Gastown area has already received a great deal of City funding and now other areas of the City such as Chinatown and the West End should be upgraded to an equivalent standard. It should be noted that except for the Granville Mall, the level of maintenance for Gastown is already higher than for any other area of the City.

Most of the Capital Improvements as well as services which this Plan suggests can be accomplished through our existing Local Improvement Procedure, and whether this special designation would cause these improvements to be carried out more easily and equitably is questioned.

It is also the cause of some concern that the property owners (the group which will pay the proposed special tax) can be outvoted on the Gastown Historical Society's Board of Management and can be forced to pay for improvements they do not want or can afford. This is a further departure from existing policy, as under our existing Local Improvement Procedure the group which pays the tax has the voice in whether or not the project proceeds.

In summary, the physical improvements, servicing and financing proposals in the Gastown Community Action Plan could have far reaching effects on all areas of the City, and should be the object of a great deal of thought and study before any are implemented."

PLANNING

The Director of Planning comments, on the S.I.D. concept, as follows:

"The draft Charter Amendment (Appendix A to the report), if approved and in effect, would not affect the requirements of the Zoning, Subdivision and other By-laws which fall within the jurisdiction of the Director of Planning. Permit requirements, etc. would remain in effect.

It is possible that such S.I.D.'s could proliferate throughout the City. However, the procedure is most likely to be of benefit to commercial areas. Regardless of whether there was one or many S.I.D.'s within the City, the proposal offers many potential benefits to citizens and the City. One of the most important being that local initiative can be more effective and can more directly respond to local needs.

The City Council would retain control over the actions of the Board of Management of the S.I.D. and would be able to closely monitor its actions through budgetary review.

In short, I believe the proposal for a Charter Amendment should be supported. There are a number of positive advantages to the City."

FINANCE

The Director of Finance comments as follows:

"The Gastown Community Action Plan recommends that Council seek a Charter amendment to authorize the City to enact the necessary by-laws to provide for the establishment of a "Special Improvement District" and a Board of Management for the Gastown area. This proposal would mark a major departure from existing City political, administrative and financial procedures and, if approved, would have a very substantial impact. Before any consideration can be given to its implementation, the proposal must be much more fully developed and very carefully reviewed and evaluated. In addition, alternative methods of accomplishing the same objectives must also be considered.

The GHACC has recommended that a "Special Improvement District" be established in Gastown in order to allow the area to implement a system of stable self-management. They feel that it is important that the S.I.D. be run by people within the district as these people, given some access to funds, are best able to manage the operational elements that are specific to the Gastown area. Generally, the GHACC proposal recommends that, given a 67% vote in favour of the concept, an elected Board of Management be empowered to levy a property tax (no estimates of amounts to be levied) on all property owners in the Gastown area (retail, commercial and residential). The Board could then use these funds to hire an area manager, conduct promotional activities, undertake certain improvements in public areas, acquire property or possibly finance improvements to some private properties. All of these activities would be aimed at ensuring that Gastown was able to reach its potential as an historic/commercial site.

Legislation establishing "Improvement Districts" is not totally new in Canada. Ontario has for several years allowed the formation of "Business Improvement Districts" with limited taxation and expenditure authorities. Fairly recent reports indicate that these commercial area organizations have had some success in developing the economic strengths of their neighborhoods. It should be noted that the Ontario B.I.D.'s have much more limited authority than is proposed for the Gastown S.I.D. In Ontario, the activities of the associations are closely monitored and controlled by the municipal government and expenditures are only allowed for either area promotion or capital improvements, beautification or maintenance in public areas. Their expenditure budgets must be approved by Council and taxes may only be levied on area businesses, not property owners. Although only limited information is available, it would seem that the GHACC proposal envisages a relatively more independent organization with both a broader taxation base and wider spending authority. The implications of the proposal and how it will interface with Council's authorities and responsibilities requires much additional consideration.

The Resort Municipality of Whistler has recently been given the authority to establish a "Resort Association" with authorities and responsibilities that seem comparable to what is being proposed in Gastown. However, it is important to note that the creation of the Whistler Association took place prior to the development of the town centre and therefore, the Association was not forced on existing property owners. This gives businesses the opportunity to evaluate the costs and benefits of locating in the town centre and joining the association prior to deciding on location. The need for this special administrative group, with some general taxation and expenditure powers, developed from the requirement to publicize, promote and co-ordinate the major functional change that is taking place in the Whistler Community. Although the Association's powers are rather broad, because the legislation is very recent, there is no experience upon which to judge either the effectiveness or equity of its operation.

The concept of neighborhood associations forming to promote and improve their areas is a common one, especially for commercial/retail areas. These associations are operating in many Vancouver commercial districts and most shopping centres require their merchants to join a similar group. Generally the purpose of these groups is to provide unified promotional campaigns for their area and to jointly attempt to solve problems and/or sponsor improvements. To some extent, the proposed Gastown Board of Management is a more formalized version of these associations. Its purpose is to provide co-ordinated management and to guide and fund promotional and local improvement efforts. The major change, of course, is that after an initial vote in support of forming the S.I.D., neither membership nor financial support is voluntary.

Generally, the purpose of the proposed Gastown S.I.D. is to create, at the neighborhood level, an elected organization with sufficient financial resources that it can effectively manage, promote and improve the Gastown area. To some extent, it provides the area with the resources to meet needs that cannot be or are not being met by Council, in the opinion of the GHACC. Given the involvement of the Association in the community, such a system may have a beneficial impact on the economy and environment of the area. Alternatively, it may simply create a new level of government with all of its associated constraints. Without additional information, it is impossible to forecast its impact or effectiveness.

Based on the information that is currently available, it is only possible to outline some general areas in which we have concerns. They include:

- Powers of Board: Does the Board want Council to delegate some of its powers or is the Board seeking to administer only "additional" authorities? Will the goals and activities of the Society be consistent with those of the Board? With those of Council?

- Use of Tax Revenues: Should the Board be restricted to making "public" purposes expenditures?

- Source of Tax Revenues: Is it equitable that all owners pay or would it be more equitable to allow persons to opt in on a voluntary but permanent basis? Should residential buildings be included? Would a tax on businesses be more appropriate?

- Supervision and Control of Activities: Who and how will the activities of the Board be monitored and controlled by? Who will be ultimately responsible for its acts and/or debts? How will elections be supervised?

Overall, the S.I.D. concept may provide merchants with a vehicle with which they can resolve some of their neighborhood specific problems or, it may simply create new ones. As the S.I.D. procedure may possess some potential benefits, it is probably worth investing the considerable staff time necessary to further develop and evaluate the concept. In this regard, however, it is recognized that there may be political or philosophic difficulties with the concept of elected neighborhood "governments" and, for this reason, the question of future staff involvement and analysis of the concept is submitted for consideration. In the event that Council does not wish this matter pursued, staff will concentrate its efforts on a review of alternative methods of satisfying the needs of the Gastown area."

CONCLUSIONS

The Gastown Community Action Plan contains important proposals for community objectives and for a Special Improvement District procedure to achieve these. A great deal of work has been done by the Gastown business community on this substantive submission and the Gastown Historic Area Committee is to be congratulated.

However, your staff have major concerns, general and in detail, about some of these proposals, and would, at this time, recommend against approval of the SID concept as requested by the Historic Area Committee.

Your officials believe that this submission requires further analysis before a decision is made. Such analysis could concentrate on development and evaluation of the S.I.D. concept, or on alternative mechanisms to achieve the objectives set out in the Plan. Your officials believe the proposal put forward by the GHACC justifies a full review of the S.I.D. concept.

RECOMMENDATION

Your officials recommend that no decision on this submission be made at this time, and that the City Manager be instructed to co-ordinate additional research, analysis, and evaluation of the Gastown Community Action Plan, in consultation with the GHACC, for report back in a time frame which would permit application for a Charter amendment in the spring of 1980, if Council so concludes.

The City Manager RECOMMENDS approval of the above recommendation.

FOR COUNCIL ACTION SEE PAGE(S) 272

DISTRIBUTED TUESDAY

E

MANAGER'S REPORT

DATE October 23, 1979

TO: Vancouver City Council

SUBJECT: Sale of City Lands

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"On October 2nd, 1979, under the authority of the Property Endowment Fund Board, the following described City-owned lands were advertised for sale. Tenders were opened in public at 9:30 a.m., Monday, October 22nd, 1979, and it is

Recommended that the following offers to purchase, being in each case the highest offer received and representative of current market value, be accepted and approved under the terms and conditions established by Council.

1. Subdivision G except portion included in Plan 4388 and except the west 1.34 metres, of lots 14 to 17, Block 145, D.L. 264A, Plans 1711 and 1771 - W/S 1900 Block Commercial Drive: Zoned: C-2 (Commercial District)

Name	Approx. Size	Purchase Price	Terms
K. Landsberger	9.6m x 27m	$65,600	City terms at 14%

SUBJECT TO EXISTING MONTH-TO-MONTH TENANCY.

2. Lot 16 except south 2.5 feet, Block 6, S.E.¼ Sec. 26, T.H.S.L., Plan 2588 - S.W. corner William and Skeena Street: Zoned: RS-1 (Single Family Dwelling District)

Name	Approx. Size	Purchase Price	Terms
S. Ivanda	11.34m x 32.77m	$31,500	City terms at 14%

3. Lot 70 except south 7 feet, Blocks 29 to 31, D.L. 200, Plan 1770. N.E. corner Culloden and 57th Avenue. Zoned: RS-1 (Single Family Dwelling District)

Name	Approx. Size	Purchase Price	Terms
Paragon Homes Ltd.	7.9m x 42.3m	$31,560	City terms at 14%

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 282

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON PLANNING AND DEVELOPMENT

October 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 18, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 1:40 p.m.

PRESENT:	Alderman M. Harcourt, Chairman (Items 2-6) Alderman H. Boyce, Chairman (Item 1) Alderman W. Kennedy Alderman G. Puil
ABSENT:	Alderman M. Ford
COMMITTEE CLERK:	M. Cross

RECOMMENDATIONS:

1. Status of Major Development Permit Applications

Mr. A. Floyd, Development Permit Group Leader, reported verbally on the following major development permit applications:

(a) Development Permit Application No. 85195
1130 Pacific Street

- construct 7 storey apartment building containing 52 dwelling units

- 43 off-street parking spaces
  32 underground)
  8 surface) all access from lane

(b) Development Permit Application No. 85487
742 Broughton Street

- erect 27 storey apartment building/20 storey hotel complex containing 72 dwelling units and 252 hotel rooms

- parking - 80 cars (underground access from Alberni and Broughton Streets)

(c) Development Permit Application No. 80758
50 East Pender Street

- construct 2 storey Chinese Cultural Complex Phase 2

- 39 off-street parking spaces

(d) Preliminary Development Permit Application
No. 85516 - 1900 West Georgia Street

- construct 10 storey office/retail/residential development containing 110 dwelling units

- parking - two levels of underground parking

.../2

Clause 1 continued

With respect to (d), Members of the Committee requested that Mr. Floyd give a further update on this matter when he next reports to Committee.

The Members also requested to be notified when this preliminary development permit application is to be considered by the Development Permit Board.

RECOMMENDED

THAT the verbal report on major Development Permit Applications be received.

2. Monthly Status Report on Rezoning Applications

The Committee considered a memo dated October 12, 1979, from the Group Leader, Zoning and Subdivision Group, forwarding the monthly status report of rezoning applications for the month of September, 1979 (on file in the City Clerk's Office).

Mr. R. Whitlock, Zoning Division, provided further details of some applications for the Committee. He also noted that a rezoning application would probably be received from the Glad Tidings Temple in view of the Board of Variance decision not to allow their appeal.

RECOMMENDED

THAT the monthly status report of rezoning applications for the month of September, 1979, be received.

Mr. D. McDonald, Zoning Planner, advised the Committee that in the future, the Zoning Division will be preparing a written report of all applications received, including Board of Variance, Subdivision, Strata Titles, rezoning, and development permits.

3. Planning Department Work Programme

The Committee considered a report of the City Manager dated September 19, 1979 (on file in the City Clerk's Office), in which the Director of Planning provides information on the Department's work programme for the first half of the year.

The report concludes that the Department is maintaining good progress in its approved work programme, bearing in mind particularly the heavy impact of new development permit activity in the Central Area.

The Committee

RECOMMENDED

THAT the report of the City Manager dated September 19, 1979, be received.

4. Policies and Procedures for Controlling the Development of Residential Facilities for the Handicapped, the Elderly and Others with Special Needs

The Committee considered a report of the City Manager dated September 19, 1979 (on file in the City Clerk's Office), in which the Director of Social Planning states that in January, 1979, he advised Council he would be undertaking a review of present guidelines governing locations of Community Residential and Community Care Facilities in the City.

The report states in part:

"As a result of this review, two major problem areas have been identified:

a) The Definitions of special residential Uses in the Zoning and Development By-law; and

b) The present locational guideline pertaining to Community Residential Facilities."

It is proposed to use definitions which are mutually exclusive and taken together will be inclusive enough to cover all uses permitted, as well as proposing that terminology used by the City be the same as that used by the Province.

New locational guidelines are proposed that would set minimum distances or buffer zones between special needs residential facilities.

Mr. D. Purdy, Social Planning Department, provided a map indicating the location of 188 community facilities of various kinds. Members of the Committee felt that the location of day care centres, including those in private homes, should be shown on the map as well. Mr. Purdy advised that this would be done.

RECOMMENDED

A. THAT the Director of Planning make application to amend the Zoning and Development By-law No. 3575 in accordance with the following:

1. The term "Personal Care Home" be deleted from Section 2 (Definitions) and Section 11.9.1 of the Zoning and Development By-law.

2. The conditional use category "Special Needs Residential Facility" be substituted for the uses "Community Residential Facility" and "Personal Care Home" wherever they appear in the Zoning and Development By-law and that "Special Needs Residential Facility" be defined as:

(a) a Community Care Facility, which means a residential facility as defined in the Community Care Facilities Licensing Act, as amended; or

(b) a Child Welfare Facility, which means any facility other than a Community Care Facility providing a group living arrangement for more than five children in the care of the Superintendent of Child Welfare; or

(c) a Group Living Facility, which means a facility other than a Community Care Facility, for more than five physically disabled, mentally retarded or psychiatrically disabled persons or persons with drug or alcohol problems or persons who are under the legal custody of the Crown or persons with other living problems, and which provides lodging and food and is developed for the rehabilitation of its residents through self-help or through professional care, guidance or supervision.

.../4

Clause 4 continued

3. "Special Needs Residential Facilities" shall be conditional approval uses in the Zoning and Development By-law where "Personal Care Homes" and "Community Residential Facilities" have been conditional approval uses.

4. The term "Boarding House" be redefined in Section 2 of the Zoning and Development By-law to read "means a rooming house where meals are provided for the persons living therein, but does not include a Special Needs Residential Facility".

5. The term "Rooming House" be redefined in Section 2 of the By-law to read "means a building containing not more than 15 rooms used as sleeping units where lodging for three or more persons is provided, but does not include a Special Needs Residential Facility".

6. The term "Institution of a Religious, Philanthropic or Charitable Character" be defined in Section 2 of the By-law so as to exclude a facility that fits into the Special Needs Residential Facility categories.

and that the whole matter be referred to Public Hearing.

B. THAT the guideline adopted by Council on October 6, 1976, providing that "Community residential facilities should not constitute more than 10% of the population within a two (2) block radius", be rescinded.

C. THAT subject to the adoption of the proposed amendments at Public Hearing, the following guidelines be adopted and made available to the public under the title, "Guidelines for the Development of Special Needs Residential Facilities". These guidelines would assist the Director of Planning when dealing with Development Permit Applications for such uses:

(i) In general, a Child Welfare Facility or Group Living Facility must be of a capacity deemed by the Director of Planning, after consultation with the Director of Social Planning, to be compatible with the character of the neighbourhood in which it will be located. In all RS and RT districts, a capacity of 10 will be considered the acceptable upper limit, although higher capacities may be justified in particular cases.

(ii) For Special Needs Residential Facilities intended to house persons with behavioural problems which may be disruptive to the neighbourhood, more restrictive limitations may be placed on capacity and location in relation to other facilities.

(iii) Applicants are advised that Special Needs Residential Facilities proposing to accommodate more than 10 residents are classified under the Building By-law as Institutional Uses and, as such, are subject to more stringent requirements than Residential Uses (10 or fewer residents). An architect or design professional should be consulted to determine the implications of the Building By-law requirements.

(iv) In a predominantly residential area, a Special Needs Residential Facility must be spaced at least 600 feet from another Special Needs Residential Facility. Depending on the number of residents, exclusive of staff, in either the proposed or existing facility, whichever has the greater capacity, for each resident more than six (6), another 100 feet in distance shall be added up to a distance of 2,000 feet. Any Special Needs Residential Facility with a capacity of 20 or more people shall be located at least 2,000 feet from the nearest other Special Needs Residential Facility. Exceptions to this rule may be made:

Clause 4 continued

a) where one facility operates as an annex to another, provided that the two facilities together are compatible with their neighbourhood; or

b) for Community Care Facilities.

(v) Special Needs Residential Facilities for short term residents, including crisis shelters and reception centres for persons awaiting placement in more permanent homes, will be discouraged from locating in the midst of established residential areas, where permanent, long-term residency is the normal pattern of community life. Preferred locations shall be in commercial or mixed commercial/residential areas or on the fringes of residential areas.

(vi) In determining the suitability of a location for Special Needs Residential Facility, its relationship with other uses and community facilities in a neighbourhood shall be considered.

(vii) In all cases, neighbouring residents who could be affected, as determined by the Director of Planning, shall be notified of Development Permit applications for Special Needs Residential Facilities and be given opportunities to express their views in writing before permits are granted or refused.

(viii) In cases where there is concern that a Special Needs Residential Facility may prove disruptive to a neighbourhood, development permits may be granted for limited periods of time, with the understanding that permits to continue use may be granted as long as operations prove compatible with neighbourhood life.

(ix) Applicants for Special Needs Residential Facilities may be required to name a neighbourhood liaison person to whom neighbourhood residents can refer for exchange of information and expression of concern regarding the facility, both while an application for a development permit is being considered and, if a permit is granted, while the facility is in operation.

(x) Applicants desiring Long Term Care funding or requiring Community Care Facilities Licensing must contact the Medical Health Officer prior to applying for the Development Permit.

(xi) Applicants are advised to consult with Social Planning Department staff and Planning Department staff prior to filing their Development Permit application for a Special Needs Residential Facility. The Social Planning Department maintains an inventory of existing facilities and a map showing their locations. This information will help applicants to determine whether a particular location is suitable.

(xii) Applicants may only commence operations at the proposed facility when necessary Permits and Licenses have been approved and all requirements fulfilled.

5. Disposition of Two Acres of City-owned Land at the Southeast Corner of First and Cassiar - Thunderbird Neighbourhood

The Committee considered a report of the City Manager dated October 10, 1979 (on file in the City Clerk's Office), submitting the following for consideration:

"The Supervisor of Properties recommends:

That the subject site be subdivided and serviced for sale as single family residential lots on the open market. (It is estimated that the market value based on the previous subdivision is approximately three-quarter of a million dollars.)

.../6

Clause 5 continued

"The Director of Planning recommends:

That the subject site (Lot A, Block 96, Section 29, THSL) be reserved for possible cultural or institutional uses to be developed in scale compatible with the surrounding neighbourhood."

If the recommendation of the Director of Planning is adopted, the City Manager recommends that a Public Information Meeting be held in the community so that interested groups can present their proposals to the Council and the citizens.

Mr. Youngberg, Associate Director, Area Planning, advised that the staff recommendations had previously been submitted to the Committee but had been deferred at the request of the Akali Singh Sikh Society, who expressed an interest in obtaining the land for a community centre.

Three proposals have been made to use this site for institutional purposes:

- Akali Singh Sikh Community Society
- Greek Community Church
- Open Bible Chapel Multi-purpose complex

The following were present for the discussion:

- Dr. V.S. Pendakur, Akali Singh Sikh Society, submitted a letter (copy circulated) confirming continued interest in the site for a community centre, two classrooms, gymnasium, day care centre, open to the general community.

- Father Tryfonopoulous and Mr. Dimitri Extropulous, Greek Community Church - proposal for church with related facilities and in the future, an adjoining community centre available for general use.

- Mrs. C. Bruni, Mr. W. Page and Mrs. G. Drozdowski, residents, stated they would only be prepared to accept single-family housing on the subject site.

Mr. Youngberg advised that it would be possible to prepare a subdivision of single-family housing with a cul-de-sac off 2nd Avenue, including a buffer strip on 1st Avenue. Fewer lots would be obtained.

After discussion, the Committee

RECOMMENDED

THAT the Director of Planning be authorized to prepare a suitable single-family subdivision, acceptable to the neighbourhood, and report back.

6. Shaughnessy Planning Study - Status Report

The Committee considered a report of the City Manager dated October 11, 1979.

In the report the Director of Planning advises of actions taken by the First Shaughnessy Planning Study Citizens' Working Committee since Council's adoption of the composition and terms of reference of the Committee.

.../7

Clause 6 continued

Two issues have been raised which require Committee and Council action:

-Aldermanic representation
-appointment of Alternate Committee members

The Director of Planning feels there should be Council commitment to monitor the proceedings of the programme and the provision of alternate Committee members would hopefully ensure quorums and some flexibility in attendance to a tight scheduling of meetings.

Attached to the report was a copy of a letter dated October 3, 1979 (on file in City Clerk's office) from the Committee Chairman, Mr. John MacKay, requesting that Alderman Ford be appointed as Council's representative. The Citizens' Committee suggested that Alderman Ford become an active member of the Committee with full voting privileges.

Also forming part of the Agenda was a memorandum dated October 16, 1979 (on file in City Clerk's Office) from Alderman Ford to the Chairman and members of the Standing Committee, in which she advises that she would be willing to act as Liaison Alderman, but feels it would be inappropriate for an Alderman to be a member of a Citizens' Committee with voting privileges.

After discussion, the Committee

RECOMMENDED

A. THAT Alderman M. Ford be appointed as Liaison Alderman to the First Shaughnessy Planning Study Citizens' Working Committee;

B. THAT the Liaison Alderman not be authorized to vote on the Citizens' Committee;

C. THAT the Terms of Reference for the First Shaughnessy Planning Study Citizens' Working Committee be amended to include the provision of alternates for Committee members;

D. THAT the First Shaughnessy Planning Study Citizens' Working Committee invite the members of the Standing Committee on Planning and Development to attend a meeting for a general discussion on the Concept Plan for First Shaughnessy.

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The meeting adjourned at approximately 3:10 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 283

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

OCTOBER 18, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 18, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari (Clauses 2 to 4)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, September 20, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Bimini's Neighbourhood Pub -
Request for Extension of Hours on Halloween

The Committee considered a Manager's report dated October 12, 1979 in which the Director of Permits & Licenses reported as follows:

"A request has been received from Bimini's Neighbourhood Pub, 2010 West 4th Avenue, to stay open on Halloween Night, October 31, 1979, (Wednesday) until 1:00 A.M. November 1, 1979. The Pub is normally required to close at 11:00 P.M.

Bimini's is planning a special party for that evening with costume only policy and special entertainment.

The Police Department advise that:

'the NCO in charge of that particular area has no objection to this request. He wishes, however, that you be aware that BIMINI's has just completed a Liquor Branch suspension for overcrowding.

Please be advised that the Vancouver Police Department has no objection to this request subject to the city approving a special permit for this one occasion only.'

The request from Bimini's is submitted for CONSIDERATION."

The report was submitted for consideration by the City Manager who noted the request is the first of its type and may be a precedent for further requests from others.

Continued . . . . .

Clause No. 1 Continued

The Committee, not wishing to establish a precedent for extending hours of operation for neighbourhood pubs for special events, therefore

RECOMMENDED

THAT there be no change in the hours of operation of the Bimini Neighbourhood Pub, 2010 West 4th Avenue, on Wednesday, October 31, 1979.

2. Police Report - Smilin' Buddha Cabaret

The Committee was in receipt of a letter dated October 10, 1979 from Police Supt. J. R. Page advising numerous reports received on the operation of the Smilin' Buddha Cabaret refer to unsatisfactory aspects of the overall operation.

The Police Superintendent requested the Committee review the management and operation of the club and indicated two spokesmen from the department are available to present a detailed and comprehensive report on the operation of the cabaret.

The Chairman pointed out that Ms. Diane Kilpatrick has been retained by Mr. Lachman Das Jir, operator of the Smilin' Buddha, that Ms. Kilpatrick was unable to appear this date and requested the Committee defer consideration of the matter.

The Chairman directed that the clerk obtain a copy of the Police report and provide it to Ms. Kilpatrick and her client to enable them to prepare a response.

It was

RECOMMENDED

THAT consideration of the operation of the Smilin' Buddha Cabaret be deferred to a future meeting of the Committee.

3. Fall Quarter 1979 Community Services Grants

The Committee considered a Manager's report dated October 3, 1979 in which the Director of Social Planning reported the Canadian Dolphin Swim Club, Kerrisdale Jaguars Girls Soccer Team and Mount Pleasant Neighbourhood House have applied for community services grants of $6,000.00, $200.00 and $1,000.00, respectively.

In the report, the Director of Social Planning recommended no grants be made to the first two applicants and a grant of $1,000.00 be made to Mount Pleasant Neighbourhood House to pay for insurance, maintenance and the replacement of one piece of equipment at Sunnymoon Park at 5th and Carolina which the Neighbourhood House has assumed responsibility for.

The Director of Social Planning, in the report, commented that since Park Board subsidies to the Canadian Dolphin Swim Club are substantial and because benefits from the club are limited to relatively few young people who can meet the high standards of excellence required by a competitive swim club of international calibre, he could not recommend a grant to that organization.

Continued . . . . .

Clause No. 3 Continued

The Director of Social Planning recommended no grant for the Kerrisdale Jaguars Girls Soccer Team as the request does not fit within the community services grants guidelines.

Ms. R. Shearer of the Social Planning Department appeared before the Committee on this matter and reiterated comments contained in the report.

A Ms. Schootman appealed to the Committee on behalf of the Canadian Dolphin Swim Club for a grant, pointing out some parents are unable to pay dues to allow their children to continue in the club. However, the Committee felt the club is already subsidized to a high degree by reduced Aquatic Centre Pool rental charges.

During consideration, it was noted the community services grants budget for 1979 has been exhausted and regret was expressed to Ms. Schootman that the Committee was unable to recommend a grant to the Swim Club.

It was also noted during discussion that if the City were to begin granting funds to sports clubs, it would generate a considerable increase in the number of grant applications which could necessitate a budget increase.

Following discussion, it was

RECOMMENDED

A. THAT there be no grant to the Canadian Dolphin Swim Club in 1979.

B. THAT there be no grant to the Kerrisdale Jaguars Girls Soccer Team in 1979.

C. That a grant of $1,000.00 be made to Mount Pleasant Neighbourhood House to be used to pay for insurance, maintenance and the replacement of one piece of equipment at Sunnymoon Park.

4. Downtown Eastside Residents' Association (D.E.R.A.)- Grants Guidelines and Appeal Procedure

On Tuesday, October 16, 1979, Vancouver City Council was in receipt of a letter dated October 5, 1979 from Mr. B. Eriksen of D.E.R.A. suggesting Council expand its grants guidelines to include any reasons given by members of Council in rejecting a grant application. Mr. Eriksen's letter also suggested Council establish an impartial appeal board to which community organizations could appeal Council's rejection of community services grants applications.

Council referred the letter to the Community Services Committee.

Mr. Eriksen appeared before the Committee on this matter and suggested Council had turned down the D.E.R.A. grant application this year for political reasons and therefore this criterion should be incorporated into the grants guidelines.

Continued . . . . .

Clause No. 4 Continued

Mr. Eriksen pointed out that in order for his organization to be successful in its endeavour to improve living conditions in the Downtown Eastside, it often must be critical of both City Council and its staff and Mr. Eriksen suggested this criticism was the basis on which Council refused D.E.R.A. a grant this year.

The Committee agreed that the reasons for rejecting any grant application could be construed as "political" and also felt there is no way the Council could delegate its authority over funds to some other body such as the grants appeal board proposed by Mr. Eriksen.

Following further discussion, it was

RECOMMENDED

THAT the letter dated October 5, 1979 from Mr. Bruce Eriksen of Downtown Eastside Residents' Association be received.

The meeting adjourned at approximately 2:15 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 283-284

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

October 18, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, October 18, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: E. Bowie

The minutes of the meeting of September 27, 1979, were adopted.

RECOMMENDATIONS:

1. News Vending Boxes and Stands

The Committee had for consideration a Manager's Report dated August 23, 1979 (on file in the City Clerk's Office), in which the City Engineer advises the present status of:

a) Legal news vending boxes on City street allowance;

b) Increase of illegal vending boxes for other publications;

c) All present requests for permission to place out publication vending boxes on City street allowance.

Mr. D. Rudberg detailed certain aspects of this report for the Committee. He stated that Council in 1959 had resolved that newspaper vending on City streets be restricted to Vancouver produced daily newspapers subject to such vendors entering into an agreement with the City. There has been no change since that time. In subsequent years, various publications have requested permission for street vending but their applications have been denied.

Prior to Council establishing a firm policy on this matter, vending boxes and stands were being placed haphazardly on City streets. To now make the streets available for the vending of all types of publications other than daily newspapers could create a difficult administrative problem. It would be difficult not to have groups or rows of boxes along some sidewalks in certain prized locations, particularly downtown, which could become obstructions to pedestrians, hazards to alighting transit patrons and in some cases, a threat to motorists. Vending boxes carrying publications of a weekly or monthly issue also would often be standing empty and subject to vandalism. The report concludes with the recommendation that Council reaffirm its present policy.

Five companies are now requesting permission to place vending boxes on City streets:

Clause 1 continued

The Vancouver Free Press (Ex. Georgia Straight)
The Christian Science Monitor
Jet Set Sam
Dick MacLean's Guide
The Wall Street Journal

Four persons had requested permission to appear before the Committee in support of their applications:

- Mr. B. Fisher - "Jet Set Sam"
- Mr. R. G. Love - Christian Science Monitor
- Mr. D. MacLean - Dick MacLean's Guide
- Mr. J. A. Kerbel - Solicitor representing the Vancouver Free Press

Mr. Fisher of Jet Set Sam Services Incorporated, and Mr. R. G. Love of the Christian Science Monitor, were present. Mr. Fisher was requesting permission only for a box to accommodate tourist information literature for a period between April and September of each year. Mr. Love stated that contrary to the Manager's Report before the Committee, Christian Science Monitor was a daily publication. He was requesting permission for only one vending box initially but eventually a total of four or five.

Mr. D. MacLean and Mr. J. A. Kerbel were not present.

Following a short discussion, the Committee

RECOMMENDED

THAT Council reaffirm its policy made in 1959, that permission to place news boxes or stands on City streets be granted to only Vancouver produced daily newspapers.

2. Commercial Bus Shelter Program

A letter from the Kensington N.I.P. Committee raised four principal issues concerning the commercial bus shelters installed in various locations in the City by Seaboard Advertising.

The Committee had for consideration a Manager's Report dated October 2, 1979 (on file in the City Clerk's Office), in which the City Engineer reports on the design issues raised by the Kensington N.I.P. Committee, advises Council on the current status of the bus shelter program and recommends an increase in the number of bus shelters provided by Seaboard Advertising, within the limit previously approved by Council.

The points raised by the Kensington N.I.P. Committee were as follows:

i) Addition of an end panel on the third side to provide increased weather protection.

ii) Increase of the shelter length (to a size comparable to the Granville Mall shelters), particularly at major transfer points or on downtown streets.

iii) Increase in the length of shelter benches.

iv) Installation of concrete pads between the curb and new bus shelters for the convenience of transit patrons.

Clause 2 continued

Similar letters were received from the Marpole Citizens Planning Committee, Grandview-Woodland N.I.P. Committee and the Riley Park N.I.P. Committee (on file in the City Clerk's Office).

Seaboard has indicated a willingness to incur extra costs associated with installation of partial end panels on a limited number of bus shelters where need can be demonstrated and consideration of safety and visibility factors are not compromised. These special installations would be requested at the discretion of the City Engineer. Seaboard has also expressed a willingness to provide longer benches in future installations. Modifications will be investigated and incorporated in subsequent bus shelter installations as necessary, and will take into consideration anticipated needs for transit users, particularly the elderly (additional seating may be necessary at locations adjacent to hospitals or senior citizens housing, among others). Seaboard Advertising Company has proposed that the contract be extended to provide for the installation of 150 additional bus shelters. The number proposed is the allotment originally awarded to J.C. Decaux Limited, however, since Decaux has withdrawn its commitment and it is desirable to fulfil the number approved by Council previously, the City Engineer recommends that the contract with Seaboard Advertising be revised to permit the installation of up to a total of 300 bus shelters in the City.

The Director of Planning concurs with this report and feels that a third side should be considered for any additional shelters where the shelter is on the north side of the street, the shelter is an adequate distance from the curb and the ridership is not so high that the third side would interfere with line-up for the bus.

The Committee noted a letter from the Kensington Citizens N.I.P. Committee requesting deferment of this item to a evening meeting. The Committee took no action on this request.

The Committee

RECOMMENDED

THAT the contract between the City of Vancouver and Seaboard Advertising Company be extended to include up to 150 additional bus shelters, and that the Director of Legal Services be instructed to prepare the necessary revision.

3. Resident Parking Investigations - 200 Block East 15th Avenue and 2500 Trafalgar Street

The Committee had for consideration a Manager's Report dated September 24, 1979 (on file in the City Clerk's Office), in which the City Engineer reports as follows:

"The Court of Revision of June 14, 1979, when dealing with Project 4 (456) and Project 62 (455), resolved as follows:

'That Project 4 (456) 15th Avenue, Main Street to Sophia Street, be deferred and a report be submitted to the Transportation Committee on the feasibility of 'Resident Parking Only' signs being installed.

Further That Mr. & Mrs. Pattinson be advised when the matter will be considered by the Committee.

Clause 3 continued

That Project 62 (455), lane south of Broadway from Trafalgar Street to Larch Street be deferred pending a report from the City Engineer to the Transportation Committee on the feasibility of installing 'Resident Parking Only' signs and the examination of off-street parking.'

This report deals with the results of our investigations into the existing resident parking situation in these two cases."

The report goes on to detail investigations conducted by the Engineering Department into the parking problems in both locations at various times and dates. Investigation has shown that while residents may be experiencing some parking problems at various times, these are not as frequent or severe in relation to other parts of the City and the maximum observed parking densities are not high enough to warrant an R.P.O. zone.

Mrs. B. Kellie of 2560 Trafalgar Street was present for discussion of this matter and indicated to the Committee that she was more interested in getting the street in front of her residence paved, but did not understand the appropriate process involved. The Committee explained to Mrs. Kellie that by the very nature of the Committee, it was unable to assist in her request for paving, but would request the City Engineer to initiate appropriate action on this matter.

Following discussion, the Committee

RECOMMENDED

A. THAT 'Resident Parking Only' zones in the 200 Block East 15th Avenue and the 2500 Block East Trafalgar Street not be established.

B. THAT the paving projects (Project 4 (456), 15th Avenue, Main Street to Sophia Street, and Project 62 (455), lane south of Broadway from Trafalgar Street to Larch Street) as originally proposed be undertaken.

C. THAT the City Engineer determine which portion of Trafalgar Street between Broadway and West 10th Avenue requires paving, and initiate a local improvement project for the unpaved portion for submission to a Court of Revision.

4. The Shopper FreeBus Study

The Committee had for consideration a Manager's Report dated September 28, 1979 (circulated), in which the City Engineer reports conclusions reached on the Shoppers' FreeBus Study, recently completed and prepared by the Engineering Department, jointly funded by Transport Canada and the City of Vancouver.

The Committee

RECOMMENDED

THAT the report from the City Engineer on the Shoppers' FreeBus service be received for information.

* * * * *

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 284-285

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 18, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, October 18, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Little
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATIONS

1. Renewal of Agreement Concerning Transfer of Zoning and Other Property Data to Real Estate Board of Greater Vancouver

On June 20, 1978 Council approved the following resolution:

"THAT Council reconsider its decision of February 21, 1978 and approve for a one-year period the supplying of zoning information to the Real Estate Board of Greater Vancouver, subject to an agreement satisfactory to the Law Department regarding the use of the data, and that the Real Estate Board be billed for all costs related to providing them with this data."

The current agreement between the City and the Real Estate Board (R.E.B.) specifying the terms and conditions of the data transfer expires on November 6, 1979.

The Committee considered a Manager's report (previously circulated), wherein the Director of Planning reported on the success of the data transfer in reducing telephone inquiries for zoning information, and to recommend renewal of the agreement with a minor modification to include taxes in the list of information provided.

The report advised that the data transfer was approved to enable the Real Estate Board to respond to inquiries from its members using its newly installed computer and on-line terminals, and thereby reduce demands on City departments for this information.

The information provided to the Real Estate Board consists of property address, coordinate (i.e. roll number), legal description, lot code and size, actual use code, zoning, and B.C. Assessment Authority actual values for each assessed property in the City.

The first data transfer was made on November 23, 1978 and was followed by quarterly updates in February, May, and August 1979. The Real Estate Board has been invoiced for the full costs of providing the data (both staff and computer time); to date this has amounted to $4,425. In addition, the City's $500 Real Estate Board membership fee was offset against the data transfer charges.

Clause No. 1 cont'd:

It is important to note that the computer programs through which realtors obtain the City's property information have built-in security systems which only enable information to be obtained on one property at a time and prevent the information from being used to create mailing labels. It should also be noted that owners name and address information is not included in the information transferred by the City to the Real Estate Board.

In addition to the reduction in the number of telephone inquiries to City Hall, the City has recently benefitted by obtaining access to other information stored on the Real Estate Board computer such as property sale and listing data. This information can be accessed at present through the computer terminals in the Planning and Permits and Licenses Departments. At present, this service is being provided to the City at no charge and is additional to the 'Multiple Listing Service' property listing and selling information received by the City's property division. It is expected that this data will become more useful to the Planning Department and Properties Division in the future as the Real Estate Board property sales data base expands over time.

The information currently provided to the Real Estate Board includes the B.C. Assessment Authority actual values, from which assessed values and taxes can be calculated if the appropriate tax classification code is known. The Real Estate Board has indicated that it would be useful if it could also obtain current year taxes levied, since this information is needed when a property is listed for sale. Since there is no confidentiality about taxes levied on an individual property, and since the availability of this information should reduce inquiry calls to the City's tax department, it is recommended that this information be added to the agreement.

The Director of Planning advises he is not aware of any abuses of the current agreement, or of any problems which have arisen from the provision of the property tax data. If the agreement is not extended, however, inquiries to City Hall will undoubtedly increase, probably necessitating additional staff at the zoning counter.

Following discussion, it was

RECOMMENDED

A. THAT Council amend the agreement with the Real Estate Board of Greater Vancouver to include taxes in the list of information provided.

B. THAT the amended agreement be valid for one year and be renewed on a year to year basis if no changes are required by either side.

2. Fire Fighter Entrance Qualifications and Selection Procedures in the Lower Mainland

The Committee considered a Manager's report dated October 16, 1979 (previously circulated), wherein the Fire Chief and Director of Personnel Services reported on fire fighter entrance qualifications and selection procedures in the Lower Mainland.

Clause No. 2 cont'd:

They advised that their report was being submitted to:

(1) Bring Council up to date on the progress of the Study to develop objective job related criteria for the Fire Fighter selection; and

(2) Recommend that Council authorize $15,000 for the initial phase of the Proposal Study; and

(3) Recommend that Council authorize proceeding with limited further hiring on the present standards.

In June 1978 Council approved a program to seek objective job-related criteria for selection of fire fighter recruits through a study of "Fire Fighter Entrance Qualifications and Selection Procedures in the Lower Mainland", to be carried out by an independent medical-technical professional group. Subsequent to the study, fire fighter competitions were to be advertised.

The Fire Department requires four recruits now and will require in the order of 60 recruits in 1980 to maintain strength. The Personnel Department presently has 700 applications on file for fire fighter positions and it is estimated that advertising would produce an additional 1,800 or more applications. Processing the additional applications would cost an estimated $40,000 and the report suggests that a change in procedure be used as a screening device to limit the number of applicants tested and interviewed by stating a preference for employees with any or all of:

(a) a Class III (heavy truck) driver's licence
(b) an air brake certificate
(c) a first aid certificate
(d) relevant (mechanical or building) trades experience

It is estimated that the foregoing screening devices would save approximately $25,000 in the processing of the additional applications.

In view of the need for fire fighter recruits early in 1980, and Council's intention to review standards before further recruiting, it is suggested in the report that Council may wish to consider the following alternatives to advertising immediately, and recruiting a full slate of applicants for 1980 (60+).

(1) (a) Advertise now, with preferences as noted before
(b) Recruit a full slate of candidates for 1980 (60+)
(c) Establish a "1980 Eligibility List" of qualified candidates for vacancies during that year.

This option is not recommended at this time because it does not meet Council's objective of revising standards before additional recruiting takes place.

(2) Recruit a full slate of candidates from existing applications.

This option is not recommended since it does not meet Council's objectives of advertising competitions nor of revising standards before additional recruiting takes place.

Clause No. 2 cont'd:

(3)(a) To meet existing shortages (4) and manning requirements for the first six months of 1980 (30), recruit from existing applications only enough candidates to fill the February 1980 Recruit Training Class (34).

(b) To meet remaining 1980 manning requirements (30+)

(i) develop a new "Application for Fire Fighters" and screening procedures to deal more effectively and economically with large number of applicants

(ii) advertise early in 1980 including preferences shown above

(iii) introduce, if possible, revised criteria emanating from the initial phase of the Study after Council approval (further changes are expected from the more detailed phase).

This option is recommended; although it does not fully meet Council's concern to review standards before further recruiting takes place, it comes as close as possible given the delays in the Study due to funding problems and considering the immediate manning requirements of the Fire Department.

During discussion, it was largely agreed by the Committee that manning requirements for the first six months of 1980 should be proceeded with from existing applications and that the remaining applications for 1980 should be posted internally rather than advertised as an interim measure pending results of this study. It was noted that it is normal City policy to post jobs internally and advertise only when there are no suitable applications received. The entrance requirements could be modified for the second hiring in 1980 if the study is completed in time. It was suggested approaching the G.V.R.D. to assist with financing the study since Lower Mainland fire departments would benefit.

Following further discussion, it was

RECOMMENDED

A. THAT Council approve an expenditure of up to $15,000 for the initial phase of the study, "Fire Fighter Entrance Qualifications and Selection Procedures in the Lower Mainland", and the G.V.R.D. be approached to assist with funding the study.

B. To meet existing shortages (4) and manning requirements for the first six months of 1980 (30), recruit from existing applications only enough candidates to fill the February 1980 Recruit Training Class (34).

C. To meet remaining 1980 manning requirements (30+)

(i) post internally early in 1980 including preferences shown above - (Alderman Marzari opposed)

(ii) introduce, if possible, revised criteria emanating from the initial phase of the Study after Council approval.

D. THAT an amount of up to $4,000 be authorized for staff overtime to process existing applications.

****

The meeting adjourned at approximately 4:20 p.m.

********** FOR COUNCIL ACTION SEE PAGE(S) 285

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

October 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 18, 1979, at 7:30 p.m., at the Marpole United Church Hall, 67th Avenue and Selkirk Street, Vancouver, B.C.

PRESENT:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy (first part of meeting) Alderman Puil
ALSO PRESENT:	Alderman Little
CLERK:	M.L. Cross

RECOMMENDATION

1. The Marpole Plan

The Committee considered a report of the City Manager dated October 11, 1979 forwarding a copy of the City Planning Department report, "The Marpole Plan" dated October, 1979 (on file in the City Clerk's Office). In the report, the Department outlines the planning process and advises that the purpose of the Plan is to provide direction to decision-making on new development, traffic control and recreational facilities. The Plan supports the future of Marpole as a strongly identifiable and healthy community. Appendix I to the Manager's Report lists the recommended Goals, Policies and Action Statements. Appendix II lists a recommended order of priority for projects requiring capital funding.

The Manager's Report notes that projects not approved for the Community Services Contribution Programme should be funded in the near future through Supplementary Capital and other appropriate sources. Many of the policies do not involve capital expenditures but will utilize staff time for a planner full time for the remainder of 1979 and much of his time in 1980 depending on the number of projects approved for funding and based on other Departmental priorities.

Mr. D. Thomsett, Marpole Area Planner, presented a visual interpretation of the proposed goals for

(a) parks, recreation and community facilities;
(b) housing;
(c) traffic and transportation;
(d) commercial areas;
(e) industrial areas;
(f) special study areas.

Mr. I. Taylor, Chairman, Marpole Citizens' Planning Committee, submitted a letter dated October 18, 1979 (copy circulated) noting The Marpole Plan is a result of 1½ years of hard work and dedication by the Committee and City staff. Now the Citizens' Committee is awaiting tangible action from City Council towards implementing the recommendations in the Plan.

Clause No. 1 cont'd:

Alderman G. Puil, Liaison Alderman for Marpole, agreed that many of the projects can be done with very little money, i.e. dressing up commercial area with planting of trees. Priorities have been identified for projects subject to availability of funding from Community Services Contribution Programme. Council will give consideration to funding some projects in the Supplementary Capital Budget. Representation should be made requesting the Park Board to include requests for funds for certain projects in its Budget.

Mr. L. Haberlin, Marpole Business Association, expressed support for the Plan.

Members of the audience expressed various concerns:

- it is almost impossible to cross Marine Drive at the intersection of Manitoba Street
- why has Riverview Park been completely neglected
- it is important to maintain a seniors programme, such as Marpole Place
- principle of waterfront park shouldn't disappear
- since the five traffic lights have been installed on Granville Street, traffic on Adera has increased
- residents adjacent to the mill are concerned that the hours of operation and level of sound can't be limited
- urgent need for four-way stop or flashing stop light at 71st Avenue and Hudson Street

Mr. D. Rudberg, Assistant City Engineer, Traffic, noted the specific concerns re traffic and advised he would investigate them.

Mr. S. Fancy, Economic Development Officer, advised that he had recommended further study on some of the industrial policies.

After a brief discussion, the Committee

RECOMMENDED

A. THAT the Goals, Policies and Action Statements, (with the exception of Policies 44, 48 and 49) contained in the Marpole Plan be approved.

B. THAT a decision of Policies 44, 48 and 49 be deferred for a further report to the Committee.

C. THAT the priorities for identified projects as outlined in Appendix II to the report of the City Manager dated October 11, 1979, be approved in principle, subject to future availability of funding from the Community Services Contribution Programme, Supplementary Capital and other sources.

****

The meeting adjourned at approximately 10:00 p.m.

********** FOR COUNCIL ACTION SEE PAGE(S) 285

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 1, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 1, 1979, at approximately 7.30 p.m. in the Activity/Lunchroom of Lord Nelson School, 2235 Kitchener Street for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:	Mayor Volrich Aldermen Ford, Gerard, Harcourt, Little, Marzari, Puil, and Rankin
ABSENT:	Aldermen Bellamy (on Civic Business), Boyce, Kennedy
CLERK TO THE COUNCIL:	R. Cinnamon

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Amendments to Schedule (Zoning District Plan) Grandview-Woodland Area.

An application was received from the Director of Planning in accordance with the Council resolution of June 12, 1979 with respect to Schedule "D" (Zoning District Plan) which is based on the Grandview-Woodland Area Plan, Part I, as adopted by Council on June 12, 1979.

The proposed areas to be rezoned are indicated on the relevant plan (on file in the City Clerk's Office) and are designated:

Area 1: From RS-1 One Family Dwelling District to RS-1A One-Family Dwelling District;

Area 2: From RS-2 One-Family Dwelling District to RT-1A Two-Family Dwelling District;

Area 3: From RT-2 Two-Family Dwelling District to RT-2A Two-Family Dwelling District;

Area 4: From C-2 Commercial District to RT-2A Two-Family Dwelling District.

Following a brief description aided by slides, Ms. R. Howard of the City Planning Department, explained the impact of the proposed changes as outlined in Appendix I (copy on file in the City Clerk's Office). Council then received delegations from the following:

1. Mr. Vinton Bortolin - In a brief statement expressed concern for the proposed change as it would affect his property. In answer to a question by the Mayor, Mr. Youngberg explained that the changes would not affect Mr. Bortolin's enterprise.

2. Mr. Dan O'Reilly - On behalf of the Grandview-Woodland N.I.P. Committee expressed support for the plan.

3. Mr. Rob Charlton - Representing Grantforth Holdings Limited requested deferral of consideration of this item. Mr. Charlton indicated that he had had insufficient notice of the proposed rezoning.

4. Mrs. Pat Wilson - On behalf of C.O.P.E. spoke very briefly in support of the plan.

5. Ms. Mary Bosze - A member of the Grandview-Woodland Area Council expressed appreciation for the fine job done by the Planning Department and indicated complete support for the plan.

Following the presentations, Mayor Volrich addressed Mr. Bortolin and suggested that in order to allay his fears regarding the changes in zoning and their effect on his property Mr. Bortolin should contact either Mr. Youngberg or Ms. Howard.

MOVED by Ald. Harcourt,
THAT the application of the Director of Planning to amend Schedule "D" of the Zoning and Development By-law # 3575, as submitted and described above be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt.
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary amendments to By-law No. 3575.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 8.45 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of November 1, 1979, adopted by Council on November 20, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, November 6, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Marzari, Puil and Rankin.
ABSENT:	Alderman Harcourt
CLERK TO THE COUNCIL:	Mrs. M. Kinsella

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Reverend J. A. McArdle of the Church of the Immaculate Conception, Vancouver.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Rankin,
THAT the Minutes of the Regular Council Meeting of October 30, 1979 (with the exception of the "In Camera" portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Shopping Hours During December

On October 30, 1979 the Vancouver City Council approved a delegation request from the Retail Merchants Association of Canada regarding December shopping hours. Council also had for information a Manager's Report dated October 26, 1979. The report points out that Council has considered this matter each year for the past three years. In accordance with representation last year, Council amended the by-law to allow stores to remain open until 9:00 p.m. during all business days in December.

cont'd.....

DELEGATIONS (Cont'd)

Shopping Hours
During December (cont'd)

Mrs. J. Wallace, Retail Merchants Association of Canada, presented a brief to Council voicing opposition to the present by-law provisions for store opening and urged Council to effect a change in the By-law. Mrs. Wallace expressed support for revisions which would recreate the regulatory conditions which prevailed during December 1977.

Mr. T.E. Martin, speaking on behalf of the Downtown Vancouver Association, urged that Council not change the present By-law in order that the Downtown merchants not be disadvantaged relative to other merchants in the Greater Vancouver area. Mr. Martin stated that the experience of members of the Downtown Vancouver Association with respect to the extended shopping hours has been favourable.

Mr. Douglas Jung, solicitor for the Lower Mainland Independent Grocers' Association, presented a brief to Council. Mr. Jung urged Council to adopt the amendment proposed by Mrs. Wallace. He further cited hardship for the smaller merchants brought about by the economic necessity of remaining open in competition with the larger merchants.

Following discussion, it was

MOVED by Ald. Little,
THAT the submission of the delegations be received and that the shopping hours for December 1979 not be changed.

- LOST (Tie Vote)

(Ald. Boyce, Ford, Gerard, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT the Shops Closing By-law be amended to reflect the provisions which prevailed in December 1977.

- LOST (Tie Vote)

(Ald. Bellamy, Kennedy, Little, Puil and the Mayor opposed)

* * *

At this point in the proceedings Ald. Harcourt joined the meeting.

* * *

MOVED by Ald. Little,
THAT the Director of Legal Services be requested to amend the store opening by-law to permit stores to remain open to 9:00 p.m. for the fourteen shopping days prior to Christmas.

- LOST

(Ald. Boyce, Gerard, Harcourt, Marzari, Rankin and the Mayor opposed)

Council took no further action on this matter.

2. Proposed Amendment to Sign By-law No. 4810 to Provide for and Regulate Helium Blimp Signs

Council on October 16, 1979 approved a request from Mr. D.A. Smail to address Council on the matter of helium filled blimps for advertising purposes. Council had before it a report of the City Manager dated October 23, 1979. The report notes that Council has for some

cont'd.....

DELEGATIONS (Cont'd)

Proposed Amendment to Sign By-law
No. 4810 to Provide for and Regulate
Helium Blimp Signs (cont'd)

years been moving towards removal of billboards and obtrusive signing and that to allow the use of blimps is a move away from the stated policies of Council.

Mr. Smail presented a brief to Council urging that the Sign By-law be amended to permit the operation and regulation of helium filled advertising blimps. Mr. Smail suggested a trial period of operation, closely monitored by Council, to establish the appropriate regulatory measures to be taken.

Following discussion, it was

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, that helium inflated blimp signs not be provided for in the Sign By-law No. 4810, be approved.

- CARRIED

(Ald. Marzari opposed)

COMMUNICATIONS OR PETITIONS

1. Demolition Control

Council noted a letter from the Downtown Eastside Residents' Association requesting to appear as a delegation before Council when the report on demolition control is considered. In a footnote the City Clerk notes that this report will be before the Standing Committee on Planning and Development in November, 1979.

Following discussion, it was

MOVED by Ald. Rankin,
THAT the delegation request be approved and representations be heard when this matter is before Council.

- LOST

(Ald. Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the delegation be heard when the matter of demolition control is before the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

2. Stadium - Alternative Concepts

Council noted a memorandum from the Mayor regarding the report on Alternative Stadium Concepts, jointly commissioned by the City and the P.N.E. It was noted that as the Provincial Government will retain ultimate responsibility for the site selection Council need only to receive the report and not concur in any findings.

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Stadium -
Alternative Concepts (cont'd)

Following discussion, it was

MOVED by Ald. Little,
THAT the report of the architects and consultants on the Alternative Stadium Concepts be received and that the Provincial Government representative be so advised.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 2, 1979

Works & Utility Matters
(November 2, 1979)

Lane South of 1st Avenue Between Scotia Street and Prince Edward Street (Detoxification Centre)
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(November 2, 1979)

Establishment of 10 New Positions for Long Term Care Program
(Clause 1)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 2, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1:	Kiwassa N.I.P. - Street Trees
Cl. 2:	Kiwassa N.I.P. - Archway at the Foot of Keefer Street
Cl. 3:	Space Study - City Hall
Cl. 4:	Mt. Pleasant N.I.P. Appropriation of Funds - Improvements to "Mt. Pleasant Triangle" at Fraser and Kingsway
Cl. 5:	Champlain Heights - Enclaves 4, 5, 6 and 7
Cl. 6:	Proposed Rezoning - 4124 Dumfries Street
Cl. 7:	Interpretation of the Powers of the Development Permit Board (FM-1 District Schedule)

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(November 2, 1979)(cont'd)

Clauses 1 and 4

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager, as contained in clauses 1 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Kiwassa N.I.P. - Archway at the Foot of Keefer Street
(Clause 2)

MOVED by Ald. Ford,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Space Study - City Hall
(Clause 3)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Alderman Puil opposed.)

Champlain Heights - Enclaves 4, 5, 6 and 7
(Clause 5)

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Proposed Rezoning - 4124 Dumfries Street
(Clause 6)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Interpretation of the Powers of the Development Permit Board
(FM-1 District Schedule)
(Clause 7)

When considering this clause, Council was advised that the Development Permit Board was seeking Council's direction regarding the interpretation of the intent of the FM-1 District schedule and the extent of the discretionary powers of the Board with reference to transfer rights, density increase and adjustment of sub-area boundaries.

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(November 2, 1979)(cont'd)

Interpretation of the Powers of
the Development Permit Board
(FM-1 District Schedule)
(Clause 7)(cont'd)

Following discussion, it was

MOVED by Ald. Kennedy,
THAT the matter be referred to the Planning and Development Committee.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(November 2, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Stores Open Thanksgiving Day, October 8, 1979
Cl. 2: Claim Number 19064 - Mr. R. Kroecher
Cl. 3: P.N.E. Land Use Control

Stores Open Thanksgiving Day,
October 8, 1979
(Clause 1)

When considering this clause, the Mayor noted that Remembrance Day this year falls on Sunday, November 11, 1979. Stores opening on this day, therefore, may be in contravention of both the Lord's Day Act and the City By-law regarding statutory holidays. Such operators may then be requested to appear before Council to show cause why their business licence should not be suspended.

It was then

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED

(Ald. Puil opposed)

Claim Number 19064 -
Mr. R. Kroecher
(Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Licenses & Claims Matters
(November 2, 1979)(cont'd)

P.N.E. Land Use Control
(Clause 3)

MOVED by Ald. Bellamy,
THAT the matter be deferred for two weeks to permit the P.N.E. Board of Directors an opportunity to consider the report.

- CARRIED UNANIMOUSLY

Finance Matters
(November 2, 1979)

Community Services
Contribution Program
(Clause 1)

When considering this clause, Council noted that the Provincial Government requires a submission from the City by November 14, 1979. It was further noted that Council felt inadequate time had been granted for consideration of the priorities as set out in the report.

Following discussion, it was

MOVED by Ald. Puil,

A. THAT the report of the City Manager be referred to a Special Meeting of Council on Thursday, November 22, 1979.

B. THAT the City Manager be requested to ask the Provincial Government for an extension to the deadline for submissions to the Community Services Contribution Program.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 2, 1979)

Long Term Disability Plan -
Outside Workers
(Clause 1)

MOVED by Ald. Bellamy,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Property Matters
(November 2, 1979

The Council considered this report which contains three clauses identified as follows:

Cl. 1: E. L. Sauder Lumber Company Limited Rent Review, Parcel 3
Cl. 2: Champlain Heights - Enclave 14
Cl. 3: False Creek, Area 6, Phase 2, Lot 48, Ground Lease Terms

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Marzari,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 10 feet of Lot 2, of Lot 2, Block 27, District Lot 192, Plan 2517)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 2
of Lot 2
Block 27
District Lot 192
Plan 2517

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

B. Allocation of Land for Road Purposes
(All that portion of Lot 14 except south portion now road (see filings 21090 and 16598), Subdivision "B" of Lots 6, 7, 8, Block 8, District Lot 393, Group One, New Westminster District,Plan 2201, lying southerly of a line joining a point in the southwesterly limit of said Lot 14, 5 feet northwesterly from the most southerly corner of said Lot 14, and a point in the southeasterly limit of said Lot 14, 5 feet northeasterly from the most southerly corner of said Lot 14.)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Lot 14 except south portion now road (see filings 21090 and 16598), Subdivision "B" of Lots 6, 7, 8, Block 8, District Lot 393, Group One, New Westminster District, Plan 2201, lying southerly of a line joining a point in the southwesterly limit of said Lot 14, 5 feet northwesterly from the most southerly corner of said Lot 14, and a point in the southeasterly limit of said Lot 14, 5 feet northeasterly from the most southerly corner of said Lot 14, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated April 26, 1979, and marginally numbered LF 9083, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

1. Illegal Accommodations

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT WHEREAS under the present procedure re illegal accommodation providing appeals to City Council, a strong possibility of injustices exist, particularly insofar as those who do not appeal to Council are concerned;

AND WHEREAS by the present system where extensions are given, enforcement procedures are withheld in requiring conformity with building and fire regulations which could result in serious consequences;

AND WHEREAS illegal accommodations are prevalent throughout the entire City;

THEREFORE BE IT RESOLVED:

(a) THAT the whole question of illegal accommodations in the City be reviewed by a small Committee of Council, appointed by the Mayor, to meet with staffs and report through the Planning and Development Committee;

(b) THAT this Special Committee also consider the present system of Council hearing Hardship Appeals.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Little and recognized by the Chair:

1. City Publications - Costs

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,

THAT WHEREAS for the dissemination of public information the City expends an amount of approximately $300,000 through such means as planning publications, i.e., "Quarterly Review", "Understanding Vancouver", Social Planning publications such as "Urban Reader", the Personnel publication known as "The Town Crier", and in other miscellaneous ways:

AND WHEREAS such information is directed more or less on a departmental basis and therefore generally with a departmental emphasis;

AND WHEREAS these funds, if pooled, might be better expended if directed through a central communication arrangement;

AND WHEREAS there is presently a need for the constant dissemination of information to the public as well as with the administration to give better understanding of City Hall policies, objectives and current proposals;

AND WHEREAS this information requirement is further emphasized by the appointment of a Centennial Celebration Committee;

THEREFORE BE IT RESOLVED THAT the Mayor and City Manager be requested to review this whole matter and report with recommendations through the Finance Committee.

- (Notice)

The following Notice of Motion was submitted by Alderman Rankin and recognized by the Chair:

2. Electoral Reform

MOVED by Ald. Rankin,
SECONDED by Ald.

THAT WHEREAS Council held a referendum November 1978 on the question of a Ward System vs. an At Large System;

AND WHEREAS the referendum carried in favour of the Ward System;

AND WHEREAS a Commission on Electoral Reform was struck by Council to investigate this matter;

AND WHEREAS Council has spent $100,000 on this endeavour;

THEREFORE BE IT RESOLVED Council instruct the Commission on Electoral Reform to have this report to it by November 31, 1979.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy Englesea Lodge	Asked for Council's assurance that any remaining residents of Englesea Lodge would be adequately served before any steps were taken to demolish and the Mayor advised that the matter was in hand.
Alderman Ford Convention Centre	Enquired as to the anticipated date on which Council will have the report on the Convention Centre. In answer to a question by the Mayor the City Manager advised that the report should arrive in about two weeks.
Alderman Rankin Police Boat	Enquired as to the reason behind the construction of Vancouver's Police Boat in Bellingham as opposed to some Canadian supplier. The Mayor requested that the City Manager report.

CIVIC RECOGNITION

The Mayor recognized the following retiring civic employees, each of whom has had more than 30 years of service with the City:

Don Barkley)	
Archie McDermid)	
Howard Oldfield)	Engineering Department
Stefan Rusnak)	
Art Ulmer)	

The Mayor presented them with a certificate honouring their long service, following which he invited them to join Council for refreshments.

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The Council recessed at 3.55 p.m. to reconvene "In Camera" in the Mayor's Office at 4.30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 6, 1979, adopted by Council on November 20, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE: October 26, 1979

TO: Vancouver City Council

SUBJECT: Shopping Hours during December

CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as follows:

"A letter has been received from the Retail Merchants Association of Canada, B. C. Division, requesting City Council to amend the Shops Closing Bylaw as it relates to the shopping hours during the month of December. This matter has been dealt with by Council each year for the past 3 years.

Prior to an amendment last year stores could only remain open until 9:00 P.M. on the 7 business days prior to Christmas. The 1978 amendment, as requested by the Downtown Business Association, now allows the stores to remain open until 9:00 P.M. during all business days in December. Part of the reason for the change was to eliminate the yearly request for the extension of the Christmas shopping hours.

Attached is a copy of the report considered by Council and Council's resolution of October 31, 1978."

The City Manager submits the report from the Director of Permits and Licenses for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 346, 347

MANAGER'S REPORT

DATE October 23, 1979

TO: Vancouver City Council

SUBJECT: Proposed Amendment to Sign By-law, No. 4810, to Provide for and Regulate Helium Blimp Signs.

CLASSIFICATION: RECOMMENDATION.

The Director of Planning reports as follows:

"On October 16, 1979, Council instructed the Director of Planning to report on a delegation request from Mr. David A. Smail respecting a proposed amendment to the Sign By-law, No. 4810, to provide for and regulate helium-inflated blimp signs. A letter from Mr. Smail dated July 25 and a reply from the Planning Department dated August 29 covering the nature of these signs and the basic regulatory issues involved are attached as Appendices 'A' and 'B,' respectively.

'Blimp' signs have been determined by City staff to be 'portable' signs, which means 'any sign not permanently attached to the ground or to a building.' Advertising literature of a principal supplier of such blimps refers to such signs as 'your billboard in the sky which ... can increase your customer traffic ... for everything from special outdoor exhibits to 'year-round' location markers.' Suggested client advertisers include 'auto dealers, banks, realtors, shopping centres, fast-food chains, retailers (all kinds), carnivals, and special events.' If permitted in Vancouver with such a broad-based clientele or circumstances in mind, blimp signs could be accommodated in almost any 'C' District or equivalent 'CD' District.

Council has for some years been working toward the removal of billboards in conspicuous locations where such forms of advertising obstruct views or are not in keeping with the character of an area. If Council is sympathetic, however, to the use of helium-inflated blimps as a new type of signage, an appropriate definition of such signs should be prepared, suitable standards should be established to ensure public safety in design and operation, and acceptable criteria should be developed to govern their location, size, number, spacing, height and sign area, all of which should be incorporated in an amendment by-law.

On the basis of existing Council policy respecting the removal of third-party billboard roof signs in many areas of the City and the absence of any demonstrated public need for this new and even more obtrusive form of advertising, the Director of Planning recommends that helium-inflated blimp signs not be provided for in the Sign By-law, No. 4810."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 347, 348

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Lane South of 1st Ave. between Scotia St. and Prince Edward St. (Detoxification Centre)

The City Engineer reports as follows:

"City-owned property situated on the south side of the above lane has recently been leased to the Provincial Government (British Columbia Buildings Corporation).

The Corporation is to build a Detoxification Centre which will require access from the lane allowance. In order to provide such access, the existing dead-end lane must be extended 30'± east of the west property line of the Detoxification Centre's property; i.e., about 80 ± of lane will have to be constructed.

The work consists of relocating a gas main, filling, grading, gravelling, installing catchbasins connected to the storm sewer and the construction of 80'± of Portland Cement concrete retaining wall. The estimated cost of the work is $45,000.00 and the Provincial Government has agreed to pay for 50' of the retaining wall or $30,000.00, whichever is less. The estimated cost of 50' of the retaining wall is $25,000.00. Funds ($20,000.00) for the City's share of the wall and the other above-mentioned works are available in the Streets Capital Budget Account No. 148/7914 'Grading Unappropriated'.

The City Engineer recommends that:

A) The above-mentioned lane be extended 30'± east of the west property line of the Detoxification Centre's property.

B) $20,000.00 be approved from Streets Capital Budget Account No. 148/7914."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 349

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Establishment of 10 New Positions for Long Term Care Program

The Medical Health Officer reports as follows:

"On August 7, 1979, the Provincial Government granted approval for a Long Term Care Budget with a total of 84.5 permanent and temporary positions. The temporary positions were originally approved as an interim measure pending a review by the Province of the Program's need. However, it became clear before the review was complete that these positions should become permanent due to the large and growing need of the Long Term Care Program. In a letter dated October 19, 1979, the Provincial Government converted all positions to a permanent status. To enable the Health Department to utilize all 84.5 positions, Council's approval is needed for the establishment of 10 new positions:

Positions	November 1 - December 31/79	Annual Cost
1 Education Coordinator	3,644.00	21,864.00
7 Assessment Workers	22,301.00	133,806.00
1 Clerk Typist II	1,834.00	11,004.00
1 Hospital Liaison	3,186.00	19,116.00
	30,965.00	185,790.00
Fringe Benefits	3,871.00	23,225.00
Transportation	1,280.00	7,680.00
Furniture (9 small pedestal desks, 9 swivel tilter chairs, 1 typewriter, 1 secretarial station, 1 steno chair)	4,390.00	
Administration & Overhead	1,045.00	6,270.00
	41,551.00	222,965.00

These positions are subject to the review and classification of the Director of Personnel Services. A copy of this report has been forwarded to the V.M.R.E.U. for information.

The Provincial Government has provided funds in the Long Term Care budget for these expenditures, and there are no direct costs to the City of Vancouver.

The Medical Health Officer recommends that the foregoing ten positions be approved for the Long Term Care Program."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 349

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kiwassa N.I.P. - Street Trees

The Director of Planning and City Engineer report as follows:

"On April 4, 1978 City Council adopted the Kiwassa N.I.P. Concept Plan. One of the items identified in the plan was the provision of street trees throughout the area once the new curbs and paving had been completed.

The street improvements are now nearing completion and trees can be planted this fall.

It is proposed that trees be planted on E. Pender, E. Georgia and Vernon Drive between the sidewalk and curb (as indicated on the map attached as Appendix I). The Kiwassa N.I.P. Committee considered also planting trees on Glen Drive, Keefer Street and Union Street, but decided against it as these trees would have to be planted behind the sidewalks. Also the cost of planting these trees was not warranted, in the Committee's opinion, in terms of the impact on the neighbourhood's environment.

While it is normal practice to plant street trees following the installation of curbs, gutters and paving in residential areas, the present work load and budget limitations would result in a substantial delay in planting. Therefore, the use of N.I.P. funds is proposed to avoid this delay in completion of the street improvements.

The Park Board has estimated that the total cost of purchasing and installing these trees to be $300.00 per tree. Approximately 75 trees will be needed, resulting in a total project cost of $22,500.00.

As this project is being undertaken as a measure to improve the visual environment in Kiwassa, it can be funded under the Federal 50% - Provincial 25% - City 25% cost-sharing formula for recreation facilities. In the Concept Plan budget $10,000.00 under the 25-12.5-62.5 cost-sharing formula was set aside for this project, thus $3,750.00 in Federal - Provincial funds are available from that initial set up. The remainder of the required Federal - Provincial funds are available in Account #891/8729, which are the freed up funds resulting from the change in cost-sharing for funds used to pay for the municipal services projects. The matching City funds are available from the unallocated City N.I.P. funds Account #532/7901. In summary, the funding is available for this project as follows:

Original allocations of Federal/Provincial funds from the N.I.P. Concept Plan (#891/8728)	$ 3,750.00
Freed up Federal/Provincial funds (#891/8729)	13,125.00
Matching City funds (#532/7901)	5,625.00
TOTAL	$22,500.00

The Park Board has estimated the annual maintenance costs to be $15.00 per tree or $1,125.00 for all the trees. It is proposed that the Park Board be requested to undertake regular maintenance, and on this basis, that maintenance funds be approved as an addition to the Park Board annual operating budget.

CMHC and the Province concur with the change in total allocation and cost-sharing.

Clause 1 continued

It is recommended:

A. THAT City Council approve the appropriation of up to $22,500.00 from the Kiwassa N.I.P. Accounts and the Unallocated City N.I.P. account as outlined above, to be used to purchase and install trees on specified streets in Kiwassa.

The total cost is shared as follows:

Federal	$11,250.00
Provincial	5,625.00
City	5,625.00.

B. THAT up to $1,125.00 per year be approved as an addition to the Park Board's annual operating budget, beginning in 1980, to cover maintenance and upkeep costs for these trees."

The City Manager RECOMMENDS that the above recommendations of the Director of Planning and City Engineer be approved.

2. Kiwassa N.I.P. - Archway at the Foot of Keefer Street

The Director of Planning reports as follows:

"On August 14, 1979 City Council approved the expenditure of Kiwassa Neighbourhood Improvement Program (N.I.P.) funds to provide a mini-park on the street allowance in the 1000 block Keefer St.

One element of the mini-park design which was indicated on the plan approved by Council, but was not included in the cost estimate was the construction and installation of a carved wooden archway at the entrance to the pedestrian overpass at the foot of Keefer St. The archway was not included at that time because the exact location of the curbs, and therefore of the archway, was not known then, and the community had not decided on a specific design for the archway.

As was noted in the Kiwassa N.I.P. Concept Plan (adopted by Council on April 4, 1978), Kiwassa is very closely tied physically and socially to the adjacent Strathcona neighbourhood. The pedestrian overpass at the foot of Keefer provides the one major pedestrian link with Strathcona. The Kiwassa N.I.P. Committee feels that the extreme importance of this overpass can best be denoted by placing a symbolic gateway at the foot of the overpass - thus the proposal for a carved wooden archway.

The Ne Chi Zu Guild (a group of artists) was asked by the Committee to prepare a design for an appropriate archway. Several proposals were submitted and the Committee chose the one shown in Appendix I. This archway would be located at the east end of the overpass, half-way between the end of the ramp and the new curb (as indicated in the plan, Appendix II)

The Guild has agreed to fabricate and install this archway for $2,300.00. As a N.I.P. funded project, this amount would be cost-shared as follows:

Federal (50%)	$1150
Provincial (25%)	575
City (25%)	575

The Federal/Provincial share is available in the Kiwassa N.I.P. accounts in the form of "freed up" monies made available through the transfer of N.I.P. funds between different cost sharing formulas when the municipal services projects were approved earlier this year. The City share is available from the Unallocated City N.I.P. funds account 532/7901.

Clause 2 continued

It is recommended that City Council approve the appropriation of up to $2300 from the Kiwassa N.I.P. budget (Accounts 891/8729 and 532/7901) for the fabrication and installation of an archway (shown in Appendix I) at the foot of Keefer St."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

3. Space Study - City Hall

The Director of Civic Buildings reports as follows:

"During the past several years, office space shortcomings have developed in the City Hall complex. Those affecting departments in the main building have largely been resolved for the present. However, there are some serious outstanding problems affecting departments in the East Wing which have been studied extensively. The most serious shortcoming is the inadequate space in the building for many functions, where normal City Hall space standards cannot be met.

The option of leasing or building additional office space elsewhere, in order to relieve the situation in the East Wing, was considered but rejected because of the cost and operational problems. The functions of the various departments in the Wing are closely related, and there are obvious and important advantages in keeping all the departments concerned together in the same building.

This report deals with the top priorities that the Directors of Planning and Permits & Licenses have expressed as regards needed improvements for their departments. These are:

1. To provide additional office space and minor office improvements for the Development Permit Group of the Zoning Division, which is situated on the northwest corner of the second floor. Staff have been added to this function within the past several years to improve service to applicants and as a consequence staff are working in unacceptably crowded conditions, and the public is not receiving suitable service.

2. To provide a larger and more secure area for the Permits & Licenses' records filing system, to remain on the second floor. This is a critical operational requirement. Files have recently been culled but growth requires expansion possibilities for the system on the 2nd floor. These working files need to be quickly available to staff to deal effectively with the public but expansion and security cannot be provided under the present circumstances.

Our studies have shown that these space requirements can be satisfied only if a sub-unit of the Department of Permits & Licenses is removed from the second floor (although ideally it should remain on that floor). The Director has indicated that removing the combined District Inspectors Section of the Permits & Licenses, Fire and Health Departments to another floor would have the least adverse effect on operational efficiency and service to the public.

The additional space required to accommodate the District Inspectors in a location relatively close to the rest of the departmental offices and conveniently accessible for the public, could be provided by converting the Executive Parking Garage, on the main floor, to offices. The garage lends itself well to the purpose, and as compared with other options that have been considered, appears to involve the least cost.

Clause 3 continued

The development of this space will require replacement of the parking that will be displaced as well as additional parking required under the Zoning Bylaw resulting from the additional office area.

The parking provision will be a subject for a future report. However, for the purpose of this proposal we have assumed that the property at 10th Avenue and Cambie Street would be utilized. Council has previously approved parking on that site for leasing purposes. In this proposal there will therefore be loss of most of the anticipated revenue from that parking development.

The estimated costs for the project, which are shown below, are based on schematic drawings only and are therefore very approximate:

Alter Executive Garage to office use	- $110,000
Alteration to second floor - East Wing	- $ 40,000
Telephones and intercom	- $ 2,000
Consultant's fees	- $ 18,750
	$170,750
Allowance for parking lot for alternate and additional parking	$ 35,000
	$205,750

It is the recommendation of this report that an Architect be appointed to develop the proposal in detail and establish firm estimates. The most appropriate Architect to carry out the commission is Ross Ritchie who was the architect for the East Wing and whom we have already consulted to establish the practicality of the garage conversion. This report therefore recommends his appointment. The funds required for fees for this phase of the work will be approximately $5,700.

A request was made in the 1978 Supplementary Capital Budget for $300,000 to carry out necessary alterations in the East Wing to overcome serious space problems. Approval was given for only $100,000 as interim funding. Some improvements have been made on the third floor for the Planning Department and approximately $86,000 remains unexpended.

The Director of Finance advises that if Council approves the recommendations of this report, the source of funds for the Consultant's fees will be the 1978 Supplementary Capital funds. Following completion of the Consultant's study, and the subsequent report to Council, the balance of the funds required for the project are recommended to be considered in the 1980 Supplementary Capital Budget.

The Director of Civic Buildings recommends that Council:

A. Accept, in principle, the proposal to convert the Executive Garage and carry out alterations to the second floor of the City Hall - East Wing as outlined in the body of this report.

B. Ross Ritchie be retained as architect to complete a detailed study and establish firm estimates for a further report back to Council. The fees for this phase of the work, approximately $5,700 to be approved from the funds originally approved in the 1978 Supplementary Capital funds."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

.../5

4. Mt. Pleasant N.I.P. Appropriation of Funds: Improvements to "Mt. Pleasant Triangle" at Fraser and Kingsway

The Director of Planning and City Engineer report as follows:

"On September 28, 1976 City Council approved the Mt. Pleasant N.I.P. Concept Plan. Two of the priorities identified in the plan were to provide more usable public space and to install curbs, paving and boulevard trees in the Mt. Pleasant Triangle. Toward this end, the Mt. Pleasant N.I.P. Committee has identified the following improvements:

Installation of two park benches on the triangular portion of land bounded by Kingsway, Fraser and 15th Avenue

The Mt. Pleasant N.I.P. Committee recommends a maximum of $1,300.00 for installation of two benches on concrete pads. Placement of the benches will be within the triangular portion of land (bounded by Kingsway, 15th Avenue and Fraser Street) to the satisfaction of the City Engineer.

In order to finance the bench project, N.I.P. funds will be allocated from the Social and Recreational Account 896/9215.

Installation of sidewalk filler and tree planting on the north side of East 15th Avenue from Kingsway to Fraser Street

The Mt. Pleasant N.I.P. Committee recommends a maximum of $7,000.00 be allocated for installation of sidewalk filler and a maximum of $3,250.00 for planting of up to ten Japanese Cherry Trees on 15th Avenue from Kingsway to Fraser Street. This work will complement the adjacent landscaped triangle. The planting will be carried out in the Fall before the filler has been installed.

N.I.P. funds in the amount of $10,250.00 will be transferred from the Services/Utilities Account 896/9217 for the sidewalk filler and tree planting.

The cost estimates for the above noted work have been provided by the City Engineering Department and Vancouver Park Board. Maintenance will be undertaken by the Engineering Department and an annual amount of $300.00 should be identified in the Maintenance Budget for this purpose.

RECOMMENDATIONS

The Director of Planning and City Engineer recommend:

A. THAT City Council approve the appropriation of up to $1,300.00 from the Mt. Pleasant N.I.P. Social and Recreational Account 896/9215 for the installation of two park benches on the triangular portion of and bounded by Kingsway, Fraser and 15th Avenue. Costs are to be shared as follows:

Central Mortgage & Housing Corporation	- 50% =	$ 650.00
Province of B. C.	- 25% =	$ 325.00
City of Vancouver	- 25% =	$ 325.00
TOTAL		$1,300.00

Clause 4 continued

B. THAT City Council approve the appropriation of up to $7,000.00 from the Mt. Pleasant N.I.P. Services/Utilities Account 896/9217 for the installation of sidewalk filler on the north side of East 15th Avenue from Kingsway to Fraser Street. Costs are to be shared as follows:

Central Mortgage & Housing Corporation	- 25 % =	$1,750.00
Province of B. C.	- 12.5% =	$ 875.00
City of Vancouver	- 62.5% =	$4,375.00
TOTAL		$7,000.00

C. THAT City Council approve the appropriation of up to $3,250.00 from the Mt. Pleasant N.I.P. Services/Utilities Account 896/9217 for the installation of tree planting on the north side of East 15th Avenue from Kingsway to Fraser Street. Costs are to be shared as follows:

Central Mortgage & Housing Corporation	- 25 % =	$ 812.50
Province of B. C.	- 12.5% =	$ 406.25
City of Vancouver	- 62.5% =	$2,031.25
TOTAL		$3,250.00."

D. THAT City Council approve the addition of $300 to the 1980 Engineering Revenue Budget to cover additional maintenance."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and City Engineer be approved.

5. Champlain Heights - Enclaves 4, 5, 6 and 7

The Champlain Heights Project Manager, the City Engineer and the Director of Planning report as follows:

"June 12th 1979, Council accepted bids from United Properties for Enclaves 4, 5, 6 and 7. Since that time staff have been working with the builder and his architect as the development permit application has been prepared. The development permit plans have now been reviewed by various City departments and approved by the Director of Planning, subject to certain "prior to" conditions. The one outstanding condition requires that Council approve a modification to the noise buffer along Boundary Road. The purpose of this report is to outline the rationale for this request.

The Implementation Report of 1974 identified traffic noise from Boundary Road as a major concern. The report called for means to be found to reduce the impact of the noise problem on the future community. The recommended solution, at that time, was the creation of a landscaped buffer strip of varying widths adjacent to Boundary Road. Other noise abatement measures were not considered necessary.

In 1974, no specific design existed for a widened Boundary Road. It was generally assumed that the road would be at grade. When 'Option 1b' was approved on April 11th 1978, a major section of the road was depressed into a 'cut'. The attached map (Appendix I) shows the portion of Boundary Road to be in a 'cut' and the relationship of the road to Enclaves 4, 5, 6 and 7. The development conditions for Enclaves 4, 5, 6 and 7 required an 80ft. building setback from the Boundary Road to satisfy the noise abatement criteria.

Clause 5 continued

However, due to site planning problems associated with the narrow enclaves, the developer wishes to reduce the buffer by providing alternate noise abatement methods. These methods would involve the construction of a solid 8 foot fence, and double glazing of the units. The following diagrams indicate the two typical road sections of this proposal - one at grade and one in a cut.

1. Boundary Road/typical section at grade

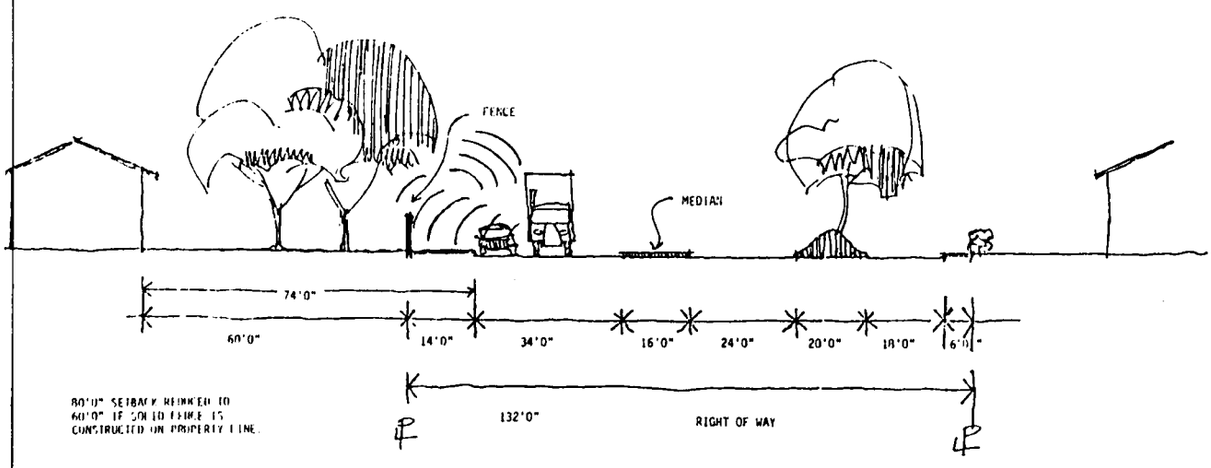

2. Boundary Road/typical section in a Cut
(lower portion of Enclaves 4, 5, 6 and 7)

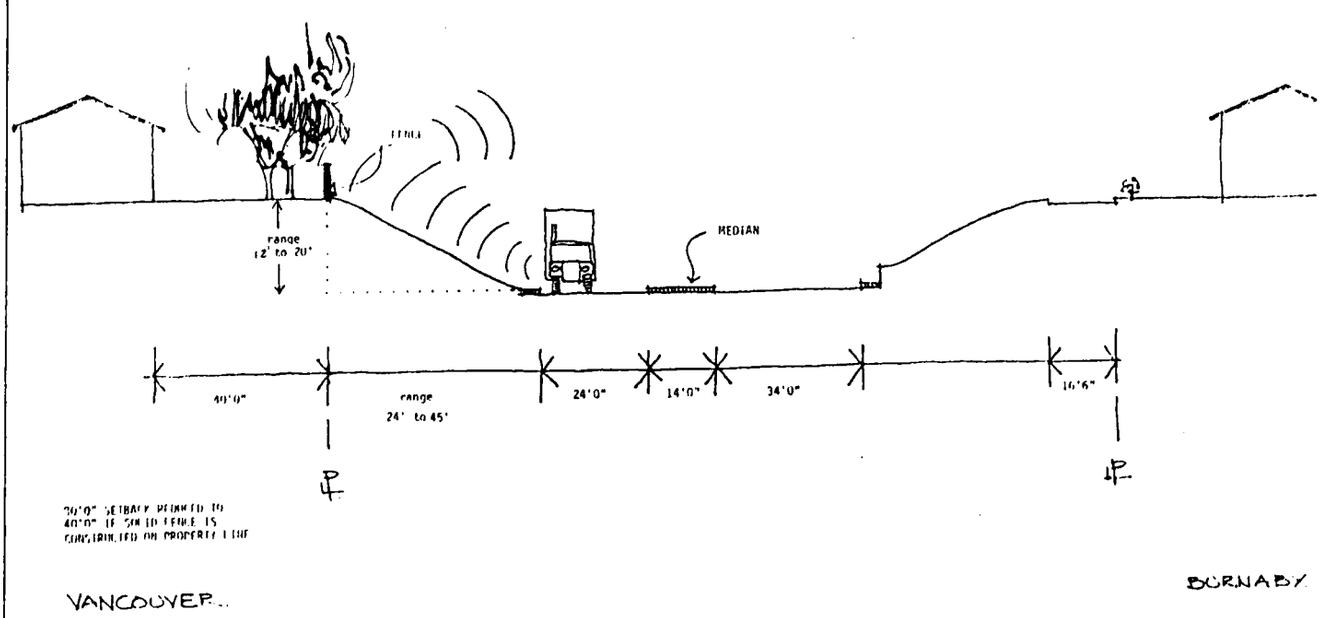

Clause 5 continued

An analysis of this proposal was carried out by an acoustical consultant, Barron and Associates, and it was established that the construction of a solid 8 foot fence would reduce the noise levels below the previously established levels, except in the case of the upper floor windows in the at grade section where double glazing with particular emphasis on acoustical properties would provide an acceptable solution. This analysis is attached as Appendix II.

Construction of a fence has other benefits in addition to reducing the noise levels. The fence will provide privacy and security for the units along Boundary Road and, combined with the proposed fence north of Rumble, it will create a consistent design element along Boundary Road.

The builder has confirmed that subject to Council approval, he will construct a solid 8 foot fence comparable in design to the proposed fence north of Rumble Street. The builder has also confirmed that all units will be double glazed.

The Project Manager and the Director of Planning have reviewed the alternative noise abatement proposal from the developer of Enclaves 4 - 7 and recommend Council permit the encroachment into the buffer zone as shown on the Development Permit drawings subject to the builder constructing a solid fence 8 feet in height and comparable to the design being developed by the City for properties between Rumble and 49th Avenue, and further, that all units in the project be double glazed with particular emphasis placed on the acoustical property of upper storey windows adjacent to Boundary Road.

The City Engineer concurs with the above recommendation but wishes to note that with comparable noise abatement measures in previously developed enclaves adjacent to Boundary Road, citizen complaints have been registered nevertheless. Although the noise abatement with the new proposal will be as effective, or better than, the original 80'0" buffer, complaints can be expected in the future, however, the City Engineer feels the new proposal is necessary and should be proceeded with.

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager, City Engineer and the Director of Planning be approved.

6. Proposed Rezoning - 4124 Dumfries Street

The Director of Planning reports as follows:

"An application has been received from Mr. C. Campbell, of Hislop Estates Ltd., requesting an amendment to Zoning and Development By-law No. 3575, whereby the land known as 4124 Dumfries Street, located on the east side of Dumfries between Kingsway and East 26th Avenue (Lot 8 except the West 16.5 ft. now road of Lot 22, Block 5, D.L. 352, Plan 1605), would be rezoned from RS-1 One-Family Dwelling District to C-2 Commercial District for the purpose of:

'Developing a commercial development in conjunction with Lot 7.'

SITE DESCRIPTION AND BACKGROUND

The site and present zoning are described in the attached Appendix A plan. The site is currently developed as a one-family dwelling with an additional dwelling unit on the lower floor. City records indicate the dwelling was constructed prior to 1930. The flanking northerly lot zoned C-2 Commercial District has been developed as a used car lot since 1973. Other lots to the east along Kingsway are developed as a gasoline service station and retail stores while the three lots to the south of the site have recently been developed with new one-family dwellings following re-subdivision.

Clause 6 continued

KENSINGTON N.I.P. PLANNING COMMITTEE

At their initial consideration of this application, the Kensington Neighbourhood Improvement Program Planning Committee deferred a decision until such time as it could be determined what the opinion was of the immediate neighbours. At their meeting of September 19, 1979, the Committee received a petition with the signatures from 15 addresses in favour of the rezoning and none opposed. On this basis the Committee agreed to recommend that the rezoning application be approved.

ANALYSIS

In 1978, discussions between the applicant and the Planning Department explored the possibilities of linking development of Lots 7 and 8 with other commercial property immediately to the east along Kingsway which was also owned by the applicant at that time. It was noted at that time that Lot 7 would be difficult to develop by itself, and the consolidation of Lot 7, Lot 8 and those adjoining commercial lands would provide for a more suitable form of development. This opportunity no longer exists as the easterly properties have been sold during the past year.

While the applicant's proposal to rezone Lot 8 has the effect of extending the commercial zone closer to the more recent residential development to the south, there are several opportunities to improve the poor relationship which would exist if Lot 8 were to remain residential and Lot 7 were to be used or developed for a commercial purpose.

In recommending approval of this application, the Director of Planning has examined the potential impact of a new commercial development on the existing dwellings to the south and noted some concern for the potential impact. The applicant has offered to enter into a restrictive covenant agreement which would provide a landscape setback with an average width of 1.524 m (5 feet) from the southerly boundary of the site. This setback, in conjunction with the required rear yard of the adjacent single-family development to the south (8.717 m or 28.6 ft.) is felt to adequately protect the interests of those residential property owners upon whom any future commercial development may impact. The provision and maintenance of adequate landscaping and screening within the 1.524 m (5 ft.) setback, which is strongly related to any proposed form of development, will contribute to an improved commercial/residential interface. Furthermore, the newly created commercial lot would, when developed in conjunction with the existing northerly flanking commercial lot, provide a parcel of land with sufficient area and width to encourage new commercial development which would upgrade this presently underutilized corner location and improve the visual aspect on Kingsway.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the whole matter referred directly to a Public Hearing:

that the rezoning be approved subject to the following conditions:

(i) that the applicant first consolidate the site (Lot 8) with the adjoining property to the north (Lot 7) and that this consolidation be so registered in the Land Registry Office; and

Clause 6 continued

(ii) that the applicant enters into a restrictive covenant in favour of the City which will provide a setback with an average width of 1.524 m (5 ft.) which is to be landscaped and maintained by the owner of the property, to the satisfaction of the Director of Planning."

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to Public Hearing.

7. Interpretation of the Powers of the Development Permit Board (FM-1 District Schedule)

The Director of Planning reports as follows:

" Purpose

To seek Council's opinion on the interpretation of the general intent of the FM-1 By-Law regarding transfer of rights, density increase and adjustment of subarea boundaries as proposed by Romses, Kwan (Architects) for Narod Developments in Development Permit Application #84491 for a total block development bounded by 7th and 8th Avenues and between Hemlock and Birch Streets.

Background

A preliminary development permit application was filed on June 18, 1979. Staff met with the applicant on several occasions and indicated certain difficulties regarding compliance with the Zoning and Development By-Law. The applicant expressed the wish to proceed with the proposal to the Development Permit Board for a decision and this was supported by staff. The proposal was considered by the Development Permit Board on October 15, 1979.

The Proposal

The proposal consists of a commercial component (6 storeys) and a residential component (79 townhouses) that occupies a whole block (240' x 500') bounded by Hemlock, Seventh, Eighth and Birch. The site is presently used for car storage.

The site falls within all 3 sub-areas of the FM-1 Schedule which permits varying degrees of commercial uses in buildings as follows: (See Figure 1.) Up to 50% sub-area 1; up to 15% sub-area 2; and up to 100% sub-area 3.

fig. 1

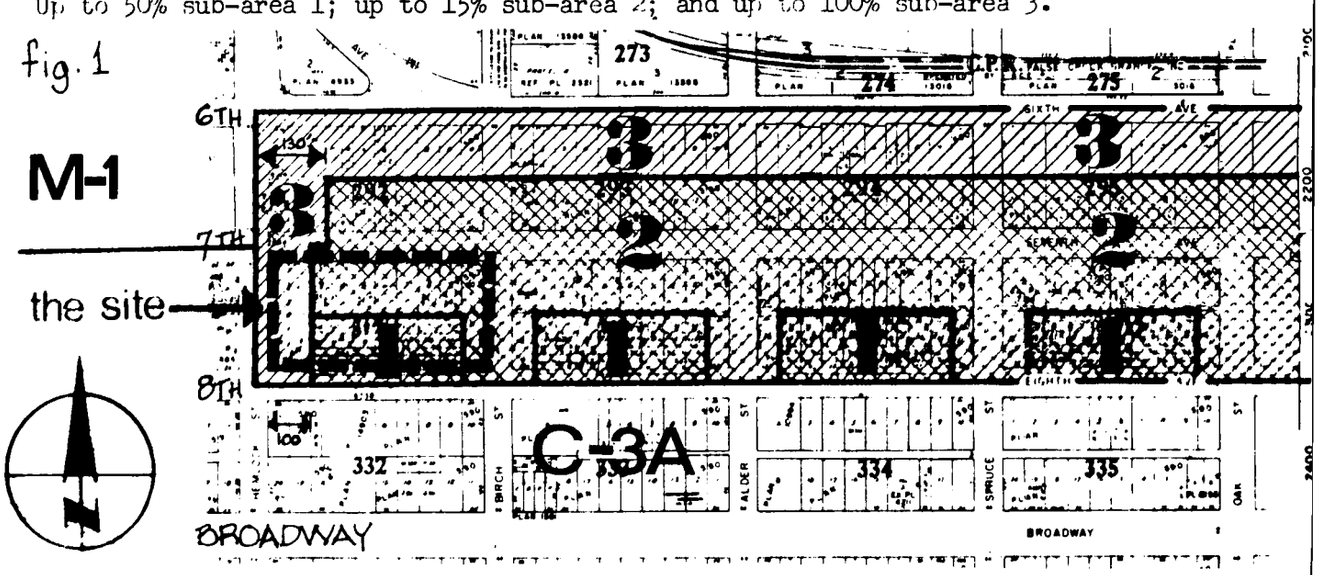

Clause 7 continued

fig. 2

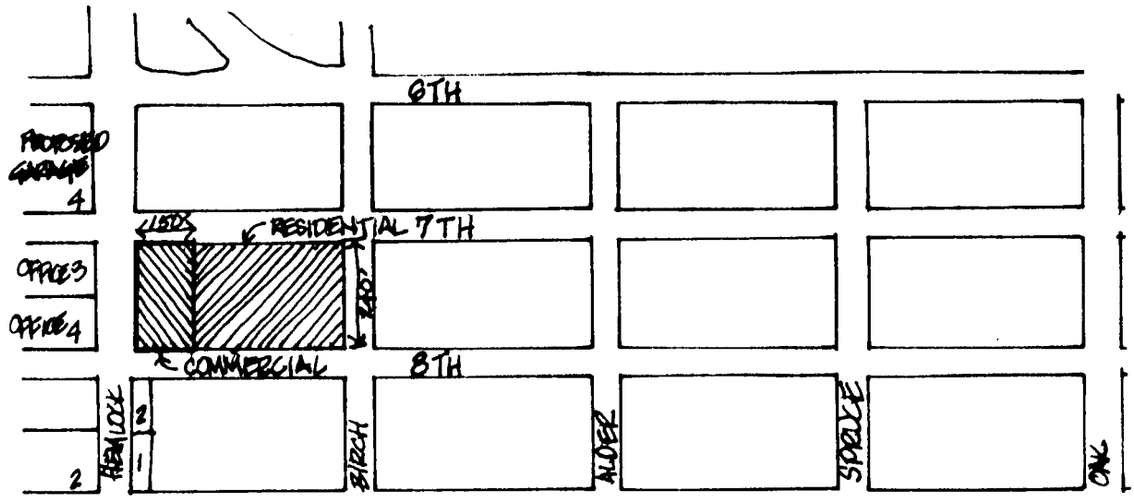

The applicants wish to collect the commercial density accrued on the eastern portion of the site to the western portion of the site. Because of the resultant consolidation of the commercial uses in the western portion of the site the 100% commercial use areas increase beyond the sub-area 3. The commercial development would cover an area some 150' in frontage rather than 100' as shown in sub-area 3. The floor space ratio of the commercially covered area would be 2.2. The F.S.R. over the whole site would be 1.433. The maximum permitted F.S.R. is 1.5. (See Figure 2).

This preliminary Development Permit Application was considered by the Development Permit Board on October 15, 1979. They had before them a memorandum from the Director of Legal Services indicating that the transfer of commercial uses and boundary adjustment would change the character of the sub-areas and is therefore a zoning change. (See Appendix) A). The Board's decision was as follows:

> "THAT the Development Permit Board accept, in principle, the concept of an office and townhouse development as submitted under preliminary Development Permit Application No. 84491 but defer its decision on this preliminary application until such time as the Chairman of the Board has met with the Director of Legal Services to resolve the points raised by the Director of Legal Services in his memo to the Director of Planning dated October 12, 1979. Subject to a satisfactory resolution of that discussion, the scheme may then be further developed to a complete application, taking into account the comments of staff, the Urban Design Panel, and the Staff Committee, and the requirements of the FM-1 By-Law". (See Appendix B)

The Director of Planning met with the Director of Legal Services on October 22, 1979, to clarify the legal implications of the proposal. The Director of Legal Services suggested that the Director of Planning should approach Council to seek guidance in the exercise of the powers of the Development Permit Board with regard to relaxation in the FM-1 By-Law. The discretionary authority of the D.P.B. is described in the Zoning and Development By-Law Section 3.2.4.

The Issue

There are two possible interpretations of the intent of FM-1 By-Law as far as this mixture of residential and commercial uses are concerned:

A. That the intent is to promote small scale development throughout and that the amount of permissible commercial uses be dispersed with each commercial enterprise being relatively small in scale.

Clause 7 continued

B. That the intent is to provide a balance of Commercial and Residential uses throughout the FM-1 (Fairview Slopes) District, and that, provided that balance is maintained, then the Development Permit Board may approve a comprehensive development proposal that is apparently at variance with the detailed interpretation as set out in A above.

In this particular case, the applicant proposes to follow interpretation B above in principle. It could thus be interpreted that the commercial floor space attributable to subarea 1 will be consolidated into its westerly 50' and similarly, the commercial floor space attributable to subarea 2 will be consolidated into its westerly 50'.

According to the Director of Legal Services, this could change the character of the sub areas beyond what a strict By-Law interpretation would indicate. Therefore, it could be argued that it was not within the Development Permit Board's power to provide these relaxations. However, he noted that a case did exist for the relaxation being suggested but, bearing in mind the special circumstances and unusual nature of this case, it would be wise for the Board to confirm with City Council, the legislators, that this would be acceptable to their intent.

The Development Permit Board, in reviewing this application, felt that the proposal was in principle an appropriate form of development bearing in mind the location of the site next to the Hemlock Street (access to Granville Bridge) and, the rare opportunity for a comprehensive redevelopment on a whole City block.

Recommendation

The Development Permit Board seeks Council's direction regarding the interpretation of the intent of the FM-1 District schedule and the extent of the discretionary powers of the Board with reference to transfer rights, density increase and adjustment of sub-area boundaries.

The Director of Planning, acting in his capacity as Director and as Chairman of the Development Permit Board, recommends:

THAT City Council advise the D.P. Board that in view of the general acceptability of the concept proposal in D.P.A. #84491 and in view of the fact that the proposal is on a consolidated block of property that the proposal can be approved subject to such conditions as may be appropriate to achieve a satisfactory design solution."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 349, 350, 351

LICENSES AND CLAIMS MATTERS

RECOMMENDATIONS

1. Stores Open Thanksgiving Day, October 8, 1979

The Director of Permits and Licenses reports as follows:

"On October 17, 1978, City Council resolved that where any retail store (other than one of the class of stores enumerated below) is open for business on January 1, Good Friday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day or Boxing Day, that Council may consider invoking its powers under Section 275 of the Vancouver Charter relating to suspension and revocation of business license.

(a) Small Grocery stores (1,200 sq. ft. or less); drug stores, provided the items listed in Section 4(1) of the Shops Closing By-law are not on display or for sale for any of the above-mentioned Statutory Holidays.

(b) The following stores may be open for business only on Victoria Day, July 1, B. C. Day, Labour Day and Boxing Day:

- Bookstores, record stores, souvenir stores, provided the items listed in Section 4(1) of the Shops Closing By-law are not on display or for sale.

- Stores in the designated Historic Areas of Gastown and Chinatown.

This Council resolution came into force November 11, 1978, and was advertised in the daily paper November 1, 1978.

It should be noted that the exemptions described in (b) above DO NOT APPLY on January 1st, Good Friday, Thanksgiving Day, Remembrance Day, and Christmas Day.

Inspections have been made on various Statutory Holidays and where violations were found the licensee was notified in writing of Council's resolution and informed that any further violations would be reported to City Council.

On Thanksgiving Day, October 8, 1979, 33 stores were found to be open in contravention of Council's resolution. Of this number the following two stores were repeat offenders;

1. Jan's Macrame Shop Ltd., 1172 Davie Street.

   This store was open on Victoria Day, May 21, 1979. The licensee was notified of Council's resolution by letter dated June 1, 1979.

2. Manubhai Patel (Patel's Super Market), 2210 Commercial Drive.

   This grocery store (over 1900 sq. ft.) was open on Good Friday, April 13, 1979. The licensee was notified of Council's resolution by letter dated April 20, 1979.

Letters have been sent to the operators of the other 31 stores advising them of Council's resolution regarding store opening on Statutory Holidays.

It is recommended that Jan's Macrame Shop Ltd. and Manubhai Patel be requested to appear before Council to show cause why their business licenses should not be suspended."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

2. Claim Number 19064 - Mr. R. Kroecher

The Director of Legal Services reports as follows:

"This claim arose as a result of the flooding of an apartment block at 2277 Wall Street on July 1, 1979.

The flooding occurred during a very heavy rainstorm which caused the sewers and catch basins in the area to surcharge at which time the surface water flowed from the street into the building which is below street grade. Six suites and a basement electrical equipment room were involved in the flooding.

Our investigation revealed that the surcharge was the result of restrictions in the sewer capacity downstream from the flooded area.

The claim as presented is reasonable and all expenses have been verified and found to be in order. In the circumstances I would request authorization to have a cheque in the amount of $2,290.48 issued payable to R. Kroecher."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

3. P.N.E. Land Use Control

The Director of Planning reports as follows:

"On July 24, 1979, Council resolved:

'That the proposal that no restrictions be placed on the rental facilities at the P.N.E. be referred to the Director of Planning for report, in consultation with the Director of Permits and Licenses, on guidelines and any possible restrictions on retail use of rental facilities at the P.N.E.'

In dealing with this matter, Council had earlier resolved to approve the recommendation of the Planning and Development Committee contained in its report of April 5, 1979 which endorsed certain permitted uses under the management of the P.N.E. without requiring a development permit, among these being:

'swap-o-ramas, swap meets or flea markets, limited in time; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise up to a limit of thirty (30) percent of the total sales.'

Having since reviewed the matter, it is now the opinion of the Director of Permits and Licenses that the standard of 'thirty percent of total sales' would be difficult to measure and consequently impossible to enforce. If, subsequent to consideration of this report, Council still wishes that such a standard be implemented, it is suggested that it be amended as follows:

'...and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell such new merchandise.'

Council may also wish to impose a requirement that no individual seller may display, offer to sell, or sell new merchandise exclusively. Needless to say, if no restrictions are to be placed on the retail use of rental facilities, the foregoing limitation in any form would be redundant.

Clause No. 3 cont'd:

BACKGROUND

The objects of the P.N.E. set forth in the P.N.E. lease agreement with the City include a wide variety of public purposes, "except profit", which are useful or beneficial to the people generally, including 'any enterprise, matter or thing having a civic, national, patriotic, scientific, agricultural, artistic, educational, social, recreational or sporting character.'

Apart from the power to display a great variety of produce, goods and merchandise, there appears no basis in the stated objects or powers of the P.N.E. to carry out, either directly or by sub-lease agreements, any general retail activity as provided for in the Zoning and Development By-Law. There is, however, nothing to prevent the display or advertisement of the price or availability of goods or merchandise as presently takes place at the various trade shows, such as the boat, auto and home shows.

The P.N.E. has been engaged for many years in a complex of activities, virtually all of which have had some generally recognized public purpose but not all of which may have been financially self-sustaining. The degree to which one type of activity may justifiably sustain other activities as part of a common purpose - or to meet the overall expenses of the general operation - presents difficulties in assessing the non-profit character and consequent legitimacy of that activity. The question of permitting general retail activity as a source of general revenue also raises the question of what other forms of commercial (or industrial) enterprise may be appropriate for the same purposes, regardless of their compliance with the stated objects and powers of the P.N.E.

The P.N.E. management has advocated no restrictions on retail activity as an additional means of raising revenue to cover general expenses, but has informally proposed conditions under which there would be:

(a) no rental of floor space of less than 3 715m^2 (40,000 square feet) and

(b) no rental of floor space for a period of less than one (1) day nor more than seven (7) days.

While the P.N.E. has no objection to an established maximum limitation of gross leasable floor space of the same magnitude, it is contended that:

(a) the minimum floor space standard would effectively require the rental of the Showmart Building (3 995m^2) (43,000 square feet), the facility most commonly used for displays and most suited to retail sales, and

(b) the minimum floor space standard and maximum time limit would confine retail activity to special events befitting the character of the P.N.E. which would not ordinarily compete with similar types of retail activity elsewhere.

Further to this, the P.N.E. would like the opportunity to stage retail or auction sales outdoors in parking lots and other large, open-air activity areas. Such retail activity could presumably include automotive, recreational vehicle, farm or industrial equipment displays and sales of both new and used merchandise, while the indoor activity would likely include furniture, appliance or hardware sales, as well as those products now only displayed in the various trade shows.

Available indoor space for retail activity includes, in addition to the Showmart Building, the Food Building (2 785m^2) (30,000 square feet), the Forum (north end) (2 045m^2) (22,000 square feet), and Rollerland (1 860m^2) (20,000 square feet), for a total of 10 685m^2 (115,000 square feet). For comparison, that floor space is equivalent to three large grocery supermarkets, a junior department store, or a small community shopping centre.

Clause No. 3 cont'd:

ISSUES

The question of the P.N.E. engaging in general retail activity, either directly or indirectly, raises the following issues:

(a) the justification for retail sales and related profit-making in respect to activities not clearly within the stated objects and powers of the P.N.E.

(b) the environmental impact of retail sales activity on surrounding neighbourhoods and the market impact of such activity on existing businesses in nearby commercial districts, with special reference to:

(i) the location, type and amount of such activity, both indoors and outdoors;

(ii) the duration and hours of operation of such activity; and

(iii) the business tax liability of licensees.

(c) the applicability of existing commercial development policies and standards and conditions of use of the zoning district schedules of nearby commercial districts.

The justification for retail sales activities as wholly independent enterprises, separate from (a) the small-scale, retail or service-commercial functions ancillary to the larger, public-purpose functions of the P.N.E., or (b) trade shows where all retailers displaying, offering to sell, or selling a particular commodity participate, is a matter solely for Council's determination pursuant to the statute creating the P.N.E. and the subsequent lease agreement.

The environmental impact of retail sales activity relates principally to appearance, noise generation and traffic impact. None of these factors need pose a problem to surrounding neighbourhoods if the activity is located well away from residences, is appropriately screened from the boundaries of the site (if necessary), is of a type not creating excessive outdoor noise or other public disturbances, and is of a scale not generating inordinate traffic and parking demands, especially during times when other major events are taking place.

The market impact of retail sales activity relates to the type and range of goods which may be offered for sale, the scale of the activity and the duration and hours of operation of such sales. Such impact may be minimal if sales are of a 'special-events' nature for select and limited periods of time, cater to a broader market or involve goods not generally available in nearby commercial districts, and the business tax liability of licensees is at least equal to, if not higher than, that incurred by other competing businesses in the vicinity.

The predominant commercial zoning district in the vicinity of the P.N.E. is the C-2 District, the intent of which is:

> '...to provide for a wide range of goods and services and to maintain commercial activities and personal services that require central locations to serve large neighbourhoods.'

Clause No. 3 cont'd:

Retail stores 'catering to the day-to-day needs of residents of a large district of the City composed of more than one neighbourhood' are permitted outright; however, such outdoor activity as 'motor-vehicle sales' is a conditional use. The conditions of use for both outright and conditional uses generally require that all activity, with minor and obvious exceptions, be carried on wholly within a completely enclosed building. Nevertheless, the Director of Planning may relax such use conditions:

> '...to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of the Schedule.'

The conditional use list itself is somewhat open-ended in that the Director of Planning may permit any use not specifically listed in the C-2 or any other District Schedule which he considers comparable in nature to the uses listed in the Schedule, having regard to its intent.

RECOMMENDATIONS

Within the context of the foregoing and the Council-approved recommendations of the Planning and Development Committee of April 5 and of the City Manager of March 1, 1979 (attached hereto as Appendices 'A' and 'B,' respectively), it is recommended:

A. That the following be added to the Uses Permitted under the Management of the P.N.E. without Requiring a Development Permit:

(n) Retail merchandising carried on wholly within a completely enclosed building, except for parking and loading facilities, restaurant uses, and the display, offering for sale, or sale of flowers, plants, fruits and vegetables, provided that the amount of retail floor space leased or occupied at any time for the display, offering for sale, or sale of any goods or merchandise shall be restricted to a minimum of 1 860 m^2 (20,000 square feet) and a maximum of 4 180 m^2 (45,000 squre feet).

B. That the following be added to the Uses Which May Be Permitted under the Management of the P.N.E., but First Requiring the Filing of a Development Permit Application and Obtaining the Approval of the Director of Planning.

(c) Retail merchandising outside any building, except as otherwise provided for in (n) above, provided that the Director of Planning, before issuing a development permit, shall have due regard to the type of merchandise, the area and location of the display, the hours of operation, the availability of off-street parking, and the anticipated impact of the activity on adjacent uses, and may impose such conditions as he deems necessary.

C. That, in respect to any retail merchandising activity under A or B above,

(a) Individual retailers be licensed for a period not exceeding ten (10) days and not more often than twice in any calendar year (except that this would not apply in the case of licensees participating in swap-o-ramas, swap meets or flea markets).

(b) All retail merchandising be restricted to the same hours of operation as similar businesses in the C-2 District of the Zoning and Development By-law.

(c) No major retail activity be carried on outside any building simultaneously with other major events at the P.N.E. or stadium facilities.

(d) All retailers be subject to a license fee of $600.00 for each thirty (30) days or portion thereof, or $100.00 a day for swap-o-ramas, swap meets or flea markets.

(e) Retail merchandising be deemed to include auctioneering but not wholesaling.

Clause No. 3 cont'd:

D. That Council's resolution of July 24, 1979 providing for swap-o-ramas, swap meets or flea markets under the management of the P.N.E. without requiring development permits be amended to read:

(k) Swap-o-ramas, swap meets or flea markets, for periods not exceeding ten (10) days; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell new merchandise.

E. That Council's resolution of July 24, 1979 incorporating that provision of the City Manager's recommendation of March 1 relative to the advertising of commercial business be amended to read:

There shall be no outdoor advertising of any commercial business other than identification signs associated with the uses listed in A and B above, and there shall be no activities that are exclusively retail other than those provided for in A(n) and B(c) above or those customarily accessory to any of the other uses listed.

F. That the policy as amended be reviewed after one (1) year by the Director of Planning and the General Manager of the P.N.E. with any suggested changes being reported to Council."

The City Manager has been informed that the General Manager of the P.N.E. agrees with the above recommendations.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 351, 352

FINANCE MATTERS

RECOMMENDATION

1. Community Services Contribution Program

The Director of Finance reports as follows:

"In April, 1979, the Provincial Government announced the Community Services Contribution Program (C.S.C.P.) and gave the guidelines for projects which will be accepted for funding under the Program. Three components of the Program were identified as follows:

1. Sanitary sewer and water projects - 20% cost sharing
2. Local Community Improvement projects - 50% cost sharing
3. Waste conversion to energy projects

Two program years were identified for the Program as follows:

- Program year #1 - submissions to be made by May 31st
- Program year #2 - submissions to be made by October 31st, 1979

The City made its submissions for program year #1 in accordance with the timetable stated by the Province. The priority rating for the projects submitted by the City was based on Council's priority rating for the 1979 Supplementary Capital Budget. This priority rating for selection of projects was adopted because the City did not have time to do the analysis and justification as required in the Provincial guidelines.

Subsequent to the change in the Federal government in May, the C.S.C.P. was renegotiated between the Federal and Provincial governments. It is our understanding that the program will be ratified, and that the Provincial government will be making an announcement in the near future regarding the projects of program year #1 which will be financed. We also understand that the timetable for the second program year remains intact except that the deadline for submissions has been extended to November 14, 1979.

The purpose of this report is to present a recommended list of projects for submission to the Provincial government for the second program year of the C.S.C.P. A book with the detailed description of projects has been circulated to Council members and is available in the City Clerk's Office.

Process for Selection and Priority Rating

All Departments have been canvassed for submissions of projects which meet the C.S.C.P. guidelines and will be undertaken in the period January 1st, 1980 to March 31st, 1982. Subsequent to the submissions of projects, a Staff Committee was formed composed of representatives from Engineering, Planning, Park Board, Civic Buildings, and Finance to review the appropriateness of the submissions and to develop a priority rating on submissions. Attached to this report is a listing of some of the considerations which were utilized by the Staff Committee in this process. The attached listing of projects reflects the departmental priorities and have been integrated into a composite list on a basis which the Staff Committee felt was reasonable and consistent.

In summary, the project submissions are as follows:

Department	Total Cost (000)	C.S.C.P. Share (000)
Park Board	$ 2,300	$ 1,150
Planning	3,500	1,750
Engineering - sewer and water *	6,270	1,254
- other	5,725	2,862.5
Library	60.8	30.4
	$ 17,855.8	$ 7,046.9

* 20% Cost Sharing

Clause No. 1 cont'd:

Analysis of Project Submissions

In adopting a list of projects for submission to the C.S.C.P., Council will be indicating their support for the projects. However, all projects will be further reported to Council in the normal process (i.e. Basic or Supplementary Capital Budgets, or special reports) for approval and funding of the City share of the costs.

With regard to the concern of feasibility and timing for certain of the projects, certain specific observations were raised by the Staff Committee, including the following:

1. The West End Mini-Parks - further consultation is necessary between Parks, Engineering, Planning, and Fire regarding the feasibility of the projects.

2. Seventh Avenue street scape - further analysis of the proposal is required by Planning and Engineering.

3. Denman street scape - this project has not yet been approved by the local property owners who would contribute to the funding.

4. West Point Grey Community Centre - the operation of this Centre would result in annual operating costs of approximately $60,000.

There are funding considerations which will also have to be addressed in the future with any approved projects. In the attached table, the identifiable source of funding for the City's share of the project is noted. Most of the projects submitted by the Engineering Department could be funded out of their existing Capital program, but there are certain projects which require other funding including Supplementary Capital funds. The projects submitted by the Park Board could presumably be funded from their annual allocation from Supplementary Capital. Those projects submitted by the Planning Department have not an established funding source and, if approved, would have to be funded either within existing Capital programs of the Park Board and Engineering Department, or else through 1980 and 1981 Supplementary Capital Budget.

Recommendation

The Director of Finance recommends that the attached list of projects for:

a) Sanitary Sewer and Water Projects

b) Local Community Improvement Projects

be submitted to the Provincial Government, with the priorities as established by the Staff Committee, for the second program year of the Community Services Contribution Program."

The City Manager notes that the projects in the attached tables are listed by priorities A, B or C. There is no ranking within each priority group.

The priorities were established by a staff committee on which the several departments were represented.

Projects arising out of Local Area Planning programs are listed under "Planning", but the primary responsibility for design and implementation of such projects would lie in Engineering for streets projects, and with the Parks Board staff for parks and recreation projects,-- in each case in consultation with the local area planning program.

The City Manager RECOMMENDS that Council approve the submission of the projects with priorities listed, as being a reasonable compromise between the desires of the various departments.

FOR COUNCIL ACTION SEE PAGE(S) 352

PERSONNEL MATTERS

RECOMMENDATION

1. Long Term Disability Plan - Outside Workers

The Director of Personnel Services reports as follows:

"One of the results of the 1979-80 labour negotiations with C.U.P.E. Local 1004, was an agreement to install a Long Term Disability Plan (L.T.D.) for the City and Park Board Outside Workers. The Plan is scheduled to come into effect on January 1, 1980.

C.U.P.E. is the first of our unions to negotiate L.T.D. coverage. The City therefore has no direct experience with L.T.D. and is in no position to know at this point which insurance carrier is best qualified to underwrite the coverage on the most economical basis. The wisest course to follow in this situation is to "go to the market". This involves the preparation of detailed Specifications, the submission of these to insurance firms for competitive bids and the analysis of the bids to choose the one most advantageous to the City. Work of this kind requires a level of expertise normally possessed only by a consultant specializing in employee benefit plans.

If the L.T.D. Plan is to be installed on time, preparations should begin immediately. Work had been delayed pending receipt of the Wyatt Company's report on their review of the City's employee benefit plans which had been authorized by Council earlier in the year. This report has now been received and its recommendations will be submitted to the Finance Committee on November 22nd. An initial analysis of the report shows that the Wyatt Company has gained an excellent insight into the City's benefit structure and has made practical recommendations which if followed will reduce our costs substantially. With their very current knowledge, they would be in a very good position to handle the introduction of the L.T.D. coverage.

I therefore recommend that the City engage the Wyatt Company as special consultants for the purpose of handling the introduction of L.T.D. coverage for Outside Workers for a fee not to exceed $5,000.

The Assistant Comptroller of Budgets advises that if this recommendation is approved, the source of funds would be Contingency Reserve."

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 352

PROPERTY MATTERS

RECOMMENDATIONS

1. E.L. Sauder Lumber Company Limited
Rent Review, Parcel 3

The Supervisor of Properties reports as follows:

"E.L. Sauder Lumber Company Limited lease Lots 44, 45, Ptn. 46, 47 except East 75 ft, Ptn. East 75 ft. of 47,48,49, and Lot A, D.L. 2037 and 2064 from the City of Vancouver. These lots comprise some 44,321 square meters of land and water, and are divided into five separate parcels, numbered one to five as shown on the attached plan. Under the terms of the lease, each parcel has a common expiry date, being December 31, 1988, but rent reviews vary from parcel to parcel.

A five year review of the rent on Parcel 3 was carried out on February 1, 1979, and following extended negotiations, the lessee has agreed to a rent increase effective February 1, 1979 from $9,432 per annum plus taxes to $46,182.00 per annum plus taxes.

The Supervisor of Properties is of the opinion that this proposal represents fair market rental value and, therefore, recommends that the rent on Parcel 3 be increased to $46,182 per annum plus taxes effective February 1, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Champlain Heights - Enclave 14

The Assistant Project Manager reports as follows:

"On several occasions in the past, Council have considered and decided upon matters relating to the development of Enclave 14. The last report presented to Council was a Provincial Government offer to purchase a portion of Enclave 14, the site of a care facility. Council declined the offer and instructed staff to conclude the negotiation of a 60 year lease by the 28th October 1979. This instruction has been successfully concluded and a lease acceptable to the Province and Canada Mortgage and Housing Corporation has been drafted (Letters of Approval to the Masons to enter into a lease with the City from senior levels of government are attached as Appendix I). The draft lease, now approved by all is not substantially different from it's previous model: it incorporates all of the general terms and conditions presented and approved by Council on 12th December 1978.

One of the conditions established by Council in December 1978 was the rent payment schedule which was as follows:

Rent

a) Payment of $162,500 shall be made on the date of signing of the lease or June 1, 1979, whichever date may be earlier and which date shall be the commencement date of the lease.

b) Payment of an additional $162,500 shall be made on the date of substantial completion of the buildings as determined by the lessee's architect, or November 1, 1980, whichever date may be the earlier.

Clause No. 2 cont'd:

On 12th June 1979, Council approved a 120 day extension to the 28th October 1979 for the signing of the lease. The Society of Royal Arch Masons are in a position to execute the lease, however, they are not in a position to make the first rent instalment as at this time no mortgage has yet been set up.

The Architect for the Masons issued a construction tender call 28th/29th October with a submission (closing) date of 22nd November 1979. Only after the receipt of a successful/satisfactory tender bid will the Masons be in a position to arrange a mortgage and pay rent.

In view of the foregoing, the Assistant Project Manager recommends that the dates for payment of rent be amended as follows:

1) First payment of half the rent, $162,500 - 28th December 1979, and second and final payment of rent to be $162,500 - 1st June 1981.

2) That the Director of Legal Services prepare the appropriate alterations to the lease documents."

The City Manager RECOMMENDS that the foregoing recommendation of the Assistant Project Manager be approved.

3. False Creek, Area 6, Phase 2
Lot 48 - Ground Lease Terms

The False Creek Development Consultant reports as follows:

" Purpose

The purpose of this report is to recommend approval of the ground lease terms for the Intermediate Care Facility, Lot 48, Phase 2, Area 6, False Creek.

Background and Procedure

City Council, at its meeting on May 16, 1978 appointed the Broadway Pentecostal Care Association as Sponsor of the Intermediate Care Facility in Phase 2, Area 6, False Creek.

Subsequently, City Council, at its meeting on June 12, 1979 approved the procurement procedure of selecting a contractor for this Facility from a curriculum vitae type competition, to work with the Architect and submit a maximum price tender, based on preliminary plans and specifications. This procedure was modified in conjunction with CMHC, when it was recognized that the CMHC maximum price for this type of project, of $28,000 per unit (117 units multiplied by $28,000 = $3,276,000) was going to be exceeded because of additional foundations, underground parking and consistent external quality demanded in False Creek.

Instead, tenders were invited from four selected contractors, with tenders based upon approved preliminary plans and specifications and detail piling and foundation drawings.

Nevertheless, upon receipt of tenders in mid-September, 1979, after adding the construction cost, a reasonable contingency figure, soft costs (fees, etc.) and an assumed figure for the land value of two thirds the market value, the resulting project cost was approximately $34,500 per unit. CMHC could not approve this figure, it being far in excess of their maximum of $28,000.

Clause No. 3 cont'd:

The False Creek Development Group has, therefore, been involved in intense negotiations with the contractor, architect, CMHC and sponsor and, with help from the City's Medical Health Officer, have been able to pare down the construction costs by some $50,000 and the soft costs by some $30,000 without detriment to the Facility. By also reducing the land cost (but still recovering the City's front end expenditures), it is possible to achieve a total cost of $32,000 per unit, which CMHC will approve.

The revised costs would, therefore, be as follows:

Construction (maximum guaranteed)	$2,749,000
Soft costs (fees, etc.)	518,000
Contingency	105,000
Land lease (prepaid for 60 years)	372,000
Total 117 units at $32,000 per unit	$3,744,000

It should be noted that the prepaid land lease of $372,000 works out to be $8.06 per built square foot for the 46,116 square feet of building. This $8.06 is approximately 44% of the built square foot figure agreed to for the market condominiums in the first part of Phase 2.

The Director of Finance has reviewed this land lease prepaid value in context of all of the known and anticipated lease revenues for False Creek, Area 6, Phase 2 which collectively cover the Front End Expenditures, and recommends approval.

The Letter of Understanding and Ground Lease Terms dated October 19, 1979 are those which are satisfactory to CMHC, the Provincial Government and City Staff, and are attached as Appendix A.

Recommendations

The False Creek Development Consultant recommends that:

a) The terms and conditions as set out in the Letter of Understanding and Ground Lease Terms dated October 19, 1979 be approved.

b) The Director of Legal Services be requested to prepare a Ground Lease in accordance with the approved terms and conditions, for execution.

c) Construction of the Facility commence upon issuance of the appropriate Permits."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 353

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, November 20, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT:	Mayor Volrich Aldermen Bellamy, Boyce, Ford, Gerard, Kennedy, Little, Puil and Rankin
ABSENT:	Aldermen Harcourt - on Civic business Marzari
CLERK TO THE COUNCIL:	R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

CONDOLENCES

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT the condolences that were recently expressed by the Mayor on behalf of Council to the family of Captain John Fairley Graham of the Vancouver Fire Department, who lost his life in an apartment fire whilst on duty, be confirmed.

- CARRIED UNANIMOUSLY

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Kennedy,
SECONDED by Ald. Gerard,
THAT the Minutes of the following meetings be adopted:

Special Council Meeting (Public Hearing)	November 1, 1979
Regular Council Meeting (Except "In Camera")	November 6, 1979

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Stores Open Thanksgiving Day, October 8, 1979

Council on November 6, 1979, resolved that Jan's Macramé Shop Ltd. and Manubhai Patel be requested to appear before it to show cause why their business licenses should not be suspended as they were both open for business on October 8, 1979 in contravention of Council's resolution regarding Statutory Holidays.

The Mayor advised Council that, in view of the pending court case regarding "The Warehouse" being open on Sundays, Council may wish to defer this matter as the decision may have a bearing on the City's licensing powers.

MOVED by Ald. Rankin,
THAT this matter be deferred until an early meeting in 1980.

- CARRIED UNANIMOUSLY

2. Transfer of Approved Self-Serve Gasoline Service Station Site

Council, when considering a report of the City Manager dated October 31, 1979, heard a delegation from Mr. Dawes, representing Shell Canada Limited, who spoke in support of a request to transfer the present self-serve gasoline station from 2473 Kingsway to the full-service station at 2236 Kingsway. Mr. Dawes outlined the history of the application and advised that "under-the-hood service" would be provided to motorists upon request.

Following a number of questions put by members of Council and answered by Mr. Dawes, it was

MOVED by Ald. Puil,
THAT the above application by Shell Canada Limited be denied and Council confirm the Manager's interpretation of Council resolution dated September 18, 1979 on self-serve gasoline stations.

- CARRIED

(Ald. Gerard, Kennedy and Little opposed)

3. Black Solidarity Association - Discrimination at Cabarets

Council on March 13, 1979, after approving a number of recommendations from the Community Services Committee Chairman on the matter of discrimination at cabarets, heard a submission and received a brief from the Black Solidarity Association and resolved:

> "THAT the representation, and the brief from the organization be received and the brief be considered when Council has received the decision of the Human Rights Commission investigation currently underway."

Council had before it a previously distributed report of the Human Rights Commission's Board of Enquiry which was also summarized in the City Manager's report dated November 13, 1979.

Mr. Paul Winn, President of the Black Solidarity Association, submitted a brief seeking enforcement of the City's anti-discrimination by-law and, in particular, to cancel the business license of Misty's Cabaret, which was the subject of the Board of Enquiry.

cont'd.....

DELEGATIONS (Cont'd)

Black Solidarity Association
- Discrimination at Cabarets (Cont'd)

Mr. Reynolds, representing Misty's, was present and answered questions by Council on the matter of payment of damages as directed by the Board. He indicated that if no appeal is lodged it is expected his client will pay all costs and damages involved.

MOVED by Ald. Rankin,
THAT the owners of Misty's Cabaret be directed to appear before Council and show cause as to why their business license should not be cancelled by reason of their violation of the Human Rights Act.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little,
THAT action on this matter be deferred for a period of approximately six months on the understanding that any further infractions incurred of this kind be brought before Council immediately.

FURTHER THAT the City Manager,at the end of that time, coordinate reports to be requested from the Liquor Control and Licensing Branch, Human Rights Commission, Police Department and Permits and Licenses Department on the conduct of Misty's Cabaret.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Puil,
THAT the briefs from the Black Solidarity Association be received, and any further infractions incurred by Misty's Cabaret be brought to the attention of Council through its Community Services Committee immediately.

- CARRIED

(Alderman Little opposed)

UNFINISHED BUSINESS

1. P.N.E. Land Use Control

Council on November 6, 1979 deferred consideration of a Manager's report dated November 2, 1979 for two weeks, to permit the P.N.E. Board of Directors an opportunity of considering the matter. A revised Manager's report dated November 8, 1979 has been concurred with by the P.N.E. Board after an amendment and was considered by Council this day.

MOVED by Ald. Puil,
THAT the recommendations of the City Manager as contained in his report dated November 8, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Planning Department
- Housing Report

Council noted a letter dated November 6, 1979 from Social Planning and Review Council requesting that its representative be heard at a Council Meeting when the Housing Report is discussed. A number of similar requests to address Council had been received by the City Clerk.

MOVED by Ald. Rankin,
THAT the delegation requests from S.P.A.R.C. and other organizations be approved.

- CARRIED UNANIMOUSLY

2. By-law Infraction -
2655 East Pender Street

Council noted a letter dated October 29, 1979 from Mrs. Borrino of 2655 East Pender Street requesting to appear as a delegation on appeals to the Board of Variance, which had been denied.

MOVED by Ald. Rankin,
THAT the delegation request by Mrs. Borrino be granted.

- LOST

(Aldermen Bellamy, Boyce, Kennedy, Puil and the Mayor opposed)

3. Provincial Court House

Council noted letters from the Heritage Advisory Committee, the City Planning Commission and the Community Arts Council of Vancouver commenting on the renovation study presently in progress in the Provincial Court House. The organizations requested that the main entrance on Georgia Street be retained as well as retaining the rotunda as close to its present form as possible. It was also requested that other architectural features such as panelling and marble be preserved wherever possible.

Alderman Ford also proposed to Council that the architects seek a design solution that allows for both the north and south entrance to the building.

It was noted that the Director of Civic Buildings is submitting a report on this matter to Council on November 27, 1979 and the Mayor requested that these points raised by the organizations be taken into consideration.

MOVED by Ald. Rankin,
THAT the foregoing communications be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

4. Vancouver's participation in 1980 Edinburgh Festival

The Mayor in a letter dated November 16, 1979, submitted a proposal for the City to play an active role in the Edinburgh Festival and Tattoo in 1980. In his letter, the Mayor stated that the sister-city relationship with Edinburgh would benefit greatly and Vancouver could expect a reciprocal arrangement as plans for its Centennial and other cultural activities progress.

It is proposed that the Police Pipe Band join in the massed band production and other activities during the Tattoo. In co-operation with the Provincial Museum, a totem pole would be carved and presented to the City. Several small performing art groups would appear in the Edinburgh Fringe Festival.

The proposed budget is as follows:

Costs for carver and totem pole presentation		$ 3,200.00
Travel for the Vancouver Police Pipe Band (approx. 25 members by Charter including transportation from Prestwick Airport to Edinburgh plus cancellation insurance)	25x$600.00	15,000.00
Transportation of 22 performing artists (same as outlined above)	22x$600.00	13,200.00
Accommodation for 14 performing artists 3 apartments @ $1500.00 per month		4,500.00
Rental of theatre		6,000.00
Advertising and Publicity		3,500.00
Banners and Flags		2,500.00
Contingency		5,000.00
*TOTAL		* $52,900.00

*This budget has been reviewed with Mr. Fladell and I feel the City's participation should be limited to no more than $37,500.00. With this in mind, Mr. Fladell has indicated that the balance of funds could be acquired through a variety of sources, including the Cultural Services Branch of B.C., External Affairs, and some assistance from Edinburgh in housing some of the performers in the Fringe Festival.

The Mayor concluded by recommending as follows:

(1) The City of Vancouver participate in the Edinburgh Festival and Tattoo programs as outlined in this report;

(2) The City's direct financial contribution be limited to no more than $37,500.00;

(3) The Senior Social Planner and my Office co-ordinate the Vancouver participation in co-operation with the Vancouver Police Department and other appropriate parties.

cont'd.....

COMMUNICATIONS OR PETITIONS (Cont'd)

Vancouver's Participation in
1980 Edinburgh Festival (cont'd)

It was suggested by Alderman Ford that the transportation for the 22 performing artists should be referred to the Council Committee on the Arts for advice.

MOVED by Ald. Little,
THAT the totem pole presentation, transportation for the Vancouver Police Pipe Band and the panels and flags be approved up to an amount of $20,700.00.

- CARRIED

(Aldermen Kennedy and Puil opposed)

* * * * *

Council recessed at 3:40 p.m. to reconvene "In Camera" in the Mayor's Office.

* * * * *

Council reconvened at 4.15 p.m. with Deputy Mayor Bellamy in the Chair and the following members present:

PRESENT: Ald. Bellamy (Deputy Mayor)
Ald. Boyce, Ford, Gerard, Little, Puil and Rankin

ABSENT: Mayor Volrich)
Ald. Kennedy) on Civic Business
Ald. Harcourt)
Ald. Marzari

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 16, 1979

Building & Planning Matters
(November 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kensington N.I.P. - Six Month Progress Report No. 3
Cl. 2: Disposition of Kitsilano Point Funds
Cl. 3: Champlain Heights - Street Names

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Finance Matters
(November 16, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Purchase of Police Boat
Cl. 2: Floating "Mobile" Homes - Taxation
Cl. 3: Timmy's Christmas Telethon for Crippled Children - Application for a Grant to Cover Rent of Queen Elizabeth Theatre

Purchase of Police Boat
(Clause 1)

MOVED by Ald. Gerard,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Floating "Mobile" Homes - Taxation
(Clause 2)

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Timmy's Christmas Telethon for Crippled Children - Application for a Grant to Cover Rent of Queen Elizabeth Theatre
(Clause 3)

MOVED by Ald. Rankin,
THAT this clause be tabled to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 16, 1979)

Employees Sun Life Group Policy
(Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Property Matters
(November 16, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1:	Old Firehall Site - 2700 Block Cambridge Street
Cl. 2:	Acquisition of Statutory Right - of-Way: Municipality of Delta
Cl. 3:	Sale of Federal, Provincial and City Partnership Land - N/S 400 Block Prior Street
Cl. 4:	Rental Review - Lease of Portion of Lane South of the 3500 Block West 40th Avenue
Cl. 5:	Eviction Notice re City-owned Property - 2782-90 Grandview Highway
Cl. 6:	Relocation of False Creek Development Group Office

Clauses 1-3 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Rental Review - Lease of Portion of Lane South of the 3500 Block West 40th Avenue
(Clause 4)

Council was advised that the lessee, Canada Safeway Limited, has requested that this clause be withdrawn at this time.

The Council agreed.

Eviction Notice re City-owned Property - 2782-90 Grandview Highway
(Clause 5)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
THAT Mr. Ray Admiral of Allied Bottle Depot Limited be requested to appear before Council and show cause why his business licence should not be withheld because of his continued violation of the City's by-laws.

- CARRIED UNANIMOUSLY

Relocation of False Creek Development Group Office
(Clause 6)

MOVED by Ald. Ford,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

B. MANAGER'S REPORT
(November 1, 1979)

VanDusen Botanical Display Gardens

MOVED by Ald. Gerard,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(November 19, 1979)

Status of Proposed Official Regional Plan Amendment - West 75th Avenue and Angus Drive

It was noted by Council that there were insufficient members of Council present at this time,eligible by their attendance at the Public Hearing,to vote on this particular item. The City Clerk advised he would present the matter to Council for consideration at its next meeting.

STANDING COMMITTEE REPORTS

I. Report of Standing Committee on Planning and Development
(November 1, 1979)

Update of the Official Regional Plan
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Community Services
(November 1, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Kimount Boys and Girls Club
Cl. 2: Smilin' Buddha Cabaret
Cl. 3: Downtown Housing Implementation Committee: Second Report

Cont'd.

STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on
Community Services
(November 1, 1979) (Cont'd.)

Kimount Boys and Girls Club
(Clause 1)

When considering this clause, Council noted a Manager's report dated November 13, 1979 and also that there were insufficient members of Council present to deal with the recommendations of the Committee.

It was therefore

MOVED by Ald. Rankin,
THAT this matter be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

Smilin'Buddha Cabaret
(Clause 2)

When considering this clause City Council was advised of a request from Ms. Kilpatrick, solicitor for the Smilin' Buddha Cabaret, to speak to Council this day. Council also noted a further letter from Ms. Kilpatrick in which she expressed her intention to call five witnesses in her client's defence and further that she expected to be able to call fifteen police constables as further witnesses.

City Council did not agree to hear the delegation at this time and the letter from Ms. Kilpatrick regarding witnesses was referred to the Director of Legal Services for discussion between his office and the solicitor for the Smilin' Buddha Cabaret.

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Downtown Housing Implementation
Committee: Second Report
(Clause 3)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd.)

III. Report of Standing Committee on Planning and Development (November 1, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Preservation of the Model School Building
Cl. 2: Park Site #19
Cl. 3: Population Change and its Impacts
Cl. 4: Champlain Heights - Area A (Sites 4, 5 and 6)

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Champlain Heights - Area A
(Sites 4, 5 and 6)
(Clause 4)

When considering this report, Council noted a letter from the Champlain Heights Planning Advisory Committee and a further letter from the Killarney Champlain Citizens for Action Association. Both letters expressed support for the development alternatives proposed by the Director of Planning but requested further citizen input during the planning process. It was then

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee on Transportation (November 1, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Pedestrian Crossing Conditions on Hastings Street at Kamloops Street
Cl. 2: Review of Traffic Conditions - Moberley Road at - False Creek, Area 6, Phase I
Cl. 3: Level Crossings on B.C. Hydro Railway
Cl. 4: Analysis of Left-turn Options at Signalized Intersections

Clauses 1-4 inclusive

MOVED by Ald. Rankin,
THAT clause 1 be received for information and the recommendations of the Committee, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd.)

V. Report of Standing Committee on Finance and Administration (November 1, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Cultural Grant Request - Polish Friendship "Zgoda" Society - $7,910
Cl. 2: Request of Vancouver Neurological Centre for a Grant Relating to Building Alterations at 3812 Osler Street
Cl. 3: Licence Fee for Live-aboard Boats

Cultural Grant Request - Polish Friendship "Zgoda" Society - $7,910 (Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Request of Vancouver Neurological Centre for a Grant Relating to Building Alterations at 3812 Osler Street (Clause 2)

When considering this clause, Council noted that there were insufficient members present to deal with the recommendations of the Committee.

It was therefore,

MOVED by Ald. Puil,
THAT this matter be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

Licence Fee for Live-aboard Boats (Clause 3)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd.)

VI. Report of Standing Committee on Community Services (November 8, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1: Liquor Store at Main and Hastings Street
Cl. 2: Care of Chronic Alcoholics
Cl. 3: Review of Admitting Policies of Cordova House
Cl. 4: Native Street Workers Project - Grant Appeal
Cl. 5: Downtown Housing Implementation Committee - Second Report
Cl. 6: Hildon Hotel, 50 West Cordova Street - Non-Compliance with City Closure Order

Liquor Store at Main and Hastings Street (Clause 1)

MOVED by Ald. Rankin,
THAT the Liquor Control and Licencing Branch be requested to provide a copy of its market survey of the Hastings and Main Streets liquor store to City Council's Community Services Committee.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
THAT the Minister of Consumer Affairs be requested by City Council to close the Main and Hastings Streets liquor store.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Puil and Rankin opposed.)

No further action was taken.

Care of Chronic Alcoholics (Clause 2)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in this clause be amended and approved as follows:

"THAT the Mayor or Committee Chairman continue to press for a meeting with the Attorney-General, the Minister of Health and the Minister of Human Resources to discuss the problems of care for chronic alcoholics and that such meeting be held no later than January 15, 1980."

- CARRIED UNANIMOUSLY

* underlining denotes amendment

Clauses 3 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on
Community Services
(November 8, 1979) (Cont'd.)

Downtown Housing Implementation
Committee - Second Report
(Clause 5)

When considering this clause, two matters were referred to the staff committee under advisement. These dealt with tenant responsibilities for maintenance and upkeep and with some mechanism to permit variations in room size relative to the level of amenities offered by the accommodation. The points were duly noted by the Director of Legal Services and Mr. Purdy of the Social Planning Department.

It was then

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Hildon Hotel, 50 West Cordova Street -
Non-Compliance with City Closure Order
(Clause 6)

When considering this clause, Council noted a letter dated November 20, 1979 from McQuarrie Hunter, Barristers and Solicitors for the Hildon Hotel. Mr. T. G. Pearce, Solicitor,acting for the Hildon Hotel, requested that this matter be deferred pending a 'full and complete inspection of the premises'. The Director of Permits and Licenses advised that a report on infractions under the Health By-law could be available for next Council.

MOVED by Ald. Rankin,
THAT this matter be deferred to the next meeting of Council for report back from the Director of Permits and Licenses and that the delegation be heard at that time.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning and Development
(November 8, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: City Demolition Policy
Cl. 2: City Policy on Agricultural Land Reserves
Cl. 3: Interpretation of the Powers of the Development Permit Board (FM-1 District Schedule)

Cont'd.

STANDING COMMITTEE REPORTS (Cont'd.)

Standing Committee on
Planning and Development
(November 8, 1979) (Cont'd.)

City Demolition Policy
(Clause 1)

MOVED by Ald. Boyce,
THAT the recommendation of the Committee, as contained in this clause, be amended and approved as follows:

"THAT the City Manager's report dated October 25, 1979 be deferred to the evening session of the Council meeting of December 11, 1979 when the housing reports are considered, at which time delegations will be heard."

- CARRIED UNANIMOUSLY

*underlining denotes amendment

City Policy on Agricultural
Land Reserves
(Clause 2)

When considering this clause, Council also noted a copy of a letter from the Corporation of the District of West Vancouver to Hon. Hugh Curtis calling for the review and,where necessary, revision to the Agricultural Land Reserves policies and procedures.

Following discussion it was,

MOVED by Ald. Boyce,
THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Interpretation of the Powers
of the Development Permit Board
(FM-1 District Schedule)
(Clause 3)

MOVED by Ald. Boyce,
THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd.)

VIII. Report of Standing Committee on Finance and Administration (November 8, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Champlain Mall Branch Library
Cl. 2: Expenditures for Medical Staffing - Health Department

Champlain Mall Branch Library (Clause 1)

When considering this clause, Council noted a Manager's report dated November 16, 1979 regarding the staffing and operating costs of the Champlain Mall Branch Library.

Following discussion, it was

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be amended and approved as follows:

"THAT City Council approve sufficient funds, estimated to be $184,645 for a 44-hour operation of the Champlain Mall branch library, effective January 1, 1980, with no reduction in the Collingwood or Fraserview branch libraries, and with a report back in six months on recommended levels of service at the Collingwood and Fraserview libraries.

THAT $15,000 be approved for rent and other sundry costs expended prior to the opening of the library in 1979, the source of funding to be Contingency Reserve."

- CARRIED UNANIMOUSLY

* underlining denotes amendment

It was further

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in his report of November 16, 1979, be approved.

- CARRIED UNANIMOUSLY

Expenditures for Medical Staffing - Health Department (Clause 2)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND THE PENALTY SECTIONS OF VARIOUS BY-LAWS

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 10 feet of the West ½ of Lot 6, Block 315, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of the West ½ of Lot 6,
Block 315
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

B. Allocation of Land for Lane Purposes (North 2 feet of Lot 35, Block 5, District Lot 636, Plan 1902)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of
Lot 35
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (North 10 feet of Lot 15, Block 315, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 15,
Block 315,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

D. Allocation of Land for Road Purposes (Portion of Amended Lot 5, Block 5, Subdivision "B", D.L. 182, Plan 186)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for road purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

All that portion of Amended Lot 5 (see 96558-L), Block 5, Subdivision "B", District Lot 182, Plan 186, lying to the south of a line drawn parallel to and 7 feet perpendicularly distant northerly from the southerly limit of the easterly portion of said Amended Lot 5, the said easterly portion being former Lot 5, said Subdivision "B", and extending from the westerly limit of said former Lot 5 to the easterly limit of said Amended Lot 5, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated October 16, 1979, and marginally numbered LF 9317, a print of which is attached hereto.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes and declared to form and to constitute portion of a road.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes (North 10 feet of Lot 24, Blocks 24 and 25, D.L. 37, Plan 2411)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 24,
Blocks 24 and 25,
District Lot 37,
Plan 2411

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

F. Closing, Stopping Up, Conveying to Abutting Owner and Consolidation (Portions of Lane South of 29th Avenue, East of Crown Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The South 5 feet of Lot 1 and the North 5 feet of Lot 12, both of Block 60, District Lot 2027, Plan 4187, were established as lane under Filing 20170 to provide a lane turnaround;

3. The proposed subdivision on the east side of Crown Street between 29th and 30th Avenues will be dedicating a lane outlet to Crown Street which will eliminate the need for this turnaround;

4. The owners of said Lots 1 and 12 wish to acquire these adjacent 5-foot established portions of lane;

THEREFORE BE IT RESOLVED THAT the South 5 feet of Lot 1 and the North 5 feet of Lot 12, both in Block 60, District Lot 2027, Plan 4187, now lane, be closed, stopped up and conveyed to the owners of the said Lots 1 and 12 respectively; and

BE IT FURTHER RESOLVED THAT the portions of lane so closed be consolidated with the abutting Lots 1 and 12.

- CARRIED UNANIMOUSLY

G. Closing, Stopping Up and Consolidation (Portion of Lane South of Pender Street, East of Pender-Keefer Diversion)

MOVED by Ald. Rankin,
SECONDED by Ald. Little,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City of Vancouver proposes to consolidate its lands on the north side of the Pender-Keefer Diversion as the first stage of the development of a Chinese Cultural Centre;

3. The proposed consolidation requires the closure of a portion of lane lying between Lots 1 and 2, Lot "C", Block 14, District Lot 196 and a part of District Lot 2037;

THEREFORE BE IT RESOLVED THAT all that portion of lane adjacent to Lots 1 and 2, Lot "C", Block 14, District Lot 196 and a part of District Lot 2037, dedicated by the deposit of Plan 9877 shown outlined red on plan affirmed to by Irvine Jones, B.C.L.S., on the 20th day of July, 1979, and marginally numbered LD 1710, a print of which is attached hereto, be closed, stopped up, and title taken thereto; and

BE IT FURTHER RESOLVED THAT the lane so closed be consolidated with the abutting City owned lands.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

1. Dissemination of Public Information

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,
THAT WHEREAS for the dissemination of public information the City expends an amount of approximately $300,000 through such means as planning publications, i.e., "Quarterly Review", "Understanding Vancouver", Social Planning publications such as "Urban Reader", the Personnel publication known as "The Town Crier", and in other miscellaneous ways;

AND WHEREAS such information is directed more or less on a departmental basis and therefore generally with a departmental emphasis;

AND WHEREAS these funds, if pooled, might be better expended if directed through a central communication arrangement;

AND WHEREAS there is presently a need for the constant dissemination of information to the public as well as with the administration to give better understanding of City Hall policies, objectives and current proposals;

AND WHEREAS this information requirement is further emphasized by the appointment of a Centennial Celebration Committee;

THEREFORE BE IT RESOLVED THAT the Mayor and City Manager be requested to review this whole matter and report with recommendations through the Finance Committee.

- CARRIED UNANIMOUSLY

2. Electoral Reform

MOVED by Ald. Rankin,
SECONDED by Ald. Boyce,
THAT WHEREAS Council held a referendum November 1978 on the question of a Ward System vs. an At Large System;

AND WHEREAS the referendum carried in favour of the Ward System;

AND WHEREAS a Commission on Electoral Reform was struck by Council to investigate this matter;

AND WHEREAS Council has spent $100,000 on this endeavour;

THEREFORE BE IT RESOLVED Council instruct the Commission on Electoral Reform to have this report to it by November 30, 1979.

- LOST

(Aldermen Bellamy, Gerard, Little and Puil opposed.)

NOTICE OF MOTION

The following Notice of Motion was submitted by Ald. Ford and recognized by the Chair:

1. Enactment of 'Freedom of Information' By-law.

MOVED by Ald. Ford,
SECONDED by Ald.
THAT WHEREAS Section 168 of the Vancouver Charter provides for the people's right of access to city records and documents;

AND WHEREAS exceptions have been made in the past without proper explanation;

AND WHEREAS this creates distrust of public servants and politicians, alike;

AND WHEREAS the democratic process depends on an informed electorate;

AND WHEREAS the Union of B.C. Municipalities is on record as favouring freedom of information legislation for all levels of government;

THEREFORE BE IT RESOLVED THAT Vancouver City Council enact a Freedom of Information By-law stating reasonable times when all records and documents are to be available, excepting only those dealing with personnel matters, current property transactions and current litigation.

-(Notice)

The following Notice of Motion was submitted by Ald. Boyce and recognized by the Chair:

2. Voting - Rezoning Matters

MOVED by Ald. Boyce,
SECONDED by Ald.
THAT WHEREAS eight votes of Council are required for approval on any civic grants regardless of how small the amount;

AND WHEREAS in contrast only a simple majority is required to pass a rezoning;

AND WHEREAS such rezonings do have much greater financial implications than the majority of any said grants;

AND WHEREAS a recent major rezoning was approved with only seven of the eleven members of Council in attendance, and then by the majority of only one vote;

THEREFORE BE IT RESOLVED THAT this obvious imbalance be corrected by imposing an appropriate standard of voting principle to be decided after consultation of staff and members of Council as soon as possible.

-(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Gerard Glad Tidings Temple	Advised that the Glad Tidings Temple is submitting a rezoning application and in view of the previous delays incurred that the Director of Planning be requested to expedite this new application as soon as possible.

****

The Council adjourned at 5.10 p.m.

****

The foregoing are Minutes of the Regular Council Meeting of November 20, 1979, adopted by Council on November 27, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE October 31, 1979

TO: Vancouver City Council

SUBJECT: Transfer of Approved Self-Serve Gasoline Service Station Site

CLASSIFICATION: CONSIDERATION

The Director of Permits and Licenses reports as follows:

"A request has been received from Shell Canada Limited to transfer their present self-serve gasoline station site from 2473 Kingsway (Kingsway and Clarendon) to their existing conventional station at 2236 Kingsway (near Nanaimo). If approval is granted the self-serve station at 2473 Kingsway would be closed and the property sold but not as a service station use. The station at 2236 Kingsway would then be remodelled, the service bays would be retained and we are advised that "under the hood service" would be provided to motorists upon request.

In the event that Council approves this request, Shell Canda Limited would then have 17 conventional stations and 12 operating self-serve stations thus increasing the self-serve percentage from 40% to 41.38%.

The request from Shell Canada Limited to amend the License By-law and transfer the self-serve location from 2473 Kingsway to 2236 Kingsway is submitted for Council's consideration."

The City Manager notes that on September 18, 1979, Council approved:

"That the number of self-serve gasoline stations operating in the City of Vancouver be limited to the specific sites approved and operating presently listed in Schedule 'B' of By-law No. 4450."

The City Manager's interpretation of this wording is that Council would not approve the re-opening of a self-serve station that has closed, nor would they approve transfers to another site.

However, perhaps Council had different intentions. Hence this request from Shell Canada is referred for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 386

MANAGER'S REPORT

DATE November 13, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Human Rights Board Report re Misty's

CLASSIFICATION: INFORMATION

The Director of Legal Services submits the following report:

"At the direction of Council I am submitting the following comments on this decision.

The findings run to some 46 pages and deal with 18 individual complaints of racial discrimination against Misty's. The Board found 10 of the complaints to have been justified, and awarded damages in favour of eight of the complainants which amount in total to $3,750.00.

As well as awarding damages, the Board also ordered Misty's to pay three-quarters of the costs of the Director of Human Rights who was a party to the proceedings. These were awarded on the Supreme Court scale, meaning that the hearing was to be treated as if it were a Supreme Court trial where the loser generally is required to pay the other party "costs" in accordance with a laid-down scale.

Much of the report deals with the findings of fact in each of the individual complaints.

The Board's "conclusions" are set out on pp 44,45 and 46 and are reproduced below.

'CONCLUSION

It goes without saying that the Board orders the Respondent to cease such contraventions of the Code, and to refrain from committing the same or similar contraventions in the future.

The Board is not unmindful of the problems faced by operators in the restaurant and night club trades in the course of their businesses. The Board is aware that these premises may be abused by persons who are involved in criminal, or other undesirable activities. The evidence heard by the Board in the course of these proceedings clearly shows that the Respondent Club was under pressure from both the police and the liquor licensing authorities to adequately police its premises, particularly with a view to preventing pimps, prostitutes and drug traffickers from frequenting them.

There is a heavy onus on all and a duty on the police to uphold and enforce not only the Liquor Control and Licensing Act, but also the Human Rights Code. In this case, it seems clear that the significance of this fact is not fully understood, if indeed understood at all by some of the officials involved.

The Board recognizes the significance of a liquor licence to many such operators which makes these operators particularly susceptible to any pressures which threaten them with a suspension or cancellation of their licence. The evidence before the Board indicates that the Respondent Club was very much subject to just those sorts of

'pressures during much of the time span of the complaints. All of this is to say that the Board accepts the Respondent's contention that during the time covered by these complaints, the Respondent felt obliged to deal efficiently with the problems it encountered in performing its statutory duty under the Liquor Control and Licensing Act to adequately police its premises.

However, accepting all that, there still can be no justification for the policies adopted and implemented by the Respondent in the effort asserted to achieve the desired result. The policies adopted, as evidenced in these proceedings were blatantly racist, and of such an obnoxious and patently deceitful character that they must offend every decent and responsible member of our society.

In a just society there is no room for prejudice. What has perhaps been most disconcerting to this Board is that the evidence did nothing to suggest that the intolerant and ignorant attitudes which gave rise to this type of behaviour are isolated in our society.

There is a rumour about in this country that there is tolerance, humanity and decency in the attitudes towards and behaviour between our various races. The evidence heard in these proceedings makes a nonsense of that rumour. For now, it is a myth. For the future, an ideal.'

As Council has received a request for a delegation on this subject, and since the speakers may well wish to refer to some specific findings or remarks contained in the report, I am reproducing the entire report for members of Council. "

THE CITY MANAGER submits the foregoing report of the Director of Legal Services for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 386-387

MANAGER'S REPORT

DATE November 8, 1979

TO: Vancouver City Council

SUBJECT: P.N.E. Land Use Control

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"On July 24, 1979, Council resolved:

> 'That the proposal that no restrictions be placed on the rental facilities at the P.N.E. be referred to the Director of Planning for report, in consultation with the Director of Permits and Licenses, on guidelines and any possible restrictions on retail use of rental facilities at the P.N.E.'

In dealing with this matter, Council had earlier resolved to approve the recommendation of the Planning and Development Committee contained in its report of April 5, 1979 which endorsed certain permitted uses under the management of the P.N.E. without requiring a development permit, among these being:

> 'swap-o-ramas, swap meets or flea markets, limited in time; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise up to a limit of thirty (30) percent of the total sales.'

Having since reviewed the matter, it is now the opinion of the Director of Permits and Licenses that the standard of 'thirty percent of total sales' would be difficult to measure and consequently impossible to enforce. If, subsequent to consideration of this report, Council still wishes that such a standard be implemented, it is suggested that it be amended as follows:

> '...and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell such new merchandise.'

Council may also wish to impose a requirement that no individual seller may display, offer to sell, or sell new merchandise exclusively. Needless to say, if no restrictions are to be placed on the retail use of rental facilities, the foregoing limitation in any form would be redundant.

BACKGROUND

The objects of the P.N.E. set forth in the P.N.E. lease agreement with the City include a wide variety of public purposes, "except profit", which are useful or beneficial to the people generally, including 'any enterprise, matter or thing having a civic, national, patriotic, scientific, agricultural, artistic, educational, social, recreational or sporting character.'

Apart from the power to display a great variety of produce, goods and merchandise, there appears no basis in the stated objects or powers of the P.N.E. to carry out, either directly or by sub-lease agreements, any general retail activity as provided for in the Zoning and Development By-Law. There is, however, nothing to prevent the display or advertisement of the price or availability of goods or merchandise as presently takes place at the various trade shows, such as the boat, auto and home shows.

The P.N.E. has been engaged for many years in a complex of activities, virtually all of which have had some generally recognized public purpose but not all of which may have been financially self-sustaining. The degree to which one type of activity may justifiably sustain other activities as part of a common purpose - or to meet the overall expenses of the general operation - presents difficulties in assessing the non-profit character and consequent legitimacy of that activity. The question of permitting general retail activity as a source of general revenue also raises the question of what other forms of commercial (or industrial) enterprise may be appropriate for the same purposes, regardless of their compliance with the stated objects and powers of the P.N.E.

The P.N.E. management has advocated no restrictions on retail activity as an additional means of raising revenue to cover general expenses, but has informally proposed conditions under which there would be:

(a) no rental of floor space of less than 3 715m^2 (40,000 square feet) and

(b) no rental of floor space for a period of less than one (1) day nor more than seven (7) days.

While the P.N.E. has no objection to an established maximum limitation of gross leasable floor space of the same magnitude, it is contended that:

(a) the minimum floor space standard would effectively require the rental of the Showmart Building (3 995m^2) (43,000 square feet), the facility most commonly used for displays and most suited to retail sales, and

(b) the minimum floor space standard and maximum time limit would confine retail activity to special events befitting the character of the P.N.E. which would not ordinarily compete with similar types of retail activity elsewhere.

Further to this, the P.N.E. would like the opportunity to stage retail or auction sales outdoors in parking lots and other large, open-air activity areas. Such retail activity could presumably include automotive, recreational vehicle, farm or industrial equipment displays and sales of both new and used merchandise, while the indoor activity would likely include furniture, appliance or hardware sales, as well as those products now only displayed in the various trade shows.

Available indoor space for retail activity includes, in addition to the Showmart Building, the Food Building (2 785m^2) (30,000 square feet), the Forum (north end) (2 045m^2) (22,000 square feet), and Rollerland (1 860m^2) (20,000 square feet), for a total of 10 685m^2 (115,000 square feet). For comparison, that floor space is equivalent to three large grocery supermarkets, a junior department store, or a small community shopping centre.

ISSUES

The question of the P.N.E. engaging in general retail activity, either directly or indirectly, raises the following issues:

(a) the justification for retail sales and related profit-making in respect to activities not clearly within the stated objects and powers of the P.N.E.

(b) the environmental impact of retail sales activity on surrounding neighbourhoods and the market impact of such activity on existing businesses in nearby commercial districts, with special reference to:

(i) the location, type and amount of such activity, both indoors and outdoors;

(ii) the duration and hours of operation of such activity; and

(iii) the business tax liability of licensees.

(c) the applicability of existing commercial development policies and standards and conditions of use of the zoning district schedules of nearby commercial districts.

. . . 3

The justification for retail sales activities as wholly independent enterprises, separate from (a) the small-scale, retail or service-commercial functions ancillary to the larger, public-purpose functions of the P.N.E., or (b) trade shows where all retailers displaying, offering to sell, or selling a particular commodity participate, is a matter solely for Council's determination pursuant to the statute creating the P.N.E. and the subsequent lease agreement.

The environmental impact of retail sales activity relates principally to appearance, noise generation and traffic impact. None of these factors need pose a problem to surrounding neighbourhoods if the activity is located well away from residences, is appropriately screened from the boundaries of the site (if necessary), is of a type not creating excessive outdoor noise or other public disturbances, and is of a scale not generating inordinate traffic and parking demands, especially during times when other major events are taking place.

The market impact of retail sales activity relates to the type and range of goods which may be offered for sale, the scale of the activity and the duration and hours of operation of such sales. Such impact may be minimal if sales are of a 'special-events' nature for select and limited periods of time, cater to a broader market or involve goods not generally available in nearby commercial districts, and the business tax liability of licensees is at least equal to, if not higher than, that incurred by other competing businesses in the vicinity.

The predominant commercial zoning district in the vicinity of the P.N.E. is the C-2 District, the intent of which is:

> '...to provide for a wide range of goods and services and to maintain commercial activities and personal services that require central locations to serve large neighbourhoods.'

Retail stores 'catering to the day-to-day needs of residents of a large district of the City composed of more than one neighbourhood' are permitted outright; however, such outdoor activity as 'motor-vehicle sales' is a conditional use. The conditions of use for both outright and conditional uses generally require that all activity, with minor and obvious exceptions, be carried on wholly within a completely enclosed building. Nevertheless, the Director of Planning may relax such use conditions:

> '...to permit the outdoor display of retail goods, and may include such other conditions as he deems necessary, having regard to the type of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of the Schedule.'

The conditional use list itself is somewhat open-ended in that the Director of Planning may permit any use not specifically listed in the C-2 or any other District Schedule which he considers comparable in nature to the uses listed in the Schedule, having regard to its intent.

RECOMMENDATIONS

Within the context of the foregoing and the Council-approved recommendations of the Planning and Development Committee of April 5 and of the City Manager of March 1, 1979 (attached hereto as Appendices 'A' and 'B,' respectively), it is recommended:

A. That the following be added to the Uses Permitted under the Management of the P.N.E. without Requiring a Development Permit:

(n) Retail merchandising carried on wholly within a completely enclosed building, and parking and loading facilities*, restaurant uses, and the display, offering for sale, or sale of flowers, plants, fruits and vegetables outside any building, provided that the amount of retail floor space leased or occupied at any time for the display, offering for sale, or sale of any goods or merchandise shall be restricted to a minimum of 1 860 m^2 (20,000 square feet) and a maximum of 4 180 m^2 (45,000 square feet).

*amendment after consideration by P.N.E. Board

.....4

B. That the following be added to the Uses Which May Be Permitted under the Management of the P.N.E., but First Requiring the Filing of a Development Permit Application and Obtaining the Approval of the Director of Planning.

(c) Retail merchandising outside any building, except as otherwise provided for in (n) above, provided that the Director of Planning, before issuing a development permit, shall have due regard to the type of merchandise, the area and location of the display, the hours of operation, the availability of off-street parking, and the anticipated impact of the activity on adjacent uses, and may impose such conditions as he deems necessary.

C. That, in respect to any retail merchandising activity under A or B above,

(a) Individual retailers be licensed for a period not exceeding ten (10) days and not more often than twice in any calendar year (except that this would not apply in the case of licensees participating in swap-o-ramas, swap meets or flea markets).

(b) All retail merchandising be restricted to the same hours of operation as similar businesses in the C-2 District of the Zoning and Development By-law.

(c) No major retail activity be carried on outside any building simultaneously with other major events at the P.N.E. or stadium facilities.

(d) All retailers be subject to a license fee of $600.00 for each thirty (30) days or portion thereof, or $100.00 a day for swap-o-ramas, swap meets or flea markets.

(e) Retail merchandising be deemed to include auctioneering but not wholesaling.

D. That Council's resolution of July 24, 1979 providing for swap-o-ramas, swap meets or flea markets under the management of the P.N.E. without requiring development permits be amended to read:

(k) Swap-o-ramas, swap meets or flea markets, for periods not exceeding ten (10) days; such uses to be restricted to the sale by individuals of used articles, individuals' arts and crafts, and for the sale of new merchandise, provided that not more than thirty (30) percent of the sellers shall at any time display, offer to sell, or sell new merchandise.

E. That Council's resolution of July 24, 1979 incorporating that provision of the City Manager's recommendation of March 1 relative to the advertising of commercial business be amended to read:

There shall be no outdoor advertising of any commercial business other than identification signs associated with the uses listed in A and B above, and there shall be no activities that are exclusively retail other than those provided for in A(n) and B(c) above or those customarily accessory to any of the other uses listed.

F. That the policy as amended be reviewed after one (1) year by the Director of Planning and the General Manager of the P.N.E. with any suggested changes being reported to Council."

The City Manager has been informed that following consideration of the modifications to Recommendation A(n) above, the Board of Directors of the P.N.E. is in agreement with the recommendations of the Director of Planning.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 387

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kensington N.I.P. - Six Month Progress Report No. 3

The Director of Planning reports as follows:

" INTRODUCTION

On April 4, 1978, City Council approved the Kensington N.I.P. Concept Plan, which outlined funding allocations for N.I.P. projects and proposed other planning studies as a part of overall neighbourhood improvement. It is a requirement of C.M.H.C. that progress reports be prepared for Neighbourhood Improvement Programs every 6 months. City Council has considered previous Kensington N.I.P. progress reports on November 21, 1978 and May 1, 1979. The purpose of this six month progress report is to describe the work done to date under the Kensington Neighbourhood Improvement Program, with particular emphasis on the period from May 1979 to November 1979. The revised Concept Plan as approved by City Council on November 21, 1978 is attached as Appendix A.

FUNDING COMMITMENTS TO DATE

In the first year of implementation, outlined in the two previous progress reports, the Director of Planning reported that $819,441 or 31% of the $2.6 million available to the program had been appropriated. Since May 1979, City Council has approved, on the recommendation of the Kensington Citizens N.I.P. Planning Committee and the Director of Planning, an appropriation of $553,787. This was approved as follows:

2nd Bowling green (Grays Park)	74,395
Community House sign	900
Kensington Park design	51,735
Selkirk School Annex	14,260
McBride Annex	11,487
Gym Consultant	2,510
Library	100,000
Kensington Park Playing Fields	298,500
	553,787

Therefore, to date, City Council has appropriated a total amount of
* $1,634,578. This represents 62.8% of the $2.6 million allocated to the program. All the funds allocated to Kensington N.I.P. must be appropriated by April 1981. * (Includes $260,000 approved for Planning and Administration)

PROJECT STATUS

Parks $783,155 (30%)

The Kensington Citizens N.I.P. Planning Committee placed a priority on improvements to the four parks in the community. City Council, in the past six months, has approved funds for a second lawn bowling green at Grays Park and improvements to Kensington Park including the rehabilitation of the two playing fields ($298,500). Improvements tc the remaining park, Kingcrest, have been under design and will be the subject of a report to Council in the nest two months. At that time, the parks section of the Concept Plan will be complete.

Clause 1 continued

Schools $150,000 (5%)

The Schools projects, primarily creative playgrounds, have been designed through negotiations among the various Parents Consultative Committees, teachers, students, and School Board staff. In the past six months funds have been allocated to Selkirk annex and McBride annex, leaving Dickens annex the only school to yet receive funds. Negotiations are currently underway on that particular project.

Physical Improvements $288,850 (11%)

The physical improvements allocation is intended to improve sidewalks around schools and parks, upgrade the commercial areas and improve pedestrian safety and provide some artwork and trees throughout the community. In the past six months there has been $900 allocated under the art section for a sign for the Grays Park Community House and Lawn Bowling Clubhouse. The major recent work in this section of the concept plan has been the work done by three university students working in the planning office through a Young Canada Works grant. Their report regarding a physical improvement scheme for the Kingsway and Knight commercial area is currently under review by the citizens committee and various City Departments and will be the subject of an upcoming report to Council.

Neighbourhood Facilities $1,014,358 (39%)

City Council recently approved the allocation of $100,000 to establish a storefront library in the Kensington community. A development permit has been issued and once a building permit is issued renovations to the building can begin.

A major project under analysis by a consultant is the proposed community gymnasium for the Sir Richard McBride School site. The concept plan currently allocates $400,000 for the gym, but preliminary estimates by the consultant put the cost substantially higher. Once the consultants report is complete and an operating agreement has been finalized between the School Board and Park Board a report will be forwarded to City Council. If the higher cost estimate remains firm it is proposed to re-allocate the necessary additional funds from projects with excess funds and the contingency reserve. Specific funding recommendations will be outlined in the gym report to Council.

Administration $260,000 (10%)

As of September 1979, $122,823 had been spent for administration of the Kensington N.I.P. program.

Contingency $119,687 (5%)

Due to a recent allocation of $66,235 towards the Kensington playing fields, the contingency account now totals $47,452. This amount will be used for new projects not previously identified or will be assigned to fund any shortfalls on planned projects.

CITIZEN INVOLVEMENT

The Kensington Citizens N.I.P. Planning Committee continues to meet in full committee every second Wednesday evening with subcommittee meetings called as necessary. The membership currently stands at 25. New members are continually encouraged to join through newsletters, information flyers, and public park design sessions. In addition to making recommendations on the allocation of N.I.P. funds for their community, the committee continues to take an active interest in city-wide and regional issues such as transit.

Clause 1 continued

During July and August the Citizens Committee assisted by planning staff applied for and received a Young Canada Works grant to hire 5 high school students. These students assisted over 80 senior citizens and handicapped residents in their minor home repairs and yard clean up, thereby upgrading the physical appearance of the community.

RECOMMENDATION

The Director of Planning submits the foregoing Six Month Progress Report for the information of City Council and recommends:

"THAT City Council submit the Kensington N.I.P. Six Month Progress Report #3 to the Federal and Provincial Governments for information."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Disposition of Kitsilano Point Funds

The Director of Planning reports as follows:

"BACKGROUND

On May 4, 1978 City Council, at a Public Hearing, approved an application by Marathon Realty to rezone a portion of the former CPR right-of-way on Kitsilano Point from RS-1 to RT-2A.

One of the conditions of approval was that Marathon Realty would give the City $27,000.00 to be used for a neighbourhood project in Kitsilano Point, such project to be first approved by Council upon advice from the Director of Planning following consultation with residents and property owners in the Kitsilano Point area. Marathon Realty subsequently forwarded the above noted funds to the City.

Following enactment of the rezoning application on January 3, 1979, a committee of Kitsilano Point residents was struck to begin discussions on a local project. At a meeting of the Committee held on January 23, 1979, three members were appointed to work with the Vancouver Park Board to develop a plan for a playground facility in the area. At a public meeting held in the area on June 1979, there was unanimous agreement of those residents attending that a playground facility should be developed in the Kitsilano Beach park area west of Arbutus Street between McNicoll and Creelman Avenues.

PURPOSE

The purpose of this report is to advise Council that the Vancouver Park Board and the Kitsilano Point Residents Committee have completed a plan for development of a children's playground and it is recommended that Council approve the allocation of $27,000.00 for the development of the facility by the Vancouver Park Board and Big Toy Incorporated, the successful bidder for the supply of playground equipment.

PLAYGROUND PROPOSAL

The proposed plan, attached as Appendix I provides an adventure playground facility for preschool and elementary school aged children. The location in the Kitsilano Beach area will be readily accessible to surrounding Point residents and those individuals utilizing the existing beach facilities.

Clause 2 continued

The Director of Planning has reviewed these plans and along with the residents of Kitsilano Point, believes that it is an excellent proposal.

RECOMMENDATION

The Director of Planning recommends:

A. THAT City Council approve the development of an adventure playground facility as a neighbourhood project for the Kitsilano Point area.

B. THAT City Council approve the transfer of a maximum of $27,000.00 from Suspense Account General No. 4241 to the Vancouver Board of Parks and Recreation so that construction of the playground facility can be undertaken."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

3. Champlain Heights - Street Names

The Director of Planning, in his capacity as Chairman of the Street Naming Committee, reports as follows:

"At its meeting on November 8, 1979, the Street Naming Committee considered street names for three enclaves in Champlain Heights:

Enclave 2

The developer submitted names which were not acceptable to the Committee. After discussion, the Committee chose the following names of Inlets and Sounds along the B.C. Coast:

Hecate Place
Quatsino Drive
Camano Street
Toba Place

Enclaves 4, 5, 6 and 7 ("The Woodlands")

The developers submitted the following names which were acceptable to the Committee:

Raintree Court
Teakwood Place
Marchwood Place
Limewood Place
Jadetree Court

Enclave 21

The developers submitted the following names which were acceptable to the Committee:

Laval Place
Riel Place
Explorers Walk

Clause 3 continued

The Committee recommended:

A. That the following names for private roads within various enclaves in Champlain Heights be approved:

Hecate Place
Quatsino Drive
Camano Street
Toba Place
Raintree Court
Teakwood Place
Marchwood Place
Limewood Place
Jadetree Court
Laval Place
Riel Place
Explorers Walk

B. That the City Engineer be requested to amend the official Street Name Map accordingly."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 390

FINANCE MATTERS

INFORMATION

1. Purchase of Police Boat

The City Purchasing Agent reports as follows:

"At a recent Council meeting, the City's purchase of a Police boat from a U.S. supplier was discussed and the Mayor instructed the City Manager to report on the matter.

The City went far beyond the usual requirement of giving every responsible supplier an opportunity to bid on this occasion. Only 3 bidders responded to the original tender call in December 1978; we therefore retendered in March 1979, on the following basis:

1) Prior to calling tenders, 16 local boat suppliers were invited to a pre-bid conference to discuss all aspects of the proposed tender. Representatives from 12 firms attended and discussed specifications, terms and conditions in great detail. They were not unanimous on all items, but a good consensus was achieved and some of their worthwhile suggestions were incorporated into the tender call.

2) To ensure maximum coverage, requests to tender were mailed to 45 firms, advertised in the Express (Sun and Province on strike) and the Journal of Commerce, and numerous telephone calls were made to local builders, encouraging them to bid.

3) To further encourage local builders, City policy allows a premium, up to 5%, for B.C. made products. In this case, the City accepted the low bid which was submitted by Uniflite, for a boat made in Bellingham, because the lowest bid for a locally made boat was approximately $24,600, or 30% higher, and the local boat had some less desirable features.

Concern has been raised on some specific issues:

a) Fire-retardant resins - This was not an issue because both Uniflite and the lowest local bidder stated they could make the boat with fire-retardant resin.

b) Engines - In their tender, Uniflite offered a choice of two brands of engines with no difference in cost and no mention of possible installation difficulties with either brand. The City's mechanical engineer advises that there is little difference in the physical dimensions of the two brands of engines and any installation problems would be similar with either brand. The engines were selected to be interchangeable with the old V.P.D. 99, and now that the "99" has been damaged beyond economical repair, the City has two spare engines.

The Purchasing Agent submits the above report for information."

The City Manager submits the report of the Purchasing Agent for the INFORMATION of Council.

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RECOMMENDATION

2. Floating "Mobile" Homes - Taxation

The Directors of Finance and Permits and Licenses report as follows:

"PURPOSE

Council has on a number of occasions in recent years dealt with various concerns of persons who reside on the water in either boats or floating homes. The purpose of this report is to briefly outline a recent amendment to Provincial Legislation which will affect a portion of the floating home community and to request Council's approval regarding the application of the new legislation.

HISTORY

Previously, persons who lived on the water have contributed to the operating costs of the City in two ways. Floating homes (house-like structures built on a floatation system but not primarily intended for navigation) have been assessed and taxed as part of the marina improvements. Because they were not assessed and taxed in their own names, they could not apply for the Provincial Home-owner Grant. Liveaboard boats (vessels intended primarily for use in navigation and also used as living quarters) have not been assessed or taxed but rather have paid a City of Vancouver license fee that was calculated to be approximately equivalent to the taxes net of Home-owner Grant payable on a comparable valued residence. Authority for this charge is contained in License By-law 4450.

PROVINCIAL ACTION

Order in Council #1613, dated June 7, 1979, makes regulations pursuant to the Mobile Home Tax Act to provide, under certain conditions, that floating mobile homes can come under the provisions of that Act. Effectively, this regulation allows floating mobile homes to be individually assessed and therefore taxed in the name of the owner of the floating home rather than in the name of the owner of the marina for the 1980 tax year. This change allows these home owners to become eligible for the Provincial Home-owner Grant. Applications for retroactive grants will need to be approved by the Province and will be dealt with separately.

IMPLEMENTATION

The extent of the impact of this revision depends on whether or not one includes only float homes or both float homes and liveaboard vessels within the definition of a "floating mobile home". The Mobile Home Tax Act defines a mobile home as a dwelling unit that is designed to be mobile and to be used as a permanent or temporary residence. City staff have requested further clarification of this definition from the Province but that has not been provided. With respect to float homes and liveaboard vessels, it is your staff's interpretation, based upon past assessment practises, various constitutional authorities, administrative procedures, and the background documents that led up to the subject legislation, that the meaning and intent of the regulation was only to include floating homes and not liveaboard vessels. This means that we would put forward only floating homes for separate assessment and liveaboard vessels would continue under the liveaboard license fee. There may be some latitude here with the Provincial Government and if any liveaboard owners are dissatisfied with the interpretation we can jointly take the matter to the Province for a ruling.

In order for the subject floating mobile homes to be assessed in the name of their owner, the legislation requires that the floating mobile home have a certificate issued by the municipality verifying compliance with municipal by-laws.

We have been advised that the purpose of requiring the compliance certificate is to give each jurisdiction the opportunity to strengthen the enforcement of its float home regulations. In our situation, there is not a specific set of float home regulatory by-laws, however, there are a number of by-laws of general application that apply to floating mobile homes and floating mobile home marinas. Generally, these include the zoning and development by-law, the building code, and specific standards for sewer, water and electrical services. It is a recommendation of this report that the Director of Permits and Licenses be responsible for undertaking the inspections, determining which floating mobile homes comply and issuing the appropriate certificates. Floating homes that do not qualify for a certificate will not be able to apply for the Provincial Home-owner Grant.

Clause No. 2 cont'd:

Certificates must be issued and the float homes placed on the 1980 Assessment Roll in the name of their owner before the end of this year. Therefore, it is only possible to enforce presently established standards. It would be possible in future for staff to prepare a specific set of float home regulatory by-laws. In this regard, on April 3, 1979, Council directed, "That the Director of Planning in conjunction with the Director of Permits and Licenses and the Medical Health Officer prepare by-law and policy amendments for False Creek dealing with permanent float home locations, standards and numbers for consideration at a public hearing". This information will be available to guide future compliance standards.

With respect to the location of floating mobile homes in the City, the Director of Legal Services has advised that compliance with the zoning by-law must be one of the requirements of the compliance certificate. As far as staff have been able to determine, there are floating homes in two locations in the City. Eleven float homes are in the Sea Village Marina at Granville Island and there are one or two others located along the southside of Burrard Inlet. Floating homes have been interpreted to be a conditional use under the FCCDD zoning of False Creek and therefore the Sea Village homes comply with the zoning by-laws. On the other hand, residential uses are not a permissible use under the Central Waterfront Zoning and therefore the float homes in this area do not comply. On a previous occasion, Council considered and rejected a proposal to include float homes in the Central Waterfront zone. Certificates of compliance therefore cannot be issued for floating mobile homes in the Central Waterfront.

SUMMARY

In summary, recent Provincial regulations have altered the procedure by which floating homes will be assessed and taxed. The change has principally been done to provide float home owners with the opportunity to claim the Provincial Homeowner Grant. However, it also provides the City with the means to better enforce float home standards and regulations through the requirement for compliance certificates. The Director of Permits and Licenses will be responsible for determining whether the float homes comply.

The Directors of Finance and Permits and Licenses recommend that the Director of Permits and Licenses, prior to the end of 1979, be instructed to undertake the necessary inspections of floating mobile homes, determine which homes comply with appropriate standards, and issue compliance certificates for the 1980 tax year, and in future tax years, undertake inspections as requested by floating mobile home owners so that they may be taxed in accordance with the regulations of the Mobile Home Tax Act."

The City Manager RECOMMENDS the above recommendation of the Directors of Finance and Permits and Licenses be approved.

CONSIDERATION

3. Timmy's Christmas Telethon for Crippled Children
Application for a Grant to Cover Rent of Queen Elizabeth

The Director of Social Planning reports:

"We have received a request from Ralph H.Long, Telethon General Chairman of "Timmy's Christmas Telethon for Crippled Children" for a grant in the amount of $9,450 to cover the cost of renting the Queen Elizabeth Theatre during their telecast November 30th to December 2nd, 1979. The amount is calculated as follows:

Friday, November 30th, 1979	8 a.m. - 12 midnight	$1,050
Saturday December 1st, 1979	8 a.m. - 7 p.m.	FREE
Saturday December 1st, 1979	7 p.m. - 12 midnight	2,100
Sunday December 2nd, 1979	12.01 a.m.- 8 a.m.	2,100
December 2nd, 1979	8.01 a.m.- 12 noon	1,050
December 2nd, 1979	12.01 p.m.- 5 p.m.	2,100
December 2nd, 1979	5.01 p.m.- 12 midnight	1,050

Clause No. 3 cont'd:

This is a new request which has not been received in previous years, and could therefore not be anticipated in the regular grant process.

RECOMMENDATION

While the Director of Social Planning feels that this is a worthwhile project, he can only submit the report for Council's consideration because there are no unallocated funds in the Community Services grants.

The Assistant Comptroller of Budgets advises that if Council approves this application for a grant, the source of funding would be Contingency Reserve."

The City Manager submits this request for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 391

PERSONNEL MATTERS

RECOMMENDATION

1. Employees Sun Life Group Policy

The Director of Legal Services reports as follows:

" Fowler and Associates Consultants Limited have submitted amendment No. 16 to the Sun Life Assurance Company of Canada Policy No. 8645-G & GD for approval and execution by the City.

This amendment provides for the following:

1. Addition of employees of Ray-Cam Co-operative Association as insureds effective February 1, 1978

2. Removal of employees represented by CUPE and VMREU as insureds effective July 1, 1978

3. Increase in the maximum coverage to $250,000 for senior and excluded staff and other administrative changes for the benefit of these employees effective July 1, 1978

4. Effective July 1, 1978, commencement of insurance for all employees will be the date the employee becomes eligible rather than "the first of the month coincident with or next following the eligibility date" and termination of insurance will be, inter alia, the date of termination of service rather than "the first of the month coincident with or next following the termination date"

5. Modification of the conversion privilege effective July 1, 1978, by permitting an employee whose service is terminated to convert to term insurance for a period of one year.

6. Addition of senior and excluded employees of the Vancouver Museum and Planetarium Association as insureds effective January 1, 1979

The amendment is satisfactory, therefore, it is recommended that it be approved and executed on behalf of the City. "

The City Manager notes that these changes are either out of Union negotiations, or of a minor housekeeping nature. They in no way limit the City's ability to implement any changes which may arise out of the current consulting study and, therefore, the City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 391

PROPERTY MATTERS

RECOMMENDATIONS

1. Old Firehall Site
   2700 Block Cambridge Street

The Supervisor of Properties reports as follows:-

"On July 10, 1979, City Council authorized the sale of the former No.14 Firehall site at 2705 Cambridge St., the net proceeds of the sale to be applied against the costs of the new No.14 Firehall at 2804 Venables St.

Before marketing the site, the City Engineer requires the North 2 feet for lane purposes. The site after dedication of the 2 foot strip for lane purposes will measure approximately 20.114m x 37.385m (66' x 122') which it is proposed to subdivide to create two lots of approximately 33' x 122' each, which will be more in keeping with the size of the majority of the surrounding residential lots in this area. The Director or Planning concurs with this proposal.

The Supervisor of Properties recommends that Lot 813 (except portion included in Plan 5661) Town of Hastings, Plan 6675 be subdivided to dedicate the North 2 feet for lane purposes and to create two lots of approximately equal size for sale on the open market; the net proceeds to be credited to account code #345/1951."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Acquisition of Statutory Right-of-Way
   Municipality of Delta

The City Engineer and the Supervisor of Properties report as follows:

"City Council, on August 14, 1979, approved the expropriation of a part of Lot 3 of D.L. 102 and 137, Group 2, Plan 30967, Municipality of Delta for a Statutory Right-of-Way. Authority was also given to offer $1,000.00 as compensation.

This Statutory Right-of-Way, as shown on Plan marginally numbered LE 4852, is required for the construction of a force-main in order that the leachate from the City's land fill site can be pumped to the Municipality of Delta's sewage system.

Negotiations with the owner's Solicitor have continued, and the owner has now agreed to accept the sum of $2,500 in full compensation for granting the Statutory Right-of-Way to the City. As this owner and the Municipality of Delta have now agreed to the amount of compensation for the granting of an adjoining Statutory Right-of-Way, the City Engineer and the Supervisor of Properties are of the opinion that the aforesaid proposed settlement is reasonable under the circumstances. The Director of Legal Services also concurs in this settlement rather than have this matter resolved by a Board of Arbitration.

Therefore, it is recommended that a Statutory Right-of-Way be acquired for the sum of $2,500 on the foregoing basis, chargeable to Account No. 160/1212 (Refuse Disposal Delta Sanitary Landfill - Pollution Control) with instruments drawn to the satisfaction of the Director of Legal Services, City Engineer, and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

..../2

3. Sale of Federal, Provincial and City Partnership Land
N/S 400 Block Prior Street

The Supervisor of Properties reports as follows:

"Lot 30, Block 103, D.L. 196, Plan 196 was one of two badly dilapidated properties purchased for clearance and resale under the Strathcona Rehabilitation Project. Funding for this project was 25% by the City and the balance by the Senior Governments. The buildings on this site were subsequently demolished and the vacant site offered to S.P.O.T.A. The association did not wish to undertake development on these sites and it was therefore determined advisable to place them on the market with the net proceeds slated to reimburse the partners in this project.

In response to the call for tenders on the two lots, an offer to purchase Lot 30 has been received as follows:

Name	Legal	Size	Sale Price	Terms
Mr. J. Horvath	Lot 30 ex N.6 ft. Blk 103, D.L. 196 Plan 196	App. 25' x 122'	$28,500.00	City terms at 16% interest.

Subject to a Bulkhead Agreement as the lot is below lane level and above street level.

This offer is considered to represent fair market value and the Supervisor of Properties recommends it be accepted. The proceeds to be used to reimburse the Federal, Provincial and City partnership in accordance with the agreement. The Housing Manager for the Ministry of Lands, Parks and Housing has approved of this procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Rental Review -
Lease of Portion of Lane South of the 3500 Block West 40th Avenue

The Supervisor of Properties reports as follows:

"City Council, on September 27, 1977, approved the lease of a portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 to Canada Safeway Ltd. for a period of twenty years beginning June, 1977 with a rental review every 2½ years.

Negotiations have now been completed, and by letter dated October 30, 1979, Canada Safeway Ltd. have agreed to a rental increase from $8,074 per annum to $10,800 per annum, including an amount in lieu of taxes, effective December 1, 1979.

It is, therefore, recommended that the rental for that portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 be increased from $8,074 per annum to $10,800 per annum, effective December 1, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Eviction Notice re: City-owned Property
2782-90 Grandview Highway

Mr. Ray Admiral of Allied Bottle Depot Limited is appealing against an eviction notice given to him with respect to the above address.

The Director of Permits and Licenses and the Supervisor of Properties report as follows:

"On June 15, 1977, Development Permit No. 77611 was issued to Allied Bottle Depot Limited to use 1480 sq. ft. of the existing building as a bottle depot. The application was signed by a Ray E. Admiral. The Director of Planning approved this application on the condition that the 11 off-street parking spaces and 4 off-street loading spaces are to be provided in accordance with the approved drawings and relevant requirements of Sections 12 and 13 of the Zoning and Development By-law within sixty (60) days of any use or occupancy of the proposed development and thereafter permanently maintained.

On September 1, 1977, our Inspection Services reported that the second building at the above site was being used for auto body repairs and that signs had been erected on the property prior to the issuance of any permits. Notification was sent to Mr. Admiral with a copy to the Supervisor of Properties advising that the signs must be removed and that an application must be made for a Development Permit for the use of the second building on the site as an auto body shop.

Reinspection on November, 1977, found that the signs had been removed but that the body shop was still in operation. Further reinspection on January 3, 1978 found that a series of signs had now been affixed to the roof of the building, and that the body shop was still in operation.

On February 20, 1978, Development Permit No. 79827 was applied for to use the second building on the site for auto body repairs and a car sales lot. This application was refused by the Director of Planning.

On March 14, 1978, notification was sent to Allied Bottle Depot Limited of which Mr. Ray Admiral is the principal, advising of the procedure to make an application for the signs or to remove same.

Inspection on April 11, 1978, found that the auto body shop was still in operation and that the parking and loading area for the use of the site as a bottle depot is now being used entirely for the storage of bottles. It was further reported that bottles were being stored on the City sidewalk.

On August 15, 1978, notification was sent to both Kim Auto Body and Mr. Ray Admiral, c/o Allied Bottle Depot Limited, ordering the discontinuance of the auto body shop and the restoration of the required parking facilities. The notice stated that under provisions of the Zoning and Development By-law that every business or undertaking shall be conducted within a completely enclosed building, except for the parking and loading facilities. Reinspection on September 19, 1978, found that the parking and loading was being used for bottle storage and that the auto body business was still in operation.

The Zoning and Development By-law states that where there is a violation of the By-law by any person, the owner of the land or building shall be guilty of such violations and shall incur the penalties of this By-law. As the property is City owned, a notice was then sent to the Supervisor of Properties outlining the By-law violations and requesting that the lease be examined to determine whether or not it could be cancelled.

Clause No. 5 cont'd:

Reinspection of the property on November 15, 1978, December 5, 1978, February 20, 1979, and May 3, 1979, found that the By-law violations were still existing. Further memorandums were sent to the Supervisor of Properties again requesting that the lease be cancelled.

On July 4, 1979, reinspection found that the required parking and loading for the bottle depot was still being used for the storage of bottles, and further found that the bottles were being off-loaded on the City street. The auto body business, however, had now vacated the premises.

After the delivery of the notice to vacate the building, reinspection of the property on October 12, 1979, and October 18, 1979, found that attempt had been made to restore the parking and loading areas but that the site still contained stacks of bottles, used bricks and other miscellaneous debris. There were also several wrecked automobiles on the site.

Previous Record

The records show that Mr. Admiral operated a bottle depot at 1833 Victoria Diversion in 1974. Complaints were received and inspection found that the City street and a portion of a vacant adjacent City property were being used for bottle storage.

The records show that Mr. Admiral was requested to comply with the various By-laws, but reinspection found that nothing had been done. Finally Mr. Admiral was requested to appear before Council to show cause why his license should not be suspended, on August 13, 1974. Council at that time gave Mr. Admiral one month to comply with City By-laws, and further advised Mr. Admiral that he must continue to comply thereafter with all relevant City By-laws.

RECOMMENDATIONS:

The Director of Permits and Licenses and the Supervisor of Properties recommend that:

In view of the continuing violations of the Zoning and Development By-laws, the fact that Mr. Admiral is in arrears for his rent, and of his present and past disregard for compliance with City by-laws, it is recommended that the appeal of the eviction notice not be granted."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses and the Supervisor of Properties be approved.

6. Relocation of False Creek Development Group Office

The False Creek Development Consultant reports as follows:

"City Council at its meeting on September 12, 1978 approved the relocation of the False Creek Development Group from its office at 1405-805 West Broadway to a temporary location at the east end of False Creek Development at 671 B Market Hill.

The intention was that when space became available in the upgraded Signurdson Building overlooking Phase 2 of the development, the Development Group would prefer an office in that location.

Clause No. 6 cont'd:

The False Creek Development Group have now located space at 101-1275 West Sixth Avenue and the owners, Foremost Holdings Ltd. and Bent Ewald, have agreed to enter into a lease on the following terms and conditions:

1. The City to lease 800 square feet of net floor space plus four (4) covered parking stalls, effective November 1, 1979.

2. Term to be for three years with an option for a 2 year renewal.

3. Rent to be $820.00 per month for three years plus taxes, hydro and janitorial services. The owner to be responsible for all tenant improvements.

These terms and conditions are satisfactory to the False Creek Development Group and the Supervisor of Properties.

It is, therefore, recommended that the City enter into a lease with Foremost Holdings Ltd. and Bent Ewald on the foregoing basis with the lease to be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties. Source of funds to be False Creek Development Capital Funding."

The City Manager RECOMMENDS the foregoing recommendation of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE(S) 392

B

MANAGER'S REPORT

DATE November 1, 1979

TO: Vancouver City Council

SUBJECT: VanDusen Botanical Display Gardens

CLASSIFICATION: INFORMATION and RECOMMENDATION

The City Manager reports as follows:

City Council at its meeting on August 28, 1979, when considering a Manager's Report dated August 20, 1979, in which the Director of Planning and the Director of Legal Services reported on a Sino-Himalayan Garden proposal in VanDusen Gardens, passed the following resolution:

> "That the Park Board be requested to report to Council on the longer range concept and current status of VanDusen Gardens development."

At the same meeting, Council agreed to hear delegations on this matter when the report is before it.

The attached report submitted by the Board of Parks and Recreation outlines the chronological development of the VanDusen Botanical Gardens and describes landscape development works currently being undertaken.

The City Manager submits the foregoing report for INFORMATION and RECOMMENDS that it be tabled until there is a further report from the Park Board relative to the Desert Gardens and Reservoir proposal. The City Manager notes that Council had agreed to hear delegations on the matter and there will be an opportunity for this at the Park Board meeting and subsequently at Council. This has been discussed with the President of the Upper Shaughnessy Homeowners' Association, who agrees.

FOR COUNCIL ACTION SEE PAGE(S) 393

DISTRIBUTED MONDAY

MANAGER'S REPORT

C

DATE November 19, 1979

TO: Vancouver City Council

SUBJECT: Status of Proposed Official Regional Plan Amendment - West 75th Avenue and Angus Drive.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"PURPOSE:

At a Public Hearing on Thursday, September 13, 1979, Council approved a rezoning of lands at the southwest corner of West 75th Avenue and Angus Drive from M-1 Industrial District to CD-1 Comprehensive Development District for the purpose of undertaking a residential development (townhouse and apartment) comprising a maximum of 104 dwelling units. Council approval was subject to a number of conditions, one being:

> 'that Council resolve to make an application to amend the Official Regional Plan and that this application be first approved whereby the designation of the site would be amended from IND-1 developing industrial areas to URB-1 established urban areas.'

The purpose of this report is to advise the Council of the status of the requested ORP amendment and to advise Council of two apparent options which may be pursued in view of the difficulties encountered by this application.

BACKGROUND:

Following initial discussion with GVRD staff, a formal application to amend the Official Regional Plan was made by the Director of Planning on behalf of Council on September 28, 1979.

Following a review by GVRD staff, all ORP amendment applications are reviewed by the GVRD Technical Planning Committee (comprising professional staff from the constituent municipalities) and by the Lower Mainland Review Panel (comprising elected officials representing the four Regional Districts within the Lower Mainland). Recommendations from GVRD staff, the T.P.C. and the Lower Mainland Review Panel are then forwarded to the Planning Committee of the GVRD which in turn makes a recommendation to the GVRD Board.

The City's application was reviewed by the Technical Planning Committee at its meeting on October 26, 1979. GVRD staff had expressed concern with issues of air quality, floodplain, aircraft noise impact, vehicular access, and creation of an URB-1 (Urban) area which is not contiguous with an existing URB-1 area. For these reasons, GVRD staff recommended that the application be referred back to the City of Vancouver with a request that the proposed Plan amendment be reconsidered following preparation of a land use plan for the subject area with consideration to the regional concerns for any urban-type development on the subject property.

The Technical Planning Committee recommended that this application be refused on the basis of the regional concerns as presented by GVRD staff, and the need for firm land use boundaries to be established in the subject area.

It should be noted that City Planning Department staff attended the Technical Planning Committee meeting and made representation of the City's position as expressed by Council in approving the proposed rezoning.

In giving consideration to the City's application at its meeting of Tuesday, November 6, 1979, the Lower Mainland Review Panel concurred with the T.P.C. recommendation that the application be refused.

The recommendations of the GVRD staff, the Technical Planning Committee, and the Lower Mainland Review Panel were considered by the GVRD Planning Committee

at its meeting of Wednesday, November 7, 1979. The following motion was carried by the Planning Committee:

> That this application be referred back to the City of Vancouver as recommended by (GVRD) staff.

Attached as Appendix A is an extract of the Planning Committee meeting minutes. This recommendation would normally now proceed to the GVRD Board at its next meeting on November 28, 1979.

GVRD STAFF OBJECTIONS:

Appendix B attached outlines regional concerns raised by GVRD staff with respect to the suitability of residential use on the subject property and its compatibility with the existing industrial uses in the area.

Information regarding air quality, floodplain, aircraft noise impact, and vehicular access was contained in the reports considered by Council at the Public Hearing. GVRD staff have provided no information beyond that previously available and have also raised the concern about the urban boundary.

OPTIONS FOR COUNCIL'S CONSIDERATION

Following discussion with GVRD staff the following two options appear to be open in pursuing Council's September 13th decision to rezone the lands:

Option 1:

> Council may wish to instruct the Director of Planning to prepare a response to the objections raised by GVRD staff (as endorsed by the Technical Planning Committee and the GVRD Planning Committee) and request that this response accompany the City's application when it is considered by the GVRD Board at its meeting on November 28, 1979.

Option 2:

> Council may wish to ask the GVRD Board to defer consideration of the GVRD Planning Committee recommendation so as to enable the Planning Committee to reconsider the application in the light of response from the City to the objections raised by GVRD staff. If this option were pursued and approved by the GVRD Board, it is conceivable that the GVRD Planning Committee could reconsider the application at its meeting on December 5, 1979, with the GVRD Board considering the matter on or after December 12, 1979.

The Director of Legal Services advises that only those seven members of Council who attended the September 13th Public Hearing may discuss and decide on either of these options - (Mayor Volrich, Aldermen Bellamy, Boyce, Gerard, Harcourt, Little and Puil).

ALTERNATIVE ACTION:

There is a further alternative which the same seven members of Council may wish to pursue. This alternative would be to instruct the Director of Planning to respond to the objections raised by GVRD staff including development of an appropriate schematic land use plan for the area to address the urban boundary concern. Should this alternative be selected,

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subsequent discussion on a land use plan for the area would be open to the entire Council. The Director of Legal Services advises that the rezoning approval granted at the Public Hearing on September 13th could then no longer be pursued without going back to Public Hearing.

It is anticipated that staff preparation and Council approval of an appropriate schematic land use plan for the area could be completed by mid-January 1980. The rezoning application by Mr. Horner could then proceed back to Public Hearing (should Council so direct) along with the new information embodied in the land use plan for the area.

CONCLUSION:

Only those seven members of Council*who attended the September 13th Public Hearing may decide on either of the two options or the alternative action noted above. Council's September 13th decision to rezone the Steel Brothers lands may be pursued if Council decides to proceed with Option 1 or 2. If the alternative action is selected by Council, approval of the rezoning at a new Public Hearing would be required before proceeding back to the GVRD with an application to amend the Official Regional Plan.

If Council decides to proceed with either Option 1 or Option 2 it would be important that staff and the City's GVRD Directors prepare to make presentations to the various authorities who will decide on the City's application to amend the Official Regional Plan.

The City Manager submits the foregoing report of the Director of Planning for the CONSIDERATION of Council.

*The Council members present at the Public Hearing were: Mayor Volrich, Aldermen Bellamy, Boyce, Gerard, Harcourt, Little and Puil.

FOR COUNCIL ACTION SEE PAGE(S) 393

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

NOVEMBER 1, 1979

A special meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, November 1, 1979 at approximately 12:00 Noon.

PRESENT	:	Alderman Boyce, Chairman Alderman Puil Alderman Kennedy Alderman Ford Alderman Harcourt
ALSO PRESENT	:	Alderman Gerard Alderman Little
CLERK TO THE COMMITTEE	:	R. Cinnamon

(Alderman Boyce, Vice-Chairman of the Standing Committee of Council on Planning and Development, assumed the Chair for this meeting.)

RECOMMENDATION

1. Update of the Official Regional Plan

The Committee had for information a report of the City Manager dated September 26, 1979 (on file in the City Clerk's Office). The report provided background relevant to the meeting and established certain areas of impact which City staff and Civic officials might wish to draw to the attention of the Greater Vancouver Regional District staff. These concerns generally relate to the indirect impact on the future quality of life in Vancouver and deal with a broad variety of areas. These areas include:

- future food supply
- civic economy
- labour market and availability of jobs
- the housing stocks, prices and densities
- usage of recreational facilities and their impact on the social character of the City
- potential traffic and transportation problems arising from the redistribution of new population centres within the Lower Mainland area

In addition, arrangements were made for staff representatives of the Greater Vancouver Regional District to appear and familiarize members of Council with the present status of the Official Regional Plan. Mr. Bill Lane and Mr. Peter George presented a short, concise summary of recent developments to progress being made in the preparation of the plan. Extensive reference was made to material previously distributed to Council (on file in the City Clerk's Office). Mr. George, of the G.V.R.D., advised that a more concise statement of the Official Regional Plan should be available before the end of 1979.

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Clause No. 1 cont'd:

In the ensuing discussion Committee members and Civic staff expressed continuing concern for certain of the designations for land use proposed by the G.V.R.D. planners. In particular, three general points surfaced which the Committee felt obliged to draw to the attention of the G.V.R.D. representatives.

The first point dealt with the relative priority assigned to developing versus existing centres within the region. The Committee viewed with concern the question of restriction or redirection of Downtown growth to the eventual detriment of the City core.

The second issue addressed by the Committee related to the district centre designation assigned to both the North Shore and Richmond and the regional centre designations in the four perceived developing centres. The Committee felt that it was inappropriate for the plan to sidestep those conditions created by the "in place" populace of Richmond and the North shore in favour of a program to create alternative centres of equal or greater size. In essence, the Committee viewed this move as counter-productive in that an accommodation of the new regional centres would tend to heighten the problems presently experienced by Vancouver.

The third area dealt with by the Committee involved the level of regional control over local development decision making and whether or not that control should be different for developed districts as opposed to developing areas.

The G.V.R.D. staff advised that the comments of all member Councils will be incorporated in the next report scheduled for distribution to the Municipal member Councils and the G.V.R.D. Board of Directors by Spring of 1980. The Committee also was advised that the G.V.R.D. Board could adopt the revised plan as the official development plan for the region without the concurrence of the member Municipalities. Greater Vancouver Regional District staff, however, hastened to add that this was neither the preferred nor anticipated procedure.

RECOMMENDED

A. THAT the report of the City Manager dated September 26, 1979 (on file in the City Clerk's Office) and the presentation of the G.V.R.D. staff be received for information.

B. THAT the appropriate staff of the City of Vancouver continue to follow up this Committee's concerns as expressed in this report with the staff of the Greater Vancouver Regional District.

C. THAT the Greater Vancouver Regional District's staff incorporate specific concerns of the City of Vancouver in the framework of the Official Regional Plan and report back to the Committee.

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The meeting adjourned at approximately 1:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 393

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 1, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 1, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT: Alderman Ford (Clauses 2 & 3)
Alderman Puil (Clause 2 only)

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of Thursday, October 18, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Kimount Boys and Girls Club

The Committee considered a Manager's report dated September 27, 1979, in which the Director of Social Planning reported that the Kimount Club at 395 East 6th Avenue should be retained, renovated and leased to the Boys & Girls Clubs of Greater Vancouver who will continue operating it as a community centre.

Council had resolved on July 26, 1977 that a decision on the future of the Kimount Club be deferred until the new Kivan Club at 914 East 12th Avenue has been in operation for six months which would be until May of 1980. Based on that Council motion, the City Manager, in the report, said he could see no reason why Council should reverse that position now.

Appearing before the Committee on this matter were Mr. John Jessup of the Social Planning Department, Mr. Dave Peddle of the Civic Buildings Department, Mr. Al Hickey of the Boys & Girls Clubs of Greater Vancouver and Mr. Alfred Worthington of the Mount Pleasant Neighbourhood Association.

There was an extensive discussion on the matter during which Mr. Jessup reiterated comments contained in the Manager's report including the fact that 50% of parents whose children now attend the Kimount Club are reluctant to send them to the new Kivan Club because of traffic hazards. It was pointed out 300 people each week use the Kimount Club and that ever since the Council resolution of 1977 on the possibility of selling the Kimount property, the club has operated with uncertainty.

Repairs estimated by the Civic Buildings Department to cost $124,000.00 are necessary at the Kimount Club and adequate staffing should be provided to enable the Club to continue operating, Mr. Jessup reported.

Continued. . . .

Clause No. 1 Continued

For these reasons the Director of Social Planning recommended the Kimount building be retained for community use, upgraded to City standards and continue to be operated by the Boys & Girls Clubs of Greater Vancouver. He also recommended an additional grant over and above the 1979 grant to the Boys & Girls Clubs of $18,000.00 a year for five years to cover the salary of a program director for the Kimount Club; that a grant of $45,000.00 be approved to enable the Boys & Girls Clubs to undertake improvements to the Kimount building and that Council allocate $50,510.00 to replace the interim funding of the Kivan Club which was previously anticipated to come from the sale of the Kimount site.

During discussion, the Committee questioned whether the renovations, proposed to be reduced from the City's estimate of $124,000 to $72,826 and further reduced to $45,000 by the Boys & Girls Clubs doing the work, would provide an adequate building for community use.

Mr. Jessup replied the club has provided an undertaking that it will renovate the building to City standards for $45,000.

In response to a question by a Committee member, Mr. Worthington of the Mount Pleasant Neighbourhood Association estimated there are 7,000 children to be brought up in the neighbourhood who will have no place to go after school and money spent on the Kimount Club may prevent future problems of juvenile delinquency. Mr. Jessup added that Police Team #35 hopes the club will not close as it helps keep pre-teen children off the street and away from hardcore delinquents in the area.

Mr. Hickey of the Boys & Girls Clubs advised the Committee he would prefer a decision from Council as soon as possible as the organization has to plan for its 1980 operations and will be making its annual presentation for funds to the United Way in two weeks. He added repairs should commence as soon as possible as the roof at Kimount has a leak in it.

A Committee member questioned whether a City-owned Lot "C" located two lots to the west of the club in the 300 block East 6th has to be retained and whether it might be sold to help offset the City's costs of retaining the Kimount Club.

Following discussion, it was

RECOMMENDED

THAT the Director of Social Planning's recommendation "that City Council approve in principle an additional grant, over and above the 1979 grant to the Boys and Girls Clubs, of $18,000 a year for 5 years to cover the salary of the Kimount Club Program Director" be referred for consideration to the Standing Committee on Finance and Administration.

- LOST

(Aldermen Bellamy, Marzari and Rankin opposed.)

Continued . . . .

Clause No. 1 Continued

It was

RECOMMENDED

A. THAT the Kimount Club building at 395 East 6th Avenue be retained for community use, upgraded to City by-law standards and continue to be operated by the Boys & Girls Clubs of Greater Vancouver.

B. THAT the Boys & Girls Clubs of Greater Vancouver be granted a five year lease of the building from the City at a rent of $1.00 a year, subject to the usual terms and conditions, and that the Director of Legal Services be instructed to draw up and execute a lease between the City and the Boys & Girls Clubs to this effect.

C. THAT City Council approve in principle an additional grant, over and above the 1979 grant to the Boys & Girls Clubs, of $18,000 a year for five years to cover the salary of the Kimount Club Program Director.

D. THAT City Council approve an expenditure of $45,000 to enable the Boys & Girls Clubs of Greater Vancouver to undertake the improvements proposed in this report for the Kimount Boys & Girls Club at 395 East 6th Avenue with the source of funds being the 1979 Supplementary Capital Budget; this amount to be allocated to a special City account from which the Boys & Girls Clubs will draw funds as work is undertaken upon certification of the Director of Civic Buildings.

E. THAT City Council approve an amount of $50,510.00 to replace the interim funding of the Kivan Club which was previously anticipated to come from the sale of the Kimount site with the source of funds being the 1979 Supplementary Capital Budget.

And it was further

RECOMMENDED

THAT the City Manager report to Council on the future of City-owned Lot "C" two lots to the west of the Kimount Boys & Girls Club.

2. Smilin' Buddha Cabaret

The Committee considered a report dated September 17, 1979 from the Police Department (copy circulated) in which incidents of poor management on various occasions between January 4, 1979 and August 31, 1979 were detailed. The Police report concluded with a statement that it appears the owner-manager is either unwilling or unable to control the premises and that major infractions include overcrowding, drunkeness, juveniles on the premises being served, disorderly conduct and open hostility on the part of the patrons.

Continued . . . .

Clause No. 2 Continued

Also before the Committee for consideration was a letter dated October 29, 1979 (copy circulated) from Ms. Diane Kilpatrick, lawyer for Mr. Lachman Das Jir, operator of the Smilin' Buddha Cabaret, prepared in response to the Police report. In her letter, Ms. Kilpatrick concluded that problems with the club appear to have been solved to the present satisfaction of the Police and the Liquor Control & Licensing Branch.

Appearing before the Committee on this matter were Insp. J. Grierson of the Police Department, Smilin' Buddha operator-manager Lachman Das Jir, his lawyer Ms. Diane Kilpatrick, and the new manager of the club, Mr. Clayton McKay.

During discussion the Committee noted that Mr. Jir appeared before the Committee in 1977 at which time the Committee was advised by the Police that the cabaret was the worst of all the cabarets in the Downtown Eastside area for drunkeness and other infractions.

Insp. Grierson advised the Committee the overall operation of the Smilin' Buddha Cabaret has not been acceptable for years and that he can see no reason why it should continue to operate.

Ms. Kilpatrick and Mr. McKay told the Committee the operation has improved considerably since the last Police report of August 31, 1979, and pointed out the Liquor Control & Licensing Branch held a hearing on October 11, 1979 and the Branch agreed to take no further action. Ms. Kilpatrick pointed out no charges of drunkeness have been laid and that ID checks by the doorman have been stepped up. Ms. Kilpatrick submitted that there has been two months of reasonable operation and requested the Committee to give Mr. McKay more opportunity than the two months he has had as club manager to prove himself as a competent operator.

The Committee felt, however, that it could not look only at the last two months, that it must consider the occurrences at the establishment as outlined in the Police report.

Following discussion, it was

RECOMMENDED

THAT Mr. Lachman Das Jir, owner of the Smilin' Buddha Cabaret, be requested to appear before Council to show cause why his license should not be suspended.

3. Downtown Housing Implementation Committee - Second Report

The Committee considered a Manager's report dated October 5, 1979, in which the City staff Downtown Housing Implementation Committee provided its second report to the Committee on ways and means of improving the standard of housing in the Downtown Eastside.

The nine-page comprehensive report touched on a wide variety of issues related to the provision of a higher quality of housing and was accompanied by a draft by-law which prescribes standards for the maintenance and occupancy of property within the City of Vancouver.

Continued . . . .

Clause No. 3 Continued

The Chairman of the Downtown Housing Implementation Committee, Deputy Social Planning Director Doug Purdy, appeared before the Committee and pointed out the Manager's report is a lengthy and complicated one requiring detailed examination by the Committee. He reviewed some key aspects of the report for the Committee but it became obvious the Committee would not have sufficient time to deal with the report this date.

Ms. Jean Swanson of the Downtown Eastside Residents' Association told the Committee the provision of new housing is critical in any program to upgrade housing in the Downtown Eastside and noted only one paragraph in the report deals with the provision of new housing. She suggested Council should instruct the Downtown Housing Implementation Committee to investigate ways of encouraging new housing, including reactivating the City Housing Corporation, asking the Provincial Government to reinstate rent subsidies; renovation of the upstairs of the old firehall for housing using government programs; and a grant to either the City Housing Corporation or a non-profit group to make rents affordable.

Following brief consideration, it was

RECOMMENDED

THAT further consideration of the City Manager's report dated October 5, 1979, on the Downtown Housing Implementation Committee's second report be deferred to the next meeting of the Committee.

The meeting adjourned at approximately 3:25 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 393-394

II (i)

REFERS TO CLAUSE NO. 1

CC 62-MLH-75

MANAGER'S REPORT

DATE 13th November 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Sale of Lot C, West of Kimount Boys and Girls Club - 300 Block East 6th Avenue

CLASSIFICATION: RECOMMENDATION

The Supervisor of Properties reports as follows:

"In the November 1st meeting of the Standing Committee on Community Services, the status of City-owned Lot C, Block 27, D.L. 200A, adjoining the privately-owned lot west of the Kimount building at 395 East sixth Avenue was questioned.

This isolated City lot has been held off the market as part of a possible exchange or assembly of land using the site now occupied by the Boys Club on the east end of the block.

It is noted that Lot C is neither used nor needed for the Boys Club operation, and has been the subject of many enquiries by the adjoining owners and/or agents to have this City lot placed on the market in order that a viable apartment site can be created on the west portion of the block.

Council approval of the concurrent committee report recommending continued operation of the Boys Club in this location will preclude the possibility of a land assembly being carried out on this site in the near future.

In view of the foregoing, the alternatives are:

(a) to continue holding the land for assembly until such time as the Boy's Club no longer has a use for the building and land,

OR

(b) authorizing the Supervisor of Properties to advertise Lot C, Block 27, D.L. 200A for sale on the open market, and the proceeds be credited to the Property Endowment Fund for purchase of more strategic land.

Should Council approve the Committee's recommendation, the Supervisor of Properties recommends that he be authorized to advertise Lot C, Block 27, D.L. 200A for sale on the open market, and the proceeds be credited to the Property Endowment Fund for purchase of more strategic land."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Supervisor of Properties.

FOR COUNCIL ACTION SEE PAGE(S) 394

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 1, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 1, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Preservation of the Model School Building

The Committee considered a memorandum dated October 30, 1979 (on file in the City Clerk's Office) from the Chairman of the Vancouver Heritage Advisory Committee recommending 'that the City explore ways to economically develop the site combined with heritage designation and conservation and use of the building'. The Heritage Committee recommended that the Director of Planning be requested to report on the advisability and terms of rezoning the site, presently owned by the Vancouver School Board, from RT-2 to CD-1 including uses allowed and maximum density and site coverage, i.e. infill while retaining the Model School Building.

In answer to a question regarding the Province's plans for the Family and Children's Court Facilities, Mr. F. Bowers, City Manager, advised that there are two plans, one favoured by the Attorney-General and one favoured by B.C. Buildings Corporation. The whole matter has been referred to the Treasury Board.

Mr. J. Gift-Ellis, Heritage Planner, advised that the purpose of the Heritage Committee's proposal would be to indicate what may be accomplished on the School Board land, retaining the building.

Mrs. R. Fleming, Chairman of the Vancouver Heritage Advisory Committee, advised that if the School Board was offered this change in zoning, it may encourage the Board to retain the building. The Provincial Government has indicated it will make every effort to retain the Normal School.

Committee members felt that this proposal should not be looked at in isolation but be included as part of the study on the City Hall Precinct currently underway. Staff have held discussions with the major landowners in the Precinct and further discussions should include the possibility of retention of these two buildings, and possible rezoning of the School Board site to CD-1.

RECOMMENDED

THAT the Director of Planning include in the report on the City Hall Precinct, consideration of:

cont'd....

Clause No. 1 cont'd:

- possible rezoning of the Model School site to CD-1 and the allowable uses, density, etc.
- retention of both the Model and Normal School buildings.
- possible uses for both buildings.

2. Park Site #19

Mr. B. Downs and Mr. G. McGarva, Downs/Archambault, Architects, were present to advise the Committee on the progress of the feasibility study for the retention of some older homes on Park Site #19, which they are undertaking for Heritage Canada.

Mr. Downs advised that they were attempting to develop not just a recreational or visual open park, but a park that relates to social needs, i.e. a stable area, sense of neighbourhood place, extension of housing.

With the aid of slides, Mr. Downs illustrated the various stages of implementation and what would be desired:

- mainly pedestrian park
- ensure nighttime use
- minimize dislocation of residents
- retain on-site amenities

The Park Board comments include:-

- unsure about private dwellings on a park
- should have large open space for casual games
- should be for young and old
- low maintenance, low cost
- it should be evident at each corner that it is a park

The comments from City staff include:

- retain older housing stock
- retain designated housing
- do not develop another blank open space such as Nelson Park

Mr. Downs advised that at the completion of the implementation stages there would probably be twelve buildings retained, including the Roedde House and the two apartment buildings for revenue.

Mr. Downs advised that the purpose of presenting a progress report to the Committee was to obtain some reaction to the proposal before the study is completed.

RECOMMENDED

THAT the verbal presentation of Downs/Archambault be received noting that the Committee is supportive of the general concept that is evolving.

3. Population Change and Its Impacts

The Committee considered a report of the City Manager dated October 25, 1979 (on file in the City Clerk's Office) in which

cont'd....

Clause No. 3 cont'd:

the Director of Planning summarizes the presentation made at a seminar to brief Aldermen and Department Heads about potential population changes and the potential impact of such changes on City programmes and services. The report addresses some of the more important issues and questions raised in discussion and recommends that Council concur with a set of procedures for keeping abreast of population change and its impacts.

The Committee felt that with the declining school population, the City should investigate possible uses for school buildings. The City Manager suggested that the School Board be requested to contact the City and discuss possible uses for any schools which the School Board is thinking of closing down.

After discussion, the Committee,

RECOMMENDED

A. THAT the Director of Planning continue to monitor population and related changes, with findings and forecasts to be reported to Council on a regular basis.

B. THAT the Director of Planning assess the significant implications of these changes and trends for civic operations and report them to Council and those civic departments potentially affected.

C. THAT a meeting be arranged in the near future and the School Board and staff be invited to discuss with the Committee, the issue of declining school enrollments and possible uses for school buildings that may become vacant as a result.

4. Champlain Heights - Area A
(Sites 4, 5 and 6)

The Committee considered a report of the City Manager dated October 19, 1979 (on file in the City Clerk's Office) in which the Director of Planning reviews alternative land use and development options for Sites 4, 5 and 6 in Champlain Heights, a 1.54 hectare (3.8 acres) site fronting onto 58th Avenue, just east of Kerr Street, bounded on the west by the Salvation Army personal care home, Champlain Mall commercial centre on the north, public housing (Champlain Place) on the east and rental and market townhouse developments to the south. A public walkway is also located along the east property boundary providing pedestrian access from 58th Avenue to Champlain Mall.

The original conditions of development for the subject site approved in 1970 permitted high-rise apartments and were later amended in 1975 to include twin point tower apartments, church and related school as proposed by the Open Bible Chapel Society. In 1978 the Society officially withdrew from the purchase of this site leaving the property free for marketing.

In view of the current status of the Champlain Heights development and the delays in developing this site, Council, in August 1978 resolved that the Director of Planning and the Supervisor of Properties review the present situation in the area and report back on the most appropriate type of development for these lots.

The 1968 Plan of development for the southeast sector of Vancouver proposed the development of high-rise apartments in order to provide a range of housing accommodation in the area

cont'd....

Clause No. 4 cont'd:

and to help identify the location of Champlain Mall in the community (i.e. in a similar manner to Oakridge). This objective is now questioned, however, in view of local resident concerns, new identified needs in the community, and city population and housing trends.

Local residents are very interested in the future development of this site as evidenced by public inquiries and past controversy concerning the Open Bible Chapel Society proposal. On the basis of these earlier concerns and a meeting with community representatives, the following objectives are considered a reasonable summary of the community's viewpoint for the subject site:

- The development scheme should be compatible with the surrounding housing (i.e. in terms of use and scale of development;
- The uses should be community-oriented;
- The project should not generate a significant increase in vehicle traffic or on-street parking in the area;
- The residential character of 58th Avenue should be maintained;
- Family ground-oriented housing should be provided on at least a portion of the site;
- As many specimen trees should be preserved on the site as possible; buffers should be retained around the site perimeter to screen adjoining developments;
- Seniors and subsidized housing projects should be restricted from developing on this site (i.e. there is already a concentration of this type of housing in the area);
- The City should impose strong development controls on this site.

Based on analyses of recent studies on both housing and commercial development, the Director of Planning and Supervisor of Properties suggested the following development options:

Alternative 1 - Townhouses -
Provide additional moderately-priced family housing and retain the residential character of 58th Avenue in terms of scale, density and vehicle traffic, by developing townhouses on the entire site at a similar density to adjacent market housing in the area.

Alternative 2 - Commercial-Housing Mix -
Townhouses are proposed on the south portion of the site (at similar density to Alternative 1) in order to maintain the residential character and amenity of 58th Avenue. In contrast, the north portion of the site is intended to provide additional site area to accommodate the expansion of Champlain Mall.

Alternative 3 - Point Tower Apartments -
Twin point apartment tower development based on the guidelines approved for the Open Bible Chapel Society, excluding schools, church and related uses, to provide a wider mix of tenure and uses, more housing units, and to identify the location of the commercial centre in the community.

The Director of Planning and Supervisor of Properties jointly recommend that Alternative 2 be approved and that they negotiate with the Hudson's Bay Company subject to acceptable financial return to the City, suitable design and community support.

cont'd....

Clause No. 4 cont'd:

The Director of Planning also believes it is essential to undertake a comprehensive design approach to integrate the housing and commercial components with each other and to protect adjacent housing, therefore, it is proposed that a co-ordinating architect be engaged by the City to prepare a conceptual design to guide future development on the subject site.

The Property Endowment Fund Board at its meeting on October 19, 1979 endorsed the recommendation of the Director of Planning and Supervisor of Properties.

The Committee noted that the Champlain Heights Planning Advisory Committee would be considering this report and their input should be obtained.

After discussion, the Committee,

RECOMMENDED

A. THAT Council approve Alternative 2 subject to satisfactory negotiations as generally outlined in the report of the City Manager dated October 19, 1979.

B. THAT the Supervisor of Properties and Director of Planning be instructed to negotiate with representatives of the Hudson's Bay Company and report back to Council within six months.

* * * *

The meeting adjourned at approximately 2:25 p.m.

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IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

November 1, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 1, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

The minutes of the meeting of October 18, 1979, were adopted.

1. Pedestrian Crossing Conditions on Hastings Street at Kamloops Street

Consideration of the City Manager's Report dated October 23, 1979, dealing with an application for a traffic signal at the intersection of Hastings and Kamloops Streets, was deferred to the next meeting at the request of representatives of the Hastings Chamber of Commerce.

RECOMMENDATION

2. Review of Traffic Conditions - Moberley Road at Market Hill - False Creek, Area 6, Phase I

In a City Manager's Report dated October 19, 1979 (circulated) the City Engineer reviewed a request from the False Creek Development Consultant that additional temporary parking be permitted on Moberley Road adjacent to Market Hill.

The report addressed the request in the context of the False Creek traffic plan and existing traffic conditions on the Moberley Road section of False Creek. The False Creek Development Consultant recommended 10 additional parking spaces be provided as follows: three parking stalls in the indented loading zone on the north side of Moberley for evening parking, and seven on the south side of Moberley on a temporary basis, pending completion of the Heather parking structure.

The City Engineer concluded the request should not be approved as it would not be consistent with current City policies which placed emphasis on pedestrians and encouraged maximum diversion from the private automobile. The City Engineer also recommended that additional parking be encouraged on the presently under-utilized Johnston's parking lot, off 6th Avenue, by upgrading information signing on the lot.

.../2

Clause 2 continued

The Assistant City Engineer, Traffic Division, and Mr. E.D. Sutcliffe, False Creek Development Consultant, briefly addressed the Committee and discussed aspects of the report pertinent to their respective positions on this matter.

RECOMMENDED

THAT ten (10) on-street parking spaces requested by the False Creek Development Consultant be approved on a temporary basis pending completion of the Heather parking structure.

3. Level Crossings on B.C. Hydro Railway

In accordance with a City Council instruction that an investigation be conducted of traffic safety conditions on level crossings of the B.C. Hydro Railway from False Creek to Marpole, the City Manager submitted for consideration a report dated October 18, 1979 (on file), in which the City Engineer examined current crossing conditions and recommended locations where additional crossing protection should be considered.

The report examined the various types of control provided at the 38 at-grade crossings on the Marpole branch of the B.C. Hydro Railway Line extending from False Creek to the Fraser River. The report noted traffic volumes ranged from lightly travelled residential streets and lanes to major arterials such as Broadway and Burrard. The six to twelve trains using the line each day had maximum speeds of 16 km/h in the section from False Creek to 16th Avenue, and 32 km/h from 16th Avenue to the Fraser River.

The Railway had recently requested an upgrading of the crossing protection at several intersections and the elimination of crossings entirely at a number of other locations. Based on an evaluation of present conditions, the City Engineer recommended automatic protection devices be installed at five locations; however, following detailed examination of the locations requested closed by the Railway, the City Engineer recommended that they not be closed in view of the service and access needs of the area, low traffic volumes and train activity and limited accident history. These recommendations had been reviewed by B.C. Hydro staff who were in agreement.

The report also noted in order to provide the automatic protection devices, it would be necessary to make application to the Canadian Transportation Commission. The CTC representatives had indicated up to 80 percent of the cost would come from the Railway Grade Crossing Fund, 7½ percent from the Railway Company, leaving 12½ percent (approximately $25,000) as the City's share to be met from the 1980 Traffic Control Reserve Fund. Indications were that the CTC would favourably consider a funding request.

During discussion, a Committee member questioned the City Manager on the future of the Marpole Line in the event rapid transit was introduced on the Arbutus corridor. Mr. Bowers advised initial proposals called for a parallel track to service rapid transit.

RECOMMENDED

A. THAT automatic railway crossing protection on the Arbutus corridor railway be requested at:

1) Fir Street - 5th Avenue
2) 4th Avenue
3) 3rd Avenue
4) 37th Avenue
5) 57th Avenue

Clause 3 continued

B. THAT the Director of Legal Services be instructed to apply to the CTC for automatic crossing protection at these locations and a contribution towards cost of installation;

C. THAT the City Engineer be authorized to sign plans on behalf of the City;

D. THAT the amount of $25,000 be included in the 1980 signal program submission from the Traffic Control Reserve Fund.

4. Analysis of Left-turn Options at Signalized Intersections

On February 13, 1979, City Council approved a recommendation of the Transportation Committee that the following motion be referred to the City Engineer for study and report back:

"THAT WHEREAS most, if not all, main thoroughfares of the City of Vancouver are at full capacity in both the morning and the evening rush hours;

AND WHEREAS many of the thoroughfares of the City of Vancouver are controlled by a network of traffic signals;

AND WHEREAS major delays and tie-ups are resulting from motorists attempting left hand turns in these said rush hours;

THEREFORE BE IT RESOLVED THAT the Traffic Engineering Department be instructed to launch a programme that will lead to a full implementation of 'no left hand turns' at traffic control intersections in the morning and the evening rush hours, that is 7 to 9 a.m. or 4 to 6 p.m., except at those intersections where left hand lanes or advance left hand signals exist."

In a Manager's Report dated October 11, 1979 (on file), the City Engineer reported on his study of presentpractices regarding the 83 turn prohibitions which exist at 286 locations in the City and examined the types of solutions available to solve problems created by left turning traffic.

The report noted several intersections had been reviewed as a result of the Council's motion and examples of typical solutions were presented for the following intersections:

- Commercial at 1st Avenue
- Victoria at 12th Avenue
- Nanaimo at Hastings Street
- Main at 12th Avenue

The Department believed that the existing strategy of providing for left turns wherever possible and prohibiting them only when no alternate course was available was the most workable approach. Improvement in the problems caused by left turning vehicles could be overcome by:

a) Signal timing changes
b) Addition of a flashing green arrow
c) Parking prohibitions in the vicinity of the intersection

Clause 4 continued

d) Painted left turn bays
e) Construction of left turn bays
f) A left turn prohibition.

An upgraded signal inter-connection system as part of an overall traffic management scheme would help in reducing capacity problems and therefore assist left turning movements.

The City Engineer recommended:

A. That the City continue with the policy of banning left turns only at intersections which clearly benefit from this action without detrimentally affecting adjacent local streets and where other methods described above are not effective.

B. That the City Engineer continue to evaluate signalized intersections for left turn problems with the implementation of appropriate solutions such as signal timing changes, flashing green arrows, left turn bays, parking bans or prohibitions as needed.

During discussion, members of the Committee referred to various locations where traffic flow was impeded by left turns. The City Engineer was requested to examine particularly the east side of the City and the intersections of 41st and Granville, and Broadway and Cambie.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, commented the simple solution would be to ban peak hour on-street parking in the vicinity of major intersections, however, this move would not be supported by local business.

RECOMMENDED

THAT the City Manager's Report dated October 11, 1979, be received for information.

* * * * *

The meeting adjourned at approximately 4:00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 395

V

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 1, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 1, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Gerard
Alderman Ford
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Cultural Grant Request - Polish Friendship "Zgoda" Society - $7,910

The Committee considered a Manager's Report dated October 18, 1979 (previously circulated) wherein the Director of Social Planning reported on the Polish Friendship "Zgoda" Society's request for $7,910 from the City to support a year of activities for their "Folk Dance Group". Their performances at Community Centres, Senior Citizen Homes, and Festivals are free to the public. The individual members volunteer their time and efforts and contribute toward costs such as busing, music and equipment. The Dance project budget of $7,910 includes such items as a fee for a dance teacher, costumes for Polonaise, bus rentals, books, music and equipment. Civic cultural grants are not normally extended to cover these costs for amateur arts organizations. The City currently supports folkloric activities of numerous groups such as "Zgoda" through a block grant of $20,000 to "Folkfest", and with subsidies of from $500 to $1,500 to smaller community festival organizations who present this type of ethno-cultural activity.

Messrs. Stanley and Mark Jaworski, Polish Friendship Society, attended the meeting and spoke to their request.

During discussion, the Committee felt it could not approve a cultural grant for this group as it would set a precedent for all amateur groups to receive cultural grants directly rather than through Folkfest. It was suggested that they might pursue a grant through a tax exemption and this could be investigated with City staff.

Following further discussion, it was

RECOMMENDED

A. THAT no action be taken on the grant request of the Polish Friendship "Zgoda" Society.

B. THAT the City Manager investigate what community service component this organization is providing to citizens and report back on its eligibility for receiving a grant, including tax exemption.

2. Request of Vancouver Neurological Centre for a Grant Relating to Building Alterations at 3812 Osler Street

The Committee considered a Manager's Report dated October 18, 1979 (previously circulated) wherein the Director of Finance reported on a letter from the Vancouver Neurological Centre as follows:

> "Relative to renovations the B.C. Neurological Group Homes Society had to make at the above address, the Society incurred extra expenses in the amount of $1,785.00 to satisfy various inspecting departments. These extra costs involved changes required after the plans had been approved, development and building permits acquired, tenders opened and a contract let. The extras involved primarily the Health and Fire Departments and are as follows:
>
> | | |
> |---|---|
> | Supply and apply gypsum board to walls surrounding basement stairwell complete with all necessary framing and backing | $ 95.00 |
> | Supply and install stair handrail from lower landing to basement floor level | $ 45.00 |
> | Supply and install smoke detectors in hallways in accordance with instructions from the Fire Marshal's Office | $550.00 |
> | Install lavatory basin, light and fan in basement | $770.00 |
> | Framing, gyproc, shelving and painting in food storage room | $325.00 |
>
> We would appreciate your consideration for reimbursement to the Society of $1,785.00 from the City as it is an overrun in costs not taken into consideration while finalizing financing arrangements."

Mr. T.W. Meredith, Vancouver Neurological Centre, attended the meeting and stated that the costs of the changes would have been included in the mortgage from Central Mortgage and Housing Corporation if the Centre had been notified of the changes prior to finalization of the mortgage.

The Committee questioned staff and it was determined that the usual administrative procedure had not been followed whereby all changes required to meet City by-laws are forwarded to the applicant at the time the development permit is approved.

The Director of Finance stated that, in his opinion, even if various City inspectional staff could be faulted and could be said to have demanded legitimate but after the fact corrections or further alterations, the City could not in any way support the idea that it would be responsible for paying the cost.

The Comptroller of Budgets and Research advises that, if Council approves this grant request, the source of funding will be Contingency Reserve.

Following further discussion, it was

RECOMMENDED

THAT the City Council approve a grant of $1,785 to the Vancouver Neurological Centre.

3. Licence Fee for Live-aboard Boats

The Committee considered a Manager's Report dated October 1, 1979 (previously circulated) wherein the Director of Finance reported on licence fees for live-aboard boats, and gives background information and suggested increase in fee schedule for 1980 as follows:

"To incorporate the increases in taxes for 1978 and 1979, as directed by Council, an increase of 4.5% in the live-aboard licence fee is required. The resulting fees are shown below:

Length of Boat	1979 Licence Fee	Proposed 1980 Licence Fee	Increase Over Current Fee
0' - 21'	$243.00	$254.00	$11.00
21' - 30'	283.00	296.00	13.00
31' - 39'	345.00	361.00	16.00
40'+	425.00	444.00	19.00
Average Change in Fee over prior year's fee	22%	4.5%	

These changes would result in the average live-aboard boat owner paying a $361.00 licence fee. By way of comparison, the average single family residence paid total taxes of $968.00 ($588.00, net of home owner grant)."

The current live-aboard licence fee was set by Council in 1978 based on 1977 costs. At that time, Council recommended that the 1979 review reflect tax increases for 1978 and 1979. On this basis, a 4.5 percent increase in licence fees is recommended, which would result in an average increase of $16.

Following discussion, it was

RECOMMENDED

A. THAT the 1980 fee schedule be as follows (based on a 1979 cost base):

Length of Boat (Lineal Feet)	Annual Fee
0' - 21.9'	$254.00
22.0' - 30.9'	296.00
31.0' - 39.9'	361.00
40.0'+	444.00

B. THAT this fee schedule be revised annually in the future.

C. THAT the Director of Legal Services be directed to revise the License By-law to reflect the 1980 fee schedule for live-aboard licences.

****

The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 396

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

NOVEMBER 8, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 8, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Little
Alderman Marzari

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION AND CONSIDERATION

1. Liquor Store at Main and Hastings Streets

The Community Services Committee earlier this year considered a Manager's report in which the Director of Social Planning and the Chief Constable reported on progress toward improving the situation at the Main and Hastings Streets liquor store, and on September 11, 1979, Council approved a recommendation from the Committee that the Chief Constable report his reaction and any recommendations he may have on the Committee's proposal to ask Provincial authorities to close or relocate this particular liquor store.

The Committee had before it a Manager's report dated October 12, 1979, in which the Director of Social Planning and the Chief Constable reported that while some improvements have been observed, problems still exist such as high sales of fortified wine, bottles strewn throughout the area, large numbers of intoxicated persons around the store, an increase in liquor related crimes and a large number of arrests in the area.

The report explained Social Planning staff met with Mr. Stan Dubas, Director of Management Services of the Liquor Distribution Branch who indicated the Branch is not willing to close the store, that the Branch agrees there are problems surrounding the store and the Branch is willing to take certain steps towards an improvement in the situation.

The report outlined the following steps which the Branch intends to undertake:

"a) Until now the store has been selling to hotels, and fills mail orders and coastal agency orders. The store will no longer provide services to anyone except customers in the area. Mr. Dubas indicates that this will reduce the sales from that store from $3 million to $1,5000,000. They plan, however to keep on the existing number of staff so that the staff will have more time to deal with existing customers.

Continued . . . .

Clause No. 1 Continued

"b) The Branch has been in contact with the Attorney-General's Department in order to set up training programs for the staff. These programs will be geared to assist staff in working with intoxicated and aggressive customers.

"c) The Branch will hire a qualified security officer who will maintain order in the store and act as liaison with the community.

"d) The Branch will utilize its own staff to clean up bottles in the area.

"e) The Branch will carry out a marketing survey to identify the types of customer and types of liquor purchased. The Social Planning Department questioned the sale of Caravelle wine, a fortified wine. Mr. Dubas reports an increase in price will take place shortly and this may affect the sales of this particular product. He has also indicated that the Branch is willing to look at the effect of the sale of this item on local residents in the Downtown Eastside.

"f) Finally, and perhaps most importantly, Mr. Dubas indicated his organization is willing to meet with the Vancouver Police Department and the Social Planning Department on a regular basis to discuss the problems of the store at Main and Hastings. "

The Manager's report concluded with recommendations from the Director of Social Planning and the Chief Constable that they report back in six months on the impact of the proposed changes and that Council request the Liquor Branch to discuss plans for future stores with City officials prior to decisions being made regarding location.

Mr. Stan Dubas, Ms. R. Shearer of the Social Planning Department and representatives of Downtown Eastside Residents Association appeared before the Committee on this matter.

During consideration some members expressed a desire to have the liquor store closed or relocated while others felt relocation would mean the problems associated with the store would also be relocated.

The Committee noted the Liquor Branch intends to conduct a marketing survey to identify the types of customers and types of liquor purchased, and the Committee expressed an interest in receiving a copy of the findings.

Representatives of the Downtown Eastside Residents' Association said they would prefer to see the store closed and pointed out customers in the store are sometimes buying for intoxicated persons who remain outside.

Mr. Dubas responded that the Branch is serious in its endeavours to improve the situation; that it will police the operation carefully to ensure liquor is not being sold to inebriated persons, but he pointed out the staff can only stop the sale of liquor to persons within the store.

Continued . . . .

Clause No. 1 Continued

Following further discussion, it was

RECOMMENDED

THAT the Liquor Control & Licensing Branch be requested to provide a copy of its market survey of the Hastings and Main Streets liquor store to City Council's Community Services Committee.

A recommendation

THAT the Minister of Consumer Affairs be requested by City Council to close the Main and Hastings Streets liquor store

resulted in a TIE vote and is therefore submitted for Council's CONSIDERATION.

(Aldermen Bellamy and Rankin opposed.)

RECOMMENDATION

2. Care of Chronic Alcoholics

City Council on August 14, 1979, approved a number of recommendations from the Community Services Committee regarding the continuing problem of chronic alcoholics in the Downtown area and requested the City Manager to contact Provincial Government departments to determine areas of responsibility in this matter for report back to the Community Services Committee.

The Committee considered a Manager's report dated October 24, 1979 in which he reported his efforts to set up meetings with Provincial representatives to discuss responsibilities for chronic alcoholics have not been successful.

No reply has been received from the Minister of Human Resources, the Minister of Health replied priorities for the alcohol and drug program are under review and any such meeting should be deferred until after the New Year, while the Attorney-General agreed to a meeting and designated Mr. Robert Aldcorn as his representative.

The City Manager reported these replies to the Committee for information and to seek further direction.

The Committee expressed disappointment and frustration over the three Ministers' reticence about this serious problem and stressed that any meeting should not be with Ministerial representatives; that the Ministers themselves should be asked to discuss the problem with the City.

Delaying discussions until the New Year as proposed by the Minister of Health will not resolve the problem, the Committee felt, but it reluctantly conceded the City will apparently have to wait until January. It was felt the City should press for a response from the Minister of Human Resources, should advise the Attorney-General that he and not his representative should meet with the City, and that all three Ministers be advised the City wishes to meet with them no later than January 15, 1980.

Continued . . . .

Clause No. 2 Continued

It was

RECOMMENDED

THAT the City Manager continue to press for a meeting with the Attorney-General, the Minister of Health and the Minister of Human Resources to discuss the problems of care for chronic alcoholics and that such meeting be held no later than January 15, 1980.

3. Review of Admitting Policies of Cordova House

In January of this year the Committee briefly considered the admitting policies of Cordova House and requested the Director of Civic Buildings report further after the appointment of a permanent administrator of Cordova House.

The Committee considered a Manager's report dated October 26, 1979, in which the Director of Civic Buildings advised admitting policies are the same as outlined in the report considered by the Committee in January but additional information was contained in the latest report.

Appearing before the Committee on this matter were the Director of Civic Buildings and the Assistant Director of the Non-Revenue Housing Division.

During discussion the Committee noted from the Manager's report there are sixty-six residents at Cordova House, 35 of them younger residents with chemical dependencies, 10 who are over 65 years old who display disruptive behaviour and 21 with psychiatric problems. The report stated approximately one-third of the residents from all groups will require Cordova House for an indefinite period.

It was explained that persons living in Cordova House are those who cannot live anywhere else, the so-called "hard to house", and that while some can be rehabilitated and moved out of Cordova House, new persons move in as soon as there are vacancies.

The Committee and Mr. Bruce Eriksen of the Downtown Eastside Residents' Association inquired about rehabilitative measures provided the residents and the Assistant Director of Non-Revenue Housing explained a variety of community resources are utilized but most of the residents have been through all types of rehabilitative measures on numerous occasions. Alcohol has been provided to some residents on a controlled basis with limited success as a means to prevent residents from becoming intoxicated outside the House.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated October 26, 1979 on the admitting policies of Cordova House be received.

Continued . . . .

4. Native Street Workers Project - Grant Appeal

City Council on March 6, 1979, when considering a report from the Community Services Committee on grant applications, passed a motion that no grants be made to certain organizations, among them the Native Street Workers Project.

On April 24, 1979, Council heard an appeal from Mr. E. R. Ducharme of the Native Street Workers Project and passed the following motion:

> "THAT consideration of the grant appeal by the Native Street Workers Project be deferred until after the Provincial Election at which time the Mayor discuss funding of this project with the Minister of Human Resources."

In a letter dated October 4, 1979, Provincial Human Resources Minister Grace McCarthy reported the Ministry is "not able to pick up on the funding for this project".

Council considered the Human Resources Minister's letter on October 30, 1979 and referred the matter back to the Community Services Committee for further consideration.

Attempts to contact a representative of the Native Street Workers Project were unsuccessful, but the Deputy Director of Social Planning was in attendance for this matter.

During consideration the Committee felt that a street workers program for Native people is required, particularly in the Downtown Eastside and that such a program could possibly be operated from the new Indian Friendship Centre planned at 1607 East Hastings Street.

In response to a query, the Deputy Director of Social Planning replied the new Indian Friendship Centre probably will not be opened for at least one year.

Following discussion, it was

RECOMMENDED

> THAT the Director of Social Planning report to the Community Services Committee in three months on the feasibility of incorporating a Native street workers outreach program into the new Indian Friendship Centre at 1607 East Hastings Street.

5. Downtown Housing Implementation Committee - Second Report

The Committee on November 1, 1979, heard briefly from the Chairman of the Downtown Housing Implementation Committee (Mr. D. Purdy of Social Planning) and from Ms. Jean Swanson of Downtown Eastside Residents' Association in connection with a City Manager's report dated October 5, 1979, containing a detailed and comprehensive report from the DHIC on measures to improve standards of housing in the Downtown Eastside.

Time did not permit a full discussion of the report on November 1st and it was deferred to this date.

Continued . . . . .

Clause No. 5 Continued

Appearing before the Committee on this matter were Mr. D. Purdy as Chairman of the Downtown Housing Implementation Committee, the Director of Permits & Licenses and a member of his staff, and the Director of Legal Services. Also appearing were Mr. Bruce Eriksen and Ms. Jean Swanson of Downtown Eastside Residents' Association.

Ms. Swanson spoke to the Manager's report, reiterating her comments at the November 1st meeting that greater effort should be made toward the provision of new housing and copies of a letter dated November 7, 1979 from her were distributed to the Committee members.

Ms. Swanson's letter concluded with the following recommendations:

a) The City should reactivate the City Housing Corporation to work for new housing in the Downtown Eastside.

b) The City should co-operate with the Greater Vancouver Housing Corporate and donate one lot plus the remaining Downtown Eastside NIP money for a small low cost housing development.

c) The City should not use the new Lodging House Standard of Maintenance By-law to "negotiate" and "persuade". Owners and operators should be charged with infractions, or the City should do the repair work itself and charge it to the owner.

d) the City should make strong recommendations to the Provincial Government to begin participating again in rent subsidies for tenants of public housing, or housing sponsored by non-profit groups.

In her address to the Committee, Ms. Swanson pointed out the Hildon Hotel, on September 18, 1979, was ordered closed by City Council yet it is still renting rooms and the elevator is broken.

Mr. Eriksen said that despite years of effort by the City, many sub-standard hotels and rooming houses continue to operate.

Mr. Purdy responded that the aims of the DHIC are the same as those of D.E.R.A., but the main objective at present is to adopt a new housing program, including a new by-law, a draft of which was appended to the Manager's report (copy on file in City Clerk's office), prescribing standards for the maintenance and occupancy of property within the City.

Mr. Purdy said the scope of the previous by-law was limited, that the new one will improve the liveability of buildings, that an owner will be told precisely what is required and if he is not willing to upgrade, he could either convert to office use or appear before the Community Services Committee.

During discussion, the Committee stressed several times that there should be no negotiation or persuasion of building owners in attempts to make them upgrade their premises; that previous policies of Council which allowed for negotiation resulted in a "wishy-washy" housing enforcement program and that as a result, numerous buildings in the Downtown Eastside still fall far short of City housing requirements.

Continued . . . .

Clause No. 5 Continued

Following in this vein, the Committee noted comments in the Manager's report, which point out that in the first DHIC report Council authorized the Director of Permits & Licenses to exercise discretion in enforcing by-laws which fall under his jurisdiction and that if a landlord is unsuccessful in his negotiations with the Director of Permits & Licenses, it is proposed that as a last resort the landlord has a right of appeal to the Downtown Housing Implementation Committee.

The Committee took exception to this procedure, reiterating there should be no negotiation and making it clear that no staff committee should be placed in a position of negotiating the enforcement of City by-laws with citizens. If there is to be any negotiation at all, it should be with the Community Services Committee.

The Committee advised the Directors of Social Planning and Permits & Licenses that their role should be to issue orders to building owners to comply with City regulations and to issue a time schedule for compliance with by-laws.

The Committee felt the provision of a timetable for each building which does not meet all City regulations should be incorporated into any recommendations the Committee makes to Council in order that the timetable procedure becomes City policy.

The Committee also stressed that this new timetable approach to by-law enforcement MUST provide for a much shorter time by which buildings must comply than has been permitted in the past.

The Committee also felt the progress of each building owner in maintaining the timetable of improvements should be reported regularly to the Community Services Committee as was done by Fire By-law inspectors with the Hotel Vancouver's major upgrading program to meet new fire regulations.

Following discussion, it was

RECOMMENDED

THAT recommendations 1 to 7, with the exception of 3, of the Downtown Housing Implementation Committee, reading as follows, be approved:

A. The draft Standards of Maintenance By-law be made available to public and special interest groups for review and comments within 60 days of the matter being considered by City Council; and that the comments be considered by the staff Downtown Housing Implementation Committee before the by-law is submitted to Council for approval in January 1980.

B. Reports to Community Services Committee pertaining to the operation, management, and condition of businesses and rooms in Downtown Core Area hotels and rooming houses, originating from Fire, Health, Permits & Licenses, Planning, Police, or Social Planning Department, be circulated to the other Civic Departments noted herein for their comment and concurrence prior to the report being forwarded to Committee for consideration; and further, that this be the responsibility of the department originating the report.

Continued . . . .

Clause No. 5 Continued

C. Council instruct the Director of Planning to make application to amend Sections 10.19 and 10.20 of the Zoning and Development By-law, to conform with the minimum unit size and occupancy regulations for sleeping and housekeeping units of the proposed Standards of Maintenance By-law.

D. Council instruct the Director of Planning to report back on the appropriate amendments to the Guidelines and District Schedules of the Core Area zoning districts, with respect to set-backs for new development adjacent to existing buildings with perimeter light wells.

E. Options for accommodating hard to house tenants living in the downtown core area, as proposed in the Manager's report dated October 5, 1979, be examined for future report to the Community Services Committee.

F. Council approve an additional Clerk Typist II position for the Permits & Licenses Department for two years beginning January 1st, 1980.

Further

G. THAT work timetables for compliance with all City building regulations be established by City inspectors for each building and progress reports on these timetables be circulated to the Community Services Committee quarterly.

And

H. THAT the Downtown Housing Implementation Committee report to the Community Services Committee on the role and costs of a City housing expeditor whose purpose would be the development of new housing in conjunction with the Greater Vancouver Housing Corporation.

CONSIDERATION

6. Hildon Hotel, 50 West Cordova Street - Non-Compliance with City Closure Order

During discussion by the Committee of the second report of the Downtown Housing Implementation Committee, it was reported the Hildon Hotel, 50 West Cordova Street, which City Council on September 18, 1979, ordered closed, remains open and operating.

In explanation, the Director of Legal Services stated the operator's lawyers have issued a writ to quash the City closure order.

The Committee considered whether it should recommend Council suspend the business license for the beer parlour in the hotel as the operation of the beer parlour is conditional on the operator maintaining a certain number of room rentals, and it was felt the lodging house operation should comply with City regulations if the beer parlour is operating.

Continued . . . .

Clause No. 6 Continued

Following further discussion, a recommendation

THAT City Council request the Liquor Control & Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour

resulted in a TIE vote and is therefore submitted for Council's CONSIDERATION.

(Aldermen Bellamy and Little opposed.)

The meeting adjourned at approximately 3:35 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 397-398

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

NOVEMBER 8, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, November 8, 1979 at approximately 1:40 p.m.

PRESENT : Alderman Boyce (Chairman, Item 1)
Alderman Harcourt (Chairman, Items 2-3)
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. City Demolition Policy

The Committee considered a report of the City Manager dated October 25, 1979 (on file in the City Clerk's Office). In the report the Director of Planning advised that in November, 1975, Council passed Subsection 10.12 of the Zoning and Development By-law to regulate demolition of residential structures, requiring that a Development Permit be obtained for demolition of a building. When this involves demolition of residential rental accommodation, Subsection 10.12 further states that 'the Director of Planning may refuse to issue the permit for demolition where there is no Development Permit for redevelopment of the site, and where he is not satisfied that working drawings for a Building Permit in connection with such a Development Permit have been filed and are 50 percent complete'.

The Director of Planning has monitored the impacts of the demolition controls and reported to Council in August, 1977, and again in April, 1979, on the impact of the By-law. This report briefly summarizes demolition control activities to date and recommends clarification of the present By-law.

Dr. A. McAfee, Housing Planner, briefly outlined the analysis of demolition activities in the City since 1977 noting:

- demolition amount, unit type and location
- causes and effects of demolition
- positive and negative effects of the By-law

The report suggests several alternatives for altering the By-law and outlines the consequences of each alternative.

In the report the Director of Planning recommended that Subsection 10.12 of the Zoning and Development By-law be retained and that several guidelines be adopted to provide guidance to the Director of Planning when approving applications for demolition of residential rental buildings.

The City Manager noted the concerns of the Director of Planning which led him to recommend modification of the By-law Section,

cont'd....

Clause No. 1 cont'd:

rather than its elimination. However, in view of the modest impact of the By-law provision, and Council's concern to deregulate where possible, the City Manager submitted for consideration the choice between:

A) Approval of the recommendations of the Director of Planning, which refine the application of the demolition control provisions in the By-law;

and B) Instructing the Director of Planning to make application to amend Section 10.12 of the Zoning and Development By-law to remove the limitations on the demolition of residential rental accommodation before the issuance of a development permit for the redevelopment of the property.

Dr. McAfee suggested to the Committee that this matter should be deferred until the reports on housing are before Council, probably November 27th.

Mr. K. Dobell, Deputy City Manager, advised that there had been considerable pressure from some Council members to bring this matter forward as soon as possible.

The Chairman noted that Council on November 6th had instructed that a delegation from the Downtown Eastside Residents' Association be heard at the Planning and Development Committee. Mr. B. Eriksen agreed to be heard at the Council meeting when the housing reports are considered.

After discussion, the Committee,

RECOMMENDED

THAT the City Manager's report dated October 25, 1979 be deferred to the evening session of the Council meeting of November 27th when the housing reports are considered, at which time delegations will be heard.

2. City Policy on Agricultural Land Reserves

The Committee considered a report of the City Manager dated October 31, 1979 (on file in the City Clerk's Office) in which the Director of Planning reports:

"There has been considerable attention given in recent months to applications to remove large tracts of land from the Agricultural Land Reserve in the Fraser Valley. Very little 'reserve' land exists within the City of Vancouver but what does exist outside the City in the Lower Mainland and elsewhere in the Province, is of utmost importance to the existing and future population of our city. We believe that it would serve the interests of the citizens of Vancouver to formally confirm support for the principles of the Provincial Agricultural Land Commission Act and the preservation of the Agricultural Land Reserve."

The report concludes with six positions with respect to preservation of farmland, the process of Appeal to the Environment and Land Use Committee and the accountability of the body responsible in the final decision in an application to add or delete land from the Agricultural Land Reserve.

The six positions are:

cont'd....

Clause No. 2 cont'd:

1. The primary criterion for evaluating applications for release of undeveloped or under-developed land from the Agricultural Land Reserve be the capability of that land for agriculture pursuits as determined by the B.C. Land Commission and that the B.C. Land Commission base its decisions solely on that criterion.

2. Secondary considerations, such as potential or the capability of land for other urban uses, should only be considered in the case of appeals to the Environment and Land Use Committee of the Provincial Cabinet.

3. The B.C. Land Commission should only grant leave to appeal its decisions where, in its opinion, land has marginal or questionable potential for agricultural use.

4. In cases where the B.C. Land Commission refuses leave to appeal but leave is granted by the Minister of Environment, the Minister should demonstrate his reasons for believing that the land has marginal or questionable potential for agricultural use.

5. The Environment and Land Use Committee should consider secondary factors in appeal cases but should place considerable attention on demonstrated need for the land for alternative uses due to a lack of appropriately zoned, non-ALR land elsewhere in the economic or demographic region and externalities which could entail from the proposed development.

6. The B.C. Land Commission and the Environment and Land Use Committee of the Provincial Cabinet should be fully accountable for their decisions by issuing statements of public record documenting information available and upon which their decisions are made.

The Director of Planning recommended that in recognition of the existing and potentially increased food demands from a limited land resource, the benefits of preserving open space and curtailing urban sprawl, and the potential of utilizing existing urban areas for further urban expansion, City Council:

- Support the principles of the Agricultural Land Commission Act and preservation of farmland through the Agriculture Land Reserve;
- Adopt the six points outlined above; and
- Convey this position to the following bodies:

  Provincial Secretary
  Minister of Environment
  Minister of Municipal Affairs
  Greater Vancouver Regional District and members
  Central Fraser Valley Regional District and members
  Dewdney-Allouette Regional District and members
  Fraser-Cheam Regional District and members
  Union of B.C. Municipalities.

The City Manager noted that in his opinion:

cont'd....

Clause No. 2 cont'd:

- Operation of the Land Commission and the maintenance of the Agricultural Land Reserve are very important to Vancouver;
- The incidental effect of the Agricultural Land Commission Act in controlling urban sprawl does not, in itself, justify procedural restrictions;
- The detailed proposals advanced include the recommendation that the Commission judge applications and grant leave to appeal; this seems to limit the right of the applicant considerably.

The City Manager submitted for consideration the following alternatives:

(a) Approval of the recommendations of the Director of Planning;

(b) Simply advising the Province of our concern that the objectives of the Agricultural Land Commission be achieved;

(c) No action.

The Committee were of the opinion that the Province should be advised of the City's concerns that the Agricultural Land Commission be achieved and that there should be more public knowledge with respect to the appeal procedure.

After discussion, the Committee,

RECOMMENDED

THAT the Provincial Government be advised that the City of Vancouver is concerned that the objectives of the Agricultural Land Commission be achieved;

THAT the appeal procedure be clarified and made known to the public;

THAT the City's position be conveyed to the following bodies:

Provincial Secretary
Minister of Environment
Minister of Municipal Affairs
Greater Vancouver Regional District and members
Central Fraser Valley Regional District and members
Dewdney-Allouette Regional District and members
Fraser-Cheam Regional District and members
Union of B.C. Municipalities

3. Interpretation of the Powers of the Development Permit Board (FM-1 District Schedule)

Council on November 6, 1979, referred a City Manager's Report (on file in the City Clerk's Office) on the above subject, to the Committee.

The purpose of the report was to seek Council's opinion on the interpretation of the general intent of the FM-1 By-law regarding transfer of rights, density increase and adjustment of subarea boundaries as proposed by Romses, Kwan (Architects) for Narod Developments in Development Permit Application #84491 for a total block development bounded by 7th and 8th Avenues between Hemlock and Birch Streets.

cont'd....

Clause No. 3 cont'd:

The report states:

"The proposal consists of a commercial component (6 storeys) and a residential component (79 townhouses) that occupies a whole block (240' x 500') bounded by Hemlock, Seventh, Eighth and Birch. The site is presently used for car storage.

The site falls within all 3 sub-areas of the FM-1 Schedule which permits varying degrees of commercial uses in buildings as follows:

Up to 50% sub-area 1; up to 15% sub-area 2; and up to 100% sub-area 3.

The applicants wish to collect the commercial density accrued on the eastern portion of the site to the western portion of the site. Because of the resultant consolidation of the commercial uses in the western portion of the site the 100% commercial use areas increase beyond the sub-area 3. The commercial development would cover an area some 150' in frontage rather than 100' as shown in sub-area 3. The floor space ratio of the commercially covered area would be 2.2. The F.S.R. over the whole site would be 1.433. The maximum permitted F.S.R. is 1.5."

At the Development Permit Board meeting of October 15, 1979 the Board considered a memorandum from the Director of Legal Services indicating that the transfer of commercial uses and boundary adjustment would change the character of the sub-areas and is therefore a zoning change.

The Director of Planning met with the Director of Legal Services on October 22, 1979, to clarify the legal implications of the proposal. The Director of Legal Services suggested that the Director of Planning approach Council to seek guidance in the exercise of the powers of the Development Permit Board with regard to relaxation in the FM-1 By-law.

There are two possible interpretations of the intent of the FM-1 By-law as far as this mixture of residential and commercial uses are concerned:

- That the intent is to promote small scale development throughout and that the amount of permissable commercial uses be dispersed with each commercial enterprise being relatively small in scale.
- That the intent is to provide a balance of Commercial and Residential uses throughout the FM-1 (Fairview Slopes) District, and that, provided that balance is maintained, then the Development Permit Board may approve a comprehensive development proposal that is apparently at variance with the detailed interpretation as set out above.

The Development Permit Board seeks Council's direction regarding the interpretation of the intent of the FM-1 District Schedule and the extent of the discretionary powers of the Board with reference to transfer rights, density increase and adjustment of sub-area boundaries.

The Director of Planning, acting in his capacity as Director and as Chairman of the Development Permit Board, recommended:

cont'd....

Clause No. 3 cont'd:

That City Council advise the Development Permit Board that in view of the general acceptability of the concept proposal in Development Permit Application #84491 and in view of the fact that the proposal is on a consolidated block of property that the proposal can be approved subject to such conditions as may be appropriate to achieve a satisfactory design solution.

The City Manager recommended that the foregoing recommendation of the Director of Planning be approved.

The Committee were concerned about height, views and a possible precedent in the FM-1 area, i.e. a mirror image on the adjacent block.

Mr. Romses, Romses Kwan, Architects, advised that this is a preliminary application. Transferring the commercial to one end of the block would allow a much lower profile and relaxed kind of relationship between the development and the buildings around it, especially the low scale residential development. They are prepared to work with view, etc.

Mr. C. S. Fleming, Director of Legal Services, advised that the matter should go to Public Hearing and an application made to rezone the site to CD-1 to avoid setting a precedence in the FM-1 District.

Mr. D. M. Hickley, Associate Director, Central Area, indicated that another possibility would be to amend the FM-1 By-law.

The Chairman noted that the residents have discussed this development and do not appear to be opposed. The consensus of the Committee is to get this to a Public Hearing, to be held on a regular Council day as soon as possible.

RECOMMENDED

THAT the Director of Planning make application to rezone this block and refer the application direct to an early Public Hearing in the Council Chambers.

* * * *

The meeting adjourned at approximately 2:45 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 398-399

VIII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 8, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 8, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO PRESENT: Alderman Boyce

CLERK: G. Barden

RECOMMENDATIONS

1. Champlain Mall Branch Library

On May 17, 1979, when considering a request for capital funds to establish Champlain Mall Branch Library, the Finance Committee recommended:

'THAT the Library Board report to Council, at the same time this Committee report is before it, regarding the possibility of phasing-in over a three-year period a full library service in Champlain Mall.'

On May 29, 1979, when Council was considering the topic, approval was given for the capital funds to establish the branch library, but Council deferred the request for operating funds for the library. At that time, Council passed the following motion:

'THAT the total operation of the Fraserview, Collingwood and Champlain Heights Branch Libraries be referred back to the Standing Committee on Finance and Administration for further discussion with the Library Board.'

The Committee considered a Manager's Report dated October 30, 1979 (previously circulated) wherein the Director of Finance reviewed discussions and information to date on this matter, and gave four alternative courses of action for funding the new branch library, as follows:

A. Provide no additional funds and advise the Library Board to provide funds and staffing within their present operating budget and staff levels. The hours to be open at the various branches would be determined by the Library Board.

. . . 2

Clause No. 1 cont'd:

B. Provide sufficient funds, estimated at $46,000, for rent and other fixed facility costs, and advise the Library Board to provide the funds and staffing within their present operating budget. The hours at the various branches to be determined by the Library Board.

C. Provide sufficient net funds and staffing for one of the following options for hours of opening, with reductions in the Collingwood and Fraserview operations as noted in the report:

i) 32-hour operation $144,581 - $48,100 = $ 96,481 net cost
ii) 44-hour operation $184,645 - $48,100 = $136,545 net cost
iii) 54-hour operation $208,742 - $48,100 = $160,642 net cost

D. Provide sufficient funds and staffing for one of the following options for hours of opening, with no reduction in the other branch libraries:

i) 32-hour operation - $144,581 net cost
ii) 44-hour operation - $184,645 net cost
iii) 54-hour operation - $208,742 net cost

The Manager's Report also outlines alternative service levels and hours of opening for the three branches. The Library Board, in a memo dated May 23, 1979, examined alternative levels of service for the three branches. In a letter dated October 16, 1979 the Library is projecting a circulation for the Champlain Mall branch library of 250,000 books per annum and drops in circulation in the other two branch libraries of 46,000 books per annum, resulting in a net increase in circulation of 203,700 books per annum (less any reduction in the adjoining Burnaby library).

Mr. C. Cotterall, Chairman, Mr. G. Wootton, Director, and Mr. T.B. O'Neill, Assistant Director, Vancouver Public Library, attended the meeting and advised that the additional expenditures for the new Champlain Mall library are to service growth in circulation and, accordingly, there should not be any significant change in the service levels in the other two libraries. They requested that they be allowed to operate the new library for six months before evaluating the levels of service to be established at the three libraries.

During questioning, representatives of the Library Board advised that a 44-hour library operation at the Champlain Mall would be acceptable for monitoring purposes to establish the level of service required. They also advised that they would like to open as soon as the library is ready as they have paid the rent for the building.

Ms. Linda Strong works with a group of individuals in the area who would like to see a full branch library at Champlain Mall. They felt a reduced operation would not give an accurate comparison with other branches. They feel it is mandatory to have the library open when the Mall is open.

Mr. Nathan Davidowicz, on behalf of the Killarney-Champlain Citizens for Action Committee, advised that the Committee passed a motion that the library be open a minimum of 50 hours, 5 days a week. Mr. Davidowicz put forward a suggestion that the library be open exactly the same hours as the Mall except closed on Mondays, this would be 47 hours per week.

Clause No. 1 cont'd:

He suggested that, on Mondays, people could go to Collingwood which is closed on Wednesdays.

It was noted that the library originally requested an annual budget of $192,000/annum, with $55,000 being provided in 1979. The annual costs have now been revised to $208,742, mainly to reflect 1979 wage settlements. The 1979 costs will be less than was originally requested because it is unlikely that the branch could open before December. If Council chooses not to approve an opening in 1979, it will be necessary to provide $15,000 to pay for rent and other sundry costs expended prior to the opening of the library.

Following discussion, it was

RECOMMENDED

A. THAT City Council approve sufficient funds, estimated to be $184,645 for a 44-hour operation of the Champlain Mall branch library, effective January 1, 1980, with no reduction in the Collingwood or Fraserview branch libraries, and with a report back in six months on recommended levels of service at the three libraries.

B. THAT $15,000 be approved for rent and other sundry costs expended prior to the opening of the library in 1979, the source of funding to be Contingency Reserve.

2. Expenditures for Medical Staffing - Health Department

The Committee considered a Manager's Report dated November 6, 1979 (previously circulated) wherein the Medical Health Officer reported that net expenditures for medical time will be substantially over budget in 1979, with a net cost to the City of $32,043, as follows:

	Salary (including fringe)	Recovery M.S.P.	Net Cost
Actual	693,174	538,312	154,862
Budget	539,413	416,594	122,819
	153,761	121,718	32,043

The Manager's Report gives details, as follows:

"Budgeted Medical Time vs Sessions Approved by the Medical Service Commission

Expenditures for Medical Services and the basis for their recovery are now being thoroughly reviewed for the first time in many years.

The approved budget for medical staff is based on 1 Medical Health Officer III, 4 Medical Health Officer II, and 4 Medical Health Officer I, a total of 9 positions. Over the last ten years, the Medical Services Commission has approved funding for about 75-80% of the costs of additional medical sessions for the City of Vancouver. By small increments the Department has increased the level of service over that authorized by the addition of 2,200 half-day sessions per year, the equivalent of 4.4 full time medical positions.

Clause No. 2 cont'd:

The gross cost of these 2,200 sessions is $231,000, but the net cost to the City, after Medical Services Commission recoveries, is $36,000.

From November 1974 to August 1978 the position of Deputy Medical Health Officer was not filled (on a permanent basis), and the funding for this position was used for sessional payments for a Communicable Disease Control Specialist and sessional M.H.O. I's at the Units.

In August of 1978, the Deputy Medical Health Officer position was abolished and a Director of Health Planning position was created. The payments for sessional physicians, originally funded by the position of Deputy Medical Health Officer, have continued, and have contributed to the over-expenditure for medical staff time.

Sessional Employment for Unit Medical Health Officers

Historically, the City of Vancouver has paid for medical time either on a salary or on a sessional basis. In recent years, the payment for sessional fees has been more attractive to many physicians, and several of the physicians classified as Unit Medical Health Officers (M.H.O. II) have chosen to be paid on a sessional rather than on a salary basis. This has reduced the recovery for the City of Vancouver, as the Medical Services Commission pays no overhead for sessionally paid physicians. The overhead component of the recovery from the Medical Services Commission for salaried physicians is an additional one-half of the salary recovery.

The Health Department and the Medical Services Commission have been discussing the possibility of contract employment rather than sessional payment. The availability of contract employment would enable the City to recover overhead for physicians presently employed sessionally. However, authority is required to enter into contracts with these employees."

Dr. D. Kinloch, Medical Health Officer, and Mr. T. Kinloch, Director of Administration, Health Department, attended the meeting and spoke to the report. It was noted that these services have gradually built up beyond approved level without significant additional expenditures by the City. The justification for suggesting that the same level of funding should continue in 1980 is if we were to reverse that proposal, then the heavy matching formula would work against the City. Dr. Kinloch stated that he has begun a zero base budget and would expect to deal with this level of service, and would then know if it is justified. The aim is to attain the maximum level of Provincial Government funding.

Following discussion, it was

RECOMMENDED

A. THAT the City fund from Contingency Reserve the additional net cost estimated at $32,000 of Medical time for 1979.

Clause No. 2 cont'd:

B. THAT the current establishment of 9 positions as outlined in the Manager's Report and 2,200 sessions per year, be confirmed at an additional cost estimated to the City of Vancouver of $36,000 per year.

C. THAT the City Manager be authorized to approve the use of contract and sessional staff within this establishment, without cost increase to the City.

D. THAT the City Manager be authorized to approve contracts for medical personnel within the salary range, including fringe benefits, for the position.

****

The meeting adjourned at approximately 4:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 400

DISTRIBUTED MONDAY

VIII (i) 471

REFERS TO CLAUSE NO. 1

MANAGER'S REPORT

DATE: November 16, 1979

TO: Vancouver City Council

SUBJECT: Champlain Mall Branch Library
- Staffing and Operating Costs

CLASSIFICATION: RECOMMENDATION

The Director of the Vancouver Public Library reports as follows:

"On November 8, 1979 the Finance and Administration Committee considered a report from the Director of Finance on service levels and hours of opening for the new Champlain Mall Branch Library which will open January 1980.

The Committee concluded, they would recommend for Council approval a - 44 hour per week operation, and "that the Library Board report back on the detailed budget and staffing levels, for approval."

This is that report.

STAFF REQUIREMENTS

1. 1 - LIBRARIAN III - Branch Head - (P.G. 26)

The incumbent of this position will

- Plan and supervise library service to the community from the branch, in line with library policy for the area, and the analysis of community needs.
- Participates, through meetings of Branch Heads etc., in policy discussions and problem solving for the Branches and for the Library.
- Participates in the selection, training and professional development of Librarians.

2. 1 - LIBRARIAN I - (P.G. 21)

The incumbent of this position will

- Assist the Branch Head in his/her duties.
- Provide information and reader's advisory service to adults and children.
- Participates in providing services to groups in the community through consultation, talks, preparing book displays and book lists, or other appropriate means.
- Organizes school visits, children's programs, and related services according to the needs of the community.

3. 1 - LIBRARY ASSISTANT III - clerical work of moderate difficulty. (P.G. 12)

The incumbent of this position will

- Train and supervise several subordinates and performs specialized clerical tasks.

4. 2 - LIBRARY ASSISTANT II - Plus 28 hrs. regular part-time per week in this classification. (P.G. 9)

The incumbent of these positions will

- Perform routine clerical and typing work such as typing cards and notices, charging and discharging books and answering routine enquiries from the public.

5. 2 - LIBRARY ASSISTANT I -(P.G. 4)

The incumbent of these positions will

- Perform simple clerical work such as sorting and shelving books, fitting and laminating jackets, simple book mending, and sorting of cards.

The above positions represent a level consistant with Library policy based on estimated patron usage and service hours.

The Library Board approved in principal this level of staffing at their regular monthly meeting in June 1979, and the Vancouver Public Library Staff Association (CUPE local 391) have received a copy of this report.

ANNUAL OPERATING BUDGET SUMMARY

Salaries	$ 104,575.	
Fringe Benefits	13,078.	$ 117,654.
Books, Periodicals	21,500.	
Rent	30,500.	
Building Maintenance & Janitorial Expense	9,000.	
Utilities	6,200.	
Other Operating Costs	4,850.	$ 72,050.
Revenue		5,060.
TOTAL ESTIMATED OPERATING EXPENSE 1979 RATES FOR 1980 OPERATION		$ 184,645.

The Library Director reports that these costs are the minimum required to operate at this level of service and that the Properties Division are representing the Board in building lease arrangements.

CURRENT EXPENDITURE

Further to the above, approval for expenses that will be incurred in 1979 is required, specifically

- Rental costs August 1 - December 31.	
@ $2,541. per month	$ 12,700.
Branch Head - December 1979 (appointed one month in advance of opening to assist in organization.	2,100.
Total 1979 Costs	$ 14,800.

The Director of Finance advises that funding for 1979 costs is available from contingency reserve.

The Director of the Vancouver Public Library, therefore recommends that:

A) Staffing level as detailed above be approved.

B) Funding for 1980 Annual Operating Budget in the amount of $184,645. ($1979) be approved.

C) 1979 Operating expense of $14,800. be approved."

The City Manager RECOMMENDS that the foregoing report of the Vancouver Public Library Board be approved.

FOR COUNCIL ACTION SEE PAGE(S) 460

CITY OF VANCOUVER

SPECIAL COUNCIL - NOVEMBER 22, 1979

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 22, 1979, at approximately 11:00 a.m., in the No. 1 Committee Room, Third Floor, City Hall for the purpose of considering the Community Services Contribution Program.

PRESENT:	Mayor Volrich Aldermen Bellamy, Ford, Gerard, Harcourt, Little, Marzari, Puil and Rankin
ABSENT:	Aldermen Boyce and Kennedy
CLERK TO COUNCIL:	G. Barden

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider the Community Services Contribution Program submissions.

- CARRIED UNANIMOUSLY

1. Community Services Contribution Program

The Council on November 6, 1979 referred consideration of a Manager's Report dated November 2, 1979 to a special meeting of Council on November 22, 1979, and requested the Provincial Government for an extension of the deadline for submission of the Community Services Contribution Program report. It was noted that the extension had not been granted to date, however, a copy of the project submissions, as was presented to Council was sent to the Provincial Government to ensure that the Province had received the projects prior to the deadline in case no extension was forthcoming.

The Council had for consideration the referred Manager's Report together with a Manager's Report dated November 15, 1979 and a Manager's Report dated November 16, 1979, and an amended copy of project submissions dated October 1979. Circulated at the meeting was a report dated November 21, 1979 from the Super N.I.P./L.A.P. Committee regarding the program.

The Council discussed the priorities as set out in the submission report and following discussion, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the project - 'Wall Street Pedestrian Overpass' - be designated Priority A.

- CARRIED UNANIMOUSLY

. . . 2

Clause No. 1 cont'd:

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the project - 'Granville and Marine Drive Connection' - be designated Priority A.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the project - 'Centre Boulevard - 22nd Avenue, Nanaimo to Renfrew' - be reviewed and the City Manager report back.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Harcourt,
THAT the project - 'Marpole-Oakridge Seniors and Neighbourhood Place' - be designated Priority A.

- CARRIED UNANIMOUSLY

MOVED by Ald. Ford,
THAT the project - 'Sewer Separation - Marpole' - be designated Priority A under Sanitary Sewer and Water Projects.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Bellamy,
THAT the projects, as outlined in the Community Services Contribution Program report dated October 1979, with priorities as amended above, be approved for submission to the Provincial Government for funding under the Community Services Contribution Program.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Little,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 11:30 a.m.

The foregoing are Minutes of the Special Council Meeting held on Thursday, 22nd November, 1979, adopted by Council on November 27, 1979.

MAYOR

CITY CLERK

MANAGER'S REPORT

DATE: November 15, 1979

TO: Vancouver City Council

SUBJECT: Community Services Contribution Program

CLASSIFICATION: Information

The Director of Finance reports as follows:

"On November 6, 1979, City Council gave consideration to a report of the City Manager which recommended submission to the Provincial Government of a list of projects for submission to the Community Services Contribution Program. Council subsequently passed the following two resolutions:

A. THAT the report of the City Manager be referred to a special meeting of Council on Thursday, November 22, 1979.

B. THAT the City Manager be requested to ask the Provincial Government for an extension to the deadline for submission of the Community Services Contribution Program report.

With respect to the second resolution, a request has been sent to the Province for an extension, although no reply has been received to date. In addition, a copy of projects submissions as was presented to Council was also sent to the Province. This was identified as a preliminary submission and subject to further consideration and amendment by City Council. This action was taken to insure that the Province had received the projects prior to the deadline in case no extension was forthcoming.

ADDENDUM

Attached to this report is an amended copy of the projects submissions. This version differs from the one previously distributed to Council on November 6, 1979, in that an ADDENDUM has been added for each project. The addendum is for Council's information only and will not be part of the submission to the Provincial Government. The addendum provides additional information on the history of each project, previous Council direction regarding the project, and an estimate of the operating costs associated with the project where applicable.

PRIORITY SETTING

In the guidelines issued by the Provincial Government for the Community Services Contribution Program, there is no written requirement for priority rating of the projects. However, from the City's perspective, it makes sense to establish some degree of priorities, both for the City's own internal reasons and also for strategic reasons. The internal considerations are that, by subjecting the projects to a priority rating process, the projects will be closely examined and possibly modified or rejected if appropriate. The priority rating process further provides a first-cut at priority ratings when the City's share of the project is considered within the total context of the City's capital budget.

From a strategic point of view, there is some value in providing the Province with priority ratings on the projects. Recognizing that the City is submitting a list of 35 projects, the Province may have difficulty in applying their own priority rating to the total list, and thus the City's input will assist them.

It is for these reasons that the Staff Committee developed the priority rating of A, B and C for all of the projects. The first year program previously submitted was prioritized in this manner."

The foregoing is submitted for Council's INFORMATION while reviewing the submissions for the Second Year Community Services Contribution Program.

FOR COUNCIL ACTION SEE PAGE(S) 477

MANAGER'S REPORT

DATE November 16, 1979

TO: Vancouver City Council

SUBJECT: Community Services Contribution Program - Additional Projects

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"BACKGROUND

At the November 6, 1979 meeting, Council reviewed a listing of recommended projects to be submitted to the Province as a part of the Community Services Contribution Program. Council deferred action relative to the City's submission to a special meeting scheduled for November 22, 1979.

Since the November 6th submission of projects and priorities, two additional projects have been identified for consideration. These two projects, which are still in the formulation stages, are summarized below:

1. A new or improved connector between Granville Street and S.W. Marine to relieve the congestion at 70th and Granville.

2. A pedestrian bridge across Wall Street to provide a safe crossing serving New Brighton Park.

Although Council has only reviewed these projects in a preliminary sense, this report recommends that they be submitted for inclusion in the City's proposed Community Services Contribution Program.

GRANVILLE AND MARINE DRIVE CONNECTION

The Marpole Local Area Planning Process identified a serious problem of traffic shortcutting on local residential streets around the congested intersection of Granville Street and 70th Avenue. This traffic has a substantial impact on the neighbourhood to the southwest of the intersection. Proposals to redevelop this neighbourhood have been delayed pending resolution of the traffic problem. Policy #22, subsequently approved by Council, instructed that a detailed analysis of traffic alternatives be prepared.

A preliminary analysis has been performed and six alternatives have been identified. The best potential solution in the longer term involves construction of a new connector to bypass the congested area. In order to implement this solution, funds are required for property acquisition, estimated at approximately $600 000. Following completion of the project, the residential community would be freed of all through traffic, permitting a comprehensive redevelopment to proceed.

The various alternatives have been presented to the Marpole LAP Committee. They were well received, but no formal position has been taken by the Committee. The alternatives have not been presented to Council previously, although planning, design and presentation to the public and Council could occur in early 1980.

WALL STREET PEDESTRIAN OVERPASS

Council has requested a study of the costs of constructing a pedestrian overpass to serve New Brighton Park. The project was initiated to serve the pedestrian crossing needs of patrons of the New Brighton Park and pool. Traffic conditions in the area make crossing the road difficult and, in the summer, the pool attracts large crowds of which about 35% walk across Wall Street. The cost of such an overpass and associated sidewalks is approximately $250 000.

Further coordination is required to ensure that the design is compatible with Provincial highway plans in the area. If this issue is resolved and Council approvals received, construction could proceed in 1980.

. . . 2

RECOMMENDATION

Two additional projects have been identified for possible inclusion in the Community Services Contribution Program, as noted below:

1. Granville and Marine Drive Connection - property acquisition, $600 000.

2. Wall Street Pedestrian Overpass - $250 000.

The City Engineer recommends that the Granville and Marine Drive Connection and the Wall Street Pedestrian Overpass projects be included in the Community Services Contribution Program application."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 477

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, November 27, 1979, in the Council Chamber commencing at approximately 2.00 p.m.

PRESENT: Alderman Bellamy (Deputy Mayor)
Aldermen Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, and Rankin

ABSENT: Mayor Volrich (on Civic Business)
* Alderman Puil

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Reverend J. A. McArdle of the Church of the Immaculate Conception, Vancouver.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Harcourt,
SECONDED by Ald. Gerard,
THAT the Minutes of the following meetings be adopted:

Regular Council Meeting (Except "In Camera") - November 20, 1979
Special Council Meeting (Community Services Contribution Program) - November 22, 1979

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor, Alderman Bellamy, in the Chair.

- CARRIED UNANIMOUSLY

* On Civic Business.

UNFINISHED BUSINESS

1. Kimount Boys and Girls Club

Council on November 20, 1979 deferred consideration of a report from the Standing Committee on Community Services dated November 1, 1979 on the Kimount Boys and Girls Club. In the report the Committee recommended

"A. THAT the Kimount Club building at 395 East 6th Avenue be retained for community use, upgraded to City by-law standards and continue to be operated by the Boys & Girls Clubs of Greater Vancouver.

B. THAT the Boys & Girls Clubs of Greater Vancouver be granted a five year lease of the building from the City at a rent of $1.00 a year, subject to the usual terms and conditions, and that the Director of Legal Services be instructed to draw up and execute a lease between the City and the Boys & Girls Clubs to this effect.

C. THAT City Council approve in principle an additional grant, over and above the 1979 grant to the Boys and Girls Clubs, of $18,000 a year for five years to cover the salary of the Kimount Club Program Director.

D. THAT City Council approve an expenditure of $45,000 to enable the Boys & Girls Clubs of Greater Vancouver to undertake the improvements proposed in this report for the Kimount Boys & Girls Club at 395 East 6th Avenue with the source of funds being the 1979 Supplementary Capital City account from which the Boys and Girls Clubs will draw funds as work is undertaken upon certification of the Director of Civic Buildings.

E. THAT City Council approve an amount of $50,510.00 to replace the interim funding of the Kivan Club which was previously anticipated to come from the sale of the Kimount site with the source of funds being the 1979 Supplementary Capital Budget."

Also before Council was a report of the City Manager dated November 13, 1979 in which the Supervisor of Properties reported on sale of Lot C, West of Kimount Boys and Girls Club - 300 Block East 6th Avenue. This report was in response to a request from the Standing Committee on Community Services. In the report the City Manager recommended that the Supervisor of Properties be authorized to advertise Lot C, Block 27, D.L. 200A for sale on the open market with the proceeds being credited to the Property Endowment Fund for purchase of more strategic lots.

MOVED by Ald. Rankin,
THAT the recommendations of the Standing Committee on Community Services as quoted above, be approved.

FURTHER THAT the recommendation of the City Manager contained in his report dated November 13, 1979, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

UNFINISHED BUSINESS (Cont'd.)

2. Timmy's Christmas Telethon for Crippled Children Application for a Grant to Cover Rent of Queen Elizabeth Theatre

Council on November 20, 1979 deferred consideration of a City Manager's report dated November 16, 1979 on a request for a grant to cover the cost of renting the Queen Elizabeth Theatre for Timmy's Christmas Telethon for Crippled Children. The City Manager's report submitted this matter for consideration.

MOVED by Ald. Harcourt,
THAT Council approve a'one time only' grant to Timmy's Christmas Telethon for Crippled Children in the amount of $9,450.00 to cover the cost of rental of the Queen Elizabeth Theatre for November 30 to December 2, 1979.

FURTHER THAT the Director of Social Planning report on future grant guidelines for this and other similar telethons.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

3. Request of Vancouver Neurological Centre for a Grant Relating to Building Alterations at 3812 Osler Street

Council on November 20, 1979 deferred consideration of a report of the Standing Committee on Finance and Administration dated November 1, 1979 on a grant request from the Vancouver Neurological Centre. In the report the Committee recommended that Council approve a grant of $1785.00 to the Vancouver Neurological Centre to cover expenses incurred in meeting City By-law requirements relative to its building at 3812 Osler Street.

MOVED by Ald. Kennedy,
THAT the recommendation, as contained in the report of the Standing Committee on Finance and Administration dated November 1, 1979, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

4. 75th and Angus Drive Lands

Council noted a letter from the City Clerk in which he advised that insufficient members would be present to debate the contents of a Manager's report dated November 19, 1979. The City Clerk informed that the matter will again be before Council on December 4, 1979.

MOVED by Ald. Harcourt,
THAT the matter be deferred to the December 4, 1979 meeting of Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS AND PETITIONS

1. "Heritage Day"

Council noted a letter from the Heritage Advisory Committee dated November 22, 1979 containing the following resolution:

> "THAT City Council be advised the Heritage Advisory Committee does not support the request of the City of North York for endorsation of Heritage Day as a national holiday. However, the Committee endorses the concept of an annual observance of Heritage Week, being the third week in February, and urges City Council request the Provincial Government to institute measures to recognize Heritage Week and encourage appropriate programs and events, particularly in the school system."

MOVED by Ald. Ford,
THAT the resolution of the Heritage Advisory Committee be adopted and Council request the Provincial Government to institute measures to recognize Heritage Week and encourage appropriate programs and events, particularly in the school system.

- CARRIED UNANIMOUSLY

2. Regulation of Shopping Hours

In a letter dated November 16, 1979 the owner of the Mall Book Bazaar apologized for contravening the City's Store Closing By-law. In addition, the owner requested an opportunity to address Council to seek permission to remain open on January 1, Good Friday, Thanksgiving Day and Remembrance Day.

MOVED by Ald. Rankin,
THAT the delegation request from the owner of the Mall Book Bazaar be approved.

- CARRIED UNANIMOUSLY

3. Long Term Disability Program

Council noted a letter dated November 27, 1979 from the Chairman of the Special Council Committee on the Disabled. The Committee recommended

> "THAT in any fringe benefit plans being proposed for the City, the City as an equal opportunities employer engaged in recruiting handicapped persons, actively look for agencies that will include in their plans, the disabled who are presently employed and also persons who may be affected in the future.
>
> FURTHER THAT presently employed disabled persons be covered by the Long Term Disability Plan, and that such a Long Term Disability Plan not be an impediment to future employment of disabled persons."

Cont'd.

COMMUNICATIONS AND PETITIONS (Cont'd)

Long Term Disability Program (cont'd)

MOVED by Ald. Little,
THAT the recommendations, as contained in the letter from the Special Council Committee on the Disabled, be referred to the Director of Finance for a report to the Finance and Administration Committee.

-LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Marzari and Rankin opposed.)

MOVED by Ald. Ford,
THAT the recommendations of the Special Council Committee on the Disabled, as contained in its letter dated November 27, 1979 and noted above, be approved.

- CARRIED

(Alderman Little opposed.)

4. Cutbacks: G.V.R.D. Housing for Handicapped Program

Council noted a further letter dated November 27, 1979 from the Special Council Committee on the Disabled. The Committee recommended

"THAT Council express concern to the G.V.R.D. Board of Directors that there are several programs that could be undertaken by the Housing for Handicapped Committee and that there should be no financial cut-backs with respect to the housing development positions of the Housing for Handicapped Program."

MOVED by Ald. Ford,
THAT the recommendation contained in this letter be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT NOVEMBER 23, 1979

Works & Utility Matters
(November 23, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Funding Requirements for Closure of Pender/Keefer Diversion
Cl. 2: Tender 58-79-9: Supply and Delivery of Mineral Aggregates
Cl. 3: Tender No. 29-79-30: Street Lighting Luminaires
Cl. 4: Disposal of Illegal Advertising Signs

Clauses 1 - 4 inclusive

MOVED by Ald. Gerard,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 23, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Proposed Rezoning - 2910 East 22nd Avenue
Cl. 2: Grandview-Woodland N.I.P. - McSpadden Park Redevelopment
Cl. 3: Mt. Pleasant N.I.P. Appropriation of Funds: Improvements to Dickens School and Mt. Pleasant Neighbourhood House
Cl. 4: Vancouver Art Gallery - Provincial Court Complex
Cl. 5: Alterations to B.C. Permanent Loan Building - 330 West Pender Street - D.P.A. No. 85435

Clauses 1 - 3 inclusive

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(November 23, 1979)(cont'd)

Vancouver Art Gallery -
Provincial Court Complex
(Clause 4)

When considering this item Council noted a letter from Mrs. Daisy McColl requesting an opportunity to address Council on the proposed move of the Vancouver Art Gallery to the Provincial Court House.

MOVED by Ald. Rankin,
THAT the delegation request from Mrs. McColl be approved.

- CARRIED

(Ald. Boyce opposed.)

During consideration of this item a representative of Arthur Erickson Architects addressed Council and reviewed the proposed plans for renovation of the Court House into an Art Gallery including one entrance only on the south side. The Director of the Vancouver Art Gallery also addressed Council and explained the reason why the Gallery would prefer only one entrance into the building.

The Director of Civic Buildings stated the Director of Planning had contacted him and expressed concern that the entrance to the Court House on Georgia Street may not be retained.

MOVED by Ald. Little,
THAT the report of the City Manager be received.

FURTHER THAT, prior to any decision being reached on the entrance to the proposed Art Gallery, the staff report to Council with recommendations.

- CARRIED UNANIMOUSLY

Alterations to B.C. Permanent
Loan Building - 330 West Pender
Street - D.P.A. No. 85435
(Clause 5)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in clause 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(November 23, 1979)

The Council considered this report which contains eight clauses identified as follows:

Cl. 1:	ICMA European Task Force (May 15 to June 2)
Cl. 2:	Renewal of Fiscal Agency for City Debenture Issues
Cl. 3:	Downtown Parking Corporation - Approval of Financial Expenditures
Cl. 4:	New Vancouver Indian Centre
Cl. 5:	Renovations to East Health Unit - 2610 Victoria Drive
Cl. 6:	Business Licence Fees for 1980
Cl. 7:	Insurance on Jericho Park Buildings
Cl. 8:	Boundary Road Land Agreement with Burnaby

Cont'd.....

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(November 23, 1979)(Cont'd)

Clauses 1,2,5,7 and 8

MOVED by Ald. Harcourt,
THAT clauses 1 and 7 be received for information and the recommendations of the City Manager,as contained in clauses 2, 5 and 8 of this report,be approved.

- CARRIED UNANIMOUSLY

Downtown Parking Corporation -
Approval of Financial
Expenditures
(Clause 3)

During consideration of this clause the City Manager requested and received permission to withdraw Recommendation B.

MOVED by Ald. Harcourt,
THAT Council approve the D.P.C. expenditure of $28,000 less trade-in for their new accounting and payroll mini-computer.

- CARRIED UNANIMOUSLY

New Vancouver Indian Centre
(Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in clause 4 of this report, be approved and Council express its appreciation to the Royal Canadian Legion Mount Pleasant Branch #177.

- CARRIED UNANIMOUSLY

Business Licence Fees for 1980
(Clause 6)

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in this clause be approved after amending recommendation A to read:

'That a licence category for caterers be created with the licence fee to be $60 for 1980 and $120 for 1981.'*

- CARRIED UNANIMOUSLY

* underlining denotes amendment

CITY MANAGER'S REPORTS (Cont'd)

Personnel Matters
(November 23, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: "Decision Dynamics/80" Seminar
Cl. 2: Christmas Day and Boxing Day

Clauses 1 and 2

MOVED by Ald. Little,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(November 23, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Lease Renewal - Fraser Arms Parking Lot
Cl. 2: Downtown East Side Health Clinic - 400 East Cordova Street
Cl. 3: Rent Review on Lease of Portion of Lane East of Arbutus Street, Between 12th Avenue and 13th Avenue

Lease Renewal - Fraser Arms Parking Lot
(Clause 1)

MOVED by Ald. Little,
THAT the lease renewal of the Fraser Arms Parking Lot for a 10-year period commencing January 1, 1980 for the sum of $18,720 per annum plus taxes as if levied be approved, subject to a one year notice of cancellation.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(November 20, 1979)

Strata Title Conversion Application
2665 Point Grey Road

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

C. MANAGER'S REPORT
(November 19, 1979)

Champlain Heights Community
Services Centre

When considering this item Council noted a letter from the Park Board dated November 26, 1979, requesting Council to award a contract to Teck Construction Ltd. in the amount of $1,608,000 for the construction of the Champlain Heights Community Centre.

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager contained in this report be approved.

FURTHER THAT the letter from the Park Board dated November 26, 1979, be received.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,
THAT the Director of Civic Buildings report on the allocation of civic work to architects.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE AND OTHER REPORTS

I. Part Report of the Standing
Committee on Transportation
(November 22, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Taxi Fare Increase
Cl. 2: Taylor/Pender Connector
Chinese Cultural Centre Project

Taxi Fare Increase
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in clause 1 of this report, be approved.

- CARRIED

(Ald. Ford and Marzari opposed)

MOVED by Ald. Gerard,
THAT the Director of Legal Services review the Vehicles for Hire By-law and relevant regulations and report on provisions contained therein re possible action against companies or individuals guilty of refusing service to either handicapped persons or persons wishing to travel short distances.

- CARRIED UNANIMOUSLY

cont'd.....

STANDING COMMITTEE AND OTHER REPORTS (Cont'd)

Part Report of the Standing Committee on Transportation (November 22, 1979)(cont'd)

Taylor/Pender Connector Chinese Cultural Centre Project (Clause 2)

When considering this clause Council noted a letter dated November 27, 1979 from the Amalgamated Transit Union requesting that this item be deferred to permit the Union an opportunity to study the proposed transit changes and address Council on same.

MOVED by Ald. Rankin,
THAT the recommendation A of the Committee, as contained in this clause, be approved.

FURTHER THAT the remaining recommendations of the Committee, as contained in this clause, be referred to the November 29, 1979 meeting of the Transportation Committee and the Amalgamated Transit Union be invited to address the Committee at that time. In addition, prior to implementation of any transit changes in future, the Amalgamated Transit Union be invited to comment on them.

- CARRIED UNANIMOUSLY

II. Special Committee Report - Council Task Force on Refugees (November 21, 1979)

MOVED by Ald. Gerard,
THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

G.V.R.D. Matters

The Deputy Mayor advised that the Mayor will be reporting to the next meeting of Council on appointments to the G.V.R.D. for 1980.

Ald. Ford advised that the G.V.R.D. would be discussing at its meeting of November 28, 1979 open pit mining on Gambier Island, as well as a possible port at Britannia and requested Council members on the G.V.R.D. Board to maintain a watching brief because of possible pollution of Howe Sound.

* * * * *

Council recessed at 3:55 p.m. for an "In Camera" Meeting in the Mayor's Office.

* * * * *

Following an "In Camera" Meeting, Council reconvened in the Council Chamber at 4.30 p.m.

DELEGATIONS

1. Hildon Hotel, 50 West Cordova Street
Non-Compliance with City Closure Order

City Council on November 20, 1979, when dealing with a clause from the Community Services Committee report of November 8, 1979, noted a letter from Mr. T. G. Pearce, acting for the Hildon Hotel, who requested the matter be deferred pending a full and complete inspection of the premises.

The Council deferred the matter to this meeting for a report from the Director of Permits and Licenses and agreed to hear a delegation at that time.

Therefore, before Council was the report of the Standing Committee on Community Services dated November 8, 1979 submitting for consideration a recommendation that Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour. Also before Council for information was a City Manager's report dated November 22, 1979 in which the Director of Permits and Licenses reported on the results of inspections carried out by his staff on Tuesday, November 20, 1979.

Mr. T. G. Pearce, Solicitor for the Hildon Hotel, addressed Council and explained that his client had advised him that the work necessary to bring the Hildon Hotel into compliance with the City By-laws was well in hand. He further stated that since Council considered this matter in July of this year Mr. Morris has done considerable work to upgrade the premises.

Mr. Pearce requested that Council issue a temporary 30 day permit to allow the hotel to remain open and not be in contravention of the Closure Order presently in force.

The Director of Permits and Licenses concurred that the Hildon Hotel is presently operating without a Lodging House Operators' Permit. However, the Medical Health Officer is not prepared to re-issue this permit until the hotel has been upgraded in compliance with the By-law. He also stated that a number of his inspectors had made an appointment with Mr. Morris to inspect the hotel last Tuesday but were unable to do so because Mr. Morris did not keep this appointment.

MOVED by Ald. Rankin,
THAT Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour.

- CARRIED

(Aldermen Little and Kennedy opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 3575 BEING THE ZONING AND DEVELOPMENT BY-LAW (Grandview-Woodland Area Plan, Part I)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Bellamy, Boyce and Kennedy excused from voting.)

2. A BY-LAW TO AMEND BY-LAW NO. 4299 BEING THE VEHICLES FOR HIRE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Lane Purposes (South 2 feet of Lot 7, Block 200, District Lot 526, Plan 1058)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of Lot 7,
Block 200,
District Lot 526,
Plan 1058

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (South 10 feet of Lot 7, Block 301, District Lot 526, Plan 1058)

MOVED by Ald. Harcourt,
SECONDED by Ald. Ford,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 10 feet of Lot 7,
Block 301,
District Lot 526,
Plan 1058

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

1. Enactment of 'Freedom of Information' By-law

MOVED by Ald. Ford,
SECONDED by Ald. Harcourt,
THAT WHEREAS Section 168 of the Vancouver Charter provides for the people's right of access to city records and documents;

AND WHEREAS exceptions have been made in the past without proper explanation;

AND WHEREAS this creates distrust of public servants and politicians, alike;

AND WHEREAS the democratic process depends on an informed electorate;

AND WHEREAS the Union of B.C. Municipalities is on record as favouring freedom of information legislation for all levels of government;

THEREFORE BE IT RESOLVED THAT Vancouver City Council enact a Freedom of Information By-law stating reasonable times when all records and documents are to be available, excepting only those dealing with personnel matters, current property transactions and current litigation.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Little opposed.)

2. Voting - Rezoning Matters

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT WHEREAS eight votes of Council are required for approval on any civic grants regardless of how small the amount;

AND WHEREAS in contrast only a simple majority is required to pass a rezoning;

AND WHEREAS such rezonings do have much greater financial implications than the majority of any said grants;

AND WHEREAS a recent major rezoning was approved with only seven of the eleven members of Council in attendance, and then by the majority of only one vote;

THEREFORE BE IT RESOLVED THAT this obvious imbalance be corrected by imposing an appropriate standard of voting principle to be decided after consultation of staff and members of Council as soon as possible.

- Referred -

MOVED by Ald. Boyce,
SECONDED by Ald. Rankin,
THAT the principle involved in the above motion be referred to the Director of Legal Services for a report.

- CARRIED

(Ald. Gerard and Kennedy opposed)

NOTICE OF MOTION

The following Notice of Motion was submitted by Ald. Kennedy and recognized by the Chair:

1. Re-routing of Transportation of Dangerous Chemicals

MOVED by Ald. Kennedy,
SECONDED by Ald.
THAT WHEREAS the chemical spills and fires at Mississagua were warnings to all Canadians that new measures are now required to protect urban areas;

AND WHEREAS the Central Waterfront of Vancouver was recently rezoned "urban" under the Official Regional Plan, and has been identified as the most vulnerable area in Canada in respect of this type of hazard;

AND WHEREAS a Convention Centre has been proposed within the subject area, bringing people and traffic to attend it;

AND WHEREAS alternative routing exists, leading to other ship-shore locations such as Tilbury Island, Port Mann, Roberts Bank, etc.;

AND WHEREAS the Rail Relocation Act might be invoked to effect such relocation;

THEREFORE BE IT RESOLVED THAT the Standing Committee on Transportation be asked to strike a special Sub-Committee to study:

(a) re-routing of transportation of dangerous chemicals, and

(b) the extent to which trackage can be removed from the Central Waterfront.

-(Notice)

The following Notice of Motion was submitted by Ald. Rankin and recognized by the Chair:

2. Amendment of Section 73A of the Vancouver Charter

MOVED by Ald. Rankin,
SECONDED by Ald.
THAT WHEREAS the Vancouver City Charter allows a person who claims to be a qualified elector the right of swearing or affirming an affidavit that qualifies them to have a vote in a civic election but requires that his or her name appear on the list of electors in the current or previous list;

AND WHEREAS the Municipal Act does not have this particular requirement;

THEREFORE BE IT RESOLVED THAT an application be made to the Provincial Government to delete Section 73A of the Vancouver Charter and insert in lieu thereof legislation similar to the pertinent section in the Municipal Act, i.e. -

a person whose name does not appear on the last certified list of electors of the municipality is entitled to vote if

(a) he files with the Returning Officer an application for registration in the form prescribed, and

(b) he is otherwise qualified to have his name entered upon the list of electors.

- (Notice)

ENQUIRIES AND OTHER MATTERS

Ald. Ford West End High-rise Developments	referred to a recent development proposal for a site at Pacific and Thurlow and the current debate on the merits of high-rise versus low-rise developments in the West End and requested a report to the Planning and Development Committee. The Deputy Mayor so directed.
The Deputy Mayor Premises at 5 North Kootenay St.	referred to a memo that he had circulated to Council on premises at 5 North Kootenay Street. The owner of this property has renovated this house in contravention of the Zoning and Development By-law and the Board of Variance has refused his subsequent appeal for relaxation of the By-law.

MOVED by Ald. Rankin,
THAT consideration of this item be deferred, pending a report from the Director of Permits and Licenses.

FURTHER THAT the owner of the property be invited to address Council when the report is before it for consideration.

- CARRIED

(Ald. Boyce opposed)

* * * * * * *

The Council adjourned at approximately 5:50 p.m.

* * * * * * *

The foregoing are Minutes of the Regular Council Meeting of November 27, 1979, adopted by Council on December 4, 1979.

MAYOR

CITY CLERK

CC 62-MLH-75

MANAGER'S REPORT

DATE November 22, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: 50 West Cordova Street - Hildon Hotel

CLASSIFICATION: INFORMATION

On November 19, 1979, City Council received a letter from the Solicitors for the operator of the above Hotel, and Council directed that inspections be carried out to provide a list of Lodging House By-law violations in the above Hotel.

The Director of Permits and Licenses reports as follows:

"This building has a long history of Lodging House By-law deficiencies, and on September 18, 1979, City Council directed that the Medical Health Officer take legal action to cause the building to be vacated since no valid and subsisting Operator's Permit had been, or could be issued to permit the continued operation of the Lodging House, as the premises did not comply with the provisions of the Lodging House By-law.

Inspections of the Hotel were carried out on Tuesday, November 20, 1979 by Inspectors from this Department. The results are as follows:

1. 74 rooms require new floor coverings.

2. 29 rooms require repairs and repainting of walls. (filling cracks, holes, etc.)

3. 25 rooms require repairs and repainting of ceilings. (filling cracks, holes, etc.)

4. 9 rooms require new traps to be installed in hand basins.

5. 2 rooms require new mattresses.

6. 2 rooms require repairs to the door jambs (badly smashed).

7. Hallway lighting on all 5 floors was found to be below an acceptable standard (now below 10 foot candles).

8. New floor coverings are required on the 1st and 2nd floor hallways (presently in bad repair).

9. Repair and repainting of all hallways is required. (filling cracks, holes, etc.)

10. The front and rear staircases leading to all floors require repair, repainting and general maintenance. (walls have holes, cracks, etc.)

11. The men's water closet on the 1st floor requires to be repaired and put back in service.

The Inspectors were unable to gain entry to 20 rooms of the building. The Manager of the Hotel, Mr. Morris, was not present at the beginning of the inspection but joined the Inspectors for the last half of the inspection tour.

Attached is an Appendix showing the room numbers where the above outlined repairs are required."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION at the time it considers the report of the Community Services Committee dated November 8, 1979.

FOR COUNCIL ACTION SEE PAGE(S) 492

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Funding Requirements for Closure of Pender/Keefer Diversion

The City Engineer reports as follows:

"On April 24, 1979, Council approved the expenditure of $75 000 from Urban Demonstration Funds for trolley work related to the future closure of the Pender/Keefer Diversion to accommodate the proposed Chinese Garden/Park. The approval of funds for that portion of the work was required at that time so that the trolley modifications could proceed in conjunction with similar work necessitated by the Pender Street Improvement Project. The report considered on April 24 noted that costs for signalization and street works related to the street closure and Garden/Park development would be reported at a later date when detailed information was available. The purpose of this report is to provide the detailed information on costs and seek approval of the necessary funds.

The modified street plan for the Chinatown area resulting from the closure of the Pender/Keefer Diversion involves the conversion of Pender and Keefer Streets between Main and Carrall and Columbia Street between Pender and Keefer from one-way operation to two-way. The implication of this change in terms of transit rearrangements has been reported separately to the Transportation Committee. In Order to make the transition, it is necessary to physically close the diversion at the Carrall/Pender and Columbia/Keefer intersections including construction of curbs, alter traffic signals on Pender, Keefer, Columbia and Carrall Streets and install new traffic control signs to accommodate new directional and curb usage arrangements. Other minor modifications such as relocation of street lighting fixtures and drainage improvements are also required. The estimated cost is $60 000 for the necessary works for street closure only to accommodate the Garden Park and Cultural Centre.

The Director of Finance advises that actual costs will be recovered from the $1.5 million provided by the Federal Government.

The City Engineer recommends that Council approve $60 000 for works necessary to close the Pender/Keefer Diversion, with funds provided from the Federal Government Urban Demonstration Grant."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Tender 58-79-9: Supply and Delivery of Mineral Aggregates

Tenders for the above were opened by the City Clerk on October 22, 1979 and referred to the City Engineer and Purchasing Agent for report.

Working copies of the tabulation are on file in the Purchasing Agent's Office.

The prices shown in this report and in the tabulation include all taxes and charges.

Funds for all purchases are provided in the Revenue and Capital Budgets.

The Purchasing Agent and City Engineer report as follows:

"Four tenders were received, and we are recommending the low bid in all cases except the following:

Item 2 - Chips

This item is cancelled as no material bid met specifications, and a substitute material can be used.

Continued . . .

Clause No. 2 Continued

Item 5 - Crushed Rock

The low bid of $37 320 was submitted by Jack Cewe Ltd. However, the material offered by the 2nd low bidder, Construction Aggregates ($37 800) is 5% lighter by weight, offering a 5% volume/weight advantage over the material from Cewe. This more than offsets the 1.3% price per tonne differential between the two tenders and is, therefore, the best value for the City.

Item 13A - Crushed Tailings (Unquarried)

This item was listed as an alternative to Item 13 (the preferred material) in the event that Item 13 was not available.

Three firms submitted bids for Item 13A which were lower, on a per tonne basis, than the recommended low bid for Item 13, but the low bid for Item 13 had a volume/weight advantage which more than offset the price per tonne differential.

It should also be noted that the tender by Rivtow Straits, the low bidder for items 7 and 13, contained an escalator clause for transportation and unloading charges which would increase these charges by .25% for each 1% increase in diesel fuel costs.

Diesel price increases of approximately 19% and 31% for items 7 and 13 respectively, for the entire period of the contract would be required to change the order of bidding and, as we consider this extremely unlikely, we have recommended the award of these items to Rivtow Straits Ltd.

Provision is also made in the tender for the pickup of material by City trucks. The recommendations for the supply of this material are based on the lowest on-site costs after hauling costs have been considered, and for the purpose of having back-up supply sources, if required, during the contract period.

It is estimated that the picked up portion of materials will cost $18 000. These costs have not been included in the award recommendations due to the uncertainty of specific job locations during the next 12 months.

The City Engineer and Purchasing Agent recommend acceptance of the following bids:

A. CONSTRUCTION AGGREGATES LTD.

Supply, Delivery and Unloading of mineral aggregates at Cambie Yards - items 1, 3, 4, 5, 9, 10, 11, 17 and 21 - Estimated Cost $603 480.

Supply of an unspecified portion of mineral aggregates, items 9 and 17, to be picked up by City trucks.

B. RIVTOW STRAITS LIMITED

Supply, Delivery and Unloading of mineral aggregates at Cambie Yards - items 7 and 13 - Estimated Cost $105 680.

C. JACK CEWE LIMITED

Supply of an unspecified portion of mineral aggregates - items 9, 12 and 17, to be picked up by City trucks.

D. LAFARGE CONCRETE LIMITED

Supply of an unspecified portion of mineral aggregates, items 9, 12 and 17, to be picked up by City trucks. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to a contract satisfactory to the Director of Legal Services.

Continued . . .

3. Tender No. 29-79-30: Street Lighting Luminaires

The Purchasing Agent and City Engineer report as follows:

"Tenders for the above were opened by the City Clerk on September 4, 1979 and referred to the City Engineer and Purchasing Agent for report.

Working copies of the tabulation are on file in the Purchasing Agent's Office.

The Provincial Tax is in addition to all prices shown in this report and in the tabulation.

Funds for this purchase are available in the Revenue & Capital Budgets.

The specifications called for luminaires with lens and ballast options, to enable us to select the most efficient and/or cost effective combination of components.

Five tenders were received. G.T.E. Sylvania Ltd. submitted the lowest bid for all equivalent luminaires and optional components.

In the case of items 4 and 4A, G.T.E. Sylvania submitted the lowest bid meeting specifications, and they also offered an even lower cost alternative which did not meet specifications. The deviation from specifications is minor, however, and the cost difference justifies its acceptance.

We, therefore, recommend acceptance of the most efficient and/or cost effective combination of components from G.T.E. Sylvania Ltd. at a cost of $168 060.50, plus Provincial Tax. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and the City Engineer be approved,subject to a contract satisfactory to the Director of Legal Services.

4. Disposal of Illegal Advertising Signs

The City Purchasing Agent reports as follows:

"The Engineering Department has an enforcement program whereby they impound advertising signs which are illegally displayed on City sidewalks and boulevards.

The material used in many of the signs has some salvage value. The City Engineer considers, however, that they should not be offered for sale by auction because the owners may reclaim their signs upon payment of a $25.00 fee but, if auctioned, they would have the opportunity to retrieve their signs for a cost substantially less than the $25.00 fine.

The City Engineer considers, and the City Purchasing Agent agrees, that the most cost-effective method of disposal is to donate the material to the Opportunity Rehabilitation Workship (ORW) because ORW has agreed to pick up the signs, and that will eliminate our labour costs incurred in their disposal. ORW is a non-profit organization which uses donated salvage in their training program for the vocationally handicapped.

Donations require City Council approval. I, therefore, recommend

A. Approval to donate the 50 advertising signs currently in storage to the Opportunity Rehabilitation Workshop.

B. Authorization for the City Engineer to turn over additional signs, as they become available in the future, to the Opportunity Rehabilitation Workshop. "

The City Manager RECOMMENDS that the recommendations of the City Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 486

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Proposed Rezoning - 2910 East 22nd Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. A. Ingre, on behalf of the Three Links Care Society, requesting an amendment to the Zoning and Development By-law No. 3575, whereby the two lots located on the southeast corner of East 22nd Avenue and Renfrew Street (Lot A and Lot 4, both of Section 48, Northwest one-quarter, Townsite of Hastings Suburban Lands, Plans 16142 and 7436) would be rezoned from CD-1 Comprehensive Development District and C-1 Commercial District, respectively, to CD-1 Comprehensive Development District for the stated purposes of:

'Erecting an intermediate care facility of 76 bed-units for seniors, handicapped, and persons admitted under the Long-Term Care Act of the Province of British Columbia.'

The present CD-1 By-law permits 'senior citizen housing' only.

SITE DESCRIPTION

The site and existing zoning are outlined on the attached Appendix A plan. The irregularly-shaped site is located at the southeast corner of the intersection of 22nd Avenue, Renfrew Street and the Boyd Diversion. The site slopes from south to north producing a change in elevation of approximately 3 m (10 feet) from the rear of the site to East 22nd Avenue.

The site consists of the corner lot (Lot A of Section 48, NW¼, THSL, Plan 16142) which is presently zoned CD-1 Comprehensive Development District under By-law No. 4789 and the adjacent easterly lot (Lot 4 of Section 48, NW¼, Townsite of Hastings Suburban Lands, Plan 7346) which is presently zoned C-1 Commercial District.

To the east, adjacent to the site, are four lots fronting onto East 22nd Avenue which are zoned C-1 Commercial District and developed with small stores and offices. Three of the buildings are two storeys in height, the second storeys being developed with dwelling units.

North of the site, across East 22nd Avenue, is Renfrew Park which contains the Renfrew Community Centre. To the west, the site on the southwest corner of Renfrew Street and East 22nd Avenue is zoned C-1 Commercial District, City-owned and is vacant. Six lots on Renfrew Street between East 21st and East 22nd Avenues are zoned C-1 Commercial District and developed with a gasoline service station (in operation), a small office and three one-family dwellings.

The properties to the south are extensively developed with single-family dwellings and are zoned accordingly.

BACKGROUND

The CD-1 portion of the site was originally zoned C-1 Commercial District along with other properties on the south side of East 22nd Avenue and west side of Renfrew Street.

Clause 1 continued

Approval was received for the rezoning of the corner lot to CD-1 Comprehensive Development District at a Public Hearing held in November, 1973. This rezoning permitted the use of the site for senior citizens' housing.

Development of the proposed senior citizens' housing project was not undertaken subsequent to rezoning approval as financing was not available.

The applicant for the present rezoning initially pursued a proposal to develop a 50-unit Senior Citizen Care Facility on City-owned property on the southwest corner of Renfrew Street and East 22nd Avenue. Investigation by the funding authority (CMHC) determined that the City-owned site and a privately-owned site on the southeast corner of Renfrew Street and 22nd Avenue (Lot A only) were unsuitable for this form of development due to high average levels of traffic noise. The applicant subsequently purchased an adjoining C-1 Commercial District property (Lot 4) to the east of the privately-owned site on the southeast corner to overcome CMHC's concerns.

PROPOSED DEVELOPMENT

The applicant has submitted a set of drawings in conjunction with this application, which were stamped "Received, City Planning Department, June 15, 1979." The plans indicate the construction of a 76 bed-unit intermediate care facility, consisting of three storeys and a cellar which provides 14 underground parking spaces. The facility would include ancillary office space, meeting rooms and chapel, lounges, dining area and physiotherapy rooms. The development maintains a floor space ratio of 1.24 and a height of 9.702 m (31.83 feet).

CITY ENGINEER

The City Engineer has no objection to the proposed rezoning provided that off-street parking and loading complies with Section 12 of the Zoning and Development By-law as qualified by the Director of Planning, and that the related Engineering Department standards and easement area requirements be met to the satisfaction of the City Engineer at the Development Permit stage.

URBAN DESIGN PANEL

The Urban Design Panel considered the application on July 19th, 1979 and reported as follows:

> "That great care be taken to retain as many of the existing trees as possible. At the D.P.A. stage, the Panel would like to see a tree survey indicating how many trees will be saved.
>
> Recommendation: That this design be approved."

ANALYSIS

The Vancouver Health Department advises that there is a shortage of Intermediate Care beds in the City of Vancouver and a shortage of potential sites. The proposed site has several positive features which make it suitable for such use. The proximity of conveniences, such as Renfrew Park, the related community centre and the adjacent commercial stores improve the "livability" of the project. At the same time, the Intermediate Care facility may directly or indirectly enhance the viability and appearance of these commercial enterprises to the east along 22nd Avenue. The existing road network provides adequate vehicular access to the site and bus transportation is available along Renfrew Street.

Clause 1 continued

By enlarging the site through acquisition of the easterly adjoining commercially-zoned property and the subsequent relocation of the proposed building to the east, negative impacts caused by traffic noise should be reduced. The Planning Department notes that a suitable landscaping scheme will need to be submitted at the development permit stage to ensure proper noise reduction and the retention of as much existing natural vegetation as is possible.

The proposed development is well oriented to East 22nd Avenue and presents an articulated façade to Renfrew Street. The building is partially stepped back in conjunction with the natural slope from the lane to East 22nd Avenue.

While the Director of Planning believes that the proposal has sufficient merit to warrant its referral to a Public Hearing, the following items should be noted:

i) Floor Space Ratio

The proposal indicates a floor space ratio (f.s.r.) of 1.24 (including the cellar) or 1.17 (excluding the cellar) This exceeds the density of 1.0 which the Planning Dept. has felt to be a generally acceptable level. The stated need for this density is tied to the financing provided by Canada Mortgage and Housing who provide a certain amount of money to be allocated for land component costs based on the number of beds provided (as explained in a letter from J.L. Walter, Chairman of the Facilities Planning Committee of the Vancouver Health Department dated September 14, 1979, attached as Appendix B).

While possibly establishing a precedent for future applications of a similar nature, the proposed f.s.r. of 1.24 may be appropriate, as the site is sufficiently isolated from the adjoining residential community and well located in terms of community services. This will not be the case in many other residential environments.

The Director of Planning notes that approval of this relatively high density may inevitably result in future applications involving inflexible financial constraints established by senior levels of government which do not provide for an adequate and compatible form of development, either for potential occupants or adjacent residents.

ii) Height

The proposed development is three storeys plus underground parking for a total height of 9.702 m (31.83 feet). In relating this to the adjoining properties, it is possible to develop to a height of 9.144 m (30 feet) in a C-1 zone and to a maximum of 10.668 m (35 feet) in adjacent RS-1 zones. The proposed height is therefore compatible with potentials on adjacent lands.

iii) Off-Street Parking

The applicant has provided 14 underground parking spaces and eight surface parking spaces (three adjacent to 22nd Avenue and five along the lane). Section 12 of the Zoning and Development By-law presents a discrepancy between the parking requirements for two specific categories of uses:

(1 Personal Care Homes, Extended Care Homes or Group Care Facilities with lodgings require one parking space for every 350 sq.ft. of floor area used for sleeping units, exclusive of bathrooms; and

Clause 1 continued

(2) Buildings containing three or more dwelling units designed solely for senior citizens' housing under the National Housing Act or the Elderly Citizens' Housing Aid Act, or other similar use require only one parking space for every six dwelling units.

Considering the proposed use as a personal care home or extended care home would result in an off-street parking requirement of 31 spaces for the proposed development. Considering the proposal as a similar use to senior citizens' housing would result in a requirement of 13 off-street parking spaces. With the assistance of the Vancouver Health Department, the applicant has shown that several similar developments have been approved by the City at a rate approaching one parking space for every six dwelling units. The Health Department has indicated that the provision of one parking space per every three and one half bed-units, as proposed by the applicant, will serve the needs of the staff and the needs of the residents of the facility and visitors.

It would seem appropriate to recommend that the parking provisions for personal care and extended care homes be brought more in line with the requirements of senior citizens' housing and other similar uses. However, the question of whether one space for every three dwelling units or six dwelling units is suitable requires further investigation and should form a part of an overall review of parking standards.

CONCLUSION

While the floor space ratio of the proposed development as indicated on the drawings submitted does cause concern in terms of the precedent that may be established for such density, the relatively high floor space ratio is felt to be warranted in this instance. The site is sufficiently isolated from the surrounding one-family dwelling district and the form of development proposed should contribute greatly to the upgrading of this block. If there are concerns, they may appropriately be raised by area residents at a Public Hearing.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the whole matter referred directly to a Public Hearing:

That the application be approved, subject to the provisions of a CD-1 By-law which will restrict the form of development as laid out in Appendix C to this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Grandview-Woodland N.I.P. - McSpadden Park Redevelopment

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I,P. Concept Plan which includes an allocation of $460,000.00 for improvements to all five parks in the area. For McSpadden Park the intention stated in this plan was to "improve the soccer field and children's play area; provide landscaping, lighting and tennis courts; and acquire a field house or equivalent for washrooms and changing facilities."

The purpose of this report is to recommend the appropriation of funds for the first phase of improvements to this park.

Clause 2 continued

While the potentials of providing a field house remain to be investigated further, plans are sufficiently advanced to proceed with a first phase of improvements now. Soccer field resurfacing and drainage, a new set of two tennis courts, landscape improvements for the playground and additional streetlamp lighting are to be included in this project.

McSpadden Park's history of violence and vandalism has suggested an overall approach to planning this project which would result in substantially changing the image of this park. Better use by adults in the evening hours will hopefully be encouraged through the introduction of tennis courts and lighting which will extend their hours of use somewhat later into the evening without annoying neighbours. The layout of the playground area is to be substantially altered in order to eliminate physical barriers to vision from the street. This change in conjunction with an overall increase in usage which should result from the field improvements and provision of tennis courts is expected to discourage use of this area, largely as a hang out.

The tennis courts will be built in a dish shape, draining to the centre, with a slight lip around the extreme edge of the pavement to allow flooding and freezing for skating during particularly cold winters. A tennis practise wall will be constructed along the south side of one court and will double as a soccer kicking board on its opposite side. Across from this practice wall will be a basketball hoop for use when tennis is at a low ebb.

The soccer field will be leveled to a 1% grade with a complete new drainage system being installed under a new turf surface. A four foot high chain link fence, the width of the field, along Victoria Drive and Bauer Street with a ten foot high centre section is intended to prevent conflicts with traffic caused by stray soccer balls. (see Plan Appendix I).

The Park Board estimated that the improvements described in this report and shown in the attached plan can be constructed for a total cost of $116,176.00 including a 6% planning and supervision charge. A 15% contingency reserve of $16,440.00 is also recommended for inclusion in the budget by the Park Board. (See attached Appendices II and III)

The Grandview-Woodland N.I.P. Committee recommends that sufficient funds be appropriated to allow the implementation of these projects as a first phase of improvements for McSpadden Park, noting that they will continue to pursue the development of a field house or equivalent facility.

The Director of Planning recommends:

That City Council approve the appropriation of $131,243 from the Grandview-Woodland N.I.P. Social/Recreational Account #898/9404 and $1,373 from the Reserve/Future Proposals Account #898/9408 to provide a total of $132,616 for the implementation of improvements to McSpadden Park with costs to be shared as follows:

C.M.H.C.	$66,308.00
Province of B. C.	$33,154.00
City of Vancouver	$33,154.00."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Mt. Pleasant N.I.P. Appropriation of Funds: Improvements to Dickens School and Mt. Pleasant Neighbourhood House

The Director of Planning reports as follows:

"On September 28, 1976, City Council approved the Mt. Pleasant Concept Plan. The Plan's goals included improving the social environment and providing more usable public space in the Mt. Pleasant Triangle. Since that time, many projects have been identified and most have been implemented. Surplus funds remain after the completion of some of these projects because they cost less than was estimated.

Clause 3 continued

In keeping with the above-noted goals and in order to spend the surplus funds the following projects have been identified. These projects, plus the planting of trees along Broadway, which were approved by Council on August 28, 1979, will account for the expenditure of all remaining Mt. Pleasant N.I.P. funds.

1. Planters for Charles Dickens School

Work is currently underway on improvements to Charles Dickens School funded through N.I.P. and the School Board. One of these improvements is the development of an outdoor classroom area. The Mt. Pleasant N.I.P. Committee recommends and the School Board concurs that a maximum of $1,000 N.I.P. funds be spent on planters to be placed on the perimeter of the outdoor classroom area to beautify it. The estimates prepared by the Vancouver School Board total $980 for seven planters (2 types - see Appendix A).

2. Pool Table for Neighbourhood House

The Mt. Pleasant Neighbourhood House is well-equipped but it is felt that the addition of a pool table would improve its ability to provide a more casual recreational outlet for people in the area. The Mt. Pleasant N.I.P. Committee recommends that up to $1,000 be spent out of N.I.P. funds for a pool table to be granted to the Neighbourhood House. Three estimates were sought and the least expensive one which met the Neighbourhood House's specifications totalled $895.31 (see Appendix A).

N.I.P. funds in the amount of $900 would be transferred from the Mt. Pleasant Social and Recreational Account 896/9215 to cover purchase and installation of the pool table. CMHC concurs with the project.

RECOMMENDATIONS

The Director of Planning recommends:

A. THAT City Council approve an appropriation of $980 from the Mt. Pleasant N.I.P. Social and Recreational Account 896/9215 for the purchase and installation by the Vancouver School Board of seven planters for Charles Dickens School. Costs are to be shared as follows:

Federal (50%)	- $490.00
Provincial (25%)	- $245.00
City (25%)	- $245.00
TOTAL	$980.00

B. THAT City Council approve an appropriation of $900 from the Mt. Pleasant N.I.P. Social and Recreational Account 896/9215 for the purchase and installation of a pool table for the Mt. Pleasant Neighbourhood House. The costs are to be shared as follows:

Federal (50%)	- $450.00
Provincial (25%)	- 225.00
City (25%)	- 225.00
TOTAL	$900.00."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

INFORMATION

4. Vancouver Art Gallery - Provincial Court Complex

The Director of Civic Buildings reports as follows:

"At the last Building Committee meeting of the Art Gallery held on Wednesday, November 14th, a letter from the Community Arts Council of Vancouver addressed to the Mayor and Aldermen concerning the conversion of the Old Court House Building for use by the Vancouver Art Gallery was discussed. This letter advised the Mayor and Council members of the resolution of the Arts Council passed at their meeting on October 25th expressing their concerns for the retention of certain features and character of the existing Court House Building.

The Art Gallery Building Committee wish me to advise Council that they share the concern of the Community Arts Council for the preservation of the important Heritage features of this Building and the amenity of the site.

Council recently approved funds for further design work on this project and the Architects have spent considerable valuable time in the past weeks, in conjunction with the Committee, in refining the proposals. This work has been directed to both reduce the costs of structural alterations and to preserve the Building's character as much as possible. They are confident that the latest proposals for the interior agreed upon at the last meeting, which retain the central rotunda, will meet these objectives and allay concerns of the Community Arts Council.

The Committee also wishes City Council to know that a great deal of effort and consideration is being given to the other issues raised in the resolution. The Building Committee and the Architects recognise the desirability from the Urban Design point of view of using the present imposing entrance facing Georgia Street but this presents a difficult Architectural problem in connection with the satisfactory planning and operation of the Gallery. Much time and effort has been devoted to examining various proposals but at the present time no viable solution has been found to utilize the Georgia Street entrance of the old Provincial Courts for the Gallery. The Committee is hopeful that a spirit of co-operation and understanding of the Gallery's problems by all interested groups will eventually lead to a solution which will be acceptable to all concerned to integrate the steps and building facade with the courtyard facing Georgia Street. The Committee has directed the Architects to continue with their studies of this problem and to report progress and possible solutions to them at their next meeting on Tuesday, 27th November.

The Art Gallery Building Committee would be pleased to appear before Council or a Committee of Council to discuss all of the concerns expressed, but request that important issues not be pre-judged at this time without the benefit of a full examination of the issues.

It has come to my attention that two other letters, one from the Heritage Advisory Committee, and the other from the Vancouver Planning Commission, have been sent to members of Council expressing the same sentiments as the Community Arts Council, and I wish Council to know that all of the expressed concerns are being given active consideration in the design of the renovations.

Clause 4 continued

It is intended that the Architects apply in the near future for a Preliminary Development Permit which will permit the design concerns, including the design and use of the courtyard fronting Georgia Street to be addressed with the concerned groups in the processing of the application. Many of the issues raised are quite complex and the satisfactory resolution of these have important consequences for the use and operation of the gallery."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION

5. Alterations to B.C. Permanent Loan Building
330 West Pender Street - D.P.A. No. 85435

The Director of Planning reports as follows:

"In March 1976, Council designated the B. C. Permanent Loan Building as a Heritage Building. Under the provisions of the Heritage Designation By-law, no alterations to the exterior may be carried out without the approval of Council. A Development Permit Application has been made for alterations to the building to change its use to a wholesale jewellers. The exterior alterations include the repair of the street and lane facades, blocking in doors and windows of the side elevations, replacement of a rear fire escape, and the conversion of two front stairwells leading from the sidewalk to the basement into grade level planters.

On October 15, 1979, the Heritage Planner reviewed the application and recommended, on behalf of the Heritage Advisory Committee, that the application be approved.

On October 31, 1979, the Director of Planning approved the application subject to the approval of Council after receiving advice from the Heritage Advisory Committee.

The Director of Planning recommends:

that Council approve the exterior alterations to the B. C. Permanent Loan Building, 330 West Pender Street as described in Development Permit Application No. 85435. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 486, 487

FINANCE MATTERS

INFORMATION

1. ICMA European Task Force (May 15 to June 2)

The Director of Finance reports as follows:

"BACKGROUND

The Manager of Economic Development participated in this task force following approval by Council of the City Manager's 30 March 1979 report. The task force travelled to France and Germany to study public sector/private sector cooperation for economic development.

Unfortunately, the representatives of the cities we visited were mainly interested in briefing us on how they accomplished their economic and social development goals. Consequently we were not able to uncover any examples of cooperation between the cities and private companies (in the North American sense) for the achievement of the cities' economic goals.

France

Administrative law controls the operations of all government levels and is quite cumbersome. Consequently the cities often create quasi-public corporations (see Appendix 1) that can operate under the flexible private law. The shareholders of these quasi-public corporations (Societe d'Economie Mixte - SEM) receive no dividends, and all borrowings are from a special central bank (Caisse de Depots at Consignations - C.D.C.).

The urban community of Lyon (metropolitan population of 1.2 million) used a SEM to develop and operate its rapid transit system, and to redevelop 60 acres in the inner city (population 550,000) for a mixed office/hotel/retail/residential complex employing 9,000 people and housing 3,000. The SEM consulted prospective occupants during the planning stage. It also constructed the first office building to establish the credibility of the area designated for offices. Other privately funded office projects followed shortly afterward.

Grenoble uses SEM's to purchase land, build infrastructure, construct commercial and industrial centres, restore old buildings, develop industrial and commercial areas, and operate its public transport system.

Paris (population 2+million) is using a SEM to redevelop the old city market into a commercial/residential/entertainment and transportation centre. The City of Paris owns a large number of underground parking lots and uses a SEM as the corporate vehicle. Approximately 90 acres of industrial property (including the former Citroen plant) was acquired by a SEM and, because it was considered a sensitive area, was developed for residential, commercial and park use. The City of Paris also uses quasi-public corporations to acquire land for industrial parks which it sells on a 90 year leasehold basis only.

Germany

In Germany there was little evidence of close economic development cooperation between the cities and private companies. In order to encourage the well educated middle class to return to the central city, Munich (population 1.3 million) encourages the modernization of older housing, rather than high density low rise developments, and is endeavouring to reduce noise and hazards. While much industrial property is destined for conversion to higher order uses, the City provides the displaced industrialist with the opportunity to buy industrial property in new areas at a lower than market price.

Clause No. 1 cont'd:

The City of Burghausen (population 18,000) is endeavouring to expand its tourist base by renovating its historic downtown. In order to increase its downtown population density it also subsidizes families to acquire and renovate older residences in the downtown areas. Industrial incentives are limited to the provision of inexpensive land.

The industrial wastes disposal system at Ingolstadt was visited by the task force. This facility is owned jointly by the state of Bavaria (40%) local governments (30%) and private industry (30%). It is a non-profit venture that is designed to "break-even". The main purpose appears to be to handle industrial waste effectively and economically.

In our discussions with a major architect/developer in Munich, we were advised that the Cities and private development companies rarely join forces except for housing for low income families. This latter involvement occurs because the City handles the senior government's interest subsidies.

SUMMARY

The cities visited by the task force appear to promote their developmental goals by assembling, clearing and marketing residential commercial and industrial property. The cities of Paris, Grenoble, and Lyon use quasi-public corporations to expedite those activities, whereas Munich and Burghausen appear to handle such programs from within the bureaucracy. In all instances, the "thrust" of the program is the achievement of a social goal, with little concern about creating a profit. A bibliography of some of the material gathered is available. These reports, brochures, are available at the Economic Development Office.

CONCLUSION

The ICMA task force did not gain the information it was seeking on public/private cooperation for economic development. However, the technique of using a quasi-public corporation to separate the City's regulatory role from its evolving role as a developer appears to be resulting in good development.

INFORMATION

The Director of Finance submits the above report for INFORMATION."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

RECOMMENDATIONS

2. Renewal of Fiscal Agency for City Debenture Issues

The Director of Finance reports as follows:

"Commencing in 1974 and each two years thereafter, City Council approved a recommendation of the City Manager and the Director of Finance that A.E. Ames & Co. Ltd. be appointed the City's fiscal agents for City debenture issues for a two-year period, the latest one ending December 31st, 1979. During the term of the agreements, various debenture issues have been successfully placed and A.E. Ames & Co. Ltd. assisted the City in the preparation of documents and in its presentations to the Rating Agencies, wherein the City obtained an improvement in its U.S. bond rating.

Our fiscal agents assist us in many ways, with advice and with such items as obtaining 1st mortgage funds in connection with the False Creek development.

Clause No. 2 cont'd:

The City had a very successful bond issue in May of this year, and A.E. Ames & Co. Ltd. is entitled to major credit for that issue. It is anticipated that the next public issue of the City would be in the second half of 1980.

I am at this time recommending that the City renew the fiscal agency with A.E. Ames & Co. Ltd. for City bond issues in 1980 and 1981. In the extremely unstable bond markets and with the very high interest rates, both of which can be expected to continue over the next two or three years, having fiscal agents is a far superior arrangement to any other. The fiscal agency provides continual advice on timing and size of issues, provides orderly marketing procedures, avoids conflict with similar competing credits and provides continual favourable exposure of the name of the borrower to the market. It is impossible for a borrower such as the City of Vancouver to be sensitive to borrowing conditions and to the bond market on a day-to-day basis. Such sensitivity is necessary for successful placement of debenture issues in the bond market, and it is one of the responsibilities of the fiscal agent to keep abreast of markets and to advise the City in this regard.

The Fiscal Agency Agreement is not a highly formal contract but is basically an agreement between a borrower and a fiscal agent or syndicate of underwriters that the borrowers requirements will be handled in a certain manner. The agreement is cancelable on 60 days notice and the terms and conditions, etc. applicable to each debenture issue are subject to mutual agreement between the City and the fiscal agent. Formal items of the contract refer to such matters as expenses and commissions on a mutually-agreed debenture issue. No changes are proposed in these terms, from those approved by Council in the previous agreements.

A.E. Ames & Co. Ltd. have a long history of serving the City very well under both agency arrangements and by virtue of them winning a majority of our public tender issues in the past. They have also been the dealer that has maintained the best contact with the City and have been most diligent in providing the City with good information and advice over many years. They are one of the largest Canadian Investment Dealers with well-established branches and extensive experience in the principal foreign capital markets. They are thoroughly knowledgeable regarding the City of Vancouver.

I recommend that:

A. City Council authorize me to conclude on behalf of the City, the Fiscal Agency Agreement with A.E. Ames & Co. Ltd., essentially similar to the expiring agreement, with no changes in obligations of the City regarding expenses or commissions, for the period January 1, 1980 to December 31, 1981, subject to cancellation by either party on 60 days notice.

B. Prior to any bond issues the terms and conditions be reviewed by myself with the Finance and Administration Committee and City Manager, or, in the event of the Finance and Administration Committee being unable to meet, that the terms and conditions be approved by the Mayor, Chairman of the Finance and Administration Committee and the City Manager.

C. The Director of Legal Services be instructed, upon advice from the Director of Finance, to prepare the necessary by-laws authorizing the issues, for submission to Council."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

3. Downtown Parking Corporation - Approval of Financial Expenditures

The Director of Finance reports as follows:

"The Downtown Parking Corporation has been searching for appropriate new premises for some time. They have now found the premises and propose to move in the near future. As part of their move and in order to have satisfactory equipment to handle their payrolls, accounting, and other statistical and accounting work, they propose to acquire a new mini-computer at a cost of $28,000. Their present mini-computer is not satisfactory for the work they wish to do and further has just been seriously damaged by water leaking from a floor above into their present premises. They will either obtain an insurance settlement on the present mini-computer or if it is not damaged too severely they will receive a trade-in, in either event reducing the $28,000 cost of the new machine. The only reason this is being reported to Council is that capital expenditures by the D.P.C. in excess of $10,000 require the agreement of Council under the terms of the lease agreement with the City.

As Council will be aware, the voting shares of the Downtown Parking Corporation are held by the Downtown Vancouver Association (ex D.B.A.) and the D.V.A. is intimately involved in the management of the Downtown Parking Corporation. As part of the Corporation's move they propose to rent an additional 600 sq. ft. to be subleased to the Downtown Vancouver Association at a subsidized rent.

I recommend that:

A. Council approve the D.P.C. expenditure of $28,000 less trade-in for their new accounting and payroll mini-computer, and

B. Approve the D.P.C. subleasing a portion of their new office space to the D.V.A. at a subsidized rental."

The City Manager RECOMMENDS that the above recommendations of the Director of Finance be approved.

4. New Vancouver Indian Centre

The Director of Social Planning reports:

"The Royal Canadian Legion Mount Pleasant Branch #177 is requesting that the City of Vancouver accept the sum of $25,000 which they intend ultimately to be for the benefit of the proposed new Vancouver Indian Centre. The exact purpose has not yet been determined. However, the Legion is required to make the donation before the end of the calendar year 1979.

Renovations to the new centre are scheduled to begin in January, 1980. The proposal is that the $25,000 be invested in a term deposit at interest, in the name of the City, and the proceeds be released to the Indian Centre on instructions from the Legion when the Indian Centre and the Legion reach agreement on an appropriate program or facility. If no agreement is reached by the end of 1980 then the money will be paid to an alternate charitable organization specified by the Legion.

The Director of Social Planning recommends the $25,000 term deposit be received by the City of Vancouver and held by the City Treasurer, the proceeds to be disbursed in 1980 on direction of the Legion through the Director of Social Planning."

The City Manager RECOMMENDS approval of the above proposal to accept a donation for the benefit of the Vancouver Indian Centre.

5. Renovations to East Health Unit - 2610 Victoria Drive

The Director of Civic Buildings reports as follows:

"At its meeting of July 18, 1972 Council appointed Underwood, McKinley, Wilson and Smith to act as the Architects for renovation of the East Health Unit.

On July 25, 1978 Council approved the following recommendations of the Medical Health Officer, which were recommended by the City Manager in his report dated July 12, 1978:

A. Council approve the renovation of East Unit to produce additional space of 1,500 sq. ft. plus 22 parking spaces;

B. Approval be given to a total budget of $351,100 for East Unit renovations, to be provided from the Health and Welfare Buildings Capital Fund Account #421/7901;

C. Approval be given to authorize $37,600 to prepare plans for the alterations, as part of the total funding of $351,100;

D. The City Architect be directed to report back to Council with final estimates of cost when the design is complete.

On May 29, 1979 Council approved a recommendation of the Director of Civic Buildings, as recommended by the City Manager in his report of May 25 on Finance Matters, that Council approve $17,000 for replacing the heating boiler, the funds to be provided from the Health and Welfare Buildings Capital Fund, Account #421/7902. This work was completed at a cost of $18,195.

Plans for the renovation work have been completed to the satisfaction of the Medical Health Officer, and public tenders called to carry out the work under a fixed price contract. The following tenders were received, each accompanied by a bid bond:

Dompro Construction Ltd.	$243,222.00
Ratcliffe & Sons Construction Co. Ltd.	$244,443.00
Markwood Construction Ltd.	$244,470.00
Bengal Construction Co. Ltd.	$249,844.00
Clearspan Shopland and Co.	$251,327.00
Lickley Johnson Palmer Construction Ltd.	$251,619.00
Arlen Construction Ltd.	$277,000.00

The tender submitted by the low bidder - Dompro Construction Co. Ltd. did not comply with the instructions to bidders in that (a) no letter of consent to surety was submitted and (b) the time required to complete the work was not stated.

The company was informed of the omission and immediately advised the Architects that the completion time was one hundred and twenty(120) days, and it had been omitted through an oversight. The company has confirmed this in a letter to the City and furnished a letter from its bonding company agreeing to provide the required Performance Bond.

The Director of Legal Services considers the foregoing omissions from the tender to be irregularities which can be waived, because (a) the omission to state the time for completion is not of great significance on this job and (b) the requirement to provide an undertaking of surety is redundant when a bid bond is provided. We are therefore recommending acceptance of the low bid of Dompro Construction Ltd. notwithstanding the irregularities in its tender.

Clause No. 5 cont'd:

The estimated cost of completing the project is $332,617 as follows:

Construction Contract	$243,222.00
Replace boiler	18,195.00
Architect's and consultants' fees	29,000.00
Furniture and equipment	25,000.00
Survey, permits, testing, miscellaneous	5,000.00
Contingency 5%	12,200.00
	$332,617.00

Of this total Council has already authorized appropriation of:

Consultants fees	$37,600.00
Replace boiler	17,000.00
	$54,600.00

The Director of Finance advises that the required additional funds in the amount of $278,017 are available in Health and Welfare Buildings Capital Account #421/7902.

The Director of Civic Buildings RECOMMENDS that Council:

A. Approve the estimated cost totalling $332,617 and provide the additional funds amounting to $278,017 from the funds available in Account #421/7902 for this project.

B. Accept the tender of Dompro Construction Ltd. and enter into a contract satisfactory to the Director of Legal Services in the amount of their tender.

C. Authorize return of the Bid Bonds to the unsuccessful bidders, upon execution of the contract."

The City Manager RECOMMENDS that the recommendations of the Director of Civic Buildings be approved.

6. Business Licence Fees for 1980

The Directors of Finance and of Permits and Licenses report as follows:

"INTRODUCTION

Each year, every business in Vancouver is required to obtain a business licence. Each business is charged a licence fee which, by Council policy, recoups the cost of licencing and inspecting each type of business as required by various statutes. These fees differ by business category as some categories require more civic staff time than others.

The business licence fees were last reviewed in 1978. At that time, no change in fees was recommended for 1979.

Since 1976, staff in the Finance Department have been examining and revising the cost allocations in the business licence fee setting process with the objective of making those fees more closely reflect the costs of licencing and inspecting. This year's review has produced substantial cost reallocations which mean that many fees should be changed (see Schedule 1). It is proposed that some fees increase and some decrease. The body of this report explains the most important fee increases. No change is recommended in the basic licence fee of $26. This means 11,400 licence holders (36 percent) will not have their fees changed. There are 31,700 licence holders.

Clause No. 6 cont'd:

HOW LICENCE FEES ARE DETERMINED

Several departments have inspection divisions, part of whose costs are included in the total cost to be recovered through licence fees. These are:

Department	
Permits & Licenses	- Licence Division
Fire	- Fire Warden's Office
Police	- Investigation Division
Health	- Environmental Health Division

Where it is possible to determine that a particular activity results in a cost, that licence category is charged. All other costs are distributed equally over all categories. The fee is then set at the nearest $5 increment. The estimated costs to be recovered in 1980 are $1,112,000. The existing schedule of fees will recover costs of $902,000, exclusive of the revenue element in multiple dwelling licences and sundry licences, which include horse racing and itinerant peddlars.

LICENCE CATEGORIES

A licence category is needed for caterers. It is estimated that there are 30 catering firms in Vancouver. Currently they are licenced under a general licence ($26).

The City incurs inspection costs for caterers equivalent to the cost of administering a restaurant licence. It is recommended that caterers be licenced at the same rate as restaurants in 1980. A restaurant also operating a catering business would not be required to have two licences unless the catering business had a separate location. Even then a caterer's licence would be required only if a separate kitchen was involved.

A licence category is needed for security services. These businesses sell burglary and fire alarm protection devices and/or offer individuals or animals who patrol premises. High police costs are being incurred related to inspection and enforcement of these businesses, yet security services are currently licenced under the general category or as retail dealers. A separate report on this will be presented to Council in 1980.

FEE CHANGES

In 1978, staff recommended that fees for 1979 not be changed. Improved information had reduced some of the costs allocated to licence and inspection activities. It was felt that existing fees should cover costs in 1979. In addition, there were some uncertainties over cost allocation. This year's work has resolved most of the cost allocation uncertainties and major changes are required in some licence categories. The basic licence fee in Vancouver is $26 and no change is recommended. The major changes required are to restaurants, retail food dealers, liquor premises, barbers, and marina operators as a result of the reallocation of health costs. For the last two fee reviews, it has been apparent that health cost allocation was not completely accurate. The allocation should be as accurate as possible by next year.

The cost of an inspection by a Health inspector is estimated at $22.70. The licence fee for restaurants, which are defined by the by-law as any place that prepares food to eat without further cooking, should be set to cover an average of six health inspections a year. Some premises may be inspected only twice a year and others as many as 30, but the allocation of cost was set at the most common level. This allocation would result in a licence fee of $155. The present fee is $60. It was felt this is too great an increase to be implemented at once and, therefore, the recommended 1980 fee for restaurants is $120. It is proposed this fee be adjusted again next year to reflect the full cost of licencing and inspection services.

Health costs were also the major factor in the fee increase for retail food dealers, i.e., a grocery store, supermarket, bakery, butcher, and so forth. The fee for this category should cover the cost of three inspections. It is recommended the fee be set at $90, an increase of $35.

Clause No. 6 cont'd:

The fee for marina operators should also cover the cost of three Health inspections due to problems with waste disposal. The recommended fee is $90.

Cabarets presently obtain two licences. One licence is as a restaurant as food must be available for patrons and one licence is for the sale of liquor. The present total fee is $130 (cabaret $70, restaurant $60). It is recommended that the requirement for a restaurant licence be dropped as little food is served and the cabaret licence be increased to $150 to reflect Health costs.

Barbers presently pay a fee of $7 per chair up to a maximum of $55. Barber shops are inspected by the Health inspectors at least twice a year. To recover the City costs the fee should be increased to a flat rate of $65.

In addition, the revenue generated by apartments, hotels, rooming houses, and other multiple dwellings was reviewed. The fees have been at the current level since 1976. Approximately a twenty percent increase is recommended. This will generate a net revenue of $656,000 (from the total fees).

Vehicles for hire fees have been reviewed and are currently recovering costs. This report does not recommend any changes. Council has been considering raising the licence fee of taxicabs but that is outside the scope of this report.

SUMMARY

Improved cost allocations show major increases are required in public market, restaurant, retail food dealer, barber, and marina operator licences. It has also resulted in modest adjustments both up and down in other categories. These are detailed in Schedule 1.

RECOMMENDATIONS

The Directors of Finance and Permits and Licenses recommend:

A. That a licence category for caterers be created with the licence fee to be the same as restaurants in 1980.

B. That 1980 business licence fees be set at the level shown in Schedule 1. Those fees not shown will remain unchanged.

C. That the Director of Legal Services amend the Licence By-law to reflect the fee and category changes.

D. That all licence fees in 1981 reflect the full cost of licencing and inspection services required."

The City Manager RECOMMENDS that the foregoing recommendations of the Directors of Finance and Permits and Licenses be approved.

INFORMATION

7. Insurance on Jericho Park Buildings

The Director of Finance reports as follows:

"In December 1977 I reported to Council on the matter of insuring the buildings in Jericho Park. The situation was that under the terms of our present physical asset insurance, buildings are insured on a new replacement cost basis subject to a deductible of $25,000 for each loss. One of the terms of our coverage is the fact that to collect new replacement value we must rebuild the building, otherwise the insurance reverts to a depreciated value basis, even though we pay the premium on the new replacement value.

The buildings at Jericho were in a deteriorated condition and appeared to be subject to use in a somewhat uncontrolled and possibly dangerous manner. There was also the continuing publicity that at least some of them would be demolished, even though final decisions had not yet been made on this.

Clause No. 7 cont'd:

I felt at that time that if we had had a loss of even one of the buildings and the insurance companies had had to meet a claim of, for example, $400,000 on one of them, the loss would probably have been reflected in higher rates and deductible on our insurance and would also quite likely have created significant problems in maintaining some underwriters on the insurance coverage.

At that time, the six buildings, being buildings numbered 3, 5, 6, 7, 8, and 13, had a new replacement value of approximately $8,000,000 and an actual cash value or depreciated value of $1,608,000.

I recommended to Council that the City not insure any of the six buildings until such time as final decisions were made on either demolition or use. Insurance could be re-instated on any buildings that it was decided to upgrade and use.

Council approved my recommendation.

The purpose of this present report is to indicate why the insurance was deleted and to point out that insurance was re-instated on Building 13 which is used by the sailing club. However, the two buildings that burned down were not insured. It is my opinion that if the buildings had been insured and had been subject to the losses that occurred, in view of the fact that the buildings were empty, decrepit, and subject to no security, the City's entire insurance coverage could have been in some jeopardy. It is also important to note again that the City would not have obtained the full replacement value of the buildings unless it had been decided specifically to replace those buildings. Without a decision to replace, we would only have obtained the current value of the buildings, which was obviously very low."

The City Manager submits the foregoing report of the Director of Finance for INFORMATION.

RECOMMENDATION

8. Boundary Road Land Agreement with Burnaby

The City Engineer and Director of Legal Services report as follows.

" As reported in the August 14, 1979 Council meeting an agreement had been reached with Burnaby concerning the use of City of Vancouver land for Boundary Road. Burnaby agrees to contribute half the value of the land as shown on the attached plan. This amounts to a total Burnaby contribution of $1,152,000.00. Burnaby as a condition of their payment requires that the land not be used for any other purpose than roadway purposes without their consent.

It is now necessary to enter into an agreement formalizing the payment of funds. This agreement should be completed and payment made before the end of the year. This will allow Burnaby to recover a portion of the payment from Provincial Revenue Sharing funds.

It is recommended that the City enter into an agreement with Burnaby with respect to the above to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 487, 488

PERSONNEL MATTERS

RECOMMENDATIONS

1. "Decision Dynamics/80" Seminar

The Director of Personnel Services reports as follows:

"The Manitoba Institute of Management Inc. offers this unique residential executive seminar with the faculty drawn from among outstanding business education teachers and resource people at the Banff Center from January 19 - February 1, 1980. This is a two-week live-in, high intensity, problem-sharing seminar for senior managers who direct the work of other managers. It carries out a compressed but thorough examination of practices and techniques that will help managers adapt to and compete in the constantly changing and dynamic world of business and government.

The main emphasis is placed on structural and behaviorial concepts that help managers understand and interpret business environment and organization, make better decisions and appreciate the values of planning and control. Strategies for optimizing human resources, coping with change and alleviating organizational conflicts are presented.

The Fire Chief and the Assistant Director of Personnel Services - Employment and Training agree that the Fire Department and Deputy Chief N. Harcus will benefit considerably from the seminar as previously has another senior employee and request authorization for his attendance.

Cost to the City would be:

Registration fee	$1,575.00
Transportation (air fare Vancouver to Calgary return)	154.00
Bus travel (Calgary to Banff return)	24.00
Four days per diem (4 x $40) for incidental expenses	160.00
	$1,913.00

and eleven days leave of absence with pay.

The Comptroller of Budgets and Research advises that the required funds are available in Appropriation No. 7090/934 - Administrative and Technical Courses - All Departments.

This recommendation of the Fire Chief and the Assistant Director of Personnel Services - Employment and Training is in accordance with Personnel Regulation No. 248-4. As costs exceed $1500 and 10 days leave of absence with pay, the upper limit the City Manager may approve for such training activity, this matter is submitted to Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be approved.

. . . 2

2. Christmas Day and Boxing Day

The Director of Personnel Services reports as follows:

"As in 1978, both Christmas Day and Boxing Day fall on week days in 1979. Last year, the problem of the four day week in this situation was solved satisfactorily by having all civic employees, including those working the four day week, work five days during the week immediately prior to Christmas and three the following week for the usual total of eight over a two week period. I recommend that the same arrangement prevail in 1979.

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas with all employees being required to vacate such Offices and Yards not later than 3:30 P.M.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of Council be closed to the public at 12:00 noon on Monday, December 24, 1979 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 P.M. Arrangements for those employees who perform a service such as garbage collection and for those employees on other than day shift, will be made departmentally. This is an arrangement peculiar to December 24, 1979 and is not in the nature of a statutory holiday.

It is noted that no such arrangement will prevail on Monday, December 31st and that Civic Offices will remain open until 5:30 P.M. on that day.

In summary I recommend that:

A. Civic employees, including those working the four day week, work five days during the week immediately prior to Christmas and three the following week.

B. Civic Offices and Yards be closed to the public at 12:00 noon on Monday, December 24, with all employees involved being required to vacate these premises no later than 3:30 P.M. and with arrangements for shift workers, Sanitation staff, etc. being made departmentally.

C. The Parks, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 489

PROPERTY MATTERS

RECOMMENDATIONS

1. Lease Renewal -
Fraser Arms Parking Lot

The Supervisor of Properties reports as follows:

"City Council, in October 1967, approved the leasing of Lot 32, Block 1, D.L. 318, for parking purposes, to Fraser Arms Hotel Ltd. for a period of ten years, beginning January 1, 1968. They are presently paying a rental of $7,220 per annum plus taxes.

Fraser Arms Hotel Ltd. wish to lease the property for a further ten year period. Though this property may be required for proposed rapid transit arrangements there is no objection to the leasing of the property for a further term of ten years, subject to a one-year notice of cancellation after the first five years.

Negotiations have now been completed, and Fraser Arms Hotel Ltd. have agreed to lease the property for the sum of $18,720 per annum plus taxes as if levied. The ten year term to commence January 1, 1980 with a one-year notice of cancellation after the initial five years and a rental review every 2½ years based on market value.

It is recommended that the Director of Legal Services be authorized to prepare a Lease Agreement to Fraser Arms Hotel Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the agreement being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

2. Downtown East Side Health Clinic
400 East Cordova St.

The Supervisor of Properties reports as follows:

"City Council on September 25, 1979 approved of the development of a Downtown Eastside Health Clinic on City owned properties located on the South side of the 400 Block East Cordova Street purchased with N.I.P. funds. This site is to be leased to the Greater Vancouver Housing Corporation who are currently preparing the development plans for this project.

As the site consists of 4 individual lots it is considered appropriate to consolidate these lots to create one parcel. A plan of subdivision marginally numbered LE 4969 has been prepared to consolidate Lots 3, 4, 5 and W½ of 6, Block 57, D.L. 196, Plan 196 and the Supervisor of Properties recommends that the plan of subdivision be signed on behalf of the City of Vancouver and deposited in the Land Title Office for registration."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Continued . . . .

3. Rent Review on Lease of Portion of Lane East of Arbutus Street, Between 12th Avenue and 13th Avenue

The Supervisor of Properties reports as follows:

"City Council, on March 18, 1975, approved a ten year lease of a portion of lane abutting Lot B, Block 405, D.L. 526, to Mr. T. J. N. Powell, at a rental of $345.00 per annum from March 10, 1975. The site used for access and parking purposes in connection with the Lessee's business. The rent was to be reviewed in five years time.

A review of the rent has now been carried out and, following negotiations, the Lessee has agreed to a rental increase to $430.00 per annum.

The Supervisor of Properties is of the opinion that this proposal represents fair market rental value and, therefore, recommends that the rent on the portion of lane abutting Lot B, Block 405, D.L. 526, be increased to $430.00 per annum effective March 10, 1980."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COMMITTEE SEE PAGE(S) 489

B

CC 62-MLH-75

MANAGER'S REPORT

DATE November 20, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Strata Title Conversion Application - 2665 Point Grey Road

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mark P. Tindle, representative for the owner of 2665 Point Grey Road (Lot 1, Block 1, D.L. 192, Plan 16053) to convert this existing three-unit multiple conversion dwelling to strata title ownership.

Site Description

The location of the site is indicated on the attached Appendix A plan. Prior to September 1979, the site was developed and occupied as a single-family dwelling. On September 18, 1978, Development Permit No. 81670 was approved, thereby permitting use of the existing building as a duplex. On June 13, 1979, Development Permit No. 84128 was issued, permitting alterations to provide a third dwelling unit. The site is zoned RT-2 Two-family Dwelling District.

Applicant's Submission

The applicant has submitted the following information:

1. Strata plans of the three-unit multiple conversion dwelling;
2. A declaration from George William O'Brian, President of the Pacific Off-shore Navigation Ltd., the owner of the property, to the effect that the building has been occupied only by Mr. O'Brian or unoccupied altogether. (Attached as Appendix B); and
3. Building Inspection Report from John Keith-King, Architect. (Attached as Appendix C).

Director of Social Planning

With regard to the occupancy of the building, the Director of Social Planning states that the Social Planning Department has no objections to this application.

Director of Permits and Licenses

With regard to the condition of the building, the Director of Permits and Licenses reports that the building substantially complies with all relevant City By-laws and can, therefore be approved for Strata Conversion.

The Director of Planning with the concurrence of the Director of Permits and Licenses and the Director of Social Planning recommends that:

This application be approved, thereby permitting the conversion of the residential premises at 2665 Point Grey Road (Lot 1, Block 7, D.L. 192, Plan 16053) to strata title ownership and the Approving Officer is hereby authorized to sign the submitted strata plans."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 489

C

CC 62-MLH-75

MANAGER'S REPORT

DATE 19th November 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Champlain Heights Community Services Centre

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager reports as follows:

"Working drawings for the Community Centre were completed in September and the project was tendered early in October. This concluded a complicated three year design program. The plans are now completed and the site was rezoned June 28th, 1979. In August 1979, tenders were accepted for the small office and commercial component. With approval of the recommendations contained in this report, construction will begin immediately on the Community Centre components.

Several reports have been presented to Council on the overall funding for the project. June 12th 1979, a report was approved which recommended a source of funds for the Community Services Centre. April 20th 1979, the City of Vancouver applied for assistance through the Provincial Recreational Assistance Program and June 29th 1979, at a reception in the community, M.L.A. Peter Hyndman announced approval of the grant request.

The total project budget and the 'building program' was set at $2M late in 1977. In putting the project out to bid, the possibility that tenders might come in higher than our budget was recognized due both to the time lag between setting the budget and program, as well as the design and servicing changes due to the decision to defer construction of the elementary school. Against these considerations, we had a Quantity Surveyor's report estimating a less than 1% overage.

These various factors were considered and the decision was made to tender the project.

November 8th 1979 tenders closed. Fifteen bids were received which indicated a very strong interest. The lowest adjusted tender was approximately 4% over the construction budget which was set at $1.608M. All the fifteen bids were within a range 9.3% above the low bid indicating a very competitive atmosphere. Teck Construction Ltd. were the low bidders. The principal of the company has been interviewed and references obtained indicated that this project was within the company's capabilities. The timing of the project fits well with their present workload.

Notwithstanding the fact that a logical argument could be developed for a budget increase since the budget and building program were set 22 months ago, the Project Manager and architect met with Parks Board staff, Engineering and B.C. Hydro, to conduct a detailed review of the bids and the overall budget. Several meetings were held with the contractor to achieve a revised tender within the original budget. The basic principle employed during the adjustment process was to delete or revise items that would not seriously affect the quality or functioning of the centre.

The results of these meetings was to bring the total budget within the earlier estimate.

The following table shows the source and application of funds:

	$
Source of funds:	
$2M approved by Council June 12th, 1978.	
1978 Supplementary Capital	500,000
Municipal Incentive Grant revenue	1,100,000
Recreational Facilities Assistance Program	400,000
Application of funds:	
General park development and landscaping	205,000
Architects and consultants fees	160,000
Construction contract based on negotiated low tender including a contingency	1,608,000
Miscellaneous furnishings not included in contract and permit fees.	27,000
	$2,000,000

" This report is being presented to the Parks Board November 26th, and City Council November 27th. Time is critical as the approvals should be obtained and a contract entered into within 30 days of tender openings (December 8th).

This report therefore recommends:

A. THAT the appropriate officials be authorized to enter into a contract with Teck Construction Ltd. for construction of the Champlain Heights Community Centre, the cost of which is not to exceed $1,608,000.00

B. THAT Ron Howard Architect be confirmed to continue as architect through to completion of this project. Total consultant fees not to exceed $160,000.00 including fees spent to date.

C. That $27,000.00 be allocated to furnishings and permit fees not included in either of the above two categories. "

The City Manager RECOMMENDS the approval of the foregoing recommendations of the Project Manager.

FOR COUNCIL ACTION SEE PAGE(S) 490

PART REPORT

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

I

November 22, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 22, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman D. Bellamy Alderman H. Boyce
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Taxi Fare Increase

The Committee had for consideration a Manager's Report dated November 16, 1979 (on file), in which the Director of Finance reported on a request by the Vancouver Taxicab Owners' Association, representing the majority of Vancouver taxi owners, for a fare increase effective as soon as possible.

The Association asked for a mileage increase from $.80 to $.90 which would generate an approximate 10% increase in gross take and, in effect, give driver-employees, who are paid on a commission basis, an automatic 10% wage increase. Rising costs of gasoline, car insurance, repairs, dispatching and the need to maintain a fairly high standard of driver in the industry were cited as reasons the rate increase was necessary.

In the Manager's Report, the Director of Finance reviewed taxi rates in effect elsewhere in the province and in six major Canadian cities and briefly discussed driver renumeration and revenues in the taxi industry community. It was noted the overall rate of inflation for a normal cab operation between January, 1978, and November, 1979, was 15.5%. In the light of this increase in costs, the rate increase suggested by the VTOA appeared reasonable and it was recommended the application be approved.

The previous rate increase approved by Council included about a 5% increase against expected 1978 rates and the change to 90¢ a mile would be about 10.8% increase in the revenue on an average trip of 3.5 miles shown in the following table:

	Old Rates	Proposed Rates
Flag (plus first fractional mile)	$1.00	$1.00
Mileage	2.70 ($.80 per mile)	3.10 ($.90 per mile)
Total Trip (3.5 miles)	$3.70	$4.10

.../2

Clause 1 continued

Mr. J.A. Dawson, President, VTOA, advised the Committee the industry had not requested an increase for two years. Looking to the future, gasoline prices were uncertain and if major increases came into effect, it might be necessary to consider some form of surcharge.

Mr. O. Klasen requested an increase in the flag rate from $1.00 to $1.50, with the additional $.50 going to the drivers. He felt this would solve one of the industry's biggest problems.

It was

RECOMMENDED

A. THAT taxi rates in the City of Vancouver be set at the following levels:

- for the first one-ninth of a mile (179 meters) or fraction thereof $1.00

- for each additional one-ninth of a mile (179 meters) or fraction thereof .10

B. THAT the Director of Legal Services be requested to prepare the necessary by-law amendments to implement these changes.

C. THAT the new rates take effect on the date of the passing of the by-law amendment.

2. Taylor/Pender Connector - Chinese Cultural Centre Project

In a Manager's Report dated November 7, 1979 (on file), the City Engineer reported on the successful conclusion of purchase agreement negotiations between the City and Marathon Realty Ltd. for lands necessary to complete the west connection of the South Bypass roadway including the Taylor/Pender Connector. The report pointed out it was imperative that construction work on the connector be completed as soon as possible to enable construction of the second stage development of the Chinese Cultural Centre to proceed. On street details including transit changes, street lighting and traffic signals arising from the changes agreed to in principle for the Pender/Keefer area now required Council approval.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the Committee that as a result of Pender, Keefer and Columbia becoming two-way and the closure of the Pender/Keefer diversion, existing transit service in the area would have to be altered. The redesign of these services had been a joint effort of B.C. Hydro Transit and the Engineering Department, and transit changes would take place as progress continued on the Chinese Cultural Centre, Pender Street improvements and the South Bypass. The tentative date for the closure and conversion to the two-way street system was Sunday, January 27, 1980.

Mr. Rudberg noted not all parts of the South Bypass would be open when the Pender/Keefer connector was closed so some initial traffic congestion could be expected.

Clause 2 continued

The Committee noted a communication dated November 22, 1979, from Mr. W.M. Patton, General Manager, B.C. Hydro Transit Group, outlining Hydro's position on the proposed street and transit changes as follows:

"The changes outlined in this report are ones which have been mutually arranged with staff from the Engineering Department of the City of Vancouver, and and therefore we can accept the planned street and transit revisions. However, I also wish to emphasize that this acceptance relates only to the specific street and transit changes defined in the report. We are vitally concerned that any commitment by the City of Vancouver to development of the Chinese Cultural Centre does not materially detract from the viability of our Carrall Transit Centre in the general area of the Cultural Centre development. This operating centre presently effects a significant saving in annual transit operating costs over that which would be incurred if Carrall Transit Centre were not available for transit operations. With the likelihood of formalization in the near future of the tentative transit cost sharing agreement between the Urban Transit Authority and the Greater Vancouver Regional District, the issue of transit operating efficiency will most certainly be a key concern of the UTA and GVRD members, including the City of Vancouver. I would therefore ask that B.C. Hydro continue to be closely involved in any further planning of the Chinese Cultural Centre development."

Following a brief discussion, it was

RECOMMENDED

A. THAT installation of street lighting along the Taylor/Pender Connector proceed, with funds amounting to $12,000 appropriated from Account 218/7906 - Street Lighting Unspecified Projects.

B. THAT the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979.

C. THAT the following streets be cancelled as transit routes:

- the Pender/Keefer Diversion
- Keefer Street from Main Street to Gore Avenue

D. THAT bus stops be established on:

- westbound Keefer Street at Main Street
- eastbound Pender Street at Carrall Street
- eastbound Pender Street at Main Street
- westbound Pender Street at Carrall Street

E. THAT bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

Clause 2 continued

F. THAT bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street.

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FOR COUNCIL ACTION SEE PAGE(S) 490

SPECIAL COMMITTEE REPORT

CITY HALL
VANCOUVER

OFFICE OF ALDERMAN BERNICE GERARD, CHAIRMAN
COUNCIL TASK FORCE ON REFUGEES

DATE: November 21, 1979

TO: THE MAYOR AND MEMBERS OF COUNCIL

SUBJECT: CITY'S REFUGEE PROGRAM

PURPOSE

The purpose of this memo is to:

Provide a progress report to Council on the City's Refugee Program over the past five months; recommend that the program be continued for one year until January 1981; and present a budget and a cost-sharing formula with the Provincial Government for Council's consideration.

The report of the Director of Social Planning, which has been reviewed and approved by Council's Task Force on Refugees, is attached for your information.

RECOMMENDATIONS

1. The City's Task Force on Refugees and the Refugee Program developed under its auspices, including its Committee work, the Centre and the Clothing Depot, continue until January 31, 1981. This recommendation is subject to review by the Task Force by June 30th, 1980.

2. The budget estimates set out in the attached report, for the period January 31, 1980 to January 31, 1981, be approved. (See page 13).

3. The Provincial Government, through the Ministry of Labour, be requested to share Refugee Program expenses in the ratio of 80% Provincial and 20% City. The sharing formula to cover both the $25,000 budget from July 1979 to January 1980 and the $70,496 budget from February 1,1980 to January 31,1981.

4. The Provincial Government, through the Ministry of Labour, be requested to match funds contributed by citizens to the City's Boat People Rescue Fund to a maximum of $50,000 in 1979. Further that a grant of $100,000 to the Boat People Rescue Project Fund be requested from the Provincial Government for 1980.

5. The City of Vancouver request the Minister of Education to provide additional funds for 'English as a Second Language' classes for refugee children in Vancouver schools.

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City's Refugee Program (cont.)

6. The City of Vancouver request the Canadian Employment and Immigration Commission to provide more 'English as a Second Language' classes for adult refugees.

7. The City of Vancouver request the Minister of Human Resources to provide funds for additional Day Care services for refugee families.

8. The guidelines for approving grants from the Boat People Rescue Project Fund, as contained in the body of this report and as endorsed by the City's Task Force, be approved with the following amendment - that money from the Fund be made available directly to both sponsors and refugees for a wide variety of practical forms of help at the discretion of the Task Force on recommendation of the Director of Social Planning.

Bernice Gerard

ALDERMAN BERNICE GERARD
CHAIRMAN
COUNCIL TASK FORCE ON REFUGEES

FOR COUNCIL ACTION SEE PAGE(S) 491

VANCOUVER CITY COUNCIL TASK FORCE
ON
VIETNAMESE REFUGEES

PROGRESS REPORT

NOVEMBER 15, 1979

SOCIAL PLANNING DEPARTMENT CITY OF VANCOUVER

CITY OF VANCOUVER TASK FORCE

ON

VIETNAMESE REFUGEES.

PROGRESS REPORT ON CITY'S REFUGEE PROGRAM

The Director of Social Planning reports:

As a result of war, political upheaval and starvation, one million people have left Vietnam, Kampuchea and Laos since April, 1975. In that year, 3,601 Vietnamese settled in Canada while many thousands more settled in the United States and several other countries. In 1978, the number of people leaving Vietnam in particular increased sharply. Although the refugees fled by land as well as by sea, it was the plight of the Boat People that caught world attention. Fleeing in overcrowded boats, they sought asylum in Thailand, Hong Kong, Malaysia, Indonesia and the Philippines. Reports estimated that half these people died in their attempt to escape.

CANADA'S ROLE

Along with other countries Canada agreed to resettle some of these refugees. In December, 1978, Canada set a quota of 5,000 Indochinese refugees. In June,1979, the commitment was raised to 8,000.
In July, 1979, as reports of drownings, atrocities at sea, the reluctance of neighbouring countries to accept more refugees and the desperate conditions in the refugee camps reached the Western press, Canada raised its monthly quota from 1,000 to 3,000 persons and established a new quota of 50,000 refugees by the end of 1980. As part of the new quota, the Federal Government decided that, in addition to the 8,000 figure it had set in June, it would now accept one refugee for every refugee who was privately sponsored, up to a grand total of 50,000.

The Federal Government agreed to look after government sponsored refugees until they became independent. This support included: meeting refugees at the airport; finding accommodation for them; providing a food and living allowance; placement in English language classes and job training; and finding employment. Private sponsors undertook similar responsibilities. In sponsoring an individual or family, they undertook to provide for all the refugees' needs for a period of one year or until they were reasonably independent. Private sponsor groups comprising a minimum of five persons committed about $10,000 for each family of four or five refugees.
As the summer of 1979 progressed, the Federal Government worked to increase the efficiency of the screening procedures in the refugee camps, to speed up the processing of refugees, and to iron out transportation difficulties. Flights were booked from South East Asia to Canada for the rest of the year. Reception centres in Montreal and Edmonton were opened to welcome and register refugees as they arrived. The Federal Government also formed the Canadian Foundation for Refugees chaired by Cardinal Leger and Roland Mitchner to advise on the funding of the various refugee programs. Without fuss or fanfare, many people across Canada made personal commitments to sponsor refugees.

Between January and August, 1979, 8,486 refugees arrived in Canada. Most of these were government sponsored; the privately sponsored refugees were still in camps or enroute. Of the arrivals, 7,474 were Vietnamese, 249 were Kampuchean, 451 Laotian and 312 from undertermined countries of origin. By October, 1979, Canada had enough private sponsors to reach its goal of 50,000, almost 15 months ahead of schedule, 15,960 of the refugees had actually arrived and 34,000 more were officially sponsored and waiting to come.

cont'd.....

THE PROVINCE'S ROLE - BRITISH COLUMBIA.

As part of Canada's sponsorship effort, British Columbia was expected to receive 10% - 15% of the refugees. By July 1979 the number of refugees who had settled in British Columbia already amounted to 14.3% of the total number who had arrived. By October, 1979, 576 sponsor groups in British Columbia had agreed to sponsor a total of approximately 3,000 people. Approximately 19% of these were sponsored by Vancouver residents; 24% by residents of other GVRD municipalities, and 14% by other Lower Mainland municipalities. The balance, 43% are sponsored by residents in 80 other B.C. cities, towns and rural communities. The high percentage of refugees settling in small communities is an unusual feature of this resettlement program.

The Provincial Government committed itself to assisting this effort by providing funds to organizations involved in supporting refugees. The Refugee Settlement Act was approved by the Legislature on July 30,1979. The Provincial Government also agreed to provide medical plan coverage to the refugees. The Ministries of Education, Health, Human Resources and Labour have been working in co-operation with the City of Vancouver to co-ordinate programs for refugees here.

VANCOUVER'S ROLE

In Vancouver, Mayor Jack Volrich announced the formation of a Task Force on Vietnamese refugees on July 13, 1979. The Task Force, chaired by Alderman Bernice Gerard and comprised of Mayor Volrich,Alderman Doug Little, Alderman Helen Boyce and Alderman George Puil, first met on July 16th,1979. About 20 local organizations involved in supporting or sponsoring refugees became Associate Members of the City's Task Force. On July 24th, 1979, Mayor Volrich's Memorandum to Vancouver City Council outlined his proposals to implement an aid program for the Refugees. He recommended that the following be approved:

- Alderman Gerard be appointed Chairman of a Task Force with Aldermen Boyce, Puil, Little and the Mayor as members;

- Council urge the GVRD to support the basic objectives of the program and to participate with the Task Force;

- Council approve the allocation of $25,000 to cover the preliminary costs of the program; these funds to come from Contingency Reserve.

Also before Council on July 24th were two additional reports relating to the refugee program.

I. A report from the Director of Finance made the following recommendations with respect to handling donations to the Boat People Rescue Project fund:

   A. That the City of Vancouver set up a Trust Account in the name of "The Boat People Rescue Project"

   B. That the City receive donations to the project from donors and individually receipt each donation for income tax purposes;

   C. That all donations received for the project be deposited with the City banker and recorded in a separate Trust Account, entitled "The Boat People Rescue Project" in the City's General Ledger Account No.4283.

   D. That the total proceeds of the fund remain intact, and be disbursed solely for the purpose of the project as may be directed by Council".

II. A report from Alderman Gerard, Chairman of the Task Force, outlined the functions and responsibilities of the Task Force, its Associate Members and Civic Staff, as follows:

   The Task Force be responsible for policy decisions; liaison with other levels of government; fund raising, and, on the advice of the Director of Social Planning, the allocation of money raised from donations, with approval of Council; and that the Task Force be authorized to approve in advance up to $10,000 in emergency situations.

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The Director of Social Planning, Co-ordinator of the City's Refugee program, would co-ordinate the planning and program development of the Associate Members of the Task Force; establish and staff a Central Information Office and Clothing Depot; receive grant applications and make recommendations to the Task Force on allocation of funds; and hire a Manager for the Office (Refugee Centre) and Depot.

Any group involved in refugee sponsorship or in the provision of support services be invited to become an Associate Member of the Task Force and that the Associate Members form Committees to identify needs and plan services.

Alderman Gerard's report recommended:

A. That the functions and responsibilities of the Task Force, Associate Members and Civic Staff as outlined in the body of the report be approved.

B. This report be received by City Council as a progress report to be followed by others as the Task Force progresses."

On July 24, 1979, City Council approved the foregoing reports of Mayor Volrich, Alderman Gerard and the Director of Finance.

BOAT PEOPLE RESCUE PROJECT FUND

As of November 6, 1979, $45,598 had been contributed through the Mayor's office to the City's "Boat People Rescue Project" fund. No grants have been awarded from this fund to date. The following grant guidelines have been drawn up by Civic staff:

1. The Social Planning Department will receive and review all grant applications and, after consultation with the Federal Commission on Employment and Immigration and the Ministry of Labour, Provincial Government, will make recommendations to the Task Force on Funding comprised of four Aldermen and the Mayor.

2. The Task Force will forward its recommendations to Council.

3. Grants will go to:

   A. Non profit societies

   B. Organizations who have their own fund raising and sponsorship network, where additional funds would enable them to increase their sponsorships. Such organizations will be required to show that they have sufficient manpower to support the additional refugees.

   C. Sponsorship groups for extraordinary expenses for individual refugees. This category is not intended to by-pass the sponsor's contract to fully support the sponsored refugees for one year. Rather, it is intended to cover unforeseen and unusual expenses, such as, extraordinary dental costs, or the costs of expensive tools needed by the family breadwinner to carry out his/her trade.

   D. Organizations who provide services to refugees.

4. Allocation of funds to groups outside the City of Vancouver will be worked out with those municipalities which have contributed to the Vancouver fund.

5. Term of Civic Grant: The grant is for one year.

6. Organizations receiving civic grants must submit two progress reports (including an accounting of the expenditure of civic funds) to the Director of Social Planning at six month intervals.

The documentation required from organizations applying for Boat People Rescue Project funds is to be similar to that for organizations applying for Community Services grants.

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GREATER VANCOUVER REGIONAL DISTRICT INVOLVEMENT

At a meeting on July 25, 1979, the GVRD Board of Directors resolved "That the GVRD approve full support of the program initiated by the City of Vancouver to prepare plans for the reception and accommodation of Vietnamese refugees and to request member Municipalities to approve funding support and other assistance as may be required and to approve participation in the Task Force which has been set up to deal with this matter".

The Chairman of GVRD (also representing Burnaby Council) and representatives from Delta, the City of North Vancouver and the District of North Vancouver attend Task Force meetings as Associate Members. Several GVRD municipalities have donated clothing to the City's Clothing Depot. Some of the monies contributed to the Boat People Resuce Project Fund have also come from people living outside Vancouver.

CITY REFUGEE CO-ORDINATING CENTRE AND CLOTHING DEPOT

On July 24, 1979, a Project Manager was hired. His duties included the establishment and operation of the City Refugee Co-ordinating Centre and Clothing Depot, the recruitment and training of volunteers, and liaison with organizations offering services to refugees and sponsors. The City Refugee Coordinating Centre opened its doors at 3170 Cambie Street on August 1st, 1979.

The City Refugee Coordinating Centre has functioned as an information centre, providing up-to-date information and statistics on the progress of the refugee program as a whole, giving instruction and assistance to people interested in becoming sponsors, advising sponsors on the best way to utilize their resources, directing volunteers and keeping current registries on available housing and job offers. The Centre has been open 9 a.m. to 5 p.m. Monday through Saturday for both telephone and walk-in enquiries.

As of October 24th, 1979, the Centre has produced four major reports and several brochures and pamphlets. Those available to the public include:

1. Background paper on Vietnamese Refugees, prepared for the City Task Force on Vietnamese refugees by Ed Martin of World Vision;
2. Available resources for sponsoring groups;
3. General pamphlets outlining the services of the City Refugee Coordinating Centre;
4. An open letter and basic word list in Vietnamese which includes a greeting, instructions to refugees and information on how to deal with emergencies.

In addition to the Centre's own material, it has made available the Federal Department of Employment and Immigration booklet on sponsoring refugees with an attached sponsorship form, plus various pamphlets of organizations sponsoring or offering support programs to refugees. Publications currently in progress include expanded information in Vietnamese, and open letters and word lists in Kampuchean and Laotian. The Centre has also made speakers available to groups of would-be sponsors and has been involved with the Sponsors Orientation seminars.

The Centre has served individuals and organizations in the GVRD and throughout the Province, as well as individuals and groups within Vancouver. Information packages have been sent to points throughout British Columbia and the Centre has responded to telephone enquiries for information from groups involved with refugees in the GVRD.

One publication, The Background Paper on Vietnamese Refugees, attracted national interest. The following is an excerpt from a telegram from the Honourable Ron Atkey, Minister of Employment and Immigration to Alderman Bernice Gerard, Chairman of the City's Task Force on Vietnamese Refugees, dated November 1, 1979:

cont'd.....

"I wish to congratulate you on the excellent background paper on Vietnamese refugees which the City Refugee Coordinating Centre has produced for those involved in the Indochinese Refugee Movement. The quality of information is very high and I feel the pamphlet will be of great assistance to many people.

I would like to ask your permission to reprint this paper to circulate with an upcoming issue of our refugee newsletter....."

In three months of operation the Centre has received between 30 and 75 telephone enquiries daily, has put 25 would-be sponsors in contact with various sponsor groups, and has made hundreds of referrals to specific agencies and services. Typical questions asked of and answers provided by the Centre are contained in the more detailed information package distributed to the Mayor and Members of Council.

CLOTHING DEPOT

The establishment and operation of a Clothing Depot was part of the City Refugee Co-ordinating Centre's mandate. The Clothing Depot was opened at 1575 West 5th Avenue, Vancouver, on August 20, 1979. Two tri-lingual (Vietnamese, English and Cantonese speaking) persons have helped to manage the Depot. Each has worked full time for a month and has received a small honorarium provided by the Social Planning Department. By the first week of September the Depot was filled to overflowing; in total, it has moved approximately 6 tons of clothes. Every day, the clothing is sized and categorized and oversized clothing is packaged for pick up by the Salvation Army. While people have been generous in their donations of clothing, there is still a shortage of blankets, bed linen and winter coats.

In addition to providing for refugees here, the Depot is also preparing a package of clothes for shipment overseas. This shipment, which was requested and paid for by World Concern, is slated to arrive at various refugee camps by December.

Both the City Refugee Co-ordinating Centre and the Clothing Depot have been made successful by the efforts of some 36 volunteers - extremely competent, dependable people. Without their work, the Refugee program would have fallen short of the goals expressed by City Council on July 24. These volunteers deserve Council's commendation. Various organizations not directly involved with refugees have also volunteered their time and expertise to support the operation of the Centre and the Depot. (See Appendix I).

The City Refugee Co-ordinating Centre has become an active member of the immigrant services community and has played a helpful role in co-ordinating the efforts of other organizations involved with refugees. The quiet and positive response of citizens to the Centre and to the Refugee Program in general, has been remarkable.

TASK FORCE AND ITS COMMITTEES

The City Refugee Co-ordinating Centre and Clothing Depot is but one component of the City's involvement with refugees and their sponsors. The other major component is the work of the Task Force and its Associate Members. The City's most important function has been to help co-ordinate and plan programs and services. The various Committees of the Task Force on Employment; Health and Social Services; Housing; Sponsorship; Language Training and Cultural Orientation; Volunteers and Information; have provided the mechanism for identifying priorities, discussing problems, defining strategies and developing plans for services. The Task Force has provided the framework through which the Committees have been able to communicate and coordinate their plans. The Task Force has also provided a vital link between local organizations and other levels of government.

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TASK FORCE COMMITTEES

1. Employment

This Committee deals with job training, job availability and information about employment. It has clarified the processes by which the refugees find jobs, identified organizations with training programs and has made sure that this information is available to organizations and private sponsors. By including employer and union represenatives, the Committee has helped to create awareness of refugees' needs and skills and of available training programs among prospective employers. At present, job offers to refugees exceed the demand.

2. Health and Social Services

To date the Health and Social Services Committee is concerned with two issues: the provision of adequate medical examinations and follow-up care for refugees, and the provision of adequate child care for children whose parents are taking language training. The Federal Government does medical examinations and documentation of refugees at the overseas centres and only undertakes cursory examinations at the reception centres. However, the records of these examinations do not arrive with the refugees. As a result, local Health Department staff cannot identify incoming refugees with medical problems and have no means of contacting refugees, save through health outreach programs. The Provincial Government has agreed to provide extra funding to Vancouver for these services.
This sub-committee has also identified a severe shortage of infant care for refugee children in the Strathcona and Grandview Woodlands areas and is working on an infant care model which will be presented shortly to the Provincial Government for funding.

3. Sponsorship

The main task of the Committee on Sponsorship has been to help provide sponsors and prospective sponsors with useful information. The City Refugee Co-ordinating Centre has made available extensive information on local resources. In response to public requests, the Committee together with the City Refugee Coordinating Centre, organized a Sponsors Orientation meeting on October 11, 1979, to provide background information on the Vietnamese, Kampuchean and Laotian cultures, information on possible psychological stress refugees may experience as a result of the traumatic conditions they have lived through, and practical hints to sponsors on day to day relations with refugees.

Approved sponsors were invited through the Federal Ministry of Employment and Immigration, which is the only body that has access to complete lists of sponsors. The seminar was hosted by Dr.Peter Jones, City Task Force member and representative of "Food for the Hungry". Guest speakers included Mr.Don Coates and Ms.Heather Luk of the Strathcona Community Care Team; Mr.E.Martin, author of the Task Force's background paper on Vietnamese Refugees and representative of "World Vision"; and Ms.M.Boschmann, a sponsor and member of the City Task Force and a representative of the Refugee Settlement Centre. Approximately 170 people attended the session, which was judged to be a success. Two more seminars of a similar nature are now being planned.

4. Language Training and Cultural Orientation

The Committee's first action was to gather together information on available language courses and to identify problems and gaps in these services. The Committee has addressed three issues:

1) classes available through schools;
2) classes available through Manpower and
3) community based classes run by private agencies and Community Colleges.

The Committee has kept watch on waiting lists and available spaces. At this time, there is a crisis in the schools. Some children are waiting at home for classes. As more refugees arrive, children in the higher levels of ESL are being placed in regular classes, even though they are not ready. Funds must be released from the Ministry of Education to provide additional new classes in the schools.

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Although new Manpower classes for adults have been instituted through Canada Employment and Immigration, there is still a shortage of these classes. People on the waiting lists are being encouraged to take part time or community classes. However, at this time the part-time classes are also full.

There is a shortage of space in which to hold classes and the sub-committee has suggested that public buildings be made available on weekends. The Committee has also been assisting the Ministry of Education to develop training programs for people who will be teaching English as a 'second language' outside of the Vancouver area. An American study on the adaptation of Indochinese refugees stresses the importance of language training "It appears likely that an increased familiarity with the English language and an expanding job market might be the final keys to rapid socio-economic advancement and, ultimately, total and complete assimilation of the Vietnamese in America."

5. Housing

The main difficulty identified by the Housing Committee is a shortage of long term housing for refugees. The Immigrant Reception Centre handles short term accommodation for Government sponsored refugees, and in the early part of the summer the Red Door Rental Aid Society was assisting in finding permanent accommodation. However, the Red Door has been unable to continue this work, due to demands from regular clientele.

The City Refugee Coordinating Centre keeps a small housing registry and is referring available housing directly to enquiring sponsors as well as to the YWCA housing registry, the Red Door, the Refugee Resettlement Centre and other agencies. The Committee has been concerned about the number of refugees settling in the Strathcona area, but given the shortage of housing, there appears to be little that can be done to influence where refugees locate.

6. Information and Volunteers

The work of these committees has been absorbed by the Manager of the City Refugee Coordinating Centre.

CHANGES IN THE INTERNATIONAL SITUATION

During the Summer and Fall there have been changes in the situation in South East Asia which will affect Federal, Provincial and local sponsorship and support programs. At first, Canada's concern was with the Vietnamese Boat People, who are mainly ethnic Chinese. But it soon became apparent that the tragedy in South East Asia encompassed Laos and Kampuchea as well as Vietnam.

Kampuchean refugees are now being admitted to Thailand in increasing numbers. Four million Kampucheans - half the population of the country - have died in the past few years; thousands are now dying weekly either in Kampuchea itself or in Thailand camps. Canada can now expect to receive increased numbers of Kampuchean refugees. These people are basically rural and are socially and culturally different from the Vietnamese refugees. Different social services will be required to meet their needs.

There have also been some changes in the situation in Vietnam. Under international pressure, the government reduced the flow of refugees in the latter part of the summer. The monsoon season, which is now over, also slowed the flight of the Boat People. In the interim Canada signed a Family Reunification Treaty with Vietnam, which allowed some refugees to exit legally under permit. Two plane loads have left since the treaty was signed and it remains to be seen whether this provision will continue to allow Vietnamese to leave the country in a less hazardous and more efficient manner.

The situation in the refugee camps remains desperate despite the commitment of many countries to sponsor refugees. There are still more than half a million Vietnamese, Kampucheans, Laotians and others in various camps waiting and hoping to be accepted by other countries: 300,000 people in Thailand, 60,000 in Hong Kong, 100,000 in Malaysia, 100,000 in Indonesia and an undetermined number in the camps in the Phillipines.

cont'd.....

FUTURE CONSIDERATIONS.

By the end of October, 1979, approximately 16,000 refugees had arrived in Canada. No exact figures are available but it is estimated that 1,600 of these settled in British Columbia. Taking both privately sponsored and government sponsored refugees into account, a further total of 3,400 more refugees will settle in this Province. At least 60% of all South East Asian refugees will settle in the Lower Mainland. At present, it is not known whether the Federal Government will increase Canada's quota beyond 50,000.

Much of Vancouver's effort to date has been in the early stages of planning and program development. The City Refugee Coordinating Centre has concentrated on assisting and informing sponsors. While the Task Force Committees have been more closely involved with refugees, much of their work has been directed toward defining problems, developing methods of information sharing and planning programs. In the area of Health and Social Services, for example, many services are still in the planning phase. In the area of Language Training and Cultural Orientation, the extension of existing programs has not kept pace with refugees' needs. As more refugees arrive the pressure for services will increase. We can anticipate that the need for planning, coordination and program development will continue in Language Training, Health, Employment and the Social Services, in particular. The arrival of greater numbers of Laotians and Kampucheans may place greater demands on the City social programs. The continued existence of the City Task Force and its committees and of the City Refugee Coordinating Centre is therefore essential.

The Provincial Government will be closely involved with the City of Vancouver in the provision of services to refugees. At a meeting on October 19, 1979, between the Honourable Allan Williams, Provincial Minister of Labour and His Worship Mayor Jack Volrich, the progress of Vancouver's refugee program was discussed. Mayor Volrich noted that Provincial support was needed, particularly in the areas of Education and Day Care. Mr.Williams indicated that the Province was providing services in health care and that he would like to further coordinate programs with the City of Vancouver and to financially assist programs which Vancouver was unable to finance alone. As well, the Minister agreed that the Province should contribute to the expenses of material being provided by Vancouver to outlying areas. Mr.Williams will be meeting shortly with the Federal Immigration Officer, Ronald Atkey, to discuss cost sharing of some programs by the Federal Government.

PRESENT BUDGET

The $25,000 approved by City Council on July 24th, 1979 has been spent to October 31st and committed to January 31st, 1980 as follows:

	APPROPRIATED	SPENT TO OCT. 31, 1979	COMMITTED TO JAN.31,1980
Salary - Manager Refugee Centre	$13,000	$6,651	$12,708
Rent and Utilities	8,000	5,295	7,000
Supplies and Services	4,000	4,700	6,000
TOTALS:	$25,000	$16,646	$25,708

The $25,000 will be overspent by January 31st, 1980. Printing costs will probably put the account into the 'red' by $1,000.

CONCLUSIONS

After considerable deliberation as to whether the City's Refugee Program should be continued beyond January, 1980, the Director of Social Planning is of the opinion that the program should be extended for another year, subject to a review after six months. His reasons for continuing the program are:

This refugee crisis is not a six month or one year problem, but one whose effects will be felt for years. Although countries around the world are involved in refugee resettlement programs, the number of refugees remaining to be resettled is enormous. Of the 50,000 refugees Canada has agreed to sponsor, some 35,000 are yet to arrive.

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While Vancouver's Refugee Program is modest, it is unique in British Columbia. The City Task Force on Refugees has helped to coordinate the activities of local support service agencies and other municipalities in the GVRD. The City Refugee Coordinating Centre has been well used both by service agencies and by sponsors of refugees. Little by little, refugees themselves are also beginning to contact the Centre.

Many of the social services that are being organized under the various committees of the City's Task Force are in the early stages of development. As more refugees arrive, the need for these services and their coordination will grow. Greater numbers of refugees from Kampuchea and Laos will be arriving over the next several months. It is expected that they will require more social services over a longer period of time than the Vietnamese refugees. City staff provide much of the initiative for negotiations with the Provincial Government regarding funding of social services.

The Federal and Provincial commitments will continue at least until the end of 1980. Federal Government officials from the Department of Employment and Immigration have requested that the City continue its program. Provincial Government officials from the Ministry of Labour have made the same request and offered to cost share in the City's expenses.

BUDGET ESTIMATES FROM FEBRUARY 1st,1980 TO JANUARY 31, 1981.

Refugee Centre Manager P.G.28	$23,508
Clerk/Steno P.G.13	12,600
Fringe Benefits (8%)	2,888
Clothing Depot Supervisor	4,200
Printing and Office Supplies	9,700
Vehicle Lease	1,500
Honoraria	3,600
Rent of premises 3170 Cambie	12,000
Contingencies	500
TOTAL:	$70,496

RECOMMENDATIONS

The Director of Social Planning recommends that:

1. The City's Task Force on Refugees and the Refugee program developed under its auspices, including its Committee work, the Centre and Clothing Depot, continue until January 31,1981. This recommendation is subject to review by the Task Force by June 30, 1980.

2. The budget estimates set out above, for the period January 31,1980 to January 31, 1981 be approved.

3. The Provincial Government, through the Ministry of Labour, be requested to share Refugee Program expenses in the ratio of 80% Provincial and 20% City. The sharing formula to cover both the $25,000 budget from July 1979 to January 1980 and the $70,496 from February 1st, 1980 to January 31st, 1981.

4. The Provincial Government, through the Ministry of Labour, be requested to match funds contributed by citizens to the City's Boat People Rescue Fund to a maximum of $50,000 in 1979. Further that a grant of $100,000 to the Boat People Rescue Project Fund be requested from the Provincial Government for 1980.

5. The City of Vancouver request the Minister of Education to provide additional funds for 'English as a Second Language' classes for refugee children in Vancouver schools.

6. The City of Vancouver request the Canadian Employment and Immigration Commission to provide more 'English as a Second Language' classes for adult refugees.

7, The City of Vancouver request the Minister of Human Resources to provide funds for additional Day Care services for refugee families.

8. The guidelines for approving grants from the Boat People Rescue Project Fund, as contained in the body of this report and as endorsed by the City's Task Force, be approved.

November 15, 1979

APPENDIX 1.

PROGRESS REPORT ON CITY'S REFUGEE PROGRAM

VOLUNTEERS

Stevie Ainsworth	Kathy Beatch	Marcel Beisig	Alison Brook
Sophie Chan	Judy Clark	Fran Cole	Olivia Craster
Joy Coghill	Jurgen Craseman	Rita Dion	Cathie Elder
Margaret Dore	Thelma Ellison	Dominic Fung	Anne Hoare
Daphne Goldrick	Freda Hoare	Lilja Kaiser	Marion Leung
Bernice McKenzie	Cheri McLeod	Jim McTier	Beth Melhuish
Anna Moore	Gwen Mortimer	Monica Newton	Elaine Perreten
Carla Perry	Marion Poliakoff	Madge Saddler	Solomon Shiu
Irene Sims	Angela Singer	Viola Smith	Sally Taylor
Bob Twaalfhoven	Grayce Wallace	Eugenie Van Ouderal	

ORGANIZATIONS

Greater Vancouver Mental Health (Julie Losier)

Opportunity Rehabilitation Workshop

Downtown Community Health Society

Branch #177 of the Royal Canadian Legion

Vancouver City College

Correctional Branch of the Provincial Justice Department

YWCA.

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, December 4, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the KAP Program from Kitsilano Secondary School, under the direction of their instructor, David Morgan.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Little,
SECONDED by Ald. Boyce,
THAT the minutes of the Regular Council Meeting of November 27, 1979, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Little,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Regulation of Shopping Hours - Mall Book Bazaar

Council on November 27, 1979, agreed to hear representation from Mr. Julian Smith, President, Mall Book Bazaar, seeking permission to remain open on January 1st, Good Friday, Thanksgiving Day and Remembrance Day. At the present time stores are not permitted to open on these days.

Mr. S. Steward addressed Council on behalf of Mr. Smith and read from a circulated brief which presented the Mall Book Bazaar's arguments in support of their request.

MOVED by Ald. Little,
THAT Council's resolution of October 17, 1978, be amended to include Thanksgiving Day and January 1st in the days on which book stores, record stores and souvenir stores may remain open.

- LOST

(Aldermen Ford, Gerard, Harcourt, Marzari, Puil and the Mayor opposed.)

No further action was taken.

2. Vancouver Art Gallery Provincial Court Complex

Council on November 27, 1979, agreed to hear representation from Mrs. D. McColl opposing the move of the Vancouver Art Gallery to the Provincial Court House.

Mrs. McColl addressed Council and read from a circulated brief in which she urged Council to re-examine the proposal to move the Vancouver Art Gallery into the Court House.

MOVED by Ald. Kennedy,
THAT the representation from Mrs. McColl be received and no further action be taken.

- CARRIED UNANIMOUSLY

3. Delegation Re Sea Festival '80

As agreed to by the Mayor, Mr. Graham Clarke, Vancouver Sea Festival Committee, addressed Council in respect to the City Manager's Report dated November 30, 1979, on Sea Festival '80.

In this report the Director of Social Planning recommended that Council:

a) Endorse a nine-day 1980 Sea Festival.

b) Approve in principle a grant to the Sea Festival Society, an amount not to exceed $20,000, for music and recreation events, $10,000 of which will be provided to the Park Board budget for recreation programming and $10,000 to the Social Planning Department for the development of a music program; source of funding would be the 1980 Civic Festivals Program Budget.

Cont'd . . .

DELEGATIONS (Cont'd)

Delegation Re
Sea Festival '80 (Cont'd)

c) Endorse the measures outlined in this report for the 1980 Sea Festival aimed at rectifying problems which occurred during the 1979 Sea Festival, subject to Park Board approval of a site for an entertainment/refreshment complex.

d) Instruct the City Engineer, the Superintendent of Parks, and the Chief Constable to report back in 1980 regarding specific plans pertaining to parking, traffic control measures, and beach clean-up during Sea Festival activities, including any additional budget funds required.

The City Manager submitted for Council's consideration the choice between:

A. Approving the continuation of a nine-day event, as proposed by the Society, in which case Council should approve recommendations (a) through (d); or

B. Deciding on a much reduced Festival, lasting five or three days, in order to reduce the budget and the inconvenience to residents. In this case, Council should request staff and the Society to report back on program and budget for the reduced festival.

Mr. Clarke addressed Council and stated the Committee favours the recommendations of the Director of Social Planning. Mr. Clarke then answered questions from members of Council.

Commissioner Fraser, Vancouver Park Board, stated that the Board has approved a five-day festival for 1980 and has also requested a staff report on the sale of alcoholic beverages on public beaches.

MOVED by Ald. Little,
THAT the sale of alcoholic beverages at the 1980 Sea Festival not be permitted.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,
THAT Council approve a nine-day Sea Festival for 1980 subject to there being no festival events on Sundays.

- LOST

(Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Bellamy,
THAT the recommendations of the Director of Social Planning be approved;

FURTHER THAT representatives of the West End Ratepayers Association be included in the Festival Planning Committee and staff be instructed to consult with representatives of the community when this festival is being planned.

- (carried unanimously)

Cont'd . . .

DELEGATIONS (Cont'd)

Delegation Re
Sea Festival '80 (Cont'd)

MOVED by Ald. Puil, (in amendment)
THAT Recommendation (a) be amended by deleting the word 'nine' and inserting the word 'five' in lieu thereof.

- LOST

(Aldermen Bellamy, Boyce, Ford, Harcourt, Kennedy, Little, Marzari, Rankin and the Mayor opposed.)

The amendment of Alderman Puil having lost, the motion of Alderman Bellamy was put and CARRIED UNANIMOUSLY.

MOVED by Ald. Rankin,
THAT the Sea Festival Planning Committee report to Council in early March, 1980, on its plans for the Sea Festival, the report to include costs, plans for dispersal of traffic, scheduling of events, and related aspects.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. 75th and Angus Lands - Status of Official Regional Plan Amendment

Council on November 20, 1979, deferred consideration of a City Manager's Report dated November 19, 1979, on the status of the proposed Official Regional Plan Amendment - 75th and Angus Lands, as there were insufficient members who had been present at the Public Hearing in attendance at this Council meeting. The same situation existed for the Council meeting of November 27, 1979. Therefore this matter was again deferred to today's meeting.

In his report of November 19, 1979, the City Manager submitted for consideration a report of the Director of Planning in which he advised that G.V.R.D. staff were recommending that this application be referred back to the City of Vancouver for reconsideration. In the report the Director of Planning set out various options for Council's consideration.

Subsequent to the City Manager's Report the Board of Directors of the G.V.R.D., on November 28, 1979, approved an amendment to the Official Regional Plan, relative to 75th and Angus Lands, from IND-1 to URB-1.

The City Clerk in a memorandum dated November 20, 1979, advised that in view of the Regional District's approval of the ORP amendment it is no longer necessary for Council to consider the City Manager's Report dated November 19, 1979. Council also noted that the appropriate by-law amending the ORP will be considered on December 12, 1979, at the G.V.R.D. Board meeting. The by-law requires three readings by the G.V.R.D. Board and if approved will be forwarded to Victoria for Ministerial approval. The Director of Legal Services advised that if the G.V.R.D. Board approves the by-law it is not anticipated that the Department of Municipal Affairs will approve it until the last week in January.

MOVED by Ald. Boyce,
THAT Council request the G.V.R.D. to reconsider its decision to approve the amendment to the Official Regional Plan relative to 75th and Angus Lands.

- Lost

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, and the Mayor opposed.)

No further action was taken.

* * * * * * *

Council recessed at 3:45 p.m. and following an "In Camera" meeting in the Mayor's Office reconvened in the Council Chamber at 4:40 p.m. with all members present.

* * * * * * *

UNFINISHED BUSINESS (Cont'd)

2. "Show Cause" Re Eviction Notice
City-owned property: 2782 Grandview Highway
Allied Bottle Depot Limited

Council on November 20, 1979 resolved that Mr. R. Admiral, lessee of City-owned property at 2782 Grandview Highway which he operates as Allied Bottle Depot Limited, be requested to appear before Council to show cause why his business license should not be withheld due to his continued violation of City By-laws.

In a memorandum dated November 30, 1979, the City Clerk advised that Mr. Admiral had submitted a letter dated November 30, 1979 declaring his intention to vacate the premises and the City area. Therefore, it would appear that a show cause hearing is not required at this time.

MOVED by Ald. Harcourt,
THAT the memorandum from the City Clerk be received and no further action be taken on the show cause hearing with respect to Mr. Admiral's lease of City-owned property. However, should Mr. Admiral apply for a City business license in the future, the Director of Permits and Licenses submit his request to Council for consideration.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Royal Canadian Mounted Police
Veterans' Association - Grant Request

Council noted a letter dated November 9, 1979 from the Royal Canadian Mounted Police Veterans' Association requesting a grant of $2,000 to assist in financing the Annual General Meeting of the Dominion organization to be held in Vancouver commencing May 16, 1980.

MOVED by Ald. Harcourt,
THAT the letter from the Royal Canadian Mounted Police Veterans' Association be received and no further action be taken.

- CARRIED UNANIMOUSLY

2. Canadian Forces
Battle of Britain Ceremonies

Council noted letters from the Canadian Air Command Headquarters and the Royal Canadian Air Force Association dated November 15, 1979 and September 22, 1979 respectively. The letters requested Council approval for an annual fly past of military aircraft at Battle of Britain anniversary ceremonies held in Stanley Park in October of each year.

MOVED by Ald. Little,
THAT consideration of this request be deferred pending input from the Park Board.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

3. 'Permanent' and 'Temporary' Public Parks

The Park Board, in a letter dated November 23, 1979, referred to a Charter Amendment approved by the Province on June 20, 1978, designating 'permanent' and 'temporary' public parks and defining the Board's jurisdiction and control of these areas. Enclosed was a Table of Public Park Designations which the Board requested Council to approve. The Board also requested a meeting with Council on this matter.

A footnote from the City Clerk advised that the City Manager has requested a staff report on this matter for submission to Council early in the new year.

MOVED by Ald. Harcourt,
THAT Council receive the letter dated November 23, 1979 from the Park Board and defer consideration pending receipt of the City Manager's report.

- CARRIED UNANIMOUSLY

4. G.V.R.D. City of Vancouver Appointees

The Mayor, in a memorandum dated November 30, 1979, recommended that the present Directors of the G.V.R.D. be re-appointed for 1980, namely:

Directors	Alternates
Mayor Volrich	Alderman Puil
Alderman Kennedy	Alderman Little
Alderman Gerard	Alderman Boyce
Alderman Bellamy	Alderman Marzari
Alderman Rankin	Alderman Harcourt

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor, as contained in his memorandum dated November 30, 1979, be approved.

- CARRIED UNANIMOUSLY

5. Proposed Changes to Vancouver Charter

Mr. B. Yorke, President of C.O.P.E., in a letter dated November 28, 1979, requested an opportunity to address Council later this day when Alderman Rankin's Motion on proposed changes to the Vancouver City Charter with particular reference to Section 73A is before it.

MOVED by Ald. Harcourt,
THAT Mr. Yorke's delegation request be approved and he be heard later this day when the relevant motion is before Council.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

6. Development Permit Applications - Area 6, Phase 2 False Creek

Council noted a letter from the Community Arts Council of Vancouver dated November 30, 1979, requesting an opportunity to appear before Council when there are specific Development Permit Applications in Area 6, Phase 2 - False Creek before it.

MOVED by Ald. Kennedy,
THAT the delegation request be approved.

FURTHER THAT the Community Arts Council be advised to appear before the Development Permit Board on December 10, 1979 when applications relevant to False Creek will be considered, following which the Director of Planning report to Council on this matter.

- CARRIED UNANIMOUSLY

7. TRANSPO '86

The Mayor, in a memorandum dated December 4, 1979, reported on the outcome of his and Alderman Puil's recent meeting in Paris with the Bureau of International Expositions. The Mayor concluded with the following recommendations:

1. THAT the City approve in principle the hosting of this proposed Exposition on the terms and understandings set out in this report;

2. THAT the City Engineer and other city staff be authorized to extend their full support and involvement in the discussions and plans for the Exposition in cooperation with the Provincial and Federal levels of government and their consultants and representatives;

3. THAT the City Engineer report to the Transportation Committee on his recommendations as to what may constitute an appropriate and lasting innovative transportation project for submission to the Transpo Corporation when it has been established;

4. THAT the City Engineer be authorized to arrange a visit to various European and other centers where innovative transit systems are now in effect or under consideration so that we can be assured of the most current experience and information in connection with the planning of a special transportation project for Vancouver.

MOVED by Ald. Puil,
THAT the above recommendations of the Mayor be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT NOVEMBER 30, 1979

Works & Utility Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Closure of Streets and Lanes in Champlain Heights, District Lots 330 and 331 - between 65th Avenue and Kent Avenue from Kerr Street to Boundary Road
Cl. 2: Tender No. 12-79-1 - Uniforms and Raincoats - Policemen and Firemen
Cl. 3: Minimum Charge Provisions for Service Pipes Shut-off
Cl. 4: Presentation of Brief on Point Source Control to Pollution Control Board

Clauses 1-4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1,2,3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 30, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Grandview-Woodland N.I.P. - Laura Secord Field Improvements
Cl. 2: Grandview-Woodland N.I.P. Appropriation: MacDonald School Storage Area
Cl. 3: 1180 West 15th Avenue - D.P.A. No. 80846 (Bohemia Homes Ltd.)

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Building & Planning Matters
(November 30, 1979)(cont'd)

1180 West 15th Avenue
D.P.A. No. 80846
(Bohemia Homes Ltd.)
(Clause 3)

MOVED by Ald. Little,
THAT this clause be received and the Director of Permits & Licenses advise Council whether or not he has received any complaints about these premises.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(November 30, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Claim Number 19040 - Joseph & Marina Ovsenek
Cl. 2: Retail Stores Selling Sex-oriented Products

Claim Number 19040 -
Joseph & Marina Ovsenek
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

Retail Stores Selling Sex-
oriented Products
(Clause 2)

When considering this clause, Council noted a request from the operator of Super Love Products Ltd. for deferral of this matter to permit him an opportunity to address Council at its next meeting.

Mr. Cave, lawyer for Ultra Love Products Ltd., advised that he wished to address Council this day as he will be in court next week.

MOVED by Ald. Harcourt,
THAT consideration of this matter be deferred for one week at which time representations be heard from the involved parties.

FURTHER THAT the Director of Legal Services be instructed to bring forward the necessary By-law.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters
(November 30, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Sea Festival '80
Cl. 2: Block 34 Parking Garage, 535 Richards Street

Sea Festival '80
(Clause 1)

For Council Action see pages 2-4.

Block 34 Parking Garage,
535 Richards Street
(Clause 2)

MOVED by Ald. Little,
THAT Council not approve the inclusion of public washrooms in the Richards Street garage.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Marzari,
THAT recommendation 'C' of the City Manager, as contained in this clause, dealing with the provision of roof top treatment, be referred back to the Development Permit Board with a request that it reconsider its approval of same.

- CARRIED

(Ald. Harcourt, Kennedy, Little, Rankin and the Mayor opposed)

MOVED by Ald. Little,
THAT recommendation 'D' of the City Manager, as contained in this clause, dealing with the provision of retail space at street level, be referred back to the Development Permit Board with a request that it reconsider its approval of same.

- LOST

(Ald. Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Puil,
THAT Council approve the inclusion of public washrooms in the Richards Street garage, the source of funds to be reported on at the time of tender award. The annual operating cost to be budgeted annually in the revenue budget.

FURTHER THAT recommendations B, D, E, F and G, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd)

Finance Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1:	Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980
Cl. 2:	1979 Borrowing Program
Cl. 3:	City Hall Renovations - Engineering Department
Cl. 4:	Amendments to By-law No. 4162 - a By-law relating to the Operation and Maintenance of the Cemetery

Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980
(Clause 1)

MOVED by Ald. Kennedy,
THAT the appointment of Mr. T. Droettboom, Associate Director for Overall Planning, to the G.V.R.D. Technical Planning Committee for the year 1980 be approved.

FURTHER THAT in future years the City's representation on this Committee be rotated.

- CARRIED UNANIMOUSLY

Clauses 2-4 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 2, 3 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 30, 1979)

Engaging Staff on a Contract Basis
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendations of the City Manager be approved after amending recommendation 'A' to read as follows:

'The City Manager be authorized to approve the use of *full time contract staff within the establishment of excluded and senior staff positions.'

- CARRIED UNANIMOUSLY

* underlining denotes amendment

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(November 30, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Establishing a Portion of City-owned Lands for Street Purposes
Cl. 2: Renewal of Lease - S/S Fifth and N/S Sixth Avenues East of Fir Street
Cl. 3: Sale of City-owned Property - N/S 3500 Block East 47th Avenue
Cl. 4: Offers to Lease (Prepaid) - Locarno/Jericho Block 129

Clauses 1-3 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Offers to Lease (Prepaid) -
Locarno/Jericho Block 129
(Clause 4)

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager as contained in this clause, be approved.

- CARRIED

(Ald. Boyce, Little, Puil and Rankin opposed)

In response to a question from the Council, the Mayor advised that it is intended to have a meeting with the Park Board in January 1980 when the matter of the redevelopment of Jericho lands will be discussed.

B. MANAGER'S REPORT
(November 30, 1979)

Orpheum Lobby Expansion

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Aldermen Marzari and Rankin opposed.)

CITY MANAGER'S REPORTS (Cont'd)

C. MANAGER'S REPORT
(November 27, 1979)

Advance Approval of 1980 Sewers Basic Capital Budget Funds for Final Phase of Sewer Separation in the Broadway/Granville/Burrard/ 16th Avenue Area

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

D. MANAGER'S REPORT
(November 28, 1979)

False Creek Community Facility - Granville Island

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. MANAGER'S REPORT
(November 29, 1979)

False Creek - Area 10B - Development Group and Consultants' Budget

MOVED by Ald. Harcourt,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS

I. Report of the Standing Committee on Planning and Development (November 22, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: 7th Avenue Streetscape Improvement Project - Fairview Slopes Progress Report
Cl. 2: Kiwassa Land Use and Zoning
Cl. 3: Sites C and D - Strathcona

Clauses 1-3 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Community Services (November 22, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Status of Family Courts Project
Cl. 2: Immigrant Services Centre Funding

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

III. Part Report of the Standing Committee on Transportation (November 22, 1979)

Pedestrian Crossing Conditions on Hastings Street at Kamloops Street (Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the Committee, as contained in this report, be approved.

- CARRIED

(Aldermen Bellamy, Ford, Harcourt and Little opposed.)

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

IV. Report of the Standing Committee on Finance and Administration (November 22, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: Capital Grant Request - Y.W.C.A.
Cl. 2: Vancouver Playhouse Theatre Centre - Grant in Lieu of Rent
Cl. 3: Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1979
Cl. 4: Additional Cultural Grant Request - Festival Concert Society - $500.00

Capital Grant Request - Y.W.C.A. (Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause, be amended and approved as follows:

"THAT the grant request from the Y.W.C.A. for $400,000 be considered a top priority item for 1980 and the Y.W.C.A. submit a further report as discussed."

- CARRIED UNANIMOUSLY

*underlining denotes amendment

Vancouver Playhouse Theatre Centre- Grant in Lieu of Rent (Clause 2)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Finance and Administration (November 22, 1979) (Cont'd.)

Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1979 (Clause 3)

MOVED by Ald. Puil,
THAT recommendations A and B of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Following some discussion, it was

MOVED by Ald. Puil,
THAT recommendation C of the Committee, as contained in this clause, be amended and approved as follows:

"THAT $1,000,000 be appropriated from the Current Surplus on Operating Account and allocated to the Reserve for the Trade/Convention Centre."

- CARRIED

(Aldermen Marzari and Rankin opposed.)

* Underlining denotes amendment

Following further discussion, it was

MOVED by Ald. Puil,
THAT recommendations D, E and F of the Committee, as contained in this clause, be amended and approved as follows:

"D. THAT $2,392,523 of the Current Operating Surplus be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of the City of Vancouver Sewer and Water debentures, to avoid external financing;

E. THAT $500,000 being the balance of the Current Operating Surplus be appropriated and allocated to the U.S. Premium Liability Reserve;

F. THAT $1,705,732 resulting from a cash balance in the Langara Golf Course Purchase Account be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing."

- CARRIED UNANIMOUSLY

* Underlining denotes amendment

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee on Finance and Administration (November 22, 1979) (Cont'd.)

Additional Cultural Grant Request - Festival Concert Society - $500 (Clause 4)

MOVED by Ald. Puil,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

V. Report of the Governmental Review Commission (November 1979)

When considering this report, Council noted a memorandum from the Mayor dated December 4, 1979 setting forth the following recommendations:

"1. THAT the report be received.

2. THAT adequate opportunity be given the public to consider the report, with copies being made available through the City Clerk's Office and public libraries.

2. THAT a public meeting be held early in the new year to hear delegations."

Council also noted requests from Mr. Bruce Yorke, President of the Committee of Progressive Electors and Mr. Donald Gutstein, Chairman of the Area Representation Electors Alliance to appear as delegations.

In examining this matter, it was

MOVED by Ald. Kennedy,
THAT Civic officials be instructed to investigate the costs involved in the implementation of a system as described by the recommendations contained in the report of the Governmental Review Commission and report back to Council.

- LOST

(Aldermen Ford, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

Following further discussion, it was

MOVED by Ald. Ford,
THAT Council endorse the recommendations of the Governmental Review Commission as they affect this Council and that the Director of Legal Services be instructed to prepare the necessary Charter amendments.

- LOST

(Aldermen Bellamy, Gerard, Harcourt, Kennedy, Little, Marzari, Puil, Rankin and the Mayor opposed.)

Following further lengthy discussions, it was

MOVED by Ald. Little,
THAT the recommendations proposed by the Mayor in his memo of December 4, 1979, and noted above, be approved.

- CARRIED

(Alderman Harcourt opposed.)

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF SERIAL DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $7,500,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "A"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO CONTRACT A DEBT BY THE ISSUE AND SALE OF DEBENTURES IN THE AGGREGATE PRINCIPAL AMOUNT OF $2,500,000 IN LAWFUL MONEY OF CANADA FOR THE OBJECTS SET OUT IN SCHEDULE "B"

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Cont'd.

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW NO. 4054, BEING THE STREET NAME BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. A BY-LAW TO AMEND BY-LAW NO. 4837, BEING THE HERITAGE BY-LAW

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for Street Purposes (West 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the City of Vancouver is the registered owner of the west 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203;

AND WHEREAS it is deemed expedient and in the public interest to establish the above described lands for street purposes;

THEREFORE BE IT RESOLVED that the west 7 feet of Lot 4 of Lots 14 to 17, Block 8, D.L. 325, Plan 2203 be and the same is hereby established for street purposes and declared to form and constitute portion of street.

- CARRIED UNANIMOUSLY

B. Closing, Stopping Up, Conveying to Owner and Consolidation (Lane South of 5th Avenue, West of Commercial Drive)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The existence of a north-south lane west of Commercial Drive between 5th and 6th Avenues eliminates the need for the portion of the 5-foot wide lane lying between Lot "D" except the East 7 feet now road of Lots 84 and 85 (Plan 3543) and Re-Amended Lot 87 (Explanatory Plan 5381) all in Block 145, District Lot 264A, Plans 222 and 1771;

3. The owners of said Lot "D" and Re-Amended Lot 87 have made application to acquire the adjacent portion of lane;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 222, lying between the production northerly of the easterly and westerly limits of Re-Amended Lot 87 (Explanatory Plan 5381), Block 145, District Lot 264A, Plans 222 and 1771, the same as shown outlined red on plan prepared by G. Girardin, B.C.L.S., dated July 24, 1979, and marginally numbered LF9199, a print of which is attached hereto, be closed, stopped up; and

BE IT FURTHER RESOLVED THAT the north half and south half of the lane so closed be conveyed to the owners of the said Lot "D" and Re-Amended Lot 87 respectively and consolidated with the said lots.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

C. Allocation of Land for Lane Purposes (South 2 feet of Lot 21, Block 5, District Lot 636, Plan 1902)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 21
Block 5
District Lot 636
Plan 1902

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 10 feet of Lot 13, Block 315, District Lot 526, Plan 590)

MOVED by Ald. Little,
SECONDED by Ald. Harcourt,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 13,
Block 315,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

Cont'd.

MOTIONS (Cont'd.)

1. Re-routing of Transportation of Dangerous Chemicals

Alderman Kennedy requested the following motion be substituted for that motion accepted as notice at the last meeting of Council and Council agreed.

MOVED by Ald. Kennedy,
SECONDED by Ald. Harcourt,
THAT WHEREAS the chemical spills and fires at Mississagua were warnings to all Canadians that new measures are now required to protect urban areas;

AND WHEREAS the Central Waterfront of Vancouver was recently rezoned "urban" under the Official Regional Plan, and has been identified as a most vulnerable area in respect of this type of hazard;

AND WHEREAS a Convention Centre has been proposed within the subject area, bringing people and traffic to attend it;

AND WHEREAS alternative routing exists, leading to other potential ship-shore locations such as Tilbury Island, Port Mann, Roberts Bank, etc.;

AND WHEREAS the Canadian Transport Commission is now considering the matter of rail operating conditions on the Central Waterfront;

THEREFORE BE IT RESOLVED THAT the Canadian Transport Commission be requested to order the Canadian Pacific Railway to carry out an immediate and thorough study of alternatives for relocation of this facility, with participation by the City of Vancouver and other interested parties.

- CARRIED UNANIMOUSLY

2. Amendment of Section 73A of the Vancouver Charter

At the last Council Meeting, Alderman Rankin submitted a Notice of Motion which was recognized by the Chair, seconded by Alderman Harcourt this day.

The effect of the Motion relates to the swearing in or affirming of qualified electors on Polling Day. The motion points out the difference between the Vancouver Charter and the Municipal Act in this particular.

When considering this matter, Council noted a memorandum from the City Clerk setting out certain advantages and disadvantages flowing from the motion and including extracts from the Vancouver Charter and the Municipal Act.

Earlier this day Council approved a delegation request from Mr. Bruce Yorke, President of the Committee of Progressive Electors. When speaking to this matter, Mr. Yorke expressed strong support for Alderman Rankin's motion and explained that the present system as required by the Vancouver Charter may tend to disenfranchise otherwise qualified electors.

Following considerable debate, Council members noted the lateness of the hour and it was then

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,
THAT the debate on this matter be adjourned and referred to the next meeting of Council.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy Sound System for Council Chamber	enquired as to the status of the report on a sound system for the Council Chamber. The Mayor requested the City Manager to advise Council.
Alderman Boyce Animal Manure, Dung, Refuse and Waste By-law	requested a report on the implementation of introducing a similar By-law on a City-wide basis. The City Manager advised that he will report.
Alderman Ford Protection of Views in Residential Areas	requested that the Director of Planning report on the steps necessary to amend the Zoning and Development By-law to ensure the protection of views in residential areas. The Mayor so directed.

The Council adjourned at approximately 6.40 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of December 4, 1979, adopted by Council on December 11, 1979.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 4, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 4, 1979, at approximately 7.30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT:	Alderman Ford (Deputy Mayor) Aldermen Bellamy, Boyce, Gerard, Harcourt, Little, Marzari, Puil and Rankin
ABSENT:	Mayor Volrich Alderman Kennedy
CLERK TO THE COUNCIL:	R. Cinnamon

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT this Council resolve itself into Committee of the Whole, Deputy Mayor Ford in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Zoning Amendment - Southwest Corner of Kingsway and Nanaimo Street

An application was received from Mr. G. Pastres as follows:

LOCATION: SOUTHWEST CORNER OF KINGSWAY AND NANAIMO STREET
Lots "A" and "B", Blocks 4 to 8 of Block 7, D.L. 393, Plan 16622

Present Zone: CD-1 Comprehensive Development District (CD-1 By-law No. 4861)

Requested Zone: Amendment to CD-1 By-law No. 4861

(a) The proposed amendment would include "restaurant, catering to the day-to-day needs of the local neighbourhood" as a permitted use.

The Director of Planning recommends approval of the application.

Mr. Scobie of the Planning Department described the impact of the proposed amendment and expressed further the approval of the Director of Planning.

Mr. A. Murgui, on behalf of the applicant urged Council to give approval to the amendment.

Cont'd.

Zoning Amendment - Southwest Corner of Kingsway and Nanaimo Street (Cont'd.)

Following discussion, it was

MOVED by Ald. Puil,
THAT the application of G. Pastres to rezone the southwest corner of Kingsway and Nanaimo Street, Lots "A" and "B", Blocks 4 to 8 of Block 7, D.L. 393, Plan 16622 from CD-1 Comprehensive Development District (CD-1 By-law No. 4861) to Amendment to CD-1 By-law No. 4861 be approved.

- CARRIED UNANIMOUSLY

2. Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets

A rezoning application has been received from Hale Architects Limited on behalf of Qualico Developments Limited as follows:

LOCATION: SOUTH SIDE OF KINGSWAY BETWEEN BATTISON AND LINCOLN STREETS
Lots 1 and 2 of Block 12, D.L. 49, Plan 5366, and Lot 22, North Portion of Block 11, D.L. 36 and 49, Plan 954

Present Zone: RS-1 One-Family Dwelling District
RT-2 Two-Family Dwelling District
C-2 Commercial District

Requested Zone: CD-1 Comprehensive Development District

(a) The proposed CD-1 By-law will restrict the use of this site as follows:

Uses:
- townhouses and apartments (with a maximum of 70 townhouse units and a maximum of 50 apartment units);
- retail store, business or undertaking;
- restaurant;
- offices, including doctors and/or dentists;
- recreational facilities;
- customarily ancillary uses including off-street parking and loading;

subject to such conditions as Council may by resolution prescribe.

Floor Space Ratio: Not to exceed 1.10 (with a maximum of 0.40 for the commercial/office/recreational component and a maximum of 0.70 for the townhouse and apartment uses).

The following shall be included in the computation of floor space ratio:

(a) all floors having a minimum ceiling height of 1.219 m (4 feet) including earthen floor, both above and below ground level, to be measured to the extreme outer limits of the building;

(b) stairways, fire escapes, elevator shafts and other features which the Director of Planning considers similar, to be measured by their gross cross-sectional areas and included in the measurements for each floor at which they are located.

Cont'd.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

The following shall be excluded in the computation of floor space ratio:

(a) balconies, canopies, sundecks and other features which the Director of Planning considers similar to a maximum total area of 8 per cent of the permitted floor area;

(b) patios and roof gardens, provided that the Director of Planning first approves the design of sunroofs and walls;

(c) parking areas, the floors of which are at or below the highest point of the finished grade around the building;

(d) child day care facilities to a maximum floor area of 10 per cent of the permitted floor area, provided the Director of Planning on the advice of the Director of Social Planning is satisfied that there is a need for a day care facility in the immediate neighbourhood.

Height: Commercial/apartment component: Not to exceed 12.192 m (40 feet) as measured from the average approved elevation of the finished grade of the site along Kingsway.

Townhouse component: Not to exceed 10.668 m (35 feet) as measured from the average approved elevation of the finished grade of the site along the front of the building.

All finished grades are to be approved by the Director of Planning upon advice of the City Engineer.

Off-Street Parking: Off-street parking is to be provided and maintained in accordance with Section 12 of the Zoning and Development By-law provided that apartment units shall be assessed at one space per dwelling unit and townhouses assessed at one and one-half spaces per dwelling unit.

And subject to the following conditions:

(i) That the site (Lots 1 and 2 of Block 12, D.L. 49, Plan 5366, and Lot 22, N. Portion of Block 11, D.L. 36 and 49, Plan 954) be first consolidated into one parcel and so registered in the Land Title Office.

(ii) That the detailed scheme of development in a development permit application be first approved by the Director of Planning (after receiving advice from the Urban Design Panel), having particular regard to the overall design including:

- the relationship between the northerly townhouse units and adjacent apartments;
- the relationship to adjacent developments with regard to finished grades and peripheral site treatment;
- internal vehicular circulation for service and emergency vehicles;
- the location, design and security of access to underground parking spaces;

Cont'd.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

- noise abatement for residential units adjacent to Kingsway;
- the design of the public walkway including its relationship to adjacent dwelling units and accommodation of wheelchairs, bicycles, etc.;
- the provision of suitable outdoor lighting;
- the provision and location of garbage collection facilities;
- the provision and maintenance of landscaping;
- the provision of a comprehensive sign plan.

(iii) The development is not to be materially different from the plans stamped 'Received, City Planning Department, June 6, 1979', prepared by Hale Architects.

Should the above conditions not be complied with by the owners within 120 days from the date of the Public Hearing, then any approval granted at the Public Hearing shall expire.

(b) Any consequential amendments.

(c) Amend the Sign By-law No. 4810 to establish sign regulations for the newly established CD-1 By-law.

Following an explanation of the application by Mr. Scobie of the Planning Department, the Deputy Mayor called for delegations for or against the application and Council was addressed by the following:

- Mr. T. Morton of Hale Architects Ltd., on behalf of the applicant explained to Council architectural considerations in the proposed development and expressed the opinion that this development would provide a degree of relative conformity with the neighbourhood. Mr. Morton was assisted in his presentation through the use of an architectural model.

- Mr. J. Nichol, an area resident, expressed concern that the development would not be compatible with the existing neighbourhood. He urged Council to refuse the application.

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At this point in the proceedings, Alderman Kennedy arrived.

****

- Mr. N. Davidowicz, representing the Killarney Champlain Citizens for Action Association, spoke in opposition to the application. Mr. Davidowicz stated that the association which he represents was not happy with the proposed floor space ratio, parking access, and the lack of public representation at the previously held public information meeting.

- Ms. J. Judd, a resident of Mountainview Trailer Court, expressed opposition to the application in view of the fact that the Trailer Court residents enjoyed reasonably priced housing and would be displaced by the development.

Cont'd.

Proposed Rezoning - South Side of Kingsway Between Battison and Lincoln Streets (Cont'd.)

- Mr. L. Steigenberger, an area resident presented a petition from 44 of the area residents expressing their concerns over the proposed development. Included in these concerns were

- loss of view
- loss of parking
- additional noise
- sudden influx of children, uncharacteristic to the neighbourhood.

The petition remains on file in the City Clerk's Office.

Mr. Steigenberger qualified his remarks by suggesting that residents were not opposed to the development but rather were concerned that insufficient consideration had been given to the integration of this project with the existing nature of the neighbourhood.

- Mr. A. Renshaw objected to the approval of the application on the assumption that there would be an influx of children to the area which in turn could not be accommodated by the existing schools in the area.

- Mr. V. Prasad briefly expressed his opposition as an area resident to the proposed development.

- Mr. T. Hale of the architectural firm presenting this application addressed Council and attempted to allay the fears and concerns of the area residents. With the aid of photographs Mr. Hale demonstrated that the scenic views would not in fact be materially affected by the development.

Following some discussion, it was

MOVED by Ald. Rankin,
THAT the application by Hale Architects Limited on behalf of Qualico Developments Limited to resone the South side of Kingsway between Battison and Lincoln be not approved.

- (not put)

Mr. Gary Laframboise, on behalf of Qualico Developments Ltd. responded to Council's questions regarding price, parking accessibility and the nature of the commercial/residential development.

Following further discussion, it was

MOVED by Ald. Little,
THAT further consideration of this application be adjourned pending the submission of a revised proposal by the applicant and taking into account the concerns expressed this day and following consultation between the developer and the Director of Planning.

- CARRIED

(Aldermen Bellamy, Marzari and Rankin opposed.)

3. Proposed Rezoning - Northeast Corner of 15th Avenue and Oak Street

An application has been received from the Director of Planning as follows:

LOCATION: Northeast Corner of West 15th Avenue and Oak Street, Lots 19 and 20, Block 456, D.L. 526, Plan 2118

Present Zone: C-2 Commercial District

Requested Zone: RM-3 Multiple Dwelling District

The Deputy Mayor asked for representations from the public.

- Ms. M. Chang addressed Council and urged approval of the rezoning.

MOVED by Ald. Bellamy,
THAT the application of the Director of Planning to rezone the northeast corner of West 15th Avenue and Oak Street, Lots 19 and 20, Block 456, D.L. 526, Plan 2118 from C-2 Commercial District to RM-3 Multiple Dwelling District, be approved.

- CARRIED UNANIMOUSLY

4. Text Amendment - Zoning Discretion for Heritage Structures

The Director of Planning applied as follows:

TEXT AMENDMENT: Zoning Discretion for Heritage Structures

Amendments to Section 3.2 (Relaxation) of Zoning and Development By-law No. 3575 would permit the Development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions of the By-law to facilitate the restoration and retention of Designated Municipal Heritage Structures and other buildings having heritage merit.

MOVED by Ald. Rankin,
THAT the application of the Director of Planning to amend Section 3.2 (Relaxation) of Zoning and Development By-law No. 3575 to permit the development Permit Board and the Director of Planning to consider relaxation of various regulations and provisions of the By-law to facilitate the restoration and retention of Designated Municipal Heritage Structures and other buildings having heritage merit, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
SECONDED by Ald. Bellamy,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary By-law amendments.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 9.50 p.m.

* * * * * * *

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of December 4, 1979, adopted by Council on December 11, 1979.

MAYOR

CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Closure of Streets and Lanes in Champlain Heights, District Lots 330 and 331 - between 65th Avenue and Kent Avenue from Kerr Street to Boundary Road

The City Engineer reports as follows:

"The continuing redevelopment in Champlain Heights Areas 'E' and 'F' requires the closure of various streets and lanes between 65th and North Kent Avenues, Kerr Street and Boundary Road. The City is the owner of all the lands in the redevelopment area with the exception of 4 parcels of land south of Marine Drive. The streets and lanes at the front and rear of these privately owned parcels are not to be closed until the City acquires title to these parcels.

I recommend that all the streets and lanes outlined red, green, blue, yellow, * brown, orange and purple on plan marginally numbered L366 be closed, stopped up and title taken thereto, and that part of the East ½ of Lot 4 included in Reference Plan 6570, Block 'A' of Block 10, District Lots 330 and 331, Plan 3091, now road, be closed and stopped up, and the said closed streets and lanes be subdivided with the adjacent City-owned lands.

I further recommend that the subdivision plan be signed on behalf of the City."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

*Plan on file in the City Clerk's Office.

2. Tender No. 12-79-1 - Uniforms and Raincoats - Policemen and Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"The above tender was opened on December 11, 1978 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

When tenders were called three bids were received - Gordon Campbell Ltd., Rankin Uniforms Ltd., and Sainthill-Levine Uniforms. The bid from Sainthill-Levine Uniforms Ltd. was incomplete in that they did not offer any Firemen's raincoats.

On January 9, 1979, Council approved the City Manager's recommendation and awarded the contract to the overall low bidder, Gordon Campbell Ltd., for an estimated total cost of $163 410.00 plus Provincial Sales Tax.

The tender document provides for the extension of the contract, by mutual agreement, for an additional 12 month period.

Gordon Campbell Ltd. have agreed to extend the contract for an additional 12 months, providing they can increase their prices by 6% on Policemen's uniforms and 7% on Firemen's and Pound uniforms.

Gordon Campbell Ltd. have informed us that their costs have increased as follows:

..../2

Clause No. 2 cont'd:

Yarn	-	9.25% on Fire and Police uniforms.
	-	13% on Pound uniforms.
Labour	-	5.5 %
Trimmings	-	15% on Fire uniforms.
	-	12% on Police and Pound uniforms.
Overhead	-	3%

Extending the existing contract for an additional 12 months would:

a) Eliminate a tender call, thereby eliminating testing of fabric, obtaining samples, and testing uniforms.

b) Accelerate delivery of all uniforms by at least two months.

In view of the above, we consider the request of Gordon Campbell Ltd., for a price increase, to be reasonable.

We recommend that the contract be extended for an additional 12-month period. All uniforms and the cloth therefore would be manufactured in Vancouver by Gordon Campbell Ltd."

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Minimum Charge Provisions for Service Pipes Shut-off

The City Engineer and Director of Finance report as follows:

"Mr. S. Goldsmith of 1304 West 59th Avenue, Vancouver, was the owner of a house at 1857/1865 Venables Street which was recently sold to the City. In 1976 he asked for the water to be temporarily shut off. Mr. Goldsmith did not ask for a permanent disconnection because there was still a possibility of renting the house. The house has remained empty since 1976.

Under the Water Works By-law, if a service pipe remains shut off for more than 90 days, the service charges for the period in excess of 90 days shall be $0.50 per month. ($6.00 /year). Mr. Goldsmith was aware of this charge, which was included in his annual tax bill, and he paid a total of $24.00 during the period 1976 - 1979.

Mr. Goldsmith disputes the amount of $24.00 paid and the reasonableness of the By-law, and would like to appeal to Council:

1. to amend the relevant By-law,
2. to refund his $24.00 charge.

The City operates its water system as a self financed utility. The rate system presently in use was adopted by Council in 1964 upon the recommendation of a study prepared by the Engineering and Finance Departments. This rate system follows the accepted water industry practice in North America of establishing rates on a "functional cost basis".

Under the "functional cost basis" all customers are assessed a "ready to serve" fee. This $6.00 per year minimum fee represents the average annual maintenance plus capital replacement charges for his service pipe. If this "ready to serve" fee were not charged, a customer wishing to save expenses when his property is not utilized (e.g. rented buildings), would be subsidized by the general ratepayers for the maintenance of his service pipe.

..../3

Clause No. 3 cont'd:

Such a "ready to serve" fee is common with the other services provided a building. For electricity, B.C. Hydro charges a turn-on fee of $10.00 or a minimum charge of $4.50 every two months for the turn-off period, whichever is greater. For gas, B.C. Hydro charges $8.50 every two months.

Keeping with the policy that the customer water fees represents as nearly as possible the cost of providing water service, the City Engineer and Director of Finance recommend that:

1) the minimum charge provisions for service pipes shut-off for more than 90 days be retained in the Water Works By-law, and

2) that the request for a refund be refused."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Director of Finance be approved.

CONSIDERATION

4. Presentation of Brief on Point Source Control to Pollution Control Board

The City Engineer and the Director of Permits and Licenses report as follows:

"On February 18, 19 and 20, 1980, the Pollution Control Board of the Province of B. C. will hold hearings into the implementation of and compliance with recommendations put forward by the Cabinet in 1976 pertaining to toxic discharges into the Lower Fraser River. In a letter to the Mayor, dated September 10, 1979, the Pollution Control Board invited the City to present a brief at these hearings and both the Engineering Department and the Permits and Licenses Department, in a joint brief, wish to address themselves specifically to item #2, contained in that letter, namely that:

> 'the Greater Vancouver Sewerage & Drainage District should expand the source control program to cover the entire Greater Vancouver Regional District region to reduce the disposal of toxic materials directly into municipal sewers.'

A source control program involves the establishment and enforcement of standards regarding the quality and quantity of waste discharged into a municipal sewer. Such standards are necessary to protect the condition of sewerage facilities and to reduce pollution of the environment. The City has operated an effective source control program for over 20 years.

The amount of waste treatment required at the source directly affects the cost of an industrial operation. Consequently, if there is variation within this region, those municipalities with low standards and poor enforcement would gain an advantage in the competition for new industry. Thus, to ensure equity, there must be uniform enforcement of a single set of standards governing source control programs.

For a number of reasons, the responsibility for the administration of a source control program must remain with the individual municipalities. Firstly, it should be recognized that regional jurisdiction over a source control program could influence the location, type and growth of industry within a municipality in a manner contrary to that municipality's objectives. Secondly, even if the source control program was administered by a regional agency, the city must still retain its Industrial Wastes Control Group to cover numerous pollution control problems not included in the regional program; a regionally administered program would result in higher costs to the city, as it must contribute funds to the GVS & DD program in addition to its current expense. Thirdly, through cooperation between its internal departments, the City can operate a source control program more effectively and at less expense to the taxpayer than a remote regional agency because large numbers of City staff are routinely reporting problems, first hand. to the City industrial wastes inspector. Fourthly only the City can

Clause No. 4 cont'd:

effectively enforce a source control program for it has the power to revoke a business license upon non compliance with source control regulations. Finally, the City can resolve source control problems with less "red tape" than would be required with the addition of a Regional Agency in the process.

The GVS & DD control the Regional plants which treat all municipal sewage within the Sewerage District; one or more municipalities contribute sewage to each plant. At the present time, however, if an industrial waste causes problems at a plant the GVS & DD does not collect the necessary information to determine the municipality in which the problem pollutants originate. Consequently, to assist a municipality in detecting unintentional or illegal discharges into its sewers the GVS & DD should be required to supply flow and pollution information from key locations in its sewer system.

The disposal of toxic or hazardous sludges or liquids, some of which accrue as a result of the source control program, present a serious problem in the Region Since only one facility is required in the Region to handle these substances, and since the treatment of municipal waste has traditionally been a Regional function, the GVS & DD is logically the most appropriate agency to construct and administer such a facility."

The Pollution Control Board (P.C.B.) requests that briefs be received before December 15, 1979. The City Engineer and the Director of Permits and Licenses recommend the presentation of a brief to the Pollution Control Board recommending:

i) the uniform enforcement of a single set of standards governing source control programs in the GVS & DD region. Such standards should be set cooperatively between the municipalities, the GVS & DD and the P.C.B.

ii) the responsibility for administration and enforcement of the source control program remain with the municipal government with the option to transfer this responsibility at its own cost, to the Greater Vancouver Sewerage and Drainage District.

iii) the GVS & DD be required to monitor both quantity and quality of sewage discharged into its sewers at strategic locations and report to member municipalities.

iv) the GVS & DD be required to construct and administer a regional facility for the disposal of toxic and hazardous sludges or liquids."

The City Manager RECOMMENDS that the recommendation of the City Engineer and the Director of Permits and Licenses be approved and that Council direct the City Manager to present the Brief in question to the Pollution Control Board.

FOR COUNCIL ACTION SEE PAGE(S) 550

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Grandview-Woodland N.I.P. -
Laura Secord Field Improvements

The Director of Planning reports:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which includes an allocation of $495,000 'to make the Laura Secord Elementary School and grounds more usable by the general community and improve recreational opportunities for the students by improving the playing field, providing a larger gymnasium and developing a children's playground'. Since the implementation of the gymnasium and playground projects are well underway it will soon be possible to undertake work on the field.

The purpose of this report is to recommend the appropriation of funds for the implementation of field improvements at Secord School.

Due to a very low ratio of park space relative to the population of this area (.9 acres/1000 compared to the City average of 6.65 acres/1000), the Grandview-Woodland N.I.P. Committee is encouraging the development of school sites for general community recreation wherever possible. The Concept Plan, therefore, provided for a comprehensive approach to the upgrading of School sites including Laura Secord, Sir William Macdonald and Lord Nelson. This project represents one component of the overall approach to increasing the effective park space in the area.

With this purpose in mind, a very thorough upgrading of the playing field is proposed. A complete new drainage system is intended to underlay a sand/sawdust based field. The surface will be sodded rather than seeded in order to make it usable at the earliest possible date. In order to keep the new surface in good condition at a low maintenance cost a built-in irrigation system is to be included.

The total cost of improvements is estimated by the Vancouver School Board to be $75,000 for a field area 290 feet by 160 feet in dimension to be constructed early in 1980. The Board on November 5, 1979 approved of the proposed field improvement project and agreed to provide peripheral boulder-dust treatment as a normal maintenance expense. (Letter attached, Appendix I).

The Grandview-Woodland N.I.P. Committee recommends this appropriation of funds for the construction of a new sodded field at Laura Secord School.

The Director of Planning recommends:

That Council approve the appropriation of $75,000 from the Grandview-Woodland N.I.P. Social/Recreational Account #898/9404 for the construction of a new playing field at Laura Secord Elementary School, with costs to be shared as follows:

C.M.H.C.	$37,500
Prov. of B.C.	18,750
City of Vancouver	18,750 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

2. Grandview-Woodland N.I.P. Appropriation:
Macdonald School Storage Area

The Director of Planning reports as follows:

"On July 12, 1977 Council approved the Grandview-Woodland N.I.P. Concept Plan which included an allocation of $60,000 for improvements to Macdonald School. Included in this recommendation were the construction of a playground, storage space and a food distribution facility.

Continued . . . .

Clause No. 2 Continued

"The purpose of this report is to recommend the appropriation of funds for the implementation of the storage space project.

The new storage space proposed is intended to provide a convenient alternative location for keeping school equipment in order to make existing storage available for use by community groups holding activities in the gym. This will hopefully encourage better neighbourhood use of this facility and improve the security of storing both school and community owned equipment.

An addition along the north wall of this gym has been designed for this purpose to the satisfaction of school staff, parents and School Board representatives and can be built within the Concept Plan allocation for this work. The Grandview-Woodland N.I.P. Committee therefore supports the appropriation of funds for the construction of such a storage area.

The cost of the improvements recommended is estimated by the School Board to be $16,000. Anticipated overhead costs beyond this total will be contributed by the School Board as approved at its regular meeting of Nov. 5, 1979. (letter Appendix I).

The Director of Planning therefore recommends the appropriation from the Grandview-Woodland N.I.P. Social/Recreational Account #898/9404 of $16,000.00 for the implementation of the Macdonald School Storage Space project to be cost shared as follows:

C.M.H.C.	$8,000
Province of B.C.	$4,000
City of Vancouver	$4,000 "

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

INFORMATION

3. 1180 West 15th Avenue
D.P.A. No. 80846 (Bohemia Homes Ltd.)

The Director of Planning reports as follows:

"This matter is being referred to City Council in accordance with Council's resolution of August 15, 1978 which stated:

"That the Director of Planning be requested to give favourable consideration to the approval of the Development Permit Application No. 80846 from Bohemia Home Limited for the development of the premises at 1180 West 15th Avenue as a commercial boarding house. Further, that the Director of Planning report back in one year on the occupancy and use of this dwelling."

The matter regarding Development Permit Application No.80846 was before Council because of neighbourhood concerns about the number of residential care facilities and multi-residential uses in the area. Previous applications to use the building for a personal care home had been refused. Some neighbours expressed concern before Council on August 15, 1978, that the boarders would include persons just released from mental health care homes. This concern was based largely on the fact that the operators of the boarding home operate other personal care homes in the city for ex-psychiatric patients.

Continued . . . .

Clause No. 3 Continued

Subsequent to Council's Resolution of August 15, 1978 Development Permit No. 80846 was issued, permitting the alteration and use of the existing building as a boarding home for a maximum of 18 occupants for a limited period of time expiring December 31, 1979, subject to certain conditions.

A recent inspection has been made of the premises which determined that the building is occupied as a boarding home and that there is no evidence that personal care was being given in the building.

Should a further Development Permit Application be submitted to extend the use beyond December 31, 1979, it would be dealt with in the normal manner by the Director of Planning."

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 550, 551

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Claim Number 19010 - Joseph & Marina OVSENEK

The Director of Legal Services reports as follows:

"This claim arises as a result of a sewer backup into a private dwelling at 2801 Wall Street on July 1, 1979.

This residence has a fully finished basement including plumbing fixtures. The basement construction was inspected and passed by City Inspectors in October 1967.

On July 1, 1979, the area of this residence experienced an unusually heavy rainfall in a very short period of time and the excessive runoff overtaxed the City sewer system causing the sewer to surcharge and back up into the basement of this dwelling. The water entering the building from the sewer contained much silt and gravel adding to the damage to the personal effects of the homeowners.

Investigation of the sewer system into which this residence is connected indicates the possibility that the sewer system malfunctioned under the unusually heavy rainfall.

The claim presented has been checked and found to be very reasonable as the claimants have chosen to overlook claiming for many items destroyed in the flooding. They have been most co-operative in their efforts to mitigate their loss.

In the circumstances I believe the City to be liable to the claimants and request authorization to have a cheque issued in the amount of $2,074.06 payable to Joseph Ovsenek and Marina Ovsenek to finalize this claim."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

CONSIDERATION AND RECOMMENDATION

2. Retail Stores selling sex-oriented products

The Director of Legal Services reports as follows:

"On June 12, 1979, Council dealt with a Manager's report dealing with Granville Street improvements - Nelson Street south to Granville Street Bridge.

Council approved Items 1 to 8 but deferred recommendations 9 and 10 to September 11 in order to hear representations from the lawyers for Ultra Love Productions Limited and the Love Shop.

On September 11th, Council heard the two delegations which in general suggested that the proposed regulations should apply only to the sex shops in the South Granville area and not be applicable to either the Love Shop or Ultra Love. The whole matter was referred back to the Director of Legal Services for consideration of the various suggestions.

Clause No. 2 cont'd:

I have met with the Director of Permits & Licenses and the Director of Social Planning on several occasions to consider the material presented by the delegations at the September 11th meeting. We have also met with the solicitors for Ultra Love and the Love Shop and have discussed various other proposals.

We find it very difficult to distinguish between the Love Shop and Ultra Love and the various other shops on South Granville that are generally considered to be undesirable. However, if Council wishes to make such a distinction, it might be done by creating a special category under the License By-law, perhaps called "adult entertainment stores". Such stores would be so characterized if in addition to the sale of sex paraphernalia they also sold either drug paraphernalia or graphic sexual material. (The By-law of course would have to have proper definitions of the three foregoing terms.) This would effectively distinguish between Ultra Love, the Love Shop and other stores on South Granville in that our information indicates that the Love Shop and Ultra Love sell only sex paraphernalia and not drug paraphernalia or graphic sexual material.

We are somewhat concerned with the equity of the suggestion in the foregoing paragraph and there may well be problems in enforcement as well as challenges to the By-law based on discrimination between what could be argued are similar classes of stores. It is my opinion that if Council wishes to have special regulations for these kinds of shops, it would be better to treat all shops that sell sex paraphernalia equally.

If Council intends to further regulate "adult entertainment stores", then regardless of which of the foregoing options it chooses, we are recommending that the By-law provide:

(1) an annual license fee of $3,000.00;

(2) regulations regarding what can be displayed in windows;

(3) prohibition of any persons under the age of 19 in such stores;

(4) hours of operation to be normal store hours.

We are also recommending that the Director of Planning be instructed to make application to amend the Zoning and Development By-law to provide that a retail store selling or providing sex-oriented products as a principal or primary product be a conditional use in all districts where retail stores are permitted.

The Director of Planning can then consider the appropriateness of any location and also the proximity of similar stores in the area.

Clause No. 2 cont'd:

RECOMMENDATIONS AND CONSIDERATION

It is recommended:

A) That the License By-law be amended to create a category of "adult entertainment stores" which shall be regulated as in (1) to (4) above.

B) That the Director of Planning apply to amend the Zoning and Development By-law to make such stores a conditional use in all districts where retail stores are permitted.

It is submitted for consideration whether:

C) Council wishes to define "adult entertainment stores" as outlined above, so as to exclude Ultra Love and the Love Shop, or

D) Have the definition include all retail stores selling sex paraphernalia or graphic sexual material."

If Council wishes to regulate stores selling sexual material, then the City Manager RECOMMENDS adoption of A and B.

The choice between C and D is submitted for CONSIDERATION because Council was inclined to differentiate between certain types of sex shops. The City Manager doubts whether such a distinction can be permanently effective and would prefer that Council choose D.

FOR COUNCIL ACTION SEE PAGE(S) 551

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Sea Festival '80

The Director of Social Planning, in consultation with the City Engineer, the Chief Constable and the Superintendent of Parks and Recreation, reports as follows:

" On July 24th, 1979, City Council approved the following recommendation:

> "The Director of Social Planning, the City Engineer and the Chief Constable meet with Sea Festival organizers, do a complete evaluation of this years program and problems and report to Council in September with recommendations regarding Sea Festival events including possible alternate sites as well as the feasibility of installing fire containers on the beach."

The 1979 Sea Festival enjoyed exceptional weather and unexpected large crowds were in the English Bay area where limited events and activities were being held. It also experienced a number of problems which were outlined in the July 24th report to Council.

Sea Festival organizers and civic officials have met to review problems and discuss solutions pertaining to the Sea Festival since it ended.

The attached letter* from the Sea Festival Society Executive was submitted as a result of a proposal by the Director of Social Planning during the course of discussions to shorten the nine day festival to five days to:

i) improve the programming and increase the quality and intensity of events; and

ii) lessen disruption to West End residents.

The executive of the Sea Festival Society make the case for maintaining a 9 day festival based on the following reasons: (see APPENDIX II)

(1) Sponsors want the time to stage their events

(2) Mid-week programming would be augmented with the assistance of the Parks Board and Social Planning Department

(3) Events will be dispersed

(4) The Sea Festival is becoming internationally renowned as a week-long free festival and it has a significant economic impact for the City. Tourism B.C.'s theme for 1980 is "Funfest '80" and the emphasis is on festivals.

(5) The 5 day Edmonton Klondike days festival was not successful and is reverting to a 9 day festival.

(6) Vancouver families on vacation may miss the one weekend of the Vancouver Sea Festival but be back in time to enjoy the second weekend. Therefore, if we remove one of the weekends, this could seriously cut down the number of Vancouverites who are able to participate in and enjoy the Sea Festival.

The Director of Social Planning is prepared to support a nine day 1980 Sea Festival should it receive Council endorsation and on condition that a full program plan including the provisions outlined in this report is developed for the 1980 Festival.

*Appendix II

Continued . . . .

Clause No. 1 Continued

The other issues this year's festival experienced are noted below along with proposed solutions for the 1980 Sea Festival. These proposals have been discussed with and are agreed to by the Sea Festival Society Executive:

PROGRAMMING

i) A tentative Program Budget has been prepared (see Appendix I) which attempts to project all anticipated costs for next year's festival based on a 9 day festival.

ii) The 1980 Sea Festival, if approved by City Council, will emphasize the programming of more musical entertainment, sea-related activities and public participation events.

iii) Decentralization of Sea Festival events to a number of English Bay/Ceperley Park sites is a major goal.

iv) The establishment of an entertainment-refreshment area on Parks Board property is planned subject to Parks Board approval which would include:

- continuous acoustical band entertainment each day throughout the festival.

- a good food service similar to those successfully operated at the Folk Festival, including the sale of beer and non-alcoholic beverages contained within an area which would be fenced off and provide some form of seating.

TRAFFIC AND PARKING

"The City Engineer and Chief Constable comment as follows:

For the past five years, the Sea Festival programme has been primarily concentrated in the English Bay Beach area. As a result of the event schedule and location, three types of traffic/parking problems have developed.

Daily Events

These events generate traffic, which in turn causes degrees of congestion and usurps on-street parking spaces in the West End. This situation results at most public events, but in the case of the Sea Festival, the length of the event and the extension into evening hours generate more inconvenience, and therefore, complaints from residents.

In summary, the traffic problems that arise from daily events are not considered serious, but occur frequently over the entire Festival and are concentrated in the West End.

Parade

Any parade attracts a concentration of vehicular traffic and the Sea Festival parade takes place in an area where on-street parking is at a premium. Moreover, the necessary temporary traffic regulations for the parade eliminate a large percentage of available on-street parking in the vicinity. Circulating traffic looking for parking also creates additional problems.

Following the parade, the dispersal of spectators by car creates a period of heavy congestion of moving traffic. Also, many spectators of the parade will decide to remain at the beach.

Continued . . . .

Clause No. 1 Continued

Although there are some problems associated with the Sea Festival parade, these have not been considered major in the past and are of limited duration.

Fireworks Night

This event has proved to be the biggest single traffic generator and the source of most problems during the Festival. The 1978 event, held in conjunction with the arrival of the 'Tall Ships', was anticipated to be well attended. Accordingly, the City Engineer and Chief Constable planned extensive temporary traffic regulations and control. This also involved prior advice to all residents of Beach Avenue between Jervis Street and Stanley Park.

While these plans had prior approval of City Council, complaints from residents were received concerning the extensive controls. As a result of these complaints and with no 'Tall Ships' participation, these arrangements were not implemented for the 1979 Fireworks night. The event was as attractive as the 1978 event and an unacceptable traffic situation occurred in the vicinity of English Bay Beach. The result was severe congestion which also affected access for public transportation and emergency services. Similar situations of a lesser degree occurred in Kitsilano Point, Locarno Beach, Burnaby Mountain and West Vancouver.

As part of this review, consideration was given to alternative locations for the Fireworks display. Land locations, such as Burnaby Mountain, Queen Elizabeth and Jericho Park were discussed, but with expected attendance, potential damage and traffic problems, these options are not suitable. Water locations, such as Burrard Inlet and False Creek were discussed, but these locations have greater disadvantages than English Bay. Therefore, if the Fireworks are to be held, the only option for improvement would be to position the barge further out in English Bay to provide for more extension viewing. This will in no way eliminate the extensive crowds expected to observe the display and congestion will result.

Cost Estimates

The cost estimates for the Engineering and Police Departments have been prepared, based upon a very preliminary schedule of events planned for 1980. The following summary is intended for guidance only, with detailed cost estimates prepared when event plans are finalized:

Traffic:	- Parade	$1,700	
	- Fireworks	5,100	
	- Daily Events	(part of Parade Signing)	
		$6,800	$6,800
Sanitation:	- Parade	$2,000	
	- Daily Events	2,700	
	- Fireworks	1,000	
		$5,700	$5,700
Police:	- Parade	$2,400	
	- Daily Events	8,700	
	- Fireworks	1,400	
		$12,500	$12,500
		TOTAL	$25,000

Continued . . . .

Clause No. 1 Continued

Historically, the Parade costs and all Police costs have been absorbed by the City. If this is done again in 1980, the estimated cost is $16,200. This leaves $8,800 to be charged to the Sea Festival.

In order to help minimize the traffic and parking problems generated by Sea Festival in the West End, the following actions should be taken:

(a) There is a need to schedule more extensive public transportation services between the West End and Downtown during the entire Festival. Adequate provisions for transit access and an extensive program of public information on the availability of transit and downtown parking are required. Discussions with the proper transit officials on these matters will be initiated.

(b) There is a need for more extensive traffic controls during the Fireworks evening. These measures would incorporate parking bans on required access streets, possible street closure near the beach area and extensive police traffic control. These measures would improve traffic flow, particularly for transit and emergency services. The Engineering and Police Departments will develop a program of control in consultation with the Fire Department.

(c) The parade will occur on the first Saturday and the fireworks display will be scheduled on the last Sunday of the event.

(d) a program of public information is required on transit schedules, downtown parking, access routes, etc., in order to minimize the problems with excessive traffic and parking.

A Traffic and Parking Planning sub-committee, composed of representatives from Engineering, Police, B.C. Hydro and the Sea Festival Society, will be established to deal with these matters and an informative report will be prepared advising Council of all measures to be undertaken.

Disbursal of events to various locales during the festival, will likely contribute to easing traffic and parking problems.

NOISE AND PUBLIC DRINKING

Evening noise and late night (midnight and later) disturbances occurred, mostly associated with consuming alcoholic beverages.

i) All festival activities will cease at 9:30 p.m. with the exception of the fireworks display.

ii) The beach area will be closed to public gatherings after 10:00 p.m. during the festival.

iii) Entertainment in the Alexandra Park Bandstand will be reviewed for 1980.

iv) There will be liaison with owners of English Bay area liquor outlets to obtain cooperation regarding behaviour of patrons.

v) There will be stepped up enforcement of the Parks By-Law regarding no public drinking.

Continued . . . . .

Clause No. 1 Continued

GARBAGE AND BEACH CLEAN-UP

i) Garbage clean-up will occur every 2-3 hours along the English Bay beach areas and will create a cleaner environment and encourage public cooperation. This program will be carried out by the City or the Sea Festival Society based on the results of future discussions.

ii) The beach will be combed nightly to avoid personal injuries resulting from broken glass which occurred at this year's events.

iii) The matter of fire containers has been considered by the Parks Board and their presence on public beaches has been rejected.

CONCLUSION:

In order to operate a successful Sea Festival in 1980, civic staff and the Sea Festival executive are of the opinion that:

a) There should be increased programming

b) A traffic program and enforcement action to ensure that citizens of and visitors to Vancouver who wish to participate and enjoy Sea Festival events may do so while creating the least possible discomfort to the West End neighbourhoods.

c) Support from the Parks Board to establish a revenue generating entertainment - refreshment area on a park site is essential to help offset festival related costs.

d) Increased financial assistance up to $20,000 for musical entertainment and major recreation events should be provided by City Council. This represents a $10,000 increase in the Festival's portion of the civic Cultural Budget.

e) Parks By-Law Enforcement and related measures will contribute to reducing noise, public drinking and disturbances in the English Bay - West End areas.

Current Council policy is that costs of temporary traffic controls and street cleaning for the parade are funded by the City. In addition, Police costs and Parks Board refuse pickup are City costs. If this policy is maintained in 1980, the preliminary estimated City costs are $16,200, which will be included in the 1980 Departmental Budget submissions. Costs for other traffic control and street cleaning for Festival events (1980 estimate $8,800) are the responsibility of the Sea Festival Committee. The increased popularity of the Festival will likely result in an increase in costs to City Departments in future years.

RECOMMENDATIONS:

The Director of Social Planning recommends that City Council:

(1) Endorse a nine-day 1980 Sea Festival.

(2) Approve in principle a grant to the Sea Festival Society, an amount not to exceed $20,000, for music and recreation events, $10,000 of which will be provided to the Park Board budget for recreation programming and $10,000 to the Social Planning Department for the development of a music program; source of funding would be the 1980 Civic Festivals Program Budget.

Continued . . . .

Clause No. 1 Continued

(3) Endorse the measures outlined in this report for the 1980 Sea Festival aimed at rectifying problems which occured during the 1979 Sea Festival, subject to Park Board approval of a site for an entertainment/refreshment complex.

(4) Instruct the City Engineer, the Superintendent of Parks, and the Chief Constable to report back in 1980 regarding specific plans pertaining to parking, traffic control measures, and beach clean-up during Sea Festival activities, including any additional budget funds required.

The City Manager comments on the size and location of the event, as follows:

Members of Council and the public have suggested that the Sea Festival should be scaled down severely and maybe moved to another location.

In response to the emphatic letter from the Sea Festival Society (Appendix II), the Director of Social Planning is recommending continuation of a nine-day festival. He has concluded that although some dispersal is desirable, complete relocation is not possible.

The City Manager submits for Council's CONSIDERATION the choice between:

A. Approving the continuation of a nine-day event, as proposed by the Society, in which case Council should approve recommendations (1) through (4); or

B. Deciding on a much reduced Festival, lasting five or three days, in order to reduce the budget and the inconvenience to residents. In this case, Council should request staff and the Society to report back on program and budget for the reduced festival.

FOR COUNCIL ACTION SEE PAGE(S) 583

CONSIDERATION AND RECOMMENDATION:

2. Block 34 Parking Garage, 535 Richards Street

The City Engineer and the Director of Civic Buildings report as follows:

"The purpose of this report is to provide Council with more detailed cost estimates for the garage, to request funds to proceed with working drawings, and to authorize additional garage components.

I. BACKGROUND

On September 12, 1978 Council approved the following recommendation with regard to this project.

'City Council APPROVE the relocation of the parking component of the proposal (Urban Park on Block 35) to a multi level garage development on Block 34 and direct the City Architect to put forward names of candidates for Council appointment to design the garage structure, the details on funding for the garage development to be reported to City Council after the design has been completed.'

It was proposed at this time to provide 386 car spaces and it was suggested the Parking Structure contain new offices for the Downtown Parking Corporation at street level to meet the objectives of the Downtown District Policies to encourage appropriate interest and activities on pedestrian streets.

Continued . . .

Clause No. 2 Continued

On December 12, 1978, design consultants were appointed and on June 21st Council were advised of a cost estimate of $2.567 M for the structure which included a public washroom and office space for the Downtown Parking Corporation in order to review the capital money involved in this and the Gastown Garage. Council were advised that the estimate was preliminary and resolution of design issues may result in increased costs.

On July 23, the Development Permit Board considered a Preliminary Development Permit for the design. Approval was given in principle to the garage but the Board recommended that a complete Development Permit application take into account comments of the Urban Design Panel and staff of the Central Area Division of the Planning Department. They did not consider that the provision of offices met the Planning Guidelines for this block of Richards Street where retail activity is encouraged at street level. They recommended that the structure contain retail space designed to be accessible from a number of points along the sloping sidewalk of Richards Street. They also suggested consideration be given to the relocation of the car entrance to the north of the site to remove it from a location opposite the proposed park on Block 35 and to consider appropriate design solutions to screen the roof top parking.

Accordingly staff agreed to the Downtown Parking Corporation offices being located in rented space elsewhere and the Architects were required to redesign the garage to take into account the comments of the Urban Design Panel and Central Area Planning Group.

On November 13th the Development Permit Board approved revised plans for this project subject to some minor conditions. The revised proposals provide for 399 car spaces, approximately 1,600 sq. ft. of retail space in 3 separate stores each stepped to follow the slope of Richards Street, roof top screening and planting and public washrooms at street level. It was found impossible to relocate the car entrance to the north of the structure as recommended without suffering severe penalties for the economics and operation of the garage, and without creating traffic problems on Richards Street and at the Pender Street intersection. The Development Permit Board agreed that this relocation was not necessary.

II. COSTS

The following is a breakdown of costs of various components as presently approved by the Development Permit Board, inclusive of consultant fees and construction costs appropriately escalated for inflation to a March 1980 construction start.

(1)	Basic structure accommodating 386 vehicles as originally proposed in 1978.	$2,402,500 *
(2)	Provision of retail stores with canopies at street level as required by the Downtown Planning Guidelines (loss of car parking is 13 spaces including mechanical room on lower levels). The Supervisor of Properties and Insurance advises that revenue from rentals may be expected of approximately $6.00 per sq. ft. per year = $9,600 per annum. The economic return needed is about $14 per square foot to pay off the capital investment in 25 years. Originally, new D.P.C. offices were planned for the garage. During the development permit review process the inclusion of offices was not approved and retail space was required. The ability to rent the small retail stores is questionable and this was expressed. However, the Development Permit Board considered retail presence a necessity, and a cost factor to be accepted in building the garage in the downtown area.	$ 201,600

Continued . . . .

Clause No. 2 Continued

(3)	Roof top screening and lanscaping was required by the Urban Design Panel and Development Permit Board. This is a costly design feature and results in the loss of 2 car parking spaces.	$ 106,400
(4)	Public washrooms at street level with loss of 2 car parking spaces. The possibility for inclusion of this item was requested by Council and is referred to later in this report	$ 96,900
(5)	Additional 13 parking spaces which result from an additional ½ level of parking required to accommodate spaces lost to retail, washrooms, and roof top treatment. A complete ½ level of parking (30 spaces) was added in total.	$ 80,600
	Total estimated project cost	$2,888,000

NOTE

(1) The original estimate presented to Council in 1978 was 1.83M which did not include washrooms, retail space, or roof top treatment. This estimate inflated to March 1980 on the same basis as the estimates for the present proposal would be $2.478M

(2) The higher capital cost of the proposed garage as approved by the Development Permit Board, due to inflation and additional components will be recovered over the life of the garage along with a small financial return on the investment. Operating expenses will still be covered by revenues.

III. FUNDING

It is proposed to report to Council more precise estimates when tenders are received. Provision for funding on the anticipated costs is as follows:

Parking Sites reserve	$960,436
B.C. Hydro re Block 35	700,000
Down Town Parking Corporation profit 1979	250,000
Other parking profits (1979)	300,000
Repayable advance from P.E.F.	580,664
Source of funding re washrooms to be reported at time of tender	96,900
	$2,888,000

IV. WASHROOMS

When the original report was approved, Council requested that the possibility of including washrooms in thedesign be examined. The washrooms proposed contain two toilet fixtures for men and women. One toilet in each is designed for the handicapped. All fixtures will be of high quality vandal proof variety and the toilets will be finished in materials to ensure minimum maintenance. Council has directed that no toilets be provided in the Park on Block 35 across the street and it is anticipated this proposal will provide a high degree of amenity for users of the Park in addition to garage users.It is proposed that they be open and under the control of the parking attendant only while the attendant is on duty from 8 a.m. to 6 p.m. each day. The operating cost is estimated at $3,000 per annum. The option for the inclusion of these washrooms is submitted for Council CONSIDERATION. Director of Civic Buildings recommends their inclusion.

The City Engineer notes that public washrooms operated by the City are available within three blocks of the garage, and questions therefore the need to include them in the garage. The funds for annual operating costs should be provided from other than garage revenues.

Continued . . . .

Clause No. 2 Continued

V. Columbia Cordova Parking Garage

On October 16, 1979 Council approved cost estimates totalling $2,533,600 for the Columbia Cordova Parking Garage, and authorized additional funds amounting to $10,000 for the provision of public washrooms. The estimates were based on the low tender of Bird Construction Co. Ltd. to whom Council awarded the contract in the amount of $2,297,500. When the bidding documents were being prepared, it had been mutually agreed with the consultants that the tenders and contract should include a contingency sum of $40,000 to provide for construction contingencies, this figure being approximately 2% of the estimated cost. It was discovered after the contract was awarded that through an oversight bidders had not been required to include any contingency sum in their tenders.

The approved estimates included an allowance of $5,000 for contingencies, that provides for contingent additional items and costs related to work not included in the building contract.

There is therefore a contingent shortfall in the funds that have been provided for the project, and an apparent need for additional appropriation to provide for normal construction contingencies. It is recommended therefore that the appropriation for contingencies be increased by $40,000 for this purpose.

The Director of Finance advises that, if Council approves the foregoing increase, the amount of the advance from the Property endowment Fund that is required for parking garage construction will increase by a corresponding amount.

FOR COUNCIL'S CONSIDERATION:

A. Approve the inclusion of public washrooms in the Richards Street garage. If approved, the source of funds is to be reported on at the time of tender award. The annual operating cost to be budgeted annually in the revenue budget.

IT IS RECOMMENDED THAT COUNCIL:

B. Approve the garage development for 399 parking spaces as submitted to the Development Permit Board; this is 13 more than planned originally. Funding to be according to the summary outlined above.

C. Approve the provision of roof top treatment at an additional cost of $106,400.

D. Approve the provision of retail space at street level at a premium cost of $201,600.

E. Approve expenditure appropriation in the amount of $150,000 required for the preparation of working drawings and contract documents for the Richards Street parking garage less $40,000 already appropriated for a net additional approval of $110,000.

F. Authorize the calling of tenders for the Richards Street Garage.

G. Approve a contingency sum of $40,000 being appropriated for the Columbia-Cordova garage and to increase the repayable advance from the P.E.F. accordingly to $620,664. "

The City Manager submits for CONSIDERATION Item A, and RECOMMENDS approval of Items B to G.

FOR COUNCIL ACTION SEE PAGE(S) 552

FINANCE MATTERS

INFORMATION

1. Appointment to Technical Planning Committee of the Greater Vancouver Regional District for the Year 1980

The City Manager reports:

"I have been requested by the Greater Vancouver Regional District to appoint a member of City staff to serve on the Technical Planning Committee of the GVRD for the year 1980.

The Technical Planning Committee is composed primarily of staff representatives of various provincial ministries and of member municipalities. It is established under Section 798(b) of the Municipal Act to: (a) advise the Regional Board on planning matters referred to it by the Board; (b) act as liaison between the administration of the Regional Board and the respective ministries of government and the member municipalities.

I have advised the GVRD that the Director of Planning will continue as the City's appointee to the Technical Planning Committee and that he will be represented in committee deliberations by the Associate Director for Overall Planning, Ted Droettboom. Mr. Droettboom has represented the Director of Planning on the Technical Planning Committee since 1977 and for the past two years has served as the Committee's chairman."

The City Manager submits the above report for the INFORMATION of Council.

RECOMMENDATIONS

2. 1979 Borrowing Program

The Director of Finance reports as follows:

"As part of the normal borrowing program for 1979, two debenture by-laws are presented to Council this session for approval. The capital purposes being funded are from the following authorities:

$7,500,000	1976-80 Sewer Capital Program
$2,500,000	1977-81 Five-Year Capital Program ($1,000,000 Firehalls) ($1,000,000 Street Lighting) ($ 500,000 Refuse Disposal)

The $7,500,000 debenture for sewer purposes is a 12% 20-year serial debenture, to be sold to the Capital Financing Fund at par. The $2,500,000 debenture is a 12% 10-year sinking fund debenture, also to be sold to the Capital Financing Fund at par. Both debenture issues are to be dated December 4, 1979 and contain semi-annual coupons and to be callable in whole or in part.

All of the capital purposes have been previously approved by Council.

I therefore recommend:

THAT Council approve the financing as described in this report and approve the two debenture by-laws submitted by the Director of Legal Services this day."

The City Manager RECOMMENDS the foregoing report of the Director of Finance be approved.

3. City Hall Renovations - Engineering Department

The Director of Civic Buildings reports as follows:

"In the space reorganization program in the main City Hall building which has been underway for the past several years there are four floors assigned to the Engineering Department that have still to be renovated.

Council approved $20,000 in the 1979 Supplementary Capital Budget for the work. At the time of submitting the request for these funds, the full scope of the work was not appreciated and the allowance is insufficient to complete all four floors.

The two top priority floors for alteration are the 6th and 9th, for which we now have an upset cost of $17,000 for the work. On the 9th floor we should also consider the question of carpet as this floor will be an open area occupied by the Engineering Department clerical pool. The City Engineer requests that this area be carpeted for acoustic control as a high priority.

The Director of Civic Buildings RECOMMENDS that this area be carpeted because of the high noise level and open concept. Council has approved carpet for similar heavy noise areas and the departments concerned have reported back that carpet has provided very beneficial acoustic treatment.

It would be most economic to carry out the carpeting at this time. Should Council not approve this item it will be a request for consideration in the Engineering Department 1980 Budget submission. The cost will be $4,000 for a total of $21,000 leaving a shortfall of $1,000.

The remaining floors to be altered are the 5th and 10th. The plans for these have not been finalized to this date but we believe the cost will probably be approximately $18,000 and will be the subject of a request in the 1980 Supplementary Capital Budget.

The Director of Finance advises that funds are available from the 1979 Supplementary Capital Budget.

It is recommended that Council approve:

A. That the 9th floor of the City Hall main building, which will be utilized as the central clerical area for the Engineering Department, be carpeted.

B. That the work as outlined in the body of this report for the 6th and 9th floors be approved and the additional amount of $1,000 be approved from the 1979 Supplementary Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

4. Amendments to By-Law No. 4162 - a By-Law relating to the Operation and Maintenance of the Cemetery

The Medical Health Officer reports as follows:

"The last rate increase for interment fees at Mountain View Cemetery was approved by Council in February, 1978. Current rates, due to the increase of labour costs in 1979-80 are inadequate in recovering all costs associated with interment.

It is proposed to increase rates as shown on Schedule A attached. The rate increase at this time is 17% and the cemetery superintendent indicates that another review should take place in the fall of 1980.

The Director of Legal Services has reviewed and is in agreement with this amendment to By-Law 4162 - Schedule A.

Upon Council acceptance of the recommendations of the Medical Health Officer, the Ministry of Consumer and Corporate Affairs (Cemeteries Act Division) will be sent certified copies of Council's action for information review and concurrence.

Your Medical Health Officer recommends that:

A. Cemetery fees and charges be increased as shown in Schedule A.

B. The Director of Legal Services be instructed to prepare the necessary amendments to the By-Law."

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 553

PERSONNEL MATTERS

RECOMMENDATION

1. Engaging Staff on a Contract Basis

The Director of Personnel Services reports as follows:

"At its meeting on November 20, 1979, City Council approved a recommendation of the Standing Committee on Finance and Administration that the City Manager be authorized to use contract medical staff in the Health Department and to approve contracts for medical personnel within the constraints imposed by established salary ranges and fringe benefit costs.

The reason for recommending contract employment for medical staff was to enable the City to recover overhead for physicians who are presently employed sessionally. However, this type of employment has a general applicability and to have it readily available for other professional and administrative positions would provide us with a flexibility in recruitment which would be advantageous.

From time to time we encounter job applicants who express a strong preference for contract employment for one reason or another. In other cases the nature of the work assignment of the position is such that a contract arrangement would be preferable e.g. when it is a specialized assignment of a limited term.

There have been a number of instances in the past where such arrangements have been approved individually by special report to Council. This is cumbersome and does not allow us to react quickly enough in situations where an applicant may be choosing from among one or more alternative jobs. It would be preferable if we could respond in such circumstances administratively with a minimum of delay.

As with the medical staff, such contracts would have to be limited in cost to the approved salary range for the position plus the value of fringe benefits. Also, any contract entered into would naturally have to be drawn to the satisfaction of the Director of Legal Services.

I therefore recommend that:

A. The City Manager be authorized to approve the use of contract staff within the establishment of excluded and senior staff positions.

B. The City Manager be authorized to approve individual contracts for personnel filling such positions, the cost not to exceed the established salary range for the position, including fringe benefits.

C. Such contracts be subject to the satisfaction of the Director of Legal Services and the Director of Personnel Services."

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 553

PROPERTY MATTERS

RECOMMENDATIONS

1. Establishing a portion of City-owned lands for Street Purposes

The Supervisor of Properties reports as follows:

"A recent search of Land Registry Office records reveals that the City has title to 'The West seven feet of Lot 4 of Lots 14 to 17, Block 8, District Lot 325, Plan 2203.' This property forms part of Granville Street North of 70th Avenue; however it has never been formally established for street purposes.

To resolve that situation the City Engineer has requested the Supervisor of Properties to arrange for this property to be formally established for street purposes.

It is therefore recommended that the West 7 feet of Lot 4 of Lots 14 to 17, Block 8, District Lot 325, Plan 2203 be established for street purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Renewal of Lease - S/S Fifth and N/S Sixth Avenues East of Fir Street

The Supervisor of Properties reports as follows:

"City-owned property located on the South side of Fifth Avenue and the North side of Sixth Avenue, East of Fir Street, legally described as Lots B and F of Lots 2 to 8, 17 to 20, 22 and 23, Block 270, D.L. 526, is reserved from sale because of its location beneath the Fir Street ramp to the Granville Bridge. It has been leased to Mor-Tex Sales Ltd. since 1957 for storage and parking.

The current lease expired on October 31, 1979, and the City Engineer has no objection to a renewal.

The lessee was paying a rental of $50.33 per month, plus an amount equivalent to taxes, which resulted in a total monthly rental for 1979 of $333.42. In March of this year, Council approved a policy of charging a flat rental inclusive of taxes for lands with restricted use rather than charging an amount plus taxes. Negotiations have been carried out with the lessee under the new policy, and agreement has been reached on a monthly rental of $365.00 inclusive of taxes. The term is for ten years from November 1, 1979, with rental review every 2½ years, and a right to cancel on six months' notice.

It is recommended that the Director of Legal Services be authorized to prepare a lease of Lots B and F of Lots 2 to 8, 17 to 20, 22 and 23, Block 270, D.L. 526, situated on Fifth and Sixth Avenues, East of Fir Street to Mor-Tex sales Ltd. reflecting the general terms set out in this report and other terms agreed to in negotiations, all subject to the agreement being drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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3. Sale of City-owned Property -
N/S 3500 Block East 47th Avenue

The Supervisor of Properties reports as follows:

"On November 6th, 1979, and under the authority of the Property Endowment Fund Board, the following-described City-owned lands were advertised for sale. Tenders were opened in public at 9:30 a.m., Monday November 26th, 1979.

It is recommended that the following offers to purchase, being in each case the highest offer received and representative of current market value, be accepted and approved under the terms and conditions established by Council.

Lots 98 and 99, NE¼ D.L. 339, Plan 17883 - N/S 3500 Block East 47th Avenue
-Zoned RS1 - Single Family Dwelling District

Name	Lot	Approx. Size	Sale Price	Terms
Hildebrand Construction Ltd.	98	45.5' x 154'	$51,175.00	City terms at 16%
Sime Zunic	99	45.5' x 154'	$50,050.00	Cash "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Offers to Lease (Prepaid) -
Locarno/Jericho Block 129

The Supervisor of Properties reports as follows:

"Under Council's authority, eight of the City-owned lots in the Locarno/Jericho area were advertised for lease and the public advised that bids would be received on the basis of a 60-year, pre-paid lease. Tenders were opened in public at 9:30 a.m. Monday November 26th, 1979.

It is recommended that the following offers to lease, being in each case the highest offer received and representative of current market value, be accepted and leases entered into; and that the lease documents be drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties and in accordance with the terms and conditions as generally set out in the Lease Specifications,and in the draft form of lease which was made available to prospective tenderers.

Clause No. 4 Continued

"Lots D and E, Block 129, D.L. 540, Plan 17354; and
Lots F and G, Block 129, D.L. 540, Plan 17680
- Zoned RS-1 - Single Family Dwelling District

Lessee	Lot	Approx. Size	Prepaid Amount	Terms
Menkis Construction Ltd.	D	60' x 95'	$77,800.00	City terms at 16%
Menkis Construction Ltd.	E	60' x 95'	$72,200.00	City terms at 16%
Menkis Construction Ltd.	F	60' x 95'	$78,100.00	City terms at 16%
	Subject to a Public Utilities Easement over east 3 metres.			
Menkis Construction Ltd.	G	60' x 95'	$73,200.00	City terms at 16% "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

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MANAGER'S REPORT

November 30, 1979

TO: Vancouver City Council

SUBJECT: Orpheum Lobby Expansion

CLASSIFICATION: RECOMMENDATION

The Director of Civic Buildings reports as follows:

"At its meeting of May 15, 1979, City Council approved ten recommendations concerning the Orpheum Lobby expansion, among them:

- The appointment of Architects;
- The establishment of a Users' Committee;
- Appropriation of funds to cover preliminary costs to an amount of $400,000;
- The Director of Finance to report to Council before tender call on the total financing available, projected cash flow, and the need for interim financing.

The budget submitted to Council was $2,500,000, comprising:

		Sources:	
Land	$ 350,000	City Land	$ 350,000
Architect's Fees	150,000	Private & Users' Fee	750,000
Cost of Building	2,000,000	Province	1,000,000
	$2,500,000	Restaurant	400,000
			$2,500,000

Since the cost of building and architect fees are interconnected, they can be combined and termed "construction cost". The budgeted construction cost was therefore $2,150,000.

Preliminary design is now complete. Although Council requested a further report at the time of going to tender (about three months hence) on funding and cash flow, we are approaching Council at this time to seek approval for an increase in the budget. It was felt this question should be settled now, rather than risk major changes after completion of drawings.

After approval of the May, 1979 report, the Users' Committee immediately initiated a program of frequent meetings with the Architect until a satisfactory preliminary design was achieved near the end of last July. The task was especially challenging because of the particular difficulties in integrating the addition with the existing building, from the points of view of both architectural and physical connection, all hopefully within the established budget.

The Committee and the Architect are confident that due to the intensive effort of both parties, the design that has emerged is the best possible solution within the existing physical and economic constraints. A model and drawings illustrating the proposed addition will be on view in Committee Room No. 1 before the Council meeting.

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The design includes the following features:

- A new protected entrance is proposed on Smithe Street with good access for the handicapped. A new coat checking facility is located near this entrance;

- The existing lobby space is virtually doubled and, with the alteration of the Grand Foyer, crowding in the existing narrow spaces will be virtually eliminated;

- Washroom facilities for women will be doubled; those for men increased by 20 per cent. Washrooms for the disabled are increased from one to three, and will be available on two floors;

- The atmosphere will not conflict nor compete with the existing ornate design, but will complement it in a pleasing way;

- There will be access for disabled to three levels of the lobby;

- The proposed new mechanical system will bring both comfort and efficiency levels up to modern standards for both old and new lobby areas;

- The fire safety of the existing lobby will be upgraded;

- There will be space for leased premises, possibly a restaurant, at the basement level.

A new construction cost estimate has been prepared by quantity surveyors. Including a small contingency allowance, that estimate is now $2,500,000--an increase of $350,000 from the original estimate, which was based on a very preliminary proposal. The following are the major factors in the cost increase:

- Close to $100,000 will be needed to upgrade the life safety of the existing lobby--a cost that was not foreseen at the time of the original estimate;

- Alterations to the existing Foyer, providing space where it is most critically needed, will enhance the effectiveness of the addition a great deal in proportion to the cost of about $70,000 involved;

- Structural costs are higher than anticipated because of the complexity of floor levels required to blend with the existing situation;

- The allowance for inflation has increased due to a two month delay in the schedule.

The Committee and the Architect have searched for ways of reducing the costs by $350,000, but have concluded that this can only be done by a significant reduction in the quantity or quality of the project, including:

- A substantial decrease in usable lobby space;

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- Alteration of finishes to a quality not in keeping with the function of the building;

- A substantial decrease in the quality of electrical and mechanical services.

The result of such reductions will be a building that may disappoint both Council and the public. For this reason, the Committee decided to approach Council at this stage to request approval for the present design and an increase in the budget.

It is recommended that Council:

Approve an increase of $350,000 in the construction budget for the Orpheum Lobby extension to $2,500,000 with the understanding that such approval means that the $350,000 would come from the 1980 Supplementary Capital Budget."

The City Manager RECOMMENDS that the recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 554

MANAGER'S REPORT

DATE: November 27, 1979

TO: Vancouver City Council

SUBJECT: Advance Approval of 1980 Sewers Basic Capital Budget Funds for Final Phase of Sewer Separation in the Broadway/Granville/Burrard/16th Avenue - Area

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The 1980 Sewers Basic Capital Budget has not been presented to Council for approval. However, in order to carry on with important pollution control work and maintain continuity in our sewer construction program, it is necessary to obtain approval of funding for a project in advance of the approval of the 1980 Capital Budget.

In 1978 work started on the first phase of sewer reconstruction and separation in the area bounded by Broadway, Burrard, 16th Avenue and Granville. The progress of construction has been faster than anticipated and Phase II (of 3 Phases) is nearing completion. Advance approval will permit work to continue virtually uninterrupted on Phase III (final phase) of this project and avoid the expense of moving men and equipment to a new site and then back again. The estimated cost of the final phase is $900 000.

The foregoing work is part of the 1976-80 Capital Program.

Sewer capital funds do not require voter approval; therefore, Council's approval must include borrowing authority.

I recommend that $900 000 be approved in advance of the 1980 Sewers Basic Capital Budget for the work described above and that borrowing authority for this amount be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 555

MANAGER'S REPORT

DATE November 28, 1979

TO: Vancouver City Council

SUBJECT: False Creek Community Facility-Granville Island

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

"Purpose

The purpose of this report is to recommend financing for the remaining one third of the budget.

Background

City Council, at its meeting on June 12, 1979 approved the location of the False Creek Community Facility in the former Tyee Building No. 79 on Granville Island, subject to a satisfactory lease agreement for the building, that the capital cost shall not exceed $650,000 and that the funding of the Community Facility be as follows:

MIG funds	$400,000
1978 Supplementary Capital	33,000
Recreational Facilities Grant	217,000
	$650,000

with the expenditure of these funds being subject to report back to Council on detailed budgets and subject to approval of the RFAP Grant.

Approval by Council at its meeting on June 12, 1979 also covered the appointment of an architectural firm, Downs Archambault +Davidson Johnston, a policy for selecting a contractor by means of a curriculum vitae competition and the principle of a 'Joint Planning' management and operating agreement.

Since then, a contractor, Grantham Construction Ltd., has been selected and, has worked closely with the architects, False Creek Development Group, Park Board staff and representatives of the False Creek Community Association, in helping to produce a design which is satisfactory and is within budget.

The design of the building has been approved by the Granville Island Trust, approved by the Development Permit Board on October 29, 1979 and a Building Permit has been applied for.

The project cost established for this Community Facility is as follows:

Capital improvements to existing building	$508,000
Simple ramp and floating dock	15,000
Furniture	47,000
Fees	30,000
Lease (prepayment over 60 years)	50,000
Total project cost	$650,000

The contractor will guarantee the capital improvements at $508,000 provided that construction can commence in early December, 1979.

Funding

As noted earlier in this report, expenditure of these funds (except the $33,000 for fees approved as 1978 Supplementary Capital) are subject to report back to Council on detailed budgets and subject to approval of the RFAP Grant.

Unfortunately, the $217,000 requested as a RFAP Grant was rejected by the Province.

We have investigated the possibility of reducing the capital budget by $217,000 to $433,000 but have concluded that the result would be inadequate to function as a useful Community Facility.

The alternatives are to either not go ahead with the project at this time or find additional sources of capital funding.

The False Creek Development Consultant and the False Creek Community Association believes that the reason for wanting the Community Facility is justified, in that it will provide an essential focus to cater to the social and passive recreation needs of the community, and strongly recommends searching for alternative sources of capital funds of one third of the total capital cost.

A report is being prepared by City staff for City Council to determine whether to appeal the rejected RFAP application for the False Creek project and all other City projects which were rejected or whether to apply again in 1980.

Meanwhile, the False Creek Community Association have applied separately to the Provincial Secretary for the one third funding of $217,000 through the Lottery Fund. This application is currently being processed by the Province who have written indicating that it will be early in 1980 before a decision can be reached.

Another alternative source of funding is MIG, but there are currently insufficient MIG funds.

The problem is timing. As reported above, the appointed contractor is willing to hold his price provided that work can commence in early December, 1979, but before instructing the contractor to commence construction, we need to confirm a source of funding.

It is a RECOMMENDATION of this report that the interim source of funds for $217,000 be Revenue Surplus pending final source of funds to be approved in 1980.

The advantage of this procedure is that construction can proceed under a contract which will bring the project to completion within budget and within an appropriate time scale of six months.

As construction proceeds, the alternative sources of funds will become known and a recommendation will be made to Council to approve the final source of funds in 1980, which would be either Provincial funding through RFAP or Lottery Fund or City funding through MIG and/or others.

Recommendations

The False Creek Development Consultant recommends that:

a) The source of funding for the False Creek Community Facility be approved as follows:

MIG funds	$400,000	
1978 Supplementary Capital	33,000	(previously approved)
Revenue Surplus	217,000	(interim funding)
Total	$650,000	

b) The False Creek Development Consultant and Director of Finance report back on final source of funding for the $217,000, when alternatives are known in 1980.

c) The False Creek Development Consultant be authorized to advise the contractor to commence construction as soon as the appropriate Building Permit is issued."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

FOR COUNCIL ACTION SEE PAGE 555

MANAGER'S REPORT

November 29, 1979

TO: Vancouver City Council

SUBJECT: False Creek - Area 10 B - Development Group and Consultant's Budget

CLASSIFICATION: Recommendation

The False Creek Development Consultant reports as follows:

"Purpose

The purpose of this report is to recommend approval of the funding of the False Creek Development Group budget for 1979 for False Creek, Area 10 B to the extent anticipated by Council in March this year, and for funds for outside Consultants.

Background

City Council, at its meeting of August 1, 1978 dealt with False Creek, Area 10 B Concept Plan Refinements prior to a subsequent Public Hearing to adopt the Area Development Plan By-law for False Creek, Area 10 B.

During discussion about the Concept Plan Refinements, the Front End Expenditures were identified as follows:

		Estimated Cost
a)	City Costs (to be recovered through all ground leases)	
1.	Front End Costs to date	$1,102,896
2.	Retaining wall at promenade	568,835
3.	Utilities	353,000
4.	Streets	123,000
5.	Promenade, Piazza, Walkways	327,500
6.	Entry Park 1st Ave. and Fir Street	120,000
7.	Land exchange	185,000
8.	Consulting & development costs	300,000
9.	Contingency	175,000
10.	Utility relocation	30,000
11.	Transit link	17,000
		$3,302,231

The Director of Finance pointed out that he was prepared to accept these estimates, noting that they do not include for provision of parking, which is to be separately funded by a developer or parking operator and recovered through lease or sale of individual parking stalls.

The estimates did not include any costs which may be required as a result of negotiation with National Harbours Board which were not known at that time but have now been estimated roughly at $300,000 which is to be added to the City costs for recovery through the ground leases.

The City Engineer was satisfied with the figures but pointed out that some of the cost of road improvements required at 4th/Fir Street could be assessed to Area 10 B. This figure has now been estimated for Area 10 B as $95,000, which will be found by reducing the contingency and by reducing the allowance for item 6 of City Expenses, related to the Entry Park at 1st/Fir Street.

The Director of Finance reported to the August 1, 1978 meeting that the front end costs to date of $1,102,896 plus funds in the amount of $285,000 had been spent or allocated and that he anticipated that the Property Endowment Fund could provide the remaining capital funds of $2,000,000 plus.

The current status of the funding is as follows:

Total projected capital budget (City costs)		$3,602,231
Funding approved to date:		
-Front end costs to date	$1,102,896	
-Consultant's fee for original scheme	40,000	
-Consultant's fee-Conceptual Plan	50,000	
-Road access to Parcel X	15,000	
-Extra costs of foundations (Parcel X)	60,000	
-Relocation of Western Outboard facilities	100,000	
-Fees for preliminary Western Outboard scheme	10,000	
-Street and utility work on adjacent piazza	30,000	
-Street and utility work on adjacent street	20,000	
-Sewer from 10 A (10 B share)	111,460	
-Fees for refinements	10,000	
Total approved to date		1,549,356
Funding requested in this report:		
-Consulting fees	35,000	
-False Creek Development Group	50,000	85,000
Balance to be funded		1,967,875

b) Developer Costs (to be the responsibility of the Market Developer and to be confirmed by the Developer)

1.	Edge conditions and liner	$ 638,400
2.	Excavation to create water	233,332
3.	Weir to maintain low tide	205,000
4.	Waterfront walkway, bridges & floats	99,800
5.	Contingency & inflation water areas	293,000
		$1,469,532

The market developer is satisfied and prepared to undertake the market components on the basis of these estimates and divisions of cost.

Ongoing Development

City Council at its meeting on June 12, 1979, authorized the False Creek Development Consultant to spend up to $10,000 to achieve the refinements to the plan for Area 10 B, to be part of the Front End Expenditure budget, all of which is to be recovered through the ground leases.

The refinements referred to included simplifications and economies to the "islands" and "bays", revised entrance/exit requirements, changes in the site boundaries as a result of legal survey and possible changes to the shape of the National Harbours Board property.

The consultants have undertaken most of this work and the refinements appear to have produced more workable and possibly more economical solutions. Also, as a result of marketing and design investigations by Daon and the False Creek Development Group, there is a possibility of a simplification of the "island" concept, with consequent design and financial advantages in access, parking and edge conditions.

The objective will be for the False Creek Development Consultant to refine and up date the estimates of the Front End Expenditures in accordance with refinements to the plan and, together with the Director of Finance, negotiate the land lease values with the market developer. The ground lease rates will be set to recover at least the City's Front End Expenditures.

Meanwhile, an agreement has been reached between Western Outboard Ltd. and a developer, Andre Molnar, to develop the relocated Western Outboard Ltd. property. This is planned in one phase rather than in the two states originally envisaged by Western Outboard Ltd. with construction to start in the Spring, 1980 and for completion in Spring, 1981.

This time frame is entirely satisfactory, in fact better than had been anticipated by the False Creek Development Consultant.

The repercussions, however, are that the design work on the City's development in Area 10 B needs to be in an advanced stage later this year or early 1980, and amendments to the Area Development Plan may need to be made.

Within the anticipated development costs of Area 10 B, the total consulting and development budget is $300,000 of which $100,000 has been approved to date.

The False Creek Development Consultant, therefore, requests approval of the following:

Request

A. Prior to the finalization of the design scheme and development budget, it is necessary to expend a further $35,000 in fees. This work is intended to provide the level of detail design to finalize Front End Expenditures, provide the basis for a legal survey and the basis for detail Engineering streets and utilities work.

B. The total approved 1979 operating budget for the Development Group is $195,784. This work primarily relates to Phase 2 but also relates to Area 10 B. Last Spring it was recommended that $50,000 of the funding of this budget be provided from Area 10 B. Action was not taken at that time to provide the funding, and it is now appropriate to fund the $50,000 from the Area 10 B budget.

The source of funds for these two requests will be the Property Endowment Fund.

Recommendations

The False Creek Development Consultant recommends that:

a) Consultant fees in the sum of $35,000 be approved in advance of the capital budget for Area 10 B.

b) Funding for operating expenses of the False Creek Development Group for 1979 which relate to Area 10 B, in the sum of $50,000, be approved.

The Director of Finance advises that, if approved, the source of funds will be the Property Endowment Fund."

The City Manager RECOMMENDS that the foregoing recommendations of the False Creek Development Consultant be approved.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

NOVEMBER 22, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 22, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Boyce Alderman Ford Alderman Kennedy Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. 7th Avenue Streetscape Improvement Project - Fairview Slopes Progress Report

The Committee considered a report of the City Manager dated November 1, 1979 (on file in the City Clerk's Office) regarding a 7th Avenue streetscape improvement project.

The report notes that the Fairview Slopes community carried out a survey in May, 1979 and identified three main concerns, namely: street appearance, availability of parking and through traffic. The community felt that there was an urgent desire to make progress with the streetscape design, therefore, a task force consisting of four residents were elected to represent the Community to work with a consultant, Planning and Engineering Departments.

The consultants, Rhone and Iredale Architects, have completed their study and their report is currently under review by the Community Task Force, Planning and Engineering Departments. A public meeting is still to be scheduled to present the scheme and cost implications to the community for approval. The community task force has expressed a strong desire to underground B.C. Hydro and B.C. Telephone services. This is presently being investigated by B.C. Hydro and B.C. Telephone, requiring an approximate six months detailed design period, after which City staff will require two months to review the undergrounding plan and make any necessary revisions to the streetscape design to suit the undergrounding requirements. Additional scheduling requirements of the local improvement process will result in anticipated construction implementation of the streetscape in the Spring of 1981.

RECOMMENDED

THAT the report of the City Manager dated November 1, 1979 be received.

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2. Kiwassa Land Use and Zoning

The Committee considered a report of the City Manager dated October 10, 1979 (on file in the City Clerk's Office) in which the Director of Planning reviews the existing zoning in relation to the long term planning goals for Kiwassa and proposes better methods of meeting these goals through amendments to the zoning.

The report details the existing situation with respect to:

- residential development
- light industrial development
- institutional uses
- Hastings Street development
- compatibility of industry and housing

Mr. D. Cornejo, Senior Area Planner, noted that there are three difficulties with the M-1 zoning that exist:

- There is a potential for large industrial buildings and potential noxious uses.

- An unfair situation exists with isolated lots.

- On Hastings Street a more logical zoning would be for general business/office type development with uses which relate to a major street.

The following policies were recommended for adoption:

Policy #1 -

The Kiwassa Neighbourhood continues to be designated as an area which contains a mixture of compatible industrial and residential uses.

Policy #2 -

In order to further stabilize the existing land use pattern in Kiwassa, the zoning of individual properties should continue to reflect the existing land use in each sub-area, with the exceptions noted in Policy 3.

Policy #3 -

The zoning of specified isolated properties should be changed, when the owners of those lots request such a change, to reflect the predominant land use within each sub-area.

Policy #4 -

The RT-3 Zoning Schedule should continue to apply to properties presently developed with residential uses in Kiwassa except as otherwise provided for in Policy #3.

Policy #5 -

Properties developed with industrial uses in Kiwassa (except as otherwise provided in Policy #3) should be zoned according to a schedule reflecting the existing low-rise buildings and the very light industrial character of the area, thus maintaining and reinforcing the existing compatibility between residential and industrial uses.

..../3

Clause No. 2 cont'd:

Policy #6 -

Industrial properties outside the N.I.P. boundaries for Kiwassa, but within the area generally considered part of the neighbourhood, be zoned according to the Schedule proposed in Plan Policy #5.

Policy #7 -

The zoning of the 1100 and 1200 blocks East Hastings should be reviewed within the context of the current study of general business districts in industrial areas and it should be changed to the type of zoning which is developed for these districts.

Mr. Cornejo noted that rezoning applications have been received for two residential properties (1245 and 1231-37 Frances St.) located within an industrial sub-area.

Since the property owners have initiated the request for rezoning, the Director of Planning supports approval of these applications, thereby removing the isolated lots which may serve as irritants to the predominant land use and in fact strengthening the stability of both types of land use within the sub-areas. The Kiwassa N.I.P. Committee has expressed opposition to approval of these rezonings as they feel the residential component in Kiwassa is in a precarious position at best, and therefore any reduction in the amount of residential land represents a chipping away at the whole and therefore a threat to the neighbourhood's stability.

Mr. Cornejo noted that the Planning Department is presently preparing several new industrial zoning schedules, one of which is intended to act as a buffer in areas where industry and housing are adjacent to each other throughout the City as well as preparing a "General Business" zoning, which will be applicable in several industrially zoned areas of the City, and which may be particularly appropriate for this portion of Hastings Street.

Mr. S. Fancy, Economic Development Manager, advised that since the proposed new industrial schedules are probably six months to one year away from enactment, it is premature to consider changing the boundaries of Kiwassa or the zoning on the 1100 and 1200 blocks of Hastings Street. He recommended that policies #6 and #7 be deferred until the new industrial zoning schedules have been presented to Council.

The Committee

RECOMMENDED

A. THAT Plan Policies #1 to #7 be adopted as statements reflecting the land use plan for Kiwassa.

B. THAT the Director of Planning be instructed to apply for the amendments to the Zoning and Development By-law as indicated in Policies 5, 6 and 7, at the earliest possible date.

C. THAT the rezoning applications for 1245 and 1213-37 Frances Street be referred direct to Public Hearing.

..../4

3. Sites C and D - Strathcona

The Committee considered a letter dated November 8, 1979 from Mrs. B. Lee, President, Strathcona Property Owners and Tenants Association, forwarding their report dated November 6, 1979 entitled, "A Proposed Development for Sites C and D" (on file in the City Clerk's Office).

Mrs. Lee presented the development plan noting that on May 15th Council resolved that S.P.O.T.A. submit a development proposal for the site. The proposal would contain:

- 40 units of Strata Family Co-op Housing (freehold)
- 60 units of Non-Profit Family Co-op housing (leasehold)
- 20 units of Senior Co-op housing (leasehold)
- Self-supporting Community Service Facility consisting of a medical/dental clinic and an adult day care.

  The density would be 30-40 dwelling units per acre of stacked townhouses with underground parking.

The Strathcona Property Owners and Tenants Association recommended that the report be adopted as a guideline for developments on Sites C and D, that they be approved as the overall developer for Sites C and D and that they be given a further six months to obtain necessary permits and proceed with development.

The Committee also had before them a report from the City Manager dated November 13, 1979 (on file in the City Clerk's Office) outlining the agreement in principle between S.P.O.T.A. and the Supervisor of Properties with respect to land price tenure and financing of a family housing proposal. In that report the Director of Planning indicates that as S.P.O.T.A.'s plan does not include any detailed architectural scheme of development, the concept of 30-40 units per acre can only be agreed to in principle.

The density proposed falls within the guidelines established for Sites C and D. Final approval of density will be dependent upon examination of the physical scheme of development. It should also be noted that the density should only be calculated based on that portion of the site devoted to housing, i.e., the space devoted to service facility would be subtracted from site area.

The Planning Department held discussions with persons interested in pursuing the development of an intermediate care facility. These persons were Mr. Harry Fan on behalf of the Villa Cathay Care Home Society and Mr. Ken Lee representing the Chinese Freemasons. In both instances these people were directed to discuss their proposals with the City of Vancouver Health Department to seek support for their proposals. To date, there has been no further information received in the Planning Department from the groups.

The S.P.O.T.A. submission has included the provision of a self-supporting Community Service Facility consisting of a medical/dental clinic and an adult daycare. In the Manager's Report of May 15, 1979 it was mentioned that the incorporation of such a facility might be worthwhile to consider. Again, the Director of Planning has not received any physical concept plan for the site and agreement for inclusion of such a facility can only be in principle.

Mr. K. Lee, Architect for the Chinese Freemasons Society, circulated a letter indicating that the Long Term Care Facilities Planning Committee supported the Society's proposal for an inter-

Clause No. 3 cont'd:

mediate care facility and the Society should contact S.P.O.T.A. to discuss the proposal and see how it fits into their comprehensive scheme. Also circulated was a letter from the Society to S.P.O.T.A. indicating the Society would like to work with S.P.O.T.A. to develop Sites C and D for the benefit of the community. He had not received a letter back from S.P.O.T.A. setting up a meeting to discuss the possible provision of intermediate care on Sites C and D.

The Committee noted that the Council resolution included a proviso for possible inclusion of 20% of the site for intermediate care. A member of the Committee indicated that hospitals are a Provincial responsibility -- if the intermediate care were developed on any other land the Province would have to pay full market value of the land.

The Committee agreed that the matter should be deferred for two weeks. In the interim the Director of Planning should chair a meeting of all involved parties to come up with the most appropriate plan for Sites C and D to best suit the long term goals of the Strathcona community.

Mr. R. Youngberg, Associate Director, Area Planning, noted that two weeks would not be enough time to report back to the Committee on details of land cost, density, etc., as the guidelines would change if there was other then family housing on the site. There are no actual plans developed on which to base decisions.

RECOMMENDED

THAT the Director of Planning chair a meeting of all involved parties with respect to the development of Sites C and D, with a report back to the Committee in two weeks time.

* * * *

The meeting adjourned at approximately 3:20 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 556

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 22, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 22, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari (Clause 1 only)

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meetings of Thursday, November 1st and 8th, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Status of Family Courts Project

As a result of a letter from City Council's Family Court Committee expressing delay over the start of construction by the Provincial Government of a new unified Family Courts Building, the Committee had before it for consideration a Manager's report dated October 24, 1979, on the status of the Family Courts project.

The report stated in part:

"The Provincial Government has not yet resolved which part of the Normal School site west of Cambie between 10th and 12th Avenues it proposes to use for the Family Courts project. Until this decision has been made, little work can proceed on the detailed planning necessary to support rezoning, development permit, and building permit applications. It should be noted that no rezoning or development permit application has yet been filed by the Provincial Government."

"The latest information from B.C.B.C. is that an evaluation report recommending the south site alternative has been completed by B.C.B.C. and transmitted to the Attorney-General with a request for an early response."

Appearing before the Committee on this matter were Mr. R. Viggers of the B.C. Buildings Corporation, Mr. B. Palmquist of the Attorney-General's Department, Mr. Patrick Graham of the City's Family Court Committee and Mr. J. Winsor of the City Planning Department.

Continued . . . .

Clause No. 1 Continued

The Provincial representatives advised the Committee they have now reached agreement that the new courts building should be located on the northwest corner of the Provincial property west of Cambie between 10th and 12th Avenues. They estimated design for the new building should be finalized by January following which a cost estimate will be made and an application sent to the Provincial Treasury for the necessary funds.

Mr. Winsor of the Planning Department indicated the department prefers the southern portion of the site for the new building and pointed out that the southeast corner may have created traffic problems because of its close proximity to the busy intersection of 12th and Cambie.

Mr. Graham of the Family Court Committee reminded the Committee it had been advised last May by the Attorney-General that construction was to commence in August or September of this year and be completed in August of 1980. Mr. Graham added he has little faith in the scheduling proposed by the Provincial representatives and also pointed out that he has not yet been invited to any meetings of the Courts Users Committee which Provincial representatives had promised earlier this year they would do.

Mr. Palmquist of the Attorney-General's Department replied there had not been any meeting of the Users Committee in recent months and said Mr. Graham would be invited to attend future meetings of that committee.

Following discussion, it was

RECOMMENDED

THAT the Chairman of City Council's Community Services Committee write the Attorney-General and the Minister of Finance voicing concern over the delays in construction of a new Family and Juvenile Courts building and urging them to make provision for the new building in their budgets and to expedite the project.

2. Immigrant Services Centre Funding

The Committee had before it for consideration a Manager's report dated November 14, 1979, in which the Director of Social Planning and the Medical Health Officer reported on the operation of the Immigrant Services Centre, 8165 Main Street, which serves the immigrant population with a full time staff of six persons: four funded by the Federal Employment and Immigration Commission and two health workers funded by the City.

The report pointed out that from January 1st to October 31st, 1979, the Centre provided counselling and other assistance to 7,439 persons, provided information over the telephone to approximately 29,000 persons and provided cultural orientation courses, citizenship classes, English classes, summer enrichment programs, health screening tests and immunization against diseases, prenatal classes and a child development program.

In 1979 the Federal Government contribution to the Centre's operating costs was $85,681, while the City of Vancouver contributed $69,980.

Continued . . . . .

Clause No. 2 Continued

The report went on to explain a shift in the funding arrangements with the following comments:

"In 1979, the Provincial Ministry of Labour was designated as the Department to have responsibility for immigrant services. Social Planning staff have had discussions with Ministry of Labour staff who have expressed interest in receiving a grant request for the Immigrant Services Centre for the fiscal year April 1st, 1980 to March 31st, 1981. The Management Coordinating Committee has agreed that the operating costs (formerly funded by the City of Vancouver) and the staff positions of Coordinator, Crisis Worker, Community Worker and Receptionist be included in one budget and this be submitted to the Settlement Branch of the Employment and Immigration Commission and the Provincial Ministry of Labour.

The request will be that the total budget be shared equally by the Commission and the Ministry.

Since the request to the Federal and Provincial Governments will be for funds commencing April 1st, 1980, the Social Planning Department is recommending that the City continue the funding of the operating costs for the three month period January 1st, 1980 to March 31st, 1980 with the expectation that the operation of the Centre, except for the two health positions, will be cost shared by the Federal and Provincial Governments as of April 1st, 1980.

In discussions with the Medical Health Officer for the City of Vancouver, it has been agreed that the Social Planning Department request a continuation of the public health nurse and the health aide interpreter for a three month period, January 1st to March 31st, 1980. The Medical Health Officer will evaluate the role of these two positions further and present a report to City Council in February regarding the total health needs of the immigrant population of the City of Vancouver. "

Appearing before the Committee on this matter were the City Medical Health Officer Dr. D. Kinloch and Ms. R. Shearer of the Social Planning Department.

Following discussion, it was

RECOMMENDED

A. THAT City Council approve an extension of the full time public health nurse and health aide interpreter for a three month period, January 1st to March 31st, 1980, at a total cost of $11,218.

B. THAT City Council approve the City's absorbing operating costs of the Immigrant Services Centre for the period January 1st to March 31st, 1980, in the amount of $8,311.

Continued . . . .

Clause No. 2 Continued

C. THAT City Council approve total funding of $19,529 in advance of the City's 1980 operating budget.

D. THAT the Medical Health Officer report to City Council in February 1980 on the status of the two health positions at the Immigrant Services Centre.

E. THAT City Council endorse the Immigrant Services Society request to the Canada Employment and Immigration Commission and the Provincial Ministry of Labour for funding of the Immigrant Services Centre from April 1st, 1980 to March 31st, 1981.

The meeting adjourned at approximately 2:00 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 556

III

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
TRANSPORTATION

November 22, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 22, 1979, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman Kennedy, Chairman
Alderman Harcourt
Alderman Rankin

ABSENT : Alderman Bellamy
Alderman Boyce

COMMITTEE CLERK: J. Thomas

The Minutes of the meeting of November 1, 1979 were adopted.

RECOMMENDATION

1. Pedestrian Crossing Conditions on Hastings Street at Kamloops St

The Committee had for consideration a Manager's Report dated October 23, 1979, (on file) in which the City Engineer reported on a request sponsored by the Hastings Chamber of Commerce for a pedestrian crossing signal at the intersection of Hastings and Kamloops Streets.

The City Engineer reported the intersection was located in the Hastings East shopping area which had a heavy concentration of pedestrian and vehicular activity. However, signals were located one block east and west of Kamloops Street and there were marked crosswalks at Kamloops Street identifying heavy pedestrian crossing activity. Although the intersection had a measured index above warrant level Council's policy was that pedestrian signals should not be installed within two blocks of an existing signal, nor should they be located where heavy turning movements may interfere with the safe operation of the crossing. On this basis the pedestrian signal could not be recommended.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, addressed the Committee and advised commercial activity was quite intense in this area of Hastings Street. Traffic volumes of 2500 vehicles an hour made this one of the highest traffic corridors in the city and there was some concern that added controls in an area already deficient in capacity would encourage motorists to use residential streets. The signal would represent a further obstruction to through movements on Hastings.

Mr. L. Drage addressed the Committee on behalf of the Hastings Chamber of Commerce and referred to a petition containing approximately 5,000 signatures favouring the pedestrian signal. He questioned statements contained in the report and cited instances in the downtown area where there were traffic signals at every block. One even had a mid-block crosswalk between two traffic signals. Referring to the low accident rate, Mr. Drage suggested it was low because people were too scared to use the crossing. Shoppers and

cont'd.....

Clause No. 1 continued:

employees on the south side of Hastings were not using the community parking lot on the north side for the same reason and the lot was not getting maximum use. Business was on the upswing in the area - as much as 30% in the past year and a half. More shoppers were being attracted to the area and the pedestrian crossing was needed.

Members of the Committee questioned Mr. Rudberg on synchronization problems that could ~~accrue~~ occur with a sequence of three traffic signals a block apart. Mr. Rudberg advised rewiring would involve approximately $5,000 in excess of the signal cost of approximately $20,000. An illuminated overhead crosswalk sign would cost between $1,000 - $1,500.

RECOMMENDED

THAT an overhead pedestrian crosswalk signal be installed at the intersection of Hastings and Kamloops Streets.

* * * * *

The meeting adjourned at approximately 4:05 p.m.

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IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

November 22, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, November 22, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Capital Grant Request - Y.W.C.A.

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated), wherein the Director of Finance reported on a request from the Y.W.C.A. for a capital grant of $400,000 to upgrade and extend their existing building at 580 Burrard Street. The total projected cost for this work is $1.2 million, and the request is for the City to contribute one-third of that amount. The balance of funding is anticipated from the Provincial Government Recreation Facilities Assistance Program - $400,000, and the Y.W.C.A. internal funds - $400,000.

The Director of Finance advised that if the Finance Committee considered a capital grant for these purposes, the recommended source of funding would be the Supplementary Capital Budget. However, as there is currently insufficient funds remaining in the unallocated 1979 Supplementary Capital Budget, it would be appropriate for this grant request to be considered in 1980 within the context of the 1980 Supplementary Capital Budget.

Ms. Cleta Herman, Y.W.C.A., attended the meeting and spoke to the Y.W.C.A.'s request.

During discussion, the Committee felt that the request should be approved in principle as a priority for 1980 and the Y.W.C.A. should submit a further report on background details and phasing in the project and scheduling the grant over a three-year period.

Following further discussion, it was

RECOMMENDED

THAT the grant request from the Y.W.C.A. for $400,000 be approved in principle as a priority for 1980 and the Y.W.C.A. submit a further report as discussed.

2. Vancouver Playhouse Theatre Centre
- Grant in lieu of Rent

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated), wherein the Director of Social Planning reported on the Vancouver Playhouse Theatre Centre's request for an additional grant of $13,020 in lieu of rent to fund the theatre rental for an additional performance in 1979.

It was explained that in the summer of 1979 there were changes in the Board and in the management of the theatre company. The new Artistic Director, Roger Hodgman, and the new Managing Director, Misha Tarasoff, decided to add an additional production in the Fall of 1979 and the original intention was to cut back one production in the Spring of 1980. However, the public response has proved to be excellent and the Playhouse Theatre Centre has planned at least six productions in 1980 as well.

Mr. M. Tarasoff, Administrative Director, and Mr. M. Francis, Vice-Chairman, Council Committee on the Arts, attended the meeting and spoke to the request. They assured the Committee that they have no plans to increase their season beyond seven performances in the future.

Following further discussion, it was

RECOMMENDED

A. THAT the civic grant to the Playhouse Theatre Centre for use of the Playhouse Theatre be increased by $13,020 from $59,850 to $72,870 to fund the theatre rental for an additional production in 1979, the source of funding to be Contingency Reserve.

B. THAT the total of the 1979 Playhouse Theatre rentals be established as the civic grant ceiling for the Playhouse Theatre Centre's future uses of the Playhouse Theatre.

3. Quarterly Review of Operating Budget Revenues and Expenditures as at September 30, 1979

The Committee had for consideration the attached Manager's Report dated November 15, 1979, wherein the Director of Finance reported on the quarterly review of operating budget revenues and expenditures as at September 30, 1979.

The Committee discussed the merits of placing $1,000,000 in a reserve for the Trade/Convention Centre, as opposed to placing it in the Capital Financing Fund.

The Committee also discussed the remaining funds in the Langara Golf Course purchase funds.

Clause No. 3 cont'd:

Following further discussion, it was

RECOMMENDED

A. THAT the adjustments to the 1979 Revenue and Expenditure appropriations as set out in the Manager's Report dated November 15, 1979 be approved.

B. THAT the increase in revenues over expenditures, estimated at $3,533,351, be transferred to the Current Surplus on Operating Account, bringing the total in that Account to $3,892,523.

C. THAT $1,000,000 be appropriated and allocated to the Reserve for the Trade/Convention Centre.

(Alderman Marzari opposed)

D. $2,392,523 be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing.

E. $500,000 be appropriated and allocated to the U.S. Premium Liability Reserve.

F. $1,705,732 be transferred to the Capital Financing Fund and be specifically appropriated and allocated for the purchase of City of Vancouver Sewer and Water debentures, to avoid external financing.

4. Additional Cultural Grant Request
- Festival Concert Society - $500

This item was withdrawn at the request of the Festival Concert Society.

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The meeting adjourned at approximately 4:45 p.m.

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CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1979, in the Council Chamber commencing at approximately 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard, Harcourt, Kennedy (arrived during Public Hearing), Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, The Reverend J.A. McArdle of the Church of the Immaculate Conception, Vancouver.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Marzari,
THAT the Minutes of the following meetings be adopted:

Regular Council Meeting (Except 'In Camera') - December 4, 1979
Special Council Meeting (Public Hearing) - December 4, 1979

* * *

Council recessed to reconvene at 2:45 p.m. following a Public Hearing

* * *

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,
SECONDED by Ald. Kennedy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

1. Premises at 5 North Kootenay Street - By-law Contravention

Council on November 27, 1979, requested the Director of Permits and Licenses to report on a By-law contravention regarding premises at 5 North Kootenay Street and resolved that the owner of the premises be invited to address Council when the report was before it.

Council had for consideration a Manager's Report dated November 30, 1979, in which the Director of Permits and Licenses provided a history of the subject property.

Mr. Luigi Scaccia, the owner, appeared before Council this day requesting permission to maintain his property in its present condition. Mr. Hebert, Director of Permits and Licenses, advised that area residents were not opposed to Mr. Scaccia's residence in its present form.

Following discussion, it was

MOVED by Ald. Bellamy,
THAT the Director of Permits and Licenses be requested to take no further action in enforcement of the By-law in this matter provided that:

a) Mr. Scaccia and his immediate family remain the only occupants of these premises, and

b) if the situation changes, such as ownership, etcetera, legal action then proceed.

- CARRIED

(Aldermen Boyce, Ford and Little opposed.)

2. Retail Stores Selling Sex-Oriented Products

On December 4, 1979, City Council deferred consideration of a Manager's Report dated November 20, 1979, dealing with retail stores selling sex-oriented products. Arrangements had been made to hear representation from two firms which would have been affected by the recommendations of the Director of Legal Services.

Council was advised that The Honourable Angelo Branca, Solicitor for a number of stores selling sex-oriented products, was requesting deferral of this matter in order to present his clients' case.

Following brief discussion, it was

MOVED by Ald. Ford,
THAT Recommendation 'B' contained in the report of the City Manager dated November 30, 1979, be approved;

FURTHER THAT Recommendation 'A' and consideration items 'C' and 'D' of this report be deferred.

- CARRIED UNANIMOUSLY

3. Taylor/Pender Connector - Chinese Cultural Centre Project

City Council on November 27, 1979, when considering a report of the Standing Committee on Transportation dated November 22, 1979, noted a request from the Amalgamated Transit Union that the recommendations dealing with transit changes be deferred to permit the Union to speak to this matter. Council resolved the relevant recommendations be referred back to the Standing Committee meeting on November 29, 1979, and the Union be invited to make a submission at that time.

Cont'd . . .

DELEGATIONS (Cont'd)

Taylor/Pender Connector -
Chinese Cultural Centre Project (Cont'd)

Council had for consideration a report of the Standing Committee on Transportation dated November 29, 1979, and Manager's Report dated December 5, 1979, as a result of the Committee's direction (Recommendation No. 1).

This report deals with a meeting on December 3, 1979, and outlin the concerns of the Amalgamated Transit Union and the management of B.C. Hydro as expressed at that time. In addition, the report notes that the merchants and businesses of the Chinatown area were consulted.

Mr. Al Ashton, Business Agent, Amalgamated Transit Union, addressed Council this day. The Union representative expressed opposition to the proposed changes as they relate to parking on Pender Street.

Mr. Curtis, City Engineer, indicated that the changes brought about by the proposal, should Council adopt the recommendations of the Committee, will in fact be closely monitored and may have to be changed at a future date.

Council queried why contact with the Union had not been an automatic feature in discussion of the proposed route changes. Mr. Rudberg, Assistant City Engineer - Traffic Division, advised that City staff had been in communication with management of B.C. Hydro and that the changes as proposed are perceived as minor and therefore were not originally drawn to the attention of the Union.

Council also noted a letter from the Kensington Citizens Neighbourhood Improvement Program Planning Committee dated December 6, 1979, in opposition to the proposals relating to parking along Pender Street. Council noted that some concern had been expressed by the Chinatown Community that changes in the bus routing would adversely affect the flow of traffic in Chinatown.

Following further discussion, it was

MOVED by Ald. Kennedy,
THAT the recommendations of the Standing Committee on Transportation, as contained in its report of November 29, 1979, be amended and approved as follows:

A. THAT

1) the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979;

2) the following streets be cancelled as transit routes:

- the Pender/Keefer Diversion
- Keefer Street from Main Street to Gore Avenue;

3) bus stops be established on:

- westbound Keefer Street at Main Street
- eastbound Pender Street at Carrall Street
- eastbound Pender Street at Main Street
- westbound Pender Street at Carrall Street

Cont'd . . .

DELEGATIONS (Cont'd)

Taylor/Pender Connector -
Chinese Cultural Centre Project (Cont'd)

4) bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

5) bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street.

B. THAT any future proposed transit changes be automatically referred to the A.T.U. for comment and staff and the A.T.U. report back to the Transportation Committee on a mutually satisfactory arrangement to carry out such a proposal;

FURTHER THAT staff be requested to monitor closely the impact of the proposed changes and report back to Council in three months.

- CARRIED UNANIMOUSLY

*underlining indicates amendment

UNFINISHED BUSINESS

1. Amendment of Section 73A of the Vancouver Charter

Council on December 4, 1979, adjourned debate on the motion of Alderman Rankin to amend Section 73A of the Vancouver Charter.

For consideration this day Council had that motion, a memo dated November 30, 1979, from the City Clerk and extracts from the City Charter and the Municipal Act.

Alderman Rankin read from a letter from the Downtown Eastside Residents Association which supported the proposed Charter amendments. It was pointed out in discussion that a problem exists regarding voters who become eligible between the closing of the Court of Revision and the day of Polling, and who by reason of having reached the age of majority may be unwittingly disenfranchised.

Following lengthy discussion, it was

MOVED by Ald. Rankin,
THAT WHEREAS the Vancouver City Charter allows a person who claims to be a qualified elector the right of swearing or affirming an affidavit that qualifies them to have a vote in a civic election but requires that his or her name appear on the list of electors in the current or previous list;

AND WHEREAS the Municipal Act does not have this particular requirement;

Cont'd . . .

UNFINISHED BUSINESS (Cont'd)

Amendment of Section 73A
of the Vancouver Charter (Cont'd)

THEREFORE BE IT RESOLVED THAT an application be made to the Provincial Government to delete Section 73A of the Vancouver Charter and insert in lieu thereof legislation similar to the pertinent section in the Municipal Act, i.e. -

a person whose name does not appear on the last certified list of electors of the municipality is entitled to vote if

(a) he files with the Returning Officer an application for registration in the form prescribed, and

(b) he is otherwise qualified to have his name entered upon the list of electors.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed.)

The Mayor directed the City Clerk to report on remedial steps to accommodate those persons reaching the age of majority between the closing of the Court of Revision and Polling Day.

* * *

Council recessed at 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office reconvened in the Council Chamber at 4:20 p.m. with all members present.

* * *

COMMUNICATIONS OR PETITIONS

1. False Creek Site A of Area 10A

In a letter dated December 5, 1979, B.C. Central Credit Union indicated that it wishes to proceed with a feasible housing development on Site A of Area 10A, False Creek. In this regard the B.C. Central Credit Union requested an opportunity to appear before the Planning and Development Committee to review the proposed changes in the development.

MOVED by Ald. Puil,
THAT the B.C. Central Credit Union be invited to a meeting of the Planning and Development Committee to discuss its development proposals for Site A, Area 10A, False Creek.

- CARRIED UNANIMOUSLY

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

2. Grant Request - Outstanding Accounts - Vancouver Winter Olympic Committee

Council noted a letter dated December 6, 1979 from the Vancouver Winter Olympic Committee 1988. In this letter the Committee reviewed the history of its efforts to obtain the 1988 Winter Olympic Games for Vancouver. The Committee also advised that it incurred an overrun of $26,544. However, due to the efforts of the Committee to have various obligations rescinded and through additional donations totalling $8,347, the overrun has been reduced to $18,197.

Therefore, the Committee is requesting additional grants from its several sponsors as follows:

Province of B.C.	$ 8,350.00
City of Vancouver	8,350.00
Municipality of Whistler	1,500.00
	$18,200.00

MOVED by Ald. Boyce,
THAT Council approve an additional amount of $8,350.00 to the Vancouver Winter Olympic Committee 1988 with the source of funds being the 1979 Contingency Reserve;

FURTHER THAT Council express its thanks to the Vancouver Winter Olympic Committee 1988 for its excellent efforts to obtain the 1988 Winter Olympic Games for Vancouver.

- CARRIED UNANIMOUSLY

3. Lease - Meraloma Club and Park Board (Connaught Park)

In a letter dated December 4, 1979 the Superintendent of Parks forwarded an excerpt from the meeting of the Park Board of November 19, 1979 on the proposed lease between the Meraloma Club and the Park Board with respect to the use of Connaught Park by the Club. The Board recommended to Council that it approve a lease between the Board and the Meraloma Club for 10 years commencing October 1, 1979.

MOVED by Ald. Little,
THAT Council approve a lease between the Park Board and the Meraloma Club for use of Connaught Park commencing October 1, 1979 for ten years.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd.)

4. Vancouver Centennial Commission - Appointments

The Mayor, in a memo dated December 6, 1979, advised that he has appointed the following to the interim Vancouver Centennial Commission. It is anticipated that the Commission will develop concepts and ideas for the 1986 celebration, which then will be considered by Council:

Alderman H. Boyce
Alderman W. Kennedy
Alderman D. H. Little
Mr. Michael Francis
Dr. Hugh L. Keenleyside
Mr. Don Hamilton
Dr. Bob Hindmarch
Mr. Art Jones
Mrs. B. Leinback
Commissioner Philip Owen
Mr. Reg Rose
Mr. Peter Ross
Mr. Norman Young

MOVED by Ald. Kennedy,
THAT the above memorandum of the Mayor be received.

- CARRIED UNANIMOUSLY

During consideration of this item, the Mayor advised that he will be acting as interim Chairman of this Commission.

5. Council Dates - 1980

Council noted the following memorandum from the City Clerk dated December 7, 1979:

"I have prepared the following schedule of Council Meeting dates for 1980, which is submitted for Council's consideration and approval:

			SKIPS
JANUARY	8		
	15		
			22
	29		
FEBRUARY	5		
	12		
	19		
			26
MARCH	4		
	11		
	18		
			25
APRIL	1		
		EASTER	8
	15		
	22		
	29		

Cont'd.

COMMUNICATIONS OR PETITIONS (Cont'd.)

Council Dates - 1980 (Cont'd.)

			SKIPS
MAY			6
	13		
		VICTORIA DAY	20
	27		
JUNE	3		
		F.C.M. 8-11	10
	17		
	24		
JULY		DOMINION DAY	1
	8		
			15
	22		
	29		
AUGUST		B.C. DAY	5
	12		
			19
	26		
SEPTEMBER		LABOUR DAY	2
	9		
		U.B.C.M. 16-19	16
	23		
	30		
OCTOBER	7		
		THANKSGIVING	14
	21		
	28		
NOVEMBER	4		
		REMEMBRANCE DAY	11
		ELECTION 19	18
	25		
DECEMBER	2		
	9		
	16		
		CHRISTMAS	23
			30

Evening meetings of Council will be held as and when required."

MOVED by Ald. Puil,
THAT the above memorandum from the City Clerk, setting out Council dates for 1980, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT DECEMBER 7, 1979

Works & Utility Matters
(December 7, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Closure of Lane West of Findlay Street South of 16th Avenue - Blocks G,H,I, and J, District Lot 753 - Proposed Croatian Community Centre Site

Cl. 2: Lighting Local Improvement - Reduction in Scope - Chestnut Street - Cornwall to 1st Avenue

Cl. 3: Bicycle Path - Fourth Avenue Project

Cl. 4: Tender No. 35-79-07 - 55 kW Tractor Hoe-loaders

Cl. 5: Local Improvement on the 'Initiative Principle' and by 'Petition'

Clauses 1,2 and 4

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Bicycle Path -
Fourth Avenue Project
(Clause 3)

When considering this item, questions were raised on the type of surfacing to be used for the cycle path and a further report was requested from the City Engineer.

MOVED by Ald. Marzari,
THAT consideration of this clause be deferred and the City Engineer report further on the type of surfacing to be used for the proposed bicycle path.

- CARRIED UNANIMOUSLY

Local Improvement on the
'Initiative Principle' and
by 'Petition'
(Clause 5)

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

CITY MANAGER'S REPORTS (Cont'd.)

Social Service & Health Matters
(December 7, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Manhattan Apartments, 784 Thurlow
Cl. 2: History and Progress Report - Gypsy Moth in Kitsilano

Manhattan Apartments,
784 Thurlow
(Clause 1)

During consideration of this matter a representative of the Manhattan Co-operative Housing Association answered questions from Council.

MOVED by Ald. Little,
THAT

1. Council approve a loan of $100,000 to the Manhattan Housing Co-operative Association with no interest charged or repayments due during the first five years. The interest rate commencing in year six to reflect the then prevailing mortgage rates, as determined by the Director of Finance. The loan should be secured by a second mortgage against the lease, including a provision to ensure the continuing existence of 14 low income suites.

2. This loan be conditional upon other funds being obtained by an NHA insured mortgage of $1,484,000 and an RRAP grant of $172,000, as well as the offer of a prepaid lease in the amount of $650,000 being accepted by the owner.

3. The second mortgage registered against the lease to be to the satisfaction of the Director of Legal Services and the Director of Finance.

4. The source of funds to be the City of Vancouver Public Housing Fund.

- CARRIED

(Alderman Puil opposed.)

History and Progress Report -
Gypsy Moth in Kitsilano
(Clause 2)

AMENDED
SEE PAGE 1
Book 134

MOVED by Ald. Harcourt,
THAT the report of the City Manager be received for information;

FURTHER THAT Council approve an additional expenditure of $1,400 for this program.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(December 7, 1979)

The Council considered this report which contains seven clauses identified as follows:

Cl. 1:	580 Burrard Street (YWCA) Building - Development Permit Application #85278
Cl. 2:	Grandview-Woodland N.I.P. - Two Year Progress Report
Cl. 3:	Cedar Cottage N.I.P. - Surplus Funds for Construction of a Second Racquetball Court at Trout Lake Community Centre
Cl. 4:	Kitsilano N.I.P. Surplus Funds: Appropriation of Funds for Library Books (K.I.D.S.)
Cl. 5:	Kitsilano N.I.P. Surplus Funds: Family Place Furnishings
Cl. 6:	Kensington N.I.P. - Furnishings for Kensington Community Centre
Cl. 7:	Kiwassa N.I.P. - Furnishings for the Kiwassa Neighbourhood House

Clauses 1-6 inclusive

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

Kiwassa N.I.P. - Furnishings for the Kiwassa Neighbourhood House
(Clause 7)

MOVED by Ald. Marzari,
THAT the amount of $9894.00 remaining in the Kiwassa Neighbourhood Improvement Program Planning Stage account be allocated to provide a grant to the Kiwassa Neighbourhood Services Society to be used to purchase furnishings for its neighbourhood House as detailed in Appendix I of the City Manager's report dated December 7, 1979.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Licenses & Claims Matters
(December 7, 1979)

Coin Dealers
(Clause 1)

Council noted requests from coin dealers to address it on this matter.

MOVED by Ald. Little,
THAT the delegation requests be approved and consideration of this report be deferred pending the hearing of representations.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

Finance Matters
(December 7, 1979)

The Council considered this report which contains six clauses identified as follows:

Cl. 1:	Investment Matters (Various Funds) October 1979
Cl. 2:	Additional Police Communications Operators
Cl. 3:	Audiologist for the School Health Service - Health Department
Cl. 4:	Pacific Centre Limited - Section 16 Agreements
Cl. 5:	Replacement of the Telephone Exchange, Switchboard and Handsets in City Hall
Cl. 6:	Consultant's Acoustical Study of Council Chamber

Clauses 1-5 inclusive

MOVED by Ald. Puil,
THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Consultant's Acoustical Study
of Council Chamber
(Clause 6)

MOVED by Ald. Kennedy,
THAT Council authorize the City Manager to proceed with a sound reinforcement system for the Council Chamber as described in his report dated December 7, 1979.

- CARRIED

(Aldermen Bellamy, Harcourt, Puil and the Mayor opposed.)

MOVED by Ald. Kennedy,
THAT lapel microphones be installed in conjunction with the sound reinforcement system.

- CARRIED

(Aldermen Bellamy, Gerard, Marzari and Puil opposed.)

MOVED by Ald. Little,
THAT two additional speakers be installed in No. 1 Committee Room on the Third Floor to handle overflow crowds.

- LOST

(Aldermen Bellamy, Harcourt, Marzari, Puil, Rankin and the Mayor opposed.)

No further action was taken.

The Mayor directed the City Engineer to report back on installation of a sound system in Committee Room No. 1.

CITY MANAGER'S REPORTS (Cont'd.)

Property Matters
(December 7, 1979)

The Council considered this report which contains two clauses identified as follows:

Cl. 1: Rental Review - Lease of Portion of Lane South of the 3500 Block West 40th Avenue

Cl. 2: Sale of Federal, Provincial and City Partnership Land - North Side of 400 Block Prior Street

Clauses 1 and 2

MOVED by Ald. Harcourt,
THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

B. MANAGER'S REPORT
(December 4, 1979)

Boundary Road Noise Abatement Measures

When considering this matter, Council noted a memorandum from the City Clerk advising that the Killarney-Champlain Citizens for Action Association requests this report be deferred to an evening meeting of Council in January, 1980 at which time delegations be heard.

MOVED by Ald. Boyce,
THAT consideration of this report be deferred to an evening meeting of Council in January, 1980 to permit representations from interested groups.

- CARRIED UNANIMOUSLY

C. MANAGER'S REPORT
(December 5, 1979)

Advance of 1980 Funds for Completion of Boundary Road

MOVED by Ald. Boyce,
THAT the recommendation of the City Manager, as contained in this report, be approved.

-(carried)

MOVED by Ald. Marzari,
THAT consideration of this report be deferred to the same evening meeting of Council in January, 1980 when it will be considering the City Manager's report on Boundary Road Noise Abatement measures.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Little, Puil and the Mayor opposed.)

The motion to defer having lost, the motion by Ald. Boyce was put and CARRIED with Aldermen Harcourt, Marzari and Rankin opposed.

CITY MANAGER'S REPORTS (Cont'd.)

D. MANAGER'S REPORT
(December 4, 1979)

Metric Conversion of City Maps

MOVED by Ald. Rankin,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

E. MANAGER'S REPORT
(December 7, 1979)

Access Roadway through
Jericho Park

MOVED by Ald. Little,
THAT the recommendation of the City Manager, as contained in this report, be approved.

- CARRIED

(Aldermen Boyce and Marzari opposed.)

MOVED by Ald. Kennedy,
SECONDED by Ald. Little,
WHEREAS at the request of the City of Vancouver (hereinafter called the "City"), Her Majesty the Queen in Right of Canada (hereinafter called the "Crown") has given authority to the City to enter upon the following lands at the risk of the City and proceed to construct a roadway thereon:

Lot A, Block 132, District Lot 540,
Plan 17870
Lot C, Block 131, District Lot 540,
Plan 17870
Lots B and C, District Lot 538, Plan 17869

all situated in the City of Vancouver in the Province of British Columbia (hereinafter called the "said lands") upon the condition precedent that the City indemnifies and saves harmless the Crown from all claims and demands arising out of entry upon the said lands and construction of the roadway;

BE AND IT IS HEREBY RESOLVED THAT in consideration of the Crown having acceded to the request of the City, the City hereby undertakes to indemnify and save harmless the Crown from any and all manner of actions, causes of action, suits, damages, loss, costs, claims and demands of any nature whatsoever relating to and arising out of the entry by the City, its servants, contractors, agents, licensees and permittees upon the said lands and the construction of the roadway and all works incidental thereto on the said lands pursuant to the permission hereby granted by the Crown.

- CARRIED

(Aldermen Boyce and Marzari opposed.)

CITY MANAGER'S REPORTS (Cont'd.)

F. MANAGER'S REPORT
(December 11, 1979)

Hildon Hotel

MOVED by Ald. Rankin,
THAT Council instruct the Director of Permits & Licenses not to issue a new business license to the Hildon Hotel for 1980, until the Hotel has been able to get an Interim Operator's Permit from the Medical Health Officer;

FURTHER THAT if such a permit has not been obtained by January 2nd, 1980, the LCB be advised that the Hotel will not be receiving a new business license, and therefore the LCB be requested to suspend the liquor license for the beer parlour.

RESCINDED SEE PAGE 2 Book 134

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS

I. Report of the Standing Committee on Planning & Development
(November 29, 1979)

Goals for Vancouver Program
(Clause 1)

MOVED by Ald. Harcourt,
THAT this clause be received for information.

- CARRIED UNANIMOUSLY

II. Report of the Standing Committee on Planning & Development
(November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Monthly Status Reports
Cl. 2: Review of Vancouver's Development Permit Process
Cl. 3: Proposed Redevelopment of the Casa Mia Property on S.W. Marine Drive

Monthly Status Reports
(Clause 1)

MOVED by Ald. Harcourt,
THAT Recommendation 'A' of the Committee, as contained in this clause, be approved and Recommendation 'B' be received.

- CARRIED UNANIMOUSLY

Clauses 2 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

III. Report of the Standing Committee on Community Services
(November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Gay Alliance Toward Equality (G.A.T.E.) - Appeal of Ruling by Director of Permits and Licenses
Cl. 2: Hearing Services for Senior Citizens in Vancouver
Cl. 3: Day Care Centre - 5712 Wiltshire Street

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Community Services (November 29, 1979) (Cont'd)

Day Care Centre - 5712 Wiltshire Street (Clause 3)

In considering this clause Council noted that the applicant, Ms. Iolanda Szilagyi, had appeared before the Committee in the matter of the application to the Board of Variance.

Members of Council also noted that they had received a considerable number of petitions in opposition to the proposed day care centre.

Following discussion, it was

MOVED by Ald. Rankin,
THAT representations be heard on the matter of the proposed day care centre and that the Board of Variance be requested to defer consideration on the matter of 5712 Wiltshire Street until January, 1980.

- CARRIED

(Aldermen Boyce, Kennedy, Puil and the Mayor opposed.)

IV. Report of the Standing Committee on Transportation (November 29, 1979)

The Council considered this report which contains three clauses identified as follows:

Cl. 1: Request for Pedestrian Overpass 3300 Block Wall Street
Cl. 2: Revenue Sharing Act: Arterial Street Improvements
Cl. 3: Status of Shaughnessy Hospital Development and Traffic and Parking Matters in the Immediate Area

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Status of Shaughnessy Hospital Development and Traffic and Parking Matters in the Immediate Area (Clause 3)

In considering this matter Council noted letters from the Shaughnessy Heights Property Owners' Association, dated December 10, 1979, and The Central Cambie Ratepayers' Association, dated December 10, 1979.

Cont'd . . .

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Transportation (November 29, 1979) (Cont'd)

Status of Shaughnessy Hospital Development and Traffic and Parking Matters in the Immediate Area (Clause 3) (Cont'd)

These letters both urged Council to consider further citizen input in the matter of parking in the area. The letter from Shaughnessy Heights Property Owners' Association proposed that the City conduct Public Information Meetings in the area to facilitate this citizen input.

Following further discussion, it was

MOVED by Ald. Kennedy,
THAT the recommendations of the Committee, as contained in this clause, be approved;

FURTHER THAT the communications from the Shaughnessy Heights Property Owners' Association, dated December 10, 1979, and The Central Cambie Ratepayers' Association, dated December 10, 1979, be received.

- CARRIED UNANIMOUSLY

V. Report of the Standing Committee on Planning & Development (December 6, 1979)

The Council considered this report which contains four clauses identified as follows:

Cl. 1: The North Foot of Hornby Street
Cl. 2: Removal of Non-Conforming Billboards and Roof Signs
Cl. 3: Request for Acquisition and Development of City Land - Italian Folk Society
Cl. 4: Strathcona Sites C & D - Proposed Intermediate Care Facility

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee, as contained in clauses 1 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Removal of Non-Conforming Billboards and Roof Signs (Clause 2)

In considering this clause Council was advised that the matter will be further considered by Committee and Alderman Harcourt referred to advice from counsel for Seaboard Advertising requesting deferral. Accordingly it was

MOVED by Ald. Harcourt,
THAT the matter be deferred to January, 1980.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Planning & Development (December 6, 1979) (Cont'd)

Strathcona Sites C and D - Proposed Intermediate Care Facility (Clause 4)

In considering this clause Council noted a request to address this matter from S.P.O.T.A.

MOVED by Ald. Harcourt,
THAT further consideration of this matter be deferred pending the hearing of delegations.

- CARRIED UNANIMOUSLY

VI. Report of the Standing Committee on Transportation (December 6, 1979)

UTA Assessment of the Shopper FreeBus (Clause 1)

In considering this clause Council noted the recommendations of the Standing Committee on Transportation dated December 6, 1979. Following discussion, it was

MOVED by Ald. Kennedy,

THAT the following recommendations of the Committee be approved:

"(1) Funds in the amount of $4500 from 1979 Contingency Reserve be approved to cover the additional cost of FreeBus to the end of 1979 (assumed 50/50 cost sharing of increase with UTA);

(2) The 'Public Transit Demonstration Cost Sharing Application' By-law be amended and submitted to the UTA -

a) requesting funding in the amount of $4500 to cover cost increase for 1979;

b) requesting continuation of FreeBus as a demonstration project until March 31, 1980 and cost sharing in the amount of $31,500;

(3) The City provide funding for 50% of the cost of FreeBus in the amount of $31,500 to provide a continuation of service from January 1, 1980 until March 31, 1980, this amount being approved in advance as part of the 1980 operating budget;

(4) The City request the G.V.R.D. to evaluate and bring forth as soon as possible recommendation, in consultation with the City Engineer, on the following items:

a) revision of the existing transit routes in the downtown to better reflect the areas presently serviced by FreeBus;

b) a system of passes and extended transfers recognizing fare equity for the short and multiple trip rider;

Cont'd . . .

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Transportation (December 6, 1979) (Cont'd)

UTA Assessment of the Shopper FreeBus (Clause 1) (Cont'd)

c) a review of the equipment needs and fare policy necessary to implement a 'free fare zone' in the downtown area;

(5) The City request the GVRD to continue FreeBus after April 1, 1980 as a regular transit service, and following downtown route modifications and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs.

~~- (carried unanimously)~~ R4
- (amended)

MOVED by Ald. Little, (in amendment)
THAT Recommendation 5 be amended and then approved as follows:

(5) THAT the City request the GVRD to continue FreeBus after April 1, 1980, as a regular transit service and consider the extension of the FreeBus to the Hastings Corridor, and following downtown route modification and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs."

*Underlining indicates amendment

- CARRIED UNANIMOUSLY

The motion of Alderman Kennedy, as amended, was put and CARRIED UNANIMOUSLY.

VII. Report of the Standing Committee on Finance & Administration (December 6, 1979)

The Council considered this report which contains five clauses identified as follows:

Cl. 1: Fire Survey
Cl. 2: The Arts Club Theatre - Grant Request
Cl. 3: Request to the Provincial Government for Amendment of Option A Under the Assessment Amendment Act in 1981
Cl. 4: Police Fleet Management System
Cl. 5: Riley Park N.I.P. Appropriation of Funds - Upgrading of Priority Neighbourhood Streets

Clauses 1, 4 and 5

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in clauses 1, 4 and 5 of this report, be approved.

- CARRIED UNANIMOUSLY

Cont'd . . .

STANDING COMMITTEE & OTHER REPORTS (Cont'd)

Report of the Standing Committee on Finance & Administration (December 6, 1979) (Cont'd)

The Arts Club Theatre - Grant Request (Clause 2)

MOVED by Ald. Kennedy,
THAT an additional grant to the Arts Club Theatre for 1979 in the amount of $2,500 be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Gerard, Harcourt, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Request to the Provincial Government for Amendment of Option A Under the Assessment Amendment Act in 1981 (Clause 3)

MOVED by Ald. Puil,
THAT the recommendations of the Committee, as contained in this clause, be amended and approved as follows:

A. That no further work be undertaken on this issue;

B. That the Provincial Government be requested to consult with the City prior to making changes in the Options;

C. That Council forward the following resolution to the U.B.C.M.:

WHEREAS the Provincial Government established various assessment options for municipalities to choose from, and

WHEREAS the Provincial Government has now changed the percentages in some of these options without prior consultation with the U.B.C.M.

THEREFORE BE IT RESOLVED that the U.B.C.M. be requested to urge the Provincial Government to consult with it prior to implementing any further changes in the options.

*Underlining indicates amendment

- CARRIED UNANIMOUSLY

* * *

G.V.R.D. Matters

There were no matters to be considered.

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Puil,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AMEND BY-LAW NO. 4162, BEING THE CEMETERY BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (FM-1 District Schedule)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

MOVED by Ald. Boyce,
SECONDED by Ald. Harcourt,
THAT the By-law be amended by inserting after the words "The Development Permit Board may relax" the words "subject to approval of Council" in both Sections 5.3 and 5.4 respectively.

- CARRIED UNANIMOUSLY

MOVED by Ald. Boyce,
SECONDED by Ald. Harcourt,
THAT the By-law, as amended this day, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd.)

3. A BY-LAW TO AMEND BY-LAW NO. 4861, BEING THE ZONING AND DEVELOPMENT BY-LAW (Text Amendment to By-law No. 4861 - S.W. Corner of Kingsway and Nanaimo)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Kennedy and the Mayor excused from voting.)

4. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Zoning Discretion for Heritage Structures)

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Alderman Kennedy and the Mayor excused from voting.)

5. A BY-LAW TO AMEND BY-LAW NO. 2952, BEING THE PARKING METER BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Kennedy,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd.)

6. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (1724 East 10th Avenue)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Ald. Boyce, Ford and Gerard excused from voting.)

7. A BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND DEVELOPMENT BY-LAW (Northeast Corner of West 15th Avenue and Oak Street)

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Kennedy and the Mayor excused from voting.)

8. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

Cont'd.

BY-LAWS (Cont'd.)

A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW (Cont'd.)

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be amended by deleting from the schedule "Adult Entertainment Store - $3,000.00 per annum".

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law, as amended this day, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

9. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

This By-law was withdrawn pending hearing of delegations.

10. A BY-LAW TO AMEND BY-LAW NO. 4450, BEING THE LICENSE BY-LAW

This By-law was withdrawn pending hearing of delegations.

11. A BY-LAW TO RATIFY A CERTAIN AGREEMENT MADE BETWEEN THE CITY AND THE CORPORATION OF THE DISTRICT OF BURNABY

MOVED by Ald. Puil,
SECONDED by Ald. Boyce,
THAT this By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Boyce,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Alderman Harcourt opposed.)

MOTIONS

A. Closing, Stopping Up, and Subdividing Various Streets and Lanes Between 65th and Kent Avenues and Between Kerr Street and Boundary Road

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;

2. The City proposes to resubdivide its lands between 65th Avenue and Kent Avenue and between Kerr Street and Boundary Road;

3. The proposed subdivision requires the closure of several streets and lanes in District Lots 330 and 331;

THEREFORE BE IT RESOLVED THAT:

Portion of the roads dedicated by the deposit of Plan 3087, outlined green;

All the roads dedicated by the deposit of Plan 3091, outlined red;

Portion of the roads and lanes dedicated by the deposit of Plan 3282, outlined yellow;

All the roads and lane dedicated by the deposit of Plan 4036, outlined green;

All the lanes dedicated by the deposit of Plan 4451, outlined brown;

Portion of road dedicated by the deposit of Plan 4846, outlined brown;

Portion of roads and lane dedicated by the deposit of Plan 1477, outlined red;

All the roads and lane dedicated by the deposit of Plan 1939, outlined red;

All the road and lanes dedicated by the deposit of Plan 2552, outlined yellow;

All the roads dedicated by the deposit of plan 2619, outlined brown;

All the roads and lanes dedicated by the deposit of Plan 2649, outlined brown;

All the roads and lanes dedicated by the deposit of Plan 2713, outlined yellow;

All the roads and lane dedicated by the deposit of Plan 3631, outlined orange;

All the lanes dedicated by the deposit of Plan 3923, outlined green

MOTIONS (Cont'd.)

All the lane dedicated by the deposit of Plan 4057, outlined purple;

Portion of road and lane dedicated by the deposit of Plan 4118, adjacent to Lots 19 to 22 (Plan 4118), outlined brown;

Portion of roads dedicated by the deposit of Plan 455, outlined blue;

All the roads dedicated by the deposit of Plan 2379, outlined yellow;

All the roads and lane dedicated by the deposit of Plan 2515, outlined red;

Portion of roads dedicated by the deposit of Plan 2593, outlined yellow;

Portion of roads dedicated by the deposit of Plan 12154, outlined orange;

All in District Lots 330 and 331.

The same as shown on plan prepared by G. Girardin, B.C.L.S., dated August 9, 1979, and marginally numbered L 366, a print of which is attached hereto, be closed stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the portion of the East ½ of Lot 4 included in Reference Plan 6570, Block "A", Block 10, District Lot 330, Plan 3091, now road, be closed and stopped up; and

BE IT FURTHER RESOLVED that the said closed streets and lanes be subdivided with the abutting City owned lands.

- CARRIED UNANIMOUSLY

MOTIONS

B. Allocation of Land for Lane Purposes (North 10 feet of Lot 16, Block 297, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 16,
Block 297,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

C. Allocation of Land for Lane Purposes (North 10 feet of the West ½ of Lot 15, Block 297, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of the West ½ of Lot 15,
Block 297,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

D. Allocation of Land for Lane Purposes (North 2 feet of Lot 26, Block 8, South ½ Section 46, Town of Hastings Suburban Lands, Plan 2440)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of Lot 26,
Block 8,
South ½ Section 46,
Town of Hastings Suburban Lands,
Plan 2440.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

E. Allocation of Land for Lane Purposes (South 2 feet of Lot 16, Block 1, West ½ of Section 22 Town of Hastings Suburban Lands, Plan 1945)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 16
Block 1
West ½ of Section 22
Town of Hastings Suburban Lands
Plan 1945

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane Purposes (North 2 feet of Lot 25, Block 8, South ½ Section 46, Town of Hastings Suburban Lands, Plan 2440)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 2 feet of
Lot 25
Block 8
South ½ Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

G. Allocation of Land for Lane Purposes (North 10 feet of Lot 14, Block 297, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 14,
Block 297,
District Lot 526,
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

H. Allocation of Land for Lane Purposes (North 10 feet of Lot 14, Block 315, District Lot 526, Plan 590)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of Lot 14,
Block 315,
District Lot 526,
Plan 590.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd.)

1. Central Purchasing Procedure - G.V.R.D.

MOVED by Ald. Little,
SECONDED by Ald. Gerard,
THAT WHEREAS our Purchasing Division co-operates now with associated boards of the City of Vancouver, such as School and Parks, in the matter of volume purchasing to ensure an attractive price position;

AND WHEREAS volume purchasing generally speaking can be expected to provide price advantages;

THEREFORE BE IT RESOLVED THAT the City Manager be asked to report on the advisability of the City requesting the G.V.R.D. to look into the setting up of a central purchasing procedure on a voluntary participative basis for all of its member municipalities and report back his findings to Council.

- CARRIED UNANIMOUSLY

2. Community Services Contribution Program

MOVED by Ald. Little,
SECONDED by Ald. Puil,
THAT WHEREAS the City has for many years participated in Neighbourhood Improvement Programs and other community improvement programs, and has found them to be a very successful way of meeting neighbourhood needs on a basis of priorities set by citizen groups;

AND WHEREAS the City had welcomed the announcement that the Federal Government was transferring lump sum payments to the Province so that NIP and other programs could be more flexibly administered under a new Community Services Contribution Program;

AND WHEREAS the City was assured that any such transfers would be accompanied by guidelines to ensure that the funds are distributed throughout the Province on an equitable basis;

AND WHEREAS in expectation of such equitable distribution, the City applied in May 1979 for $5,853,900 in Provincial funds towards 33 projects, many of which are urgently needed and have a very high priority with our citizens;

AND WHEREAS the Minister of Municipal Affairs has now announced the distribution of the $15 Million of 1979 funds and has announced that this has been entirely allocated to water and sewer facilities, leaving no allocation for other community projects;

AND WHEREAS under this allocation the City has received only one grant for $165,600, amounting to 1.1% of the total Provincial funds;

THEREFORE BE IT RESOLVED THAT this Council protest in the strongest possible terms this inequitable distribution of Community Services Contribution Program funds, and

THAT the Minister of Municipal Affairs be urged to redress the balance in the distribution of the 1980 funds, and

THAT in that distribution, he consider also the high priority needs of communities for facilities other than water and sewers.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Bellamy

Ray-Cam Co-operative

stated that he had received a communication that Ray-Cam Co-operative is experiencing problems with respect to its 1980 funding and he requested a report from the Director of Social Planning on this matter.

The Mayor so directed.

* * * * *

The Council adjourned at approximately 5.45 p.m.

* * * * *

The foregoing are Minutes of the Regular Council meeting of December 11, 1979, adopted by Council on January 8, 1980, after amendment.

MAYOR

CITY CLERK

CITY OF VANCOUVER

SPECIAL COUNCIL - DECEMBER 11, 1979

PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, December 11, 1979, at approximately 2:00 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Gerard, Harcourt, Kennedy (arrived at 2:30 p.m.), Little, Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Cinnamon

COMMITTEE OF THE WHOLE

MOVED by Ald. Gerard,
SECONDED by Ald. Harcourt,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Text Amendment:
FM-1 Fairview Multiple Dwelling District

An application was received from the Director of Planning as follows:

TEXT AMENDMENT: FM-1 Fairview Multiple Dwelling District

a) The proposed amendments would permit the Development Permit Board to approve, in certain circumstances, the transfer of permitted commercial floor area from one Sub-area to other Sub-areas of the FM-1 District.

The proposed amendments would also clarify the authority of the Development Permit Board to relax, in certain circumstances, the maximum permitted height of a building.

b) Any consequential amendments.

Following an explanation of this matter by Mr. Rick Scobie, Zoning Division, and following specific questions from members of Council, the Mayor called for speakers for or against the application and the following individuals appeared:

Mr. Jack Rose, a resident of the area, addressed Council and expressed concern about lost views arising from the proposed development on the subject site as described in the application.

Cont'd . . .

Text Amendment:
FM-1 Fairview Multiple Dwelling District (Cont'd)

Mr. Wilcox, on behalf of the developer, explained that the matter involved shifting density of the various proposed structures on the site, so that they might fall within the perimeters of the FM-1 schedule.

* * *

At this point in the proceedings Alderman Kennedy arrived.

* * *

Following considerable discussion, it was

MOVED by Ald. Boyce,
THAT the draft by-law submitted to this Public Hearing be amended by inserting after the words "The Development Permit Board may relax" the words "subject to approval of Council" in both Sections 5.3 and 5.4 respectively.

- CARRIED

(Aldermen Marzari, Puil and Rankin opposed.)

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Gerard,
SECONDED by Ald. Kennedy,
THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and submit to Council the necessary amending by-law.

- CARRIED UNANIMOUSLY

The Special Council adjourned at approximately 2:40 p.m.

* * *

The foregoing are Minutes of the Special Council (Public Hearing) of December 11, 1979, adopted by Council on January 8, 1980

MAYOR

CITY CLERK

Del 1

MANAGER'S REPORT

DATE: November 30, 1979

TO: Vancouver City Council

SUBJECT: 5 North Kootenay Street - By-law Contravention

CLASSIFICATION: INFORMATION

On November 27, 1979 the Vancouver City Council deferred consideration of this matter pending a report from the Director of Permits and Licenses. The Council further requested that the owner of the property be invited to address Council when the aforementioned report is before it.

The Director of Permits and Licenses reports as follows:

"On July 9, 1975, the Board of Variance refused Appeal No. 20206 which requested relaxation of the yard and F.S.R. provisions of the RS-1 Schedule of the Zoning and Development By-law. This appeal was to add to the existing dwelling. The plans submitted indicated a full basement marked unfinished, with an attached carport-sundeck addition.

On July 23, 1975, the Board of Variance approved Appeal No. 20214, subject to conditions, one of which was that, "a garage is to be provided at all times in the basement in accordance with the approved plans." This appeal was similar to Appeal No. 20206 of July 9, 1975 in that it permitted additions to the existing building, but the plans indicated the garage was to be recessed into the basement of the dwelling. As the floor area being used for parking purposes within a building is not counted into the F.S.R. calculations, the proposal was now within the permitted F.S.R. allowed by approximately 26 square feet.

On September 12, 1975, the District Building Inspector reported that this dwelling had been completely demolished and advised the owner that the existing permits he had obtained to "add to and alter the existing, one family dwelling" were no longer appropriate and new permits would have to be obtained permitting the erection of a new one-family dwelling.

On September 24, 1975, the Board of Variance approved, through Appeal No. 20288, the erection of a one-family dwelling. The plans under this appeal were the same as those previously approved under Appeal No. 20214 in regards to layout and the condition that, "a garage is to be provided at all times in the basement of the dwelling in accordance with the approved revised plans."

On May 23, 1978, the District Inspector reported that the basement had been finished as habitable space, instead of the garage as required by Appeal No. 20288 of September 24, 1975.

On November 8, 1978, the Board of Variance refused a new appeal, No. 21495 which requested that the previously approved Appeal No. 20288 be altered by removing the requirement that a garage be provided in the basement. The F.S.R. now exceeds that permitted by 372 square feet.

. . . 2

In the middle of January, 1979, an inspection of the dwelling was carried out and it was determined that there was no structural reason why the garage could not be provided and the owner was so advised. Numerous discussions and correspondence has been entered into by the owner and various City staff, as well as Alderman Bellamy regarding this matter.

Finally on September 18, 1979, a hand delivered notice was served on Mr. Luigi Scaccia requiring him to provide the garage in the basement of this dwelling within 30 days of receipt of this notice. This time limit was subsequently extended to November 30, 1979."

The Director of Permits and Licenses submits the foregoing report to Council for information.

The City Manager submits the foregoing report of the Director of Permits and Licenses for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 623

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

November 29, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 29, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman H. Boyce
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Taylor/Pender Connector - Chinese Cultural Centre Project

City Council on November 27, 1979, when considering the Committee's report dated November 22, 1979, dealing with proposed transit changes in Chinatown, noted a communication from the Amalgamated Transit Union, requesting deferral to permit the Union an opportunity to study the changes and address Council. Council resolved that the Committee's recommendations relating to these changes (recommendations B-F) be referred back to the Committee meeting of November 29, 1979, and that the Union be invited to make representations at that time.

The following recommendations were therefore submitted for further consideration this day:

B. THAT the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979.

C. THAT the following streets be cancelled as transit routes:

- the Pender/Keefer Diversion
- Keefer Street from Main Street to Gore Avenue

D. THAT bus stops be established on:

- westbound Keefer Street at Main Street
- eastbound Pender Street at Carrall Street
- eastbound Pender Street at Main Street
- westbound Pender Street at Carrall Street

Clause 1 continued

E. THAT bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

F. THAT bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street

Appearing before the Committee on this matter were Mr. J.H. Daley and Mr. B. Bedford, Amalgamated Transit Union, Local 101-134; Mr. V. Sharman, B.C. Hydro Transportation Division, and a delegation representing Pender Street merchants and the Chinese Historic Area Planning Committee.

Mr. Daley advised the Union had not been aware of the City/Hydro discussions relating to the Chinatown transit routes and hoped it would not be excluded from any future discussions on transit changes. The Union was particularly concerned about the situation that would occur when Pender Street became two-way between Carrall and Main. Experience some years ago had shown that if on-street parking was permitted, buses could not negotiate the two-way traffic on Pender Street without congestion and delays. To revert to this system would be a backward step. The Union felt that a second look should be given to on-street parking between Carrall and Gore - it was not necessary and it did not benefit the merchants that much.

Mr. Daley also expressed concern about the removal of the bus stop from Pender westbound on Columbia and noted buses would have difficulty negotiating turns in the area particularly on Columbia at Pender and Keefer and at Main and Keefer. The Union felt certain routes could be diverted from the area, including the Burnaby/New Westminster Fastbuses, which could be routed via Columbia/Keefer/Main.

Mr. Sharman stated Hydro shared the Union's concern regarding on-street parking in this area, and in a letter to the City Engineer in 1978, had requested a "No Stopping Any Time" zone on Pender between Carrall and Gore. The suggestion for re-routing the Fastbuses required investigation from the service point of view.

The Chairman commented that completion of the links in the downtown ring-road system would bring substantial relief to traffic pressures particularly in Chinatown.

Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised the proposed transit changes should be viewed in the context of the downtown transportation plan, which would de-emphasize the role of Pender as a major transportation corridor. Because Pender served businesses in the area, it was felt parking should be permitted.

Clause 1 continued

Mr. R. Young presented a brief (on file) on behalf of the Chinese Historic Area Planning Committee, supporting the retention of on-street parking in the three blocks comprising the 00-200 blocks East Pender. Mr. Young pointed out there was a serious shortage of parking in the area and as yet no other off-street parking facilities had been developed to provide relief to affected businesses. Alternate use of Keefer Street should be seriously reconsidered if traffic congestion on Pender was unacceptable to Hydro. The 200 Block, as the centre of community oriented grocery shopping activities, was dependent on the existing, easily accessible on-street parking, and with only one bus route using the block, there appeared no justification for parking removal at this location.

Mr. T. Mah, Chinese Benevolent Association, Mr. Chow, Mr. Goldberg, and Mr. M. Kemble, Chinatown Planner, also addressed the Committee in support of on-street parking. They urged the proposed transit changes be introduced on a six-month trial basis for evaluation and further report to Council.

The City Engineer noted the problem of parking in Chinatown had been before the Committee many times and some three years ago construction of a public garage had been recommended. The City was now negotiating for a site and it was anticipated definite action would be forthcoming shortly.

Mr. Rudberg advised the proposed changes, if approved, would be evaluated and a report brought back to the Committee in approximately six months. If there was a major breakdown or severe congestion became apparent, he would report back sooner.

Members of the Committee noted consultation and input was vital in an issue such as that under discussion. The Union should not have been excluded and it was hoped such a situation would not occur again.

RECOMMENDED

1. THAT the City Engineer be instructed to meet with Hydro and the Amalgamated Transit Union to discuss details of the transit changes outlined in the Manager's Report dated November 7, 1979, for report back to Council when the following recommendations will be further considered:

   B. THAT the transit services be re-routed as shown in Figure 2, contained in the City Manager's Report dated November 7, 1979.

   C. THAT the following streets be cancelled as transit routes:

      - the Pender/Keefer Diversion
      - Keefer Street from Main Street to Gore Avenue

   D. THAT bus stops be established on:

      - westbound Keefer Street at Main Street
      - eastbound Pender Street at Carrall Street
      - eastbound Pender Street at Main Street
      - westbound Pender Street at Carrall Street

Clause 1 continued

E. THAT bus stops be cancelled on:

- westbound Pender Street at Columbia Street
- eastbound Pender/Keefer Diversion at Carrall Street
- eastbound Keefer Street at Main Street

F. THAT bus stops be retained on:

- westbound Pender Street at Gore Avenue
- westbound Pender Street at Main Street
- southbound Gore Avenue at Keefer Street
- southbound Main Street at Keefer Street
- northbound Main Street at Keefer Street
- northbound Columbia Street at Pender Street
- southbound Carrall Street at Hastings Street

2. THAT any future proposed transit changes be automatically referred to the A.T.U. for comment.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 623-625

DEL. 3 (i)

MANAGER'S REPORT

DATE December 5, 1979

TO: Vancouver City Council

SUBJECT: Taylor/Pender Connector - Meeting with Amalgamated Transit Union

CLASSIFICATION: INFORMATION

The City Engineer reports as follows:

"INTRODUCTION

In a Manager's Report dated November 7, 1979, the City Engineer reported on transit matters arising from changes previously approved for the Pender/Keefer/Chinese Cultural Centre area. The prior approvals include the closure of the Pender/Keefer Diversion, the reverting of Pender and Keefer back to two-way operation and the development of the Taylor/Pender Connector. The Standing Committee on Transportation approved the recommendations of the City Engineer relating to bus route and stop modifications to accommodate the roadway changes.

On November 27, 1979, when considering the minutes of the Standing Committee on Transportation, City Council referred the transit related recommendations of the Manager's Report of November 7, 1979 back to the Transportation Committee so that the Amalgamated Transit Union could address the Committee at that time.

On November 29, 1979, the Amalgamated Transit Union addressed the Transportation Committee and relayed their concerns related to the proposed transit changes around the Pender/Keefer area. The Committee suggested that the Union meet with the Engineering Department and B.C. Hydro prior to Council's meeting on December 11. At this time, the matter would be reviewed by Council and the recommendations originally approved by the Transportation Committee on November 22 dealing with transit changes would be dealt with.

The Amalgamated Transit Union, Engineering Department and B.C. Hydro met on December 3, 1979 to discuss proposed transit changes in the Pender/Keefer area and the purpose of this report is to inform Council of the results of this meeting.

MEETING WITH THE AMALGAMATED TRANSIT UNION

A meeting was held on Monday, December 3, 1979 between members of the Engineering Department, Amalgamated Transit Union and B.C. Hydro.

The Union and B.C. Hydro representatives both pointed out they are concerned about delays to transit resulting from:

- the retention of parking on Pender between Carrall and Main, and on Columbia between Pender and Keefer;

- difficulties in turning at Columbia and Pender, Columbia and Keefer, and Main and Keefer.

Staff reviewed the 2-year process whereby the design of Pender and Keefer was developed to accommodate transit. Specific measures developed with B.C. Hydro include the following:

a. Street design measures to ensure future flexibility to accommodate transit;

b. Improved corner radii to facilitate turning movements;

c. Traffic signal adjustments (pedestrian delays, advance left turn arrows);

d. Parking restrictions and corner clearances.

The merchants and business representatives in the Chinatown area were consulted during this process.

.../2

"The primary concern of the ATU representatives was the on-street parking on Pender Street which, at present, is to be allowed during the P.M. peak hour. It was noted that this is consistent with the role of Pender Street as defined in the Downtown Transportation Plan. Pender Street is to be downgraded to a local community street and its role is to be replaced by the Taylor/Pender Connector and South Bypass. The Connector will be in operation before the street changes in Chinatown and staff are pursuing the remaining uncompleted portions of the South Bypass.

It was further noted that City staff and B.C. Hydro would closely monitor the bus operations on Pender and Keefer. If congestion or other problems develop, further changes in traffic regulations would be instituted by the City Engineer. It is intended, however, that on-street parking would remain and conditions would be monitored and reported to Council in six months. However, if severe congestion occurs which results in significant delays to transit, the need for extensive street parking prohibitions would be reported to Council as soon as possible.

The ATU indicated that they would review the matter and may take the opportunity to address Council at its December 11 meeting."

The City Manager submits the above report of the City Engineer for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 623-625

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Closure of Lane West of Findlay Street South of 16th Avenue - Blocks G,H,I and J, District Lot 753 - Proposed Croatian Community Centre Site

The City Engineer reports as follows:

"On May 29, 1979, Council approved the sale of a site south of 16th Avenue between Commercial Drive and Findlay Street for development of a Croatian Cultural Centre. The site presently includes several parcels of land and an intervening lane.

One of the conditions of sale was that the lane be closed and consolidated with the adjacent City lands and a new lane outlet be dedicated to the satisfaction of the City Engineer.

It is therefore recommended that all that portion of lane shown hatched on Plan LF 9386 be closed and stopped up subject to the following conditions:

(a) The closed lane be consolidated with the abutting lands to form one parcel.

(b) A lane outlet be dedicated as shown shaded on Plan LF 9386.

(c) The cost of construction of the new lane outlet, estimated at $25 000, and the cost of cutting off or relocating any existing utilities be to the account of the purchaser of the site."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Lighting Local Improvement - Reduction in Scope - Chestnut Street - Cornwall to 1st Avenue

The City Engineer reports as follows:

"The street lighting local improvement project on Chestnut Street from Cornwall Avenue to 1st Avenue approved by Council at the Court of Revision on February 8, 1979, cannot be completed as advanced. Lighting projects for the 1979 Court were selected in 1978; in the intervening period the section from Cornwall Avenue to York Avenue was leased to owners of Block 197. The leased area of this street is now used for parking and is not open to through traffic.

To include the portion of lighting that has been completed on the Tax Roll, the original project must be formally reduced in scope by Council.

The total cost of this project is to be reduced from $5 873 to $3 368; the City's share from $4 039 to $2 459; the Property Owners' share from $1 834 to $909.

The City Engineer recommends that Item #2 of Schedule 454, Street Lighting on Chestnut Street from Cornwall Avenue to 1st Avenue, be reduced in scope to extend only from the north side of York Avenue to the north side of 1st Avenue."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

3. Bicycle Path - Fourth Avenue Project

The Superintendent of Parks and the City Engineer report as follows:

"Council approved a Transportation Committee Report of October 5, 1978, which described the street improvements in the vicinity of Jericho Park. One of the features of the plan for Fourth Avenue was a bicycle path on the north

Clause No. 3 cont'd:

side. The report stated ... 'That cycle path is seen as meeting a commuter need as opposed to the recreational facilities presently contained within Jericho Park ...'. This report deals with the location, design and cost estimates for this path. A diagram showing location is attached.

The attached budget analysis reviews three alternative surfacing techniques - limestone screenings, asphalt or exposed aggregate for three different widths of paths. Current standards for commuter routes, which have bicycle traffic, indicate that each bike lane requires .84 metres. A path width of 1.85 metres (approx. 6 ft.) would, therefore, allow enough room for two bicyclists or pedestrians to pass each other by without interference. A path width of 1.85 metres is, in this situation, considered adequate in that it is a convenience route and that there is a major 10' wide path running in a parallel direction existing further north in the park. A review of paths currently existing within the parks system indicates that the use of limestone screenings is a desirable surfacing material in that it reflects a softer image for the path and requires significantly less maintenance than asphalt. Paths which are located within groves of trees are subject to root heaving and when limestone is used, repairs to the path require minimal disruption and little time.

The bicycle path as per the above is estimated to cost $15 800. Since it is a feature beyond what was originally expected when the 5-year plan was prepared, funds are requested from 1979 Supplementary Capital. The Director of Finance states that approximately $20 000 is available in 1979 Supplementary Capital. Maintenance is expected to be minor and will be covered in the Park Board Revenue budget request for maintenance of parks.

The Superintendent of Parks and the City Engineer recommend that a 1.85 metre limestone screenings path be installed, as per attached plan, to a maximum length of 610 metres, at a cost not to exceed $15 800 from 1979 Supplementary Capital."

The City Manager RECOMMENDS that the above recommendation of the Superintendent of Parks and the City Engineer be approved.

4. Tender No. 35-79-07 -
55 kW Tractor Hoe-loaders

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on November 5, 1979, and referred to the City Engineer and Purchasing Agent for report.

A copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for this purchase are provided in the Equipment Plant Replacement Account.

Tenders were called for the supply of two sideshift backhoes. An option for the deletion of the multipurpose buckets was called for in the event that the buckets now used by the City could be economically adapted to the new machines. Three bids were received. The 4% Provincial Sales Tax is in addition to all prices shown.

Avenue Farm Machinery submitted the low bid at $28 170 each ($42 430 each less a trade-in allowance of $14 260). This machine does not meet specifications because a sideshift backhoe was not offered.

Bid No. 2 from Finning Tractor & Equipment Ltd. for one only used machine at $28 200 ($35 700 less $7500 trade-in) does not meet specifications because a multi-purpose loader bucket was not offered as specified, and the cost of adapting the City-owned multi-purpose bucket would increase the cost of this used machine to that of the new machines offered by Finning Tractor.

Finning Tractor also offered a 4 year service contract at a rate of $3.40 per machine hour. We consider that this offer represents good value and are recommending its acceptance.

Clause No. 4 cont'd:

RECOMMENDATION

We recommend acceptance of the lowest bid to meet specifications, submitted by Finning Tractor & Equipment Ltd. for:

(a) Two JCB Model 3D Tractor-Hoe-Loaders at a price of $62 000 ($38 580 each less $1080 each for deletion of the loader bucket less trade-ins of $5500 and $7500).

(b) A four year service contract with a total estimated cost of $46 000 for the two machines."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

5. Local Improvement on the 'Initiative Principle' and by 'Petition'

The Deputy City Engineer reports as follows:

"FIRST STEP

General

As required by the Local Improvement Procedure By-law projects for:

Light Standards
Lane Lighting

as shown on the schedule dated November 29, 1979 (on file in the City Clerk's Office), are advanced to Council on the 'Initiative Principle' and by 'Petition'.

Information on Projects

A. Initiative Projects

(a) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of May 15, 1979.

(b) Light Standard Projects

Less than 4% of the City's streets are without lighting. Eight projects are proposed for local streets not previously lighted.

B. Petition Projects

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for two lane lighting projects.

Capital Funds

Funds for the City's share of these projects is available in the 1979 Street Lighting Capital Budget."

The Director of Finance reports as follows:

"SECOND STEP

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated November 29, 1979.

The estimated total cost of these improvements is $304 727 and the City's share of the cost if $46 111. I have to report that the necessary financial arrangements can be made to carry out this work."

Clause No. 5 cont'd:

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS THAT:

a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step report on file in the City Clerk's Office.

(b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement Projects be declared assessable.

(c) The lanes shown on the schedule dated November 29, 1979 for initiative projects be designated as 'thoroughfares' for the purpose of Part II of the Local Improvement Procedure By-law.

(d) The Court of Revision for the projects listed in the schedule dated November 29, 1979, be held at 7:30 p.m., Thursday, February 21, 1980.

('Initiative' requires the approval of two-thirds of those present.)

FOR COUNCIL ACTION SEE PAGE(S) 630

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

1. Manhattan Apartments, 784 Thurlow

The Director of Social Planning reports:

" PURPOSE

The purpose of this report is to request financial support from City Council in the amount of $100,000.00 by way of a grant or loan to enable the Manhattan Co-operative Housing Association to lease and renovate the 44 unit (34 two bedroom and 10 one bedroom) Manhattan Apartments from its owner. An NHA insured mortgage ($1,484,000) and a RRAP grant ($172,000) provide 93.3% of the capital required. The City is requested to provide 6.7% of the capital funding.

BACKGROUND

Members of City Council and staff from several City departments have been involved since 1975 in attempts to prevent demolition, buy or save the Manhattan by one means or another. Please refer to Appendix A entitled 'Some Reasons Why the Manhattan Needs to be Saved' and to Appendix B entitled 'Chronological Review of City Council and City Staff Involvement' in this project over the past four years. Many citizens and organizations have also expressed their support publicly for preservation of the Manhattan Apartments. CMHC has given approval in principle for this project under the Non Profit Co-op Program.

CAPITAL REQUIRED

The following financial information has been supplied by CMHC and is concurred in by the Manhattan Housing Co-operative.

Acquisition (prepaid lease)	$650,000	(30 year minimum)
Renovations	862,000	
Soft costs (Interest, Consultants fees etc.)	244,000	
TOTAL PROJECT COST:	$1,756,000	

NHA insured mortgage	$1,484,000
RRAP grant	172,000
	1,656,000
BALANCE REQUESTED FROM CITY	100,000

CMHC SUBSIDY ASSISTANCE

Total annual Federal assistance $162,000.00

This assistance is applied, first, to reduce economic rent to the low end of market, estimated to be $290.00 per month. The remaining assistance can be used as an additional subsidy for low income residents to reduce rents to 25% of income. This second level of assistance is 'income tested'.

The first level of assistance remains constant for 3 years, after which it is gradually withdrawn. As it is phased out, the assistance automatically becomes available for the second level of assistance, i.e. income-tested assistance for low income people.

Under the CMHC Non-profit Co-op program, the co-op is required to fill a minimum of 15% of the units (i.e. 7 units) with low income people receiving income-tested assistance. The Director of Social Planning prefers that a greater number of units be reserved for low income tenants.

Continued . . .

Clause No. 1 Continued

FINANCING OPTIONS FOR COUNCIL'S CONSIDERATION

a) No Assistance

b) $100,000 grant

c) $100,000 loan repaid at 13% interest amortized over 25 years with equal monthly repayments of $25 per unit per month with the interest rate to be adjusted after one year and every three years thereafter.

d) $100,000 loan with no interest charged or repayments made during first 5 years. This involves a graduated repayment plan with a few years of escalating payments after year five and a levelling off in year twelve.

IMPLICATIONS OF OPTIONS b, c and d ABOVE

Option b ($100,000 grant) and Option c ($100,000 equal repayment loan) require the same monthly rents to be paid and result in the same annual dollar and percentage increases in rent. However Option b has one important difference. It provides more funds to subsidize low income tenants. As a result, Option b provides 14 suites in the Manhattan for low income tenants while Option c provides only 7 suites for low income tenants. Please refer to Table I in Appendix C for more details on Options b and c.

Option d requires the same monthly rents, annual dollar and percentage rent increases as Options b and c for the first five years. From years 6 to 11 the rents escalate and by year 12 they begin to level off. Option d, like Option b, provides 14 suites for low income tenants. Please see Table II in Appendix C for more details on Option d.

COMMENTS OF THE DIRECTOR OF FINANCE

A grant (Recommendation A below) is not necessary in order to accomplish the objectives put forth in this report, even the doubling of the low-income component from seven units to fourteen units. The Director of Finance prefers Option c (Recommendation C), however, if Council does wish to double the low-income units to fourteen the Director of Finance then prefers Option d, being the loan with no interest or re-payments made during the first five years (Recommendation B), recognizing that this costs the City approximately $65,000 to $70,000 but does result in repayment of the loan eventually.

COMMENTS OF CMHC AND MANHATTAN HOUSING CO-OPERATIVE

The first preference of CMHC and the Manhattan Housing Co-operative is Recommendation A below (Option b above). Their second preference is Recommendation B (Option d). Both state that Recommendation C (option c) will restrict their ability to provide housing for low income tenants.

RECOMMENDATIONS

The Director of Social Planning recommends that:

A. Council approve a grant of $100,000 to the Manhattan Housing Co-operative Association for the purchase of the Manhattan Apartments at 784 Thurlow Street, Vancouver, subject to an agreement with the Co-operative to ensure the continuing provision of 14 low income suites.

If Recommendation A is not approved:

B. Council approve a loan of $100,000 to the Manhattan Housing Co-operative Association with no interest charged or repayments due during the first five years. The interest rate commencing in year six to reflect the then prevailing mortgage rates, as determined by the Director of Finance. The loan should be secured by a second mortgage against the lease, including a provision to ensure the continuing existence of 14 low income suites.

Continued . . . .

Clause No. 1 Continued

If neither Recommendation A nor B is approved:

C. Council approve an equal payment loan of $100,000 to the Manhattan Housing Co-operative Association to be amortized over a period of 25 years. The first year's interest rate to be 13%, with the interest reviewed at the end of the first year and at three-year intervals thereafter. The loan to be secured by a second mortgage against the lease. This provides 7 units for low income tenants.

D. Either grant or loan approved by Council to be conditional upon other funds being obtained by an NHA insured mortgage of $1,484,000 and an RRAP grant of $172,000, as well as the offer of a prepaid lease in the amount of $650,000 being accepted by the owner.

E. If a loan is approved the second mortgage registered against the lease is to be to the satisfaction of the Director of Legal Services and the Director of Finance.

F. For either grant or loan, the source of funds to be the City of Vancouver Public Housing Fund.

CITY MANAGER'S COMMENTS

The City Manager notes that a grant is not required to provide 14 low income suites in the Manhattan; this is achieved by interest forgiveness for the first five years of a loan (Recommendation B). On this basis, City participation in the Manhattan seems a cost effective way for the City to partake in the provision of low income housing.

Therefore, in submitting the above report for consideration, the City Manager suggests that if Council decides to support the project, only the two loan options "c" and "d" be considered (Recommendations B and C).

INFORMATION

2. History and Progress Report - Gypsy Moth in Kitsilano

The City Manager reports as follows:

HISTORY

Eggs of the Gypsy Moth were inadvertently introduced into the Kitsilano area in December 1977 and escaped detection. Following the summer of 1978, when male adult Gypsy Moths were found in insect traps, a detailed egg search of the Kitsilano district located 35 egg masses.

The Vancouver Health Department was notified by the Federal Department of Agriculture towards the end of 1978 by telephone that a Gypsy Moth infestation had been found in Kitsilano and the Department of Agriculture was currently discussing an abatement program for the area. They stated that they were considering an aerial spray program of the area bounded by English Bay and Broadway, Arbutus to Trutch, but had no firm plans. The Health Department requested that when plans were finalized the City of Vancouver were to be given adequate advance notice to assess both the pesticide to be used and the method of application.

Continued . . .

Clause No. 2 Continued

In February 1979, a daily newspaper carried a story claiming a large area of Kitsilano was to be sprayed with Dimilin from the air. An immediate outcry arose from the residents of Kitsilano and also from those of other neighbourhoods in the City. On February 15, 1979, the Federal Department of Agriculture withdrew their application for a permit to apply Dimilin from the Pesticide Committee, Ministry of Agriculture, B.C. Agriculture Canada planned to replace the Dimilin program with a mandatory Carbaryl spray program to all properties within a 44-block area (English Bay to 4th Avenue and Arbutus to Bayswater inclusive.)

Following this announcement, City Council became involved in an extensive series of meetings, with participation by the public and Federal and Provincial officials. A task force was created under the City Manager, including representatives of the community, environmental groups, and the three levels of government. This group proposed an action program, which was approved by Council. However, when the spray program began, the spray trucks were obstructed and unable to work. Following staff negotiations with Greenpeace representatives, Council subsequently approved a program which was acceptable to Greenpeace. More detailed history (Appendix 1) and the staff-Greenpeace working document (Appendix 2) are attached.

A combined Carbaryl and insecticidal soap spray program was successfully carried out by Agriculture Canada and the City between June 1 and June 14, in blocks 1 - 13 and blocks 23 - 26, as per attached map (Appendix 3). (Blocks 7 and 8, insecticidal soap only).

PRESENT STATUS

During the summer, no male Gypsy Moths were found in the pheromone traps and the Gypsy Moth Action Plan is now being followed. (This Plan is attached - Appendix 4). We can be hopeful that the problem arising out of this infestation has been dealt with.

The Subcommittee of the B.C. Plant Protection Advisory Council has invited a City representative to attend its future meetings on this matter. Mr. C. Man, Park Board, and Mr. D. Morgan, Health, will attend these meetings to represent the City of Vancouver.

An egg search will be carried out in the area sprayed and in the spring a larvae search will be carried out by the Department of Agriculture. The City of Vancouver will be asked to provide a special trash pickup this fall and again next spring. A new film has been prepared on the habits of the Gypsy Moth and it is planned that this will be shown to the public next spring.

COSTS TO THE CITY

The majority of the cost involved regular staff time from Health, Park Board, and Police, and amount to $15,000 - $20,000 on inspection, surveys, Police involvement, special refuse pickup, etc. Specific out-of-pocket costs paid by the City include soap spray charges, and some nominal printing and signing costs totalling in the order of $5,500.

RECOVERIES

1) Agriculture Canada is prepared to pay the following towards the City's cost of the Gypsy Moth program:

   50% respecting signage and printing, $165 and $50 respectively, and the full cost of the resident survey listed as $1,470, for a total of $1,685.

Continued . . . .

Clause No. 2 Continued

2) Environment Canada contributed $4,350 towards the City of Vancouver cost of the insecticidal soap program; $1,859 to be spent to pay for a student attached to the Health Department to assess the results of the insecticidal soap program and report to Environment Canada; and $2,490 towards the cost of the materials for the program.

3) The Provincial Ministry of Agriculture to date has not contributed to the City of Vancouver's costs incurred in the Gypsy Moth program.

At this point, the City will be out of pocket only some $1,400 relative to the program. However, the routine programs of the Environmental Health Division suffered measurably due to the great deal of time spent by inspectors and administration personnel on the Gypsy Moth spraying program.

It is fair to say that without the extensive mediating and moderating role of City Council and the related efforts of City and Park Board staff, it would not have been possible to carry out any spray program without major confrontations between citizens and government.

The City Manager submits the foregoing report for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 631

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. 580 Burrard Street (YWCA) Building
Development Permit Application #85278

The Director of Planning reports as follows:

"This report refers to Section 6(II) of the Downtown District Schedule whereby the Development Permit Board may authorize increases in the Floor Space Ratio of buildings, subject to prior approval by City Council where social and recreational facilities are provided.

The Development Permit Application #85278 has been filed on behalf of the YWCA to construct additions to the existing building at 580 Burrard Street. The additions will include social and recreational facilities and enlargement of the existing dining facilities.

The total area of the building, including the proposed addition would be 10 772 m^2 (115,953 $ft.^2$). The request is that 89 m^2 (953 $ft.^2$) of this area be considered under the special bonussing provisions. Section 6(II) of the Downtown Official Development Plan, which deals with special provision for bonusses where social and recreational facilities are provided states:

> "Where a need for any public, social, or recreational facility has been demonstrated to the satisfaction of the Development Permit Board, the Board may authorize for any building which includes one or more of such facilities, an increase in the permitted floor space ratio or density of a building, subject to prior approval by City Council. In determining the increasein floor area or density that may be authorized, the Development Permit Board shall consider:
>
> (a) the construction cost of the facility;
>
> (b) any costs to the developer of continuing maintenance required for the facility;
>
> (c) the rental value of the increased floor area;
>
> (d) the value of any authorized relaxation or other restrictions.
>
> If appropriate, such facility shall be preserved to the public domain by way of a registered agreement and operated by the City or its delegates."

Because the total building is a social and recreational facility, it is considered that it sufficiently meets the criteria to warrant the bonus of 89 m^2 (953 $ft.^2$).

The Development Permit Board at its meeting of November 13, 1979, resolved:

> This application is to be first referred to City Council for consideration, noting that the Development Permit Board is unanimous in its recommendation to approve the requested additions as indicated on submitted plans."

The City Manager RECOMMENDS that the foregoing recommendation of the Development Permit Board be approved.

.../2

2. Grandview-Woodland N.I.P. - Two Year Progress Report

The Director of Planning reports as follows:

"I. Introduction

On July 12, 1977 City Council approved the Grandview-Woodland N.I.P. Concept Plan which includes allocations for improvements to schools, parks, social services, non-profit housing, streets and further projects to be identified during the implementation of the program.

The purpose of this report is to inform Council of the progress made over the first two years of the implementation of this plan and to outline the work to be done in completing the program during the third year.

II. Progress on Completion

Implementation reports to Council during the first two years of this program and up to this report have resulted in the appropriation of over 80% of the available funds. While most projects outlined in the original Concept Plan have been reported to Council and their implementation undertaken, those remaining will be reported for Council's consideration early in 1980. The majority of funds remaining, therefore, will be recommended for expenditure on projects identified during the Implementation Stage or noted in the Concept Plan as being insufficiently developed at that stage to allow for a specific allocation. The degree of completion of these Concept Plan recommendations varies according to project categories as described below.

The Concept Plan notes that "Wherever possible, N.I.P. funds should be used as 'seed money' to attract funds for needed neighbourhood improvements from other sources and programs." In keeping with this objective, a total of $234,422.00 has been committed to date from other sources of funding to projects recommended by the Grandview-Woodland N.I.P. Committee (details, see Appendix IV).

The Laura Secord gymnasium - the largest single project - is now nearing completion and the Commercial Drive beautification scheme is underway. While these represent the most visible individual projects, the many smaller projects - playgrounds, running tracks, bocce courts; office improvements for social services; and the initiation of co-op housing - have all begun to make a collective impact upon the standard of living in the community.

III. Progress by Project Category

Social Services: This category of projects received the highest priority for implementation due to the importance of such services in this particular neighbourhood. Accordingly, it is the first category in which all the projects identified in the Concept Plan were completed.(See Funding Commitments by Project Category, Appendix I)

Parks: Design plans have now been prepared for each of the five neighbourhood parks listed in the Concept Plan. While implementation is underway on four of these now, the final plan for McSpadden has recently been reported to Council and implementation will begin in the spring of 1980. Field house improvements planned for Garden Park and Grandview Park field houses are the only park projects listed in the Concept Plan remaining in the planning phase. These will be reported for Council's consideration early in 1980.

Street Improvements & Beautification: Each of the major items proposed in this section of the Concept Plan has now been reported for Council's consideration. The funding of projects recommended under this category has not required the full appropriation of the Concept Plan allocation. As shown in Appendix I this has made a total of $70,619 available for other potential utilities category projects, such as additional bus shelters, and also $1,597.46 for transfer to the Reserve/Future Proposals Account.

The Beautification of Commercial Drive will be undertaken in two phases. The N.I.P. funded phase will occur this winter and the second phase next summer if property owners indicate their willingness to pay for a decorative sidewalk scheme in the core area.

Clause 2 continued

Schools: The largest portion (39%) of the Concept Plan allocations were set aside for school improvements. While the majority of these projects in both number and funding have been reported to Council and entered the implementation stage, two community playground projects remain outstanding. Design work for one, the Macdonald School playground, is complete and expected to be presented for Council's consideration early in January. A question of space involving a partial lane closure remains unsolved for the playground slated for Lord Nelson School. Resolution of this question is expected before the end of the year and should allow the design to be reported to Council early in 1980.

Housing:
The Concept Plan identified non profit housing as a priority for the community. N.I.P. funding was used to purchase two properties which were a blight in the community, demolish existing non rehabilitable housing, and provide bridging financing for a co-op housing organization for the development of housing. The co-op will develop housing on 4 or more sites - two sites of which will be purchased from the City.

The development will form a "scattered co-op": several buildings on different sites owned and operated by the same co-operative. This retains the small scale which is characteristic of the neighbourhood.

A N.I.P. funded architect and co-op organizer are now working with the more than 20 co-op members for final C.M.H.C. co-op housing approval, so that the properties can be re-purchased by the co-op itself. When this happens, the money from the re-sale, according to N.I.P. guidelines, will return to the City to be re-spent in Grandview-Woodland (see Appendix III).

IV. Future Proposals and Financial Consolidation

The Concept Plan established this account to accommodate the financing of proposals not yet advanced enough in their development to be identified directly for funding at that time and to encourage continued community input by making new project ideas possible.

Funding commitments totalling $144,262.54 have been made from the Future Proposals account to date. $402,963.00 remain due to its initial allocation of $120,922 being augmented through the transfer of 1) funds not required to complete projects for which they were appropriated 2) funds remaining from the planning stage 3) funds committed by the City to match freed up Federal/Provincial funds, and 4) the allocation of $355,000 designated originally for the St. Francis gym project. (See Appendix I).

The abandonment of the St. Francis gym project, reported to Council on Dec. 12, 1978, resulted in a very substantial increase in the scale of this reserve. Due partially to the nature of the project which had fallen through and also to separate concerns raised by N.I.P. Committee members, the Committee undertook the investigation of alternate forms of community buildings which might be developed primarily with these funds. The provision of space to accommodate various forms of community initiated functions is a major consideration of several projects currently being considered for recommendation to Council in the Spring of 1980. Should one or more of these projects not result in the appropriation of all remaining funds, the projects identified as secondary priority items during the Implementation Stage will be reconsidered for potential funding from the remaining budget.

A clear financial picture is necessary in order to allow well informed recommendations to be developed for the use of these remaining funds. Since all remaining projects will arise as "future proposals" it is proposed at this time that remaining funds be consolidated in this account through the transfer of: 1) funds remaining in implementation accounts where projects are now complete, 2) funds remaining in Concept Plan budgets (memo accounts) not required for remaining Concept Plan projects, 3) surplus Administration funds. The exact transfers implied by this consolidation totalling $123,407.09 are noted in appendix I and appendix II.

Clause 2 continued

V. Complementary Programs

Area Planning Program: This year saw the completion of Part I of the Grandview-Woodland Area Plan which was approved by Council on June 12. This covers basically the N.I.P. area: the single family, conversion and duplex zones of Grandview-Woodland. The four re-zonings recommended to implement most of the Plan policies were also approved at a Public Hearing on November 1. Further implementation work on Part I includes a traffic study by the Engineering Department and a park plan by the Park Board - with park development in the non-N.I.P. apartment areas to be considered for funding by the Community Services Contribution Program. Work is also underway on Part 2 of the Area Plan, Commercial Drive, in connection with the N.I.P.-funded Commercial Drive beautification.

Residential Rehabilitation Assistance Program: While the past year has shown a further increase in the funds committed to home improvements under this program, the rate of obtaining funding commitments has declined. Continued promotion of the program has generated a steady flow of applications, however, the constraints of unchanged homeowner income guidelines has prevented many from being carried through to completion.

The following figures summarize the status of this program to date:

	Applications	Units	$
Homeowners	175	175	581,654
Landlords	45	106	442,844
Total	220	281	1,024,498

Home Repair Service: The Grandview-Woodland N.I.P. Committee has continued to sponsor a Canada Works funded home repair service throughout the second year of the N.I.P. implementation stage. During the summers this four person crew has been augmented by six Young Canada Works staff who have done mostly painting and yard clean-up. The overall effect has been to supplement the R.R.A.P. program in cases where the work needed was too minor or where the funds available did not cover everything. These programs also acted as a referral to the R.R.A.P. program in some cases.

Recommendations:

The Director of Planning recommends:

A. That Council approve the consolidation of remaining funds through the transfer to the Reserve/Future Proposals Account #898/9408 of:

1) $ 2,128.46 from Account #898/9404 (as outlined in Appendix I).

2) $31,700.00 from Account #898/9405 (as outlined in Appendix I).

3) $30,100.41 remaining in Implementation Account #866/6205; 866/6208; 866/6209; 866/6214 (as detailed in Appendix II).

4) $40,309.49 from surplus Administration funds remaining in this budget (as outlined in Appendix II).

B. That Council submit the Two Year Progress Report to C.M.H.C. and the Provincial Department of Municipal Affairs and Housing for information."

The City Manager RECOMMENDS that the above recommendations of the Director of Planning be approved.

3. Cedar Cottage N.I.P. - Surplus Funds for Construction of a Second Racquetball Court at Trout Lake Community Centre

The Director of Planning reports as follows:

"One of the top priorities of the Cedar Cottage Neighborhood Improvement Program was to improve the parks and recreational facilities in the community. In order to achieve this goal, many projects were planned and all are now fully completed.

Since the initiation and implementation of this N.I.P. program, funds have been found surplus in the amount of $16,881.75. In keeping with the N.I.P. Concept Plan priorities, the Cedar Cottage N.I.P. Committee has indentified a second racquetball court as the highest priority use for these surplus funds. The Planning staff, Park Board staff and C.M.H.C. concur with this recommendation.

The Park Board allocated $50,000 toward the second racquetball court in its 1979 Supplementary Capital Budget, and on December 3rd, 1979, allocated an additional $10,000 toward the project. With the $16,881.75 N.I.P. contribution, a total of $76,881.75 is available. It is recommended that the project costs be separated into two phases, as follows:

Phase I - Estimated Cost - $16,881.75 (Source of Funding - Cedar Cottage N.I.P. Accounts)

(a)	Design Permits Tendering Costs	$ 3,200.00
(b)	Excavation Footings Floor slab	$13,681.75
		$16,881.75

Phase II - Estimated Costs - $60,000.00 (Source of Funding - Park Board Accounts)

(c)	Carpentry Stucco and Drywall Heating and Ventilation Electrical Finishing and Painting	$60,000.00
		$60,000.00

It is anticipated that Phase I can be carried out immediately in order to meet the program deadline. The balance of the work will be carried out by the Park Board during 1980.

The Director of Planning recommends:

THAT the Cedar Cottage N.I.P. surplus funds from Recreational Facilities Account #894/9019 be approved as Phase I of the second racquetball court at Trout Lake Community Centre. Costs would be shared as follows:

C.M.H.C.	(50%)	$ 8,440.87
Province	(25%)	$ 4,220.44
City	(25%)	$ 4,220.44
TOTAL		$16,881.75."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

4. Kitsilano N.I.P. Surplus Funds:
Appropriation of Funds for Library Books (K.I.D.S.)

The Director of Planning reports as follows:

"BACKGROUND

On February 4, 1976, the Kitsilano Citizens Planning Committee and City staff from the Kitsilano Planning Office received an application through the NIP Daycare Sub-Committee for a grant from the Neighbourhood Improvement Program Budget. The request was for funding books for a segment of the community found to have specific needs not accommodated under the regular library funds.

On April 6, 1976, the Vancouver City Council approved the recommendation of the City Manager that City Council approve an expenditure of up to $4,000.00 for that project.

PURPOSE OF THIS REPORT

A second request has been received by the Kitsilano Planning Committee. The application is submitted from the Kitsilano Intra-community Daytime Services for Children Association. The amount of funding needed to bring the book collection up to date and expand it is $1,200.00 (See Appendix I).

There is a great deal of support for continuing this project. The Kitsilano Planning Committee and the Area Planning staff reviewed this second proposal and recommended approval. C.M.H.C. and the Province also have been informed and have concurred with this proposal.

RECOMMENDATIONS

It is therefore recommended:

THAT City Council approve the expenditure of up to $1,200.00 (Twelve Hundred Dollars) from the Kitsilano Neighbourhood Improvement Unappropriated Social Facilities Account #894/9006 for the purpose of purchasing books of use and interest to parents and children to be distributed throughout child care centres in Kitsilano and managed by the Kitsilano Branch Library.

Costs to be shared as follows:

Federal Government	$600.00
Provincial Government	$300.00
City of Vancouver	$300.00
	$1200.00 "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Kitsilano N.I.P. Surplus Funds:
Family Place Furnishings

The Director of Planning reports as follows:

"A major priority of the Kitsilano Neighbourhood Improvement Program was to upgrade the social facilities in the community. Since that time, many projects have been planned and implemented in keeping with that goal of the Concept Plan.

Clause 5 continued

On November 7, 1979, the Kitsilano Citizens Planning Committee and City Planning staff received an application from the West Side Family Place Society for a grant from the Neighbourhood Improvement Program budget. The request was for funding for renewal of equipment and furnishings to Family Place to replace toys and furniture lost as a result of a fire (see Appendix I).

There is a great deal of support for this project. The Kitsilano Planning Committee and the Area Planning staff reviewed this proposal and recommended approval. CMHC has also been informed and has concurred with this proposal.

RECOMMENDATIONS

It is therefore recommended:

THAT City Council approve the expenditure of up to $3,325.74 (Three Thousand Three Hundred and Twenty-Five dollars and Seventy-Four cents) from the Kitsilano Neighbourhood Improvement Unappropriated Social Facilities Account 894/9006 for the purpose of purchasing equipment and furnishings for the Family Place.

Costs to be shared as follows:

Federal	(50%)	$1,662.86
Province	(25%)	831.44
City	(25)	831.44
	TOTAL	$3,325.74."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Kensington N.I.P. - Furnishings for Kensington Community Centre

The Director of Planning reports as follows:

" THE CONCEPT PLAN

When City Council approved the Kensington N.I.P. Concept Plan on April 4, 1978 and its subsequent revision on November 21, 1978, an amount was set aside for additional furnishing for the Kensington Community Centre and the proposed new gymnasium. The revised allocation for furnishings is $115,000. The Kensington Community Centre, now under construction, has a budget of $1.8 million dollars which includes $80,000 for furnishings. Because it was anticipated that the furnishings allocation might not be sufficient to completely equip the centre, N.I.P. funds were set aside to cover any shortfall.

ADDITIONAL FURNISHINGS REQUIRED

The Kensington Community Centre Association approached the Kensington N.I.P. Committee for funding for the required lockers for the new centre. All other furnishings will be provided through the construction budget. One hundred and eighty (180) stainless steel lockers are required for the change rooms. The lockers will be utilized on a rental basis by people using the racquetball courts, swimming pool, exercise room etc. Lockers made of stainless steel although more expensive at the outset, are felt to be a good investment in terms of their durability. The new Kensington Community Centre is expected to open around March 1980. The coordination of the construction is being handled by the Parks Board.

Clause 6 continued

ESTIMATE AND BUDGET

Two bids have been received for the lockers. A low bid of $42,937 was submitted by Shanahans Limited. This price includes installation and tax. Since this expenditure has been budgeted for, the allocation can be taken from the Kensington N.I.P. social/recreational facilities account.

RECOMMENDATION

The request of the Kensington Community Centre Association for lockers has been considered by the Kensington N.I.P. Planning Committee which has recommended approval. The Director of Planning agrees and recommends:

"THAT up to $42,937 be allocated to the Vancouver Park Board from Kensington N.I.P. Social/Recreational Account 891/8704 for the purchase and installation of 180 stainless steel lockers for the Kensington Community Centre. The costs will be shared as follows: Federal (50%) - $21,468.50; Provincial (25%) - $10,734.25; City (25%) - $10,734.25."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

CONSIDERATION

7. Kiwassa N.I.P. - Furnishings for the Kiwassa Neighbourhood House

The Director of Planning reports as follows:

"On May 15, 1979 City Council approved the construction of a new Kiwassa Neighbourhood House building. The total cost approved for construction was $300,500 with the necessary funds coming from the Kiwassa N.I.P. budget ($220,000), funds received from private sources ($41,500) and the City ($39,000) in advance of a possible PRFAP grant. Note, however, that the Province has since decided not to give a PRFAP grant to this project. Because the bid accepted for construction was considerably higher than originally anticipated, no funds were included in the approved budget for furnishings for the new building.

The land and the new building are owned by the City and leased to the Neighbourhood House for a nominal amount each year. Most of the operating funds come from the United Way and the City.

The Kiwassa Neighbourhood House Society has estimated their needs for new furnishings and have received several bids, with the low bid being $35,000. The Society feels they can raise approximately $25,000 from private sources, although this still leaves them around $10,000 short.

The Kiwassa N.I.P. Committee felt that it is very important that sufficient furnishings be provided to enable the many excellent services provided by the Neighbourhood House to operate properly. The Committee was particularly concerned that the portions of the facility which are open to use by the community be properly furnished. They agreed that N.I.P. funds should be used to make up the shortfall in the total furnishings budget by providing the items listed in Appendix I. If N.I.P. funding is approved for this project, it would be cost shared as follows: Federal 50%, Provincial 25%, City 25%.

In reviewing the Kiwassa NIP Accounts, it was recently discovered that $9,894 still remains in the Planning Stage account (#885/8190).

Clause 7 continued

In view of the demonstrated need for proper furnishings for the new Neighbourhood House, it seems appropriate to allocate these funds for this purpose. However, City funds have been allocated to the Neighbourhood House in advance of a Provincial grant which was not forthcoming.

Therefore the Director of Planning submits the following for the consideration of Council:

THAT the amount of $9,894 remaining in the Kiwassa NIP Planning Stage account be allocated to:

(a) Provide a grant to the Kiwassa Neighbourhood Services Society to be used to purchase the furnishings noted in Appendix I.

OR

(b) The Kiwassa Neighbourhood House construction budget, to release City funds to be used to reimburse the 1979 Supplementary Capital Accounts."

The City Manager submits the foregoing recommendation for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 632

A-5

MANAGER'S REPORT, December 7, 1979 . . . . . (CLAIMS: A5 - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Coin Dealers

The Director of Permits and Licenses reports as follows:

"A request has been received from the Police Department for an amendment to either the Second Hand Dealers By-law or the License By-law to establish regulations to govern the operation of Coin Dealers.

Second Hand Dealers are required to record and report their purchases indicating a description of the person from whom the purchase was made and then holding the merchandise for 15 days. This gives the Police Department an opportunity to examine the merchandise and determine if it has been reported as stolen. The Police would like similar regulations for Coin Dealers because they do receive reports of thefts involving coin collections which may find their way to Coin Dealers.

Attached is a copy of The Calgary By-law which contains most of the regulations the Police would like to see incorporated into a Vancouver By-law.

RECOMMENDATION

It is recommended that the Director of Legal Services be requested to prepare a by-law amendment similar to Calgary's, requiring Coin Dealers to record and report to the Police Department, all purchases they make of coins and require them to retain the coins for a period of 15 days prior to offering the coins for sale."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 632

FINANCE MATTERS

RECOMMENDATIONS

1. Investment Matters (Various Funds) October 1979

The Director of Finance reports as follows:

"(a) Security Transactions during the month of October 1979.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF OCTOBER 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield %
	Chartered Bank Deposit Receipts and Government Notes					
Oct. 1	Royal Bank of Canada	Oct. 3/79	$ 2,001,424.66	$ 2,000,000.00	2	13.00
1	Toronto Dominion Bank	Nov. 13/79	2,534,753.42	2,500,000.00	43	11.80
2	Toronto Dominion Bank	Oct. 4/79	1,000,715.07	1,000,000.00	2	13.05
2	Mercantile Bank of Canada	Dec. 5/79	1,020,953.42	1,000,000.00	64	11.95
3	Vancouver City Savings Credit Union	Oct. 4/79	2,000,657.53	2,000,000.00	1	12.00
4	Vancouver City Savings Credit Union	Oct. 5/79	2,000,698.63	2,000,000.00	1	12.75
5	Vancouver City Savings Credit Union	Oct. 9/79	1,501,520.55	1,500,000.00	4	9.25
9	Bank of Canada	Oct. 11/79	2,001,534.25	2,000,000.00	2	14.00
11	Bank of British Columbia	Mar. 14/80	2,111,260.27	2,000,000.00	155	13.10
11	Canadian Imperial Bank of Commerce	Feb. 15/80	2,091,161.64	2,000,000.00	127	13.10
15	Canadian Imperial Bank of Commerce	Oct. 16/79	2,997,824.29	2,996,736.43	1	13.25
16	Bank of Nova Scotia	Nov. 15/79	1,516,150.68	1,500,000.00	30	13.10
16	Mercantile Bank of Canada	Oct. 24/79	1,503,945.21	1,500,000.00	8	12.00
18	Canadian Imperial Bank of Commerce	Oct. 19/79	3,001,117.81	3,000,000.00	1	13.60
22	Bank of British Columbia	Oct. 23/79	2,500,890.41	2,500,000.00	1	13.00
23	Mercantile Bank of Canada	Nov. 6/79	2,311,689.04	2,300,000.00	14	13.25
24	Canadian Imperial Bank of Commerce	Nov. 7/79	994,895.53	989,762.86	14	13.52
31	Mercantile Bank of Canada	Mar. 14/80	1,054,000.00	1,000,000.00	135	14.60
31	Royal Bank of Canada	Nov. 1/79	2,500,821.92	2,500,000.00	1	12.00
			$ 36,646,014.33	$ 36,286,499.29		

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs.Mos.	Yield %
	Debentures						
Oct. 16	City of Vancouver 10.375%	June 21/99	$ 250,000.00	94.60	$ 236,500.00	20/-	11.05
16	City of Vancouver 10.375%	June 21/99	23,000.00	94.60	21,758.00	20/-	11.05
16	City of Vancouver 6.000%	June 15/80	3,000.00	96.16	2,884.80	-/8	12.15
16	City of Vancouver 8.000%	Apr. 2/93	2,000.00	79.17	1,583.40	13/6	11.00
23	1st Canadian Investment Ltd. (Bank of Montreal guaranteed) 11.250%	Oct. 23/84	100,000.00	100.00	100,000.00	5/-	11.25
23	City of Vancouver 10.000%	Dec. 16/94	2,000.00	89.33	1,786.60	15/2	11.50
			$ 380,000.00		$ 364,512.80		

Clause No. 1 cont'd:

2. SINKING FUND TRANSACTIONS (PURCHASES).....continued

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
	Chartered Bank Deposit Receipts and Government Notes					
Oct. 1	Toronto Dominion Bank	Nov. 13/79	$ 506,950.68	$ 500,000.00	43	11.80
17	Bank of Montreal	Oct. 31/79	498,891.35	496,510.82	14	12.50
31	Bank of British Columbia	Nov. 13/79	502,404.11	500,000.00	13	13.50
			1,508,246.14	1,496,510.82		
			$ 1,888,246.14	$ 1,861,023.62		

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT OCTOBER 31, 1979

Type of Security	Par or Maturity Value	Cash or Book Value
Short Term		
Chartered Bank Deposit Receipts and Government Notes	$ 103,804,411.28	$ 99,289,762.86

The Director of Finance recommends that the above transactions be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

2. Additional Police Communications Operators

The Director of Finance reports as follows:

"On October 31, 1979, the Vancouver Police Board passed the following resolution:

'The Chief Constable submitted a report on the problem encountered in the Communications Centre due to the inability to respond adequately to non-emergency calls. He advised that recent surveys indicated that an average of sixty-four calls per hour were going unanswered. He outlined the steps taken to deal with the problem using existing staff and stated that these measures failed to bring the service up to a satisfactory level. He requested the Board to ask City Council to consider authorizing the engagement of two additional civilian Communication Operators. He said the cost for the balance of 1979 would be $4,509.00 and the cost for 1980 would be $27,054.00.

Moved:

THAT City Council be requested to consider authorizing the engagement of two additional Communication Operators immediately in order to bring the telephone answering service on the non-emergency lines to a more satisfactory level.'

This resolution of the Vancouver Police Board was supported by a report of the Chief Constable to the Chairmen and Members of the Board and a copy of this report was circulated to Members of Council by the City Clerk.

Clause No. 2 cont'd:

The Communications Centre employs both Dispatch Operators and Telephone Operators. There is an expectation that the number of Dispatch Operators can be reduced by the end of 1980, when the full complement of mobile data terminals is installed. A study of Dispatcher workload will be undertaken at that time, with involvement of the Engineering Department. However, this would not affect the requirement for Telephone Operators.

I cannot comment on the merits of the present request. The history of telephone staffing in the Centre is as follows.

The new Police Communications Centre was opened in March, 1976 and difficulty was experienced in handling increased volume of telephone calls for police service at that time because the 911 emergency number produced an increase in calls for police services and the number of non-emergency crime reporting calls increased sharply with many of these calls not having been answered in the previous communications centre.

In May, 1976, Council approved funds for training of relief and replacement operators to prevent staff shortages due to vacation, sickness or staff turnover and approved the hiring of up to ten temporary Communications Operators to deal with the increased call volume. Following preliminary evaluation of staff requirements, Council approved funds in August, 1976 for hiring of temporary replacement operators to cover absences of the Centre's police personnel due to sick leave; and retention of four of the ten temporary Communications Operators until December 31, 1976 with provision of a final report on staff levels at that time, and approved modifications to the telephone equipment to separate 911 and lower priority report calls.

Detailed evaluations of Communications Centre staff requirements were conducted independently by the Police and Engineering Departments in late 1976 and early 1977. When these evaluations were completed the Police Department was notified that any further Engineering Department involvement in the operation of the Communications Centre would be limited to implementation of the digital system.

In October, 1977 the Police Department requested that Council provide funds for the hiring of effectively 2.5 permanent operators, a reduction from the ten temporary positions authorized in May, 1976, and reclassification of the Centrex Switchboard Operators so that they could assist with non-emergency calls. If the current request for two more operators is granted, the total number added since the opening of the Communication Centre will be 4.5 operators.

The Director of Finance is transmitting the request of the Police Board for the additional operators to Council for their consideration. If Council approves the request, it would seem unlikely that the Police Department would be able to hire the two additional civilian Communications Operators in 1979, but if they can, then the necessary funds would be provided from contingency reserve. The Police Department reports that the cost for 1980 on a full-year basis would be $27,054."

The City Manager RECOMMENDS that Council:

A. Approve the request from the Vancouver Police Board for two additional Communications Operators;

B. Request that the Chief Constable analyze by the end of 1980 the workload of the Telephone Operators and report to the Finance and Administration Committee.

3. Audiologist for the School Health Service - Health Department

The Medical Health Officer reports as follows:

"In our report on the Recovery from the School Board dated November 6, 1979, the Health Department committed itself to the preparation of a "zero based" budget for School Health Services. Justification of the current scope and range of services and the possibility of additional services will be examined. However, the Health Department and the School Board have previously established the priority of an audiological service.

Thus, we propose to carry out our earlier intention to hire an audiologist, if possible before the end of 1979. During 1980 this employee will plan and implement a screening, assessment and follow-up audiological program for kindergarten and grade 1 students in the public school system. It will also be the task of the audiologist to assist in determining the type of equipment required for the audiological service.

Annual costs are as follows:

Salary	$23,508.00
Fringe benefits	2,939.00
	$26,447.00

The School Board has asked that position of audiologist be established in 1979 and from an administrative point of view it would be valuable to begin the organization of this service in December of 1979. The additional cost in 1979 would be minimal.

This position is subject to the review and classification of the Director of Personnel Services. A copy of this report has been sent to the V.M.R.E.U. for information.

The Director of Finance advises that this position will be taken into account in establishing the Health Department's staffing levels required to meet the 1980 Vancouver School Board health services.

The Medical Health Officer recommends that the position of audiologist be established effective December 17, 1979, at an annual cost of $26,447.00."

The City Manager RECOMMENDS that the recommendation of the Medical Health Officer be approved.

4. Pacific Centre Limited - Section 16 Agreements

The Director of Legal Services reports as follows:

"Under Section 16 of the agreement to lease dated July 9, 1968 and made between the City and the developers of Pacific Centre there is enumerated several matters which require special agreements relating to designing the garages, lease conditions, street closures, relocation of utilities, etc. As a result two special agreements dated August 12, 1969 and July 5, 1972 respectively were entered into between the parties.

I am advised by the City Engineer that Pacific Centre has now discharged its obligations under these special agreements and the company requests release from them and submits a form of release for execution by the City - the form is satisfactory to the Director of Legal Services.

It is recommended that authority be given to the Director of Legal Services to execute the release on behalf of the City and affix the seal thereto."

The City Manager RECOMMENDS that the foregoing report of the Director of Legal Services be approved.

5. Replacement of the Telephone Exchange, Switchboard and Handsets in City Hall

The City Engineer reports as follows:

"Over the past few years many complaints have been received from both staff and the public about the telephone service in the City Hall. A large part of the difficulties are related to the existing telephone system which consists of an exchange, an operator switchboard and handsets. This equipment does not have the call handling capabilities required, and requires continuous maintenance due to frequent breakdowns. During the three-month strike by B.C. Telephone in 1977/78 the telephone service in City Hall was reduced considerably due to failures of relay switches, trunks and handsets. As a result the service provided cannot be maintained at the level found in other equivalent offices served by the B.C. Telephone system. In response to the City's request, the B.C. Telephone Company has carefully revised the City Hall telephone needs and has submitted a proposal which would eliminate the identified equipment problems and effect an improvement in level of service to the Public.

This report outlines the present telephone situation, the need for replacement, B.C. Telephone's proposal and recommends its acceptance.

Historical Background

The existing telephone exchange and switchboard were installed in 1936. Over succeeding years telephone handsets were updated and in 1970 the direct-in-dialing, direct-out-dialing feature was added but the basic exchange and switchboard remain of mid-1930 vintage. Replacement parts for the exchange are no longer manufactured and are available only by salvage when other similar obsolete equipment is replaced.

Need for Replacement

Three factors influence the decision to replace the system. Two of these, decreasing maintainability and limited capacity, indicate that the replacement should be done by the end of 1984, but the third, resolution of telephone problems, indicates that the most cost effective solution is to replace the system now. Details of each factor follow.

1. Maintenance

   As noted above, replacement parts for the present exchange are obtainable only on a recovery basis. This means that although B.C. Telephone will provide service to the best of their ability, a prolonged outage of part or all of the exchange may occur if replacement parts are not immediately available and have to be sought from other telephone companies. The mechanical switches in the exchange require continuous maintenance because they stick in a position which causes the failure of telephone handsets. This failure is recognizable by lack of a dial tone or lack of ability to dial outside City Hall. In addition, while no figures are available, B.C. Telephone Company expects the monthly maintenance charges for the existing electro-mechanical exchange will increase at a faster rate than those for a new electronic exchange.

2. Capacity

   The capacity of the exchange is 625 locals, of which on August 21, 1979, 560 were in use. The number of locals is increasing at an average rate of approximately eighteen per year. This is due primarily to the conversion of extensions to locals to cope with increased telephone usage and is not due to staff increases. Because of practices followed for many years, there is not a significant number of low-priority locals that can be seconded for additional needs. As a result, increased capacity is necessary to provide satisfactory telephone service for many years. Projecting the present growth rate of eighteen locals per year, all available locals will

Clause No. 5 cont'd:

be in use by the end of 1982. The telephone room in the City Hall basement has only sufficient space to accommodate the addition of equipment for forty locals which will extend the exchange's life to approximately the end of 1984. However, there is currently an eighteen-month delivery period for this equipment which must be recovered from existing installations.

3. Problems Due to Equipment Limitations

A survey was conducted by letter of all departments within City Hall to determine the problems with the existing telephone system and to solicit suggestions for improvements. The survey information was forwarded to B.C. Telephone, who subsequently made a detailed study of both the Engineering and Permits and Licenses Departments, which formed the foundation of their recommendation.

Three major telephone problems were identified.

a) Unanswered Calls

Calls are frequently unanswered, resulting in complaints from the Public. Most telephones which are remote from the receptionist are provided with a switch which transfers calls to the receptionist if the staff member is to be away from his desk. If this switch is not activated, the receptionist has no indication of the call.

b) Limitations of Receptionists' Equipment

Receptionists' telephone equipment is unable to: 1) redirect calls without the assistance of the main switchboard operator, 2) monitor the status of telephones and, 3) intercept calls for a large staff due to the size limitations of the equipment. Many calls are lost when transferred, causing an inconvenience to the Public. The present equipment does not show when a line is busy, resulting in receptionists interrupting staff while they are on the telephone, causing delays and giving poor service. The limited capacity of the 'secretarial answering units', which are used by receptionists to intercept calls, restricts the number of locals that can be handled by a receptionist and requires more staff to be dedicated to telephone answering.

c) Delivery of Telephone Messages

The delivery of telephone messages is slow in offices geographically dispersed, such as the Engineering Department. To minimize staff and equipment, the answering function is centralized with messages being delivered by mail three times per day. Complaints are received when a second call is taken before the message of the first call is delivered and when messages are not delivered until the following day.

The foregoing problems can be basically resolved with the proposed new equipment. If the existing equipment is retained, then these problems could be solved only by significant staff reallocation or staff additions.

B.C. Telephone Proposal

Government regulations require us to use B.C. Telephone equipment. B.C. Telephone has only one exchange for our size. However, the exchange offered will satisfy our requirements.

B.C. Telephone proposes to install a computer based, electronic exchange, which will continue to provide direct-in-dialing, direct-out-dialing and operator assistance. It also offers several beneficial features not available with the technology of the existing equipment; these will resolve the problems outlined above and provide substantial improvement to the level and proficiency of telephone service.

Clause No. 5 cont'd:

The problems will be resolved as follows:

a) To reduce unanswered calls the proposed system will automatically transfer a call to a receptionist after three rings.

b) New receptionists' telephone equipment will operate like a switchboard enabling receptionists to transfer calls directly, to monitor the status of all telephones they answer, and to service a much larger staff group more effectively than is possible with the present equipment.

c) To speed up message delivery, message waiting lights on telephones will indicate to staff returning to their offices that there is a message waiting.

While all equipment requirements can be satisfied with the proposed system, some departmental changes in telephone procedure and policy will be required to deal completely with certain difficulties.

Beneficial features previously unavailable include:

- conference calls - to interconnect up to six people from any telephone;
- "call forward-line busy" to switch a call placed to a busy local to the receptionist; and
- "call again", in which the telephone automatically redials a busy local once it is free.

The last two items are alternates, so that each will be applied in areas where it is most beneficial.

Staff Reductions

At present, three full-time telephone operators receive an average of 1,270 calls per day and transfer an average of 800 calls per day. With the proposed switchboard the total number of calls handled will decrease to approximately 1,300 per day because call transfers can be done directly from every telephone and because the "call forward-line busy" feature will reduce the number of second calls to the operators where the first call is placed to a busy local, followed by a second call to the operator in the hope of obtaining a connection. In addition, the processing of calls is faster with the proposed switchboard. These reductions in calls handled and call processing time indicate that the number of operators required can be reduced from three to two for a saving of $1,100 per month. If the new exchange is purchased, an initial adjustment and familiarization period of approximately six months would be required before an actual call count could be taken to confirm the staff reduction.

Cost

The costs quoted below are estimates based upon 1979 rates and a projected design, and may change slightly when finalized.

There are basically two options for financing the exchange: either on a continuous rental or on a full payment. If rented, the installation charge is $42,125.00 with a monthly charge of $20,974.00. If paid for as a single payment, the installation charge is $510,000 with a monthly charge of $12,925.00. In the second option the single payment can be financed through B.C. Telephone over a 3, 5, 7 and 10 year period. As a comparison, the monthly charge for the present system is $16,100.00. In either option the monthly charge is subject to tariff increases.

The Director of Finance has reviewed the payment options and recommends a single payment, as the financing costs for the rental and multi-year plans are not attractive to the City.

Initially, the monthly extra cost to the City can be calculated as follows:

Amortizing the $510,000 investment (20 yrs., 12%)	$ 5,690
Less savings in monthly rental	-3,175
Less savings in one operator	-1,100
	$ 1,425

Clause No. 5 cont'd:

This extra cost is equivalent to the addition of one staff member, but the new equipment is expected to produce far greater benefits in service.

In time, the rental savings and operator costs will increase, and the net extra cost to the City will disappear. Furthermore, the old exchange will eventually become completely unservicible.

The new equipment will be located in the same vicinity as the old and although details have not been finalized there appears to be sufficient funds to provide suitable accommodation.

Timetable

Due to the long delivery time for the exchange and the requirement that the new system be completely installed before it is placed in operation, there is approximately a one-year period between ordering the exchange and having it operational.

Summary

Maintenance and capacity limitations of the existing exchange indicate its replacement within five years. However, since the new telephone system will reduce staff and effectively resolve many existing telephone problems, it is desirable to replace it at the earliest moment. (A one-year lead time is required.)

A formal contract is required by B.C. Telephone Company for the installation of the new exchange.

The Director of Finance advises that there are no funds available in the 1979 Supplementary Capital Budget and, therefore, if Council approves the report in principle the funding could be confirmed from the 1980 Supplementary Capital Budget in early 1980 or, if it turns out that the City realizes a surplus on 1979 operations, the funds could be provided from that surplus in early 1980. If Council approves the project at this time, then in order to execute the contract with B.C. Telephone, interim financing can be provided from Revenue Surplus.

I recommend that:

A. The replacement of the telephone system in 1980 be approved at a cost of $510,000;

B. The source of funds to be as noted by the Director of Finance above; and

C. The Director of Legal Services be authorized to execute a formal contract with the B.C. Telephone Company for the replacement of the telephone exchange."

A copy of this report has been sent to the VMREU.

The City Manager comments as follows.

A well functioning and versatile telephone exchange is vital to the operations of City Hall and to our effective interaction with the Public.

Replacement of the existing 40-year old exchange is inevitable within the next few years, as the equipment becomes increasingly antiquated, subject to breakdowns, difficult to repair, and limited in capacity.

It is proposed to replace it in 1980, rather than await further degradation. This will improve considerably the telephone service to the Public and to staff.

There is a one-year lead time, so that a decision is required now if the transition is to occur late in 1980.

The effective additional cost to the City, $1,400 per month, decreasing with time, should be viewed in the context of the total City Hall telephone bill of about $18,000 per month."

Hence, the City Manager RECOMMENDS approval of recommendations A, B and C.

CONSIDERATION

6. Consultant's Acoustical Study of Council Chamber

The City Engineer reports as follows:

"Vancouver City Council at its meeting of July 10, 1979, approved the hiring of an acoustical consultant to design and cost out a sound system which would overcome the deficiencies of the existing one with respect to audibility of Council proceedings to attendant members of the public.

The report of the consultant, Barron and Associates, dated October 1979, recommends:

1) Replacement of the existing loudspeakers with six speakers recessed into the underbalcony ceiling and five speakers on the west side of the ceiling beam over the balcony rail.

2) Addition of an equalizer.

*3) Addition of an automatic microphone mixer/compressor.

*4) Replacement of the microphone stands with longer stands incorporating mechanical shock isolation mounts.

5) Replacement of the P.A. amplifier.

6) Application of acoustical tile to selected portions of the main ceiling.

* As an alternative to items (3) and (4), Council may adopt:

7) Lapel microphones, with tie clips or neck cords, and electrical connection to the speaker's desk.

This option would cost $1,000 less, be less obtrusive visually, and would also produce much better quality sound, both in the Chamber and in the media recording jacks. On the other hand, members of Council may regard these microphones as inconvenient.

Benefits realized will include:

a) Higher sound level in the public seating areas.

b) More natural-sounding speech, with less 'boominess' and reverberation.

c) Consistent sound levels regardless of the distance of the talker from the microphone.

d) Reduction in what would otherwise be a large amount of noise due to pickup of paper rustling and thumps from the Aldermen's microphone.

e) Considerable improvement in the quality of sound recorded and broadcast by the media.

f) Improved stability of the amplifier.

g) Higher gain possible before audible feedback results.

h) Possibility of relaying of the proceedings to other rooms (See items 8, 9, 10).

The consultant emphasizes that maximum benefit will be realized through implementation of all recommendations.

The cost of changes (1) through (6) is estimated at $23,000, of which $3,500 is needed to retain the consultant to produce a final design and tender documents.

If (7) is substituted for (3) and (4), the cost is estimated at $22,000.

Clause No. 6 cont'd:

In addition to the above changes recommended by the consultant, addition of speakers to surrounding areas for handling overflow crowds is estimated as follows:

8)	Addition of two speakers in the foyer	$5,000
9)	Addition of two speakers in Committee Room #1	2,100
10)	Addition of two speakers in Committee Room #3	2,100

The Director of Civic Buildings reports that the estimates noted above do not provide for cutting and patching or incidental alterations that may be necessary. Until the consultant finalizes drawings and specifications an accurate estimate cannot be made. However, as a guide to Council the cost of that work is estimated to range between $5,000 and $8,000.

The source of funds for any of the above expenditures would be Contingency Reserve."

The City Manager submits for Council's CONSIDERATION:

A) Whether or not to proceed with a sound reinforcement system, as described above.

B) If so, whether to adopt longer-stand microphones, as in items (3) and (4), or lapel microphones, as in item (7).

C) Whether, in addition, Council wishes to authorize any of the extra speakers in items (8), (9) or (10).

FOR COUNCIL ACTION SEE PAGE(S) 633

PROPERTY MATTERS

RECOMMENDATIONS

1. Rental Review -
Lease of Portion of Lane South of the
3500 Block West 40th Avenue

The Supervisor of Properties reports as follows:

"City Council, on September 27, 1977, approved the lease of a portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 to Canada Safeway Ltd. for a period of twenty years beginning June, 1977 with a rental review every 2½ years.

Negotiations have now been completed, and by letter dated October 30, 1979, Canada Safeway Ltd. have agreed to a rental increase from $8,074 per annum to $10,800 per annum, including an amount in lieu of taxes, effective December 1, 1979.

It is, therefore, recommended that the rental for that portion of lane abutting Lots F and G amended, Block 8, D.L. 2027 be increased from $8,074 per annum to $10,800 per annum, effective December 1, 1979."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of Federal, Provincial and City Partnership Land -
North Side of 400 Block Prior Street

The Supervisor of Properties reports as follows:

"Lot 31, Block 103, D.L. 196, Plan 196 was one of two badly dilapidated properties purchased for clearance and resale under the Strathcona Rehabilitation Project. Funding for this project was 25% by the City and the balance by the Senior Governments. The buildings on these sites were subsequently demolished and the vacant site offered to S.P.O.T.A. The association did not wish to undertake development on these sites and it was therefore determined advisable to place them on the market with the net proceeds to reimburse the partners in this project.
In response to the call for tenders on the two lots, an offer to purchase adjacent lot 30 was received and approved by Council on November 20, 1979 for $28,500.00. An offer on Lot 31 has now been received from the purchaser of Lot 30 as follows:

Name	Legal	Size	Sale Price	Terms
Mr. J. Horvath	Lot 31,ex N.6 ft. Blk 103,D.L. 196 Plan 196	Approx. 25' x 122'	$27,000.00	City terms at 16% interest.

Subject to: a bulkhead agreement as lot is below lane level and above street level.

a registered easement agreement on westerly boundary, maximum of 0.6 feet wide.

Clause No. 2 cont'd:

This offer is considered to represent fair market value and the Supervisor of Properties recommends it be accepted. The proceeds to be used to reimburse the Federal, Provincial and City partnership in accordance with the agreement. The Housing Manager for the Ministry of Lands, Parks and Housing has approved of this procedure."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634

MANAGER'S REPORT

DATE December 4, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Boundary Road Noise Abatement Measures

CLASSIFICATION: RECOMMENDATION

The Champlain Heights Project Manager and City Engineer report as follows:

"INTRODUCTION

On August 14, 1979 City Council approved the following three motions when dealing with a report on Boundary Road.

'1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.

2. The City Engineer, in consultation with the Director of Planning and the Chaimplain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.

3. Further, noise abatement measures and a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back including source of funds.

These noise abatement measures be designed by the architects on retainer for the Champlain Heights Project and the landscape plan be prepared by the City Engineer in consultation with the Park Board, Director of Planning and Champlain Heights Project Manager'.

At that time, the Project Manager reported that preliminary estimates indicated that a satisfactory fence/berm/landscape treatment could be designed and constructed from 49th Avenue to Rumble Avenue within a total budget of $100 000. This fence/berm/landscape treatment would further reduce noise levels from those recommended by the City's acoustical consultant when setbacks were established along this section of Boundary Road and would enhance the overall appearance of the area.

The purpose of this report is to report on the events which have taken place since that time and seek approval for the design and installation of noise abatement and landscaping features from 49th to Rumble.

It should be noted that South of Rumble Avenue, Boundary Road is in a cut section and landscaping compatible with a cut-bank is being prepared in consultation with the Park Board. Also, the developer immediately south of Rumble has undertaken to install a fence compatible with the City's proposed fence design.

With the exception of 500 feet adjacent to 49th Avenue the section north of 49th Avenue to Kingsway is not planned for construction in 1980 and roadway and landscaping details would be discussed with adjacent residents before being finalized. The DeCosmos Village Co-op which abuts the 500 foot section of Boundary Road being developed in 1980 will be consulted regarding the modification of the existing berm and any necessary landscaping treatment. Furthermore this area is not part of the current Champlain Heights 'E' and 'F' development and Champlain Heights funds cannot be used for improvements outside the area.

ACTIONS

Staff attended a public information meeting September 10th 1979 as requested by Council, and advised the residents regarding the general design and construction program for Boundary Road. At that same meeting, the Champlain Heights Co-ordinating Architect, Barry Downs, presented a concept plan for the noise abatement program between 49th Avenue and Rumble Street.

Continued . . . .

" Staff next met with the Champlain Heights Planning Advisory Committee on October 1st, to discuss the design in more detail. On November 20, a special meeting was held with members of the Champlain Heights Planning Advisory Committee and those residents whose properties directly abutted Boundary Road. About half of the 24 residents directly abutting Boundary Road were in attendance.

Following this meeting, the plans were revised in an effort to incorporate various comments. The revised plans and cost estimates were again discussed at the Champlain Heights Planning Advisory Committee meeting November 26th. On November 28th, the plans, cost estimates and details of the design were hand delivered to all residents of Frontenac Place and the Uplands requesting their comments. November 30th, a draft copy of this report was also circulated to the residents for review and consideration at the December 10th Champlain Heights Planning Advisory Committee meeting.

Every effort has been made to work together towards a consensus on the noise abatement measures and we believe a workable solution has been found. The design endeavours to achieve two objectives: firstly, it is designed to reduce further the noise levels generated from traffic along Boundary Road and secondly, it is designed to enhance the overall appearance of the area.

The approach taken was to combine a fence and berm along the property line. The finished height is 8 ft. - this is achieved in a number of ways (i.e. 8 ft. fence, 4 ft. fence on a 4 ft. berm, etc.). In addition to the fence/berm, the boulevard will be landscaped with additional trees. A crushed limestone or 'screenings' sidewalk will be developed in the boulevard. Agreements, where necessary, will be obtained prior to the construction of the berm/fence to allow the City to proceed and to ensure property owners have custody of the fence and would be responsible for ongoing maintenance.

Copies of the proposed abatement measures are available in the City Clerk's Office. Scale drawings will be available in Council when the report is presented.

We now require Council approval of the program and design. Following this decision, detailed designs will be prepared and tendered and the project will be included as a part of the 1980 Capital Budget for Champlain Heights.

The Director of Finance reports that if Council approves the recommendation contained in this report, then the project will be included in the 1980 Champlain Heights Capital Budget and the source of funds will be Champlain Heights lease revenues.

RECOMMENDATION

In view of the foregoing, the Project Manager and City Engineer recommend:

A. THAT Council approve this program for the berm/fence and ancillary landscaping between 49th Avenue and Rumble Avenue as outlined on the plans prepared by Downs Archambault, subject to minor modifications in response to particular site circumstances (e.g. specimen trees etc.).

B. THAT the cost of the noise abatement measures not exceed $100 000 and that this item be included in the 1980 Champlain Heights Capital Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager and City Engineer be approved. However, the Manager notes that a delegation has requested consideration of this item be deferred, and suggests that it be scheduled for an evening meeting in January.

FOR COUNCIL ACTION SEE PAGE(S) 634

C 695

MANAGER'S REPORT

DATE December 5, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Advance of 1980 Funds for Completion of Boundary Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The improvements to Boundary Road were reported in depth to City Council on August 14, 1979. The report detailed the background, the design details, the funding, including Provincial Revenue Sharing, and the noise control. The recommendations of the report included the proceeding with the construction to the designs already approved by both Vancouver and Burnaby Councils. The purpose of this report is to request authority to complete the remaining construction on Boundary Road.

The first phase has been completed which included the excavation of the easterly half of Boundary Road between Rumble and Marine Drive. The funding for this work was agreed upon between Vancouver and Burnaby. The Revenue Sharing was approved by the Provincial Government for 1979.

In order that the remaining work may be completed in 1980, advance approval for funding is required. If this advance approval is not given at this time, our schedules cannot be met and the works will be delayed a further year. Specifically, some of the items which need to be awarded for contract or completed by City forces include a high retaining wall on the Burnaby side below Marine Drive, the drainage system for Boundary Road, an overpass of Boundary Road at Marine Drive and the necessary cutting and filling operations. This work has to be completed before the paving season later in the year.

Given this sequence of construction schedules, advance approval is needed to avoid:

1. Delay of one year in completion of the construction works;

2. Increased congestion for traffic disrupted by construction;

3. Delays to the servicing of the S.E. Marine Drive/Marine Way industrial area;

4. Loss of some portion of the Provincial Revenue Sharing for 1980.

FUNDING

The comments of the Director of Finance regarding financing in the August 14 report are quoted as follows:

> 'The 1979/81 Five-Year Capital Program for Streets, as modified to early 1979, indicated a cost of $1,500,000 for this work. Upon refinement of estimates and design, it now appears that the City's share of the cost will be $1,650,000.
>
> The City Engineer proposes financing as follows:

Basic Capital Budgets	$ 515,000
Property Endowment Fund - Champlain Heights for Local Improvements	335,000
Property Endowment Fund - General for Local Improvements	72,000
Provincial Revenue Sharing Approved	103,000
Provincial Revenue Sharing Not Yet Approved	625,000*
	$1,650,000

* The Revenue Sharing grants referred to above would not normally be approved until March of 1980.

CC 63-MLH-75

Before the City Engineer commits the 1980-81 work that requires the $625,000 of Provincial Revenue Sharing not yet approved, he will either have to have received Provincial approval or arrange other financing from either his basic Capital Budget or from the 1980 Supplementary Capital Budget.

The Property Endowment Fund shares of the cost are not yet approved, but are included in the front end financing for the Champlain Heights development and available in the Property Endowment Fund for the General. The Property Endowment Fund portions will need approval in the 1980 Champlain Heights Capital Budget and as a separate approval from Property Endowment Fund - General for the $72,000.

Financing arrangements with Burnaby appear to be satisfactory.'

The Boundary Road project received Provincial Revenue Sharing funds in 1979 for both right-of-way and construction. Although the 1980 Revenue Sharing funds have not been allocated, Provincial staff have indicated that continued funding of Boundary Road is very likely in 1980.

The City Engineer and the Director of Finance state that interim financing for the Provincial Revenue Sharing grant can be provided out of 1977-81 Streets Basic Capital. These funds would be replaced from the 1980 Provincial Revenue Sharing funds when received.

It was previously reported to Council on a number of occasions that the construction costs would be shared 50/50 by both Vancouver and Burnaby. This cost sharing is consistent with the funding formulas for other improvements on Boundary Road. The agreement we have is that any Provincial Revenue sharing would reduce both Burnaby's and the City's shares equally.

RECOMMENDATIONS

The City Engineer recommends that:

A. City Council approve the completion of the works on Boundary Road as outlined above, at an estimated City share of $1,650,000, less Provincial Revenue Sharing grants.

B. Council approve the interim financing of Boundary Road, utilizing 1977-81 Streets Capital, to be replaced by the 1980 Boundary Road Revenue Sharing grant.

C. Council approve the cost sharing for the project on the same 50/50 basis as agreed upon by Burnaby and the City for portions constructed in 1979, and that the Revenue Sharing Grants be also shared 50/50.

D. The City Engineer be authorized to arrange for the necessary work and report back on contract awards. "

The City Manager notes that deferral of a report on Boundary Road landscaping and sound abatement is proposed. These two reports are not directly related, and for the timing reasons described, it would be desirable if this report on financing of basic construction on Boundary Road were not delayed.

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 634

D698

MANAGER'S REPORT

DATE December 4, 1979

TO: Vancouver City Council

SUBJECT: Metric Conversion of City Maps

CLASSIFICATION: RECOMMENDATION

The City Engineer and the Purchasing Agent report as follows:

"On March 20, 1979, Council approved the acquisition of a computer-assisted mapping system as part of the City's metric conversion program and directed the City Engineer to request funding from the Provincial Government and other map users to offset costs arising from this program. Such a system presents the City with a large savings opportunity, and is the best method for converting the City's maps to metric and generating improvements in map-related operations. Since then, a detailed evaluation of three competing mapping systems has been completed. Significant progress has also been made in cost sharing negotiations with the Province, which will be reported to Council in January.

This report recommends the most appropriate computer-assisted mapping system for Vancouver's needs.

SELECTION OF A COMPUTER-ASSISTED MAPPING SYSTEM

The Engineering Department issued a Request for Proposal (RFP) for a computer-assisted mapping system on June 29, 1979. All vendors were required to submit their proposals in two parts: a public section containing only aggregate prices, and a confidential section dealing with detailed, proprietary technical issues. Three companies submitted bids:

Intergraph Systems Inc.
Synercom Technology Inc.
California Computer Products of Canada Inc.

The public bids were summarized in the following table:

	Hardware (U.S. $)	Software (U.S. $)	Installation Services (U.S. $)	Total (U.S. $)	Maintenance (Can. $) per month
Intergraph	$451 688	$ 26 100	Included	$477 788	$ 3 461
Synercom	$420 017	$ 25 880	$ 10 149	$456 046	$ 3 491
CalComp	-----*	-----*	----*	$388 500	$ 3 676

*Component totals not stated in public bid.

None of the configurations proposed by these bids met the City's requirements. For comparison purposes, therefore, it was necessary to develop cost figures for a fully operational system using price lists supplied at the time of tender.

Regardless of the configuration, CalComp failed to qualify for two reasons:

a) The CalComp system could not meet 50 of a total of 230 specifications. Of these 50 failures to meet specifications, at least 38 constituted significant deficiencies. The CalComp system is still undergoing considerable development, and therefore did not meet the City's need for a proven system.

b) CalComp refused to comply with the conditions for benchmark testing as required by the City. Benchmark testing of each system constituted an essential part of the evaluation, as it allowed direct performance comparisons to be made between systems. CalComp's condition for performing the benchmark test was that a letter of intent to purchase be provided first. This suggestion was considered to be an unacceptable constraint on an evaluation based upon "best value" as it made a comparative evaluation between CalComp and its competitors impossible.

(continued....)

For these reasons, the CalComp bid was unacceptable and was not considered further in the evaluation. Both of the two remaining proposals from Intergraph and Synercom failed to meet the City's minimum requirements in two financial areas:

a) Neither was able to acquire a Performance Bond;
b) Neither proposed a satisfactory payment schedule.

Both companies were informed that we would be prepared to recommend that the Performance Bond requirement be waived, but that their proposed payment schedules could not be accepted. Both then agreed to accept a modified payment schedule without changing their bid price. It is our opinion that the interests of the City are being adequately protected under this new schedule:

50% of the contract price upon delivery of all equipment
35% of the contract price upon successful completion of on-site acceptance tests

15% according to the lien holdback statutes of British Columbia, and subject to performance reliability requirements.

To compare systems, the evaluation team studied both the written vendor proposals and the benchmark test results, rating both the current and expected future capabilities of each system against a framework of the City's requirements. In terms of both current and future capabilities, the Synercom system appeared slightly more suited to meeting Vancouver's needs (by approximately 4%), although both systems proved to be very capable in this regard.

When the bid price of systems configured to meet Vancouver's requirements for the next five years are tabulated (below), it is apparent that the Synercom system offers the lowest initial and monthly maintenance costs. A combined price/performance comparison clearly indicates that the Synercom system offers the best value to the City while meeting all of our basic requirements.

	Synercom	Intergraph
Purchase Price	$508 325 (U.S. $)	$556 703 (U.S. $)
Monthly Maintenance	$ 3 839 (Can. $)	$ 4 209 (Can. $)

The following items, which were bid by Synercom as options and which were included in the above price, are required to support all of the City's anticipated applications and ensure conformance to the City's requirements:

1 - 300 Mbyte Disk Drive
256k Semiconductor memory
Alphanumeric applications terminal
Acceptance test expenses

4 Audible Annunciators
2 Digitizer Annunciators

CAPITAL COSTS

The estimated costs of this system in Canadian dollars FOB Vancouver is $624 000, including all taxes and duty.

The mapping system will be located on the 5th floor of City Hall. The estimated total cost for site preparation is $60 000, including new electrical servicing, environmental control and office renovations. This cost was severely underestimated in the previous report to Council because the extent of the necessary electrical service upgrade was not then apparent, and because the anticipated location of the system in the existing plan vault would have minimized site renovation and environmental control costs. Subsequent discussions with the vendors revealed that the vault would be too small for this purpose. This renovation work must commence immediately to be completed prior to system delivery.

The total capital cost including acquisition of the system and site preparation, as explained above, is $684 000 Canadian dollars. The funding currently available for this project is $595 000 so that there is an additional amount of $89 000 required.

(continued....)

The City Engineer and the Purchasing Agent recommend:

1. That City Council accept the proposal of Synercom Technology Incorporated for the supply, installation and maintenance of a computer-assisted mapping system, at a total cost of $508 325 (U.S.) (estimated $600 000 (Canadian) plus 4% Provincial Sales Tax, with approval of on-going maintenance charges of $3 839 per month (commencing May 1, 1980), subject to a contract satisfactory to the Director of Legal Services;

2. That the requirement for a Performance Bond be waived."

"The City Engineer recommends:

3. That City Council approve appropriations of $684 000 as follows:

Computer-Assisted Mapping System	$624 000
Site Preparation	60 000
	$684 000

4. That City Council approve the amount of $89 000 in the 1980 Supplemental Capital Budget with interim financing to be provided from Revenue Surplus."

The City Manager notes that Council approved the proposal because it would:

A. Generate significant savings;

B. Substantially improve the City's capability in the mapping area;

C. Provide an effective method of metrification of City maps.

Despite the increase in cost of $89,000, largely due to the need for more extensive building renovations, the project is still clearly economical and provides the other benefits listed. The City Manager also notes that the negotiations with the Province have produced improved cost sharing over that previously reported.

Accordingly, the City Manager RECOMMENDS approval of the recommendations of the City Engineer and Purchasing Agent.

FOR COUNCIL ACTION SEE PAGE(S) 635

E

MANAGER'S REPORT

DATE December 7, 1979

TO: Vancouver City Council

SUBJECT: Access Roadway through Jericho Park

CLASSIFICATION: RECOMMENDATION

The Director of Legal Services reports as follows:

"On December 7, 1979, C.J. Crowe, Director of General Properties and Utilities (Department of National Defence) notified the City by telex that the City has authority to enter upon the Jericho Park lands at its own risk and proceed with roadway construction upon the condition that the City indemnifies and save harmless the Crown Federal from all claims and demands arising out of entry upon the lands and construction of the roadway facility. The telex requests the City to forward a certified copy of a City Council resolution covering indemnification. There was further advice that arrangements are being made to obtain grant of letters patent to the lands to be used for road purposes.

Considerable time usually elapses before letters patent issue, therefore the Crown is granting this permission in advance to expedite matters.

It is recommended that a formal resolution be submitted this day covering the required indemnification of the Crown for approval."

The City Manager RECOMMENDS that Council approve the formal resolution which will be before it this day.

FOR COUNCIL ACTION SEE PAGE(S) 635

DISTRIBUTED TUESDAY

F

MANAGER'S REPORT

December 11th, 1979

TO: Vancouver City Council

SUBJECT: HILDON HOTEL

CLASSIFICATION: RECOMMENDATION

The City Manager reports as follows:

Background:

On May 31st, 1979, the Community Services Committee was informed that the Acting Medical Health Officer could not re-issue an Interim Operating Permit which expired on May 31st, because of several deficiencies in the building, and consequently the City would require the hotel to be vacated on June 30th, 1979.

On July 10th, 1979, Council received an appeal from Mr. Morris, operator of the hotel, against the closure order, and resolved:

> "THAT Council instruct its officials to defer to the end of August legal action to vacate the Hildon Hotel, 50 West Cordova Street and the City Manager report back at the end of this period on the condition of the Hotel."

On September 11th, 1979, Council received a Manager's Report on the state of the building, with a recommendation to issue eviction notices by October 31st, 1979. Upon a request from the operator to respond to that report, Council deferred the matter one week.

On September 18th, 1979, Mr. Morris addressed Council, and Council moved that:

> "The City Medical Health Officer proceed to take the necessary legal action to cause the building to be vacated. It is understood that the earliest date that such a notice could be made to expire is October 31st, 1979.
>
> "The City Council instruct the Director of Permits & Licenses to use his discretionary powers to order a complete upgrading of this building, if in fact the building owner proposes to continue to use these premises for housing purposes."

On November 8th, 1979, the Community Services Committee was informed that the Operator's Lawyers have issued a writ to quash the City's closure order. The Committee submitted for Council's Consideration:

> "That City Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour."

On November 20th, 1979, Council deferred consideration of this matter at the request of the Solicitor for the Hotel, in order to receive another report on infractions.

On November 27th, 1979, Council received that report and resolved:

> "That Council request the Liquor Control and Licensing Branch to suspend the liquor license of the Hildon Hotel beer parlour."

Recent Developments

The LCB has now informed the Director of Permits & Licenses that they would not suspend the beer parlour license on the basis of Mr. Morris not having a valid Lodging House Operator's Permit, but would consider doing so if the Hotel did not have a business license.

../2

As the current business license expires on December 31st, 1979, there is little point in suspending this.

In the meantime, at the Operator's request, there have been further inspections to see if a new interim Operator's Permit could be issued. The Medical Health Officer is not willing to do this now, but reports that there has been progress and a new permit could be issued soon if this progress continues.

Recommendation

In view of this, I RECOMMEND:

A. THAT Council instruct the Director of Permits & Licenses not to issue a new business license to the Hildon Hotel for 1980, until the Hotel has been able to get an Interim Operator's Permit from the Medical Health Officer.

B. THAT if such a permit has not been obtained by January 2nd, 1980, the LCB be advised that the Hotel will not be receiving a new business license, and therefore the LCB be requested to suspend the liquor license for the beer parlour.

FOR COUNCIL ACTION SEE PAGE(S) 636

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, November 29, 1979 at approximately 12:00 Noon.

PRESENT	:	Alderman Harcourt, Chairman Alderman Ford Alderman Kennedy
ALSO PRESENT	:	Alderman Gerard Alderman Little Alderman Marzari
CLERK TO THE COMMITTEE	:	M. L. Cross

INFORMATION

1. Goals for Vancouver Program

Members of the Vancouver City Planning Commission were present:

Mr. P. Ross, Chairman
Mr. J. Auersperg
Mrs. J. Catliff
Mr. C. Christopherson
Mrs. M. Kitchen
Mrs. M. Pigott
Commissioner I. Bain

Also present were:

Mrs. H. Symonds, Executive Co-ordinator
Mr. D. Janczewski and
Dr. W. Davenport, Intercorp Marketing Limited

Mr. Ross outlined the process involved in the Goals Program. The Commission was expanded to include 106 citizens picked as far as possible to be representative of the City. From this, approximately 160 issues arose as a statement of civic goals for Vancouver. A questionnaire was produced and handled two ways. One was a general distribution in pamphlet form throughout the City utilizing supermarkets, restaurants, libraries, community centres, shopping malls, organizations and volunteers. The second was a sample survey of resident attitudes undertaken by Intercorp Marketing Ltd. under the direction of Dr. W. Davenport.

The response to the general distribution of the questionnaire has been phenomenal. Over 4,000 have been completed and returned. Approximately 70% of the responses have contained personal views of the respondent on Vancouver's future.

Mr. Ross indicated there are a few areas where it is unclear what the citizens are expressing. It is intended to take these issues back to the public for clarification. Once these have been clarified the Commission will prepare a preliminary set of goals, hopefully by the end of January.

cont'd....

Clause No. 1 cont'd:

The program is approximately one month behind schedule but this is basically because the response has been so good and more information than expected has been obtained. There were 4,000 questionnaires received and 4,000 essays to analyse.

Mr. Janczewski advised that the survey by Intercorp Marketing was carried out in the early summer months, in people's homes. Interviewers went door to door and received a very low rejection rate, less than 5%.

Dr. Davenport noted that 1,000 households were selected using a random sampling technique from 71 areas (census tracts) in Vancouver. There were both specific questions and two open-ended questions where the respondents were free to indicate what they felt to be the most important elements of the current character of Vancouver. Dr. Davenport indicated it was important to have both types of questions as it allows people to extend the answers they give to the closed questions. He noted that people were "too responsive". Interviews were to take 30-60 minutes but many took much longer. People indicated they liked being asked for input. As mentioned previously, the rejection rate was low.

Dr. Davenport provided a summary of the results to the various questions:

(a) indication of satisfaction with a list of various aspects of Vancouver:

Over 60% of Respondents Satisfied or Very satisfied		Over 45% of Respondents Dissatisfied or Very Dissatisfied	
The overall quality of life	82.9%	Travelling within the City to work	52.9%
The parks	82.3%	The availability of jobs	48.7%
The cultural activity available	75.0%		
Travelling to shopping places	74.5%		
The current size of the City	61.7%		
Condition of streets, sidewalks	61.5%		
Travelling around for pleasure	60.9%		
Recreation programs that exist	60.5%		

(b) indication of how important certain objectives were for Vancouver's future:

Over 75% of Respondents Indicating the Objective Important or Very Important	
Views of the mountains and water protected	95.7%
City with an attractive appearance	94.9%
Resident participation in government	94.2%
Assist elderly in efforts to reside in City	92.5%
Public transit available and serve all parts of City	91.8%
Fix up run-down areas of the City	91.4%
Farmland be preserved	89.8%
Consider the disadvantaged (handicapped, poor, etc.)	89.7%
Housing with a wide range of rents and costs	88.0%
Port and trade be strengthened	87.8%
Many new and different types of jobs	87.4%
Many different types of places to live	85.2%
Tourism be encouraged	84.5%
Historic and heritage buildings be protected	81.3%
Trees, flowers, landscaping in City	78.1%
A unique identity be supported	77.1%

cont'd....

Report to Council
Standing Committee of Council
on Planning and Development
November 29, 1979

Clause No. 1 cont'd:

Only one issue was strongly indicated as being unimportant to Vancouver's future--"more people live in Vancouver" (73%)

(c) from a list of assumed acceptable objectives for the future, respondents were asked to select four:

	Responses
Clean the waters of the Fraser River, English Bay and harbour	717
Reduce heavy truck traffic in residential areas	564
Conserve energy resources	507
Promote efficiency in city government	490
Reduce the level of noise	437
Improve the air quality	424
Raise the level of personal health care	379
Increase personal and property security	373

(d) evaluation of a number of civic programs:

Civic Program Rated Positively - 60% Indicating Good or Excellent		Civic Programs Rated Negatively - 50% Indicating Fair or Poor	
Fire Protection	89.1%	Water quality (at public beaches)	77.2%
Libraries	85.6%	Responsiveness of city staff to citizens	66.4%
Parks	83.1%	Regulation of private business	65.8%
Cultural events	74.7%	Building regulations	62.5%
Public health	74.4%	City pound and animal control	57.6%
Recreation programs	74.0%		
Police	72.6%		
Street lighting	72.4%		

(e) Respondents were asked if they would increase, decrease or maintain the budgets of these programs--generally the answer was to maintain the existing budget. Noticeable differences to this pattern were:

(1) Decrease expenditures on the regulation of private business (61.7%)
(2) Increase expenditure on water quality at public beaches (59.5%)

(f) An open-ended question was asked "Are there any things that would cause you to consider moving from Vancouver?" For those who answered yes, the following reasons were voted in priority:

(1) Job situation
(2) Traffic congestion
(3) If the City becomes too big
(4) Cost of living
(5) Cost of housing
(6) Noise pollution
(7) General pollution
(8) Crime

(g) Two important open-ended questions were asked during the survey. The respondents were free to indicate what they felt to be the most important elements of the current character of Vancouver:

cont'd....

Clause No. 1 cont'd:

"In your mind what are the three most important things about Vancouver that should not change?"

First ten responses	Frequency
The good parks	338
Natural environment and beauty	231
Greenery, landscaping, and trees	152
Beaches and water activities	137
Protected views	119
Stanley Park	91
Cleanliness	75
Population size	60
Heritage and historic buildings	57
Cultural and ethnic mix	57

"If you were in a position to change or improve any aspects of Vancouver, what three things would you do?"

First ten responses	Frequency
Public transit, rapid transit, bus	445
Police efficiency, security, crime	190
Control pollution (air, noise, etc.)	90
Increase jobs	73
Beaches and water cleanliness	64
Improve blighted areas	62
Improve education system	50
Animal control	49
Condition of streets and sidewalks	48
Lower cost of housing) Ward system)	47

Mr. Janczewski noted that one of the most significant results is that the scientific sampling results parallel the results of the generally distributed pamphlet. Even on the open-ended questions, the top ten responses were identical.

Dr. Davenport and Mr. Janczewski answered specific concerns of the members of Council noting that some of their concerns would be clarified when the responses to the second phase are received. The Commission have defined 20 areas where there is ambiguity and will be asking specific questions relating to areas such as transportation, parks, jobs, etc. No costs are mentioned.

Some members of Council expressed the view that on questions such as transportation, even though the Goals Program will not answer the question of costs, when Council has to make decisions, it will be aware of what the public wants.

A member of the Committee was impressed by the number of essays received and felt an attempt should be made to get some of the people who wrote essays together.

Members of Council noted that it was important to obtain as much feedback as possible on the questions relating to racial mix in order to anticipate possible areas of tension. Dr. Davenport indicated that responses could be broken down into areas of the City in order to generalize some areas in terms of the population that are living there now. It was noted that most responses indicated it is important to have a racial mix but some were concerned how the various groups get along. More study should be done on this important concern.

A discussion on the inclusion of a question on the ward system ensued. Mr. Ross advised that the question of the ward system surfaced incidentally in the open-ended questions. The Planning Commission will not be dealing with that issue.

Mr. Janczewski noted that members of the City staff have been extremely supportive and helpful.

Mrs. Symonds advised that as a result of the questionnaires, what has happened is that there is an image of the City that people want to live in. Mr. Ross noted that the Goals Program is not dealing with specifics. What is important is to measure the level of satisfaction with the way a City works.

RESOLVED

THAT the verbal presentation of the Vancouver City Planning Commission be received.

* * * *

The meeting adjourned at approximately 1:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 636

II

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, November 29, 1979 at approximately 1:30 p.m.

PRESENT	:	Alderman Harcourt, Chairman Alderman Ford Alderman Kennedy
ABSENT	:	Alderman Boyce Alderman Puil
CLERK TO THE COMMITTEE	:	M. L. Cross

RECOMMENDATIONS

1. Monthly Status Reports

The Committee considered a memorandum dated November 27, 1979 (on file in the City Clerk's Office) from the Director of Planning forwarding the monthly status report on rezoning applications for the month of October 1979. Also forwarded was a proposed new format for reporting to the Committee on a monthly basis regarding the status of development control applications consolidating the reports presently undertaken for rezoning and development permit applications, including appeals to the Board of Variance, Subdivision and Strata Title applications. The proposed new format consists of four sections:

- concise overview of progress and any identifiable trends observed over several months
- brief description of significant applications received and other applications of likely interest to the Committee
- detailed summary statistics
- summary of current rezoning applications

Mr. R. Scobie expanded on some of the items contained in the section on rezoning applications and advised of forthcoming Public Hearings on December 6th and 11th, January 10th and 17th.

The amendment to the G.V.R.D. Official Regional Plan was discussed and the Committee requested direction as to how Council could proceed with the amendment to the Zoning and Development By-law with respect to the lands at the foot of Angus Drive. It was suggested that the Director of Legal Services report to the next Council meeting on alternatives.

Mr. A. Floyd reported on the following major development permit applications:

i) 855 West 8th Avenue D.P.A. #85757

"Construct apartment building containing 38 dwelling units."

Height - 3 storey
Off-street parking - 40 spaces (underground, access from lane).

cont'd....

Clause No. 1 cont'd:

ii) 825 West 8th Avenue D.P.A. #85758

"Construct apartment building containing 38 dwelling units."

Height - 3 storey
Off-street parking - 40 spaces (underground, access from lane).

iii) Champlain Heights Enclave 1

"Construct 38 one-family dwellings."

(Alternative design for remainder of unbuilt houses on this site).
Height - 2 storey and cellar.

iv) 1900 West Georgia Street D.P.A. #85516

Preliminary Development Permit Application.

"Construct 10 storey office/retail/residential development containing 110 dwelling units".

Parking - two levels of underground parking.

The Planning and Development Committee at its meeting of October 18, 1979 requested that an update of this application be presented when major Development Permit Applications were next reported.

With respect to (iv) the Committee felt that it would be useful to have a model of the development relating scale to Harbour Park and the buildings behind the development.

Mr. D. McDonald, Zoning Planner, requested that the Committee provide comments to the Planning Department on the format for reporting development control applications. Members of the Committee indicated that the format was useful in that all the major applications would be reported to the Committee at the same time.

RECOMMENDED

A. THAT the monthly status report on development permit applications for the month of October 1979 be received.

B. THAT the Director of Legal Services and the Director of Planning report to the next meeting of Council on the alternatives available to Council with respect to the three readings of the amending By-law for the lands at 75th Avenue and Angus Drive.

2. Review of Vancouver's Development Permit Process

The Committee considered a report of the City Manager dated November 14, 1979 (on file in the City Clerk's Office) in which the Director of Planning reports on separate reviews of Vancouver's development permit process and makes recommendations for further improvements. The report notes that all reviews focus upon the discretionary development controls of the Central and Inner City areas rather than problems experienced with the more traditional zoning controls and processes of the outer areas.

The report provides detailed information on the following:

(a) City Manager's Review
(b) Zoning seminar sponsored by the Vancouver City Planning Commission

cont'd....

Clause No. 2 cont'd:

(c) U.D.I./A.I.B.C. City Hall Liaison Committee
(d) Vancouver City Planning Commission
(e) the Development Permit Board and Advisory Panel

Mr. J. Coates, Central Area Planning, outlined the report noting that the basic Development Permit Board process and the flexible discretionary development controls are considered to be working well. Applicants and the interested public have a good opportunity to discuss applications. Few applications are referred to City Council.

The problems which have emerged from the new discretionary development control process relate primarily to the length of the period of uncertainty on development permit applications as experienced by both applicants and staff.

The report provides detailed analysis on the Development Permit Board including:

a) procedure and staffing adjustments
b) clarification of the process
c) development controls
d) other concerns
e) solutions underway

The report contains the following summary conclusions:

"The basic Development Permit Board process and the flexible discretionary development controls brought into being since 1974 are considered to be worthwhile.

The Development Permit Board is, however, increasingly aware of the need to review and amplify many of the By-laws and Guidelines that it has to work with. From experience, it is clear to the Board and to staff that several of them need improvement and updating if they are to provide a continuing, satisfactory basis for directions to be given and judgments made.

Staff and applicants are aware that the process requires:

- clarification re allocation of staff resources;
- streamlining, especially the preliminary development permit application.

In addition to solutions already underway, implementation of the following 14 conclusions is considered necessary to resolve significant remaining problems. Improvements to the City's development permit approval process would result from proposed basic adjustments to organization and procedures in order to more effectively deal with the newer discretionary development controls. A main recommendation involves the centralization of responsibility for processing major applications into the hands of the individual 'Development Planners'. The benefits of such change cannot be objectively proven in advance. It is noted, however, that somewhat similar systems operate successfully in other cities, notably Calgary and Edmonton."

The 14 conclusions are:

1. Keep the basic development permit board process. Continue to operate with development controls which embody the exercise of discretion.

cont'd....

Clause No. 2 cont'd:

2. Keep the Development Permit Board and Advisory Panel as is, in terms of size and composition.

3. Keep the existing public notification procedures and keep the Development Permit Board practice of meeting in public.

4. Extend Development Permit Board jurisdiction to the whole city for all major and all contentious applications.

5. Allocate senior staff resources to expedite the processing of major development permit applications so that the present heavy role of central area planners in that work can be phased out. This would include creation of a minimum of two 'development planner' positions.

6. A schedule of expected steps and dates for each development permit application be prepared and agreed at the first meeting between the development planner and applicant.

7. Limit preliminary applications to a presentation which describes the important elements.

8. Prepare and make readily available a development permit process guide clarifying the development process for applicants and staff.

9. Publish a review of Development Permit Board activity annually.

10. Institute periodic annual or bi-annual rebriefing courses.

11. Clarify and refine by-laws, policies and design guidelines.

12. Add a development permit application record system similar to existing computerized Permits & Licenses Department record systems.

13. Review the role and by-law of the Board of Variance.

14. Review the role and By-law of the Urban Design Panel.

Conclusions 4, 5, 13 and 14 require Council approval now. Conclusions 8, 10 and 12 will require Council approval for 1980 budget purposes. The Director of Planning and the Development Permit Board will proceed to implement the remainder unless instructed otherwise.

The City Manager recommended approval of the following recommendations of the Director of Planning:

1) That Council approve in principle the foregoing conclusions resulting from recent reviews of the City's development permit process.

2) That the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 in order to extend Development Permit Board jurisdiction as described in this report to the whole City, and that this application be sent directly to a public hearing.

3) That the Director of Planning consult with the City Manager in order to determine how the allocation of two Development Planners is to be achieved.

cont'd....

Clause No. 2 cont'd:

4) That the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Board of Variance.

5) That the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of Urban Design Panel.

Forming part of the Manager's Report is a detailed report dated June 6, 1979, prepared by the A.I.B.C. Housing Committee (on file in the City Clerk's Office) containing the following recommendations regarding changes to the Development Permit process:

1. **There is a need to establish whether or not a project is feasible at an early stage in the design process, before large amounts of time and money have been expended on the development of detail.**

2. **The process of expediting a Development Permit Application should be consistent, predictable, and easily explained to those applicants who may not have experience with the process.**

3. **A reasonable time frame should be established for all steps in the process.**

4. **Communication should be increased among all parties concerned.**

The A.I.B.C. also recommends that an appeal process be available at all stages.

Mr. B. Roelofsen and Mr. R. Romses were present to reinforce the views of the A.I.B.C.

A letter dated November 6th from the Vancouver City Planning Commission was considered by the Committee. The Commission's response was included in the City Manager's Report. Mrs. J. Catliff, Chairman of the Commission's sub-committee on this topic, was present. The Commission commented (on file) on the conclusions and specifically recommended that there should be one or more additional members from the public at large to the Development Permit Advisory Panel.

Also considered by the Committee was a letter dated November 22, 1979 from the Community Arts Council (on file) noting a concern with respect to the small amount of citizen input into the Development Permit Process.

The Committee also considered a letter dated November 20, 1979 from Mr. Zale Tanner, Cooper, Tanner and Associates (on file) recommending that the Zoning By-law be simplified and be made less discretionary with less uncertainty for the Consultant or that the Department be properly staffed. Mr. Tanner noted that most of his questions had been answered in the debate. He commented that when applications are made, the applicant should be supplied with a list stating which codes, by-laws, design guidelines, etc. apply at that particular time. He also noted that many applications appear to get bogged down at the Urban Design Panel stage. The Chairman advised that this would be taken care of in the review of the Urban Design Panel.

Members of the Committee were prepared to accept the recommendations of the Director of Planning. One member expressed the view that there should be further study of discretionary powers, height limitations, view control and appeal processes.

cont'd....

Clause No. 2 cont'd:

RECOMMENDED

A. THAT Council approve in principle the fourteen conclusions contained in the City Manager's Report dated November 14, 1979, resulting from recent reviews of the City's development permit process.

B. THAT the Director of Planning be instructed to make application for amendment to Zoning and Development By-law No. 3575 in order to extend Development Permit Board jurisdiction as described in the report to the whole City, and that this application be sent directly to a public hearing.

C. THAT the Director of Planning consult with the City Manager in order to determine how the allocation of two Development Permit Planners is to be achieved.

D. THAT the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Board of Variance.

E. THAT the Director of Planning report back to Council on the matter of instituting a review of the role and By-law of the Urban Design Panel.

F. THAT further study be carried out with respect to discretionary powers, height limitations, view control and the appeal process at all stages recommended by the Architectural Institute of British Columbia.

3. Proposed Redevelopment of the Casa Mia Property on S.W. Marine Drive

The Committee considered a letter dated October 17, 1979 (on file) from the Director of Planning in reply to a letter dated October 1, 1979 from Clasky-Vogl Environments with respect to possible redevelopment of the property to provide for an "executive exercise park". The Director of Planning advised that it would be premature to support a dramatic change to the established residential character of the area, however, if the applicants wished, they could submit a formal rezoning application.

The Chairman advised that he had agreed that this matter be placed on the agenda in order that the applicants could present their proposal to the Committee and obtain preliminary feedback.

Mr. R. Clasky presented a series of slides indicating the exterior and interior of the principal building on the site. Casa Mia, as well as the land sloping down to the Fraser River, which they hoped to develop into an executive exercise park for members. They have contacted some of the surrounding neighbours and have met with a favourable response.

Members of the Committee noted that this would have an enormous impact on the whole community. Staff did not favour the development because of the precedent it would set. The Committee advised Mr. Clasky that their reaction to the proposal was negative.

RECOMMENDED

THAT the presentation of Mr. R. Clasky, Clasky-Vogl Environments, be received.

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The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 636

III

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

NOVEMBER 29, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 29, 1979, in Committee Room No. 2, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Gay Alliance Toward Equality (G.A.T.E.) - Appeal of Ruling by Director of Permits & Licenses

The Committee had before it for consideration a Manager's report dated November 20, 1979, in the which the Director of Permits & Licenses reported, in part, as follows:

"The Gay Alliance Toward Equality (G.A.T.E.) is appealing my decision not to take any further action regarding its complaint concerning an incident which took place in the Denman Inn Lounge on September 15, 1979. I held a hearing in my office on October 30, 1979, which was attended by Mr. Van Ommen, The General Manager of the Denman Inn, Mr. Joyce, complainant, and Mr. Ludwar of G.A.T.E.

The complaint from Mr. Joyce is that he was told to leave the premises on the basis of sexual orientation. Mr. Joyce advised that he is a homosexual and that he and a male friend were displaying some affection towards each other by placing their hands on each others shoulders and by kissing. Mr. Van Ommen advises that he would not permit this type of conduct from heterosexuals either but does admit that the manner in which Mr. Joyce was told to leave was not ideal."

The Director of Permits & Licenses went on to say in the report it is his opinion the incident involved a violation of behaviour standards and added the Human Rights Branch would not accept the complaint or conduct an investigation. The report concluded with a recommendation that the Gay Alliance be informed the City does not interfere with standards of behaviour which are reasonably set by the management of a business premises and therefore Council should dismiss the appeal.

Appearing before the Committee on this matter were the Director of Permits & Licenses; Mr. Van Ommen, general Manager of the Denman Inn and the complainant, Mr. Rob Joyce, and a representative of the Gay Alliance.

Continued . . . .

Clause No. 1 Continued

Mr. Joyce advised the Committee the activity he and his partner engaged in at the Denman Inn on September 15, 1979 was the mildest, simplest form of affection, that heterosexual patrons were engaged in similar activity and the atmosphere in the restaurant was conducive to shows of affection.

Mr. Joyce claimed he and his partner were subjected to discrimination on the basis of sexual orientation and, questioned by the Committee Chairman, said he and his partner "may have kissed".

Mr. Joyce said that he and his partner were subjected to ten minutes of verbal abuse by the manager of the restaurant in the Denman Inn, that Mr. Van Ommen has admitted the manner they were asked to leave was less than ideal, and he asked the Committee to recommend that Council revoke the license of Humphrey's Restaurant or reprimand Denman Place Inn.

The Chairman indicated there are two basic issues: can a business establishment such as a restaurant set standards of behaviour for its patrons and if that standard of behaviour is not acceptable, can the management then ask patrons to leave?

During discussion the Committee clearly indicated that it feels management can and should set standards of behaviour and that if these standards are not met, patrons can be asked to leave but discretion should be exercised by the management in asking such patrons to leave.

Mr. Van Ommen indicated that Mr. Joyce and his partner were not behaving in a manner acceptable to Denman Place Inn and admitted the manner in which they were asked to leave was inappropriate.

The Committee concluded there were no grounds for any show cause procedure, and following discussion, it was

RECOMMENDED

THAT the Gay Alliance Toward Equality be informed that the City does not interfere with standards of behaviour which are reasonably set by the management of a business premises and that Council therefore dismiss the appeal of the Gay Alliance.

2. Hearing Services for Senior Citizens in Vancouver

The Committee had before it for consideration a Manager's report dated November 23, 1979 which was prepared in response to a letter dated October 24, 1979 from The 411 Seniors' Centre Society which expressed concern over the provision of Provincial government help to Vancouver senior citizens in obtaining hearing aids.

In the Manager's report the Medical Health Officer pointed out certain shortcomings in the suggestions of The 411 Seniors' Centre Society for a "pay-a-share" formula which would enable a senior citizen to purchase an aid from a licensed dealer. The report concluded with a recommendation from the Medical Health Officer that Council make representation to the Provincial Government for funds for the delivery of comprehensive program for the hearing needs of Vancouver citizens to be operated by the Vancouver Health Department.

Continued . . . .

Clause No. 2 Continued

Appearing before the Committee on this matter were Dr. H. McLean and Ms. P. Towler of the City Health Department and Mr. Chuck Bayley, Chairman of The 411 Seniors' Centre Society.

During discussion Mr. Bayley advised there is a need for financial assistance for senior citizens in acquiring hearing aids and that the Manager's report does not provide for such help. He suggested a formula for financial assistance should be established under which the most needy are provided with higher subsidies than those who are less needy.

Dr. McLean advised the Committee there are discussions of cost-sharing for health programs ongoing between the City of Vancouver and the Province but he doubted the government would be interested in providing subsidies which would become part of the profit of private dealers.

Following further discussion, it was

RECOMMENDED

THAT Council make further representation to the Provincial Government for funds for the delivery of a comprehensive program for the hearing needs of Vancouver citizens to be operated by the Vancouver Health Department.

CONSIDERATION AND RECOMMENDATION

3. Day Care Centre - 5712 Wiltshire Street

The Committee had before it for consideration a Manager's report dated November 27, 1979, in which the Director of Planning provided background information in connection with an appeal by Ms. Iolanda Szilagyi.

Ms. Szilagyi proposes to operate a day care centre at 5712 Wiltshire Street, a conditional use, and was refused a development permit by the Director of Planning.

In the Manager's report the Director of Planning explained twelve neighbouring property owners were notified of the Development Permit Application; one letter was received stating no objection and one letter and a petition containing fifty-one signatures from fifty household were received stating objections to the proposed development. The report went on to list the objections of the neighbours.

The report also advised that Ms. Szilagyi has appealed the decision of the Director of Planning to the Board of Variance which, at the applicant's request, laid over the appeal at its meeting on November 21, 1979 and that the Board directed neighbouring property owners be notified the Board will hear the matter on Wednesday, December 5, 1979.

Appearing before the Committee on this matter were Mr. A. Floyd of the Development Permit Section of the Planning Department and the appellant, Ms. Szilagyi.

Asked by the Committee why she filed an appeal with the Board of Variance, Ms. Szilagyi replied the notification from the Director of Planning that her application had been turned down specified clearly she had only fifteen days in which to appeal and therefore she filed an appeal right away.

Continued . . . .

Clause No. 3 Continued

During consideration of the matter the Committee enquired about the location of the fifty households objecting to the day care use and was shown a map by Mr. Floyd indicating the location of the objectors.

Ms. Szilagyi spoke about her proposed day care centre, advising that it will be for twenty-four children, that it will be more than merely custodial care and that well-qualified personnel will operate the centre. She claimed neighbours will not suffer, that the day care centre will not diminish property values.

It was also noted during discussion there are day care centres at 33rd and Granville and one at 41st and Oak and only one vacancy exists. Ms. Szilagyi said she has twenty children enrolled for her proposed centre - they are not from the immediate area but come from throughout the City. Asked whether she has considered any other location for a day care centre, she replied she cannot afford rent on another building and the home she owns at 5712 Wiltshire is suitable for day care.

The Committee noted that under the City Charter the Director of Planning has clear authority over conditional uses and that any appeal must be handled by the Board of Variance, but was advised by Mr. Floyd the Committee can express its views.

The Committee felt Council may wish to rule on the matter and it is therefore

submitted for Council's CONSIDERATION whether it wishes to hear both sides of the matter of a day care centre being located at 5712 Wiltshire Street;

If Council so wishes, it is

RECOMMENDED

THAT Council request the Board of Variance to defer consideration on the matter of 5712 Wiltshire Street until January 1980.

The meeting adjourned at approximately 3:15 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 636

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

IV

November 29, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, November 29, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT:	Alderman W. Kennedy, Chairman Alderman D. Bellamy Alderman M. Harcourt Alderman H. Rankin
ABSENT:	Alderman H. Boyce
ALSO PRESENT:	Alderman M. Ford
COMMITTEE CLERK:	J. Thomas

RECOMMENDATION

1. Request for Pedestrian Overpass
3300 Block Wall Street

On June 14, 1979, Mrs. F. Crossman made representation to the Committee on behalf of a number of citizens groups requesting a pedestrian overpass to New Brighton Park. The Committee recommended the following action which was subsequently approved by Council:

"That the City Engineer be instructed to report back on costs of constructing an overpass on Wall Street connecting with the southeast entrance of New Brighton Park, or other measures which may be necessary; such report to be submitted to permit inclusion of the project in the Supplementary Capital Budget and completion of the overpass before the summer of 1980."

In a Manager's Report dated November 19, 1979 (on file), the City Engineer reviewed pedestrian crossing conditions at the entrance to New Brighton Park, and concluded that heavy traffic volumes in the area adjacent to the Second Narrows Bridge presented particular difficulty for pedestrians attempting to cross Wall Street at this location and a pedestrian overpass was needed.

The report noted planning for the freeway connection in the Cassiar corridor was proceeding and there was some potential for changes in the roadway grades on either side of the corridor and therefore the overpass design should be compatible with the new proposed roadway. Estimated cost of the overpass would be approximately $250,000.

Mrs. Crossman thanked the Committee for its efforts on behalf of the residents in the area. She stated the overpass was badly needed and it was hoped installation would not be delayed because of the Cassiar corridor project. Mr. D. Rudberg, Assistant City Engineer, Traffic Division, advised it did not appear that the connection would have much impact on the pedestrian overpass to New Brighton Park.

.../2

Clause 1 continued

RECOMMENDED

A. THAT the concept and principles pertaining to a pedestrian overpass in the 3300 Block Wall Street be approved in principle, subject to a final design which would take into account the details of the design of the connecting roadway in the Cassiar corridor.

B. THAT the project cost estimated at $250,000 be submitted for consideration during the review of the 1980 Supplementary Capital Budget.

2. Revenue Sharing Act: Arterial Street Improvements

The Committee had for consideration a Manager's Report dated November 22, 1979 (on file), in which the City Engineer presented the following list of potential eligible projects for the 1980 Provincial Revenue Sharing Program:

1. Marine Way/Marine Drive: Kerr to Boundary (construction)
2. Boundary Road: Imperial to Marine Way (1980 construction)
3. Cordova Extension: Granville to Howe (construction)
4. 22nd Avenue: Nanaimo to Renfrew (construction)
5. Clark-Knight Diversion: (safety improvements)
6. Slocan at 29th: (safety improvements)
7. North West Point Grey Access Road: 4th Diversion to 250' west of Blanca (construction)
8. Pedestrian Overpass: Wall Street at Windermere
9. Access Roads for Pier B-C Trade/Convention Centre: (design and preparatory work)
10. Taylor/Smithe Connector: (property acquisition and construction)
11. 41st & Granville: 4 left-turn bays (property acquisition)
12. Tyne: Kingsway to 49th (property acquisition)
13. Tyne: Kingsway to 49th (construction)
14. Boundary Road: 29th Avenue to Vanness (property acquisition)
15. Kingsway: left-turn bays at Knight Street
16. Granville & 70th: by-pass (property acquisition)
17. Fir Street: 3rd Avenue to 4th Avenue (property acquisition)
18. Cambie at Broadway and 12th: left-turn bays (property acquisition)
19. 12th: Lakewood to Clark (construction)
20. Widening at Cambie Street Bridge at 2nd Avenue

Clause 2 continued

The Committee was advised preliminary estimates for this program totalled $11 million and it was noted that not all portions of the projects were eligible for the 50% Provincial participation. Preliminary estimates indicated that approximately 90% of the projects would be eligible, providing a maximum potential provincial contribution of approximately $5 million. It was further noted not all of the projects have been fully approved by Council and as a result, flexibility should be maintained in order to delete certain applications if local project approvals were not received.

Alderman Harcourt advised while he was in general agreement with the majority of the projects proposed, he was opposed to items 2 and 14 (Boundary Road: Imperial to Marine Way, and Boundary Road: 29th Avenue to Vanness). These two projects, he felt, basically provided a link for the Annacis Island crossing, which he could not support.

RECOMMENDED

A. THAT the projects listed in the Manager's Report dated November 22, 1979, be submitted to the Province for funding consideration as part of the 1980/81 Revenue Sharing Act - Roadway Improvements.

(Alderman Harcourt opposed to projects No. 2 and 14)

B. THAT projects be removed from consideration as part of this year's program if Council approvals for individual projects are not received.

3. Status of Shaughnessy Hospital Development and Traffic and Parking Matters in the Immediate Area

In a Manager's Report dated November 21, 1979 (on file), the City Engineer and Director of Planning reported on the status of the Shaughnessy Hospital expansion project with particular reference to traffic and parking problems. The report was requested by Council Members at the Council meeting of July 10, 1979.

Mr. M. Pedneault, Planning Department, and Mr. I. Adam, Traffic Department, reviewed the sections of the report dealing with their respective disciplines. Mr. Pedneault summarized on-site development to date, and noted that completion of the new Children's/Grace Hospital was expected by the end of 1980 with a further six months for completion of occupancy.

Mr. Adam reported many of the initial fears relating to traffic and parking problems expressed by residents in the area have been resolved by the conditions imposed by the City in the terms of the Development Permit. The Hospital now planned a ring-road around the hospital within the boundaries of the site, which should drain circulation away from surrounding streets. Fourteen hundred parking spaces would be provided and it was felt this number would be adequate for hospital needs for the next few years. The issue still to be resolved related to the parking fees to be charged. The City's position was that if the fee was too high or the spaces were too difficult or unpleasant to use, some drivers may chose to park on-street. Berming and fencing around the site would reduce the potential for spill-over onto the neighbouring residential streets. The channelization at Oak and Devonshire should exclude any non-local traffic and it was proposed to continue monitoring traffic and parking around the hospital to determine the need for further measures on local streets.

Clause 3 continued

Mr. H. Gordon-Cooper addressed the Committee and presented a brief (on file) on behalf of the Citizens' Committee on Traffic and Parking re Shaughnessy Hospital. The brief complimented the Planning and Traffic Departments on their helpful and courteous approach to citizens' concerns and cited specific areas that remained unresolved, namely, increased use of the 32nd Avenue turn-off and evidence of additional on-street parking by Shaughnessy Hospital and Red Cross personnel on 32nd and 35th Avenues. The Citizens Committee recommended that the new Shaughnessy Hospital provide free parking for employees because the income derived from these fees would be at the expense of local citizens likely to lose the use of their residential streets.

Mr. Gordon-Cooper stated traffic and parking was still a hot issue in the Shaughnessy area and he felt the public information meeting which had been suggested by the Engineering Department would not be beneficial until the Hospital project was further advanced.

RECOMMENDED

A. THAT the appropriate hospital officials be requested to work out a comprehensive parking policy for Shaughnessy Hospital and adjacent areas in consultation with the City Engineer and Director of Planning; as required by the Development Permit Board and that a public information meeting be held in the community to discuss these policies.

B. THAT the City Engineer be requested to monitor the parking and traffic conditions as outlined in the Manager's Report dated November 21, 1979, and also report back to the Transportation and Planning and Development Committees within six (6) months of full occupancy of the expanded hospital.

C. THAT City staff investigate the specific concerns referred to in the brief of the Citizens' Committee for report back to the Transportation Committee.

* * * * *

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 637

DISTRIBUTED MONDAY

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
PLANNING AND DEVELOPMENT

DECEMBER 6, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, third floor, City Hall, on Thursday, December 6, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK : M. L. Cross

RECOMMENDATIONS

1. The North Foot of Hornby Street

The Committee considered an information report of the City Manager dated November 29, 1979 (on file in the City Clerk's Office) summarizing the meetings and negotiations held in 1979 regarding the property at the north foot of Hornby Street. On October 30, 1979 Council referred a motion recommending that City staff negotiate with the owner to try and effect an exchange of this property with City-owned land or recommend other means to preserve the view from Hornby Street. The Vancouver City Planning Commission supported this motion.

The report notes that the property has a 100 foot frontage on West Hastings Street and an average depth of 236 feet. The area of the property is approximately 23,600 sq. ft. and under the provisions of the DD Zoning District a building of approximately 165,000 sq. ft. could be constructed (F.S.R. 7.00). The height limit for the site in the Zoning Schedule is 300 ft., although this could be relaxed to 450 ft. under special circumstances. Hornby Street is 66 ft. wide, and the property in question is not centered on the centre line of Hornby Street. To the east is the Metropolitan Building which contains the Terminal City Club. To the west is the Vancouver Club. Both of these two buildings present somewhat blank and unattractive facades to the vacant property that is now used for parking.

On January 9, 1979 Council resolved:

"That Council appoint a Committee consisting of the City Manager, the Director of Planning, the City Engineer and the Chairman of the Planning and Development Committee to explore with Dominion Construction various alternatives to having a building on the site at the north end of Hornby Street."

At a meeting in February 6, 1979, four options were identified as follows:

a) Outright purchase of the property by the City.

b) A thin development on the site preserving as much of the view as possible.

cont'd....

Clause No. 1 cont'd:

c) Consolidation of the site with the adjoining Vancouver Club property thereby permitting a development (to the full permitted density for the total site) generally towards the western side of the property. This would entail a redevelopment of the Vancouver Club. It was noted that the Vancouver Club is a Heritage building. However, it becomes a question of priorities as to whether the preservation of this view is more, or less important, than the preservation of the Club building.

d) The opportunity for a transfer of all or some of the permitted floor area to another site. The Canadian Imperial Bank of Commerce property on Block 20 was identified as a remote possibility.

By letter dated May 31, 1979, Mr. Gary S. Grais of Dominion Construction, informed the City Manager that the Vancouver Club members were not interested in redevelopment.

On June 20, 1979 there was a general discussion on alternative development forms and on opportunities for the transfer of development rights. It was noted at that meeting that the Cordova Street extension would be going through within a year and a half.

In the plans associated with the first concept for the Trade and Convention Centre prepared by the Provincial Government it was assumed that the Hornby Street end property would not be developed and the pedestrian (and possibly vehicular) access would be provided. While this concept is a desirable objective both for access and the preservation of view, there was no negotiated basis for the assumption.

On October 26, 1979 at a meeting involving many of the parties to potential developments of the Central Waterfront and Pier B-C, Mr. Frank Musson, Architect, representing Dominion Construction noted that the development of the site is essentially in abeyance, until such time as the Cordova Street extension to Burrard Street has been constructed.

Mr. Grais confirmed by telephone on November 22nd, that there were no immediate plans for the development of the property. He noted that Dominion Construction's preference was to proceed with a development at some time, preferably following construction of the Cordova Street extension, and in association with other waterfront developments such as the proposed Trade and Convention Centre.

Two significant objectives which will need to be considered when and if a proposal for development, at the foot of Hornby Street, is brought forward are:

a) To preserve the long view down Hornby Street to the water and the mountains. In this context it should be noted that Cruise Ships tied up at Pier B-C can be seen down Hornby Street.

b) To ensure access for pedestrians (and possibly vehicles) to the waterfront and the development on Marathon lands and Pier B-C.

Any development on the property will affect the view, possibly to the extent of blocking it altogether. Pedestrian access appears to be entirely achievable to the extent that this would be both compatible with and a desirable feature in any development. The only viable option to ensure the preservation of all the view appears to be the purchase of the property by the City. Transfer of development rights has not been pursued at this time. In preliminary discussions, Dominion Construction representatives have indicated there is no suitable City-owned property available in the area.

cont'd....

Clause No. 1 cont'd:

Mr. Grais advised that the property at the north foot of Hornby Street was an available site and ultimately Dominion Construction will want to develop there. They are asking guidance as to what would be permitted there.

A member of the Committee noted that if anything is developed on that site the public will be outraged and inquired how it became private property rather than a street-end and if there were any covenants on it.

Another Committee member advised that the property is privately owned and unencumbered. There are guidelines for development and the developer should be able to develop. Dominion Construction has indicated a willingness to come up with an acceptable design and not completely destroy the view down that street. The City cannot afford to buy that property.

The Chairman advised that if Council feels this is a significant issue and wishes the Planning Department to do a greater in depth study this should be reviewed when the Department's 1980 work program is considered.

RECOMMENDED

THAT the report of the City Manager dated November 29, 1979 be received.

2. Removal of Non-Conforming Billboards and Roof Signs

The Committee considered a report of the City Manager dated September 20, 1979 (on file in the City Clerk's Office) in which the Directors of Planning and Permits and Licenses report on revisions to the Sign By-law.

The report notes that on May 1, 1979 Council deferred consideration of a Manager's Report dated April 10, 1979 to permit officials to report on the revisions of the Sign By-law as it relates to billboards. The April 10 report recommended that owners of the remaining bridge approach signs and the owners of buildings which have roof top signs in commercial areas which were not dismantled on a voluntary basis will be notified to remove the signs.

The present report contains the history of Council's efforts to limit inappropriate signs.

Mr. D. McDonald, Zoning Planner, advised that immediately following the May 1, 1979 resolution of Council he was given a conducted tour of the City to view non-conforming billboards by the Vice President of Seaboard Advertising Company, the principal billboard company in the City, resulting in:

a) An agreement by the Zoning Planner to review the full list of non-conforming signs presented by the Director of Permits and Licenses, and

b) A mutual agreement of the Zoning Planner and Seaboard to consider and suggest appropriate alternative location and design criteria for the signage slated for removal.

A comprehensive field survey of non-conforming signs revealed the following:

cont'd....

Clause No. 2 cont'd:

(a) All but a few signs included in the list still remain despite the voluntary removal program, the pace of which has reduced to a negligible rate over the past year or so.

(b) Changes in the Zoning District Plan in recent years, together with the new Sign By-law, have resulted in the addition of many non-conforming roof signs and billboards in close proximity to those on the list which was derived from an earlier districting pattern.

(c) Many non-conforming, as well as some conforming, projecting signs and free-standing signs, as well as non-conforming painted wall signs, in the same designated areas ((a) and (b) above), were considered to be at least as offensive as the listed roof signs, billboards and spectaculars.

(d) Many non-conforming, as well as some conforming, signs in all categories noted above which are located in other zones than "C" districts or bridge and freeway approaches (Schedule 'G' of the Sign By-law), were considered to be at least as offensive as the listed roof signs and billboards.

(e) A number of ground-oriented billboards in bridge zones (Schedule 'G') located under bridge decks or beyond bridge ends were considered not to be particularly offensive, especially when otherwise permitted in that zoning district; when covering or dressing up a poorly maintained or drab, blank wall; when not projecting above or beyond a building façade; when not silhouetted against the sky or a view panorama; and when not conspicuous from a bridge deck or ramps.

(f) The By-law has been quite effective over the years as a basis for causing the removal of many signs which were widely considered to be aesthetically unacceptable on the basis of location, spacing, height, size, illumination, design, copy, and particularly, scenic view obstruction.

(g) A relatively few conspicuous, view-obstructing, roof-mounted billboards and spectaculars continue to stand, presumably as a result of recurrent appeals for time extensions, special case exceptions, or lack of vigorous enforcement action.

The principal issues and challenges raised by the foregoing observations are as follows:

(A) The relatively successful program of voluntary removal of offending roof signs, billboards and spectaculars of recent years must be pursued to a conclusion at an early date in order to achieve the full benefit of the program, as well as to honour the principles of consistency and equity in respect of those sign or building owners who have already complied. Commencement of an immediate program of mandatory removal, involving Court action if necessary, now appears to be the only option left to ensure compliance within a reasonable period of time in respect of those signs which have long been slated for removal.

(B) The deadline of October 8, 1979, brings all appeals for time extensions, amortization periods, special cases and outstanding enforcement matters to a common point in time. It also presents the opportunity for an expanded program of voluntary and enforced removal of all non-conforming signs under the By-law, thereby ensuring a much more consistent and equitable approach to sign control in the City.

cont'd....

Clause No. 2 cont'd:

(C) Any review of the Sign By-law should be prefaced with a properly conducted inventory of all non-conforming signs in the City, a simultaneous comparative study of conforming signs with a similar visual impact as the non-conforming signs, and an evaluation of the aesthetic effect of the sign removal program to date and as may be extended. Concurrently, the encouragement of innovative ideas involving more diversified and expressive sign forms within the context of recognized urban design principles should be pursued with the sign industry.

The Directors of Planning and Permits and Licenses recommend as follows:

(1) (a) That the owners of the remaining bridge approach signs be notified by the Director of Permits and Licenses to remove the signs as directed by Council on January 27, 1976; provided that no action be taken for a period of one (1) year from October 8, 1979 in respect of ground-oriented billboards located beneath bridge decks or beyond bridge ends which otherwise comply with the Sign By-law provisions governing billboards (Section 6(8)), except for spacing (Section 6(8)(h)), pending a review of the By-law provisions prohibiting billboards altogether in the Schedule 'G' designated areas.

Further, in respect to those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

(b) That the owners of buildings which have third-party billboard roof signs or similar large premises identification roof signs in "C" zoning districts which were not removed on a voluntary basis as a result of the letters sent out by the Director of Planning subsequent to the Council directive of September 21, 1976, be notified one more time by the Director of Permits and Licenses; and that no action be taken for a period of one (1) year from October 8, 1979 in respect of all other roof signs listed pending a review of the By-law provisions relative to projecting signs extending above the roof line or parapet of buildings. Further, in respect of those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

(2) That Council instruct the Director of Planning to bring forward for consideration, when dealing with the 1980 work program, recommendations for reviewing the Sign By-law, in consultation with the Directors of Permits and Licenses and Legal Services, as well as representatives of sign industry, such review to address those issues and concerns raised before the Planning and Development Committee in October, 1978, as well as those considerations presented in this report.

In respect to further enforcement action on a consistent and equitable basis, the following priorities are recommended for Council's consideration:

(A) The inventory and removal of all non-conforming roof signs and billboards in what are now the same zoning districts as the signs in the current list.

(B) The inventory and removal of all non-conforming projecting signs, free-standing signs, and painted wall signs in the same designated areas.

cont'd....

Clause No. 2 cont'd:

(C) The inventory and removal of all non-conforming signs as listed in (A) and (B) above in all other areas of the City.

(D) The inventory and removal of all other non-conforming signs City-wide."

Mr. K. Dobell, Deputy City Manager, advised that the present list of signs for removal was based on size, placement and location after considerable Committee and Council discussions and was not based on view obstruction or visual impact. He noted that ommissions in the regional inventory, zoning changes and the basic approach to sign control have resulted in many offensive signs (in terms of visual impact or view obstruction) not being included in any order for removal while a number of comparatively inoffensive signs are to be removed.

The City Manager submitted for consideration either:

(A) Continuation of the present policy which deals primarily with sign size, placement and location

or

(B) Investigation of modifying the Sign By-law to consider view obstruction and visual impact selectively by adopting the recommendations of the Directors of Planning and Permits and Licenses, and the adoption of the officials' recommendations for suggested priorities for further enforcement action as staff is available.

Mr. R. Sinclair, Vice President, Outdoor Media, Seaboard Advertising Company, advised that he had submitted a letter to the Zoning Planner dated September 20, 1979 (on file in the City Clerk's Office) following the field survey on non-conforming signs. He outlined the following points as the basis for discussion prior to the report going to Council:

1. Permit installation of billboards in G Zones where they do not conflict or interfere with the skyline.

2. Permit installation of billboards against sidewalls in cases where the verge between sidewalk and building is City property.

3. Permit variations in the height limits of billboards: (a) where the board is against a wall, to a maximum of 2 feet above parapet, (b) where the property to be used is below street grade, height of board to be measured from street level, (c) in all other cases to be the same height as permitted for indexed boards, to discourage vandalism.

4. Permit installation of billboards on roof tops where there is either a wall or structure as a backdrop.

5. Permit installation of billboards in C.1 Zones providing they meet all other criteria of the By-law.

6. The 300' restriction on billboards facing the same direction to be relaxed in certain instances when considered by the Director of Planning to be appropriate.

cont'd....

Clause No. 2 cont'd:

There was no opportunity to discuss these matters with Mr. McDonald. Mr. Sinclair noted that Seaboard have voluntarily removed over 300 signs and at present they have no revenue producing billboards on bridges which are view obstructing.

After discussion the Committee

RECOMMENDED

A. THAT the owners of the remaining bridge approach signs be notified by the Director of Permits and Licenses to remove the signs as directed by Council on January 27, 1976; provided that no action be taken for a period of one (1) year from October 8, 1979 in respect of ground-oriented billboards located beneath bridge decks or beyond bridge ends which otherwise comply with the Sign By-law provisions governing billboards (Section 6(8), except for spacing (Section 6(8)(h)), pending a review of tne By-law provisions prohibiting billboards altogether in the Schedule 'G' designated areas.

Further, in respect to those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

B. THAT the owners of buildings which have third-party billboard roof signs or similar large premises identification roof signs in "C" zoning districts which were not removed on a voluntary basis as a result of the letters sent out by the Director of Planning subsequent to the Council directive of September 21, 1976, be notified one more time by the Director of Permits and Licenses; and that no action be taken for a period of one (1) year from October 8, 1979 in respect of all other roof signs listed pending a review of the By-law provisions relative to projecting signs extending above the roof line or parapet of buildings. Further, in respect of those who fail to comply with the order, that Council pass a resolution under Section 571A of the Charter directing the removal of the signs and following the necessary procedure set out in Section 324A of the Charter.

C. THAT Council instruct the Director of Planning to bring forward for consideration, when dealing with the 1980 work program, recommendations for reviewing the Sign By-law, in consultation with the Directors of Permits and Licenses and Legal Services, as well as representatives of sign industry, such review to address those issues and concerns raised before the Planning and Development Committee in October, 1978, as well as those considerations presented in this report.

D. THAT the following priorities with respect to further enforcement action on a consistent and equitable basis be approved:

i) The inventory and removal of all non-conforming roof signs and billboards in what are now the same zoning districts as the signs in the current list.

cont'd....

Clause No. 2 cont'd:

ii) The inventory and removal of all non-conforming projecting signs, free-standing signs, and painted wall signs in the same designated areas.

iii) The inventory and removal of all non-conforming signs as listed in (i) and (ii) above in all other areas of the City.

iv) The inventory and removal of all other non-conforming signs City-wide.

Note from Clerk:

(The City Manager has advised that further reports would be presented to the Committee prior to enforcement action being undertaken beyond that specifically authorized in Recommendations A and B.

3. Request for Acquisition and Development of City Land - Italian Folk Society

The Committee considered a report of the City Manager dated November 28, 1979 (on file in the City Clerk's Office) in which the Director of Planning and Supervisor of Properties evaluate a new proposal from the Italian Folk Society of British Columbia for the development of senior citizens housing, a landscaped zone and an expansion of their present parking facilities on 5.19 acres of City-owned land located on the southeast corner of Penticton Street and Grandview Highway immediately adjacent to the Italian Cultural Centre at the southwest corner of Grandview Highway and Slocan Street, which offers a number of facilities such as library, restaurant, language labs, bocce lanes and a large meeting hall which caters to numerous social functions. The centre is not only used by the Italian community but is also rented for large social gatherings.

The proposal as submitted would develop the City property as follows:

(a) 1.5 acres - parking lot

(b) 2.0 acres - 150 units of seniors housing

(c) 1.69 acres - landscaped buffer zone

5.19 acres - Total

The proposal would utilize the entire residual portion of City lands adjoining the present Italian Cultural Centre.

In evaluating the proposed development the following factors were considered and are outlined in detail in the report:

a) neighbourhood context
b) local impacts
c) parking issues
d) comprehensive development
e) economic feasibility

The Director of Planning notes that the proposal is very preliminary and some aspects do not appear feasible, however, with a guarantee of a reasonable return to the City on its lands and a scheme of development acceptable to the Community and civic

cont'd....

Clause No. 3 cont'd:

officials it would be appropriate to pursue the proposal to the next stage. A rezoning from RS-1 to CD-1 would be required. If the Italian Society is not prepared to negotiate a reasonable rental agreement then staff should proceed no further on the proposal.

Given that the Society could obtain funding through government sources for construction of the facilities, the Supervisor of Properties notes that the question of land costs is a major factor. The Society proposes that the above land be leased to them at a nominal fee of $1.00 a year for a period of 50 years.

The present market value of the land is $1,030,000.00. The City's policy regarding the lease of land for non-market use is as follows:

- When City-owned land is being leased for non-market use the value of the lease be set at two-thirds of the full market value of the land at its intended use; and

- Where staff determine that this policy is inappropriate given the economics of the development, the economic situation be reported to Council along with alternative lease terms.

While the foregoing may be applied to senior citizens housing, it does not appear appropriate for parking purposes, particularly in view of the semi-commercial nature of the parking.

Messrs. Finamore and Padulerosa, Italian Community Centre, were present for this item.

The Committee

RECOMMENDED

A. THAT the Italian Folk Society of B.C. be advised that their offer to lease Lot 2, Block A, Sec. 45, THSL for $1.00 per year is not acceptable considering the proposed uses and the City's lease policy.

B. THAT, if the Society is agreeable to paying a realistic sum to lease the property:

i) The Supervisor of Properties be authorized to enter into negotiations with the Society; and

ii) Concurrently, the Director of Planning be instructed to discuss the proposal further with the Society to determine the viability of the scheme of development and the availability of funds to finance same.

4. Strathcona Sites C and D

The Committee considered a report of the City Manager dated December 4, 1979 (on file in the City Clerk's Office) in which the Director of Planning advised that on November 22nd the Committee considered a report from the Supervisor of Properties recommending that approval in principle be given to disposal of Sites C and D in Strathcona to the Strathcona Property Owners' and Tenants' Association for the purpose of developing:

cont'd....

Clause No. 4 cont'd:

40 units of strata co-operative family housing
60 units of non-profit co-operative family housing
20 units of non-profit seniors' housing
8,000-10,000 sq. ft. community service facility

The Committee heard a presentation from S.P.O.T.A. and also heard from Mr. Kenneth Lee, architect for the Chinese Freemasons' National Headquarters Trust, who requested that 20% of Sites C and D be used for an intermediate care facility sponsored by the Freemasons.

The Committee resolved:

"That the Director of Planning chair a meeting of all involved parties with respect to the development of Sites C and D, with a report back to the Committee in two weeks."

The meeting was held on November 28, 1979 with representatives of S.P.O.T.A., the Chinese Freemasons, the Health and Social Planning Departments, and other interested parties in attendance.

The meeting concentrated on the question of including an intermediate care facility on Sites C and D as this was the major issue needing to be resolved. Questions of land price, tenure and financing have been agreed at a staff level but could be affected by the inclusion of an intermediate care facility.

The report describes in detail the viewpoints expressed at the meeting by S.P.O.T.A., the Chinese Freemasons and the Health, Social Planning and Planning Departments. The meeting was successful in recording the various viewpoints but did not succeed in reaching agreement or significant compromise.

Having considered the new information relating to the proposal by the Chinese Freemasons to develop an intermediate care facility on Site C, and having reviewed the positions of the parties involved, the Director of Planning maintains the view that a scheme consisting primarily of family housing would better meet the long-term needs of the Strathcona community. The decision related to the intermediate care facility is not clear-cut, and must rest on the policy which Council wishes to follow.

To assist Council in making this decision, the report states:

"1. The major consideration should be the relative need for an intermediate care facility or family housing to be located on sites C and D. While both 'needs' deserve support, the Director of Planning considers that available evidence indicates a marginally stronger case for family housing on sites C and D.

2. An important factor is the possible impact of approving an intermediate care facility for site C on the land price agreements which have been worked out between SPOTA and the Supervisor of Properties. Assuming that an intermediate care facility would qualify for a one-third write-down on the land price, and that the 40 units of market housing may be deleted as indicated by SPOTA, then 46,135 sq.ft. of the site might be valued at $6.34 per sq. ft., instead of $9.50 per sq. ft., resulting in the City receiving $292,495.90 instead of the currently-agreed $438,282.50 for this portion of the site, a possible reduction of $145,786.60.

3. The effects of the proposed intermediate care facility on site planning, development guidelines, and procedures, should be viewed as a secondary, though important, consideration."

If an intermediate care facility is included, Site C should be selected, since it is separated from Site D by an easement, is furthest away from the school, and is already subdivided. Some

cont'd....

Clause No. 4 cont'd:

of the development guidelines for Sites C and D would need to be amended. However, it is felt that the maximum height guidelines of 3 storeys and the maximum density guideline of FSR 1.0 should apply to an intermediate care facility and should remain unchanged.

The Director of Planning recommended that the recommendations contained in the Manager's Report dated November 13, 1979 be approved.

If Council decides to provide for an intermediate care facility on Sites C and D, then the Director of Planning recommends:

- That Site C be approved for the development of an intermediate care facility by the Chinese Freemasons' National Headquarters Trust.

- That the development guidelines for Sites C and D be amended

- That the Supervisor of Properties and the Director of Planning meet with the Chinese Freemasons' National Headquarters Trust and SPOTA to negotiate an acceptable land price and to agree on a development concept for Site C and Site D, for a report back within three months.

- That both groups be given a further six months from the date of Council approval in principle to the land price and development concept, to complete final arrangements and obtain a development permit and all necessary permits for construction.

In view of the comments of the civic departments, particularly relating to project timing and financing, and cost recovery from the City lands, the City Manager recommended that Council proceed with the SPOTA proposal and approve the recommendations contained in the November 13th report. However, if Council decides to approve an intermediate care facility, the City Manager recommended approval of the above recommendations relating to inclusion of the intermediate care facility.

Representatives of the Strathcona Property Owners and Tenants Association and the Chinese Freemasons were present.

Members of the Committee discussed the question of provision of intermediate care facilities on Sites C and D. The Manager's office advised that there was no immediate site available for intermediate care other than Powell Street.

SPOTA representatives noted that CHMC has approved start up funds for the family housing proposal for Sites C and D. If there is to be a further study, there will be no funds. The Chairman notes that the City quite possibly would have to assist SPOTA with funding.

The question of temporary commercial parking on Sites C and D was deferred by the Committee at its meeting on September 20th, 1979 until consideration of SPOTA's proposal for Sites C and D was considered. The Committee agreed that there should be no commercial parking on Sites C and D.

Det. H. Matus, Vancouver Policemen's Union, advised the Committee that when Sites C and D are developed and a development permit obtained, there will be no parking for 250 members who are utilizing the site for parking. The Union has agreed to vacate the site thirty days after a development permit is issued, but wish Council to consider where these cars are going to go. Some consideration should be given to personal police parking, perhaps in the D.P.C. lot being constructed at Columbia and Cordova Streets. The Committee noted that this matter should be referred to the City Manager to discuss with the Police Union for report to the appropriate Committee.

cont'd....

Clause No. 4 cont'd:

After much discussion, the Committee

RECOMMENDED:

A. THAT Site C be approved for the development of an intermediate care facility by the Chinese Freemasons' National Headquarters Trust.

B. THAT the development guidelines for Sites C and D be amended as set out in Appendix 2 of the City Manager's Report dated December 4, 1979.

C. THAT the Supervisor of Properties and the Director of Planning meet with the Chinese Freemasons' National Headquarters Trust and S.P.O.T.A. to negotiate an acceptable land price and to agree on a development concept for Site C and Site D, for a report back within three months.

D. THAT both groups be given a further six months from the date of Council approval in principle to the land price and development concept, to complete final arrangements and obtain a development permit and all necessary permits for construction.

E. THAT the City Manager prepare a report to the appropriate Committee relating to the problems of parking for the Police Union members.

F. THAT in the interim prior to development permits being obtained for Site C and Site D, there be no temporary commercial parking allowed on the sites.

* * * *

The meeting adjourned at approximately 3:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 638

VI

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL

ON

TRANSPORTATION

December 6, 1979

A meeting of the Standing Committee of Council on Transportation was held on Thursday, December 6, 1979, in the No. 1 Committee Room, third floor, City Hall, at approximately 3:30 p.m.

PRESENT: Alderman W. Kennedy, Chairman
Alderman D. Bellamy
Alderman H. Boyce
Alderman M. Harcourt
Alderman H. Rankin

COMMITTEE CLERK: J. Thomas

Adoption of the minutes of the meeting of November 22, 1979.

RECOMMENDATION

1. UTA Assessment of the Shopper FreeBus

The Committee had for consideration a Manager's Report dated November 27, 1979 (on file), in which the City Engineer reported on the Shopper FreeBus operation following completion of an assessment by the UTA in consultation with the City and B.C. Hydro under the terms of the UTA/City demonstration project funding. The UTA report, entitled "The Shoppers FreeBus - Evaluation of Present System and Possible Alternatives" (on file), which was before the Committee, reviewed the following:

- the existing FreeBus service relative to the existing downtown transit service;
- the routes and frequencies of the existing downtown transit services;
- a new fare policy including a monthly pass, a shoppers' daily pass and a time-based transfer;
- a fare-free zone in the downtown.

Also considered by the Committee was a communication dated November 27, 1979, from Mr. L. Ward, Assistant General Manager, UTA, advising that the UTA Board on November 21, 1979, resolved:

"That the Urban Transit Authority be prepared to share the cost of operating the FreeBus until March 31, 1980, at a cost of approximately $28,000.00, and that the report be forwarded to the Greater Vancouver Regional District and the City of Vancouver with a request that consideration be given to implementing a system-wide pass system on April 1, 1980."

The Manager's Report summarized the main points of the UTA report, and presented recommendations relating to the 1980 FreeBus operation, improvements to transit operations and fare policies.

Clause 1 continued

The report noted the present negotiated settlement between the GVRD and Province relative to transit responsibilities provided for a GVRD takeover on April 1, 1980. As a result, the UTA could be requested to continue FreeBus as a demonstration project until March 30, 1980. This would provide a 50/50 sharing of costs with the City amounting to $31,500 for each party for three months' service. However, it was unlikely that FreeBus could be continued as a demonstration project beyond April 1st. After April 1st, the GVRD would be the responsible agency to review FreeBus. The GVRD could be asked to fund FreeBus as a regular service as a part of its regional responsibilities. In addition, the proposed adjustment in downtown routes and fare systems should be referred to the GVRD.

The report discussed the pass system proposed by the UTA and suggested it would be a good solution to the high cost of the multiple and/or short trip by transit. The pass system would comprise:

- a monthly or commuter pass (cost about 40 fares per month)
- a daily or shoppers' pass (cost about 2 fares per day)
- a timed-transfer where unlimited stops or transfers are allowed within a designated time of 1 or 2 hours.

This system would not give anybody a 'free' trip, but does begin to recognize that fare equity is important and a concession is made for the short trip or multiple trip rider.

The Assistant City Engineer, Traffic Division, discussed aspects of the report with the Committee, pointing out the Shopper FreeBus had been extremely popular carrying approximately 2 million passengers in less than two years operation.

During discussion, it was the consensus that a bus pass system should be supported.

RECOMMENDED

1. That funds in the amount of $4500 from 1979 Contingency Reserve be approved to cover the additional cost of FreeBus to the end of 1979 (assumed 50/50 cost sharing of increase with UTA);

2. That the 'Public Transit Demonstration Cost Sharing Application' By-law be amended and submitted to the UTA -

   a) requesting funding in the amount of $4500 to cover cost increase for 1979;

   b) requesting continuation of FreeBus as a demonstration project until March 31, 1980 and cost sharing in the amount of $31 500;

3. That the City provide funding for 50% of the cost of FreeBus in the amount of $31 500 to provide a continuation of service from January 1, 1980 until March 1980, this amount being approved in advance as part of the 1980 operating budge

4. That the City request the GVRD to evaluate and bring forth as soon as possible recommendation, in consultation with the City Engineer, on the following items:

   a) revision of the existing transit routes in the downtown to better reflect the areas presently served by FreeBus;

   b) a system of passes and extended transfers recognizing fare equity for the short and multiple trip rider;

   c) a review of the equipment needs and fare policy necessary to implement a 'free fare zone' in the downtown area;

Clause 1 continued

5. That the City request the GVRD to continue FreeBus after April 1, 1980 as a regular transit service, and following downtown route modifications and revised fare policies (passes, extended transfers), the GVRD monitor the use of the FreeBus in consultation with the City Engineer to determine whether it remains a cost-effective operation providing for downtown mobility needs.

* * * * *

The meeting adjourned at approximately 3:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 639

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

December 6, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, December 6, 1979, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Puil, Chairman
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

CLERK: G. Barden

RECOMMENDATIONS

1. Fire Survey

In May of this year, this committee met with Mr. Piper of the Insurance Bureau of Canada to discuss a report undertaken by Mr. Piper to determine the insurance grading for the City. The report contained general comments under headings of Water Supply, Fire Department and Fire Safety Control, with an attachment of a recommended improvement program dealing with the above three headings.

On review of the recommendations by the City, it was found that these items recommended were already in effect with very minor items in the process of being corrected.

The Chairman indicated to Mr. Piper that the City expected a much more detailed report with more definitive statements to enable the committee to understand how a classification was determined and what impact, once the classification was established, it would have on insurance rates in the City as compared to classifications and rates in the greater Vancouver area. Mr. Piper was then asked to resubmit his report in line with the committee requests.

A revised report (previously circulated) has now been submitted which contains changed comments as a result of additional discussion with various City departments.

Chief Konig attended the meeting and stated that his two major concerns raised in the revised report, are the need to improve the fire suppression service in the southeast section of the City and the decommission of the fire boat. A report to Council is being prepared on these two concerns which will suggest that the fire boat not be totally decommissioned but be put into standby status and its crew of six be cut to three. The remaining three crew members could be utilized to man a new truck in the southeast corner of the City where the additional service is needed.

. . . 2

Clause No. 1 cont'd:

Mr. Piper of the Insurance Bureau of Canada attended the meeting and spoke to his report. It was noted that Vancouver is in classification No. 2 of the fire insurance rating, to obtain a classification No. 1 you have to be below 500 deficiency points. Mr. Piper advised that Vancouver presently has 772 deficiency points, 265 in the water supply area, 272 fire department, 100 fire communication service, 85 fire safety control and 50 for climatic conditions which cannot be altered because they constitute such things as earthquake zone, etc.

Mr. Piper agreed to supply Chief Konig with a list of Vancouver's deficiency points so that they can be corrected and then the City should be able to enjoy an upgraded classification with improved rates.

The Committee reiterated its view that Vancouver's insurance premiums should be lower than adjacent municipalities that have a much poorer classification. It was suggested that the rating must be made on a regional basis and the City should meet with the Federal Government to question why other municipalities receive the same coverage as Vancouver when they have much poorer classifications.

Following further discussion, it was

RECOMMENDED

THAT the matter be deferred for a further report from the Fire Chief following a review of deficiencies with Mr. Piper as discussed.

2. The Arts Club Theatre - Grant Request

The committee considered a manager's report dated November 27th, 1979 wherein the Director of Social Planning reported on the Art Club Theatre's request for a one time only grant of $10,000.00 for 1979 to commemorate the inaugural season at Granville Island.

The report notes that the Arts Club has emerged in recent years, locally and nationally, as one of our finest theatre organizations. However, the combination of running the Seymour Street Theatre and the development of the new Granville Island Theatre is causing the Arts Club some financial problems

The report further notes that in 1979 the Arts Club Theatre received a civic grant of $11,500. When compared to its level of five years ago of $2,000, it would seem that the City has recognized the Arts Club Theatre's worth and responded to its needs. However, the Arts Club has been and continues to be under-funded by the City when compared with other theatres.

The Director of Social Planning recommended two alternatives as follows:

Alternative 1

Approval of an additional civic cultural grant in 1979 of $5,000.00.

Alternative 2

Approval in principle of an increase of $5,000.00 in the Arts Club Theatre's 1979 civic cultural grant.

Clause No. 2 cont'd:

The Director of Finance advised that the supporting financial statements of the Arts Club Theatre Society give no evidence of financial stress or need, either in the operating or capital areas of their operation. Further, the grant request of the Society, while implying that they still have some unfinished capital program, does not state the nature or purpose of the requested grant, but states that it is to "commemorate our inaugural season"

Mr. Bill Millerd, of the Arts Club Theatre attended the meeting and discussed his request with the committee. The committee did not feel an additional grant should be approved in 1979 but should be looked at in 1980 together with all the 1980 grants.

Following further discussion, it was

RECOMMENDED

THAT the additional grant requested by the Arts Club Theatre for 1979 not be approved.

3. Request to the Provincial Government for Amendment of Option A Under the Assessment Amendment Act in 1981

On October 17th, 1978, City Council requested further study and consideration of the following recommendation:

'Council request the Provincial Cabinet to change Option A so that industrial property and machinery/equipment are assessed at 25 per cent of actual value rather than 30 per cent and that the Director of Finance be directed to draft an appropriately detailed brief to the province in support of the position."

The committee considered a manager's report (copy circulated) dated November 23rd, 1979, wherein the Director of Finance reported on his review of previous work in this area, reports the findings of further analysis and requests the Council make a final decision on the issue. The report lists the following three alternative ways of adjusting Option A:

1. Eliminate the 30 per cent class making all business property assessed at 25 per cent of market value.

2. Assess industrial land and improvements at 25 per cent and leave utilities and machinery and equipment at 30 per cent.

3. Assess machinery and equipment at 25 per cent and leave industrial and utilities land and improvements at 30 per cent.

In fact, in 1980 the Province is proposing #3 above with the added feature of changing residential assessment from 15 per cent of actual value to 14.5 per cent.

Clause No. 3 cont'd:

The impact of changing Option A was outlined in the report as follows:

> Table 1 shows estimates of the effect on total property tax shares of changing the Option A formula. In 1980, the Province has made machinery and equipment assessable at 25 per cent instead of 30 per cent and residential property assessable at 14.5 per cent instead of 15 per cent. At the same time, market values have changed since 1979. The net result (assuming the same amount of revenue is raised through the mill rates) is that the share of taxes for the residential sector is slightly increased (column 2 of Table 1). The third column of Table 1 shows what might happen if industrial property were also removed from the 30 per cent class. The effect would be a minor change from the situation expected in 1980, with total residential taxes increasing an average $6.00. The benefit to the industrial sector would be considerable. This sector experienced very large tax increases in 1978 which was mainly the result of its inclusion in the 30% class. The benefit to be gained by changing the status of industrial properties from assessable at 30% to assessable at 25% would not offset the increase they experienced in 1978. The change would place commercial and industrial properties on an equal basis with respect to property tax.

The Committee expressed concern that the Provincial Government had set up various Options for municipalities to choose from and now they are changing them. It was felt that the Provincial Government should consult with the municipalities before making changes in the Options.

The Committee also felt that major relief has been provided to the industrial sector by the Provincial Government dropping machinery from 30% to 25% and it would be wise to wait and see the impact of this before considering any further changes.

Following further discussion, it was

RECOMMENDED

A. THAT no further work be undertaken on this issue,

B. THAT the Provincial Government be requested to consult with the City prior to making changes in the Options.

C. THAT Council forward the following resolution to the U.B.C.M.

> WHEREAS the Provincial Government established various tax options for municipalities to choose from, and
>
> WHEREAS the Provincial Government has now changed the percentages in some of these options without prior consultation with the U.B.C.M.
>
> THEREFORE BE IT RESOLVED that the U.B.C.M. be requested to urge the Provincial Government to consult with it prior to implementing any further changes in the options.

4. Police Fleet Management System

On July 24, 1979, Vancouver City Council passed the following motions:

"A. THAT the five Automotive Servicemen, one Compound Attendant (Permanent) and four Compound Attendants (Temporary) be replaced by a new classification of nine Police Fleet Attendants, subject to classification by the Director of Personnel Services.

B. THAT the City Manager report back to the Standing Committee on Finance and Administration on the possibility of providing the additional funds required for the balance of 1979 ($20,000) by reallocation of funds in the existing Police Department budget."

The Committee considered a Manager's Report dated November 9, 1979 (previously circulated) on the Police Fleet Management System.

The report noted that as a result of recommendation "B", a Study was conducted to determine where funds could be found within the present budget on an ongoing basis.

For the remainder of 1979, funds were found in the Police Salary Account, as a result of an understrength position for most of the year.

In order to provide funding for 1980 and subsequent years, a Study was conducted of several areas of the Department with a view to increasing efficiency. An examination of the Police Department's method of feeding prisoners and jail staff indicated that the jail kitchen operation could be operated more economically. By moving to a frozen food system and reducing cooking staff from six to three, equally nutritious meals will, in the future, be provided at a savings of approximately $40,000 per year. This should adequately cover the increase in cost of the new "fleet attendant" system previously approved.

The Comptroller of Budgets and Research advises that the additional funding of $20,000 for 1979 to cover management of the Police Fleet System will be found within the existing 1979 Police Department Operating Budget. The net increase in cost for the Police Fleet System in 1980, considering the savings in the City Jail Kitchen food preparation methods of $40,000, will be provided for in the 1980 Operating Budget.

Superintendent Lister, Police Department, attended the meeting and during questioning advised that the department has an ongoing system to find further areas of cost savings.

Following further discussion, it was

RECOMMENDED

A. THAT the Manager's Report dated November 9, 1979 be received for information.

B. THAT the Police Department be requested for a progress report in six months on their ongoing cost savings.

5. Riley Park N.I.P. Appropriation of Funds - Upgrading of Priority Neighbourhood Streets

On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of $190,000.00 as a "Streets Improvement Fund" to...

> "...provide funds to contribute to improving selected streets/sidewalks after Local Improvement petitioning results are known - high priority to be given to streets abutting schools and open spaces and along circulation alignments that are significant to the neighbourhood."

A portion of these funds has been used for trees on Main Street and for lane lighting near Riley Park, leaving a balance in the Streets Improvement Fund of approximately $140,825.

The Committee considered a Manager's Report dated November 20, 1979 (previously circulated), wherein the Director of Planning and the City Engineer outlined an approach whereby street upgrading as intended in the N.I.P. Plan can occur, and if Council agrees with this approach, to recommend funding to implement the proposed improvements.

The report notes that in Riley Park a majority of streets have been improved to date through normal Local Improvement procedures over a number of years. Since the inception of the N.I.P. in Riley Park, this has been a preplanned process whereby members of the Citizens' Committee have undertaken petitioning of most remaining unimproved streets. The intent has been to use non-N.I.P. resources wherever possible and the Committee's success rate has been about 55% for curbs/paving and 92% for sidewalks. The Riley Park N.I.P. Committee has concluded that people chose not to participate usually for one of two reasons:

(a) people on low or fixed incomes are generally reluctant to accept the extra financial commitment; and

(b) the costs of flankage paving require an additional financial commitment of corner property owners relative to their neighbours (flankage relief to the property owner in the amount of 75% of the cost is the present Council policy to recognize this inequity).

The result is that a number of streets of importance to the overall community, including many flankage streets, remain unimproved. The Riley Park N.I.P. community recommends strongly that a process be developed and the necessary funds be provided to ensure the improvement of highly used and important flankage streets which are a benefit to the community-at-large.

Consideration has been given to the allocation of N.I.P. funds to provide a subsidy to property owners on those streets deemed to be of importance to the community in order to provide encouragement for these property owners to support the Local Improvement Procedure. However, since many property owners have already supported Local Improvement petitions for streets throughout the neighbourhood without subsidies, they could be expected to object and request similar treatment.

Clause No. 5 cont'd:

On the basis of the foregoing objectives to improve residential streets and the need to treat property owners within the Riley Park community on an equitable basis, Council should consider whether the improvements are 'necessary in the public interest' and if Council wishes, it could undertake these projects on 'Deferred Special Grounds' - Special Grounds but with the final decision deferred and the property owners notified and given the opportunity to be heard. This is somewhat of a compromise between initiating the projects and undertaking them on Special Grounds as it gives the property owners a voice but not a formal 'vote' to defeat a project. With regard to available N.I.P. funds, they would be allocated as a subsidy to the projects proposed in this report and any local improvement projects which have been approved since adoption of the Riley Park N.I.P. Concept Plan on July 26, 1977. Thus, all property owners would benefit to a similar extent from the subsidy available. The estimated subsidy to property owners based on the projects proposed herein is 10%.

The ongoing discussions in the Riley Park N.I.P. program has indicated that street improvements, providing curbs/paving and sidewalks, are a high priority for the residents in the neighbourhood. Funds have been set aside in the N.I.P. Concept Plan to contribute to these street improvements and a strong program of Local Improvement petitioning has been undertaken to maximize the use of residents' resources and to use N.I.P. funds to subsidize all property owners who have committed themselves to street improvements since the adoption of the N.I.P. Concept Plan.

The proposed street improvements could be completed in 1980 when the Supplementary Capital is available but would have to be committed before July, 1980 when N.I.P. finishes in Riley Park. However, a decision from Council is needed now because:

The Director of Planning feels that

(a) if N.I.P. funds are not appropriated for street improvements, other projects requiring these funds must be detailed for presentation to Council and implementation before mid 1980; and

(b) proper scheduling time must be provided for the Local Improvement process if construction is to be completed in 1980.

The Director of Finance has advised that the proposal to subsidize property owners retroactively for street paving projects, though possible, is administratively very cumbersome. Furthermore, only a 10% subsidy is possible with funds available, resulting in only $17,000 of N.I.P. money being applied to the property owners' share, for new projects, of $170,000. It is unlikely that this reduction will have a major impact on the "affordability" of these projects.

Under these circumstances, it seems worthwhile to consider applying the available N.I.P. funds of $140,000 directly to the City's share of the new projects. The remaining requirement for $250,000 from 1980 Supplementary Capital would be given first priority. This proposal would avoid the expenditure of N.I.P. funds on previously approved street projects and the administrative complexity of making retroactive adjustments.

Clause No. 5 cont'd:

The City Manager submitted two alternatives for the Committee to consider outlined in the Manager's Report. The Committee agreed that it would present great difficulties for the staff to provide a 10% subsidy retroactively, and the N.I.P. fund should be applied directly to the City's share of the new street projects.

Following further discussion, it was

RECOMMENDED

A. THAT City Council approve in principle Local Improvement Projects as outlined in Appendix C* under the 'Special Grounds' provisions of the Charter with the formal resolution to be considered in the first part of 1980 and that the Director of Legal Services be requested to bring forward the formal resolution and the necessary amendments to the Local Improvement Bylaw and further that funding be provided as follows:

i. That City Council approve an expenditure of $140,000 to be appropriated from the Riley Park N.I.P. Services/Utilities Account No. 898/9415 to provide a subsidy to the City's share for Local Improvement Projects listed in Appendix C with costs to be shared as follows:

CMHC	$35,000
Province of B.C. (12½%)	$17,500
City of Vancouver (62½%)	$87,500

ii. That City Council recommend to the 1980 Council approval of $250,000 from the 1980 Supplementary Capital Budget to cover the City's share of the Local Improvement Projects recommended herein.

B. THAT Council defer the financing of these projects until the normal Supplementary Capital Budget cycle which commences in the first week of February. (It is noted that Council can commit 1980 Supplementary Capital early in 1980.)

*Manager's Report dated November 20, 1979 and appendices previously circulated and on file in the City Clerk's Office.

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The meeting adjourned at approximately 4:30 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 640